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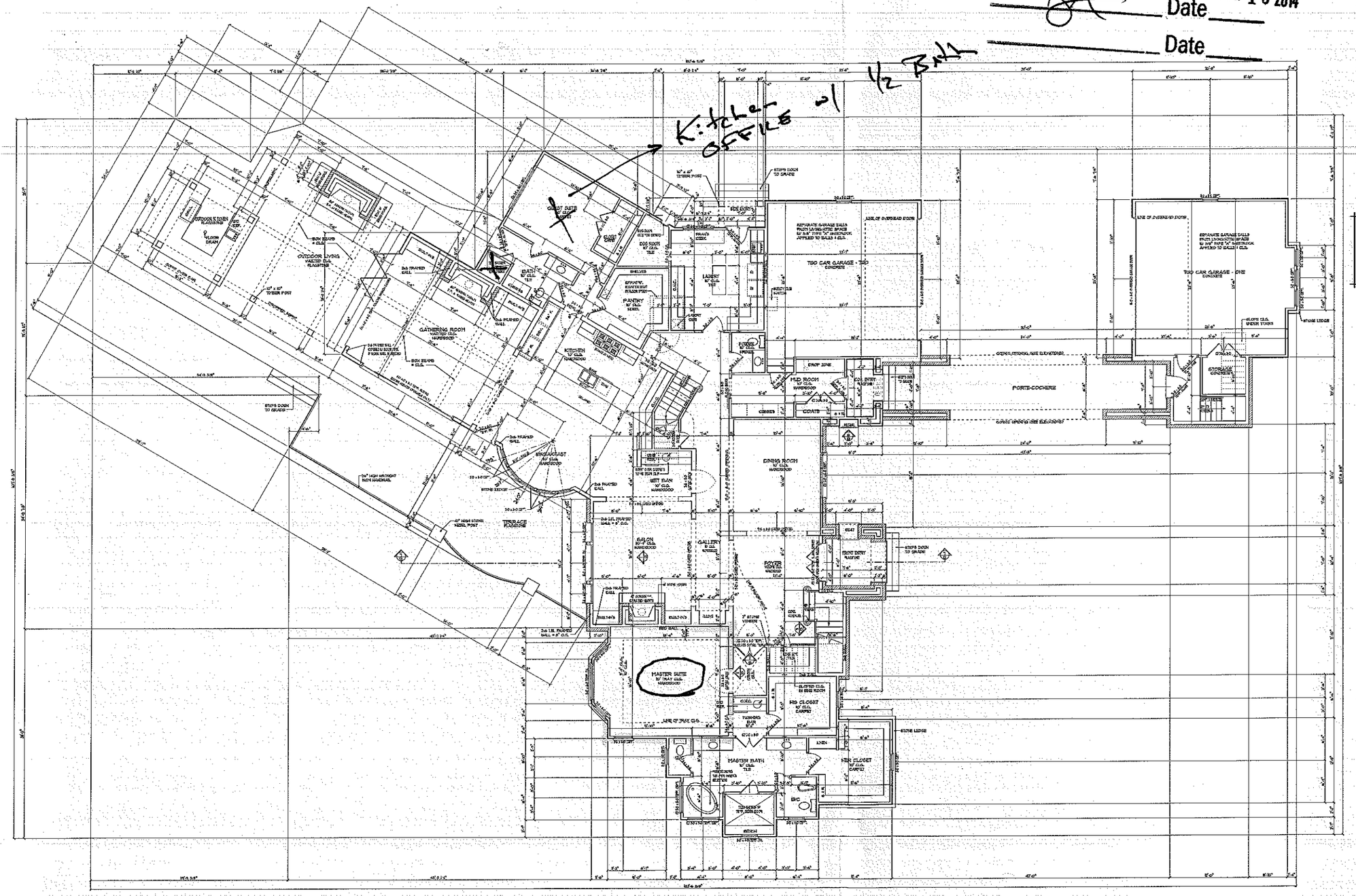
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Date

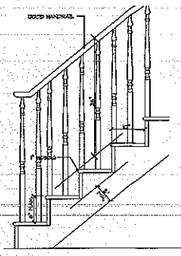
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1/2 Bath

