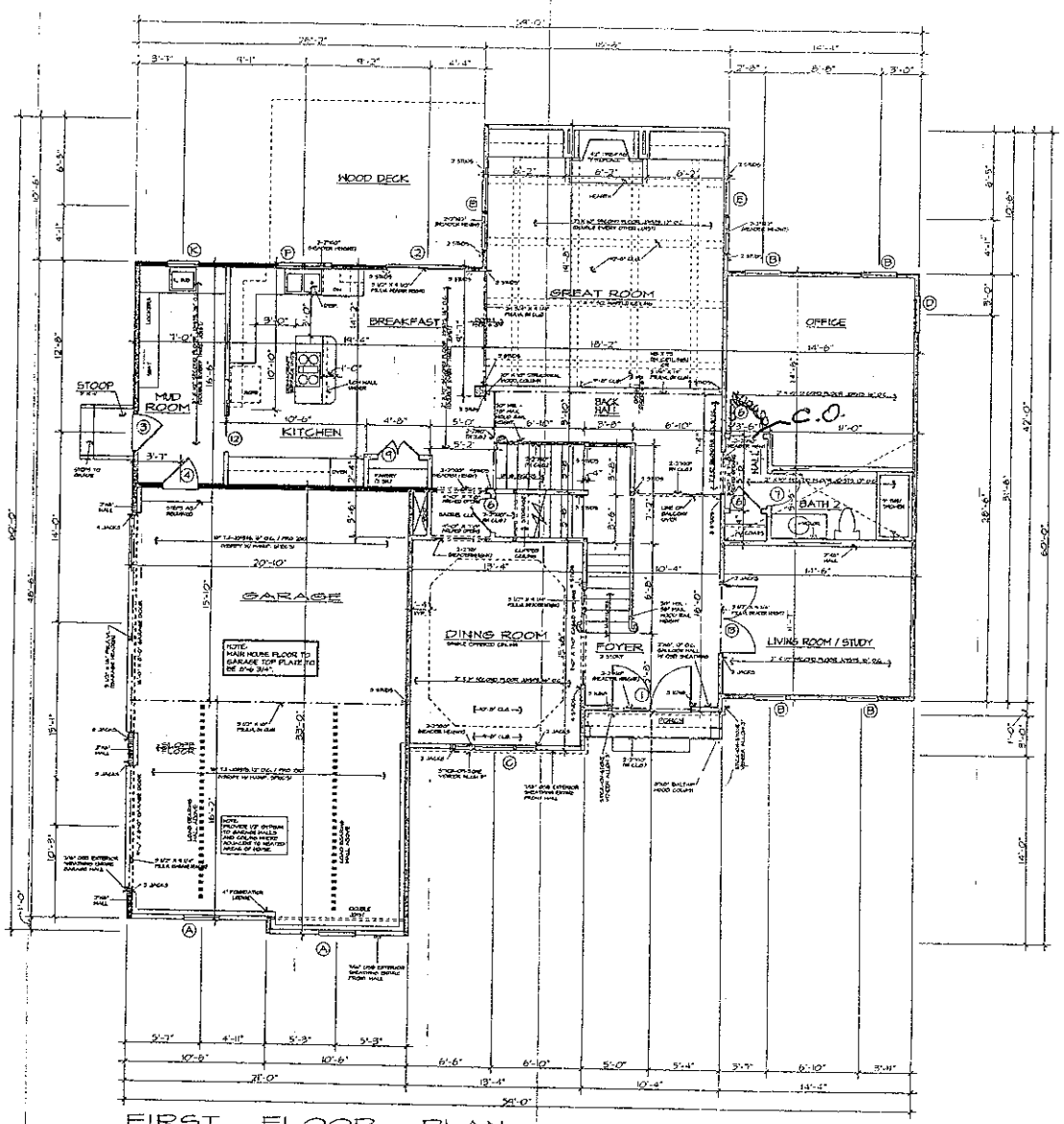


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
①	2'-2'-8" X 6'-8" X 1 3/4"	SEE FRONT ELEVATION
②	2'-3'-0" X 6'-8" X 1 3/4"	SLIDING GLASS DOOR
③	2'-8" X 6'-8" X 1 3/4"	NINE LIGHT, 2 PANEL
④	2'-8" X 6'-8" 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'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2-2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-0" X 6'-8" X 1 1/8"	6 PANEL COLONIAL, POCKET
⑫	2'-8" X 6'-8" X 1 1/8"	6 PANEL COLONIAL, POCKET
⑬	2-2'-6" X 6'-8" X 1 3/8"	15 LIGHT, "FRENCH"

WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
Ⓐ	2'-8" X 4'- 6"	WOOD DOUBLE HUNG
Ⓑ	2'-4" X 6'- 2"	WOOD DOUBLE HUNG
Ⓒ	1'-6" 13'-0" / 1'-6" X 8'-2"	WDH / FIXED / WDH
Ⓓ	2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓔ	2-2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓕ	2-2'-0" X 5'-2"	WOOD DOUBLE HUNG
Ⓖ	2'-8" X 5'- 2"	WOOD DOUBLE HUNG
Ⓗ	2'-4" X 5'- 2"	WOOD DOUBLE HUNG
Ⓘ	2-2'-4" X 5'- 2"	WOOD DOUBLE HUNG
Ⓙ	2-2'-8" X 5'- 2"	WOOD DOUBLE HUNG
Ⓚ	2'-4" X 3'- 2"	WOOD DOUBLE HUNG
Ⓛ	1'-8" X 3'- 2"	WOOD DOUBLE HUNG
Ⓜ	5'-0" X 4'-6"	HYLITE BLOCK
Ⓝ	2'-0" X 8'- 2"	WOOD DOUBLE HUNG
Ⓞ	2-2'-4" X 5'- 2" W/ HALF ROUND TOP	WOOD DOUBLE HUNG

AREA:

1ST. FLOOR HEATED	1811
2ND. FLOOR HEATED	2181
TOTAL HEATED	3992
GARAGE & STORAGE	673
TOTAL AREA	4665
FRONT PORCH	121
OPEN AREA	123

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.
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 ROOMS 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 = 8'-0"
   FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 6'-8" U.O.N.
   FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 6'-8" 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 10 FT. OR LESS.
9. DIAGONAL BRIDGING OR SOLID BLOCKING IS ACCEPTABLE.
10. ENGINEERED FLOOR SYSTEMS SHOULD BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S 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.

BEARING WALLS SYMBOL = ▬

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1/27/06

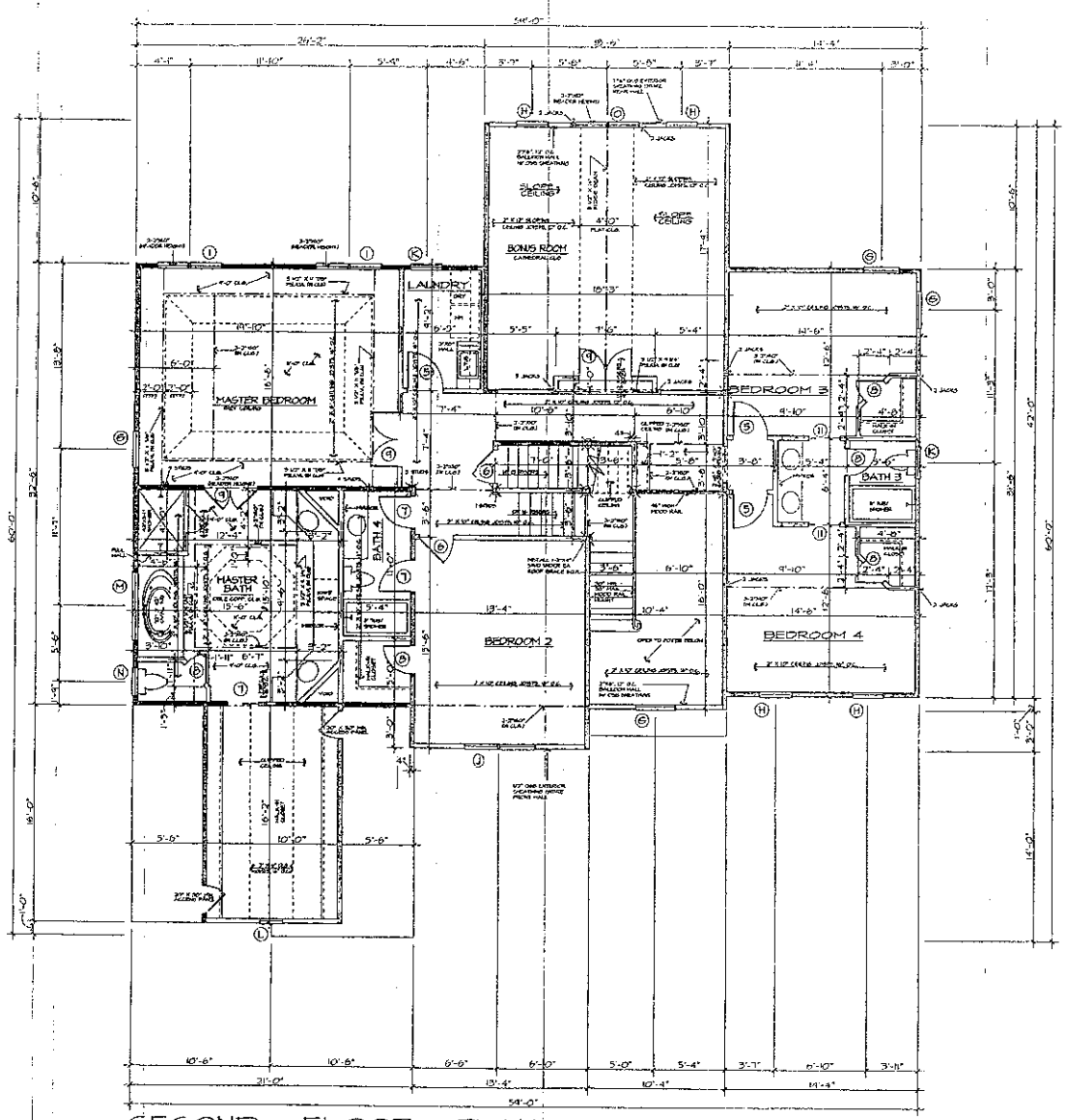
Holtz Engineering, PLLC has performed a structural review of these plans. The structural components comply with the State Residential Building Code.

