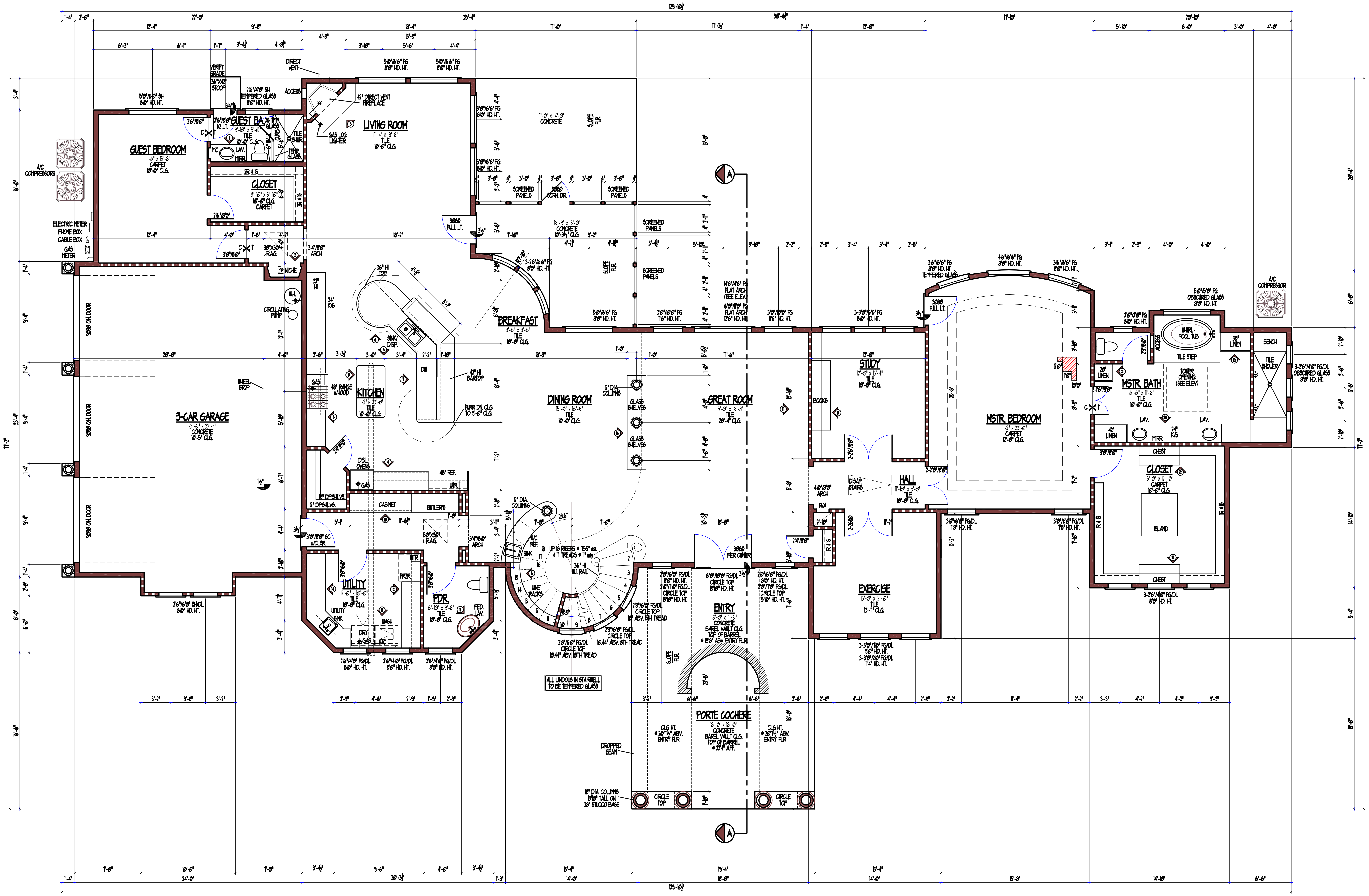

FIRST FLOOR PLAN

1/4"=1'-0"

ALL ANGLES 45° U.O.N.

