

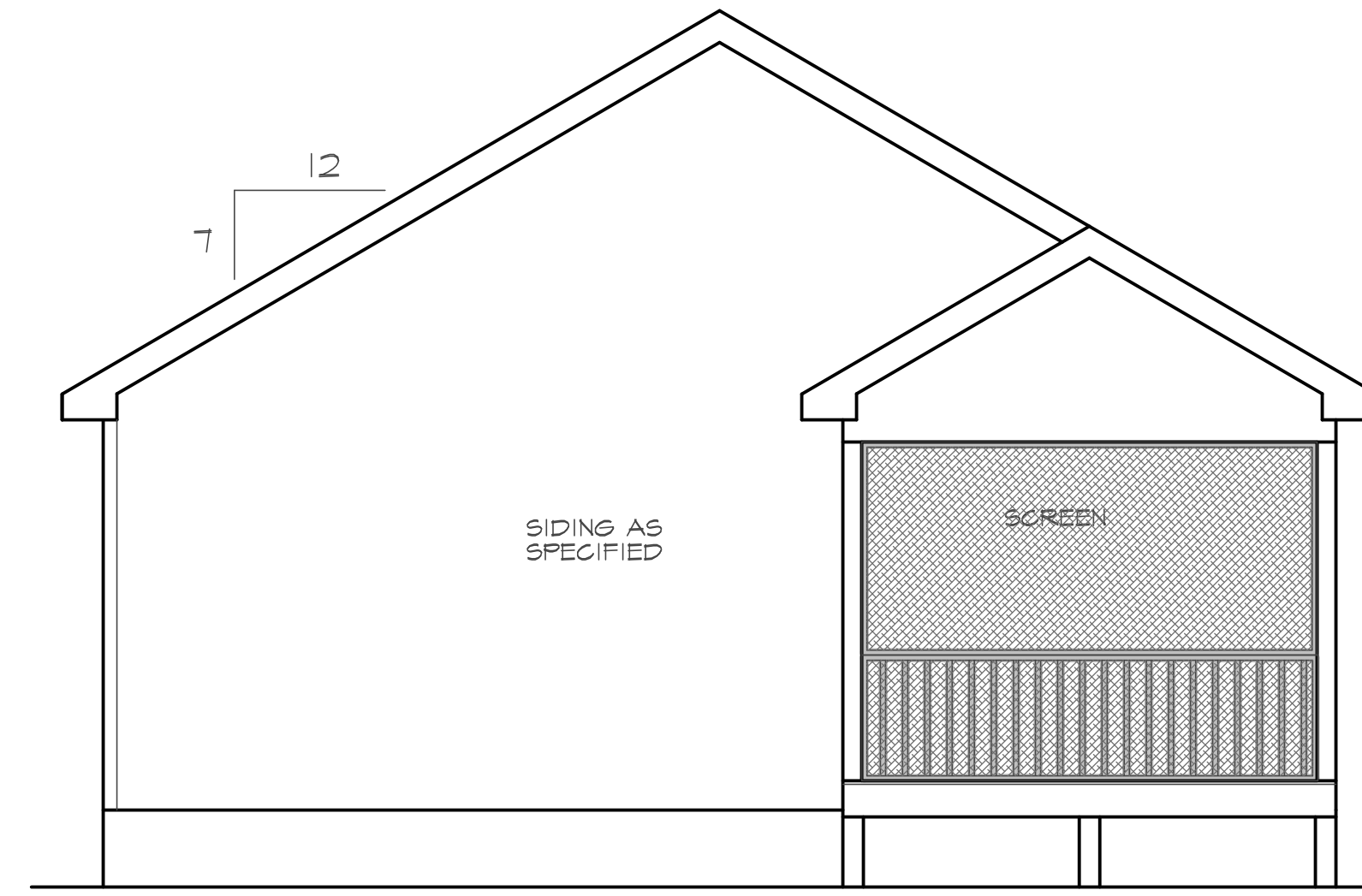
Purchaser must verify all dimensions and conditions before beginning construction.

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

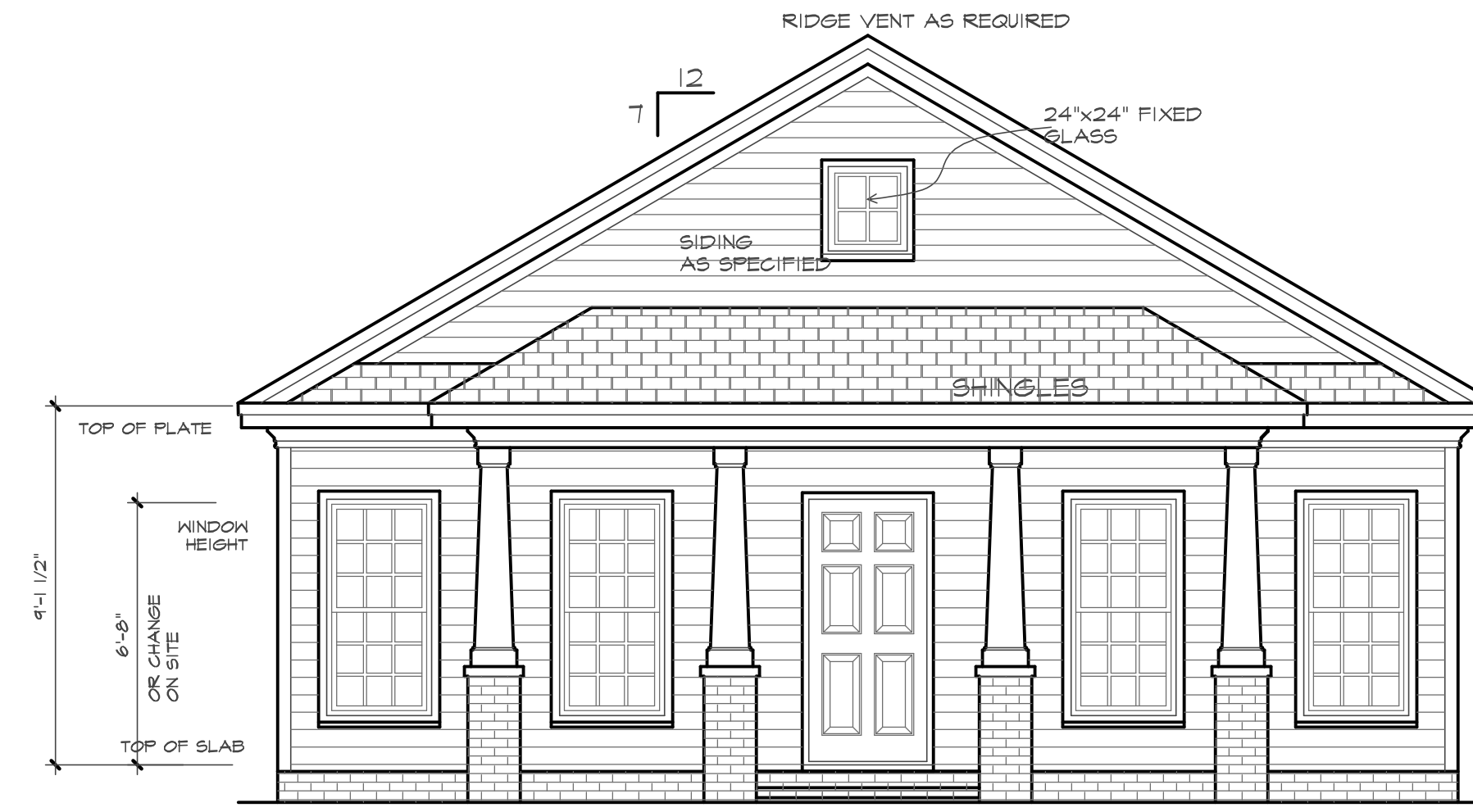
These drawings are instruments of service and as such shall remain property of the designer.

