

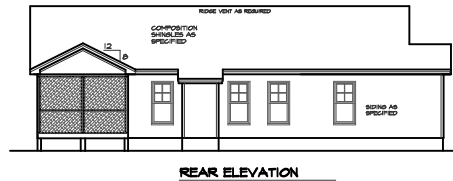
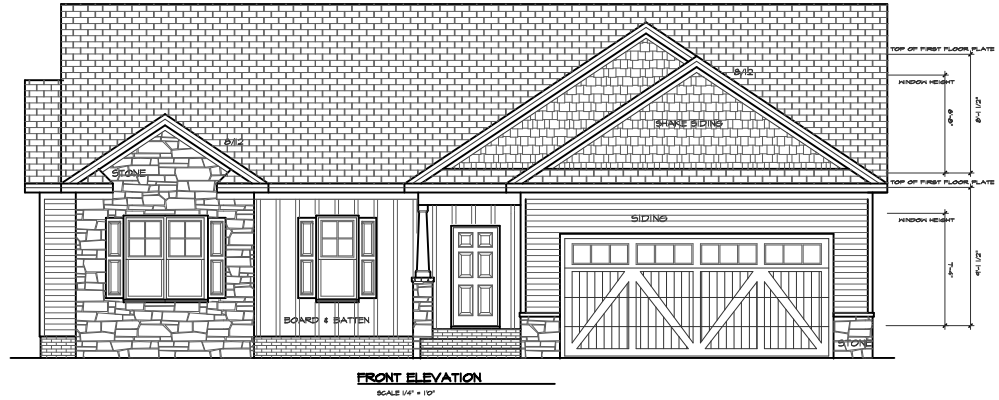


Purchaser must verify all dimensions and conditions before beginning construction.

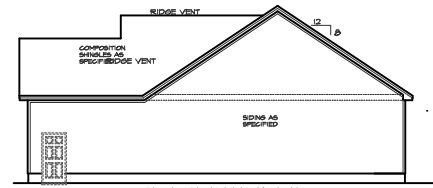
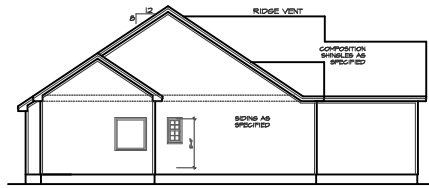
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ATTIC VENTILATION
GROSS ATTIC AREA TO BE VENTILATED = 260'180. FT.
260'1800 = 8.61560 FT. NET FREE AREA
50% OF VENTING MUST BE 3 FEET ABOVE THE EAVES OR SOFFIT VENTS



THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2021 IRC) NO. 22080 N040 / NHK / 118 - 207 898

NRH 1822 GARAGE RIGHT
MidTown Designs Inc., 1732 Deacon Falls Way, Wendell NC 27591 Phone: 919-763-8626 www.midtowndesigns.com

REV 1/21/2025

PROJECT # 220804

FOUNDATION VENTING

SECTION R408 UNDER FLOOR SPACE

R408 Ventilation: The under-floor space between the bottom of the floor joists and the earth surface on building grounds shall be ventilated through foundation walls with ventilation openings through foundation walls to exterior earth. The minimum area of ventilation openings shall not be less than 1 square foot for each 50 square feet (2.927) is required for each 100 sq ft of under-floor space area. One such ventilation opening shall be within 5 feet (1.524) m of each corner of each building.

CRANK AREA TO BE VENTED: 1862 SQ.FT.
1862/5000 = 1.024 NET FREE VENTING AREA REQUIRED

R408.2 Ground Vapor Retarder
A vapor or equivalent vapor retarder shall be installed to cover at least 61% of the crawl space with joints lapped not less than 12"

