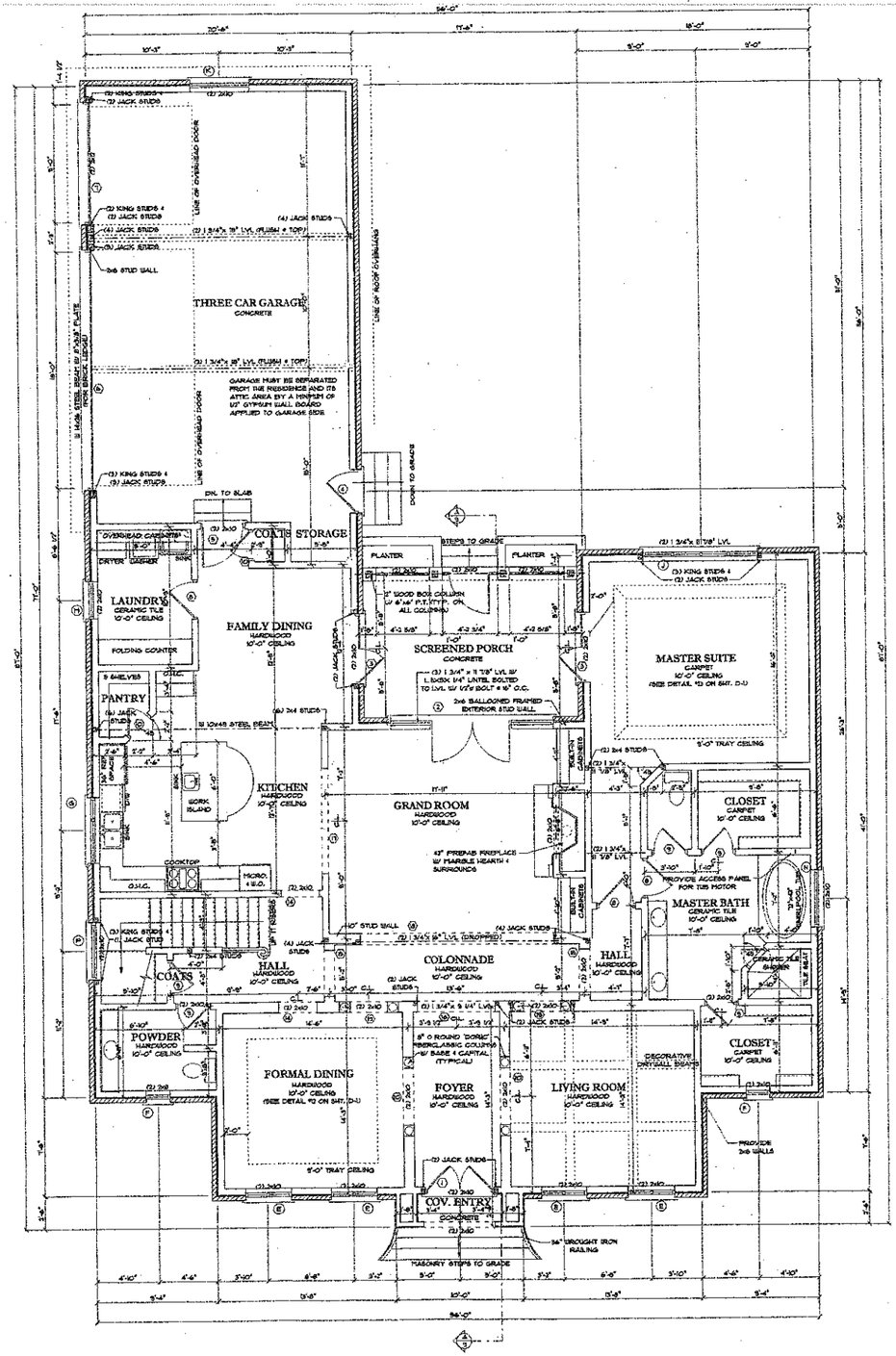


FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE

FIRST FLOOR HEATED	2,472 SQ. FT.
SECOND FLOOR HEATED	1,842 SQ. FT.
HEATED TOTAL	4,314 SQ. FT.
GARAGE/ STORAGE	706 SQ. FT.
COVERED ENTRY	22 SQ. FT.
SCREENED PORCH	176 SQ. FT.
TOTAL UNDER ROOF	5,218 SQ. FT.

ENGINEER:
NORTH CAROLINA REGISTERED SEAL 27310 ENGINEER MICHAEL P. GERARD
Vann Engineering, P.C.
428 E. 4th St. Suite 300
Charlotte, NC 28202

DATE: MAY 13, 2003
DRAWN BY: DAVID PETTERS
APPROVED BY:
REVISIONS: JUNE 16, 2003; JULY 23, 2004; JULY 28, 2004

SIMONINI & BUILDERS

PROJECT:
THE HOLBROOKE
LOT 1160 CAPE COD WAY
THE POINT

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

Christopher Phelps & Associates
a residential design firm
225 East Worthington Avenue
Suite 200
Charlotte, NC 28203

SHEET 4 / 15

© 2003 COPYRIGHT CHRISTOPHER PHELPS & ASSOCIATES, LLC.
THESE PLANS ARE PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THIS PLAN IS AUTHORIZED TO CONSTRUCT ONE (1) HOUSE FROM THIS PLAN. MODIFICATION OR REUSE OF THIS PLAN IS PROHIBITED.