



SHEET NUMBER
A1
Revision #: 2.1

SCALE: SEE VIEW;
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FEB. 2011

DRAWN BY: S.H.
in Chief Architect

**PRESENTATION
VIEWS**

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THE HAYDEN LAKE DESIGN

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OWNER:	_____
PROJECT ADDRESS:	_____
LEGAL:	_____
FIRE DISTRICT:	_____
WATER:	_____
STORM WATER:	_____
BLDG PERMIT#:	_____
BUILDING AREA:	FLOOR 3: 1,999 SQ. FT. FLOOR 2: 1,986 SQ. FT. FOUNDATION: 1,478 SQ. FT. GARAGE: 1,345 SQ. FT. TOTAL: 6,808 SQ. FT. DECKS: 900 SQ. FT.
LIVABLE AREA:	3,556 SQ. FT.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

DESIGNER: _____
BUILDER: _____
STRUCTURAL ENGINEERING: _____

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PROJECT STATISTICS

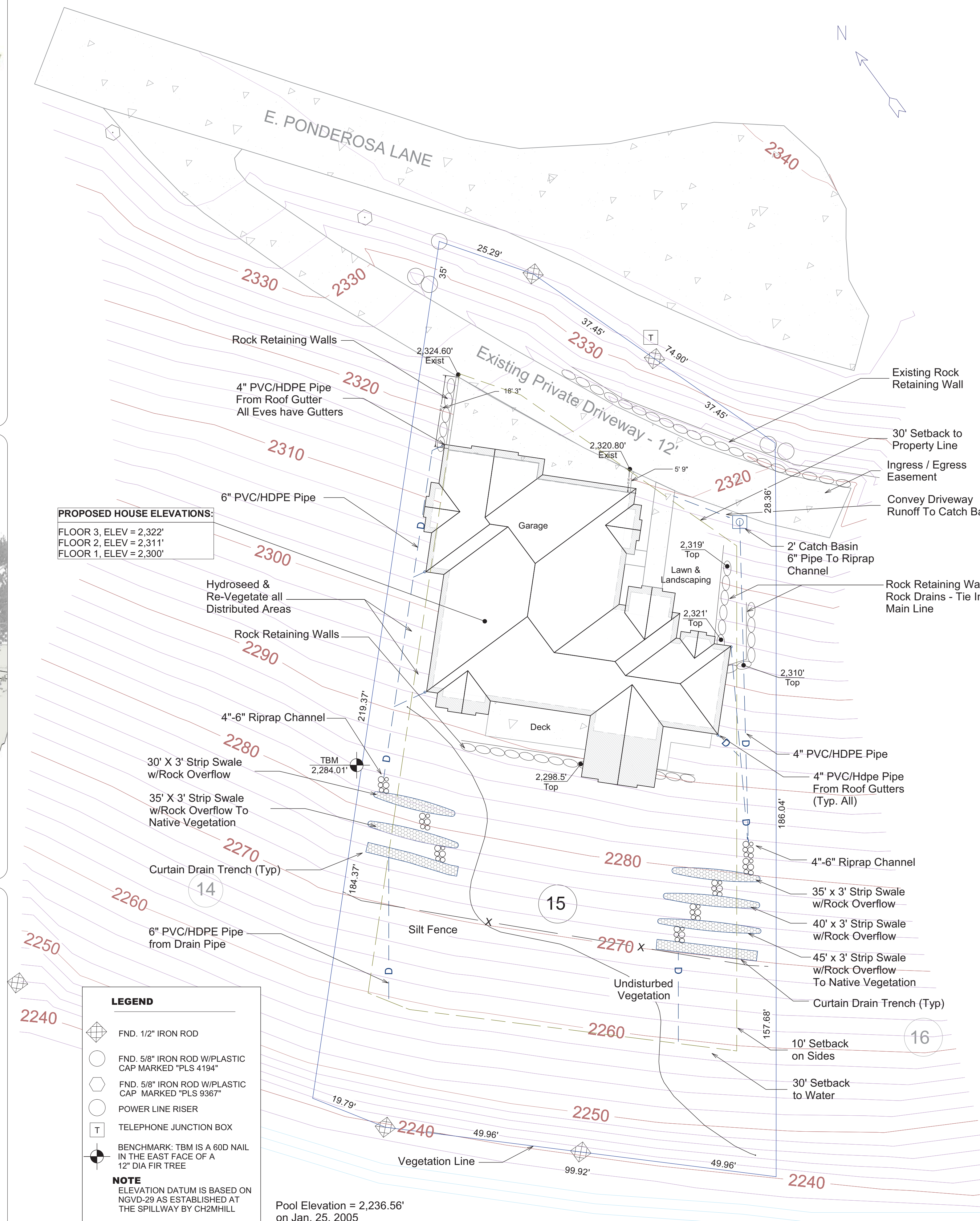
LOT SIZE: 21,450 SF
 ANTICIPATED DISTURBED AREA: 9,600 SF
 BLDG. ENVELOPE: 3,360 SF
 ROOF: 4,326 SF
 FRONT HEIGHT: 24 FT
 REAR HEIGHT: 39 FT

SOIL TYPE: SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FROM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE MODERATE.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION.
FROST DEPTH: *2'-0"
SEISMIC ZONE: C,
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

SITE PLAN NOTES:

1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
2. CALL BEFORE YOU DIG: 800.428.4950
3. MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.



PROPOSED HOUSE ELEVATIONS:
 FLOOR 3, ELEV = 2,322'
 FLOOR 2, ELEV = 2,311'
 FLOOR 1, ELEV = 2,300'

LEGEND

- ⊕ FND. 1/2" IRON ROD
- FND. 5/8" IRON ROD W/PLASTIC CAP MARKED "PLS 4194"
- ⬡ FND. 5/8" IRON ROD W/PLASTIC CAP MARKED "PLS 9367"
- POWER LINE RISER
- T TELEPHONE JUNCTION BOX
- ⊙ BENCHMARK: TBM IS A 60D NAIL IN THE EAST FACE OF A 12" DIA FIR TREE

NOTE
 ELEVATION DATUM IS BASED ON NGVD-29 AS ESTABLISHED AT THE SPILLWAY BY CH2MHILL

Pool Elevation = 2,236.5'
 on Jan. 25, 2005

SITE PLAN
 1" = 15'

HAYDEN LAKE



ROCK RETAINING WALL
 NOT TO SCALE

HOUSE DRIVEWAY
 NOT TO SCALE

WEST SIDE **EAST SIDE**

SWALE SIZING CALC

AREA NUMBER	TOTAL IMPERVIOUS	SWALES PROVIDED	SWALE DEPTH
1	2321sf	195ft	6"
2	4144sf	345ft	6"

FRONT VIEW

SIDE VIEW

SILT FENCE DETAIL
 NOT TO SCALE

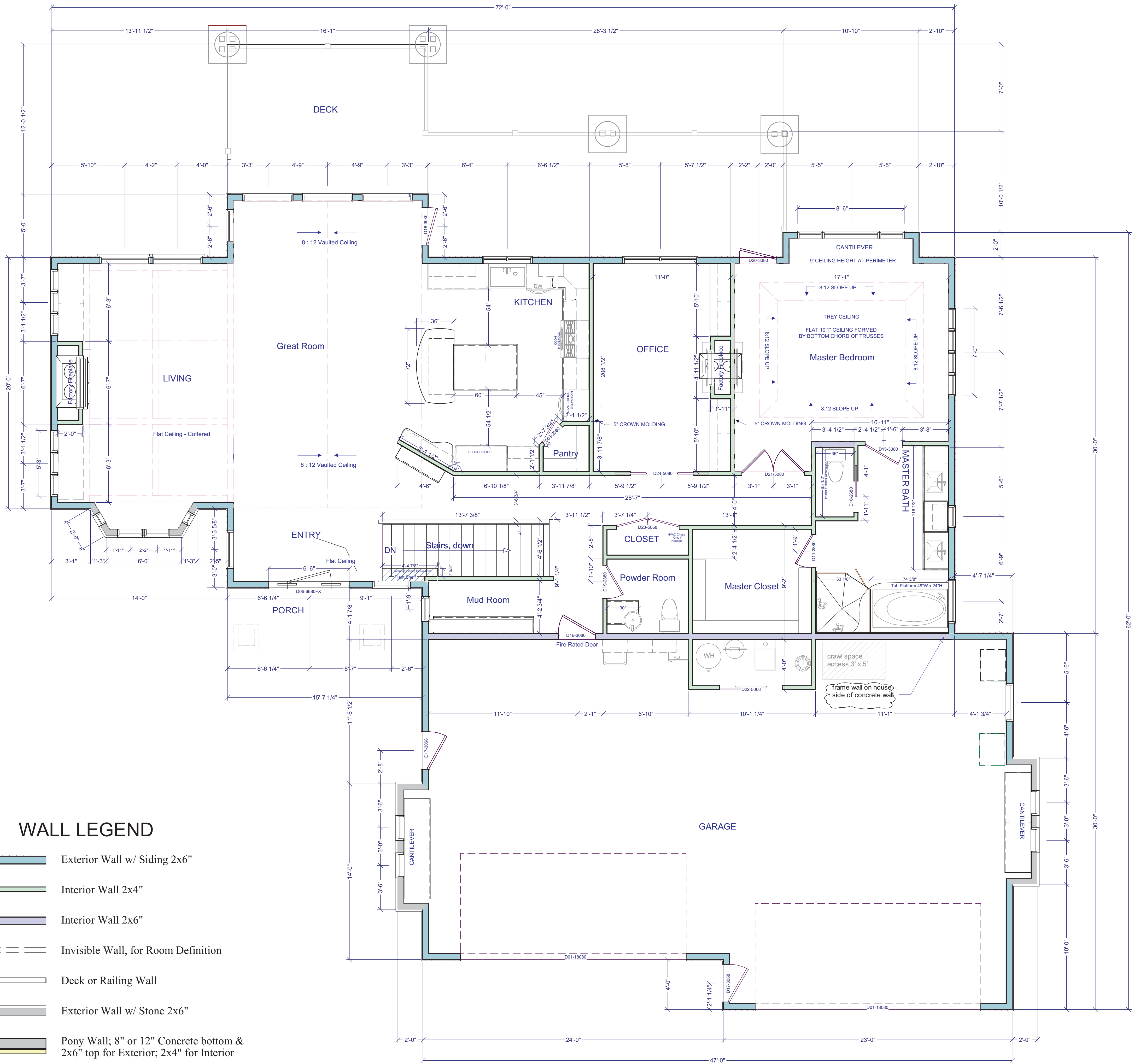
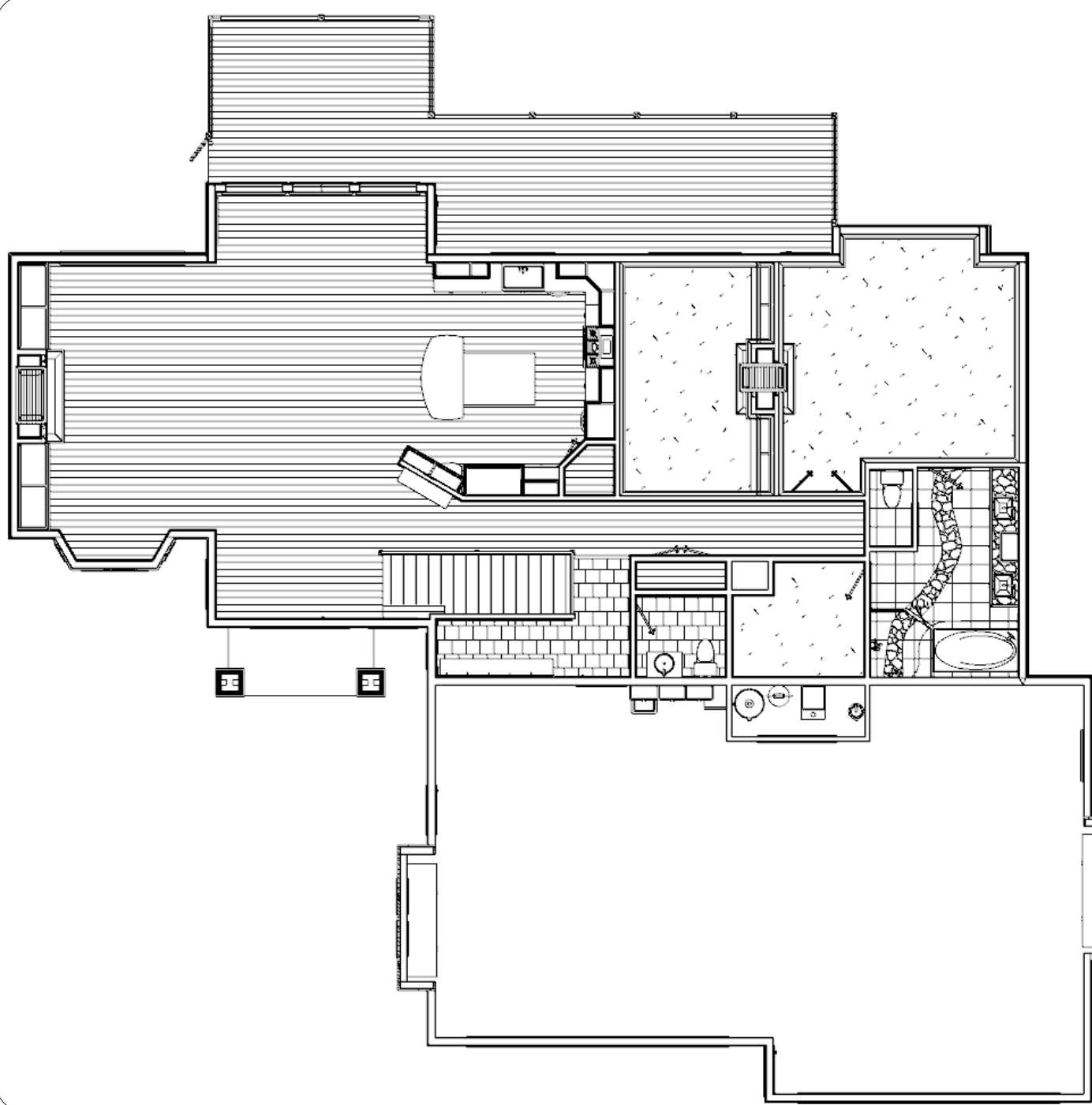
- EROSION CONTROL NOTES**
1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
 3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
 4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER
 5. STRIP SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.
- GRADING NOTES:**
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
 5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
 6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

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SITE PLAN

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WALL LEGEND

- Exterior Wall w/ Siding 2x6"
- Interior Wall 2x4"
- Interior Wall 2x6"
- Invisible Wall, for Room Definition
- Deck or Railing Wall
- Exterior Wall w/ Stone 2x6"
- Pony Wall; 8" or 12" Concrete bottom & 2x6" top for Exterior; 2x4" for Interior
- Concrete Wall 8" or 12"
- Ceiling Plane or Ceiling Beam

MAIN FLOOR PLAN - FLOOR 3

1/4" = 1'

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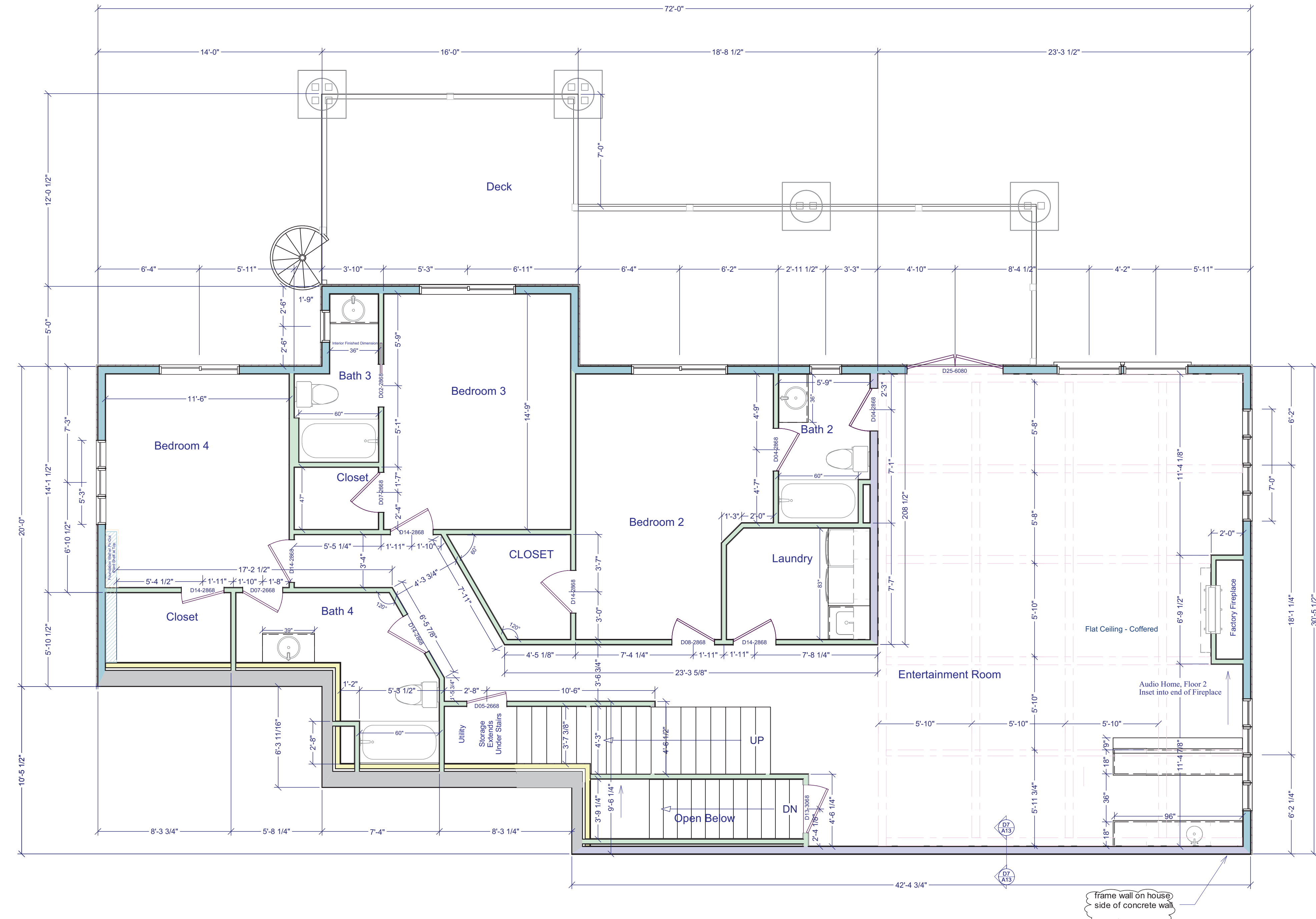
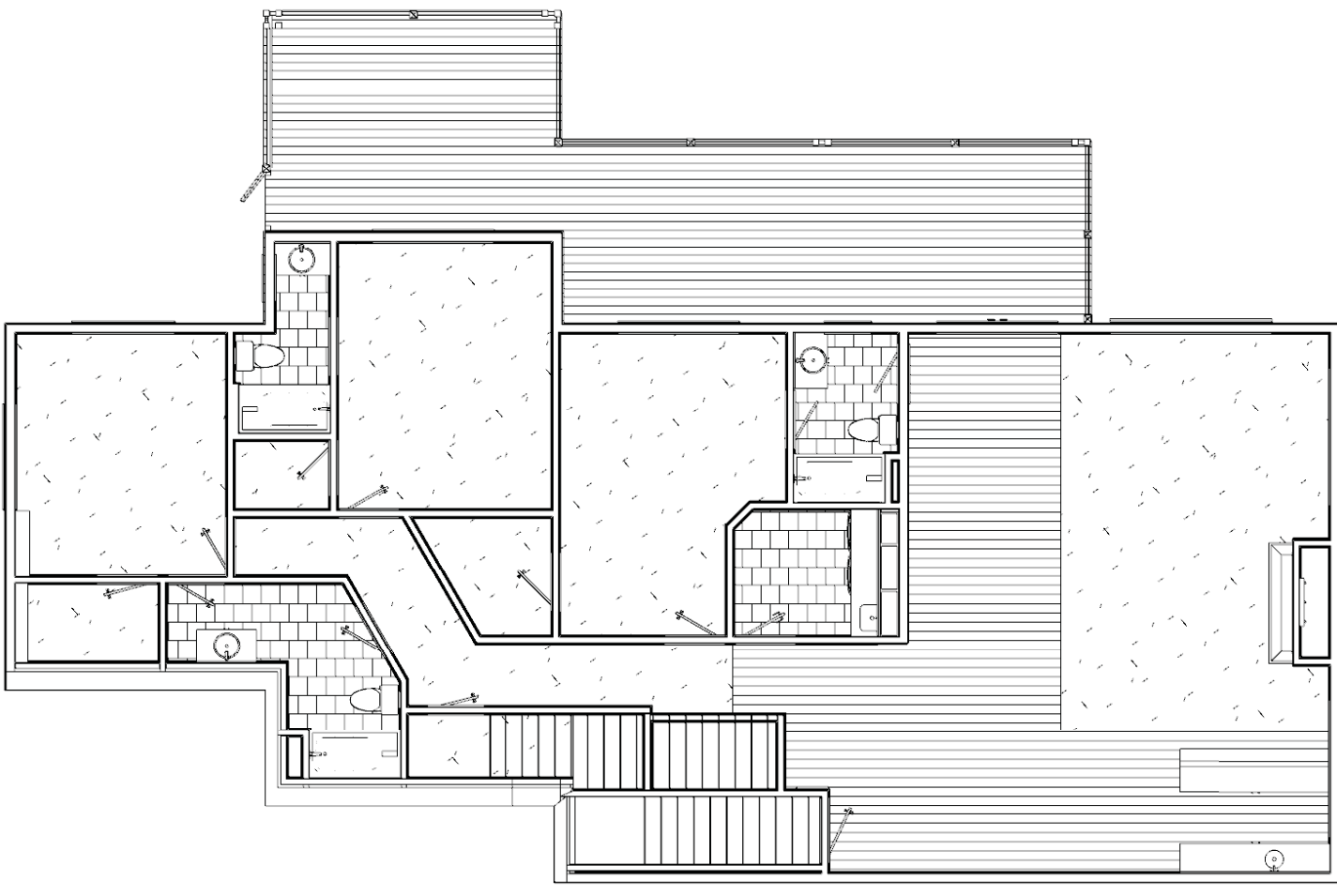
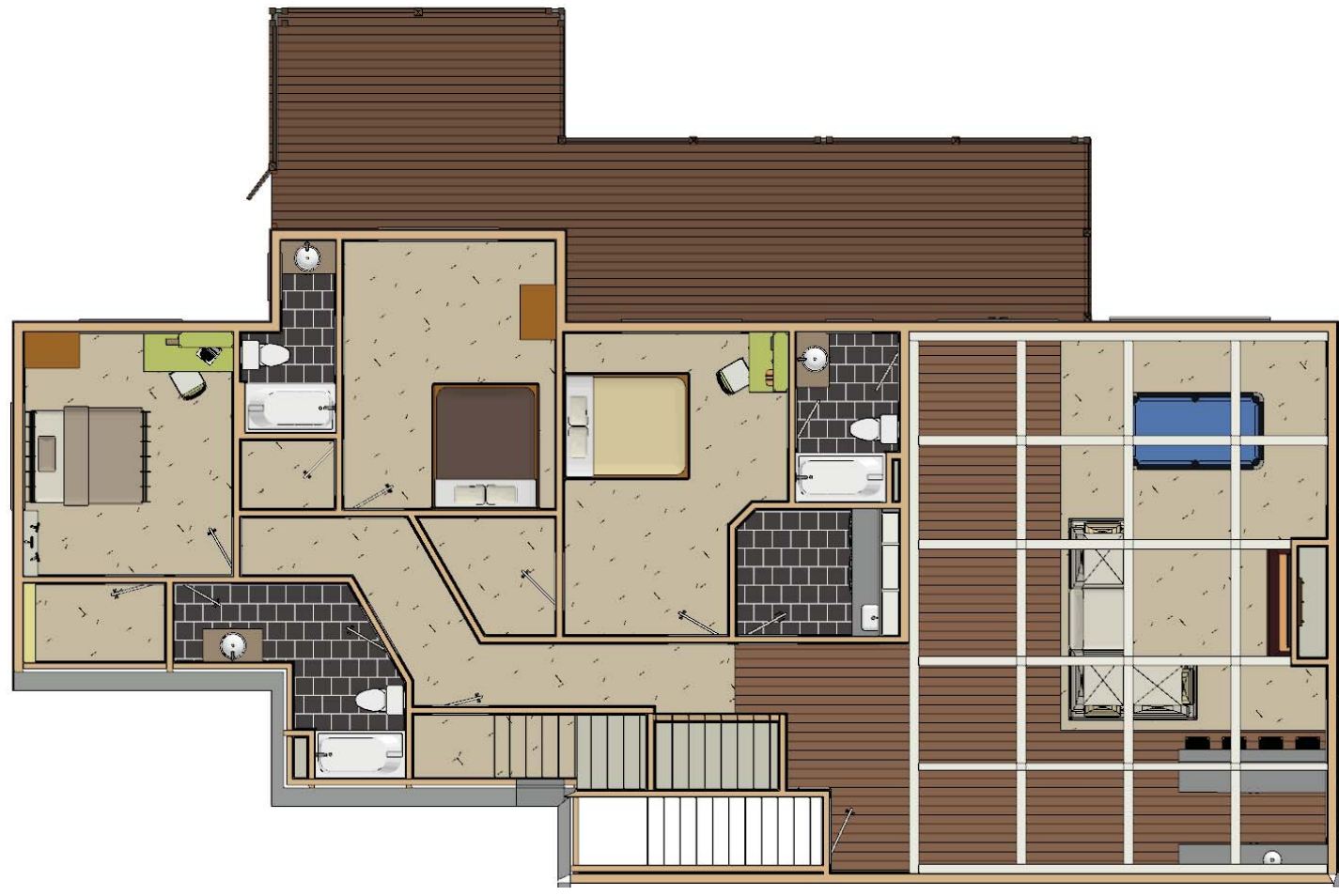
FLOOR PLANS

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HAYDEN LAKE




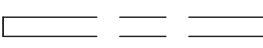
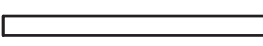




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SECOND FLOOR PLAN - FLOOR 2
1/4" = 1'

WALL LEGEND

-  Exterior Wall w/ Siding 2x6"
-  Interior Wall 2x4"
-  Interior Wall 2x6"
-  Invisible Wall, for Room Definition
-  Deck or Railing Wall
-  Exterior Wall w/ Stone 2x6"
-  Pony Wall; 8" or 12" Concrete bottom & 2x6" top for Exterior; 2x4" for Interior
-  Concrete Wall 8" or 12"
-  Ceiling Plane or Ceiling Beam



MISCELLANEOUS NOTES:

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 IDAHO EDITION OF THE I.R.C.

INSULATION:
 ATTIC R-50
 WALLS R-21
 FLOORS R-30 (AS NOTED ON THE PLAN)

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

INSPECTION NOTES:
 PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

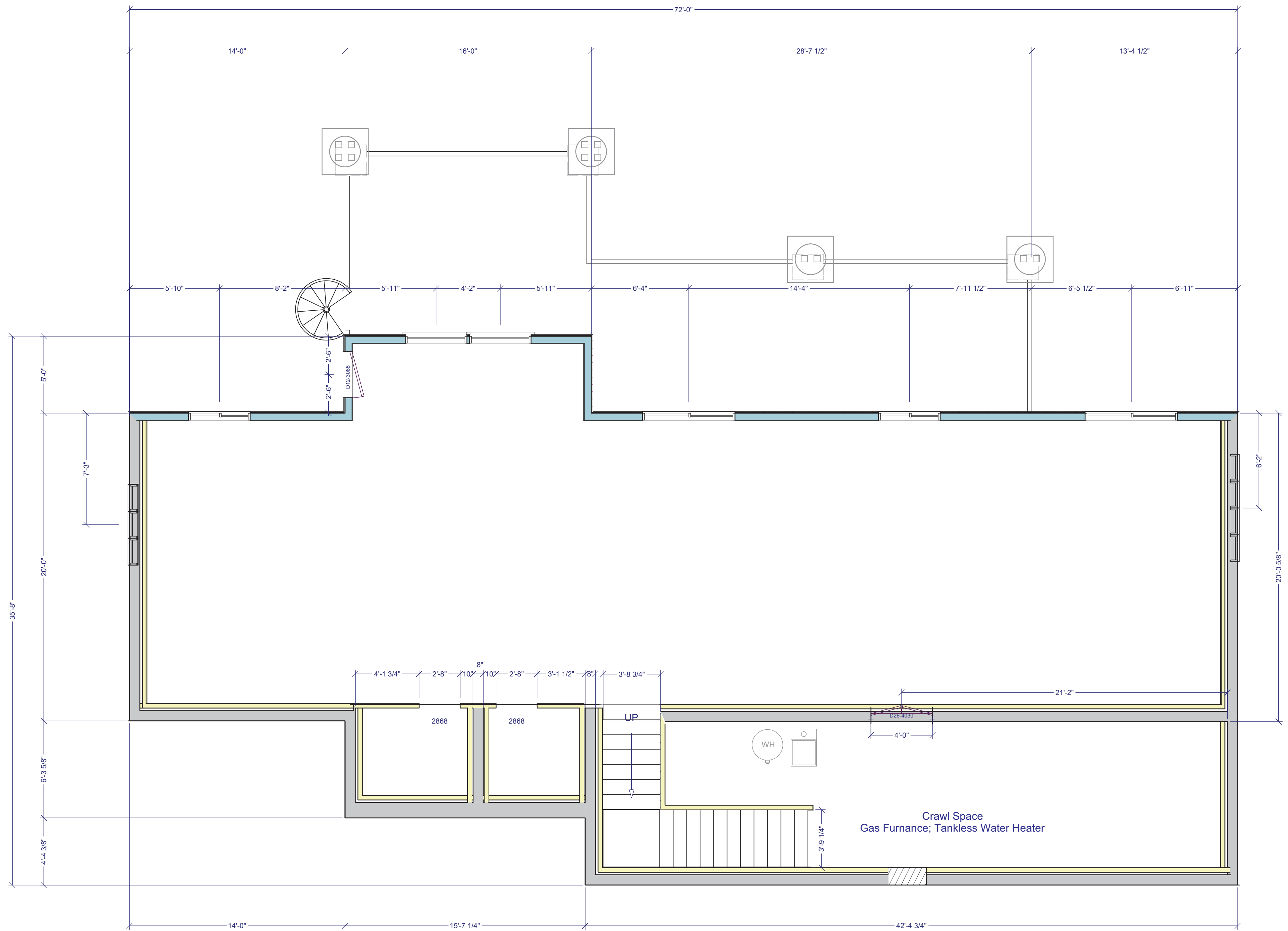
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
 FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

SPECIAL INSPECTION IS REQ'D FOR:
 STRUCTURAL STEEL WELDING: PERIODIC FOR FILLET WELDS < 5/16"
 THICK EPOXY INSTALLATION: CONTINUOUS



FOUNDATION - FLOOR 1
 1/4" = 1'

WALL LEGEND

- Exterior Wall w/ Siding 2x6"
- Interior Wall 2x4"
- Interior Wall 2x6"
- Invisible Wall, for Room Definition
- Deck or Railing Wall
- Exterior Wall w/ Stone 2x6"
- Pony Wall; 8" or 12" Concrete bottom & 2x6" top for Exterior; 2x4" for Interior
- Concrete Wall 8" or 12"
- Ceiling Plane or Ceiling Beam



Project Title: Hayden Lake Design

Energy Code: 2006 IECC
 Location: Hayden Lake, Idaho
 Construction Type: Single Family
 Building Orientation: 81 deg faces 315 deg. from North
 Conditioned Floor Area: 5645 ft2
 Glazing Area Percentage: 19%
 Heating Degree Days: 6239
 Climate Zone: 5

Construction Site: E. Ponderosa Ln., Hayden, ID
 Owner/Agent: S.H.
 Designer/Contractor: S.H.

Compliance: **Passes on UA**
 Compliance: 9.1% Better Than Code Maximum UA: 1998 Your UA: 1817

REScheck COMPLIANCE
 DETAILED CERTIFICATE PROVIDED AS A
 SEPARATE ATTACHMENT TO THE PLANSET.

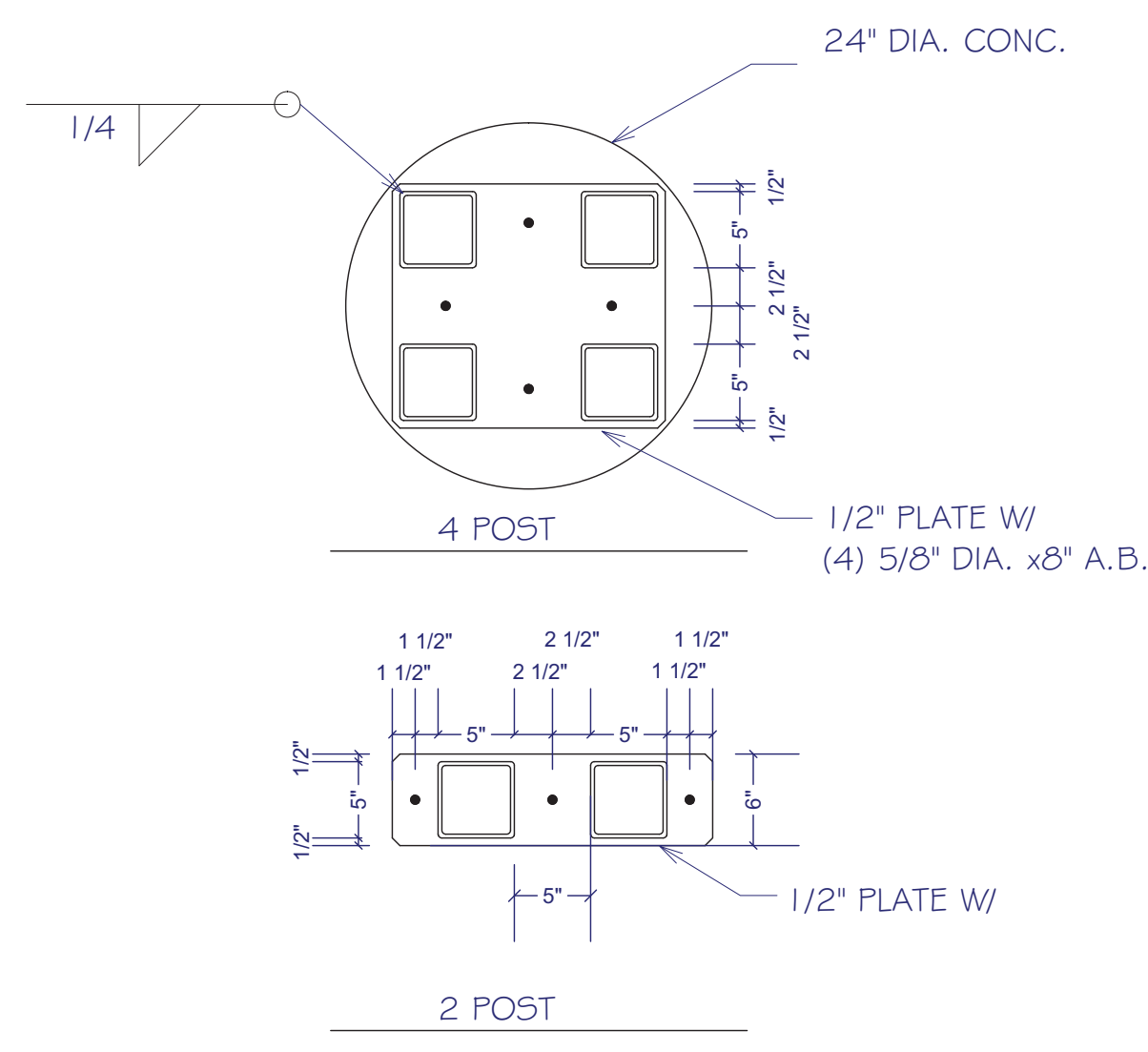
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FLOOR PLANS

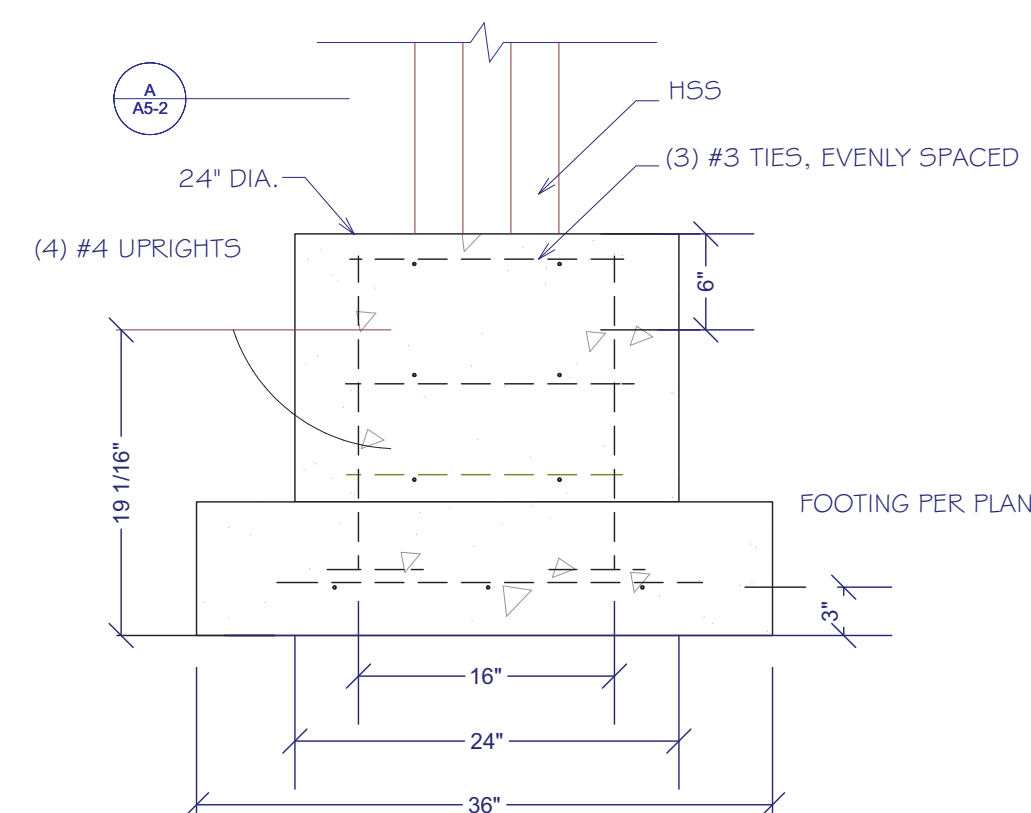
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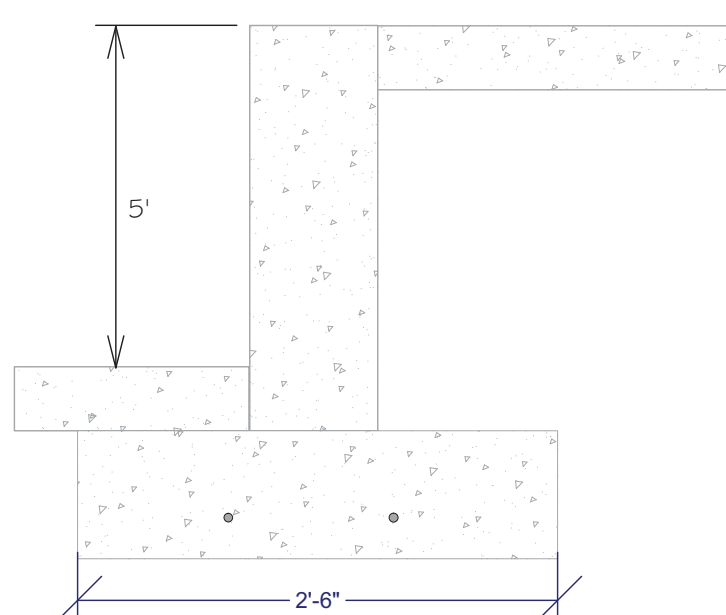
DECK COLUMN MOUNTING PLATE

NO SCALE



DECK & SONOTUBE FOOTING

SCALE: 1" = 1.0'

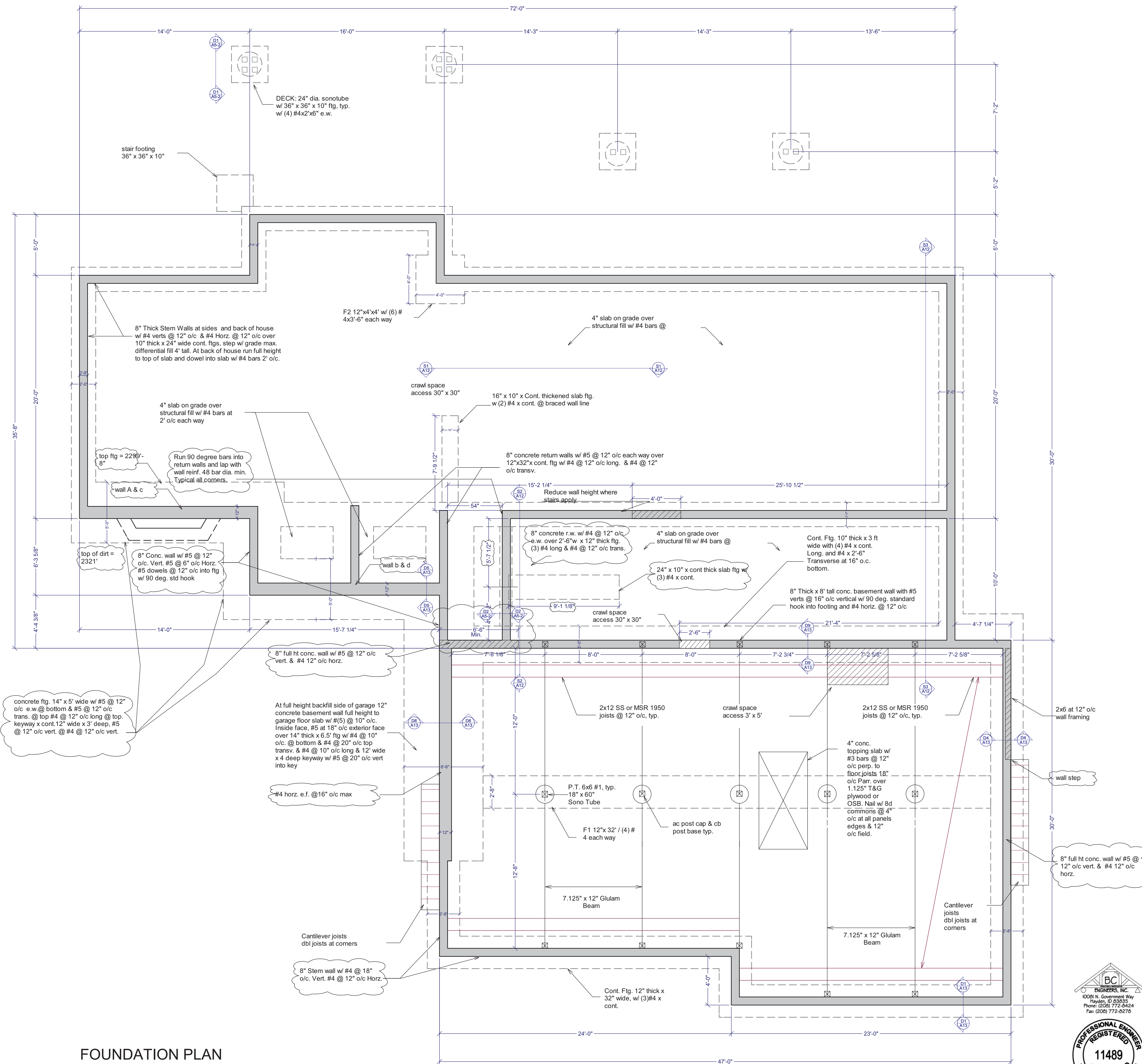


STAIR FOUNDATION WALL

NO SCALE

FOUNDATION NOTES:

- SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.
- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
- CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
- MAXIMUM SLUMP, 4"
- USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNO.
- CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.



