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09/01/2004 10:57 FAX

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GENERAL FRAMING NOTES

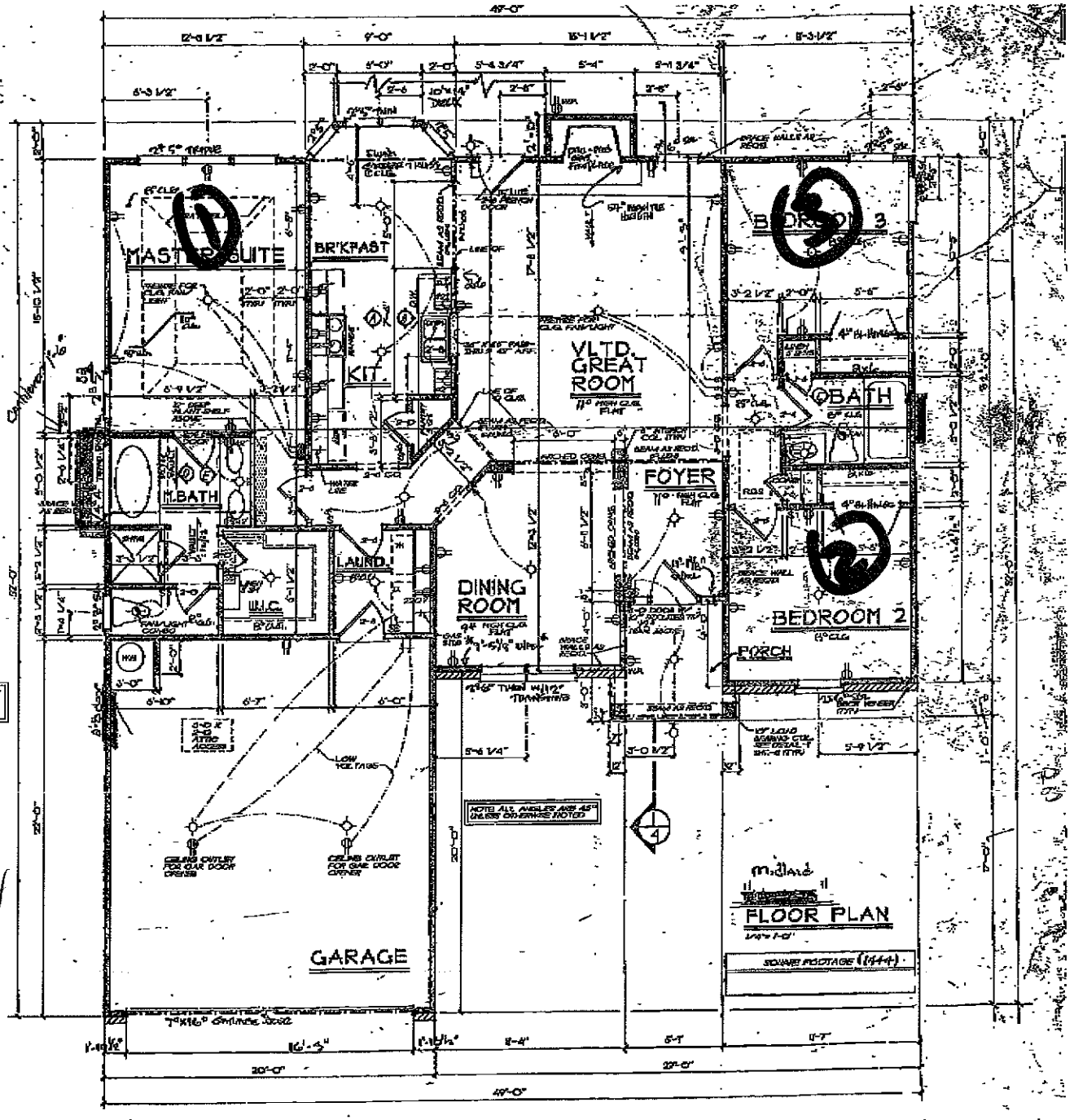
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM STANDARDS ONLY AND IN NO WAY ARE TO BE CONSTRUED AS A WARRANTY OF ANY KIND. THE BUILDER SHOULD CONSULT WITH LOCAL BUILDING OFFICIALS, ENGINEERS, ARCHITECTS AND OTHER QUALIFIED PERSONS TO DETERMINE THE REQUIREMENTS FOR ALL STRUCTURAL FEATURES OF THE BUILDING.

