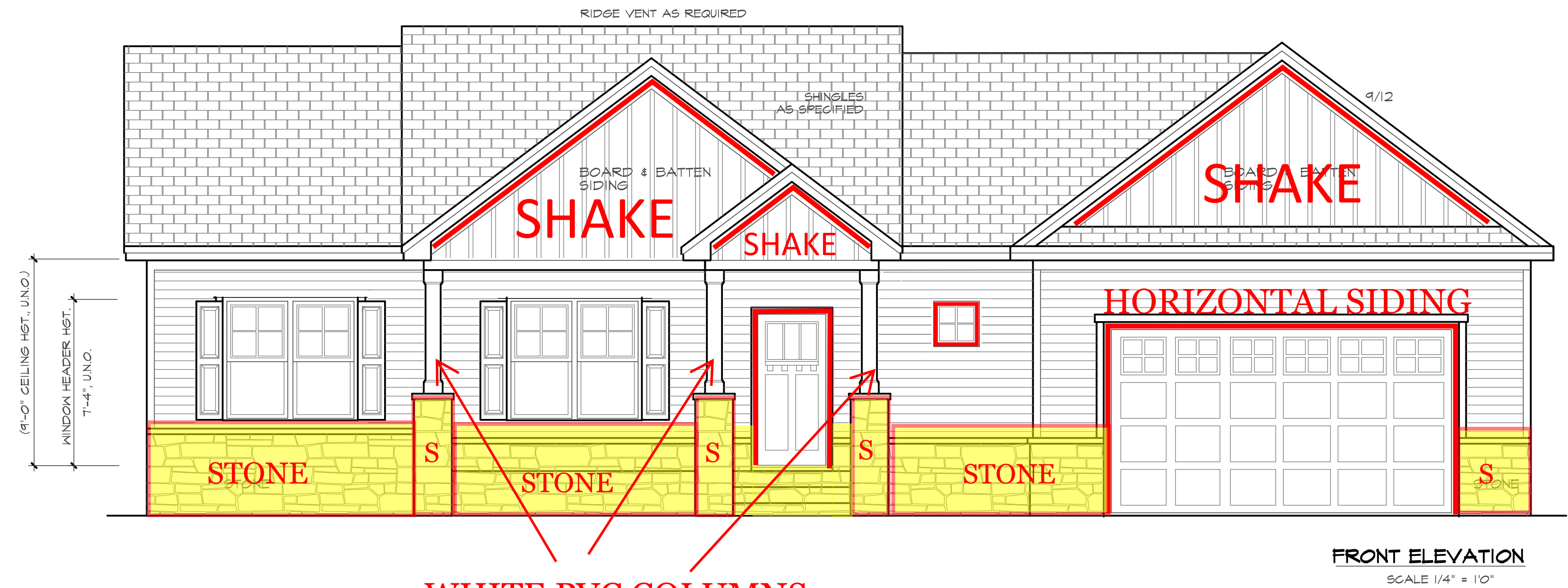


**WEST PRESERVE - LOT 11  
275 THISTLE COURT  
SANFORD, NC 27332  
3 CAR GARAGE**

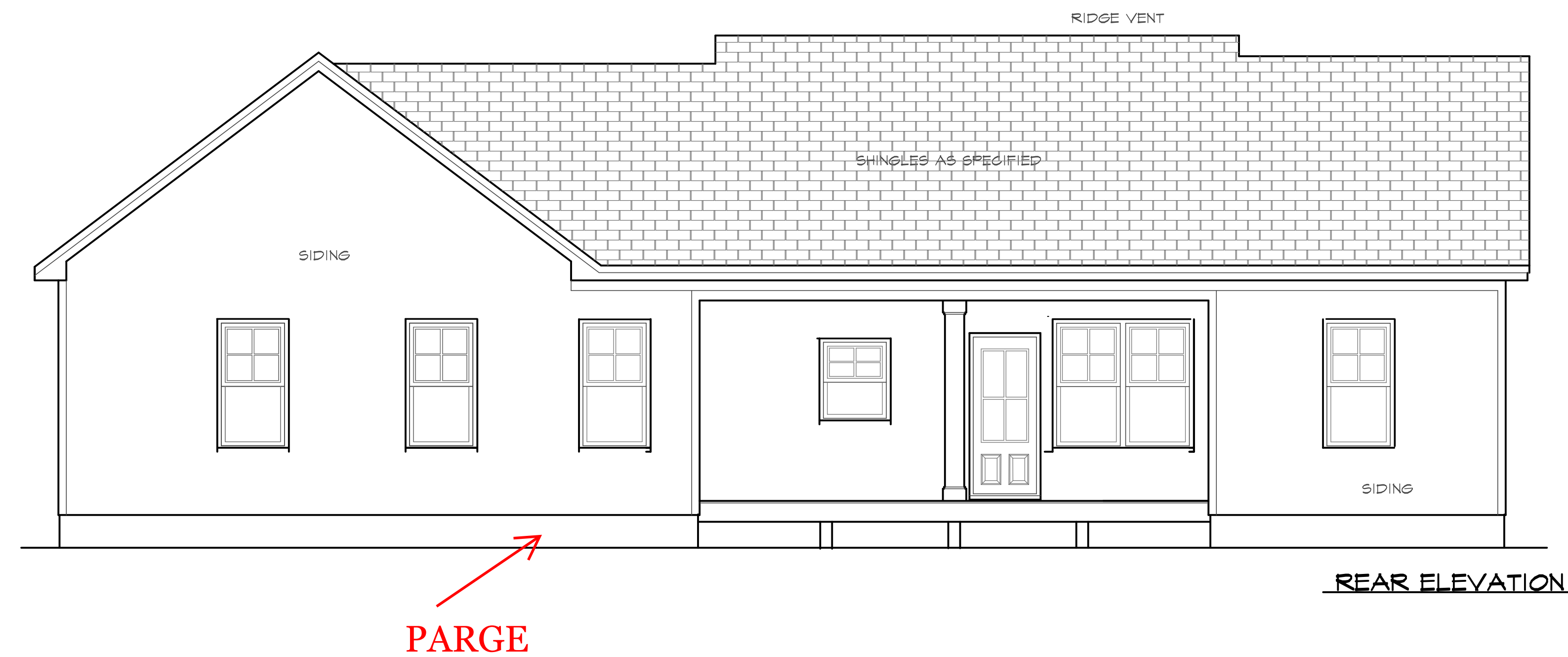


**ATTIC VENTILATION:**

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 80 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 EAVES OR GORNGE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR GORNGE VENTS.  
GROSS ATTIC AREA TO BE VENTILATED 1942 SQ.FT.  
1942/200 = 6.64 SQ.FT. NET FREE AREA  
50% OF VENTING MUST BE SFT. ABOVE EAVE OR SOFFIT VENTS.

