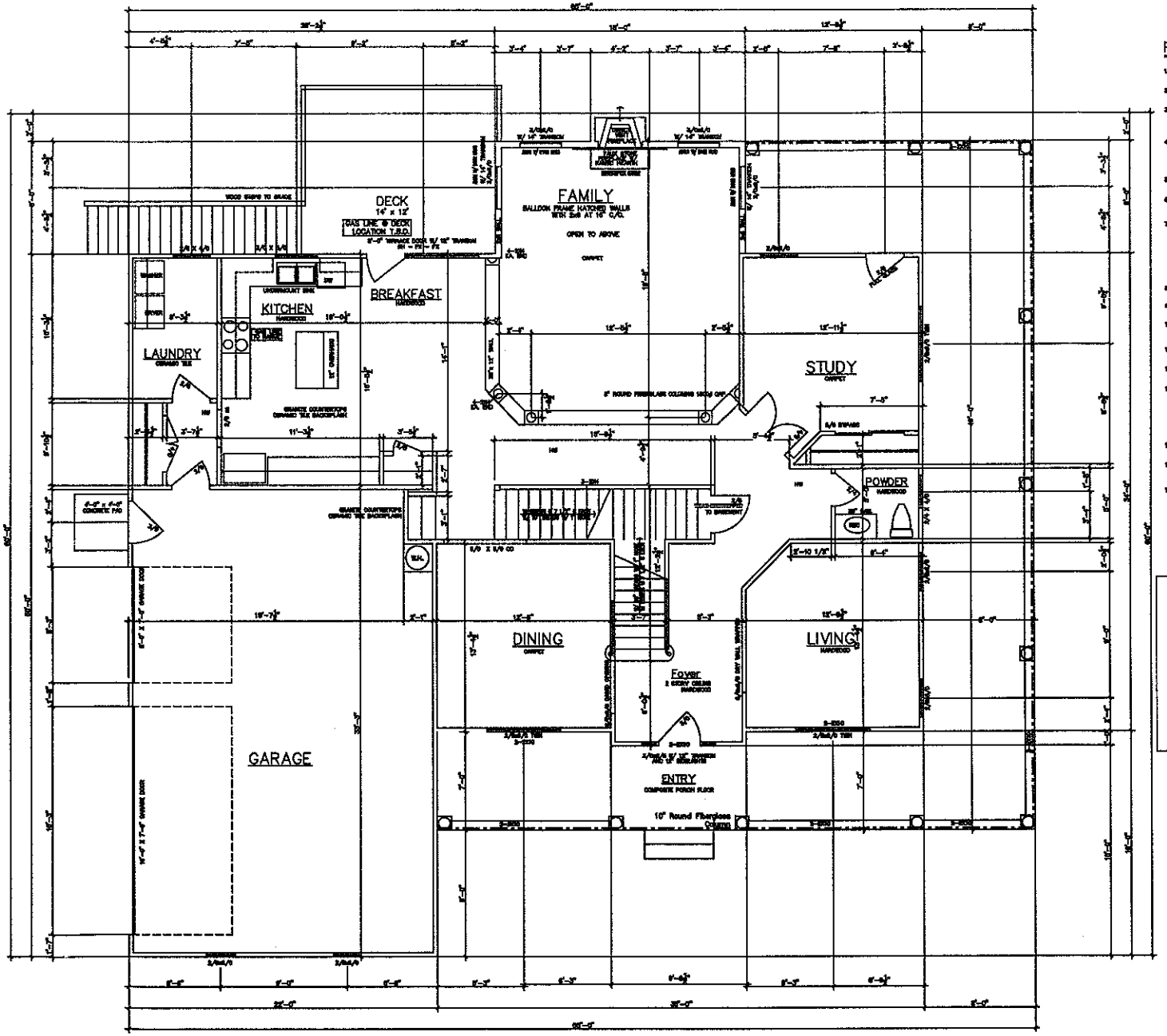
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Date 3-21-06
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FLOOR AND CEILING FRAMIN

