GENERAL CONSTRUCTION NOTES :

1. THE INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES TO PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOFED HOME.
2. ALL STRUCTURAL INFORMATION IS SHOWN USING "BEST PRACTICES". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL STRUCTURAL ELEMENTS SUCH AS FOUNDATION WALLS, FOOTINGS, SLABS, BEAMS, JOISTS, HEADERS, RAFTERS, ETC. MEET AND OR EXCEED ALL CODE REQUIREMENTS. THE CONTRACTOR SHALL HAVE A STRUCTURAL ENGINEER REVIEW ALL DESIGN AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK MEETS OR EXCEEDS ALL LOCAL AND OTHER APPLICABLE CODES.
4. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED. STUDS ARE 2x4'S UNLESS NOTED. FOUNDATION WALLS ARE DIMENSIONED FROM FACE OF BRICK TO FACE OF BRICK, UNLESS NOTED OTHERWISE.
5. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
6. PROVIDE SOLID SAID BEARING UNDER ALL BEAM AND LARGE HEADER BEARING POINTS TO SOLID FOUNDATION CONDITION BELOW.
7. ALL WOOD FRAMING THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
8. TYPICAL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH 7/16" EXTERIOR GRADE SHEATHING, AND WRAPPED IN TYVEK® HOMEWRAP® OR EQUAL, AND INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
9. SEE PLANS AND EXTERIOR ELEVATIONS FOR WINDOW SIZES, DOOR SIZES, ALIGNMENTS, WINDOW TYPES AND MUNTIN PATTERNS. WINDOW SIZES ARE SHOWN AS "NOMINAL" SIZES. CONTRACTOR SHALL COORDINATE PRIOR TO CONSTRUCTION. MORE WINDOW HEADER HEIGHTS ARE DESIGNED FOR THIS HOUSE SPECIFICALLY AND MAY NOT BE ASSUMED TO BE ANY "INDUSTRY STANDARD".
10. WINDOW SUPPLIER SHALL VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR FOR THE BUILDING CODE.
11. WINDOWS LABELED AS TEMP. SHALL BE SAFETY GLAZED (FULLY TEMPERED GLASS). ALL DOORS WITH GLASS SHALL BE TEMPERED GLASS. SEE FLOOR PLAN FOR SAFETY GLAZING LOCATIONS.
12. RAILINGS SHALL BE INSTALLED ON ALL PORCHES WHEN REQUIRED BY CODE.
13. ALL CASED OPENINGS NO. 1 BE CONSTRUCTED OF DRYWALLING OTHERWISE NOTED.
14. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC TILE. TILES IN TUB AND SHOWER AREAS AS WELL AS WALL PANELS IN SHOWER AREA PER BUILDING CODE.
15. PROVIDE 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILING AND 5/8" GYPSUM BOARD AT ALL GARAGE WALLS SEPARATING GARAGE AND DWELLING UNIT.
16. DOOR BETWEEN GARAGE AND DWELLING SHALL BE SELF-CLOSING, SELF LATCHING, AND GASKETED OR MADE AIRTIGHT WITH WEATHERSTRIPPING. DOOR TO BE 1 3/8" THICK, SOLID WOOD OR 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL OR 20 MIN. FIRE-PROTECTION RATED.
17. FIREPLACE INSTALLATION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF REPAIRING, CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS ARE CORRECTION MEET OR EXCEED CODE.
18. SHUTTERS SIZED TO MATCH ACTUAL WINDOW OPENING. EACH SHUTTER TO BE ONE-HALF OF SASH AT DOUBLE HUNG WINDOWS.

