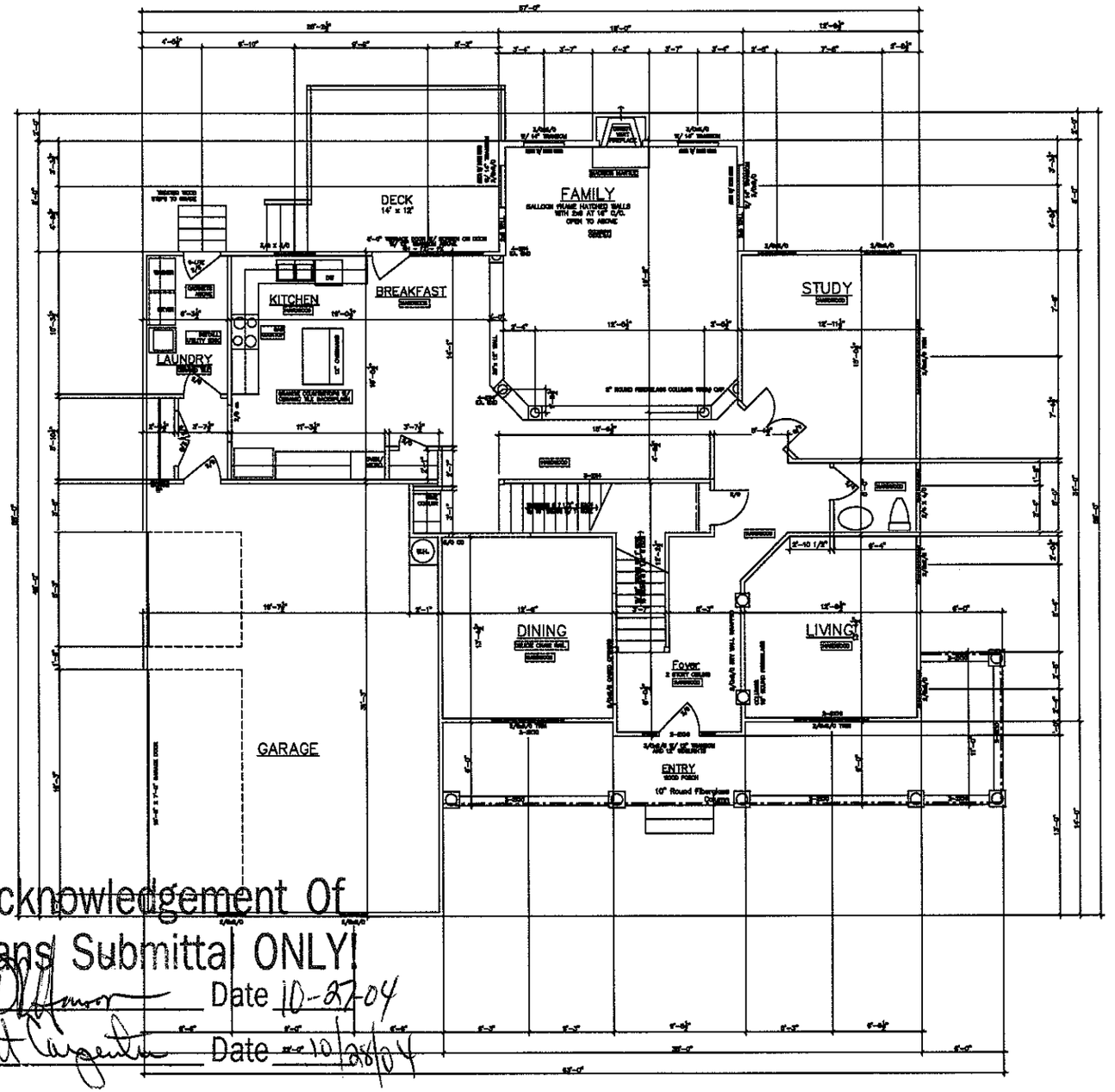


FLOOR AND CEILING FRAMING NOTES

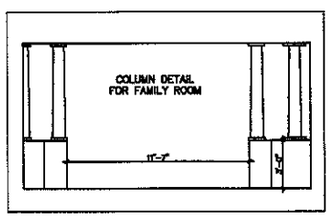
1. FLOOR JOISTS & HEADERS TO BE SPRUCE #2 OR BETTER (UNLESS OTHERWISE NOTED). STUDS & CEILING JOISTS TO BE SPRUCE #1 U.N.O.
2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD, T&G, PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR WILL CONFORM TO MINIMUM FULL SIZE 1/4" NOMINAL CRIMPED STEEL ROOFING STRAPS OR PLYWOOD SHEATHING, FULL HEIGHT AND FULL WIDTH (4"x12") WALL TO STRAP 6" ON WALLS 6'-0" O/C, 6 PENNY NAILS AND 12" O/C AT INTERIOR SUPPORTS.
4. PROPER ANCHORAGE OF SILL SEL PLATES TO FOUNDATION BY 1/2" DIA. ANCHOR BOLTS. EVERY SILL SHALL BE ANCHORED AT 2 BOLTS PER SECTION OF PLATE W/ ONE BOLT LOCATED WITHIN 12" FROM THE END OF EACH SECTION OF PLATE. ALTERNATE ANCHOR BOLTS TO EXTEND A MINIMUM OF 7" INTO THE CONCRETE WHERE SILL IS SUPPORTED BY A MASONRY WALL OR SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 6".
5. STEEL BEAMS MUST HAVE 6" BRG STEEL LOWER ENDS AND SUPPORT U.N.O. (SEE SEL SHEARWALL NOTES TOGETHER W/ THE WALLS O.C. U.N.O.
6. MICROLAM BEAMS MUST HAVE 6" BRG STEEL LOWER ENDS AND SUPPORT U.N.O. (SEE SEL SHEARWALL NOTES TOGETHER W/ THE WALLS O.C. U.N.O.
7. MASONRY LINTELS: UNLESS OTHERWISE NOTED, PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS

ANGLE SIZE	MASONRY OPENING	SEARING
3"x3"x5/16"=3"x3"x5/16"	NOT MORE THAN 3'-0"	6"
4"x3"x5/16"=4"x3"x5/16"	3'-1" TO 6'-0"	8"
4"x3"x5/16"=4"x3"x5/16"	6'-1" TO 10'-0"	8"

8. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE W/ SEARS, LAG SCREWS 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 HEADERS MUST HAVE 2 STUDS FROM PLATE TO FOUNDATION OR BEAM / MICROLAM BELOW OVER 4' ALL FLOORS. NO BRACES OR CEILING PLATE WITHOUT BRACE DIRECTLY UNDER THEM.
11. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES, INSTALL 2X4 LADDERS @ 16" O/C PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PARTITION BEARING.
12. BRACE TOP OF ALL ROOF RAFTER RIDGE WALLS TO CEILING JOISTS W/ A DIAGONAL 2X4 @ 48" O/C TO 2- 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'-6"	2- 2X8'S
3'-7" TO 5'-6"	2- 2X10'S	3'-7" TO 5'-6"	2- 2X10'S
OVER 5'-7"	SEE PLAN	OVER 5'-7"	SEE PLAN

14. PROVIDE COPY HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER WILL NOT BE PERMITTED.
15. MICROLAM AND STEEL HEADERS MUST BE SUPPORTED BY CRIPPLE STUDDING EQUAL TO THE DEPTH OF THE HEADER BEARING TO THE CRIPPLE STUDS AT A MINIMUM OF 48" O/C. USE A 2X4 W/ 2- 16d NAILS IN EACH END.
16. STRUCTURAL STEEL MATERIALS SHALL BE:
A: BEARING 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	1726 sq/ft
SECOND FLOOR HEATED	1670 sq/ft
TOTAL HEATED	3396 sq/ft
GARAGE (UNHEATED)	673 sq/ft
FRONT PORCH (UNHTD.)	272 sq/ft
DECK	144 sq/ft
HARDWOOD	

FIRST FLOOR PLAN

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

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

Acknowledgement Of
Plans Submittal ONLY!
Date 10-27-04
Date 10/28/04

NIBLACK DEVELOPMENT CORPORATION
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CONCORD, NC
(704) 786-4018 FAX (704) 784-3720

LOT #45 EDGEWATER PARK

FIRST FLOOR PLAN

DATE: 09-05-04
PLAN: GREENWOOD
SCALE: 1/4"=1'-0"
DRAWN BY: BL
ESTIMATED BY: AK
CHECKED BY:MN/GH