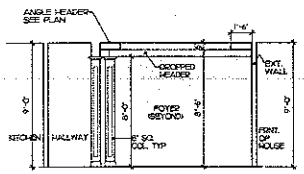
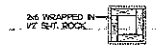
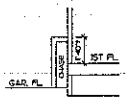
49 + 12 = 61



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



TYPICAL INTERIOR COLUMN IN PLAN
N.T.S.

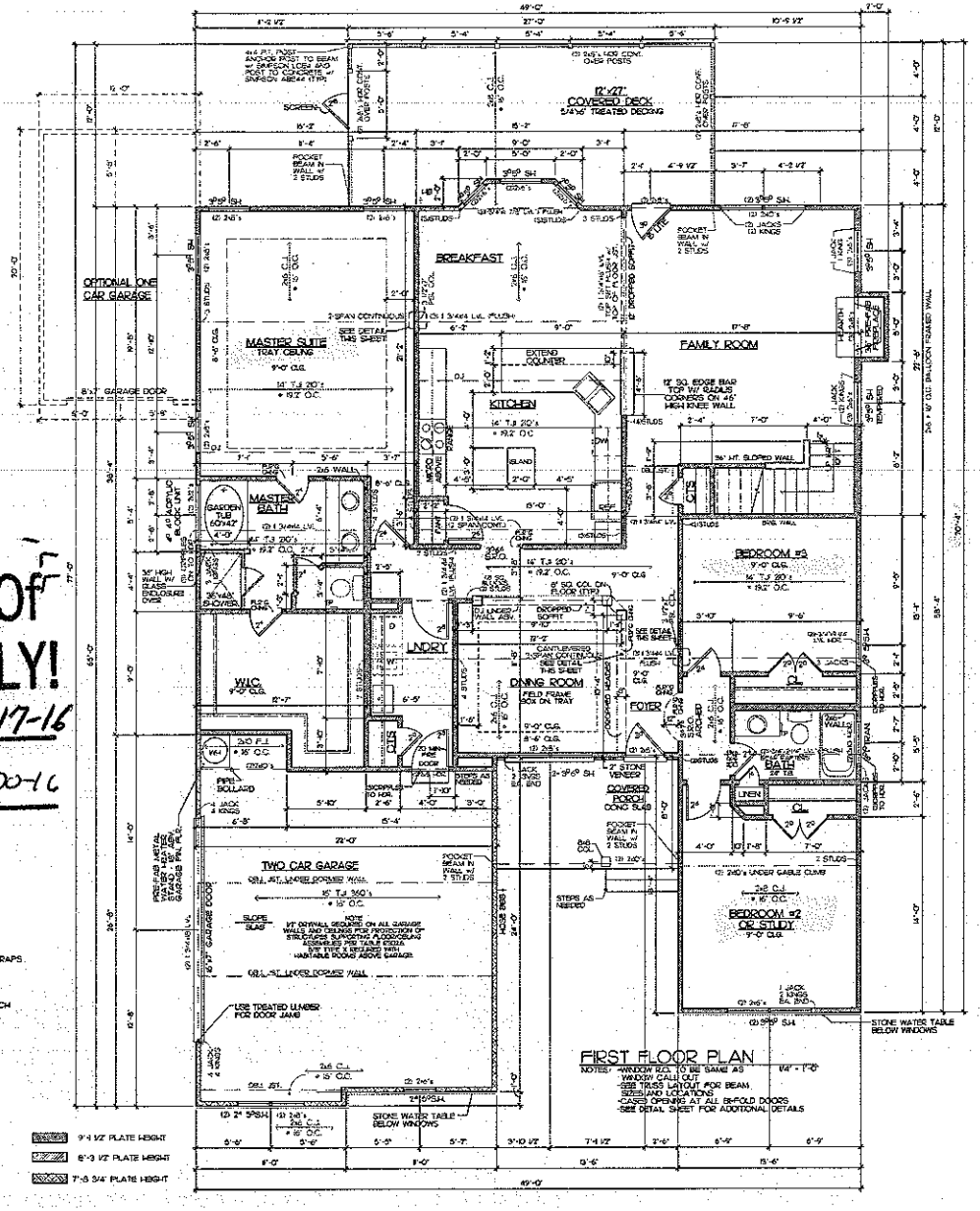


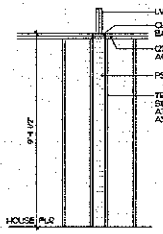
DRYER VENT CHASE
VERIFY HT. W/ WATER HEATER STAND IF APPLICABLE
1/4"=1'-0"

Acknowledgement Of Plans Submittal ONLY!

