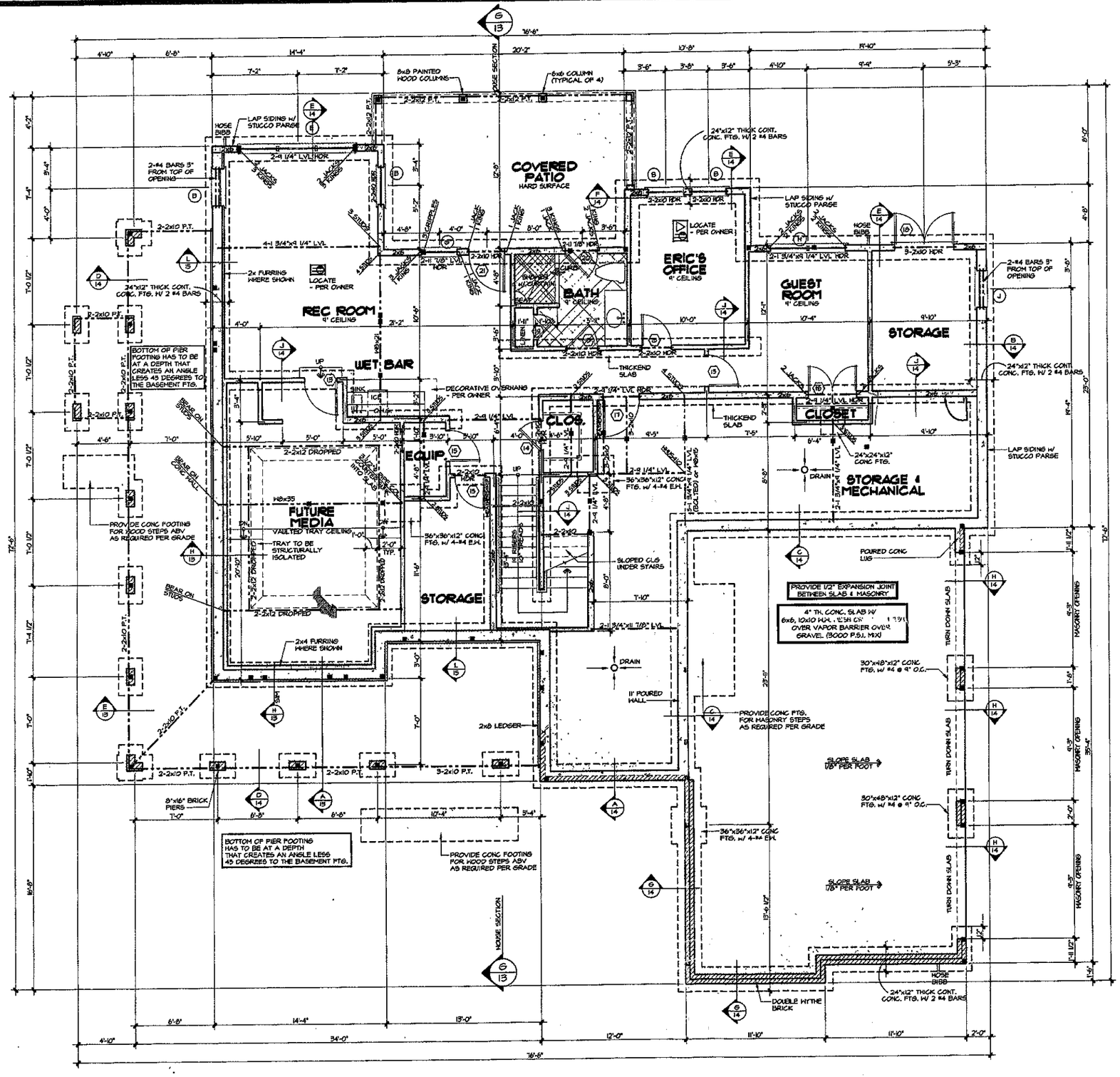


DOOR SCHEDULE

	SIZE	DESCRIPTION
1	5'0" x 8'0"	3/4 GLASS W/(2) 12" SIDELITES
2	2'0" x 8'0"	FRENCH DOOR
3	12'0" x 8'0"	SLIDING FRENCH DOORS
4	2'0" x 8'0"	FRENCH DOOR
5	2-2'0" x 8'0"	FRENCH DOORS
6	2'0" x 8'0"	SOLID PANEL
7	2'0" x 8'0"	20 MIN. FIRE
8	2'0" x 8'0"	SOLID PANEL
9	2'0" x 8'0"	SOLID PANEL
10	3'0" x 8'0"	SOLID PANEL
11	2'0"	TEMPERED GLASS DOOR
12	2-2'0" x 8'0"	SOLID PANEL
13	2'0" x 6'8"	SOLID PANEL
14	2'0" x 8'0"	SOLID PANEL
15	2'0" x 8'0"	SOLID PANEL
16	2-2'0" x 6'8"	SOLID PANEL
17	5'0" x 6'8"	SOLID PANEL
18	2-2'0" x 8'0"	3/4 GLASS
19	2'0" x 8'0"	SOLID PANEL
20	2'0" x 8'0"	3/4 GLASS
21	3'0" x 8'0"	FRENCH DOOR
22	1'0" x 8'0"	SOLID PANEL
23	6'0" x 8'0"	CASED OPENING
24	9'0" x 8'0"	CASED OPENING
25	4'0" x 5'0"	CASED OPENING @ 86" A.F.F.
26	9'0" x 1'0"	CASED OPENING
27	12'0" x 8'0"	CASED OPENING
28	4'0" x 8'0"	CASED OPENING
29	3'0" x 8'0"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	2'0" x 4'0"	DOUBLE HUNG
B	3'0" x 6'0"	DOUBLE HUNG
C	4'0" x 5'0"	FIXED (TEMPERED)
D	2'0" x 4'0"	DOUBLE HUNG
E	3-3'0" x 6'0"	DOUBLE HUNG
F	2-4'0" x 4'0"	CASEMENT W/ FALSE MULLION
G	3'0" x 6'0"	DOUBLE HUNG (TEMPERED)
H	2-3'0" x 6'0"	DOUBLE HUNG
J	3'0" x 1'0"	TRANSOM
K	2-2'0" x 4'0"	DOUBLE HUNG
L	2-2'0" x 4'0"	DOUBLE HUNG
M	2'0" x 3'0"	DOUBLE HUNG
N	2'0" x 4'0"	DOUBLE HUNG
P	3-3'0" x 5'0"	DOUBLE HUNG
Q	3-2'0" x 4'0"	DOUBLE HUNG

Square Footage

8/18/05 JDM

Main Level Heated	2,195 Sq.Ft.
Upper Level Heated	1,143 Sq.Ft.
