

BLACKHAWK ON THE RIVER

S 1/2 OF SECTION OF 25 AND THE N 1/2 OF SECTION 36,
T.18N., R.2E., AND IN THE SW 1/4 OF SECTION 30. T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO

GENERAL NOTES

- Do not scale drawings.
- Contractor and owner to verify and adhere to all local code requirements, and local ordinances.
- All information within these drawings and specifications are intended to meet the current codes specified in the design criteria.
- Any changes to these drawings are to be reported to the builder and local code authority, prior to the continuation of construction.
- The contractor is responsible to verify all information on these drawings prior to the commencement of any work.

SITE NOTES

- Lot to be graded to drain surface water away from foundation at a grade fall of not less than 6 inches in the first 10 feet.
- Impervious surfaces within 10 feet of the building to slope away from building no less than 2%.
- Provide drains or swales where physical barriers prohibit 6 inches of fall in 10 feet away from building.
- Any fill material that supports footings and foundations to be designed, installed, compacted and tested in adequate lifts and in accordance with acceptable engineering practices.
- Contractor to verify all existing utility locations.
- Construction area to be cleared of all vegetation, trees, roots and other problematic materials.
- Contractor shall string the short side of property setback for footing/grade inspection.

GRADING NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED DE TOPSOIL.
- PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 2:1 IN LETS. NOT TO EXCEED 8 INCHES AND MAKE SURE EACH LET IS PROPERLY COMPACTED.

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CLIENT/PROJECT:

TIMBERSTONE CUSTOM HOMES
4736 N. Park Crossing Ave.
Ste 100
Meridian, ID, 83646

PROJECT ADDRESS:

WAKERROBIN CIRCLE

REVISIONS:

NO.	DATE	DESCRIPTION

CONTRACTOR INFO:

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Ste 100
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TOTAL AREAS:

1ST FLOOR	3024
2ND FLOOR	0000
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TOTAL LIVING	3024
GARAGE	1623
PORCHES	898
TOTAL AREAS	5545

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A.5	Elevations Plan
A.6	Details Plan
A.7	General Construction Notes
A.8	Roof Plan
E.1	Elect. Mech, Plumb, Plan
R.1	Renderings

DESIGN CRITERIA:

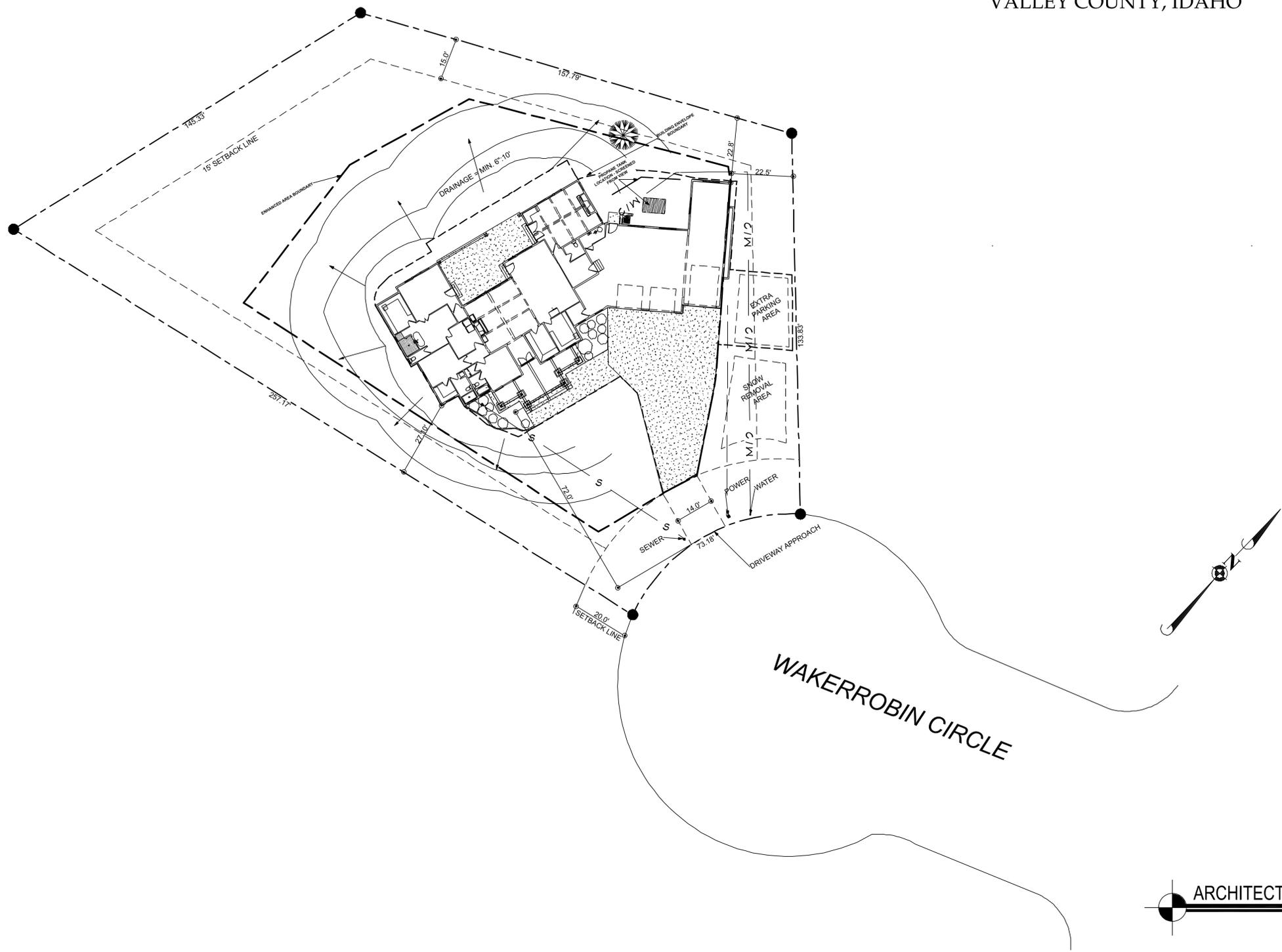
CODES:	IRC 2018, IECC 2018 IMC 2018, ISPC 2017 NEC 2023 IFGC 2018
CONST. TYPE:	V-B
OCCUPANCY:	R-3/U
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SEISMIC CAT.	C
EXPOSURE:	B
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ROOF SNOW LOAD:	150 PSF
FROST DEPTH:	24"
SOIL BEARING:	1500 PSF
CONCRETE DESIGN:	2500 PSI
FLOOR LL.:	40 PSF

