Sept 2002 2004

FRAMING CONST. - OTHER THAN ROOF

1. GRAVEL GIRDERS AND BAND WITH CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2-2x10 (NO.1) SOUTHERN YELLOW PINE #2 UNLESS NOTED LARGER. MAXIMUM CLEAR SPANS ARE TO BE 4'-8", 18'-0" O.C. SPACING OF PIERS)

TO AVOID OBJECTIONABLY CRACKING IN FINISHED HARDWOOD FLOORS OVER GIRDERS USE THE FOLLOWING PROCEDURE:

(A) WOLMAN
- (a) ALL FLOOR JOISTS MUST BE TOENAILED TO THEIR SUPPORT GIRDERS WITH A MIN. OF 3/8" D. NAILS AT EACH END. LADDER NAILS WILL SPLIT AND RENDER THE TOENAIL INEFFECTIVE. NO END NAILING THROUGH THE GIRDER OR BAND IS PERMITTED.
- (b) IF DROPPED GIRDERS ARE USED, END LAP ALL JOISTS AND SIDE NAIL EACH WITH A MIN. OF 3#8" D. NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILED WITH 3#8" D. NAILS AT EACH JOIST END.
- (c) NAIL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 16" O.C. NAILS STAGGERED AT 3" O.C. 3" DOWN FROM TOP AND 2" UP FROM THE BOTTOM WITH 4#16 SIMP. D. NAILS AT EACH SPLICE IN THE JOIST THROUGH THE MEMBERS MAKING UP MULTIPLE GIRDER.
- (d) TAIL NAILING PATTERN WILL ENSURE A TIGHT FLOOR FROM THE OUTSIDE OF THE HOUSE TO THE OUTSIDE SO THAT WHEN THE FRAMING SHRINKS DURING THE FIRST HEATING SEASON, THE SHRINKAGE WILL BE UNIFORMLY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE GIRDER NAILING PATTERN IS OMITTED, THEN THE SHRINKAGE WILL ACCUMULATE OVER THE GIRDERS AND AN OBJECTIONABLE CRACK WILL DEVELOP THE GIRDER LINE.

(B) AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 8' O.C. FOR A MIN. OF JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL ENSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE GIRDERS.

(C) THOSE MUST BE WOOD BLOCKING (MIN. BOLTED TO THE STEEL BEAM WITH JOISTS TOENAILED OR ATTACHED TO THE BEAM WITH METAL HANGERS UNDER ANY HARDWOOD FLOORS THAT RUN OVER A STEEL BEAM SUPPORTING FLOOR JOISTS. THIS CONDITION OFTEN EXISTS OVER BASEMENT AREAS.

2. ALL OTHER LUMBER CAN BE SPRUCE #2 UNLESS NOTED OTHERWISE.

3. WOOD DECK ANCHORAGE
- (A) ALL STRUCTURES EXCEPT MASONRY VENEER: FOR UP TO 8' SPAN, USE 3/8" GALV. BOLTS AND WASHERS @ 6'-0" O.C. (MAX.) AND 2-3/4" GALV. NAILS @ 8" O.C. (MAX.); FOR 8' TO 16' SPAN, USE 3/8" GALV. BOLTS AND WASHERS @ 4'-0" O.C. (MAX.) AND 3-3/4" GALV. NAILS @ 8" O.C. (MAX.)
- (B) FOR MASONRY VENEER STRUCTURES: FOR UP TO 8' SPAN, USE 5/8" GALV. BOLTS AND WASHERS @ 2'-4" O.C. (MAX.); FOR 8' TO 16' SPAN, USE 5/8" BOLTS AND WASHERS @ 1'-4" O.C. (MAX.)

4. BOARD CONCRETE FIRERACE FRAMING ANCHORAGE
DOUBLE NUMBERS OF BOLTS REQUIRED FOR FLOOR SILLS ABOVE UNLESS NOTED OTHERWISE.