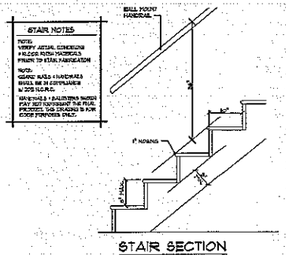
Kitchen OFFICE



FIRST FLOOR PLAN



STAIR SECTION



STAIR SECTION

STAIR NOTES

NOTE:
BUILDER'S TO VERIFY DATA W/ MECHANICAL ETC. FOR ELEVATOR SHAFT ASSEMBLY PRIOR TO SPEC'S.

DOOR & WINDOW NOTE

SQUARE FOOTAGE

FIRST FLOOR HEATED	4,181
SECOND FLOOR HEATED	2,378
HEATED TOTAL	6,668
FUTURE THIRD FLOOR PLAN	730
TWO CAR GARAGE - ONE	616
TWO CAR GARAGE - TWO	673
FRONT ENTRY	90
SIDE ENTRY	28
COV. ENTRY	60
OUTDOOR LIVING/KITCHEN	583
PORTE-COCHERE	434
WAYNE'S RETREAT	550
TOTAL UNDER ROOF	10,405

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 & HEADER FLOOR HEIGHT NOTES.
- 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 FINISH FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE PORTIONS OF WINDOWS SHALL NOT PERMIT THE OPENING THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED LESS THAN 24" OF THE FINISHED FLOOR.
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE OBTAINED FROM THE MFG.

FIRST FLOOR PLAN

FLOOR PLAN REVISIONS
PER ROOF CHANGE ON
5-12-14 GR ROOF PDR

Custom Residential Designs
P.O. Box 691286 Mint Hill, NC 28227
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333 MIDDLETON PLACE MOORESVILLE, NC 28117
(704) 677-5339 N.C. BUS. LIC. # F-1270

PROJECT:

Lot 69, The Point

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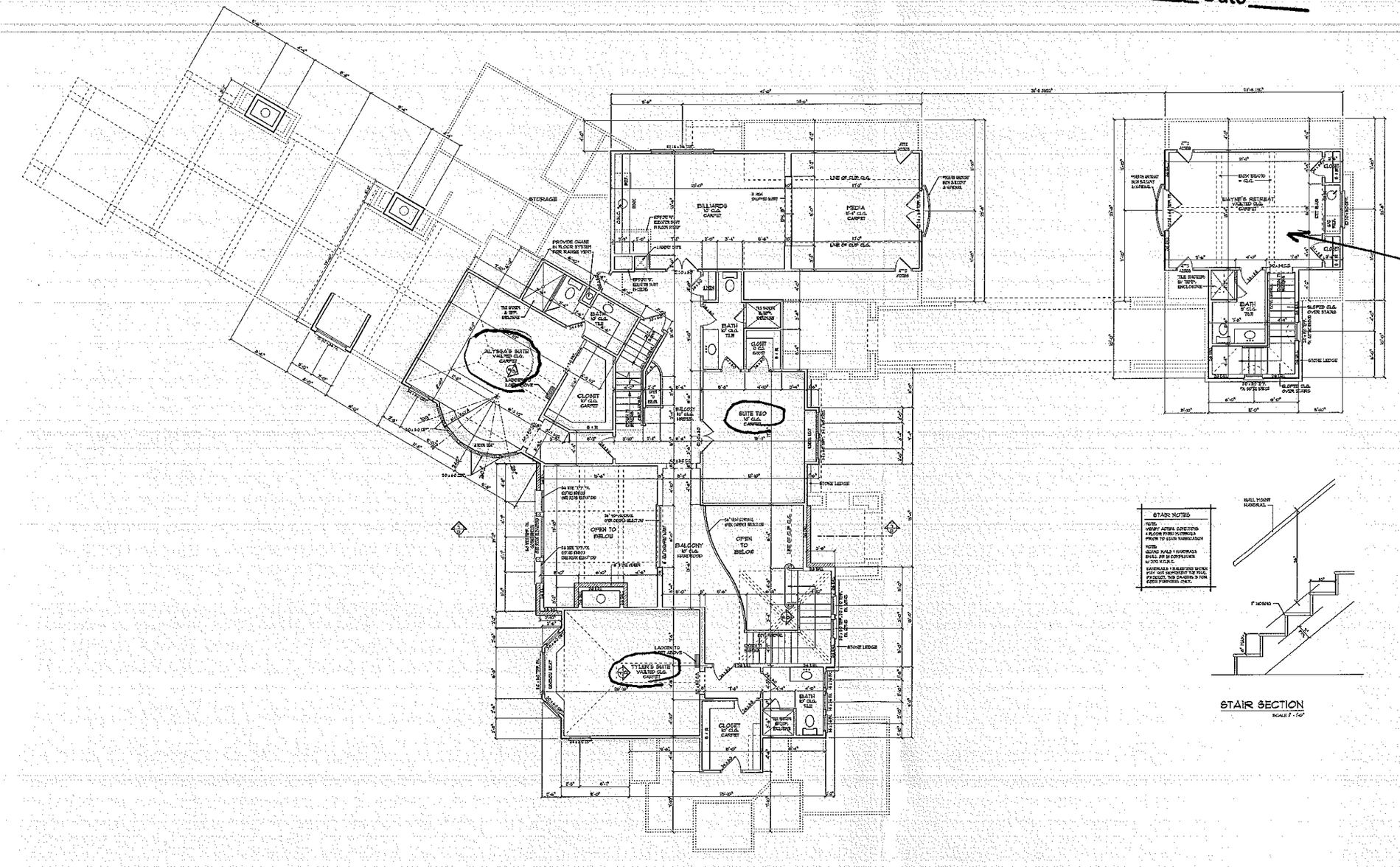
DRAWN BY: J.J.BARJA
DATE: 12/20/2013
REVISED:

SHEET 5 OF 17

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_____ Date APPROVED MAY 13 2014

_____ Date _____



Future Office / Workout Room

STAIR NOTES

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

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

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

STAIR SECTION
SCALE: 1/2" = 1'-0"

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

DOOR & WINDOW NOTE

ALL DOOR & WINDOW SIZES ARE NOMINAL. FIELD TO VERIFY ALL ROUGH & MANUFACTURER REQUIRED OPENINGS PRIOR TO ORDER & DOOR MANUFACTURE DELIVERY. ALL DOORS & WINDOWS TO COMPLY W/ ALL OF NCRC 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 THIRD FLOOR FRAMING PLAN FOR ALL BEAM CLG. HEIGHTS & SECOND FLOOR RAISED AREAS.
- ALL DOORS WITH GLASS SHALL BE TEMPERED & WINDOW SHALL BE TEMPERED PER STATE CODE.
- ALL FRAMING EXTENDING FOR FIREPLACES SHALL BE CHECKED PER MFG.

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

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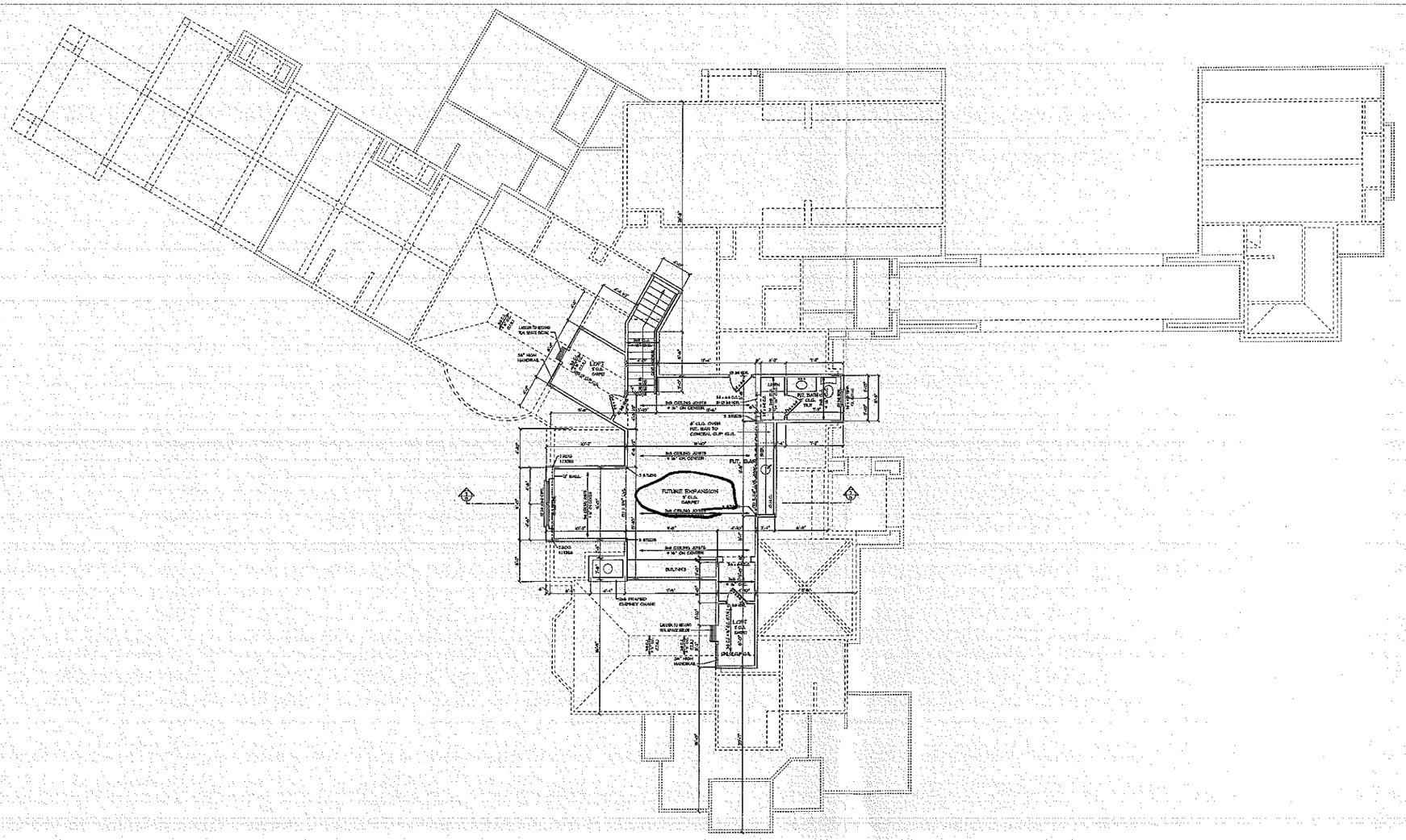
