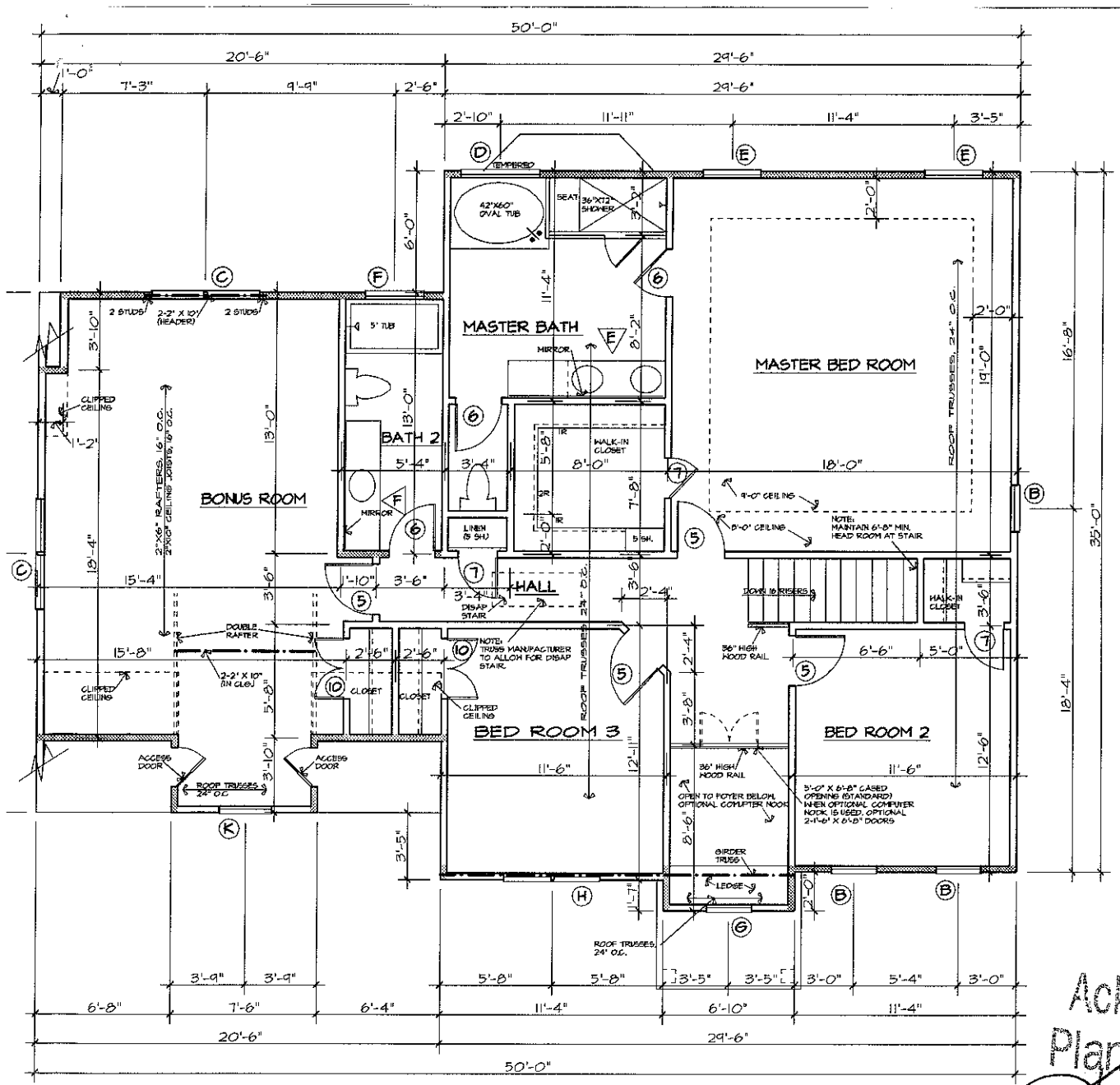


SECOND FLOOR PLAN

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

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. ALL JOISTS, RAFTER, AND BEAM SIZES ARE DETERMINED FOR THE USE OF NO. 2 SOUTHERN YELLOW PINE. THE USE OF ANY OTHER GRADE OR SPECIES MUST BE VERIFIED.
4. FLOOR TO CEILING HEIGHT SECOND FLOOR = 8'-0"
5. FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 6'-8"
6. CEILING JOISTS DESIGN LOADS = 20 PSF LIVE, 10 PSF DEAD.
7. RAFTER DESIGN LOADS = 20 PSF LIVE, 15 PSF DEAD
8. SECOND FLOOR JOIST SPANS DETERMINED BY DESIGN LOADS OF 40 psf. LIVE, 10 psf. DEAD LOAD.
9. DESIGN LOADS FOR ROOF TRUSSES TO BE:
   TOP CHORD = 20 psf. LIVE, 10 psf. DEAD LOAD
   BOTTOM CHORD = 0 psf. LIVE, 10 psf. DEAD LOAD

