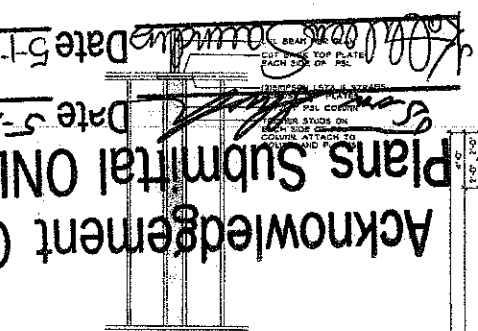
Acknowledgement Of Plans Submittal ONLY!

Date 5-12-16

Date 5-1-



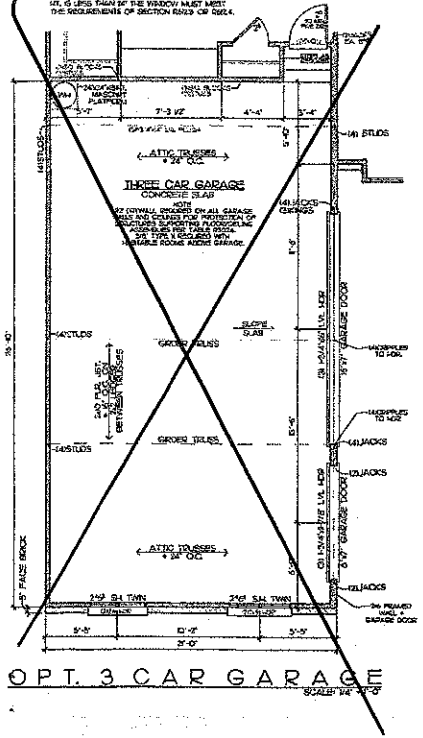
TYPICAL PSL COLUMN DETAIL

SCALE: 1/2" = 1'-0"

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

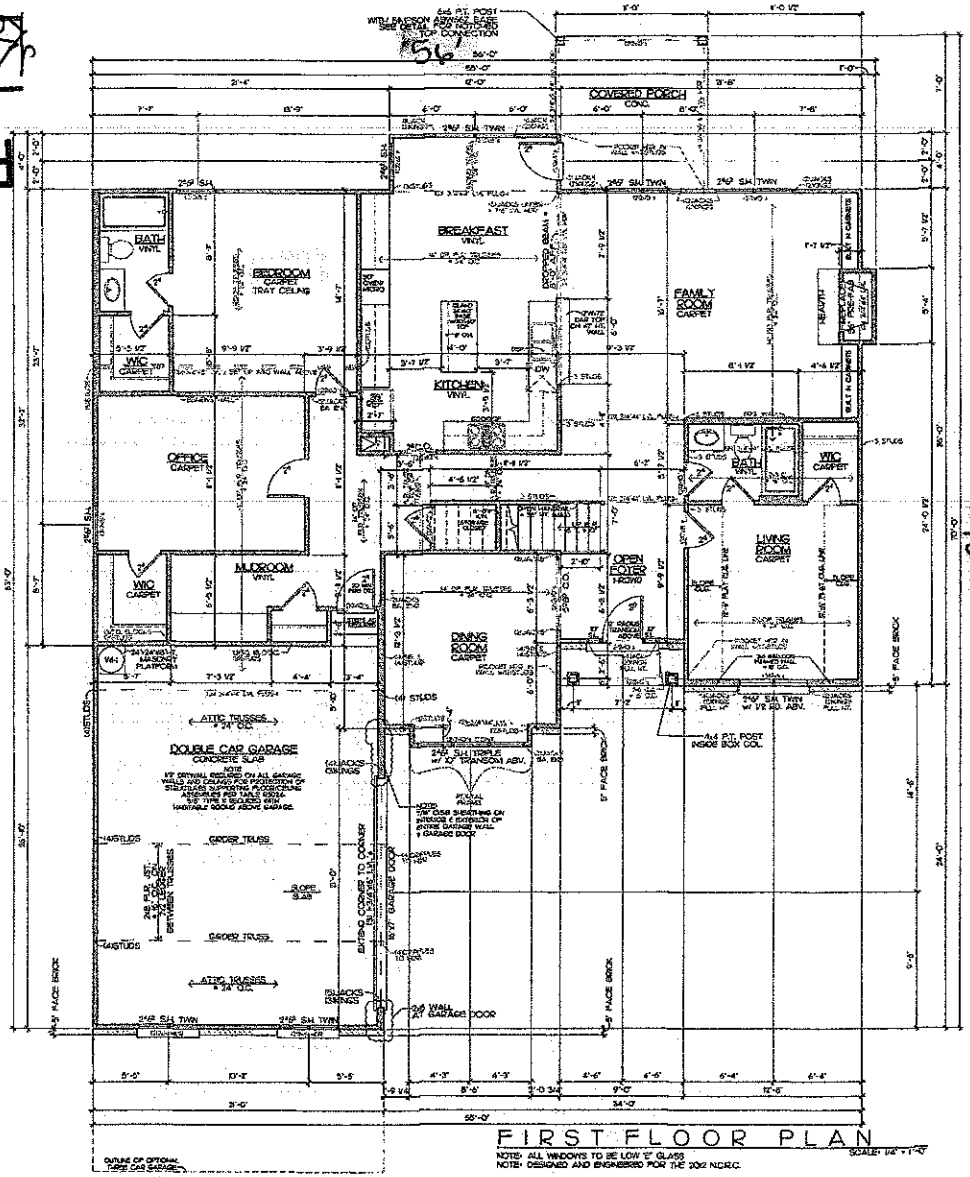
GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FOR ROOF GABLE, KNEE, OR CONFESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SKIDMERS, STAIRS, 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 OF R302.4.