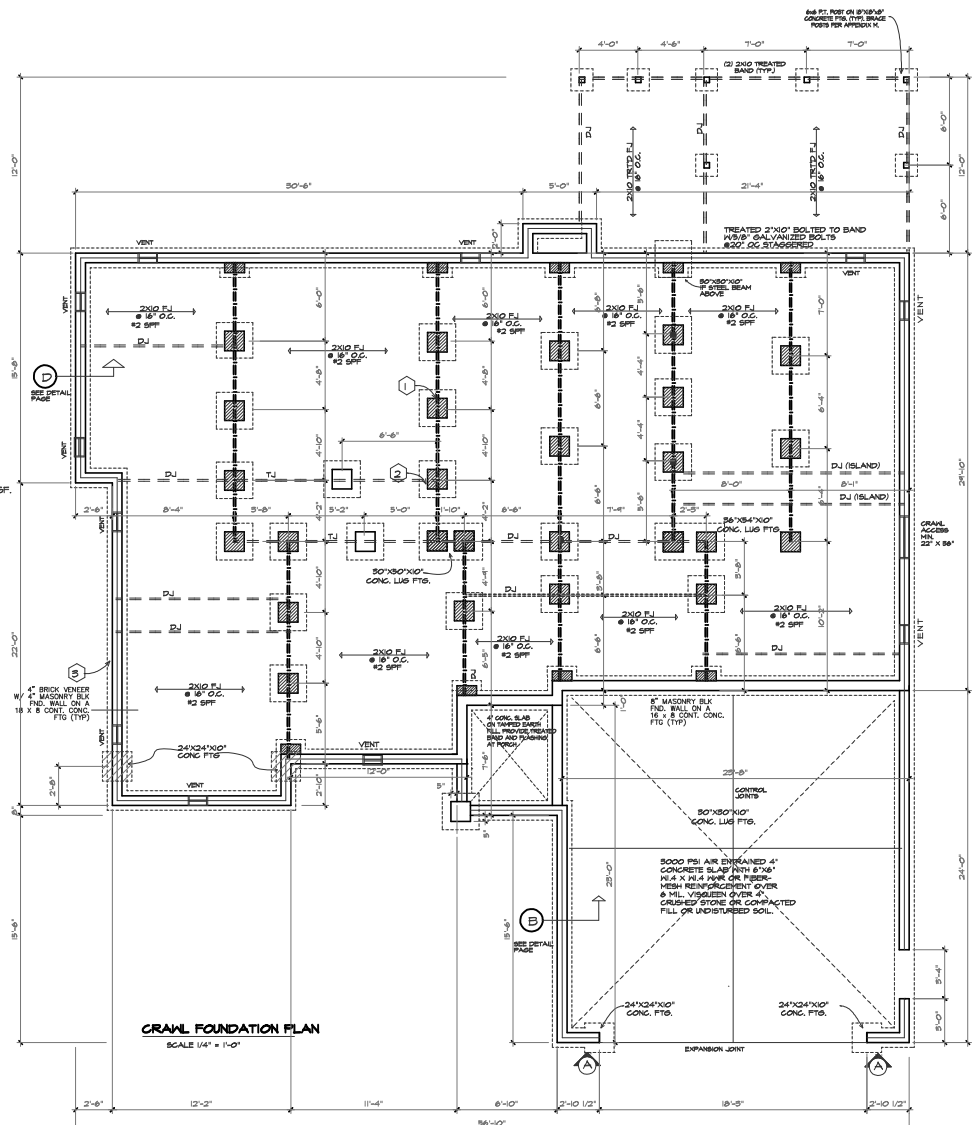
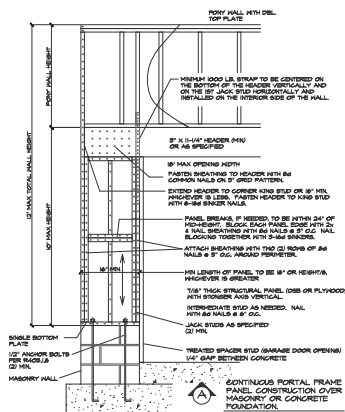
FOUNDATION STRUCTURAL NOTES:

- 1) (3) 2 x 10 SPP #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 11'-0" HIGH
16 x 16 UP TO 64' HIGH UP TO 17'-0" HIGH
24 x 24 UP TO 84' HIGH UP TO 12'-0" HIGH
WITH 50" x 50" x 10' CONCRETE FOOTINGS, UNO.
- 3) HALL FOOTINGS AS FOLLOWS:
DEPTH: 8" - UP TO 2-1/2 STORY
10" - 3 STORY
WIDTH: SIDING (OR EQUAL)
- 18" - UP TO 2-1/2 STORY
- 18" - 3 STORY
BRICK VENEER
- 18" - 1 STORY
- 20" - 2 STORY
- 24" - 3 STORY

FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS REFER TO NORTH CAROLINA RESIDENTIAL CODE TABLE R408.1(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.

