



AI
BD

SCHOPPE RESIDENCE

These drawings are prepared by AI/BD for the purpose of providing a design for the construction of the Schoppe Residence. The drawings are not to be used for any other purpose without the written consent of AI/BD. The drawings are not to be used for any other purpose without the written consent of AI/BD. The drawings are not to be used for any other purpose without the written consent of AI/BD.

REVISIONS:
03-24-08

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06-30-08
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FIRST FLOOR PLAN

SCALE	3/16" = 1'-0"
FIRST FLOOR	3,111 sq ft
TOTAL LIVING	3,111 sq ft
GARAGE	654 sq ft
LOGGIA	654 sq ft
FRONT PORCH	195 sq ft
TOTAL COVERED	5,310 sq ft

GENERAL NOTES

- 10'-0" CEILING # 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 12" S.P. 2x4 # 8" O.C. UNLESS NOTED OTHERWISE
- WALLS & CLG'S SHALL BE 1/2" ASTM-36 GYPHUM WALLBOARD W/ RECESSED LONGITUDINAL EDGES AND INSTALLED IN ACCORDANCE W/ AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPHUM WALLBOARD
- ENCLOSE UNDERSIDE OF STAIRWELLS AND WALLS AND CEILING OF ATTACHED GARAGES W/ 5/8" TYPE "X" FIRE RATED GYPHUM BOARD
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES AND TRIMMING INFORMATION
- INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE
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- REFER TO EXTERIOR ELEVATIONS
- ALL BEDROOM WINDOWS TO BE MAX 44" ABOVE FIN. FLOOR 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/ UBC CODE 3306 (A) TURN (U) OR EQUAL MIN. WIDTH BETWEEN HANDRAILS SHALL BE 30" HEIGHT ABOVE NOSE OF TREAD SHALL BE MIN 34" AND MAX 38" OVERLAPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1/2" AND NOT MORE THAN 2" IN CROSS SECTIONAL DEPENDENT ON THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE IN A NIBBLER, POST OR SAFETY TERMINAL
- ALL GUARDRAILS SHALL COMPLY W/ UBC CODE 110 OR EQUAL MIN. HEIGHT ABOVE FIN. FLOOR TO BE 36" W/ BALUSTERS AT MAX. 4" O.C.
- APPROVED SMOKE DETECTORS REQUIRE 24V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY W/ UBC CODE 1202 OR EQUAL
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY RNS. TURN NATURAL OR MECHANICAL MEANS WHICH COMPLY W/ UBC CODE 1209 OR EQUAL
- ATTIC WATER HEATER LOCATED OVER WALL PARTITION BELOW. PROVIDE MIN 2'-0" WIDE COOKED SERVICE WALK FROM ATTIC STAIRS. PROVIDE 24 GAUGE METAL DRAIN PAN (8"Z) MIN WATER HEATER CAPACITY AND CITY REG. FASTENED TO FLOOR DECK BELOW. MAIN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR. NOT INTO BATHROOM. 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. PREPARED FLEX FLASHED WHERE IT IS VENTED THROUGH THE ROOF DECK
- ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE UL AND LISTED. APPROVED AND A COPY OF THE MANUFACTURER'S 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 BUILDERS' 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. MARK LATION DESIGNERS WILL NOT BE LIABLE FOR ERRORS AFTER CONSTRUCTION HAS STARTED

