



Chief Architect

WATERCOLOR RENDERING

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SHEET NUMBER

1

Revision #:

DATE:

DRAWN BY: S.H.

PRESENTATION VIEWS

2315 E. BRECKENRIDGE LN.

BRECKENRIDGE

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BRECKENRIDGE PLAN

OWNER: BOB & JANET SMITH
 PROJECT: 2315 E. BRECKENRIDGE LN.
 ADDRESS: COEUR D'ALENE, IDAHO
 LEGAL: LOT 7, BLK 1
 FIRE DISTRICT: NORTHERN LAKES
 WATER: CITY OF COEUR D'ALENE
 STORM WATER PERMIT: 838
 BLDG PERMIT: 51
 DESIGNER: S.H.
 BUILDER: CDA BUILDERS
 ENGINEERING: RES STRUCTURES

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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR 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. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

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). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

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PROJECT STATISTICS:

LOT SIZE: 22,727 SF (.52 ACRE)
 ANTICIPATED DISTURBED AREA: 10,150 SF
 BLDG. ENVELOPE: 4,259 SF
 ROOF: 3,737 SF
 FRONT/REAR HEIGHT: 31' 3"
 LIVABLE SF: 4,541
 MAIN: 2,939
 SECOND: 1,602
 GARAGE: 1,300

SITE PLAN NOTES:

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

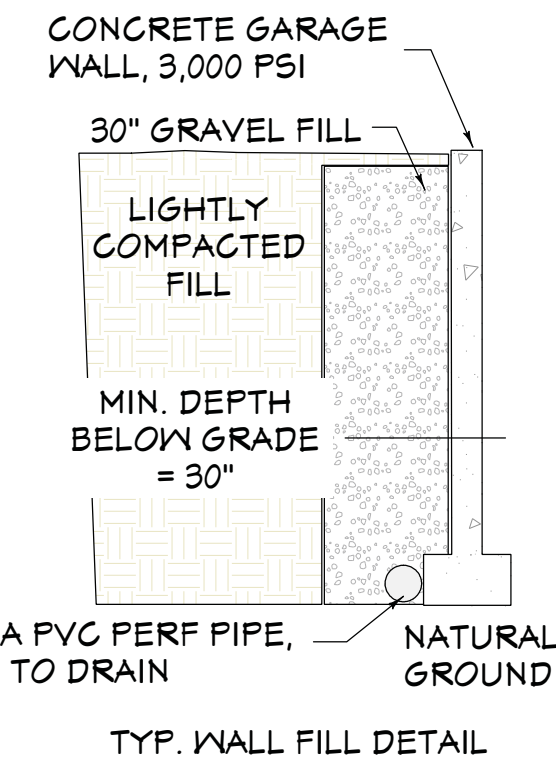
SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION

CALL BEFORE YOU DIG: 800.428.4450

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK

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 FRENCH DRAIN
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

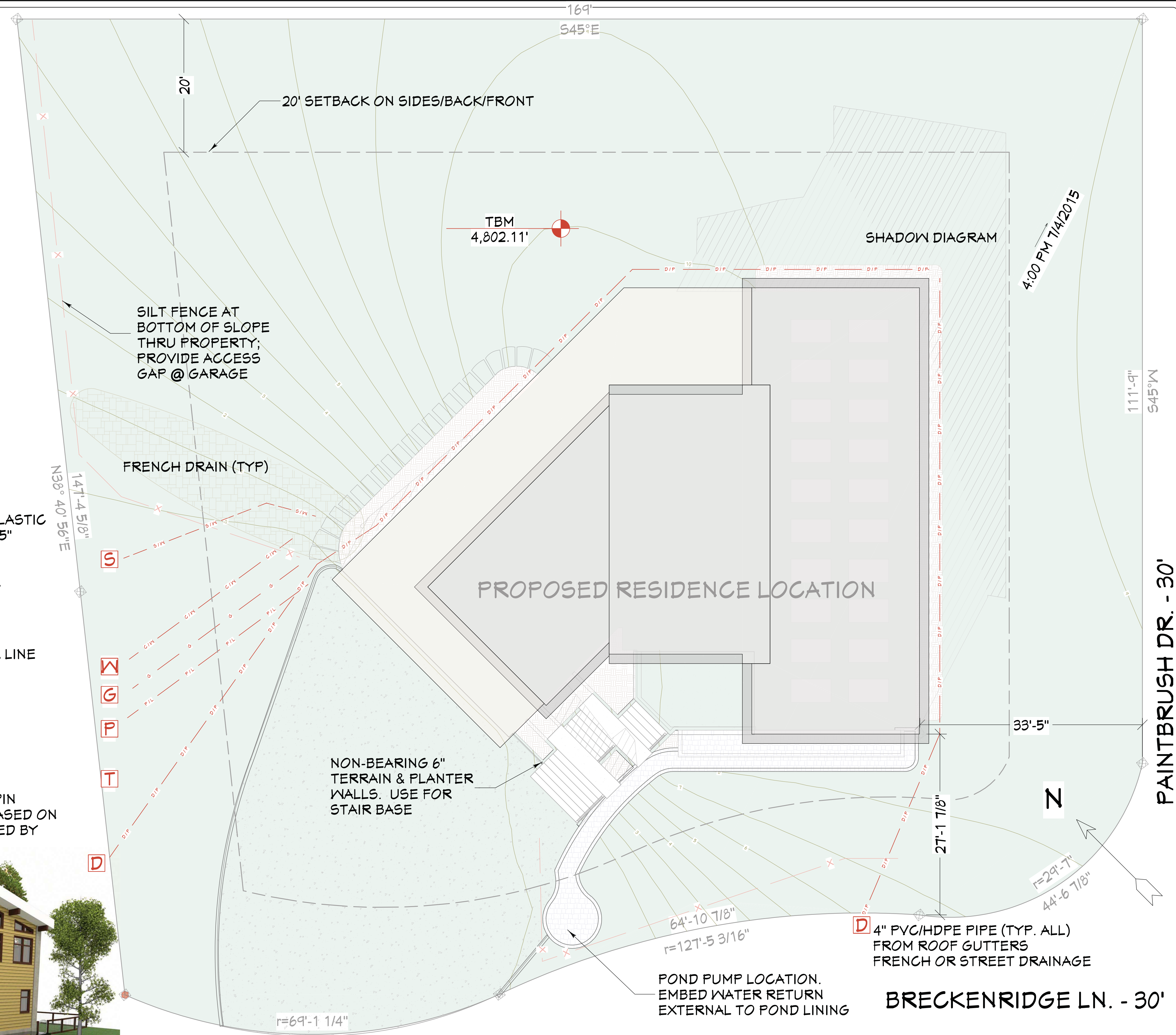


LEGEND

- FND. 1/2" IRON ROD
- FND. 5/8" IRON ROD W/PLASTIC CAP MARKED "PLS 61715"
- TELEPHONE/CABLE POA
- NATURAL GAS LINE
- UNDERGROUND POWER LINE 400 AMP SERVICE
- 1" MAIN WATER LINE
- SEWER WASTE LINE
- DRAINAGE TO STREET
- BENCHMARK: TBM IS A PIN ELEVATION DATUM IS BASED ON NGVD-33 AS ESTABLISHED BY CH2MHILL

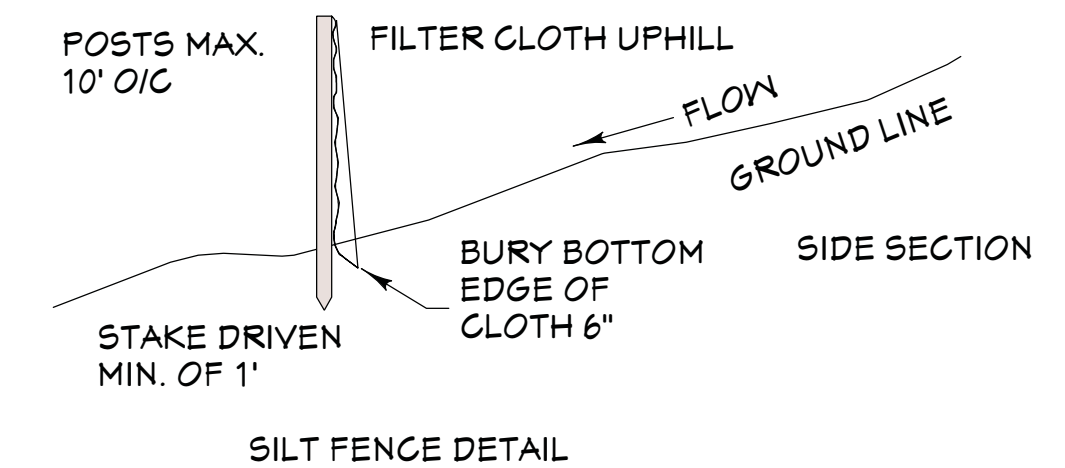


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EROSION CONTROL NOTES

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
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



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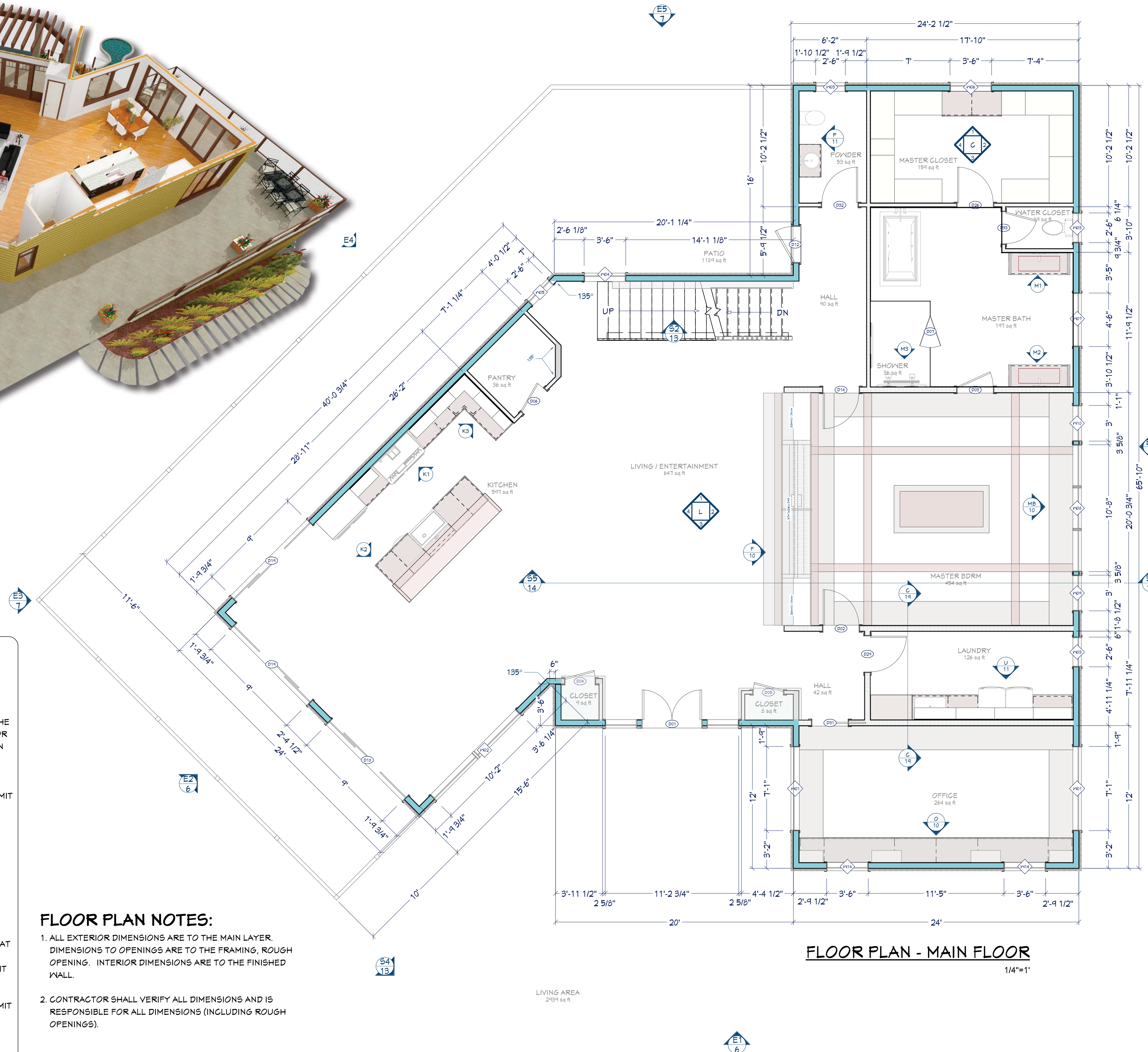
SITE PLAN
 SCALE: 1" = 8'

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FLOOR PLAN - MAIN FLOOR
1/4"=1'

INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
2. 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:
 - A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
 - B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - C. 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.
3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - B. 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.
 - C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

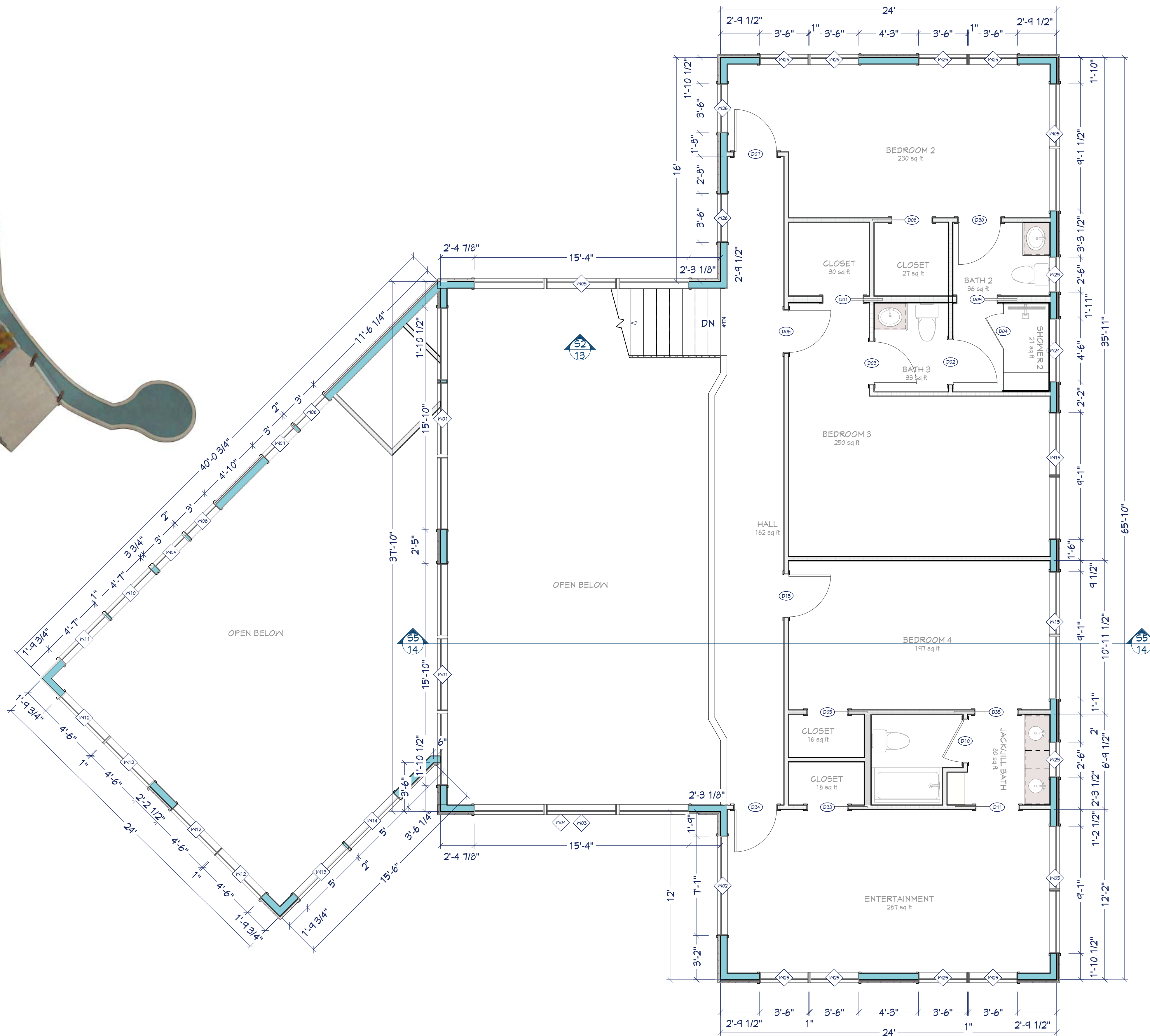
FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).



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WALL LEGEND	
	ROOM DIVIDER / DECK RAILING / RAILING
	DECK RAILING
	4" INTERIOR WALL
	6" INTERIOR WALL
	INTERIOR WALL, INSULATED
	3/8" GLASS SHOWER, TEMPERED
	RAILING WALL / STAIR RAILING
	6" EXTERIOR WALL, LAP SIDING
	8" CONCRETE STEM WALL & 4" INTERIOR FURRED WALL
	8" CONCRETE STEM WALL, INSULATED
	8" CONCRETE STEM WALL
	8" CONCRETE STEM WALL, TERRAIN
	FENCING



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

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2ND FLOOR PLAN

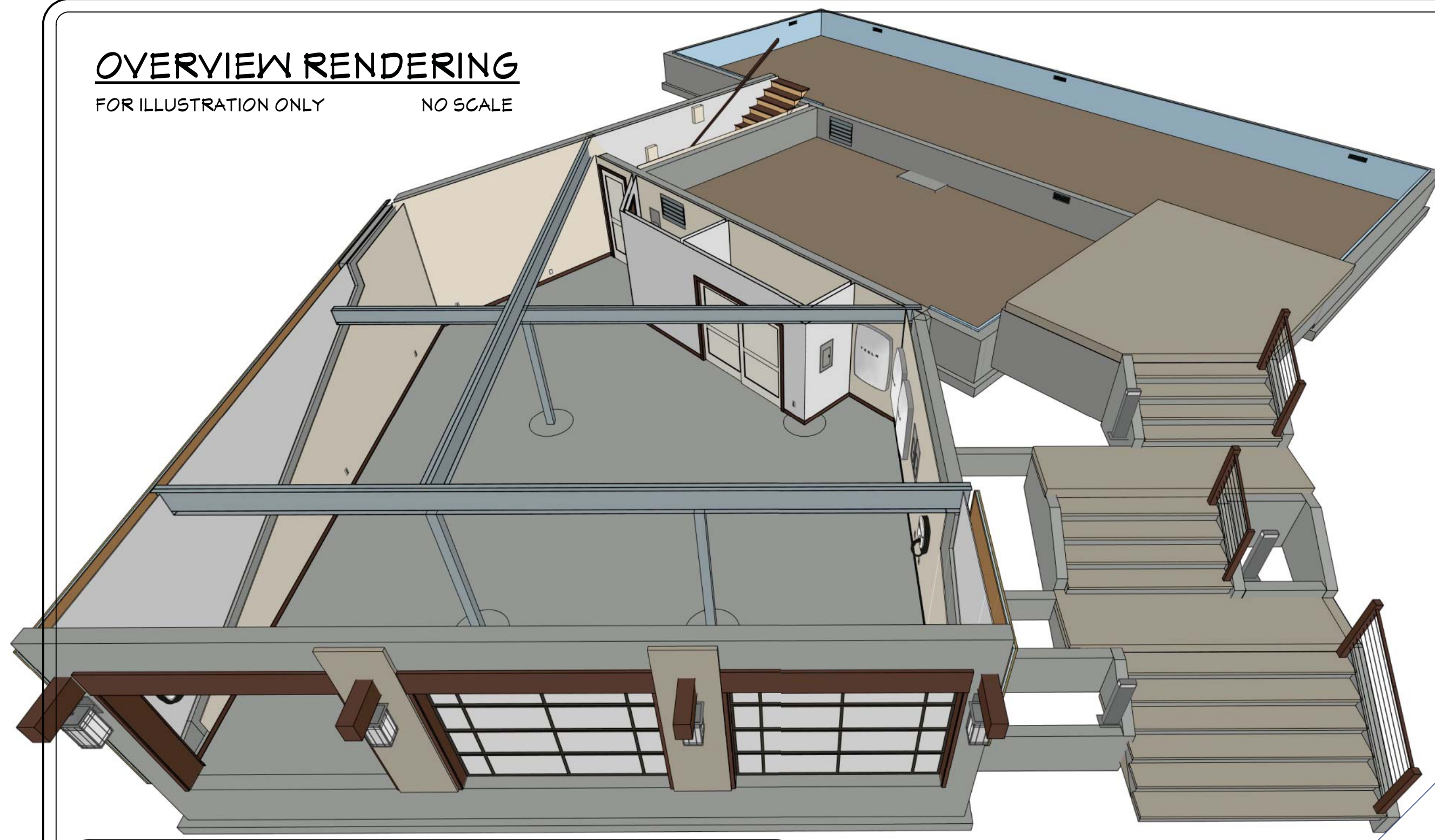
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FOUNDATION NOTES

1. FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO.
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES.
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL.
6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2.
7. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF (UBC TYPE 4 SOIL). IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED.
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED w/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE
11. MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM

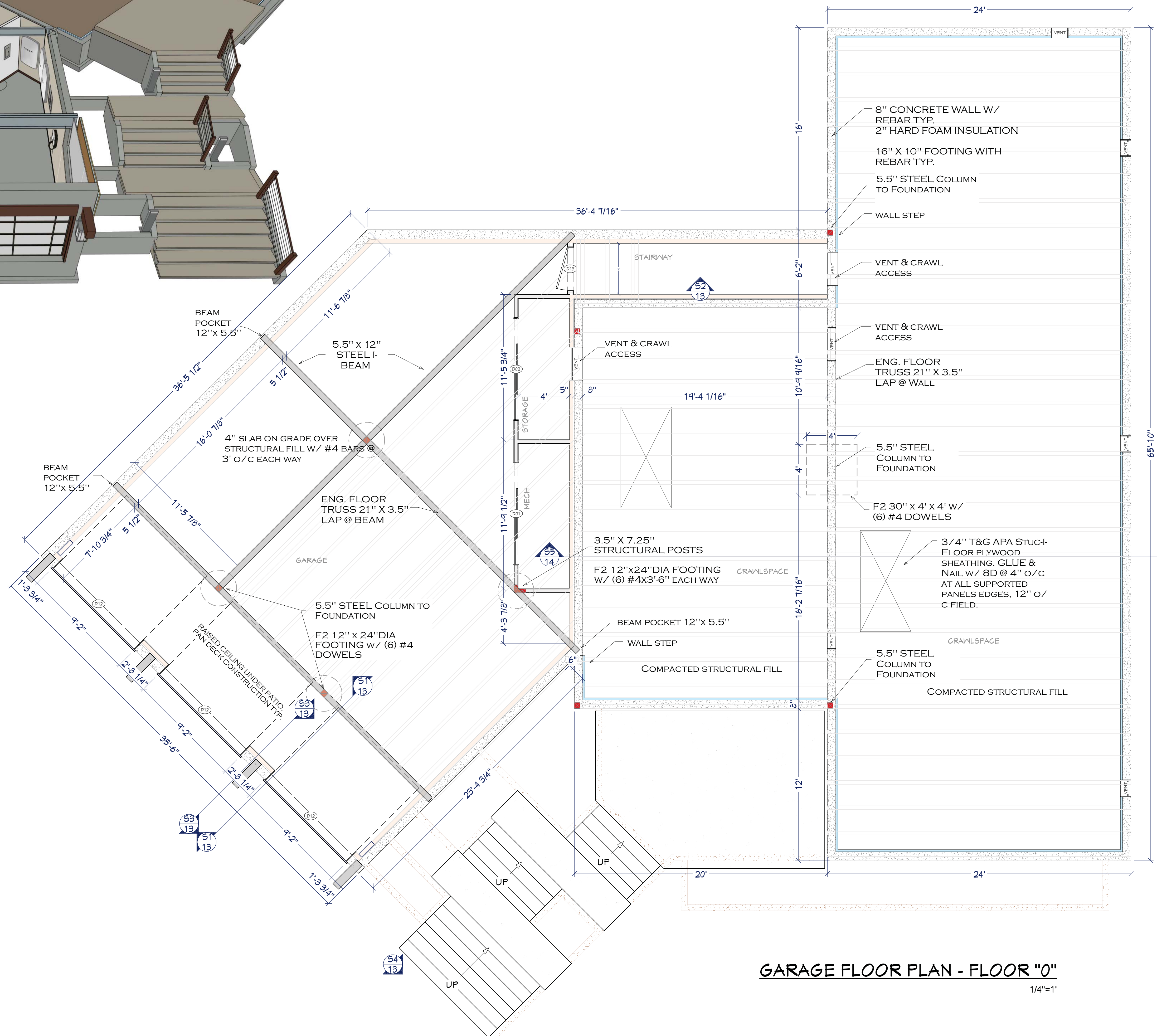
MASONRY NOTES

1. ALL CONCRETE MASONRY UNITS TO BE LAID IN CONFORMANCE WITH ASTM C90.
2. CONCRETE MASONRY UNITS TO BE LAID IN TYPE 'S' OR TYPE 'M' MORTAR IN A RUNNING BOND PATTERN. MORTAR, GROUT AND REINFORCEMENT TO BE IN COMPLIANCE WITH CURRENT CODES.
3. COMPRESSIVE STRESS OF GROUT TO BE: FM=2500 PSI. ALL CELLS TO BE FULLY GROUTED.
4. ALL REINFORCING STEEL TO BE: ASTM-A-615, GRADE 60.

BUILDING PERFORMANCE:

1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH REScheck AND REQUIREMENTS OF LOCAL CODES. SEE CALCULATIONS.
2. PORCHES, DECKS, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
3. PROVIDE CRAWLSPACE VENTING TO MEET LOCAL CODE REQUIREMENTS 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.
4. INSULATE UNDER ALL CONCRETE SLABS WITH 2" RIGID INSULATION
5. MINIMUM INSULATION:

ATTIC	R-50
WALLS	R-27
FLOORS	R-19



GARAGE FLOOR PLAN - FLOOR "0"

1/4"=1'

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GARAGE & FOUNDATION PLAN

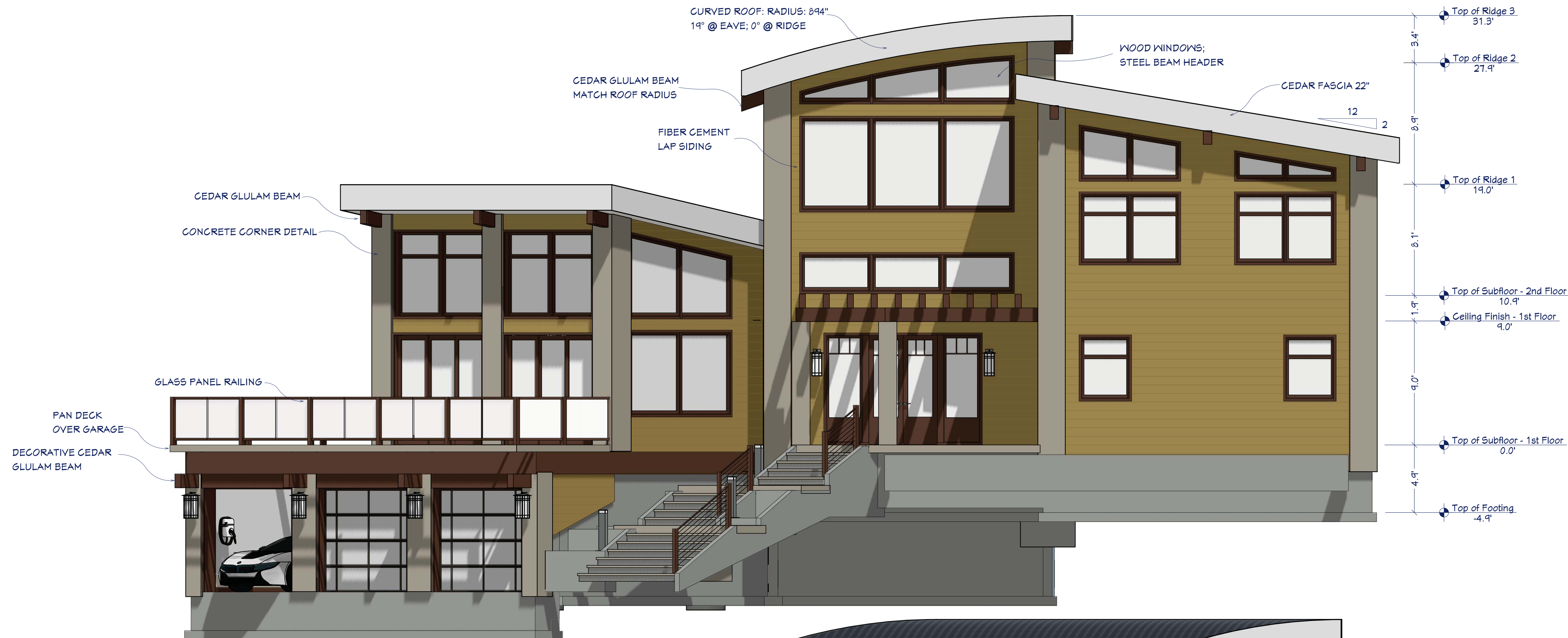
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FRONT ELEVATION

1/4"=1'



FRONT SIDE ELEVATION

1/8"=1'



FRONT SIDE ELEVATION

1/4"=1'

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**EXTERIOR
ELEVATIONS**

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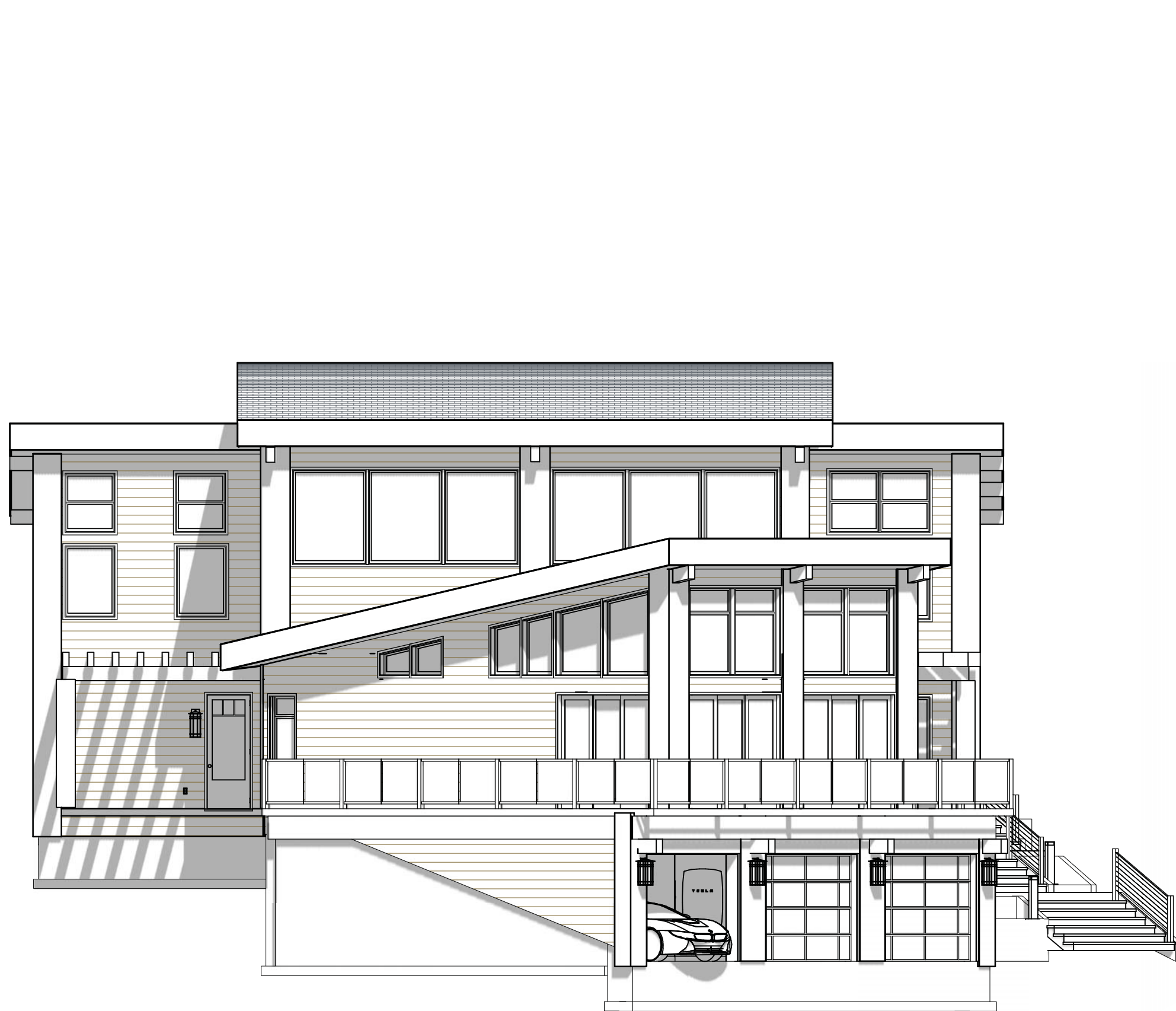
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REAR ELEVATION
1/4"=1'



