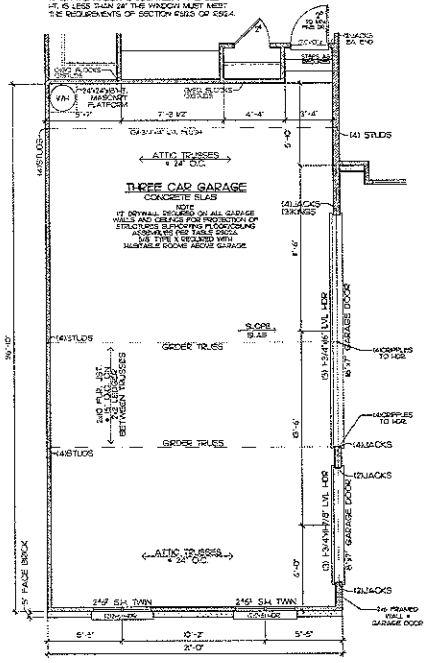


TYPICAL PSL
COLUMN DETAIL
SCALE: 1/2" = 1'-0"

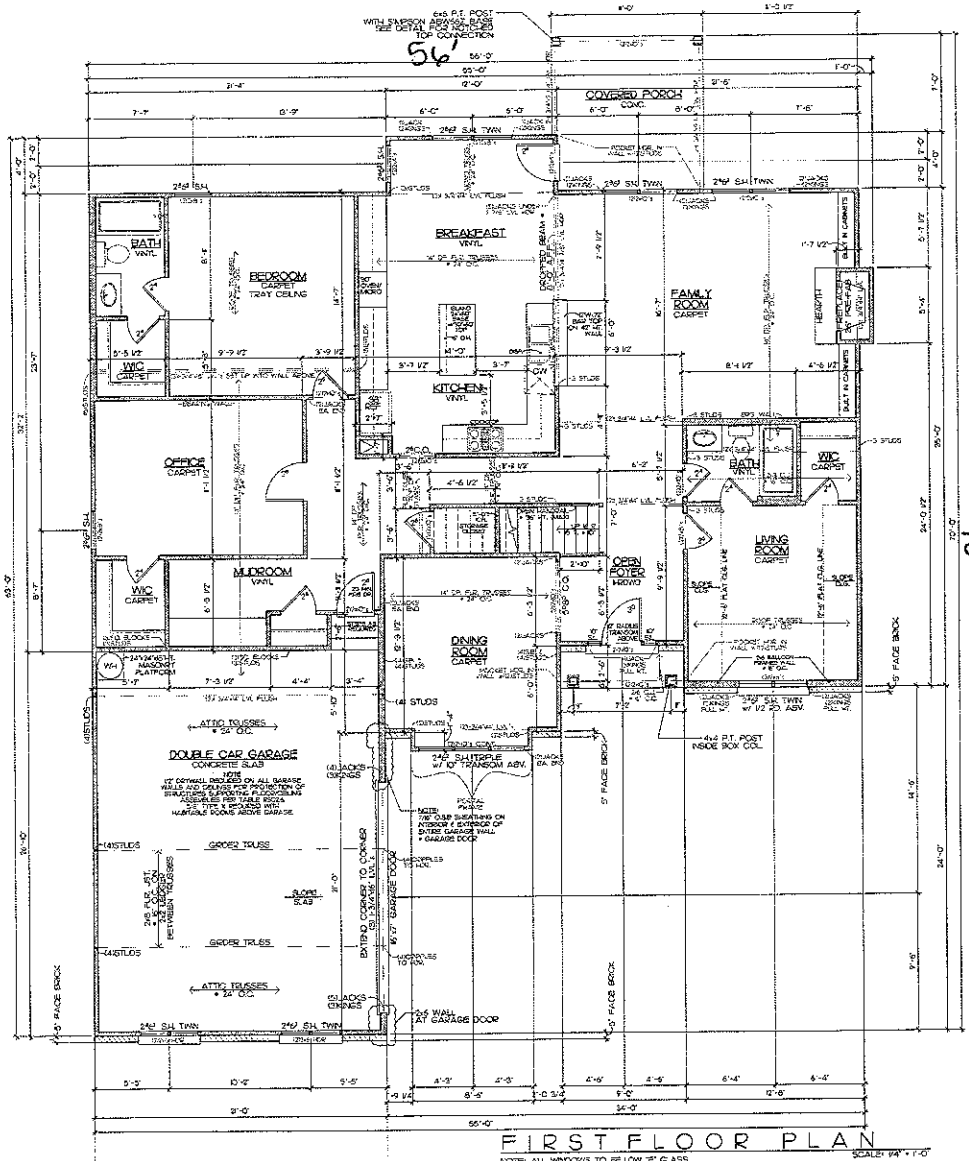
NOTE:
PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR & WALL SPACES TO COMPLY.

