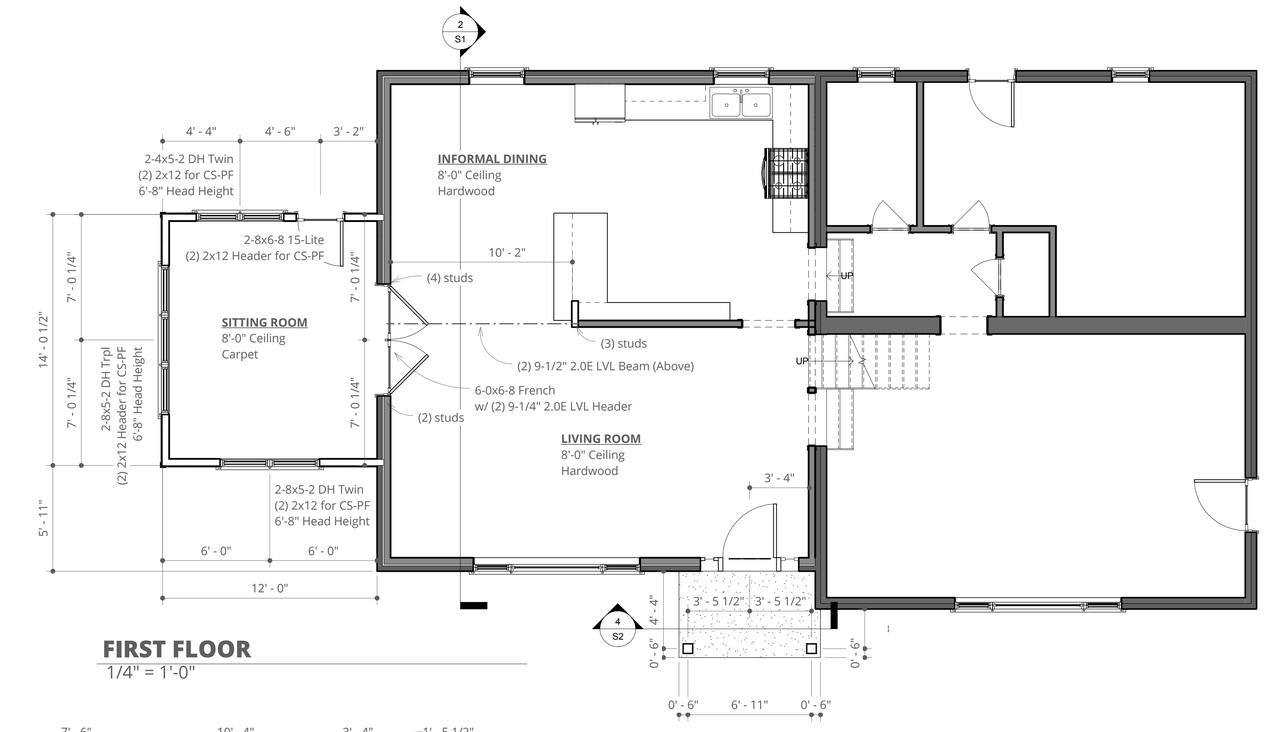
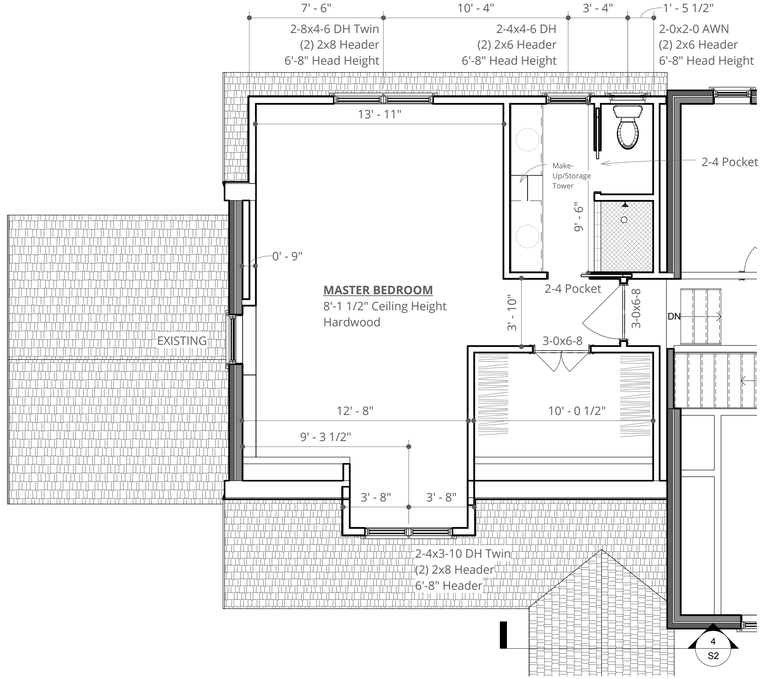
FRAMING NOTES

