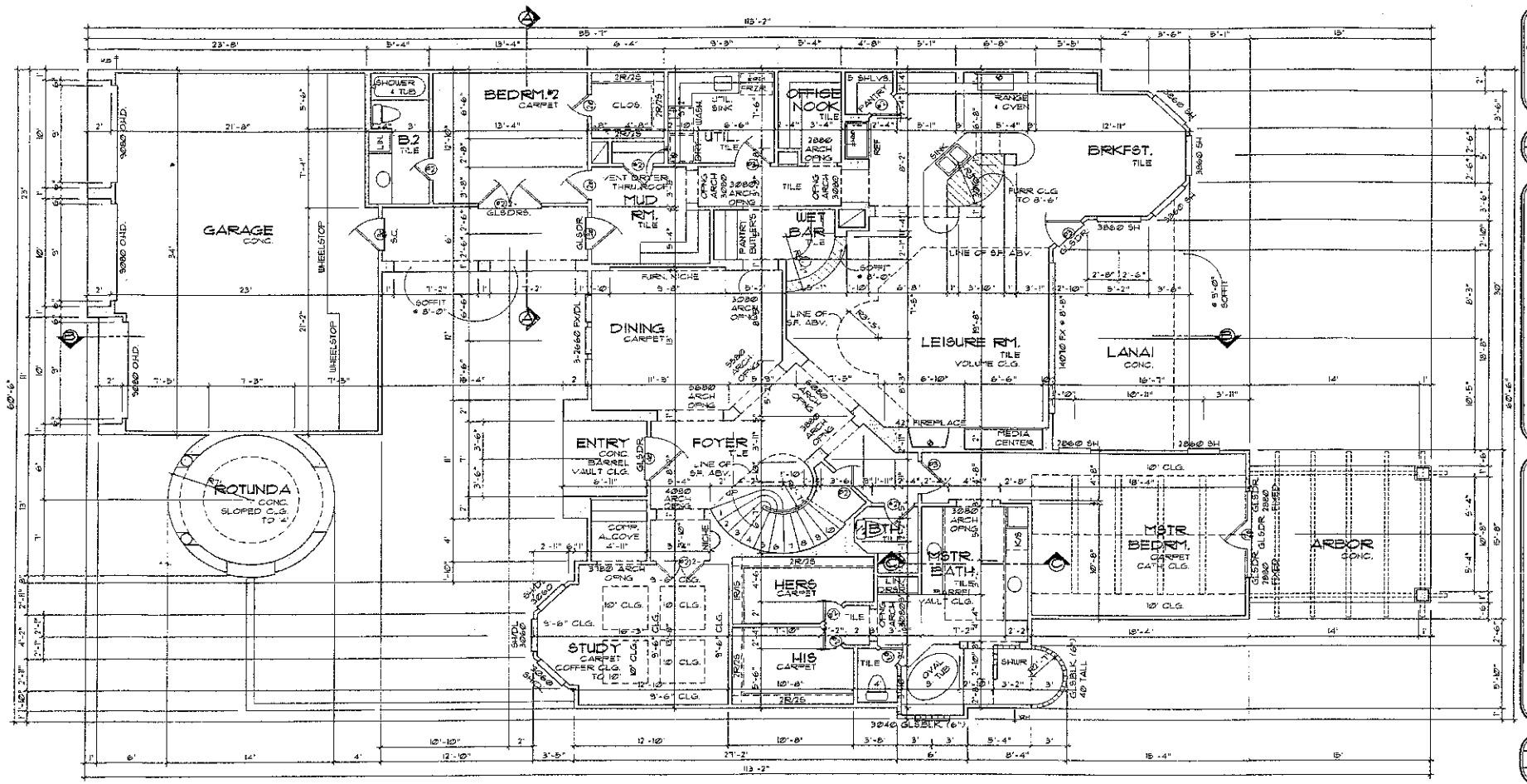



## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

| | |
|---|---|
| FIRST FLOOR | 2985 s |
| SECOND FLOOR | 751 s |
| TOTAL LIVING | 3734 s |
| GARAGE | 653 s |
| ENTRY | 54 s |
| BREEZEWAY | 304 s |
| LANAI | 348 s |
| ROTUNDA | 165 s |
| COV. BALCONY | 278 s |
| FUTURE QUARTERS | 282 s |
| TOTAL COVERED | 5683 s |

GENERAL NOTES
12'-0" CEILINGS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

8'-0" HEADER HEIGHTS @ FIRST FLOOR UNLESS NOTED OTHERWISE

ALL ANGLES TO BE 45 DEG UNLESS NOTED OTHERWISE.

