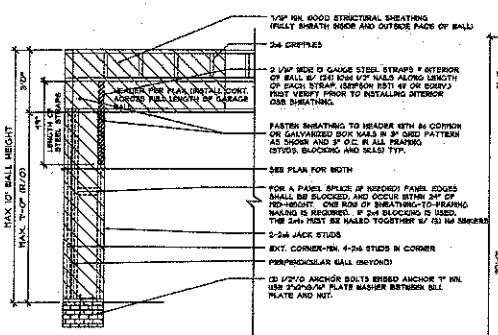
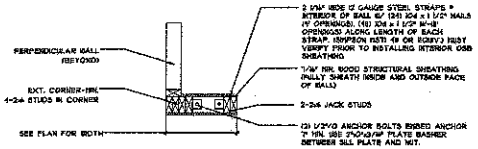
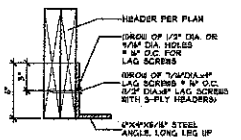


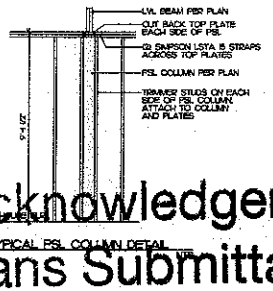
GARAGE PORTAL FRAME DET. FRONT ELEV.
SCALE: 1/2" = 1'-0"



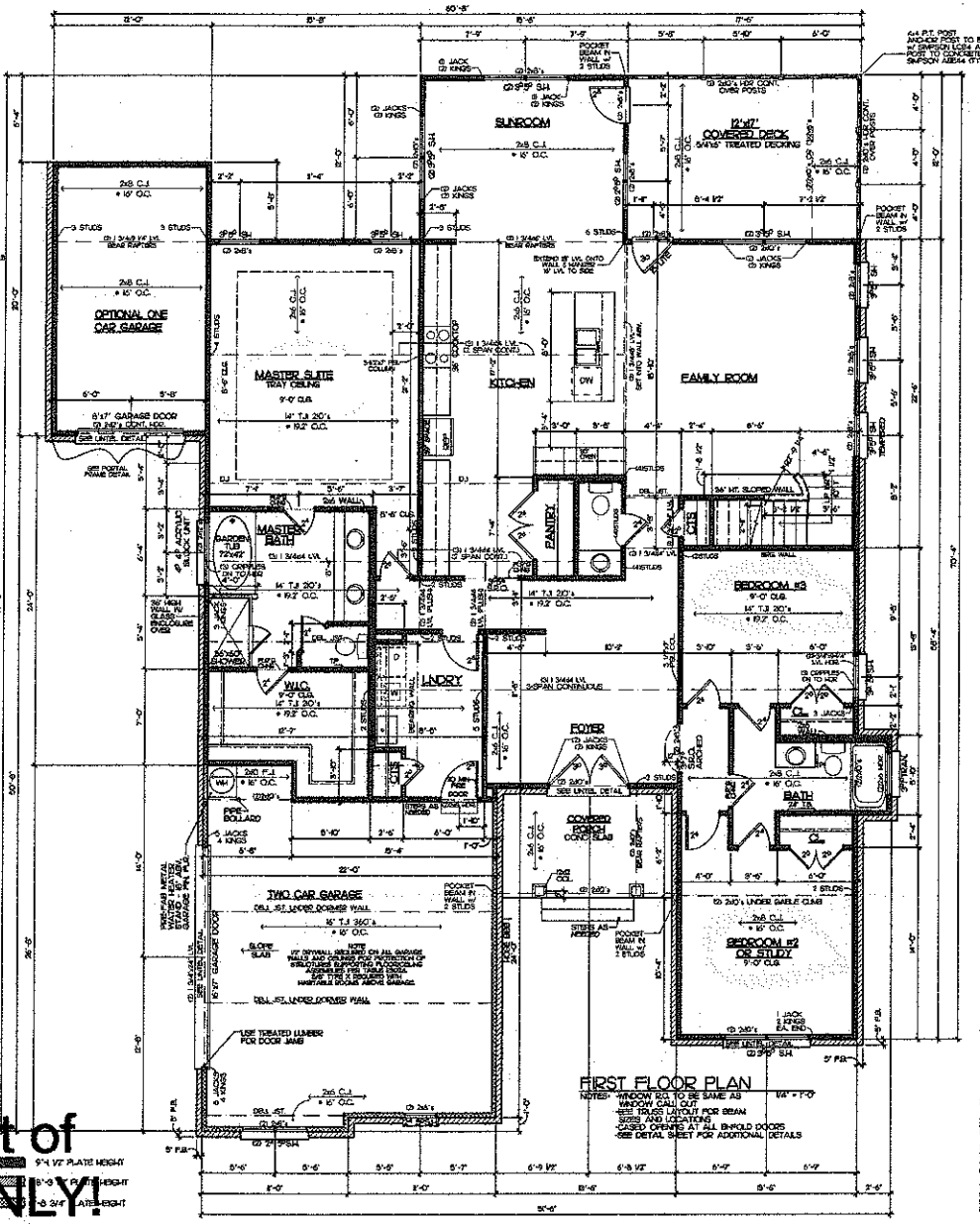
GARAGE PORTAL FRAME DETAIL PLAN VIEW
SCALE: 1/2" = 1'-0"



