



Purchaser must verify all dimensions and conditions before beginning construction.

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THIS PLAN DESIGNED UNDER NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION (2021 IRC)
NC (2018 NRC) ; 1994 - 118 - 120 mpm

The Southern Magnolia
GARAGE RIGHT 3 CARS
Haven Homes

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

DATE
8/6/2024

PROJECT #
240205.2



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



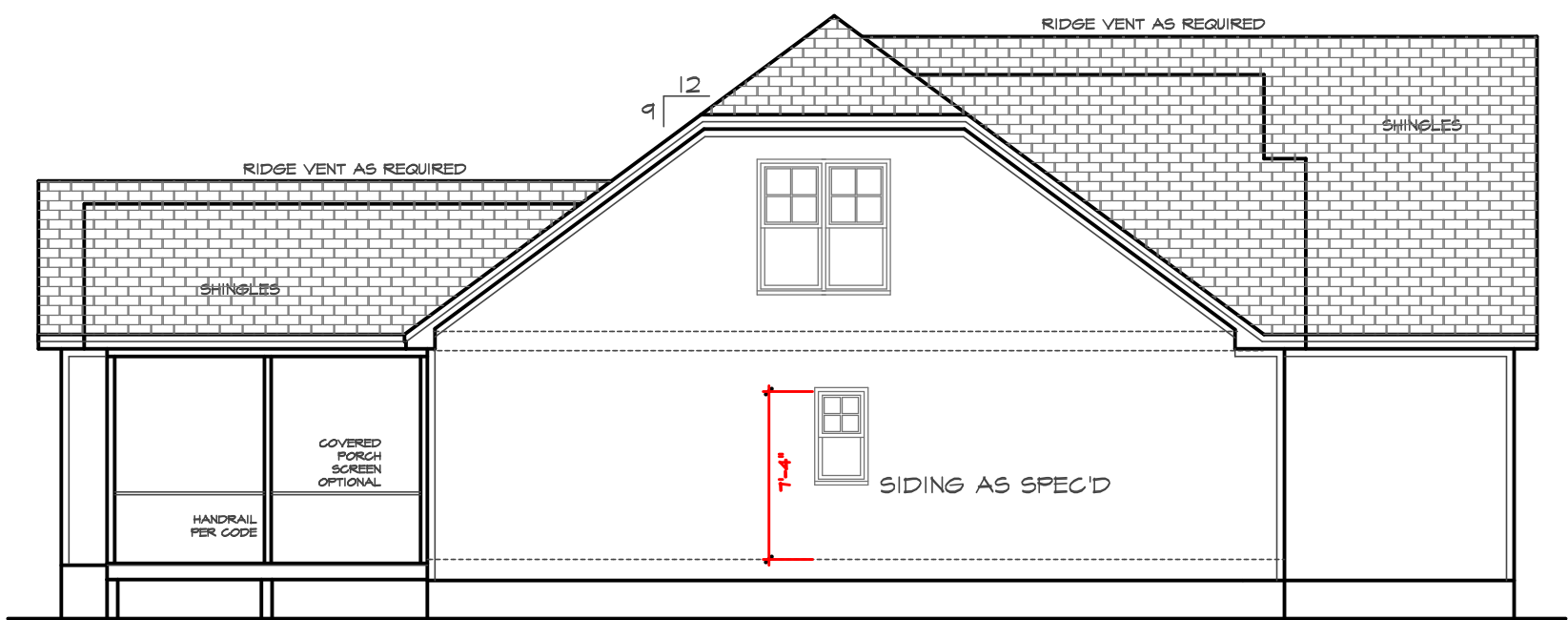
REAR ELEVATION
SCALE 1/8" = 1'0"

ATTIC VENTILATION:

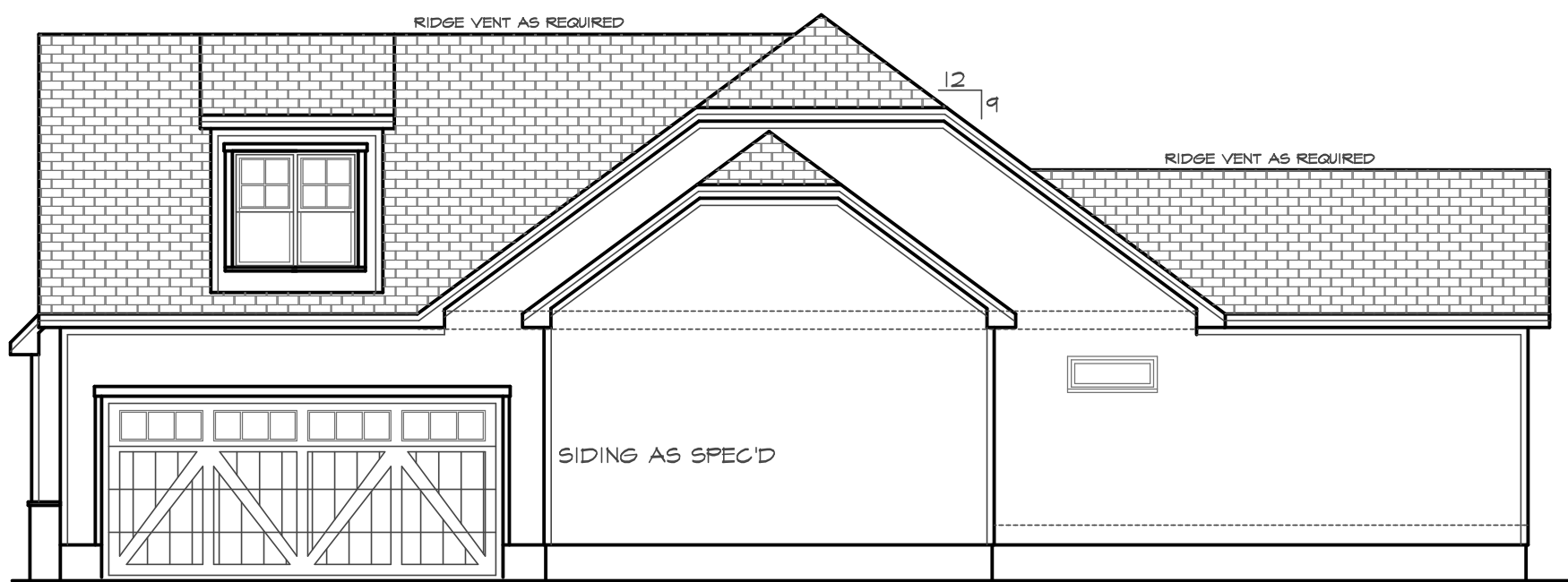
THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET 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 2341 SQ.FT.
2341/300 = 7.84 SQ.FT. NET FREE AREA

