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 IN ORDER TO ENSURE THAT ALL WORK IS CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILLED. 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 ARIZES, THE 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.
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).

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 the inspection, testing, reporting
     and compliance 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
     inspector; 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.
     d. 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
           inspection. Nothing shall be
           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.

WALL LEGEND
- Room divide indicator
- 4" Interior wall
- 6" Interior wall
- 6" Exterior wall, Insulated
- 6" Exterior wall, Glass
- 6" Exterior wall, Stone
- 8" Concrete stem wall & 4" Interior
  Furred wall, Full Height
- 8" Concrete stem wall, Furred wall, All Height
- 6" Exterior wall, Gravel Space
- 6" Exterior wall, Terrain
- Deck railing or deck Area Indicator
- Furring

Chief Architect
1224 S. RIVERSTONE DR.
6090
9090
6090

OVERVIEW RENDERING
FOR ILLUSTRATION ONLY
NO SCALE
FOUNDATION NOTES
1. Foundations to be a minimum of 24" below finish grade
2. All anchor bolts to be 8" dia x 12" @ 12" o/c
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 compressive strength of concrete shall be 3000 PSI at 28 days. Maximum aggregate size is 1". Maximum air entrainment is 3%. Cements should be Type 1 or 2.
7. Soil bearing capacity required to be 1500 psi (UBC Type 4 soil). If soil conditions vary from this, the project engineer must be notified. All footings must bear on unreinforced soil. All slopes must be stabilized.
8. Adjacent ground surfaces shall be sloped away from structure drainages of surrounding area shall also be provided to prevent pooling of water nearby the structure.
9. Uniform soil conditions, must be provided under slab and footings. Cutoffs or non-uniform soil conditions should be excavated and replaced by uniform engineered fill materials to minimize differential movement.
10. The tops of foundation walls shall extend 24" 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. Concrete masonry units to be laid in Type S or Type IV mortar in a running bond pattern. Mortar, grout, and reinforcement to be in compliance with current codes.
2. Compressive stress of grout to be 2500 psi. All cells to be fully grouted.
3. 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. Exhaust fans to be vented directly to the exterior. All penetrations of the building envelope shall be sealed with caulk or foam sealant before insulation is applied. All access doors, windows, and attic to the equivalent rating of the wall, floor or ceiling from which they penetrate, unit.
4. Insulate under all concrete slabs with 2" rigid insulation.
5. Minimum 18" clearance for wood joist girders in crawl space unless treated wood is used throughout floor system.

WALL LEGEND
- WALL DIVIDE INDICATOR
- ROOM DIVIDE INDICATOR
- INTERIOR WALL
- INTERIOR WALL, INSULATED
- EXTERIOR WALL, LAP SIDING
- EXTERIOR WALL, SHADE
- EXTERIOR WALL, STONE
- CONCRETE STIHYALHALL & INTERIOR FURNACED WALL, ALL HEIGHT
- CONCRETE STIHYALHALL, CRANK, SPACE
- DECK RAILING OR DECK AREA INDICATOR
- FENCING
- FOUNDATION NOTES
- MASONRY NOTES
- BUILDING PERFORMANCE:

FOUNDATION PLAN

BASEMENT FLOOR PLAN - FLOOR "O"

OVERVIEW RENDERING
FOR ILLUSTRATION ONLY
NO SCALE

RESCheck Software Version 4.4.4
Compliance Certificate

Project Title: The RiverStone Plan
Address: 1224 S. Riverstone Dr.
City: Colorado Springs
State: Colorado
ZIP: 80921
Client: Chief Architect, Inc.
Designer/Contractor: M.J. Bennett
Date: Jan. 2014

Certification Data:
Project Title: The RiverStone Plan
Address: 1224 S. Riverstone Dr.
City: Colorado Springs
State: Colorado
ZIP: 80921
Client: Chief Architect, Inc.
Designer/Contractor: M.J. Bennett
Date: Jan. 2014

REScheck Compliance Detailed Certificate provided as a separate attachment to the plan set.
KITCHEN & CABINET NOTES:
1. ALL CABINETS MAPLE CONFORM LACQUER FINISH WITH HOME OWNER PRIOR TO ORDERING.
2. SOLID WOOD SLAB DOORS CONFORM 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, UNLESS 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 HOME OWNER PRIOR TO ORDERING.
10. GLASS ON ISLAND COUNTER 1" THICK, TEMPERED.
11. GLASS ON WALL COUNTERS IN GLASS/WALL CABINETS.
12. GLASS ON ISLAND COUNTER 1" THICK, TEMPERED.
13. GLASS ON ISLAND COUNTER 1" THICK, TEMPERED.
14. GLASS ON ISLAND COUNTER 1" THICK, TEMPERED.

