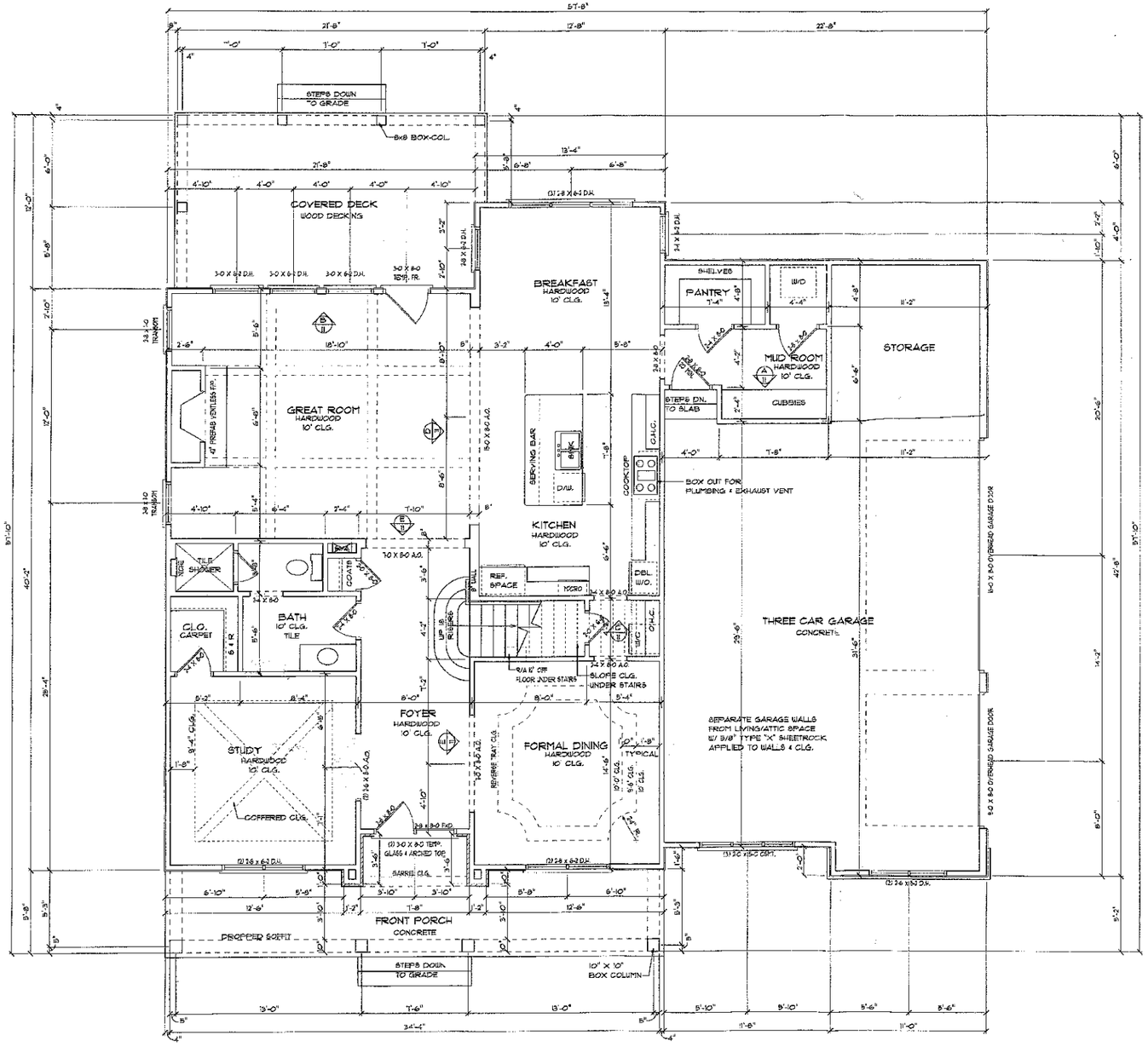
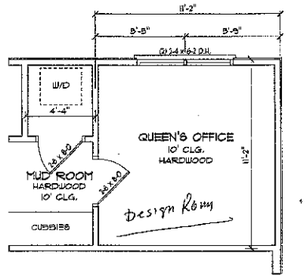
ENGINEERED BY:



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



OPTION QUEEN'S ROOM

SQUARE FOOTAGE W/ OPTION QUEEN'S ROOM	
FIRST FLOOR HEATED	1756
SECOND FLOOR HEATED	2159
GARAGE	690
TOTAL UNDER ROOF	4605

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	1640
SECOND FLOOR HEATED	2198
GARAGE	806
TOTAL UNDER ROOF	4605

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.
- ALL DOORS W/ GLASS SHOULD BE TEMPERED & WINDOWS SHOULD BE TEMPERED PER STATE CODE
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

Acknowledgement Of Plans Submittal ONLY!

