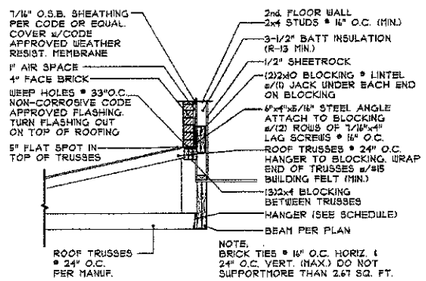


#1-4 TYP. BRICK LINTEL DETAIL

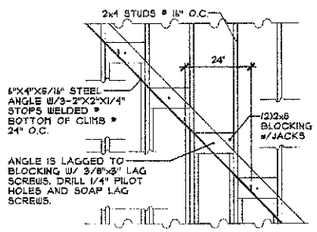
SCALE: 2" = 1'-0"



NOTE: LAG BOLTS MUST BE HT TIGHTLY AGAINST BLOCKING. DO NOT ALLOW SHEATHING BOARD TO SANDWICH BETWEEN BLOCKING AND ANGLE

#2-4 SECTION @ WALL w/BRICK VENEER ABV.

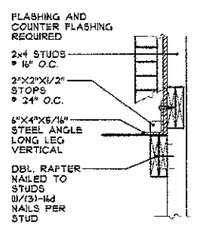
SCALE: 1/2" = 1'-0"



NOTE: LAG BOLTS MUST BE HT TIGHTLY AGAINST BLOCKING. DO NOT ALLOW SHEATHING BOARD TO SANDWICH BETWEEN BLOCKING AND ANGLE

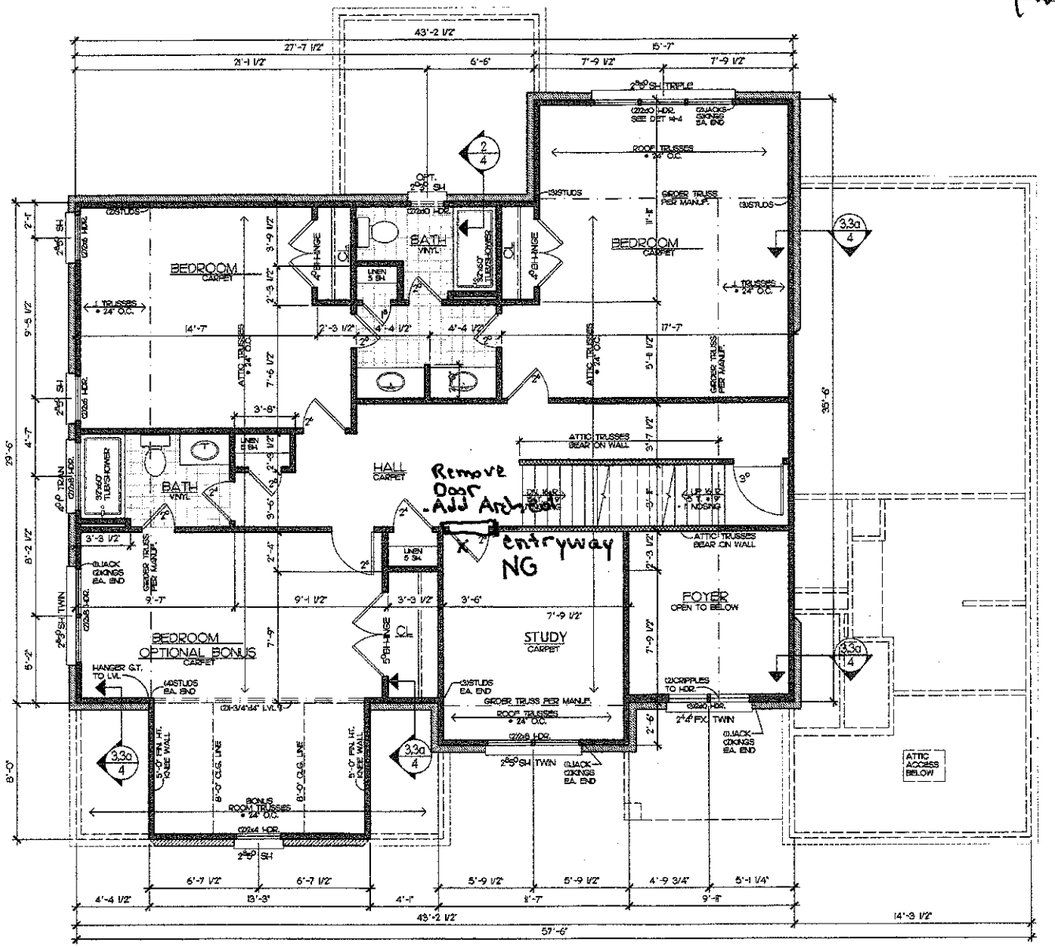
#3-4 TYP. BRICK CLIMB DETAIL ELEV.

