



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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NOTICE TO CONTRACTOR:
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
General Building only review
Permit holder responsible for full compliance with the code

02/21/2022



THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2015 IRC)

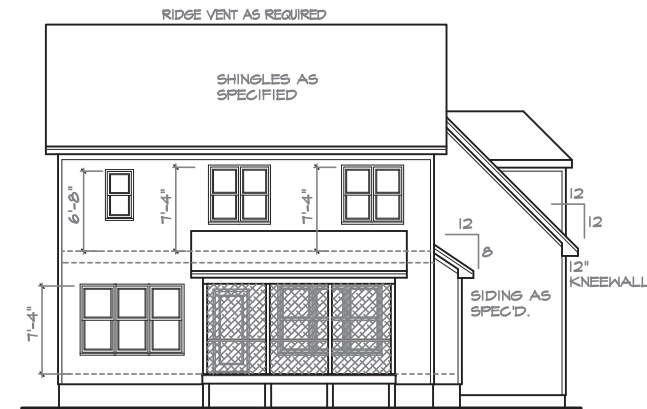
FRONT ELEVATION
SCALE 1/4" = 1'0" OR SCALE 1/8" = 1'0"

NC (2018 NRC) ; WIND : 115 - 120 MPH

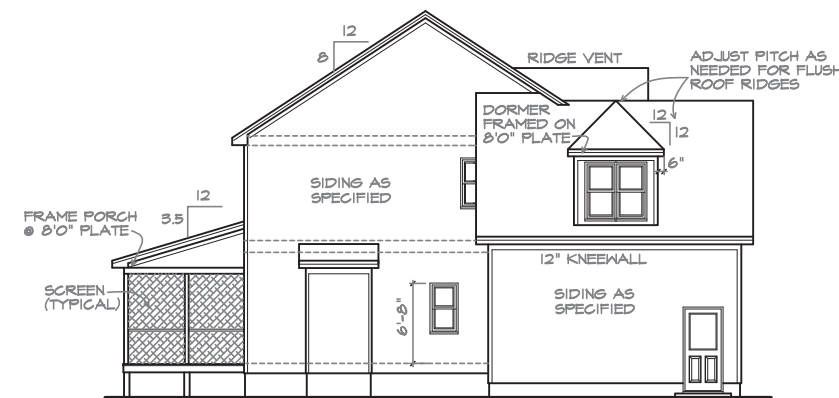
ATTIC VENTILATION:

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

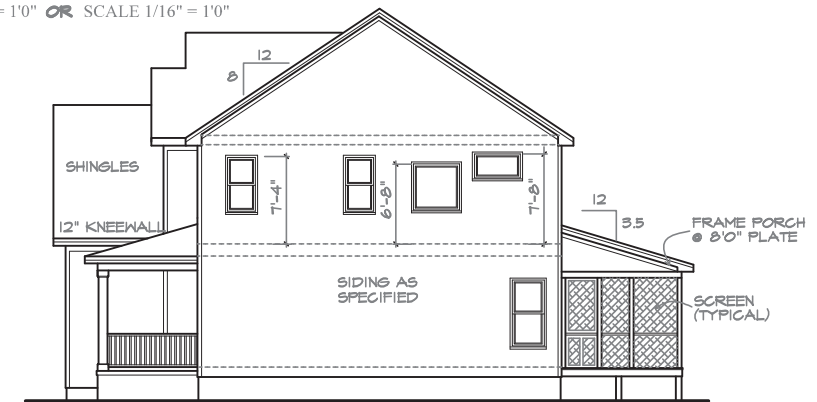
GROSS ATTIC AREA TO BE VENTILATED 1642 SQ.FT.
1642/300 = 5.47 SQ.FT. NET FREE AREA
50% OF VENTING MUST BE SFT. ABOVE EAVE OR SOFFIT VENTS.



REAR ELEVATION 'A'
SCALE 1/8" = 1'0" OR SCALE 1/16" = 1'0"



LEFT SIDE ELEVATION 'A'
SCALE 1/8" = 1'0" OR SCALE 1/16" = 1'0"



RIGHT SIDE ELEVATION 'A'
SCALE 1/8" = 1'0" OR SCALE 1/16" = 1'0"

The Jade

DATE	REV	DATE	REV

LPT: SUB:
 DATE: 3/25/2019
 SCALE:
 PROJECT #: 101011



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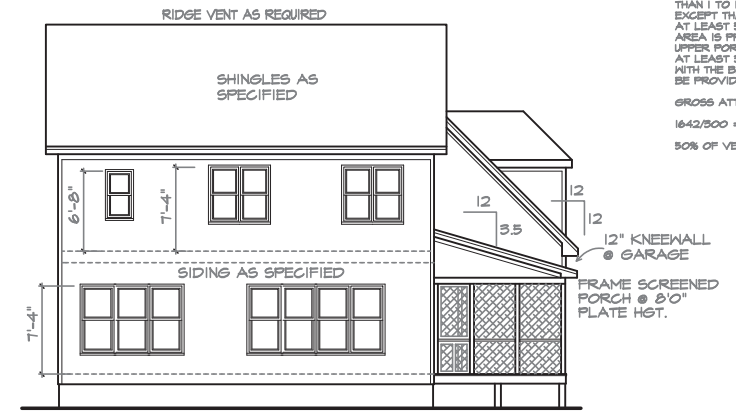
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FRONT ELEVATION
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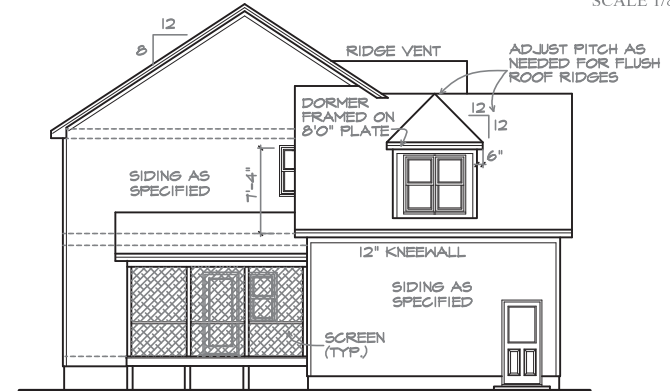


