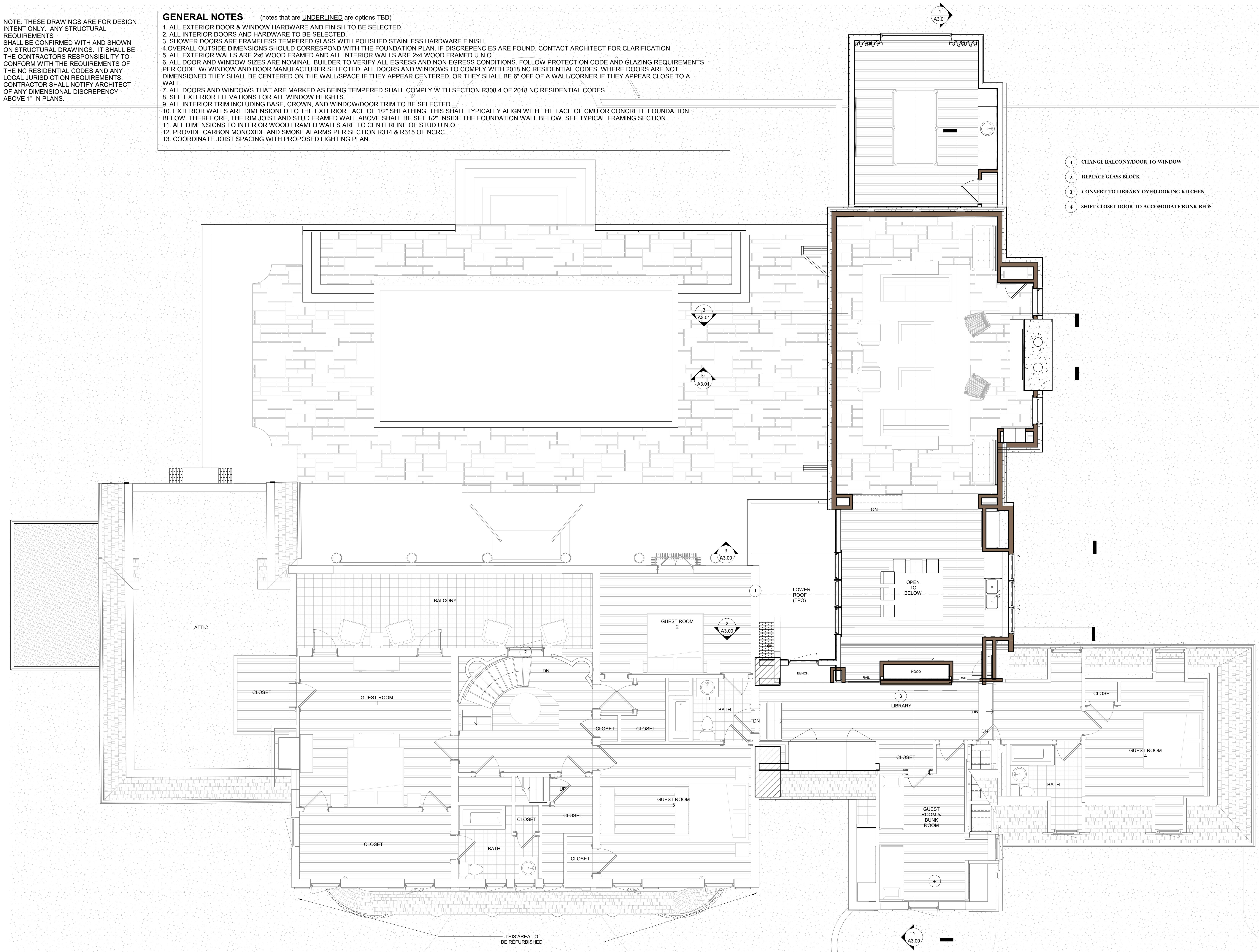


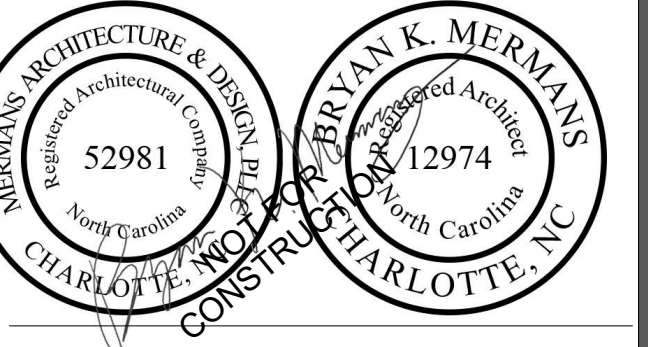
NOTE: THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. ANY STRUCTURAL REQUIREMENTS SHALL BE CONFIRMED WITH AND SHOWN ON STRUCTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFORM WITH THE REQUIREMENTS OF THE NC RESIDENTIAL CODES AND ANY LOCAL JURISDICTION REQUIREMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCY ABOVE 1" IN PLANS.

GENERAL NOTES (notes that are UNDERLINED are options TBD)

1. ALL EXTERIOR DOOR & WINDOW HARDWARE AND FINISH TO BE SELECTED.
2. ALL INTERIOR DOORS AND HARDWARE TO BE SELECTED.
3. SHOWER DOORS ARE FRAMELESS TEMPERED GLASS WITH POLISHED STAINLESS HARDWARE FINISH.
4. OVERALL OUTSIDE DIMENSIONS SHOULD CORRESPOND WITH THE FOUNDATION PLAN. IF DISCREPANCIES ARE FOUND, CONTACT ARCHITECT FOR CLARIFICATION.
5. ALL EXTERIOR WALLS ARE 2x6 WOOD FRAMED AND ALL INTERIOR WALLS ARE 2x4 WOOD FRAMED U.N.O.
6. ALL DOOR AND WINDOW SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EGRESS AND NON-EGRESS CONDITIONS. FOLLOW PROTECTION CODE AND GLAZING REQUIREMENTS PER CODE W/ WINDOW AND DOOR MANUFACTURER SELECTED. ALL DOORS AND WINDOWS TO COMPLY WITH 2018 NC RESIDENTIAL CODES. WHERE DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL/SPACE IF THEY APPEAR CENTERED, OR THEY SHALL BE 6" OFF OF A WALL/CORNER IF THEY APPEAR CLOSE TO A WALL.