5. LOWER STUD WALLS FOR FLOOR 2 TO 8 STORIES:
- (A) INTERIOR WALLS
  - (a) LOAD BEARING...2x4 @ 12" O.C.
  - (b) NON LOAD BEARING...2x4 @ 16" O.C.
- (B) EXTERIOR WALLS: USE 2x6 @ 16" O.C. WITH 1/2" X 4' X 8' PLYWOOD SHEATHING AT ALL CORNERS AND EVERY 25', OR USE 2 X 4 STUDS @ 12" O.C. WITH 1/2" PLYWOOD SHEATHING SOLID ON WALLS.

PATTERSON STUD WALL TALL BE THAN 10'

- (A) STUDS SHALL BE 2 X 6 @ 16" O.C. OR 2 X 4 @ 16" O.C. IF 1/2" PLYWOOD SHEATHING REQUIRED FOR SHEAR WALL HEIGHTS 1 1/2" PROVIDE SHEATHING FOR FULL WALL HEIGHT ON EACH SIDE OF OPENINGS 3' TO 6' 2-2 SAW 6'S 1 1/2 OR 2 PIECES WIDE, EXCEPT OPENINGS LESS THAN 3' WIDE PLASTIC KING STUDS REQUIRED TO ALL HEADERS WITH (2) 12-16 D. NAILS OR 4 3/8" D. LAG SCREWS EMBEDDED A MIN. OF 4" INTO THE HEADER.
- (C) ANGLE END WALLS OF ROOMS WITH VARYING CEILING JOISTS: DAYLIGHT FRAME WALL AND PROVIDE SOLID STUD LINE ON SIDE OF OPENING, NAILED SECURELY TO THE HEADER.
- (D) TWO SHORT HIGH POCKETS WALLS 6 LESS THAN 12' HIGH: EXTEND 12" OUT FROM THE WALL WITH 2" LUMBER IN THE 8 - 2X6 FLAT PLATES ACROSS THE ENTIRE WALL. LOCATE THE BEAM ALONG MID-HEIGHT OF THE WALL STUD OR NEAR EVERY FLOOR TOP PLATE.

NOTE:
SEE "SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20' MEN STUDWALLS IN MEN WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

6. LVL BEAMS MUST HAVE 2-2x4 JACK STUDS UNDER EACH END FOR SUPPORT UNLESS NOTED OTHERWISE.

7. STEEL BEAMS MUST HAVE 3-2x4 JACK STUDS UNDER EACH END FOR SUPPORT UNLESS NOTED OTHERWISE.

8. MASONRY OPENINGS
- (A) BRICK
  - (a) FOR FLAT SPANS UP TO 6'-0" USE 3 1/2" X 3 1/2" X 1/4" STEEL ANGLES
  - (b) FOR FLAT SPANS OVER 6' TO 9' USE 5" X 3 1/2" X 5/16" STEEL ANGLES.
  - (c) FOR SPANS OVER 9' TO 15' USE 2 PAIR OF 6 GAUGE MIRE IN FIRST 8 COURSES OF BRICK ON A 3"x 3 1/2"x 5/16" STEEL ANGLE. LAP ALL 4 GAUGE MIRE SPLICES 12" MIN. AND EXTEND MIRES 12" MIN. INTO JAMBS. TEMPORARILY SUPPORT STEEL ANGLE BEFORE LAYING MASONRY & FOR 5 DAYS FOLLOWING INSTALLATION OF MASONRY OR AS SHOWN ON PLANS.
  - (d.) WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY. THE BEAM SHOULD BE TEMP. SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MAS.
- (B) STONE
  - (a) FOR FLAT SPANS UP TO 4' USE 6" X 6" X 5/16" STEEL ANGLES.
  - (b) FOR FLAT SPANS OVER 4' USE 5/8" 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
- (C) ARCHES AT GARAGE DOOR W/ LESS THAN 9" OF MASONRY ON SIDES NEED 1 #4 VERTICALLY AT CORNER FOR BRICK & 2 #4 VERTICALLY FOR STONE.

9. 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.

10. ALL WOOD 'I' JOISTS AND OPEN JOISTS MUST 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 BY 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 MIDSPAN AS A LOAD DISTRIBUTION MEMBER. IF LINE OF TIE MEMBER IS NOT CONTINUOUS, LAP ALL OFF-LINE MEMBERS ONE SPACE.
  MARK 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.

11. WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND RAFTERS OR ON STEEP WALL TOP PLATE ADJACENT TO CEILING JOISTS, BRACE RAFTERS AND TOP PLATE TO 2x6 WOOD (MIN) ON 6' CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE AT LEAST 45 DEG ANGLE.

12. ALL RAFTER REACTIONS LESS TO ROS 6 C-J MUST HAVE 2 STEEL FROM PLATE TO FOUNDATION OR BEAM BELOW THEN TO ALL FLOORS. NO BRACES ON CLG. PLATE WITHOUT STUDS DIRECTLY UNDER THEM.
- (A) ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS RUNNING 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 TO MINIMIZE WALL TO CEILING CRACKING.

13. 2-STORY MINION WALLS
UNLESS SPECIFICALLY DESIGNED OTHERWISE, ALL 2-STORY OPEN GREAT ROOMS & LIVING ROOMS WITH 2 OR MORE 2-STORY OPEN AREAS AND A 9'-0" CLEAR BETWEEN OPENINGS OF 3 FEET OR LESS MUST USE A 3 1/2" x 3 1/2" x 5/16" STEEL ANGLE VERTICALLY FROM FLOOR TO TOP PLATE LAGGED TO EACH STUD WITH 5/8" x 9" LAG @ 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 5' OR LESS SPACE BETWEEN ROUGH OPENINGS SHALL HAVE AT LEAST 1 STEEL ANGLE VERTICALLY IN EACH HOLLOW SPACE. THE SHEATHING ON THIS STEEL REINFORCED PARTITION SHALL BE 1/2" PLYWOOD OR OSB - NO OTHER SHEATHING SHALL BE PERMITTED.

14. NON 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 5'-0" - 2-2x8's
  - 3) SPANS OVER 5'-0" TO 6'-6" - 2-2x10's
  - 4) SPANS OVER 6'-6" TO 8'-0" - 2-2x12's
  - 5) SPANS OVER 8'-0" - 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 5'-0" - 2-2x8's
  - 3) SPANS OVER 5'-0" TO 8'-0" - 2-2x10's
  - 4) SPANS OVER 8'-0" - SEE PLAN OR CONTACT DESIGNER IF NOT SHOWN

HEADER SPANS GREATER THAN 9' SHALL HAVE A MINIMUM OF 3 - 2x4 KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.

15. AT ALL BAY WINDOWS EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 3 - 16G. RAILS OR TIED TOGETHER WITH METAL STRAPPING NAILED AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2 - 16G. NAILS INTO EACH PANEL. AT EACH STRAP. THIS WILL AVOID VERTICAL CRACKING IN JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.

16. AT ALL STAIRS EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF 3 - 16G. NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.

17. HARD COAT EXTERIOR STUCCO
- (A) JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:
  - 1) HORIZONTALLY AT EACH FLOOR LINE.
  - 2) NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED
  - 3) NO DIMENSION LONGER THAN 18'
  - 4) NO DIMENSION LONGER THEN 2 1/2 TIMES THE SHORTEST DIMENSION.
- (B) DRIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE PAVED AREAS AND 4" ABOVE GRADE.
- (C) SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION

18. ALL STEEL COLUMNS SHALL BEAR ON CONCRETE, MASONRY, OR STEEL ONLY. NO ADEQUATELY SIZED BASE PLATE SHALL BE USED TO SPREAD 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 HELPED TO THE COLUMN. BASE PLATES SHALL BE BOLTED WITH FOUR 1/2" D. ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY.

GENERAL NOTES

1. DESIGN LOADS: ARE ALL DEAD LOADS PLUS:
- A. FOOTINGS ARE BASED ON A SOIL BEARING CAPACITY OF _____ = 2000 PSF
- B. MAIN FLOOR LIVE LOAD _____ = 40 PSF
- C. UPPER FLOOR LIVE LOAD _____ = 30 PSF EXCEPT BEDROOMS _____ = 30 PSF
- D. CEILING JOISTS UNDER ATTICS W/ LESS THEN 8' CLEAR HEIGHT _____ = 10 PSF
- E. CEILING JOISTS UNDER ATTICS W/ OVER 8' CLEAR HEIGHT BUT NO PERMANENT STAIR _____ = 20 PSF
- F. CEILING JOISTS UNDER ATTICS W/ OVER 8' CLEAR HEIGHT BUT W/ PERMANENT STAIR _____ = 30 PSF
- G. ROOF LIVE LOAD (SLOPE 3#/SQ.FT.) _____ = 30 PSF
- ROOF LIVE LOAD (FLAT) _____ = 20 PSF
- H. SNOW LOAD WHERE APPLICABLE _____ = 30 PSF
- I. WIND LOAD IS 80 MPH, EQUIVALENT TO _____ = 221 PSF
- J. EARTHQUAKE IS PER NORTH CAROLINA CODE

