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307 Holly Lane
Cape Carteret, NC 28584
252-725-2405

Civil/Structural Engineering

400 Pollock Street - Engineering Report

PURPOSE: At 400 Pollock Street, Beaufort, NC, conduct a visual structural inspection and provide an opinion regarding the structural integrity of the structure.

OBSERVATIONS: April 2, 2019

The structure at the above address is a two story structure on a slab on grade foundation. The dimensions are approximately 40' X 80'. The exterior walls are CMU block. The first floor is the slab on grade concrete. The second floor is wood framed. The joists for the second floor run from side to side in the 40' direction. They are 2 X 8s at approximately 14" o/c. The joists are supported by the exterior side walls and two interior girders running the length of the building (80' direction). The girders are located 13'-4" from the side walls. This makes the maximum joist span 13'-4". The interior girders are double stacked (3) 2 X 8s. The girders are supported by steel columns and the interior walls running side to side. The maximum girder span is approximately 18'-6". The second floor interior walls are wood framed. The roof is wood framed with the rafters and joists at 2' o/c.

The proposed use for the first floor is office/administration. The proposed use for the second floor is residential/apartment type units.

COMMENTS/RECOMMENDATIONS:

For the proposed use of the second floor, the floor system must support a floor live load of 40 psf. All the existing floor joists need to be doubled to make them (2) 2 X 8s.

The interior floor girder configuration is not conventional. They appear to be holding up. However, if there is any deterioration discovered, the girders need to be replaced with (4) 1-3/4" X 16" LVLs.

The roof system needs to be reinforced with 2 X 6 wind beams at each rafter located approximately 4' below the peak. Hurricane/rafter ties (Simpson MTS12 or equal) need to be installed between the rafters and the exterior walls.

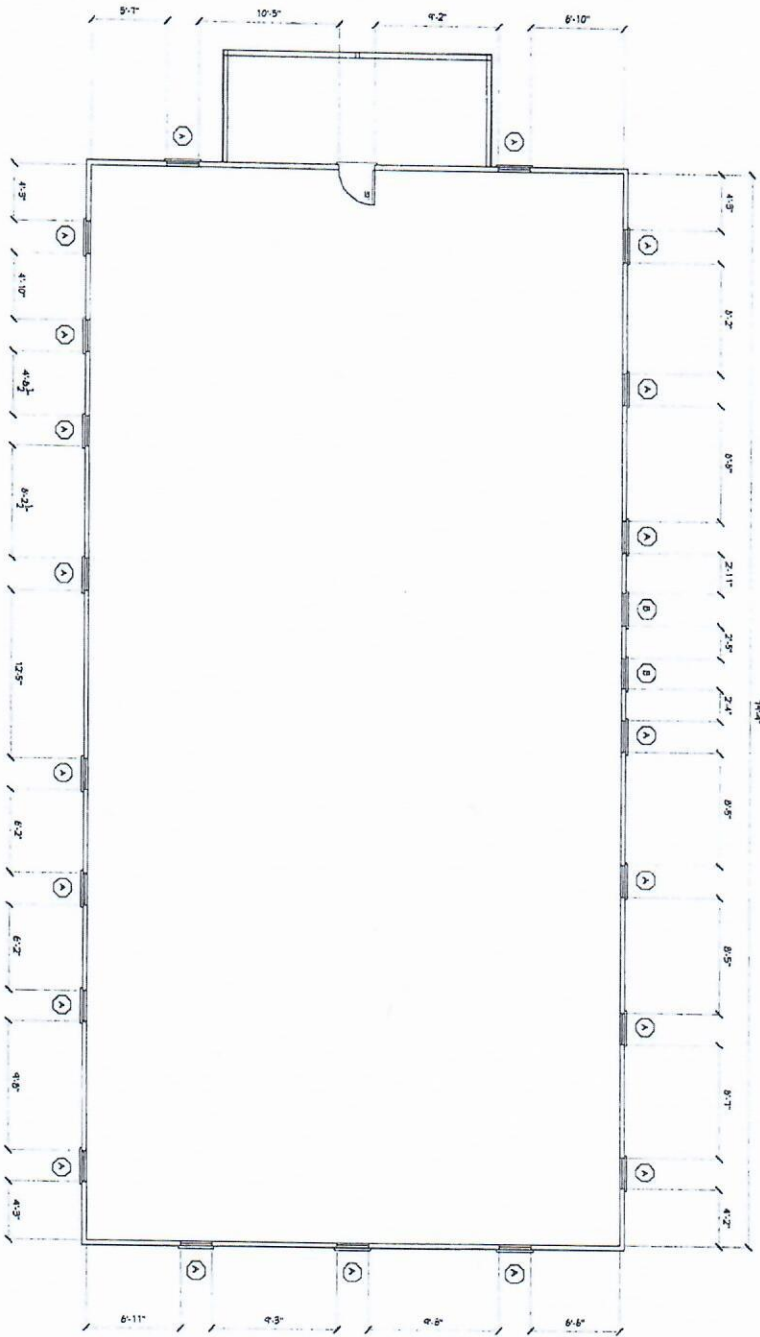
With the above improvements the structure will be considered structurally acceptable for the proposed uses. With the multiple uses there may be a fire barrier/separation required between the two floors. An Architect or Fire Code/Building Official should be consulted for this.



