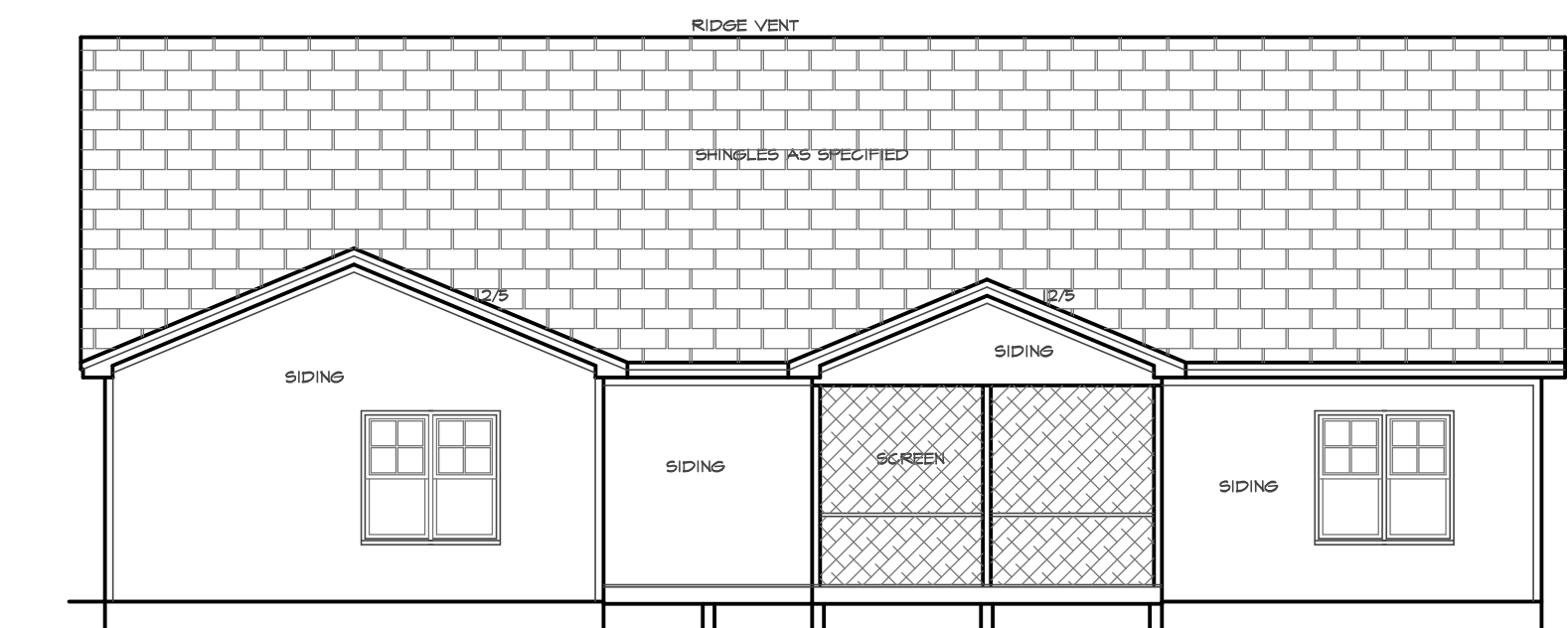


FRONT ELEVATION A

SCALE 1/4" = 1'-0"

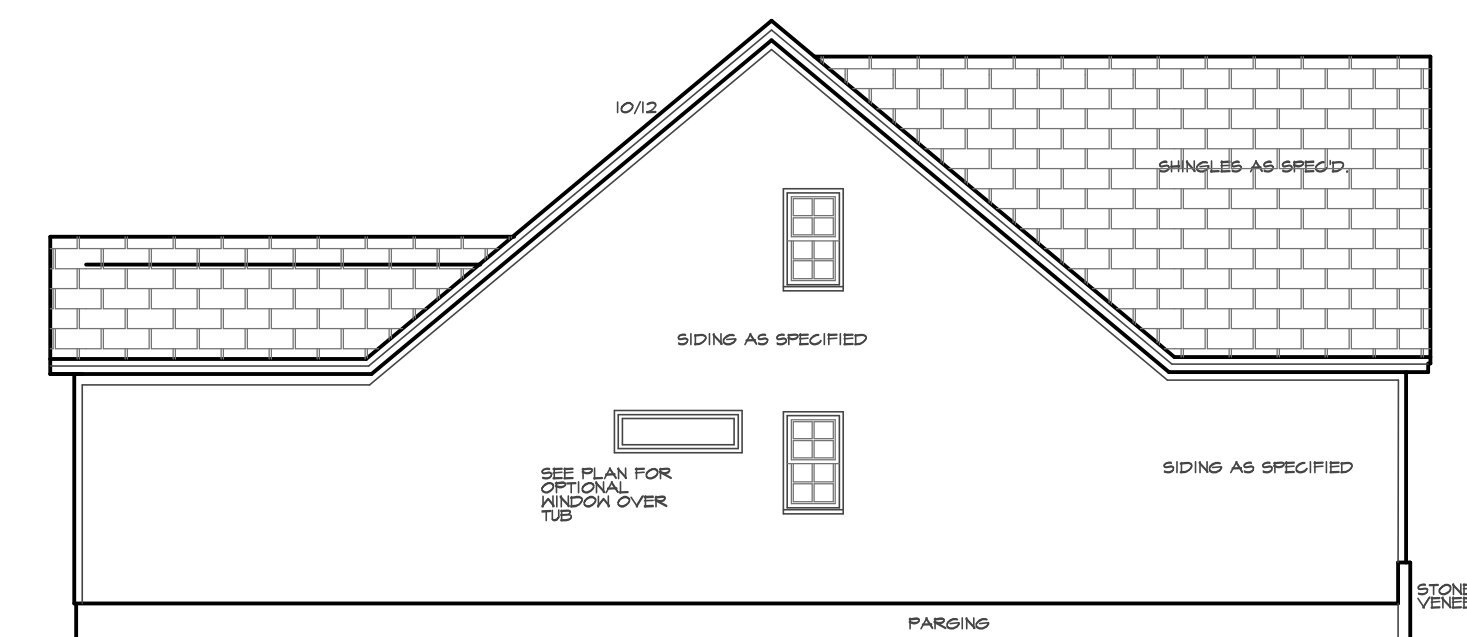
ATTIC VENTILATION

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.