50% OF VENTING MUST BE 3FT. ABOVE EAVE OR SOFFIT VENTS.



LEFT SIDE ELEVATION
SCALE 1/8" = 1'0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'0"

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 of said building.

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"

(1) (3) 2 x 10 SPF #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
16" - 3 STORY

BRICK VENEER

- 16" - 1 STORY

- 20" - 2 STORY
- 24" - 3 STORY

FOR FOUNDATION WALL HEIGHT AS

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 (1" 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:

"6.1" - SINGLE JOIST

"DJ" = DOUBLE JOIST

"TJ" = TRIPLE JOIST

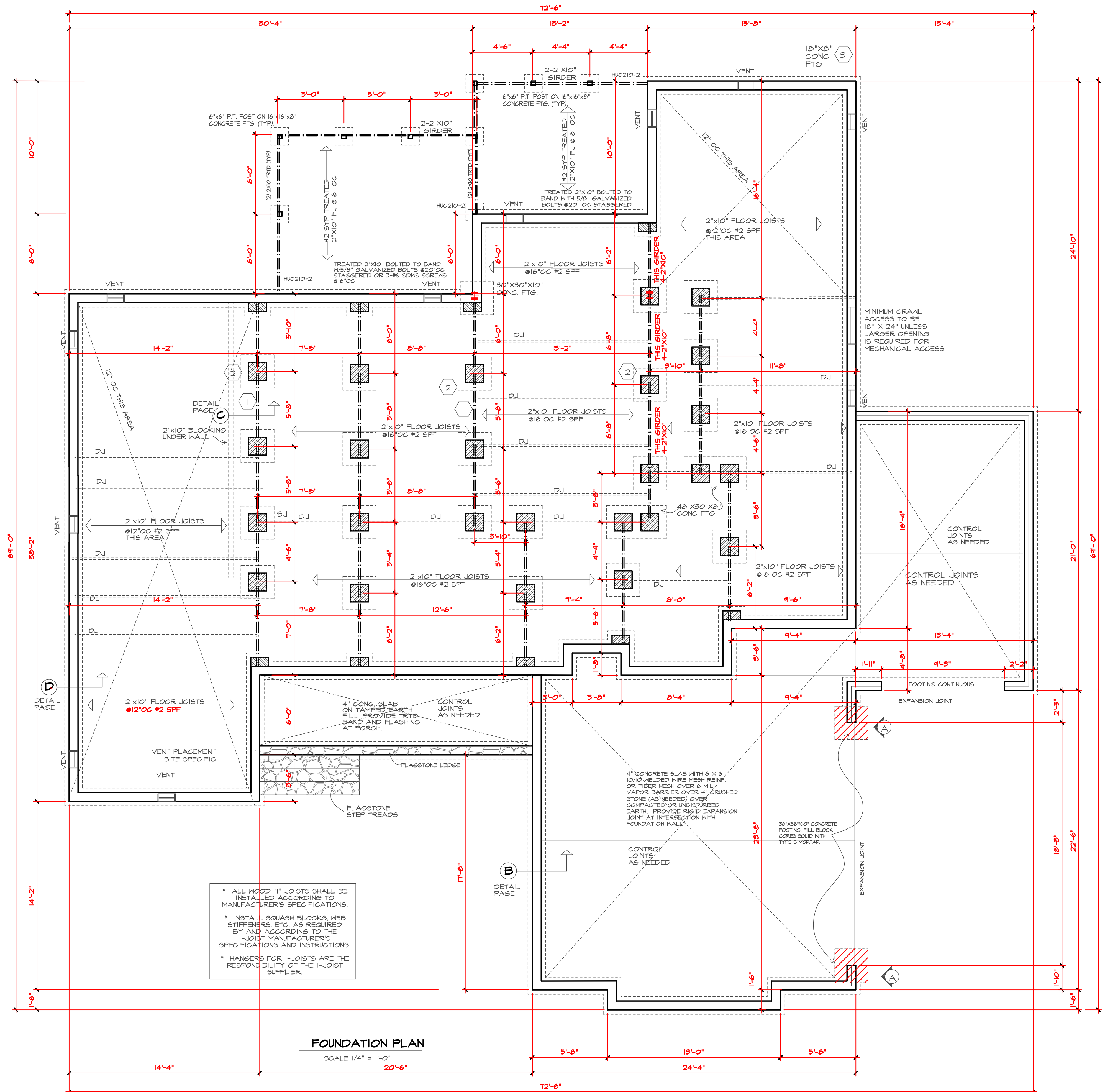
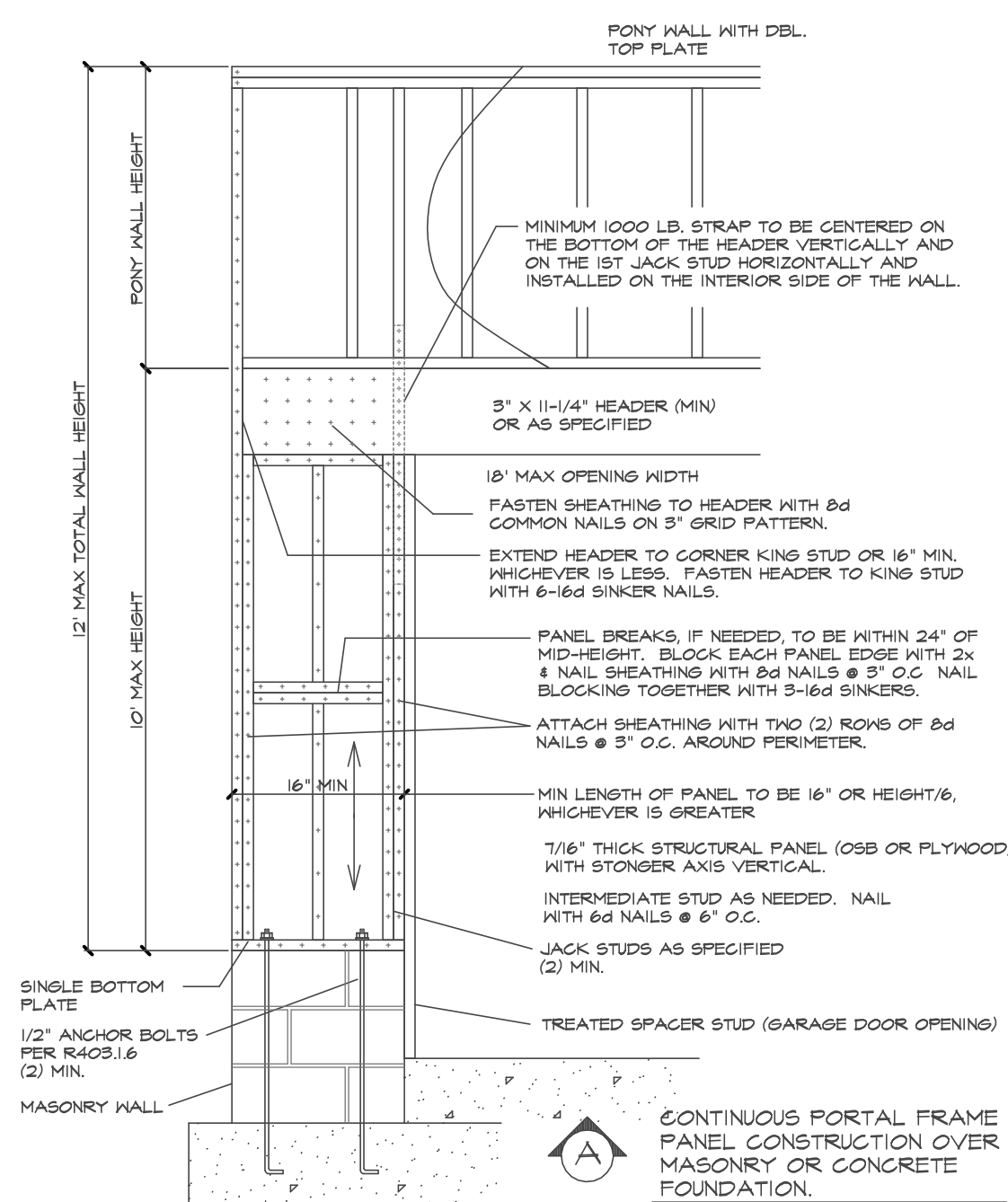
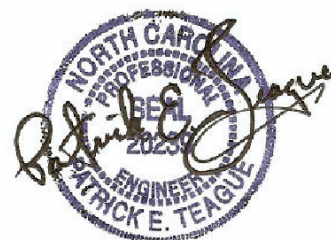
7/18/2024

