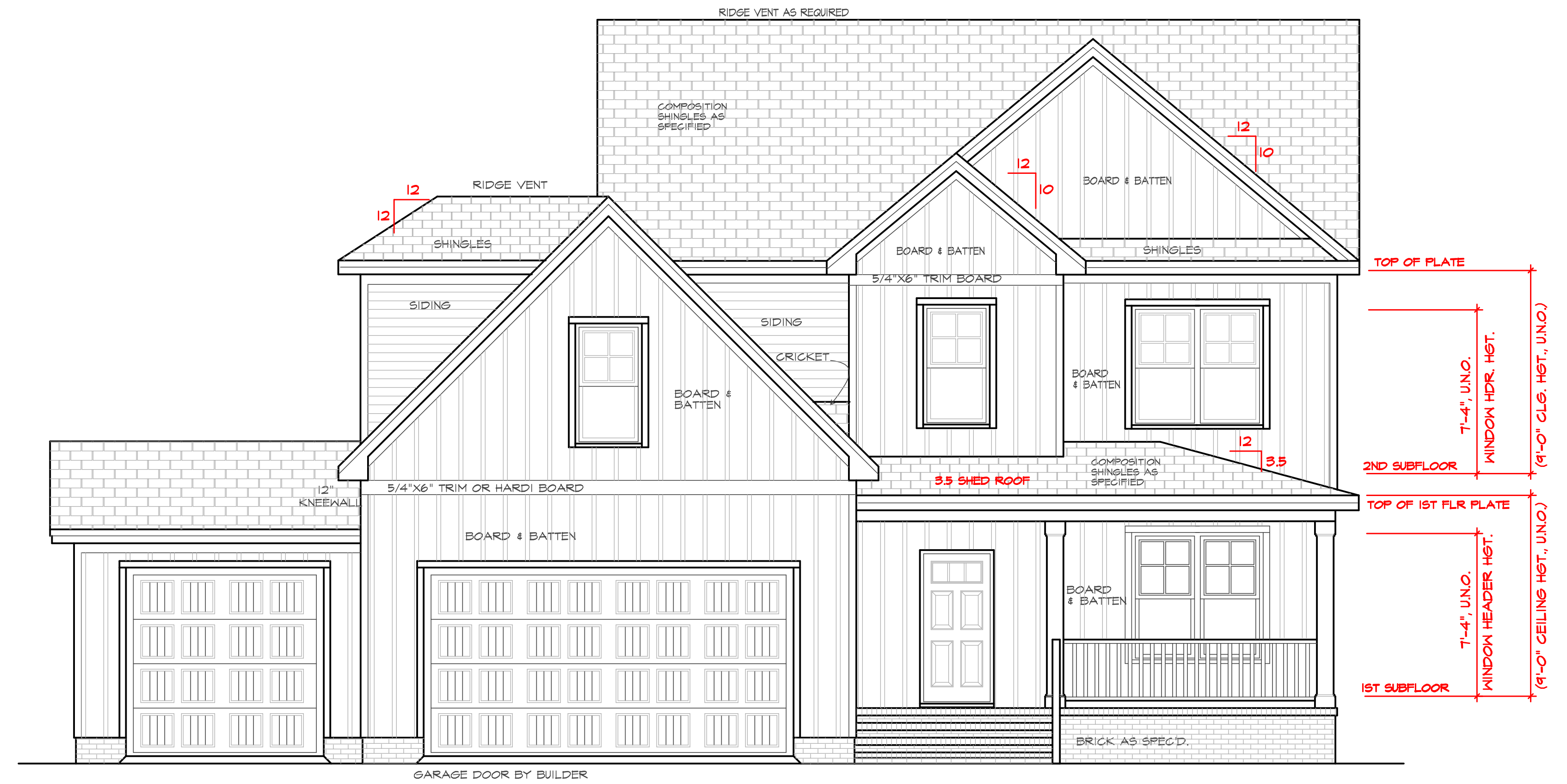


Purchaser must verify all dimensions and conditions before beginning construction.

