

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
- DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2008 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	1571	GARAGE=	N/A
SECOND FLOOR=	726	FRONT PATIO=	52
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	N/A
		STORAGE=	N/A

TOTAL HEATED= 2297 TOTAL UNHEATED= 52

CRAWL SPACE VENTILATION CALCULATIONS

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

-100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

N/A SQ. FT. OF CRAWLSPACE/1500

N/A SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= N/A SQ. FT. OF VENTILATION

**FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.

- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

1571 SQ. FT. OF ATTIC/300= 5.24

EACH OF INLET AND OUTLET REQUIRED.

***WALL AND ROOF CLADDING DESIGN VALUES**

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

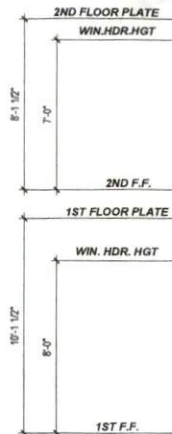
- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

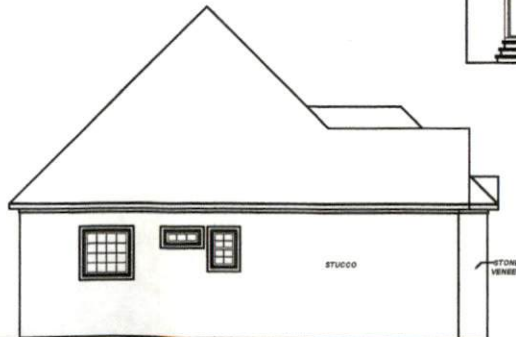
** MEAN ROOF HEIGHT 8' OR LESS



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

DATE	22-181
DATE	7-8-22
DESIGNER	KBB
DATE	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks

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Raleigh, NC 27603
Office: (919) 302-0693



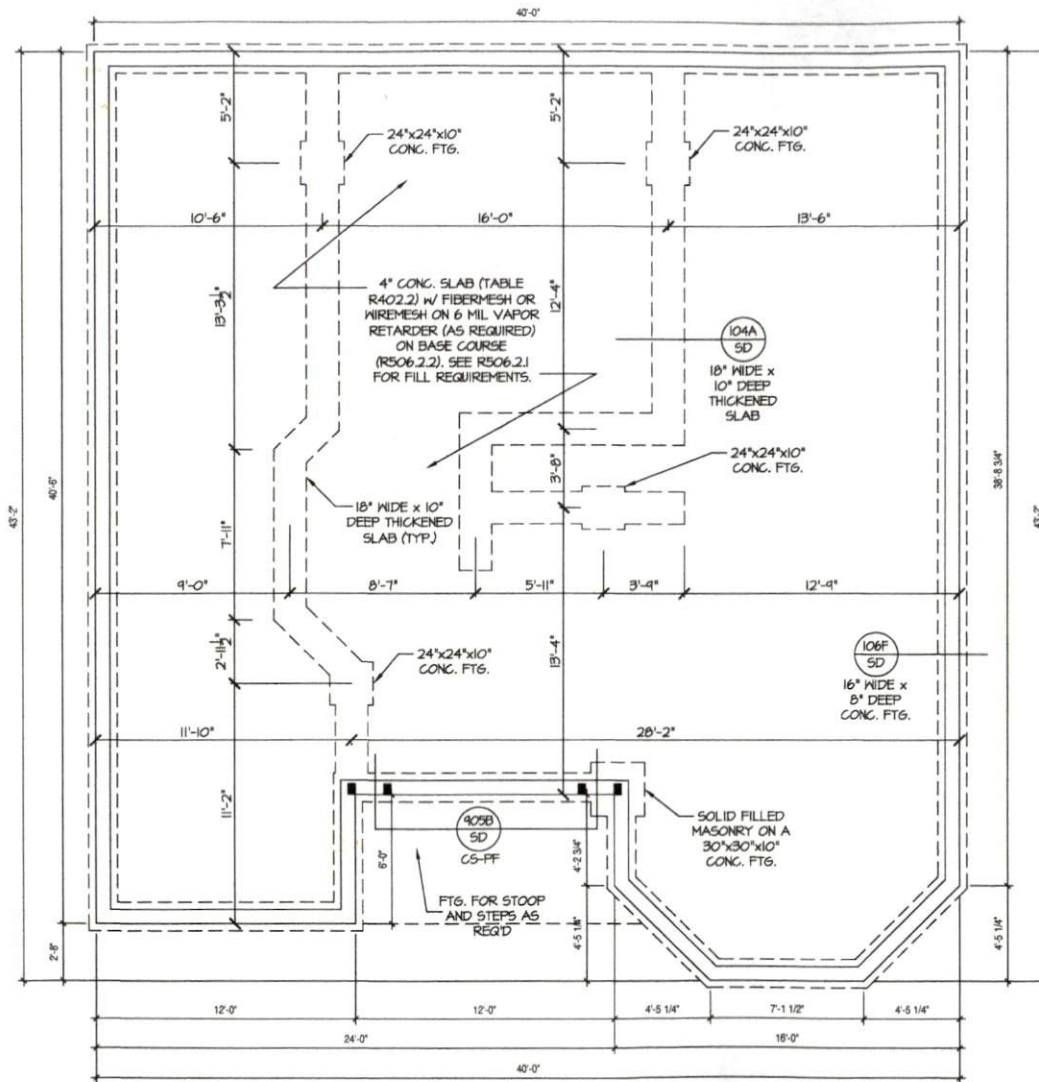
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2665 Erwin Chapel Rd.
Dunn, NC 28334

