



Purchaser must verify all dimensions and conditions before beginning construction.

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THIS PLAN DESIGNED UNDER NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION (2018 IRC)
NC 2008 NCRC, Wind : 115 - 120 mph

SUMNER CONSTRUCTION
The Camden 2
LOT 156 IRONWOOD

3/28/2023

PROJECT #
230307

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



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 200, 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 5 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 2341 SQ.FT.
2341/200 = 11.71 SQ.FT. NET FREE AREA
50% OF VENTING MUST BE 5FT. ABOVE EAVE OR SOFFIT VENTS.



REAR ELEVATION
SCALE 1/8" = 1'0"
STEPS TO GRADE AS NEEDED



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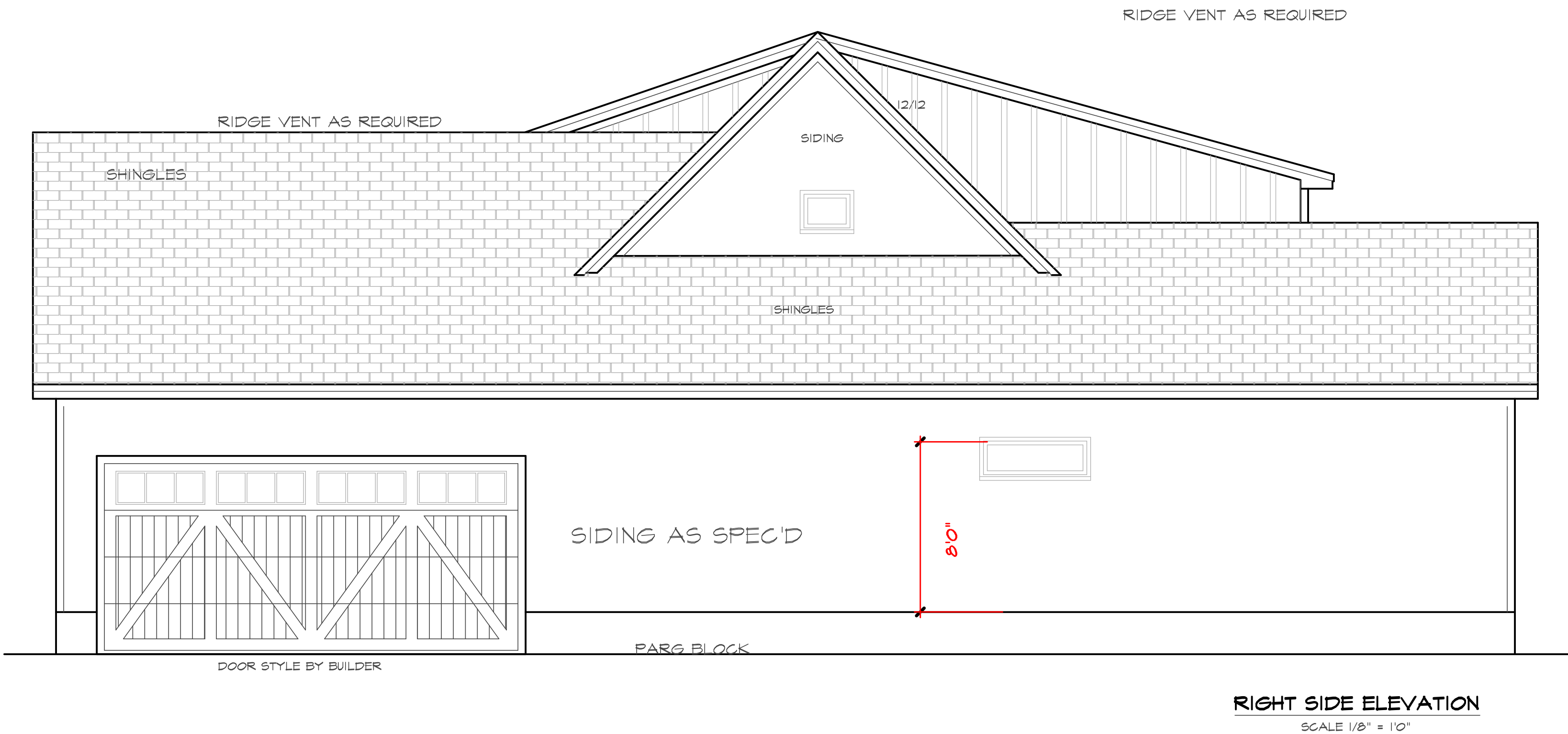
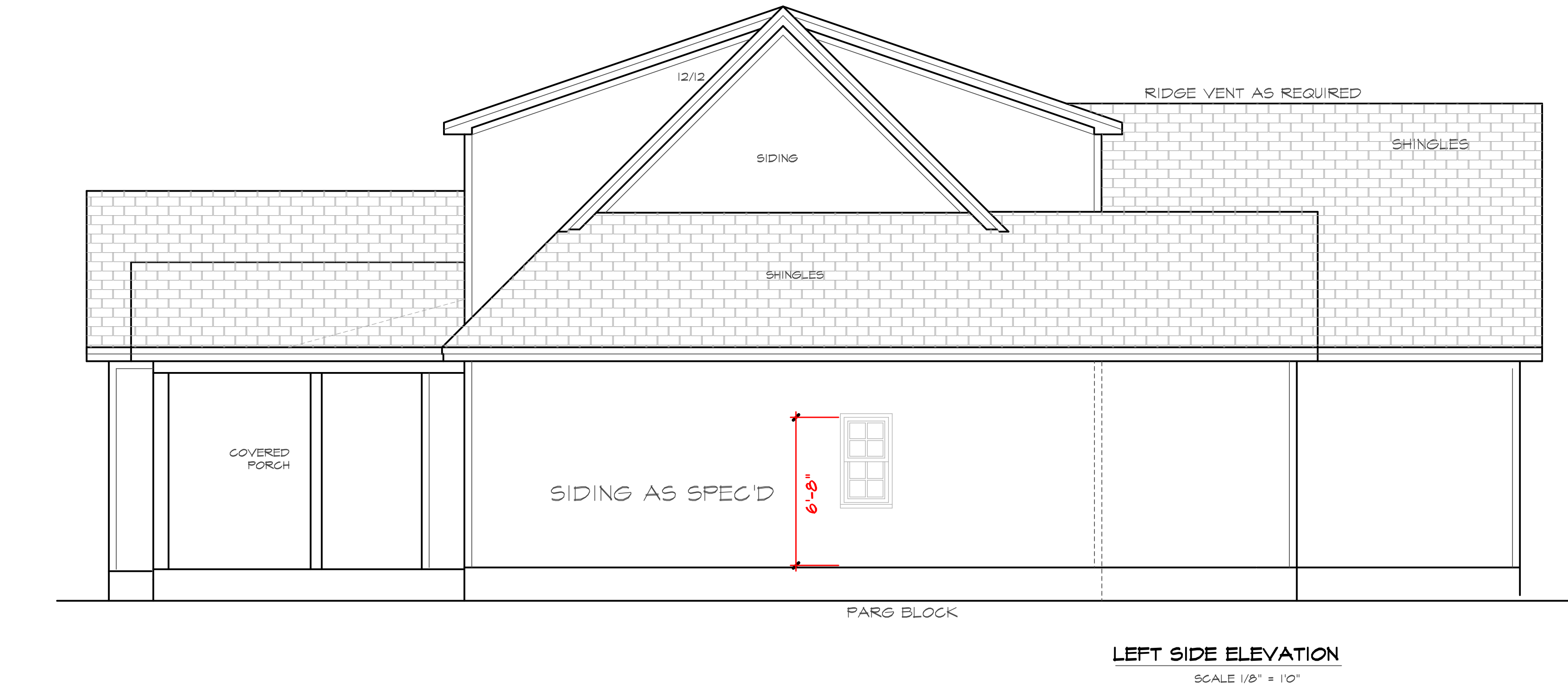
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FOUNDATION STRUCTURAL NOTES:

- ① (3) 2 x 10 SFF #2 GIRDER DROPPED, TYPICAL UNO.
- ② CONCRETE BLOCK PIER SIZE SHALL BE:
- | SIZE | HOLLOW MASONRY | SOLID MASONRY |
|---------|----------------|-------------------|
| 8 x 16 | UP TO 32" HIGH | UP TO 5'-0" HIGH |
| 12 x 16 | UP TO 48" HIGH | UP TO 9'-0" HIGH |
| 16 x 16 | UP TO 64" HIGH | UP TO 12'-0" HIGH |
| 24 x 24 | UP TO 96" HIGH | |
- WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

- ③ WALL FOOTING AS FOLLOWS:

DEPTH: 8" - UP TO 2-1/2 STORY
10" - 3 STORY

WIDTH: SIDING (OR EQUAL)
- 16" - UP TO 2-1/2 STORY

BRICK VENEER
- 16" - 1 ST
- 20" - 2 ST
- 24" - 3 ST

FOR FOUNDATION WALL HEIGHT AND BACKFILL
REQUIREMENTS, REFER TO NORTH CAROLINA
RESIDENTIAL CODE TABLE R404.1.1 (1 THRU 4)
NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF
CONTRACTOR MUST VERIFY SITE CONDITIONS
AND CONTACT SOILS ENGINEER IF MARGINAL OR
UNSTABLE SOILS ARE ENCOUNTERED.