Ken Lacy, P.E.

04/05/2019

Digitally signed by Ken Lacy, P.E.
Date: 2019.04.05 11:45:41 -0400



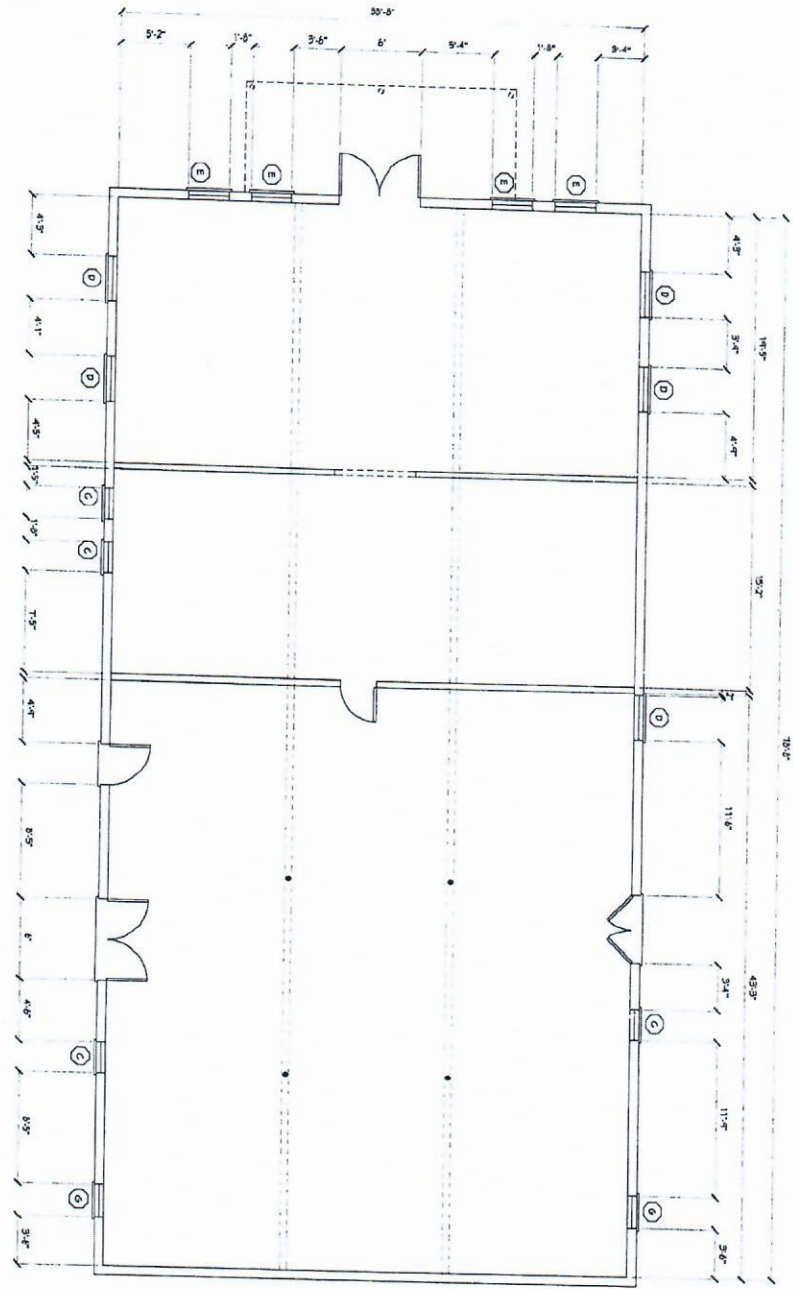
- WINDOW LEGEND**
- A - 28 1/2" X 54" - BOTTOM OF WINDOW UP 26" FROM F.F.
 - B - 28 1/2" X 54" - BOTTOM OF WINDOW UP 44" FROM F.F.
 - C - 28 1/2" X 54" - BOTTOM OF WINDOW UP 56" FROM F.F.
 - D - 40 1/2" X 76" - BOTTOM OF WINDOW UP 42" FROM F.F.
 - E - 32 1/2" X 54" - BOTTOM OF WINDOW UP 42" FROM F.F.
 - F - 28 1/2" X 54" - BOTTOM OF WINDOW UP 65" FROM F.F.

