

AREA CALCULATIONS

FIRST FLOOR	4,702 SF.
OFFICE	831 SF.
LOBBY	1,000 SF.
TOTAL HEATED	5,633 SF.
GARAGE	1,354 SF.
COVERED PORCHES	1,462 SF.
TOTAL UNDER ROOF	8,613 SF.

FINISH NOTES

1. PAINT MECHANICAL RISERS LOCATED IN THE CEILING OF OFFICE, LOBBY, AND GARAGE. GRILLS TO MATCH ADJACENT WALLS. PAINT MECHANICAL RISERS TO MATCH COLOR WITH WALLS.
2. ALL GYPSON BOARD CEILINGS TO BE PAINTED PURE WHITE.
3. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT AT JOINTS BETWEEN TRIM AND GYPSON BOARD. PAINT SEALANT TO MATCH TRIM AND GYPSON BOARD. PAINT SEALANT TO MATCH TRIM AND GYPSON BOARD.
4. PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.

FRAMING NOTES

1. IF APPLICABLE, ENGINEERED FLOOR SYSTEM SHALL BE SPECIFIED AND INSTALLED.
2. SUB FLOORING SHALL BE GLED AND SCREWED TO FLOOR JOIST.
3. ALL JOISTS ATTACHED BY HANGERS INTO STRUCTURAL BEAMS SHOULD BE GLED AND SET IN HANGERS PER MANUFACTURER'S SPECIFICATIONS.
4. SOLID BLOORING MUST BE PROVIDED FOR ALL FLOOR LOADS FROM ABOVE FOR PROPER DIRECT BEARING.
5. ALL INTERIOR WALLS AND PARTITIONS SHALL BE 2X6 STUD WALLS UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DOORS SHALL BE FRAMED 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. TYPICAL 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS AND CEILING ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
3. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
4. TRIM PROFILES WITH BUILDERS AND/OR INTERIOR DESIGNER.
5. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
6. ALL INTERIOR DOORS SHALL BE 2X6 STUD WALLS UNLESS OTHERWISE NOTED.
7. FRAME ALL DOOR AND WINDOW HEADERS HEIGHTS AT 4'-0" AT THE FIRST FLOOR AND AT 4'-8" AT THE SECOND FLOOR.
8. ALL STRUCTURAL HEADERS AT GARAGE OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
9. ALL WALLS AT GARAGE OPENINGS SHALL BE 2X6 STUD.

