

NEW RESIDENCE

NEW HOUSE PLANS

NOTES PAGE

General Notes:

- Work that is not specifically detailed shall be performed to the same standards and quality as similar work that is detailed. All work shall be done in accordance with International Building Codes and all local Jurisdiction Codes.
- Written dimensions and specific notes shall take precedence over scaled dimensions and general notes.
- CDS shall be consulted for clarification if any site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes.
- The contractor shall verify, and is responsible for all dimensions, including but not limited to rough openings.
- For square footage calculations, porches, decks, foundation, exterior enclosures, and garage areas are not included in the calculated living area.
- All exhaust fans are to be vented directly to the exterior.
- All penetrations of the building envelope shall be appropriately sealed with caulk or foam.
- Homeowner will take necessary precautions to remove or relocate items of value to be reused and/or saved, or in any danger of being damaged due to construction activities.
- Contractor shall remove, recycle and lawfully dispose of construction debris or materials.
- Abatement of lead, asbestos, or other hazardous materials shall be performed by professionals certified in such removals.
- These plans, the notes, recommendations, and considerations included herein are offered in good faith for the Contractor's reference. These plans and notes are not intended to be all inclusive, and do not by any means include all the information necessary to cover all aspects of the construction project. These plans and notes are superseded by the Contractor's and/or trade subcontractor's experience, best judgment, as well as the currently adopted edition of the International Residential Building Code. The drawings, illustrations, renderings, and diagrams in this plan set are designs of the building and/ or proposed improvements, and they are to be used in coordination of the work the contractor and/or trade subcontractors are responsible for. The integrity of all assemblies, and work is to conform to commonly accepted residential construction standards.
- CDS may visit the project site from time-to-time in order to observe course of construction in accordance with these drawings. Field reports containing observations of construction and/or performance will only be issued by CDS to the client directly. CDS is not responsible for any work performed by the Contractor.
- The Contractor shall be responsible for replacement or remedy of faulty, improper, inferior materials or workmanship at their own expense. Contractor shall remedy the deficiency in a timely manner as set forth by the client.
- Contractor is responsible for job safety in accordance with all applicable regulatory authorities.
- Warranty is neither confirmed nor implied by CDS.

Site Notes:

- The Contractor shall install silt fencing prior to any excavation or construction begins, provide erosion control measures, provide tree protection barricades as required by local codes and to provide protection of adjoining properties due to construction activities, and minimize site disturbance by tight control of excavation limits.
- Contractor to verify location of all existing utilities by notifying / utilizing 811 locate service in proper advance of any trenching or digging.
- Installation and use of a rock "mud mat" utilizing coarse aggregate rocks is highly recommended to clean construction vehicle tires of mud debris before leaving the construction site.
- The Contractor shall provide a highly visible permit box to store the permit placard, approved plans, contractor contact information, etc.
- All exposed soil shall be mulched with straw or wood chips to minimize soil erosion. No soil shall be left in an exposed condition.
- Hydroseed or use seed and straw material soil expected to remain disturbed for any length of time.
- Positive drainage shall be provided away from the building.
- Place fill slopes with gradient steeper the 3:1 in lifts not to exceed 8 inches, and make sure each lift is properly compacted.

Structural notes:

- All structural information shown are for reference purposes only. As needed, and if the local jurisdiction requires, the Contractor shall have a licensed Structural Engineer review and design all structural elements such as all footings, foundation, slab, framing walls, beams, connections, headers, joists, rafters, etc. (CDS can assist in securing the services of a Structural Engineer if needed.)
- All concrete shall be a minimum 2,500 psi, with 3,000 psi minimum recommended.
- Design loads shall meet or exceed locally adopted codes.
- All structural steel shall conform with astm specification A36 and be designed / specified by a licensed Structural Engineer.
- Unless otherwise noted, provide a 2x plate bolted to the top flange of all steel beams with 3/8" diameter bolts staggered at 24" oc.

Foundation Notes:

- Assumed soil shall be sand or gravel, with minimum traces of dry clay with a minimum bearing capacity of 2000 lbs/sq.ft. Verify all soil conditions before constructing foundation. If poor conditions exist, consultation with a structural engineer is required.
- Contractor to verify foundation details with local building codes.
- Contractor to verify the location(s) of foundation / crawl space access, and verify with site elevations.
- Waterproofing material should be provided on the exterior of the foundation, as well as a drainage system. The Contractor shall verify local drainage specifications and locations as needed, and verify with site elevations, but the following is recommended:
 - A trench width of 9" - 12" is recommended, however for areas with drainage problems, a wider trench may be necessary.
 - 4-inch diameter perforated PVC pipe. For areas with high water volume or heavy soil saturation, a larger pipe (6 or 8 inches) might be required.
 - Pipe installation with a minimum of 1% slope is required, with greater slope preferred if possible, depending on site conditions.
 - Wrap the gravel and pipe in a permeable filter fabric to prevent clogging.
 - Use gravel at least 1" wide to allow water flow. Avoid pea gravel or crushed stone with fines.
 - Backfill with clean soil, avoiding soil that is rich in clay in order to provide adequate drainage.
- Crawl space and/or basement pier locations and footings are typically based on a structural configuration which allows a maximum point load at any given point on the finished floor to ensure maximum support and stability.
- The Contractor shall verify the potential use of power vents in crawl space areas where extra ventilation may be needed. (if an open crawl space is built.) (verify with local code)
- All footings shall rest on virgin, undisturbed soil.
- Unless otherwise noted, all 4" slabs on grade shall use 3,000 psi (28 day compressive strength) concrete on 4" sand or gravel fill minimum with 6"x6", #10/#10 welded wire mesh on .006 visqueen with 6" joint overlaps.
- Provide ½" expansion joint material between all concrete slabs on abutting concrete of masonry walls occurring in exterior or unheated interior areas.
- Place ½" diameter sill plate anchor bolts at 4' 0" oc. (or more as may be required in high wind zones)
- Provide vertical rebar at 4' 0" oc, and at each corner and both sides of openings. (or more as may be required in high wind zones)
- Footing sizes shown are only typical for stated soil pressures and continent compaction. (Verify with an Engineer as needed.)
- Verify footing depths with local frost requirements or existing soil conditions.
- Provide termite protection as required by local codes.
- Provide deep score control joints at mid points of all garages in both directions, and in all slabs sufficient enough to deter cracking.
- Masonry veneer must be anchored to back up construction with galvanized corrugated metal ties spaced 16"oc horizontally and 24"oc vertically.
- Install continuous approved flashing and cotton cord weeps at 48"oc within the first exposed course above grade.

Elevation notes:

- Gutters and downspouts are not shown for clarity. Downspouts shall be located in non-visually offensive locations.
- Plumbing and HVAC vents shall be groped in attic to limit roof penetrations and 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.
- Provide attic ventilation per local code requirements located away from public view, i.e. at the rear of the house, and shall be primed and painted to match roof color.
- Exterior flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices and shall be primed and painted to match roof or wall color as appropriate.

Floor plans notes:

- All dimensions are from face of stud to face of stud unless noted otherwise.
- Window sizes indicated on plans are noted by approximate rough opening size, and are not specific to any window brands. Refer to plans and exterior elevations for window types. Contractor to verify all rough dimensions prior to commencing construction.
- Coordinate location of utility meter(s) with site plan and owner, and locate away from public view if possible. Visual impact shall be minimized. (i.e. mount as low as possible)
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the Contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chases as constructed.
- Contractor shall specify all closet shelving requirements.
- Do not scale drawings, follow shown dimensions.
- Field verify all cabinet dimensions before fabrication.
- All bedrooms shall have an exterior window having a minimum net clear opening of 5.7 s.f., a minimum net clear openable width of 20", a minimum net clear openable height of 24", and its sill must be a maximum height of 44" from the finished floor.
- All glass located within 18" of the finished floor, within 12" of a door, within 36" of a walking surface (measured horizontally and in a straight line), or located within 60" of the finished floor at wet areas like bathtubs, whirlpools, showers, saunas, steam rooms or hot tubs, shall be tempered.
- All exposed insulation shall have a flame spread rating of less than 25, and a smoke density rating of less than 450.
- All walls and ceilings in attached garage and garage storage areas are to have ½" type X gypsum wallboard with a one (1) hour fire rating (or equivalent).
- All exterior doors in the garage are to be metal or solid core doors, including doors entering the heat/cooled portion of residence.
- All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R-19) insulation between 2x4 joists.
- All interior walls shall be covered with ½" gypsum board, with metal corner reinforcing, taped, floated and sanded with 3 coats (minimum of Level 4 finish) unless otherwise noted on plans or directed by the Contractor.
- Use 5/8" gypsum board on all ceilings unless otherwise noted on plans or directed by the Contractor.
- All wet areas, including bathroom and toilet area walls and ceilings, shall have water resistant gypsum board. (or equivalent)
- Handrails shall be mounted 34" above nosing of stairs, and guardrails shall be mounted at 36".