2ND FLOOR PLAN

SCALE: 1/4" = 1'

JOB NO: 09-011 SHEET OF 1 2ND FLOOR PLAN (RES SPACES)	<p>BEAUFORT FLATS, LLC 400 POLLOCK STREET BEAUFORT, NC</p>	 <p>Front Street Home Designs, Inc Beaufort, NC 28516 (252) 725-1956</p>	<p>AIBD Professional Member</p>
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- WINDOW LEGEND**
- A - 28" X 54" - BOTTOM OF WINDOW UP 26" FROM F.F.
 - B - 28" X 36" - BOTTOM OF WINDOW UP 44" FROM F.F.
 - C - 28" X 54" - BOTTOM OF WINDOW UP 56" FROM F.F.
 - D - 40" X 16" - BOTTOM OF WINDOW UP 42" FROM F.F.
 - E - 52" X 54" - BOTTOM OF WINDOW UP 42" FROM F.F.
 - F - 28" X 54" - BOTTOM OF WINDOW UP 65" FROM F.F.



1ST FLOOR PLAN
SCALE: 1/4" = 1'

DRAWN RSH	CHECKED RSH	BEAUFORT FLATS, LLC			Front Street Home Designs, Inc	AI BD Professional Member
		400 POLLOCK STREET BEAUFORT, NC				
DATE: 5/6/2014		JOB NO: 14-0118-FL-PLAN-1				
SCALE: 1/4" = 1'		SHEET OF				
		1ST FLOOR PLAN (COMMON SPACES)				

From: JAMES I. PHILLIPS LAND SURVEYING quickbooks@notification.intuit.com
Subject: Invoice 230 from JAMES I. PHILLIPS LAND SURVEYING
Date: April 4, 2019 at 9:30 AM
To: mailman@fmccune.com
Cc: jphillipsurvey@gmail.com

JAMES I. PHILLIPS LAND SURVEYING

Dear Fred McCune: 19-028mc 400 402 pollock st,

Portion of the property not covered by deed but pretty clear it is under possession for a long time. Been a while since i ran into one of these. Plat created on 11 x 17 paper so it could be a little small if printed on 8.5 x 11 paper. A small part of 400 Pollock st will fall in the AE 8 flood zone if the new maps area adopted. The ground elevation is above 7 feet in most places so even with the Beaufort 1 ft free board any new structures will only have to be 2 to 3 feet above the existing ground. Of course remember there a some local drainage issues along cedar st in that area during heavey rains. I think the town is working on those issues now.

Here's your invoice! We appreciate your prompt payment.

Thanks for your business!

JAMES I. PHILLIPS LAND SURVEYING