71

PLAN NOTES:

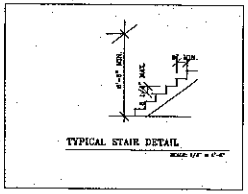
1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
   RECOMMENDED LOCATIONS ARE AS FOLLOWS:
   THE WATER HEATER MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE GARAGE.
   H.V.A.C. UNIT(S) MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE ATTIC FOR ONE STORY HOUSES, IN THE CRAWL SPACE FOR THE FIRST FLOOR AND IN ATTIC FOR THE SECOND FLOOR IN TWO STORY HOUSES.
   H.V.A.C. EQUIPMENT IN ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING AS LARGE AS THE LARGEST PIECE OF EQUIPMENT AND BY NO CASE LESS THEN 30"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL 2X6'S @ 16" O.C. UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

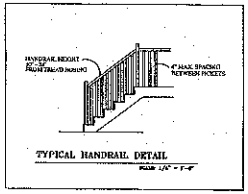
TYPICAL HANGERS

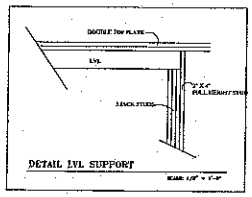
HEADER	HANGER
2x4	LUS26
2x6	LUS26
(2) 2x6	HUS26-2
(2) 2x10	HUS210-2
(2) 2x12	HUS212-2
2x8	LUS28-3
2x10	LUS210-3
(2) 2x12	LUS210-3
(2) 9-1/4" / (2) 11-7/8 LVL	HGUS5.12
(2) 14" / (2) 16" / 18" LVL	HGUS7.14
(2) 9-1/4"	HGUS5.50/10
(2) 11-7/8 LVL	HGUS5.50/12
(2) 14" / (2) 16" / 18" LVL	HGUS5.50/14
(2) 9-1/4"	HGUS7.25/10
(2) 11-7/8 LVL	HGUS7.25/12
(2) 14" / (2) 16" / 18" LVL	HGUS7.25/14

WALL STUD REQUIREMENTS

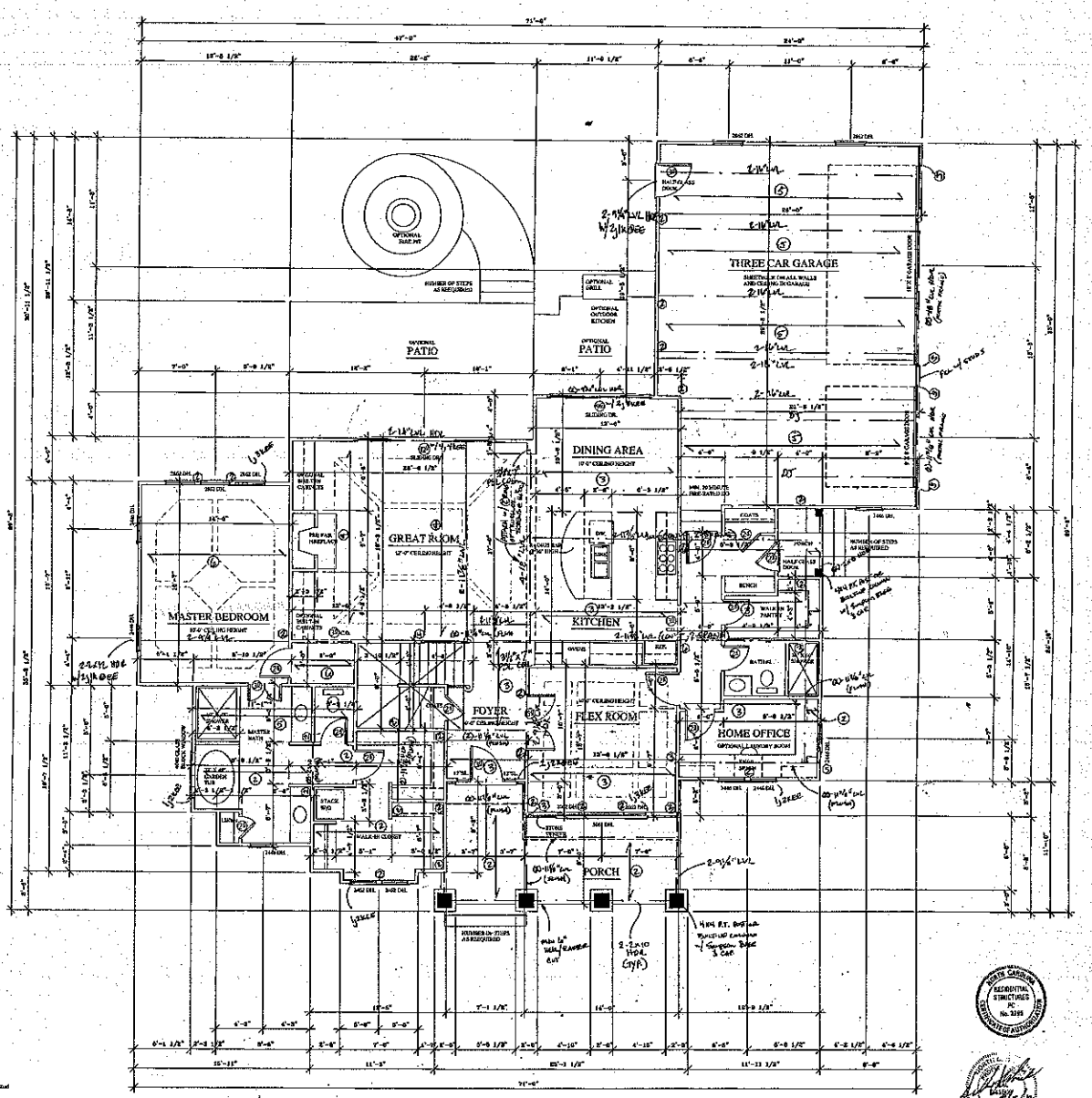
EXT. WALL HT. (h)	STUD SIZE AND SPACING
h ≤ 10'-0"	2x4 @ 16" O.C.
10'-0" < h ≤ 11'-0"	2x4 @ 12" O.C.
11'-0" < h ≤ 12'-0"	2x6 @ 16" O.C.
h > 12'-0"	CONSULT ENGINEER