7. ALL DOORS AND WINDOWS THAT ARE MARKED AS BEING TEMPERED SHALL COMPLY WITH SECTION R308.4 OF 2018 NC RESIDENTIAL CODES.
8. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEIGHTS.
9. ALL INTERIOR TRIM INCLUDING BASE, CROWN, AND WINDOW/DOOR TRIM TO BE SELECTED.
10. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF 1/2" SHEATHING. THIS SHALL TYPICALLY ALIGN WITH THE FACE OF CMU OR CONCRETE FOUNDATION BELOW. THEREFORE, THE RIM JOIST AND STUD FRAMED WALL ABOVE SHALL BE SET 1/2" INSIDE THE FOUNDATION WALL BELOW. SEE TYPICAL FRAMING SECTION.
11. ALL DIMENSIONS TO INTERIOR WOOD FRAMED WALLS ARE TO CENTERLINE OF STUD U.N.O.
12. PROVIDE CARBON MONOXIDE AND SMOKE ALARMS PER SECTION R314 & R315 OF NCR.C.
13. COORDINATE JOIST SPACING WITH PROPOSED LIGHTING PLAN.



- 1 CHANGE BALCONY/DOOR TO WINDOW
- 2 REPLACE GLASS BLOCK
- 3 CONVERT TO LIBRARY OVERLOOKING KITCHEN
- 4 SHIFT CLOSET DOOR TO ACCOMMODATE BUNK BEDS



INTERNAL OFFICE INFO

FLAT FILE: RENO

DRAWN BY: ELLIOTT BECHER

1"



*GRAPHIC FOR SCALING REFERENCE



BARNHARDT-EWERS ESTATE

3217 MAYMONT PLACE
CHARLOTTE, NC

Project: GH_CRAMERSPOND_LOT17

Date: 9/2/19

Revisions:

