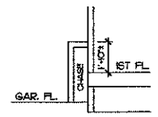


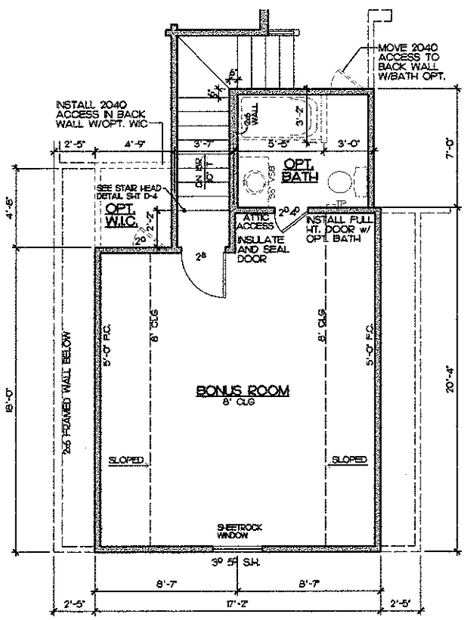
① COLUMN DETAIL AT DINING RM.
1/4" = 1'-0"



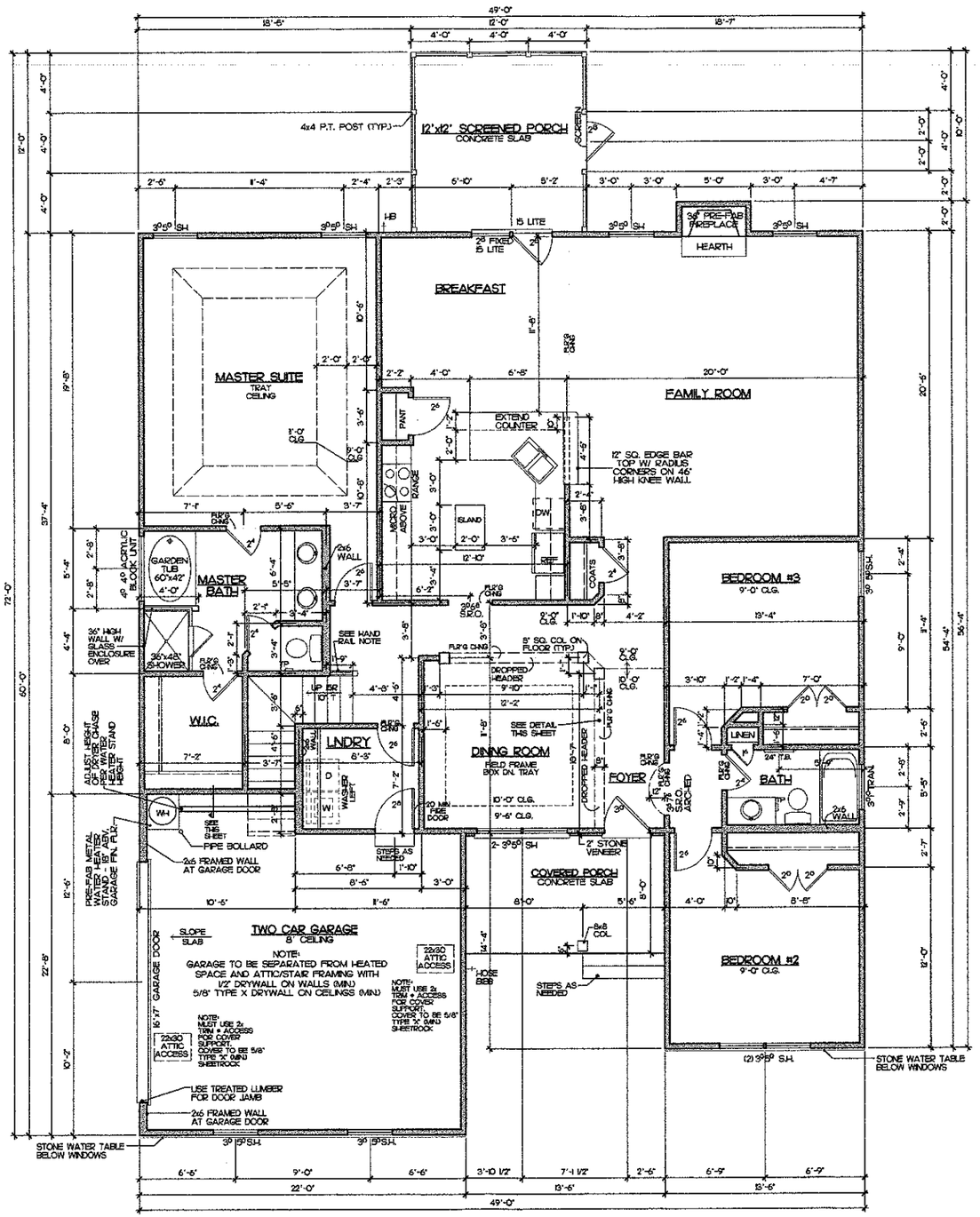
TYPICAL INTERIOR COLUMN IN PLAN
N.T.S.



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



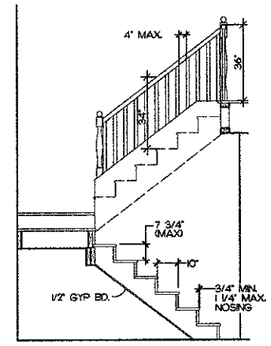
BONUS RM. PLAN
NOTES: -WINDOW R.O. TO BE SAME AS WINDOW CALL OUT 1/4" = 1'-0"
-SEE TRUSS LAYOUT FOR BEAM SIZES AND LOCATIONS
-CASED OPENING AT ALL BI-FOLD DOORS



FIRST FLOOR PLAN
NOTES: -WINDOW R.O. TO BE SAME AS WINDOW CALL OUT 1/4" = 1'-0"
-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 = 2,125
SECOND FLOOR = 338
TOTAL = 2,463
OPT. BATH = 61
OPT. WIC = 23
FRONT PORCH = 108
SCREEN PORCH = 144
2 CAR GARAGE = 468

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

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 2012 N.C.R.C. SECTION R612.3 OR R612.4.

Acknowledgement Of Plans Submittal ONLY!
Date 4-29-13
Date 4/29/13

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

NOTE
Drafting & Design assumes no liability for any errors construction from this plan. It is the responsibility of the purchaser of this 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.

Drafting & Design will not be liable for any human error or for any change 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.

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

COPYRIGHT STATEMENT
DRAFTING & DESIGN, Inc. accepts no responsibility, liability or part of any legal action related to documentation, supplied by the owner/contractor for preparing this drawing, that may be copyrighted by another party. All materials used to produce this drawing are considered to have been researched by the owner/contractor for any copyright, and as required by law, the owner/contractor has obtained approval from any originally copyrighted owners, known or unknown by DRAFTING & DESIGN, Inc.

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

Project: The Shelburne
Sheet Title: FLOOR PLAN

Drawn By	J. BOONAR
Date	03-31-10
REV:	7-19-11 6-4-11 4-16-12
Site	

2463FP

Sheet 3