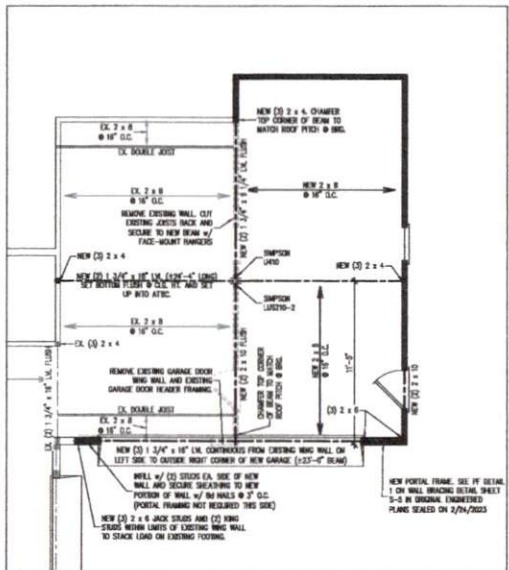
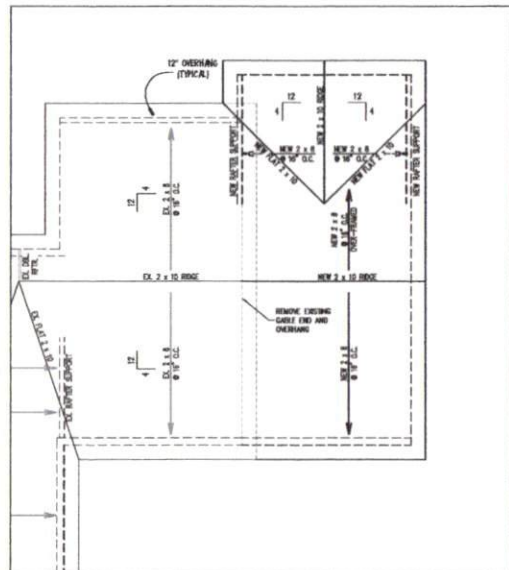


FOUNDATION PLAN  
1/4" = 1'-0"



CEILING FRAMING PLAN  
1/4" = 1'-0"



ROOF FRAMING PLAN  
1/4" = 1'-0"

STRUCTURAL FRAMING NOTES:

1. ALL NEW FRAMING LUMBER TO BE SP# 2 (D.K.). ALL TREATED LUMBER TO BE TOP #2 (D.K.). ALL LUMBER TO BE MIN. 7x-DOUB PS AND 2x-LENGTH PYS.
2. METAL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CHAMFER. (R) (2) ANCHORS PER PLATE SECTION) ANCHOR BOLTS MUST EXCEED A MINIMUM OF 2" INTO MASONRY OR CONCRETE. LOCAL BOLTS WITHIN MINUTE THING OF PLATE WIDTH.
3. METAL JOIST BRACKETING @ 16" O.C. TO SECURE MULTIPLE W/TH FOUNDATION WALLS TOGETHER.
4. ALL LOAD BEARING HEADERS TO BE (2) 3 x 10 (D.K.).
5. WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STRIP AND (1) KING STRIP EA. END (D.K.).
6. METAL 7/8" CHS ON ALL NEW EXTERIOR WALLS ATTACHED W/ #4 NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD. (D.K.).
7. METAL (1) SIMPSON WELSH HURRICANE TIE (2) (D.K.) @ EA. RAFTER BEARING.
8. SHEATH ROOF W/ 7/8" OSB SHEATHING SECURED W/ #4 NAILS @ 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD.
9. REFERENCE ORIGINAL ENGINEER'S DRAWINGS DATED ON 2/24/2003 FOR FINISH WALL AND PORCH FRAME DETAILS.

LEGEND:

(SOLID COLUMN)	STRIP COLUMN AT POINT LOADS THAT REQUIRE SOLID BLOCKING TO CHECK ON FOUNDATION.
(ALL DIMENSIONS)	ALL DIMENSIONS UNLESS NOTED OTHERWISE: (1) JACK STRIP AND (1) KING STRIP (D.K.).
(ALL DIMENSIONS)	ALL DIMENSIONS UNLESS NOTED OTHERWISE: (2) STRIP (D.K.).
(DASHED LINE)	NEW STRIP WALLS
(DASHED LINE)	EXISTING STRIP WALLS THAT REMAIN
(DASHED LINE)	BEING REMOVE EXISTING CONSTRUCTION
(DASHED LINE)	NEW BEAM OR HEADER AS NOTED
(DASHED LINE)	NEW FOUNDATION WALL AS NOTED
(DASHED LINE)	EXISTING FOUNDATION WALL
(DASHED LINE)	EXISTING STRUCTURE AS NOTED
(DASHED LINE)	UNLESS NOTED OTHERWISE

REVISIONS:


DESIGN BY: SOUTHERN HOME DESIGN  
ENGINEERED BY: J. SMITH  
SCALE: 1/4" = 1'-0"  
DATE: 3-6-2004  
SHEET: 1 OF 1

**S-1**  
GARAGE REMODEL  
STRUCTURAL PLANS

NORTH CAROLINA  
 REGISTERED PROFESSIONAL ENGINEER  
 J. SMITH  
 1532 CONE AVE. • APEX, NC 27502  
 (919) 884-1430 • jsmithstructural@gmail.com  
 N.C. CERTIFICATE NUMBER: P-2212

**J. SMITH STRUCTURAL ENGINEERING, PLLC**



**THE JANNA CARTHY LOT 19 COTTON FARMS GARAGE REMODEL**  
**NCT SPECIALTY CONTRACTING, INC.**

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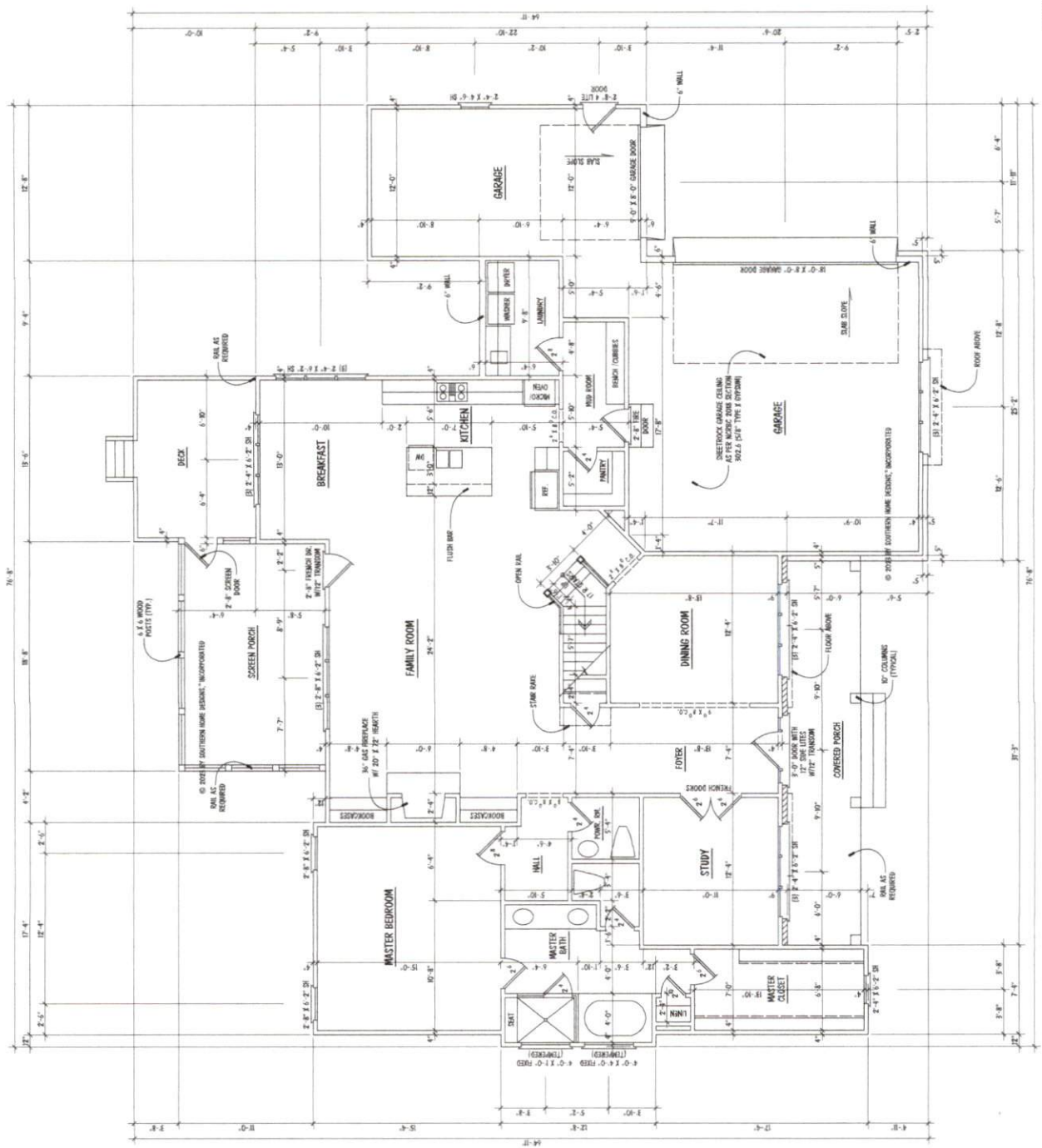
**Southern Home Designs**  
 101 South Salem Street, Suite 101, York, NC 27302  
 919.388.7400 Office 919.388.7464 Fax  
 Email: shd@shd.com Website: www.southernhomeplans.com

THE  
 JAYNA CARRITY  
 LOT 19 COTTON FARMS



PLAN #: 25-0723  
 SHEET: A-2  
 DATE: 04-17-23  
 DRAWN BY: JAYNA CARRITY

- NOTES:**
- 10'-0" CEILING HGT. (TYP.) U.L.O.
  - SET WINDOWS @ 7'-0" A.F.F. (TYP.) U.L.O.
  - STAIRS: UP 17 R (TYP.), 1ST FLOOR TO 2ND FLOOR

