Acknowledgement Of Plans Submittal ONLY!

Date 5-24-06

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FRAMING NOTES

1. JOISTS TO BE 2 SPRUCE PINE FIR U.N.O.S. OTHERWISE NOTED. STUDS TO BE STUD GRADE SPRUCE PINE FIR UNLESS OTHERWISE NOTED. HEADERS AND SILLS TO BE #2 SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
2. ALL LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) BEAMS TO BE DESIGNED BY MANUFACTURER. SEALED SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. ALL BEAMS SHALL BE INSTALLED AND BRACED PER MANUFACTURERS RECOMMENDATIONS.
3. FIRST ALL DOUBLE FLOOR JOISTS UNDER ALL NON-BEARING PARALLEL PARTITION WALLS.
4. INSTALL 2x4 WOOD LADDERS AT 16" o.c. PERPENDICULAR TO FLOOR JOISTS WHERE PARTITIONS OCCUR PARALLEL AND BETWEEN JOISTS.
5. ALL POINT LOADS AND BEARING WALLS AT FLOOR BEAMS MUST BE SOLIDLY BLOCKED. MANUFACTURER TO SUPPLY DESIGN AND DETAIL FOR REQUIRED BLOCKING.
6. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS INSTALL 2x6 BLOCKING AT 24" o.c. BETWEEN WALL AND FIRST TWO JOISTS. SPACER BLOCKING IS TO BE GLUED AND NAILED TO PLYWOOD SUB FLOOR AND SCREWED TO DRYWALL BOARD CEILING.
7. ALL TWO STORY BALLOON FRAMING UP TO 18'-0" HIGH IS TO BE 2x6 #2 KD w/ 1/2 SOUTHERN YELLOW PINE U.N.O.S. OTHERWISE NOTED.
8. EXTERIOR WALL SHEARING TO BE 7/16" FULL SIZE 32" VERTICAL ORIENTED STRAND BOARD (OSB) OR 15/32 PLYWOOD SHEATHING FULL HEIGHT AND WILL EXTEND 4'-0" MIN. TO CORNER WHERE REQUIRED. AT 4" o.c. AT PANEL EDGES AND 8" o.c. AT INTERIOR SUPPORTS (NEAR MIDDLE OF WALL RECOMMENDED GOOD PRACTICE).
9. PROVIDE ANCHORAGE OF WALL SILL PLATES TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SECTION OF PLATE WITH ONE BOLT LOCATED WITHIN 12" FROM END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED AT 6'-0" o.c. MAX. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 15".
10. FLOOR SHEATHING TO BE 3/4" PLYWOOD NAILED AND GLUED PER MANUFACTURERS RECOMMENDATIONS.
11. LAMINATED VENEER LUMBER (LVL) PSL) MUST HAVE A MINIMUM OF 3-2x4 STUDS UNDER EACH END FOR SUPPORT U.N.O.S. OTHERWISE NOTED.
12. MINIMUM OPENING HEADER SIZES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

INTERIOR WALL:	
SPAN UP TO 2'-6"	2-2x6
SPAN 2'-6" TO 3'-6"	2-2x8
SPAN 3'-6" TO 5'-6"	2-2x10
SPAN OVER 5'-6"	SEE PLAN
EXTERIOR WALL:	
SPAN UP TO 3'-0"	2-2x6
SPAN 3'-0" TO 5'-0"	2-2x8
SPAN 5'-0" TO 7'-0"	2-2x10
SPAN OVER 7'-0"	SEE PLAN

