



UNLESS OTHERWISE NOTED

10'-0" CEILING HEIGHTS AT FIRST FLOOR WITH 8'-0" WINDOW HEIGHTS
 9'-0" CEILING HEIGHTS AT SECOND FLOOR WITH 8'-0" WINDOW HEIGHTS
 ALL ANGLES TO BE 45 DEGREES.
 CARPET FLOOR
 ALL INTERIOR WALLS AND CEILINGS ENCLOSED UNLESS NOTED OTHERWISE
 SINGLE HUNG ALUMINUM WINDOWS
 1-3/4" SOLID CORE EXTENSION DOORS
 8'-0" AT FIRST FLOOR, 8'-6" AT SECOND FLOOR
 1-3/4" SOLID CORE EXTENSION DOORS
 SHOCK DETECTORS REQUIRE 10V CONNECTION TO HOUSE WIRING
 LOCATE WATER HEATER IN ATTIC ABOVE LOAD BEARING PARTITION IN METAL
 64-430 (SEE ATTACHED DETAIL) COMPACT WITH 50% 44-2500 TRIM
 ALL PAINTING MATERIAL TO BE #2 KO 15 SOUTH-EAST YELLOW PINE
 ALL STUCCO TO BE STUCCO FIBER
 ALL STUCCO TO BE #2 KO 875
 1/2" EXPOSED PLYWOOD SUBFLOOR WITH PANDA GRAIN KATINA OR 4422 OC
 PRE-FINISHED WOOD AT EACH END OF MAIN HALL, REFER TO 44-2500 TRIM
 1/2" EXPOSED PLYWOOD SUBFLOOR WITH PANDA GRAIN KATINA OR 4422 OC
 YIELD STRENGTH OF STEEL TO BE 50,000 PSI PER AREA WITH 20%
 WELDED JOINTS UNLESS OTHERWISE NOTED OTHERWISE
 FINISHED FLOOR CONCRETE WITH IBC SECTION 3064A TRIM C
 ALL SUBFLOORS TO BE 4" HIGH
 HANGERS TO BE 3/4" TO 5/8" ABOVE NOSE OF TREADS, CONCRETE WITH
 IBC SECTION 3064A TRIM C
 BALUSTRADES TO BE 4" OC WALK
 3" DIA. RAILING WITH 1/2" DIA. SPINDLES
 STRUCTURAL BRIMS AND HEADERS GREATER THAN 6'-0"
 TRIM FLOOR JOIST UNDER PARALLEL WALLS ABOVE 1/2" MATERIAL
 SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY TO
 ALL HEADER BEAMS TO BE 2X12 (42) AT FIRST FLOOR, HEADERS AS
 SCHEDULED AT SECOND FLOOR
 ALL DOWNED DOWN STUDS SHALL PROVIDE CONNECTION AND OPENING
 UNLESS OTHERWISE NOTED OTHERWISE
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 80 DEGREE ELONG, TWO FEET SHALL BE DEDUCTED FROM EACH 80 DEGREE
 EQUIPMENT ONLY ARE PROVIDED ON PLAN TO SERVICE MECHANICAL

SQUARE FOOTAGE

FIRST FLOOR	1762
SECOND FLOOR	488
TOTAL LIVING AREA	480 S.F.
GARAGE	417
PORTE-COCHERE	310
STAIRS	230
TOTAL COVERED AREA	4499 S.F.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"