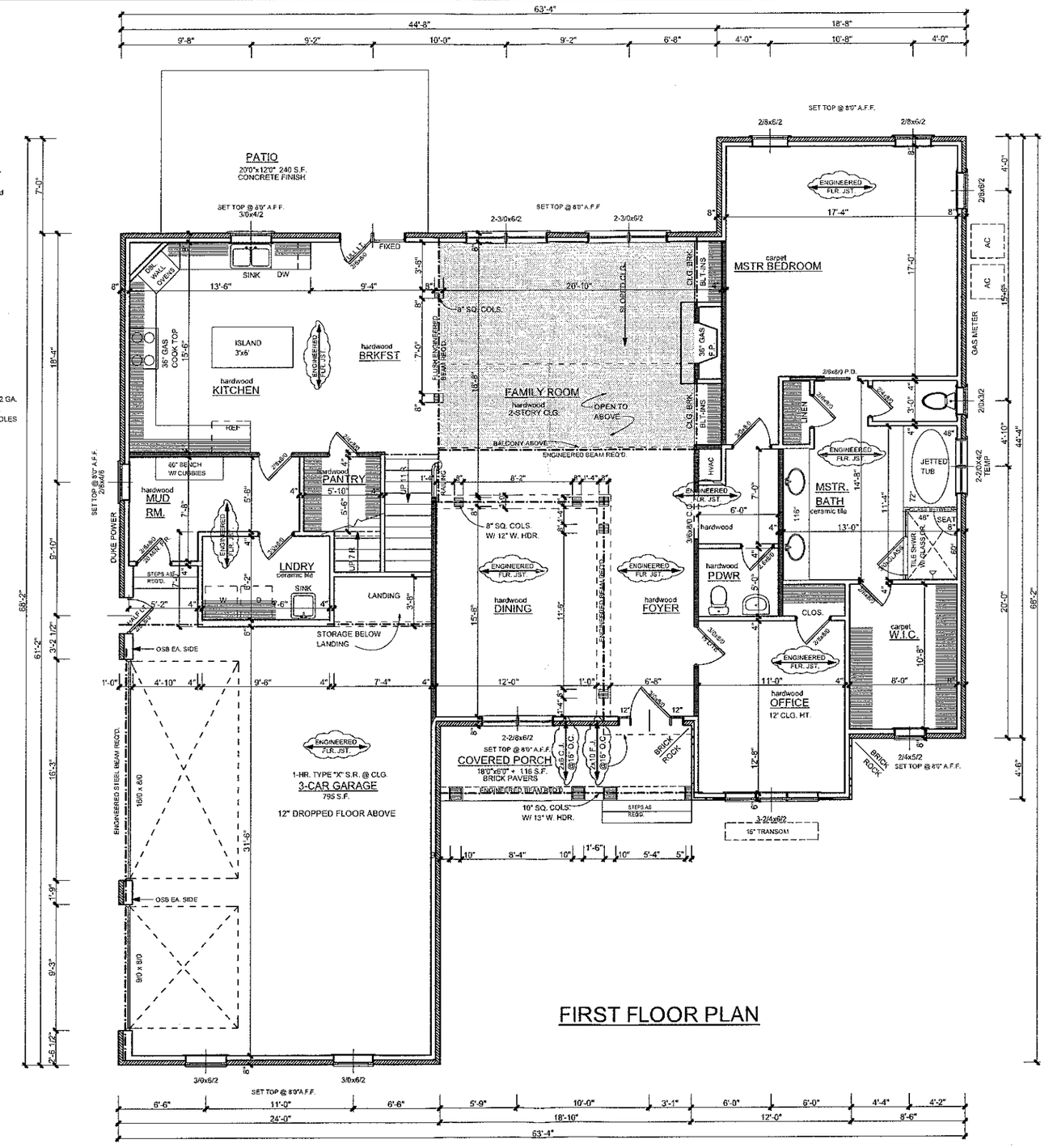
GENERAL FRAMING NOTES:

1. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
2. FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE #2 GRADE AND/OR SPRUCE PINE FIR #1 AND/OR #2, AS NOTED. KILN DRIED (MC=15% OR EQUIVALENT
3. WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A NORTH CAROLINA ENGINEER.
4. ROOF SHEATHING SHALL BE 7/16" OSB WITH 15# FELT U.N.O.
5. FLOOR SHEATHING SHALL BE 3/4" OSB U.N.O.
6. USE 7/16" OSB SHEATHING U.N.O.
7. 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.
8. NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" O.C. AN USE 3-16d NAILS 2" IN AT EACH END, DOUBLE ALL STUDS UNDER ROOF POST DOWNS U.N.O.
9. NAIL FLOOR JOISTS TO SILL PLATE WITH 8d TOE-NAILS
10. ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.
11. PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.
12. HEADERS SHALL BE SYP #2 GRADE OR EQUIVALENT U.N.O.
    A. INTERIOR
    1.SPANS UP TO 2'-6"..... 2-2x8S
    2.SPANS 2'-6" TO 3'-6"..... 2-2x8S
    3.SPANS 3'-6" TO 6'-6"..... 2-2x10S
    B. EXTERIOR
    1.SPANS UP TO 2'-0"..... 2-2x8S
    2.SPANS 2'-0" TO 3'-0"..... 2-2x8S
    3.SPANS 3'-0" TO 5'-0"..... 2-2x10S
13. MASONRY LINTELS
    A. FOR SPANS UP TO 4'-0" USE 3½"x3½"x¼" STEEL ANGLE
    B. FOR SPANS 4'-0" TO 8'-0" USE 5"x3½"x5/16" STEEL ANGLE
    C. PROVIDE 6" BEARING EACH END FOR SPANS OP TO 6'-0"
14. USE ASTM C216 FACE BRICK F1M=3000 PSI, ATTACH TO WOOD FRAME WITH MINIMUM 22 GA. GALVANIZED CORROSION RESISTIVE CORRUGATED METAL TIES 7/8" WIDE AT VERTICAL INTERVALS MAX. 16" O.C. AND HORIZONTAL INTERVALS MAX. 24" O.C. PROVIDE WEEP HOLES AT 32" O.C. MAXIMUM AT FIRST COURSE ABOVE GRADE.
15. ALL FRAMING TO BE 16" O.C. U.N.O., WALL FRAMING DIMENSIONS ARE BASED ON 2x4 STUDS U.N.O.
16. ALL WALLS 9 FT. IN HEIGHT AND OVER USE (1) COURSE BLOCKING.
17. VENT EXHAUST FANS TO OUTSIDE.
18. LVLS AND TJIS TO BE SIZED BY OTHERS.



FIRST FLOOR PLAN

10' CEILING HT. U.N.O.		
LOAD WALL		
	BRICK	FRAMED
FIRST FLOOR	2310 S.F.	2248 S.F.
SECOND FLOOR	1451 S.F.	1451 S.F.
TOTAL	3761 S.F.	3699 S.F.
3- CAR GARAGE	795 S.F.	765 S.F.
FR. COV. POR.		116 S.F.
RR. PATIO		240 S.F.
ALL ANGLES 45d U.N.O.		

PLEASE NOTE: SEE MFTRS. LAYOUT FOR SIZING & SPACING OF ENGINEERED FLOOR JOISTS, ROOF TRUSSES, & ENGINEERED BEAMS NOTED AS BEAM REQ'D. OR (FLUSH) BEAM REQ'D.

