



FRONT ELEVATION
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 2691 SQ.FT.

2691/300 = 8.97 SQ.FT. NET FREE AREA

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



REAR ELEVATION
SCALE 1/4" = 1'-0"

LOT 3 HERRIWATER
AT BROWNING PLACE,
YOUNGSVILLE
The Ashley
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Haven Homes

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DATE	REV	DATE	REV

LOT SUB

DATE 5/3/2023

SCALE

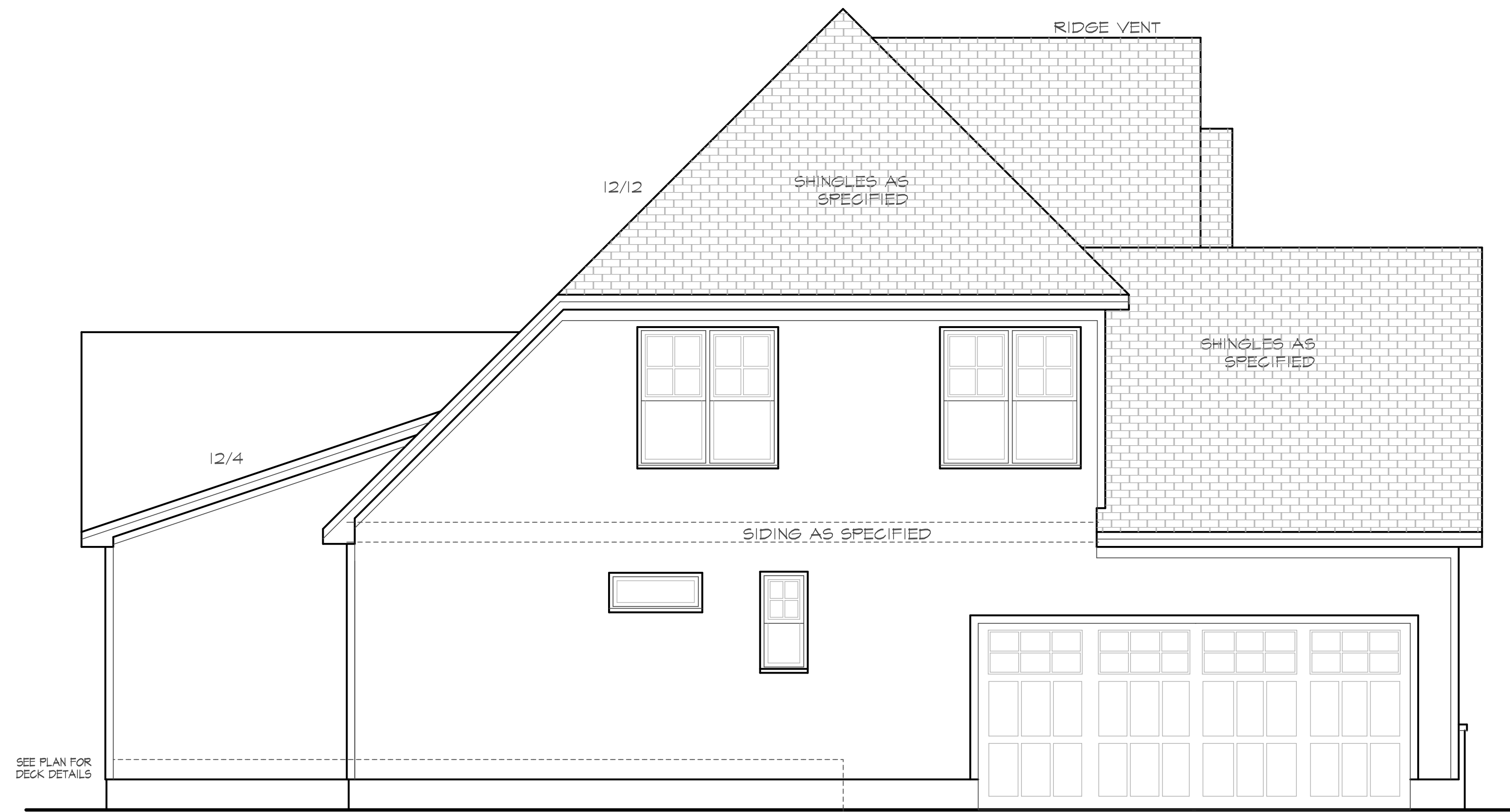
PROJECT #
230204



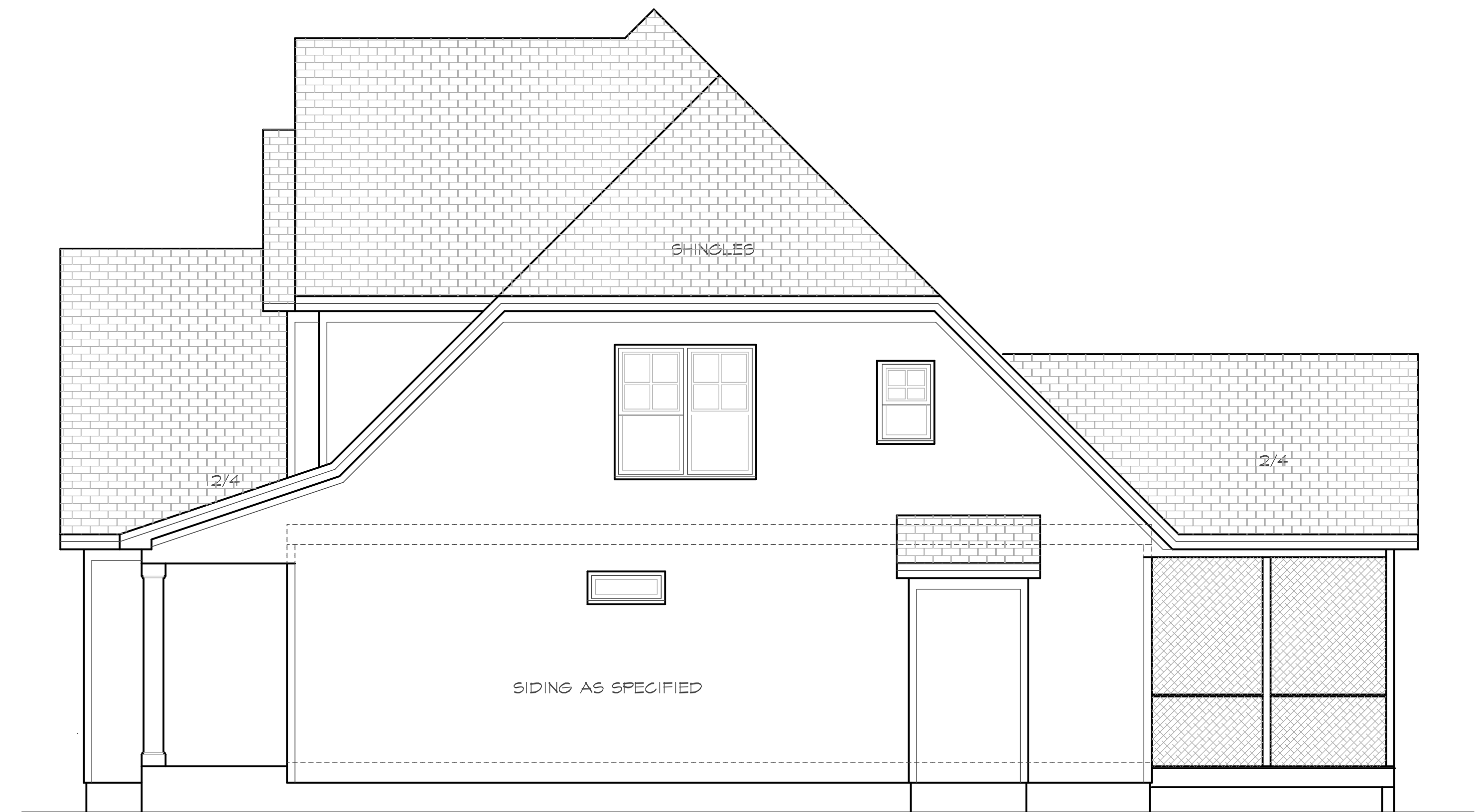
Purchaser must verify all dimensions and conditions before beginning construction.

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



Left Side Elevation



Right Side Elevation

Haven Homes
LOT 3 HERRIWATER AT BROWNING PLACE, YOUNGSVILLE
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Table with columns: DATE, REV, DATE, REV. Includes a revision history table.

LOT SUB

DATE 5/3/2023

SCALE

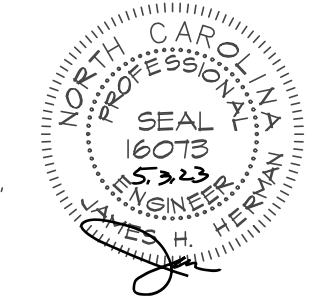
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STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3718 EDISON DR. RALEIGH, NC 27607
LICENSE: C-1287, PHONE: 919-878-1677

PROJECT # 20-2050

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 projects permitted one year from date of seal. Use of these plans constitutes approval & conditions as defined in the customer agreement.