TAG	DESCRIPTION	DATE
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UPPER LEVEL
FLOOR PLAN -
PROPOSED

APPRAISAL
PRINT

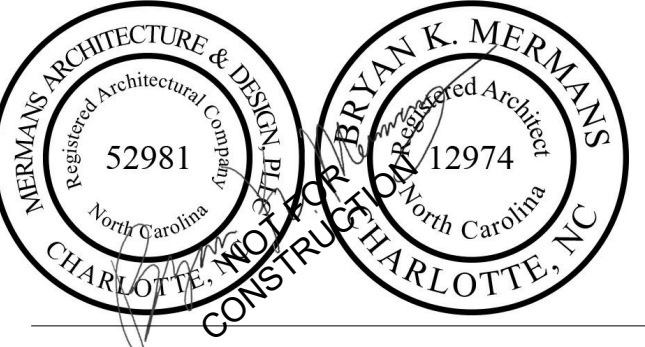
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CONCEPTUAL SECOND FLOOR PLAN -
PROPOSED
1/4" = 1'-0"

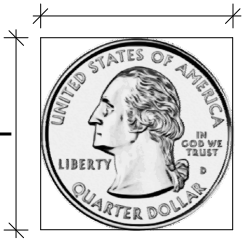
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EXTERIOR ELEVATIONS

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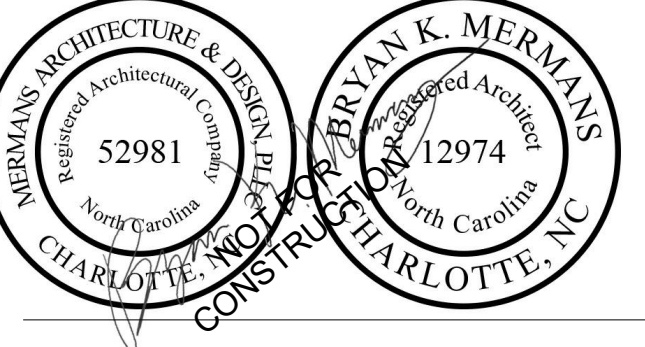
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FRONT ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