OPT. 3 CAR GARAGE

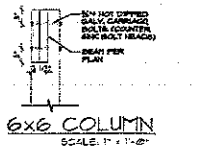
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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

NOTE: ALL WINDOWS TO BE LOW 'E' GLASS
NOTE: DESIGNED AND ENGINEERED FOR THE 2012 NCRC



6x6 COLUMN

SCALE: 1" = 1'-0"

HANGER SCHEDULE FOR JOISTS AND BEAMS	
MEMBER (NUMBER OF PLYS)	HANGER
2X8	LUS26
2X10	LUS210
2X12	LUS210
2-2X6	HUS26-2
2-2X10	HUS210-2
2-2X12	HUS212-2
3-2X6	LUS26-3
3-2X10	LUS210-3
3-2X12	HUS12-3 TIN
2-1 3/4" x 9 1/4" LVL	HGUS410
2-1 3/4" x 11 7/8" LVL	HGUS412
2-1 3/4" x 14" LVL	HGUS414
3-1 3/4" x 9" LVL	HGUS414
3-1 3/4" x 18" LVL	HGUS414
3-1 3/4" x 9 1/4" LVL	HGUS5.50/10
3-1 3/4" x 11 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:	1954 SF
SECOND FLOOR:	1,304 SF
TOTAL HEATED:	3,258 SF
BONUS ROOM:	361 SF
GARAGE:	569 SF
OPT. 3 CAR:	
BONUS RM:	401 SF
3 CAR GARAGE:	779 SF

