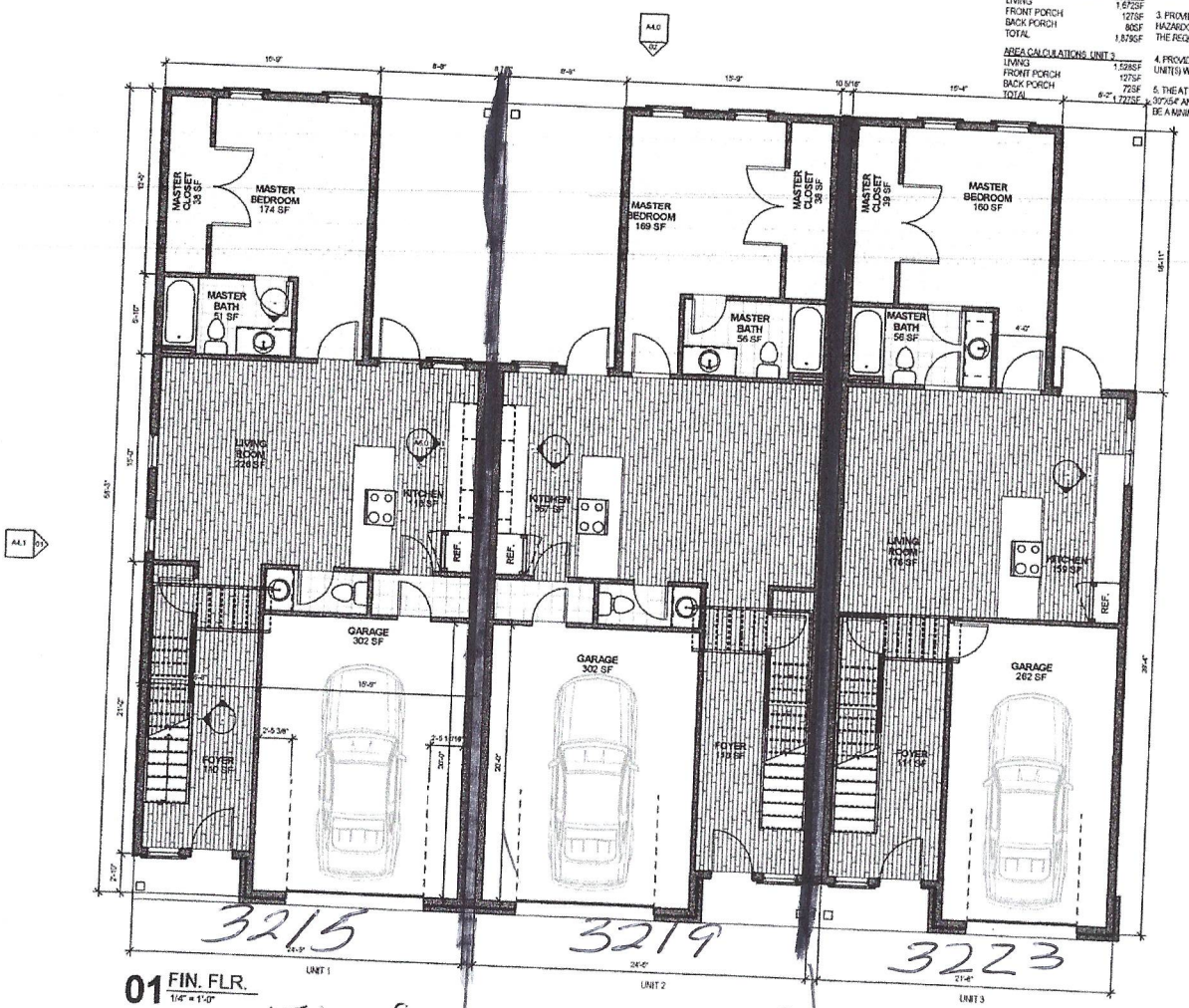


01 FIN. FLR.
1/4" = 1'-0"

AREA CALCULATIONS UNIT 1

LIVING	1,760SF
FRONT PORCH	25SF
BACK PORCH	103SF
TOTAL	1,888SF

AREA CALCULATIONS UNIT 2

LIVING	1,672SF
FRONT PORCH	127SF
BACK PORCH	88SF
TOTAL	1,879SF

AREA CALCULATIONS UNIT 3

LIVING	1,528SF
FRONT PORCH	127SF
BACK PORCH	72SF
TOTAL	1,727SF

NOTES:

1. ALL CEILINGS 9'-0" HIGH (U.N.O)
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER IRC R313.3
3. PROVIDE SAFTY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/ REQUIRED ELECT., MECH & PLUMB.
5. THE ATTIC ROUGH OPENING SHALL BE 30"X54" AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 POUNDS.
6. ESCAPE RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPEING OF 20", FINISHED HT. SILL SHALL BE MAX. OF 44" ABOVE FLOOR.
7. VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER/ GENERAL CONTRACTOR.
8. ALL EXTERIOR WALLS TO BE 2X6 (U.N.O.) WOOD STUDS @ 16" O.C. FIRE STOPS AS REQUIRED. INTERIOR WALLS TO BE 2X4 (U.O.N.) WOOD STUDS @ 16" O.C. FIRE STOPS AS REQUIRED. INTERIOR WALL TO HAVE 5/8" GYP BD, PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS.