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



#3a-4 TYP. BRICK CLIMB DETAIL SECTION

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

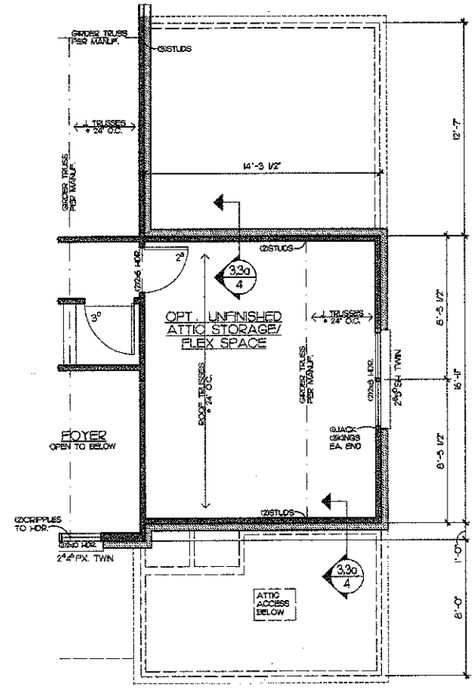


SECOND FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FREE FROM GAPS, VOIDS, OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL, OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE UNITS, AND THE UN-HEATED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW MUST HAVE A SILL HT. OF 24" (MINIMUM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE SILL HT. IS LESS THAN 24" THE WINDOW MUST MEET THE REQUIREMENTS OF SECTION R612.3 OR R612.4.



OPTIONAL FLEX SPACE

1/4" = 1'-0"

ALL WINDOWS TO BE LOW E GLASS.
DESIGNED AND ENGINEERED TO COMPLY WITH THE 2012 N.C.R.C.

Acknowledgement Of Plans Submittal ONLY!
Date 05.06.13
Date 5-6-13

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Structural steel beams are to be sized by an engineer and is the responsibility of the builder/contractor.

Local, state and federal building codes take precedence over this plan.

Drafting & Design Inc.
Charlotte, N.C.
704-542-9556

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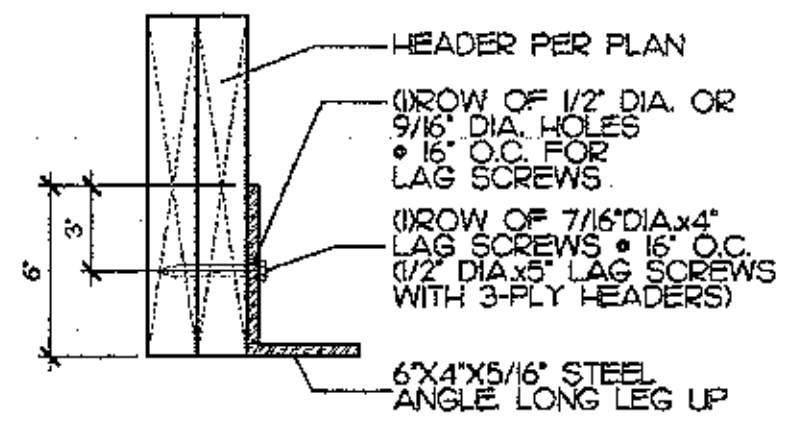
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 34098 C. SCOTT BROOKS 6/14/12
Southern Dynamic Engineering and Design, PLLC
P.O. Box 87
Waxhaw, NC 28173
Scott.Brooks@tds.net
NC Certificate of Authorization P-0913

Project: Palo Verde 8
Sheet Title: SECOND FLOOR PLAN

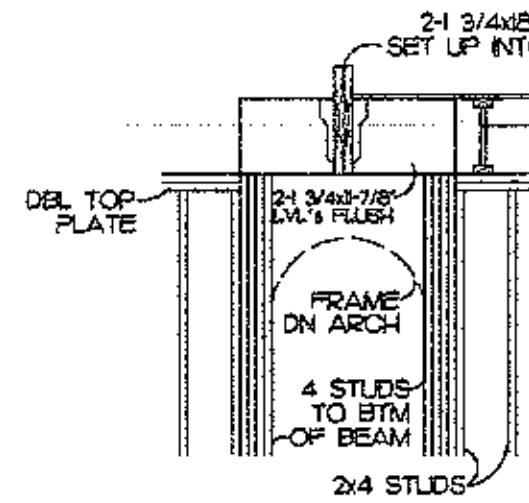
Drawn By	J. BODNAR
Date	05-21-12
REV:	06-18-12 JB
Site	

