

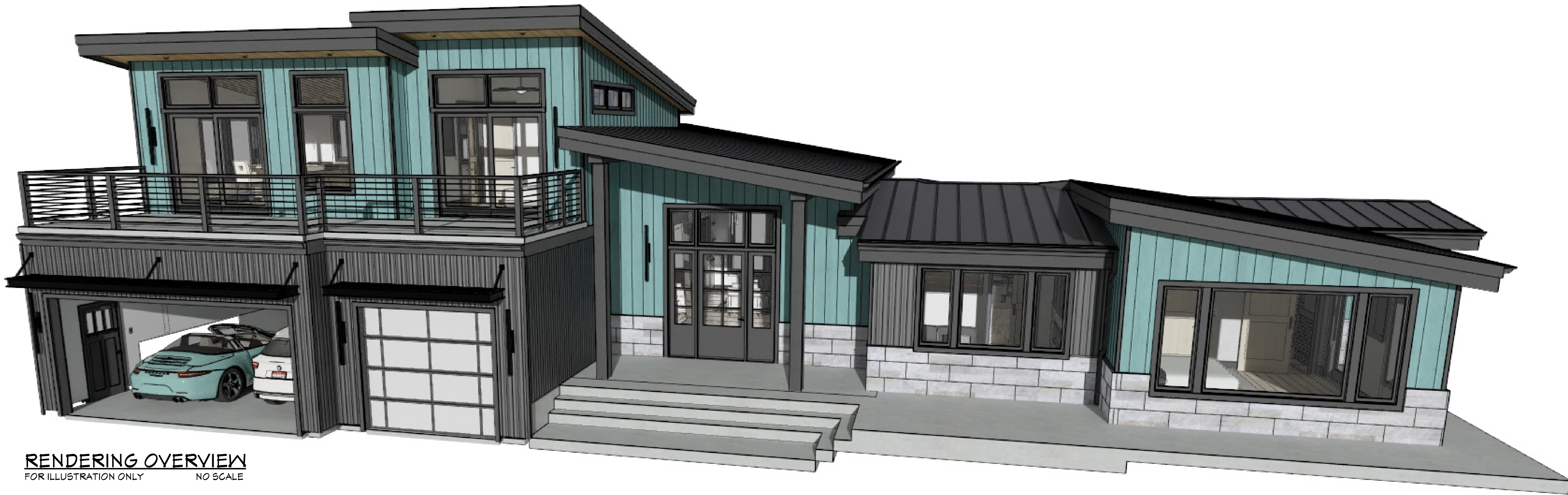
PROJECT SUMMARY

1910 E GRANDVIEW DR.

GRANDVIEW - GV2

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Chief Architect

6500 N. Mineral Dr. Coeur d'Alene, ID 83815
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RENDERING OVERVIEW
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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.

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE 2018 INTERNATIONAL BUILDING CODE. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED FOR DESIGN, WITH LIVE LOADS REDUCED PER IBC:

FLOOR LIVE LOAD: 40 PSF / FLOOR DEAD LOAD: 15 PSF / TRUSS DEAD LOADS: 7 PSF T.C / 8 PSF B.C.
SNOW BUILDUP ASCE 7-16 (FLOOR L.L. DEFLECTION L/720 MAX.) / ROOF SL: 50 PSF MIN. (NO DEDUCTIONS ALLOWED)
WIND: EXPOSURE B (PER 2018 IBC) / BASIC WIND SPEED: 103 MPH
SEISMIC IMPORTANCE FACTOR IE: 1.0 / SITE CLASS: D / SDS = 0.37 / SEISMIC DESIGN CATEGORY: C / BASIC SEISMIC-FORCE-RESISTING SYSTEM: PLYWOOD SHEAR WALLS. RESPONSE MODIFICATION FACTOR R: 6.5
ANALYSIS PROCEDURE USED: ENGINEERED
ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF
DECK FRAMING: ENGINEERED, MEETS REQUIREMENTS OF R502.2, 2018 IRC

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

GRANDVIEW - GV2

OWNER: CHIEF ARCHITECT

PROJECT: 1910 E. GRANDVIEW DR.
ADDRESS: COEUR D'ALENE, IDAHO

LEGAL: LOT 7, BLK 1
WOODLAND HEIGHTS SEVENTH ADDITION

FIRE DISTRICT: KOOTENAI FIRE & RESCUE
WATER: NORTH KOOTENAI WATER
SEWER: HAYDEN LAKE RECREATIONAL SEWER

STORM WATER PERMIT: _____
RETAINING WALL PERMIT: _____
BUILDING PERMIT: _____

DESIGNER: CHIEF ARCHITECT, SH
DESIGN CONSULTANT: H2A ARCHITECTS
BUILDER: TBA
SITE DISTURBANCE: CLEARWATER SUMMIT
ENGINEERING: BC ENGINEERS

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PROJECT STATISTICS

LOT SIZE: 21,170 SF (.486 ACRE)
ANTICIPATED DISTURBED AREA: 6,995 SF
BLDG. ENVELOPE: 3,870 SF
MAIN: 2,888
SECOND: 700

ROOF: 4,448 SF
FRONT/REAR HEIGHT: 24.3'

PROJECT NARRATIVE

THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE, BOULDER RETAINING WALLS, PAVED DRIVEWAY, AND OTHER LANDSCAPE FEATURES. BOULDER RETAINING WALLS THAT EXCEED 4' HEIGHT SHALL BE ENGINEERED. STORM WATER RUNOFF FROM DRIVEWAY SHALL BE DIRECTED TO THE EXISTING ROADSIDE SWALE/ CULVERT VIA THE PROPOSED FRENCH DRAIN SYSTEM ADJACENT TO THE EDGE OF THE DRIVEWAY. NO STORM WATER RUNOFF SHALL BE DIRECTED ONTO ADJACENT PROPERTIES. STORM WATER RUNOFF FROM HOUSE SHALL BE DISPERSED WITHIN ADJACENT LANDSCAPE AREAS. ALL GRADES SHALL HAVE A POSITIVE DRAINAGE AWAY FROM FOUNDATION. COBBLE ROCKERY AT DOWNSPOUTS AND/ OR AREAS WHERE THERE IS SHEET FLOW OFF ROOF SHALL BE INSTALLED TO CONTROL EROSION. EXCAVATED SOILS SHALL BE HAULED OFF THE SITE TO MINIMIZE SEDIMENT RUNOFF. A SEDIMENT CONTROL SILT FENCE SHALL BE INSTALLED AND INSPECTED PER LOCATION ON PLAN PRIOR TO DISTURBANCE OF THE SITE. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH ORNAMENTAL PLANTS, NATIVE PLANTS, LAWN, AND/ OR DRYLAND SEED MIX.

SITE PLAN NOTES

SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL- DRAINED SOIL FORMED IN MATERIAL WEATHERED FORM CLAY AND SAND THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE FAIR.

FROST DEPTH: 24"
SEISMIC ZONE: C
WIND: 76 MPH (90 MPH 3 SEC GUST)
EXPOSURE C

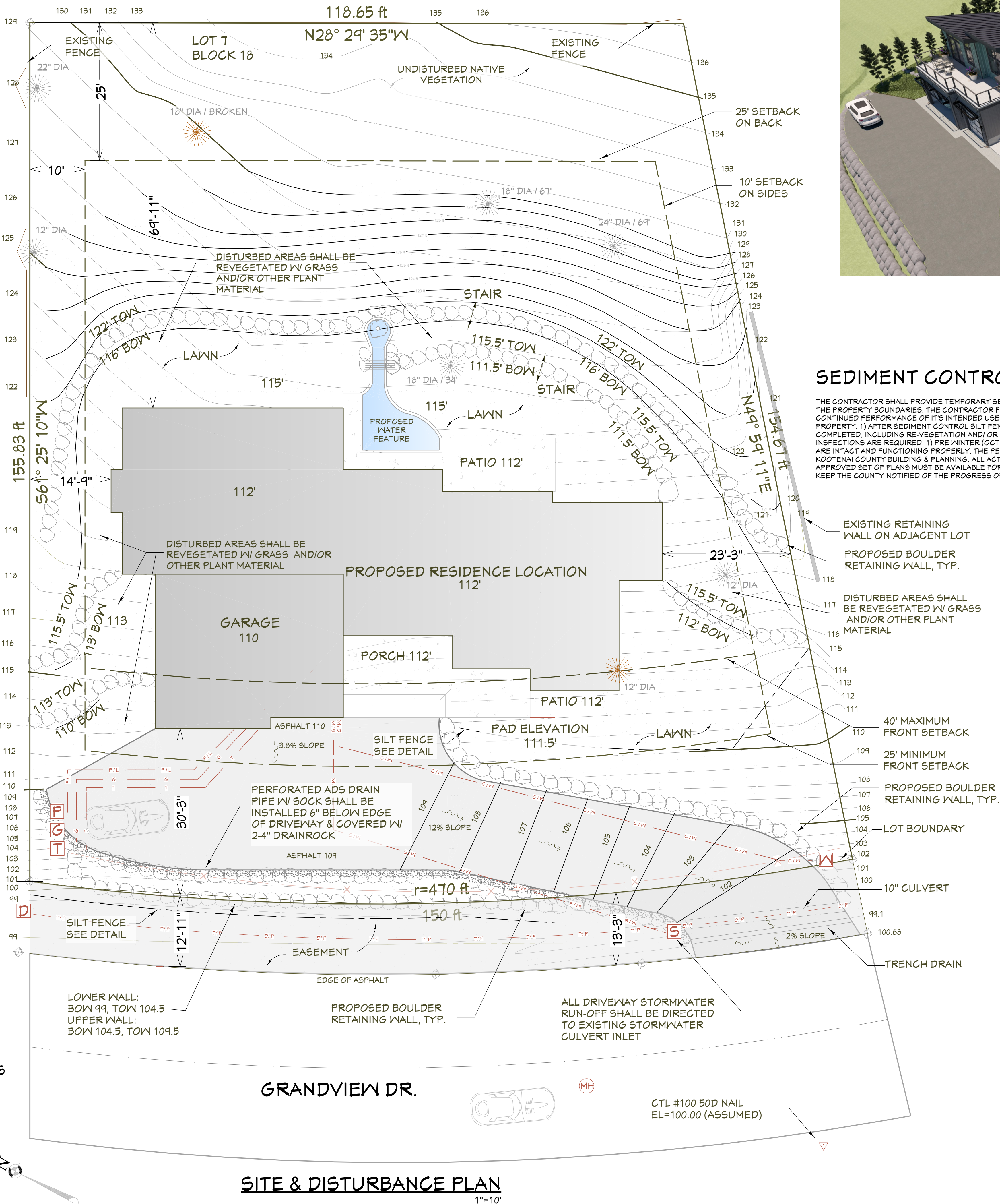
SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

LEGEND

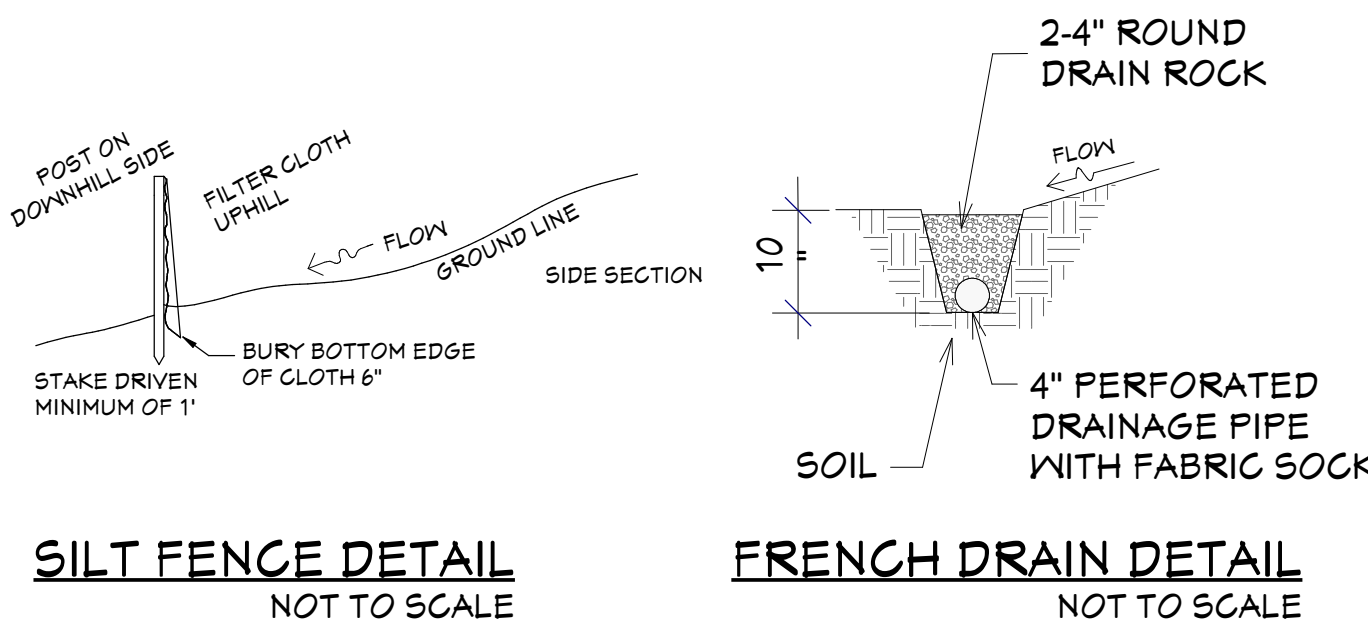
- FND. 1/2" IRON ROD
- TELEPHONE/CABLE POA
- NATURAL GAS LINE
- UNDERGROUND POWER LINE
400 AMP SERVICE
- 1" MAIN WATER LINE
- SEWER WASTE LINE
- DRAINAGE TO STREET
- EXISTING ELEVATION CONTOUR LINE
- PROPOSED ELEVATION CONTOUR LINE
- BOULDER RETAINING WALL
- DIRECTION OF WATER FLOW
- NATIVE VEGETATION TO REMAIN
- 4" PERFORATED DRAIN PIPE/ FRENCH DRAIN - SEE DETAIL.
- 4" SOLID DRAIN PIPE
- DRY LAND GRASS/ NATIVE VEGETATED AREAS TO REMAIN
- RIP RAP DISSIPATION- 18"LENGTH X 18"WIDTH X 6" DEPTH OF 3-6" SIZE ROCK AT INFILTRATION BASIN OVERFLOW LOCATIONS
- SEDIMENT CONTROL SILT FENCE
- RIM OF INFILTRATION BASIN
- BOTTOM OF INFILTRATION BASIN
- EXISTING PINE TREES
- PINE TREES FOR REMOVAL



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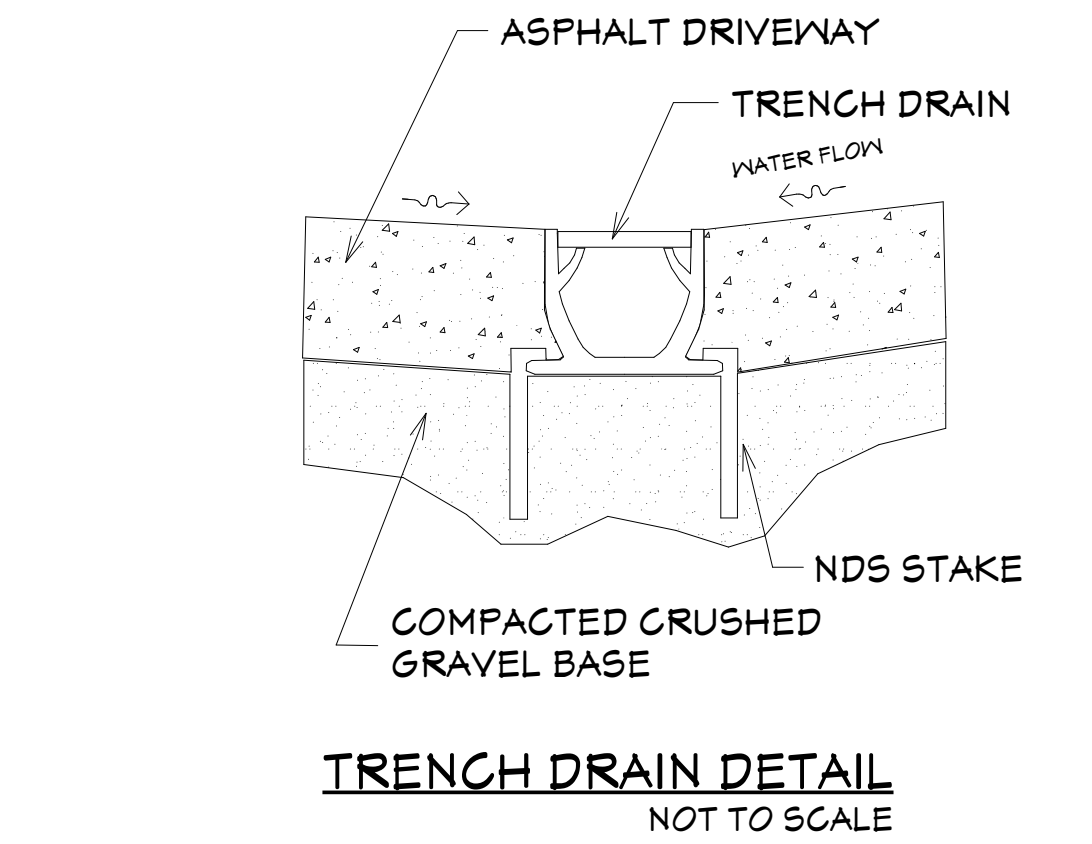
SEDIMENT CONTROL MAINTENANCE & INSPECTIONS

THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT CONTROL SILT FENCE AS SHOWN ON PLAN TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROPERTY BOUNDARIES. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SILT FENCE TO ASSURE CONTINUED PERFORMANCE OF ITS INTENDED USE. AT MINIMUM TWO INSPECTIONS BY THE DESIGN PROFESSIONAL ARE REQUIRED FOR THE PROPOSED PROPERTY. 1) AFTER SEDIMENT CONTROL SILT FENCE HAS BEEN INSTALLED, PRIOR TO GROUND DISTURBANCE, AND; 2) AFTER THE PROJECT HAS BEEN COMPLETED, INCLUDING RE-VEGETATION AND/ OR PROPOSED LANDSCAPING. FOR SITES WHICH ARE ACTIVE DURING THE WINTER MONTHS, TWO ADDITIONAL INSPECTIONS ARE REQUIRED. 1) PRE WINTER (OCT OR NOV) AND 2) POST WINTER (FEB OR MARCH) TO ENSURE EROSION AND SEDIMENT CONTROL MEASURES ARE INTACT AND FUNCTIONING PROPERLY. THE PERMITTEE'S DESIGN PROFESSIONAL SHALL PERFORM THE INSPECTIONS AND SUBMIT INSPECTION REPORTS TO KOOTENAI COUNTY BUILDING & PLANNING. ALL ACTIVITIES GOVERNED BY THESE REGULATIONS SHALL BE SUBJECT TO INSPECTIONS BY THE COUNTY. AN APPROVED SET OF PLANS MUST BE AVAILABLE FOR REVIEW THROUGHOUT THE DURATION OF THE PROJECT. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO KEEP THE COUNTY NOTIFIED OF THE PROGRESS OF THE PROJECT AND SUBMIT ALL REQUIRED INSPECTIONS.

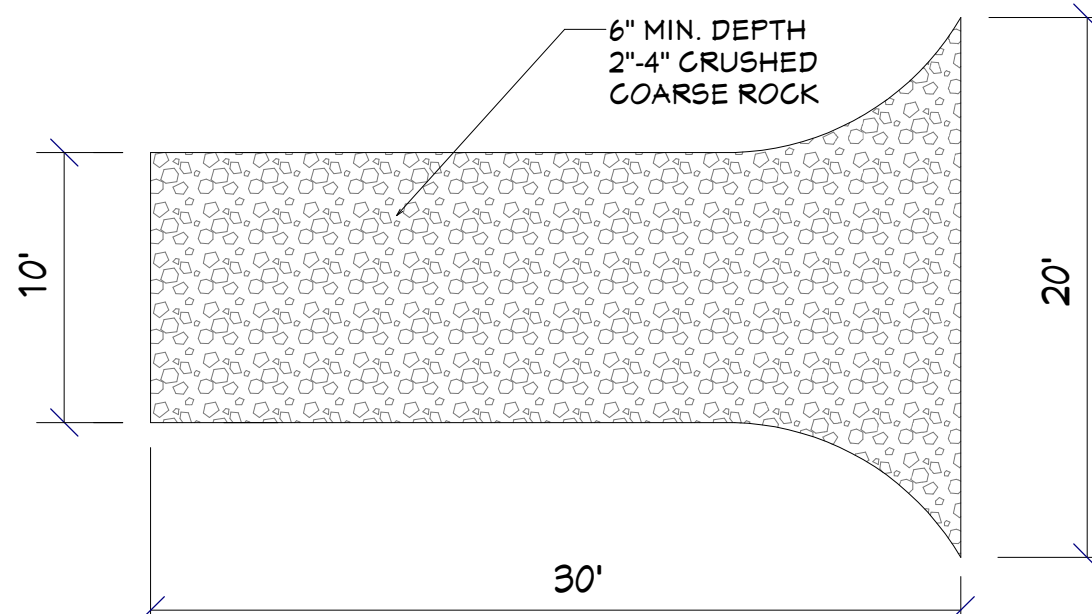


SILT FENCE DETAIL
NOT TO SCALE

FRENCH DRAIN DETAIL
NOT TO SCALE



TRENCH DRAIN DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SHEET NUMBER
2

SCALE @ 24" X 36"
DATE: April 2026
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SITE &
DISTURBANCE PLAN

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GRANDVIEW - GV2

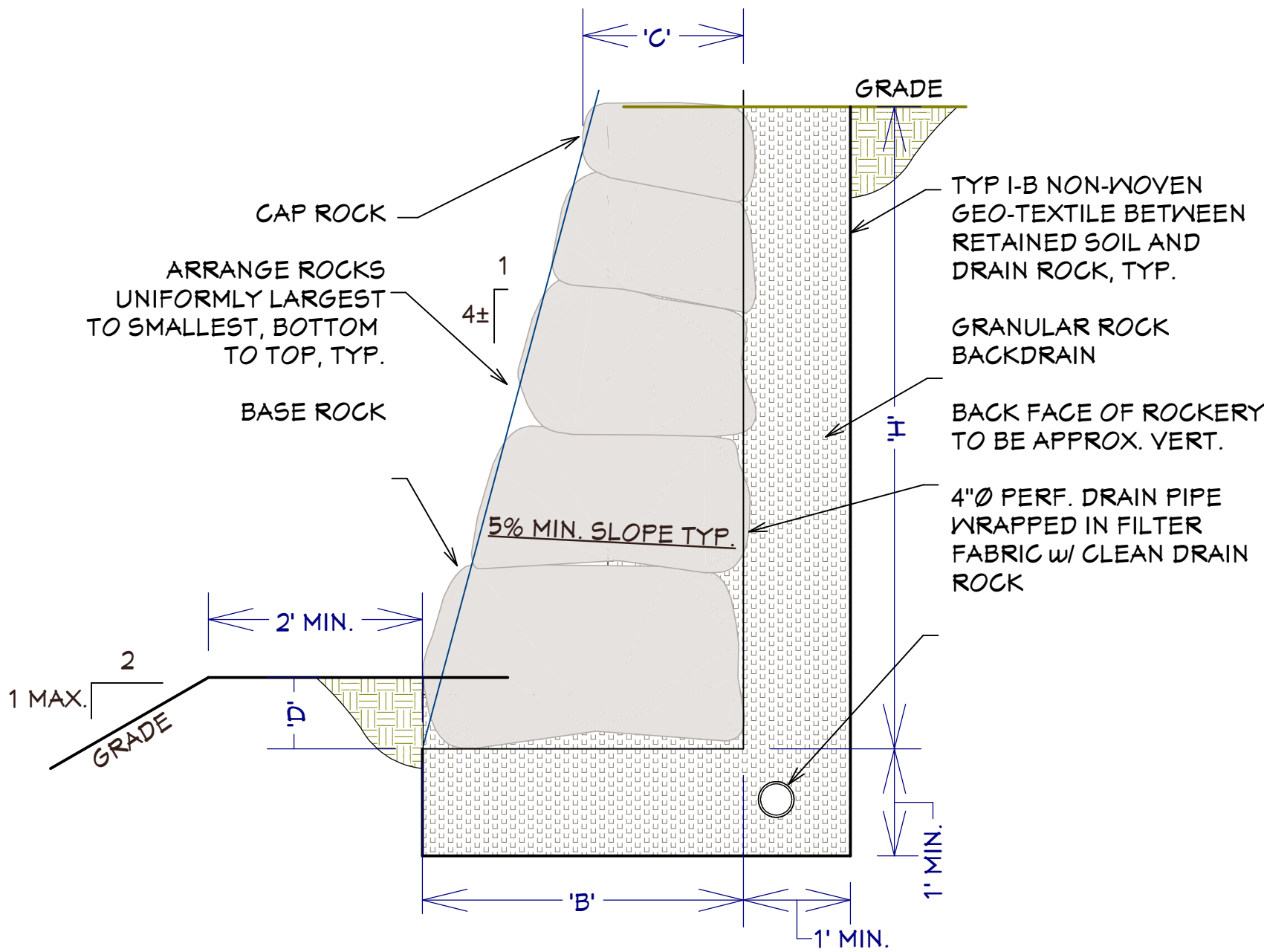
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ROCKERY GENERAL NOTES:

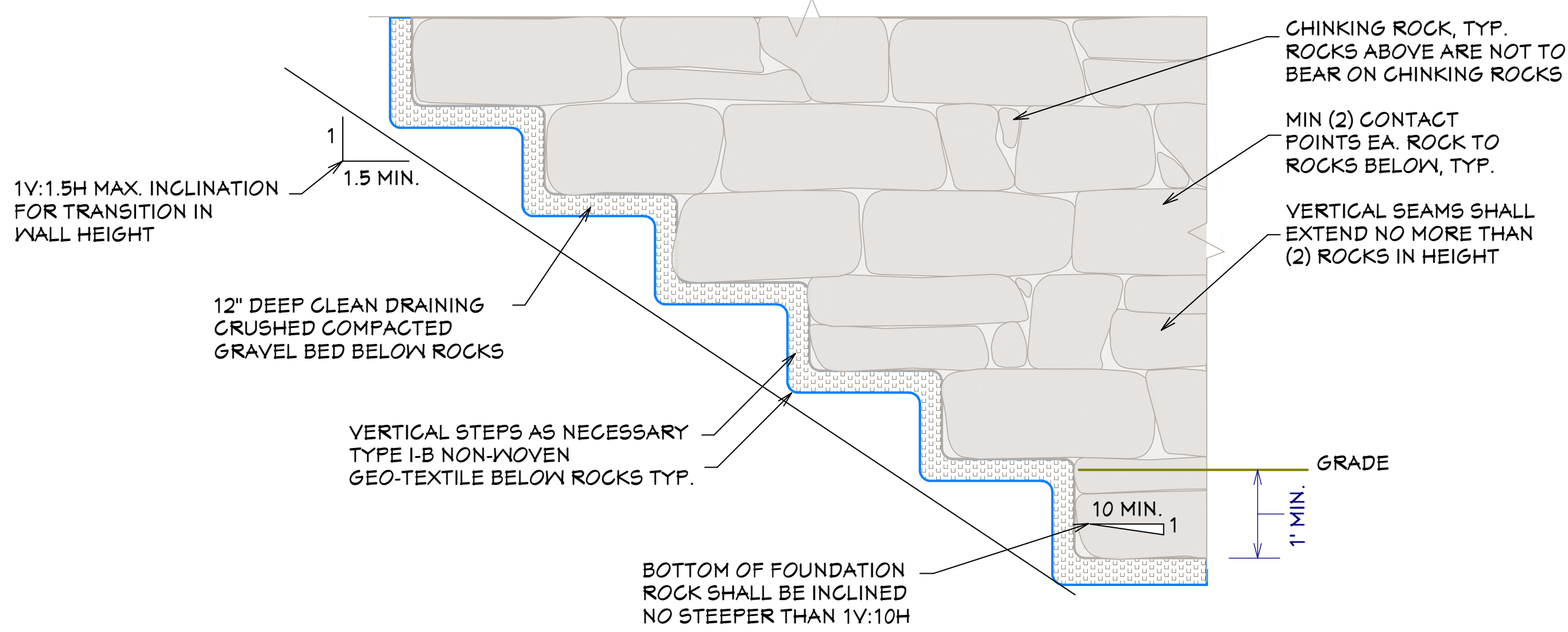
- 1. CODE: 2018 BC
- 2. CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- 3. THE CONTRACTOR, SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION, INCLUDING STABILITY OF ALL TEMPORARY CUTS. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.
- 4. BASE, FACING AND CAP ROCKS SHALL CONSIST OF INTACT ROCKS WITHOUT FRACTURES, FOLIATION OR OTHER PLANES OF WEAKNESS, AND SHALL HAVE A MINIMUM DRY DENSITY OF 156 POUNDS PER CUBIC FOOT. ROCKS AND ARE TO BE ANGULAR; THAT IS ROUGHLY RECTANGULAR, TABULAR OR CUBIC IN SHAPE.
- 5. ROCKS TO BE PLACED INDIVIDUALLY BY EQUIPMENT SUITABLE FOR LIFTING, MANIPULATING, AND PLACING ROCKS OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS FIRMLY SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
- 6. A MAXIMUM TOLERANCE OF 6" MAY BE APPLIED TOWARD THE TOTAL ROCK BASE WIDTH. WHEN ROCK BASE WIDTH EXCEEDS 5'-6", TWO APPROXIMATELY EQUAL SIZE ROCKS MAY BE STACKED AS ONE COURSE, PROVIDED THAT THESE ROCKS ARE IN CONTACT AT TWO POINTS OR MORE.
- 7. WHEN THE WIDTH OF THE BASE ROCK EXCEEDS 5'-6", TWO APPARENTLY EQUAL SIZED ROCKS MAY BE SUBSTITUTED TO FORM ONE COURSE, WITH ONE AT THE FACE AND ONE BEHIND. THIS SUBSTITUTION SHALL BE MADE ONLY AT ONE OF ANY TWO ADJACENT ROCKS.
- 8. PLACE BASE, FACING AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION SHALL BE PERPENDICULAR, TO THE FACE OF THE ROCKERY.
- 9. SURROUND PERFORATED PIPE ON ALL SIDES BY AT LEAST 4" OF GRANULAR DRAIN ROCK.
- 10. DISCHARGE OUTLET PIPES TO A PROTECTED OUTLET OR OTHER PERMANENT DRAINAGE STRUCTURE AT LOW POINTS IN THE ROCKERY AND AT 100 FT MAX. SPACING. DRAIN OUTLETS SHOULD NOT EMPTY INTO STORM DRAINS THAT ARE DESIGNED TO BACK-UP DURING HEAVY FLOWS.
- 11. CONSTRUCT ROCKERIES PARALLEL TO CURB GRADE UNLESS OTHERWISE NOTED.
- 12. GROUND SNOW LOAD: 71 PSF
VEHICLE SURCHARGE: 50PSF
WIND UPLIFT: 5 PSF
WIND SPEED= 90 MPH EXP C
SEIS. ZONE= C
SOIL BEARING= 1500 PSF

GRANULAR ROCK BACK DRAIN GRADATION	
U.S. STANDARD SIEVE SIZE	PERCENT PASSING BY DRY WEIGHT
6 INCH	100
3 INCH	0.0 - 25
3/4 INCH	0.0 - 15
No. 4	0.0 - 5.0
No. 200	0.0 - 2.0

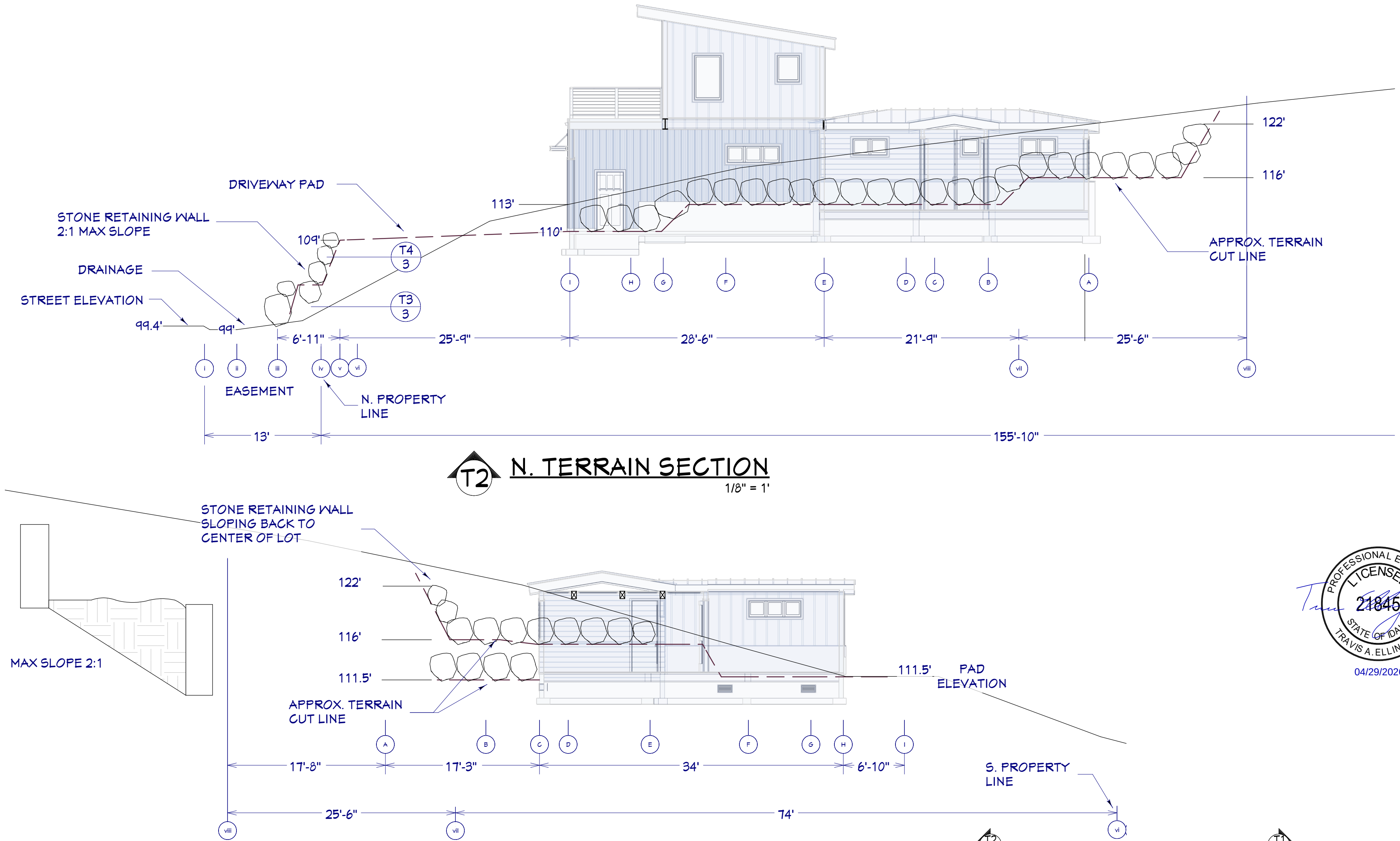
RETAINING WALL SCHEDULE			
H	B	C	D
6'-0"	2'-9"	1'-3"	1'-0"
8'-0"	3'-6"	1'-6"	1'-0"
9'-0"	4'-0"	1'-9"	1'-0"



