



AMYX Signature HOMES

Boise, Idaho 208-939-5665

#770

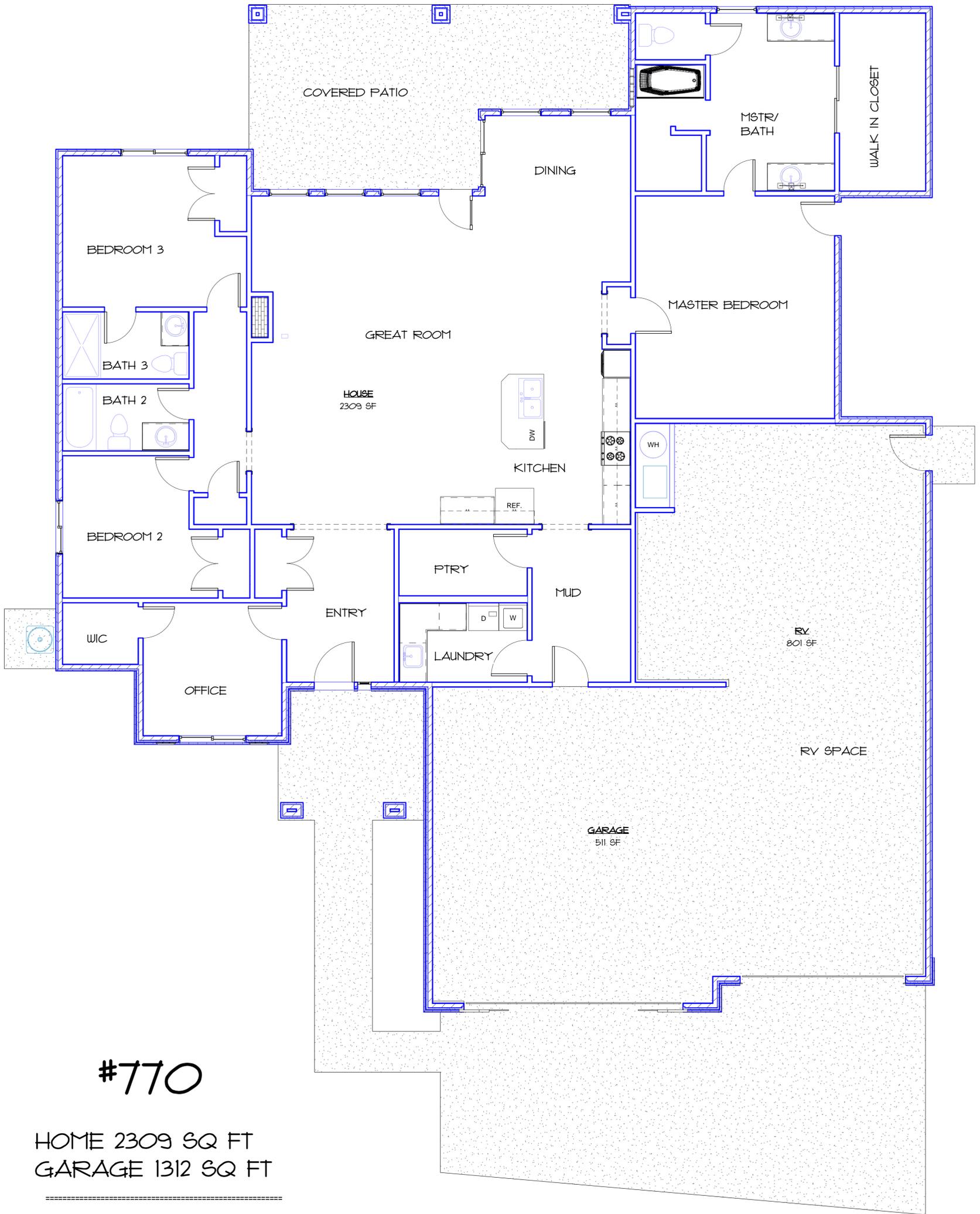
HOME 2309 SQ FT
GARAGE 1312 SQ FT

WIDTH 65'
DEPTH 74'-8"



Dreams By Design LLC 208-371-9037

11/19/2014 11:59:35 AM



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WIDTH 65'
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1 3D View 1