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

Project: THE BURNSIDE HOUSE PLAN

Sheet Title: FIRST FLOOR PLAN

Drawn By: S. BROOKS
Date: 08-20-15
Rev: 08-24-15

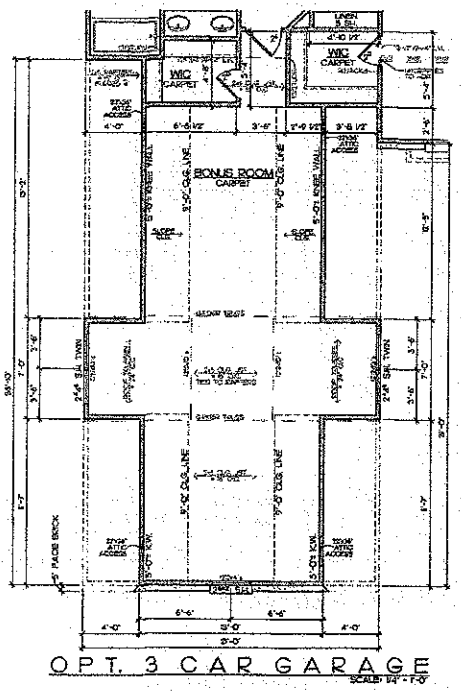
CORNER LOT

Sheet: 3

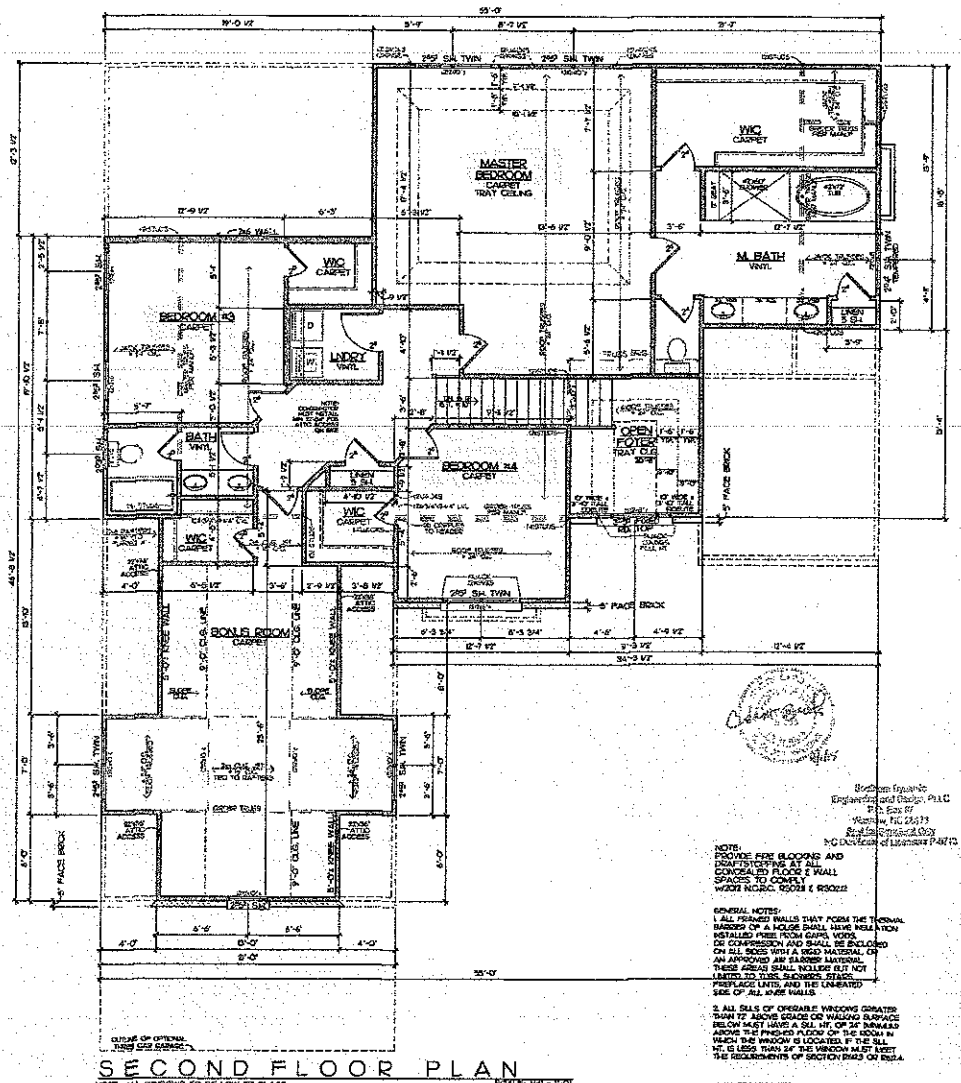
Acknowledgement Of Plans Submittal ONLY!

Tom Shook Date 5-12-16

Kathleen Saunders Date 5-17-16



OPT. 3 CAR GARAGE



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

Bottom Square Engineering and Design, PLLC
P.O. Box 97
Waxhaw, NC 28173
NC LIC. No. of Licensed Engineer P-0970

NOTE:
PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR & 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 RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STACK PENETRATIONS, AND TO THE UNHEATED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW 54" SHALL HAVE A SILL HT. OF 24" MIN. AND 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 OR R312.

WALL BRACING NOTES:
1. THE GENERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN TABLE R602.10.1 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH AMENDMENTS.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM 7/16" OSB, AND ATTACHED TO THE SILL PLATE AS SPECIFIED WITH 8d COMMON (2½") NAILS AT 6" O.C. ON EDGES & 12" PANEL BOARD, AND 6" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG GABLE END WALLS WITH 7/16" O.S.B.

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

I.Q. CUSTOM CONSTRUCTION
840 Edmiston Rd.
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Project: THE BURNSIDE HOUSE PLAN

Sheet Title: SECOND FLOOR PLAN

Drawn By: S. BROOKS
Date: 05-20-16
Scale: 08-345

Sheet: 4