

GENERAL FRAMING NOTES:

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

FRAMING LUMBER SHALL BE #2 F1 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 P.E. ENGINEER.

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

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 8d NAILS STAGGERED 3" ON AN USE 8d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOUGS INC.

NAIL FLOOR JOISTS TO SILL PLATE WITH 6d TOE NAILS.

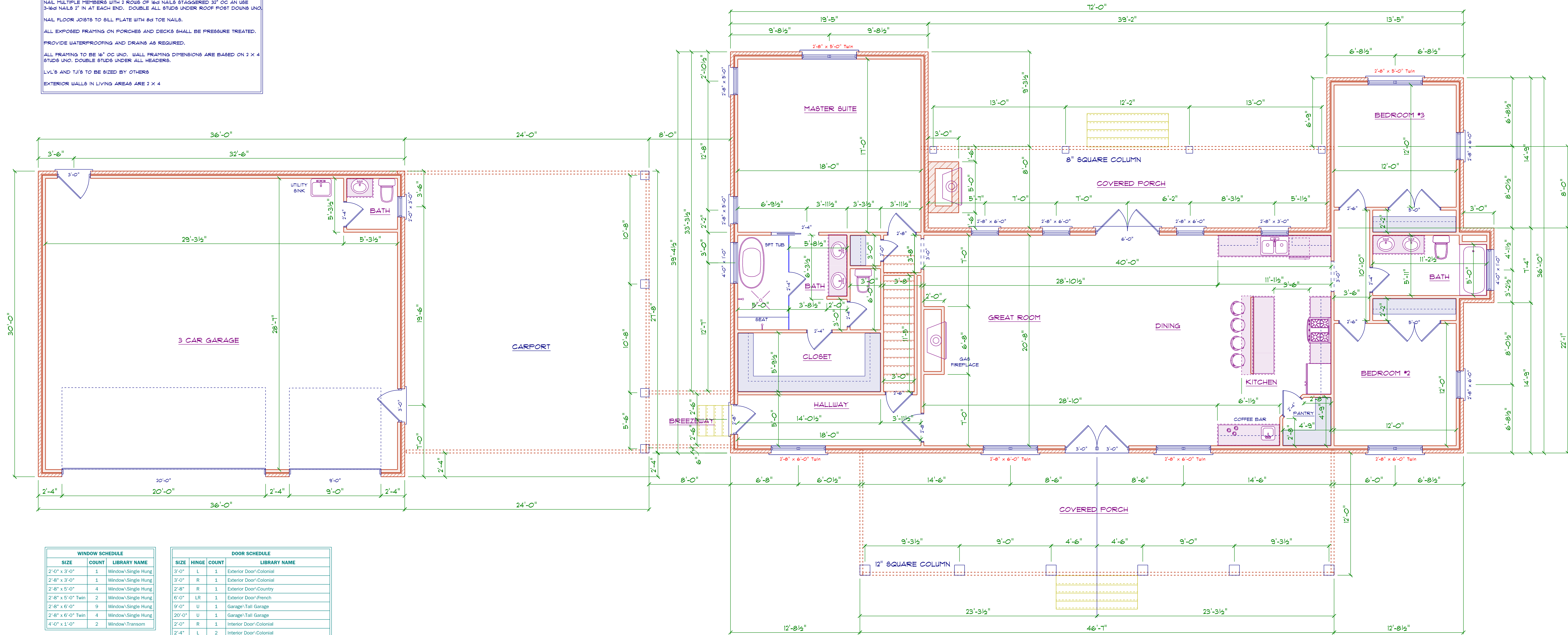
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE #2 F1 GRADE. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS AND DOUBLE STUDS UNDER ALL HEADERS.

LVLS AND T&S TO BE SIZED BY OTHERS.

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



SIZE	COUNT	LIBRARY NAME
2'-0" x 3'-0"	1	Window/Single Hung
2'-0" x 3'-0"	1	Window/Single Hung
2'-8" x 5'-0"	4	Window/Single Hung
2'-8" x 5'-0" Twin	2	Window/Single Hung
2'-8" x 6'-0"	9	Window/Single Hung
2'-8" x 6'-0" Twin	4	Window/Single Hung
4'-0" x 3'-0"	2	Window/Transom

SIZE	HINGE	COUNT	LIBRARY NAME
2'-0"	L	1	Exterior Door/Colonial
3'-0"	R	1	Exterior Door/Colonial
2'-8"	R	1	Exterior Door/Country
6'-0"	LR	1	Exterior Door/French
9'-0"	U	1	Garage/Tail Garage
20'-0"	U	1	Garage/Tail Garage
2'-0"	R	1	Interior Door/Colonial
2'-4"	L	2	Interior Door/Colonial
2'-4"	R	3	Interior Door/Colonial
2'-8"	L	2	Interior Door/Colonial
2'-8"	R	1	Interior Door/Colonial
2'-8"	L	1	Interior Door/Colonial
2'-8"	R	1	Interior Door/Colonial
5'-0"	LR	2	Interior Door/Colonial
2'-4"	N	1	Interior Door/Pocket
2'-4"	R	1	Interior Door/Shower
3'-0"	R	1	Manufacturer's Thermo-Tu/Mahogany Collection
3'-0"	L	1	Manufacturer's Thermo-Tu/Mahogany Collection

1ST FLOOR PLAN
SCALE: 1" = 3/16"

NAME	AREA
Heated	2039 sq ft
Covered Rear Porch	225 sq ft
Covered Front Porch	578 sq ft
Carport	666 sq ft
3 Car Garage	1028 sq ft