1. BEARING REQUIRED AT END AND EACH SIDE OF ALL BEAMS.
2. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED OVER STUDS BELOW.
3. ALL EXTERIOR WALLS TO BE 2x6 STUD WITH 1/2" PLYWOOD SHEATHING UNLESS OTHERWISE NOTED.
4. BRACE TO INTERIOR DOUBLE FLOOR JOISTS UNDER PARTITIONS WHICH RUN PARALLEL TO JOIST DIRECTION.
5. PROVIDE FULL DEPTH BRIDGING AT MID POINT OF SPANS OVER 8'-0".
6. ALL EXTERIOR DOORS, SLIDERS AND ENTRIES SHALL BE WEATHERSTRIPPED WITH COMPLETE SEALING AGAINST WIND, RAIN AND SNOW. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH DEAD BOLT LOCKS. ALL SWINGING DOORS SHALL BE HUNG WITH NON-REMOVABLE PINS.
7. ALL EXTERIOR WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL ENGINEER OR ARCHITECT.
8. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS.
9. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ENDS OF BEARING WALLS.
10. ALL VALLEY AND RIDGE BOARDS SHALL BE ONE NOMINAL SIZE LARGER THAN RAFTERS.
11. ROOF RAFTERS AND CEILING JOISTS TO BE SIZED BY LOCAL CODE.
12. TRUSSES DESIGNED FOR FLOOR AND ROOF LOADS SHALL NOT BE CUT, NOTCHED, DRILLED OR ALTERED IN ANY MANNER WITHOUT PRIOR APPROVAL BY THE TRUSS DESIGNER. ANY APPROVED ALTERATIONS SHALL BE IDENTIFIED BY THE BUILDER AND NOTED ON THE TRUSS DESIGN DRAWINGS.
13. ALL CEILING JOISTS AND RAFTERS ARRIVING AT RIDGE OR LOAD BEARING WALLS SHALL BE TIED TOGETHER TO CARRY LOADS.
14. ALL EXTERIOR WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL ENGINEER OR ARCHITECT.
15. ALL STRUCTURAL MEMBERS SHALL COMPLY WITH ALL LOCAL CODES.
16. ALL FRAMING LUMBER SHALL BE GRADE MARKED AND MEET OR EXCEED THE GRADE REQUIREMENTS OF THE LOCAL BUILDING CODE.
17. ALL FRAMING SHALL BE INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIALS BEFORE ANY CONCEALMENT.
18. ALL FRAMING DIMENSIONS ARE BASED ON 2x4 STUD WALLS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS.
2. CARE SHALL BE TAKEN TO PROTECT ADJACENT PROPERTY DURING CONSTRUCTION. ANY DISTURBANCE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.
3. ALL DIMENSIONS ARE TO THE FACE OF STUDS AND MASONRY UNLESS NOTED OTHERWISE.
4. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB BEFORE COMMENCING WORK. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. CONTRACTOR SHALL COORDINATE WORK OF ALL TRADES.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE FREE FROM DEFECTS AND SHALL BE OF THE BEST GRADE FOR THEIR RESPECTIVE USES.
8. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

NOTE: ALL CEILING JOISTS AND RAFTER SHOWING TO ISSUE ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. TYP. ALL LOADS AND TERMINATE ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. PLAN GABLE ROOF OR FOOTING DESIGNED TO CARRY LOAD



Acknowledgement Of
Plans Submittal ONLY!

Date 9-7-04

x Christ Gaunt Date 9/7/04

APPROVED 3
BEDROOM PLAN