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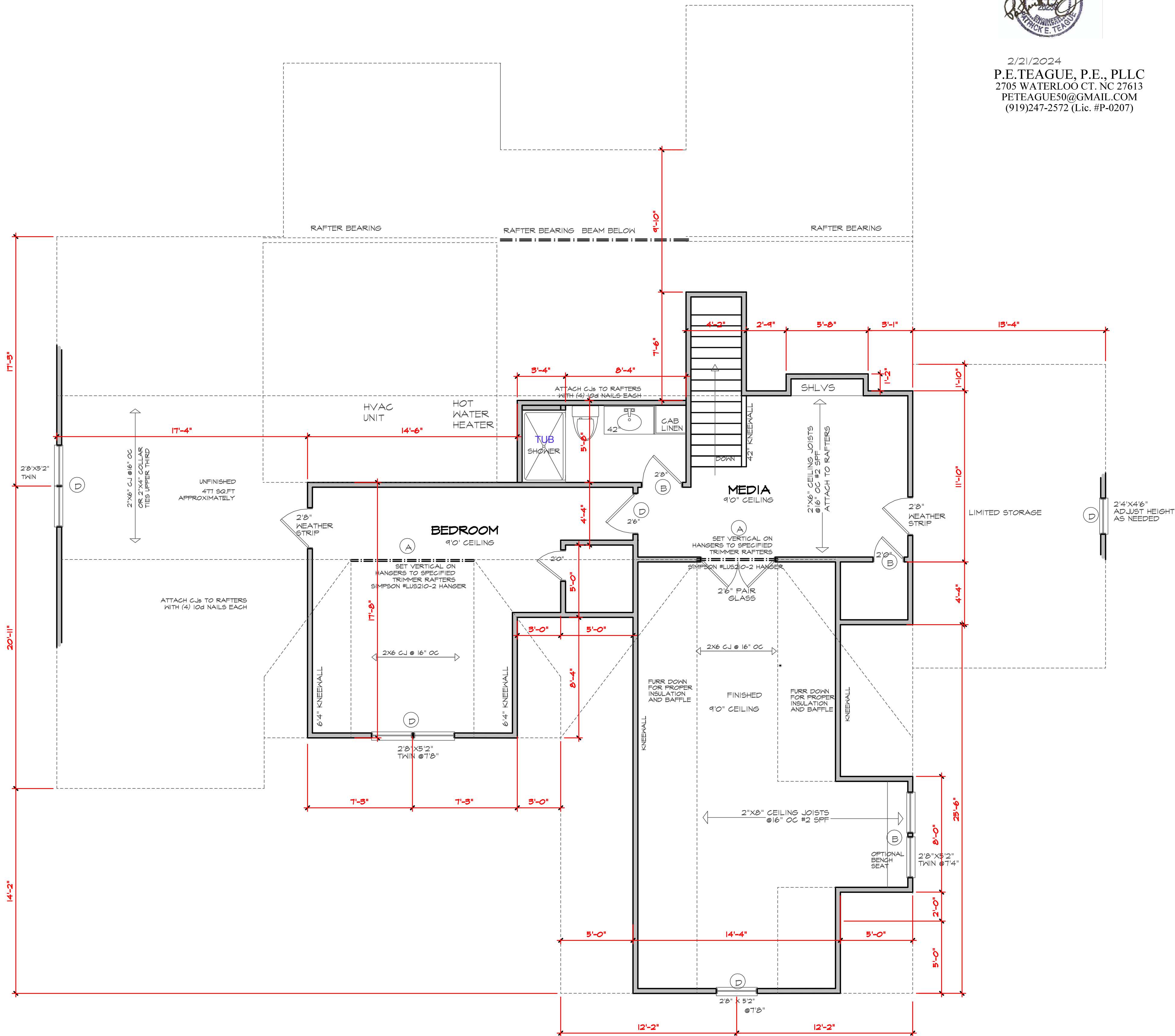
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2/21/2024