PROJECT INFO:

AHJ: VALLEY COUNTY, IDAHO
LEGAL
B 1 / L 39A
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VALLEY COUNTY, IDAHO

SITE / LANDSCAPE PLAN

DATE:	11/25/2024
SCALE:	SHEET:
1" = 20'	A.1



BUILDING ENVELOPE:

BUILDING FOOTPRINT	=	4,647 x 1.00	=	4,647
COVERED/PATIOS	=	810 x 1.00	=	810
DRIVEWAY/PARKING	=	2,502 x .35	=	876
TOTAL	=		=	6,333

LOT SIZE: 33,977 SQ. FT.
20% MAX. COVERAGE PER DG 2.4 = 6,795
TOTAL BUILDING ENVELOPE = 6,333
MEETS CRITERIA

BUILDING ENVELOPE BOUNDARY:

BUILDING ENVELOPE BOUNDARY	=	10,141
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LOT SIZE: 33,977 SQ. FT.
30% MAX. COVERAGE PER DG 2.1 = 10,193
MEETS CRITERIA

ARCHITECTURAL SITE PLAN
1" = 20'

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GENERAL NOTES

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, RESIDENTIAL, AND LOCAL CODES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL INFORMATION ON THESE DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE 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). ANY CHANGES TO THESE DRAWINGS ARE TO BE REPORTED TO THE BUILDER AND LOCAL CODE AUTHORITY, PRIOR TO THE CONTINUATION OF WORK.

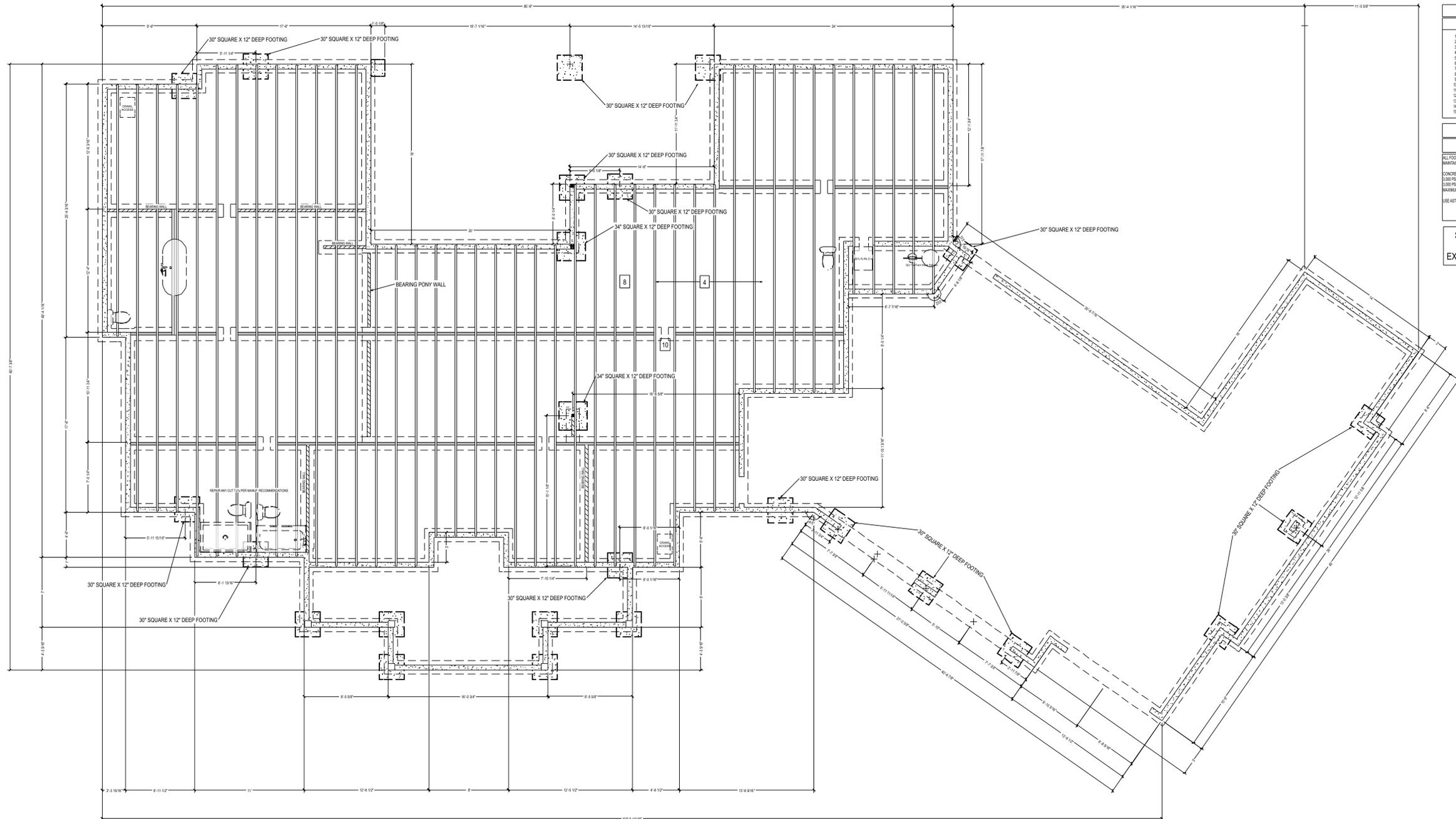
THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED. ANY FILL MATERIAL THAT SUPPORTS FOOTINGS AND FOUNDATIONS TO BE DESIGNED, INSTALLED, COMPACTED AND TESTED IN ADEQUATE LIFTS AND IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICES. CONSTRUCTION AREA TO BE CLEARED OF ALL VEGETATION, TREES, ROOTS AND OTHER PROBLEMATIC MATERIALS. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS.

