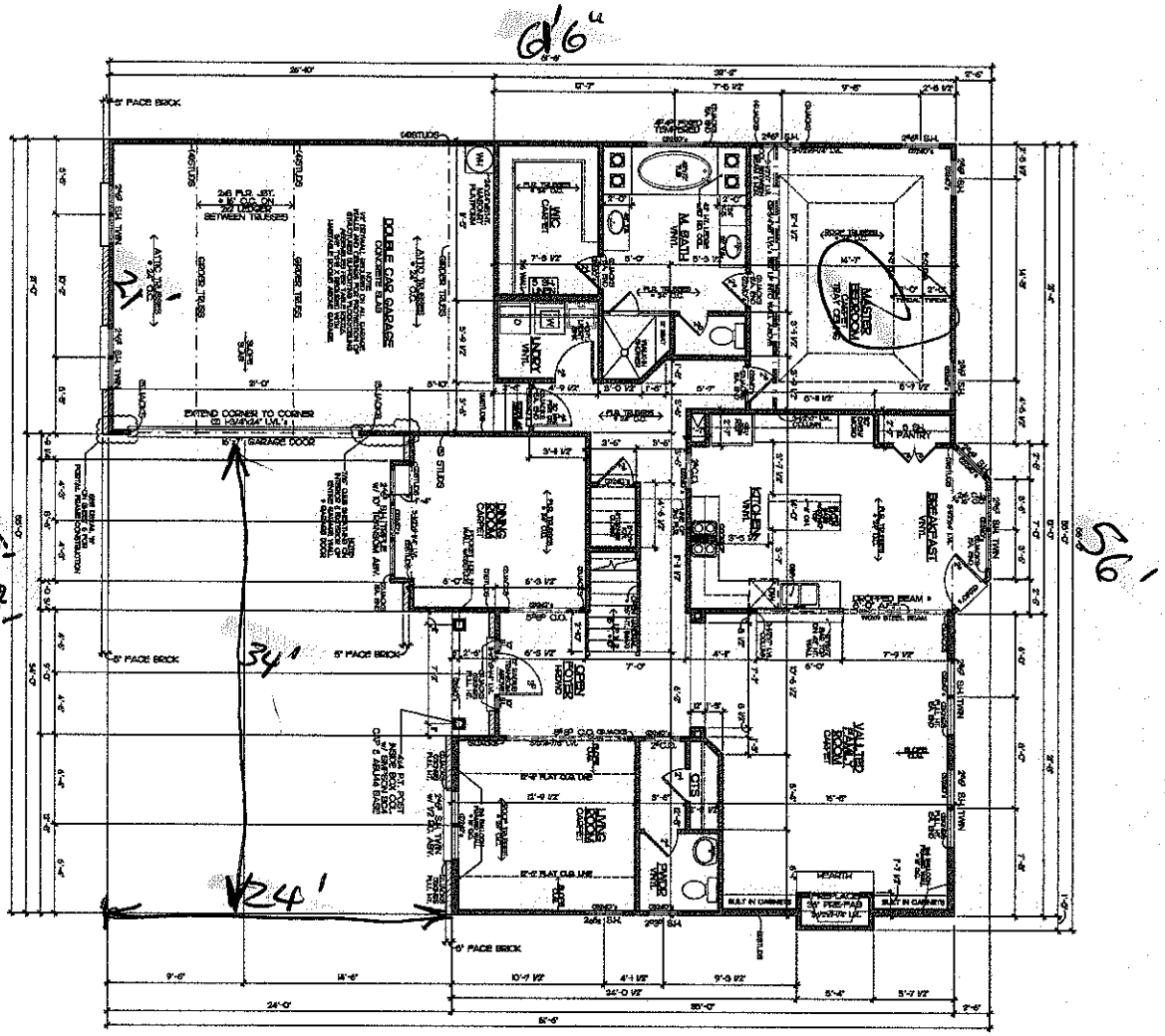
Acknowledgement Of Plans Submittal ONLY!

