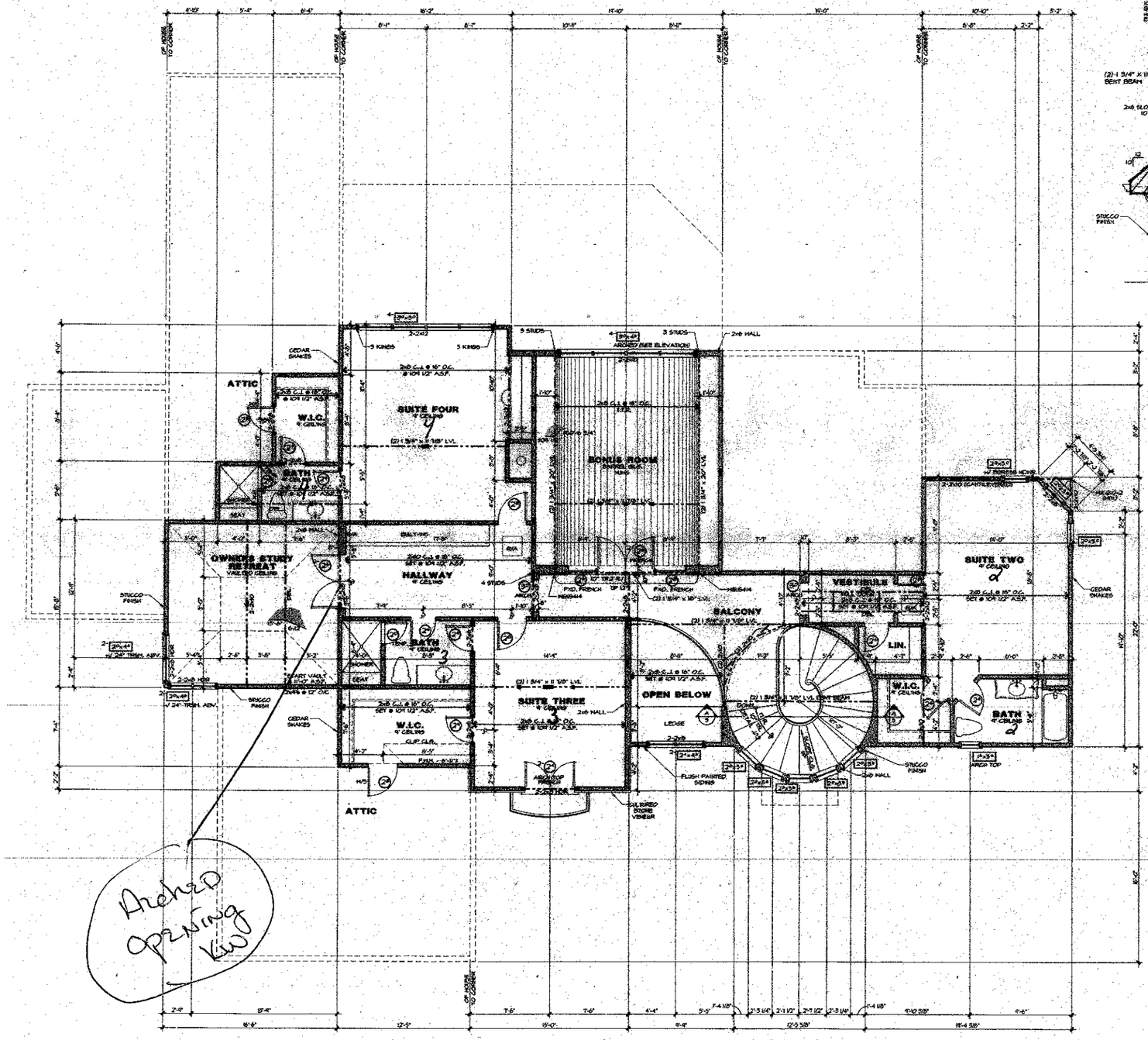
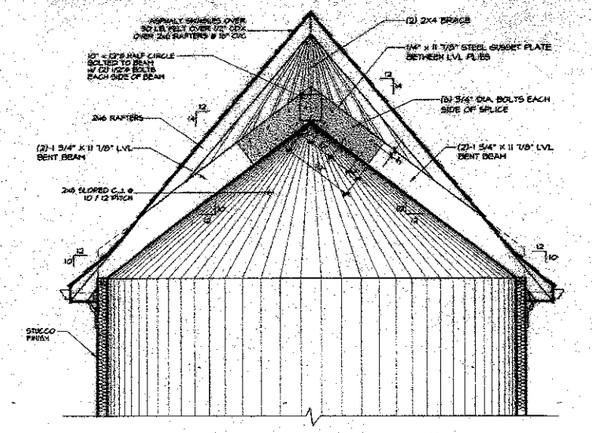




