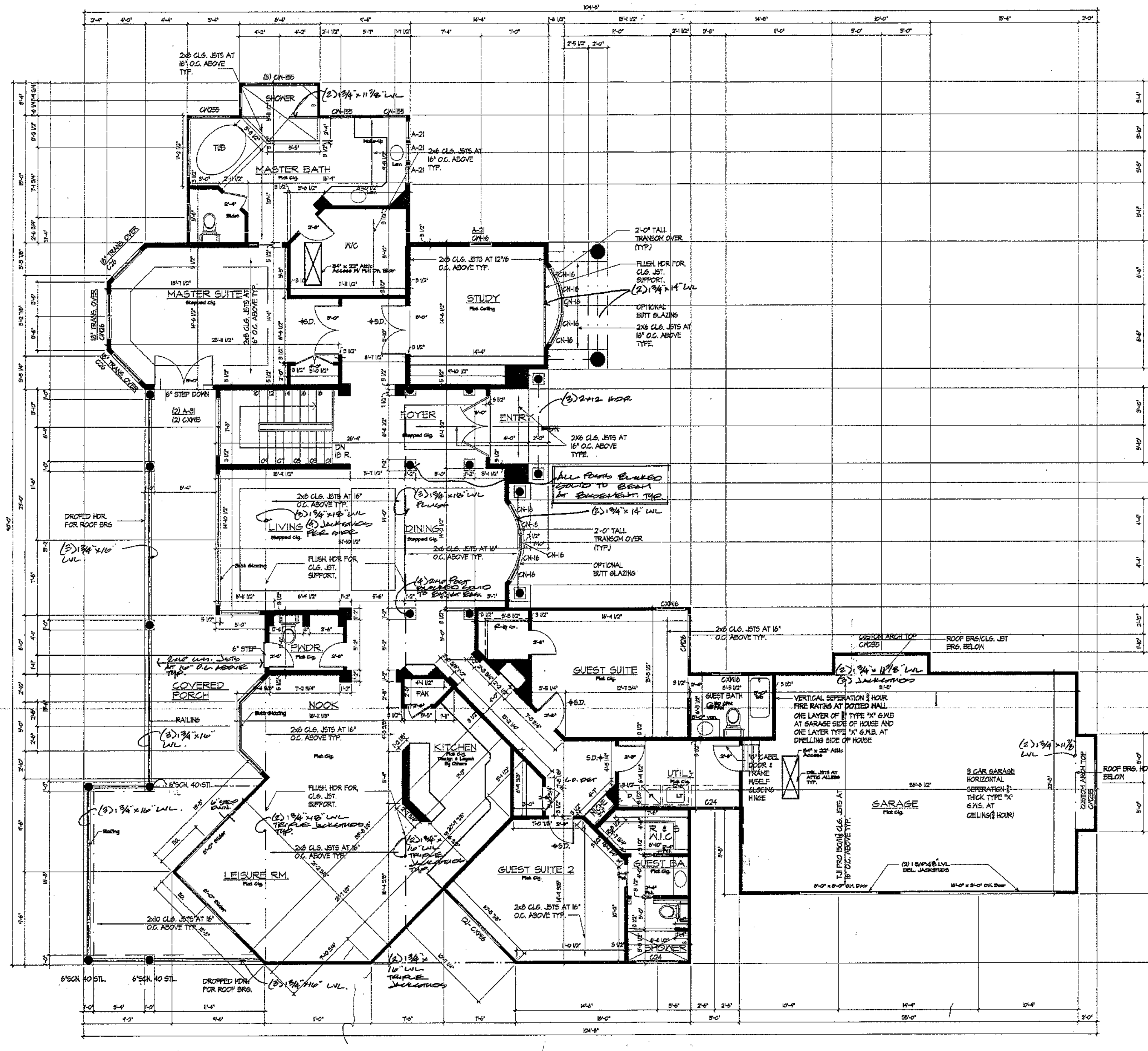
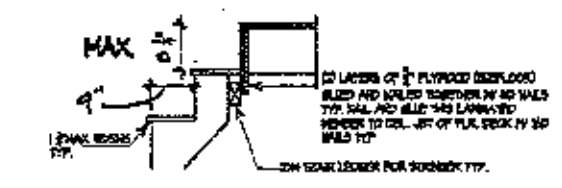
REVISIONS:





TYP STAIR DETAILS

1\2INCHES =1-0INCHES

Stairs

1) The Radius ... leading edge ... greater then 9\16

2) A Nosing is not required where the Tread ... inches ... head room

3) the minimum headroom in all parts of the stairway shall be not the less then 6.8inches measured vertically from the Slop ... or from the floor surface of the landing or platform

HANDRAILS

1)Handrails having minimum & maximum height of 34 inches & 38 inches respectively, measured vertically from the nosing of the tread shall be providing on at least one side of the stairways of the four or more risers.

2)All required handrails shall be contiuous the full length of the stairs (Expect at newel posts at a turn)

3) Ends shall be returned or shall terminate in newel posts or safety terminals.

4) Handrails adjacent to a wall shall have a space of not less then 1 1\2inches between the wall & the handrails.

HANDRAIL GRIP SIZE

1) The handgrip portion of the handrails shall not be more then 2 5\8inches in cross-sectional dimension, or the shape shall provide an equivalent gripping surface.

2) Railings at landing shall be not less then 36 inches in height guardrail opening limitation.

3) Ornamental closures or rails shall not allow a passage of an object 6inches or more in diameter.

4) Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4inches at nearest Point between the members

CEILING JOIST TABLE	
SOUTHERN PINE #2 OR BETTER	MAX SPAN
2x6 @ 24" O.C.	[illegible]
2x6 @ 16" O.C.	[illegible]
2x6 @ 12" O.C.	[illegible]

FIRST FLOOR PLAN

1/4" =1'-0"

NOTES:

Contractor to verfy all dimensions prior to building 1x3 bridging. center of all joist spans double floor joists under all parallel partitions above typ. 2x6 @16"o.c exterior wall constr. unless noted andersen window numbers noted hardwire smoke detectors in series typ.

SQUARE FOOTAGE	
FLOOR AREA	3,230 SF
PORCH	723 SF
GARAGE	810 SF

GENRAL NOTES

1) All work shown on plan complies with all North Carolina status Building & fire prevention code.

2) All design & construction complies with the North Carolina energy conservation code.

3) All electrical, plumbing & HAVC design & construction must comply with all applicable state & local building codes.

4) All calculated dimension take ... dimension on job sites.

6) All habital spaces meet or exceed ... requirements.

7) All smoke detectors to be hardwired in series as per NCSBC - electrical.

8) All ...

9) Provide exterior light fixtures at all exterior doors.

10) Provide aluminum flashing ... doors & window.

11) The final kitchen layout to by others contractor to verify utility locations final layout

12) All dimensions are taken from face of stud partitions (3 1\2inches)

13) Provide R30 batt insulation at all window box outs, bay window, entertainment area, prefab fireplaces, & any cantilevers.

14) Contractor to review all client\ builders contracts & agreement prior to the start of work.

15) Any glass in doors (sliding or swing), storms doors, shower enclosures, or any window within 24inches of the doors must be tempered

16) Any window over 9 & less then 18inches above finished floor must be tempered.

17) The garage shall be completely separated from the residence (wall or ceiling) with 1\2inches type? gyb on the garage side.

18) Clothes dyers to be directly vented to the exterior as per NCSBS section m-1904.

19) Clothes washer to have floor drain or pan.

20) Two 2x10 floor joist must be provided when a second floor wall runs parallel with the floor joists.

21) All headers must have a 4" min. bearing on wall or post support.

22) See header schedule for in bearing walls.

Acknowledgement Of Plans Submittal ONLY!

