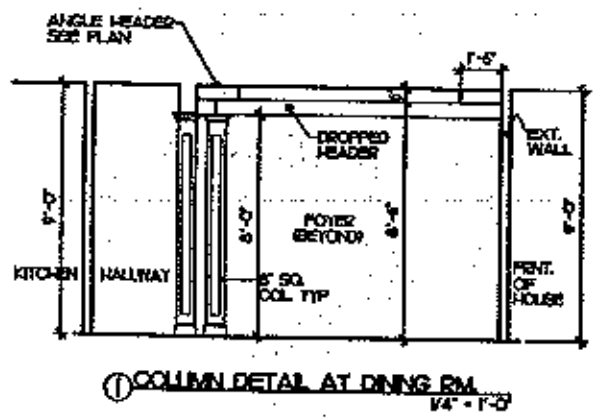
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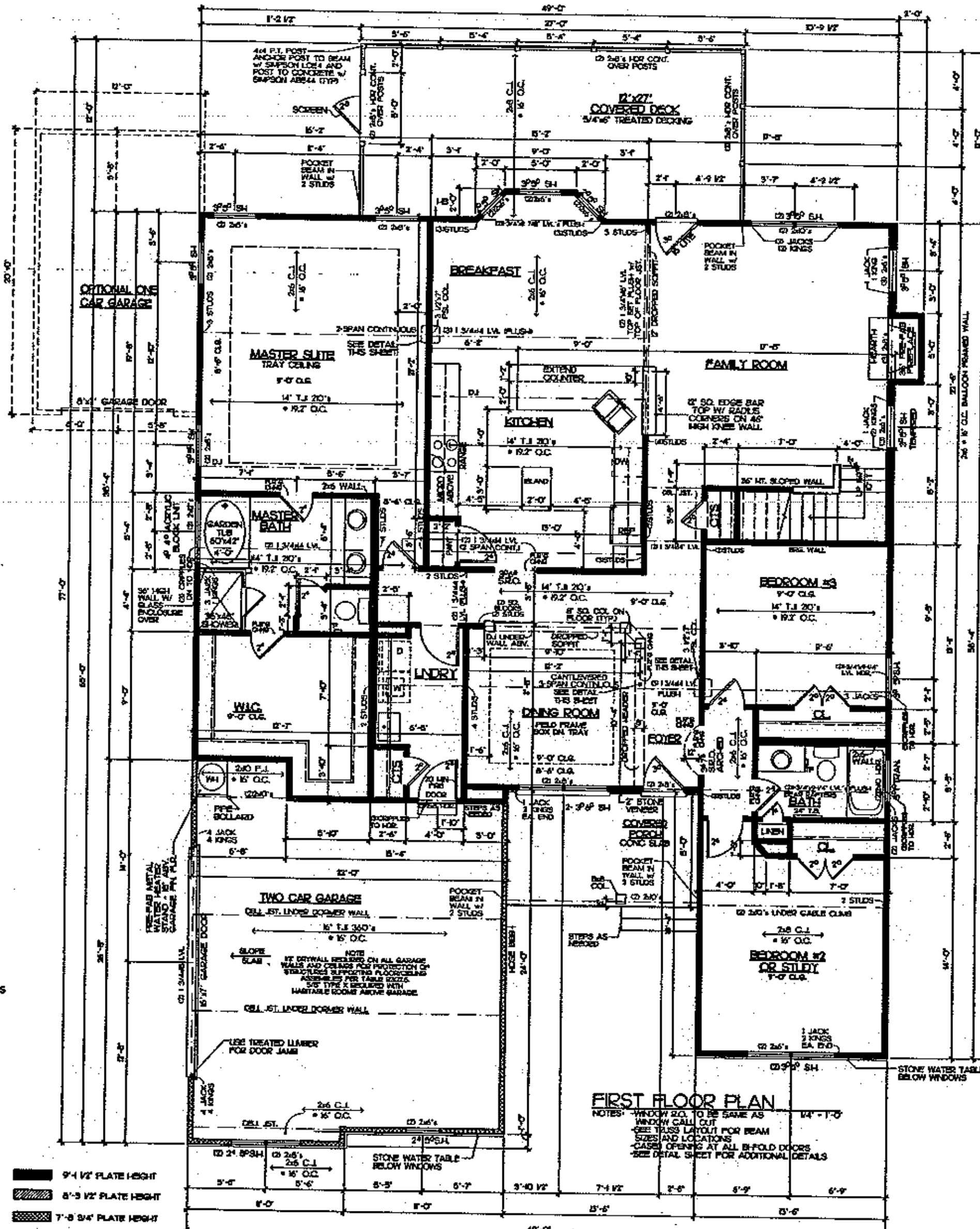
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① COLUMN DETAIL AT DINING RM.
1/4" = 1'-0"