Tom Shuda Date 5-17-16

12-m2 Date 5-20-16



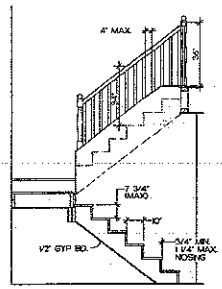


TYPICAL PSL COLUMN DETAIL
N.T.S.

SQUARE FOOTAGE
FIRST FLOOR = 2,225
SECOND FLOOR = 1,578
TOTAL = 3,803
FRONT PORCH = 108
SCREEN PORCH = 215
2 CAR GARAGE = 535

HANDRAIL NOTE

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



Stephen Dynamic Engineering and Design, PLLC
P.O. Box 97
Waxhaw, NC 28173
Seal for Structural Only
NC Certificate of Upstream P-0713

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 EXTERIOR WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW MUST HAVE A SILL HT. OF MINIMUM 24" 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 OR R324.

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 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 (2.5"x0.120" NAIL AS 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG OSB PANEL EDGES. FASTEN PANEL EDGES TO BLOCKING AT 3" O.C. AND 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 80% 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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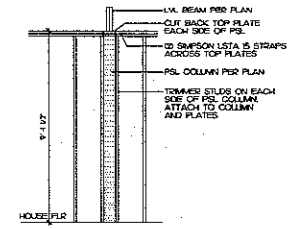
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640 Edmiston Rd Mt. Ulla, NC 28125 Ph. 704-880-0738

Project: The Cedar
Sheet Title: FIRST FLOOR PLAN

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

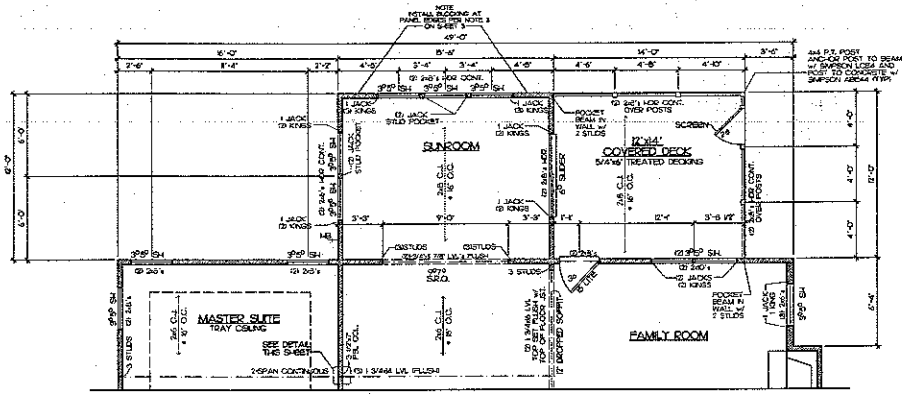
CEDAR - 1F

Sheet 3



TYPICAL PSL COLUMN DETAIL

NTS

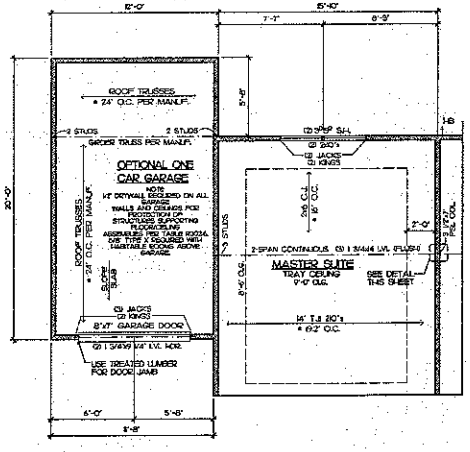


OPTIONAL SUNROOM PLAN

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 BI-FOLD DOORS
-SEE DETAIL SHEET FOR ADDITIONAL DETAILS

SQUARE FOOTAGE	
SUNROOM	= 186
COVERED DECK	= 168
OPT. GARAGE	= 235



OPTIONAL ONE CAR GARAGE

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 BI-FOLD DOORS
-SEE DETAIL SHEET FOR ADDITIONAL DETAILS

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

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Kinston, NC
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IQ CUSTOM CONSTRUCTION
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Project: The Cedar

