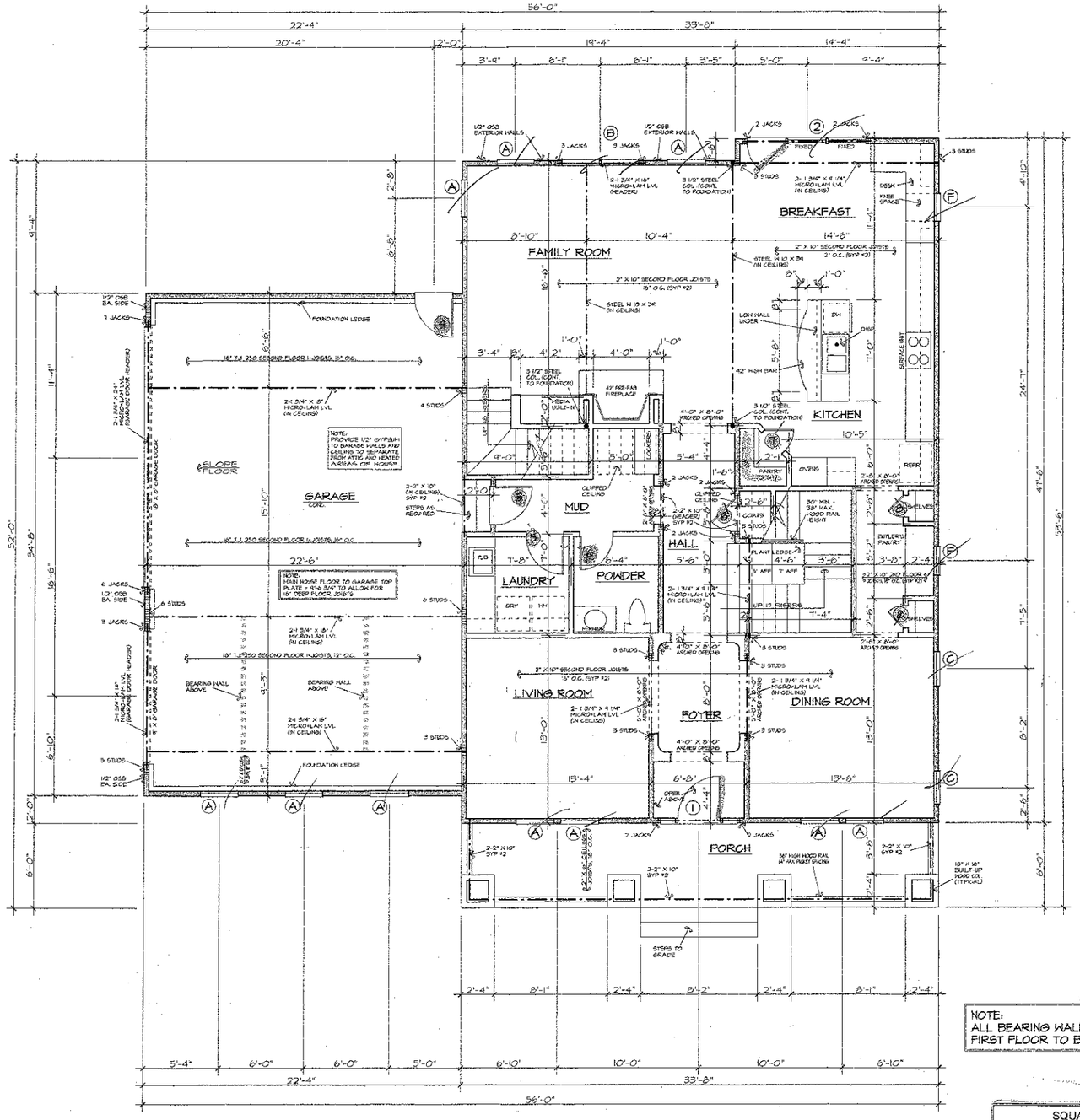


FIRST FLOOR PLAN

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

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	3'-0" X 6'-8" X 1 3/4" W/ 12" SIDELIGHT + 14" TRANSOM	SEE FRONT ELEVATION
②	3-2'-8" X 6'-8" X 1 3/4" WITH 12" TRANSOM ABOVE	FIFTEEN LIGHT
③	2'-8" X 6'-8" X 1 3/4"	20 MINUTE RATED
④	2'-8" X 6'-8" X 1 3/4"	9 LIGHT, 2 PANEL
⑤	2'-8" X 8'-0" X 1 3/8"	8 PANEL COLONIAL
⑥	2'-4" X 8'-0" X 1 3/8"	8 PANEL COLONIAL
⑦	2'-0" X 8'-0" X 1 3/8"	4 PANEL COLONIAL
⑧	1'-6" X 8'-0" X 1 3/8"	4 PANEL COLONIAL
⑨	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑫	2-2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑬	1'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑭		

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
Ⓐ	2'-8" X 6'-2"	DOUBLE-HUNG
Ⓑ	2-2'-8" X 6'-2"	DOUBLE-HUNG
Ⓒ	2'-4" X 6'-2"	DOUBLE-HUNG
Ⓓ	2'-8" X 5'-2"	DOUBLE-HUNG
Ⓔ	2-2'-8" X 5'-2"	DOUBLE-HUNG
Ⓕ	2'-0" X 4'-6"	DOUBLE-HUNG
Ⓖ	2'-0" X 3'-10"	DOUBLE-HUNG
Ⓗ	2'-0" X 3'-2"	DOUBLE-HUNG
Ⓗ	2-2'-4" X 4'-6"	FIXED (TEMPERED)