DISCLAIMER

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. MAJESTIC DESIGN AND CONSULTING IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MAJESTIC DESIGN AND CONSULTING, DEVELOPED FOR THE EXCLUSIVE USE OF MAJESTIC DESIGN AND CONSULTING. USE OF, OR REPRODUCTION OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MAJESTIC DESIGN AND CONSULTING IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.



GENERAL NOTES

1. IF 1/2" FOUNDATION WALL ON A 1/2" FOOTING TYPICAL FOR SINGLE LEVEL.
2. EXCAVATE TO DEPTH WITH 1" OF EXPOSED FOUNDATION WALL ABOVE GRADE.
3. ALL WALLS AND ANCHORS WITH 1/2" HOOKS MUST BE EMBEDDED WITH TWO CONCRETE BOLTS SHALL BE SPACED NO MORE THAN 6" C/C MINIMUM OF 2 BOLTS PER FOOT WITH ONE BOLT LOCATED MORE THAN 1" FROM SLAB EDGE.
4. TOP OF FOUNDATION TO EXTEND ABOVE STREET CENTERLINE MINIMUM OF 12" PLUS 2% CHECK WITH LOCAL AUTHORITY HAVING JURISDICTION FOR ALLOWED CLEARANCES.
5. VERIFY SETBACKS FROM BOUNDARIES WITH LOCAL AUTHORITY HAVING JURISDICTION.
6. IF PERMEABLE BATT INSULATION ON FOUNDATION PERIMETER WALL, INSULATION TO EXTEND TO BOTTOM OF FOOTING.
7. METALLIC LINER POLYMER, WHICH EXTENDS IN SMALL SPACE TO COVER EXPOSED AREA OF EXPOSED EARTH, BENEATH THE BEARING FOOTING.
8. PROVIDE ACCESS THROUGHOUT DRAIN SPACE AREA.
9. PROVIDE 2" MINIMUM REINFORCING BLOTTETS FOR DRAIN SPACE EXTENDING 12" FROM EACH SIDE OF BLOTTET.
10. ALL REBAR TO HAVE 1" CLEARANCE TO EARTH AND 1/2" CLEARANCE FROM SIDES OF WALLS.
11. ALL FLOOR JOISTS TO BE SET AND HANGERS FROM CONCRETE WALL.
12. ALL FLOOR JOISTS TO BE GUARDED AT HANGER BEARS AND FLOOR WALL BEARING ATTACHMENT.
13. 3/4" TOP FLOOR FINISHING TO BE GLEND HANGERS.
14. RUN ALL BEARS FROM UNDER FOOTING.
15. CONCRETE SLAB TO BE 4" OF COMPACTED STRUCTURAL FILL PROVIDE EXPANSION JOINTS IN SLABS EVERY 16.0 FT.
16. VERTICAL REBAR PLACED EVERY 16" INCLUDING FOOTING AND STEM WALL.
17. PROTECT MECHANICAL AND ELECTRICAL EQUIPMENT IN GARAGE WITH 1/2" DIA. 18 GA. STEEL BOLLARD, EMBEDDED 12" INTO 12" X 12" CONCRETE FOOTING.
18. 2" DIA. FLOOR WALL TO BEAR ON 1/2" FOOTING BLOTTET FOR ACCESS. BOTTOM WALL TO BE PRESSURE TREATED AND ANCHORED TO FOOTING.
19. ALL PERIMETER WALLS TO BE CONNECTED TO PERIMETER SETTING.
20. MAINTAIN MINIMUM OF 1" CLEARANCE FROM FLOOR JOISTS TO EARTH AND 1/2" FROM BEARS TO EARTH.
21. PROVIDE INSULATION TO THE EXTERIOR AS A MINIMUM OF 1/2" PER 16" SQ. FT. OF FLOOR AREA.

KEYNOTES

1. 4" CONCRETE SLAB ON COMPACTED GRAVEL BASE
2. BLOTTET FOR FLOOR DOOR
3. BLOTTET FOR GARAGE DOOR
4. 1/2" TOP CONCRETE SLAB
5. EXTRA JOISTS AT BRICED WALL LINES
6. SOLID BOLLARD AT BRICED WALL LINES
7. EXPANSION JOINT
8. 3/4" TOP BEARING CEILING
9. 3/4" TOP DRAIN SPACE ACCESS
10. ACCESS OPENING THROUGHOUT DRAIN SPACE
11. 2" X 4" C/C 2" DIA. WALL
12. 8" X 16" CONCRETE FOOTING
13. 6" X 16" CONCRETE STEM WALL
14. 1/2" DIA. PER FOOTING
15. SOLID BOLLARD BETWEEN JOISTS & BEARING LOCATIONS

CONCRETE NOTES

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS ARE REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:
 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,800 PSI)
 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS.
 MAXIMUM SLUMP: 4"

USE ASTM A-618 GRADE IN DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

SEE STRUCTURAL ENGINEERING AND TRUSS ENGINEERING TO VERIFY EXACT POINT LOAD FOOTING LOCATIONS.

