GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS.

INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

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

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.
PROJECT STATISTICS:
LOT SIZE: 18,047 SQ FT.
ANTECEDENT DISTURBED AREA: 1,010 SF.
BLDG. ENVELOPE: 3,712 SF.
ROOF: 3,892 SF.
FRONTAGE: 34'.
CHANGE IN LEVEL: 2.54'.
HAIR: 153'.
SECOND: 914'.
THIRD: 1,246'.
FOUNDATION: 1,070'.
GARAGE: 211'.

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 BASALT THAT SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE GOOD.
FROST DEPTH: 5'.
SECOND ZONE: A.
WIND: 76 MPH (200 MPH 3 SEC.
EXPOSURE B.
SITE SURVEY TO VERIFY PIN LOCATIONS PRIOR TO EXCAVATION. CONSTRUCTION TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
CALL BEFORE YOU DIG: 800.428.4382.

Erosion Control Notes:
1. SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. INSTALL SITE DRAINAGE PRIOR TO CONSTRUCTION.
3. INSTALL SITE DRAINAGE PRIOR TO CONSTRUCTION.
4. ALL EXISTING SOIL SHALL BE MOVED WITH MATERIALS DIRECTED TO HIKED 15%.
5. ALL EXISTING SOIL SHALL BE LEFT IN PLACE AFTER EXCAVATION.
6. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF THE MATERIAL ON SITE FOR DRAINAGE APPLICATION.

EROSION NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PREPARE POSITIVE DRAINAGE AWAY FROM BUILDING.

LANDSCAPE NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PREPARE POSITIVE DRAINAGE AWAY FROM BUILDING.

EROSION SYSTEM SHALL BE REPAIRED WITH RENOVATION.
BUILDING PERFORMANCE:
1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH REScheck AND/OR REQUIREMENTS OF LOCAL CODES.
2. PENCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3. ALL ENTRANCE PANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
4. PROVIDE CRAWLSPACE VENTS TO MEET LOCAL CODE REQUIREMENTS.
5. ALL ACCESS DOORS OR HATCHES TO CRAWL SPACES AND ATTIC TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENE TRATE, UNLESS REQUIRED.
6. MINIMUM INSULATION:
   - Attics/ceilings: R-60
   - Walls: R-21
   - Floors: R-0.55

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:
   - OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
   - NOTIFY THE CONTRACTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
   - MAINTAIN ACCESS TO WORK REQUIREING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
   - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
   - NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
   - MAINTAIN ACCESS TO WORK REQUIREING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
   - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
   - SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIREING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

RECheck Software Version 4.6.5
Compliance Certificate

STONE CREEK RENOVATION
BUILDING PERFORMANCE:
1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH REScheck AND/OR REQUIREMENTS OF LOCAL CODES.
2. PENCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3. ALL ENTRANCE PANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
4. PROVIDE CRAWLSPACE VENTS TO MEET LOCAL CODE REQUIREMENTS.
5. ALL ACCESS DOORS OR HATCHES TO CRAWL SPACES AND ATTIC TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENE TRATE, UNLESS REQUIRED.
6. MINIMUM INSULATION:
   - Attics/ceilings: R-60
   - Walls: R-21
   - Floors: R-0.55

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:
   - OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
   - NOTIFY THE CONTRACTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
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3rd Floor Plan & Perspectives

Overview Rendering
For Illustration Only
No Scale

Stone Creek Renovation

Floor Plan - 3rd Floor

ART STUDIO

Workout Area

Open Below

3D Cutaway
For Illustration Only
No Scale

Drewn By: SH

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6500 N. Mineral Dr.  Coeur d'Alene,  ID. 83815
208.292.3400                  chiefarchitect.com
FOUNDATION PLAN

1. FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNLESS SEE SHEAR PLANS FOR HOLD DOWN DETAILS
3. ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES FOR #4 BARS & 36" FOR #5 BARS
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL
6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,000 PSI (DESIGNED AS 2,500 PSI) AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1”. MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHALL BE TYPE I OR II.
7. SOIL BEARING CAPACITY ASSUMED TO BE 2,000 PSF. IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED.
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE. DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
9. UNIFORM SOIL CONDITIONS MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED WITH UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE
11. MINIMUM 16" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE GARAGE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM
GENERAL 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. Headers: (2) 2 x 10 DF 2 W/ IK/IT TYP. UNO
3. Wall headers shall be matched.
4. All 1x6 & 2x4 headers must be installed in compliance with their listing.
5. 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 listing. Provide bridging in compliance with the manufacturers recommendations. Headers and bridging shall be capable of resisting the wind uplift noted on the drawings. The manufacturer shall visit site as required and verify the proper installation of the headers & trusses installed to the contractor and engineer. Pre-manufactured wood joist alternates will be considered providing the alternate is compatible with the load capacity, stiffness, dimensional, and fire rating requirements of the project, and is engineer or ICC approved.

