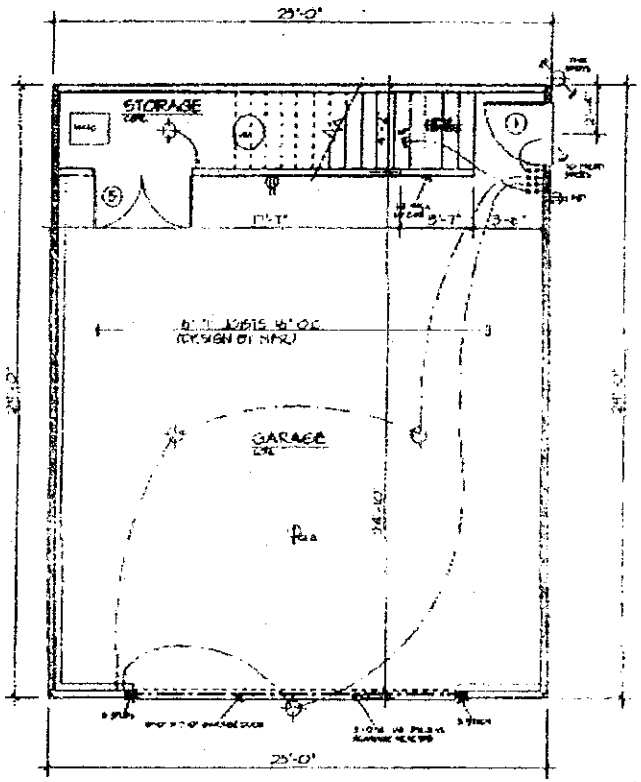
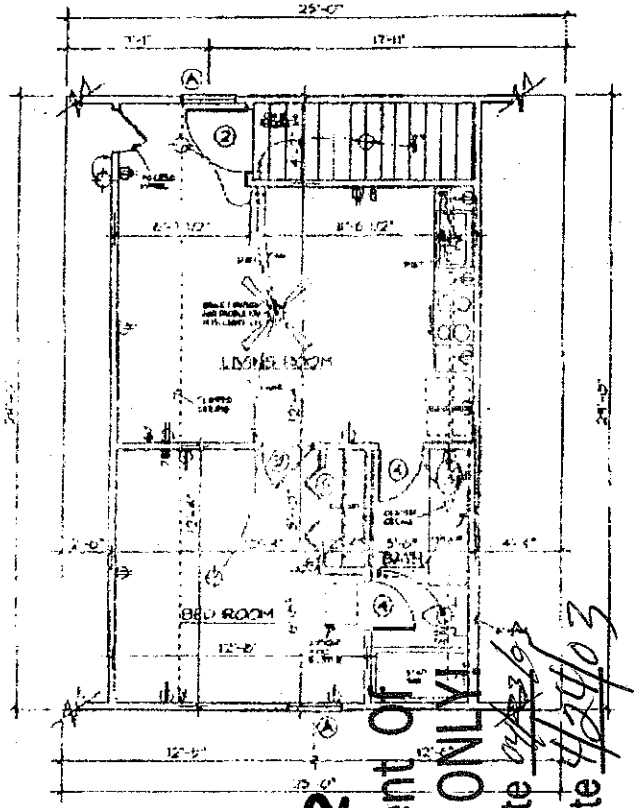


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



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

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	3'-0" X 6'-8" X 1 3/4"	9 LIGHT, 2 PANEL
②	5'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
③	2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
④	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑤	2-2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑥	4'-0" X 6'-8" X 1 1/8"	PAIR, BI-FOLD

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
Ⓐ	2'-8" X 5'-0"	VINYL S.H., 12 LTS.

FIRST FLOOR GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT ENGINEER FOR FURTHER CLARIFICATION.
3. ALL JOINT AND SOIL TESTING DETERMINING FOOT THICKNESS OR K1 VALUE SHALL BE PERFORMED BY A QUALIFIED SOILS ENGINEER. ALL SOILS TESTING AND OTHER SITE TESTS MUST BE VERIFIED.
4. CONTRACTOR TO COORDINATE ALL UTILITY LOCATIONS.
5. FLOOR JOISTS ARE 12" O.C. UNLESS NOTED OTHERWISE.
6. SECOND FLOOR JOIST SPACING DETERMINED BY DESIGN LOADS OF 40 PSI LIVE LOAD AND 10 PSI DEAD LOAD.

FOUNDATION NOTES - FIRST FLOOR:
1. ALL FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF UNLESS NOTED OTHERWISE.
2. ALL CRAWL SPACE AREAS SHALL BE VENTILATED WITH NET FREE VENTILATION OF 1 SQ. FT. FOR EVERY 150 SQ. FT. OF CRAWL SPACE AREA UNLESS NOTED OTHERWISE.
3. ALL FOUNDATION WALLS AND PIERS SHALL BE CONSTRUCTED OF CONCRETE OR MASONRY AS NOTED ON PLANS AND DETAILS.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
5. ALL REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS UNLESS NOTED OTHERWISE.
6. ALL CONCRETE BLOCK MASONRY SHALL BE LAID IN RUNNING BOND WITH FULL MORTAR BEDDING OF ALL FACE SHELLS AND END JOINTS.
7. ALL CONCRETE BLOCK MASONRY SHALL BE REINFORCED WITH #5 BARS AT 48" O.C. AND AT ALL CORNERS AND OPENINGS.
8. ALL CONCRETE BLOCK MASONRY SHALL BE REINFORCED WITH #5 BARS AT 48" O.C. AND AT ALL CORNERS AND OPENINGS.