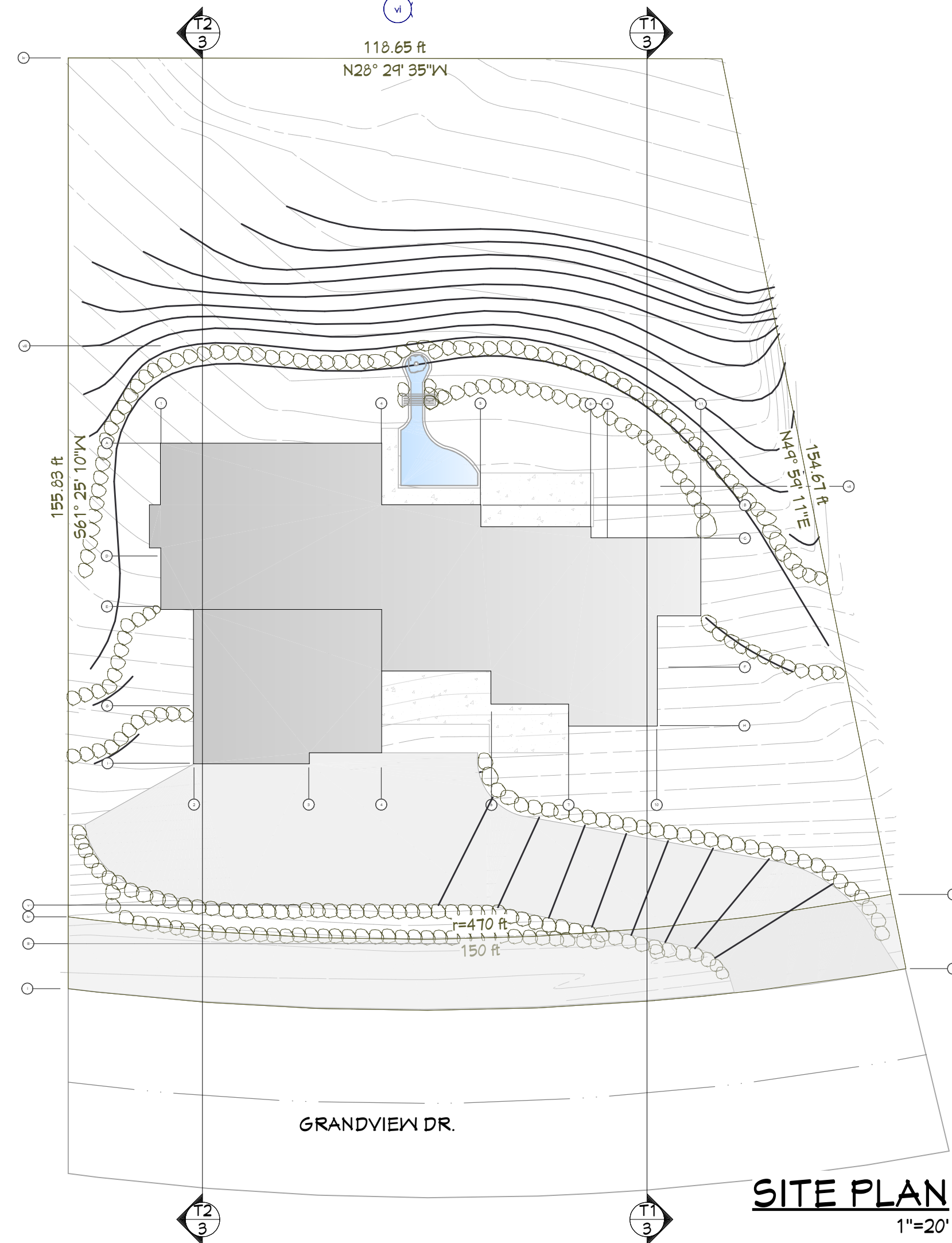
T3 ROCKERY SCHEDULE
3/4" = 1'



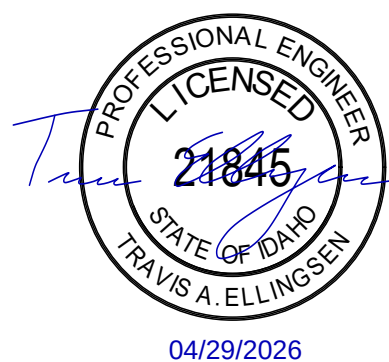
T4 ROCKERY ELEVATION
3/4" = 1'

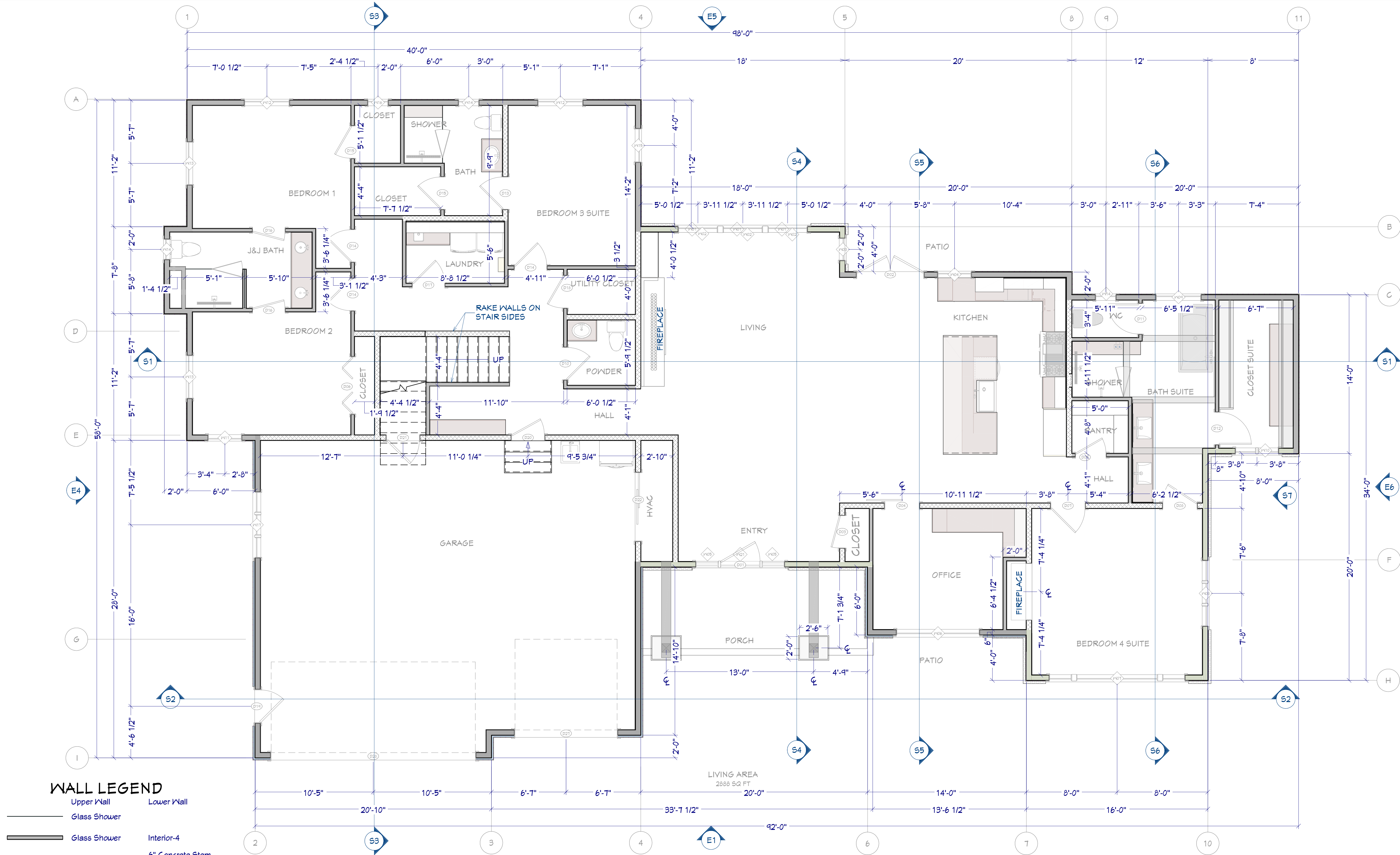


T1 S. TERRAIN SECTION
1/8" = 1'



SITE PLAN
1" = 20'





WALL LEGEND

	Upper Wall		Lower Wall
	Glass Shower		Interior-4
	3D Siding-Metal		6 inch Concrete Stem Wall
	Interior-4		
	Interior-6		
	Interior Railing, 6 inch		Interior-6
	3D Siding-6-Board-Batten		
	3D Siding-6-Board-Batten		Stone-6
	3D Siding-6-Lap		
	3D Siding-Metal		Stone-6
	3D Siding-Metal		

1ST FLOOR PLAN

1/4"=1'

- FLOOR PLAN NOTES:**
- ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

SHEET NUMBER

4

SCALE @ 24" X 36"

DATE: April 2026

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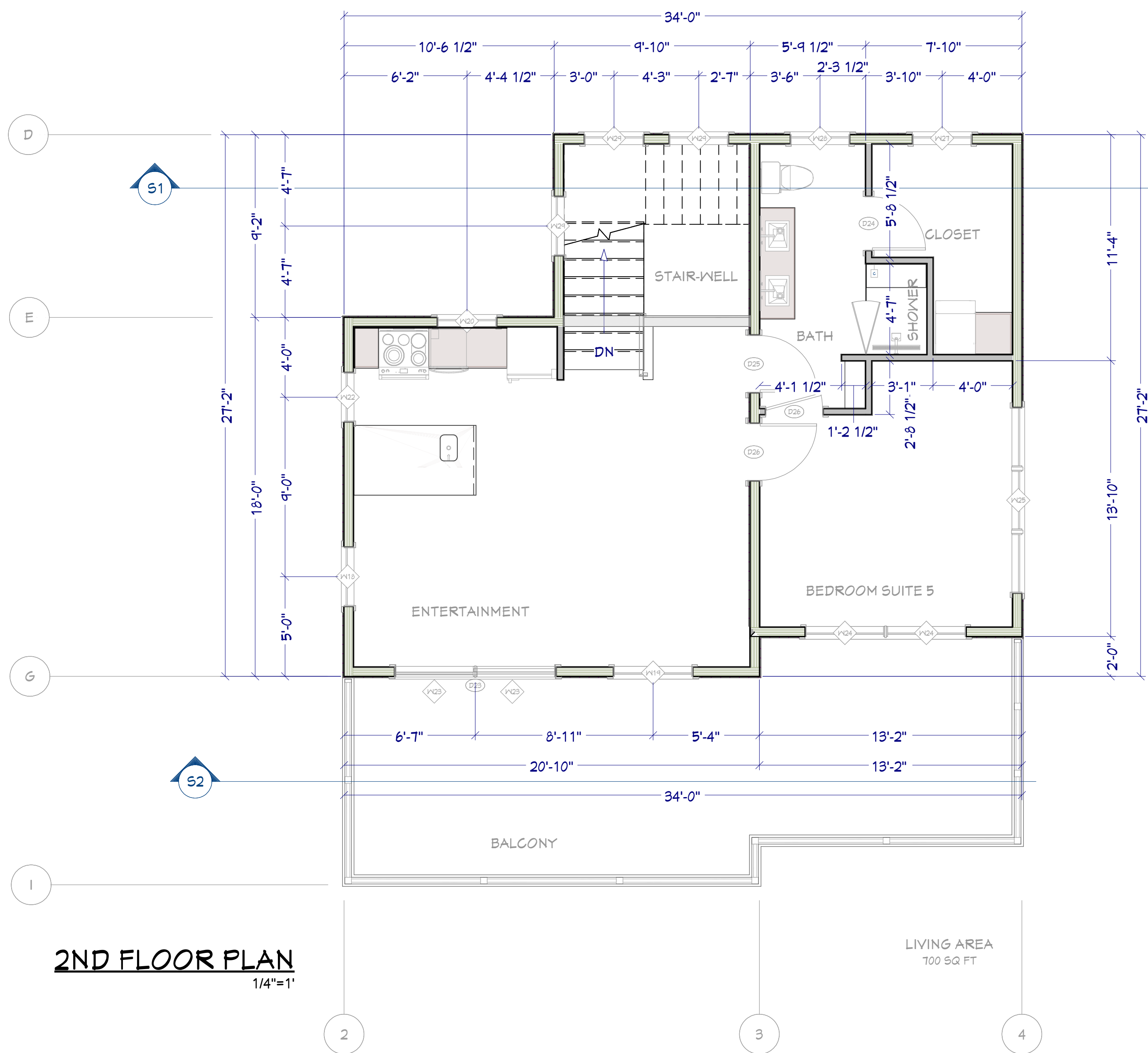
PROPOSED FLOOR PLAN

1910 E GRANDVIEW DR.

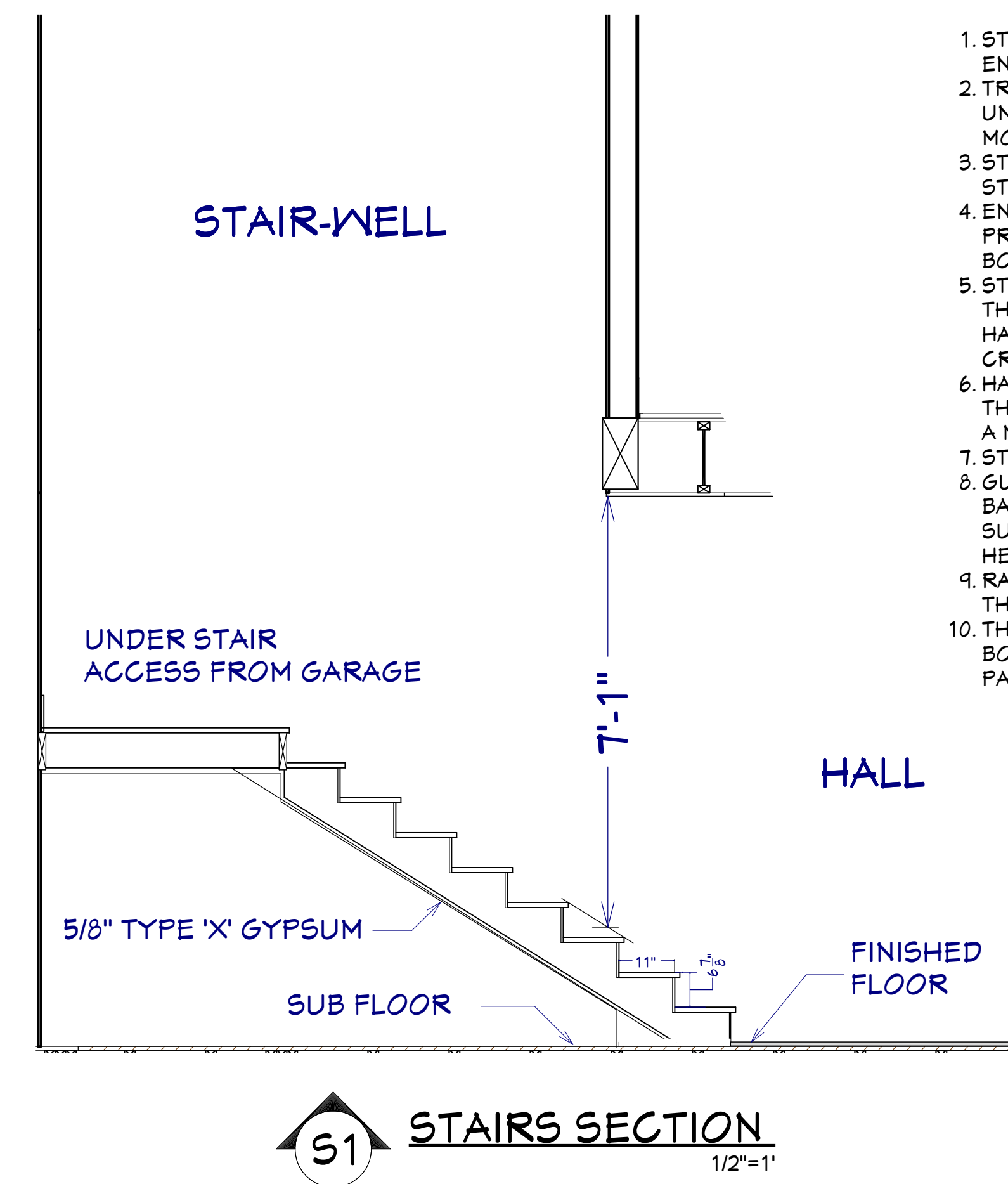
GRANDVIEW - GV2

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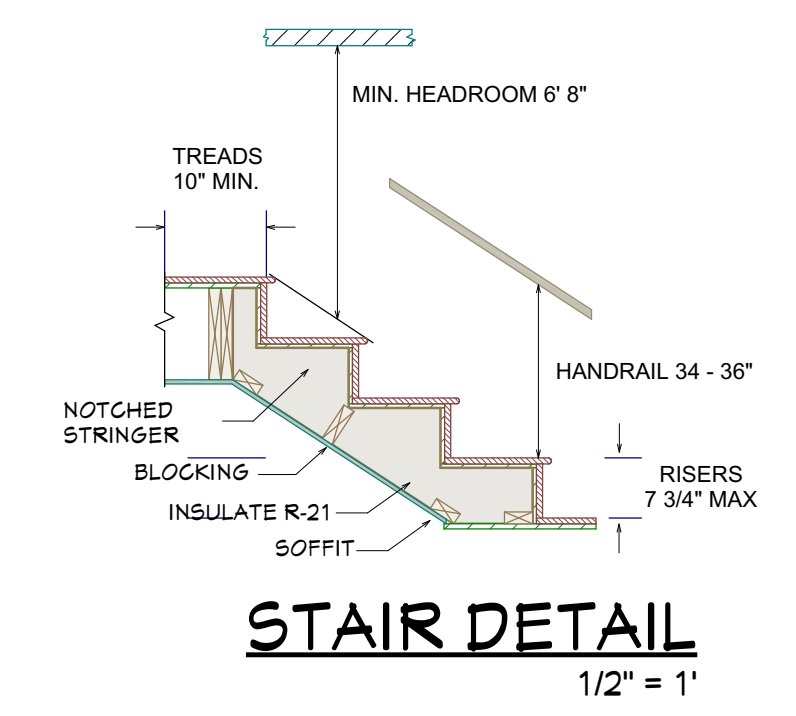
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2ND FLOOR PLAN
1/4"=1'



- 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.



WALL LEGEND

Upper Wall	Lower Wall
Glass Shower	
Glass Shower	Interior-4
3D Siding-Metal	6" Concrete Stem Wall
Interior-4	
Interior-6	
Interior Railing, 6	Interior-6
3D Siding-6-Board-Batten	
3D Siding-6-Board-Batten	Stone-6
3D Siding-6-Lap	
3D Siding-Metal	Stone-6
3D Siding-Metal	



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SHEET NUMBER
5

SCALE @ 24" X 36"
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2ND FLOOR PLAN &
STAIR SECTION

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FRONT & REAR
ELEVATIONS

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N. SIDE ELEVATION
1/4"=1'



S. SIDE ELEVATION
1/4"=1'

BUILDING PERFORMANCE:

1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH REScheck AND/OR REQUIREMENTS OF LOCAL CODES.
2. PORCHES, DECKS, BALCONIES, 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.
4. 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.
5. MINIMUM INSULATION:
 - ATTIC R-50
 - WALLS R-21
 - FLOORS R-30



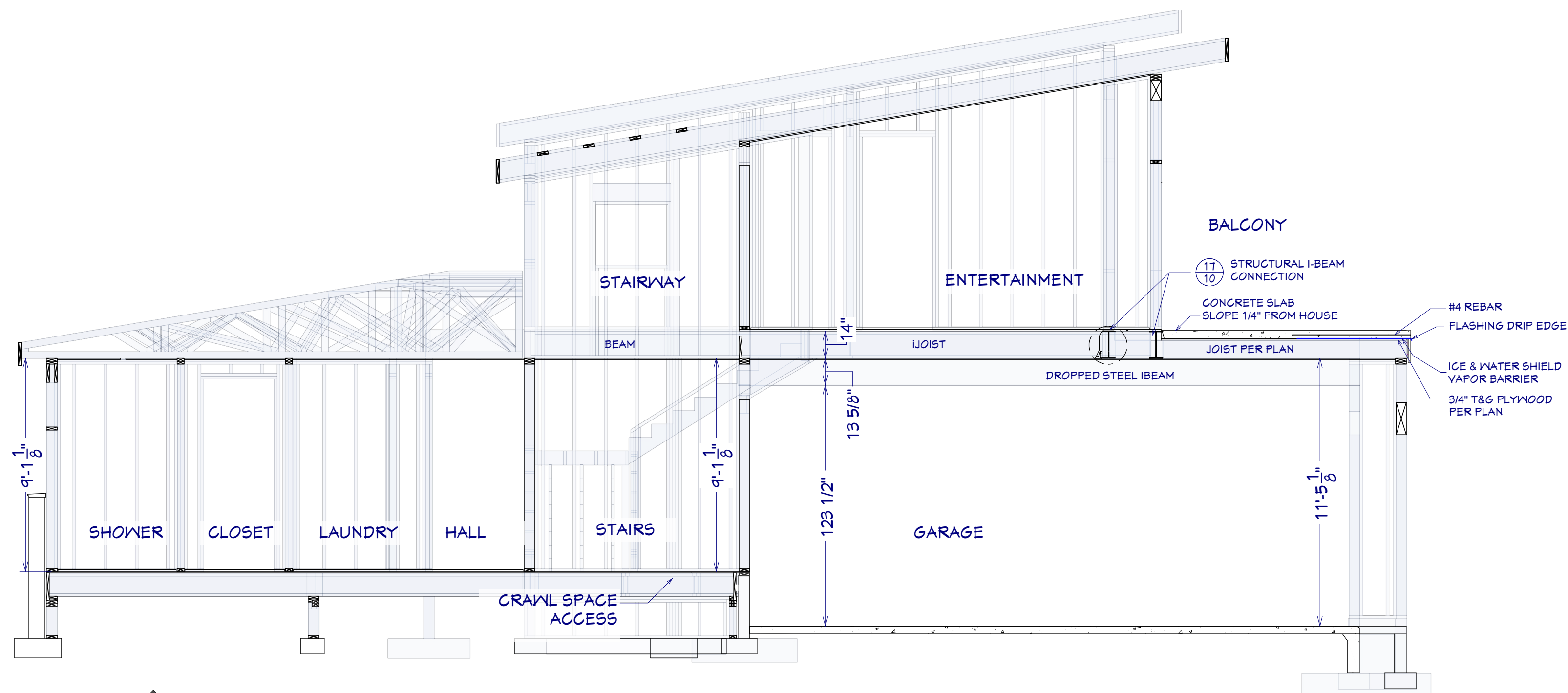
Compliance Certificate

Project Information

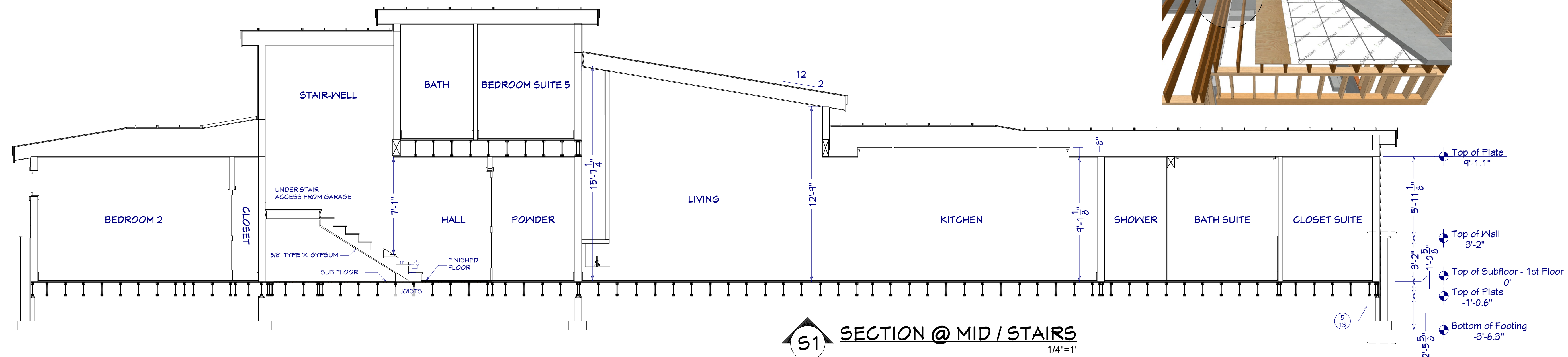
Project Title:	Grandview GV2
Energy Code:	2018 IECC
Location:	Coeur d'Alene, Idaho
Construction Type:	Single Family
Project Type:	New Construction
Project Sub Type:	None
Orientation:	Bldg. faces 241 deg. from North
Conditioned Floor Area:	2307 ft2
Glazing Area:	17%
Climate Zone:	5b (6239 HDD)
Project No:	1860305

INSPECTION NOTES:

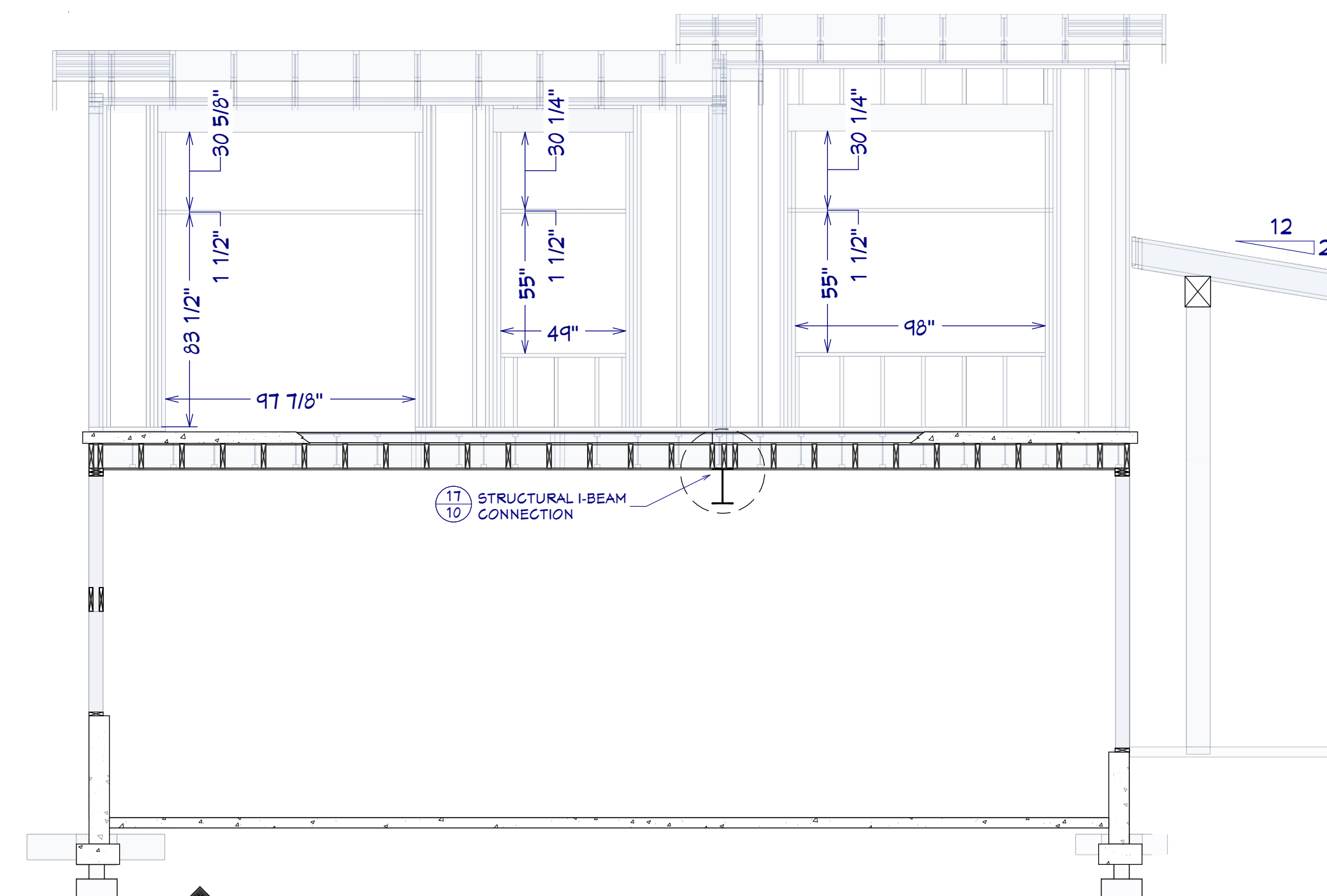
1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. 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.



