

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

GROSS ATTIC AREA TO BE VENTILATED 5754 SQ.FT.
5754/500 = 12.515 SQ.FT. NET FREE AREA
50% OF VENTING MUST BE 5FT. ABOVE EAVE OR SOFFIT VENTS.

SQUARE FOOTAGE	
FIRST FLOOR	2317 SQ.FT.
SECOND FLOOR	1513 SQ.FT.
TOTAL HTD.	3830 SQ.FT.
3rd FLR/ATTIC	435 SQ.FT.
GARAGES	1259 SQ.FT.
COV. FRONT PORCH	186 SQ.FT.
SCREENED PORCH	265 SQ.FT.
UNFINISHED STRG	422 SQ.FT.



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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THIS PLAN DESIGNED UNDER NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION (2015 IRC)
NC (2018 NCRC) | Wind : 118 - 130 mph

Haven Homes The Willow



DATE
4/5/2021

PROJECT #
210313

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



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LEFT SIDE ELEVATION
SCALE 1/4" = 1'0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'0"



3/17/2021
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WALL BRACING NOTES:

WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING. BRACING METHODS SHOWN 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 WITH 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 L5424 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR BAND AND UP THE STUDS PER SITE PER BUILDER
SIMPSON HD38 HOLD DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION

LINTEL SCHEDULE

- L1 UP TO 3'-0" : 3 1/2" X 3 1/2" X 1/4"
- L2 UP TO 6'-0" : 4" X 3 1/2" X 1/4"
- L3 UP TO 10'-0" : 6" X 4" X 5/16"
- L4 BRICK ARCHES : 3 1/2" 4ga. FLEX STEEL

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
- (F2) 3-1.75"x9.25" DROPPED
- (G) 2-1.75"x11 7/8" LVL FLUSH
- (G2) 3-1.75"x11 7/8" DROPPED
- (H) 3-1.75"x14" LVL DROPPED
- (K) 2-1.75"x16" LVL TOP FLUSH
- (M) 2- 2"x12" DROPPED
- (P) 3-2"x10" DROPPED
- (S) 2 1.75"x11 7/8" LVL FLUSH
- (T) 3-1.75"x20" LVL DROPPED
- (V) 2-1.75"x14" LVL BOTTOM FLUSH
- (W) 2-1.75"x11 7/8" LVL DROPPED
- (X) 3-1.75"x16" LVL TOP FLUSH
- (Z) 2-1.75"x8" LVL DROPPED

SQUARE FOOTAGE	
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I-JOIST OPTIONS

TJI 230 / 360 SERIES
BLUJUNK BLI 60
BCI 60 SERIES
GPI 65 SERIES
LPI 32 PLUS

NOTE:
WHERE BRICK VENEER THIS PAGE
DIMENSIONS ARE TO FRAMING
CORNERS. SEE FOUNDATION FOR
TRUE EXTERIOR CORNERS

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



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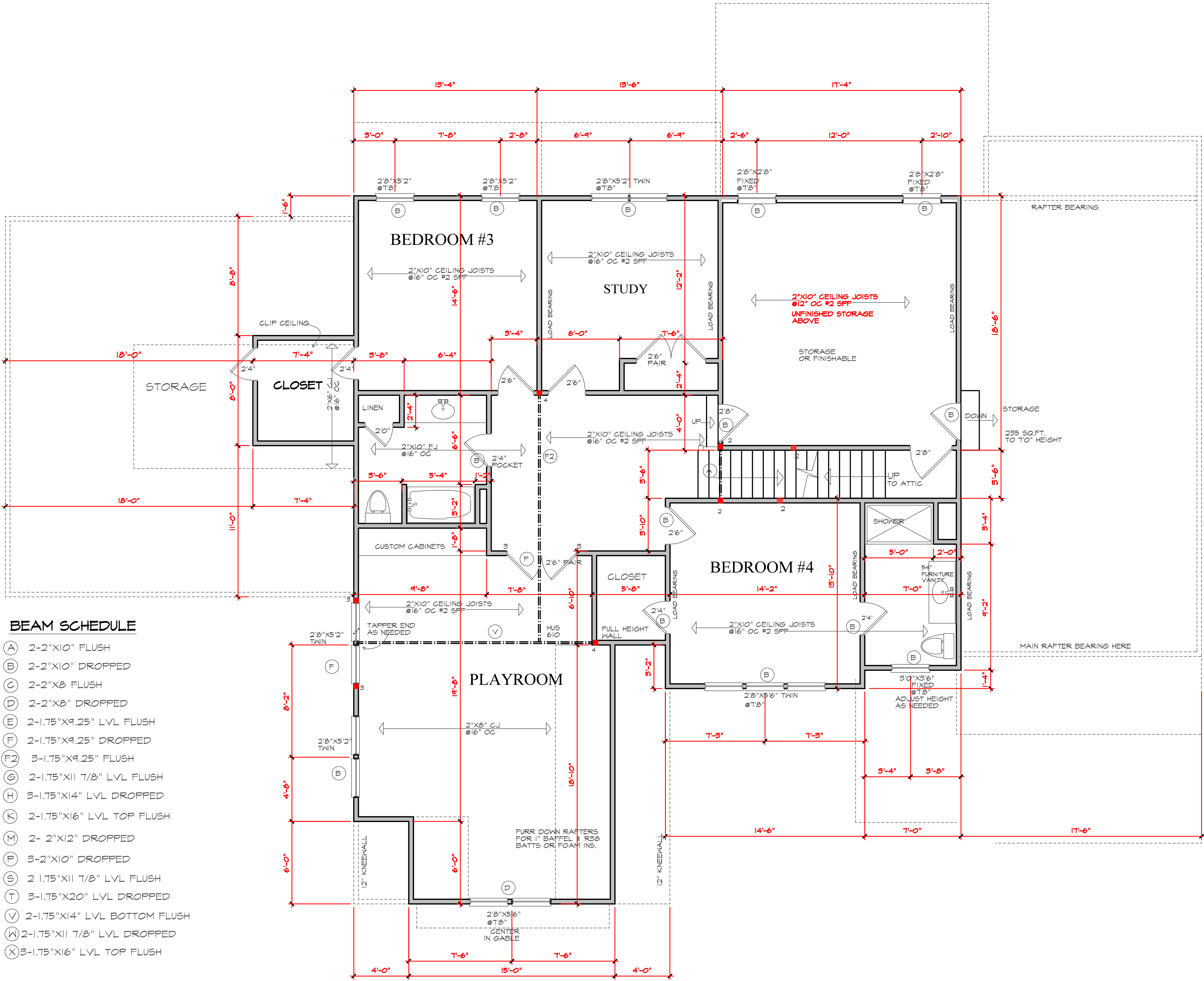
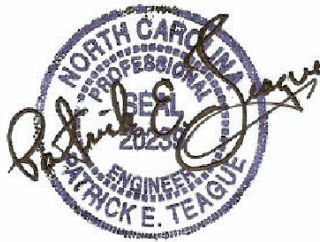
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SECOND FLOOR PLAN
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