

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

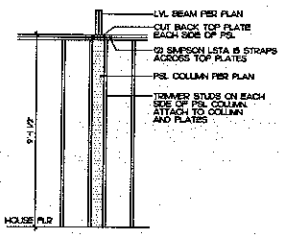
2x6 WRAPPED IN 1/2" GYP. ROCK

TYPICAL INTERIOR COLUMN IN PLAN
NTS

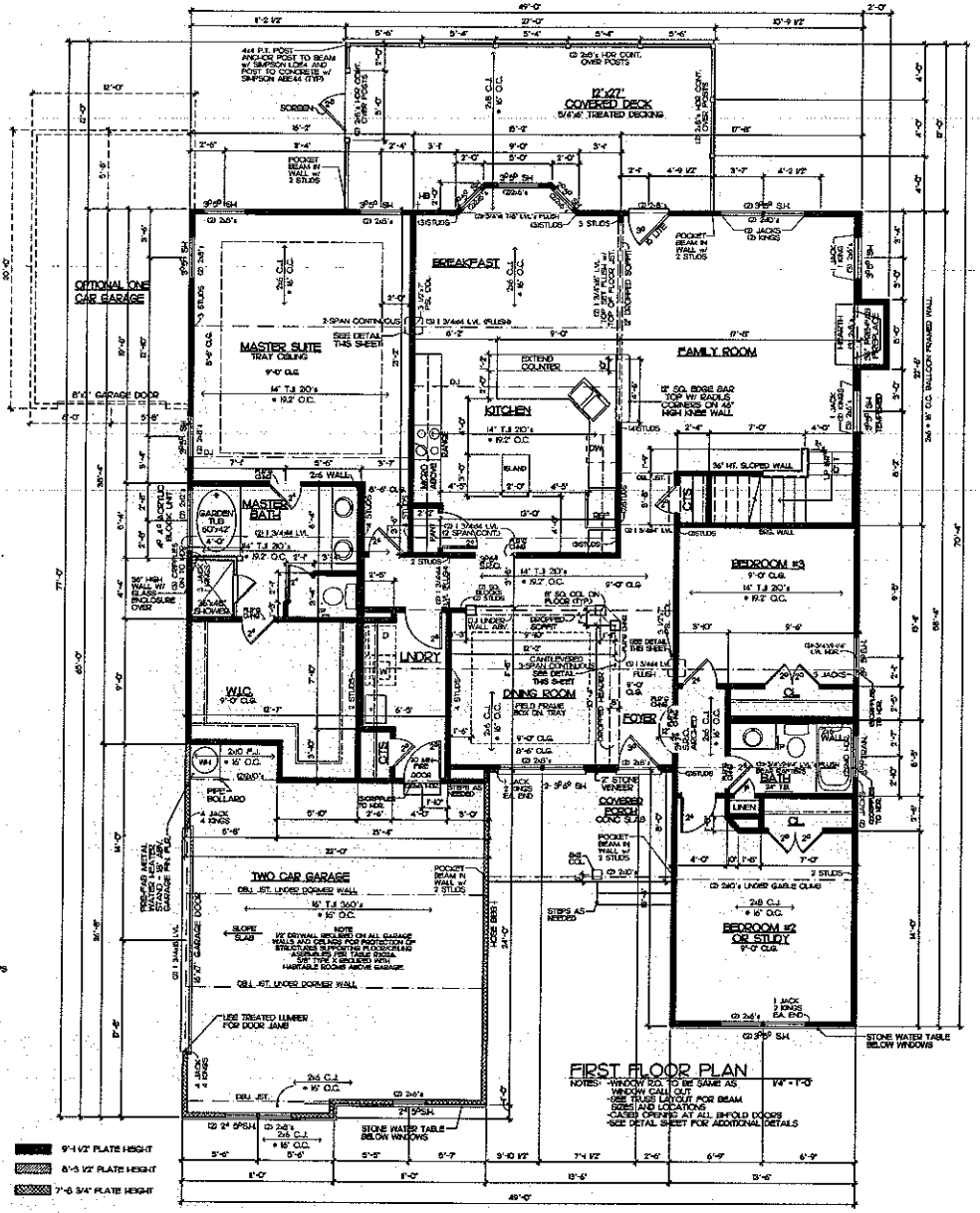
Acknowledgement of Plans Submitted ONLY!

Date 8-15-14

Date



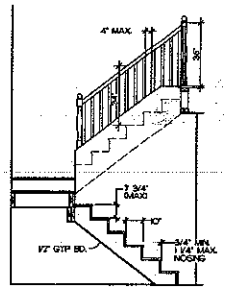
TYPICAL PSL COLUMN DETAIL
NTS



SQUARE FOOTAGE
FIRST FLOOR - 2,225
SECOND FLOOR - 1,578
TOTAL - 3,803
FRONT PORCH - 108
SCREEN PORCH - 285
2 CAR GARAGE - 535

HANDRAIL NOTE

HAND RAIL TO BE 34"MIN. ABOVE NOSING OF TREAD AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL PROVIDE A GRIPPING SURFACE WITH AN EQUIVALENT PERIMETER DIMENSION.



