



Purchaser must verify all dimensions and conditions before beginning construction.

MidTown Designs Inc. assumes no liability for contractors practices and procedures

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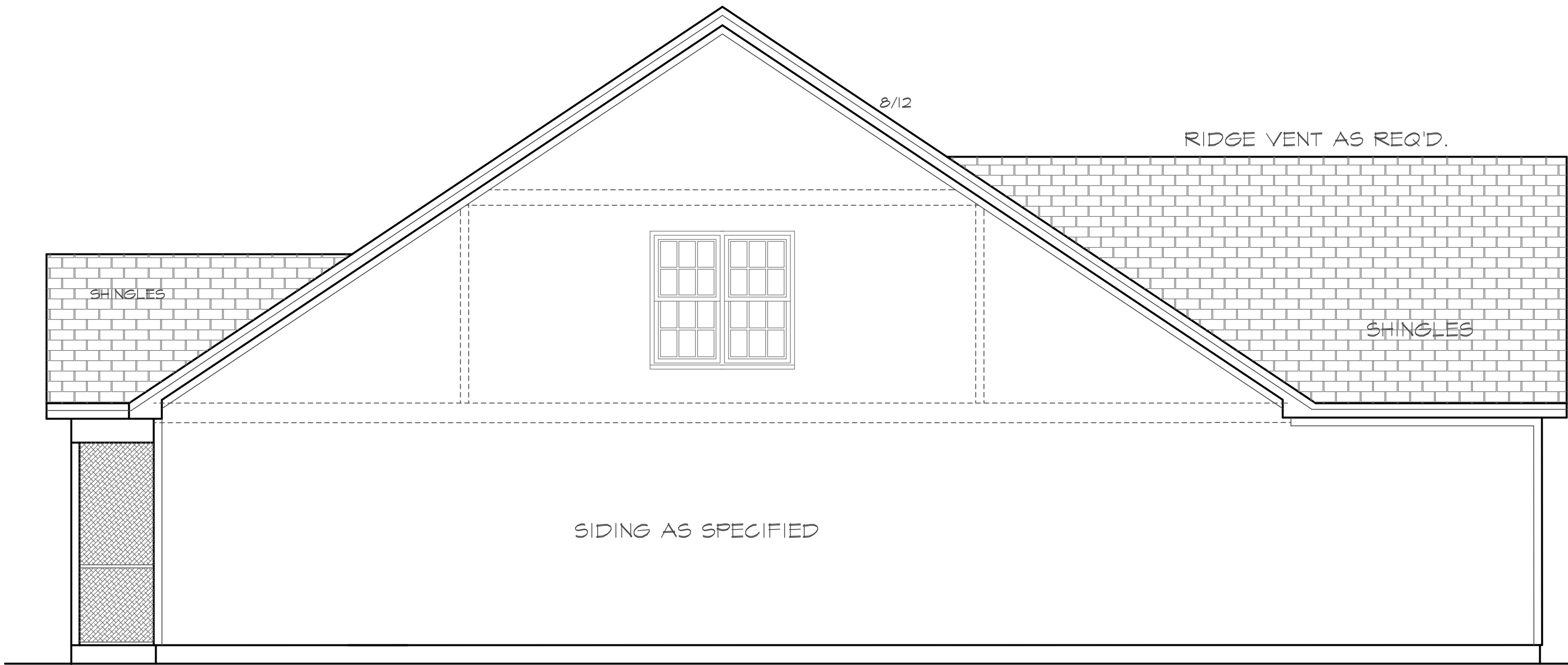
THIS PLAN DESIGNED UNDER NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION (2018 IRC)
NC (2018 NCRC) , Wind - 115 = 120 mph

Summer Construction LOT 4 FOREST HILLS GARAGE LEFT
HATTERAS V

3/4/2026

PROJECT #
260301

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



LEFT SIDE ELEVATION

8'-0"
CEILING HEIGHT
6'-8"
WINDOW HEIGHT
6'-0"
DORMER KNEEWALL
1'-4" UNO.
8'-0" CEILING HGT., UNO.