Lower Level Heated	1,050 Sq.Ft.
Total Heated	4,388 Sq.Ft.
Front Porch	575 Sq.Ft.
Three Car Garage	841 Sq.Ft.
Screened Porch	268 Sq.Ft.
Lower Covered Patio	268 Sq.Ft.
Future Media	392 Sq.Ft.
Storage/Mechanical	753 Sq.Ft.
Total Under Roof	7,491 Sq.Ft.

NOTES:

*TYPICAL BASEMENT SLAB TO BE 4" THICK CONCRETE W/ 6x6, 10x10 WELDED WIRE MESH OR FIBER MESH OVER VAPOR BARRIER OVER 4" COMPACTED GRAVEL BASE

*SEE FRAMING NOTE 16 ON COVER SHEET FOR TYPICAL HEADER INFORMATION UNLESS NOTED OTHERWISE

*FOUNDATION WALL TO BE 10" THICK POURED CONCRETE-SEE DETAIL SHEETS FOR DETAILS ON REINFORCEMENT, ETC.

*TYPICAL EXTERIOR FOOTING TO BE 24"x12" THICK WITH 2-#4 BARS CONTINUOUS @ BASEMENT CONDITIONS & 24"x10" THICK WITH 2-#4 BARS CONTINUOUS @ GARAGE CONDITIONS

*SLAB INSULATION TO BE R-5 MINIMUM 24" AT PERIMETER OF FOUNDATION WALL

*TERMITE CONTROL SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE

*ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C. INTERIOR WALLS TO BE 2x4 @ 12" O.C. UNLESS BEARING. BEARING WALL TO BE 2x6 @ 16" O.C.

*ALL ANGLED WALLS ARE 45° U.N.O.

*■ INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS UNLESS NOTED OTHERWISE

*PROVIDE DRAIN AT ANY MECHANICAL LOCATION SLOPE CONCRETE TOWARDS DRAIN

*PROVIDE FOUNDATION DRAIN ON FILL SIDE OF WALL & DRAIN TO DAYLIGHT

*STUB IN PLUMBING FOR ALL FUTURE AREAS

*ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE

*PROVIDE BEAM POCKET IN POURED WALL IF REQUIRED FOR BEARING OF DROPPED BEAM.

