

P. E. TEAGUE, P.E., PLLC
2705 WATERLOO CT., RAL, NC 27613
PETEAGUE50@GMAIL.COM.COM
(919)247-2572

June 30, 2021

(Lic. #P-0207)

To: Nicole Condon

Subject: 110 Pontiac Cove
Lake Royale
Louisburg, NC

To Whom It May Concern,

The following observations have been made on subject project. A renovation is going to take place to open the kitchen to a 17'-8" span. I recommend (2)16" LVL's or (3)14" LVL's with (3) stud columns on either end. The point loads created by the new stud columns are supported by and existing masonry CMU block wall below. This is sufficient to support new loads.

In the master bath area another renovation is going to take place where the wall will be moved out to the edge of the deck area approximately 3.5 feet. The existing to be partially removed is parallel to the second floor joists but the wall is supporting rafter break for the roof. I recommend a flush double 2x10 with (2) stud columns on either end support loads.

A 5'-0" diameter spiral staircase is being considered to be installed for the basement area access. I recommend on the outer edge of the staircase, parallel to the existing floor joists, installing a long (2)2x12 beam with another perpendicular (2)2x12 to support to support the newly cut I-joists. Then fasten the perpendicular (2)2x12 to the long (2)2x12 with a HUS210-2 face mount hanger.

If you have any questions or additional issues arise, please feel free to call me at (919)247-2572.

Sincerely,



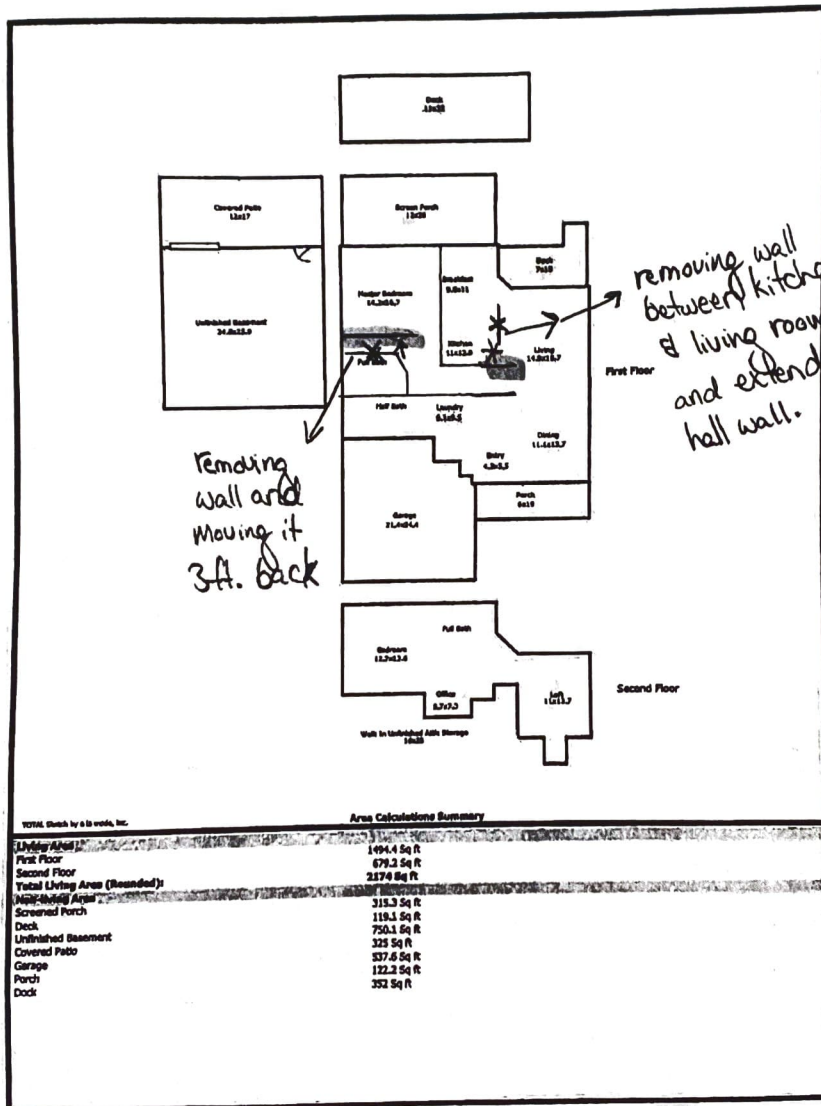
Patrick E. Teague, P.E.



6/30/21

Building Sketch

Property/Client			
Property Address 110 Pontiac Cv			
City	Louisburg	County	Franklin
State	NC	Zip Code	27549
Lender			



I-21-2232
110 Pontiac CV
Condon

REVIEWED FOR CODE COMPLIANCE
FRANKLIN COUNTY, NORTH CAROLINA

Plans must be on the construction site at all times.
It is the responsibility of the Permit holder or Contractor
to comply with all local Ordinances, rules or regulations and
the North Carolina Building Codes as if they were part of the
specifications for the building. These shall be considered
the official approved plans over anything shown,
described or implied to the contrary.
Reviewer is not responsible for mistakes or oversights during
the plan review.

Reviewed by _____

Date: 8/4/21

(Field Log)