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THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2021 EDITION (2018 IRC)

NC (2018 NCRC), Wind: 115 - 120 mph

The Persimmon Haven Homes LOT 10 AUBRIE PLACE

GARAGE RIGHT

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

DATE 7/24/2024

PROJECT # 240703



FRONT ELEVATION  
SCALE 1/4" = 1'0"

BLACK WINDOWS IN FRONT

**FRAMING NOTES:**

Design Loads (RM-5)	Live Loads (L1)	Dead Loads (D1)
Roofing	40	10
Roofing (Snow)	40	10
Roofing (Wind)	40	10
Roofing (Ice)	40	10
Roofing (Hail)	40	10
Roofing (Debris)	40	10
Roofing (Foliage)	40	10
Roofing (Animals)	40	10
Roofing (Vehicles)	40	10
Roofing (Explosives)	40	10
Roofing (Fire)	40	10
Roofing (Other)	40	10
Roofing (Total)	40	10

- STRUCTURAL NOTES:**
- Framing lumber shall be #2 SPF (modulus of elasticity 1,900,000 psi) or #2 SYP (modulus of elasticity 1,600,000 psi).
  - 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 concrete to Table R602.3.1) and (2).
  - Roof Framing Notes:
    - Draft Hips may be spliced with a min. 5'-0" overlap at center. No valley splices.
    - Use 2x12 or 1x8 down rafters for vaulted areas.
    - Match vaulted rafters with hurricane connectors. Simpson H.C.S. H.S. or approved equal.
  - All construction shall conform to the latest requirements of the NC State Residential Building Code - 2018 Edition, plus all local codes & regulations or 2018 IRC.
  - Structural Engineer is not responsible for and will not control construction means, methods, techniques, sequences or procedures, or the 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.

**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 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 2804 SQ.FT.  
2804/300 = 9.4 SQ.FT. NET FREE AREA  
50% OF VENTING MUST BE 3FT. ABOVE EAVE OR SOFFIT VENTS.



