Acknowledgement Of
Plans Submittal ONLY!

Date 12/13/24

FLOOR AND CEILING RESIDENTIAL PLAN NOTES

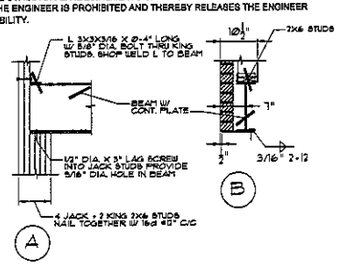
1. JOISTS TO BE SPRUCE PINE FIR #2. HEADERS TO BE SOUTHERN YELLOW PINE #2, STUDS TO BE SPRUCE PINE FIR STUD GRADE MICROLLAM/PARALLAMS(LVL/PSL) LUMBER TO HAVE Fb = 2900 PSI, E = 2000 KSI.
2. FLOOR SHEATHING TO BE 3/4" NOM.PLYWOOD GLUED AND NAILED. NAIL PER MANUF. RECOMMEND.
3. PROVIDE ANCHORAGE OF WALL SILL PLATES TO FOUNDATION WITH 1/2 INCH DIAMETER ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SECTION OF PLATE WITH ONE BOLT LOCATED WITHIN TWELVE INCHES FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED AT 6'-0" C/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 6" INTO CONCRETE OR 15" INTO MASONRY, UNLESS NOTED OTHERWISE.
4. STEEL BEAMS MUST HAVE 5 - 2x4 STUDS MINIMUM UNDER EACH END WITH 2 - 1/2" DIA. x 3" LAG SCREWS INTO THE STUDS. BLOCK THE BEAM SOLID AT THE WALL. NAIL THE BEARING STUDS TOGETHER 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 FOR 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

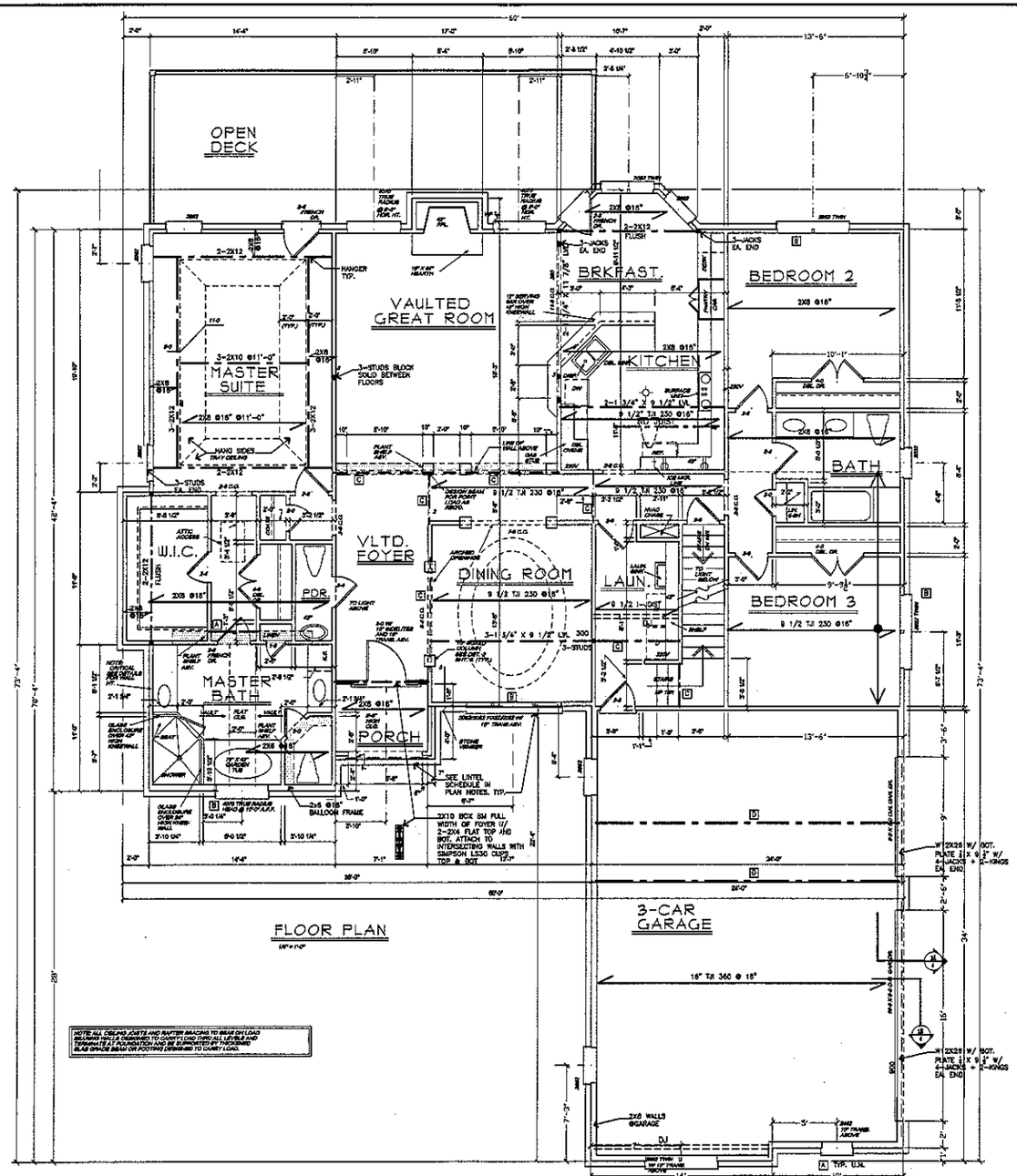
ANGLE SIZE	MASONRY OPENING	BEARING
L3 1/2 x 3 1/2 x 1/4	NOT MORE THAN 3' - 6"	4"
L5 x 3 1/2 x 5/16 LLV	3' - 7" TO 6'-0"	6"
L6 x 3 1/2 x 5/16 LLV	6' - 1" TO 10'-0"	6"