N. SIDE ELEVATION
1/8"=1'



S. SIDE ELEVATION
1/4"=1'

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**EXTERIOR
ELEVATIONS**

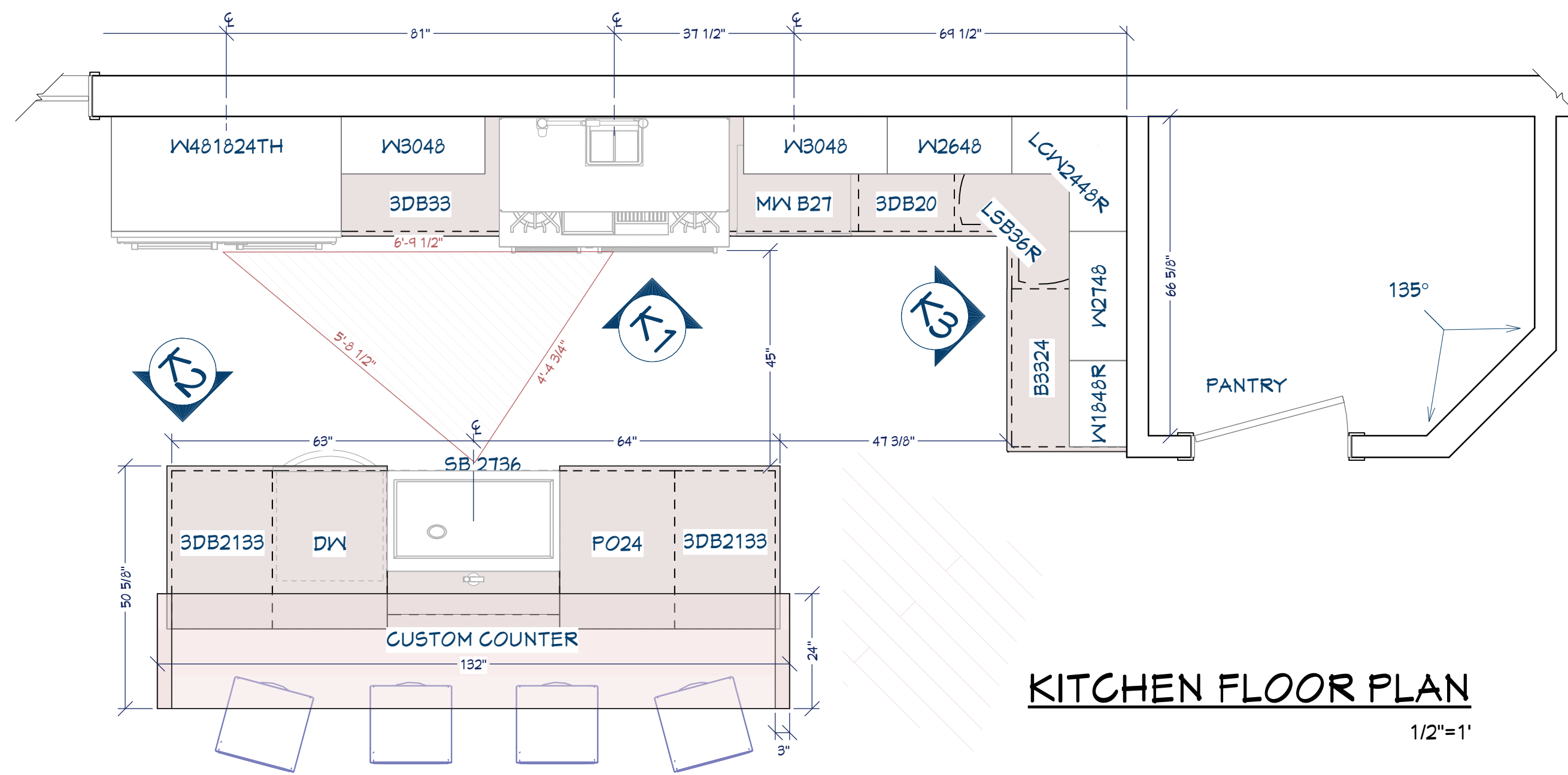
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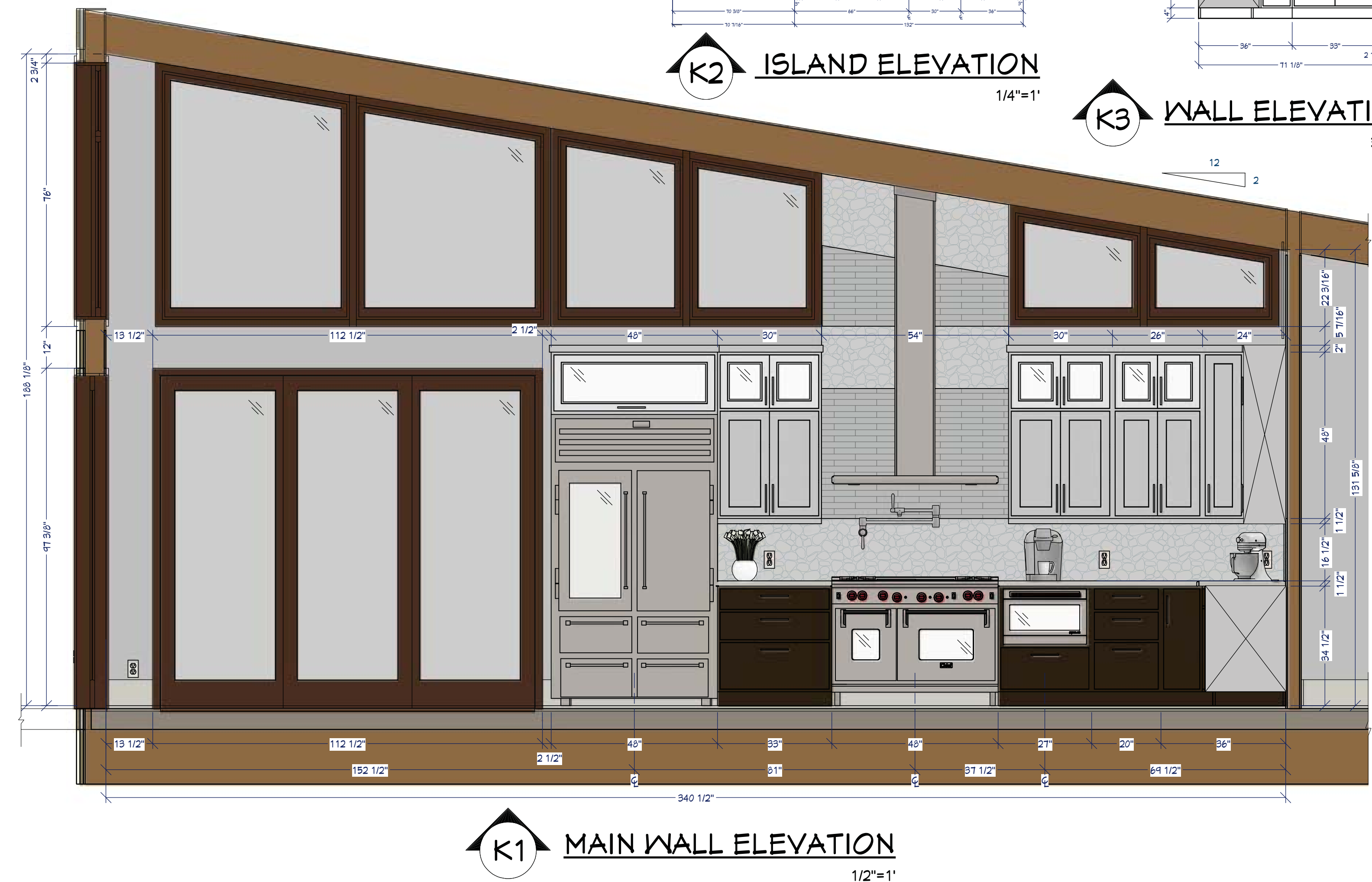
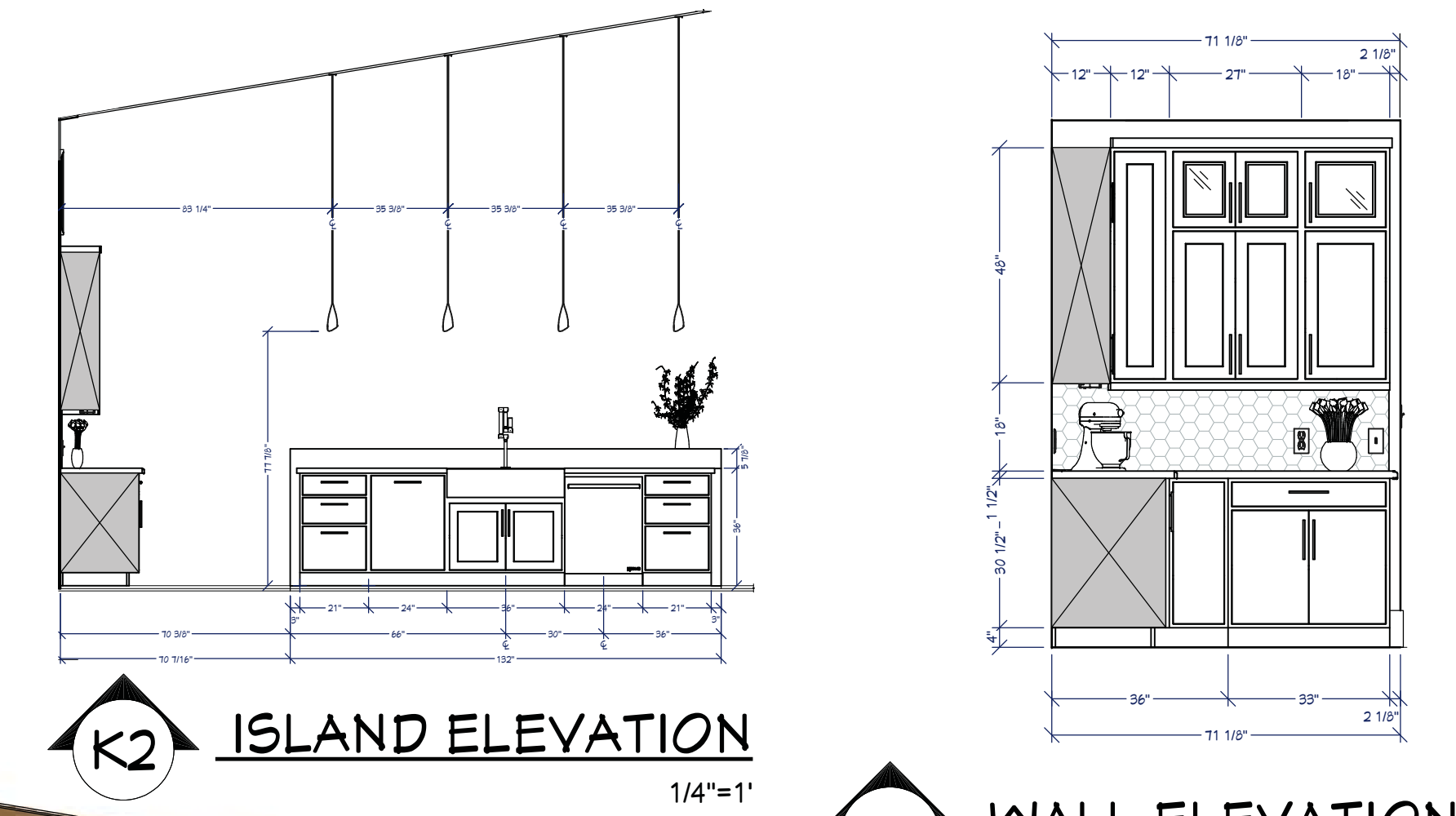
KITCHEN RAY TRACE RENDERING
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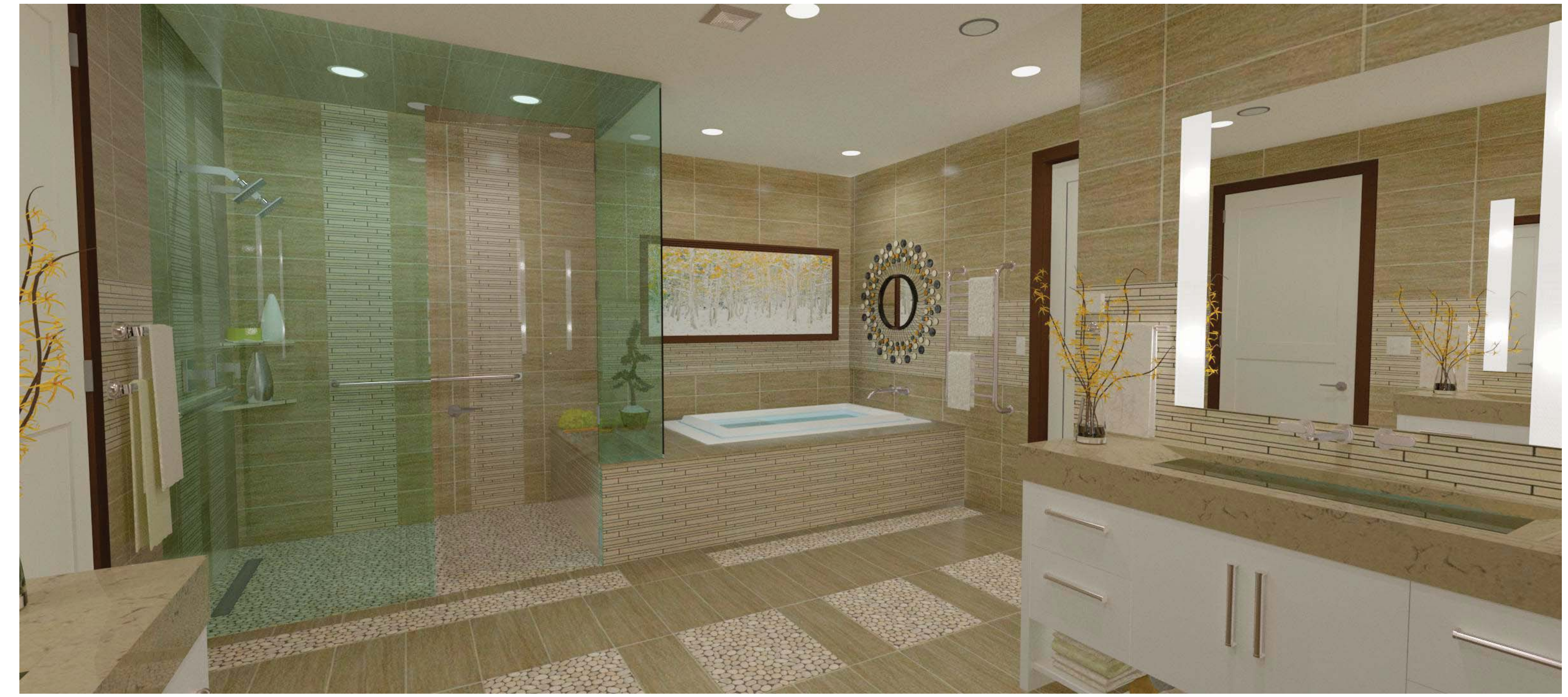
KITCHEN CABINET SCHEDULE						
3D ELEVATION	LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
	3DB20	1	20"	24"	36"	BASE CABINET
	3DB2133	2	21"	33"	36"	BASE CABINET
	3DB33	1	33"	24"	36"	BASE CABINET
	B3324	1	33"	24 1/16"	36"	BASE CABINET
	LCN2448R	1	24"	24"	48"	CORNER WALL CABINET
	L5B36R	1	36"	36"	36"	CORNER BASE CABINET
	MW B27	1	27"	24"	36"	BASE CABINET
	PO24	1	24"	33"	36"	PULLOUT BASE CABINET
	5B 2T36	1	36"	30"	21"	SINK BASE CABINET
	5B 3636	1	36"	36"	36"	BASE CABINET
	W1848R	1	18"	12"	48"	WALL CABINET
	W2648	1	26"	12"	48"	WALL CABINET
	W2748	1	27"	12"	48"	WALL CABINET
	W3048	2	30"	12"	48"	WALL CABINET
	W481824TH	1	48"	24"	18"	WALL CABINET

KITCHEN FIXTURE SCHEDULE		
3D ELEVATION	DESCRIPTION	MANUFACTURER
	APRON FRONT SINK	BLANCO
	CARBON FIBER FAUCET	KOHLER
	FLAT HOOD	JENN-AIR
	JDB8700AMS	JENN-AIR
	JMC242TDS - MICROWAVE IN CAB	
	POT FILLER	DANZE
	RANGE COMMERCIAL 48"	THERMADOR
	REFRIGERATOR, SUBZERO-PRO48	SUBZERO

KITCHEN & CABINET NOTES:

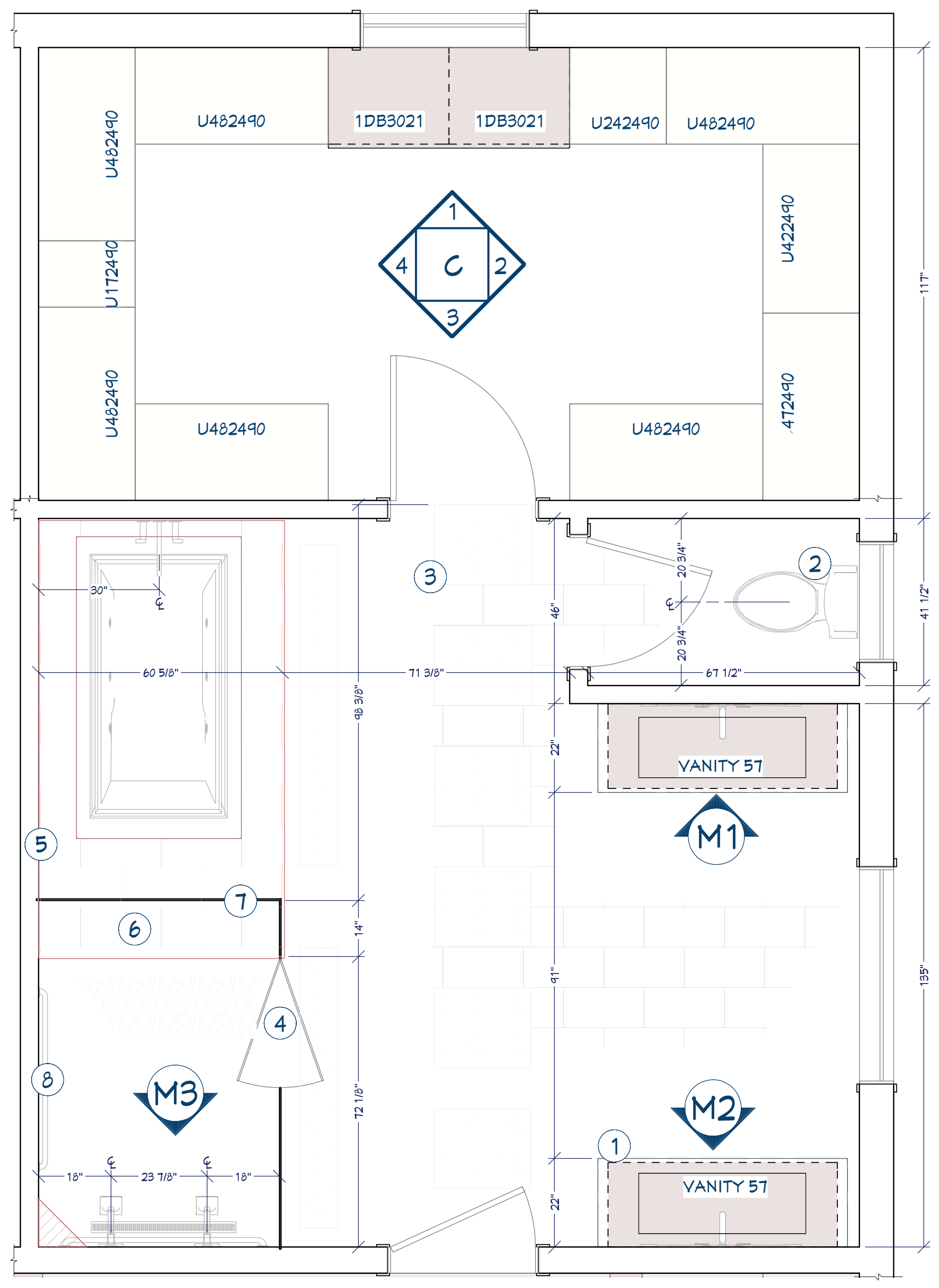
1. ALL CABINETS MAPLE; CONFIRM LACQUER FINISH & STAIN WITH HOME OWNER PRIOR TO ORDERING.
2. SOLID WOOD SLAB DOORS. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH ISLAND CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH 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, UNO. REFER TO APPLIANCE SPECIFICATIONS FOR AMP/VOLTAGE REQUIREMENTS
8. USE MIN 6" DUCT FOR HOOD. CONFIRM HOOD IS 600 CFM MIN.
9. CONFIRM FINAL MATERIALS FOR BACKSPASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.
10. CABINET GLASS TO BE TEMPERED
11. ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
12. LED LIGHTS FOR WALL CABINETS
13. COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES





MASTER BATH RENDER
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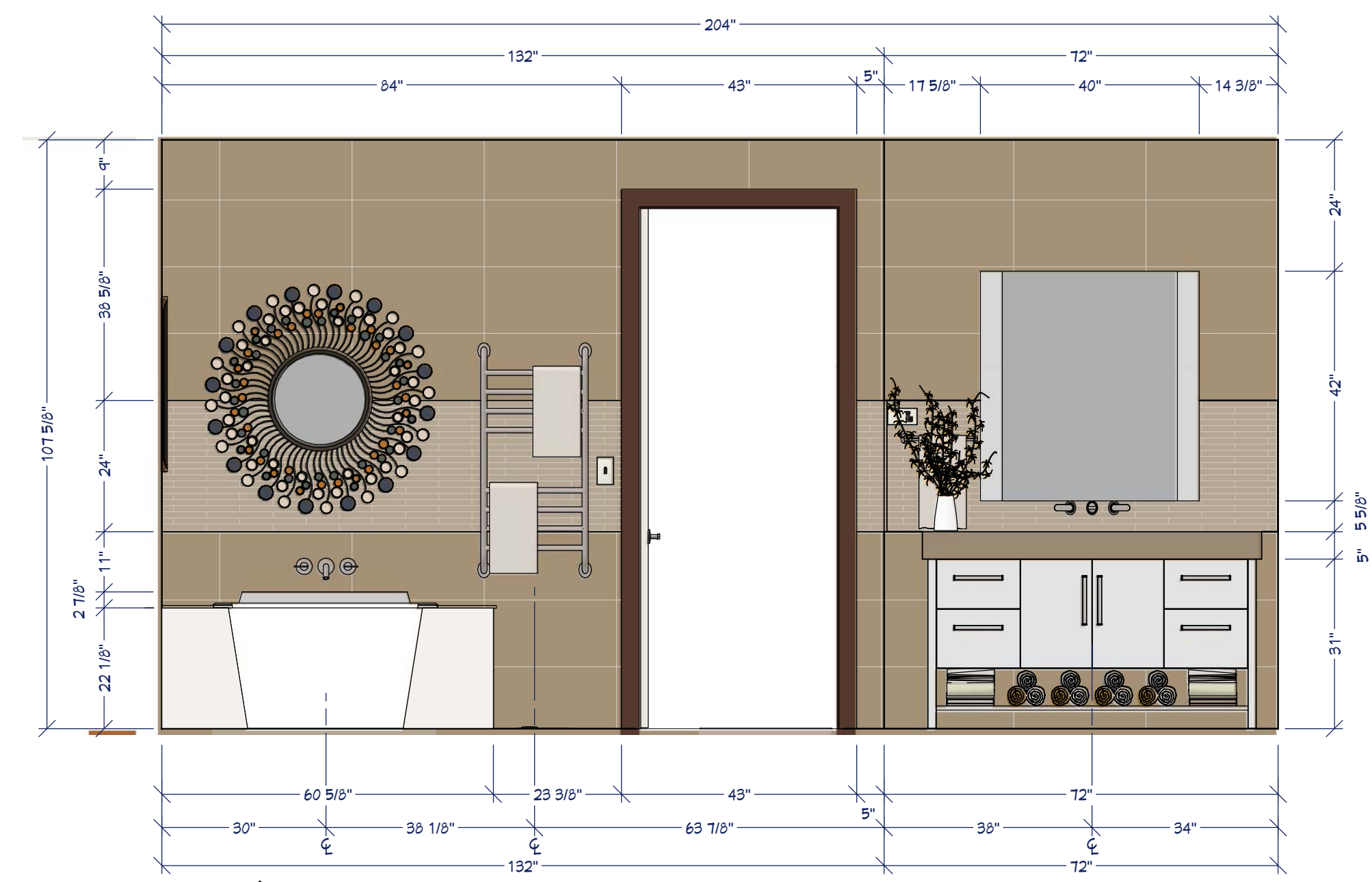
- MASTER BATH NOTES**
1. CUSTOM VANITY & SINK. MIRROR W/ INTEGRATED LED LIGHT. SEE ELECTRICAL PLAN FOR ADD'L DETAIL
 2. ELONGATED TOILET; SEE FRAMING DIAGRAM FOR PLUMBING ACCESS
 3. INTEGRATED NON-SLIP SURFACES IN BETWEEN MAIN TILE
 4. BI-DIRECTIONAL SHOWER DOOR
 5. JETTED TUB ACCESS
 6. SHOWER BENCH; EXTENDED FROM TUB PLATFORM
 7. 3/8" TEMPERED GLASS
 8. 2 X 8" WALL BLOCKING @ GRAB BARS & FIXTURES



MASTER BATH / CLOSET FLOOR PLAN
1/2"=1'



VANITY CABINETS			
QTY	DEPTH	WIDTH	HEIGHT
2	21"	57"	20"



M1 BATH SINK ELEVATION
1/2"=1'

FIXTURE SCHEDULE

MASTER BATH FIXTURE SCHEDULE		
3D ELEVATION	QTY	DESCRIPTION
	1	FAUCET, TUB UTILITARIAN
	1	KOHLER OVERFLOW 1188
	4	MELROSE TOWEL HOLDER
	1	TOWEL WARMER
	2	LOW PROFILE VANITY FAUCET

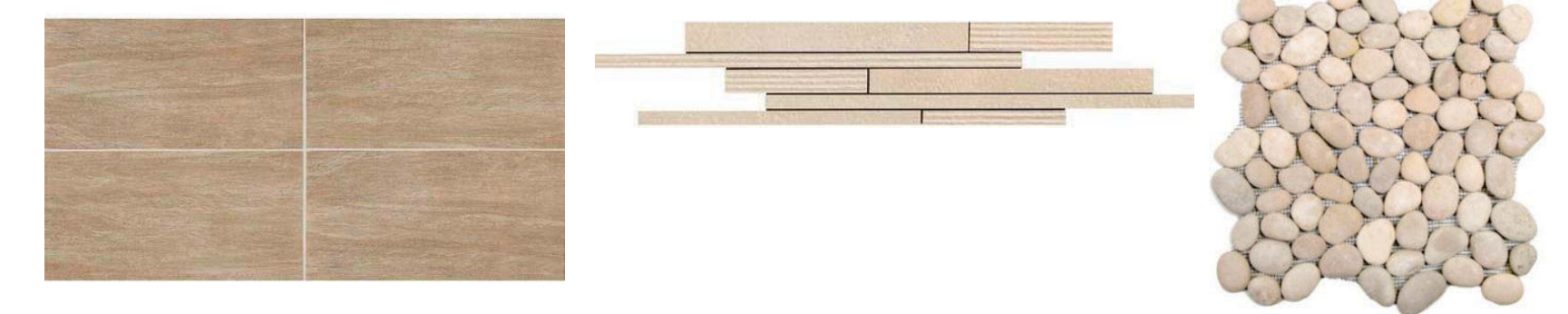
SHOWER FIXTURE SCHEDULE		
3D ELEVATION	QTY	DESCRIPTION
	2	HANDRAIL, WALL MOUNT
	2	SHOWER FAUCET
	2	SHOWERHEAD
	1	STRIP DRAIN

WATER CLOSET		
3D ELEVATION	QTY	DESCRIPTION
	1	TOILET, KOHLER 3457

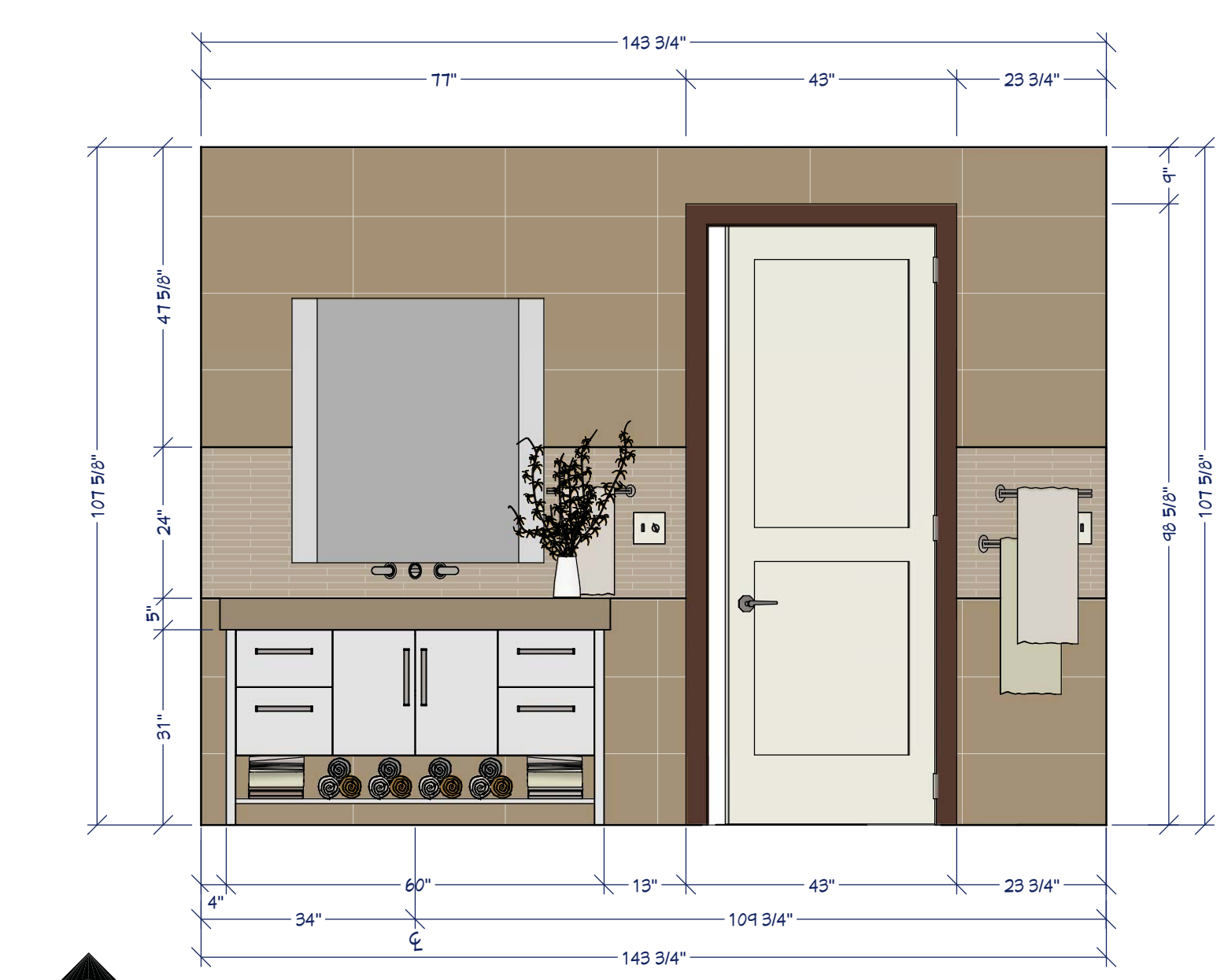
WALL & FLOOR TILE
daltile Bay Bridge Ashwood BB11
12" x 24" (11 5/8" x 23 7/16")
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BOARDER & INSET TILE
daltile NEXT ECI Bank J101
6 x 24 Random Linear Accent
NEXT_EC1_SS_1201.pdf

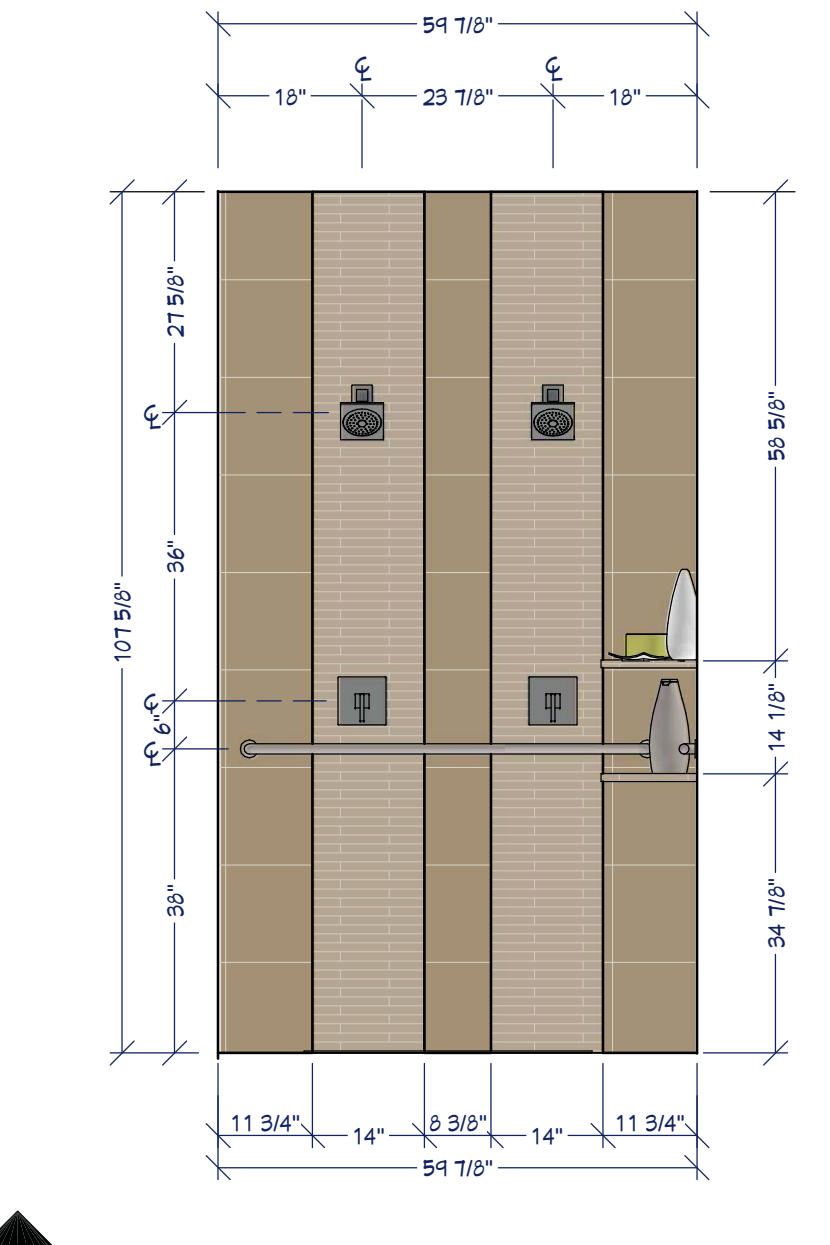
SHOWER & INSET FLOOR
Stratastones Tan Pebble Tile
12" x 12" Interlocking Tile
Stone Size: 3/4" to 2 1/2"



