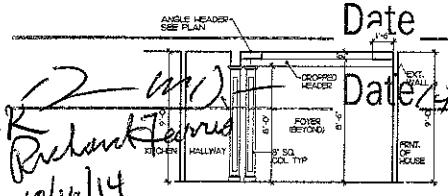
BDG8

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Date

OK Richard Lewis 10/16/14

Date 10/20/14



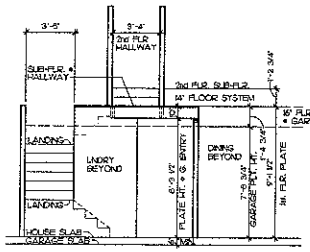
① COLUMN DETAIL AT DINING RM.
3/4" = 1'-0"

2x6 WRAPPED IN 1/2" SHT. ROCK

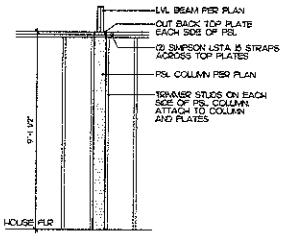
TYPICAL INTERIOR COLUMN IN PLAN
NTS



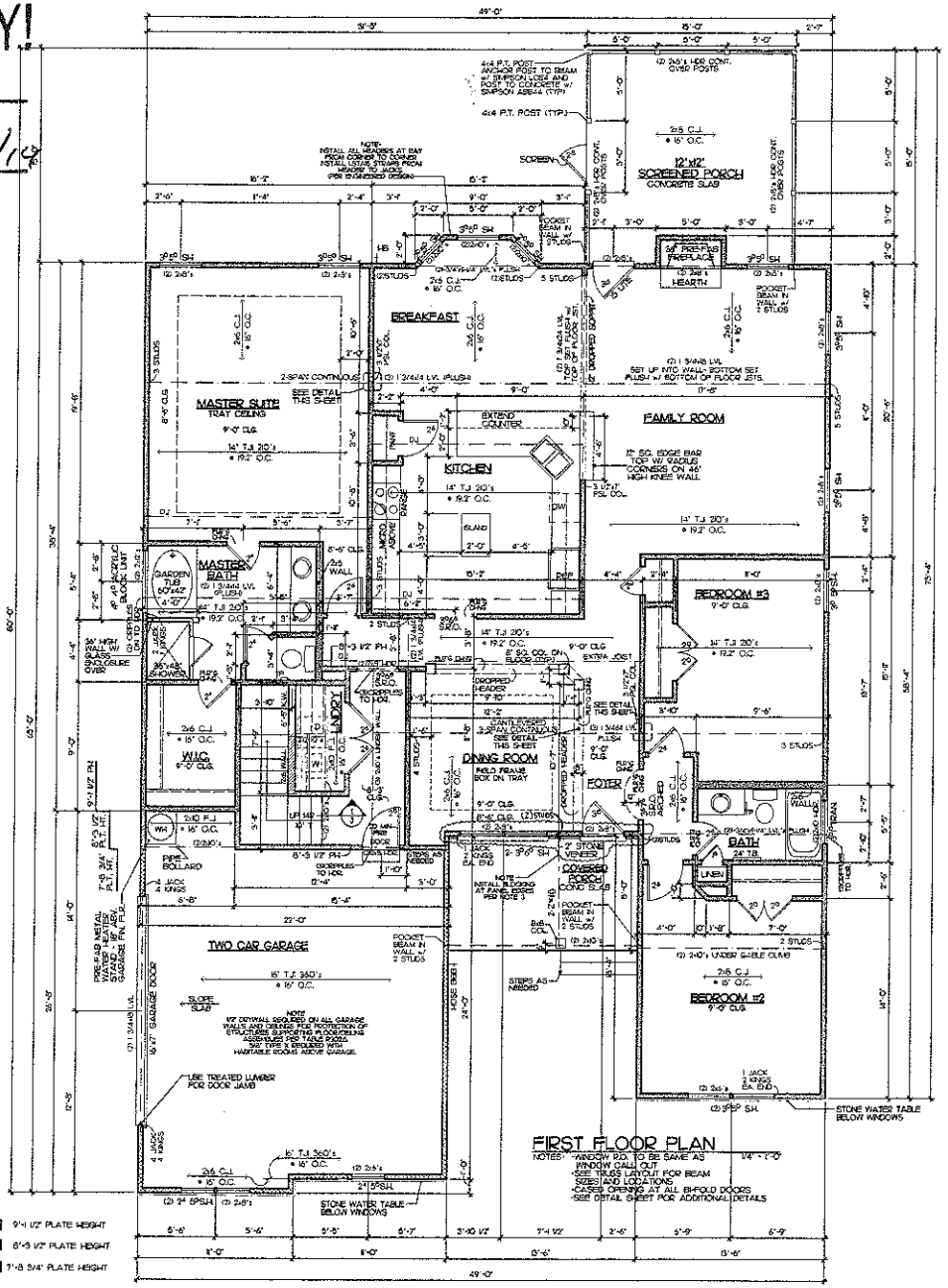
DRYER VENT CHASE
VERIFY HT. W/ WATER HEATER STAND IF APPLICABLE 1/4"=1'-0"



① FLOOR SECTION
NTS



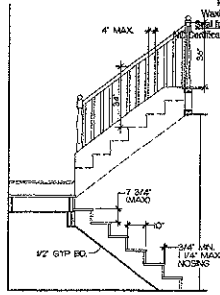
TYPICAL PSL COLUMN DETAIL
NTS



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 SIDING 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

WINDOW THERMAL PERFORMANCE	
GLASS TYPE	LowE-140
U-FACTOR	= 0.35
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

NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R602.10 OF THE 2012 NCRC AS AN ALTERNATE METHOD.
2. ALL STRUCTURAL 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 SIDE 2x7 GREATER THAN 25% OF 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. assumes no liability for any errors and/or omissions from this plan. It is the responsibility of the purchaser of the plan to have the builder/contractor verify all dimensions prior to the construction of any portion of the structure. Structural steel beams are to be sized by an engineer and is the responsibility of the builder/contractor.

