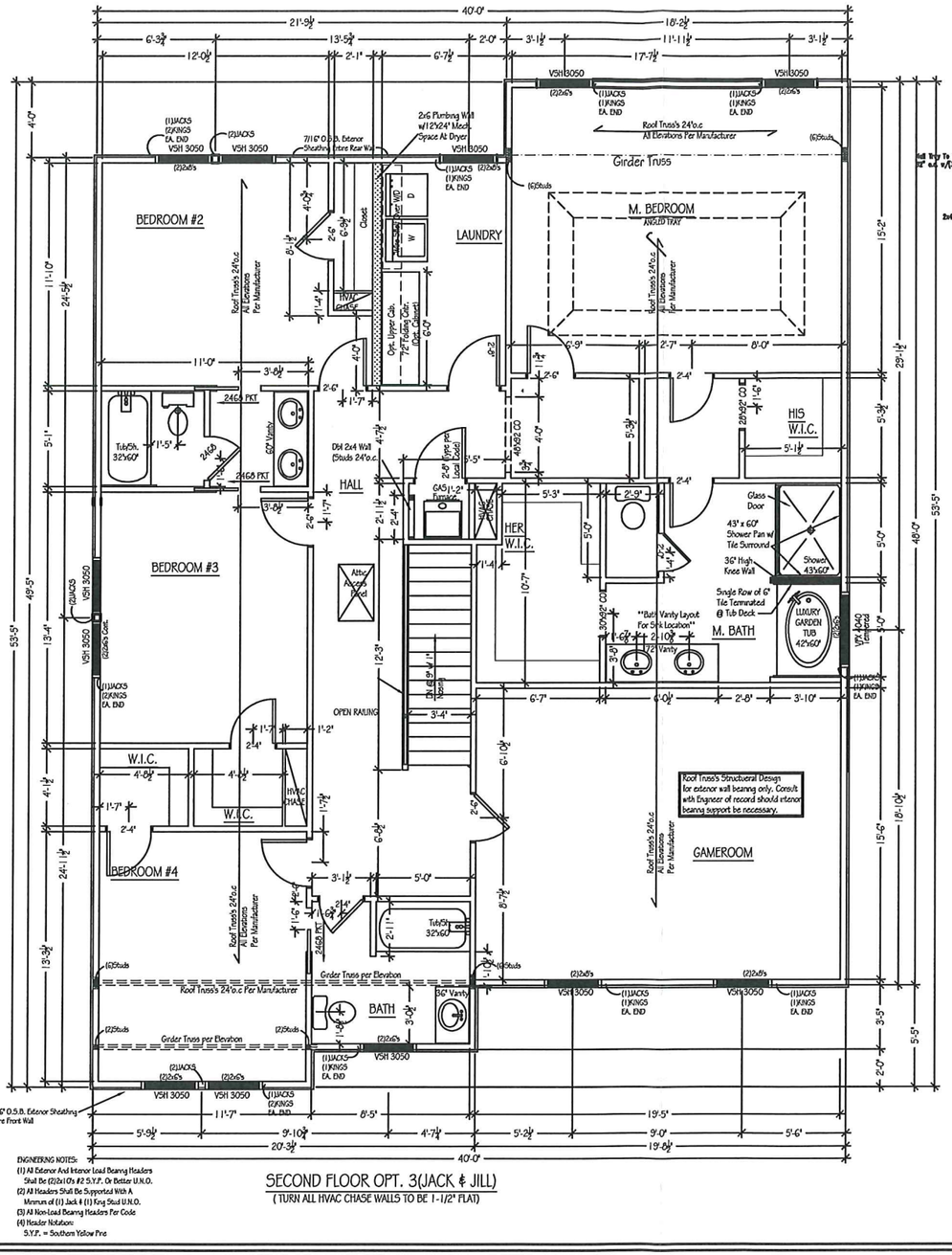
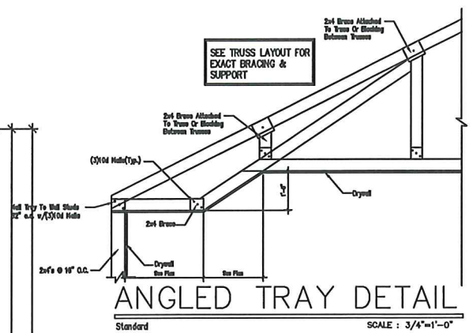