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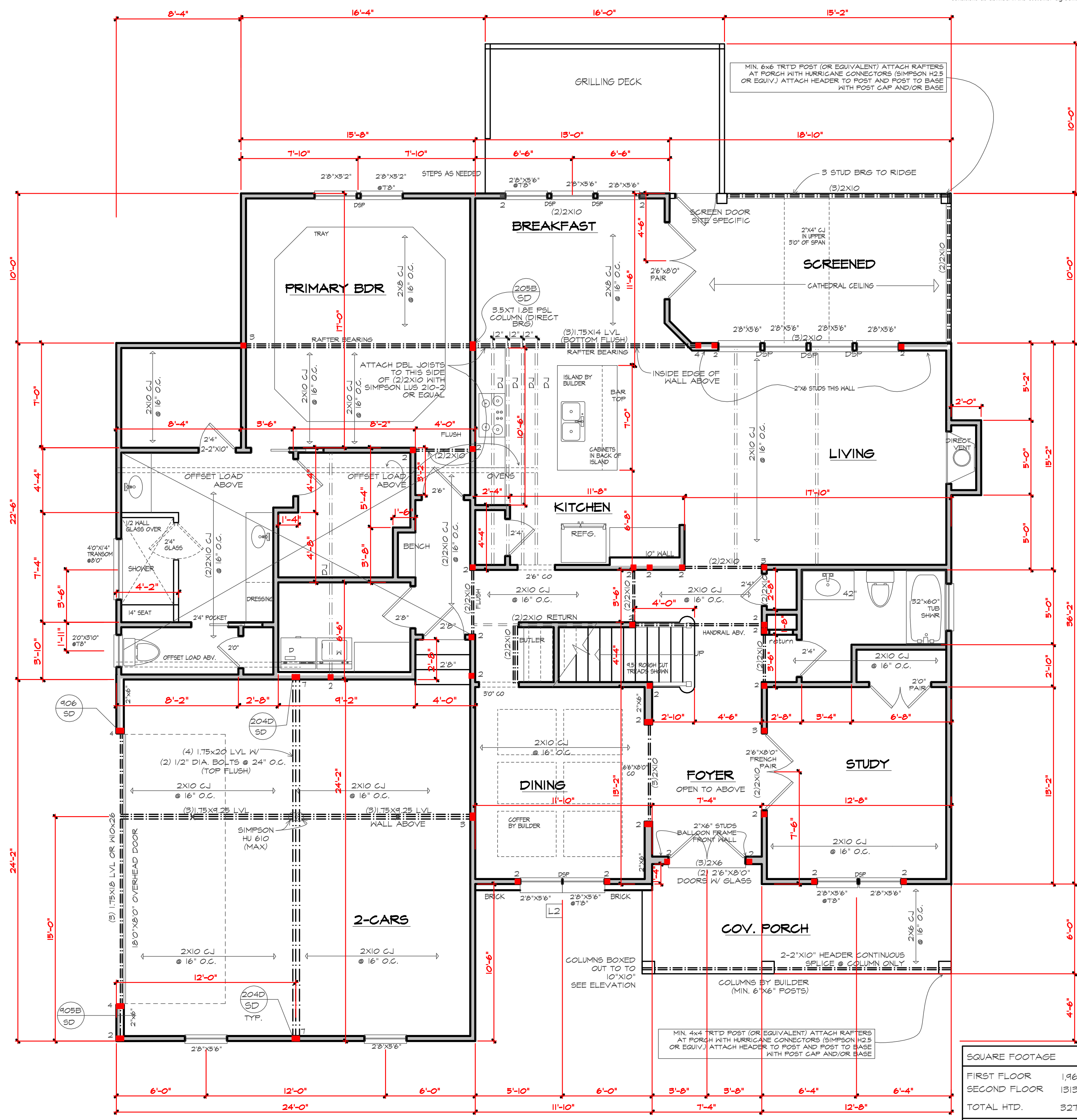
FRAMING NOTES:
NC (2018 NCRS); Wind: 115-120 mph

- 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.
- 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 16" O.C. NAILING PATTERN 16" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES.
- 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.
- "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 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/ (1) 8d NAILS.
- 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 @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- 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 16" NAILING PATTERN 16" 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 @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

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 "d" IN TABLE R402.3(5) OR AS BELOW PER NCDI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:

- UP TO 3' SPAN: (1) KING STUD
- OVER 3' UP TO 4' SPAN: (2) KING STUDS
- OVER 4' 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	1,964 SQ.FT.
SECOND FLOOR	1,313 SQ.FT.
TOTAL HTD.	3,277 SQ.FT.
GARAGE	556 SQ.FT.
PORCHES	322 SQ.FT.
DECK	160 SQ.FT.
UNFINISHED ATTIC	103 SQ.FT.