6. All joists and rafters shall have solid blocking at their bearing points. Connect blocking to top of wall with 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 sheathing.
7. All wood & iron connections must carry the capacity of the member. The contractor is responsible for all connections of other than standard connections are required. Contact project engineer for assistance. Use Simpson or other ICC listed connections.
8. All headers and nails in contact with pressure treated lumber shall be Simpson Z-Max headers or stainless steel.
9. Nails: All sheath wall sheathing nails shall be common nails all framing nails shall be common nails. Hot dipped galvanized box nails. Framing nails shall be per IBC Table 2304.1, or IRC Table R602.3(1).
10. Thrust shall be eliminated by the use of collar ties or ceiling joists, where required.
11. Devoted bearing plates are required at all bearing points for 4x6 & 4x8 rafters.
12. All columns shall extend down thru the structure to the foundation. All columns shall be braced at all floor levels. Column shall be the same width as the members that they are supporting.
13. All exterior walls shall be sheathed with 1/2" thick 2-M-W sheathing or equal. Provide support for the ends and edges @ 12" O.C. in field. Sheathing shall be continuous across all horizontal framing joints.
14. All roof sheathing and sub-flooring shall be installed with face grain perpendicular to supports, except as indicated on the drawings. Roof sheathing and sub-flooring shall be Simpson 2x6 headers or stainless steel angles. All framing shall be Simpson 2x6 framing at all panel edges. Sheath roof prior to any over framing.
15. 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. Panel 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 11/8" spacing at panel ends and edges, unless otherwise recommended by the panel manufacturer.
16. Glulam beams shall be fabricated in compliance with U.S. Product Standard PS 8, "Structural Glued Laminated Timber" and American Institute of Timber Construction, ATC 111. Each member shall bear an ATC or APA end 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.
17. Glulam beams shall be 24F-V4 DF/DF or equal for simple spans, and 24F-V8 DF/DF for continuous spans.
18. VERSA-LAM & MICRO-LAM members shall be grade 2.0.
19. Any wood in contact with concrete or masonry shall be pressure treated.
20. All Wood & Iron Connections shall be installed in compliance with the written approval.
21. Notify EOR prior to drilling holes in steel beams.

WALL FRAMING NOTES:

1. Window rough openings: 1/2" for top soffit & 1/2" for sides. Confirm window size, specs, before framing.
2. Wall headers on exterior walls: (2) 2 x 10 DF 2 W/ IK/IT TYP. UNO
3. Provide double floor joists under all walls running parallel.
4. Provide fire blocking, draft stops, and fire stops as per IBC, SEC. R602.13.
5. Provide positive connections at each end of all posts and columns to resist lateral displacement.
6. All lumber not specifically noted to be DF-#2 or better, ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS OF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
7. Provide fire stopping, draft stops, and fire stops as per IBC, SEC. R602.13.
8. Provide positive connections at each end of all posts and columns to resist lateral displacement.
9. All lumber not specifically noted to be DF-#2 or better, ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS OF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
10. Thrust shall be eliminated by the use of collar ties or ceiling joists, where required.
11. Devoted bearing plates are required at all bearing points for 4x6 & 4x8 rafters.
12. All columns shall extend down thru the structure to the foundation. All columns shall be braced at all floor levels. Column shall be the same width as the members that they are supporting. Provide double floor joists. Under all walls running parallel.
13. All exterior walls shall be sheathed with 1/2" thick 2-M-W sheathing or equal. Provide support for the ends and edges @ 12" O.C. in field. Sheathing shall be continuous across all horizontal framing joints.
14. All roof sheathing and sub-flooring shall be installed with face grain perpendicular to supports, except as indicated on the drawings. Roof sheathing and sub-flooring shall be Simpson 2x6 headers or stainless steel angles. All framing shall be Simpson 2x6 framing at all panel edges. Sheath roof prior to any over framing.
15. 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. Panel 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 11/8" spacing at panel ends and edges, unless otherwise recommended by the panel manufacturer.
16. Glulam beams shall be fabricated in compliance with U.S. Product Standard PS 8, "Structural Glued Laminated Timber" and American Institute of Timber Construction, ATC 111. Each member shall bear an ATC or APA end 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.
17. Glulam beams shall be 24F-V4 DF/DF or equal for simple spans, and 24F-V8 DF/DF for continuous spans.
18. VERSA-LAM & MICRO-LAM members shall be grade 2.0.
19. Any wood in contact with concrete or masonry shall be pressure treated.
20. All Wood & Iron Connections shall be installed in compliance with the written approval.
21. Notify EOR prior to drilling holes in steel beams.
ROOF & FRAMING NOTES:

1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER’S DRAWINGS & SPECIFICATIONS.

