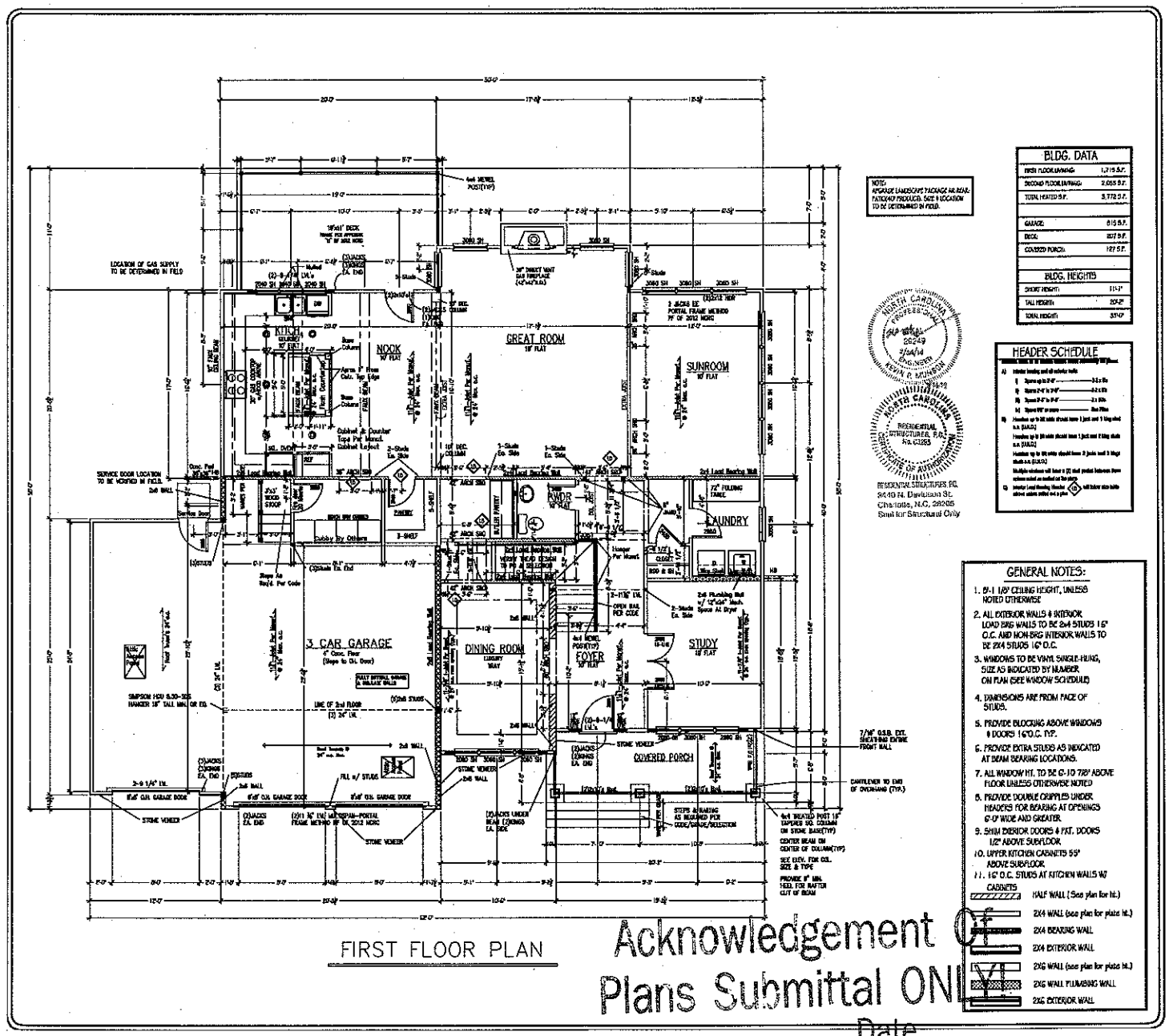


FIRST FLOOR PLAN

NOTE:
APPROVED LANDSCAPE PACKAGE AS REQUIRED BY PRODUCER. SEE # LOCATION TO BE DETERMINED IN FIELD.

BLDG. DATA	
FIRST FLOOR LIVING:	1,715 S.F.
SECOND FLOOR LIVING:	2,055 S.F.
TOTAL HEATED S.F.	3,772 S.F.
GARAGE:	815 S.F.
DECK:	207 S.F.
COVERED PORCH:	127 S.F.

