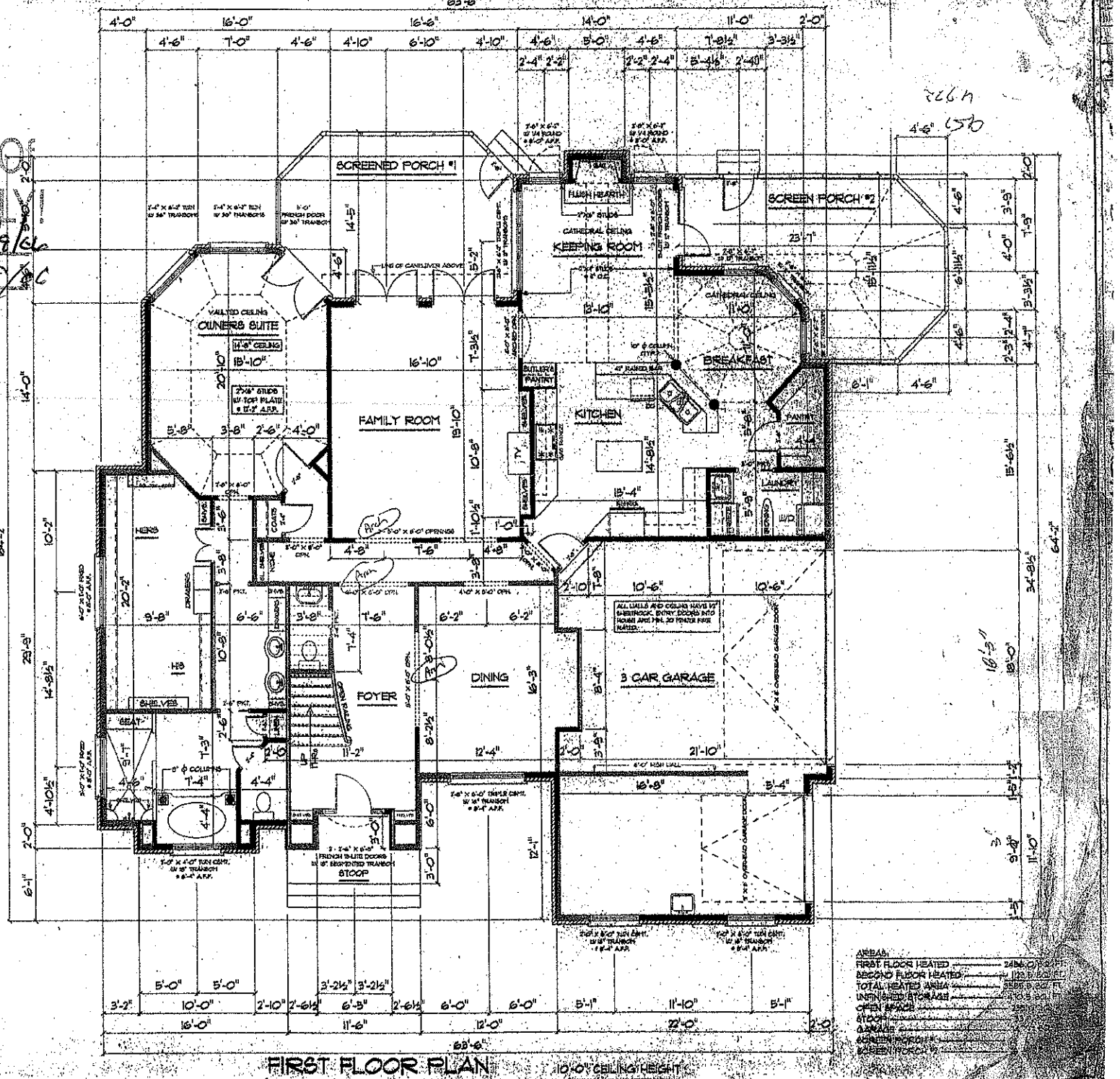
3 BDRm.

