ENGINEERED BY:
ROBERT P. QUEEN, PE
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Acknowledgement of Plans Submittal ONLY!

Date 5-7-15

Date 5-13-15

Custom Residential Designs
by JJ Barja

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PROJECT:

THE THOMPSON RESIDENCE

LOT 42, MAYFAIR ROAD

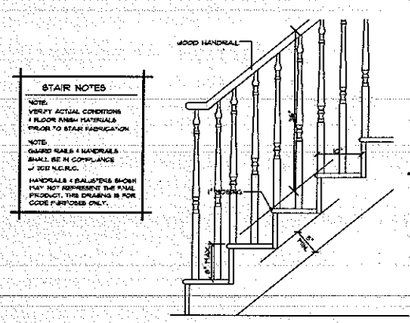
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DATE: 04/20/2015

REVISED:

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STAIR SECTION
SCALE 1" = 1'-0"

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

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 CODE.

LOWER LEVEL NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- FOUNDATION WALL FOOTING TO BE 12" THICK BY 24" WIDE CONTINUOUS CONCRETE (3000 PSI MIN.) W/ (3) #5 BARS CONT.
- 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 6.8/1.4.
- ALL RETAINING WALL HEIGHTS + LOCATIONS TO BE DETERMINED ON SITE PER GRADE.
- SEE FIRST FLOOR FRAMING PLAN FOR ALL FIRST FLOOR BEAM + LOWER LEVEL HEADER SIZES.
- PROVIDE 6-MIL. POLY-VAPOR BARRIER + TERMITE TREATMENT BELOW ALL CONCRETE SLABS.