ELEVATIONS
Sheet Number
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of 3





PROJECT #
22-1753

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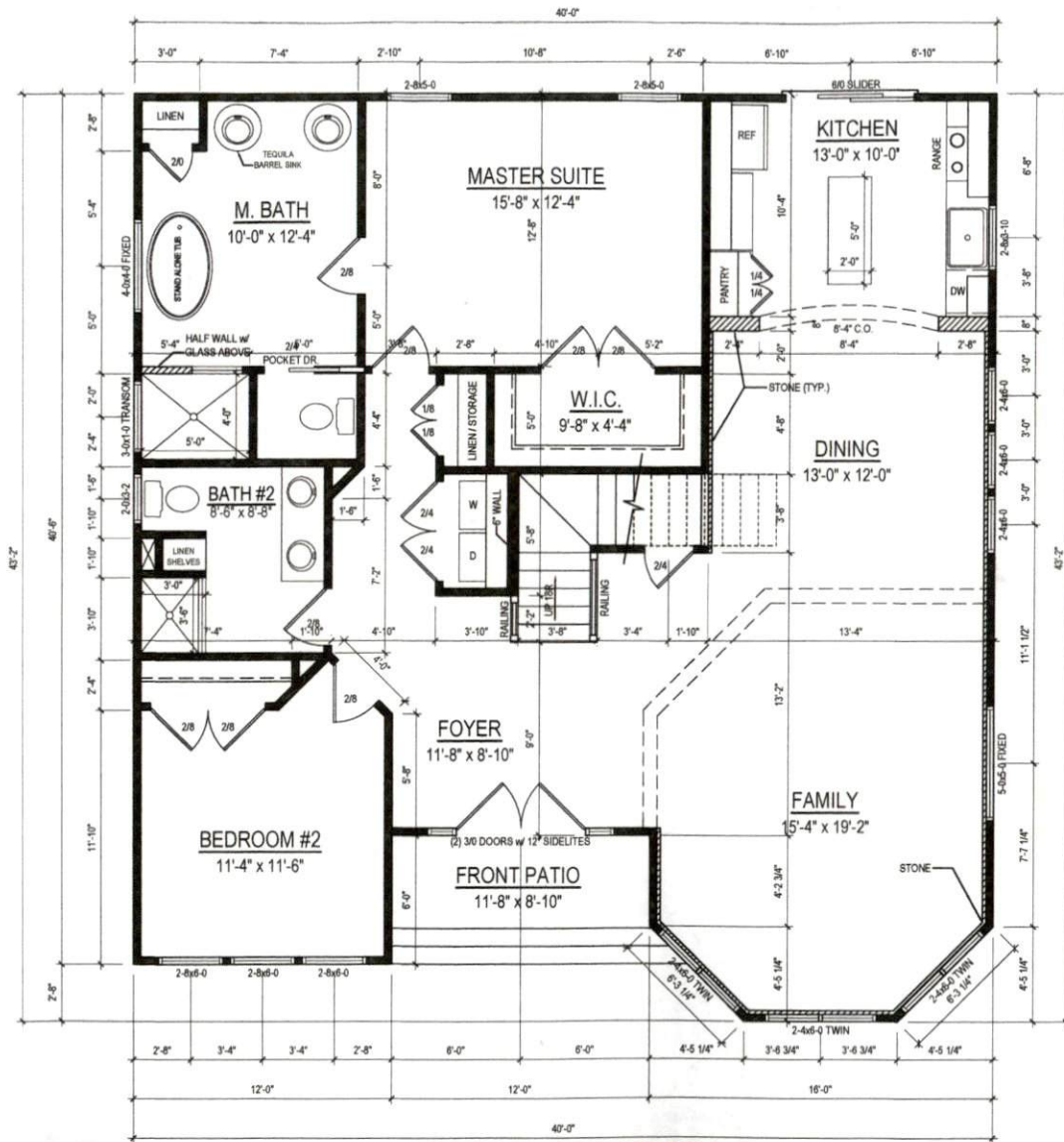
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STEM WALL FOUNDATION STRUCTURAL PLAN

