FLOOR AND CEILING RESIDENTIAL PLAN NOTES

1. JOISTS: TO BE SPRUCE PINE FIR #2. HEADERS: TO BE SOUTHERN YELLOW PINE #2, #1/#2 TO BE SPRUCE PINE FIR STUD GRADE. MICRO=LAM/PARALLAM/LVL/PSL/ LVBSEN TO HAVE Fb = 2588 PSI E = 2x10^6 PSI.
2. FLOOR SHEATHING TO BE 3/4" NOM. PLYWOOD GLUED AND NAILED. NAIL PER MANF. 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 4'-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 3 - 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

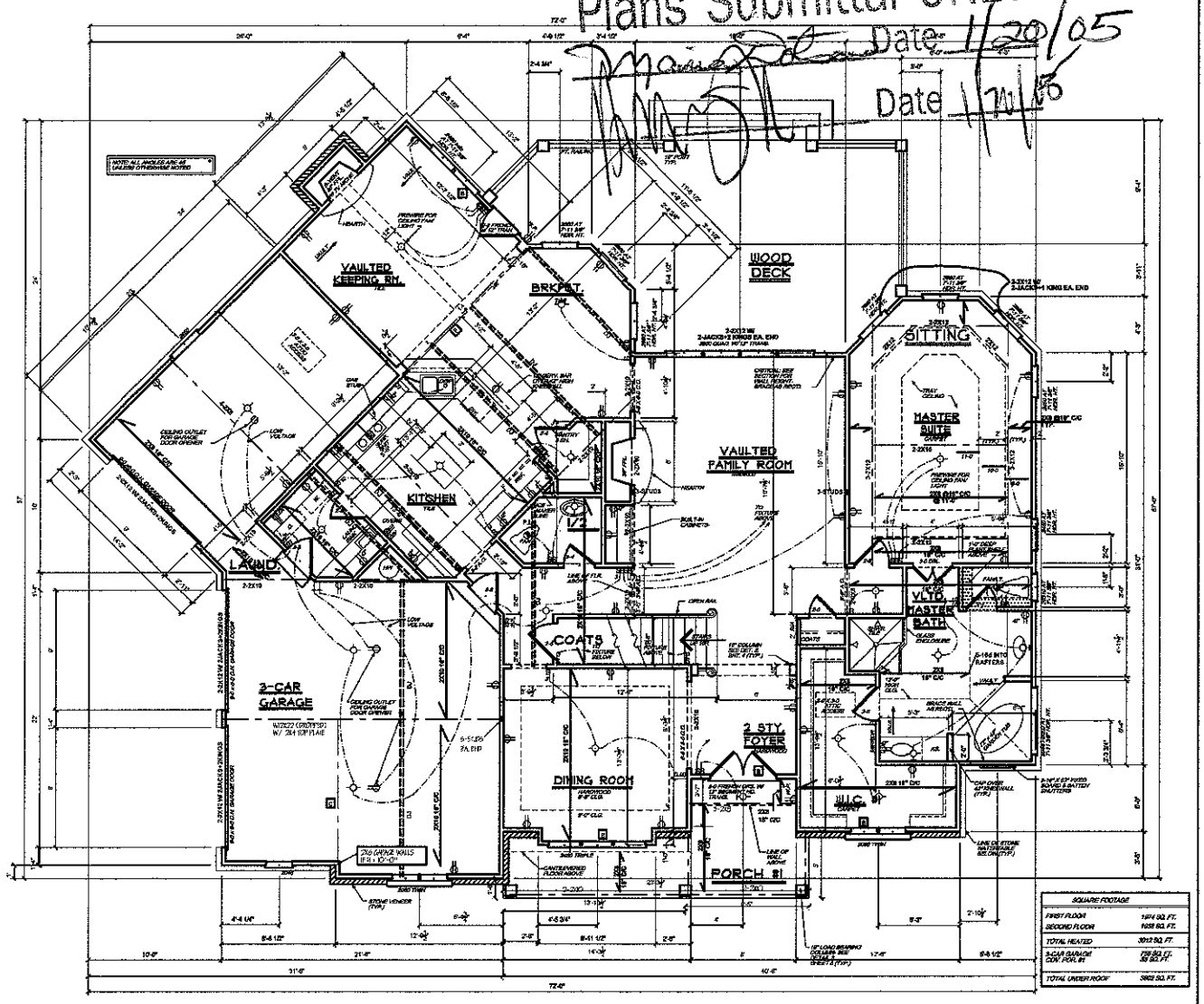
ANGLE SIZE	MASONRY OPENING	BEARING
L3 1/2 x 3 1/2 x 1/4	NOT MORE THAN 3' - 6"	4"
L3 x 3 1/2 x 5/16 LLV	3' - 1" TO 8'-6"	6"
L6 x 3 1/2 x 5/16 LLV	8' - 1" TO 10'-6"	8"

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 RDN. 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. BRACE 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 STUDREQUIREMENTS.

