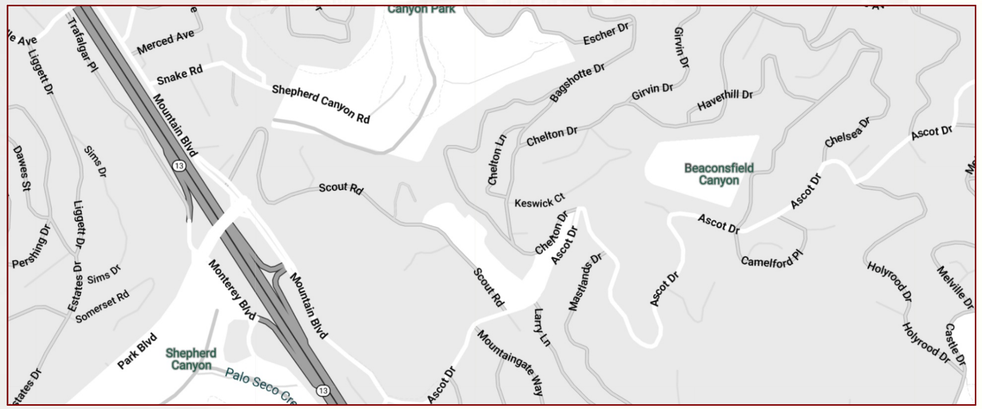
Scaled To Sheet: ARCH D (24" x 36")

Artistic Interpretive Rendering



Standards - Abbreviations

@	AT
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
BLKG	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
C.I.	CONTRACTOR INSTALLED
C.F.	CONTRACTOR FURNISHED
CLR.	CLEAR
CLNG.	CEILING
CONT.	CONTINUOUS
COL.	COLUMN
DIA.	DIAMETER
DET.	DETAIL
D.F.	DOUGLAS FIR
DBL.	DOUBLE
(E)	EXISTING
EA.	EACH
EQ.	EQUAL
E.W	EACH WAY
FIN	FINISH
F.O.	FACE OF
FT	FOOT OR FEET
HDR.	HEADER
HT	HEIGHT
JST	JOIST
MAX	MAXIMUM
M.B.	MACHINE BOLT
MIN	MINIMUM
MTD	MOUNTED
N.I.C.	NOT IN CONTRACT
(N)	NEW
NOM	NOMINAL
N.T.S	NOT TO SCALE
O/	OVER
O/A	OVERALL
O.F.	OUTSIDE FACE
O.C.	ON CENTER
O.I.	OWNER INSTALLED
OPP.	OPPOSITE
PL.	PLATE OR PROPERTY LINE
PLY.	PLYWOOD
PTD	PAINTED
P.T.	PRESSURE TREATED
REINF	REINFORCED
RET	RETAINING
R.O.	ROUGH OPENING
RWD	REDWOOD
S.F.	SQUARE FEET
S.S.D	SEE STRUCTURAL DRAWINGS
SHTG	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE
STD.	STANDARD
STE	SIMILAR TO EXISTING
STR.	STRUCTURAL
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE REMOVED
T.O.	TOP OF
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
W.	WITH
W.O.	WHERE OCCURS
W/O	WITHOUT
U.O.N.	UNLESS OTHERWISE NOTED

Applicable Codes

INTERNATIONAL BUILDING CODE (IBC)
INTERNATIONAL RESIDENTIAL CODE (IRC)
NATIONAL ELECTRICAL CODE (NEC) – NFPA 70
INTERNATIONAL MECHANICAL CODE (IMC)
INTERNATIONAL PLUMBING CODE (IPC)
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
INTERNATIONAL EXISTING BUILDING CODE (IEBC)
INTERNATIONAL FIRE CODE (IFC)
INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
NFPA 101 – LIFE SAFETY CODE
ANSI/ASHRAE/IES STANDARD 90.1 – ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS

Standards - Exterior Deck and Patio

DECKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IRC SECTION R507. ALL STRUCTURAL ELEMENTS INCLUDING FOOTINGS, POSTS, BEAMS, JOISTS, AND CONNECTIONS SHALL CONFORM TO THE PRESCRIPTIVE REQUIREMENTS OF IRC OR SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL.

DECK FOOTINGS SHALL EXTEND BELOW THE FROST LINE OR TO A MINIMUM DEPTH OF 12 INCHES IN REGIONS WITHOUT FROST, AND SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL PER IRC R403.1.4 AND R507.3.

DECK LEDGER CONNECTIONS TO EXISTING STRUCTURES SHALL COMPLY WITH IRC TABLE R507.9.1.3, INCLUDING REQUIRED FASTENER SIZE, SPACING, AND CORROSION RESISTANCE. FLASHING SHALL BE INSTALLED AT ALL POINTS WHERE THE DECK ATTACHES TO THE DWELLING TO PREVENT WATER INTRUSION.

GUARDRAILS SHALL BE INSTALLED ON ALL DECKS OR PATIOS THAT ARE 30 INCHES OR MORE ABOVE GRADE AT ANY POINT WITHIN 36 INCHES HORIZONTALLY. GUARDS SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND DESIGNED TO RESIST A 200 LB POINT LOAD IN ANY DIRECTION PER IRC R312.1 AND TABLE R301.5.

GUARD INFILL ELEMENTS, INCLUDING PICKETS OR RAILS, SHALL BE SPACED SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING.

STAIRWAYS SERVING DECKS SHALL HAVE A MAXIMUM RISER HEIGHT OF 7 ¾ INCHES AND A MINIMUM TREAD DEPTH OF 10 INCHES, WITH CONSISTENT DIMENSIONS THROUGHOUT THE FLIGHT PER IRC R311.7.

HANDRAILS SHALL BE INSTALLED ON AT LEAST ONE SIDE OF ALL STAIRWAYS WITH FOUR OR MORE RISERS AND SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSINGS. HANDRAILS SHALL BE CONTINUOUS, GRASPABLE, AND HAVE A CLEARANCE OF AT LEAST 1 ½ INCHES FROM ADJACENT SURFACES (IRC R311.7.8).

DECK SURFACE MATERIALS SHALL BE DURABLE, WEATHER-RESISTANT, AND SLIP-RESISTANT. ALL FASTENERS, HANGERS, AND CONNECTORS EXPOSED TO WEATHER SHALL BE CORROSION-RESISTANT AND RATED FOR TREATED LUMBER WHERE APPLICABLE.

PATIOS NOT EXCEEDING 30 INCHES IN HEIGHT ABOVE GRADE DO NOT REQUIRE GUARDS AND MAY BE CONSTRUCTED USING CONCRETE, PAVERS, OR OTHER APPROVED MATERIALS ON A PROPERLY COMPACTED AND DRAINED BASE.

Standards - General

CONTRACTOR RESPONSIBILITIES & VERIFICATION:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND EXECUTION OF THE WORK. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL:

A) VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND SPECIFICATIONS SHOWN ON THESE PLANS.

B) REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE DESIGNER FOR CLARIFICATION.

C) ENSURE THAT ALL WORK AND MATERIALS COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND AMENDMENTS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS AND GENERAL NOTES. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE CONSULTED FOR CLARIFICATION IF ACTUAL SITE CONDITIONS DEVIATE FROM THE DRAWINGS, IF DISCREPANCIES ARE FOUND, OR IF QUESTIONS ARISE REGARDING DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONFIRMING ALL FIELD DIMENSIONS, INCLUDING ROUGH OPENINGS.

EACH SLEEPING ROOM SHALL BE PROVIDED WITH AT LEAST ONE EMERGENCY EGRESS WINDOW OR DOOR WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM WIDTH OF 20 INCHES, AND A SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR, PER IRC R310.

ALL EXTERIOR WINDOWS SHALL BE DOUBLE-GLAZED UNITS. ALL EXTERIOR DOORS SHALL BE SOLID CORE WITH FULL WEATHERSTRIPPING. PROVIDE 1/2 INCH DEADBOLT LOCKS AT ALL EXTERIOR DOORS, AND SECURE ALL OPERABLE DOORS AND WINDOWS LOCATED WITHIN 10 FEET VERTICALLY OF FINISHED GRADE. PROVIDE A PEEPHOLE AT EACH MAIN EXTERIOR ENTRY DOOR, LOCATED 54 TO 66 INCHES ABOVE FINISHED FLOOR.

COMBUSTION AIR SHALL BE PROVIDED FOR GAS FIREPLACES AND ALL OTHER GAS- OR FUEL-BURNING APPLIANCES, INCLUDING SCREENED OPENINGS AND BACKDRAFT DAMPERS WHERE REQUIRED, IN ACCORDANCE WITH THE INTERNATIONAL FUEL GAS CODE (IFGC) OR IRC CHAPTER 24.

BATHROOMS AND UTILITY ROOMS SHALL BE VENTILATED TO THE EXTERIOR WITH MECHANICAL EXHAUST FANS CAPABLE OF PROVIDING NO LESS THAN FIVE AIR CHANGES PER HOUR, PER IRC M1505.4. EXHAUST FANS SHALL BE DUCTED DIRECTLY TO THE OUTDOORS AND INCLUDE BACKDRAFT DAMPERS.

KITCHEN RANGE HOODS SHALL BE DUCTED TO THE EXTERIOR IN ACCORDANCE WITH IRC M1503. DUCTS SHALL NOT TERMINATE IN ATTICS, CRAWLSPACES, OR INTERSTITIAL SPACES.

ALL ELECTRICAL RECEPTACLES INSTALLED IN KITCHENS, BATHROOMS, GARAGES, UNFINISHED BASEMENTS, LAUNDRY AREAS, AND OUTDOORS SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCIS) PER NEC 210.8.

ACCESS DOORS AND HATCHES TO ATTICS AND CRAWLSPACES SHALL BE INSULATED TO MATCH THE THERMAL RESISTANCE OF THE SURROUNDING WALL, FLOOR, OR CEILING ASSEMBLY. UNLESS OTHERWISE NOTED:
- ATTIC INSULATION: MIN. R-VALUE IS R-30 [VERIFY WITH LOCAL CODE].
- EXTERIOR WALL INSULATION: MIN. R-VALUE IS R-22 [VERIFY WITH LOCAL CODE].
- FLOOR INSULATION OVER UNCONDITIONED SPACE: R-VALUE IS R-38 [VERIFY WITH LOCAL CODE]

CRAWLSPACES SHALL BE VENTED IN ACCORDANCE WITH IRC R408. PROVIDE MINIMUM VENTILATION AREA OR DESIGN TO ALLOW FOR UNVENTED CONDITIONED SPACE WITH VAPOR BARRIER AND PERIMETER INSULATION IF APPLICABLE.

SPECIAL INSPECTIONS, TESTING, AND DOCUMENTATION SHALL BE PERFORMED IN ACCORDANCE WITH IBC CHAPTER 17. INSPECTION PROGRAMS SHALL BE DEVELOPED AND AGREED UPON BY THE OWNER, ARCHITECT, ENGINEER, AND BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION.

SPECIAL INSPECTOR RESPONSIBILITIES:
- MONITOR WORK FOR CONFORMANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS
- NOTIFY THE CONTRACTOR AND BUILDING OFFICIAL OF ANY OBSERVED DISCREPANCIES
- PROVIDE WRITTEN INSPECTION REPORTS TO THE OWNER, ARCHITECT, ENGINEER, CONTRACTOR, AND AUTHORITY HAVING JURISDICTION
- SUBMIT A FINAL COMPLIANCE REPORT INDICATING IF THE INSPECTED WORK MEETS THE APPROVED CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS

GENERAL CONTRACTOR RESPONSIBILITIES:
- NOTIFY THE SPECIAL INSPECTOR AT LEAST 24 HOURS PRIOR TO REQUIRED INSPECTIONS
- PROVIDE CONTINUOUS ACCESS TO AREAS REQUIRING INSPECTION UNTIL APPROVAL IS GRANTED
- MAKE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AVAILABLE AT THE JOB SITE
- MAINTAIN COMPLETE JOB-SITE RECORDS OF ALL REPORTS AND CORRESPONDENCE RELATED TO SPECIAL INSPECTIONS

Disclaimer - Renderings

PLEASE BE ADVISED THAT THE RENDERINGS PROVIDED HEREIN REPRESENTS AN ARTISTIC INTERPRETATION OF THE PROPOSED CONSTRUCTION PLAN AND IS INTENDED FOR VISUALIZATION PURPOSES ONLY. IT DOES NOT REFLECT EXACT SPECIFICATIONS, MEASUREMENTS, OR MATERIAL DETAILS AS FOUND IN THE TECHNICAL PLAN SET. WHILE EFFORTS HAVE BEEN MADE TO ENSURE THAT THE ARTISTIC DEPICTION ALIGNS CLOSELY WITH THE ENVISIONED PROJECT, DISCREPANCIES MAY EXIST BETWEEN THIS RENDERING AND THE FINAL CONSTRUCTION OUTCOME. WE RECOMMEND CONSULTING THE DETAILED PLAN SET FOR PRECISE INFORMATION REGARDING THE PROJECT SPECIFICATIONS.

Standards - Building Envelope & Energy Performance

1. 0 CODE COMPLIANCE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO MEET OR EXCEED THE REQUIREMENTS OF THE LOCALLY ADOPTED ENERGY CODE (E.G., THE IECC).

2. 0 CONTINUOUS AIR BARRIER: A CONTINUOUS AIR BARRIER SHALL BE INSTALLED THROUGHOUT THE BUILDING ENVELOPE. ALL BREAKS, JOINTS, AND PENETRATIONS IN THE AIR BARRIER SHALL BE THOROUGHLY SEALED. (SEE DETAILS FOR SPECIFIC METHODS).

3. 0 INSULATION: ALL INSULATION SHALL BE INSTALLED TO THE R-VALUES SPECIFIED IN THE "GENERAL INSULATION & ENERGY CODE NOTE" PROVIDED ON THE DETAILS SHEET [OR MOVE THAT SCHEDULE HERE]. INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO AVOID GAPS OR COMPRESSION.

4. 0 WINDOWS & DOORS: ALL EXTERIOR WINDOWS AND DOORS SHALL BE ENERGY STAR RATED OR HAVE A U-FACTOR AND SHGC RATING THAT COMPLIES WITH THE LOCAL ENERGY CODE. ALL UNITS SHALL BE FULLY WEATHER-STRIPPED.

Standards - Mechanical

1.0 CODE COMPLIANCE
1.1 ALL HVAC WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND SHALL COMPLY WITH THE LATEST ADOPTED INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL APPLICABLE LOCAL CODES.

1.2 CONTRACTOR SHALL PROVIDE A COMPLETE, BALANCED, AND OPERATIONAL SYSTEM, INCLUDING ALL NECESSARY DUCTWORK, REGISTERS, GRILLES, AND CONTROLS.

1.3 A "MANUAL J" LOAD CALCULATION SHALL BE PERFORMED TO ENSURE ALL EQUIPMENT IS SIZED CORRECTLY FOR THE HOME.

2.0 EQUIPMENT & INSTALLATION

2.1 AIR HANDLER (GARAGE): PROVIDE A MINIMUM OF 30 INCHES OF CLEAR WORKING SPACE IN FRONT OF THE UNIT'S SERVICE PANEL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2.2 CONDENSING UNIT (EXTERIOR): THE OUTDOOR COMPRESSOR UNIT SHALL BE INSTALLED ON A LEVEL CONCRETE PAD AND MAINTAIN ALL REQUIRED CLEARANCES FROM WALLS AND OBSTRUCTIONS PER MANUFACTURER'S INSTRUCTIONS.

3.0 VENTING & EXHAUST

3.1 LOCATION (CRITICAL): ALL INTAKE AND EXHAUST VENT TERMINATIONS SHALL BE LOCATED AS SHOWN ON THE EXTERIOR ELEVATIONS.

3.2 CLEARANCES: ALL INTAKE AND EXHAUST VENTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM ANY OTHER OPENING (DOORS, WINDOWS, OTHER VENTS) AND A MINIMUM OF 10 FEET FROM ANY CONTAMINATION SOURCE (PLUMBING VENTS, CHIMNEYS).

3.3 DRYER VENT: THE DRYER EXHAUST DUCT SHALL BE OF SMOOTH METAL, A MAXIMUM OF 35 FEET IN LENGTH, AND TERMINATE AT AN APPROVED EXTERIOR CAP.

Standards - Disclaimer

THESE DRAWINGS ARE THE PROPRIETARY PRODUCT AND PROPERTY OF , DEVELOPED FOR THE EXCLUSIVE USE OF THE NAMED, [SELECTED CONTRACTOR] NAMED ON THE PERMIT DOCUMENTS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM.

Standards - Code Notes

ALL VAPOR BARRIER JOINTS, EDGES, PUNCTURES, AND PENETRATIONS SHALL BE SEALED WITH APPROVED VAPOR-RETARDANT TAPE TO FORM A CONTINUOUS VAPOR RETARDER, IN ACCORDANCE WITH IRC SECTION R702.7 AND IECC SECTION R402.4.

SEAL THE ENTIRE PERIMETER OF EACH WINDOW AND DOOR UNIT USING CONTINUOUS INSULATION AND VAPOR RETARDER, ENSURING FULL COVERAGE AND CONTINUITY OF THE BUILDING ENVELOPE AS REQUIRED BY IRC N1102 AND MANUFACTURER INSTALLATION INSTRUCTIONS.

INSTALL SELF-ADHERED OR MECHANICALLY FASTENED FLASHING AT ALL EXTERIOR OPENINGS, INCLUDING WINDOW AND DOOR HEADS AND SILLS. FLASHING SHALL BE INTEGRATED INTO THE WATER-RESISTIVE BARRIER TO PROVIDE COMPLETE WATERPROOFING PER IRC R703.4 AND MANUFACTURER INSTRUCTIONS.

ALL WALL SURFACES SHALL BE MADE FLUSH AND SMOOTH PRIOR TO APPLICATION OF PAINT, WALL FINISHES, OR COVERINGS, PER ASTM STANDARDS AND INDUSTRY BEST PRACTICE.

FLOORS, WALLS, AND CEILINGS ENCLOSING BATHROOMS SHALL BE INSULATED TO REDUCE AIRBORNE SOUND TRANSMISSION, IN ACCORDANCE WITH IRC SECTION R302.10 OR PER PROJECT-SPECIFIC ACOUSTIC DESIGN REQUIREMENTS.

ALL INTERIOR FINISHES SHALL MEET A MINIMUM CLASS B FLAME SPREAD INDEX IN ACCORDANCE WITH IBC SECTION 803.1.1 OR IRC R302.9, TESTED PER ASTM E84 OR UL 723.

SHOWER AND TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, AND NONABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. THE SUBSTRATE SHALL BE FIBER CEMENT BOARD OR EQUIVALENT WATER-RESISTANT BACKING MATERIAL COMPLIANT WITH IRC R307 AND MANUFACTURER INSTRUCTIONS.

FIREPLACES SHALL BE PROVIDED WITH SPARK ARRESTORS AND AN APPROVED DAMPER. MAINTAIN A MINIMUM 2-INCH CLEARANCE BETWEEN FIREPLACE COMPONENTS AND ANY COMBUSTIBLE MATERIAL, UNLESS OTHERWISE TESTED AND APPROVED PER LISTING. SURROUNDS AND HEARTHS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS SUCH AS STONE, TILE, OR CONCRETE IN ACCORDANCE WITH IRC R1001 AND R1004.

THE BUILDING ADDRESS SHALL BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. ADDRESS NUMBERS SHALL BE AT LEAST 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH AND SHALL CONTRAST WITH THE BACKGROUND SURFACE, IN ACCORDANCE WITH IRC R319.1.

Standards - Structural

1.0 ENGINEERED DESIGN REQUIRED: THESE PLANS ARE ARCHITECTURAL AND ARE NOT INTENDED AS A STAND-ALONE STRUCTURAL DOCUMENT. A LOCAL, LICENSED PROFESSIONAL ENGINEER (P.E.) OR REGISTERED ARCHITECT (R.A.) SHALL BE RETAINED BY THE OWNER OR BUILDER TO DESIGN AND APPROVE ALL STRUCTURAL SYSTEMS.

2.0 SCOPE: THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR, BUT NOT LIMITED TO:

A) VERIFYING ALL GOVERNING LOADS (GRAVITY, SNOW, WIND, SEISMIC) PER LOCAL CODES.
B) PROVIDING THE FINAL DESIGN FOR THE FOUNDATION, ALL BEAMS AND HEADERS, ALL FRAMING, AND THE ENTIRE LATERAL FORCE RESISTING SYSTEM (SHEAR WALLS, BRACED WALLS, PORTAL FRAMES, AND HOLD-DOWNS).

3.0 DEFERRED SUBMITTALS: THE DESIGN OF PRE-ENGINEERED COMPONENTS, SUCH AS ROOF TRUSSES OR FLOOR JOISTS (TJI'S), SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

Standards - Glazing

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS AS REQUIRED BY IRC SECTION R308.4:

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOOR ASSEMBLIES.

- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION, AND THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

- GLAZING WITH ALL OF THE FOLLOWING: EXPOSED AREA GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR, AND LOCATED WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE .

- GLAZING IN RAILINGS.

- GLAZING IN WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS, OR BATHTUBS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING OR WALKING SURFACE.

- GLAZING IN WALLS AND FENCES ADJACENT TO SWIMMING POOLS, SPAS, AND HOT TUBS, WHEN LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE.

- GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WHERE THE BOTTOM EDGE IS LESS THAN 36 INCHES ABOVE THE WALKING SURFACE.

- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHEN LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH IRC SECTION R308.6.

Standards - As-Built Disclaimer

THESE PLANS ARE BASED ON STANDARD DESIGN ASSUMPTIONS AND DO NOT REFLECT ACTUAL SITE CONDITIONS. ALL DIMENSIONS AND SITE DATA SHOULD BE VERIFIED BY A LICENSED LOCAL SURVEYOR OR ENGINEER BEFORE CONSTRUCTION.

LOT BOUNDARIES, ELEVATIONS, SETBACKS, UTILITY LOCATIONS, AND GRADING CONDITIONS VARY BY LOCATION AND ARE NOT INCLUDED IN THIS PLAN SET. THE SELLER DOES NOT PROVIDE LEGAL OR CONSTRUCTION SURVEY DATA AND IS NOT RESPONSIBLE FOR ERRORS ARISING FROM UNVERIFIED SITE MEASUREMENTS.

IT IS THE RESPONSIBILITY OF THE BUYER, BUILDER, OR PERMITTING AUTHORITY TO ENSURE THE PLANS COMPLY WITH LOCAL CODES AND CONDITIONS.

Standards - Special

BATHROOM EXHAUST FANS SHALL BE DUCTED DIRECTLY TO THE EXTERIOR, CONTROLLED BY A HUMIDISTAT, AND SHALL BE ENERGY STAR CERTIFIED.

EXHAUST FANS SHALL PROVIDE A MINIMUM AIRFLOW OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS IN ACCORDANCE WITH CALGREEN SECTION 4.506.1. CONTINUOUS FANS SHALL HAVE A SOUND RATING NOT GREATER THAN 1.0 SONE. INTERMITTENT FANS SHALL NOT EXCEED 3.0 SONES. EACH FAN SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING MAXIMUM FLOW RATES:
- SHOWERHEADS: 2.5 GALLONS PER MINUTE (GPM) AT 80 PSI
- RESIDENTIAL LAVATORY FAUCETS: 1.2 GPM AT 60 PSI
- KITCHEN FAUCETS: 1.8 GPM AT 60 PSI
- GRAVITY TANK-TYPE WATER CLOSETS: 1.28 GALLONS PER FLUSH

ALL PLUMBING FIXTURES SHALL BE LABELED AS WATERSENSE CERTIFIED WHERE APPLICABLE.