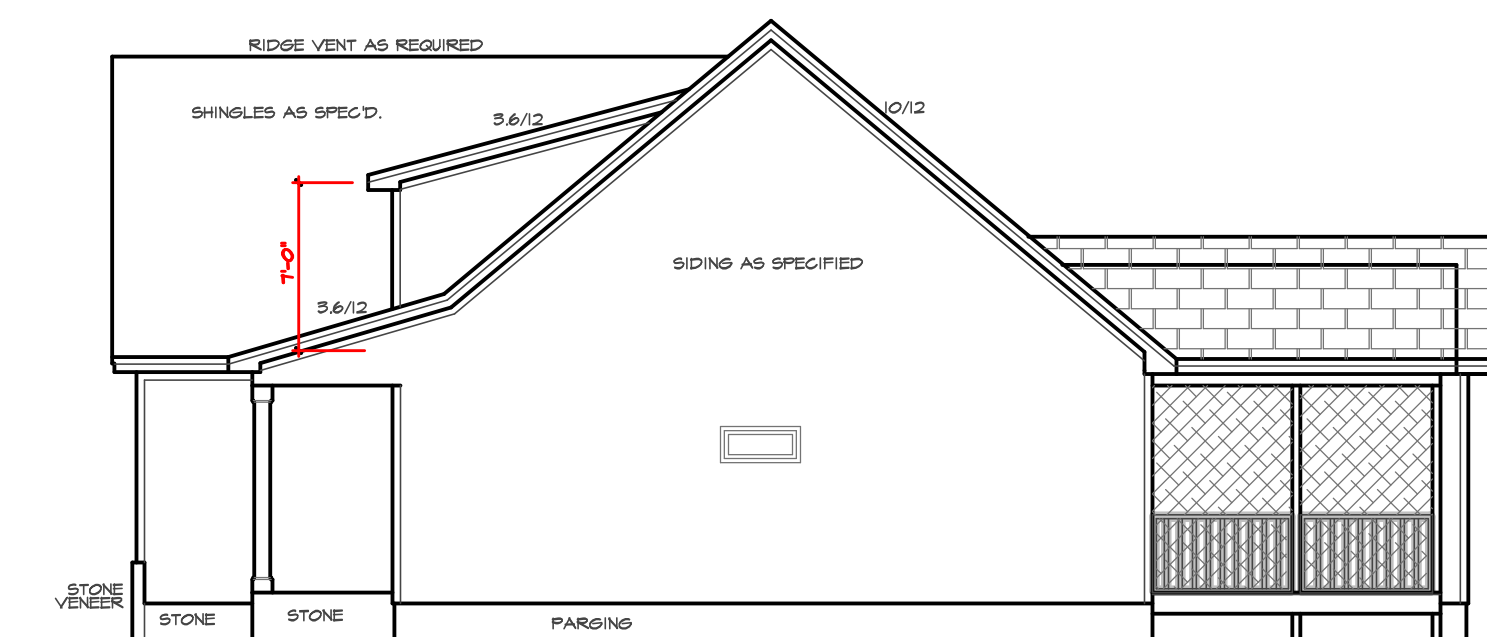
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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