3 3D View 2



2 3d-1

GENERAL SPECIFICATIONS

ATTIC VENTILATION, SCUTTLE, AND VENTS

- ATTIC SCUTTLE SHALL BE NOT LESS THAN 2000" x 30" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING. ATTIC ACCESS PANEL SHALL NOT BE LOCATED IN GARAGE IF THE DOOR CLOSURE SHALL COMPLY WITH SECTION 1007.
- VENTILATION SHALL COMPLY WITH SECTION 1006. SEE ATTIC VENTILATION CALCULATION ON ROOF FRAMING SHEETS FOR BREAKDOWN OF VENTILATION CALCULATIONS. WHERE THROUGH STUDS IS USED AT ATTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM, SHALL BE USED PER IRC SECTION 1002. PROVIDE CORROSION RESISTANT METAL FISH TAPE AT EXTERIOR VENTS WITH FISH CLOSINGS OF 1/4" MAX. AND 1/8" MIN.

ELECTRICAL

- ALL ELECTRICAL WORK SHALL COMPLY WITH 2009 IRC.
- OUTLETS SHALL BE PLACED SO THAT NO POINT ALONG THE FLOOR LINE OF AN UNBROKEN WALL TWO OR MORE FEET IS MORE THAN SIX FEET FROM AN OUTLET WITHIN THAT WALL SPACE - IRC E800.1
- OUTLETS AT KITCHEN COUNTERTOP GREATER THAN 12" SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 12" FROM AN OUTLET - IRC E800.4
- ALL OUTLETS IN BATHROOMS AND GARAGE AT GRADE LEVEL, OUTLETS SERVING KITCHEN COUNTERTOP SHALL HAVE GROUND-Fault CIRCUIT INTERRUPTING PROTECTION.
- ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE LAUNDRY ROOM. SHALL HAVE NO OTHER OUTLETS.
- ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE BATHROOM. SHALL HAVE NO OTHER OUTLETS.
- OUTLET BOXES IN THE WALL BETWEEN THE DWELLING & THE GARAGE SHALL BE METAL OR APPROVED FIRE-RESISTIVE PLASTIC. OUTLET BOXES IN GARAGE WALLS SHALL BE METAL.
- SMOKE DETECTORS ARE TO BE INSTALLED AT EACH LEVEL AT EACH SLEEPING ROOM & TOP OF STAIRS. DETECTORS AT NON-SLEEPING AREAS ARE TO BE INSTALLED IN SLEEPING AREAS SO THAT ALARM WILL BE INTERCONNECTED IN EVERY ROOM - IRC E801.
- SMOKE DETECTORS SHALL ALSO HAVE BATTERY BACKUP & BUILT-IN SIGNAL WHEN BATTERIES ARE LOW.
- SMOKE DETECTORS SHALL COMPLY WITH IRC CHAPTERS 26 THROUGH 32, 2006 IRC.
- SMOKE DETECTORS SHALL BE LISTED - E800.8.1
- NO MORE THAN ONE 20 AMP SMALL APPLIANCE CIRCUIT SHALL BE INSTALLED TO SERVE KITCHEN HOOD & DINING AREAS. NO OTHER OUTLETS SHALL BE ON THESE CIRCUITS.
- GARAGE MOUNTED INCANDESCENT LIGHT FIXTURE IN CLOTHES CLOSET SHALL MAINTAIN 18" BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE - IRC E803.8.
- ALL WIRING SHALL BE COPPER.
- NECESSED INCANDESCENT LIGHTS SHALL MAINTAIN A 3" CLEARANCE TO INSULATION OR BE LISTED TO HAVE INSULATION IN DIRECT CONTACT WITH THE FIXTURE - IRC E803.4.
- ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BATHROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT-INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ALL OUTLETS THAT SERVE COUNTERTOP SURFACES, AND ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF A WALL WITHIN THE UNIT OR BATHROOM SHALL BE GFCI PROTECTED.
- MINIMUM OF TWO 20 AMPERE RATED BRANCH CIRCUITS FOR OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AND DINING AREAS, A SEPARATE DIFFERENTIATED BRANCH CIRCUIT FOR BATHROOM OUTLETS.
- OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-PHASE WITH GROUND TYPE, FOUR-WIRE, GROUNDING-TYPE RELEVABLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUNCTION SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL, TERMINAL AND THE FRAME OF THE APPLIANCE.
- SERVICE PANEL PER IRC SECTION E802.
- GROUNDING ELECTRODE PER IRC SECTION E803.
- FIELD BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEMS PER IRC SECTION E803.10.

