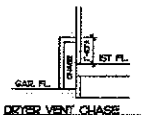


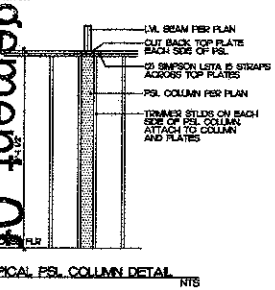
① COLUMN DETAIL AT DINING RM.
1/4" = 1'-0"



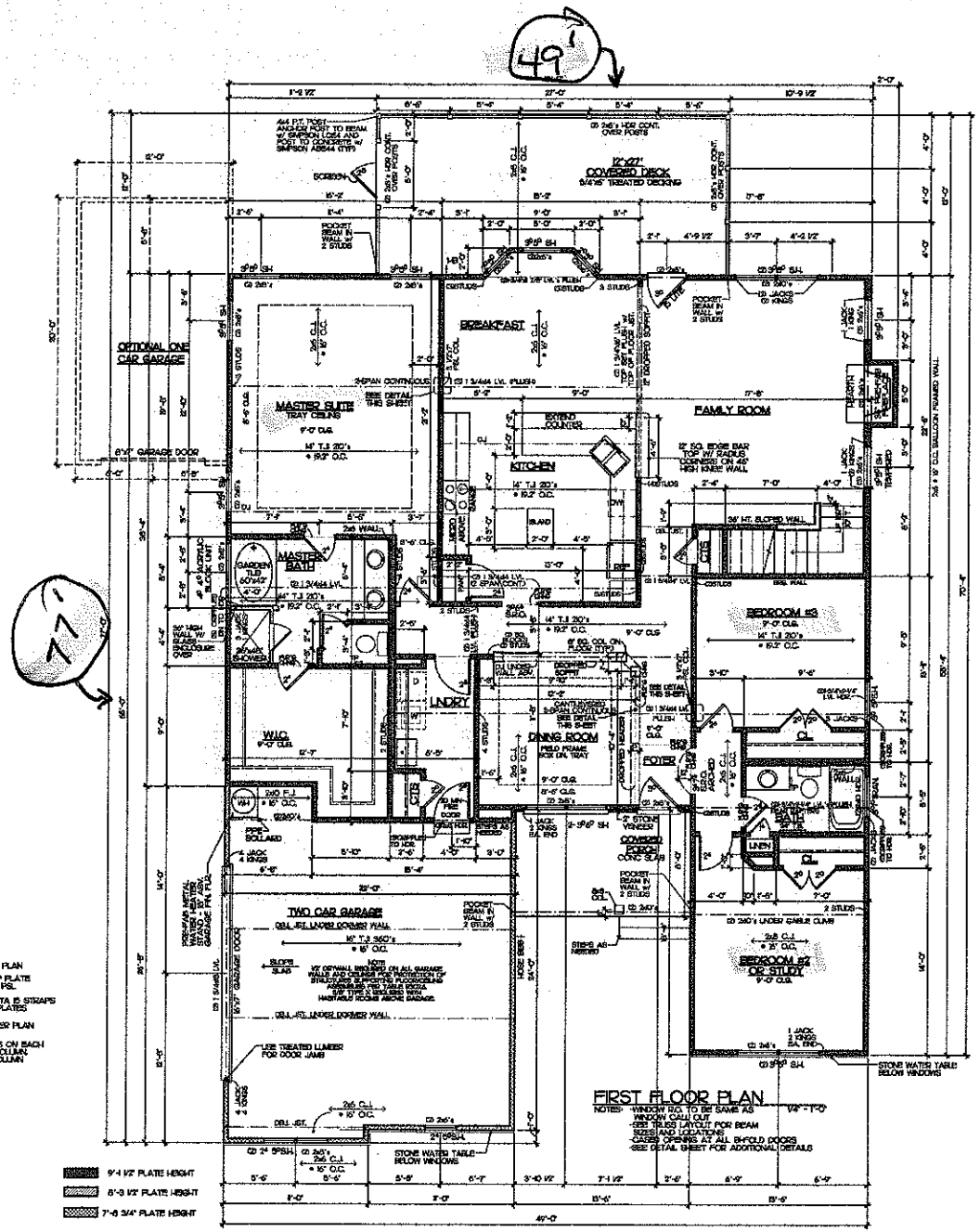
TYPICAL INTERIOR COLUMN IN PLAN
NTS



DRYER VENT CHASE
VERIFY HT. W/ WATER HEATER STAND IF APPLICABLE



TYPICAL PSL COLUMN DETAIL
NTS

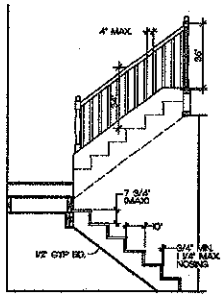


FIRST FLOOR PLAN
NOTES: WINDOW R.O. TO BE SAME AS WINDOW CALL OUT
SEE TRUSS LAYOUT FOR BEAM SIZES AND LOCATIONS
CASED OPENINGS AT ALL BI-FOLD DOORS
SEE DETAIL SHEET FOR ADDITIONAL DETAILS
1/4" = 1'-0"

SQUARE FOOTAGE
FIRST FLOOR = 2,235
SECOND FLOOR = 1187
TOTAL = 3,422
FRONT PORCH = 108
COVERED DECK = 310
2 CAR GARAGE = 535

HANDRAIL NOTE

HAND RAIL TO BE EITHER HALF ROUND WITH 1 WIDER CAP OR VERT. MAHOGANY WITH WOOD SHOE OR EQUIVALENT. TYP. WITH GRIPPS BRACKET FOR DRY WALL. SEE DETAIL SHEET D-4, FOR OPEN TYPE HANDRAIL. CONTRACTS TO VERIFY STAIRCASE SUPPLIER.



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

NOTES ALL WINDOWS TO BE LOW E GLASS

GENERAL NOTES:
1. ALL FRAMED WALLS SHALT FROM THE EXTERIOR SHEETING OF A HOUSE SHALL HAVE INSULATION INSTALLED FULLY FROM SILL BOARD OR FOUNDATION WALL TO BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. TYVEK RIGID SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWER STANDS, FIREPLACE UNITS, AND SUB UNHEATED END OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR DECKING 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 R305.1 OR R312.

WALL BRACING NOTE:
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" OSB AND ATTACHED TO THE WALL FRAMING STUDS WITH 8D (2.5"x0.120" NAIL) 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 305 BUT GREATER THAN 205 OF THE WALL IS SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" OSB.

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

Acknowledgement of
Plans Submittal ONLY!
Date 11/4/15
Richard Penn
Date 11/4/15

NOTICE
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Local, state and federal building codes take precedence over the plans.

Structural steel beams are to be sized by the fabricator, not by the engineer and is the responsibility of the builder/contractor.

Local, state and federal building codes take precedence over the plans.