CABINET SCHEDULE

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FIXTURE SCHEDULE

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**Fixture Schedule**

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<tr>
<th>ROOM NAME</th>
<th>ITEM NAME</th>
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<tr>
<td>Master Bath</td>
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**Cabinet Schedule**

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**Room Name Label**

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**Room Name Label**

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DOOR & WINDOW NOTES:

1. Door and window schedules must be within a 1" of the floor and provide minimum clear openings of 6'-8". Head height dimension not less than 84" and width dimension not less than 36". More than 10' in height (4068 & 4070) are to have safety glazing. All glazing within 12" of tub or shower floor, 60" in 20' a stair landing or greater than 3 square feet are to have safety glazing.

2. All exterior windows are to be double glazed and all exterior doors are to be solid core with safety glass.

3. Door frame shall be solid core 1 3/4" thick, unglazed. Door hardware to be owner selected at type & order.

4. Interiors doors shall be stained. Entry door to be selected at time of order. Interior window materials: Stained with factory finish.

5. Doors between garage and living area shall be 1" tight fitting solid core doors with a rating of 60 minutes. Door shall be self closing.

6. French doors shall be 36" min. net clear door. Way shall be 32" min. Door shall be openable from inside without the use of a key or any special knowledge or effort. Glazing in doors shall be dual-pane safety glass with min. U-value of 0.60.

7. Exterior exit doors shall be 36" min. net clear door. Way shall be 32" min. Door shall be self-closing.

8. All glazing with in 60" of tub or shower floor, 60" in a stair landing or greater than 9 square feet are to have safety glazing. All glazing within 18" of tub or shower floor, 60" in 20' a stair landing or greater than 3 square feet are to have safety glazing.

9. All exterior windows are to be double glazed and all exterior doors are to be solid core with safety glass.

DOOR & WINDOW SCHEDULES:

CRAFTSMAN GLASS / CLAD

GLASS / CLAD

FRENCH DOORS

SHAKER PANEL

WINDOW SCHEDULE

<table>
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<tr>
<th>NUMBER</th>
<th>FLOOR</th>
<th>QNTY</th>
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WINDOW ENERGY RATINGS

Low-E4

High Altitude Windows

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CASEMENT

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INTERIOR WINDOW MATERIALS: STAINED WITH FACTORY FINISH

INTERIOR DOORS SHALL BE STAINED. ENTRY DOOR TO BE SELECTED AT TIME OF ORDER.
STAIR NOTES:
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 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 2 RISERS OF IDENTICAL HEIGHT. THE MAX. HEIGHT OF THE RISERS SHALL NOT BE LESS THAN 7'-8 3/4" AND NOT GREATER THAN 9'-4 1/8".
4. ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE MATERIAL LOCATED 5' ABOVE THE NOSE OF TREADS AND LANDINGS. THE HANG DEPT PORTION OF MINIMALS SHALL NOT BE LESS THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS ALONG 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 NOTES:
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
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4. ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE MATERIAL LOCATED 5' ABOVE THE NOSE OF TREADS AND LANDINGS. THE HANG DEPT PORTION OF MINIMALS SHALL NOT BE LESS THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS ALONG 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 PANEL NOTES:

A.B.P. BRACED WALL PANEL

1/2" MIN LENGTH 12" COMMON 6" O/C
ALL PANEL EDGES 12" O/C FIELD

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" SCREWS PERS ASTM C1002 @ 7" O/C @ ALL SUPPORTS