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.

NORTH CAROLINA PROFESSIONAL SEAL 026256 ENGINEER MARK W. HODIS 12/1/03

STRUCTURAL ONLY

NOTE:
ALL BEARING WALLS ON FIRST FLOOR TO BE 2" X 4", 12" O.C.

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 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 TOP PLATE FIRST FLOOR = 10'-1 1/2".
5. FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 8'-0" (U.N.O.)
6. SECOND FLOOR JOISTS DESIGN LOADS = 40 PSF LIVE, 10 PSF DEAD.
7. CEILING JOISTS DESIGN LOADS = 20 PSF LIVE, 10 PSF DEAD.
8. RAFTER DESIGN LOADS = 20 PSF LIVE, 15 PSF DEAD.
9. ALL MANUFACTURED FLOOR JOISTS ARE TO BE GLUED AND NAILED TO FLOORINGS IN ACCORD WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. ALL BEARING WALLS ON FIRST FLOOR TO BE 2" X 4", 12" O.C.

BEARING WALLS SYMBOL = ▭

SQUARE FOOTAGE

FIRST FLOOR HEATED	1,506	SQ. FT.
SECOND FLOOR HEATED	2048	SQ. FT.
ATTIC	583	SQ. FT.
HEATED TOTAL	4,135	SQ. FT.
THREE CAR GARAGE	746	SQ. FT.
PORCH	203	SQ. FT.
		SQ. FT.
TOTAL UNDER ROOF	5,084	SQ. FT.

