Lot # 39

OTHER THAN ROOF

(B) STONE
(a) FOR FLAT SPANS UP TO 4' USE 6" X 6" X5/16" STEEL ANGLES.
(b) FOR FLAT SPANS OVER 4' USE 5/16" X 7" STEEL PLATE AS LEDGER WELDED TO BOTTOM FLANGE OF STEEL BEAM - SEE PLANS FOR SIZE.
(C) ON ALL MASONRY ARCHES SHORE UP FOR 10 DAYS BEFORE REMOVING

(D) ARCHES AT GARAGE DOOR W/ LESS THAN 3' OF MASONRY ON SIDES NEED 1 #4 VERTICALLY AT CORNER FOR BRICK & 2 #4 VERTICALLY FOR STONE.

ALL BRICK OVER LOWER ROOFS MUST HAVE A STRUCTURAL ANGLE LAG SCREWED TO AN ADJACENT STUD WALL IN ACCORDANCE WITH DETAIL WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.

ALL WOOD "I" JOISTS AND OPEN WEB JOISTS MAY BE BRACED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR TO CARRY LOADS TO SUPPORTING MEMBERS AND WALLS TO FOUNDATION. I-JOISTS, TRUSSES, AND PLYWOOD CANNOT CARRY CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS W/ BLOCKING AND/OR BEAMS.

(B) ON ALL OPEN WEB FLOOR TRUSSES OVER A 10' SPAN A MINIMUM SINGLE LINE OF 2x4's SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF LINE OF TIE MEMBER IS NOT CONTINUOUS, LAP ALL OFF-LINE MEMBERS ONE SPACE. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES 2x4 LADDERS @16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.

(A) OPEN WEB FLOOR TRUSSES
CONTINUOUS 2 X 6 BRIDGING SHALL BE NAILED TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN-WEB FLOOR TRUSSES OVER 10' LONG. THEY SHALL BE INSTALLED NEAR MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2 X 6 BRIDGING IS NOT CONTINUOUS, LAP ENDS OF BRIDGING ONE TRUSS SPACE.

WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND RAFTERS BEAR ON STUD WALL TOP PLATE ADJACENT TO CEILING JOISTS, BRACE RAFTERS AND TOP PLATE TO 2X6 NOGS (MIN.) ON 6' CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE AT LEAST 45 DEG ANGLE.

ALL BARTER SYSTEM LOCATIONS TO HOLD 6 G.I. MUST HAVE 2 STUDS FROM PLATE TO FOUNDATION OR BEAM BELOW THEM TO ALL FLOORS. NO SPACES ON C.L.G. PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

(A) ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS FRAMING UNDER THEM SHOULD BE NAILED TO THE PARTITION PLATES TO AVOID CEILING-WALL CRACKING.

(B) ROOF TRUSSES CLOSE TO SIDE WALLS FRAMING AND USED AS DEAD HOOD FOR SHEETROCK BOARDS SHOLD BE NAILED TO THE WALL FRAMING TO PREVENT CEILING-WALL CRACKING.

2-STORY WINDOW WALLS
UNLESS SPECIFICALLY DETAILED OTHERWISE ALL 2-STORY OPEN GREAT ROOMS & LIVING ROOMS WITH 2 OR MORE ADJACENT OPENINGS AND A SPACING BETWEEN OPENINGS OF 3 FEET OR LESS MUST USE A 5 1/2" x 5 1/2" x 5/16" STEEL ANGLE VERTICALLY FROM FLOOR TO TOP PLATE LAGGED TO KING STUDS WITH 3/8" x 8" LAGS @ 24" O.C. VERTICALLY AND LAGGED TO FLOOR AND TOP PLATE WITH 1-5/8" x 9" LAG THRU A 1/4" PLATE AT THE TOP AND BOTTOM. MULTIPLE OPENINGS WITH 8' OR LESS SPACE BETWEEN ROOM OPENINGS SHALL HAVE AT LEAST 1 STEEL ANGLE VERTICALLY IN EACH MULLION SPACE. THE SHEATHING ON THIS STEEL REINFORCED PARTITION SHALL BE 1/2" PLYWOOD OR OSB - NO OTHER SHEATHING SHALL BE PERMITTED.
MIN. HEADER SIZES SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS
(A) INTERIOR
1) SPANS UP TO 2'-6" - 2-2x6's
2) SPANS OVER 2'-6" TO 3'-6" - 2-2x8's
3) SPANS OVER 3'-6" TO 6'-6" - 2-2x10's
4) SPANS OVER 6'-6" - SEE PLAN or CONTACT DESIGNER IF NOT SHOWN

(B) EXTERIOR
1) SPANS UP TO 2'-0" - 2-2x6's
2) SPANS OVER 2'-0" TO 3'-0" - 2-2x8's
3) SPANS OVER 3'-0" TO 5'-0" - 2-2x10's
4) SPANS OVER 6'-0" - SEE PLAN or CONTACT DESIGNER IF NOT SHOWN

HEADER SPANS GREATER THAN 9' SHALL HAVE A MINIMUM OF 3 - 2X4 KING STUDS OR EACH SIDE UNLESS NOTED OTHERWISE.

