FRONT ELEVATION

SCALE 1/4" = 1'-0"

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SCALE 1/4" = 1'-0"

TITLE FRONT ELEVATION

COMM. NO. 17028

ISSUE DATE XX/XX/XXXX

DRAWING NO. A-4

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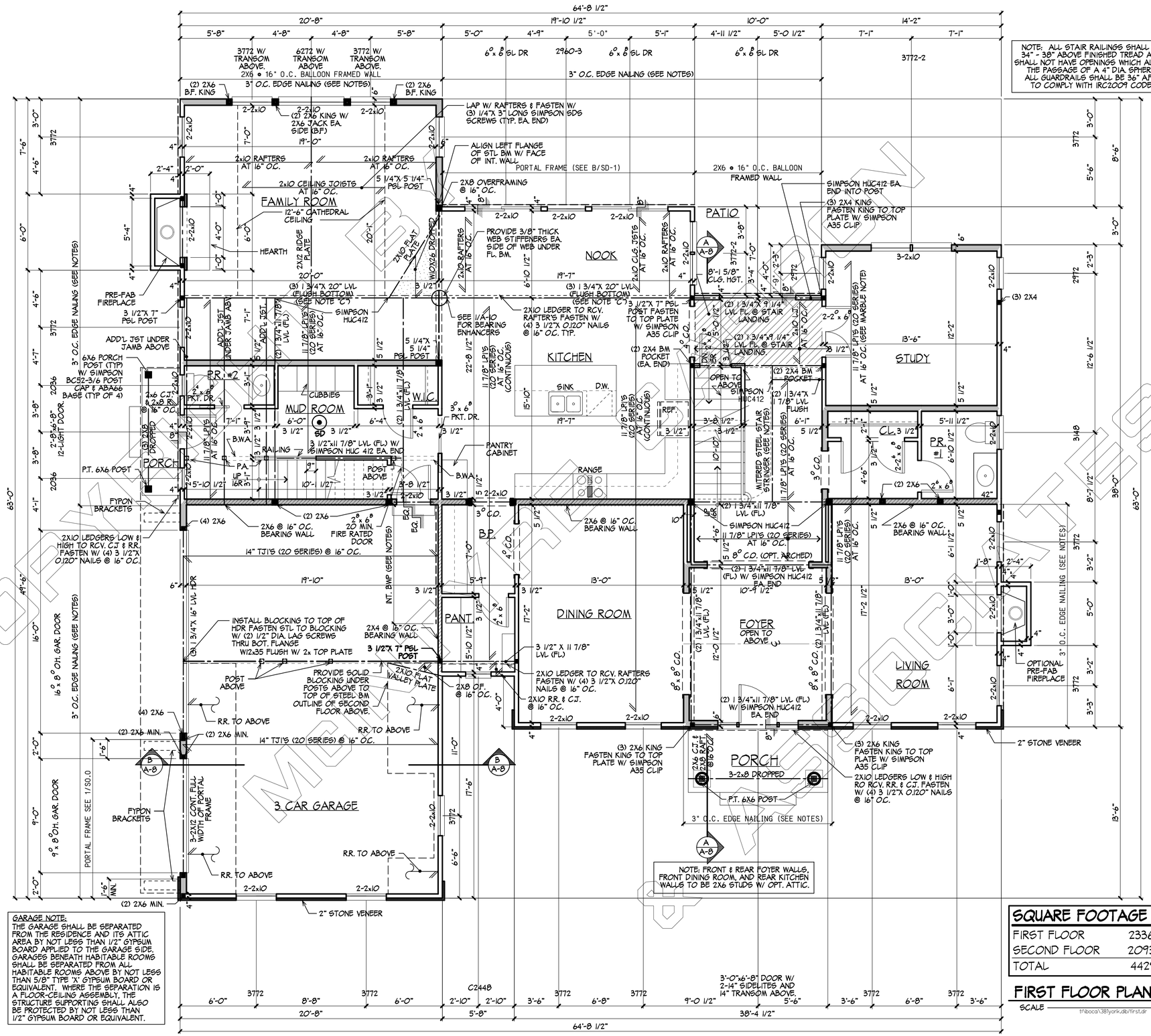

NOTE: ALL STAIR RAILINGS SHALL BE 34" - 38" ABOVE FINISHED TREAD AND SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A 4" DIA. SPHERE. ALL GUARDRAILS SHALL BE 36" A.F.F. TO COMPLY WITH IRC2009 CODE.

MARBLE NOTE:
MASTER BATH FRAMING DESIGN ASSUMES 1" OF MARBLE + 1" OF WET BED W/ MAX. DEFL. OF L/700

MITERED STEEL STAIR STRINGER TO BE C8X 11.5 CHANNEL MITERED TO FORM STRINGER & LANDING TO MEET ARCH. REQUIREMENTS. WELD SECTIONS W/ FULL PENETRATION SHOP WELDS. PROVIDE 4X4X 3/8"X 6" LONG ANGLE EA. END OF STRINGER W/ (2) 13/16" DIA. HOLES IN FREE LEG. FASTEN TO LVL BEAMS W/ (2) 3/4" DIA. X 3 1/2" LONG LAG SCREWS EA. END

NOTE: ALL STEEL BEAMS TO HAVE 2X TOP PLATE FASTENED W/ (2) ROWS HILTI X-U 47 PB PINS @ 16" O.C. STAGGERED TYP. UNO.