Acknowledgement Of Plans Submittal ONLY:
Date
Date

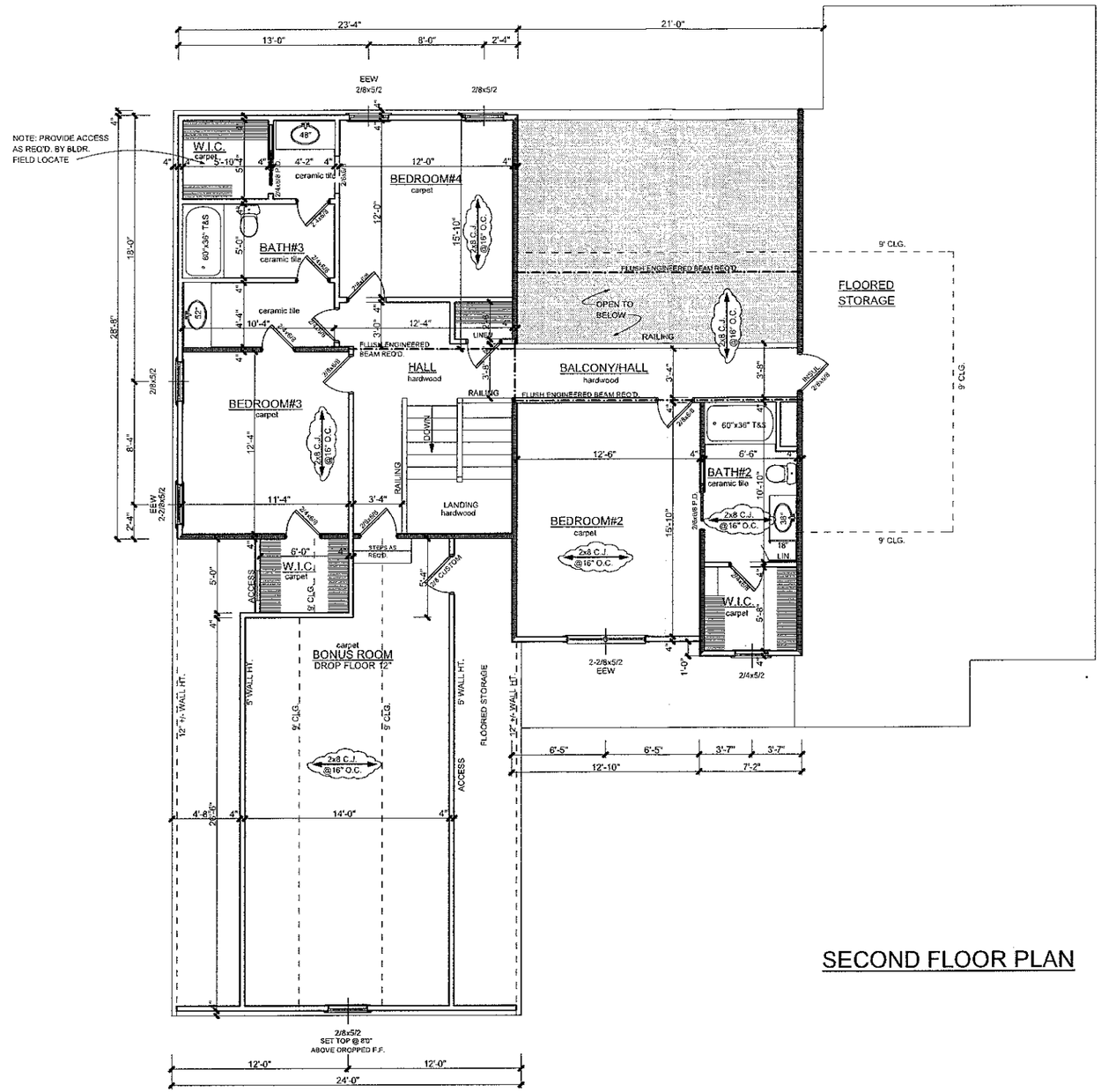
GENERAL NOTES:.
WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE AND COMPLETE PLANS, ACCURACY IS YOUR RESPONSIBILITY. CARPET SQUARE FEET, ROOM HEIGHTS AND OTHER DETAILS SHOULD BE VERIFIED BY CONTRACTOR.
ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
ALL SLOPES & SKYLIGHTS REQUIRE TEMPERED GLASS.
ALL EXTERIOR WALLS SHALL BE U.S.B. SHEATHING PANEL.
ALL SHINGLES SHALL HAVE MINIMUM CLASS A FIRE RATING.
ALL EXTERIOR WALLS SHALL BE U.S.B. SHEATHING PANEL.
ALL DORMERS, BUMP OUTS, ETC. SHALL BE FRAMED AS PER PLAN AND SHALL HAVE ADEQUATE SUPPORT.
ALL GABLE ENDS SHALL HAVE A MINIMUM OF 4" OVERHANG.
CONTRACTOR SHALL COMPLY WITH ALL CODES AND REGULATIONS OF ALL GOVERNING BODIES.
ALL CHANGES SHALL BE APPROVED BY CLIENT AND BUILDER PRIOR TO CONSTRUCTION.