Framing notes:

- All structural lumber shall be No. 1 or No. 2 SPF (spruce-pine-fir), Douglas fir, Hem-fir, or SYP (southern yellow pine).
- All header materials shall be free from all splits, checks or shakes.
- Unless noted otherwise, provide double header joists and trimmers at all floor openings. (or equivalent LVL's)
- Provide double joists under all parallel partitions.
- Provide double 2" headers with ½" plywood between glued and nailed for all openings in 2"x6" walls. Depth to be determined by span. (or equivalent LVL's)
- Provide double 2" headers nailed together for all openings in 2"x4" walls. Depth to be determined by span. (or equivalent LVL's)
- Minimum header size shall be (2) 2"x6" unless noted otherwise. Exterior walls shall be (2) 2"x12" with ½" plywood glued and nailed.
- Provide fire blocking, draft stops and fire stops as per I.B.C. Swc. R502.12.
- Floor construction above joists / floor trusses to be ¾" tongue and groove AdvanTech subfloor, glued and screwed per manufacturer's specifications, with finish material over. (or equal)
- Stair construction shall consist of (3) 2"x12" stringers (or equivalent LVL's), 2x thick treads, and 1x thick risers or materials.
- All wood plates in contact with concrete shall be pressure treated.
- Uplift connectors as required and/or indicated shall be Simpson Strong Tie anchors. (or equal)
- Floor framing layout shall be coordinated with the HVAC subcontractor to provide access chases and unobstructed runs for HVAC duct work.
- Floor truss layout to be engineered by truss manufacture.
- Provide bridging or blocking at midspan of joists/rafters/trusses, using either metal bridges, or 1" x 4" wooden cross bracing members @ 6' spacing maximum, verify all applications with local code.
- These framing plans were designed using standard construction practices and to conform to standard building codes. Due to variations in local codes and geological conditions, revisions may be required to these plans. Contractor to verify.
- Rafters to be supported by continuous bracing for horizontal spans of 15' 0" or greater.
- Support all hip, valley and ridges @ 8' 0" oc max.
- Ridges, valley and hip members shall be full vertical depth of framing members or more.
- Provide 2x6 collar ties at 48"oc if conventionally framing.
- Basement ceiling heights to be 8'-0" unless specifically noted differently. (if applicable)
- First Floor ceiling heights are typically 8'-0", 9'-0", or 10'-0", as noted on plans.
- Second Floor ceiling heights to be 8'-0" unless specifically noted differently. (if applicable)
- Floor system for the first floor will typically be 2" x 10" SYP joists, or an open web floor truss system, either with ¾" tongue & groove AdvanTech (or equal) flooring applied on top, glued and screwed per manufacturer's specifications, unless noted differently. (Depth of floor joists / trusses TBD)
- The floor system for the second floor will typically be an open web floor truss system with ¾" tongue & groove AdvanTech (or equal) flooring, glued and screwed per manufacturer's specifications, unless noted. (Depth of floor trusses TBD)
- Floor trusses are typically spaced @ 19.2" on center w/ ¾" tongue & groove AdvanTech (or equal) flooring, glued and screwed per manufacturer's specifications, unless noted. (see floor truss layout provided by truss manufacturer for spacing)
- All open web floor and roof trusses to be designed and engineered by the truss manufacturer. The truss manufacturer will provide truss layout based on their engineering.
- All trusses will not be field altered without prior approval of truss engineer, and verified with Building Department official.
- Exterior wall sheathing to be ½" plywood or Zip System. (or equivalent)
- Roof deck sheathing to be ¾" plywood or Zip System. (or equivalent)

Plumbing notes:

- Plumbing shall meet all local codes.
- If a tanked water heater is located anywhere except in a garage or basement, provide a drain pan with auxiliary drain to the exterior.
- It is recommended to provide a drain pan under the washing machine, or a floor drain nearby at a minimum.
- All gas water heaters shall be vented per code.
- Provide inside main water cut off inside residence for convenience.

Mechanical & Electrical Notes:

- HVAC air handler and duct work will typically be in the attic if not otherwise specified or shown. Sometimes it will need to be located in the crawlspace if attic access and/or sizing does not allow. Please verify with the contractor and/or the owner ahead of time.
- Contractor and/or owner to verify all floor outlets, range and dryer vents in slab.
- Provide combustion air vents, with screen and back damper, for fireplaces, wood stoves and any appliance with an open flame.
- Bathrooms shall be vented to the outside with a minimum of a 90 CFM fan.
- Range hoods shall be vented to outside unless specifically noted otherwise, or as directed by the Contractor.
- Make up air must be provided if range hood exceeds 400 CFM.
- HVAC units located in attics shall be located within 20' of its service opening, with a solid walkway provided between service opening and the unit.
- HVAC return air grilles shall not be located within 10' of a gas fired appliance. It is highly recommended that return air grills be provided in all bedrooms and main living areas in order to provide sufficient air circulation.
- Contractor shall provide a time with relevant installers for homeowner to do a walk-thru prior to rough-in stage to verify the exact locations for outlets, lights, switches, cable, data, phone, audio, etc.
- Electrical recepticles in bathrooms, kitchens, garages, and on the exterior shall be G.F.C.I. per national electrical code.
- Provide one smoke detector in each bedroom and one in each corridor accessing bedrooms. Connect smoke detectors to house power and inter-connect smoke detectors so that when one is tripped, they all will sound. Provide battery backup for all smoke detectors.

PLAN PAGE INDEX

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SQUARE FOOTAGE DETAILS

1ST FLOOR LIVING AREA	2152
2ND FLOOR LIVING AREA	1618
FRONT PORCH	230
GARAGE	788

TOTAL UNDER ROOF	4788
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WHILE CDS OFFERS ARCHITECTURAL DESIGN AND DRAFTING SERVICES, CDS IS NOT A LICENSED ENGINEER OR ARCHITECT. AS SUCH, CDS ASSUMES NO LIABILITY FOR THE STRUCTURAL DESIGN INTEGRITY ON THESE PLANS AND/OR THE STRUCTURE IN QUESTION. THE USER OF THESE PLANS IS HEREBY ADVISED TO SEEK THE SERVICES OF A LOCALLY LICENSED ENGINEER AND/OR ARCHITECT BEFORE ANY WORK IS PERFORMED IF THERE ARE ANY QUESTIONS OR CONCERNS ALONG THESE LINES.

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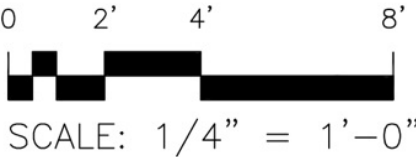
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10/23/2025

DEAN CHOUINARD
CHOUINARD DESIGN SERVICES

DATE

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REVISION TABLE

REVISOR

DATE

DESCRIPTION

New Residence

Sylva, NC

DATE:

11/4/25

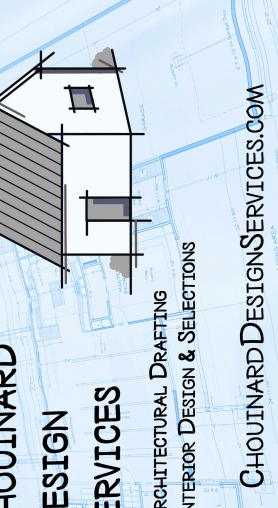
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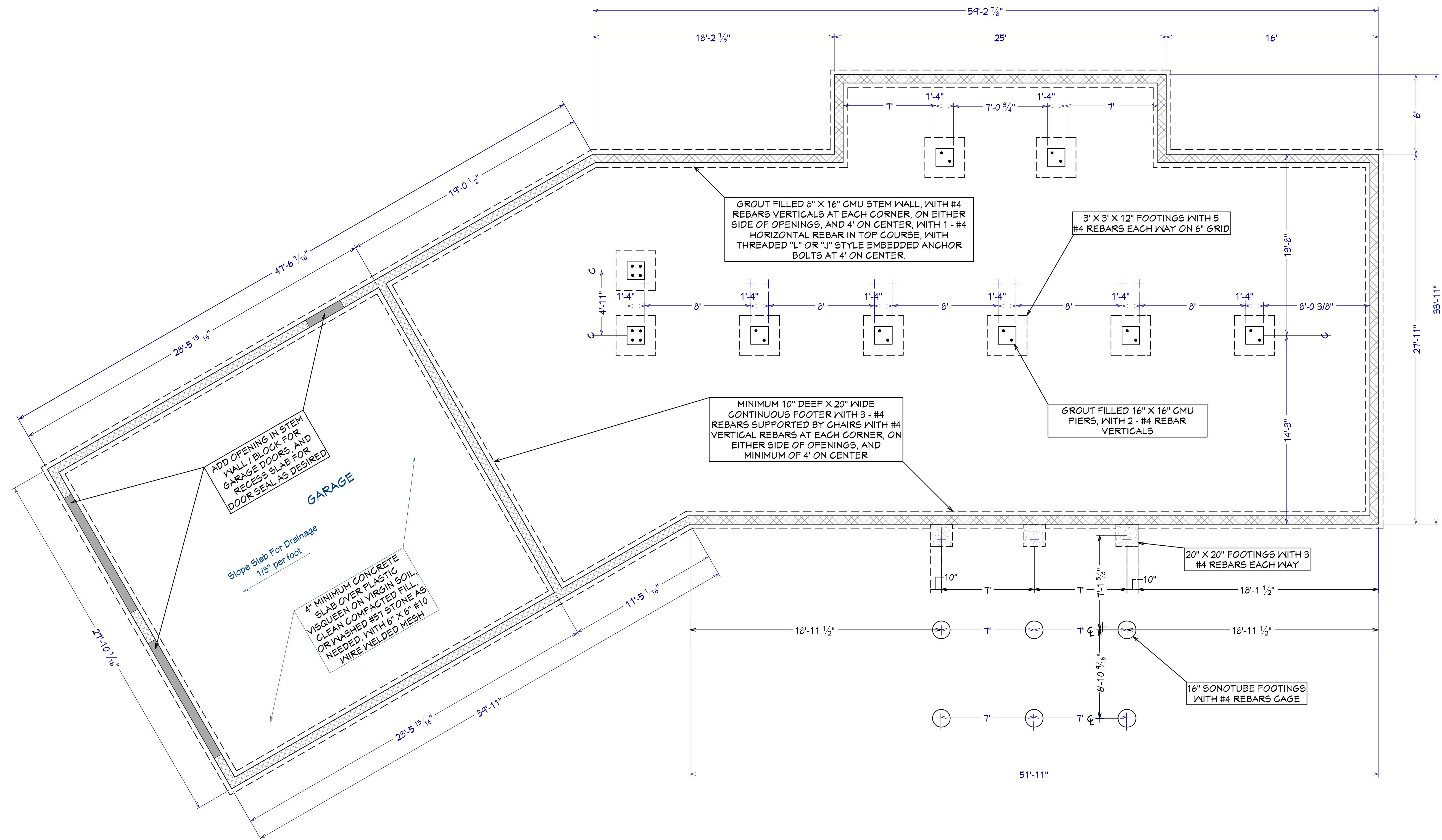