MASTER CLOSET RENDER
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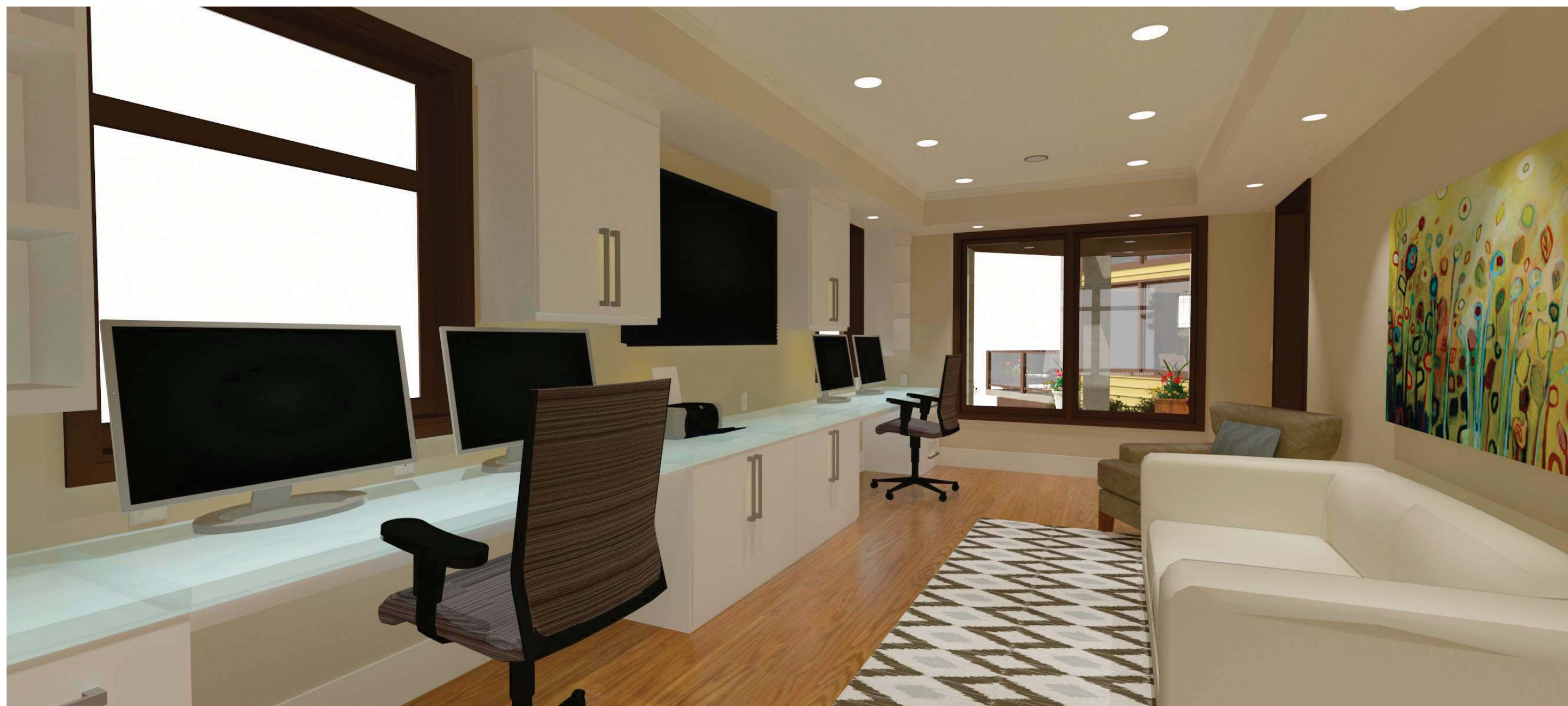
M2 BATH SINK ELEVATION
1/2"=1'



M3 SHOWER ELEVATION
1/2"=1'



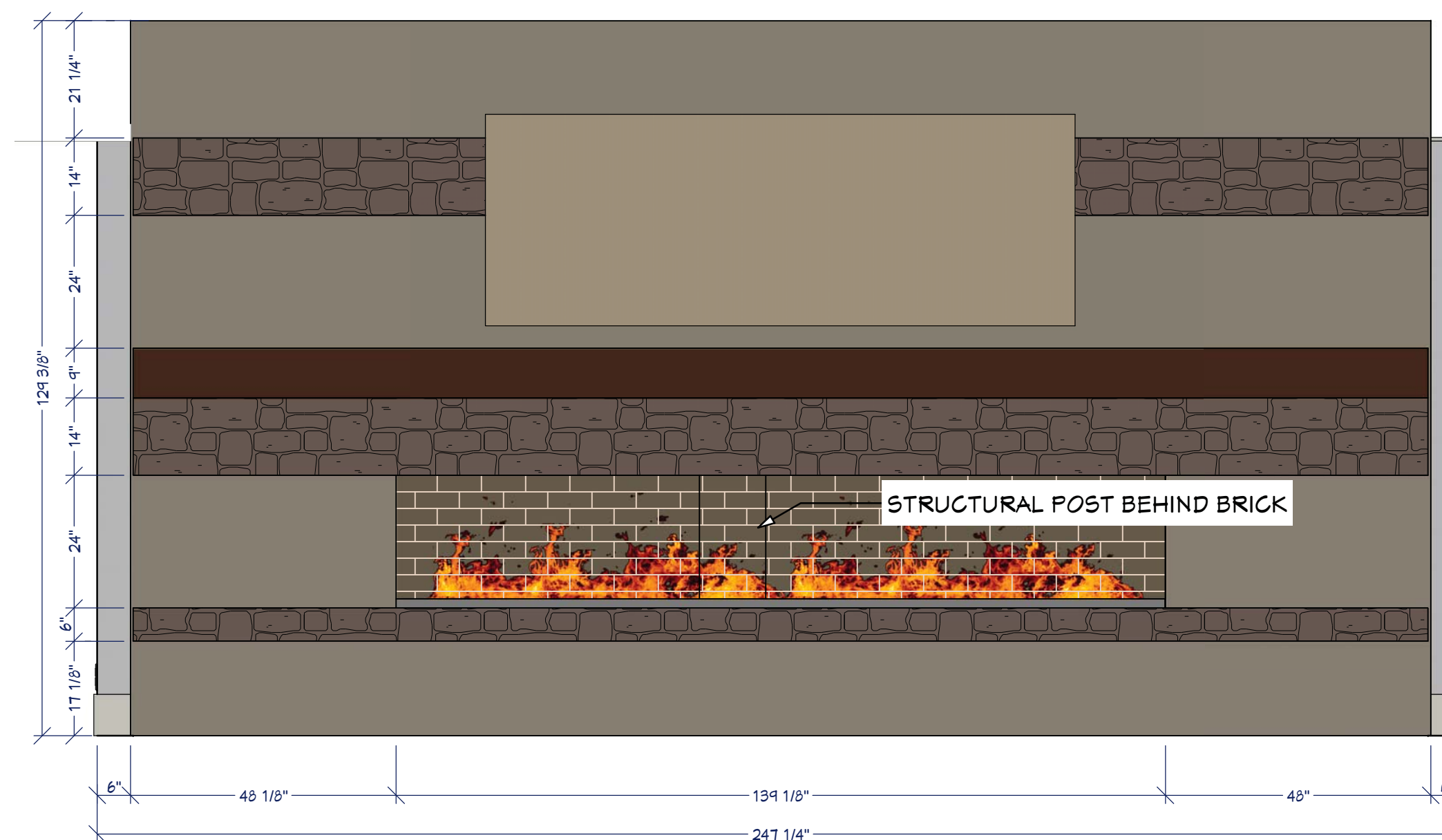
FIREPLACE PERSPECTIVE
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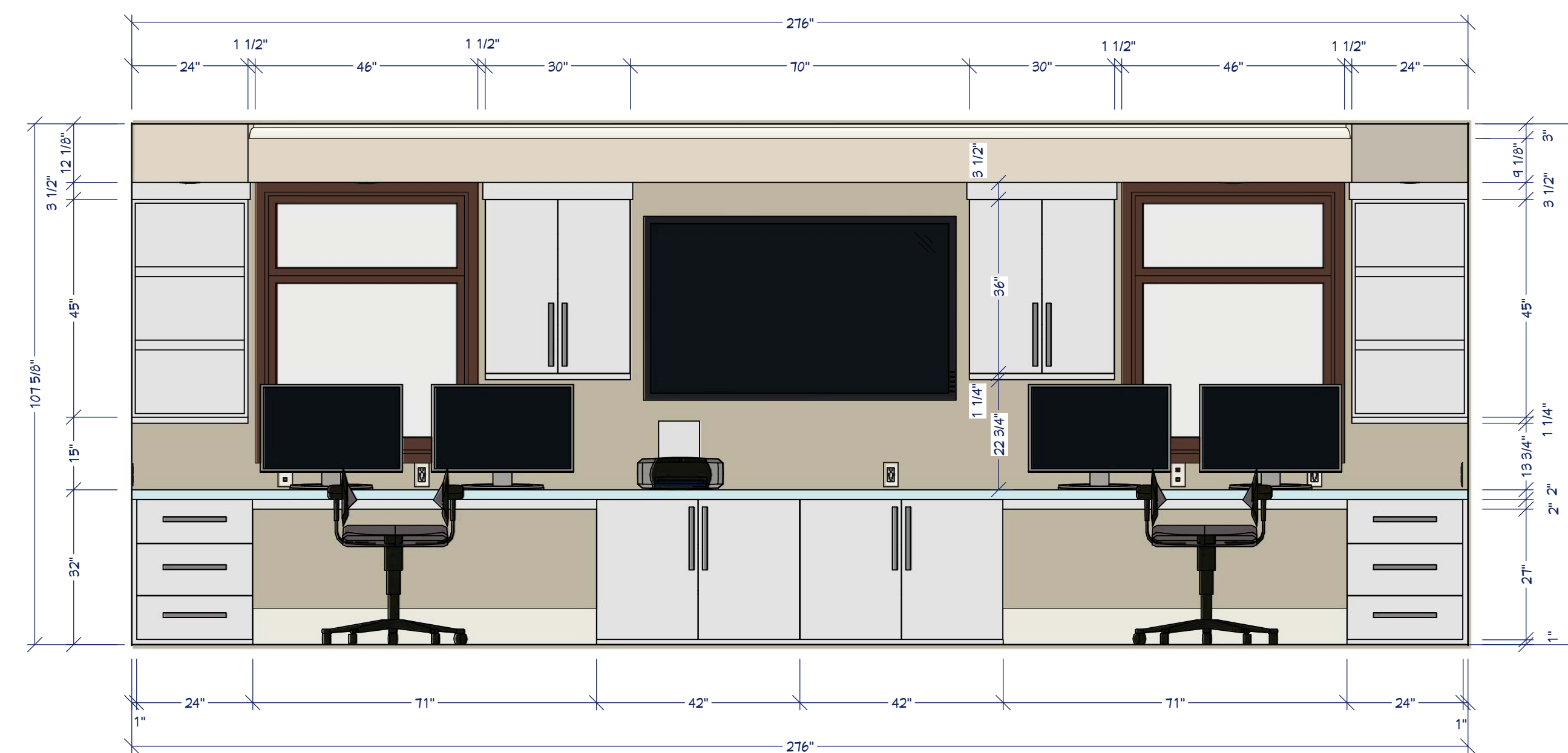
OFFICE PERSPECTIVE
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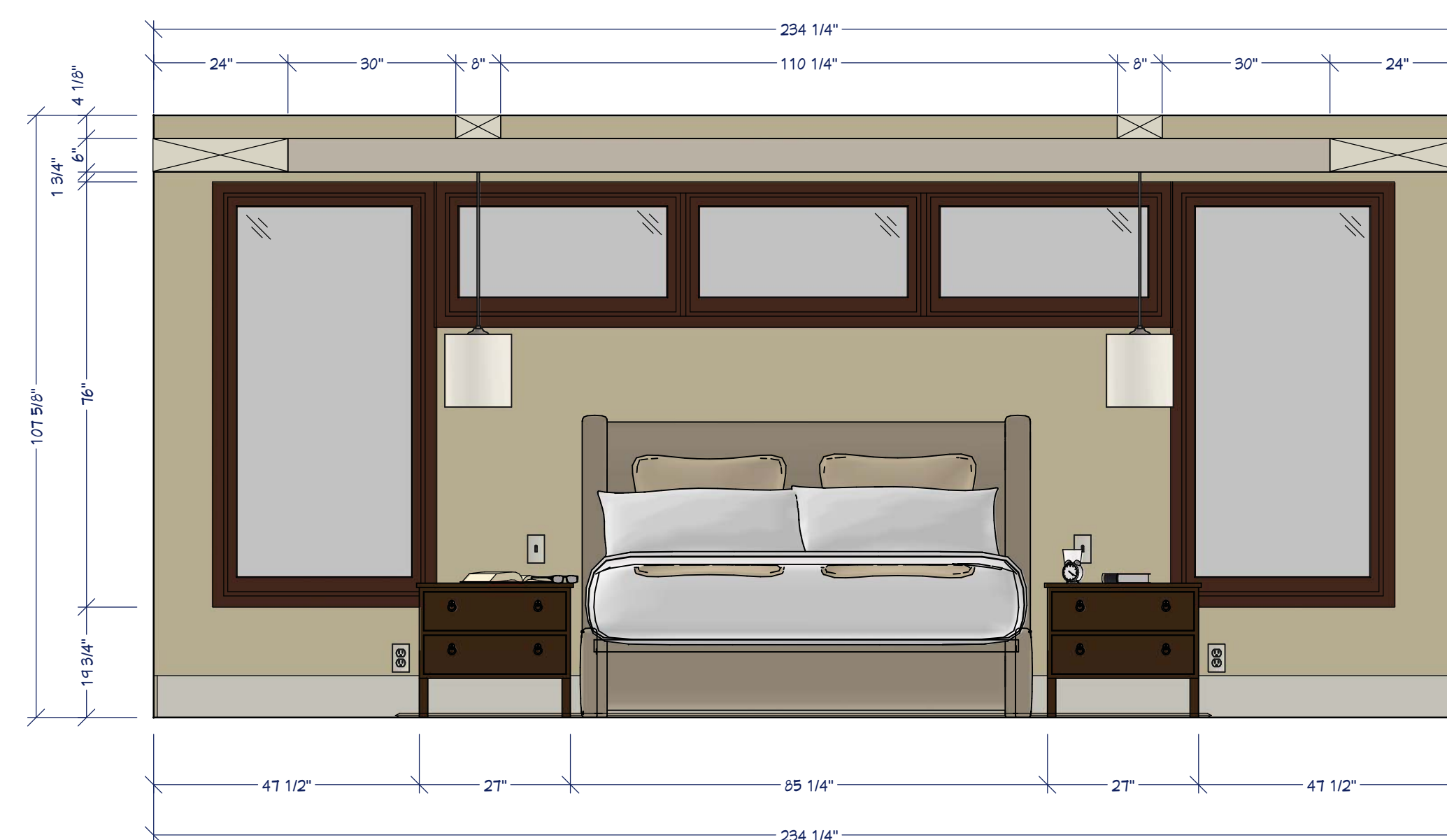
MASTER BEDROOM PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE



F FIREPLACE WALL ELEVATION
1/2"=1'



O OFFICE WALL ELEVATION
1/2"=1'



MB MASTER BEDROOM ELEVATION
1/2"=1'

SHEET NUMBER

10

DATE: _____
DRAWN BY: S.H.

**INTERIOR ELEVATIONS
& PERSPECTIVES**

2315 E. BRECKENRIDGE LN.

BRECKENRIDGE

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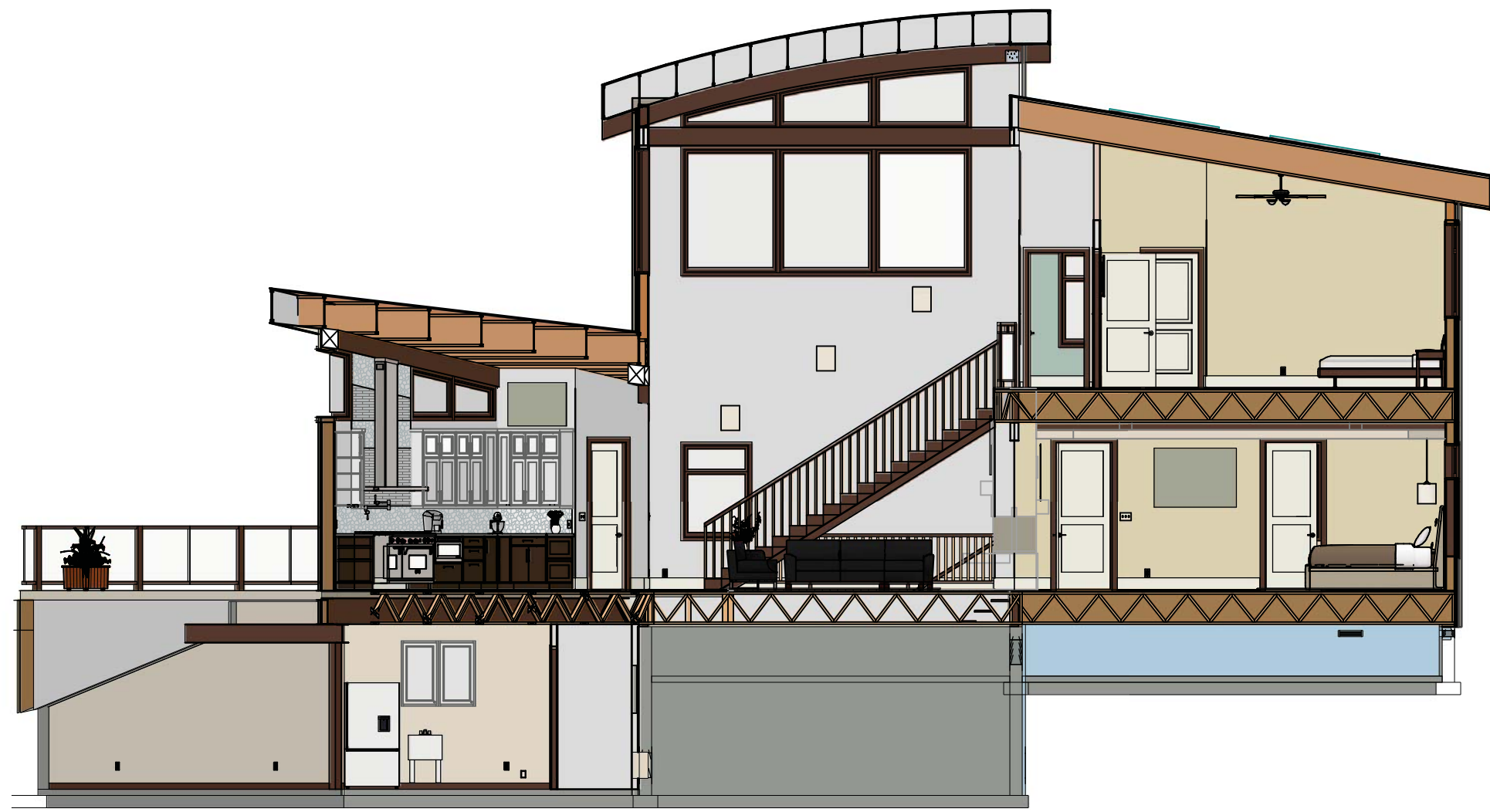
INTERIOR SECTIONS & ELEVATIONS

2315 E. BRECKENRIDGE LN.

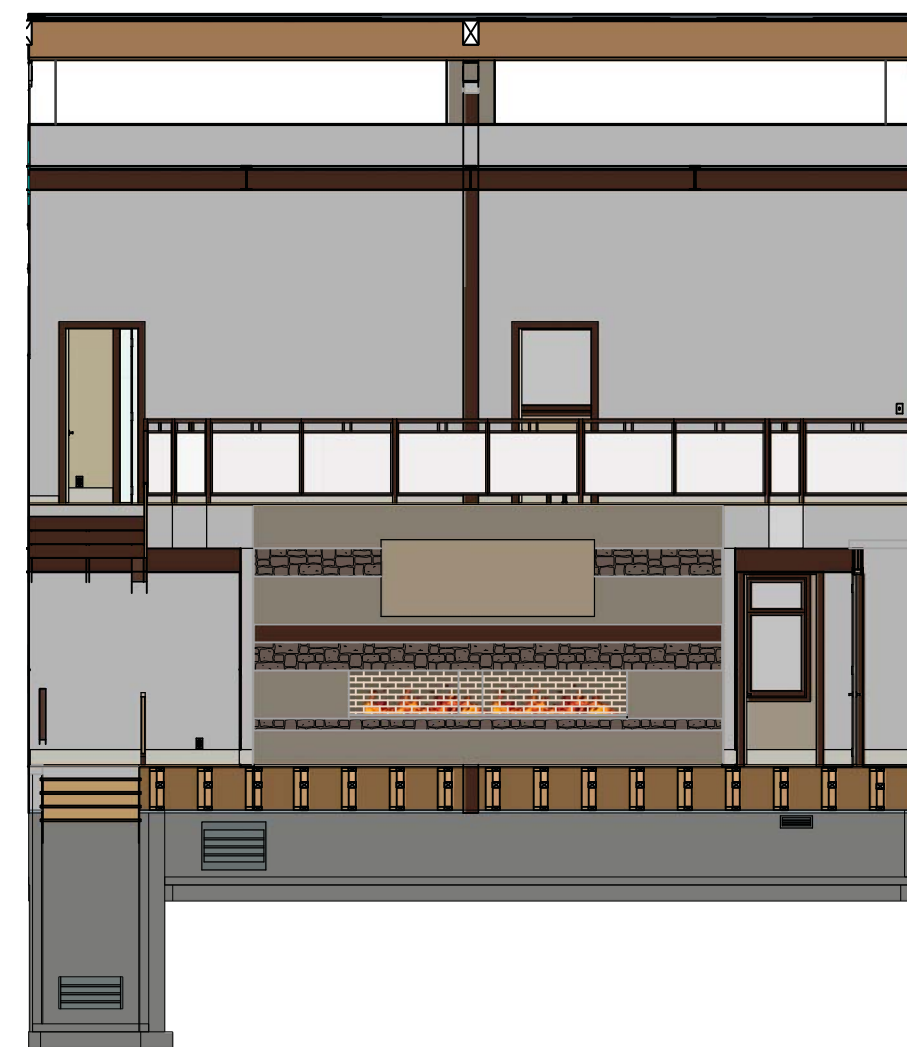
BRECKENRIDGE

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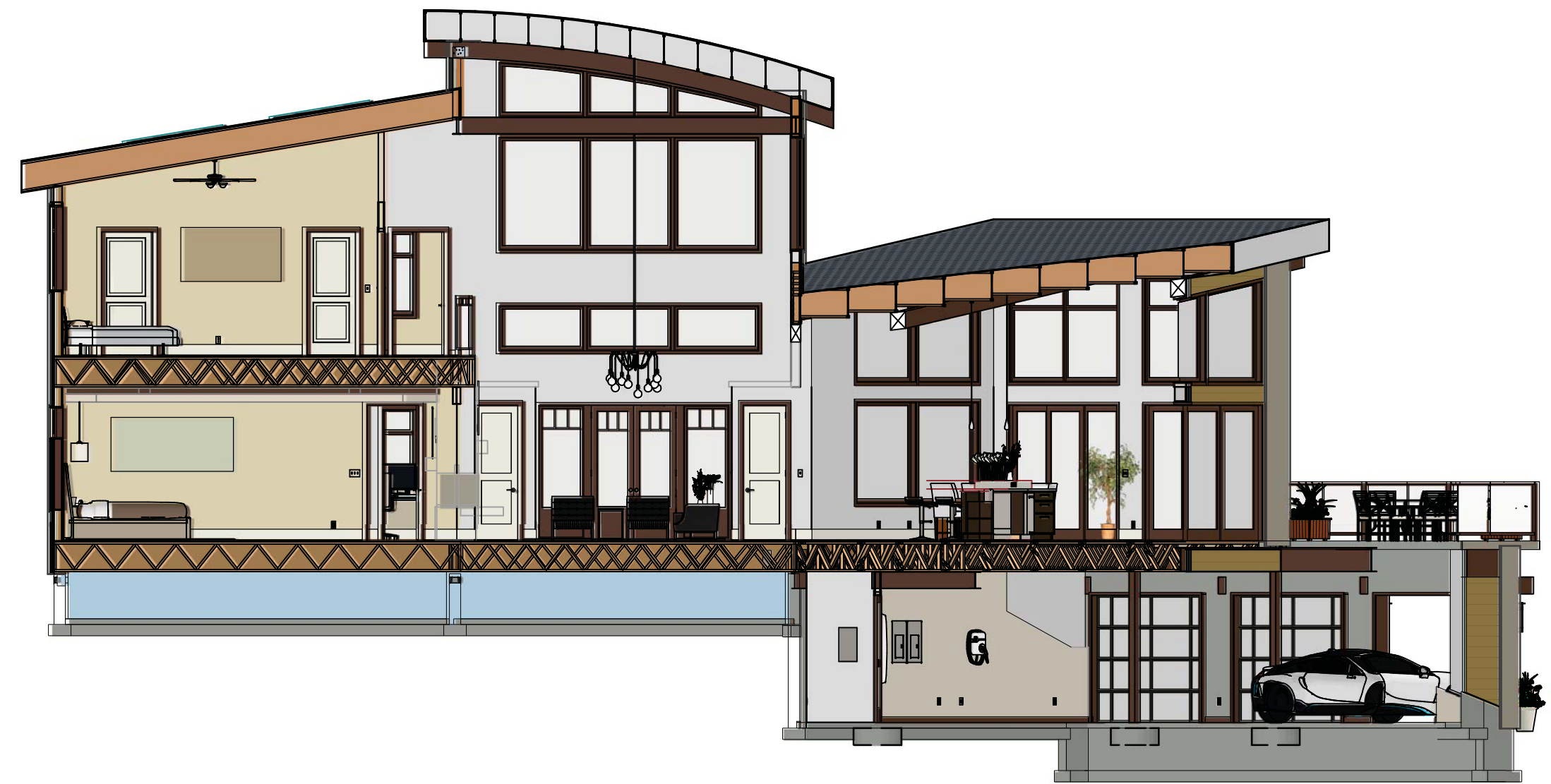
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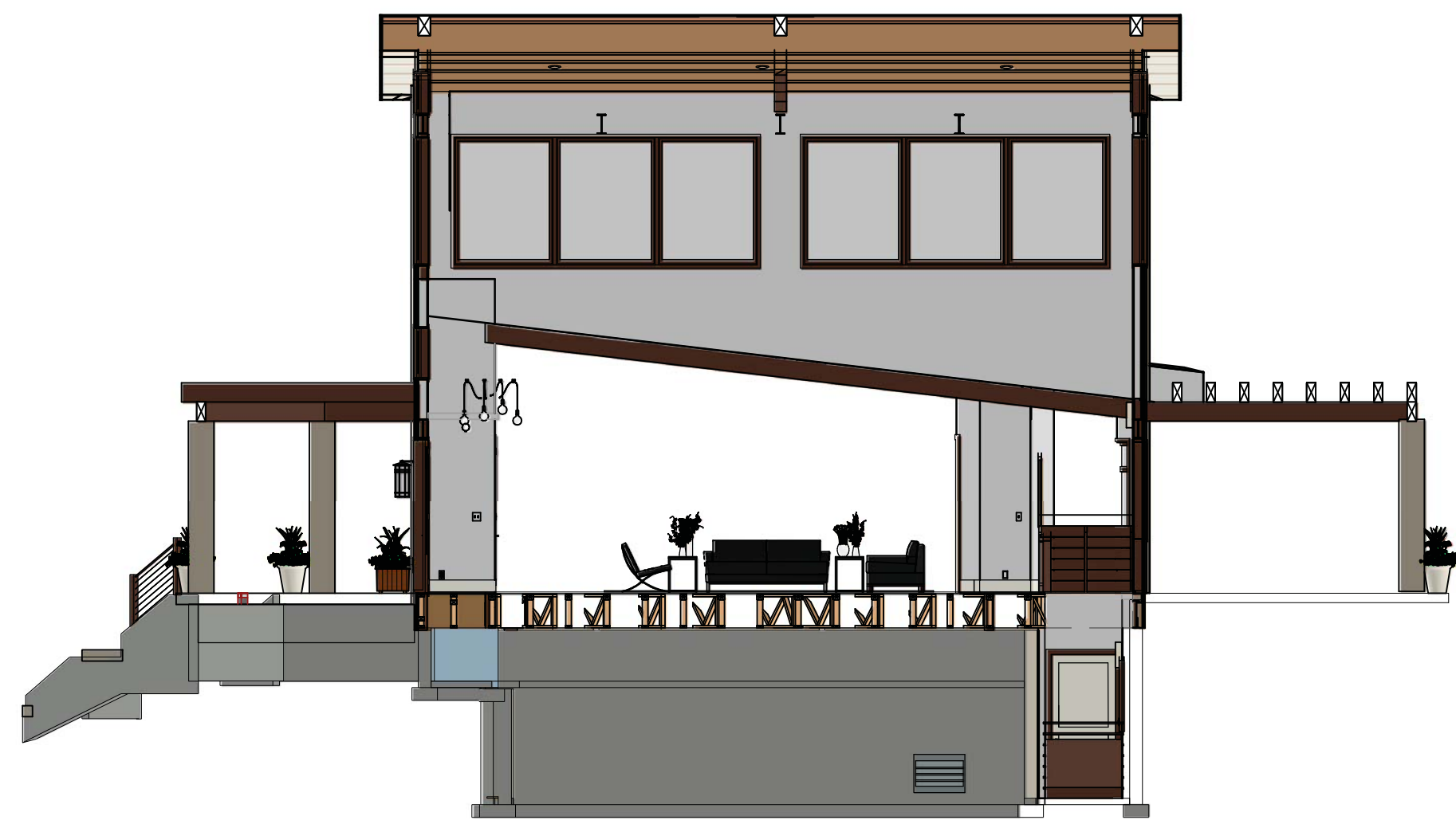
L1 ENTERTAINMENT TO STAIRS SECTION
1/8"=1'



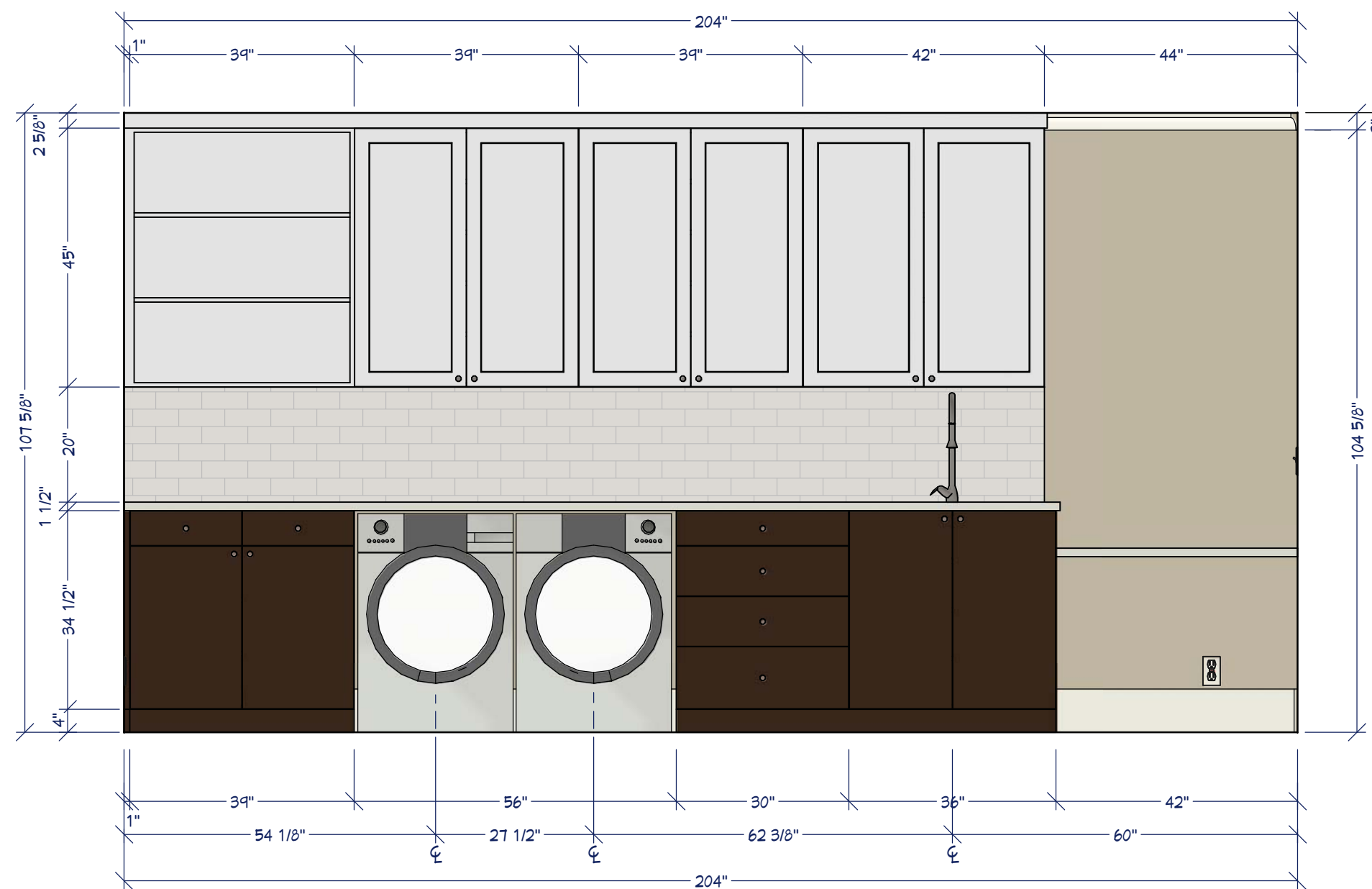
L2 ENTERTAINMENT TO FIREPLACE SECTION
1/8"=1'