2. THESE PLANS SHOULD BE STUDIED AND USED IN THEIR ENTIRETY AS INFORMATION VITAL TO EACH STAGE OF CONSTRUCTION WILL APPEAR ON MORE THAN ONE SHEET.

3. IF CONTRACTOR DISCOVERS A CONSTRUCTION DEVIATION FROM THE PLANS, IT IS CONTRACTOR'S RESPONSIBILITY TO BRING INTO COMPLIANCE WITH THE PLANS OR CONTACT THE DESIGNER BEFORE PROCEEDING. GENERAL CONTRACTOR ASSUMES ALL LIABILITY FOR ANY DEVIATION FROM THE PLAN NOT APPROVED BY THE DESIGNER.

4. GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR COMPLETION OF ALL WORK SHOWN OR REASONABLY IMPLIED BY THESE DRAWINGS AND/OR SPECIFICATIONS. HE SHALL CONFIRM ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES.

5. DESIGNER NOT RESPONSIBLE FOR EQUIPMENT OR MATERIALS NOT SPECIFIED ON THESE PLANS.

6. DIMENSIONS ON FLOOR PLANS ARE FROM FACE OF STUD (TYPICAL) BEAMS ARE DIMENSIONED TO CENTERLINE UNLESS NOTED OTHERWISE)

7. DIMENSIONS ON FOUNDATION PLANS ARE FROM FACE OF MASONRY U.N.O.

8. DIMENSIONS FROM 1ST. FLOOR TO TOP OF GARAGE FLOOR SLAB MAY VARY ACCORDING TO FIELD GRADE CONDITIONS UNLESS SPECIFICALLY DIMENSIONED ON PLANS.

9. DRAWINGS SHALL NOT BE SCALED, USE LABELED DIMENSIONS ONLY. 5 DIMENSIONS SHOULD BE WITHIN 1".

10. DETAILS TAKE PRECEDENCE OVER PLANS & ELEVATIONS. LARGER SCALED DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.

11. WATER AND MOISTURE PROTECTION
- (A) PROVIDE FOUNDATION WATERPROOFING WHERE EXTERIOR GRADE IS ABOVE GRADE SPACE OR BASEMENT SLAB AND INSTALL 4" PERFORATED PLASTIC DRAINAGE PIPING AND SLOPE TO ON-SITE DRY WELL OR NATURAL DRAINAGE COURSES.
- (B) ALL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE FLASHED AND/OR CAULKED AS PER CODE AND/OR INDUSTRY-RECOGNIZED PROPER CONSTRUCTION TECHNIQUES. ALL BODY SHINGLE FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE STEP FLASHING.
- (C) ALL FLASHING SHALL BE TURNED OUT AT LOWER EDGE TO DIRECT WATER OUT OF STRUCTURE.
- (D) ALL FLASHING SHALL BE COPPER, ALUMINUM OR PVC UNLESS NOTED OTHERWISE. ALUMINUM FLASHING SHALL NOT BE USED IN CONTACT WITH MORTAR OR CONCRETE. GALVANIZED FLASHING SHALL NOT BE USED IN BRICK CONSTRUCTION.
- (E) IF ANY TYPE OF LAP SIDING OTHER THAN VINYL IS USED, PROVIDE A SEALED WATERPROOF BARRIER BEHIND ANY VERTICAL OR SILL TRIM WITH BARRIER TURNED OUT AT FIRST SIDING COURSE BELOW TRIM
- (F) IF ANY TYPE OF LAP SIDING OTHER THAN VINYL IS USED, WRAP ALL CORNERS W/ 6 MIL. POLY EXTENDING 12" HORIZONTALLY BEYOND VERTICAL JOINTS AND TURNED OUT OVER CLADDING OR FLASHING AT BOTTOM OF JOINT.

