New/Revised

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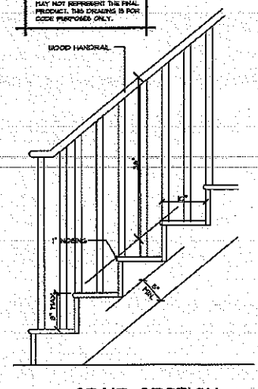
STAIR NOTES

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

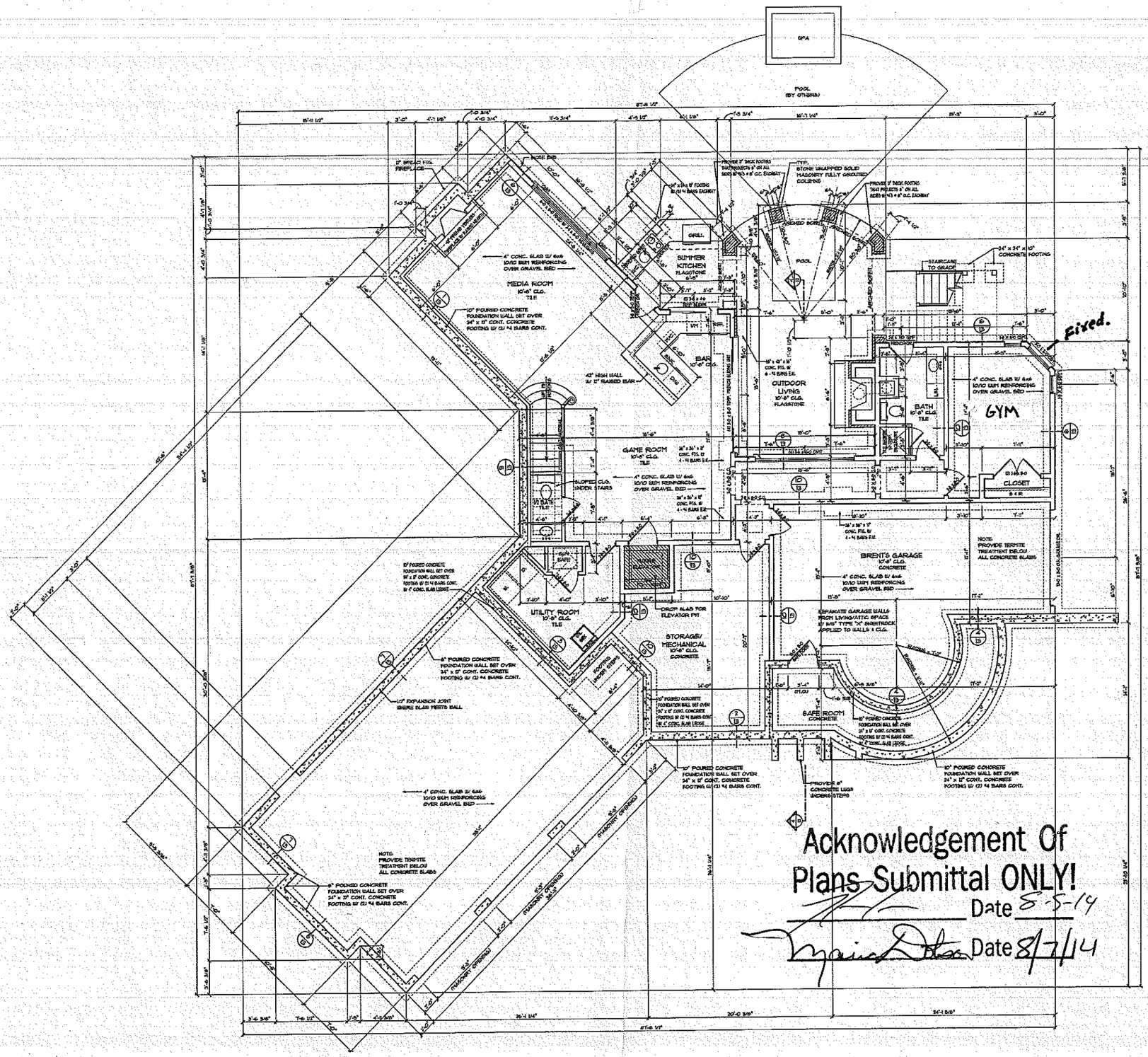
NOTE:
GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE W/ 2012 N.C.R.C.