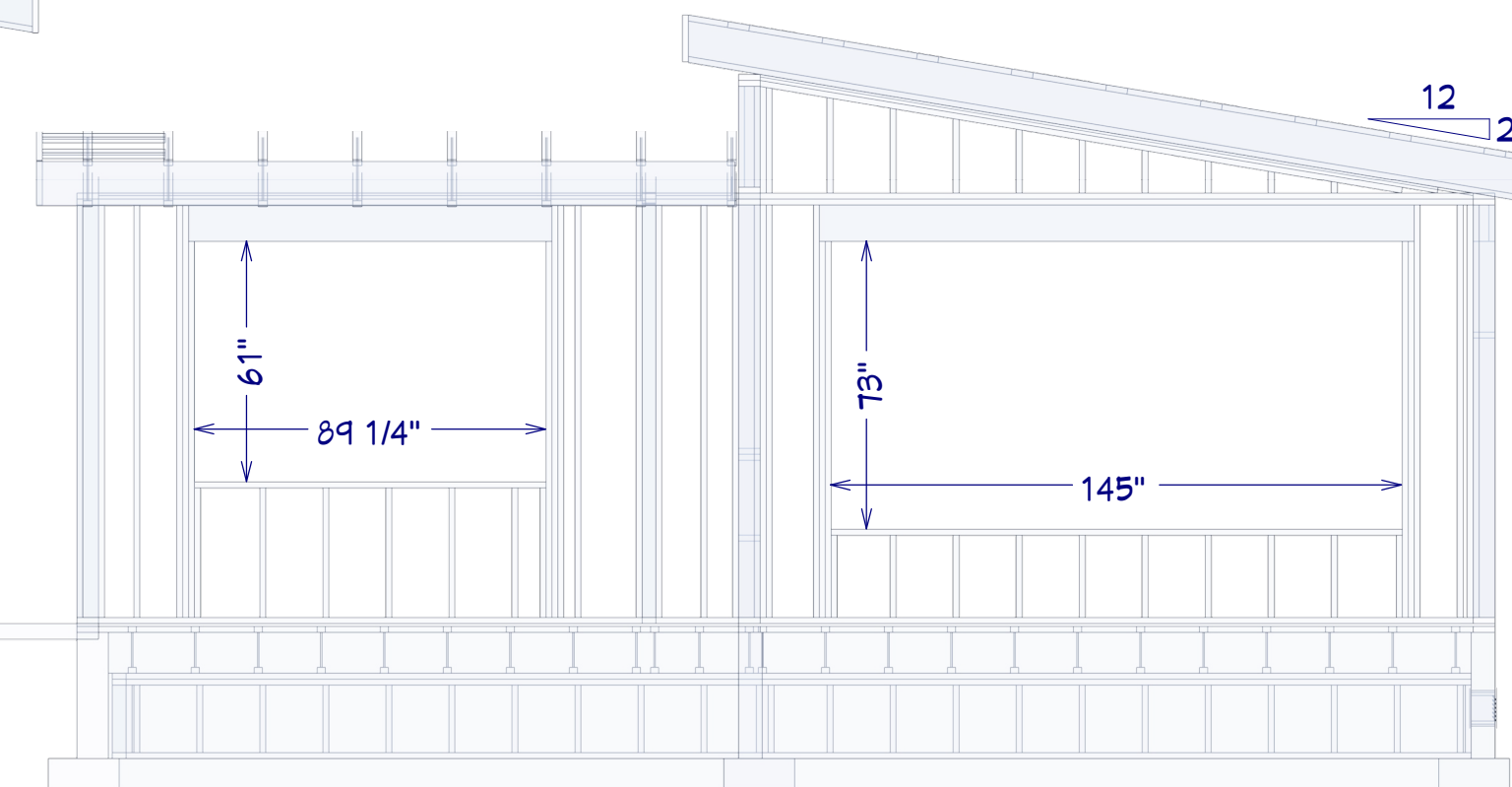
S3 SECTION @ GARAGE
1/4"=1'



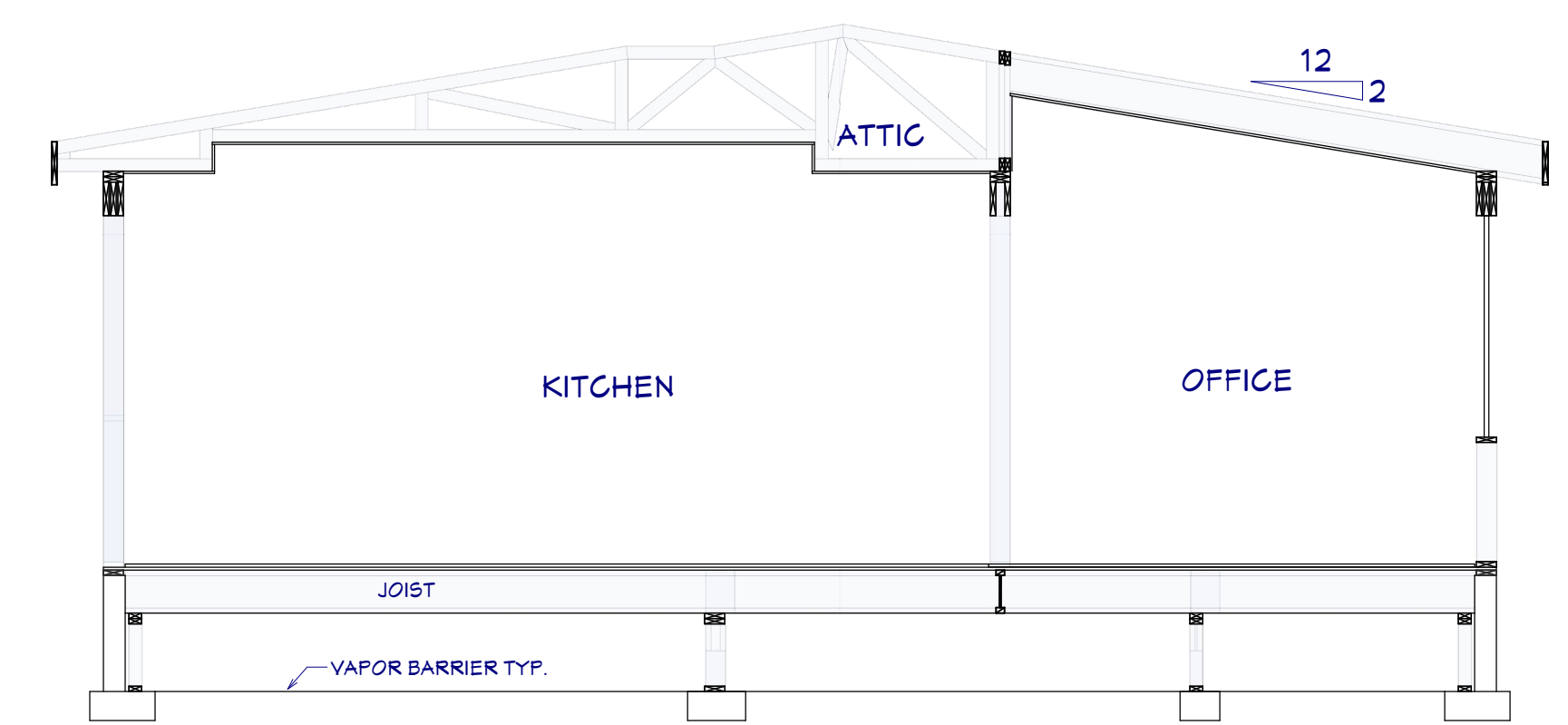
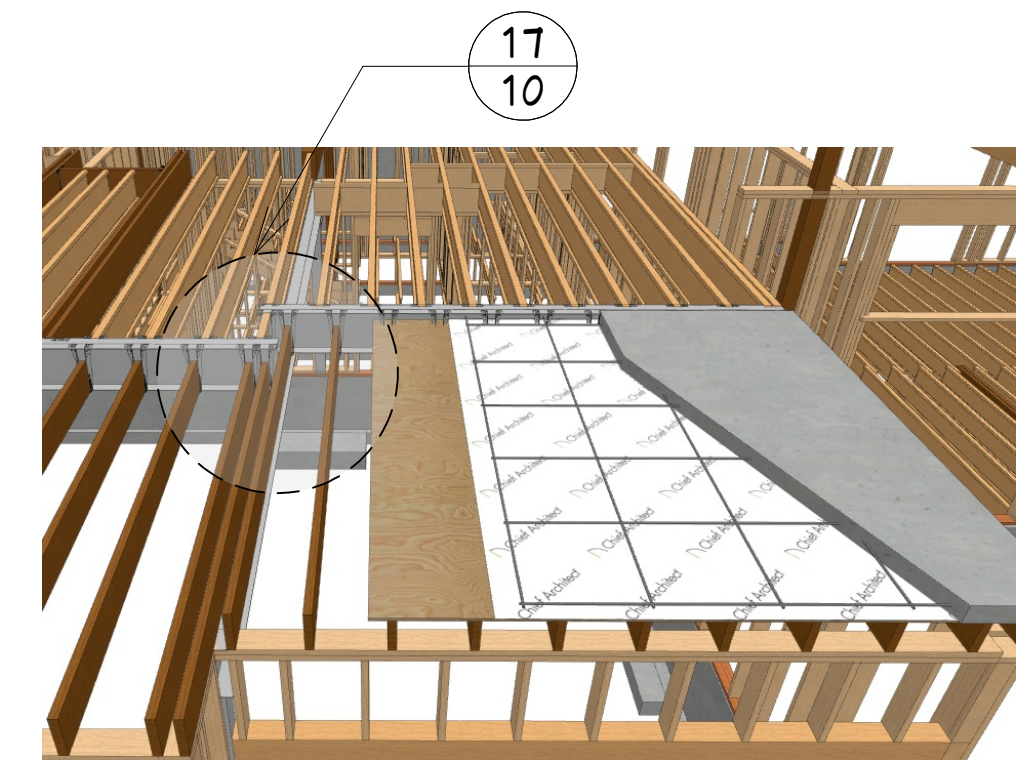
S1 SECTION @ MID / STAIRS
1/4"=1'



S2 SECTION @ FRONT
1/4"=1'



S4 SECTION @ ENTRY/LIVING
1/4"=1'



S5 SECTION @ OFFICE/KITCHEN
1/4"=1'

SHEET NUMBER
9

SCALE @ 24" X 36"
DATE: April 2026
DRAWN BY: SH

SECTIONS & DETAILS

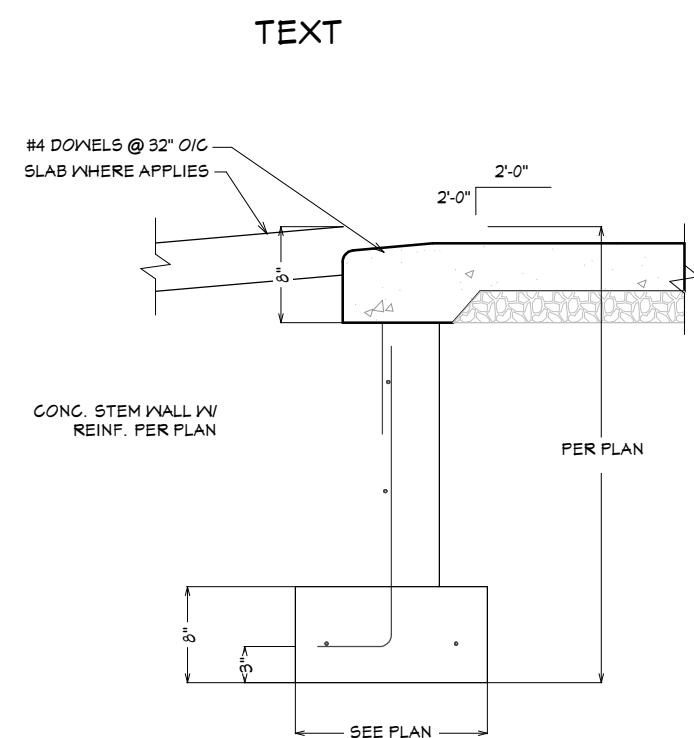
1910 E GRANDVIEW DR.

GRANDVIEW - GV2

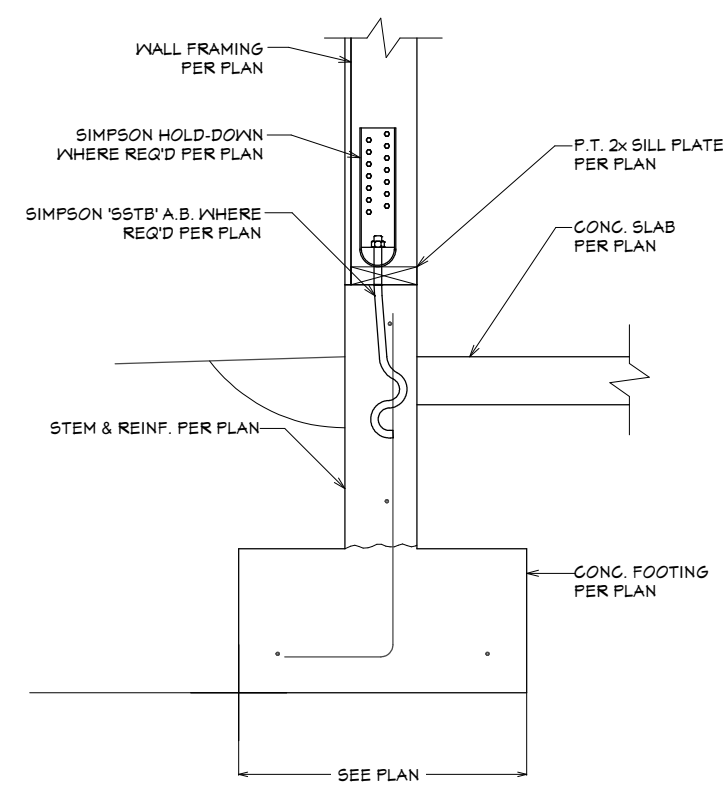
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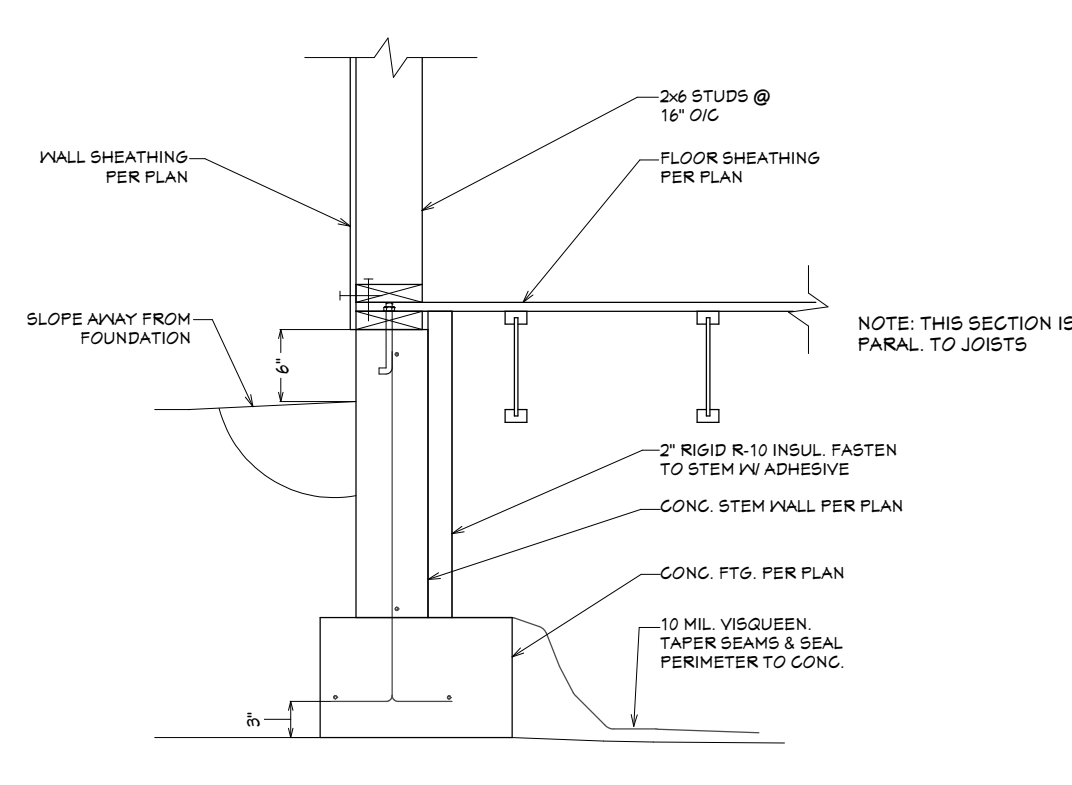




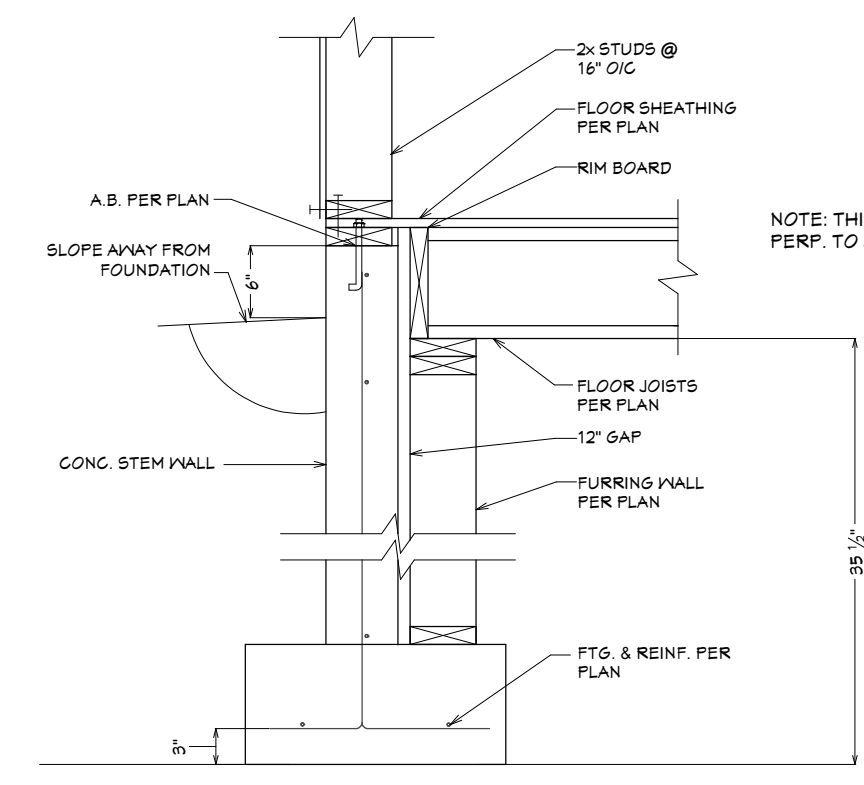
1 STEM WALL TO SLAB @ OPENING
NTS



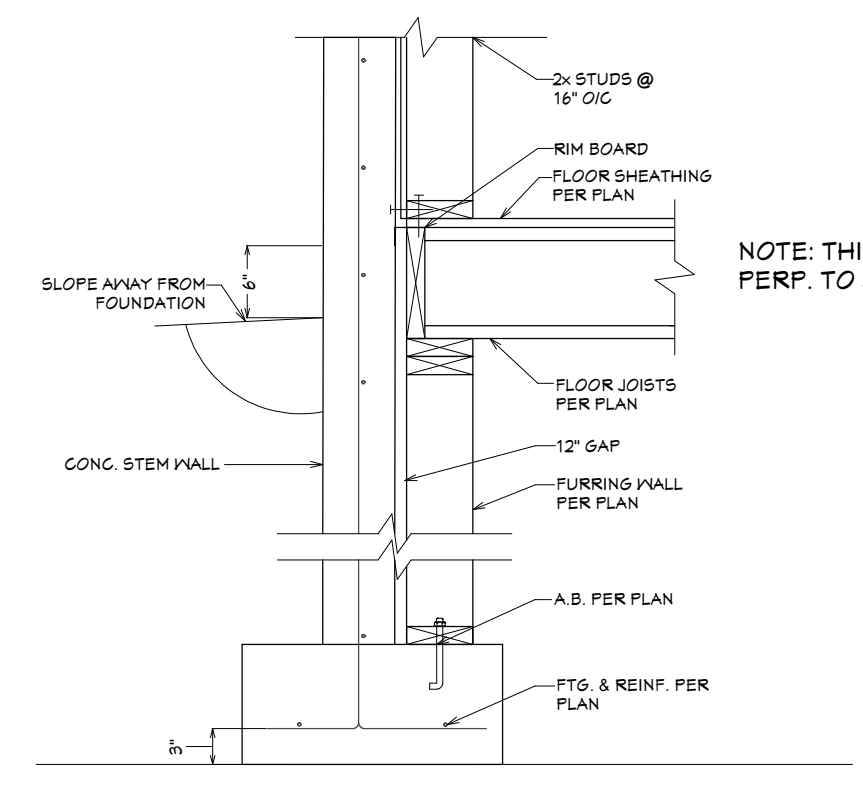
2 TYP. FOOTING SECTION @ GARAGE
NTS



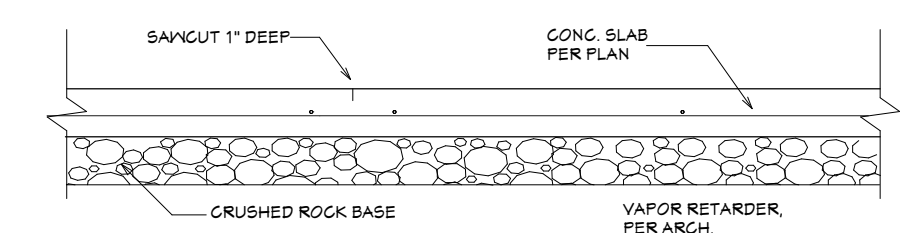
3 TYP. FOOTING SECTION TO FLOOR JOISTS
NTS



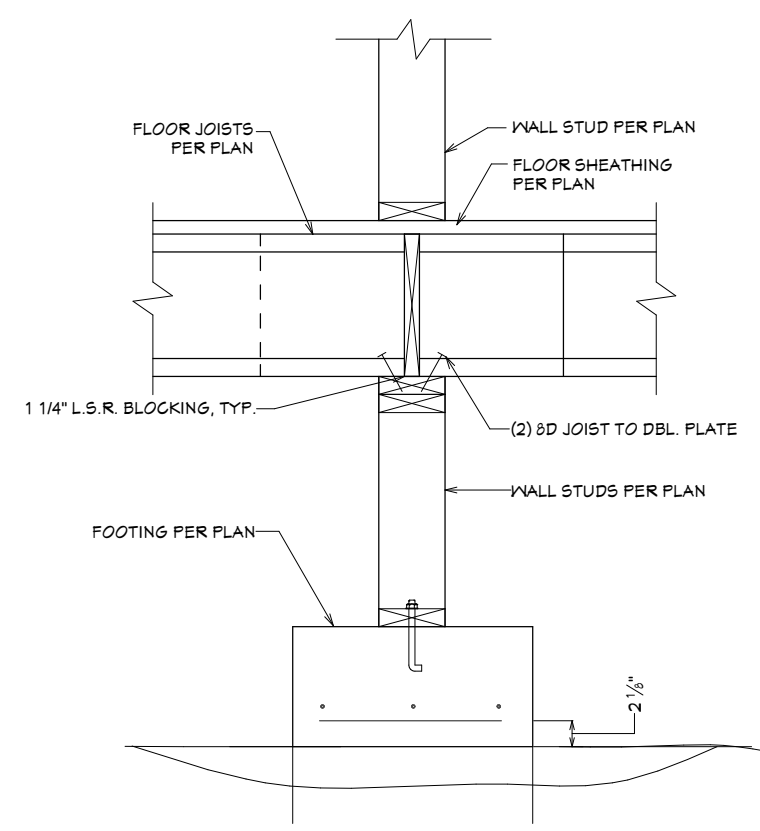
4 TYP. FOOTING SECTION TO FLOOR JOISTS
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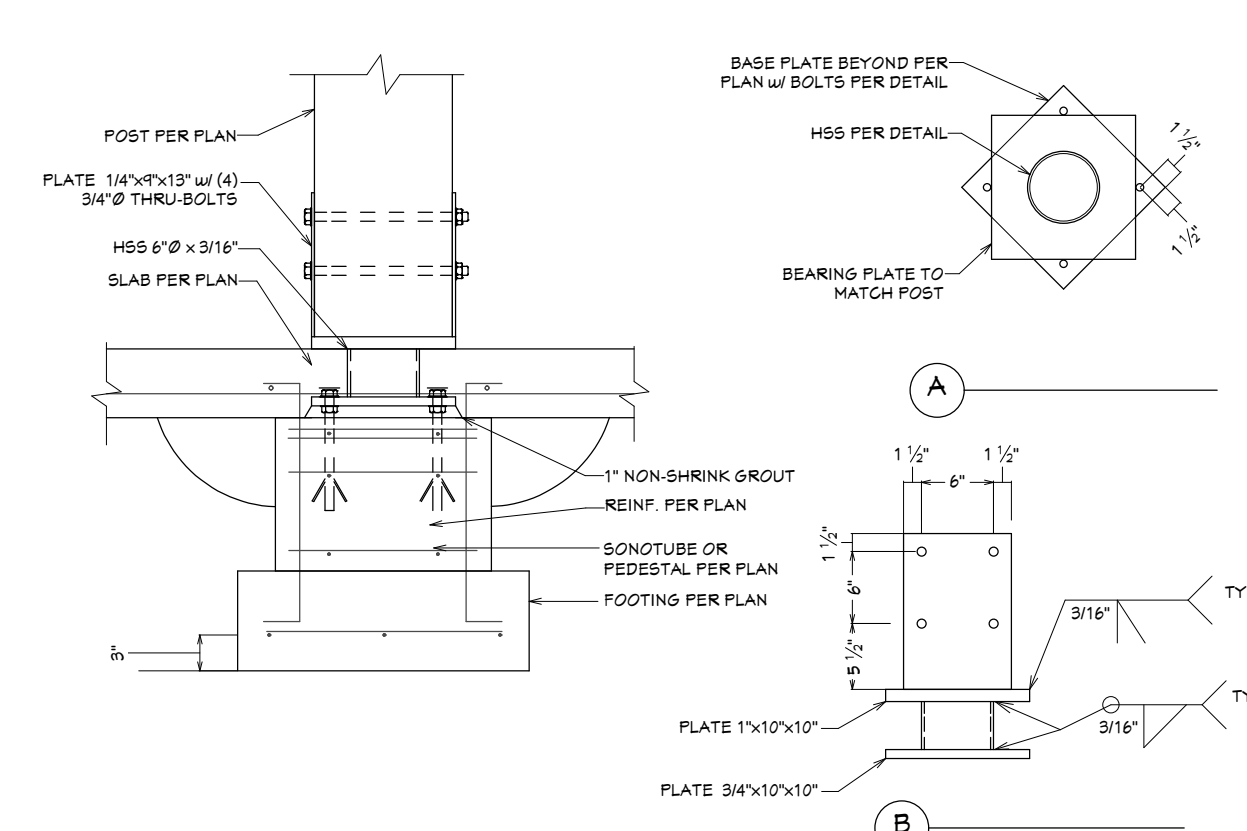
5B FTG SECTION @ BEDROOMS
NTS