REAR ELEVATION 'B'
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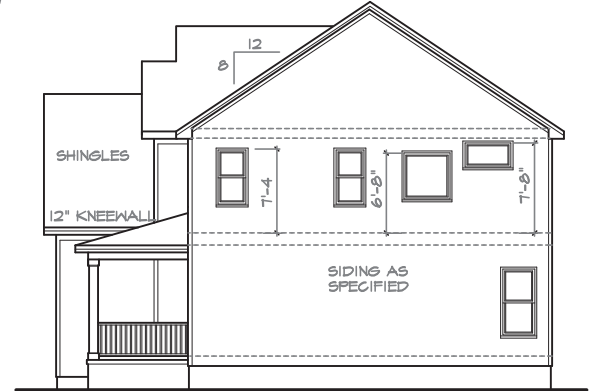
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GROSS ATTIC AREA TO BE VENTILATED 1642 SQ.FT.
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LEFT SIDE ELEVATION 'B'
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RIGHT SIDE ELEVATION 'B'
SCALE 1/8" = 1'0" OR SCALE 1/16" = 1'0"

The Jade

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LEFT
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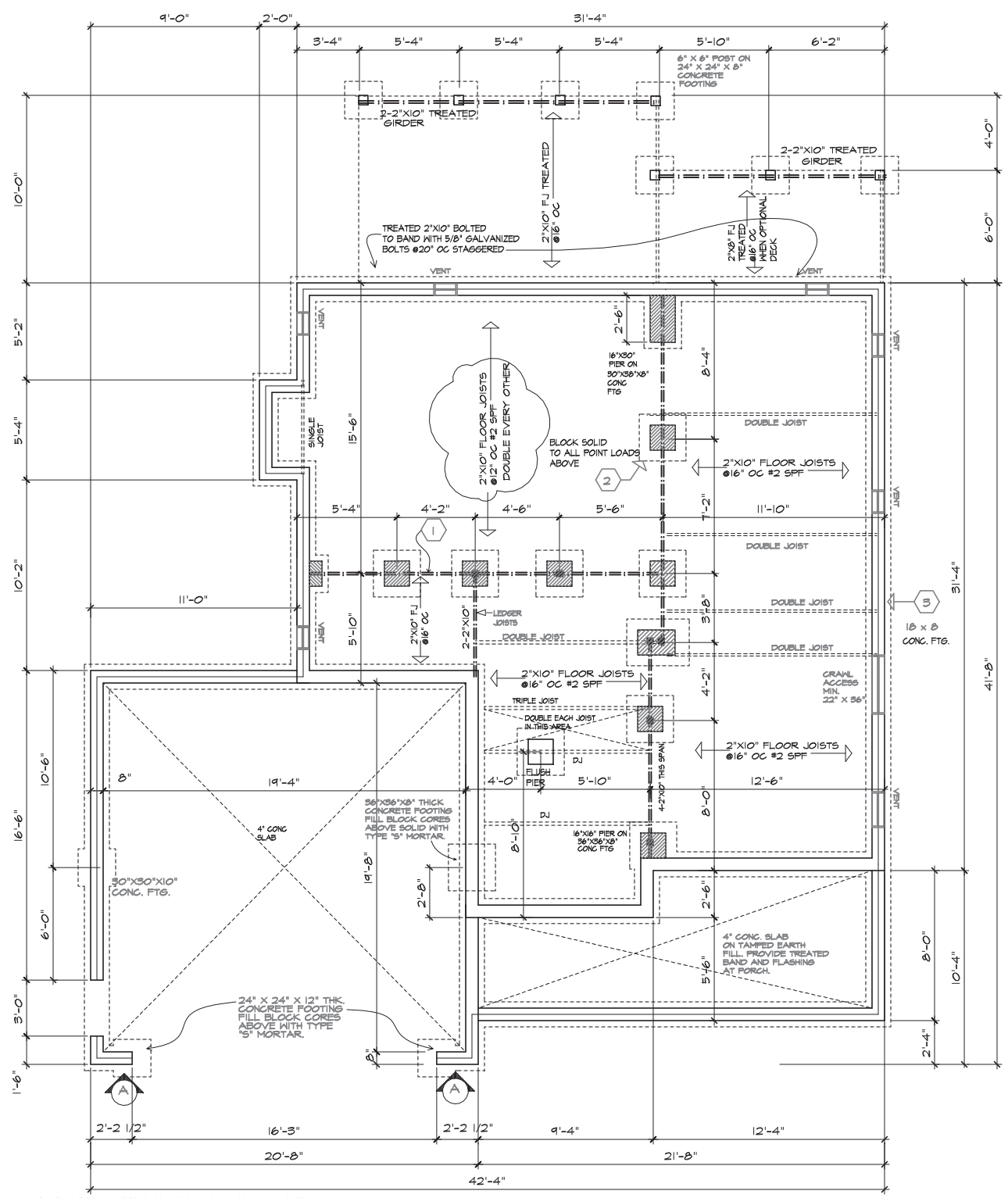
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FOUNDATION VENTING