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

NC (2018 NRC) - Wind - 115 - 120 mph





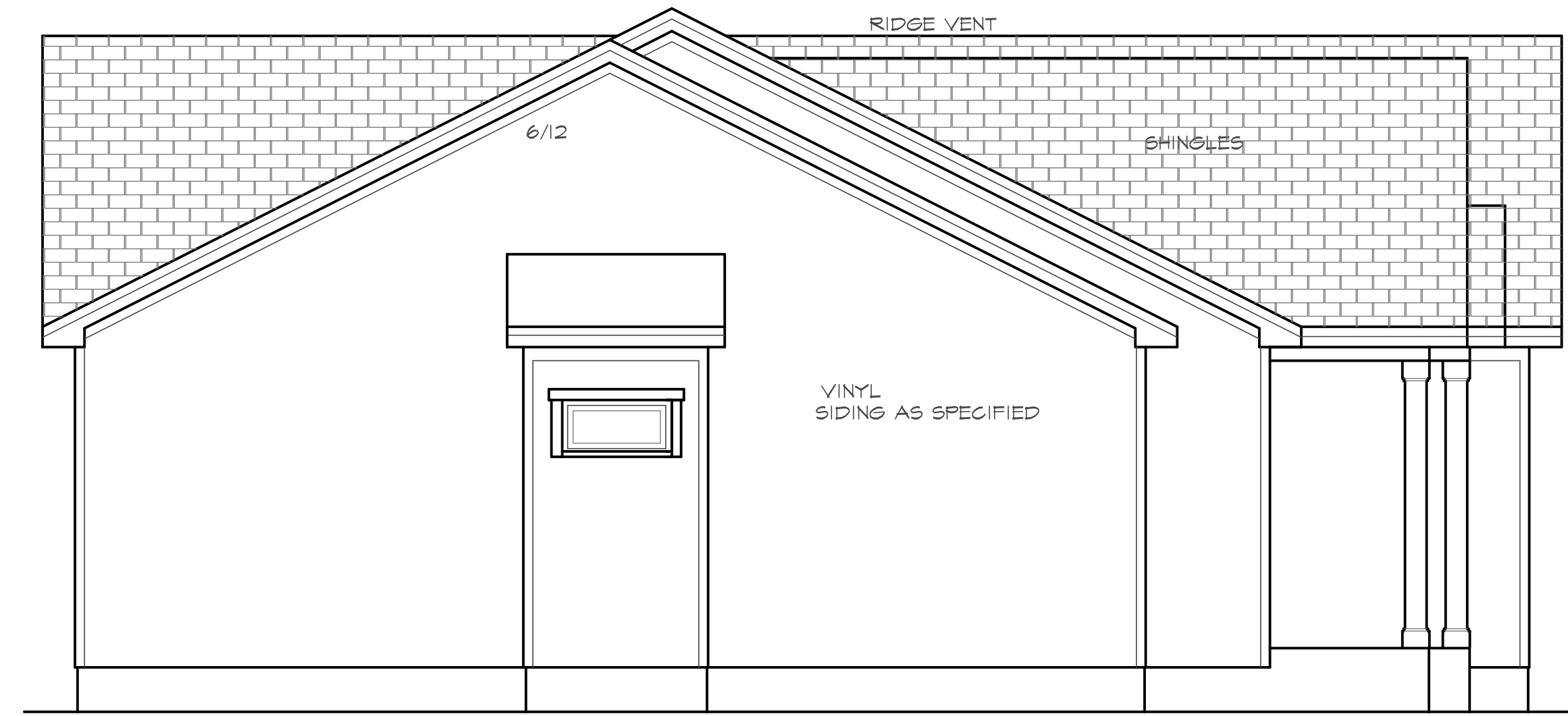
Purchaser must verify all dimensions and conditions before beginning construction.

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

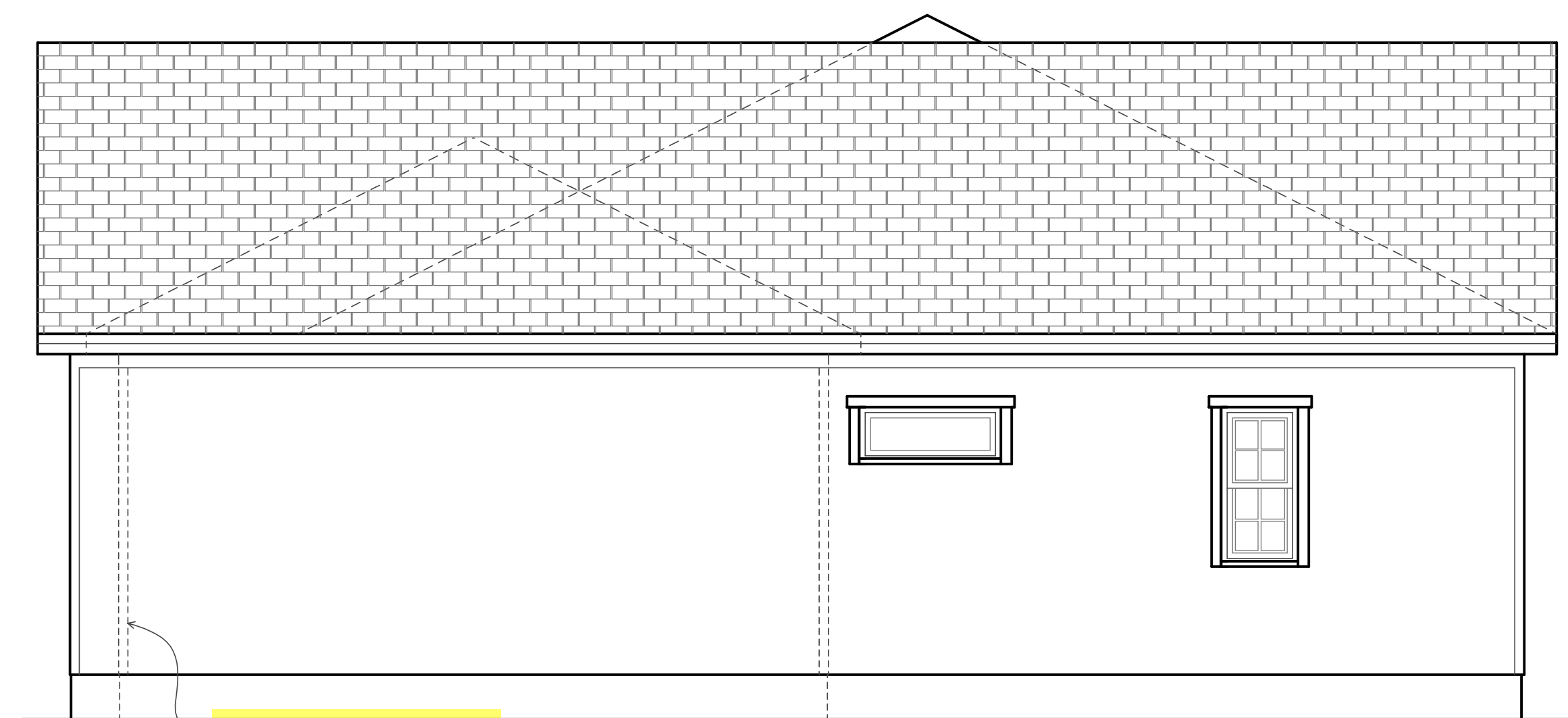
These drawings are instruments of service and as such shall remain property of the designer.

