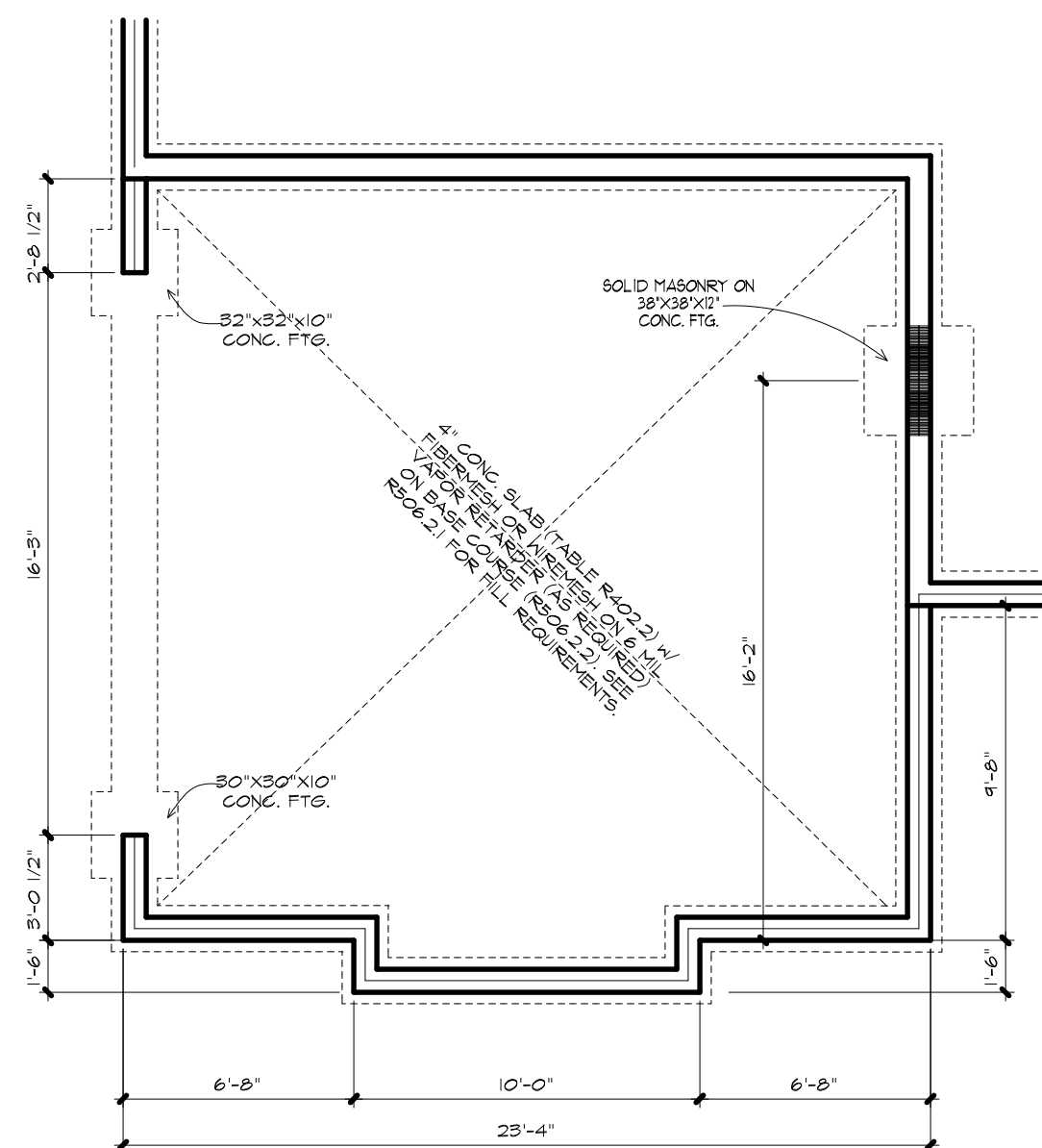