Sheet Title: FIRST FLOOR OPTIONS

Drawn By	J. BODNAR
Date	8-27-14
REV.	09-10-14
Site	

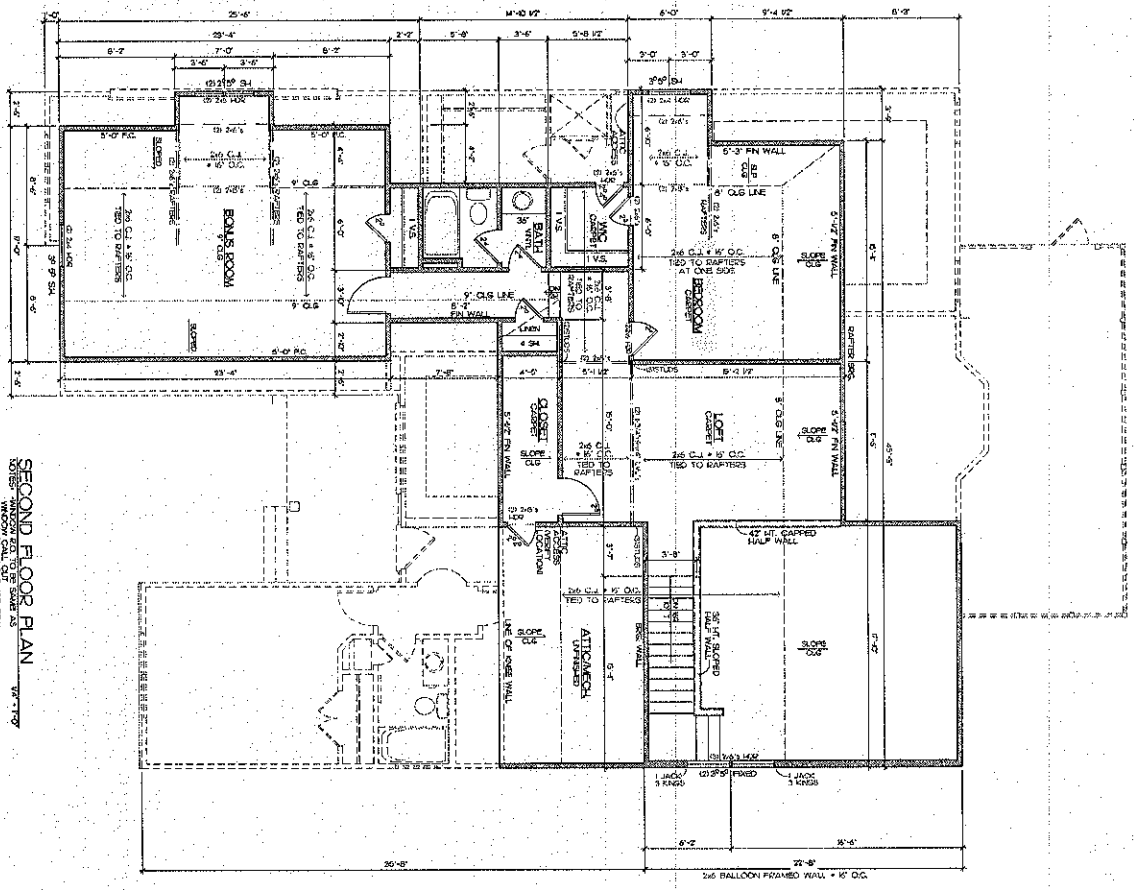
Cedar - 1F - OPT

Sheet 3a

Acknowledgement Of Plans Submittal ONLY!