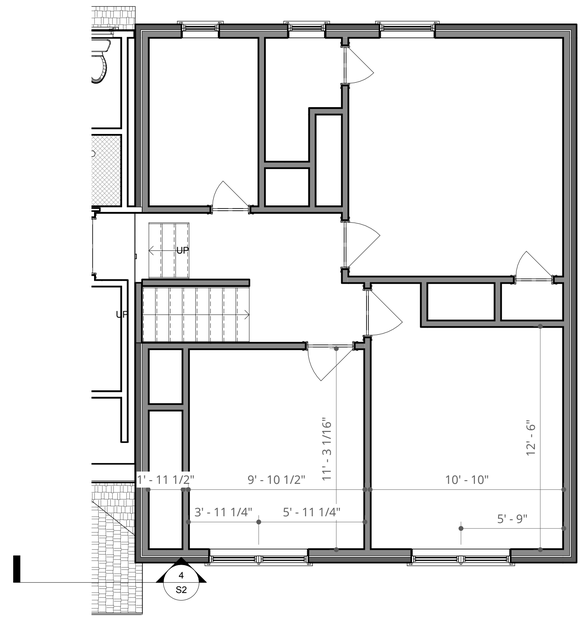
1. Exterior dimensions are to face of masonry or wall sheathing.
2. Interior dimensions are to face of studs.
3. On an Addition or Renovation project, shaded walls indicate existing walls that shall remain.
4. Solid bearing within walls indicated by shaded marks.
5. Sleeping Room spans are based on 30# per square foot Live Load and 10# per square foot Dead Load. All Other Room spans are based on 40# per square foot Live Load and 10# per square foot Dead Load. Roof rafters are based on 20# per square foot Live Load and 10# per square foot Dead Load.
6. Unless otherwise noted, #2SYP is assumed for all framing lumber when calculating maximum spans.
7. Unless otherwise noted, all stud framing is assumed to be #2 SPF.
8. Provide pressure treated sill plates, anchored to the foundation with anchor bolts spaced at maximum of 6 feet on center. There shall be a minimum of two bolts per plate section with one bolt located no more than 12 inches, or less than seven bolt diameters, from each end of the plate section. A nut and washer shall be tightened on each bolt of the plate.
9. Provide pressure treated lumber for all beams and members within 12" of finished grade.
10. Provide pressure treated band board and sill wherever any decks meets the house.
11. All metal fasteners and connectors into pressure treated lumber must be listed "ACQ Approved" Hot Dipped Galvanized or Stainless Steel.
12. Double joists under all parallel partitions or cabinetry.
13. Unless otherwise noted, all sawn lumber headers/beams to receive (2) jack studs and (1) king stud @ each end.
14. Unless otherwise noted, all LVL's to be minimum 1.9E.
15. Unless otherwise noted, all double LVL's get (3) jacks each end and all triples get (4) jacks each end.
16. Unless otherwise noted, all door & window headers to be (2) 2x10's.
17. All wall sheathing to be ½" CDX Plywood or 7/16" OSB with Tyvek Housewrap or 15" Felt.
18. All sub flooring to be glued and nailed.
19. All roof sheathing to be ½" CDX Plywood or 7/16" OSB.



FIRST FLOOR
1/4" = 1'-0"



SECOND FLOOR
1/4" = 1'-0"



MID LEVEL
1/4" = 1'-0"

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Drawn by: Donald L. Files, Jr.

7301 W. Franklin St. Remodel

Chris & Linda Sewell
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Richmond, VA 23226

Basement & First Floor Plans

A2

Project Number	2016.447
Scale	1/4" = 1'-0"

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