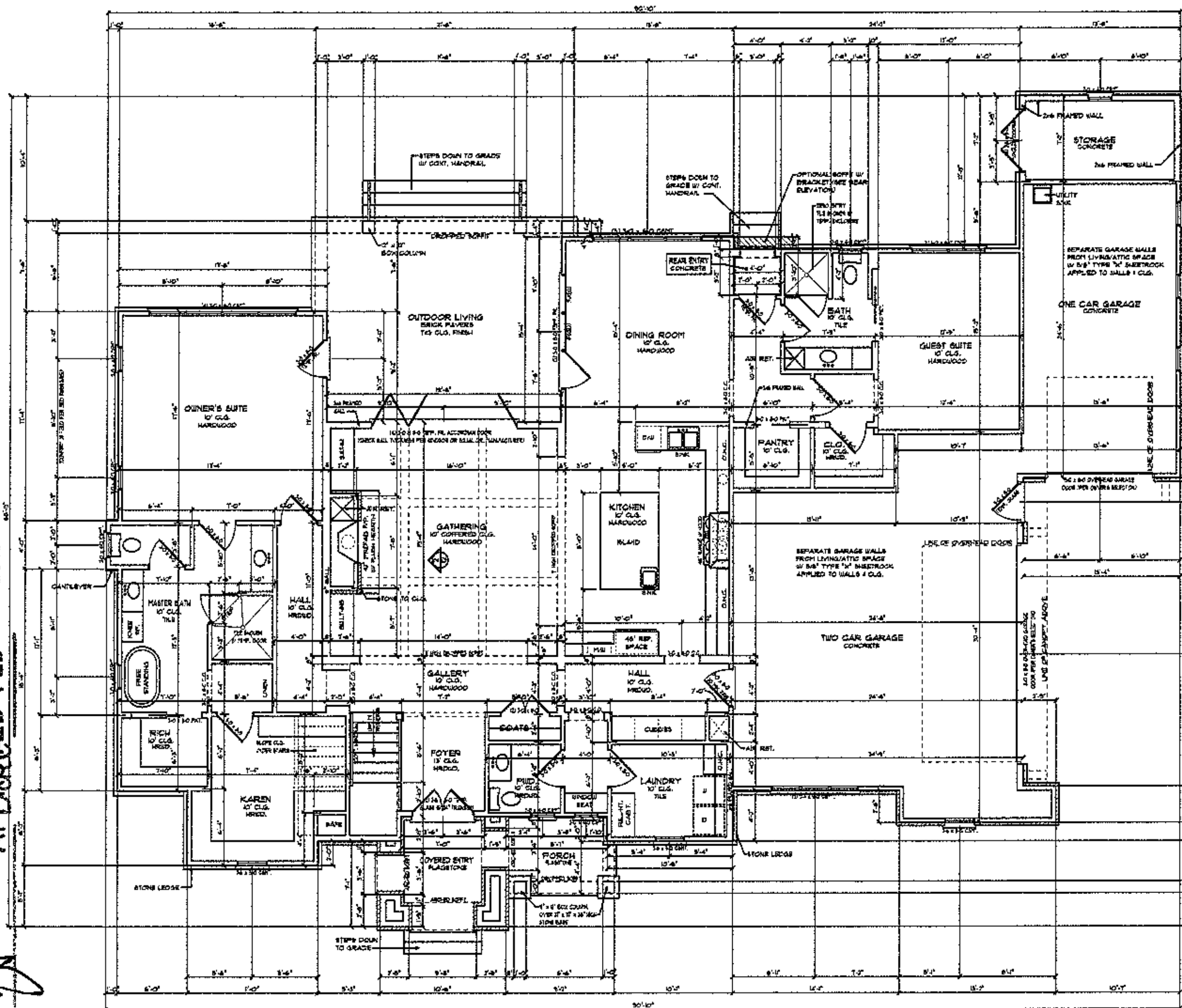
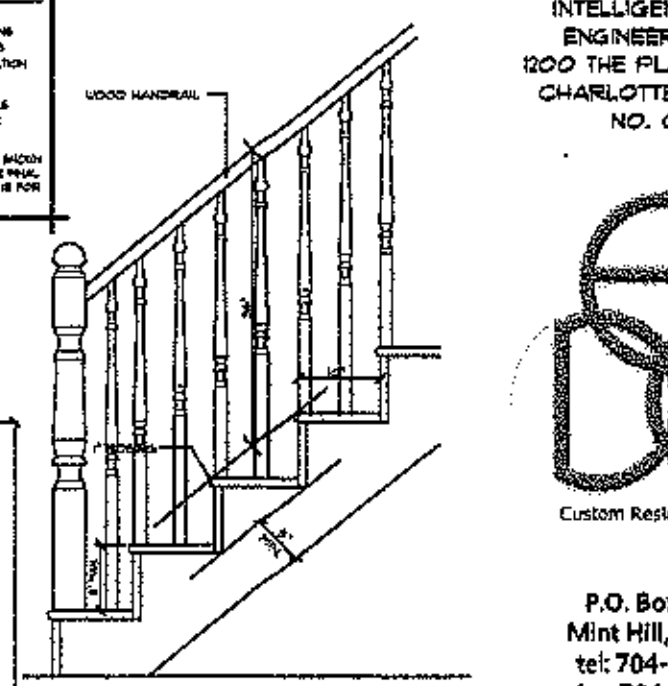