CS

LOT 985 THE POINT

THE EDGEWATER

ELEVATION - A

JOB NO. SIMONINI

DATE 12/03

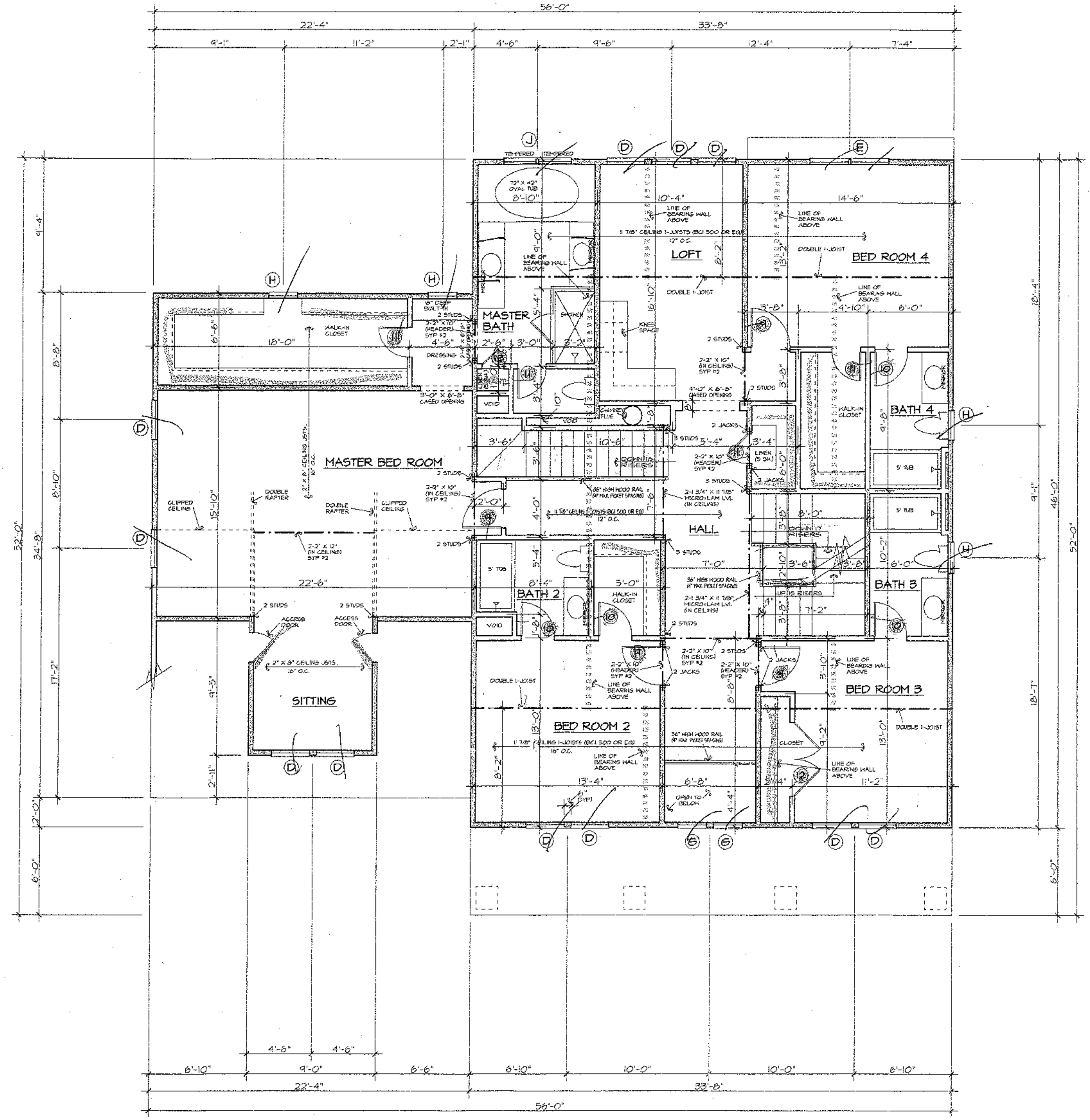
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REVISIONS

DWG. BY CAD

SIMONINI BUILDERS
817 E. MOREHEAD ST., SUITE 100
CHARLOTTE, NORTH CAROLINA 28202-2705
OFFICE (704) 358-9440 FAX (704) 358-9418
WWW.SIMONINIBUILDERS.COM



SECOND FLOOR PLAN

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

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
1	3'-0" X 6'-8" X 1 3/4" W/ 12" SIDELIGHT & 14" TRANSOM	SEE FRONT ELEVATION
2	3-2'-8" X 6'-8" X 1 3/4" WITH 12" TRANSOM ABOVE	FIFTEEN LIGHT
3	2'-8" X 6'-8" X 1 3/4"	20 MINUTE RATED
4	2'-8" X 6'-8" X 1 3/4"	9 LIGHT, 2 PANEL
5	2'-8" X 8'-0" X 1 3/8"	8 PANEL COLONIAL
6	2'-4" X 8'-0" X 1 3/8"	8 PANEL COLONIAL
7	2'-0" X 8'-0" X 1 3/8"	4 PANEL COLONIAL
8	1'-6" X 8'-0" X 1 3/8"	4 PANEL COLONIAL
9	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
10	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
11	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
12	2-2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
13	1'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
14		