© Copyright 2024

MidTown Designs Inc.  
All Rights Reserved



**REAR ELEVATION**



**FRONT ELEVATION**

SCALE 1/4" = 10'

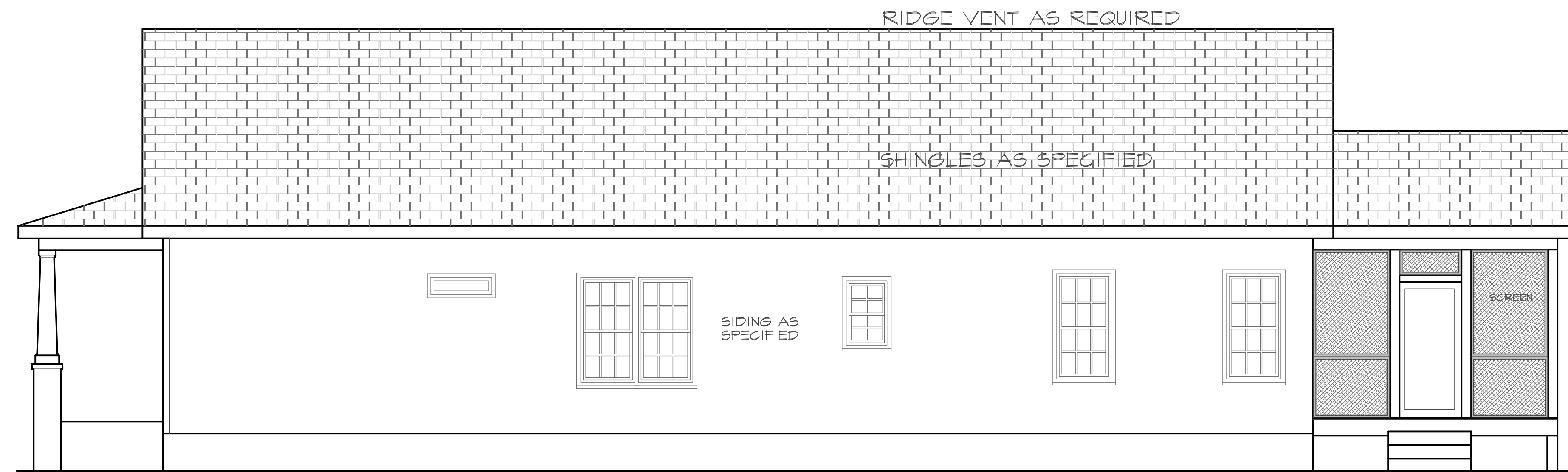
**ATTIC VENTILATION:**

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 2055 SQ.FT.

