

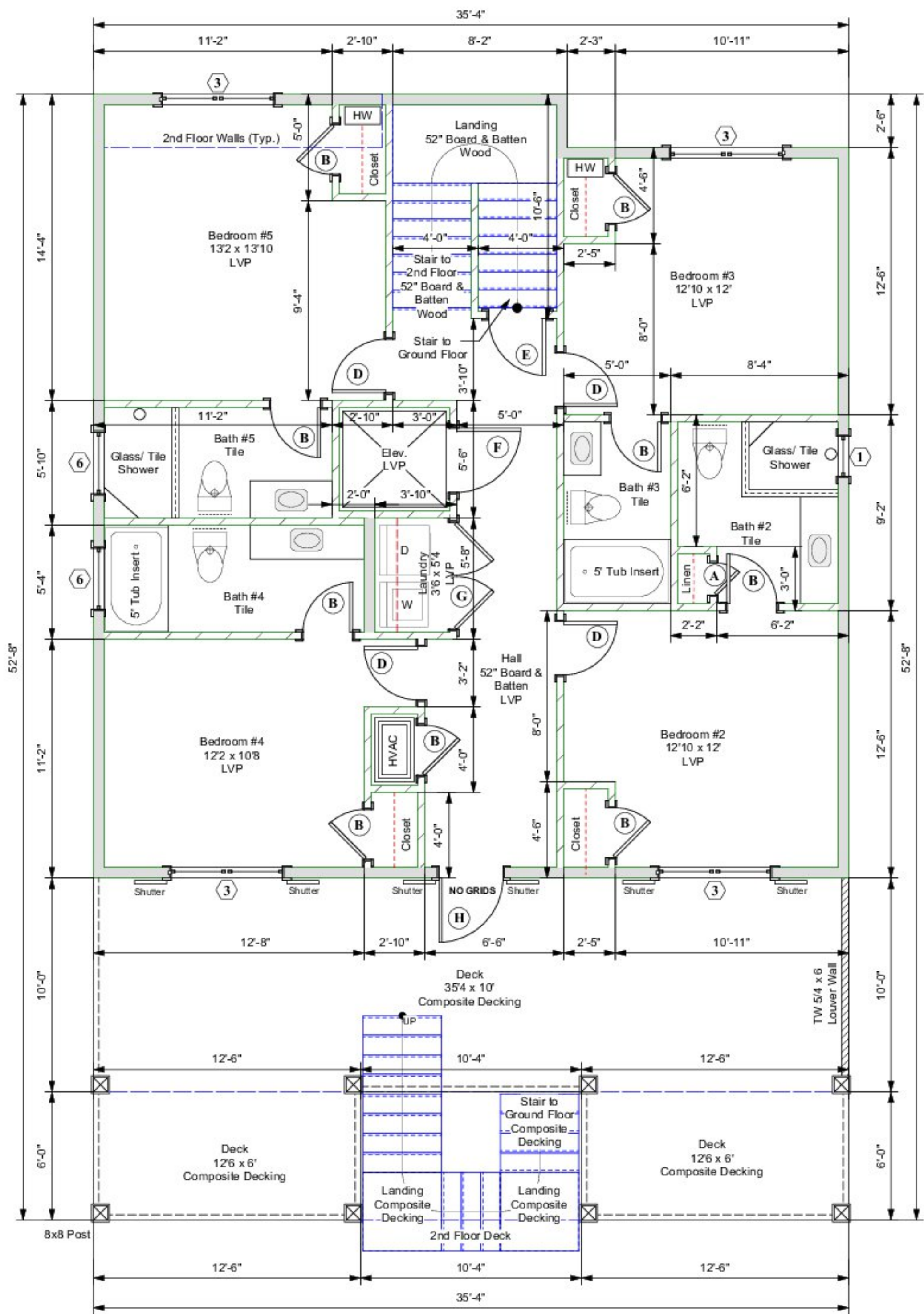
Residence for "McManus"  
Floor Plan  
80 W. First St., Ocean Isle Beach, North Carolina

