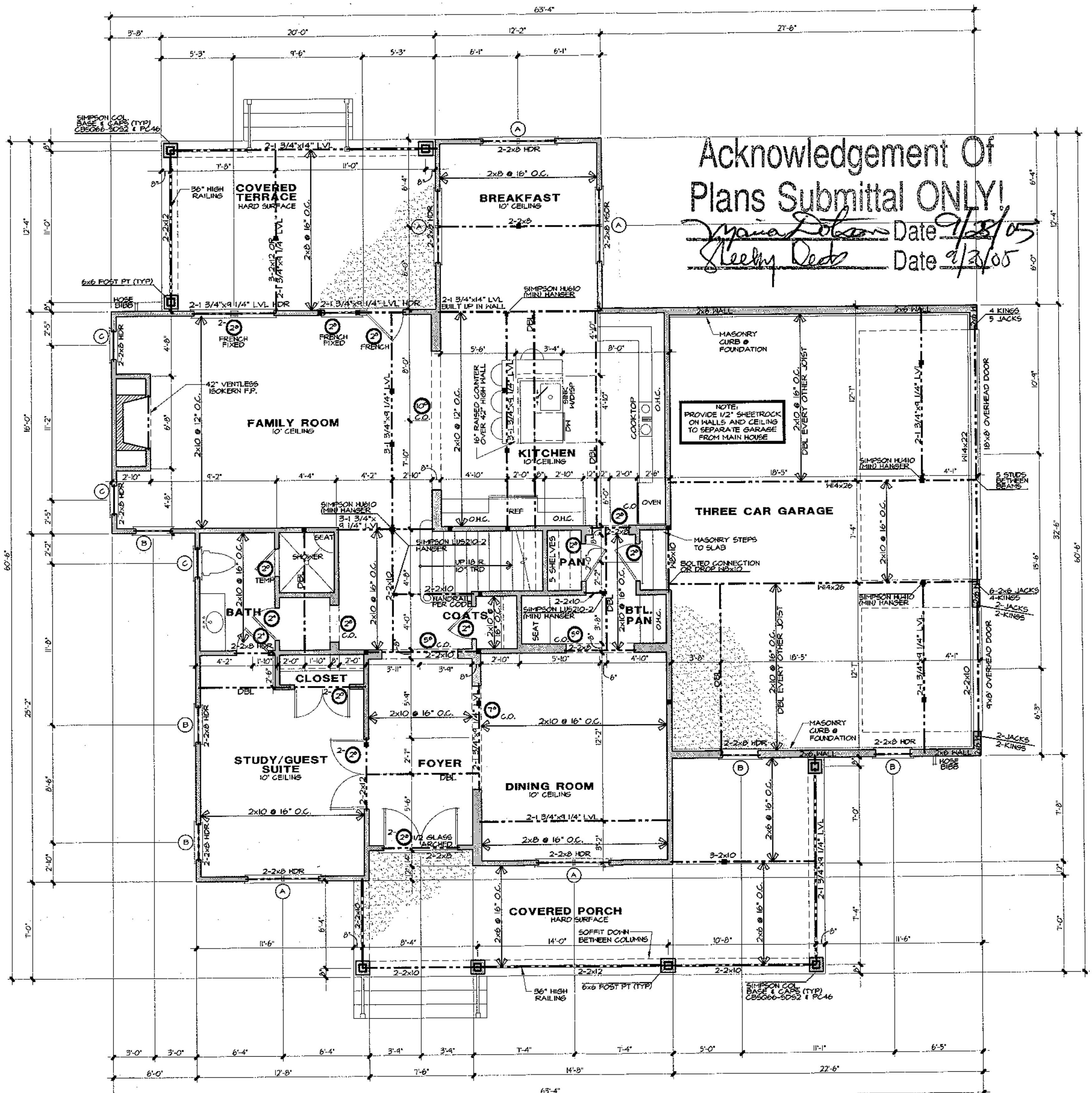
Acknowledgement Of Plans Submittal ONLY!

Date 9/28/05

Date 9/28/05



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

*ALL SUBFLOOR TO BE 3/4" TONGUE & GROOVE PLYWOOD, GLUED & SCREWED OR GLUED & NAILED TO THE FLOOR JOISTS

*ALL JOISTS & BEAMS SET @ 121 1/2" A.S.F. UNLESS NOTED OTHERWISE

*ALL BEAMS AND BEAM CONDITIONS ARE SHOWN IN SEPARATE DETAILS AS REQ'D

*ALL 3&4 PLY LVL OR SAWN LUMBER 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 DOORS & CASED OPENINGS ON THIS LEVEL TO BE 8' TALL U.N.O.