FOUNDATION PLAN

1/4" = 1'

**EXTERIOR
ELEVATIONS**

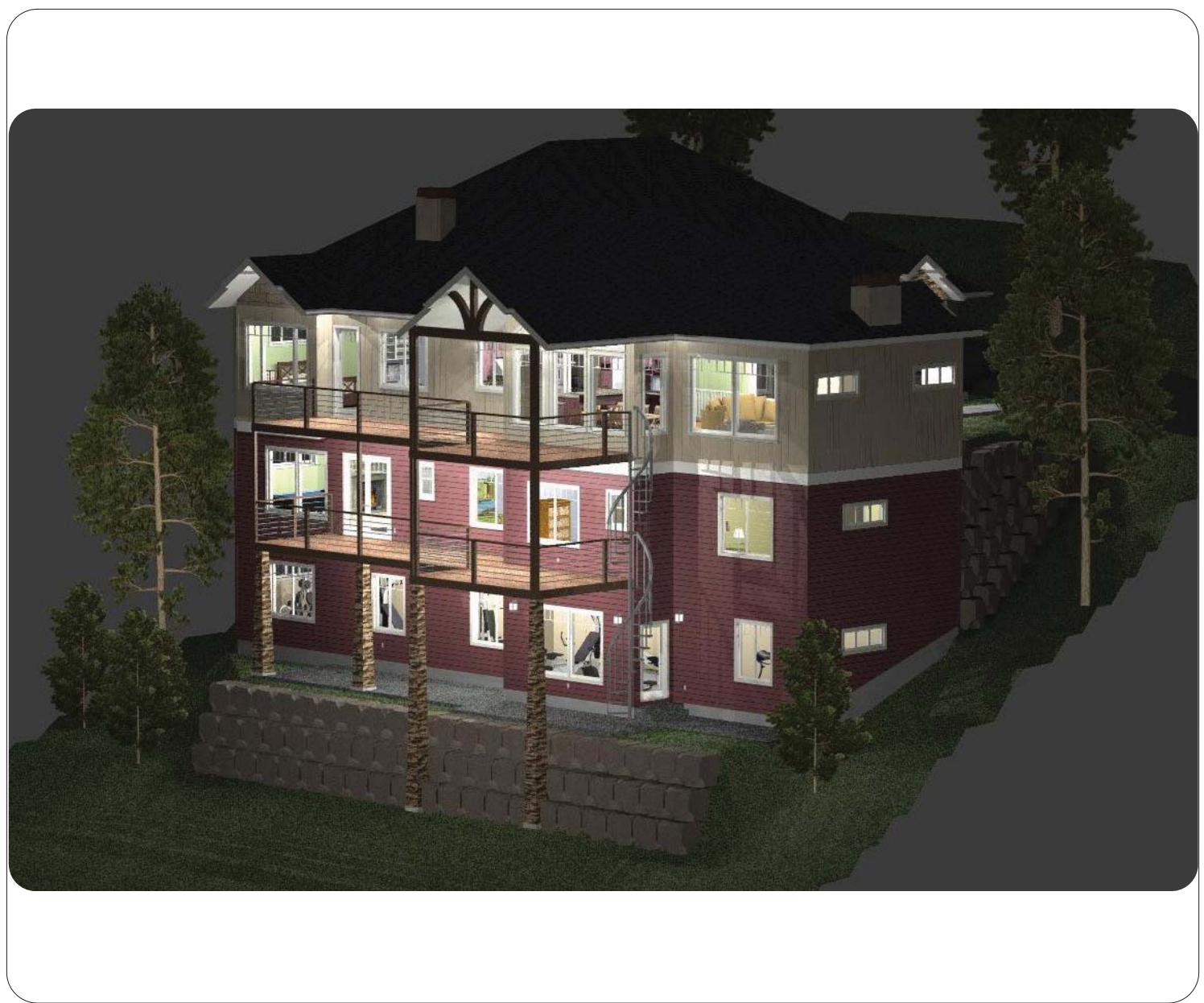
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REAR ELEVATION

1/4" = 1'



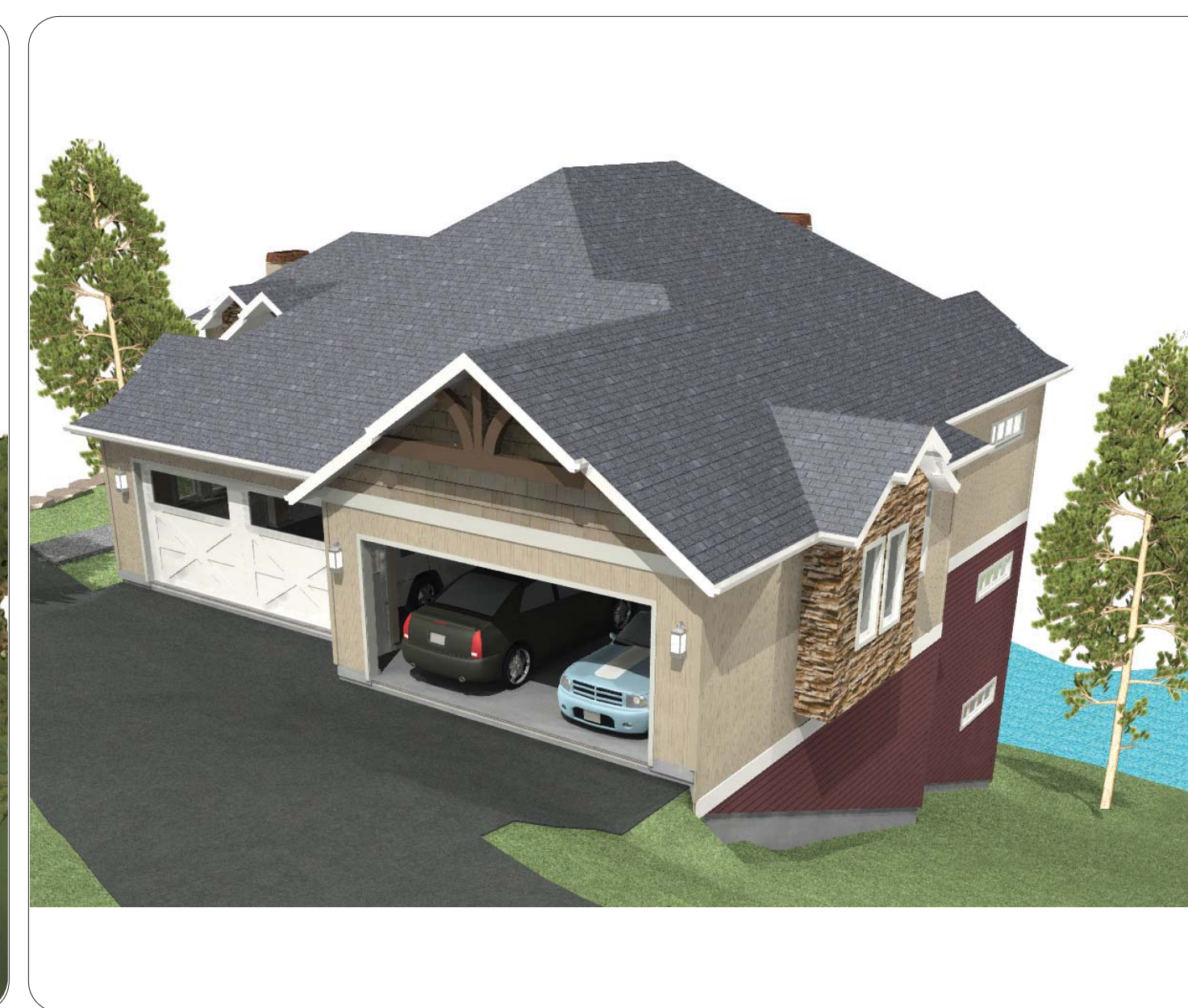
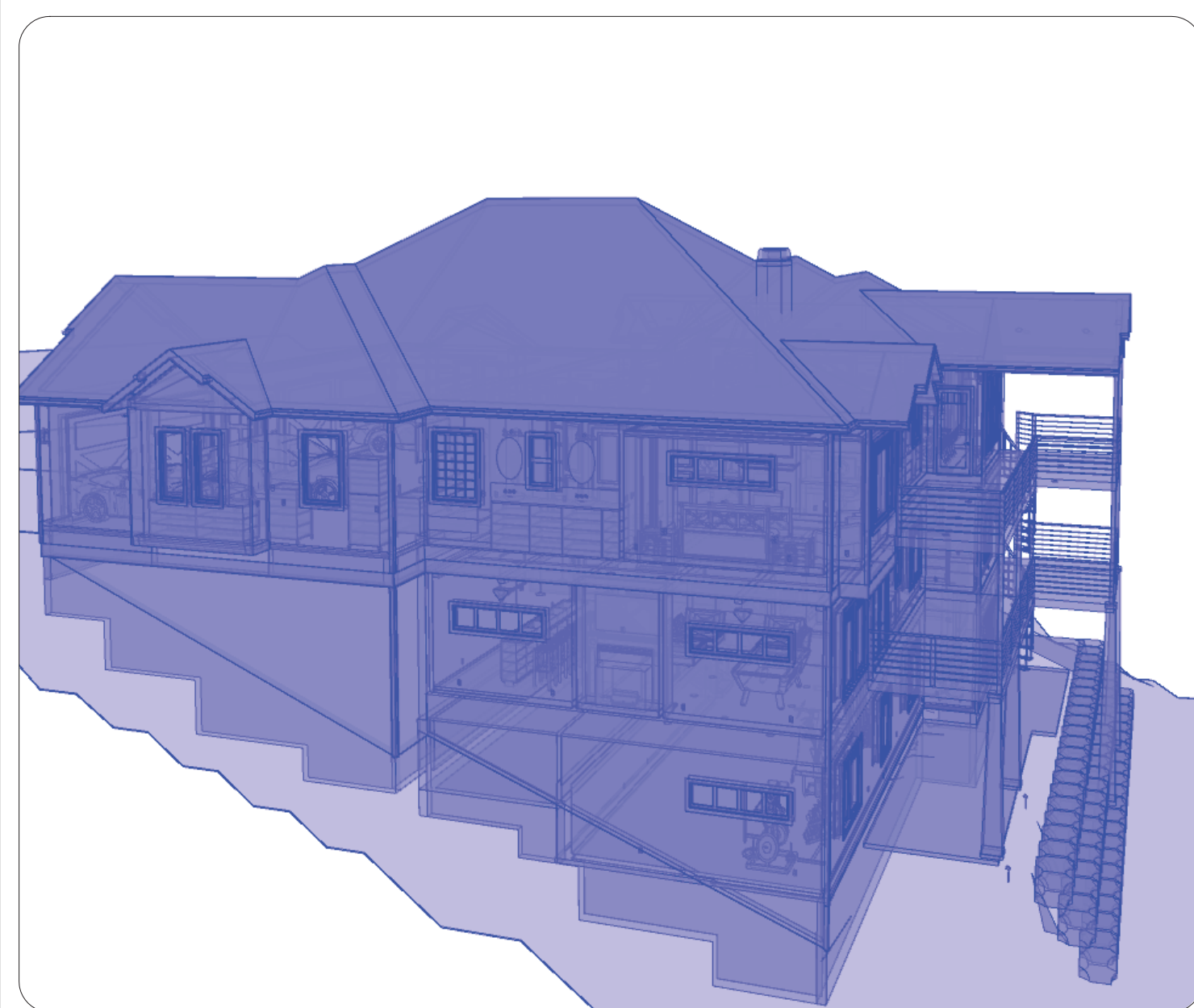
Ground Level
2,320'



NORTH SIDE ELEVATION

1/4" = 1'

- Top of Window, Floor 3
96 7/8"
- Top of Window, Floor 3
84"
- Top of Window, Floor 2
84"
- Top of Window, Floor 1
84"
- Mod. Ground Level
via Retaining Wall
- Ground Level
2,296'



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**EXTERIOR
ELEVATIONS**

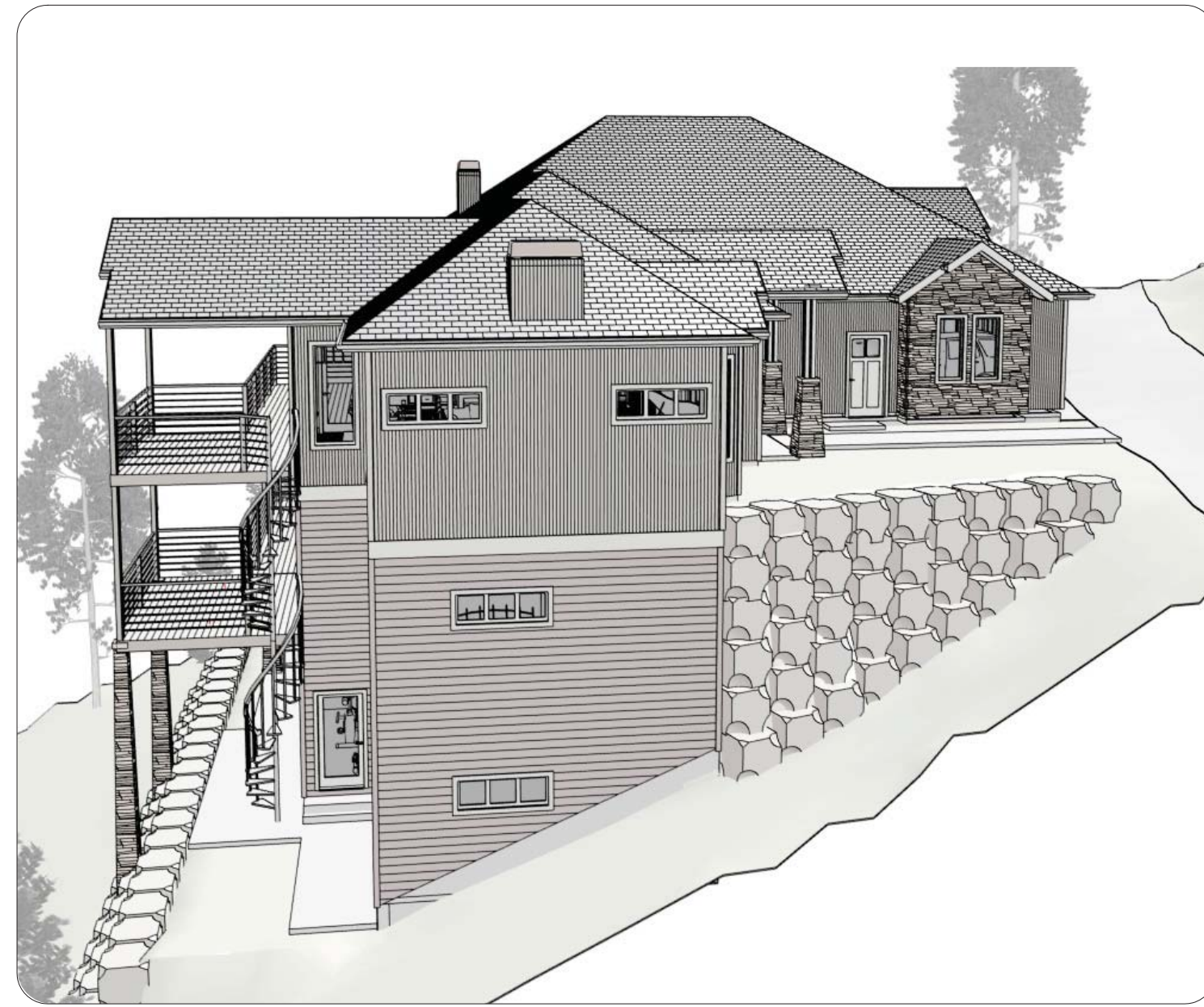
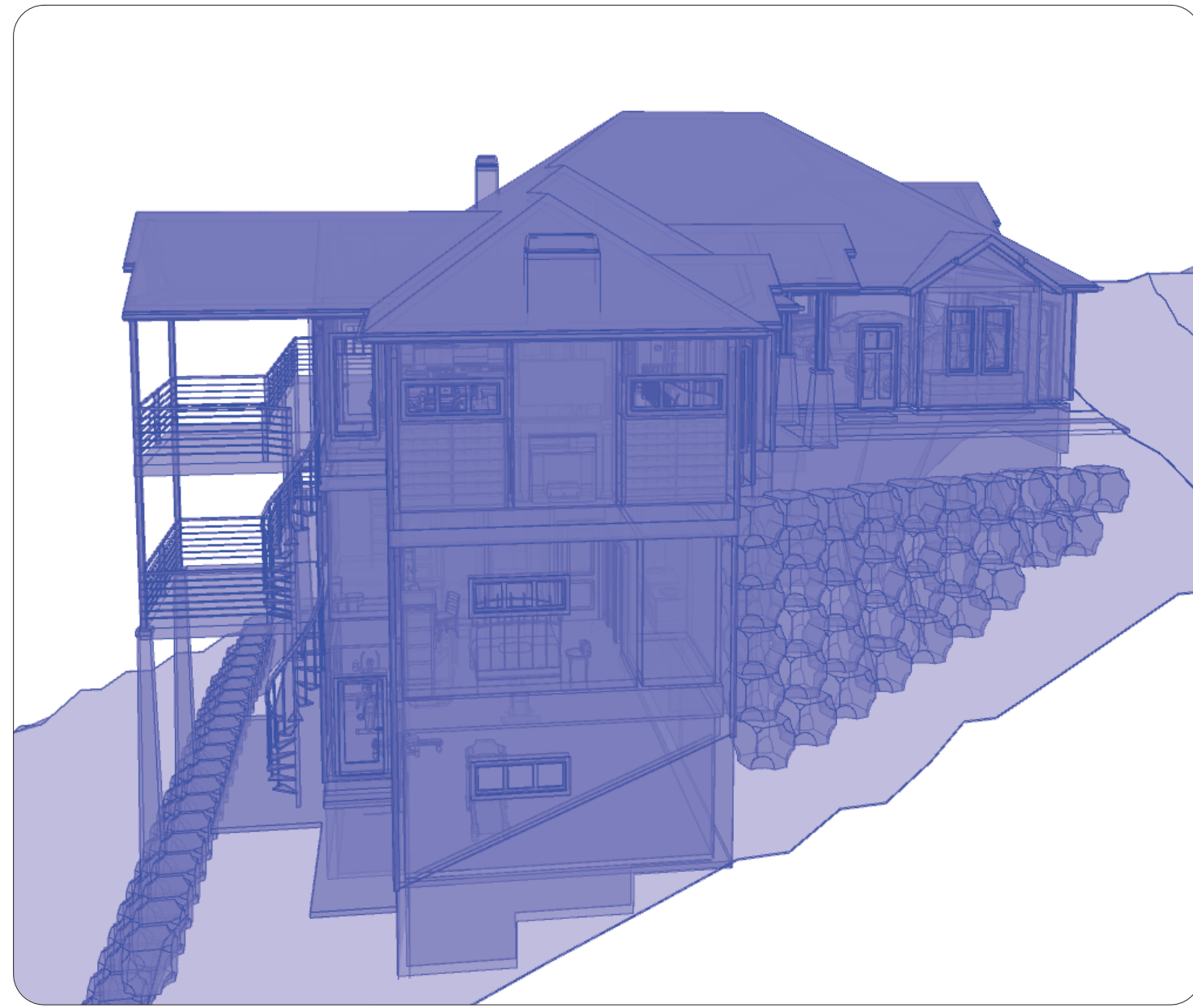
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SOUTH SIDE ELEVATION 1/4" = 1'



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**EXTERIOR
ELEVATIONS**

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Top of Ridge
24 Feet



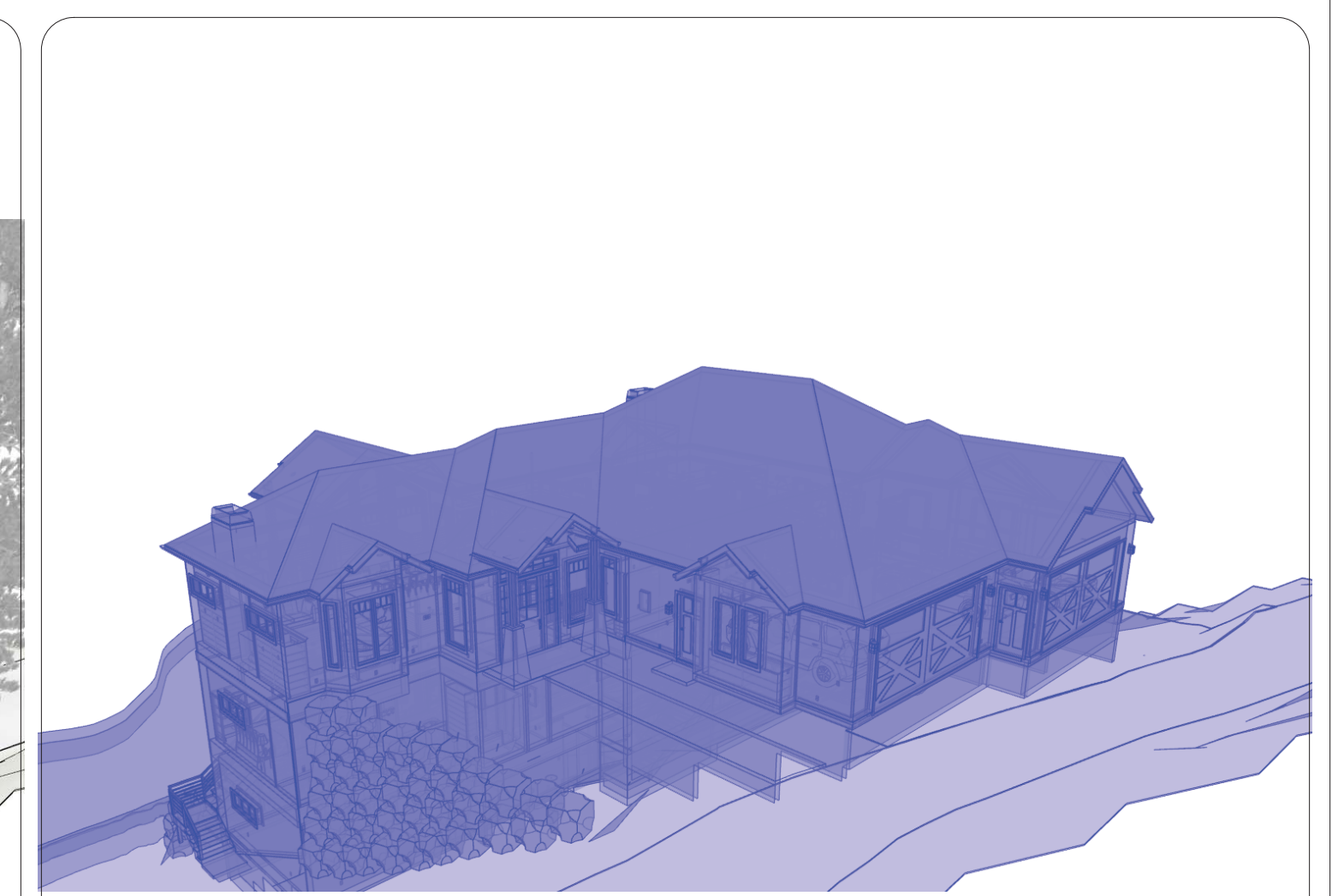
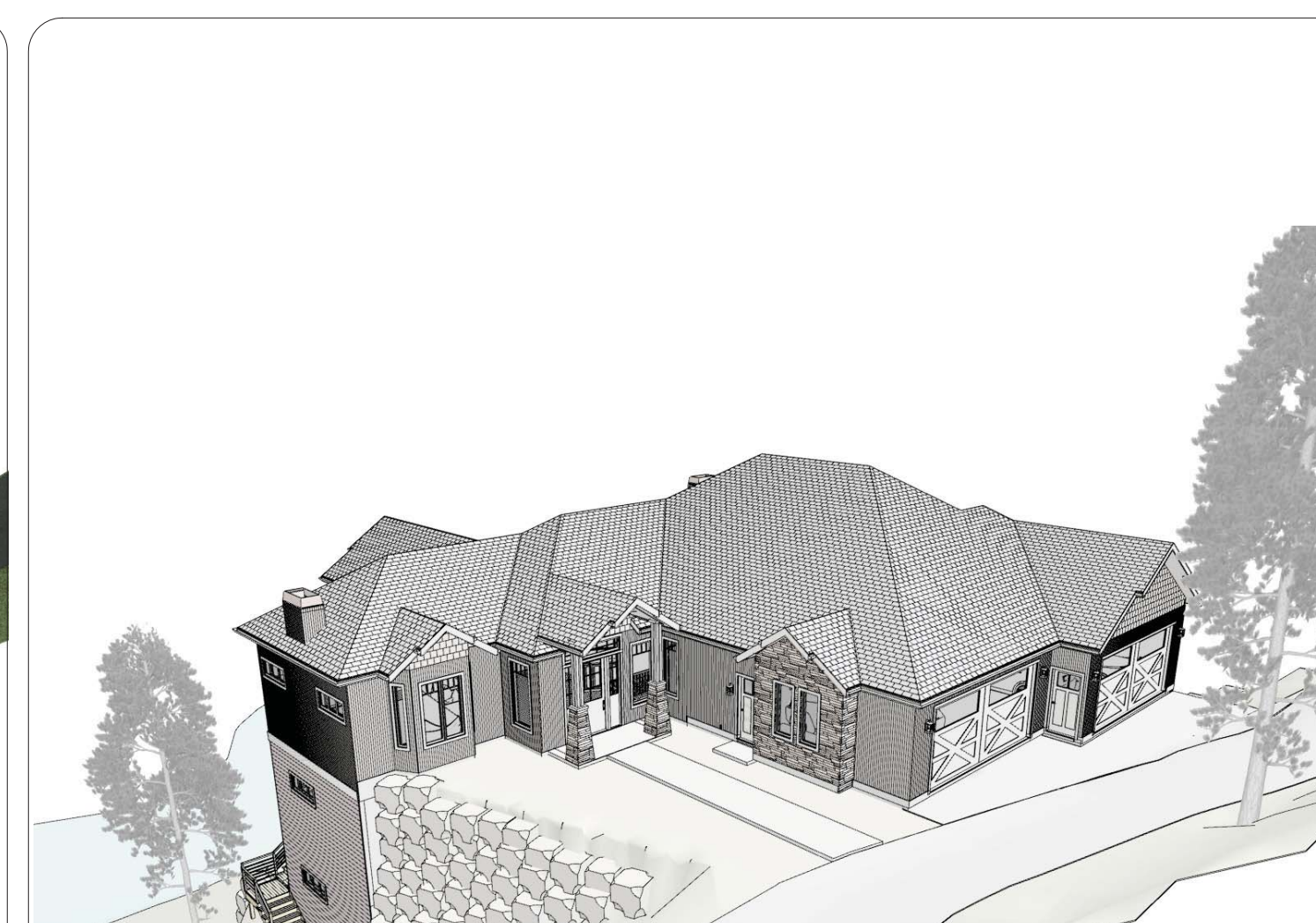
FRONT ELEVATION

1/4" = 1'



EXTERIOR FINISH NOTES:

1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
2. ROOFING TO BE TBD YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.



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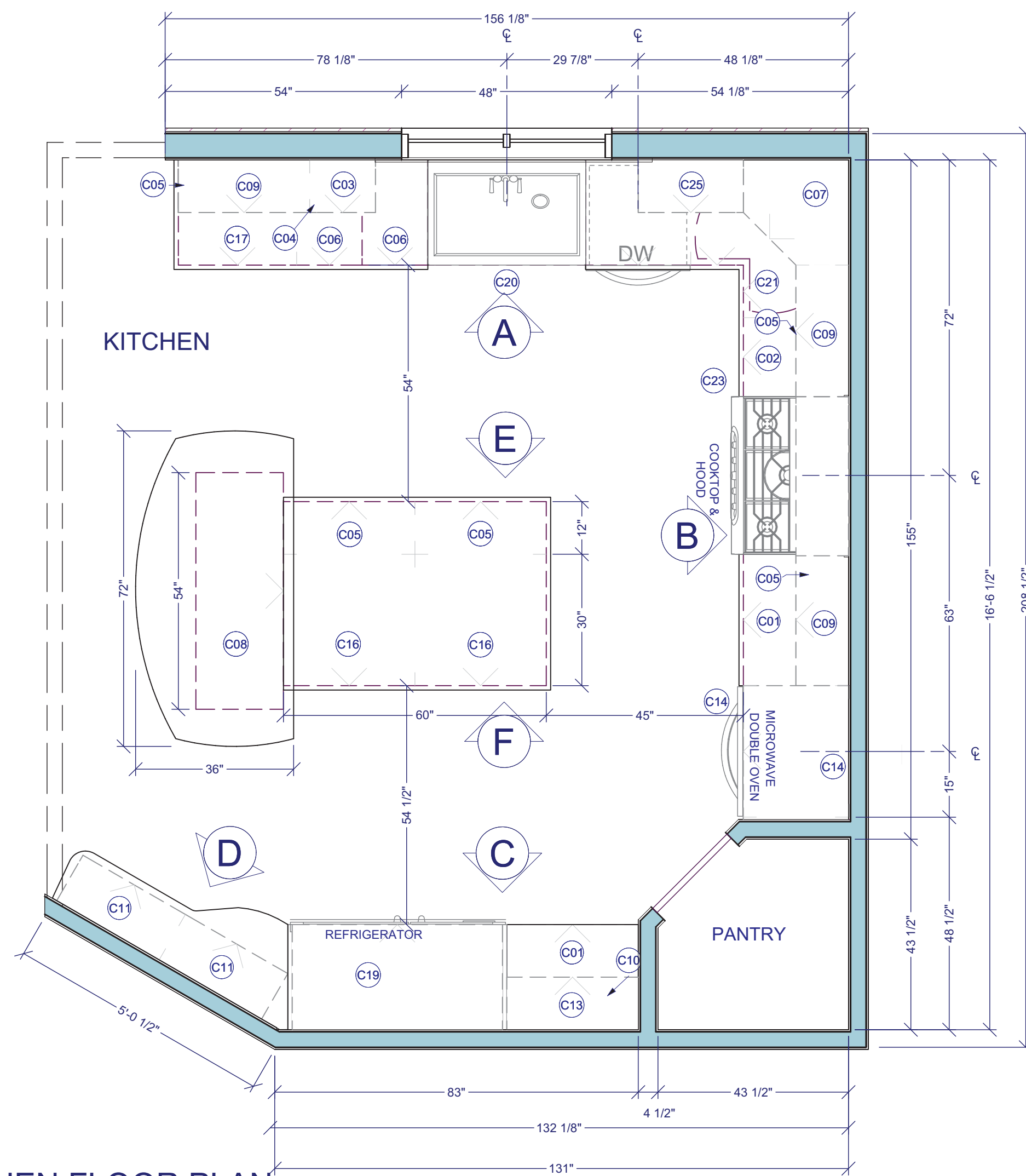
**EXTERIOR
ELEVATIONS**

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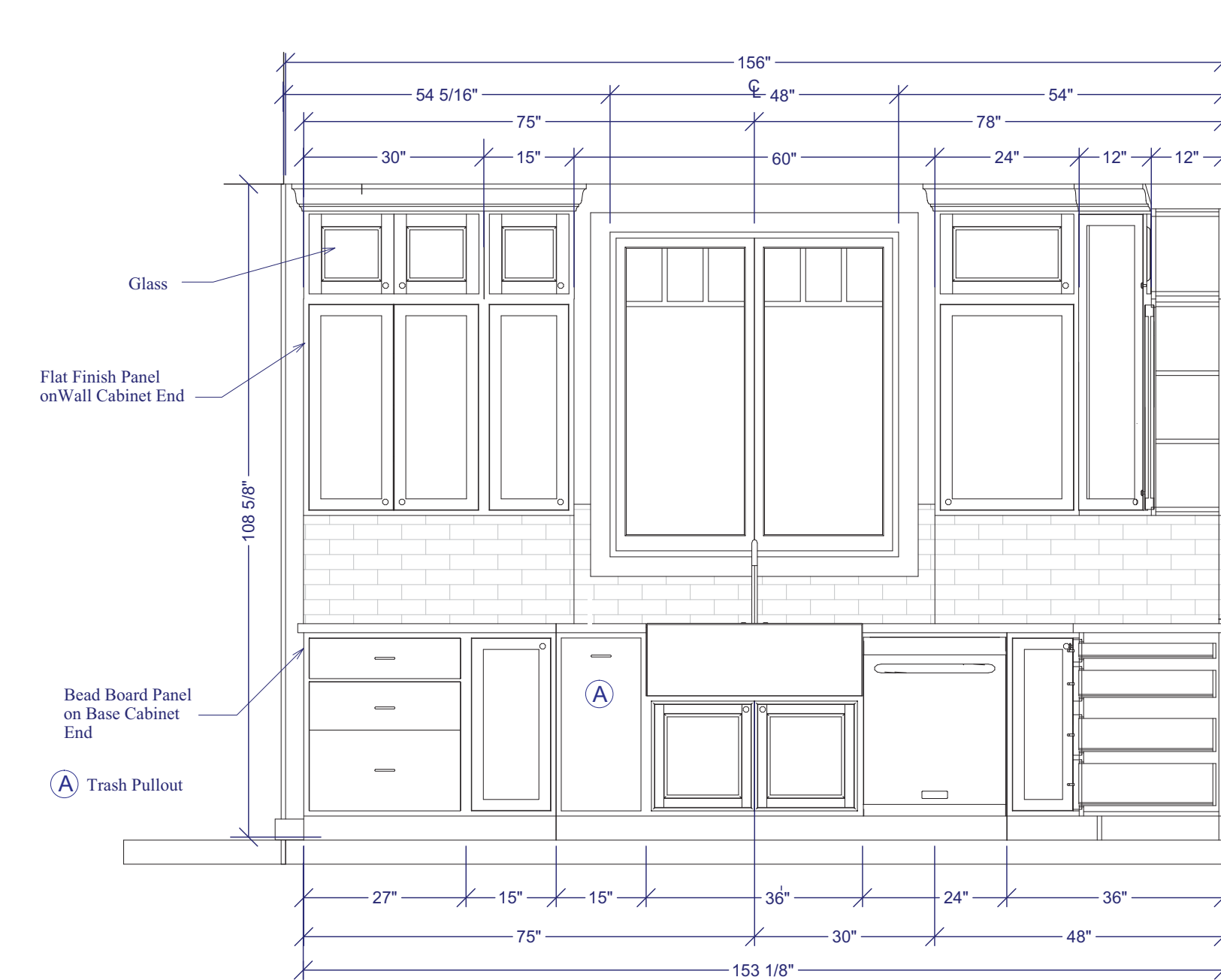