TYPICAL BRICK LINTEL DETAIL
SCALE: 3" = 1'-0"

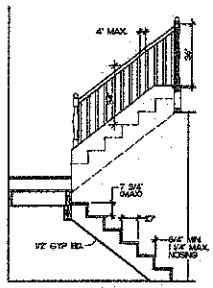


TYPICAL PSL COLUMN DETAIL



FIRST FLOOR PLAN

HANDRAIL NOTE



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

NOTE: ALL WINDOWS TO BE LOW E GLASS

SQUARE FOOTAGE

FIRST FLOOR	2,412
SECOND FLOOR	1,420
TOTAL	3,832
2 CAR GARAGE	535
1 CAR GARAGE	235
FRONT PORCH	108
REAR PORCH	210

GENERAL NOTES:
1. ALL WALLS AND CEILINGS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED SO THAT THE INSULATION WILL NOT SLUMP OR COMPRESS AND SHALL BE ENCLOSED ON THE INSIDE BY A MINIMUM 1/2 IN. THICKNESS OF AN APPROVED AIR BARRIER MATERIAL. THERMAL BARRIER SHALL INCLUDE BUT NOT LIMITED TO TUBS, ENCLOSURES, STAIRS, ROOF AND WALLS, AND THE UNHEATED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR FINISHED 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 R612.1 OF IRC.

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 SHEATED WITH A MINIMUM 7/16" OSB AND ATTACHED TO WALL FRAMING STUDS WITH 8d (2.5"X0.131" NAIL) AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG GABLE ENDS, EDGES, AND PANEL EDGES TO BLOCKING AT 9' 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 NCRC.

Acknowledgement of Plans Submittal ONLY!

12-002 Date 8/25/15

Date

Scott M. Brooks
044389
NORTH CAROLINA
ENGINEER
8/24/15

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IQ CUSTOM CONSTRUCTION
840 Edgemoor Rd, Mt. Ulla, NC 28125 Ph. 704-400-5758

Project: The Cedar
Sheet Title: FIRST FLOOR PLAN

Drawn By: B. BROOKS
Date: 8-19-15
REV:
Site:

