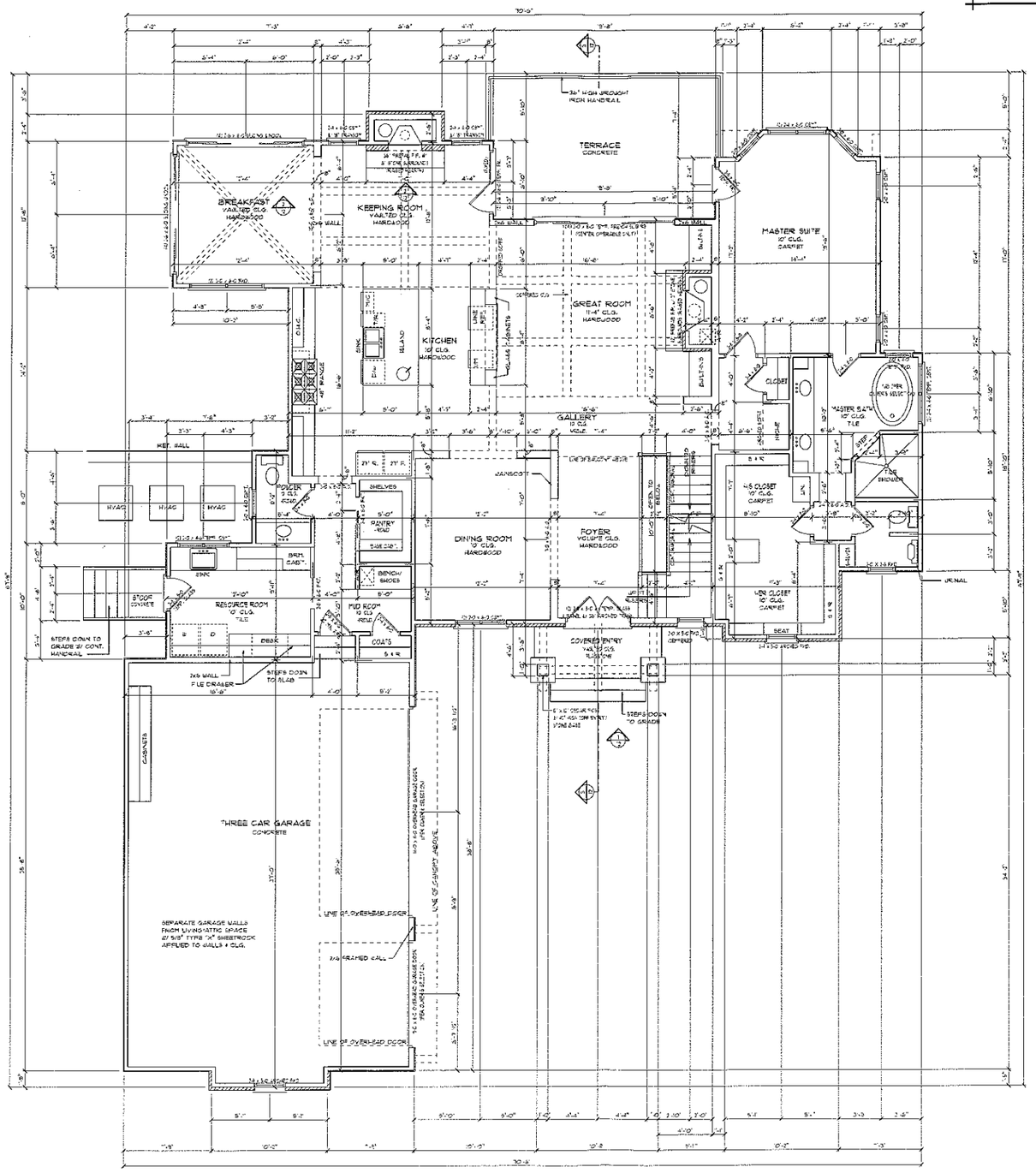
Acknowledgement Of
Plans Submittal ONLY!