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 5 feet (1.5 m) of each corner of solid building.
CRAWL AREA TO BE VENTED. 767 SQ.FT.
 767/1500 = 511 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"

FOUNDATION STRUCTURAL NOTES:

- 1) (B) 2 x 10 SFF #2 GIRDER, DROPPED TYPICAL UND.
- 2) CONCRETE BLOCK PIER SIZE SHALL BE:
 SIZE HOLLOW MASONRY SOLID MASONRY
 8 x 16 UP TO 52" HIGH UP TO 5'-0" HIGH
 12 x 16 UP TO 46" HIGH UP TO 4'-0" HIGH
 16 x 16 UP TO 64" HIGH UP TO 12'-0" HIGH
 24 x 24 UP TO 96" HIGH
 WITH 50' x 50' x 10' CONCRETE FOOTINGS, UND.
- 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
 - 18" - 3 STORY
 BRICK VENEER
 - 16" - 1 STORY
 - 20" - 2 STORY
 - 24" - 3 STORY
- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO NORTH CAROLINA RESIDENTIAL CODE TABLE R404.11 (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 "III" 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 FND, TYPICAL.
- 5 ABBREVIATIONS:
 "SJ" = SINGLE JOIST
 "DJ" = DOUBLE JOIST
 "TJ" = TRIPLE JOIST



VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION!
FOUNDATION 'A'
 SCALE 1/4" = 1'-0" OR 1/8" = 1'-0"

The Jade

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LPT: SUB:
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 SCALE:
 PROJECT #: 181011

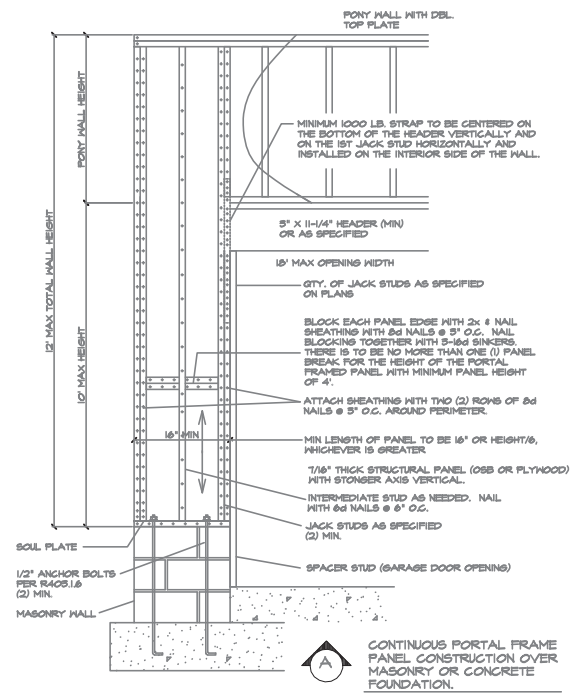
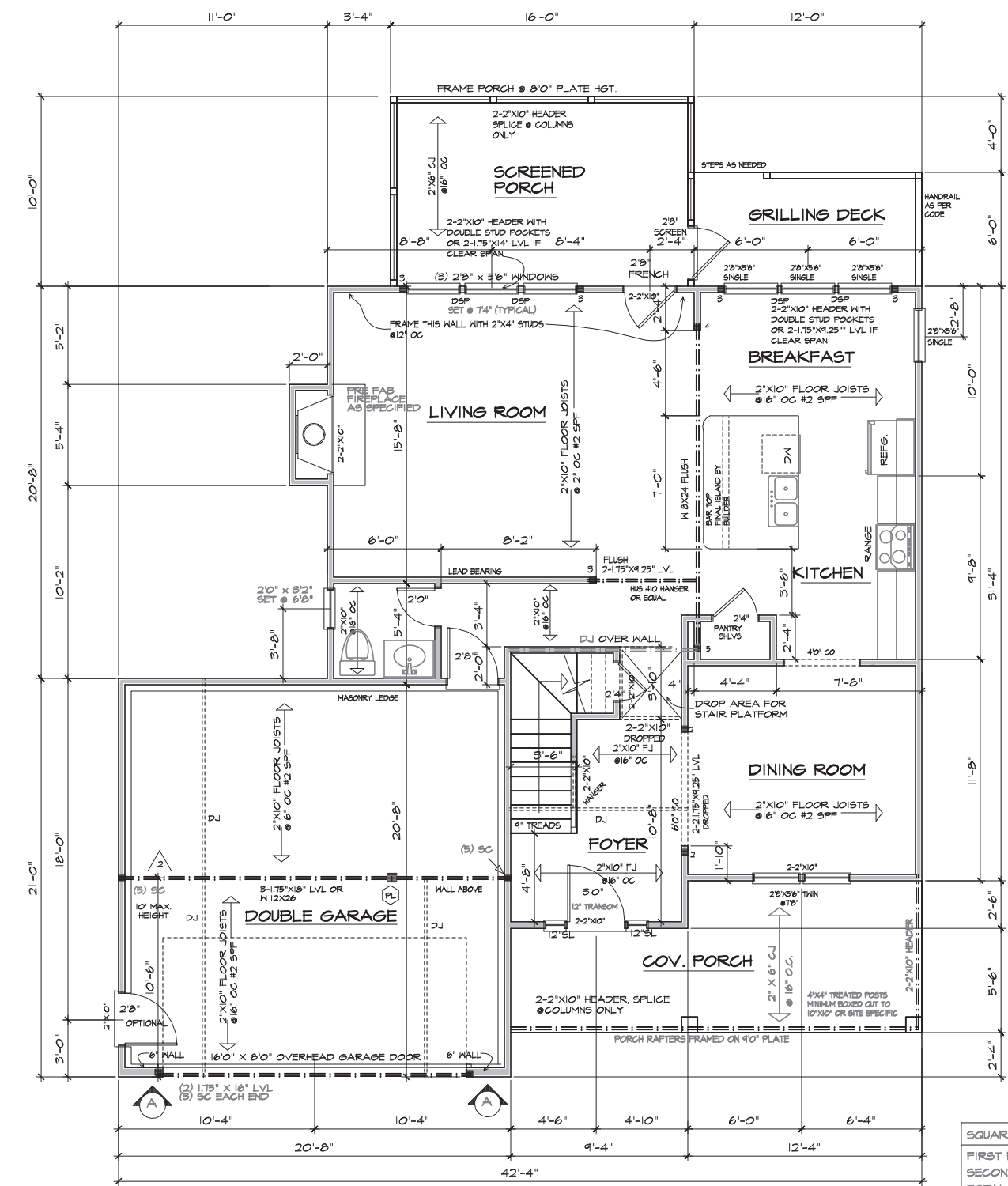


