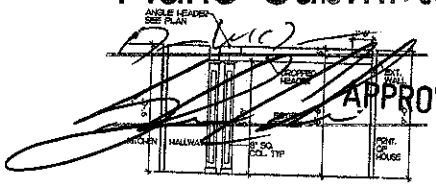
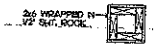
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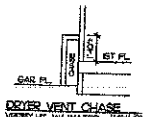
APPROVED
Date NOV 03 2014



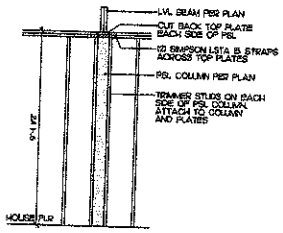
① COLUMN DETAIL AT DINING RM.
1/4" = 1'-0"



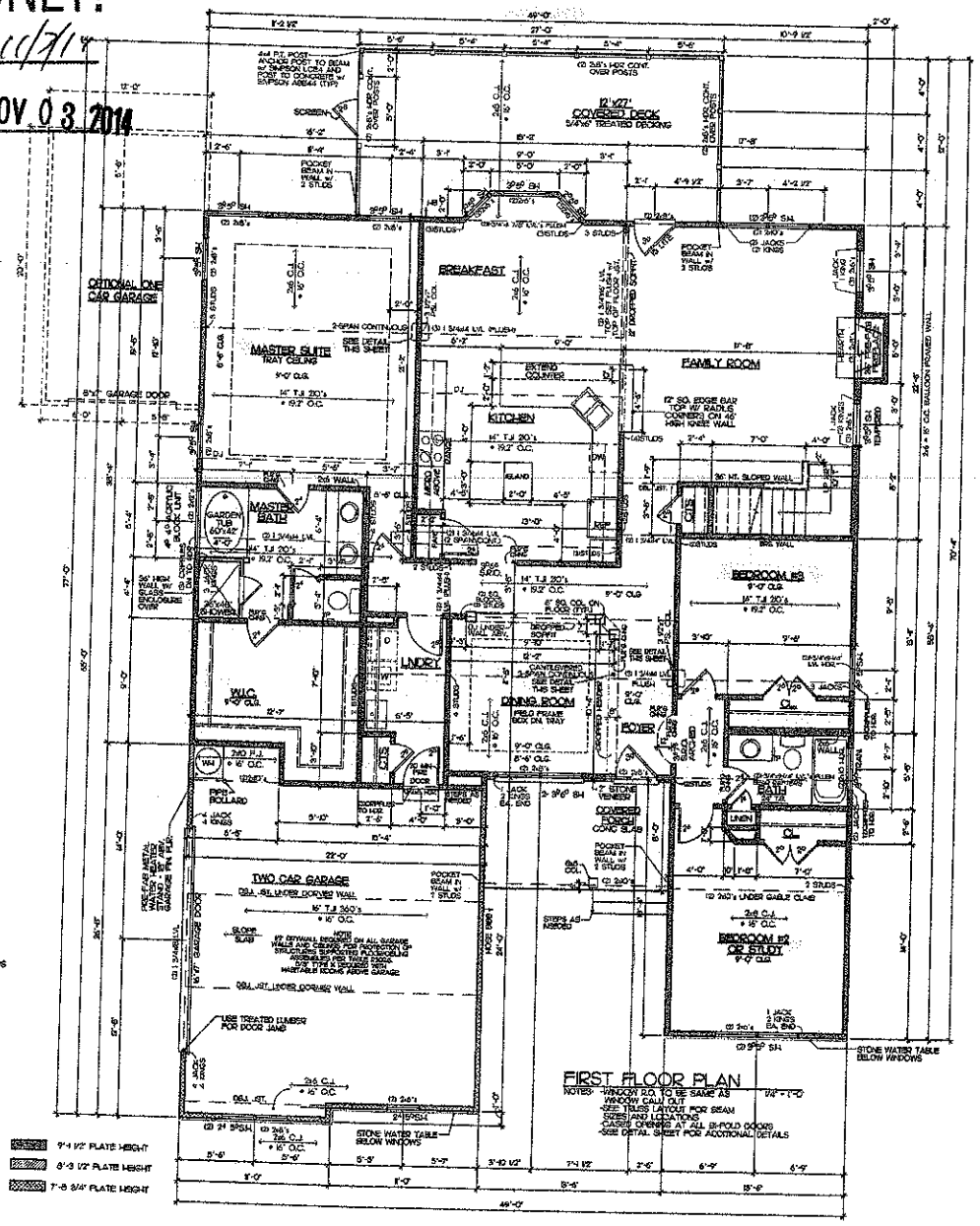
TYPICAL INTERIOR COLUMN IN PLAN
NTS



VERIFY HT. W/ WATER HEATER STAND IF APPLICABLE



TYPICAL PSL COLUMN DETAIL
NTS

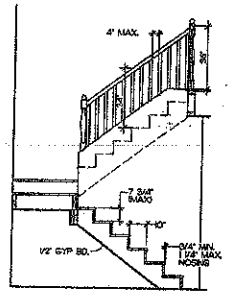


FIRST FLOOR PLAN
NOTE: WINDOW R.O. TO BE SAME AS WINDOW CALL OUT
NOTE: TRUSS LAYOUT FOR BEAM SIZES AND LOCATIONS
NOTE: DOOR OPENERS AT ALL BI-FOLD DOORS
SEE DETAIL SHEET FOR ADDITIONAL DETAILS

SQUARE FOOTAGE	
FIRST FLOOR =	2,225
SECOND FLOOR =	1,578
TOTAL =	3,803
FRONT PORCH =	108
SCREEN PORCH =	25
2 CAR GARAGE =	535

HANDRAIL NOTE

HAND RAIL TO BE EITHER HALF WALL WITH WOOD CAP OR OPEN HANDRAIL WITH WOOD SPINDLES, GOOSENECKS TYPE WITH SPINDLE SPACES FOR HALF WALL SEE DETAIL SHEET D-4, FOR OPEN TYPE HANDRAIL COORDINATE WITH STAIRCASE SUPPLIER



TYPICAL STAIR DETAIL
STAIR CONFIG PER PLAN
3/8"=1'-0"

NOTE: ALL WINDOWS TO BE LOW E GLASS

Southern Dynamic Engineering and Design, PLLC
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Waxhaw, NC 28173
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GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED THAT FORMS A SNUG, NON-COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. CABIN AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWER, STAIRS, FIREPLACE LINTS, AND THE UNFAVED 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 R312.2 OF R312.

WALL BRACING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN SECTION 4 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH SEPTEMBER 1, 2013 AMENDMENTS.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM 7/16" OSB, AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 9" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG OSB PANEL EDGES. EDGE FASTEN PANEL EDGES TO BLOCKING AT 6" O.C. AND 9" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% OR GREATER THAN 25% OF THE WALL IS SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.