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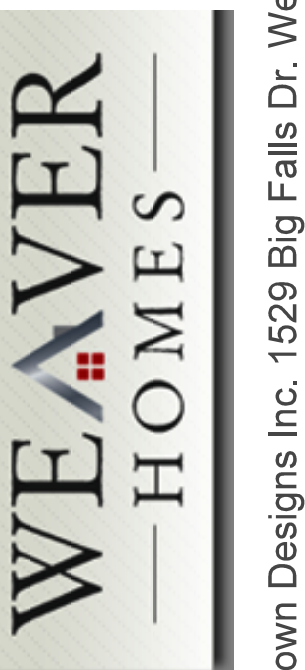


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

The Highland



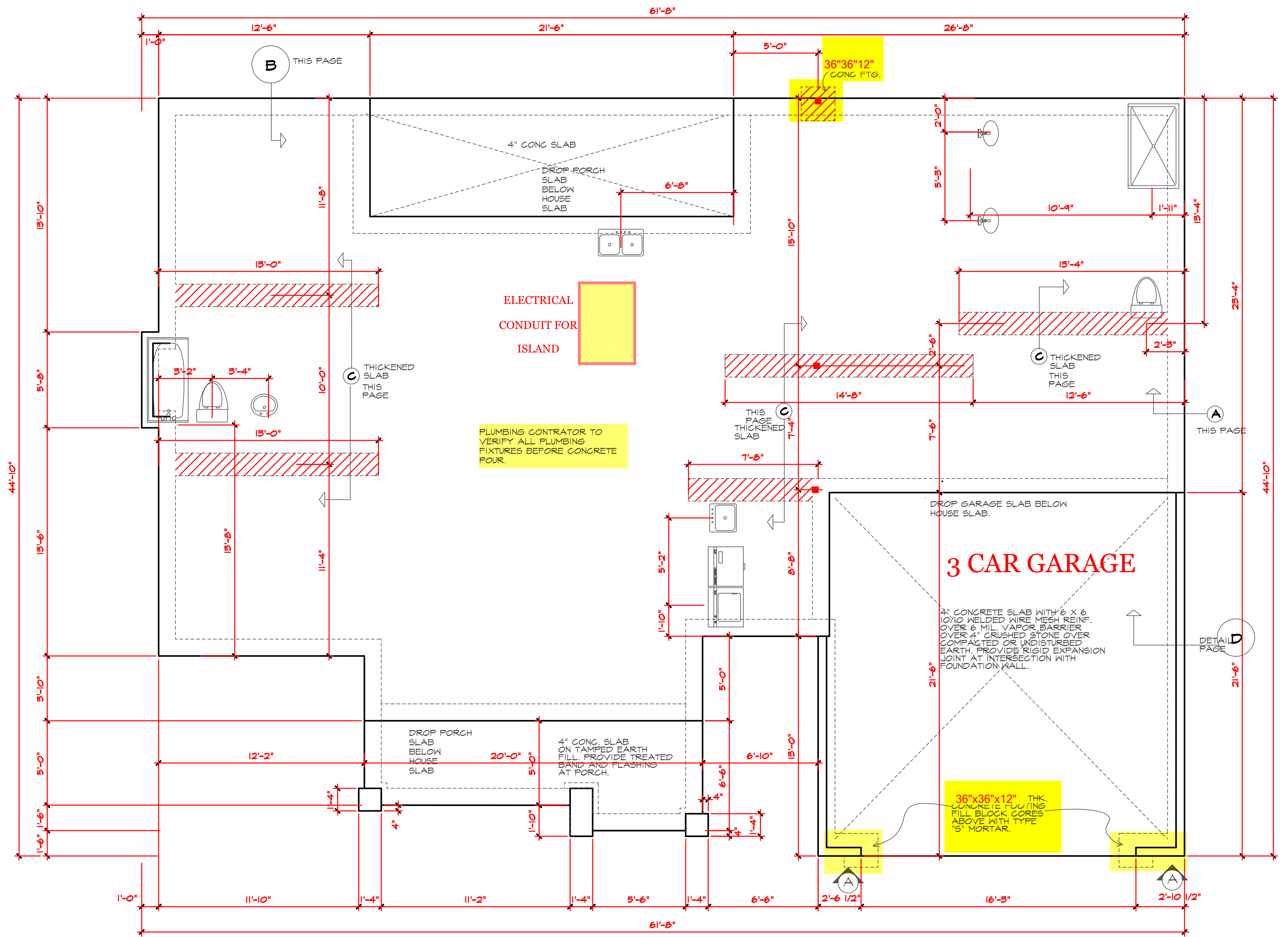