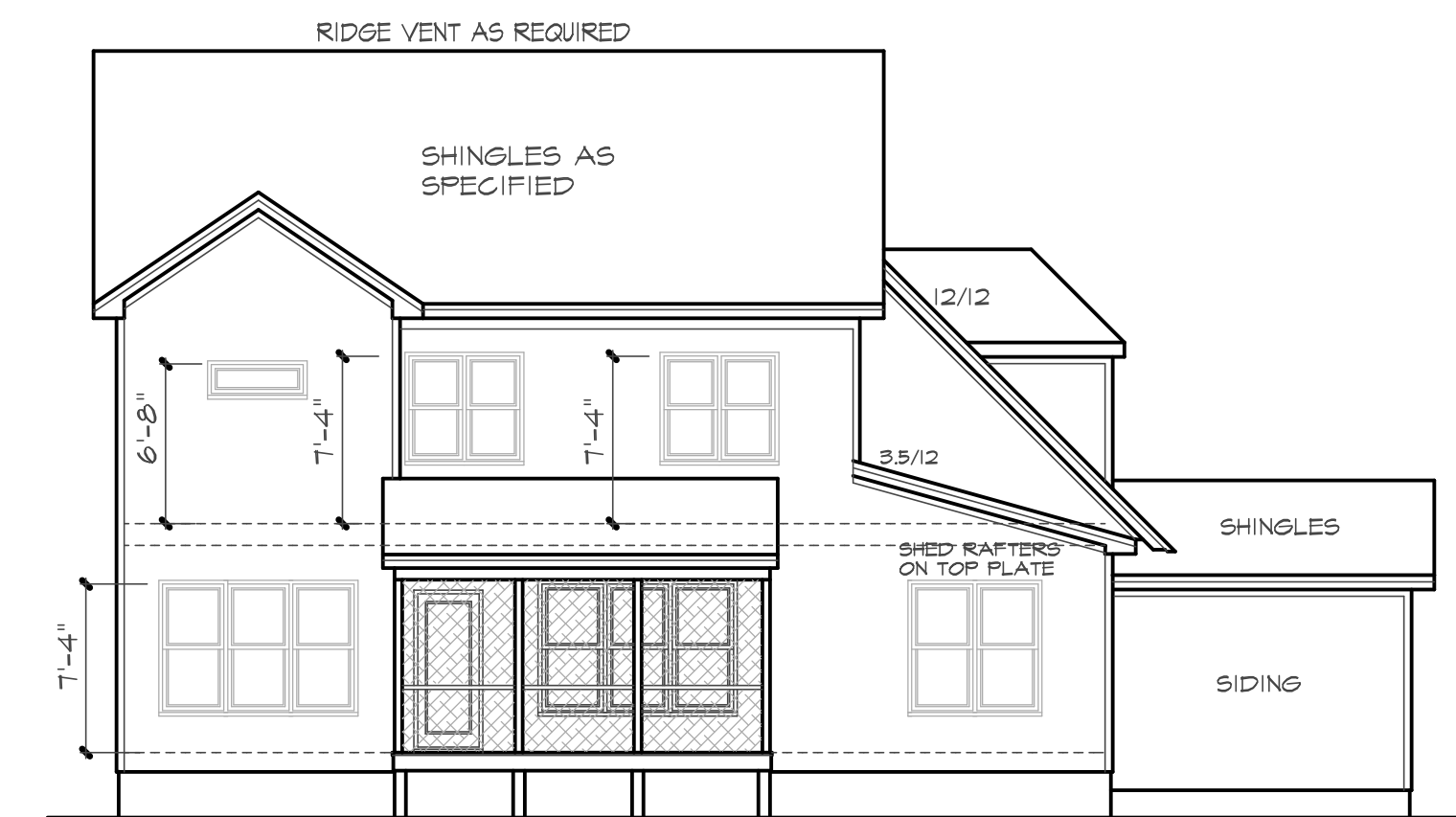
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