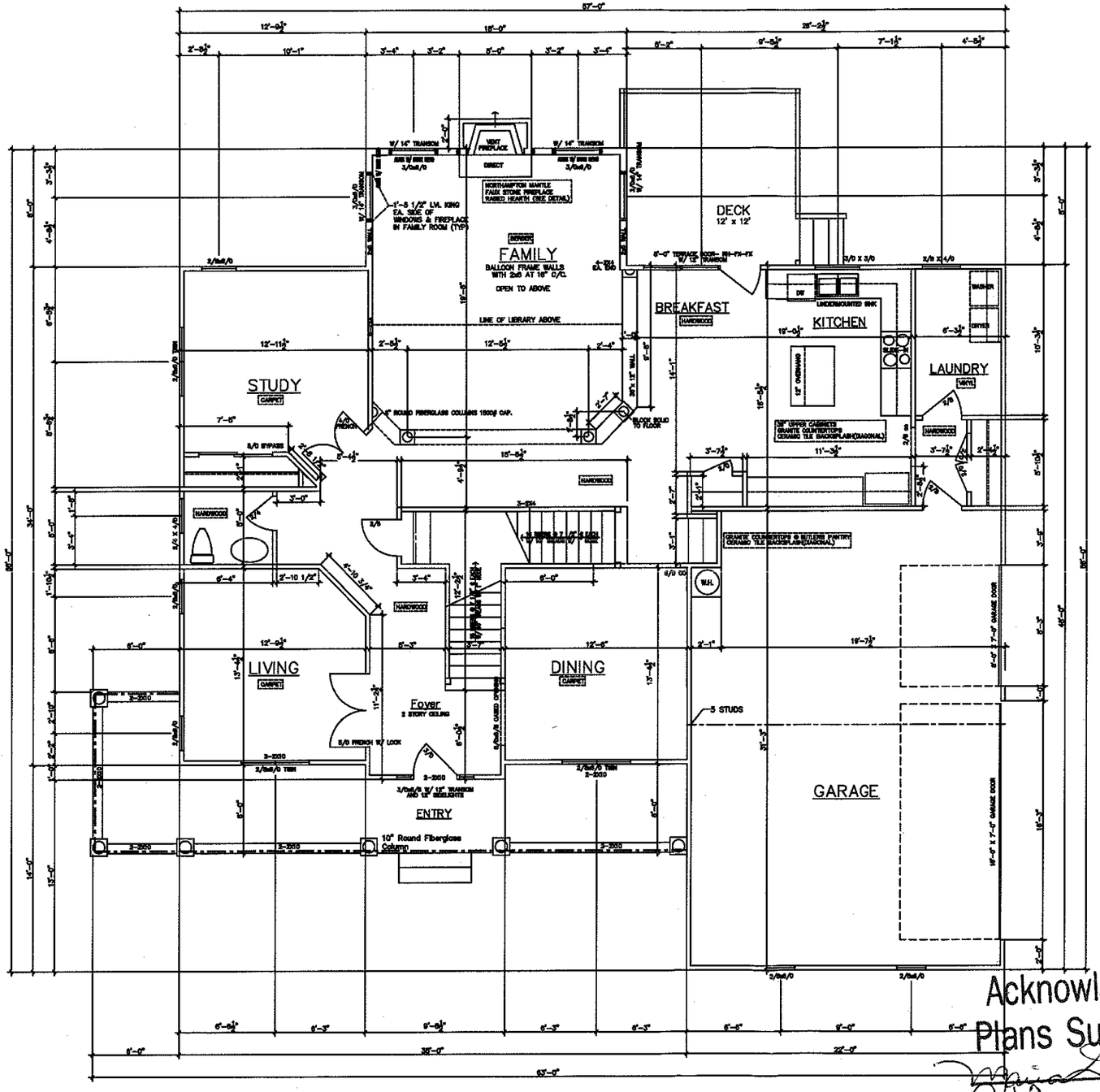


FLOOR AND CEILING FRAMING NOTES

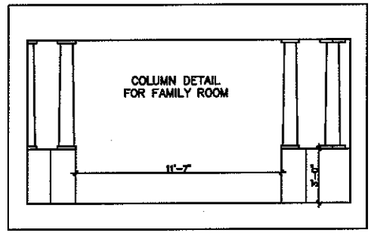
1. FLOOR JOISTS & HEADERS TO BE SPRUCE #2 UNLESS OTHERWISE NOTED. STUDS & CEILING JOISTS TO BE SPRUCE #2 U.N.O.
2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD. NAIL PER MANUFACTURER'S RECOMMENDATIONS.
3. EXTERIOR WALL CORNERS TO HAVE FULL SIZE 1/2" NOMINAL ORIENTED STRAND BOARD (OSB) OR PLYWOOD SHEATHING, FULL HEIGHT AND FULL WIDTH (4'-0") NAIL TO STUDS W/ 8d NAILS @ 4" O/C @ PANEL EDGES AND 12" O/C AT INTERIOR SUPPORTS.
4. PROVIDE ANCHORAGE OF 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 @ 6'-0" O/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 8".
5. STEEL BEAMS MUST HAVE 3- 2X4 STUDS UNDER EACH END SUPPORT U.N.O. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O/C.
6. MICRO-LAM BEAMS MUST HAVE 3- 2X4 STUDS UNDER EACH END SUPPORT U.N.O. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O/C. NAIL MULTIPLE MICRO-LAMS TOGETHER PER MANUF. RECOMMENDATIONS.
7. MASONRY LINTELS UNLESS OTHERWISE NOTED, PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS:

ANGLE SIZE	MASONRY OPENING	BEARING
∠3-1/2"X3-1/2"X5/16"	NOT MORE THAN 3'-6"	6"
∠5"X3-1/2"X5/16"LLV	3'-7" TO 8'-0"	8"
∠6"X3-1/2"X5/16"LLV	8'-1" TO 10'-0"	8"

8. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE W/ STOPS. LAG SCREWED TO RAFTERS IN ACCORDANCE W/ THE MASONRY VENEER SUPPORT ANGLE DETAIL.
9. ALL PREFABRICATED WOOD JOISTS AND OPEN WEB JOISTS MUST BE BRACED PER THE MANUF. RECOMMENDATIONS.
10. ALL RAFTER BRACES MUST HAVE 2 STUDS FROM PLATE TO FOUNDATION OR BEAM / MICRO-LAM BELOW THEM @ ALL FLOORS. NO BRACES ON CEILING PLANE WITHOUT STUDS DIRECTLY UNDER THEM.
11. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES, INSTALL 2X4 LADDERS @ 16" O/C PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.
12. BRACE TOP OF ALL ROOF RAFTER GABLE WALLS TO CEILING JOISTS W/ A DIAGONAL 2X4 @ 45° O/C W/ 7- 16d NAILS EACH END OF DIAGONAL BRACE.
13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

A. INTERIOR: OPENING	HEADER SIZE	B. EXTERIOR: OPENING	HEADER SIZE
UP TO 3'-6"	2- 2X8'S	UP TO 3'-0"	2- 2X8'S
3'-7" TO 6'-6"	2- 2X10'S	3'-1" TO 5'-0"	2- 2X10'S
OVER 6'-7"	SEE PLAN	OVER 5'-1"	SEE PLAN

14. PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER WILL NOT BE PERMITTED.
15. MICRO-LAMS AND OTHER FRAMING THAT IS UPSET IN CEILING FRAMING MUST HAVE THE TOP SURFACE OF THE MEMBERS BRACED TO THE CEILING JOISTS AT A MAXIMUM OF 48" O/C. USE A 2X4 W/ 3- 16d NAILS IN EACH END.
16. STRUCTURAL STEEL MATERIALS SHALL BE:
A: SHAPES AND PLATES : ASTM A36
B: STRUCTURAL PIPES : ASTM A53 GRADE B
C: STRUCTURAL TUBES : ASTM A500 GRADE B-Fy=46KSI



SQUARE FOOTAGE	
FIRST FLOOR HEATED	1723 sqft
SECOND FLOOR HEATED	1813 sqft
TOTAL HEATED	3536 sqft
GARAGE (UNHEATED)	673 sqft
FRONT PORCH (UNHTD.)	266 sqft
DECK	144 sqft
HARDWOOD	774 sqft

Acknowledgement Of
Plans Submittal ONLY!

Date 3/29/04

Date 3/29/04

FIRST FLOOR PLAN
1/4" = 1'-0"

THE DEVELOPER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO PLANS, DIMENSIONS, SPECIFICATIONS, OR PRODUCTS WITHOUT NOTICE OR OBLIGATION.

IBLOCK DEVELOPMENT CORPORATION
300 MCGILL AVENUE N.W.
CONCORD, NC
(704) 786-4618 FAX (704) 784-9720

LOT # 15
EDGEWATER PARK

INVENTORY

FIRST FLOOR PLAN

DATE: 03-05-04
PLAN: GREENWOOD
SCALE: 1/4"=1'-0"
DRAWN BY: BL
ESTIMATED BY: AK
CHECKED BY:MN/GS