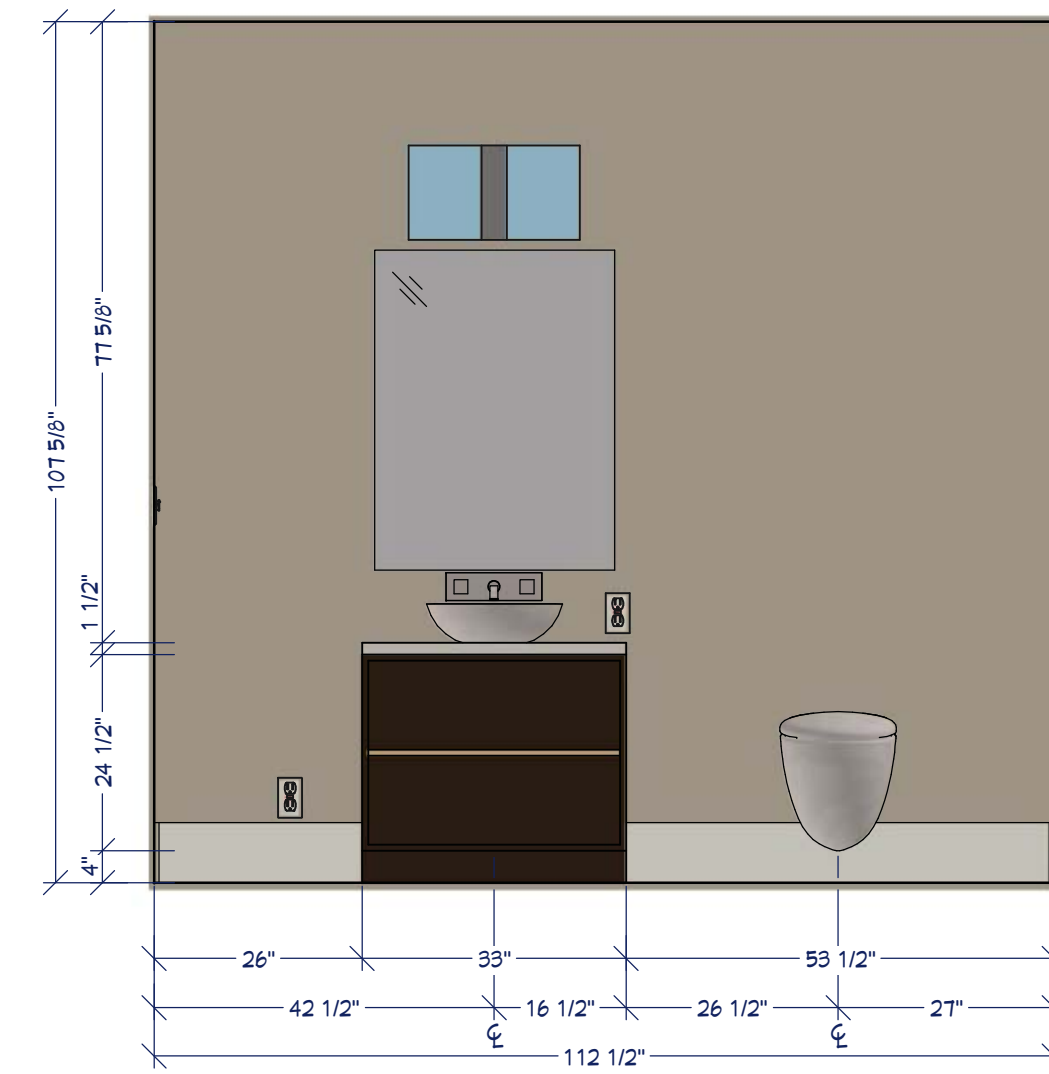
L3 ENTERTAINMENT TO ENTRY SECTION
1/8"=1'



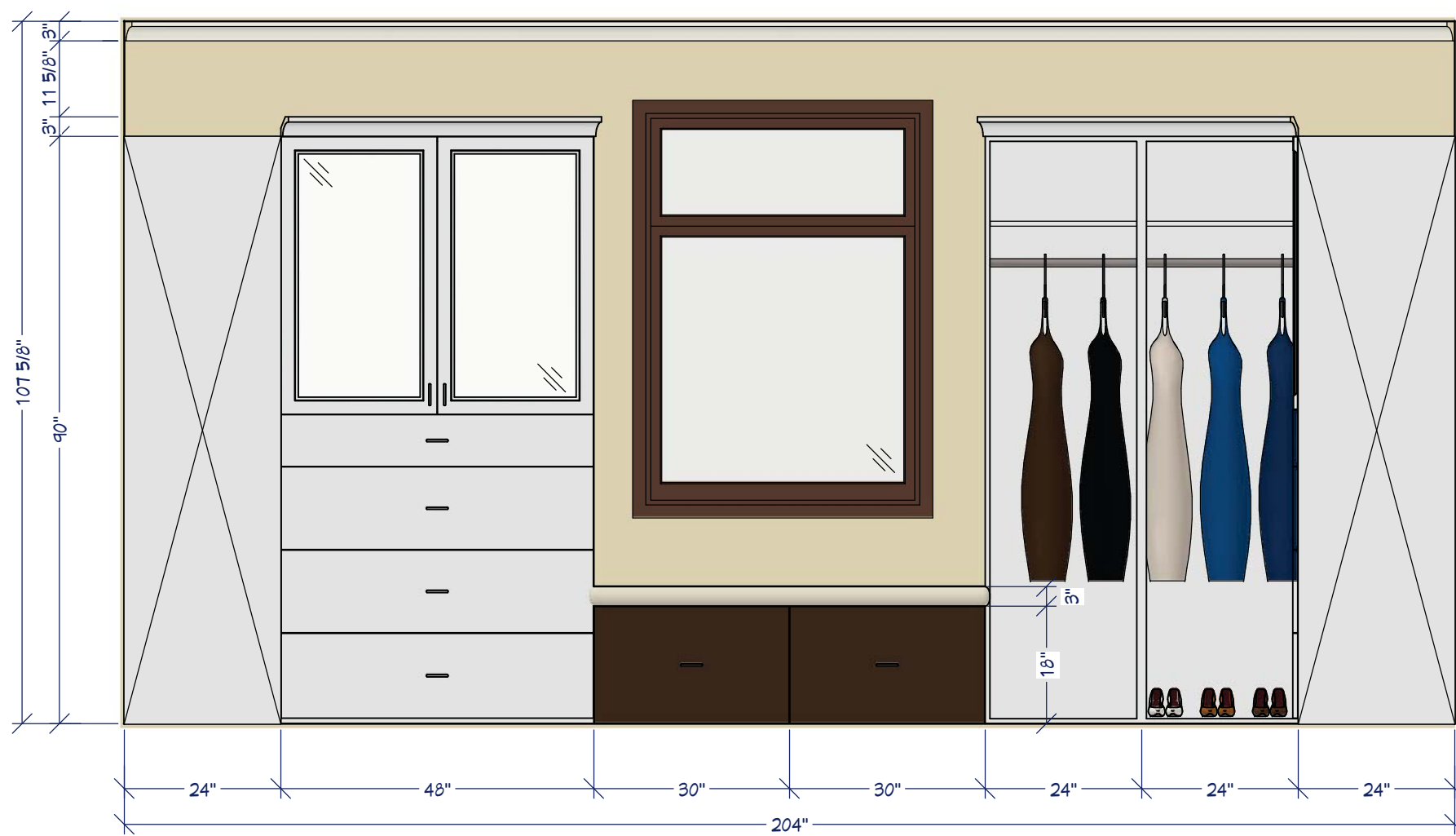
L4 ENTERTAINMENT TO KITCHEN SECTION
1/8"=1'



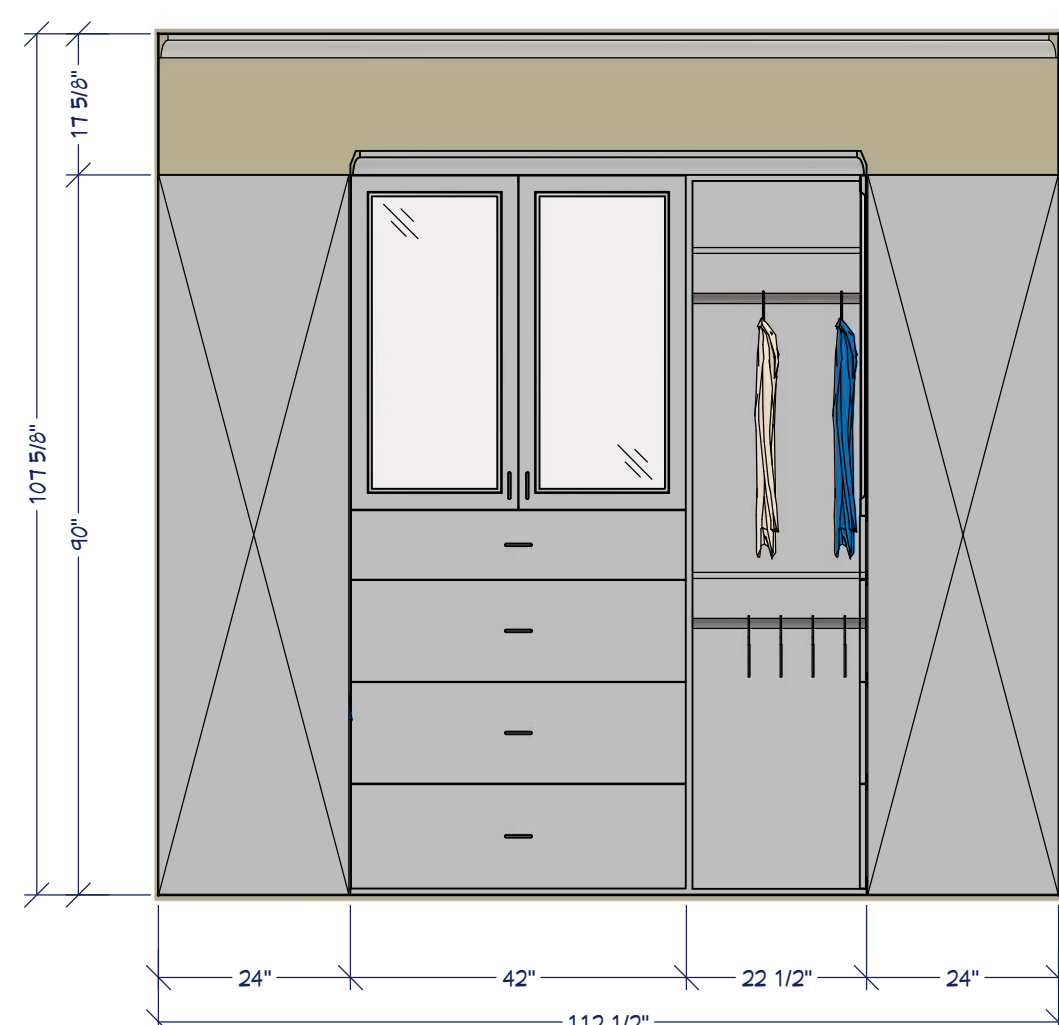
U LAUNDRY ELEVATION
1/2"=1'



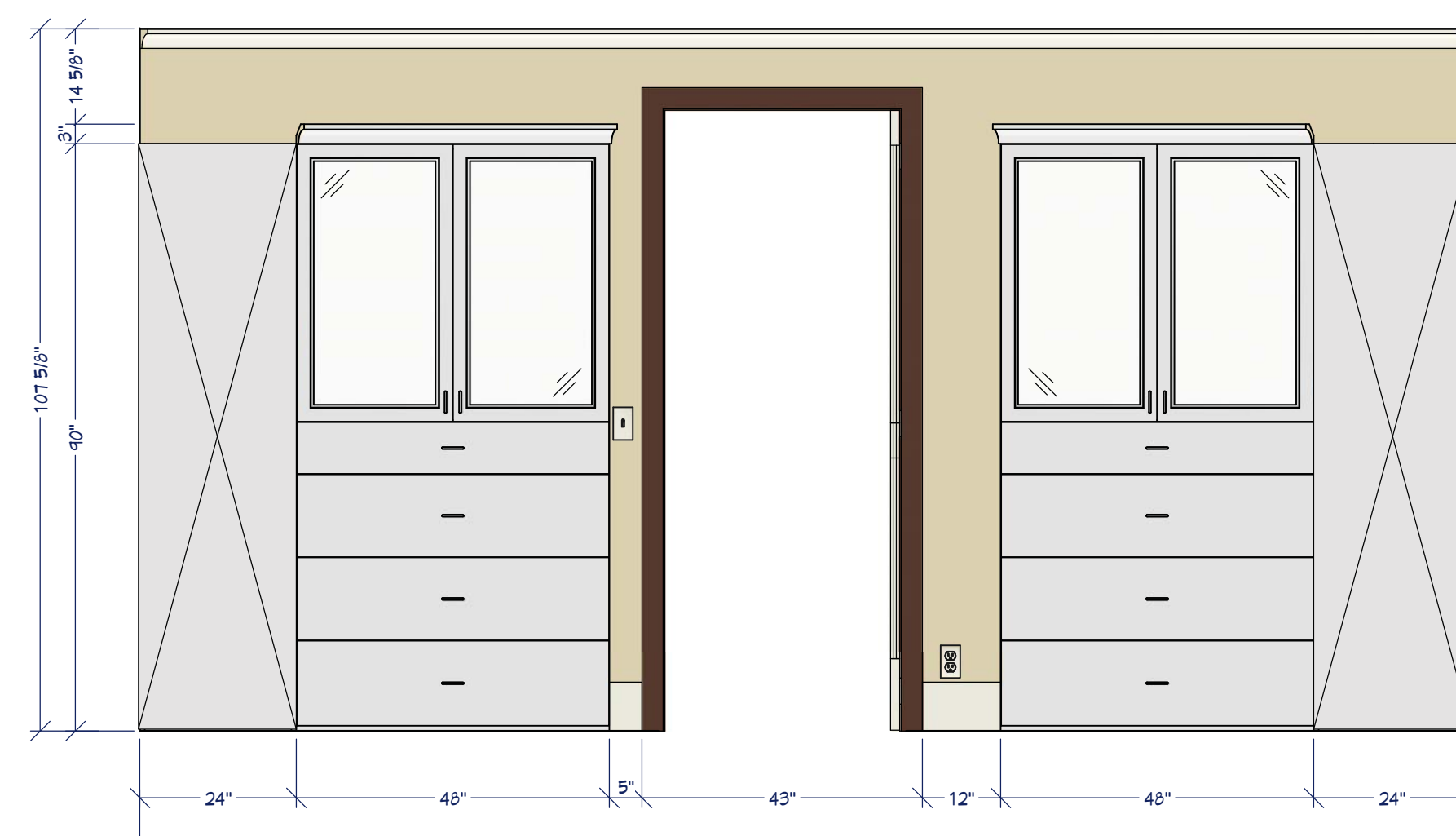
P POWDER ROOM ELEVATION
1/2"=1'



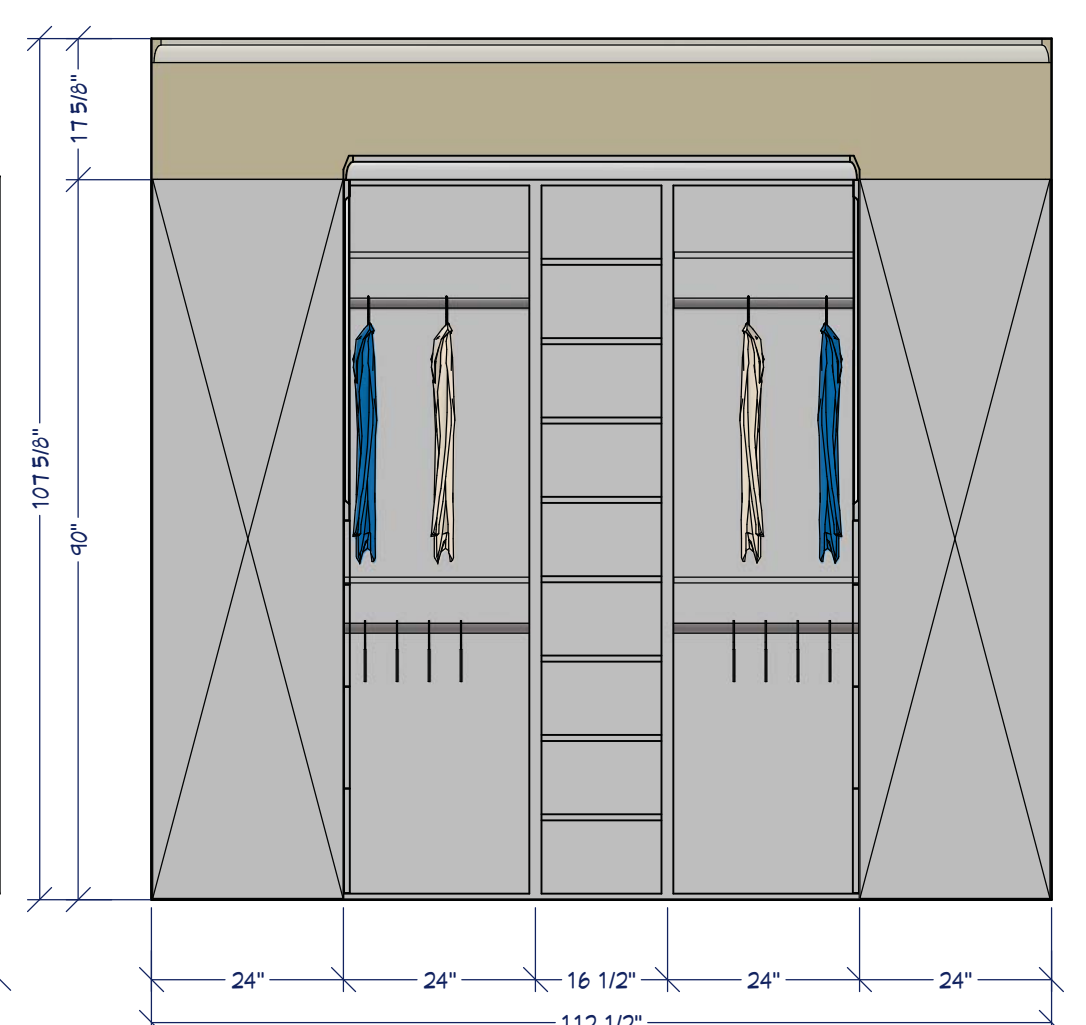
C1 CLOSET 1 ELEVATION
1/2"=1'



C2 CLOSET 2 ELEVATION
1/2"=1'



C3 CLOSET 3 ELEVATION
1/2"=1'



C4 CLOSET 4 ELEVATION
1/2"=1'

WINDOW SCHEDULE

3D EXTERIOR NUMBER	QUANTITY	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	COMMENTS
W01	2	151060	150"	60"	MULLED UNIT-TIB		STEEL BEAM HEADER
W02	1	7150	85"	60"	MULLED UNIT-TIB	2X12X94" (2)	
W03	2	15460	154"	60"	MULLED UNIT-TIB		STEEL BEAM HEADER
W04	1	15420	154"	32"	MULLED UNIT-TIB	2X12X118" (2)	LOWER MULLED WINDOW
W05	2	9126	104"	30"	MULLED UNIT-TIB	2X12X113" (2)	
W06	1	3020FK	36"	24 1/2"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W07	1	3027FK	36"	30 13/16"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W08	1	30310FK	36"	46 1/2"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W09	1	3048FK	36"	52 13/16"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W10	1	4652FK	54"	62 1/2"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W11	1	4660FK	54"	72"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W12	4	4662FK	54"	74"	DOUBLE HOPPER-T		ABOVE KITCHEN, BEAM FOR HEADER
W13	1	5060FK	60"	71 3/4"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W14	1	5053FK	60"	61 9/16"	FIXED GLASS		ABOVE KITCHEN, BEAM FOR HEADER
W15	2	9150	104"	60"	MULLED UNIT-TIB	2X12X113" (2)	
W16	2	2650FH	30"	60"	DOUBLE HOPPER-T	2X12X34" (2)	
W17	1	4628HD	54"	30"	HOPPER	2X12X50" (2)	
W18	6	3650FH	42"	60"	DOUBLE HOPPER-T	2X12X46" (2)	
W19	2	3650FK	42"	60"	FIXED GLASS	2X12X46" (2)	

WINDOW NOTES:

- 1 WOOD WINDOWS WITH GLAD EXTERIOR SEE ENERGY RATINGS
- 2 INTERIOR WINDOW MATERIALS: STAINED WITH FACTORY FINISH
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG.
- 5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 6 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

WINDOW ENERGY RATINGS

Low-E4 High Altitude Windows	U-Factor	SHGC	VLT	CR
Casement/Hopper	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

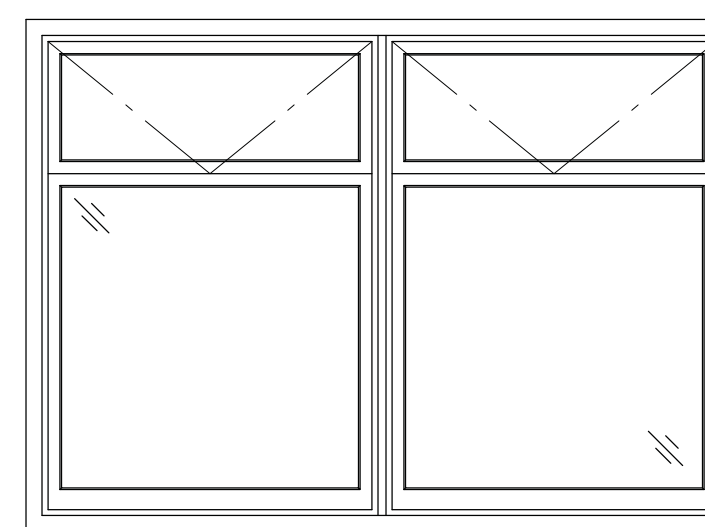
3D EXTERIOR NUMBER	QUANTITY	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	COMMENTS
D01	2	7180	35"	72"	MULLED UNIT-TIB	2X12X94" (2)	
D02	1	10260	122"	72"	MULLED UNIT-TIB	2X12X126" (2)	
D03	3	2650FH	30"	60"	DOUBLE HOPPER-T	2X12X34" (2)	
D04	1	3650FH	42"	60"	DOUBLE HOPPER-T		STEEL BEAM HEADER
D05	1	2680FH	30"	72"	DOUBLE HOPPER-T	2X12X34" (2)	
D06	1	3650FH	42"	60"	DOUBLE HOPPER-T	2X12X46" (2)	
D07	1	4650FH	54"	60"	DOUBLE HOPPER-T	2X12X50" (2)	
D08	1	105110	120"	22"	MULLED UNIT-TIB	2X12X132" (2)	
D09	1	3060SC	36"	72"	SNGL CASEMENT-HL	2X12X40" (2)	
D10	1	3060SC	36"	72"	SNGL CASEMENT-HR	2X12X40" (2)	
D11	2	3646FH	42"	54"	DOUBLE HOPPER-T	2X12X46" (2)	

3D EXTERIOR NUMBER	QUANTITY	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	COMMENTS
D12	2	50110FK	60"	21 5/8"	FIXED GLASS-AT		BEAM FOR HEADER
D13	2	5020FK	60"	32 1/8"	FIXED GLASS-AT		BEAM FOR HEADER
D14	2	5035FK	60"	38 1/2"	FIXED GLASS-AT		BEAM FOR HEADER
D15	2	1010110	130"	22"	MULLED UNIT-TIB	2X12X134" (2)	
D16	2	3642FH	42"	50"	DOUBLE HOPPER-TIB	2X12X46" (2)	
D17	2	3639FH	42"	48 1/8"	DOUBLE HOPPER-TIB	2X12X46" (2)	
D18	2	3632FH	42"	37 7/8"	DOUBLE HOPPER-TIB	2X12X46" (2)	
D19	2	36110FH	42"	22 1/2"	DOUBLE HOPPER-TIB	2X12X46" (2)	
D20	2	3613FH	42"	19 5/16"	DOUBLE HOPPER-TIB	2X12X46" (2)	
D21	1	7144	35"	52"	MULLED UNIT-TIB	2X12X94" (2)	

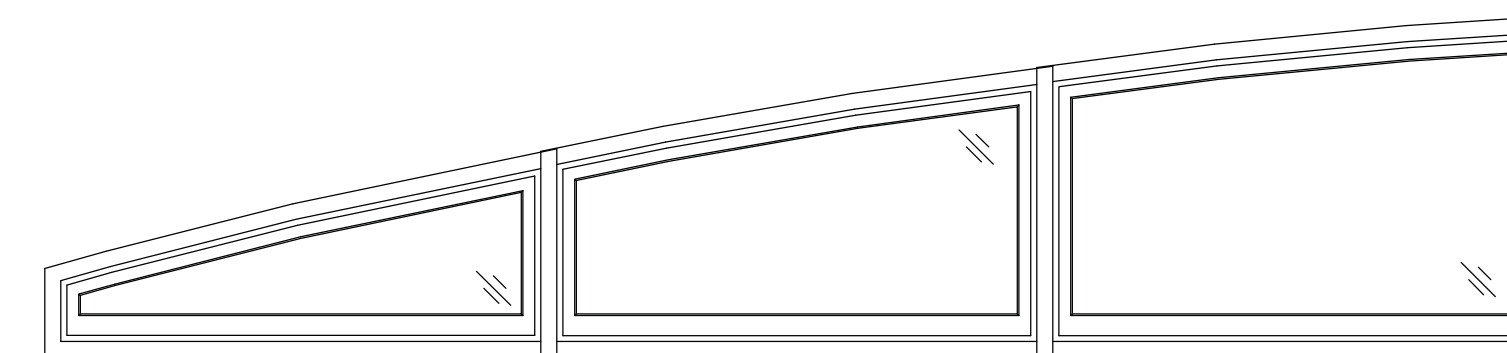
3D EXTERIOR NUMBER	ROOM NAME	LABEL	QTY	SIZE	WIDTH	HEIGHT
D01	MECH/GARAGE	8076	1	3076 R IN	96"	90"
D02	STORAGE/GARAGE	8076	1	3076 R IN	96"	90"
D12	GARAGE	9076	3	9076	108"	90"
D13	GARAGE/STAIRWAY	3476	1	3476 R IN	90"	90"

DOOR NOTES:

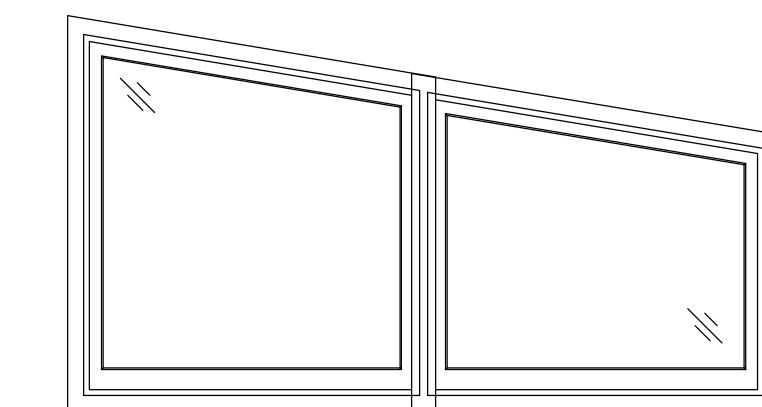
1. MAIN FLOOR DOORS SHALL BE 96"; SECOND FLOOR DOORS 88"; GARAGE DOOR 90", UNO.
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE STAINED.
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS W/ TEMPERED GLASS
7. 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.
8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.