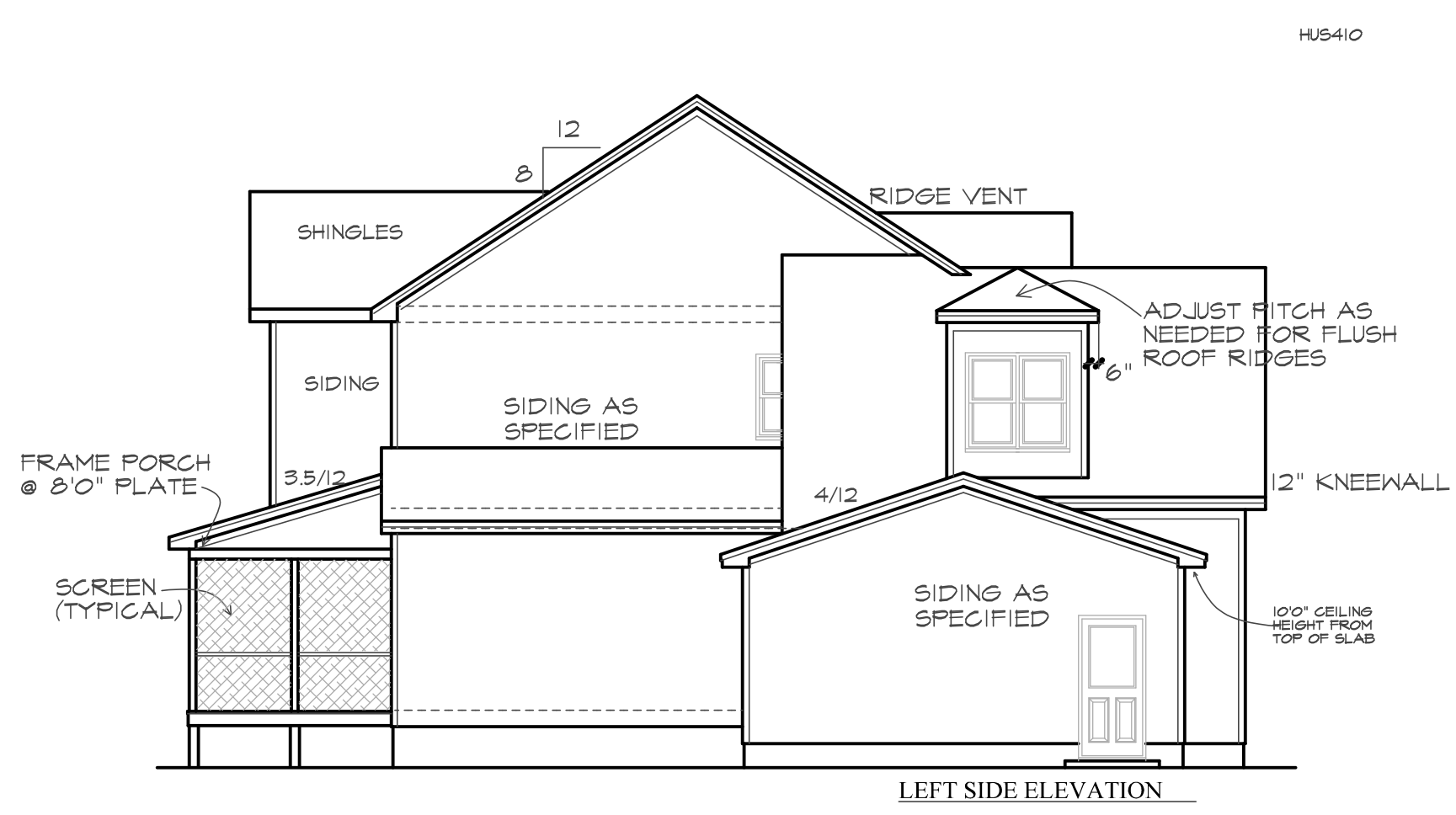
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