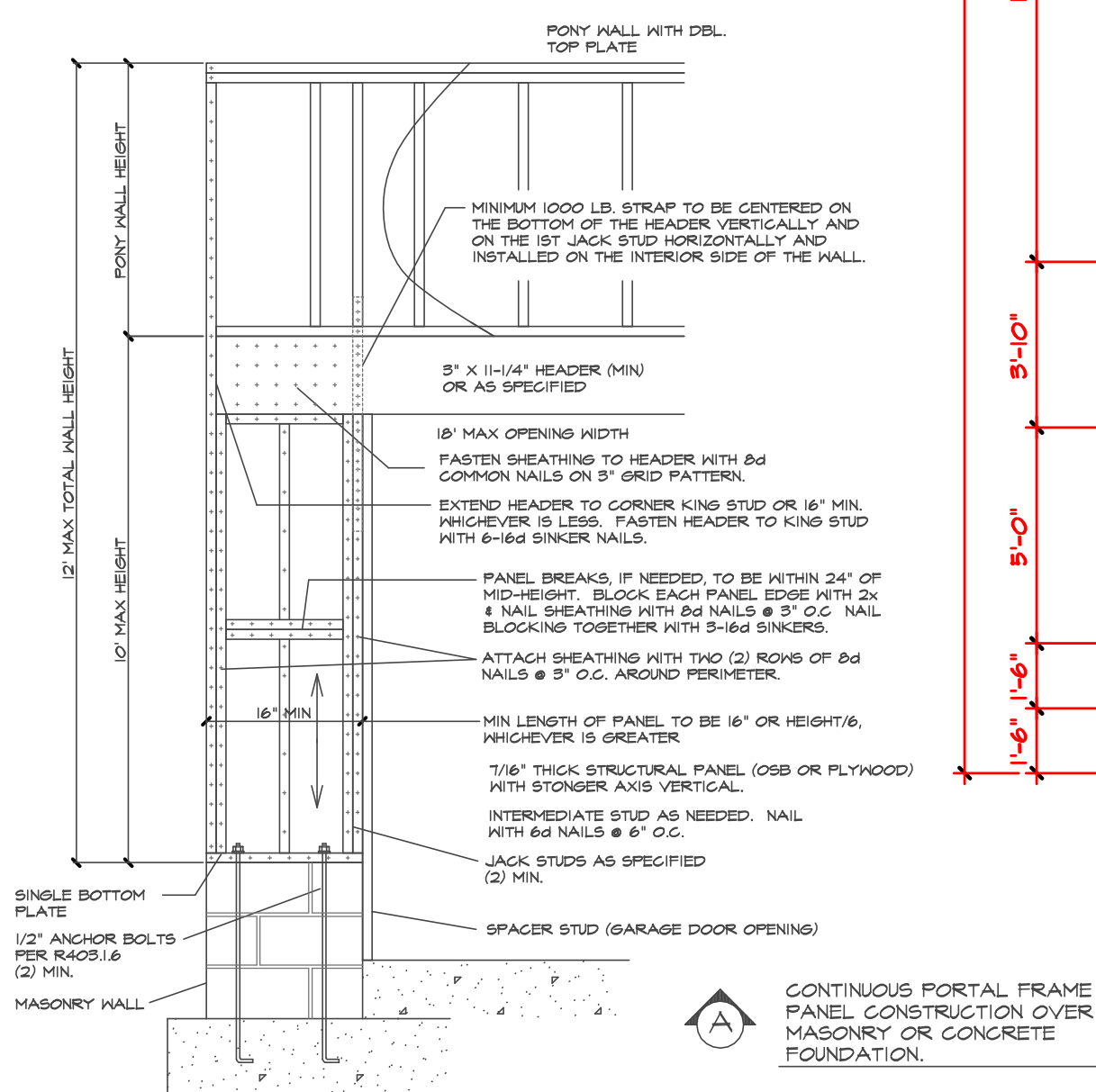
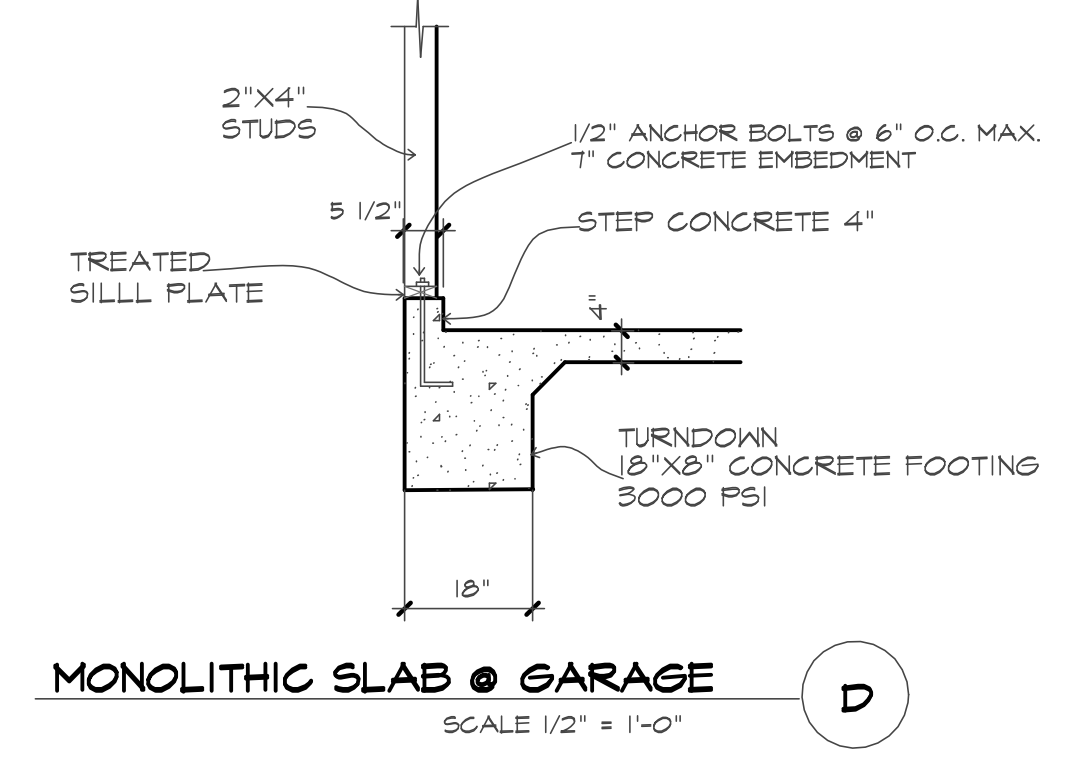
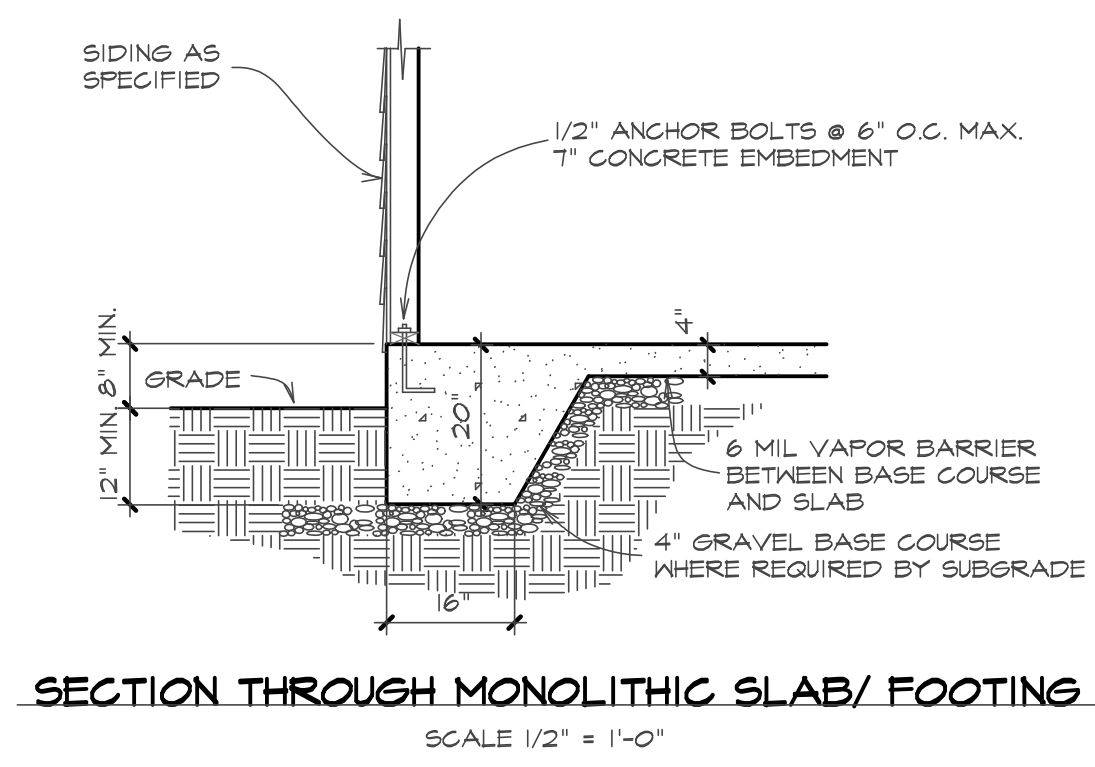
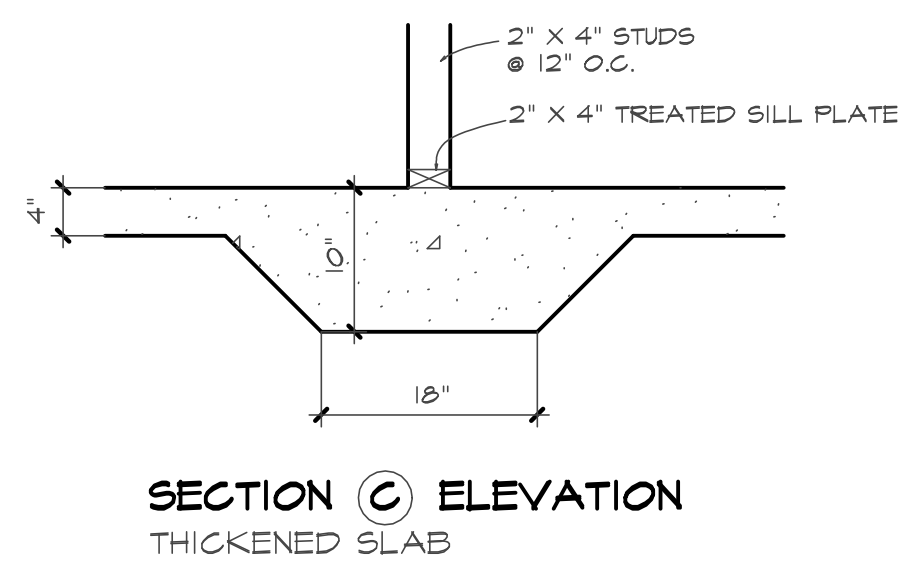
LOT	SUB.
DATE	1/17/2021
SCALE	
PROJECT #	201211