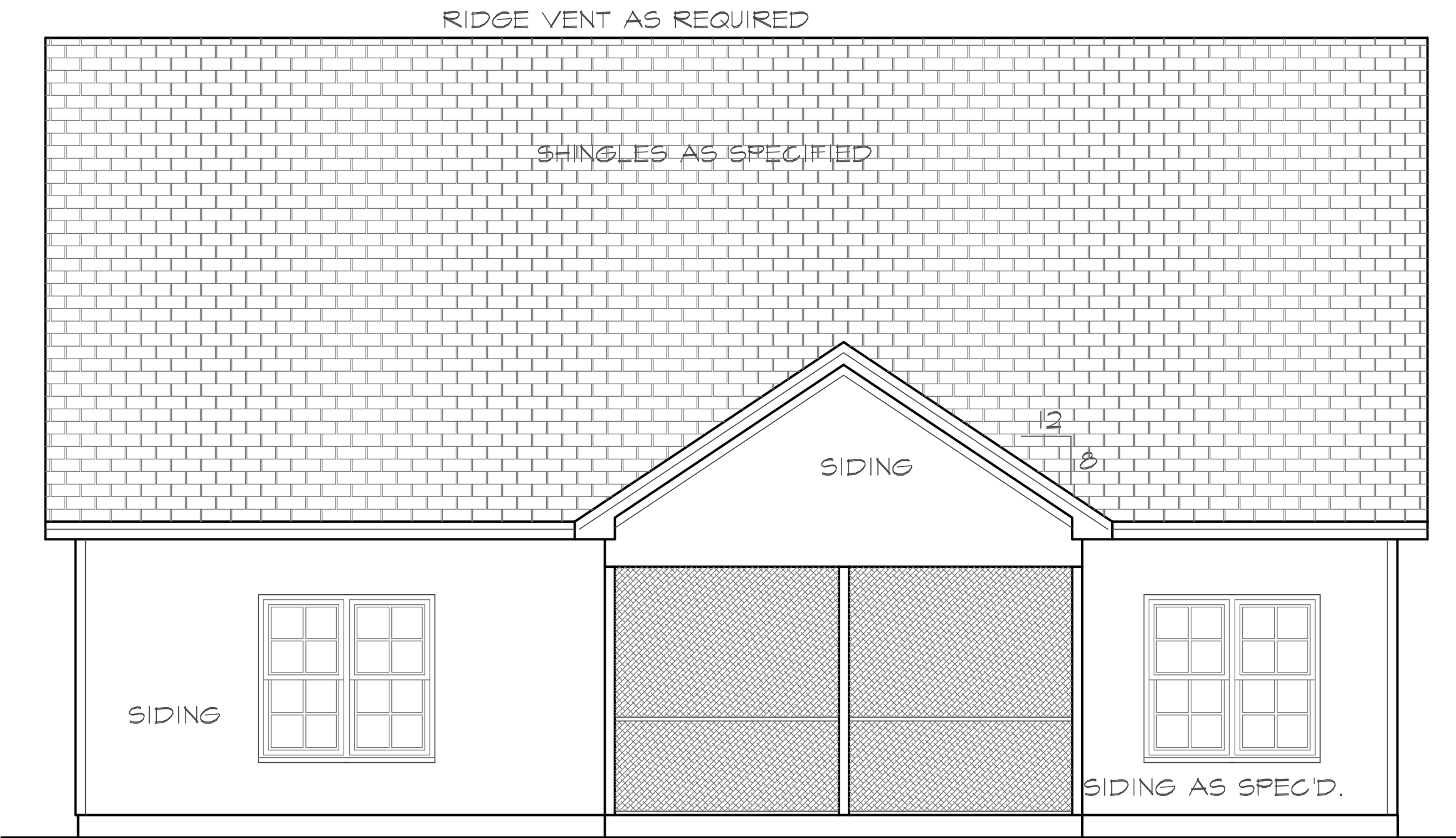


FRONT ELEVATION

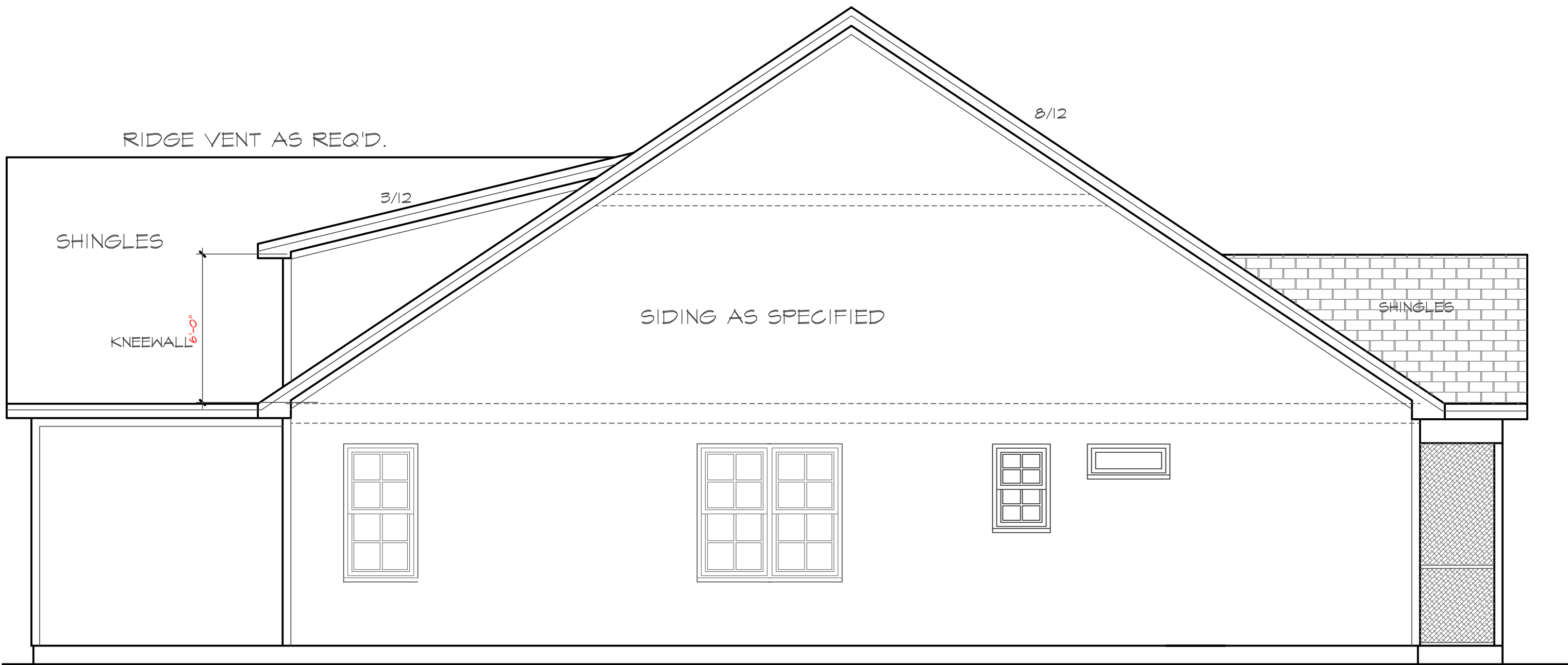
SCALE 1/4" = 1'-0"

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 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 THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR CORNICE VENTS.

ATTIC VENTILATION
GROSS ATTIC AREA TO BE VENTILATED - 1744 SQ. FT.
1744/300 = 5.81 SQ. FT. NET FREE AREA
50% OF VENTING MUST BE 3 FEET ABOVE THE EAVE OR SOFFIT VENTS