KITCHEN FLOOR PLAN

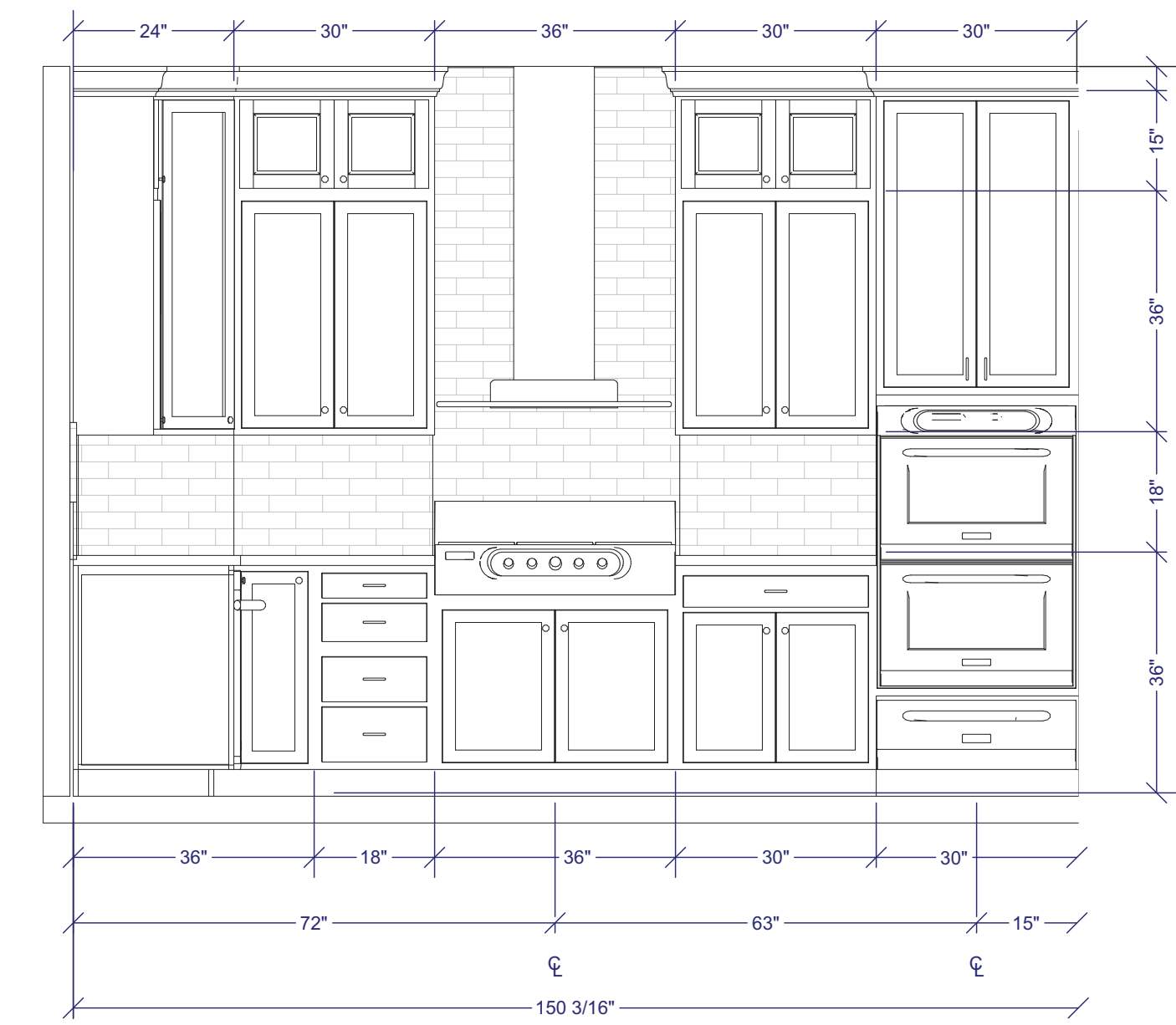
1/2"=1'

CABINET SCHEDULE				
NUMBER	QTY	WIDTH	DEPTH	HEIGHT
C01	2	30"	24"	36"
C02	1	18"	24"	36"
C03	1	15"	12"	15"
C04	1	15"	12"	36"
C05	5	30"	12"	36"
C06	2	15"	24"	36"
C07	1	24"	24"	51"
C08	1	54"	20"	42"
C09	3	30"	12"	15"
C10	1	30"	12"	18"
C11	2	27"	12"	36"
C13	1	30"	12"	51"
C14	2	30"	24"	45"
C16	2	30"	30"	36"
C17	1	27"	24"	36"
C19	1	48"	24"	21"
C20	1	36"	24"	24"
C21	1	36"	36"	36"
C23	1	36"	24"	36"
C24	1	24"	12"	36"
C25	1	24"	12"	15"



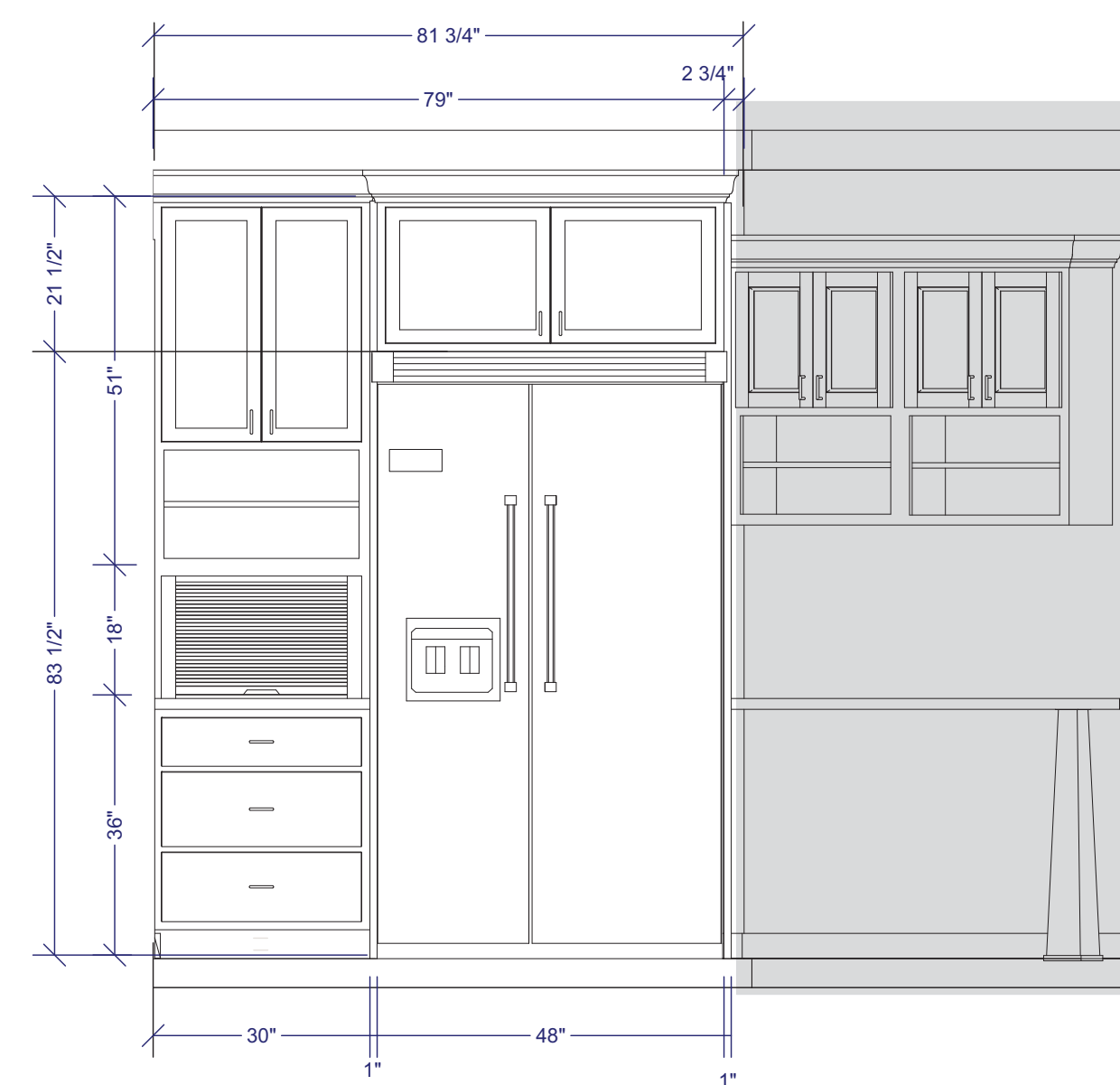
NORTH ELEVATION

1/2"=1'



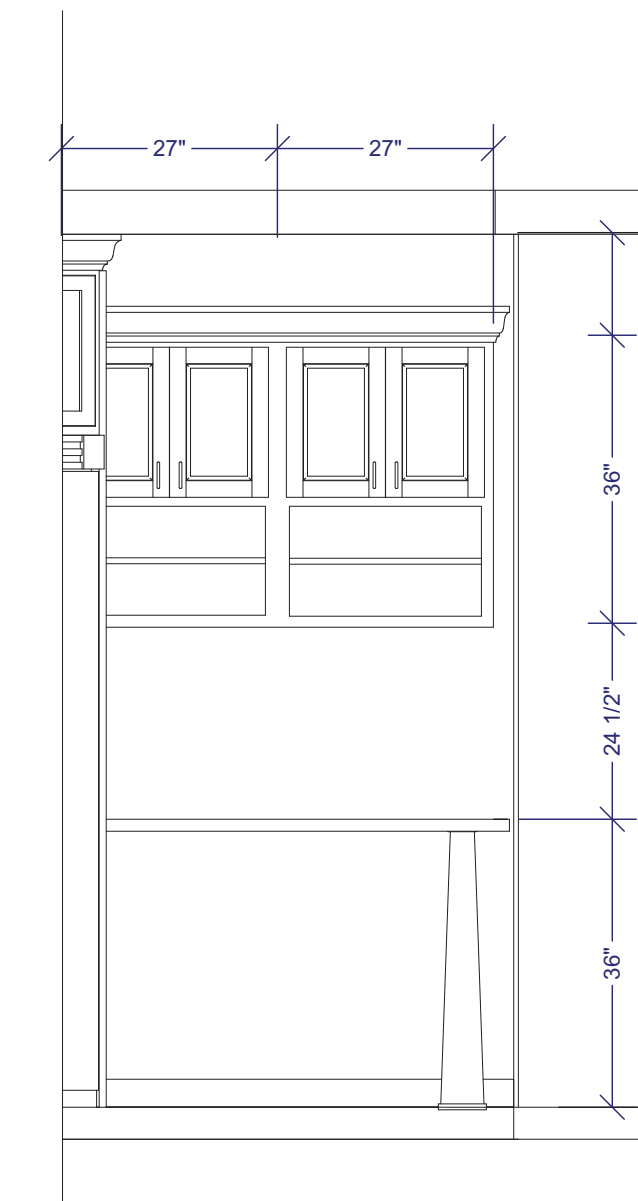
EAST ELEVATION

1/2"=1'



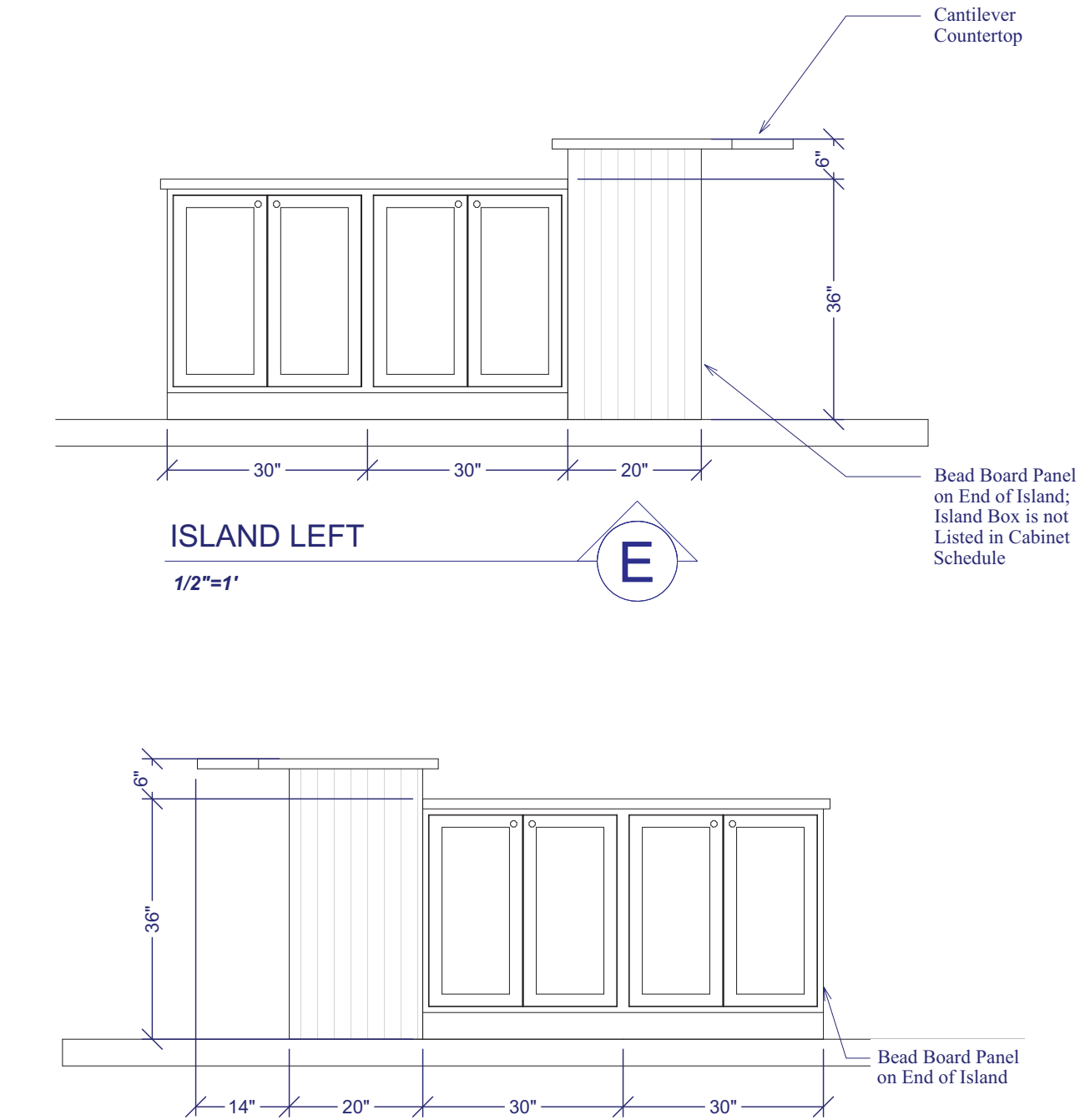
SOUTH ELEVATION

1/2"=1'



SOUTHWEST ELEVATION

1/2"=1'



ISLAND LEFT

1/2"=1'

ISLAND RIGHT

1/2"=1'

KITCHEN AND CABINET NOTES:

1. ALL CABINETS NATURAL CHERRY; CONFIRM FINISH WITH HOME OWNER PRIOR TO ORDERING.
2. SOLID WOOD DOORS. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.
10. CABINET GLASS: "RAIN WATER", UNO
11. ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
12. LED LIGHTS - UNDER WALL CABINETS AND IN GLASS WALL CABINETS



SHEET NUMBER

A10
Revision #: 2.1

SCALE: SEE VIEW;
Applicable only on Arch. D paper

FEB. 2011

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in Chief Architect

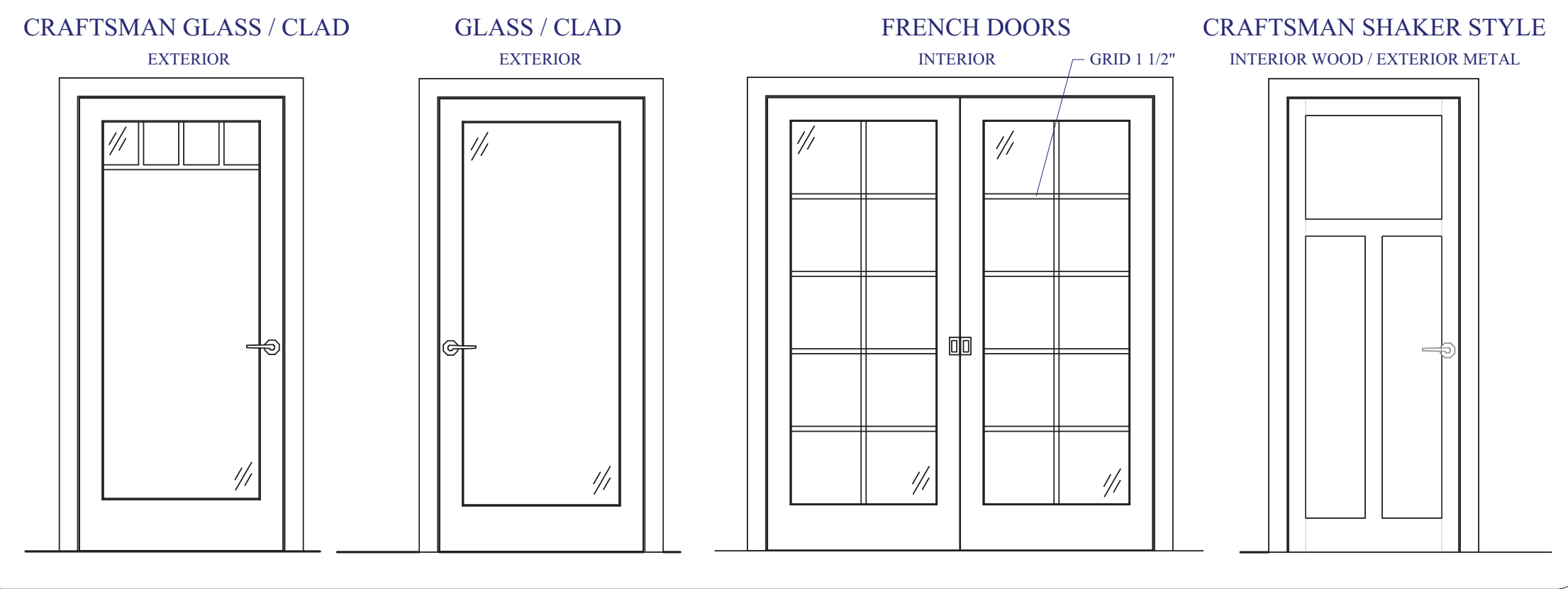
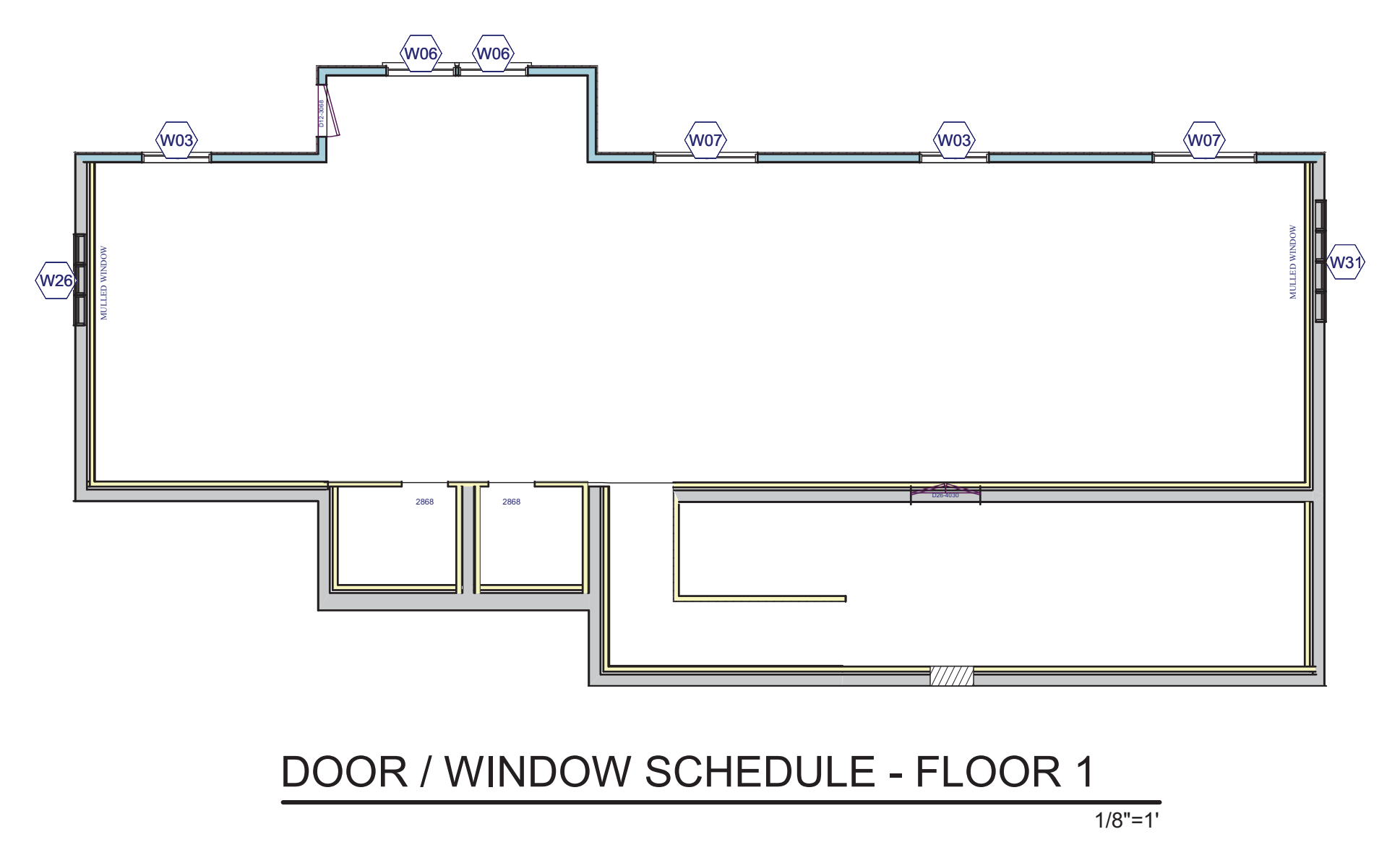
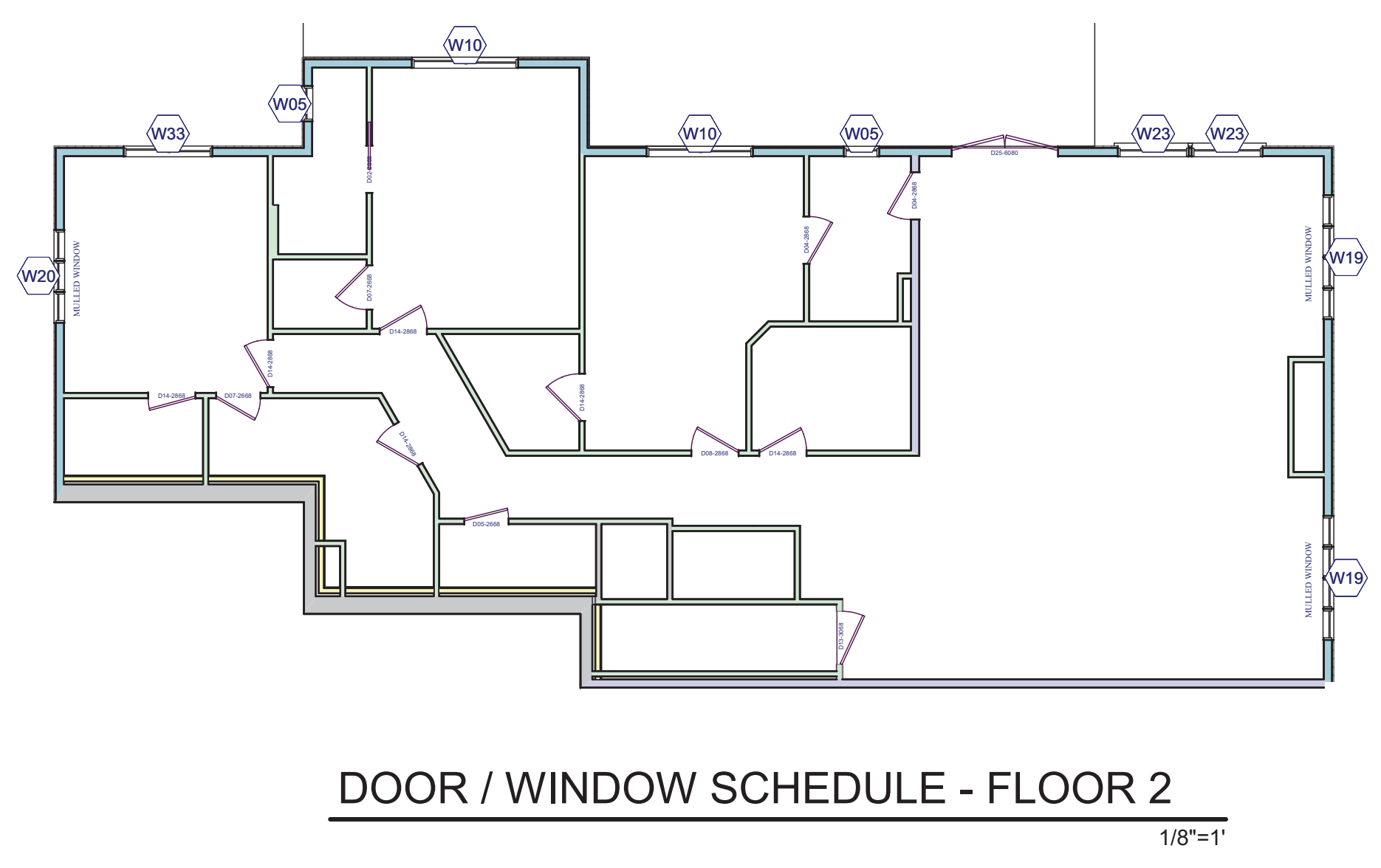
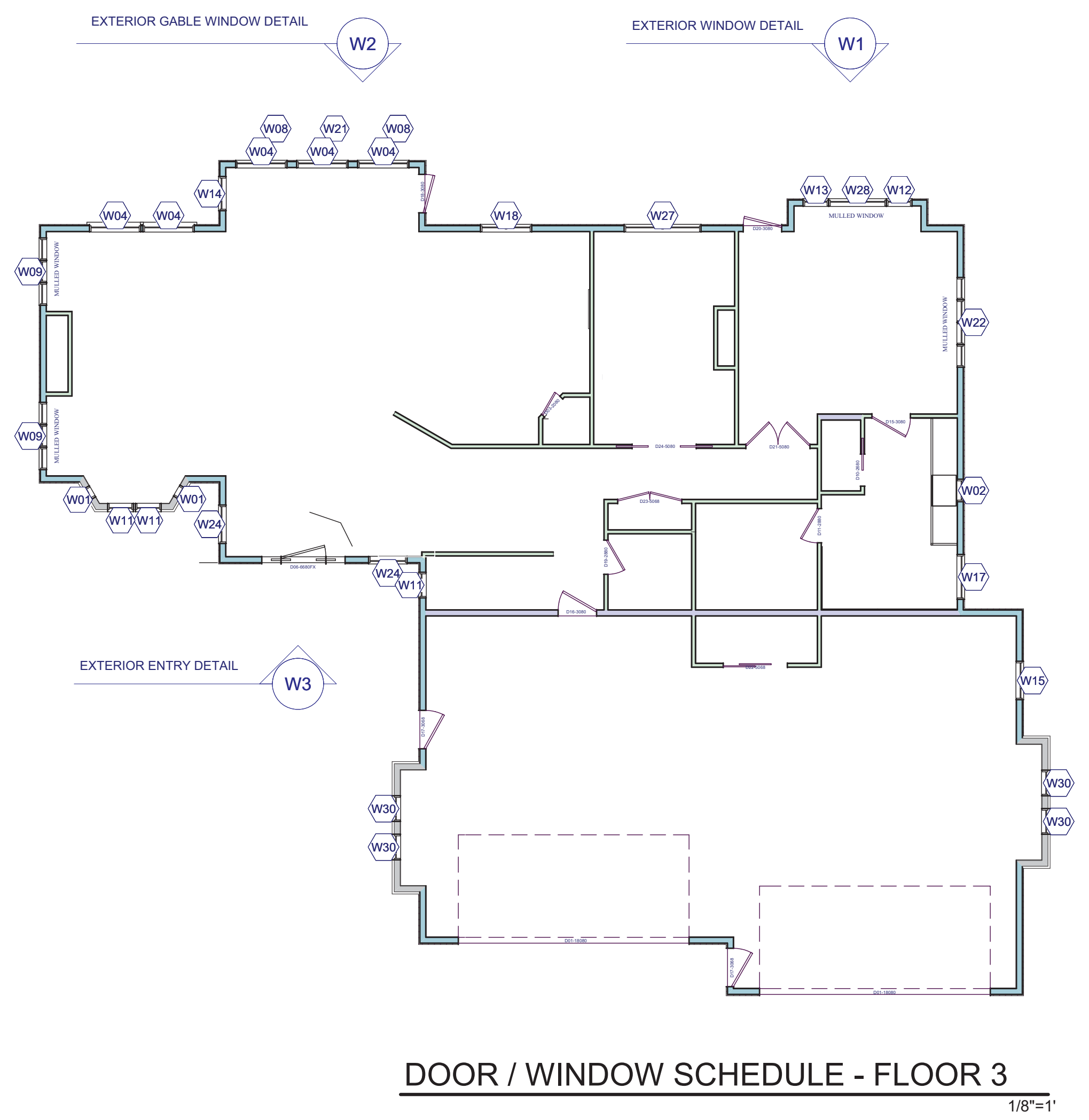
**KITCHEN ELEVATIONS
& CABINET SCHEDULE**

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- DOOR & WINDOW NOTES**
- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
 - 8' DOORS ON FLOOR 3, UNO; 6' 8" DOORS ON FLOORS 2 & FOUNDATION, UNO.
 - ALL WALK-THRU DOORS SHALL BE SOLID CORE
 - INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING
 - DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
 - EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
 - GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CRAFTSMAN GRID STYLE

WOOD WINDOWS WITH CLAD EXTERIOR SEE ENERGY RATINGS

INTERIOR WINDOW MATERIALS: PAINT GRADE WITH FACTORY FINISHED

WINDOW HARDWARE STD. TO BE OWNER SELECTED AT TIME OF ORDER

WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG.

WINDOW ENERGY RATINGS

Low-E4 High Altitude Windows	U-Factor	SHGC	CR	CL
Casement	0.39	0.3	0.49	52
Double Hung	0.35	0.27	0.46	49
Slide-By	0.37	0.28	0.48	49
Fixed \ Auxiliary	0.32	0.32	0.54	51

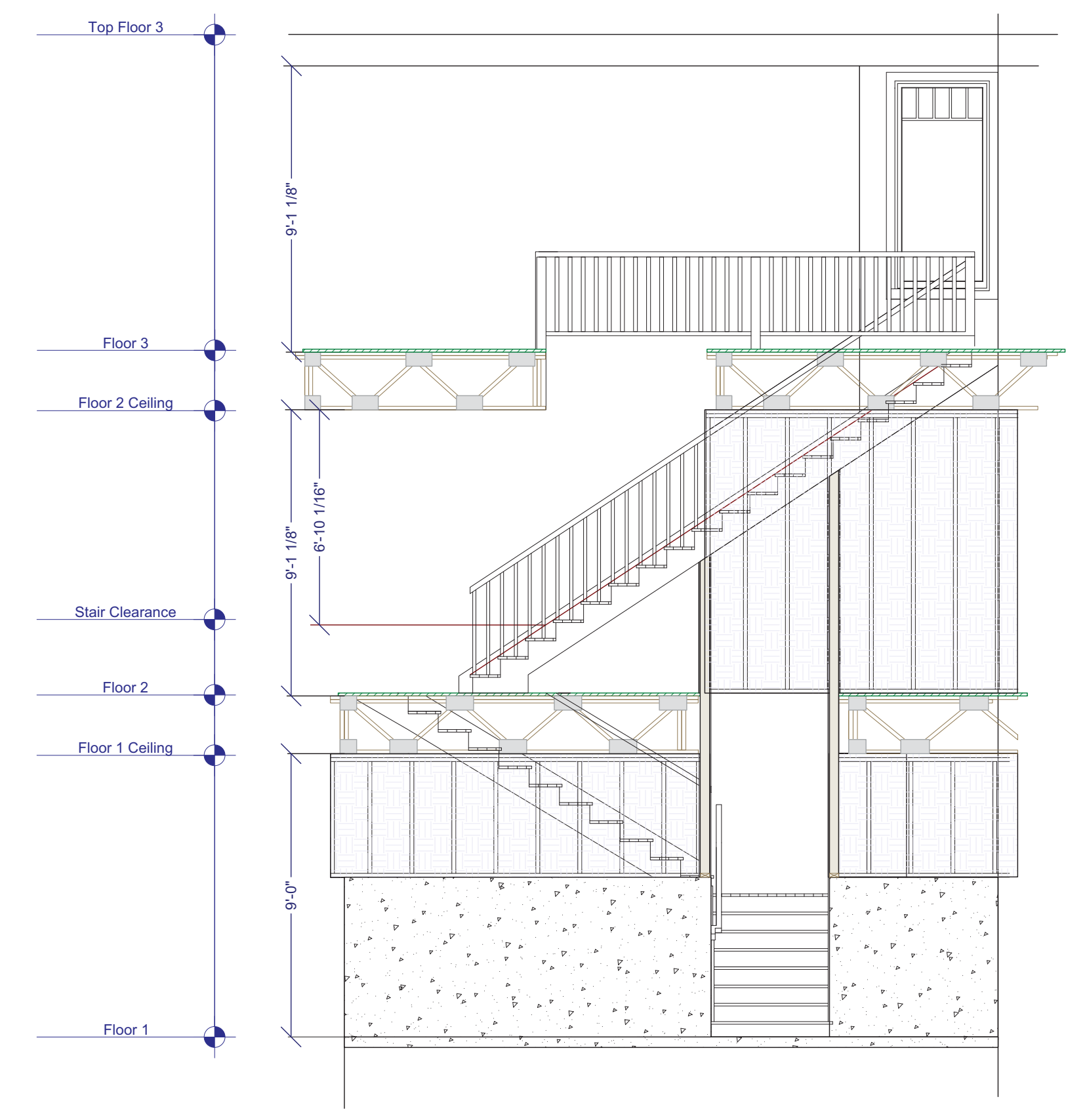
U-Factor - Rate of Heat Loss = 1/R
SHGC - Solar Heat Gain Coefficient
VLT - Visible Light Transmittance
CR - Condensation Resistance

DOOR SCHEDULE

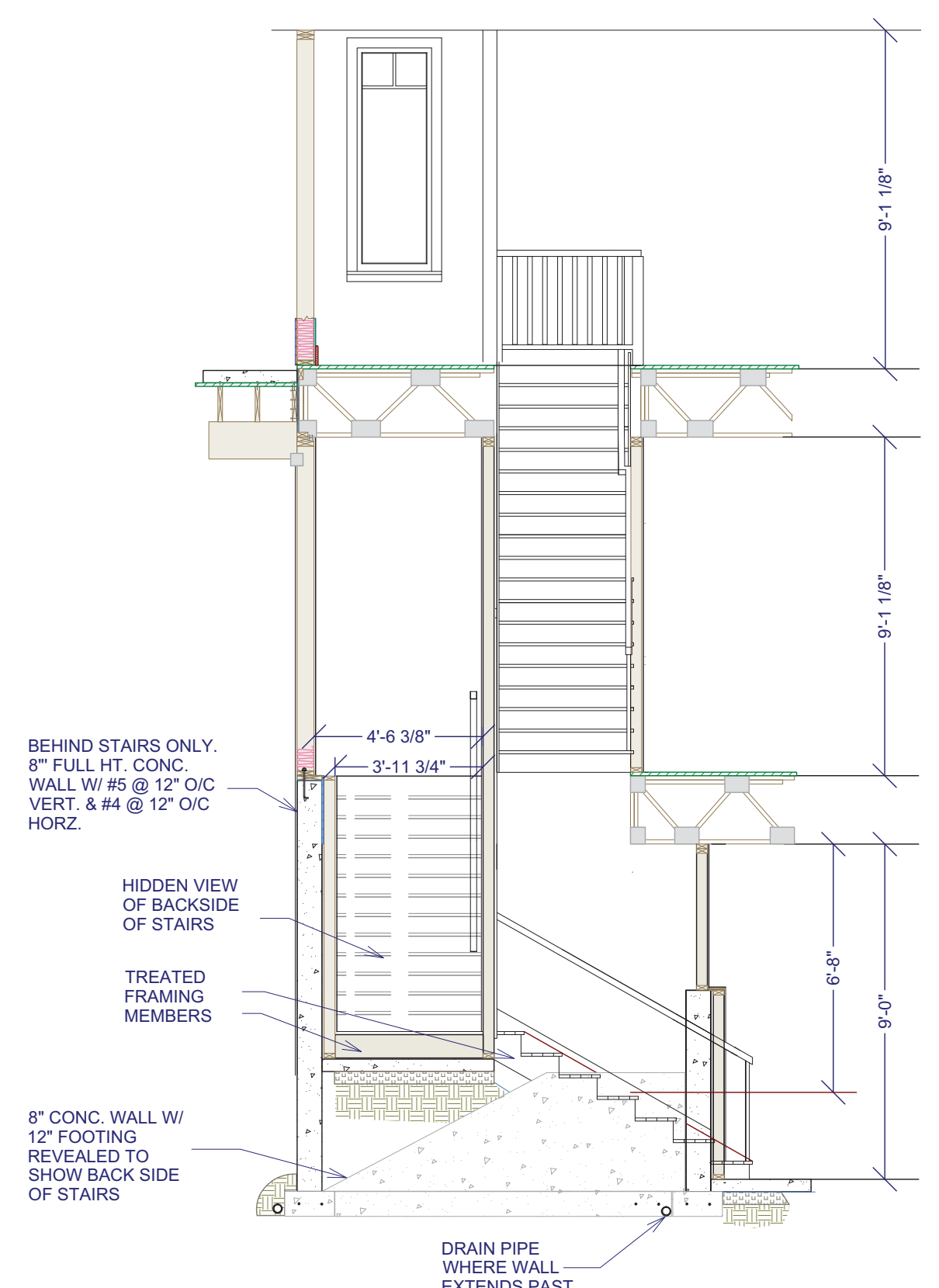
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	18080	2	3	18080 L	216"	96"	GARAGE DOOR WAYNE DALTON 9700
D02	2868	1	2	2868 R	32"	80"	PAINTABLE POCKET, DOOR
D03	2080	1	3	2080 L IN	24"	96"	HINGED, GLASS PANTRY
D04	2868	2	2	2868 R IN	32"	80"	PAINTABLE HINGED DOOR
D05	2668	1	2	2668 L IN	30"	80"	PAINTABLE HINGED, DOOR - STORAGE
D06	6680	1	3	6680	78"	96"	ENTRY DOOR UNIT, HARDWOOD STAINED
D07	2668	2	2	2668 R IN	30"	80"	PAINTABLE HINGED DOOR
D08	2868	1	2	2868 R IN	32"	80"	PAINTABLE HINGED, DOOR
D10	2680	1	3	2680 R	30"	96"	PAINTABLE POCKET, MASTER- WATER CLOSET
D11	2880	1	3	2880 R IN	32"	96"	HINGED, DOOR - MBR CLOSET
D12	3068	1	1	3068 L EX	36"	80"	EAGLE CLAD, BASEMENT EXTERIOR
D13	3068	1	2	3068 R IN	36"	80"	PAINTABLE HINGED, DOOR
D14	2868	6	2	2868 L IN	32"	80"	PAINTABLE HINGED, DOOR
D15	3080	1	3	3080 R IN	36"	96"	PAINTABLE HINGED, DOOR
D16	3080	1	3	3080 R EX	36"	96"	EXTERIOR GARAGE / HOUSE DOOR
D17	3068	2	3	3068 R EX	36"	80"	GARAGE MAN DOOR, METAL/GLASS
D18	3080	1	3	3080 R EX	36"	96"	EAGLE CLAD, EXTERIOR TO DECK
D19	2880	1	3	2880 L IN	32"	96"	PAINTABLE HINGED, DOOR - POWDER ROOM
D20	3080	1	3	3080 R EX	36"	96"	EAGLE CLAD, MBR EXTERIOR DECK
D21	5080	1	3	5080 IN	60"	96"	PAINTABLE DOUBLE, MASTER BEDROOM
D22	5068	1	3	5068 L IN	60"	80"	SLIDER, GARAGE CLOSET, PAINTABLE
D23	5068	1	3	5068 IN	60"	80"	PAINTABLE DOUBLE HINGED CLOSET
D24	5080	1	3	5080	60"	96"	DOUBLE POCKET, GLASS LITES, OFFICE
D25	6080	1	2	6080 EX	72"	96"	EAGLE, CLAD DOUBLE HINGED, DECK
D26	4030	1	1	14030 IN	48"	36"	CRAWL ACCESS DOOR, HINGED