PLAN NOTES

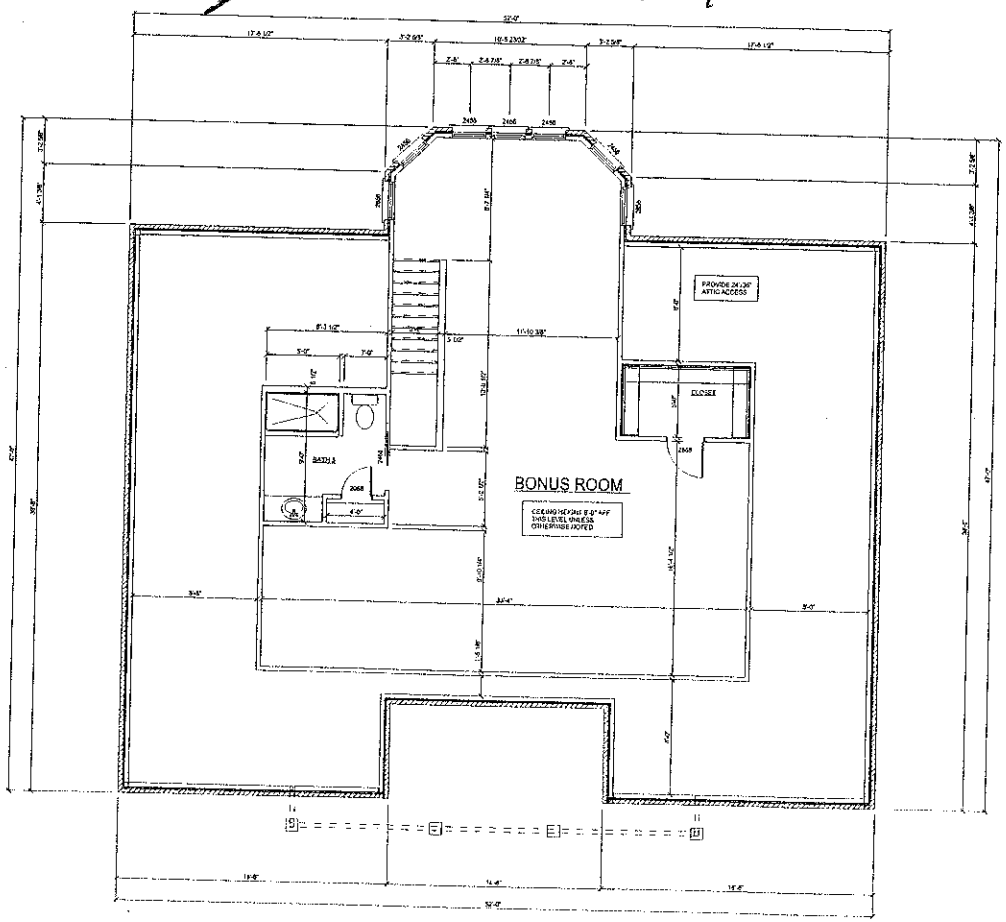
1. ALL EXTERIOR WALLS TO BE 2x4 @ 16" o.c. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE 2x4 @ 16" o.c. UNLESS OTHERWISE NOTED.
2. PROVIDE STAIR HANDRAILS, BALCONY GUARDRAILS AND BALUSTRADES AT 36" O/F OR PER CODE. SPACE ANY INTERMEDIATE MEMBERS SO THAT A 4" SPHERE CANNOT PASS THROUGH THE OPENING.
3. FIELD VERIFY ALL STAIR DIMENSIONS PRIOR TO FABRICATION. PROVIDE MINIMUM 6'-8" CLEAR HEADROOM FROM NOSE OF TREAD AT ALL STAIRS.
4. PROVIDE BLOCKING AS REQUIRED FOR CABINETRY, CLOSETS, SHELVING, STAIRS, HANDRAILS, ETC.
5. ALL CLOSETS TO HAVE 5" SHELVING TYPICAL AND/OR AS NOTED ON PLAN.
6. ALL CABINETRY DESIGNED BY OTHERS. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
7. ALL DOORS FIRST LEVEL TO BE 8'-0" AT HEIGHT UNLESS OTHERWISE NOTED. ALL DOORS OTHER LEVELS TO BE 6'-8" FLUSH UNLESS OTHERWISE NOTED. ALL WIDTHS ARE INDICATED ON PLAN.

GENERAL NOTES

1. DESIGN LOADS:

FLOOR LIVE LOADS:	
MAIN FLOOR	40 PSF
OTHER FLOORS	40 PSF
ATTIC WITH MORE FLOOR GREATER THAN 3'-0"	10 PSF
ATTIC WITH ROOF SLOPE LESS THAN 3/12	10 PSF
ATTIC WITH PERMANENT STAIR ACCESS	300 PSF
ROOF LIVE LOAD:	20 PSF
SNOW LOAD:	30 PSF
WIND LOAD:	90 MPH BASIC (3 SECOND)
LATERAL EARTH PRESSURE COEFFICIENTS:	
RETAINING WALL	35 PSF
FOUNDATION BASEMENT WALL	45 PSF

2. ALL WORK, PERFORMED AND MATERIALS USED SHALL CONFORM TO THE FOLLOWING:
   - A. ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES ORDINANCES AND REGULATIONS.
   - B. MANUFACTURERS AND TRADE ASSOCIATIONS SPECIFICATIONS AS RECOGNIZED IN THIS CODE.
   - C. ACCEPTED STANDARD ENGINEERING AND CONSTRUCTION PRACTICES.
3. ON SITE VERIFICATION OF ALL CONDITIONS AND DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
4. CONTRACTOR TO REVIEW, CHECK AND VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND ACCOMMODATE ANY CORRECTIONS OR DISCREPANCIES WITH OWNER, DESIGNER, ETC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
5. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS THE CONTRACTOR AFFIRMS THAT THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED AS TO AND ACCEPTS ALL PARTS OF THESE DOCUMENTS AS SUCH.
6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BRICK UNLESS OTHERWISE NOTED.
8. THESE DRAWINGS AND THE INFORMATION THEREON ARE THE PROPERTY OF DESIGN, ETC AND USE, PUBLICATION OR REPRODUCTION WITHOUT WRITTEN CONSENT OF DESIGN, ETC IS EXPRESSLY PROHIBITED.



1 THIRD LEVEL FLOOR PLAN