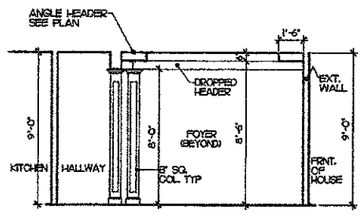
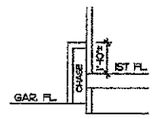
Acknowledgement Of Plans Submittal ONLY!
Date 8-1-14
Date



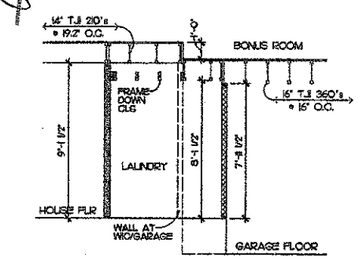
① COLUMN DETAIL AT DINING RM.
1/4" = 1'-0"



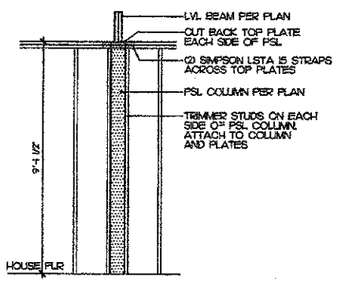
TYPICAL INTERIOR COLUMN IN PLAN
N.T.S.



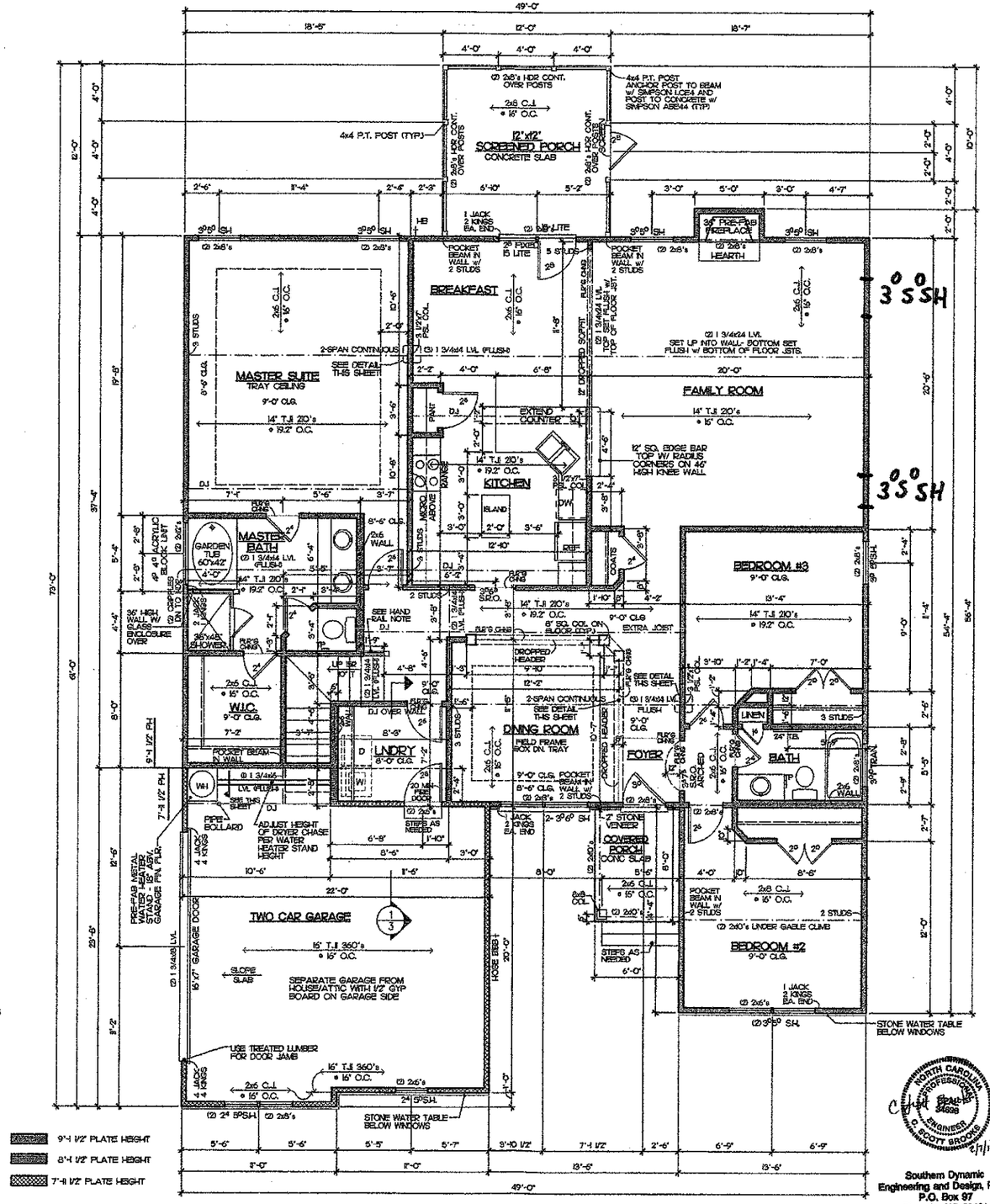
DRYER VENT CHASE
VERIFY H.T. W/ WATER HEATER STAND IF APPLICABLE
1/4"=1'-0"



