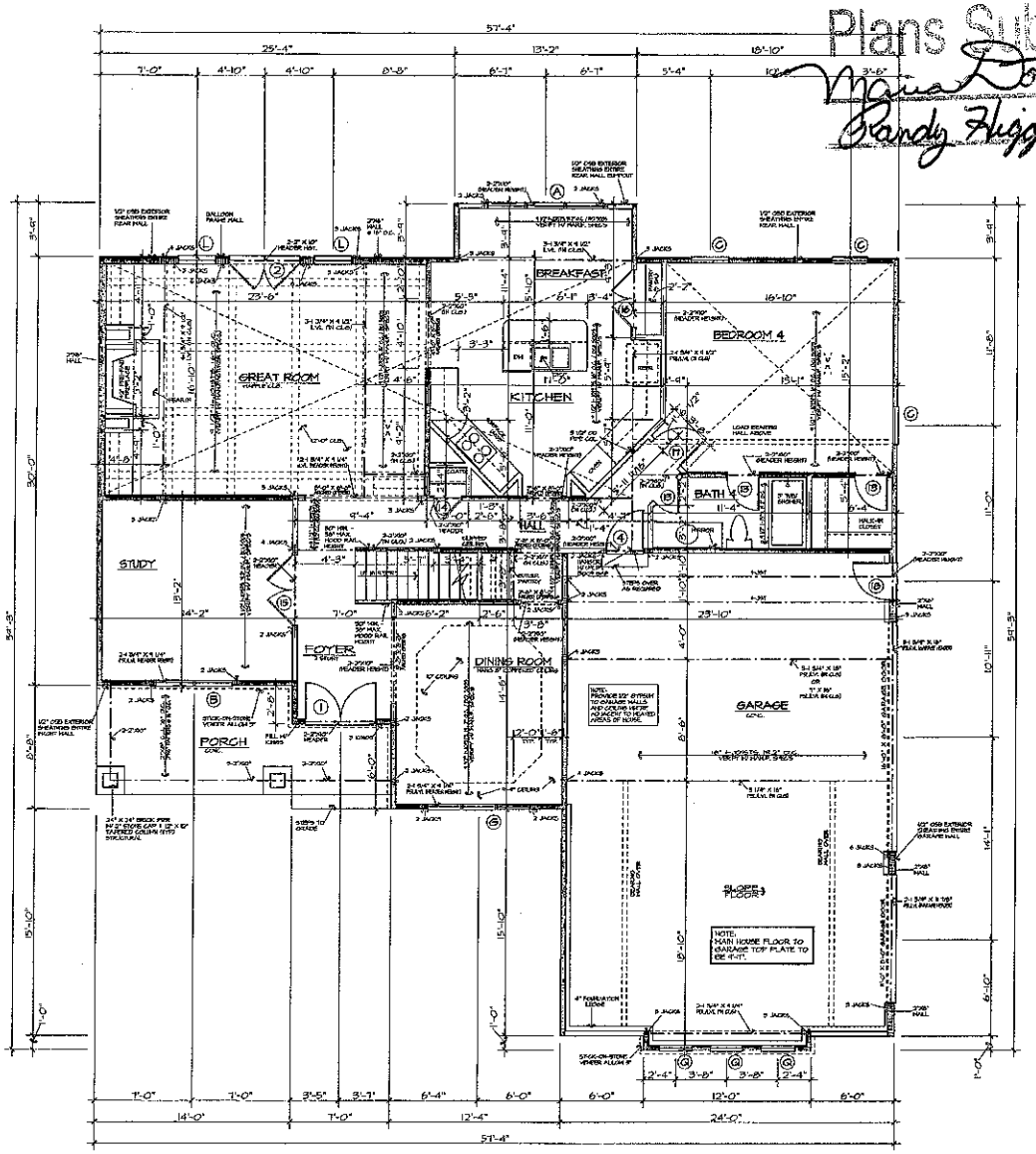
Acknowledgement Of
Plans Submittal ONLY!
Maria Dotson Date 10/11/06
Randy Higgins Date 10-11-06