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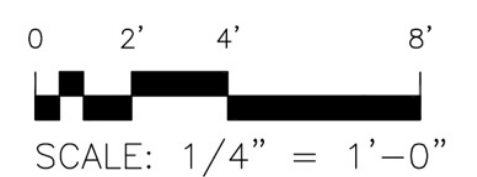
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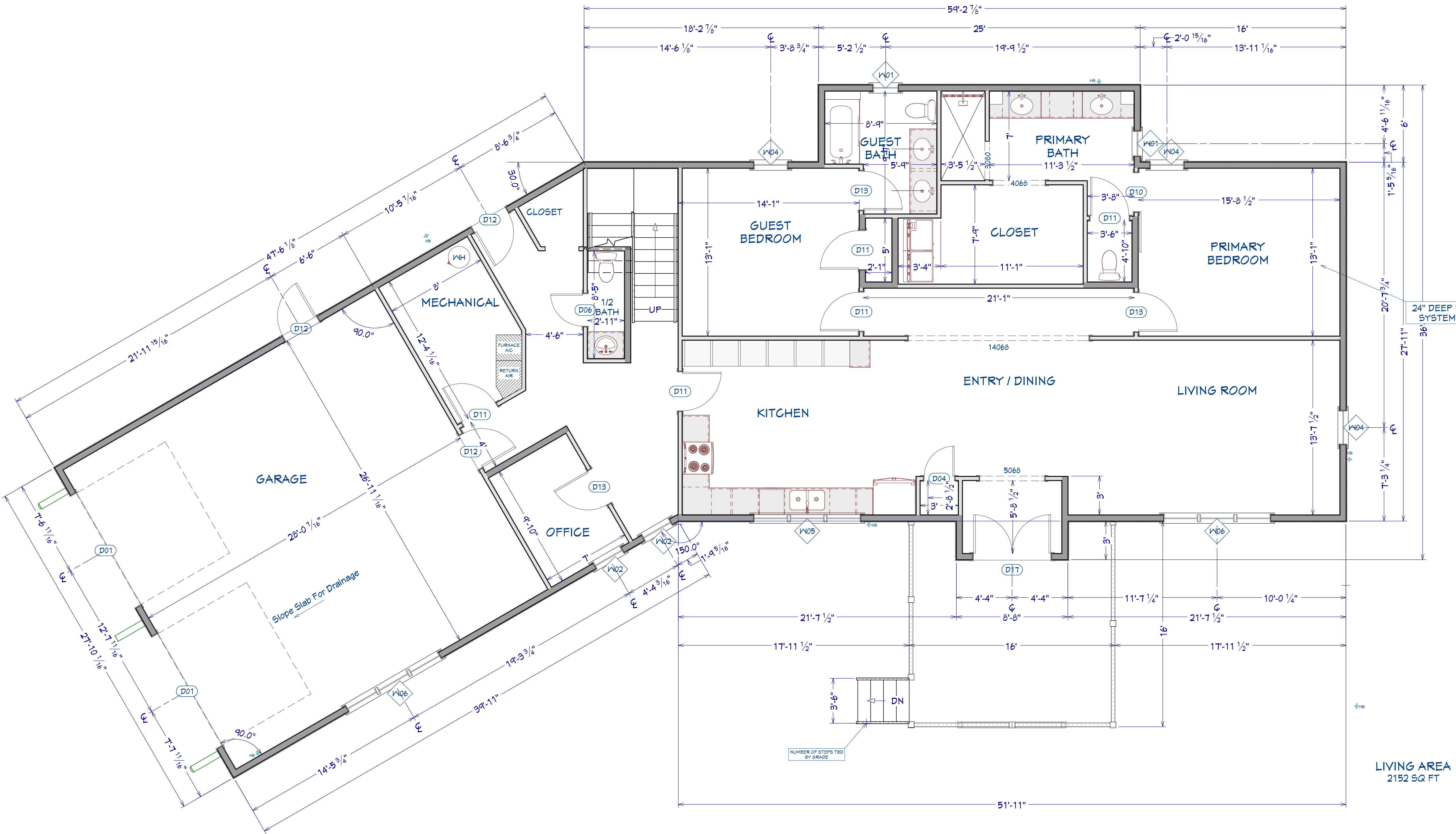
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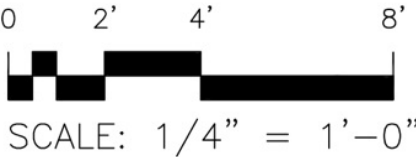
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FIRST FLOOR PLAN



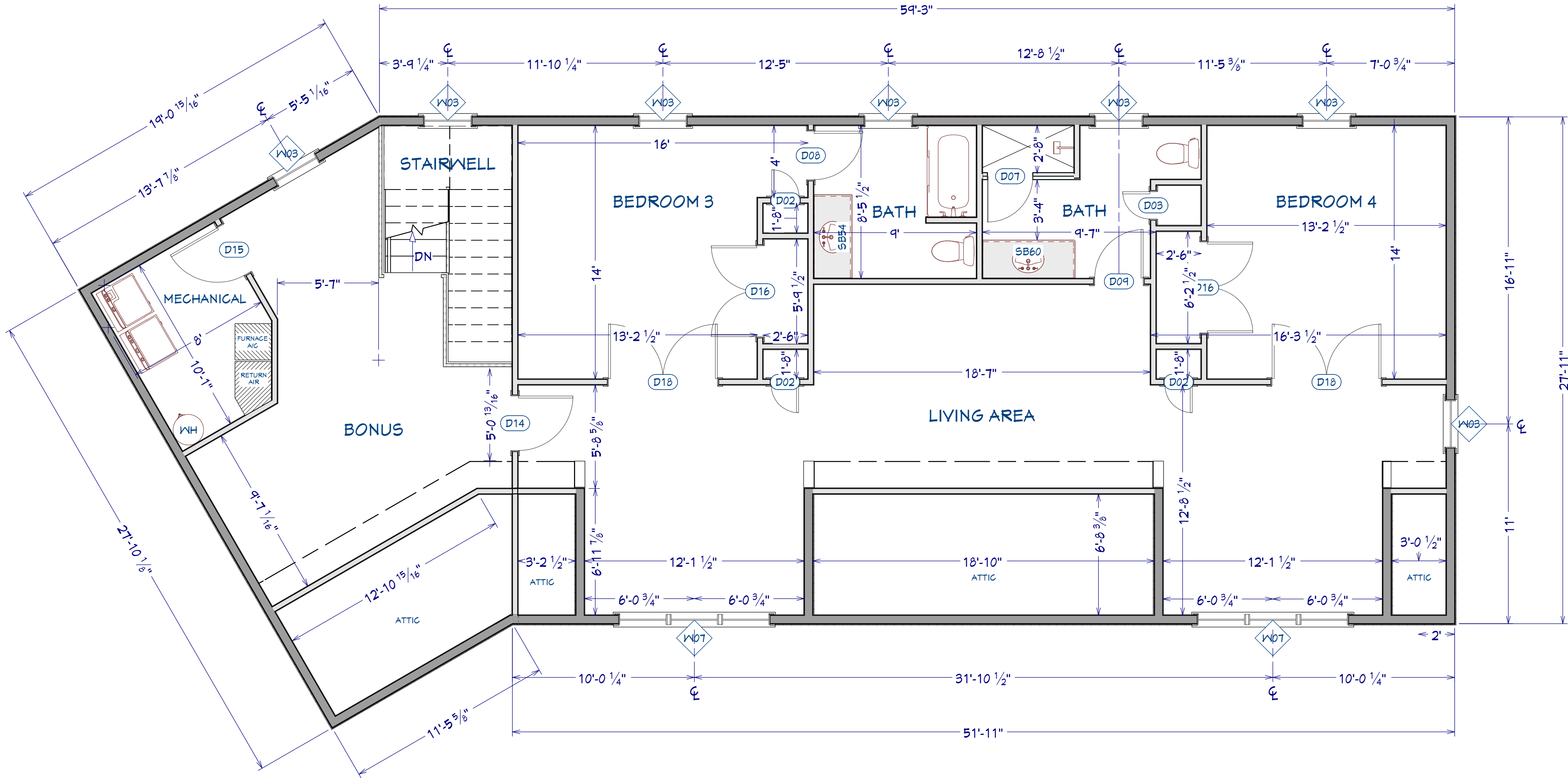
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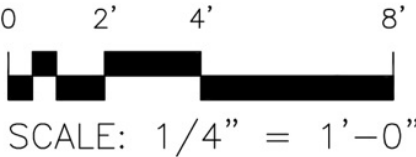
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SECOND FLOOR PLAN