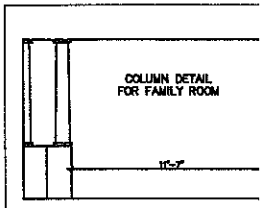
1. FLOOR JOISTS & HEADERS TO BE SPRUCE #2 UNLESS OTHERWISE NOTED. STUDS & CEILING JOISTS TO BE SPRUCE #2 U.N.O.
2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD. SEE PLAN FOR SHEATHING NAILING.
3. EXTERIOR WALL SHEATHING TO HAVE FULL SIZE 1/2" NOMINAL STRUCTURAL SHEATHING BOARD (OSB) OR PLYWOOD SHEATHING, FULL HEIGHT AND FULL LENGTH OF WALL. SHEATHING TO BE NAILED WITH 8d NAILS @ 6" O.C. IN PANEL EDGES AND 12" O.C. IN INTERMEDIATE SUPPORTS.
4. PROVIDE ANCHORAGE OF SILL SILL PLATES TO FOUNDATION W/ 1/2" DIA. ANCHOR BOLTS. BOLTS SHALL BE A MINIMUM OF 12 BOLTS PER 100 SQ. FT. OF SILL PLATE. 1/2" DIA. BOLT LOCATED WITHIN 12" FROM EACH END OF EACH SILL PLATE SECTION. BOLTS SHALL BE EMBEDDED 6 1/2" O.C. MIN. INTO SOLID MASONRY OR CONCRETE FOUNDATION TO A MINIMUM DEPTH OF 6".
5. STEEL BEAMS MUST HAVE 2- 2X6 STUDS UNDER EACH END SUPPORT. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O.C.
6. MICROLAM BEAMS MUST HAVE 2- 2X6 STUDS UNDER EACH END SUPPORT. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O.C. IN A DOUBLE MICROLAM BEAM. NAIL TOGETHER PER MANUF. RECOMMENDATIONS.
7. MASONRY LINTELS
UNLESS OTHERWISE NOTED, PROVIDE 1 ANGLE FOR EACH 4" OF MASONRY AS FOLLOWS

ANGLE SIZE	MASONRY OPENING
2½-1/2"X2½-1/2"X5/16"	NOT MORE THAN 5'-0"
4"X3½-1/2"X5/16"	5'-1" TO 8'-0"
6"X3½-1/2"X5/16"	8'-1" TO 10'-0"

8. ALL BRICK OVER LINTEL POSTS MUST HAVE ANGLE W/ STUDS LAPPED IN ACCORDANCE W/ THE MASONRY VENEER SUPPORT DETAIL.
9. ALL PERPENDICULAR WOOD JOISTS AND OPEN WEB JOISTS MUST BE BRACED PER MANUF. RECOMMENDATIONS.
10. ALL RAFTER SPACES MUST HAVE A SPACER BLOCK PLACED TO FURNISH NAILING FOR 2 HEADLAP SHOWN THIS # ALL FLOOR AS SPACER OR CEILING JOIST WITHOUT STUDS DIRECTLY UNDER WALL.
11. WOOD PARTITIONS FALL BETWEEN FLOOR MEMBERS, SHALL 2X6 LAYOUT @ 16" O.C. PERPENDICULAR TO THE BEAMS TO SUPPORT THE PARTITIONS.
12. BRACE TOP OF ALL POST RAFTER END WALLS TO CEILING JOISTS W/ 1" X 4" SIZE 6 @ 16" O.C. W/ 1- 10d NAILS EACH END OF DIAGONAL BRACE.
13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