OPENING	SIZE
UP TO 3'-0"	2 - 2 x 10
OVER 3'-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. MICROLLAM/PARALLAM 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.

Acknowledgement Of
Plans Submittal ONLY!
Date: 1/20/05
Date 1/20/05



SQUARE FOOTAGE	
FIRST FLOOR	1974 SQ. FT.
SECOND FLOOR	1038 SQ. FT.
TOTAL HEATED	3012 SQ. FT.
3-CAR GARAGE (OFF HSE. #)	728 SQ. FT. (@ 50 SQ. FT.)
TOTAL UNDER ROOF	3862 SQ. FT.

1 FIRST FLOOR PLAN & SECOND FLOOR FRAMING
3 SCALE: 1/4" = 1'-0"

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 1/4" LVL W/ 3 STUDS OR HANGERS EE.
D	2-1 3/4" X 9 7/8" LVL W/ 3 STUDS OR HANGERS EE.
E	3-1 3/4" X 14" LVL W/ 4 STUDS OR HANGERS EE.
F	2-1 3/4" X 14" LVL W/ 3 STUDS OR HANGERS EE.

CASTLEVIEW CONSTRUCTION
20830 Torance Chapel Road
Suite 101
Cornelius, NC 28031
704.895.5502
WWW.CASTLEVIEWHS

PROPOSED SPEC OF:
THE WESTCHESTER
LOT #122 SUMMERWIND DRIVE
BAR CROSSING SUBD
-COUNTY

DAVID R. MCKEEVER
139 WEST VALLEY LANE
EDENTON, NC 27932
TEL: 704-263-9267 / FAX: (fill)

Revisions

Project No.
Date: 12/15/04
Drawn By: ALS

Sheet Name

Sheet Number 3

FLOOR AND CEILING RESIDENTIAL PLAN NOTES

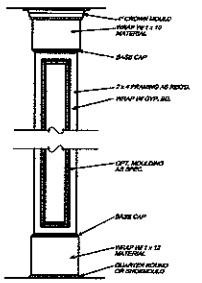
1. JOISTS: TO BE SPRUCE PINE FIR #2. HEADERS: TO BE SOUTHERN YELLOW PINE #2. STUDS: TO BE SPRUCE PINE FIR STUD GRADE. MICRO-LAM/PARALLAM/LVL/PSL/ LUMBER TO HAVE Fb = 2500 PSI, E = 2000 KSI.
2. FLOOR SHEATHING TO BE 3/4" NOM. PLYWOOD GLUED AND NAILED. NAIL PER MANUF. RECOMMEND.
3. PROVIDE ANCHORAGE OF 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 4'-0" O/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 8" INTO CONCRETE OR 15" INTO MASONRY, UNLESS NOTED OTHERWISE.
4. STEEL BEAMS MUST HAVE 3 - 2x4 STUDS MINIMUM UNDER EACH END WITH 2 - 1/2" DIA. x 3" LAG SCREWS INTO THE STUDS. BLOCK THE BEAM SOLID AT THE SILL. NAIL THE BEARING STUDS TOGETHER WITH 16d NAILS AT 12" O/C. TYPICAL UNLESS NOTED OTHERWISE. O/C = CENTER TO CENTER
5. MICRO-LAM/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" O/C. NAIL MULTIPLE MICRO-LAMS TOGETHER PER MANUFACTURER'S RECOMMENDATIONS.
6. MASONRY LINTELS:
   UNLESS NOTED OTHERWISE PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS

ANGLE SIZE	MASONRY OPENING	BEARING
L3 1/2 x 3 1/2 x 1/4	NOT TO BE THAN 3'-6"	4"
L5 x 3 1/2 x 5/16 LLV	3'-1" TO 8'-0"	6"
L6 x 3 1/2 x 5/16 LLV	8'-1" TO 10'-0"	8"

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 PDN. OR BEAM/ MICRO-LAM 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" O/C WITH 1 - 16d NAIL 8 EACH END OF DIAGONAL BRACE.
10. HEADERS SHALL BE AS SHOWN U.N.O. SEE PLANS FOR JACK AND KING STUD REQUIREMENTS.