LIVING AREA
1618 SQ FT

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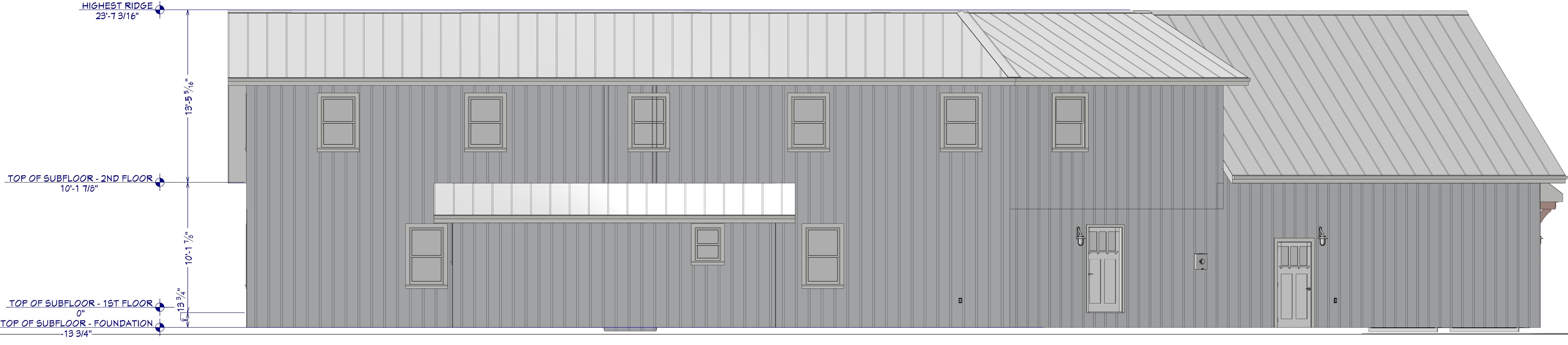
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EXTERIOR ELEVATIONS

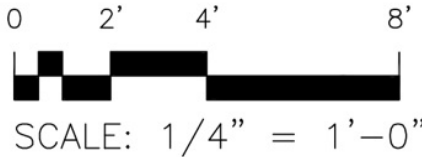
FRONT ELEVATION



REAR ELEVATION



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HIGHEST RIDGE
29'-1 ³/₁₆"

13'-5 ⁵/₁₆"

TOP OF SUBFLOOR - 2ND FLOOR
10'-1 ⁷/₈"

10'-1 ¹/₈"

TOP OF SUBFLOOR - 1ST FLOOR
0"

13 ³/₄"

TOP OF SUBFLOOR - FOUNDATION
-13 ³/₄"

HIGHEST RIDGE
23'-7 3/16"

13'-5 5/16"

TOP OF SUBFLOOR - 2ND FLOOR
10'-1 7/8"

10'-1 7/8"

TOP OF SUBFLOOR - 1ST FLOOR
0"

TOP OF SUBFLOOR - FOUNDATION
-13 3/4"

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0 2' 4' 8'

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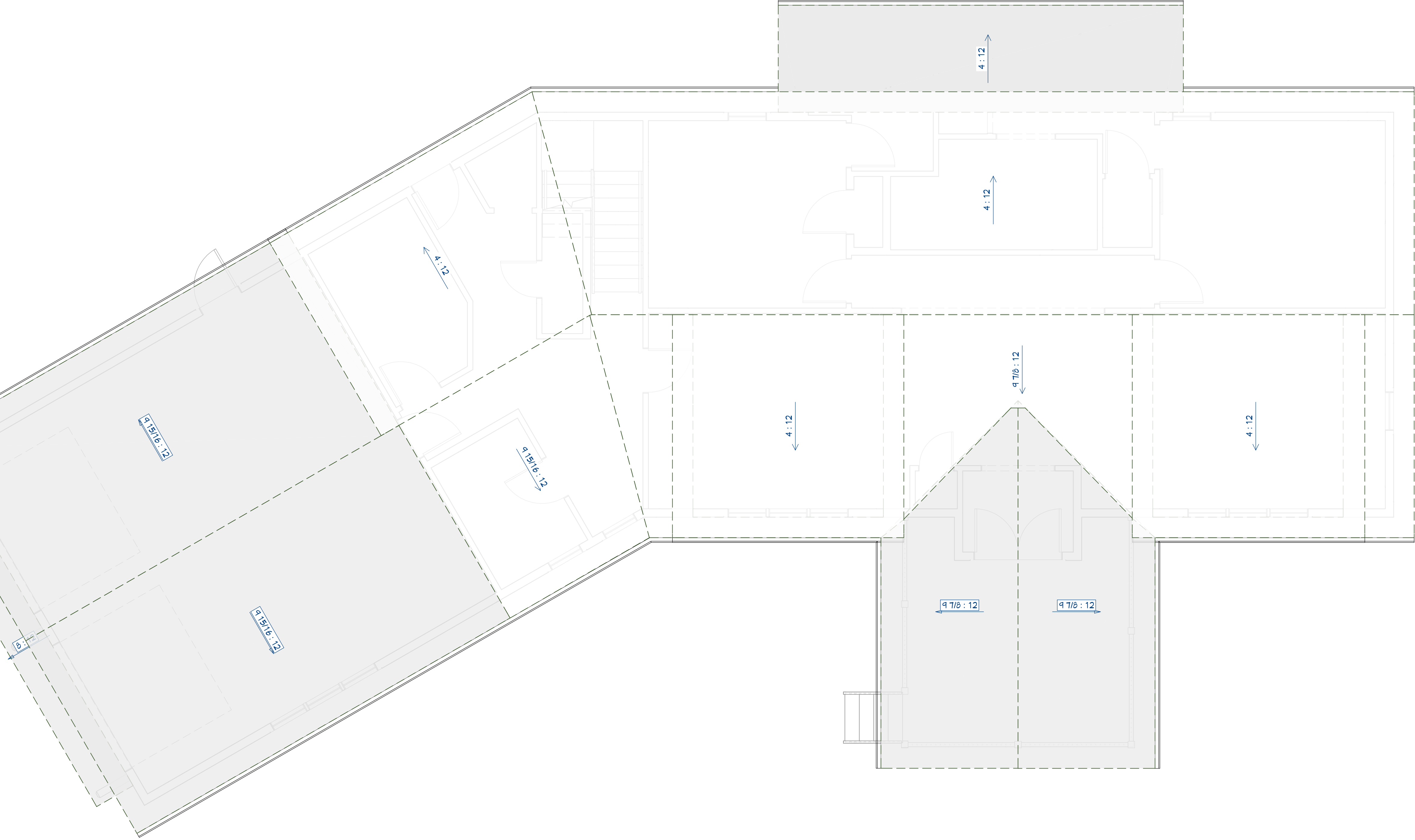
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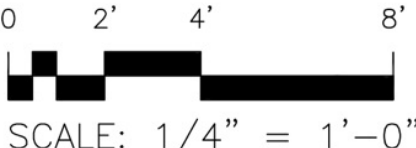
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ROOF PLAN



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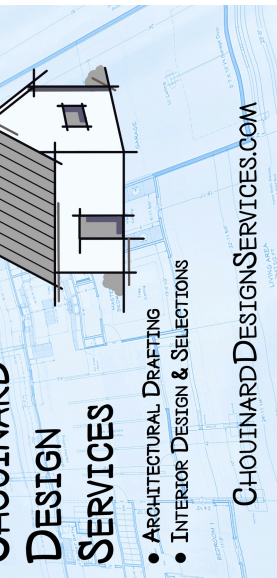
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SCALE: 1/4" = 1'-0"