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.X 1500# HOLD-DOWNS EACH END (APHD22 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. FOR 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: (2) 2" X 10" DF 2 TYP. INSULATED, UNO
4. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
5. ALL LUMBER NOT SPECIFICALLY NOTED TO BE DF-#2 OR BETTER. ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RATTERS TO BE DF-#2
B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
C. SILL, PLATES, BLOCKING, AND BRIDGING TO BE DF-#2
D. ALL STUDS TO BE DF-#2 OR BETTER
E. FLYWOOD SHEATHING SHALL BE DF-#2 OR BETTER
F. FLOOR SHEATHING SHALL BE 2X6" & INT-APA RATED OSB
G. WALL SHEATHING SHALL BE 1/2" INT-APA RATED OR 7/16" OSB
H. ROOF SHEATHING SHALL BE 5/8" PLYWOOD
WALL PANEL NOTES:

- B.P. BRACED WALL PANEL
  - 3'-0" MIN. LENGTH W/ 1/2" PLYWOOD AND #8 COMMONS 6" O/C
  - AT ALL PANEL EDGES, 12" O/C FIELD

- I.B.P. INTERIOR BRACED WALL PANEL
  - 12" O/C FIELD. 10# PER R.H. 10" MIN. EACH EDGE, 1/4" X 1/4" TYPE 5 OR #8 INTERIOR PERCHA 01102 @ 9" O/C. @ ALL SUPPORTS

- A.B.P. ALTERNATE BRACED WALL PANEL
  - PROVIDE 18# PER R.H. 10" MIN. EACH EDGE, 1/4" X 1/4" TYPE 5 OR #8 INTERIOR PERCHA 01102 @ 9" O/C. @ ALL SUPPORTS

- B.A.B.P. REPLACEMENT BRACED WALL PANEL
  - PROVIDE 18# PER R.H. 10" MIN. EACH EDGE, 1/4" X 1/4" TYPE 5 OR #8 INTERIOR PERCHA 01102 @ 9" O/C. @ ALL SUPPORTS

FRAMING & STRUCTURAL NOTES:

1. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12" OFF FROM EACH END OF A BRACED WALL LINE 31" PT. FOR REC DOC R-1 AND REC DOC O-2 PROVIDE 18# PERCHA 01102 @ 9" O/C. @ ALL SUPPORTS

2. WALL HEADERS: 2" X 10" DF 2 TYP. INSULATED, UNO

3. PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO POSTS

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#40
B. EXPOSED ARCH BEAMS TO BE DF-#4 OR BETTER
C. WALL HEADERS: (2) 2" X 10" DF 2 TYP. INSULATED, UNO
D. PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO POSTS
E. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12
F. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT

WALL SHEATHING:

- ALL LUMBER NOT SPECIFICALLY NOTED TO BE DF-#2 OR BETTER. ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPRPROVED BARRIER IS PROVIDED.

- PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.


- PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO POSTS.

- PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

FLOOR TRUSS FTR-16

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. Joists and gusset members must be installed in accordance with their engineering and stamping.
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 shape shown on the drawings, manufactured by the Truss Company. No members shall be modified and must be installed in accordance with their engineering and stamping.
5. Framing notes: Drawn by S.H.

SCALE: SEE VIEWSHEET NUMBER

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER, UNO.

1. Joists and gusset members must carry the capacity of the member. The manufacturer is responsible for all connections. If other than standard connections are required, contact project engineer for assistance.
2. Use Simpson or other ICC listed connections.
3. All hangars and nails in contact with pressure treated lumber shall be Simpson Z-max hangars or stainless steel. Hangers not shown shall be Simpson HU (or equal) of size recommended for member.
4. 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 BCI table 2304.9.1, UNO.
5. Thrust shall be eliminated by the use of collar ties or ceiling joists, where required.

