OPENING SCHEDULE					
SIZE		COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"		3	Window\Single Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl		5	Window\Single Hung	64-1/2"	60-1/2"
2'-0" x 3'-0"		2	Window\Single Hung	24"	36"
2'-4" x 3'-0"		1	Window\Single Hung	28"	36"

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 POST DOWNS UNO.

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

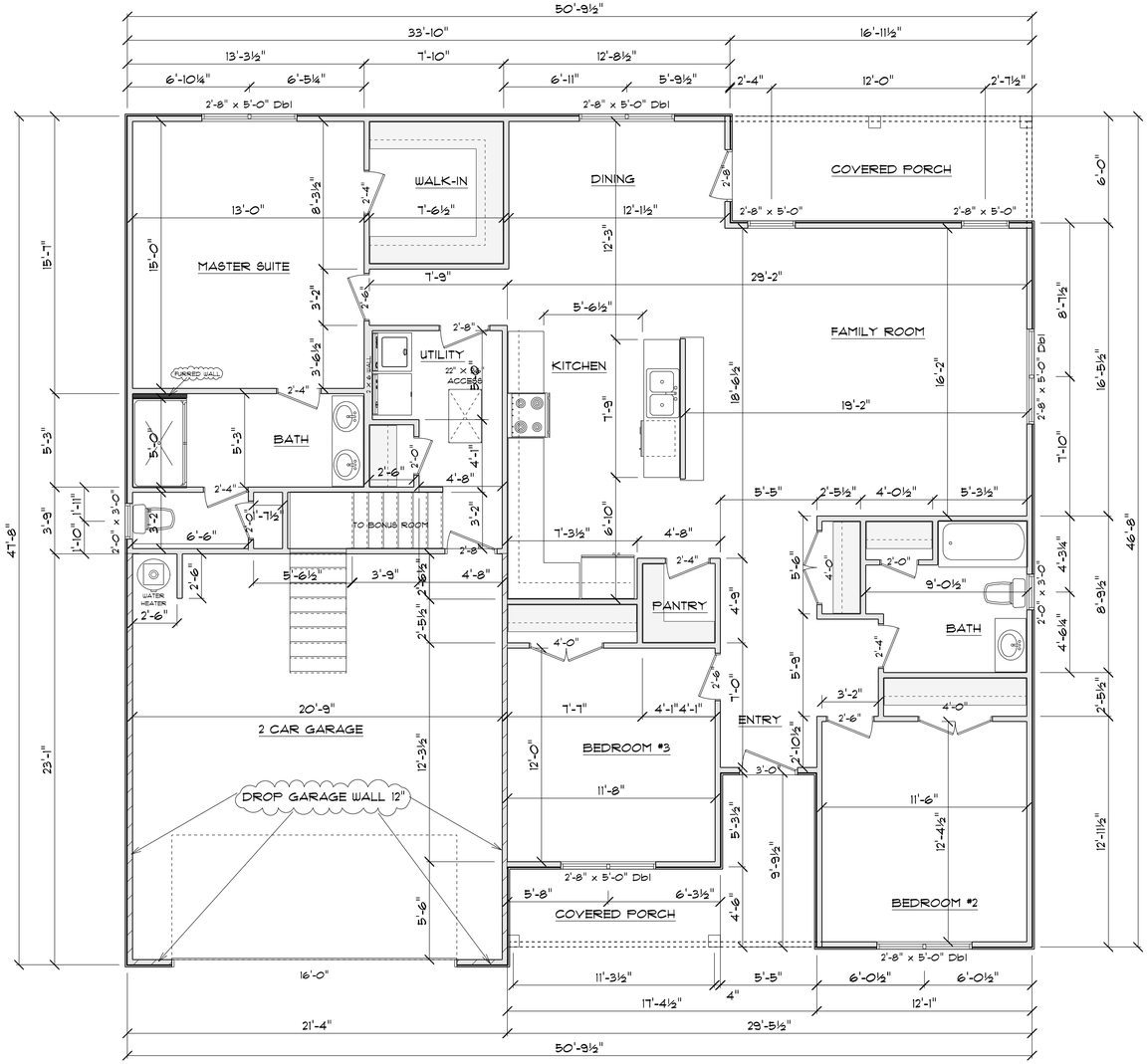
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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

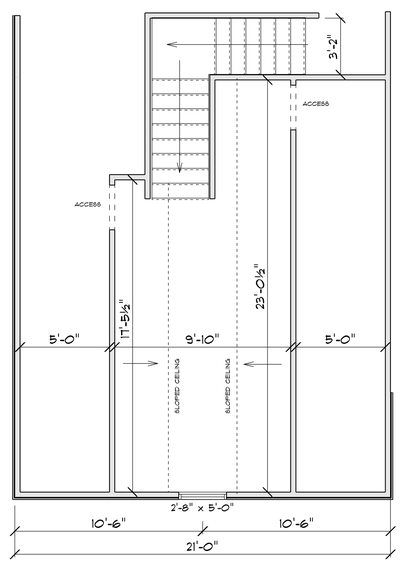
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



FLOOR PLAN

SCALE: 1"= 1/4"

AREA SCHEDULE	
NAME	AREA
Garage	483.7 sq ft.
Heated	1722.3 sq ft.
Rear Covered Porch	98.9 sq ft.
Front Covered Porch	105.5 sq ft.



BONUS ROOM FLOOR PLAN

SCALE: 1"= 1/4"

AREA SCHEDULE	
AREA	NAME
205.0 sq ft.	Heated

Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
drdfluoma@charter.net

DRD

SCALE: 1"= 1/4"

DRAWN BY:

DATE: 4/5/2022

LAMCO HOMES

THE KRISTIE W/BONUS ROOM
LEFT GARAGE

FLOOR PLAN