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GENERAL FRAMING NOTES:

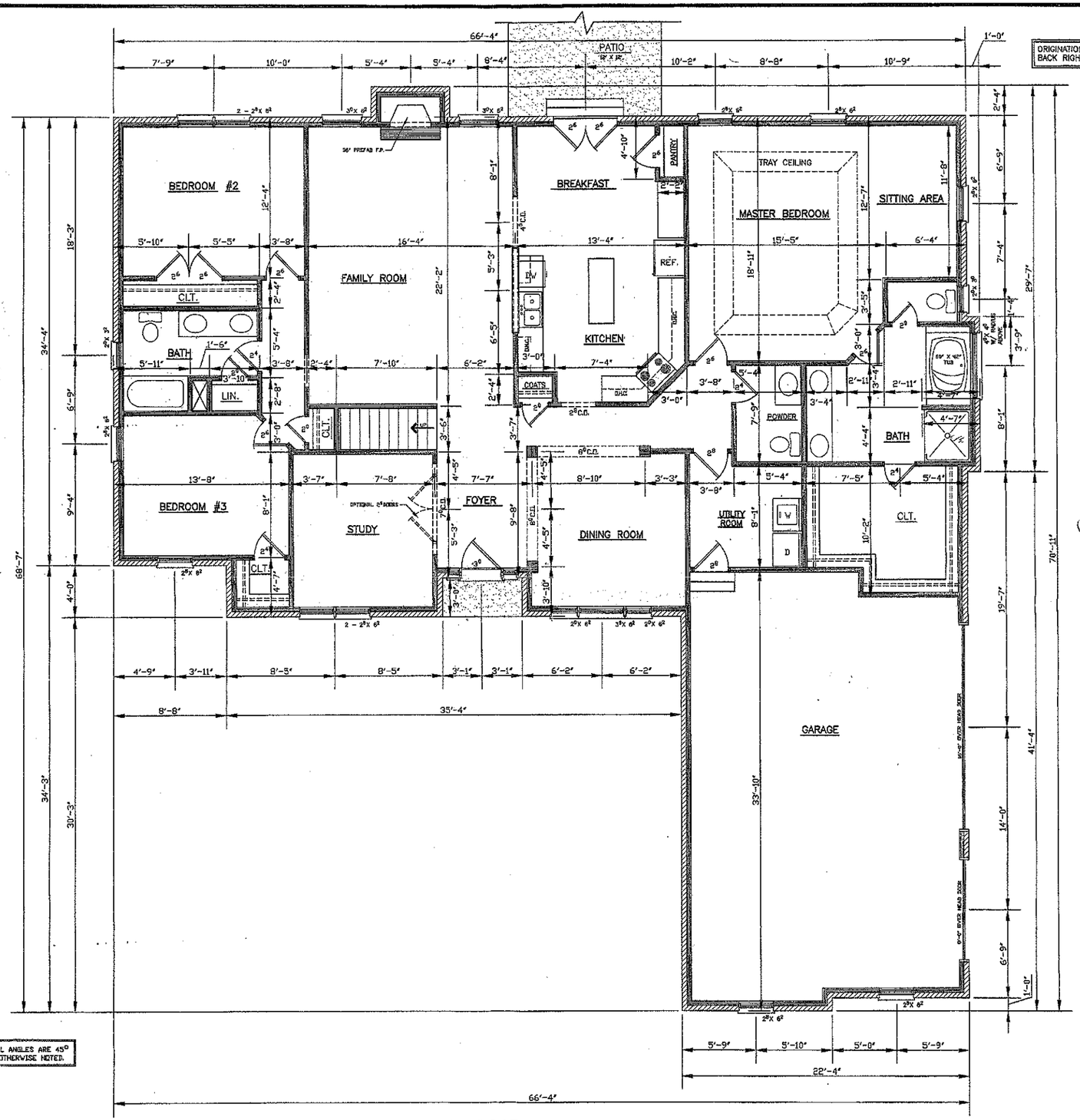
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL OF YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
2. ALL HEADERS SHALL BE 2-2X10'S WITH ¼" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
3. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
4. PROVIDE BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
5. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE) SHALL BE BRACE WITH 7/16" OSB.
6. ALL COLUMNS BE SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
7. PROVIDE DOUBLE 2X8 STRINGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"
8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENE SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED B LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.
17. PROPER "DEADWOOD" SHALL BE PROVIDED FOR ALL MOLDINGS, CABINETS, STAIR RAILINGS, AND SHOWER DOORS/RODS.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DAVID A. WOOD, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILIT FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

NOTE:
DIMENSIONS ARE TO OUTSIDE OF EXTERIOR WALLS AND TO CENTERLINE OF INTERIOR WALLS



EL ESPAÑOL
LAS DIMENSIONES ESTÁN AL EXTERIOR DE PAREDES EXTERIORES HASTA LA LINEA

2458 SQ. FT. - 1ST FLOOR HEATED
765 SQ. FT. - 2ND FLOOR HEATED
722 SQ. FT. - GARAGE
3223 SQ. FT. - TOTAL HEATED

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.

NOTE: 11 X 17 COPIES ARE NOT TO SCALE.

NOTE:
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS WITH OWNER AND DESIGNER. DAVID A. WOOD INC. WILL ASSUME NO LIABILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS.

FIRST FLOOR
SCALE: 1/4" =1'0"

4 Borrm
Acknowledgement Of Plans Submittal ONLY!
w/ plans Date 10/31/06
Jan Jung Date 10/31/06

DAVID A. WOOD INC.
HOME DESIGNS
MONROE, NORTH CAROLINA
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EDWARDS CONSTRUCTION INC. PLAN # 2004129 MONROE, NORTH CAROLINA	
SCALE: AS NOTED	DRAWN BY: D.A.WOOD
DATE: 9-13-04	
66'-4" X 70'-11" RESIDENCE	
FLOOR PLAN	SHEET # 3 OF 7