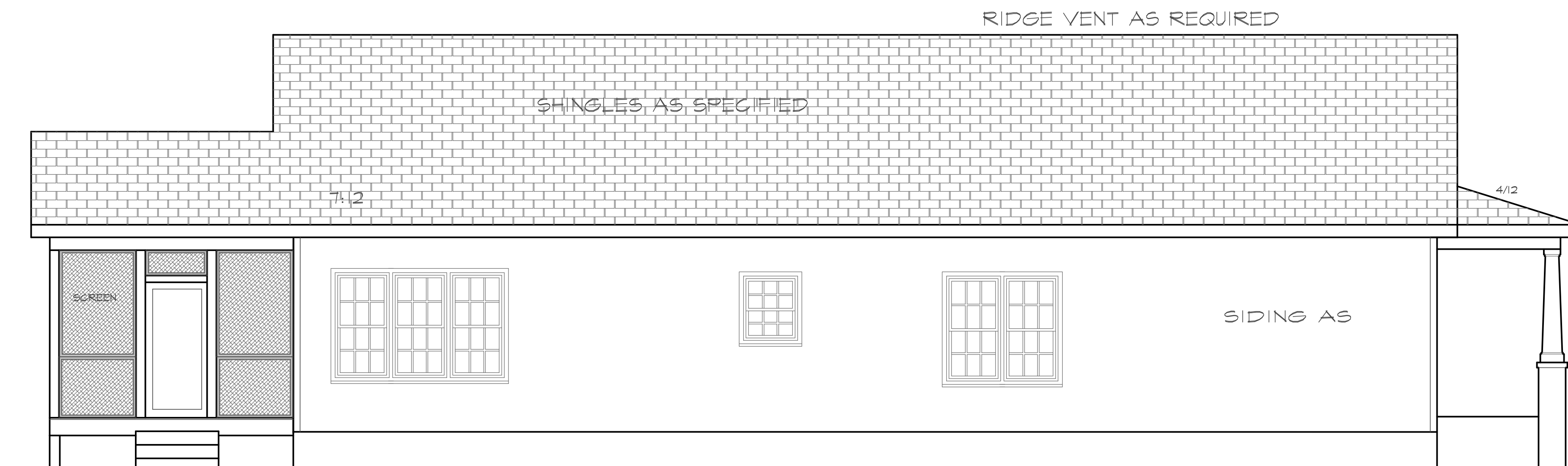
1255/300 = 6.25 SQ.FT. NET FREE AREA

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



**RIGHT SIDE ELEVATION**

STEPS AND HANDRAIL AS NEEDED



**LEFT SIDE ELEVATION**

THIS PLAN DESIGNED UNDER NORTH CAROLINA  
RESIDENTIAL CODE 2018 EDITION (2021 IRC)

NC (2018 RESC), Mod. 1, 15 - 120 mph

**Hollybrook 2**

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

10/17/2024

PROJECT #  
241005



**FRAMING NOTES:**

NC (2018, NCRC2021); 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.

2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 1/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.

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 SPICED 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 1/16" WSP SHEATHING WITH 8d NAILS AT A 6"/12" 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 @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

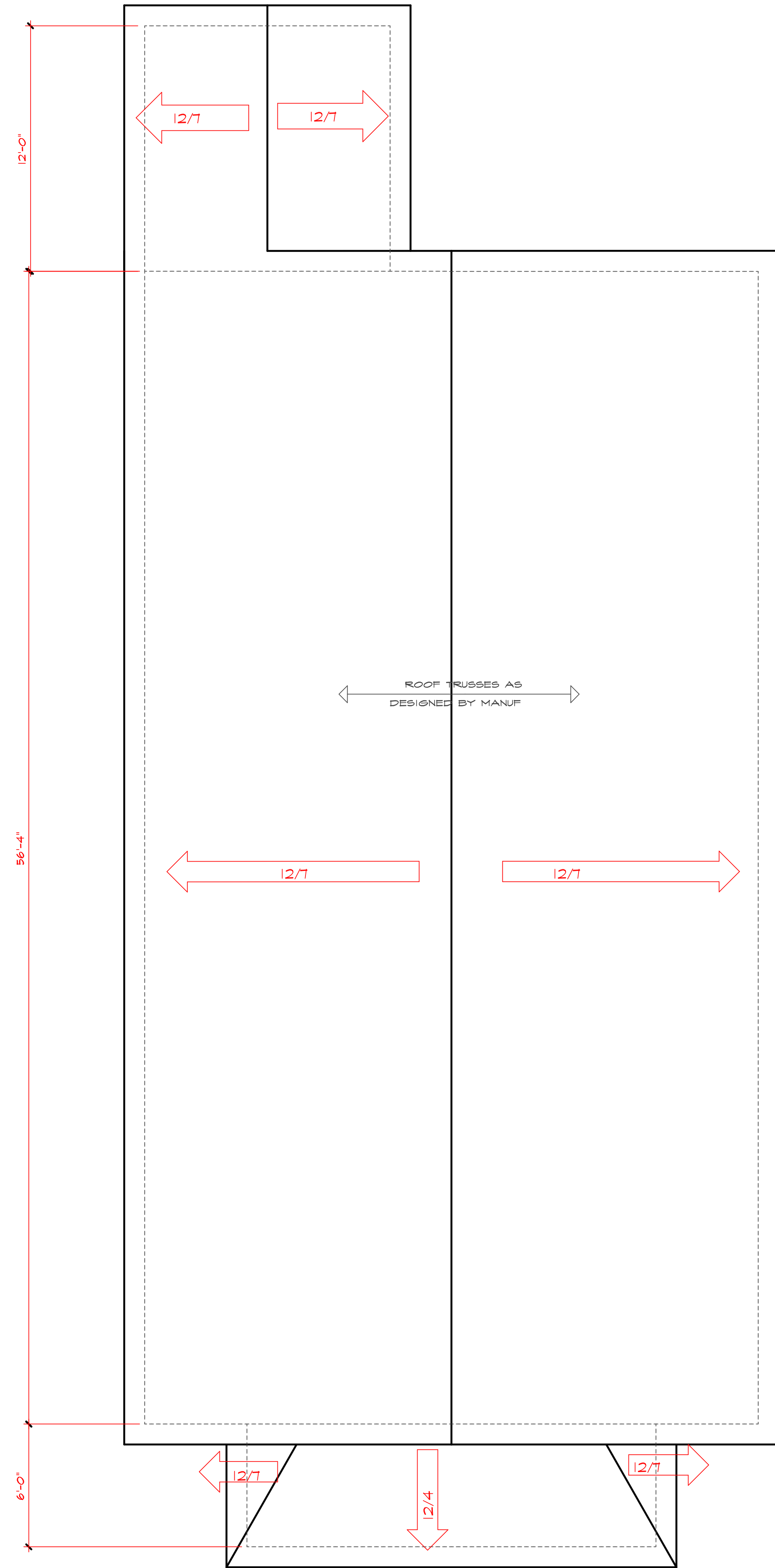
**HEADER/BEAM & COLUMN NOTES**

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.

