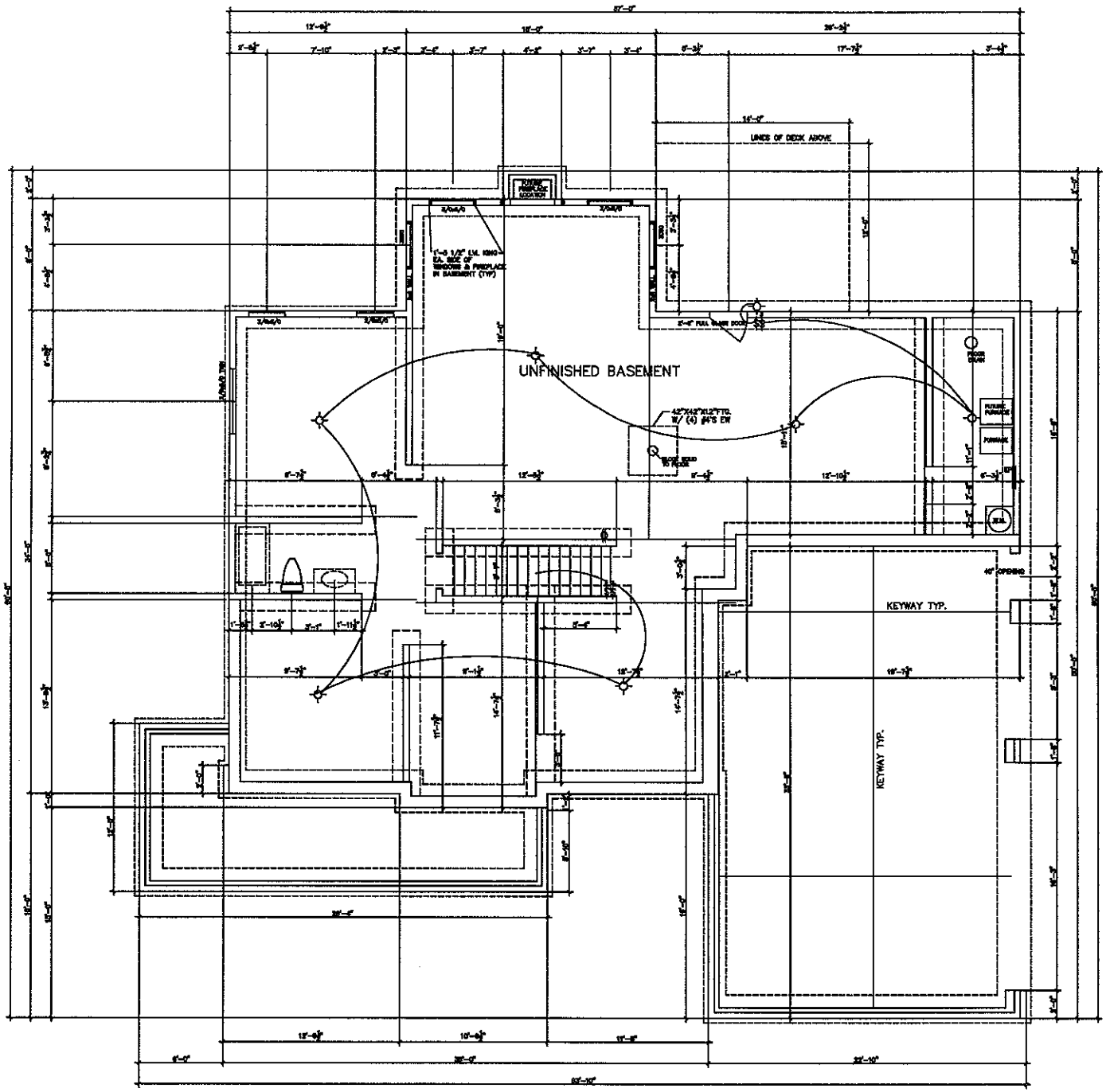