REAR ELEVATION



RIGHT SIDE ELEVATION



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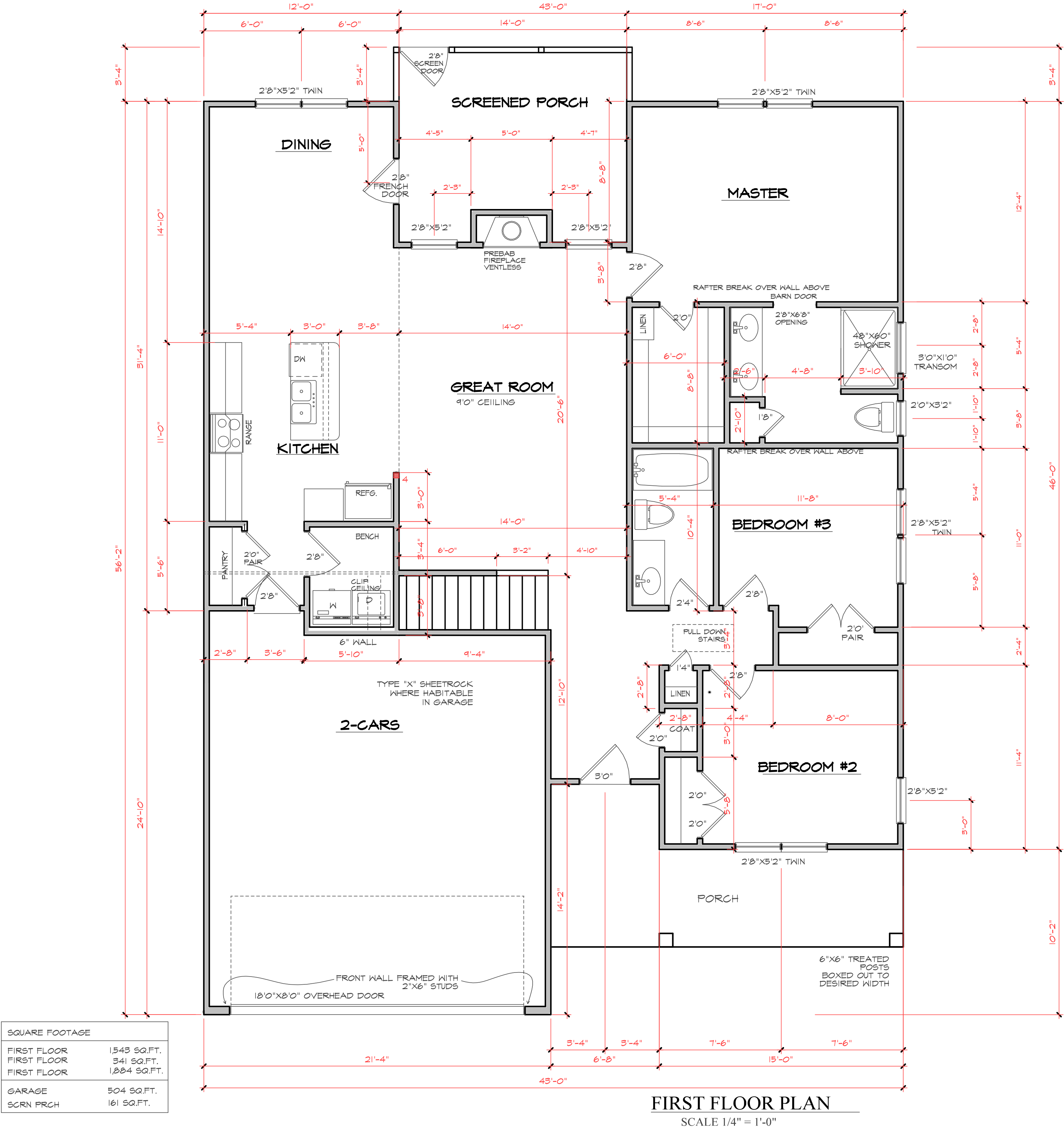
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Summer Construction LOT 4 FOREST HILLS
HATTERAS V GARAGE LEFT

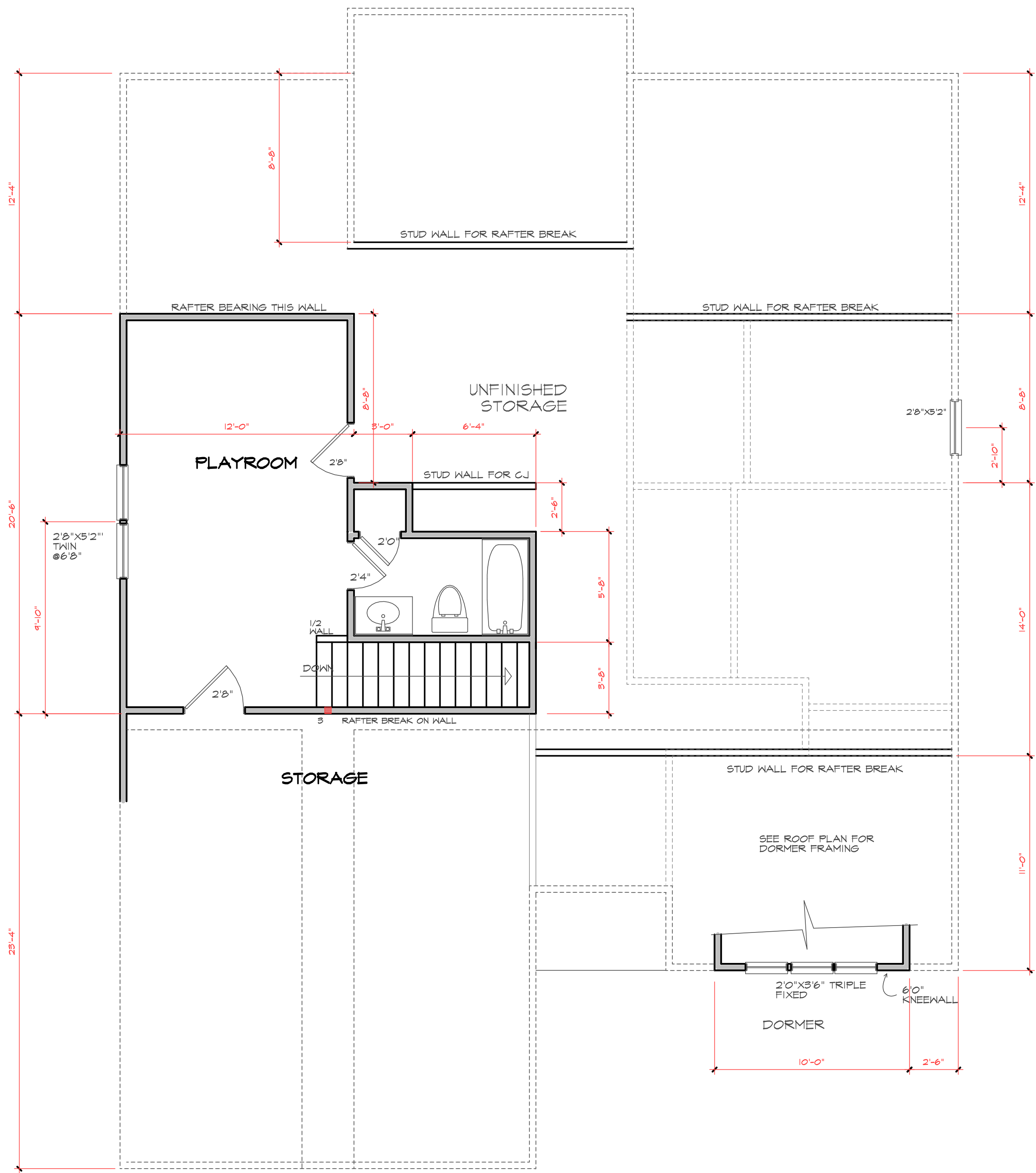
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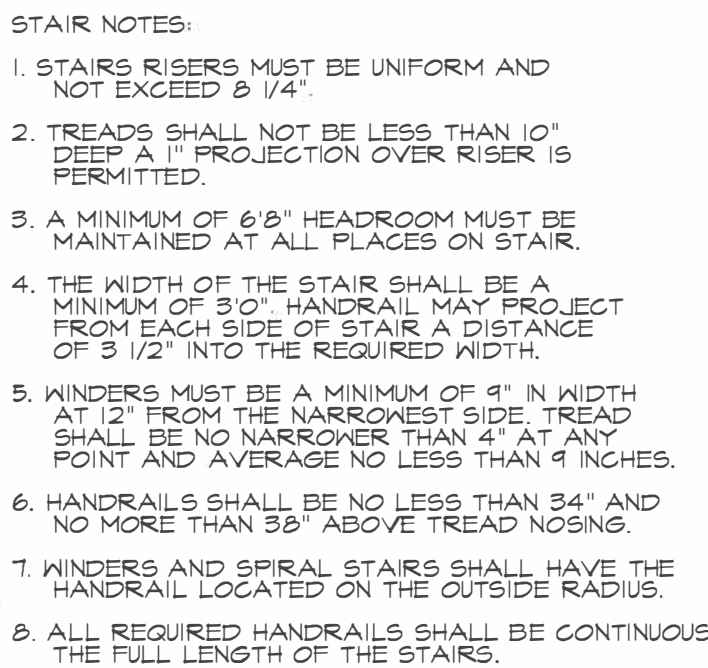
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SCALE 1/4" = 1'-0"



