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THIS PLAN DESIGNED UNDER NORTH CAROLINA  
RESIDENTIAL CODE 2018 EDITION (2018 IRC)  
NC (2018 NCRC) - R404 - 15 - 120 mph

EMIGH RESIDENCE

DATE  
5/23/2022

PROJECT #  
220313

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

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 500, 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 2812 SQ.FT.

2812/900 = 1.91 SQ.FT. NET FREE AREA

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



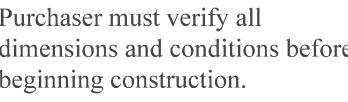
FRONT ELEVATION

SCALE 1/4" = 1'0"



REAR ELEVATION

SCALE 1/4" = 1'0"



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NC (2018 NCRC), R404.1.15 - 120 mph

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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 (13.7 m squared) for each 100 m squared) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of solid building.

CRAWL AREA TO BE VENTED: 1602 SQ.FT.  
1602/1500 = 1.068 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"

OR  
SEALED CRAWL SPACE BY OTHERS

## FOUNDATION STRUCTURAL NOTES:

1 (3) 2 x 10 SFF #2 GIRDER DROPPED, TYPICAL UNO.

2 CONCRETE BLOCK PIER SIZE SHALL BE:  
SIZE HOLLOW MASONRY SOLID MASONRY  
8 x 16 UP TO 32' HIGH UP TO 5'-0" HIGH  
12 x 16 UP TO 48' HIGH UP TO 8'-0" HIGH  
16 x 16 UP TO 64' HIGH UP TO 12'-0" HIGH  
24 x 24 UP TO 96' HIGH  
WITH 30" x 30" x 10' CONCRETE FOOTINGS, UNO.

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 R404.1.1 (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.