6.9.8



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Acknowledgement Of
Plans Submittal ONLY
Date 10/3/14
Date

The Farms
#586

JEFFERY D. GRAY
RESIDENTIAL DRAFTING & DESIGN

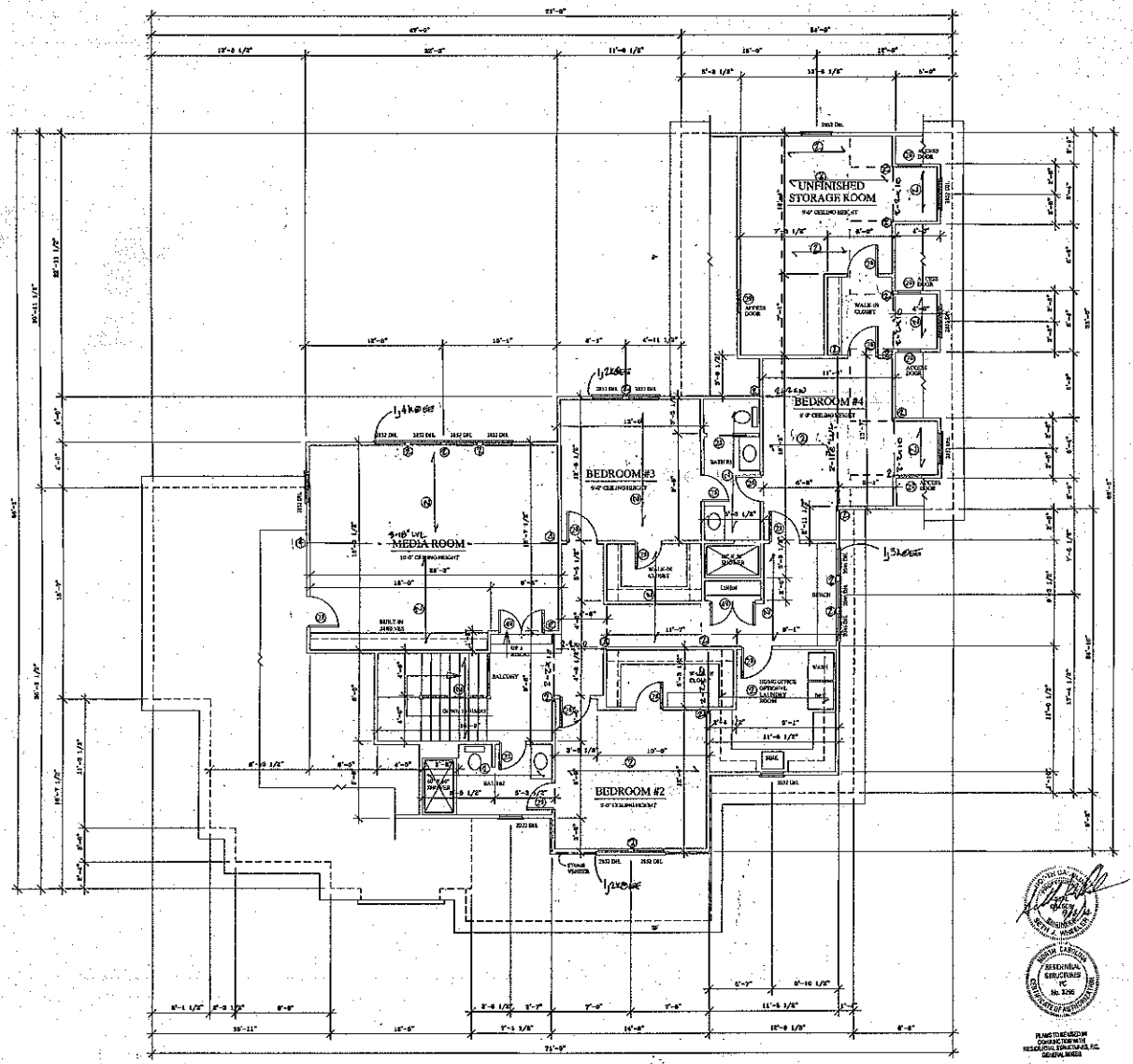
KEAREY BUILDERS

S3

4

TYPICAL HANGERS	
HEADER	HANGER
2x6	LUS26
2x10	LUS210
2x12	LUS212
(2) 2x6	HUS210-2
(2) 2x8	HUS210-2
(2) 2x10	HUS210-2
2x6	LUS26-3
2x10	LUS210-3
2x12	LUS210-3
9-1/4" / (3) 11-7/8 LVL	HUS3-9/10
14" / (3) 16" / 18" LVL	HUS3-9/10
9-1/4"	HGUS410
11-7/8 LVL	HGUS410
14" / (3) 16" / 18" LVL	HGUS5.50/10
9-1/4"	HGUS5.50/12
11-7/8 LVL	HGUS5.50/12
14" / (3) 16" / 18" LVL	HUS7.25/10
9-1/4"	HUS7.25/12
(4) 14" / (4) 16" / 18" LVL	HUS7.25/14

WALL STUD REQUIREMENTS	
EXT. WALL HT. (L)	STUD SIZE AND SPACING
$L \leq 10'-0"$	2x6 @ 16" O.C.
$10'-0" < L \leq 11'-0"$	2x6 @ 12" O.C.
$11'-0" < L \leq 16'-0"$	2x6 @ 16" O.C.
$L > 16'-0"$	CONSULT ENGINEER



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2nd Floor Callout & Wall Notes:

- (2) = 2x8 ceiling joists (SPF#2) @ 16" o.c.
- (3) = 3 # of 2x6 jack studs
- All 9"/12" load bearing headers to be (2) - 2x8 w/min. 1/2" OSB spacer and (1) king stud at each end U.N.O.