SECTION AT STAIRWELL (A)
SCALE: 1/2" = 1'-0"

NOTES:

*ALL ANGLED WALLS ARE 45° U.N.O.

*BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS U.N.O.

*SEE FRAMING NOTE 16 FOR HEADER SIZES UNLESS NOTED ON PLAN

*ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE

*WEATHERSTRIP ALL DOORS INTO ATTIC SPACE

*ALL JOISTS & BEAMS SET @ 1OR 1/2" ABOVE SUB-FLOOR UNLESS NOTED OTHERWISE

*ALL RAILING TO BE 36" MIN. HEIGHT PER CODE

*ALL DOORS ARE 6'-8" TALL SOLID PANEL (U.N.O.)

*ALL HEADER HEIGHTS ARE @ 98" (U.N.O.)

*ALL WINDOWS ARE DBL. HUNG U.N.O.

*ALL RAILING TO BE 36" MIN. HEIGHT PER CODE

EXTERIOR WALL HEIGHT (h)	STUD WALL SPACING
h ≤ 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 13'	2x6 @ 16" oc
h ≥ 13'	CONSULT ENG.
GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT	

Square Footage

5/7/04 - S.O.

Main Level Heated	3,132 Sq.Ft.
Upper Level Heated	2,391 Sq.Ft.
Lower Level Heated	1711 Sq.Ft.
Total Heated	7,234 Sq.Ft.
Lower Level Unfinished	1,394 Sq.Ft.
Future Winery	140 Sq.Ft.
Covered Terrace	747 Sq.Ft.
Screen Porch	253 Sq.Ft.
Grilling Porch	98 Sq.Ft.
One Car Garage	304 Sq.Ft.
Two Car Garage	624 Sq.Ft.
Covered Porch	26 Sq.Ft.
Total Under Roof	10,812 Sq.Ft.
Deck	435 Sq.Ft.