BEARING WALLS SYMBOL =

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

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	3'-0" X 6'-8" X 1 3/4" WITH 12" SIDELIGHTS	SEE FRONT ELEVATION
②	2'-8" X 6'-8" X 1 3/4"	9 LIGHT, 2 PANEL
③	2'-8" X 6'-8" X 1 3/4"	20 MINUTE RATED
④	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑤	2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑥	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑦	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑧	1'-6" 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	2-1'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-8" X 6'-8" X 1 3/4"	FIFTEEN LIGHT

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
Ⓐ	2'-4" X 6'-0"	VINYL S.H., 18 LTS.
Ⓑ	2'-4" X 5'-0"	VINYL S.H., 12 LTS.
Ⓒ	2-2'-8" X 5'-0"	VINYL S.H., 12 LTS.
Ⓓ	4'-0" X 4'-4"	VINYL FIXED, TEMPERED
Ⓔ	3'-0" X 5'-0"	VINYL S.H., 12 LTS.
Ⓕ	3'-0" X 1'-0"	VINYL, FIXED
Ⓖ	2'-4" X 3'-8" W/ 2'-4" BASE HALF ROUND	VINYL S.H., 12 LTS.
Ⓗ	2-2'-4" X 5'-2"	VINYL S.H., 12 LTS.
Ⓘ	3'-0" X 6'-0"	VINYL S.H., 18 LTS.
Ⓙ	2-1'-8" X 6'-0"	VINYL S.H., 18 LTS.
Ⓚ	2'-8" X 3'-10"	VINYL S.H., 12 LTS.
Ⓛ	2'-8" X 6'-0"	VINYL S.H., 18 LTS.
Ⓜ	2-2'-8" X 6'-0"	VINYL S.H., 18 LTS.
Ⓝ	1'-8" X 6'-0"	VINYL S.H., 12 LTS.

Acknowledgement Of Plans Submittal ONLY!

Date 11-17-05

Date 11-18-05

WILLIAM BREWSTER CO.

