

TYPICAL WINDOW & DOOR NOTE:

ALL EXTERIOR WINDOWS & DOORS TO BE HURRICANE & PRESSURE RATED TO MEET DESIGN PRESSURES COMPLYING WITH SECTION 603 (ICC-600) & SECTION R301.2(2). REFER TO STRUCT. DWGS.

GLASS IN HANDRAILS & GUARDRAIL NOTE:

ALL GLASS HANDRAILS, GUARDRAILS & STRUCT. BALUSTERS TO MEET SECTION 308.4 & 308.4.4 IRC2009. GUARDRAIL HEIGHT TO BE 36"(MIN) ABOVE FIN. FLOOR SURFACE (IRC2009 R311 & R312)

HANDRAILS & GUARDRAIL NOTE:

ALL STAIR HANDRAILS & GUARDRAILS TO MEET REQUIREMENTS AS PER SECTION 311 & 312 IRC2009. GUARDRAIL HEIGHT TO BE 36"(MIN) ABOVE FIN. FLOOR SURFACE. (R312.2 & R312.3 OPENINGS)

STAIR NOTE: (TYPICAL)

ALL STAIR RISE & RUN RATIOS SHALL BE IN ACCORDANCE WITH SECTION 311 IRC2009. MAX. RISE @ 7 3/4" & MIN. TREAD @ 10" AS PER R311.7.4 A NOSING BETWEEN 3/4" & 1 1/4" SHALL BE PROVIDED ON ALL TREADS LESS THAN 11" WIDTH

SMOKE DETECTOR / ALARM NOTE:

PROVIDE AC/DC SMOKE DETECTORS INSIDE & OUTSIDE EACH SLEEPING ROOM & TOP & BOTTOM OF STAIRS AS PER SECTION R314.1 THRU R314.3 IRC2009 REFER TO ELECT. DWGS.

CARBON MONOXIDE DETECTOR / ALARM NOTE:

PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING ROOM IN GENERAL VICINITY AS PER SECTION R315.1 IRC2009 REFER TO ELECT. DWGS.

HALLWAY NOTE: (TYPICAL)

THE MINIMUM HALLWAY WIDTH SHALL BE >36" AS PER SECTION R311.6 IRC2009

LANDINGS AT EGRESS DOORS:

LANDINGS OR FLOOR AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN TOP OF THRESHOLD AS PER R311.3.1 CIRC.

ROOF VENTILATION NOTE:

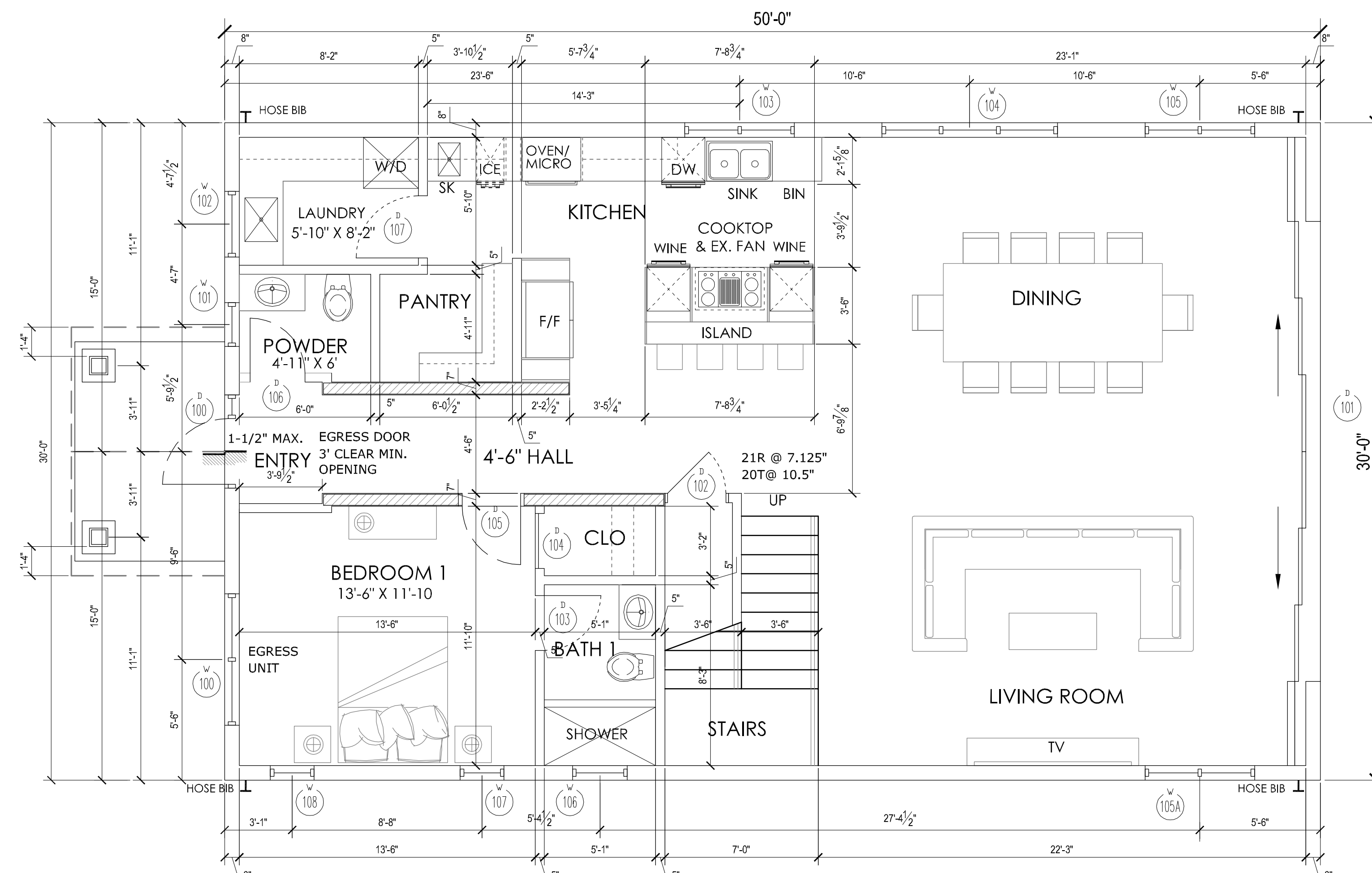
ALL ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WITH CEILINGS APPLIED TO U/S OF RAFTER TO BE VENTILATED TO MEET SECTION R806 IRC2009 ATTIC AREA = 3000 SF (1/150) =20 SF VENT