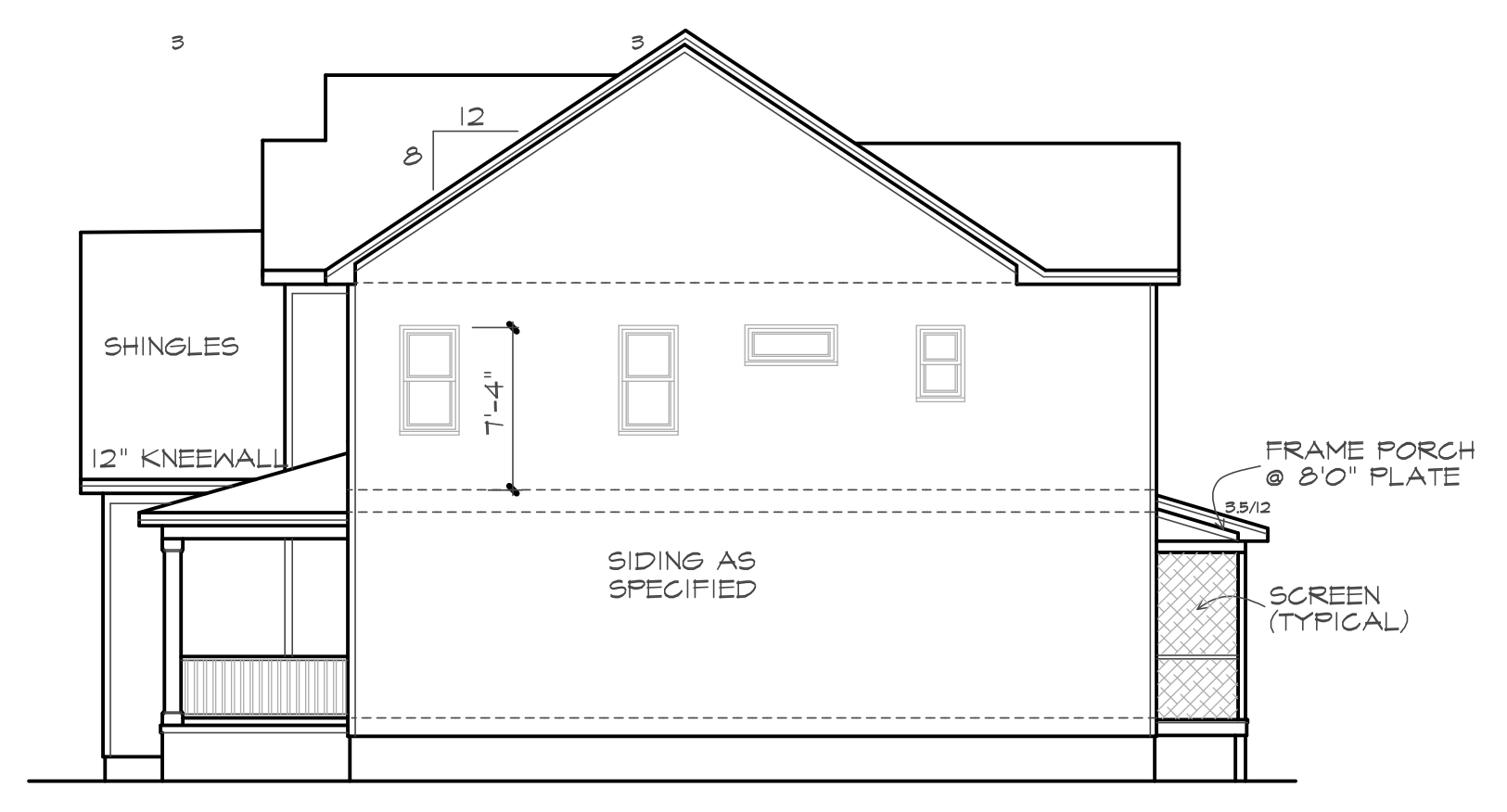
FRONT ELEVATION
SCALE 1/4" = 1'0"