2. ALL TRUSSES OR TJI’S SHALL CARRY MANUFACTURER’S STAMP.

3. TRUSSES OR TJI’S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL.

4. ALL TRUSSES OR TJI’S 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. ROOF JOIST TO BE TJI 560 OR EQUIVALENT.

7. ALL ROOF FRAMING 24” O.C.

8. ALL ROOF OVERHANGS 24” UNO.

9. INSTALL ICE SHIELD AS REQUIRED.

10. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

11. MIN. SNOW LOAD SHALL BE 25 LBS PER SQUARE FOOT.

12. ROOF SHEATHING 1/2” OSB OR 1/2” PLYWOOD #16 APA RATED IN 64” @ 6” O.C. ALL SUPPORTED PANEL EDGES, 12” O.C. FIELD.

13. ROOF TRUSSES OR TJI’S MANUFACTURER: _____________________________
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 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-slap 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 stair. 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. Rails 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.

DATE: _______
### Window Schedule

<table>
<thead>
<tr>
<th>Number</th>
<th>Qty</th>
<th>Width</th>
<th>Height</th>
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### Door Schedule

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<td>36&quot;</td>
<td>Garage Glass Panel, Garage Door</td>
</tr>
</tbody>
</table>

### Door Notes:

1. Main floor doors shall be 8’; second & third floor doors 6’; and a 6’ sliding barn door for the garage.
2. All doors shall be solid core 1 3/4” thick. UNO Interior Doors shall be stained, verify with owner.
3. Exterior doors shall be 36” min. net clear door way shall be 32” min. Door shall be openable from inside.
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. not clear door way shall be 32” min. Door shall be openable from inside.
6. Garage doors to be sectional.
7. Glass panels, overhead doors.
8. All glazing within 10’ of the floor and up to within 24’ any door regardless of wall plan are to have safety glazing.
9. All tub and shower enclosures are to be glazed with safety glass.
10. Barn doors, measure to fit opening. All hardware to be stainless UNO.

### Window Notes:

1. Wood windows with clad exterior.
2. Interior window materials: Painted with factory finish, verify with owner.
3. Window hardware to be owner selected at time of order.
4. Triple casement opening: 1/2" for top/bottom & 1/2" for sides, UNO by MFG.
5. See window schedule callout for windows that use a wood or steel beam for the header.
6. Bedroom windows sill finished must be within 44” of the floor and provides minimum clear openings of 5.5 sq. feet with height dimension not less than 54” in working dimension not less than 20” UNO per IRC 310.4.

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### Basic Window Flashing Installation

1. Prepare rough openings. Cut out 1” 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 jambs.
4. Replace VMB flap at head and tape remaining cuts in VMB.

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*Please note: This information is intended for information purposes only and may vary depending on the manufacturer’s instructions.*
NOTES:

HOME OWNER TO PROVIDE ALL CEILING MOUNT ELECTRICAL THAT IS NON-RECESSED OR NON-STRIP. BUILDER TO INSTALL. 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. HOME OWNER TO PROVIDE AND INSTALL ALL LOW VOLTAGE WIRING & FIXTURES.

ELECTRICAL NOTES:

1. PROVIDE MIN. 20 AMP SERVICE TO MAIN PANEL;
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG’S SPEC’ S FOR REQUIREMENTS;
3. ELECTRICAL OUTLETS IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS;
4. ALL BATHROOM OUTLETS AND LIGHTS BE G.F.C.I. PROTECTED;
5. ALL VENTILATION MOMS SHALL BE ON TIMER SWITCHES, UNLESS
6. PROVIDE ON-SITE TESTING IN EACH CORNER ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUN D. PROVIDE BATTERY BACKUP FOR ALL UNITS;
7. OUTLETS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO MOUNT INSTALLATION;
8. ALL SWITCHES SHOWN AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER;
9. Fixtures shall be selected by home owner;
10. ALL OUTLETS TO BE 24” ASP. INTERIOR OUTLET TO BE 18” ASP. OUTLETS OVER COUNTER TOPS TO BE 2” ABOVE COUNTER FROM BOTTOM 1-NO. OUTLET TO BE 24” ASP (ASP = ABOVE SUBFLOOR);
11. ALL LIGHTING SHALL BE Dimmable and use LED bulbs, UNLESS

AUDIO:

HOME OWNER PROVIDED & INSTALLED
2. LOCATE SPEAKING AND AUDIO CONTROLS AS INDICATED IN THE PLAN
RUN CABLE OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY LOOM;
3. OLD SPEAKERS TO BE APPROVED BY HOME OWNER;
4. LOCATE LOUDSPEAKERS AS INDICATED IN THE PLAN. INSTALL DATA / CABLE PANEL SIMILAR TO ON Q SYSTEM TO BE APPROVED BY HOME OWNER.
5. INSTALL DATA / CABLE “ON Q”. SYSTEM TO BE APPROVED BY HOME OWNER.
6. SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER. HOME OWNER PROVIDED & INSTALLED
7. INSTALL DATA / CABLE “ON Q”. SYSTEM TO BE APPROVED BY HOME OWNER.
8. INSTALL DATA / CABLE “ON Q”. SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL PLAN - MAIN FLOOR

ELECTRICAL PLAN - 2ND FLOOR

ELECTRICAL PLAN - 3RD FLOOR

ELECTRICAL PLAN - ROOF