



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

© Copyright 2022

MidTown Designs Inc.
All Rights Reserved

THIS PLAN DESIGNED UNDER NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION (2018 IRC)
NC (2018 NRCO) , 1404.1.115 - 120 mph

The Persimmon
Haven Homes

DATE
6/13/2022

PROJECT #
220603

MidTown Designs Inc. 1529 Big Falls Dr. Wendell NC 27591 Phone: 919-783-8626 www.midtowndesigns.com



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 70 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"



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

Copyright 2022
MidTown Designs Inc.
All Rights Reserved

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

The Persimmon
Haven Homes

DATE 6/13/2022

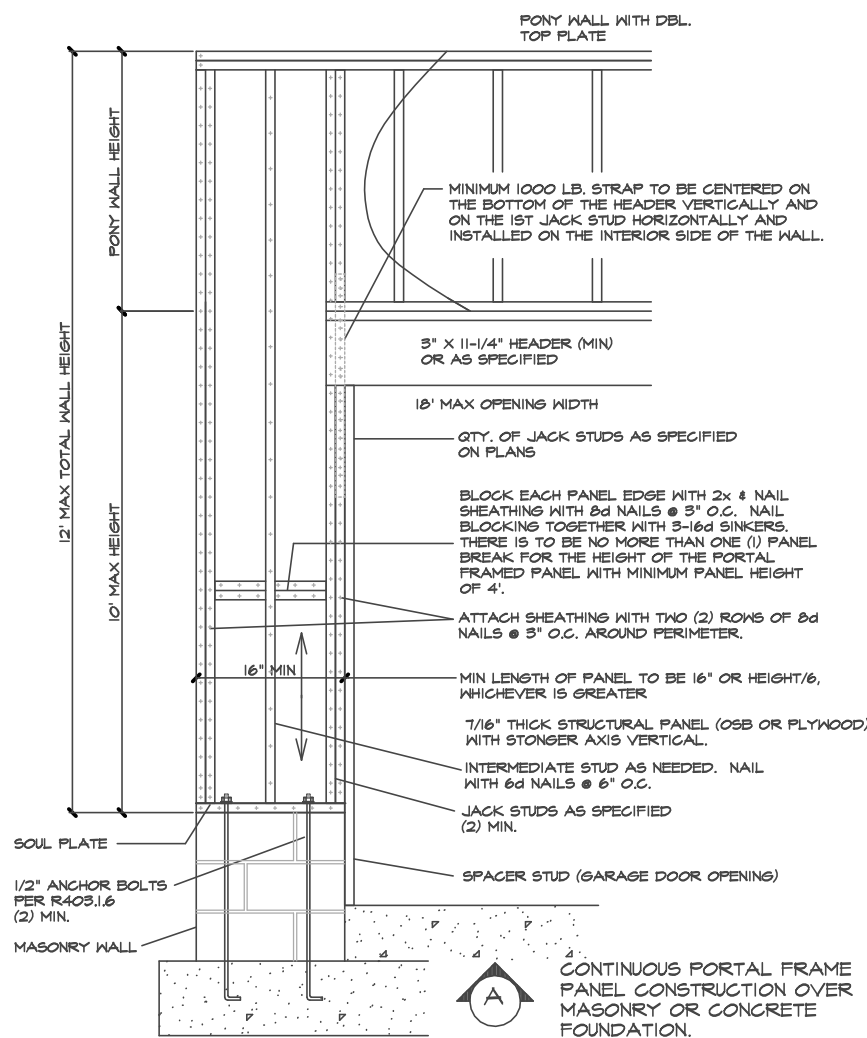
PROJECT # 220603



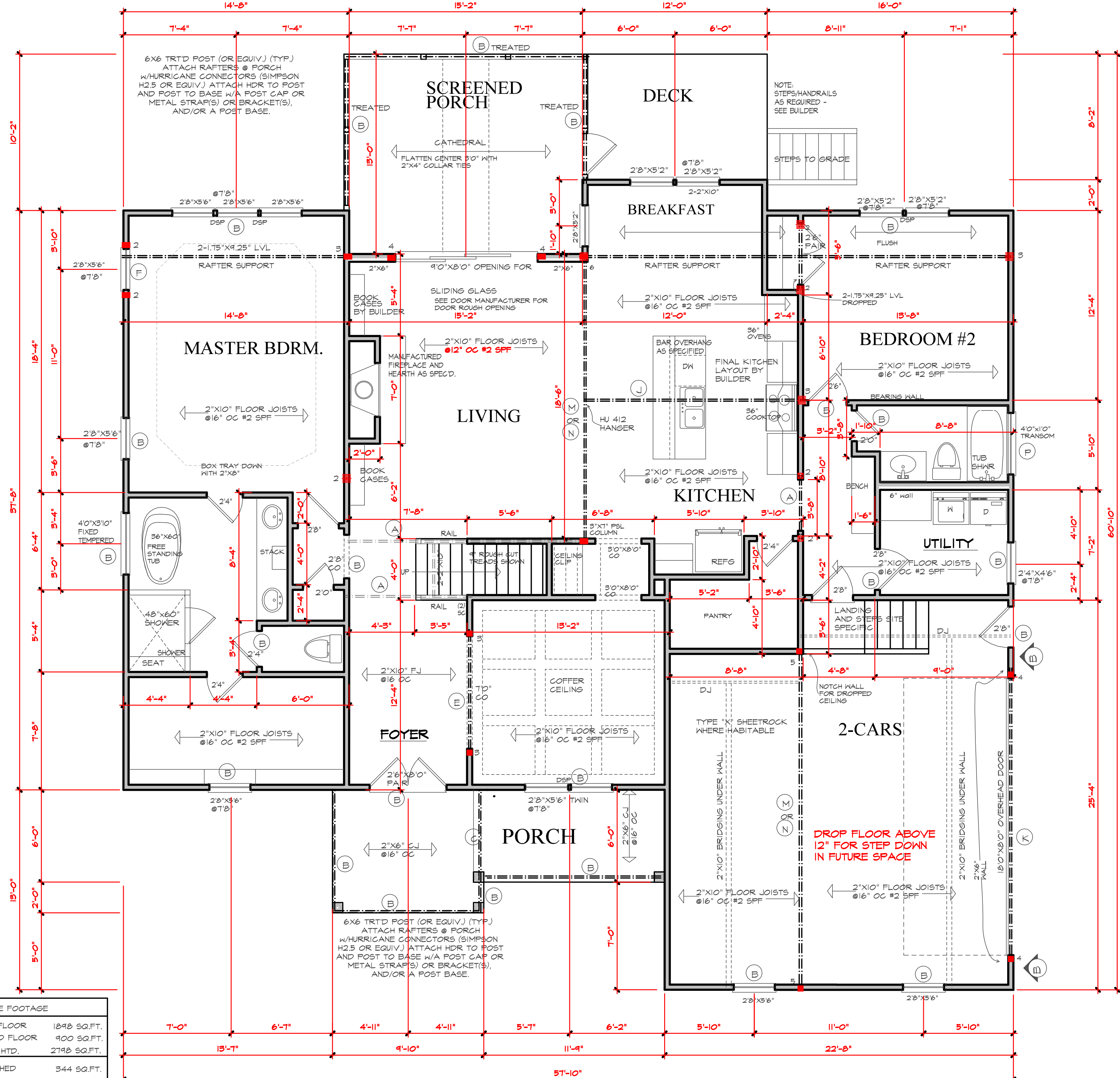
6/13/2022
P.E. TEAGUE, P.E., PLLC
2705 WATERLOO CT. NC 27613
PSTEAGUE@INTEGRITY.COM
(919)247-2572 (Lic. #P-0207)

- 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) 12X35 TOP FLUSH
 - (P) 2-2"x12" DROPPED

- WALL BRACING NOTES:
- WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING. BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1.
- 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 WITH A SINGLE RECTANGLE.
 - MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
 - PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.
 - HOLD DOWN DEVICE SHALL BE AS FOLLOWS:
SIMPSON 152424 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR BAND AND UP THE STUDS PER SITE PER BUILDER
SIMPSON HD38 HOLD DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



SQUARE FOOTAGE	
FIRST FLOOR	1848 SQ.FT.
SECOND FLOOR	900 SQ.FT.
TOTAL HTD.	2748 SQ.FT.
UNFINISHED	344 SQ.FT.
PORCHES	354 SQ.FT.
GARAGE	525 SQ.FT.



