



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 (2021 IRC)
NC (2018 NRC), Wind 115 - 120 mph

Levins Residence

DATE 3/13/2024

PROJECT #
240113

MidTown Designs Inc. 1732 Deacon Falls Way, 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 200, 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 5 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 2341 SQ.FT.

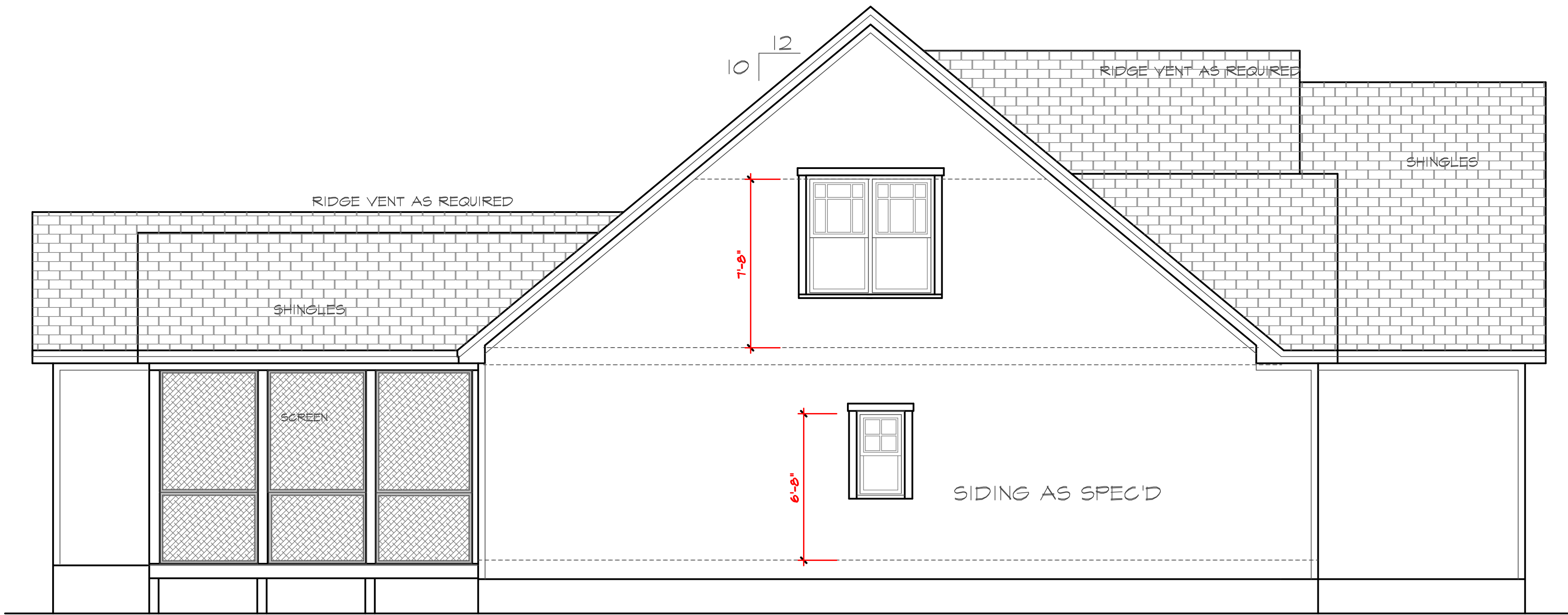
2341/200 = 7.99 SQ.FT. NET FREE AREA

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



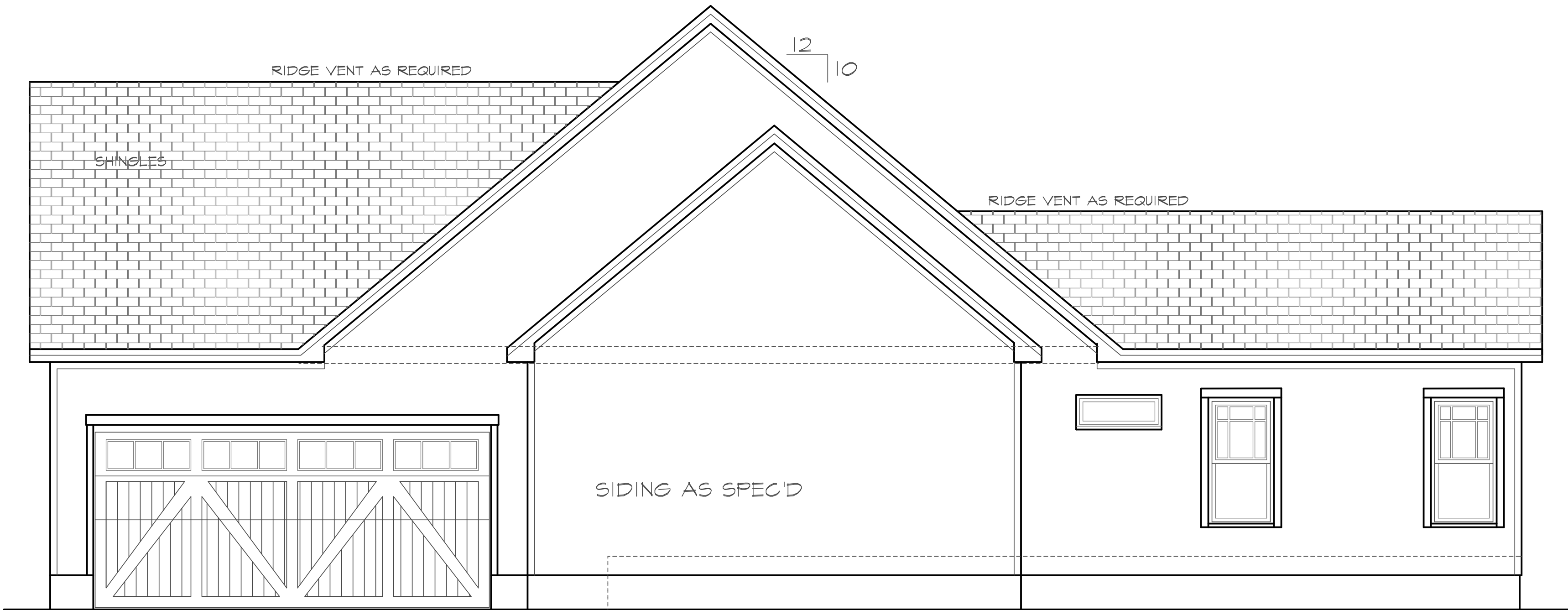
REAR ELEVATION

SCALE 1/8" = 1'0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'0"



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HEADER/BEAM & COLUMN NOTES

1. 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.
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 "d" IN TABLE R602.3(1) OR AS BELOW:
 - 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

3/13/2024
P.E. TEAGUE, P.E., PLLC
2705 WATERLOO CT. NC 27613
PETEAGUES0@GMAIL.COM
(919)247-2572 (Lic. #P-0207)



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" LVL DROPPED |
| (G) | 3-1.75"X9.25" LVL FLUSH |
| (H) | 2-2"X12" DROPPED |
| (J) | 2-1.75"X11 7/8" LVL FLUSH BOTTOM |
| (K) | 2-1.75"X14" LVL DROPPED |
| (M) | 3-1.75"X16" LVL TOP FLUSH |
| (N) | 2-1.75"X11 7/8" LVL DROPPED |
| (P) | 2-1.75"X14" LVL BOTTOM FLUSH |
| (R) | 3-1.75"X18" LVL DROPPED |

STRUCTURAL NOTES:

1. Framing lumber shall be SYP or #2 SPF (modulus of elasticity 1,100,000 psi, ft. 950). All beams & treated lumber to be #2 SYP, E=1,600,000, ft=1100 min. Studs min. #2 or stud grade.
2. Use hangers for all beam to beam connections. Structural fastening as per R602.3(1). Adequate connections is the sole responsibility of the general contractor and his subs.
3. Structural members fastening to conform to Table R602.3(1) and (2).
4. Roof Framing Notes:
 - a. All Hips may be spliced with a min. 6'-0" overlap at center. No valley splices.
 - b. Use 2x10 or fir down rafters for vaulted areas.
 - c. Attach each vaulted rafters with hurricane connectors: Simpson H-2.5, H-5 or approved equal or 6" SINKU's.
5. All construction shall conform to the latest requirements of the NC State Residential Building Code - 2018 Edition, plus all local codes & regulations or 2015 IRC.
6. Structural Engineer is not responsible for and will not control of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work.
7. Structural Engineer is not responsible for the contractor's failure to carry out the proposed construction work in accordance with the contract document.
8. Use Method #3 for Structural Sheathing; "Accepted Engineer's Practice"

FRAMING NOTES:

- | 1. Design Loads (R301.5) | Live Loads (R301.5) | Dead Loads (R301.5) |
|--------------------------------------|---------------------------------|---------------------------------|
| Roofing (R301.5) | 40 | 10 |
| Roofing not for Sleeping (R301.5) | 30 | 10 |
| Attic w/Permanent Stairs (R301.5) | 40 | 10 |
| Attic w/Permanent Stairs (R301.5) | 30 | 10 |
| Attic w/o Storage (R301.5) | 10 | 10 |
| Stairs (R301.5) | 40 | 10 |
| Exterior Balconies (R301.5) | 60 | 10 |
| Decks (R301.5) | 60 | 10 |
| Guardrails & Handrails (R301.5) | 200 | - |
| Passenger Vehicle Garages (R301.5) | 60 | 10 |
| Fire Escapes (R301.5) | 40 | 10 |
| Stairs (R301.5) | 40 | 10 |
| Wind Load: (Refer to Table R301.2.4) | Verify Zone before Construction | Verify Zone before Construction |
2. Wall Sheathing: Braced wall panels shall be constructed according to Section R602.10.3. The wall structural paneling shall comply with Table R602.10.3. The length of braced panels shall be determined by Section R602.10.4. Lateral bracing shall be satisfied per method 3 by continuously sheathing walls with structural sheathing per Table R602.10.3. Note that any specific bracing wall detail shall be detailed as specified.
 3. All Framing Lumber shall be SPF #2 (E=1,600,000 psi) unless otherwise noted (JNO). All treated lumber shall be SYP #2 (E=1,600,000 psi). Fields marked "x" be SPF #3 or SYP #3 (E=1,600,000 psi) = 425 psi min.
 4. All exterior headers & joists shall be (2)2x10 s.d. u.n.o. w/ d.i. jacks for all openings >4'-0".
 5. All interior ceiling headers to be (2)2x16 u.n.o. w/ d.i. jacks for all openings >4'-0". use (2)2x8 w/ d.i. jacks for all openings >3'-0" u.n.o.
 6. All interior non-bearing headers to be min. (2)2x6 fir u.n.o.
 7. Finish to conform with R602.8