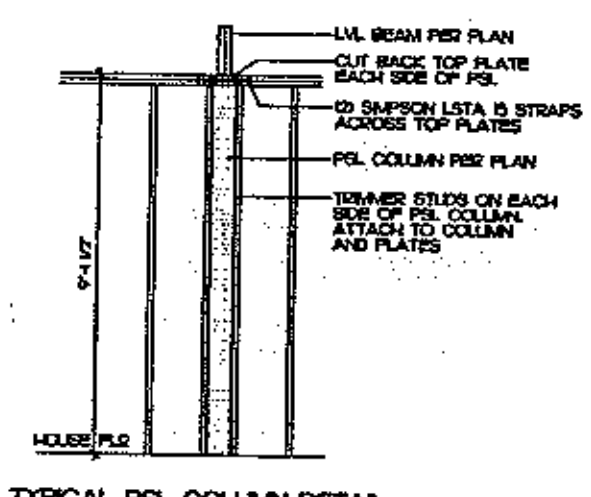
TYPICAL INTERIOR COLUMN IN PLAN
N.T.S.



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

9'-1 1/2" PLATE HEIGHT
8'-3 1/2" PLATE HEIGHT
7'-8 3/4" PLATE HEIGHT

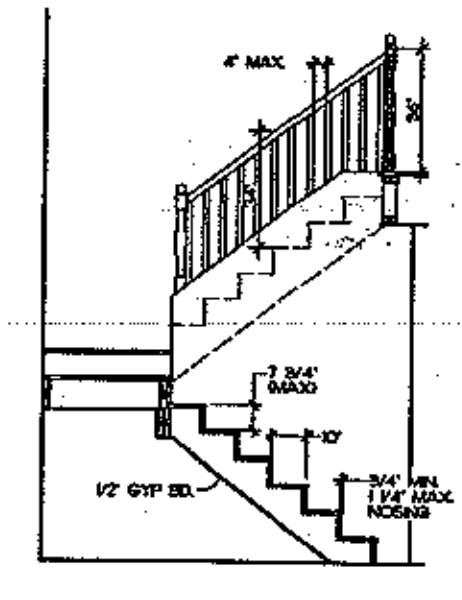


TYPICAL PSL COLUMN DETAIL
NTS

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 SERIES 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



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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.