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

Drafting & Design, Inc.
Charlotte, NC
704-545-9097

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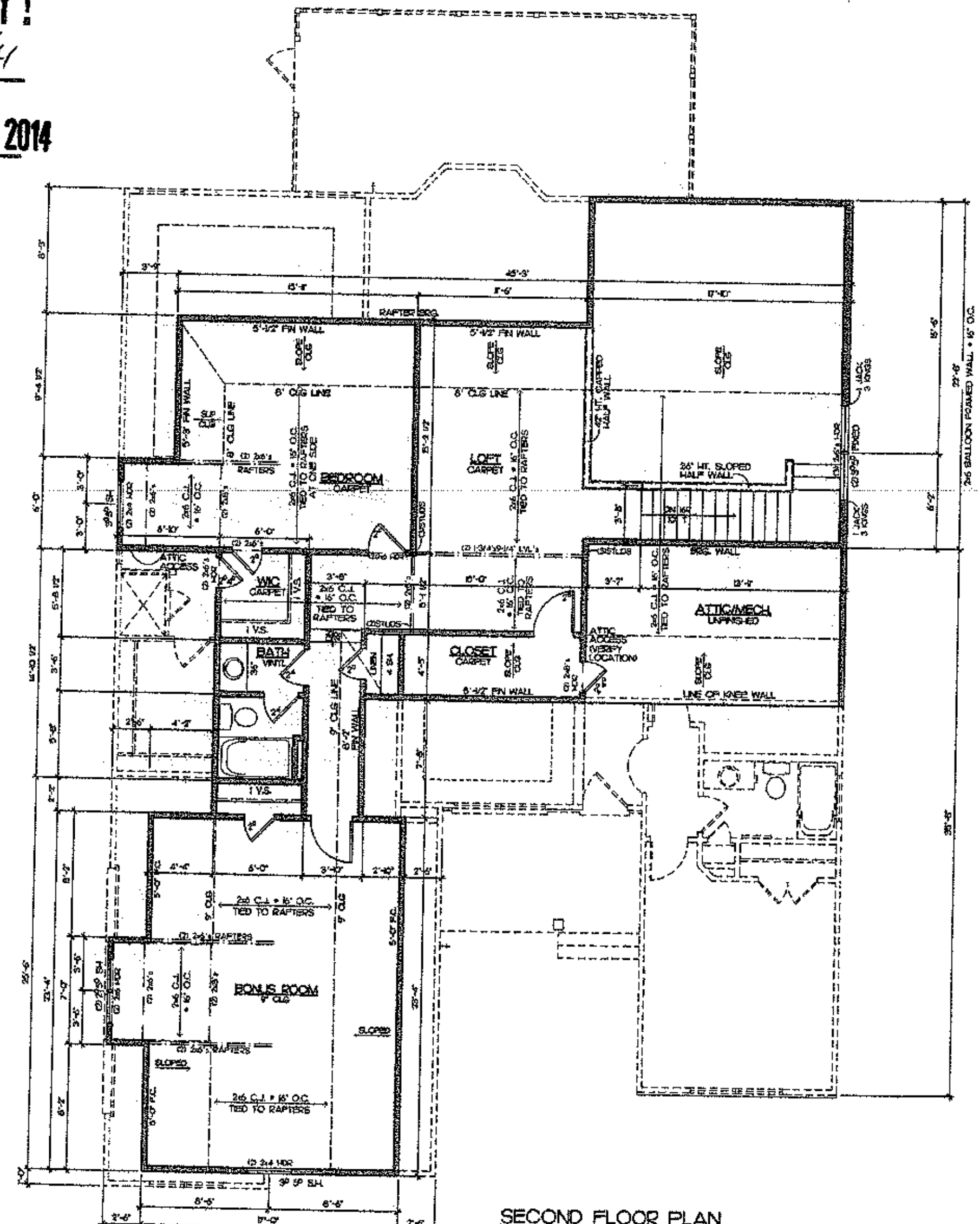
Project: The Cedar
Sheet Title: FIRST FLOOR PLAN

Drawn By: J. BOONE
Date: 8-27-14
REV: 09-10-14

CEDAR- 1F

Sheet 3

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APPROVED NOV 0 3 2014



SECOND FLOOR PLAN

1/4" = 1'-0"

NOTES:
- WINDOW R.O. TO BE SAME AS WINDOW CALL OUT
- SEE TRUSS LAYOUT FOR BEAM SIZES AND LOCATIONS
- CASED OPENING AT ALL SH/FOLD DOORS
- SEE DETAIL SHEET FOR ADDITIONAL DETAILS

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 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 R613 OR R612.

WALL BRACING NOTES:

1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN R602.10.4 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH SEPTEMBER 1, 2013 AMENDMENTS.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM 7/16" O.S.B. AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d (2.5X0.131) NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG O.S.B. PANEL EDGES. FASTEN PANEL EDGES TO BLOCKING AT 3" O.C. AND 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% BUT GREATER THAN 25% OF THE WALL IS SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.

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

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9/17/14

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Project: The Cedar
Sheet Title: SECOND FLOOR PLAN

Drawn By: J. BOONAR
Date: 5-27-14
REV: 09-10-14

CEDAR 2F
Sheet
4