



Purchaser must verify all dimensions and conditions before beginning construction.

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FRONT ELEVATION
SCALE 1/4" = 1'-0"

ATTIC VENTILATION:

THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 500 , PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR CORNICE VENTS.

GROSS ATTIC AREA TO BE VENTILATED 2691 SQ.FT.
2691/500 = 5.38 SQ.FT. NET FREE AREA

50% OF VENTING MUST BE 9FT. ABOVE EAVE OR SOFFIT VENTS.



REAR ELEVATION
SCALE 1/4" = 1'-0"

LOT 3 HERRIWATER
AT BROWNING PLACE,
YOUNGSVILLE
The Ashley
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Haven Homes

MidTown Designs Inc. 1732 Deacon Falls Way Wendell NC 27591 Phone: 919-783-8626 www.midtowndesigns.com

DATE	REV	DATE	REV

LOT

SUB

DATE

5/3/2023

SCALE

PROJECT #

230204

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Left Side Elevation



Right Side Elevation

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STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BRIDGES DR. RALEIGH, NC 27604
LICENSE: G-1287, PHONE: 919-878-1617
PROJECT # 20-2050
Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineers' liability. Seal is valid for projects permitted one year from date of seal.
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FRAMING NOTES:

NC (2018 NCRC); Wind: 115-120 mph

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP; CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.

2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) EXPOSURE B; 1/4". EXPOSURE C; 15/32". SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT 14" O.C. NAILING PATTERN 12" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES.

3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE, BLOCK AT ROOF AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES, MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.

4. "HD" = HOLD-DOWN; HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.

4. GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.

5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #4 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

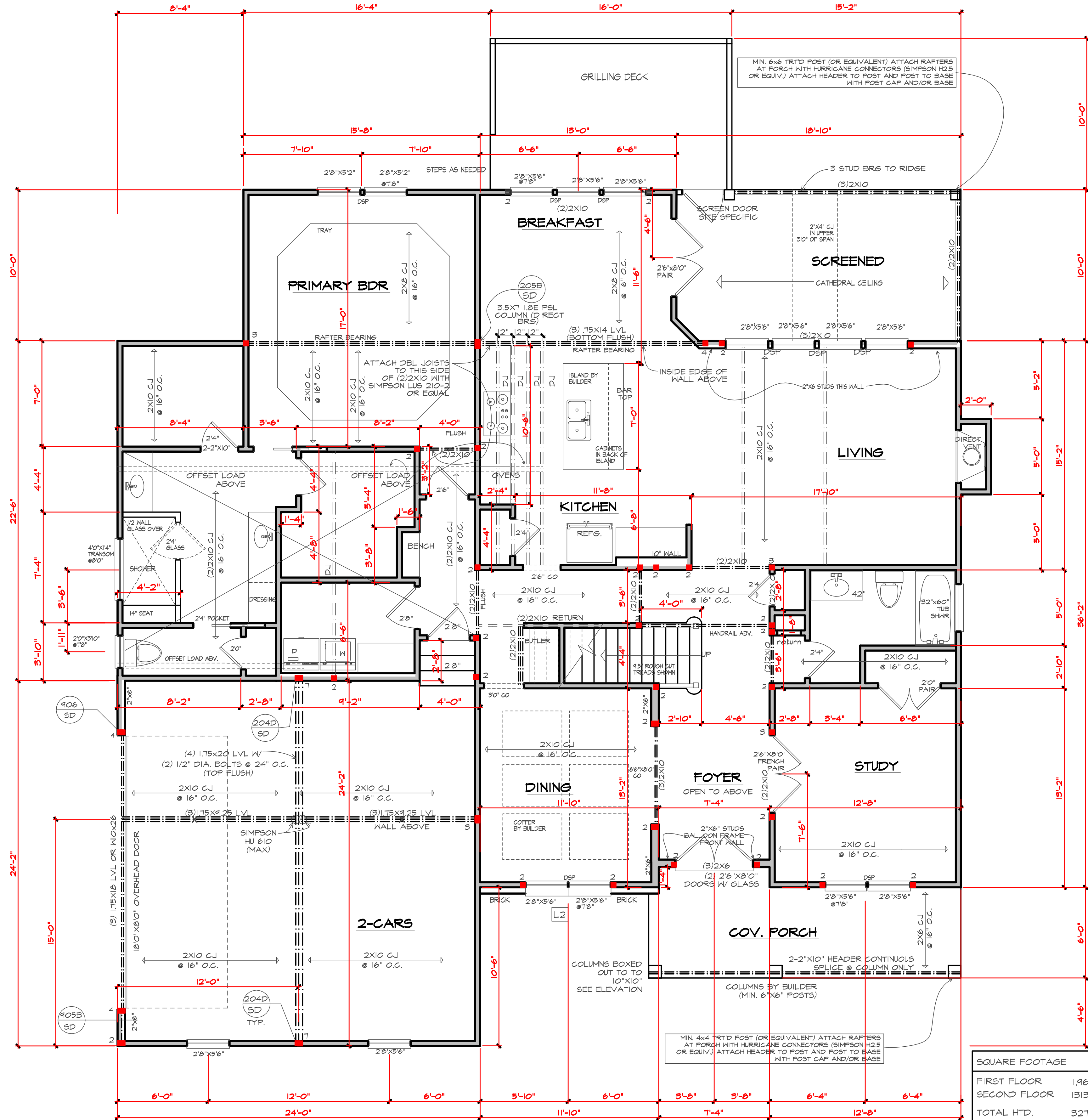
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS) ATTACH ONE SIDE WITH 1/4" WSP SHEATHING WITH 8d NAILS AT 14" O.C. NAILING PATTERN 14" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #4 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2X10 (4" WALL) OR (3) 2X10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.