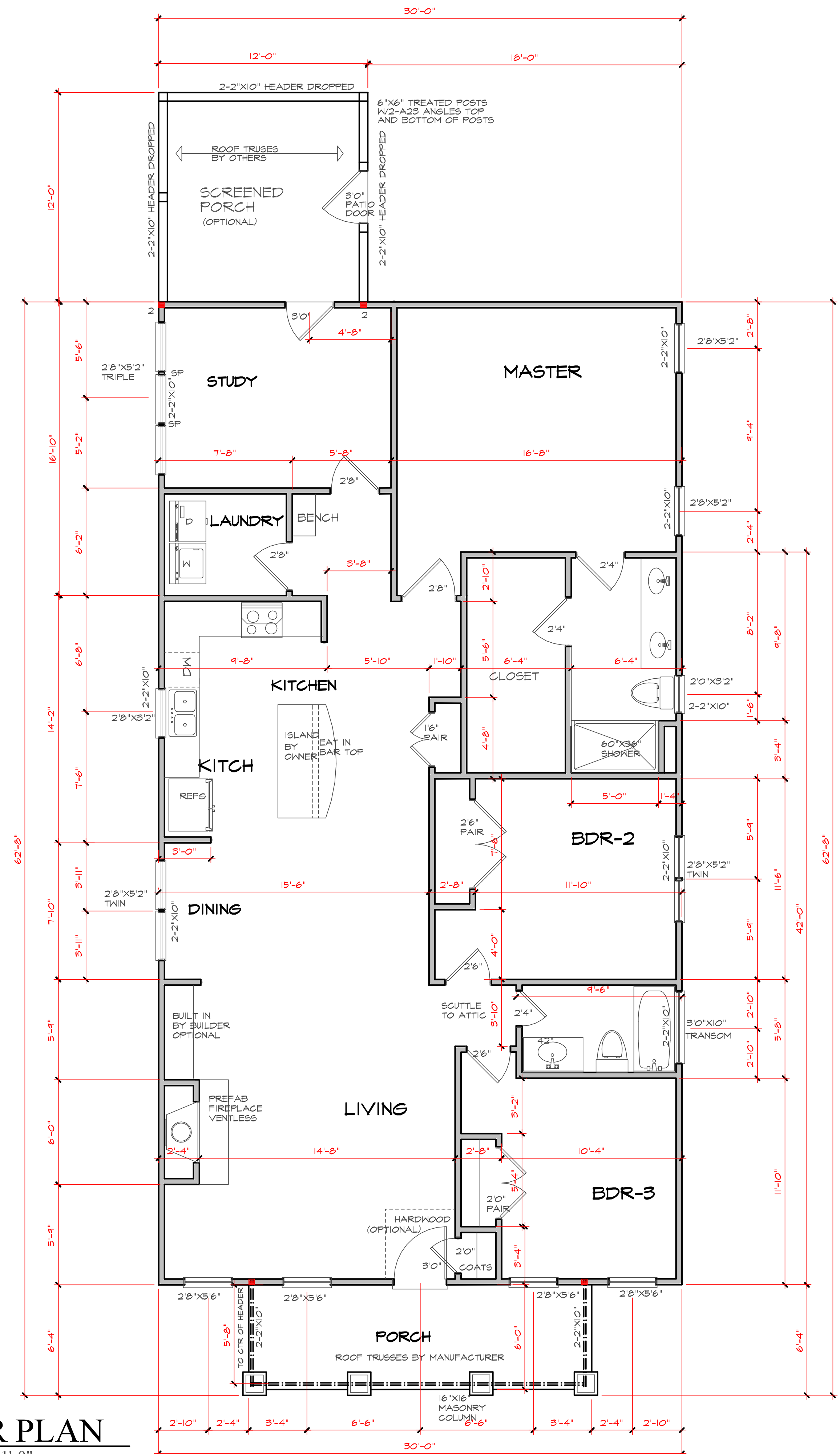
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM 10" IN TABLE R602.3(5) OR AS BELOW PER NCCI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.

- UP TO 3' SPAN, (1) KING STUD
- OVER 3' UP TO 6' SPAN, (2) KING STUDS
- OVER 6' UP TO 9' SPAN, (3) KING STUDS
- OVER 9' UP TO 12' SPAN, (4) KING STUDS
- OVER 12' UP TO 15' SPAN, (5) KING STUDS

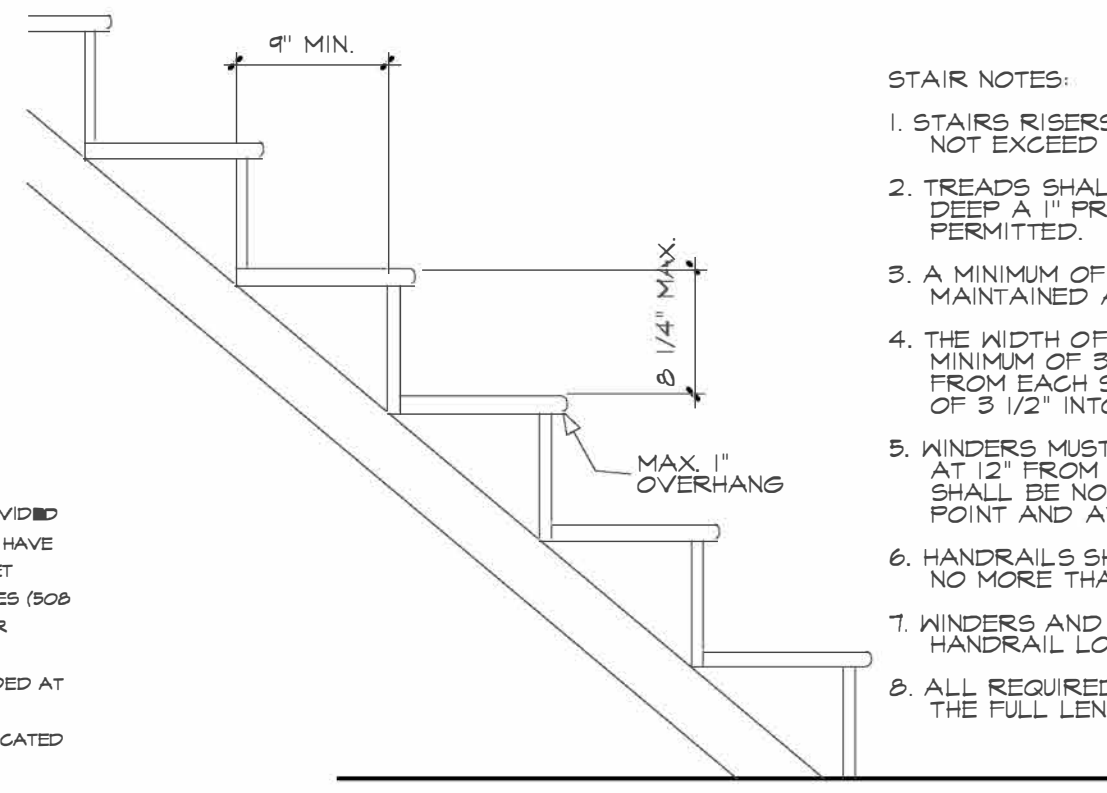
SQUARE FOOTAGE	
FIRST FLOOR	1690 SQ.FT.
FRONT PORCH	118 SQ.FT.
SCREENED PORCH	144 SQ.FT.