Drafting & Design will not be liable in any action brought for any change made to the plan.

Brick, stone and framed building codes have precedence over this plan.

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NC Certificate of Licensure P-0713

NORTH CAROLINA PROFESSIONAL ENGINEER C. SCOTT BROOKS 9/17/12

Drafting & Design Inc.
Charlotte, NC
704-492-9258

IQ CUSTOM CONSTRUCTION
640 Edmonston Rd Mt. Ulla, NC 28125 Ph. 704-660-5788

Project: The Shelburne II
Sheet Title: FIRST FLOOR PLAN

Drawn By: C. BAZARE
Date: 2-6-12
Rev: 9-17-12

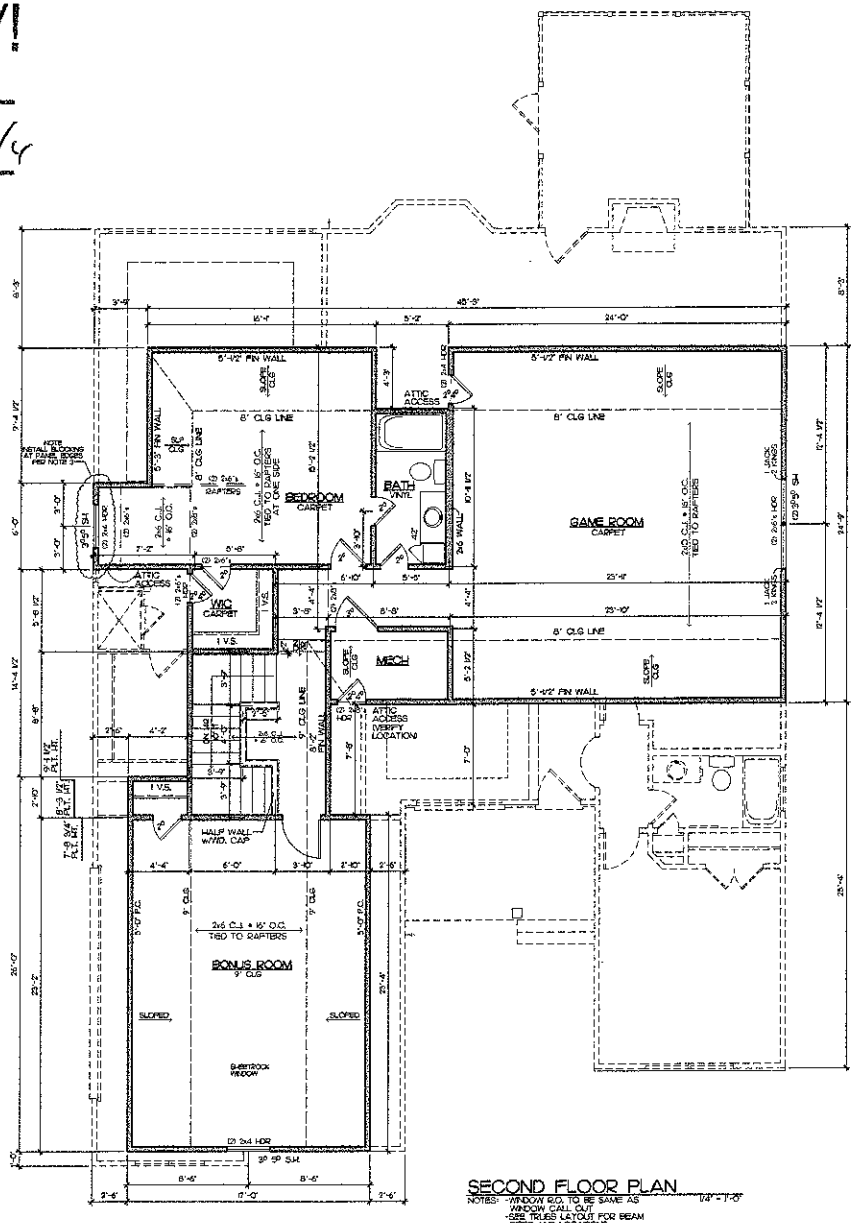
2463PP
Sheet
3

Acknowledgement Of
Plans Submittal ONLY!

_____ Date_____

_____ Date 10/20/14

OK Richard Farris
10/16/14



SECOND FLOOR PLAN

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

1/4" = 1'-0"

NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R4506 OF THE 2012 NCRC AS AN ALTERNATIVE METHOD.

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 WALL IS SHEATED.

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
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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 the attention of the contractor prior to construction.

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

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

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840 Edmonston Rd. Mt. Ulla, NC 28125 Ph. 704-660-6738
IQ CUSTOM CONSTRUCTION

Project: The Shelburne II
Sheet Title: SECOND FLOOR PLAN

Drawn By	C. BAZARE
Date	2-6-12
REV:	9-17-12

SHELBURNE II 2F

Sheet 4