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 BELOW THEM 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 AT 4'-0" 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 - 2 x 10
OVER 5'-1"	SEE PLAN

11. PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER ON FLOOR JOISTS WILL NOT BE PERMITTED.
12. MICROLLAMS/PARALLAMS AND STEEL BEAMS THAT ARE UPSET(FLUSH FRAMED) IN CEILING FRAMING MUST HAVE THE TOP SURFACE OF THE MEMBER BRACED TO THE CEILING JOISTS AT A MAXIMUM OF 48 INCHES C/C. USE A DIAG. 2 x 4 EACH SIDE WITH TWO 16d NAILS IN EACH END.
13. BLOCK SOLID WITH CRIPPLE STUDS BELOW ALL LVL AND STEEL BEAM BEARING POINTS BETWEEN 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 A53 GRADE B
    C. STRUCTURAL TUBES: ASTM A500 GRADE B - FY = 46 KSI
    D. METAL DECK (GALVANIZED): ASTM A611, A446
15. DEVIATION FROM THE STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT CONSULTING WITH THE ENGINEER IS PROHIBITED AND THEREBY RELEASES THE ENGINEER FROM ANY RESPONSIBILITY.





HEADER SCHEDULE	
MARK	SIZE AND SUPPORT
A	2-2x10's W/ 1 JACK & 1 KING EACH END
B	2-2x10's W/ 2 JACKS & 2 KINGS EACH END
C	2-1 3/4" X 9 1/2" LVL W/ 3-JACKS OR HANGERS EACH END
D	2- 1 3/4" X 18" LVL W/ 3-JACKS EACH END

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

SQUARE FOOTAGE	
BASEMENT FLOOR FIN.	1187 SQ. FT.
FIRST FLOOR FIN.	2253 SQ. FT.
TOTAL FINISHED	3418 SQ. FT.
BASEMENT FLOOR UNFIN	1057 SQ. FT.
UPT. LIGHTWELLS	811 SQ. FT.
3 CAR GARAGE	804 SQ. FT.
PORCH	43 SQ. FT.
TOTAL UNDER ROOF	6186 SQ. FT.
OPEN DECK	388 SQ. FT.