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
A	2'-8" X 6'-2"	DOUBLE-HUNG
B	2-2'-8" X 6'-2"	DOUBLE-HUNG
C	2'-4" X 6'-2"	DOUBLE-HUNG
D	2'-8" X 5'-2"	DOUBLE-HUNG
E	2-2'-8" X 5'-2"	DOUBLE-HUNG
F	2'-0" X 4'-6"	DOUBLE-HUNG
G	2'-0" X 3'-10"	DOUBLE-HUNG
H	2'-0" X 3'-2"	DOUBLE-HUNG
H	2-2'-4" X 4'-6"	FIXED (TEMPERED)

NOTE:
SWCOND FLOOR CEILING JOIST SYSTEM SHALL BE 11 7/8" I-JOISTS SPACED @ 12" O.C. BCI 500 OR EQUIVALENT.

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.

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 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 TOP PLATE SECOND FLOOR = 9'-1 1/2".
5. FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 7'-0" (U.N.O.)
6. CEILING JOISTS DESIGN LOADS = 20 PSF LIVE, 10 PSF DEAD.
7. RAFTER DESIGN LOADS = 20 PSF LIVE, 15 PSF DEAD.
8. VERSA LAM COLUMN PRODUCED BY BOISE CASCADE E=1.8 X 10⁶ PSI, Fb=2200 PSI MIN.