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

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS AND STRUCTURAL NOTES



FIRST FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 10'-0"

DATE	22-181
DATE	7-8-22
PROJECT	KRIG
SCALE	1/4" = 1'-0"

REVISIONS		
NO.	DATE	REVISION

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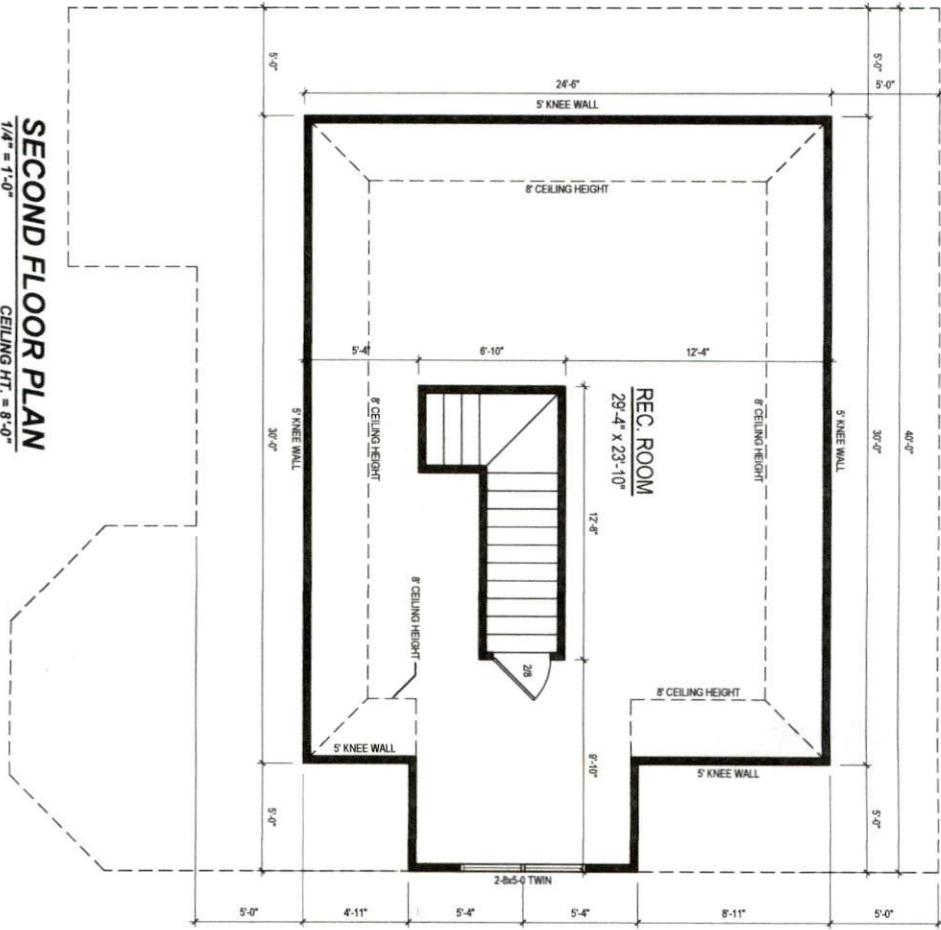
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FIRST FLOOR