Acknowledgement Of
Plans Submittal ONLY

W. Sparks RA Date 2/9/06

[signature] Date 2/9/06

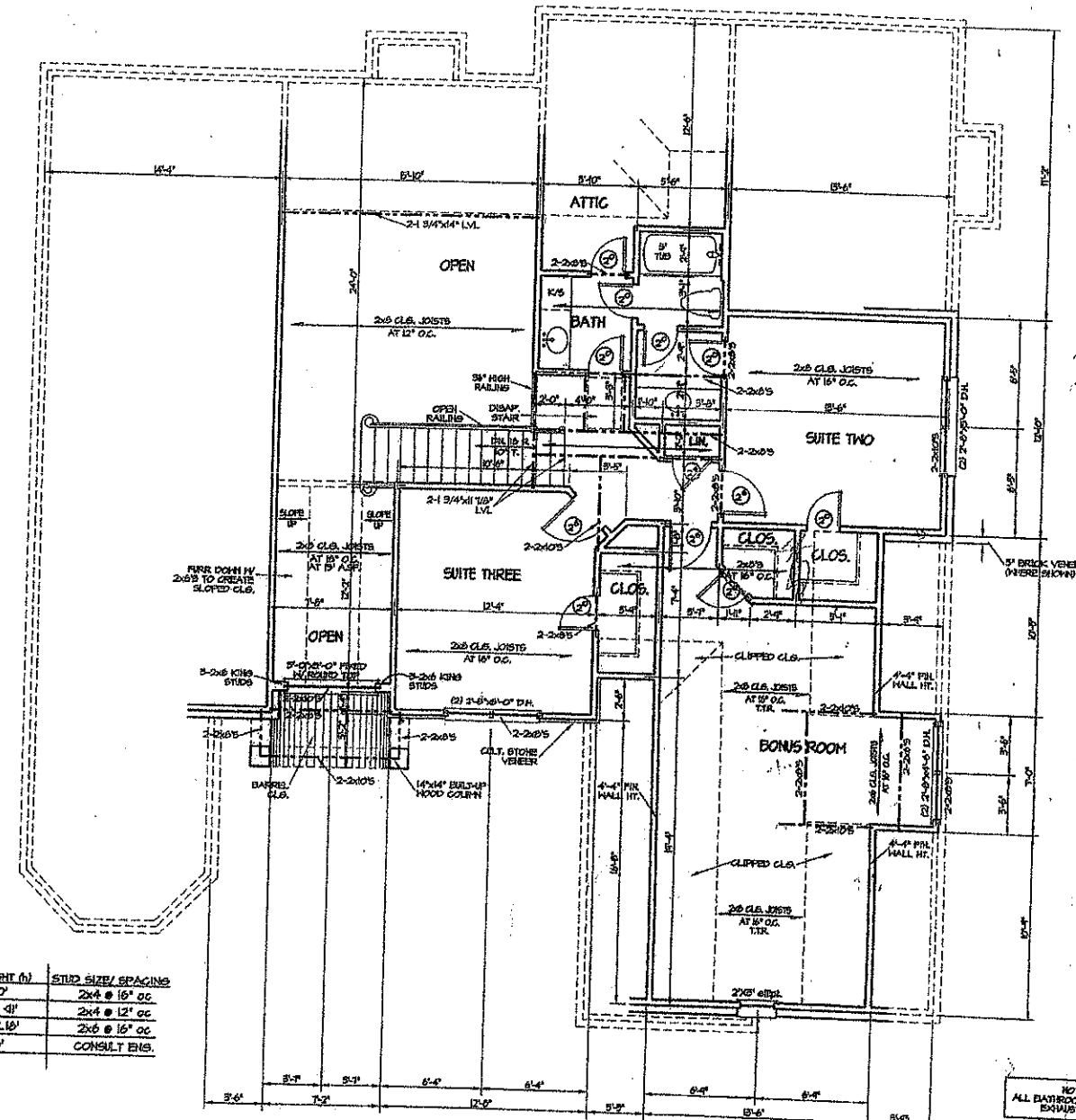



FIRST FLOOR PLAN 10'-0" CEILING HEIGHT

2) All other lumber may be Spruce #2 unless noted otherwise.
3) Steel beams must have 5-2x4 stud jacks under each end support unless noted otherwise.
4) Microllam beams must have 3-2x4 stud jacks under each end support unless noted otherwise.
5) Masonry lintels:
   A.) For spans up to 6': Use 3½"x3½"x¼" steel angles.
   B.) For spans from 6' to 10': Use 5"x3½"x5/16" steel angles.
   C.) For spans from 9' to 18': Use a pair of 9-gauge wires in each of the first 3 courses of brick on a 5"x3½"x5/16" steel angle. Lap all 9-gauge wire splices a minimum of 12" and extend wires a minimum of 12" into jambs. Temporarily support the steel angles before laying masonry. The shoring may be removed five days following the installation of masonry.
   D.) When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to he ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
6) All brick veneer over lower roofs (brick climbs) must have a structural angle leg screwed to an adjacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.
7) All rafter braces must have two studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.
8) Where partitions fall between floor joists or trusses, 2x4 ladders @ 16" o/o must be placed perpendicular to the trusses to support the plywood decking.
9) All wood I-joists and open joists must be braced in accordance with the manufacturer's directions plus details shown on plans. Load-bearing partitions, jacks, beams and column supports must be solid blocked through floor. Trusses and plywood cannot carry concentrated point loads. I-joist material should not be used as blocking under concentrated point loads. All point loads must be carried to foundations with adequate blocking and/or beams.
10) All steel columns shall bear on concrete, masonry, or steel only. An adequately-sized base plate shall be used to spread the column load across the bearing surface areas so as not to exceed its allowable compressive stress. Beams that bear on top of steel columns shall be welded to the column. Base plates shall be bolted with four ½" diameter anchor bolts or expansion bolts to concrete or masonry.
11) Unless noted otherwise on the plans, all exterior facing stud walls taller than 10' shall be constructed as follows:
   A.) Walls 10' to 12' high: Balloon frame 2x4 studs at 12" o/c with ½" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.
   B.) Walls 12' to 20' high: Balloon frame 2x6 studs at 16" o/c (½" OSB sheathing required for wall heights > 17'). Provide 2-1¾"x5¼" LVL king studs on each side of openings 3' to 6' wide and 2-2x6 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 12-16d nails or 4-d" diameter lag screws embedded a minimum of 4" into the header.
   C.) Gable end walls of rooms with vaulted ceiling joists: Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.
