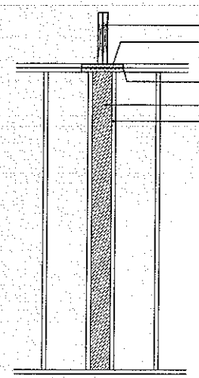
Acknowledgement of Plans Submittal Only

APPROVED JUL 29 2015

Date



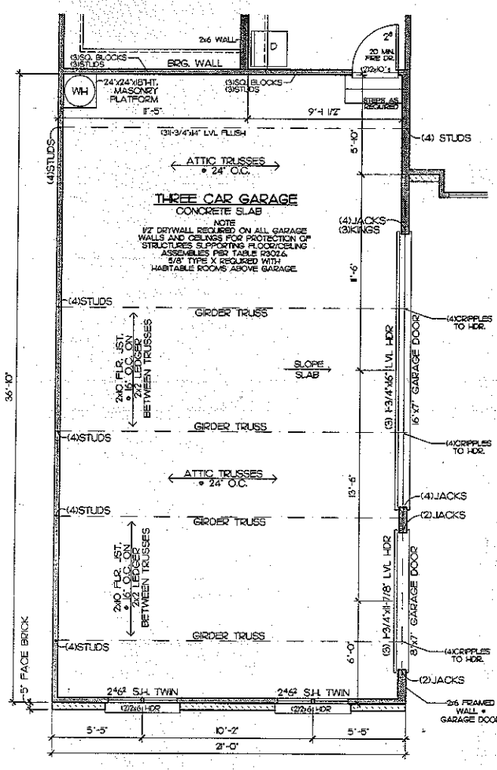

## TYPICAL PSL COLUMN DETAIL

SCALE: 1/2" = 1'-0"

NOTE:
PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR & WALL SPACES TO COMPLY.

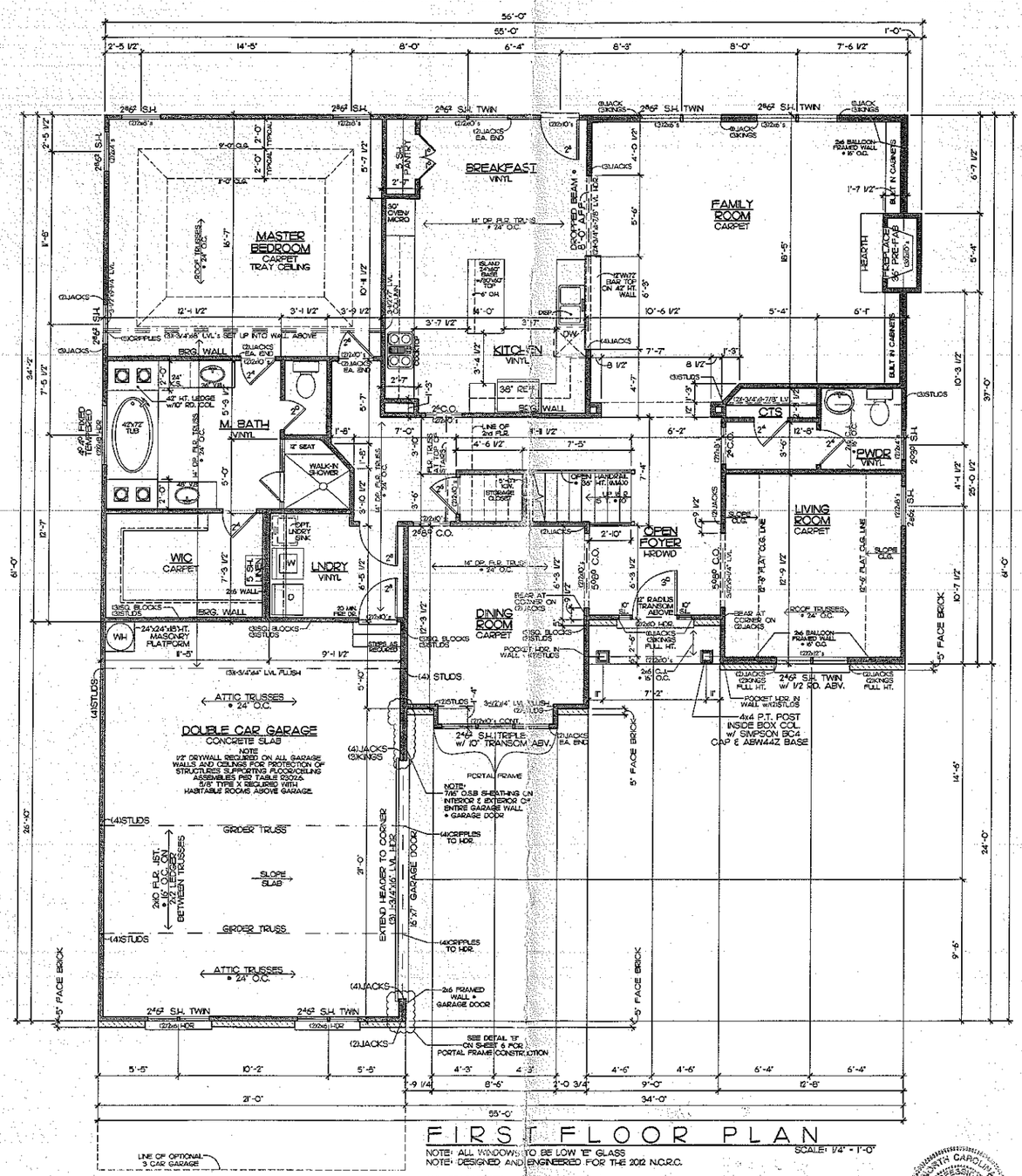
GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FREE FROM GAPS, VOIDS, OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, 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.




## OPT. 3 CAR GARAGE

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




## FIRST FLOOR PLAN

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

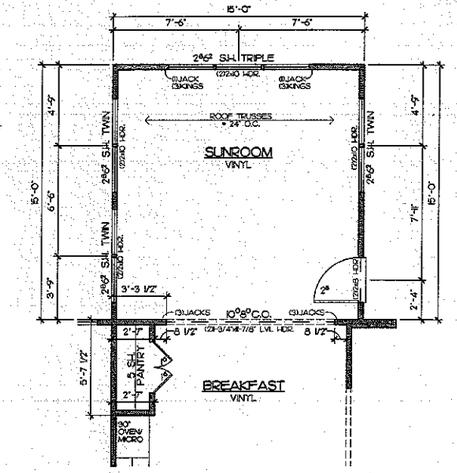
NOTE: ALL WINDOWS TO BE LOW 'E' GLASS
NOTE: DESIGNED AND ENGINEERED FOR THE 2012 N.C.R.C.

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.

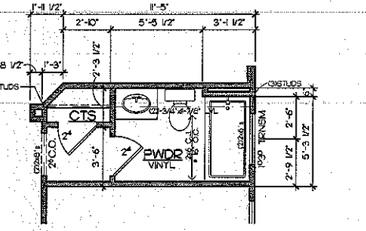
3. INSTALL BLOCKING ALONG O.S.B. PANEL EDGES. FASTEN PANEL EDGES TO BLOCKING AT 3" O.C. AND 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% BUT GREATER THAN 25% OF THE WALL IS SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.




## OPT. SUNROOM

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




## OPT. FULL BATH

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

| HANGER SCHEDULE FOR JOISTS AND BEAMS | |
|---|---|
| MEMBER (NUMBER OF PLY'S) | HANGER |
| 2X8 | LUS28 |
| 2X10 | LUS210 |
| 2X12 | LUS210 |
| 2-2X8 | HUS28-2 |
| 2-2X10 | HUS210-2 |
| 2-2X12 | HUS212-2 |
| 3-2X8 | LUS28-3 |
| 3-2X10 | LUS210-3 |
| 3-2X12 | HUS212-3 MIN |
| 2-1 3/4" x 9 1/4" LVL | HGUS410 |
| 2-1 3/4" x 11 7/8" LVL | HGUS412 |
| 2-1 3/4" x 14" LVL | HGUS414 |
| 2-1 3/4" x 16" LVL | HGUS414 |
| 2-1 3/4" x 18" LVL | HGUS414 |
| 3-1 3/4" x 9 1/4" LVL | HGUS5.50/10 |
| 3-1 3/4" x 11 7/8" LVL | HGUS5.50/12 |
| 3-1 3/4" x 14" LVL | HGUS5.50/14 |
| 3-1 3/4" x 16" LVL | HGUS5.50/14 |
| 3-1 3/4" x 18" LVL | HGUS5.50/14 |
| 4-1 3/4" x 9 1/4" LVL | HGUS7.25/10 |
| 4-1 3/4" x 11 7/8" LVL | HGUS7.25/12 |
| 4-1 3/4" x 14" LVL | HGUS7.25/14 |
| 4-1 3/4" x 16" LVL | HGUS7.25/14 |
| 4-1 3/4" x 18" LVL | HGUS7.25/14 |




Southern Dynamic
Engineering and Design, PLLC
P.O. Box 87
Waxhaw, NC 28173
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NC Certificate of Licensure P-0713

## SQUARE FOOTAGE

| (HEATED) | |
|---|---|
| FIRST FLOOR: | 2,004 SF |
| SECOND FLOOR: | 1,295 SF |
| TOTAL HEATED: | 3,300 SF |
| BASEMENT: | 2,019 SF |
| GARAGE: | 562 SF |
| OPT. SUNROOM: | 225 SF |
| OPT. BONUS RM: | 186 SF |
| OPT. 3 CAR: | 210 SF |

I.Q. CUSTOM CONSTRUCTION
840 Edminston Rd.
MT. Ulla, NC 28125 Ph. 704-660-5738

Project: THE HAWTHORN HOUSE PLAN

Sheet Title: FIRST FLOOR PLAN

Drawn By: S. BROOKS
Date: 04-13-15
REV: 05-06-15
Site

IQH-WTRNF

Sheet: 3

Acknowledgement of
Plans Submittal ONLY!

