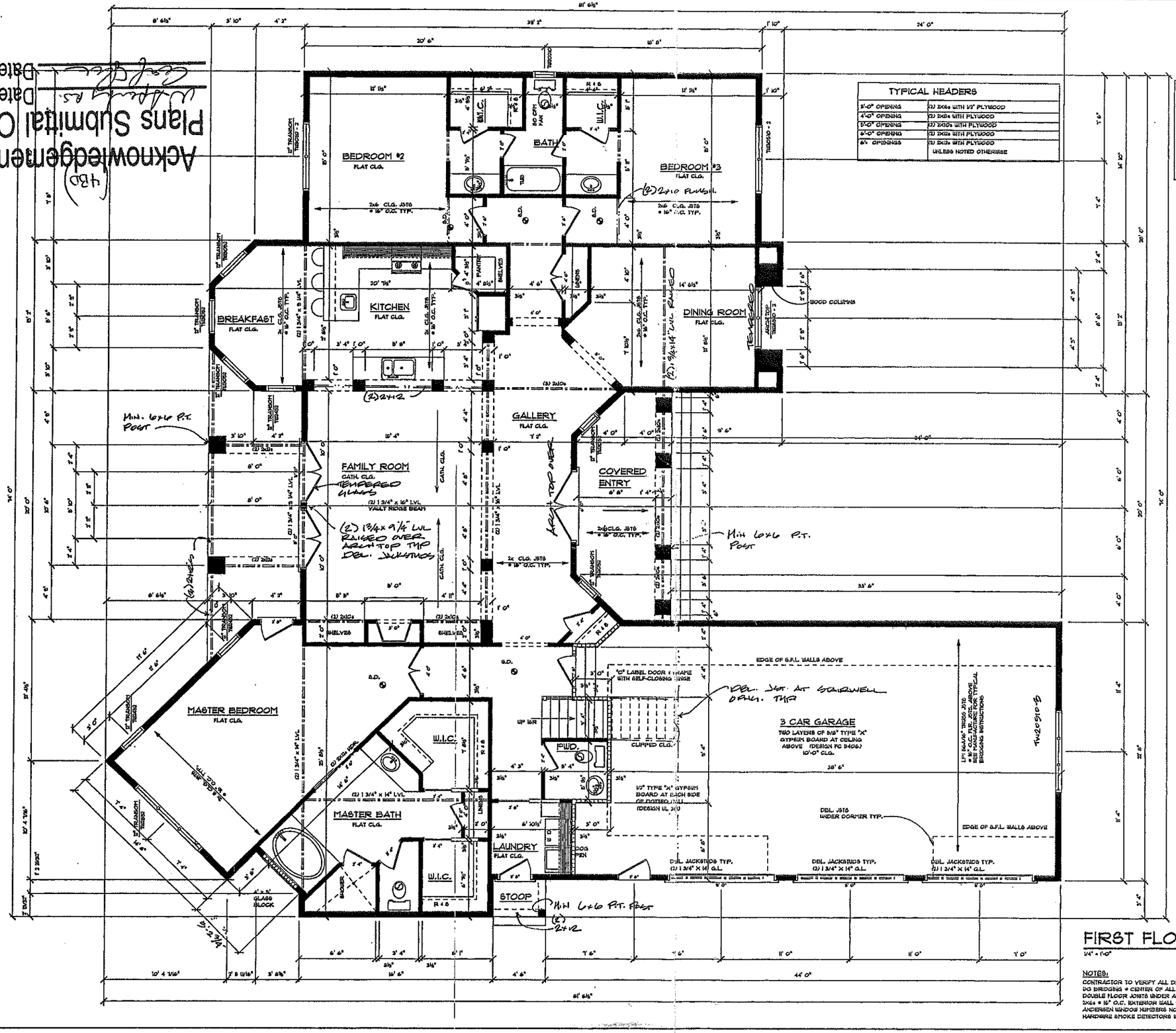
Acknowledgement Of Plans Submittal ONLY!