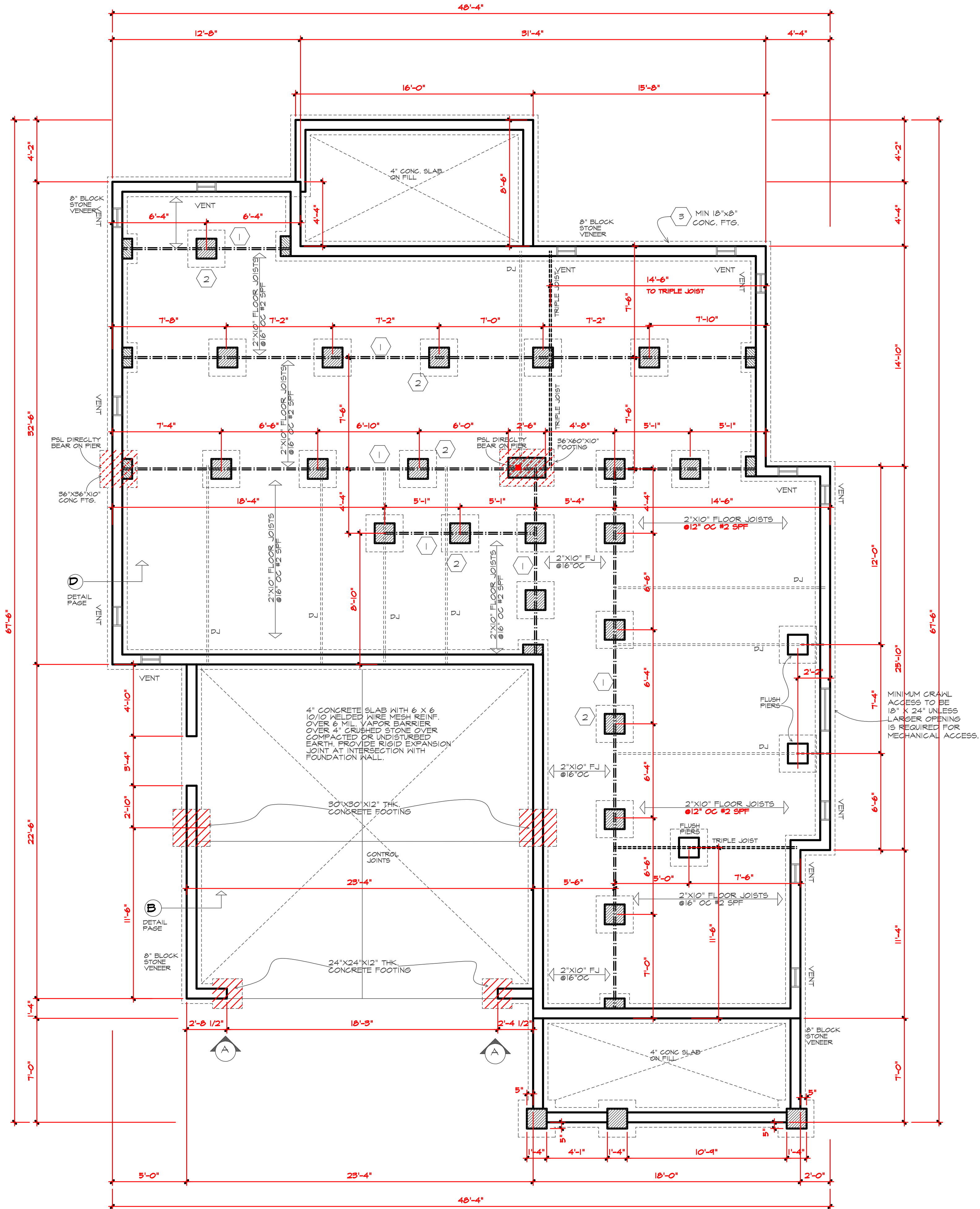
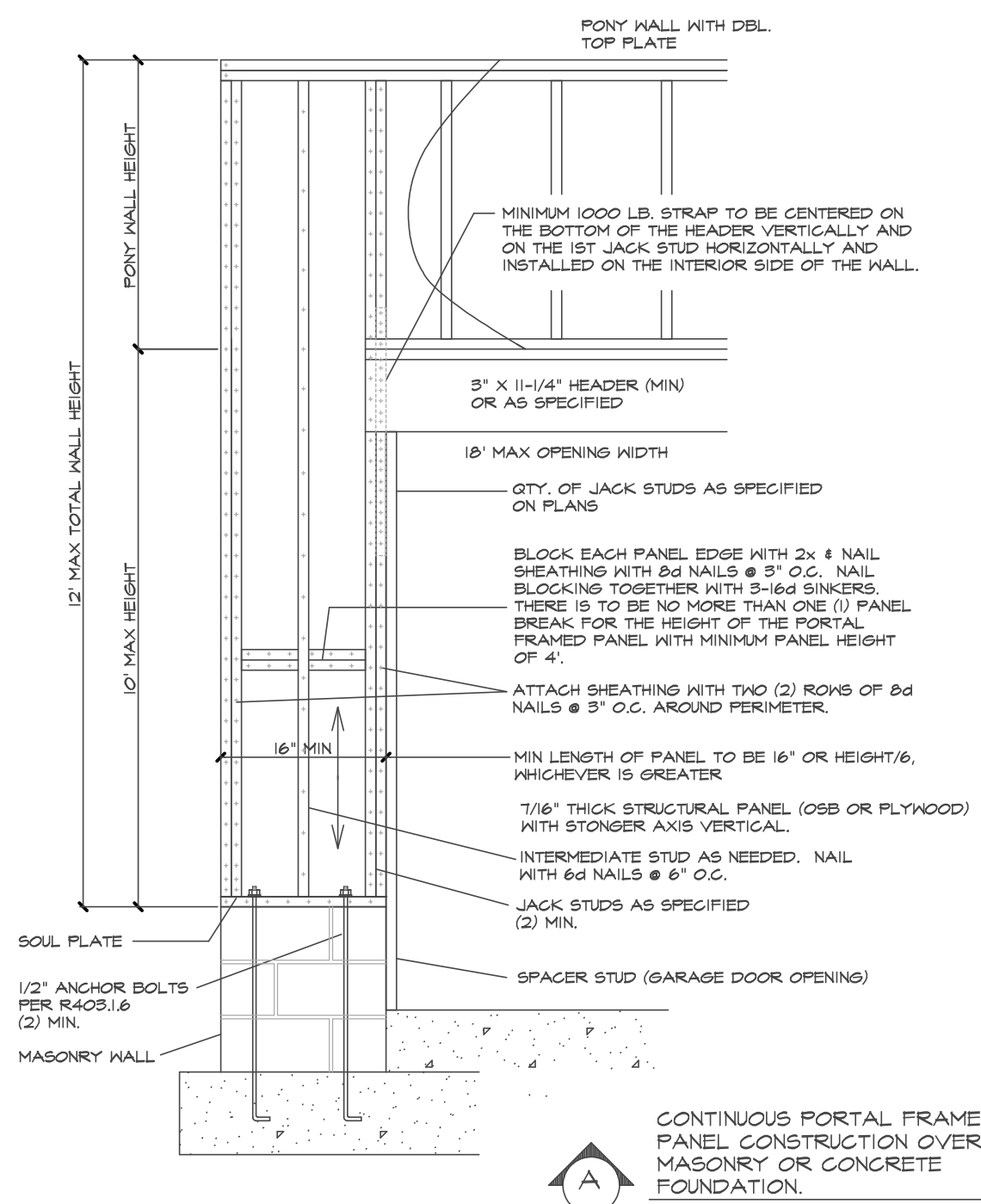
ATTACH SILL PLATE WITH 1/2" dia. ANCHOR BOLTS AT 6'-0" CENTERS (1" EMBEDMENT) AND 12" FROM EACH PLATE END. (SECTION R 403.1.6)

