



NOTE:  
 \* ALL FINISH CEILINGS @ FIRST FLOOR TO BE 11'-0" AFF UNLESS NOTED OTHERWISE  
 \* ALL FINISH CEILINGS @ SECOND FLOOR TO BE 9'-0" AFF UNLESS NOTED OTHERWISE  
 \* ALL EXTERIOR PERIMETER WALLS TO BE 2X6 STUDS AS SPECIFIED UNLESS NOTED  
 \* ALL EXTERIOR MALL FINISHES TO BE STUCCO  
 \* STUCCO TO BE CONC APPLIED IN 1" SCRATCH OR BROWN COAT W/FINAL COAT OF @ LEAST 3/8" WHITE/TINTED PORTLAND CEMENT OR AN ELASTOMERIC FINISH COAT AS SELECTED APPLIED PNEUMATICALLY W/A "BROCADE" FINISH W/NO VISIBLE MARKS. ON SELF FURRING GALVANIZED EXPANDED METAL LATH W/HOT DIPPED SPACER NAILS ALL OVER A 1/2 LAPPED 6 MILL POLY VAPOR BARRIER, WRAPPED & SEALED @ ALL PENETRATIONS. PROVIDE A VENTED/SLOTTED METAL UNDER-TRIM FOR DRAINAGE & VENTILATION. PROVIDE 8" CLEARANCE TO GRADE. COLOR MATCH EXPANSION JOINTS TO BE DETERMINED BY ENGINEER BY OTHERS & MFR SPECS. PLACEMENT & CARE TO BE TAKEN FOR ARCHITECTURAL CONSIDERATIONS, I.E. BALANCE, SYMMETRY & SPECIAL SITUATIONS.

AREAS	
FIRST FLOOR LIVING (AC)	4007 SQ. FT.
SECOND FLOOR LIVING (AC)	1882 SQ. FT.
TOTAL LIVING (AC)	5889 SQ. FT.
GARAGES TOTAL	794 SQ. FT.
PORCH	63 SQ. FT.
PATIO	304 SQ. FT.
TOTAL COVERAGE	7254 SQ. FT.
BALCONIES TOTAL	215 SQ. FT.

**FIRST FLOOR PLAN**  
 SCALE 1/4"=1'-0"