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

LOT 3 HERRIWAYTER
AT BROWNING PLACE,
YOUNGSVILLE
The Ashley
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DATE	REV	DATE	REV

LOT	518
DATE	5/3/2023
SCALE	
PROJECT #	230204

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STRUCTURAL DESIGN BY:
 SOUTHERN ENGINEERS, P.A.
 5716 BENSON DR., RALEIGH, NC 27604
 LICENSE: 5-1287, PHONE: 919-878-8877
 PROJECT # 20-2050

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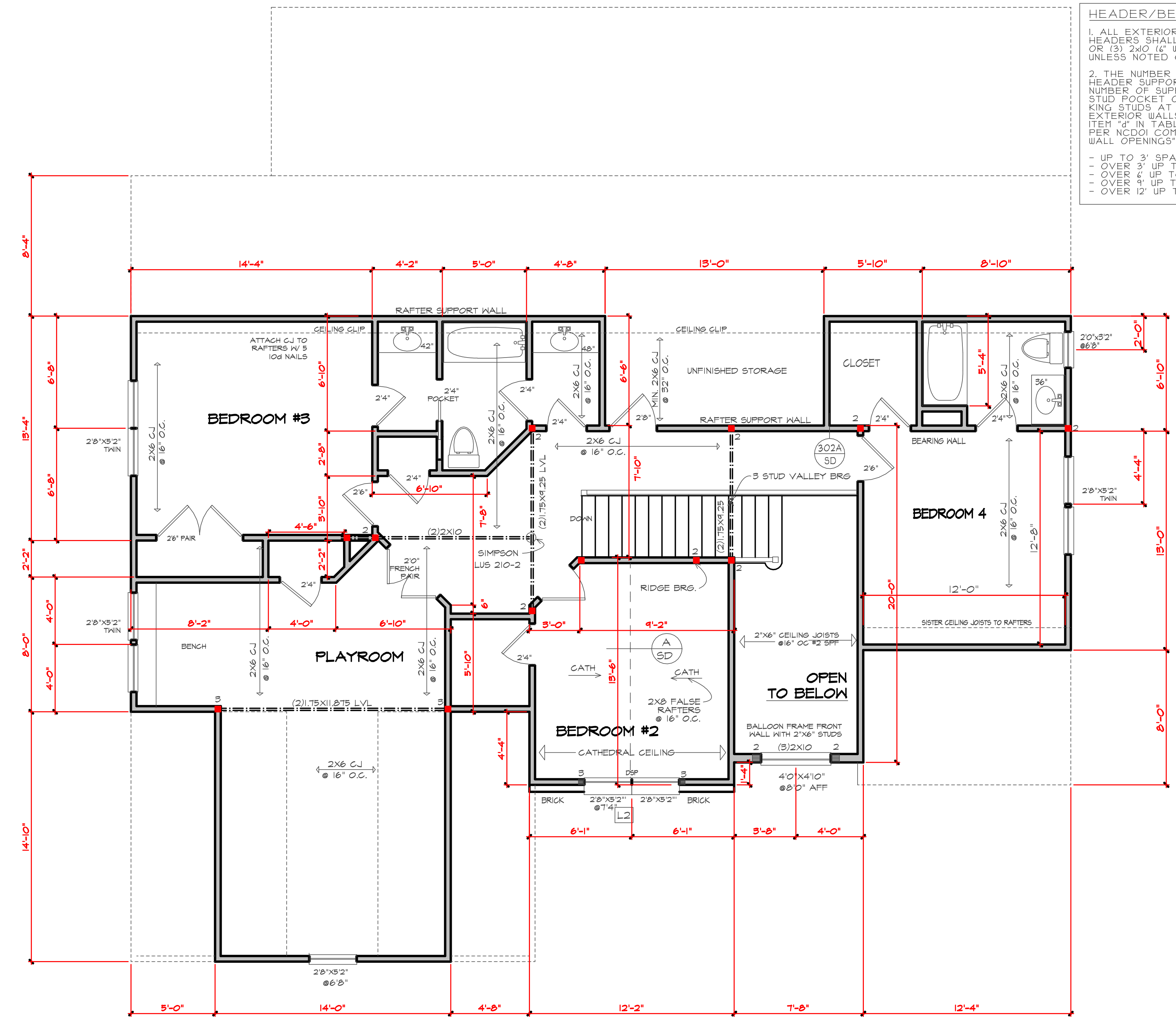
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HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (1) 2x10 (4" WALL) OR (2) 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 #4 IN TABLE R602.2(5) OR AS BELOW PER NCDOJ 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



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

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LOT: SUB: _____

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SCALE: _____

PROJECT #: 230204