2 X 4 STUDS AT ALL EXTERIOR WALLS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

VERIFY ALL EXTERIOR AND INTERIOR TRIM @ DETAILS W/ OWNER

WALL STUDS @ FIRST FLOOR SHALL BE @ 0 S.Y.P. 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE

WALLS @ CLG.'S SHALL BE 1/2" ASTM-36 GYPSUM WALLBOARD W/ BEVELLED LONGITUDINAL EDGE SAND INSTALLED IN ACCORDANCE W/ "AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD."

ENCLOSE UNDERSIDE OF STAIRWELLS AND WALLS AND CEILINGS OF ATTACHED GARAGES W/ 5/8" TYPE "X" FIRE RATED GYPSUM BOARD

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.

INTERIOR DOORS SHALL BE 1 3/8" SOLID CORE.

EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE REFER TO EXTERIOR ELEVATIONS

ALL BEDROOM WINDOWS TO BE MAX 44" ABOVE SH, CLR W/ A MIN 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN OF 5.7 SQ. FT. NET CLEAR OPENING.

ALL GUARDRAILS SHALL COMPLY W/ U.B.C. CODE 1712 OR EQUAL. MIN. HEIGHT ABOVE FIN. FLR. TO BE 36" W/ BALUSTERS AT MAX. 4" O.C.

STAIRWAYS SHALL COMPLY W/ U.B.C. CODE 3306 (A) THRU (G) OR EQUAL. MIN. WIDTH BETWEEN HANDRAILS SHALL BE 36". HEIGHT ABOVE NOSE OF TREAD SHALL BE MIN. 34" AND MAX. 38". HANDGRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" AND NOT MORE THAN 2". A CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.

APPROVED SMOKE DETECTORS REQUIRE 120V. CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY W/ U.B.C. CODE 1210 OR EQUAL.

PROVIDE VENTILATION AT ALL BATHS AND UTILITY RMS. THRU NATURAL OR MECHANICAL MEANS WHICH COMPLY W/ U.B.C. CODE 1205 OR EQUAL.

ATTIC WATER HEATER LOCATED OVER WALL PARTITION BELOW. PROVIDE MIN. 2'-0" SIDE DECKED SERVICE WALK FROM ATTIC STAIRS. PROVIDE 26 GAUGE METAL DRAIN PAN (SIZE PER WATER HEATER CAPACITY AND 2" PVC REC'T FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR NOT INTO SANITARY SEWER. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE PROVIDE APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FLUE FLASHED WHERE 7'-0 VENTED THROUGH THE ROOF DECK.

ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE UL AND U.B.C. APPROVED AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOB SITE FOR THE BUILDING INSPECTORS REVIEW.

THESE DRAWINGS FOR THIS DESIGN HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC GEOGRAPHIC LOCATION. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER AND SUB BUILDER'S RESPONSIBILITY FOR FOLLOWING MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH BUILDING CRAFT TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHICAL AREA IN WHICH THIS HOUSE IS TO BE BUILT.

CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS AND/OR SPECIFICATIONS TO AVOID "MISTAKES". GUY M. LAND DESIGNER INCORPORATED WILL NOT BE LIABLE FOR ERRORS AFTER CONSTRUCTION HAS STARTED

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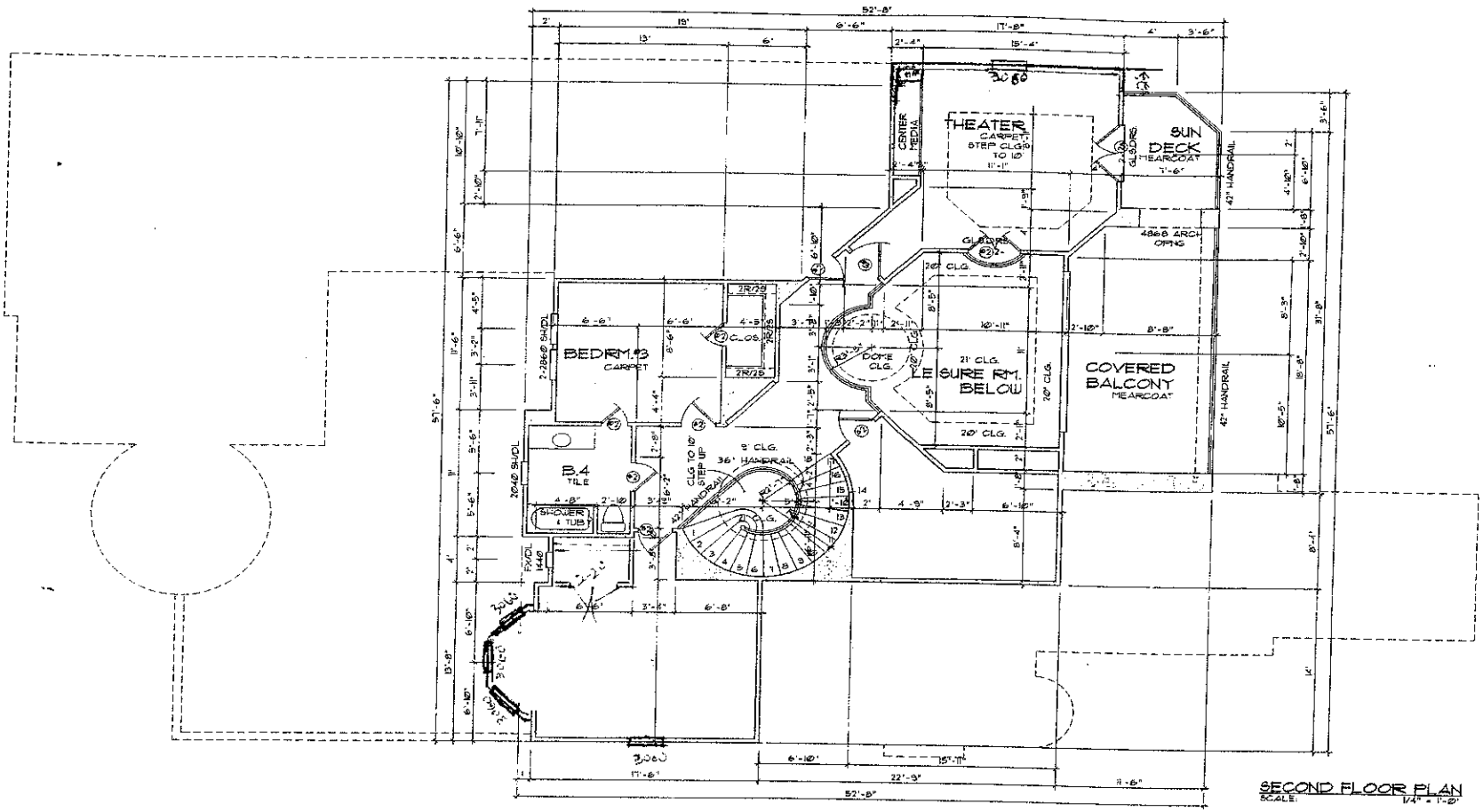
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PLAN
C-734

REVISIONS:

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DATE:
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DRN. BY: BPW
CK'D BY: GML
DRAWING FILE:




SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

9'-0" CEILINGS @ SECOND FLOOR UNLESS NOTED OTHERWISE.

6'-8" HEADER HEIGHTS @ SECOND FLOOR UNLESS NOTED OTHERWISE.

ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.

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