2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R402.3(5) OR AS BELOW PER NCCO1 COMMENTARY KING STUDS AT WALL OPENINGS. REVISED 1-9-2020;

- UP TO 3' SPAN: (1) KING STUD
- OVER 3' UP TO 4' SPAN: (2) KING STUDS
- OVER 4' UP TO 9' SPAN: (3) KING STUDS
- OVER 9' UP TO 12' SPAN: (4) KING STUDS
- OVER 12' UP TO 15' SPAN: (5) KING STUDS



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

FIRST FLOOR	1,964 SQ.FT.
SECOND FLOOR	1,513 SQ.FT.
TOTAL HTD.	3,277 SQ.FT.
GARAGE	556 SQ.FT.
PORCHES	322 SQ.FT.
DECK	160 SQ.FT.
UNFINISHED ATTIC	103 SQ.FT.

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STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
5716 BENSON DR. RALEIGH, NC 27604
LICENSED-C-12871, PHONE: 919-878-8877
PROJECT # 20-2050
Engineer's seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
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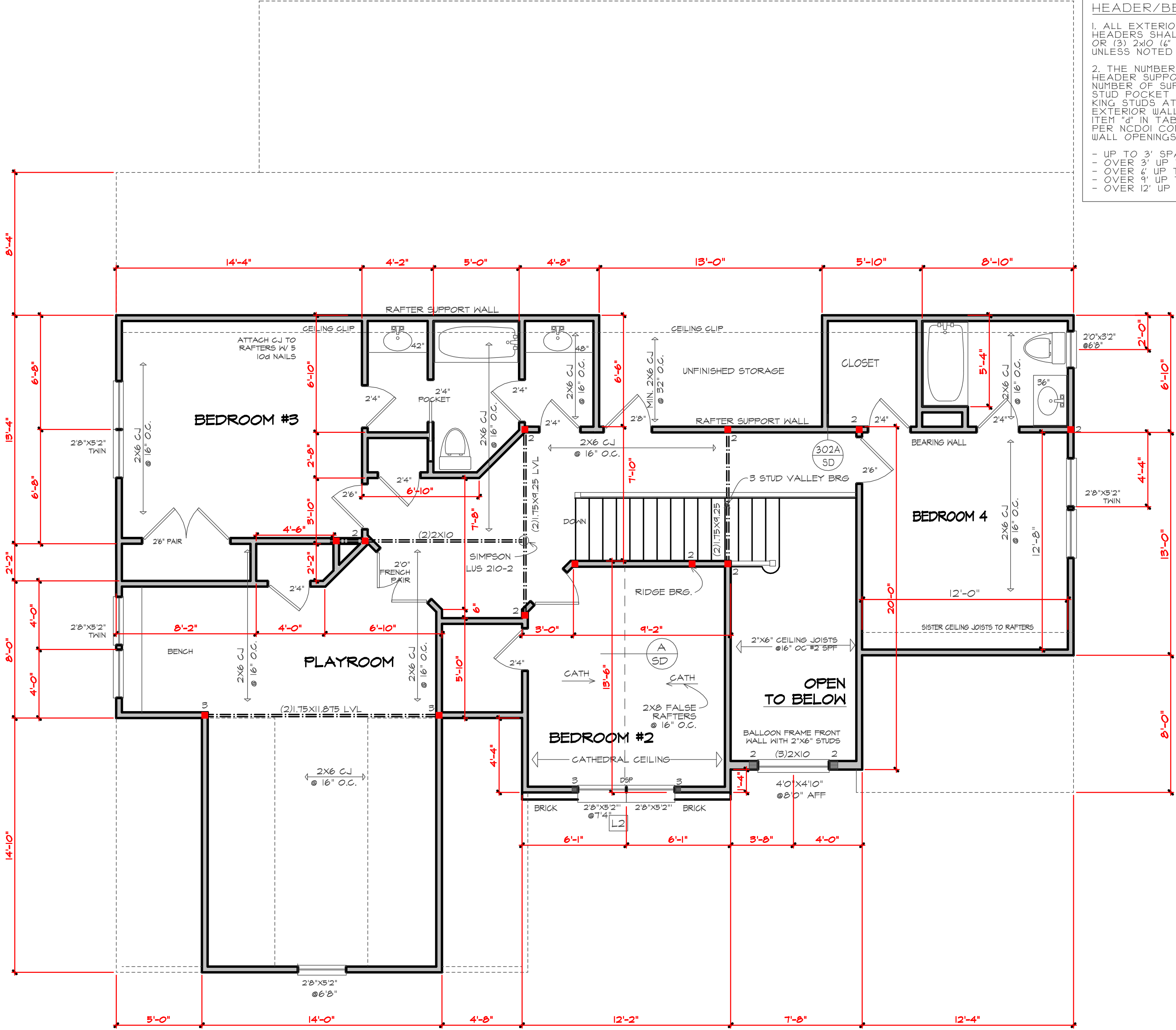
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HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2x10 (4" WALL) OR (3) 2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.

2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM #4 IN TABLE R602.3(5) OR AS BELOW PER NCDOJ COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:

- UP TO 3' SPAN: (1) KING STUD
- OVER 3' UP TO 6' SPAN: (2) KING STUDS
- OVER 6' UP TO 9' SPAN: (3) KING STUDS
- OVER 9' UP TO 12' SPAN: (4) KING STUDS
- OVER 12' UP TO 15' SPAN: (5) KING STUDS



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

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