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- BEAM SCHEDULE**
- (A) 2-2"x10" FLUSH
 - (B) 2-2"x10" DROPPED
 - (C) 2-2"x8" FLUSH
 - (D) 2-2"x8" DROPPED
 - (E) 2-1.75"x9.25" LVL FLUSH
 - (F) 2-1.75"x9.25" DROPPED
 - (G) W 8X24 FLUSH
 - (H) 2-1.75"x16" LVL DROPPED
 - (J) W 12X26 DROPPED
 - (K) 3-1.75"x18" LVL FLUSH
 - (L) 3-1.75"x18" LVL FLUSH
 - (M) 2-1.75"x14" LVL DROPPED



FIRST FLOOR PLAN 'A'
 SCALE 1/4" = 1'-0" OR 1/8" = 1'-0"

SQUARE FOOTAGE - PLAN 'A'

FIRST FLOOR	909 SQ.FT.
SECOND FLOOR	1,231 SQ.FT.
TOTAL HTD.	2,140 SQ.FT.
GARAGE	426 SQ.FT.
COV. FRONT PORCH	150 SQ.FT.
SCREENED PORCH	160 SQ.FT.
GRILLING DECK	72 SQ.FT.

The Jade
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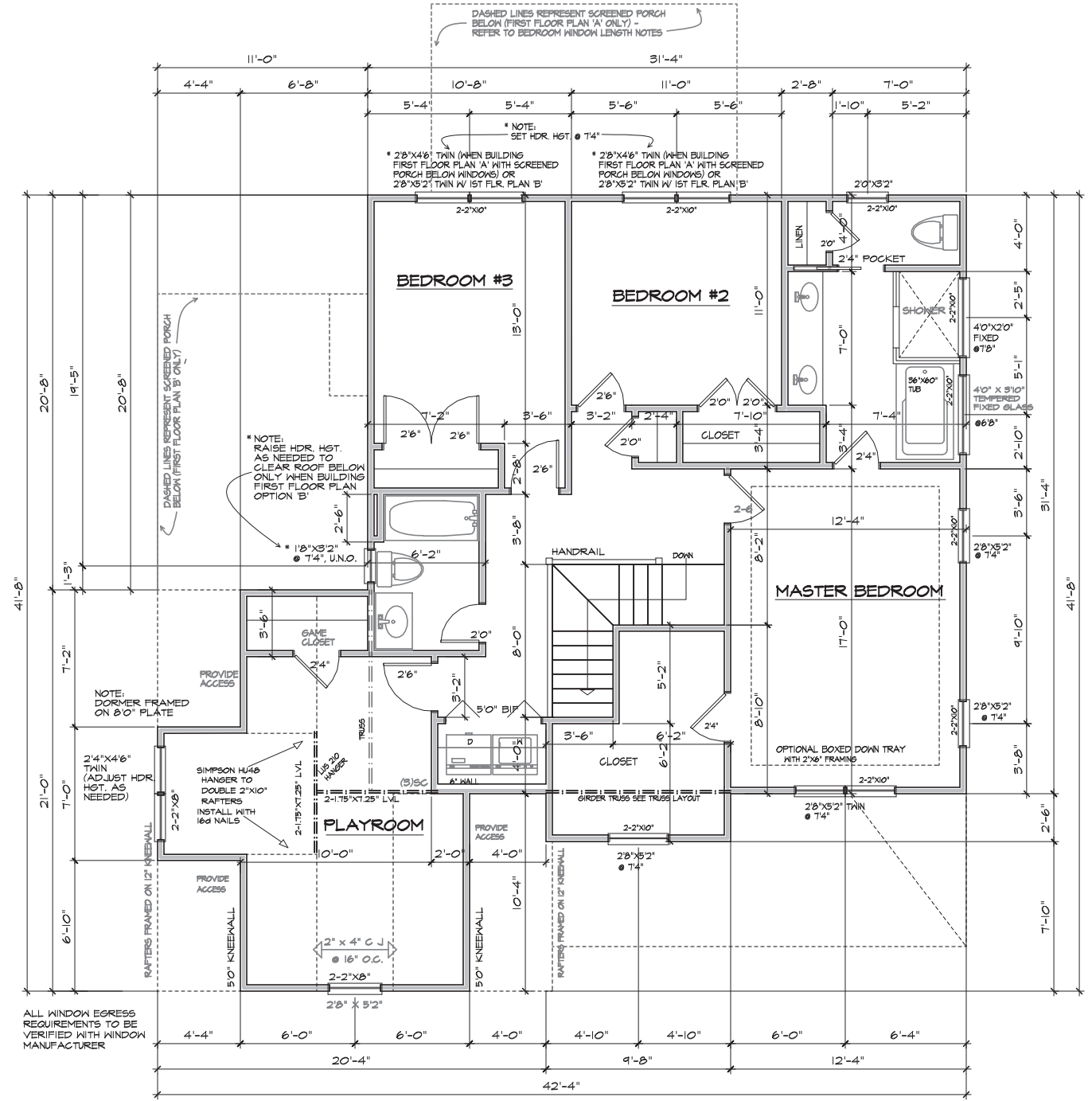
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SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0" OR 1/8" = 1'-0"