PAGE INDEX

DESIGNER:
ARCH C STUDIO TEAM
EMAIL:
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

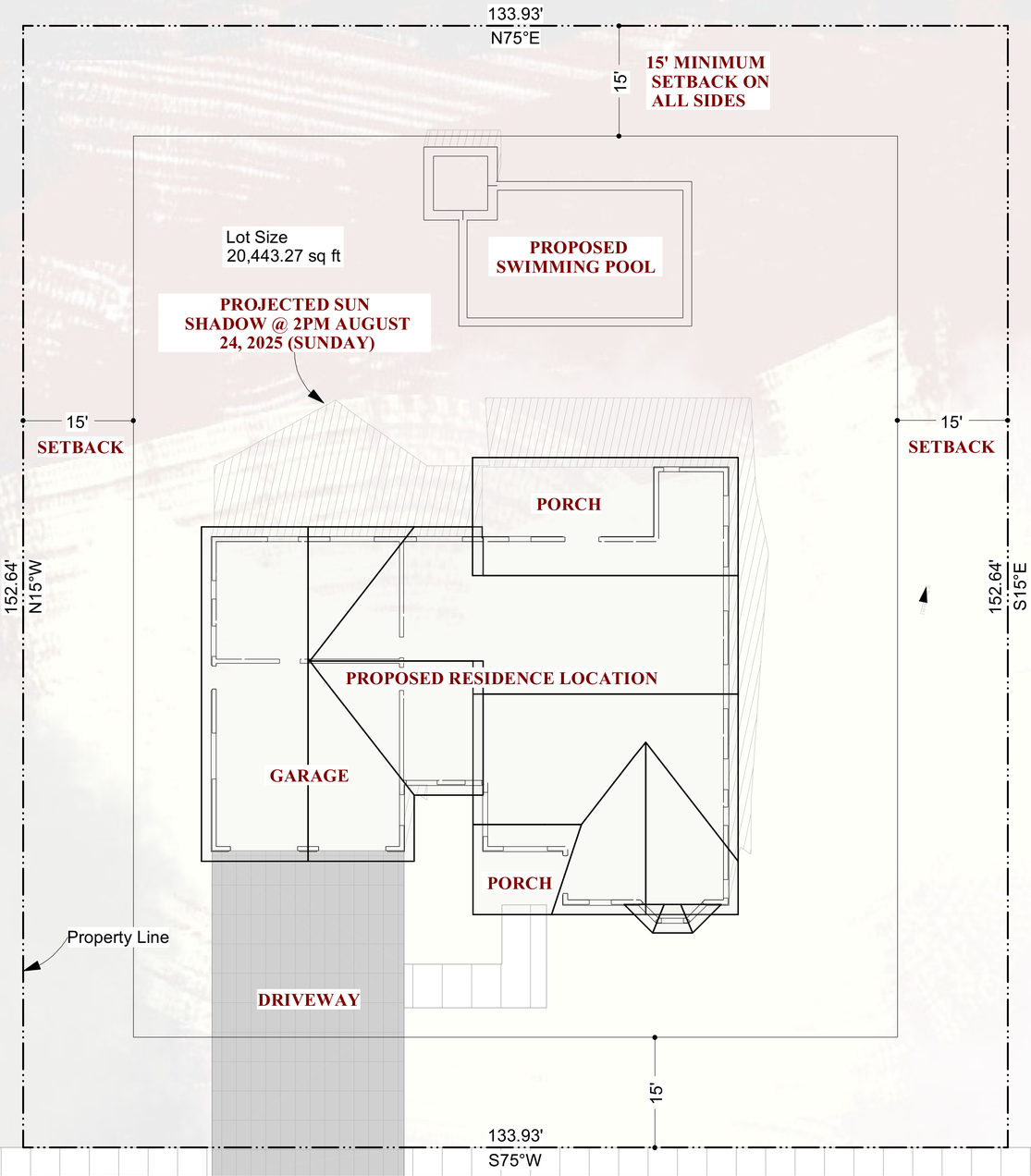
SHEET TITLE:
GENERAL SPEC AND PROJECT

PLAN SCALE:
NO SCALE

G-1

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



EARTHQUAKE ACTUATED GAS SHUTOFF VALVE REQUIRED. CONTRACTOR TO VIF

NEIGHBORS APPROXIMATE HOUSE LOCATION

N

Proposed Plot Plan
Scale:——————————————————————————————1/9in = 1'-0"

DESIGN LOADS

LOAD TYPE	LOAD
ATTIC DEAD LOADS	10 PSF
ATTIC LIVE LOADS (UNINHABITABLE, LIMITED STORAGE)	20 PSF
ATTIC LIVE LOADS (UNINHABITABLE, NO STORAGE)	10 PSF
FLOOR DEAD LOADS	10 PSF
FLOOR LIVE LOADS, BALCONIES AND DECKS	40 PSF
FLOOR LIVE LOADS, LIVING SPACES	40 PSF
FLOOR LIVE LOADS, SLEEPING AREAS	30 PSF
FLOOR LIVE LOADS, STAIRS	40 PSF
GROUND SNOW LOAD	25 PSF
ROOF DEAD	15 PSF
ROOF LIVE	20 PSF

LOT ANALYSIS

DESCRIPTION	AREA
LOT SIZE	0.47 ACRE
DECKS	
FIRST FLOOR	
CONDITIONED AREA	2495 SQ FT
UNCONDITIONED AREA	1630 SQ FT
SECOND FLOOR	
CONDITIONED AREA	
UNCONDITIONED AREA	
TOTALS	
CONDITIONED AREA	2495 SQ FT
UNCONDITIONED AREA	5088 SQ FT
EXISTING COVERAGE	4125 SQ FT
NEW COVERAGE	0 SQ FT
TOTAL COVERAGE	4125 SQ FT
PERCENTAGE OF COVERAGE	ERROR
LIVABLE	2449 SQ FT
NON-LIVABLE	1343 SQ FT
BELOW GRADE	
ABOVE GRADE	7583 SQ FT

Plant Schedule

Number	Symbol	Qty	Common Names	Scientific Name
P01		104	Barberry	Berberis

GRADING NOTES

UTILITY VERIFICATION: CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION OR GRADING WORK.

FINISH GRADE QUALITY: ALL FINISHED GRADES SHALL BE SMOOTH, UNIFORM, AND FREE OF IRREGULARITIES OR LOW SPOTS.

DRAINAGE REQUIREMENTS: PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, ENSURING NO PONDING NEAR STRUCTURES. PER IRC REQUIREMENTS, THE FINAL GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION.

SURFACE WATER MANAGEMENT: FINAL GRADING SHALL DIRECT SURFACE RUNOFF TOWARD DESIGNATED ROCK CHANNELS AND DISPERSION TRENCHES, AS SHOWN ON THE GRADING PLAN.

PREPARATION OF FILL AREAS: ALL AREAS TO RECEIVE FILL SHALL BE CLEARED AND GRUBBED, INCLUDING THE REMOVAL OF TREES, VEGETATION, ROOTS, AND OBJECTIONABLE MATERIAL. EXISTING TOPSOIL SHALL BE STRIPPED PRIOR TO FILL PLACEMENT.

FILL PLACEMENT AND COMPACTION: FILL SHALL BE PLACED IN MAXIMUM 8 INCH LIFTS AND COMPACTED THOROUGHLY. SLOPES STEEPER THAN 3:1 SHALL BE PLACED WITH PROPER STABILIZATION AND COMPACTION TECHNIQUES.

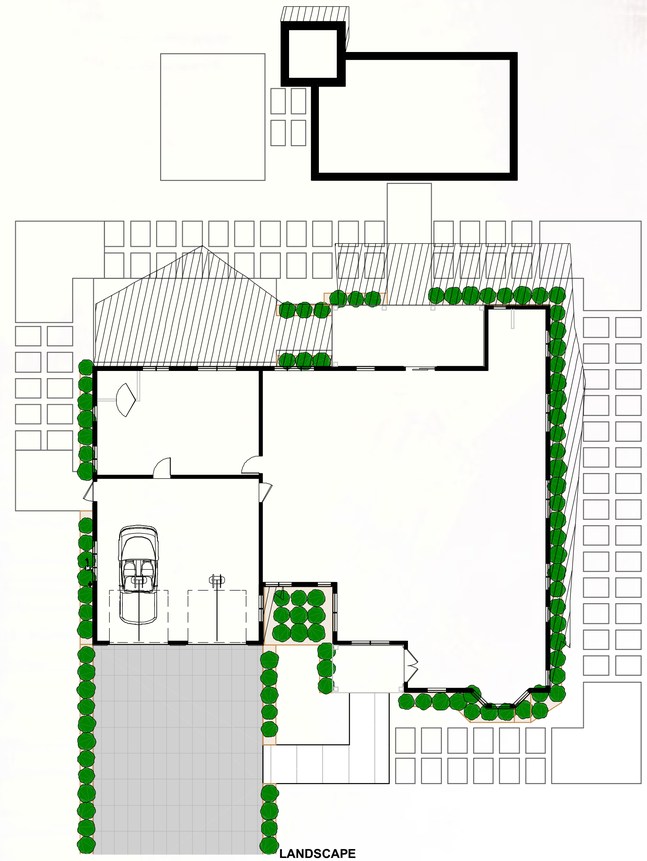
LANDSCAPE NOTES

TREE PROTECTION: NO TREES SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM BOTH THE CITY AND THE HOMEOWNER.

CONTRACTOR SCOPE: CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL LANDSCAPING WORK, INCLUDING TURF INSTALLATION, TREE PLANTING, SHRUBS, AND OTHER RELATED LANDSCAPE ELEMENTS.

IRRIGATION SYSTEM: CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM STUB-OUTS, INCLUDING A VALVE BOX AND MAIN LINES ROUTED BENEATH ALL CONCRETE SURFACES. FINAL INSTALLATION OF SPRAY HEADS AND LATERAL LINES SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE.

POOL AND EQUIPMENT: CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE SWIMMING POOL AND ASSOCIATED EQUIPMENT, INCLUDING PUMPS, FILTERS, AND ALL REQUIRED UTILITY CONNECTIONS.

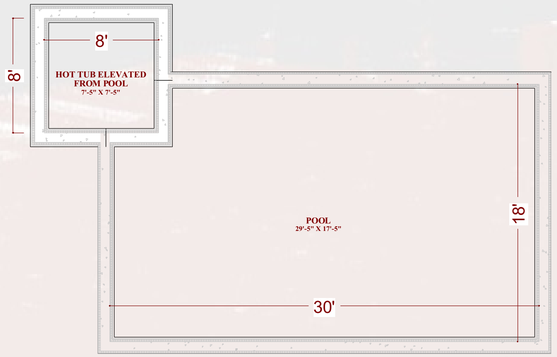


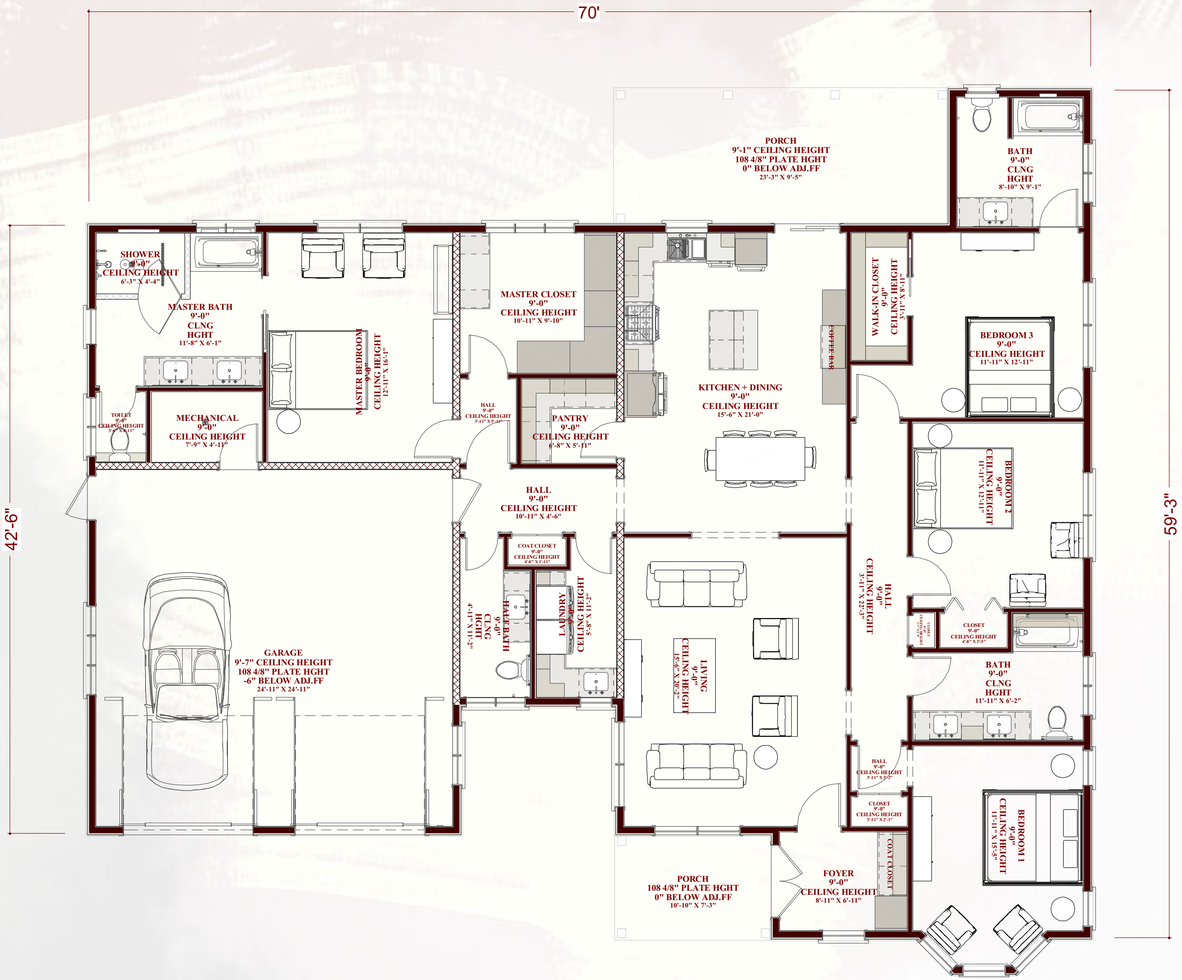
DESIGNER:	CLIENT:	SHEET TITLE:	PLAN SCALE:
ARCH C STUDIO TEAM EMAIL: SUPPORT@ARCHCSTUDIO.COM	NAME: ADDRESS: EMAIL:	PLOT PLAN	NO SCALE

G-2

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")





Proposed Main Level 1st Floor
Scale:——————————————————————————————1/5in = 1'-0"

DETAILS

PORCH & PATIO SQ FT:

TOTAL PORCH/PATIO AREA: 308 SQ. FT.
GARAGE: 652 SQ. FT.
BEDROOMS: 4
FULL BATHS: 3
HALF BATHS: 1
FLOORS: 1
GARAGE SIZE: 2 CAR

WIDTH: 70'-0"
DEPTH: 59'-3"
HEIGHT: 22-6'

FOUNDATION:
MONOLITHIC SLAB FOUNDATION

MAIN ROOF PITCH: 7:12

EXTERIOR FRAMING:
2X6 WOOD

INTERIOR FRAMING:
2X4 WOOD

CEILING HEIGHTS:
FIRST FLOOR: 9 FEET

LOT ANALYSIS

DESCRIPTION	AREA
LOT SIZE	**0.47 ACRE**
DECKS	
FIRST FLOOR	
CONDITIONED AREA	**2495 SQ FT**
UNCONDITIONED AREA	**1630 SQ FT**
SECOND FLOOR	
CONDITIONED AREA	
UNCONDITIONED AREA	

TOTALS

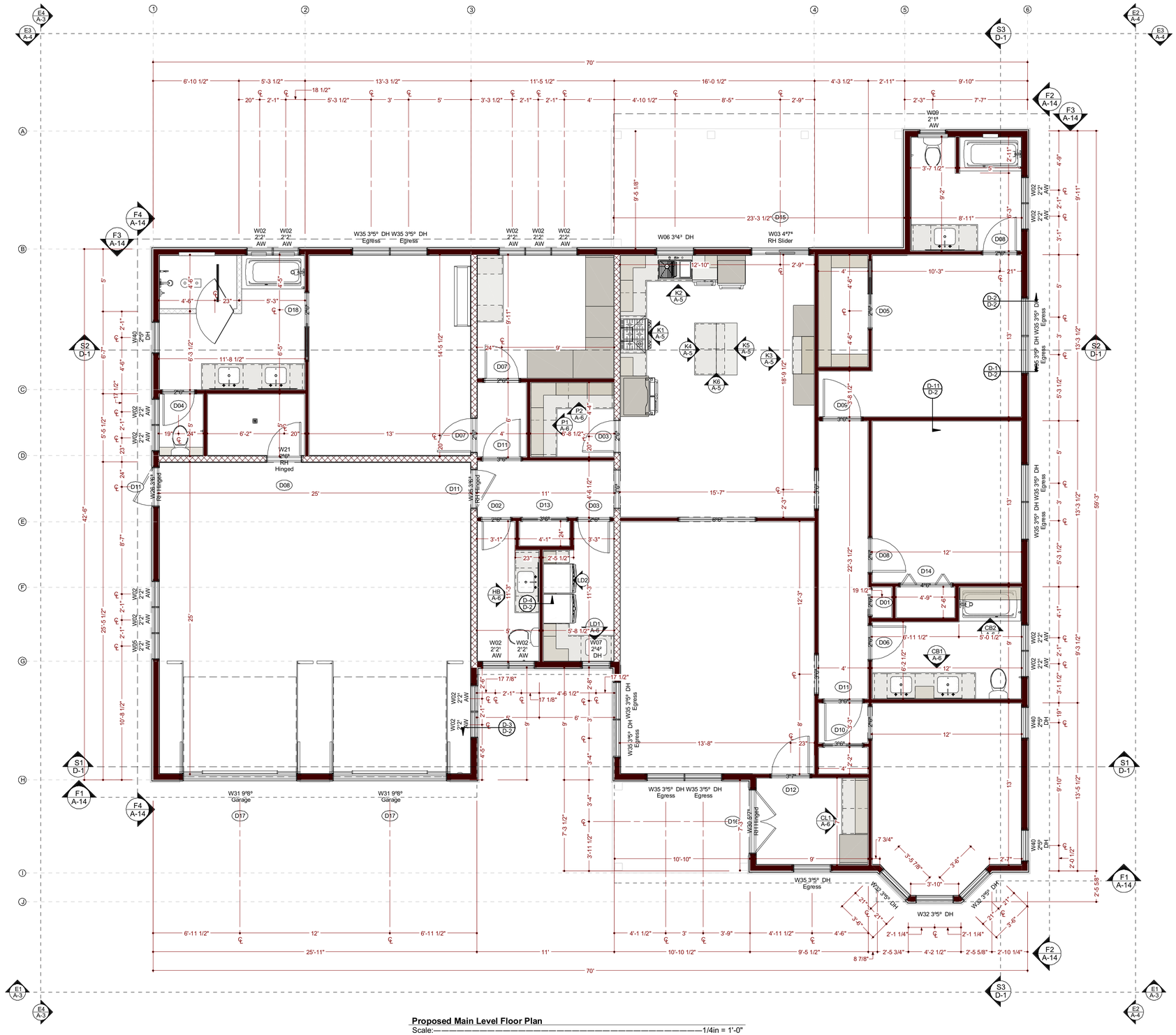
CONDITIONED AREA	**2495 SQ FT**
UNCONDITIONED AREA	**5088 SQ FT**
EXISTING COVERAGE	**4125 SQ FT**
NEW COVERAGE	**0 SQ FT**
TOTAL COVERAGE	**4125 SQ FT**
PERCENTAGE OF COVERAGE	**ERROR**
LIVABLE	**2449 SQ FT**
NON-LIVABLE	**1343 SQ FT**
BELOW GRADE	
ABOVE GRADE	**7583 SQ FT**

DESIGNER:	CLIENT:	SHEET TITLE:	PLAN SCALE:
ARCH C STUDIO TEAM EMAIL: SUPPORT@ARCHCSTUDIO.COM	NAME: ADDRESS: EMAIL:	PROJECT SUMMARY	NO SCALE

G-3

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



Wall Schedule	
2D Symbol	Wall Type
	24" Concrete Stem Wall
	2x4 Int. Wall
	2x6 Ext. Wall – Siding
	2x6 Int. Wall
	8" Concrete Reinforced Pool 2 Side Tile
	8" Concrete Reinforced Pool Wall
	8" Concrete Stem Wall
	Deck Railing/Fence
	Glass Shower
	Porch Railing Walls Stone

FLOOR PLAN NOTES:

1. ALL EXTERIOR AND INTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)

Proposed Main Level Floor Plan
Scale:——————————————————————————1/4in = 1'-0"

0 2 4 10 15 20

Arch C Studio

DESIGNER:
ARCH C STUDIO TEAM
EMAIL :
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

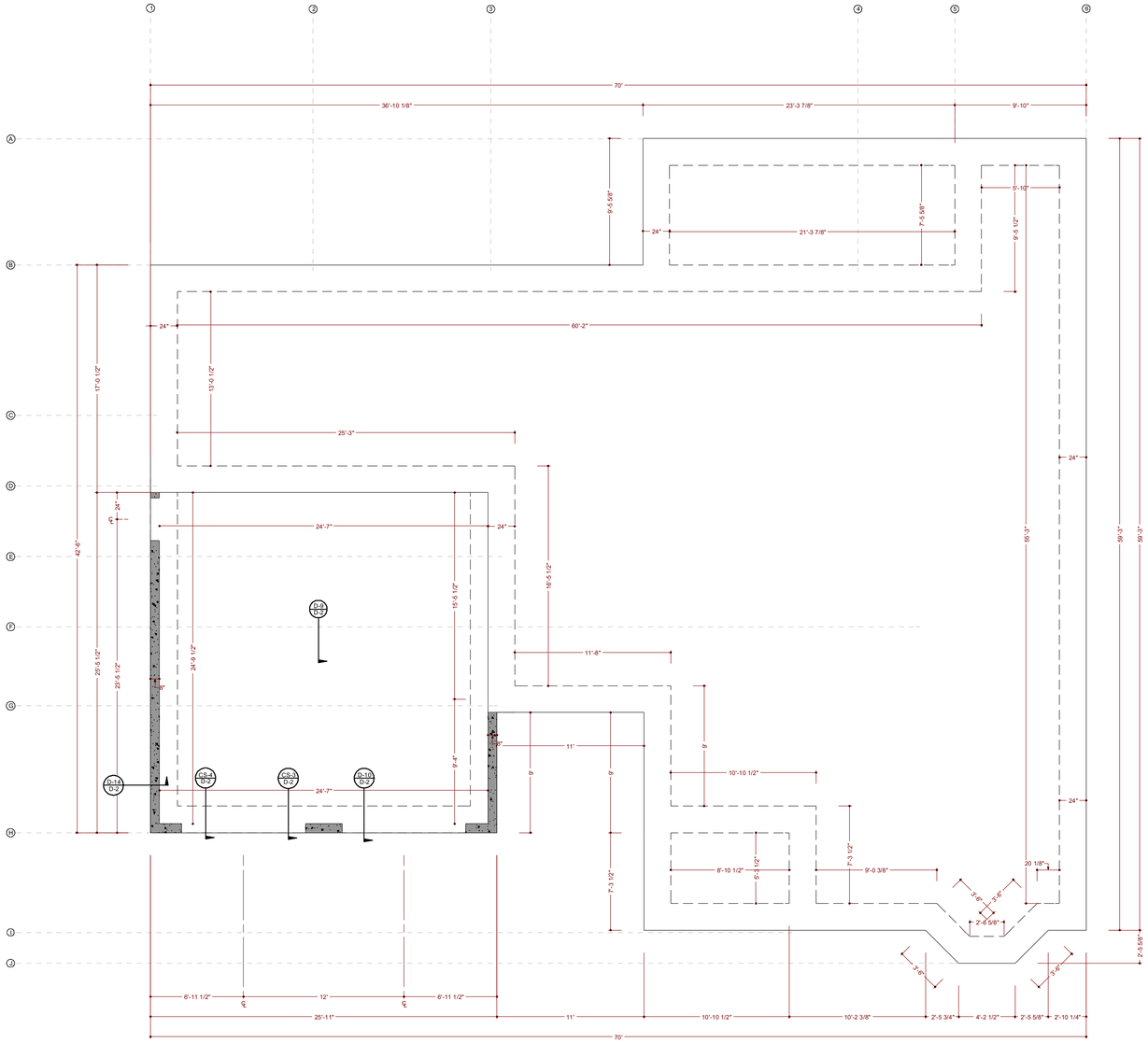
SHEET TITLE:
FLOOR PLAN

PLAN SCALE:
1/4"=1'0" UON

A-1

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



Proposed Foundation Plan
Scale:——————————————————————————————1/5in = 1'-0"

FOUNDATION NOTES:

1.0 GOVERNING REQUIREMENTS & RESPONSIBILITIES

1.1 ENGINEER REVIEW REQUIRED: A LOCAL, LICENSED PROFESSIONAL ENGINEER MUST REVIEW AND APPROVE THIS FOUNDATION PLAN. THE ENGINEER SHALL MODIFY THE PLAN AS REQUIRED TO COMPLY WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES, ENSURING IT IS APPROPRIATE FOR SITE-SPECIFIC SOIL BEARING CAPACITY, FROST DEPTH, WIND, AND SEISMIC ZONE REQUIREMENTS.

1.2 CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL BUILDING CODES AND ORDINANCES.

1.3 CONTRACTOR VERIFICATION: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE CONDITIONS, AND COMPLIANCE WITH LOCAL REQUIREMENTS PRIOR TO STARTING CONSTRUCTION.

2.0 SOILS, SITE WORK & DRAINAGE

2.1 SOIL BEARING CAPACITY: FOUNDATION DESIGN IS BASED ON AN ASSUMED MAXIMUM SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT (PSF). IF SITE SOIL INVESTIGATION REVEALS A LOWER CAPACITY, THE FOUNDATION MUST BE REDESIGNED BY A LICENSED ENGINEER.

2.2 SUBGRADE PREPARATION: FOUNDATION SHALL BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL OR ON ENGINEERED FILL COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY. ALL TOPSOIL, ORGANIC MATERIAL, DEBRIS, AND LOOSE SOIL MUST BE REMOVED FROM FOOTING LOCATIONS.

2.3 FOOTING DEPTH (CRITICAL): ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 12 INCHES BELOW THE FINAL, UNDISTURBED GRADE. FURTHERMORE, THE BOTTOM OF ALL FOOTINGS MUST BE PLACED BELOW THE LOCALLY MANDATED FROST LINE DEPTH. CONTRACTOR MUST VERIFY THE REQUIRED FROST LINE DEPTH WITH THE LOCAL BUILDING DEPARTMENT.

