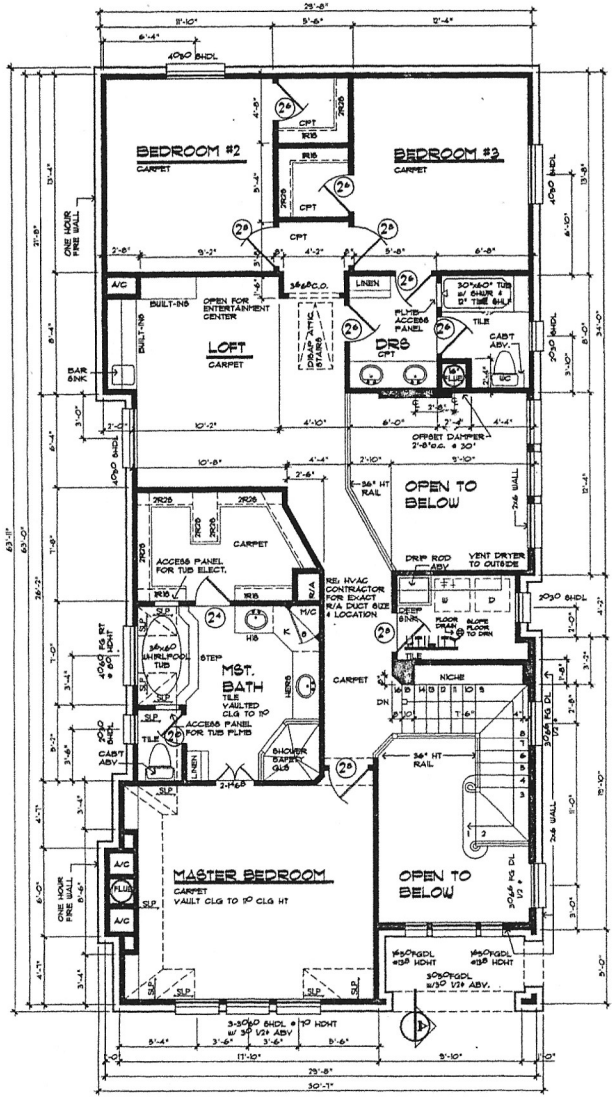
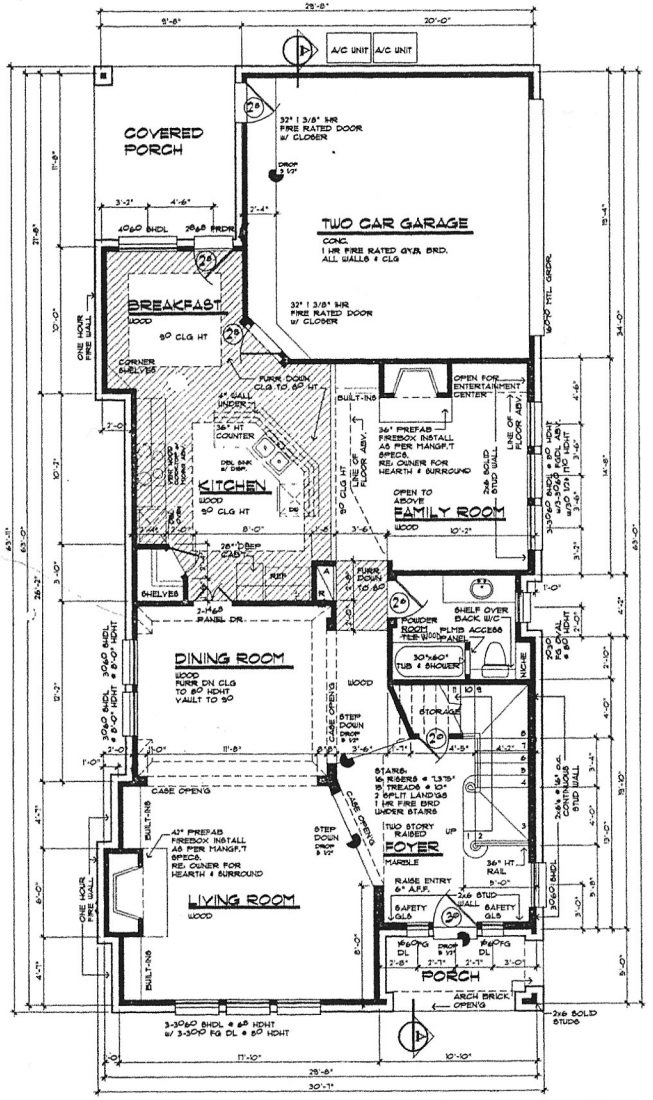


2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-0" PLATE HEIGHT
WINDOWS @ 60" HDHT (TYP.) U.N.O.