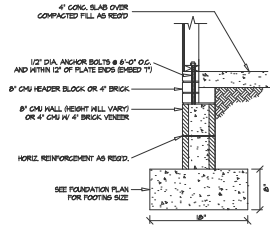
ATTACH SILL PLATE WITH 1/2"x16" ANCHOR BOLTS AT 6'-0" CENTERS (7" EMBEDMENT) AND 12" FROM EACH PLATE END. (SECTION R 403.1.6)

- 4) "B" 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 PND, TYPICAL.
- 5) ABBREVIATIONS:
"SJ" = SINGLE JOIST
"DJ" = DOUBLE JOIST
"TJ" = TRIPLE JOIST



CRANK FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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

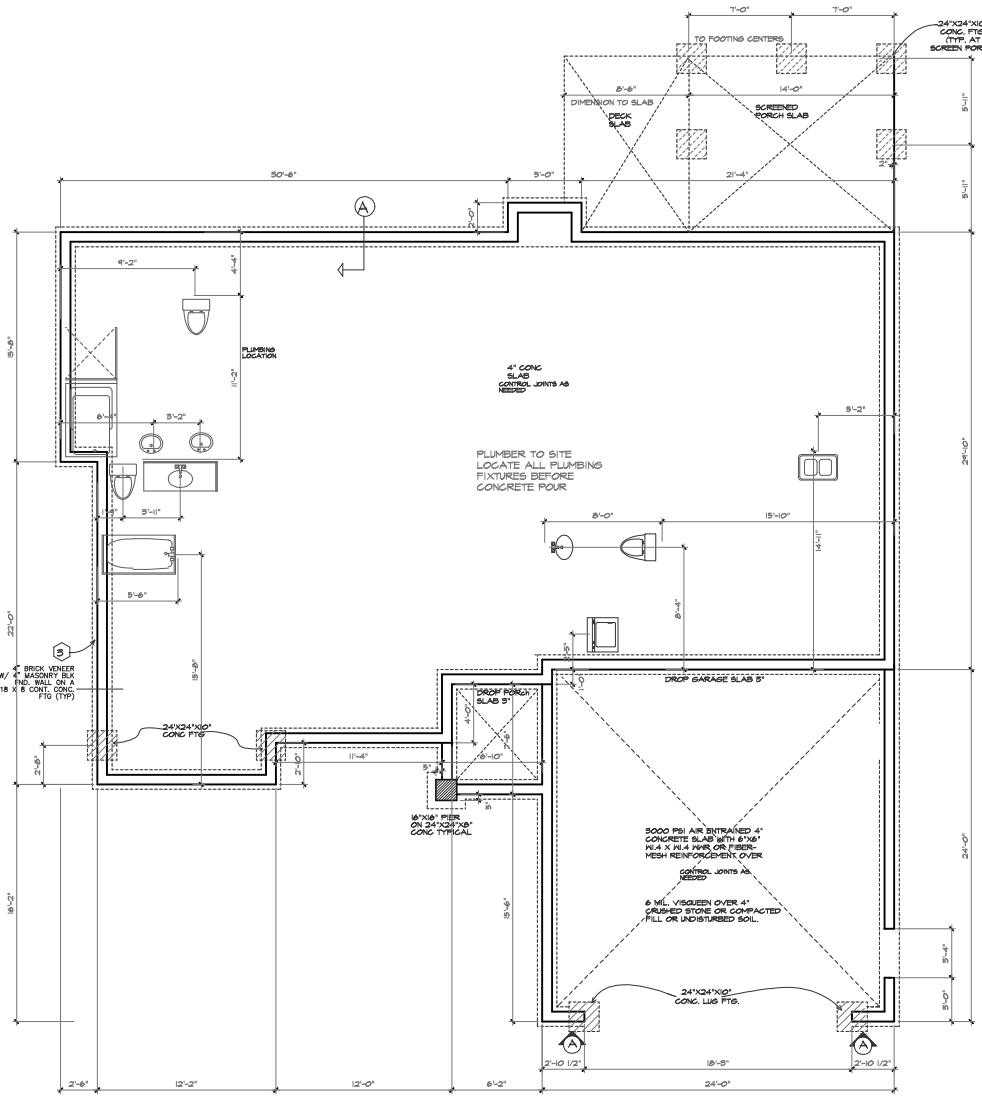
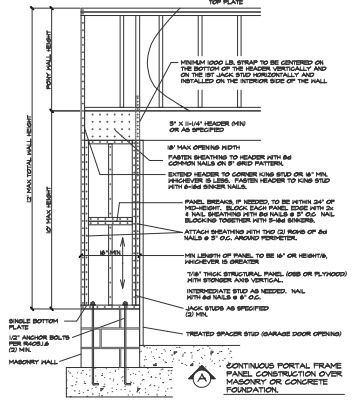


SLAB FND. W/ STEM WALL (A)
N.T.A.

FOUNDATION STRUCTURAL NOTES:

- 1) (B) 2 x 10 SFF #2 ORDER DROPPED, TYPICAL U.O.
- 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 4'-0" HIGH
18 x 18 UP TO 64' HIGH UP TO 12'-0" HIGH
24 x 24 UP TO 96' HIGH
WITH 30" x 30" x 10" CONCRETE FOOTING, U.O.
- 3) WALL FOOTING AS FOLLOWS:
DEPTH: 8" - UP TO 2-1/2 STORY
10" - 3 STORY
WIDTH: SIDING (OR EQUAL)
- 16" - 1 STORY
- 20" - 2 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 R401.1 (I) THRU (4). NOTE: ASSUME 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) "M" 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 FIND, TYPICAL.