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

DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
①	2-2'-6" X 8'-0" X 1 3/4"	SEE FRONT ELEVATION
②	2-2'-6" X 8'-0" X 1 3/4"	15 LIGHT "FRENCH"
③	2-3'-0" X 6'-8" X 1 3/4"	6 PANEL COLONIAL, METAL
④	2'-8" X 8'-0" X 1 3/4"	20 MINUTE RATED
⑤	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑥	2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑦	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑧	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑨	2-2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2-2'-0" X 8'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2-1'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑫	2'-8" X 6'-8" X 1 3/8"	9 LT., 2 PANEL
⑬	2'-4" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑭	2'-0" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑮	2-2'-6" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑯	2-2'-0" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑰	2'-8" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑱	2'-8" X 6'-8" X 1 3/4"	ONE LIGHT, 2 PANEL

WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
Ⓐ	3-2'-8" X 6'-0"	WOOD DOUBLE HUNG
Ⓑ		
Ⓒ	2'-8" X 6'-0"	WOOD DOUBLE HUNG
Ⓓ	2-2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓔ	2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓕ	3'-0" X 4'-10" W/ HALF ROUND TOP	WOOD FIXED
Ⓖ	3-2'-4" X 6'-0"	WOOD DOUBLE HUNG
Ⓗ		
Ⓘ	5'-0" X 5'-0"	WOOD FIXED
Ⓙ	5'-0" X 2'-8"	WOOD FIXED
Ⓚ	2'-8" QUARTER ROUND	WOOD FIXED
Ⓛ	2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓜ	3-2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓝ	5'-0" X 4'-6"	INSULITE BLOCKS, TEMPERED
Ⓞ	2'-4" X 6'-0"	WOOD DOUBLE HUNG
Ⓟ	1'-0" / 3'-0" / 1'-0" X 5'-2" W/ 3'-0" HALFROUND OVER	FIXED / WDH / FIXED
Ⓠ	2'-4" X 4'-6"	WOOD DOUBLE HUNG

NORTH CAROLINA PROFESSIONAL SEAL 005256 ENGINEER MARK W. HOKAS 9/15/06

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

BEARING WALLS SYMBOL =

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 PROPER CLARIFICATION.
3. BUILDER MAY SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND TRADE. MINOR 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 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 = 10'-0"
FLOOR TO CEILING HEIGHT SECOND FLOOR = 9'-0"
FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 9'-0" U.O.N.
FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 8'-0" U.O.N.
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 8 FT.
9. DIAGONAL BRIDGING OR SOLID BLOCKING IS ACCEPTABLE.
10. 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.
11. IF FLOOR I-JOIST AND ENGINEERED BEAM LAYOUT DEVIATES FROM ENGINEERED PLANS, HOKKAS ENGINEERING SHOULD REVIEW PRIOR TO CONSTRUCTION.

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 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 MULTIPLY LVL (3 OR MORE) SHALL BE BOLTED WITH 1/2" ANCHOR BOLT @ 12" O.C. 2 ROWS STAGGERED.
5. LVL PROVIDED WITH MINIMUM 1.9E-2.0 X 10 psi, Fb-2800 psi

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

* 2 STUDS MIN H/H UNDER EACH END OF STRUCTURAL BEAMS (TYP.)

AREA:

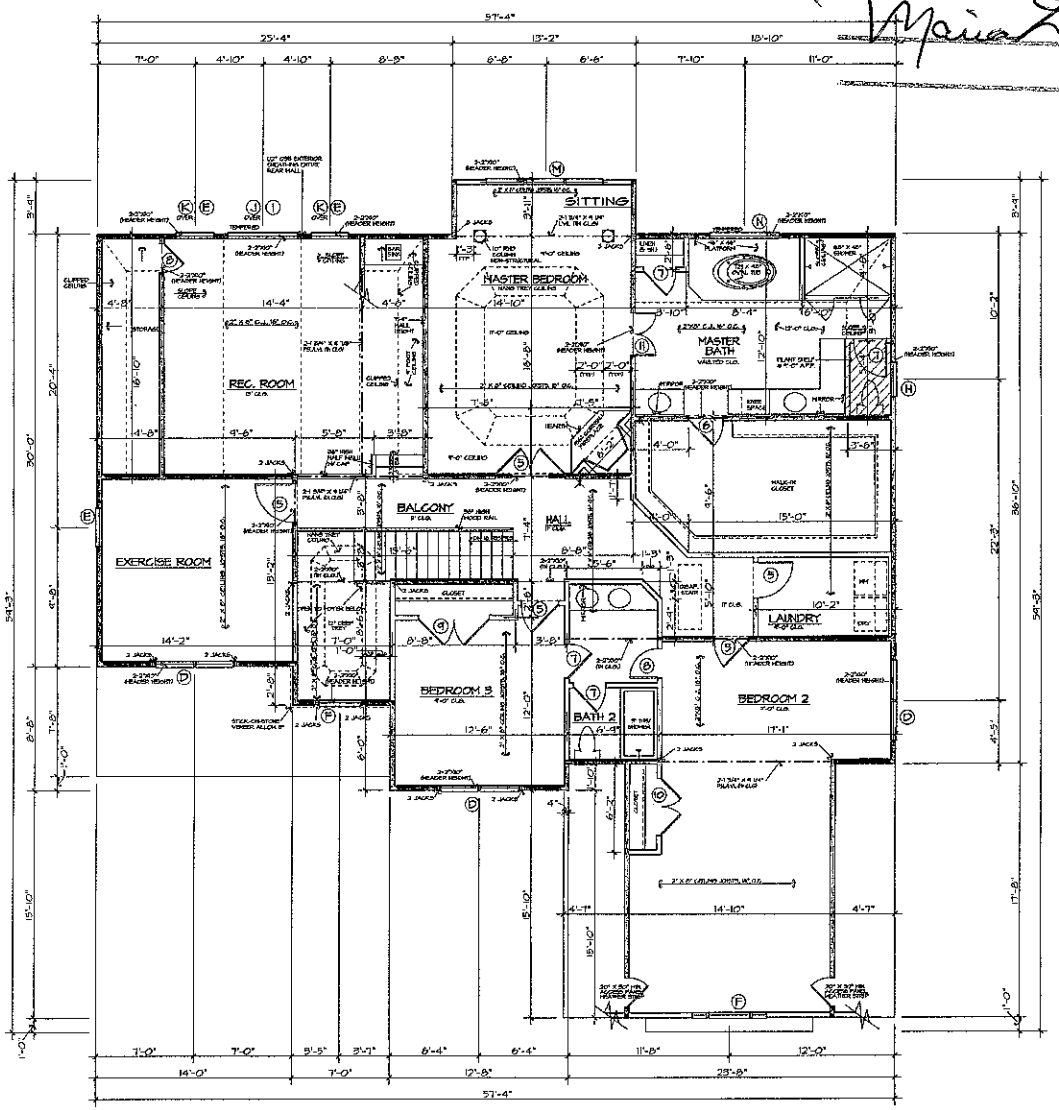
1ST. FLOOR HEATED	1677
2ND. FLOOR HEATED	2253
TOTAL AREA	3930
GARAGE & STORAGE	822
FRONT PORCH	142
OPEN AREA	74

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J & K DEVELOPERS, LLC
MAGNOLIA - A
JOB NO. J&K DEVELOPERS
DATE 8/06
DRAWN BY: JR
SHEET NO. 2 OF 7

CENTURY DESIGNS, INC.
RESIDENTIAL DESIGN & DRAFTING SERVICES
TOM DYKE, RICHARD MELVIN, DONNA HOLT
KERNERSVILLE, NORTH CAROLINA 27284
PHONE (336) 996-4949 FAX (336) 996-4949

Acknowledgement Of
Plans Submittal ONLY!
Maria Lobo Date 10/11/06
Date



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

DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
①	2'-2"-6" X 8'-0" X 1 3/4"	SEE FRONT ELEVATION
②	2'-2"-8" X 8'-0" X 1 3/4"	15 LIGHT "FRENCH"
③	2'-3"-0" X 6'-8" X 1 3/4"	6 PANEL COLONIAL, METAL
④	2'-8" X 8'-0" X 1 3/4"	20 MINUTE RATED
⑤	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑥	2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑦	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑧	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑨	2'-2"-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2'-2"-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-1"-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑫	2'-8" X 6'-8" X 1 3/8"	9 LT., 2 PANEL
⑬	2'-4" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑭	2'-0" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑮	2'-2"-6" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑯	2'-2"-0" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑰	2'-8" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑱	2'-8" X 6'-8" X 1 3/4"	ONE LIGHT, 2 PANEL

WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
Ⓐ	3'-2'-8" X 6'-0"	WOOD DOUBLE HUNG
Ⓑ		
Ⓒ	2'-8" X 6'-0"	WOOD DOUBLE HUNG
Ⓓ	2'-2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓔ	2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓕ	3'-0" X 4'-10" W/ HALF ROUND TOP	WOOD FIXED
Ⓖ	3'-2'-4" X 6'-0"	WOOD DOUBLE HUNG
Ⓗ		
Ⓘ	5'-0" X 5'-0"	WOOD FIXED
Ⓙ	5'-0" X 2'-8"	WOOD FIXED
Ⓚ	2'-8" QUARTER ROUND	WOOD FIXED
Ⓛ	2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓜ	3'-2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓝ	5'-0" X 4'-6"	NYLITE BLOCKS, TEMPERED
Ⓞ	2'-4" X 6'-0"	WOOD DOUBLE HUNG
Ⓟ	1'-0" / 3'-0" / 1'-0" X 5'-2" W/ 3'-0" HALFROUND OVER	FIXED / WDH / FIXED
Ⓠ	2'-4" X 4'-6"	WOOD DOUBLE HUNG

BEARING WALLS SYMBOL = [redacted]

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DRAWINGS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. BUILDER MAY SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND MAKE MINOR 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 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 = 10'-0"
FLOOR TO CEILING HEIGHT SECOND FLOOR = 9'-0"
FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 8'-0"
FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 8'-0"
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 8 FT. OR LESS.
10. DIAGONAL BRIDGING 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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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 EXTERIOR NON LOAD-BEARING HEADERS SHALL BE 3-2" 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 (9 OR MORE) SHALL BE BOLTED WITH 1/2" ANCHOR BOLT @ 12" O.C. 2 ROWS STAGGERED.
5. LVL PROVIDED WITH MINIMUM E=2.0 X 10 psi , Fb=3100 psi

WALL HEIGHT (H)	STUD SIZE / SPACING
H ≤ 10'-0"	2" X 4", 16" O.C.
10'-0" < H ≤ 12'-0"	2" X 4", 12" O.C.
12'-0" < H ≤ 15'-0"	2" X 6", 16" O.C.
H > 15'-0"	CONSULT ENGINEER