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 1642 SQ.FT.
1642/300 = 5.47 SQ.FT. NET FREE AREA
50% OF VENTING MUST BE SFT. ABOVE EAVE OR SOFFIT VENTS.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Plan # **The Jade** 3 CAR OPTION

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

DATE 3/28/2022

PROJECT # 220217

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4/15/2020
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FOUNDATION STRUCTURAL NOTES:

- 1) (3) 2 x 10 SFF #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 9'-0" HIGH
16 x 16	UP TO 64" HIGH	UP TO 12'-0" HIGH
24 x 24	UP TO 96" HIGH	

 WITH 30" x 50" x 10" CONCRETE FOOTINGS, UNO.
- 3) WALL FOOTING AS FOLLOWS:
 DEPTH: 8" - UP TO 2-1/2 STORY
 10" - 3 STORY
 WIDTH: SIDING (OR EQUAL)
 - 16" - UP TO 2-1/2 STORY
 - 18" - 3 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 R402.1(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 FLATE WITH 1/2" DIA. ANCHOR BOLTS AT 6'-0" CENTERS (1" EMBEDMENT) AND 12" FROM EACH PLATE END. (SECTION R 403.1.6)

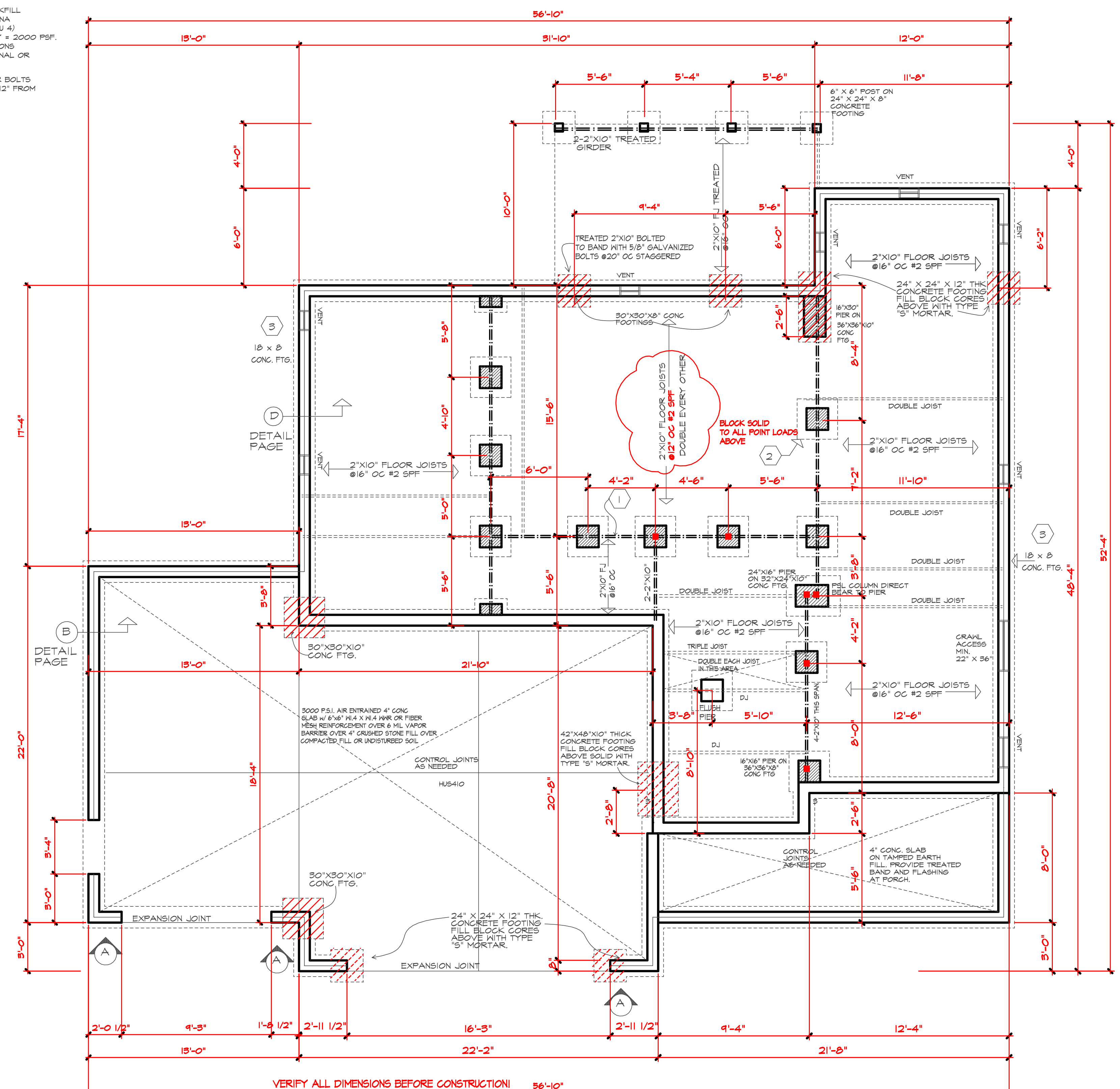
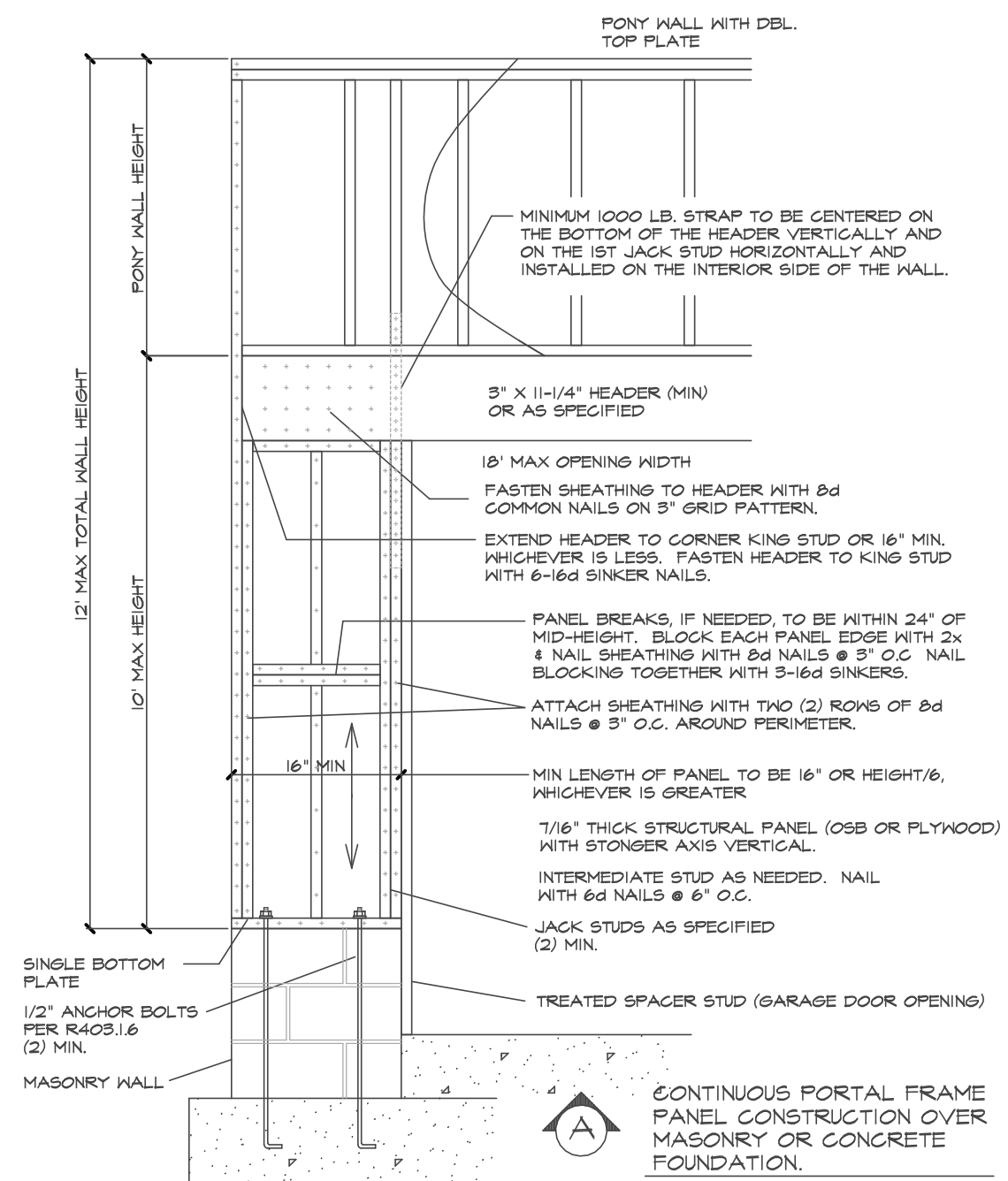
4) ■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO END, TYPICAL.