4 "I" 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 END, TYPICAL.

5 ABBREVIATIONS:

"S-J" = SINGLE JOIST  
"D-J" = DOUBLE JOIST  
"T-J" = TRIPLE JOIST

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## CRAWL SPACE FOUNDATION PLAN

SCALE 1/4" = 1'-0"



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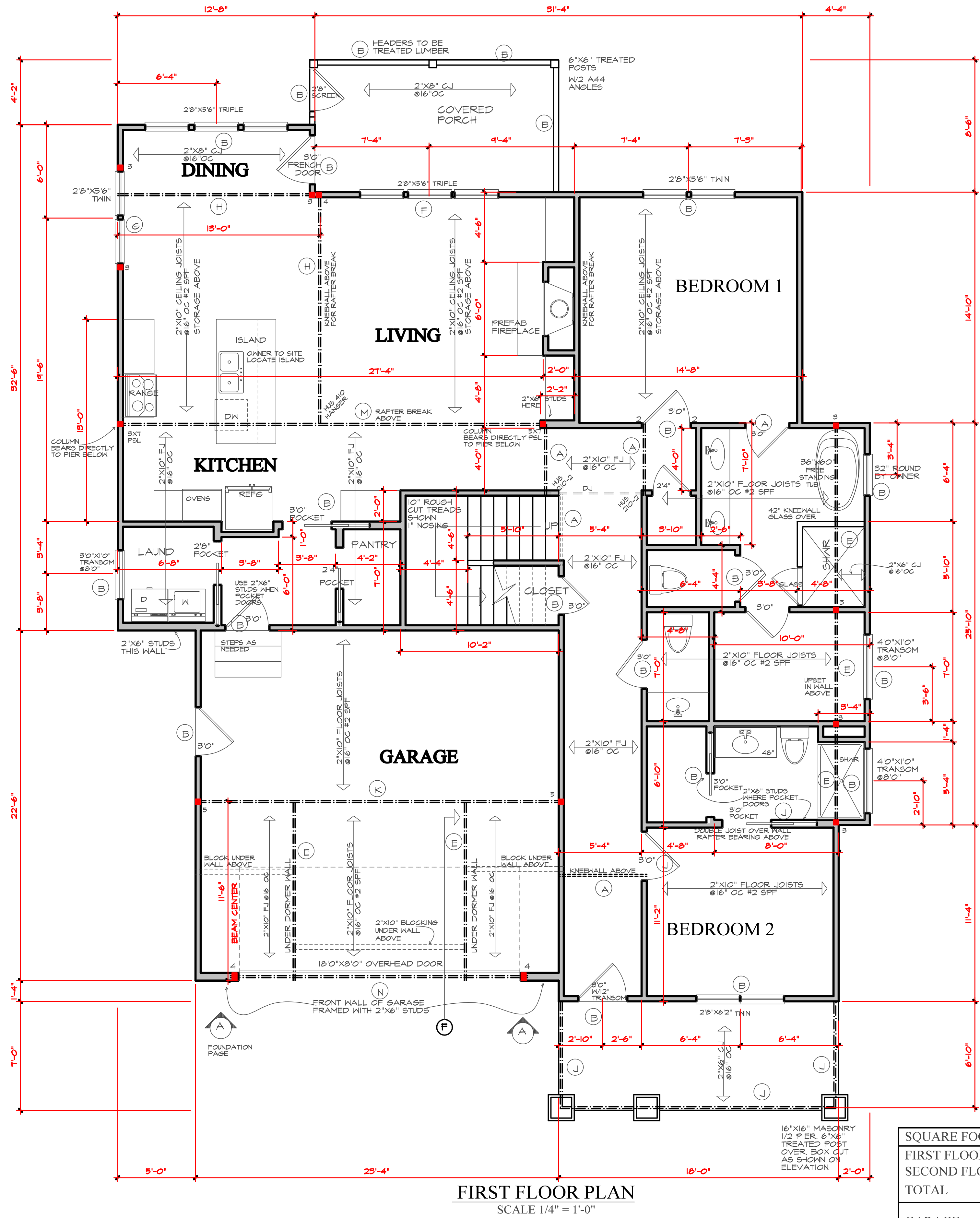
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- BEAM SCHEDULE
- (A) 2-2"x10" FLUSH
  - (B) 2-2"x10" DROPPED
  - (C) 2-2"x8 FLUSH
  - (D) 2-2"x8" DROPPED
  - (E) 2-1.75"x9.25" LVL FLUSH
  - (F) 2-1.75"x9.25" DROPPED
  - (G) 2- 1.75"x11 7/8" LVL DROPPED
  - (H) 2-1.75"x11 7/8" LVL BOTTOM FLUSH
  - (H2) 3-1.75"x11 7/8" LVL BOTTOM FLUSH
  - (J) 2-2"x12" DROPPED
  - (K) 4-1.75" X 18" LVL TOP FLUSH  
W/3 TIMBERLOCK SCREWS @16" OC
  - (M) W 18X40 STEEL BOTTOM FLUSH
  - (N) 3-1.75"x16" LVL DROPPED
  - (P) 2-1.75"x14" FLUSH