NO SCALE



SECTION R607

SECTION 0807
 0807.1 ATTIC ACCESS: ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 400 SQUARE FEET (75' X 21) AND HAVE A HEADROOM OF 60 INCHES (5'0") OR GREATER. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 20" BY 30" INCHES (50" BY 76") 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 THE POINT ABOVE THE ACCESS OPENING. SEE SECTION 0803.05 FOR ANY REQUIREMENTS WHERE NECESSARY EQUIPMENT IS LOCATED IN ATTICS.

EXCEPTIONS:

1. CONCEALED AREAS NOT LOCATED OVER THE MAIN STRUCTURE INCLUDING PORCHES, AREAS BEHIND KITCH WALLS, CORNERS, BAY WINDOWS, ETC.
2. PULL DOWN STAIR TREADS, STRINGERS, HANDRAILS, AND HARDWARE MAY PROTRUDE INTO THE NET CLEAR OPENING.

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (2021 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 R301.5

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 ENTRAINED 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 (UNO). ALL TREATED LUMBER SHALL BE SYP #2 (FB=975 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 (UNO), (2) 2X4 STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO).

B) 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=2900 PSI, FV=290 PSI, E=2,000,000 PSI. L.S.L SHALL BE LAMINATED STRAND LUMBER, FB=2250 PSI, FV=400 PSI, E=1,550,000 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.

2) ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED ON EACH 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 NAIL 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.

II) 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" (UNO).

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



CLIMATE ZONE	FENESTRATION U-FACTOR ¹	SKYLIGHT U-FACTOR ²	GLAZED FENESTRATION SHGC ³	CEILING R-VALUE ⁴	WOOD FRAME WALL MASS R-VALUE ⁵	FLOOR R-VALUE ⁶	BASEMENT FLOOR R-VALUE ⁷	SLAB R-VALUE AND DEPTH ⁸	CRACK SPACE WALL R-VALUE ⁹
3	0.35	0.55	0.30	38 or 30/c ¹⁰	15 or 13a2.5 ¹¹	9/13 or 10/10a ¹²	5/13 ¹³	0	5/13 ¹⁴
4	0.35	0.55	0.30	38 or 30/c ¹⁰	15 or 13a2.5 ¹¹	9/13 or 10/10a ¹²	10/15 ¹³	0	10/15 ¹⁴
5	0.35 ¹⁵	0.55	NR	38 or 30/c ¹⁰	15 or 14.5 ¹¹ or 15.3 ¹⁶	13/17 or 13/12.5c ¹²	10/15 ¹³	10	10/19 ¹⁴

CLIMATE ZONE	PENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR ^b	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
3	0.35	0.55	0.030	0.077	0.141	0.047	0.091 ^c	0.136
4	0.35	0.55	0.030	0.077	0.141	0.047	0.059	0.065
5	0.35	0.55	0.030	0.061	0.082	0.033	0.059	0.065

- h. Nonferrous *U*-factors shall be obtained from measurement, calculation or an approved source.
9. When more than half the insulation is on the interior, the mass wall *U*-factors shall be a maximum of 0.07 in Climate Zone 3, 0.07 in Climate Zone 4 and 0.05 in Climate Zone 5.
- g. Basewall wall *U*-factor of 0.360 in warm-humid localities as defined by Figure R301.1 and Table R301.1.
4. A maximum of two placed fenestration product assemblies having a *U*-factor no greater than 0.55 and a SHGC no greater than 0.31 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty. When applying this note and using the REScheck/UA Trade-off compliance method to allow continued use of the software, the applicable fenestration products shall be modeled as meeting the *U*-factor of 0.35 and the SHGC of 0.30, as applicable, but the fenestration products actual *U*-factor and actual SHGC shall be noted in the comments section of the software for documentation of installation of this note. To be eligible for substitution, the fenestration products shall be verified compared to the allowed maximum *U*-factor, maximum *U*-value requirement and maximum SHGC requirement, as applicable.



ALL I-JOIST ARE BCI 4500s UNLESS NOTED OTHERWISE

DESIGN LOADS:
 ROOF: LL=20PSF, DL=10PSF
 CEILING W/STORAGE: LL=20PSF, DL=10PSF
 CEILING W/OUT STORAGE: LL=5PSF, DL=10PSF
 FLOOR, LIVING SPACE: LL=40PSF, DL=10PSF
 FLOOR, SLEEPING SPACE: LL=30PSF, DL=10PSF
 WIND SPEED: 115 MPH
 SOIL BEARING CAPACITY: 2000PSF

WALL BRACING:

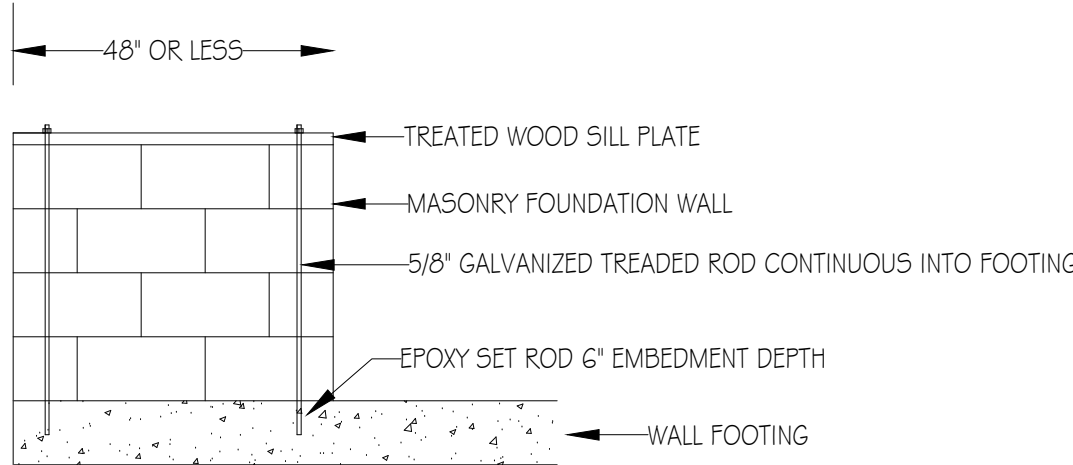
1. BRACE WALL DESIGN PER SECTION G02.10.3, EXTERIOR WALLS OF ALL STORIES SHALL BE SOLID SHEETED WITH 7/16" WOOD STRUCTURAL SHEATHING.
2. HORIZONTAL JOINTS OF ALL WALL PANELS SHALL BE BLOCKED AND NAILED AS SPECIFIED.
3. ALL EXTERIOR WALL WSP PANELS SHALL BE FASTENED AT 3' OC ALONG EDGES AND AT 6' OC AT INTERMEDIATE JOINTS WITH Gd OR Bd Nails.
4. ALL BRACE WALL GB PANELS SHALL BE FASTENED AT 7' OC ALONG EDGES AND AT 7' OC AT INTERMEDIATE JOINTS WITH 5d Nails OR #6 SCREWS.