WINDOW SCHEDULE

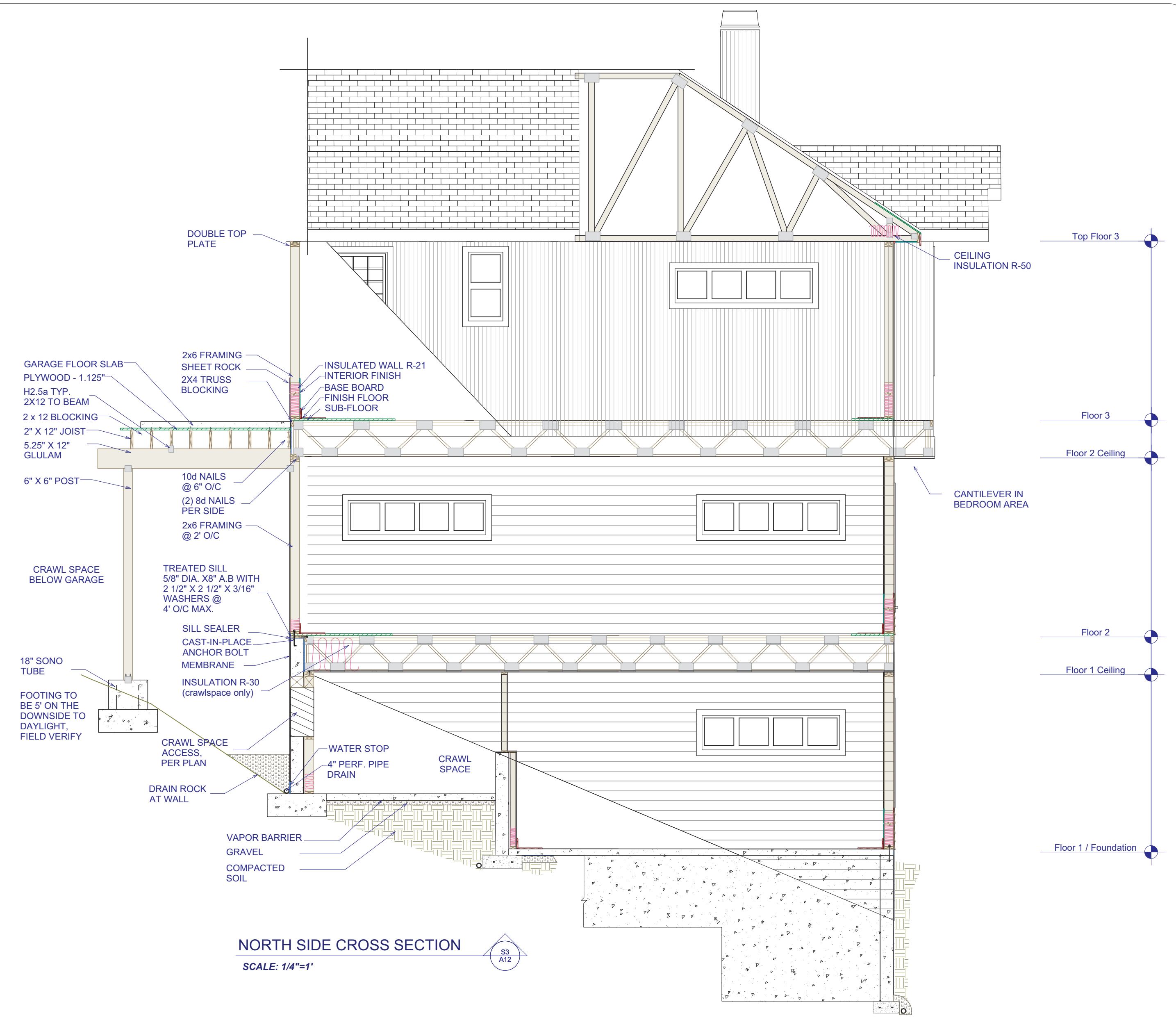
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	1060FX	2	3	1060FX	12"	72"	FIXED GLASS
W02	1936	1	3	1936	21"	42"	MULLED UNIT 2 - 21"
W08	4032FX	2	3	4032FX	48"	36"	FIXED GLASS - TRIANGLE
W09	5319	2	3	5319	63"	21"	MULLED UNIT 3 - 21"
W11	2060FX	3	3	2060FX	24"	72"	FIXED GLASS
W12	2060SC	1	3	2060SC	24"	72"	SNGL CASEMENT-HL
W13	2060SC	1	3	2060SC	24"	72"	SNGL CASEMENT-HR
W14	2868FX	1	3	2868FX	32"	80"	FIXED GLASS
W15	3046FX	1	3	3046FX	36"	54"	FIXED GLASS
W16	3068FX	2	3	3068FX	36"	80"	FIXED GLASS
W17	3650FX	1	3	3650FX	42"	60"	COMPOSITE "GLASS BLOCK"
W18	4046DC	1	3	4046DC	48"	54"	DBL CASEMENT-LHL/RHR
W21	4046FX	1	3	4046FX	48"	54"	FIXED GLASS GABLE
W22	7019	1	3	7019	84"	21"	MULLED UNIT 4 - 21"
W24	4068FX	5	3	4068FX	48"	80"	FIXED GLASS
W27	6050DC	1	3	6050DC	72"	60"	DBL CASEMENT-LHL/RHR
W28	4660FX	1	3	4660FX	54"	72"	FIXED GLASS
W30	2046FX	4	3	2046FX	24"	54"	FIXED GLASS
W05	2030DH	2	2	2030DH	24"	36"	DOUBLE HUNG
W10	6050RS	2	2	6050RS	72"	60"	RIGHT SLIDING
W19	7019	2	2	7019	84"	21"	MULLED UNIT 4 - 21"
W20	5319	1	2	5319	63"	21"	MULLED UNIT 3 - 21"
W23	4060FX	2	2	4060FX	48"	72"	FIXED GLASS
W33	5050RS	1	2	5050RS	60"	60"	RIGHT SLIDING
W03	4050RS	2	1	4050RS	48"	60"	RIGHT SLIDING
W06	4060FX	2	1	4060FX	48"	72"	FIXED GLASS
W07	6050RS	2	1	6050RS	72"	60"	RIGHT SLIDING
W26	5319	1	1	5319	63"	21"	MULLED UNIT 3 - 21"
W31	7019	1	1	7019	84"	21"	MULLED UNIT 4 - 21"



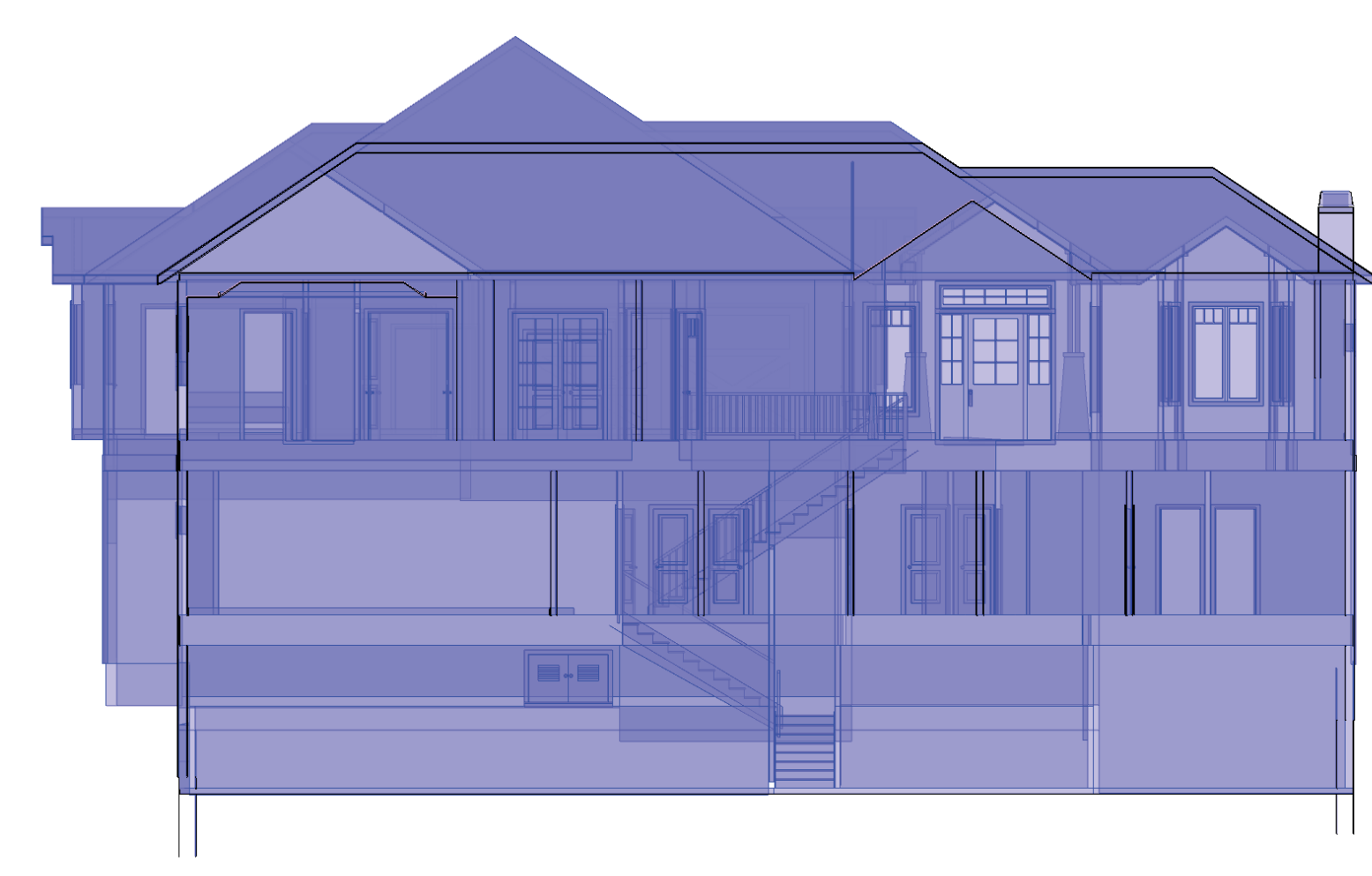
STAIR SECTION - FRONT
SCALE: 1/4"=1'



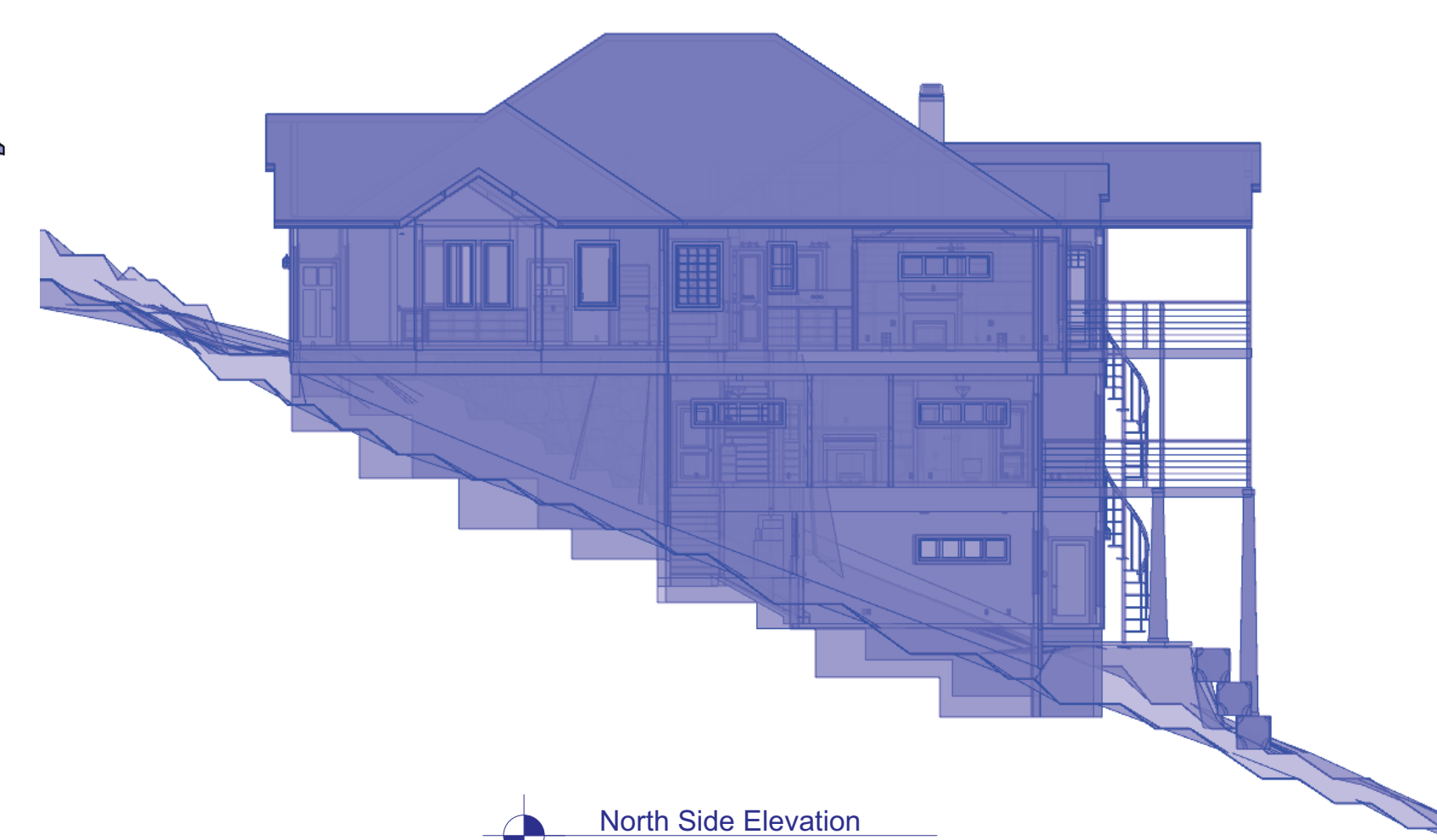
STAIR SECTION - SIDE
SCALE: 1/4"=1'



NORTH SIDE CROSS SECTION
SCALE: 1/4"=1'



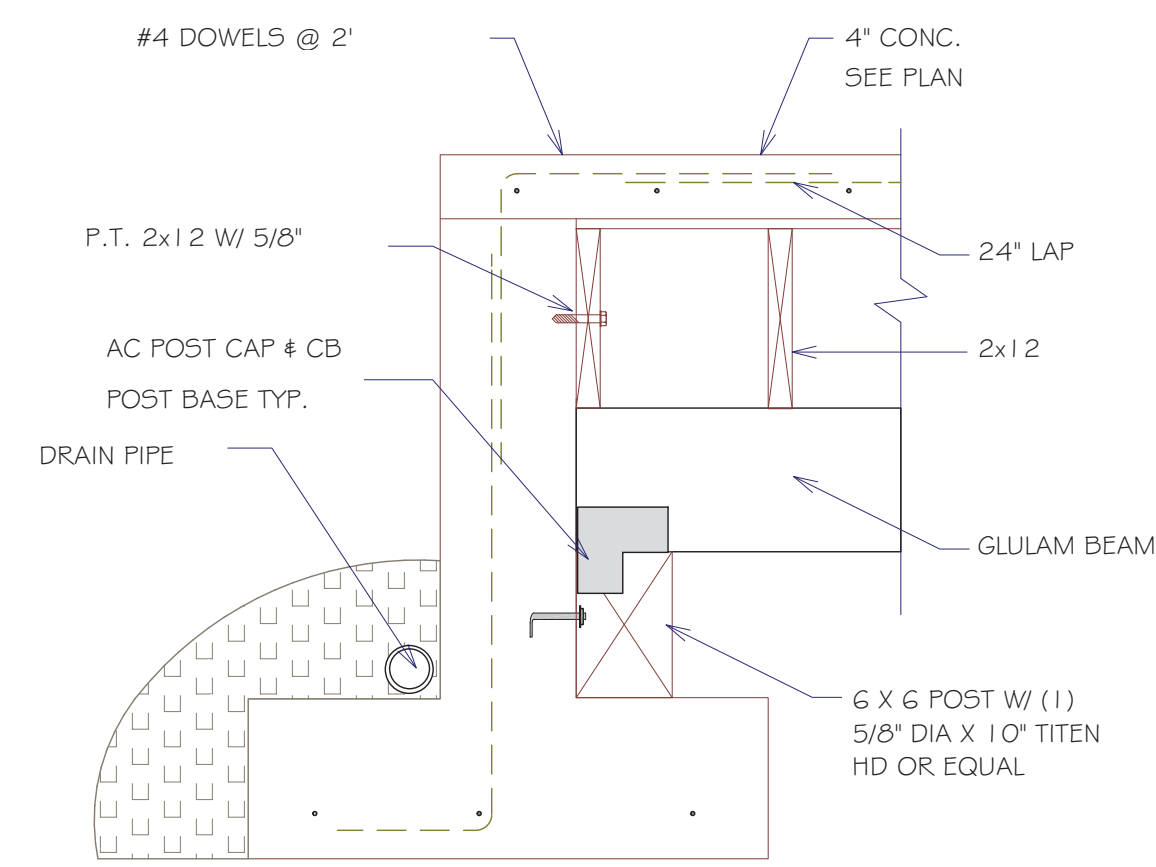
Rear Cross-Section
No Scale



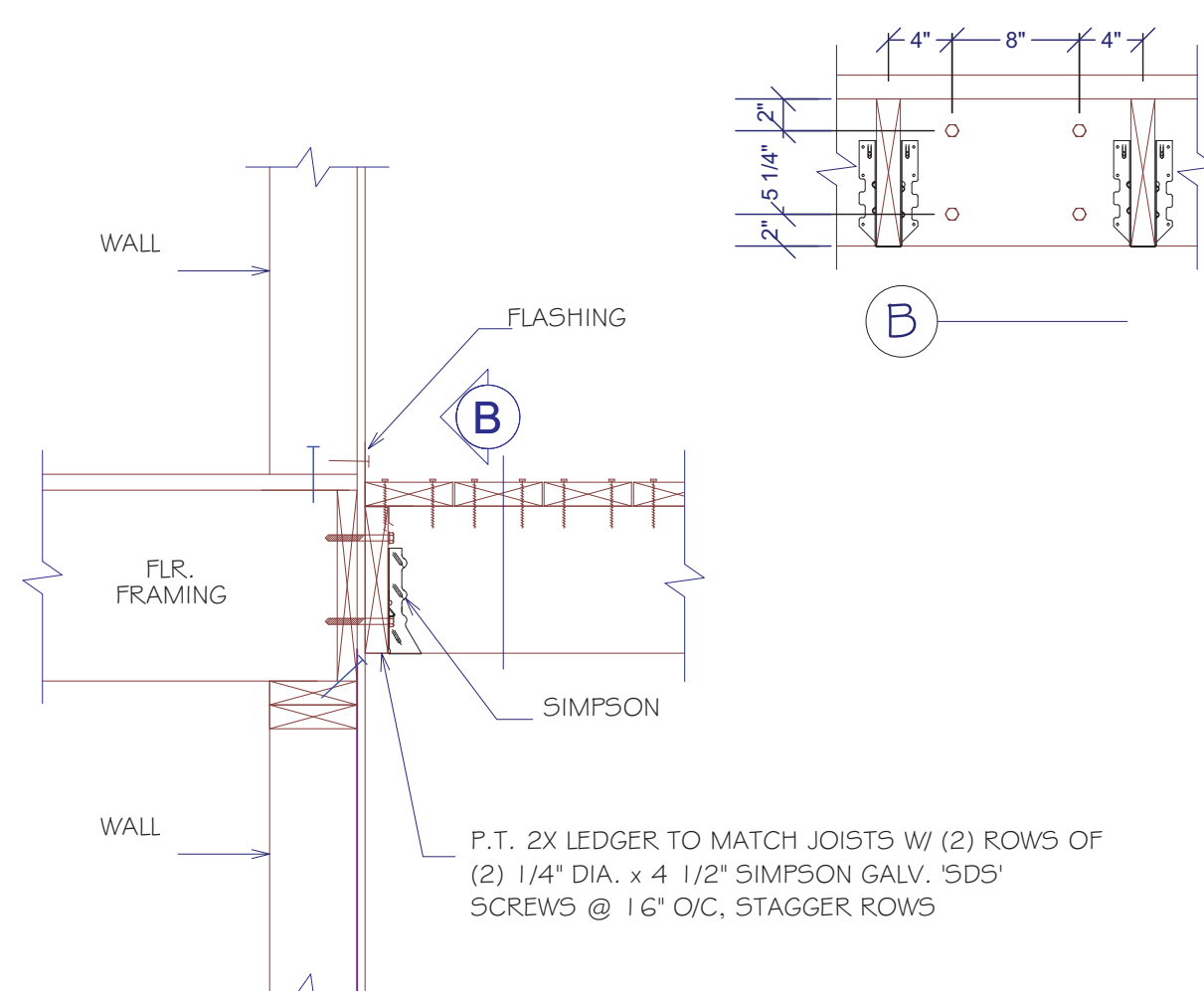
North Side Elevation
No Scale

RAILING NOTES:

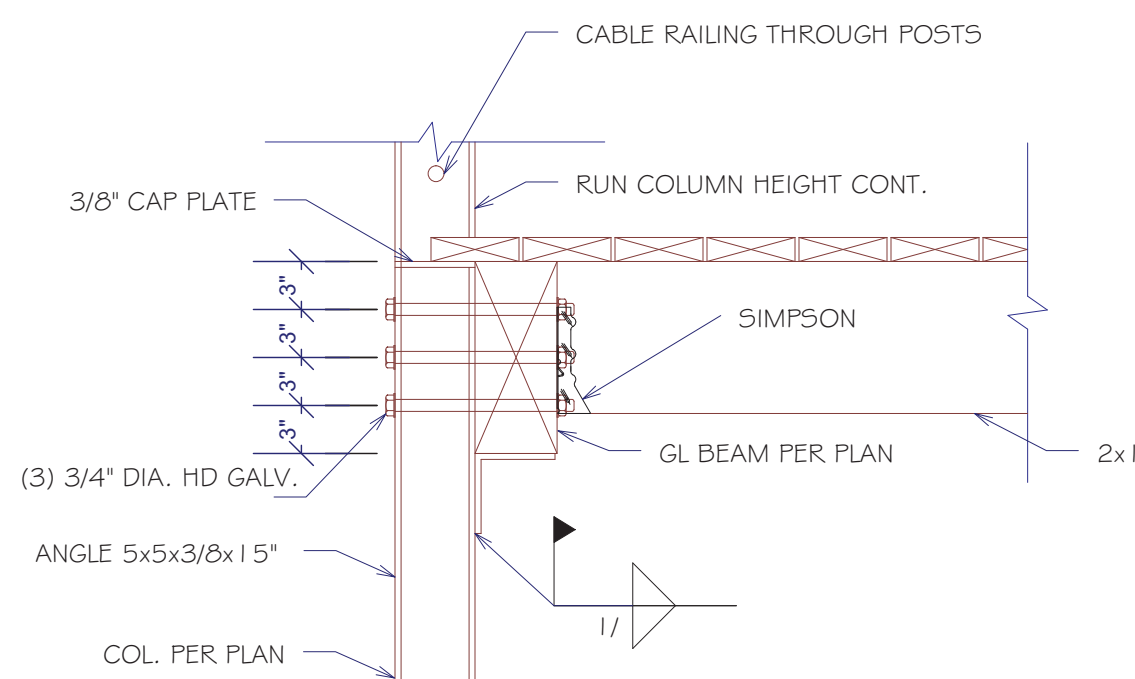
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
11. EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.



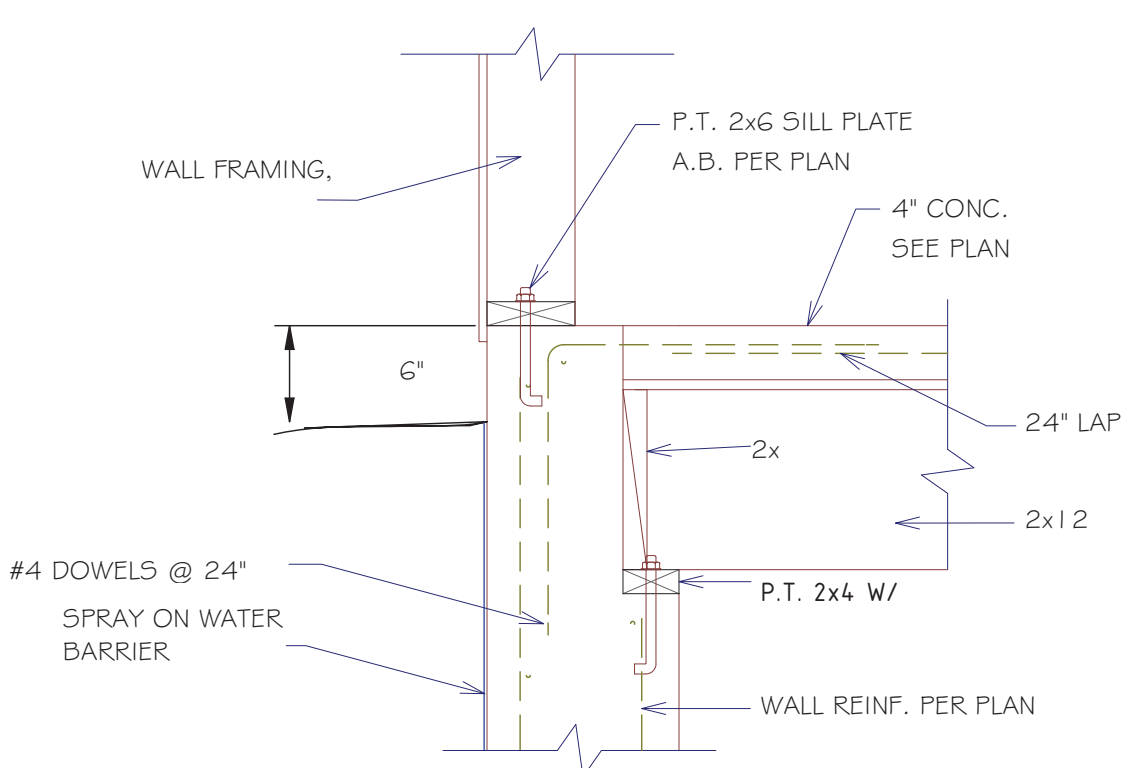
WALL SECTION
SCALE: 1" = 1.0'



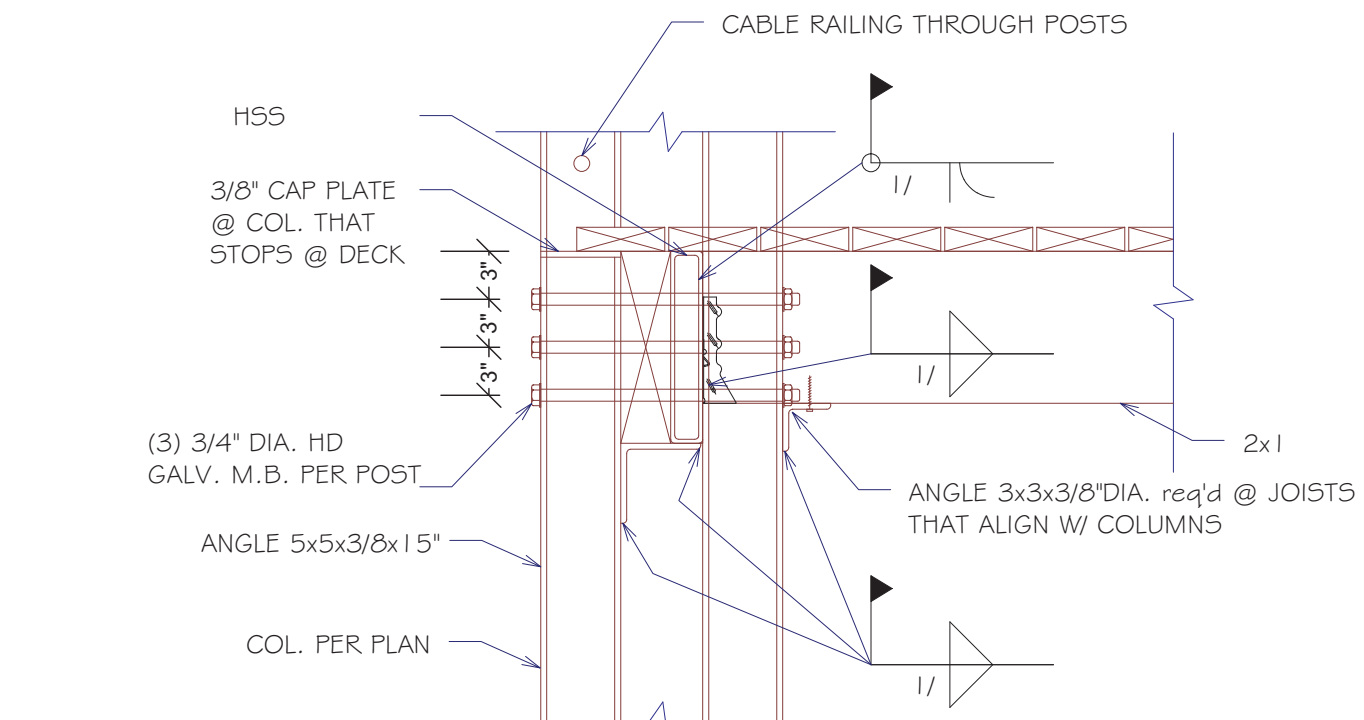
LEDGER CONN.
SCALE: 1" = 1.0'



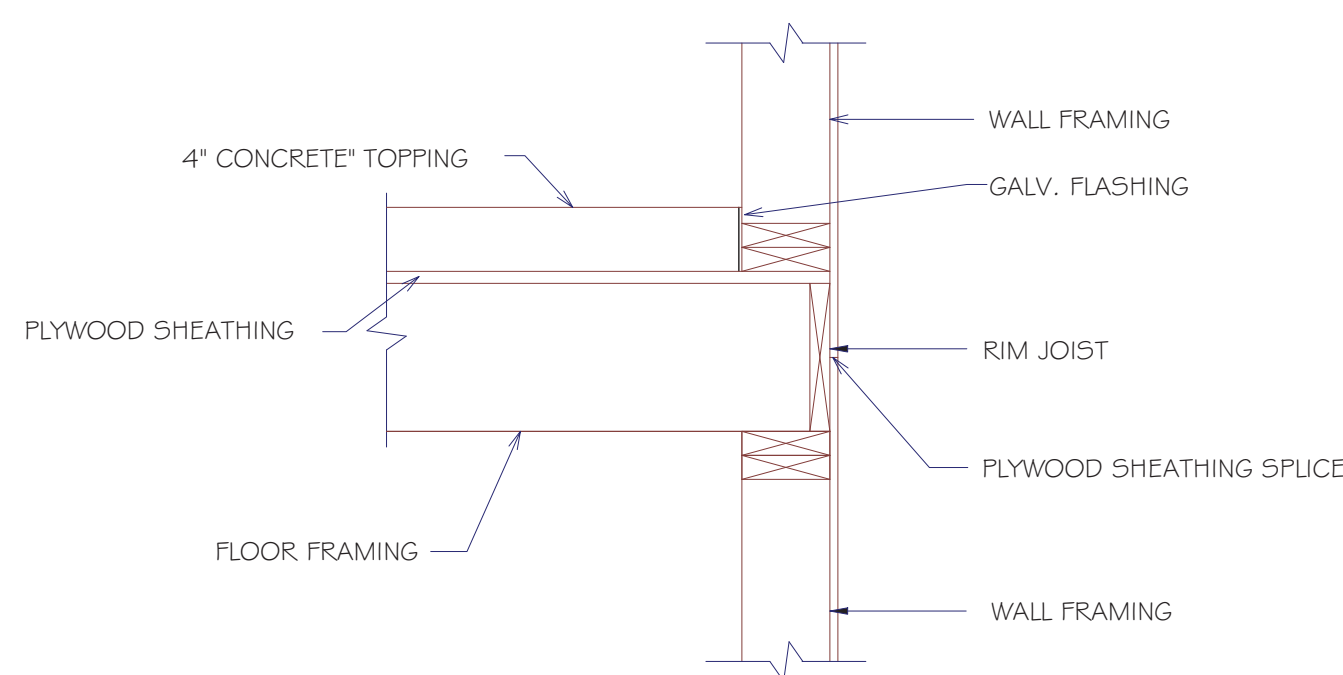
POST BEAM CONN.
SCALE: 1" = 1.0'



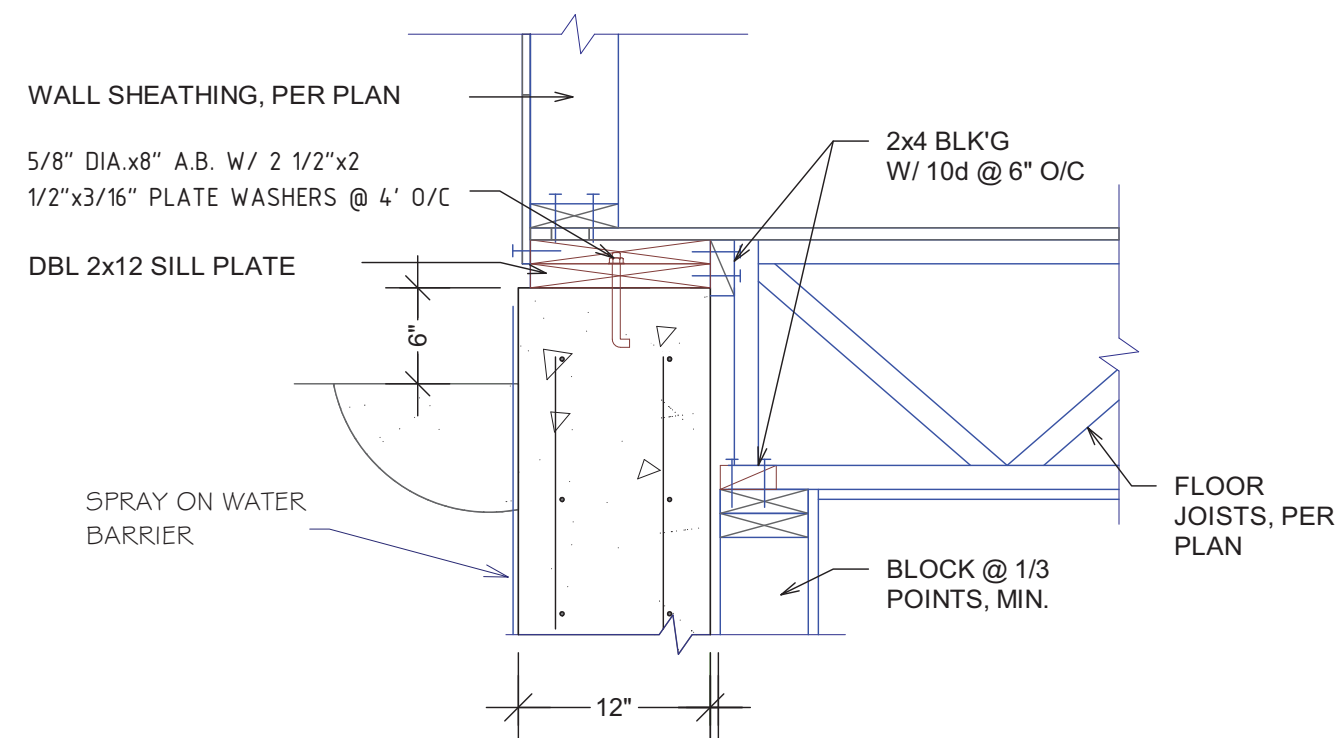
FLOOR 3 AT GARAGE FRONT
SCALE: 1" = 1.0'



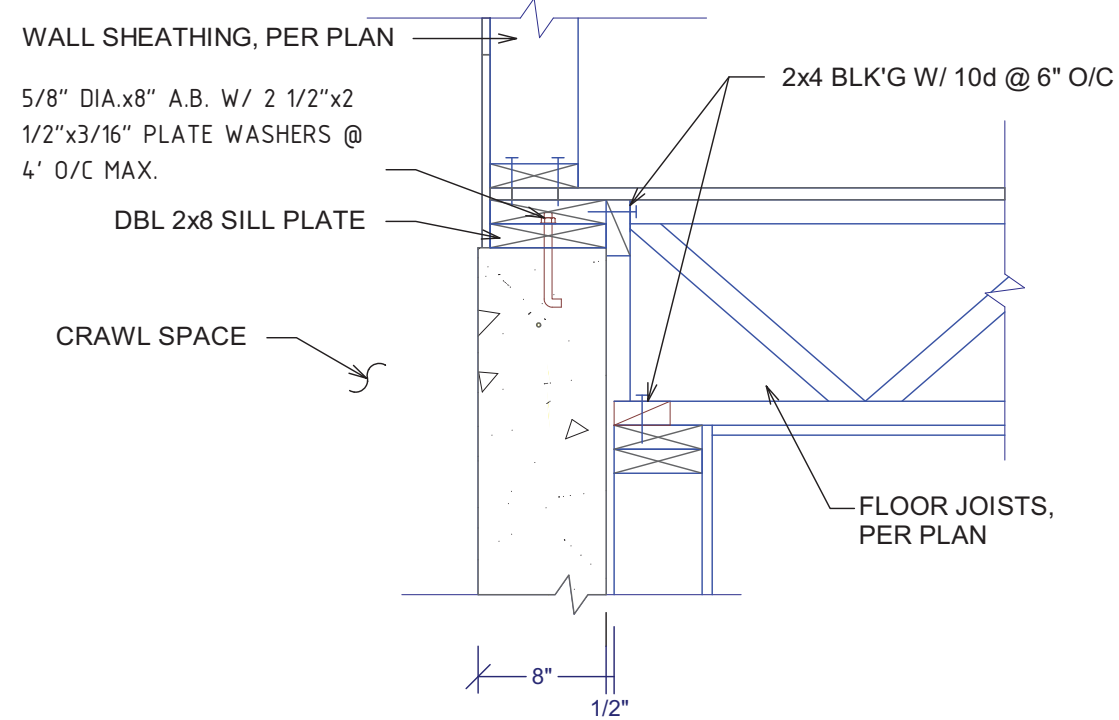
(4) COLUMN COND.
SCALE: 1" = 1.0'