BLDG. HEIGHTS	
SHORT HEIGHT:	111'-1"
TALL HEIGHT:	35'-2"
TOTAL HEIGHT:	37'-0"

HEADER SCHEDULE

A) Interior bearing and all exterior walls
1 Spans up to 3'-0" — 2-2 x 10's
2 Spans 3'-1" to 5'-0" — 2-2 x 12's
3 Spans 5'-1" to 7'-0" — 2-1 3/4" x 9 1/4" LVL
4 Spans 7'-1" or more — Steel I Beam
B) Headers up to 5'-0" wide should have 1 jack and 1 king stud u.n.o. (U.N.O.)
Headers up to 10'-0" wide should have 2 jacks and 2 king studs u.n.o. (U.N.O.)
Multiple windows will have a 3 1/2" steel pocket between them unless noted as notched on the plans
C) Interior load bearing headers will have same width as exterior walls unless noted on plans

RESIDENTIAL STRUCTURES PC
3440 N. Davidson St.
Charlotte, N.C. 28205
Seal for Structural Only

GENERAL NOTES:

1. 8'-1 1/8" CEILING HEIGHT, UNLESS NOTED OTHERWISE
2. ALL EXTERIOR WALLS & INTERIOR LOAD BRG WALLS TO BE 2x4 STUDS 16" O.C. AND NON-BRG INTERIOR WALLS TO BE 2X4 STUDS 16" O.C.
3. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN (SEE WINDOW SCHEDULE)
4. DIMENSIONS ARE FROM FACE OF STUDS.
5. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16"O.C. TYP.
6. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
7. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED
8. PROVIDE DOUBLE CRIPPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER
9. SHIM EXTERIOR DOORS & FAT. DOORS 1/2" ABOVE SUBFLOOR
10. UPPER KITCHEN CABINETS 55" ABOVE SUBFLOOR
11. 16" O.C. STUDS AT KITCHEN WALLS W/ CABINETS

HALF WALL (See plan for ht.)
2X4 WALL (see plan for plate ht.)
2X4 BEARING WALL
2X4 EXTERIOR WALL
2X6 WALL (see plan for plate ht.)
2X6 WALL PLUMBING WALL
2X6 EXTERIOR WALL

Acknowledgement of
Plans Submittal ONLY
Date

APPROVED MAR 14 2014
Date

TRUE HOMES L.L.C.
2649 Brekon Ridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-226-9486