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

WINDOW SCHEDULE

PELLA

○	SIZE	DESCRIPTION
A	3371-2	DOUBLE HUNG
B	3371	DOUBLE HUNG
C	2525	FIXED (ARCHITECTURAL SERIES)
D	3354-2	DOUBLE HUNG
E	2⁰x 4⁰	CUSTOM - ARCHED TOP DBL. HUNG
F	3335-2	DOUBLE HUNG
G	3335	DOUBLE HUNG
H	3347	DOUBLE HUNG
J	3359	DOUBLE HUNG

NOTE:
ALL WINDOWS ARE FROM THE PELLA PRO-LINE SERIES UNLESS NOTED OTHERWISE. WINDOW MULLION CONFIGURATIONS ARE PER ELEVATIONS

Square Footage

09/08/05 RGB/JH

Main Level Heated	1,639	Sq.Ft.
Upper Level Heated	1,876	Sq.Ft.
Total Heated	3,515	Sq.Ft.
Covered Porch	350	Sq.Ft.
Three Car Garage	742	Sq.Ft.
Covered Terrace	247	Sq.Ft.
Total Under Roof	4,854	Sq.Ft.

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A New Residence For
Hughes, Hamelink & Zande
Lot 1B - 18 The Point

SEAL

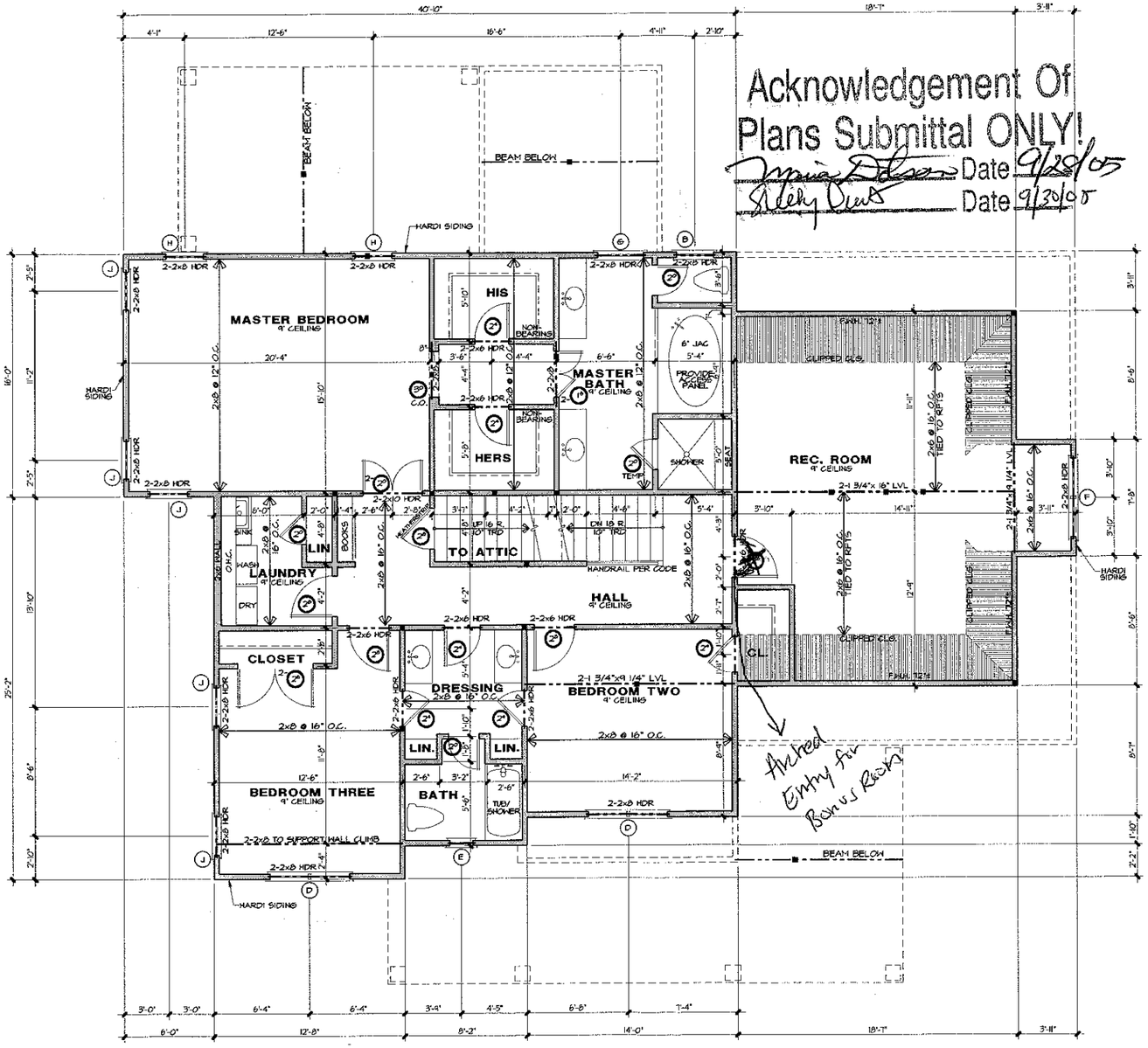
Verno Engineering P.C.
428 E. 4th St. Suite 300
Charlotte, NC 28202