FASTEN STEEL BEAMS TO WOOD POSTS W/ (2) 1/2" DIA. LAG SCREWS THRU BOT. FLANGE INTO TOP OF POST TYP EA. SIDE OF WEB

SEE DETAIL A/ SOD FOR TYPICAL PENT ROOF FRAMING DETAILS

EXTERIOR HEADERS TO BE (2) 2X10 HEM FIR #2 OR BETTER MIN. (TYP UNO)

NOTE C: FASTEN LVL PLYS TOGETHER W/ (3) ROWS OF 1/4"X 3 1/2" LONG SIMPSON SDS SCREWS @ 12" OC. APPLY FASTENING FROM BOTH FACES

NOTE: FRONT & REAR FOYER WALLS, FRONT DINING ROOM, AND REAR KITCHEN WALLS TO BE 2X6 STUDS W/ OPT. ATTIC.

GARAGE NOTE:
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.

SQUARE FOOTAGE TOTALS	
FIRST FLOOR	2336.38 SQ. FT.
SECOND FLOOR	2093.29 SQ. FT.
TOTAL	4429.57 SQ. FT.

FIRST FLOOR PLAN

SCALE t:\boca\381york.db\first.dr 1/4" = 1'-0"

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TITLE FIRST FLOOR PLAN

COMM. NO. 17028
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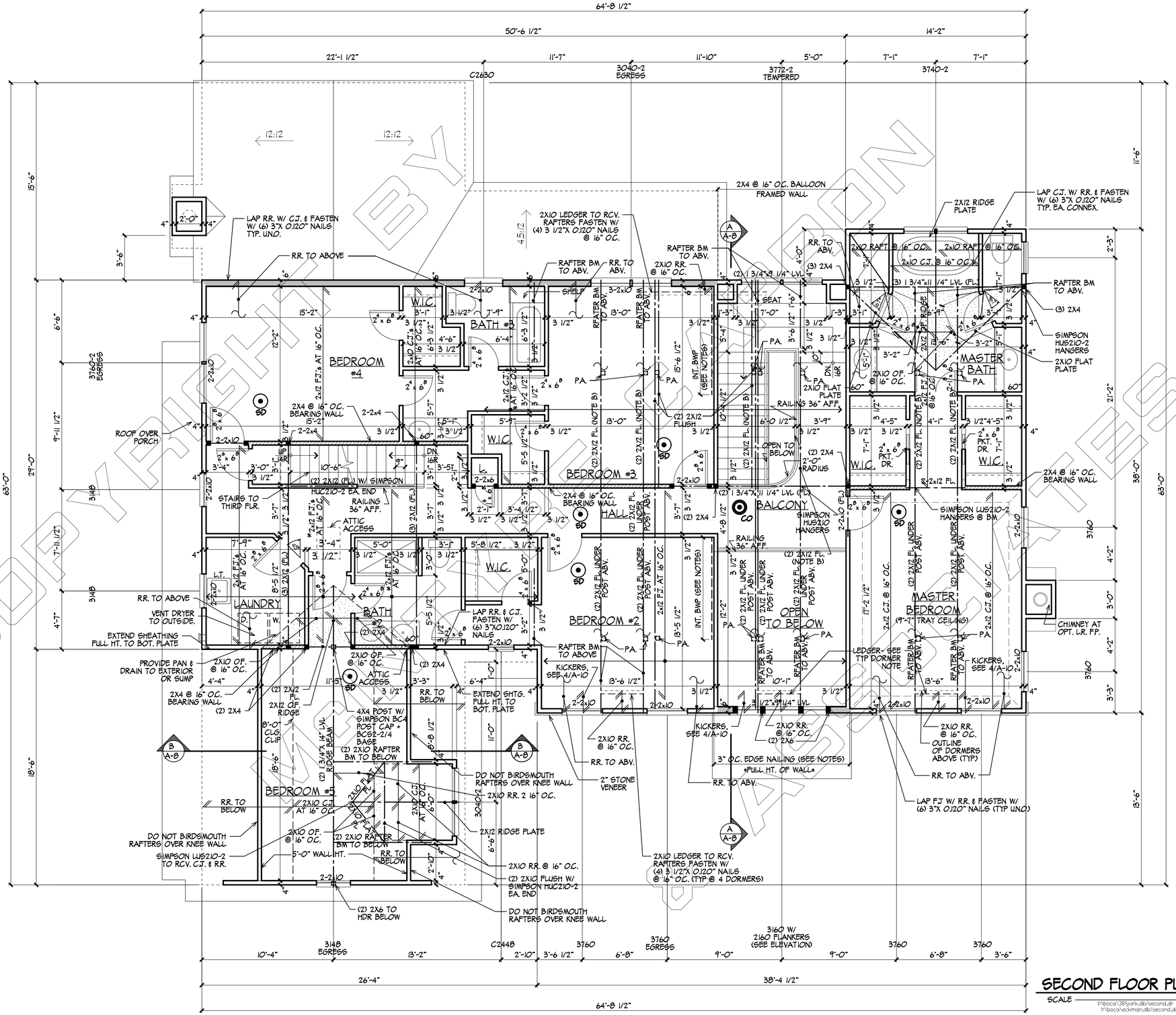

NOTE: PROVIDE BLOCKING BETWEEN JOISTS UNDER ALL POSTS ABOVE WHERE REQUIRED (TYP) SEE 3/A-10

NOTE B: LAP BEAM W/ RAFTER BEAM & FASTEN W/ (3) 1/4" X 6" LONG SIMPSON SDS SCREWS TYP SEE 2/A-10

LAP FJ/CJ. W/ RR. & FASTEN W/ (6) 3"X 0.120" NAILS (TYP UNO)

ALL EXT. HEADER'S TO BE (2) 2X10 HEM FIR #2 GRADE OR BETTER (TYP UNO)

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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TITLE SECOND FLOOR PLAN

COMM. NO. 17028

ISSUE DATE XX/XX/XXXX

DRAWING NO. A-3

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