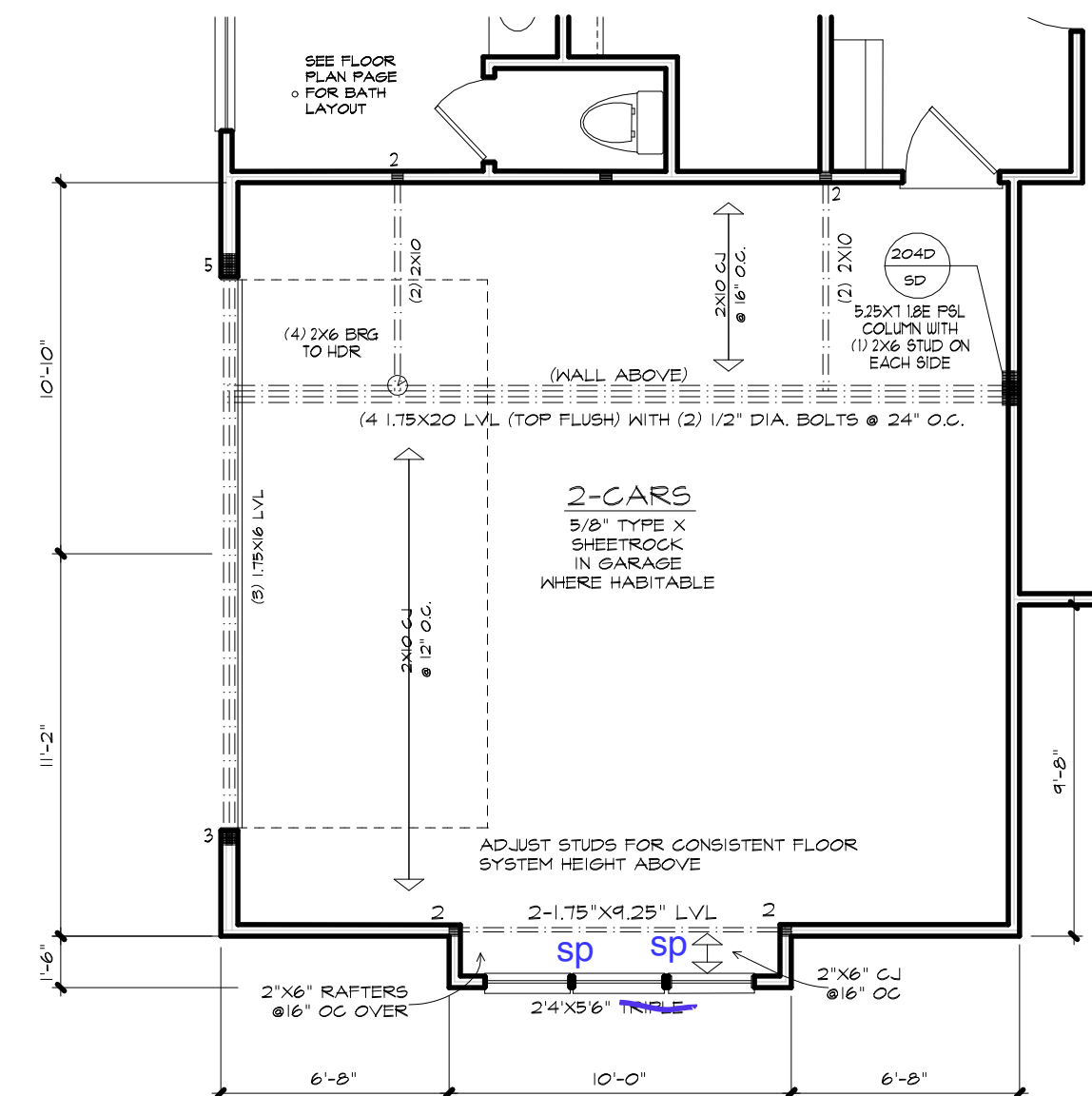