ATTACH SILL PLATE WITH 1/2"dia. ANCHOR BOLTS
AT 6'-0" CENTERS (7" EMBEDMENT) AND 12" FROM
EACH PLATE END. (SECTION R 403.1.6)

- 4 "■" DESIGNATES A SIGNIFICANT POINT
LOAD TO HAVE SOLID BLOCKING TO
PIER. SOLID BLOCK ALL BEAM BEARING
POINTS NOTED TO HAVE THREE OR
MORE STUDS TO END, TYPICAL.

- ## 5 ABBREVIATIONS

"SJ" = SINGLE JOIST
"DJ" = DOUBLE JOIST

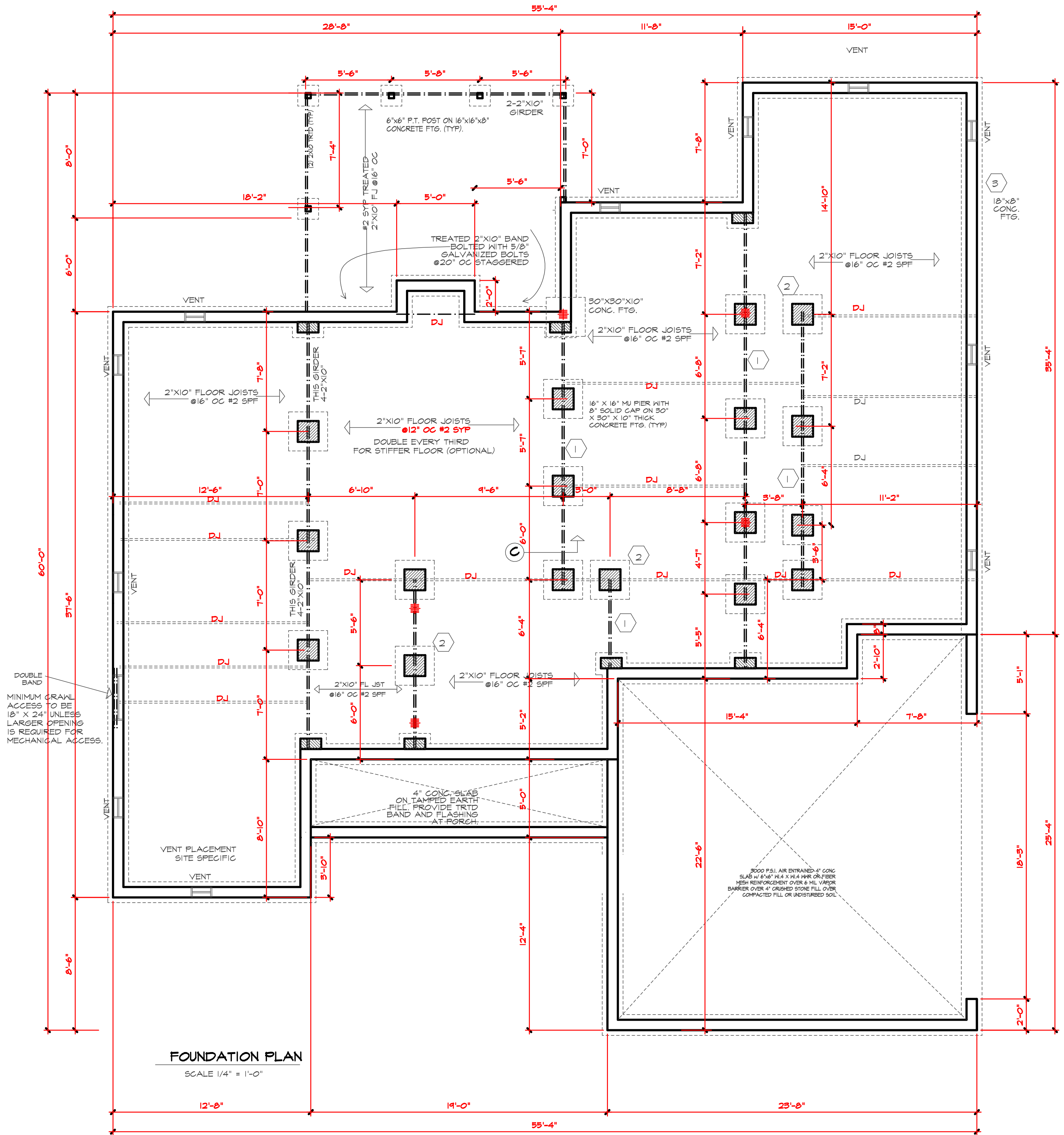
FOUNDATION VENTING

SECTION R408 UNDER FLOOR SPACE

R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.67 m squared for each 100 m squared) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner and intermediate opening.