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

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

© Copyright 2022

MidTown Designs Inc.
All Rights Reserved

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

The Persimmon Haven Homes

MidTown Designs Inc. 1529 Big Falls Dr. Wendell NC 27591 Phone: 919-783-8626 www.midtowndesigns.com

DATE 6/13/2022

PROJECT #

220603

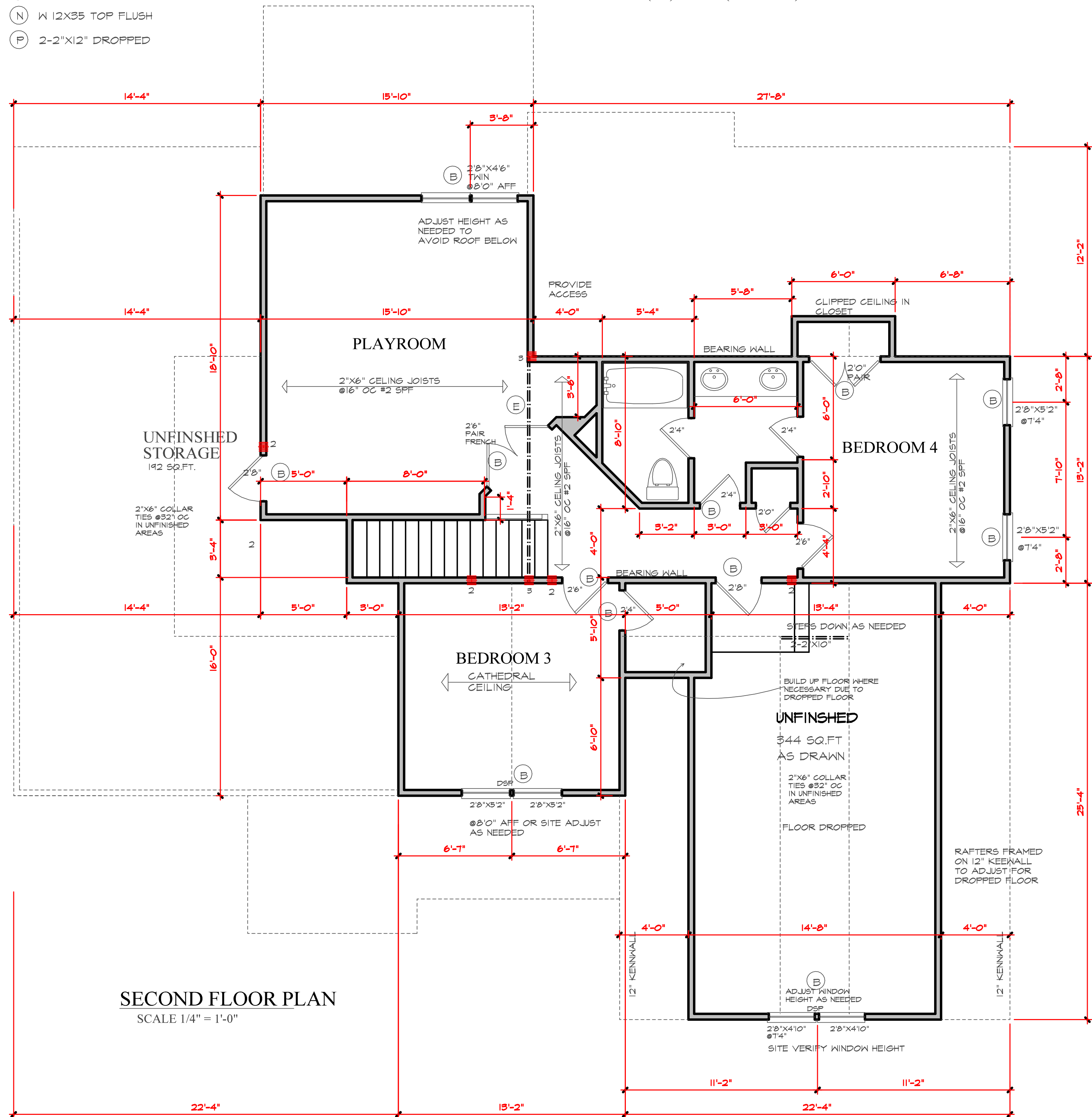
BEAM SCHEDULE

- (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



6/13/2022

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



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