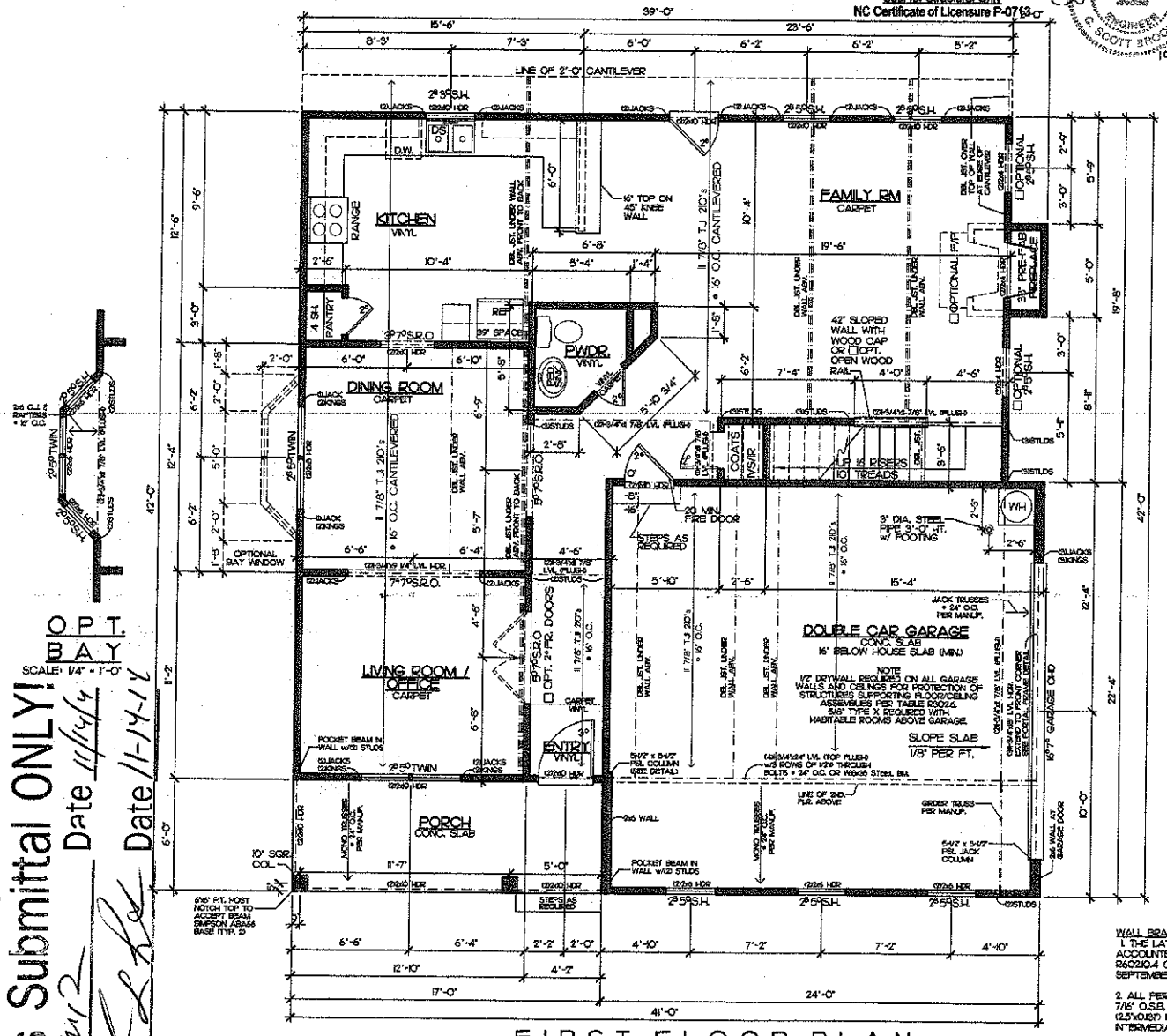
#6

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P.O. Box 87
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24352 C. SCOTT BROOKS 10/2/14

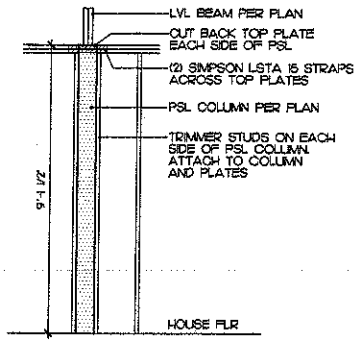
SQUARE FOOTAGE	
FIRST FLOOR	= 1057 sq. ft.
SECOND FLOOR	= 1448 sq. ft.
TOTAL	= 2505 sq. ft.
OPT. BAY	= 14 sq. ft.
GARAGE	= 523 sq. ft.
PORCH	= 102 sq. ft.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
ALL CEILINGS TO BE 9'-0" UNLESS OTHERWISE NOTED
ALL ANGLED WALLS ARE 45°



TYPICAL PSL COLUMN DETAIL

NTS

ENGINEERING NOTES:
(1) ALL EXTERIOR AND INTERIOR LOAD BEARING HEADERS SHALL BE (2)2x10's #2 S.Y.P. OR BETTER UNLESS NOTED OTHERWISE ON PLANS.
(2) ALL HEADERS SHALL BE SUPPORTED WITH A MINIMUM OF (1) JACK STUD & (1) KING STUD UNLESS NOTED OTHERWISE
(3) ALL NON-LOAD BEARINGS HEADERS PER CODE.
(4) HEADER NOTATION:
S.Y.P. = SOUTHERN YELLOW PINE
S.P.F. = SPRUCE PINE FIR

GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED PRIOR 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 UN-HEATED 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 R6523 OR R6524.