2.4 SITE DRAINAGE: THE FINAL GRADE SHALL BE SLOPED TO DRAIN ALL SURFACE WATER AWAY FROM THE FOUNDATION. A MINIMUM FALL OF 6 INCHES MUST BE ACHIEVED WITHIN THE FIRST 10 FEET AWAY FROM THE STRUCTURE.

2.5 HEIGHT ABOVE GRADE: THE TOP OF THE FOUNDATION SHALL EXTEND A MINIMUM OF 6 INCHES ABOVE THE FINAL GRADE. FOR MASONRY VENEER, A MINIMUM CLEARANCE OF 4 INCHES FROM THE TOP OF THE FOUNDATION TO THE GRADE IS REQUIRED.

3.0 CONCRETE

3.1 MINIMUM STRENGTH: CONCRETE FOR FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (F'C) OF 2,500 PSI. CONCRETE EXPOSED TO FREEZE-THAW CONDITIONS (EXTERIOR SLABS, FOUNDATIONS IN COLD CLIMATES) SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE AIR-ENTRAINED.

3.2 CONCRETE SLABS: INTERIOR CONCRETE SLABS-ON-GRADE SHALL BE A MINIMUM OF 4 INCHES THICK UNLESS NOTED OTHERWISE ON THE PLANS.

3.3 VAPOR BARRIER: A VAPOR BARRIER OF AT LEAST 10-MIL THICKNESS SHALL BE PLACED DIRECTLY BENEATH ALL INTERIOR CONCRETE SLABS WITH ALL SEAMS LAPPED AND SEALED PER MANUFACTURER'S INSTRUCTIONS.

4.0 REINFORCING STEEL

4.1 SPECIFICATION: REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 OR A706, GRADE 60, UNLESS NOTED OTHERWISE.

4.2 CONDITION: ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF LOOSE RUST, MUD, OIL, OR OTHER COATINGS THAT MAY IMPAIR ITS BOND WITH THE CONCRETE.

4.3 MINIMUM CONCRETE COVER: PROVIDE MINIMUM CONCRETE COVER FOR ALL REINFORCEMENT AS FOLLOWS:
• 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (E.G., BOTTOM AND SIDES OF FOOTINGS).
• 1-1/2 INCHES FOR FOUNDATION WALLS AND BEAMS.
• AS SPECIFIED ON DETAILS FOR SLABS AND OTHER ELEMENTS.

4.4 LAP SPLICES: PROVIDE MINIMUM 48 BAR DIAMETER LAP SPLICES FOR TENSION REINFORCEMENT, UNLESS NOTED OTHERWISE.

SLAB-ON-GRADE SPECIFIC NOTES:

1.0 CONTROL & EXPANSION JOINTS

1.1 CONTROL JOINTS: TO CONTROL SHRINKAGE CRACKING, CONTROL JOINTS SHALL BE SAW-CUT INTO THE SLAB ALONG THE LINES INDICATED ON THE FOUNDATION PLAN. SAW CUTS SHALL BE MADE AS SOON AS THE CONCRETE IS HARD ENOUGH TO RESIST TEARING, TYPICALLY WITHIN 4 TO 12 HOURS AFTER FINISHING.
• DEPTH: SAW CUTS SHALL BE A MINIMUM DEPTH OF ONE-QUARTER (1/4) OF THE SLAB THICKNESS.
• SPACING: SPACING BETWEEN CONTROL JOINTS SHALL NOT EXCEED 15 FEET IN ANY DIRECTION, UNLESS NOTED OTHERWISE.

1.2 ISOLATION JOINTS: PROVIDE 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINT MATERIAL WHERE THE SLAB ABUTS FOUNDATION WALLS, COLUMNS, OR OTHER INDEPENDENT CONCRETE ELEMENTS TO ALLOW FOR DIFFERENTIAL MOVEMENT.

2.0 UNDER-SLAB PREPARATION

2.1 GRAVEL BASE: A MINIMUM 4-INCH LAYER OF CLEAN, FREE-DRAINING 3/4" GRAVEL OR CRUSHED STONE (WITH FINES REMOVED) SHALL BE PLACED AND COMPACTED OVER THE PREPARED SUBGRADE.

2.2 VAPOR BARRIER: A 10-MIL (MINIMUM) VAPOR BARRIER SHALL BE PLACED DIRECTLY BENEATH THE ENTIRE CONCRETE SLAB. ALL SEAMS MUST BE LAPPED A MINIMUM OF 12 INCHES AND SEALED WITH MANUFACTURER-APPROVED TAPE. THE BARRIER SHALL BE CAREFULLY FITTED AND SEALED AROUND ALL PLUMBING AND CONDUIT PENETRATIONS.

2.3 UNDER-SLAB UTILITIES: ALL PLUMBING, ELECTRICAL, AND MECHANICAL LINES LOCATED BENEATH THE SLAB SHALL BE INSTALLED, TESTED FOR LEAKS, AND APPROVED BY THE RELEVANT INSPECTOR PRIOR TO THE PLACEMENT OF THE GRAVEL, VAPOR BARRIER, AND CONCRETE.

3.0 INSULATION (ENERGY CODE COMPLIANCE)

3.1 REQUIREMENT: THE SLAB SHALL BE INSULATED TO MEET THE R-VALUE AND INSTALLATION REQUIREMENTS OF THE LOCAL ENERGY CODE.

3.2 PLACEMENT: INSULATION (TYPICALLY RIGID XPS FOAM) SHALL BE INSTALLED UNDER THE ENTIRE SLAB AND/OR VERTICALLY AT THE INTERIOR FACE OF THE PERIMETER THICKENED EDGE TO PROVIDE A CONTINUOUS THERMAL BREAK, AS DETAILED ON THE DRAWINGS.

4.0 SLAB REINFORCEMENT

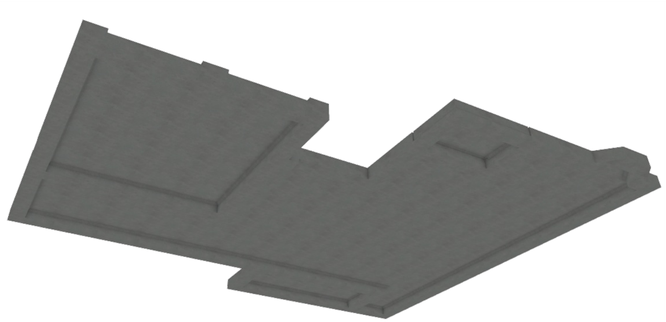
4.1 PLACEMENT: THE SLAB SHALL BE REINFORCED WITH EITHER DEFORMED REBAR OR WELDED WIRE MESH (WWM) AS SPECIFIED AND DETAILED ON THE FOUNDATION PLAN AND ASSOCIATED DETAIL DRAWINGS.

4.2 SUPPORT: ALL REINFORCEMENT SHALL BE SUPPORTED BY CHAIRS OR OTHER APPROVED DEVICES TO ENSURE IT IS MAINTAINED IN THE CENTER OF THE SLAB DURING THE CONCRETE POUR. REINFORCEMENT SHALL NOT BE PLACED DIRECTLY ON THE VAPOR BARRIER.

5.0 TERMITE CONTROL

5.1 SOIL TREATMENT: IN REGIONS WHERE SUBTERRANEAN TERMITES ARE A KNOWN HAZARD, THE SOIL BENEATH THE SLAB AND AROUND THE FOUNDATION SHALL BE TREATED BY A LICENSED PEST CONTROL COMPANY IN ACCORDANCE WITH LOCAL BUILDING CODES AND REGULATIONS.

5.2 TERMITE SHIELD: WHERE REQUIRED, A TERMITE SHIELD SHALL BE INSTALLED AT THE PERIMETER OF THE FOUNDATION.



OVERVIEW RENDERING FOR ILLUSTRATION ONLY NO SCALE

Wall Schedule

2D Symbol	Wall Type
	24" Concrete Stem Wall
	2x4 Int. Wall
	2x6 Ext. Wall – Siding
	2x6 Int. Wall
	8" Concrete Reinforced Pool 2 Side Tile
	8" Concrete Reinforced Pool Wall
	8" Concrete Stem Wall
	Deck Railing/Fence
	Glass Shower
	Porch Railing Walls Stone

0 2 4 10 15 20

Arch Studio

DESIGNER:
ARCH C STUDIO TEAM
EMAIL :
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

SHEET TITLE:
FOUNDATION PLAN

PLAN SCALE:
1/4"=1'0" UON

A-2

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Proposed Front Elevation
Scale:——————————————————————————————1/4in = 1'-0"

Proposed Left Elevation
Scale:——————————————————————————————1/4in = 1'-0"

Arch C Studio	**DESIGNER:** ARCH C STUDIO TEAM **EMAIL :** SUPPORT@ARCHCSTUDIO.COM	**CLIENT:** NAME: ADDRESS: EMAIL:	**SHEET TITLE:** ELEVATIONS 1	**PLAN SCALE:** 1/4"=1'0" UON

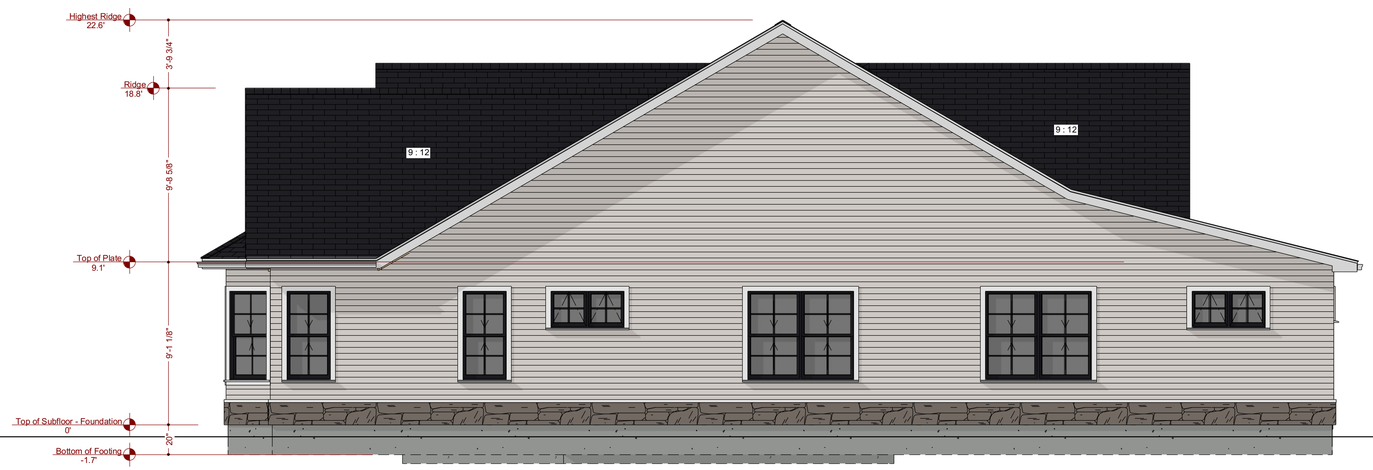
A-3

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Proposed Rear Elevation

Scale:——————————————————————————————————————1/4in = 1'-0"



Proposed Right Elevation

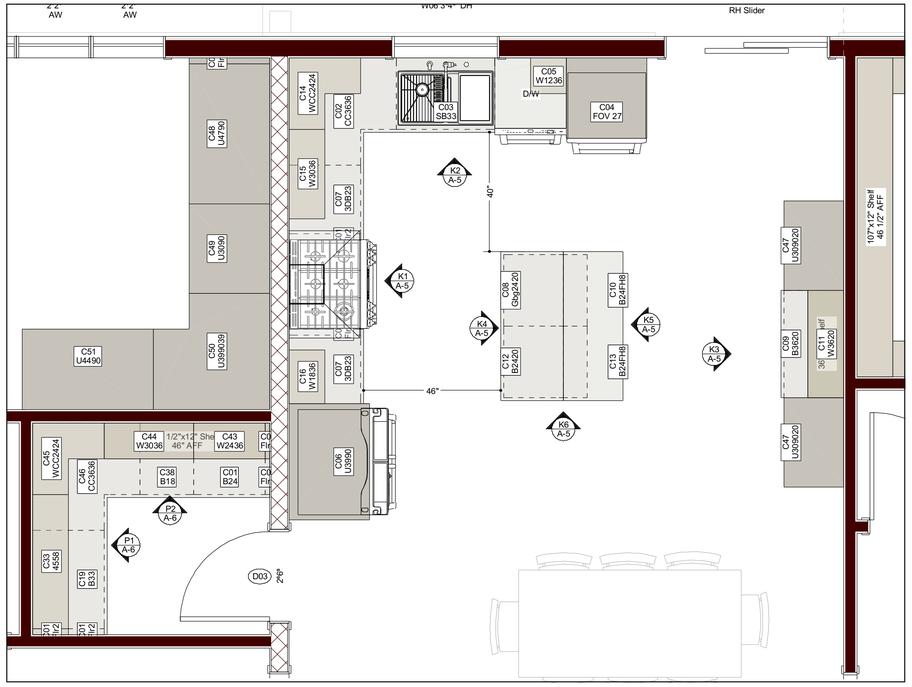
Scale:——————————————————————————————————————1/4in = 1'-0"

Arch C Studio	**DESIGNER:** ARCH C STUDIO TEAM **EMAIL :** SUPPORT@ARCHCSTUDIO.COM	**CLIENT:** NAME: ADDRESS: EMAIL:	**SHEET TITLE:** ELEVATIONS 2	**PLAN SCALE:** 1/4"=1'0" UON

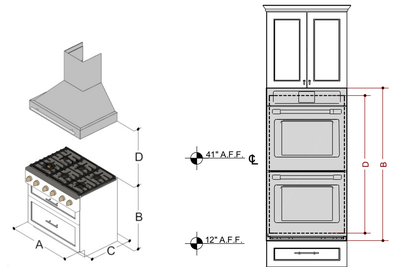
A-4

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



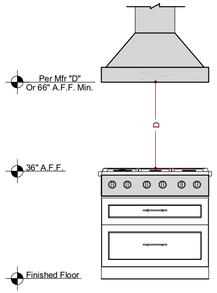
Proposed Main Level Kitchen
Scale:——————————————————————————————1/2in = 1'-0"



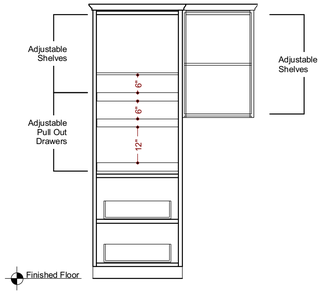
Proposed Kitchen Heights U.O.N.

Double Oven

Kitchen Fixture Schedule							
3D							
No.	A01	A02	A04	A05	A06	A07	A08
Qty	1	1	1	1	1	1	1
Flr	1	1	1	1	1	1	1
A	24"	15 1/2"	32 1/16"	29 7/8"	35 3/4"	26 3/4"	36"
B	34 1/2"	19 1/4"	22 7/16"	37 3/8"	70 1/2"	51 1/8"	48 1/16"
C	28"	22"	21 9/16"	29 3/8"	32 3/4"	27 1/8"	25 11/16"
D							
E							

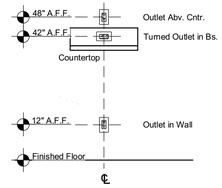


Hood

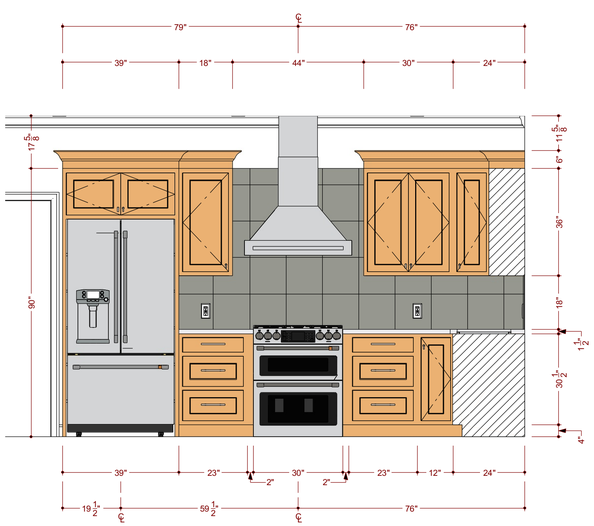


Pantry

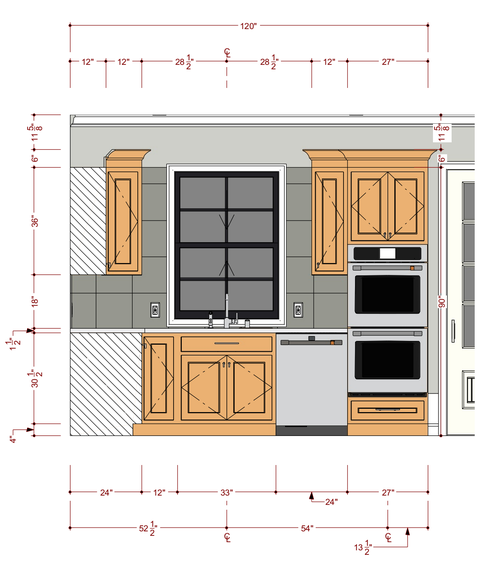
Proposed Kitchen Heights U.O.N.



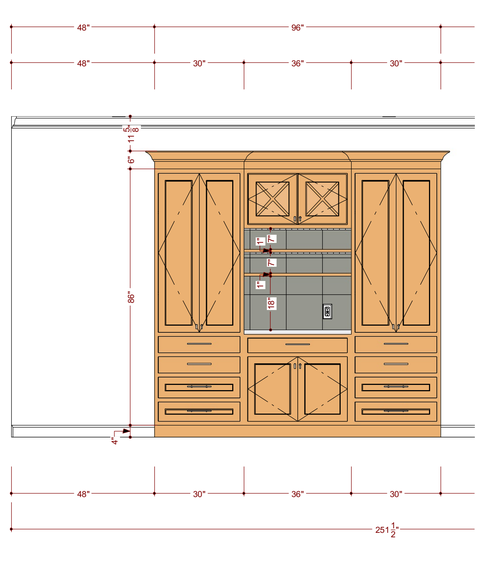
Proposed Electrical Fixture Heights U.O.N.



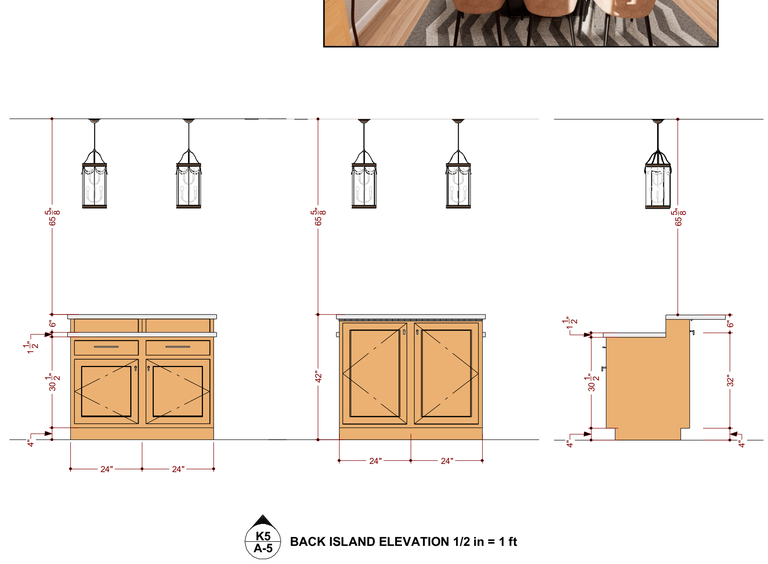
K1 A-5 MAIN WALL KITCHEN ELEVATION 1/2 in = 1 ft



K2 A-5 SIDE WALL KITCHEN ELEVATION 1/2 in = 1 ft



K3 A-5 COFFEE CABINET ELEVATION 1/2 in = 1 ft



K4 A-5 FRONT ISLAND ELEVATION 1/2 in = 1 ft

K5 A-5 BACK ISLAND ELEVATION 1/2 in = 1 ft

K6 A-5 SIDE ISLAND ELEVATION 1/2 in = 1 ft

Arch Studio

DESIGNER:
ARCH C STUDIO TEAM
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SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

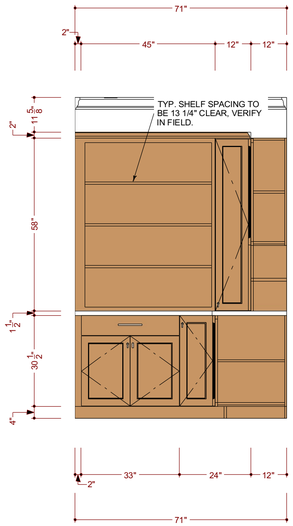
SHEET TITLE:
KITCHEN PLAN AND ELEVATIONS

PLAN SCALE:
1/2"=1'0" UON

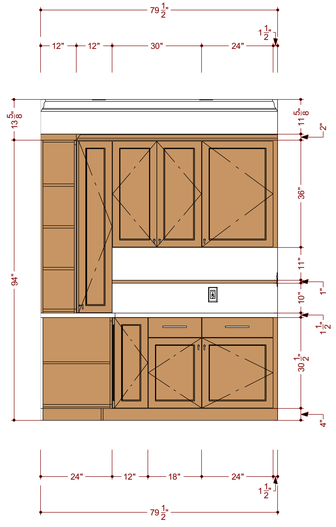
A-5

Date: 11-Sep-25

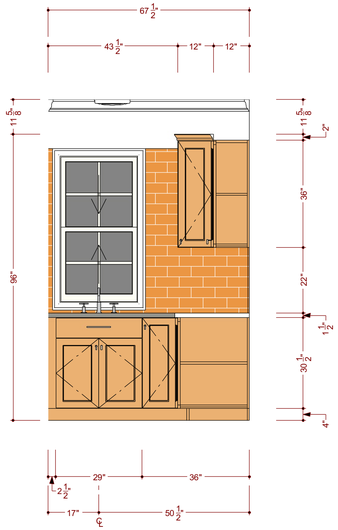
Scaled To Sheet: ARCH D (24" x 36")



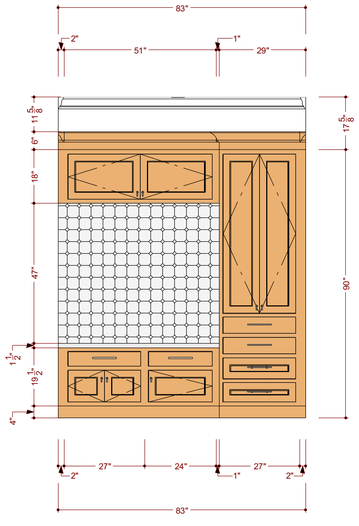
P1 A-6 **MAIN WALL PANTRY ELEVATION 1/2 in = 1 ft**



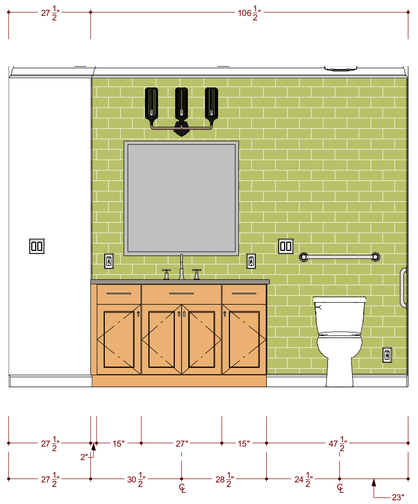
P2 A-6 **SIDE PANTRY WALL ELEVATION 1/2 in = 1 ft**



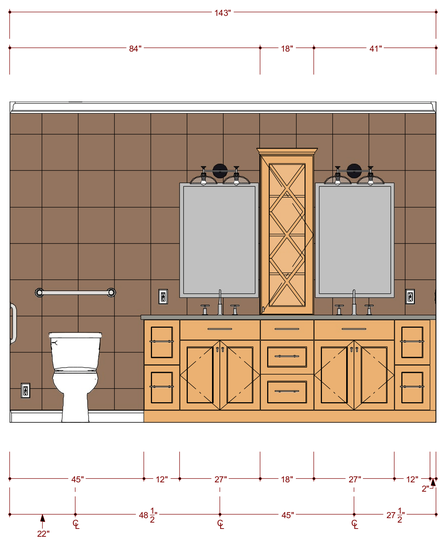
LD1 A-6 **Main Wall Laundry Elevation 1/2 in = 1 ft**



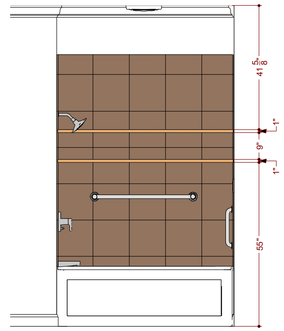
CL1 A-6 **Coat Closet Elevation 1/2 in = 1 ft**



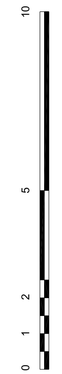
HB A-6 **Half Bath Elevation 1/2 in = 1 ft**