The Front Porch



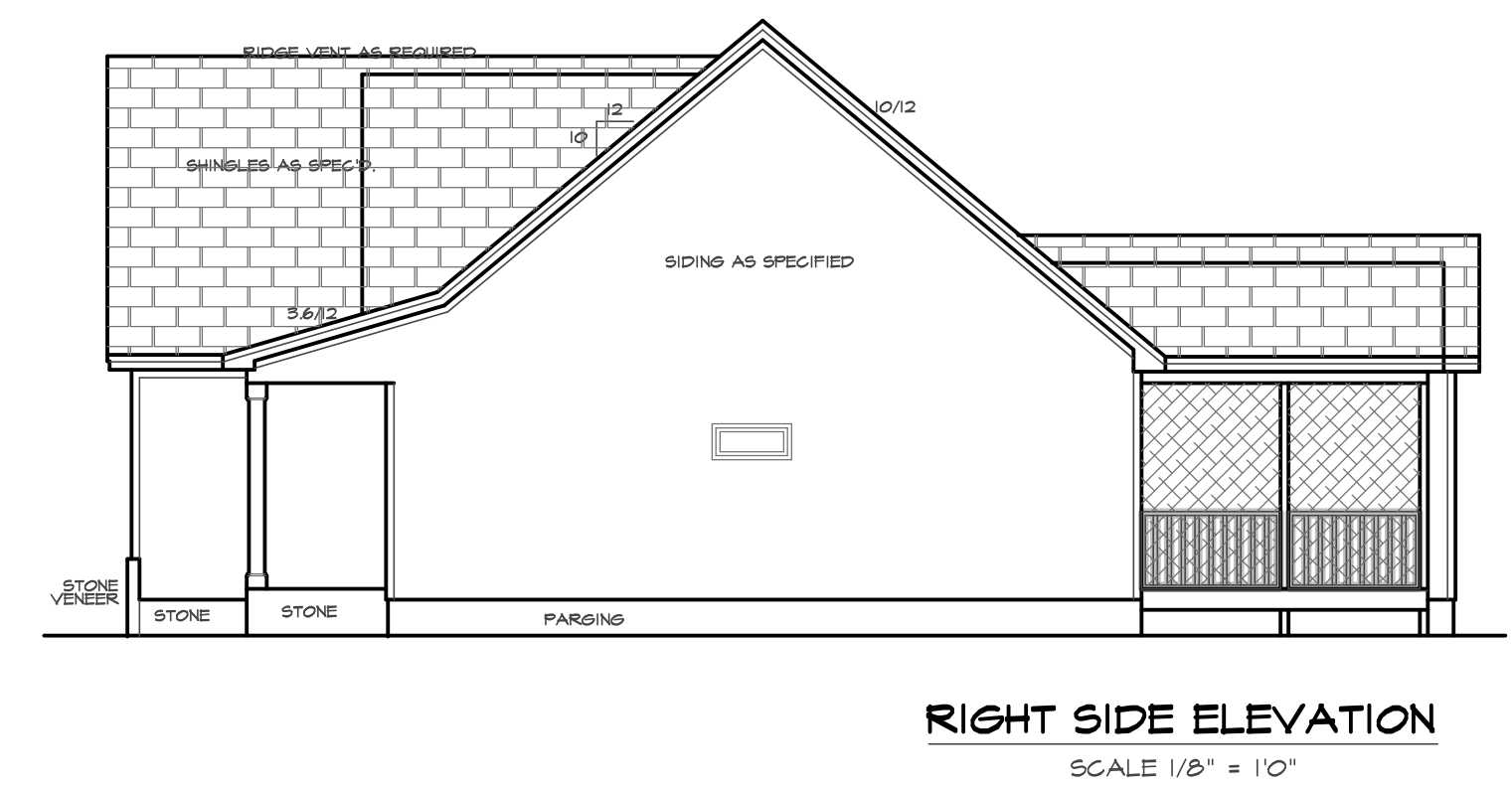
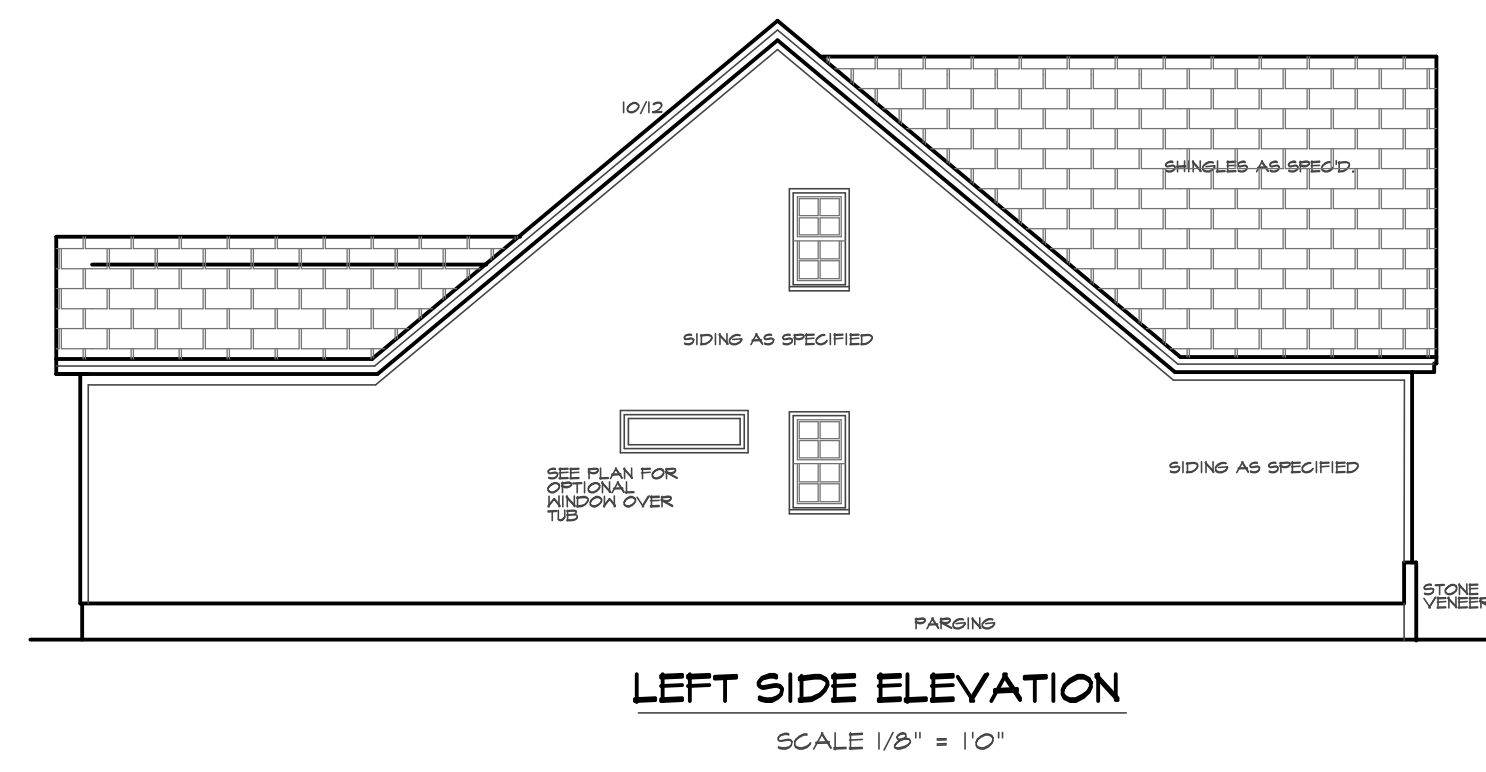
8/3/2021

PROJECT # 210604



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.