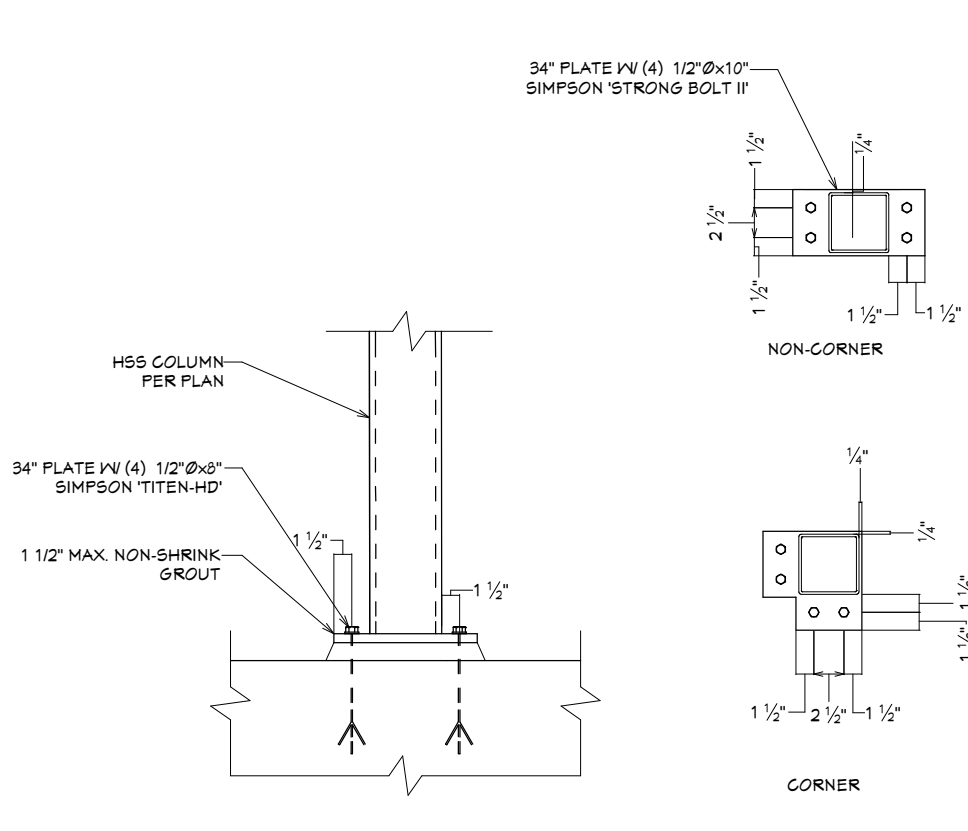
6 TYP. CONTROL JOINT W/ REINF
NTS



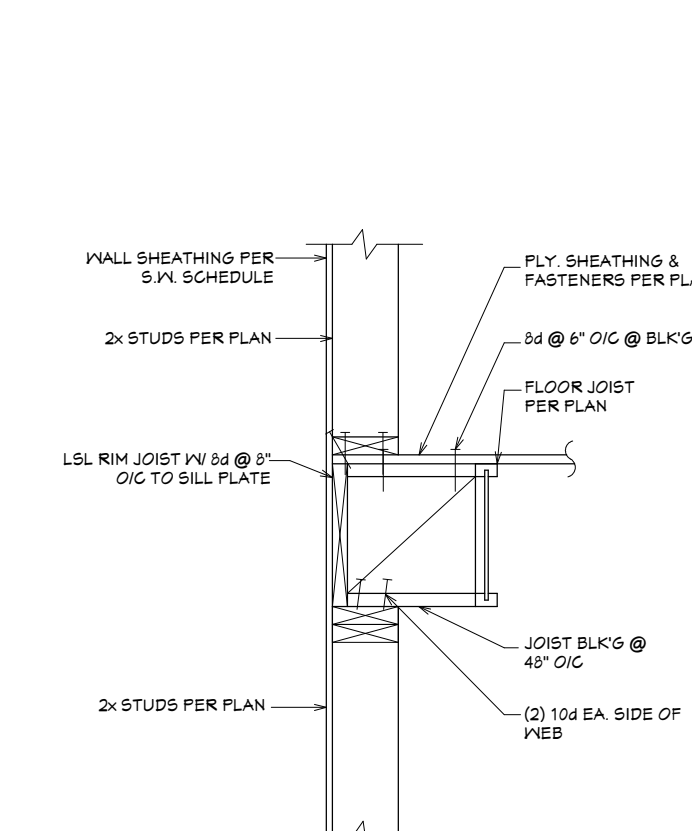
7 TYP. LOAD BEARING PONY WALL SECTION
NTS



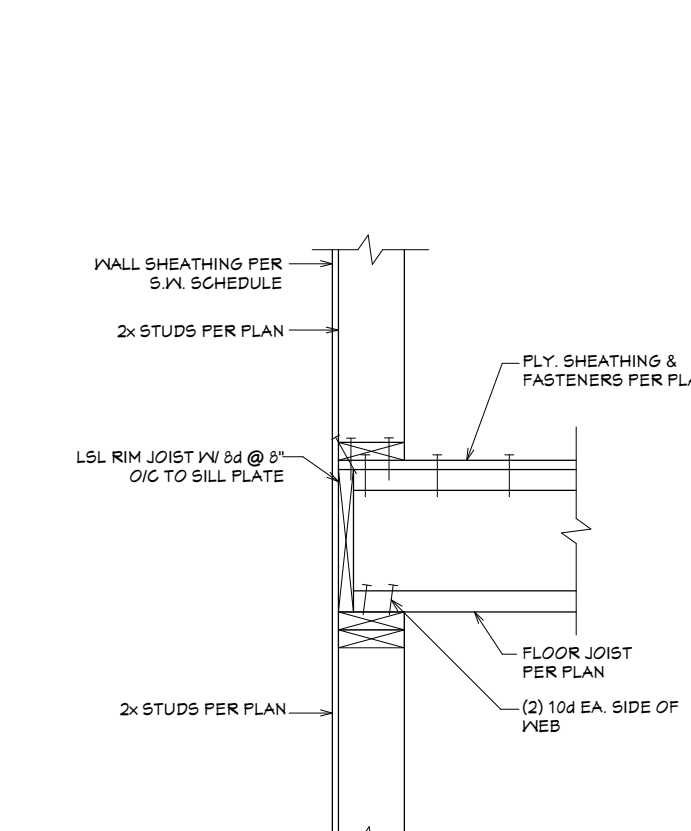
8 TYP. SONOTUBE TO FTG SECTION
NTS



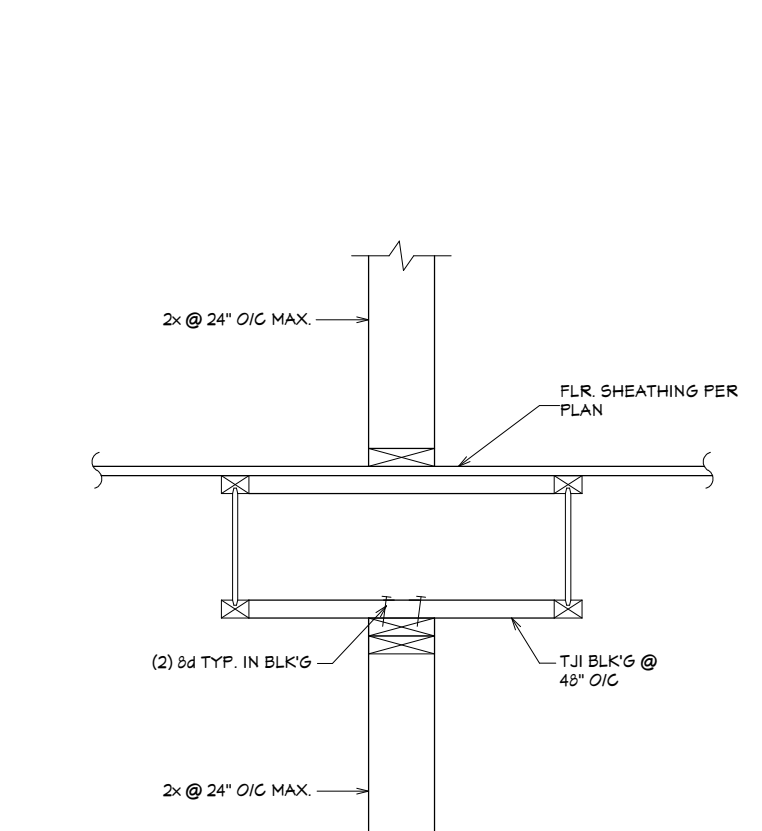
9 COLUMN TO STEM WALL CONN.
NTS



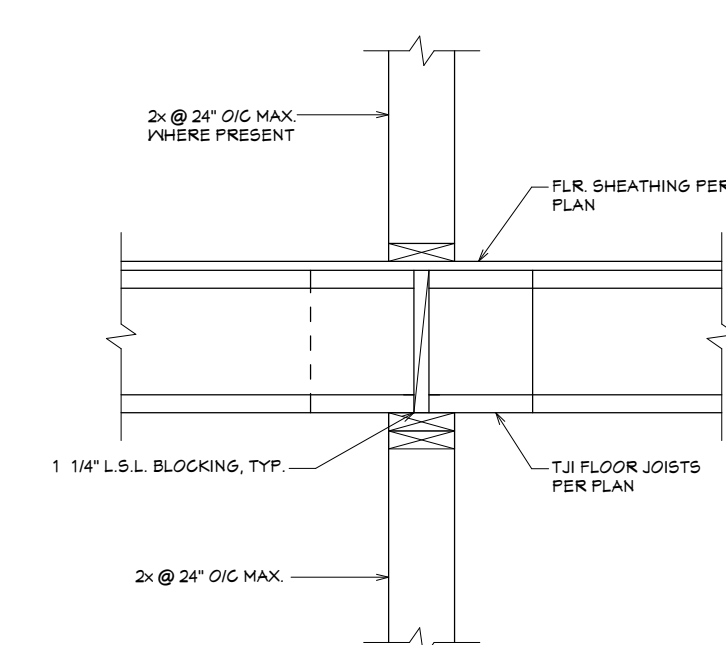
10 TYP. WALL SECTION
THIS DETAIL IS (PARAL TO JOISTS) NTS



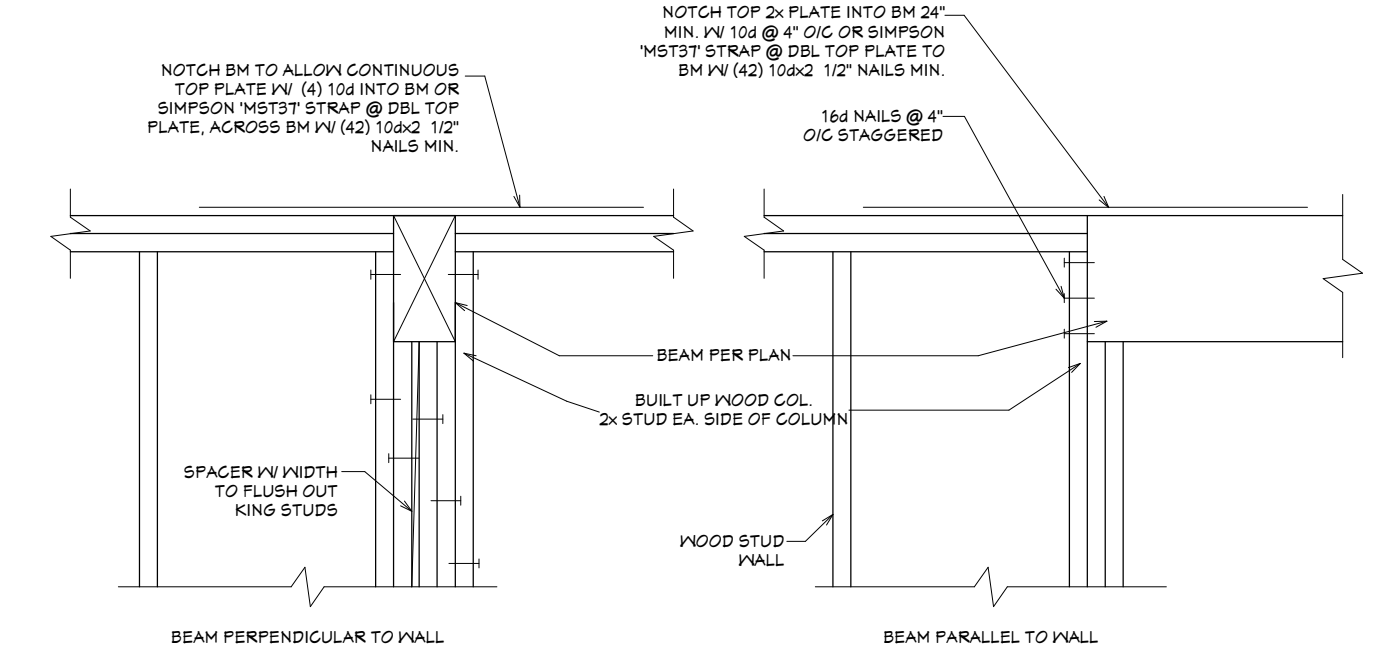
11 TYP. WALL SECTION
THIS DETAIL IS (PERP. TO JOISTS) NTS



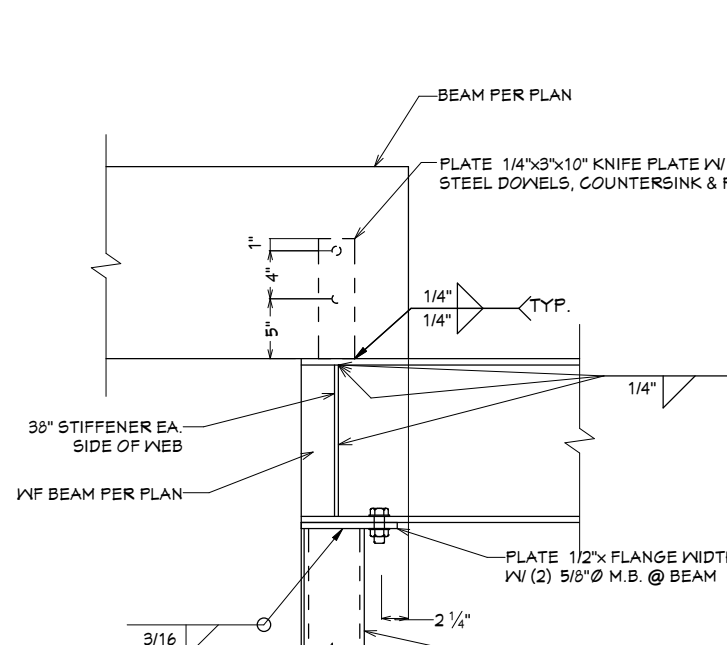
12 WALL SECTION-NON BEARING
NTS



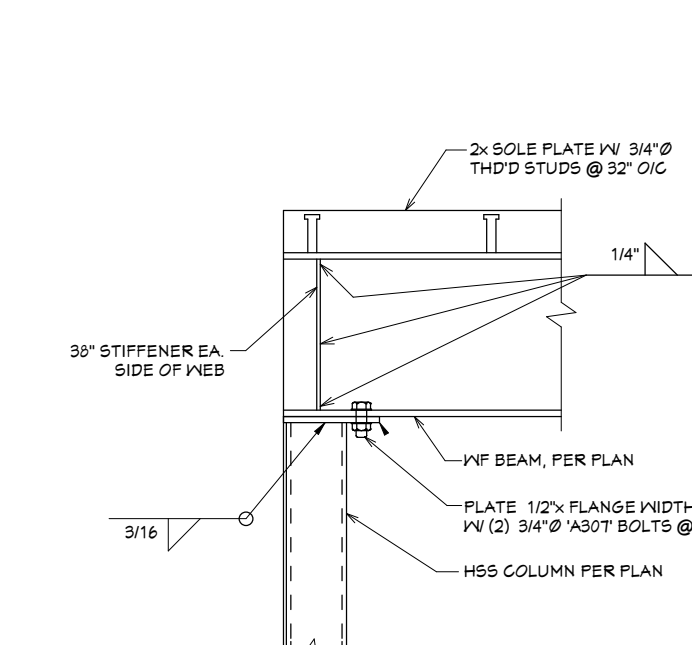
13 BEARING WALL SECTION
NTS



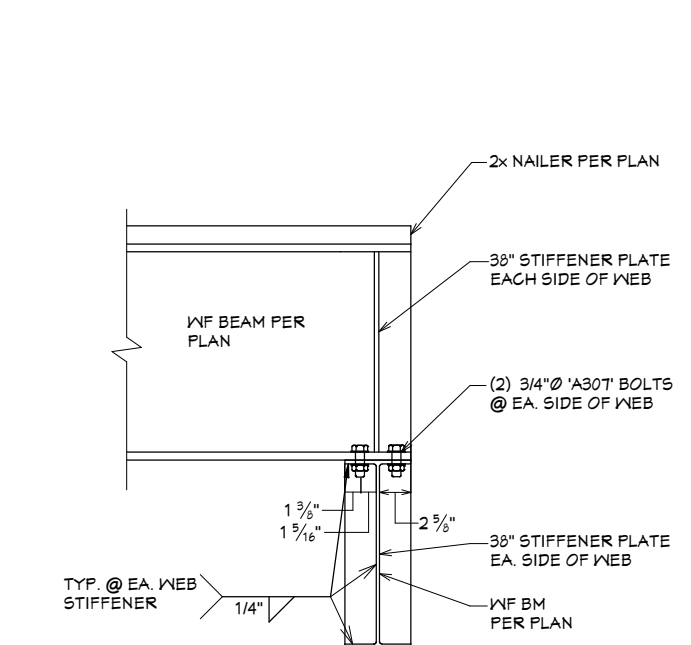
14 BEAM POCKET
NTS



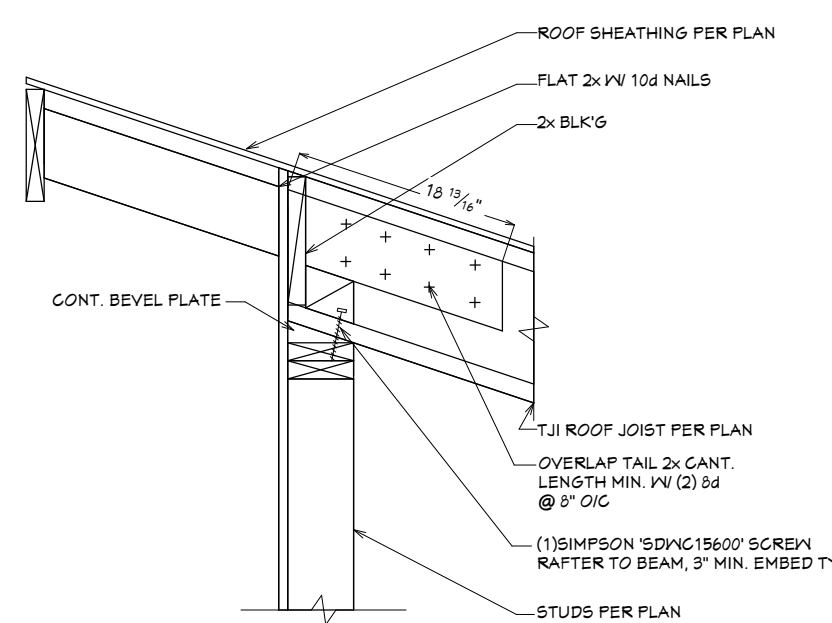
15 BEAM TO WF BEAM
NTS



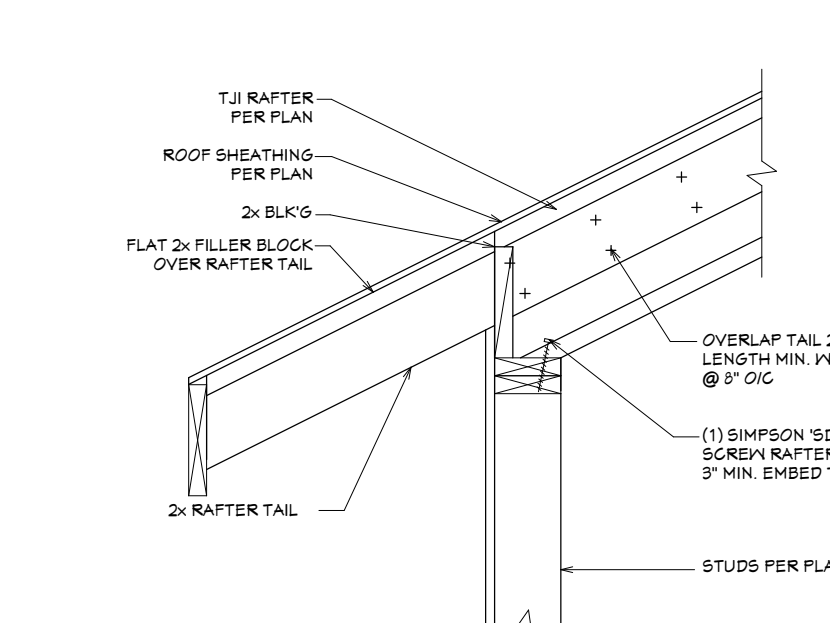
16 WF BM/COL. CONN. @ EXT.
NTS



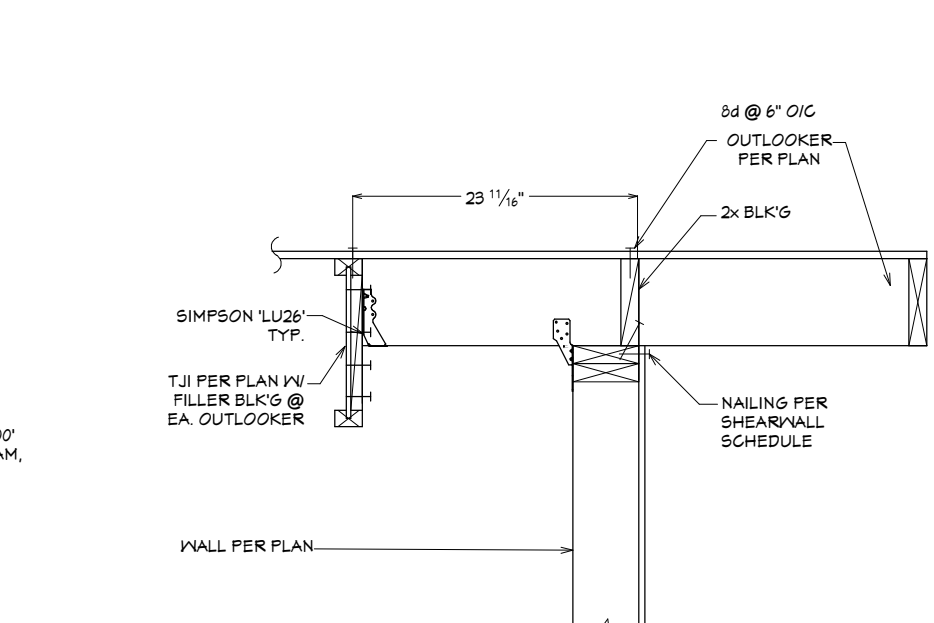
17 WF BM TO DROPPED WF BM
NTS



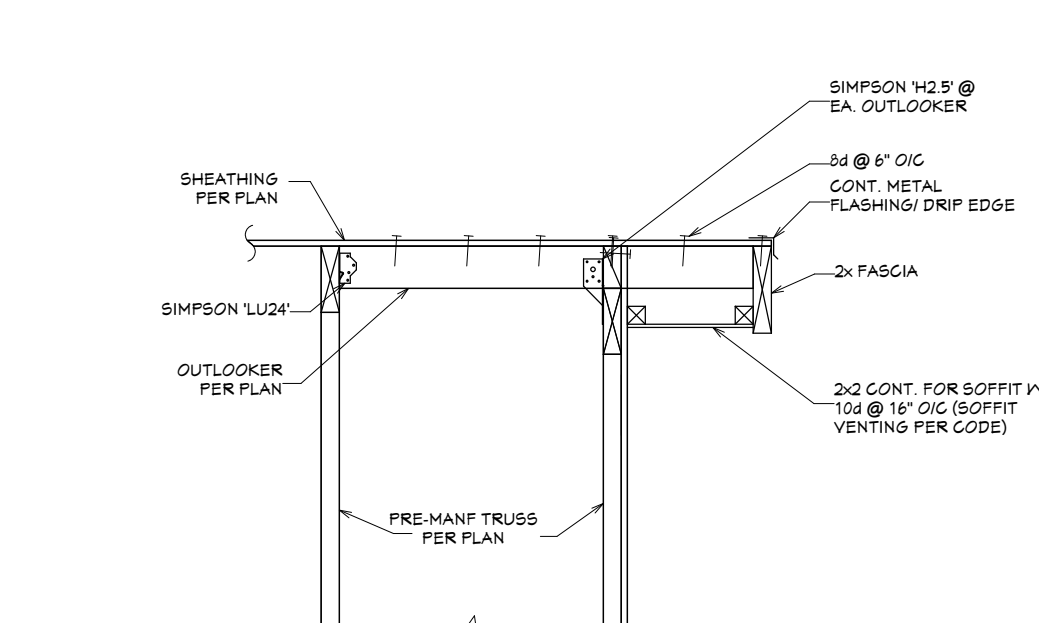
18 FRONT OVERHANG W/ TJI RAFTER
NTS



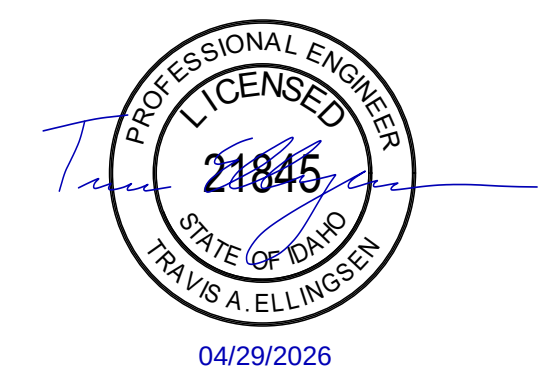
19 REAR OVERHANG W/ TJI RAFTER
NTS



20 OUTLOOKER SECTION W/ TJI RAFTERS
NTS



21 RAKE SECTION @ OUTLOOKER W/ SOFFIT VENT
NTS



GENERAL FRAMING NOTES:

1. WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING
2. WALL HEADERS ON EXTERIOR WALLS: (2) 2" X 10" DF 2 TYP. INSULATED w/ (1) 2x CRIPPLE & (1) 2X KING, UNO.
3. PROVIDE DOUBLE FLOOR JOISTS, UNDER ALL WALLS RUNNING PARALLEL.
4. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
5. PROVIDE SOLID BLOCKING (SAME DEPTH OF MEMBER) AT ALL POINTS OF BEARING (MAXIMUM SPACING OF 6'-0" O.C.) AT JOISTS WITH A 5:1 OR GREATER DEPTH-TO-THICKNESS RATIO OR WHERE 1 EDGE OF JOIST IS NOT ATTACHED TO SHEATHING, WALLBOARD, BRACING, ETC.
6. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT
7. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
8. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
9. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS OR 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.
10. 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. INSTALL PRIOR TO ROOF SHEETING OR SDVC SCREWS @ EA. JOIST.
11. 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.
12. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
13. NAILS: 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). SEE SCHEDULE AND DRAWINGS FOR NAILING.
14. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
15. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
16. 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.
17. 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.
18. 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.
19. 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. 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 PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
20. 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 attic 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.
21. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
22. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
23. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
24. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
25. ALL HANGERS TO BE "SIMPSON" OR EQUAL.
26. NOTIFY EOR PRIOR TO DRILLING HOLES IN STEEL BEAMS.
27. SEE ROOF FRAMING FOR ADDITIONAL FRAMING DETAIL.

LUMBER SPECIES:

- DOUGLAS FIR-LARCH OR HEMLOCK-FIR, GRADE LUMBER ACCORDING TO RULES OF WEST COAST LUMBER INSPECTION BUREAU (WCLIB).
- MAXIMUM MOISTURE CONTENT: 19% AT 3X OR LESS (LEAST DIMENSIONS) MEMBERS & ALL INTERIOR
- A. HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. POST, BEAMS NO. 1 (UNO)
- C. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER, CEDAR
- D. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2
- E. INTERIOR NON-BEARING WALL STUDS STANDARD OR BETTER OR STUD GRADE
- F. INTERIOR BEARING WALL STUDS NO. 2
- G. BLOCKING, PLATES, BRIDGING STANDARD OR BETTER OR STUD GRADE
- H. SHEATHING SHALL BE AS FOLLOWS:
 - WALL SHEATHING SHALL BE 1/2" INT-APA RATED OR 7/16" OSB
 - FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED PLYWOOD

PLYWOOD MATERIAL:

- A GRADE: C-D, UNLESS NOTED OTHERWISE.
- B MANUFACTURED WITH EXTERIOR GLUE ACCORDING TO UNITED STATES PRODUCT STANDARD PS 1-96. SHALL BEAR THE AMERICAN PLYWOOD ASSOCIATION (APA) TRADEMARK.
- C NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL OR APPROVED.
- D SUBSTITUTION OF ORIENTED STRAND BOARD (OSB) FOR PLYWOOD IS ACCEPTABLE IF THE OSB:
 - CONFORMS WITH APA PERFORMANCE STANDARDS FOR WOOD BASED STRUCTURAL PANELS FRP-105 AND UNITED STATES PRODUCT STANDARD PS 2-92. IS MANUFACTURED WITH EXTERIOR GLUE. HAS A LOAD/SPAN RATING INDEX EQUAL TO PLYWOOD. BEARS THE APA TRADEMARK.
- E PROVIDE PRESSURE-TREATED PLYWOOD WHERE INDICATED ON DRAWINGS. CONFORM WITH ANPA STANDARD C-9. MARK SHEETS WITH ANPB.

PLATES AND LEDGERS:

- PLATES AND LEDGERS USED IN INTERIOR CONDITIONS (LUMBER AND FASTENERS ARE INSIDE OR CONCEALED BY MOISTURE BARRIER, ROOFING, ETC.) AND IN CONTACT WITH CONCRETE OR MASONRY ARE TO BE SEPARATED FROM CONCRETE OR MASONRY BY USE OF A MOISTURE BARRIER MEMBRANE SUCH AS WLR, GRACE-VYCOR, 45-LB. ROOFING PAPER, OR SIMILAR. USE STANDARD OR NON-PRESSURE TREADED LUMBER.
- PLATES AND LEDGERS USED FOR EXTERIOR CONDITIONS (EXPOSED TO EXTERIOR ENVIRONMENT IN ANY CIRCUMSTANCE) TO BE PRESSURE TREATED.

ROOF UNDERLAYMENT

FOR ROOF SLOPES FROM (2:12) UP TO (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19". DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF SHINGLES TO SEAL. END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6'.

ICE SHIELDING

AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES PER TABLE R301.2 (1) IRC. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMENT SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN (8:12), THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

PLYWOOD LAYOUT AND INSTALLATION:

LAY OUT PLYWOOD SHEATHING WITH END JOINTS STAGGERED, UNLESS NOTED OTHERWISE.
LAY OUT PLYWOOD TO ELIMINATE WIDTHS LESS THAN 1'-0" AT ROOFS, OR LESS THAN 2'-0" AT FLOORS, UNLESS ALL EDGES OF UNDERSIZED PIECES ARE SUPPORTED BY BLOCKING.
PROVIDE PANEL SPACING ACCORDING TO APA RECOMMENDATIONS.
BLOCK SHEAR WALL SHEATHING WITH 3x FLAT BLOCKING AT ALL EDGES.
NAIL ACCORDING TO SCHEDULE AND DRAWINGS.
PROTECT FLOOR AND ROOF SHEATHING FROM EXTREME WET CONDITIONS.
ENGINEERED WOOD PRODUCTS CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IBC.
MEMBER DESIGN CRITERIA:
A. LIVE LOAD DEFLECTION: L/360 MAXIMUM
WOOD PRODUCT MANUFACTURER: TRUS JOIST CORPORATION, OR APPROVED.

NAILING AND CONNECTION SCHEDULE

MINIMUM NUMBER OF NAILS FOR WOOD MEMBERS, UNO.
NAILS AND SCREWS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
NAIL TYPE: BOX OR SINKER, UNLESS NOTED OTHERWISE ON DRAWINGS.

CONNECTION NAILS

STUDS TO PLATES - END NAIL (2) 16d COMMON OR (3) 10d OR STUDS TO PLATES - TOE NAIL (4) 10d

TOP PLATES & BOTTOM PLATES

- SPIKE TOGETHER 10d AT 8" OC
- LAP AND INTERSECTIONS (4) 10d EACH SIDE JOINT

FLOOR, ROOF, CEILING JOISTS

- TO PLATES OR BEAMS - TOE NAIL (2) 10d
- BLOCKING TO PLATE - TOE NAIL (2) 10d
- BLOCKING TO JOISTS - EACH END (2) 10d
- CORNER STUDS 10d AT 12" OC
- 2x LAMINATED BEAMS 10d AT 12" 2 ROWS STAGGERED
- PLYWOOD SHEATHING CONNECTIONS (ALL NAILS COMMON UNLESS NOTED OTHERWISE)
- NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER TO BE STAINLESS STEEL
- ROOF SHEATHING (5/8" INDEX 24/16) BLOCK ALL EDGES WITH 2x4 FLATS WHERE NOTED ON DRAWINGS

NAILING:

- AT EDGES OF EACH SHEET TO STUDS, BLOCKING & PLATES 8d AT 4" OC
- AT INTERIOR OF EACH SHEET 8d AT 8" OC
- AT BOUNDARIES OF WALL 8d AT 4" OC
- OTHER WOOD CONNECTIONS
- FRAMING CONNECTORS: SIMPSON STRONG-TIE OR APPROVED.
- FILL ALL NAIL HOLES WITH NAILS AS SPECIFIED BY THE CONNECTOR MANUFACTURER, UNO.
- CONNECTIONS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
- HANGERS TO DEVELOP BENDING STRENGTH OF MEMBERS, UNO.
- ANCHOR BOLTS: ASTM A307 OR ASTM A 36.
- PROVIDE STAINLESS STEEL OR HOT-DIPPED ZINC GALVANIZED ANCHOR BOLTS, LAG BOLTS, EXPANSION ANCHORS, PLATE WASHERS AND THREADED RODS IN CONTACT WITH PRESSURE-TREATED LUMBER.
- PROVIDE STANDARD PLATE WASHERS UNDER HEADS OR NUTS OF BOLTS BEARING ON WOOD. SEE SHEAR WALL SCHEDULE FOR SQUARE WASHER REQUIREMENTS AT SHEAR WALLS.
- ANCHOR ALL PLATES AND LEDGERS WITH A MINIMUM OF 3 ANCHORS PER PIECE.
- CONNECT ANCHOR BOLTS TO LEDGERS PRIOR TO INSTALLATION ON MASONRY WALLS.

MINIMUM SIZE AND MAXIMUM SPACING OF PLATE OR LEDGER CONNECTIONS:

- PLATES TO CONCRETE : 5/8" DIAMETER x 10" ANCHOR BOLT AT 4'-0" O/C
- FOUNDATION WALLS: 5/8" DIAMETER x 10" ANCHOR BOLT AT 4'-0" O/C
- PLATES TO UNIT MASONRY: 5/8" DIAMETER x 10" ANCHOR BOLT AT 4'-0" O/C

TJI SERIES JOISTS:

FURNISH ALL END AND INTERMEDIATE STIFFENERS, BLOCKING AND/OR SHEAR PANELS, METAL BRIDGING ASSEMBLIES AND HANGERS, AS REQUIRED TO PROVIDE A COMPLETE FLOOR OR ROOF STRUCTURAL SYSTEM. TOP AND BOTTOM CHORDS OF TJI JOISTS SHALL BE MANUFACTURED FROM LVL MATERIAL AND SHALL BE EQUAL TO OR GREATER DIMENSION THAN THE TRUS JOIST SERIES INDICATED ON THE DRAWINGS. DEPTHS OF JOISTS OR JOIST SPACINGS MAY NOT BE CHANGED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

FURNISH COMPLETE ENGINEERING SHOP DRAWINGS AND CALCULATIONS SEALED BY REGISTERED STRUCTURAL ENGINEER.

GLUE-LAMINATED LUMBER:

NOTED ON DRAWINGS AS "GL"
SINGLE SPAN: 24F-V4 DF/DF
MULTI-SPAN: 24F-V8 DF/DF
GLUE-LAMINATED AGIAC:
SINGLE SPAN: 20F-V12
MULTI-SPAN: 20F-V13

LAMINATED VENEER LUMBER:

NOTED ON DRAWINGS AS "LVL."
DIMENSIONS: 1-3/4" WIDE, DEPTH TO MATCH FLOOR JOIST DEPTH, UNO.
"MICRO-LAM," BY TRUS JOIST CORPORATION, OR APPROVED.

PARALLEL STRAND LUMBER:

NOTED ON DRAWINGS AS "PSL."
"PARALLAM," BY TRUS JOIST CORPORATION, OR APPROVED.
2.0 E GRADE.

LAMINATED STRAND LUMBER:

NOTED ON DRAWINGS AS "LSL" OR "RIM BOARD."
RIM BOARD: 1-1/4" WIDE, 1.3E GRADE.
LSL STUDS: 1-1/2" WIDE, 1.5E GRADE.
MANUFACTURED BY TRUS JOIST CORPORATION, OR APPROVED.
SLOPED BEARING REQUIREMENTS: JOIST SUPPLIER AND CONTRACTOR TO COORDINATE.
DOUBLE ALL JOISTS UNDER MECHANICAL UNITS, UNO.
DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO INSTALLATION.

FOUNDATION NOTES

FOUNDATION SIZES BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF (DEAD + LIVE) WITH AN ALLOWABLE ONE-THIRD INCREASE FOR WIND AND SEISMIC.
PLACE FOOTINGS ON FIRM, UNDISTURBED NATIVE SOIL OR ON STRUCTURAL FILL (SEE "STRUCTURAL FILL" NOTES FOR ADDITIONAL INFORMATION)
LOCATE BOTTOM OF FOOTINGS A MINIMUM OF 2' - 0" BELOW FINISH GRADE OR 1' - 0" BELOW EXISTING GRADE, WHICHEVER IS LOWER.
PRIOR TO PLACEMENT OF CONCRETE, REMOVE ALL DISTURBED SOIL FROM FOOTING EXCAVATION.
STEP BOTTOM OF FOOTINGS AT ELEVATION CHANGES AT A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2' - 0"
CONSULT THE SOILS REPORT (IF AVAILABLE) FOR ADDITIONAL INFORMATION.

CAST-IN-PLACE CONCRETE:

MIX DESIGN: PREPARE DESIGN MIXES FOR EACH TYPE OF CONCRETE. PROPORTION MIXES BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS, USING MATERIALS TO BE EMPLOYED ON THE PROJECT FOR EACH CLASS OF CONCRETE. FURNISH CERTIFIED REPORTS OF EACH PROPOSED MIX DESIGN. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS, ALONG WITH TEST DATA AS REQUIRED BY ACI 318, A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE.
ADMIXTURES: AIR ENTRAINING AGENT IN ACCORDANCE WITH ASTM C260 AND WATER-REDUCING ADMIXTURE CONFORMING TO ASTM 494, USED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS, MAY BE INCORPORATED IN CONCRETE DESIGN MIXES. AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. THE MIX DESIGN SHALL COMPLY WITH ACI 318 SECTIONS 4.2.1 AND 4.2.2 FOR SEVERE EXPOSURE & AIR ENTRAINMENT. THE AMOUNT OF ENTRAINED AIR SHALL BE 5-7 BY VOLUME. FLY ASH SHALL NOT EXCEED 15% OF CEMENT CONTENT BY WEIGHT.
CONCRETE WORK SHALL CONFORM TO ACI 301. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:
FOOTINGS & WALLS: F'C=3,000 PSI AT 28 DAYS (DESIGNED FOR 2,500 PSI): MAXIMUM SLUMP 4" PLUS OR MINUS 1".
SLAB & GRADE BEAM: F'C=4,000 PSI AT 28 DAYS: MAXIMUM SLUMP 4" PLUS OR MINUS 1".

CONCRETE REINFORCING STEEL

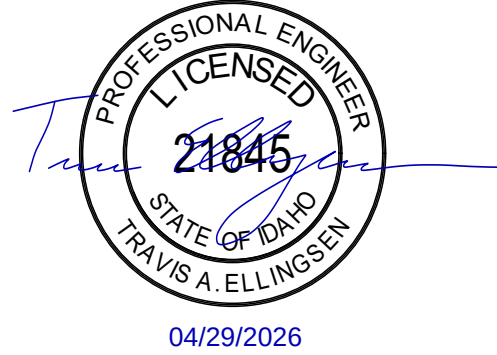
REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60.
WELDED REINFORCEMENT SHALL BE ASTM A 705, GRADE 60
WELDED METAL INSERTS AND CONNECTIONS SHALL CONFORM TO AWS D14
DETAIL, FABRICATE, AND PLACE REINFORCING IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
TYPICAL REINFORCING (MINIMUM, UNO)
CORNERS AND INTERSECTIONS OF WALLS AND FOUNDATIONS, PRE-CAST PANEL CORNERS: CORNER BARS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING. LEG LENGTH: 48 BAR DIAMETERS (2' - 0" MINIMUM)

SLAB OPENINGS:

(2) #5 X OPENING DIMENSION + 4' - 0" EACH SIDE.
(2) #5 X 4' - 0" DIAGONAL BARS AT EACH CORNER
DO NOT FIELD BEND, DISPLACE, WELD, HEAT, OR CUT REINFORCING UNLESS INDICATED ON THE DRAWINGS, OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
MINIMUM COVER FROM CONCRETE SURFACE TO REINFORCING SHALL BE AS FOLLOWS:
3" TO BOTTOM OF FOOTING
1 ½" WALL REINFORCING TO SURFACES EXPOSED TO EARTH OR WEATHER
2" TO MAIN STEEL BEAMS AND COLUMNS
REINFORCING LAP SPLICES TO CONFORM WITH ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
ANCHORS IN CONCRETE
INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
INSTALL WITH IBC SPECIAL INSPECTION ACCORDING TO SPECIAL INSPECTION PROGRAM.
EXPANSION ANCHORS (CONCRETE):
ICC/ICBO-APPROVED - CONFORM WITH FF-S-325, GROUP II, TYPE 4, CLASS I
MATERIAL: HOT DIPPED GALVANIZED ACCORDING TO ASTM A 153, OR AISI 304 STAINLESS STEEL
WHEN IN CONTACT WITH PRESSURE TREATED LUMBER OR EXPOSED TO WEATHER.

NON-SHRINK GROUT

CONFORM WITH ASTM C 1107 AND C.R.D.-621, CORPS OF ENGINEERS "SPECIFICATIONS FOR NON-SHRINK GROUT."
SPECIFIED 28-DAY COMPRESSIVE STRENGTH: 5,000 PSI.