I-JOIST OPTIONS

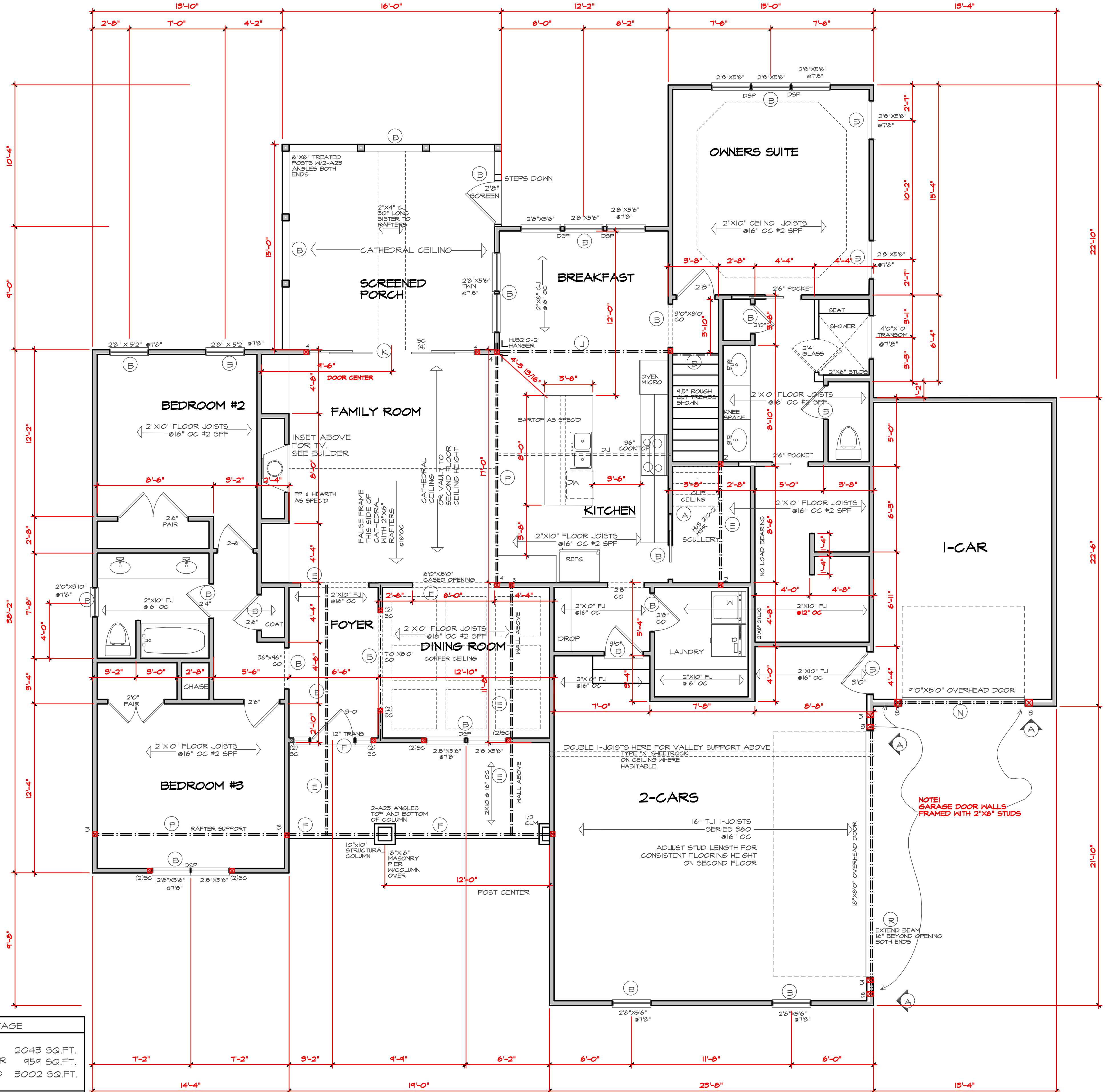
TJI 230 / 360 SERIES
BLUINK BLI 60
BCI 60 SERIES
GPI 65 SERIES
ROSEBURG RFP1 400

- * 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.

SQUARE FOOTAGE

1ST FLOOR 2043 SQ.FT.
SECOND FLOOR 959 SQ.FT.
TOTAL HEATED 3002 SQ.FT.

GARAGE = 873 SQ.FT.
SCREENED PORCH = 236 SQ.FT.