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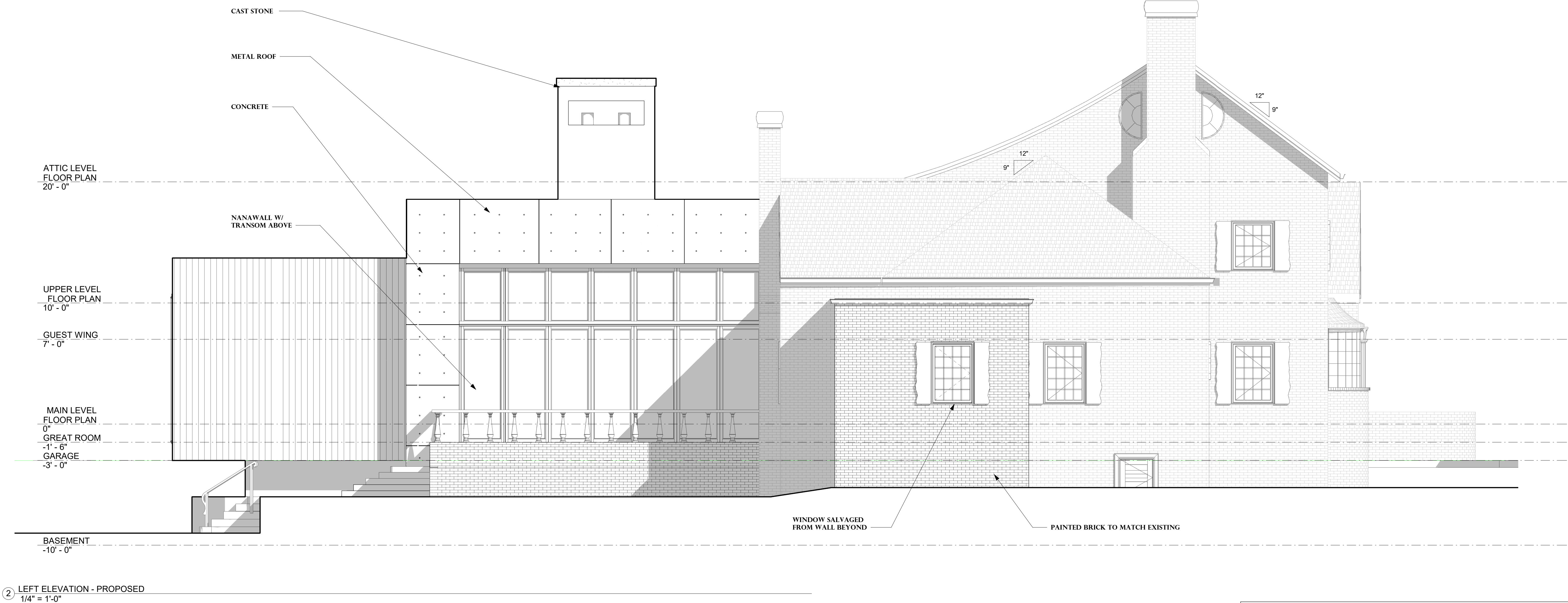
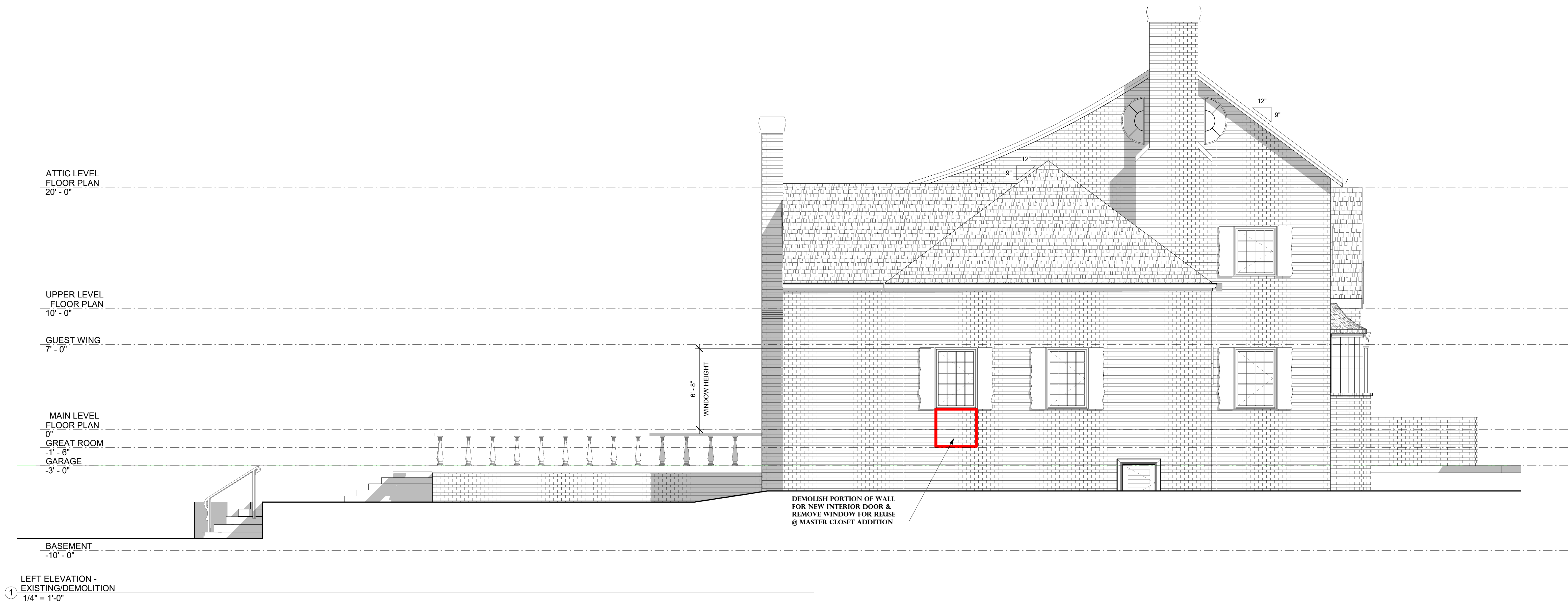