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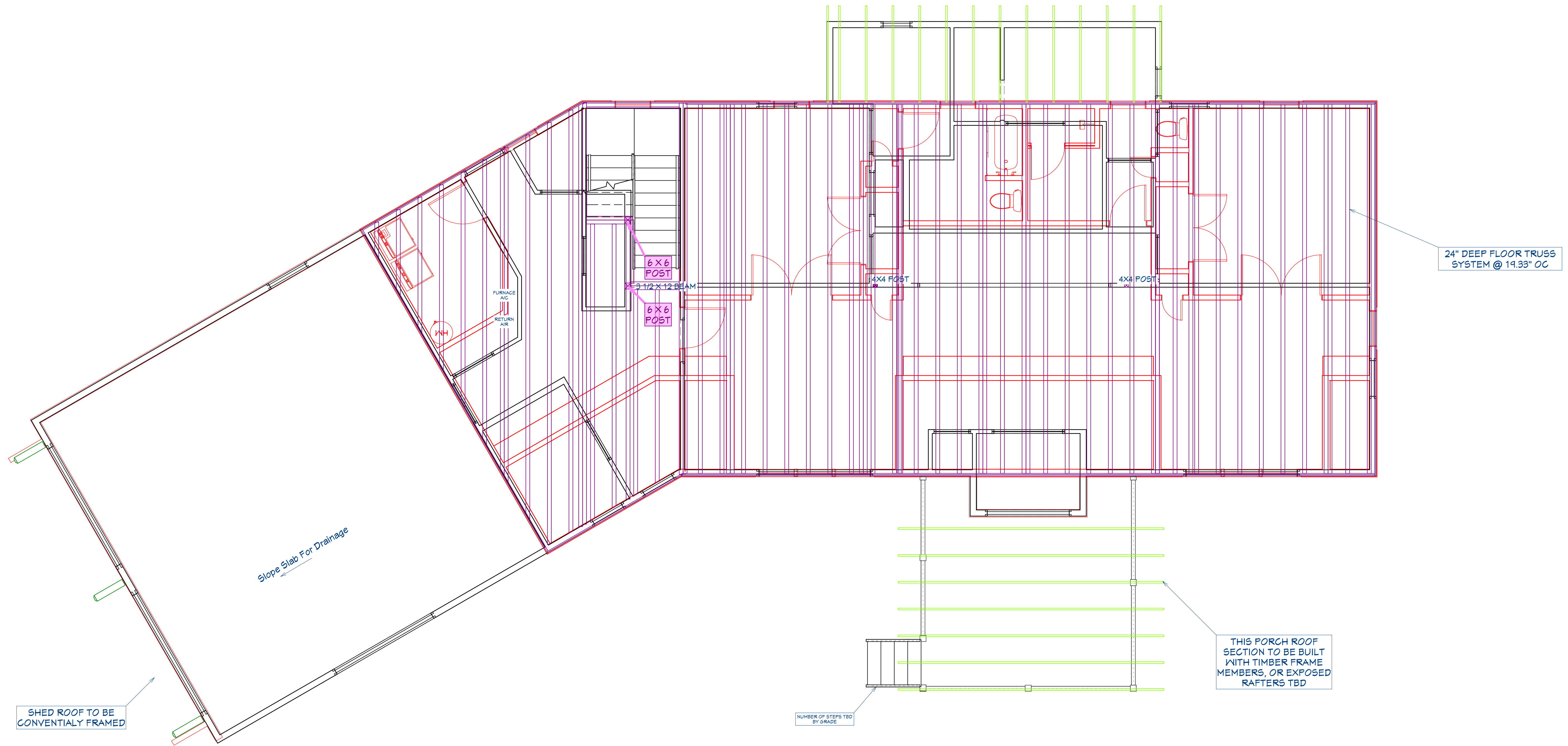


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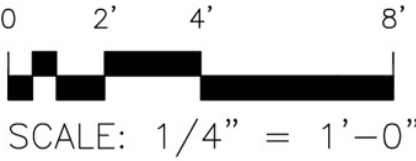
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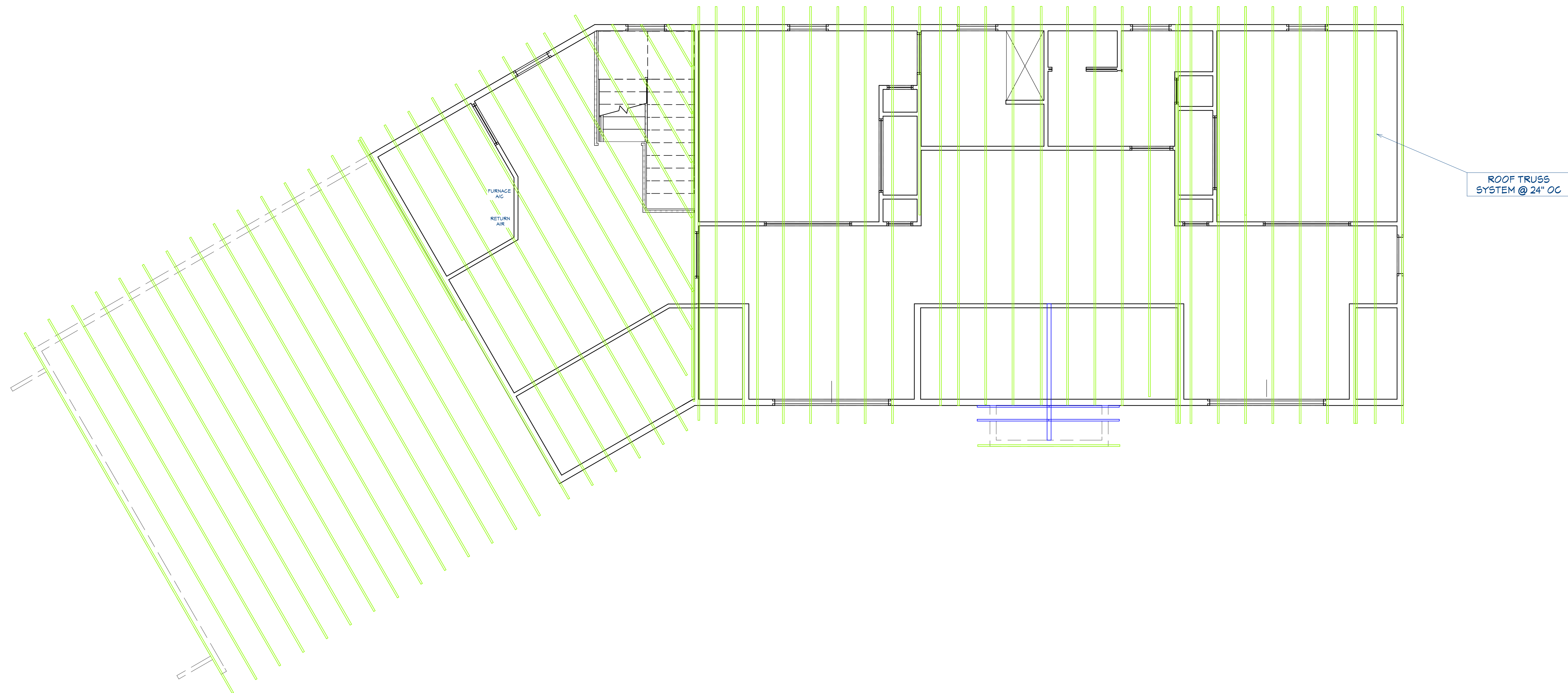
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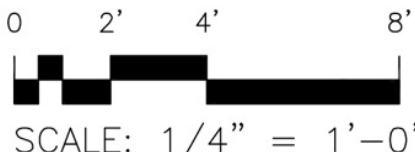


