

# Daley Residence Second Floor Fit Out

40 Adrian St. , Holly Springs N.C. 27540

## Drawing Index:

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For	Form	Date

Daley Residence Second Floor Fit Out  
40 Adrian ST.  
Holly Springs N.C. 27540

First Floor Plan

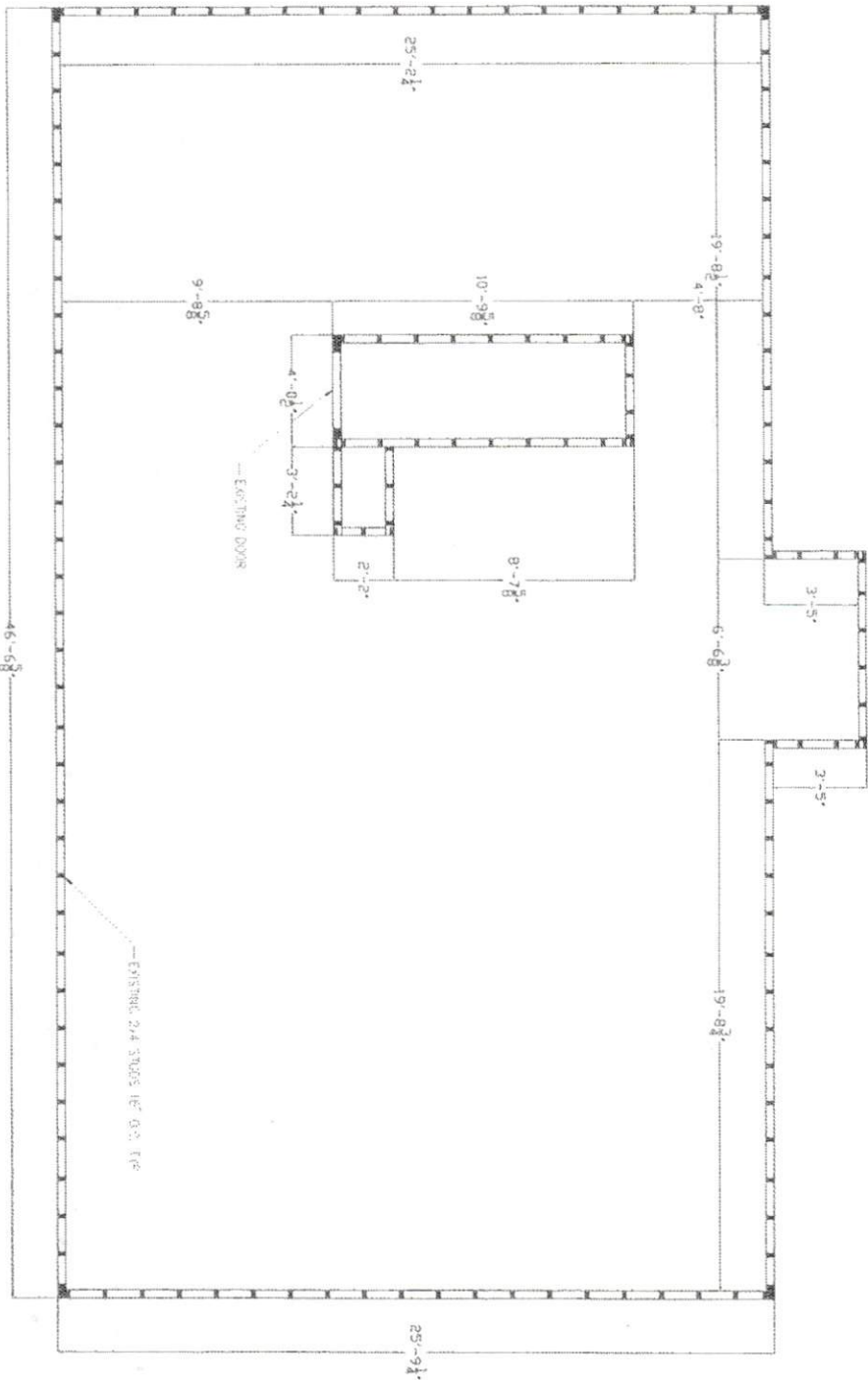
**A-100**

For Permit	04/21/

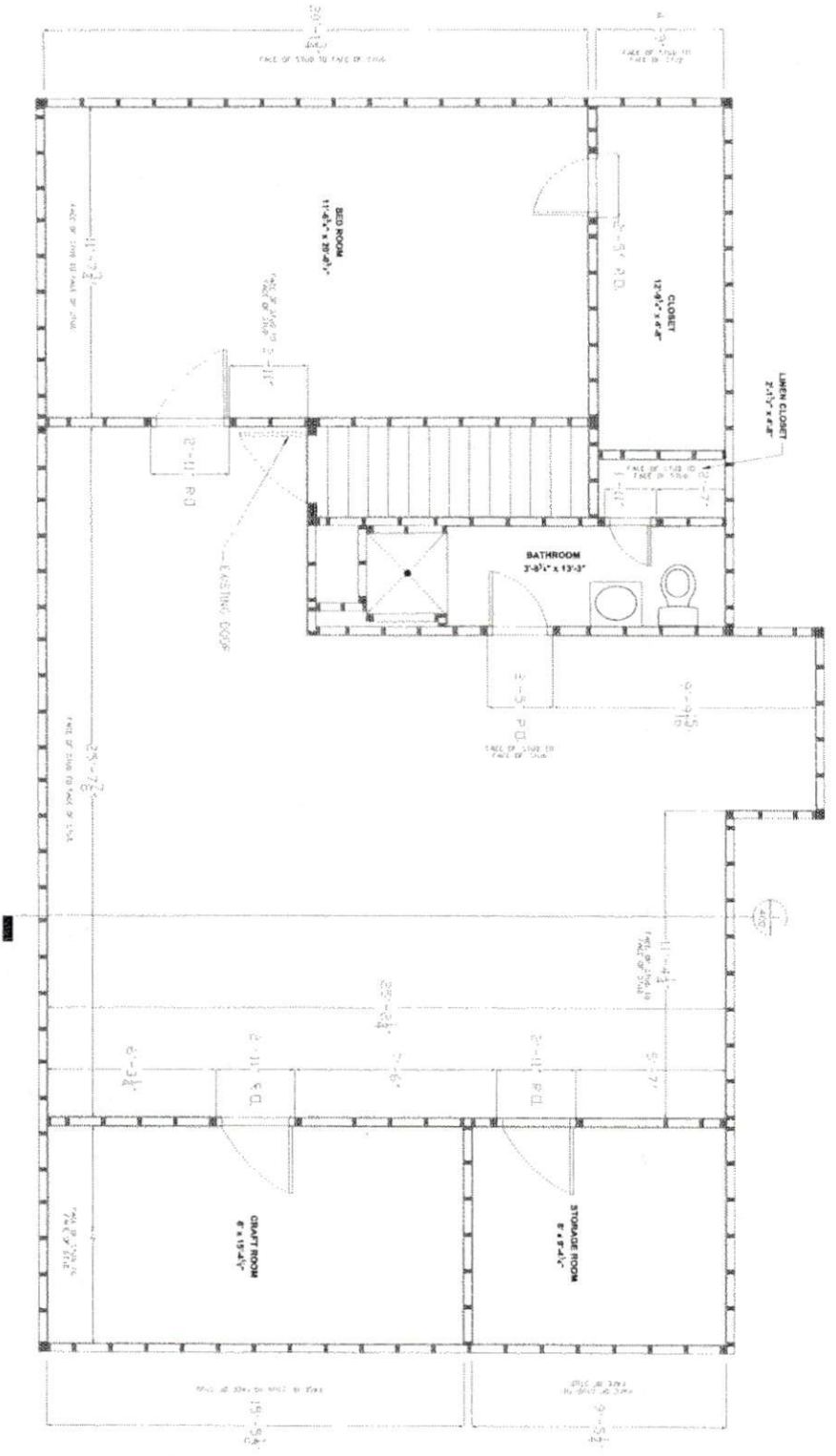
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Existing Second Floor Plan

**A-200**



1 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"