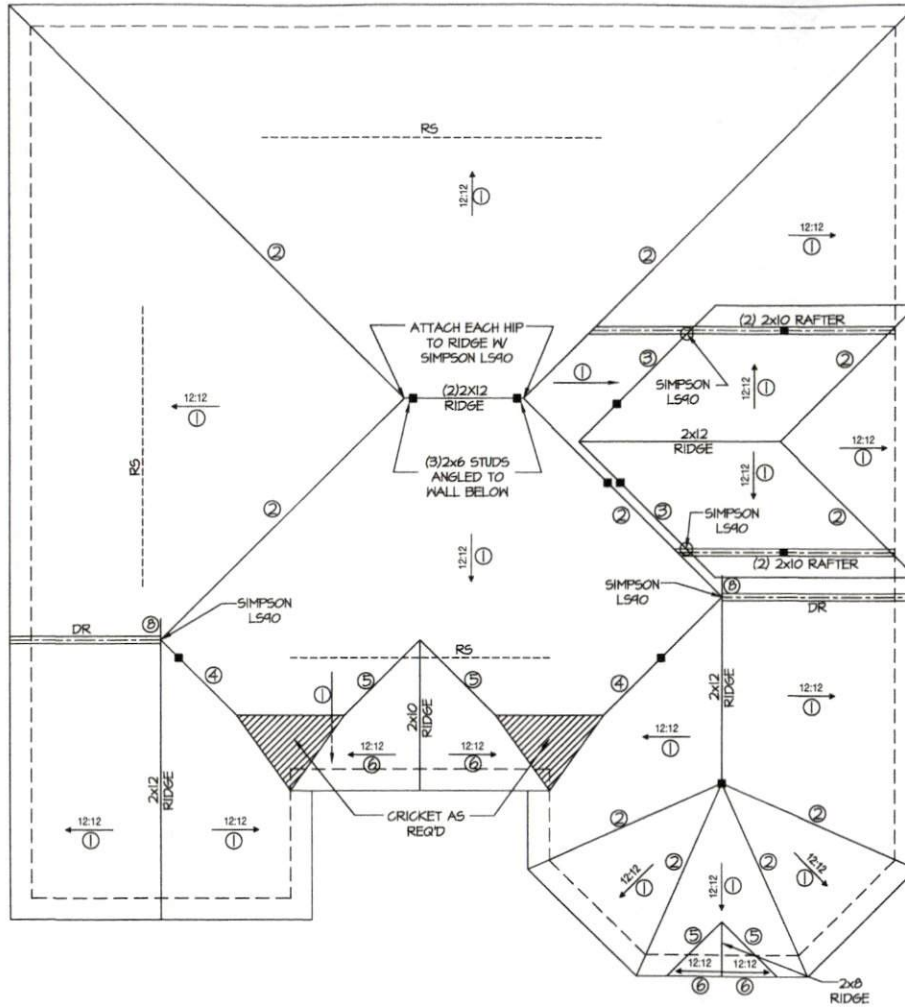
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SECOND FLOOR PLAN
 1/4" = 1'-0"
 CEILING HT. = 8'-0"



NO.	DATE	REVISIONS

22-181
7-8-22
KMB
1/4" = 1'-0"



ROOF FRAMING NOTES:

- NC (2018 NRCG), Wind: 115-120 mph
- ① 2x6 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - ② (2) 2x10 OR 1.75x12.5 LVL HIP, (2) 2x10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
 - ③ (2) 2x10 OR 1.75x12.5 LVL VALLEY, DO NOT SPLICE VALLEYS
 - ④ 1.75x12.5 LVL OR (2) 2x10 LVL VALLEY
 - ⑤ FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2x6 RIDGE, UNO.
 - ⑦ 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - ⑧ EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "R" = (B) STUD OR 4x4 POST FOR ROOF SUPPORT (SEE 2x6 STUDS OR 4x6 POST FOR SUPPORT OVER 12'-0" IN HEIGHT)
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS
 SIMPSON "H-23A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
 • INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R020.3.J OF THE 2018 NC RESIDENTIAL CODE.



