

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 EDITION (2021 IRC)  
NC (2018 NRC) / Amend 119 - 120 mph



**FRONT ELEVATION**  
SCALE 1/4" = 10"

**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 2341 SQ.FT.

2341/300 = 7.80 SQ.FT. NET FREE AREA

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



**REAR ELEVATION**  
SCALE 1/8" = 10"

**Levins Residence**

DATE 3/15/2024

PROJECT # 240113



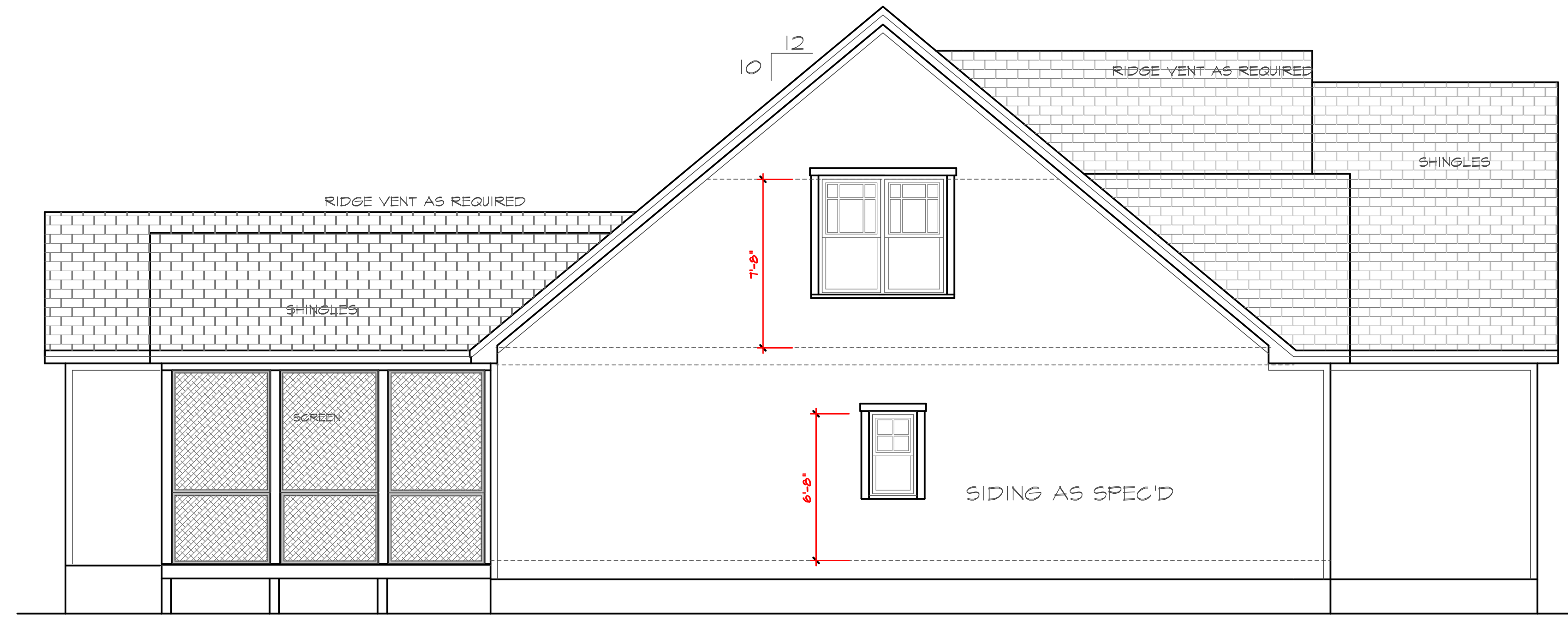
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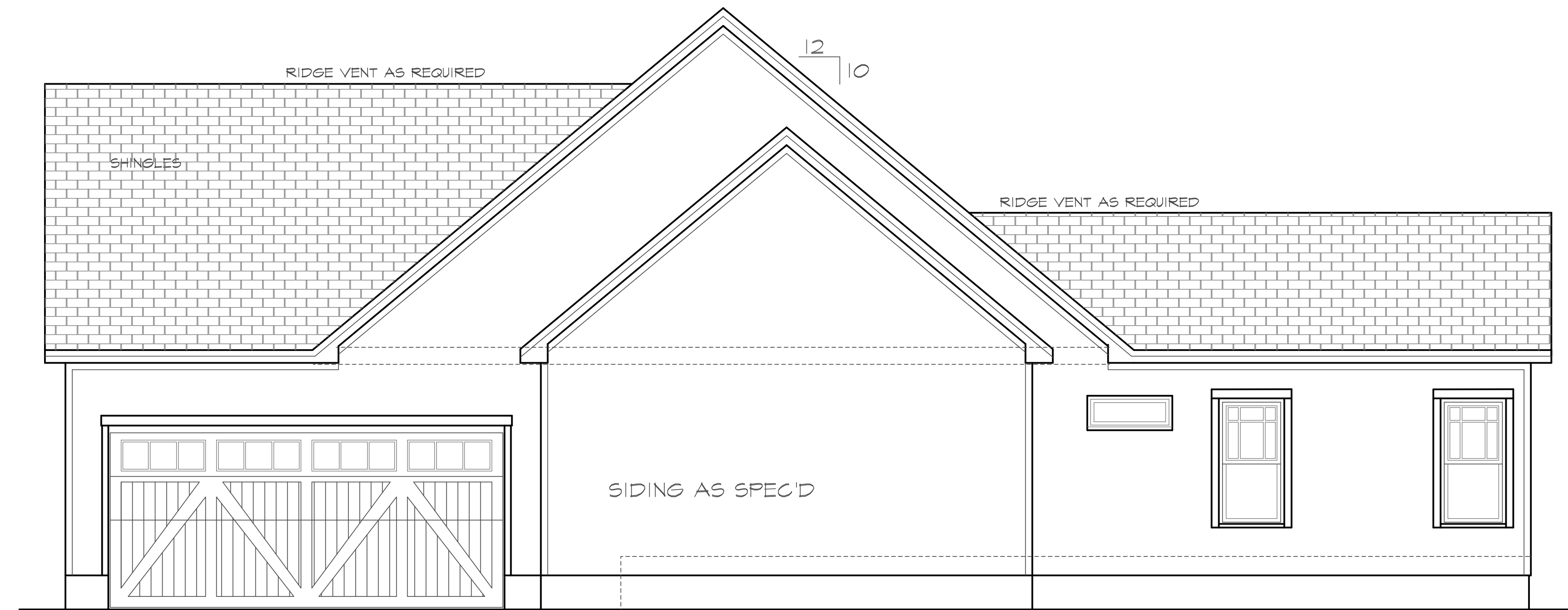
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LEFT SIDE ELEVATION