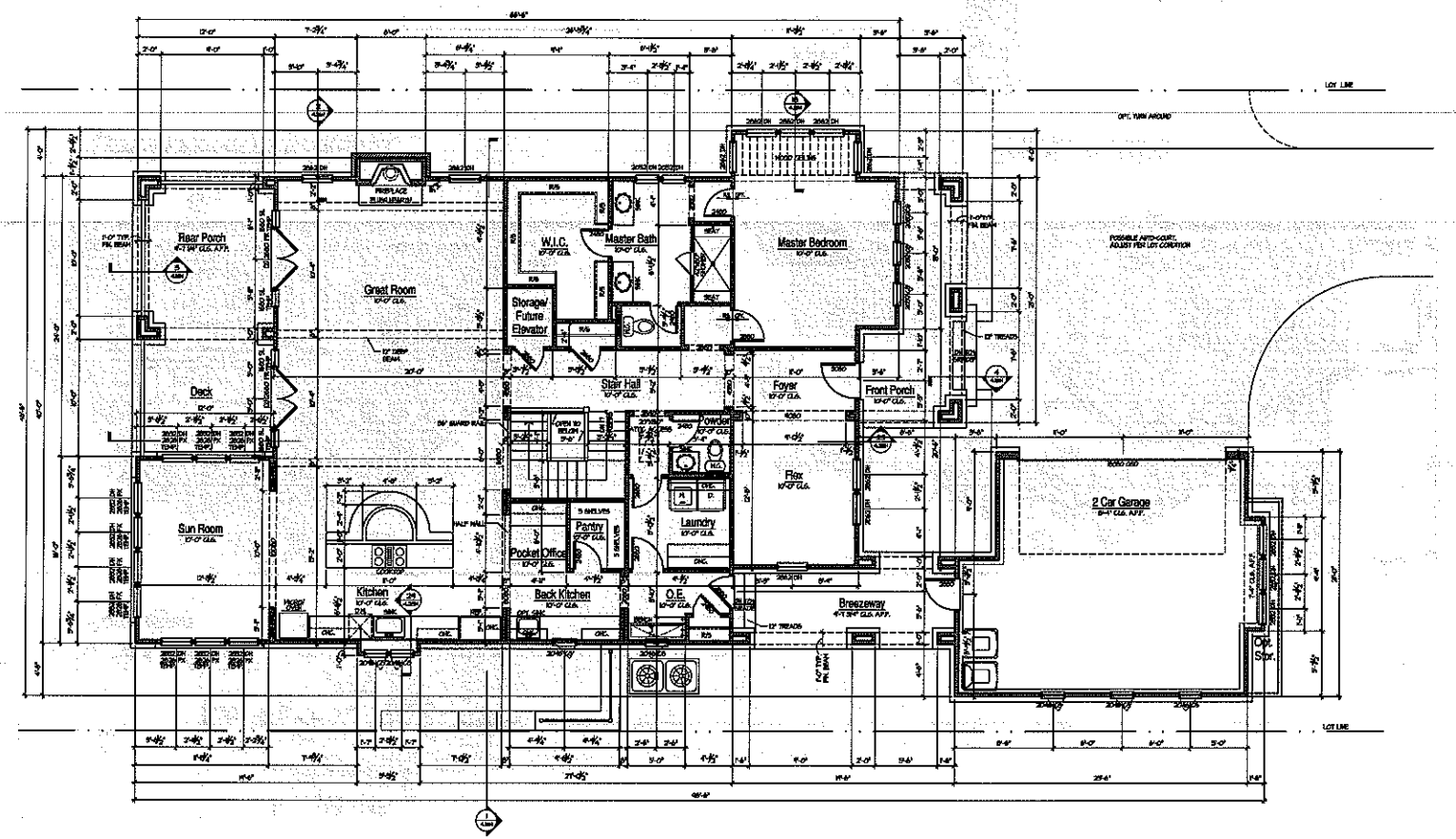
AREA CALCULATIONS

OUTSIDE FACE OF STUD	
LAKE LEVEL FINISHED	1886 S.F.
MAIN FLOOR	1932 S.F.
TOTAL LIVING :	3818 S.F.
LAKE LEVEL UNFINISHED	1886 S.F.
GARAGE	518 S.F.
BREEZEWAY	147 S.F.
MAIN FLOOR FRONT PORCH	140 S.F.
MAIN FLOOR REAR COVERED PATIO	174 S.F.
LAKE LEVEL WALKOUT	567 S.F.
TOTAL UNDER ROOF :	6740 S.F.
MAIN FLOOR LAKE SIDE	+1193 S.F.
OPTIONAL UPPER FLOOR	+788 S.F.
OPTIONAL APARTMENT	+482 S.F.

Acknowledgement Of Plans Submittal ONLY!