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



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



- STAIR NOTES:**
1. STAIRS RISERS MUST BE UNIFORM AND NOT EXCEED 8 1/4\"
  2. TREADS SHALL NOT BE LESS THAN 10\"
  3. A MINIMUM OF 6'6\"
  4. THE WIDTH OF THE STAIR SHALL BE A MINIMUM OF 3'0\"
  5. HANDRAILS SHALL BE NO LESS THAN 34\"
  6. HANDRAILS SHALL BE NO LESS THAN 34\"
  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

**ATTIC ACCESS**

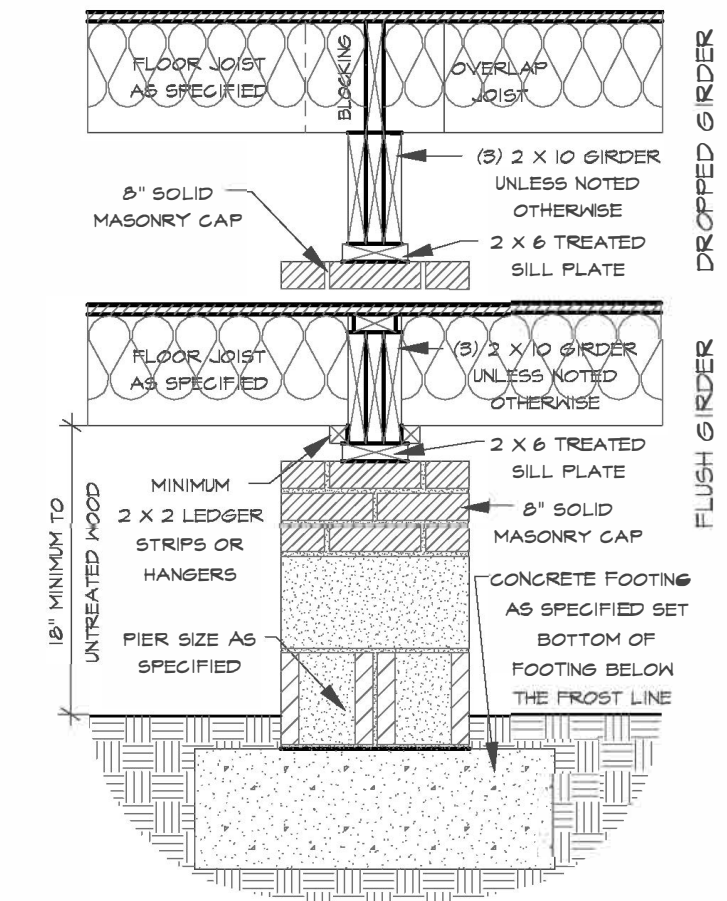
**SECTION R807**  
 R807: ATTIC ACCESS/ATTIC OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 400 SQUARE FEET (36 M<sup>2</sup>) AND HAVE A VERTICAL HEIGHT OF 60 INCHES (524 MM) OR GREATER. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 20 INCHES (508 MM) BY 762 MM AND SHALL BE LOCATED IN A HALLWAY 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 M805.15 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.  
 EXCEPTIONS:  
 1. CONCEALED AREAS NOT LOCATED OVER THE MAIN STRUCTURE INCLUDING PORCHES, AREAS BEHIND KNEE WALLS, BARNERS, BAY WINDOWS, ETC. ARE NOT REQUIRED TO HAVE ACCESS.  
 2. FALL DOWN STAIR TREADS, STRINGERS, HANDRAILS, AND HARDWARE MAY PROTRUDE INTO THE NET CLEAR OPENING.

**STRUCTURAL NOTES**

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (2021 RC), 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 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 = 275 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SPF #2 (FB=275 PSI). PLATE MATERIAL MAY BE SPF #3 OR SPF #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\"
- 8) L.V.L. SHALL BE LAMINATED VENEER LUMBER: FB=2600 PSI, FV=255 PSI, E=1,400,000 PSI, P.S.L. SHALL BE PARALLEL STRAND LUMBER: FB=2400 PSI, FV=250 PSI, E=2,000,000 PSI. L.S.L. SHALL BE LAMINATED STRAND LUMBER: FB=2250 PSI, FV=400 PSI, E=1,500,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- 9) ALL ROOF TRUSSES AND JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND 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\"
- 11) REBAR SHALL BE DEFORMED STEEL, ASTM#65, GRADE 60.
- 12) FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2\"
- 13) BRICK LINTELS SHALL BE 3 1/2\"X3 1/2\"X1/4\" STEEL ANGLE FOR UP TO 6'-0\" SPAN AND 6\"X4\"X5/8\" 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 R301.2(6)

