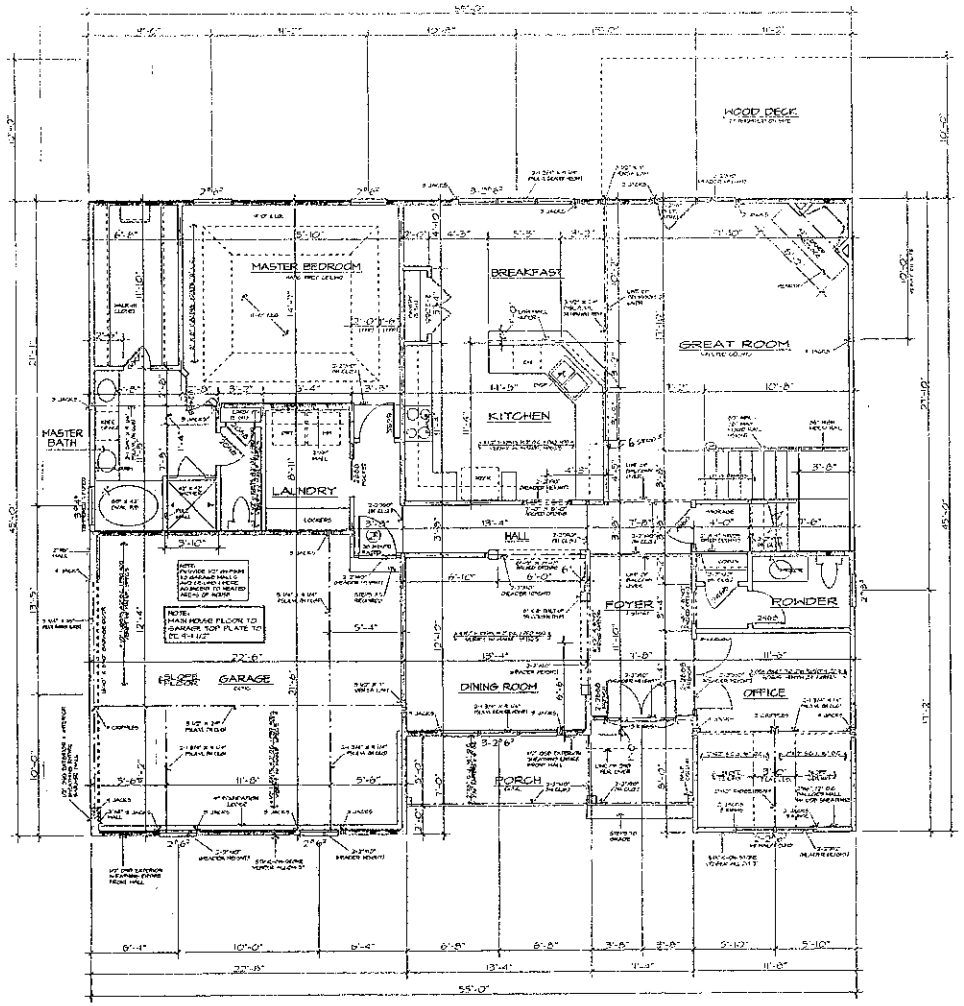


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

WALL HEIGHT (H)	STUD SIZE / SPACING
H ≤ 10'-0"	2" X 4" @ 16" O/C
10'-1" ≤ H ≤ 12'-0"	2" X 4" @ 12" O/C
12'-1" ≤ H ≤ 15'-0"	2" X 4" @ 8" O/C
H > 15'-0"	CONSULT ENGINEER

BEARING WALLS SYMBOL =

HEADER NOTES - FIRST FLOOR:

1. ALL EXTERIOR HEADERS ON FIRST FLOOR SHALL BE 2-2" X 10" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL INTERIOR LOAD-BEARING HEADERS ON FIRST FLOOR SHALL BE 2-2" X 10" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
3. ALL INTERIOR NON LOAD-BEARING HEADERS ON FIRST FLOOR SHALL BE 2-2" X 6" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. BUILDER MAY SUBMIT/SITE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND MINOR FIELD PLAN CHANGES THAT DO NOT DECREASE VALUE OR STRUCTURAL SOUNDNESS OR MATERIALLY ALTER APPEARANCE. LOCATION OF HOUSE AND IMPROVEMENTS ON LOT MAY BE ALTERED DUE TO TOPOGRAPHICAL AND OTHER CONSIDERATIONS.
4. ALL JOIST AND BEAM SPANS DESIGNED FOR THE USE OF #2 SOUTHERN YELLOW PINE. ANY OTHER SPECIES MUST BE VERIFIED.
5. DOUBLE JOIST IN SECOND FLOOR UNDER ALL PARALLEL PARTITIONS.
6. FLOOR TO CEILING HEIGHT FIRST FLOOR = 9'-0"
   FLOOR TO CEILING HEIGHT SECOND FLOOR = 8'-0"
   FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 9'-0"
   FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 8'-0"
7. SECOND FLOOR JOIST SPANS DETERMINED BY 25#/SQ.FT LOADS OF 40 psf. LIVE, 10 psf. DEAD LOAD.
8. BRIDGING FOR FLOOR JOISTS SHOULD BE INSTALLED PERPENDICULAR TO JOISTS AT INTERVALS OF 10 FT OR LESS.
9. DIAGONAL BRIDGING OR SOLID BLOCKING IS ACCEPTABLE.
10. ENGINEERED FLOOR SYSTEMS SHALL BE BRACED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
11. NO CONCENTRATED "POINT" LOADS CAN BE APPLIED TO THESE SYSTEMS UNLESS SPECIFICALLY NOTED.

AREA:

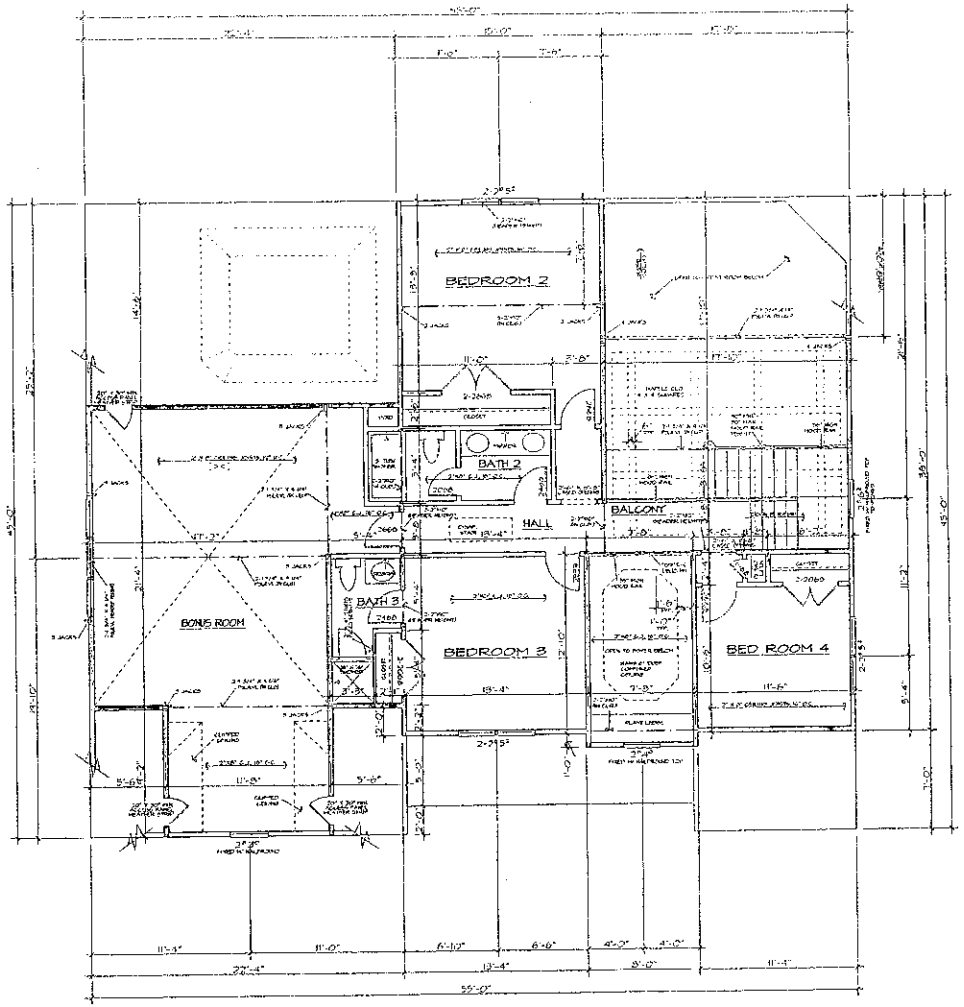
1ST. FLOOR HEATED	1850
2ND. FLOOR HEATED	1403
TOTAL HEATED	3253
GARAGE & STORAGE	473
TOTAL AREA	3726
FRONT PORCH	111
OPEN AREA	434