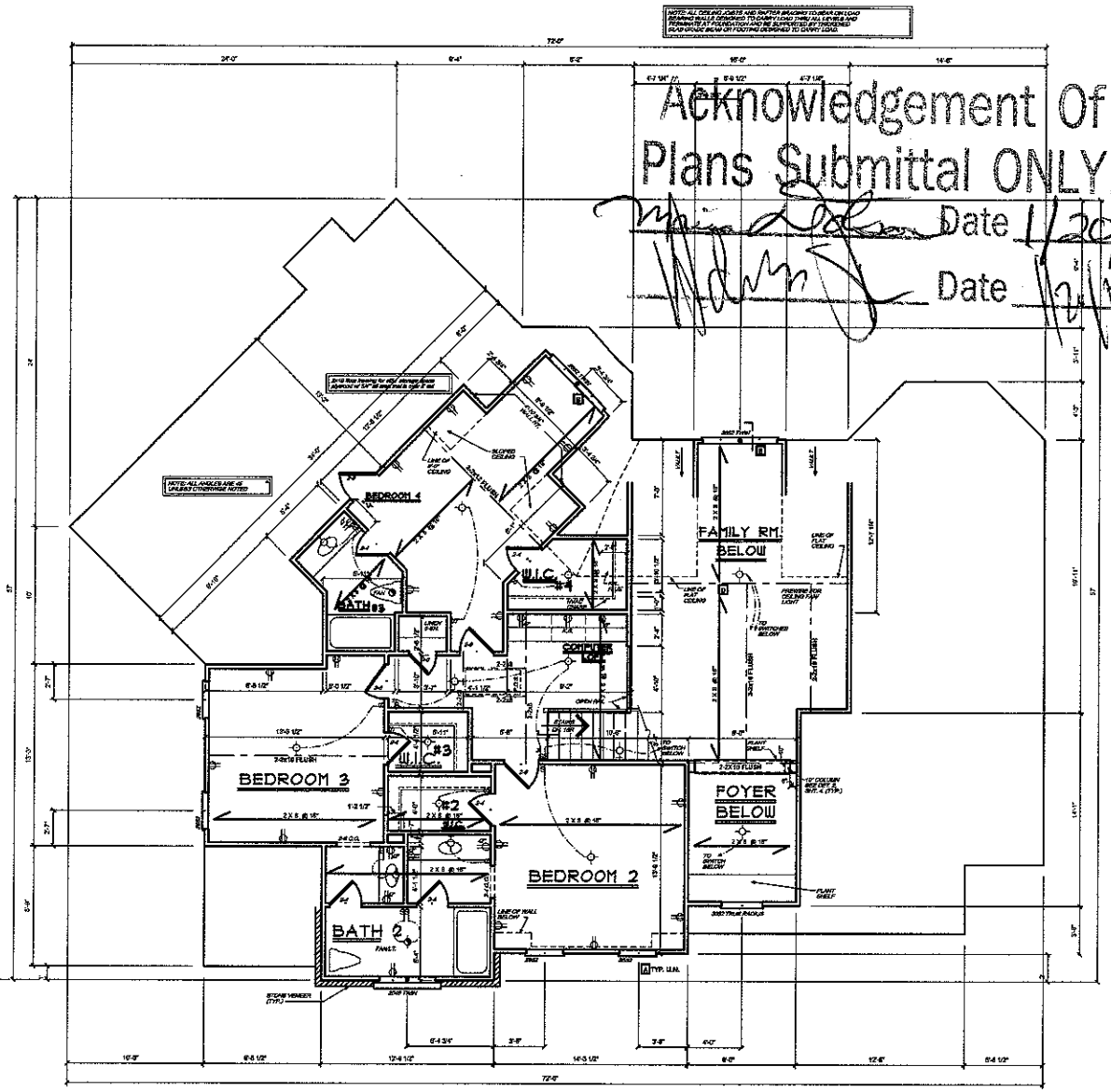
OPENING	SIZE
UP TO 3'-0"	2 - 2 x 10
OVER 3'-1"	SEE PLAN

11. PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER ON FLOOR JOISTS WILL NOT BE PERMITTED.
12. MICRO-LAMS/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: A572 GR.50
    B. STRUCTURAL PIPES: ASTM A53 GRADE B
    C. STRUCTURAL TUBES: ASTM A500 GRADE B - Fy = 46 KSI
    D. METAL DECK (GALVANIZED): ASTM A653, 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.



2/4 TYP. COLUMN DETAIL

HEADER SCHEDULE	
MARK	SIZE AND SUPPORT
A	2-2x8's W/ 1 JACK & 1 KING EACH END
B	2-2x8's W/ 2 JACKS & 2 KINGS EACH END
C	2-1 3/4" X 9 1/4" LVL W/ 3 STUDS OR HANGERS EA.
D	2- 1 3/4" X 9 7/8" LVL W/ 3 STUDS OR HANGERS EA.
E	3- 1 3/4" X 14" LVL W/ 4 STUDS OR HANGERS EA.
F	2- 1 3/4" X 14" LVL W/ 3 STUDS OR HANGERS EA.



1/4 SECOND FLOOR PLAN & SECOND FLOOR CEILING FRAMING
SCALE: 1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!
Date 11/20/05
Date 12/13

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PROPOSED SPEC OF:
THE WESTCHESTER
LOT #122 SUMMERWIND DRIVE
IN CROSSWINDS SUBD
COUNTY

DAVID R. BOCKLEY, P.E.
21631 WEST VALLEY LANE
SYLVAN POINT, NC 28075
TEL: 704-585-4365 / FAX: (813)

Revisions

Sheet Name

Project No. 2222
Date 12/20/04
Drawn By KLO

Sheet Number 4