CRAWL AREA TO BE VENTED: 1635 SQ.FT.
163/1500 = 1.09 NET FREE VENTING AREA REQUIRED

R408.2 Ground Vapor Retarder
A minimum 6 mil. polyethylene vapor retarder shall be installed to cover all earth in the crawl space with joints lapped not less than 12"





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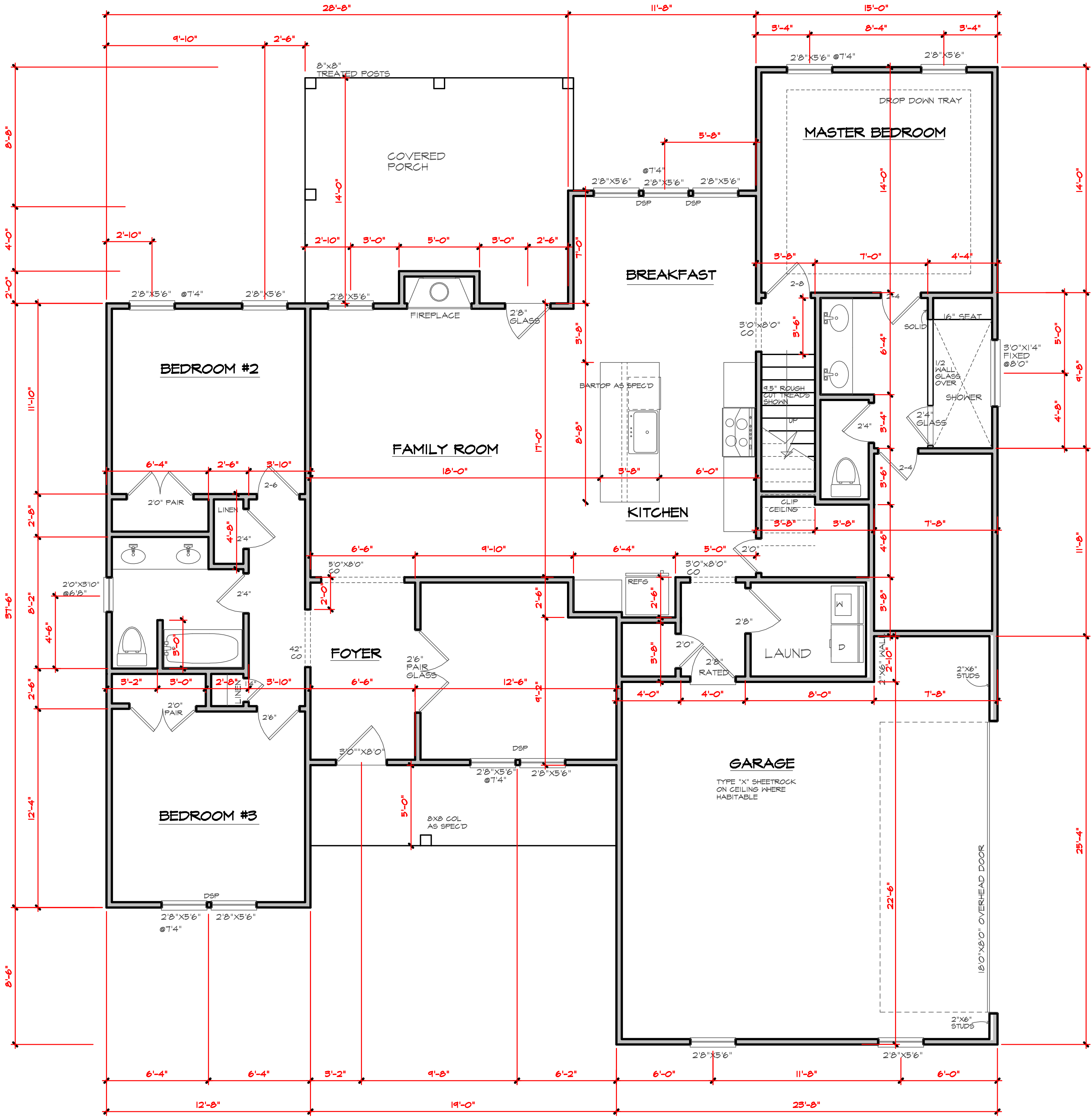
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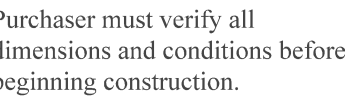
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FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
1ST FLOOR	1858 SQ.FT.
2ND FLOOR	832 SQ.FT.
TOTAL	2690 SQ.FT.
GARAGE	
REAR PORCH	552 SQ.FT.
FRONT PORCH	231 SQ.FT.
TOTAL UNHEATED	878 SQ.FT.



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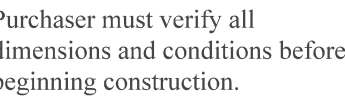
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