1 NEW SECOND FLOOR PLAN

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A-300

New Second Floor Plan

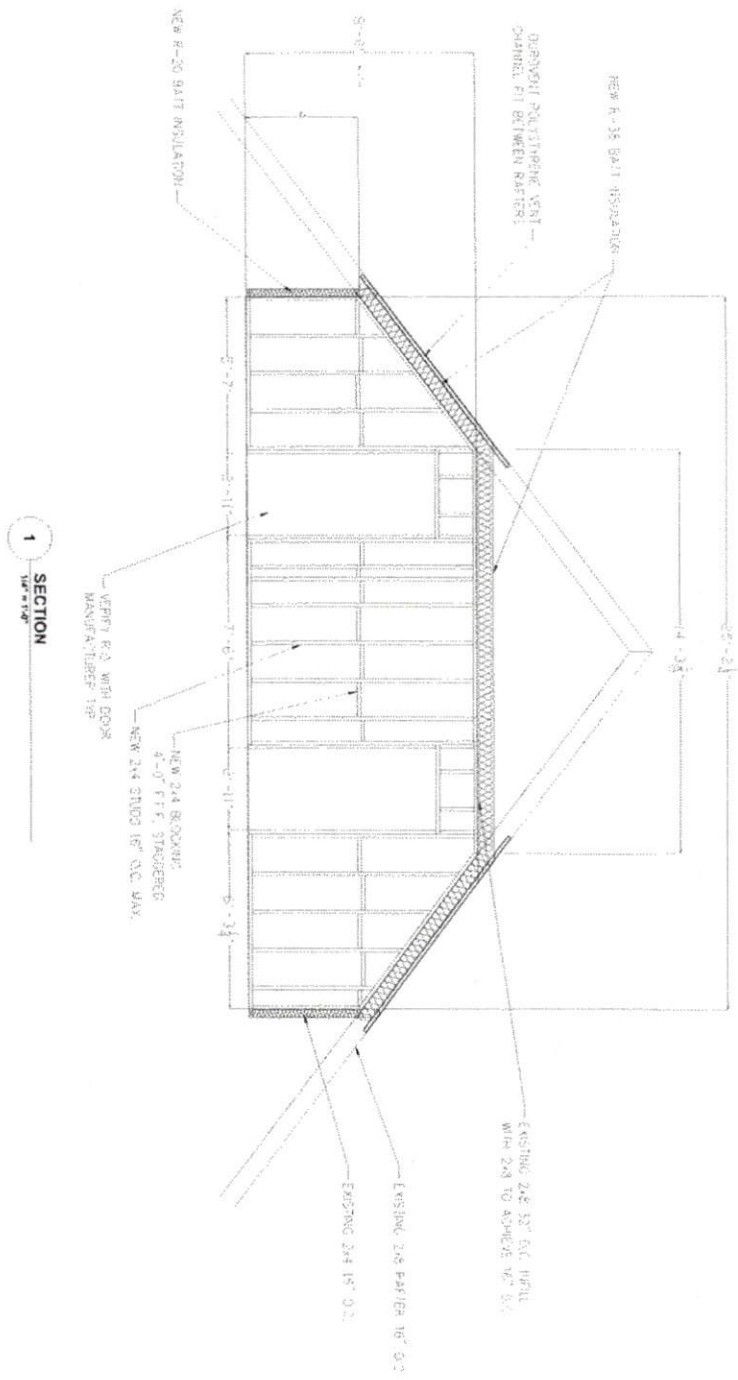
For Review	04/21/

For Review	04/23/

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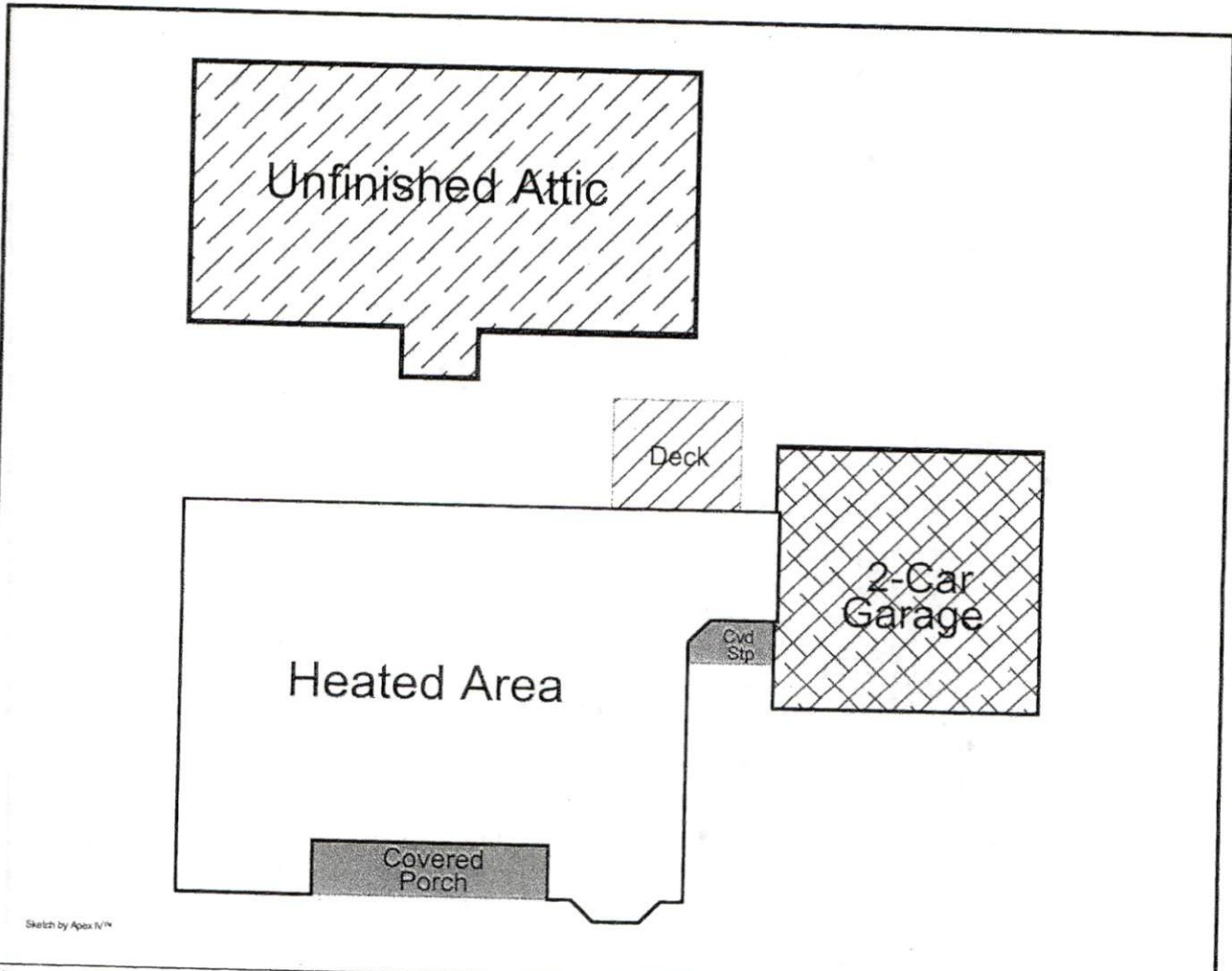
Sections

**A-400**



### Building Sketch (Page - 1)

Borrower/Client Ana T. Daley			
Property Address 40 Adrian St			
City Holly Springs	County Harnett	State NC	Zip Code 27540-7968
Lender FM Lending Services, Inc			



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1671.2	1671.2
GBA1	Unfinished Attic	1144.6	1144.6
P/P	Covered Stoop	28.1	
	Deck	116.5	
	Covered Porch	108.0	252.6
GAR	2-Car Garage	579.7	579.7

LIVING/BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
	10.1 x	48.6	493.3
0.5 x	2.0 x	2.0	1.9
	8.1 x	25.9	211.5
	2.0 x	4.1	8.3
0.5 x	2.0 x	2.0	2.0
0.5 x	2.0 x	2.0	2.0
	2.3 x	25.9	58.4
	2.1 x	25.9	54.5
	20.9 x	34.1	714.4
	6.1 x	10.1	62.4
	5.0 x	12.5	62.5
<b>Unfinished Attic</b>			
	7.0 x	28.3	198.1
	19.9 x	24.0	477.6
	19.7 x	23.8	468.9



