DELUXE MASTER BATH DETAIL

CORNER FIREPLACE DETAIL - OPTIONAL FIREPLACE

Acknowledgement of Plans Submittal ONLY

Date 3-5-05

FRAMING CONSTRUCTION - OTHER THAN ROOF

1. CRAWLSPACE SIRDERS AND BAND WITH 4" CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2-2X12 #2 DFPF. 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 DFPF. 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 NOGS 6'-0" LONG MINIMUM ON 6'-0" CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE AT APPROXIMATELY AT 45 DEGREE ANGLE

12. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED:

(a) INTERIOR
(1) SPANS UP TO 2'-6" ---------- 2- 2X6'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- 2X6'S
(2) SPANS 2'-0" TO 3'-0" ---------- 2- 2X8'S
(3) SPANS 3'-0" TO 5'-0" ---------- 2- 2X10'S
(4) SPANS 5'-0" OR MORE ---------- SEE PLAN

CABINET BLOCKING NOTES	
- VANITY BASE BATH CABINETS	30" CENTER ABOVE FIN. FLR.
- KITCHEN BASE CABINETS	34 1/2" CENTER ABOVE FIN. FLR.
- BOTTOM OF WALL UPPER	54" CENTER ABOVE FIN. FLR.
- TOP OF WALL UPPER 30" CAB.	84" CENTER ABOVE FIN. FLR.
- TOP OF WALL UPPER 36" CAB.	90" CENTER ABOVE FIN. FLR.
- TOP OF WALL UPPER 42" CAB.	96" CENTER ABOVE FIN. FLR.

LOT #27 EDGEWATER PARK

REVISIONS

SECOND FLOOR PLAN

DATE:

PLAN # 30
THE ARL

SCALE:
DRAWN BY

ESTIMATE

CHECKED