**DWELLING / GARAGE SEPARATION**

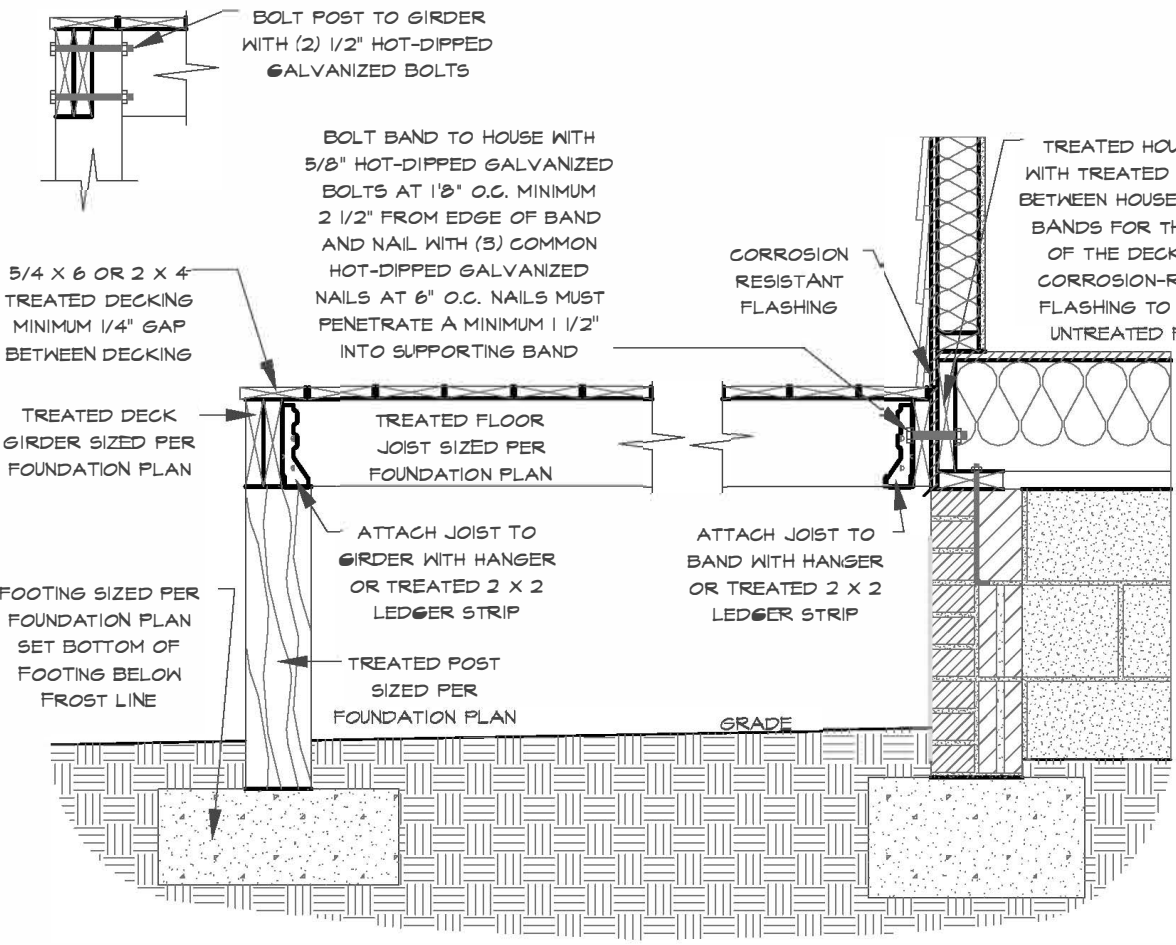
REFER TO SECTIONS R302B, R302C, AND R302T  
 WALLS. A MINIMUM 1/2\"