Date 12/03

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TYPICAL HEADERS	
3'-0" OPENING	(2) 2x8s WITH 1/2" PLYWOOD
4'-0" OPENING	(2) 2x8s WITH PLYWOOD
5'-0" OPENING	(2) 2x10s WITH PLYWOOD
6'-0" OPENING	(2) 2x12s WITH PLYWOOD
8'+ OPENINGS	(2) 2x12s WITH PLYWOOD UNLESS NOTED OTHERWISE

CEILING JOIST TABLE	
SOUTHERN PINE — #2 OR BETTER	MAX SPAN
2x6s @ 16" O.C.	12'-0"
2x8s @ 16" O.C.	16'-0"
2x10s @ 16" O.C.	19'-6"



FIRST FLOOR PLAN

1/4" = 1'-0" — 2506 SQ. FT.

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING
DO BRIDGING @ CENTER OF ALL JOIST SPANS
DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE TYP.
2x6s @ 16" O.C. EXTERIOR WALL CONSTR. UNLESS NOTED
ANDERSEN WINDOW NUMBERS NOTED
HARDWIRE SMOKE DETECTORS IN SERIES TYP.

REVISIONS:

PROPOSED RESIDENCE AT:
THE POINT
LOT #347

DATE: APRIL 2003
DRAWN BY: JRZ
CHKD. BY: M.W.T.
PROJECT NO: 03-221

MWT

704-947-9772
FAX: 595-1725
8804 CLIFF CAMERON DRIVE
SUITE 140
CHARLOTTE, N.C., 28269

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THESE PLANS IN ANY WAY.

STUCTURAL LUMBER NOTES

- FRAMING LUMBER SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE #2 SOUTHERN PINE, KILN DRIED (HO-MR) OR EQUAL UNLESS NOTED OTHERWISE ON DRAWINGS
- WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD.
- TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE ON DRAWINGS. ALL OTHER CONECTIONS SHALL BE MADE USING METAL CONNECTORS
- PROVIDE BRIDGING AT 8'-0" O.C. MAXIMUM SPACING AND AT ALL BEARING POINTS FOR ALL JOISTS AND RAFTERS.
- LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACINGAT 6'-0" O.C. MAX. SPACING
- STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.
- JOISTS AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FUL WIDTH OF THE SUPPORTING MEMBER
- NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16DNAILS AT 12" O.C. STAGGERED

GENERAL FRAMING NOTES

- HIP VALLEY RAFTERS AND RIDGE RIDGE BOARDS TO ALWAYS BE 2X ONE SIZE LARGER THAN RAFTERS.
- ALL FRAMING TO BE 16" O.C. UNLESS NOTED OTHERWISE
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOISTS. (48" O.C.)
- DBL. FLR. JSTS. UNDER ALL PARALLEL PARTITIONS.
- PROVIDE 1 X 3 CROSS BRIDGING @ MAX. 8'-0".
- PROVIDE DBL. 2 X 8 STRONGBACK AT CLG. JST. SPANS OVER 10'-0"
- PROVIDE SOLID BACKING AT MID HEIGHT AT ALL WALLS
- ALL JSTS. SHALL BE ALLIGNED WITH STUDS BELOW
- ALL MEMBERS IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED
- PROVIDE RODENT AND INSECT PROOFING WHERE ALL PLUMBING, WIRING, AND VENTS PASS THROUGH WALLS AS PER CODE
- PROVIDE CONTINUOUS EAVE VENT FOR ATTIC VENTILATION
- ALL WOOD COLUMNS SHOWN ON ANY OF THE FRAMING PLANS SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATEAT THE FLOOR, CONCRETE FLR. SLABS SHOULD BE THICKENED AT THES AREAS.

GENERAL NOTES

1. All work shown on plans soeplies with all North Carolina State Building and Fire Prevention Code.
2. All design and construction soeplies with the North Carolina Energy Conservation Code.
3. All electrical, Plumbing, and HVAC design and construction must comply to all applicable state and local building codes.
4. All calculated dimensions take precedence over scaled drawings.
5. Contractor to field verify all dimensions on job site.
6. All habitat spaces seat or exceed all light, ventilation, and egress requirements.
7. All smoke detectors to be hard wired in series, as per NCSBC - electrical.
8. All outlets within six feet of a sink and in all bathrooms are to be ground fault.
9. Provide exterior light fixtures at all exterior doors.
10. Provide shutous flashing at al doors and windows.
11. The final kitchen layout is by others. Contractor to verify utility locations a final layout.
12. All dimensions are taken from face of stud partitions (3 1/2").
13. Provide R30 batt insulation at all window box outs, bay windous, entertainment areas, pretab fireplaces, and ary cantilevers.
14. Contractor to review all client/builders contracts and agreements prior to the start of work.
15. Any glass in doors (sliding or swing), storm doors, shower enclosures, or ary sindo within 24" of a door sall be tempered.
16. Any window over 9 s.f or less than 18" above finished floor must be tempered.
17. The garage shall be completely seperated from the residence (wall and ceiling) with 1/2 " type "X" gsb on the garage side.
18. Clothes dryers to be directly vented to the exterior as per NCSBC section M1304.
19. Clothes washer to have floor drain or pan.
20. Tso 2x10 floor joists sall be provided shen a second floor wall runs parallel with the floor joists.
21. All headers sall have a 4" min. bearing on wall or post supports.
22. See header schedule for in bearing walls.

