

**GENERAL FRAMING NOTES:**

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

FRAMING LUMBER SHALL BE SYP #1 GRADE AND/OR BRUCE FINE FIR #1 AND/OR #2, KLN DRED.

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 DOING UNO.

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

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

PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

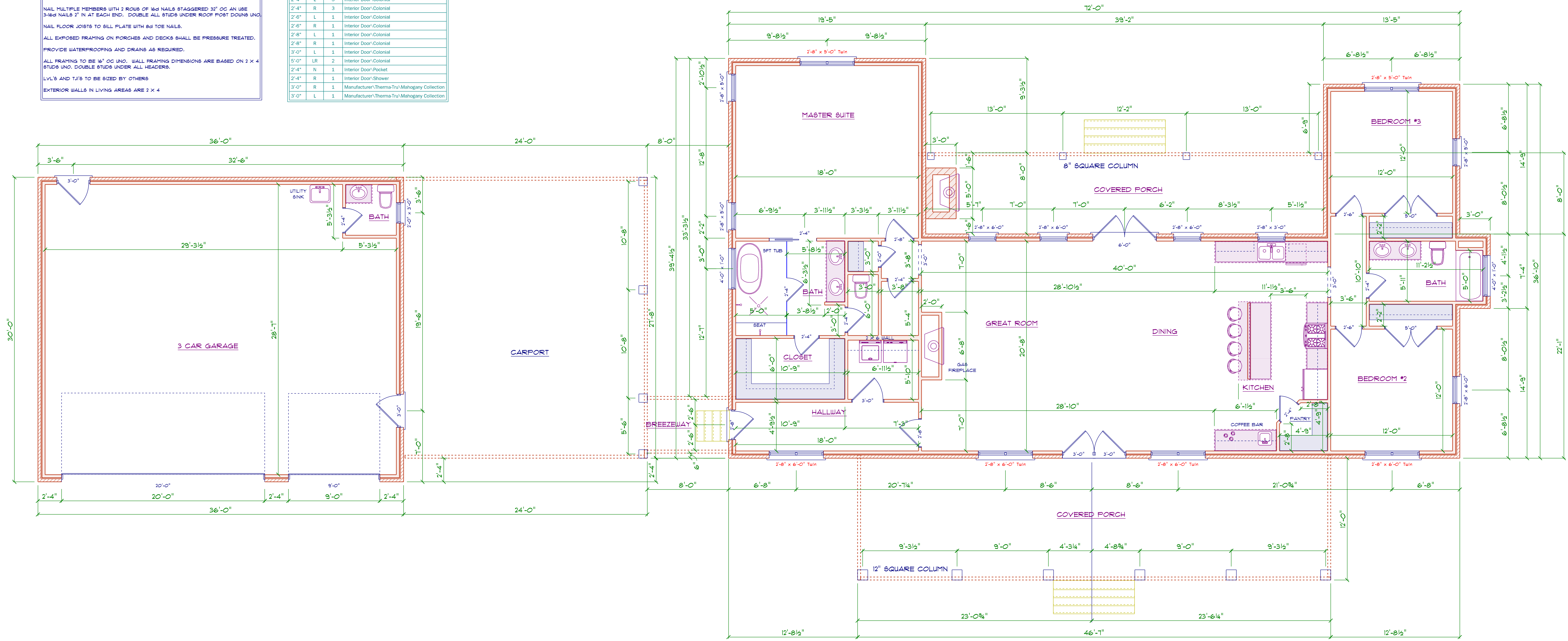
ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO. DOUBLE STUDS UNDER ALL HEADERS.

LVL'S AND TJS TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
3'-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/Tall Garage
20'-0"	U	1	Garage/Tall Garage
2'-0"	R	1	Interior Door/Colonial
2'-4"	L	3	Interior Door/Colonial
2'-4"	R	3	Interior Door/Colonial
2'-6"	L	1	Interior Door/Colonial
2'-6"	R	1	Interior Door/Colonial
2'-8"	L	1	Interior Door/Colonial
2'-8"	R	1	Interior Door/Colonial
3'-0"	L	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/Therma-Tru/Mahogany Collection
3'-0"	L	1	Manufacturer/Therma-Tru/Mahogany Collection

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



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

AREA SCHEDULE	
NAME	AREA
Heated	2039 sq. ft.
Covered Rear Porch	325 sq. ft.
Covered Front Porch	578 sq. ft.
Carport	668 sq. ft.
3 Car Garage	1026 sq. ft.

CUSTOM HOUSE PLAN FOR:  
SPENCER & EMILY BERUBE

FLOOR PLANS

SCALE: 1" = 3/16"

DRAWN BY:

DATE: 12/15/2023

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