FRAMING NOTES - SECOND FLOOR:
1. ALL EXTERIOR BEARING WALLS & HEADERS SHALL BE 2-2"X6" (NO.2 DOUGLAS FIR #1 OR BETTER UNLESS OTHERWISE NOTED).
2. ALL INTERIOR BEARING WALLS OR BEAMS SHALL BE 2-2"X4" (NO.2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED).
3. ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS SHALL BE 2"X6" (NO.2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED).

BEARING WALLS SYMBOL = [illegible]

AREA:

2ND FLOOR HEATED	536 ft
TOTAL HEATED AREA	536 ft
GARAGE & STORAGE	725 ft
TOTAL AREA	1261 ft

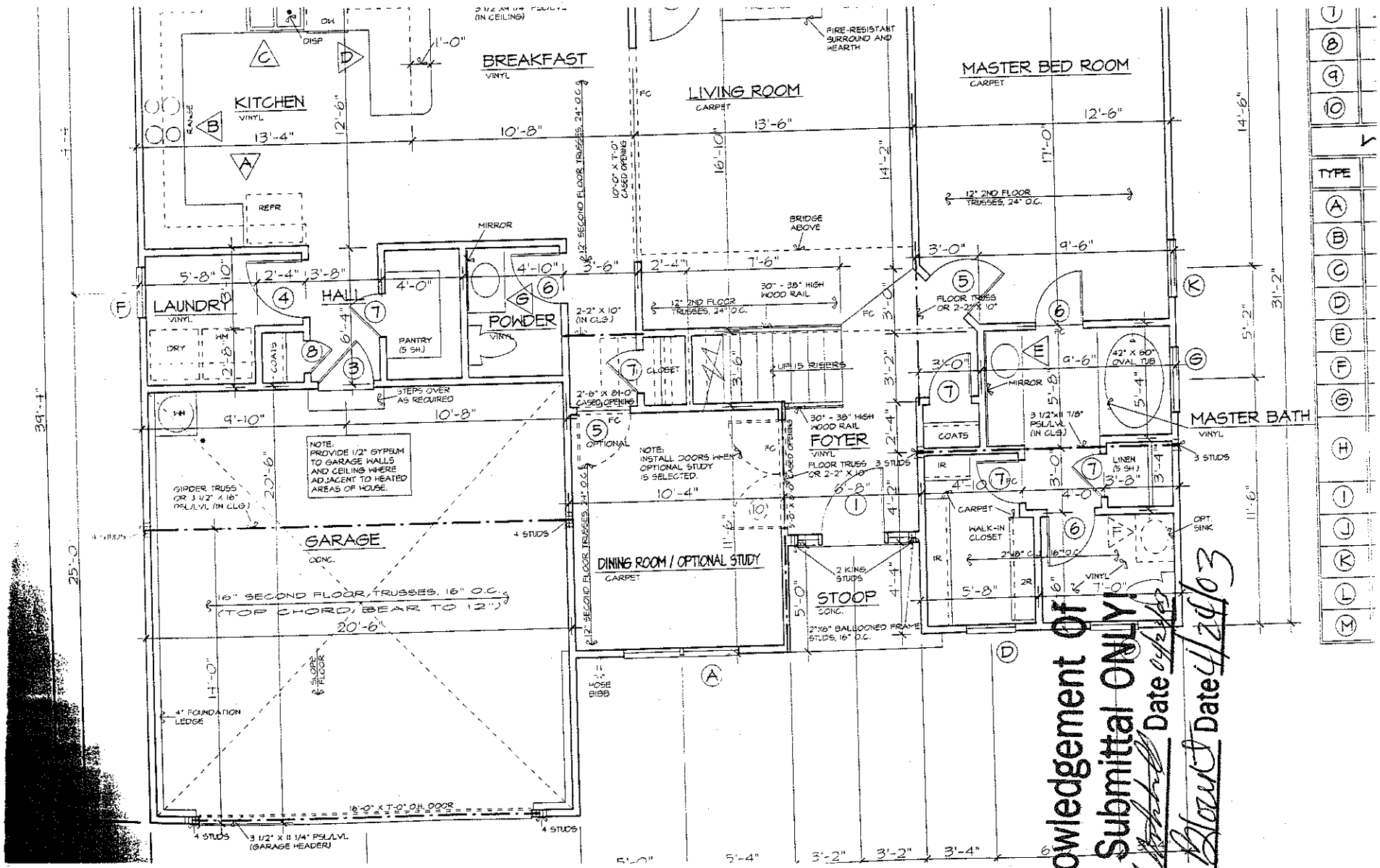
DETACHED GARAGE

APPROVED SUBJECT TO
Acknowledgement Of Letter
Plans Submitted ONLY!
Date 4/30/03
Date 4/30/03