_____ Date 12/23/2013

_____ Date 12/23/13

Custom Residential Designs
JJ Barja

P.O. Box 691286
Mint Hill, NC 28227
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PROJECT:

Cyras Custom Homes
THE KINGSTON

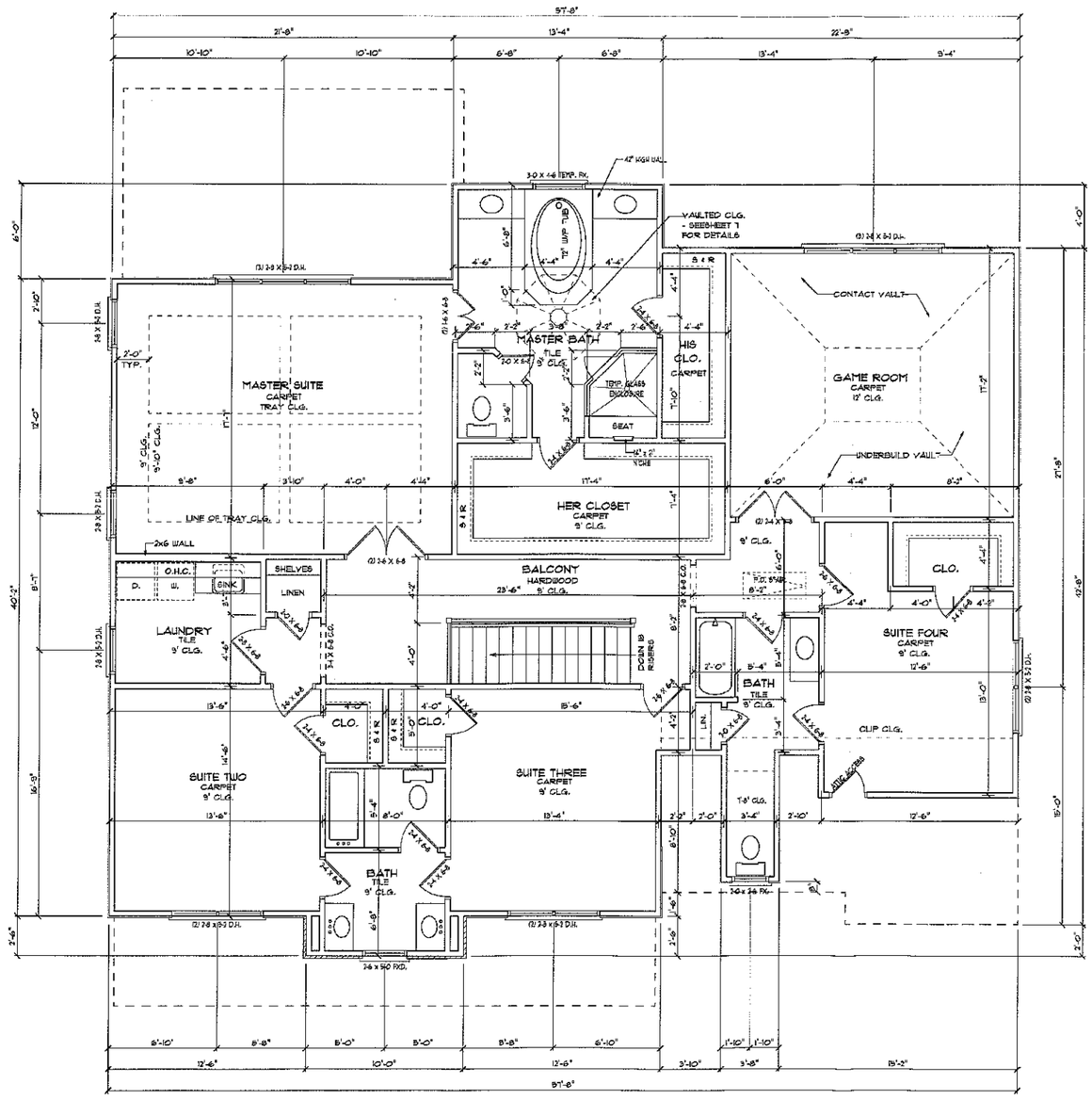
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DRAWN BY: J.J. BARJA

DATE: 11/18/2013

REVISED:

SHEET 4 **OF** 14



Acknowledgement Of
Plans Submittal ONLY!

Date 12/23/2013

Date 12/23/13

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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.

SECOND FLOOR NOTES

- 9' CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- 6'-8" DOOR AND WINDOW HEIGHT TYP. UNLESS NOTED OTHERWISE
- 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 SHOULD BE TEMPERED & WINDOWS SHOULD BE TEMPERED PER STATE CODE
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DRAWN BY:
J.J. BARJA

DATE:
11/18/2013

REVISED:

SHEET 6

OF 14