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WAKEROBIN CIRCLE

REVISIONS:

NO.	DATE	DESCRIPTION

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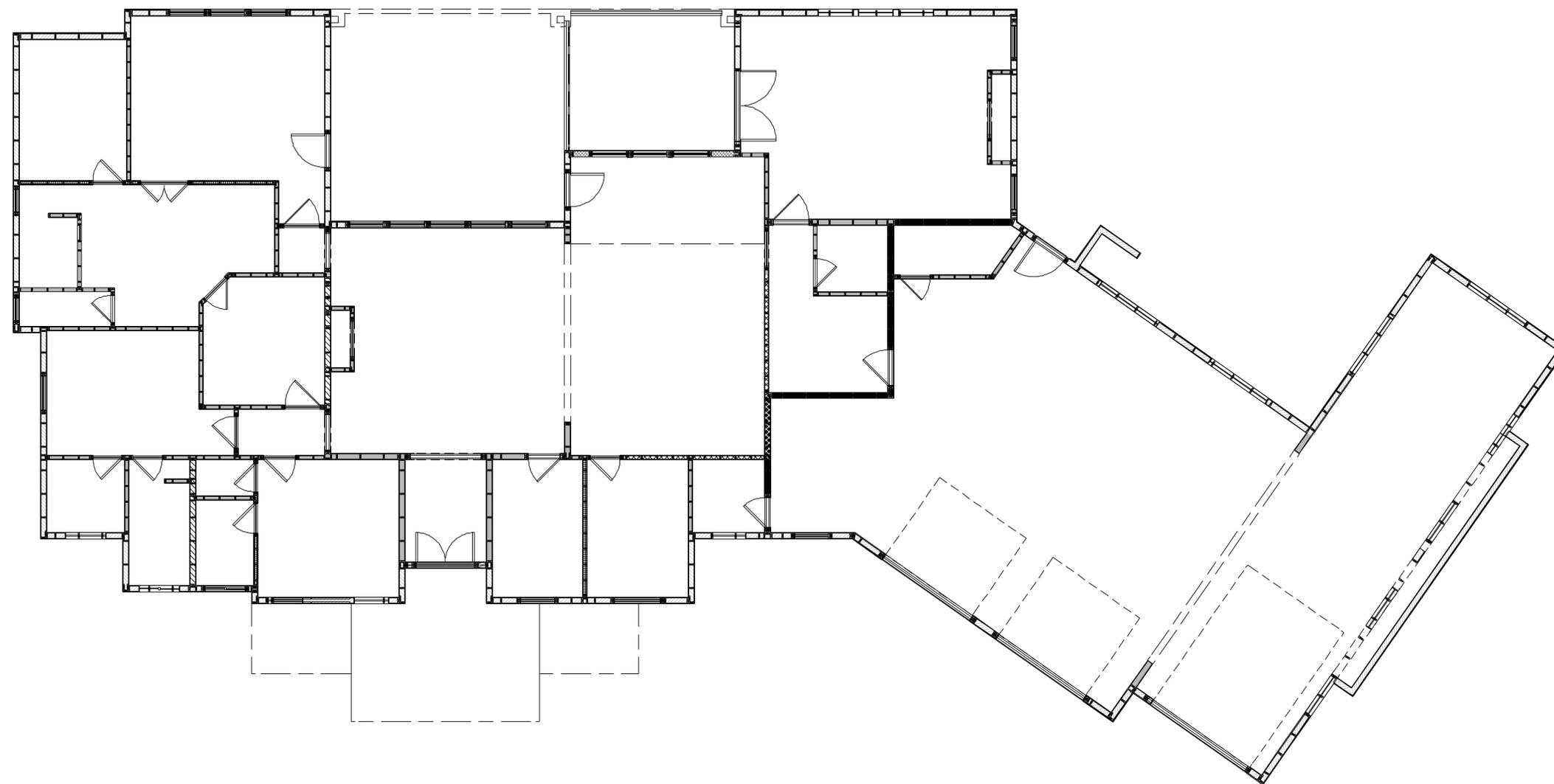
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FOUNDATION/FRAMING PLAN

DATE:	11/25/2024
SCALE:	SHEET:
3/16" = 1'-0"	A.2



BRACED WALL SCHEDULE		
	7/16" APA RATED CONT. SHEATHED	8d NAILS @ 6" O.C. FIELD OR 16 ga. X 1 3/4" STAPLES @ 3" AND 6" O.C.
	GYPSUM BOARD	5d COOLER NAILS OR SCREWS @ 6" O.C. EDGES, 12" O.C. FIELD.
	ALTERNATE BRACED WALL PANEL	8d COMMONS OR GALV. BOX NAILS @ 6" O.C. AT EDGES FOR 1 STORY OR 4" O.C. FOR 1ST OF 2 STORIES. 8d COMMON OR GALV. BOX NAILS @ 12" O.C. FIELD.
	PORTAL FRAME AT GARAGE	7/16" STRUCTURAL PANEL W/8d COMMON OR GALV. BOX NAILS @ 3" O.C. IN ALL FRAMING MEMBERS.
	PORTAL FRAME W/ HOLD DOWNS	MIN. 3/8" STRUCTURAL PANEL W/8d COMMON OR GALV. BOX NAILS @ 3" O.C. IN ALL FRAMING MEMBERS.
	CONT. SHEATHED PORTAL FRAME	MIN. 3/8" STRUCTURAL PANEL W/8d COMMON OR GALV. BOX NAILS @ 3" O.C. IN ALL FRAMING MEMBERS.



