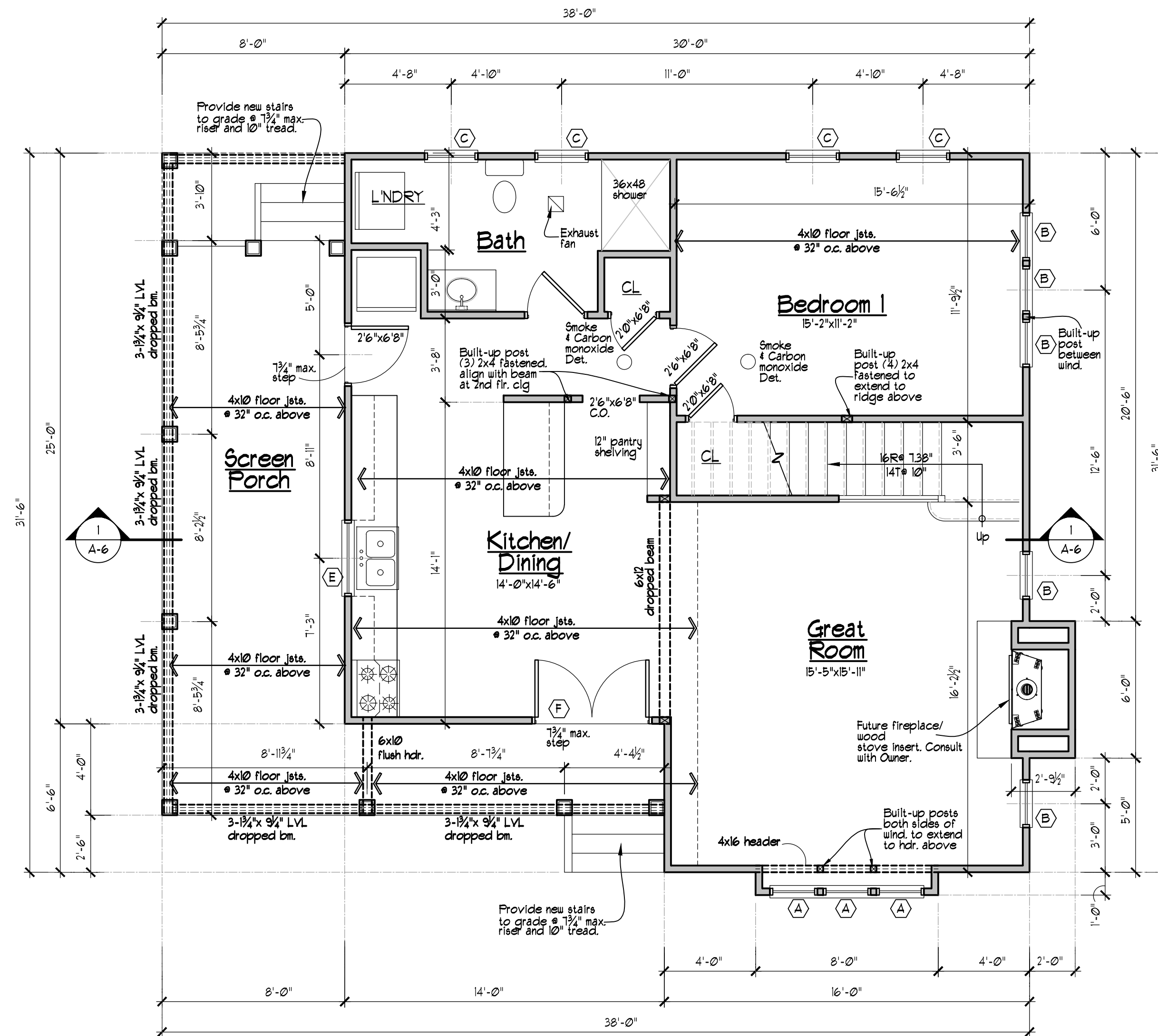


Framing Notes:

Structural Loads:

FLOORS	Dead Load	Live Load	Total Load
FLOORS	10 lbs./SF.	35 lbs./SF.	45 lbs./SF.
ROOF	10 lbs./SF.	50 lbs./SF.	60 lbs./SF.
ATTIC	10 lbs./SF.	20 lbs./SF.	30 lbs./SF.

- All standard lumber joists and rafters to be kiln dried or surface dried 5FF #2 or better. All studs to be kiln dried or surface dried 5FF #2 or better. Max. moisture content shall not exceed 19%.
- Engineered LVL beams or headers were designed using values of the L9E "1-Level" LVL products. Any substitutions shall meet or exceed the performance and quality specifications of this product and manuf. Architect and Owner shall be notified of any substitutions prior to construction. Install engineered beams and headers per manuf. installation instructions. Notify Architect of any discrepancies prior to construction. Provide submittal for architect review.
- Where framing spacing is not specified, provide at 16" o.c.
- Provide cross bridging at 8'-0" o.c. maximum within all horizontal framing. Refer to engineered joists and rafters installation instructions for further requirements.
- Provide solid wood blocking in floor framing space below all columns, posts and jack studs to transfer loads to structure below.
- Provide double joists or rafters @ all sides of all openings in floors & roofs.
- Provide metal joist hangers at all flush framing conditions unless noted otherwise.
- G.C. to minimize notching of floor joist for the installation of new plumbing piping. Where notching is unavoidable, joist hole or notch shall be less than 1/4 joist depth. Provide 1/16" x 1" sheet metal straps at the bottom of all notched floor joist. Straps shall extend 8" along bottom of joist at each side of pipe.
- General Contractor shall field verify all dimensions and conditions and shall notify architect of any discrepancies prior to start of construction.
- All lumber in direct contact with concrete, masonry or within 8" of finish grade shall be pressure treated.
- Floor construction shall remain continuous across all mechanical chases throughout the entire building. All floor penetrations shall be firestopped as required.
- Provide firestopping at all duct, pipe and other penetrations through rated partitions and floor assemblies. Use UL rated sealants and caulking as manufactured by Dow, 3M or approved equal. Follow manufacturer's installation instructions.
- Provide solid blocking for wall mounted accessories such as handrails, bathroom accessories, etc.
- Provide all connectors and fasteners as req'd by code to perform work shown. Where discrepancies occur notify Architect prior to construction. Where fasteners are exposed to exterior, galvanized fasteners shall be used.



No.	Unit No.	Unit Size	Type	Remarks
A	ECC2460	2'-0" x 5'-0"	Casement	
B	ECA2424	2'-0" x 2'-0"	Awning	
C	ECC2854	2'-4" x 4'-6"	Casement	
D	ECA2828	2'-4" x 2'-4"	Awning	
E	ECC2036-2	3'-4" x 3'-0"	Dbl. Casement	
F		2'-2" x 6'-8"	Fr. Door	

Notes:
Window units shown are "Jeld-wen" Silestone EX clad series window. Any substitutions shall be brought to the owner's attention and shall meet or exceed the specifications of the units listed. Screens shall be included. Consult with owner for grille and color options. Contractor shall consult manuf. installation instructions for rough opening sizes.

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

Date: 1-10-13

Revisions:

5-22-13

Drawn By: TC/CH