WILLIAM BREWSTER CO.
LONG RESIDENCE (GARAGE)

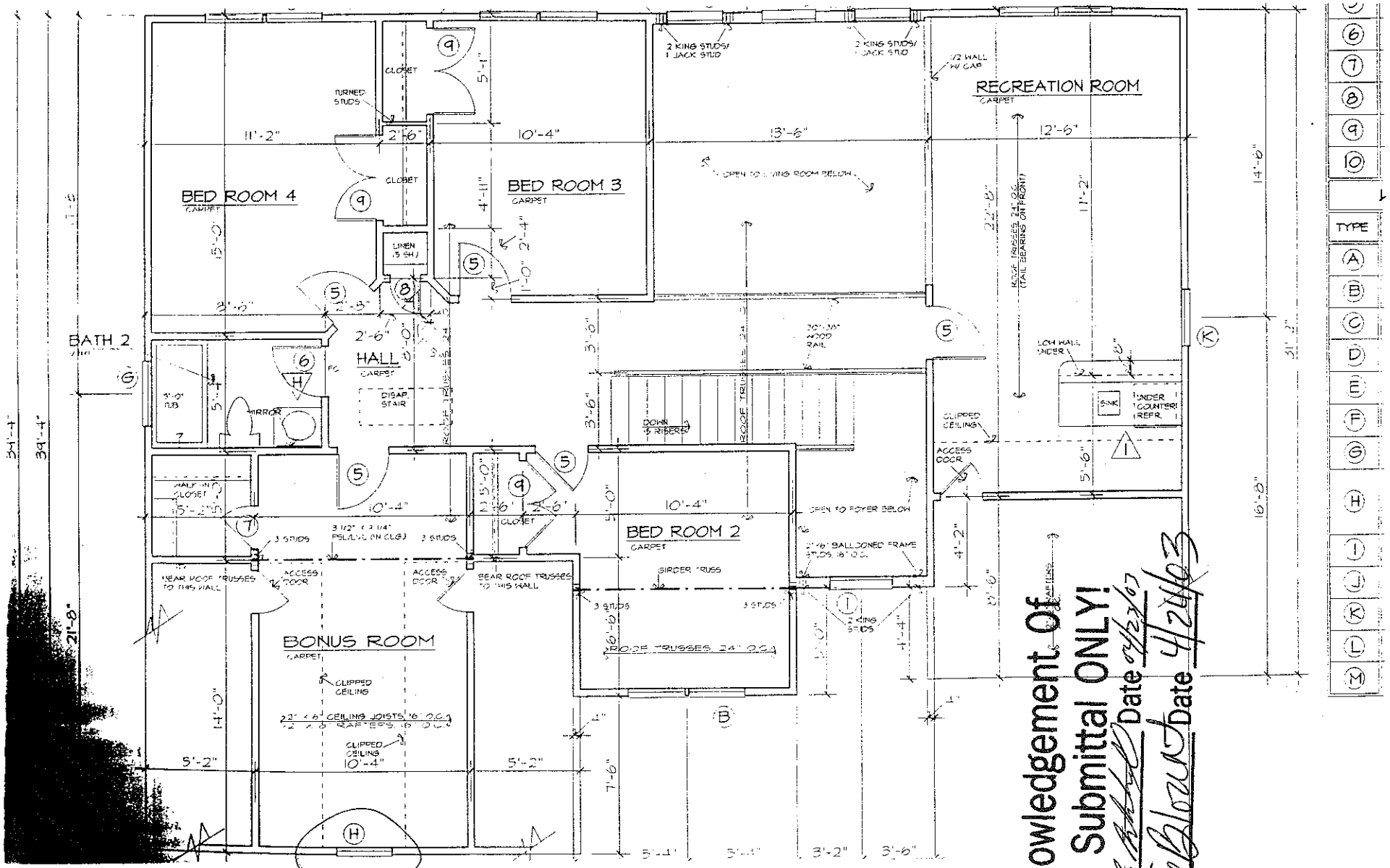
DOUGLAS E. TINO, INC.
RESIDENTIAL DESIGN AND DRAFTING SERVICES
CHARLOTTE, NORTH CAROLINA 28209
PHONE: 704-849-7723 FAX: 704-849-7723

DATE: 4-1-03
SCALE: CAD
SHEET NO. 2 OF 4



FIRST FLOOR

Acknowledgement of Plans Submittal ONLY!
Date 04/24/03
Date 4/24/03



NON FUNCTIONING WDW

2nd FLOOR

BB 4/23/03

Acknowledgement Of Plans Submittal ONLY!

Date 4/23/03

Date 4/24/03

TYPE
A
B
C
D
E
F
G
H
I
J
K
L
M