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| SQUARE FOOTAGE |             |
|----------------|-------------|
| FIRST FLOOR    | 1806 SQ.FT. |
| SECOND FLOOR   | 1081 SQ.FT. |
| TOTAL          | 2887 SQ.FT. |
|                |             |
| GARAGE         | 525 SQ.FT.  |
| PORCHES        | 262 SQ.FT.  |



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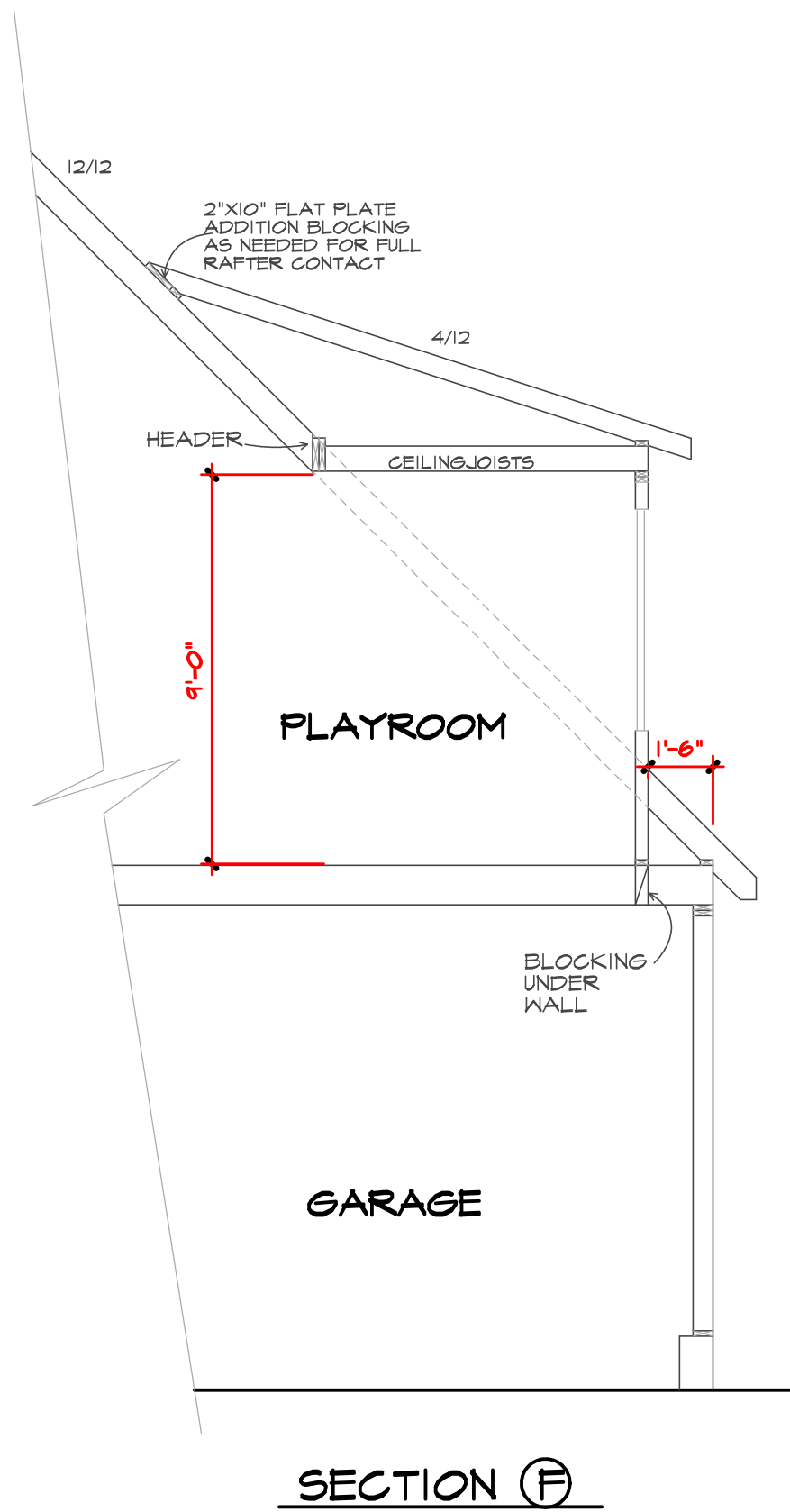
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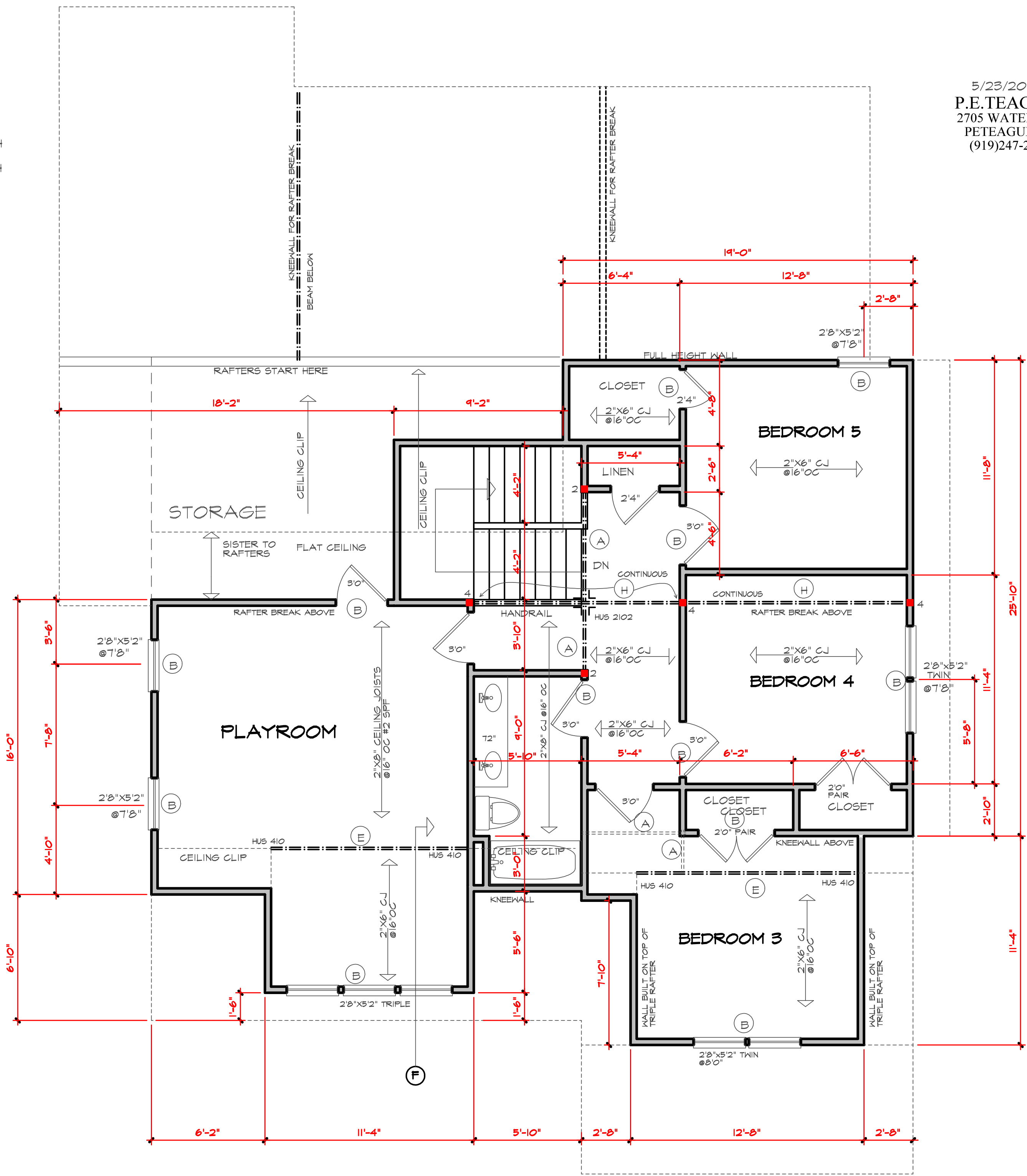
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  - (C) 2-2"x8" FLUSH
  - (D) 2-2"x8" DROPPED
  - (E) 2-1.75"x9.25" LVL FLUSH
  - (F) 2-1.75"x9.25" DROPPED
  - (G) 2- 1.75"x11 7/8" LVL DROPPED
  - (H) 2-1.75"x11 7/8" LVL BOTTOM FLUSH
  - (H2) 3-1.75"x11 7/8" LVL BOTTOM FLUSH
  - (J) 2-2"x12" DROPPED
  - (K) 4-1.75" X 18" LVL TOP FLUSH  
W/3 TIMBERLOCK SCREWS @16" OC
  - (M) W 18X40 STEEL BOTTOM FLUSH
  - (N) 3-1.75"x16" LVL DROPPED
  - (P) 2-1.75"x14" FLUSH