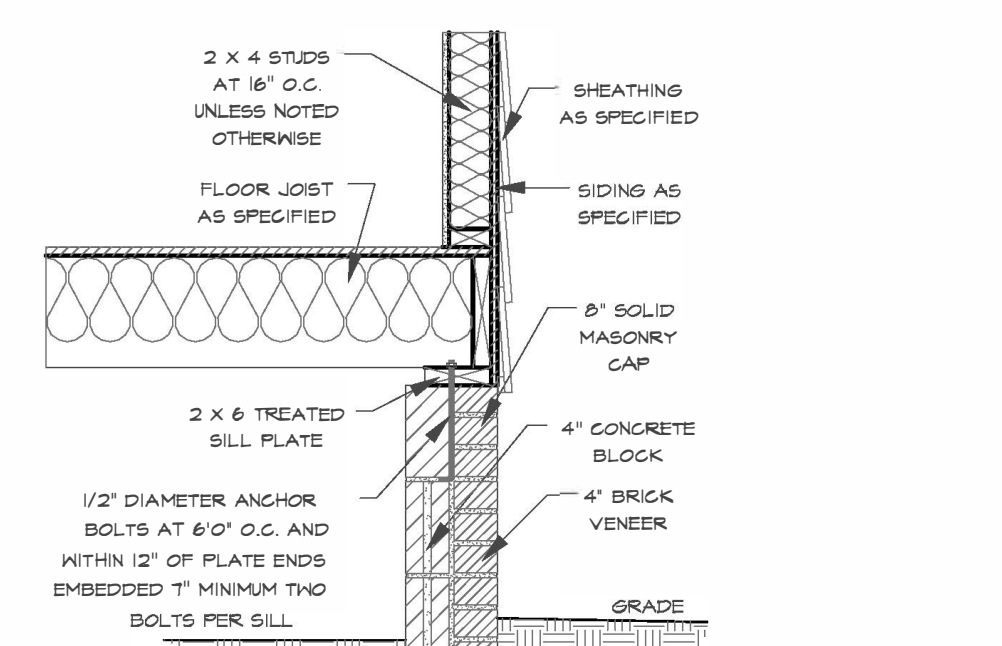
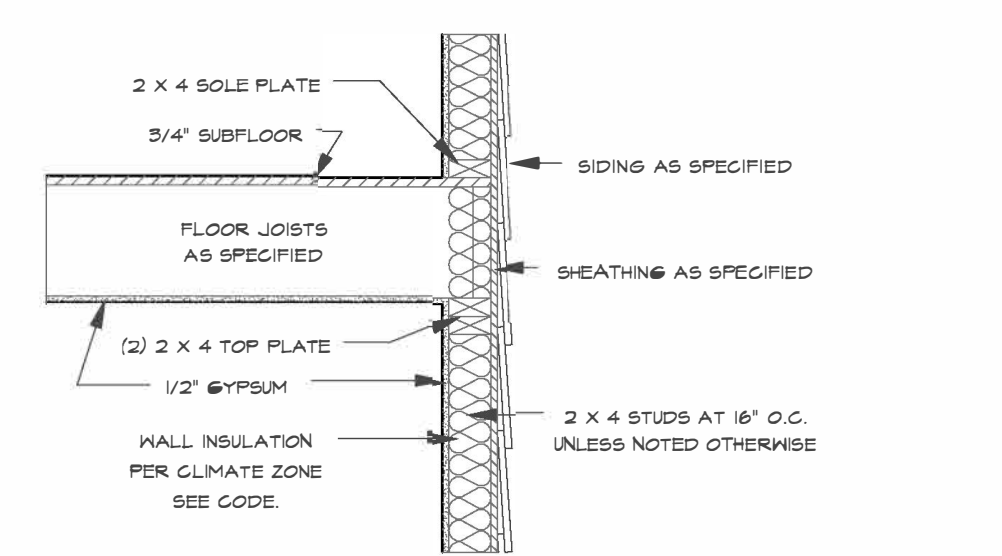
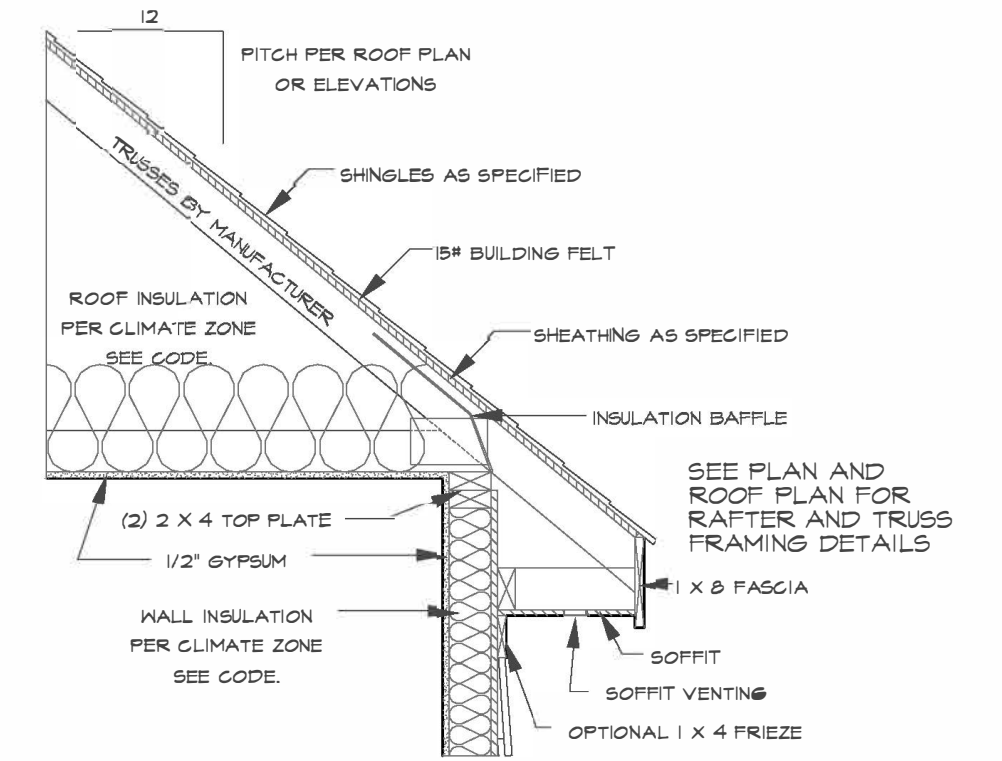
**DROPPED / FLUSH PIER**  
 SCALE 3/4\"

**DECK BRACING**

**SECTION AM04**  
 AM04:1 DECK BRACING. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY. THE FOLLOWING ARE ACCEPTABLE MEANS TO PROVIDE LATERAL STABILITY.  
 AM04.1.1. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0\"



**DECK ATTACHMENT DETAIL TO FRAMED WALL**  
 SCALE 3/4\"



**TYPICAL WALL SECTION**  
 SCALE 3/4\"

**THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2021 IRC)**

HOUSE DESIGNED FOR 115 OR 120 MPH EXPOSURE B  
 ANCHOR BOLTS SHALL BE MINIMUM 1/2\"

