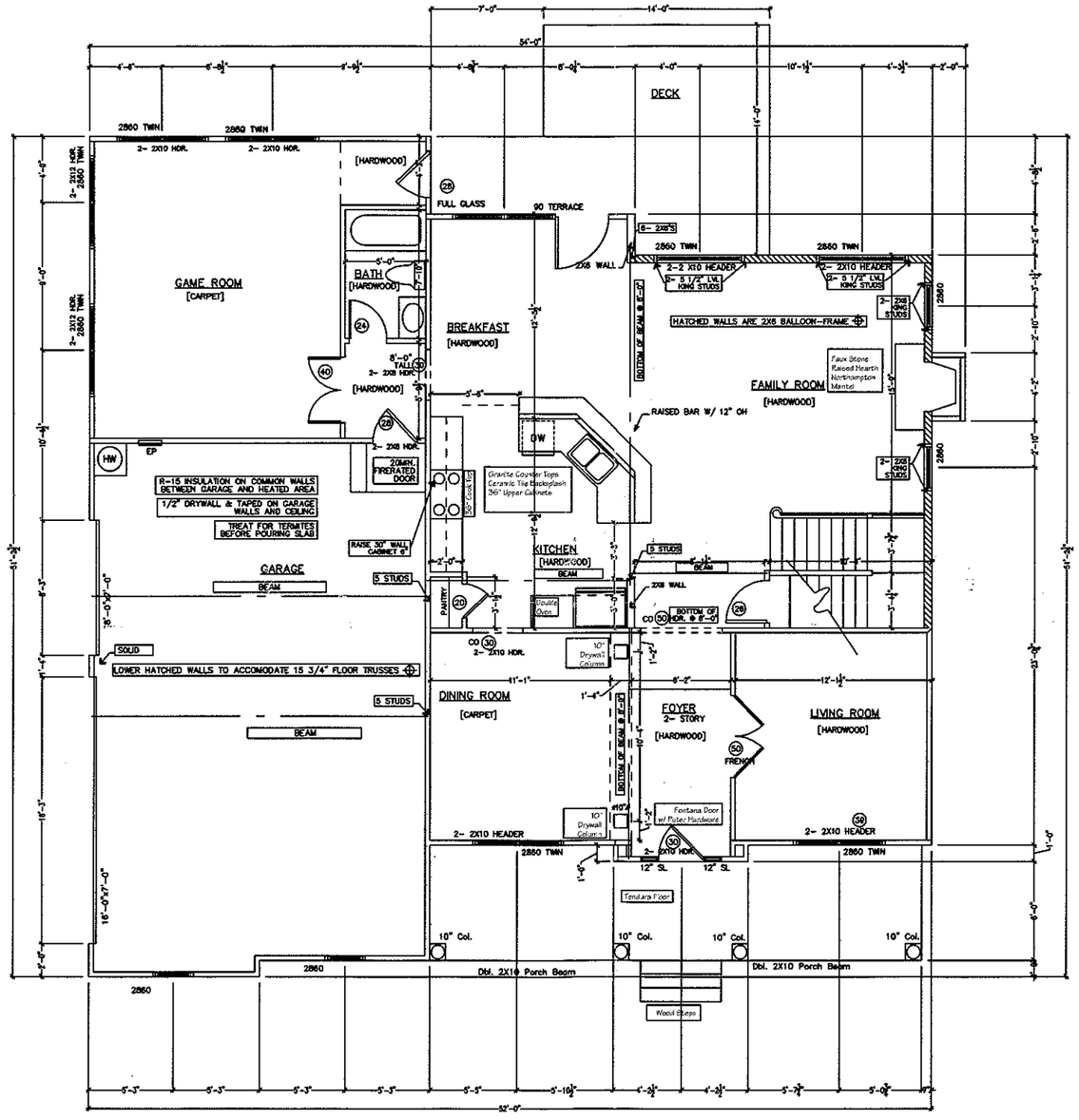
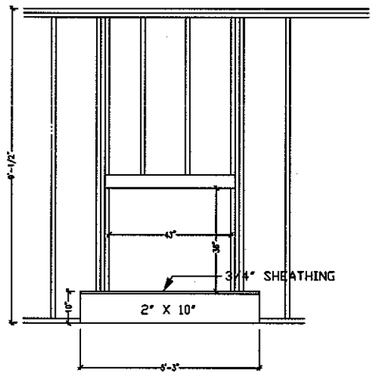
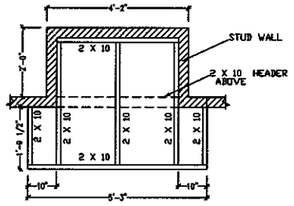
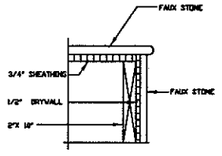


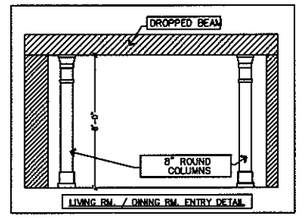


PLAN VIEW
SCALE: 1/2"=1'-0"





RAISED HEARTH FRAMING DETAIL



FRAMING CONSTRUCTION – OTHER THAN ROOF

1. CRAWLSPACE ORDERS AND BAND WITH 4" CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2–2X12 #2 S.P.F., UNLESS OTHERWISE NOTED

2. ALL EXTERIOR STUD WALLS SHALL BE 2X4'S – 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X4'S – 16" O.C. (SEE PLAN FOR 2X6 INTERIOR WALL). ALL LUMBER CAN BE #2 S.P.F. UNLESS NOTED OTHERWISE