Date 2-4-14

Date 2-4-14

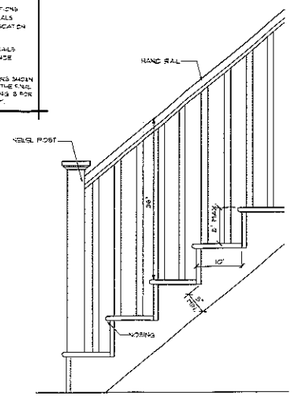


STAIR NOTES

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

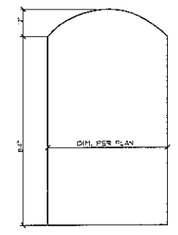
NOTE:
GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE W/ 2012 N.C.R.C.

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



TYPICAL STAIR SECTION

SCALE 1" = 1'-0"



TYPICAL ARCHED OPENING

@ FIRST FLOOR SCALE 1/2" = 1'-0"

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS, FALL PROTECTION CODES & 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	2388
SECOND FLOOR HEATED	618
LOWER LEVEL HEATED	1533
HEATED TOTAL	4539
THREE CAR GARAGE	941
COV. ENTRY	48
VERANDA	258
MECHANICAL/STORAGE	692
POOL STORAGE	59
UNFINISHED STORAGE	106
TOTAL UNDER ROOF	6643

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"

ENGINEERED BY:

G.B. ENGINEERING
133 MIDDLETON PLACE
MOORESVILLE, NC 28117
(704) 671-5339
N.C. BUS. LIC. # F-1270

Custom Residential Designs
JJ Barja

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

PROJECT:

THE HOLMAN RESIDENCE

LOT 279, GREAT POINT DRIVE

© COPYRIGHT 2013

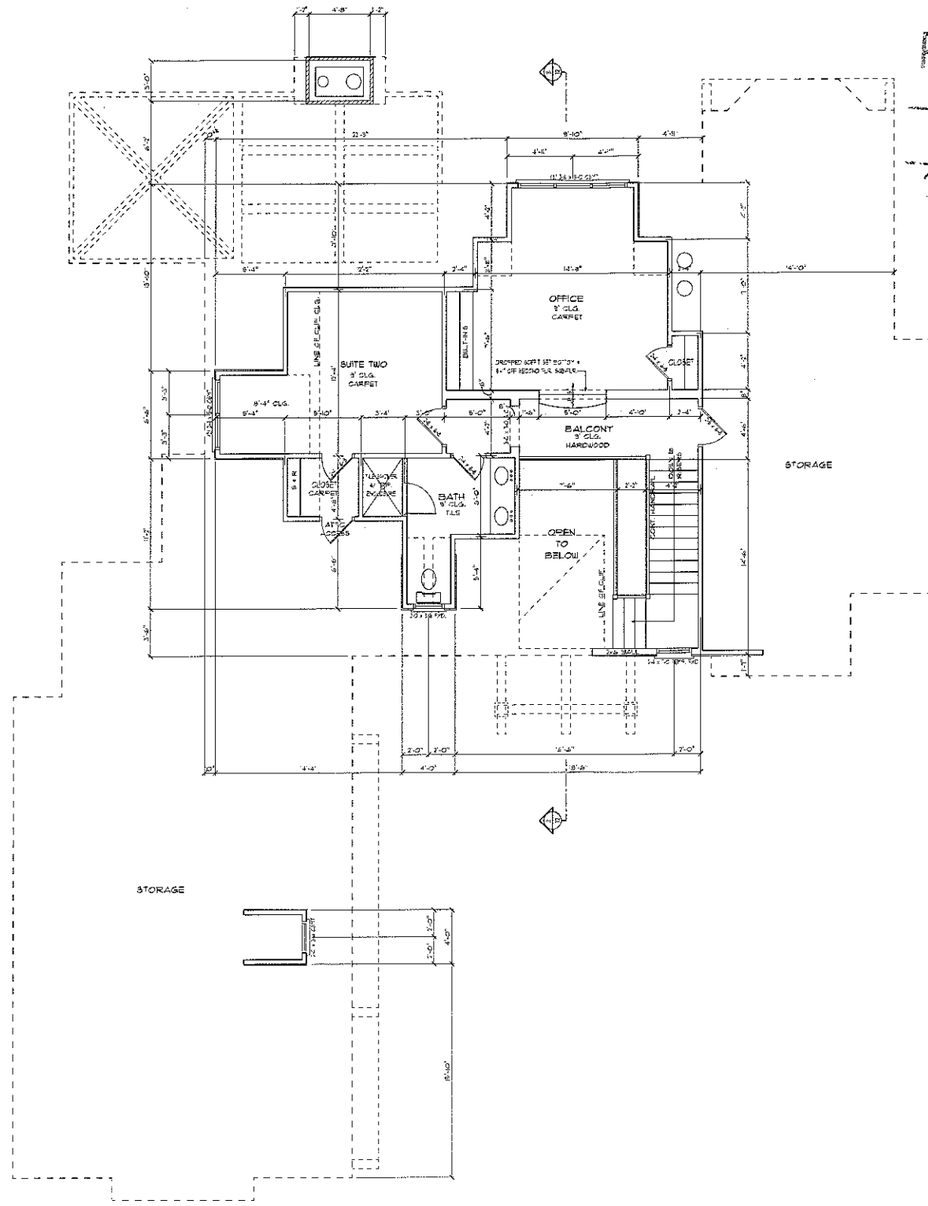
DRAWN BY:
JJ.BARJA/J.STEFANIK

DATE:
09/30/2013

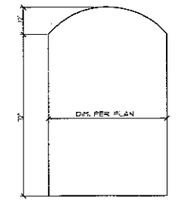
REVISED:

SHEET 5

OF 16



Acknowledgement Of
Plans Submittal ONLY!
Date 3-4-14
Date 3-4-14



TYPICAL ARCHED OPENING DETAIL
SECOND FLOOR — SCALE 1/2" = 1'-0"

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS FALL IN STRICT COMPLIANCE WITH CODE & ALL EGRESS REQUIREMENTS PER CODE AT WINDOW & DOOR MANUFACTURE SELECTED. ALL DOORS & WINDOWS TO COMPLY W/ ALL OF THE 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 BEAM, FLR. & SECOND FLOOR HEADER SIZES.
- ALL DOORS WITH GLASS SHALL 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"

ENGINEERED BY:
G.B. ENGINEERING
133 MIDDLETON PLACE
MOORESVILLE, NC 28117
(704) 677-5339
N.C. BUS. LIC. # F-1270

Custom Residential Designs

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

PROJECT:

THE HOLMAN RESIDENCE

LOT 279, GREAT POINT DRIVE

© COPYRIGHT 2013

DRAWN BY:
JJ.BARJA/J.STEFANIK

DATE:
09/30/2013

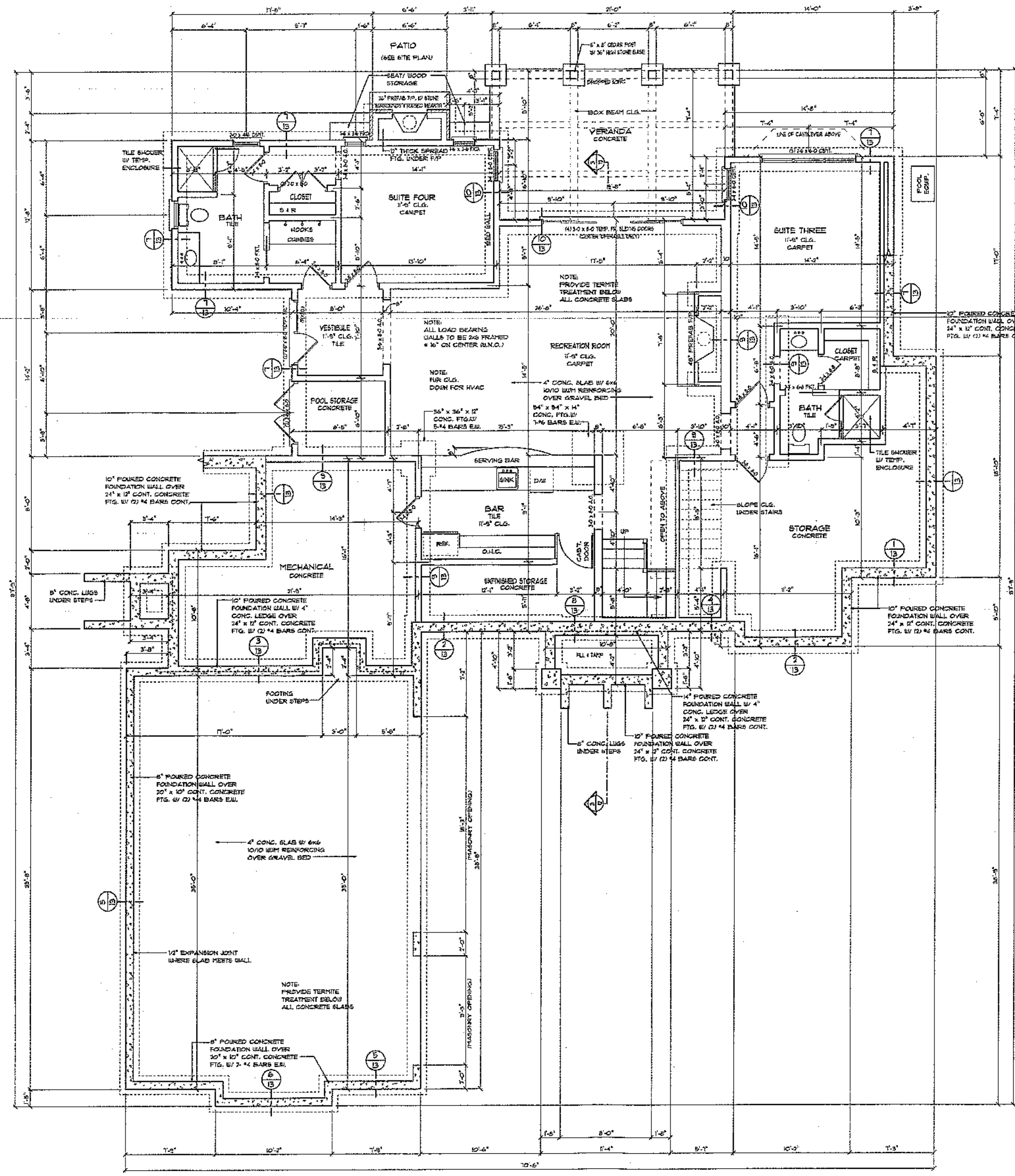
REVISED:

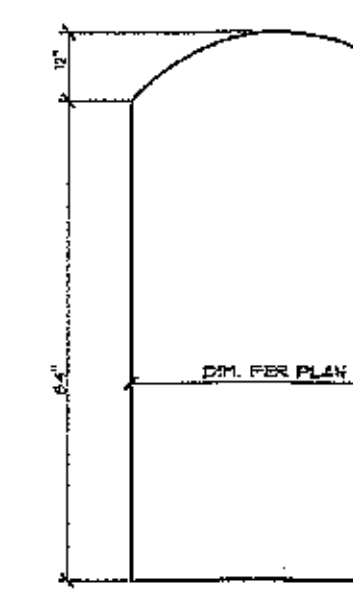
SHEET 7 OF 16

Acknowledgement Of Plans Submittal ONLY!