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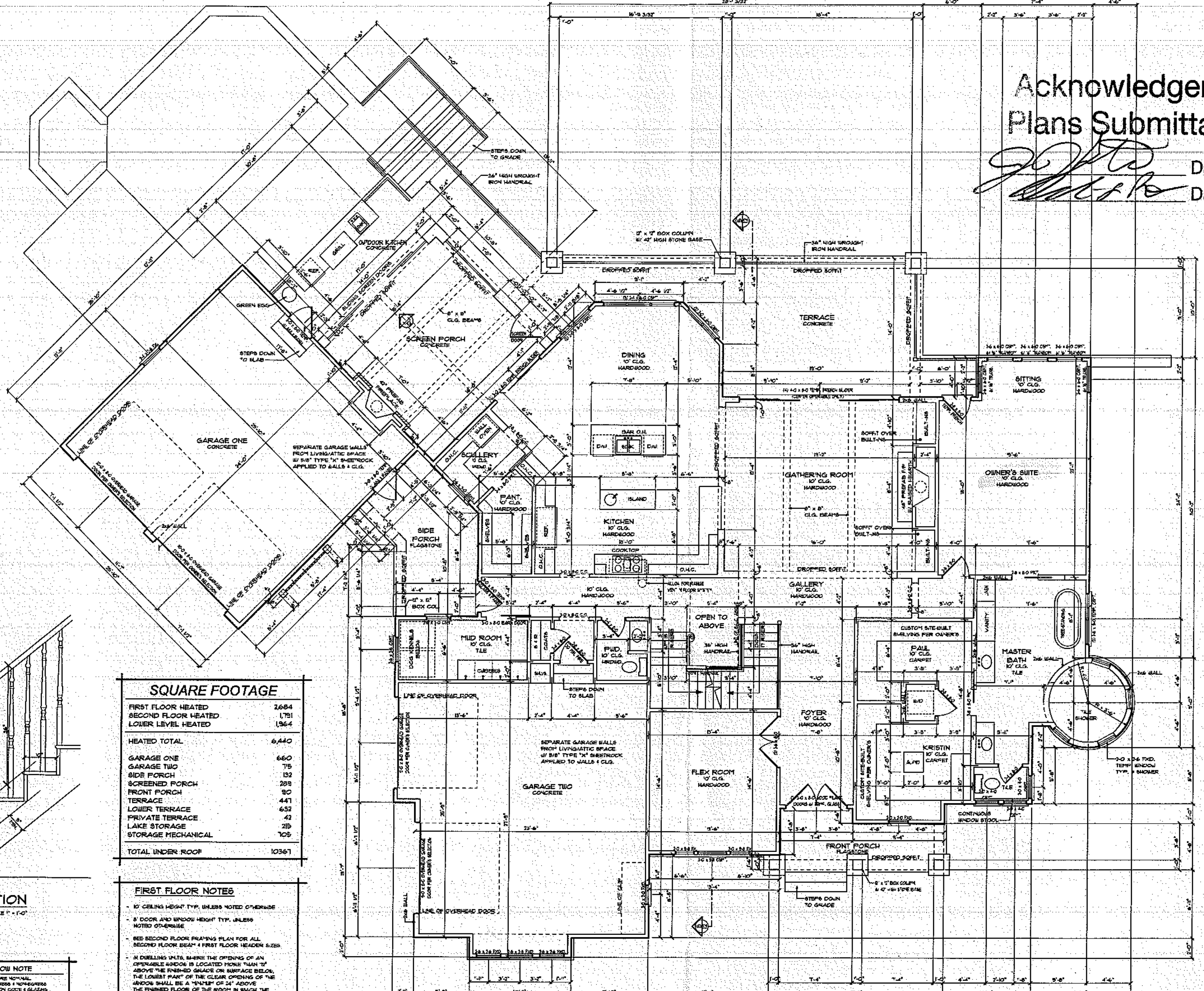
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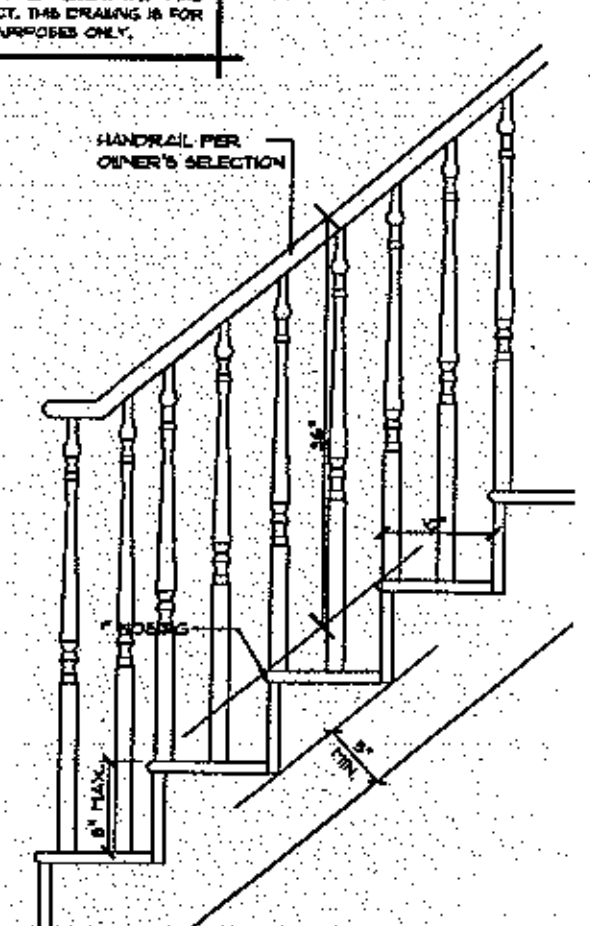


STAIR NOTES

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.



STAIR SECTION

SCALE 1" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR HEATED	2,684
SECOND FLOOR HEATED	1,791
LOWER LEVEL HEATED	1,964
HEATED TOTAL	6,440
GARAGE ONE	660
GARAGE TWO	715
SIDE PORCH	132
SCREENED PORCH	288
FRONT PORCH	90
TERRACE	447
LOWER TERRACE	632
PRIVATE TERRACE	42
LAKE STORAGE	215
STORAGE MECHANICAL	705
TOTAL UNDER ROOF	10367

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" DIAMATER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

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.