CB1 A-6 **Common Bath Main Wall Elevation 1/2 in = 1 ft**



CB2 A-6 **Common Bath Main Wall Elevation 1/2 in = 1 ft**



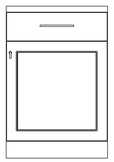
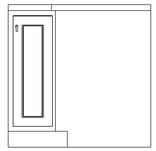
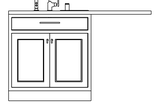
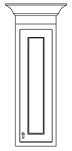
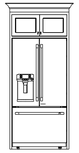
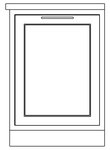
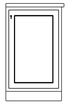
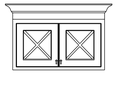
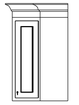
Arch Studio	**DESIGNER:** ARCH C STUDIO TEAM **EMAIL:** SUPPORT@ARCHCSTUDIO.COM	**CLIENT:** NAME: ADDRESS: EMAIL:	**SHEET TITLE:** PANTRY,LIVING,HA LF BATH ELEVATIONS	**PLAN SCALE:** 1/2"=1'0" UON

A-6

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Cabinet Schedule

2d														
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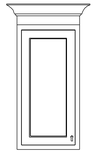
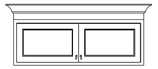
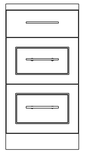
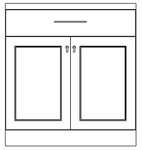
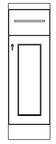
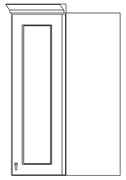
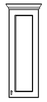
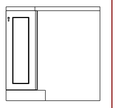
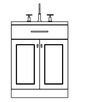
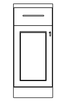
Cabinets - Info	No. C01 Label B24R Size 24x24x36 Room Pantry Finish Lacquer Finish	No. C02 Label LCB36R Size 36x36x36 Room Kitchen + Dining Finish Lacquer Finish	No. C03 Label SB33 Size 33x24x36 Room Kitchen + Dining Finish Lacquer Finish	No. C04 Label OTC272790 Size 27x27x90 Room Kitchen + Dining Finish Lacquer Finish	No. C05 Label W1236R Size 12x12x36 Room Kitchen + Dining Finish Lacquer Finish	No. C06 Label RTC392790 Size 39x27x90 Room Kitchen + Dining Finish Lacquer Finish	No. C07 Label 3DB23 Size 23x24x36 Room Kitchen + Dining Finish Lacquer Finish	No. C08 Label 1DB2420 Size 24x20x36 Room Kitchen + Dining Finish Lacquer Finish	No. C09 Label B3620 Size 36x20x36 Room Kitchen + Dining Finish Lacquer Finish	No. C10 Label FHB24842R Size 24x8x42 Room Kitchen + Dining Finish Lacquer Finish	No. C11 Label W3620 Size 36x12x20 Room Kitchen + Dining Finish Lacquer Finish	No. C12 Label B2420R Size 24x20x36 Room Kitchen + Dining Finish Lacquer Finish	No. C13 Label FHB24842L Size 24x8x42 Room Kitchen + Dining Finish Lacquer Finish	No. C14 Label LCW2436R Size 24x24x36 Room Kitchen + Dining Finish Lacquer Finish
Floor	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cabinets-Openings	Drawer 1: 21.5" x 5" Door - rh 1: 21.5" x 21.75"	Door - rh 1: 10" x 28"	Drawer - false 1: 30.5" x 5" Door - double 1: 30.5" x 21.75"	Door - double 1: 24.5" x 23.125" Drawer 1: 24.5" x 6.5"	Door - rh 1: 9.5" x 33.25"	Door - double 1: 36.5" x 14.25"	Drawer 1: 20.5" x 5" Drawer 2: 20.5" x 10.1875" Drawer 3: 20.5" x 10.3125"	Drawer 1: 21.5" x 28"	Drawer 1: 33.5" x 5" Door - double 1: 33.5" x 21.75"	Door - rh 1: 21.5" x 34"	Door - double 1: 33.5" x 17.25"	Drawer 1: 21.5" x 5" Door - rh 1: 21.5" x 21.75"	Door - lh 1: 21.5" x 34"	Door - rh 1: 10" x 33.25"
Cabinets-Door and Drawer Sizes	Qty: 1 Door - galena square door 23 3/4"x23 7/16" Qty: 1 Drawer 23 3/4"x6 11/16"	Qty: 2 Door - galena square door 9 7/8"x27 7/8"	Qty: 2 Door - galena square door 15 3/16"x21 5/8" Qty: 1 Drawer 30 3/8"x4 7/8"	Qty: 1 Drawer - galena square large drawer 24 3/8"x6 3/8" Qty: 2 Door - galena square door 12 3/16"x23"	Qty: 1 Door - galena square door 9 3/8"x33 1/8"	Qty: 2 Door - galena square door 18 3/16"x14 1/8"	Qty: 1 Drawer - galena square large drawer 20 3/8"x10 3/16" Qty: 1 Drawer - galena square large drawer 20 3/8"x10 1/16" Qty: 1 Drawer 20 3/8"x4 7/8"	Qty: 1 Drawer - galena square large drawer 21 3/8"x27 7/8"	Qty: 2 Door - galena square door 16 11/16"x21 5/8" Qty: 1 Drawer 33 3/8"x4 7/8"	Qty: 1 Door - fake backsplash 21 3/8"x5 7/8" Qty: 1 Door - galena square door 21 3/8"x33 7/8"	Qty: 2 Door - cross beaded mullion door 16 11/16"x17 1/8"	Qty: 1 Door - galena square door 21 3/8"x21 5/8" Qty: 1 Drawer 21 3/8"x4 7/8"	Qty: 1 Door - fake backsplash 21 3/8"x5 7/8" Qty: 1 Door - galena square door 21 3/8"x33 7/8"	Qty: 2 Door - galena square door 9 7/8"x33 1/8"
Box Volume	11 ft³	25.5 ft³	15.13 ft³	35.16 ft³	2.5 ft³	50.78 ft³	21.08 ft³	9 ft³	13.5 ft³	3.5 ft³	4.17 ft³	9 ft³	3.5 ft³	11 ft³
Comments								Garbage Pullout						
Estimated Cost W/ Markup	1280 USD	1512 USD	1356 USD	1900 USD	514 USD	1512 USD	3720 USD	1212 USD	1356 USD	408 USD	582 USD	1220 USD	408 USD	1028 USD

Cabinet Schedule

2d														
Qty	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cabinets - Info	No. C15 Label W3036 Size 30x12x36 Room Kitchen + Dining Finish Lacquer Finish	No. C16 Label W1836L Size 18x12x36 Room Kitchen + Dining Finish Lacquer Finish	No. C17 Label W5118 Size 51x12x18 Room Foyer Finish Lacquer Finish	No. C18 Label 3DB18 Size 18x24x36 Room Master Bath Finish Lacquer Finish	No. C19 Label B33 Size 33x24x36 Room Pantry Finish Lacquer Finish	No. C20 Label SB29 Size 29x24x36 Room Laundry Finish Lacquer Finish	No. C21 Label B11R Size 11x24x36 Room Laundry Finish Lacquer Finish	No. C22 Label LCW2436R Size 24x24x36 Room Laundry Finish Lacquer Finish	No. C23 Label W1158 Size 11x12x58 Room Laundry Finish Lacquer Finish	No. C24 Label W1236R Size 12x12x36 Room Laundry Finish Lacquer Finish	No. C25 Label B1522R Size 15x22x36 Room half Bath Finish Lacquer Finish	No. C26 Label LCB36R Size 36x36x36 Room Laundry Finish Lacquer Finish	No. C27 Label SB2722 Size 27x22x36 Room half Bath Finish Lacquer Finish	No. C28 Label B1522L Size 15x22x36 Room half Bath Finish Lacquer Finish
Floor	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cabinets-Openings	Door - double 1: 27.5" x 33.25"	Door - lh 1: 15.5" x 33.25"	Door - double 1: 48.5" x 15.25"	Drawer 1: 15.5" x 5" Drawer 2: 15.5" x 10.1875" Drawer 3: 15.5" x 10.3125"	Drawer 1: 30.5" x 5" Door - double 1: 30.5" x 21.75"	Drawer - false 1: 26.5" x 5" Door - double 1: 26.5" x 21.75"	Drawer 1: 8.5" x 5" Door - rh 1: 8.5" x 21.75"	Door - rh 1: 9.9375" x 33.25"		Door - rh 1: 9.5" x 33.25"	Drawer 1: 12.5" x 5" Door - rh 1: 12.5" x 21.75"	Door - rh 1: 9.9375" x 28"	Drawer - false 1: 24.5" x 5" Door - double 1: 24.5" x 21.75"	Drawer 1: 12.5" x 5" Door - lh 1: 12.5" x 21.75"
Cabinets-Door and Drawer Sizes	Qty: 2 Door - galena square door 13 11/16"x33 1/8"	Qty: 1 Door - galena square door 15 3/8"x33 1/8"	Qty: 2 Door - galena square door 24 3/16"x15 1/8"	Qty: 1 Drawer - galena square large drawer 17 3/4"x12" Qty: 1 Drawer - galena square large drawer 17 3/4"x11 5/16" Qty: 1 Drawer 17 3/4"x6 11/16"	Qty: 2 Door - galena square door 16 3/8"x23 7/16" Qty: 1 Drawer 32 3/4"x6 11/16"	Qty: 2 Door - galena square door 14 3/8"x23 7/16" Qty: 1 Drawer 28 3/4"x6 11/16"	Qty: 1 Door - galena square door 10 3/4"x23 7/16" Qty: 1 Drawer 10 3/4"x6 11/16"	Qty: 2 Door - galena square door 11 1/16"x35 1/2"		Qty: 1 Door - galena square door 11 3/4"x35 1/2"	Qty: 1 Door - galena square door 14 3/4"x23 7/16" Qty: 1 Drawer 14 3/4"x6 11/16"	Qty: 2 Door - galena square door 11 1/16"x30 1/4"	Qty: 2 Door - galena square door 13 3/8"x23 7/16" Qty: 1 Drawer 26 3/4"x6 11/16"	Qty: 1 Door - galena square door 14 3/4"x23 7/16" Qty: 1 Drawer 14 3/4"x6 11/16"
Box Volume	6.25 ft³	3.75 ft³	5.31 ft³	8.25 ft³	15.13 ft³	13.29 ft³	5.04 ft³	11 ft³	3.69 ft³	2.5 ft³	6.25 ft³	25.5 ft³	11.25 ft³	6.25 ft³
Comments														
Estimated Cost W/ Markup	718 USD	582 USD	718 USD	1920 USD	1484 USD	1484 USD	1144 USD	1028 USD	310 USD	514 USD	1212 USD	1648 USD	1484 USD	1212 USD

Arch Studio

DESIGNER:
ARCH C STUDIO TEAM
EMAIL:
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

SHEET TITLE:
CABINET SCHEDULES

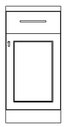
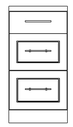
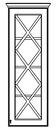
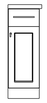
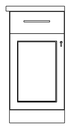
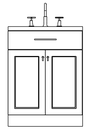
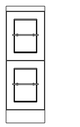
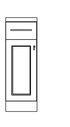
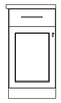
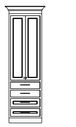
PLAN SCALE:
NO SCALE

A-7

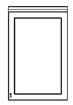
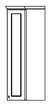
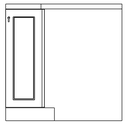
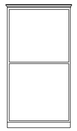
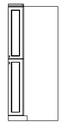
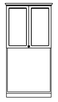
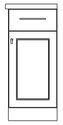
Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Cabinet Schedule

2d																
Qty	1	1	1	1	1	1	3	2	1	1	1	1	1	2
Cabinets - Info	No. C29 Label B17R Size 17x24x36 Room Bath Finish Lacquer Finish	No. C30 Label 3DB18 Size 18x24x36 Room Bath Finish Lacquer Finish	No. C31 Label W1854R Size 18x12x54 Room Bath Finish Lacquer Finish	No. C32 Label B12R Size 12x24x36 Room Master Bath Finish Lacquer Finish	No. C33 Label W4558 Size 45x12x58 Room Pantry Finish Lacquer Finish	No. C34 Label B17L Size 17x24x36 Room Bath Finish Lacquer Finish	No. C35 Label SB27 Size 27x24x36 Room Bath Finish Lacquer Finish	No. C36 Label 2DB12 Size 12x24x36 Room Bath Finish Lacquer Finish	No. C37 Label B12L Size 12x24x36 Room Master Bath Finish Lacquer Finish	No. C38 Label B18L Size 18x24x36 Room Pantry Finish Lacquer Finish	No. C39 Label B2725 Size 27x24x25 Room Foyer Finish Lacquer Finish	No. C40 Label U272790 Size 27x27x90 Room Foyer Finish Lacquer Finish	No. C41 Label B2425R Size 24x24x25 Room Foyer Finish Lacquer Finish	No. C42 Label SB27 Size 27x24x36 Room Master Bath Finish Lacquer Finish
Floor	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cabinets-Openings	Drawer 1: 14.5" x 5" Door - rh 1: 14.5" x 21.75"	Drawer 1: 15.5" x 5" Drawer 2: 15.5" x 10.1875" Drawer 3: 15.5" x 10.3125"	Door - rh 1: 15.5" x 51.25"	Drawer 1: 9.5" x 5" Door - rh 1: 9.5" x 21.75"		Drawer 1: 14.5" x 5" Door - lh 1: 14.5" x 21.75"	Drawer - false 1: 24.5" x 5" Door - double 1: 24.5" x 21.75"	Drawer 1: 9.5" x 13.375" Drawer 2: 9.5" x 13.375"	Drawer 1: 9.5" x 5" Door - lh 1: 9.5" x 21.75"	Drawer 1: 15.5" x 5" Door - lh 1: 15.5" x 21.75"	Drawer 1: 24.5" x 5" Door - double 1: 24.5" x 10.75"	Door - double 1: 24.5" x 53.4375" Drawer 1: 24.5" x 5.5625" Drawer 2: 24.5" x 5.5625" Drawer 3: 24.5" x 7.125" Drawer 4: 24.5" x 6.5625"	Drawer 1: 21.5" x 5" Door - rh 1: 21.5" x 10.75"	Drawer - false 1: 24.5" x 5" Door - double 1: 24.5" x 21.75"
Cabinets-Door and Drawer Sizes	Qty: 1 Door - galena square door 16 3/4"x23 7/16" Qty: 1 Drawer 16 3/4"x6 11/16"	Qty: 1 Drawer - galena square large drawer 17 3/4"x12" Qty: 1 Drawer - galena square large drawer 17 3/4"x11 5/16" Qty: 1 Drawer 17 3/4"x6 11/16"	Qty: 1 Door - cross triple beaded mullion door 17 3/4"x53 1/2"	Qty: 1 Door - galena square door 11 3/4"x23 7/16" Qty: 1 Drawer 11 3/4"x6 11/16"		Qty: 1 Door - galena square door 16 3/4"x23 7/16" Qty: 1 Drawer 16 3/4"x6 11/16"	Qty: 2 Door - galena square door 13 3/8"x23 7/16" Qty: 1 Drawer 26 3/4"x6 11/16"	Qty: 2 Drawer - galena square large drawer 11 3/4"x15 1/16"	Qty: 1 Door - galena square door 11 3/4"x23 7/16" Qty: 1 Drawer 11 3/4"x6 11/16"	Qty: 1 Door - galena square door 17 3/4"x23 7/16" Qty: 1 Drawer 17 3/4"x6 11/16"	Qty: 2 Door - galena square door 12 3/16"x10 5/8" Qty: 1 Drawer 24 3/8"x4 7/8"	Qty: 1 Drawer - galena square large drawer 24 3/8"x6 7/16" Qty: 1 Drawer - galena square large drawer 24 3/8"x7" Qty: 2 Drawer 24 3/8"x5 7/16" Qty: 2 Door - galena square door 12 3/16"x53 5/16"	Qty: 1 Door - galena square door 21 3/8"x10 5/8" Qty: 1 Drawer 21 3/8"x4 7/8"	Qty: 2 Door - galena square door 13 3/8"x23 7/16" Qty: 1 Drawer 26 3/4"x6 11/16"
Box Volume	7.79 ft³	8.25 ft³	5.63 ft³	5.5 ft³	15.1 ft³	7.79 ft³	37.14 ft³	11 ft³	5.5 ft³	8.25 ft³	8.59 ft³	35.16 ft³	7.64 ft³	24.76 ft³
Comments														
Estimated Cost W/ Markup	1212 USD	1920 USD	786 USD	1144 USD	310 USD	1212 USD	4452 USD	3064 USD	1144 USD	1212 USD	1084 USD	3420 USD	1084 USD	2968 USD

Cabinet Schedule

2d												Totals:
Qty	1	1	1	1	2	1	1	1	1	1	1	59
Cabinets - Info	No. C43 Label W2436R Size 24x12x36 Room Pantry Finish Lacquer Finish	No. C44 Label W3036 Size 30x12x36 Room Pantry Finish Lacquer Finish	No. C45 Label LCW2458R Size 24x24x58 Room Pantry Finish Lacquer Finish	No. C46 Label LCB36R Size 36x36x36 Room Pantry Finish Lacquer Finish	No. C47 Label U302090 Size 30x20x90 Room Kitchen + Dining Finish Lacquer Finish	No. C48 Label U472790 Size 47x27x90 Room Master Closet Finish Lacquer Finish	No. C49 Label U302790 Size 30x27x90 Room Master Closet Finish Lacquer Finish	No. C50 Label LCU3990R Size 39x39x90 Room Master Closet Finish Lacquer Finish	No. C51 Label U442790 Size 44x27x90 Room Master Closet Finish Lacquer Finish	No. C52 Label B15L Size 15x24x36 Room Master Closet Finish Lacquer Finish	No. C53 Label B15R Size 15x24x36 Room Master Closet Finish Lacquer Finish	
Floor	1	1	1	1	1	1	1	1	1	1	1	
Cabinets-Openings	Door - rh 1: 21.5" x 33.25"	Door - double 1: 27.5" x 33.25"	Door - rh 1: 9.9375" x 55.25"	Door - rh 1: 9.9375" x 28"	Door - double 1: 27.5" x 53.4375" Drawer 1: 27.5" x 5.5625" Drawer 2: 27.5" x 5.5625" Drawer 3: 27.5" x 7.125" Drawer 4: 27.5" x 6.5625"		Door - double 1: 27.5" x 53.4375" Drawer 1: 27.5" x 5.5625" Drawer 2: 27.5" x 5.5625" Drawer 3: 27.5" x 7.125" Drawer 4: 27.5" x 6.5625"	Door - rh 1: 9.9375" x 39.25" Door - rh 2: 9.9375" x 42.75"	Door - double 1: 41.5" x 39.25"	Drawer 1: 12.5" x 5" Door - lh 1: 12.5" x 21.75"	Drawer 1: 12.5" x 5" Door - rh 1: 12.5" x 21.75"	
Cabinets-Door and Drawer Sizes	Qty: 1 Door - galena square door 23 3/4"x35 1/2"	Qty: 2 Door - galena square door 14 7/8"x35 1/2"	Qty: 2 Door - galena square door 11 1/16"x57 1/2"	Qty: 2 Door - galena square door 11 1/16"x30 1/4"	Qty: 1 Drawer - galena square large drawer 27 3/8"x6 7/16" Qty: 1 Drawer - galena square large drawer 27 3/8"x7" Qty: 2 Drawer 27 3/8"x5 7/16" Qty: 2 Door - galena square door 13 11/16"x53 5/16"		Qty: 2 Drawer - galena square large drawer 29 3/4"x8 1/4" Qty: 2 Drawer 29 3/4"x6 11/16" Qty: 2 Door - galena square door 14 7/8"x55 1/8"	Qty: 2 Door - galena square door 11 1/16"x44 7/16" Qty: 2 Door - galena square door 11 1/16"x40 15/16"	Qty: 2 Door - galena square door 21 7/8"x41 1/2"	Qty: 1 Door - galena square door 14 3/4"x23 7/16" Qty: 1 Drawer 14 3/4"x6 11/16"	Qty: 1 Door - galena square door 14 3/4"x23 7/16" Qty: 1 Drawer 14 3/4"x6 11/16"	
Box Volume	5 ft³	6.25 ft³	17.72 ft³	25.5 ft³	56.26 ft³	61.2 ft³	39.06 ft³	75.16 ft³	57.29 ft³	6.88 ft³	6.88 ft³	883.58 ft³
Comments												
Estimated Cost W/ Markup	718 USD	854 USD	1920 USD	1648 USD	6976 USD	1240 USD	3880 USD	2328 USD	2056 USD	1212 USD	1212 USD	82522 USD

Cabinet Filler Schedule

2d				
Qty	20			
Floor	1			

CABINET ESTIMATED COST NOTE:

IMPORTANT: THE CABINET COST SHOWN ON THESE PLANS IS A PRELIMINARY, NON-BINDING ESTIMATE PROVIDED FOR GENERAL BUDGETING PURPOSES ONLY.

THIS ESTIMATE IS BASED ON A STANDARD GRADE OF MATERIALS, FINISHES, AND HARDWARE. ACTUAL COSTS CAN AND WILL VARY SIGNIFICANTLY BASED ON FINAL SELECTIONS FOR:

-CABINET MATERIALS AND CONSTRUCTION STYLE
-DOOR AND DRAWER FRONT PROFILES
-PAINT, STAIN, OR OTHER FINISHES
-HARDWARE (HANDLES, PULLS, HINGES, AND DRAWER SLIDES)
-DESIGN MODIFICATIONS MADE BY THE CLIENT OR BUILDER
-CURRENT MATERIAL AND LABOR MARKET PRICES
-THIS ESTIMATE DOES NOT INCLUDE THE COST OF COUNTERTOPS, BACKSPLASH, APPLIANCES, OR INSTALLATION LABOR UNLESS EXPLICITLY STATED OTHERWISE.

ACTION REQUIRED: THE CLIENT AND/OR CONTRACTOR MUST OBTAIN A FIRM, WRITTEN QUOTE FROM THE CABINET SUPPLIER PRIOR TO ORDERING. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES BETWEEN THIS BUDGETARY ESTIMATE AND THE FINAL COST.

Arch Studio

DESIGNER:
ARCH C STUDIO TEAM
EMAIL:
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

SHEET TITLE:
CABINET SCHEDULES

PLAN SCALE:
NO SCALE

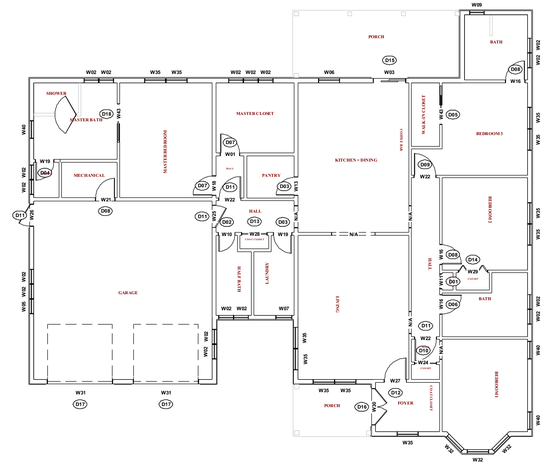
A-8

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Window and Door Schedule

Image										
Number	W01	W02	W03	W04	W05	W06	W07	W09	W10	W11
Label	2'6"	2'2" AW	4'7" RH Slider	3'3" FX Round Top	#Evaluation Error#	3'4" DH	2'4" DH	2'1" AW	2'6"	2'6"
R/O	34"X82 1/2"	26"X27 3/8"	56"X91 1/4"	38"X39 3/8"	26"X27 3/8"	37"X52 7/8"	28"X52 3/8"	26"X22 3/8"	29"X82 1/2"	26"X82 1/2"
Finish	White Vinyl, WHITE INTERIOR TRIM, Glass Standard	Metal Clad-Slate	White Vinyl, WHITE INTERIOR TRIM, WHITE EXTERIOR TRIM, Metal Clad-Slate, Glass Standard	White Vinyl, Metal Clad-Slate	Metal Clad-Slate	Metal Clad-Slate	White Vinyl, Metal Clad-Slate	Metal Clad-Slate	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM
Qty	1	17	1	1	1	1	1	1	1	1
Frame Type		Vinyl Frame		Vinyl Frame	Vinyl Frame	Vinyl Frame	Vinyl Frame	Vinyl Frame		
Glazing Type		Double Pane with Low-E		Double Pane with Low-E	Double Pane with Low-E	Double Pane with Low-E	Double Pane with Low-E	Double Pane with Low-E		
SHGC	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
U-Factor	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Tempered			Yes							
Egress	Yes		Yes						Yes	Yes
Jamb Size	3/4"X4 1/2"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X4 1/2"	3/4"X4 1/2"
Header Height	82 1/2"	91 7/8"	91 1/4"	62 7/8"	91 7/8"	91 7/8"	91 7/8"	91 7/8"	82 1/2"	82 1/2"



Proposed Window Order Overview

Window and Door Schedule

Image										
Number	W13	W16	W18	W19	W21	W22	W24	W25	W26	W27
Label	2'6"	2'6"	2'6"	2'6"	2'6" RH Hinged	3'6"	3'6"	3'6" RH Hinged	3'6" RH Hinged	3'7"
R/O	32"X82 1/2"	34"X82 1/2"	34"X82 1/2"	32"X82 1/2"	34"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X92 1/2"
Finish	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM, Glass Standard	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM, Metal Clad-Slate	White Vinyl, WHITE INTERIOR TRIM, Glass Standard
Qty	1	3	1	2	1	3	1	1	1	1
Frame Type										
Glazing Type										
SHGC	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
U-Factor	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Tempered							Yes			
Egress	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Jamb Size	3/4"X6 1/2"	3/4"X4 1/2"	3/4"X6 1/2"	3/4"X4 1/2"	3/4"X6 1/2"	3/4"X4 1/2"	3/4"X4 1/2"	3/4"X6 1/2"	3/4"X7 3/16"	3/4"X4 1/2"
Header Height	82 1/2"	82 1/2"	82 1/2"	82 1/2"	82 1/2"	82 1/2"	82 1/2"	82 1/2"	82 1/2"	92 1/2"

**"WINDOW & DOOR TAGS USE SHARED PREFIX 'W'.
REFER TO TYPE AND DESCRIPTION IN SCHEDULE TO DISTINGUISH."**

Arch C Studio

DESIGNER:
ARCH C STUDIO TEAM
EMAIL:
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

SHEET TITLE:
WINDOW AND DOOR SCHEDULE

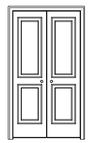
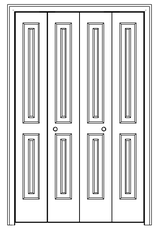
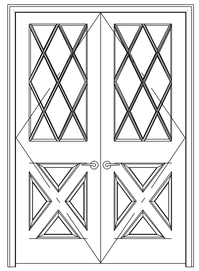
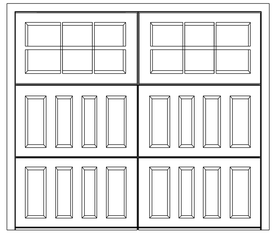
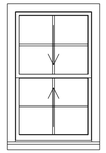
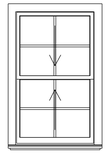
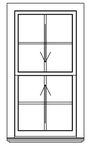
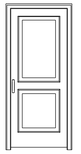
PLAN SCALE:
NO SCALE

A-9

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Window and Door Schedule

Image								
Number	W28	W29	W30	W31	W32	W35	W40	W43
Label	3⁰6⁸	4⁰6⁸	5⁰7⁸ RH Hinged	9⁰8⁸ Garage	3⁰5⁰ DH	3⁰5⁰ DH Egress	2⁸5⁰ DH	2⁸6⁸
R/O	44"X82 1/2"	50 7/16"X82 1/2"	62"X92 1/2"	111"X99"	37"X61"	37"X62 3/8"	31"X62 3/8"	65 1/4"X82 1/2"
Finish	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM	White Vinyl, WHITE INTERIOR TRIM, Metal Clad-Slate, Glass Standard	WHITE INTERIOR TRIM, WHITE EXTERIOR TRIM, Metal Clad-Slate, Glass Standard	Metal Clad-Slate	Metal Clad-Slate	Metal Clad-Slate	White Vinyl, WHITE INTERIOR TRIM
Qty	1	1	1	2	3	11	3	2
Frame Type					Vinyl Frame	Vinyl Frame	Vinyl Frame	
Glazing Type					Double Pane with Low-E	Double Pane with Low-E	Double Pane with Low-E	
SHGC	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
U-Factor	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Tempered	Yes	Yes		Yes				
Egress	Yes	Yes	Yes	Yes		Yes		Yes
Jamb Size	3/4"X4 1/2"	3/4"X4 1/2"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X7 3/16"	3/4"X4 1/2"
Header Height	82 1/2"	82 1/2"	92 1/2"	99"	90 1/2"	91 7/8"	91 7/8"	82 1/2"

"WINDOW & DOOR TAGS USE SHARED PREFIX 'W'. REFER TO TYPE AND DESCRIPTION IN SCHEDULE TO DISTINGUISH."