FLOOR FRAMING PLAN

For illustration only

1. All columns shall extend down through 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.
2. All exterior walls shall be sheathed with 1/2" thick drywall sheathing or equal in SO common nails @ 12" O.C. @ edges @ 12" O.C. In field. UnO.
3. All roof sheathing and sub-flooring shall be installed with face joint perpendicular to supported concrete slabs, except as indicated on the drawings. Roof sheathing shall either be blocked, tongue-and-groove, or have edges supported by blocking. Shear wall sheathing shall be blocked with 2x framing at all panels, edges, edges prior to any over framing.
4. Plywood panels shall conform to the requirements of U.S. Product Standard PS 1 for construction and industrial plywood or APA PRP 100 performance standards, UNO. Panels shall be APA rated sheathing, per BCI table 2304.9.1. All panels shall be installed in accordance with APA recommendations. Allow 1/8" spacing at panels ends and edges, unless otherwise recommended by the panel manufacturer.
5. Glulam beams shall be fabricated in accordance with U.S. Product Standard PS 6, "Structural Glued Laminated Timber" and American Institute of Timber Construction, Attic 11. Each member shall bear an ATC or APA-GL exposure label, and be accompanied by a certificate of conformance. One coat of end sealer shall be applied immediately after trimmings in either shop or field.
6. Glulam hangars not shown shall be Simpson (or equal).
7. Glulam beams shall be 24F-V4 DF/DF or equal for simple spans, and 24F-V8 DF/DF for continuous spans.
8. Any wood in contact with concrete or masonry shall be pressure treated.
9. All wood connectors shall be installed in all required fasteners in accordance with the project engineer's written approval.
10. All headers to be ' Simpson' or equal.
11. All hangers to be 11 7/8", UNO.
12. Raised web of some floor joists.

DECK OVERVIEW

For illustration only

NO SCALE

GLULAM BEAMS SHALL BE FABRICATED IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 6, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 11. EACH MEMBER SHALL BEAR AN ATC OR APA-GL 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.

DECK OVERVIEW

For illustration only

NO SCALE

GLULAM BEAMS SHALL BE FABRICATED IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 6, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 11. EACH MEMBER SHALL BEAR AN ATC OR APA-GL 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.

NO SCALE
**ROOF FRAMING NOTES:**

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

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**Revision Table:**

<table>
<thead>
<tr>
<th>Label</th>
<th>Date</th>
<th>Description</th>
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<tbody>
<tr>
<td>16-R1</td>
<td>JAN. 10</td>
<td>SH TRUSSES TO REPLACE HAND FRAMING IN KITCHEN</td>
</tr>
<tr>
<td>16-R2</td>
<td>JAN. 20</td>
<td>SH STRUCTURAL BEAM ADDED BETWEEN ENTRY/KITCHEN</td>
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<tr>
<td>16-R3</td>
<td>FEB. 4</td>
<td>SH TREY CEILING ADDED TO MSTR BEDROOM</td>
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ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A Walk-THRU WITH RELEVANT INSTALLORS 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.
   LOCATE SMOKE DETECTORS AS INDICATED IN THE PLAN.
5. PROVIDE ONE SMOKE DETECTOR TO HOUSE POWER AND INTERCONNECT
   SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT
   WHEN ONE IS TRIpped, THEN ALL WILL TRip. PROVIDE BATTERY
   BACKUP FOR ALL UNITS.
6. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE
   INSTALLATION.
7. FIXTURES TO BE SELECTED BY HOME OWNER.
8. UNO - ALL SWITCHES TO BE 48" O/C ASF. OUTLETS TO BE 15" O/C ASF.
   OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM.
9. ALL LIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN.
2. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA & CABLE PANEL
   SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
3. ALL SPEAKERS TO BE APPROVED BY HOME OWNER.
4. ALL LIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.

DATA / CABLE:
1. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE
   APPROVED BY HOME OWNER.
GENERAL PLUMBING & HVAC NOTES:

1. HVAC shall have two zones, one for each floor.
2. Insulate heating plants and branch supply ducts in unfinished areas, crawl spaces, attics, garages, etc.
3. All ducts shall be thru floor truss where possible.
4. Enclosed attics and spaces between rafters shall have clear cross ventilation area to the outside vents. 1/16th of space ventilated for gable vents. 1/100th 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.
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. 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 softeners.
9. Each hose bibb shall be equipped with a back flow prevention device.
10. All gas lines shall be sized for appliance load. “Black” pipe shall be used inside the building. “Green” pipe, where underground, may be exposed to weather. All joints shall be taped where buried or exposed to weather.
11. Insulate waste lines for sound control.
12. Provide waterproof gypsum board at all water splash areas to minimum 84" above shower drains.
13. Install water heater unit shall condition water before entering the water heaters and the cold water source. Water to refrigerator, kitchen and bath sinks shall not have softeners.
14. Water heater shall be equipped with a back flow prevention device.
15. Install central vacuum system & piping. Contact brand with homeowner.