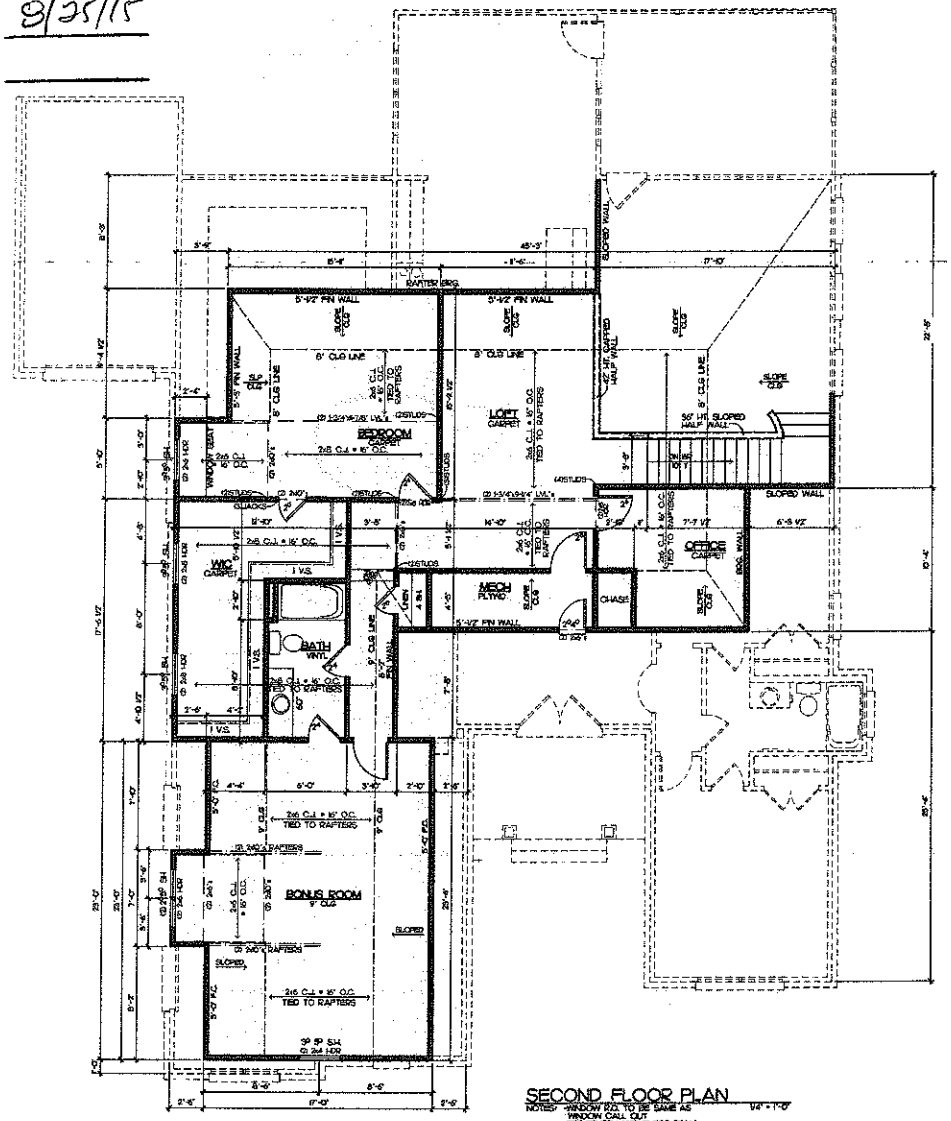
CEDAR-1F_2

Sheet 3

Acknowledgement of Plans Submittal ONLY!

12-Wk2 Date 9/25/15

_____ Date _____



SECOND FLOOR PLAN

NOTES: -WINDOW #22 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 EXPOSED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED PARS FROM BARS, VOIDS, OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A SHEET MATERIAL OF AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE UNITS, AND THE UNFINISHED SIDE OF ALL RAKE WALLS.

2. ALL SILLS OF OPENINGS HAVING GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW MUST HAVE A SILL HT. OF 24" MINIMUM ABOVE THE FINISHED FLOOR OF THE ROOM IT SERVES. THE WINDOW IS LOCATED 9" FROM THE SILL HT. IS LESS THAN 24" THE WINDOW MUST MEET THE REQUIREMENTS OF SECTION R405 OF R312.

WALL BRACING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN R602.10 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 GALVANIZED 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.

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Project: The Cedar

Sheet Title: SECOND FLOOR PLAN

Drawn By: S. BROOKS

Date: 6-19-15

REV:

Site:

CEDAR 2FL_3

Sheet: 4

Acknowledgement of Plans Submittal ONLY!

12-14-12 Date 8/25/15

Date

RESIDENTIAL FOUNDATIONS:

1. ALL CONTINUOUS WALL FOOTINGS ARE 16" WIDE x 8" DP FOR TWO (2) STORY HOUSES AND FOOTINGS FOR THREE (3) STORY WALLS SHALL BE 24" WIDE x 10" DP UNLESS OTHERWISE NOTED. REINFORCING IS TO BE AS NOTED ON PLANS. FOOTINGS ON ORIGINAL SOIL DO NOT NEED REBAR OR KEYS. REBAR IS DESIGNED ON ANY COMPACTED FILL REGARDLESS OF COMPACTION.
2. ALL INTERIOR PIERS ARE 8" x 16" CMU UP TO A MAXIMUM HEIGHT OF 32". ALL PIERS OVER 80" HIGH MUST BE FILLED WITH TYPE S MORTAR. MAXIMUM HEIGHT FOR 8" x 8" FILLED PIER IS 12'-0". PIERS LARGER THAN 8" x 16" ARE NOTED ON PLANS AND MUST BE FILLED WITH TYPE S MORTAR. PIER CAP IS TO BE 8" OF SOLID MASONRY.
3. FOOTINGS FOR 8" x 8" PIERS ARE 2'-0" x 2'-0" x 8" UNLESS NOTED OTHERWISE REINFORCING TO BE AS NOTED ON PLANS.
4. CONCRETE SHALL BE 3500 PSI IN 28 DAYS UNLESS NOTED OTHERWISE. NO CONCRETE SHALL BE POURED IN TEMPERATURES BELOW 40 DEGREES FAHRENHEIT UNLESS HEAT TO BE PROVIDED DURING THE CURING FOR TWO DAYS. THE BOTTOM OF ALL FOOTINGS MUST BE A MINIMUM OF 12" BELOW GRADE.
5. ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
6. BASPLE SLABS ARE SELF-SUPPORTING SLABS REINFORCED ACCORDING TO DETAILS AND DO NOT REQUIRE PIER SOIL FOR SUPPORT. SOIL MUST ONLY BE CAPABLE OF SUPPORTING CONCRETE UNTIL IT HARDENS AND DEVELOPS STRENGTH.
7. CAISSON FOUNDATIONS SHALL BE A MINIMUM OF 12" DIAMETER DRILLED UNREINFORCED CONCRETE CAISSONS. CAISSONS SHALL EXTEND TO A MINIMUM DEPTH PROVIDING 2'-0" PENETRATION INTO GOOD ORIGINAL GROUND AND CAPABLE OF SIGHT (8) TONS SUPPORT CAPACITY BASED ON THE SOILS AND FOOTPRINT OF THE CAISSON SIZE USED. DEPTH OF DRILLING IS LIMITED TO 21'-0". THEREFORE, NO POOR MATERIAL GREATER THAN 9'-0" OF DEPTH IS SUITABLE FOR A CAISSON FOUNDATION. CAISSONS CANNOT BE USED IF WATER RISES IMMEDIATELY INTO A DRILLED HOLE. PIERS WILL HAVE TO BE USED IN SUCH CASES.
8. 8" (EIGHT) DIAMETER TREATED WOOD PILES WITH A MINIMUM DESIGN LOAD OF EIGHT (8) TONS ARE USED FOR ALL FOUNDATIONS WITH UNSUITABLE SOIL DEEPER THAN 21'-0" OR THE WATER IN DRILLED CAISSON HOLES. DRIVE PER NORTH CAROLINA OR SOUTH CAROLINA CODE.
9. SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS
10. CHIMNEY FOOTINGS HAVE A MINIMUM OF 8" PROJECTION LARGER THAN FOOTPRINT BY 12" THICK.
11. FOUNDATION WALL BACKFILLED WITH DIRT SHALL SUPPORTED STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:
    A. FOR EARTH FILL UP TO 4'-0" MASONRY HEIGHT. USE 8" CMU OR 8" BRICK WITH BITUTHENE MEMBRANE WATERPROOFING ON EXTERIOR. FOOTING TO BE 12" x 24" OR AS NOTED OR PLAN
    B. FOR EARTH FILL 4'-0" TO A MAXIMUM OF 9'-0". USE 12" x 24" MINIMUM FOOTING WITH #4 DOWELS HOOKED IN FOOTING AND EXTENDING 24" ABOVE FLOOR. USE 12" CMU WITH #4 BARS 8" ON CENTERS. VERTICAL BARS ARE TO BE LOCATED 8" FROM NON-DIRT FILL FACE. LAP ALL SPLICES 24" AND USE EMBEDDED HORIZONTAL REINFORCING EVERY 8" (CMU #9013). INSTALL ONE (1) #3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS, (2, #3 CORNER BARS @ 12" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH 3000 PSI PEA GRAVEL CONCRETE MIX. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.
    C. IN LIEU OF THE PRECEDING DESIGN, BASEMENT WALLS MAY BE CONSTRUCTED IN ACCORDANCE WITH R404.1 OF THE CODE. HOWEVER, 8" x 24" 15 CORNER WALL WILL BE INSTALLED 9' HIGH VERTICALLY REGARDLESS OF THE WALL HEIGHT. ERECT ALL FRAMING BEFORE BACKFILLING.
12. WHERE FULL-HEIGHT FOUNDATION OR BASEMENT WALLS RUN PARALLEL TO FLOOR FRAMING, BLOCKING MUST BE PROVIDED BETWEEN JOIST @ 5'-0" O.C. FOR NOT LESS THAN NOMINAL 2X6 JOIST SPACINGS CUT FROM WALL.
13. FOR RETAINING WALLS WITHOUT FRAMING, SEE PLAN DESIGNS ON DRAWINGS.
14. ALL CARBIDE DOOR SIDE PANELS SLOPED LESS THAN THE FINISH ALLOWED BY CURRENT CODE STANDARDS SHALL BE CONSTRUCTED PER DETAIL ON PLANS.
15. INTERIOR TRENCHED SLAB FOOTINGS SHOWN IN BASEMENTS TO BE 20" WIDE X 10" DP AND "SLAB ON GRADE" FLOORS ARE 16" WIDE x 8" DP UNLESS NOTED OTHERWISE. THICKENED SLAB FOOTINGS ARE REQUIRED UNDER ALL BEARING WALLS.
16. SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D698).
17. ALL SOILS AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
18. ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL TO THE PROPER ELEVATIONS TO PROPERLY TIME CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND REBAR SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
19. ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS AFTERWORK WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
20. ELEVATION DIFFERENCES BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE NO MORE THAN 1/2 THEIR HORIZONTAL DISTANCE LESS ONE FOOT. DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE WHERE A PIER FOOTING OR GARAGE FOOTING IS NEXT TO A BASEMENT WALL FOOTING.