FOLY02F

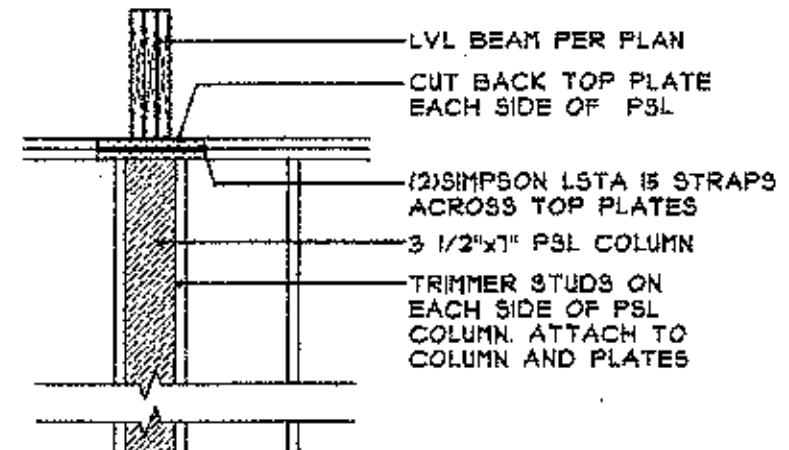
Sheet 4



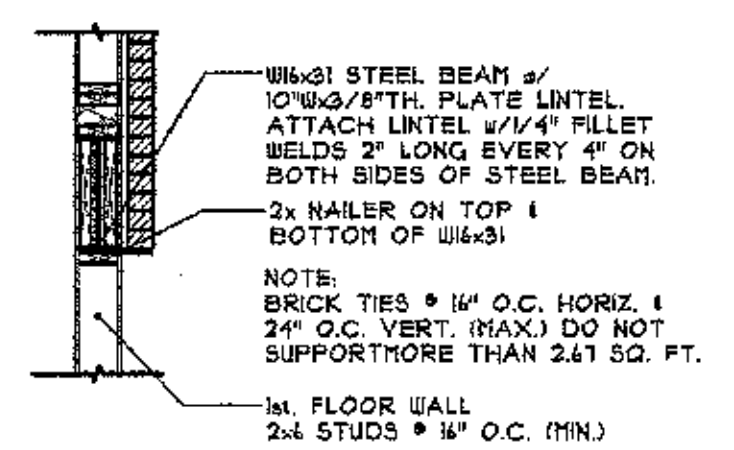
#1-3 TYP. BRICK LINTEL DETAIL
SCALE: 2" = 1'-0"



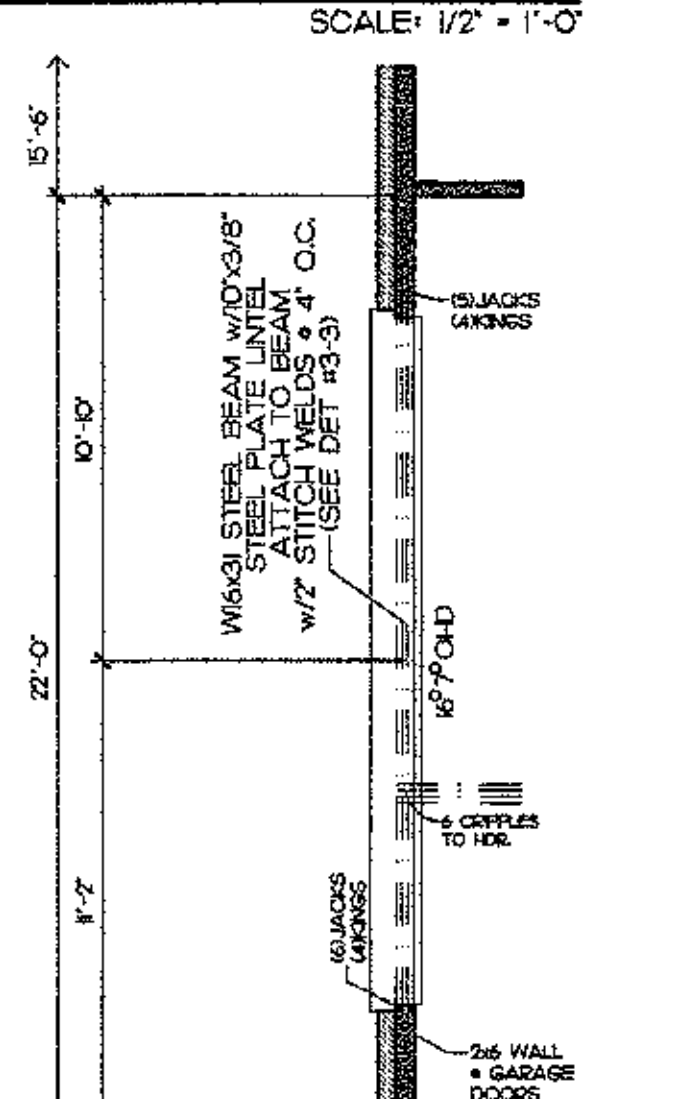
FLUSH BEAM AT ARCH DETAIL
N.T.S.