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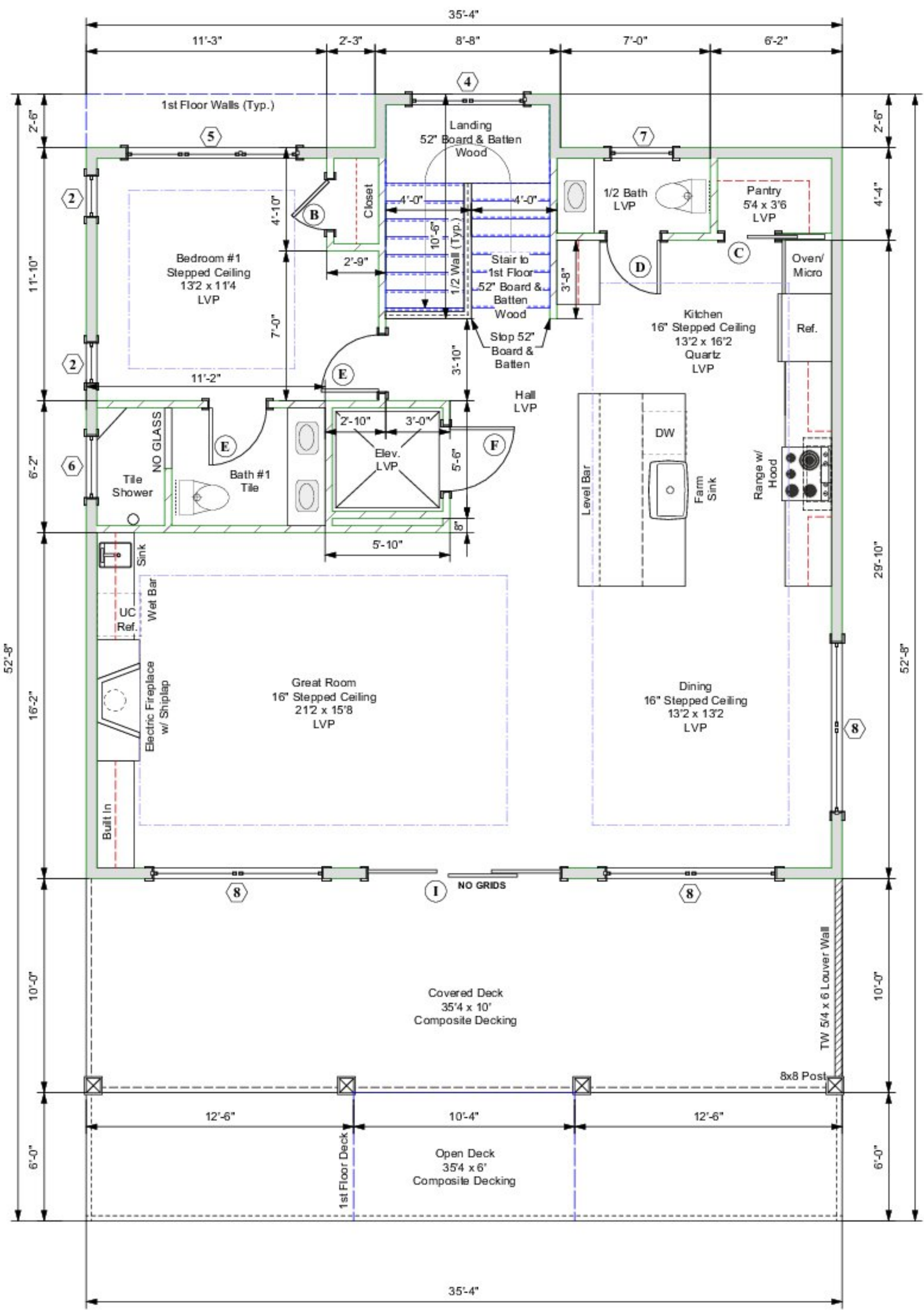


Scale:  
1/4" = 1'