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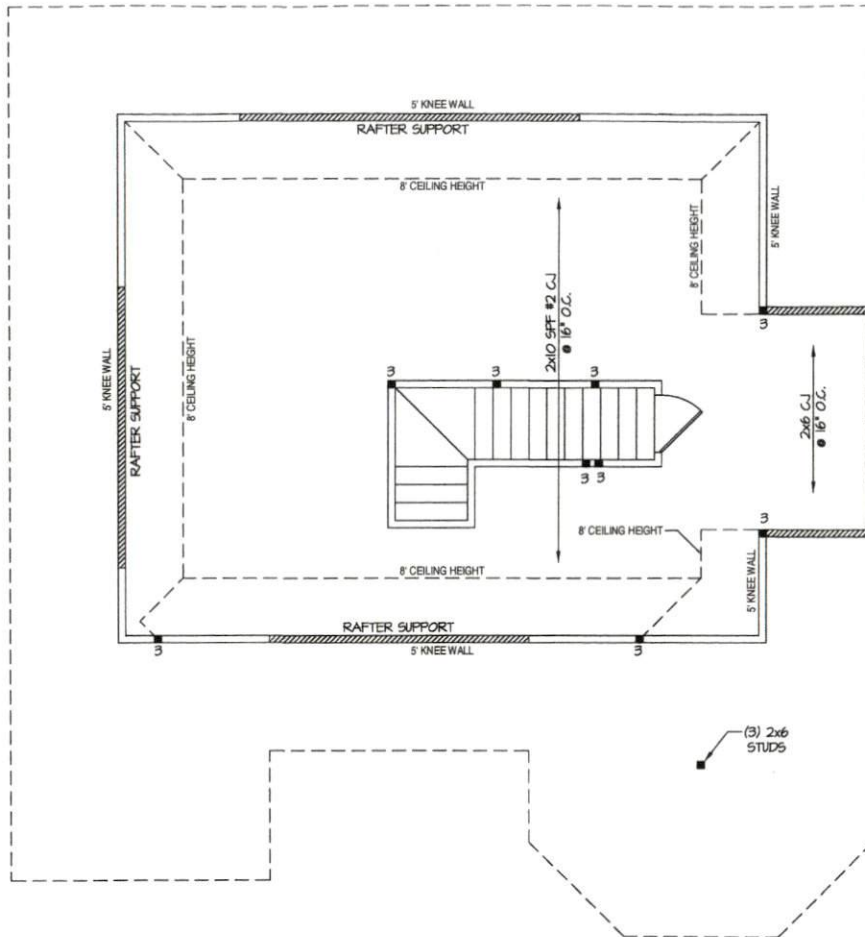
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S-4

ROOF STRUCTURAL PLAN

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

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS AND STRUCTURAL NOTES



FRAMING NOTES

NC (2018 NRC), Wind: 15-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED HEP, OS-HEP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORES WITH WOOD STRUCTURAL PANEL SHEATHING (HEP) EXPOSURE B, 7/16", EXPOSURE C, 15/32". SHEATHING SHALL BE ATTACHED WITH 6d NAILS AT A 6"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- HEP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE, BLOCK AT ROOF PER SECTION R602.04.5 AND ATTACH BRACED WALLS PER CODE. HEP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE HEP SHEATHING MAY BE SPICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "10" = HOLD-DOWN, HOLD-DOWN DEVICE (NOTED AS "10" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR "10" ASSEMBLY.
 *HOLD-DOWN/FASTENERS: FLOORS: USE "10" HOLD-DOWN DETAIL" ON 5D SHEET (OR EQUIV.)
 *UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SHIPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 6d NAIL.
- INTERIOR BRACED WALL: NOTED AS "10" ON PLANS) ATTACH 1/2" GYPSUM BOARD (5/8) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "10" ON PLANS) ATTACH ONE SIDE WITH 3/4" HEP SHEATHING WITH 6d NAILS AT A 6"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH 5/8 OVER HEP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" 5/8 WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

HEADER/BEAM & COLUMN NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (3) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "1" IN TABLE R602.3(5) OR AS BELOW PER NC2001 COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
 ** UP TO 8' SPAN: (1) KING STUD
 ** OVER 8' UP TO 9' SPAN: (2) KING STUDS
 ** OVER 9' UP TO 12' SPAN: (3) KING STUDS
 ** OVER 12' UP TO 15' SPAN: (4) KING STUDS
 ** OVER 15' UP TO 18' SPAN: (5) KING STUDS