1/3 FLOOR SECTION
NTS



TYPICAL PSL COLUMN DETAIL
NTS



FIRST FLOOR PLAN
NOTES:
-WINDOW R.O. TO BE SAME AS WINDOW CALL OUT
-SEE TRUSS LAYOUT FOR BEAM SIZES AND LOCATIONS
-CASED OPENING AT ALL BI-FOLD DOORS
-SEE DETAIL SHEET FOR ADDITIONAL DETAILS
1/4" = 1'-0"

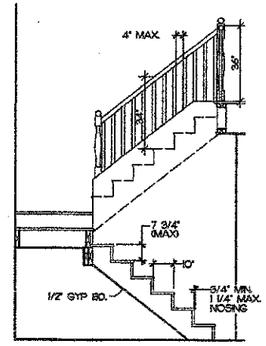
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36698 SCOTT BROOKS 2/1/12

Southern Dynamic Engineering and Design, PLLC
P.O. Box 97
Pineville, NC 28134
Seal for Structural Only

SQUARE FOOTAGE
FIRST FLOOR = 2,125
SECOND FLOOR = 1,471
TOTAL = 3,596
FRONT PORCH = 47
SCREEN PORCH = 144
2 CAR GARAGE = 479

HANDRAIL NOTE

HAND RAIL TO BE EITHER HALF WALL WITH WOOD CAP OR OPEN HANDRAIL WITH WOOD SPINDLES. COORDINATE TYPE WITH SPECS SHEETS. 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

WINDOW THERMAL PERFORMANCE	
GLASS TYPE	= LowE-140
U-FACTOR	= 0.36
R-VALUE	= 2.78
SHGC	= 0.19
VLT	= 0.28

THE DATA LISTED IS FOR PLYGEM 1100 SERIES SINGLE HUNG VINYL WINDOW.

INSULATION R-VALUES
EXTERIOR WALLS = R-13 KRAFT BATT 3 1/2" THICK
OPEN WALLS = R-19 KRAFT BATT 6 1/4" THICK
BONUS ROOM FLOOR = R-19 KRAFT BATT 6 1/4" THICK
SLOPED CEILING = R-30 KRAFT BATT 10" THICK
HVAC PLATFORM = R-30 KRAFT BATT 10" THICK
FLAT CEILING = R-30 LOOSE FILL 12" THICK
CRAWL SPACE = R-19 KRAFT BATT 6 1/4" THICK w/6 MIL. BLACK POLYETHYLENE

DESIGNED AND ENGINEERED TO COMPLY WITH THE 2006 I.R.C.

NOTE
Drafting & Design assumes no liability for any home construction from this plan. It is the responsibility of the purchaser of the plan to have the builder/contractor verify ALL DIMENSIONS prior to the beginning of construction. The contractor must verify compliance with all local building codes.

Every attempt has been made in preparation of this drawing to create errors. Any discrepancy, error and/or omission, if found, is to be brought to our attention prior to construction.

Drafting & Design will not be liable for any homes error or for any changes made to the plan.

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.

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Drafting & Design, Inc.
Charlotte N.C.
704-542-9558

IQ CUSTOM CONSTRUCTION
840 Edmiston Rd Mt. Ulla, NC 28125 Ph. 704-880-5738

Project: The Shelburne II

Sheet Title: FIRST FLOOR PLAN

Drawn By	C. BAZARE
Date	2-6-12
REV:	
Site	

2463FP

Sheet 3