

WINDOWS

- A. WINDOW TAGS ARE ROUGH OPENING SIZES.
- B. WINDOW SIZES ARE APPROXIMATE - THERE ARE SO MANY WINDOW MANUFACTURERS THAT PRESENTLY THERE ARE NOT "COMMON SIZES". PLEASE TRY AND GET AS CLOSE AS YOU CAN WITHIN YOUR BUDGET. CENTER DIMENSIONS AND HEAD HEIGHTS REMAIN CONSTANT.
- C. DO NOT FORGET ABOUT EGRESS SIZES, PLEASE VERIFY.
- D. TRIMS, COORDINATE WITH SIDING, PLEASE VERIFY.

FLOOR PLAN NOTES

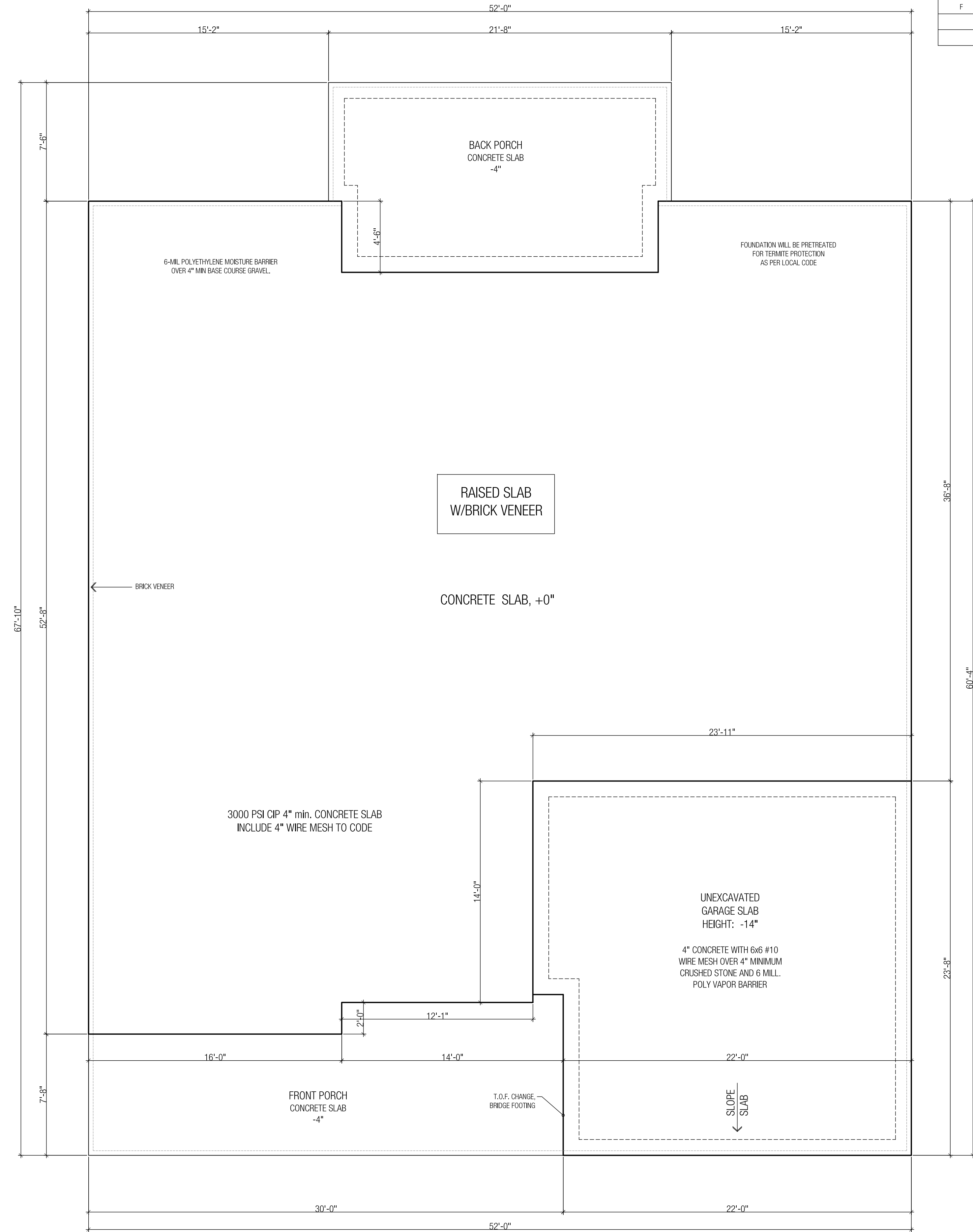
- A. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, DIMENSIONS TAKEN TO EXTERIOR EDGE OF THE BUILDING ARE MEASURED TO THE FACE OF STUD.
- B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. WINDOW SIZES/AVAILABILITY VARY LOCALLY, PLEASE VERIFY ALL OPENINGS.
- C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
- G. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
- H. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES.

WINDOW SCHEDULE

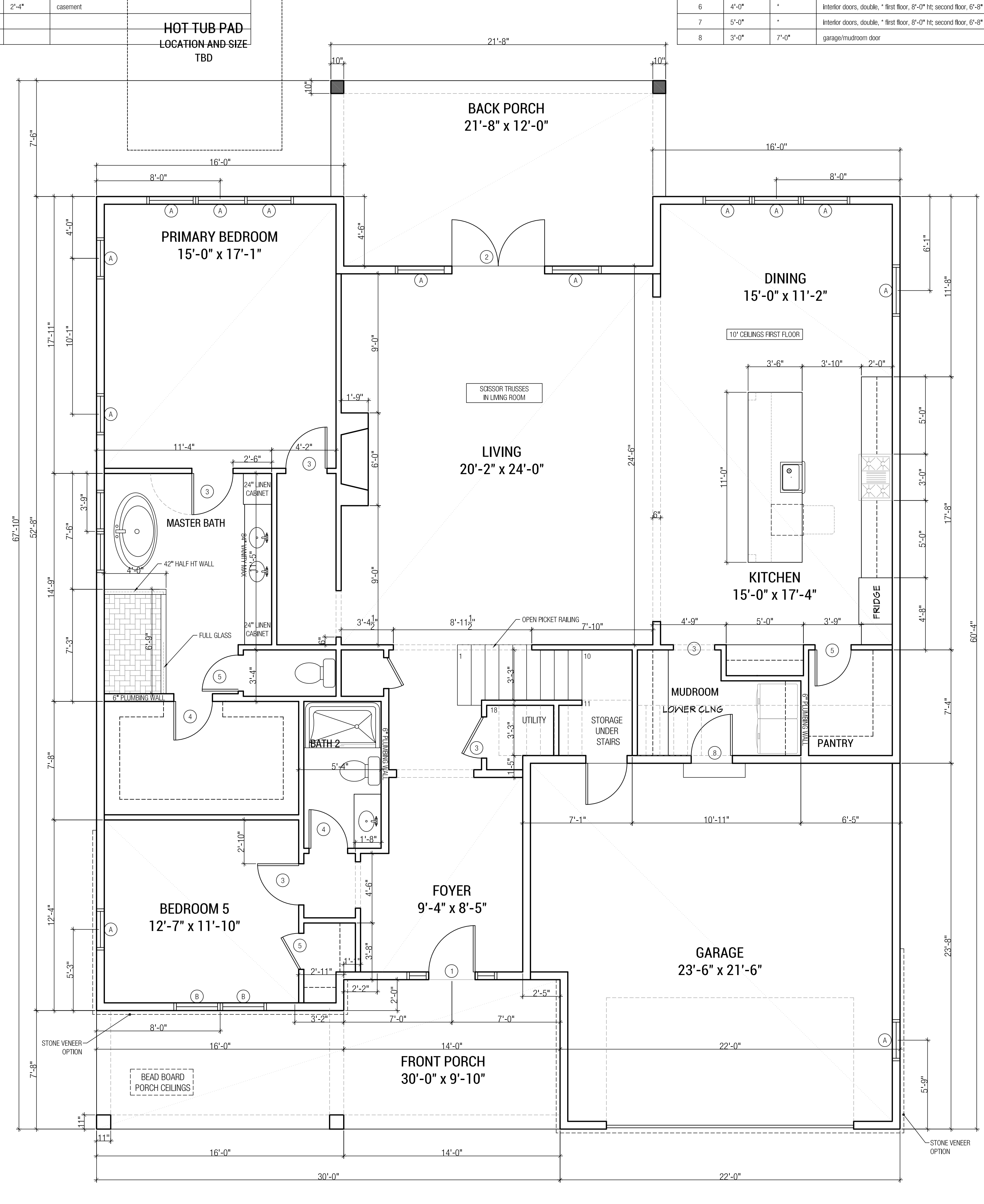
TYPE MARK	WIDTH	HEIGHT	REMARKS
A	2'-8"	5'-6"	dh windows, egress in bedrooms
B	2'-8"	6'-0"	dh front elevation windows, egress
C	2'-8"	7'-2"	back elevation, flanking french doors
D	2'-6"	4'-0"	casement, use optional egress hardware
E	2'-4"	2'-0"	casement
F	2'-4"	2'-4"	casement

DOOR SCHEDULE

TYPE MARK	WIDTH	HEIGHT	REMARKS
1	3'-0"	8'-0"	3'-0" x 8'-0" + sidelights
2	6'-0"	8'-0"	back porch french doors
3	2'-8"	*	interior door, * first floor, 8'-0" ht; second floor, 6'-8" ht
4	2'-6"	*	interior door, * first floor, 8'-0" ht; second floor, 6'-8" ht
5	2'-4"	*	interior door, * first floor, 8'-0" ht; second floor, 6'-8" ht
6	4'-0"	*	interior doors, double, * first floor, 8'-0" ht; second floor, 6'-8" ht
7	5'-0"	*	interior doors, double, * first floor, 8'-0" ht; second floor, 6'-8" ht
8	3'-0"	7'-0"	garage/mudroom door

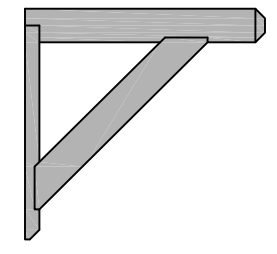


2 FOUNDATION LAYOUT, SEE ENGINEERING
1/4"=1'-0"



1 FIRST FLOOR PLAN
1/4"=1'-0"

These Drawings Provided for Architectural Design Only
Field Verify all Dimensions
Released For Construction



Revision Number	Date	Description

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30 Elm Place, Hastings on Hudson, NY 10706
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PROJECT #24-014
LICENSED ADDRESS:
1817 Telemark Trail,
Driggs, ID
83422

RELEASE DATE
April 10, 2024

ONE LICENSED USE.
IF DOCUMENTS HAVE BEEN ALTERED,
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SHEET

WINDOWS

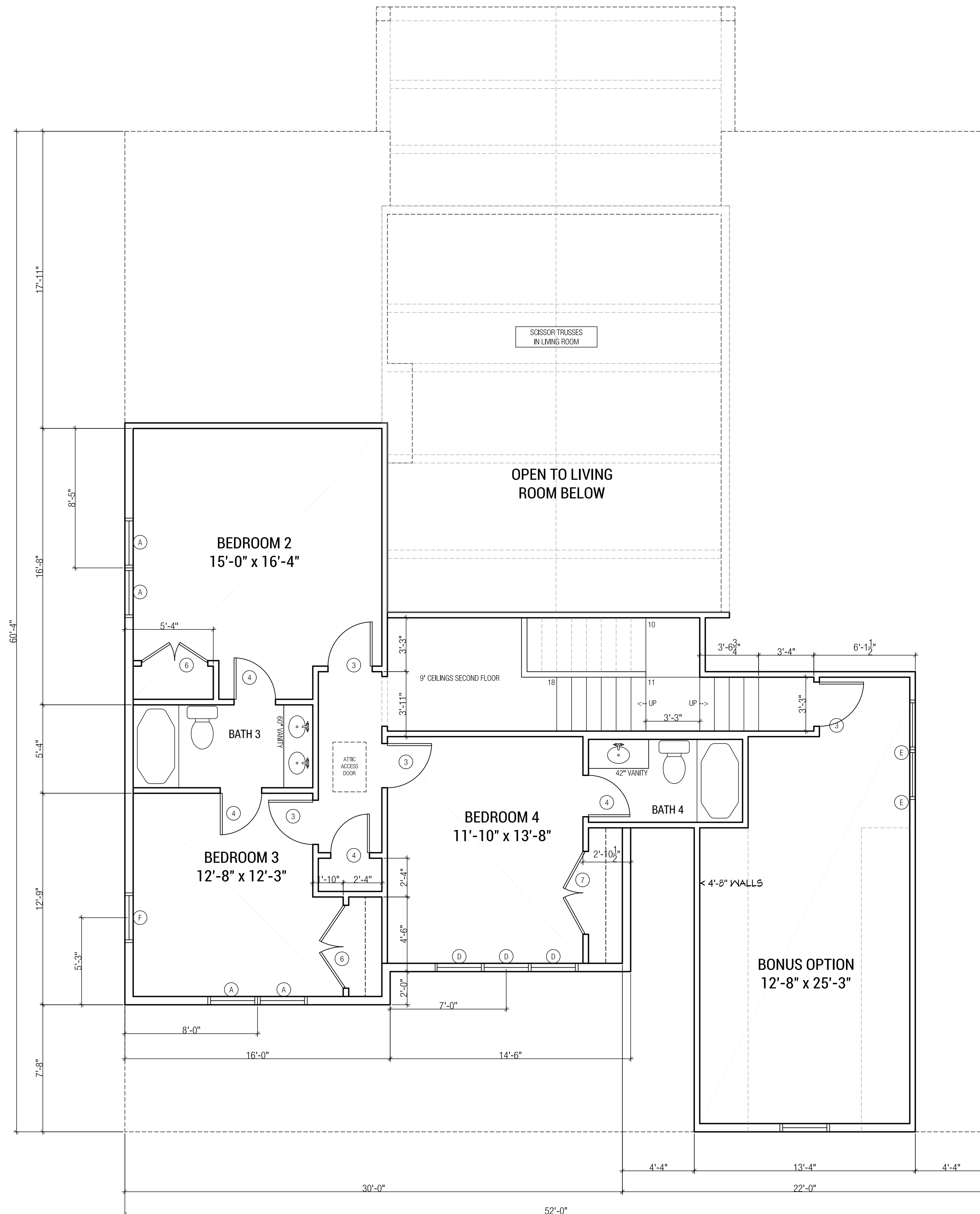
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FLOOR PLAN NOTES

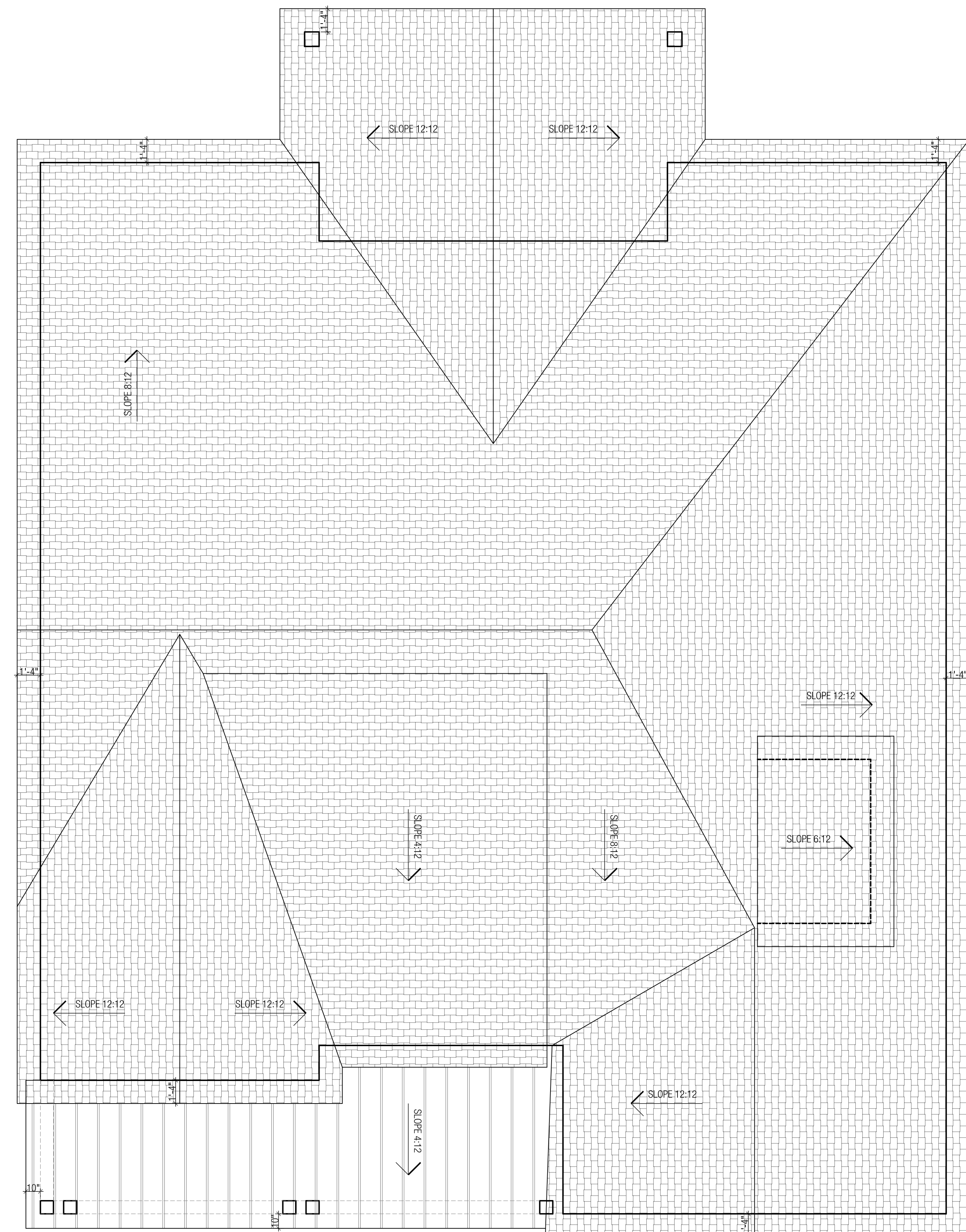
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WINDOW SCHEDULE			
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D	2'-6"	4'-0"	casement, use optional egress hardware
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DOOR SCHEDULE			
TYPE MARK	WIDTH	HEIGHT	REMARKS
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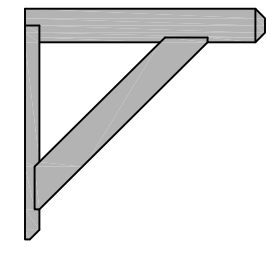


2 SECOND FLOOR PLAN
1/4"=1'-0"



1 ROOF PLAN
1/4"=1'-0"

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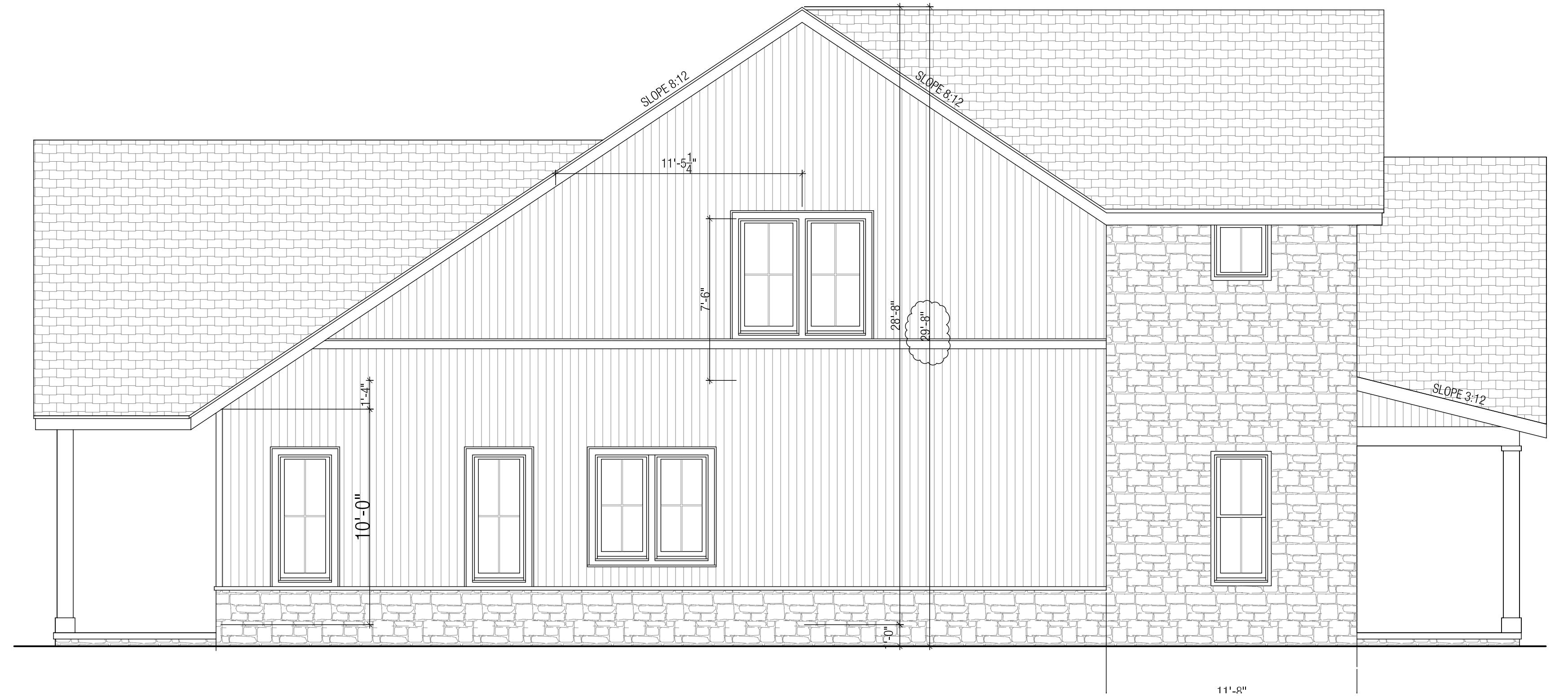
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SHEET
A2



2 BACK ELEVATION
1/4"=1'-0"



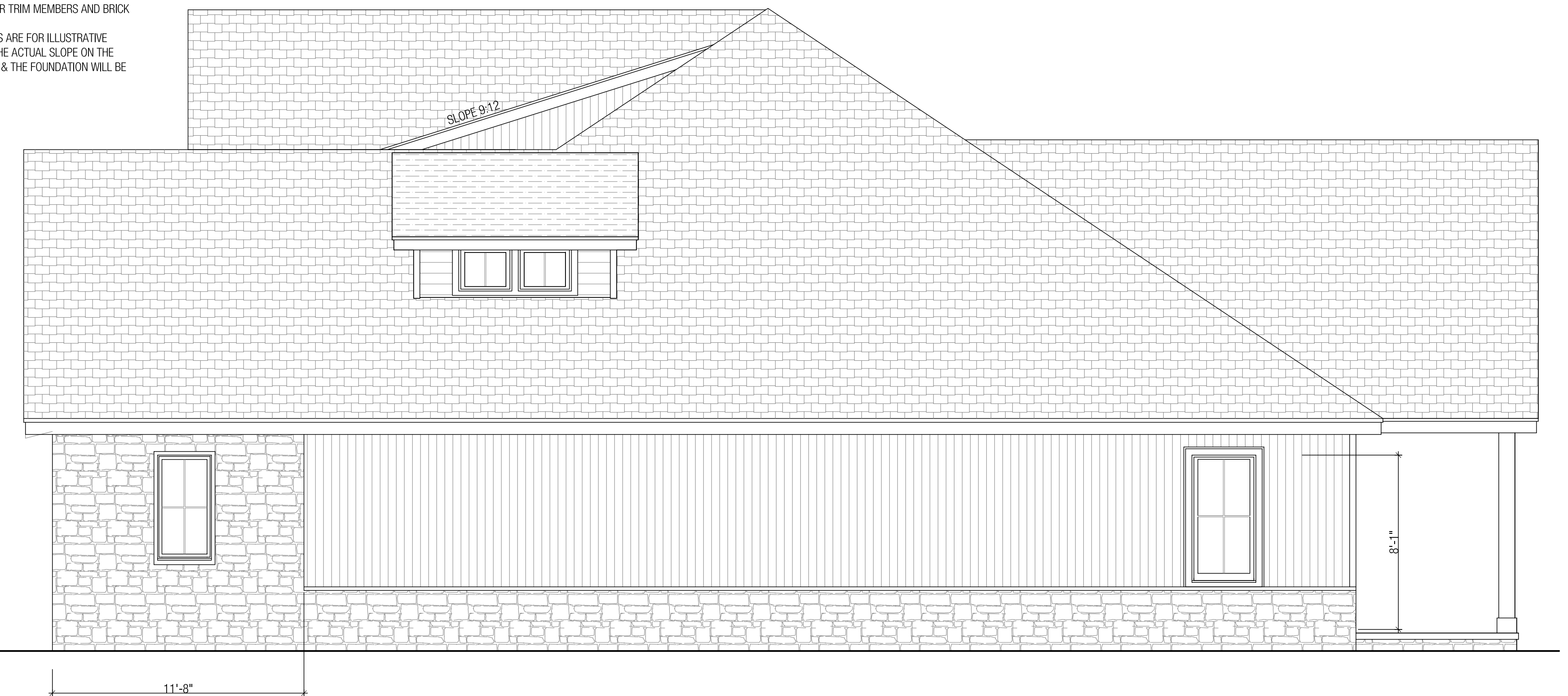
4 LEFT ELEVATION
1/4"=1'-0"

ELEVATION NOTES

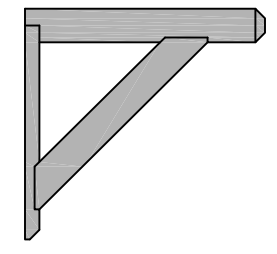
- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- E. NOTE: THE GRADE LINE SHOWN ON PLANS, ELEVATIONS & DETAILS ARE FOR ILLUSTRATIVE PURPOSES ONLY & NOT AS AN ACCURATE REPRESENTATION OF THE ACTUAL SLOPE ON THE SUBJECT PROPERTY. THE FINAL GRADE WILL BE VERIFIED ON SITE & THE FOUNDATION WILL BE BUILT TO ACCOMMODATE THOSE CONDITIONS.



1 FRONT ELEVATION
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3 RIGHT ELEVATION
1/4"=1'-0"



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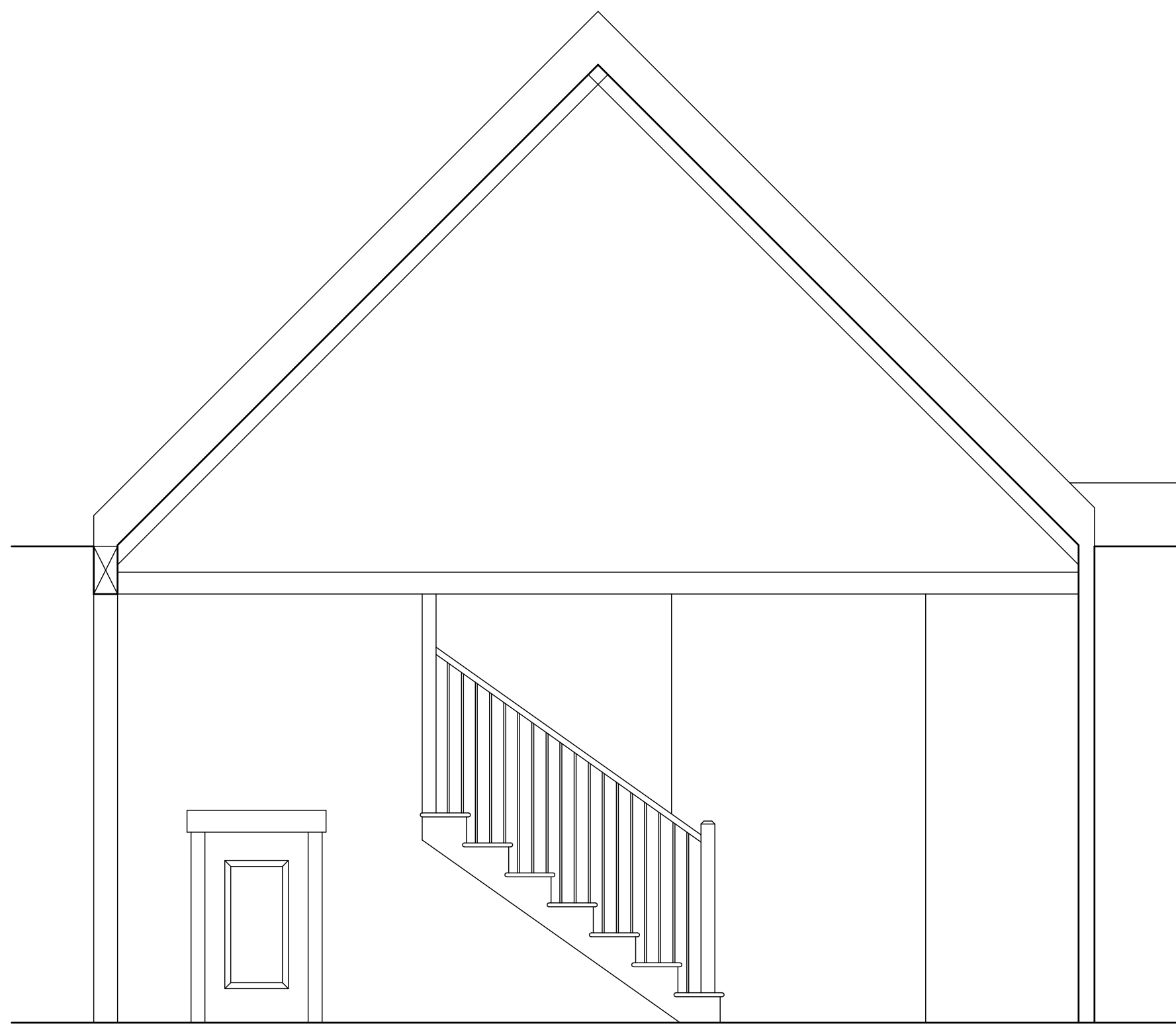
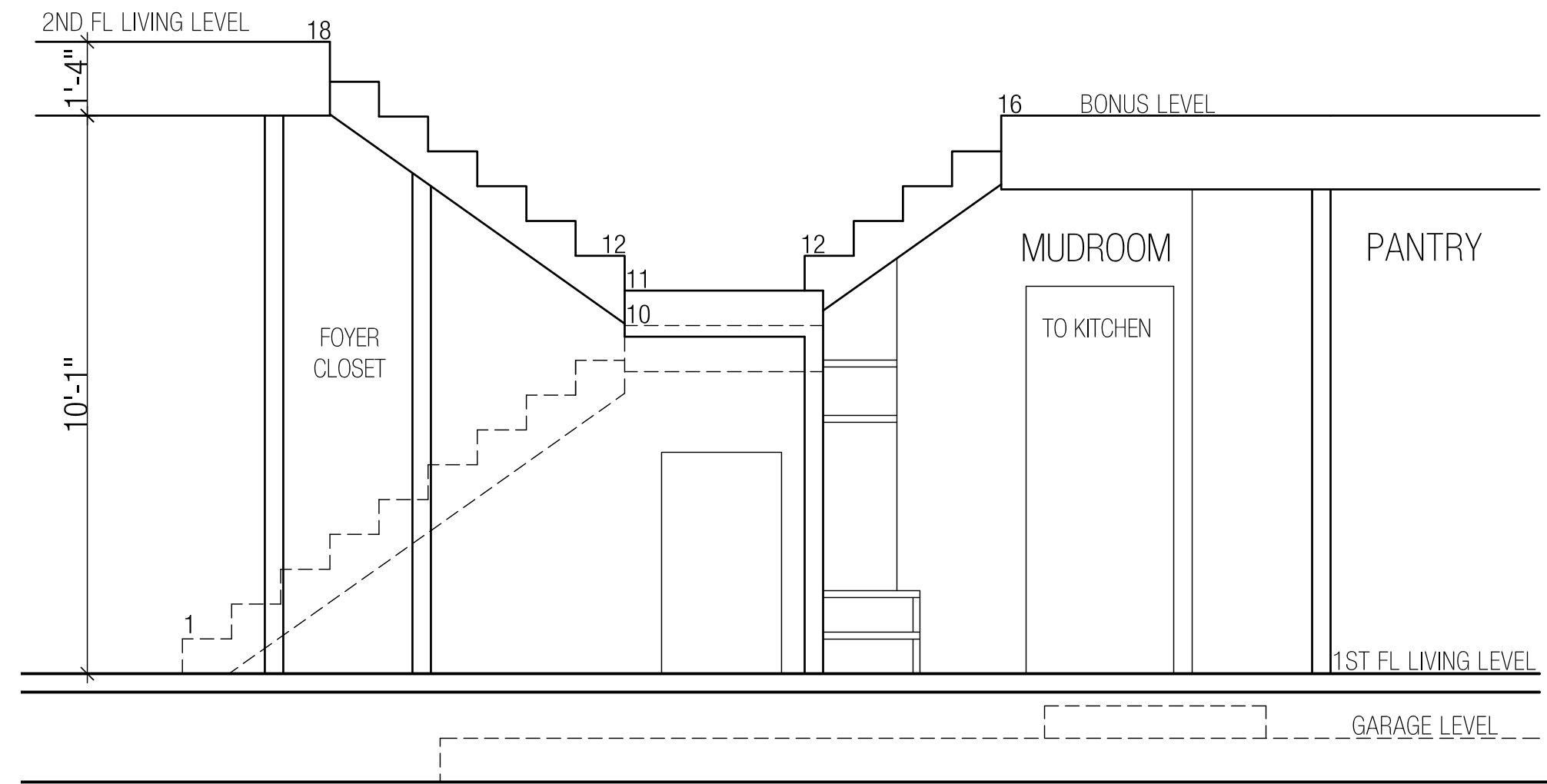
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SHEET
A3



GENERAL STAIR DETAIL SCALE: N.T.S.

***STAIR NOTES:**
 ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7 OF THE INTERNATIONAL BUILDING CODE, RESIDENTIAL.
 MAXIMUM RISER HEIGHT: 7-3/4"
 MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
 MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
 MINIMUM STAIR WIDTH: 36"
 MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

***HANDRAIL NOTES:**
 ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.7 OF THE INTERNATIONAL BUILDING CODE, RESIDENTIAL.
 HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
 HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
 HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
 HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
 HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

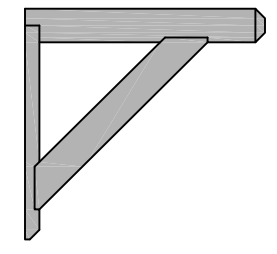
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD ACCORDING TO TABLE 301.5 HORIZONTALLY ALONG THE TOP RAIL.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



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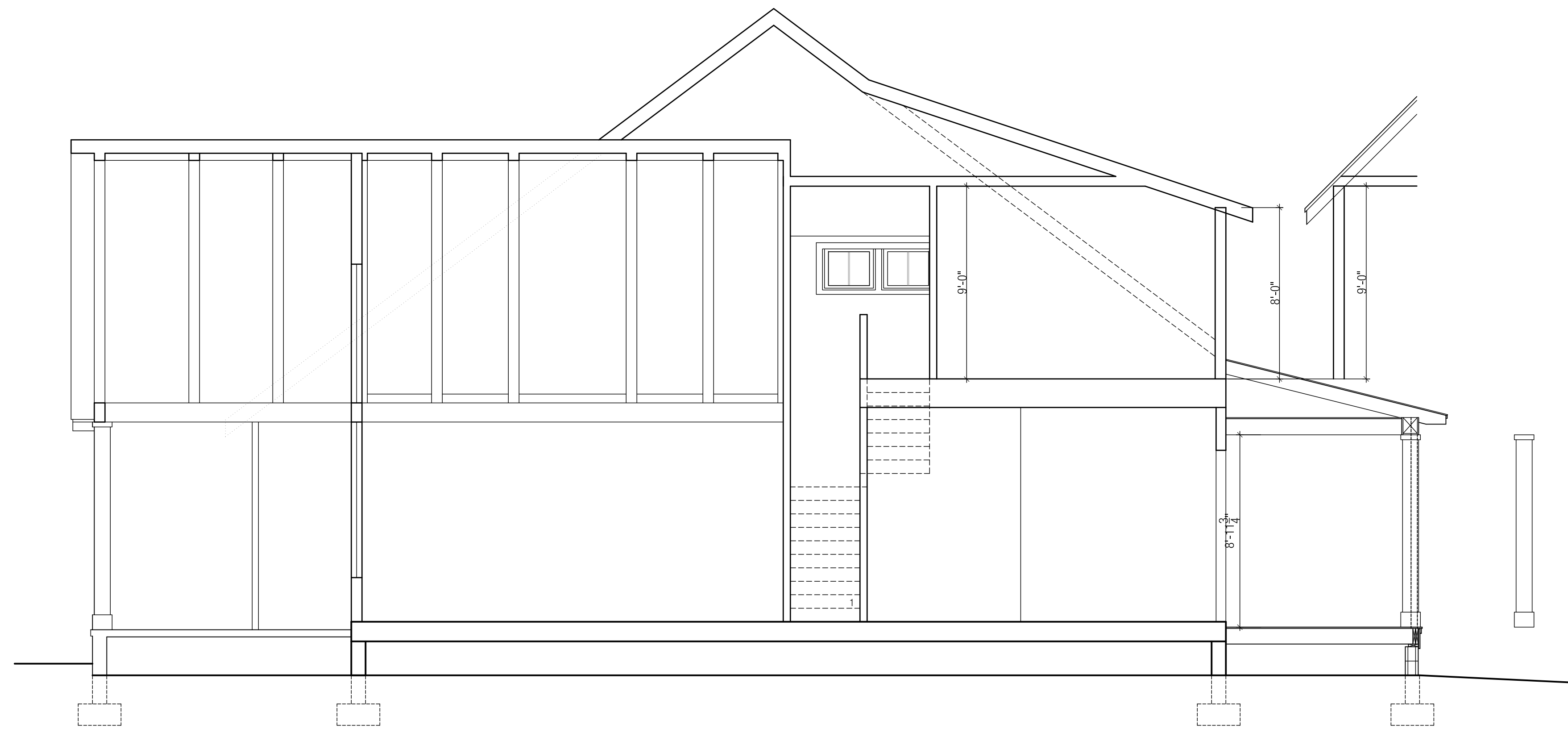
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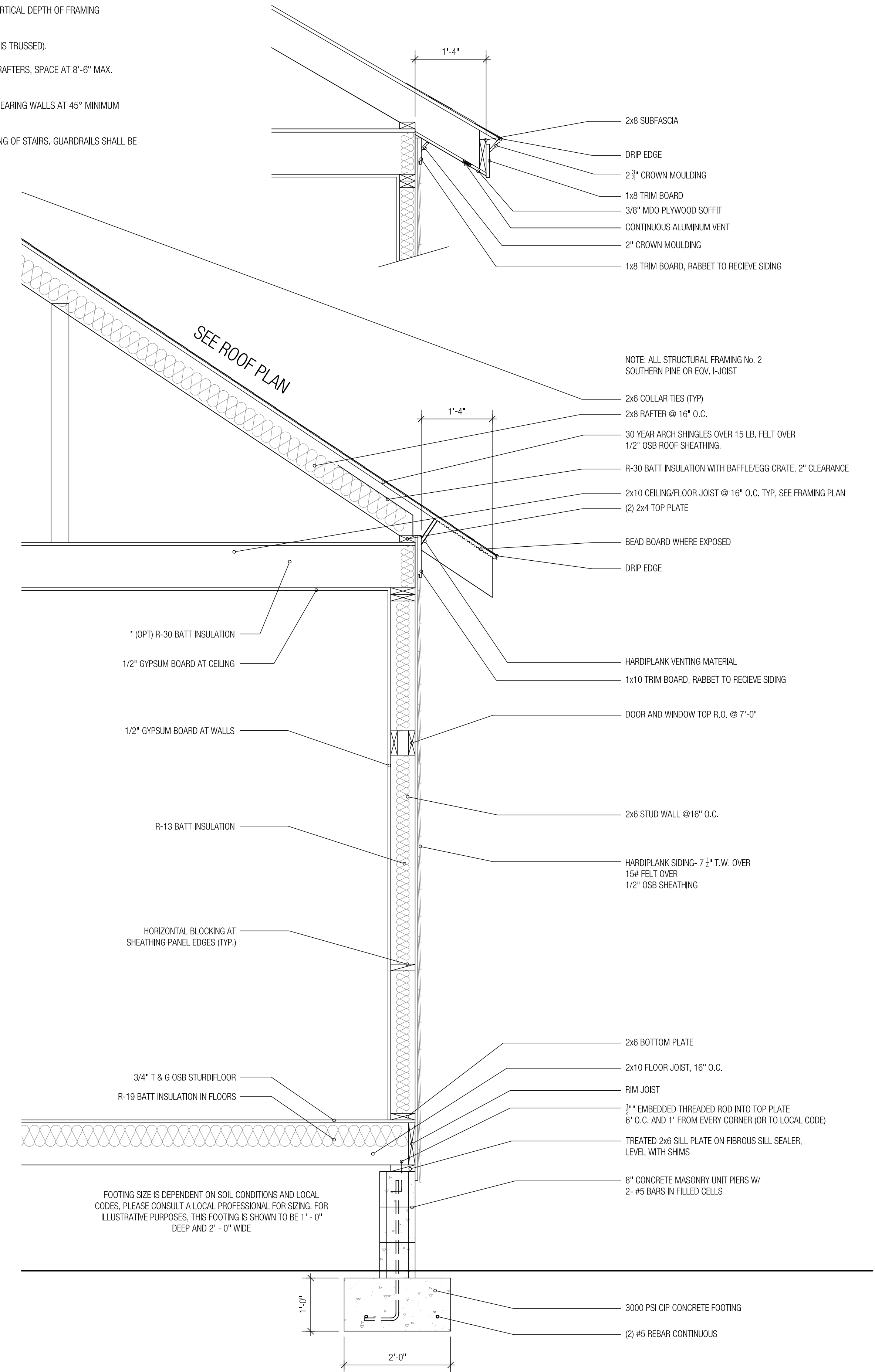
SHEET
A4

SECTION NOTES

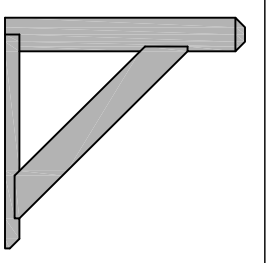
- A. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
- B. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- D. PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED)
- E. PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)
- F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".



2 BUILDING SECTION
1/4"=1'-0"



1 WALL SECTION TYP
3/4"=1'-0"



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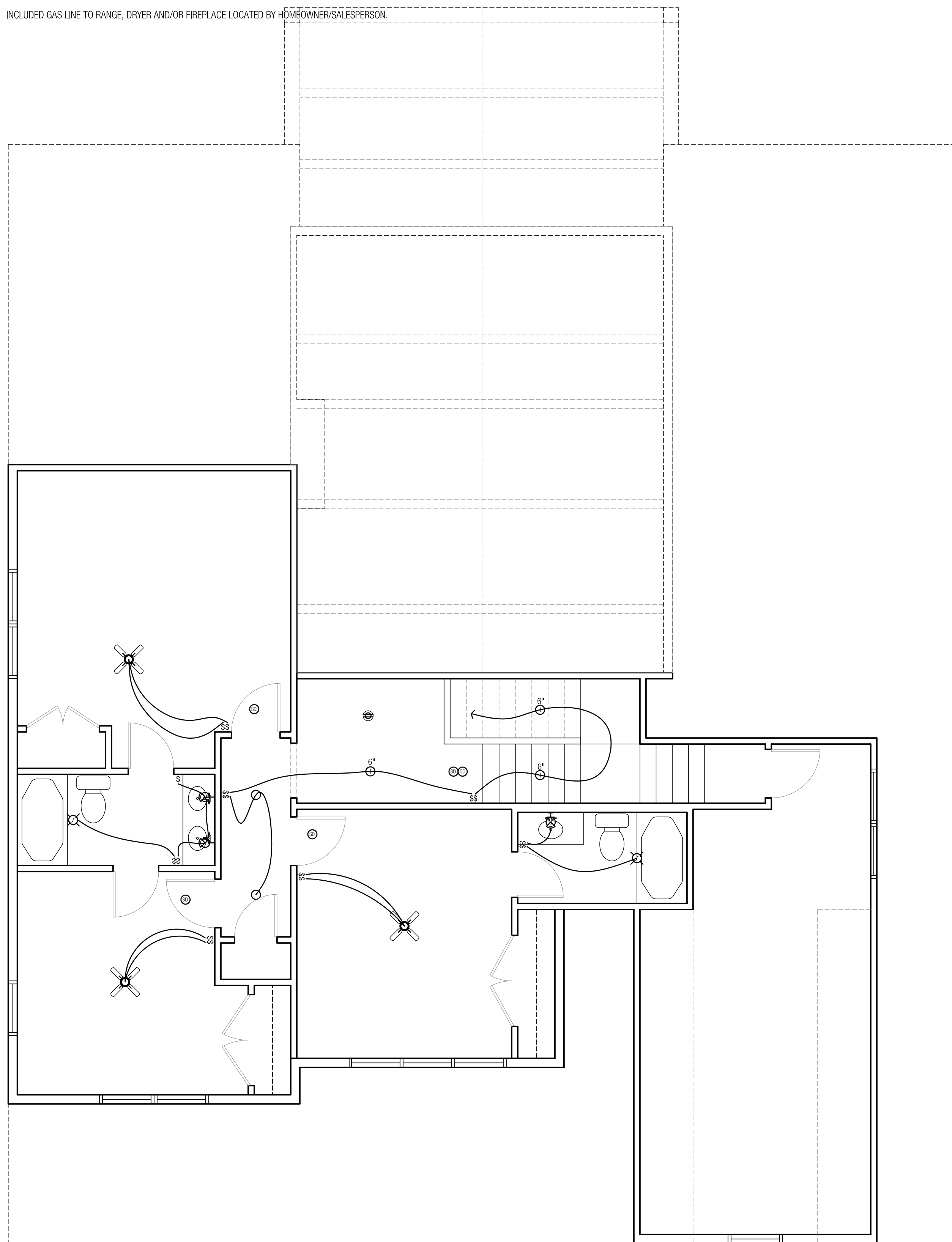
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SHEET
A5

ELECTRICAL NOTES

- A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM, VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
- D. PREWIRE FOR GARAGE DOOR OPENERS.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- F. SYMBOLS WITH AN E ARE TO BE READ AS EXISTING.
- G. INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNER/SALESPERSON.
- H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNER/SALESPERSON.



ELECTRICAL SYMBOLS KEY	
S	SWITCH
○	LED RECESSED CAN
⊙	INCANDESCENT RECESSED WATERTIGHT CAN
⊙	RECESSED WALL WASHER LIGHT
⊙	UNDER CABINET LIGHT
⊙	SURFACE MOUNTED
⊙	SURFACE MOUNTED LED
⊙	VANITY LIGHT FIXTURE
⊙	WALL SCONCE
⊙	INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE
⊙	PULL CHAIN LIGHT
⊙	CEILING FAN / LIGHT COMBO
⊙	PENDANT FIXTURE
⊙	BATH EXHAUST
⊙	LIGHT & BATH EXHAUST
⊙	STANDARD WALL OUTLET
⊙	GROUND FAULT INTERRUPT OUTLET
⊙	FLOOR OUTLET
⊙	HALF HOT SWITCHED OUTLET
⊙	220 VOLT OUTLET
⊙	WEATHERPROOF EXT GFI OUTLET
⊙	GARAGE DOOR OPENER / LIGHT
⊙	EXTERIOR FLOOD LIGHTS
⊙	GARBAGE DISPOSAL
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR
⊙	ELECTRIC VEHICLE CHARGE POINT
⊙	FLUORESCENT

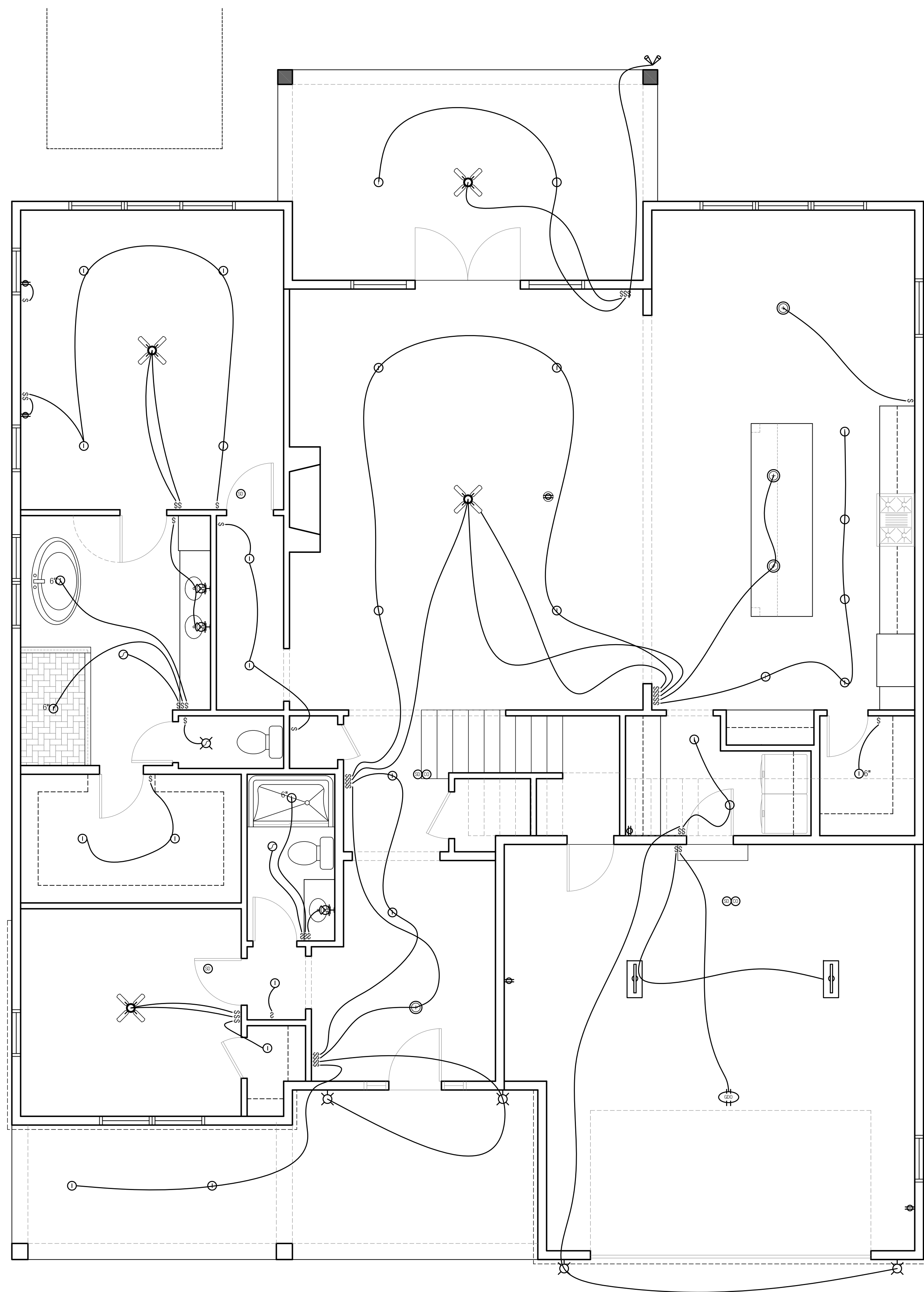
INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.
 PROVIDE GFCI ELECTRICAL PROTECTORS AT NET AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR.
 UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC.
 INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILING.
 INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILING IN THE VAULTED AREAS. USE AIR TIGHT CAN LIGHTS, IF BUILDING ENERGY STAR.
 EXHAUST FANS - VENTING TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE. DO NOT USE PLASTIC PLASTIC PIPE.
 ELECTRICAL OUTLETS PLACED ACCORDING TO LOCAL CODES. COORDINATE WITH OWNER FOR ADDITIONAL OUTLETS OR OUT OF THE ORDINARY CASES.
 GFI OUTLETS IN BATHROOMS, KITCHENS, AND OTHER ROOMS BY CODE.

ELECTRICAL OUTLETS PLACED ACCORDING TO LOCAL CODES. COORDINATE WITH OWNER FOR ADDITIONAL OUTLETS OR OUT OF THE ORDINARY CASES.

GFCI OUTLETS IN BATHROOMS, KITCHENS.

ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE FOR EV CHARGING STATION WILL BE PROVIDED BY HOMEOWNER'S ELECTRICAL CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO ELECTRICAL PERMIT ISSUANCE.

2 SECOND FLOOR ELECTRICAL PLAN
1/4"=1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
1/4"=1'-0"

Revision Table	Number	Date	Revised By	Description

HOME PATTERNS created simplicity
 30 Elm Place, Hastings on Hudson, NY 10706
 (864) 276 0068 INFO@HOMEPATTERNS.COM

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PROJECT #24-014
 LICENSED ADDRESS:
 1817 Telemark Trail,
 Driggs, ID
 83422

RELEASE DATE
 April 10, 2024

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