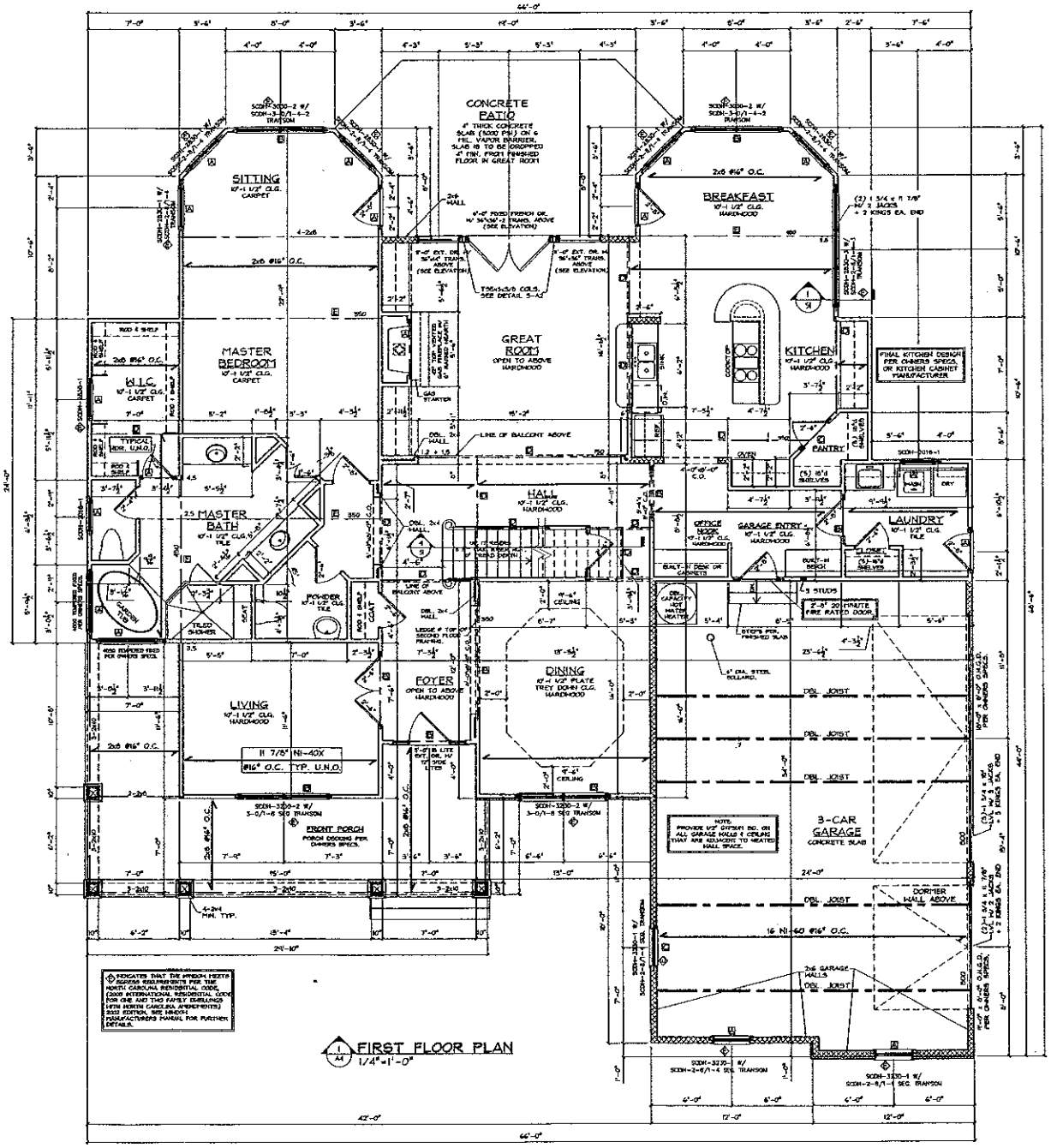


FLOOR AND CEILING RESIDENTIAL PLAN NOTES:

1) JOISTS ARE TO TO BE SPRUCE PINE FIR #2, HEADERS ARE TO BE SOUTHERN YELLOW PINE #2. S
ARE TO BE SPRUCE PINE FIR STUD GRADE. MICROLAM/PARALAM (LVL/PSL) LUMBER IS TO HAVE FI
PSI, E-2000 KSI.

2) FLOOR SHEATHING TO BE 3/4" NOM. PLYWOOD GLUED AND NAILED. NAIL PER MANUFACTURERS
RECOMMENDATIONS.

3) PROVIDE ANCHORAGE OF WALL SILL PLATES TO FOUNDATION WITH 1/2 INCH DIAMETER ANCHOR B
THERE SHALL BE A MINIMUM OF TWO BOLTS PER SECTION OF PLATE WITH ONE BOLT LOCATED WITI
TWELVE INCHES FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPAC
4'-0" C/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 7" INTO CO
OR 7" INTO MASONRY. UNLESS NOTED OTHERWISE.