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

NOTE: ALL EXTERIOR JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS BELOW. IF NOT POSSIBLE, PROVIDE 1-1/2" LAMINATED STRAND LUMBER (LSL) RIM BOARD OR LAMINATED VENEER (LVL) BLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

SDS
Stockman Drafting Service
116 SOUTHERN PLACE
MOORESVILLE, NC 28117
704-663-2512 FAX 704-663-1513

PROPOSED HOUSE FOR:
R & H HOME BUILDERS
LOT # 4 PEACON POINTE
FOX HUNT DRIVE

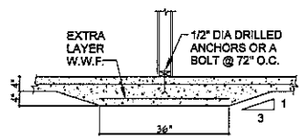
SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20064 DAVID ROBERT BICKLEY
1-7-25

DAVID R. BICKLEY P.E.
116 WEST VALLEY LANE
BOONE, NORTH CAROLINA 28607
TEL: 828-265-0497 FAX: (6513)

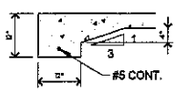
Sheet Name: 1ST FLOOR FRAMING PLAN
Project No.: 25421
Date: 9/3/2024
Drawn By: ALS
Sheet Number: 2

Acknowledgement of Plans Submittal ONLY

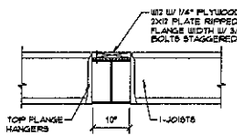
Date 12/15/04



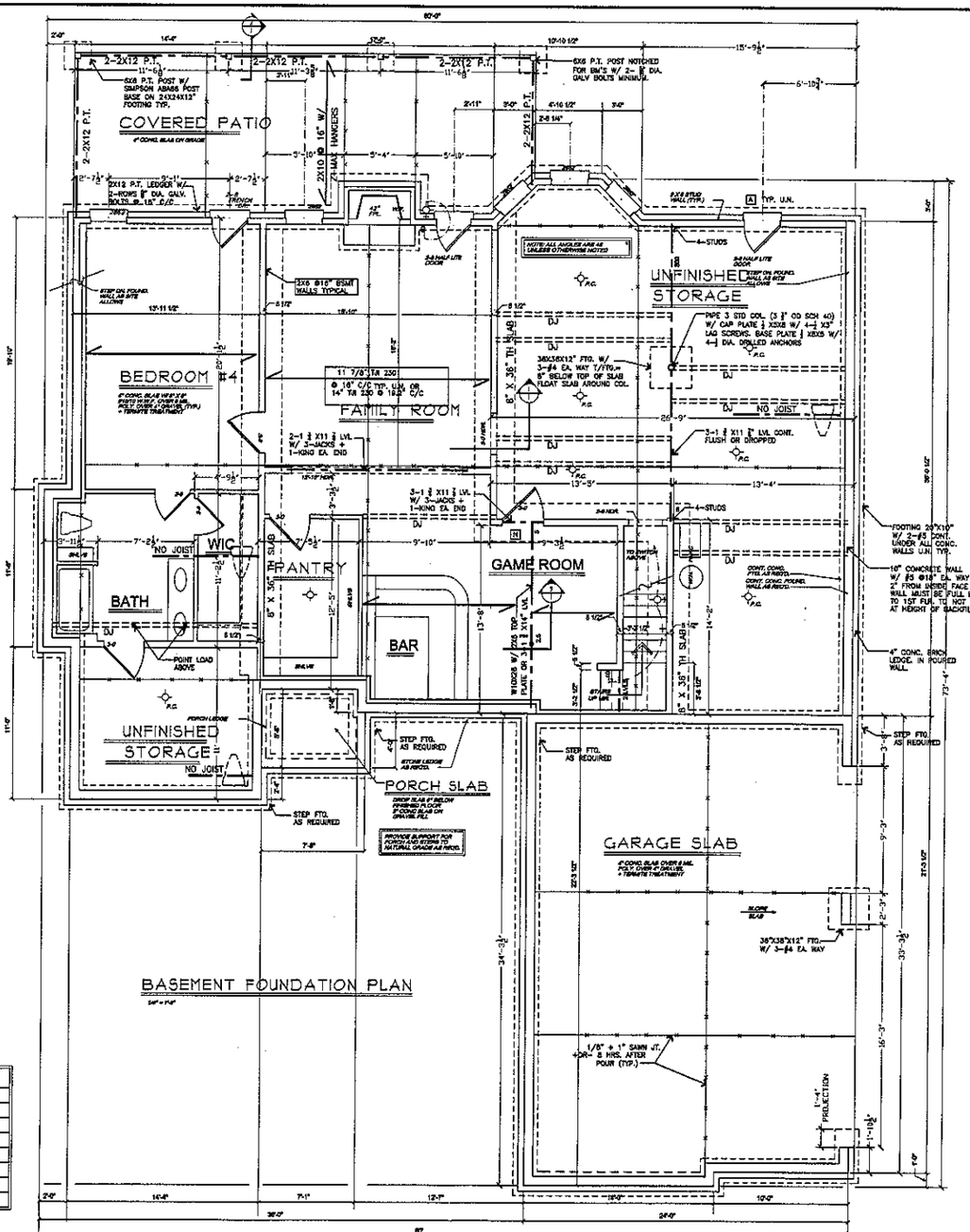
1 / 1 FOUNDATION DETAIL
SCALE: N/A



2 / 1 FOUNDATION DETAIL
SCALE: N/A



3 / 1 FRAMING DETAIL
SCALE: N/A



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D	2-1 3/4" X 14" LVL W/ 3-JACKS EACH END

SDS
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115 BAYBERRY PLACE
MOORESVILLE, NC 28117
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PROPOSED HOUSE FOR:
R & H HOME BUILDERS
LOT # 4 BEACON POINTE
FOX HUNT DRIVE

SEAL

DAVID R. BUCKLEY P.E.
126 IVORY VALLEY LANE
STATESVILLE, NC 28625
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Sheet Name: FOUNDATION & FRAMING
Project No. 04-21
Date: 9/30/04
Drawn By: ALB
Sheet Number: 1

