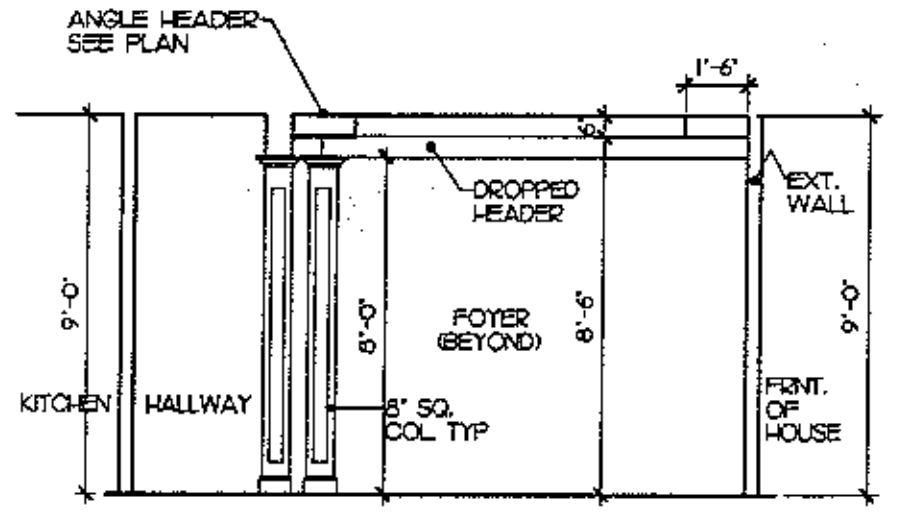
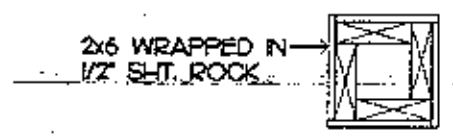
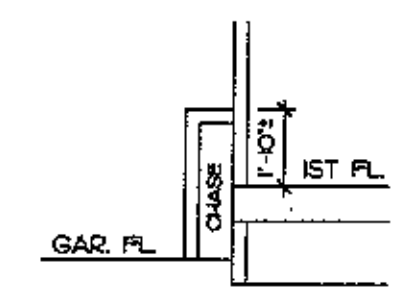


1 COLUMN DETAIL AT DINING RM. 1/4" = 1'-0"

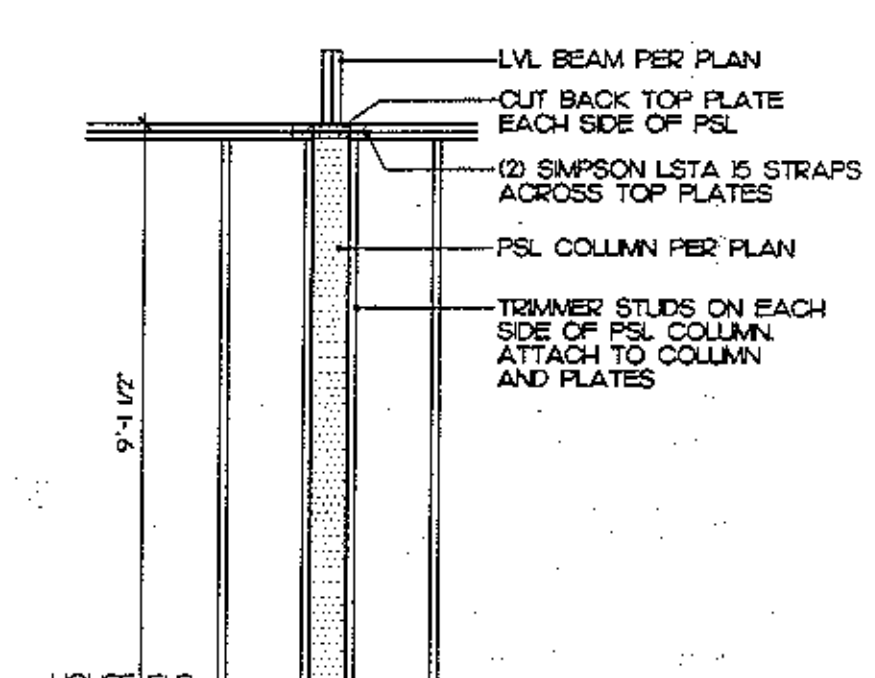


TYPICAL INTERIOR COLUMN IN PLAN N.T.S.