Tom Shuck Date 5-19-16

Date 5-20-16



SECOND FLOOR PLAN

NOTES: WINDOW SIZES TO BE SAME AS WINDOW CALL OUT
SEE ELEVATIONS FOR BEAM SIZES AND LOCATIONS
SEE ELEVATIONS FOR DOOR SIZES AND LOCATIONS
SEE DETAIL SHEET A3/ ADDITIONAL DETAILS

GENERAL NOTES:
ALL FRAMED WALLS MUST FOOK THE SUBWALL
RETARDER (PER FOOK DWG. WRB)
OR ALL USES WITH A FOOK MATERIAL OR
EQUIVALENT (PER FOOK DWG. WRB)
FLASH ROOMS SEAL ROUND BY INT.
FLASH ALL DVTS, AND TIE DUCTS
BOT OF ALL RIMS WALLS

SEISMIC NOTES:
1. THE LATERAL DESIGN REQUIREMENTS FOR THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2009 NORTH CAROLINA RESIDENTIAL CODE WITH SEPTEMBER 1 2009 AMENDMENTS

1) ALL REMOTE WALLS TO BE ATTACHED TO FOUNDATION WITH 1/2" DIA. ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE AT 32" O.C. MAXIMUM SPACING. PLACE ANCHOR BOLTS WITHIN 12" OF EACH END OF EACH WALL SECTION AND WITHIN 12" OF EACH SIDE OF OPENINGS GREATER THAN 6'-0" IN WIDTH. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER WALL SECTION.

2) ALL EXTERIOR WALLS TO BE ATTACHED TO FLOOR FRAMING WITH SIMPSON H2.5A OR EQUIVALENT HURRICANE TIES AT 32" O.C. MAXIMUM SPACING.

3) ALL INTERIOR BEARING WALLS TO BE ATTACHED TO FLOOR FRAMING WITH SIMPSON A35 OR EQUIVALENT TOE NAILS AT 32" O.C. MAXIMUM SPACING.

4) ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING. ALL EDGES TO BE BLOCKED AT 3" O.C. AND 6" O.C. AT INTERMEDIATE SUPPORTS.

5) ALL INTERIOR BEARING WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING. ALL EDGES TO BE BLOCKED AT 3" O.C. AND 6" O.C. AT INTERMEDIATE SUPPORTS.

6) ALL SHEAR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING. ALL EDGES TO BE BLOCKED AT 3" O.C. AND 6" O.C. AT INTERMEDIATE SUPPORTS. SHEAR WALLS TO BE LOCATED AT EACH END OF EACH EXTERIOR WALL AND AT INTERIOR WALLS AS SHOWN ON PLANS. SHEAR WALLS SHALL BE A MINIMUM OF 24" WIDE FOR WALLS LESS THAN 10' IN HEIGHT AND A MINIMUM OF 48" WIDE FOR WALLS GREATER THAN 10' IN HEIGHT. SHEAR WALLS SHALL BE LOCATED AT EACH END OF EACH EXTERIOR WALL AND AT INTERIOR WALLS AS SHOWN ON PLANS. SHEAR WALLS SHALL BE A MINIMUM OF 24" WIDE FOR WALLS LESS THAN 10' IN HEIGHT AND A MINIMUM OF 48" WIDE FOR WALLS GREATER THAN 10' IN HEIGHT. THE DISTANCE OF SHEAR WALLS TO THE END OF THE WALL SHALL NOT EXCEED 25' OF THE WALL LENGTH.

7) ALL SHEAR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 1/2" GYPSUM WALLBOARD ON THE INTERIOR SIDE OF THE WALL. ALL EDGES TO BE BLOCKED AT 4" O.C. AND 8" O.C. AT INTERMEDIATE SUPPORTS.

8) SHEATH ALL GABLE END WALLS WITH 7/16" OSB

DESIGNED AND ENGINEERED TO COMPLY WITH THE 2009 NCRC.

Stephens Projects
Engineering and Design, PLLC
Matthew Stephens, PE
NC Certificate of Licensure P-0713

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Sheet	Cedar 2F
	4

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

Project: **The Cedar**

Sheet Title: SECOND FLOOR PLAN

IQ CUSTOM CONSTRUCTION
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