SOUTH OAK DESIGN + BUILD
WWW.SOUTHOAKST.COM

SEAL

FOR CONTRUCTION

AVENUE O

FLOOR PLAN- FIRST FLOOR

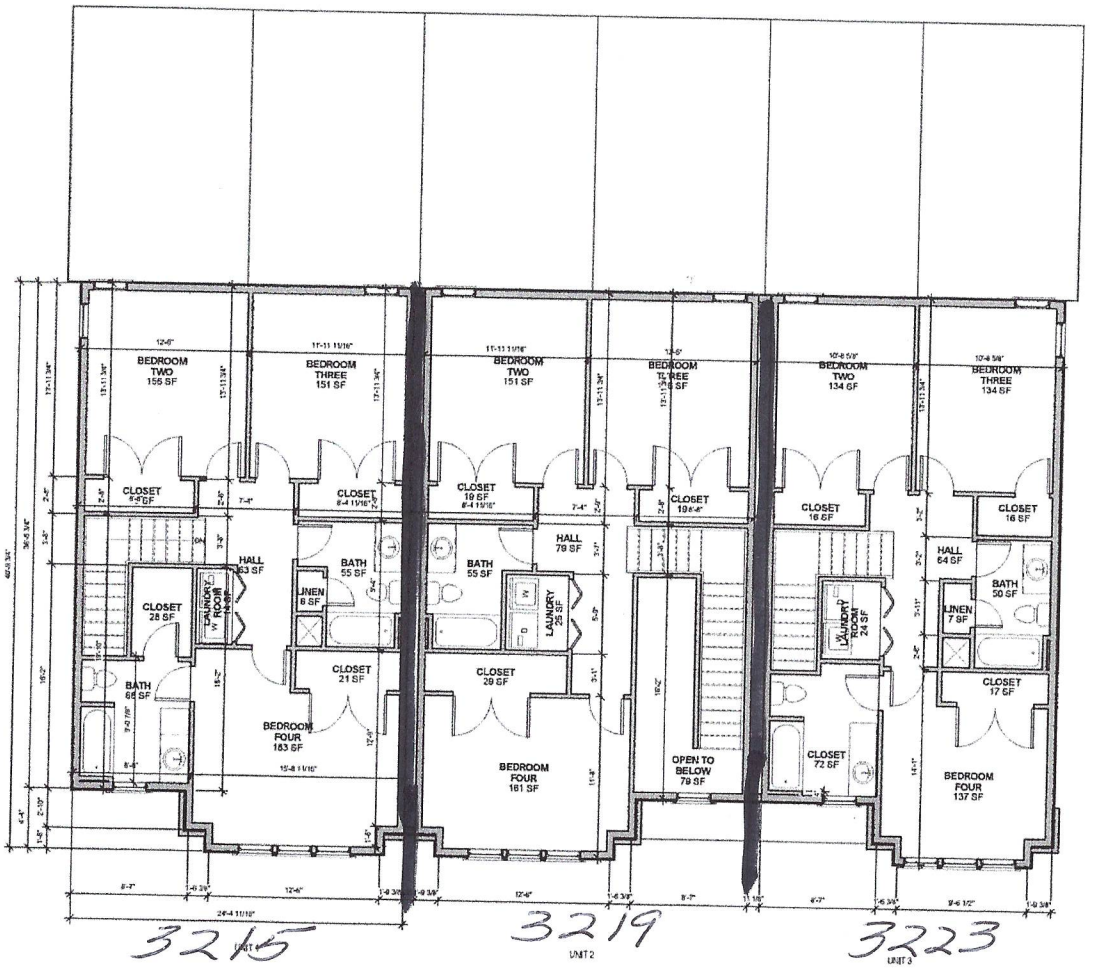
1/4" = 1'-0"
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
DATE 03/12/16
PROJ Project Number
DWG
SHEET
A2.0

1760 sf
$1775
4|3½

1672sf
$1700
4|2½
5BR

1528sf
$1600
4|3

FIRST FLOOR



01 FIN. FLR._TWO
1/4" = 1'-0"

SECOND FLOOR

SOUTH OAK
DESIGN + BUILD
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NO.	DATE	REVISION
		Revision Schedule

SEAL

FOR CONTRUCTION

AVENUE O

FLOOR PLAN- SECOND FLOOR

1/4" = 1'-0"
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
DATE 03/06/17
PROJ Project Number
DWG
SHEET
A2.1