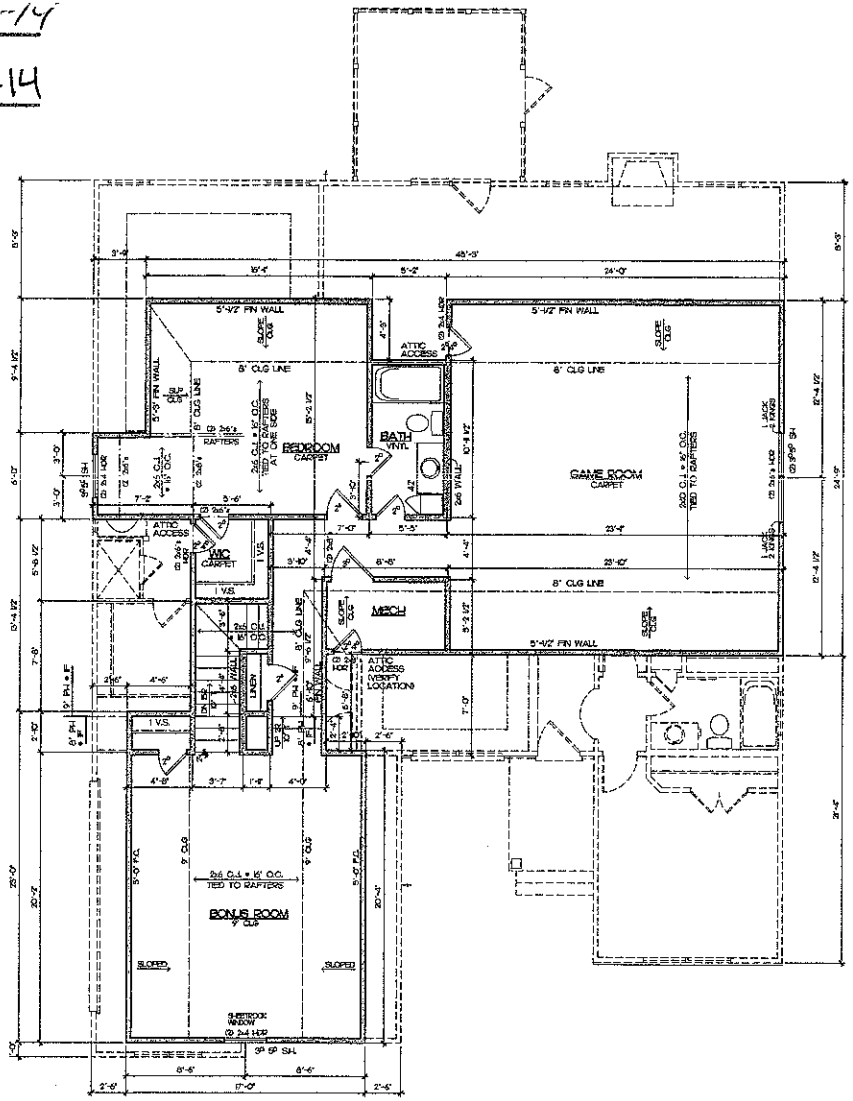
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17-mi7 — Date 1-3-14

BAlig Date 1-9-14



SECOND FLOOR PLAN

NOTES: -WINDOW S.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"

NOTE
Drafting & Design assumes no liability for any framing, engineering, or construction errors on the part of the builder. It is the builder/contractor's responsibility to know the building codes.

Every attempt has been made to proofread this drawing to avoid errors. Any discrepancy, using another contractor, it must be brought to our attention prior to construction.

Drafting & Design will not be liable for any framing error or for any change made to this plan.

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

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

NORTH CAROLINA PROFESSIONAL ENGINEER SCOTT BROOKS 54686 — 2/14/14

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

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

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IQ CUSTOM CONSTRUCTION
840 Elamington Rd NW, Ofc.
NC 28655 PH: 704-892-3738

Project: The Shelburne II
Sheet Title: SECOND FLOOR PLAN

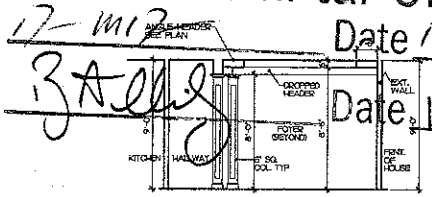
Drawn By: C. BAZARE
Date: 2-6-12
REV:
Site:

SHELBURNE II 2F
Sheet: 4

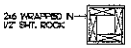
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12-M12 Date 1-3-14

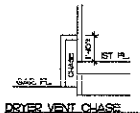
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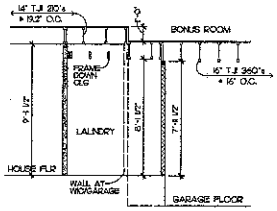
① COLUMN DETAIL AT DINING RM.
1/2" = 1'-0"