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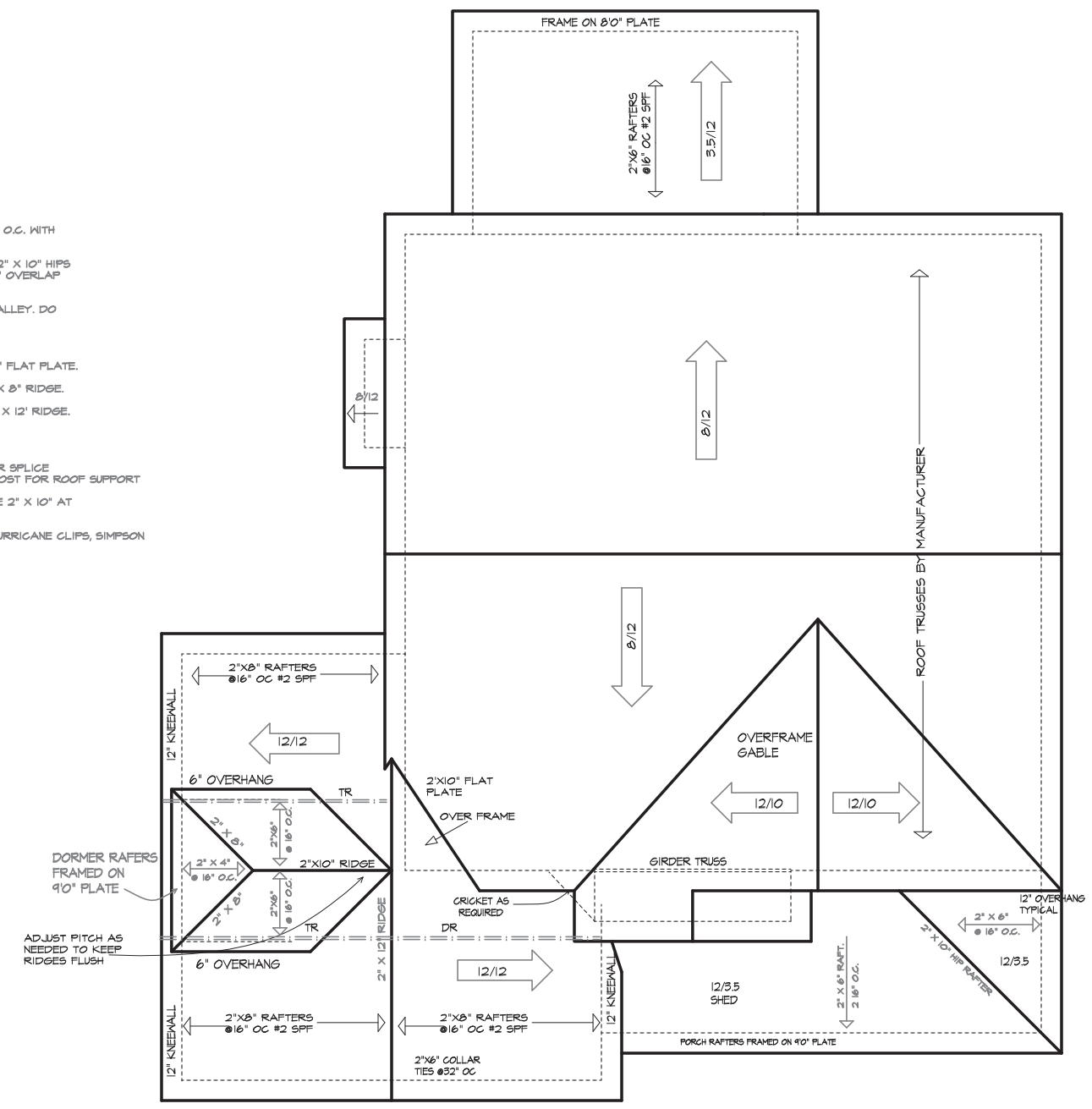
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ROOF FRAMING NOTES:

NC (2018 NRC) : WIND : 115 - 120 MPH

- ① ALL RAFTERS TO BE 2" X 8" @ 16" O.C. WITH 2" X 12" RIDGE, UNO.
- ② (2) 2" X 10" OR 1.75" X 12" HIP. (2) 2" X 10" HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER.
- ③ (2) 2" X 10" OR 1.75" X 12" LVL VALLEY. DO NOT SPLICE VALLEYS.
- ④ 1.75" X 12" VALLEY
- ⑤ FALSE FRAME VALLEY ON 2" X 10" FLAT PLATE.
- ⑥ 2" X 6" RAFTERS @ 16" O.C. W/ 2" X 8" RIDGE.
- ⑦ 2" X 10" RAFTERS @ 16" O.C. W/ 2" X 12" RIDGE.