SHEET NUMBER	11		
SCALE @ 24" X 36"	DATE: April 2026	DRAWN BY: SH	

NOTES

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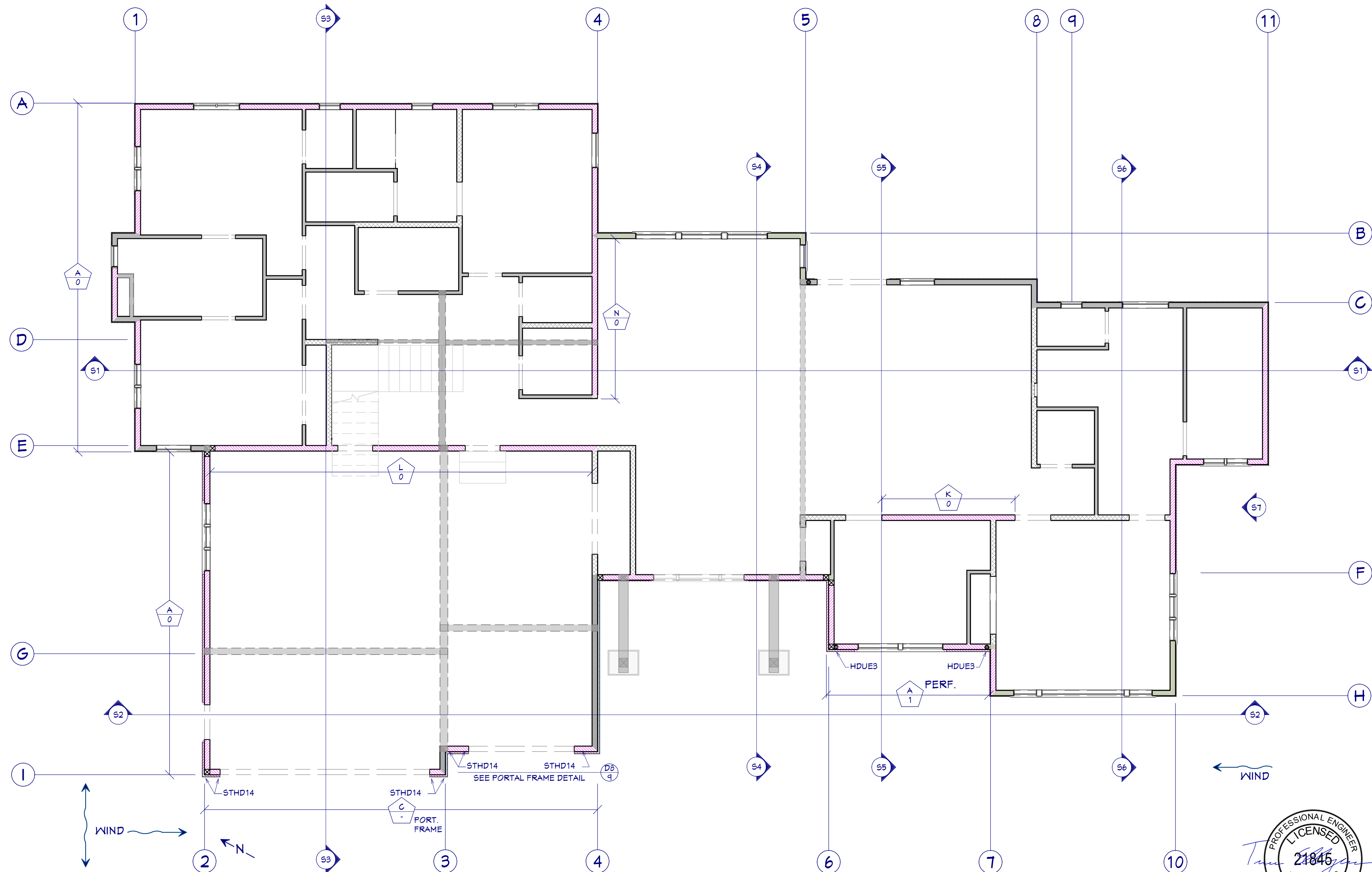
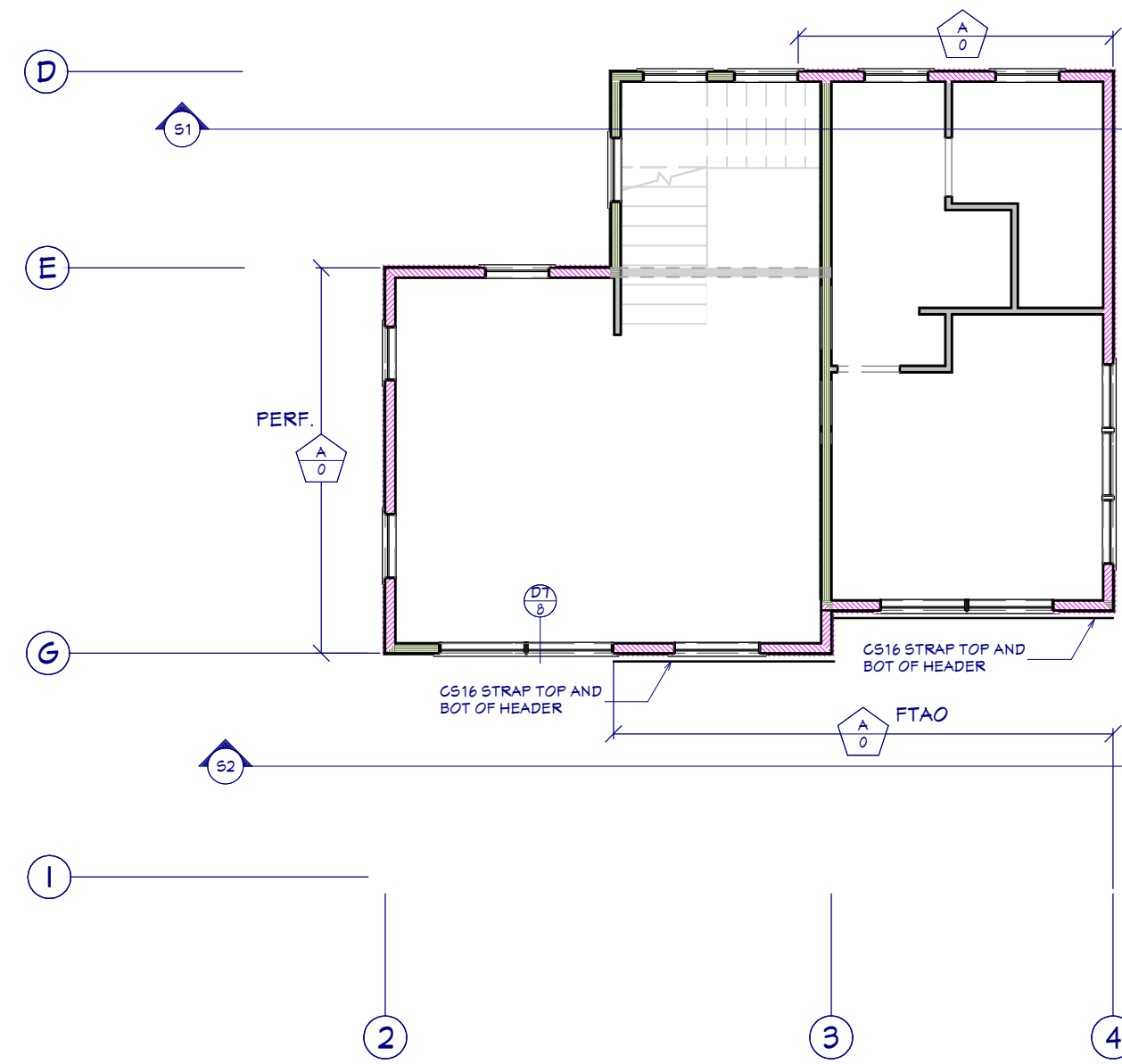
WALL PANEL NOTES:

AA TYPE. @ ALL EXTERIOR WALLS, UNO

SHEAR WALL PER SCHEDULE

SHEAR WALL PLAN, FLOOR 2

1/8"=1'



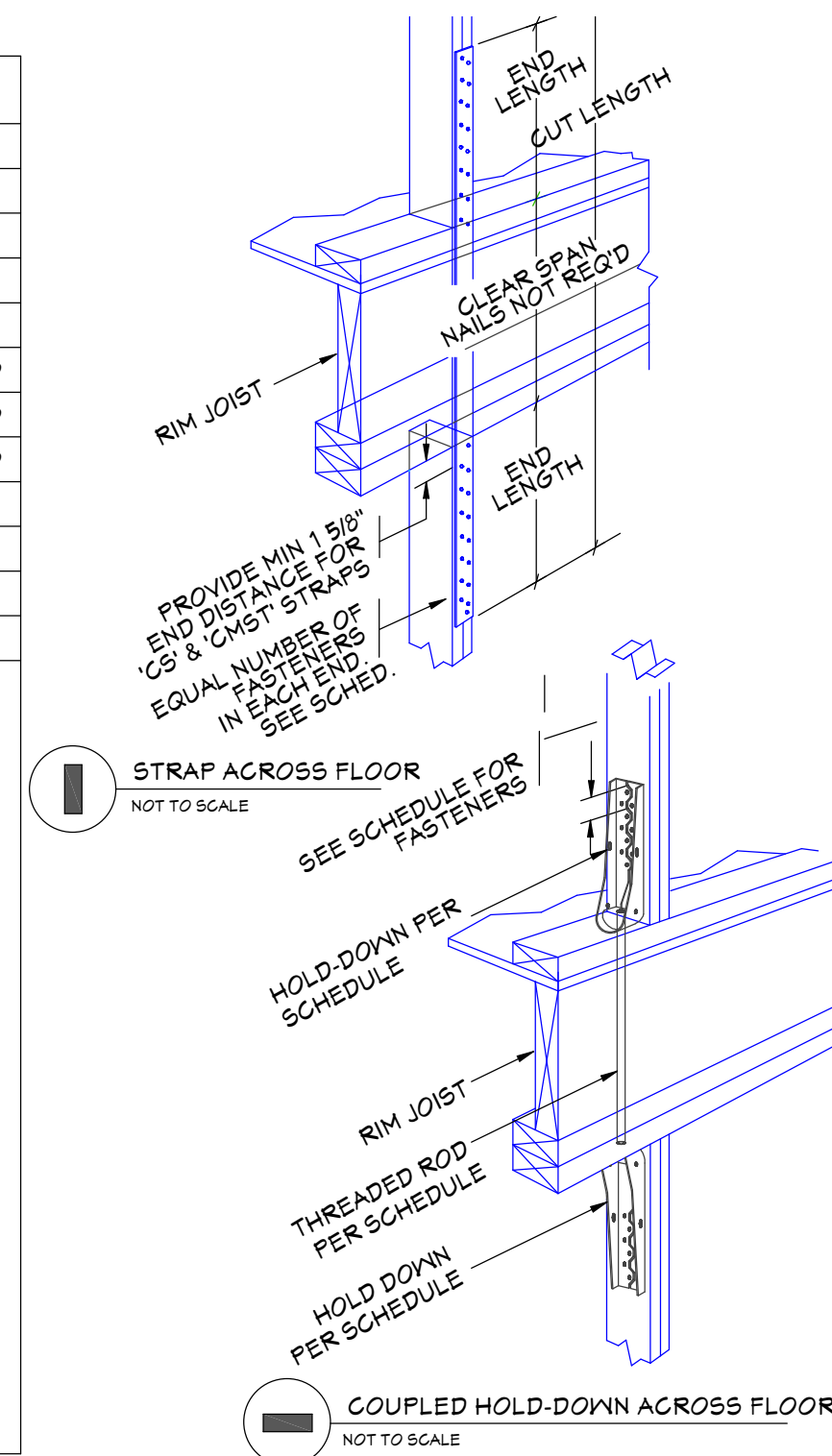
SHEAR WALL PLAN, 1ST FLOOR

3/16"=1'

HOLD-DOWN SCHEDULE

MARK	HD, ANCHOR	HD STUD	FASTENERS, NOTES
0	NOT REQ'D	N/A	N/A
1	HDUE3' W/ 'SABR5/8X24'	(2) 2x	T-SDS' 1/4"Øx3" SCREWS
2	HDUE3' W/ 'SABR5/8X24'	(2) 2x	10"SDS' 1/4"Øx3" SCREWS
3	HDUE1' W/ 'SABR5/8X24'	(2) 2x	13"SDS' 1/4"Øx3" SCREWS
4	HDUE1' W/ 'SABR1/8X28'	(3) 2x	16"SDS' 1/4"Øx3 1/2" SCREWS
5	HDUE13' W/ 'SABR1X30'	(3) 2x	23"SDS' 1/4"Øx3 1/2" SCREWS
6	HDUE11' W/ 'SABR1X30'	(4) 2x	28"SDS' 1/4"Øx4 1/2" SCREWS
7	'MSTC28'	(2) 2x	16-16d SINKERS
8	'MSTC40'	(2) 2x	32-16d SINKERS
9	'MSTC52'	(2) 2x	48-16d SINKERS
10	'MSTC66'	(2) 2x	68-16d SINKERS

NOTES:
1. HOLD-DOWN MARKS ON PLAN APPLY THE BASE OF FRAMED WALLS ON THAT PLAN, OR TO TOP OF CONG. U.N.O.
2. PANELS FROM INTERSECTING SHEAR WALLS SHALL BE EDGE NAILED TO ALL HOLD-DOWN MEMBERS TO SHARE CORNER HOLD-DOWNS. THE LARGER OF THE HOLD-DOWNS SPECIFIED SHALL BE USED, U.N.O.
3. EDGE NAIL SHEATHING TO THE FOUNDATION MUD-SILL PLATE
4. HOLD-DOWNS OCCUR AT EACH END OF EACH SHEARWALL SEGMENT
5. HOLD-DOWN LOCATION AS SHOWN ON THE PLAN SUPERCEDES NOTE #4
6. PANEL EDGE NAILING SHALL BE EVENLY DISTRIBUTED AMONG MEMBERS IN HOLD-DOWN STUDS, WHICH SHALL BE LAMINATED TOGETHER WITH 12d @ 6" O/C U.N.O.



SHEAR WALL SCHEDULE

MARK	WALL SHEATHING, FASTENER	EDGE	FIELD	SOLE PLATE	BLOCKING/RIM JOIST	5/8"x10" A.B.	SEE NOTES:
AA	7/16" O.S.B. OR 1/2" PLY. UNBLK'D, 8d - 0.131"x2 1/2"	6" O/C	12" O/C	16d @ 8" O/C	A35 @ 32" O/C	48" O/C	3
A	7/16" O.S.B. OR 1/2" PLY. BLK'D, 8d - 0.131"x2 1/2"	6" O/C	12" O/C	16d @ 6" O/C	A35 @ 16" O/C	48" O/C	2
B	7/16" O.S.B. OR 1/2" PLY. BLK'D, 8d - 0.131"x2 1/2"	4" O/C	12" O/C	16d @ 4" O/C	A35 @ 16" O/C	32" O/C	2,6
C	7/16" O.S.B. OR 1/2" PLY. BLK'D, 8d - 0.131"x2 1/2"	3" O/C	12" O/C	16d @ 3" O/C	A35 @ 12" O/C	24" O/C	2,5,6
D	7/16" O.S.B. OR 1/2" PLY. BLK'D, 8d - 0.131"x2 1/2"	2" O/C	12" O/C	16d @ 2.5" O/C	A35 @ 8" O/C	18" O/C	1,2,5
E	7/16" O.S.B. OR 1/2" PLY. (2) FACES, BLK'D, 8d - 0.131"x2 1/2"	6" O/C	12" O/C	(2) ROWS 16d @ 6" O/C	A35 @ 8" O/C	24" O/C	2,5,6
F	7/16" O.S.B. OR 1/2" PLY. (2) FACES, BLK'D, 8d - 0.131"x2 1/2"	4" O/C	12" O/C	(2) ROWS 16d @ 4" O/C	A35 @ 6" O/C	16" O/C	2,4,5,6
G	7/16" O.S.B. OR 1/2" PLY. (2) FACES, BLK'D, 8d - 0.131"x2 1/2"	3" O/C	12" O/C	(2) ROWS 16d @ 3" O/C	A35 @ 6" O/C	12" O/C	2,4,5,6
H	7/16" O.S.B. OR 1/2" PLY. (2) FACES, BLK'D, 8d - 0.131"x2 1/2"	2" O/C	12" O/C	(2) ROWS 16d @ 2 1/2" O/C	LPT4 @ 8" O/C EA. SIDE	4" O/C	1,2,4,5
J	7/16" O.S.B. OR 1/2" PLY. BLK'D, 10d - 0.148"x3"	3" O/C	12" O/C	16d @ 2.5" O/C	A35 @ 8" O/C	12" O/C	2,5,6
K	1/2" GYP. UNBLK'D, 5d COOLER OR #6-1 1/4" SCREW	7" O/C	1" O/C	16d @ 8" O/C	16d TOENAIL @ 6" O/C	48" O/C	3
L	5/8" GYP. BLK'D, 6d COOLER OR #6-1 1/4" SCREW	7" O/C	1" O/C	16d @ 8" O/C	16d TOENAIL @ 6" O/C	48" O/C	3
M	5/8" GYP. BLK'D, 6d COOLER OR #6-1 1/4" SCREW	4" O/C	4" O/C	16d @ 8" O/C	16d TOENAIL @ 6" O/C	48" O/C	3
N	1/2" GYP. (2) SIDES, UNBLK'D, 5d COOLER OR #6-1 1/4" SCREW	7" O/C	1" O/C	16d @ 8" O/C	16d TOENAIL @ 6" O/C	48" O/C	3
P	5/8" GYP. (2) SIDES, BLK'D, 6d COOLER OR #6-1 1/4" SCREW	7" O/C	1" O/C	16d @ 6" O/C	A35 @ 32" O/C	48" O/C	3
Q	5/8" GYP. (2) SIDES, BLK'D, 6d COOLER OR #6-1 1/4" SCREW	4" O/C	4" O/C	16d @ 6" O/C	A35 @ 16" O/C	32" O/C	3

PERF. SPECIFIED SHEARWALL CONSTRUCTION ALSO APPLIES ABOVE AND BELOW ALL OPENINGS BETWEEN THE FIRST AND LAST HATCHED WALL SEGMENTS

F.T. SPECIFIED SHEARWALL CONSTRUCTION APPLIES TO HATCHED WALL SEGMENT BESIDE OPENING, FOR THE FULL HEIGHT OF THE OPENING.

GENERAL NOTES:

- SOLE PLATES ARE TO BE 2x MIN. THICKNESS.
- PANELS SHALL BE BACKED W/ 2x OR WIDER FRAMING.
- HOT DIPPED OR TUMBLED GALVANIZED NAILS ONLY. BOX NAILS MAY BE USED FOR PANELS. COMMON NAILS ONLY ELSEWHERE

FRAMING SPECIFIC NOTES:

- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3x OR WIDER AND PANEL EDGE NAILING SHALL BE STAGGERED.
- MAXIMUM STUD SPACING FOR SHEARWALL IS 16" O/C WITH LONG PANEL DIMENSION ACROSS STUDS

- MAXIMUM STUD SPACING FOR SHEARWALL IS 16" O/C
- PANEL JOINTS ON OPPOSITE SIDES OF WALL SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING
- MEMBERS OR FRAMING SHALL BE 3x OR WIDER AT ADJOINING PANEL EDGES AND PANEL EDGE NAILING SHALL BE STAGGERED

- MIN. 22x3x3" STEEL PLATE WASHERS REQ'D @ EACH ANCHOR BOLT
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3x OR WIDER AND PANEL EDGE NAILING SHALL BE STAGGERED, UNLESS SDG IS NOTED AS A, B, OR C UNDER PROJECT DESIGN CRITERIA IN THE GENERAL NOTES

SHEET NUMBER

12

SCALE @ 24" X 36"

DATE: April 2026

DRAWN BY: SH

SHEAR WALL LOCATIONS

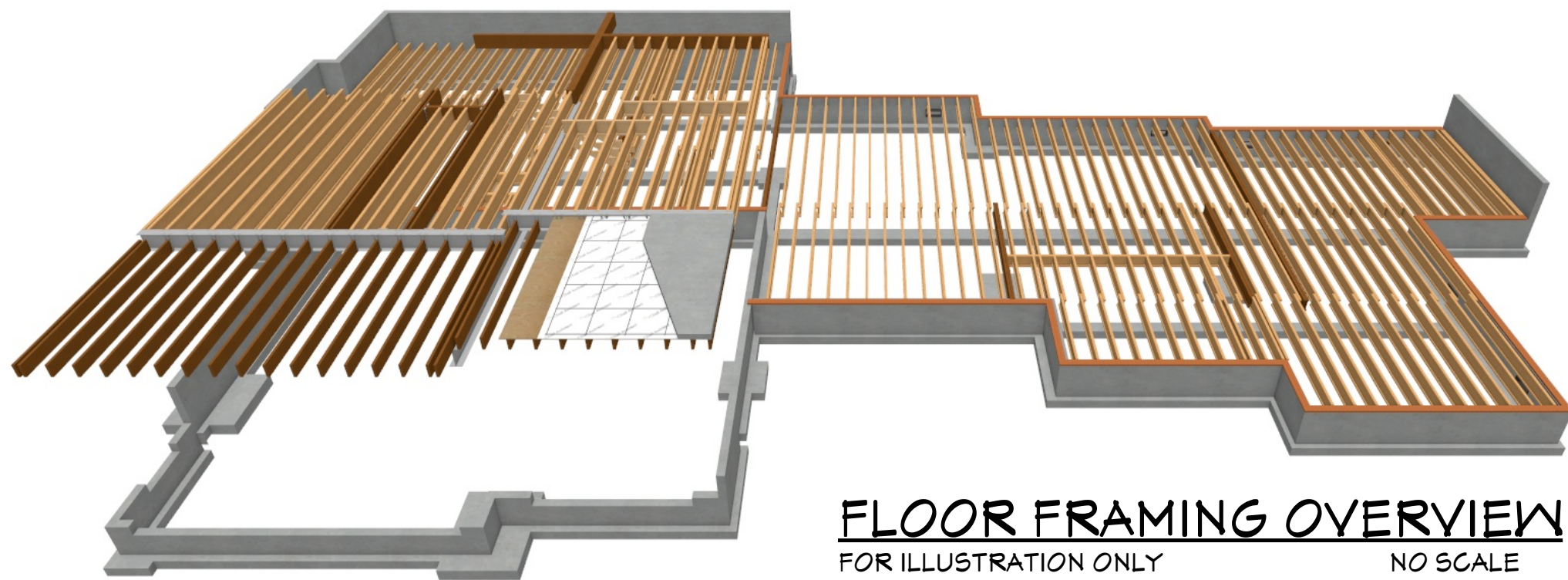
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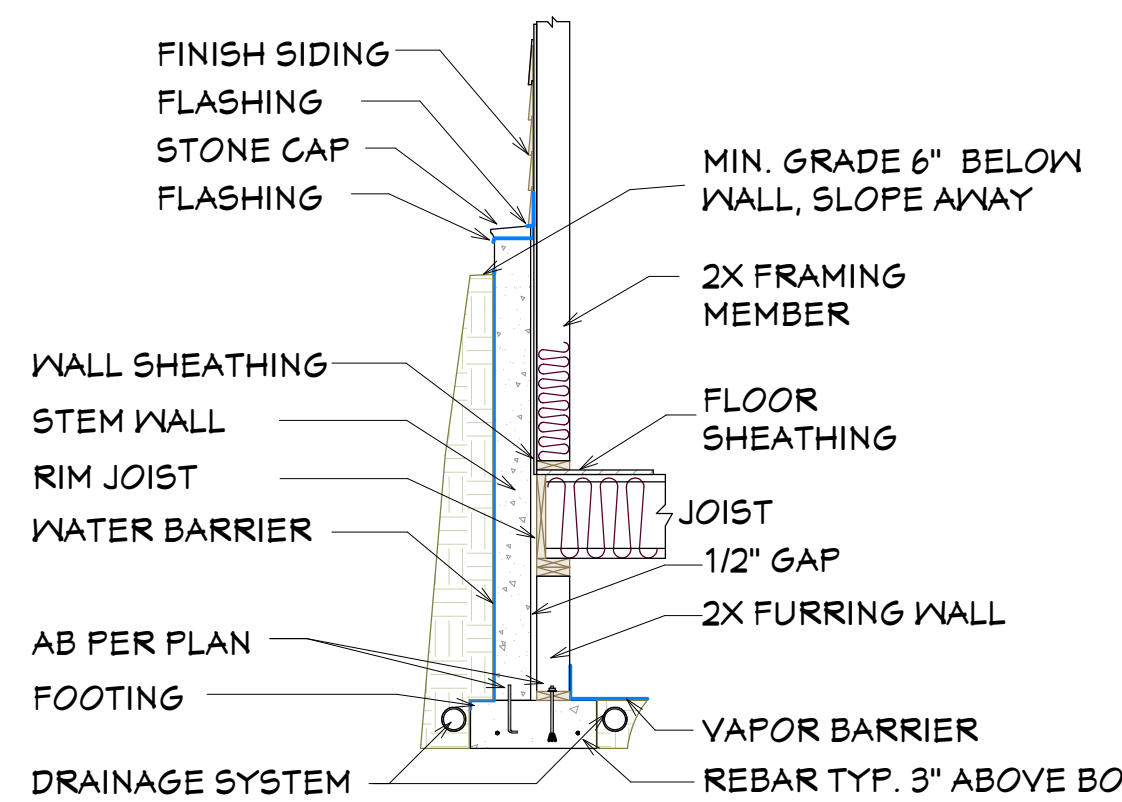
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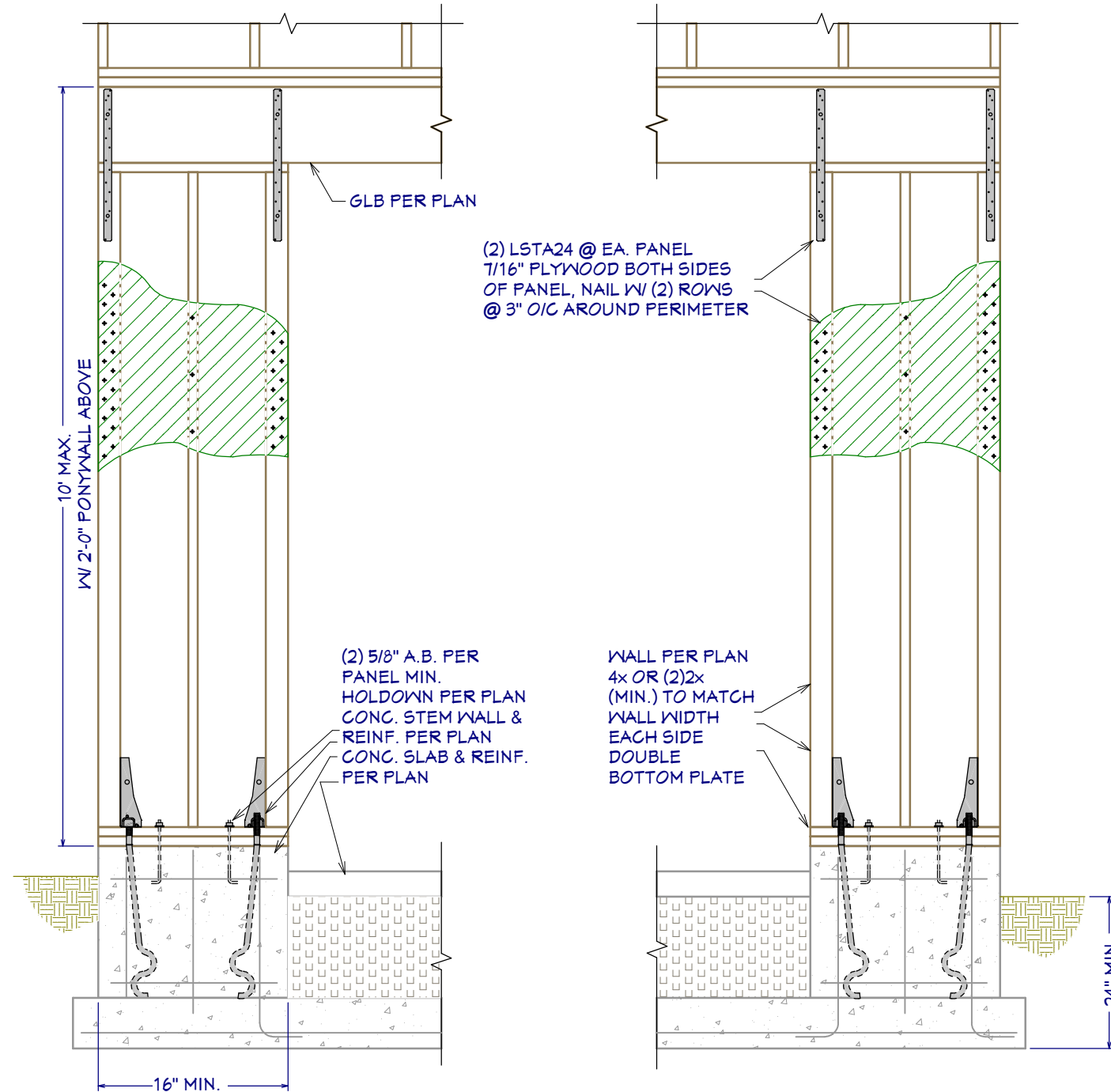
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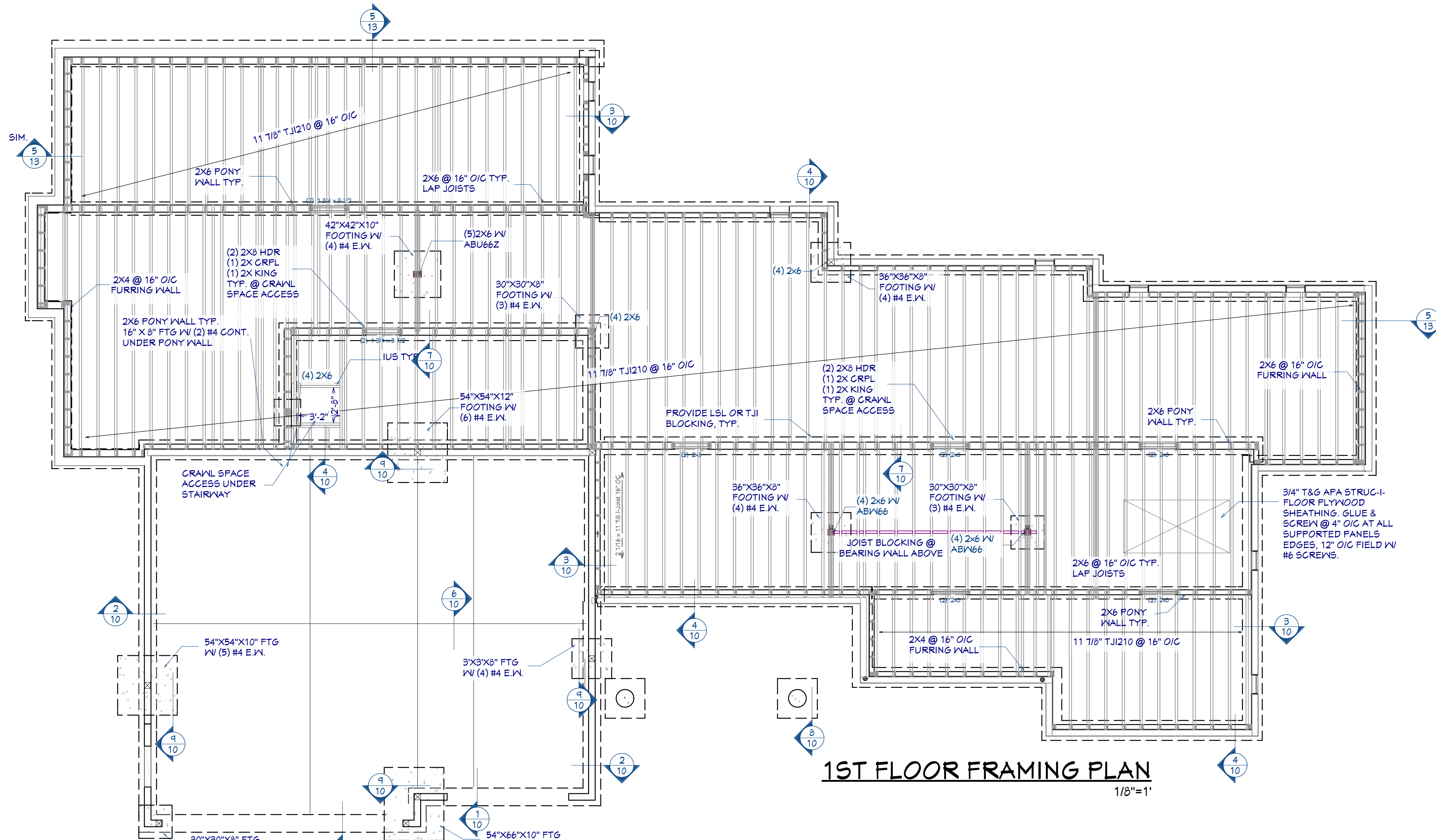
FLOOR FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE



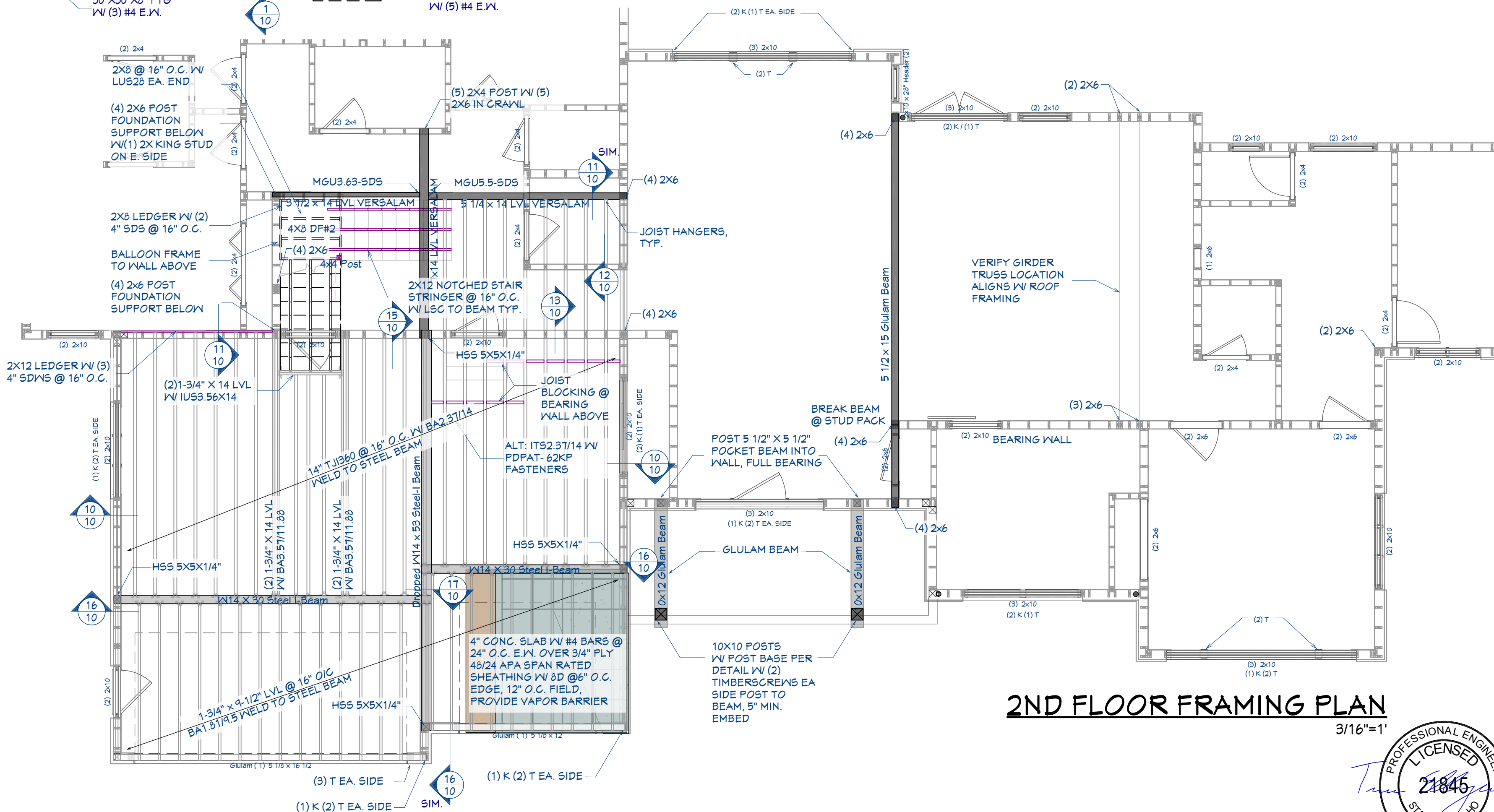
5 RETAINING FOUNDATION AND EXTERIOR WALL
NTS



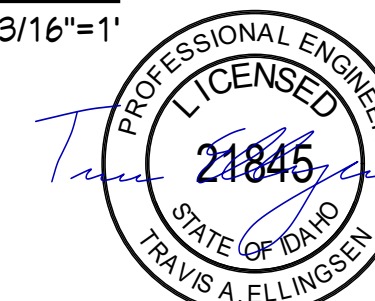
PORTAL FRAME ELEVATION
1/2"=1'