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

NOTE: ALL WINDOWS TO BE LOW-E GLASS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C. SCOTT BROOKS 6/30/14

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 WIND MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE UNITS, AND TUB-ENCLOSED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR PAVING SURFACE BELOW MUST HAVE A SILL LIP, OR 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 OF IRC2012.

WALL BRACING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN SECTION 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 (2½"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 6" 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.

NOTE
Drafting & Design assumes no liability for any items noted—incorrect from field plans. It is the responsibility of the owner or owner's agent to review all plans and notify Drafting & Design of any discrepancies prior to construction. The homeowner and all contractors agree with all local building codes.
Every attempt has been made to proportion all lots, drawing to exact scale. Any discrepancy, however, is the responsibility of the owner to point out prior to construction.
Drafting & Design will not be held liable for any items done or any change made to the plan.
Structural load bearing are to be sized by an engineer and is the responsibility of the building contractor.
Local, state and federal building codes take precedence over any plan.

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Charlotte, NC
704-542-9555
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IQ CUSTOM CONSTRUCTION
8440 Edmonston Rd NE, Ste.
NC 28105 Ph: 704-882-2728

Project: The Cedar
Sheet Title: FIRST FLOOR PLAN

Drawn By: J. BODNAR
Date: 5-27-14
REV: 09-10-14
Site:

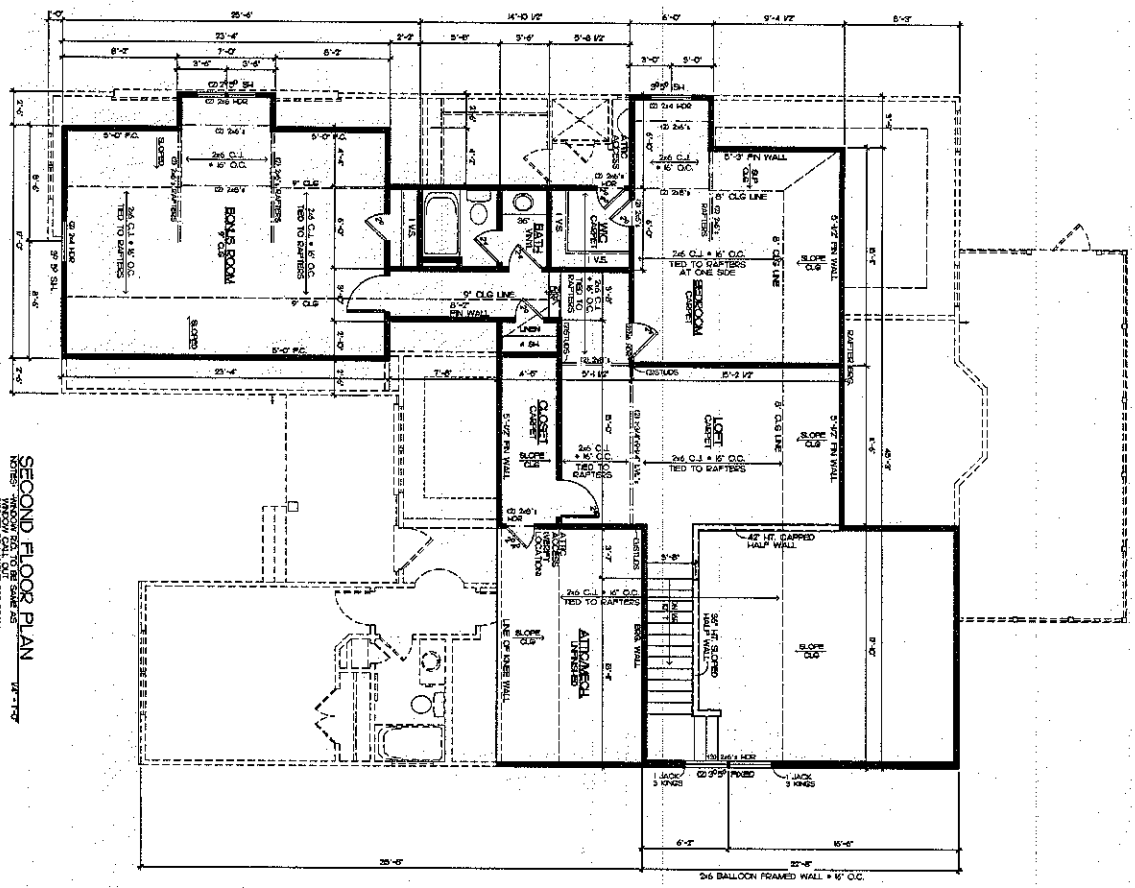
CEDAR- 1F

Sheet: 3

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RA Date 8-15-14

Date



SECOND FLOOR PLAN

NOTES: WINDOW SIZES TO BE SAME AS WINDOW CALL OUT
SEE FOR BEAM SIZES AND LOCATIONS
SEE FOR FLOOR FRAMING DETAILS
SEE DETAIL SHEET FOR ADDITIONAL DETAILS