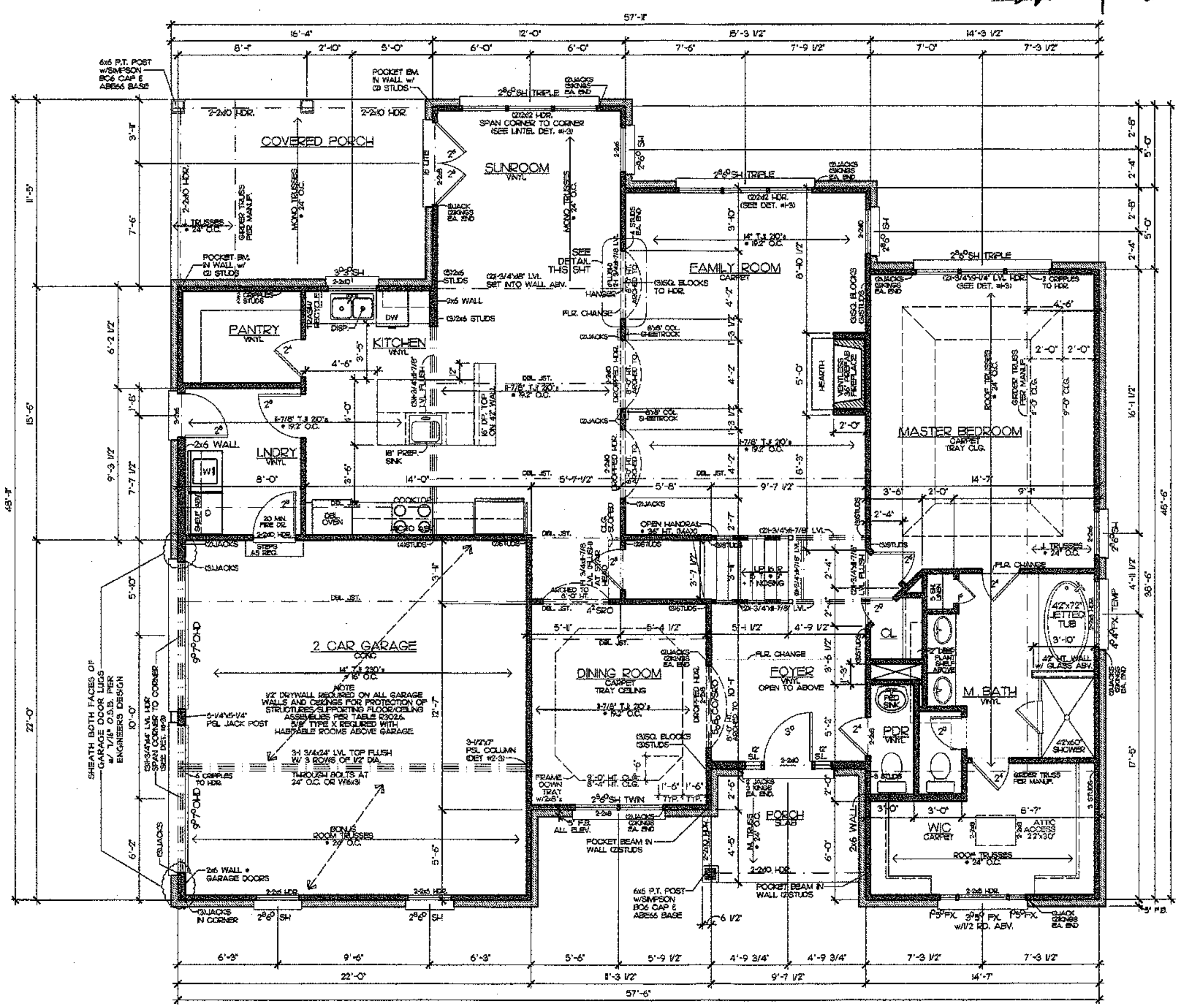
#2-3 TYP. PSL COLUMN DETAIL
SCALE: 1/2" = 1'-0"