SECOND FLOOR STRUCTURAL PLAN

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

REFER TO "5D" SHEET(S) FOR STANDARD DETAILS AND STRUCTURAL NOTES



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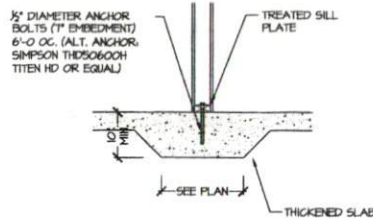
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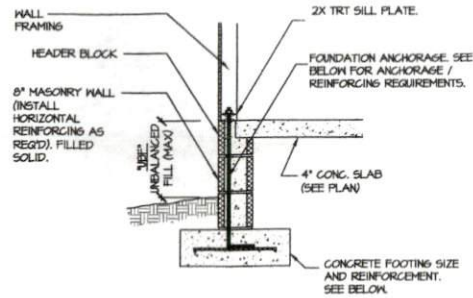
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S-3

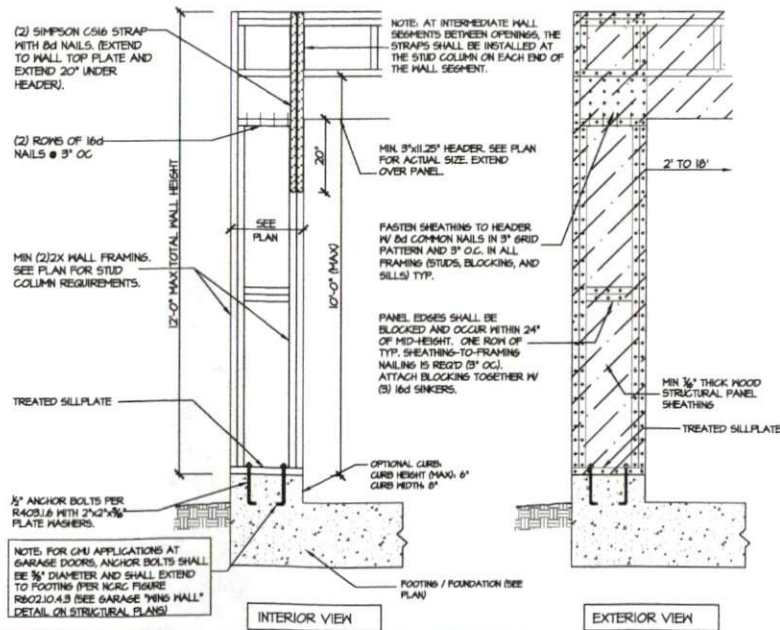


115-120 104A
MPH SD THICKENED SLAB
(INTERIOR BEARING WALL)



- "BF" = UP TO 16' → 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONG. FTG. (UNREINFORCED)
- "BF" = 16' UP TO 24' → 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 7.5" LEG INTO FTG. OR INSTALL 3/8" TREADED ROD W/ 7.5" LEG @ 48" O.C. WITH MASHERS 24" WIDE BY 10" DEEP CONG. FTG. REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- "BF" = 24' UP TO 48' → 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 24" O.C. W/ 7.5" LEG INTO FTG. OR INSTALL 3/8" TREADED ROD W/ 7.5" LEG @ 24" O.C. WITH MASHERS 24" WIDE BY 10" DEEP CONG. FTG. REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 24" O.C.

115-120 106F
MPH SD STEM WALL SLAB FOOTING
(SIDING OR EQUAL)



105B CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
SD DETAIL AND APPLICATION BASED ON NCR FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



STRUCTURAL NOTES

NC (2018 NCRG); Wind: 115-120 mph

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
3. DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
 - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/260)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
 - STAIRS: (40 PSF, 10 PSF, L/360)
 - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
 - DECKS: (40 PSF, 10 PSF, L/360)
 - GUARDRAILS AND HANDRAILS: (200 LBS)
 - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
 - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
 - SNOW: (20 PSF)
4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH HOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
5. SEE APPENDIX M (DC6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (NO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/2. (I.E. 4" CONCRETE SLABS SHALL HAVE 1/2" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
8. ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP # 2 PLATE MATERIAL MAY BE SYP # 3 OR SYP #3 (Fb(perp) = 425 PSI - MIN).
9. L.V.L. SHALL BE LAMINATED VENEER LUMBER; Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
 - 1.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER; Fb=2900 PSI, Fv=240 PSI, E=2.0x10⁶ PSI.
 - 1.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER; Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
10. ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
11. ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARINGS FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.
12. REBAR SHALL BE DEFORMED STEEL, ASTM6015, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
13. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH MASHERS PLACED UNDER THE TREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
14. BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x6" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION R103.B.5 LINTELS.

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