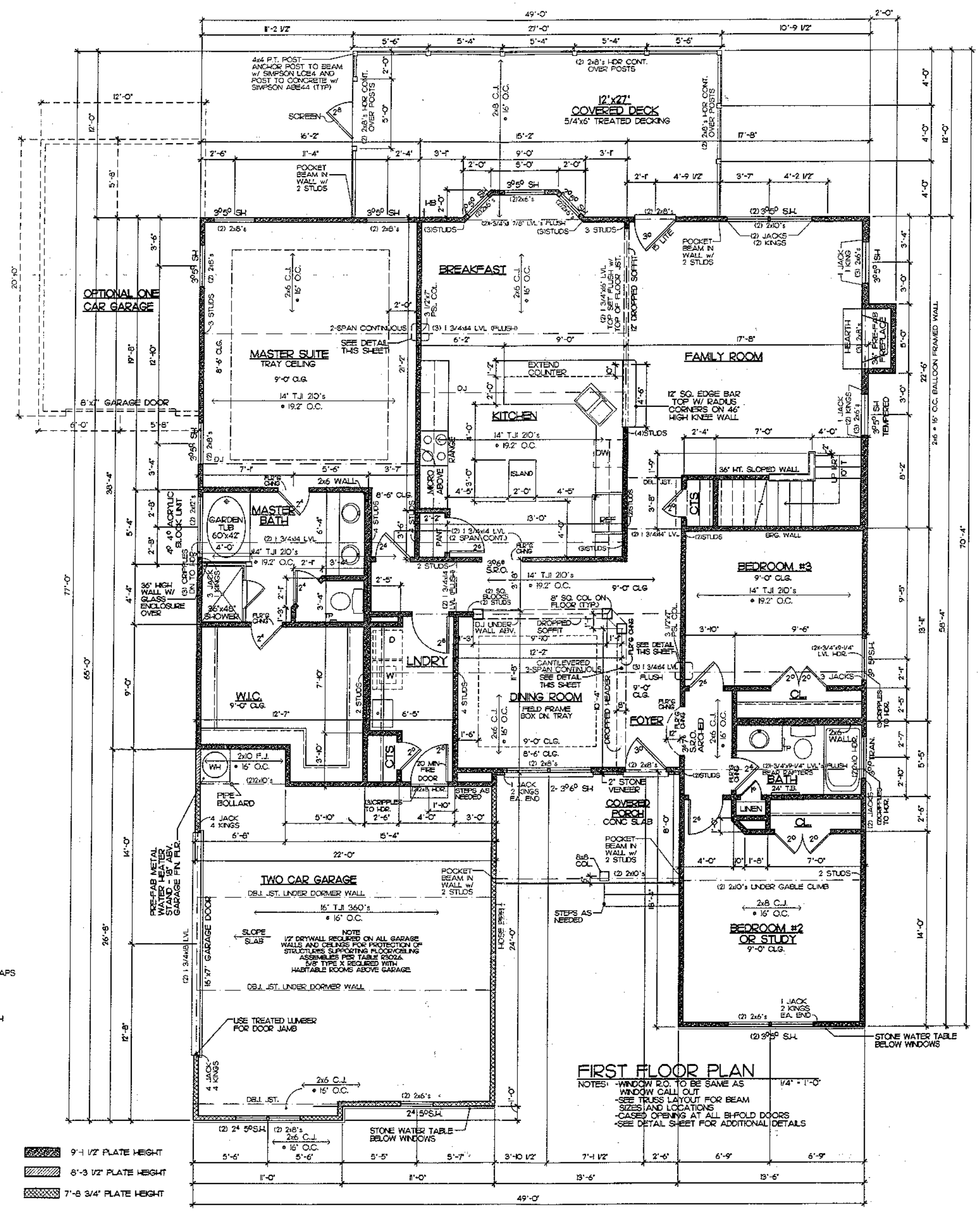


DRYER VENT CHASE 1/4"=1'-0"
VERIFY HT. W/ WATER HEATER STAND IF APPLICABLE

Acknowledgement Of Plans Submittal ONLY!
Date APPROVED MAY 16 2016
Date



TYPICAL PSL COLUMN DETAIL NTS



FIRST 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 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	215
2 CAR GARAGE	535

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 avoid errors. Any discrepancy, error and/or omission, if found, is to be brought to our attention prior to construction.