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 R-30 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 R315 OF R312.



OPT. 3 CAR GARAGE
SCALE: 1/4" = 1'-0"



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

NOTE: ALL WINDOWS TO BE LOW "E" GLASS
NOTE: DESIGNED AND ENGINEERED FOR THE 2012 N.C.R.C.

WALL BRACING NOTES:
1. THE BRACING SPECIFIED AS REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCEPTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN SECTION R301.1.3 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH EFFECTIVE 1 2013 AMENDMENTS.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM 7/16" O.S.B. AND ATTACHED TO THE SILL PLATE WITH 8d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INTERIOR BEARING WALLS O.S.B. PANEL EDGES NAILED PANEL EDGES TO BLOCKING AT 6" O.C. AND 8" O.C. AT INTERMEDIATE NAILING 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.

HANGER SCHEDULE FOR JOISTS AND BEAMS	
MEMBER (NUMBER OF PLYS)	HANGER
2X6	LUS26
2X10	LUS210
2X12	LUS212
2-2X6	HUS26-2
2-2X10	HUS210-2
2-2X12	HUS212-2
3-2X6	LUS26-3
3-2X10	LUS210-3
3-2X12	HUS210-3 MIN
2-1 3/4" x 9 1/4" LVL	HGUS413
2-1 3/4" x 11 7/8" LVL	HGUS412
2-1 3/4" x 14" LVL	HGUS414
3-1 3/4" x 14" LVL	HGUS414
2-1 3/4" x 16" LVL	HGUS414
3-1 3/4" x 9 1/4" LVL	HGUS5.50/10
3-1 3/4" x 9 7/8" LVL	HGUS5.50/12
3-1 3/4" x 14" LVL	HGUS5.50/14
3-1 3/4" x 16" LVL	HGUS5.50/14
3-1 3/4" x 18" LVL	HGUS5.50/14
4-1 3/4" x 9 1/4" LVL	HGUS7.25/10
4-1 3/4" x 11 7/8" LVL	HGUS7.25/12
4-1 3/4" x 14" LVL	HGUS7.25/14
4-1 3/4" x 16" LVL	HGUS7.25/14
4-1 3/4" x 18" LVL	HGUS7.25/14

SQUARE FOOTAGE
(-HEATED)

FIRST FLOOR:	1934 SF
SECOND FLOOR:	1974 SF
TOTAL HEATED:	3908 SF
BONUS ROOM:	361 SF
GARAGE:	369 SF
OPT. 3 CAR BONUS RM.:	491 SF
3 CAR GARAGE:	719 SF

Acknowledgement Of Plans Submittal ONLY
Date 5-12-16
Date

I.Q. CUSTOM CONSTRUCTION
840 Edminston Rd.
MT. Ulla, NC 28125 Ph. 704-660-5738

Project: THE BURNSIDE HOUSE PLAN
Sheet Title: FIRST FLOOR PLAN

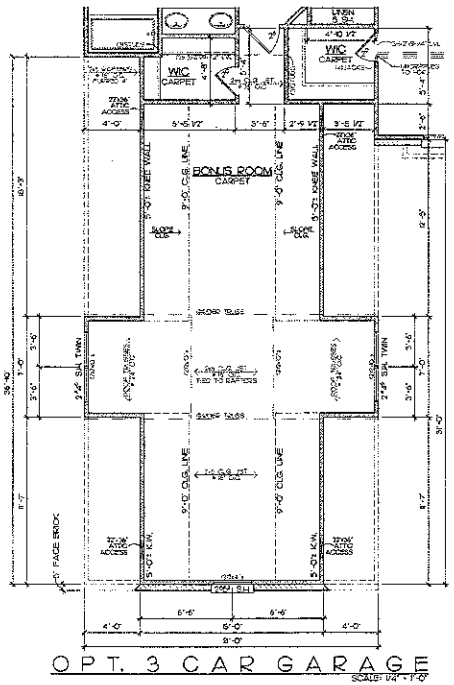
Drawn By: S. BROOKS
Date: 08-30-15
Rev: 08-19-15
Rev:
Rev:

Job No.
Sheet: 3

Acknowledgement Of Plans Submittal ONLY!