ERRORS AND OMISSIONS

- IF ANY ERRORS OR OMISSIONS ARE IN THE DRAWINGS, SPEC'S OR OTHER DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY DREAMS BY DESIGN LLC IN WRITING OF SUCH ERRORS OR OMISSIONS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DREAMS BY DESIGN LLC OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED & DREAMS BY DESIGN LLC PRIOR TO SUBMITTING A BID. OTHERWISE DREAMS BY DESIGN LLC'S INTERPRETATION SHALL BE FINAL.

FIREPLACES

- PREPLACE CHIMNEY SHALL TERMINATE A MIN. OF 2' ABOVE THE ROOF WITH 1/2" OF MEASURED HOIST PER IRC R900.6.
- PREPLACE HEARTH LINER & HEARTH EXTENSION PER IRC SECTION R900.3. FIRE STOPPING SHALL COMPLY WITH IRC SECTION R902.4. PROVIDE A COPY OF FIRE INSTALLATION INSTRUCTIONS & AN I.C.B.O. REPORT TO THE INSPECTOR OF FIREPLACES.
- THE PROPER REPORT NUMBER TO BE FILLED BY RFP AGA AND I.C.B.O.
- PREPLACE NOT PERMITTED ON 1/2" ICE TARE NETWORK.
- ALL FIREPLACES MUST COMPLY WITH APPROVED UNITS LISTED BY FINAL COUNTY CLEAN BURNING RESIDENTIAL REPLACE ORDINANCE 10000.
- A GAS OR LIQUID FUEL FIREPLACE SHALL HAVE DAMPERS THAT REMAIN PERMANENTLY OPEN. A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED. THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED. A GAS OR ELECTRIC FIRE OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.

LOCATION FOR REQUIRED FIRE BLOCKING

- FIRE BLOCKS AND DRAFT STOPS MUST COMPLY WITH IRC SECTION R902.4.
- CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS FURRED SPACES AND SOFFITS & 1/2" LEVELS BOTH VERT. & HORIZ. ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ DROP CEILING, SOFFITS AND COVE CEILING.
- RETIEEN STAR BRACKETS IN TOP OF EXISTION OF RUN & BETWEEN STUDS ALONG AND IN LINE WITH THE BRACKETS.
- CLOSINGS AROUND PRESS PANELS, VENTS AND CHIMNEYS & NON-COMBUSTIBLE MATERIALS SUCH AS UNGRADED FIBERGLASS INSULATION.
- ALL OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS PER IRC SECTION R900.6.
- WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON-BURNING MATERIAL.
- THE INTEGRITY OF ALL FIRE BLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.

LOCATION ON LOT, GRADING, AND DRAINAGE

- BASES SHALL BE A MINIMUM OF 30" TO PROPERTY LINE. SEC. 302.1.
- FRESH GRADE SHALL HAVE A MINIMUM OF 1/4" TO APPROVED WATER DISPOSAL AREA.

MATERIALS

- CONCRETE, REINFORCING STEEL, CHL, BRICK, PORTLAND CEMENT, LUMBER, SPECIFIC GRADE FOR JOISTS, RAFTERS, POSTS, STUDS, & BEAMS/ GUILDS, TREATED LUMBERS, PLYWOOD, WOOD SHINGLES, SHAKES, AND SIDING MUST COMPLY WITH THE MATERIAL STANDARDS OF THE APPLICABLE SECTION OF THE IRC.
- CONCRETE, THE ROOF MATERIAL, PER SPECIFICATION ON THE ELEV. SHEET, VALLEY FLASHING TO BE NOT LESS THAN 2009 INCHES. NO 36 GALVANIZED SHEET GABLE CORROSION RESISTANT SHEET METAL. IRC SECTION 1003.4.3.
- CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 5/8" TO 1" FOR EACH INCH ON CENTER FRAMING AND FROM 1/2" TO 3/8" INCH FOR 2-INCH ON CENTER FRAMING OR 1/2-INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