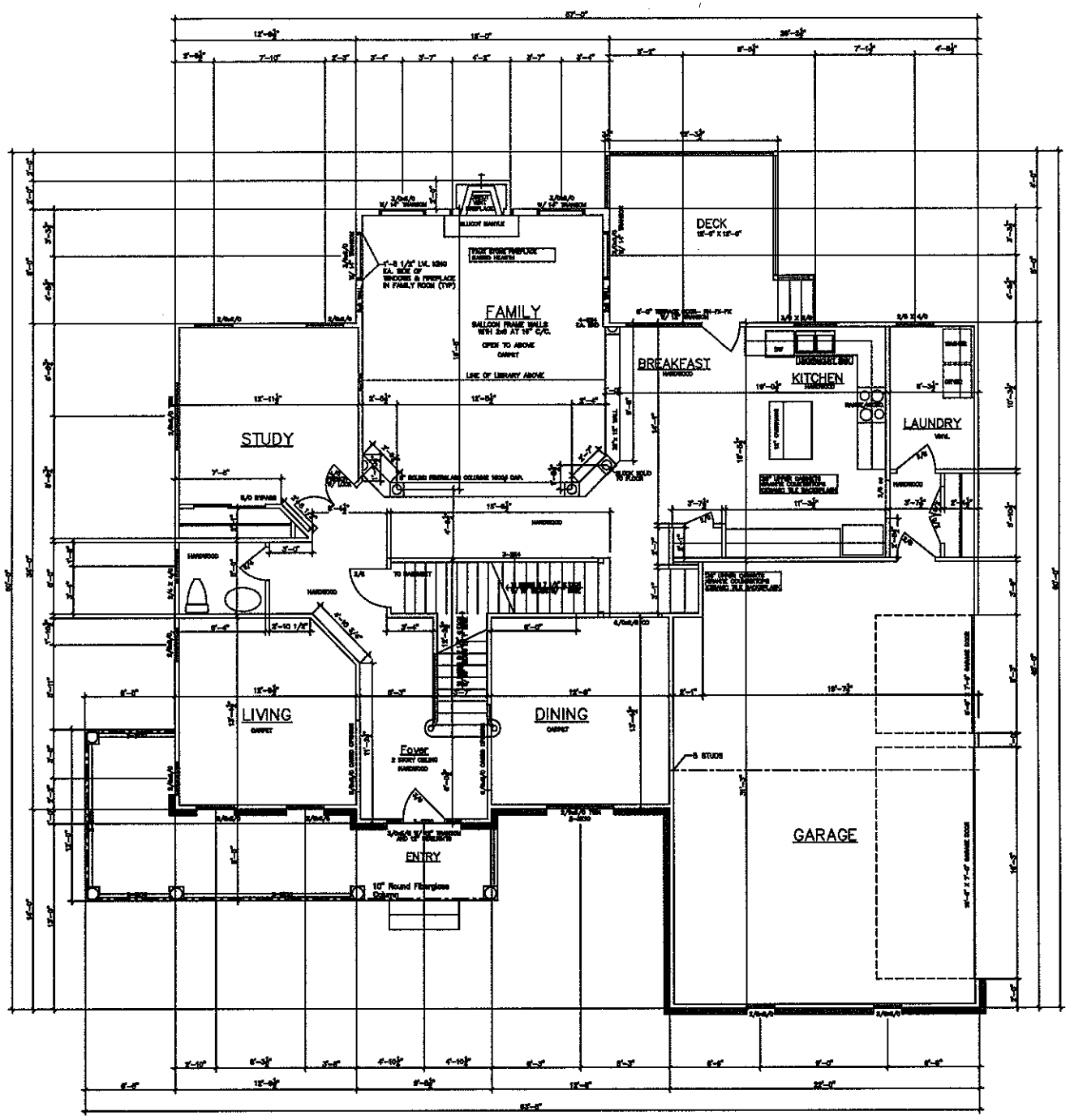