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

SEE FLOOR PLAN AND FOUNDATION FOR DECK LOCATION



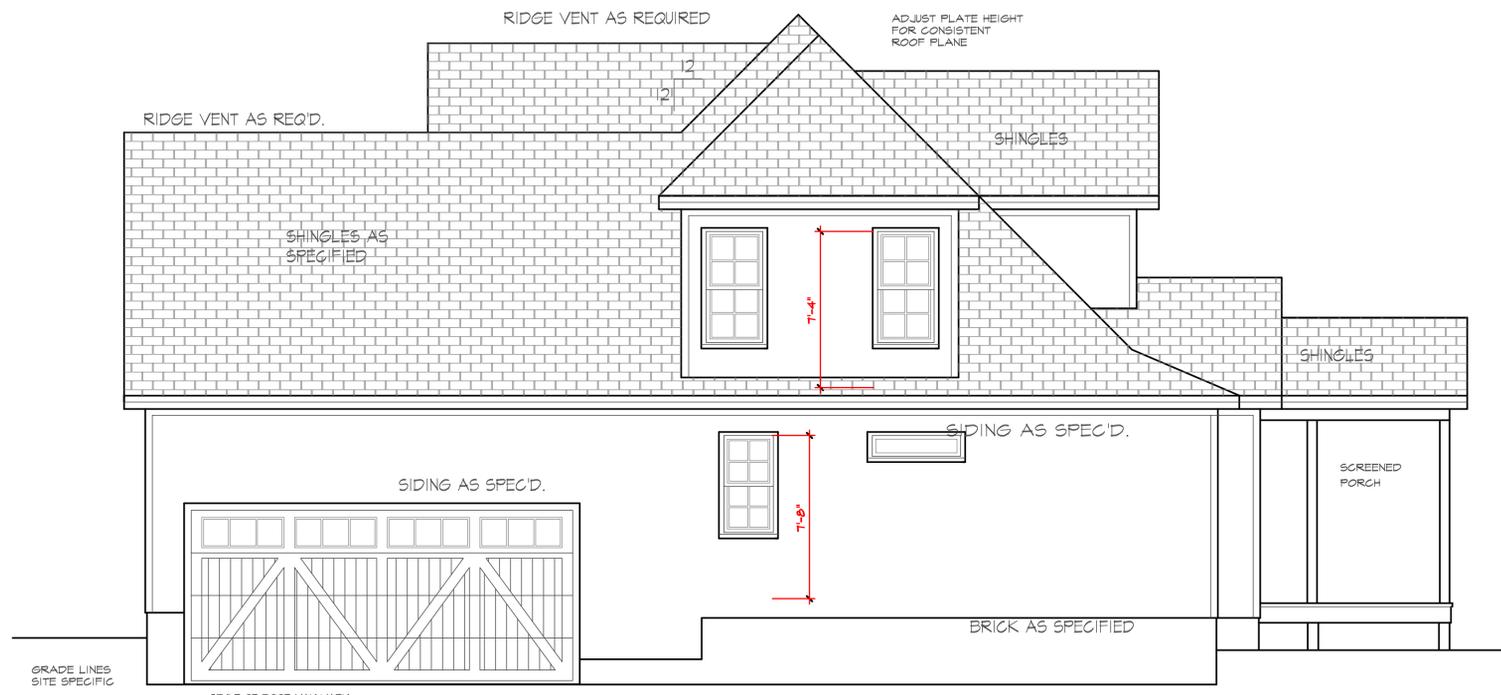
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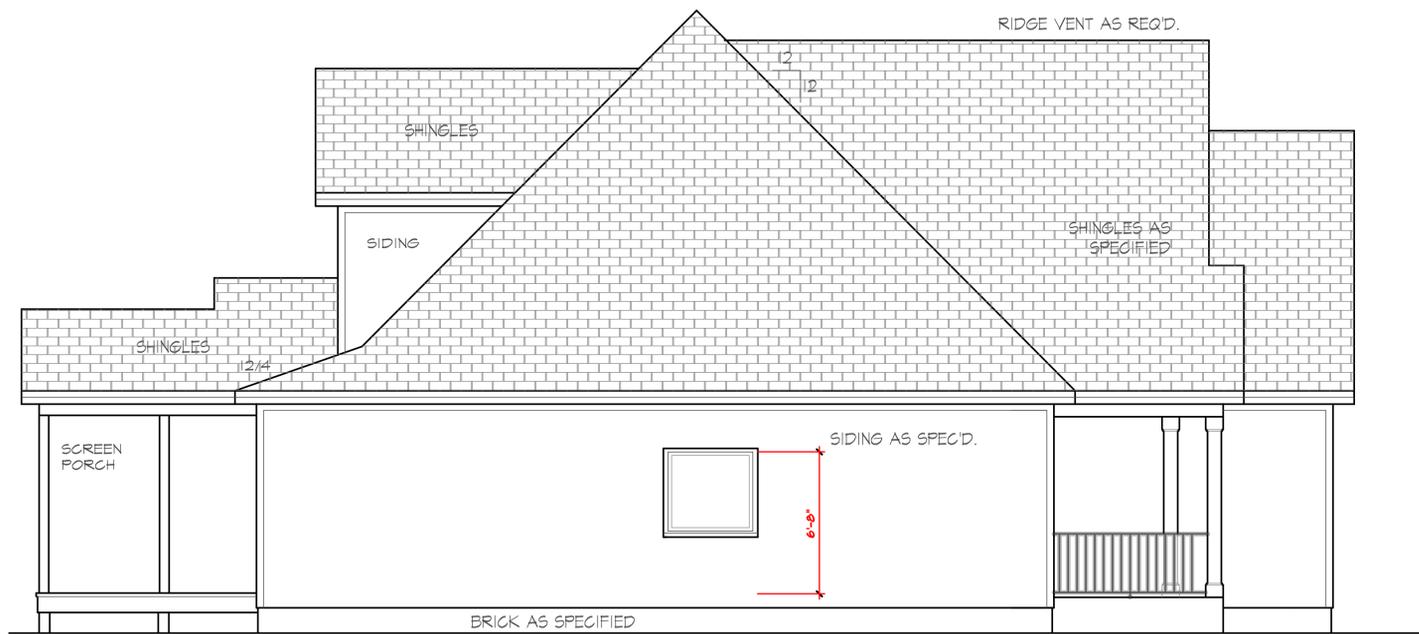
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RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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REV 1/24/2024

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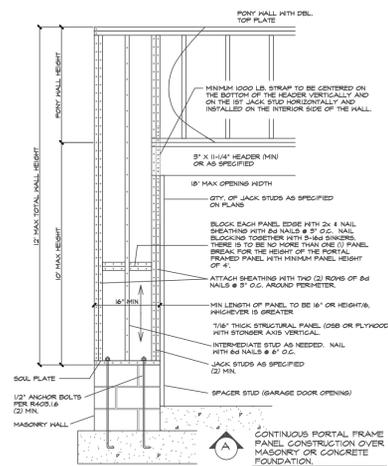
7/24/2024  
P.E. TEAGUE, P.E., PLLC  
2705 WATERLOO CT. NC 27613  
PSTEAGUE@INTEGRITY.COM  
(919)247-2572 (Lic. #P-0207)

