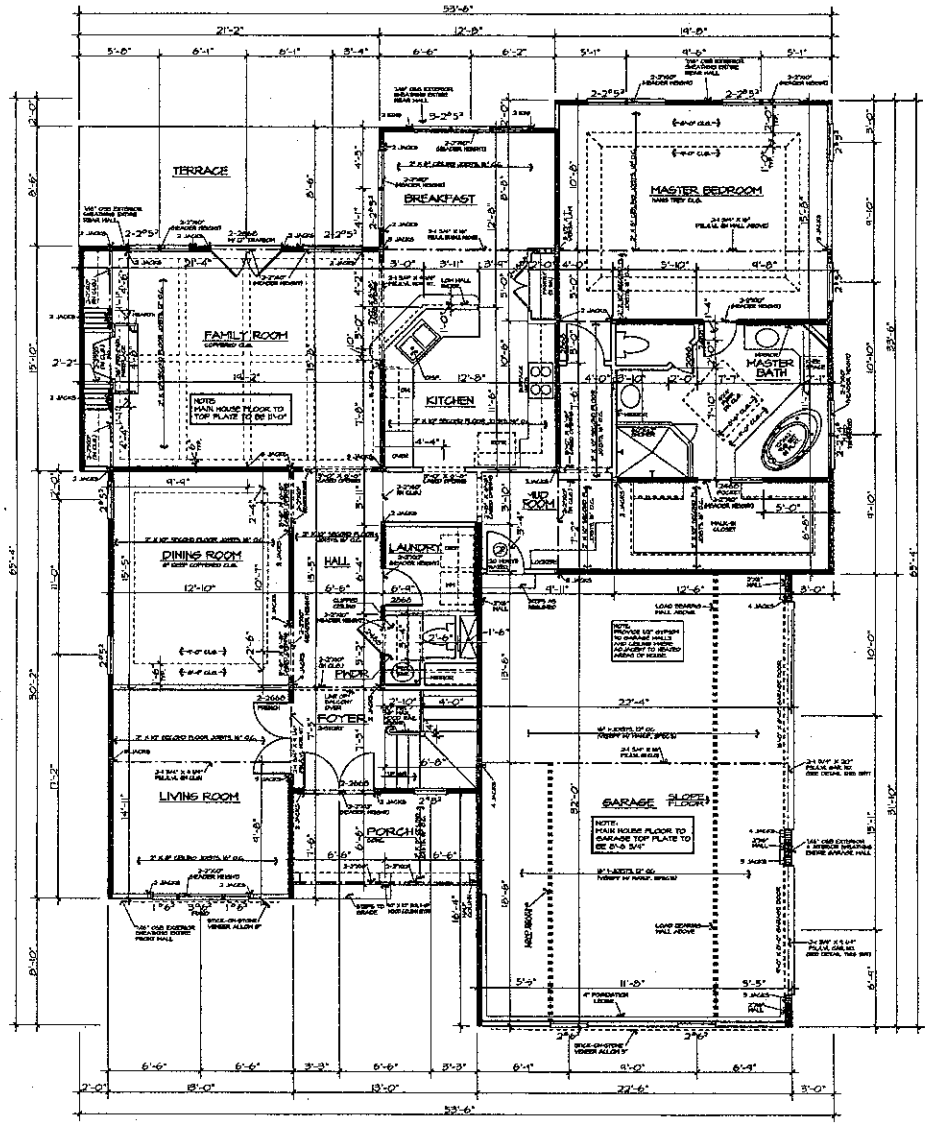
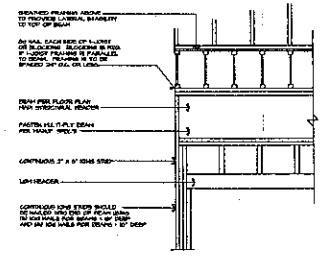


FIRST FLOOR PLAN

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



GARAGE DOOR HEADER DETAIL

NOT TO SCALE

AREAS

1ST. FLOOR HEATED	2036
2ND. FLOOR HEATED	1961
TOTAL HEATED	3997
GARAGE & STORAGE	711
TOTAL AREA	4708
FRONT PORCH	85
OPEN AREA	55
UNFIN. STORAGE	71

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.
5. BUILDER MAY SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND MADE MINOR PLAN CHANGES THAT DO NOT DECREASE VALUE OR STRUCTURAL SOUNDNESS OR MATERIALLY ALTER APPEARANCE. LOCATION OF HOME 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 IN 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 = 8'-0" U.O.H.
   FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 8'-0" U.O.H.
7. SECOND FLOOR JOIST SPANS DETERMINED BY DESIGN 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 SHOULD BE BRACED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
    NO CONCENTRATED "POINT" LOADS CAN BE APPLIED TO THESE SYSTEMS UNLESS SPECIFICALLY NOTED.