IMPORTANT SCHEDULE NOTES

1. GENERAL NOTES GOVERN: THIS SCHEDULE IS A GUIDE FOR QUANTITY AND LOCATION ONLY. IT MUST BE READ IN CONJUNCTION WITH THE "GENERAL NOTES," "WINDOW NOTES," AND "DOOR NOTES," WHICH CONTAIN CRITICAL CODE AND PERFORMANCE REQUIREMENTS. WHERE CONFLICTS EXIST, THE GENERAL NOTES SHALL GOVERN.

2. EGRESS (LIFE SAFETY): THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THAT ALL WINDOWS AND DOORS IN SLEEPING AREAS AND ON REQUIRED EXIT PATHS MEET THE STRICT EMERGENCY ESCAPE AND RESCUE OPENING (EGRESS) REQUIREMENTS OF THE LOCALLY ADOPTED BUILDING CODE. DO NOT ASSUME ANY WINDOW OR DOOR MEETS EGRESS UNLESS EXPLICITLY CONFIRMED TO COMPLY. A BLANK ENTRY IN THE "EGRESS" ROW DOES NOT ALLEVIATE THIS RESPONSIBILITY.

WINDOW NOTES:

1.0 GENERAL & MATERIALS

1.1 ALL WINDOW LOCATIONS, SIZES, AND TYPES SHALL BE AS SHOWN ON THE FLOOR PLANS AND ELEVATIONS. SEE WINDOW SCHEDULE FOR DETAILED SPECIFICATIONS.

1.2 WINDOWS SHALL BE WOOD WITH A CLAD EXTERIOR, UNLESS NOTED OTHERWISE (UNO).

1.3 SEE WINDOW SCHEDULE FOR ALL SPECIFIED MATERIALS, INTERIOR/EXTERIOR FINISHES, COLORS, GRILLE PATTERNS, AND HARDWARE.

2.0 INSTALLATION

2.1 ROUGH OPENINGS: THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DIMENSIONS WITH THE FINAL WINDOW MANUFACTURER'S INSTALLATION SPECIFICATIONS PRIOR TO FRAMING.

2.2 FLASHING & WEATHERPROOFING: ALL WINDOWS SHALL BE INSTALLED, FLASHED, AND INTEGRATED INTO THE BUILDING'S WEATHER-RESISTIVE BARRIER (WRB) IN STRICT ACCORDANCE WITH THE WINDOW MANUFACTURER'S INSTRUCTIONS AND LOCAL BUILDING CODES TO ENSURE A CONTINUOUS, WATERTIGHT SEAL.

3.0 STRUCTURAL

3.1 PROVIDE STRUCTURAL HEADERS OVER ALL WINDOW OPENINGS AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS OR AS REQUIRED BY A LICENSED ENGINEER. SEE FRAMING PLANS FOR ANY SPECIFIED STEEL OR ENGINEERED LUMBER HEADERS.

4.0 LIFE SAFETY - EMERGENCY ESCAPE & RESCUE OPENINGS (EGRESS)

4.1 ALL WINDOWS IN SLEEPING ROOMS AND BASEMENTS SHALL BE DESIGNATED AS EGRESS WINDOWS AND MUST COMPLY WITH IRC SECTION R310.

4.2 EGRESS WINDOWS MUST MEET ALL OF THE FOLLOWING MINIMUM CRITERIA:
• MAXIMUM SILL HEIGHT: 44 INCHES ABOVE THE FINISHED FLOOR.
• MINIMUM NET CLEAR OPENING: 5.7 SQUARE FEET.
• MINIMUM NET CLEAR HEIGHT: 24 INCHES.
• MINIMUM NET CLEAR WIDTH: 20 INCHES.

5.0 ENERGY CODE COMPLIANCE

5.1 ALL WINDOWS SHALL MEET OR EXCEED THE U-FACTOR AND SHGC (SOLAR HEAT GAIN COEFFICIENT) REQUIREMENTS AS MANDATED BY THE GOVERNING LOCAL AND STATE ENERGY CODES. SEE SPECIFICATIONS ON THE WINDOW SCHEDULE.

DOOR NOTES:

1.0 GENERAL

1.1 ALL DOOR LOCATIONS, SIZES, AND SWING DIRECTIONS SHALL BE AS SHOWN ON THE FLOOR PLANS.

1.2 DEFAULT DOOR HEIGHT FOR ALL FLOORS IS 6'-8", UNLESS NOTED OTHERWISE (UNO) ON THE DOOR SCHEDULE.

1.3 SEE FINISH SCHEDULE FOR ALL DOOR MATERIAL, STYLE, COLOR, AND FINISH SPECIFICATIONS.

2.0 INTERIOR DOORS

2.1 ALL INTERIOR DOORS SHALL BE 1-3/8" THICK SOLID CORE, UNO.

2.2 PROVIDE MINIMUM 3" CLEARANCE BETWEEN THE BOTTOM OF ALL INTERIOR DOORS AND THE FINISHED FLOOR.

3.0 EXTERIOR & FIRE-RATED DOORS

3.1 ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK, INSULATED, AND FULLY WEATHER-STRIPPED.

3.2 THE PRIMARY REQUIRED EGRESS DOOR SHALL BE A MINIMUM OF 3'-0" X 6'-8". ALL EGRESS DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

3.3 GARAGE-TO-HOUSE DOOR: THE DOOR BETWEEN THE GARAGE AND ANY INTERIOR LIVING SPACE SHALL BE A 20-MINUTE FIRE-RATED ASSEMBLY, SOLID CORE, AND EQUIPPED WITH A SELF-CLOSING DEVICE.

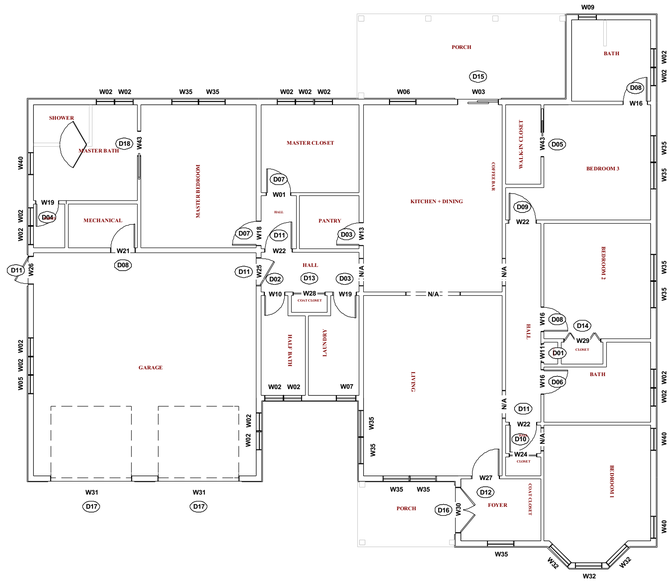
4.0 HARDWARE & SPECIALTY DOORS

4.1 BARN DOORS: DOOR SLAB SHALL BE SIZED TO OVERLAP THE FINISHED OPENING BY A MINIMUM OF 1-1/2" ON EACH SIDE AND 1" AT THE TOP. HARDWARE TO BE SPECIFIED IN THE FINISH SCHEDULE.

4.2 GARAGE DOORS: SECTIONAL OVERHEAD DOORS AS SPECIFIED. ANY GLAZED PANELS SHALL BE OF TEMPERED SAFETY GLASS.

5.0 SAFETY GLAZING (IRC R308.4)

5.1 SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:
• ALL GLAZING IN SWINGING, SLIDING, STORM, AND PATIO DOORS.
• ALL GLAZING IN FIXED PANELS (SIDELITES) WITHIN 24" OF THE EDGE OF A DOOR.
• ALL GLAZING IN ENCLOSURES FOR TUBS, SHOWERS, HOT TUBS, SAUNAS, AND STEAM ROOMS.
• ANY LARGE SINGLE PANE OF GLASS (> 9 SQ. FT.) WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR.



Proposed Window Order Overview

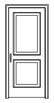
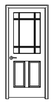
Arch Studio	**DESIGNER:** ARCH C STUDIO TEAM **EMAIL:** SUPPORT@ARCHCSTUDIO.COM	**CLIENT:** NAME: ADDRESS: EMAIL:	**SHEET TITLE:** WINDOW AND DOOR SCHEDULE	**PLAN SCALE:** NO SCALE

A-10

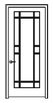
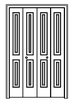
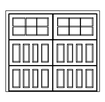
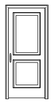
Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")

Door Schedule

3D Exterior Elevation	Number	Qty	Floor	Size	Header Height	Height	Width	Description
	D01	1	1	2068 R IN	82 1/2"	80"	24"	Hinged- 48 Chateau
	D02	1	1	2368 R IN	82 1/2"	80"	27"	Hinged- 48 Chateau
	D03	2	1	2668 L IN	82 1/2"	80"	30"	Hinged- 48 Chateau
	D04	1	1	2668 R IN	82 1/2"	80"	30"	Hinged- 48 Chateau
	D05	1	1	2868 L	82 1/2"	80"	32"	Pocket-Door P04
	D06	1	1	2868 L IN	82 1/2"	80"	32"	Hinged- 48 Chateau
	D07	2	1	2868 L IN	82 1/2"	80"	32"	Hinged-7943 Thermal Sash
	D08	3	1	2868 R IN	82 1/2"	80"	32"	Hinged- 48 Chateau
	D09	1	1	3068 L IN	82 1/2"	80"	36"	Hinged- 48 Chateau
	D10	1	1	3068 L/R	82 1/2"	80"	36"	1+1 Dr. Bifold-Door B04
	D11	4	1	3068 R IN	82 1/2"	80"	36"	Hinged- 48 Chateau

Door Schedule

3D Exterior Elevation	Number	Qty	Floor	Size	Header Height	Height	Width	Description
	D12	1	1	3076 R IN	92 1/2"	90"	36"	Hinged-1251 Prairie French
	D13	1	1	3668 L/R	82 1/2"	80"	42"	1+1 Dr. Bifold-Door B04
	D14	1	1	4068 L/R	82 1/2"	80"	48 7/16"	4 Dr. Bifold-Door B04
	D15	1	1	4676 R EX	91 1/4"	90"	54"	Ext. Slider-7222 Bungalow
	D16	1	1	5076 L/R IN	92 1/2"	90"	60"	Double Hinged-2039 Traditional
	D17	2	1	9080	99"	96"	108"	Garage-Garage Door CHD05
	D18	1	1	2868 R	82 1/2"	80"	32"	Pocket-Door P04
Totals:						2142"	1069 7/16"	

DOOR NOTES:

1.0 GENERAL

1.1 ALL DOOR LOCATIONS, SIZES, AND SWING DIRECTIONS SHALL BE AS SHOWN ON THE FLOOR PLANS.

1.2 DEFAULT DOOR HEIGHT FOR ALL FLOORS IS 6'-8", UNLESS NOTED OTHERWISE (UNO) ON THE DOOR SCHEDULE.

1.3 SEE FINISH SCHEDULE FOR ALL DOOR MATERIAL, STYLE, COLOR, AND FINISH SPECIFICATIONS.

2.0 INTERIOR DOORS

2.1 ALL INTERIOR DOORS SHALL BE 1-3/8" THICK SOLID CORE, UNO.

2.2 PROVIDE MINIMUM 3" CLEARANCE BETWEEN THE BOTTOM OF ALL INTERIOR DOORS AND THE FINISHED FLOOR.

3.0 EXTERIOR & FIRE-RATED DOORS

3.1 ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK, INSULATED, AND FULLY WEATHER-STRIPPED.

3.2 THE PRIMARY REQUIRED EGRESS DOOR SHALL BE A MINIMUM OF 3'-0" X 6'-8". ALL EGRESS DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

3.3 GARAGE-TO-HOUSE DOOR: THE DOOR BETWEEN THE GARAGE AND ANY INTERIOR LIVING SPACE SHALL BE A 20-MINUTE FIRE-RATED ASSEMBLY, SOLID CORE, AND EQUIPPED WITH A SELF-CLOSING DEVICE.

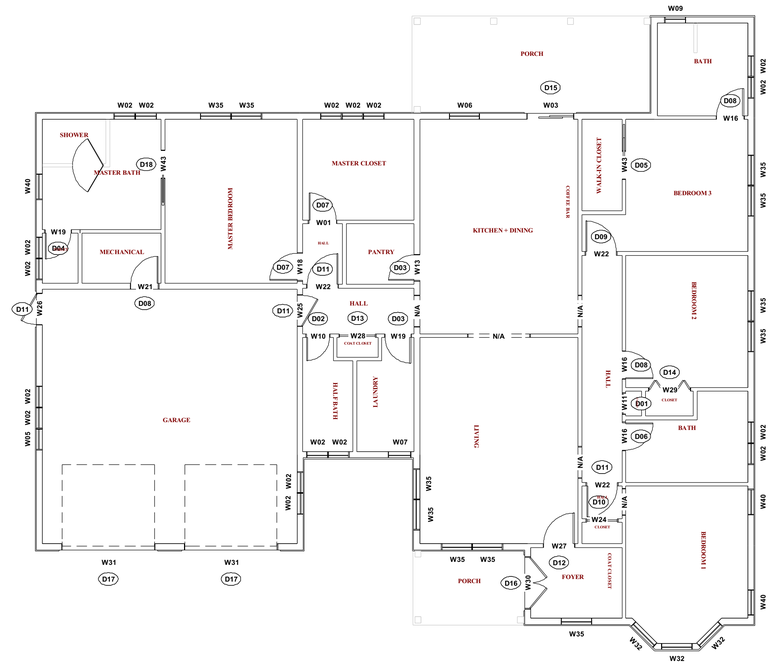
4.0 HARDWARE & SPECIALTY DOORS

4.1 BARN DOORS: DOOR SLAB SHALL BE SIZED TO OVERLAP THE FINISHED OPENING BY A MINIMUM OF 1-1/2" ON EACH SIDE AND 1" AT THE TOP. HARDWARE TO BE SPECIFIED IN THE FINISH SCHEDULE.

4.2 GARAGE DOORS: SECTIONAL OVERHEAD DOORS AS SPECIFIED. ANY GLAZED PANELS SHALL BE OF TEMPERED SAFETY GLASS.

5.0 SAFETY GLAZING (IRC R308.4)

5.1 SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:
- **ALL GLAZING IN SWINGING, SLIDING, STORM, AND PATIO DOORS.**
- **ALL GLAZING IN FIXED PANELS (SIDELITES) WITHIN 24" OF THE EDGE OF A DOOR.**
- **ALL GLAZING IN ENCLOSURES FOR TUBS, SHOWERS, HOT TUBS, SAUNAS, AND STEAM ROOMS.**
- **ANY LARGE SINGLE PANE OF GLASS (> 9 SQ. FT.) WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR.**



Door Schedule
No Scale

Proposed Window Order Overview

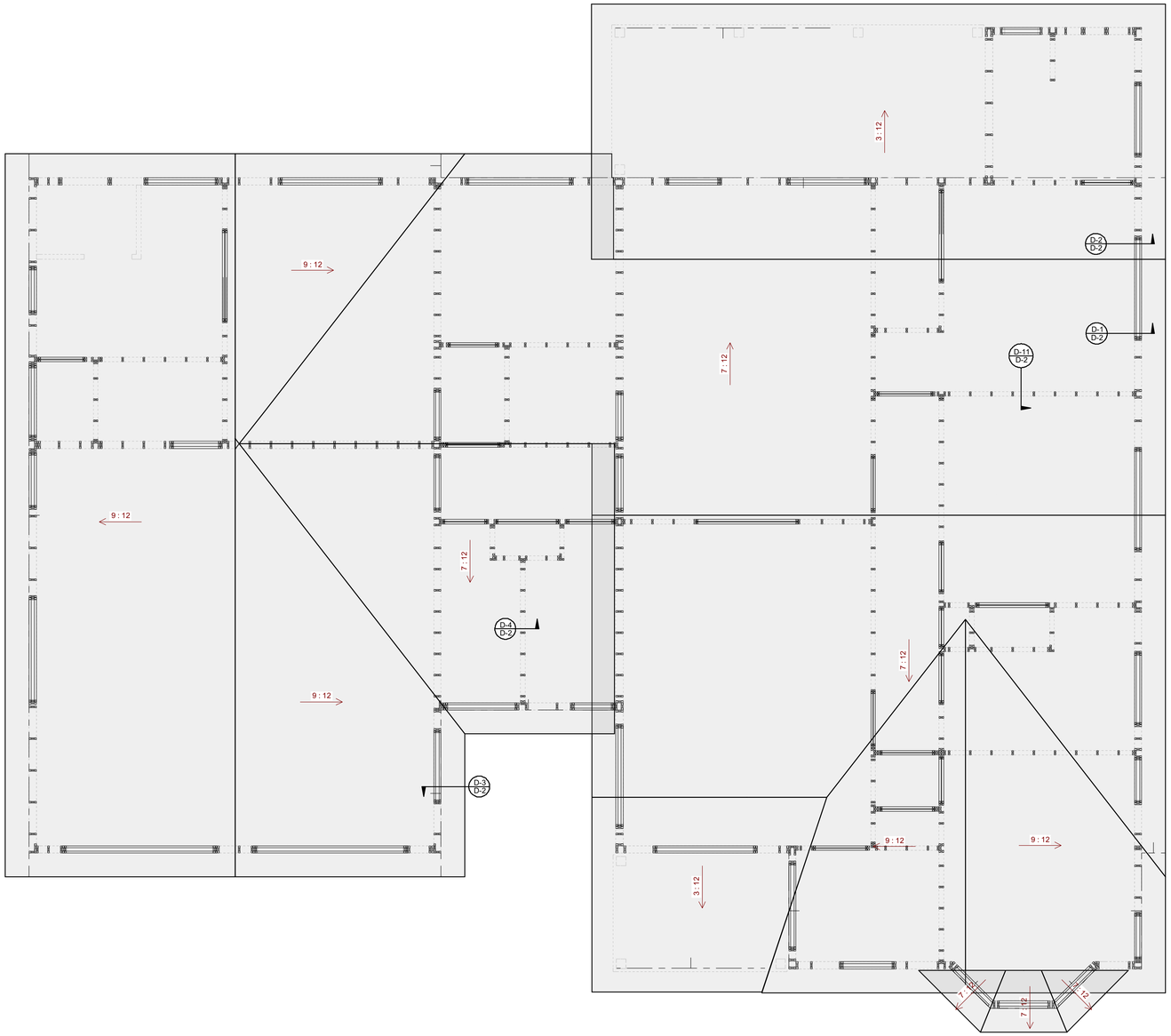
Arch C Studio

DESIGNER:	CLIENT:	SHEET TITLE:	PLAN SCALE:
ARCH C STUDIO TEAM EMAIL: SUPPORT@ARCHCSTUDIO.COM	NAME: ADDRESS: EMAIL:	DOOR SCHEDULE	NO SCALE

A-11

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



Proposed Working-Roofs Only

Scale:——————————————————————————————1/4in = 1'-0"

Roof Vent Schedule							
Calc Method	Eave Vent Method	Attic Area	Total NFA Req'd	Total Possible Eave NFA	Eave Blocks Every 3rd Bay If Applicable	Ridge Vent NFA If Applicable	Total Potential NFA Provided
1/300	Continuous Soffit	3410.33 ft²	11.36 ft²	7.61 ft²	0	9.89 ft²	17.48 ft²

ROOF & FRAMING NOTES:

1.0 GENERAL & RESPONSIBILITY

1.1 ENGINEERED SYSTEM: ALL ROOF AND FLOOR FRAMING SHALL BE A PRE-ENGINEERED SYSTEM (E.G., TRUSSES OR TJI'S) DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER EMPLOYED BY THE MANUFACTURER.

1.2 MANUFACTURER'S DRAWINGS GOVERN: THE ARCHITECTURAL FRAMING PLANS ARE FOR DESIGN INTENT AND TO ILLUSTRATE THE ROOF PROFILE. THE MANUFACTURER'S APPROVED SHOP DRAWINGS SHALL GOVERN ALL STRUCTURAL MEMBER SIZES, LOCATIONS, CONNECTIONS, AND TEMPORARY/PERMANENT BRACING.

1.3 DO NOT FIELD ALTER: TRUSSES, TJI'S, AND OTHER ENGINEERED COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM THE COMPONENT MANUFACTURER'S ENGINEER.

1.4 SHOP DRAWINGS ON SITE: A COMPLETE SET OF THE MANUFACTURER'S APPROVED AND STAMPED SHOP DRAWINGS AND INSTALLATION DETAILS MUST BE ON THE JOB SITE AT ALL TIMES FOR USE BY THE FRAMING CREW AND FOR ALL INSPECTIONS.

2.0 DESIGN CRITERIA & LOADS

2.1 LOADS: THE TRUSS/FRAMING MANUFACTURER'S ENGINEER IS RESPONSIBLE FOR DESIGNING THE SYSTEM TO MEET OR EXCEED ALL GOVERNING LOCAL BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
• LIVE LOADS AND DEAD LOADS
• ENVIRONMENTAL LOADS (SNOW, WIND, AND SEISMIC)
• DEFLECTION CRITERIA

3.0 MATERIALS & INSTALLATION

3.1 SPACING & OVERHANGS: TRUSSES SHALL BE INSTALLED AT 24" ON-CENTER, UNLESS NOTED OTHERWISE (UNO). ALL ROOF OVERHANGS SHALL BE 18", UNO.

3.2 ROOF SHEATHING: SHEATHING SHALL BE A MINIMUM OF 1/2" OSB OR PLYWOOD, APA RATED. THE SPAN RATING (E.G., 32/16) MUST BE APPROPRIATE FOR THE TRUSS/RAFTER SPACING.

3.3 SHEATHING FASTENING: INSTALL SHEATHING WITH 8D NAILS SPACED AT 6" ON-CENTER ALONG ALL SUPPORTED PANEL EDGES AND 12" ON-CENTER IN THE FIELD OF THE PANEL.