- 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" DROPPED
  - (G) 2-1.75"x11 7/8" LVL BOTTOM FLUSH
  - (H) 2-1.75"x11 7/8" LVL DROPPED
  - (J) 2-1.75"x14" LVL BOTTOM FLUSH
  - (K) 2-1.75"x18" LVL DROPPED
  - (M) 3-1.75"x18" LVL TOP FLUSH
  - (N) W 12X35 TOP FLUSH
  - (P) 2-2"x12" DROPPED
  - (Q) 2-1.75"x14" LVL DROPPED

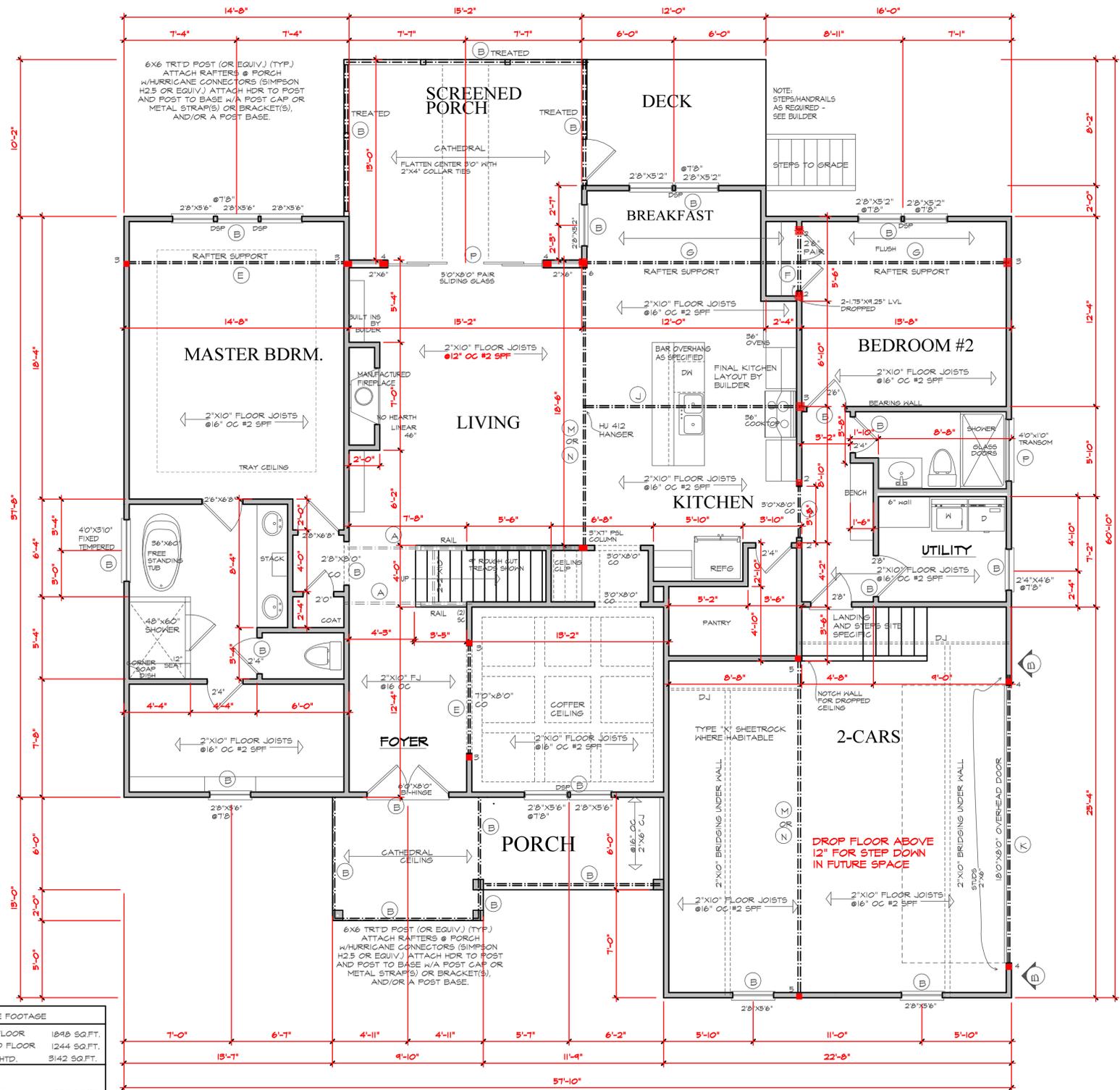
**WALL BRACING NOTES:**

WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING BRACING METHOD C3-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1

1. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R602.10.3(1), UNLESS NOTED OTHERWISE. THE ENTIRE STRUCTURE IS ASSUMED TO BE CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.
2. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
3. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.
4. HOLD DOWN DEVICES SHALL BE AS FOLLOWS:  
SIMPSON LSTA24 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR BAND AND UP THE STUDS PER SITE PER BUILDER  
SIMPSON HD35 HOLD DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



SQUARE FOOTAGE	
FIRST FLOOR	1048 SQ.FT.
SECOND FLOOR	1244 SQ.FT.
TOTAL HTD.	3142 SQ.FT.
PORCHES	354 SQ.FT.
GARAGE	525 SQ.FT.