4) STEEL BEAMS MUST HAVE 5 - 2x4 STUDS MINIMUM UNDER EACH END WITH 2 - 1/2" DIA. x 3" L
SCREWS INTO THE STUDS. BLOCK THE BEAM SOLID AT THE WALL. NAIL THE BEARING STUDS TOGE
WITH 16d NAILS AT 12" C/C. TYPICAL UNLESS NOTED OTHERWISE. C/C = CENTER TO CENTER

5) MICROLLAM/PARALLAM(LVL/PSL) BEAMS MUST HAVE 3 - 2x4 STUDS MINIMUM UNDER EACH END
SUPPORT. U.N.O. NAIL THE BEARING STUDS TOGETHER WITH 16d NAILS AT 12" C/C. NAIL MULTIPLE
MICROLLAMS TOGETHER PER MANUFACTURER'S RECOMMENDATIONS.

6. MASONRY LINTELS:
UNLESS NOTED OTHERWISE PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOW

ANGLE SIZE	MASONRY OPENING	BEARING
L3 1/2" x 3 1/2" x 1/4"	NOT MORE THAN 3' - 6"	4"
L5 x 3 1/2" x 5/16" LLV	3'-7" TO 8'-0"	6"
L6 x 3 1/2" x 5/16" LLV	8'-1" TO 10'-0"	8"

7) ALL PREFABRICATED WOOD I-JOISTS AND OPEN WEB JOISTS MUST BE BRACED PER THE MANF. RECOMMENDATIONS. SUBMIT JOIST LAYOUT TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

8) ALL RAFTER BRACES MUST HAVE TWO STUDS FROM PLATE TO FDN. OR BEAM/MICROLLAM BELO
AT ALL FLOORS. NO BRACES ON CEILING PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

9) BRACE TOP OF ALL ROOF RAFTER KNEE WALLS TO CEILING JOISTS WITH A DIAG. DIAG 2 x 4 A
C/C WITH 7 - 16d NAILS EACH END OF DIAGONAL BRACE.

10) HEADERS SHALL BE AS SHOWN U.N.O. SEE PLANS FOR JACK AND KING STUD REQUIREMENTS

OPENING	SIZE
UP TO 5'-0"	(2)-2x10
OVER 5'-1"	SEE PLAN

4 BDR
Acknowledge
Plans Submi

11) PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF FRICTION TOP
JOISTS WILL NOT BE PERMITTED.

12) MICROLLAMS/PARALLAMS AND STEEL BEAMS THAT ARE UPSET(FLUSH FRAMED) IN CEILING SYS
MUST HAVE THE TOP SURFACE OF THE UPPER BRACED TO THE CEILING JOISTS AT A MAXIMUM O
INCHES C/C. USE A DIAG. 2 x 4 EACH SIDE WITH TOENAIL NAILS IN EACH END.

13) BLOCK SOLID WITH CRIPPLE STUDS BELOW ALL STEEL BEAM BEARING POINTS BETWEE
FLOOR JOISTS TO ENSURE CONTINUOUS LOAD TRANSFER TO FOUNDATION.

14) STRUCTURAL STEEL MATERIALS SHALL BE:
A. SHAPES AND PLATES: ASTM A992
B. STRUCTURAL PIPES: ASTM [illegible] GRADE B
C. STRUCTURAL TUBES: ASTM A500 GRADE B
D. METAL DECK (GALVANIZED): ASTM A611, A446

15) DEVIATION FROM THE STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT CONSULTING WITH
ENGINEER IS PROHIBITED AND THEREBY RELEASES THE ENGINEER FROM RESPONSIBILITY.

STUD WALL LEGEND

- 2x4 @ 16" O.C.
- 2x6 @ 16" O.C.
- 2x4 @ 16" O.C. w/ STUCCO OR CULTURED STONE VENEER
- 2x6 @ 16" O.C. w/ STUCCO OR CULTURED STONE VENEER
- 2x4 @ 16" O.C. w/ BRICK OR STONE VENEER
- 2x6 @ 16" O.C. w/ BRICK OR STONE VENEER

NOTE: SEE PLAN FOR FINAL WALL VENEER & SPECS.

HEADER SI

MARK	SIZE AND SUPP
A	(2)-2x10 W/ (1)-JACK &
B	(2)-2x10 W/ (2)-JACKS
C	(2)-2x12 W/ (1)-JACK &
D	(2)-1 3/4" x 11 7/8" LVL
E	(3)-1 3/4" x 11 7/8" LVL
A	IS THE TYPICAL HEADER