© Copyright, Carolina Design Group, Inc. - 2005

CAROLINA DESIGN GROUP
a residential design firm
19602 Bailey Road Suite A, Cornelius NC 28031
voice: 704.895.7805 fax: 704.895.0599
www.carolinadesigngroup.com

RESIDENCE FOR
Mr.& Mrs. Reed
THE FARMS
Lot 220

A NEW

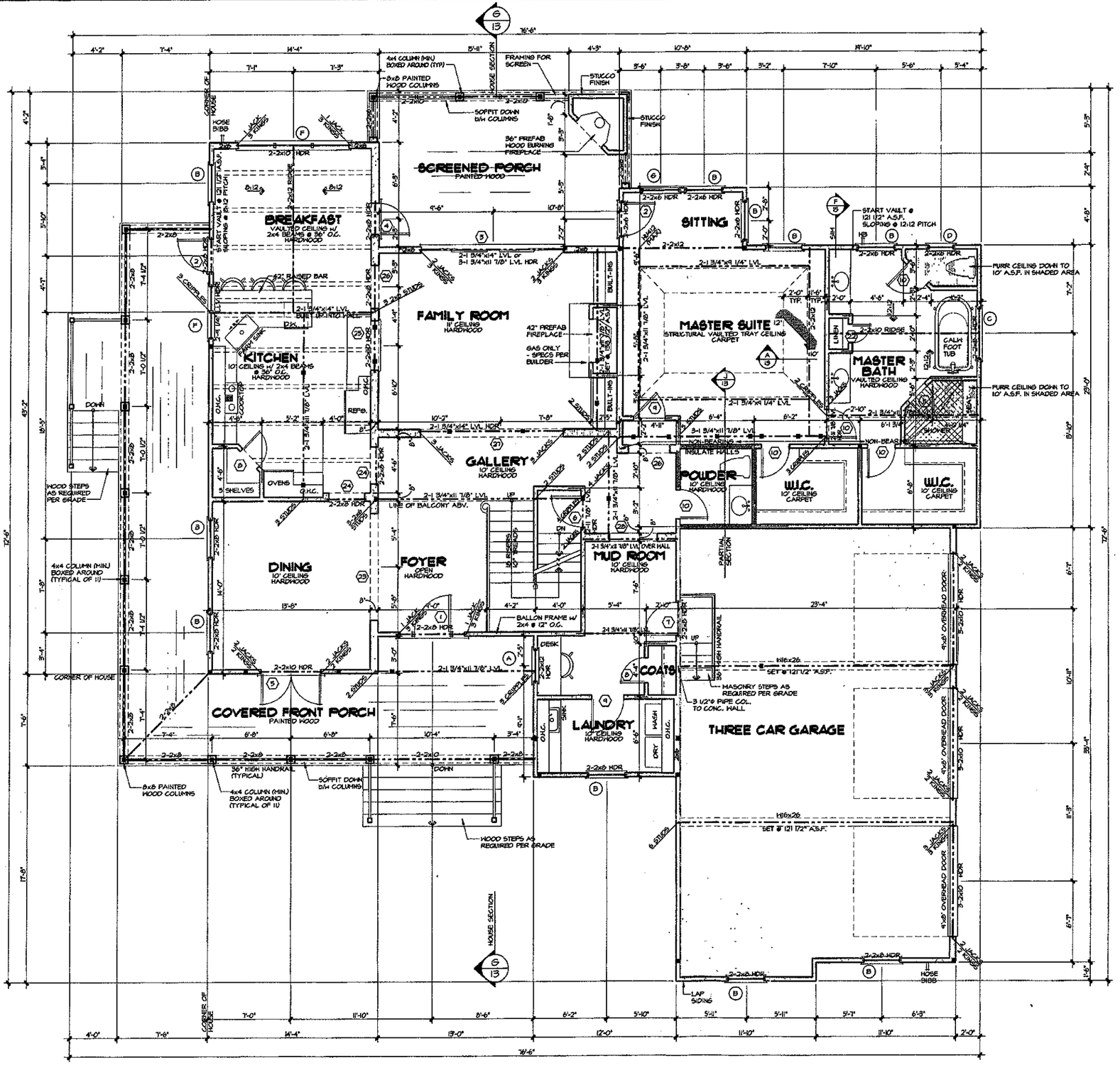
Verna Engineering, P.C.
428 E. 4th St. Suite 300
Charlotte, NC 28202