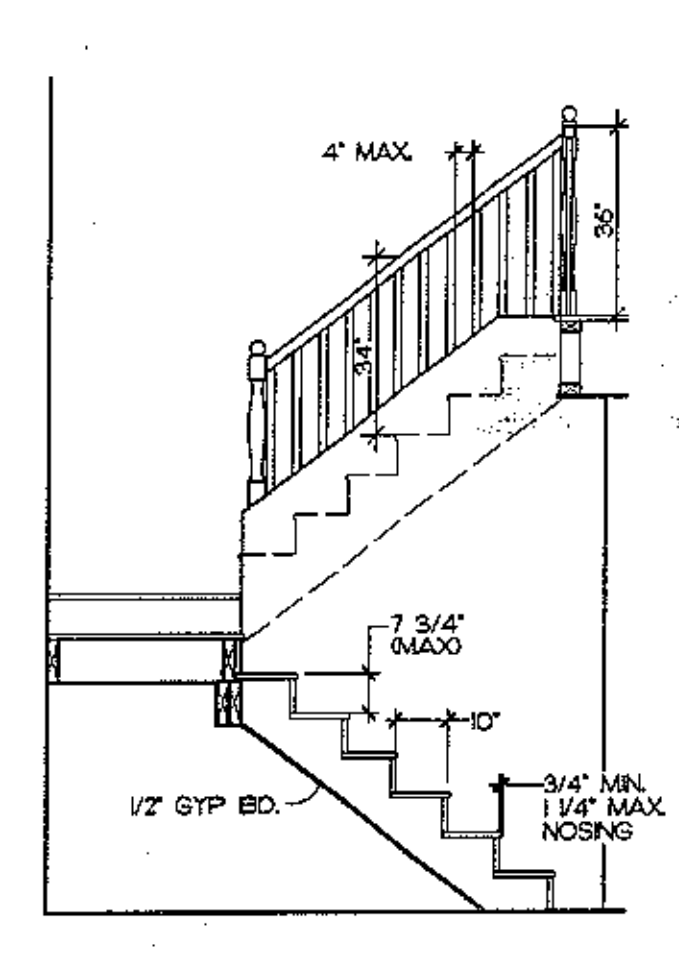
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Structural steel beams are to be sized by an engineer and is the responsibility of the builder/contractor.

Local, state and federal building codes take precedence over this plan.

HANDRAIL NOTE

HAND RAIL TO BE EITHER HALF WALL WITH WOOD CAP OR OPEN HANDRAIL WITH WOOD SPINDLES. COORDINATE TYPE WITH SERIES SPECS. FOR HALF WALL SEE DETAIL SHEET D-4. FOR OPEN TYPE HANDRAIL COORDINATE WITH STAIRCASE SUPPLIER.



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

NOTE: ALL WINDOWS TO BE LOW E GLASS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 044696 C. SCOTT BROOKS 9/12/14

Southern Dynamic
Engineering and Design, PLLC
P.O. Box 87
Waxhaw, NC 28173
Seal for Structural Only
NC Certificate of Licensure 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 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 R612.3 OR R612.4.

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 (2.5"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. 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.