BEARING WALLS SYMBOL =

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LOT 985 THE POINT

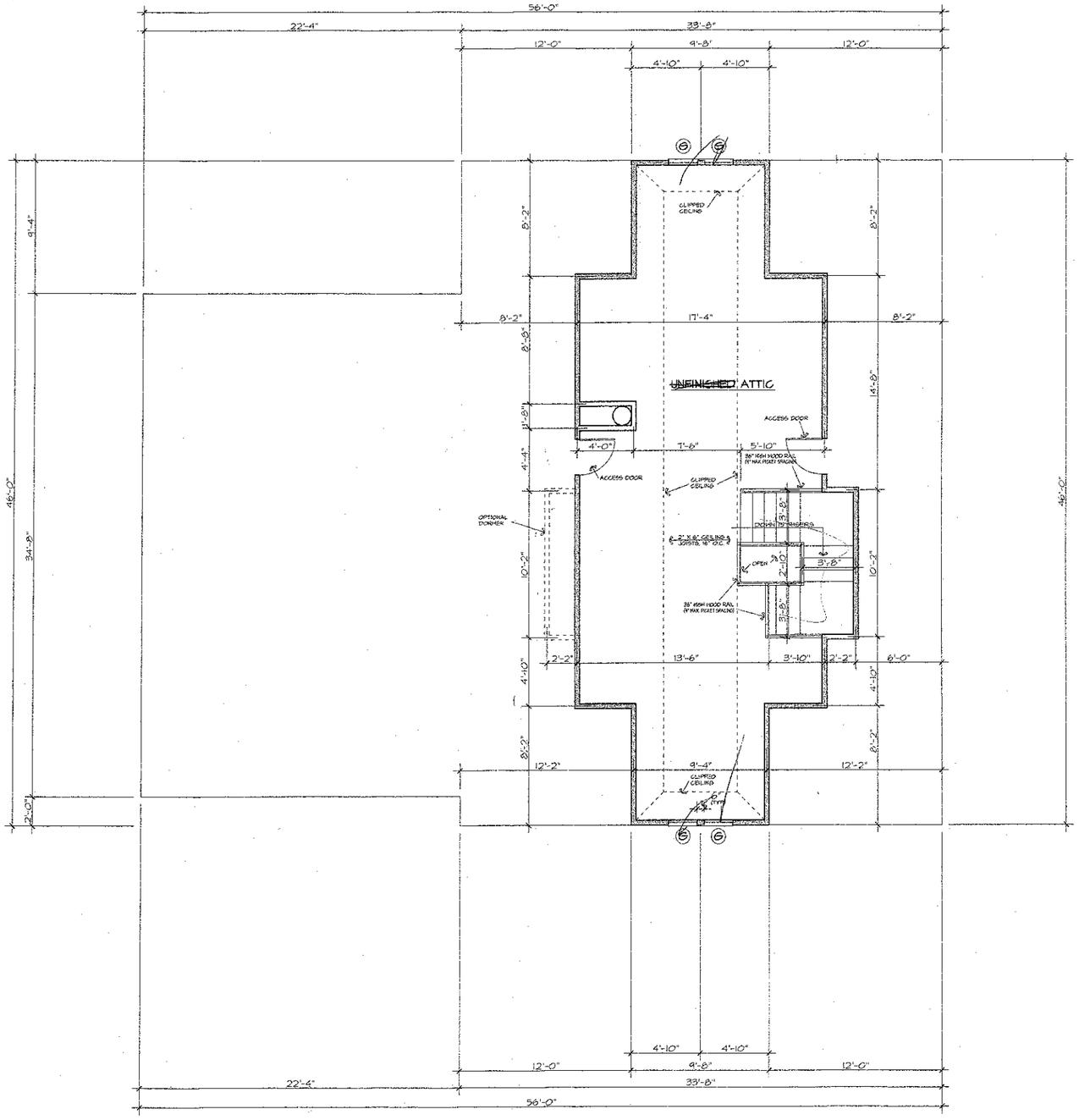
THE EDGEWATER

ELEVATION - A

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DM. CK.	CAD
SHEET NO:	3 OF 4

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THIRD FLOOR ATTIC PLAN

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

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	3'-0" X 6'-8" X 1 3/4" W/ 12" SIDELIGHT & 14" TRANSOM	SEE FRONT ELEVATION
②	3'-2"-8" X 6'-8" X 1 3/4" WITH 12" TRANSOM ABOVE	FIFTEEN LIGHT
③	2'-8" X 6'-8" X 1 3/4"	20 MINUTE RATED
④	2'-8" X 6'-8" X 1 3/4"	9 LIGHT, 2 PANEL
⑤	2'-8" X 8'-0" X 1 3/8"	8 PANEL COLONIAL
⑥	2'-4" X 8'-0" X 1 3/8"	8 PANEL COLONIAL
⑦	2'-0" X 8'-0" X 1 3/8"	4 PANEL COLONIAL
⑧	1'-6" X 8'-0" X 1 3/8"	4 PANEL COLONIAL
⑨	2'-8" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑩	2'-4" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑪	2'-0" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑫	2-2'-6" X 6'-8" X 1 3/8"	6 PANEL COLONIAL
⑬	1'-6" X 8'-8" X 1 3/8"	6 PANEL COLONIAL
⑭		

WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
Ⓐ	2'-8" X 6'-2"	DOUBLE-HUNG
Ⓑ	2-2'-8" X 6'-2"	DOUBLE-HUNG
Ⓒ	2'-4" X 6'-2"	DOUBLE-HUNG
Ⓓ	2'-8" X 5'-2"	DOUBLE-HUNG
Ⓔ	2-2'-8" X 5'-2"	DOUBLE-HUNG
Ⓕ	2'-0" X 4'-6"	DOUBLE-HUNG
Ⓖ	2'-0" X 3'-10"	DOUBLE-HUNG
Ⓗ	2'-0" X 5'-2"	DOUBLE-HUNG
Ⓗ	2-2'-4" X 4'-6"	FIXED (TEMPERED)

HEADER NOTES - THIRD 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.

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 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 TOP PLATE THIRD FLOOR = 8'-1 1/2".
5. FLOOR TO WINDOW HEAD HEIGHT SECOND FLOOR = 6'-8" (U.N.O.)
6. CEILING JOISTS DESIGN LOADS = 20 PSF LIVE, 10 PSF DEAD.
7. RAFTER DESIGN LOADS = 20 PSF LIVE, 15 PSF DEAD.
8. VERSA LAM COLUMN PRODUCED BY BOISE CASCADE E=1.8 X 10^6 PSI, Fb=2200 PSI MIN.

BEARING WALLS SYMBOL = ▭

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 025256 MARK W. HOIDAS 12/11/03

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LOT 985 THE POINT

THE EDGEWATER

ELEVATION - A

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I:\SIMONINI\The Point\Edgewater\A-1_2685PNT Edgewater A-1.dwg Thursday, December 11, 2003 3:29 pm Plot: 1/4"=1'-0"