LEGEND:

SC = STUD COLUMN
KS = KING STUD
CS-PF = CONTINUOUS SHEATHING PORTAL FRAME
DR = DOUBLE RAFTER
TR = TRIPLE JOIST
DJ = DOUBLE JOIST
TJ = TRIPLE JOIST
JS = JACK STUD
TYP. = TYPICAL
FTG. = FOOTING
CONC. = CONCRETE
MAS. = MASONRY
WWF = WELDED WIRE FABRIC

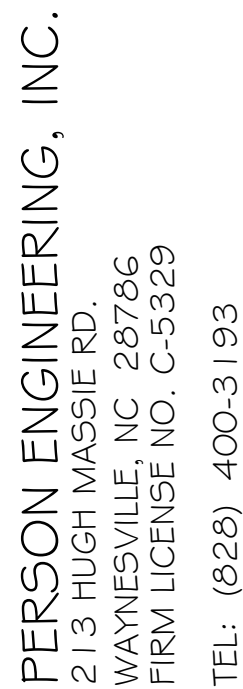
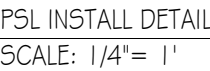
■ = INDICATES POINT LOAD AND SHALL BE SOLID
BLOCKING OR WOOD STUD CONTINUOUS TO
MASONRY OR FOUNDATION GIRDER

BEAM SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT KING STUDS
UP TO 3'	1
3' TO 6'	2
6' TO 9'	3
9' TO 12'	4
12' TO 15'	5



MASONRY STEM WALL DETAIL
SCALE: 1/2" = 1'

NOTES:
1. THIS DETAIL IS APPLICABLE TO ANY FOUNDATION WALL SECTION
THAT IS 4' OR LESS IN LENGTH AND IS SUPPORTING A BRACE WALL PANEL.



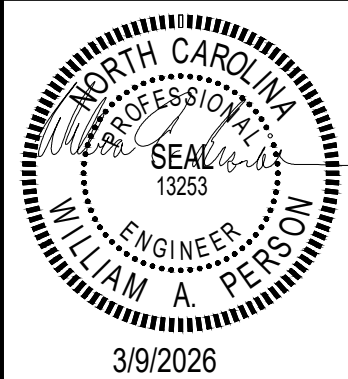
SUMNER CONSTRUCTION
LOT 4
FOREST HILLS
FRANKLIN CO., NC

JOB NO:
260301 LOT 4 FH

STRUCTURAL DESIGN BY:
WP

DATE:
3/5/2026

REVISIONS:

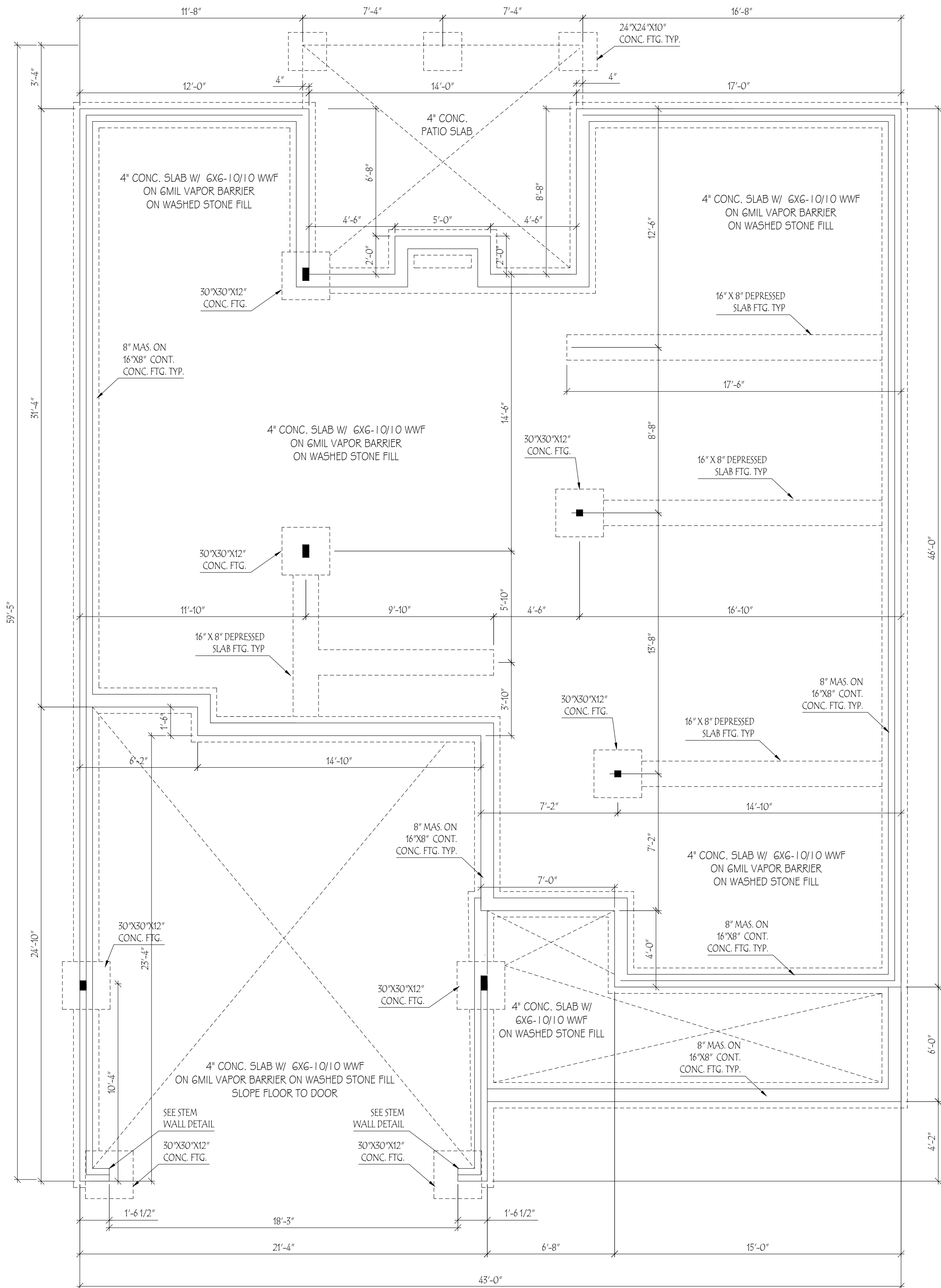


PERSON ENGINEERING, INC.
2133 HIGH MASSIE RD.
WAYNESVILLE, NC 28786
FIRM LICENSE NO. C-5329
TEL: (828) 400-3193

PROJECT: SUMNER CONSTRUCTION
LOT 4
FOREST HILLS
FRANKLIN CO., NC

JOB NO: 260301
LOT 4 FH
STRUCTURAL DESIGN BY: WP
DATE: 3/5/2026
REVISIONS:

SIA



SLAB FOUNDATION PLAN
SCALE: 1/4" = 1'

- STRUCTURAL NOTES:
1. DESIGN SOIL BEARING CAPACITY 2000PSF.
 2. CONCRETE SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3000PSI.
 3. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 12" BELOW FINISHED GRADE.
 4. FOUNDATIONS WALLS ARE 8" MASONRY ON 16"x8" CONC. FTG. UNLESS NOTED OTHERWISE.
 5. INTERIOR FOOTINGS ARE 16"x8" DEPRESSED CONCRETE SLAB UNLESS NOTED OTHERWISE.
 6. FRAMING LUMBER SHALL BE #2SYP OR #2SYP UNLESS SPECIFICALLY NOTED OTHERWISE FOR INDIVIDUAL MEMBERS.
 7. LAMINATED VENEER LUMBER BEAMS, LVL, SHALL HAVE THE FOLLOWING PROPERTIES, Fb=2950PSI, Fv=285PSI, E=2.0X10⁶.
 8. INSTALL A DJ UNDER ALL WALLS PARALLEL TO FJ OR. INSTALL BLOCKING BETWEEN ADJACENT FLOOR JOISTS PERPENDICULAR TO WALL AT 16" OC.
 9. EXTERIOR WALL LINE OPENING HEADERS SHALL BE 2-2X10, AND INTERIOR LOAD BEARING WALL HEADERS SHALL BE 2-2X8
 10. EXTERIOR WALL LINE OPENINGS SHALL HAVE ONE KING STUD EACH SIDE UNO.
 11. DESIGN WIND SPEED 115 MPH.
 12. ALL WORK SHALL CONFORM TO NC RESIDENTIAL CODE, 2018 EDITION.
 13. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.
 14. STRUCTURAL NOTES APPLY TO ALL SHEETS.
 15. ALL LVLS SHALL HAVE A MULTIPLE 2X4 STUD COLUMN OF AT LEAST THE SAME WIDTH AS THE BEAM BEING SUPPORTED.
 16. ALL DOUBLE 2X10 HANGERS SHALL BE HU5210-2
 17. ALL DOUBLE 2X8 HANGERS SHALL BE HU528-2

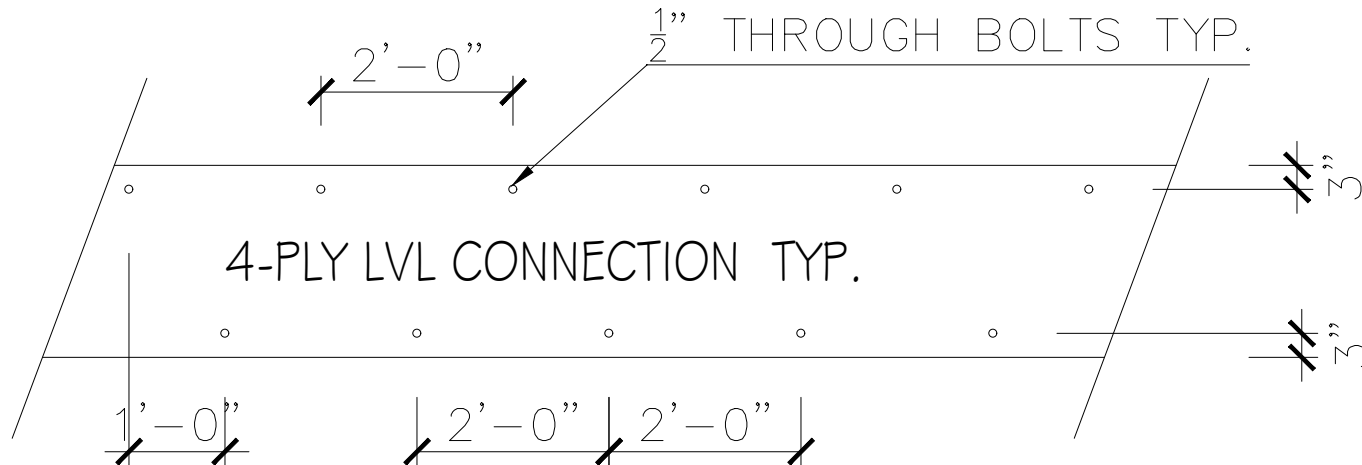
DESIGN LOADS:
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CEILING W/STORAGE: LL=20PSF, DL=10PSF
CEILING W/OUT STORAGE: LL=5PSF, DL=10PSF
FLOOR, LIVING SPACE: LL=40PSF, DL=10PSF
FLOOR, SLEEPING SPACE: LL=30PSF, DL=10PSF
WIND SPEED: 115 MPH
SOIL BEARING CAPACITY: 2000PSF

WALL BRACING:
1. BRACE WALL DESIGN PER SECTION 602.10.3, EXTERIOR WALLS OF ALL STORIES SHALL BE SOLID SHEETED WITH 7/16" WOOD STRUCTURAL SHEATHING.
2. HORIZONTAL JOINTS OF ALL WALL PANELS SHALL BE BLOCKED AND NAILED AS SPECIFIED.
3. ALL EXTERIOR WALL WSP PANELS SHALL BE FASTENED AT 3' OC ALONG EDGES AND AT 6' OC AT INTERMEDIATE SUPPORTS WITH 6d OR 8d NAILS.
4. ALL BRACE WALL GB PANELS SHALL BE FASTENED AT 7' OC ALONG EDGES AND AT 7' OC AT INTERMEDIATE SUPPORTS WITH 5d NAILS OR #6 SCREWS.