STAIR SECTION

SCALE: 1" = 1'-0"

STAIR NOTES

NOTE:
VERIFY ACTUAL CONDITIONS & FLOOR FINISH MATERIALS PRIOR TO STAIR FABRICATION

NOTE:
GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE W/ 2012 N.C.R.C.

HANDRAILS & BALUSTERS SHOWN MAY NOT REPRESENT THE FINAL PRODUCT. THIS DRAWING IS FOR CODE PURPOSES ONLY.

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PROJECT:

THE BROWDER RESIDENCE

LOT 381, ESTES PARK DR

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DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS, FALL PROTECTION CODE & GLAZING REQUIREMENTS PER CODE W/ WINDOW & DOOR MANUFACTURE SELECTED. ALL DOORS & WINDOWS TO COMPLY W/ ALL OF 2012 NORTH CAROLINA RESIDENTIAL CODES.

SQUARE FOOTAGE:

FIRST FLOOR HEATED	2,539
SECOND FLOOR HEATED	1,313
TOTAL HEATED	3,852
GARAGES	1,043
COVERED ENTRY/FRONT PORCH	146
OUTDOOR DINING	357
REAR ENTRY	18
STORAGE	100
TOTAL	5,516

FIRST FLOOR NOTES

- 10' CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- 8' DOOR AND WINDOW HEIGHT TYP. UNLESS NOTED OTHERWISE
- SEE SECOND FLOOR FRAMING PLAN FOR ALL SECOND FLOOR BEAM & FIRST FLOOR HEADER SIZES.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

FIRST FLOOR PLAN

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

DRAWN BY: J.BARJA/J.STEFANIK

DATE: 12/12/2014

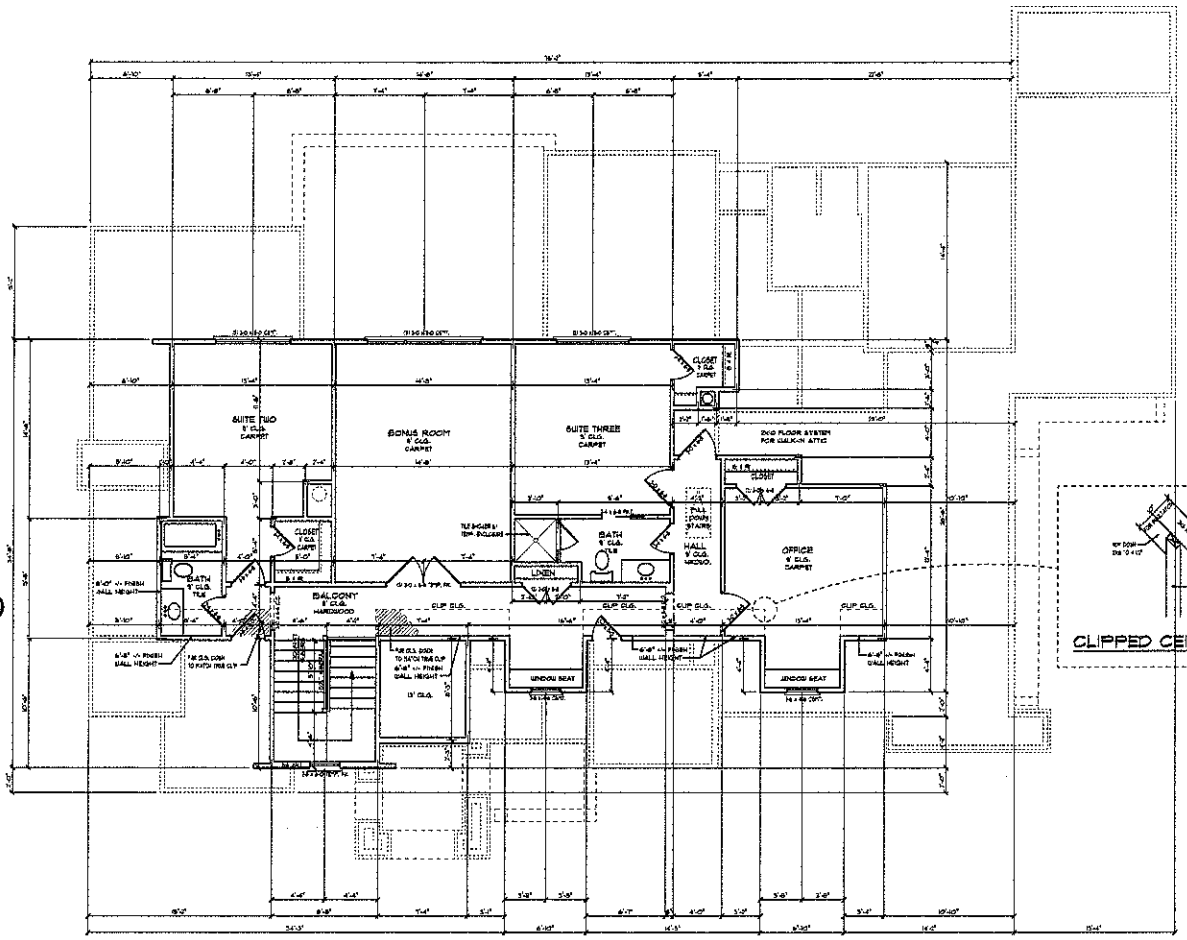
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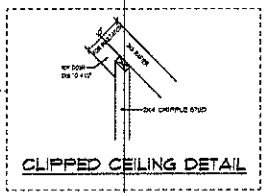
SHEET 5 OF 15

Acknowledgement Of
Plans Submittal ONLY!
Date 1/13/15

APPROVED FEB 0 6 2015

Acknowledgement Of
Plans Submittal ONLY!
Date 1/6/15
Date APPROVED FEB 06 2015





DOOR & WINDOW NOTE

ALL EXTERIOR DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL ROUGH & NOTHERMS DIMENSIONS, FALL PROTECTION CODE & SAFETY REQUIREMENTS PER CODE W/ WINDOW & DOOR MANUFACTURER SELECTED. ALL DOORS & WINDOWS TO COMPLY W/ ALL OF NC NORTH CAROLINA RESIDENTIAL CODES.

SECOND FLOOR NOTES

- 9' CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- 6'-8" DOOR AND WINDOW HEIGHT TYP. UNLESS NOTED OTHERWISE, SEE ELEVATION FOR WINDOW HEIGHTS.
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE.
- SEE SECOND FLOOR CEILING PLAN FOR ALL SECOND CLG. BEAM & SECOND FLOOR HEADER SIZES.
- ALL DOORS WITH GLASS SHALL BE TEMPERED & WINDOWS SHALL BE TEMPERED PER STATE CODE
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHALL BE CHECKED PER MFG.

SECOND FLOOR PLAN

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

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PROJECT:

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LOT 387, ESTES PARK DR

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DRAWN BY:
J.J.BARJA/J.STEFANIK

DATE:
12/12/2014

REVISED:

SHEET 7 OF 15