WASTE STACK VENT NOTE:

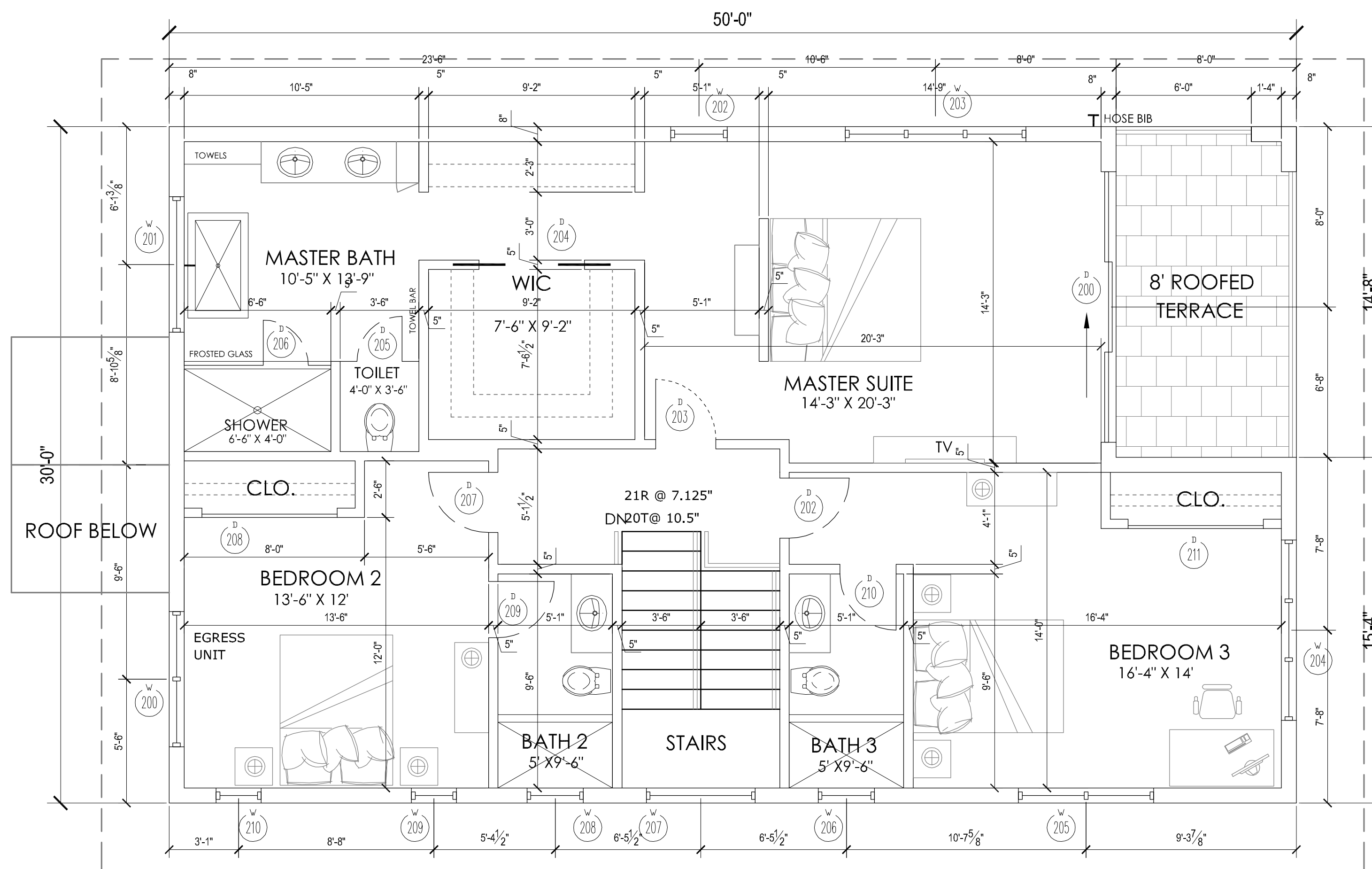
A STACK VENT SHALL BE INSTALLED FOR THE WASTE AS PER SECTION R3109.3 WITH SIZE NOT LESS THAN SIZE OF WASTE STACK. OFFSETS SHALL BE 6" ABOVE FLOOR LEVEL OF HIGHEST FIXTURE PER P3104.5