MECHANICAL

- ALL MECHANICAL SHALL COMPLY WITH 2009 IRC.
- AIR HANDLER SHALL BE ATTIC MOUNTED & SHALL INCLUDE:
 - PL. WOOD PLATFORM FOR UNIT w/ CLEARANCES
 - LIGHT BUILT-CABINETS & UNIT & HOV. OUTLET
 - 2" CONDENSER LINES
 - CATALYTIC TO UNIT NOT TO EXCEED 20" IN LENGTH
- UNITS OVER LIVABLE AREA TO RECEIVE EXTERNAL CONDENSATION DRAIN PLAN & SINKING CONDENSATION DRAIN FROM EACH PLAN w/ FITTING 1/2" TO GRADE & 4"
- MECHANICAL EQUIPMENT SHALL BE PER PLAN.
- DIRECT VENT SHALL NOT EXCEED 30" MAX. IRC 1502.
- PROVIDE SCREENED OPENING # 1/2" OF CEILING FLOOR PER PLAN FOR OPTIONAL GAS WATER HEATER AND GAS DRYER. PROVIDE 30" DIA. IN. OF MAKEUP AIR FOR DRYER, AND 30" DIA. IN. OF CONDENSATION AIR FOR WATER HEATER PER IRC 6047.
- PERMANENTLY IDENTIFY MULTIPLE HVAC UNITS WITH PERMANENT LABEL MARKING AS INDICATING AREA SERVED BY EACH UNIT. IRC 1502.1.
- THE CLOTHED DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 26 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.

MISCELLANEOUS

- POST ADDRESS NUMBERS ON EXTERIOR OF STRUCTURE. IRC R901.
- UNGRADED TERRACE/ PATIO INSULATION SHALL BE 4" MIN. IN JURISDICTION THAT HAS TERRITORY IN THE VICINITY OF A MILITARY AIRPORT REQUIRES ALL RESIDENTIAL BUILDINGS SHALL EITHER BE CONSTRUCTED WITH A MINIMUM OF 1/8" EXTERIOR WALL ASBESTOS OR A MINIMUM OF 3/8" ROOF ASBESTOS. DUAL-GLAZED WINDOWS AND SOLID WOOD, FOAM-FILLED FIBERGLASS OR METAL DOORS TO THE EXTERIOR OR CERTIFIED BY A STATE OF EDUARD ARCHITECT OR ENGINEER TO ACHIEVE A MINIMUM ENERGY LEVEL OF FORTY-FIVE (45) DECIBELS AT THE OF FINAL CONSTRUCTION.
- CODE ENFORCEMENT: ALL FIXTURES, RETAINING WALLS, SWIRLING POOLS, SPA'S & DETACHED STRUCTURES SHALL REQUIRE A SEPARATE PERM.

NOISE ATTENUATION

- PROVIDE EXTERIOR WALL INSULATION EQUAL TO 1/4" IN WHERE ADJACENT TO LIVABLE AREA.
- PROVIDE CEILING INSULATION TO A VALUE OF R30 OVER LIVABLE AREAS.
- EXTERIOR DOORS SERVING LIVABLE AREAS SHALL BE SOLID CORE OR INSULATED WITH WEATHER TIGHT GASKETS AND THREE-HOLDERS OF GASKETED GLASS.
- ALL EXTERIOR UNDOOR ADJACENT TO LIVABLE AREAS SHALL BE DOUBLE GLAZED (EQUIL PANEL).
- SOLE PLATES OF EXTERIOR WALLS ADJACENT TO LIVABLE AREAS SHALL BE CALKED OR SEALED AT THE FLOOR LINE.

OCCUPANCY SEPARATIONS

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 2" MIN. "X" GYP. BD. APPLIED TO THE GARAGE SIDE WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL NOT BE PROTECTED BY NOT LESS THAN 2" MIN. "X" GYP. BD. OR EQUIVALENT.

