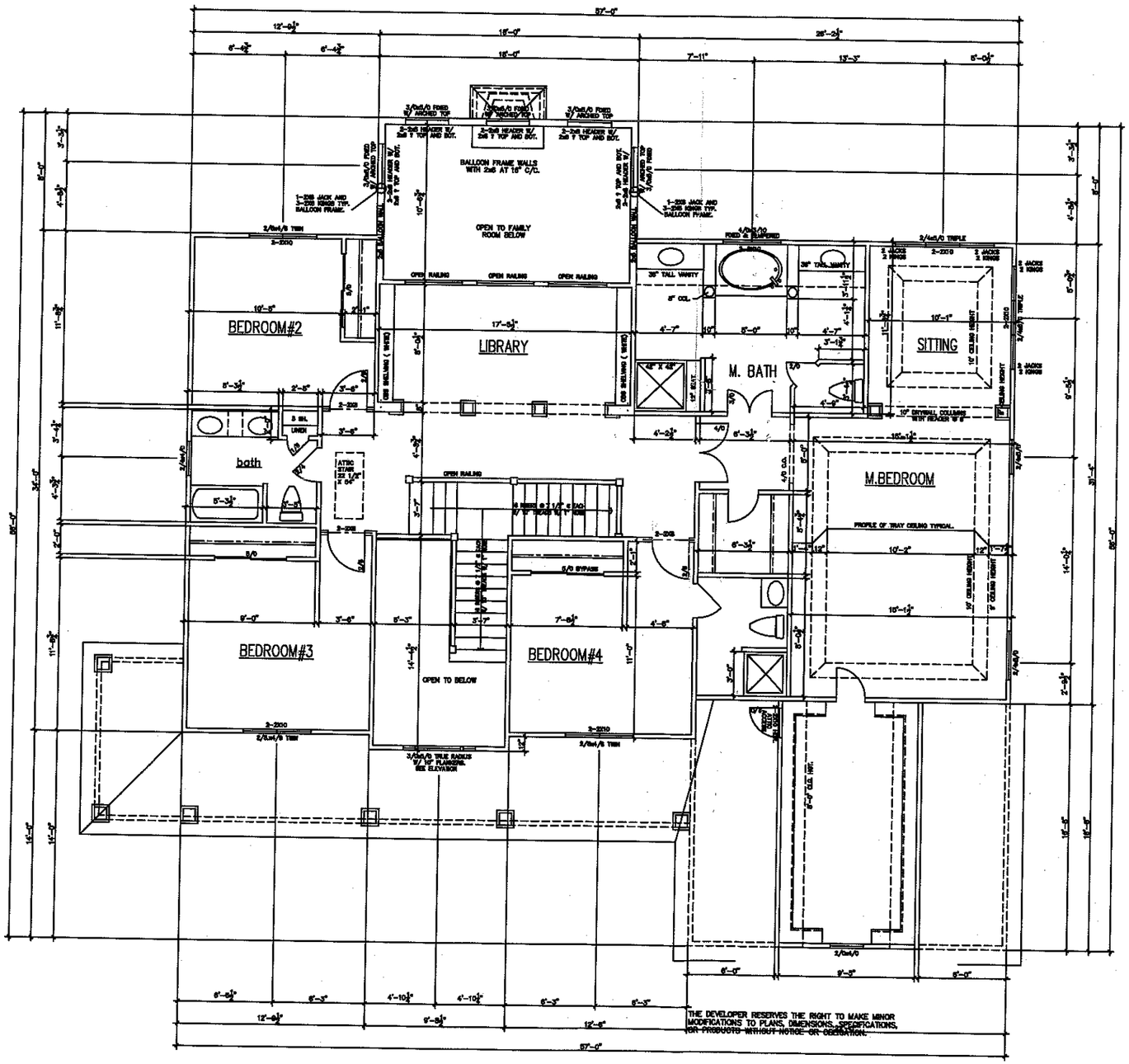


SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

FLOOR AND CEILING FRAMING NOTES

1. FLOOR JOISTS & HEADERS TO BE SPRUCE #2 UNLESS OTHERWISE NOTED. STUDS & CEILING JOISTS TO BE SPRUCE #2 U.N.O.
2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD. NAIL PER MANUFACTURER'S RECOMMENDATIONS.
3. EXTERIOR WALL CORNERS TO HAVE FULL SIZE 1/2" NOMINAL ORIENTED STRAND BOARD (OSB) OR PLYWOOD SHEATHING, FULL HEIGHT AND FULL WIDTH (4'-0") NAIL TO STUDS W/ 8d NAILS @ 4" O/C. @ PANEL EDGES AND 12" O/C AT INTERIOR SUPPORTS.
4. PROVIDE ANCHORAGE OF SILL SILL PLATES TO FOUNDATION W/ 1/2" DIA. ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SECTION OF PLATE W/ ONE BOLT LOCATED WITHIN 12" FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED @ 6'-0" O/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 8".
5. STEEL BEAMS MUST HAVE 2- 2X4 STUDS UNDER EACH END SUPPORT U.N.O. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O/C.
6. MICROLAM BEAMS MUST HAVE 3- 2X4 STUDS UNDER EACH END SUPPORT U.N.O. NAIL THE BEARING STUDS TOGETHER W/ 16d NAILS @ 12" O/C. NAIL MULTIPLE MICROLAMS TOGETHER PER MANUF. RECOMMENDATIONS.
7. MASONRY LINTELS:
   UNLESS OTHERWISE NOTED, PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS

ANGLE SIZE	MASONRY OPENING	BEARING
L3-1/2"X3-1/2"X5/16"	NOT MORE THAN 3'-6"	6"
L5"X3-1/2"X5/16"LLV	3'-7" TO 8'-0"	8"
L6"X3-1/2"X5/16"LLV	8'-1" TO 10'-0"	8"

8. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE W/ STEPS, LAG SCREWED TO RAFTERS IN ACCORDANCE W/ THE MASONRY VENEER SUPPORT ANGLE DETAIL.