1ST FLOOR FRAMING PLAN
1/8"=1'



2ND FLOOR FRAMING PLAN
3/16"=1'



SHEET NUMBER
13

SCALE @ 24" X 36"
DATE: April 2026
DRAWN BY: SH

**WALL & FLOOR
FRAMING**

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ROOF PLAN

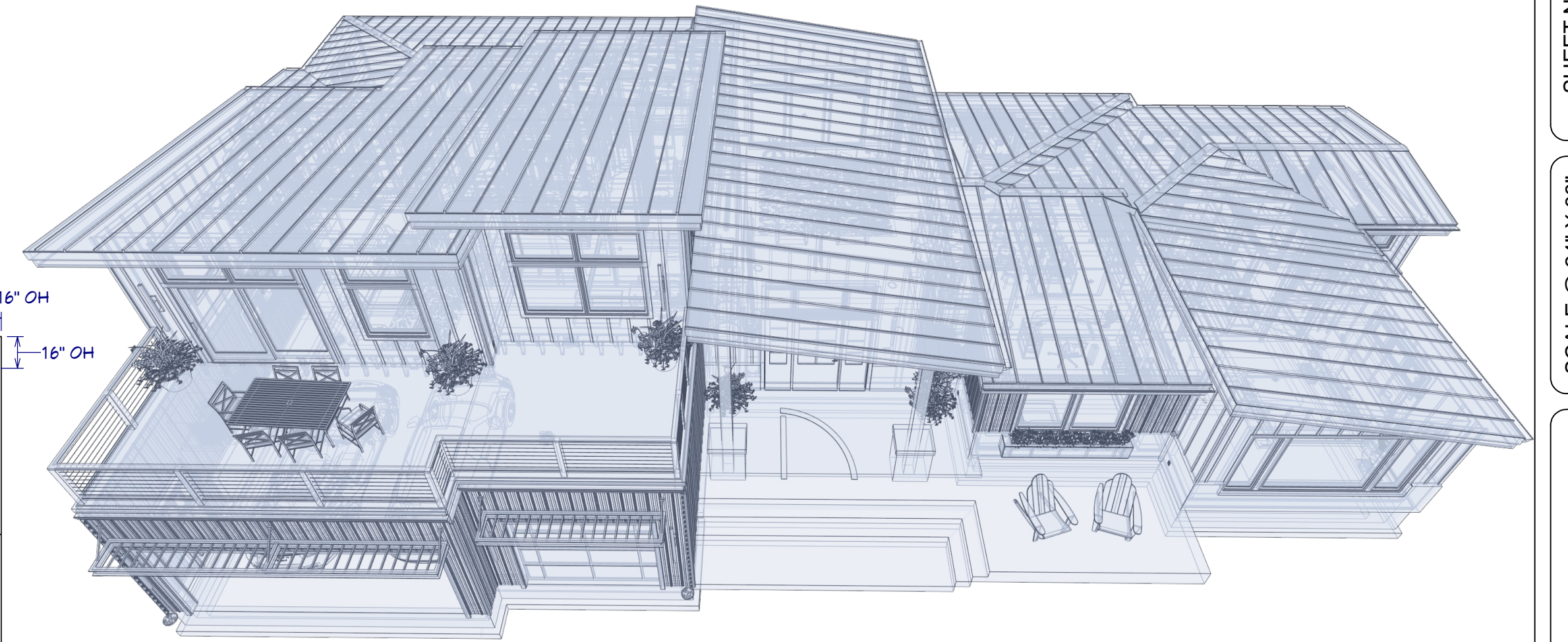
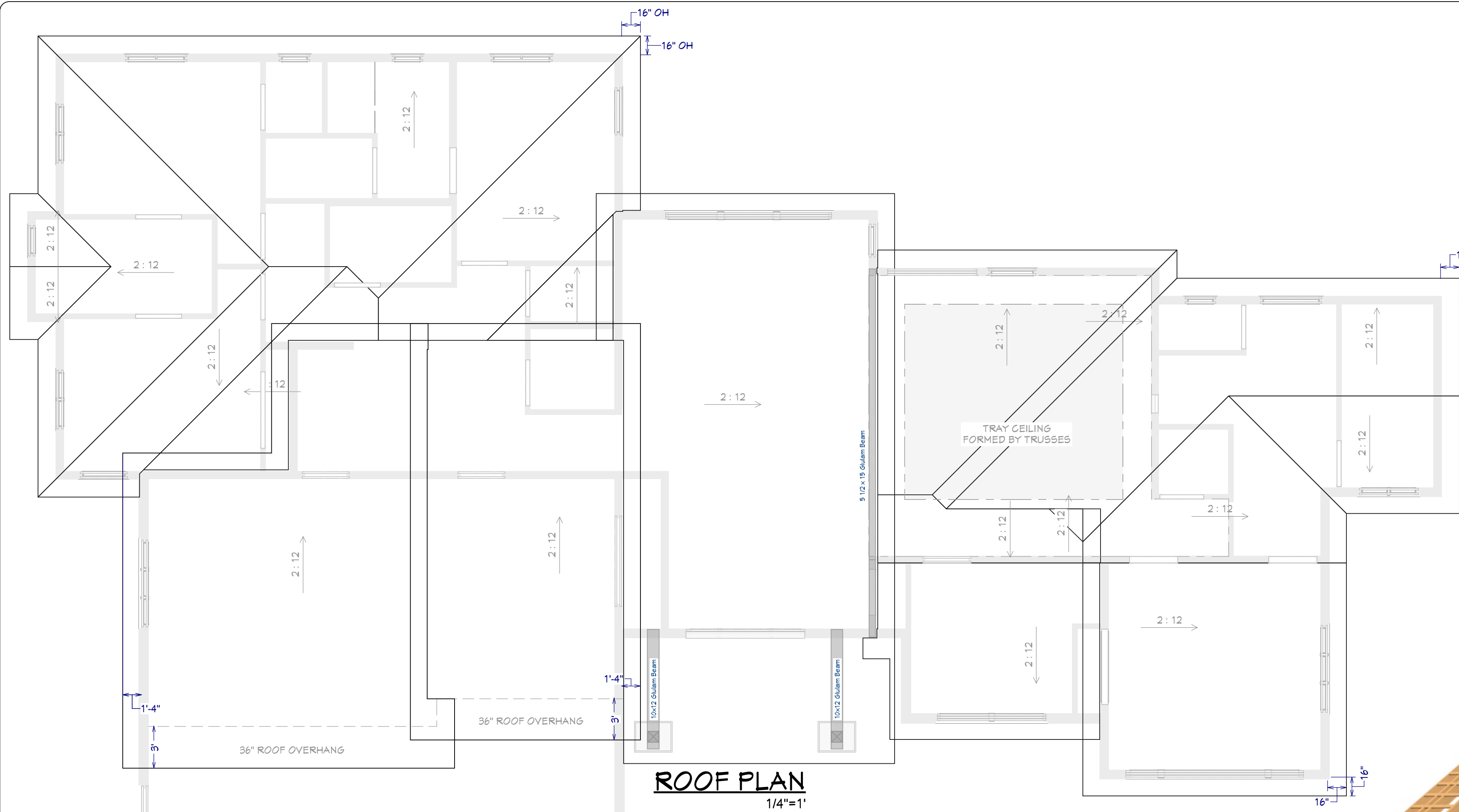
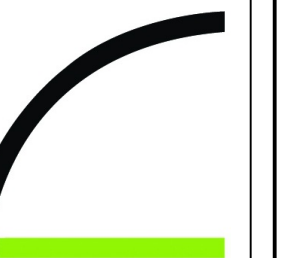
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ROOF OVERVIEW

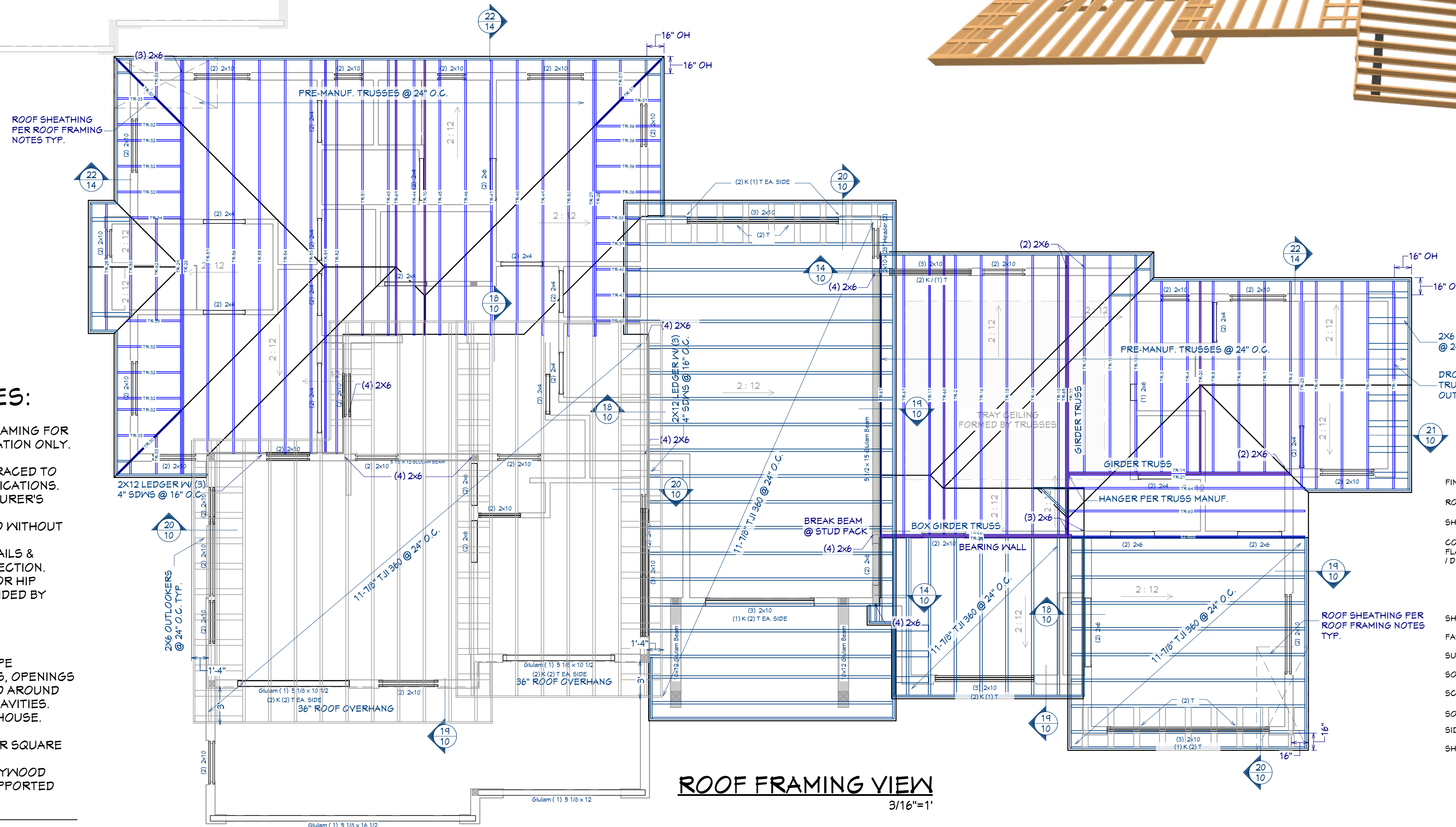
0 SCALE



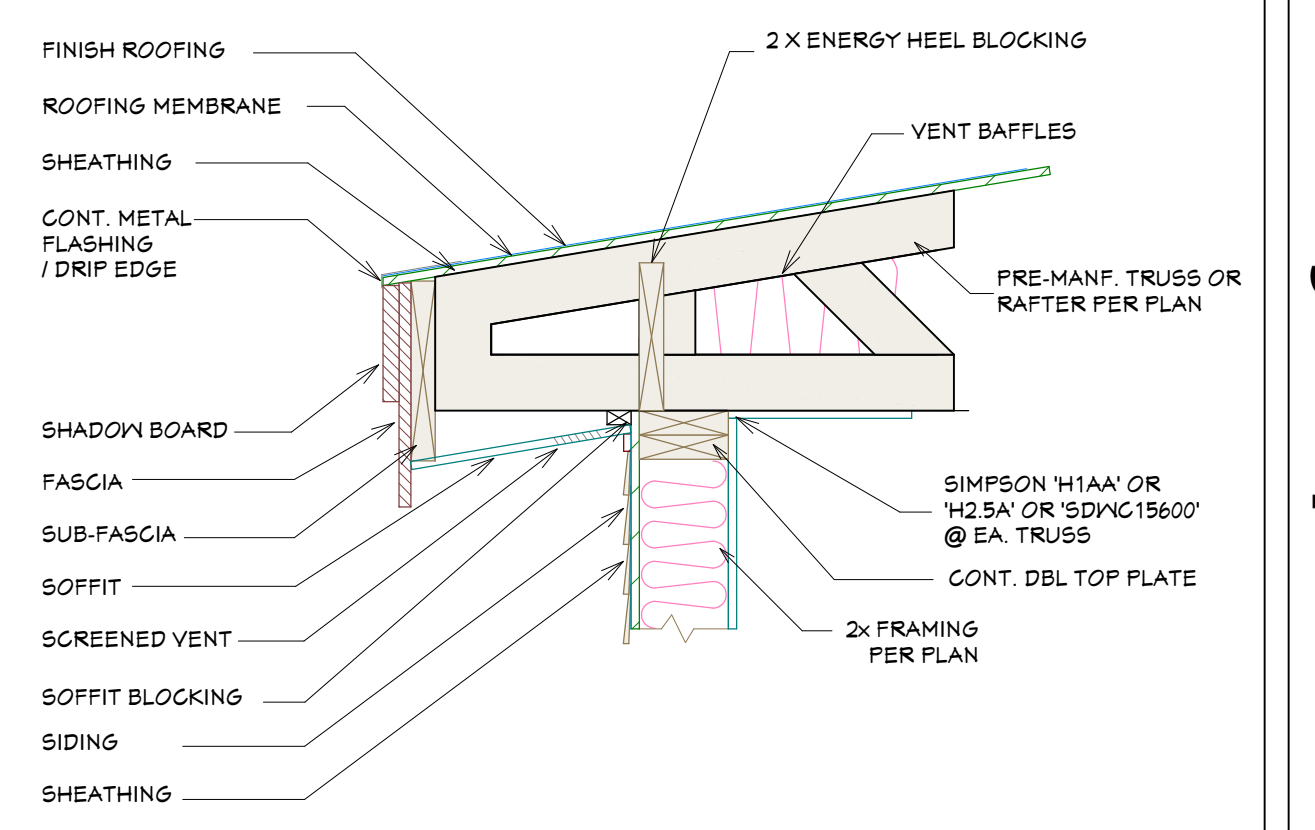
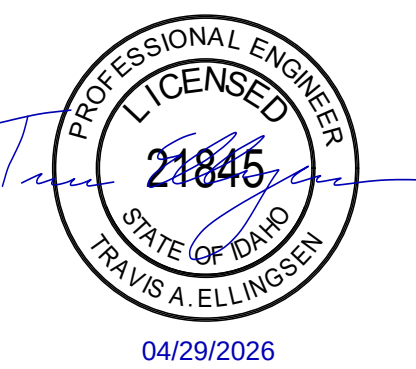
ROOF FRAMING NOTES:

COMBINATION HAND FRAME AND TRUSS FRAMING FOR
ROOF. FRAMING DRAWING IS FOR ILLUSTRATION ONLY.

1. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL.
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. UNO.
7. ALL ROOF OVERHANGS 16" UNO.
8. INSTALL ICE SHIELD AS REQUIRED.
9. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
10. ATTIC VENTILATION: REQUIRED ABOVE HOUSE.
11. ROOF VENTING HIGH/LOW.
12. ZONE "B". MIN. LOAD SHALL BE 50 LBs PER SQUARE FOOT.
13. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W @d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD.
14. ROOF TRUSS MANUFACTURER:



ROOF FRAMING VIEW



22 ROOF EYE DETAIL SECTION

NOTES:

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

ELECTRICAL:

1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL(S)
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED
5. 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
6. ALL LIGHT FIXTURES TO BE HIGH-EFFICACY LED LAMPS
7. ALL INDOOR RECESSED LIGHTS SHALL BE SEALED
8. INTERIOR LIGHTING CONTROLS WITH DIMMERS OR SENSORS EXCLUDING BATHROOM AND HALLWAYS
9. ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP.
10. DIMENSIONS TO ELECTRICAL ON THE PLAN ARE FOR APPROX. PLACEMENT
11. 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.
12. ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.
13. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION
14. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER
15. FIXTURES TO BE SELECTED BY HOME OWNER
16. UNO - ALL SWITCHES TO BE 48" ASF. INTERIOR OUTLETS TO BE 15" ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF. (ASF = ABOVE SUBFLOOR)

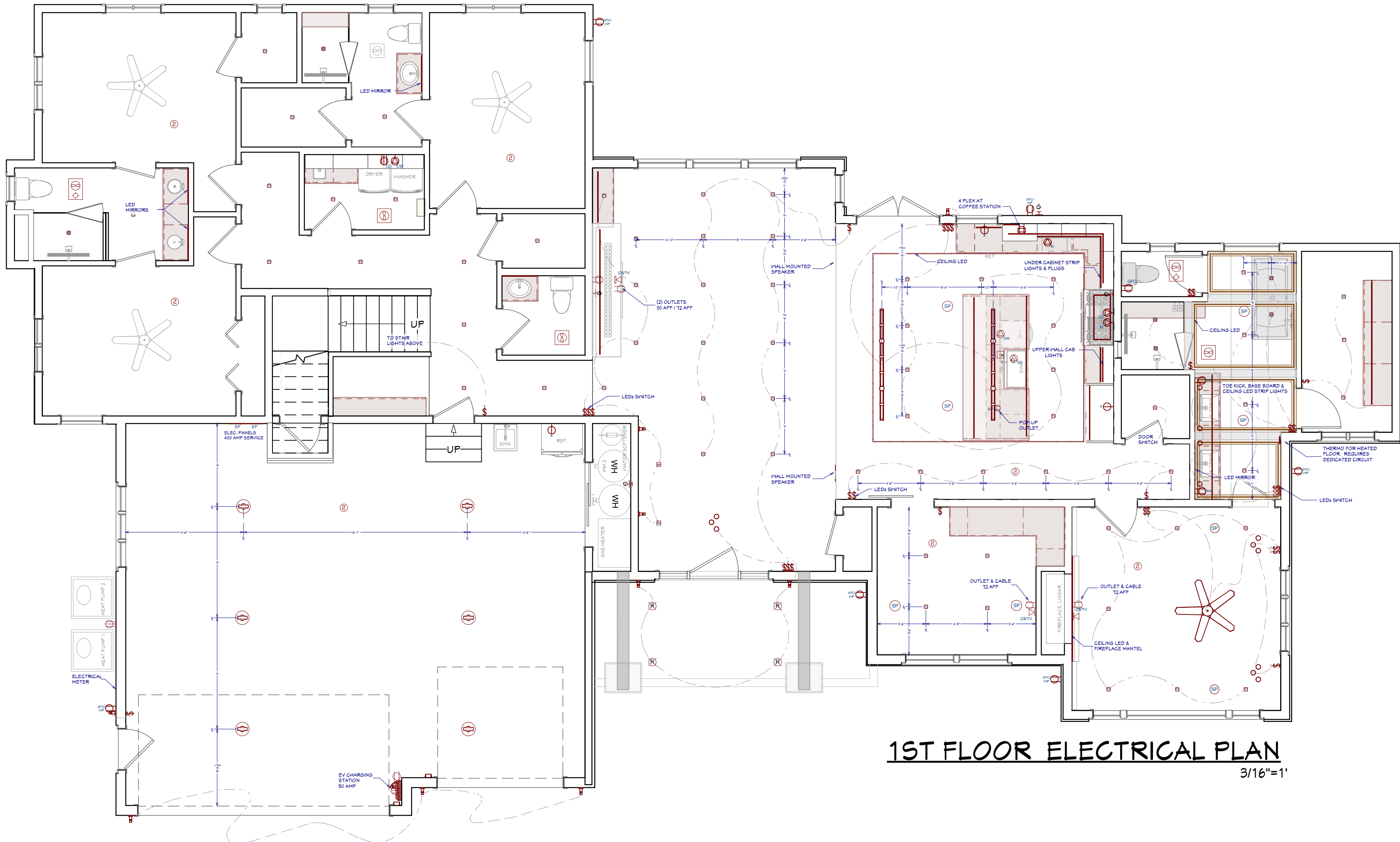
AUDIO:

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.

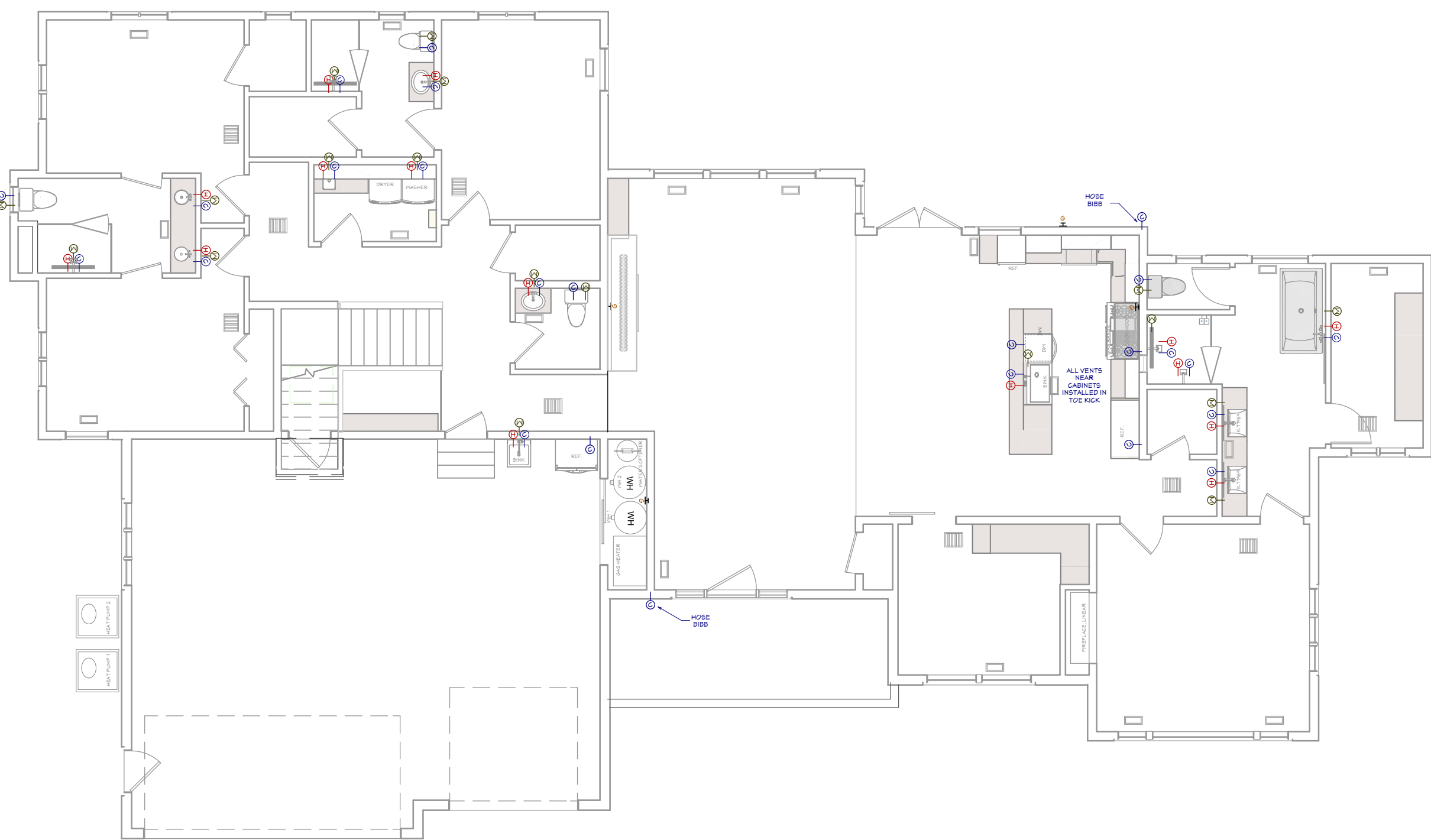
DATA / CABLE:

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

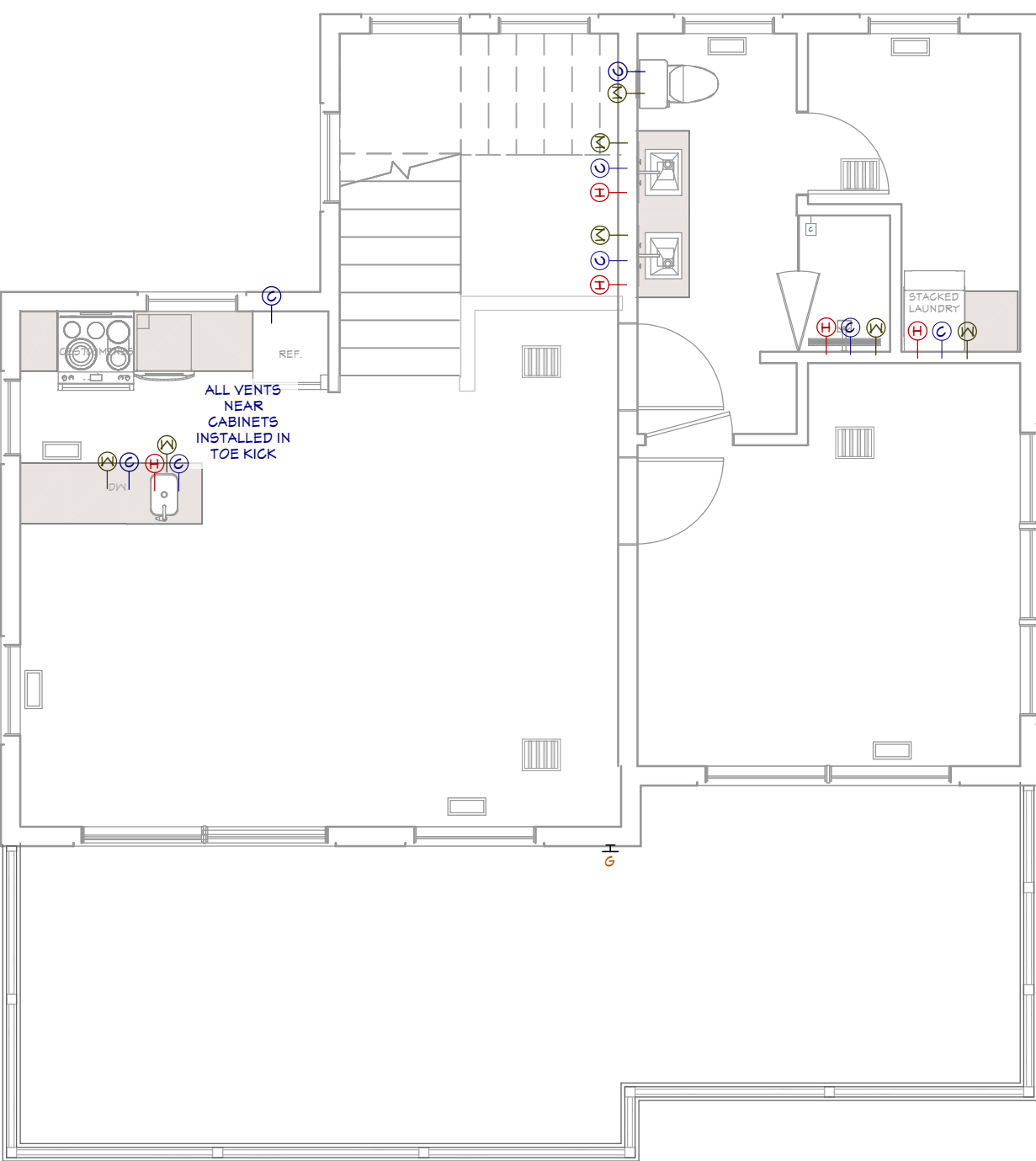
HVAC



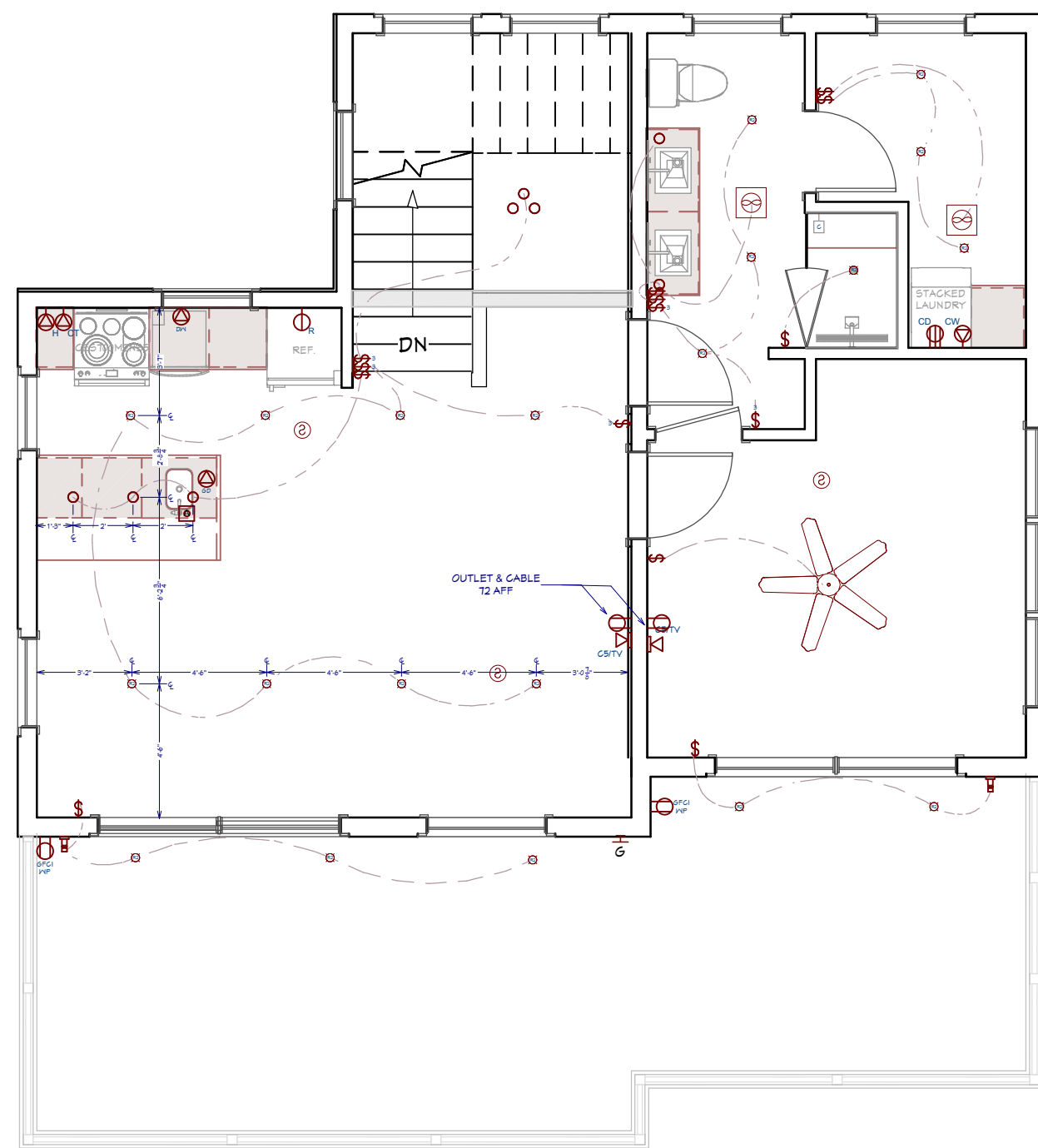
1ST FLOOR ELECTRICAL PLAN
3/16"=1'