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

The Front Porch



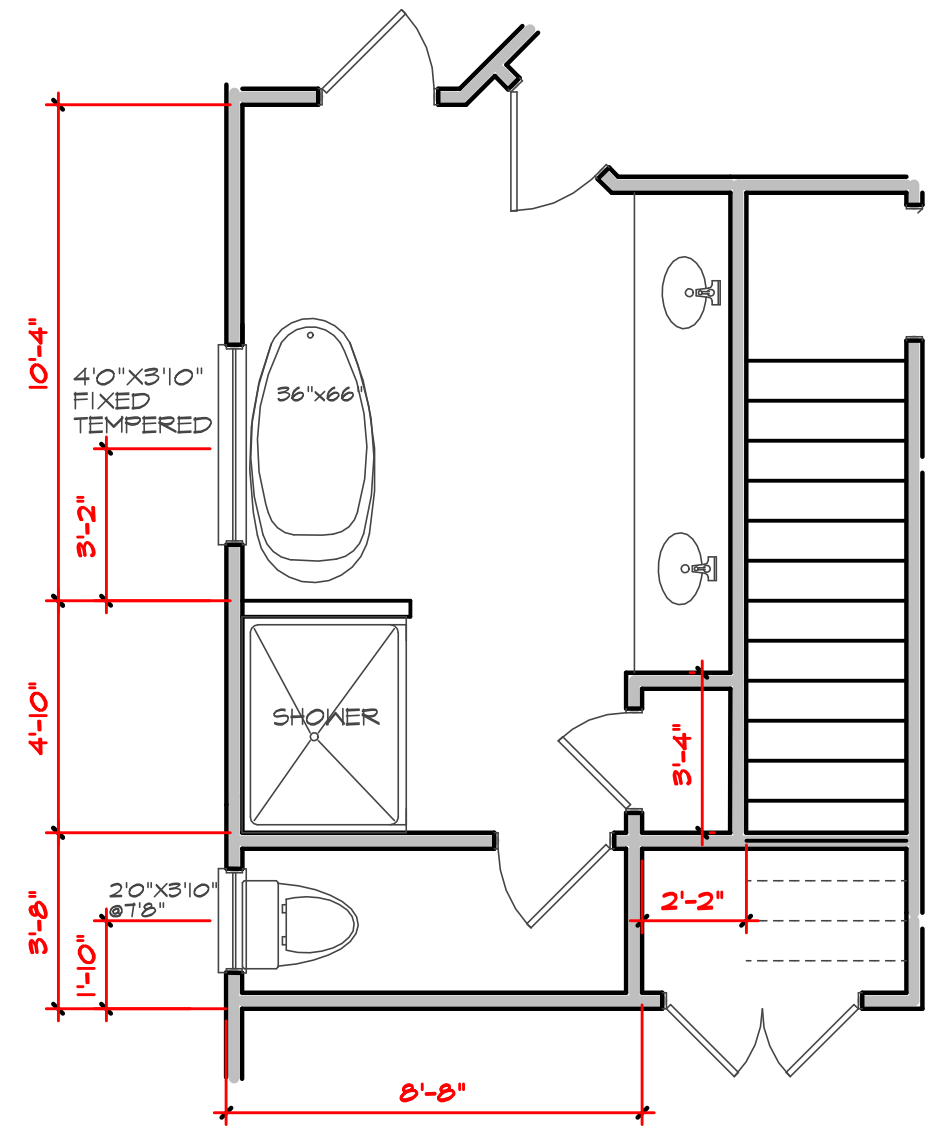
8/3/2021

PROJECT #
210604

- TRUSS SYSTEM REQUIREMENTS**
NC (2018 NCRS); Wind: 115-120 MPH
- TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
 - TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
 - ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (NO).
 - ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.
 - INSTALL A TRUSS BELOW PARALLEL NON-LOAD BEARING WALLS OR BLOCK BETWEEN TRUSSES (BY TRUSS SUPPLIER) UNDER WALLS.

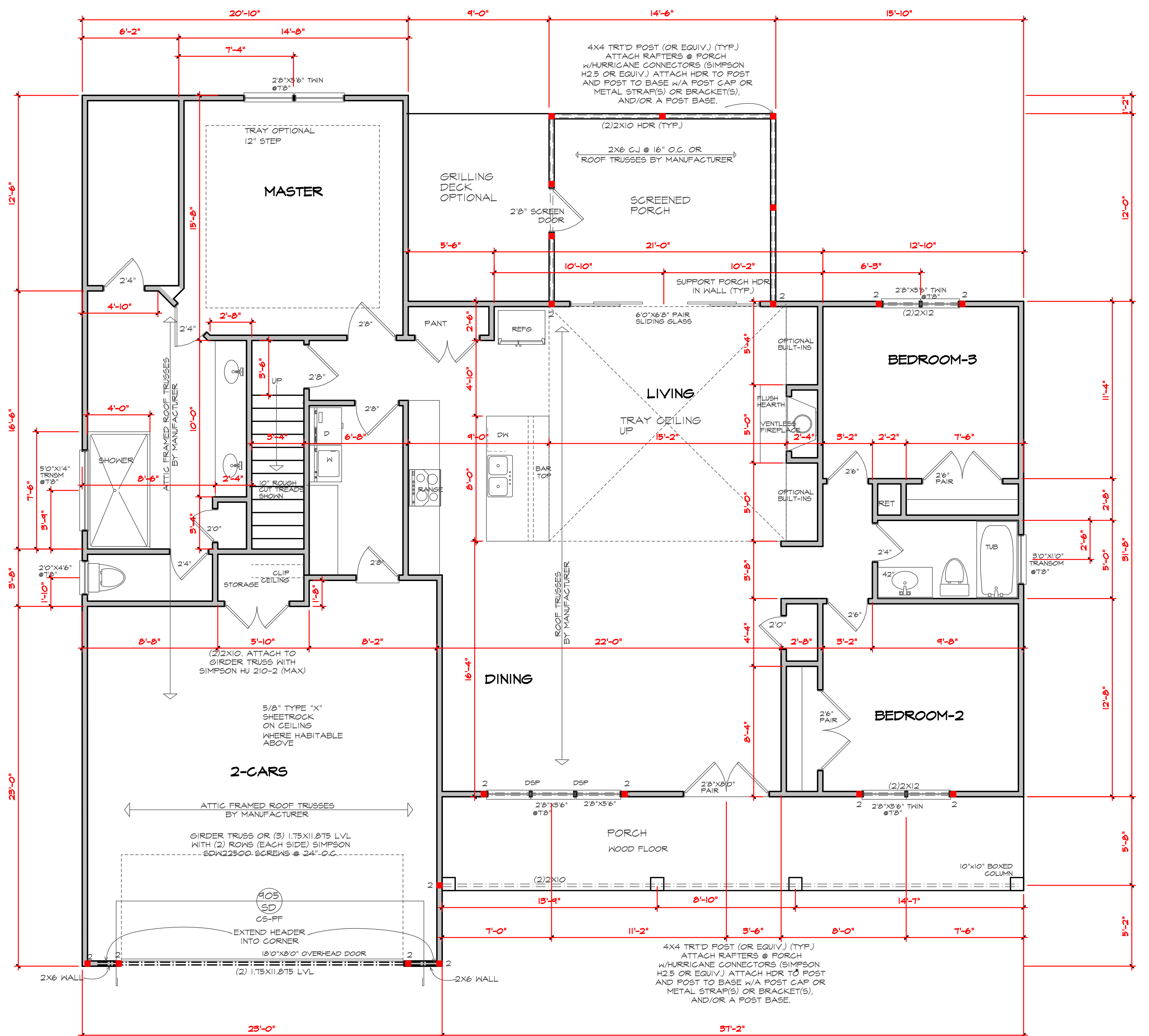
WHOLE HOUSE BRACING SUMMARY
TOTAL REQUIRED BRACING: 28
TOTAL PROVIDED BRACING: 106
(IN FEET)