[signature] Date 11/4/03

[signature] Date 11/4/03

GENERAL FRAMING NOTES

- Hip valley rafters and ridge ridge boards to always be 2x one size larger than rafters.
- All framing to be 16" o.c. unless noted otherwise.
- Provide collar ties at upper 1/3 of vertical distance between ridge board and joists (48"o.c)
- dbl. flr. jsts. under all parallel partitions.
- Provide 1x3 cross bridging max 8'-0"
- Provide dbl 2x8 strongback at mid height at all walls
- Provide solid backing at mid height at all walls
- All joist shall be aligned with studs below
- All members in contact w/ shall be pressure treated
- Provide rodent and insect proofing where all plumbing, wiring, and vents pass through walls as per code
- Provide continous eave vent for attic ventilation
- All wood colums shown on any of the framing plans should extend down thru the levels below and terminateat the floor, slabs should be thickened at these areas

STRUTURAL LUMBER NOTES

- Framing lumber specified on the structural drawing shall be #2 southern pine, kiln dried (mc=15%) or equal unless noted otherwise on drawings
- Wood framing shall conform to all local building codes as a minimum standard.
- Toe and end nailing may be allowed for bearing type connections unless noted otherwise on drawings.All other connection shall be made using metal connectors
- Provide bridging at 8'-0" o.c. maximum spacing and at all bearing points for all joists and rafters
- Load bearing stud walls shall have horizontal bracing at 6'-0" o.c. max. spacing
- Studs and joists shall be cut to install plumbing or wiring without adding metal or wood side pieces to strengthen the member to its origal capacity.
- Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member
- nail multiple member beams together with 16dnails at 12" o.c. staggered.