WINDOW ABBREVIATIONS:
SH = SINGLE-HUNG
DH = DOUBLE-HUNG
HS = HORIZONTAL SLIDER
CSMT = CASEMENT
DL = DIVIDED LIGHT
FG = FIXED GLASS
AT = ARCH TOP
RT = ROUND TOP
HD. HT. = HEADER HEIGHT

WALL TYPE SCHEDULE:

- = 2X4 STUDS AT 16" O.C.
- = 2X4 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE
- = MIN. 2X6 STUDS AT 16" O.C.
- = MIN. 2X6 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

AREA CALCULATIONS

FIRST FLOOR LIVING:	3,869 SQ.FT.
SECOND FLOOR LIVING:	1,316 SQ.FT.
TOTAL LIVING AREA:	5,185 SQ.FT.
3-CAR GARAGE:	804 SQ.FT.
UNCOVERED SUMMER KITCHEN:	238 SQ.FT.
SCREENED PORCH:	179 SQ.FT.
PORTE COCHERE:	324 SQ.FT.
ENTRY:	135 SQ.FT.
REAR PORCH:	42 SQ.FT.
BALCONY:	271 SQ.FT.
UNFINISHED STORAGE	261 SQ.FT.
TOTAL COVERED AREA:	7,395 SQ.FT.

FLOOR PLAN NOTES:

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR IMMEDIATEDLY INSIDE WINDOW.
2. ALL CEILING HEIGHTS MEASURED FROM FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION).
3. PROVIDE 5/8" ONE HOUR FIRE RESISTANT GYPSUM WALLBOARD ON WALLS AND CEILING OF ANY USABLE SPACE UNDER STAIRS.
4. STAIRWAYS SHALL COMPLY WITH UBC 3306 A THRU C. MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30"
5. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSE OF THE STAIR TREADS.
6. ALL GUARDRAILS SHALL BE 36" AFF. (MIN) WITH BALUSTERS SPACED IN COMPLIANCE WITH THE BUILDING CODE.
7. ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH UBC 1712.
8. HANDGRIPPING PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2" AND NOT MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE AS PER UBC 3306 J.
9. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
10. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP. LOCATIONS SHALL COMPLY WITH UBC 1210.
11. ALL BEDROOM WINDOWS SHALL BE 44" AFF. (MIN) X 20" WIDE (MIN) OPENING AND 5.1 SQ. FT. (MIN) NET CLEAR OPENING.
12. LOCATE GAS WATER HEATER AS INDICATED ON THE FLOOR PLANS IN PAN WITH RELIEF DRAIN LINE TO EXTERIOR. INSTALLATION MUST COMPLY WITH UBC 1307 THRU 1318.
13. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS AND COMPLY WITH UBC 1205 A.
14. CHIMNEYS SHALL BE 24" (MIN) ABOVE ANY STRUCTURE WITHIN A 10'-0" RADIUS.
15. ALL PREFAB FIREPLACES SHALL BE UL. AND ICBO APPROVED AND A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOBSITE FOR INSPECTOR'S REVIEW.
16. FINAL LOCATION OF A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC. MAY VARY DUE TO FIELD CONDITIONS.
17. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON ABSORBANT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET OVER A CONCRETE BACKER BOARD.
18. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH UBC 5406 B AND 5.12 PART I.
19. LOCATE ALL SHOWER HEADS AT 78" AFF. TYP.

To the best of our knowledge, these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. ADJ DESIGN, is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. Purchaser's right is conditional and limited to a one-time use to construct a single project on the lot stated herein, and use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without written permission of the designers. Written dimensions on these drawings shall have precedence over scaled dimensions.

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DIAMONDHEAD NORTH RD.

Project #	CH-07-015
Date	04-15-07
Scale	1/4" = 1'-0"
Drw. By	ADJ
Ckd. By	

Revisions
07-24-07
08-02-07

SHEET CH-07-015.DWG

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