- HEADER/BEAM & COLUMN NOTES**
- 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.
 - 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 R602.3(5) OR AS BELOW:
- UP TO 4' SPAN: (1) KING STUD
- OVER 4' UP TO 8' SPAN: (2) KING STUDS
- OVER 8' UP TO 11' SPAN: (3) KING STUDS
- OVER 11' SPAN: (4) KING STUDS



OPTIONAL BATH

- FRAMING NOTES:**
NC (2018 NCRS); Wind: 115-120 mph
- 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.
 - EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 17/16" EXPOSURE C: 18/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
 - 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.
 - "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.
*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV).
*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C52 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 NAIL.
 - 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 @ 16" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
 - INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 17/16" WSP SHEATHING WITH 8d NAILS AT 6"/12" NAILING PATTERN (4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH OVER WSP REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #4 SCREWS @ 16" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

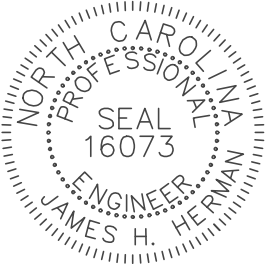


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1,871 SQ.FT.
OPTIONAL FLYROOM	= 478 SQ.FT.
TOTAL W/PLAYROOM	= 2344 SQ.FT.
FRONT PORCH	= 225 SQ.FT.
REAR PORCH	= 174 SQ.FT.
DECK	= 108 SQ.FT.
GARAGE	= 557 SQ.FT.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3714 BENSON DR., RALEIGH, NC 27609
LICENSE: C-2871, PHONE: 919-818-1471
PROJECT #: 19-2381

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REFER TO "SD" SHEETS FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES



Purchaser must verify all dimensions and conditions before beginning construction.

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

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THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2015 IRC)
NC (2018 NCRS); Wind: 115 - 120 mph

The Front Porch



8/3/2021

PROJECT # 210604

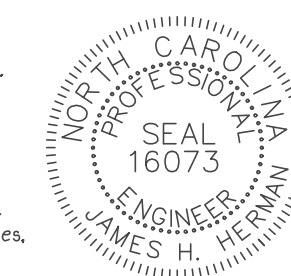
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STRUCTURAL DESIGN BY:
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374 BENSON DR., RALEIGH, NC 27604
LICENSE: C-1281, PHONE: 919-878-1471
PROJECT #: 19-2381



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TRUSS SYSTEM REQUIREMENTS

NC (2018 NRCG), Wind: 115-120 MPH

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- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SFF #2 OR #3 PLATES OR LEDGERS (NO).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.
- INSTALL A TRUSS BELOW PARALLEL NON-LOAD BEARING WALLS OR BLOCK BETWEEN TRUSSES (BY TRUSS SUPPLIER) UNDER WALLS.