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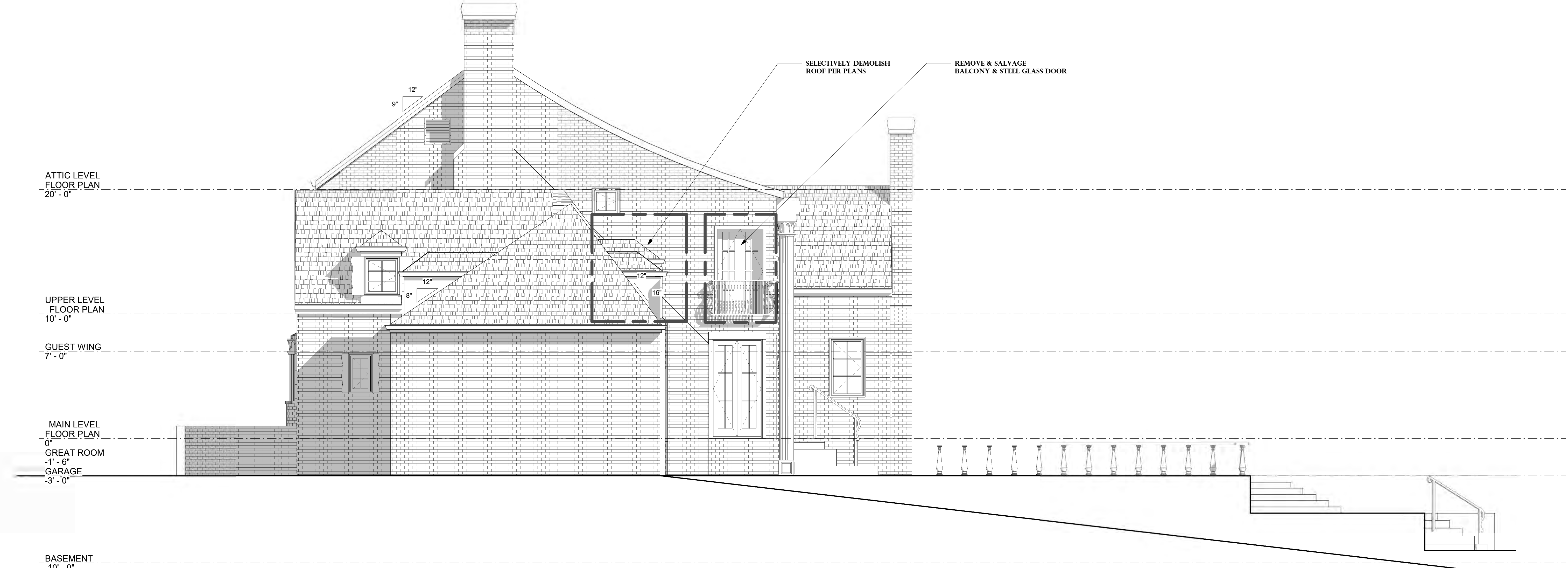
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EXTERIOR ELEVATIONS