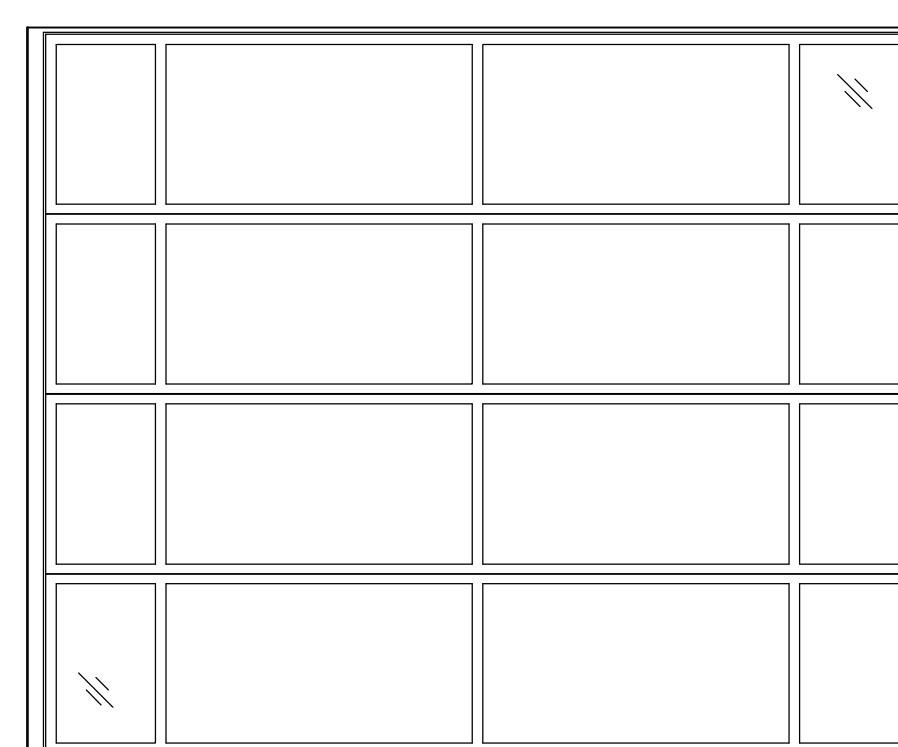
HOPPER WINDOWS



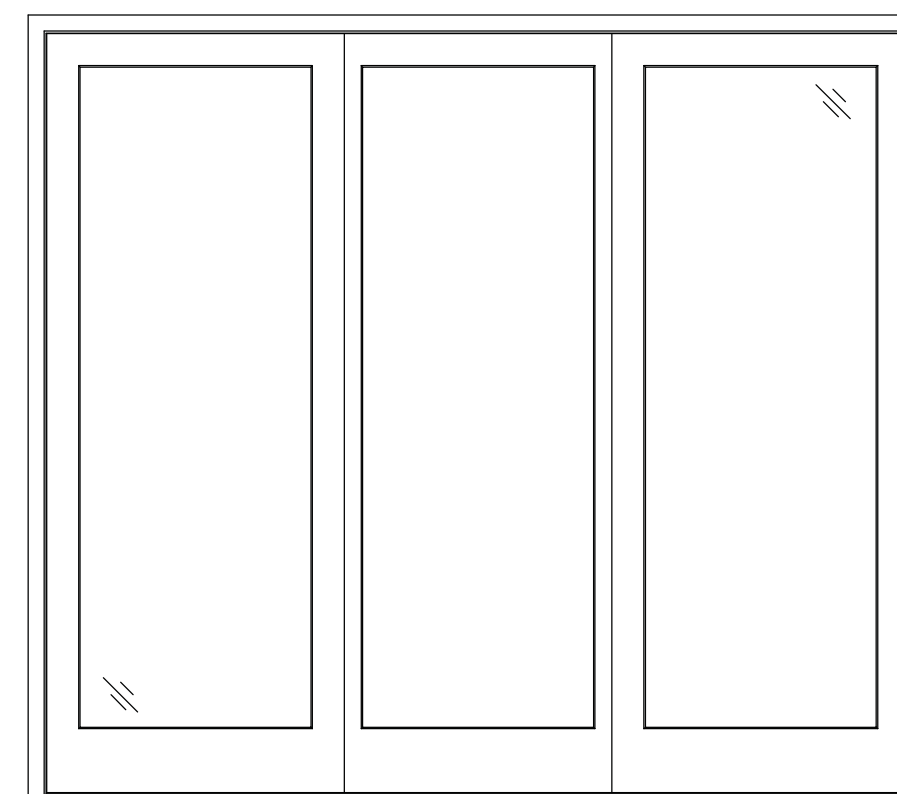
UPPER CURVED WINDOWS



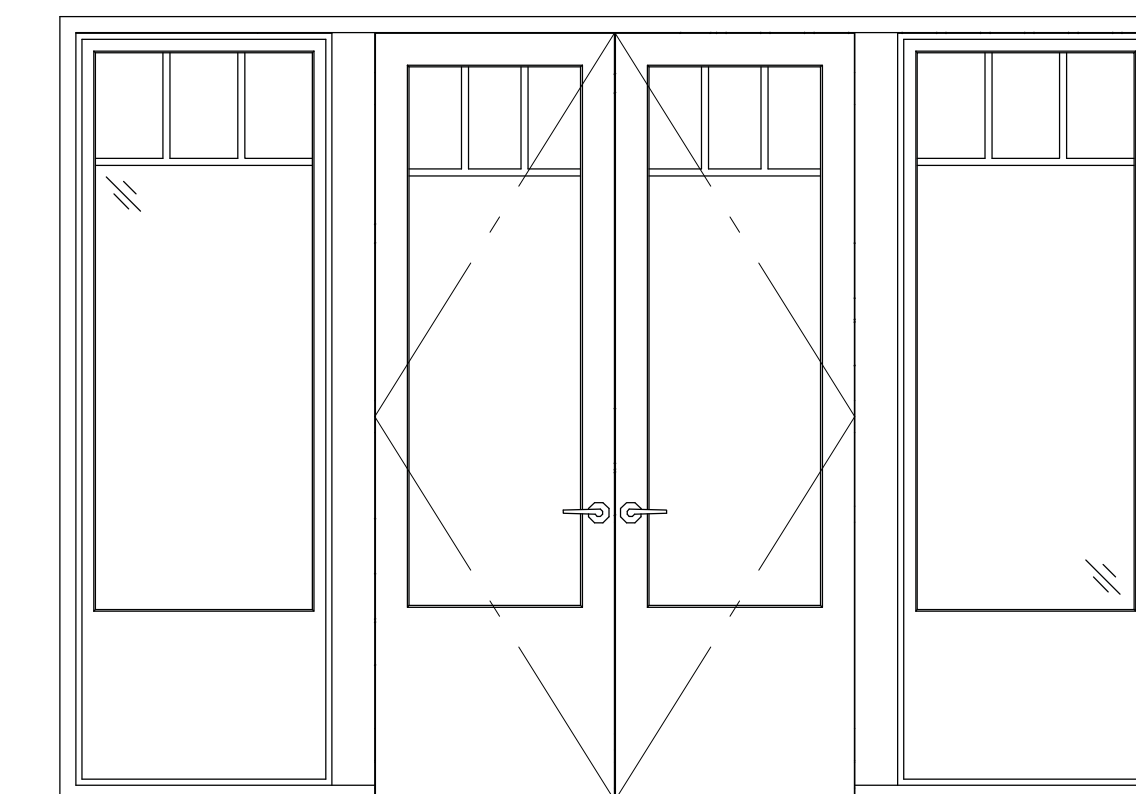
UPPER SHED WINDOWS



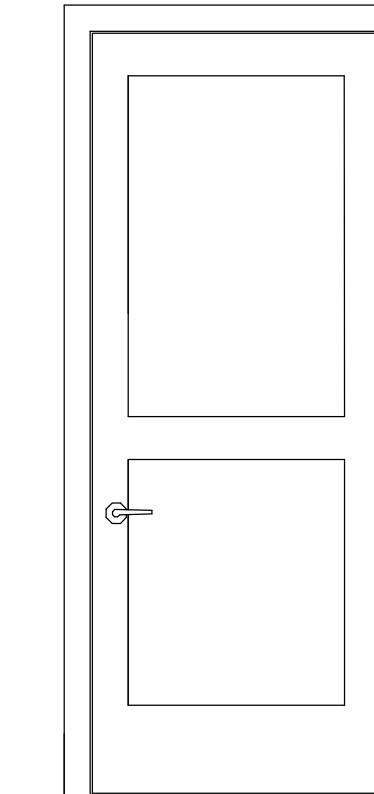
GARAGE DOOR



CASCADE SLIDING DOOR



ENTRY DOOR UNIT



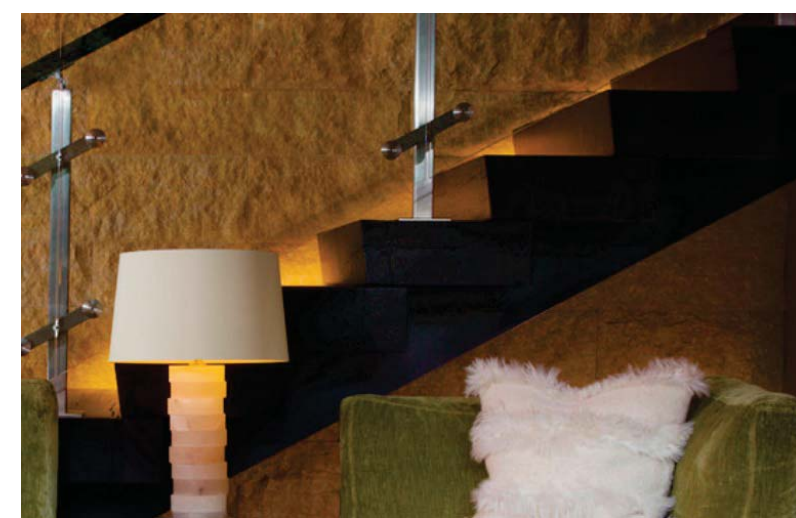
INTERIOR DOOR

3D EXTERIOR NUMBER	ROOM NAME	LABEL	QTY	SIZE	WIDTH	HEIGHT
D01	LIVING / ENTERTAINMENT	11380MU	1	11380	134 3/4"	96"
D02	HALL/MASTER BDRM	3080	1	3080 L IN	36"	96"
D03	MASTER BATH/MASTER BDRM	3080	1	3080 L IN	36"	96"
D04	CLOSET/LIVING / ENTERTAINMENT	2680	1	2680 L IN	30"	96"
D05	CLOSET/LIVING / ENTERTAINMENT	2680	1	2680 R IN	30"	96"
D06	PANTRY/KITCHEN	2880	1	2880 L IN	32"	96"
D07	SHOWER/MASTER BATH	2880	1	2880 R IN	32"	96"
D12	HALL/PATIO	3080	1	3080 L EX	36"	96"
D14	HALL/MASTER BDRM	3080	1	3080 R IN	36"	96"
D18	KITCHEN/PATIO	4080	1	4080 L EX	108"	96"
D19	KITCHEN/PATIO	4080	2	4080 R EX	108"	96"
D26	MASTER BATH/MASTER CLOSET	3080	1	3080 L IN	36"	96"
D29	HALL/LAUNDRY	3080	1	3080 L IN	36"	96"
D31	HALL/OFFICE	3074	1	3074 L	36"	92 7/8"
D32	HALL/POWDER	3080	1	3080 R IN	36"	96"
D33	WATER CLOSET/MASTER BATH	2880	1	2880 L IN	32"	96"

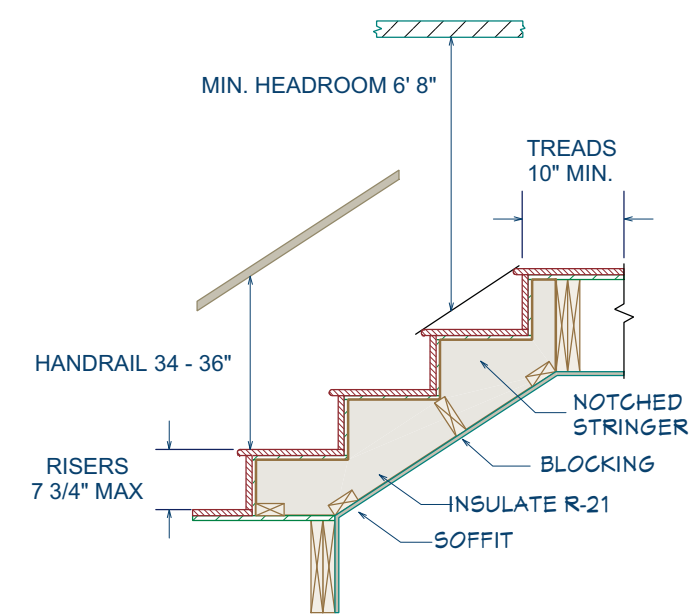
3D EXTERIOR NUMBER	ROOM NAME	LABEL	QTY	SIZE	WIDTH	HEIGHT
D01	BEDROOM 3/CLOSET	21074	1	21074 L	34"	88"
D02	BATH 3/BATH 2	3274	1	3274 R IN	31 3/4"	88"
D03	BATH 3/BEDROOM 3	3074	1	3074 R IN	36"	88"
D04	BATH 2/SHOWER 2	2674	1	2674 L IN	30"	88"
D05	CLOSET/BEDROOM 4	21074	1	21074 L	34"	88"
D06	HALL/BEDROOM 3	3074	1	3074 L IN	36"	88"
D07	BEDROOM 2/HALL	3074	1	3074 L IN	36"	88"
D08	BEDROOM 2/CLOSET	21074	1	21074 L	34"	88"
D09	BATH 2/BATH 2	21074	1	21074 L	34"	88"
D10	JACK/JILL BATH	3074	1	3074 R IN	36"	88"
D11	ENTERTAINMENT/JACK/JILL BATH	3074	1	3074 R	36"	88"
D15	HALL/BEDROOM 4	3074	1	3074 L IN	36"	88"
D30	BEDROOM 2/BATH 2	3074	1	3074 R IN	36"	88"
D33	ENTERTAINMENT/CLOSET	21074	1	21074 L	34"	88"
D34	ENTERTAINMENT/HALL	3074	1	3074 R IN	36"	88"
D35	JACK/JILL BATH/BEDROOM 4	3074	1	3074 R	36"	88"

STAIR NOTES:

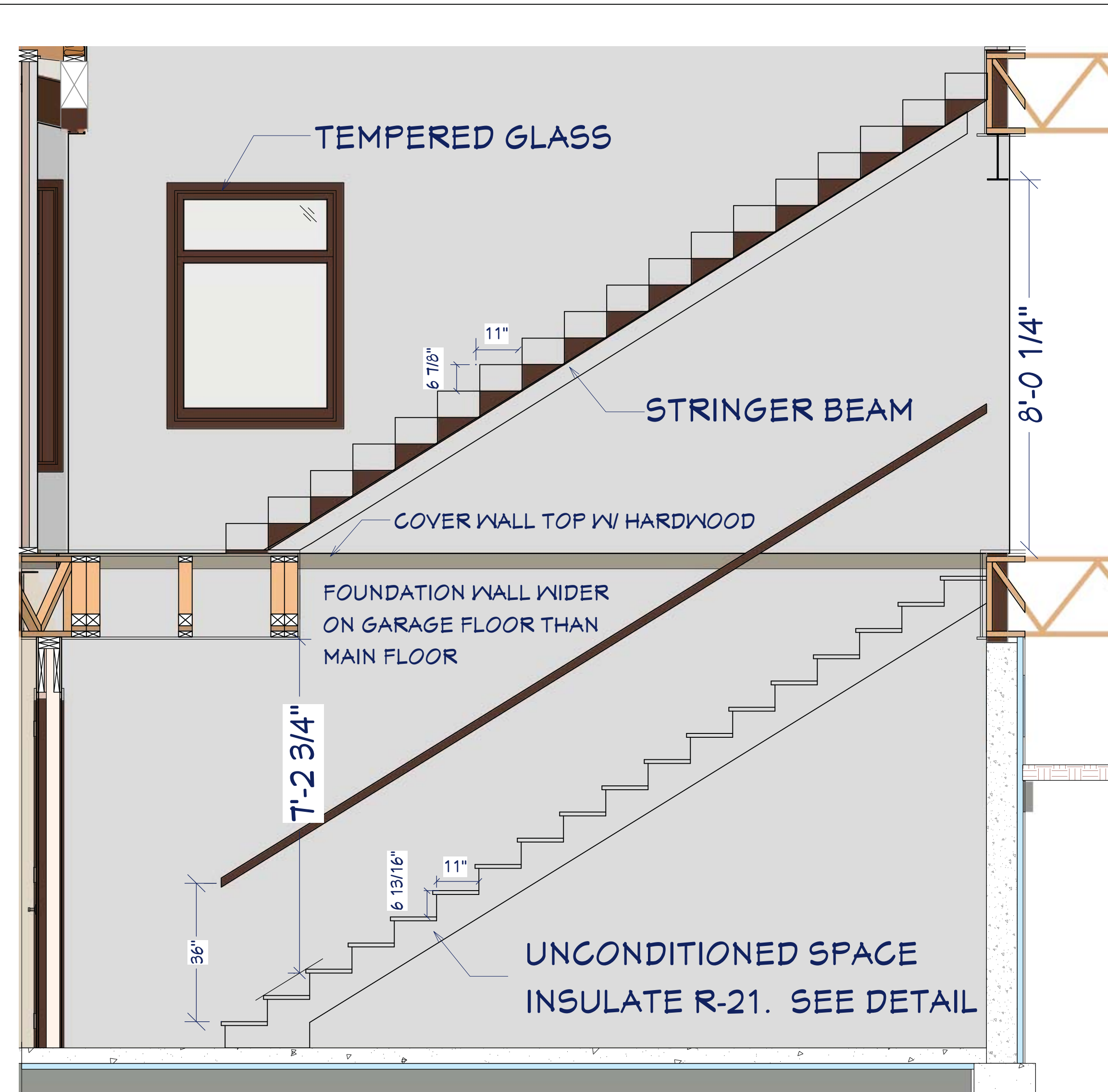
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT 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 36" 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. GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A 34" MIN. HEIGHT
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.



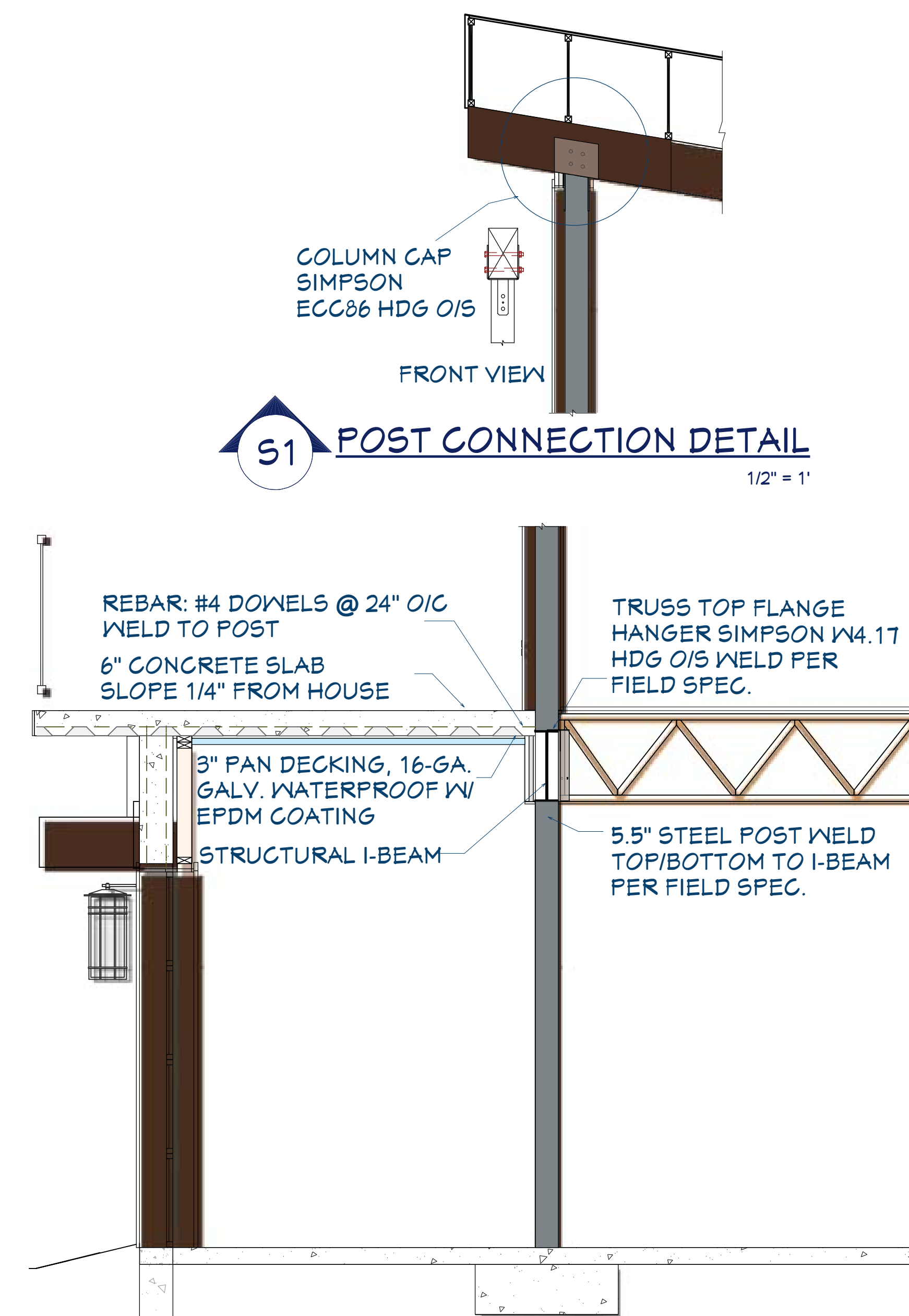
STAIR INSPIRATION PHOTO
NO SCALE



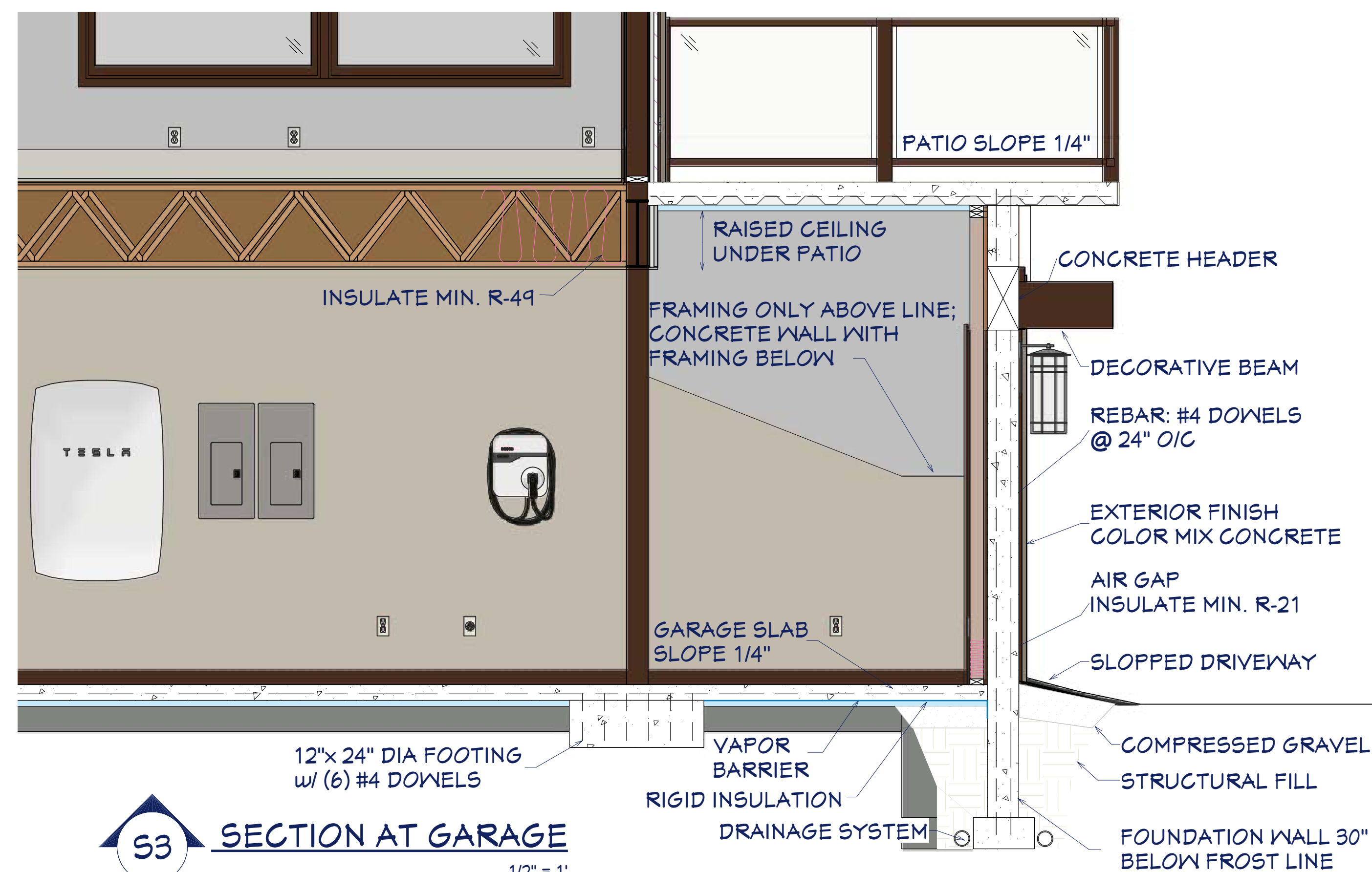
GARAGE STAIR DETAIL
1/2" = 1'



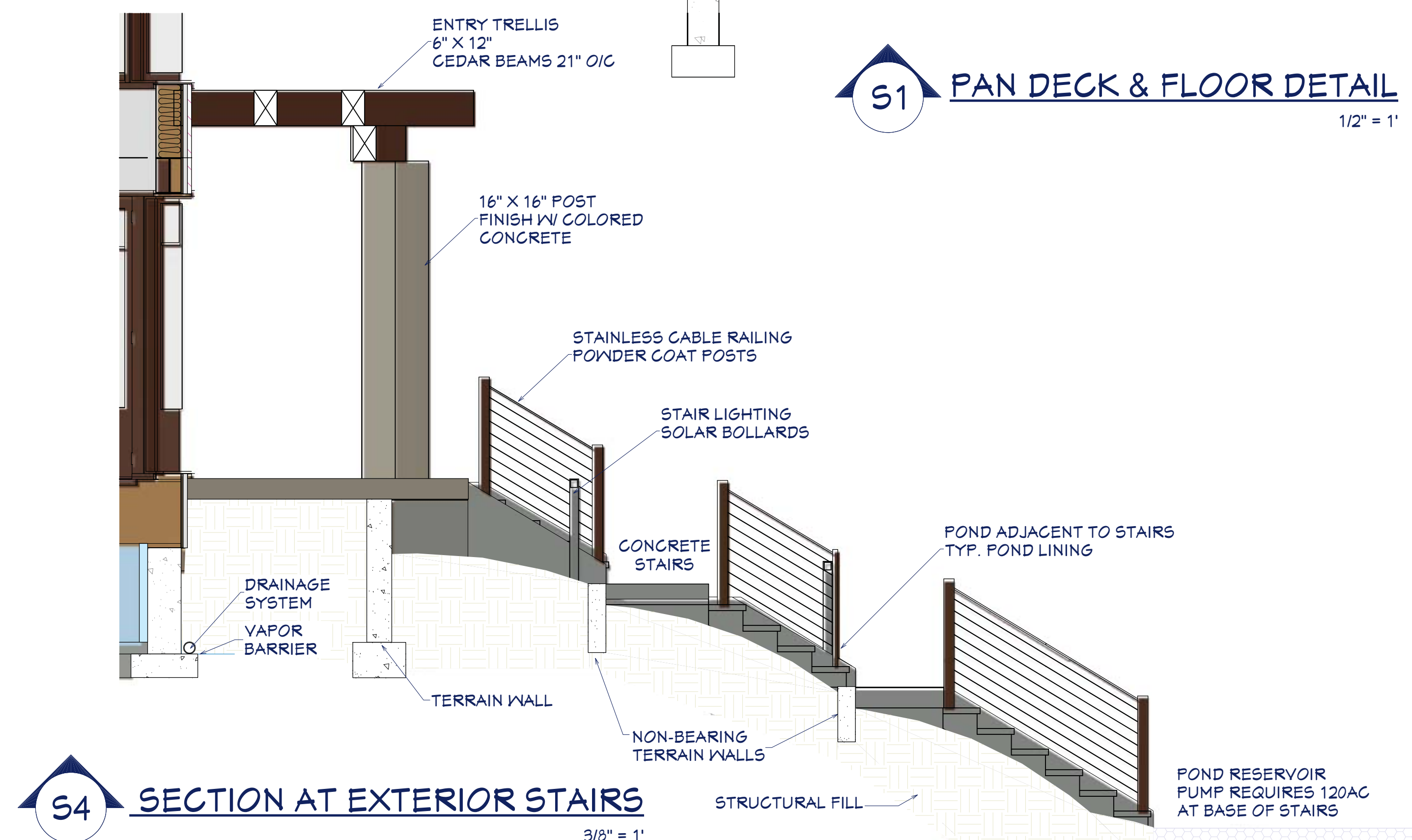
S2 STAIR SECTION
1/2" = 1'



S1 POST CONNECTION DETAIL
1/2" = 1'

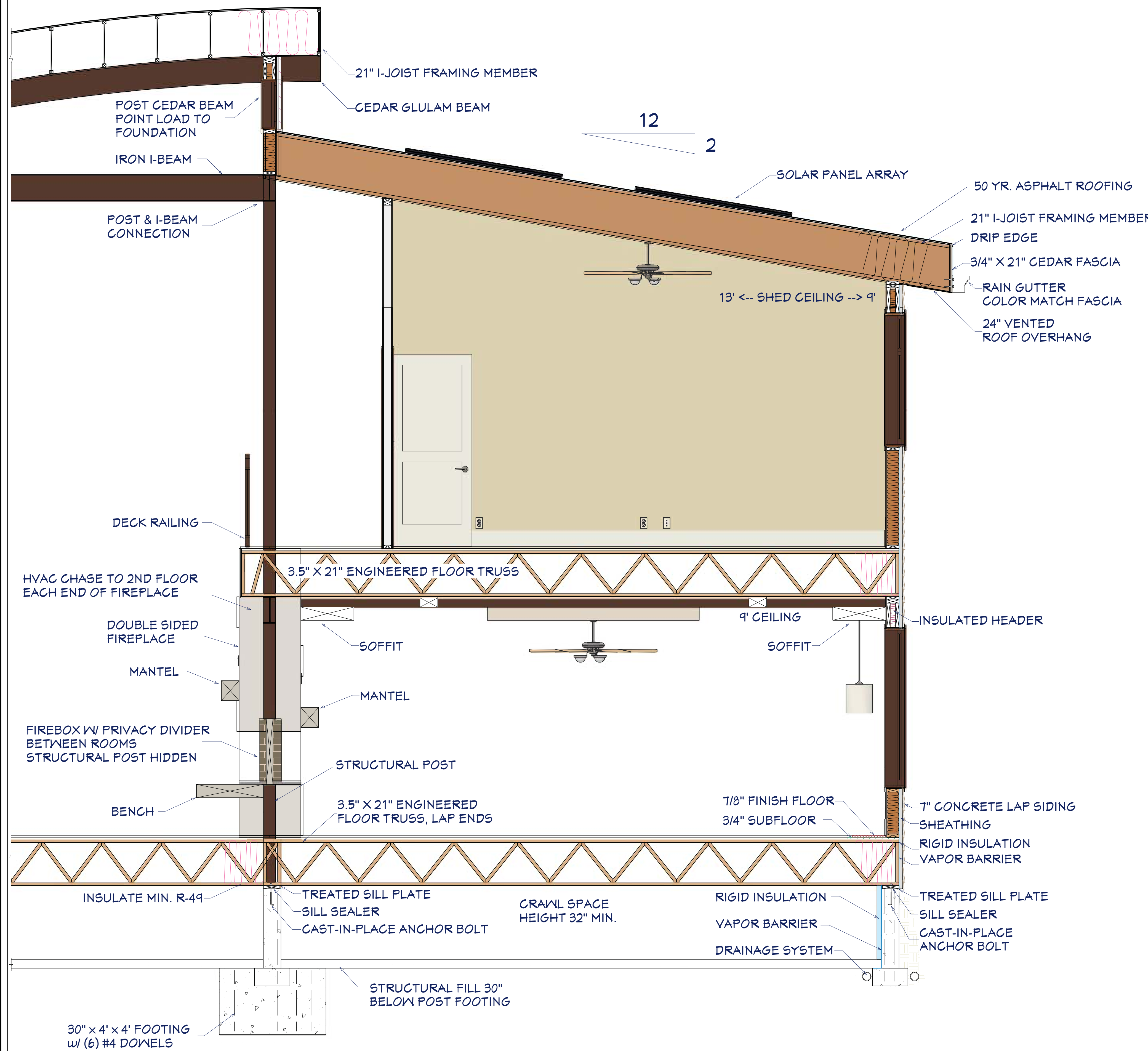


S3 SECTION AT GARAGE
1/2" = 1'



S4 SECTION AT EXTERIOR STAIRS
3/8" = 1'

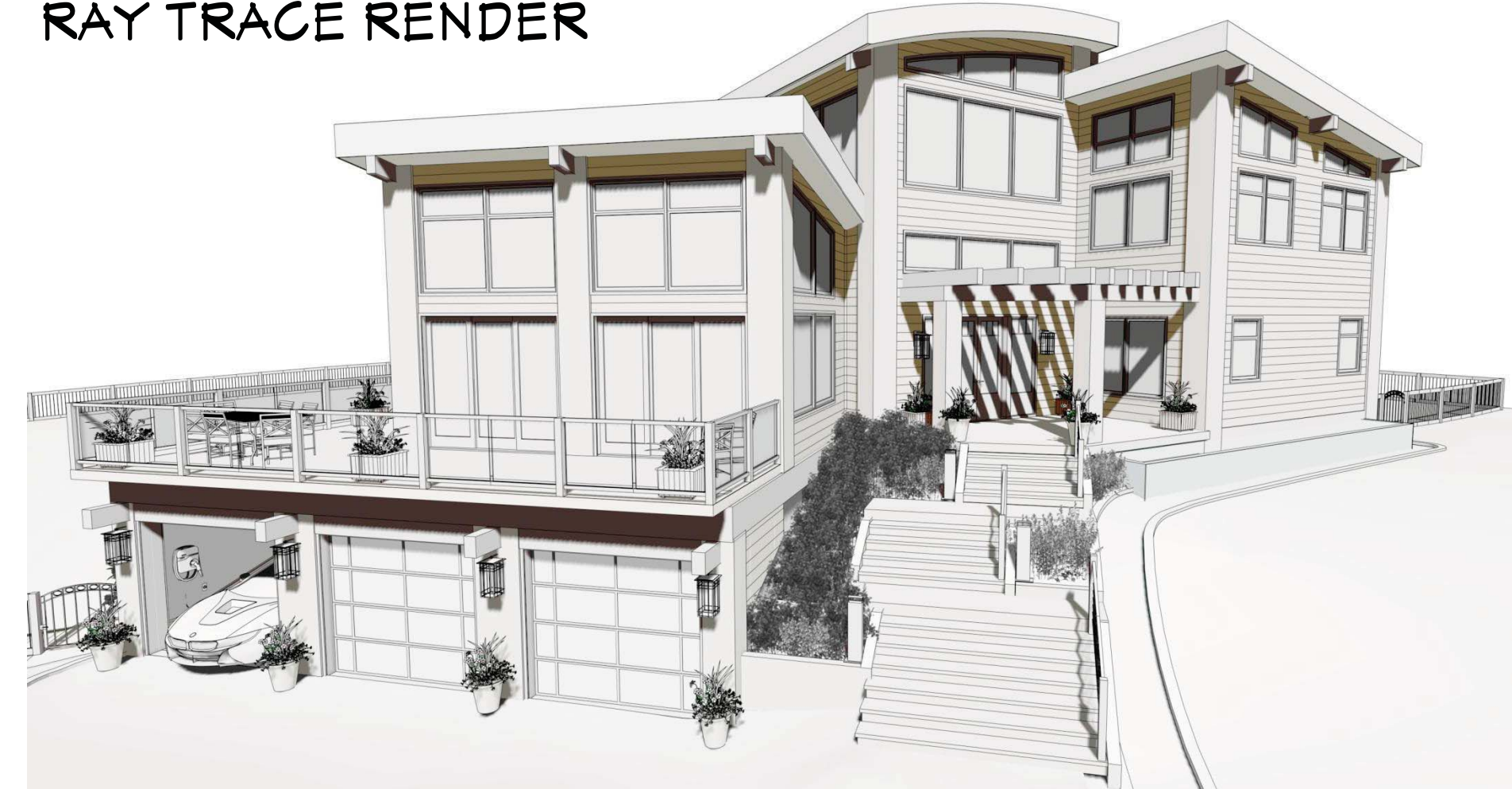




55 FIREPLACE AT FOUNDATION SECTION
1/2" = 1'



RAY TRACE RENDER



TECHNICAL ILLUSTRATION



WATERCOLOR



WATERCOLOR

SHEET NUMBER
14





DATE: _____
DRAWN BY: S.H.