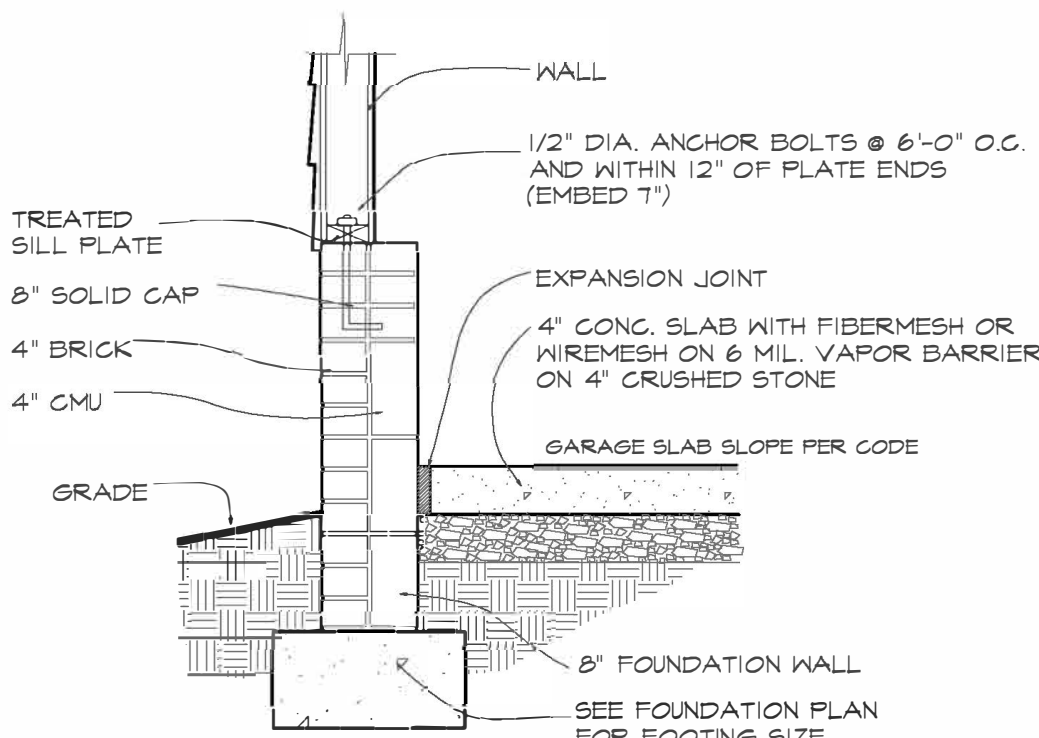
**TABLE R602.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT\***

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR*	GLAZED FENESTRATION SHGC*	CEILING R-VALUE*	WOOD FRAME WALL R-VALUE*	MASS WALL R-VALUE*	FLOOR R-VALUE*	BASEMENT WALL R-VALUE*	SLAB R-VALUE & DEPTH*	CRAWL SPACE WALL U-FACTOR*
3	0.35	0.55	0.30	38 or 30 <sup>a</sup>	15or 13+2.5 <sup>b</sup>	5/13 or 5/10 <sup>b</sup>	19	5/13 <sup>c</sup>	0	5/13
4	0.35	0.55	0.30	38 or 30 <sup>a</sup>	15or 13+2.5 <sup>b</sup>	5/13 or 5/10 <sup>b</sup>	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 <sup>a</sup>	18 <sup>d</sup> or 13+2.5 <sup>b</sup> or 10.5 <sup>e</sup>	13/17 or 13/12 <sup>b</sup>	30 <sup>f</sup>	10/15	10	10/19

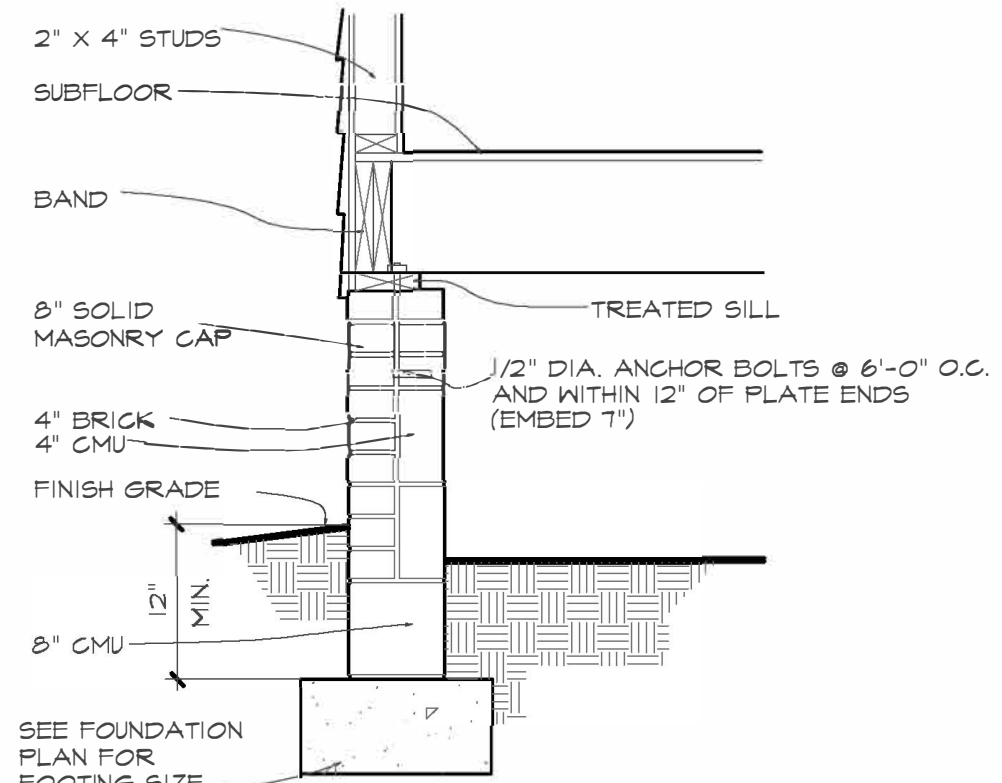
**TABLE R602.1.4 EQUIVALENT U-FACTORS\***

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	0.072	0.141	0.047	0.091 <sup>f</sup>	0.136
4	0.35	0.55	0.030	0.072	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

\* Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.  
 b. 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 0.054 in Climate Zone 5.  
 c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.  
 d. A maximum of two glazed fenestration product assemblies having a U-factor no greater than 0.5 and a SHGC no greater than 0.70 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty. When using this note, include the R301.1.4 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 application of this note to the applicable products. Compliance for these substitute products shall be verified compared to the allowed substituted maximum U-value requirement and maximum SHGC requirement, as applicable.



**B) SECTION AT GARAGE SLAB**



**D) SECTION AT CRAWL**

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

Copyright 20  
 MidTown Designs Inc.  
 All Rights Reserved

RESIDENCE FOR: \_\_\_\_\_

DATE	REV	DATE	REV

LOT: \_\_\_\_\_  
 SUB: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**Detail Sheet**