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035911 MARY A. BARBER 2-21-14



STAIR SECTION
SCALE: 1" = 1'-0"



Acknowledgement Of Plans Submittal ONLY!

Date 8-5-14

Date 8/7/14

NOTE:
BUILDER'S TO VERIFY DIM'S./ MECHANICAL ETC. FOR ELEVATOR SHAFT ASSEMBLY PER MFG. SPEC'S.

DOOR & WINDOW NOTE

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

LOWER LEVEL NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES UNLESS NOTED OTHERWISE!
- FOUNDATION WALL FOOTING TO BE 2'-0" THICK BY 24" WIDE CONTINUOUS CONCRETE 3000 PSI MIN.! W/ (3) #4 BARS CONTINUOUS
- ALL POINT LOADS TO HAVE 2x6 SQUASH BLOCKING CONCRETE 3000 PSI MIN.! W/ 6x6 10/10 W.W.M.
- SEE FIRST FLOOR FRAMING PLAN FOR ALL FIRST FLOOR BEAM SIZES.
- PROVIDE 6-MIL. POLY-VAPOR BARRIER & TERMITE TREATMENT BELOW ALL CONCRETE SLABS.
- IN CONCRETE USE 1/2" DIA. BOLTS @ 6'-0" O.C. & 12" FROM EACH CORNER W/ 7" MIN. EMBEDMENT (2 BOLTS PER PIER PLATED OR IN MASONRY PERFORATED STEEL 18 GAUGE SIMPSON MAS16 TIE DOWN STRAPPING @ 4'-0" O.C. EMBEDMENT 24" MIN. IN MASONRY FILLED SOLID W/ 3000 PSI PEA GRAVEL CONCRETE W/ (4) 10d x 1 1/2" NAILS IN TOP OF PLATE & (2) 10d x 1 1/2" NAILS IN SIDE OF PLATE BOLTS CAN BE USED IN BLOCK FOUNDATION FILLED W/ CONCRETE.
- ALL INTERIOR DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE!
- ALL LOAD BEARING WALLS TO BE 2x6 FRAMED @ 16" ON CENTER UNLESS NOTED OTHERWISE!
- ALL LOAD BEARING INTERIOR WALLS TO HAVE THICKENED SLAB UNDER THEM 12" THICK BY 24" WIDE CONTINUOUS CONCRETE 3000 PSI MIN.!
- LOWER LEVEL SLAB TO BE 4" THICK CONCRETE 3000 PSI MIN.! W/ 6x6 10/10 W.W.M.
- ALL RETAINING WALL HEIGHTS & LOCATIONS TO BE DETERMINED ON SITE PER GRADE.

LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

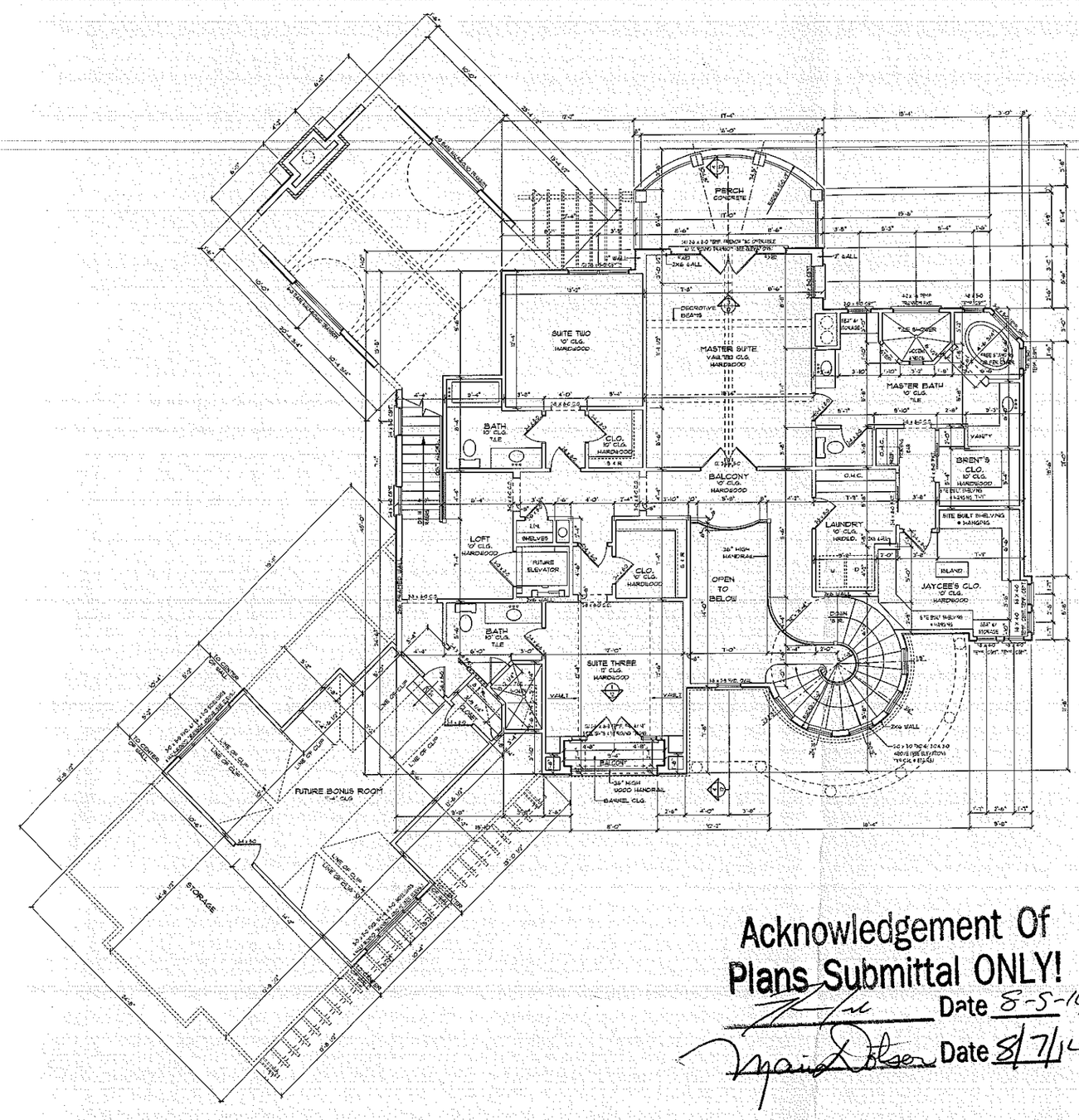
New/ Revised

ENGINEERED BY:

G.B. ENGINEERING
133 MIDDLETON PLACE
MOORESVILLE, NC 28117
(704) 677-5339
N.C. BUS. LIC. # F-1210

Custom Residential Designs
by JJ Barja

P.O. Box 691286
Mint Hill, NC 28227
tel: 704-545-2928
fax: 704-545-0600



Acknowledgement Of
Plans Submittal ONLY!

Date 8-5-14

Date 8/7/14

NOTE:
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MECHANICAL ETC. FOR ELEVATOR
SHAFT ASSEMBLY PER MFG. SPEC'S.

DOOR & WINDOW NOTE

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SECOND FLOOR NOTES

- 10' CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- 8'-0" 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 W/ GLASS SHOULD BE TEMPERED & WINDOWS SHOULD BE TEMPERED PER STATE CODE
- ALL FRAMING DIMENIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

SECOND FLOOR PLAN

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

PROJECT:

THE KIRBY RESIDENCE

LOT 621, STANDISH LANE

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DRAWN BY:
JJ.BARJA/J.STEFANIK