SECTIONS & RENDERS
RENDERS FOR ILLUSTRATION ONLY - NO SCALE

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BRECKENRIDGE

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WALL PANEL NOTES:

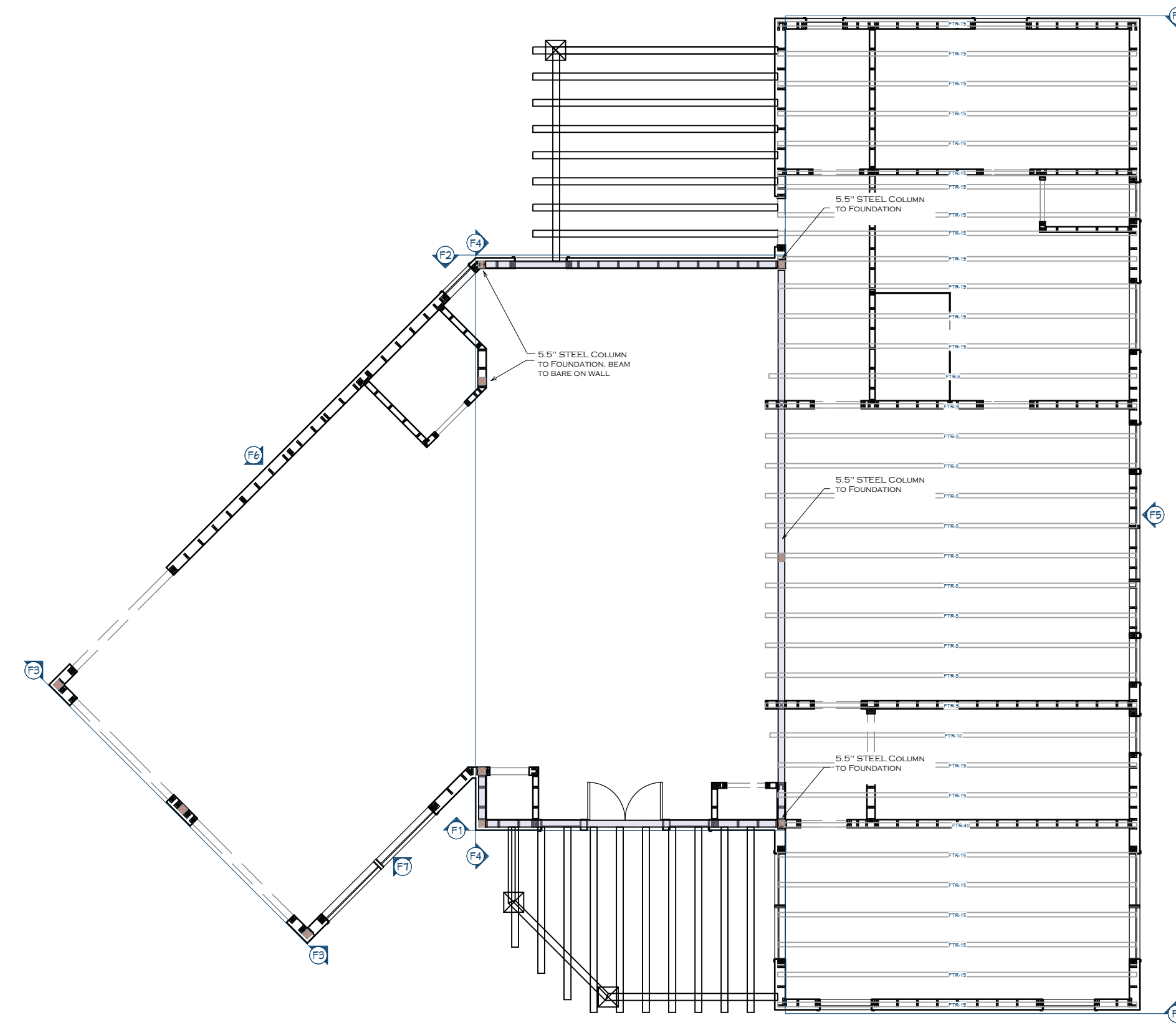
-  **B.P. BRACED WALL PANEL**
3'-0" MIN. LENGTH w/ 1/2" PLYWOOD AND 8d COMMONS 6" O/C AT ALL PANEL EDGES, 12" O/C FIELD.
-  **I.B.P. INTERIOR BRACED WALL PANEL**
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREENS PERS ASTM C1002 @ 1" O/C @ ALL SUPPORTS
-  **A.B.P. ALTERNATE BRACED WALL PANEL**
2'-8" MIN. WIDTH w/ 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. HOLD DOWN EACH END *HPAHD22 OR STD10)
-  **N.A.B.P. NEW ALTERNATE BRACED WALL PANEL**
2'-0" MIN. WIDTH. CONTINUOUS HEADER. ALL OTHER SAME AS A.B.P.

FRAMING & STRUCTURAL NOTES

1. BRACED-WALL PANELS SHALL BEGIN NO MORE THAN 12 1/2 FT. FROM EACH END OF A BRACED-WALL LINE (Ø FT. FOR IBC SDC D-E AND IRC SDC D0-D2 PROVIDE IRC R602.11 REQUIREMENTS ARE MET).
2. WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING.
3. WALL HEADERS ON EXTERIOR WALLS: (2) 2" X 12" DF 2 TYP. INSULATED, UNO
4. PROVIDE DOUBLE FLOOR TRUSSES. UNDER ALL WALLS RUNNING PARALLEL.
5. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
6. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
7. 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.

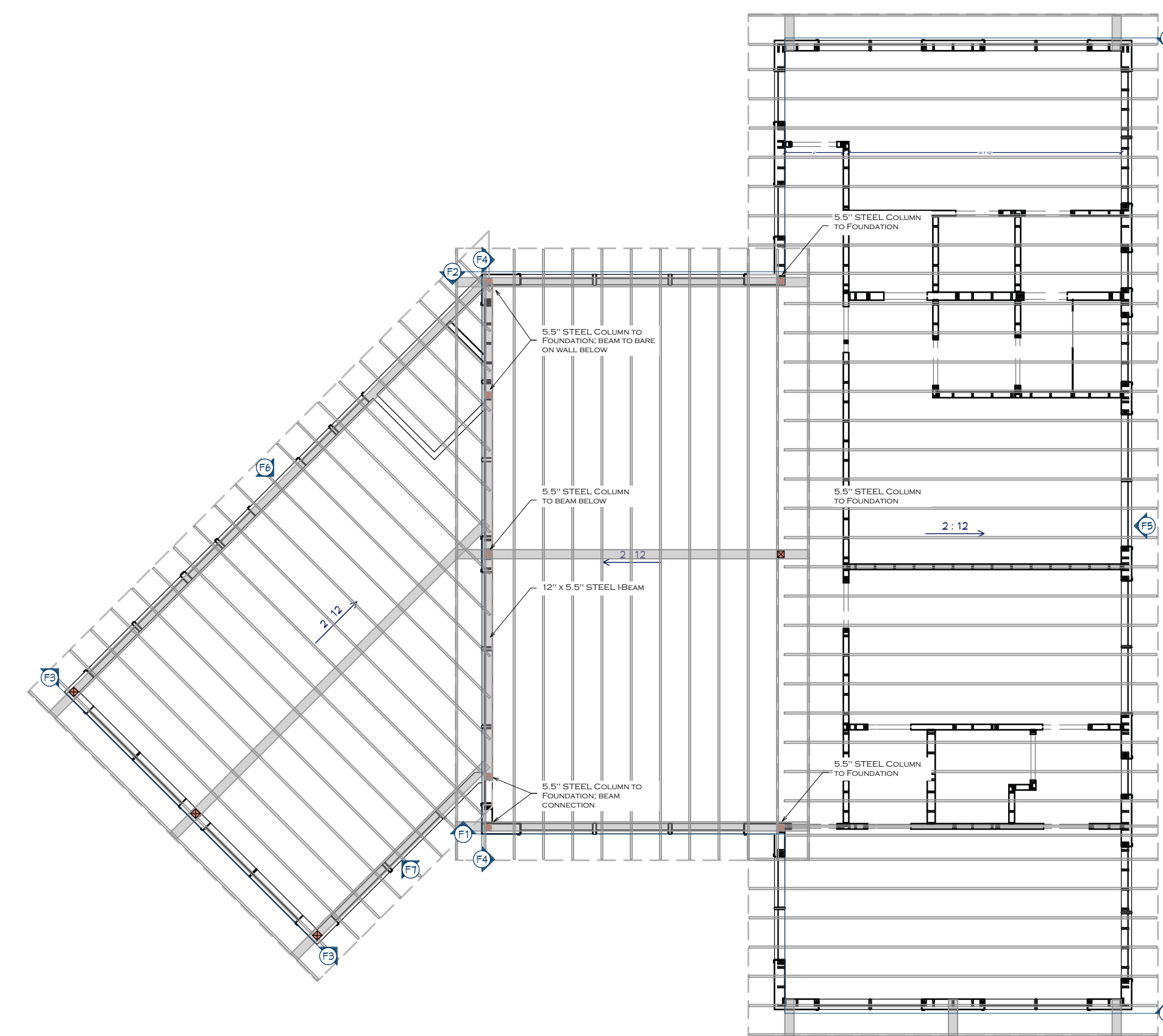
LUMBER SPECIES:

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



SHEAR WALL & FRAMING PLAN, MAIN FLOOR

1/8"=1'



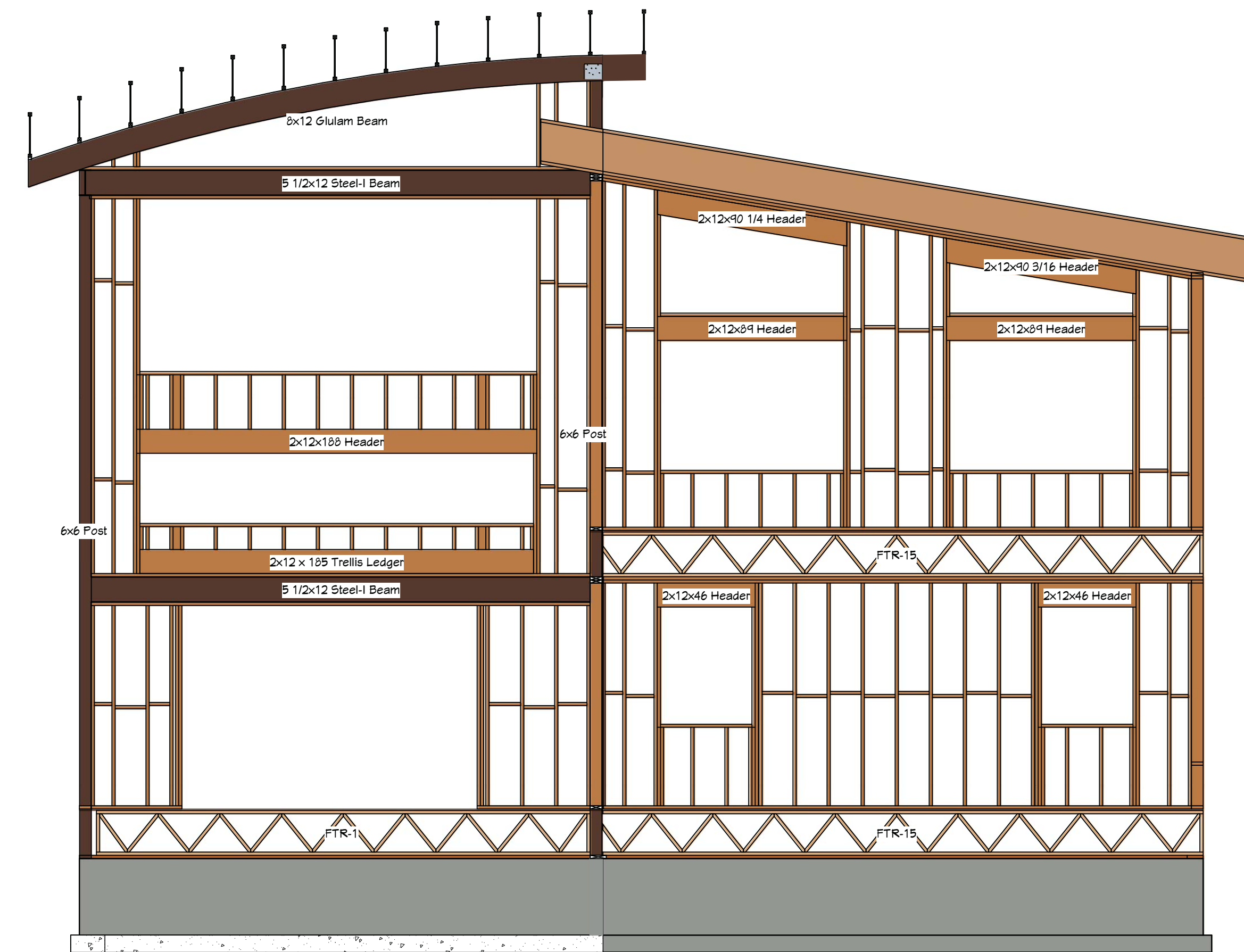
SHEAR WALL & FRAMING PLAN, FLOOR 2

1/8"=1'



FRAMING OVERVIEW

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F1 FRONT WALL FRAME DETAIL

1/4"=1'

SHEET NUMBER

15

Revision #:

DATE: _____

DRAWN BY: S.H.

**SHEAR WALL
LOCATIONS**

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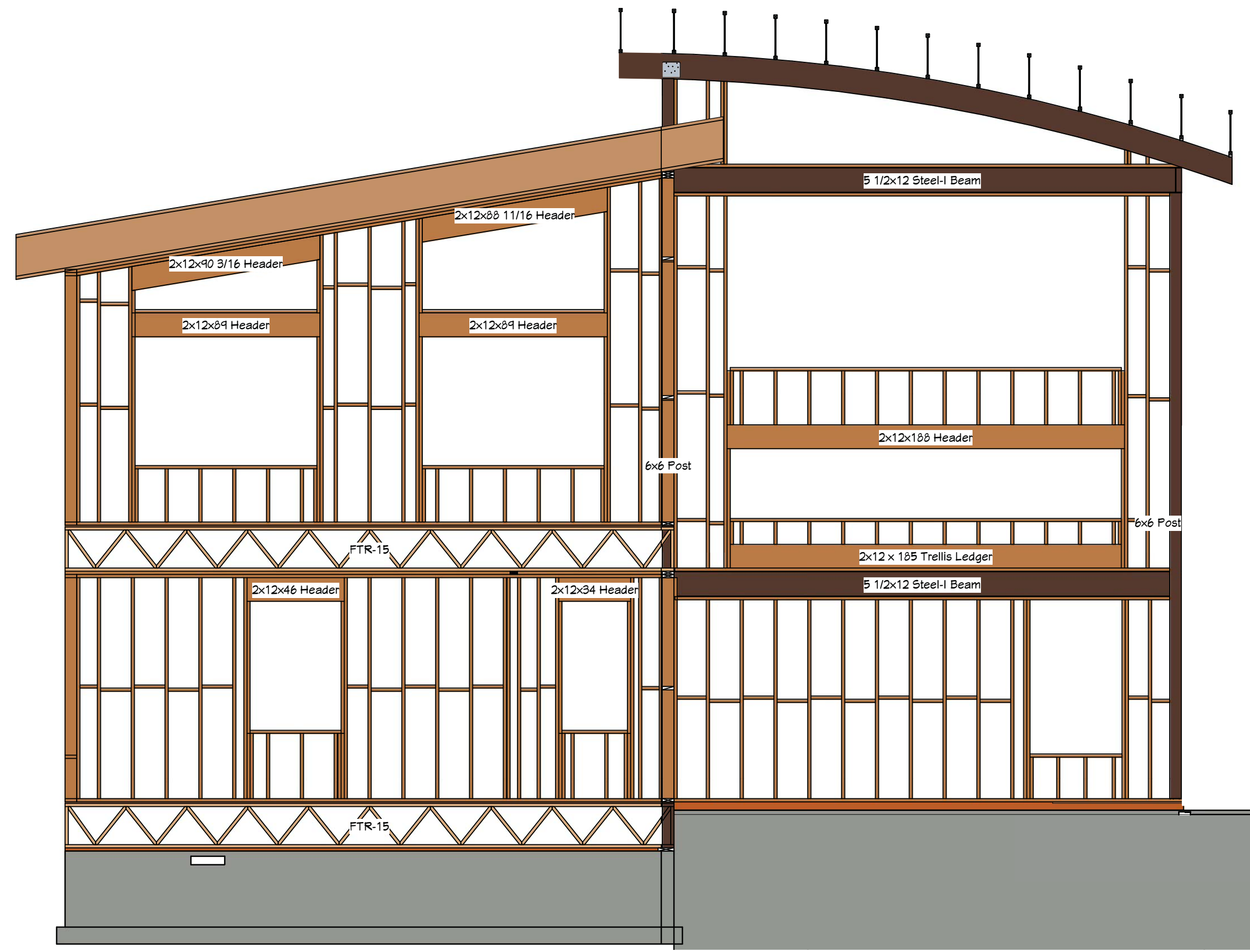
WALL FRAMING

2315 E. BRECKENRIDGE LN.

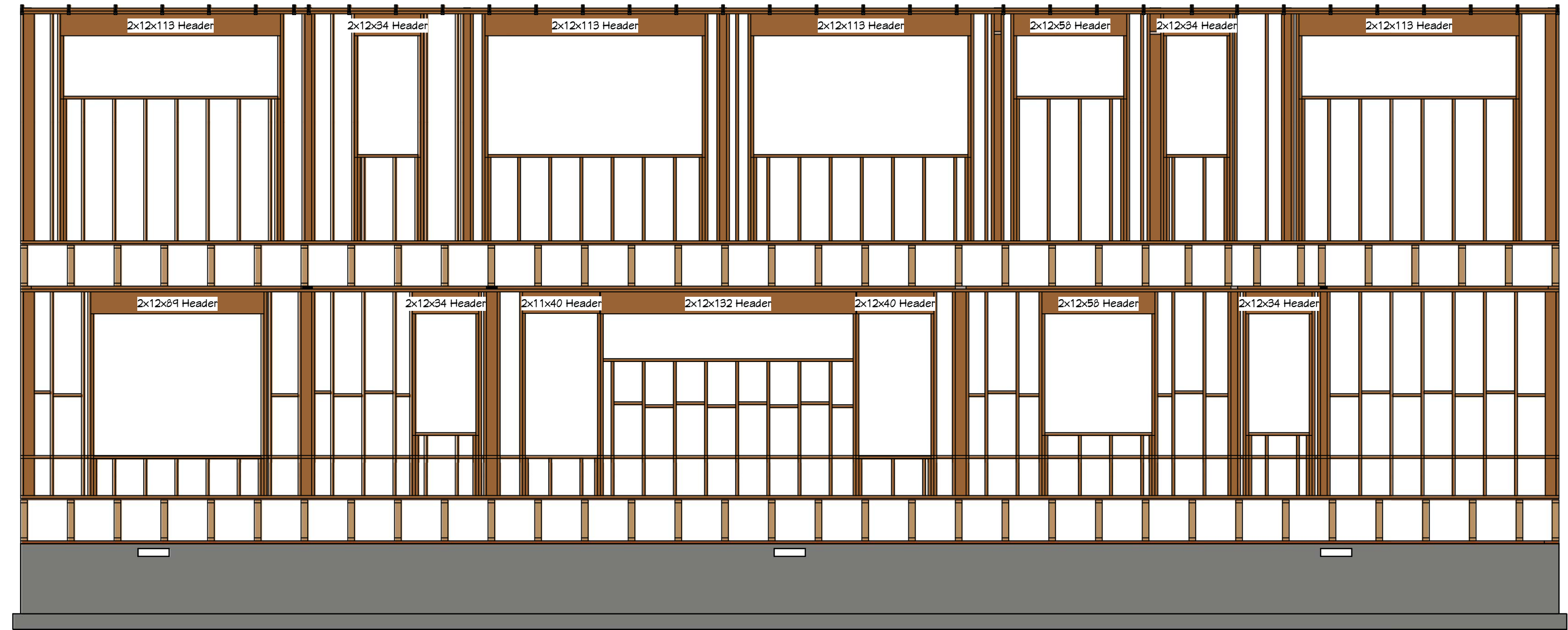
BRECKENRIDGE

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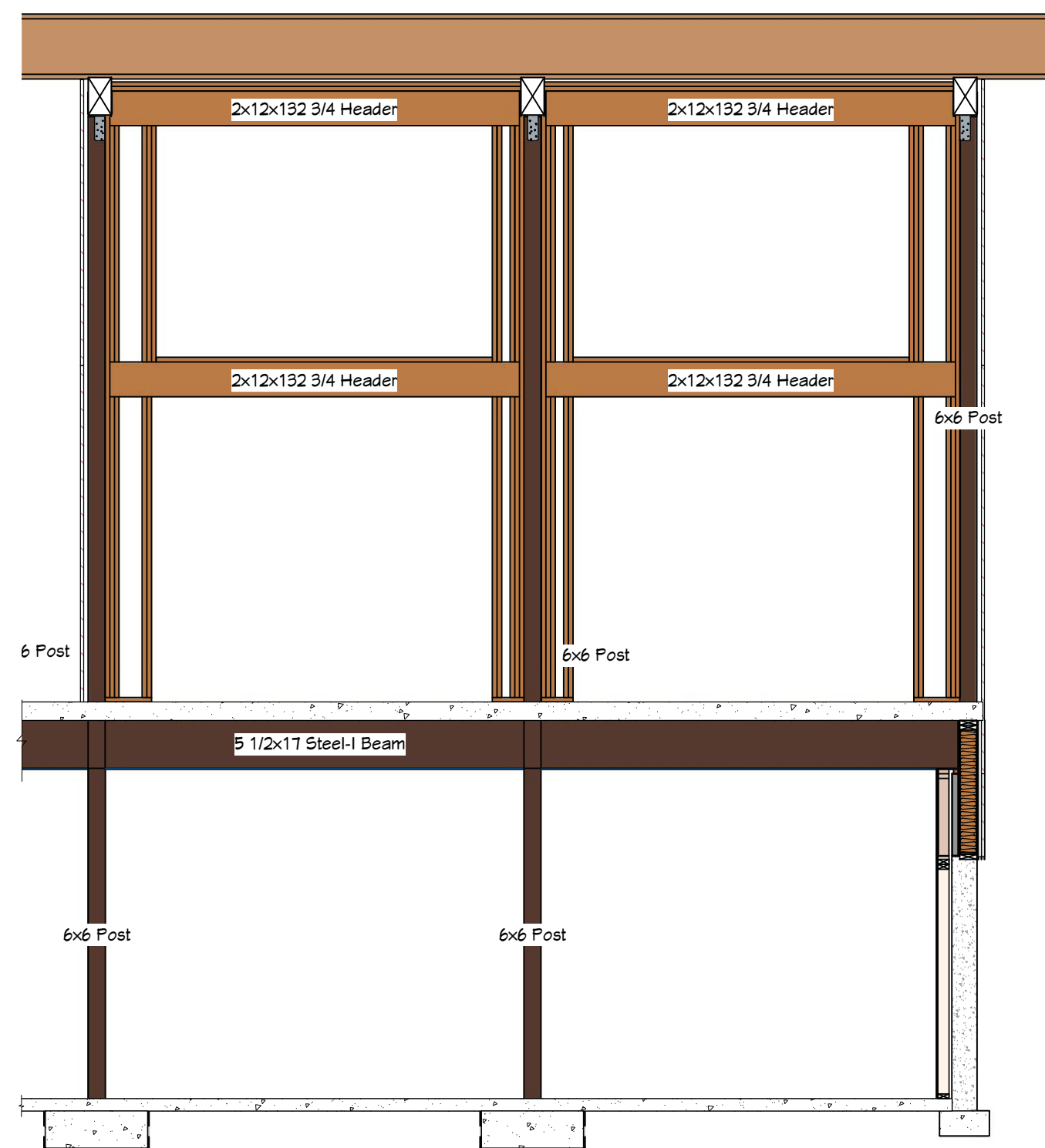
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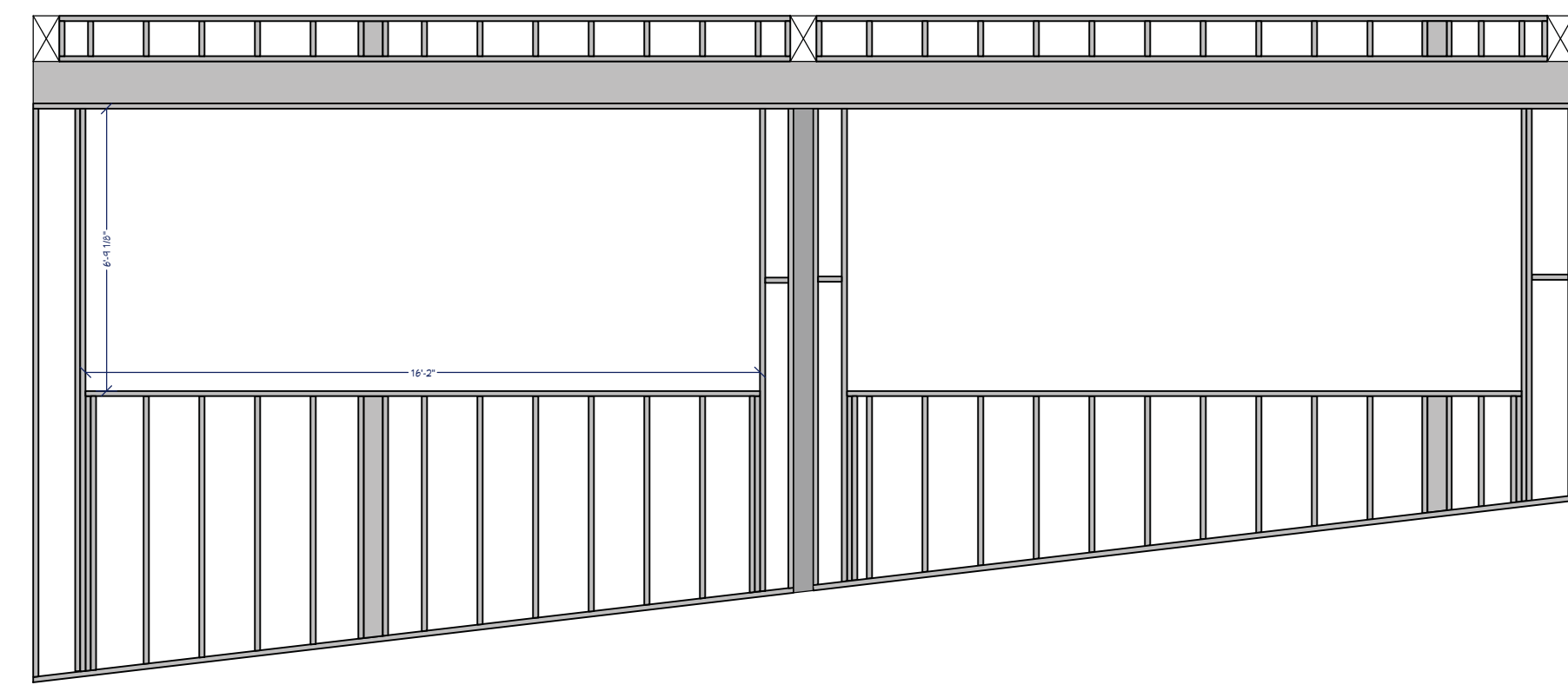
F2 REAR WALL FRAME DETAIL
1/4"=1'



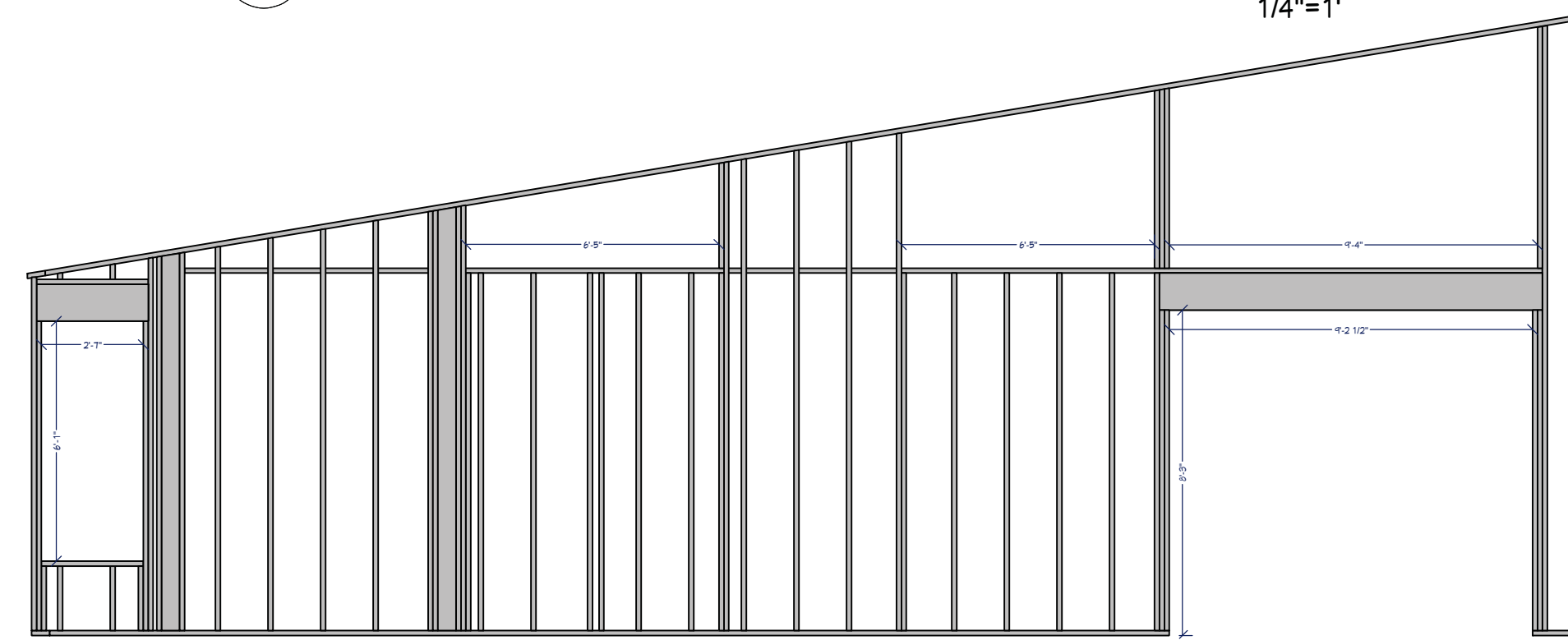
F5 SOUTH SIDE WALL FRAME DETAIL
1/4"=1'



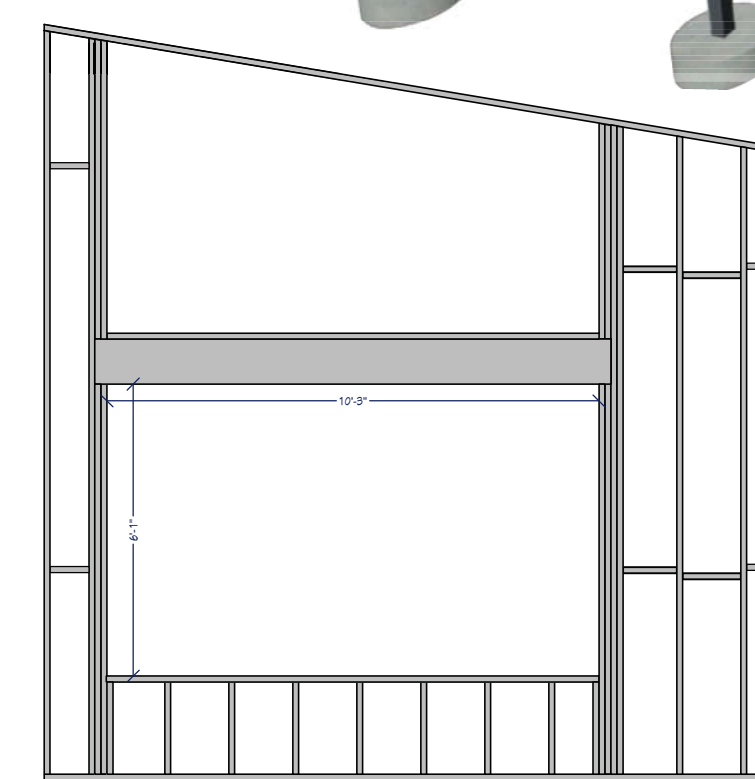
F3 FRONT SIDE WALL FRAME DETAIL
1/4"=1'



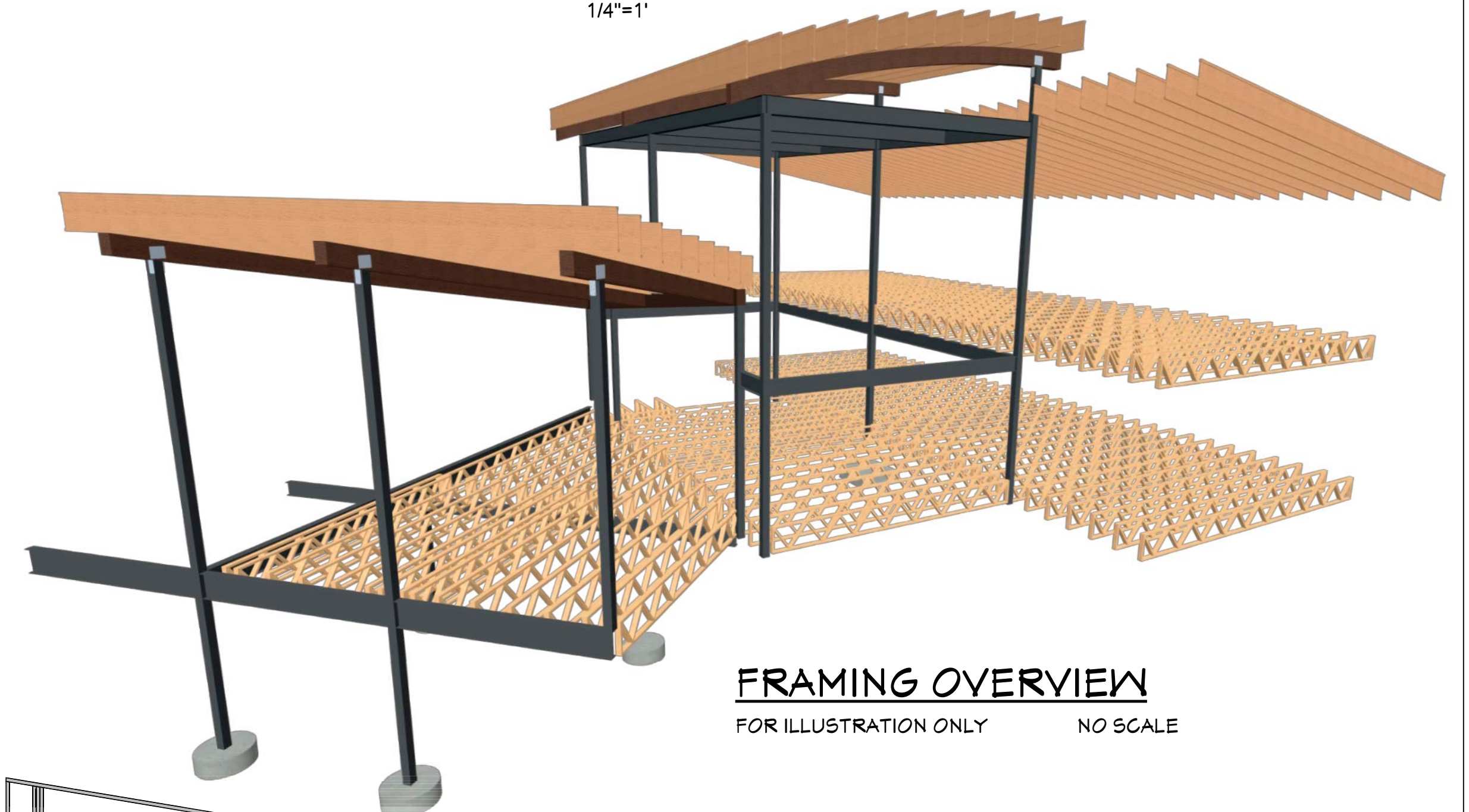
F4 KITCHEN SHED WALL FRAME DETAIL
1/4"=1'



