

## FIRST FLOOR PLAN

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

2,997 Sq. Ft.

### FRAMING NOTES

1. ALL FRAME WALLS SHALL HAVE STUD FRAMING PLACED AT 16" O.C. UNLESS NOTED OTHERWISE.
2. TOP PLATES SHALL BE DOUBLED ON ALL WALLS UNLESS NOTED OTHERWISE.
3. CRIPPLES UNDER ALL HEADERS SHALL BE CONTINUOUS TO SOLE PLATE.
4. DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOISTS UNLESS NOTED OTHERWISE.
5. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING.
6. SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTING WALLS AND BEAMS EXCEPT AT RM JOISTS.
7. DOUBLE RM JOISTS AT ALL WALLS PARALLEL TO JOISTS.
8. BEAMS, ORDERS AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS SHALL NOT BE NOTCHED.
9. ALL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS.
10. LAP ALL JOISTS 6" MINIMUM AT ALL INTERIOR BEARING SUPPORTS.
11. MUD SLS AND LEDGER BOARDS AT CONCRETE WALLS SHALL HAVE ANCHOR BOLTS OF THE SIZE AND SPACING SHOWN ON THE DRAWINGS. EACH BOARD SHALL BE SECURED WITH AT LEAST TWO BOLTS AND EACH BOARD SHALL HAVE A BOLT WITHIN 12" OF EACH END.
12. LVL GIRDERS TO BE NAILED TOGETHER PER MANUFACTURER'S SPECS.
13. PROVIDE CONTINUOUS RIDGE VENTS & SOFFIT VENTS AT ALL ROOFS.
14. TRUSS MANUFACTURER SHALL VERIFY TRUSS SPANS & LOADING.
15. **INSULATION**  
CEILING R-30G1 OR R-38  
WALL R-20  
FLOOR R-19

### DOOR SCHEDULE

TYPE	SIZE	MATERIAL	FRAME	LOCKSET	PRIVACY	CLOSER	THRESH'D	REMARKS
1	3'-0" x 7'-0" x 3/4"	STOREFRONT	METAL	DEAD BOLT	YES	YES	YES	
2	3'-0" x 7'-0" x 3/4"	METAL	WOOD	LEVER		YES	YES	
3	3'-0" x 7'-0" x 3/4"	WOOD	WOOD	LEVER		YES	NO	
4	3'-0" x 7'-0" x 3/4"	WOOD	WOOD	LEVER		NO	NO	
5	3'-0" x 7'-0" x 3/4"	WOOD	WOOD	LEVER		NO	NO	1 HR RATED DOOR
6	3'-0" x 7'-0" x 3/4"	WOOD	WOOD	LEVER		NO	NO	

ALL DOORS IN RATED WALLS SHALL HAVE A RATING COMPLYING WITH 716 (2018 NCBC)

### ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS	CEILING	CLG.HT.	REMARKS
	OFFICE	LVT	CB	PAINTED GWB	GWB	10'-0"	
	CONFERENCE ROOM	LVT	CB	PAINTED GWB	GWB	10'-0"	
	KITCHEN	LVT	CB	PAINTED GWB/TILE	GWB	10'-0"	
	BATHROOM	LVT	CB	PAINTED GWB/TILE	GWB	10'-0"	

ALL FINISHES TO COMPLY WITH THE NCBC 803, 804 AND 1210.  
NOTE: ALL HARDWARE TO BE ACCESSIBLE THROUGH-OUT PER ICC A117.1, 404.2.6 AND 404.2.7

### LEGEND

CB	COVE BASE
WB	WOOD BASE
GWB	GYPSUM WALL BOARD
SC	PAINTED CONCRETE
LVT	LUXURY VINYL TILE

1 HR WALL PER UL 263  
DESIGN NO. V346

\*\* 721.1(2) ITEM 14-1.3 (2018 NCBC) 2"x4" WOOD STUDS 24" O.C. W/ 3/8" TYPE X GYPSUM WALL BOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED W/ 6d COOLER OR WALLBOARD NAILS AT 7" O.C. WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

ALL DOORS IN RATED WALLS SHALL HAVE A RATING COMPLYING WITH 716 (2018 NCBC)

### GENERAL PLAN NOTES:

- WALLS DRAWN @ 3-1/2" U.N.O.
- CONTRACTOR TO VERIFY WINDOW & DOOR SIZES BEFORE CONSTRUCTION BEGINS

### HEADER SIZES

OPENING	HEADERS	JACK STUDS	KING STUDS
3'-11"	2-2x6	1	2
5'-0"	2-2x8	2	2
6'-1"	2-2x10	2	4
7'-1"	2-2x12	2	4
8'-10"	3-2x12	2	4
16'-0"	2-18x11 1/4	2	4

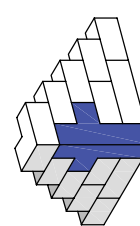
ALL HEADERS TO BE NO. 2 SPF U.N.O.

### SQUARE FOOTAGE CALCULATIONS

TOTAL HEATED Sq. Ft.	5,402 Sq. Ft.
FIRST FLOOR	2,789 Sq. Ft.
SECOND FLOOR	2,613 Sq. Ft.
TOTAL Sq. Ft. UNDER ROOF	5,402 Sq. Ft.

NOTE: ALL INTERIOR DOORS ON 1st FLOOR TO BE 8'-0" U.N.O.

## CORNERSTONE ENGINEERING & CONSULTING, PLLC



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REVISION NO.	DATE	COMMENTS
1	7/23	COMMENTS
2	11/4	COMMENTS

JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	11-15-2023

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### HICKORY COMMONS

21411 Hickory St.  
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### FIRST FLOOR PLAN

# B-01