J & K DEVELOPERS, LLC

RESIDENCE - 3253

CENTURY DESIGNS, INC.
RESIDENTIAL DESIGN & DRAFTING SERVICES

JOB NO. JK DEVELOPERS
DATE 2/09
DRAWN BY JK
SHEET NO. 2



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



Naidoo Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2009 Residential Building Code.

WALL HEIGHT (H)	STUD SIZE / SPACING
H ≤ 10'-0"	2" X 4", 16" O.C.
10'-1" ≤ H ≤ 12'-0"	2" X 6", 12" O.C.
12'-1" ≤ H ≤ 14'-0"	2" X 6", 16" O.C.
H > 14'-0"	CONSULT ENGINEER

* 2 STUD'S MINIMUM UNDER EACH END OF STRUCTURAL BEAMS (TYP.)

BEARING WALLS SYMBOL =

HEADER NOTES - SECOND FLOOR:

1. ALL EXTERIOR LOAD-BEARING HEADERS SHALL BE 2-2" X 8" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR NON LOAD-BEARING HEADERS SHALL BE 2-2" X 6" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
3. ALL INTERIOR NON LOAD-BEARING HEADERS SHALL BE 2-2" X 6" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
4. ALL INTERIOR LOAD-BEARING HEADERS SHALL BE 2-2" X 10" NO. 2 SYP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. OWNER MAY SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND MAKE MINOR PLAN CHANGES THAT DO NOT DELINEATE VALUE OR STRUCTURAL SOUNDNESS OR MATERIALLY ALTER APPEARANCE. LOCATION OF HOUSE AND IMPROVEMENTS ON LOT MAY BE ALTERED DUE TO TOPOGRAPHICAL AND OTHER CONSIDERATIONS.
4. ALL JOIST AND BEAM SPANS DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. ANY OTHER SPECIES MUST BE VERIFIED.
5. DOUBLE JOIST @ SECOND FLOOR UNDER ALL PARALLEL PARTITIONS.
6. FLOOR TO CEILING HEIGHT FIRST FLOOR = 9'-0"
   FLOOR TO CEILING HEIGHT SECOND FLOOR = 9'-0"
   FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 6'-8"
   FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 6'-8"
7. CEILING JOIST SPANS DETERMINED BY DESIGN LOADS OF 20 psf - LIVE, 10 psf - DEAD LOAD.
8. RAFTER SPANS DETERMINED BY DESIGN DESIGN LOADS OF 20 psf - LIVE, 15 psf - DEAD LOAD.
9. BRIDGING FOR FLOOR JOISTS SHOULD BE INSTALLED PERPENDICULAR TO JOISTS AT INTERVALS OF 10 FT. OR LESS.
10. EDGE NAIL BLOCKING OR SOLID BLOCKING IS ACCEPTABLE.
11. ENGINEERED FLOOR SYSTEMS SHOULD BE BRACED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NO CONCENTRATED POINT LOADS CAN BE APPLIED TO THESE SYSTEMS UNLESS SPECIFICALLY NOTED.

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SHEET NO. 3 OF 6