SCALE 1/4' = 1'-0"



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

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Haven Homes

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

220712



Purchaser must verify all dimensions and conditions before beginning construction.

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

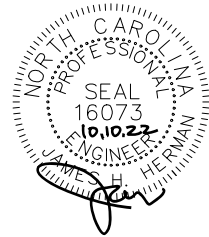
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THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 IRC

Haven Homes The "Applewood" Garage Left

9/24/2022 PROJECT # 220712



STRUCTURAL DESIGN BY: SOUTHERN ENGINEERS, P.A. 374 BENSON DR., RALEIGH, NC 27609 LICENSE: C-1281, PHONE: 919-818-1421 PROJECT #: 21-2285

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

WOOD "I" JOISTS SHALL BE ONE OF THE FOLLOWING:
** TJI 210 BY TJM
** LPI 20plus BY LP
** W-40 BY GP
** BCI 5000s 1.8 BY BC
* ALL WOOD "I" JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
* INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
* HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

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 "4" IN TABLE R602.3(5) OR AS BELOW PER NC001 COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:
 - 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

FRAMING NOTES:

NC (2018 NCRS); 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: 1/4"). EXPOSURE C: 1/2"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/2" 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.

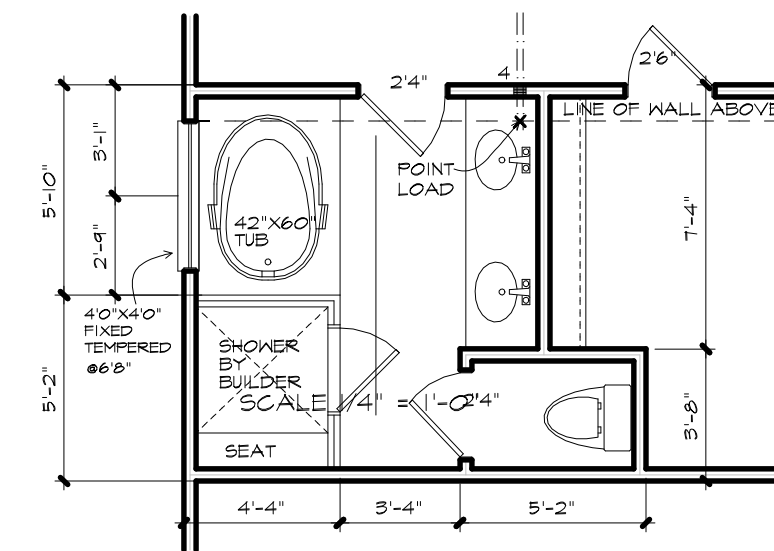
4. "HD" = HOLD-DOWN; HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
**GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (FOR EQUIV.).
**UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS 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/ (7) 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 @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