GENERAL FOUNDATION NOTES:

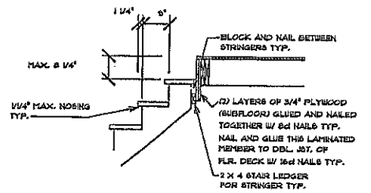
1. These notes shall apply where indicated otherwise by drawings or specifications.
2. The contractor shall provide adequate shoring and bracing for all the work during the construction period.
3. Backfill against walls shall be deposited evenly against both sides of the wall until the lower finish grade is reached.
4. NA
5. Provide termite treatment beneath all slabs.

FOUNDATION NOTES:

1. If, after excavation, the condition of the soil indicate a safe bearing capacity of less than 2500 PSF, the contractor shall be notified and the footings revised, if necessary. All footings shall bear on original undisturbed soil. Coordinate top of footing elevations with plumbing requirements. All fill within 10'-0" of the building lines shall be compacted to 95 proctor. Maxium unsupported lift is 6',
2. All reinforcing steel shall be of American Manufacture conforming to local building ordinances, and ASTM standards. Where spliced, rebars shall lap 40 bar diameters with a minimum of 2'-0".
3. All reinforcing steel in footings shall be located 3 clear from bottom and sides of footing and 2" clear from top.

REINFORCED CONCRETE NOTES:

1. All concrete shall be standard weight 3000 PSI compressive strength at 28 days unless noted otherwise.
2. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 800 sq. ft. and the length not more than twice the width.
3. Reinforcing bars shall conform to ASTM A-615. All bar sizes #3 and smaller shall be grade 40. Bar sizes #4 and larger shall be grade 60.
4. Provide corner bars at all corners and intersections of footings bases and walls.
5. Welded wire fabric shall conform to ASTM A-82 and A-185. Lap fabric a minimum of 6" at each side.

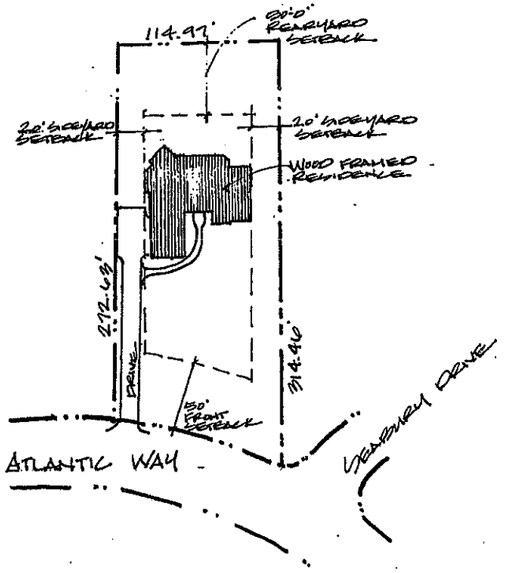


TYP. STAIR DETAIL

1/2" = 1-0"

STAIRS:

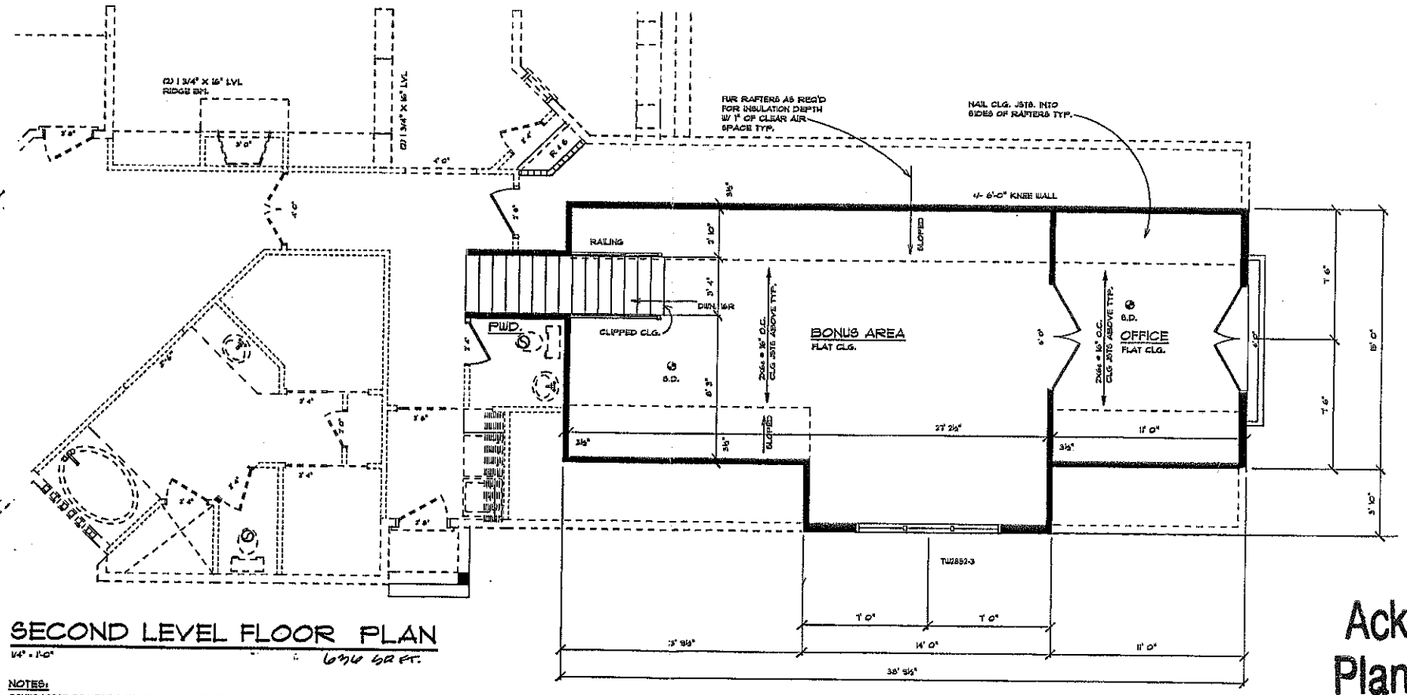
-THE RADIUS OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16"
-A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES
HEAD RM:
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURD VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
HANDRAILS:
HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHT OF 30 INCHES AND 38 INCHES RESPECTIVLY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FOUR OR MORE RISERS.
-ALL REQUIRED HANDRAILS SHALL BE CONTINUOS THE FULL LENGTH OF THE STAIRS.(EXCEPT AT NEWEL POSTS AT A TURN
-ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
-HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" INCHES BETWEEN THE WALL AND THE HANDRAIL.
HANDRAIL GRIP SIZE:
-THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE MORE THAN 2 5/8" IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
-RAILINGS AT LANDINGS SHALL BE NOT LESS THAN 36" IN HEIGHT
GUARDRAIL OPENING LIMITATIONS:
-ORNAMENTAL CLOSURES OR RAILS SHALL NOT ALLOW A PASSAGE OF AN OBJECT 6" OR MORE IN DIAMETER.
-HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN THE MEMBERS.



PLOT PLAN

1"=50'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS.



SECOND LEVEL FLOOR PLAN

1/4" = 1'-0"

636 SQ FT.

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING
DOI BRIDGING @ CENTER OF ALL JOIST SPANS
DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE TYP.
2X6 @ 16" O.C. EXTERIOR WALL CONSTR. UNLESS NOTED
ANDERSEN WINDOW NUMBERS NOTED
HARDWIRE SMOKE DETECTORS IN SERIES TYP.

(430)

Acknowledgement Of Plans Submittal ONLY!

W Thompson PE Date 5/26/03

Date 5/26/03

REVISIONS:

PROPOSED RESIDENCE AT:
THE POINT
LOT #341

DATE: APRIL 2003
DRAWN BY: JRZ
CHKD. BY: M.W.T.
PROJECT NO : 03-221

MWT

704-947-9772
FAX: 595-1725
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