Date 3-4-14

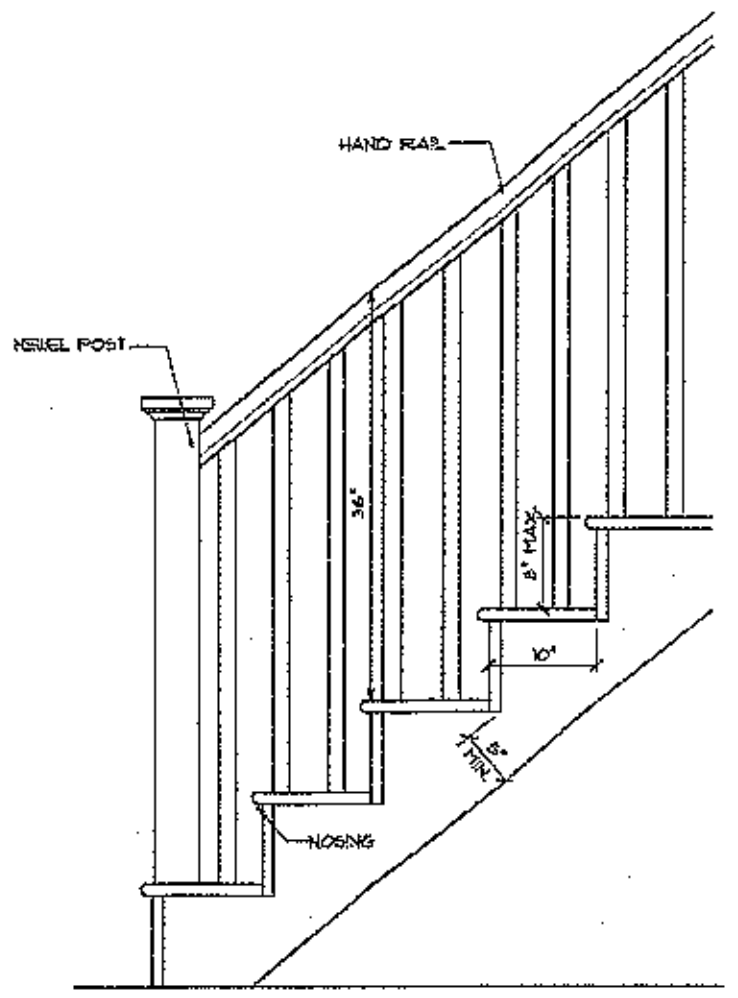
Date 2-4-14





TYPICAL ARCHED OPENING DETAIL

@ LOWER LEVEL SCALE 1/2" = 1'-0"



TYPICAL 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.

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.

LOWER LEVEL NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- FOUNDATION WALL FOOTING TO BE 12" THICK BY 24" WIDE CONTINUOUS CONCRETE (3000 PSI MIN.) W/ (2) #4 BARS CONTINUOUS
- ALL POINT LOADS TO HAVE 2x8 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' O.C. & 12" FROM EACH CORNER W/ 7" MIN. EMBEDMENT (2 BOLTS MIN. PER PLATE) OR IN MASONRY PERFORATED STEEL 16 GAUGE SIMPSON MAB15 TIE DOWN STRAPPING @ 4' O.C. EMBEDMENT 16" 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 10" THICK BY 20" 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"

ENGINEERED BY:
G.B. ENGINEERING
133 MIDDLETON PLACE
MOORESVILLE, NC 28117
(704) 677-5339
N.C. BUS. LIC. # F-1270

Custom Residential Designs
by ZJ Barja
P.O. Box 691286
Mint Hill, NC 28227
tel: 704-545-2928
fax: 704-545-0600

PROJECT:

THE HOLMAN RESIDENCE

LOT 279, GREAT POINT DRIVE

© COPYRIGHT 2013

DRAWN BY: JJ.BARJA/J.STEFANIK

DATE: 09/30/2013

REVISED: