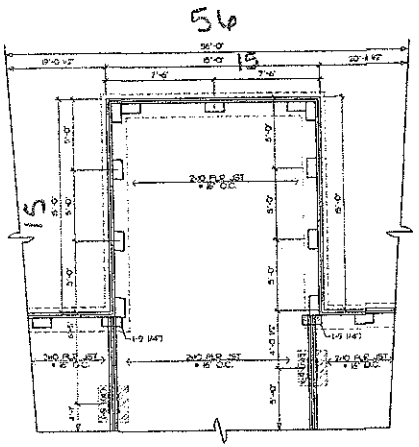
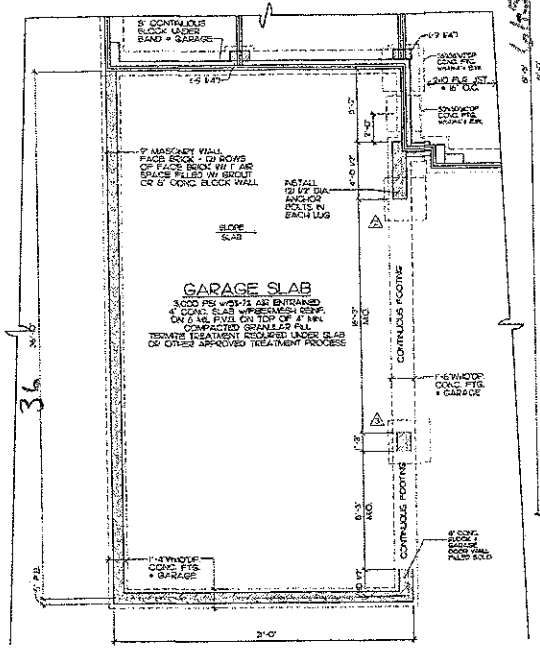
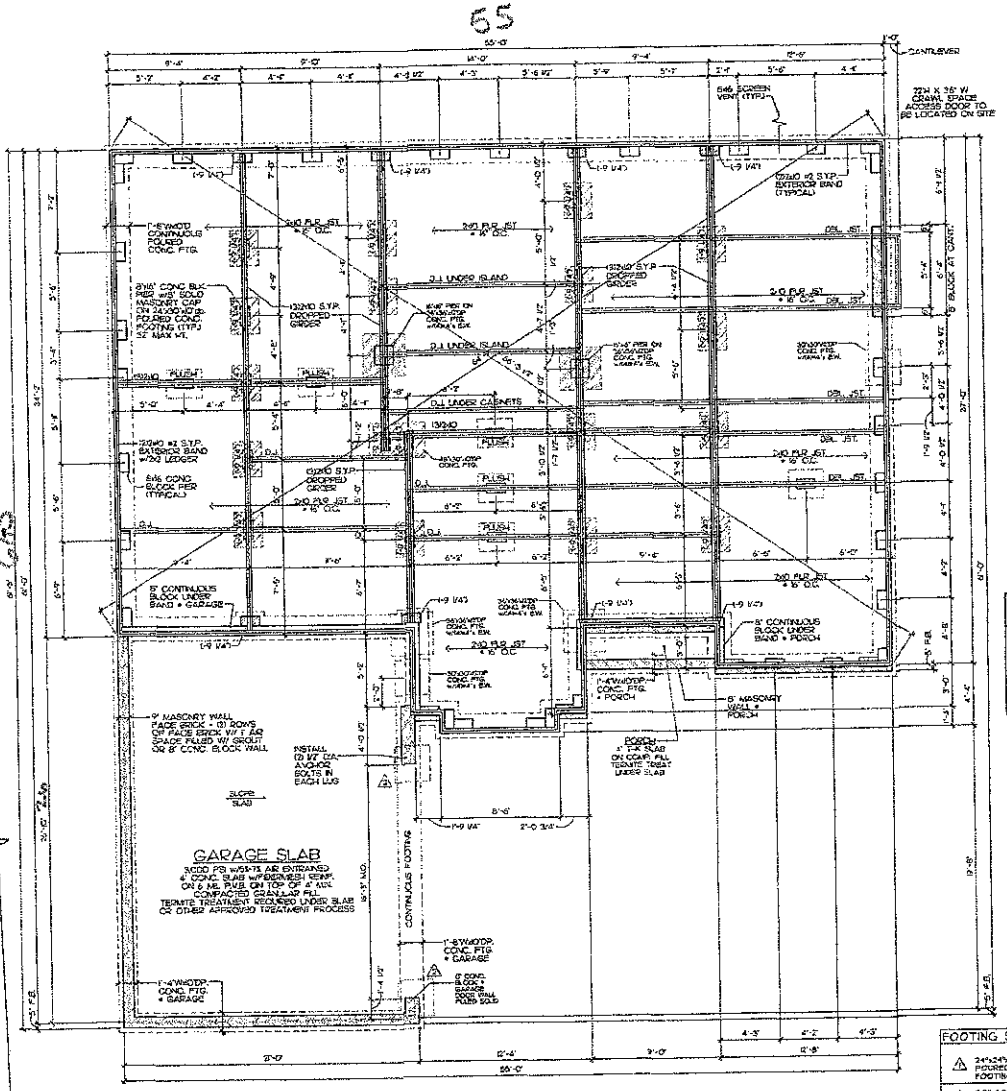
104 Millhouse



OPT. SUNROOM



OPT. 3 CAR GARAGE



FOUNDATION PLAN / CRAWL SPACE

CRAWL SPACE VENTILATION	
CRAWL SPACE AREA= 1604 SQFT.	
904 SQFT. / 150	=6.69 SQFT. (963.36 SQIN)
(927.36 SQIN / 24.67 SQIN EA OPENING)	=37 VENTS REQD.
	6"x16" NET OPNS

8"x16" FOUNDATION VENT (TYPICAL)
VENTS TO BE WITHIN 3'-0" OF CORNERS (MAX)
COVER ENTIRE CRAWL SPACE FLOOR
WITH 6 MIL POLY VAPOR BARRIER

FOOTING SCHEDULE	
A	24"x24"x12"Dp. POURED CONC FOOTING
B	30"x30"x12"Dp. POURED CONC FOOTING w/3#'s # 4 @ C EA. WAY
C	36"x36"x12"Dp. POURED CONC FOOTING w/3#'s # 4 @ C EA. WAY
D	42"x42"x12"Dp. POURED CONC FOOTING w/4#'s # 4 @ C EA. WAY

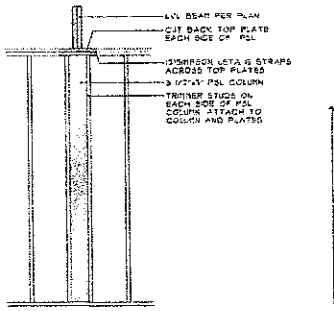
Acknowledgement Of Plans Submittal ONLY!
Date 5-12-16
Date 5-17-16

I. & I. CUSTOM CONSTRUCTION
846 Edmonston Rd.
Mt. Ulla, NC 28125 Ph. 704-660-5715

THE HAWTHORN
HOUSE PLAN
CRAWL FOUNDATION PLAN

Drawn By: S. BROOKS
Date: 04-19-16
Rev: 05-06-16

Sheet: 2



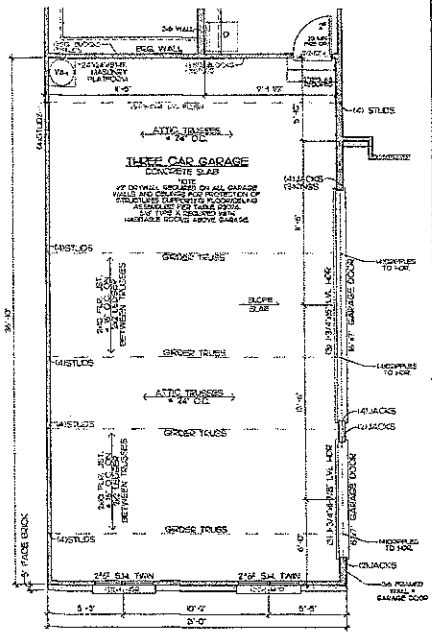
TYPICAL PSL COLUMN DETAIL

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

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

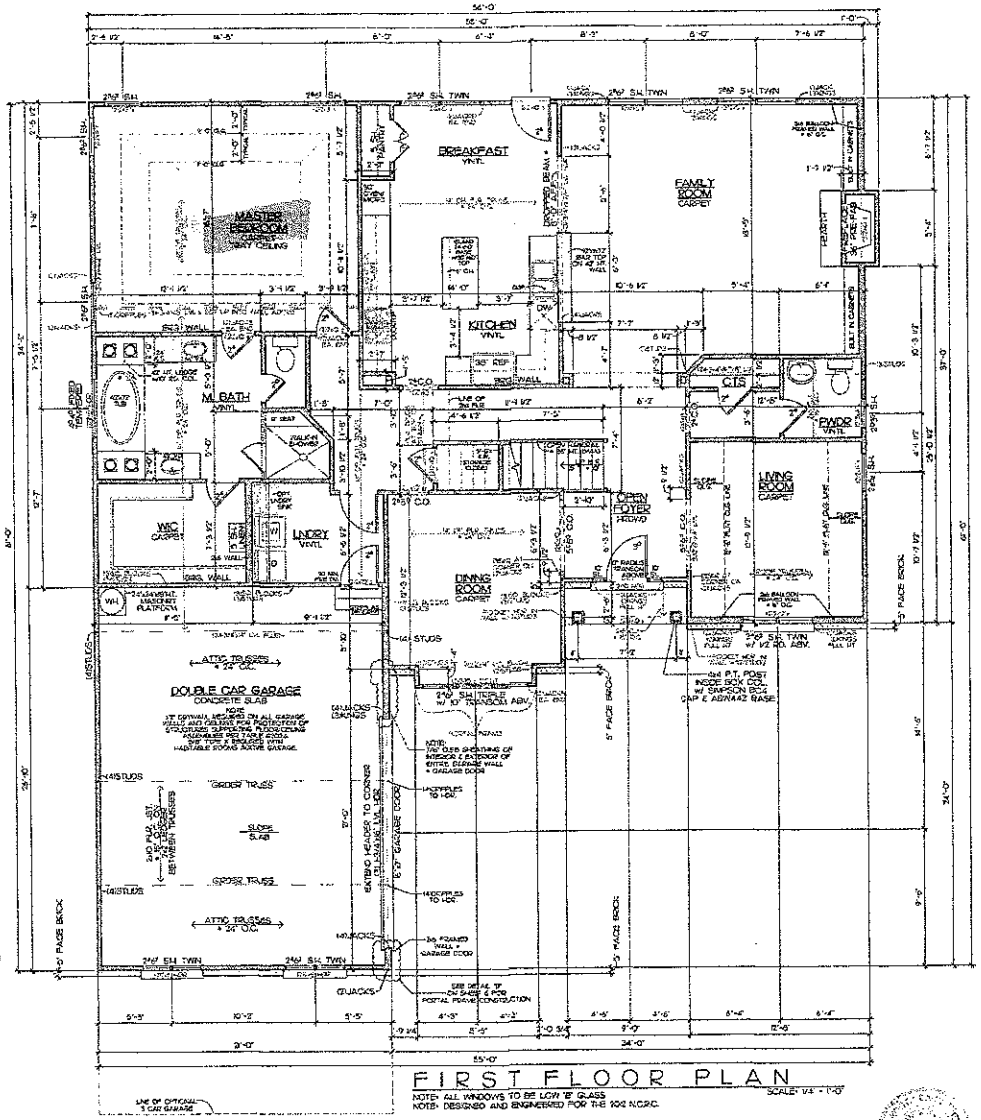
GENERAL NOTES:
1. ALL FRAMED WALLS THAT ROOFS THE THERMAL BUILDING OF A HOUSE SHALL HAVE INSULATION INSTALLED FROM ROOF SURFACE TO FLOOR OF COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE WALLS, 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 R312.2 OR R324.



OPT. 3 CAR GARAGE

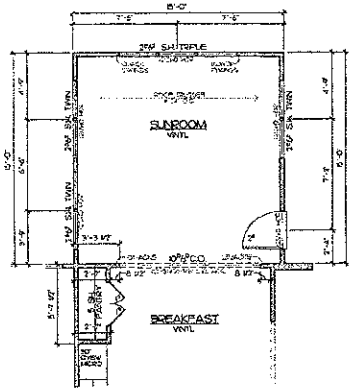
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

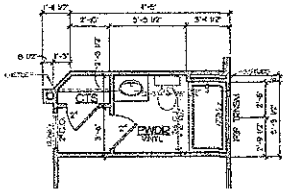
SCALE: 1/4" = 1'-0"

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



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
2-1 3/4" x 9 1/4" LVL	HGUS5-4
2-1 3/4"x11 7/8" LVL	HGUS5-4
2-1 3/4" x 14" LVL	HGUS5-4
2-1 3/4" x 16" LVL	HGUS5-4
2-1 3/4" x 18" LVL	HGUS5-4
3-1 3/4" x 9 1/4" LVL	HGUS5-6
3-1 3/4" x 11 7/8" LVL	HGUS5-6
3-1 3/4" x 14" LVL	HGUS5-6
3-1 3/4" x 16" LVL	HGUS5-6
3-1 3/4" x 18" LVL	HGUS5-6
4-1 3/4" x 9 1/4" LVL	HGUS5-8
4-1 3/4" x 11 7/8" LVL	HGUS5-8
4-1 3/4" x 14" LVL	HGUS5-8
4-1 3/4" x 16" LVL	HGUS5-8
4-1 3/4" x 18" LVL	HGUS5-8

Acknowledgement of Plans Submittal ON Date 5-12-16

Date 5-12-16

Coleman Drennan
Engineering and Design, PLLC
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Waxhaw, NC 28173
Email for Submissions Only
NO Consultancy or Responsibility