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IQ CUSTOM CONSTRUCTION

Project: The Cedar

Sheet Title: FIRST FLOOR PLAN

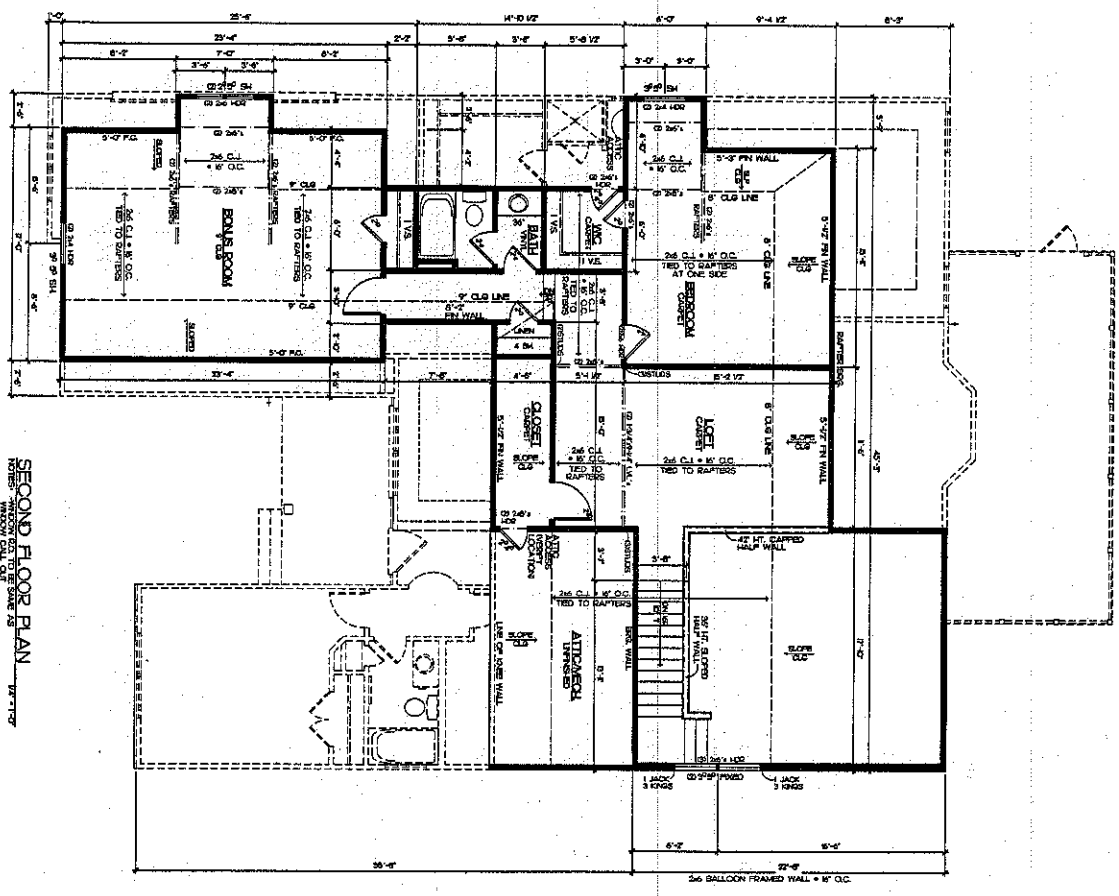
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CEDAR-1st
Sheet
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Date



SECOND FLOOR PLAN

NOTES: WINDOW SIZES TO BE SAME AS
SEE SHEET A1 FOR PLAN
SEE SHEET A2 FOR ELEVATIONS
SEE SHEET A3 FOR FOUNDATION PLAN AND LOCATING
SEE SHEET A4 FOR FLOOR PLAN AND LOCATING
SEE SHEET A5 FOR ROOF PLAN AND LOCATING
SEE SHEET A6 FOR WINDOW AND DOOR SCHEDULES
SEE SHEET A7 FOR BUILDING SECTION AND DETAILS
SEE SHEET A8 FOR ELECTRICAL PLAN
SEE DETAIL SHEET FOR ADDITIONAL DETAILS