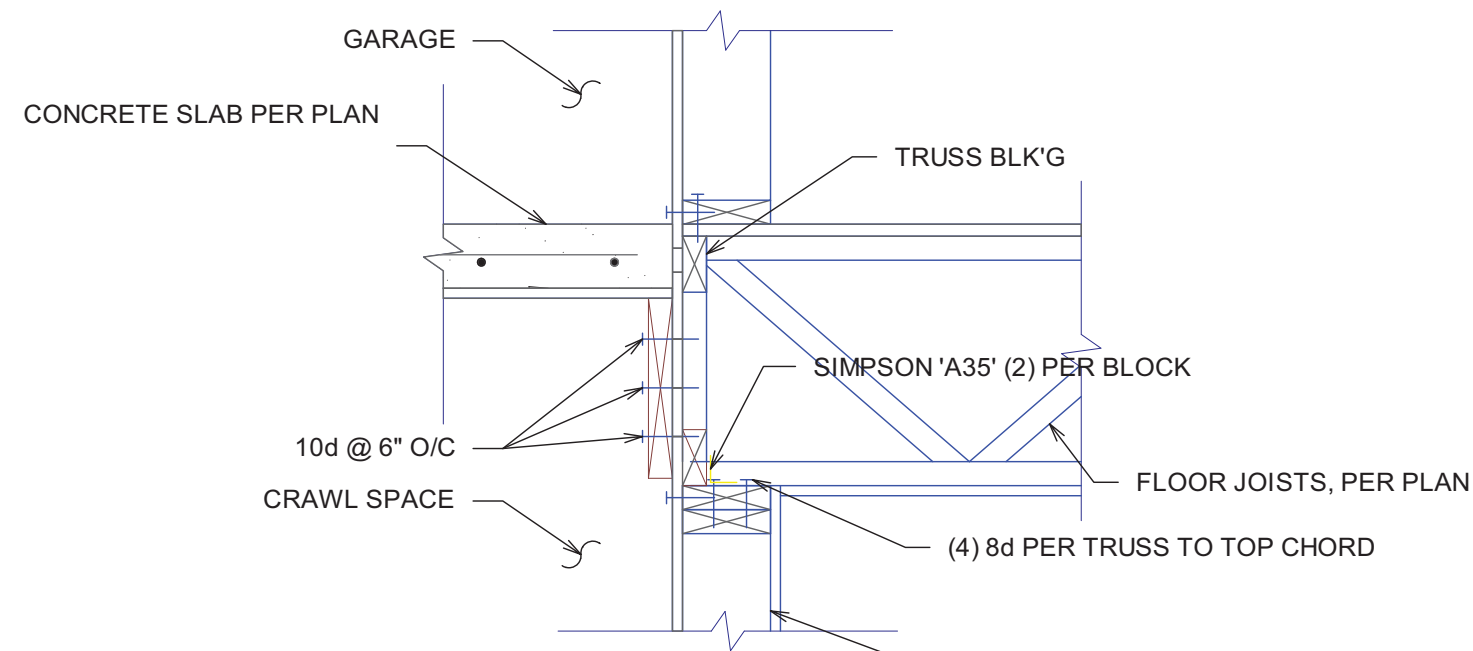
WALL SECTION
SCALE: 1" = 1.0'



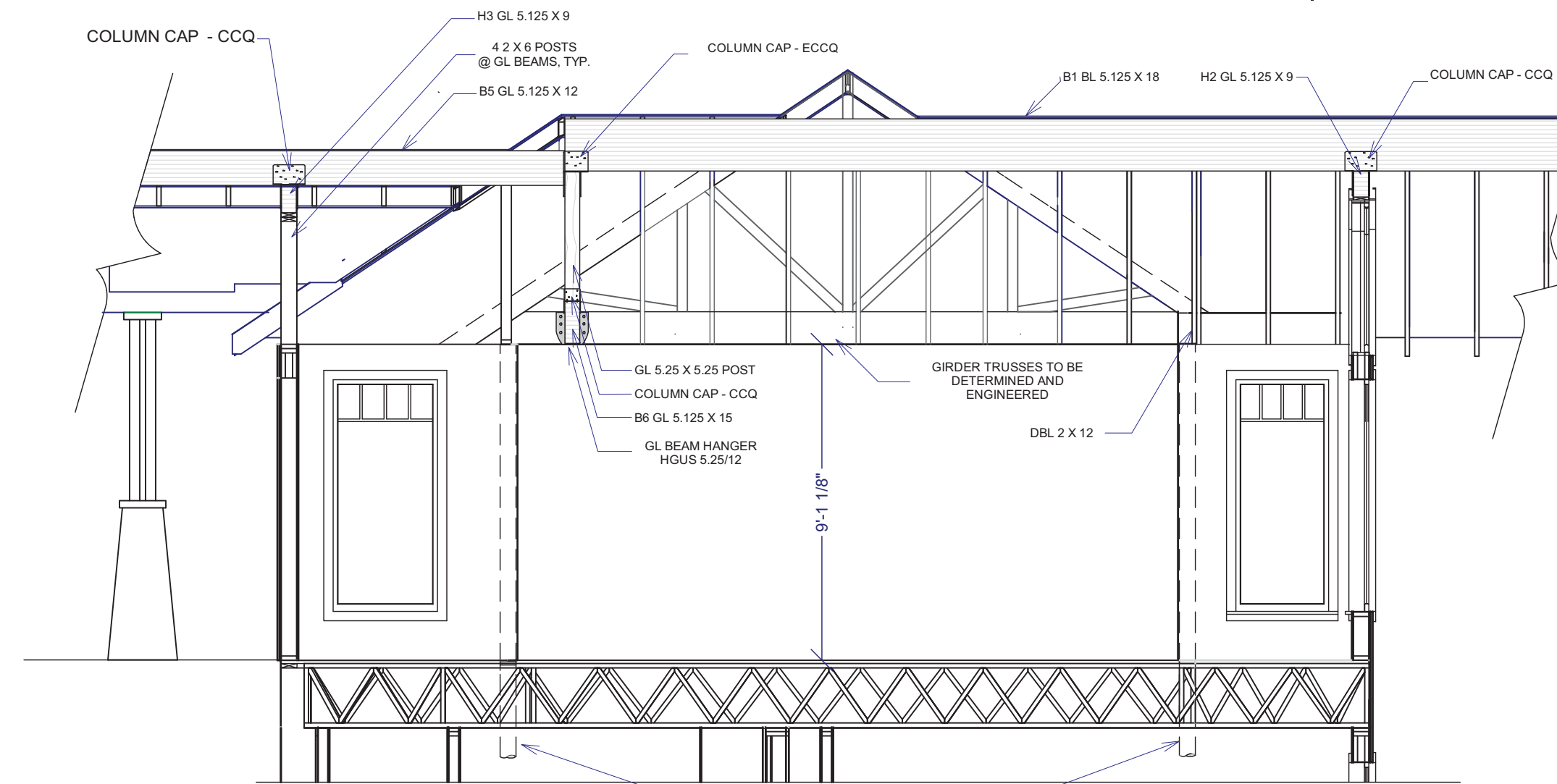
FLOOR 3 AT ENTRY
SCALE: 1" = 1.0'



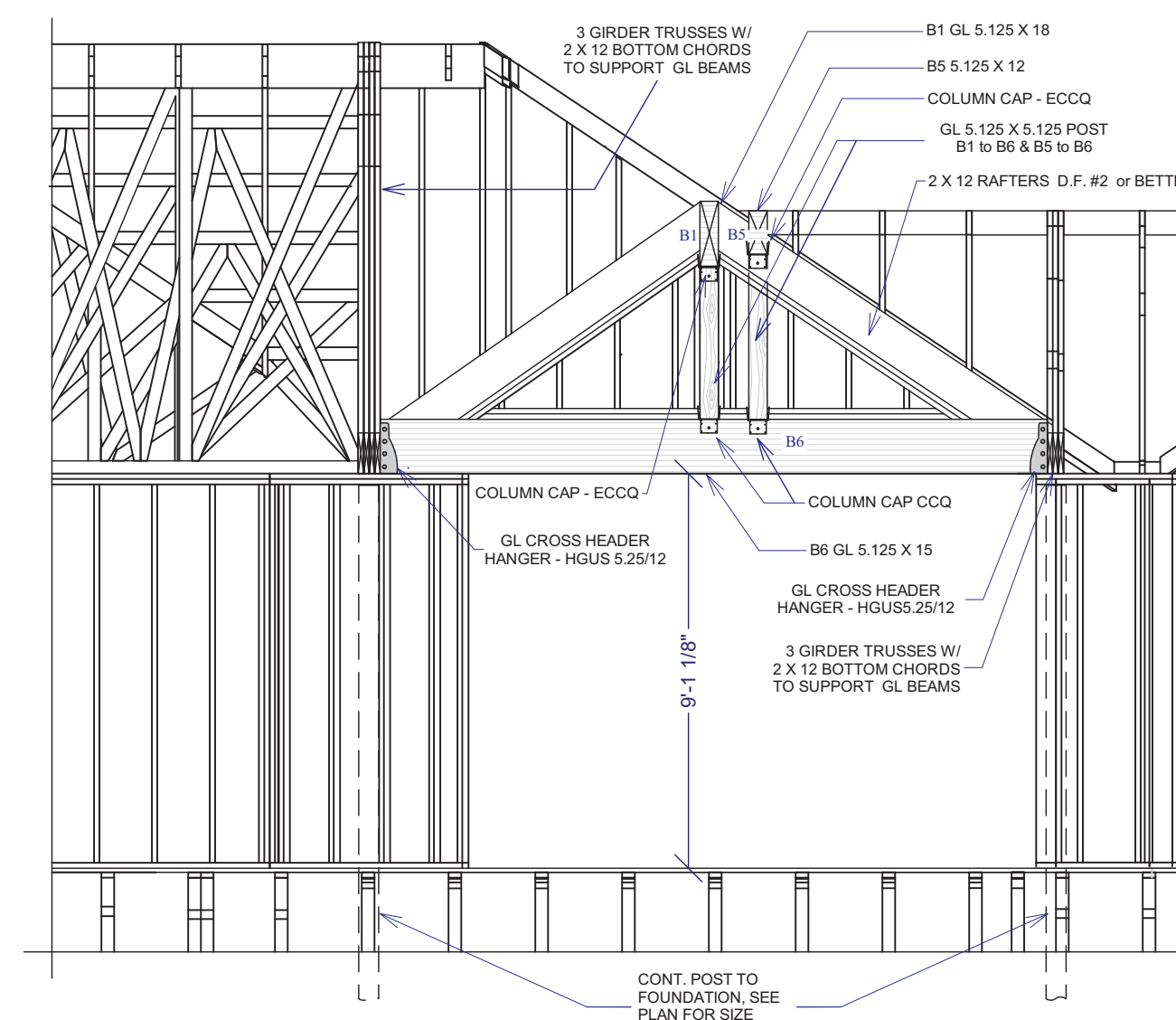
FLOOR 2 AT GARAGE
SCALE: 1" = 1.0'



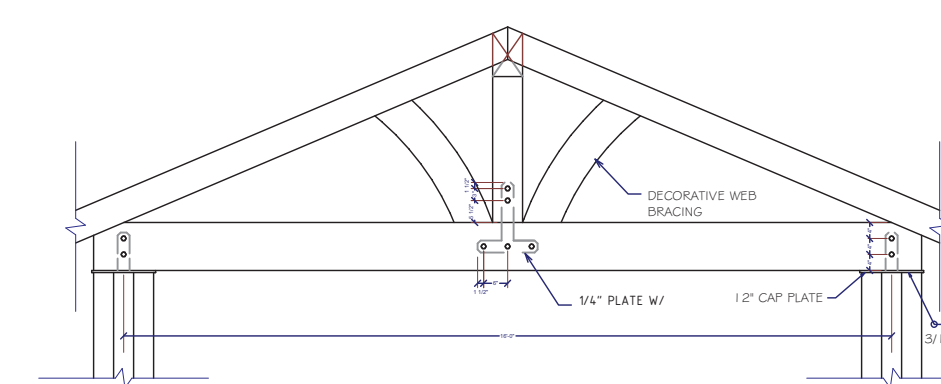
FLOOR 3 AT GARAGE
SCALE: 1" = 1.0'



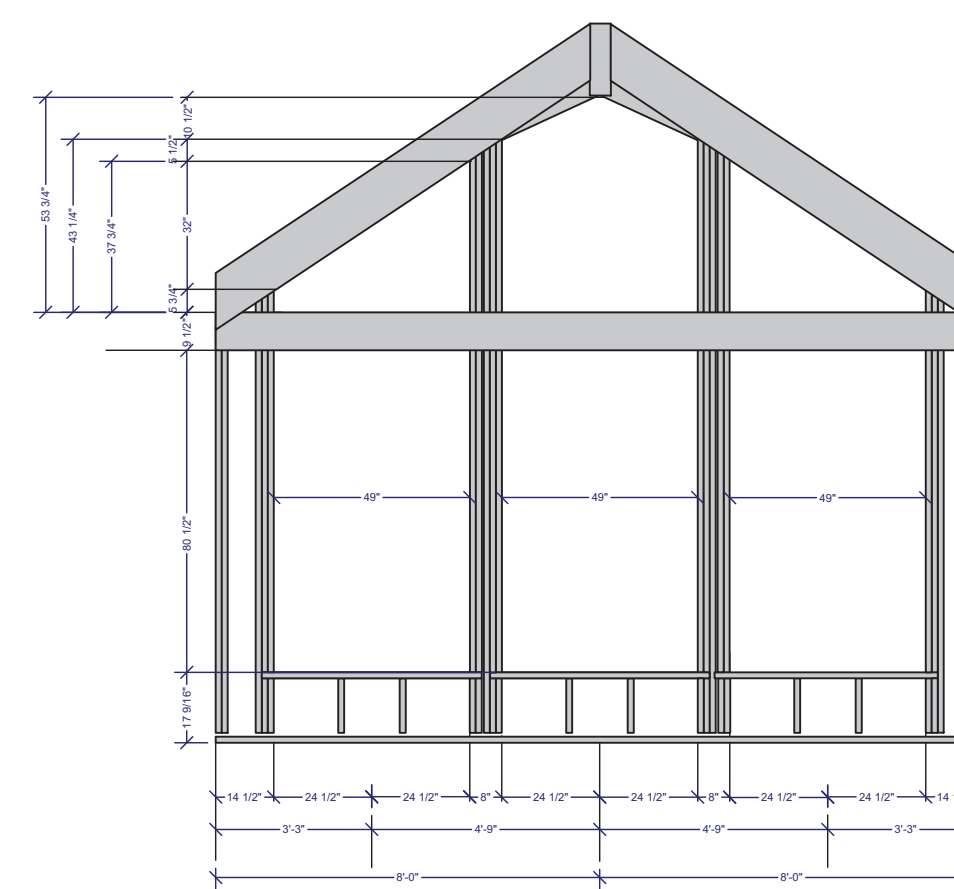
FRAMING VAULT TO FLAT CEILING
SCALE: 1/4" = 1'



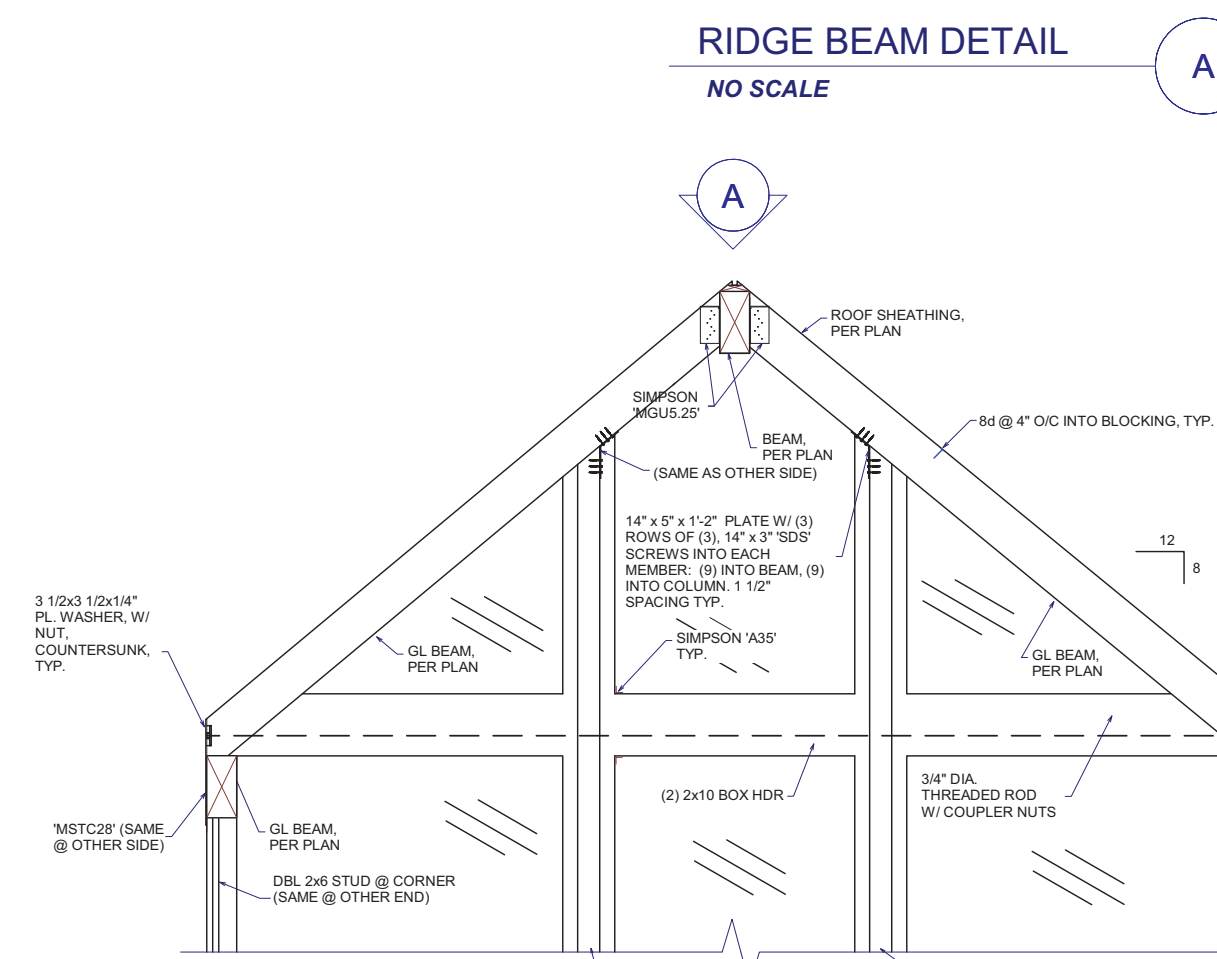
FRAMING VAULT TO FLAT CEILING
SCALE: 1/4" = 1'



DECORATIVE TIMBER TRUSS
SCALE: 1/4" = 1'

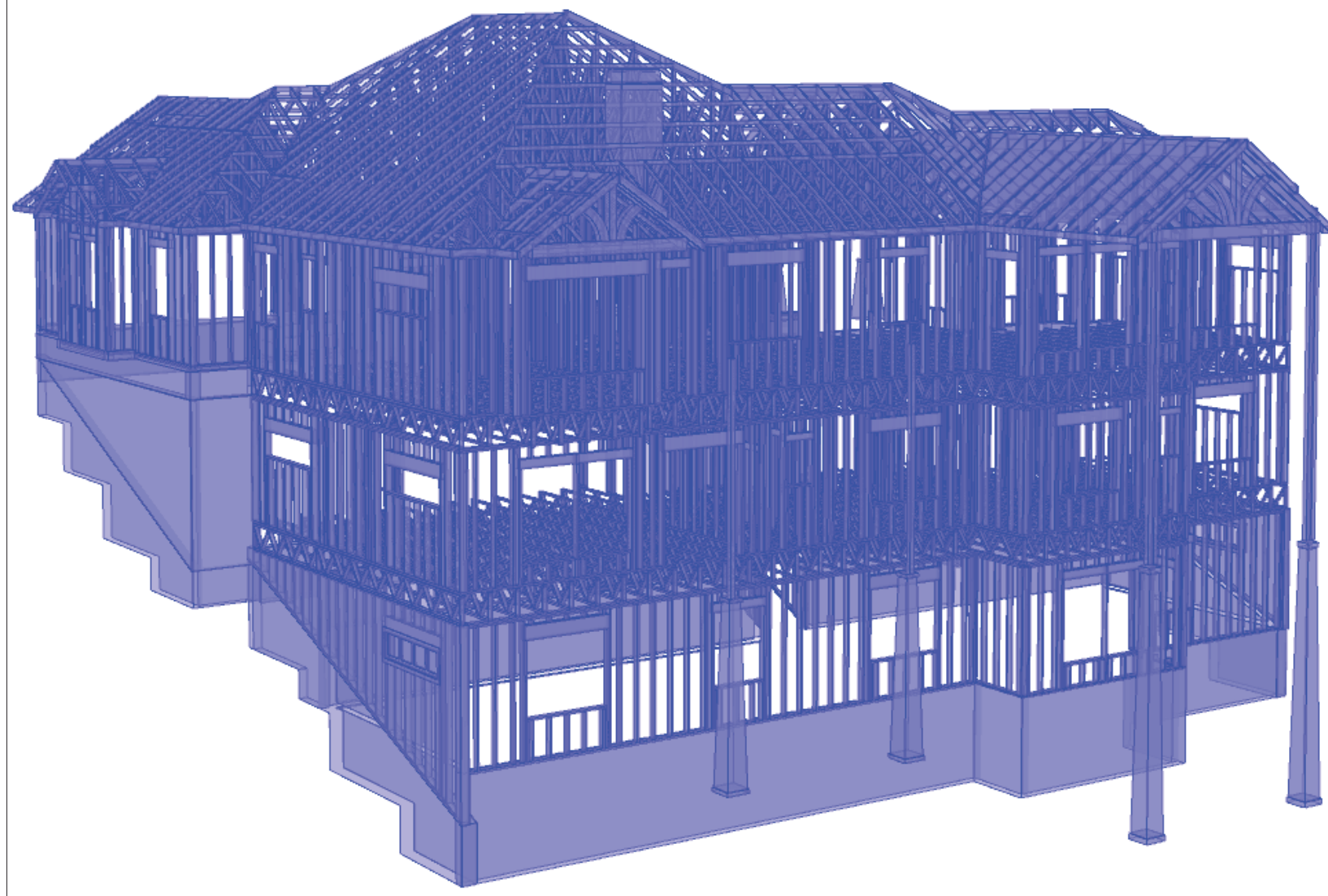


GREAT ROOM WALL DETAIL
SCALE: 1/4" = 1'

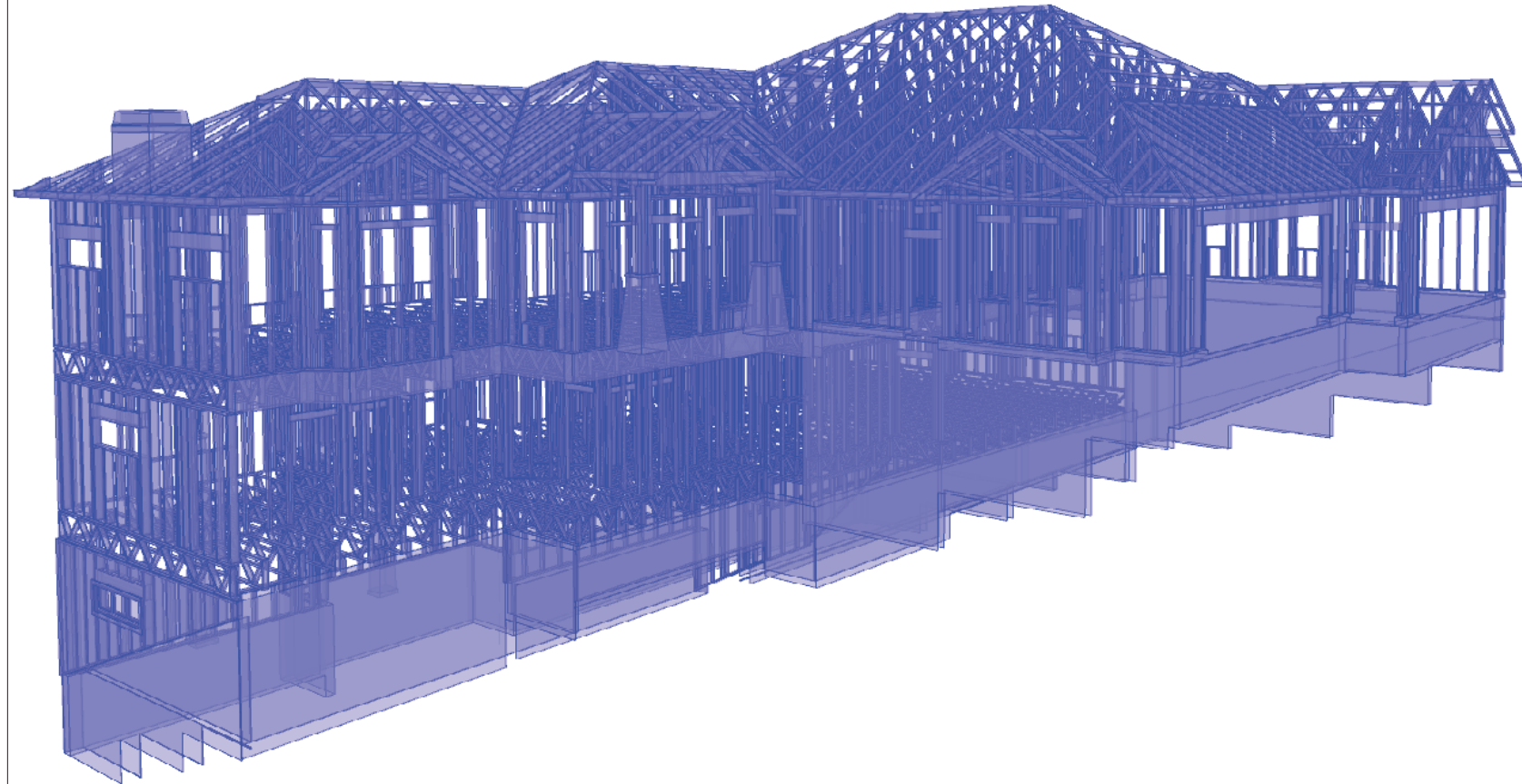


RIDGE BEAM DETAIL
NO SCALE

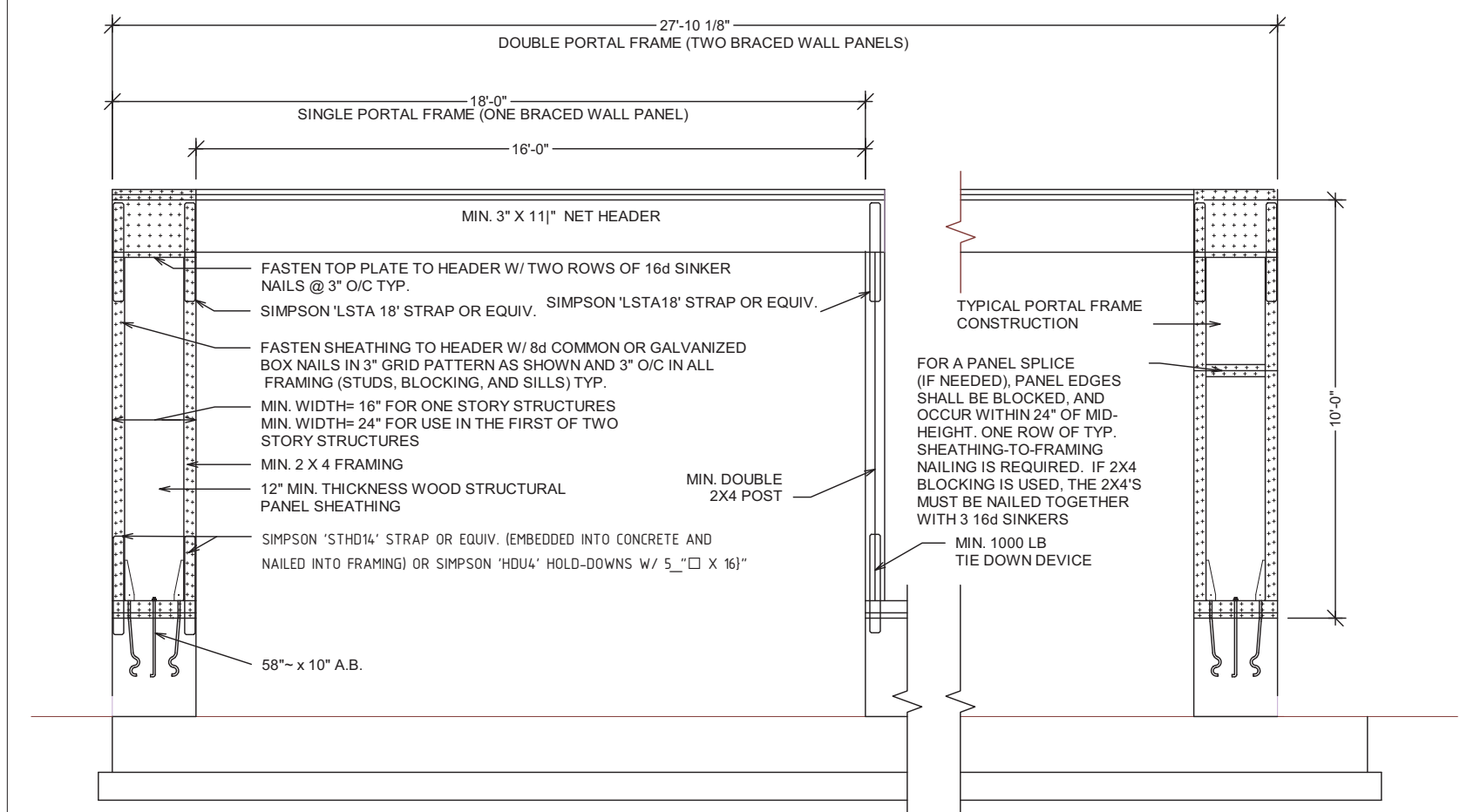




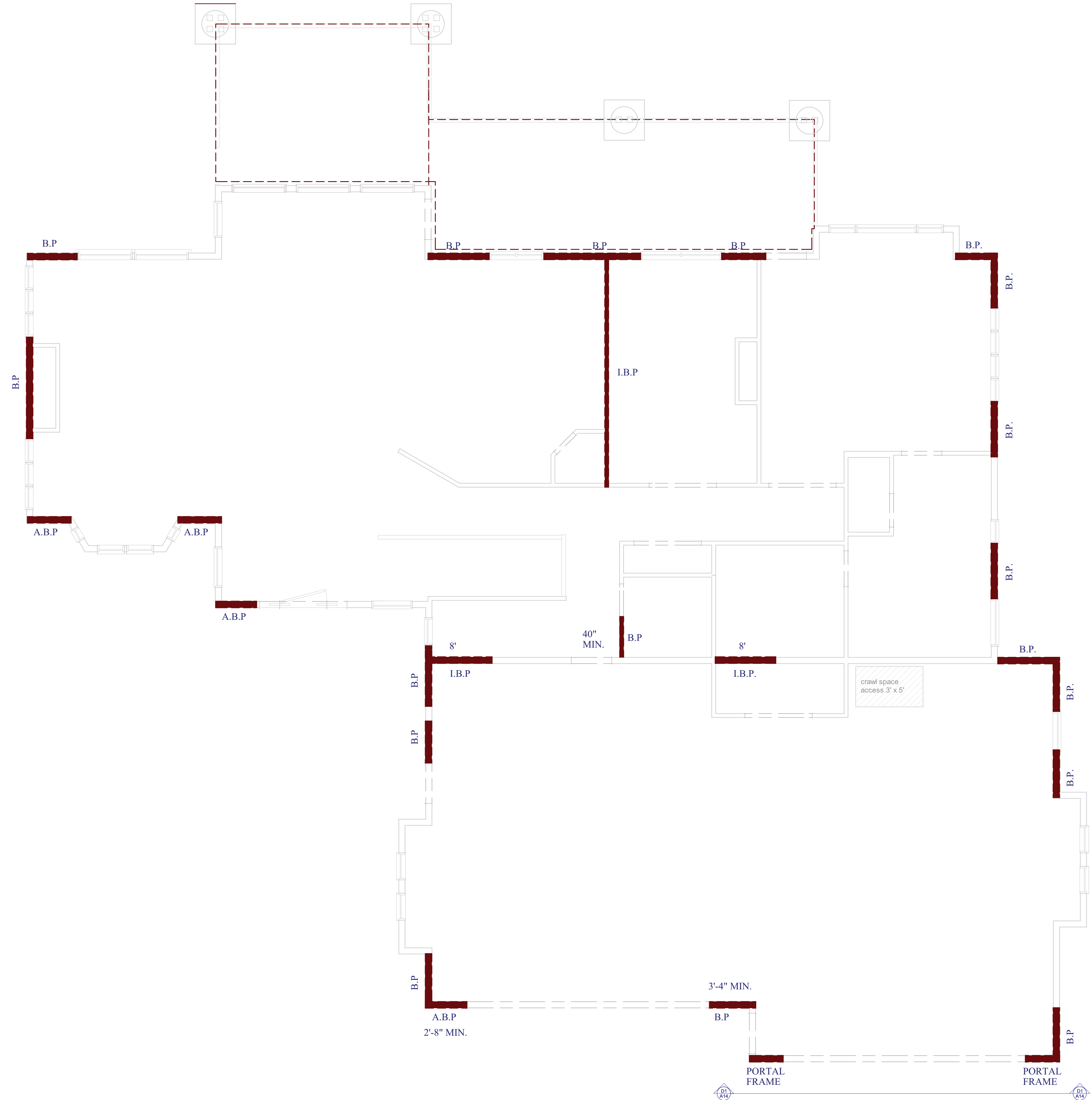
Rear, Framing Overview
No Scale



Front, Framing Overview
No Scale



PORTAL FRAME
SCALE: 1" = 1'-0"



FLOOR 3, SHEAR WALL LOCATIONS
1/4" = 1'

SHEET NUMBER
A14
Revision #: 2.1

SCALE: SEE VIEW;
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FEB. 2011
DRAWN BY: S.H.
in Chief Architect

**SHEAR WALL
LOCATIONS**

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WALL PANEL NOTES:

B.P. BRACED WALL PANEL

3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL

1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL

2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

FRAMING & STRUCTURAL NOTES

1. WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING.
2. WALL HEADERS: (2) 2" X 10" DF 2 TYP. INSULATED, UNO
3. PROVIDE DOUBLE JOISTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
4. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
5. PROVIDE POSITIVE CONFECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
6. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

LUMBER SPECIES:

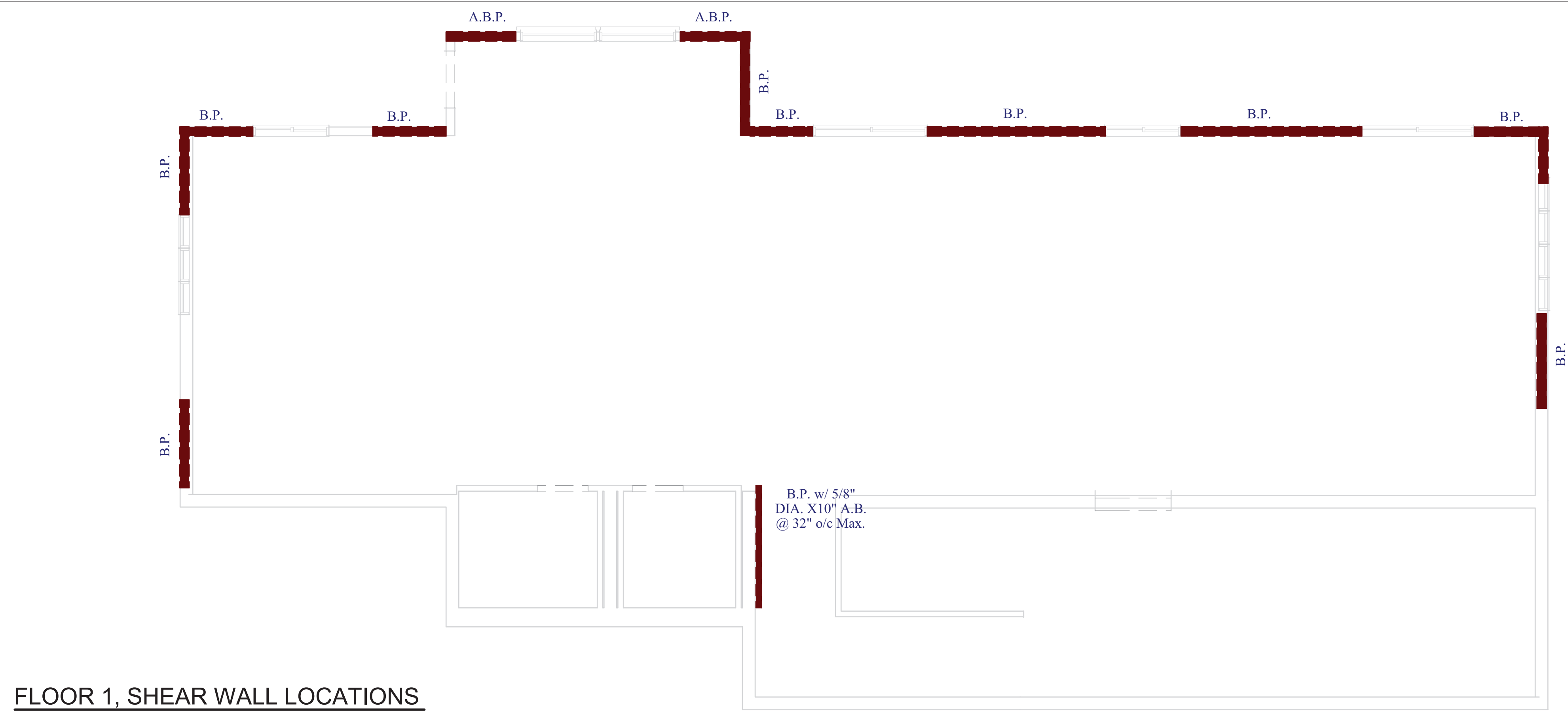
- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
 WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

STRUCTURAL STEEL:

FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.