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

FOUNDATION VENTING

SECTION R402 UNDER FLOOR SPACE
 R402.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.67 m squared) of under-floor space area. One such ventilating opening shall be within 5 feet (1.5 m) of each corner of said building.

CRAWL AREA TO BE VENTED: 167 SQ.FT.
 167/1500 = .111 NET FREE VENTING AREA REQUIRED
 R402.2 Ground Vapor Retarder
 A minimum 6 mil. polyethylene vapor retarder shall be installed to cover all earth in the crawl space with joints lapped not less than 12"



VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION! 56'-10"

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

Plan # **The Jade** 3 CAR OPTION

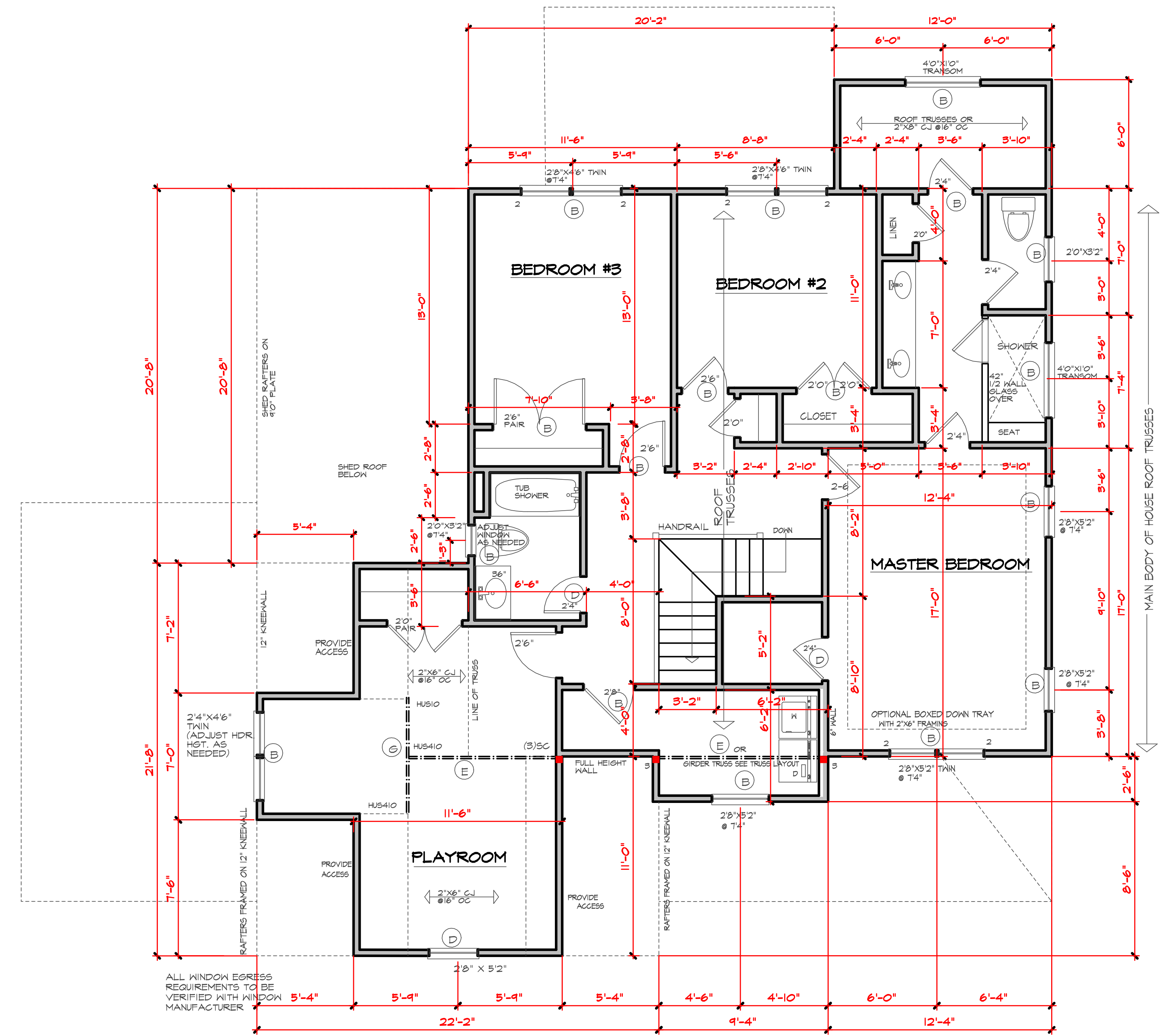
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- BEAM SCHEDULE**
- (A) 2-2"x10" FLUSH
 - (B) 2-2"x10" DROPPED
 - (C) 2-2"x8" FLUSH
 - (D) 2-2"x8" DROPPED
 - (E) 2-1.75"x9.25" LVL FLUSH
 - (F) 2-1.75"x9.25" DROPPED
 - (G) 2- 1.75"x11 7/8" LVL FLUSH
 - (H) 3-1.75"x11 7/8" LVL FLUSH
 - (H2) 3-1.75"x11 7/8" LVL DROPPED
 - (J) 3-1.75"x14" DROPPED
 - (K) W 8X15 OR 4-1.75"x9.25" LVL FLUSH WITH 5/8" BOLTS @20" OC
 - (M) W 8X24 STEEL FLUSH
 - (N) 2-1.75"x14" LVL DROPPED
 - (P) 3-1.75"x14" LVL BOTTOM FLUSH
 - (R) 2-1.75"x24" LVL DROPPED OR TOP FLUSH
 - (S) W 8X18 STEEL FLUSH
 - (T) W 16X31 STEEL DROPPED



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

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