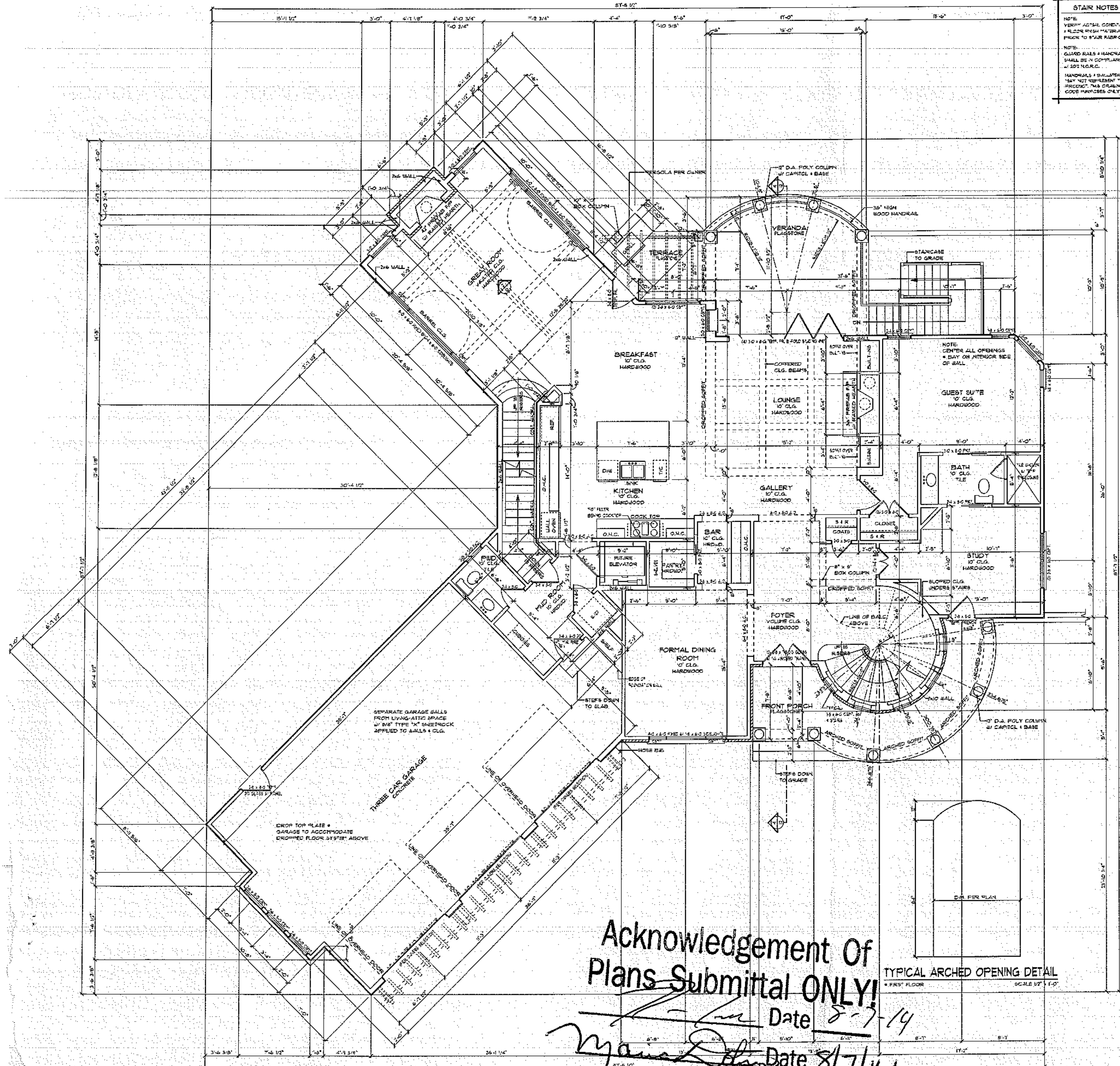
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SHEET 7 OF 16