A. INTERIOR OPENING	HEADER SIZE	B. EXTERIOR
UP TO 3'-0"	2- 2X8'S	
3'-1" TO 4'-6"	2- 2X10'S	
OVER 6'-1"	SEE PLAN	

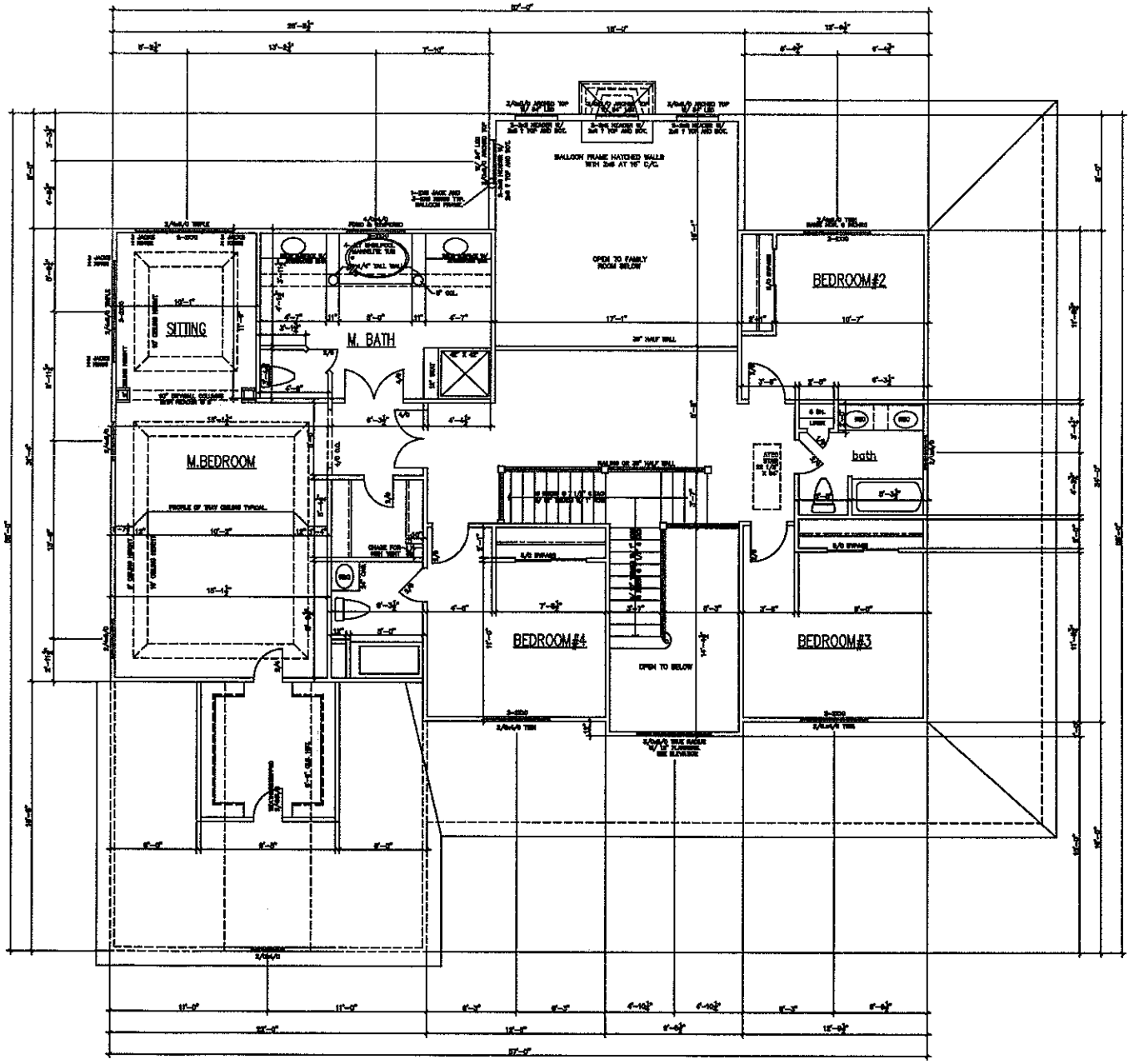
14. PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONDITIONS. TOENAILING WILL NOT BE PERMITTED.
15. BEAMS AND OTHER FRAMING THAT IS LOCATED IN CEILING FRAMING SHALL BE 1/2" BELOW THE BOTTOM OF THE BEARING WALLS TO BE CEILING JOISTS OF 48" O.C. USE A 2X4 W/ 2- 16d NAILS IN EACH END.
16. STRUCTURAL STEEL MATERIALS SHALL BE:
A. SHAPES AND PLATES = ASTM A36
B. STRUCTURAL TUBES = ASTM A500 GRADE B
C. STRUCTURAL TUBES = ASTM A500 GRADE B-F_y=46KSI



SQUARE FOOTAGE	
FIRST FLOOR HEATED	1726
SECOND FLOOR HEATED	1606
TOTAL HEATED	3332
BASEMENT (UNHEATED)	1726
GARAGE (UNHEATED)	676
WRAP PORCH (UNHTD.)	730
DECK	168
HARDWOOD	

FIRST FLOOR P
Scale: 1/4" = 1'-0"