Drafting & Design
Charlotte NC
704-542-3059
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IQ CUSTOM CONSTRUCTION
840 Edgemoor Rd. Mt. Ulla, NC 28205 Ph. 704-906-0765

Project: The Cedar
Sheet Title: FIRST FLOOR PLAN

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

CEDAR - 1F

Sheet: 3

Acknowledgement Of
Plans Submittal ONLY!
Date 11/4/15
Date 11/4/15

SECOND FLOOR PLAN
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
1/4"=1'-0"

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 SIDED MATERIAL OR AN APPROVED AS ENCLOSED MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO FLOOR, SOFFITS, STAIRS, FIREPLACE UNITS, AND THE UNVENTED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW AND WITHIN A 36" HORIZONTAL OF THE PLANE 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 R403 OR R404.

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 SHEATHED WITH A MINIMUM 7/16" OSB AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d RING/SCREW NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG OSB 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" OSB.

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

NOTE
Drafting & Design assumes no liability for any items and/or notes from this plan. It is the responsibility of the purchaser of the plan to have the plan reviewed before ordering or beginning of construction. The contractor shall verify compliance with all local building codes.

Every attempt has been made in preparation of this drawing to avoid errors. Any discrepancies, either visible or hidden, should be brought to our attention prior to construction.

Drafting & Design will not be liable for any errors and/or 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.

Southern Dynamic
Engineering and Design, PLLC
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Waxhaw, NC 28173
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NC Certificate of Licensure P-0713

Drafting & Design Inc.
Concord, NC
704-562-3688

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IQ CUSTOM CONSTRUCTION
940 Edmonton Rd Mt. Ulla, NC 28125 Ph. 704-660-6301

Project: The Cedar
Sheet Title: SECOND FLOOR PLAN

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

CEDAR 2F
Sheet: 4