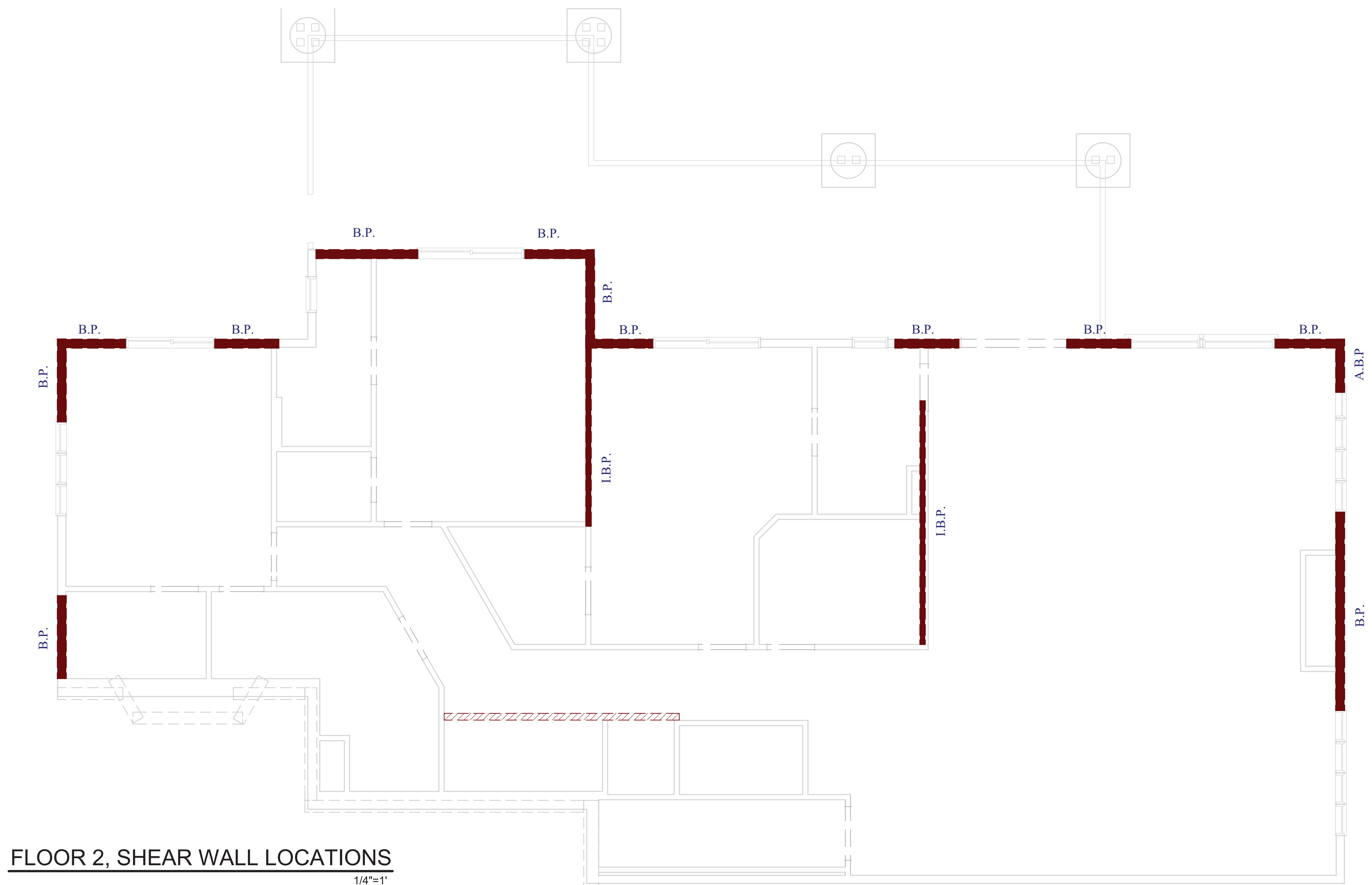
MATERIAL:

W AND WT SHAPES: ASTM A 992; FT = 50 KSI
 M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A 36; FT = 36 KSI
 STEEL PIPE: ASTM A 53, GRADE B; FT = 35 KSI
 STEEL HSS SECTIONS (ROUND, SQUARE, RECTANGULAR):
 COLD ROLLED: ASTM A 500, GRADE B; FT = 46 KSI
 HOT ROLLED; ASTM A-501
 STEEL PLATES: ASTM A 36; FT = 36 KSI
 HEADED STUDS; ASTM A 108, GRADES 1010 THROUGH 1016 INCLUSIVE.
 CONNECT ALL MEMBERS WITH HIGH-STRENGTH BOLTS.
 BEARING TYPE CONNECTIONS, TYPE N:
 PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LOCATIONS NOT NOTED ON DRAWINGS AS TYPE SC.
 PROVIDE HARDENED WASHERS CONFORMING TO ASTM F 436 UNDER ELEMENTS TO BE TIGHTENED. PROVIDE NUTS CONFORMING TO ASTM A 563. TIGHTEN TYPE N BEARING BOLTS TO A SNUG TIGHT CONDITION.
 INSTALL HIGH-STRENGTH BOLTS ACCORDING TO ASTM STANDARDS.
 DO NOT WELD TO HIGH-STRENGTH BOLTS.
 GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS): HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C.
ANCHOR BOLTS:
 ASTMA 307, GRADE A.
 PROVIDE WITH STANDARD WASHERS AND NUTS.
 GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO ASTM A 153, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A 563.
 PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING



FLOOR 1, SHEAR WALL LOCATIONS

1/4"=1'



FLOOR 2, SHEAR WALL LOCATIONS

1/4"=1'

SHEET NUMBER
A15
Revision #: 2.1

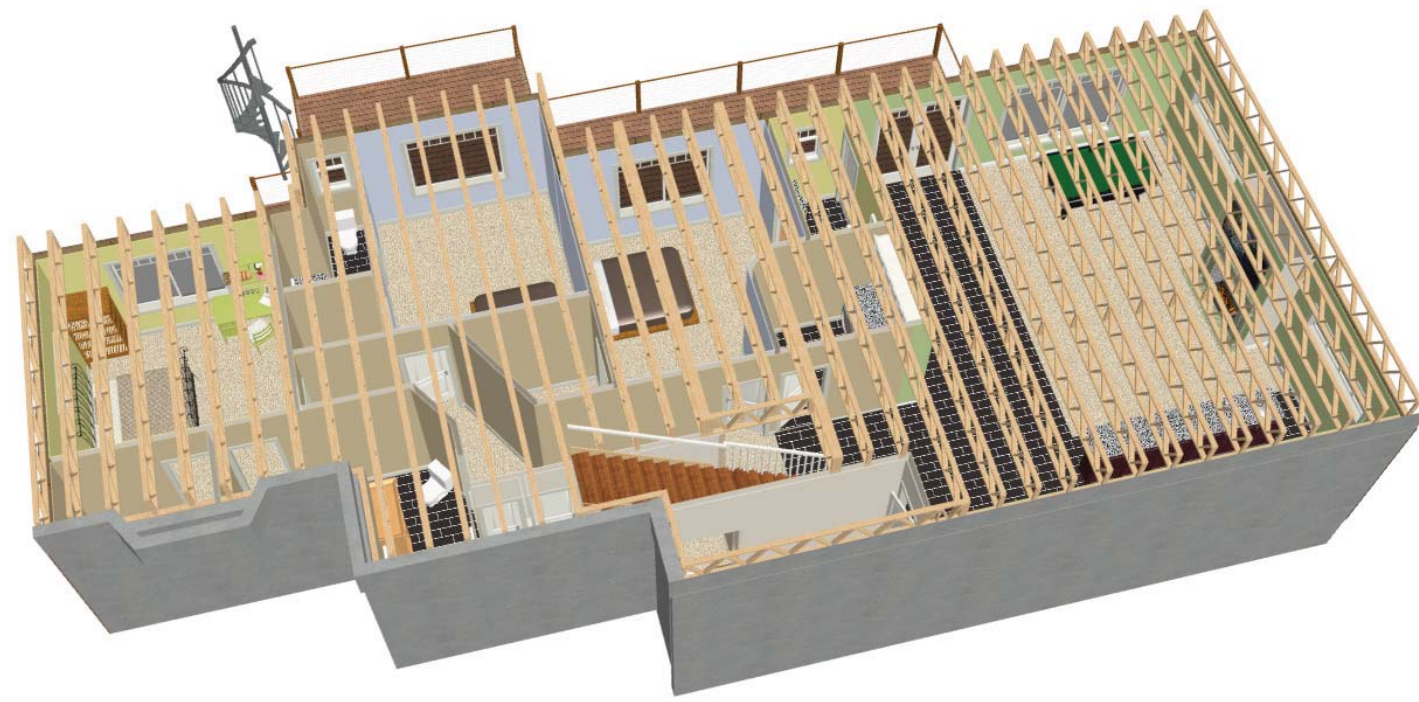
SCALE: SEE VIEW;
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DRAWN BY: S.H.
in Chief Architect

**SHEAR WALL
LOCATIONS**

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HAYDEN LAKE**

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FLOOR FRAMING & TRUSS NOTES:

FLOOR: 40 PSF LL.

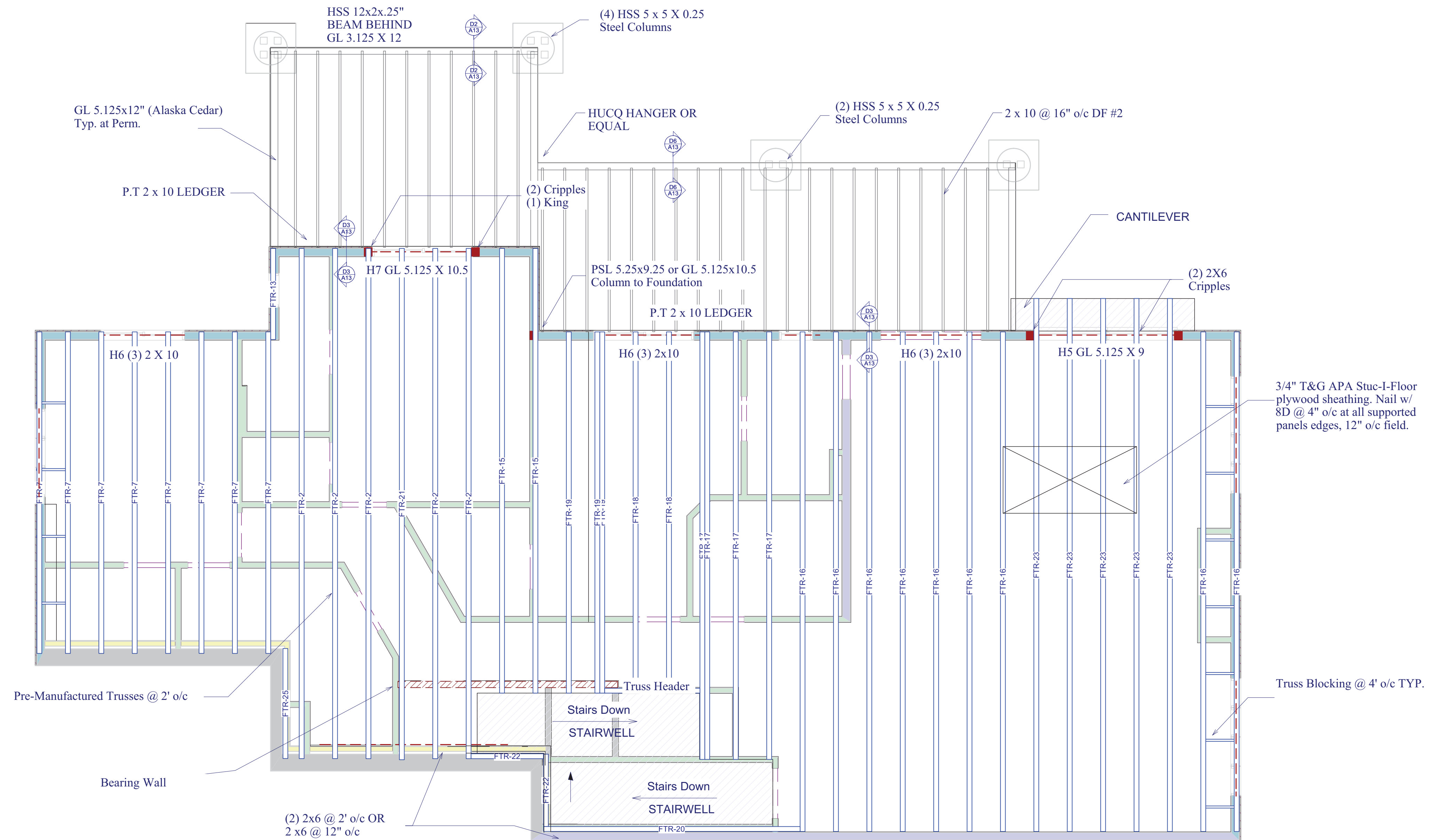
*10 PSF TOP CHORD DL.

*5 PSF BOTTOM CHORD DL.

- FLOORS 3 AND 2 SHALL HAVE 22" FLOOR TRUSSES; BOTTOM FLOOR IS CONCRETE SLAB.
- SUB-FLOOR SHEATHING SHALL BE H 1.125". SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.
- TRUSSES SPACED AT 24.0" O/C.
- TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
- ALL PLATES ARE 1.5 X 4 UNO
- DEFLECTION MEETS L/480 LIVE AND L/360 TOTAL LOAD.
- FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.
- ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.
- FLOOR TRUSS MANUFACTURER: _____

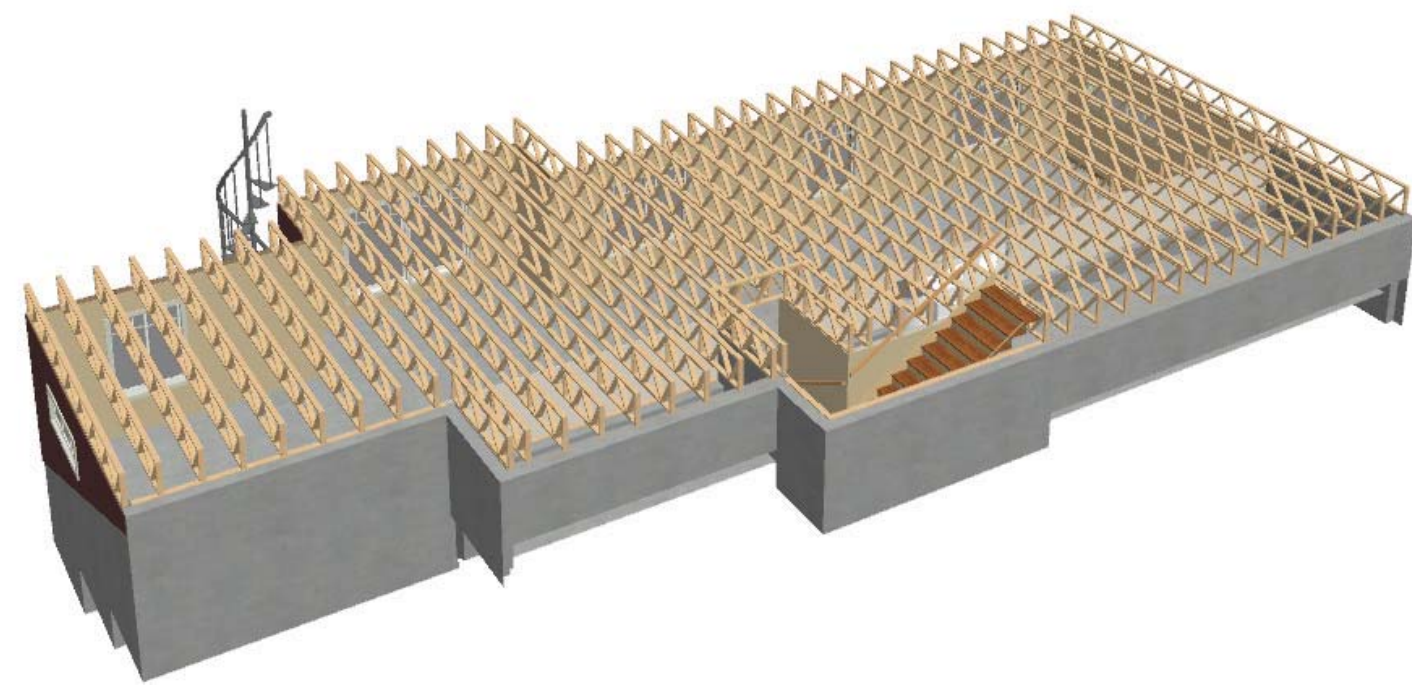
NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16" OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" OR 5/8" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE	
(3) OR FEWER 16d NAILS	
(4) OR MORE 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS	



FLOOR 3, FLOOR TRUSSES
1/4" = 1'





CARPENTRY NOTES:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

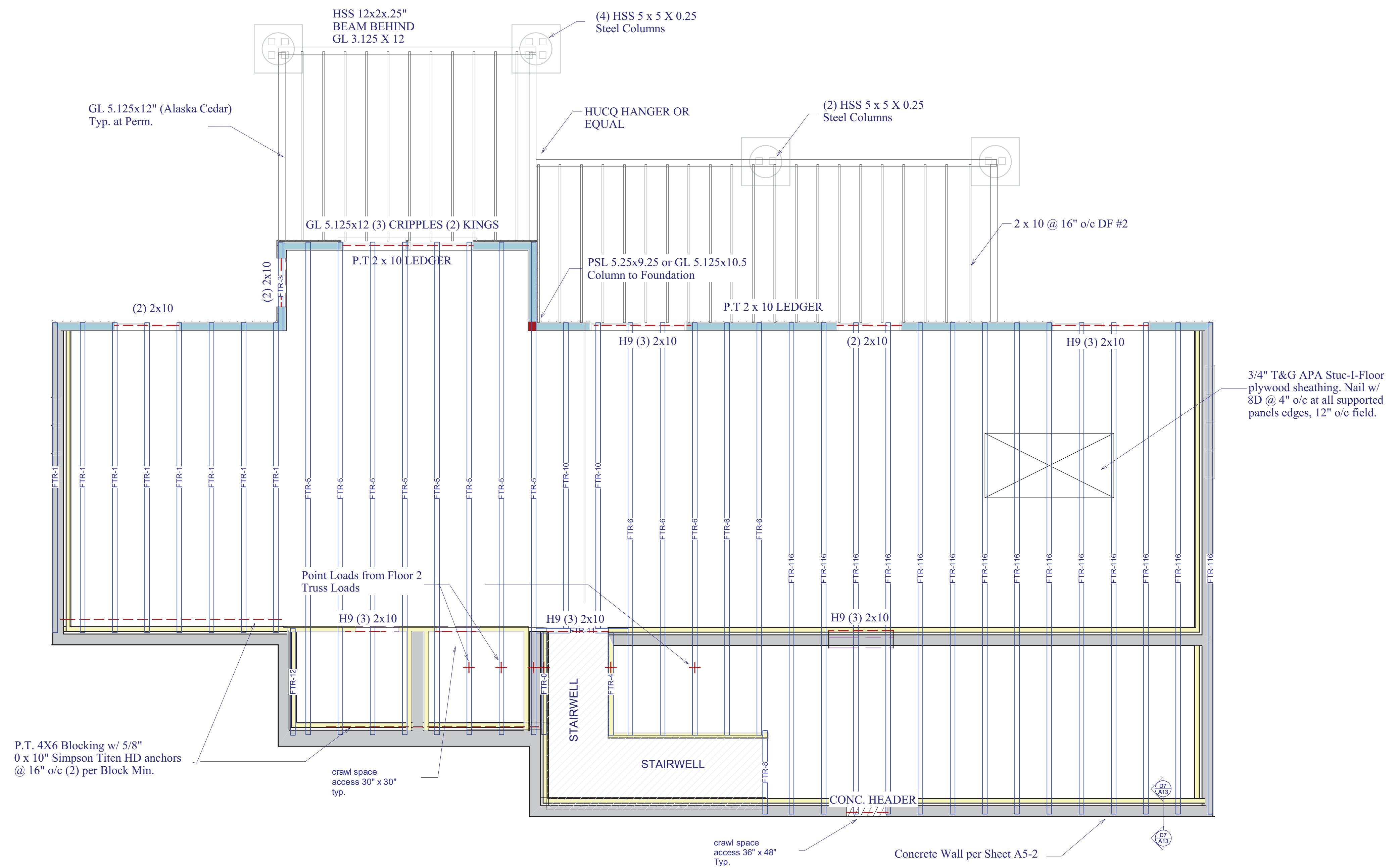
PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

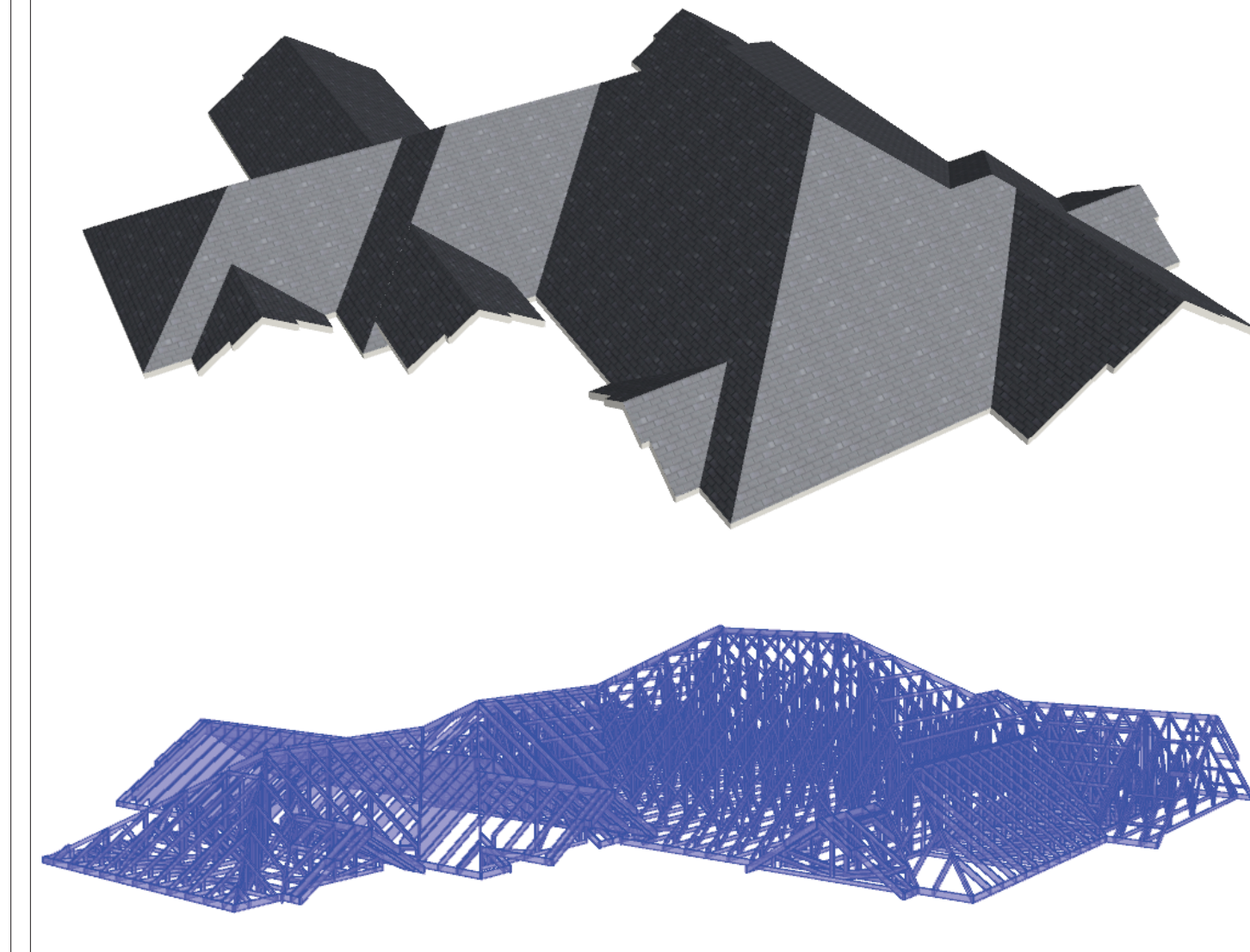
ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON E.G.. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

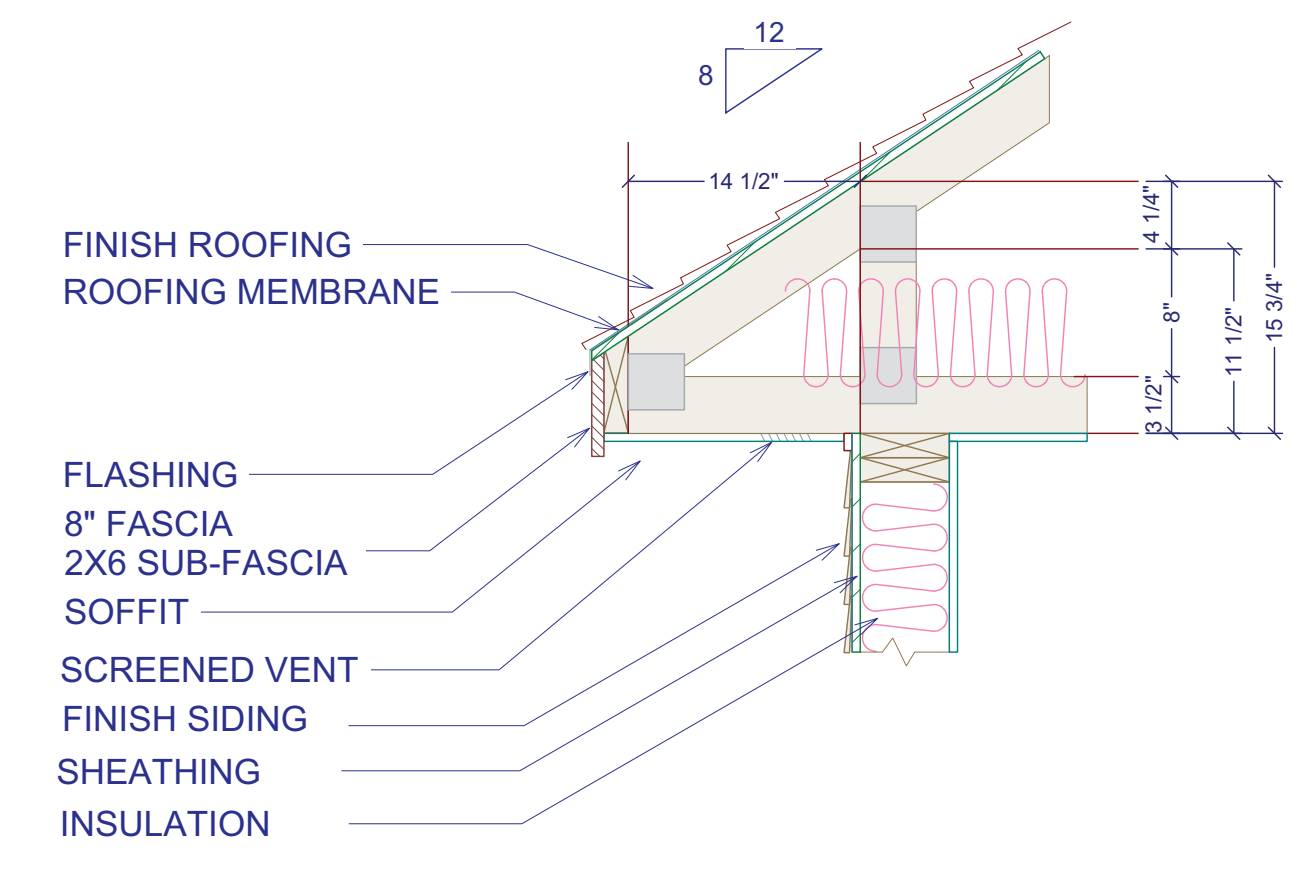
DEPTH	COMBINATION SYMBOL	SPECIES	USE (SIMPLE SPAN) (CONT. OR CANTILEVER)
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.





ROOF DETAIL
 Cantilevered Truss with Energy Heel

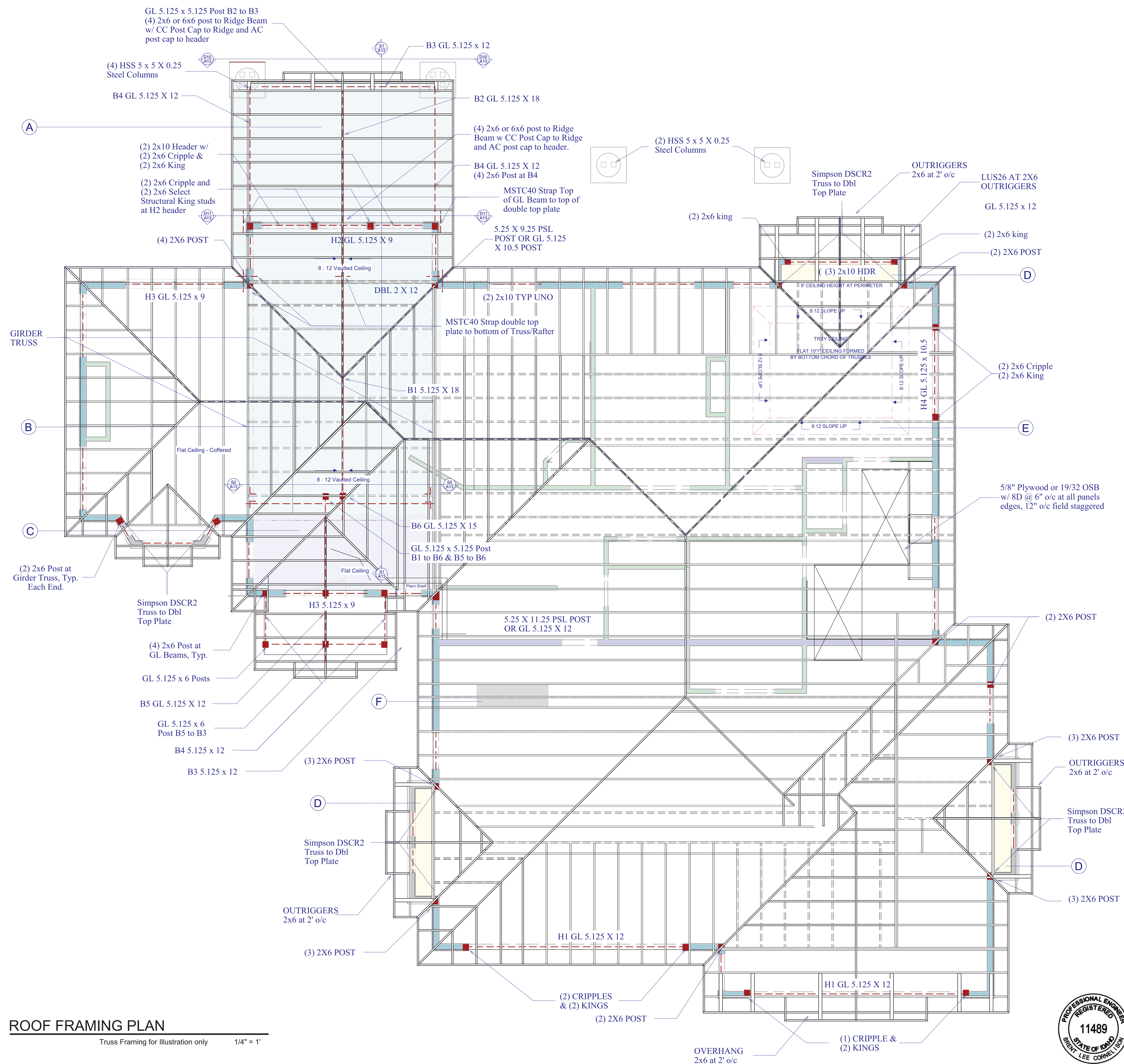


ROOF FRAMING / TRUSS NOTES:

- A. HAND FRAME VAULTED AREA 2 X 12" TO MAINTAIN THE 8:12 PITCH. FRAME OVER VAULT TO CREATE RIDGE.
- B. HAND FRAME ENTRY AREA THROUGH TO VAULT
- C. OVER FRAME
- D. CANTILEVER
- E. TREY CEILING FORMED BY TRUSS
- F. GARAGE - ATTIC STORAGE & ACCESS VIA PULL DOWN LADDER

ROOF: 50 PSF SNOW LOAD
 *8 PSF TOP CHORD DL.
 *7 PSF BOTTOM CHORD DL.
 *5 PSF NET WIND UPLIFT.

1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
6. ALL ROOF FRAMING 24" O.C.
7. ALL OVERHANGS 16".
8. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
9. ATTIC VENTILATION: REQUIRED ABOVE HOUSE.
10. MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.
11. WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
12. ROOF & FLOOR TRUSS MANUFACTURER: _____



ROOF FRAMING PLAN
Truss Framing for Illustration only 1/4" = 1'

ELECTRICAL - DATA - AUDIO LEGEND

Symbol	Description
	Ceiling Fan
	Chandelier Light Fixture
	Wall Mounted Light Fixtures: Flush Mounted
	Ventilation Fans: Ceiling Mounted
	Ceiling Mounted Light Fixtures: Recessed, LED, Low Voltage
	Puck Under Cabinet Light Fixture
	Exterior Up-Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer, Night Light
	Home Security Panel
	Door Chime, Thermostat
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Service Panel
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

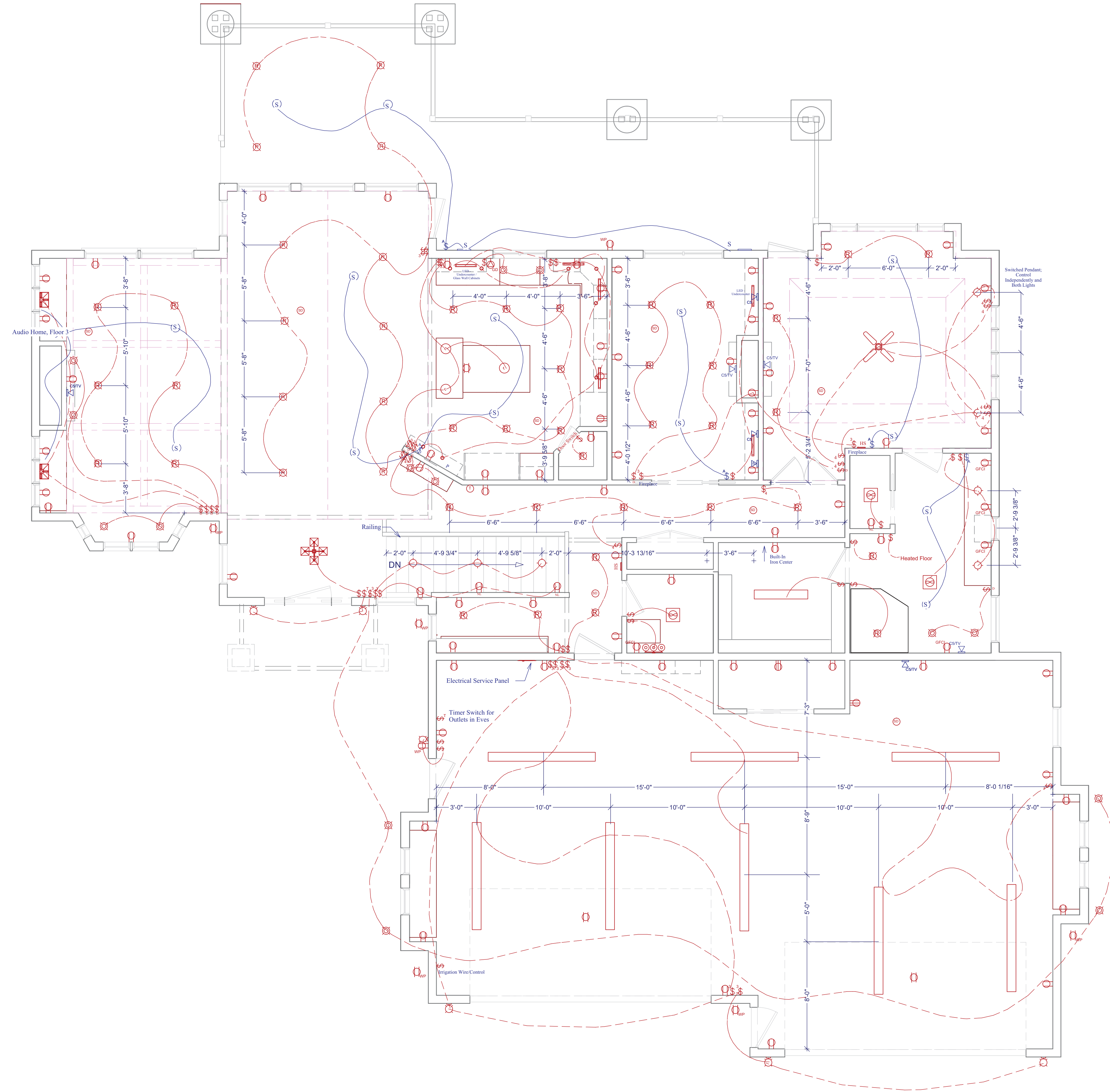
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



ELECTRICAL PLAN - FLOOR 3

1/4"=1'

SHEET NUMBER

A19
Revision #: 2.1

SCALE: SEE VIEW;
Applicable only on Arch. D paper

FEB. 2011

DRAWN BY: S.H.
in Chief Architect

**ELECTRICAL, DATA,
& AUDIO PLAN**

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ELECTRICAL - DATA - AUDIO LEGEND

Symbol	Description
	Ceiling Fan
	Chandelier Light Fixture
	Wall Mounted Light Fixtures: Flush Mounted
	Ventilation Fans: Ceiling Mounted
	Ceiling Mounted Light Fixtures: Recessed, LED, Low Voltage
	Puck Under Cabinet Light Fixture
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	Home Security Panel
	Door Chime, Thermostat
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Service Panel
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable

LIGHT FIXTURE SCHEDULE

QTY	FLOOR	DESCRIPTION
51	3	RECESSED LIGHT
32	2	RECESSED LIGHT
27	1	RECESSED LIGHT (OPTIONAL)
8	3	LOW VOLTAGE RECESSED LIGHT
4	2	LOW VOLTAGE RECESSED LIGHT
4	3	EXT. LOW VOLTAGE RECESSED LIGHT
2	3	CABINET (UNDER) LIGHT - OFFICE
4	3	CABINET (UNDER) LIGHT
8	3	CABINET PUCK LIGHT
3	3	KITCHEN BAR, PENDANT LIGHT
2	3	MASTER BATH, PENDANT LIGHT
1	3	MASTER BEDROOM, CEILING FAN / LIGHT
1	3	HALL CLOSET, FLUORESCENT
4	3	WALL SCONCE
2	2	WALL SCONCE
1	3	GREAT ROOM, CEILING FAN / LIGHT
1	3	POWDER ROOM WALL MOUNT LIGHT
1	3	ENTRY PENDANT LIGHT
3	2	BATH, EXHAUST / HEAT LAMP
3	2	BATH, WALL MOUNT LIGHT
3	2	BEDROOM CEILING FAN & LIGHT
3	2	BAR, PENDANT LIGHT
5	2	CLOSET / UTILITY LIGHT
5	3	EXTERIOR LAMP
2	1	EXTERIOR LAMP
4	1	EXTERIOR LANDSCAPE LITE
5	2	LAUNDRY, CRAWLSPACE - 4' FLUORESCENT
8	3	GARAGE, 8' FLUORESCENT

AUDIO SCHEDULE

QTY	FLOOR	DESCRIPTION
3	3	IN WALL AUDIO CONTROL
2	2	IN WALL AUDIO CONTROL
6	2	CEILING SPEAKERS
2	2	WALL SPEAKERS
14	3	CEILING SPEAKERS
2	3	WALL SPEAKERS

ELECTRICAL SWITCH SCHEDULE

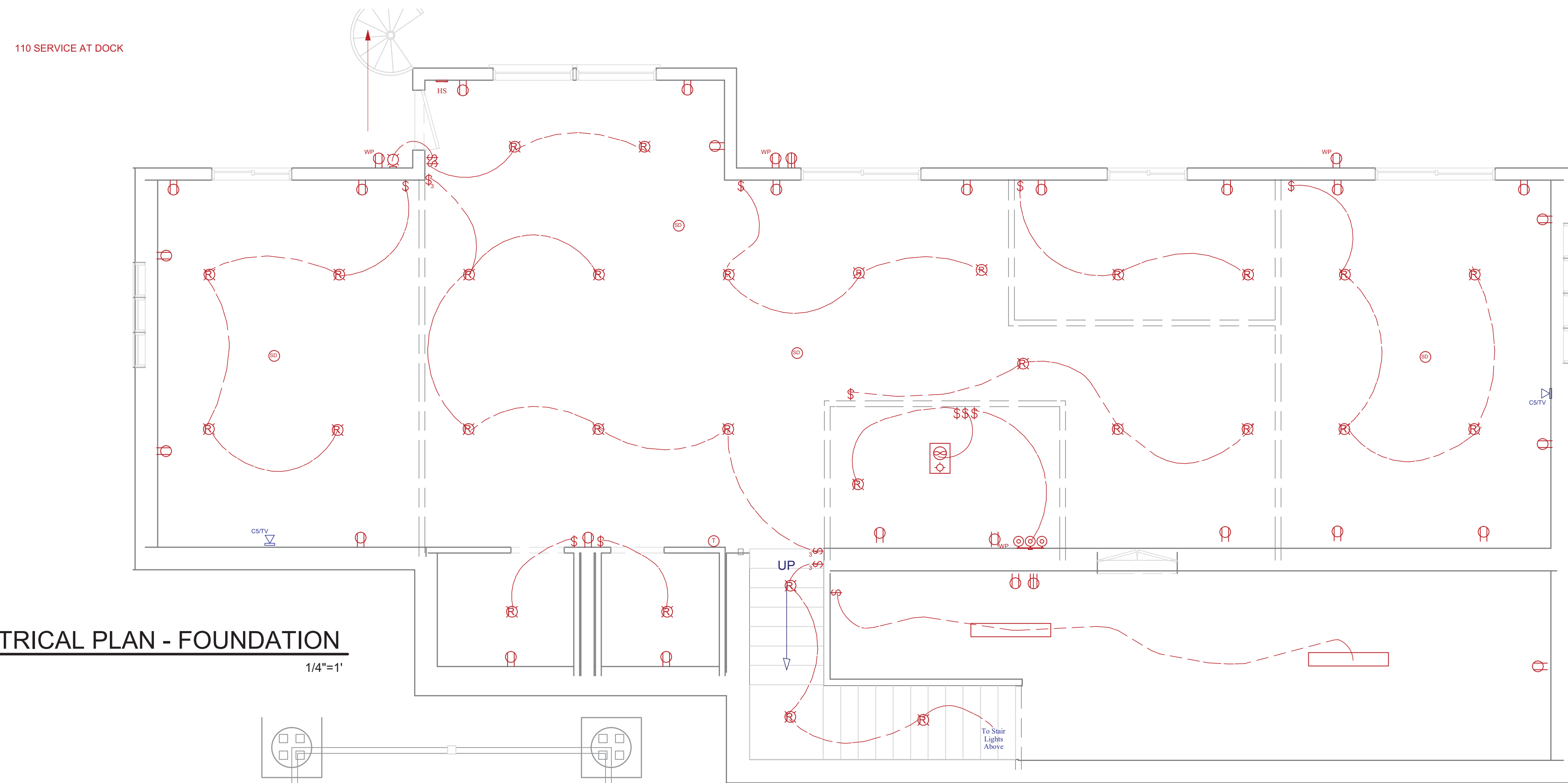
QTY	FLOOR	DESCRIPTION
34	3	SINGLE POLE
22	2	SINGLE POLE
7	1	SINGLE POLE
15	3	THREE WAY
13	2	THREE WAY
5	3	FOUR WAY
2	3	TIMER
1	3	FOOD WASTE DISPOSAL