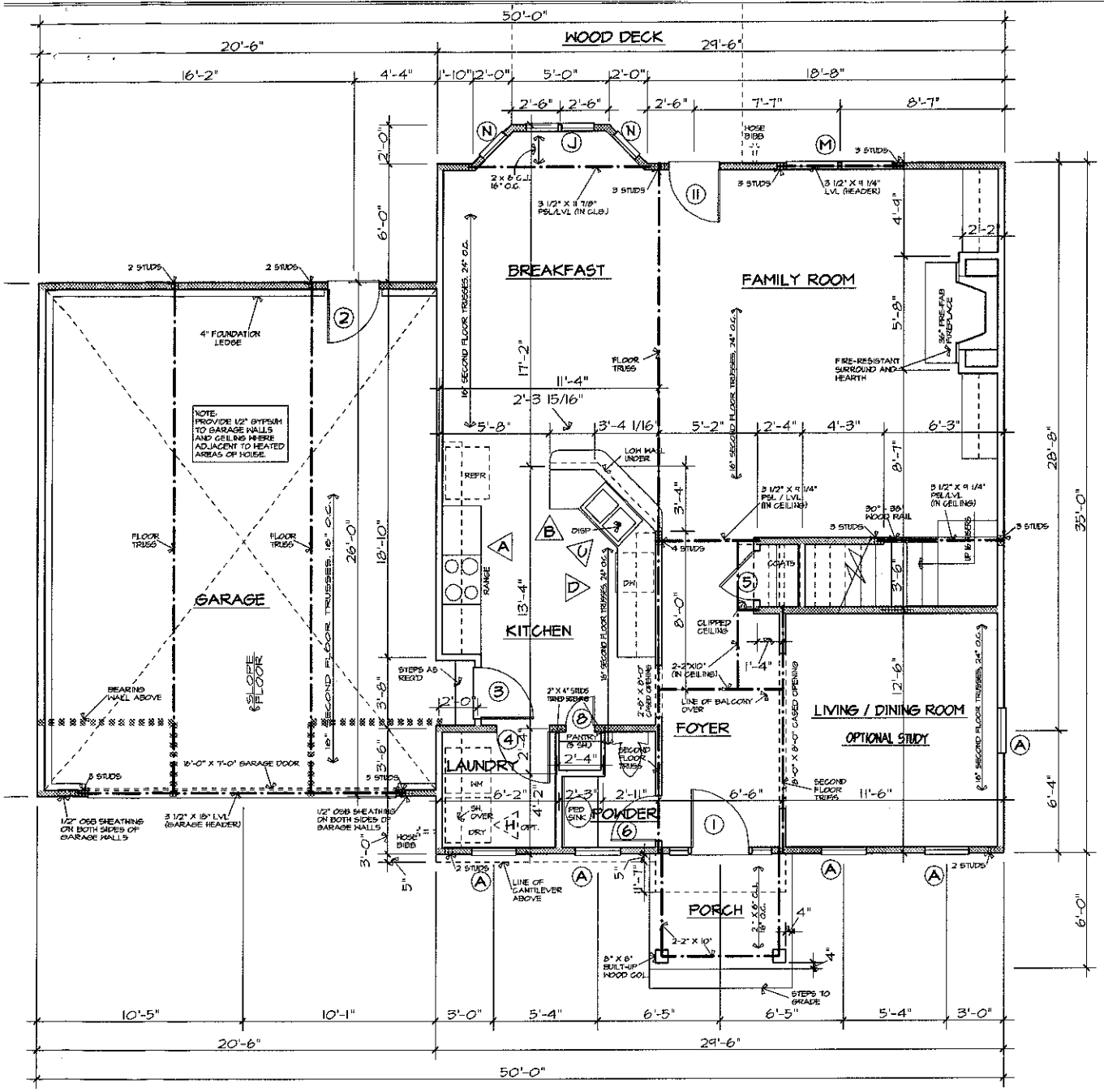
THE CHARLESTON - A

JOB NO. BREWSTER
DATE: 9/04
DRAWN BY: BT
SHEET NO. 3 OF

DOUGLAS E. TINO, INC.
RESIDENTIAL DESIGN AND DRAFTING SERVICES
11917 SAM ROPER DRIVE
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS:

DIM. CK.



FIRST FLOOR PLAN

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

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. ALL JOIST AND BEAM SPANS DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. ANY OTHER SPECIES MUST BE VERIFIED.
4. FLOOR TRUSS IN SECOND FLOOR UNDER ALL PARALLEL PARTITIONS.
5. FLOOR TO TOP PLATE FIRST FLOOR = 9'-1 1/2" FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"
6. SECOND FLOOR TRUSS SPANS DETERMINED BY DESIGN LOADS OF 40 psf. LIVE, 10 psf. DEAD LOAD.

BEARING WALLS SYMBOL =

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 4" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.

BENNINGTON SUBDIVISION

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	3'-0" X 6'-8" X 1 3/4" WITH 12" SIDELIGHTS	SEE FRONT ELEVATION
②	2'-8" X 6'-8" X 1 3/4"	9 LIGHT, 2 PANEL
③	2'-8" X 6'-8" X 1 3/4"	20 MINUTE RATED
④	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑤	2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑥	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑦	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑧	1'-6" 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	2-1'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-8" X 6'-8" X 1 3/4"	FIFTEEN LIGHT

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
Ⓐ	2'-4" X 6'-0"	VINYL S.H., 18 LTS.
Ⓑ	2'-4" X 5'-0"	VINYL S.H., 12 LTS.
Ⓒ	2-2'-8" X 5'-0"	VINYL S.H., 12 LTS.
Ⓓ	4'-0" X 4'-4"	VINYL FIXED, TEMPERED
Ⓔ	3'-0" X 5'-0"	VINYL S.H., 12 LTS.
Ⓕ	3'-0" X 1'-0"	VINYL, FIXED
Ⓖ	2'-4" X 3'-8" W/ 2'-4" BASE HALF ROUND	VINYL S.H., 12 LTS.
Ⓗ	2-2'-4" X 5'-2"	VINYL S.H., 12 LTS.
Ⓘ	3'-0" X 6'-0"	VINYL S.H., 18 LTS.
Ⓙ	2-1'-8" X 6'-0"	VINYL S.H., 18 LTS.
Ⓚ	2'-8" X 3'-10"	VINYL S.H., 12 LTS.
Ⓛ	2'-8" X 6'-0"	VINYL S.H., 18 LTS.
Ⓜ	2-2'-8" X 6'-0"	VINYL S.H., 18 LTS.
Ⓝ	1'-8" X 6'-0"	VINYL S.H., 12 LTS.

AREA:

1ST. FLOOR HEATED	1040
2ND. FLOOR HEATED	1095
BONUS ROOM	385
TOTAL HEATED AREA	2520
GARAGE AND STORAGE	540
TOTAL AREA	3060
PORCH	45

WILLIAM BREWSTER CO.

THE CHARLESTON - A

JOB NO. BREWSTER
DATE: 9/04
DRAWN BY: BT
SHEET NO. 2 OF 11
REVISIONS:
DIM. DR. CAD

DOUGLAS E. TINO, INC.
RESIDENTIAL DESIGN AND DRAFTING SERVICES
11817 SAM ROPER DRIVE
CHARLOTTE, NORTH CAROLINA 28269
PHONE: 704/948-1280 FAX: 704/948-1283