F6 REAR SIDE WALL FRAME DETAIL
1/4"=1'



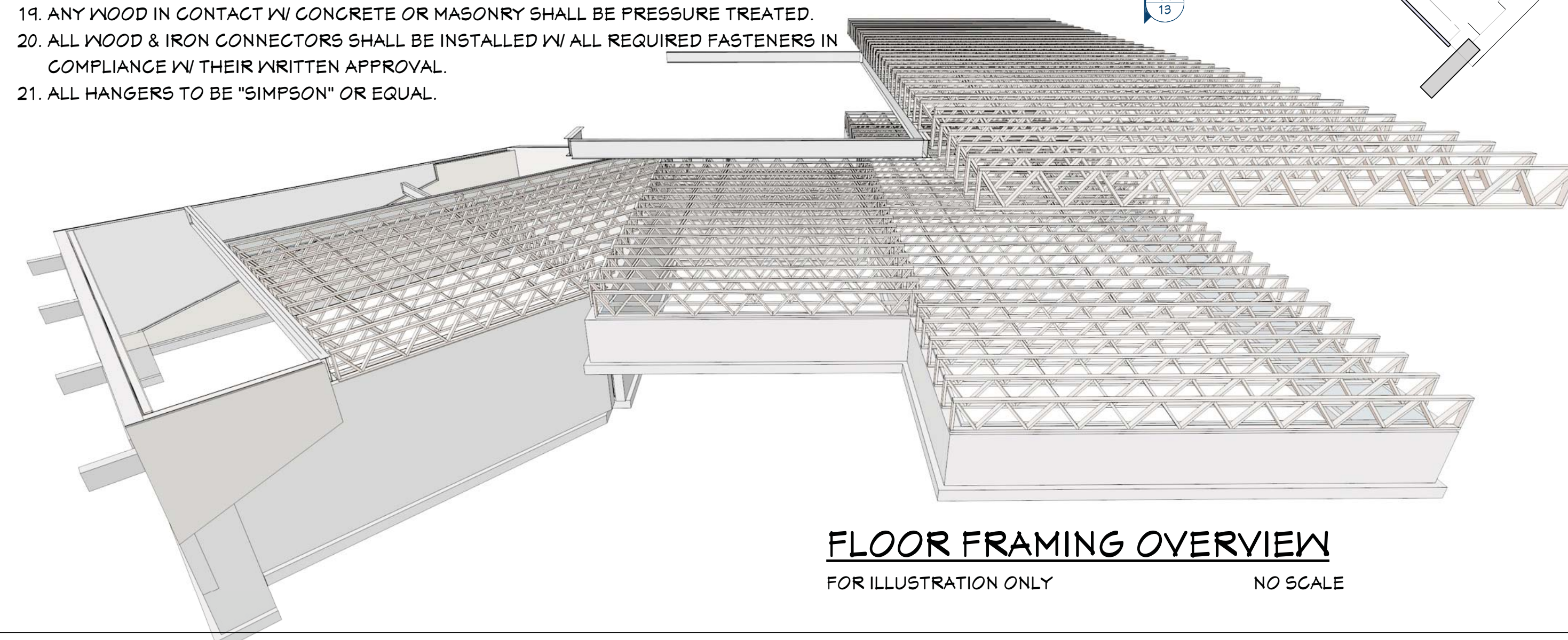
F7 FRONT SIDE WALL FRAME DETAIL
1/4"=1'



FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE

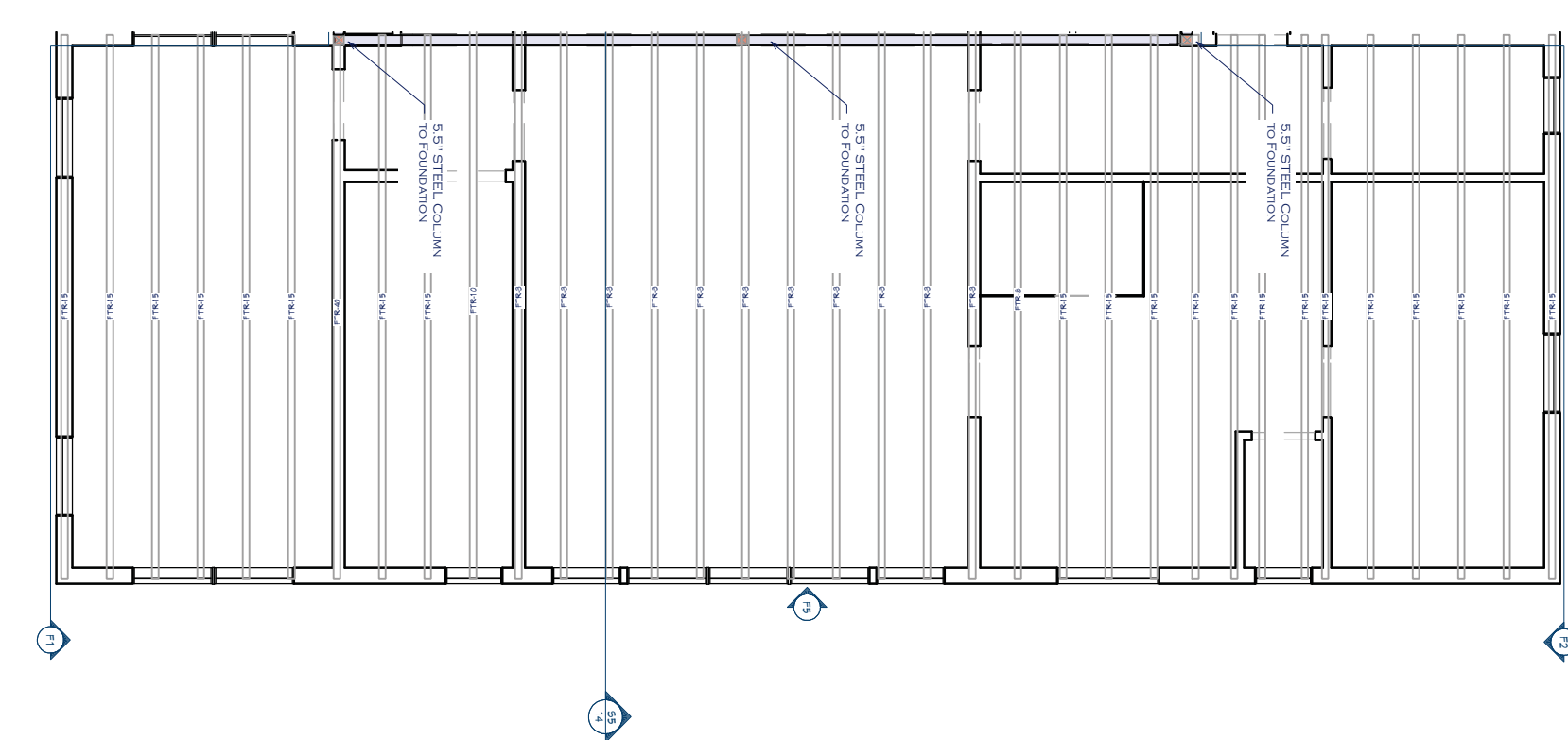
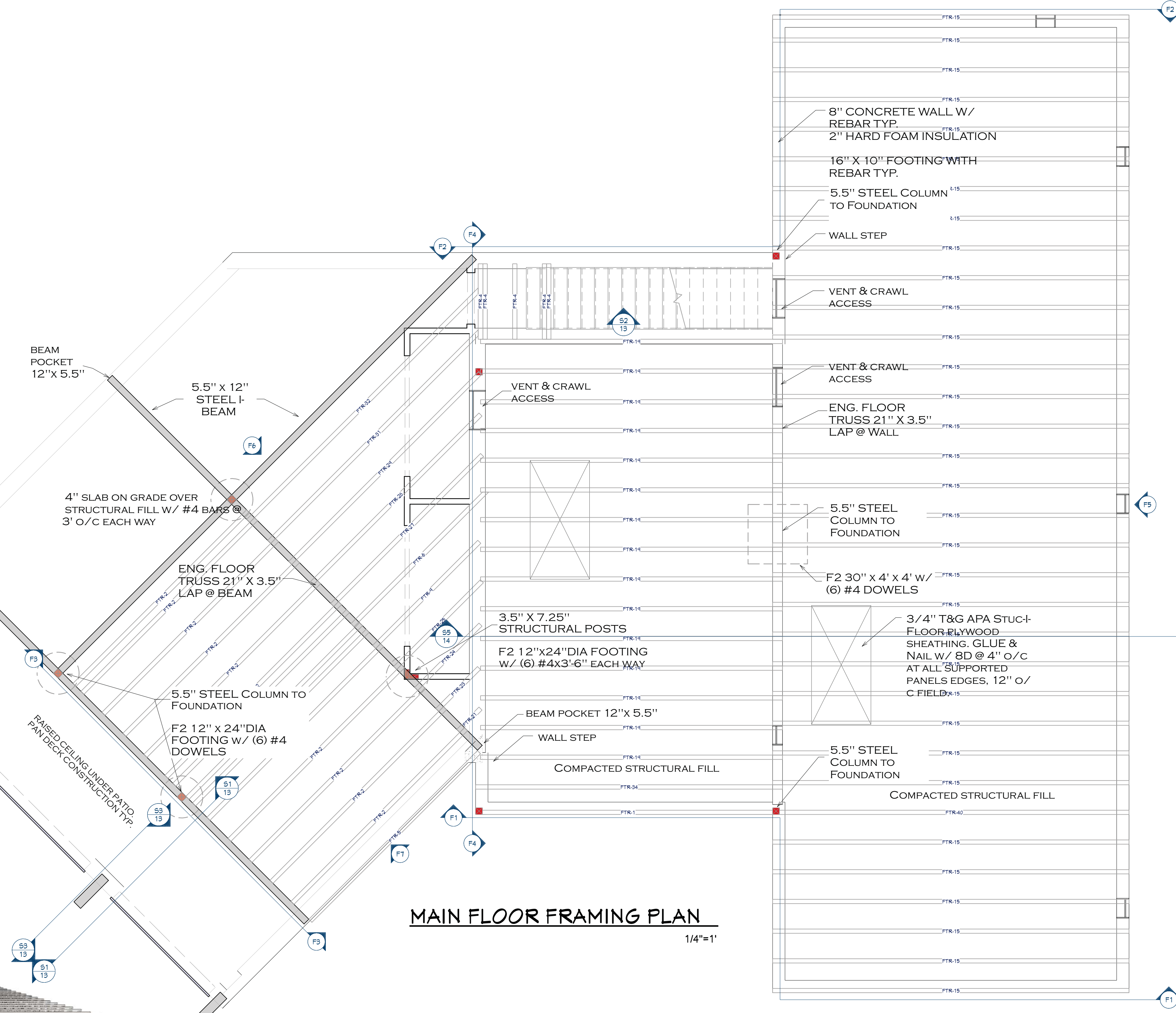
FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER, UNO.
2. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
3. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
4. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS / JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ENGINEER. PRE-MANUFACTURED 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 ENGINEER OR ICBO APPROVED.
5. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C
6. ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
7. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. HANGERS NOT SHOWN SHALL BE SIMPSON HU (OR EQUAL) OF SIZE RECOMMENDED FOR MEMBER.
8. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
9. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
10. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
11. ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.
12. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-Y SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
13. 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. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
14. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA FRP-108 PERFORMANCE STANDARDS. UNO, 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.
15. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC 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.
16. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON (OR EQUAL).
17. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
18. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
19. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
20. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
21. ALL HANGERS TO BE "SIMPSON" OR EQUAL.



FLOOR FRAMING OVERVIEW

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17
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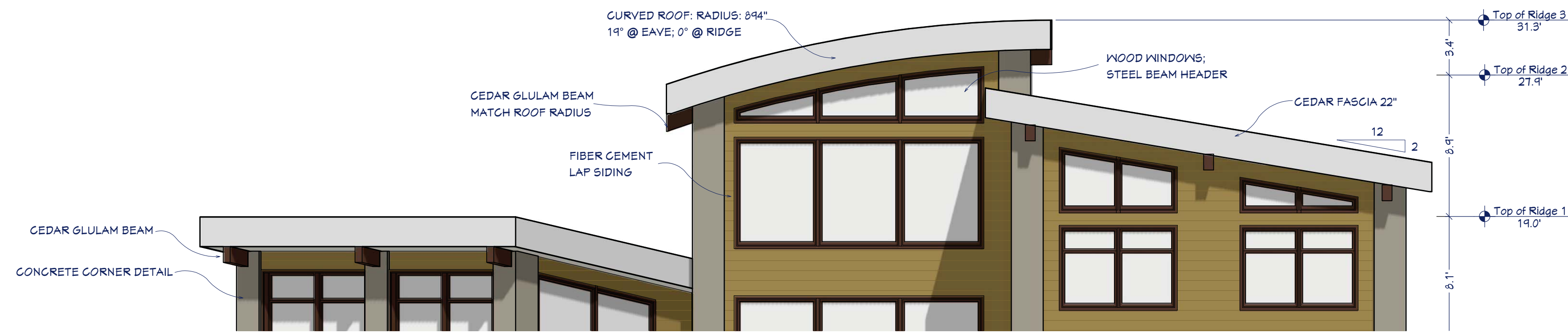
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DRAWN BY: S.H.

FLOOR FRAMING

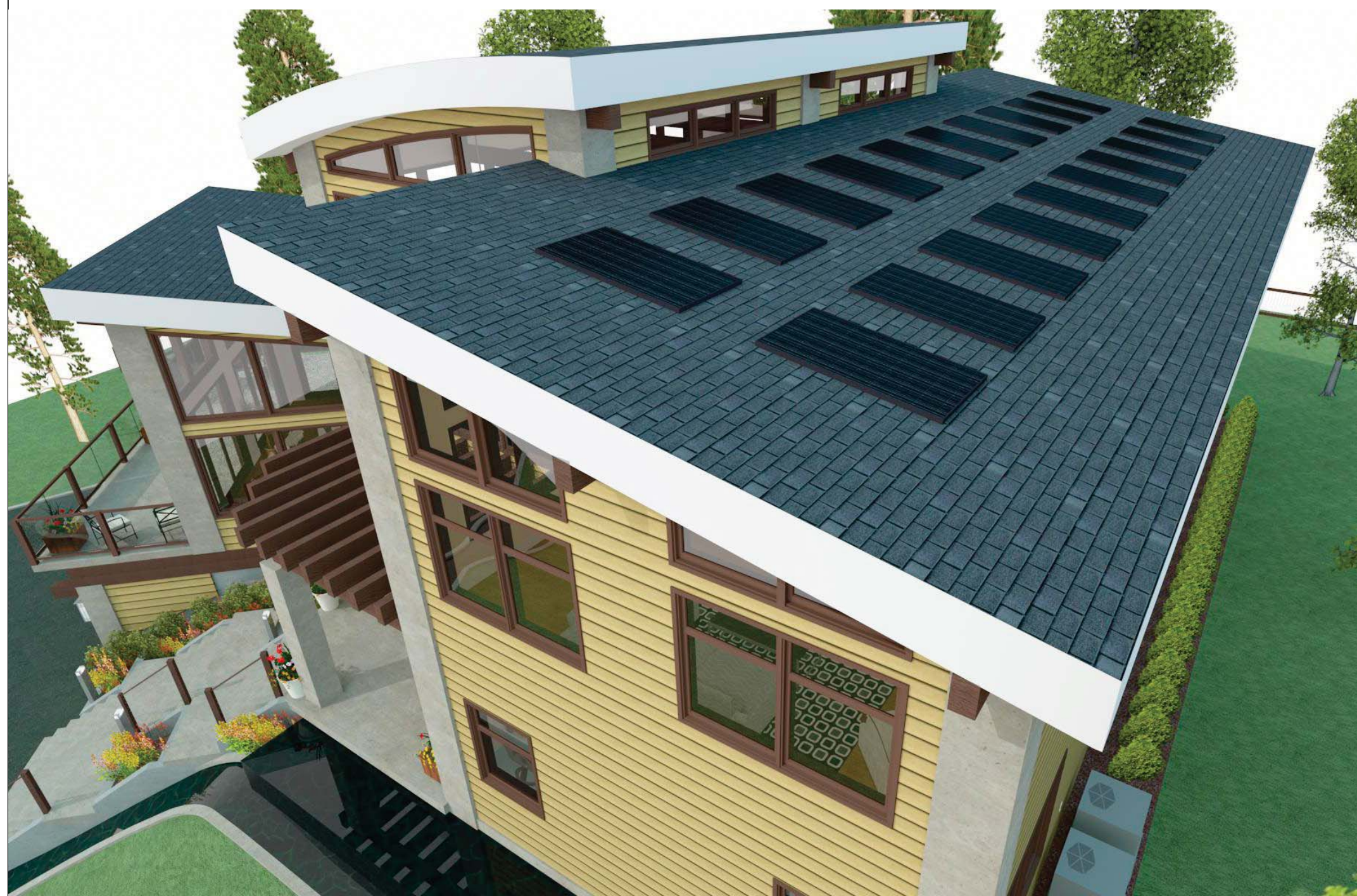
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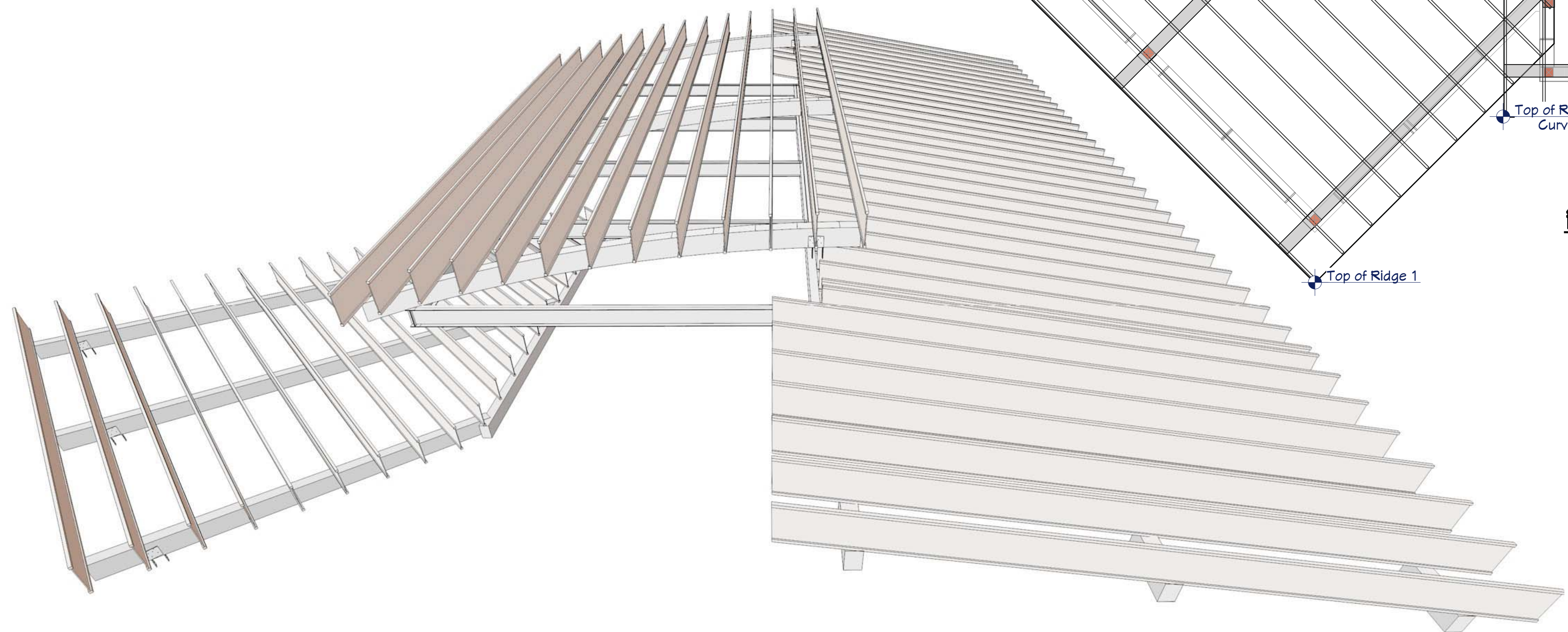


FRONT ELEVATION
3/16"=1'



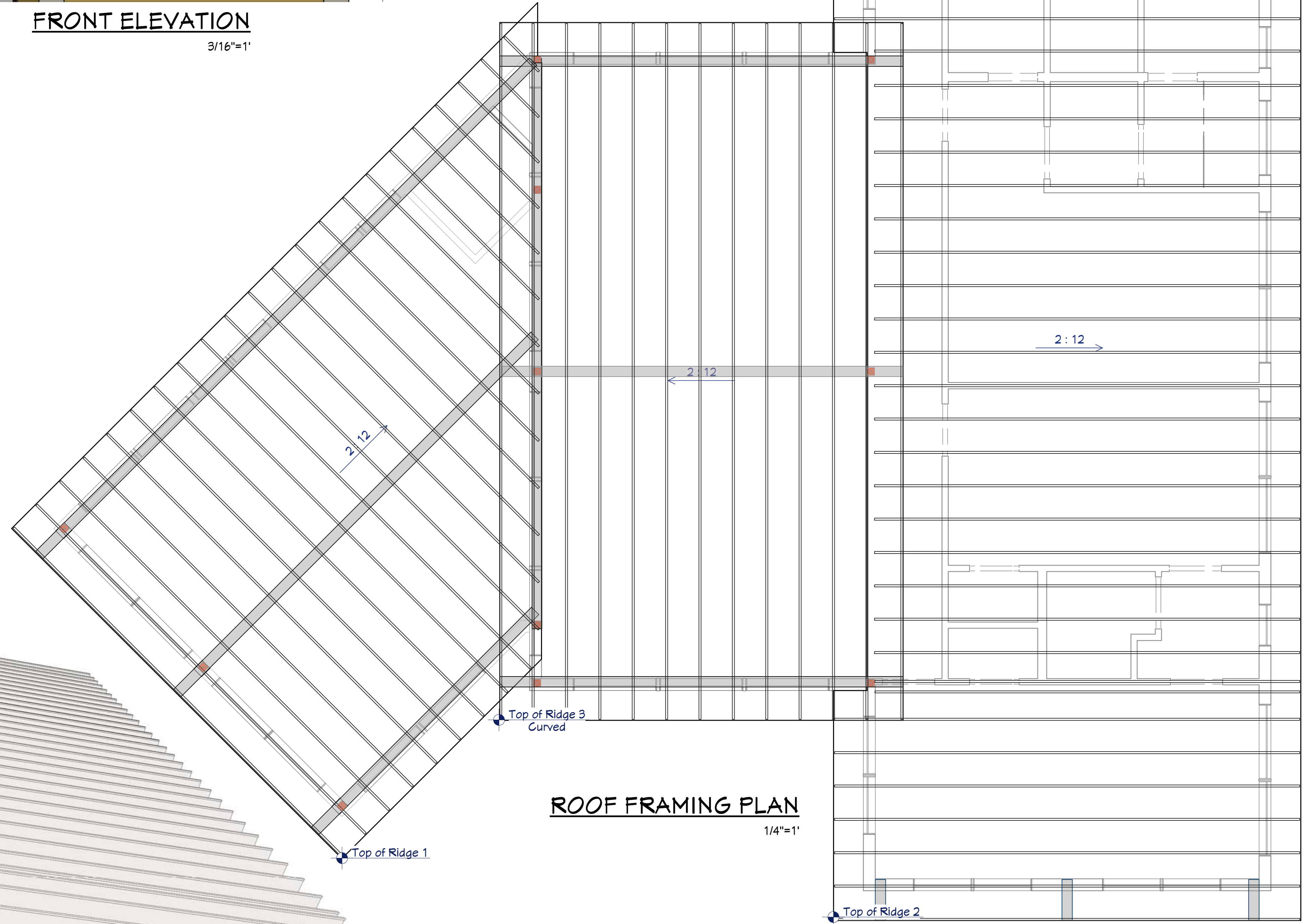
ROOF OVERVIEW

FOR ILLUSTRATION ONLY NO SCALE



ROOF FRAMING PLAN

FOR ILLUSTRATION ONLY NO SCALE



ROOF FRAMING PLAN

1/4"=1'

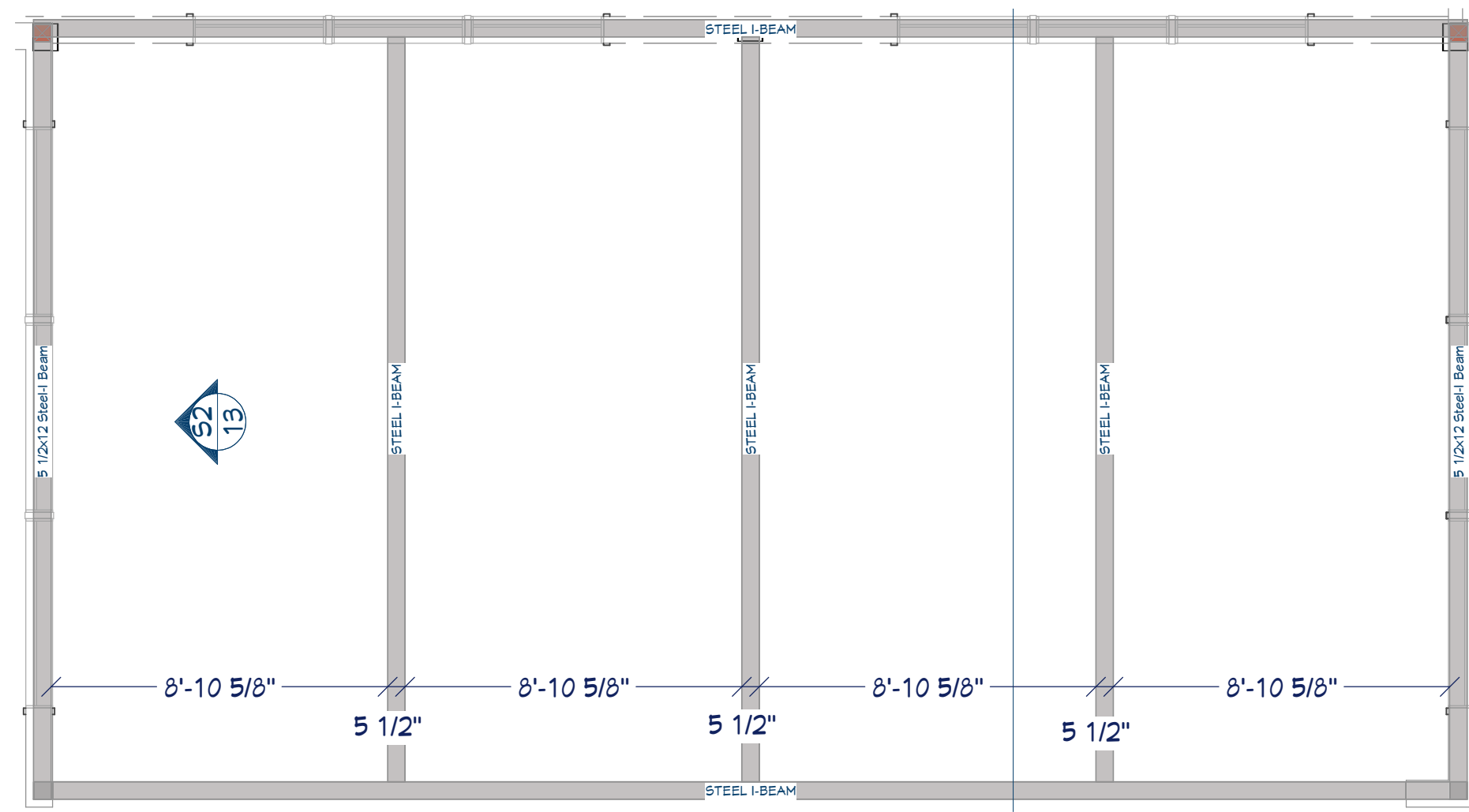
ROOF FRAMING NOTES:

HAND FRAME I-JOIST FRAMING FOR ROOF

1. FRAMING DRAWING IS FOR ILLUSTRATION ONLY. ALL JOISTS/TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
2. ALL JOISTS/TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
3. ALL JOISTS/TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL JOISTS/TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS AT IRON AND BEAMS TO BE PROVIDED BY ENGINEER.
6. ALL ROOF FRAMING 24" O.C. UNO
7. ALL OVERHANGS 24" UNO.
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. LOAD 50 LBS PER SQUARE FOOT.
11. INSULATED WALL HEADERS: (2) 2 X 12 DF 2 TYP. UNO
12. ROOF & FLOOR JOISTS/TRUSSES MANUFACTURER(S): _____

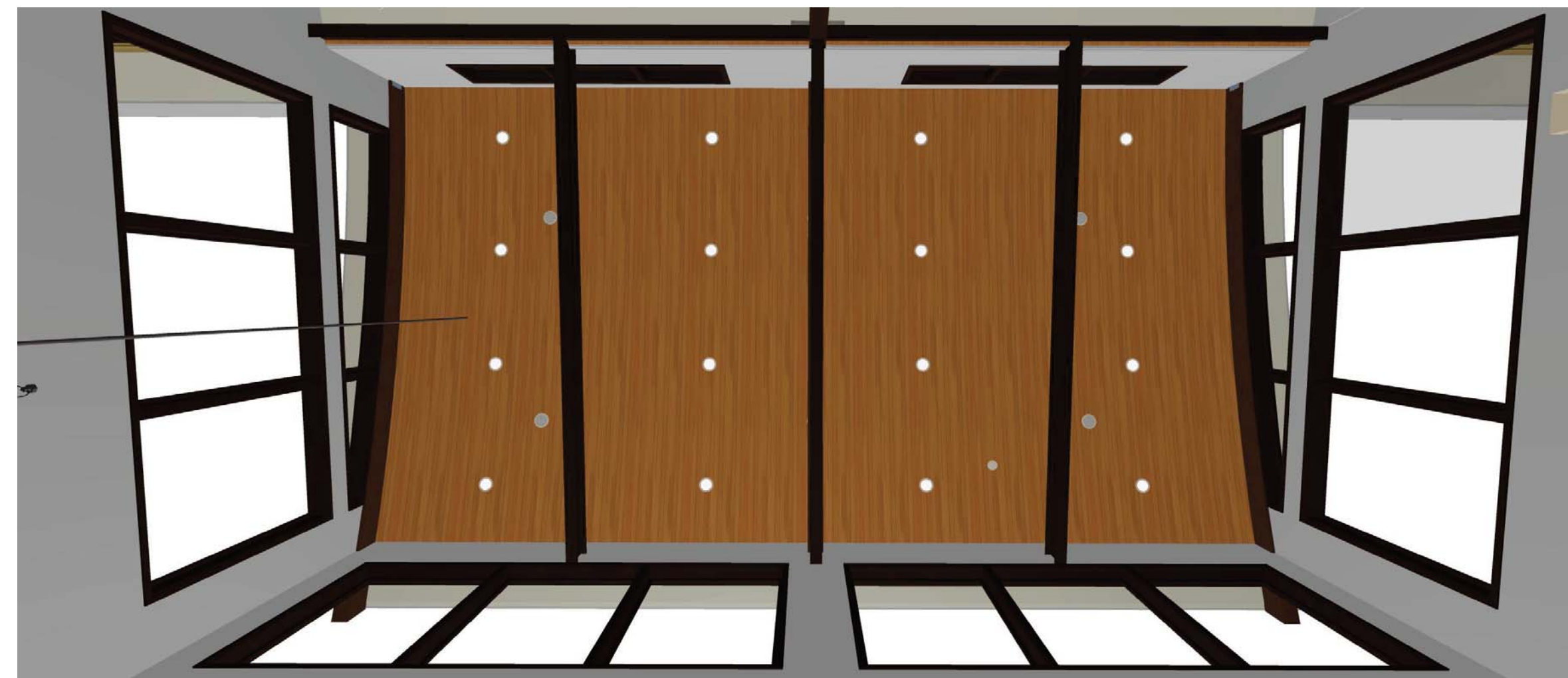
REVISION TABLE			
LABEL	DATE	REVISED BY	DESCRIPTION
18-R1	SEPT. 13	SH	CROWN MOLDING ADD TO LAUNDRY, OFFICE, CLOSET
18-R2	SEPT. 20	SH	SOLAR OPTION ADD