WALL BRACING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN R6021.0.4 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.

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

Acknowledgement Of Plans Submittal ONLY!
Date 11/4/14
Date 11-4-14

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FIRST FLOOR PLAN

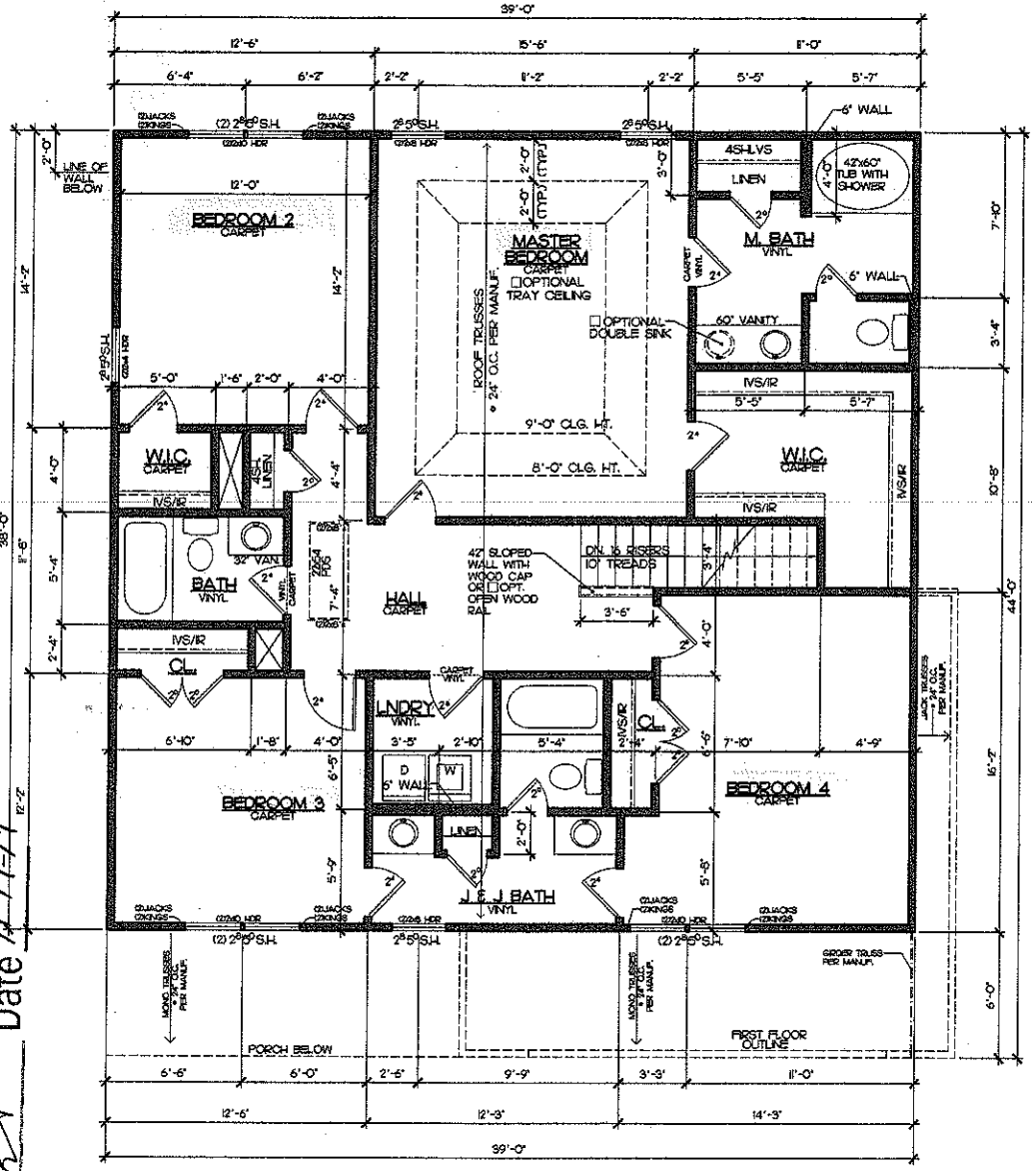
DR. BY: J. BODNAR
Date: 09-23-14
REV: 09-27-14
10-01-14

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PLAN #

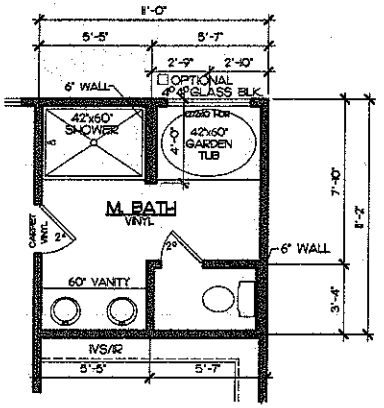
IQCCornell.dwg

Sheet 3



SECOND FLOOR PLAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



OPTIONAL MASTER BATH

SCALE: 1/4" = 1'-0"

ENGINEERING NOTES:

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(2) ALL HEADERS SHALL BE SUPPORTED WITH A MINIMUM OF (1) JACK STUD & (1) KING STUD UNLESS NOTED OTHERWISE

(3) ALL NON-LOAD BEARINGS HEADERS PER CODE.

(4) HEADER NOTATION: S.Y.P. - SOUTHERN YELLOW PINE S.P.F. - SPRUCE PINE FIR

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 34659 C. SCOTT BROOKS

10/2/14

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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.

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

Acknowledgement Of Plans Submittal ONLY!

Date 11/14/14

Date 11-14-14

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SECOND FLOOR PLAN ELEVATION "A"

DR. BY: J. BODNAR
Date: 09-23-14
REV: 09-27-14
10-01-14

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PLAN #

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Sheet 4a