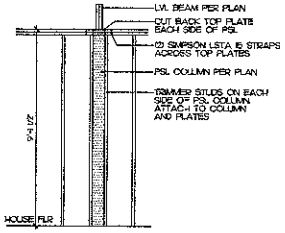
TYPICAL INTERIOR COLUMN IN PLAN
NTS



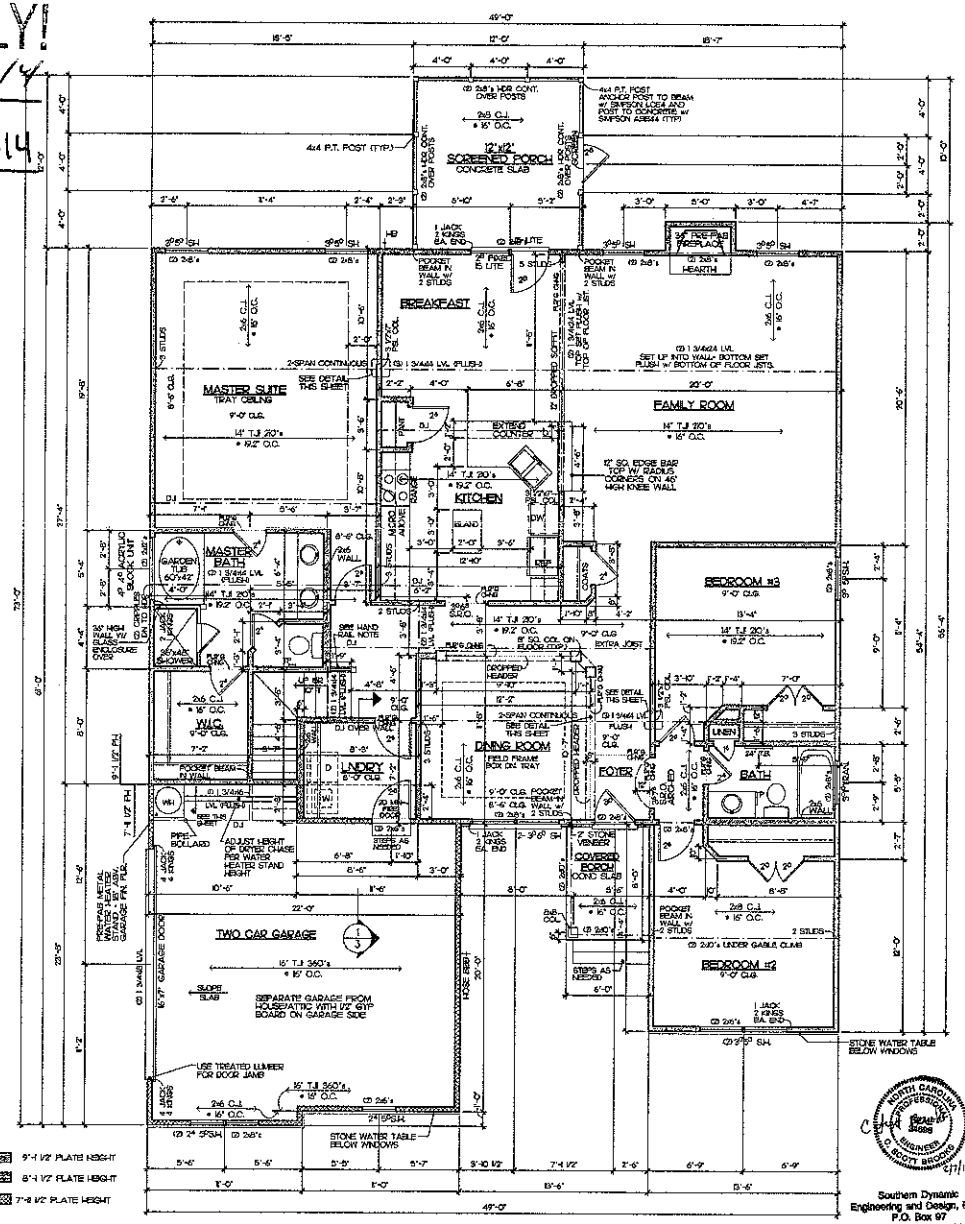
DRYER VENT CHASE
VERIFY HT. W/ WATER HEATER STAND IF APPLICABLE
1/4"=1'-0"



3 FLOOR SECTION
NTS



TYPICAL PSL COLUMN DETAIL
NTS



FIRST FLOOR PLAN

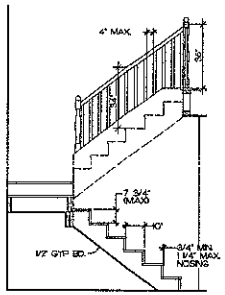
NOTES: -WINDOW SIZES TO BE SAME AS WINDOW CALL OUT
-SEE TRUSS LAYOUT FOR BEAM SIZES AND LOCATIONS
-CASED OPENING AT ALL BI-FOLD DOORS
-SEE DETAIL SHEET FOR ADDITIONAL DETAILS

1/4" = 1'-0"

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 SPINDLE SPACING. 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-I40
U-FACTOR	0.36
R-VALUE	2.78
SHGC	0.19
VLT	0.28

THE DATA LISTED IS FOR PLYGEM 100 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

NOTE: Drafting & Design, Inc. assumes no liability for any house made from these plans. It is the responsibility of the owner or his agent to have all dimensions 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 your drawing to meet energy, any deficiencies, errors or omissions in these plans are the responsibility of the builder/contractor.

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 these plans.

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IQ CUSTOM CONSTRUCTION
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Project: The Shelburne II
Sheet Title: FIRST FLOOR PLAN

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

246-1FP
Sheet: 3