FLOOR AND CEILING RESIDENTIAL PLAN NOTES

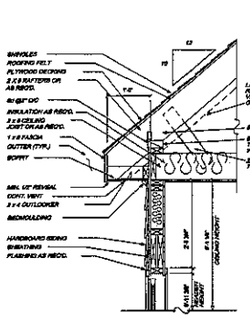
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2. FLOOR SHEATHING TO BE 3/4" NOM PLYWOOD GLUED AND NAILED. NAIL PER MANUF. RECOMMEND.
3. PROVIDE ANCHORAGE OF WALL SILL PLATES TO FOUNDATION WITH 1/2 INCH DIAMETER ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SECTION OF PLATE WITH ONE BOLT LOCATED WITHIN TWELVE INCHES FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED AT 6'-0" C/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 6" INTO CONCRETE OR 15" INTO MASONRY. UNLESS NOTED OTHERWISE.
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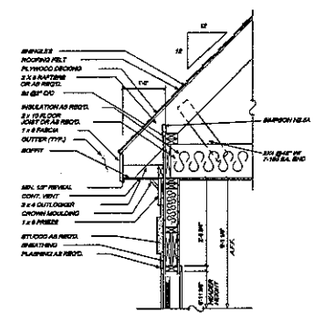
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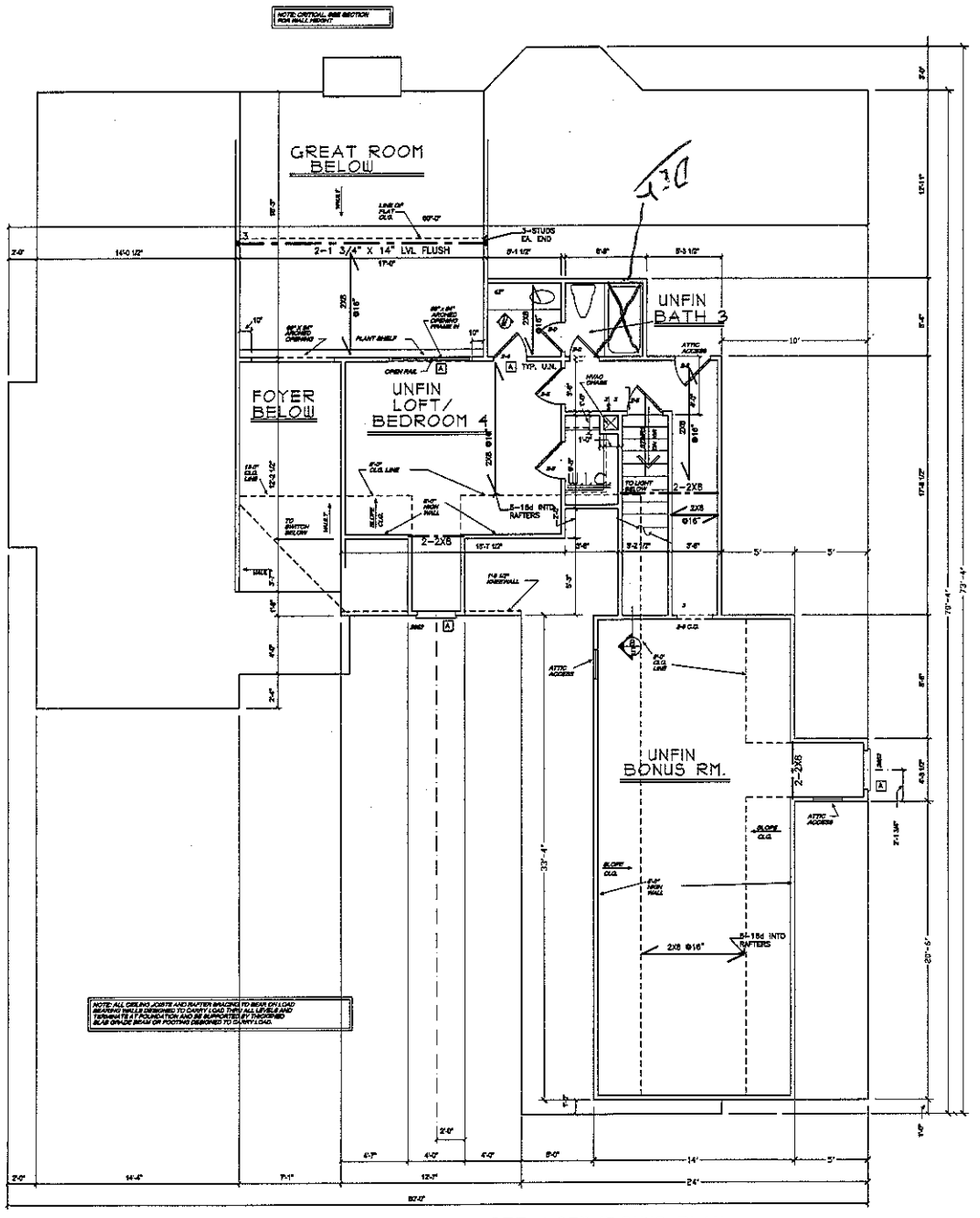


1/4 CORNICE DETAIL
3/4" = 1'-0"



2/4 CORNICE DETAIL
3/4" = 1'-0" W/ OPT. BONUS RM.

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A	2-2x10's W/ 1 JACK & 1 KING EACH END
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D	2- 1 3/4" X18" LVL W/ 3-JACKS EACH END



OPT. LOFT/BONUS PLAN
3/4" = 1'-0"

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PROPOSED HOUSE FOR:
R & H HOME BUILDERS
LOT # 4 PEACON POINTE
FOX HUNT DRIVE



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Sheet Name: 2ND FLOOR FRAMING PLAN
Project No.: 6421
Date: 9/3/2024
Drawn By: ALS
Sheet Number: 3