3.4 ICE & WATER SHIELD: A SELF-ADHERING ICE AND WATER SHIELD MEMBRANE SHALL BE INSTALLED AT ALL EAVES, VALLEYS, RAKE EDGES, AND AROUND ALL ROOF PENETRATIONS, OR AS REQUIRED BY THE LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

0 2 4 10 15 20

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DESIGNER:
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EMAIL :
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

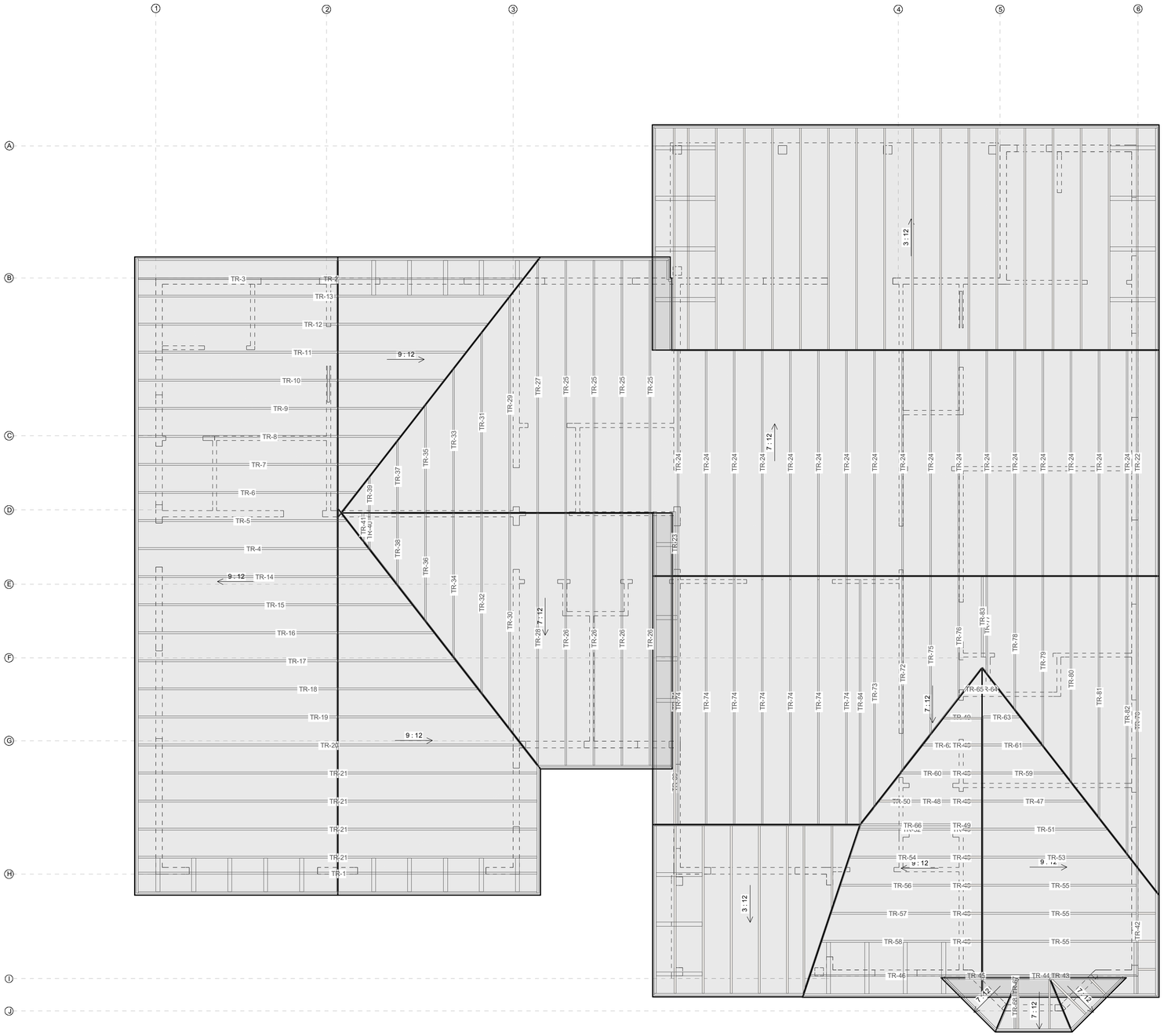
SHEET TITLE:
ROOF PLAN

PLAN SCALE:
1/4"=1'0" UON

A-12

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



Proposed Framing, Roof Plan
Scale:————————————————————————————————1/4in = 1'-0"

Roof Vent Schedule							
Calc Method	Eave Vent Method	Attic Area	Total NFA Req'd	Total Possible Eave NFA	Eave Blocks Every 3rd Bay If Applicable	Ridge Vent NFA If Applicable	Total Potential NFA Provided
1/300	Continuous Soffit	3410.33 ft²	11.36 ft²	7.61 ft²	0	9.89 ft²	17.48 ft²

ROOF & FRAMING NOTES:

1.0 GENERAL & RESPONSIBILITY

1.1 ENGINEERED SYSTEM: ALL ROOF AND FLOOR FRAMING SHALL BE A PRE-ENGINEERED SYSTEM (E.G., TRUSSES OR TJI'S) DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER EMPLOYED BY THE MANUFACTURER.

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1.4 SHOP DRAWINGS ON SITE: A COMPLETE SET OF THE MANUFACTURER'S APPROVED AND STAMPED SHOP DRAWINGS AND INSTALLATION DETAILS MUST BE ON THE JOB SITE AT ALL TIMES FOR USE BY THE FRAMING CREW AND FOR ALL INSPECTIONS.

2.0 DESIGN CRITERIA & LOADS

2.1 LOADS: THE TRUSS/FRAMING MANUFACTURER'S ENGINEER IS RESPONSIBLE FOR DESIGNING THE SYSTEM TO MEET OR EXCEED ALL GOVERNING LOCAL BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
- **LIVE LOADS AND DEAD LOADS**
- **ENVIRONMENTAL LOADS (SNOW, WIND, AND SEISMIC)**
- **DEFLECTION CRITERIA**

3.0 MATERIALS & INSTALLATION

3.1 SPACING & OVERHANGS: TRUSSES SHALL BE INSTALLED AT 24" ON-CENTER, UNLESS NOTED OTHERWISE (UNO). ALL ROOF OVERHANGS SHALL BE 18", UNO.

3.2 ROOF SHEATHING: SHEATHING SHALL BE A MINIMUM OF 1/2" OSB OR PLYWOOD, APA RATED. THE SPAN RATING (E.G., 32/16) MUST BE APPROPRIATE FOR THE TRUSS/RAFTER SPACING.

3.3 SHEATHING FASTENING: INSTALL SHEATHING WITH 8D NAILS SPACED AT 6" ON-CENTER ALONG ALL SUPPORTED PANEL EDGES AND 12" ON-CENTER IN THE FIELD OF THE PANEL.

3.4 ICE & WATER SHIELD: A SELF-ADHERING ICE AND WATER SHIELD MEMBRANE SHALL BE INSTALLED AT ALL EAVES, VALLEYS, RAKE EDGES, AND AROUND ALL ROOF PENETRATIONS, OR AS REQUIRED BY THE LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

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EMAIL :
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CLIENT:
NAME:
ADDRESS:
EMAIL:

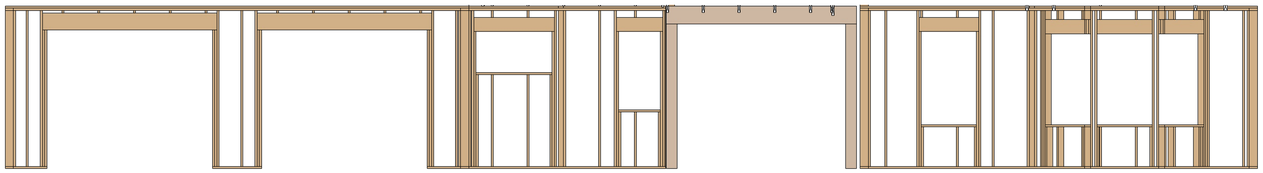
SHEET TITLE:
ROOF FRAMING

PLAN SCALE:
1/4"=1'0" UON

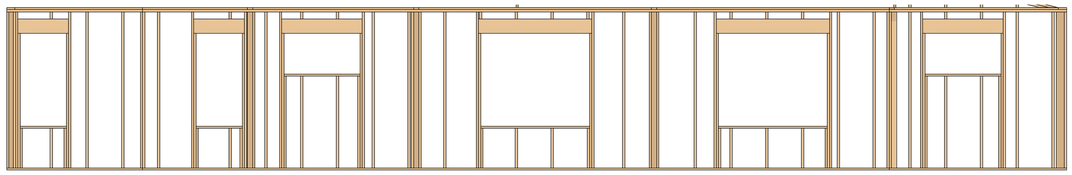
A-13

Date: 11-Sep-25

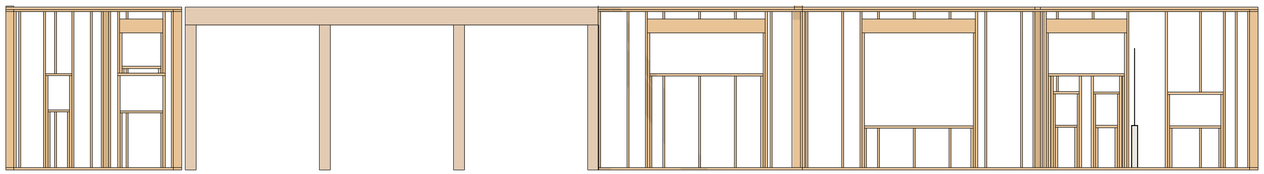
Scaled To Sheet: ARCH D (24" x 36")



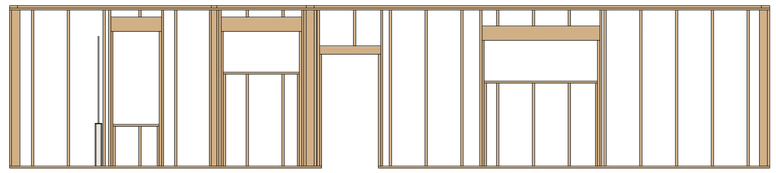
F1 A-14 **Proposed FRONT SECTION FRAME DETAIL 1/4 in = 1 ft**
Scale:————————————————————————————————1/4in = 1'-0"



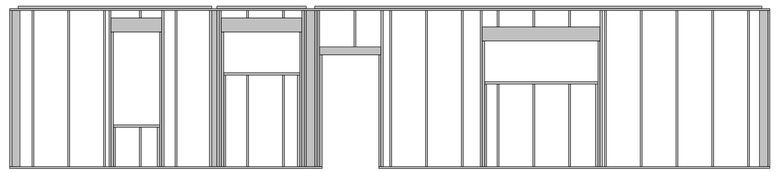
F2 A-14 **Proposed RIGHT SECTION FRAME DETAIL 1/4 in = 1 ft**
Scale:————————————————————————————————1/4in = 1'-0"



F3 A-14 **Proposed REAR SECTION FRAME DETAIL 1/4 in = 1 ft**
Scale:————————————————————————————————1/4in = 1'-0"



F4 A-14 **Proposed LEFT SECTION FRAME DETAIL 1/4 in = 1 ft**
Scale:————————————————————————————————1/4in = 1'-0"



TYP. Wall Detail

Number	Name	Qty	Nominal	Length	Material	Type
T01	Bottom Cripple	3	2x6	26 1/4"	Fir Framing	Lumber
T02	Bottom Cripple	5	2x6	55 1/4"	Fir Framing	Lumber
T03	Bottom Cripple	4	2x6	61 1/4"	Fir Framing	Lumber
T04	Bottom Plate	1	2x6	209 1/2"	Fir Framing	Lumber
T05	Bottom Plate	1	2x6	282 1/2"	Fir Framing	Lumber
T06	Header	2	2x10	34"	Fir Framing	Lumber
T07	Header	2	2x10	54"	Fir Framing	Lumber
T08	Header	2	2x10	79"	Fir Framing	Lumber
T09	Header	2	2x6	41"	Fir Framing	Lumber
T10	King Stud	8	2x6	104 3/8"	Fir Framing	Lumber
T11	Sill	1	2x6	31"	Fir Framing	Lumber
T12	Sill	1	2x6	51"	Fir Framing	Lumber
T13	Sill	1	2x6	76"	Fir Framing	Lumber
T14	Stud	1	2x4	104 3/8"	Fir Framing	Lumber
T15	Stud	21	2x6	104 3/8"	Fir Framing	Lumber
T16	Top Cripple	3	2x6	10 3/4"	Fir Framing	Lumber
T17	Top Cripple	1	2x6	24 1/8"	Fir Framing	Lumber
T18	Top Cripple	3	2x6	4 3/4"	Fir Framing	Lumber
T19	Top Plate	1	2x6	510"	Fir Framing	Lumber
T20	Topmost Plate	1	2x6	130"	Fir Framing	Lumber
T21	Topmost Plate	1	2x6	300"	Fir Framing	Lumber
T22	Topmost Plate	1	2x6	60"	Fir Framing	Lumber
T23	Trimmer	2	2x6	74 3/4"	Fir Framing	Lumber
T24	Trimmer	2	2x6	84 1/8"	Fir Framing	Lumber
T25	Trimmer	4	2x6	90 1/8"	Fir Framing	Lumber

WALL FRAMING NOTES:

1.0 GENERAL & CODE COMPLIANCE

1.1 ALL FRAMING SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND CONFORM TO THE STANDARDS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL CODES.

1.2 PROVIDE FIREBLOCKING AND DRAFTSTOPPING IN CONCEALED SPACES (SOFFITS, DROPPED CEILINGS, STUD BAYS, ETC.) AS REQUIRED BY IRC SECTION R602.8.

1.3 PROVIDE POSITIVE CONNECTIONS (E.G., APPROVED METAL HARDWARE) AT ALL POST AND COLUMN ENDS TO RESIST LATERAL DISPLACEMENT.

2.0 MATERIALS

2.1 LUMBER: ALL FRAMING LUMBER, INCLUDING STUDS, PLATES, JOISTS, AND BLOCKING, SHALL BE DOUGLAS FIR (DF), GRADE #2 OR BETTER, UNLESS NOTED OTHERWISE (UNO).

2.2 SILL PLATES: ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING SILL PLATES ON FOUNDATION WALLS, SHALL BE PRESSURE-TREATED, DECAY-RESISTANT LUMBER. A SILL SEALER OR OTHER APPROVED BARRIER SHALL BE INSTALLED BETWEEN THE SILL PLATE AND THE FOUNDATION.

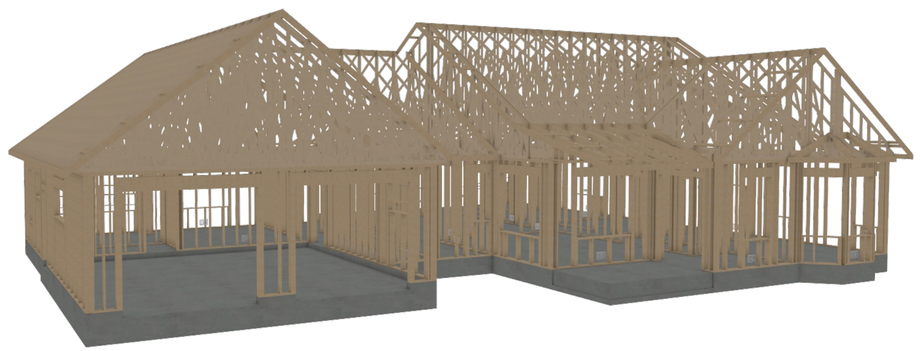
3.0 STRUCTURAL MEMBERS

3.1 HEADERS & BEAMS: DO NOT USE A DEFAULT SIZE. ALL HEADERS AND BEAMS SHALL BE SIZED FOR THE SPECIFIC SPAN AND LOAD CONDITIONS THEY SUPPORT. SIZING SHALL BE DETERMINED FROM:
- **A) THE HEADER/BEAM SCHEDULES PROVIDED ON THESE PLANS, OR**
- **B) THE PRESCRIPTIVE TABLES OF THE GOVERNING IRC, OR**
- **C) A SITE-SPECIFIC DESIGN BY A LICENSED PROFESSIONAL ENGINEER.**

3.2 JOISTS UNDER PARALLEL WALLS: PROVIDE DOUBLE FLOOR JOISTS UNDER ALL INTERIOR AND EXTERIOR WALLS THAT RUN PARALLEL TO THE DIRECTION OF THE JOISTS.

4.0 OPENINGS

4.1 ROUGH OPENINGS: THE CONTRACTOR SHALL OBTAIN AND VERIFY ALL ROUGH OPENING DIMENSIONS FROM THE MANUFACTURER'S SPECIFICATIONS FOR THE SELECTED WINDOWS AND DOORS PRIOR TO FRAMING.



RENDERING FOR ILLUSTRATION ONLY

0 2 4 10 15 20

Arch Studio

DESIGNER:
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EMAIL :
SUPPORT@ARCHCSTUDIO.COM

CLIENT:
NAME:
ADDRESS:
EMAIL:

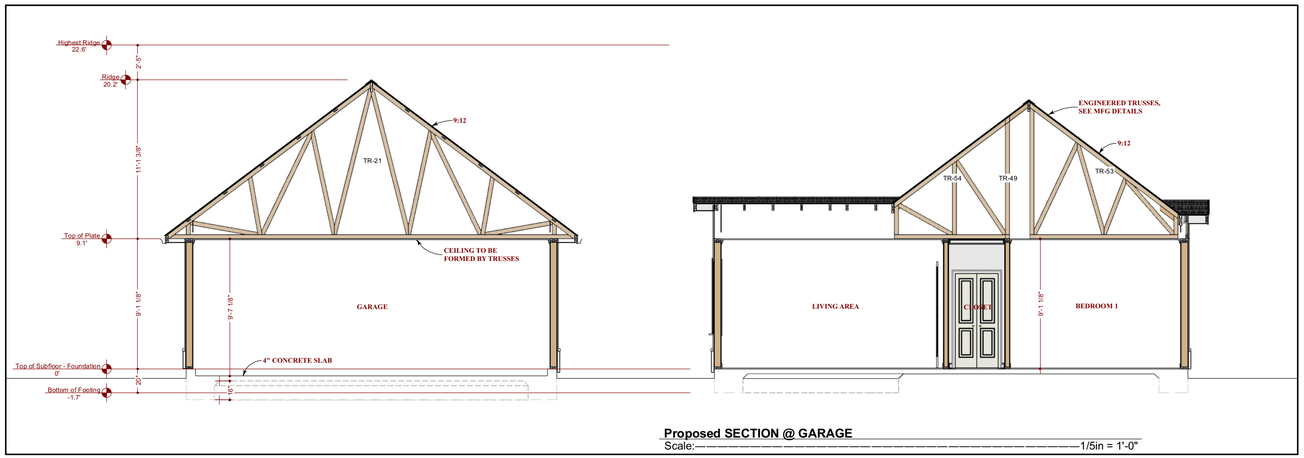
SHEET TITLE:
WALL FRAMING

PLAN SCALE:
1/4"=1'0" UON

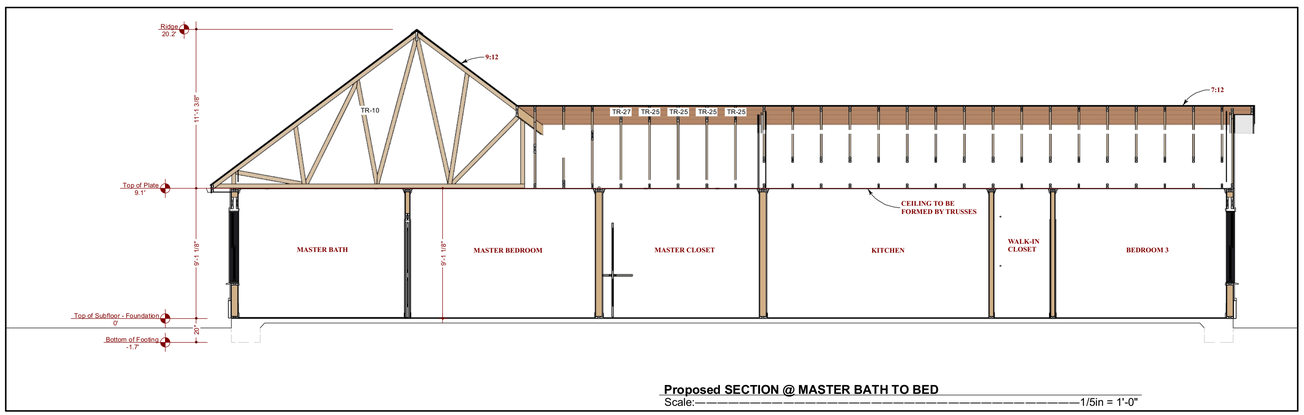
A-14

Date: 11-Sep-25

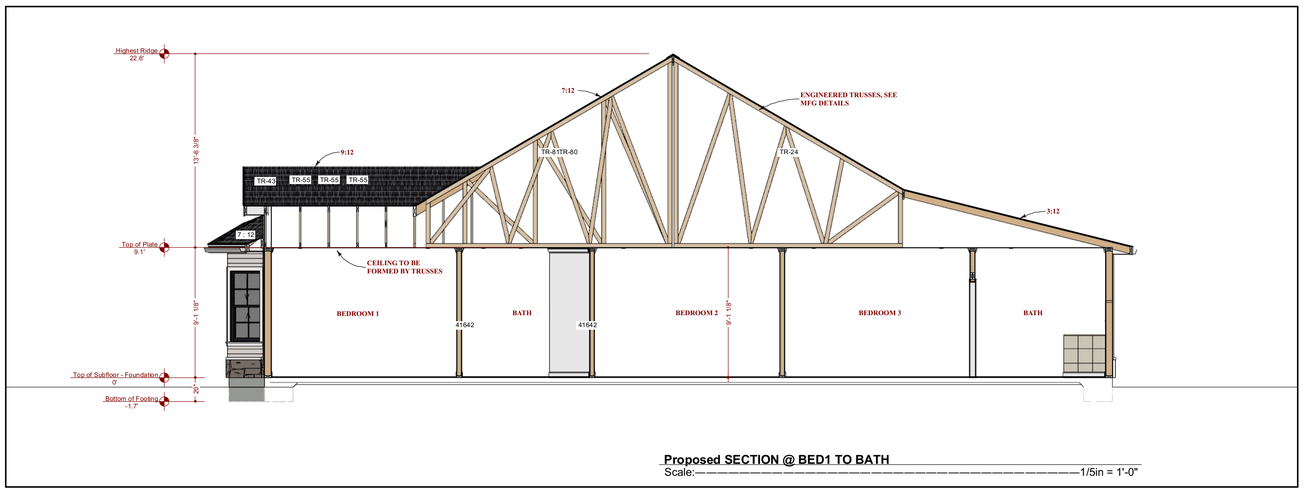
Scaled To Sheet: ARCH D (24" x 36")



Proposed SECTION @ GARAGE
Scale:——————————————————————————————1/Sin = 1'-0"



Proposed SECTION @ MASTER BATH TO BED
Scale:——————————————————————————————1/5in = 1'-0"



Proposed SECTION @ BED1 TO BATH
Scale:——————————————————————————————1/5in = 1'-0"

GENERAL INSULATION & ENERGY CODE NOTE

1.1 CODE COMPLIANCE IS MANDATORY: ALL INSULATION, AIR SEALING, AND MECHANICAL SYSTEM EFFICIENCIES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LOCALLY ADOPTED ENERGY CODE.

1.2 DESIGN BASELINE: THE PRESCRIPTIVE R-VALUES SHOWN IN THE SCHEDULE BELOW ARE BASED ON THE PROJECT'S DESIGN SPECIFICATIONS.

1.3 CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR:

• A) VERIFYING THE SPECIFIC ENERGY CODE VERSION AND CLIMATE ZONE ADOPTED BY THE LOCAL BUILDING DEPARTMENT.

• B) CONFIRMING THAT THE R-VALUES LISTED BELOW MEET OR EXCEED THE REQUIREMENTS OF THAT LOCAL CODE.

• C) CONSTRUCTING THE HOME TO BE IN FULL COMPLIANCE WITH ALL LOCAL ENERGY CODE REQUIREMENTS.

2.0 PRESCRIPTIVE INSULATION SCHEDULE (VERIFY LOCALLY)

THE FOLLOWING R-VALUES ARE PROVIDED AS THE DESIGN BASELINE. THE CONTRACTOR MUST VERIFY AND INSTALL INSULATION TO MEET THE MINIMUM REQUIREMENTS OF THE LOCALLY ADOPTED CODE, WHICH MAY BE MORE STRINGENT

CEILING / ATTIC-- MIN. R-VALUE IS R-30 [VERIFY WITH LOCAL CODE; MANY ZONES REQUIRE HIGHER R-VALUES].
EXTERIOR WALLS--MIN. R-VALUE IS R-22 [VERIFY FRAMING CAVITY DEPTH IS SUFFICIENT.].
FLOORS (OVER UNCOND.)--MIN. R-VALUE IS R-38 [VERIFY JOIST DEPTH IS SUFFICIENT FOR FULL INSULATION LOFT].
BASEMENT WALLS--- MIN. R-VALUE IS R-15CI [CI = CONTINUOUS INSULATION. VERIFY LOCAL REQUIREMENT].
SLAB PERIMETER-- MIN. R-VALUE IS R-10 [TO A DEPTH OF 24 INCHES. VERIFY LOCAL REQUIREMENT].