DRAWN BY: JDM
DATE: August 19, 2005

DRAWING TITLE:
LOWER LEVEL FLOOR PLAN

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

SHEET NO:
3
OF 18 SHEETS



DOOR SCHEDULE

	SIZE	DESCRIPTION
1	3'0" x 8'0"	3/4 GLASS W/(2) 12" SIDELITES
2	2'8" x 8'0"	FRENCH DOOR
3	10'0" x 8'0"	SLIDING FRENCH DOORS
4	2'8" x 8'0"	FRENCH DOOR
5	2-2'8" x 8'0"	FRENCH DOORS
6	2'8" x 8'0"	SOLID PANEL
7	2'8" x 8'0"	20 MIN. FIRE
8	2'8" x 8'0"	SOLID PANEL
9	2'8" x 8'0"	SOLID PANEL
10	2'8" x 8'0"	SOLID PANEL
11	2'0"	TEMPERED GLASS DOOR
12	2-2'8" x 6'8"	SOLID PANEL
13	2'8" x 6'8"	SOLID PANEL
14	2'6" x 6'8"	SOLID PANEL
15	2'8" x 6'8"	SOLID PANEL
16	2-2'8" x 6'8"	SOLID PANEL
17	3'0" x 6'8"	SOLID PANEL
18	2-2'8" x 8'0"	3/4 GLASS
19	2'8" x 6'8"	SOLID PANEL
20	2'8" x 8'0"	3/4 GLASS
21	3'0" x 8'0"	FRENCH DOOR
22	1'8" x 8'0"	SOLID PANEL
23	6'8" x 8'0"	CASED OPENING
24	3'0" x 8'0"	CASED OPENING
25	4'0" x 9'0"	CASED OPENING @ 36" A.S.F.
26	5'8" x 8'0"	CASED OPENING
27	12'8" x 8'0"	CASED OPENING
28	4'0" x 8'0"	CASED OPENING
29	5'8" x 8'0"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	2'8" x 4'0"	DOUBLE HUNG
B	3'0" x 6'0"	DOUBLE HUNG
C	4'0" x 3'0"	FIXED (TEMPERED)
D	2'0" x 4'0"	DOUBLE HUNG
E	3-3'0" x 6'0"	DOUBLE HUNG
F	2-4'0" x 4'0"	CASEMENT W/ FALSE MULLION
G	3'0" x 6'0"	DOUBLE HUNG (TEMPERED)
H	2-3'0" x 8'0"	DOUBLE HUNG
I	3'0" x 1'0"	TRANSOM
K	2-2'0" x 4'0"	DOUBLE HUNG
L	2-2'0" x 4'0"	DOUBLE HUNG
M	2'0" x 3'0"	DOUBLE HUNG
N	2'8" x 4'8"	DOUBLE HUNG
P	3-3'0" x 5'0"	DOUBLE HUNG
Q	5-2'0" x 4'0"	DOUBLE HUNG

Square Footage

8/18/05 jdm

Main Level Heated	2,195 Sq.Ft.
Upper Level Heated	1,143 Sq.Ft.
Lower Level Heated	1,050 Sq.Ft.
Total Heated	4,388 Sq.Ft.
Front Porch	375 Sq.Ft.
Three Car Garage	847 Sq.Ft.
Screened Porch	268 Sq.Ft.
Lower Covered Patio	268 Sq.Ft.
Future Media	392 Sq.Ft.
Storage/Mechanical	153 Sq.Ft.
Total Under Roof	7,491 Sq.Ft.

NOTES:

- ALL ANGLED WALLS ARE 45° U.N.O.
- ■ INDICATES 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

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h ≤ 10'	2x4 @ 16" oc
10' < h ≤ 11'	2x4 @ 12" oc
11' < h ≤ 18'	2x6 @ 16" oc
h > 18'	CONSULT ENG.