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- BEAM SCHEDULE
- (A) 2-2"x10" FLUSH
 - (B) 2-2"x10" DROPPED
 - (C) 2-2"x8 FLUSH
 - (D) 2-2"x8" DROPPED
 - (E) 2-1.75"x9.25" LVL FLUSH
 - (F) 2-1.75"x9.25" LVL DROPPED
 - (G) 3-1.75"x9.25" LVL FLUSH
 - (H) 2-2"x12" DROPPED
 - (J) 2-1.75"x11 7/8" LVL FLUSH BOTTOM
 - (K) 2-1.75"x11 7/8" LVL DROPPED
 - (M) 3-1.75"x16" LVL TOP FLUSH OR W 8X28 FLUSH BEAM
 - (N) 2-1.75"x14" LVL BOTTOM FLUSH
 - (P) 2-1.75"x16" LVL FLUSH
 - (R) 3-1.75"x18" LVL DROPPED
 - (S) 2-1.75"x16" LVL TOP FLUSH OR W 8X15 STEEL FLUSH
 - (T) 2-1.75"x14" LVL DROPPED



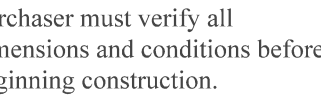
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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RESIDENTIAL CODE 2018 EDITION (2021 IRC)
NC (2018) NRCG ; Amend 118 - 120 mpm

The Southern Magnolia
GARAGE RIGHT 3 CARS
Haven Homes

DATE
8/6/2024

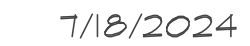
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(115-120) MPH WIND ZONE)

-

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RESIDENTIAL CODE 2018 EDITION (2021 IRC)

NC (2018 NCR): Wind : 15 - 20 mph

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GARAGE RIGHT 3 CARS

Haven Homes

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8/6/2024

PROJECT

240205

STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (2018 IRC), PLUS ALL LOCAL CODES AND REGULATIONS.

ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

2) DESIGN LOADS SEE TABLE R301.3

WIND SPEED: (REFER TO TABLE R301.2.4)
VERIFY ZONE BEFORE CONSTRUCTION.

3) WALL BRACING: WALLS SHALL BE BRACED ALONG BRACED WALL LINES ACCORDING TO SECTION R602.10. THE AMOUNT, LOCATION AND CONSTRUCTION OF BRACING SHALL COMPLY WITH R602.10. NOTE THAT THE BRACING SHOWN ON THE PLANS IS BASED ON THE PRESCRIPTIVE BRACING REQUIREMENTS OF THE CODE AND SHALL BE VERIFIED AND/OR APPROVED BY THE CODE OFFICIAL.

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (NO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP.

5) ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

6) ALL FRAMING LUMBER SHALL BE SPF #2 (FB = 875 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP #2 (FB=475 PSI). PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (FC/PERP) = 425 PSI - MIN).

7) ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2X4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN (NO), (2) 2X4 STUDS FOR BEAM SPAN GREATER THAN 6'-0" (NO).

8) L.V.L. SHALL BE LAMINATED VENEER LUMBER, FB=2600 PSI, FV=285 PSI, E=1,900,000 PSI. P.S.L. SHALL BE PARALLEL STRAND LUMBER, FB=2400 PSI, FV=240 PSI, E=2,000,000 PSI. L.S.L. SHALL BE LAMINATED STRAND LUMBER, FB=2250 PSI, FV=400 PSI, E=1,950,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.

9) ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

10) ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2 INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER X 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.

11) REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.

12) FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.

13) BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0" (NO).

14) THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS SEE R301.2(6)

DWELLING / GARAGE SEPARATION

REFER TO SECTIONS R302.3, R302.6, AND R302.7

WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.

STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.