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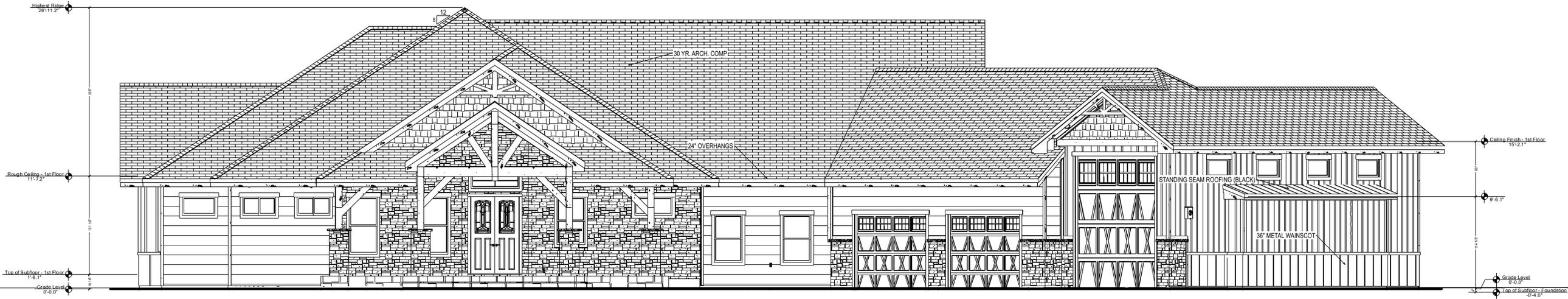
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WALL BRACING PLAN

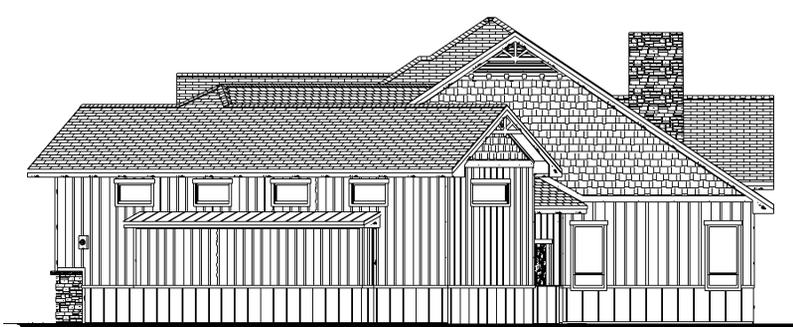
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SCALE:	SHEET:
3/16" = 1'-0"	A.4



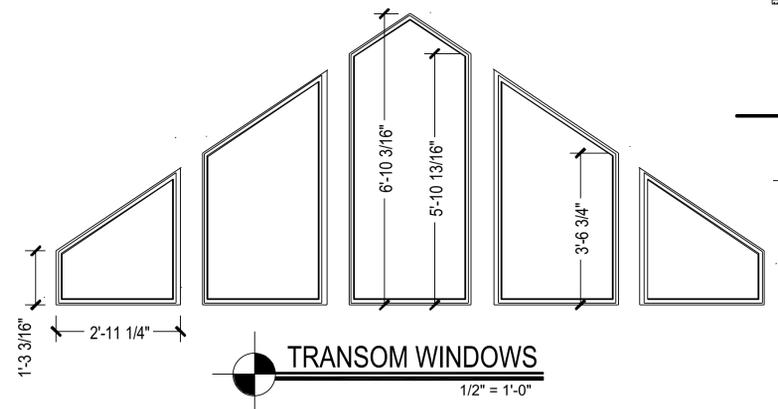
EAST ELEVATION
3/16" = 1'-0"



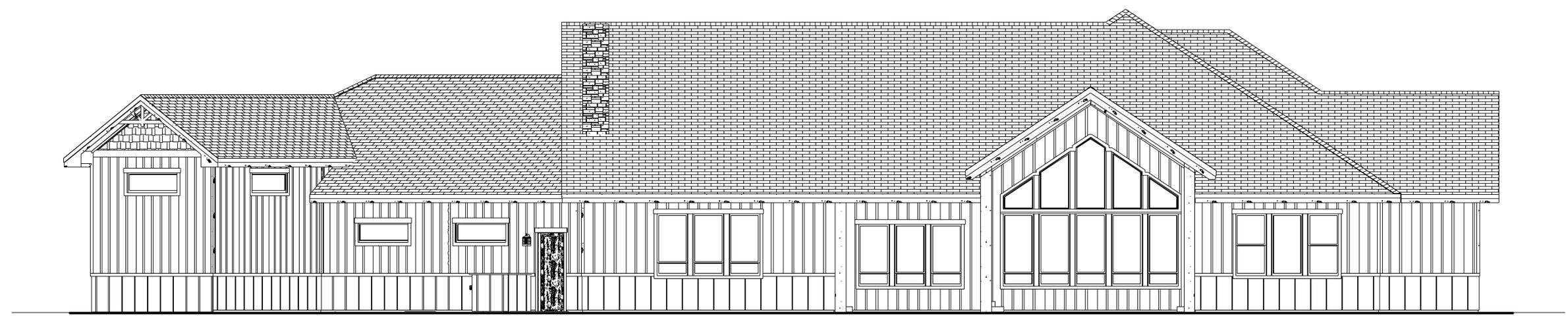
SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



TRANSOM WINDOWS
1/2" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

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VALLEY COUNTY, IDAHO

ELEVATIONS

DATE:	11/25/2024
SCALE:	SHEET:
1/4" = 1'-0"	A.5

A. CARPENTRY:

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

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

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

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

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

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

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

B. FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI),
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

C. DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/8" TIGHT FITTING SOLID CORE DOORS OR DOORS WITH A FIRE RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY 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 0.32.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.