12. WINDOWS AND DOORS
- (A) WINDOW SIZES SHOWN ARE NOMINAL FRAME SIZES UNLESS NOTED OR SPECIFIED OTHERWISE AND MAY VARY SLIGHTLY ACCORDING TO MANUFACTURER.
- (B) CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING WINDOWS THAT MEET EGRESS AND TEMPERED GLASS REQUIREMENTS.
- (C) ALL FRENCH DOORS, SLIDING GLASS DOORS, AND SHOWER ENCLOSURES AND DOORS SHALL BE TEMPERED.
- (D) HEADER 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.
- (E) UNLESS NOTED OTHERWISE, TRANSOM HEIGHTS ARE NOMINAL AND SHALL BE SIZED TO MILL DIRECTLY TO HINDOW FRAME AND YIELD A NOMINAL OVERALL HEIGHT TO MATCH ANY 8'-0" DOORS OR OPENINGS.
- (F) ALL GLASS IN ANY DOOR SHALL BE TEMPERED UNLESS OTHERWISE PERMITTED BY CODE.

13. GARAGE SEPARATION
- (A) GARAGE CEILING & WALL BETWEEN HOUSE AND GARAGE SHALL BE 1/2" SHEET ROCK.
- (B) DOORS FROM HOUSE TO GARAGE SHALL BE 1 3/8" THICK SOLID WOOD OR 20-MIN. RATED.

14. GUARDRAILS, OPENING LIMITATIONS AND STEPS WITH OPEN RISERS
- (A) REQUIRED GUARDRAILS (MIN. HEIGHT 36") ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 6 INCHES (153 mm) OR MORE IN DIAMETER. THE GREATER HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAX. OF 4 INCHES (102 mm) AT THE NEAREST POINT BETWEEN THE MID-RISERS.

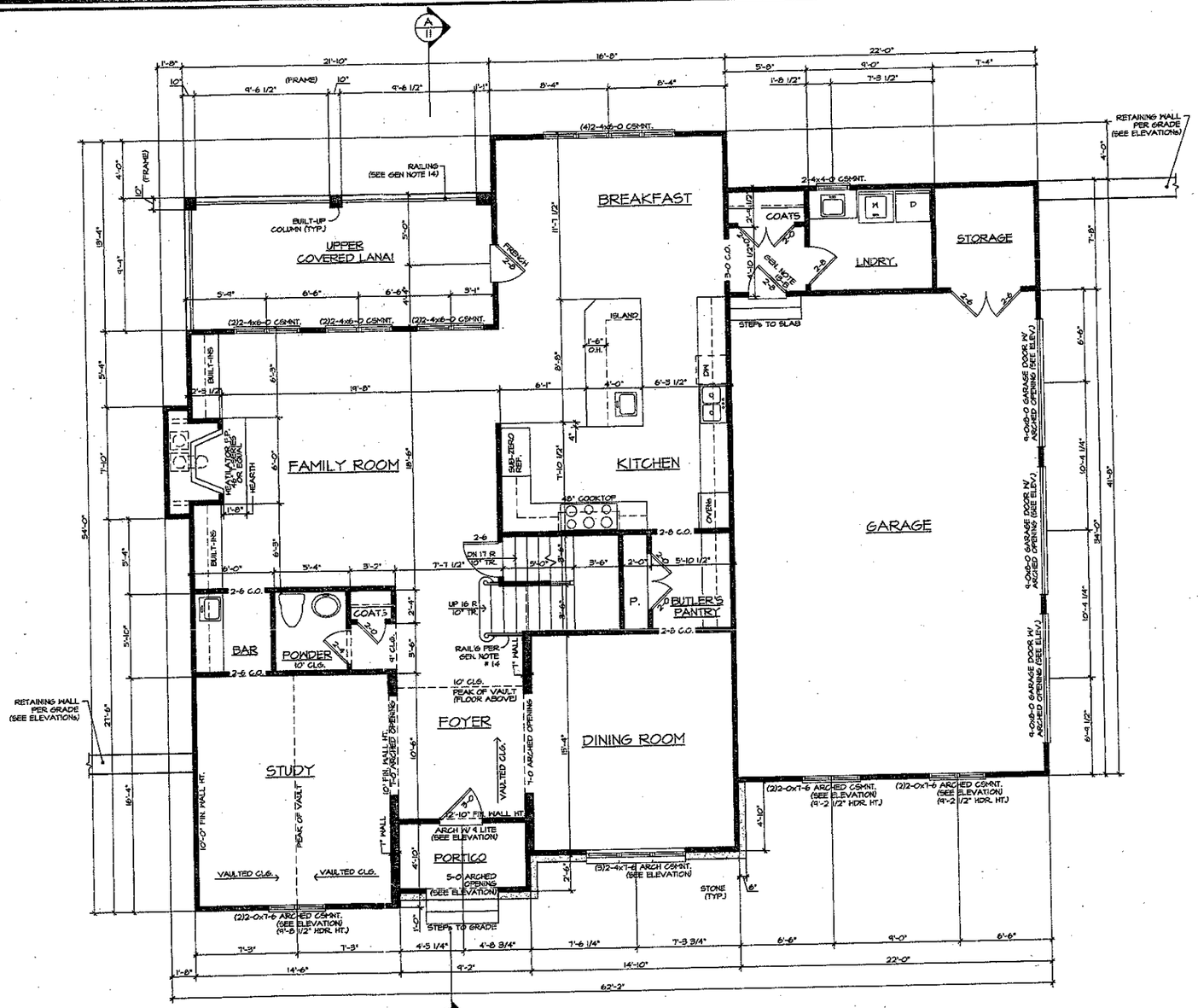
  EXCEPTION: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CAN NOT PASS THROUGH.
- (B) STEPS WITH OPEN RISERS SHALL HAVE AN OPENING BETWEEN TREADS THAT DOES NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THRU.