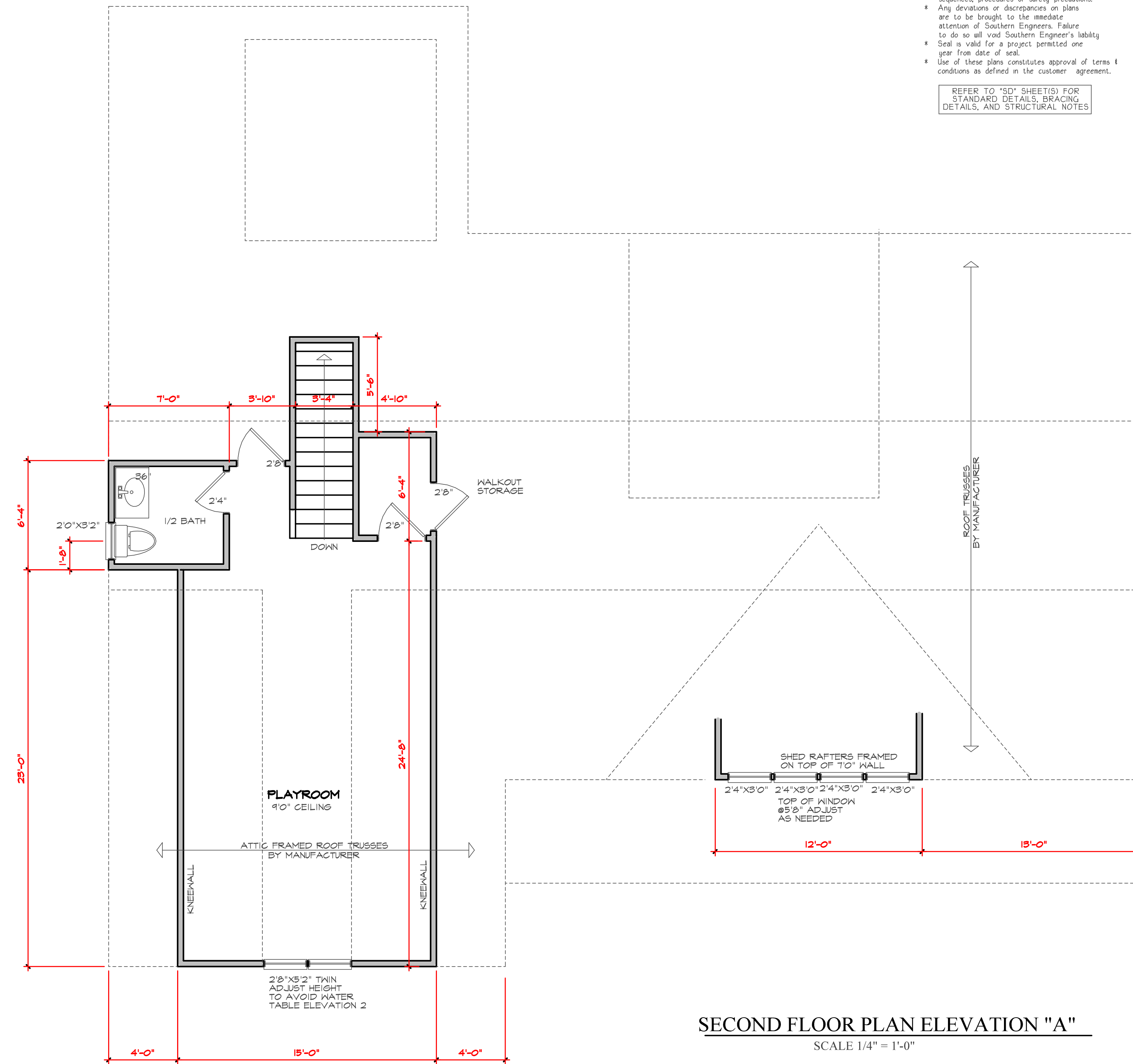
HEADER/BEAM & COLUMN NOTES

- 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.
- 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 R602.3(5) OR AS BELOW:
 - UP TO 4' SPAN: (1) KING STUD
 - OVER 4' UP TO 8' SPAN: (2) KING STUDS
 - OVER 8' UP TO 11' SPAN: (3) KING STUDS
 - OVER 11' SPAN: (4) KING STUDS

FRAMING NOTES:

NC (2018 NRCG), Wind: 115-120 mph

- 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.
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- "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.
*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.
- 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 #6 SCREWS @ 12" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL (NOTED AS "IBW+WSP" ON PLANS). ATTACH ONE SIDE WITH (1) WSP SHEATHING WITH 8d NAILS AT A 6" O.C. NAILING PATTERN (6" 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 #6 SCREWS @ 12" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



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

THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2019 IRC)

The Front Porch



8/3/2021
PROJECT #
210604

Purchaser must verify all dimensions and conditions before beginning construction.

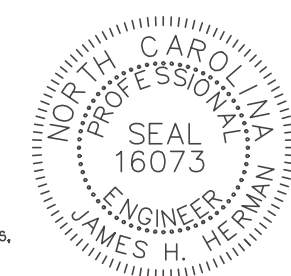
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STRUCTURAL DESIGN BY:
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3714 BENSON DR., RALEIGH, NC 27604
LICENSE: C-1281, PHONE: 919-878-1471
PROJECT #: 19-2381



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REFER TO "SD" SHEETS FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES

TRUSS SYSTEM REQUIREMENTS

NC (2018 NRC), Wind: 115-120 MPH

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
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3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SFP #2 OR #3 PLATES OR LEDGERS (NO).
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.
5. INSTALL A TRUSS BELOW PARALLEL NON-LOAD BEARING WALLS OR BLOCK BETWEEN TRUSSES (BY TRUSS SUPPLIER) UNDER WALLS.

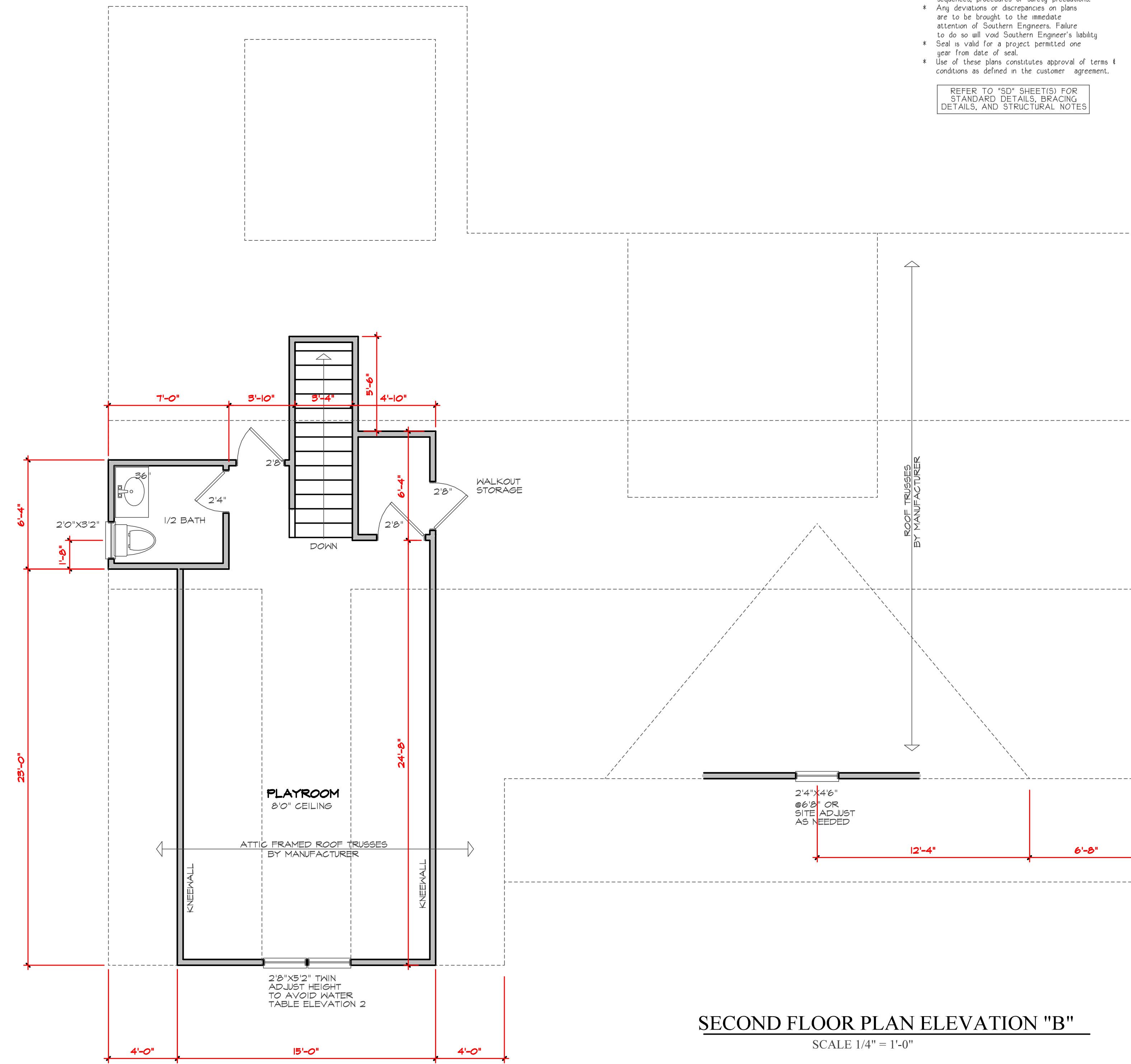
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1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2X10 (4" WALL) OR (3) 2X10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
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- OVER 8' UP TO 11' SPAN: (3) KING STUDS
- OVER 11' SPAN: (4) KING STUDS

