

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

FRAMING LUMBER SHALL BE SYP #2 GRADE AND/OR SPRUCE FINE FIR #1 AND/OR #2, KILN DRIED.

WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N.C. ENGINEER.

STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PANELS TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" OC AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOUGNS UNO.

NAIL FLOOR JOISTS TO BILL PLATE WITH 8d TOE NAILS.

ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

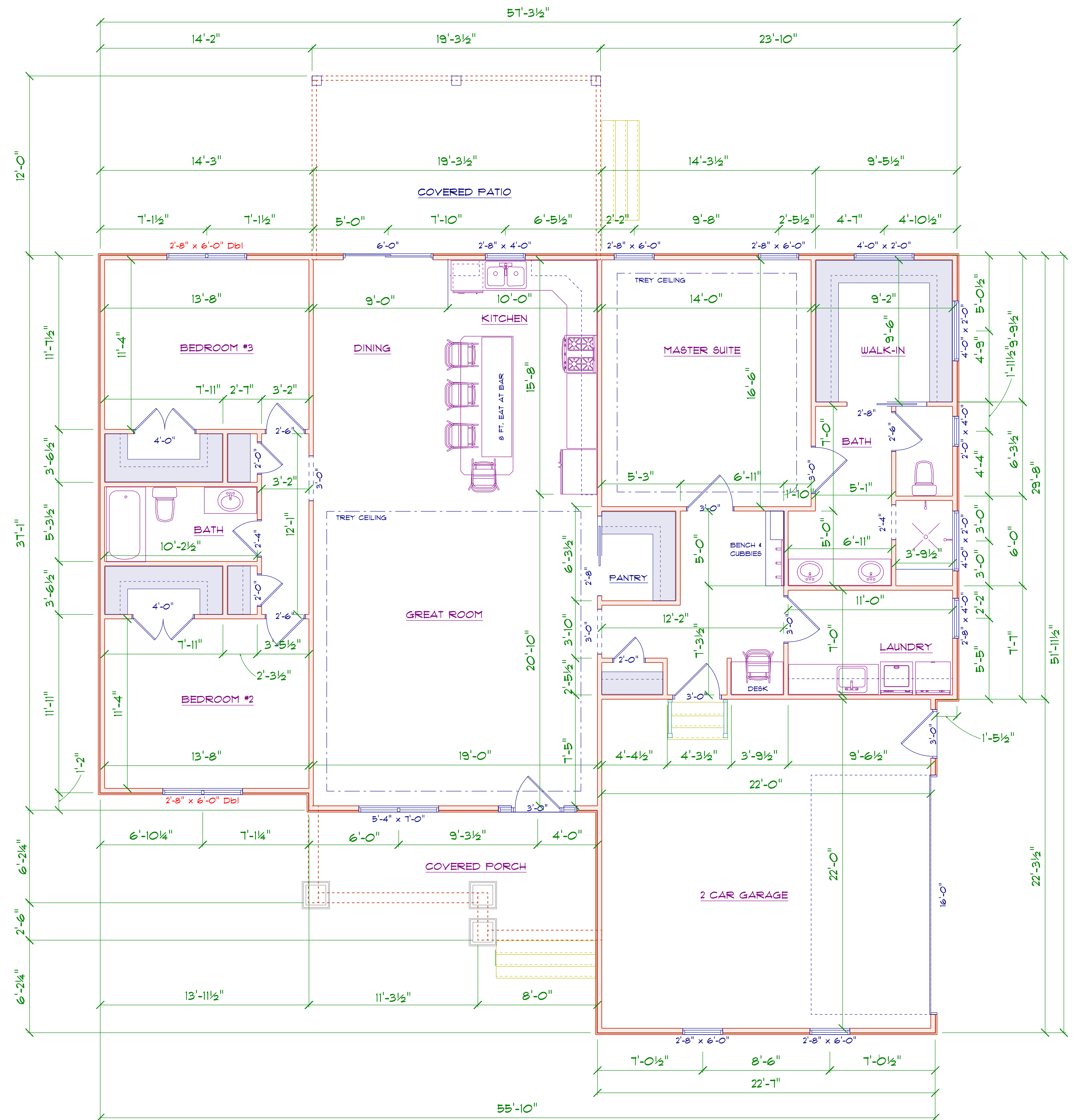
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO, DOUBLE STUDS UNDER ALL HEADERS.

LVL'S AND T.J.'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
3'-0"	L	1	Exterior Door\Colonial	DOOR
3'-0"	R	1	Exterior Door\Tall Exterior Door\Colonial	DOOR
6'-0"	RN	1	Exterior Door\Tall Exterior Door\Patio	SLIDING DOOR
16'-0"	U	1	Garage\Tall Garage	GARAGE DOOR
2'-0"	L	2	Interior Door\Colonial	DOOR
2'-0"	R	1	Interior Door\Colonial	DOOR
2'-4"	L	1	Interior Door\Colonial	DOOR
2'-6"	L	2	Interior Door\Colonial	DOOR
2'-6"	R	1	Interior Door\Colonial	DOOR
4'-0"	LR	2	Interior Door\Colonial	DOOR
2'-8"	N	2	Interior Door\Pocket	POCKET
3'-0"	L	2	Interior Door\Tall Interior Door\Colonial	DOOR
3'-0"	R	1	Interior Door\Tall Interior Door\Colonial	DOOR
1'-0" x 8'-0"	N	2	Manufacturer\Therma-Tru\American Style Collection	WINDOW
3'-0"	R	1	Manufacturer\Therma-Tru\American Style Collection	DOOR
2'-8" x 4'-0"	U	1	Window\Double Hung	WINDOW
2'-8" x 4'-0"	U	1	Window\Double Hung	WINDOW
2'-8" x 6'-0"	U	4	Window\Double Hung	WINDOW
2'-8" x 6'-0" Dbl	UU	1	Window\Double Hung	WINDOW
2'-8" x 6'-0" Dbl	UU	1	Window\Double Hung	WINDOW
2'-0" x 4'-0"	U	1	Window\Double Hung	WINDOW
2'-0" x 3'-0"	U	1	Window\Double Hung	WINDOW
5'-4" x 7'-0"	NA	1	Window\Double Hung	COMBINED UNIT
4'-0" x 2'-0"	NL	3	Window\Slider	WINDOW
4'-0" x 2'-0"	NL	1	Window\Slider	WINDOW



FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1951.9 sq. ft.
Garage	511.8 sq. ft.
Covered Porch	139.7 sq. ft.
Covered Patio	229.1 sq. ft.