ELECTRICAL OUTLET SCHEDULE

QTY	FLOOR	DESCRIPTION
71	3	DUPLEX
53	2	DUPLEX
24	1	DUPLEX
5	3	GFCI
3	2	GFCI
9	3	DUPLEX (WEATHERPROOF)
3	2	DUPLEX (WEATHERPROOF)
3	1	DUPLEX (WEATHERPROOF)
1	1	220V - HOT TUB
1	1	220V - HVAC
1	2	220V - DRYER
1	3	220V - OVEN
1	3	220V - GARAGE

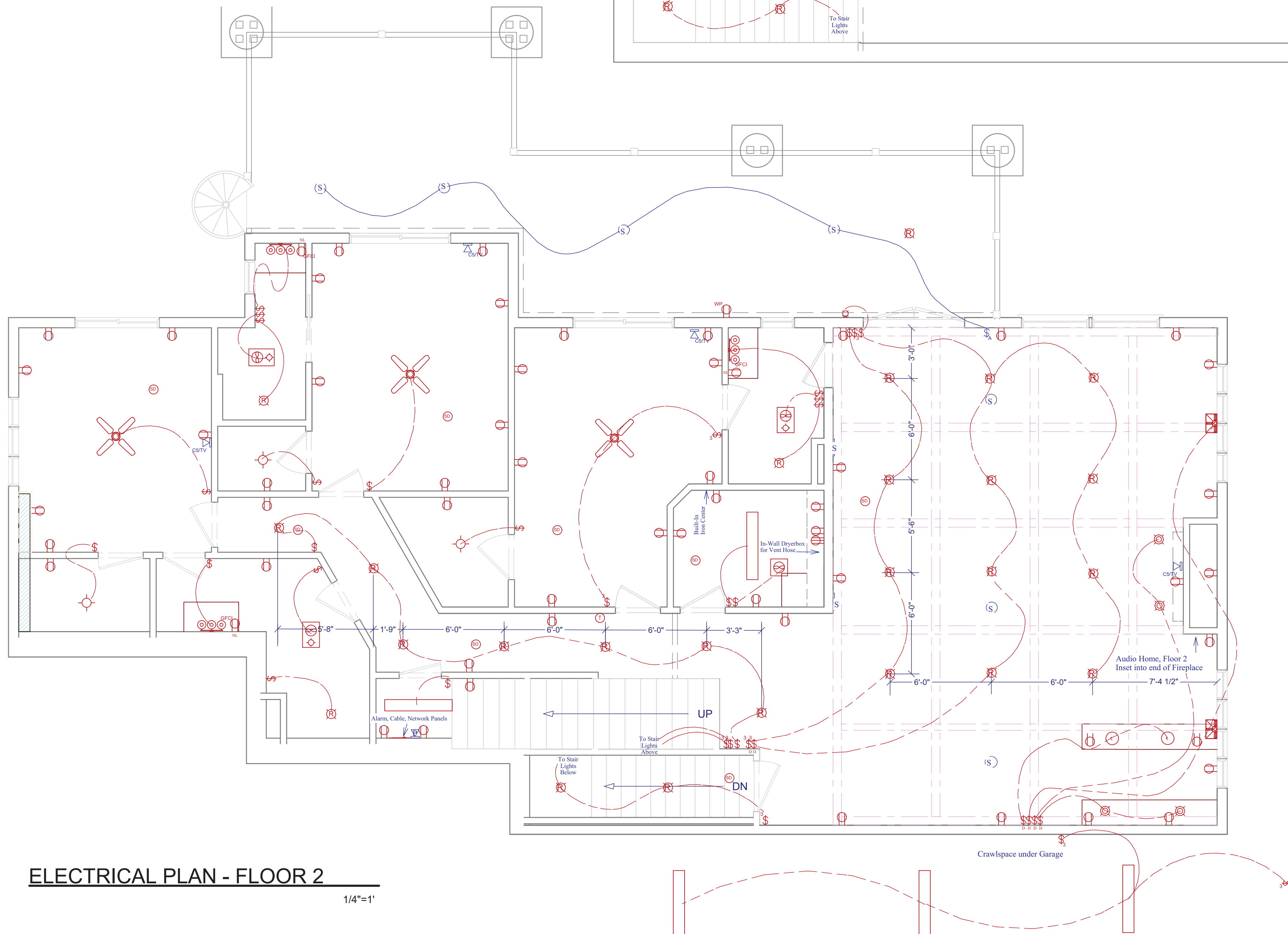
ELECTRICAL PLAN - FOUNDATION

1/4"=1'



ELECTRICAL PLAN - FLOOR 2

1/4"=1'



SHEET NUMBER

A20
Revision #: 2.1

SCALE: SEE VIEW;
Applicable only on Arch. D paper

FEB. 2011

DRAWN BY: S.H.
in Chief Architect

**ELECTRICAL, DATA,
& AUDIO PLAN**

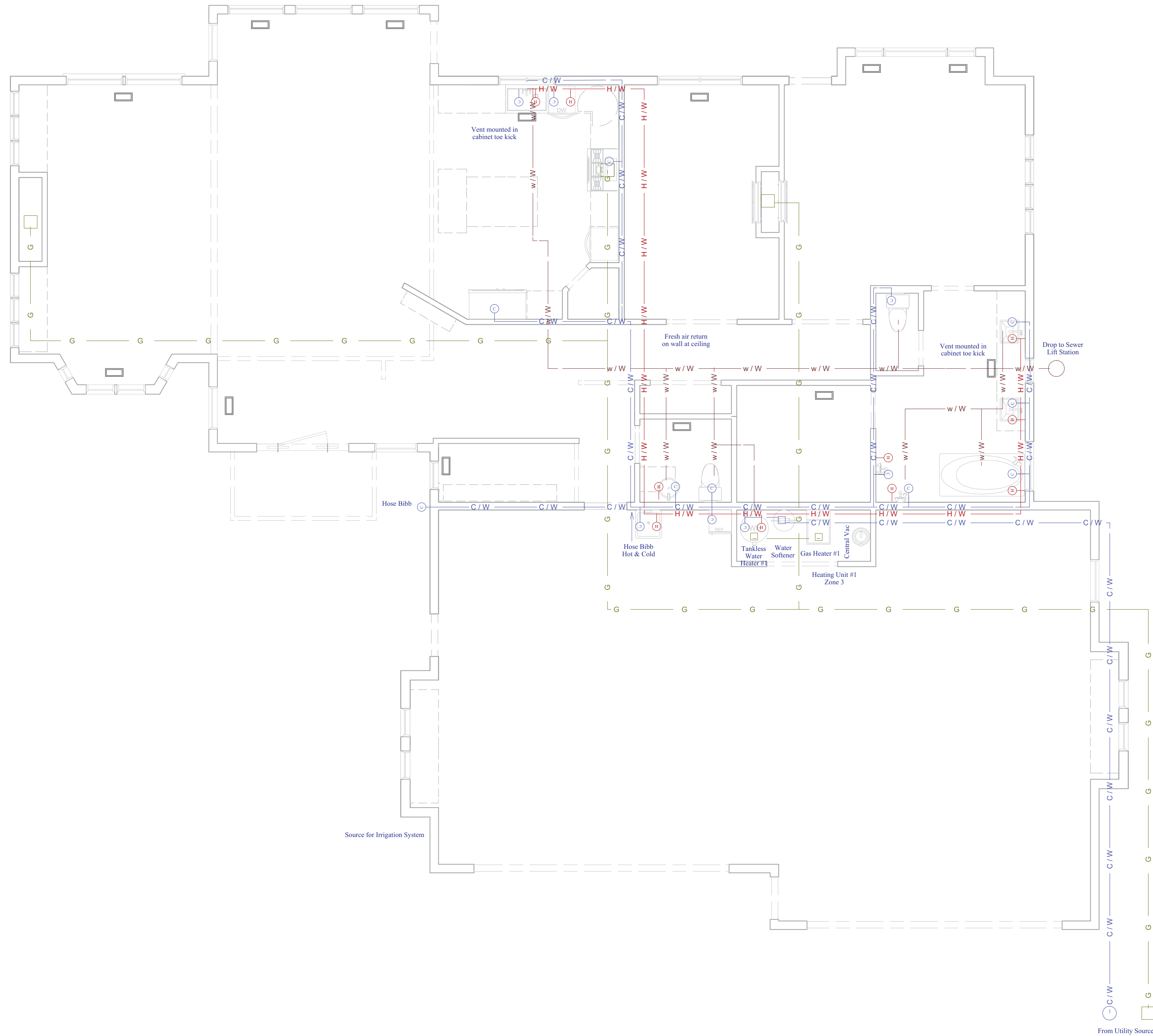
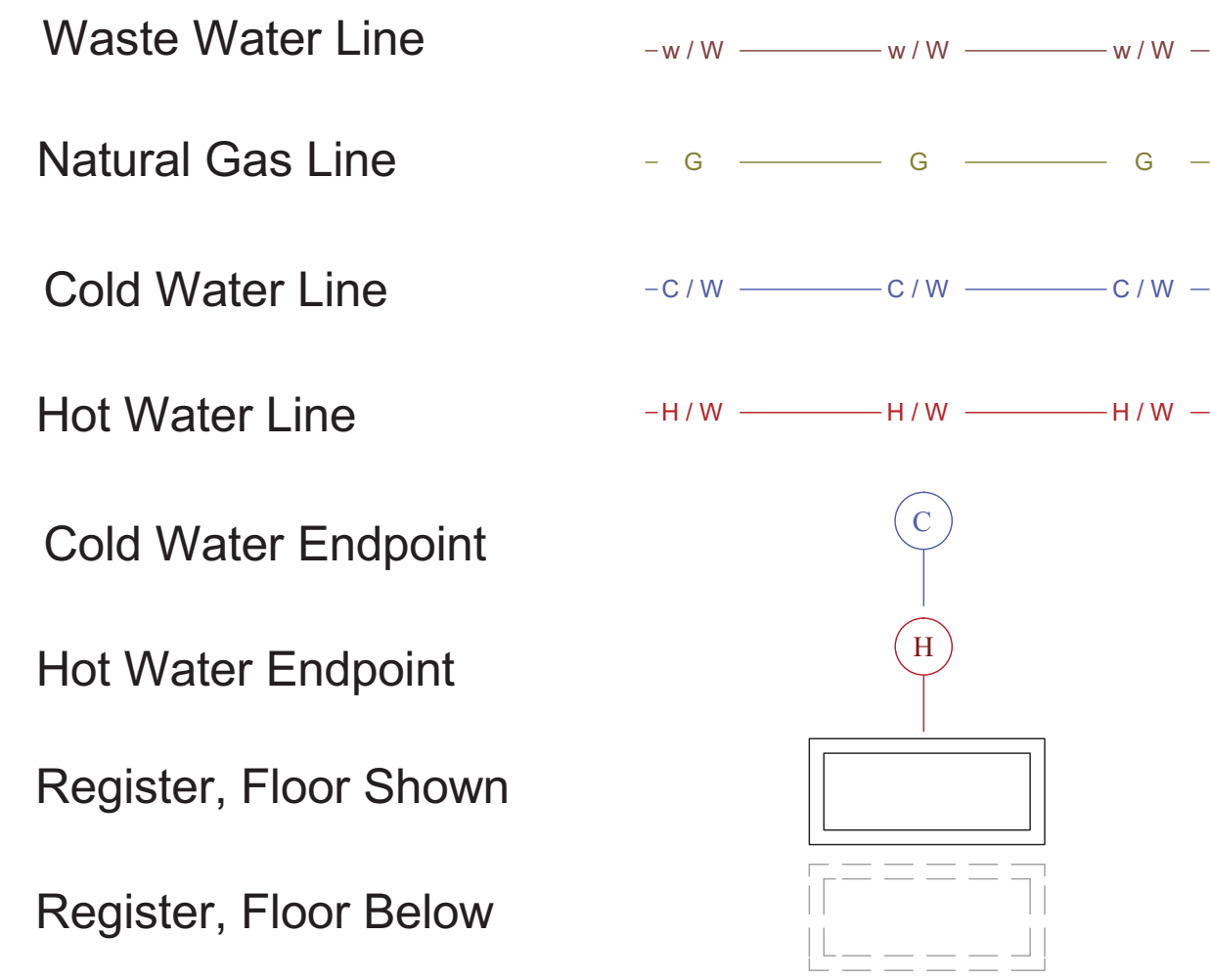
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PLUMBING & HVAC LEGEND



GENERAL PLUMBING & HVAC NOTES:

- HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
- THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
- THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
- METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
- DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
- ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
- TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
- WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
- EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
- HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
- INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
- INSULATE WASTE LINES FOR SOUND CONTROL.
- INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

HVAC PLAN - FLOOR 3

1/4"=1'

SHEET NUMBER
A21
Revision #: 2.1

SCALE: SEE VIEW;
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in Chief Architect

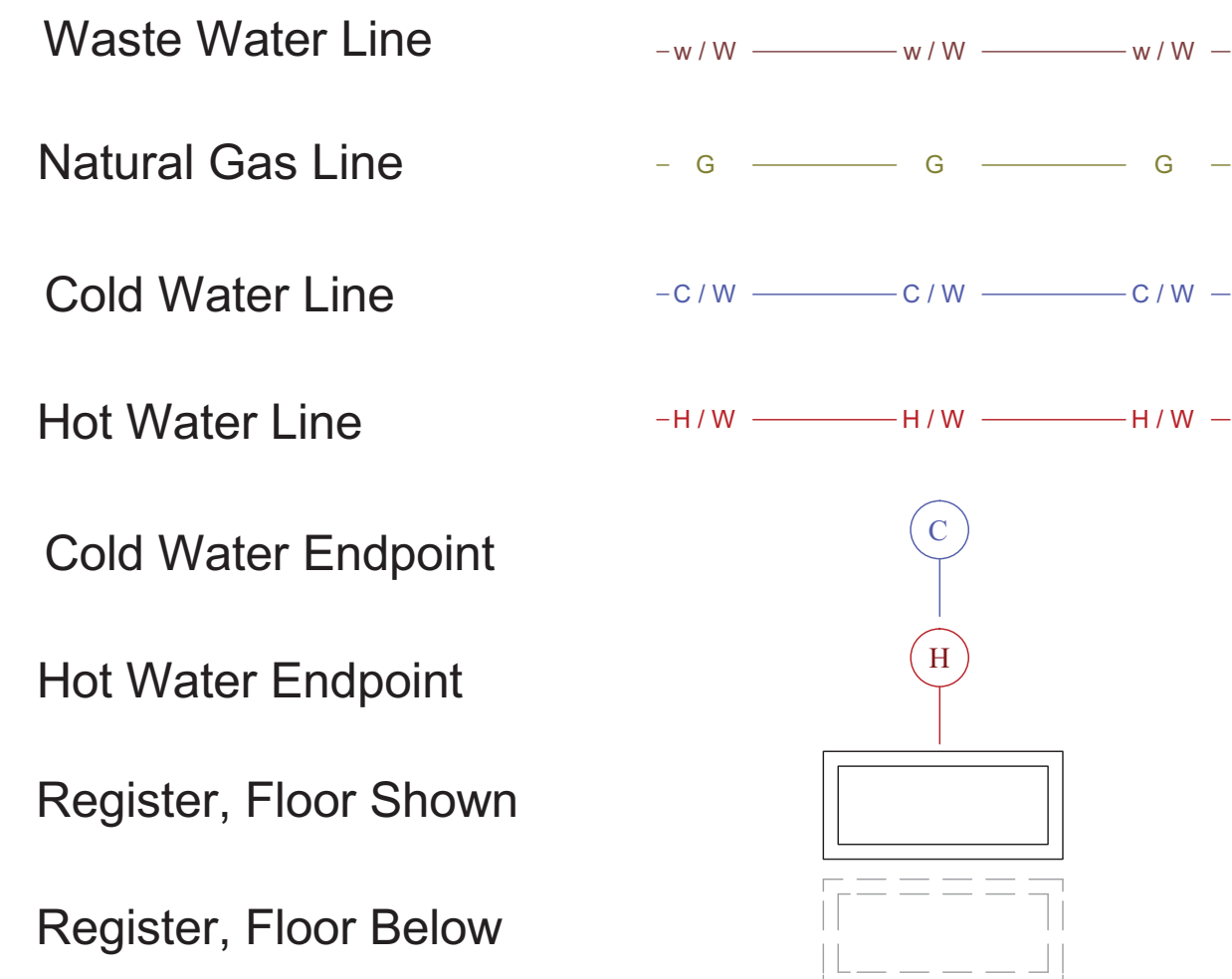
**PLUMBING &
HVAC PLAN**

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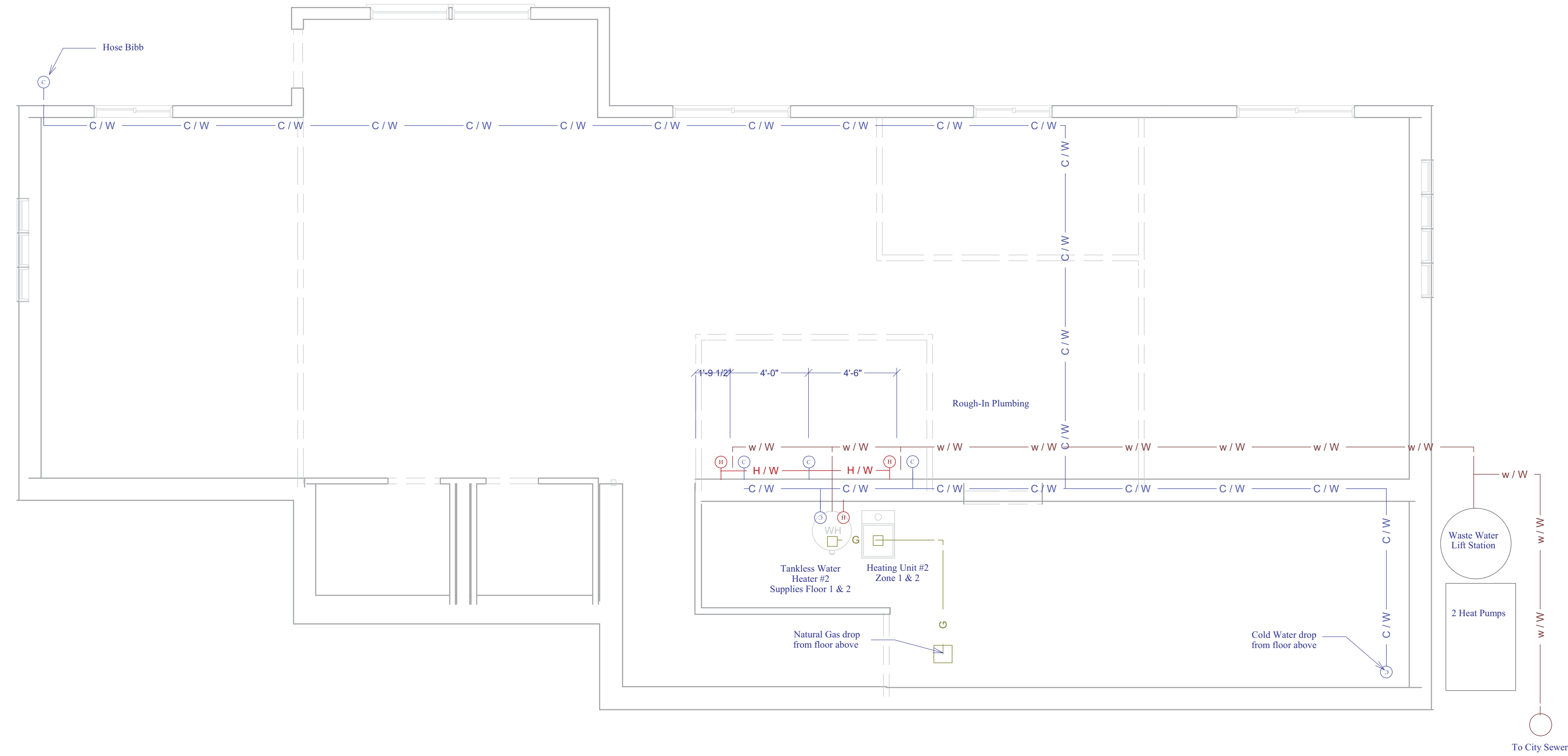


PLUMBING & HVAC LEGEND



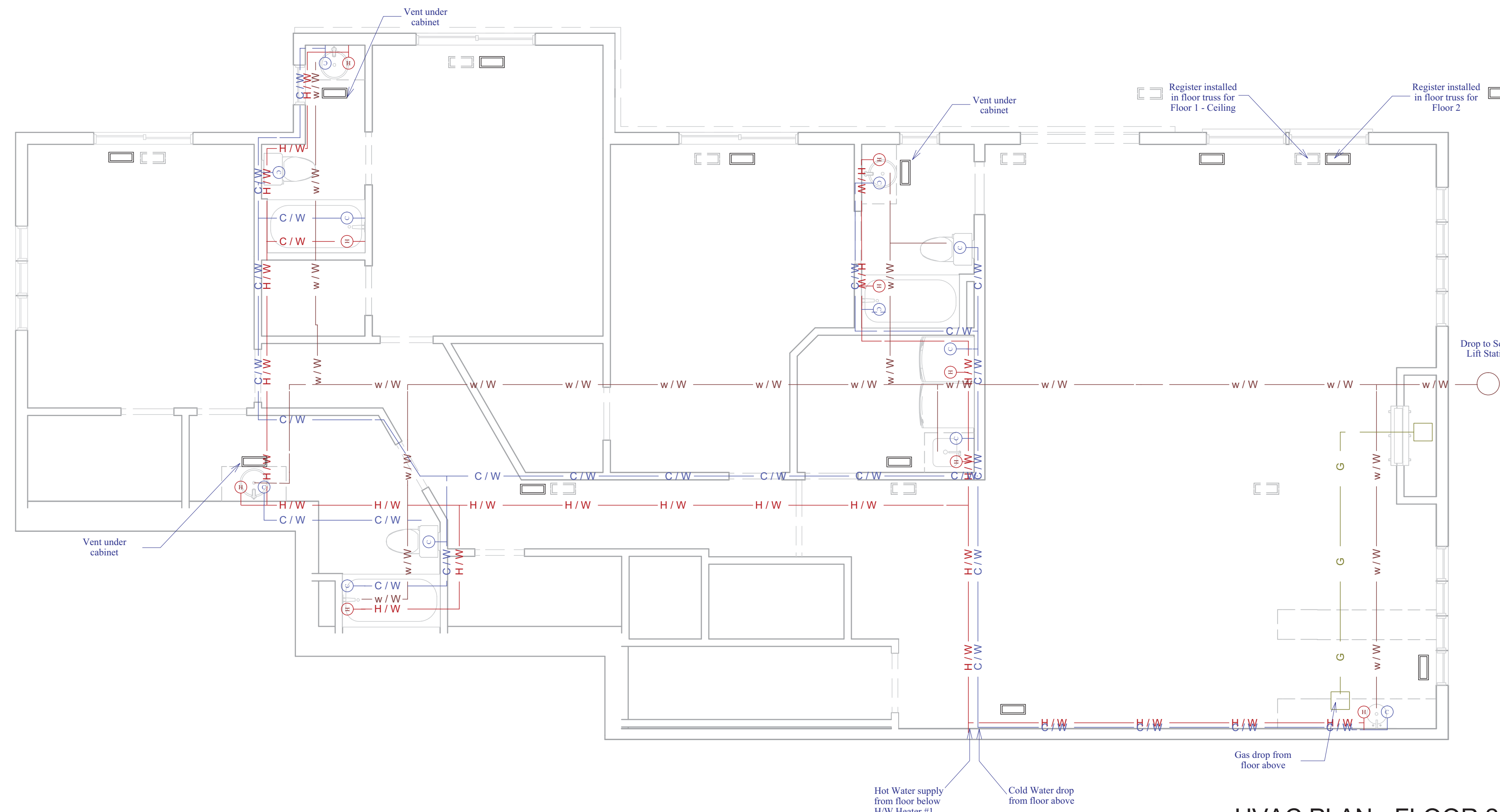
VENTILATION NOTES:

1. ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.
2. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
3. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
4. GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.
5. UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



HVAC PLAN - FOUNDATION

1/4"=1'



HVAC PLAN - FLOOR 2

1/4"=1'

SHEET NUMBER
A22
Revision #: 2.1

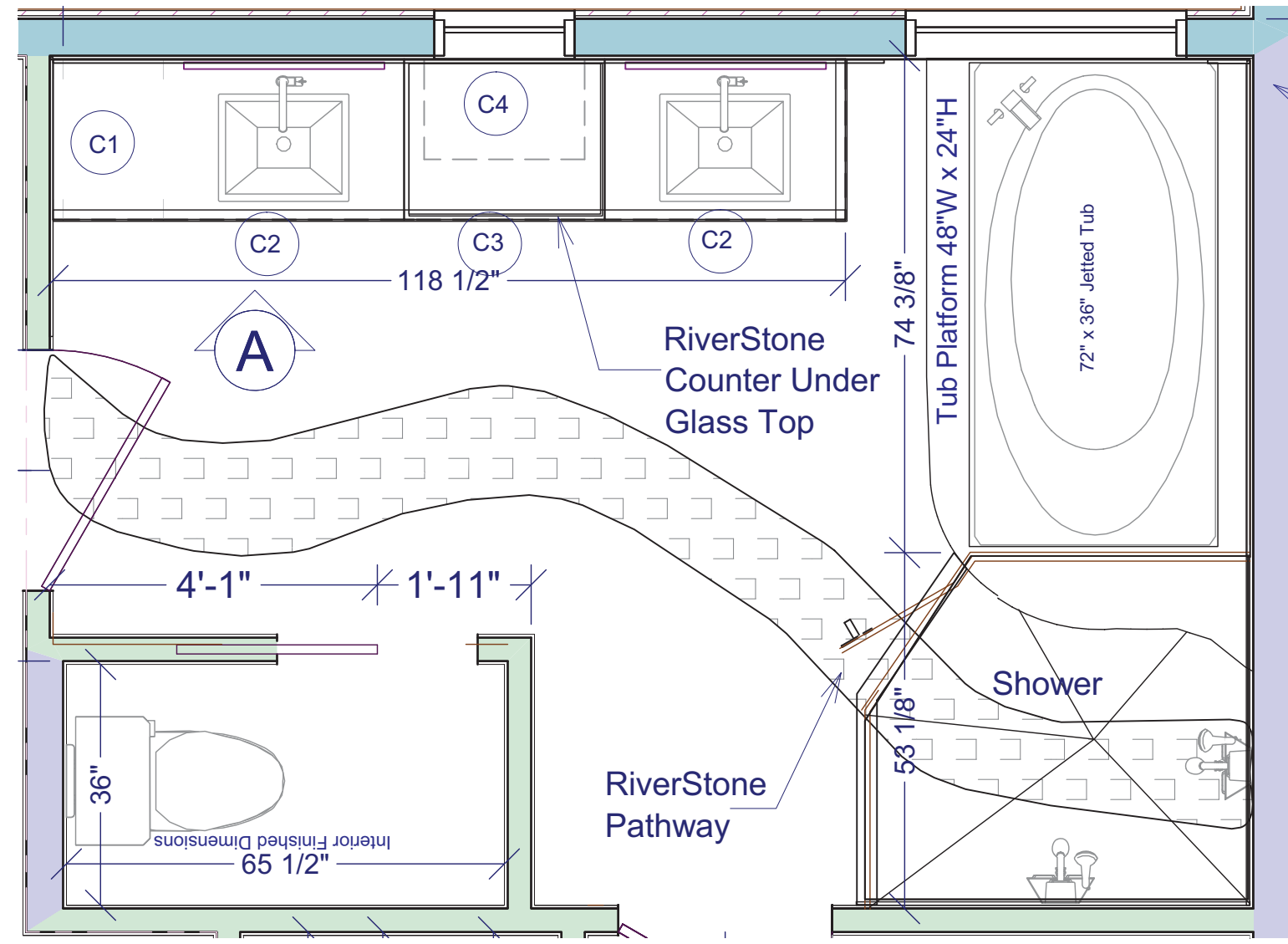
SCALE: SEE VIEW;
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DRAWN BY: S.H.
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PLUMBING & HVAC PLAN

**E. PONDEROSA LN.
HAYDEN LAKE**

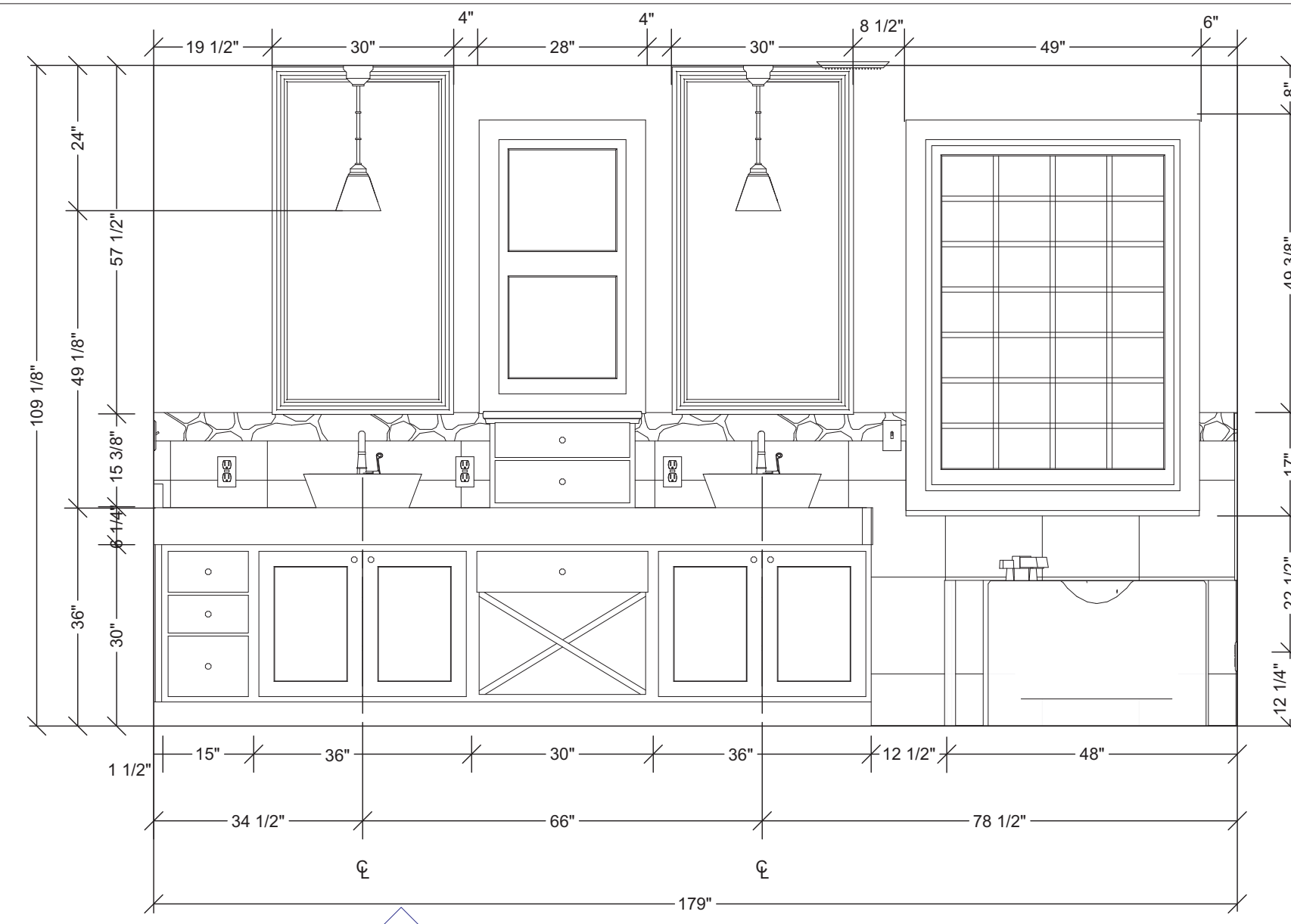
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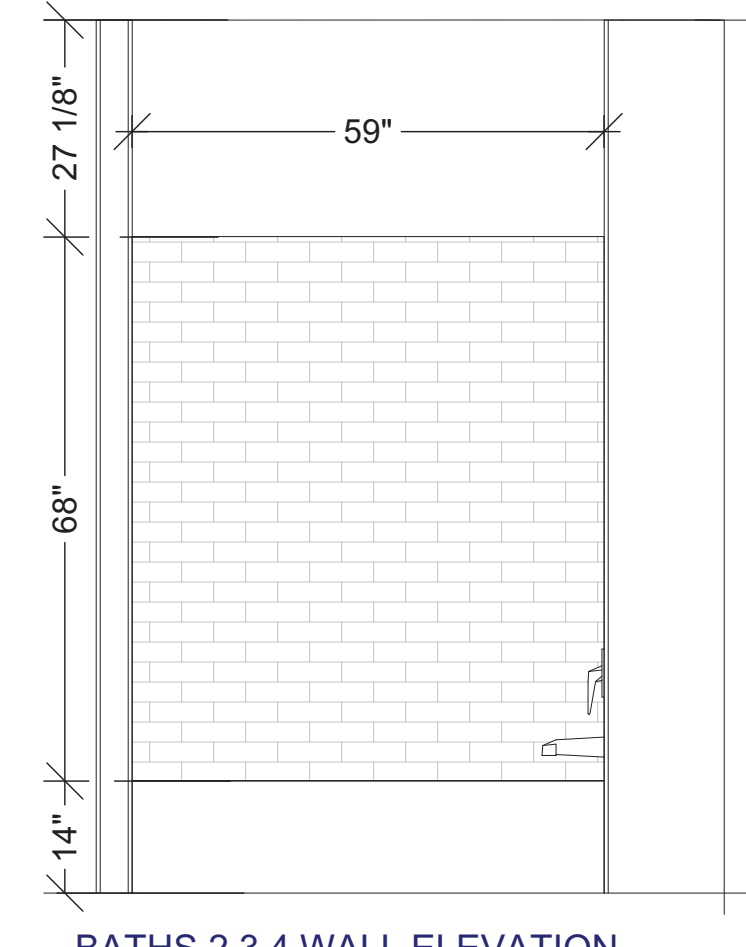
MASTER BATH

1/2"=1'



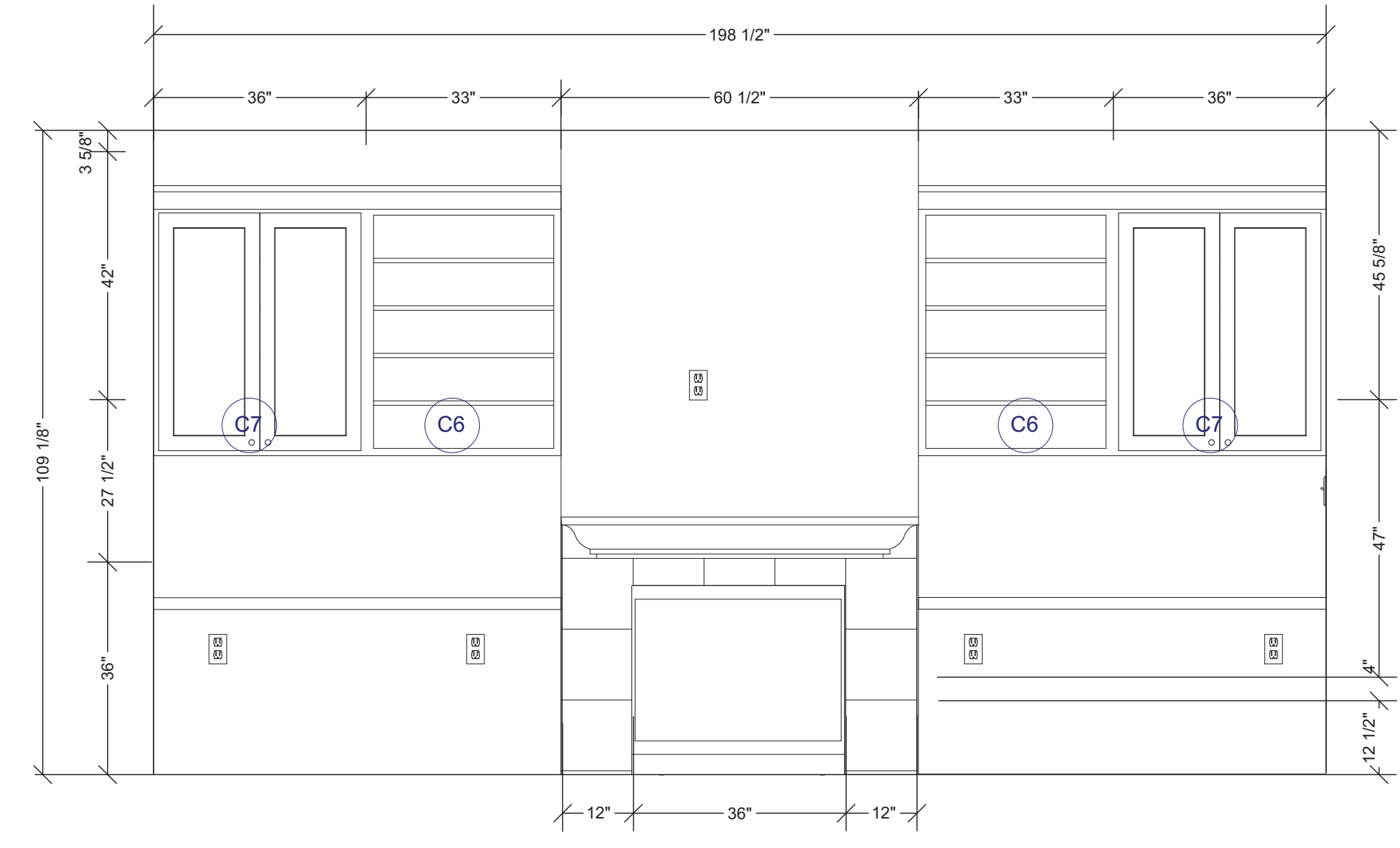
MBR WALL ELEVATION

1/2"=1'



BATHS 2,3,4 WALL ELEVATION

1/2"=1'



OFFICE WALL ELEVATION

1/2"=1'

CABINET SCHEDULE

NUMBER	QTY	WIDTH	DEPTH	HEIGHT
C1	1	15"	24"	30"
C2	2	36"	24"	30"
C3	1	30"	24"	30"
C4	1	15"	15"	24"

FINISH NOTES

- 1) CABINET FINISH & HARDWARE TBD
- 2) COUNTERTOP: 1" GLASS ON A 6" BOX. BOX SITS ON TOP OF THE CABINETS & CONTAINS THE RIVER ROCK.
- 3) TRAVERTINE: FLOOR 18" x 18" OVER HEATED MAT, WALL/BACKSPLASH 12" x 12", SHOWER FLOOR 4" x 4"
- 4) RIVER ROCK PATH ON FLOOR; BOARDER ABOVE BACKSPLASH
- 5) WALL COLOR TBD
- 6) FIXTURES & MIRRORS PROVIDED BY HOMEOWNER. VERIFY DIMENSIONS OF PRIOR TO FINAL MILLWORK
- 7) SHOWER: DUAL HEADS, TUB DECK EXTENDS AS SEAT INTO SHOWER, GLASS TEMPERED, TYP.