ROCK RIDGE POINT
Lot #14

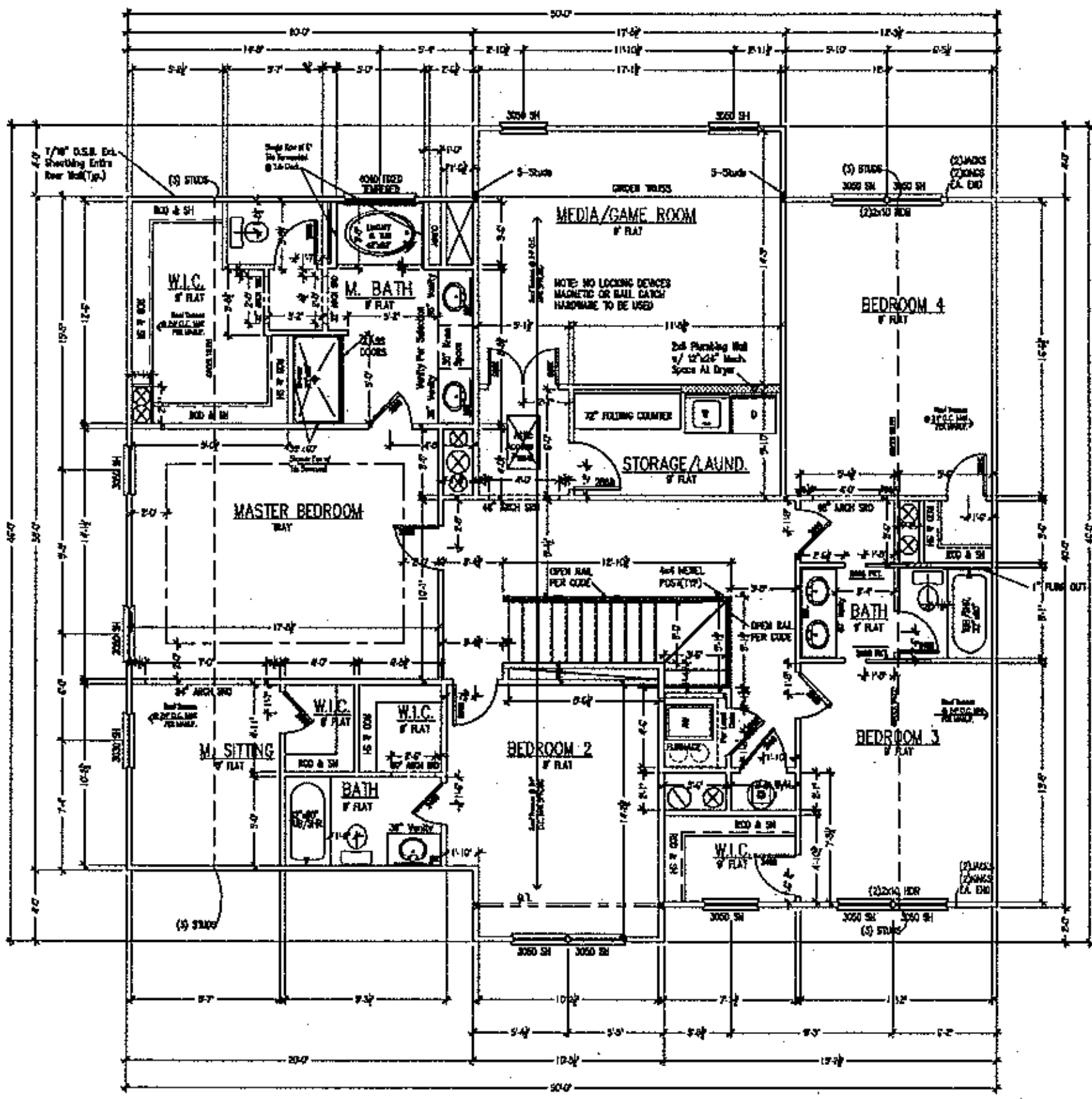
FIRST FLOOR PLAN

3400 DRAKE

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DRAWN BY: D.P.S.
DATE: 02.18.14
SCALE: 3/16"=1'-0"
REVIEWER:
JOB: Spec House

SHEET: 4 / 9



SECOND FLOOR PLAN

BLDG. DATA	
FIRST FLOOR LIVING:	1,719 S.F.
SECOND FLOOR LIVING:	2,055 S.F.
TOTAL HEATED S.F.	3,772 S.F.
GARAGE:	515 S.F.
DECK:	207 S.F.
COVERED PORCH:	127 S.F.
BLDG. HEIGHTS	
SHORT HEIGHT:	17'-1"
TALL HEIGHT:	20'-2"
TOTAL HEIGHT:	35'-0"

HEADER SCHEDULE

GENERAL NOTES:

1. 8'-1 1/8" CEILING HEIGHT, UNLESS NOTED OTHERWISE
2. ALL EXTERIOR WALLS & INTERIOR LOAD BRG WALLS TO BE 2x4 STUDS 16" O.C. AND NON-BRG INTERIOR WALLS TO BE 2X4 STUDS 16" O.C.
3. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN (SEE WINDOW SCHEDULE)
4. DIMENSIONS ARE FROM FACE OF STUDS.
5. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16"O.C. TYP.
6. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
7. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED
8. PROVIDE DOUBLE CRIPPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER
9. SHIM EXERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR
10. UPPER KITCHEN CABINETS 55" ABOVE SUBFLOOR
11. 16" O.C. STUDS AT KITCHEN WALLS W/ CABINETS

HALF WALL (See plan for ht.)
2X4 WALL (see plan for plate ht.)
2X4 BEARING WALL
2X4 EXTERIOR WALL
2X6 WALL (see plan for plate ht.)
2X6 WALL PLUMBING WALL
2X6 EXTERIOR WALL

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Acknowledgement Of
Plans Submittal ONLY!

Date

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Date

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ROCK RIDGE POINT
Lot #14

SECOND FLOOR PLAN

3400 DRAKE

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DRAWN BY: D.P.S.
DATE: 02.18.14
SCALE: 3/16"=1'-0"
REVIEWER: R.D.
JOB: Spec House
SHEET: 5 / 9