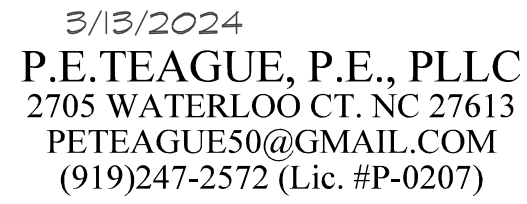
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

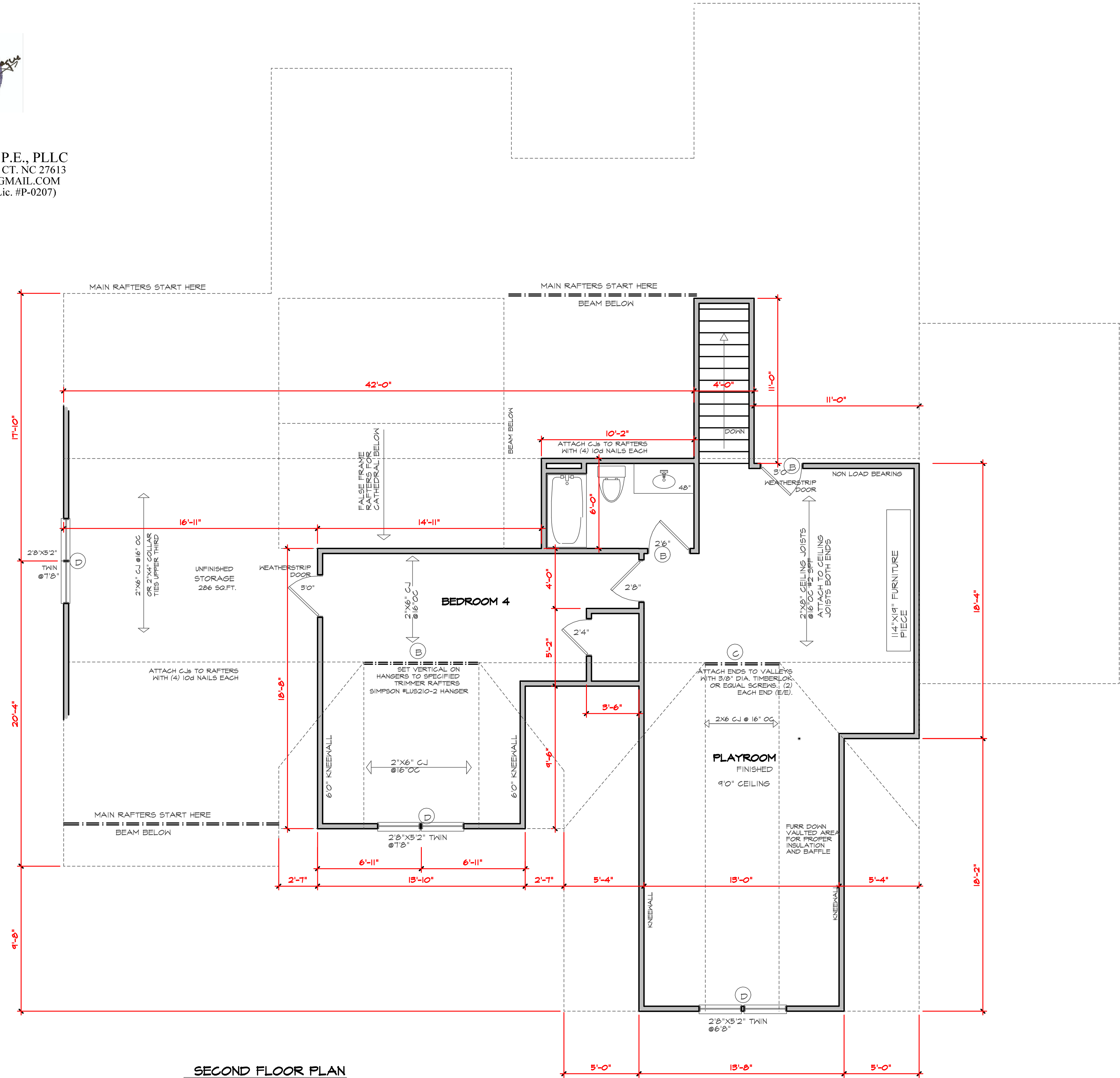


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SECOND FLOOR PLAN