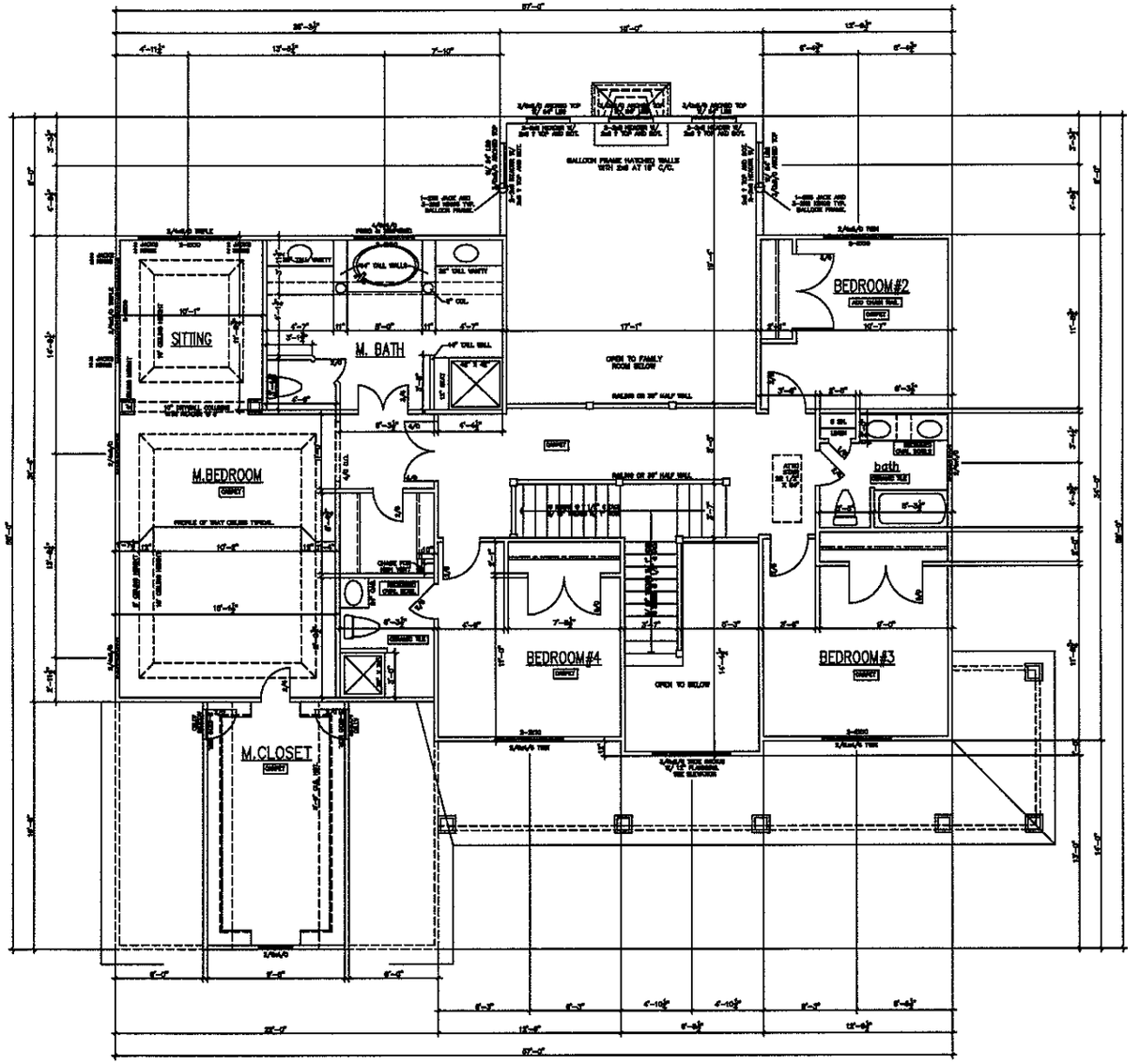


FLOOR AND CEILING FRAMING NOTES

1. FLOOR JOIST A HEADER TO BE SPRUCE #2 UNLESS OTHERWISE NOTED. WHERE A CEILING JOIST TO BE SPRUCE #2 U.N.O.
2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD, APA, PER MANUFACTURER'S RECOMMENDATIONS.
3. BEARING WALL STUDDING TO HAVE FULL ONE (1) 2" NOMINAL STRETCH BRACE AT MIDDLE OF WALL HEIGHT AND FULL DEPTH (2"x 4") SOLE TO SOLE (U.N.O.) AT WALLS 8'-0" O.C. & WHERE DOORS 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 LENGTH OF PLATE W/ ONE BOLT LOCATED WITHIN 12" FROM EACH END OF EACH SECTION OF PLATE. MINIMUM EMBED SHALL BE PROVIDED A 7" TO THE TOP. EACH BOLT SHALL BE EMBEDDED IN FOUNDATION TO A MINIMUM DEPTH OF 6".
5. STEEL BEAMS MUST HAVE 6" DIA. STEEL COLUMN UNDER EACH END SUPPORT U.N.O. ALL BEARING STUDS TOGETHER W/ TWO NAILS @ 12" O.C.
6. LAMINATED BEAMS MUST HAVE 3- 2x6 STUDS UNDER EACH END SUPPORT U.N.O. ALL BEARING STUDS TOGETHER W/ TWO NAILS @ 12" O.C. MAX. ALL BEAMS SHOULD BE 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	NUMBER
L3½x3½x¼ / L4"x4"x¼"	NOT MORE THAN 3'-0"	1
L5"x3½x5/16 / L5"x4"x5/16"	3'-1" TO 5'-0"	1
L6"x3½x5/16 / L6"x4"x5/16"	5'-1" TO 10'-0"	1

8. ALL BRICK OVER LOWER FLOOR MUST HAVE ANGLE W/ EVERY 3rd COURSE TO BE SUPPORTED BY MASONRY TO THE MASONRY VENEER SUPPORT ANGLE DETAIL.
9. ALL ENGINEERED WOOD JOISTS AND OPEN WEB JOISTS MUST BE BRACED PER THE MANUF. RECOMMENDATIONS.
10. ALL EXTERIOR DOORS MUST HAVE A BRICK LEDGE FROM PLATE TO FOUNDATION OR BEAM / MASONRY BELOW THEM. IN ALL FLOORS, NO BRACES ON CEILING PLATE WITHOUT BRACE DIRECTLY UNDER THEM.