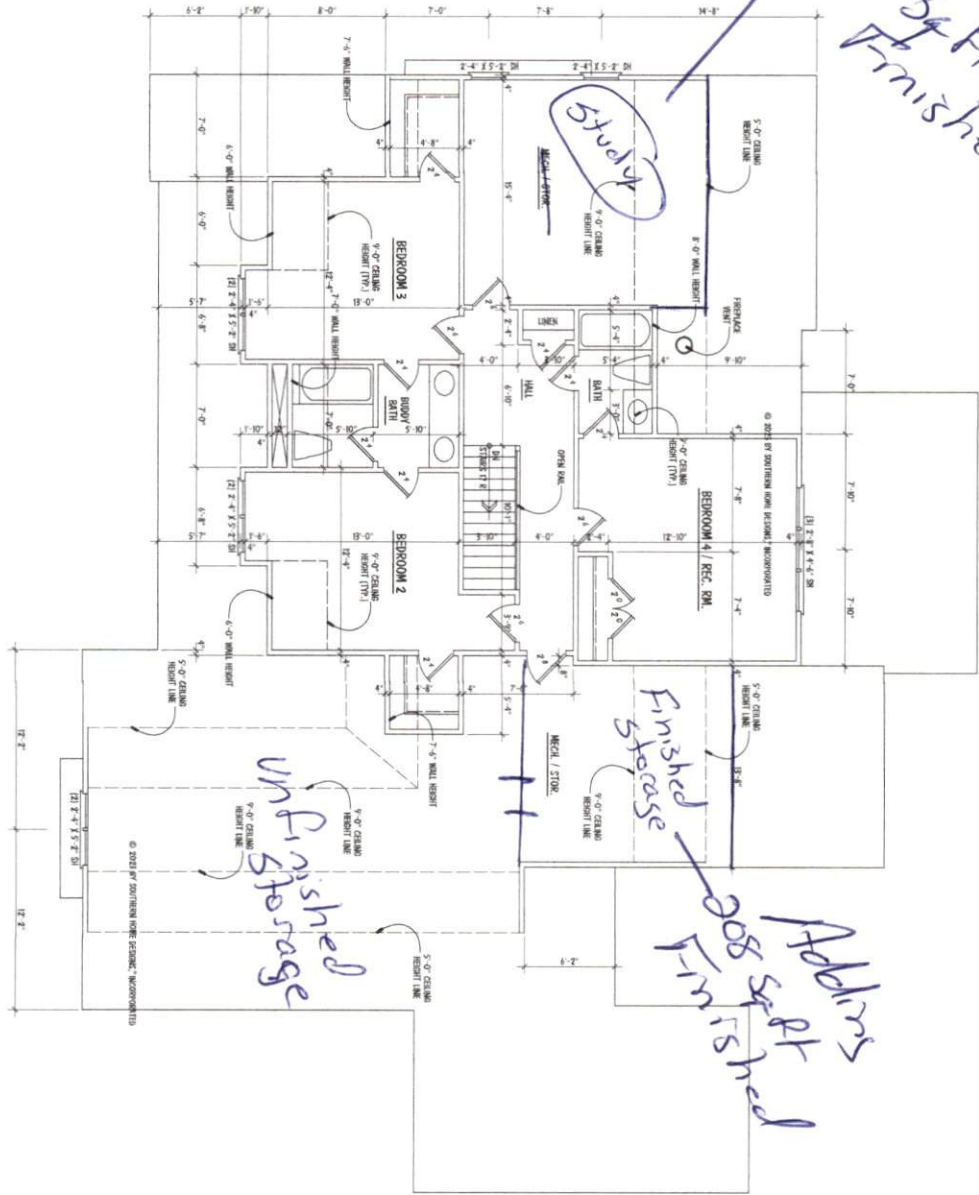


SQUARE FOOTAGE	
FIRST FLOOR	2088
SECOND FLOOR	947
TOTAL	3035
MISCELLANEOUS	
GARAGE	890
FRONT PORCH	190
SCREEN PORCH	225
DECK	133
MEDIA / STOR.	905

**FIRST FLOOR PLAN**

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

*Appliances  
240 sq ft  
Finished*



- NOTES:
- 9'-0" CEILING HT. (TOP) U.N.D.
  - SET WINDOWS @ 7'-4" A.F.F. (TOP) I.L.N.D.
  - SET WINDOWS IN BEDROOM 4 / REC. RM. @ 7'-6" A.F.F.
  - STAIRS: 9M 17 R 1(TP) 1, 2ND FLOOR TO 1ST FLOOR

**SECOND FLOOR PLAN**

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

PLAN #	23-00723
SHEET	A-3
DATE	04-17-23
REVISION	



THE  
JANNA CARTHY  
LOT 19 COTTON FARMS

**Southern Home Designs**  
INCORPORATED  
301 South Salem Street, Suite 101, Apex, NC 27502  
919.348.7400 Office 919.348.7464 Fax  
Web: shdplans.com Email: shd@ncr.com

**Houseplan Works.com**  
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