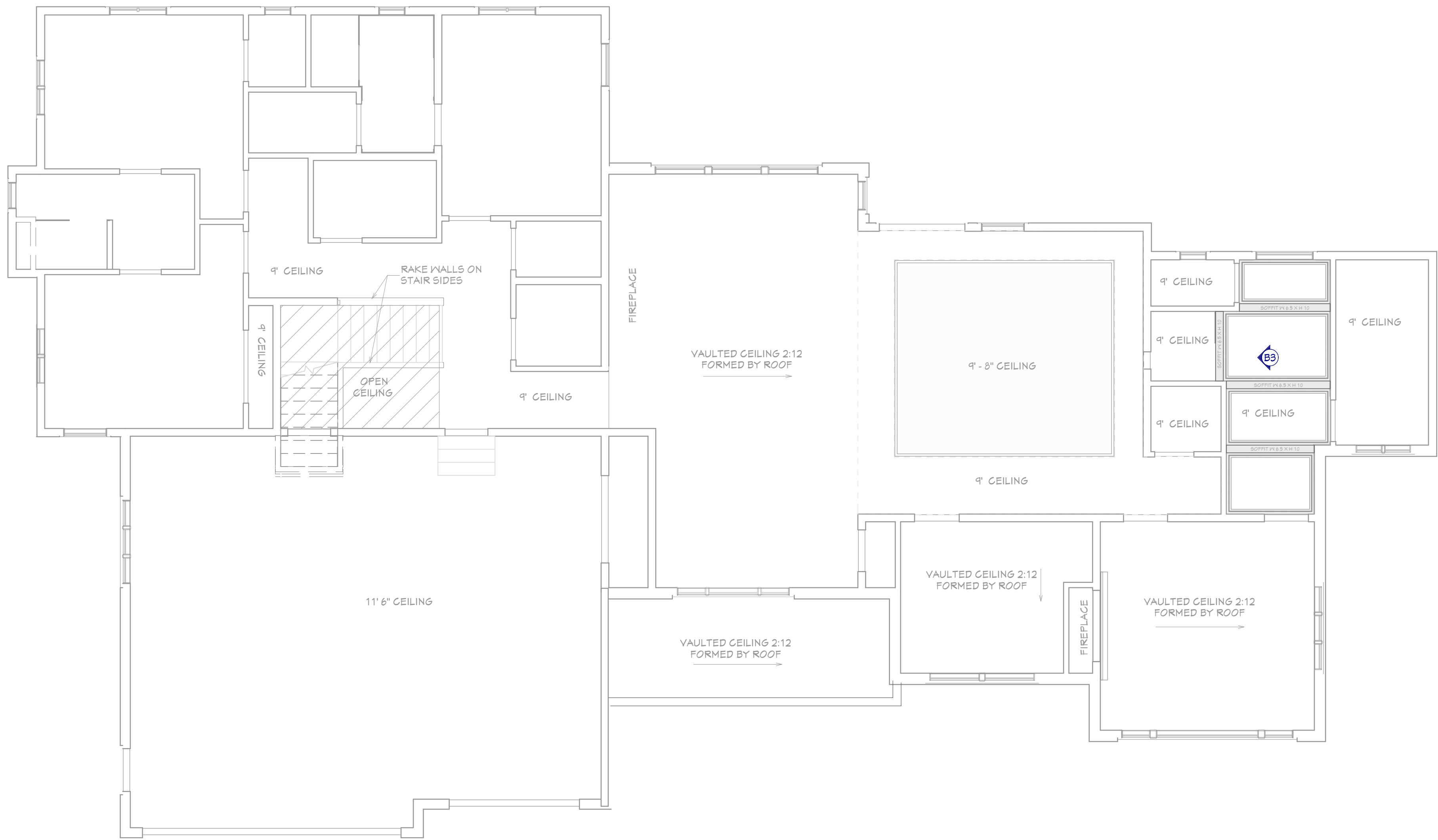
1ST FLOOR HVAC PLAN
3/16"=1'



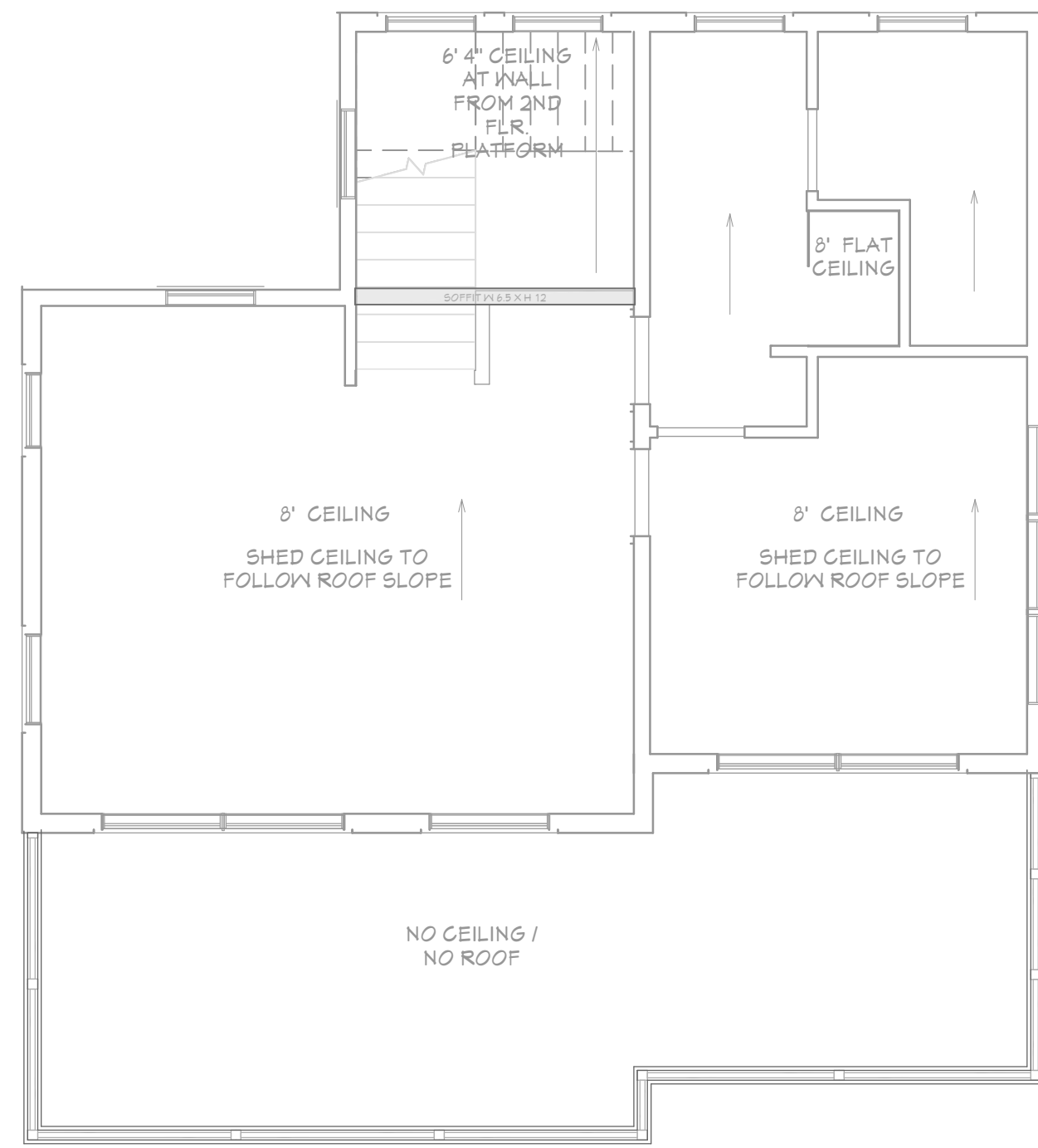
2ND FLOOR HVAC PLAN
3/16"=1'



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



1ST FLOOR CEILING PLAN
3/16"=1'



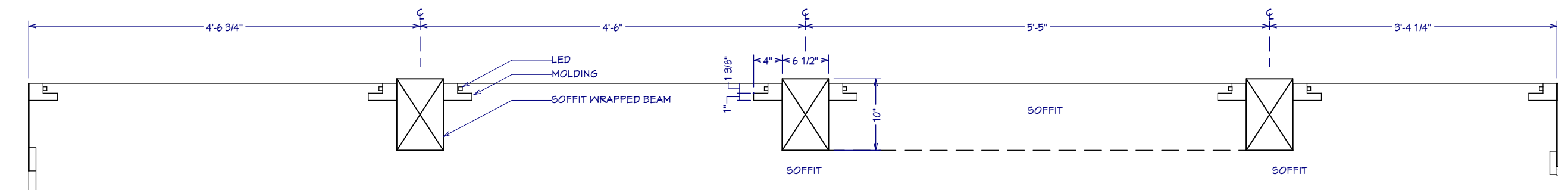
2ND FLOOR CEILING PLAN
3/16"=1'

CEILING NOTES:

GYPSUM BOARD APPLIED TO CEILINGS SHALL BE 5/8", UNO.

INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE. THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT TO EXCEED 5.0 AIR CHANGES PER HOUR.
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.



B3 BATHROOM CEILING
3/4"=1'

RENDERING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE



SHEET NUMBER

16

SCALE @ 24" X 36"

DATE: April 2026

DRAWN BY: SH

CEILING PLAN

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BEDROOM PERSPECTIVE
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LIVING ROOM PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE



KITCHEN PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE

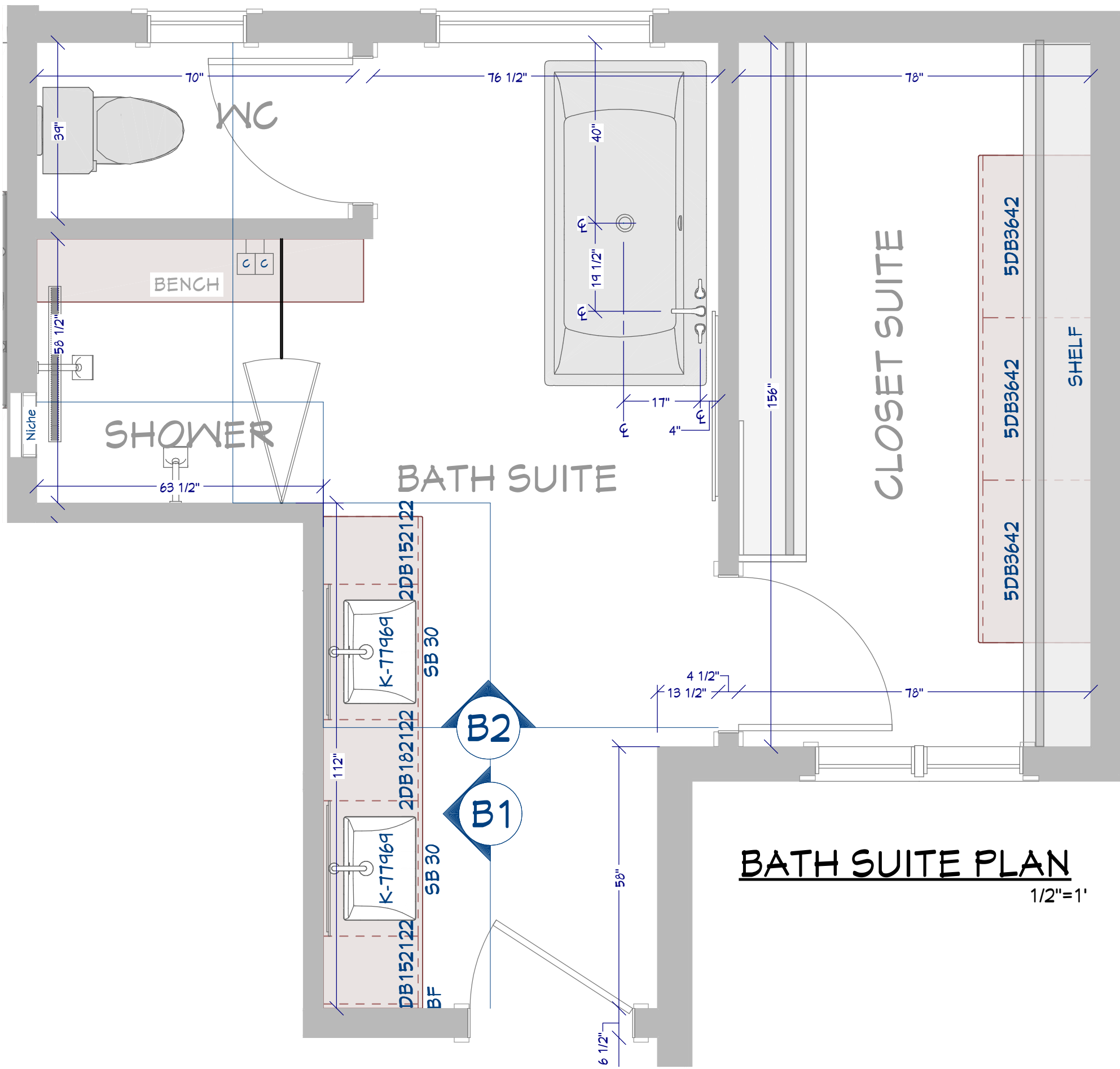


2ND FLOOR OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE



OFFICE PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE

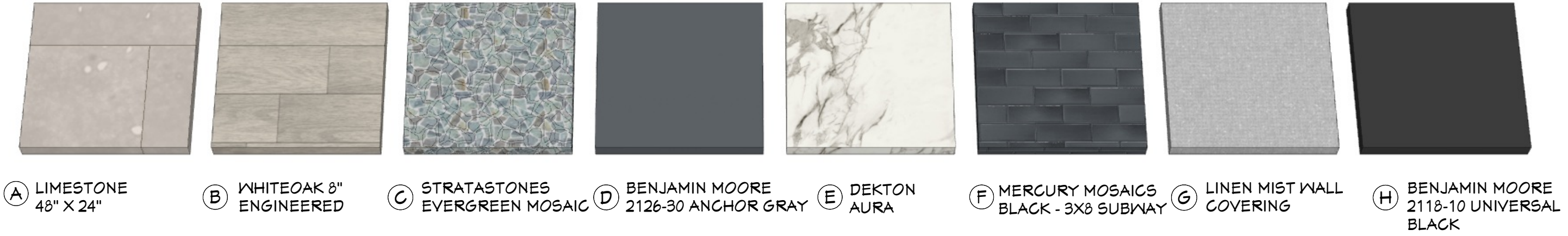




BATH SUITE RENDER
FOR ILLUSTRATION ONLY NO SCALE



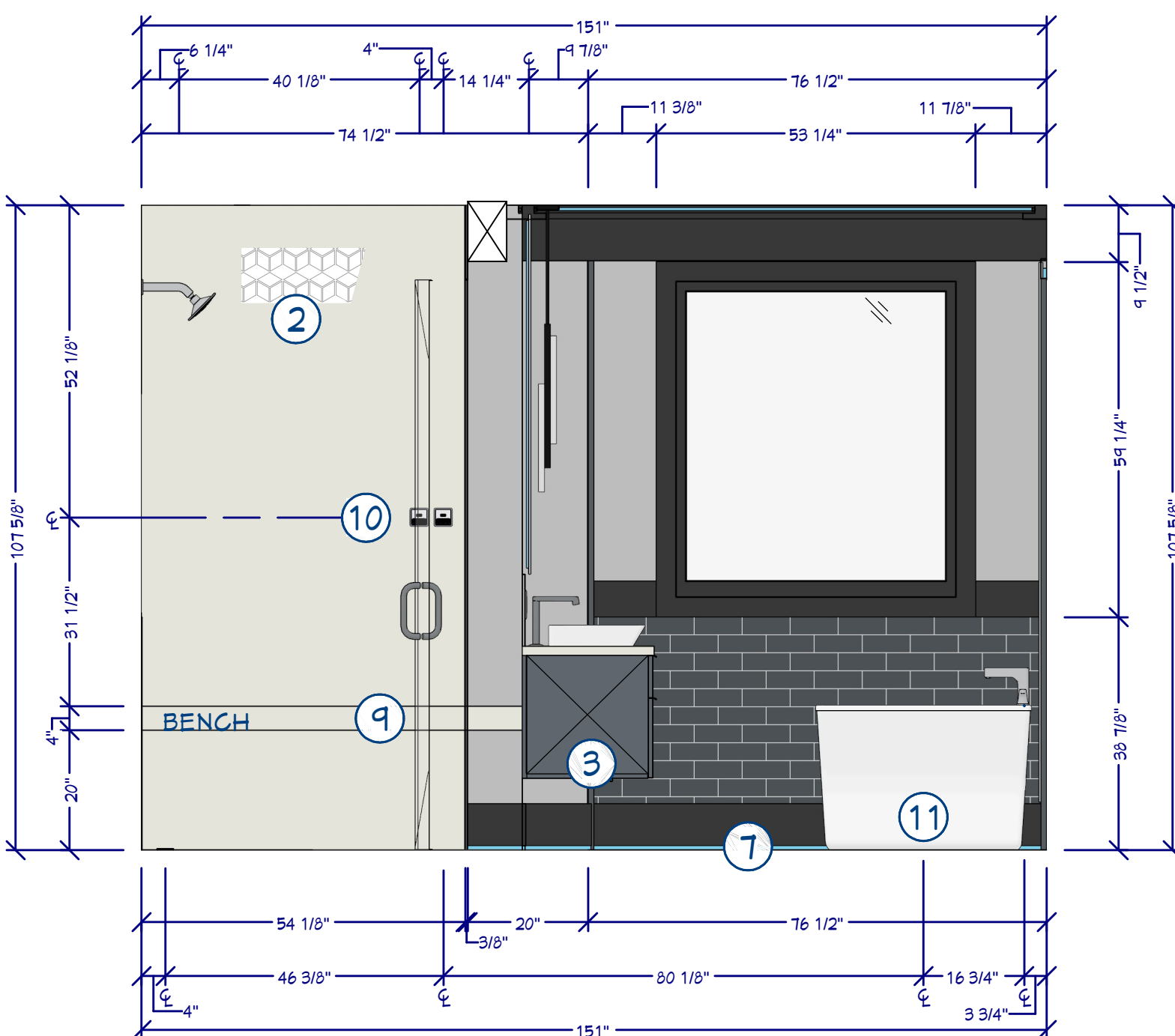
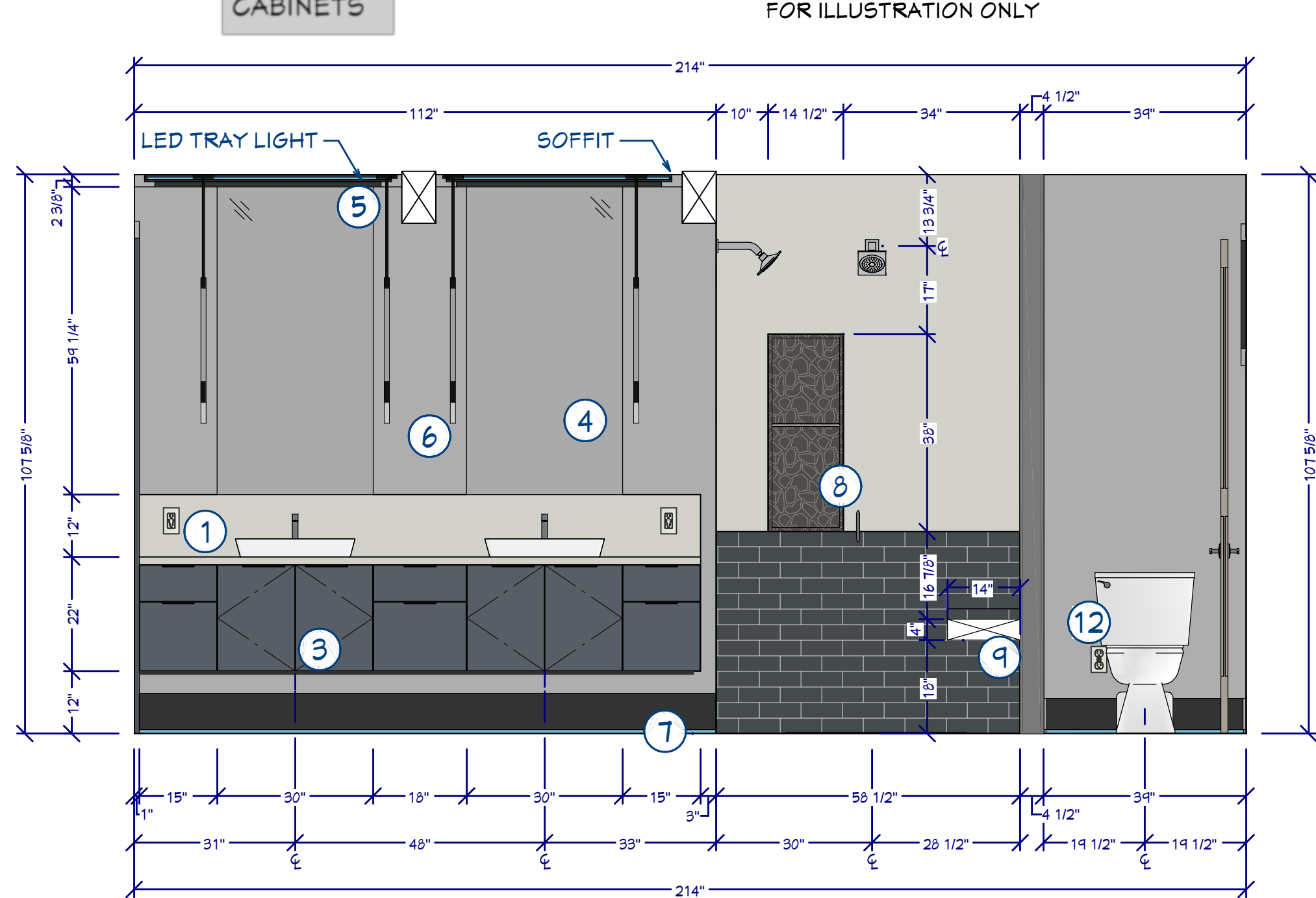
BATH CABINET SCHEDULE				
3D ELEVATION	QTY	WIDTH	DEPTH	HEIGHT
	2	30"	21"	22"
	2	15"	21"	22"
	1	18"	21"	22"



BATH NOTES

- BACKSPLASH TO MATCH COUNTERTOP
- SURFACE TO MATCH COUNTERTOP
- CUSTOM VANITY, FLOATING
- LED MIRROR
- LED IN CEILING MOLDING
- PENDANT LIGHTS, CONFIRM HEIGHT WITH HOMEOWNER
- LED BELOW BASEBOARD
- NICHE W/ GLASS SHELF
- SHOWER BENCH
- SHOWER CONTROLS
- FREE STANDING TUB
- LED OUTLET

ITEM	DESCRIPTION	QTY
	ELONGATED TOILET	1
	K-21060 BRAZIN RECTANGLE VESSEL BATHROOM SINK	2
	K-T77464 COMPONENTS BATHROOM SINK SPOUT	2
	DIMAXO FAUCET	1
	K-6361 STARGAZE FREESTANDING BATH	1
	SHOWERHEAD	2
	STEAM SHOWER CONTROL PANEL 1	2
	STRIP DRAIN	1
	MIRROR LED BACKLIT	3



B1 BATH SUITE MAIN WALL
1/2"=1'

B2 SHOWER/TUB ELEVATION
1/2"=1'



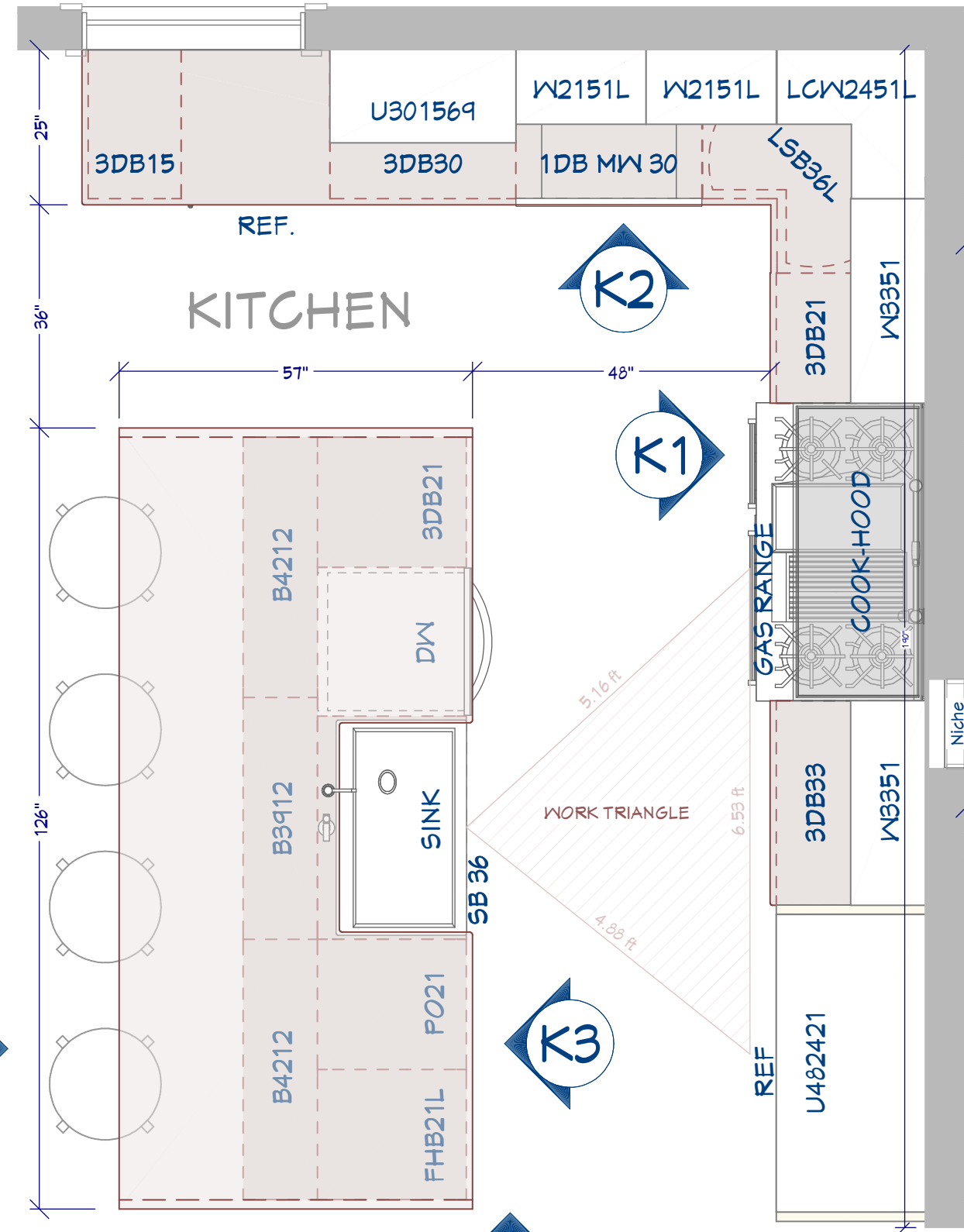
- KITCHEN & CABINET NOTES:**
- 1 ALL CABINETS FRAMELESS, MAPLE OR ALDER
 - 2 CONFIRM FINISH & STAIN/PAINT WITH CLIENT PRIOR TO ORDERING
 - 3 CONFIRM DOOR & DRAWER STYLES WITH CLIENT PRIOR TO ORDERING
 - 4 INSTALL HARDWARE ON SITE
 - 5 INSTALL CROWN MOLDING ON SITE; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER
 - 6 CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & CABINET OPENINGS FOR APPLIANCES 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 BACKSPLASH AND COUNTERTOP WITH CLIENT PRIOR TO ORDERING
 - 10 ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
 - 11 LED STRIP LIGHTS FOR WALL CABINETS AND UNDER ISLAND
 - 12 UNDERCOUNTER GFCI ELECTRICAL PLUGS
 - 13 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES
 - 14 GLASS IN CABINET DOORS PER PLAN

KITCHEN KEY NOTES

- 1 CUSTOM COOK HOOD
- 2 GAS COOK RANGE
- 3 REF. paneled
- 4 POT FILLER
- 5 STD. TEMPERED GLASS
- 6 MIN PULLOUT DRAWER
- 7 WINE REF.
- 8 COFFEE STATION, 15"D
- 9 FAUCET & SOAP DISPENSER
- 10 WASTE PULLOUT
- 11 TOE KICK LED
- 12 BUTT JOINT
- 13 HIDDEN LINE OF CABINET BOXES
- 14 DEPTH CUE SETTING IN 3D TO FADE BACK WALL
- 15 POPUP VENTILATION

KITCHEN FLOOR PLAN

1/2"=1'

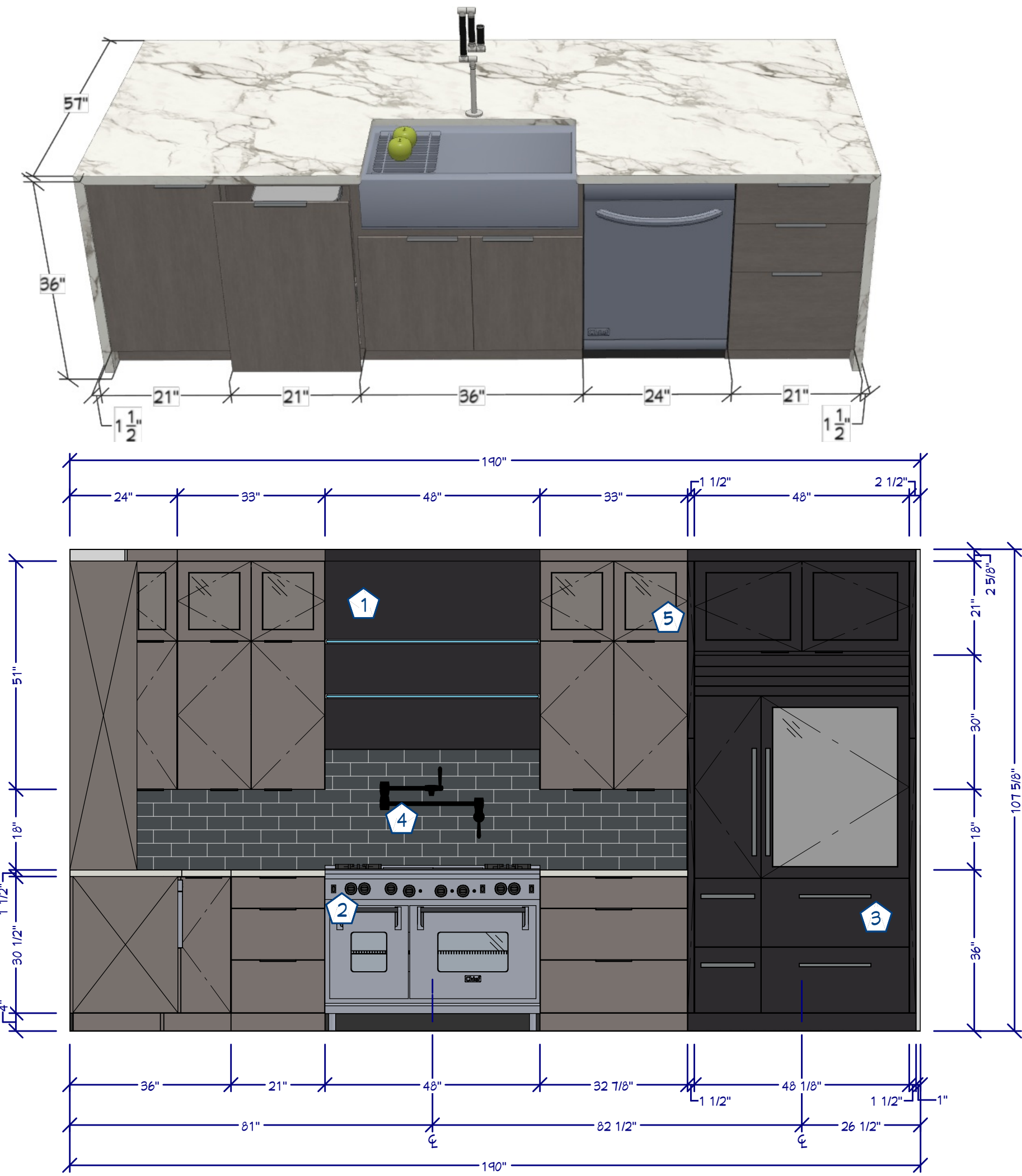


APPLIANCE SCHEDULE

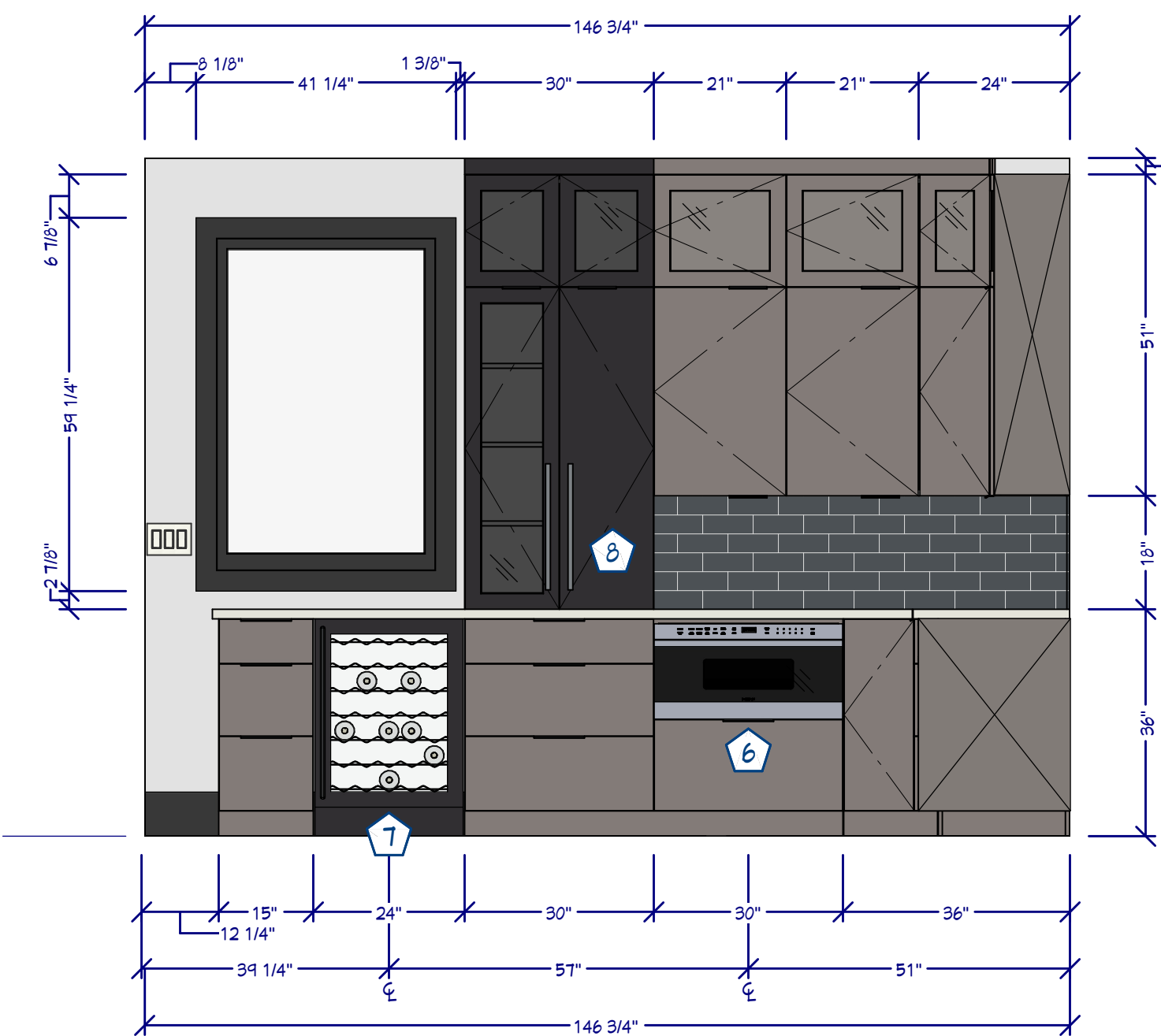
3D ELEVATION	DESCRIPTION
	RANGE COMMERCIAL 48"
	PANELED REF.
	MODULIS - 30" TRANSITIONAL DRAWER MICROVAVE
	WINE REF.
	DW - TBD