3. STEEL BEAMS MUST HAVE 5– 2X4 STUD JACKS UNDER EACH AND SUPPORT UNLESS OTHERWISE NOTED

4. MICROLAM BEAMS MUST HAVE 3– 2X4 STUD JACKS UNDER EACH AND SUPPORT UNLESS OTHERWISE NOTED

5. MASONRY LINTELS:
(a) FOR SPANS UP TO 6'–0" USE 3 1/2" X 3 1/2" X 1/4" STEEL ANGLES
(b) FOR SPANS FROM 6'–0" TO 9'–0" USE 5" X 3 1/2" X 5/16" STEEL ANGLES
(c) FOR SPANS FROM 9'–0 TO 15'–0" USE 3 PAR OF 9 GAUGE WIRE IN FIRST 3 COURSES OF BRICK ON A 5" X 3 1/2" X 5/16" STEEL ANGLE LAP ALL 9 GAUGE WIRE SPLICES 12" MINIMUM. TEMPORARY SUPPORT STEEL ANGLE BEFORE LAYING MASONRY FOR 5 DAYS FOLLOWING INSTALLATION OF MASONRY

6. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE WITH STOPS LAG SCREWED TO STUDS ABOVE IN ACCORDANCE WITH DETAIL

7. ALL WORK I–JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH MANUFACTURERS 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 LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH BLOCKING AND/OR BEAMS

8. ALL RAFTER BRACES MUST HAVE 2–STUDS FORM PLATED TO FOUNDATION OR BEAM BELOW THEM AT ALL FLOORS. NO BRACES ON CEILING PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

9. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES 2X4 LADDERS @ 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.

10. ON ALL OPEN WEB FLOOR TRUSSES OVER 10'–0" SPAN A MINIMUM SINGLE LINE OF 2X4'S SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN APPROXIMATE MID–SPAN AS A LOAD DISTRIBUTION MEMBER IF LINE OF TIE MEMBER IS NOT CONTINUOUS, LAP ALL OFF–LINE MEMBERS TO ONE SPACE.

11. 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 HOGS 6'–0" LONG MINIMUM ON 6'–0" CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE AT APPROXIMATELY AT 45 DEGREE ANGLE

12. ALL 2–STORY OPEN FAMILY ROOMS, LIVING ROOM, USING 3 1/2" WALL, W/ 2 OR MORE ADJACENT OPENINGS AND A SPACING BETWEEN OPENINGS OF 3 FEET OR LESS MUST USE A 3 1/2" X 3 1/2" X 1/4" STEEL ANGLE VERTICALLY FROM FLOOR TO TOP PLATE LAGGED TO KING STUDS WITH 3/8"X3" LAGS @ 24" O.C. VERTICALLY AND LAGGED TO FLOOR AND TOP PLATE WITH (1) 3/4" X 3" LAG THROUGH A 1/4" PLATE AT THE TOP AND BOTTOM. MUTIPLE OPENINGS WITH 3'–0" OR LESS SPACE BETWEEN ROUGH OPENINGS SHALL HAVE ATLEAST ONE STEEL ANGLE VERTICALLY IN EACH MULLION SPACE. THE SHEATHING ON THIS STEEL REINFORCED PARTITION SHALL BE 1/2" PLYWOOD, NO OTHER SHEATHING WILL BE PERMITTED.

13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED:
(a) INTERIOR
(1) SPANS UP TO 2'–6" – – – – – – – – – – – – 2– 2X8'S
(2) SPANS 2'–6" TO 3'–0" – – – – – – – – – – 2– 2X8'S
(3) SPANS 3'–6" TO 6'–6" – – – – – – – – – – 2– 2X10–'S
(4) SPANS 6'–6" OR MORE – – – – – – – – – – SEE PLAN

(b) EXTERIOR
(1) SPANS UP TO 2'–0" – – – – – – – – – – – 2– 2X8'S
(2) SPANS 2'–0" TO 3'–0" – – – – – – – – – – 2– 2X8'S
(3) SPANS 3'–0" TO 3'–0" – – – – – – – – – – 2– 2X10'S
(4) SPANS 3'–0" OR MORE – – – – – – – – – – SEE PLAN

SQUARE FOOTAGE	
1st FLR. HTD.	1553SF
2nd FLR. HTD.	1497SF
TOTAL HTD.	3052SF
GARAGE (UNHTD.)	666SF
DECK	215SF
FRONT PORCH	202SF

CABINET BLOCKING NOTES

VANITY BASE BATH CABINETS	30" CENTER ABOVE FINISHED FLOOR
KITCHEN BASE CABINETS	34 1/2" CENTER ABOVE FINISHED FLOOR
BOTTOM OF WALL UPPER	54" CENTER ABOVE FINISHED FLOOR
TOP OF WALL UPPER 30" CABINET	84" CENTER ABOVE FINISHED FLOOR
TOP OF WALL UPPER 36" CABINET	90" CENTER ABOVE FINISHED FLOOR
TOP OF WALL UPPER 42" CABINET	96" CENTER ABOVE FINISHED FLOOR

NOTE:
1. Openings between the garage and residence shall be equipped with either a solid wood door not less than 1 3/8" in thickness or 20–minute fire–rated doors.
2. The garage shall be separated from the residence and its attic by means of minimum 1/2" gypsum board applied to the garage side.
3. Garage and carport floor surfaces shall be of approved noncombustible material. That area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
4. The total area under the floor shall be treated to prevent termite infestation.

IBLOCK DEVELOPMENT CORPORATION
300 MCGILL AVENUE N.W.
CONCORD, NC
(704) 788–4818 FAX (704) 784–3720

LOT #13
EDGEWATER PARK

FIRST FLOOR
FLOOR PLAN

DATE: 03/07/2005
PLAN: ARLINGTON
SCALE: 1/4"=1'-0"
DRAWN BY: WCO
ESTIMATED BY: AK
CHECKED BY: MN