DRAWN BY: RGB/JH
DATE: 9/08/05

DRAWING TITLE: MAIN LEVEL FLOOR PLAN

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

SHEET NO: 4 OF 12 SHEETS



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

*ALL JOISTS & BEAMS SET @ 109 1/2" ABOVE SUBFLOOR UNLESS NOTED OTHERWISE

*ALL 3t.4 PLY LVL OR SAWN LUMBER BEAMS TO BE BOLTED W/ 2 ROWS OF 1/2"ø BOLTS @ 12" O.C.-2" FROM TOP & BOTTOM

*ALL DOORS & CASED OPENINGS ON THIS LEVEL TO BE 6'-8" IN HEIGHT UNLESS NOTED 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	

WINDOW SCHEDULE

	PELLA	
○	SIZE	DESCRIPTION
A	3371-2	DOUBLE HUNG
B	3371	DOUBLE HUNG
C	2525	FIXED (ARCHITECTURAL SERIES)
D	3354-2	DOUBLE HUNG
E	2'-x 4'	CUSTOM - ARCHED TOP DBL. HUNG
F	3335-2	DOUBLE HUNG
G	3335	DOUBLE HUNG
H	3347	DOUBLE HUNG
J	3354	DOUBLE HUNG

NOTE:
ALL WINDOWS ARE FROM THE PELLA PRO-LINE SERIES UNLESS NOTED OTHERWISE. WINDOW MULLION CONFIGURATIONS ARE PER ELEVATIONS

Square Footage

09/08/05 RGB/JH

Main Level Heated	1,639 Sq.Ft.
Upper Level Heated	1,876 Sq.Ft.
Total Heated	3,515 Sq.Ft.
Covered Porch	350 Sq.Ft.
Three Car Garage	742 Sq.Ft.
Covered Terrace	247 Sq.Ft.
Total Under Roof	4,854 Sq.Ft.

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Lot 1B - 18 The Point

SEAL

Vieno Engineering, P.C.
428 E. 4th St. Ste 300
Charlotte, NC 28202

DRAWN BY: RGB/JH DATE: 9/08/05

DRAWING TITLE:
UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO: 5 OF 12 SHEETS

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LOT 17

STREET TREES TO BE PLANTED OUTSIDE OF R/W

41.17'

93.70'

N64°34'05"W 202.48'

S00°17'42"E 3.08'

NO CLEAR AREA

20' S.Y.

26.63'

32.63'

COVERED TERRACE

PROPOSED RESIDENCE

COVERED PORCH

50' R/Y NO CLEAR AREA

CONCRETE WALK WAY

Can not Cover Drainfield

PPBPS REPAIR SYSTEM PPBPS SEPTIC "SEPTIC AREA"

50' HBS

MAYFAIR ROAD
50' PUBLIC R/W

N25°20'55"E 122.21'

COMMON OPEN SPACE

S24°24'06"W 119.43'

LOT 16

MOTORCOURT

20' S.Y.

32.24'

30.0'

37.24'

CONCRETE DRIVE

17.6' MIN.

S64°34'05"E 199.88'

325.0'

102.31'

BUILDING REVERSED

LOT 19

Acknowledgement Of Plans Submittal ONLY!

Maria Zahn Date 9/28/05

Shelly Dees Date 9/30/05

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SEAL

DRAWN BY: RGB/JH
DATE: 9/08/05

DRAWING TITLE: SITE PLAN

SCALE: 1"=10'

SHEET NO.
2
OF 12 SHEETS