15. TERMITE PROTECTION
ALL HOUSE FOUNDATIONS & SLABS SHALL BE PRETREATED FOR TERMITES BY A LICENSED EXTERMINATOR.

16. ROOM BOOK INSULATION
- A) THE MIN. FLOOR INSULATION IN ROOMS OVER GARAGES OR OUTDOOR AREAS SHALL BE R-30.
- B) KNEE WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL HAVE R-13 BATT INSULATION.
- C) KNEE WALLS OVER 4' HIGH BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL HAVE SHEATHING ON UNCONDITIONED SIDE.

17. THE DESIGNER MAKES EVERY EFFORT TO USE ONLY PRODUCTS AND TECHNIQUES RECOGNIZED AT THE TIME AS APPROPRIATE FOR THE APPLICATIONS SHOWN. HOWEVER, MANY ITEMS SHOWN ON THESE PLANS ARE IN GENERIC TERMS AND ARE LEFT TO THE OWNER'S AND/OR CONTRACTOR'S DISCRETION OR ARE SHOWN SPECIFICALLY AS REQUESTED BY THE OWNER. AS BETWEEN THE CONTRACTOR, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY MATERIAL OR PRODUCTS SHOWN OR ANY TECHNIQUES NOT SPECIFICALLY SHOWN ON THE PLANS.

18. PROVIDE FIRESTOPPING EVERY 10' BOTH VERTICALLY AND HORIZONTALLY AT ALL CONCEALED DRAFT OPENINGS.



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

NOTE:
ALL DOORS AND CASED OPENINGS ON THIS FLOOR SHALL BE 8'-0" HIGH UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE: (WITH MASONRY)

LOWER LEVEL	=	1414 SQ. FT.
FIRST LEVEL	=	1805 SQ. FT.
SECOND LEVEL	=	2046 SQ. FT.
TOTAL HEATED	=	5315 SQ. FT.
STORAGE	=	108 SQ. FT.
COVERED LANAI	=	204 SQ. FT.
MECH / STORAGE	=	307 SQ. FT.
GARAGE / STORAGE	=	804 SQ. FT.
COVERED LANAI	=	204 SQ. FT.
PORTICO	=	44 SQ. FT.
TOTAL UNDER ROOF	=	6991 SQ. FT.