FOUNDATION I

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

THE DEVELOPER RESERVES THE R
MODIFICATIONS TO PLANS, DIMEN
OR PRODUCTS WITHOUT NOTICE O



FLOOR AND CEILING FRAMING NOTES

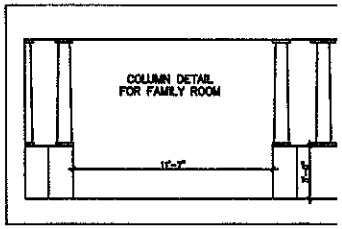
1. FLOOR JOISTS & HEADERS TO BE SPRUCE #2 UNLESS OTHERWISE NOTED. STUDS & CEILING JOISTS TO BE S-DRY#2 (#1 U.N.O.).
2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD, NAIL PER MANUFACTURER'S RECOMMENDATIONS.
3. EXTERIOR WALL SHEATHING TO BE MINIMUM 7/16" NOMINAL ORIENTED STRAND BOARD PANELS OR PLYWOOD SHEATHING, FULL HEIGHT AND FULL WIDTH (4'-0") NAIL TO STUDS W/ 8d NAILS @ 6" O/C. @ PANEL EDGES AND 12" O/C AT INTERIOR SUPPORTS.
4. PROVIDE ANCHORAGE OF WALL SILL PLATES TO FOUNDATION W/ 1/2" DIA. ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SECTION OF PLATE W/ ONE BOLT LOCATED WITHIN 12" FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED AT 6'-0" O/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 6".
5. GIRDER BEAMS MUST HAVE 6- 2X6 STUDS UNDER EACH END SUPPORT U.N.O. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O/C.
6. MICROLAM BEAMS MUST HAVE 3- 2X6 STUDS UNDER EACH END SUPPORT U.N.O. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O/C. NAIL MICROLAM BEAMS TOGETHER PER TRUSS JOIST RECOMMENDATIONS.
7. MASONRY LINTELS
   UNLESS OTHERWISE NOTED, PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS:

ANGLE SIZE	MASONRY OPENING	BEARING
L3-1/2"X3-1/2"X5/16"	NOT MORE THAN 3'-6"	4"
L4"X3-1/2"X5/16"LLV	3'-7" TO 8'-0"	6"
L4"X3-1/2"X5/16"LLV	8'-1" TO 10'-0"	6"

8. ALL SHORT PIECE LUMBER STUDS MUST HAVE ANGLE W/ STUDS, LAG SCREWED TO SUPPORTING 2X ACCORDANCE W/ THE MASONRY VENEER SUPPORT ANGLE DETAIL.
9. ALL ENGINEERED WOOD JOISTS AND DROP TRIM JOISTS MUST BE BRACED PER THE MANUF. RECOMMENDATIONS.
10. ALL RAFTER BRACES MUST HAVE A STUD FROM PLATE TO FOUNDATION OR BRACE TO BRACE IS BELOW WITH ALL FLOORS. NO BRACES OR CEILING PLATE TO SHEAR STUDS DIRECTLY BELOW.
11. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES, INSTALL 2X4 LADDERS @ 16" O/C PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD SCREWS.
12. BRACE TOP OF ALL ROOF RAFTER RIDGE WALLS TO CEILING JOISTS W/ A DIAGONAL 2X4 @ 48" O/C TO 2"- 12d NAILS EACH END OF DIAGONAL BRACE.
13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

A. INTERIOR	HEADER SIZE	B. EXTERIOR	HEADER SIZE
UP TO 3'-6"	2- 2X6'S	UP TO 3'-6"	2- 2X6'S
3'-7" TO 6'-6"	2- 2X8'S	3'-7" TO 6'-0"	2- 2X8'S
OVER 6'-7"	SEE PLAN	OVER 6'-1"	SEE PLAN

14. PROVIDE JOINT HANGERS FOR ALL NON-BEARING CONDITIONS. THE USE OF A LEDGER WILL NOT BE PERMITTED.
15. NAILING AND OTHER FASTENERS SHALL BE LOCATED IN CEILING FRAMING MUST HAVE THE TOP SURFACE OF THE FASTENER EMBEDDED TO THE CEILING JOISTS AT A MINIMUM OF 48" O/C. USE A 2X4 W/ 8- 16d NAILS IN EACH END.
16. STRUCTURAL STEEL MATERIALS SHALL BE:
   A. SHAPES AND PLATES = ASTM A36
   B. STRUCTURAL TUBES = ASTM A500 GRADE B
   C. STRUCTURAL TUBES = ASTM A500 GRADE B-FY=46KSI