Drafting & Design, Inc.
Charlotte, N.C.
704-542-8658

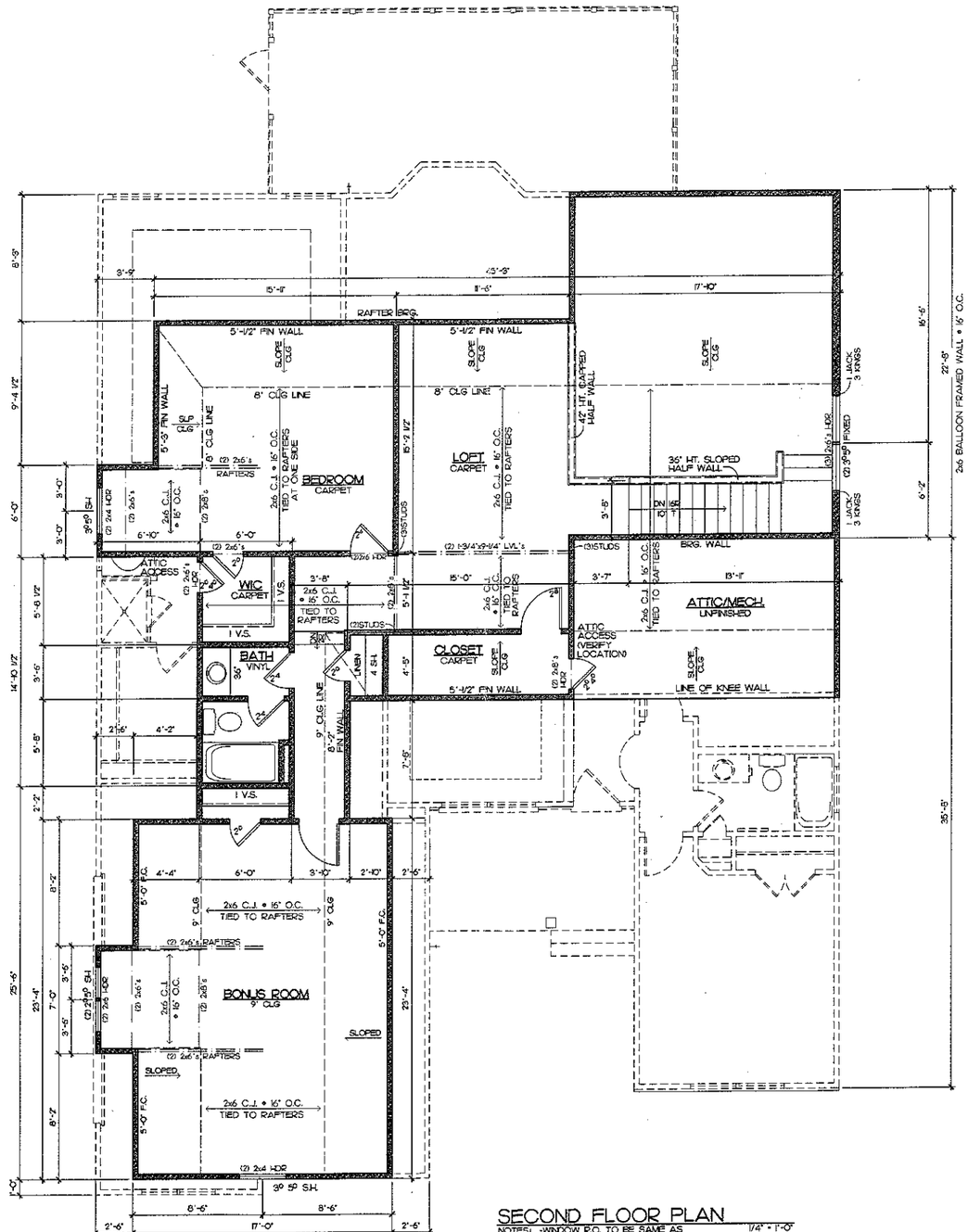
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IQ CUSTOM CONSTRUCTION
840 Edminston Rd Mt. Ulla, NC 28125 Ph. 704-660-5738

Project: The Cedar
Sheet Title: FIRST FLOOR PLAN

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

CEDAR-1F
Sheet 3



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 BI-FOLD DOORS
-SEE DETAIL SHEET FOR ADDITIONAL DETAILS

Acknowledgement Of Plans Submittal ONLY!
APPROVED MAY 16 2016
Date

NOTE
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Structural steel beams are to be sized by an engineer and is the responsibility of the builder/contractor.

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NORTH CAROLINA PROFESSIONAL ENGINEER C. SCOTT BROOKS 9/2/14

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840 Edmiston Rd Mt. Ulla, NC 28125 Ph. 704-660-5736
IQ CUSTOM CONSTRUCTION

Project: The Cedar

Sheet Title: SECOND FLOOR PLAN

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

CEDAR 2F

Sheet 4

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.

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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 (2.5"x.0131) 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.