1/6



1ST FLOOR-FLOOR PLAN  
9 Ft Wall Height unless otherwise noted  
6'-8" Doors



2ND FLOOR-FLOOR PLAN  
10 Ft Wall Height unless otherwise noted  
8'-0" Doors

Window Schedule		
Mark	Size	Type
1	2/0 x 1/2	Fixed
2	2/0 x 2/0	Fixed
3	2/8 x 5/2	Twin Double Hung
4	2/8 x 6/0	Twin Double Hung
5	2/8 x 6/0	Triple Double Hung
6	3/0 x 1/2	Fixed
7	3/0 x 2/0	Fixed
8	4/0 x 6/0	Twin Fixed

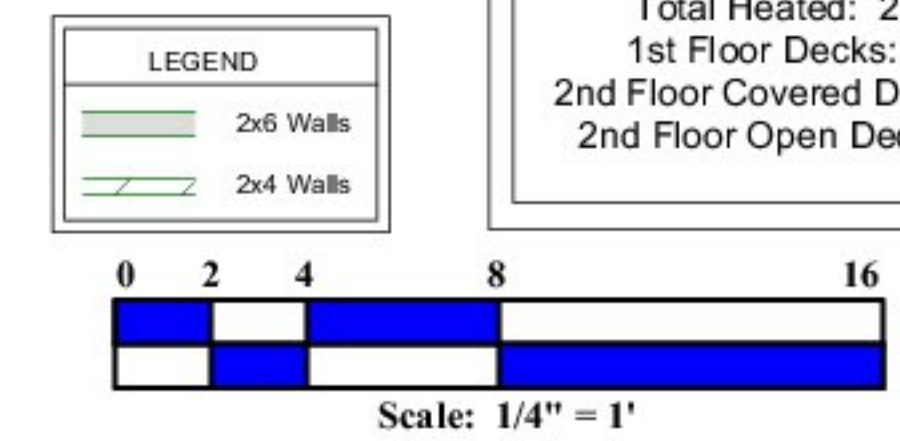
:All Windows shall be Viwinco  
:NO GRIDS

Door Schedule		
Mark	Size	Type
A	1/6	2 Panel - Solid Core
B	2/4	2 Panel - Solid Core
C	2/4	Pocket - 2 Panel - Solid Core
D	2/6	2 Panel - Solid Core
E	2/8	2 Panel - Solid Core
F	3/0	2 Panel - Solid Core
G	5/0	Bi Hinge - 2 Panel - Solid Core
H	3/0	Owner Select
I	9/0 x 8/0	Slider (3 Panels) - PGT

:All doors shall be 6'8 Height on 1st Floor  
:All doors shall be 8' Height on 2nd Floor

- Notes:
- Insulation: Closed Cell Spray Foam underside Roof, R-19 in Walls, R-19 in Floors, and R-30 Ground floor ceiling.
  - Porches shall be pressure treated lumber & composite decking w/ SS Hidden Fasteners and Alum. powder coated handrails.
  - Interior Trim shall be wood trim 7 1/4" baseboards thru out, 3 1/4" casings, and 5 1/4" crown moldings thru out except baths and closets. 52" Board & Batten in 1st Floor Hall and Stair. 16" Stepped Ceiling in Kitchen, Dining, and Great Room. Fireplace has Shiplap. All painted with 2 coats of high gloss latex and interior walls matte finish.
  - Heat and Air shall be high energy rated 15 seer heat pump (per load calculations). (A.S. w/ Coastal Coasting)
  - Pex water lines and PVC drain lines shall be used for plumbing. Cabinets shall be custom built and finished to owners colors, kitchen tops shall be quartz.
  - Two (2) 94 Rinnit tankless propane hot water heater.
  - 400 amp service with 30 amp generator plug, high voltage surge protection, structure wiring panel, and Decor switches.
  - 1st Floor Doors shall be 6'8 height. 2nd Floor Doors shall be 8' height.

AREA	
1st Floor Heated:	1,262 SF
2nd Floor Heated:	1,228 SF
Total Heated:	2,491 SF
1st Floor Decks:	506 SF
2nd Floor Covered Deck:	353 SF
2nd Floor Open Deck:	212 SF



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