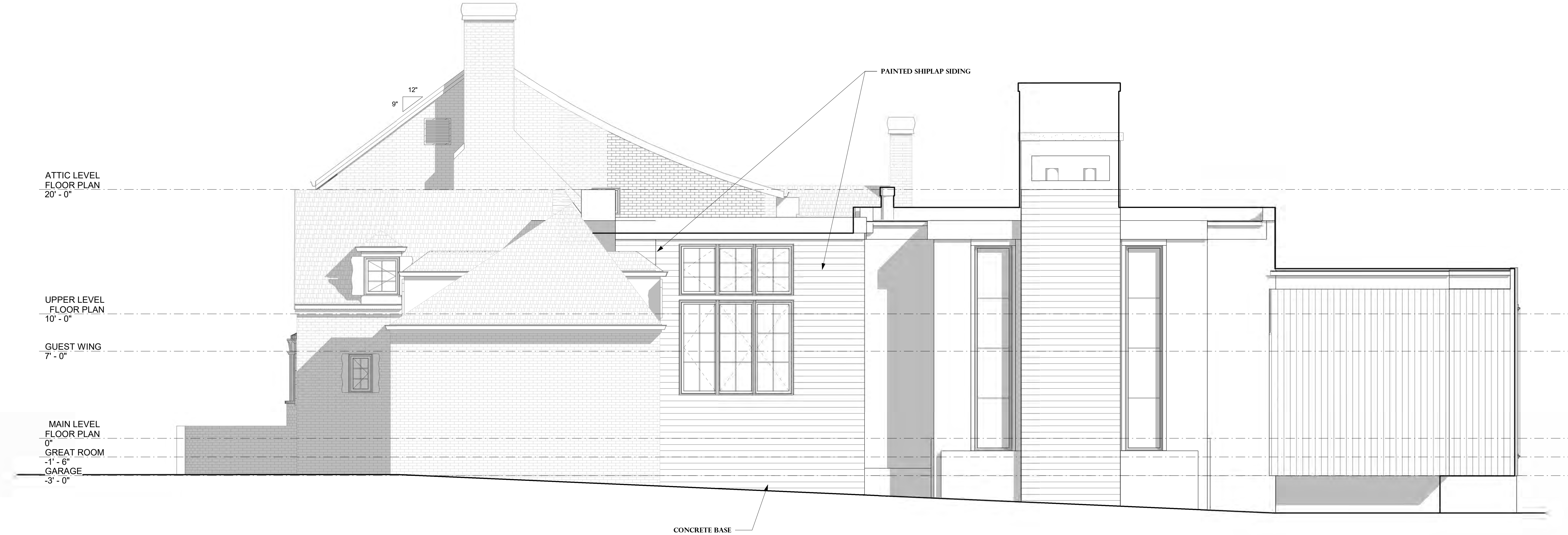
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① RIGHT ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