CEILING. A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable room above the garage. If there are habitable room above the garage a minimum of 5/8" type X gypsum board must be installed on the garage ceiling.

OPENING PENETRATIONS. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or noncombustible core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

DUCT PENETRATIONS. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

ATTIC ACCESS

SECTION R207

R207.1 Attic access. An attic access opening shall be provided to attic areas that exceed 400 square feet (37.16 m²) and have a vertical height of 60 inches (1524 mm) or greater. The net clear opening shall not be less than 20 inches by 30 inches (508 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M105.13 for access requirements where mechanical equipment is located in attic.

Exceptions:

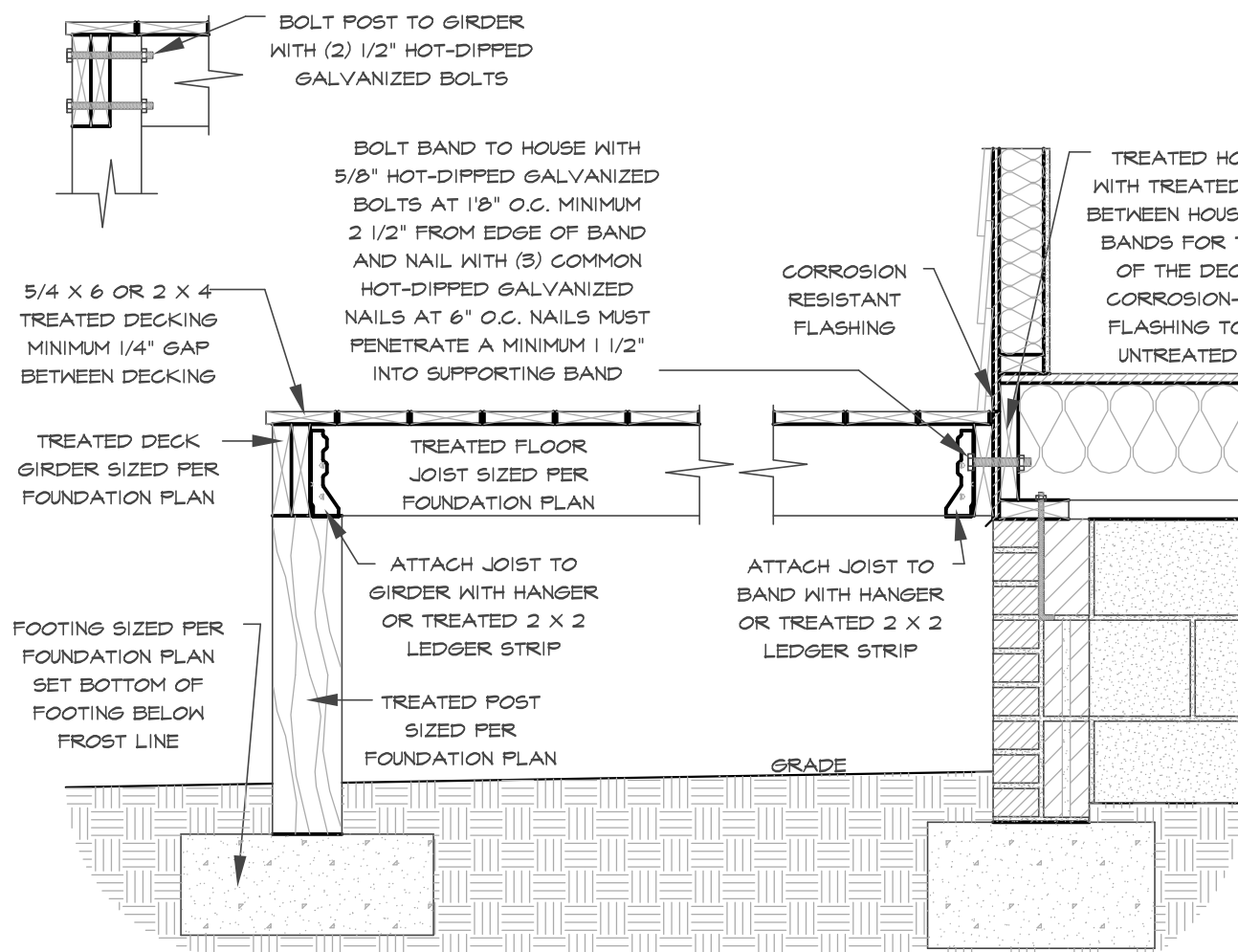
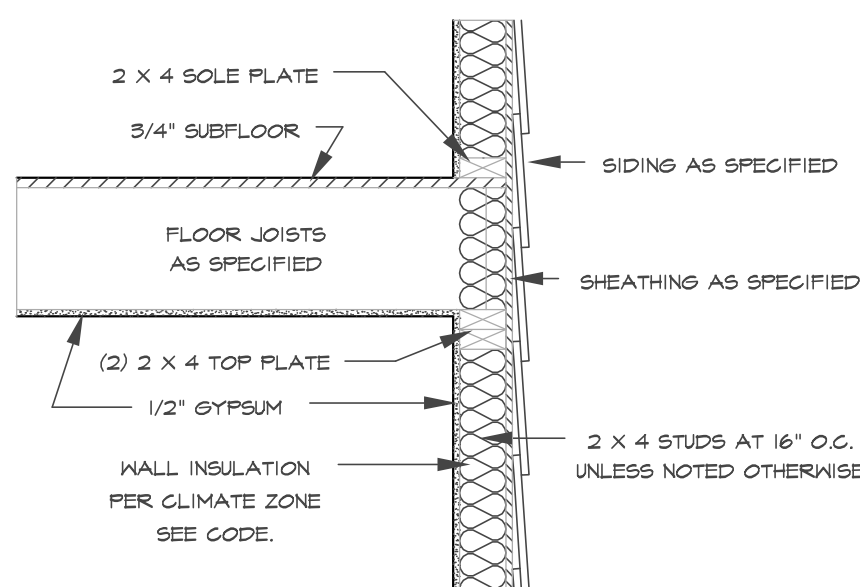
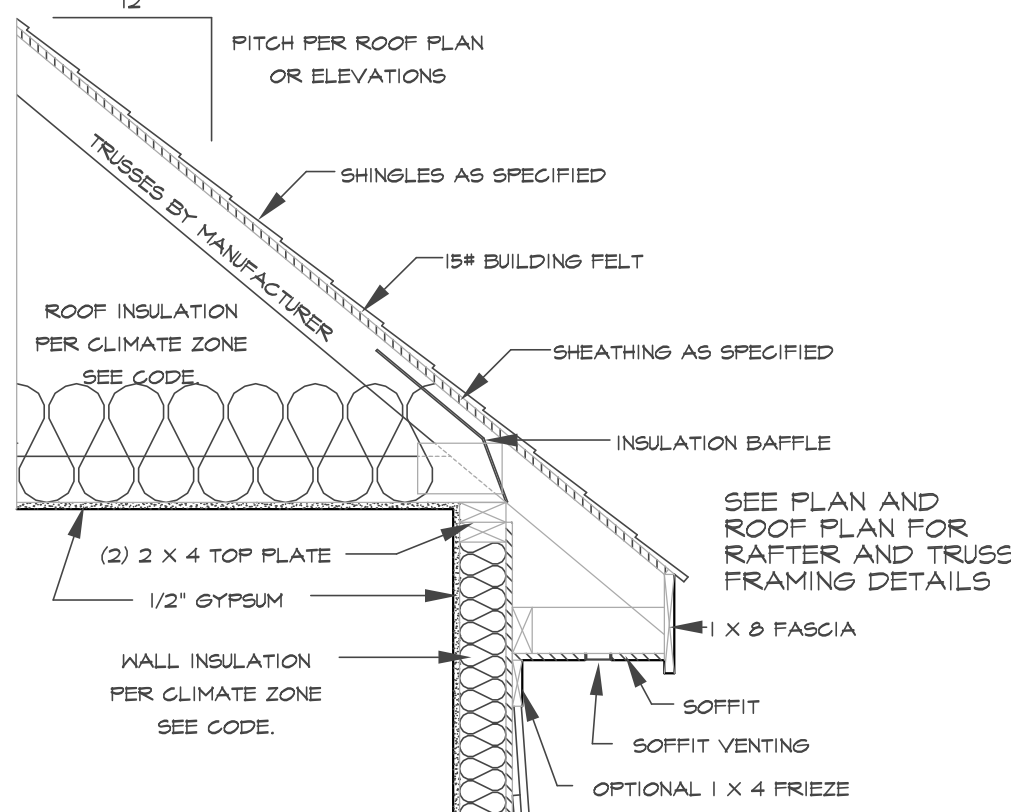
1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc., are not required to have access.
2. Pull down stair breeds, stringers, handrails, and hardware may protrude into the net clear opening.