**SQUARE FOOT APPRAISAL FORM**

381-8525206

For subscribers using the Residential Cost Handbook/Residential Estimator 7

08133

Property Owner Scott Lee Homes, Inc. Date May 1, 2008  
 Address 40 Adrian St Surveyed By Andrew K. Binder  
 City Holly Springs Cost as of \_\_\_\_\_  
 State/Province NC Zip/Postal Code 27540-7968 Appraisal For FM Lending Services, Inc  
 Type Detached Quality Average/Good Total Floor Area 1,671  
 Style Ranch/Avg Number of Units 1  
 Exterior Walls Vinyl Interior Wall Height 8'  
 Basement Depth \_\_\_\_\_  
 Age New Condition Average Region:  Western  Central  Eastern

		Factor	Quantity	Cost	Extended Cost	
<b>1. COMPUTE RESIDENCE BASIC COST</b>		1.0	1,671	82.32	\$	137,556.72
Square Foot and Lump Sum Adjustments						
2. Roofing <u>Comp Shingle</u>						
3. Energy: <input type="checkbox"/> Mild <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Extreme <input type="checkbox"/> Superinsulated						
4. Foundation: <input type="checkbox"/> Mild <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Extreme Hillside: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep			1,671	2.41	X	4,027.11
5. Seismic: <input type="checkbox"/> None <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Wind: <input type="checkbox"/> No <input type="checkbox"/> Yes						
6. Subfloor <u>Crawl Space</u>						
7. Floor Insulation: <input type="checkbox"/> Mild <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Extreme			1,671	1.08	X	1,804.68
8. Floor Cover <u>Hdwd/Carpet/Vinyl</u>			1,671	3.20	X	5,347.20
9. Plaster Interior <u>Drywall</u>						
10. Heating/Cooling <u>Heatpump</u>			1,671	2.28	X	3,809.88
11. Plumbing Fixtures <u>Total 10</u> <u>Base 8</u>			2	1,110.00	X	2,220.00
12. Plumbing Rough-ins <u>Total 3</u> <u>Base 1</u>			2	450.00	X	900.00
13. Dormers						
14. Fireplaces <u>Fireplace</u>			1	1,475.00	X	1,475.00
15. Built-in Appliances			1	2,575.00	X	2,575.00
<b>16. SUBTOTAL: ADJUSTED RESIDENCE COST: Total of Lines 1 to 15.</b>					\$	159,715.59
17. Basement						
18. Porches, Decks, Breezeways, etc. <u>Covered Porch</u>			108	27.55	X	2,975.40
19. Balconies <u>Deck</u>			117	17.08	X	1,998.36
20. Exterior Stairways						
<b>21. SUBTOTAL: RESIDENCE COST: Total of Lines 16 to 20.</b>					\$	164,689.35
22. Garages/Carports			580	20.66	X	11,982.80
Finished Interior			580	4.82	X	2,795.60
<b>23. SUBTOTAL OF ALL BUILDING IMPROVEMENTS. Total of Lines 21 and 22.</b>					\$	179,467.75
24. Multipliers: <u>Current Cost .94</u> <u>x Local .92</u> <u>x Other</u>					=	0.86
25. Additional Components						
<b>26. TOTAL BUILDING COST NEW: Line 23 x Line 24 + Line 25.</b>					\$	154,342.27
27. Depreciation: Physical and Functional						
28. External and / or Excessive Functional Obsolescence						
29. Additional Depreciation						
<b>30. TOTAL DEPRECIATED COST: Line 26 - Lines 27 to 29.</b>					\$	154,342.27
31. Yard Improvements <u>As is site improvements...</u>						12,000.00
32. Miscellaneous						25,000.00
33. Land/Site Value						
<b>34. TOTAL INDICATED VALUE: Total of Lines 30 to 33.</b>					\$	191,342.27