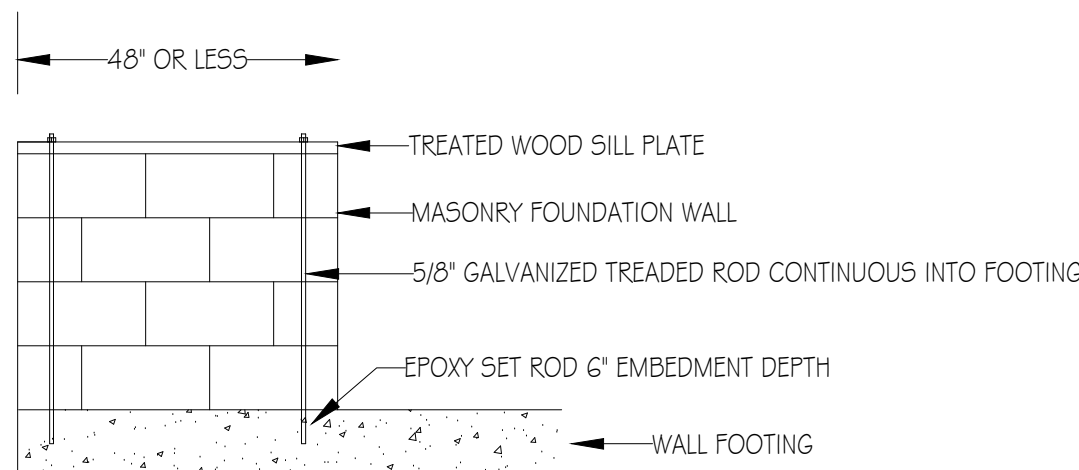
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MAS. = MASONRY
WWF = WELDED WIRE FABRIC
■ = INDICATES POINT LOAD AND SHALL BE SOLID BLOCKING OR WOOD STUD CONTINUOUS TO MASONRY OR FOUNDATION GIRDER

MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT KING STUDS (KING)
UP TO 3'	1
>3' TO 6'	2
>6' TO 9'	3
>9' TO 12'	4
>12' TO 15'	5

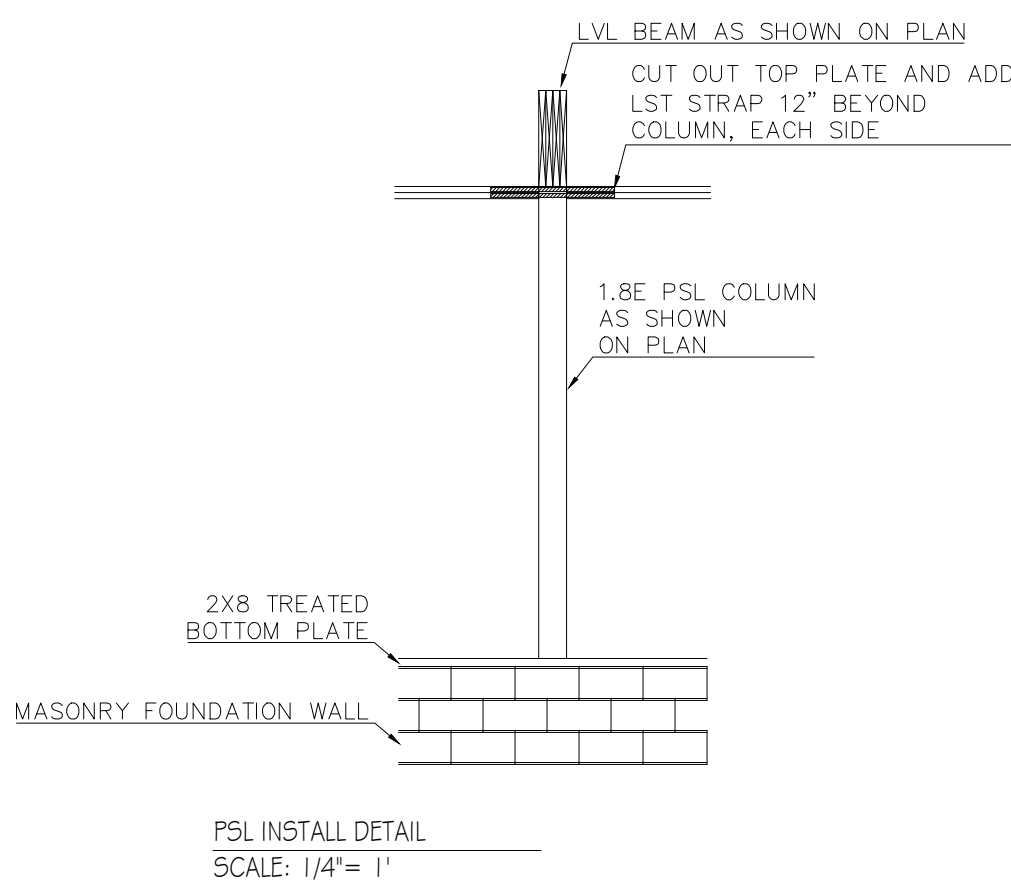
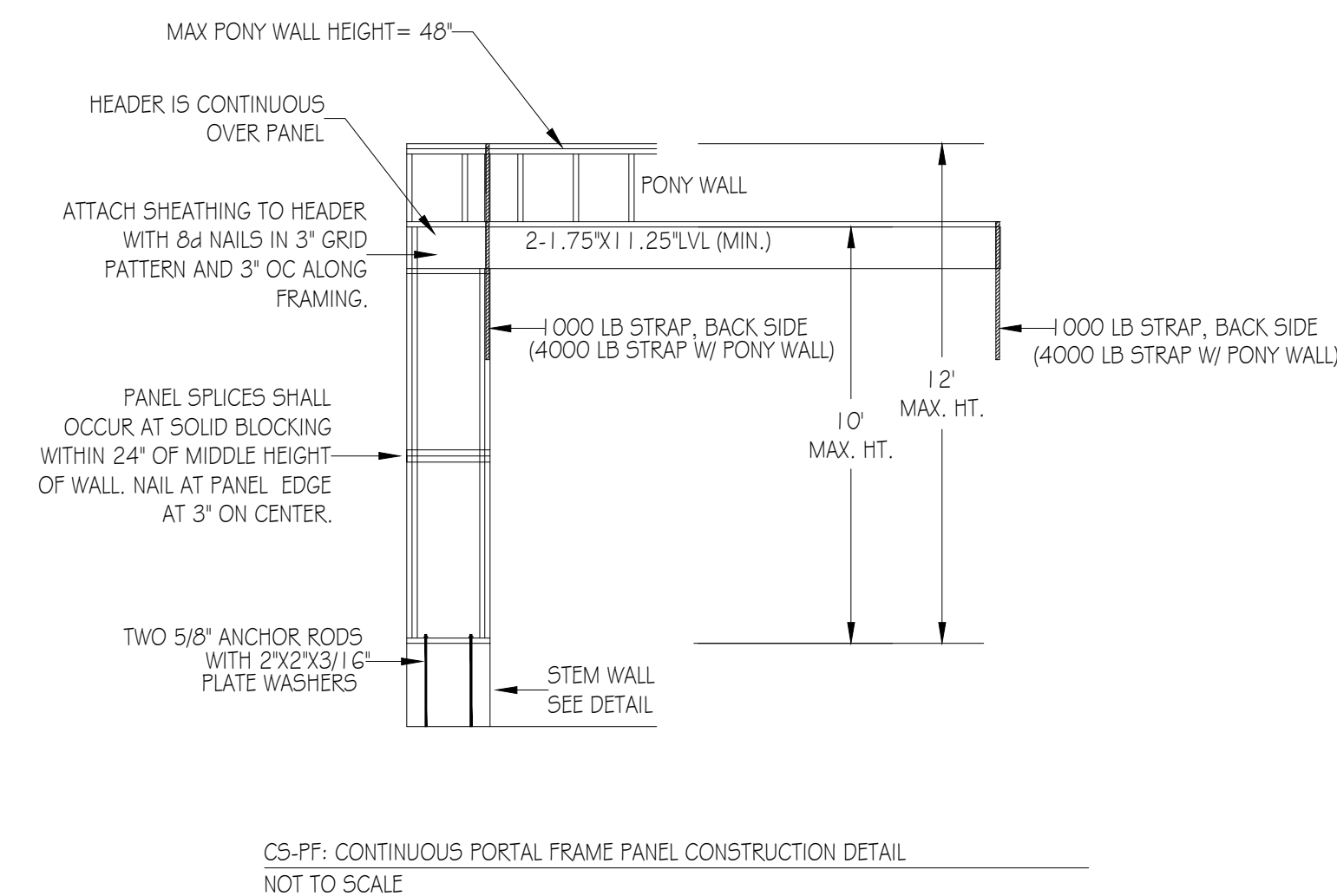


