

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 PINE 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 FOOT DOING UNO.

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

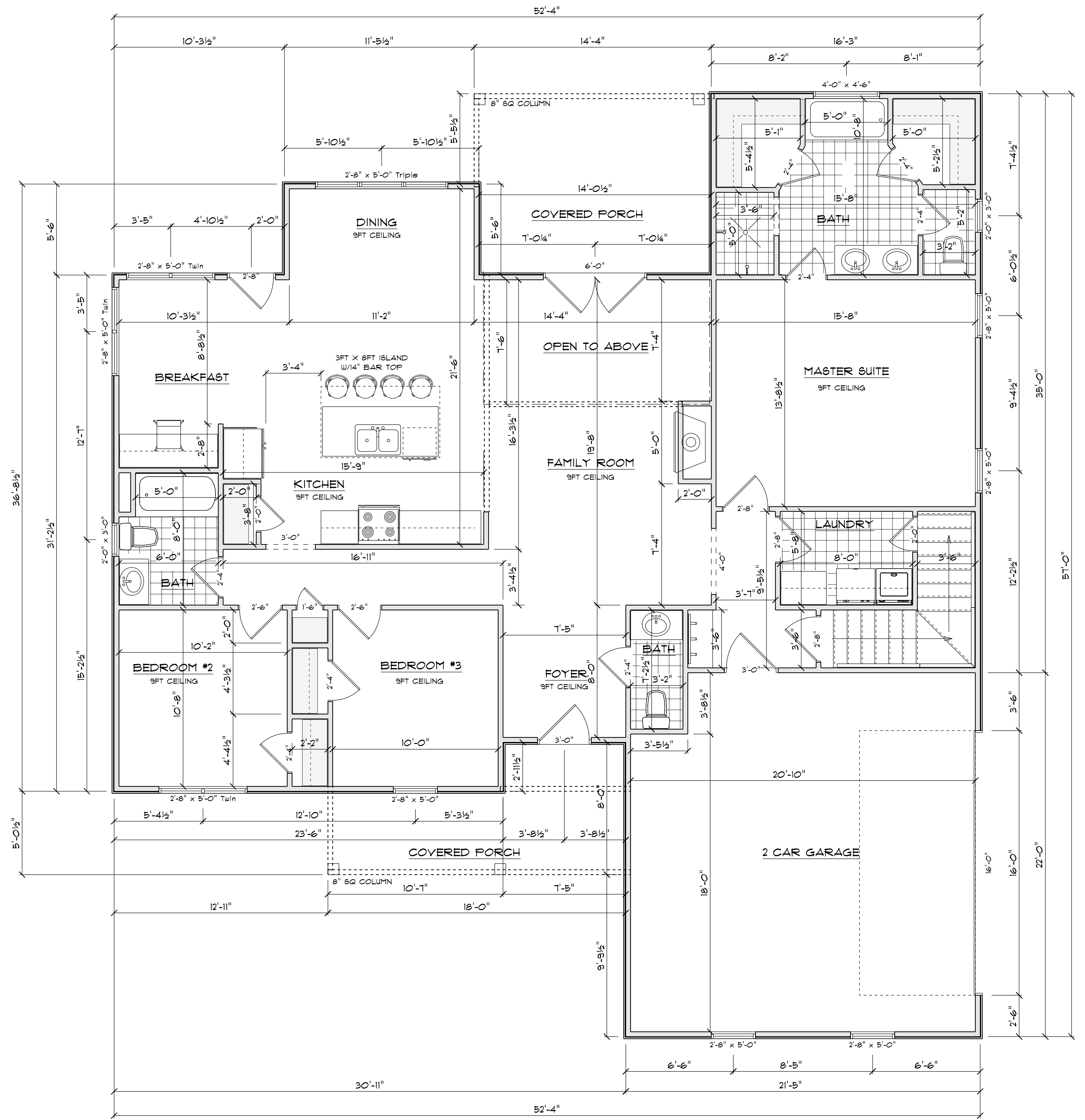
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED. PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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 TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

OPENING SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
3'-0"	R	1	Exterior Door/Colonial
2'-8"	R	1	Exterior Door/French
6'-0"	LR	1	Exterior Door/French
16'-0"	U	1	Garage
1'-6"	R	1	Interior Door/Colonial
2'-0"	L	1	Interior Door/Colonial
2'-0"	R	1	Interior Door/Colonial
2'-4"	L	7	Interior Door/Colonial
2'-4"	R	1	Interior Door/Colonial
2'-6"	L	1	Interior Door/Colonial
2'-6"	R	1	Interior Door/Colonial
2'-8"	L	3	Interior Door/Colonial
3'-0"	L	1	Manufacturer/Therma-Tru/American Style Collection
4'-0" x 4'-6"	N	1	Window/Casement
2'-0" x 3'-0"	U	2	Window/Single Hung
2'-4" x 3'-6"	U	1	Window/Single Hung
7'-6" x 3'-6"	NA	2	Window/Single Hung
2'-8" x 5'-0" Triple	U	1	Window/Single Hung
2'-8" x 5'-0"	U	7	Window/Single Hung
2'-8" x 5'-0"	U	1	Window/Single Hung
2'-8" x 5'-0" Twin	UU	3	Window/Single Hung



1ST FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1739.3 sq ft.
Garage	465.0 sq ft.
Covered Rear Porch	149.4 sq ft.
Covered Front Porch	128.5 sq ft.