GENERAL NOTES:

THESE PLANS SHALL COMPLY WITH THE 2009 NORTH CAROLINA RESIDENTIAL CODE AND ALL LOCAL AMENDMENTS.

1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER ACCORDING TO GOOD BUILDING PRACTICES AND THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL EXTERIOR WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM OF 1/2" EXTERIOR GRADE SHEATHING.
3. INSTALL BLOCKING ALONG CEILING PANEL EDGES, FASTEN PANEL EDGES AT 12" O.C. AND INTERMEDIATE SUPPORTS.
4. SPECIFY ALL GABLE END WALLS WITH 1HR CEILING.

DESIGNED AND ENGINEERED TO COMPLY WITH THE 2009 N.C.R.C.

Stephen Dziedzic
Engineering and Design, PLLC
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919-563-1313
NC Certificate of Authorization #P-1215

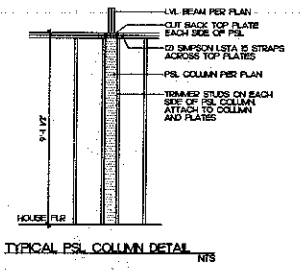
8/15/14

Sheet 4 of CEDAR 2F

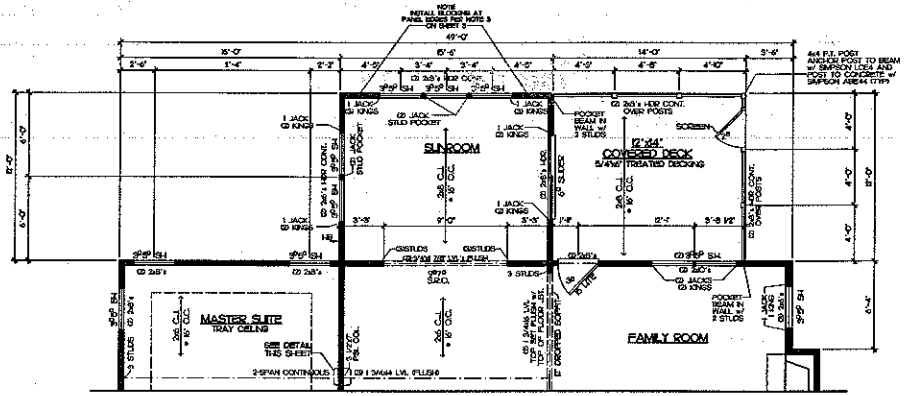
Drawn By: J. BOEHME
Date: 8-27-14
REV: 09-10-14

Project: The Cedar
Sheet Title: SECOND FLOOR PLAN

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



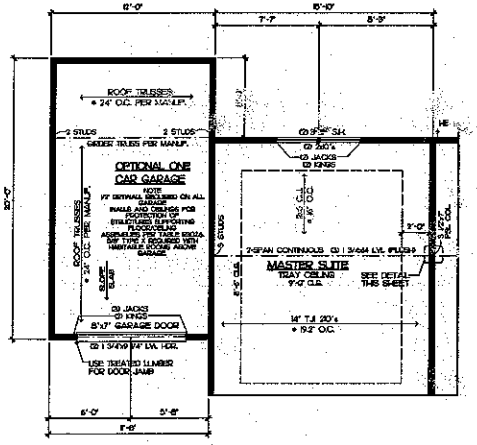
TYPICAL PSL COLUMN DETAIL NTS



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 OPENINGS AT ALL BIFOLD 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 BIFOLD DOORS
- SEE DETAIL SHEET FOR ADDITIONAL DETAILS

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

NOTE
Drafting & Design assumes no liability for any truss construction from the plans. It is the responsibility of the truss manufacturer to verify ALL truss construction on the plans prior to construction. Any changes made to the truss design must be approved by the truss manufacturer prior to construction.

Drafting & Design will not be held liable for any changes made to the plan.

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.

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IQ CUSTOM CONSTRUCTION
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Project: The Cedar
Sheet Title: FIRST FLOOR OPTIONS

Drawn By: J. RODNAR
Date: 8-27-14
REVS: 09-10-14

Cedar-1F-OPT
Sheet: 3a

Acknowledgement of Plans Submittal ONLY!

RA Date 8-15-16

Date