ROOF FRAMING PLAN



ROOF TRUSS
SYSTEM @ 24" OC

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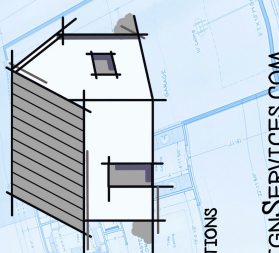
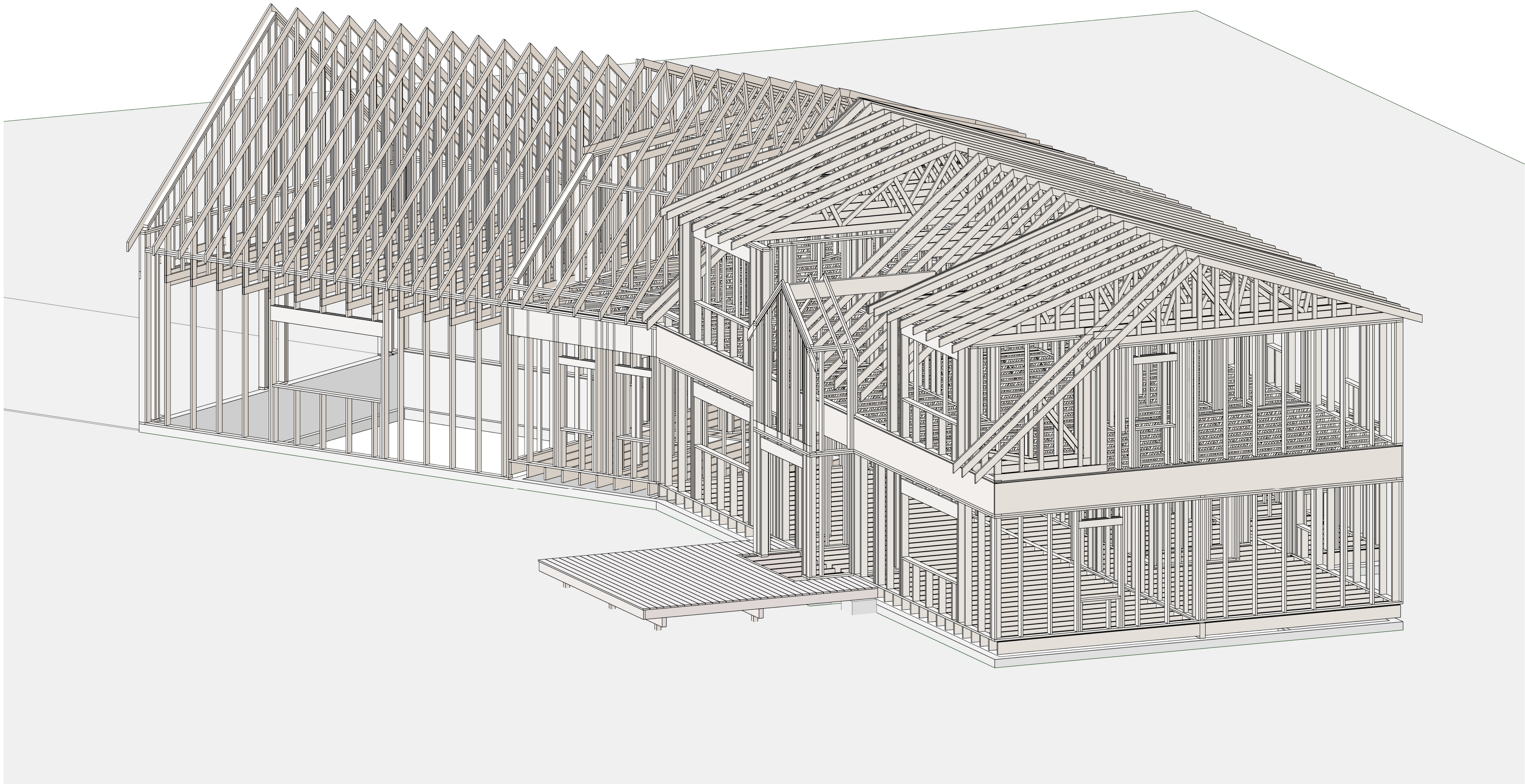
SCALE:

$$1/4'' = 1'$$

SHEET:

P - 10

FRAMING ORTHOGRAPHIC OVERVIEW

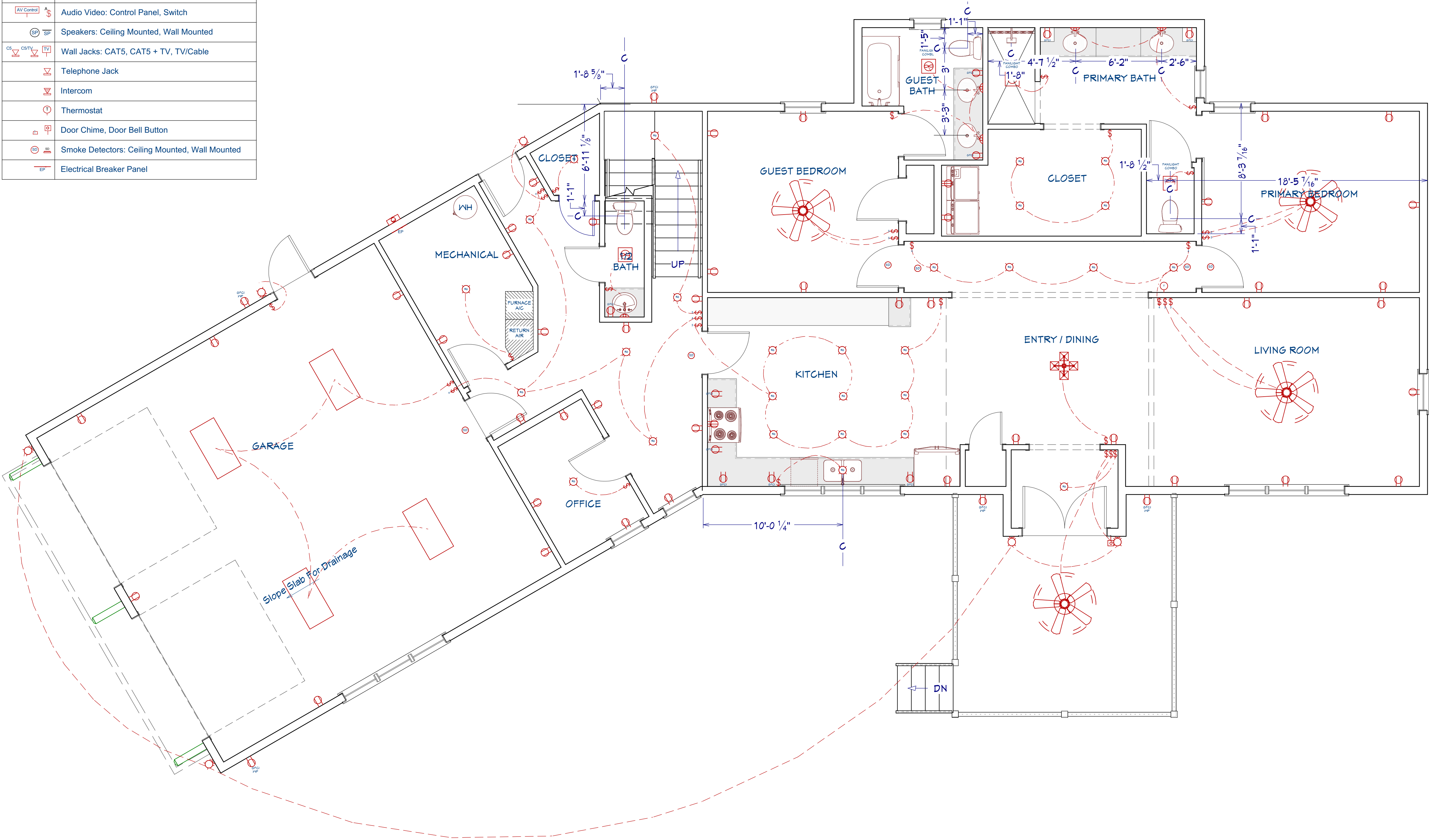


REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

New Residence
Sylva, NC

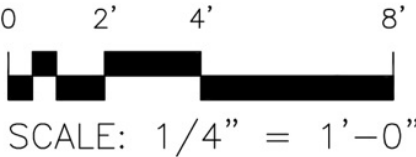
DATE:
11/4/25
SCALE:
1/4" = 1'
SHEET:
P - 11

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



LIVING AREA
2152 SQ. FT.

Printed Scale is Based on
24" x 36" Paper Size (ARCH D)



ELECTRICAL PLAN - 1ST FLOOR

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CONSTRUCTION DRAWINGS BY:
Chouinard Design Services
dean@ChouinardDesignServices.com
828-550-0010