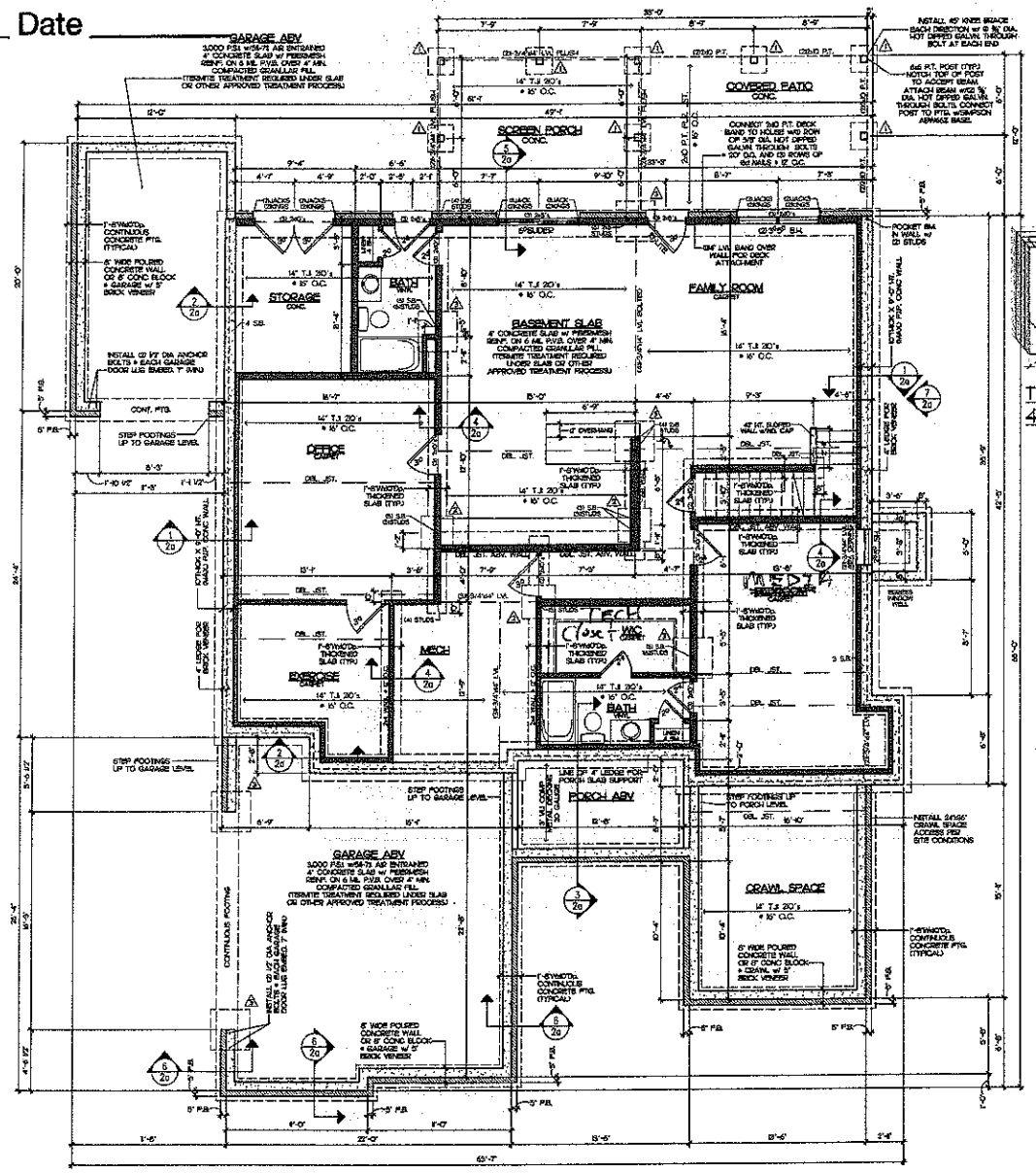
MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

1. EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTION OF CEMENT AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 CODE. CONCRETE SHALL BE 3500 PSI IN 28 DAYS FOR FOOTINGS 3000 PSI FOR SLAB, BEAMS, AND COLUMNS, UNLESS NOTED OTHERWISE.
2. BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C94 RECOMMENDATIONS. CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ENSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING. STRIKE OFF AND LEVEL TO PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
3. CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. SLABS ON GRADE AND CONTRACTION JOINTS SHALL NOT BE OVER 30'-0" CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-FOURTH OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING WITHOUT EXCESSIVE RAVELING.
4. CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50° F AND NOT ABOVE 90° F. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.
5. REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND/OR A496 AND FORMED OF ASTM A615 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI MANUAL OF STANDARD PRACTICE. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS.
    A. EXPOSED TO EARTH 3"
    B. EXPOSED TO WEATHER 1-1/2"
    C. SLABS NOT EXPOSED TO WEATHER 3/4"
    D. BEAMS AND COLUMNS 1-1/2".

MASONRY GENERAL NOTES:

1. MASONRY WALLS ARE TO BE THE SIZES AND AT THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530.
2. HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-1 UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-1 OR S-1 UNITS SHALL BE PROVIDED FOR OTHER LOAD BEARING WALLS OR PARTITIONS.
3. CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-1 OR S-1 EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE S-1.
4. MORTAR: ASTM C270-96, TYPE S PREFABRICATED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE (3) PARTS SAND PER ONE (1) PART MIX.
5. REINFORCING STEEL: ASTM A615 GRADE 60 STEEL. DEFORMED BARS WHERE SHOWN ON THE PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 200 O.C. TO MAINTAIN THE LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS 2" ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF THE BAR SHALL NOT EXCEED 1/2".
6. MORTAR PROTRUSION SHALL BE LESS THAN 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING.
7. HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A853). IT SHALL CONSIST OF TWO (2) OR MORE PARALLEL LONGITUDINAL WIRES (3.9MM W DIAMETER WITH WELD CONNECTED CROSS WIRES (3.9MM W DIAMETER AT A MAXIMUM OF 16" O.C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO (2) COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 6".
8. EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BAND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530-96, SECTION 2.3.3.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED, BLOCK SHALL BE CUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR DIMINISHING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOOTHING SHALL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. DAMAGED UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN PLACE.
9. THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C476-96 GROUT OR PEA GRAVEL MIX FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 3000 PSI.



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

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Project: The Cedar

Sheet Title: BASEMENT PLAN

Drawn By: S. BROOKS
Date: 8-19-15
REV.
Site

CEDAR BSMNT

Sheet 2