**FOUNDATION STRUCTURAL NOTES**

- 1) (S) 2" X 10" SFF GIRDER, DROPPED, TYPICAL.
  - 2) CONCRETE BLOCK PIER SIZE SHALL BE:  

SIZE	HOLLOW MASONRY	SOLID MASONRY
8" X 16"	UP TO 32" HIGH	UP TO 32" HIGH
12" X 16"	UP TO 48" HIGH	UP TO 48" HIGH
16" X 16"	UP TO 64" HIGH	UP TO 64" HIGH
24" X 24"	UP TO 96" HIGH	UP TO 96" HIGH

 WITH 30" X 30" X 12" CONCRETE FOOTING, UNO.
  - 3) HALL FOOTING AS FOLLOWS:  
 DEPTH 8" - UP TO 2 1/2 STORY  
 10" - 3 STORY  
 WIDTH SIDING OR EQUAL  
 18" - UP TO 2 1/2 STORY  
 18" - 3 STORY  
 BRICK VENEER  
 18" - 1 STORY  
 20" - 2 STORY  
 24" - 3 STORY
  - 4) DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER, SOLID BLOCKING ALL BEAM BEARING POINTS, NOTED TO HAVE THREE OR MORE STUDS TO FOUNDATION, TYPICAL.
  - 5) ABBREVIATIONS  
 1S, 1 - SINGLE JOIST  
 2S, 2 - DOUBLE JOIST  
 3S, 3 - TRIPLE JOIST
- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO NORTH CAROLINA RESIDENTIAL BUILDING CODE TABLE R401.1 (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 60" CENTERS (1" EMBEDMENT) AND 12" FROM EACH CORNER. (SECTION RAGS 1.6)



**MONOLITHIC SLAB FOUNDATION PLAN**  
 SCALE 1/4" = 1'-0"

The Highland

**WEAVER  
HOMES**

LOT	SUB.
DATE	1/17/2021
SCALE	
PROJECT #	201211



**BEAM SCHEDULE  
(OR BY OTHERS)**

- (A) 2-2"x10" FLUSH
- (B) 2-2"x10" DROPPED
- (C) 2-2"x8" FLUSH
- (D) 2-2"x8" DROPPED
- (E) 2-1.75"x4.25" LVL FLUSH
- (F) 2-1.75"x4.25" DROPPED
- (G) 1-1.75"x14" LVL FLUSH
- (H) 2-1.75"x11" 7/8" LVL FLUSH
- (J) 2-1.75"x14" LVL DROPPED
- (K) 3-1.75"x14" LVL FLUSH
- (L) 3-1.75"x18" LVL DROPPED