SCALE 1/8" = 1'0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'0"

THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2021 IRC)  
NC (2018 NRC) | Amend. 115 - 120 mph

Levins Residence

MidTown Designs Inc. 1732 Deacon Falls Way, Wendell NC 27591 Phone: 919-783-8626 www.midtowndesigns.com

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DATE  
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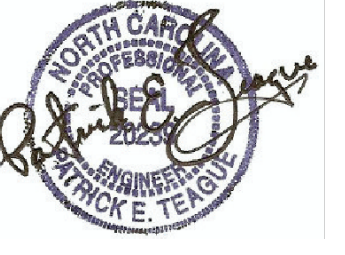
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240113

**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 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**  
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**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"X4.25" LVL FLUSH
(F)	2-1.75"X4.25" LVL DROPPED
(G)	3-1.75"X4.25" 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:**

- Framing lumber shall be SYP or #2 SPF (modulus of elasticity 1,100,000 psi, fb 950). All beams & treated lumber to be #2 SYP, E=1,600,000, fb=1100 min. Studs min. #2 or stud grade.
- 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.
- Structural members fastening to conform to Table R602.3(1) and (2).
- Roof Framing Notes:
  - Draft Hips may be spliced with a min. 6'-0" overlap at center. No valley splices.
  - Use 2x10 or fir down rafters for vaulted areas.
  - Attach each vaulted rafter with hurricane connectors: Simpson H-2.5, H-5 or approved equal or 6" SUDWS.
- All construction shall conform to the latest requirements of the NC State Residential Building Code - 2018 Edition, plus all local codes & regulations or 2015 IBC.
- 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.
- Structural Engineer is not responsible for the contractor's failure to carry out the proposed construction work in accordance with the contract document.
- Use Method #3 for Structural Sheathing; "Accepted Engineer's Practice"

**FRAMING NOTES:**

Design Loads (R301.5)	Live Loads (PSF)	Dead Loads (PSF)
Roofing	20	10
Floors not for sleeping	40	10
Sleeping Porches	30	10
Attic w/ Permanent Stairs	40	10
Attic w/ Removable Stairs	30	10
Stairs	10	10
Exterior Balconies	60	10
Decks	60	10
Guardrails & Handrails	200	10
Passenger Vehicles Garages	50	10
File Escapes	40	10
Snow	30	10
Wind Load (Refer to Table R301.2.4)		
Verify zone before construction		
Wake County 115 mph		