9. ALL PREFABRICATED WOOD JOISTS AND OPEN WEB JOISTS MUST BE BRACED PER THE MANUF. RECOMMENDATIONS.
10. ALL RAFTER BRACES MUST HAVE 2 STUDS FROM PLATE TO FOUNDATION OR BEAM / MICROLAM BELOW THEM @ ALL FLOORS. NO BRACES ON CEILING PLATE WITHOUT STUDS DIRECTLY UNDER THEM.
11. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES, INSTALL 2X4 LADDERS @ 16" O/C PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.
12. BRACE TOP OF ALL ROOF RAFTER GABEZ WALLS TO CEILING JOISTS W/ A DIAGONAL 2X4 @ 45° O/C W/ 7- 12d NAILS EACH END OF DIAGONAL BRACE.
13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

A. INTERIOR:

OPENING	HEADER SIZE
UP TO 3'-6"	2- 2X8'S
3'-7" TO 6'-6"	2- 2X10'S
OVER 6'-7"	SEE PLAN

B. EXTERIOR:

OPENING	HEADER SIZE
UP TO 3'-0"	2- 2X8'S
3'-1" TO 5'-0"	2- 2X10'S
OVER 5'-1"	SEE PLAN

14. PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER WILL NOT BE PERMITTED.
15. MICROLAMS AND OTHER FRAMING THAT IS UPSET IN CEILING FRAMING MUST HAVE THE TOP SURFACE OF THE MEMBERS BRACED TO THE CEILING JOISTS AT A MAXIMUM OF 48" O/C. USE A 2X4 W/ 3- 16d NAILS IN EACH END.
16. STRUCTURAL STEEL MATERIALS SHALL BE:
    A: SHAPES AND PLATES : ASTM A36
    B: STRUCTURAL PIPES : ASTM A53 GRADE B
    C: STRUCTURAL TUBES : ASTM A500 GRADE B-FY=46KSI

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LOT #
SUBDIVISION

NEW STANDARD OPTIONS

SECOND FLOOR PLAN

DATE: 11-13-03
PLAN: GREENWOOD
SCALE: 1/4"=1'-0"
DRAWN BY: DWJ
ESTIMATED BY: AK
CHECKED BY: MN