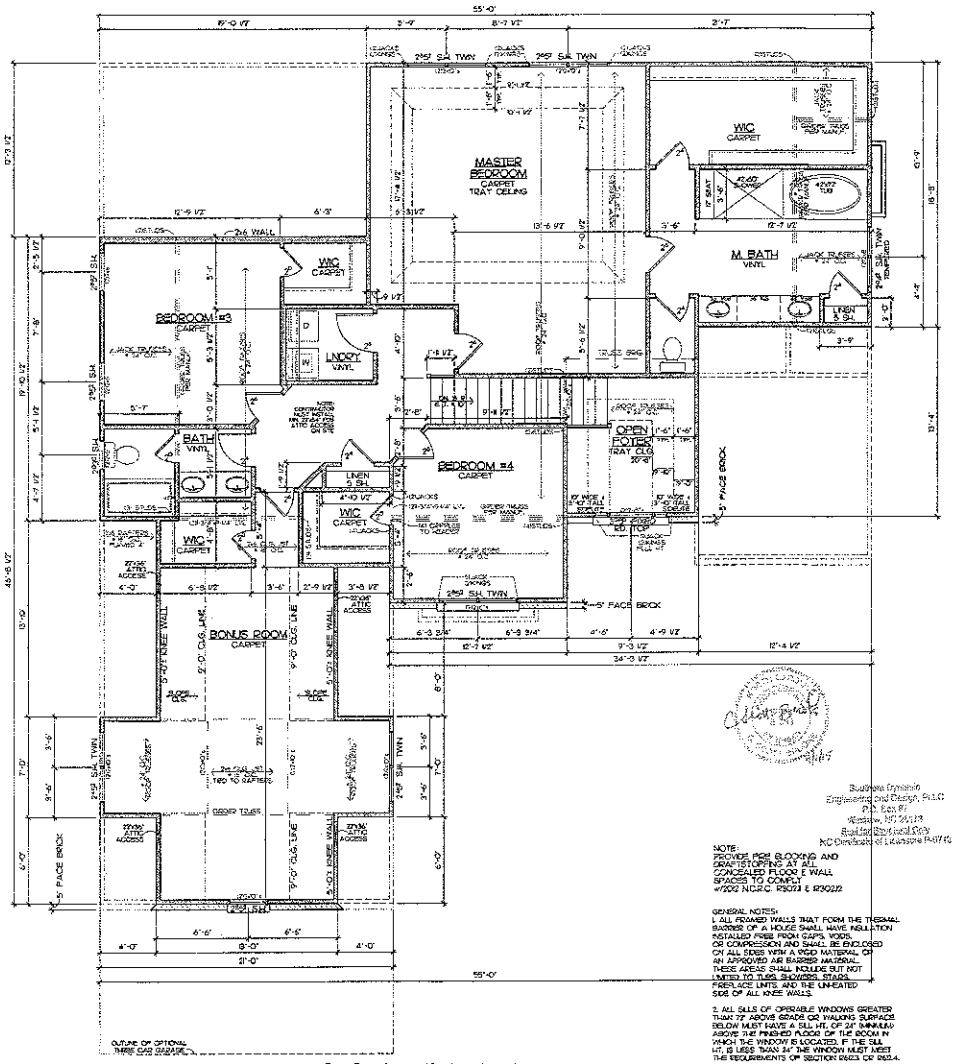
Tom Shuck Date 5-12-16

_____ Date _____



OPT. 3 CAR GARAGE

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



SECOND FLOOR PLAN

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

NOTE: ALL WINDOWS TO BE LOW 'E' GLASS

NOTE: DESIGNED AND ENGINEERED FOR THE 2012 N.C.R.C.

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

OUTLINE OF OPTIONAL THREE CAR GARAGE

Southern Dynamics Engineering and Design, P.L.L.C. P.O. Box 81 Hickory, NC 28603 Brad Ray Sherrill, Sr. NC Certificate of Licensure #4776

NOTE: PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR E WALL SPACES TO COMPLY W/2012 N.C.R.C. R302.11 & R302.12

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 WOOD 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 R312.2.

WALL BRACING NOTES:

1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOMPLISHED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN SECTION 301.1.3 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH SEPTEMBER 1, 2013 AMENDMENTS.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH 7/16" OSB, AND ATTACHED TO THE SILL FRAMING STUDS WITH 8d (2.5"X0.131") 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. PATCH 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.

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Project: THE BURNSIDE HOUSE PLAN

Sheet Title: SECOND FLOOR PLAN

Drawn By: S. BROOKS
Date: 08-20-15
Rev: 08-31-15

Job:

#2BRNSD_2-2F

Sheet: 4