FIRST FLOOR PLAN

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

NORTH

THE POINT - LOT 830

DATE:	OCTOBER 2003
DRAWN BY:	
CHKD. BY:	
PROJECT NO.:	03-256

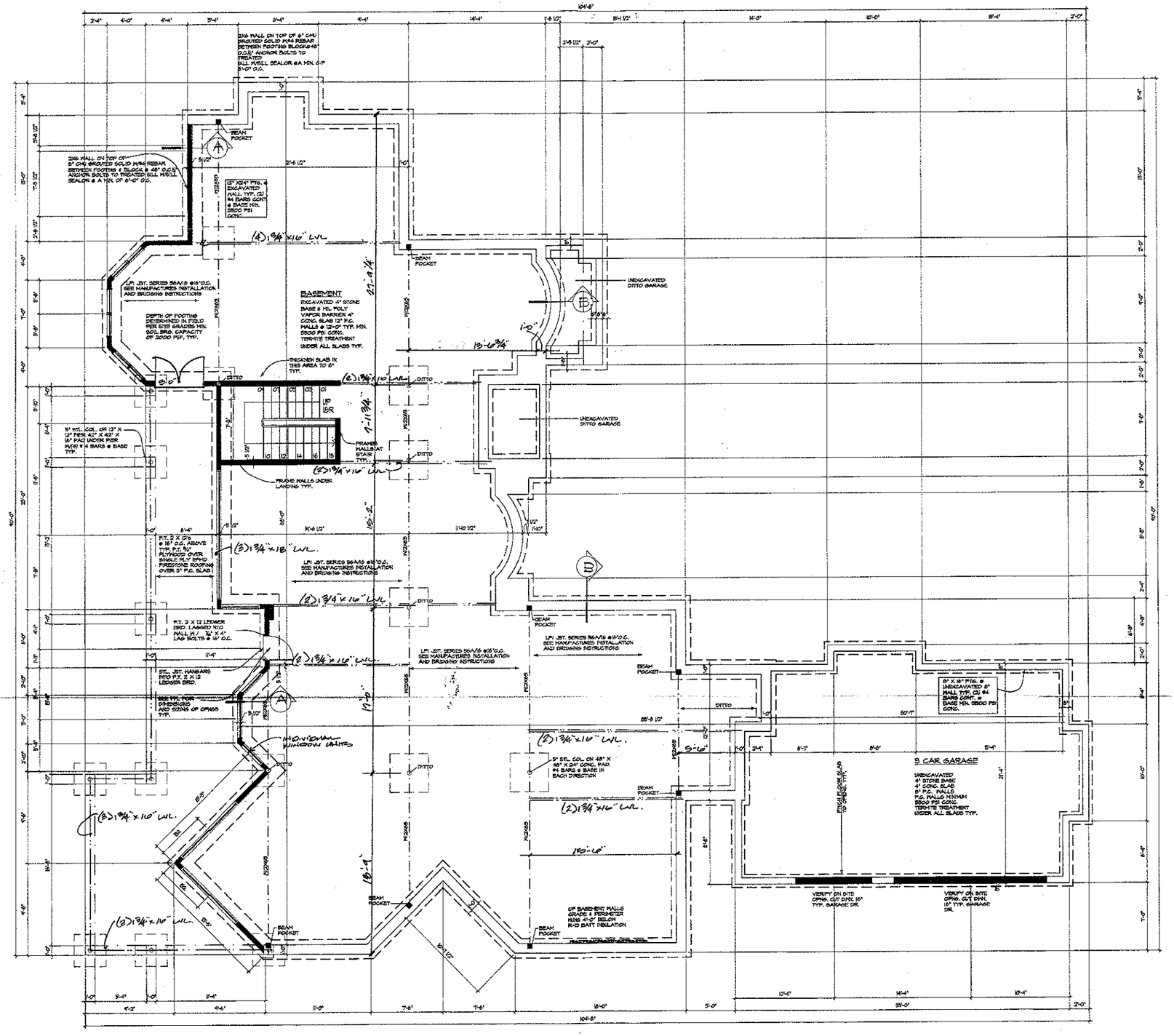
MWT

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SUITE 140
CHARLOTTE, N.C. 28269

716-631-0600
FAX: 631-2340
VILLAGE PARK
6390 MAIN STREET - SUITE 120
WILLIAMSVILLE, N.Y. 14221

WARNING
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THESE PLANS IN ANY WAY.

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FOUNDATION PLAN

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

NORTH

GENERAL FOUNDATION NOTES

1. These notes shall apply where indicated by drawings or specifications.

2. The contractor shall provide adequate shoring and bracing as required to protect the excavation against both sides of the wall until the inner finish grade is reached.

3. [illegible] against both sides of the wall until the inner finish grade is reached.

FOUNDATION NOTES:

1. [illegible] 2500 psi[illegible] contractor shall be notified and the footings [illegible] inspected. Notification shall be [illegible] All fill within 5'-0" of the building limits shall be compacted to 95 proctor. Maximum incompacted lift is 8".

2. All reinforcing steel shall be of American manufacture conforming to local building ordinates, and ASTM standards. Where spliced, rebars shall lap 40 bar diameters with a minimum of 2'-0".

3. All reinforcing steel in footings shall be located 3" clear from bottom and sides of footing and 2" clear from top.

REINFORCED CONCRETE NOTES:

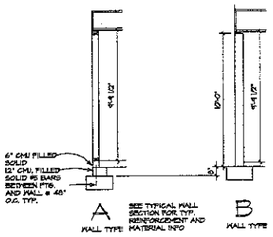
1. All concrete shall be standard weight 3000PSI compressive strength at 28 days unless noted otherwise.

2. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 600 sq.ft. and the length not more than twice the width.

3. Reinforcing bars shall conform to ASTM A-615. All bar sizes #3 and smaller shall be grade 40. Bar sizes #4 and larger shall be grade 60.

4. Provide corner bars at all corners and intersections of footings, beams and walls.

5. Welded wire fabric shall conform to ASTM A-82 and A-185. Lap fabric a minimum of 6" at each side.



Acknowledgement Of Plans Submittal ONLY!

Date 11/4/03

Date 11/4/03

REVISIONS:

THE POINT - LOT 85

DATE: OCTOBER 2003
DRAWN BY:
CHKD. BY:
PROJECT NO.: 03-256

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