SECTION A-A



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

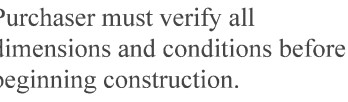
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- (1) (115-120) MPH WIND ZONE
- (1) ALL RAFTERS TO BE 2X6 @ 16' O.C. WITH  
2 X 12 RIDGE, UNO.
- (2) (2X12) OR (1) 1.75" X 7/8" LVL HIF. (2X12) HIFS MAY BE  
SPICED WITH A MINIMUM 6'-0" OVERLAP AT CENTER.
- (3) (2X12) OR (1) 1.75" X 4.25" LVL VALLEY. DO NOT SPICE VALLEYS
- (4) 1H-15X11 7/8" LVL VALLEY
- (5) FALSE FRAME VALLEY ON 2X10 FLAT PLATE
- (6) 2'X6" RAFTERS @ 16' O.C. W/ 2X12 RIDGE
- (7) 2'X10" RAFTERS @ 16' O.C. W/ 2X12 RIDGE

- "SR" = SINGLE RAFTER
- "DR" = DOUBLE RAFTER
- "TR" = TRIPLE RAFTER
- "RS" = ROOF SUPPORT FOR RAFTER SPICE
- "■" = (3) STUD OR 4X4 POST FOR ROOF SUPPORT
- FIR DOWN 2X RAFTERS OR USE 2X10 AT  
CATHEDRAL CEILINGS
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS,  
SIMPSON "H-5" OR EQUIVALENT
- 2'X6" COLLAR TIES @ 32" TYPICAL

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