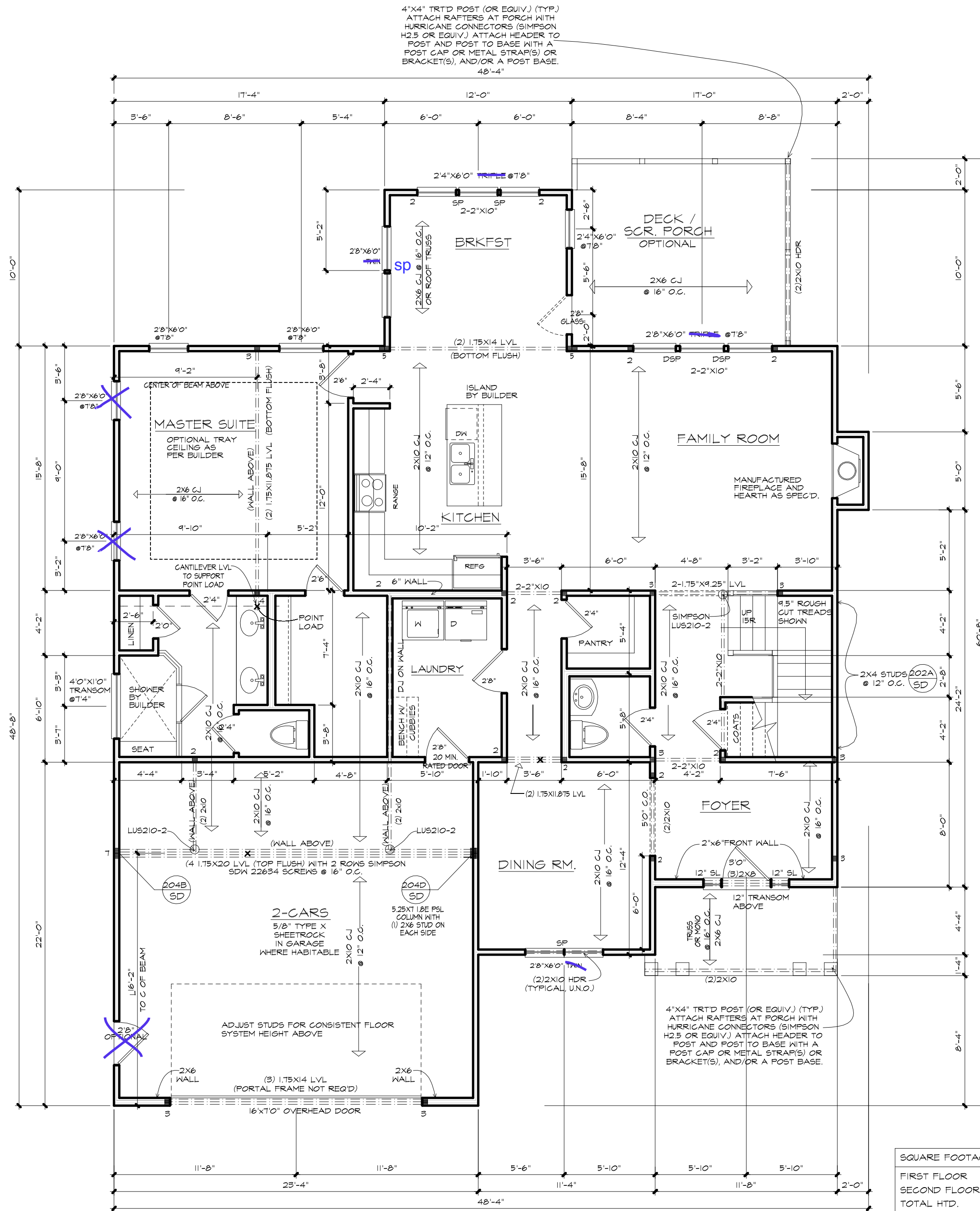
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS) ATTACH ONE SIDE WITH 1/4" WSP SHEATHING WITH 8d NAILS AT A 6"/2" NAILING PATTERN (6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP REQUIRED. ATTACH OPPOSITE 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.

WHOLE HOUSE BRACING SUMMARY

TOTAL REQUIRED BRACING: 68
TOTAL PROVIDED BRACING: 111
(IN FEET)



OPTIONAL MASTER BATH LAYOUT (W/ GARDEN TUB)



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

SQUARE FOOTAGE	
FIRST FLOOR	1,592 SQ.FT.
SECOND FLOOR	1,431 SQ.FT.
TOTAL HTD.	3,023 SQ.FT.
FAMILY RM OPTION	31 SQ.FT.
GARAGE	509 SQ.FT.
SCREENED PORCH	168 SQ.FT.
FRONT PORCH	64 SQ.FT.



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC 27609
LICENSE: C-12871, PHONE: 919-818-1411
PROJECT #: 21-2285

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REFER TO "SD" SHEET(S) 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
contractors practices and
procedures

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

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

NC (2018 NCRC), 1" AND 1/2" = 1/2" = 120 mph

Haven Homes The "Applewood" Garage Left

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

9/24/2022

PROJECT #
220712

FRAMING NOTES:

NC (2018 NCRC): 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: 1/4" EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 4"/12" NAILING PATTERN 1/4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES.