STAIR DETAIL

NO SCALE

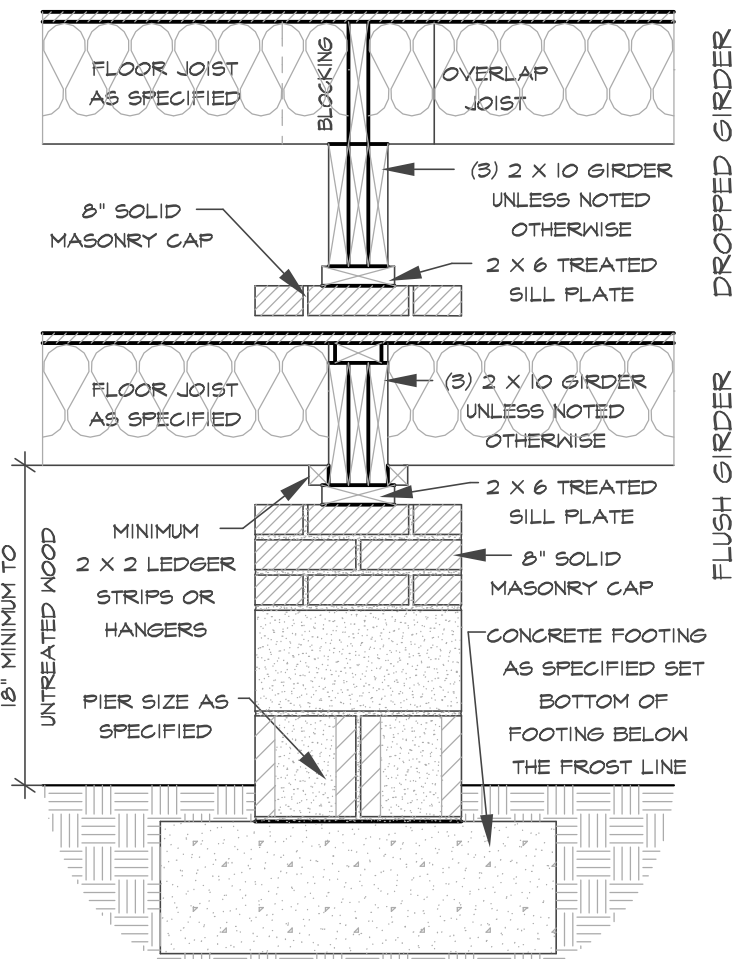
STAIR NOTES:

1. STAIRS RISERS MUST BE UNIFORM AND NOT EXCEED 8 1/4".
2. TREADS SHALL NOT BE LESS THAN 10" DEEP A 1" PROJECTION OVER RISER IS PERMITTED.
3. A MINIMUM OF 6'8" HEADROOM MUST BE MAINTAINED AT ALL PLACES ON STAIR.
4. THE WIDTH OF THE STAIR SHALL BE A MINIMUM OF 3'0". HANDRAIL MAY PROJECT FROM EACH SIDE OF STAIR A DISTANCE OF 3 1/2" INTO THE REQUIRED WIDTH.
5. WINDERS MUST BE A MINIMUM OF 4'1" IN WIDTH AT 12" FROM THE NARROWEST SIDE. TREAD SHALL BE NO NARROWER THAN 4" AT ANY POINT AND AVERAGE NO LESS THAN 4 INCHES.
6. HANDRAILS SHALL BE NO LESS THAN 34" AND NO MORE THAN 38" ABOVE TREAD NOSING.
7. WINDERS AND SPIRAL STAIRS SHALL HAVE THE HANDRAIL LOCATED ON THE OUTSIDE RADIUS.
8. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.



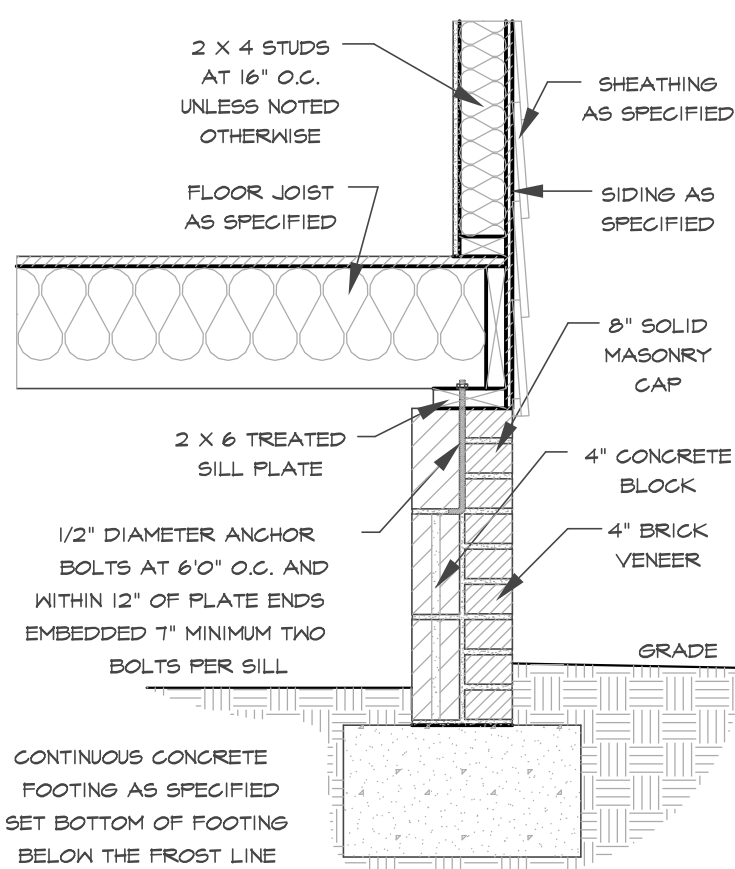
DECK ATTACHMENT DETAIL TO FRAMED WALL

SCALE 3/4" = 1'-0"



DROPPED/ FLUSH PIER

SCALE 3/4" = 1'-0"



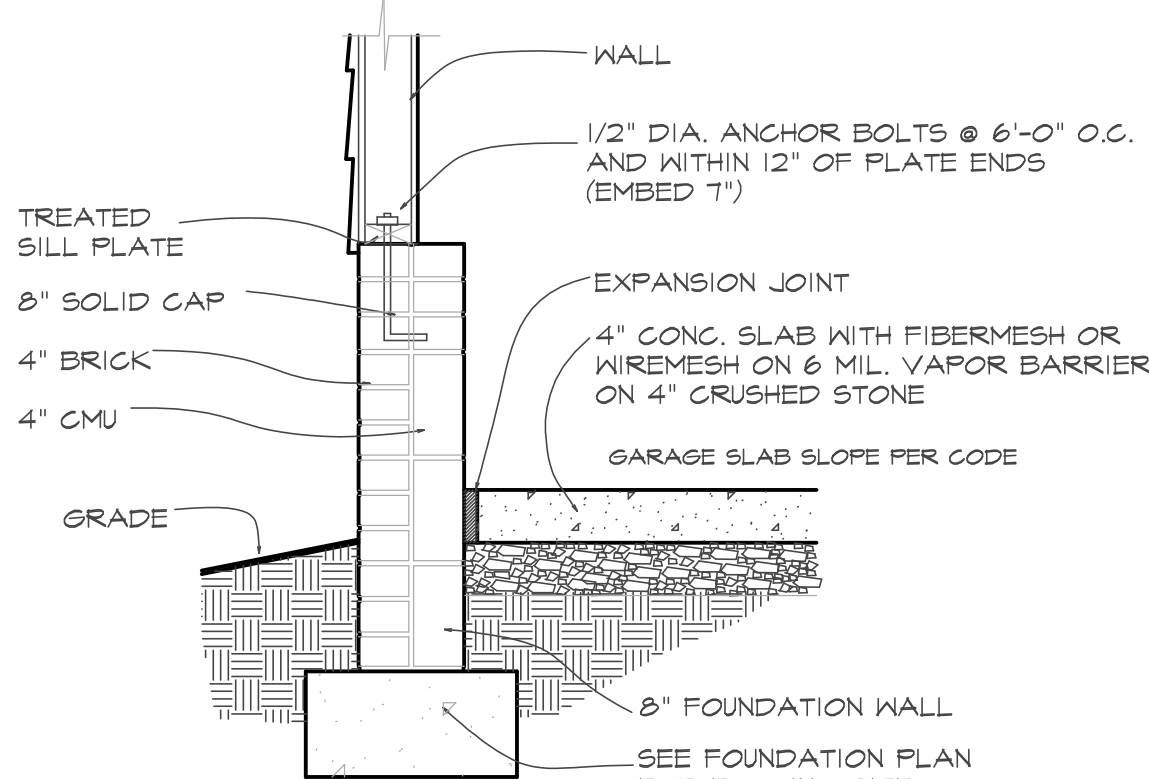
TYPICAL WALL SECTION

SCALE 3/4" = 1'-0"