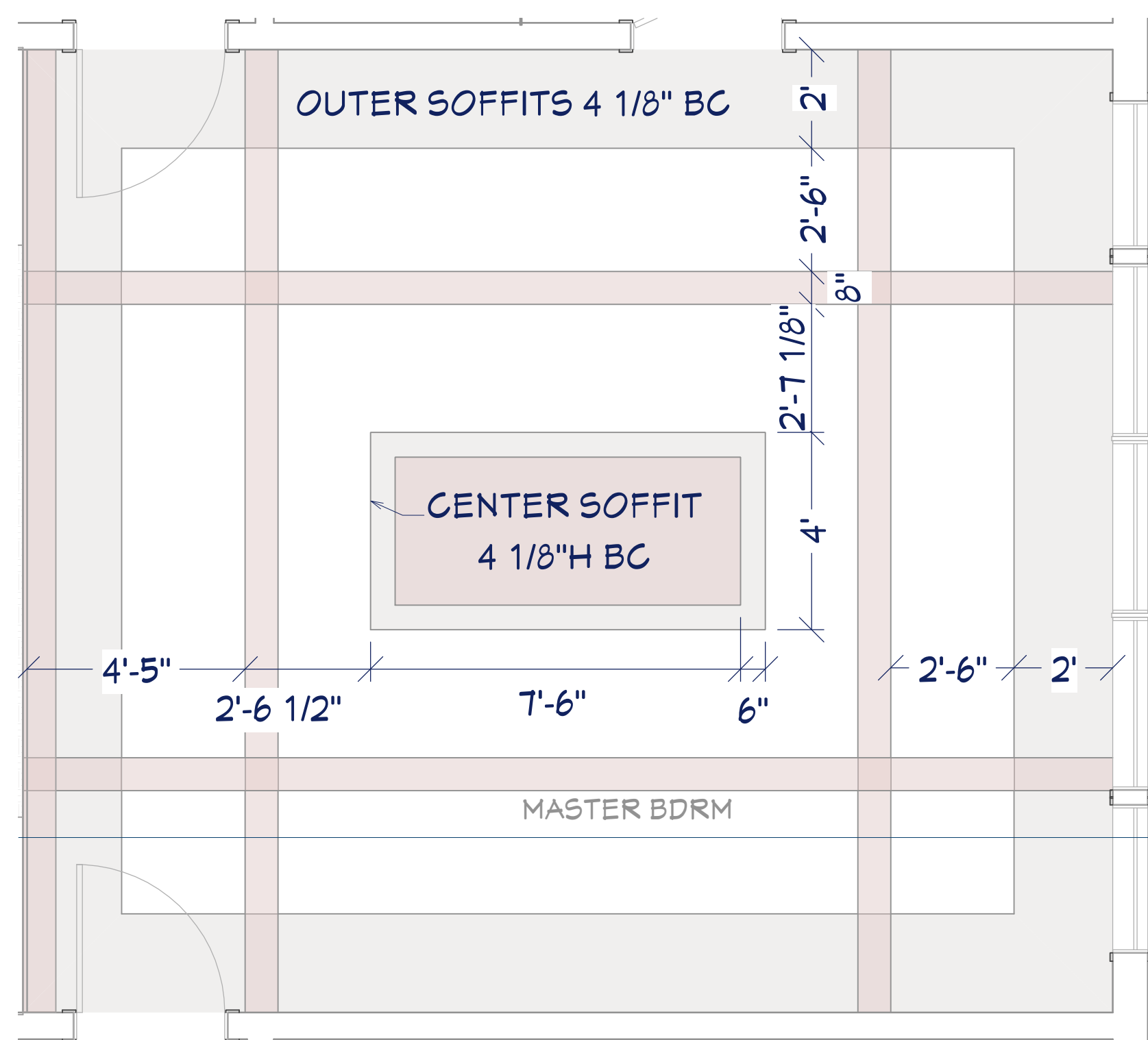
ENTERTAINMENT UPPER I-BEAM STRUCTURE

1/4"=1'



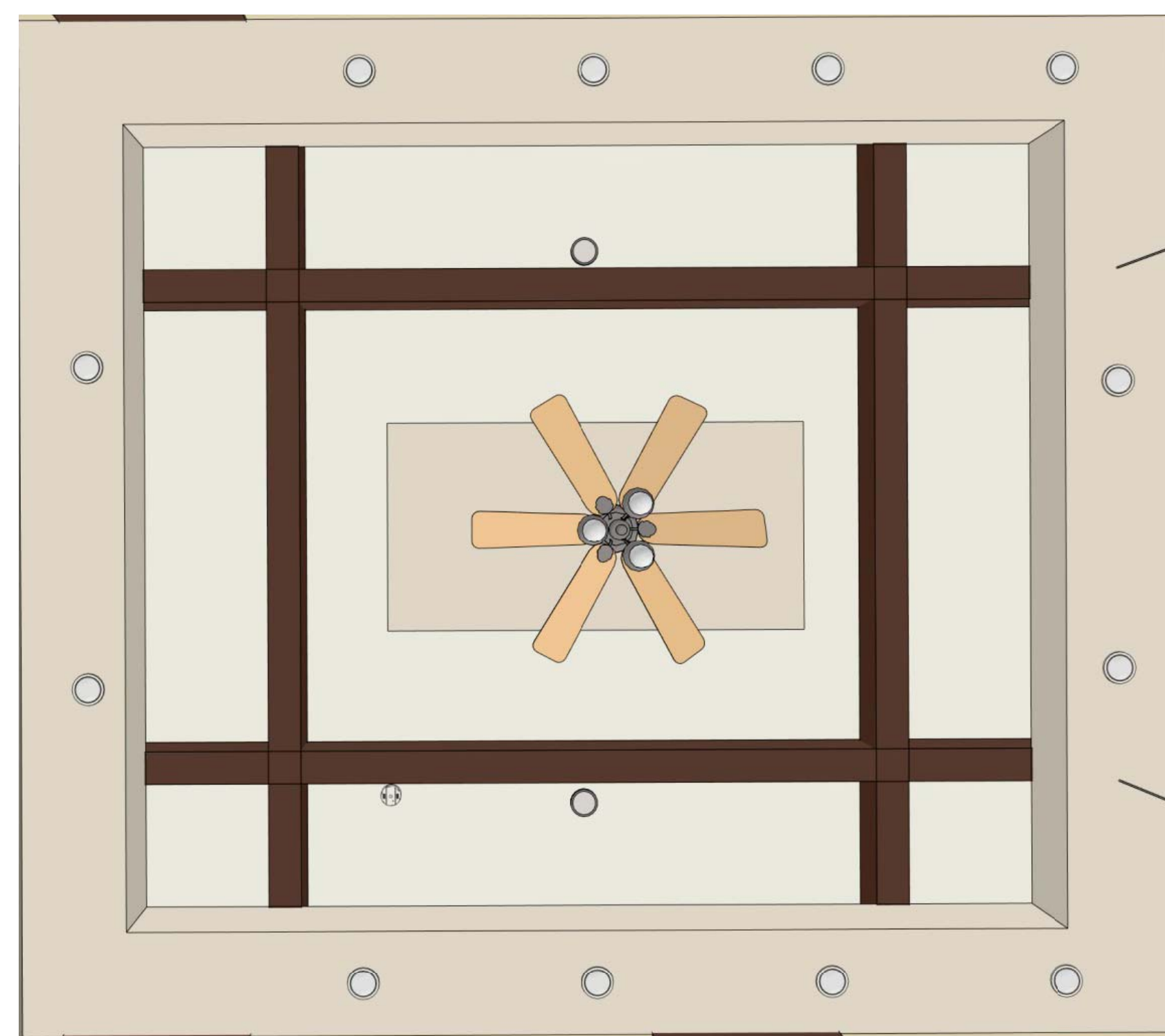
ENTERTAINMENT CEILING

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MASTER BEDROOM CEILING PLAN

3/8"=1'



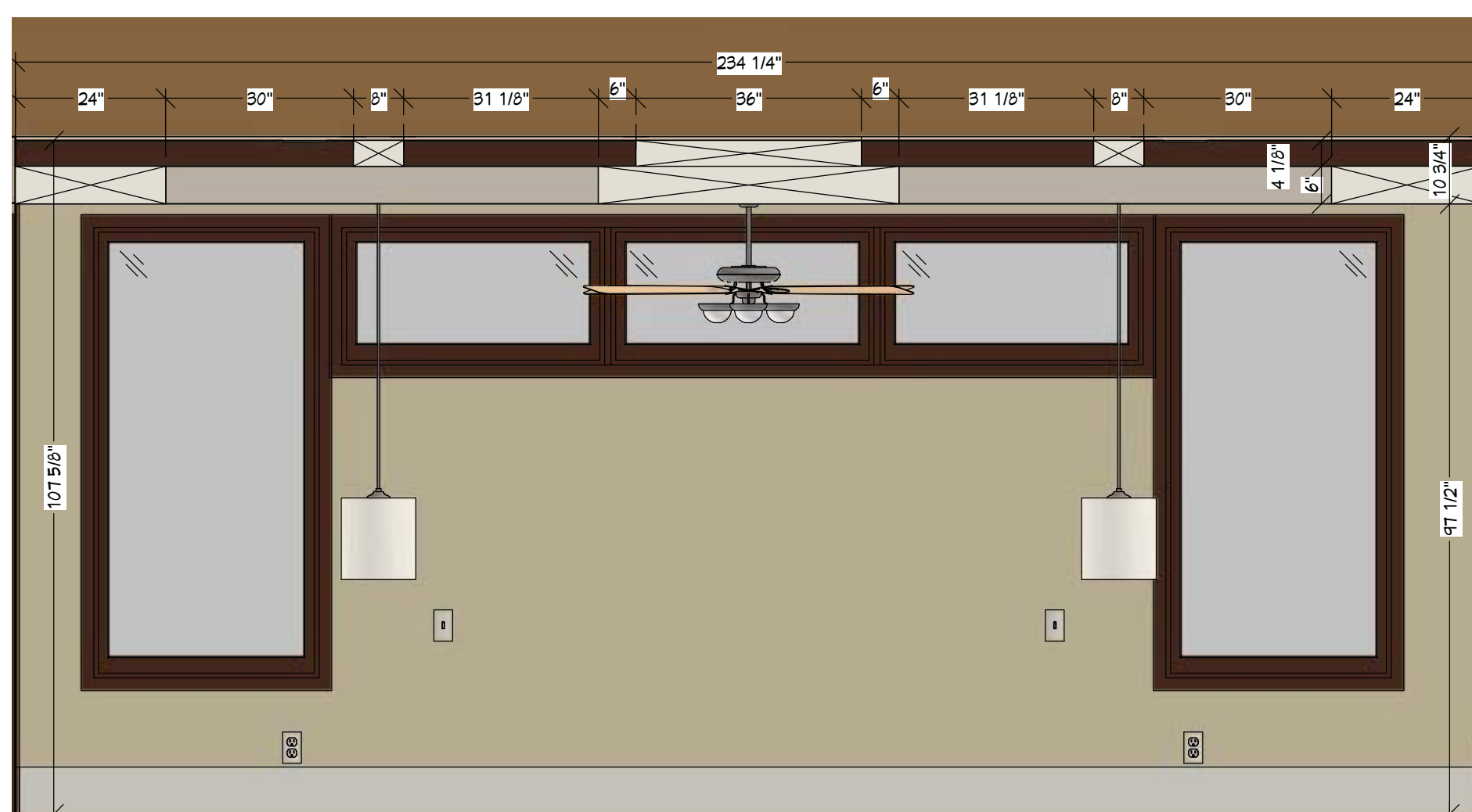
MASTER BEDROOM CEILING

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KITCHEN & ENTERTAIN CEDAR BEAMS

1/4"=1'



MASTER BEDROOM CEILING ELEVATION

1/2"=1'



OFFICE CEILING ELEVATION

1/2"=1'



OFFICE CEILING PLAN

3/8"=1'

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19

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DATE:

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CEILING PLAN

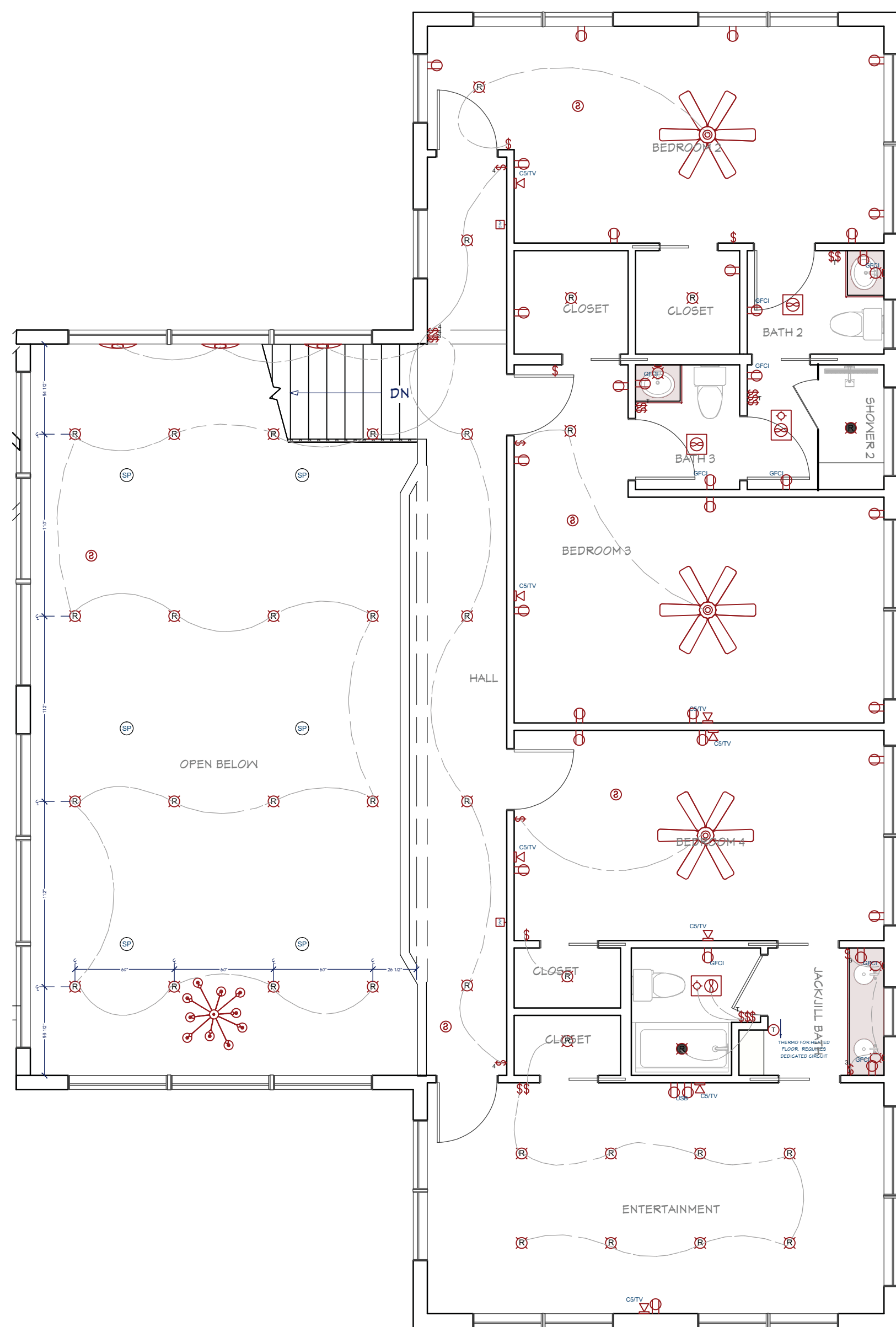
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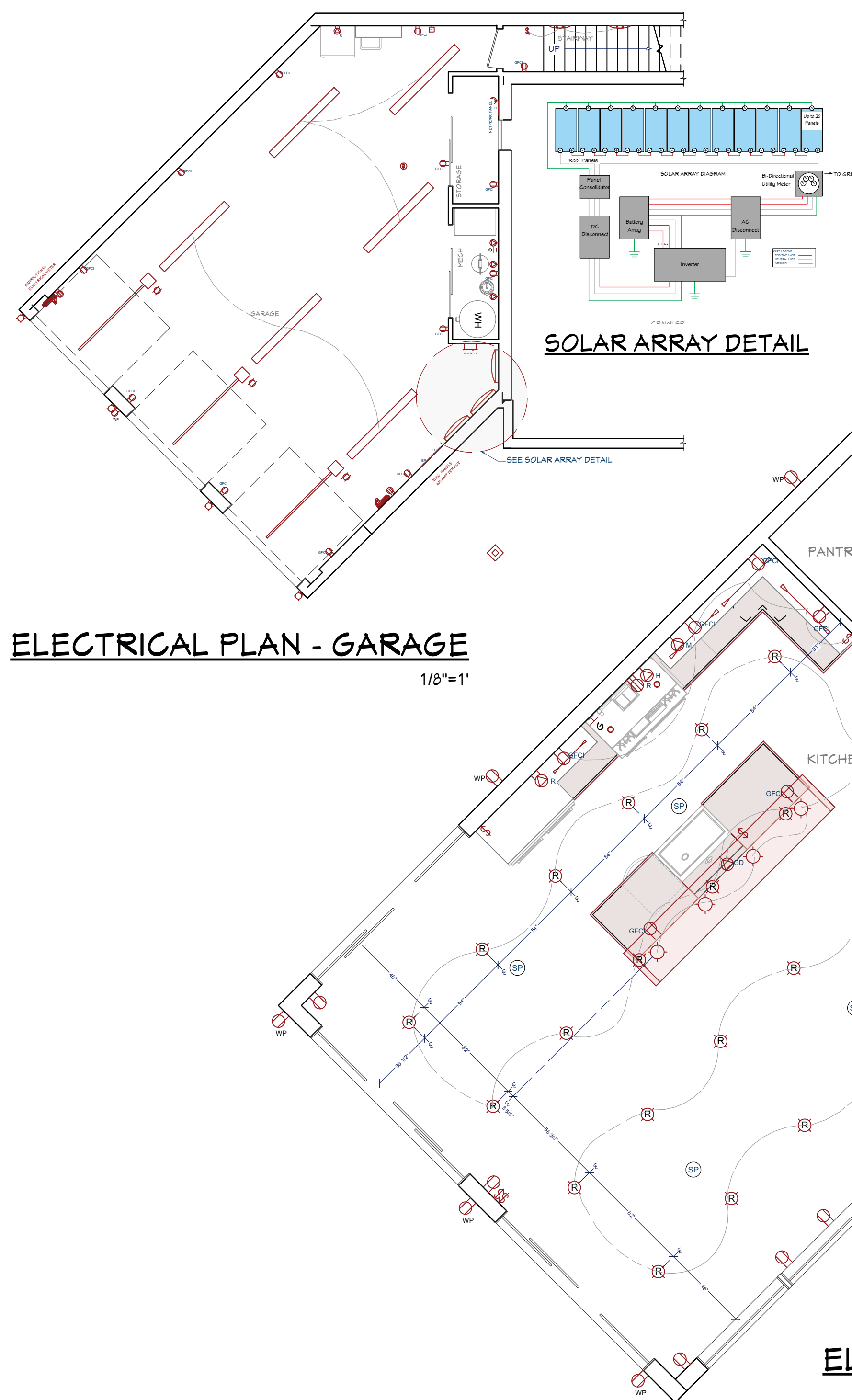
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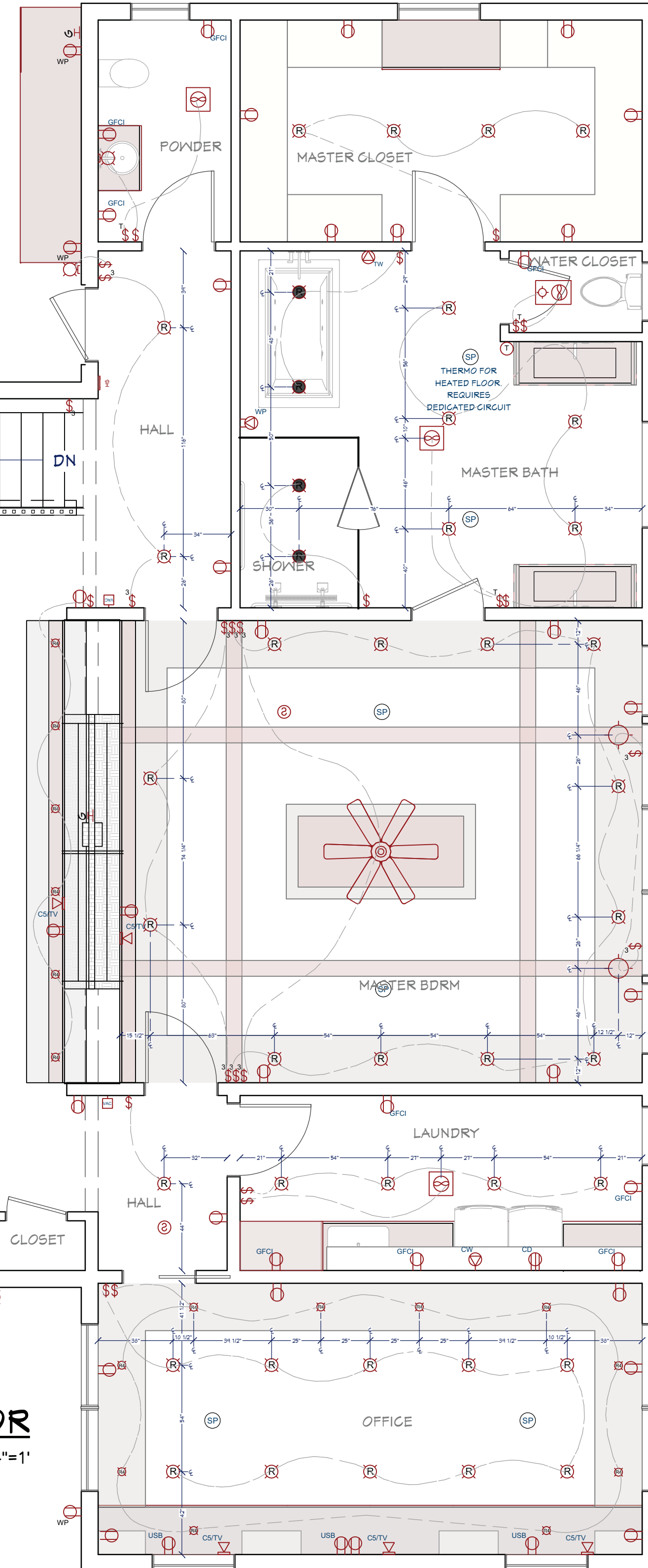


ELECTRICAL PLAN - 2ND FLOOR
3/16"=1'

ELECTRICAL PLAN - GARAGE
1/8"=1'



ELECTRICAL PLAN - MAIN FLOOR
1/4"=1'



ELECTRICAL LEGEND

- LIGHTING**
- RECESSED 4" & 6" CANS / MET RATED
 - PENDANTS / WALL LAMP / SCONCE
 - UNDER CABINET LED PUCK / LED STRIP / CEILING LED
 - FAN / FAN LIGHT. 200 CFM MIN.
 - CEILING PENDANT / CEILING FAN W/ LIGHT / EXTERIOR PATH LAMP
- SWITCHES / OUTLETS**
- SWITCH / 3-WAY / 4-WAY
 - OUTLETS - USB 5V & 120V / 120V WALL & CEILING
 - GFCI / WATER PROOF / 220V APPLIANCE SPECIFIC: REFRIGERATOR / MICROWAVE / DISH WASHER / DISPOSAL
 - COOK TOP / COOK HOOD / WASHER / DRYER / WALL OVEN
 - DIRECT WIRED / TOWEL WARMER / WHIRLPOOL
- OTHER MEP**
- CAT5 / CAT5 & COAX RG6QS / CENTRAL VAC / HOME SECURITY PANEL
 - SMOKE DETECTOR / THERMOSTAT / GAS CONNECTION / DOOR BELL
 - SPEAKERS: CEILING MOUNTED. NOTE, USE WALL CONTROLLED VOLUME SWITCH

NOTES:

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

ELECTRICAL NOTES:

1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE 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.
5. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
6. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
7. FIXTURES TO BE SELECTED BY HOME OWNER.
8. UNO - ALL SWITCHES TO BE 48" OIC ASF. OUTLETS TO BE 15" OIC ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (ASF = ABOVE SUBFLOOR)
9. ALL LIGHTING SHALL BE DIMMABLE AND USE LED BULBS, UNO.

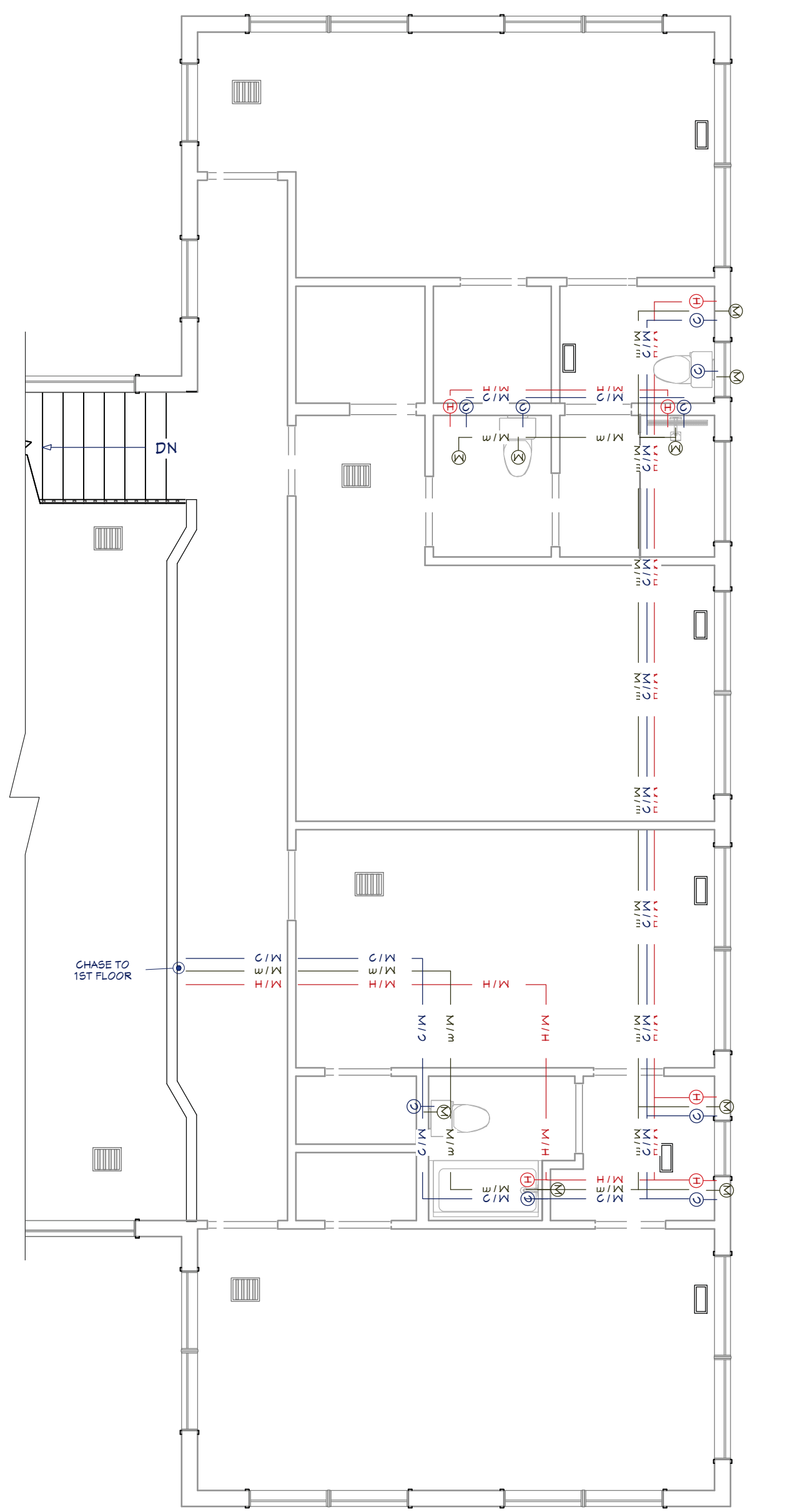
AUDIO:

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.



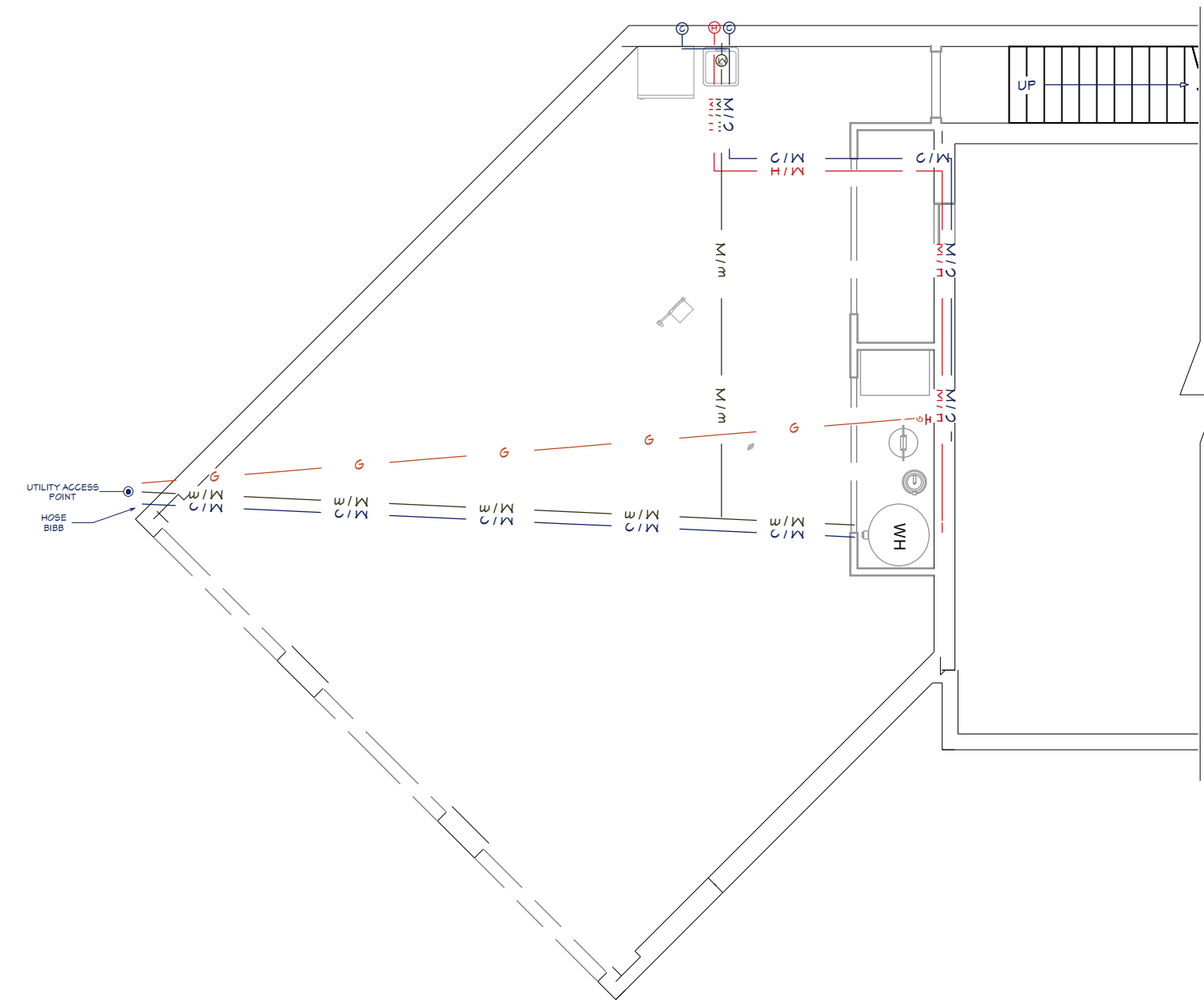


HVAC & PLUMBING PLAN - 2ND FLOOR

3/16"=1'

HVAC & PLUMBING PLAN - BASEMENT

1/8"=1'



DROP TO BASEMENT

HOSE BIBB

ALL VENTS NEAR CABINETS INSTALLED IN TOE KICK

DROP TO BASEMENT FLOOR

DROP TO BASEMENT FLOOR

CHASE TO BASEMENT & 2ND FLOOR

HVAC & PLUMBING PLAN - MAIN FLOOR

1/4"=1'

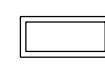








DROP TO BASEMENT

HOSE BIBB

DROP TO BASEMENT FLOOR

CHASE TO BASEMENT & 2ND FLOOR

HVAC & PLUMBING LEGEND

-  REGISTER INSTALLED IN FLOOR
-  VENT FOR FRESH AIR RETURN; INSTALLED IN CEILING
-  COLD WATER ACCESS
-  HOT WATER ACCESS
-  WASTE WATER ACCESS
-  C/W - COLD WATER LINE
-  H/W - HOT WATER LINE
-  W/W - WASTE WATER
-  G - GAS LINE

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE TWO ZONES, ONE FOR EACH FLOOR.
2. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS GARAGES, ETC
3. ALL DUCTING SHALL BE THRU FLOOR TRUSS WHERE POSSIBLE
4. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS. 1/150 OF SPACE VENTILATED FOR GABLE VENTS. 1/3000 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. VENT DRYER VENT, MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
6. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INT. MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. - IRC M1901.1
7. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH. - IRC P2903.2
8. SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. - IRC P2903.2
9. 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.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
11. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE SOFT WATER.
12. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
13. 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.
14. INSULATE WASTE LINES FOR SOUND CONTROL.
15. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

SHEET NUMBER

21

Revision #:

DATE:

DRAWN BY: S.H.

PLUMBING & HVAC PLAN

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