**WALL BRACING NOTES:**

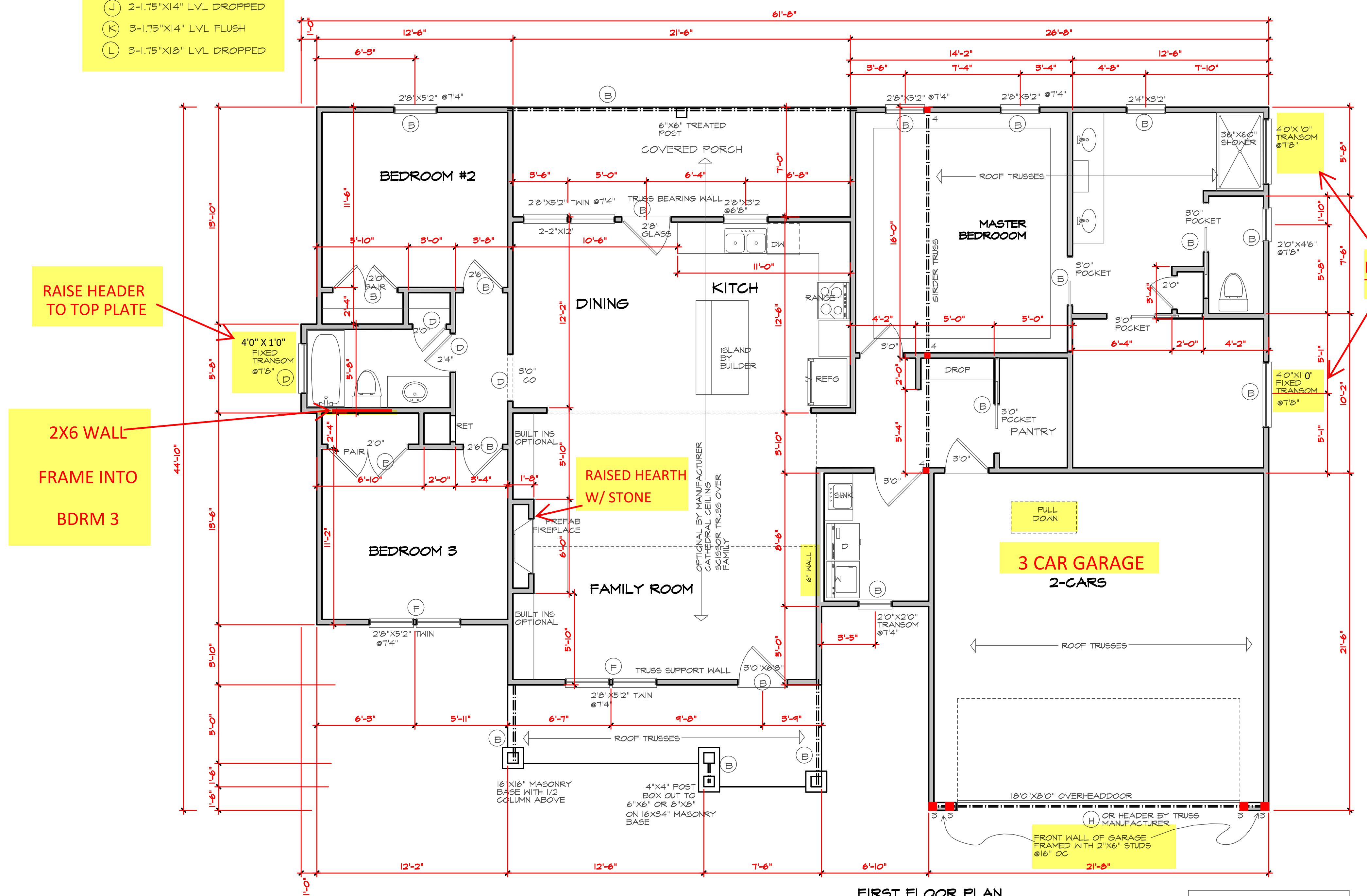
WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1.

1. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R602.10.3.1 UNLESS NOTED OTHERWISE. THE ENTIRE STRUCTURE IS ASSUMED TO BE CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.

2. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.

3. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.

4. HOLD DOWN DEVICE SHALL BE AS FOLLOWS:  
SIMPSON LST42 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR SAND AND UP THE STUDS PER SITE PER BUILDER.  
SIMPSON HD38 HOLD DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