17-W12 Date 1/14/15

Richard Jarrell Date 1/14/15



SQUARE FOOTAGE

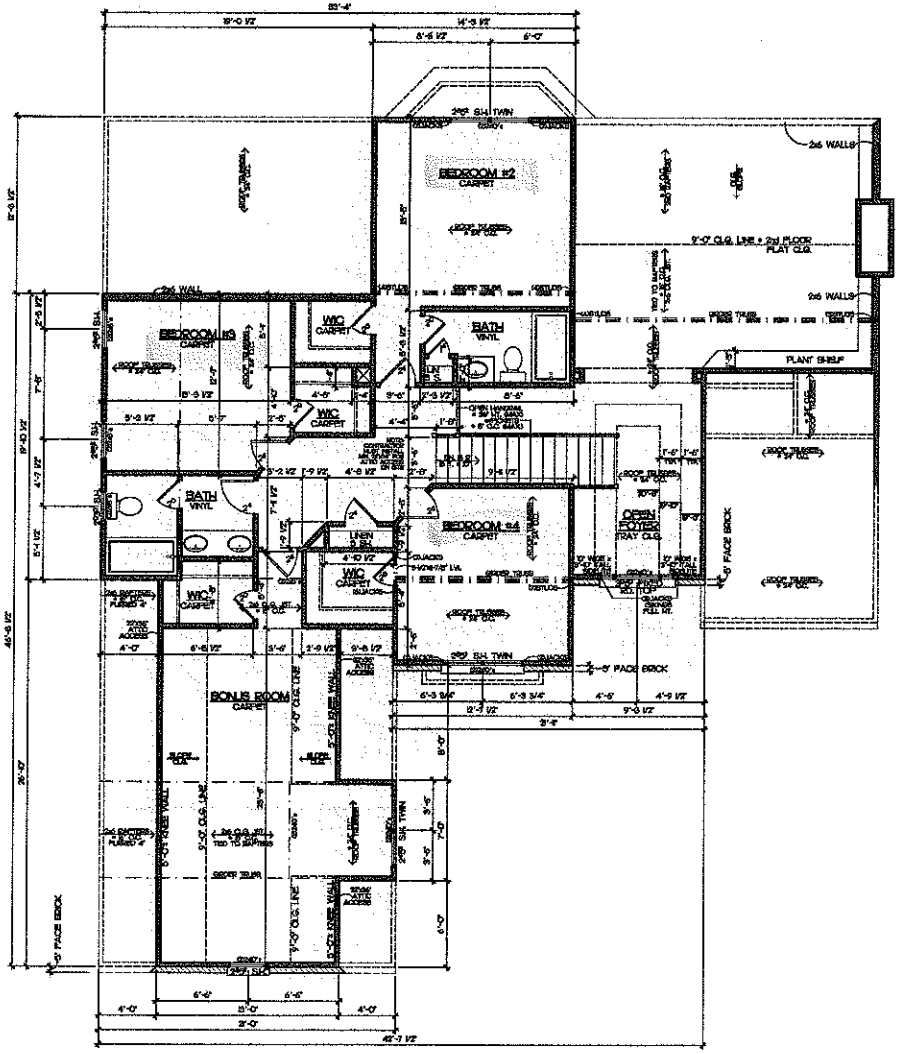
HEATED	1998 SF
PORCH/DECK	1998 SF
TOTAL HEATED	3996 SF
GARAGE	570 SF

3		THE BURNSIDE HOUSE PLAN	GANDY COMMUNITIES
		FIRST FLOOR PLAN	P.O. BOX 2326 CORNELIUS, N.C. 28031
			17818 STATESVILLE ROAD
			CORNELIUS, NORTH CAROLINA 28031 704-892-5376 FAX 704-892-4601

Acknowledgement Of Plans Submittal ONLY!

Date 4/14/15

Date 4/14/15



CEILING HEIGHT TO BE 9'-0" UNLESS OTHERWISE NOTED

SECOND FLOOR PLAN

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

NOTE: ALL WINDOWS TO BE LOW 'E' GLASS
NOTE: DESIGNED AND ENGINEERED FOR THE 2009 N.C.R.C.

NOTE:
PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR & WALL SPACES TO COMPLY w/2009 N.C.R.C. R28023 & R502.12

GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE PERIMETER 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 UNHEATED 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 R28023 OR R508.4.

BRACED WALL SHEATHING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R602.10 EXEMPTION #2 OF THE 2009 NCRC AS AN ALTERNATIVE METHOD.

3. ALL PERMITTED WALLS ARE TO BE FULLY SHEATED WITH A MIN 4 MM 7/16" OSB, AND ATTACHED TO THE WALL FRAMED STUDS WITH 8D DEFORMED NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

5. INSTALL BLOCKING ALONG OSB PANEL EDGES. PASTEN PANEL EDGES TO BLOCKING AT 3" O.C. AND 4" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 508 BUT GREATER THAN 25% OF WALL IS SHEATED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" OSB.

5. FOR GARAGE WALL LIMIT METHOD PFS IS TO BE USED IN ACCORDANCE WITH THE SECTION R602.10.3.4 AS SHOWN IN FIGURE R602.10.3.4.

SQUARE FOOTAGE

HEATED	
FIRST FLOOR:	1908 SF
SECOND FLOOR:	1295 SF
TOTAL HEATED:	3203 SF
GARAGE:	570 SF

GANDY COMMUNITIES
P.O. BOX 2326 CORNELIUS, N.C. 28031
17818 STATESVILLE ROAD
CORNELIUS, NORTH CAROLINA 28031 704-892-3376 FAX 704-892-4681

Project: THE BURNSIDE HOUSE PLAN

Sheet Title: SECOND FLOOR PLAN

Drawn By: J. BODNAR
Date: 9-02-05
REV:
Site:

M.JSN/P

Sheet: 4