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



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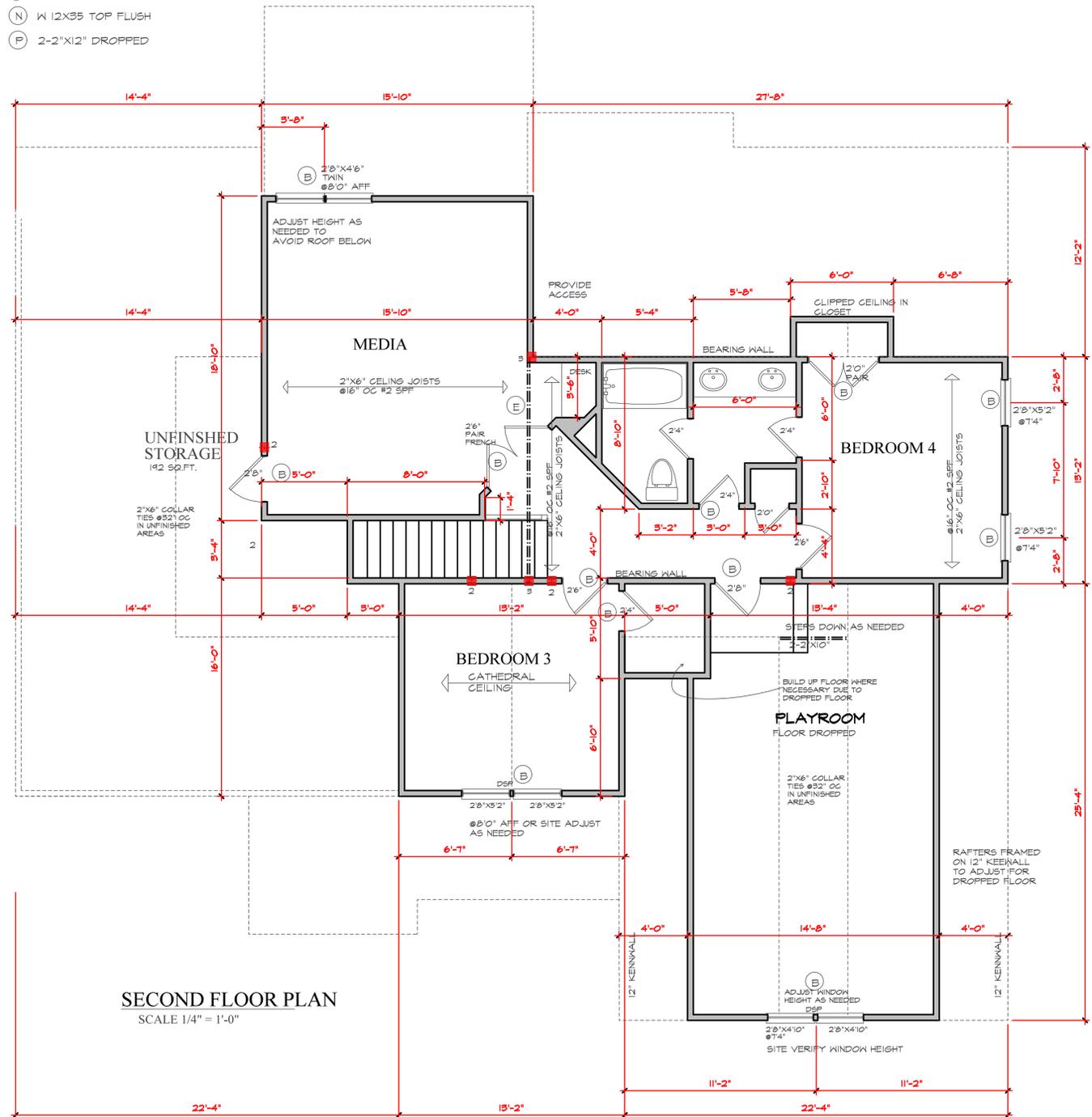
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