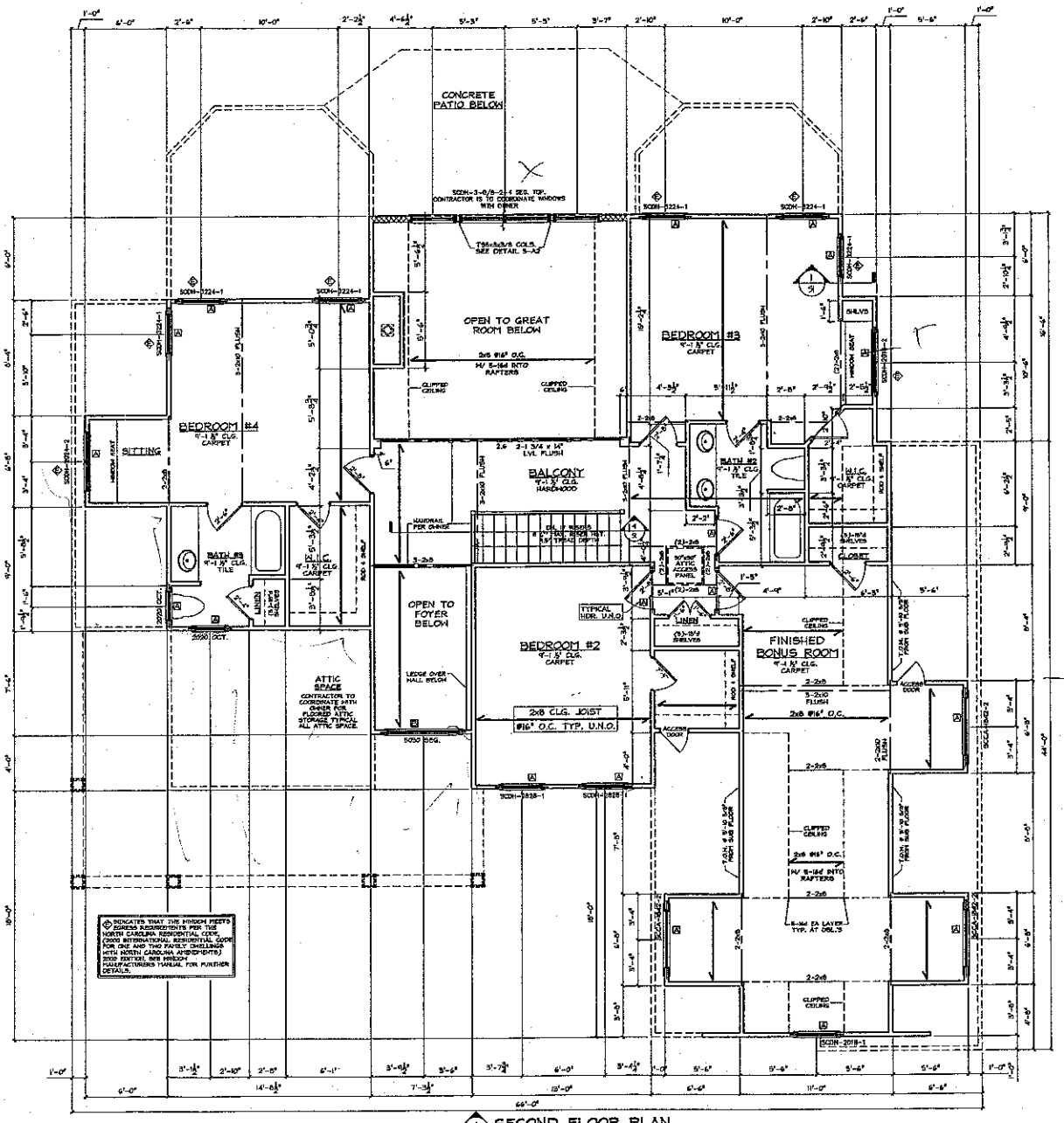
HEATED AREA

FIRST FLOOR	2285 SQ. FT.
SECOND FLOOR	1800 SQ. FT.
TOTAL HEATED AREA UNDER ROOF	4085 SQ. FT.

NON-HEATED AREA

3-CAR GARAGE	823 SQ. FT.
COVERED FRONT PORCH	317 SQ. FT.
TOTAL NON-HEATED AREA UNDER ROOF	1140 SQ. FT.
TOTAL AREA UNDER ROOF	5225 SQ. FT.

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS
REPRODUCTION OF THESE PLANS BY ANY METHOD WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED AND SUBJECT TO LEGAL ACTION. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.
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STUD WALL LEGEND

- 2x4 @ 16" O.C.
- 2x6 @ 16" O.C.
- 2x4 @ 16" O.C. w/ STUCCO OR CULTURED STONE VENEER
- 2x6 @ 16" O.C. w/ STUCCO OR CULTURED STONE VENEER
- 2x4 @ 16" O.C. w/ BRICK OR STONE VENEER
- 2x6 @ 16" O.C. w/ BRICK OR STONE VENEER

NOTE: SEE PLAN FOR FINAL WALL VENEER & SPECS.

HEADER SCHEDULE

MARK	SIZE AND SUPPORT
A	(2)-2x10 W/ (1)-JACK & (1)-KING EACH END
B	(2)-2x10 W/ (2)-JACKS & (2)-KINGS EACH END
C	(2)-2x12 W/ (1)-JACK & (1)-KING EACH END
D	(2)-1 3/4" x 11 7/8" LVL W/ (3)-JACKS OR HANGERS EA. END
E	(3)-1 3/4" x 11 7/8" LVL W/ (3)-JACKS OR HANGERS EA. END
A	IS THE TYPICAL HEADER SIZE IF NOT INDICATED ON PLAN