CABINET SCHEDULE

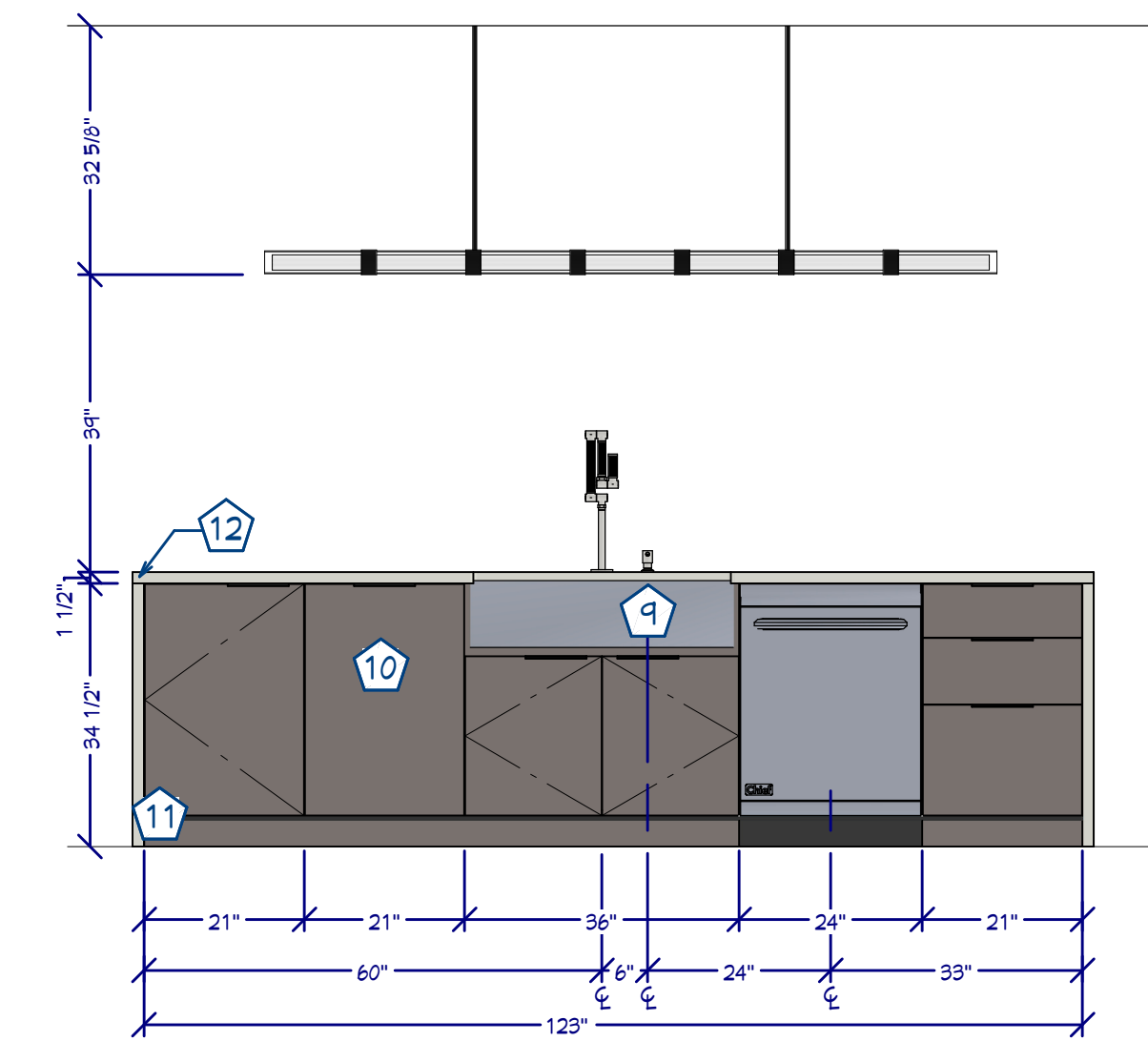
3D ELEVATION	ID	MODEL	MAT.	CORNER	DEPTH	HEIGHT	DOOR STYLE	DOOR HTR	CASE ITEMS	3D ELEVATION	ID	MODEL	MAT.	CORNER	DEPTH	HEIGHT	DOOR STYLE	DOOR HTR	CASE ITEMS
	C01	102	W150	1	30"	24"	36"	SLAB	CABINET FRONT: DOOR PRTCH: 28.5 IN, HEIGHT: 13.0028 IN		C10	102	1	36"	30"	36"	SLAB	CABINET FRONT: DOOR PRTCH: 15.475 IN, HEIGHT: 28 IN	
	C02	102	102	1	21"	24"	36"	SLAB (3)	CABINET FRONT: DOOR PRTCH: 15.5 IN, HEIGHT: 8 IN DOOR PRTCH: 15.5 IN, HEIGHT: 10.5 IN DOOR PRTCH: 15.5 IN, HEIGHT: 10.5 IN		C11	102	1	21"	24"	36"	SLAB	CABINET FRONT: DOOR PRTCH: 15.5 IN, HEIGHT: 28 IN	
	C03	102	102	1	36"	24"	36"	SLAB (3)	CABINET FRONT: DOOR PRTCH: 31.5 IN, HEIGHT: 8 IN DOOR PRTCH: 31.5 IN, HEIGHT: 10.5 IN DOOR PRTCH: 31.5 IN, HEIGHT: 10.5 IN		C12	102	1	36"	24"	34 1/2"	SLAB	CABINET FRONT: DOOR PRTCH: 34.5 IN, HEIGHT: 15.5 IN	
	C04	102	102	1	21"	12"	36"	FRAMED PANEL, SLAB	CABINET FRONT: DOOR PRTCH: 18.5 IN, HEIGHT: 16.75 IN DOOR PRTCH: 18.5 IN, HEIGHT: 16.75 IN DOOR PRTCH: 18.5 IN, HEIGHT: 16.75 IN		C13	102	1	36"	18"	36"	FRAMED PANEL (2), SLAB	CABINET FRONT: DOOR PRTCH: 28.5 IN, HEIGHT: 16.75 IN DOOR PRTCH: 13.5 IN, HEIGHT: 14.25 IN DOOR PRTCH: 13.5 IN, HEIGHT: 14.25 IN	
	C05	102	102	1	36"	24"	36"	SLAB (3)	CABINET FRONT: DOOR PRTCH: 15.5 IN, HEIGHT: 8 IN DOOR PRTCH: 15.5 IN, HEIGHT: 10.5 IN DOOR PRTCH: 15.5 IN, HEIGHT: 10.5 IN		C14	102	1	21"	24"	36"	SLAB (3)	CABINET FRONT: DOOR PRTCH: 15.5 IN, HEIGHT: 8 IN DOOR PRTCH: 15.5 IN, HEIGHT: 10.5 IN DOOR PRTCH: 15.5 IN, HEIGHT: 10.5 IN	
	C06	102	102	1	36"	12"	36"	SLAB (3)	CABINET FRONT: DOOR PRTCH: 31.5 IN, HEIGHT: 28 IN		C15	102	1	36"	24"	21"	FRAMED PANEL	CABINET FRONT: DOOR PRTCH: 48.5 IN, HEIGHT: 15.75 IN	
	C07	102	102	1	42"	12"	36"	SLAB	CABINET FRONT: DOOR PRTCH: 43.5 IN, HEIGHT: 28 IN		C16	102	1	36"	24"	36"	SLAB (3)	CABINET FRONT: DOOR PRTCH: 28.5 IN, HEIGHT: 8 IN DOOR PRTCH: 28.5 IN, HEIGHT: 10.5 IN DOOR PRTCH: 28.5 IN, HEIGHT: 10.5 IN	
	C08	102	102	1	21"	24"	36"	SLAB	CABINET FRONT: DOOR PRTCH: 15.5 IN, HEIGHT: 28 IN		C17	102	1	36"	12"	36"	FRAMED PANEL, SLAB	CABINET FRONT: DOOR PRTCH: 31.5 IN, HEIGHT: 16.75 IN DOOR PRTCH: 31.5 IN, HEIGHT: 16.75 IN	
	C09	102	102	1	24"	36"	36"	FRAMED PANEL, SLAB	CABINET FRONT: DOOR PRTCH: 15.475 IN, HEIGHT: 16.75 IN DOOR PRTCH: 15.475 IN, HEIGHT: 16.75 IN DOOR PRTCH: 15.475 IN, HEIGHT: 16.75 IN		C20	102	1	24"	36"	105"	SLAB (2)	CABINET FRONT: DOOR PRTCH: 0 IN, HEIGHT: 38.5 IN DOOR PRTCH: 0 IN, HEIGHT: 38.5 IN	



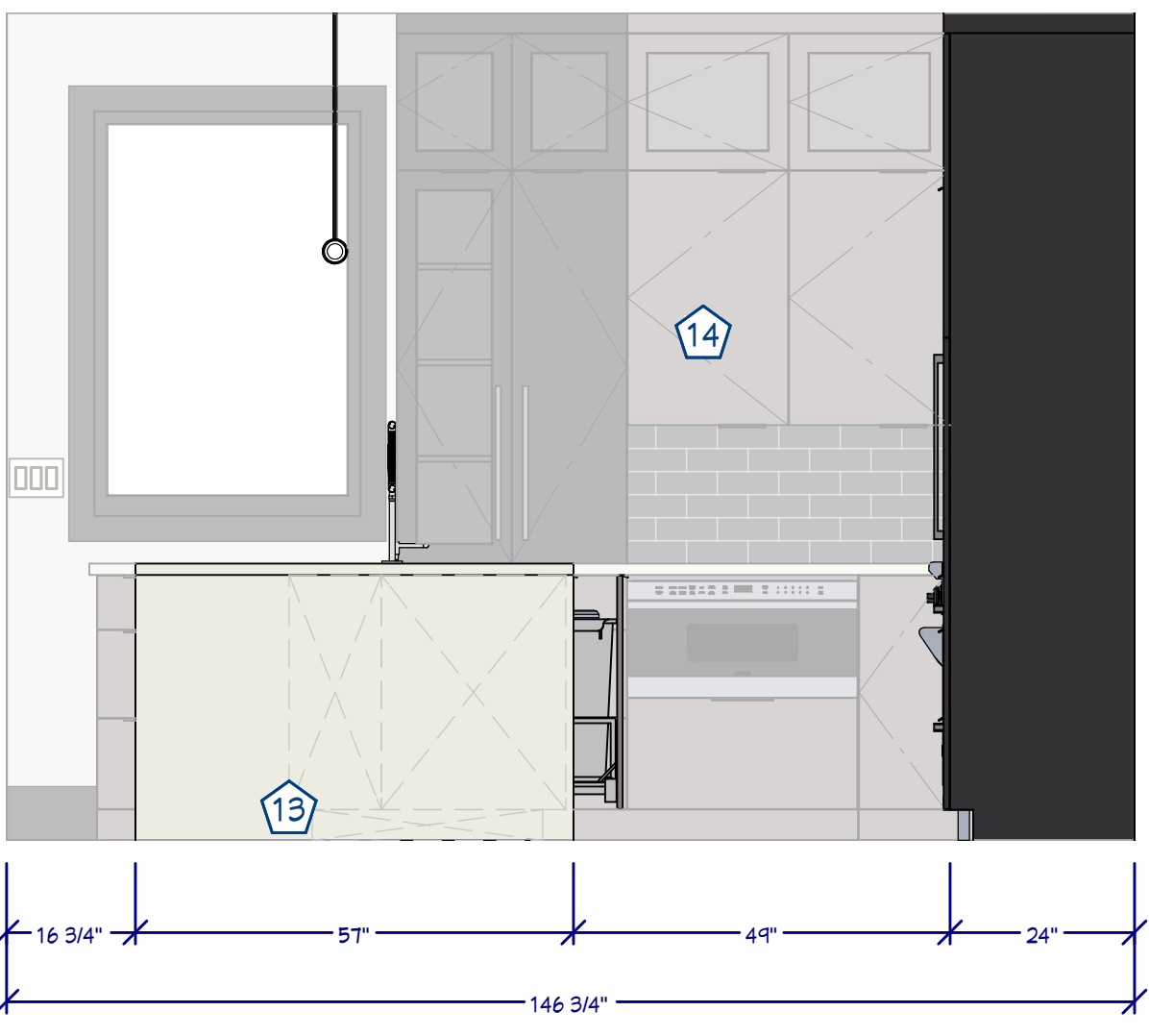
K1 MAIN WALL ELEVATION
1/2"=1'



K2 SIDE WALL ELEVATION
1/2"=1'



K3 FRONT ISLAND ELEVATION
1/2"=1'



K5 SIDE ISLAND ELEVATION
1/2"=1'

KITCHEN PLAN & ELEVATIONS

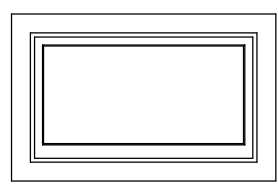
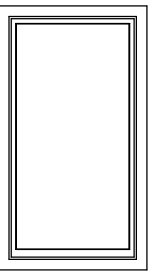
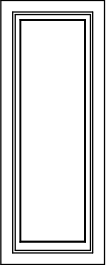
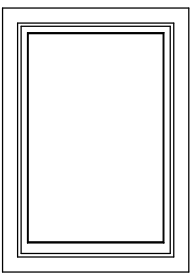
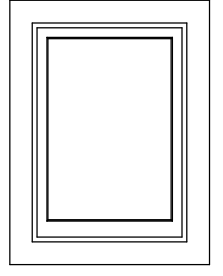
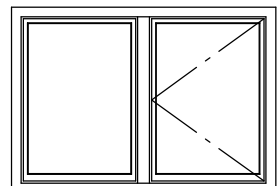
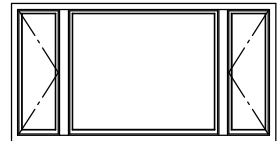
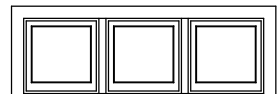
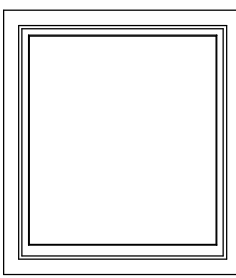
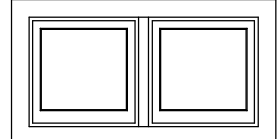
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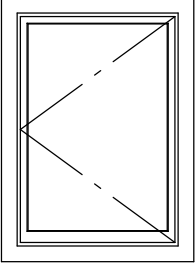
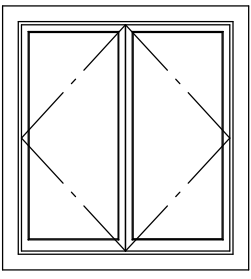
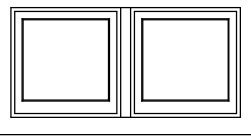
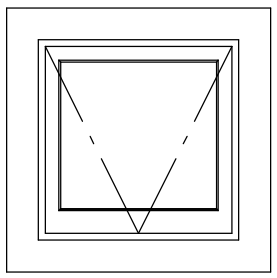
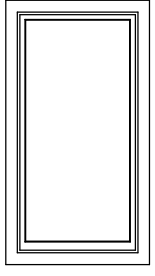
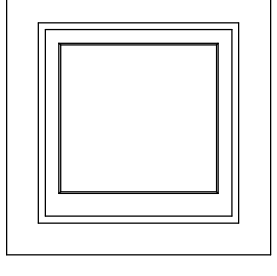
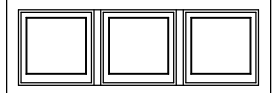
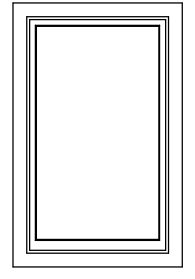
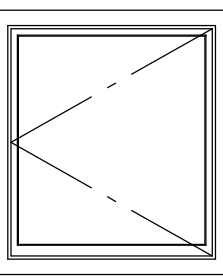
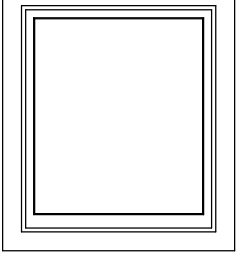
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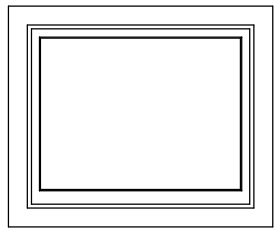
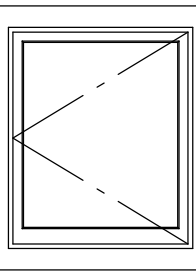
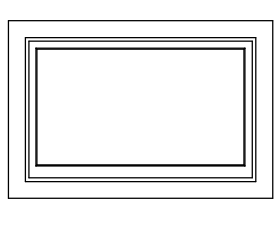
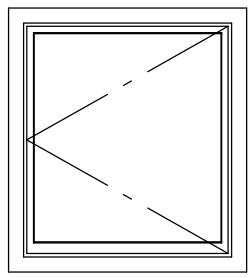
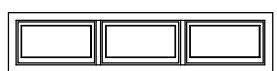
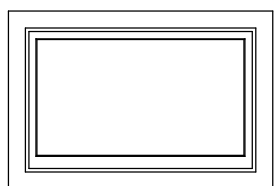
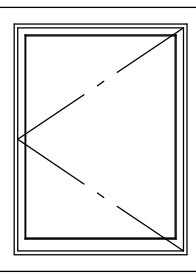
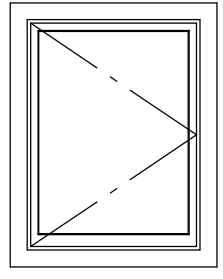
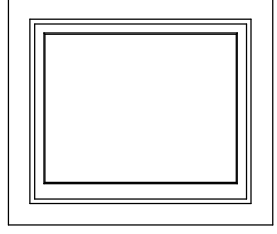
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SHEET NUMBER
20
SCALE @ 24" X 36"
DATE: April 2026
DRAWN BY: SH

WINDOW SCHEDULE

WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION
	W01	1	3	42"	24"	UPPER LIVING WINDOWS
	W02	1	3	42"	80"	LOWER LIVING WINDOWS
	W03	1	1	24"	72"	LIVING
	W04	1	1	36"	54"	KITCHEN
	W05	1	2	24"	34"	FIXED GLASS
	W06	1	1	88 1/4"	60"	OFFICE
	W07	1	1	144"	72"	BEDROOM SUITE
	W08	1	1	70"	22"	BEDROOM SUITE
	W09	1	1	48"	54"	BATH SUITE
	W10	1	1	46"	22"	CLOSET SUITE

WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION
	W11	1	1	36"	52"	BEDROOM EGRESS
	W12	1	2	48"	52"	BEDROOM EGRESS
	W13	1	2	46"	22"	BEDROOM
	W14	1	3	22"	22"	JVC
	W15	1	1	36"	72"	BEDROOM 3
	W16	1	1	22"	22"	CLOSET
	W17	1	1	70"	22"	GARAGE
	W18	2	1	36"	60"	ENTERTAINMENT
	W19	2	1	48"	54"	ENTERTAINMENT
	W20	2	1	36"	42"	ENTERTAINMENT

WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION
	W21	1	1	42"	34"	FIXED GLASS
	W22	2	1	30"	36"	ENTERTAINMENT
	W23	2	3	48"	30"	ENTERTAINMENT UPPER
	W24	2	2	48"	54"	BEDROOM 5 SUITE
	W25	2	1	112"	20"	BEDROOM 5 SUITE
	W26	2	2	48"	30"	BEDROOM 5 SUITE UPPER
	W27	2	1	36"	48"	CLOSET/LAUNDRY
	W28	2	1	36"	48"	BATH
	W29	2	3	36"	30"	STAIRWELL

WINDOW NOTES:

- 1 MAX. WINDOW FENESTRATION VALUES: U-FACTOR 0.30 / SHGC 0.25
- 2 WOOD WINDOWS WITH CLAD EXTERIOR
- 3 INTERIOR WINDOW MATERIALS: PAINTED OR STAINED WITH FACTORY FINISH, VERIFY WITH OWNER
- 4 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 5 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES, UNO BY MFG
- 6 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 7 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 FLASHING DETAIL



BASIC WINDOW FLASHING INSTALLATION*

- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
- 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
- 4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

U-FACTOR - RATE OF HEAT LOSS = 1/R
SHGC - SOLAR HEAT GAIN COEFFICIENT
VLT- VISIBLE LIGHT TRANSMITTANCE
CR - CONDENSATION RESISTANCE

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

WINDOW SCHEDULE

1910 E GRANDVIEW DR.

GRANDVIEW - GV2

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SHEET NUMBER

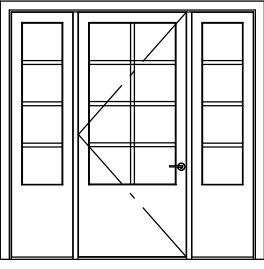
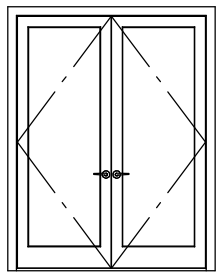
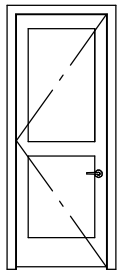
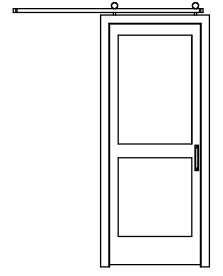
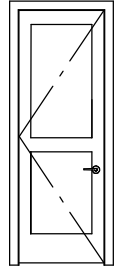
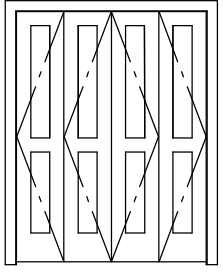
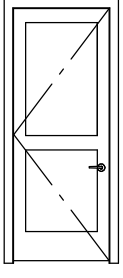
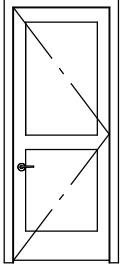
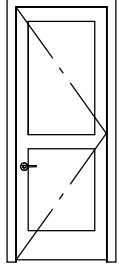
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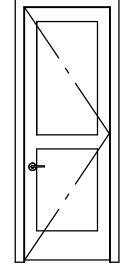
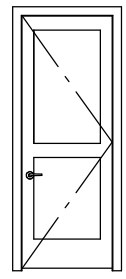
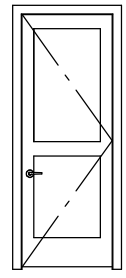
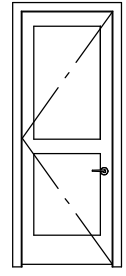
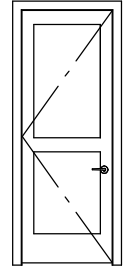
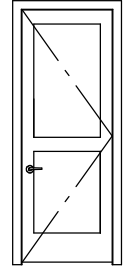
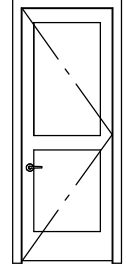
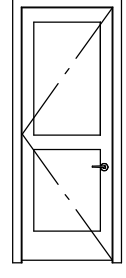
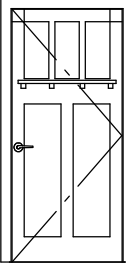
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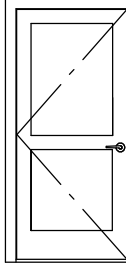
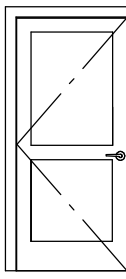
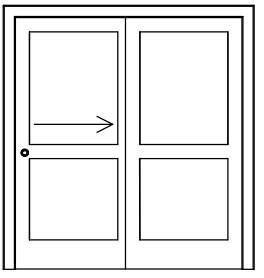
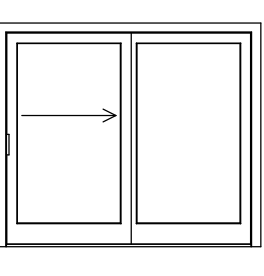
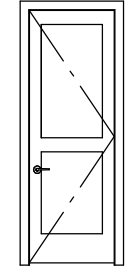
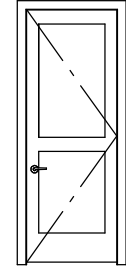
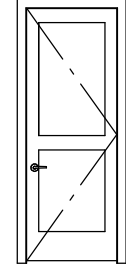
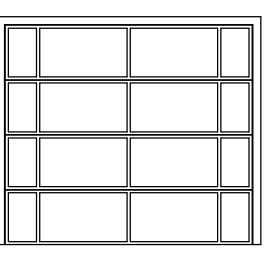
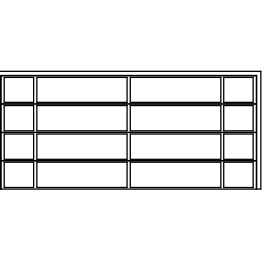
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DOOR SCHEDULE

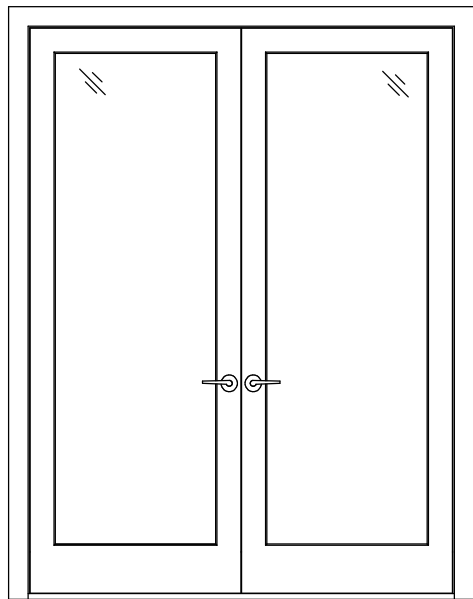
DOOR SCHEDULE					
3D EXTERIOR ELEVATION	#	FLOOR	QTY	WIDTH	HEIGHT COMMENTS
	D01	1	1	44"	96" ENTRY DOOR
	D02	1	1	72"	96" KITCHEN
	D03	1	1	34"	96" ENTRY CLOSET
	D04	1	1	36"	96" OFFICE
	D05	1	1	32"	96" PANTRY
	D06	1	1	60"	80" CLOSET
	D07	1	1	36"	96" BEDROOM SUITE
	D08	1	1	36"	96" BED/BATH
	D10	1	1	34"	96" POWDER

DOOR SCHEDULE					
3D EXTERIOR ELEVATION	#	FLOOR	QTY	WIDTH	HEIGHT COMMENTS
	D11	1	1	32"	96" W/C
	D12	1	1	34"	96" BATH - CLOSET SUITE
	D13	1	1	34"	96" BED - BATH
	D14	1	3	34"	96" BEDROOM
	D15	1	2	34"	96" CLOSET
	D16	1	2	34"	96" JJ - BED - BATH
	D17	1	1	34"	96" LAUNDRY
	D18	1	1	34"	96" UTILITY CLOSET
	D19	1	1	36"	80" GARAGE EXTERIOR

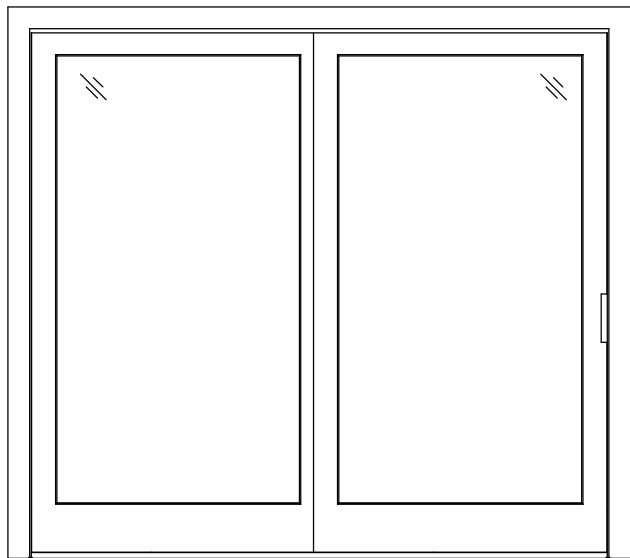
DOOR SCHEDULE					
3D EXTERIOR ELEVATION	#	FLOOR	QTY	WIDTH	HEIGHT COMMENTS
	D20	1	1	36"	80" GARAGE, FIRE RATED DOOR
	D21	1	1	36"	80" GARAGE STORAGE, FIRE RATED DOOR
	D22	1	1	72"	80" GARAGE HVAC
	D23	2	1	96"	84" ENTERTAINMENT
	D24	2	1	32"	96" BATH - CLOSET
	D25	2	1	34"	96" BATH
	D26	2	2	34"	96" BEDROOM SUITE 2ND FLR
	D27	1	1	108"	96" GARAGE
	D28	1	1	216"	96" GARAGE

DOOR NOTES:

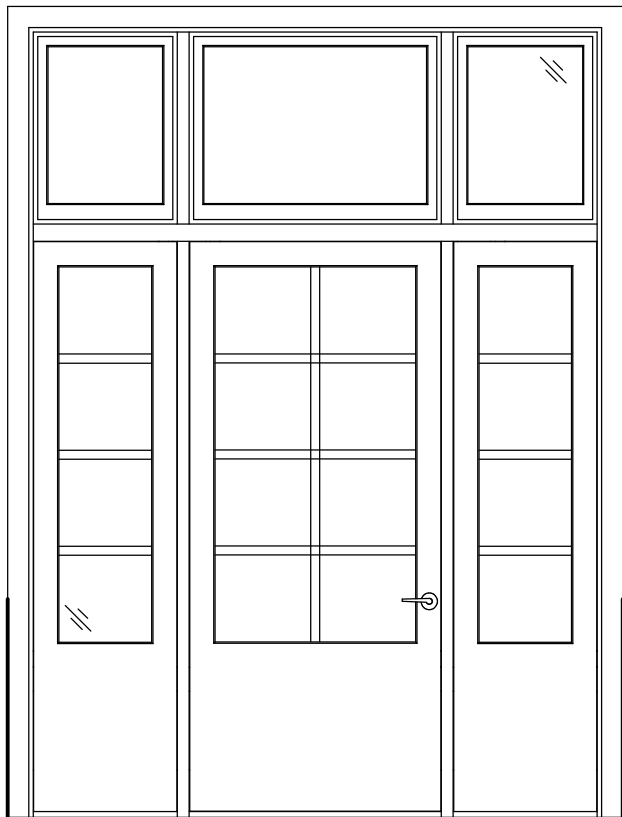
1. DOORS SHALL BE 96", UNO
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE PAINTED OR STAINED, VERIFY WITH OWNER
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
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
9. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO



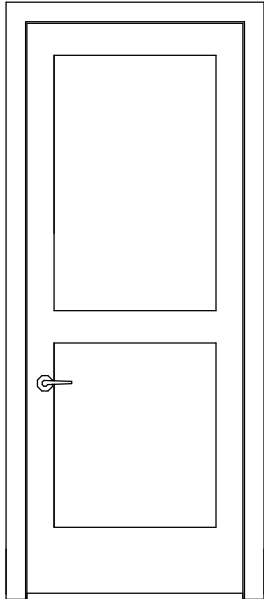
FRENCH DOOR



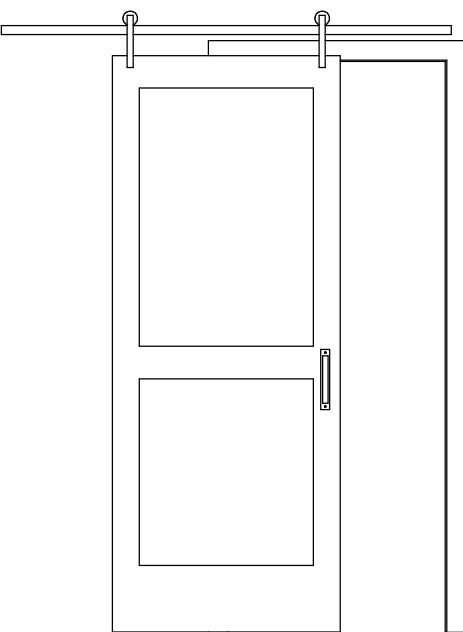
SLIDING DOOR



ENTRY DOOR UNIT



INTERIOR DOOR



BARN DOOR