D. ELECTRICAL, DATA, & AUDIO NOTES:

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

ELECTRICAL NOTES:

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

AUDIO:

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

DATA / CABLE:

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

E. GENERAL PLUMBING & HVAC NOTES:

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

F. VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

G. MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

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

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

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

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

PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING ROOM. PROVIDE ONE COMBO SMOKE AND CARBON MONOXIDE DETECTOR IN EACH HALLWAY 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.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR, OR HAVE AN OPENABLE WINDOW.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL 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 ON PLANS.

ATTIC R-38
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2018 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

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

H. TRUSS NOTES:

1. ALL TRUSSES SHALL BE ENGINEERED MANUFACTURES TRUSSES.

2. TRUSSES SHALL BE INSTALLED AND BRACED PER MANUF. SPECIFICATIONS.

3. TRUSSES SHALL NOT BE FIELD ALTERED W/OUT APPROVAL BY THE ENGINEER AND LOCAL BUILDING OFFICIAL.

4. ALL MANUF. INSTALLATION SPECIFICATIONS SHALL BE ON SITE FOR FRAMING INSPECTION.

5. CONNECTION OF RAFTERS, JACK AND HIP TRUSSES TO MAIN GIRDERS SHALL BE PER MANUF. SPECIFICATIONS.

6. ALL ROOF FRAMING TO BE AT 24" O.C.

7. ALL OVERHANGS TO BE TYPICAL 16".

8. ATTIC VENTILATION TO BE AT A RATE OF *AREA / 150 SQ. FT.

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

JOIST TO SILL OR GIRDER BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" PLANKS

1/2" PLYWOOD ROOF AND WALL SHEATHING

3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" OC
W/(2) @ EA. END OR SPLICE

(3) OR FEWER
(4) OR MORE
WASHERS

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16" OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (3)-10d
TOE NAIL (2)-16d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND

BRACED WALL SCHEDULE		
	7/16" APA RATED CONT. SHEATHED	8d NAILS @ 6" O.C. FIELD OR 16 ga. X 1 3/4" STAPLES @ 3" AND 6" O.C.
	GYPSUM BOARD	5d COOLER NAILS OR SCREWS @ 6" O.C. EDGES, 12" O.C. FIELD.
	ALTERNATE BRACED WALL PANEL	8d COMMONS OR GALV. BOX NAILS @ 6" O.C. AT EDGES FOR 1 STORY OR 4" O.C. FOR 1ST OF 2 STORIES. 8d COMMON OR GALV. BOX NAILS @ 12" O.C. FIELD.
	PORTAL FRAME AT GARAGE	7/16" STRUCTURAL PANEL W/8d COMMON OR GALV. BOX NAILS @ 3" O.C. IN ALL FRAMING MEMBERS.
	PORTAL FRAME W/ HOLD DOWNS	MIN. 3/8" STRUCTURAL PANEL W/8d COMMON OR GALV. BOX NAILS @ 3" O.C. IN ALL FRAMING MEMBERS.
	CONT. SHEATHED PORTAL FRAME	MIN. 3/8" STRUCTURAL PANEL W/8d COMMON OR GALV. BOX NAILS @ 3" O.C. IN ALL FRAMING MEMBERS.

PRESCRIPTIVE REQUIREMENTS FOR ENERGY COMPLIANCE 2018 IECC/IRC (Idaho State Amendments)

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawlspace Wall R-Value
6	0.30	0.55	NR	49	22	15/20	30	15/19	10, 4 ft.	15/19

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CURRENTLY ADOPTED IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.



CLIENT/PROJECT:



TIMBERSTONE CUSTOM HOMES
4736 N. Park Crossing Ave.
Ste 100
Meridian, ID, 83646

PROJECT ADDRESS:

WAKERROBIN CIRCLE

REVISIONS:

NO.	DATE	DESCRIPTION

CONTRACTOR INFO:

TIMBERSTONE CUSTOM HOMES
4736 N. Park Crossing Ave.
Ste 100
Meridian, ID 83646

TOTAL AREAS:

1ST FLOOR	3024
2ND FLOOR	0000
BASEMENT	0000
TOTAL LIVING	3024
GARAGE	1623
PORCHES	898
TOTAL AREAS	5545

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A.2	Foundation Plan
A.3	Floor Plan
A.4	Wall Bracing Plan
A.5	Elevations Plan
A.6	Details Plan
A.7	General Construction Notes
A.8	Roof Plan
E.1	Elect, Mech, Plumb, Plan
R.1	Renderings

DESIGN CRITERIA:

CODES: IRC 2018, IECC 2018
IMC 2018, ISPC 2017
NEC 2023 IFGC 2018

CONST. TYPE: V-B
OCCUPANCY: R-3/U
CLIMATE ZONE: 6
SEISMIC CAT. C
EXPOSURE: B
WIND LOAD: 115 MPH
ROOF SNOW LOAD: 150 PSF
FROST DEPTH: 24"
SOIL BEARING: 1500 PSF
CONCRETE DESIGN: 2500 PSI
FLOOR LL.: 40 PSF

PROJECT INFO:

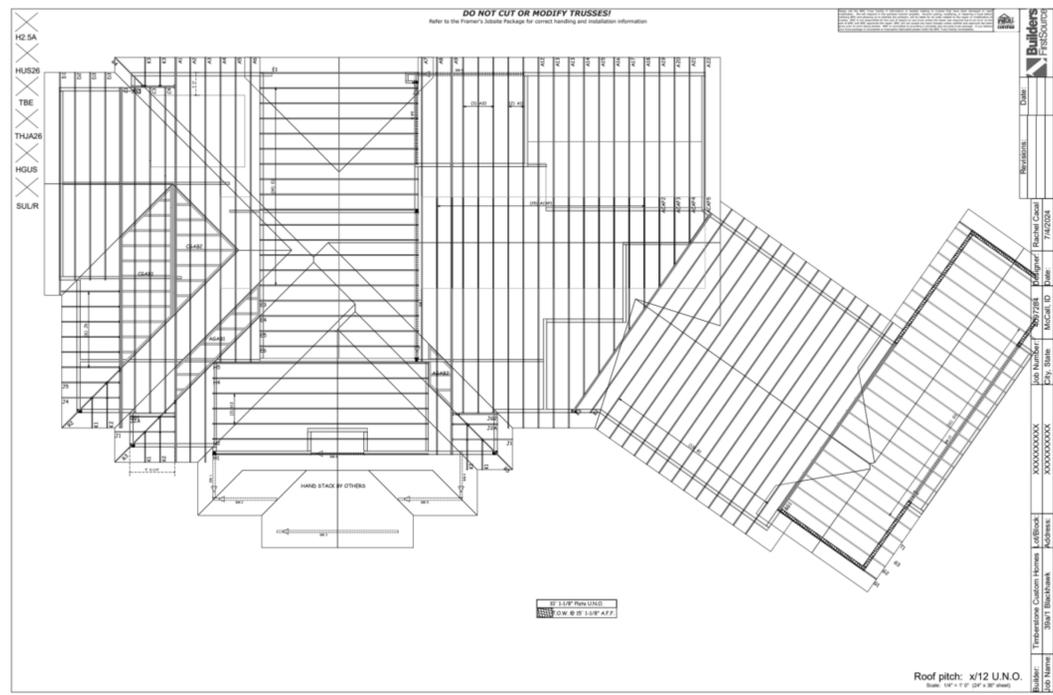
AHJ: VALLEY COUNTY, IDAHO
LEGAL
B 1 / L 39A
WAKERROBIN CIRCLE
S 1/2 OF SECTION OF 25 AND THE N 1/2 OF SECTION 36,
T8N., R2E., AND BY THE SW 1/4 OF SECTION 36, T8N., R2E., B1M,
VALLEY COUNTY, IDAHO

GENERAL NOTES

DATE:	11/25/2024
SCALE:	SHEET:
	A.7

SEE PROVIDED STRUCTURAL
ENGINEERING FOR ALL BEAM
AND HEADER SIZING

FOLLOW TRUSS ENGINEERING
AND LAYOUT



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- A.8 Roof Plan
- E.1 Elect, Mech, Plumb, Plan
- R.1 Renderings

DESIGN CRITERIA:

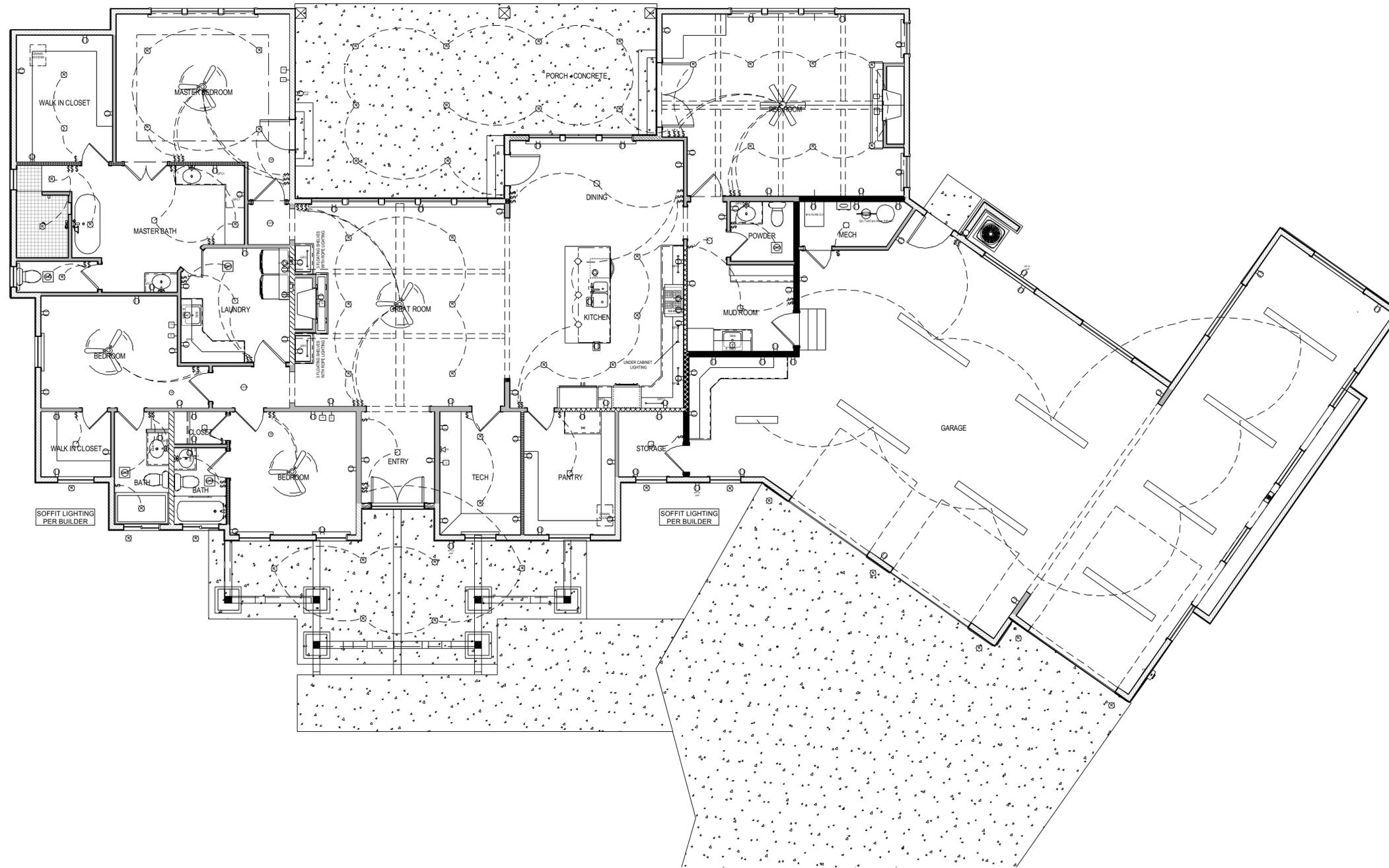
CODES:	IRC 2018, IECC 2018 IMC 2018, ISPC 2017 NEC 2023 IFGC 2018
CONST. TYPE:	V-B
OCCUPANCY:	R-3/U
CLIMATE ZONE:	6
SEISMIC CAT.	C
EXPOSURE:	B
WIND LOAD:	115 MPH
ROOF SNOW LOAD:	150 PSF
FROST DEPTH:	24"
SOIL BEARING:	1500 PSF
CONCRETE DESIGN:	2500 PSI
FLOOR L.L.:	40 PSF