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-0" PLATE HEIGHT
WINDOWS @ 70" HDHT (TYP.) U.N.O.

GENERAL NOTES:

1. THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF BRIERS + McREYNOLDS ARCHITECTS, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM BRIERS + McREYNOLDS ARCHITECTS, INC.
2. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL WALLS AND CEILINGS(RULL GYPSUM BOARD).
3. 44" MAX. SILL HEIGHT IN ALL HABITABLE ROOMS.
4. TILE TO BE THINSET.
5. CONTRACTOR TO PROVIDE GOOD ATTIC VENTILATION.
6. GUTTERS AND DOWNSPOUTS AS REQUIRED.
7. FLASHING ABOVE WINDOWS AS REQUIRED.
8. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
9. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
10. WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH FRAMING TO BE PROTECTED WITH WATERPROOF PAPER CONFORMING TO SECTION 1707(A) SECTION 2516(C)
11. SHOWER STALL WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 72 INCHES ABOVE DRAIN INLET - SECTION 2512(B)
12. FIREPLACE HEARTH TO BE 3/8" NONCOMBUSTIBLE MATERIAL.
13. STRUTS MIN. 2 X 4, 8' MAXIMUM UNBRACED LENGTH, MIN. SLOPE OF 45° FROM HORIZONTAL SECTION 2511(H.3).
14. FIRESTOPPING IN CONCEALED SPACES OF WALLS, FURR DOWNS, CEILINGS AND FLOOR LEVELS AND AT 10' INTERVALS ALONG LENGTH OF WALL - SECTION 2516(F)2.A.
15. RAFTERS TO BE NAILED TO ADJACENT CEILING JOISTS - SECTION 2511(H)4.
16. EVERY DWELLING UNIT TO HAVE KITCHEN AND HOT AND COLD RUNNING WATER - SECTION 1505(B).
17. EVERY DWELLING UNIT TO HAVE BATHROOM WITH HOT AND COLD RUNNING WATER - SECTION 1505(B).
18. EVERY DWELLING UNIT TO HAVE HEATING FACILITIES - SECTION 121.
19. ALL EXTERIOR WALLS TO BE BRACED EFFECTIVELY SECTION 2511(G)3.
20. CROSS VENTILATION AT ENCLOSED ATTICS SECTION 3205(C).
21. FIRESTOPS OF APPROVED MATERIAL SECTION 2516(F.1).
22. FIRESTOPS AT CONCEALED VERTICAL AND HORIZONTAL SPACES - SECTION 2516(F.2).
23. COMBUSTIBLE MATERIAL 6 INCHES FROM FIREPLACE OPENING - SECTION 3102(H).
24. ALL GLASS DOORS AND FIXED GLASS PANELS TO COMPLY WITH SECTION 5406(B) (SAFETY GLASS) AND UBC STANDARD 54-2 PART I (HUMAN IMPACT).
25. STUDS AT 16 INCHES O.C.
26. 110V SMOKE DETECTORS.
27. BRICK TIES EVERY 2 SQUARE FEET.
28. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT).
29. BALUSTERS AT 6 INCHES O.C. MAX.
30. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
31. PREFAB FIREPLACE TO BE ICBO APPROVED - MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.

ISSUE DATE:
2-28-92

802 CRESTWOOD

FLOOR PLANS

FOOTAGES:

FIRST FLOOR	805 sq.ft.
SECOND FLOOR	1482 sq.ft.
TOTAL LIVING	2287 sq.ft.
SLAB	1830 sq.ft.

SHEET # 2 OF 6

2GR-3-2797