- Typ @ L, = 3 # of jack studs and 2 # of king studs at each end of header.
- Install an extra joist under all partition walls parallel than 3'-0" in length

NOTES:

ALL WINDOW AND DOOR HEADERS SHALL BE 3 # 2" X 10" MIN. SPRUCE #2 OR BETTER UNLESS NOTED ON PLAN.
ALL FLOOR JOISTS SHALL BE 2" X 10" @ 16" O.C. MIN. SPRUCE #2 OR BETTER UNLESS NOTED.
ALL CEILING JOISTS SHALL BE 2" X 6" @ 16" O.C. MIN. SPRUCE #2 OR BETTER UNLESS NOTED.
SHEATHING 1/2" NOM. GYPSUM BOARD
INSULATION R-19 FLOOR, R-13 EXTERIOR WALLS, R-30 CEILING

PLANS TO REMAIN IN CONFORMANCE WITH RESIDENTIAL STRUCTURES, P.C. GENERAL NOTES

RESIDENTIAL STRUCTURES, PC
3440 E. Carson St.
Charlotte, NC 28208
Email for Structural Corr

S2

Acknowledgement Of Plans Submittal ONLY!

Date 10/3/14

Date

The Farms #586

JEFFERY D. GRAY
RESIDENTIAL DRAFTING & DESIGN

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND CONSEQUENTLY ANY CORRECTIONS OR DISCREPANCIES WITH THE OWNER AND DESIGNER. REFERRY D. GRAY WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS.

PROJECT:

KEAREY BUILDERS
LOT #586-2

DATE: MAR. 19, 14
REVISIONS:
JUNE 19, 14
AUG. 19, 14

FILE NUMBER:
2014-KEARLEY-586-2

SHEET:
5 OF 6