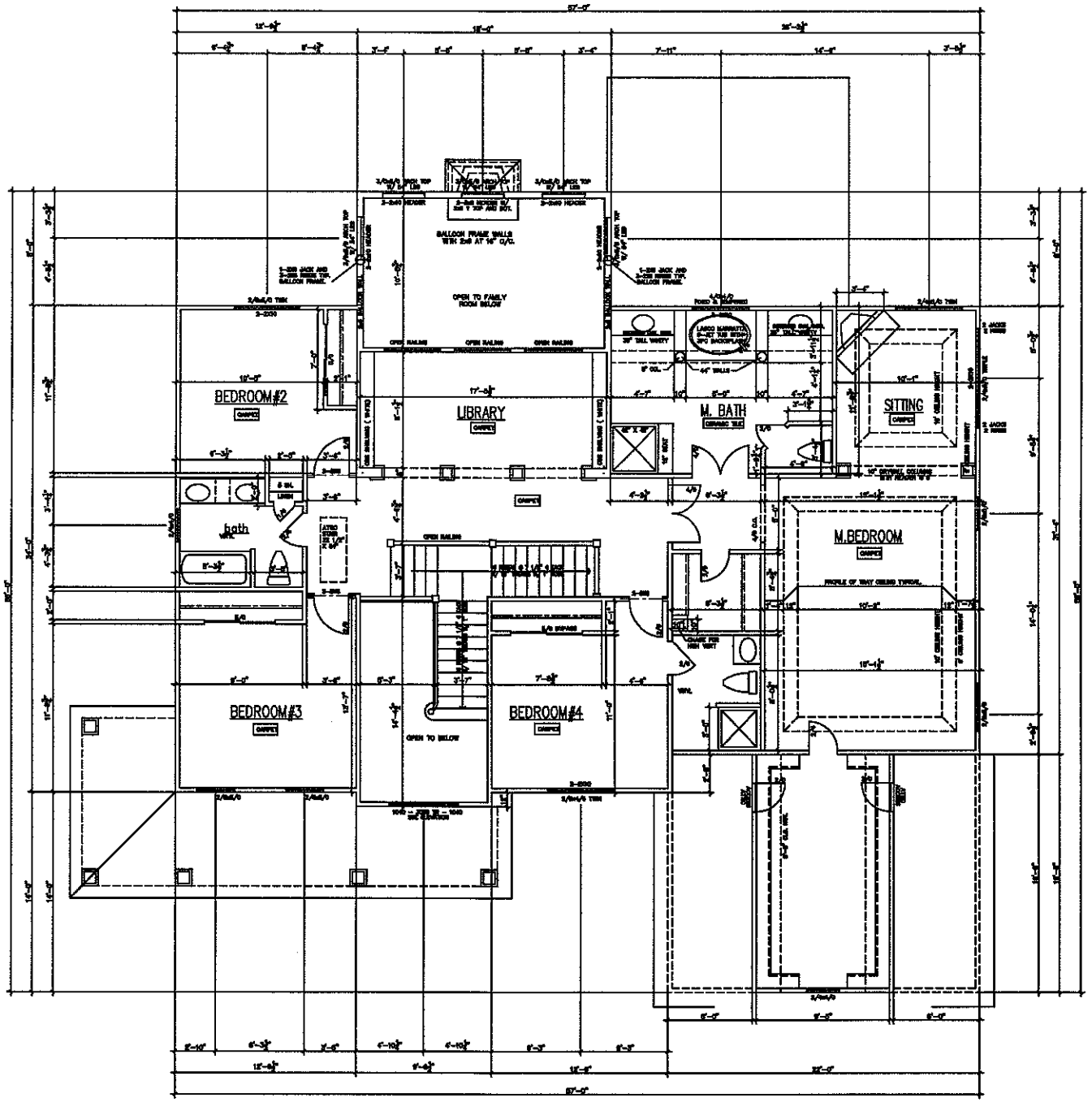


SQUARE FOOTAGE	
FIRST FLOOR HEATED	1723 sq/ft
SECOND FLOOR HEATED	1813 sq/ft
TOTAL HEATED	3536 sq/ft
GARAGE (UNHEATED)	673 sq/ft
BASEMENT (UNHEATED)	1723 sq/ft
FRONT PORCH (UNHTD.)	268 sq/ft
DECK	144 sq/ft
HARDWOOD	774 sq/ft

FIRST FLOOR PLAN

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

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MODIFICATIONS TO PLANS, DIMENSIONS, SPECIFICATI
OR PRODUCTS WITHOUT NOTICE OR OBLIGATION.