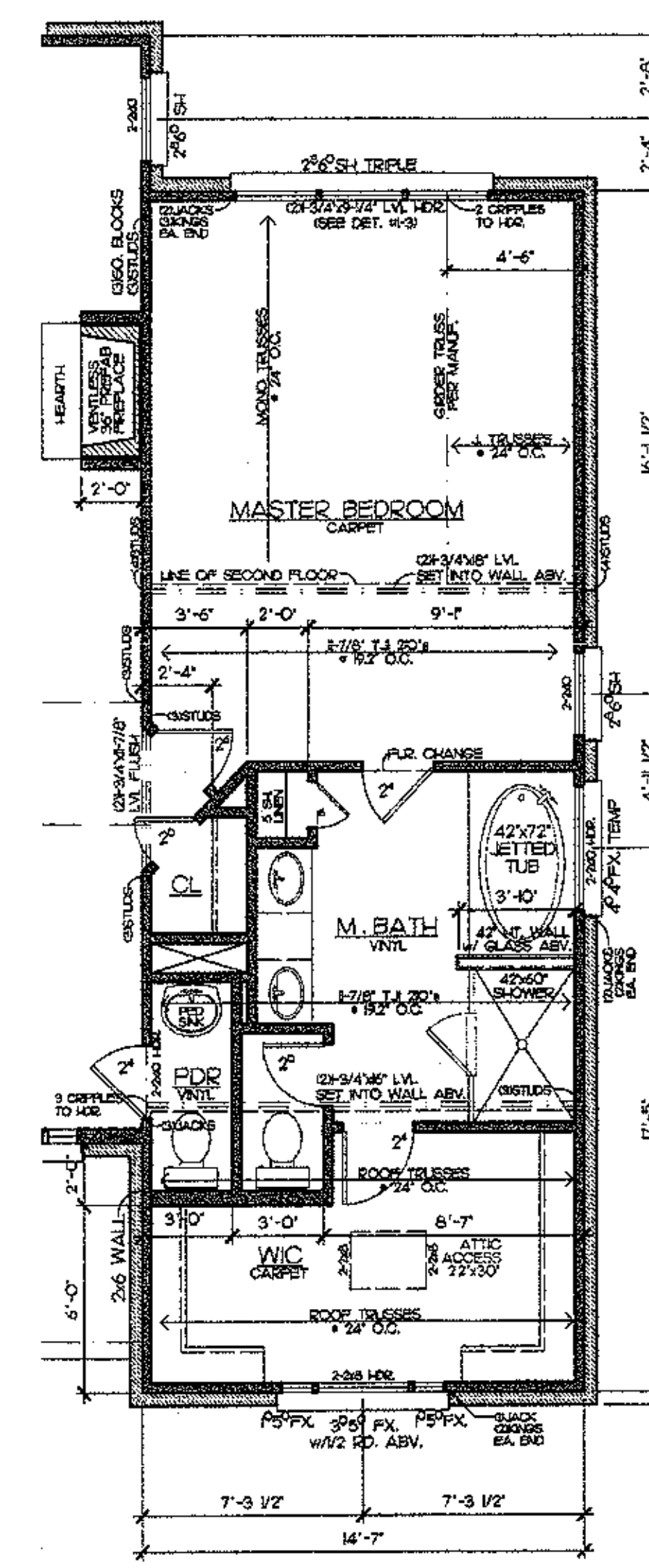
#3-3 SECTION @ W16x31 STEEL HDR. w/PLT. LINTEL
SCALE: 1/2" = 1'-0"



16' GARAGE DOOR
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR W/OPT. FLEX
1/4" = 1'-0"

SQUARE FOOTAGES	
FRIST FLOOR =	1,776 sq. ft.
SECOND FLOOR =	1,403 sq. ft.
TOTAL HEATED =	3,179 sq. ft.
GARAGE=	480 sq. ft.
FRONT PORCH=	61 sq. ft.
REAR PORCH=	175 sq. ft.
OPT. FLEX=	242 sq. ft.

Acknowledgement Of Plans Submittal ONLY!
[signature] Date 05.06.13
[signature] Date 5-6-13

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NORTH CAROLINA PROFESSIONAL ENGINEER 24693 C. SCOTT BROOKS
6/19/12

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Project: Palos Verde 8
Sheet Title: FIRST FLOOR PLAN

Drawn By	J. BODNAR
Date	05-21-12
REV:	06-18-12 JB
Site	

POLYDIF
Sheet
3

DESIGNED AND ENGINEERED TO COMPLY WITH THE 2012 N.C.R.C.