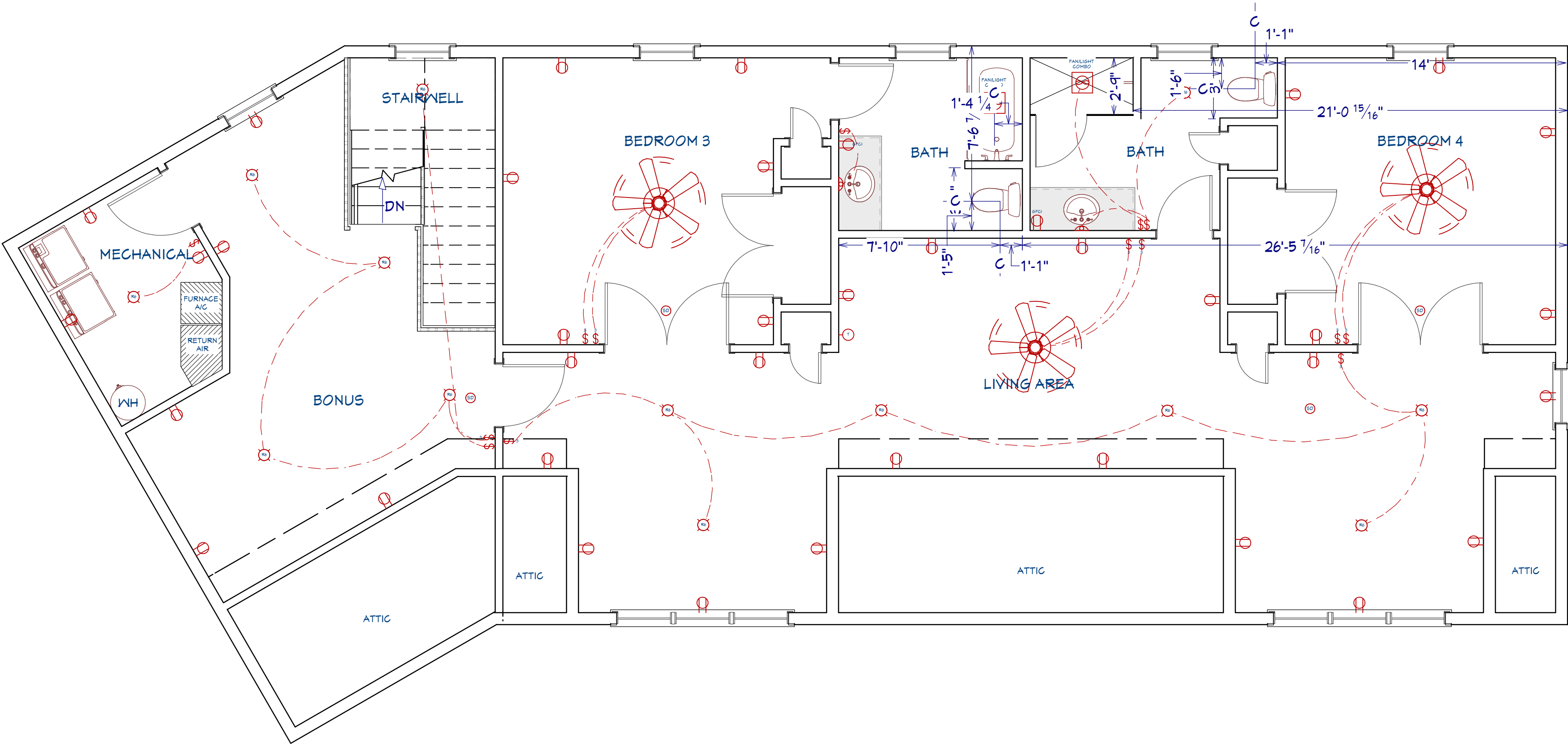
REVISION TABLE	
NUMBER	DATE

New Residence
Sylva, NC

DATE:
11/4/25
SCALE:
1/4" = 1'
SHEET:

E - 1

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



LIVING AREA
1610 SQ. FT.

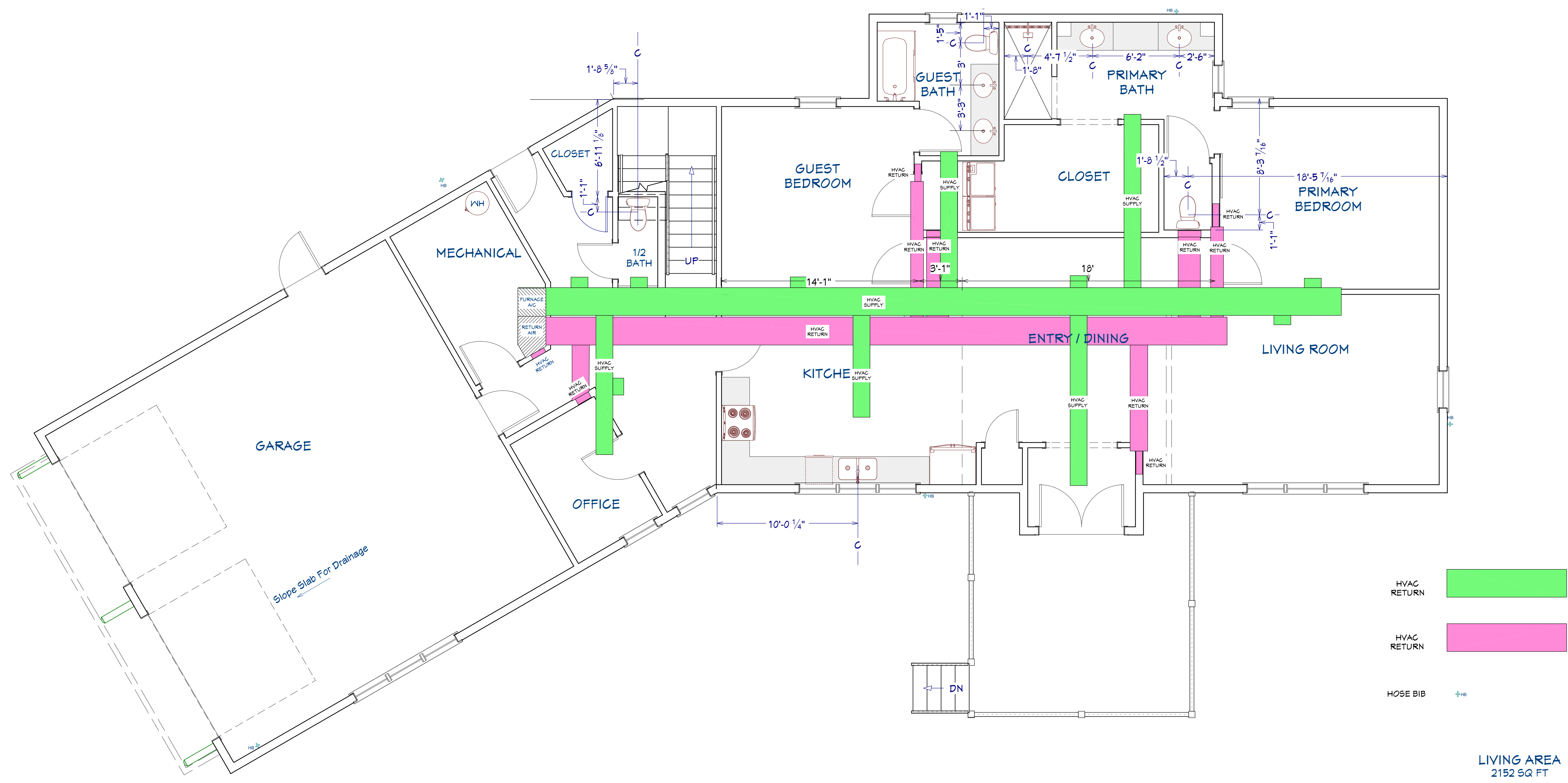
ELECTRICAL PLAN - 2ND FLOOR

REVISION TABLE	
NUMBER	DATE

New Residence
Sylva, NC

DATE:
11/4/25
SCALE:
1/4" = 1'
SHEET:
E - 2

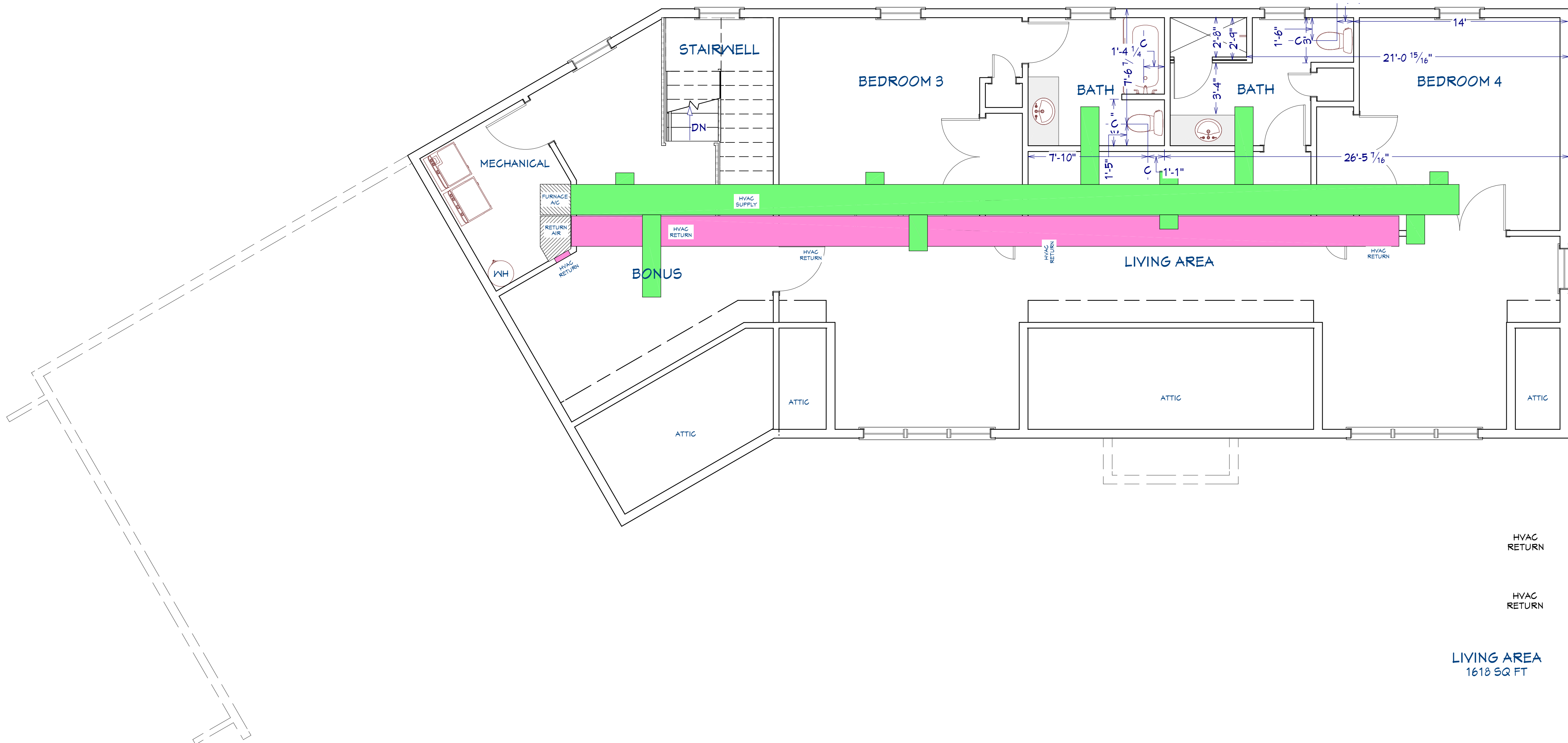
MECHANICAL & PLUMBING PLAN - DUCT CHASE 1ST FLOOR



REVISION TABLE	
NUMBER	DATE

New Residence
Sylva, NC

MECHANICAL & PLUMBING PLAN - DUCT CHASE 2ND FLOOR



LIVING AREA
1618 SQ FT

HYAC
RETURNHVAC
RETURN

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[illegible]