'SR' = SINGLE RAFTER
 'DR' = DOUBLE RAFTER
 'TR' = TRIPLE RAFTER
 'RS' = ROOF SUPPORT FOR RAFTER SPLICE
 '■' = (3) STUD POST OR 4" X 4" POST FOR ROOF SUPPORT
 FIR DOWN 2" X 8" RAFTERS OR USE 2" X 10" AT CATHEDRAL CEILINGS.
 ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS, SIMPSON "H-5" OR EQUAL.



ROOF PLAN 'A'
 SCALE 1/4" = 1'-0" OR 1/8" = 1'-0"

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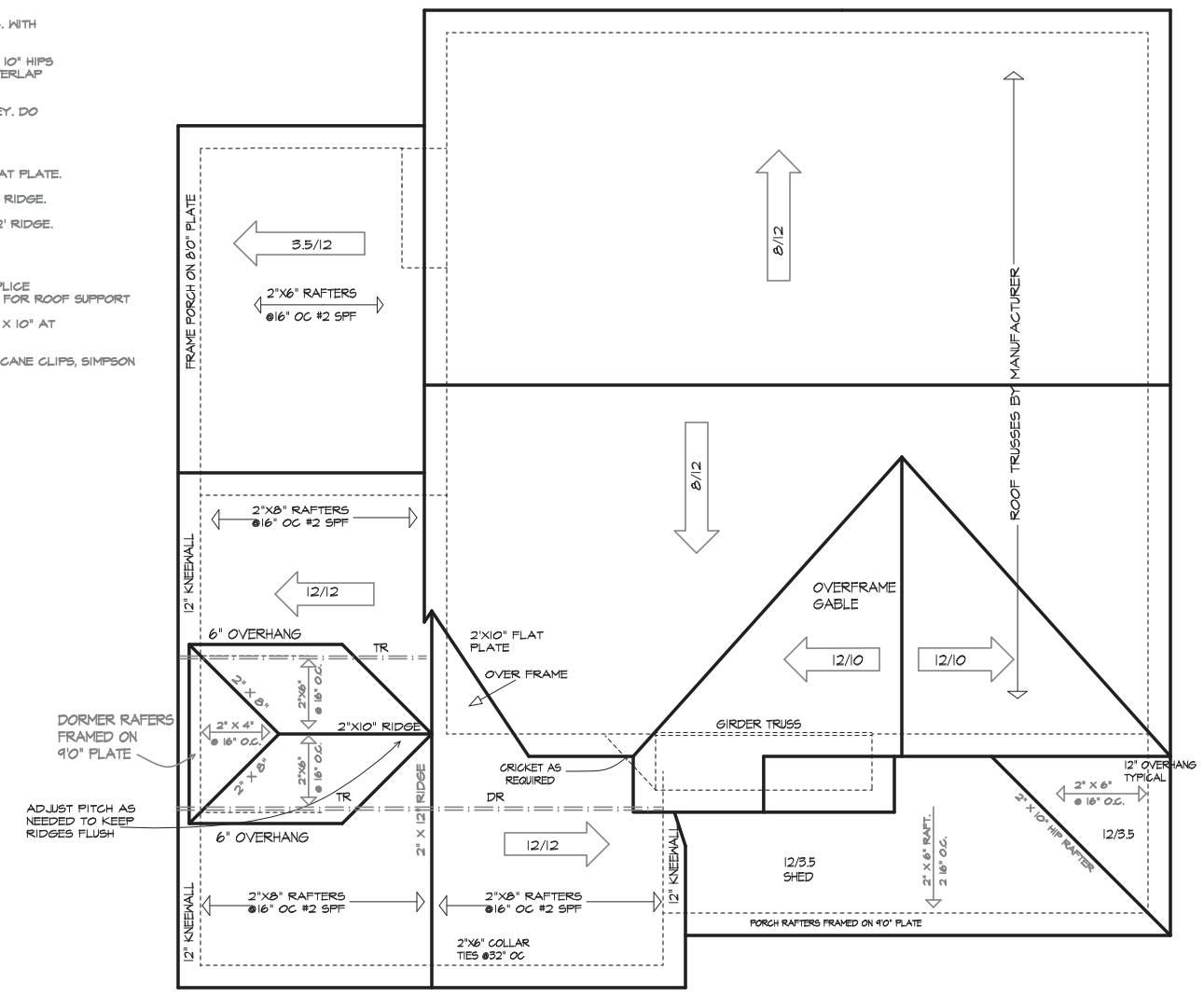
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- ③ (2) 2" X 10" OR 1.75" X 9.25" LVL VALLEY. DO NOT SPLICE VALLEYS.
- ④ 1.75" X 12" VALLEY
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- ⑥ 2" X 6" RAFTERS @ 16" O.C. W/ 2" X 8" RIDGE.
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ROOF PLAN 'B'
 SCALE 1/4" = 1'-0" OR 1/8" = 1'-0"