RAISE HEADER TO TOP PLATE

2X6 WALL FRAME INTO BDRM 3

RAISE HEARTH W/ STONE

RAISE HEADER TO TOP PLATE

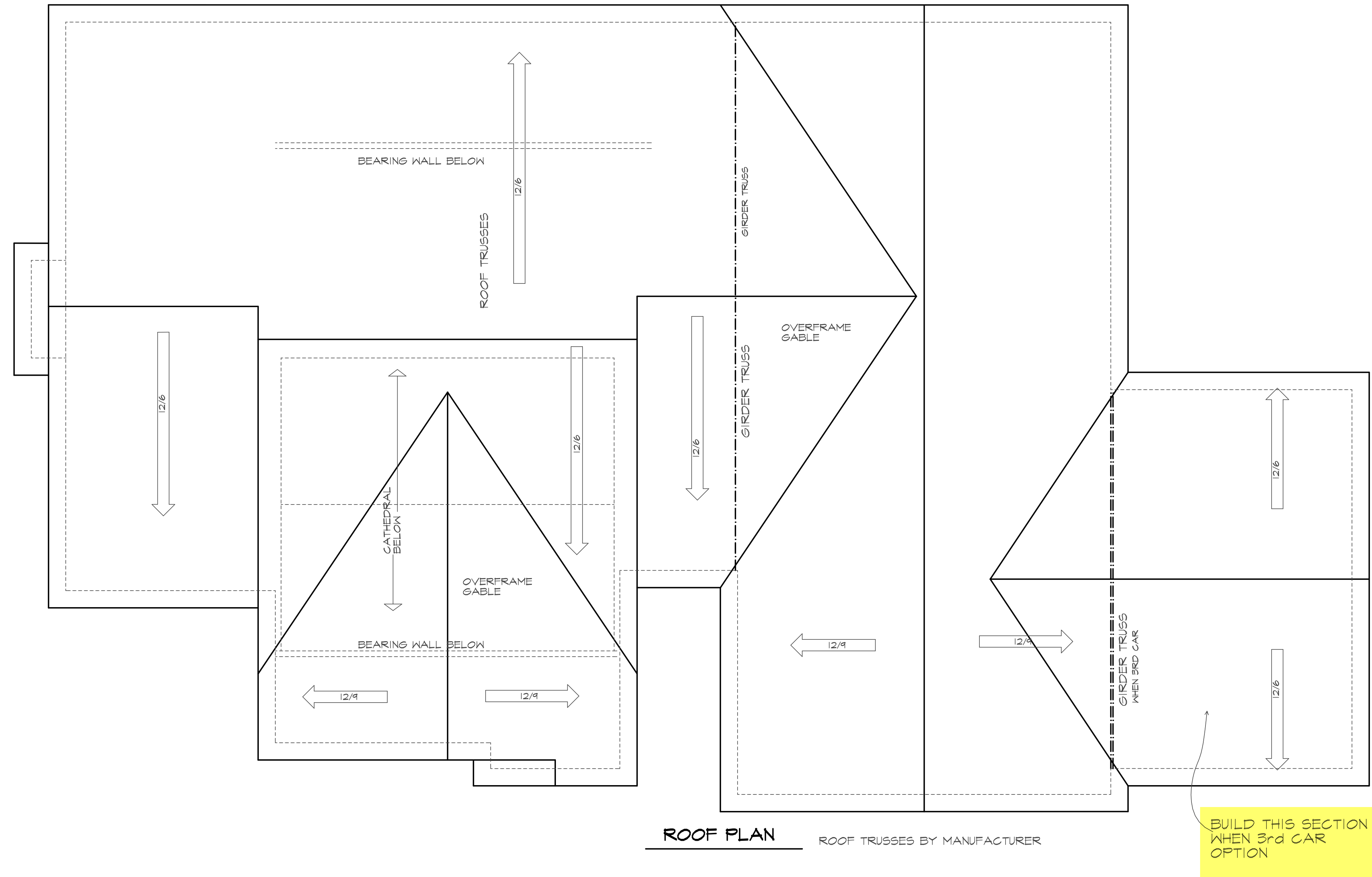
**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1,649 SQ.FT.
GARAGE	441 SQ.FT.
PORCHES	262 SQ.FT.

The Highland

**WEAVER  
HOMES**

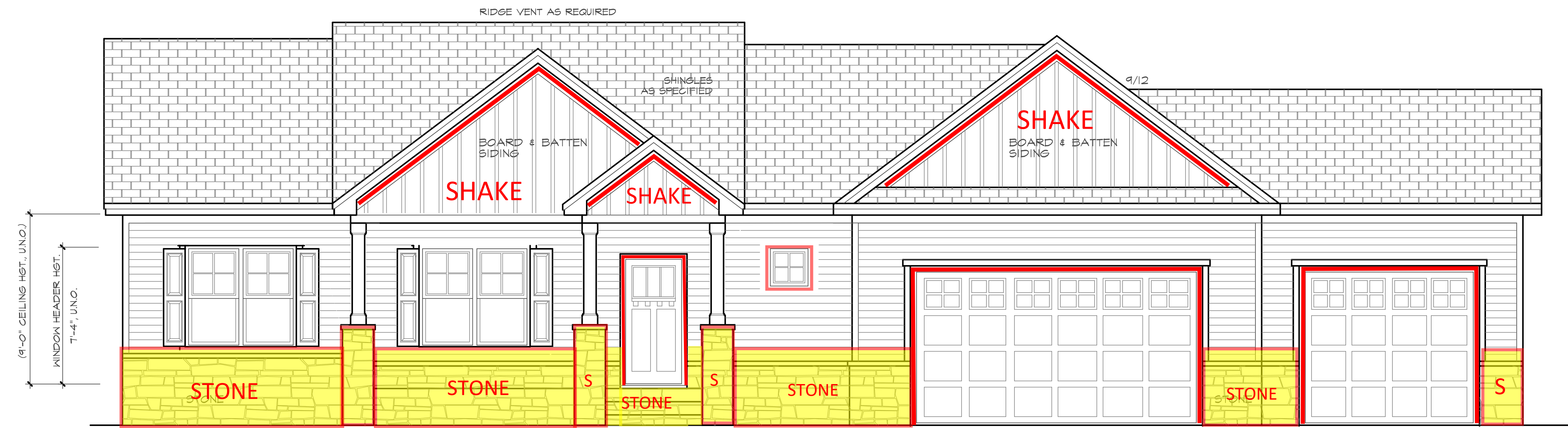
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DATE	1/17/2021
SCALE	
PROJECT #	201211