STAMP MUST APPEAR IN RED. IF STAMP IS NOT RED, THIS PRINT IS AN ILLEGAL COPY. PLEASE CONTACT:

RESIDENTIAL CAD DESIGN & DRAFTING
BEN HIATT
OVER 30 YEARS EXPERIENCE
P.O. BOX 785 MOCKSVILLE, NC 27028
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REVISIONS/SKETCHES
1 5-20-13
2
3
4 6-12-13-FINAL

CRAIG CARTER BUILDERS
LOT # 621 THE FARM
AS SHOWN
CCARTER-3761LS
LOG NO. 120-13
SCALE 1/4" = 1'-0"
DRAWN BY ~~HBH~~
DATE 5-20-13
DRAWING NO. 4 OF 6



SECOND FLOOR PLAN

9' CEILING HT. U.N.O.		
LOAD WALL		
	BRICK	FRAMED
FIRST FLOOR	2310 S.F.	2248 S.F.
SECOND FLOOR	1451 S.F.	1451 S.F.
TOTAL	3761 S.F.	3699 S.F.
3- CAR GARAGE	795 S.F.	765 S.F.
FR. COV. POR.		116 S.F.
RR. PATIO		240 S.F.
ALL ANGLES 45d U.N.O.		

PLEASE NOTE: SEE MFTRS. LAYOUT FOR SIZING & SPACING OF ENGINEERED FLOOR JOISTS, ROOF TRUSSES, & ENGINEERED BEAMS NOTED AS BEAM REQ'D. OR (FLUSH) BEAM REQ'D.

Acknowledgment of Plans Approval ONLY!

Date

Date

GENERAL NOTES:

WHEN A SYMBOL OR LABEL IS USED ON ONE PLAN/PAGE IT IS TO BE CONSIDERED ON ALL PLANS/PAGES IN THIS SET. ACCURACY OF FIGURED DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGNER BEFORE CONSTRUCTION. CHANGES IN FIELD CONDITIONS MAY REQUIRE MINOR CHANGES IN DIMENSIONS. ALL DIMENSIONS & REL. MEASUREMENTS ARE NOMINAL.

ALL CONSTRUCTION & PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL & STATE CODES. ALL LIVING AREAS SHALL HAVE CLG. HTS. OF 8'-0" & STUD WALLS @ 2X4 ON 16" O.C. U.N.O. ALL GARAGES SHALL HAVE CLG. HTS. OF 8'-0" & STUD WALLS @ 2X4 ON 16" O.C. U.N.O. ALL EXTERIOR WALLS SHALL BE 2" RIGID INSULATION OVER 2X4 STUDS @ 16" O.C. U.N.O. ALL ROOF SHEATHING SHALL BE 7/16" O.S.B. SHEATHING & SHALL HAVE H-CLIPS AT ALL UNSUPPORTED EDGES. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 15 lb. #30 FELT PAPER & 1/2" CDX PLYWOOD SHEATHING. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 6 MIL POLY. ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-13 BATTS. ALL CEILINGS SHALL BE INSULATED WITH R-30 BATTS. ALL EXTERIOR DOORS SHALL BE INSULATED WITH R-5 RIGID INSULATION. ALL EXTERIOR WINDOWS SHALL BE DOUBLE PANE. ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD OR METAL CLAD. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED. ALL EXTERIOR DOORS SHALL HAVE DEAD BOLTS. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 3 HINGES. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR STOP. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR VIEWER. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR CHAIN. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR KNOCKER. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR BELL. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR MAT. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR SWEEP. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR THRESHOLD. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR GASKET. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR SILENCER. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR CLOSER. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR LOCK. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR KEY. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR KEY. ALL EXTERIOR DOORS SHALL HAVE A MIN. OF 1 DOOR KEY.

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4	6-12-13-FINAL

CRAIG CARTER BUILDERS

JOB NO. 120-13 | SCALE 1/4" = 1'-0" | LOT # 621 THE FARM | DRAWN BY HBH | DATE 5-20-13

AS SHOWN

CCARTER-3761LS

DRAWING NO. 5 OF 6