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.
4. ALL MULTIPLY LVL (S OR HORD SHALL BE BOLTED WITH 1/2" ANCHOR BOLT @ 12" O.C. 2 ROWS STAGGERED.
5. LVL PREFINISHED WITH MINIMUM 2-2.0 X 10" psi , TSI=2900 psi

BEARING WALLS SYMBOL = ▬▬

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029150 ENGINEER JAMES W. HOLDEN

5/24/17

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

J&K DEVELOPERS, LLC

3997-A

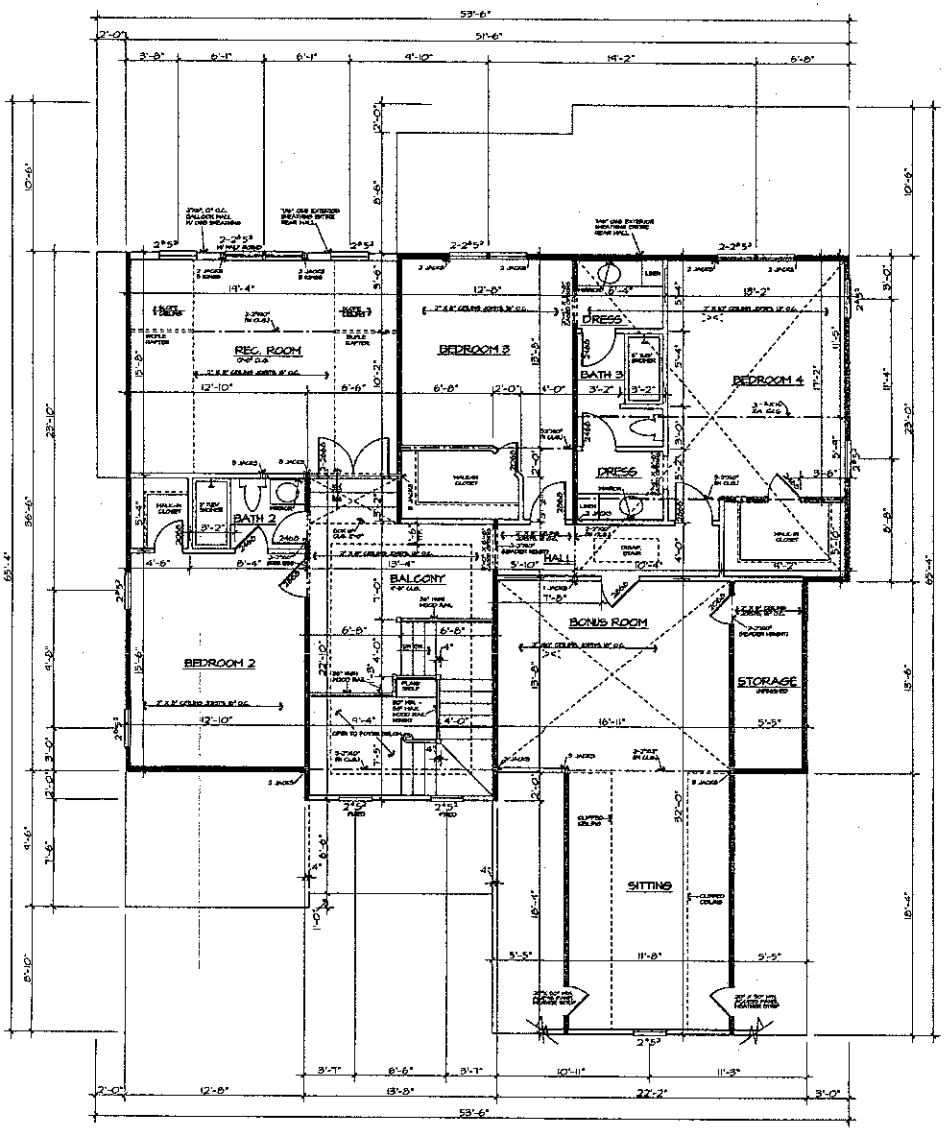
JOB NO. J/K DEVELOPER

DATE 9/07

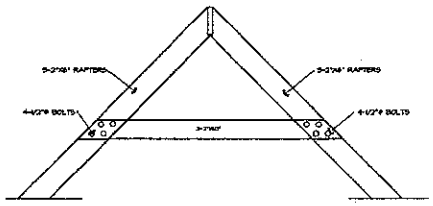
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SHEET NO. 2

CENTURY DESIGNS, INC.
RESIDENTIAL DESIGN & DRAFTING SERVICES
PHONE 704-948-3018 FAX 704-948-9481



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



BENT BEAM DETAIL

NOT TO SCALE

WALL HEIGHT (H)	STUD SIZE / SPACING
H ≤ 10'-0"	2" X 4", 16" O.C.
10'-1" ≤ H ≤ 11'-0"	2" X 4", 12" O.C.
11'-1" ≤ H ≤ 12'-0"	2" X 6", 16" O.C.
H > 12'-0"	CONSULT ENGINEER

* 3 STUDS MINIMUM UNDER EACH END OF STRUCTURAL BEARING END!

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4. ALL JOIST AND BEAM SPANS DETERMINED 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 = 9'-0"
   FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 8'-0" U.O.N.
   FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 8'-0" U.O.N.
7. CEILING JOIST SPANS DETERMINED BY DESIGN LOADS OF 30 psf. LIVE, 10 psf. DEAD LOAD.
8. RAFTER SPANS DETERMINED BY DESIGN DESIGN LOADS OF 30 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. DIAGONAL BRIDGING OR SOLID BLOCKING IS ACCEPTABLE.
11. EMBEDDED 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.

HEADER NOTES - SECOND FLOOR:
1. ALL EXTERIOR LOAD-BEARING HEADERS SHALL BE 2-2" X 10" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL INTERIOR NON LOAD-BEARING HEADERS SHALL BE 2-2" X 8" 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 MULTIPLY LVL (3 OR MORE) SHALL BE BOLTED WITH 1/2" ANCHOR BOLT @ 72" O.C. 2 ROWS STAGGERED.
5. LVL PROVIDED WITH MINIMUM E=2.0 X 10 psi , Fb= 2900 psi

BEARING WALLS SYMBOL =

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035946 REGISTERED MARK W. HOLDEN 3/26/07

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

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