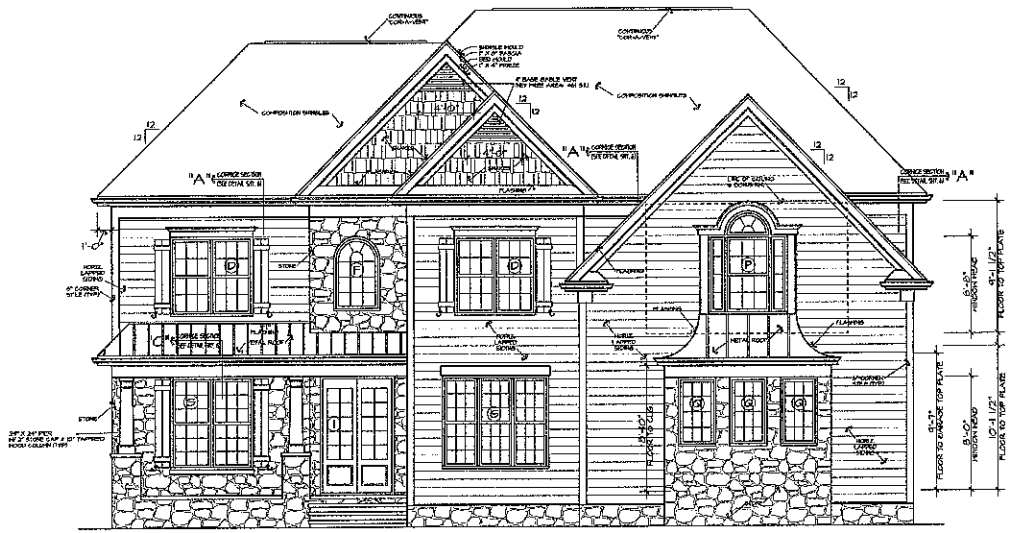
* 3 STUDS MINIMUM FOR EACH END OF WINDOW & DOOR OPENINGS

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

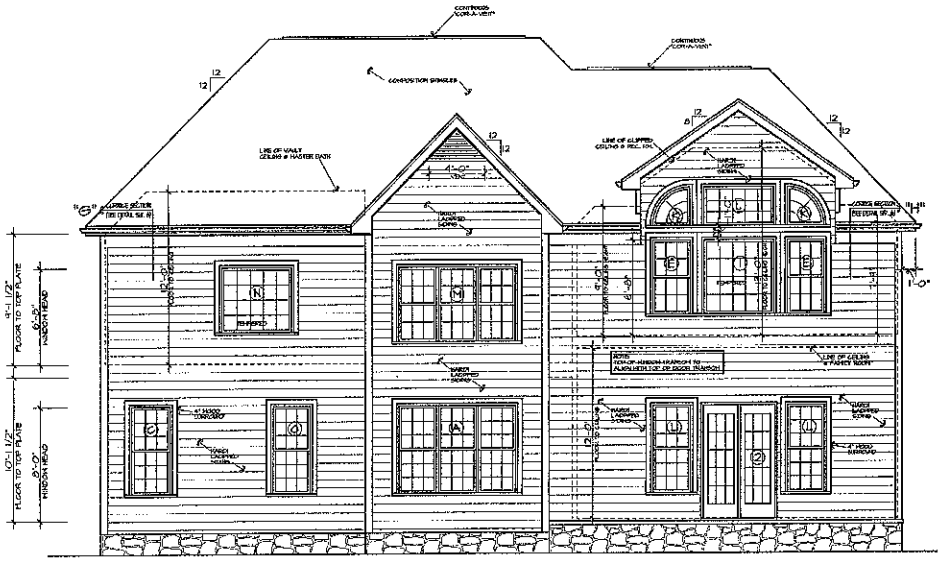
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030550 ENGINEER MARK W. HOLDEN 7/5/06

J & K DEVELOPERS, LLC
MAGNOLIA - A

CENTURY DESIGNS, INC.
RESIDENTIAL DESIGN & DRAFTING SERVICES
JOB NO. J&K DEVELOPERS
DATE 8/06
DRAWN BY JR
REVISIONS
SHEET NO. 3 OF 7



FRONT ELEVATION SCALE: 1/4" 1'-0"



REAR ELEVATION SCALE: 1/4" 1'-0"

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	2'-2'-8" X 8'-0" X 1 3/4"	SEE FRONT ELEVATION
②	2'-2'-8" X 8'-0" X 1 3/4"	15 LIGHT "FRENCH"
③	2'-8'-0" X 6'-8" X 1 3/4"	6 PANEL COLONIAL, METAL
④	2'-8" X 8'-0" X 1 3/4"	20 MINUTE RATED
⑤	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑥	2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑦	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑧	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑨	2'-2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2'-2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-1'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑫	2'-8" X 6'-8" X 1 3/8"	9 LT., 2 PANEL
⑬	2'-4" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑭	2'-0" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑮	2'-2'-8" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑯	2'-2'-0" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑰	2'-8" X 8'-0" X 1 3/8"	6 PANEL COLONIAL
⑱	2'-8" X 6'-8" X 1 3/4"	ONE LIGHT, 2 PANEL

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
Ⓐ	3-2'-8" X 6'-0"	WOOD DOUBLE HUNG
Ⓑ		
Ⓒ	2'-8" X 6'-0"	WOOD DOUBLE HUNG
Ⓓ	2-2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓔ	2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓕ	3'-0" X 4'-10" W/ HALF ROUND TOP	WOOD FIXED
Ⓖ	3-2'-4" X 6'-0"	WOOD DOUBLE HUNG
Ⓗ		
Ⓘ	5'-0" X 5'-0"	WOOD FIXED
Ⓙ	5'-0" X 2'-8"	WOOD FIXED
Ⓚ	2'-8" QUARTER ROUND	WOOD FIXED
Ⓛ	2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓜ	3-2'-8" X 5'-0"	WOOD DOUBLE HUNG
Ⓝ	5'-0" X 4'-6"	INTLITE BLOCKS, TEMPERED
Ⓞ	2'-4" X 6'-0"	WOOD DOUBLE HUNG
Ⓟ	1'-0" / 3'-0" / 1'-0" X 5'-2" W/ 3'-0" HALFROUND OVER	FIXED / HDH / FIXED
Ⓠ	2'-4" X 4'-6"	WOOD DOUBLE HUNG

GENERAL NOTES:
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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. GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
4. DOWNSPOUT SIZE AND LOCATION TO BE DETERMINED ON SITE BY GUTTER CONTRACTOR.

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J & K DEVELOPERS, LLC

MAGNOLIA - A

JOB NO. J/K DEVELOPERS

DATE 8/06

DRAWN BY JR

CENTURY DESIGNS, INC.
RESIDENTIAL DESIGN & DRAFTING SERVICES
7206 BRAMBLEWOOD DRIVE
MATTHEWS, NORTH CAROLINA 28105
PHONE 704/845-3750 FAX 704/845-8434

REVISIONS

SHEET NO. 4 OF 7