3.0 AIR SEALING & TESTING

3.1 AIR BARRIER: A CONTINUOUS AIR BARRIER SHALL BE INSTALLED THROUGHOUT THE BUILDING THERMAL ENVELOPE. ALL BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. PAY SPECIAL ATTENTION TO SEALING AROUND WINDOWS, DOORS, PENETRATIONS FOR WIRING, PLUMBING, AND MECHANICAL SYSTEMS.

3.2 BLOWER DOOR TEST: IF REQUIRED BY LOCAL CODE, THE BUILDING SHALL BE TESTED FOR AIR LEAKAGE. THE VERIFIED AIR LEAKAGE RATE SHALL NOT EXCEED THE MAXIMUM RATE SPECIFIED BY THE LOCALLY ADOPTED ENERGY CODE (E.G., 3 OR 5 ACH50).

PORCH POSTS BEARING ON FOUNDATION WALLS

1.0 GENERAL & STRUCTURAL SUPPORT

1.1 ENGINEERED DESIGN REQUIRED: ALL PORCH FRAMING, INCLUDING POST SIZES, BEAM SPANS, AND CONNECTION DETAILS, SHALL BE DESIGNED AND DETAILED BY A LOCAL, LICENSED PROFESSIONAL ENGINEER TO COMPLY WITH ALL GOVERNING LOAD REQUIREMENTS.

1.2 LOAD PATH & BEARING: ALL PORCH POSTS SHALL BE LOCATED DIRECTLY OVER THE MAIN FOUNDATION WALL AS SHOWN ON THE PLANS. A CONTINUOUS AND POSITIVE LOAD PATH SHALL BE PROVIDED FROM THE ROOF BEAM, THROUGH THE POST, TO THE FOUNDATION WALL AND FOOTING.

1.3 FOUNDATION REINFORCEMENT AT POST LOCATIONS:

• CONCRETE BLOCK (CMU) WALLS: THE MASONRY CELLS DIRECTLY BENEATH EACH POST LOCATION SHALL BE SOLIDLY FILLED WITH GROUT AND REINFORCED WITH A MINIMUM OF (2) #4 VERTICAL REBAR EXTENDING FROM THE FOOTING TO THE TOP OF THE WALL.

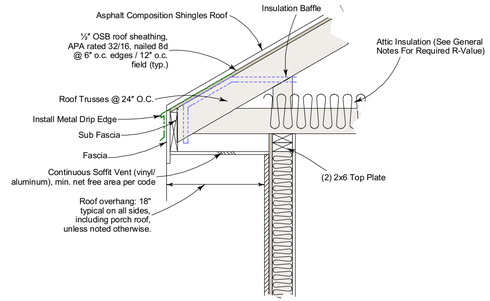
• POURED CONCRETE WALLS: PROVIDE A MINIMUM OF (2) #4 VERTICAL REINFORCING BARS AT EACH POST LOCATION, EXTENDING FROM THE FOOTING TO THE TOP OF THE WALL, TO DISTRIBUTE THE CONCENTRATED LOAD.

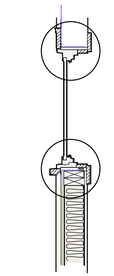
1.4 ENGINEER VERIFICATION: THE LICENSED ENGINEER SHALL VERIFY THAT THE FOUNDATION WALL AND FOOTING ARE ADEQUATELY SIZED AND REINFORCED TO SUPPORT THE CONCENTRATED LOADS FROM THE PORCH POSTS IN ADDITION TO ALL OTHER DESIGN LOADS.

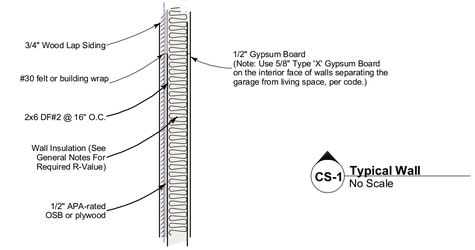
2.0 MATERIALS & CONNECTIONS

2.1 POSTS: ALL PORCH POSTS SHALL BE OF THE SPECIES, GRADE, AND SIZE SPECIFIED BY THE ENGINEER. ALL WOOD POSTS IN CONTACT WITH CONCRETE SHALL BE OF PRESSURE-TREATED, DECAY-RESISTANT MATERIAL SEPARATED FROM THE CONCRETE BY AN APPROVED POST BASE.

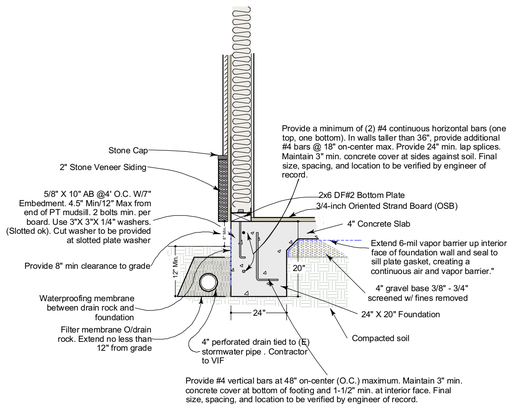
2.2 CONNECTIONS: ALL POSTS SHALL BE POSITIVELY CONNECTED TO THE BEAM ABOVE AND THE FOUNDATION BELOW USING ENGINEERED, CORROSION-RESISTANT POST CAPS AND BASES (E.G., SIMPSON STRONG-TIE OR EQUIVALENT) AS SPECIFIED BY THE ENGINEER.







CS-1 **Typical Wall**
No Scale

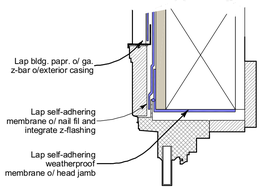


Arch Studio	**DESIGNER:** ARCH C STUDIO TEAM **EMAIL:** SUPPORT@ARCHCSTUDIO.COM	**CLIENT:** NAME: ADDRESS: EMAIL:	**SHEET TITLE:** CROSS SECTION AND DETAILS	**PLAN SCALE:** NO SCALE

D-1

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



D-1 **Window Head**
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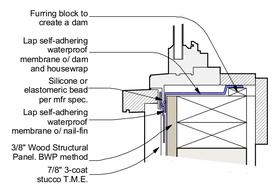

D-2 **Window Pan**
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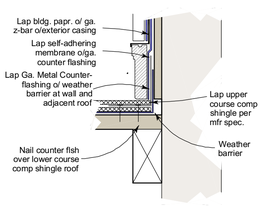

D-3 **Roof To Wall**
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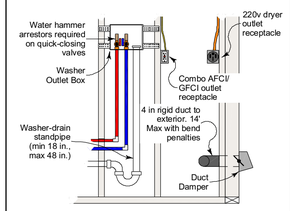

D-4 **Laundry Connection Detail**
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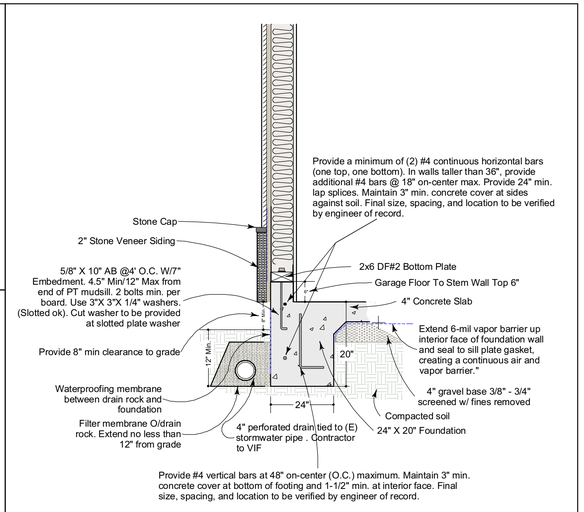
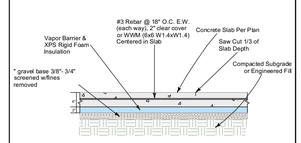


D-14 **Typical Footing Section at the Garage**
No Scale



D-9 **Typical Control Joint**
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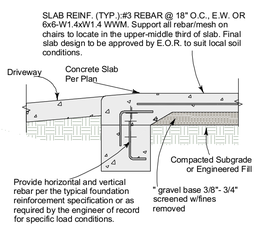
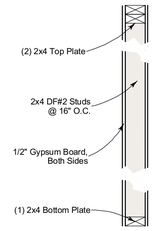
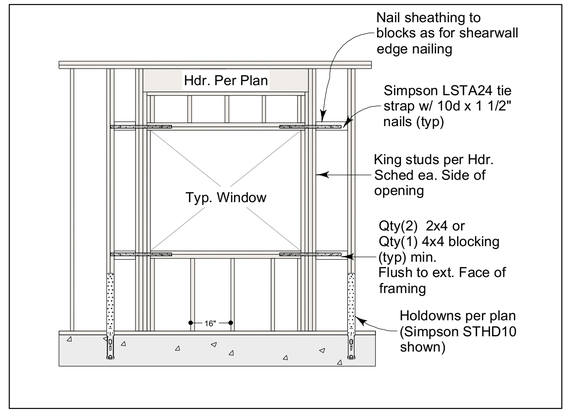


D-10 **Foundation @ Garage Opening**
No Scale



D-11 **Typical Non-Load-Bearing Interior Wall**
No Scale

D-12 **Not Used**
No Scale



THE "BRACED WALL PANEL AT WINDOW" DETAIL SHOWN ON THESE PLANS IS A TYPICAL, GENERAL CONSTRUCTION DETAIL FOR USE WHERE REQUIRED. THE EXACT LOCATIONS AND SPECIFIC WINDOWS REQUIRING BWPS SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER OF RECORD OR LOCAL BUILDING OFFICIAL, BASED ON APPLICABLE BUILDING CODES AND SITE SPECIFIC WIND, SEISMIC, AND SOIL CONDITIONS. THIS DETAIL IS PROVIDED AS A REFERENCE ONLY AND SHALL BE USED ONLY WHERE REQUIRED BY STRUCTURAL DESIGN.

GAS FIREPLACE & VENTING NOTES

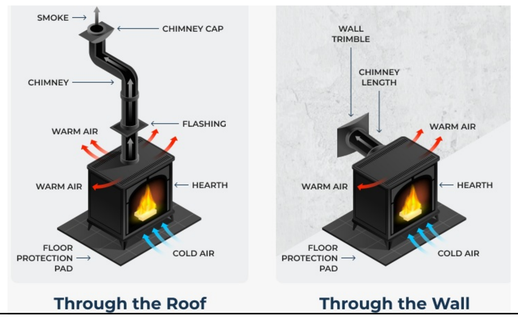
1.0 GENERAL REQUIREMENTS

1.1 MANUFACTURER'S INSTRUCTIONS GOVERN: THE CONTRACTOR SHALL INSTALL THE GAS FIREPLACE AND ITS ENTIRE VENTING SYSTEM IN STRICT ACCORDANCE WITH THE UNIT MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL WORK MUST ALSO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING AND MECHANICAL CODES. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
1.2 NON-COMBUSTIBLE CLEARANCES: ALL CLEARANCES TO COMBUSTIBLE MATERIALS (FRAMING, SHEATHING, INSULATION, WIRING, ETC.) FOR THE FIREPLACE UNIT, HEARTH, MANTEL, AND VENT PIPE SHALL BE MAINTAINED EXACTLY AS SPECIFIED BY THE MANUFACTURER.
1.3 FLOOR PROTECTION: A NON-COMBUSTIBLE HEARTH PAD SHALL BE INSTALLED AS REQUIRED BY THE FIREPLACE MANUFACTURER'S SPECIFICATIONS AND LOCAL CODE.
2.0 OPTION A: VERTICAL VENTING (THROUGH THE ROOF)

2.1 THE VENT PIPE SHALL BE ROUTED VERTICALLY THROUGH THE CEILING AND ROOF ASSEMBLY, MAINTAINING ALL REQUIRED CLEARANCES.
2.2 PROPER FIRE-STOPPING SHALL BE INSTALLED AT ALL FLOOR AND CEILING PENETRATIONS.
2.3 VENT TERMINATION HEIGHT (CRITICAL): THE VENT TERMINATION CAP SHALL BE INSTALLED TO MEET BOTH OF THE FOLLOWING REQUIREMENTS:
• A MINIMUM OF 3 FEET ABOVE THE POINT OF ROOF PENETRATION.
• A MINIMUM OF 2 FEET HIGHER THAN ANY PART OF THE BUILDING WITHIN A 10-FOOT HORIZONTAL DISTANCE (THE "10-2 RULE").

2.4 THE ROOF PENETRATION SHALL BE MADE WATERTIGHT USING FLASHING COMPATIBLE WITH THE ROOFING MATERIAL, AS SPECIFIED BY THE VENT MANUFACTURER.
3.0 OPTION B: HORIZONTAL VENTING (THROUGH THE WALL)

3.1 THE VENT PIPE SHALL BE ROUTED DIRECTLY TO THE NEAREST EXTERIOR WALL USING AN APPROVED WALL THIMBLE ASSEMBLY TO ENSURE SAFE PASSAGE AND MAINTAIN ALL REQUIRED CLEARANCES.
3.2 THE EXTERIOR VENT TERMINATION CAP LOCATION MUST COMPLY WITH ALL CODE AND MANUFACTURER REQUIREMENTS FOR MINIMUM DISTANCE FROM:
• WINDOWS, DOORS, AND SOFFITS
• AIR INLETS AND GAS METERS
• ADJACENT STRUCTURES AND INTERIOR/EXTERIOR CORNERS
• THE FINISHED GRADE LEVEL
3.3 THE EXTERIOR TERMINATION MUST BE LOCATED WHERE IT CANNOT BE BLOCKED BY SNOW, DEBRIS, VEGETATION, OR OUTDOOR FURNITURE. A PROTECTIVE SHIELD MAY BE REQUIRED.



PORTAL FRAME AT GARAGE OPENINGS

1.0 GENERAL REQUIREMENT

1.1 ENGINEERED SYSTEM REQUIRED: ALL NARROW WALL SEGMENTS FLANKING GARAGE DOOR OPENINGS ARE A CRITICAL PART OF THE HOME'S LATERAL FORCE RESISTING SYSTEM AND SHALL BE CONSTRUCTED AS ENGINEERED PORTAL FRAMES TO RESIST ALL SITE-SPECIFIC WIND AND SEISMIC LOADS.

1.2 OPTIONS PROVIDED: TWO STANDARD OPTIONS ARE DETAILED ON THIS SHEET (A TRADITIONAL SITE-BUILT FRAME AND A PROPRIETARY SIMPSON STRONG-WALL® SYSTEM). THE FINAL SELECTION, DESIGN, AND DETAILING SHALL BE MADE BY A LOCAL, LICENSED PROFESSIONAL ENGINEER.

1.3 DO NOT ALTER: THE LOCATION, WIDTH, OR CONSTRUCTION OF THESE WALLS SHALL NOT BE ALTERED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PROJECT ENGINEER.

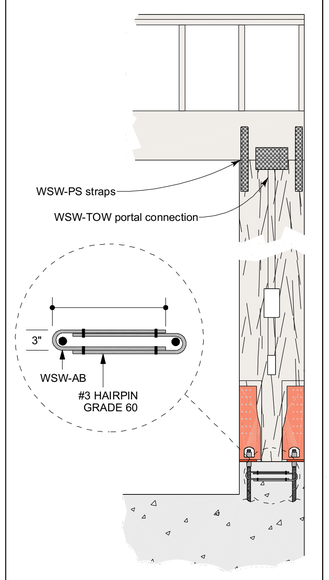
SLAB-ON-GRADE FOUNDATION

2.0 FOUNDATION REQUIREMENT - ENGINEERED TURN-DOWN FOOTING (CRITICAL).

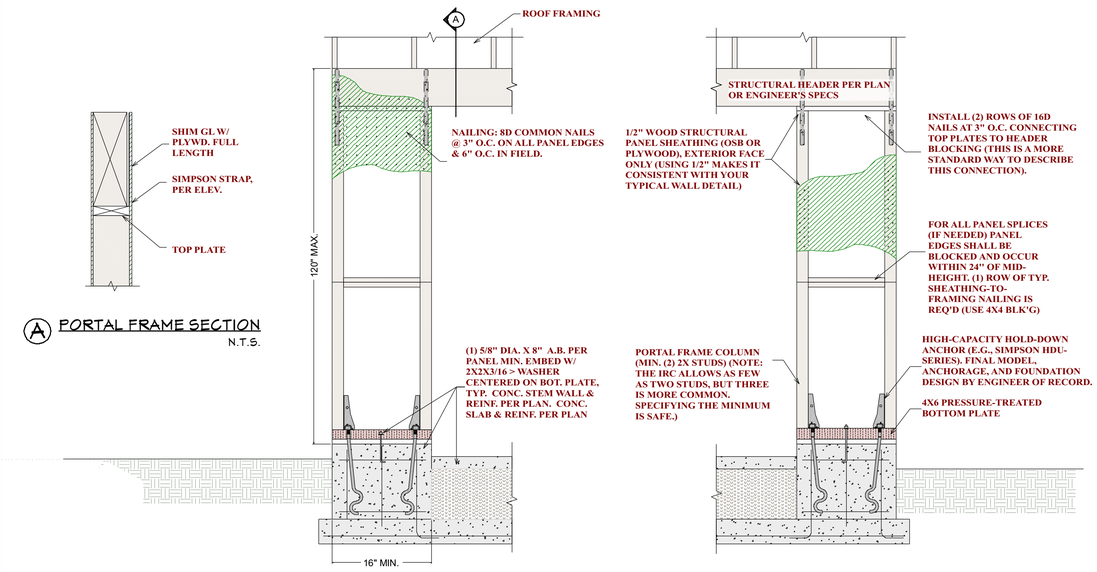
2.1 STANDARD FOOTING IS NOT SUFFICIENT: THE STANDARD MONOLITHIC SLAB EDGE SHOWN ELSEWHERE IS NOT ADEQUATE FOR PORTAL FRAME ANCHORAGE.

2.2 TURN-DOWN FOOTING REQUIRED: AT ALL PORTAL FRAME WALL LOCATIONS, THE FOUNDATION SHALL BE DEEPENED AND WIDENED TO FORM A TURN-DOWN FOOTING.

2.3 ENGINEERING IS REQUIRED: THE FINAL DIMENSIONS, DEPTH, AND REINFORCEMENT OF THIS TURN-DOWN FOOTING SHALL BE DESIGNED BY THE LICENSED ENGINEER (FOR TRADITIONAL FRAMES) OR BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE SIMPSON STRONG-TIE ESR REPORT (FOR WSW SYSTEMS).



CS-3 **BWP, WSW Portal Frame**
No Scale



A PORTAL FRAME SECTION
N.T.S.

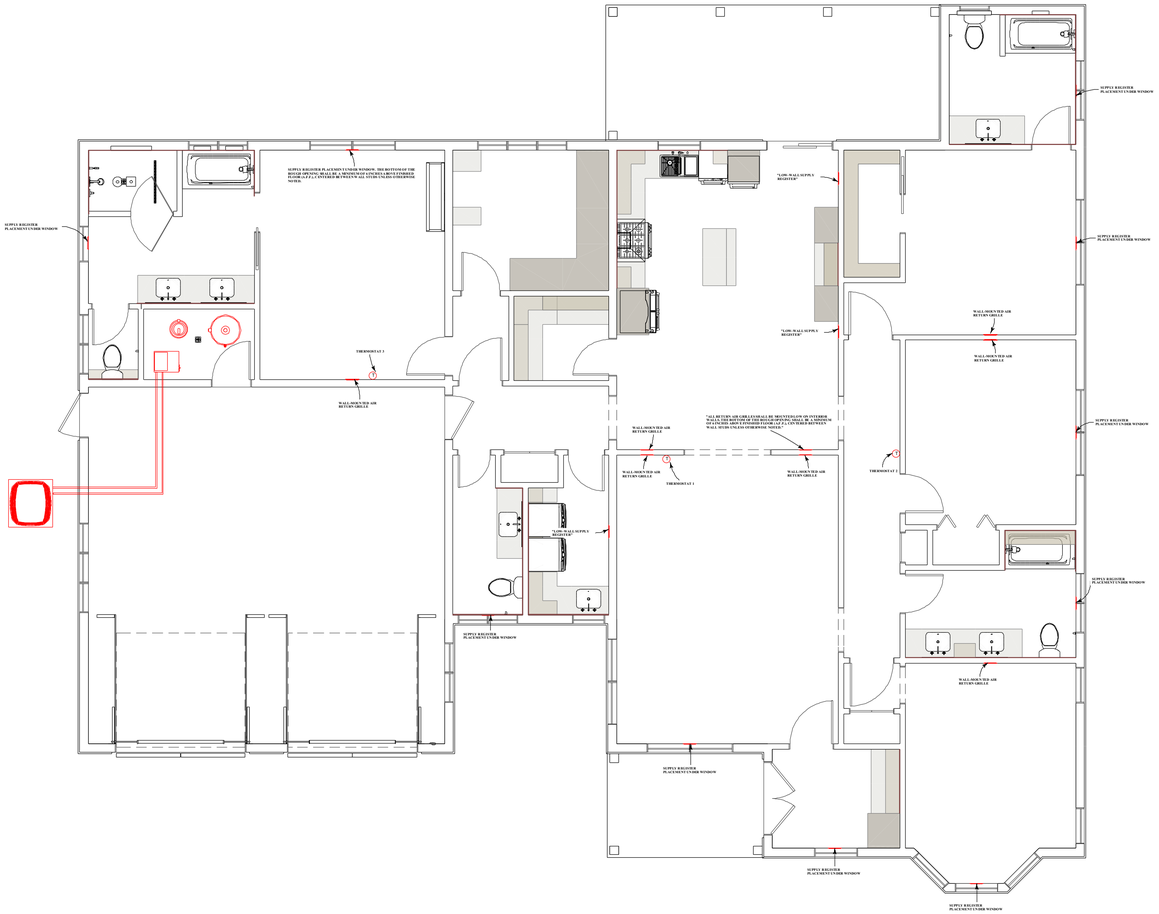
CS-4 **TRADITIONAL PORTAL FRAME DETAIL**
No Scale

Arch Studio	**DESIGNER:** ARCH C STUDIO TEAM **EMAIL:** SUPPORT@ARCHCSTUDIO.COM	**CLIENT:** NAME: ADDRESS: EMAIL:	**SHEET TITLE:** DETAILS	**PLAN SCALE:** NO SCALE

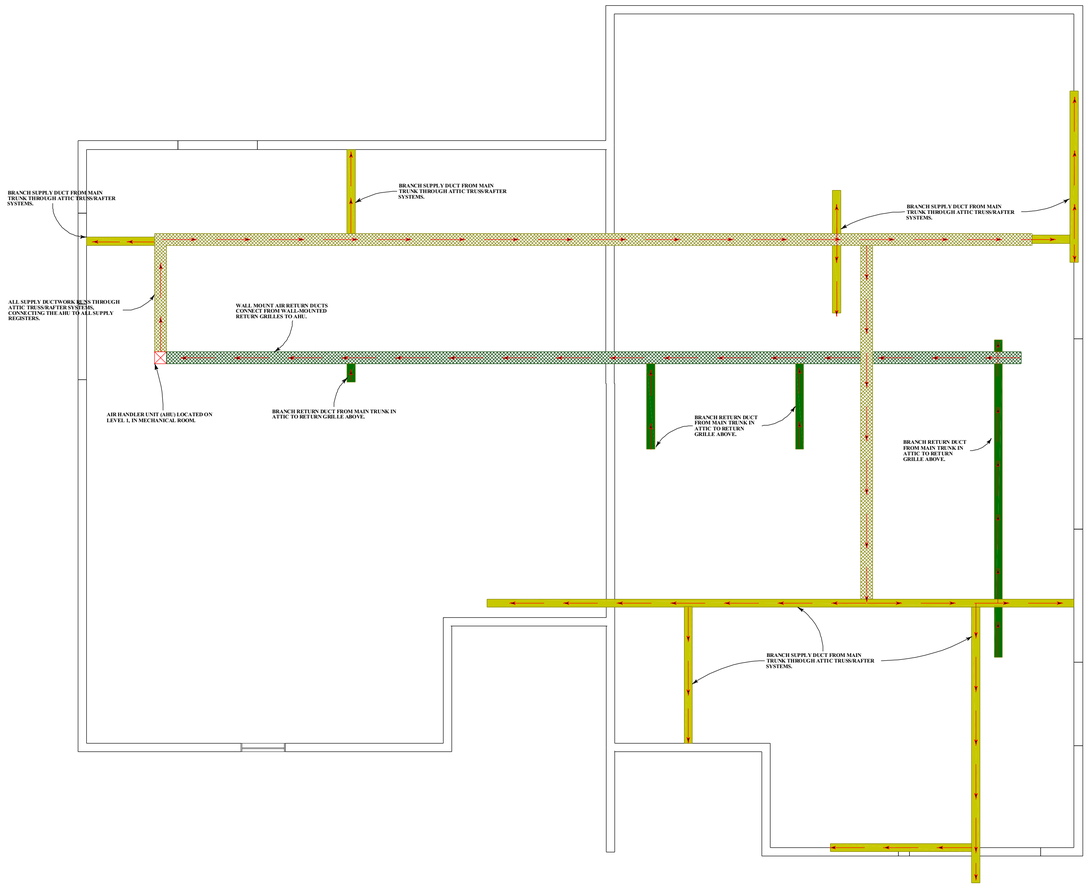
D-2

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")



Proposed Main Level HVAC Plan 1/5 in = 1 ft



Proposed Main Level HVAC Plan 1/5 in = 1 ft

GENERAL HVAC NOTES:

1-SUB CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION & PERMITS, MUST BE LICENSED, BONDED AND APPROVED BY THE BUILDING DEPT.