ALL BAY WINDOWS EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5 - 16d NAILS OR TIED TOGETHER WITH METAL STRAPPING NAILED WITH FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2 - 16d NAILS TO EACH PANEL, AT EACH SUPPORT. THIS WILL AVOID VERTICAL CRACKING IN JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.

ALL STAIRS EVERY STUD AT EACH STRINGER MUST BE NAILED TO 2H 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.

2 COAT EXTERIOR STUCCO
JOINTS ARE NECCESSARY AT THE FOLLOWING LOCATIONS:
HORIZONTALLY AT EACH FLOOR LINE.
NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED
NO DIMENSION LONGER THAN 18'
NO DIMENSION LONGER THEN 2 1/2 TIMES THE SHORTEST DIMENSION.

RIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE PAVED AREAS AND 4" ABOVE GRADE.
SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION

STEEL COLUMNS SHALL REAR ON CONCRETE, MASONRY, OR STEEL. AN ADEQUATELY SIZED BASE PLATE SHALL BE USED TO DISTRIBUTE 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 1/2" D. ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY.

TYPE OF LAP SIDING OTHER THAN VINYL IS USED, PROVIDE A SEALED ROOF BARRIER BEHIND ANY VERTICAL OR SILL TRIM WITH BARRIER CUT AT FIRST SIDING COURSE BELOW TRIM

TYPE OF LAP SIDING OTHER THAN VINYL IS USED, WRAP ALL CORNERS WITH 6" EXTENDING 12" HORIZONTALLY BEYOND VERTICAL JOINTS AND CUT OVER CLADDING OR FLASHING AT BOTTOM OF JOINT.

WINDOWS AND DOORS
ALL SIZES SHOWN ARE NOMINAL FRAME SIZES UNLESS NOTED OR DIMENSIONED OTHERWISE AND MAY VARY SLIGHTLY ACCORDING TO MANUFACTURER.

CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING WINDOWS THAT MEET EGRESS AND TEMPERED GLASS REQUIREMENTS.

ALL GLASS DOORS, SLIDING GLASS DOORS, AND SHOWER ENCLOSURES AND PANELS SHALL BE TEMPERED.

ALL DOOR HEIGHTS ARE APPROXIMATE AND MAY VARY ACCORDING TO MANUFACTURER. CONTRACTOR SHALL SET WINDOWS, DOORS, AND CASED OPENINGS AT SAME NOMINAL HEIGHT SO THAT TRIM SHALL ALIGN.

UNLESS NOTED OTHERWISE, TRANSOM HEIGHTS ARE NOMINAL AND SHALL BE FIELD MULL DIRECTLY TO WINDOW BELOW AND YIELD A NOMINAL 6'-8" HEIGHT TO MATCH ANY 6'-0" DOORS OR OPENINGS."