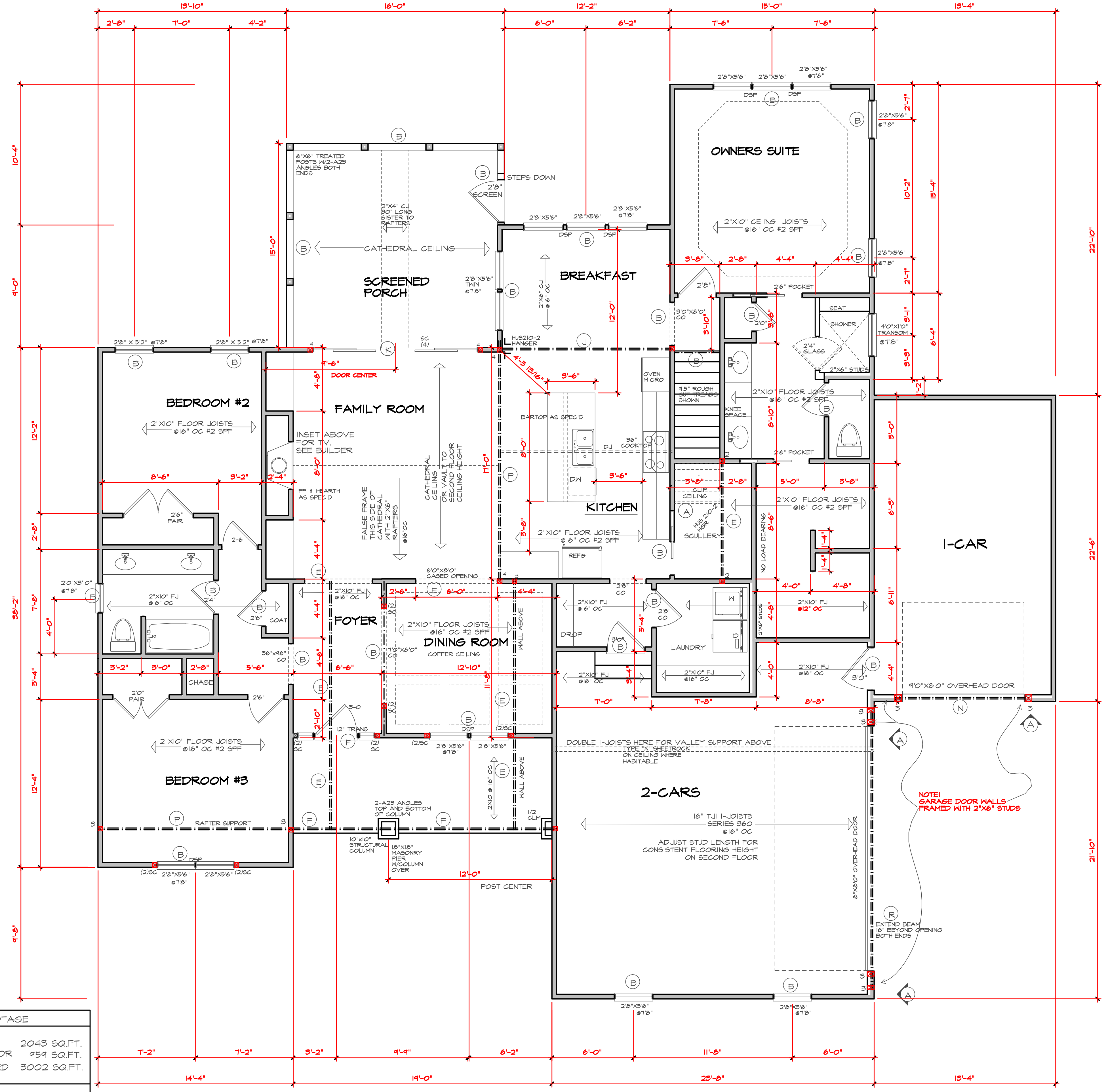
- Wall Bracing: Braced wall panels shall be constructed according to section R602.10.3. The wall structural sheathing shall comply with Table R602.10.3. The length of braced panels shall be determined by section R602.10.4. Lateral bracing shall be satisfied per method 3) by continuously sheathing walls with structural sheathing per Table R602.3. Note that any specific bracing wall detail shall be detailed as specified.
- All framing lumber shall be SPF#2 (E=1,600,000 psi) unless otherwise noted (AND). All treated lumber shall be SYP#2 (E=1,600,000 psi). Field nailing may be SPF#3 or SYP#3 (E=1,600,000 psi) unless otherwise noted.
- All interior bearing headers to be (2)2x16 u.n.o. w/ dia. jacks for all openings >4'-6". Use (2)2x8 w/ dia. jacks for all openings >3'-0" u.n.o.
- All interior non-bearing headers to be min. (2)2x4 (E=1,600,000 psi) u.n.o.
- Finish work to conform with R602.8

**I-JOIST OPTIONS**  
TJI 230 / 360 SERIES  
BLU/LINX 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	459 SQ.FT.
TOTAL HEATED	3002 SQ.FT.
GARAGE	= 873 SQ.FT.
SCREENED PORCH	= 236 SQ.FT.