2-THE HVAC SYSTEM SHALL BE DIVIDED INTO THREE (3) INDEPENDENT ZONES FOR OPTIMAL COMFORT AND CONTROL:

- ZONE 1 – LIVING ROOM, DINING ROOM, AND KITCHEN AREA CONTROLLED BY THERMOSTAT #1 LOCATED ON INTERIOR WALL IN LIVING ROOM.
- ZONE 2 – BEDROOM WING (BEDROOMS-1, 2,3) CONTROLLED BY THERMOSTAT #2 LOCATED IN BEDROOM HALLWAY.
- ZONE 3 – MAIN MASTER BEDROOM LOCATED BEHIND PANTRY CONTROLLED BY THERMOSTAT #3 LOCATED ON INTERIOR WALL IN THAT MASTER BEDROOM.

EACH ZONE SHALL HAVE AN INDEPENDENT THERMOSTAT MOUNTED AT 60" ABOVE FINISHED FLOOR (A.F.F.), AWAY FROM DIRECT SUNLIGHT, WINDOWS, EXTERIOR WALLS, OR SUPPLY VENTS.

3-INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, GARAGES, ETC.

4-ALL SUPPLY AND RETURN DUCTING SHALL BE ROUTED THROUGH CONDITIONED OR UNCONDITIONED BUILDING CAVITIES, SUCH AS WITHIN FLOOR JOIST SYSTEMS FOR BASEMENT/CRAWLSPACE FOUNDATIONS OR THROUGH ATTIC TRUSS/RAFTER SYSTEMS FOR SLAB-ON-GRADE FOUNDATIONS. DUCT RUNS SHALL BE CONFIGURED TO BE AS SHORT AND STRAIGHT AS POSSIBLE. DUCT RUNS IN UNCONDITIONED SPACES (ATTICS, CRAWLSPACES) SHALL BE INSULATED PER IECC REQUIREMENTS.

5-DRYER, KITCHEN, AND BATHROOM EXHAUST: ALL EXHAUST SYSTEMS SHALL BE VENTED DIRECTLY TO THE OUTSIDE AND BE EQUIPPED WITH A BACKDRAFT DAMPER. DRYER EXHAUST DUCT (CRITICAL): THE DRYER DUCT SHALL BE OF SMOOTH-WALL METAL AND ROUTED VIA THE SHORTEST, STRAIGHTEST PATH POSSIBLE. THE MAXIMUM DEVELOPED LENGTH SHALL NOT EXCEED 35 FEET. THIS LENGTH SHALL BE REDUCED BY 5 FEET FOR EVERY 90-DEGREE TURN AND 2.5 FEET FOR EVERY 45-DEGREE TURN, PER IRC M1502.

6-ALL HVAC WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AND ALL APPLICABLE STATE AND LOCAL CODES.

7-ALL DUCTWORK FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS SET FORTH BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA).

8-HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCORDING TO THE AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUAL J (LOAD CALCULATION) AND MANUAL S (EQUIPMENT SELECTION) OR OTHER APPROVED METHODS

9-ALL HVAC EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY RATINGS REQUIRED BY FEDERAL LAW AND THE IECC FOR THE PROJECT'S GEOGRAPHIC LOCATION.

10-ALL CONDENSATE DRAIN LINES SHALL BE PIPED TO AN APPROVED LOCATION, SUCH AS A SANITARY SEWER DRAIN OR AN EXTERIOR LOCATION, IN ACCORDANCE WITH THE IRC. A SECONDARY DRAIN PAN WITH A FLOAT SWITCH IS REQUIRED FOR ANY EQUIPMENT LOCATED IN AN ATTIC, CRAWLSPACE, OR ANY LOCATION WHERE OVERFLOW COULD CAUSE DAMAGE. A CONDENSATE PUMP SHALL BE INSTALLED IF GRAVITY DRAINAGE TO AN APPROVED LOCATION IS NOT FEASIBLE, AS IS COMMON IN SOME BASEMENT APPLICATIONS.

11-ALL DUCTWORK JOINTS, SEAMS, AND CONNECTIONS SHALL BE SEALED USING MASTIC, MASTIC WITH EMBEDDED FABRIC, OR APPROVED TAPE.ALL DUCTS SHALL BE TESTED FOR LEAKAGE TO MEET THE REQUIREMENTS OF THE IECC."

12-CONTRACTOR SHALL BALANCE THE AIR DISTRIBUTION SYSTEM TO PROVIDE THE DESIGN AIRFLOW TO EACH ROOM AS SPECIFIED ON THE PLANS. PROVIDE VOLUME DAMPERS ON ALL BRANCH DUCTS TO FACILITATE BALANCING.

13-THE HVAC CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES (E.G., FRAMING, ELECTRICAL, PLUMBING) TO ENSURE PROPER PLACEMENT OF EQUIPMENT, DUCTWORK, AND REGISTERS AND TO AVOID CONFLICTS.

14-THE CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH ALL MANUFACTURER'S MANUALS, WARRANTY INFORMATION, AND A RECORD OF SYSTEM STARTUP AND BALANCING REPORTS UPON COMPLETION OF THE PROJECT.

0 2 4 10 15 20

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CLIENT:
NAME:
ADDRESS:
EMAIL:

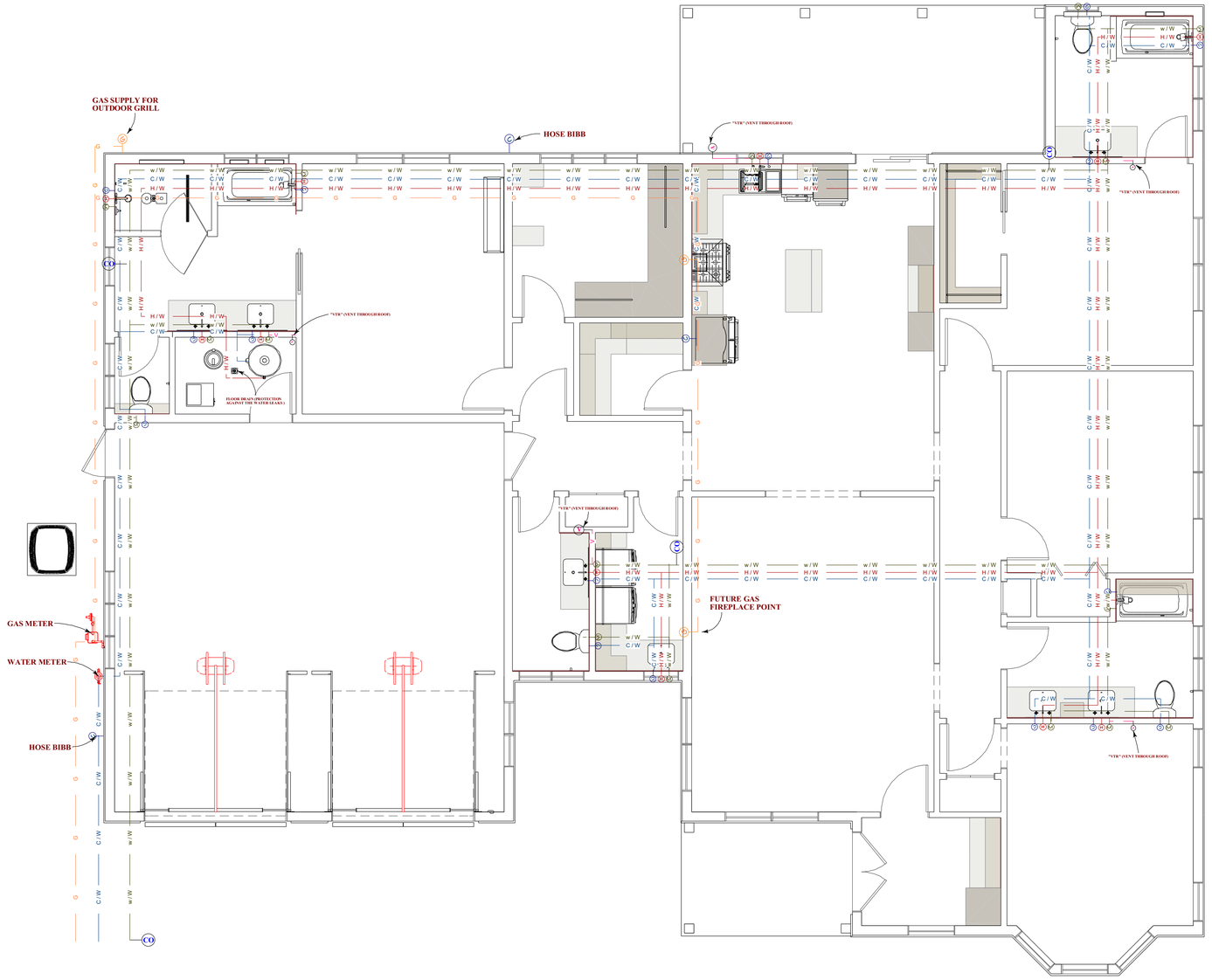
SHEET TITLE:
PROPOSED HVAC PLAN

PLAN SCALE:
1/4"=1'0" UON

M-1

Date: 11-Sep-25

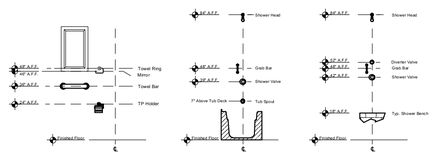
Scaled To Sheet: ARCH D (24" x 36")



Proposed Main Level Plumbing Layout

Scale:—————————————————————————————————1/4in = 1'-0"

- COLD WATER LINE
- HOT WATER LINE
- WASTE PIPE LINE
- GAS LINE
- VENT PIPE
- CLEANOUT



Proposed Bath Fixture Heights-UON

GENERAL PLUMBING NOTES:

1-THESE PLANS ARE DESIGNED TO MEET THE GENERAL REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND INTERNATIONAL PLUMBING CODE (IPC). HOWEVER, STATE, COUNTY, AND LOCAL JURISDICTIONS OFTEN HAVE THEIR OWN SPECIFIC AMENDMENTS AND MORE STRINGENT REGULATIONS. THE PLUMBING CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE STATE AND LOCAL CODES, REGULATIONS, AND UTILITY COMPANY REQUIREMENTS PRIOR TO STARTING ANY WORK.

2-WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH – IRC P2903.2.

3-SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS – IRC P2903.2.

4-TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.

5-INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.

6-WATER SOFTENER UNIT, IF INSTALLED, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE CONDITION WATER.

7-ALL GAS PIPING, MATERIALS, AND CONNECTIONS SHALL COMPLY WITH THE INTERNATIONAL FUEL GAS CODE (IFGC) AND THE REQUIREMENTS OF THE LOCAL GAS UTILITY COMPANY. ALL JOINTS IN STEEL PIPE SHALL BE THREADED AND SEALED WITH AN APPROVED PIPE JOINT COMPOUND. A SEDIMENT TRAP AND AN ACCESSIBLE MANUAL SHUT-OFF VALVE MUST BE INSTALLED UPSTREAM OF EACH GAS APPLIANCE.

8-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.

9-INSULATE WASTE LINES FOR SOUND CONTROL.

10-INSTALL CENTRAL VACUUM SYSTEM & PIPING AND INSULATE LINES FOR SOUND CONTROL. CONFIRM BRAND WITH HOMEOWNER.

11-ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND REGULATIONS.

12-THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES (STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND HVAC) TO ENSURE A CONFLICT-FREE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWING SETS.

13-THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ALL REQUIRED INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION.

14-WATER SUPPLY PIPING SHALL BE PEX, CPVC, OR TYPE L COPPER. ALL BELOW-GRADE DRAINAGE AND VENT PIPING SHALL BE SCHEDULE 40 PVC. ALL ABOVE-GRADE DRAINAGE AND VENT PIPING SHALL BE SCHEDULE 40 PVC OR ABS.

15-ALL PIPES PASSING THROUGH CONCRETE OR MASONRY SHALL BE SLEEVED. PROTECT ALL PIPING FROM PUNCTURE BY NAILS OR SCREWS BY USING STEEL NAIL PLATES WHERE NECESSARY.

16-ALL HORIZONTAL DRAINAGE PIPES SHALL HAVE A MINIMUM SLOPE OF 1/4 INCH PER FOOT FOR PIPES 2 1/2 INCHES OR LESS IN DIAMETER AND 1/8 INCH PER FOOT FOR PIPES 3 INCHES OR GREATER IN DIAMETER, UNLESS OTHERWISE NOTED.

17-INSTALL WATER HAMMER ARRESTERS ON ALL QUICK-CLOSING VALVES, INCLUDING CLOTHES WASHERS AND DISHWASHERS, TO PREVENT DAMAGE TO THE PIPING SYSTEM.

18-PROVIDE ACCESSIBLE SHUT-OFF VALVES FOR EACH PLUMBING FIXTURE AND APPLIANCE.

19-IF THE MUNICIPAL WATER SUPPLY PRESSURE EXCEEDS 80 PSI, A PRESSURE-REDUCING VALVE (PRV) SHALL BE INSTALLED AT THE MAIN WATER LINE.

20-ENSURE THAT ALL CLEANOUTS, VALVES, AND OTHER SERVICEABLE COMPONENTS ARE READILY ACCESSIBLE.

21-ALL NEW PLUMBING WORK, INCLUDING WATER SUPPLY, DRAIN, WASTE, AND VENT SYSTEMS, SHALL BE TESTED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR PRIOR TO TESTING.

22-VENTING SYSTEM: ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY OR COLLECTIVELY VENTED IN ACCORDANCE WITH IRC CHAPTER 31. ALL VENT PIPES SHALL TERMINATE TO THE OPEN AIR THROUGH THE ROOF OR CONNECT TO A STACK VENT OR VENT STACK. VENT SYSTEMS MUST BE DESIGNED TO PROTECT FIXTURE TRAPS FROM SIPHONAGE AND BACK-PRESSURE UNDER ALL OPERATING CONDITIONS.

23- PIPE SIZING: PIPE SIZES INDICATED ON THE DRAWINGS ARE MINIMUMS. THE PLUMBING CONTRACTOR SHALL CALCULATE AND VERIFY THAT ALL WATER SUPPLY, DRAIN, WASTE, AND VENT (DWV) PIPE SIZES ARE ADEQUATE BASED ON FIXTURE UNIT LOADS, AVAILABLE WATER PRESSURE, AND THE TOTAL DEVELOPED LENGTH OF PIPE RUNS IN ACCORDANCE WITH IRC TABLES AND METHODS.

24- CLEANOUTS: PROVIDE ACCESSIBLE CLEANOUTS AT THE BASE OF EACH WASTE STACK, AT THE UPSTREAM END OF ALL HORIZONTAL DRAIN LINES, AND AT INTERVALS NOT TO EXCEED 100 FEET IN STRAIGHT RUNS, AS REQUIRED BY THE IRC. A FULL-SIZE CLEANOUT SHALL BE INSTALLED AT THE JUNCTION OF THE BUILDING DRAIN AND THE BUILDING SEWER.

25- PIPE SUPPORT: ALL HORIZONTAL AND VERTICAL PIPING SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN ALIGNMENT AND PREVENT SAGGING. SUPPORT SPACING AND METHODS SHALL BE IN ACCORDANCE WITH THE IRC AND THE PIPE MANUFACTURER'S SPECIFICATIONS.

26- THERMAL EXPANSION:" "FOR ALL PEX AND CPVC HOT WATER SUPPLY LINES, THE INSTALLER SHALL PROVIDE FOR THERMAL EXPANSION AND CONTRACTION THROUGH THE USE OF EXPANSION LOOPS OR BY ALLOWING FOR ADEQUATE SLACK IN THE LINE, AS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

27- ALL EXTERIOR HOSE BIBBS TO BE FROST-FREE TYPE WHERE REQUIRED BY LOCAL CODE.

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CLIENT:
NAME:
ADDRESS:
EMAIL:

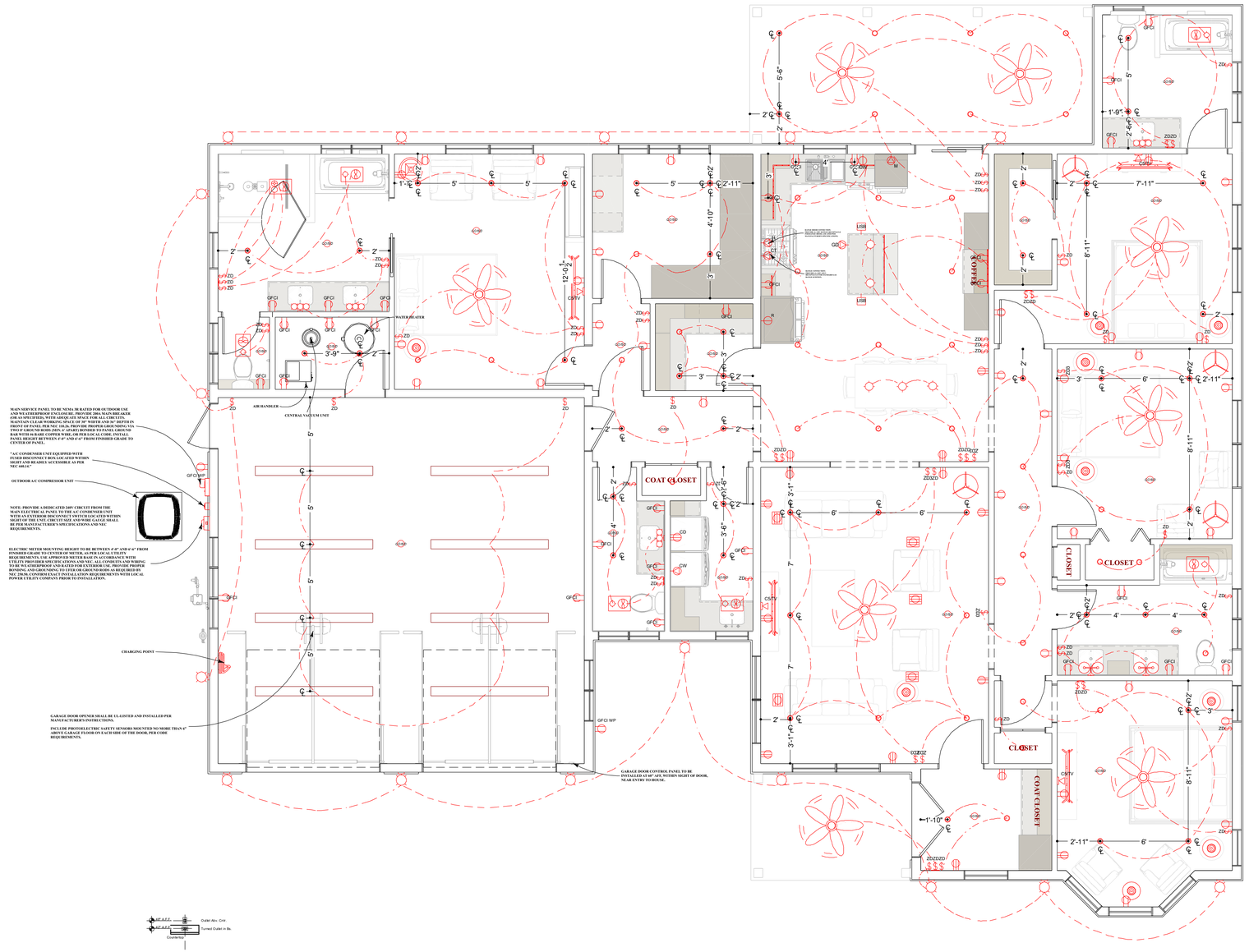
SHEET TITLE:
PROPOSED PLUMBING PLAN

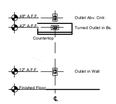
PLAN SCALE:
1/4"=1'0" UON

P-1

Date: 11-Sep-25

Scaled To Sheet: ARCH D (24" x 36")





Standards - Electrical Fixture Heights U.O.N.

Proposed Main Level Electrical Plan
Scale:——————————————————————————1/4in = 1'-0"

Electrical Legend

Symbol	No.	Qty	Description	Comments
CD	E01	1	Clothes Dryer	
	E02	3	Cage Candelabra	
	E03	16	Miner's Sconce	
	E04	4	K-31778-SC03 Occasion 24" Three-Light Wall Sconce	
DW/HW	E05	2	K-31769-SC02 Tone 20" Double Wall Sconce	
	E06	1	Exhaust Fan + Light + Heat Lamp	
	E07	6	Exhaust Fan + Light	
CW	E08	1	Clothes Washer, HW	
	E09	1	OUTDOOR A/C COMPRESSOR	
	E10	1	101-Main Panel and Meter	
	E11	1	Fused A/C Disconnect	
CO	E12	1	Electric Meter	
GFCI WP	E13	2	GFCI WP	
	E14	1	WATER METER	
T	E15	3	Thermostat	
GFCI	E16	29	Decora GFCI Outlet	
	E17	7	Rope Light	
	E18	84	Recessed 4 Inch Can Light	
$ ZD	E19	45	Toggle Switch	
	E20	8	Long Surface Mounted LED Light [96W9D]	
	E21	33	Duplex Decorator Outlet	
CO/SD	E22	21	CO/Smoke Detector	
	E23	8	Euro Ceiling Fan	
	E24	2	Cylindrical Lantern	
$ ZD	E25	8	Z-Wave Dimmer	
$ ZD3	E26	7	Z-Wave Dimmer-3 Way	
CS/TV	E27	4	CAT5 w/ TV	
	E28	5	220V	
USB	E29	2	Decorator 4 USB Charger	
CT	E30	1	Gas Cooktop	
GD	E31	1	Garbage Disposal	
H	E32	1	Hood w/ Vent	
M	E33	1	Microwave, HW	
R	E34	1	Refrigerator	
DW	E35	1	Dishwasher Outlet	

GENERAL ELECTRICAL NOTES

1.0 GENERAL REQUIREMENTS & CODE COMPLIANCE

1.1 CODES: ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.

1.2 PERMITS & INSPECTIONS: THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SCHEDULE ALL REQUIRED INSPECTIONS. DO NOT CONCEAL ANY WORK UNTIL IT HAS BEEN INSPECTED AND APPROVED.

1.3 ELECTRICAL PLAN: THE ELECTRICAL PLAN IS A SCHEMATIC DIAGRAM SHOWING THE INTENDED LOCATIONS OF OUTLETS, SWITCHES, AND FIXTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIRCUITING, WIRING, LOAD CALCULATIONS, AND PROVIDING A COMPLETE AND OPERATIONAL SYSTEM.

2.0 RECEPTACLE OUTLETS

2.1 GENERAL SPACING: IN ALL HABITABLE ROOMS, RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET.

2.2 TAMPER-RESISTANT: ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.

2.3 KITCHEN SMALL APPLIANCE CIRCUITS: THE KITCHEN SHALL BE SERVED BY A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE COUNTERTOP WALL LINE IS MORE THAN 24 INCHES FROM AN OUTLET.

3.0 CIRCUIT PROTECTION (LIFE SAFETY)

3.1 GROUND-FAULT (GFCI): PROVIDE GFCI PROTECTION FOR ALL RECEPTACLE OUTLETS IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, UNFINISHED BASEMENTS, CRAWL SPACES, OUTDOORS, AND ALL OUTLETS SERVING KITCHEN COUNTERTOPS OR LOCATED WITHIN 6 FEET OF A SINK.

3.2 ARC-FAULT (AFCI): PROVIDE AFCI PROTECTION FOR ALL BRANCH CIRCUITS SUPPLYING 120-VOLT OUTLETS AND DEVICES IN ALL HABITABLE ROOMS, INCLUDING BUT NOT LIMITED TO: KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, HALLWAYS, AND CLOSETS.

4.0 LIGHTING

4.1 IC-RATING: ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS MUST BE TYPE IC (INSULATION CONTACT) RATED AND SHALL BE SEALED TO THE CEILING DRYWALL TO BE AIRTIGHT.

4.2 CLOSET LIGHTING: LIGHT FIXTURES IN CLOTHES CLOSETS MUST BE OF A LISTED TYPE (E.G., SURFACE-MOUNTED FLUORESCENT OR LED) THAT PREVENTS THE LAMP FROM BEING A SOURCE OF IGNITION FOR COMBUSTIBLE MATERIALS.

5.0 SMOKE & CARBON MONOXIDE (CO) ALARMS

5.1 REQUIREMENTS: SMOKE AND CO ALARMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH IRC SECTIONS R314 AND R315.

5.2 POWER SOURCE: ALL REQUIRED SMOKE AND CO ALARMS SHALL BE HARD-WIRED WITH A BATTERY BACKUP.

5.3 INTERCONNECTION: ALL REQUIRED SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS IN THE DWELLING TO SOUND.

5.4 LOCATIONS:
• SMOKE ALARMS: INSTALL IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE EACH SLEEPING AREA, AND ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS.
• CO ALARMS: INSTALL OUTSIDE OF EACH SEPARATE SLEEPING AREA AND ON EACH LEVEL OF THE DWELLING. INSTALL INSIDE ANY BEDROOM THAT CONTAINS A FUEL-BURNING APPLIANCE.

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PLAN SCALE:
1/4"=1'0" UON

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Date: 11-Sep-25