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Lot 1218
The Point

A New Residence By
AUGUSTA HOMES

SEAL

Warren Engineering, P.C.
1035 E. W.T. Harris Blvd. Suite 300
Charlotte, NC 28213

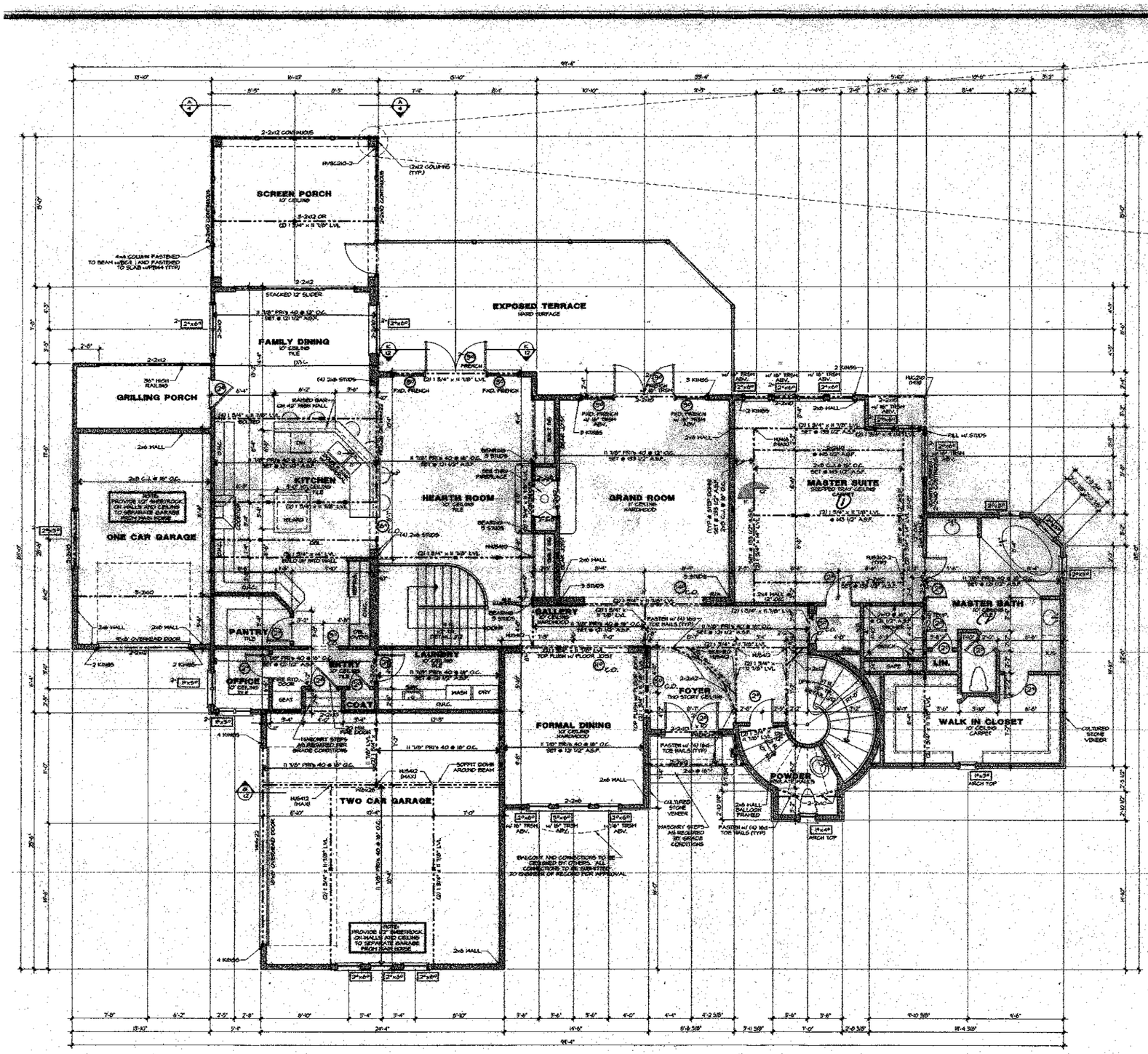
SHEET SET	DATE
SO	5/11/04

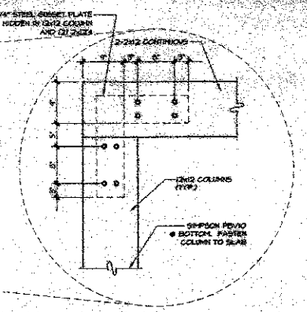
DRAWING TITLE:
UPPER LEVEL FLOOR PLAN

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

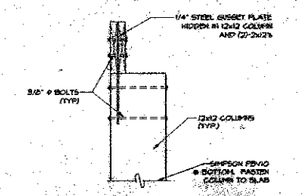
SHEET NO:
5

OF 14





REAR ELEVATION VIEW



SIDE ELEVATION VIEW

(A) SCREEN PCH LATERAL BRACING

NOTES:

- *ALL ANGLED WALLS ARE 45° U.N.O.
- *"B" INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BEARING POINT LOADS U.N.O.
- *ALL BEARING WALLS TO BE 2x6 HEADER UNLESS NOTED OR SHOWN
- *ALL DOORS ARE 8" FROM WALL UNLESS DIMENSIONED OTHERWISE
- *ALL SHOWER DOOR TO BE 3/4" TEMPERED & OBSCURE PLYWOOD BLUED & SCREWED OR GLUED & NAILED TO THE FLOOR JOISTS
- *ALL SEPARATION AND REPAIR CONDITIONS ARE SHOWN IN SEPARATE DETAILS AS REQ'D
- *ALL 3x4 PLY U.O.N. OR SHORT LINTEL BEAMS TO BE BOLTED W/ 2 ROWS OF 1/2" ø BOLTS @ 12" O.C.- 2" FROM TOP & BOTTOM
- *DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS
- *ALL FLOOR JOISTS TO BE 11-7/8" PRI'S 40 @ 12 1/2" A.S.P. UNLESS NOTED OTHERWISE
- *ALL EXTERIOR WALL SHEATHING TO BE 7/16" OSB NAILED TO STUDS W/ 8d NAILS @ 6" O.C. AT PANEL EDGES, AND 12" O.C. IN FIELD WITH BLOCKING PROVIDED
- *ALL RAILING TO BE 36" MIN. HEIGHT PER CODE
- *ALL DOORS ARE 8' TALL SOLID PANEL (U.N.O.)
- *ALL HEADER HEIGHTS ARE @ 96" (U.N.O.)
- *ALL WINDOWS ARE DBL. HUNG U.N.O.