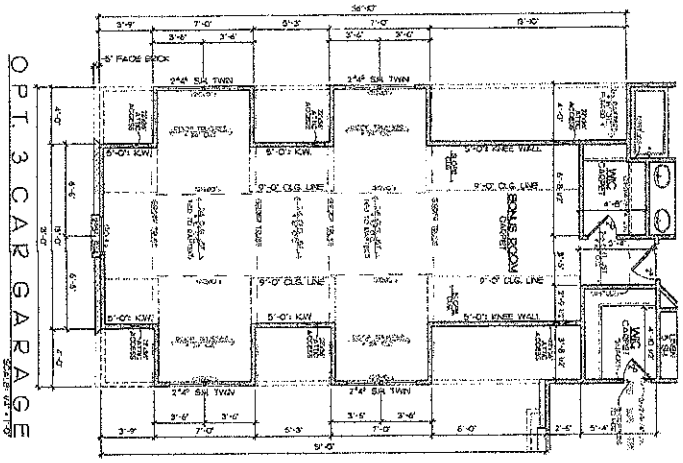
I.Q. CUSTOM CONSTRUCTION
840 Edmingston Rd.
Mt. Ulla, NC 28125 Ph. 704-880-5738

THE HAWTHORN
HOUSE PLAN

FIRST FLOOR PLAN

S. BROOKS

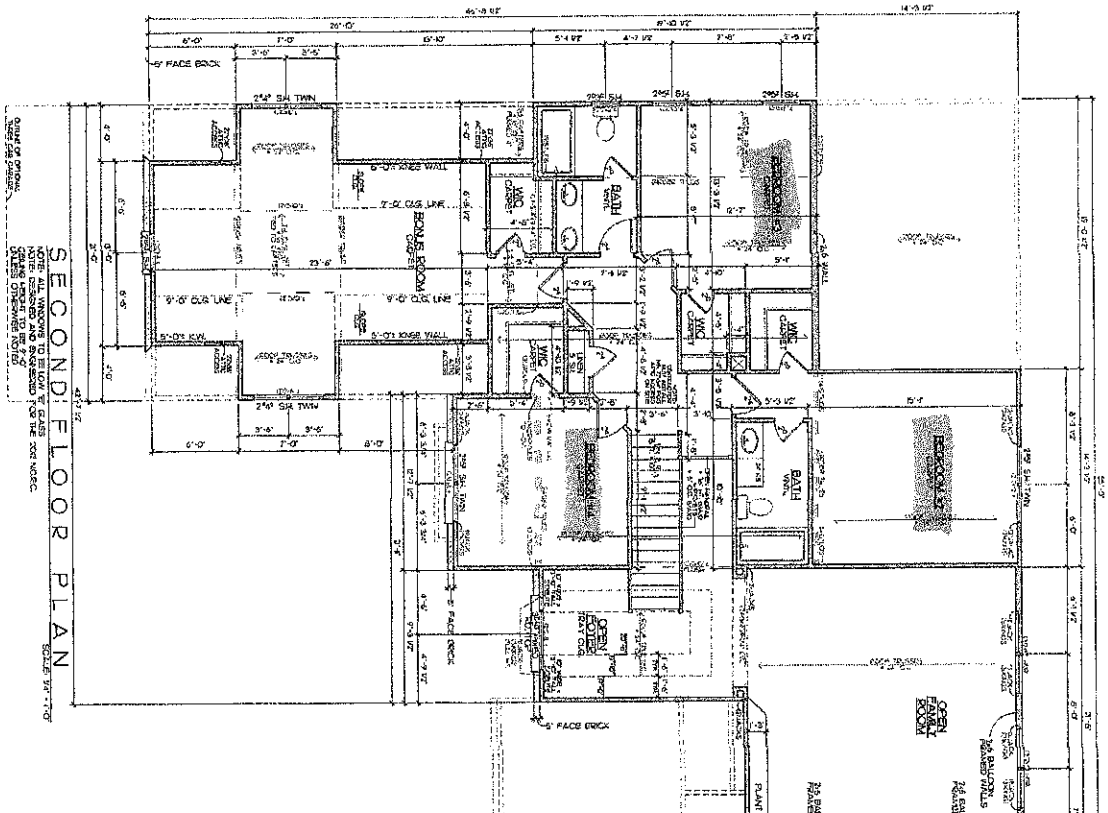
3



Acknowledgement Of Plans Submittal ONLY!

Tom Shuck Date 5-17-16

Kathleen Saunders Date 5-17-16



4		THE HAWTHORN HOUSE PLAN	I.Q. CUSTOM CONSTRUCTION	
		SECOND FLOOR PLAN	840 Edmiston Rd. Mt. Ulla, NC 28125 Ph. 704-660-5738	