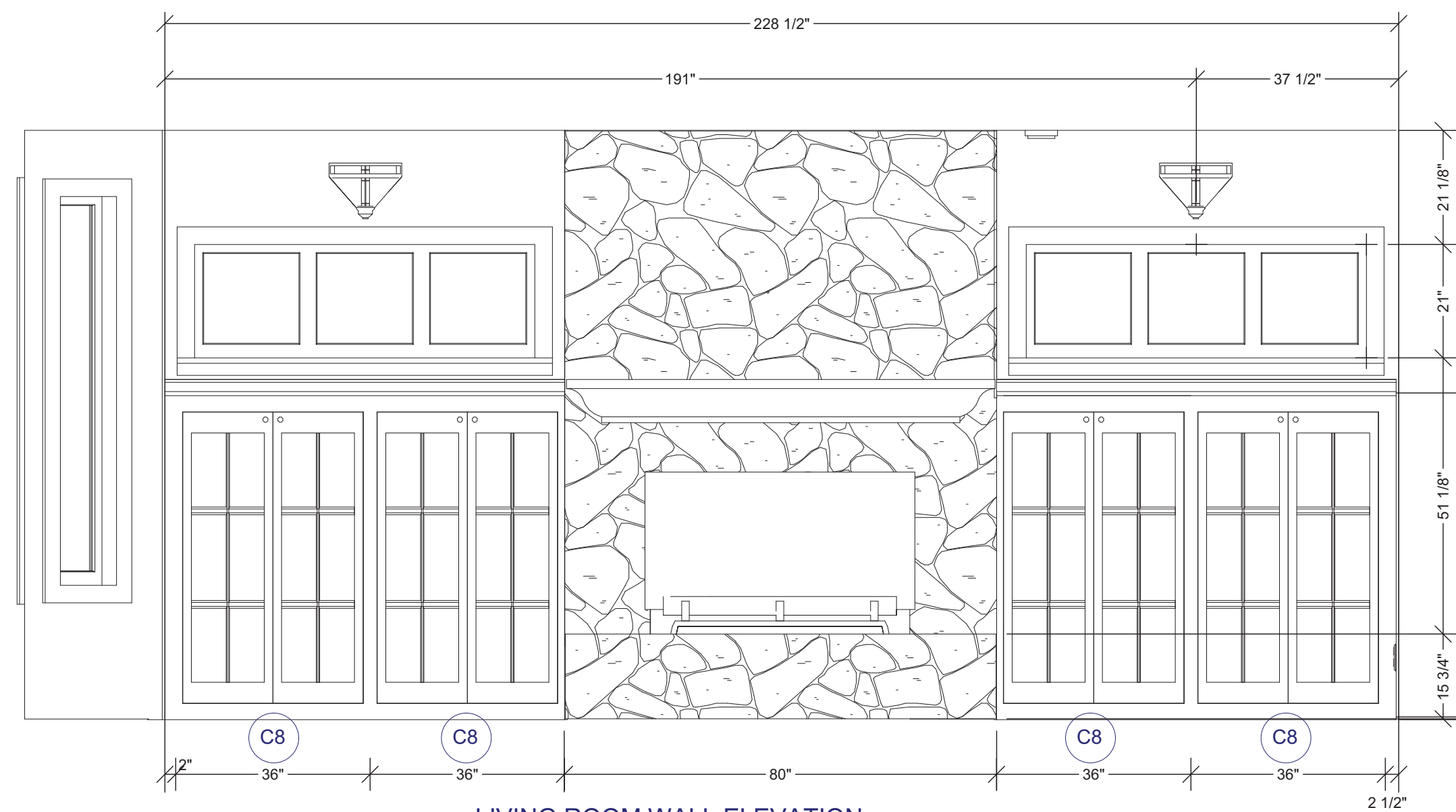


CABINET SCHEDULE

NUMBER	QTY	WIDTH	DEPTH	HEIGHT
C6	2	33"	12"	42"
C7	2	36"	12"	42"

FINISH NOTES

- 1) CABINET FINISH & HARDWARE TBD
- 2) COUNTERTOP: GRANITE TBD
- 3) FIREPLACE: HEAT & GLO ST-36TR SEE-THRU OR COMPARABLE, SURROUND SLATE 12" x 12", MANTEL TBD
- 4) FLOORING: BERBER STYLE
- 5) ROOM CROWN MOLDING PROFILE TBD



LIVING ROOM WALL ELEVATION

1/2"=1'

CABINET SCHEDULE

NUMBER	QTY	WIDTH	DEPTH	HEIGHT
C8	4	36"	24"	60"

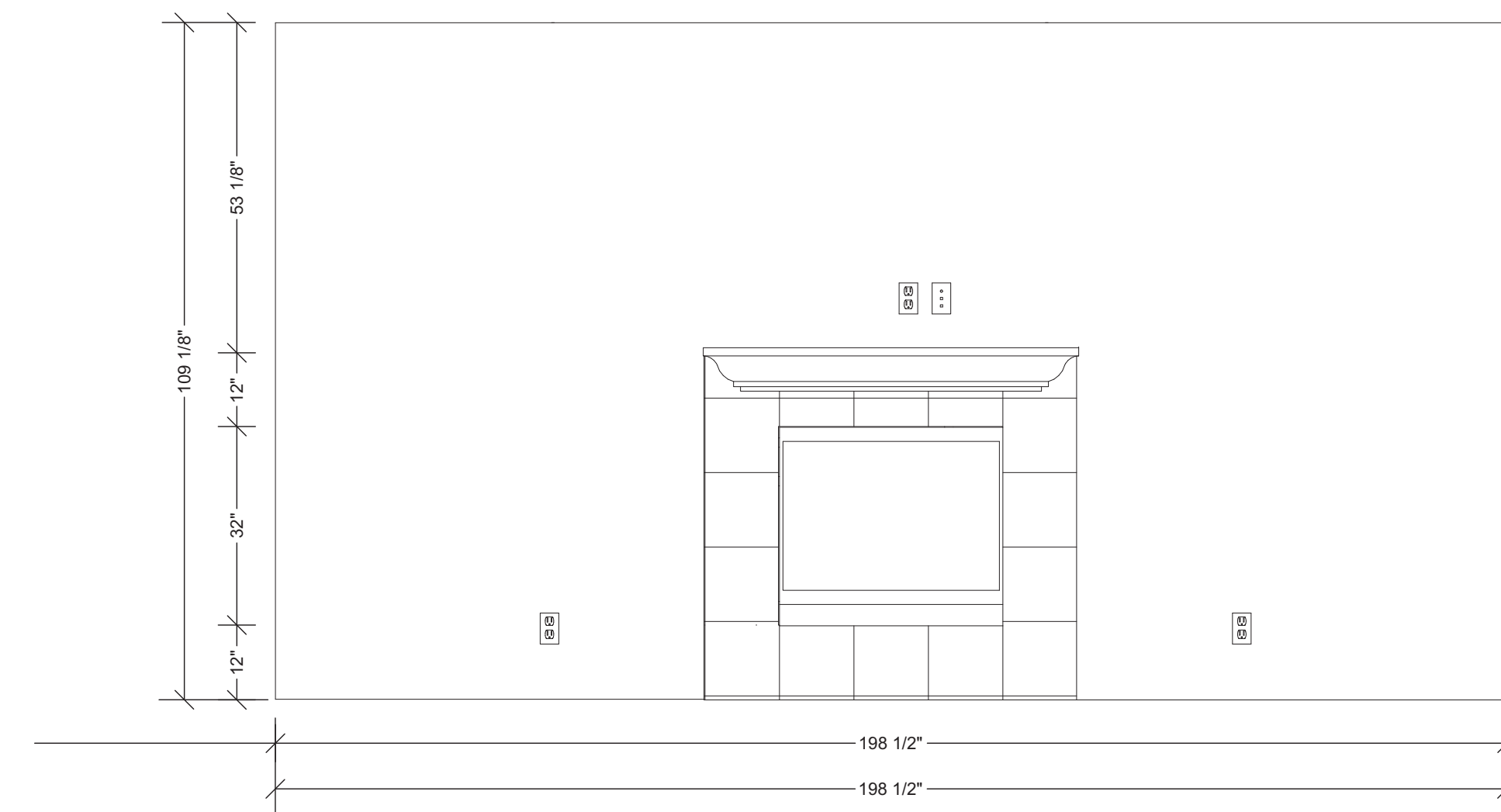
FINISH NOTES

- 1) CABINET FINISH & HARDWARE TBD
- 2) WALL COLOR TBD
- 3) FIREPLACE: FIREBOX AND GAS LOG; HEARTH AND WALL STONE TBD;
- 4) FLOORING: HARDWOOD, CHERRY. FINISH TBD
- 5) CEILING: COFFER
- 6) WALL COLOR: TBD



FINISH NOTES

- 1) FIREPLACE: HEAT & GLO ST-36TR SEE-THRU OR COMPARABLE, SURROUND SLATE 12" x 12", MANTEL TBD
- 2) FLOORING: SHAG STYLE
- 3) ROOM CROWN MOLDING PROFILE TBD



MASTER BEDROOM WALL ELEVATION

1/2"=1'



SHEET NUMBER

A23

Revision #: 2.1

SCALE: SEE VIEW;
Applicable only on Arch. D paper

FEB. 2011

DRAWN BY: S.H.
in Chief Architect

INTERIOR ELEVATIONS

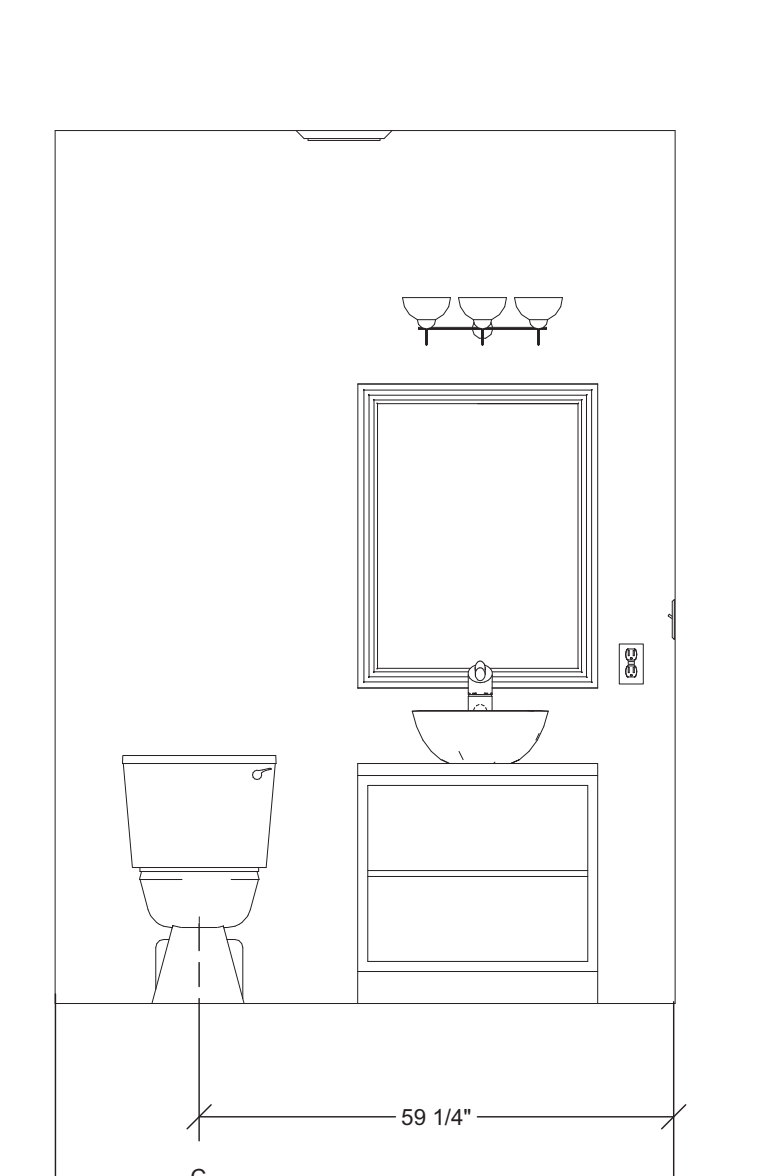
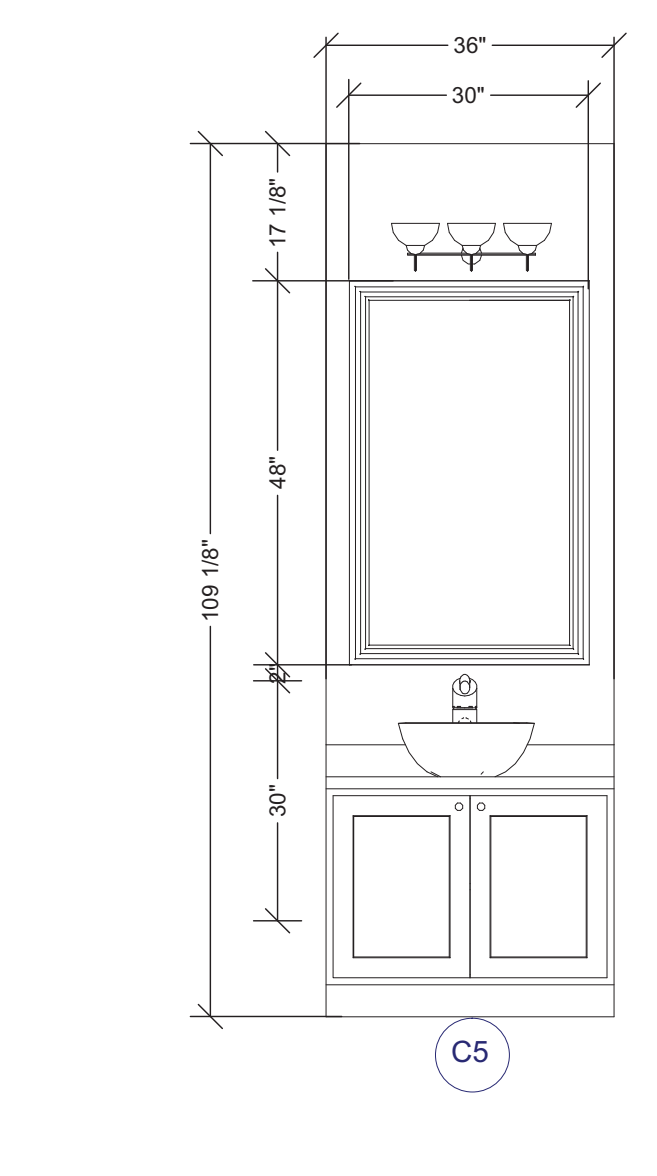
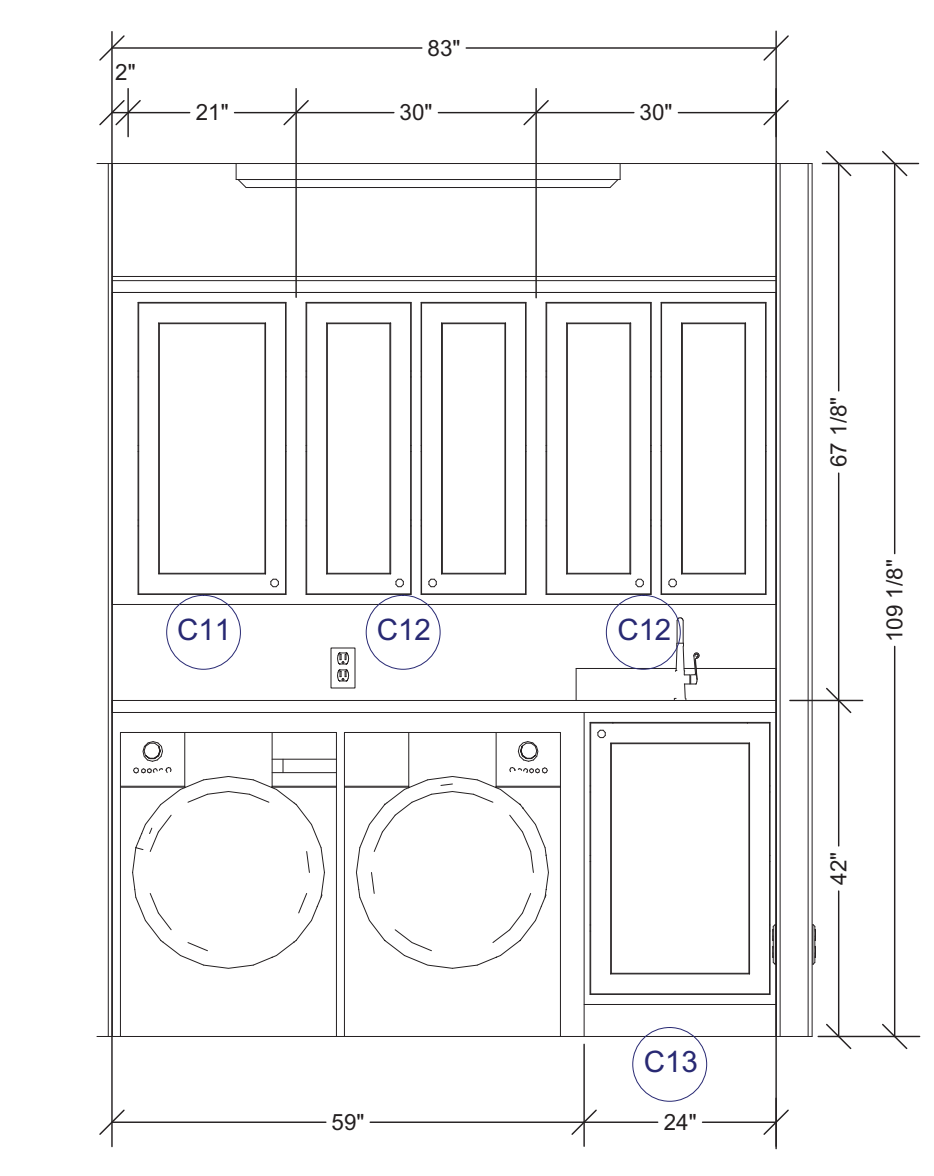
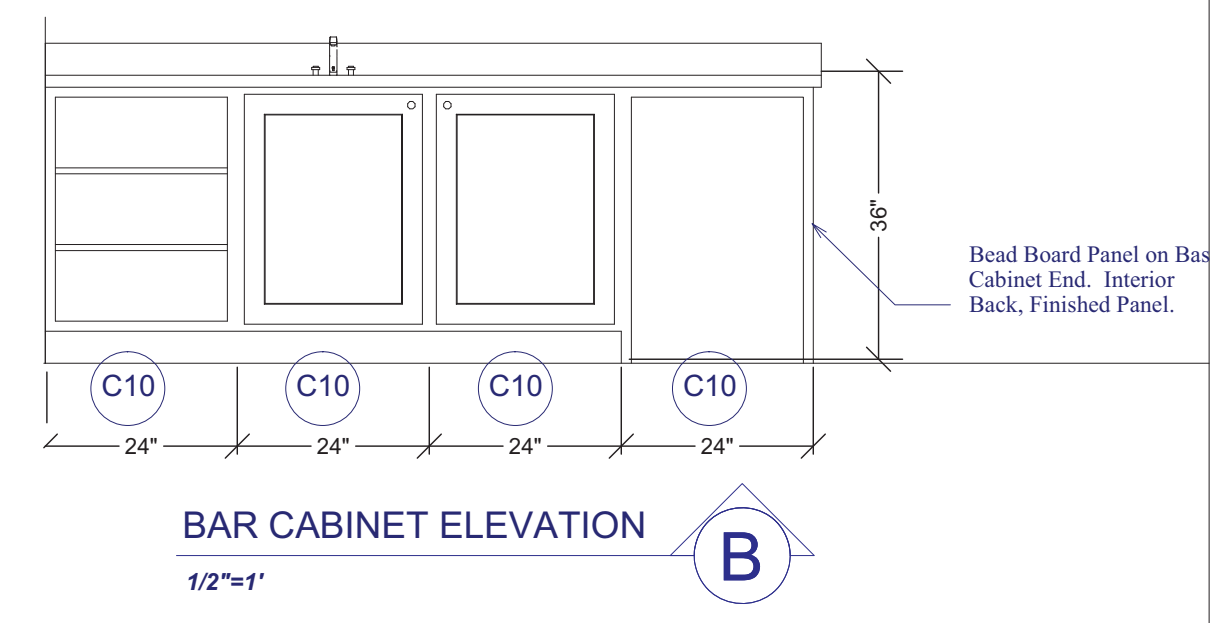
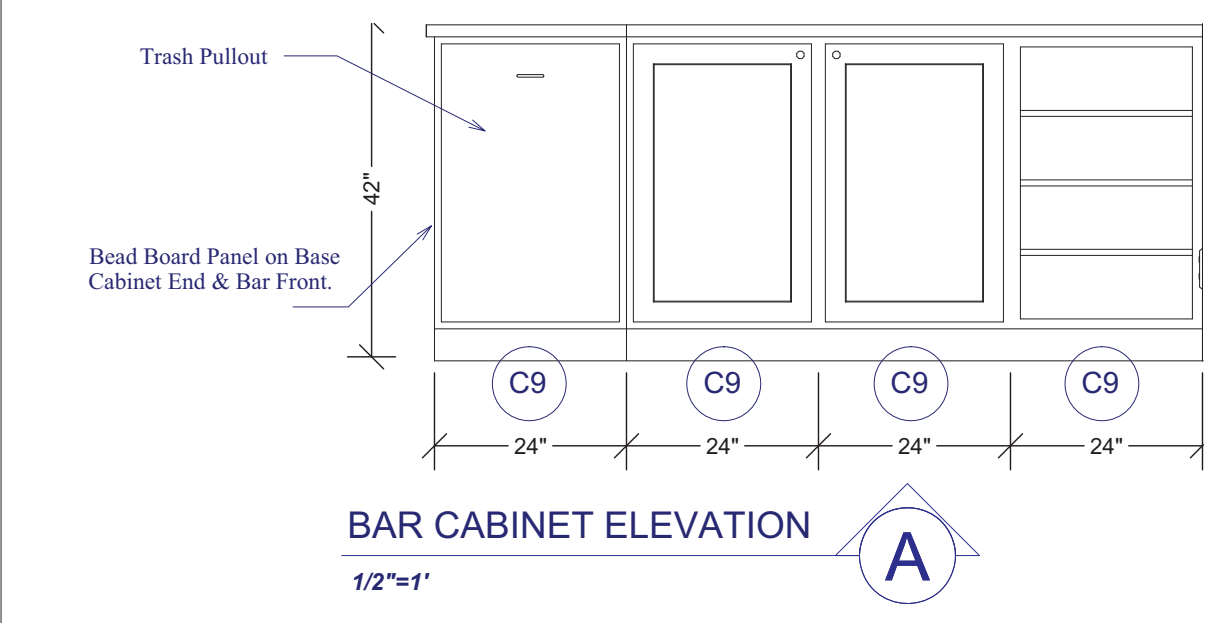
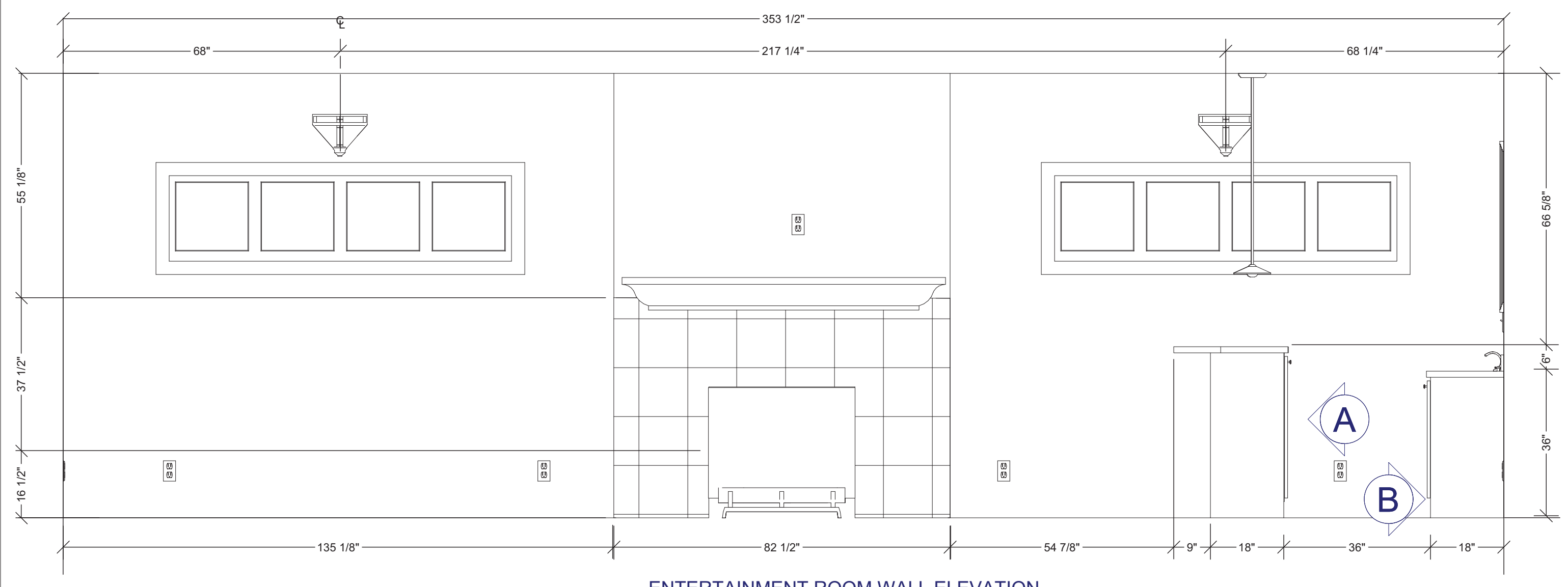
E. PONDEROSA LN.

HAYDEN LAKE

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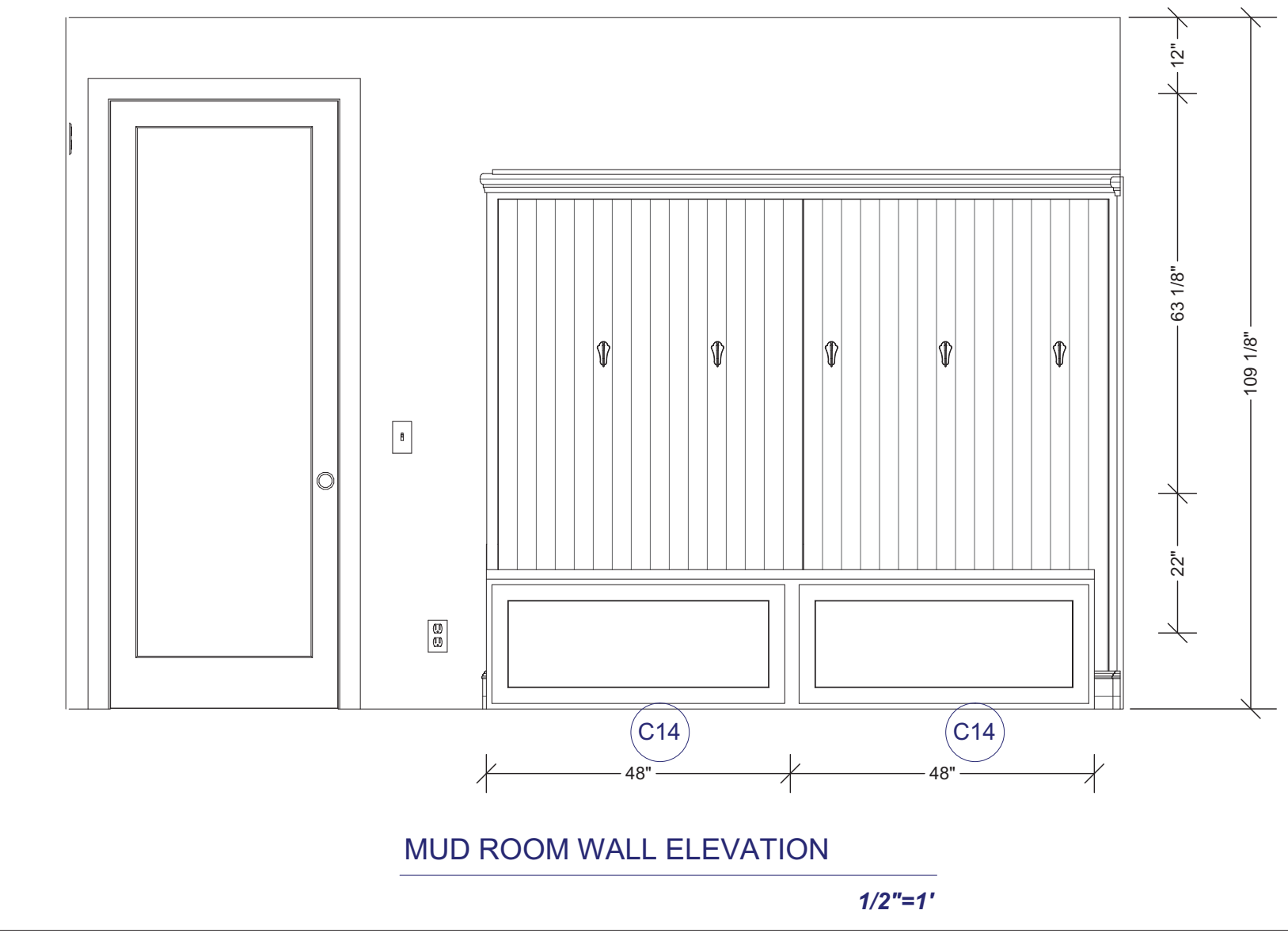


CABINET SCHEDULE

NUMBER	QTY	WIDTH	DEPTH	HEIGHT
C5	2	36"	21"	30"
C5a	1	39"	21"	30"
C11	1	21"	12"	39"
C12	2	30"	12"	39"
C13	1	24"	30"	42"
C14	4	48"	15"	21"

- FINISH NOTES**
- 1) CABINET FINISH & HARDWARE TBD
 - 2) WALL COLOR TBD
 - 3) WALL: WHITE BEADBOARD WAINSCOT IN POWDER & MUD ROOMS
 - 4) FLOORING: STONE & TILE, TBD
 - 5) CEILING: COFFER IN ENTERTAINMENT ROOM

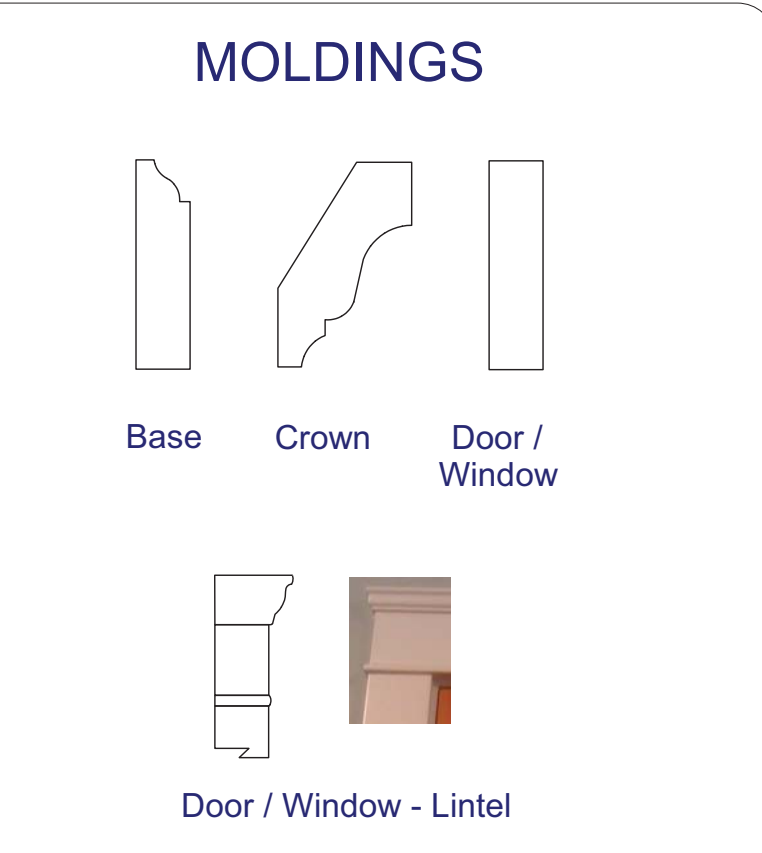
GENERAL FINISH NOTES:
RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.
FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.



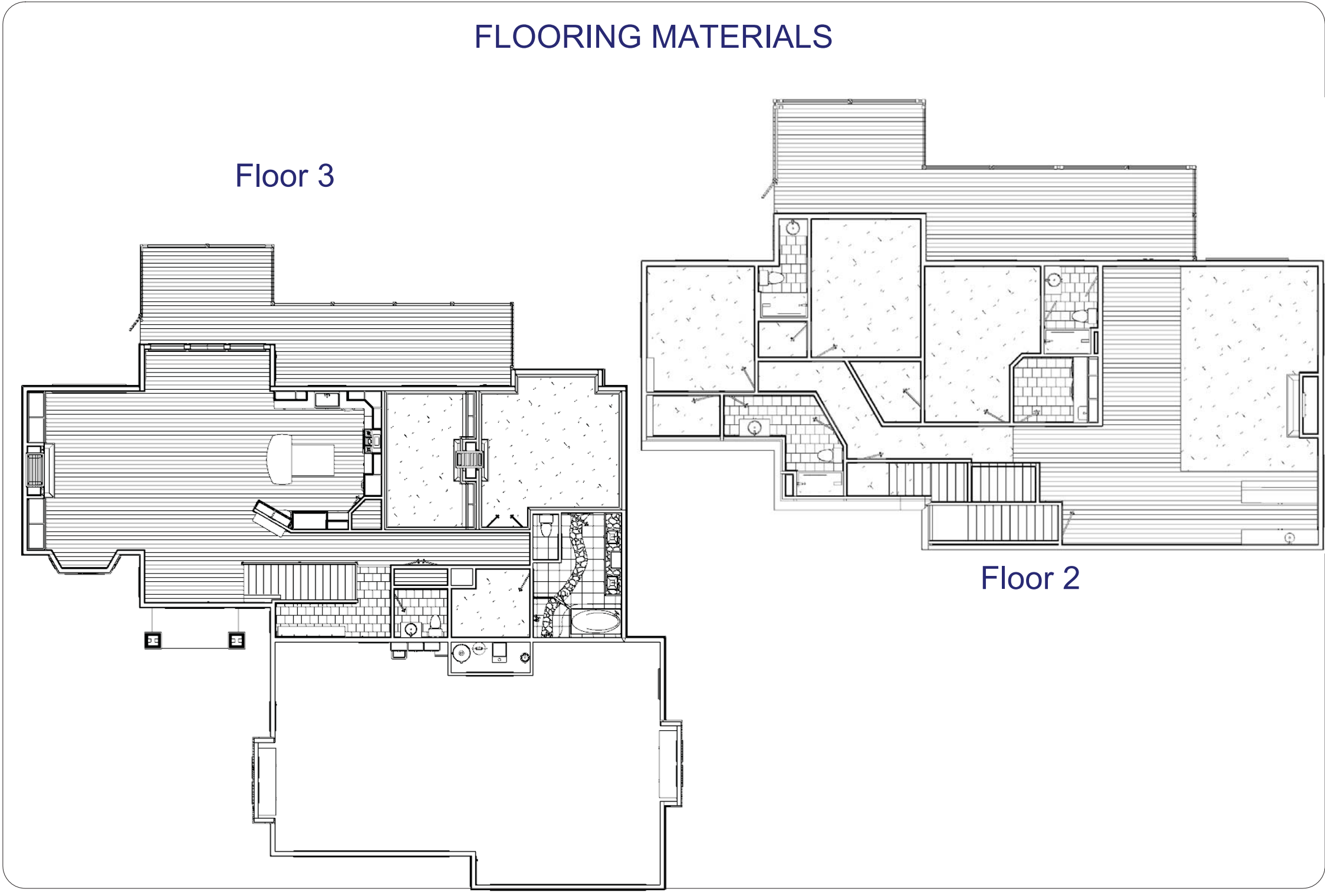
CABINET SCHEDULE

NUMBER	QTY	WIDTH	DEPTH	HEIGHT
C9	4	24"	18"	42"
C10	4	24"	18"	36"

- FINISH NOTES**
- 1) CABINET FINISH & HARDWARE TBD
 - 2) WALL COLOR TBD
 - 3) FIREPLACE: FIREBOX AND GAS LOG, SURROUND SLATE 12" x 12", MANTEL TBD
 - 4) FLOORING: CARPET & TILE, TBD
 - 5) CEILING: COFFER
 - 6) WALL COLOR: TBD



MOLDINGS TO BE PAINTED. ALL MOLDINGS SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO ORDERING. BASE BOARDS SHALL BE 6" IN ALL ROOMS, UNO.



ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	INT. AREA (SQ FT)	DIMENSIONS	FLOOR FINISH	CROWN MOLDING
BATH 2	2	50	5'-8" X 9'-3"	STONE OR TILE	
BATH 3	2	43	5'-2" X 10'-5"	STONE OR TILE	
BATH 4	2	82	11'-1" X 8'-0"	STONE OR TILE	
BEDROOM 2	2	180	12'-4" X 16'-6"	CARPET	
BEDROOM 3	2	171	11'-8" X 14'-8"	CARPET	
BEDROOM 4	2	152	11'-5" X 13'-3"	CARPET	
CLOSET	2	20	5'-2" X 3'-10"	CARPET	
CLOSET	2	34	7'-9" X 4'-4"	CARPET	
CLOSET	2	38	5'-10" X 6'-6"	CARPET	
CLOSET	3	13	6'-6" X 2'-0"	CHERRY OR MAPLE HARDWOOD	
ENTERTAINMENT ROOM	2	740	20'-9" X 29'-5"	CHERRY OR MAPLE HARDWOOD	
ENTRY	3	67	11'-7" X 5'-10"	CHERRY OR MAPLE HARDWOOD	
GARAGE	3	1269	50'-0" X 21'-0"		
GREAT ROOM	3	362	15'-0" X 24'-2"	CHERRY OR MAPLE HARDWOOD	
HALL	3	33	3'-11" X 8'-3"	STONE OR TILE	
KITCHEN	3	200	13'-1" X 16'-6"	CHERRY OR MAPLE HARDWOOD	
LAUNDRY	2	61	8'-11" X 6'-11"	STONE OR TILE	
LIVING	3	260	11'-7" X 21'-2"	CHERRY OR MAPLE HARDWOOD	
MASTER BATH	3	156	10'-6" X 14'-11"	STONE	
MASTER BEDROOM	3	275	17'-0" X 16'-2"	CARPET	CM-06
MASTER CLOSET	3	78	9'-5" X 8'-3"	CARPET	
MUD ROOM	3	40	9'-7" X 4'-2"	STONE OR TILE	
OFFICE	3	172	9'-4" X 16'-6"	CARPET	CM-06
POWDER ROOM	3	38	6'-6" X 5'-10"	STONE OR TILE	
TOTALS:		4534			