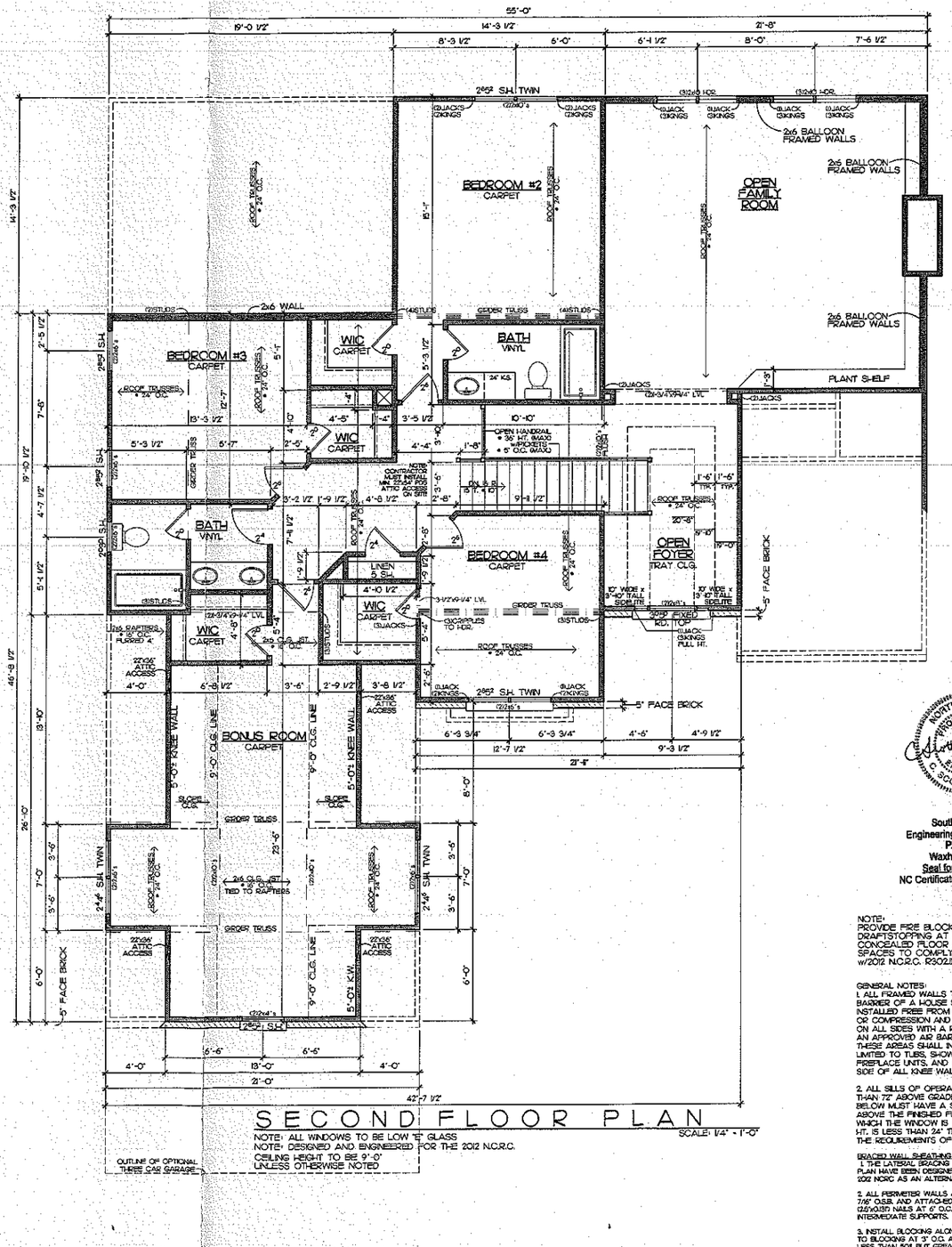
APPROVED Date JUL 29 2015

Date _____




OPT. 3 CAR GARAGE

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




SECOND FLOOR PLAN

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

NOTE: ALL WINDOWS TO BE LOW "E" GLASS
NOTE: DESIGNED AND ENGINEERED FOR THE 2012 N.C.R.C.
CEILING HEIGHT TO BE 9'-0" UNLESS OTHERWISE NOTED

OUTLINE OF OPTIONAL THREE CAR GARAGE

NORTH CAROLINA PROFESSIONAL SEAL 34462 ENGINEER C. SCOTT BROOKS 5/7/15

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Engineering and Design, PLLC
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Waxhaw, NC 28173
Seal for Structural Only
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NOTE:
PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR & WALL SPACES TO COMPLY w/2012 N.C.R.C. R302.11 & R302.12

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.

BRACED WALL SHEATHING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R602.10 EXEMPTION #2 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 SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.

5. FOR GARAGE WALL LUGS, METHOD PFG IS TO BE USED IN ACCORDANCE WITH THE SECTION R602.10.3.4 AS SHOWN IN FIGURE R602.10.3.4.

I.Q. CUSTOM CONSTRUCTION
840 Edminston Rd.
MT. Ulla, NC 28125 Ph. 704-660-5738

Project: THE HAWTHORN HOUSE PLAN

Sheet Title: SECOND FLOOR PLAN

| | |
|---|---|
| Drawn By | S. BROOKS |
| Date | 04-13-15 |
| REV. | 05-06-15 |
| | |
| Site | |

KHAWTRN2F

Sheet 4