- 5) ABBREVIATIONS:
"SJ" = SINGLE JOIST
"DJ" = DOUBLE JOIST
"TJ" = TRIPLE JOIST



STEM WALL FOUNDATION PLAN
SCALE 1/4" = 1'-0"



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THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2016 EDITION (2021 IRC) NO. 22088 (NAG) / PLAN # 118 - 200' SQ'

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2/4/2025

PROJECT # 220804

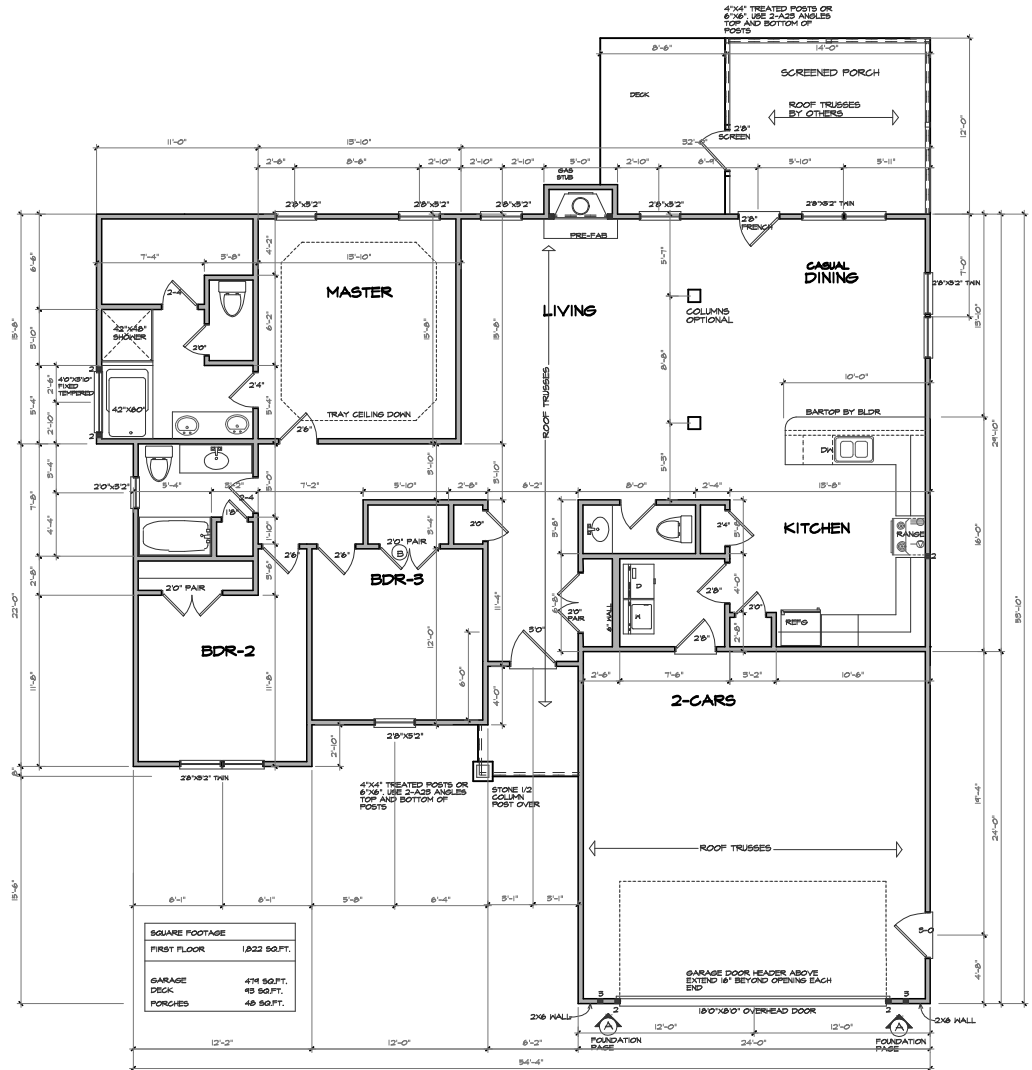
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HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE #11 (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 "4" IN TABLE REG-12 OF AIA BUILDING.

- UP TO 4' SPAN, (1) KING STUD
- OVER 4' UP TO 8' SPAN, (2) KING STUDS
- OVER 8' UP TO 11' SPAN, (3) KING STUDS
- OVER 11' SPAN, (4) KING STUDS



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