GENERAL NOTES:
ALL WORK SHALL CONFORM TO THE 2012 NORTH CAROLINA RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES, ORDINANCES AND REGULATIONS.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER ACCORDING TO ACCEPTED STANDARDS OF GOOD BUILDING PRACTICE.
ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
ALL EXTERIOR WALLS ARE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
ALL INTERIOR WALLS ARE 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.
ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING UNLESS NOTED OTHERWISE.
ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-19 BATT INSULATION UNLESS NOTED OTHERWISE.
ALL INTERIOR WALLS SHALL BE INSULATED WITH R-11 BATT INSULATION UNLESS NOTED OTHERWISE.
ALL CEILINGS SHALL BE INSULATED WITH R-38 BATT INSULATION UNLESS NOTED OTHERWISE.
ALL FLOORS SHALL BE INSULATED WITH R-19 BATT INSULATION UNLESS NOTED OTHERWISE.
ALL WORK SHALL CONFORM TO THE 2012 NORTH CAROLINA RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES, ORDINANCES AND REGULATIONS.
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ALL FLOORS SHALL BE INSULATED WITH R-19 BATT INSULATION UNLESS NOTED OTHERWISE.

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Southern Dynamic Engineering and Design, PLLC
P.O. Box 3913
Matthews, NC 28105
Brad W. Shepherd, PE
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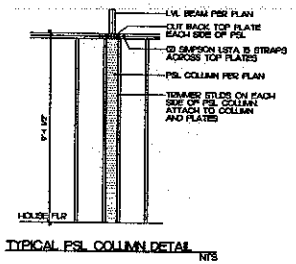
Project: **The Cedar**

Sheet Title: **SECOND FLOOR PLAN**

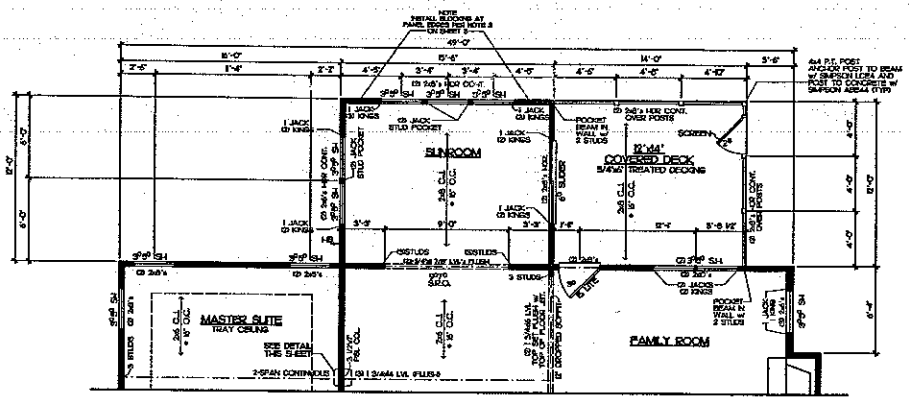
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840 Edmonton Rd Mt. Ulla
NC 28125 Ph. 704-660-6738

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

Sheet: 4
CEDAR 2F

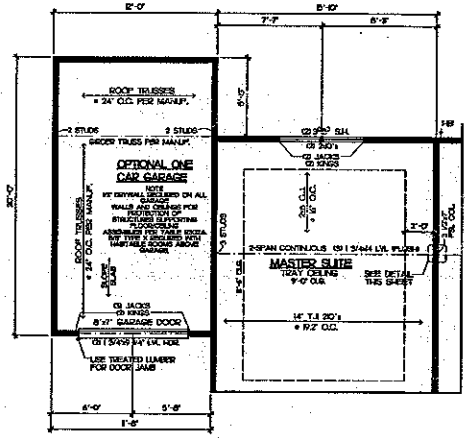


TYPICAL PSL COLUMN DETAIL
NTS



OPTIONAL SUNROOM PLAN
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
1/4"=1'-0"

SQUARE FOOTAGE
SUNROOM = 186
COVERED DECK = 168
OPT. GARAGE = 295



OPTIONAL ONE CAR GARAGE
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
1/4"=1'-0"

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Date 8-15-14

Date

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640 Edinburgh Rd Mt. Ulla, NC 28125 Ph. 704-560-3078

Project: The Cedar
Sheet Title: FIRST FLOOR OPTIONS

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

Cedar-1F-OPT
Sheet: 3a