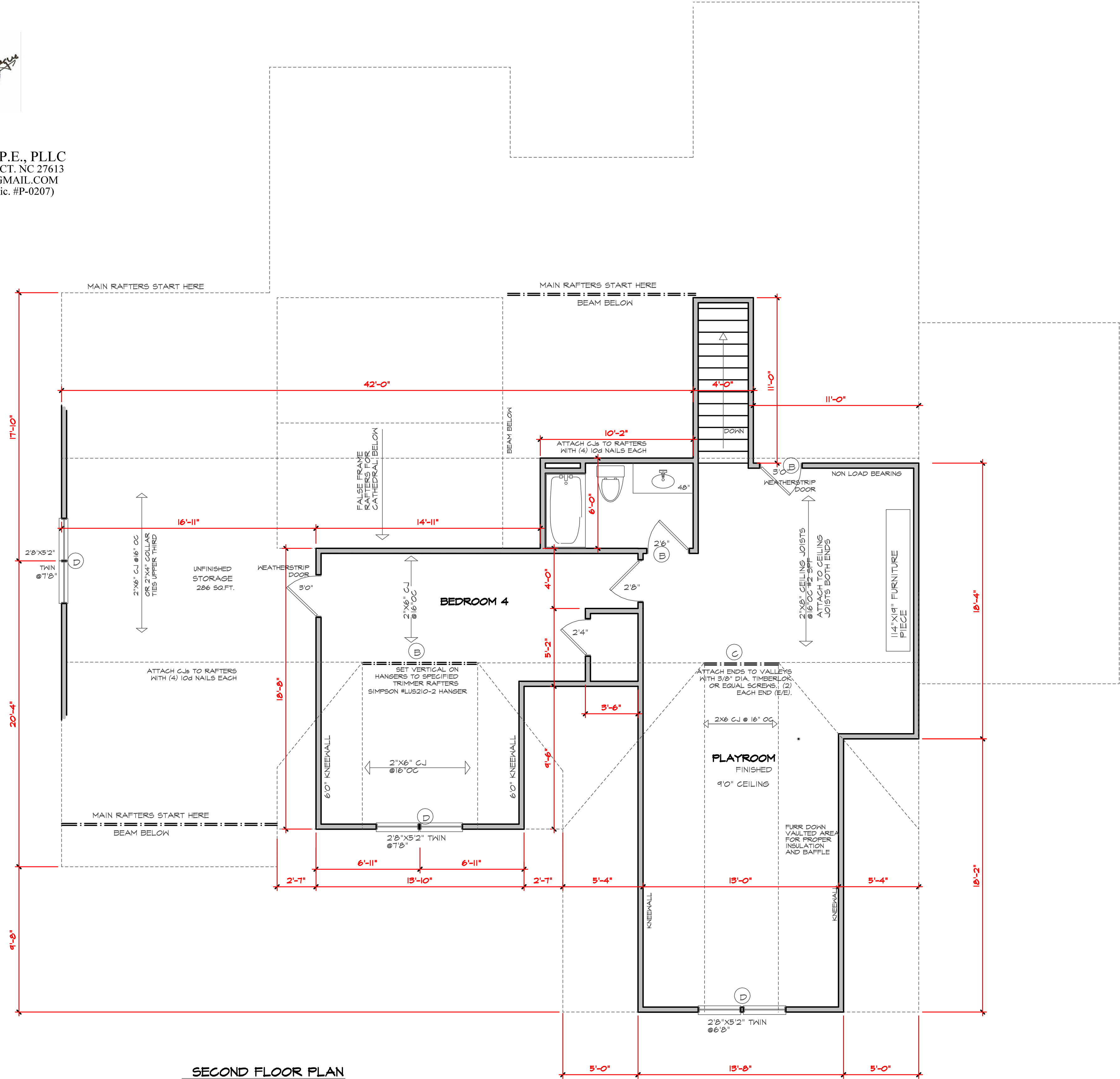


**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



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- BEAM SCHEDULE**
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  - (R) 3-1.75"x18" LVL DROPPED



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

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