

FIRST FLOOR PLAN

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

FIRST FLOOR	2563 #
SECOND FLOOR	667 #
TOTAL LIVING	3230 #
GARAGE	628 #
CARPOR	398 #
ENTRY	61 #
LANAI	336 #
GOLF CART	285 #
COVD BALCONY	351 #
FUTURE QUARTERS	594 #
TOTAL COVERED	5883 #

GENERAL NOTES
10'-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 #2 S.Y.P. 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.

WALLS & 4 CLG.'S SHALL BE 1/2" ASTM-36 GYPSUM WALLBOARD W/ RECESSED LONGITUDINAL EDGE BAND 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 FIN. FLR. W/ A MIN. 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET CLEAR OPENING.

STAIRWAYS SHALL COMPLY W/ U.B.C. CODE 3306 (a) THRU (c) OR EQUAL. MIN. WIDTH BETWEEN HANDRAILS SHALL BE 30". 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" IN 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.

ALL GUARDRAILS SHALL COMPLY W/ U.B.C. CODE 1112 OR EQUAL. MIN. HEIGHT ABOVE FIN. FLR. TO BE 36" W/ BALUSTERS AT MAX. 4" O.C.

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

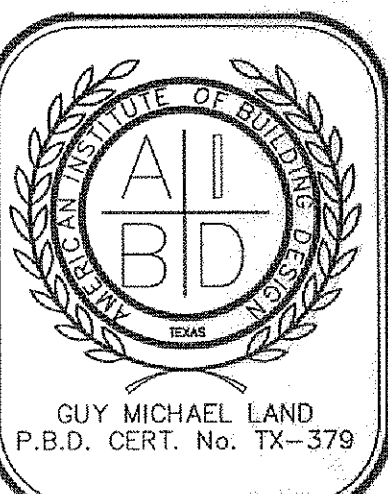
PROVIDE VENTILATION AT ALL BATHS AND UTILITY RMS. THRU NATURAL OR MECHANICAL MEANS WHICH COMPLY W/ U.B.C. CODE 1205 OR EQUAL.

ATTIC WATER HEATER LOCATED OVER WALL PARTITION BELOW. PROVIDE MIN. 2'-0" WIDE DECKED SERVICE WALK FROM ATTIC STAIRS. PROVIDE 1/2" GAUGE METAL DRAIN PAN (SIZE PER WATER HEATER CAPACITY AND CITY REQ.) 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 PROVIDED APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FLUE FLASHED WHERE IT IS VENTED THROUGH THE ROOF DECK.

ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOB SITE FOR THE BUILDING INSPECTOR'S 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 HIS BUILDER(S) RESPONSIBILITY FOR FOLLOWING MATERIAL AND EQUIPMENT MANU- FACTURER'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.

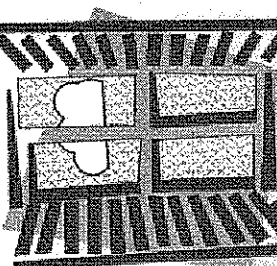
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PLAN
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BPW GML

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