



FIRST FLOOR PLAN

1/8" SCALE: 1/8" = 1' - 0"
 22x34 SCALE: 1/4" = 1' - 0"

CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHALL CONTACT LJM HOME DESIGN, INC. FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WALLS ACCORDING TO THE DRAWINGS ARE 2x4 STUDS UNLESS NOTED OTHERWISE. ALL WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.
- ALL EXTERIOR WALLS ARE LOAD BEARING w/ 2x4 STUDS AT 16" o.c. w/ DOUBLE TOP PLATE MINIMUM.
- ALL INTERIOR LOAD BEARING WALLS TO BE 2x4 STUDS AT 16" o.c. w/ DOUBLE TOP PLATES MINIMUM.
- ALL INTERIOR NON-BEARING WALLS TO BE 2x4 STUDS AT 24" o.c. w/ SINGLE TOP PLATE MINIMUM.
- ALL BALLOON FRAMED WALLS TO BE 2x6 STUDS AT 12" o.c. WITH DOUBLE TOP PLATE MINIMUM.
- 12'-0" PLATE HEIGHT STUD WALLS SHALL BE FRAMED AT 12" o.c. MINIMUM.
- ALL ANGLES ON PLAN ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL WINDOW SIZES ARE NOMINAL.
- ALL GLASS REQUIRED TO BE TEMPERED SHALL CONFORM TO APPLICABLE BUILDING CODES.
- ALL GYPSUM BOARD AT BATHTUBS AND SHOWERS SHALL BE WATER RESISTANT.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

HEADER SCHEDULE

- WINDOW HEADER HEIGHT:
 - 6'-8" FOR NOMINAL 8'-0" CLG. (U.N.O.)
 - 7'-10" FOR NOMINAL 9'-0" CLG. (U.N.O.)
 - 8'-0" FOR NOMINAL 10'-0" CLG. AND UP (U.N.O.)
 - 6'-8" ON BASEMENTS (U.N.O.)
- DOOR HEADER HEIGHT:
 - 6'-10" STANDARD 6'-8" SWING DOOR (U.N.O.)
 - 8'-2" STANDARD 8'-0" SWING DOOR (U.N.O.)
 - 6'-8" BI-FOLD AND SLIDING DOORS (U.N.O.)

ALL HEADERS SHALL CONFORM TO THE FOLLOWING SCHEDULE FOR LOAD BEARING HEADERS:

- OPENING UP TO 36" WIDE - DOUBLE 2 X 6 WITH 1 JACK.
- OPENING 37" TO 55" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
- OPENING 56" TO 95" WIDE - DOUBLE 2 X 10 WITH 2 JACKS.
- OPENINGS 96" AND LARGER - DOUBLE 2 X 12 OR LVL WITH 2 JACKS.

- NOTES:
- ALL HEADER MATERIAL IS No 2 S.Y.P.
 - HEADERS THAT SPANS OVER 8'-0" IF NOT SPECIFIED ON PLANS, ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - HEADERS SPANS FOR INTERIOR NON-LOAD BEARING WALLS, DOUBLE 2 X 4 ON EDGE (UP TO 8'-0" SPAN)

REFER TO COVER SHEET FOR SQUARE FOOTAGE

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 TRADE SECRET.

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"EMORY COTTAGE"
 HOME FOR BOB BROWN
 TERRACRAFT HOMES, L.L.C.
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designed by LJM
 drawn by XXX
 checked by XXX
 date 00/00/00
 revised 00/00/00

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