11. WHERE CEILINGS FALL BETWEEN FLOOR TRUSSES, BRICK, ADD LADDERS @ 16" O.C. PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.
12. BRACE TOP OF ALL ROOF RAFTER RIDGE WALLS TO CEILING JOISTS W/ A DIAGONAL BRACE @ 48" O.C. W/ 2"x 6" SET BACK FROM END OF DIAGONAL BRACE.
13. HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

A. INTERIOR OPENING	HEADER SIZE	B. EXTERIOR OPENING	HEADER SIZE
UP TO 3'-6"	2- 2X8'S	UP TO 3'-6"	2- 2X8'S
3'-7" TO 5'-0"	2- 2X10'S	3'-7" TO 5'-0"	2- 2X10'S
OVER 5'-0"	SEE PLAN	OVER 5'-0"	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 CUT TO LENGTH PRIOR TO DELIVERY MUST HAVE THE TOP SURFACE OF THE CUT END SEALED TO THE SAME AS ADJACENT UNCUT SURFACE OF THE PIECE. USE A 2ply 8" x 10" TIN SHEET OF EACH END.
16. STRUCTURAL STEEL MATERIALS SHALL BE:
A: BEAMS AND PLATES : ASTM A36
B: STRUCTURAL PIPES : ASTM A53 GRADE B
C: STRUCTURAL TUBES : ASTM A500 GRADE B-Fy=46KSI

SECOND FLOOR PLAN

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

THE DEVELOPER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO PLANS, DIMENSIONS, SPECIFICATIONS, OR PRODUCTS WITHOUT NOTICE OR OBLIGATION.

NEW HOME DEVELOPMENT CORPORATION
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CONCORD, NC
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LOT #45 EDGEWATER PARK

SECOND FLOOR PLAN

DATE: 03-04-04
PLAN: GREENWOOD
SCALE: 1/4"=1'-0"
DRAWN BY: EL
ESTIMATED BY: AK
CHECKED BY: MN/GK