ELEVATIONS

- ALL PLUMBING SHALL COMPLY WITH IRC CHAPTERS 26 THROUGH 32, 2006 IRC.
- WATER HEATER PRESSURE RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXT. OF THE BUILD. & TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 2" OF NON-LESS THAN 1/4" ABOVE GRADE. THE PRESSURE RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS OR OTHER SIMILAR AREAS.
- ALL DIRECT BASTE AND VENTING IS TO BE "ABS".
- ALL COPPER TUBING IN WATER PIPING ABOVE SLAB TO BE A 1/2" MIN. TYPE "K" 1/2" BELOW SLAB & INSTALLED W/O JOINTS.
- PLUMBING FIXTURES TO COMPLY WITH LOW FLOOR FLOOR ORNANCE INCLUDE THE FOLLOWING:
 - WATER CLOSETS, 1.6 GALLONS PER FLUSH
 - SINKS AND SPOUNDRAYS, 1.0 GALLONS PER FLUSH
 - KITCHEN SINK TO HAVE DIRECT LINE TO HOT WATER HEATER
 - SHOWER & BATH TUB COMBINATION SHALL BE PROVIDED BY PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, IRC 1002.8.
- SHOWER & BATH TUB SHALL BE VENTED IN COMPLIANCE WITH IRC 1002.
- WHERE LOCAL STATIC WATER PRESSURE IS IN EXCESS OF 80 POUNDS PER SQUARE INCH, AN APPROVED TYPE PRESSURE REGULATOR PROVIDED BY AN APPROVED TRADESMAN SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 POUNDS PER SQUARE INCH OR LESS, FOR POTABLE WATER SERVICES 1/2" TO AND INCLUDING 1 1/2" REGULATORS, PROVISION SHALL BE MADE TO PREVENT PRESSURE ON THE BUILDING SIDE OF THE REGULATOR FROM EXCEEDING MAIN SUPPLY PRESSURE. APPROVED REGULATORS WITH INTEGRAL BYPASS ARE ACCEPTABLE. EACH SUCH REGULATOR AND TRADESMAN SHALL BE ACCESSIBLY LOCATED AND SHALL HAVE THE TRADESMAN ACCESSIBLE FOR CLEANING UP/DOWN RESTORING THE REGULATOR OR TRADESMAN BODY ON DISCONNECTING THE SUPPLY PIPING. ALL PIPE SIZE DETERMINATIONS SHALL BE BASED ON 80 PERCENT OF THE REDUCED PRESSURE WHEN USING TABLE 2003.1, IRC 2003.
- WATER HEATER TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION. TEMPERATURE & PRESSURE RELIEF VALVE SHALL BE INSTALLED ON THE WATER HEATING DEVICE IN AN APPROVED LOCATION BASED ON LISTING REQUIREMENTS AND THE MANUFACTURERS INSTRUCTIONS. VALVE TO BE INSTALLED SO THAT THE BUILDING SUPPLY PRESSURE IS LESS THAN THE REQUIRED KIELE VALVE PRESSURE SETTING. NO DEVICE SHALL BE INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGH BUILDING SUPPLY.

SUBSTITUTIONS

- THE SUBCONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN OR SPECIFIED BY THE GENERAL CONTRACTOR OR OWNER. IF THE SUBCONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL NOTIFY HIS BID & IN HIS CONTRACT, THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON & MUST INCLUDE THE TOLERABLE DIFFERENCE IN CONTRACT PRICE & THE SUBSTITUTION IS ACCEPTED AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

VENEERS (ADHERED)

- PERMITTED BACKING (IRC SECTION R902.2) BACKING SHALL BE CONTIGUOUS AND MAY BE OF ANY MATERIAL PERMITTED BY THIS CODE. IT SHALL HAVE SURFACES PREPARED TO RECEIVE AND SUPPORT THE PROVED LOADS OF THE VENEER. EXTERIOR VENEER, INCLUDING ITS BACKING, SHALL PROVIDE A WEATHERPROOF COVERING FOR ADDITIONAL BACKING REQUIREMENTS. SEE SECTION R902.8.
- AREA AND USE LIMITATIONS: THE AREA AND LENGTH OF INTERIOR ADHERED VENEERED AREAS SHALL BE UNLIMITED EXCEPT AS REQUIRED TO CONTROL EXPANSION AND CONTRACTION. THE USE OF EXTERIOR ADHERED VENEER SHALL BE LIMITED AS FOLLOWS:
 - EXTERIOR ADHERED VENEER SHALL NOT BE APPLIED TO OVERHEAD HORIZONTAL OR ADHERED SLOPING SURFACES.
 - EXTERIOR ADHERED VENEER SHALL NOT BE LOCATED MORE THAN 30 FT. ABOVE ANY ADJACENT GRADE, ROOF, WALKWAY OR SIMILAR SURFACE.
 - SPECIAL INSPECTION IN ACCORDANCE WITH IRC SECTION 1001 SHALL BE PROVIDED FOR INSTALLATION OF ALL EXTERIOR ADHERED VENEER LOCATED MORE THAN 8 FT. ABOVE ANY ADJACENT GRADE, ROOF, WALKWAY OR SIMILAR SURFACE. (PER CITY ADOPTED)

WATER RESISTANT APPLICATIONS

- WALLS CORPUS TO SHOWER, TUB, BATH, AND LAVATORY SINKS SHALL BE FINISHED WITH H.R. GYP. BOARD & CERAMIC TILE OR EQUAL, TO A MIN. 1/2" ABOVE FINISH - PER IRC SECTION 1007.4.