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

CAROLINA DESIGN GROUP
a residential design firm
10602 Bailey Road Suite A, Cornelius NC 28031
voice: 704.895.7805 fax: 704.895.0599
www.carolinadesigngroup.com

RESIDENCE FOR
Mr.& Mrs. Reed
THE FARMS
Lot 220

A NEW RESIDENCE FOR
Mr.& Mrs. Reed
Lot 220

SEAL

Verno Engineering, P.C.
428 E. 4th St. Suite 300
Charlotte, NC 28202

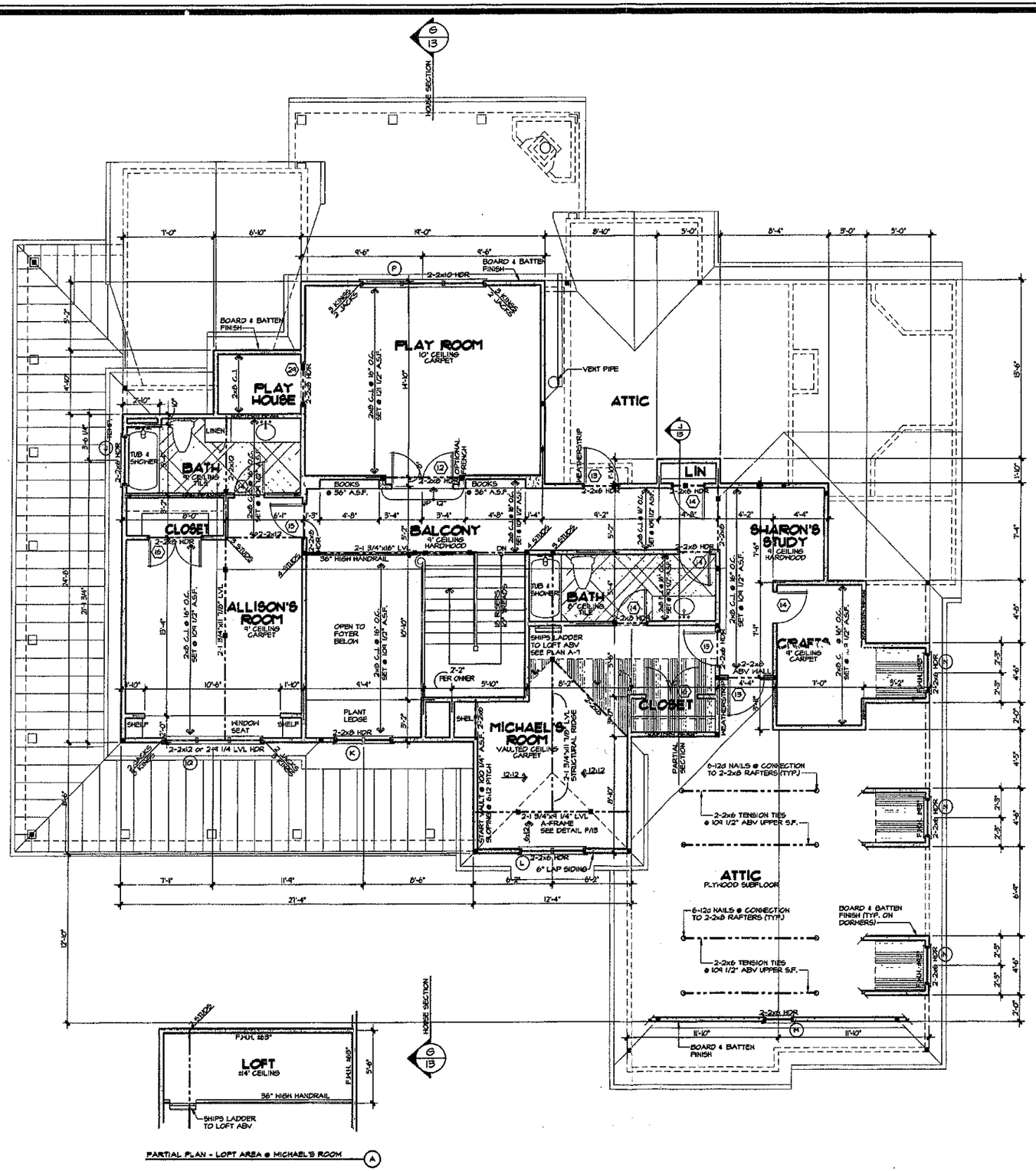
DRAWN BY	DATE
JDM	August 19, 2005

DRAWING TITLE:
MAIN LEVEL FLOOR PLAN

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

SHEET NO:
5
OF 18 SHEETS

© Copyright, Carolina Design Group, Inc. - 2005



DOOR SCHEDULE

	SIZE	DESCRIPTION
1	90" x 80"	3/4 GLASS HW(2) 12" SIDELITES
2	2'-8" x 6'-8"	FRENCH DOOR
3	12'-0" x 7'-0"	SLIDING FRENCH DOORS
4	2'-8" x 6'-8"	FRENCH DOOR
5	2-2'-8" x 6'-8"	FRENCH DOORS
6	2'-8" x 6'-8"	SOLID PANEL
7	2'-8" x 6'-8"	20 MIN. FIRE
8	2'-8" x 6'-8"	SOLID PANEL
9	2'-8" x 6'-8"	SOLID PANEL
10	2'-4" x 6'-8"	SOLID PANEL
11	2'-8"	TEMPERED GLASS DOOR
12	2-2'-4" x 6'-8"	SOLID PANEL
13	2'-8" x 6'-8"	SOLID PANEL
14	2'-4" x 6'-8"	SOLID PANEL
15	2'-8" x 6'-8"	SOLID PANEL
16	2-2'-8" x 6'-8"	SOLID PANEL
17	36" x 6'-8"	SOLID PANEL
18	2-2'-8" x 6'-8"	3/4 GLASS
19	2'-8" x 6'-8"	SOLID PANEL
20	2'-8" x 6'-8"	3/4 GLASS
21	36" x 80"	FRENCH DOOR
22	1'-9" x 6'-8"	SOLID PANEL
23	6'-8" x 8'-0"	CASED OPENING
24	36" x 8'-0"	CASED OPENING
25	4'-0" x 5'-0"	CASED OPENING @ 56" A.S.F.
26	9'-8" x 8'-0"	CASED OPENING
27	12'-0" x 8'-0"	CASED OPENING
28	4'-0" x 8'-0"	CASED OPENING
29	3'-0" x 6'-8"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	2'-0" x 4'-0"	DOUBLE HUNG