FRAMING NOTES:

NC (2018 NRC), 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.
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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 SPLICED 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.
* 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 #6 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) WSP SHEATHING WITH 8d NAILS AT A 6" O.C. NAILING PATTERN (6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH 6d OVER WSP REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



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

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The Front Porch



8/3/2021
PROJECT # 210604

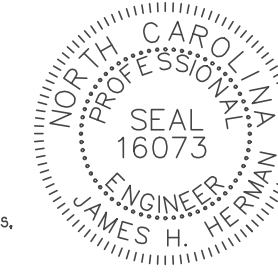
ROOF FRAMING NOTES:

- NC (2018 NCRS): Wind: 115-120 MPH
- ① 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - ② (2) 2x10 OR 1.75x11.875 LVL HIP, (2) 2x10 HIPS MAY BE SPLICED WITH A MIN. 4'-0" OVERLAP AT CENTER
 - ③ (2) 2x10 OR 1.75x11.875 LVL VALLEY, DO NOT SPLICE VALLEYS
 - ④ 1.75x11.875 LVL VALLEY
 - ⑤ FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
 - ⑦ 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - ⑧ EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 OR 6X6 FOR SUPPORT POSTS OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H2.5A" OR EQUIVALENT
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE

TRUSS SYSTEM REQUIREMENTS

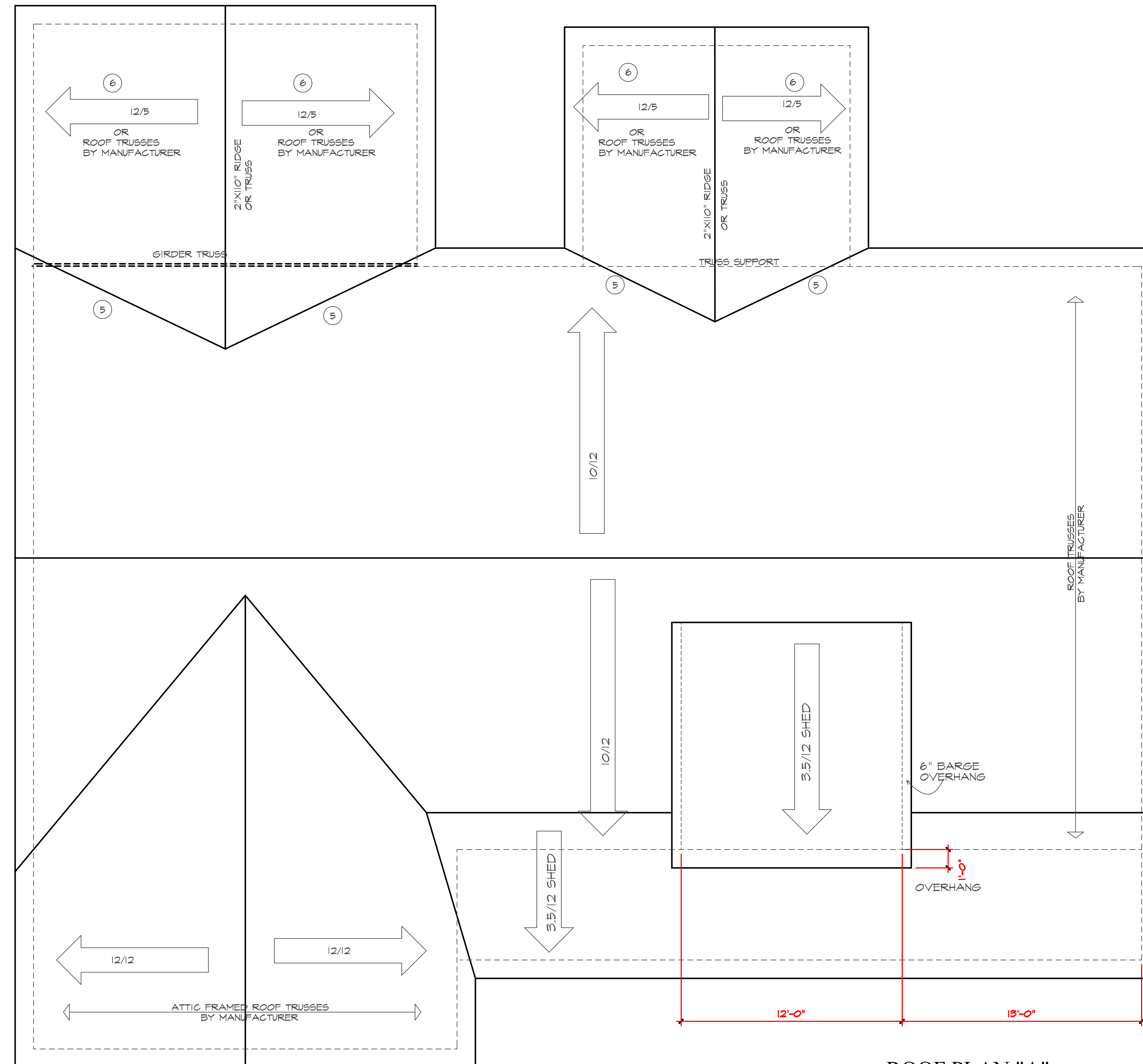
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STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
314 BENSON DR., RALEIGH, NC 27604
LICENSE: C-1281, PHONE: 919-818-1111
PROJECT #: 19-2381