Tim Carr Date 10-31-14

Date 11-18-14



Main Floor Plan **Shingle**

SCALE: 1/4"=1'-0"

FINISH BUILDING SET - 07.23.2014

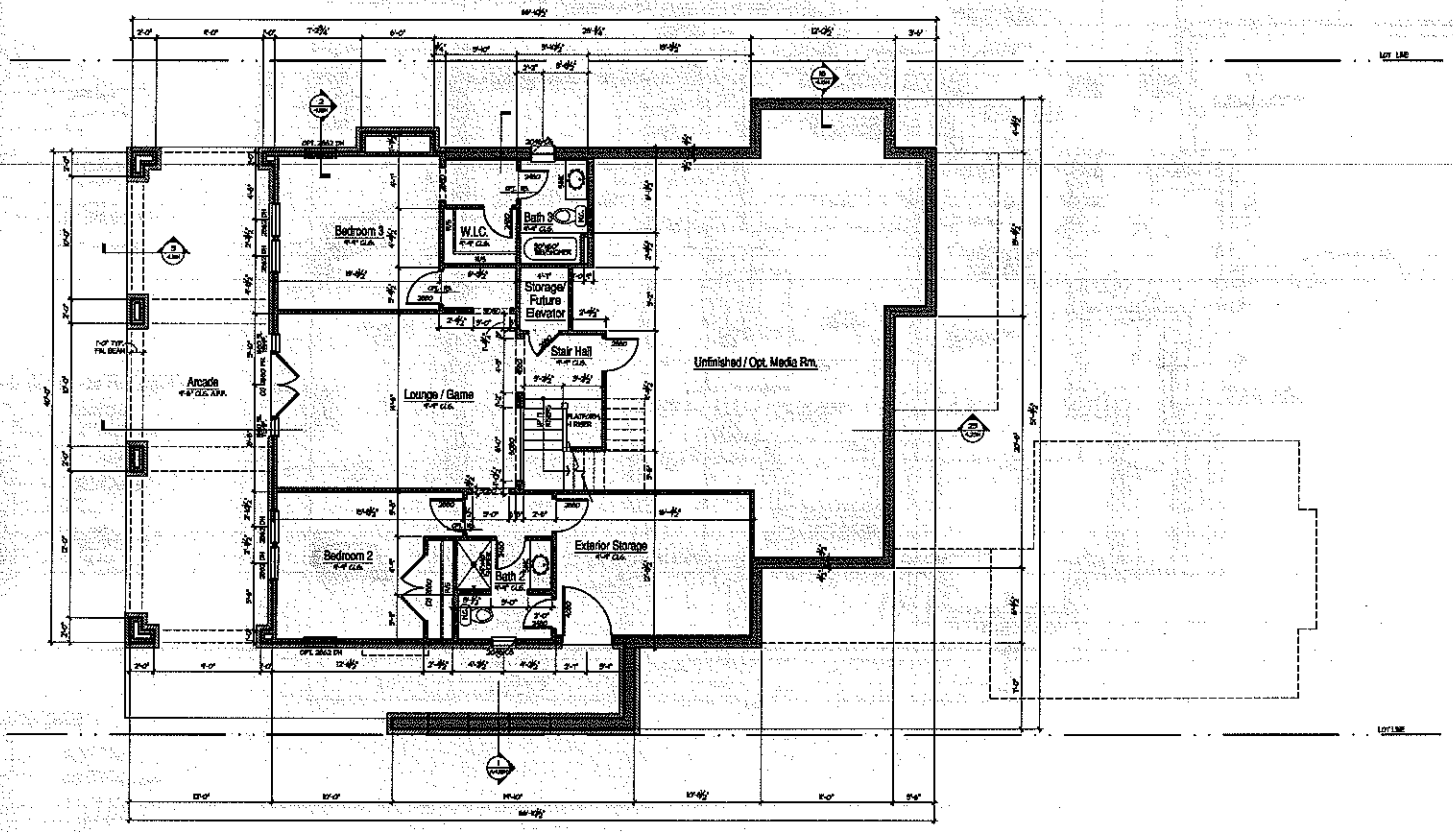
Sisters Cove - Carriage Series
Lake Norman
Mooresville, North Carolina
Hinckley Gauvain

BSB DESIGN

MAIN FLOOR PLAN

Plan 3
1.1SH

Acknowledgement Of
Plans Submittal ONLY!
Jim Carr Date 10-31-14
Date 11-18-14



Lake Level Plan **Shingle**

FINISH BUILDING SET - 07.23.2014

Sisters Cove - Carriage Series
Lake Norman
Mooresville, North Carolina
Hinckley Gauvain

BSB DESIGN

LAKE LEVEL

Plan 3
0.1SH