**The Highland**

**WEAVER  
— HOMES —**

LOT SUB. \_\_\_\_\_  
 DATE 1/17/2021  
 SCALE \_\_\_\_\_  
 PROJECT # 201211



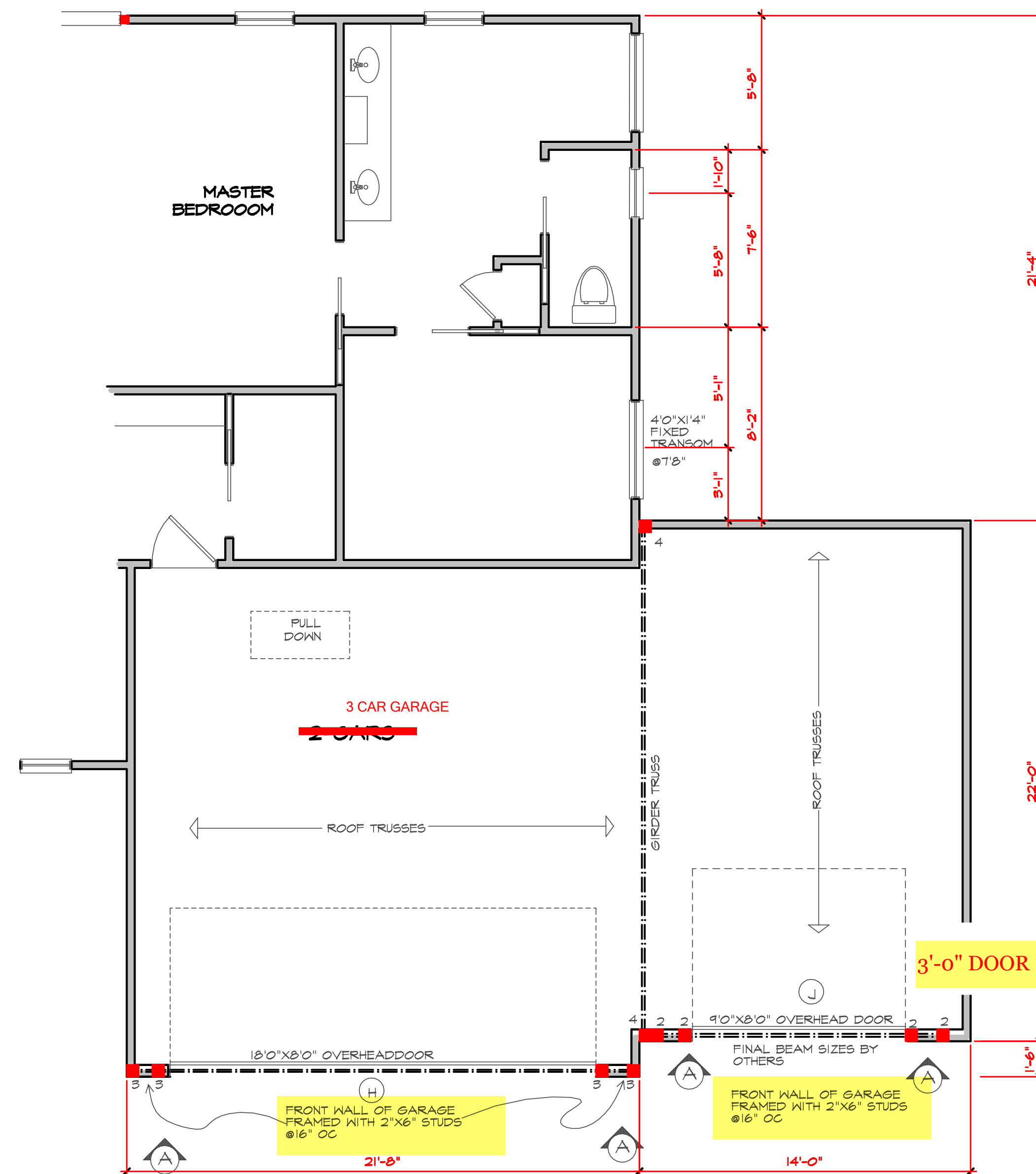
**FRONT ELEVATION 3 CAR**

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

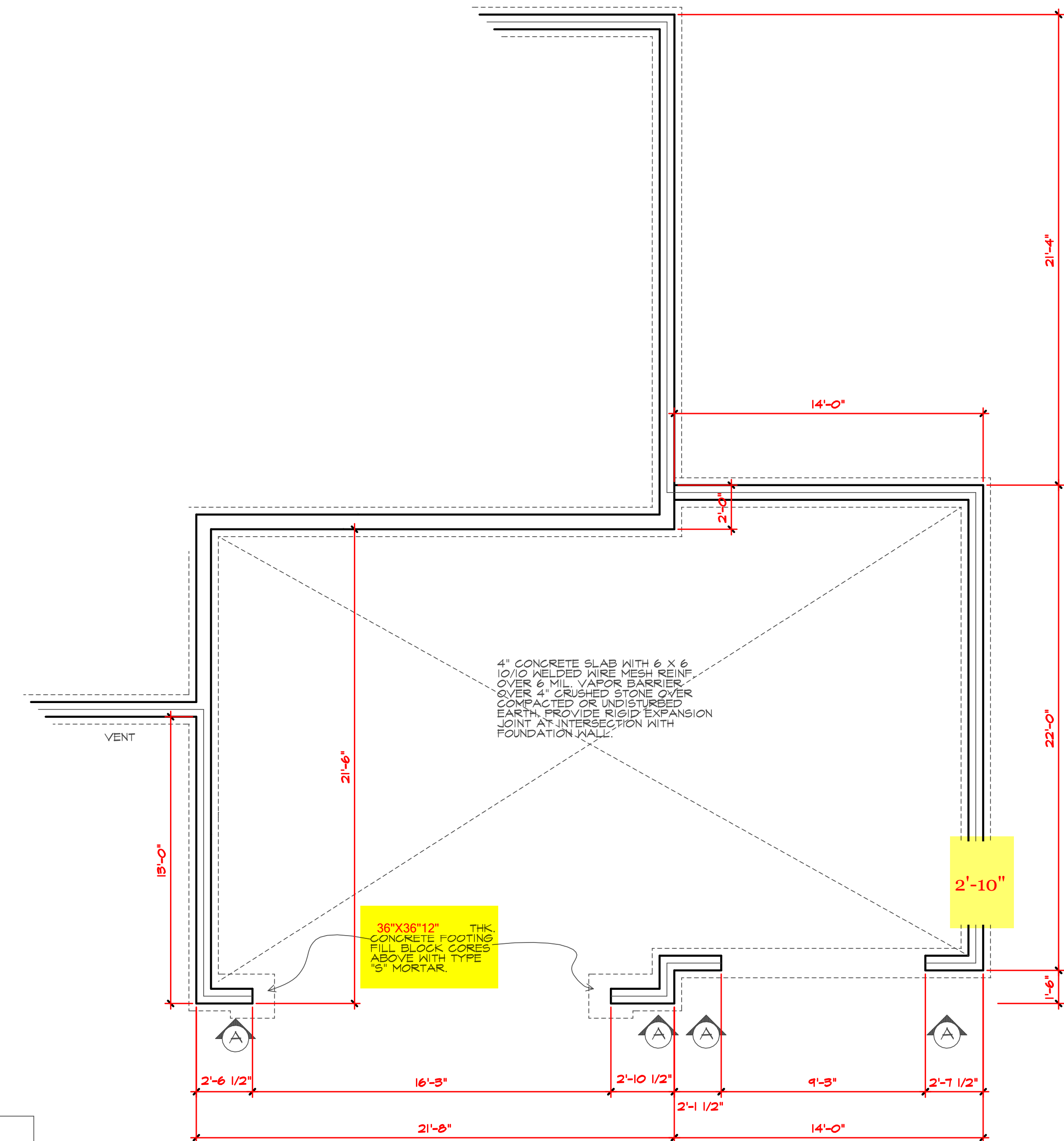
GROSS ATTIC AREA TO BE VENTILATED 2500 SQ.FT.  
2500/300 = 7.66 SQ.FT. NET FREE AREA  
50% OF VENTING MUST BE 5FT. ABOVE EAVE OR SOFFIT VENTS.



**3 CAR OPTION**

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
THIRD GARAGE	307 SQ.FT.



**FOUNDATION PLAN 3 CAR GARAGE**

SCALE 1/4" = 1'-0"