FLOOR AND CEILING FRAMI

1. FLOOR JOISTS & HEADERS TO BE SPRUCE #2 UNLESS OTHERWISE NOTED. STUDS & CEILING JOISTS TO BE SPRUCE #2 G.N.D.

2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD, GAL PER MA RECOMMENDATIONS.

3. EXTERIOR WALL CORNERS TO HAVE FULL SIZE 1.40" NOMINAL ONE BOARD (MIN) OR PLYWOOD SHEATHING, FULL HEIGHT AND FULL S SIZE, TO STUDS 12" ON GALS @ 7" O.C. @ THREE BOARD AND S INTERIOR SUPPORTS.

4. PROPER ANCHORAGE OF SILL SILL PLATES TO FOUNDATION W/ ANCHOR BOLTS, THERE SHALL BE A MINIMUM OF 2 BOLTS PER P PLATE W/ ONE BOLT LOCATED WITHIN 12" FROM THE END OF EA REMOVABLE BOLTS SHALL BE SPACED AT 6'-0" O.C. THE BOLT EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 6".

5. STEEL BEAMS MUST HAVE 2- 2X6 STUDS MINIMUM EACH END, BUT SIZE, THE BEARING STUDS TOGETHER W/ THE WALLS @ 12" O/C.

6. MICROLAM BEAMS MUST HAVE 2- 2X6 STUDS UNDER EACH END SIZE, THE BEARING STUDS TOGETHER W/ THE WALLS @ 12" O/C. I MULTIPLE MICROLAMS TOGETHER PER SHEET RECOMMENDATIONS.

7. MASONRY LINTELS UNLESS OTHERWISE NOTED, PROVIDE 1 ANGLE FOR EACH 4" OF V AS FOLLOWS:

ANGLE SIZE	MASONRY OPENING
L3-1/2"X3-1/2"X5/16"	NOT MORE THAN 3'-4"
L3"X3-1/2"X5/16"LLV	3'-7" TO 5'-4"
L4"X3-1/2"X5/16"LLV	5'-4" TO 10'-0"

8. ALL BRICK OVER LOOSE JOISTS MUST HAVE ANGLE W/ BRICK L PATTERN IN ACCORDANCE W/ THE MASONRY VENEER SUPPORT M

9. ALL PERFORMANCED WOOD JOISTS AND OPEN WEB JOISTS MUST I MANUF. RECOMMENDATIONS.

10. ALL RAFTER SPANS MUST HAVE 2 STUDS FROM PLATE TO PEAK SPAN / SPACING AS PER TABLE 4.2A) FLOOR, NO SPACES OR STRAIT STUDS DIRECTLY UNDER THEM.

11. WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS, NORMAL SIZ @ 24" C/C PERPENDICULAR TO THE JOISTS TO SUPPORT THE P

12. BRACE TOP OF 4" MIN. POST BETWEEN BASE WALLS TO CEILING JOIS 2X6 @ 24" C/C @ 7'-0" ON GALS EACH SIDE OF OPENING, SEE

13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

A. OPENING	HEADER SIZE	B. OPENING
UP TO 3'-4"	2- 2X8'S	
3'-7" TO 5'-4"	2- 2X10'S	
OVER 5'-7"	SEE PLAN	

14. PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONDITIONS. T SILL NOT BE PERMITTED.

15. HEADERS AND STUDS SHOWN MAY BE OFFSET TO ACCOMO FOR TOP SURFACE OF THE OPENING SHOULD BE THE SAME AS OF 48" C/C USE A 2X4 W/ 2- 16d NAILS @ EACH END.

16. STRUCTURAL STEEL MATERIALS SHALL BE:
A. SHAPES AND PLATES : ASTM A36
B. STRUCTURAL TUBES : ASTM A500 GRADE B
C. STRUCTURAL TUBES : ASTM A500 GRADE B-F-Y-46KSI

SECOND FLOOR PLAN

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

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