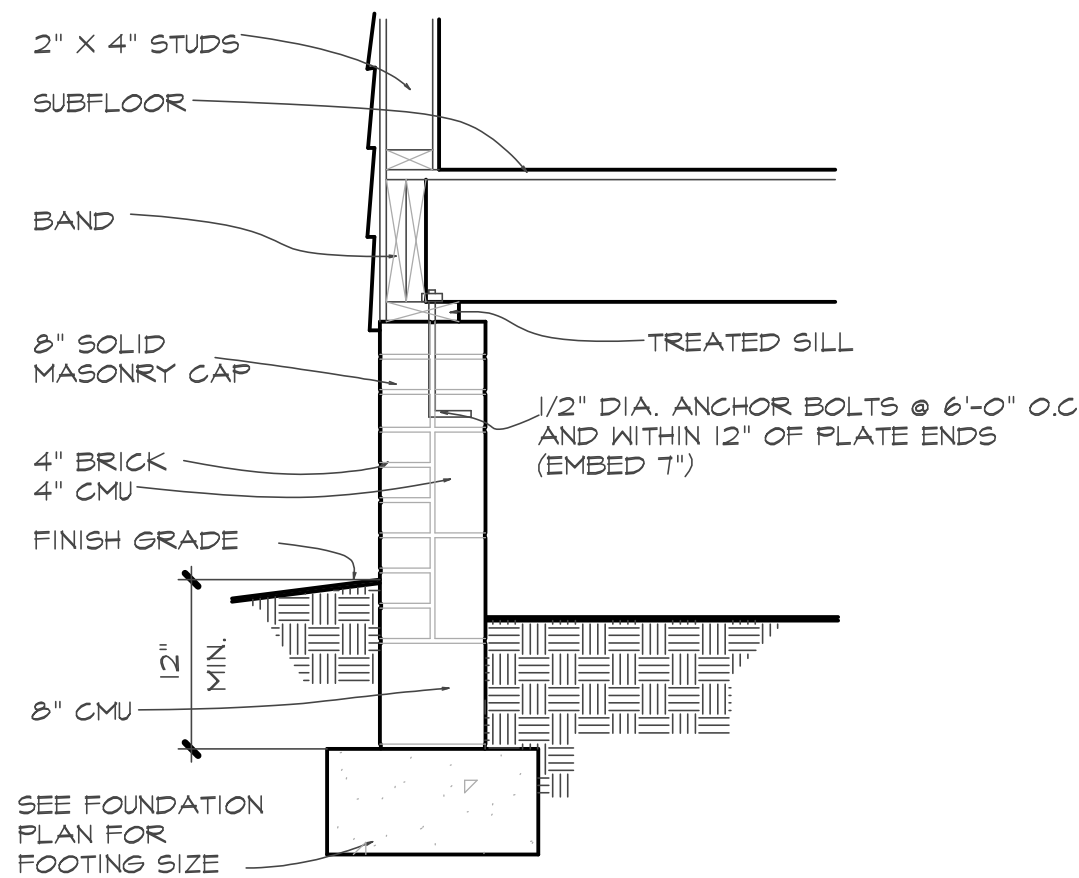
TABLE R402.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT ^a										
CLIMATE ZONE	FEET/VENTILATION U-FACTOR ^b	SKYLIGHT U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b
3	0.35	0.55	0.30	38 or 30x7	15 or 15-25	5/13 or 5/10x4	19	5/19	0	5/13
4	0.35	0.55	0.30	38 or 30x7	15 or 15-25	5/13 or 5/10x4	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30x7	15 or 15-25	13/17 or 13-55	30	10/15	10	10/19

TABLE R402.1.4 EQUIVALENT U-FACTORS ^a										
CLIMATE ZONE	FEET/VENTILATION U-FACTOR ^b	SKYLIGHT U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b	CEILING FLOOR/CEILING U-FACTOR ^b
3	0.35	0.55	0.30	0.077	0.141	0.147	0.097	0.136		
4	0.35	0.55	0.30	0.077	0.141	0.147	0.097	0.136		
5	0.35	0.55	0.30	0.061	0.082	0.093	0.055	0.065		

a. Nonpenetration U-factors shall be obtained from measurement, calculation or an approved source.
b. When more than half the insulation is on the interior, the mean wall U-factor shall be a maximum of 0.077 in Climate Zone 3, 0.077 in Climate Zone 4 and 0.061 in Climate Zone 5.
c. Basement wall U-factor of 0.060 is for walls located as defined by Figure R301.1 and Table R301.1.
d. A maximum of one glazed fenestration product assembly, having a U-factor no greater than 0.35 and a SHGC no greater than 0.70 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty. When applying this rule, and using the R301.1 "U-factor" compliance method to allow continued use of the software, the maximum fenestration product shall be modeled as meeting the U-factor of 0.35 and the SHGC of 0.70, as applicable, but the fenestration product actual U-factor and actual SHGC shall be noted in the comment section of the software for documentation. If application of this rule to the applicable product, compliance for these substitution products shall be verified compared to the software substituted maximum U-value requirement and maximum SHGC requirement, as applicable.



SECTION AT GARAGE SLAB



SECTION AT CRAWL