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Date



FUTURE THIRD FLOOR PLAN

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

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. ALLOW 1/2" TO 3/4" ALL SIDES + CONTRACTOR CONFIRMING ALL MANUFACTURER SIZES + ALLOWS RECOMMENTS FOR COORD of WINDOW + DOOR MANUFACTURE SELECTED. ALL DOORS & WINDOWS TO COMPLY w/ ALL OF 2012 NORTH CAROLINA RESIDENTIAL CODES.

THIRD FLOOR NOTES

- 9' 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.
- ALL DOORS WITH GLASS SHOULD BE TEMPERED & WINDOW SHOULD BE TEMPERED PER STATE CODE
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.
- INSTALL A FIRESTOP OF (2) 2x4 STUDS UNDER ALL BEAMS, LVL OR SUB. FLR. AT THE SECOND FLOOR, UNLESS NOTED OTHERWISE
- INSTALL A FIRESTOP OF (2) 2x4 FLUSH UNDER ALL ROOF BEAMS THAT BEAR ON SAILS, UNLESS NOTED OTHERWISE
- ALL LVL BEAMS ARE 1 3/4" WIDE UNLESS NOTED OTHERWISE
- ALL CEILING JOISTS TO BE 2x6"S @ 16" ON CENTER UNLESS NOTED OTHERWISE
- ALL THIRD FLOOR HEADERS TO BE (2) 2x8"S UNLESS NOTED OTHERWISE

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