WINDOWS

- ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPERABLE HEIGHT OF OPENING SHALL BE 24 INCHES. THE MIN. NET CLEAR OPERABLE WIDTH OF OPENING SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS BEAMS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. IRC R902.
- EXCEPTION: GRADE FLOOR OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF FIVE (5) SQUARE FEET.
- LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS TO COMPLY WITH IRC SECTION R902.4 & R902.8.4 FOR GLASS IN HAZARDOUS AREAS & ALL GLASS WITHIN 18" OF THE FLOOR.

BUILDING SAFETY

REQUIREMENTS FOR GROUP R OCCUPANCES, ATTENDED BY ADDING THE FOLLOWING SECTION:

- "SECURITY REQUIREMENT" THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL DWELLING UNITS WITHIN GROUP R DIVISION 1 AND GROUP R DIVISION 3 OCCUPANCES.
- THE REQUIREMENTS OF THIS SECTION ARE NOT INTENDED TO PREVENT INGRESS, AND NO SECURITY DEVICE SHALL BE INSTALLED TO PREVENT INGRESS THROUGH EXTERIOR DOORS AND WINDOWS.
- NO EXTERIOR DOORS, ALL MAIN OR FRONT ENTRY DOORS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY PROVIDE OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE BY A DOOR, GIBBER HAVING A FIELD OF VIEW OF NOT LESS THAN ONE HUNDRED (100) DEGREES OR THROUGH A WINDOW.
- ALL EXTERIOR SINGING DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE CORE OR METAL SKIN IN THE NON-GLAZED PORTION.
- OPEN SPACE BETWEEN RIFERS AND WOOD EXTERIOR DOOR JAMBES SHALL BE SOLID SHIPPED EXTENDING NOT LESS THAN TWELVE (12) INCHES ABOVE & BELOW THE DEADBOLT STRIKE PLATE. DEADBOLT STRIKE PLATES FOR EXTERIOR DOORS SHALL BE ATTACHED TO DOOR JAMBES WITH NOT LESS THAN FOUR (4) NO. 8 BY THREE INCH SCREWS OR IN ATTACHED TO METAL JAMBES SHALL BE ATTACHED WITH NOT LESS THAN FOUR (4) NO. 8 MACHINE SCREWS. MINIMUM PENETRATION IS 3/4" INCH INTO THE NEAREST STUD.
- EXTERIOR DOORS WITH INSET PINS EXPOSED ON THE OUTSIDE SHALL USE INSETS w/ NON-REMOVABLE PINS OR STANDARD FIN INSETS TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE INSET PINS. NOT LESS THAN THREE (3) 4" DIA. STEEL BOLT INSETS SHALL BE DIFFERENTIALLY SPACED TO BOTH THE DOOR & FRAME w/ NOT LESS THAN 1/4" WOOD SCREWS OR TO METAL w/ NOT LESS THAN FOUR (4) NO. 8 MACHINE SCREWS.
- ALL EXTERIOR BLENDING DOORS SHALL BE CONSTRUCTION & FINISHED TO PREVENT THE REMOVAL OF THE BLENDING SECTION FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. BLENDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKS DEVICE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL COMBINATION OR EFFORT.
- STRIKE PLATES SHALL BE ATTACHED TO DOOR w/ NOT LESS THAN FOUR (4) NO. 8 BY 3" SCREWS w/ MIN. PENETRATION OF 3/4" INTO NEAREST STUD.
- EXTERIOR DOOR LOCKS: ALL EXTERIOR SINGING DOORS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:
 - HAVE A MINIMUM ONE-INCH BOLT THROW AND RECEIVING STRIKE PLATE HOLE ONE-QUARTER INCH DEEPER THAN THE PROTECTED BOLT THROW.
 - HAVE AN ANTI-DRIFT RESISTANT CYLINDER.
 - HAVE FASTENERS BUSH THROUGH INTO THE CYLINDER BODY.
 - BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY.
- FOR INTERIOR EXTERIOR UNDOORS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PREVENT RASING, SLINGING OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. A PASSIVE WINDOW PANEL SHALL HAVE A WEATHER RESISTANT SEALING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE GLASS TO PREVENT REMOVAL OF THE WINDOW GLASS.
- AN ADJUTORY LOCK SHALL BE INSTALLED ON ALL HORIZONTAL AND VERTICAL BLENDING UNDOORS TO ALLOW THE WINDOW TO BE LOCKED IN A PARTIALLY OPEN, VENTILATING POSITION. ANY LOCKING DEVICE USED ON UNDOORS IN A BLENDING DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL COMBINATION OR EFFORT.
- FOR GARAGE DOORS: ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED WITH AT LEAST TWO (2) LOCKING DEVICES OF THE FOLLOWING TYPES:
 1. THROU BOLT OR FLUSH BOLT.
 2. LOCKING PIN.
 3. PADLOCK AND HASP.
- ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPERABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER.
- ATTIC ACCESS: ACCESS DOORS TO ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE. EXCEPT WHERE NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED WITH A STEEL HARP AND A HEAVY-DUTY LOCK THAT BE LOCATED ON THE EXTERIOR.
- ALTERNATE MATERIAL OR METHODS: THE REQUIREMENTS OF THIS SECTION ARE NOT INTENDED TO PREVENT THE USE OF ANY DEVICE, HARDWARE OR METHOD OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED UNLESS SUCH ALTERNATE DEVICE, HARDWARE OR METHOD OF CONSTRUCTION PROVIDES EQUIVALENT SECURITY AND IS FIRST APPROVED BY THE PROJECT CHIEF AND THE BUILDING OFFICIAL.

GENERAL PLAN NOTES

- DREAMS BY DESIGN LLC IS A DESIGN/DRAFTING COMPANY LOCATED IN BOISE IDAHO. THIS PLAN SET WAS DRAFTED BY DREAMS BY DESIGN LLC TO MEET AVERAGE CONDITIONS AND CODES IN THE STATE OF IDAHO AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM ONE JURISDICTION TO ANOTHER, DREAMS BY DESIGN LLC CAN NOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIALS TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION.
- BECAUSE SITE CONDITIONS MAY VARY, DREAMS BY DESIGN LLC CAN NOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE STARTED WITHOUT THE ASSISTANCE OF A LOCAL GENERAL CONTRACTOR.
- THIS PLAN CAN BE ADAPTED TO OTHER BUILDING CODES AND REQUIREMENTS IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING BUILDING CODES (CITY, COUNTY, STATE AND FEDERAL).
- THE PURCHASER AND/OR BUILDER OF THESE PLANS RELEASES DREAMS BY DESIGN LLC, ITS DIRECTORS, OFFICERS AND EMPLOYEES FROM ANY CLAIM OF LAIBLITY THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

SYMBOL LIST

SYMBOL	DESCRIPTION	ROOM NAME 80 SF	ROOM TAG
4050 SH	WINDOW TAG	View Name 10' x 1'-0"	VIEWPORT TAG
3070 SC	DOOR TAG	40°	SHEAR PANEL
1	KEYNOTE	N	HOLD DOWN TAG
T.O. Plate 10' - 6"	ELEVATION	N	NORTH ARROW
6	DETAIL REFERENCE	AS	ELEVATION MARK
4 A2.0	BUILDING SECTION	12	ROOF PITCH TAG

AREA SCHEDULE	
NAME	AREA
HOUSE	2456 SF
GARAGE	897 SF
Grand total	3353 SF

SHEET INDEX	
SHEET #	SHEET NAME
A0.1	TITLE SHEET
A1.0	SITE PLAN
A2.0	FOUNDATION PLAN
A3.0	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	ROOF FRAMING PLAN
A6.0	BUILDING SECTIONS
A6.1	DETAILS
A6.2	SALES

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Architectural
Drafting & Design By:



208-371-9037

AMYXX
Signature HOMES

758 - GREYLOCK
TITLE SHEET

NO.	DESCRIPTION	DATE

PROJECT #:	130813
DATE:	9/24/2013
DRAWN BY:	DxD
CHECKED BY:	DLW

A0.1