FIRST FLOOR PLAN

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

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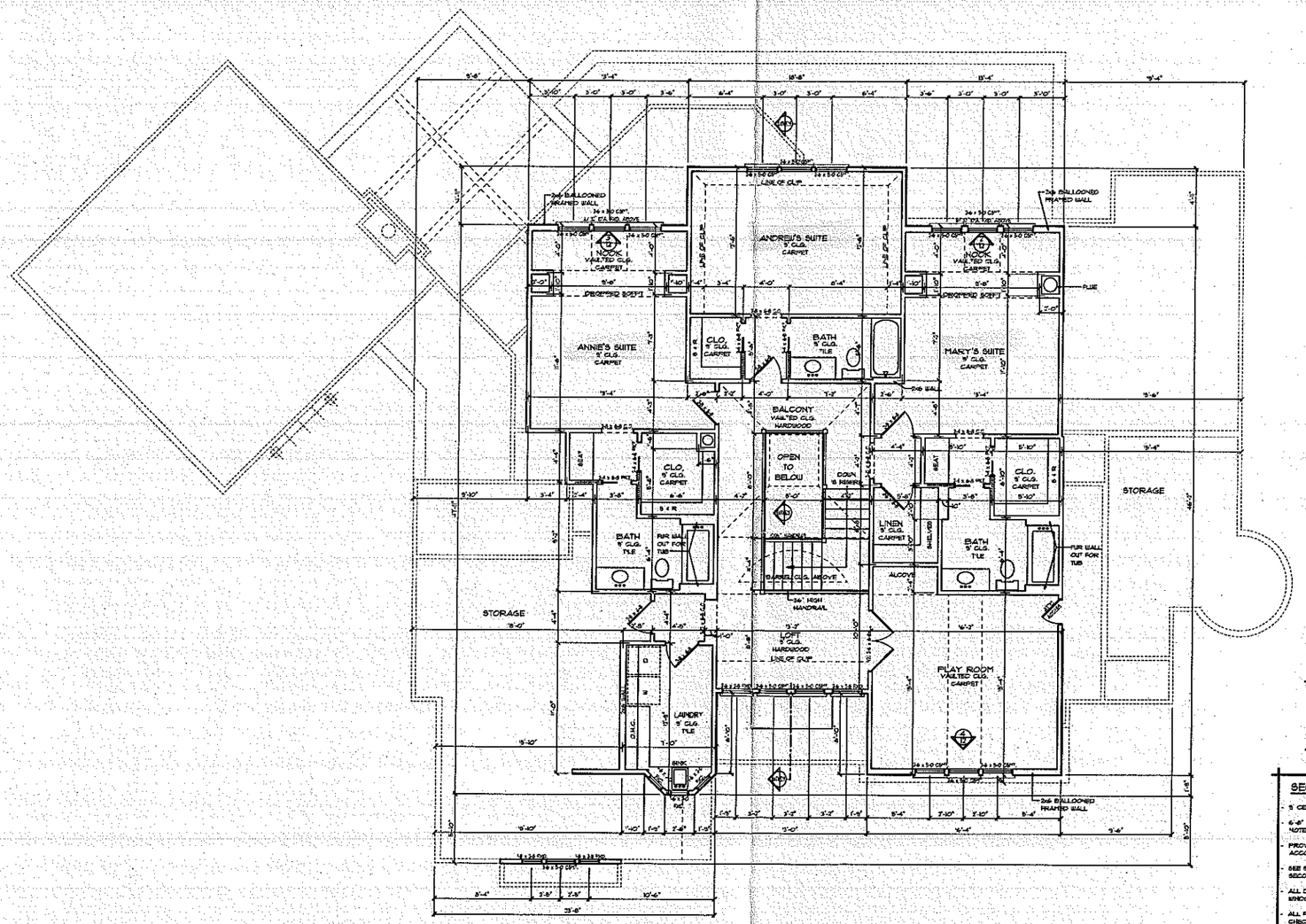
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SECOND FLOOR PLAN

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

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL ROUGH & NON-ROUGH OPENINGS. 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.

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 SECOND CLG. BEAM & SECOND FLOOR HEADER SIZES.
- ALL DOORS WITH GLASS SHOULD BE TEMPERED & WINDOWS SHOULD BE TEMPERED PER STATE CODE
- ALL FRAMING OPENINGS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

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