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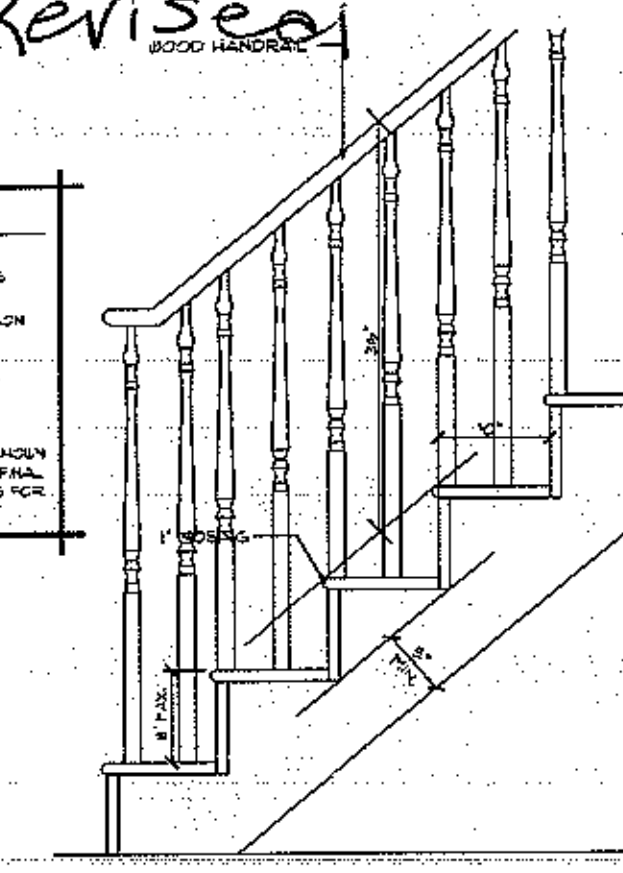
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STAIR NOTES

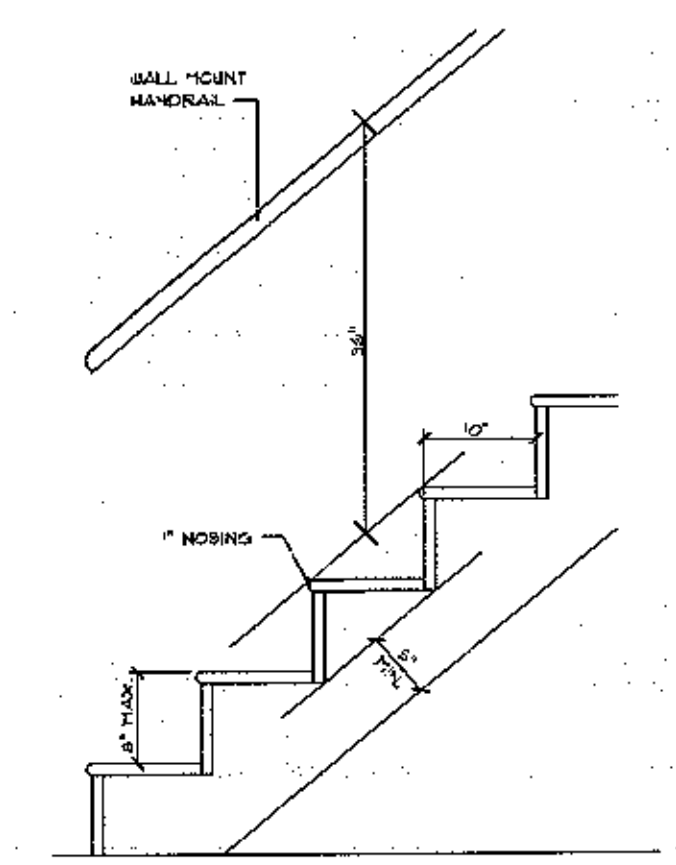
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STAIR SECTION
FOYER RADIUS STAIRS SCALE 1" = 1'-0"



STAIR SECTION
REAR HALL STAIRS SCALE 1" = 1'-0"

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SQUARE FOOTAGE

FIRST FLOOR HEATED	2,421
SECOND FLOOR HEATED	1,786
LOWER LEVEL HEATED	1,430
TOTAL HEATED AREA	5,637
FUTURE BONUS	427
BALCONY	34
THREE CAR GARAGE	967
FRONT PORCH	182
VERANDA	220
MECHANICAL/STORAGE	283
OUTDR. LIVING/KIT.	477
BRENT'S GARAGE	530
TOTAL UNDER ROOF	8,757

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.

TYPICAL ARCHED OPENING DETAIL
@ FIRST FLOOR SCALE 1/2" = 1'-0"

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISED:

SHEET 5 OF 16