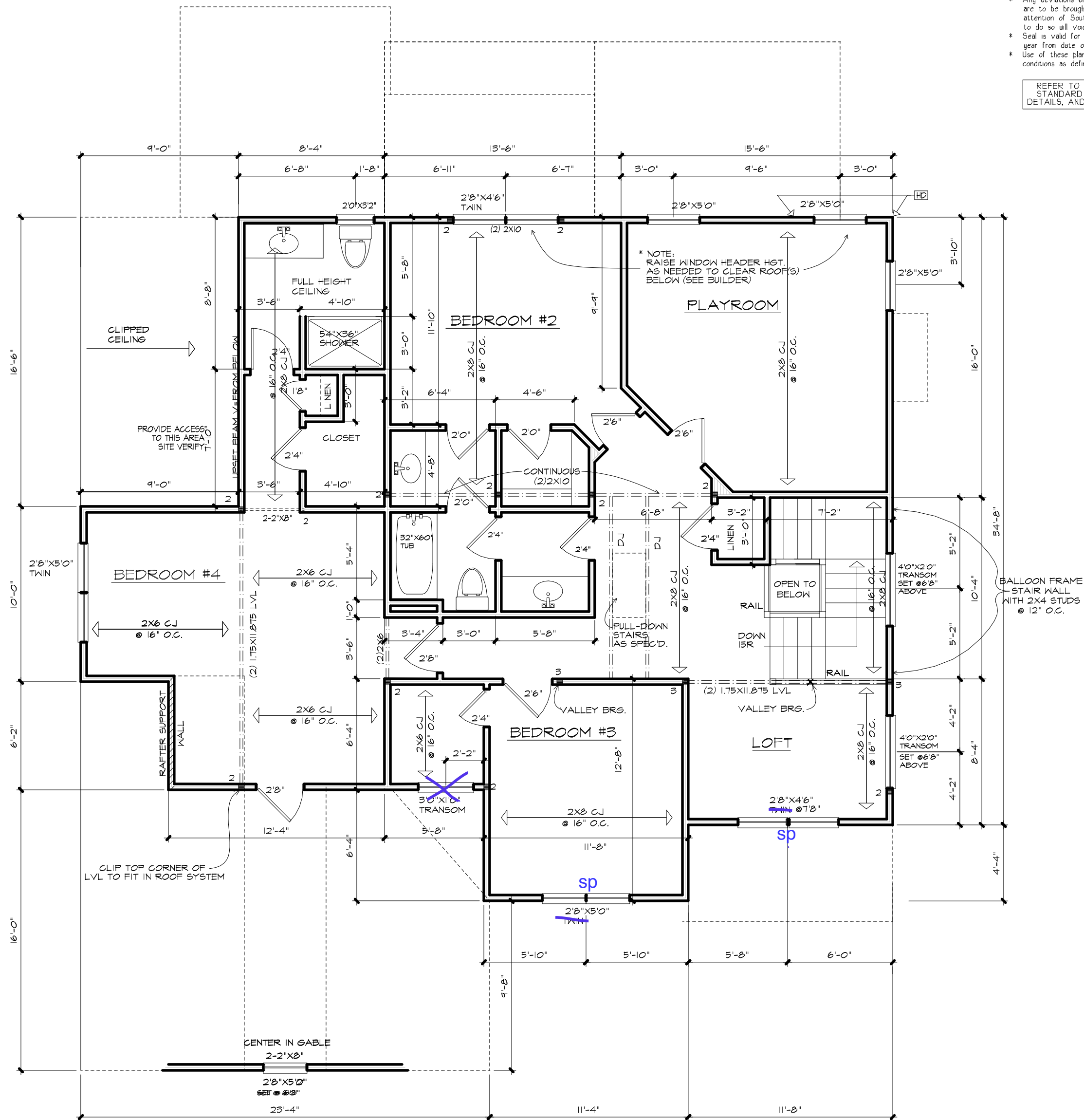
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**GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV).

**UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 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/ (7) 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 #4 SCREWS 9" 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 1/4" WSP SHEATHING WITH 8d NAILS AT A 4"/12" NAILING PATTERN 1/4" 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 #4 SCREWS 9" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



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