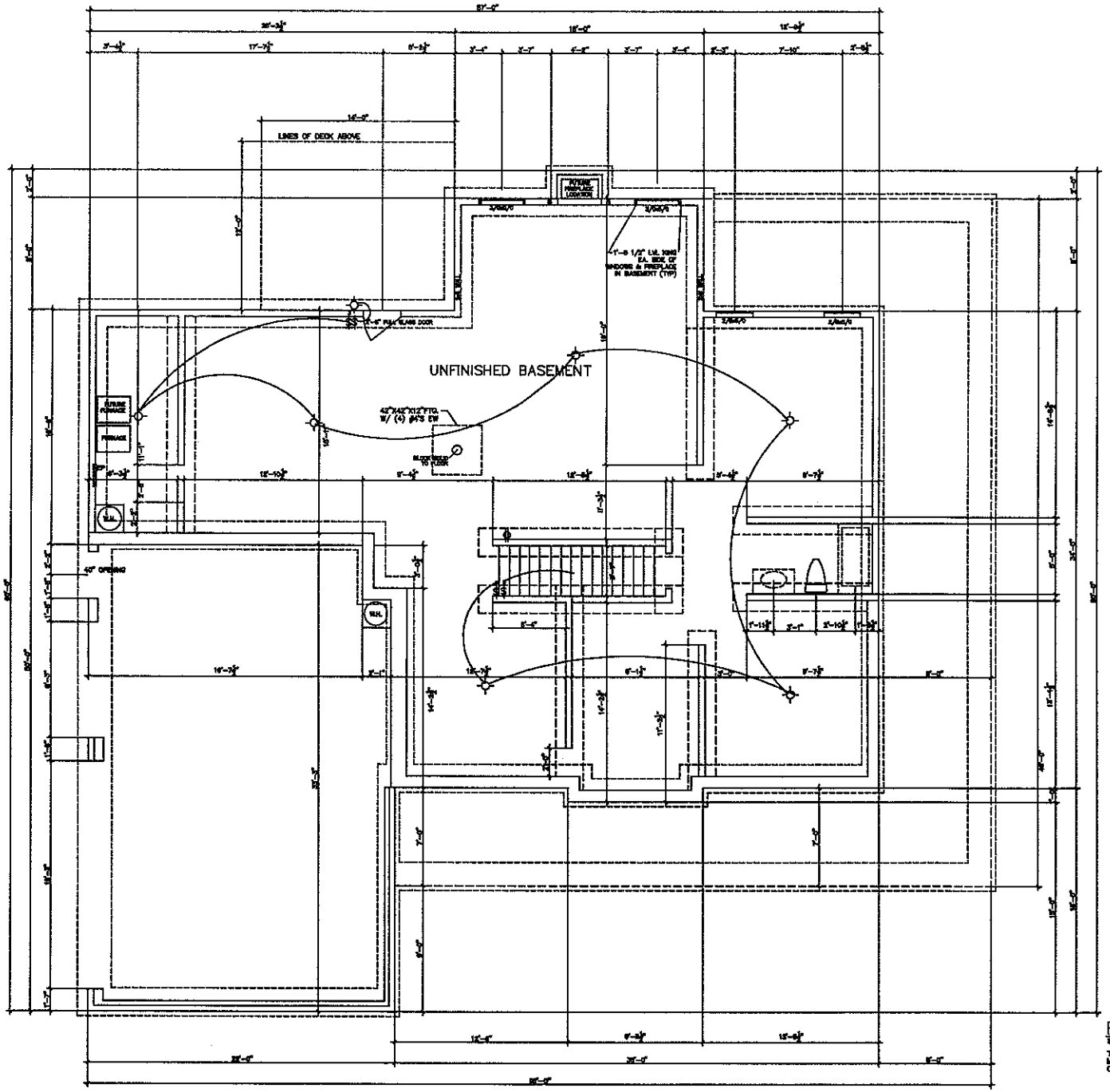
THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO PLANS, DIMENSIONS OR PRODUCTS WITHOUT NOTICE OR

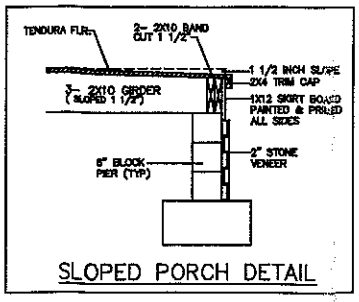


FLOOR AND CEILIN

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SECOND FLOO





SLOPED PORCH DETAIL

FOUNDATION

Acknowledgement Of