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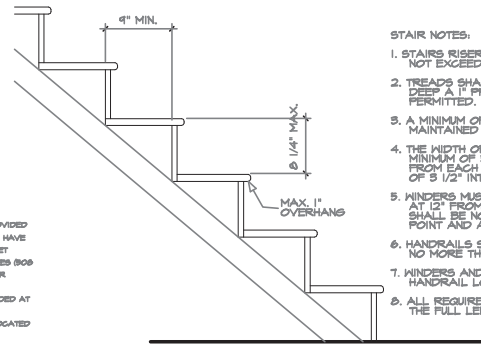
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ATTIC ACCESS

SECTION R801
 REBT1 ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 400 SQUARE FEET (7.16 M²) AND HAVE A VERTICAL HEIGHT OF 80 INCHES (2034 MM) OR GREATER. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 20 INCHES BY 80 INCHES (508 MM BY 2032 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 R801.8 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTIC.
 EXCEPTIONS:
 1. CONCEALED AREAS NOT LOCATED OVER THE MAIN STRUCTURE INCLUDING PORCHES, AREAS BEHIND KIBBE WALLS, DOORWAYS, BAY WINDOWS, ETC. ARE NOT REQUIRED TO HAVE ACCESS.
 2. FILL DOWN STAIR TREADS, STAIRWAYS, HANDRAILS, AND HARDWARE MAY PROTRUDE INTO THE NET CLEAR OPENING.



- STAIR NOTES:**
1. STAIRS RISERS MUST BE UNIFORM AND NOT EXCEED 8 1/4".
 2. TREADS SHALL NOT BE LESS THAN 10" DEEP IF 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 5'0". HANDRAIL MAY PROJECT FROM EACH SIDE OF STAIR A DISTANCE OF 3 1/2" INTO THE REQUIRED WIDTH.
 5. HANDRAILS SHALL BE A MINIMUM OF 4" 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. HANDRAILS 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.

STAIR DETAIL

NO SCALE

STRUCTURAL NOTES

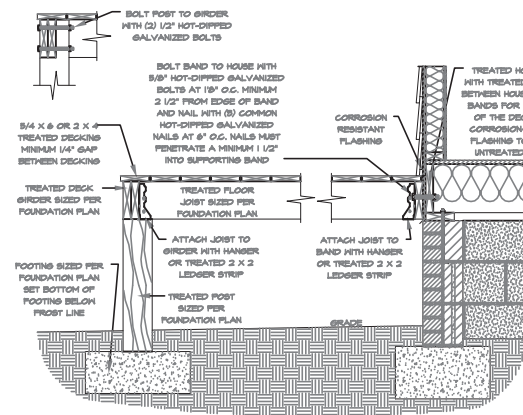
- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (2018 IRC), PLUS ALL LOCAL CODES AND REGULATIONS.
 ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- 2) DESIGN LOADS SEE TABLE R501.3
- 3) WIND SPEED, (REFER TO TABLE R501.2.4) VERIFY ZONE BEFORE CONSTRUCTION.
- 5) WALL BRACING: WALLS SHALL BE BRACED ALONG BRACED WALL LINES ACCORDING TO SECTION R602.10. THE ANCHOR, LOCATION, AND CONSTRUCTION OF BRACING SHALL COMPLY WITH R602.10. NOTE THAT THE BRACING SHOWN ON THE PLAN 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 5000 PSI AND A MAXIMUM SLUMP OF 9 INCHES UNLESS NOTED OTHERWISE (NO). ALL ENTRIES, 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 3000 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 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 507B = 67B PSI UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SPF 12 (P-17B) PSI. PLATE MATERIAL MAY BE SPF 95 OR SPY 95 (FCP25P) = 428 PSI - MIN.
- 7) ALL HOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2X4 STUD COLUMN FOR 8'-0" MAX. BEAM SPAN (NO), (2) 2X4 STUDS FOR BEAM SPAN GREATER THAN 8'-0" (NO).
- 8) L.V.L. SHALL BE LAMINATED VENEER LUMBER, FB-2600 PSI, FV-255 PSI, E=1,000,000 PSI, P.S.L. SHALL BE PARALLEL STRAND LUMBER, FB-2600 PSI, FV-290 PSI, E=2,000,000 PSI, L.S.L. SHALL BE LAMINATED STRAND LUMBER, FB-2250 PSI, FV-1400 PSI, E=1,800,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- 4) 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 TIE 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.
- 11) REBAR SHALL BE DEFORMED STEEL, ASTM#65, 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 5 1/2" X 12 1/4" STEEL. ANGLE FOR UP TO 6'-0" SPAN AND 6" X 4 1/2" X 1/8" STEEL. ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0" (NO).
- 14) THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS SEE R501.2(6)

DECK BRACING

SECTION AM01
 ANH01 DECK BRACING: DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY. THE FOLLOWING ARE ACCEPTABLE MEANS TO PROVIDE LATERAL STABILITY.
 ANH01.1: WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" ABOVE FINISHED GRADE PER FIGURE AM01 AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION AM04, LATERAL BRACING IS NOT REQUIRED.
 ANH01.2: 4 X 4 HOOD KIBBE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KIBBE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANCHORED BETWEEN 48 DEGREES AND 60 DEGREES FROM THE HORIZONTAL. KIBBE BRACES SHALL BE BOLTED TO THE POST AND THE OPPOSITE DOUBLE BAND WITH ONE 8/8 INCH HOT DIPPED GALVANIZED BOLT WITH NUT AND WASHER AT BOTH ENDS OF THE BRACE PER FIGURE AM01.
 ANH01.3: FOR PRESTRESSING DECKS WITHOUT KIBBE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY BRACING THE POST IN ACCORDANCE WITH FIGURE AM01.2 AND THE FOLLOWING:

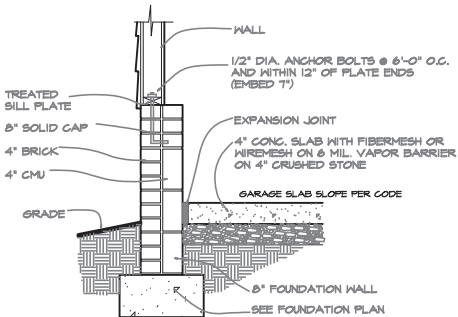
POST SIZE	MAX. TENSILE AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	8'-0"	3'-6"	1'-8"

ANH01.4: 2 X 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR PRESTRESSING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 X 6 SHALL BE ATTACHED TO THE POSTS WITH ONE 8/8 INCH HOT DIPPED GALVANIZED BOLT WITH NUT AND WASHER AT EACH END OF EACH BRACING MEMBER PER FIGURE AM01.3.
 ANH01.5: FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 49.

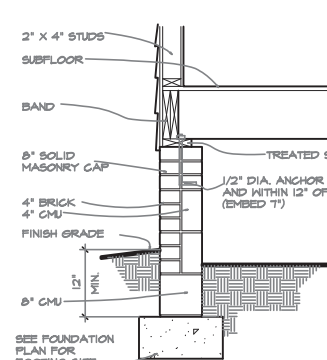


DECK ATTACHMENT DETAIL TO FRAMED WALL

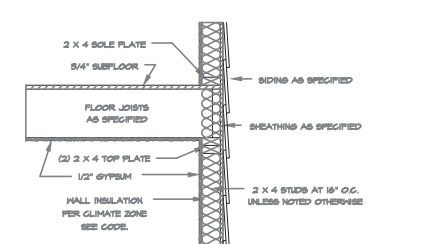
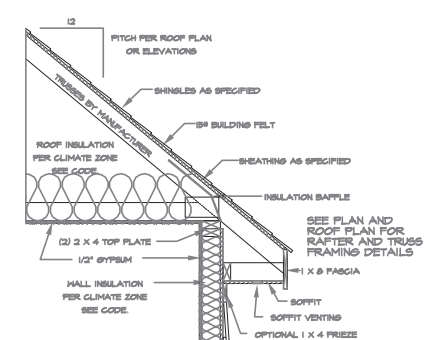
SCALE 3/4" = 1'-0"



SECTION AT GARAGE SLAB

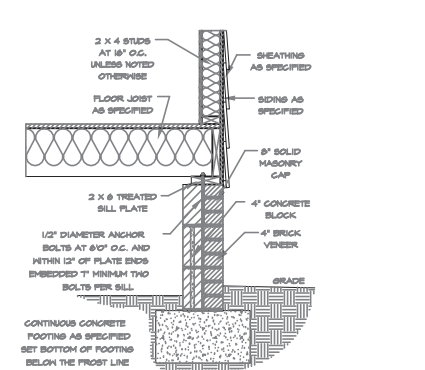


SECTION AT CRAWL



DROPPED/ FLUSH PIER

SCALE 3/4" = 1'-0"



TYPICAL WALL SECTION

SCALE 3/4" = 1'-0"

THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2018 IRC)

HOUSE DESIGNED FOR IS or 120 MPH EXPOSURE B
 ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" ON CENTER AND WITHIN 12" OF ALL CORNERS. THERE SHALL BE A MINIMUM OF TWO (2) ANCHOR BOLTS PER FLUTE SECTION.
 MINIMUM VALUES FOR ENERGY COMPLIANCE ZONE 4A, & B. VERIFY ZONE BEFORE CONSTRUCTION

TABLE R602.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION COEFFICIENT	CEILING U-FACTOR	WOOD FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	SLAB U-FACTOR	CRAWL SPACE WALL U-FACTOR
3	0.33	0.55	0.30	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12
4	0.33	0.55	0.30	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12
5	0.33	0.55	NR	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12	0.13 or 0.12

TABLE R602.1.4 EQUIVALENT U-FACTORS^a

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
3	0.35	0.55	0.030	0.077	0.141	0.347	0.097	0.065
4	0.35	0.55	0.030	0.077	0.141	0.347	0.097	0.065
5	0.35	0.55	0.030	0.061	0.082	0.333	0.059	0.065

^a Non-residential U-factors shall be obtained from measurement, calculation or an approved source.
^b Whenever the infiltration is on the interior, the mass wall U-factors shall be a maximum of U-0.2 in Climate Zone 3, 0.07 in Climate Zone 4 and 0.05 in Climate Zone 5.
^c Basement wall U-factor of 0.350 in warm-humid locations as defined by Figure R-611 and Table R-611.1
^d A maximum of two glazed fenestration product assemblies having a U-factor no greater than 0.55 and a SHGC no greater than 0.20 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 0.15, 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 application of this note to the applicable product. Compliance for these substitute products shall be verified compared to the allowed substituted maximum U-value requirement and maximum SHGC requirements, as applicable.

Purchaser must verify all dimensions and conditions before beginning construction.
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