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



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THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2019 IRC)
 NC (2018 NCRS) / Wind 115 - 120 mph

The Front Porch



MidTown Designs Inc. 1529 Big Falls Dr. Wendell NC 27591 Phone: 919-783-8626 www.midtowndesigns.com

DATE: 8/3/2021

PROJECT #: 210604

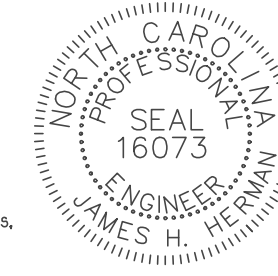
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 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 OR 6X6 FOR SUPPORT POSTS OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H2.5A" OR EQUIVALENT
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE

TRUSS SYSTEM REQUIREMENTS

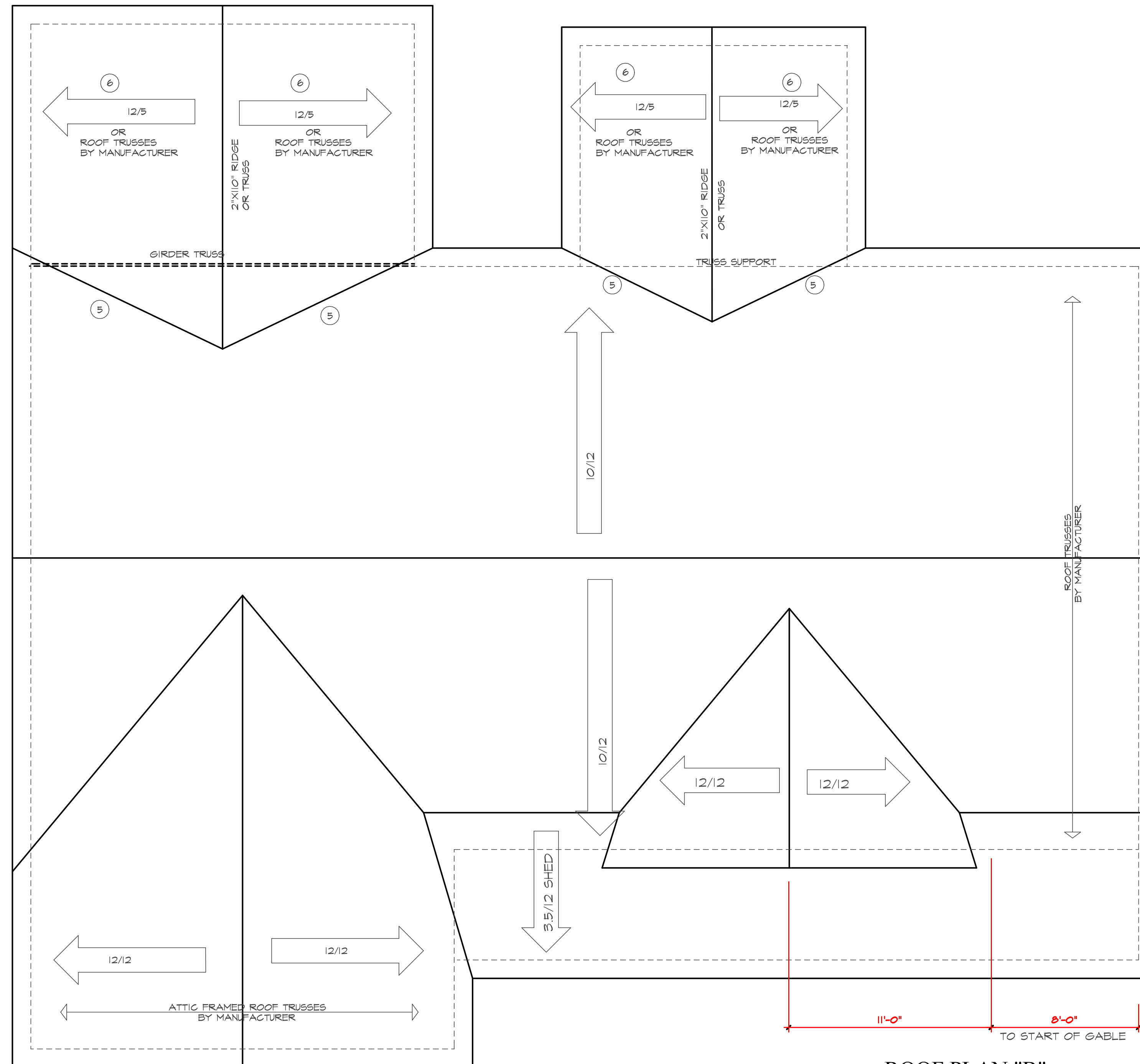
- NC (2018 NCRS): Wind: 115-120 MPH
1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
 2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
 3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SFF #2 OR #3 PLATES OR LEDGERS (UNO).
 4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.
 5. INSTALL A TRUSS BELOW PARALLEL NON-LOAD BEARING WALLS OR BLOCK BETWEEN TRUSSES (BY TRUSS SUPPLIER) UNDER WALLS.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
314 BENSON DR., RALEIGH, NC 27604
LICENSE: C-1281, PHONE: 919-818-1411
PROJECT #: 19-2381



- 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 Engineer's liability.
- Seal is valid for a project permitted one year from date of seal.
- Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES



ROOF PLAN "B"
SCALE 1/4" = 1'-0"



Purchaser must verify all dimensions and conditions before beginning construction.

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The Front Porch



DATE: 8/3/2021

PROJECT #: 210604