   D.) Two-story high foyer walls less than 9' wide: Extend 3½"x9¼" Parallam® PSL member with 3-2x4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near first floor top plate.

NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED .

12) Continuous 2x6 bridging shall be nailed to diagonal or vertical web members of all open-web floors trusses over 10' long. They shall be installed near mid-span as a load distribution member. If the 2x6 bridging is not continuous, lap ends of bridging one truss space.
13) Lower stud walls for buildings over two stories, but not more than three stories:
   A.) Interior walls
      i) Load bearing 2x4 @ 12" o/c
      ii) Non load-bearing 2x4 @ 16" o/c
   B.) Exterior walls
      Use 2x6 @ 16" o.c. with ½"x4'x8' plywood sheathing at all corners and every 25'; OR use 2x4 @12" o.c. with ½" plywood sheathing solid on walls.
14) Headers shall be as shown unless noted differently on plans:
   A.) Interior
      i) Spans up to 2'-6" 2-2x6's
      ii) Spans 2'-6" to 3'-6" 2-2x8's
      iii) Spans 3'-6" to 6'-6" 2-2x10's
      iv) Spans 6'-6" or more See Plan
   B) Exterior
      i) Spans up to 2'-0" 2-2x6's
      ii) Spans 2'-0" to 3'-0" 2-2x8's
      iii) Spans 3'-0" to 5'-0" 2-2x10's
      iv) Spans 5'-0" or more See Plan
   Headers wider than 3' shall have a minimum of 3-2x4 king studs on each side unless noted otherwise.
15) When ceiling joists are parallel to an exterior wall and rafters bear on this exterior stud wall top plate, tie the rafters near the top plate to ceiling joists with 2x6 hogs a minimum of 6' long at 6' on-center across the top of the ceiling joists.
16) At all bay windows, each panel shall be nailed to each adjacent panel with 3-16d nails or tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.
17) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will avoid cracking between wallboard and top of base molding due to vertical oscillation of stair stringers.
18) Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling-wall cracking.
19) Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling-wall cracking.
20) Note to apply to all hard coat stucco exterior finishes:
   A) Joints are necessary at the following locations:
i) Horizontally at each floor line.
ii) No areas larger than 144 S.F. surface exposed.
iii) No dimension longer than 18'.
iv) No dimension longer than 2½ times the shortest dimension
   B) Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.
   C.) See ASTM 926 and 1063 for further information.




| WALL HEIGHT (h) | STUD SIZE/ SPACING |
|---|---|
| h < 10' | 2x4 @ 16" oc |
| 10' < h < 11' | 2x4 @ 12" oc |
| 11' < h < 16' | 2x6 @ 16" oc |
| h > 16' | CONSULT ENG. |

NOTE: ALL ANGLED WALLS ARE AT 45°

# UPPER LEVEL FLOOR PLAN

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

NOTE: ALL BATHROOMS TO HAVE EXHAUST FANS

■ ——— REPRESENTS THE LOCATION FOR SOLID BLOCKING FOR POINT LOAD ABOVE