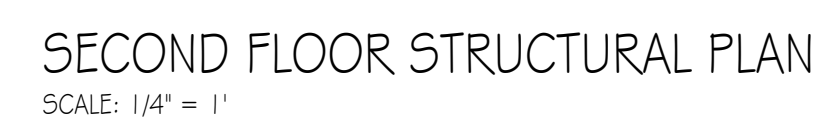
4-PLY LVL PLY CONNECTION
NOT TO SCALE



MASONRY STEM WALL DETAIL
SCALE: 1/2" = 1'

NOTES:
1. THIS DETAIL IS APPLICABLE TO ANY FOUNDATION WALL SECTION THAT IS 4' OR LESS IN LENGTH AND IS SUPPORTING A BRACE WALL PANEL.





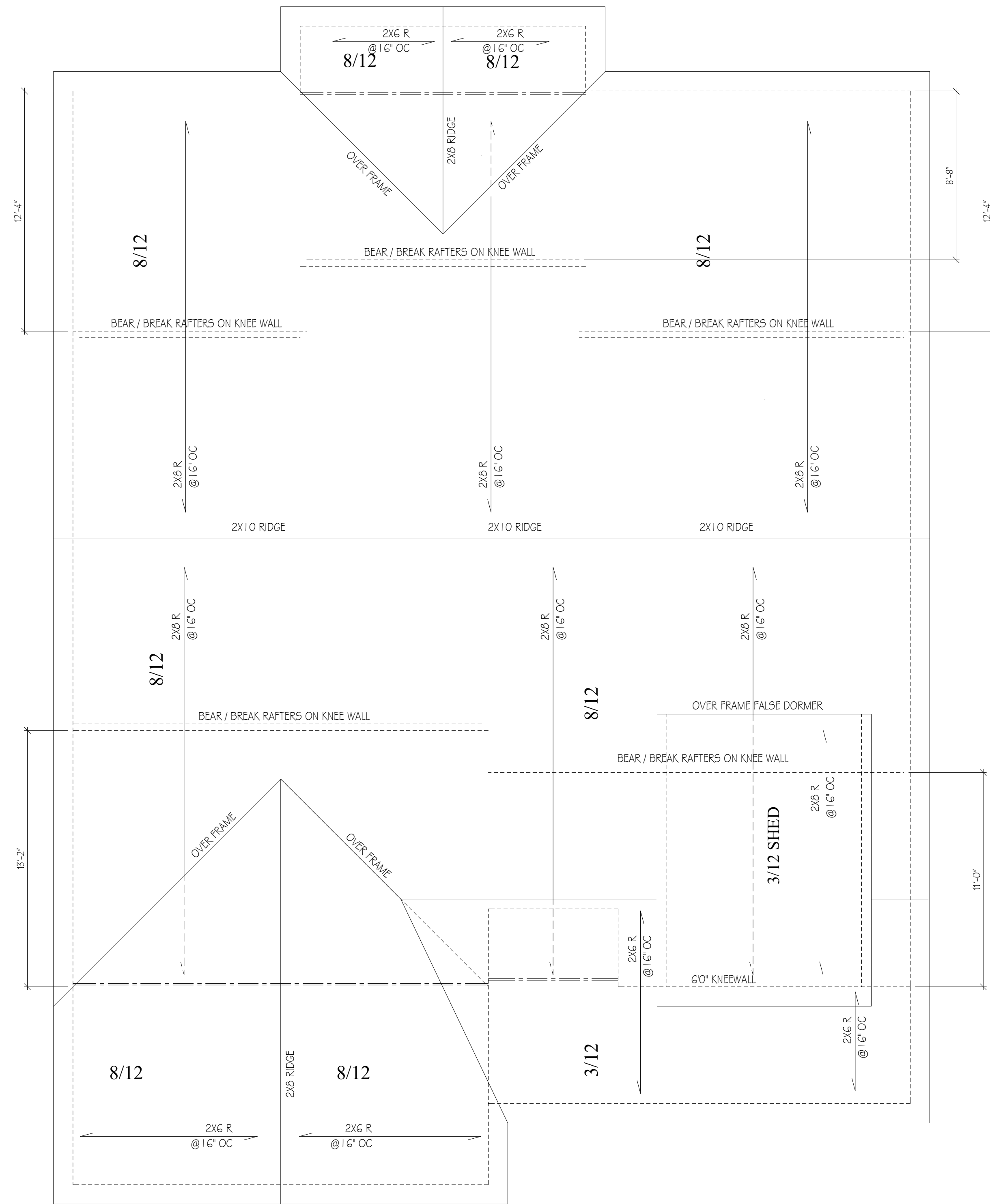
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REVISIONS:



ROOF PLAN

SCALE: 1/4" = 1'



PERSON ENGINEERING, INC.
213 HUGH MASSIE RD.
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