② RIGHT ELEVATION - PROPOSED
1/4" = 1'-0"



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EXTERIOR ELEVATIONS

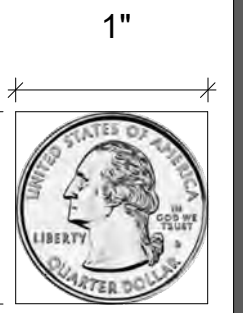
PERMIT SET
"FOR CONSTRUCTION"



REAR ELEVATION -
EXISTING/DEMOLITION
1/4" = 1'-0"



REAR ELEVATION - PROPOSED
1/4" = 1'-0"



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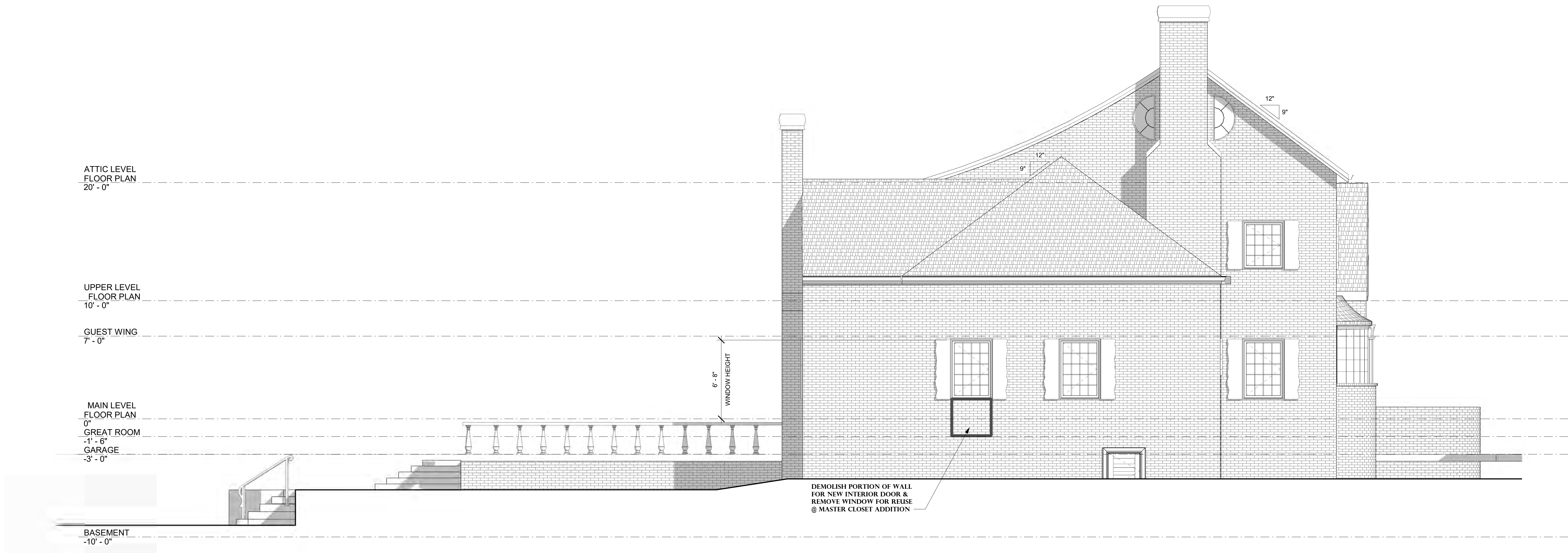
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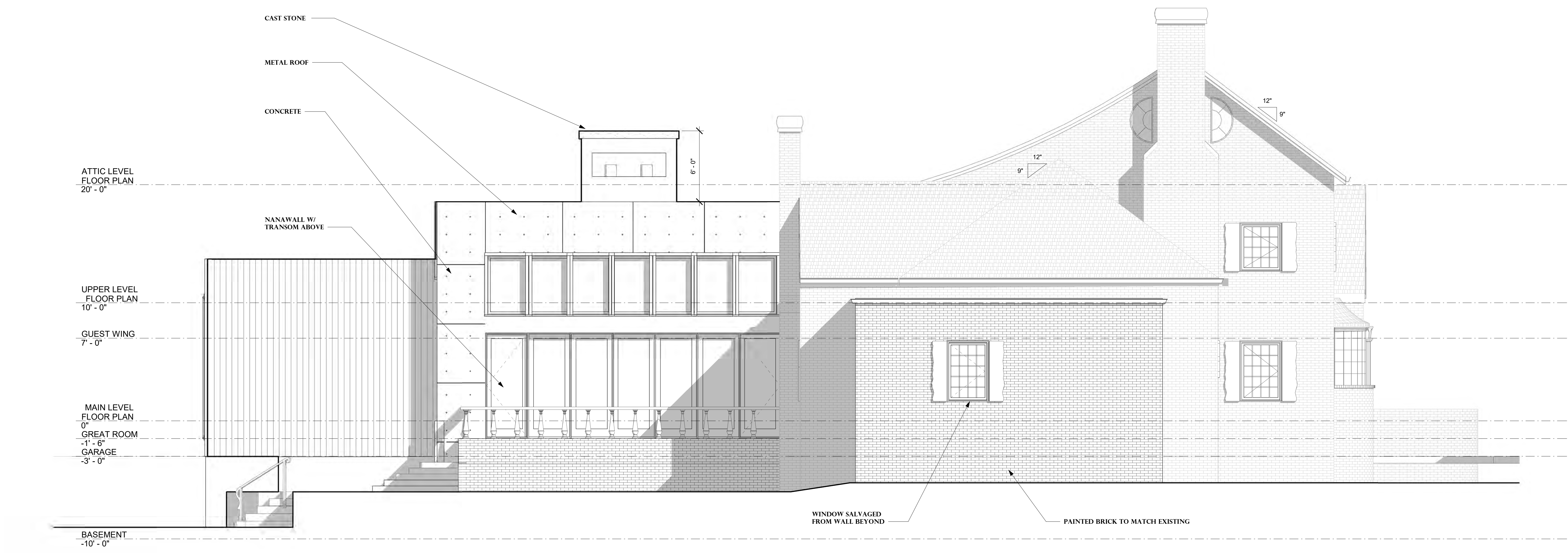
EXTERIOR
ELEVATIONS

PERMIT SET
"FOR
CONSTRUCTION"

A2.02



① LEFT ELEVATION - EXISTING/DEMOLITION
1/4" = 1'-0"



② LEFT ELEVATION - PROPOSED
1/4" = 1'-0"



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EXTERIOR ELEVATIONS

PERMIT SET
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A2.01