WINDOW & DOOR TURTLE FRIENDLY REQUIREMENTS:

EXTERIOR DOORS & WINDOWS TO MEET DOE DESIGN STANDARDS. PROVIDE TINTED GLASS OR FILM WITH A VISIBLE LIGHT TRANSMITTANCE OF 15% OR LESS AS REQUIRED.



GROUND FLOOR PLAN G



SECOND FLOOR PLAN G

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT.

- Written dimensions on these drawings have precedence over scale dimensions.
- Contractors shall verify and be responsible for all dimensions and conditions of the job. Architect shall be notified in writing of any variations or discrepancies from the dimensions, conditions and specifications shown by these drawings.
- All construction shall be in accordance with IRC 2009 and local codes having jurisdiction.
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ROBERT TOWELL
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CHARTERED RIBA.

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LEGEND:

- 6" OR 8" CONC. BLOCK WALL AS PER STRUCT. DWGS. W/ 1/2" CEMENT RENDERING ON INTERIOR SIDE OF WALL & SKIM COAT FINE FINISH PRIME & PAINT W/ 2 COATS PRATT & LAMBERT PROVIDE 2" EPS FINISH TO ALL EXTERIOR WALLS WITH COLOR & TEXTURE AS APPROVED BY OWNER PROVIDE 5.5" TIMBER BASEBOARDS ON ALL WALLS WITH PRIMED & PAINTED FINISH
- INTERIOR STUD PARTITIONS
- INTERIOR STUD PARTITIONS TO BE 5/8" GYP. BOARD TO BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. (UNLESS NOTED)
- ALL WET & TILED WALL LOCATIONS TO RECEIVE 1/2" CEMENT BACKING BOARD
- ALL BEDROOM WALLS TO INCLUDE 4" BATT INSUL. PROVIDE 5.5" TIMBER BASEBOARDS ON ALL WALLS WITH PRIMED & PAINTED FINISH
- INTERIOR CEILINGS
- ALL CEILINGS TO BE 1/2" GYP. BOARD ON 7/8" METAL CEILING CHANNELS @ 16" OC. ALL WET CEILING LOCATIONS TO RECEIVE 5/8" CEMENT BACKING BOARD W/ PAINTED FINISH

- DOOR NUMBER (REFER TO DOOR SCHEDULE)
- WINDOW NUMBER (REFER TO WINDOW SCHEDULE)
- 4" CHANGE IN FLOOR LEVEL (TYPICALLY 4" UNLESS NOTED)

H			
G			
F			
E			
D			
C			
B			
A	SEPT2022	ISSUED TO CLIENT & ENGINEER	
DATE		REVISION	BY

I hereby certify that all dimensions shown on this plan are correct:

Robert Towell

Signed

ROBERT TOWELL ARCHITECT LTD.
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STRUCT: -
MECH: -
ELECT: -
PLUMB: -

PROJECT: OCEANS 9 - BEACH HOUSES
BOATSWAIN BAY - WEST BAY

DRAWING: FLOOR PLAN G - UNITS 7, 8 & 9

DRAWN BY:	DATE: SEPT 2022	
CHECKED BY:	SCALE: 1/4" = 1'-0"	
ISSUED FOR: PERMIT	BLOCK & PARCEL: 1C 271	
PROJECT NO. ---	DRAWING NO. A-5-G	REV. NO. A