SECOND FLOOR OPT. 3(JACK & JILL)

(TURN ALL HVAC CHASE WALLS TO BE 1-1/2" FLAT)

ENGINEERING NOTES:
(1) All Exterior And Interior Load Bearing Headers Shall Be (2)2x10's #2 S.Y.P. Or Better U.N.O.
(2) All Headers Shall Be Supported With A Minimum of (1) Jack & (1) King Stud U.N.O.
(3) All Non-Load Bearing Headers Per Code
(4) Header Notation:
S.Y.P. = Southern Yellow Pine



ANGLED TRAY DETAIL

Standard SCALE : 3/4"=1'-0"

GENERAL NOTES:

1. 8'-1 1/8" CEILING HEIGHT, UNLESS NOTED OTHERWISE
2. ALL EXTERIOR WALLS & INTERIOR LOAD BRG WALLS TO BE 2x4 STUDS 16" O.C. AND NON-BRG INTERIOR WALLS TO BE 2X4 STUDS 16" O.C.
3. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN (SEE WINDOW SCHEDULE)
4. DIMENSIONS ARE FROM FACE OF STUDS.
5. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16"O.C. TYP.
6. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
7. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED
8. PROVIDE DOUBLE CRIPPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER
9. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR
10. UPPER KITCHEN CABINETS 55" ABOVE SUBFLOOR
11. 16" O.C. STUDS AT KITCHEN WALLS W/ CABINETS

HALF WALL (See plan for ht.)
2X4 WALL (see plan for plate ht.)
2X4 BEARING WALL
2X4 EXTERIOR WALL
2XG WALL (see plan for plate ht.)
2XG WALL PLUMBING WALL
2XG EXTERIOR WALL

NORTH CAROLINA PROFESSIONAL
29249
5/29/13
ENGINEER
KEVIN P. MUNSON
NORTH CAROLINA
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No. C3295
CERTIFICATE OF AUTHORIZATION

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Fairington Oaks
Lot #132

SECOND FLOOR PLAN

3110 TOWNSEND

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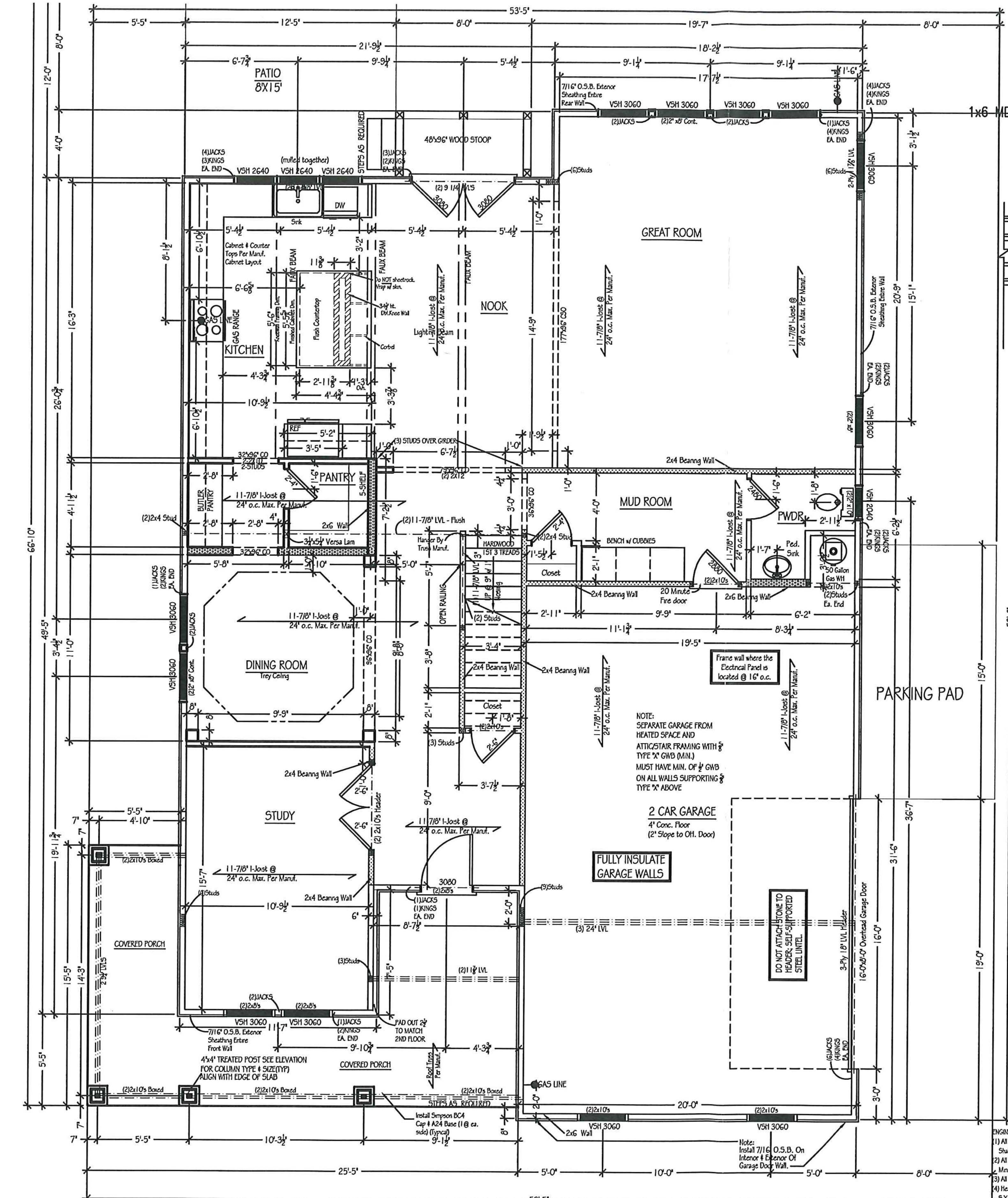
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SCALE: 1/4" = 1'-0"