B	3'-0" x 6'-0"	DOUBLE HUNG
C	4'-0" x 3'-0"	FIXED (TEMPERED)
D	2'-0" x 4'-0"	DOUBLE HUNG
E	3'-9" x 6'-0"	DOUBLE HUNG
F	2-4'-0" x 4'-0"	CASEMENT W/ FALSE MULLION
G	3'-0" x 6'-0"	DOUBLE HUNG (TEMPERED)
H	2-2'-9" x 6'-0"	DOUBLE HUNG
J	3'-0" x 1'-0"	TRANSOM
K	2-2'-0" x 4'-0"	DOUBLE HUNG
L	2-2'-0" x 4'-0"	DOUBLE HUNG
M	2'-0" x 5'-0"	DOUBLE HUNG
N	2'-8" x 4'-0"	DOUBLE HUNG
P	3-3'-9" x 3'-0"	DOUBLE HUNG
Q	3-2'-4" x 4'-0"	DOUBLE HUNG

Square Footage

8/18/05 jdm

Main Level Heated	2,195 SqFt.
Upper Level Heated	1,143 SqFt.
Lower Level Heated	1,050 SqFt.
Total Heated	4,388 SqFt.
Front Porch	375 SqFt.
Three Car Garage	847 SqFt.
Screened Porch	268 SqFt.
Lower Covered Patio	768 SqFt.
Future Media	332 SqFt.
Storage/Mechanical	193 SqFt.
Total Under Roof	7,481 SqFt.

NOTES:

- ALL ANGLED WALLS ARE 45° U.N.O.
- ■ INDICATES 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

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h ≤ 10'	2x4 @ 16" oc
10'-4 h ≤ 11'	2x4 @ 12" oc
11'-4 h ≤ 18'	2x6 @ 16" oc
h ≥ 18'	CONSULT ENG.
GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT	

CAROLINA DESIGN GROUP
a residential design firm
10602 Bailey Road Suite A, Cornelius NC 28031
voice: 704.895.7805 fax: 704.895.0599
www.carolinadesigngroup.com

RESIDENCE FOR
Mr. & Mrs. Reed
THE FARMS
~ Establishment ~
A NEW
Lot 220

SEAL

Verna Engineering, P.C.
428 E. 4th St. Suite 300
Charlotte, NC 28202

DRAWN BY: JDM
DATE: August 19, 2005

DRAWING TITLE:
UPPER LEVEL FLOOR PLAN

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

SHEET NO: 7 OF 18 SHEETS

© Copyright, Carolina Design Group, Inc. - 2005