New Residence
Sylva, NC

DATE:

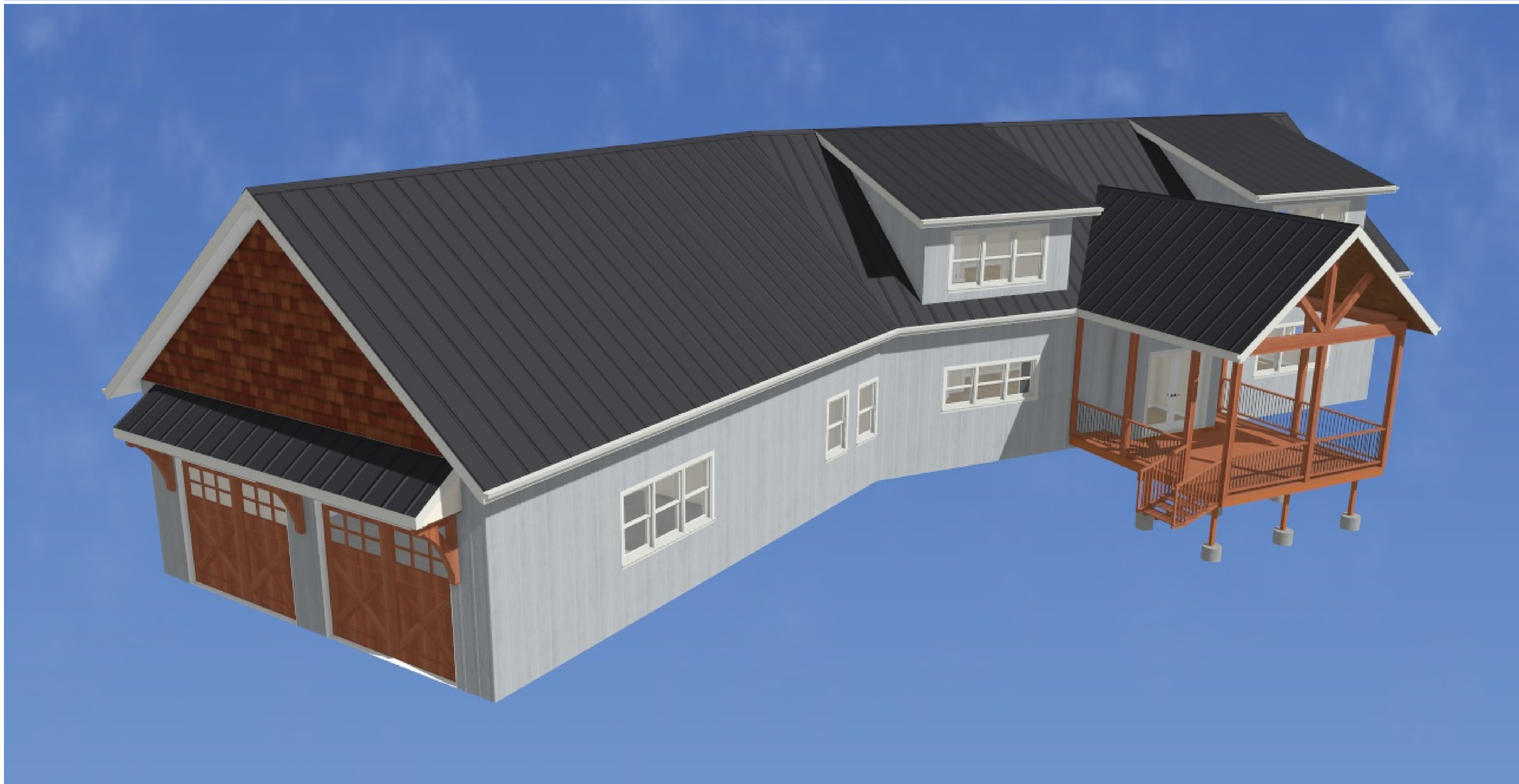
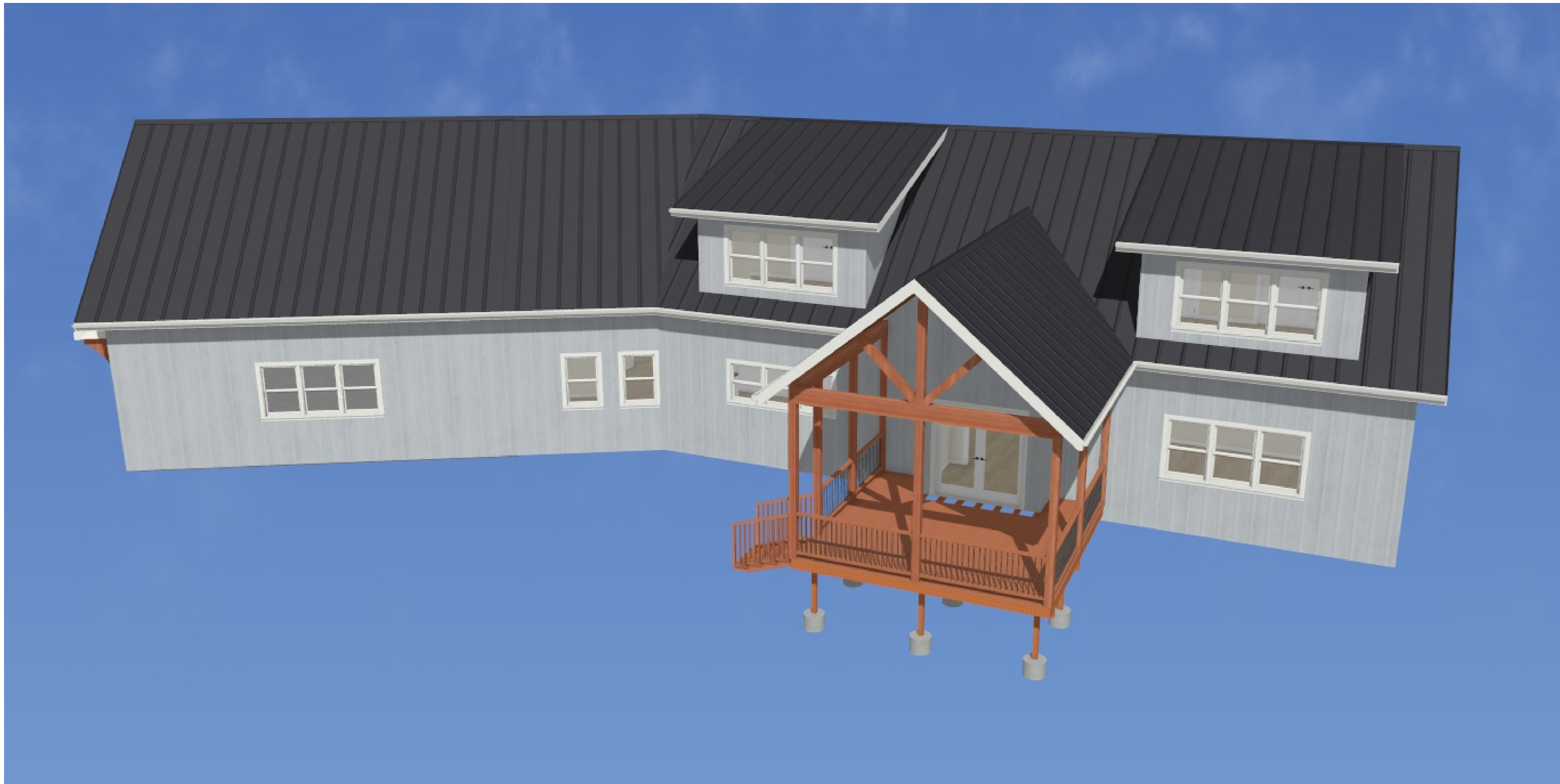
11/4/25

SCALE:

$$1/4'' = 1$$

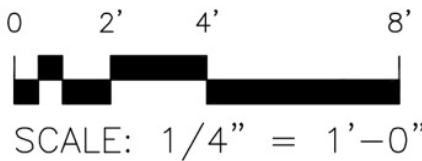
SHEET:

M-2



EXTERIOR -
COLOR
3D VIEWS

Printed Scale is Based on
24" x 36" Paper Size (ARCH D)



New Residence
Sylva, NC

DATE:
11/4/25
SCALE:
1/4" = 1'
SHEET:

E3D - 1

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REVISION TABLE	
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