REVISION:

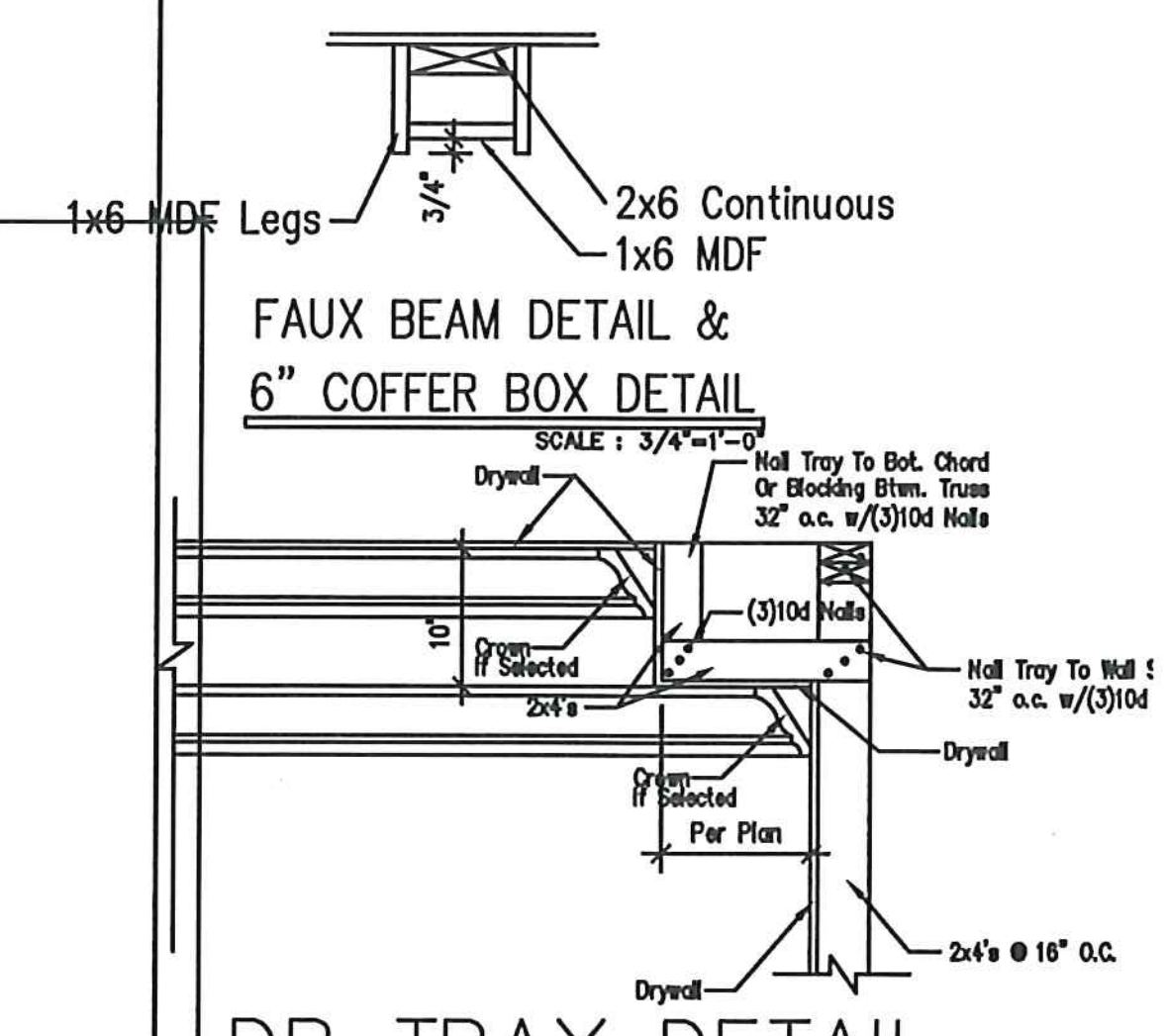
JOB:

SHEET: 5



STANDARD FIRST FLOOR-3110

ENGINEERING NOTES:
(1) All Exterior And Interior Load Bearing Headers Shall Be (2)2x10's #2 S.Y.P. Or Better U.N.O.
(2) All Headers Shall Be Supported With A Minimum of (1) Jack & (1) King Stud U.N.O.
(3) All Non-Load Bearing Headers Per Code
(4) Header Notation:
S.Y.P. = Southern Yellow Pine
S.P.F. = Spruce Pine Fir



FAUX BEAM DETAIL &
6" COFFER BOX DETAIL
SCALE : 3/4"=1'-0"

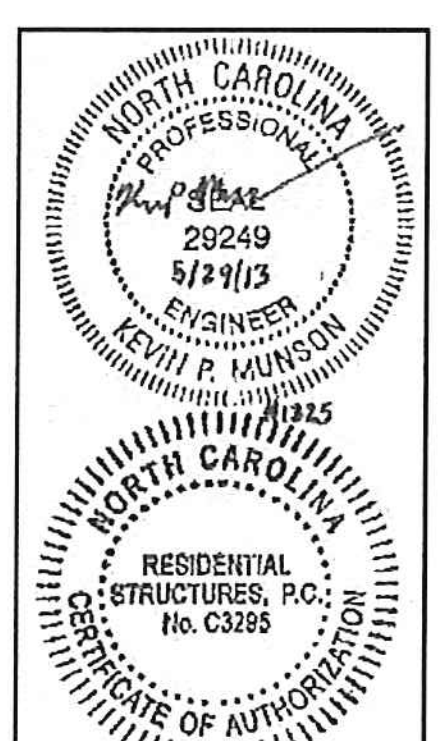
DR TRAY DETAIL
SCALE : 3/4"=1'-0"

SQUARE FOOTAGE TABLE	
FIRST FLOOR	1473 SF
SECOND FLOOR(Floored In)	1925 SF
TOTAL SF(Floored In)	3498 SF
PATIO	32 SF
REAR STOOP	149 SF
FRONT PORCH	254 SF
GARAGE	634 SF

GENERAL NOTES:

1. 8'-1 1/8" CEILING HEIGHT, UNLESS NOTED OTHERWISE
2. ALL EXTERIOR WALLS & INTERIOR LOAD BRG WALLS TO BE 2x4 STUDS 16" O.C. AND NON-BRG INTERIOR WALLS TO BE 2X4 STUDS 16" O.C.
3. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN (SEE WINDOW SCHEDULE)
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11. 16" O.C. STUDS AT KITCHEN WALLS W/ CABINETS

- HALF WALL (See plan for ht.)
- 2X4 WALL (see plan for plate ht.)
- 2X4 BEARING WALL
- 2X4 EXTERIOR WALL
- 2X6 WALL (see plan for plate ht.)
- 2X6 WALL PLUMBING WALL
- 2X6 EXTERIOR WALL



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Fairington Oaks
Lot #132

FIRST FLOOR PLAN

3110 - TOWNSEND

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DRAWN BY: MWH

DATE:

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

REVISION:

JOB:

SHEET: 4