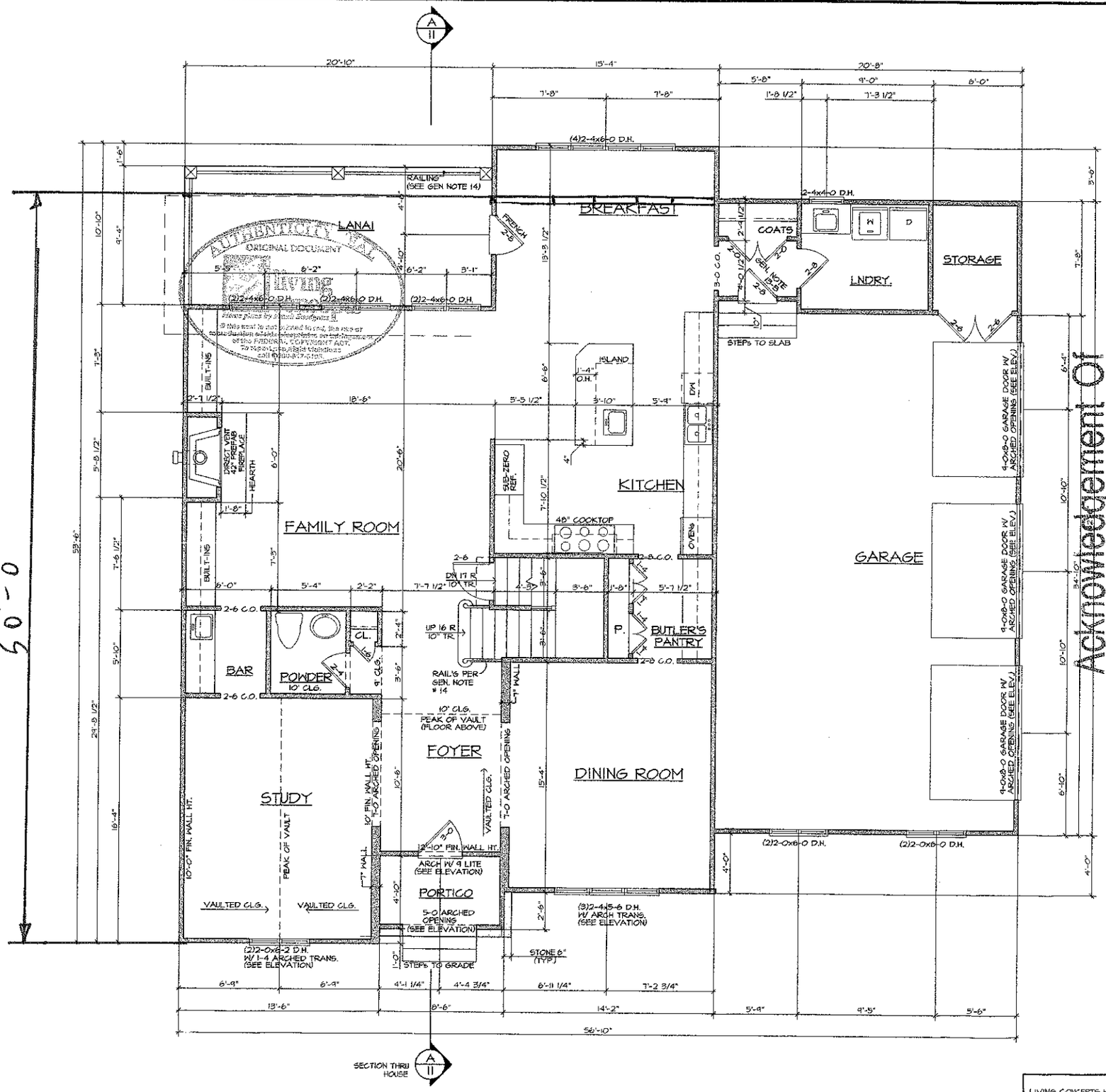
ALL GLASS IN ANY DOOR SHALL BE TEMPERED; OTHERWISE PERMITTED BY CODE.

GARAGE SEPARATION
ONE CEILING & WALL BETWEEN HOUSE AND GARAGE SHALL BE 1/2" TYPE 'X' ROCK.
DOOR FROM HOUSE TO GARAGE SHALL BE 1 3/8" THICK SOLID WOOD OR SOLID CORE RATED.

OPENING LIMITATIONS AND STEPS WITH OPEN RISERS
GUARDRAILS (MIN. HEIGHT 36") ON OPEN SIDES OF STAIRWAYS, LOFT AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 6 INCHES (152 mm) OR MORE IN DIAMETER. THE SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDS SHALL BE A MAX. OF 4 INCHES (102 mm) AT THE NEAREST POINT BETWEEN THE HANDRAILS.

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SIZE THAT A SPHERE 6 INCHES (150 mm) CAN NOT PASS THROUGH

OPEN RISERS SHALL HAVE AN OPENING BETWEEN TREADS NOT TO EXCEED A 4 INCH DIAMETER SPHERE TO PASS THRU.



A 4 FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

NOTICE:
LIVING CONCEPTS HOME PLANNING HAS TAKEN GREAT CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, SINCE CODES ARE SUBJECT TO CHANGE AND INTERPRETATIONS VARY, WE DO NOT GUARANTEE COMPLIANCE WITH ANY SPECIFIC CODES OR ORDINANCES. PURCHASER OR BUILDER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE

E-3678 Reverse

Cover

Acknowledgement of Plans Submittal ONLY!
Date 5-9-06
Date 5-8-06

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