STAIRS COUNTED ALL FLOORS

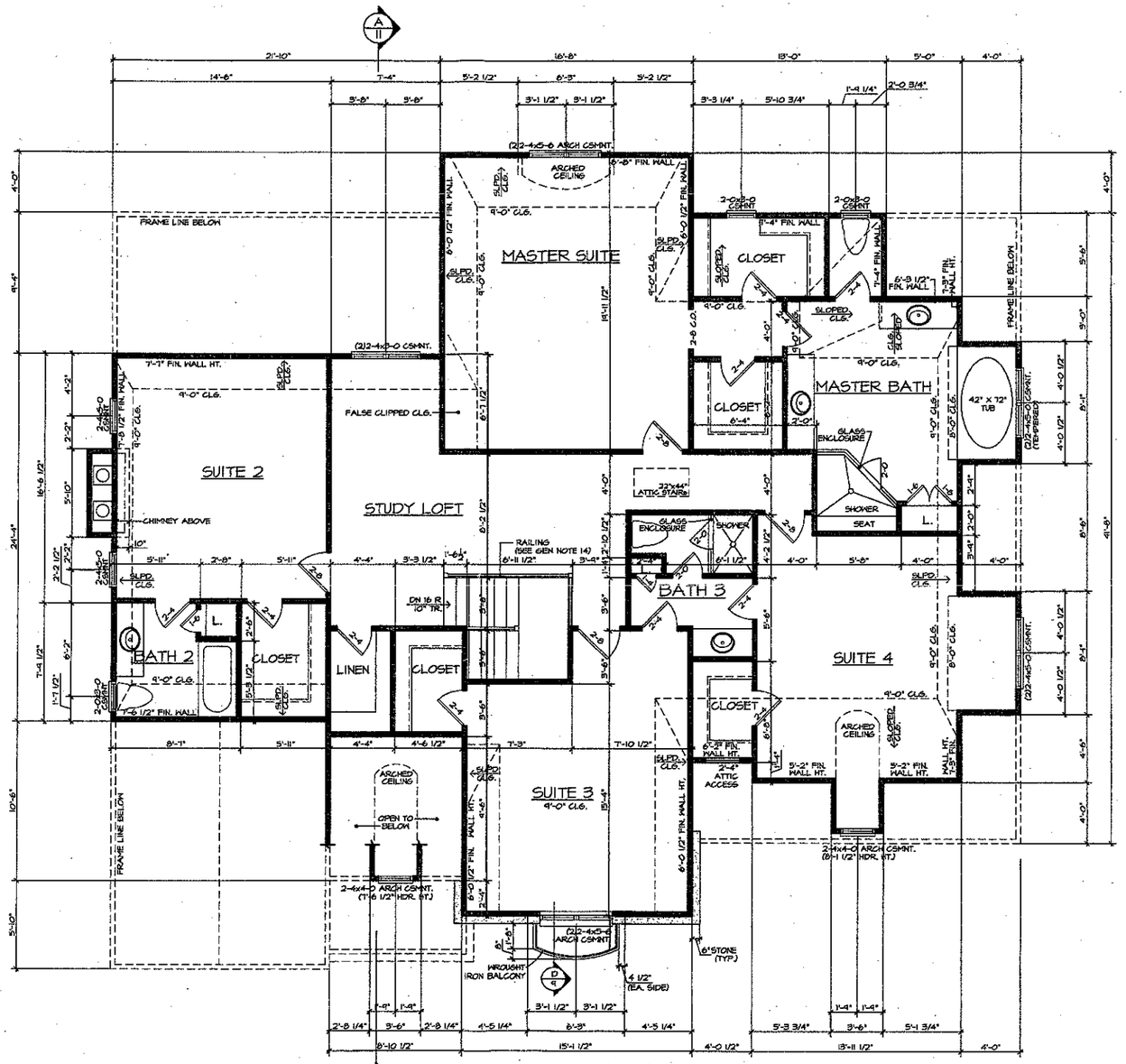
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SECTION THRU HOUSE (A/11)

(A/6) SECOND LEVEL FLOOR PLAN

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

NOTE:
ALL DOORS AND CASED OPENINGS ON THIS FLOOR SHALL BE 6'-8" HIGH UNLESS NOTED OTHERWISE.

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