PROJECT INFO:

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VALLEY COUNTY, IDAHO

ROOF PLAN

DATE:	11/25/2024
SCALE:	SHEET:
3/16" = 1'-0"	A.8



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fan: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixture: Surface/Pendant, Recessed, Mini-Track, Low Voltage
	Wall Mounted Light Fixture: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5e, TV, TVCable
	Telephone Jack
	Infrared
	Thermostat
	Door Chime, Door Bell/Bulb
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

- ELECTRICAL NOTES**
1. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE ON THEIR OWN CIRCUIT AND INTERCONNECTED. RECEIVING POWER FROM THE BUILDING WIRING. BATTERY BACKUP IS REQUIRED IN CASE PRIMARY POWER IS INTERRUPTED.
 2. NOT LESS THAN 20% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH EFFICIENCY LAMPS.
 3. ALL 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS AND GARAGES SHALL BE GFCI PROTECTED.
 4. MAINTAIN 36" IN FRONT BY A 30" WIDE WORKING SPACE IN FRONT OF ELECTRICAL EQUIPMENT.
 5. HALLWAYS 10' OR GREATER SHALL BE SUPPLIED WITH AT LEAST ONE RECEPTACLE OUTLET.
 6. PROVIDE ONE GFCI RECEPTACLE OUTLET ON THE FRONT AND BACK OF DWELLING.
 7. COUNTERTOP OUTLETS AND OUTLETS INSTALLED WITHIN 6" OF A SINK SHALL BE GFCI PROTECTED.
 8. RECEPTACLES INSTALLED WITHIN LAUNDRY ROOMS SHALL BE GFCI PROTECTED.
 9. LIFER GROUND TO BE AT LEAST 1/2" REINFORCING BAR OR 4 AWG BARE COPPER. EITHER ONE WITH A MINIMUM OF 20' CONTINUOUS LENGTH.

- MECH. PLUMB. NOTES**
1. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
 2. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
 3. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD.
 4. TUB/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MINIMUM OF 120°F.
 5. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
 6. EACH HOSE BIBB SHALL BE FROST FREE AND EQUIPPED WITH A BACK-FLOW PREVENTION DEVICE.
 7. HEAT DUCTING SHALL BE SEALED AND INSULATED AS APPROPRIATE. MAINTAIN 4" CLEARANCE FROM DUCTS TO EARTH.
 8. HVAC, ELECT. AND PLUMBING EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. MAINTAIN NO MORE THAN 5" MAX. BETWEEN PIPE BOLLARDS.
 9. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7' ABOVE SHOWER DRAINS.



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VALLEY COUNTY, IDAHO

ELEC. MECH. PLUMB

DATE:	11/25/2024
SCALE:	SHEET:
3/16" = 1'-0"	E.1



CLIENT/PROJECT:



TIMBERSTONE CUSTOM HOMES
4736 N. Park Crossing Ave.
Ste 100
Meridian, ID, 83646

PROJECT ADDRESS:

WAKERROBIN CIRCLE

REVISIONS:

NO.	DATE	DESCRIPTION	BY

CONTRACTOR INFO:

TIMBERSTONE CUSTOM HOMES
4736 N. Park Crossing Ave.
Ste 100
Meridian, ID 83646

TOTAL AREAS:

1ST FLOOR	3024
2ND FLOOR	0000
BASEMENT	0000
TOTAL LIVING	3024
GARAGE	1623
PORCHES	898
TOTAL AREAS	5545

SHEET INDEX:

- A.1 Site Plan
- A.2 Foundation Plan
- A.3 Floor Plan
- A.4 Wall Bracing Plan
- A.5 Elevations Plan
- A.6 Details Plan
- A.7 General Construction Notes
- A.8 Roof Plan
- E.1 Elect, Mech, Plumb, Plan
- R.1 Renderings

DESIGN CRITERIA:

CODES:	IRC 2018, IECC 2018 IMC 2018, ISPC 2017 NEC 2023 IFGC 2018
CONST. TYPE:	V-B
OCCUPANCY:	R-3/U
CLIMATE ZONE:	6
SEISMIC CAT.:	C
EXPOSURE:	B
WIND LOAD:	115 MPH
ROOF SNOW LOAD:	150 PSF
FROST DEPTH:	24"
SOIL BEARING:	1500 PSF
CONCRETE DESIGN:	2500 PSI
FLOOR L.L.:	40 PSF

PROJECT INFO:

AHJ: VALLEY COUNTY, IDAHO
LEGAL
B 1 / L 39A
WAKERROBIN CIRCLE
S 1/2 OF SECTION 25 AND THE N 1/2 OF SECTION 36,
T.18N., R.2E., AND IN THE SW 1/4 OF SECTION 36, T.18N., R.2E., B.M.
VALLEY COUNTY, IDAHO

RENDERINGS

DATE:	11/25/2024
SCALE:	SHEET:
	R.1