NOTE:
ALL STUDS ON FIRST FLOOR SHALL BE 2" X 4" @ 12" O.C.

J&K DEVELOPERS, LLC
3878-A

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RESIDENTIAL DESIGN & DRAFTING SERVICES
7028 HILLSBOROUGH ST. SUITE F
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PHONE: 919-644-1078 FAX: 919-644-1178

JOB NO. J&K DEVELOPER
DATE 2/06
DRAWN BY JR
SHEET NO. 2 OF 11



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

DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
①	2'-2'-0" X 6'-8" X 1 3/4"	SEE FRONT ELEVATION
②	2'-9'-0" X 6'-8" X 1 3/4"	SLIDING GLASS DOOR
③	2'-8" X 6'-8" X 1 3/4"	NINE LIGHT, 2 PANEL
④	2'-8" X 6'-8" 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'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2-2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-0" X 6'-8" X 1 1/8"	6 PANEL COLONIAL POCKET
⑫	2'-8" X 6'-8" X 1 1/8"	6 PANEL COLONIAL POCKET
⑬	2-2'-6" X 6'-8" X 1 3/8"	15 LIGHT, "FRENCH"

WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
Ⓐ	2'-8" X 4'- 6"	WOOD DOUBLE HUNG
Ⓑ	2'-4" X 6'- 2"	WOOD DOUBLE HUNG
Ⓒ	1'-6" / 3'-0" / 1'-6" X 6'-2"	WDH / FIXED / WDH
Ⓓ	2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓔ	2-2'-8" X 6'-2"	WOOD DOUBLE HUNG
Ⓕ	2-2'-0" X 3'-2"	WOOD DOUBLE HUNG
Ⓖ	2'-8" X 5'- 2"	WOOD DOUBLE HUNG
Ⓗ	2'-4" X 5'- 2"	WOOD DOUBLE HUNG
Ⓘ	2-2'-4" X 5'- 2"	WOOD DOUBLE HUNG
Ⓙ	2-2'-8" X 5'- 2"	WOOD DOUBLE HUNG
Ⓚ	2'-4" X 3'- 2"	WOOD DOUBLE HUNG
Ⓛ	1'-8" X 3'- 2"	WOOD DOUBLE HUNG
Ⓜ	5'-0" X 4'-6"	HYLITE BLOCK
Ⓝ	2'-0" X 3'- 2"	WOOD DOUBLE HUNG
Ⓞ	2-2'-4" X 5'- 2" W/ HALF ROUND TOP	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. 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 - 9'-0"
FLOOR TO CEILING HEIGHT SECOND FLOOR - 9'-0"
FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 6'-8" U.O.N.
FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 6'-8" U.O.N.
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 80 FT OR LESS.
10. DIAGONAL BRIDGING OR SOLID BLOCKING IS ACCEPTABLE.
11. 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 - SECOND FLOOR

1. ALL EXTERIOR LOAD-BEARING HEADERS SHALL BE 2-2" X 8" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL INTERIOR NON LOAD-BEARING HEADERS SHALL BE 2-2" X 6" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
3. ALL GARAGE NON LOAD-BEARING HEADERS SHALL BE 2-2" X 6" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
4. ALL INTERIOR LOAD-BEARING HEADERS SHALL BE 2-2" X 10" NO. 2 SYP.

BEARING WALLS SYMBOL =

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

7/27/06

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DATE 7/2006
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