EXTERIOR WALL HEIGHT IN	STUD WALL SPACING
9'-1 0"	2x4 @ 16" oc
10'-1 & 11'-1"	2x4 @ 12" oc
11'-1 & 12'-1"	2x6 @ 16" oc
> 16'-0"	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

Square Footage

5/7/04 - S.O.

Main Level Heated	3,132 Sq.Ft.
Upper Level Heated	2,391 Sq.Ft.
Lower Level Heated	1711 Sq.Ft.
Total Heated	7,234 Sq.Ft.
Lower Level Unfinished	1,394 Sq.Ft.
Future Winery	140 Sq.Ft.
Covered Terrace	747 Sq.Ft.
Screen Porch	252 Sq.Ft.
Grilling Porch	98 Sq.Ft.
One Car Garage	304 Sq.Ft.
Two Car Garage	624 Sq.Ft.
Covered Porch	26 Sq.Ft.
Total Under Roof	10,812 Sq.Ft.
Deck	495 Sq.Ft.

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Lot 1218 The Point

A New Residence By AUGUSTA HOMES

SEAL

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520 E. 7th St. Suite 300
Charlotte, N. 28202

DRAWN BY: SO | DATE: 5/18/04

DRAWING TITLE:
MAIN LEVEL FLOOR PLAN

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

SHEET NO. 4 OF 14 SHEETS

COVERED TERRACE
FUTURE EXERCISE
11' CEILING
BATH
ADULT LOUNGE
11' CEILING
GAMES / BILLIARDS
11' CEILING
FUTURE
HOME THEATER
11' CEILING
UNF. STORAGE
11' CEILING
FINISHED STORAGE
11' CEILING
WELL DATA
11' CEILING
BAR
11' CEILING
FUTURE WINERY
11' CEILING
COVERED TERRACE
CURT STONE VENEER
STUCCO PARGE
BEAM POCKET
NOTE: SLOPE SLAB 1/2" PER FOOT AWAY FROM HOUSE
STACKED 12' SLIDER
3 KINGS
2 KINGS
2x6 HALL
3 STUDS
FIREPLACE
OPEN RAILING
SOLDIER
COURSE
LINE OF 3'-6" FOUNDATION WALL
LINE OF 3'-6" CONCRETE SLAB
4" TH. CONC. SLAB W/ 6x6, 10/10 WIA WWM OR FIBER MESH OVER VAPOR BARRIER OR GRAVEL 3000 PSI MIX
SLOPE SLAB AWAY FROM HOUSE
#5 @ 48" O.C.
#5 @ 16" O.C.
#5 @ 12" O.C.
#5 @ 32" O.C.
#5 @ 24" O.C.
#5 @ 18" O.C.
#5 @ 40" O.C.
#5 @ 12" O.C. DROP 12"
#5 @ 16" O.C. DROP 12"
#5 @ 16" O.C. DROP 24"
#5 @ 18" O.C. DROP 12"
#5 @ 18" O.C. DROP 24"
#5 @ 40" O.C. DROP 12"
#5 @ 40" O.C. DROP 24"
#5 @ 48" O.C. DROP 12"
#5 @ 48" O.C. DROP 24"
#5 @ 32" O.C. DROP 12"
#5 @ 32" O.C. DROP 24"
#5 @ 24" O.C. DROP 12"
#5 @ 24" O.C. DROP 24"
#5 @ 16" O.C. DROP 24"
#5 @ 18" O.C. DROP 24"
#5 @ 40" O.C. DROP 24"
#5 @ 48" O.C. DROP 24"
#5 @ 32" O.C. DROP 24