

**REVIEWED** FOR CODE **COMPLIANCE** 11/10/2022

## **GENERAL NOTES:**

1. General notes are an aid to the Contractor in understanding the work and should not be construed to be complete in every detail. It is the specific and explicit responsibility of the Contractor to visit the site, verify the existing conditions, familiarize him/herself thoroughly with the scope of work, and report all discrepancies between the drawings and the assumed or actual conditions to the attention of the Design Consultant.

2. It is the specific and explicit responsibility of the Contractor to examine the contract documents in their entirety, to report all discrepancies encountered therein to the attention of the Design Consultant and await resolution before proceeding with any work affected by those discrepancies. No one drawing or specification shall "govern"; Contractor shall coordinate between design drawings and specifications.

NOTES:

+ All new construction as per 2018 IRC and 2018 IECC. + All device locations as shown in architectural drawings. If Building regulations require alternate location it is to be approved by Design Consultant prior to placement.

+ Provide power and service requirements to equipment shown in the equipment schedule.

3. All lines, symbols, notes, poche, and other graphic devices contained in the contract documents and specifications carry specific or inferential meaning and are all part of the Contractor's scope of work, whether or not they have been included in the original estimate. Any items for which the Contractor requires further clarification shall be brought to the attention of the Design Consultant before commencement of any work.

4. Design work is the responsibility of the Design Consultant. The Contractor shall assume all responsibility and design liability for changes in the scope of work not brought to the attention of the Design Consultant.

DIMENSIONS: All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Designer. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS: Submit shop drawings to the Design Consultant and Engineer for approval prior to manufacture of prefabricated elements

of the building.

5. Contractor to secure and pay for all licenses, permits, and other applicable fees necessary for the performance, completion, inspection and approval of all work.

6. Contractor shall coordinate the work of all sub-contractors, including those under separate contract with the Owner. 7. Contractor shall maintain a clean and safe project site at all

8. Contractor shall provide all necessary barricades and other forms of protection to prevent injury to Owner, employees and the General Public during the period of construction.

DESIGN CONSULTANT REQUIREMENTS AND APPROVALS: It is the Builder's responsibility to notify Design Consultant and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Design Consultant.

**AUTHORITIES' REQUIREMENTS AND APPROVALS:** All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

9. Alternates and Substitutions to specified items are to be submitted to the Design Consultant/ Engineer for review and

10. Contractor to provide structural backing/ blocking for all wallmounted fixtures, finishes, and equipment.

11. Contractor to install all materials and equipment as per manufacturer's written instructions and/or recommendations.

approval.

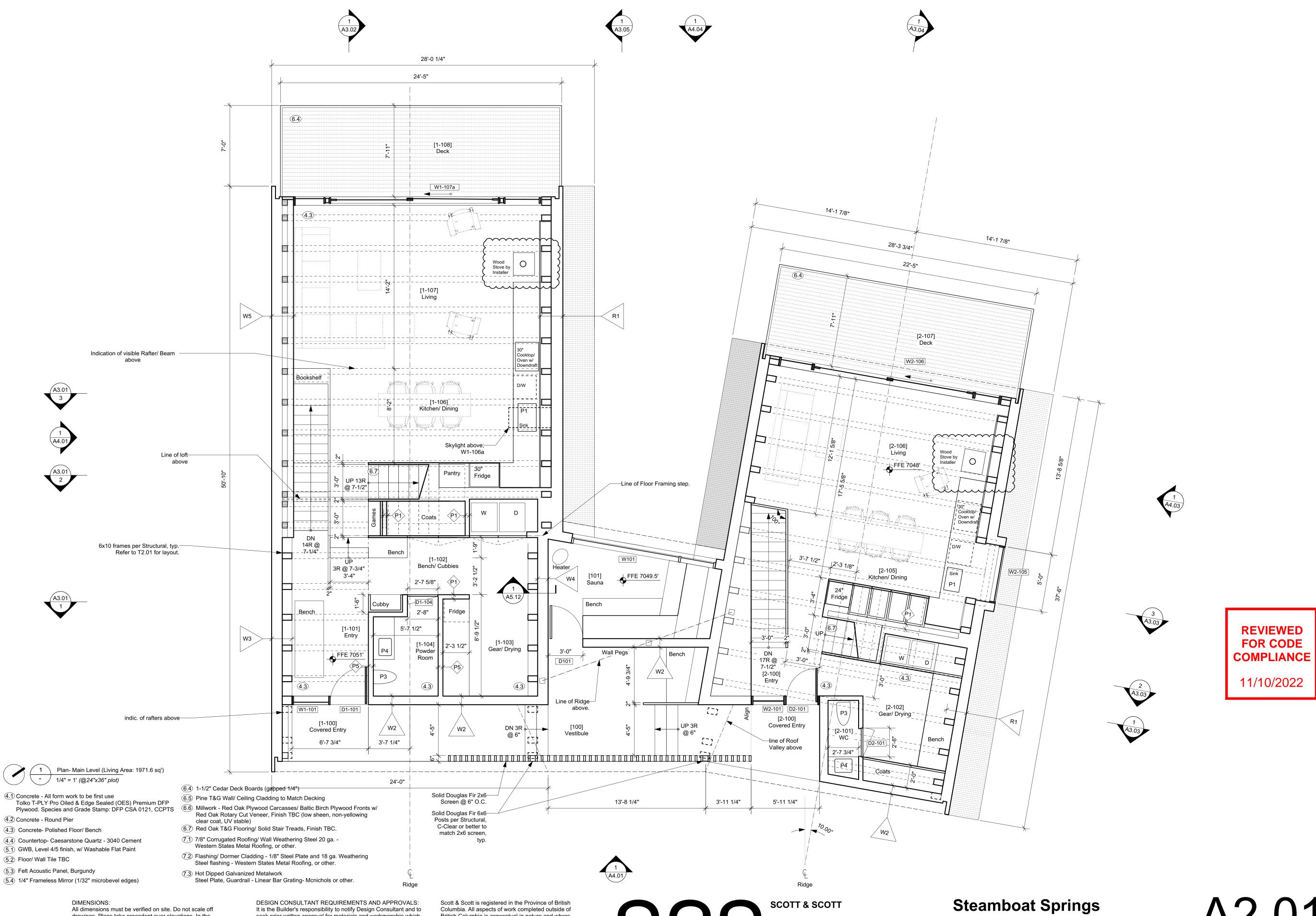
12. Contractor is responsible for all means and methods of construction, including temporary shoring, bracing, or other protection as required. Engineering specifies finished condition only, without assuming knowledge nor responsibilty for how the Contractor will acheive the result.

Scott & Scott is registered in the Province of British Columbia. All aspects of work completed outside of British Columbia is conceptual in nature and where required an Architect of record is to be engaged by the client for the completion of work.



Steamboat Springs
Alpine House
Steamboat Springs, Co

**Notes & Assemblies Legend** 



MATERIAL SCHEDULE

schedule.

②.1) Solid DF Boards -C Clear or better; T&G Soffit & Wall Cladding - 3 1/4" face with

- 2.2 Solid DF C Clear or better Balcony Support and 2x6 Studs at Sauna
- 2.3 Visible Pine Rafters/ Joists/ Decking, finish TBC. (3.1) Windows - U-30 as req'd/ Clear Anodized Aluminum or Color to Match Weathering Steel
- 3.2 18 ga. Clear Anodized Aluminum flashing or to match Window System.
- 3.3 Solid Wood Entry Doors Copper Plate Exterior Finish.

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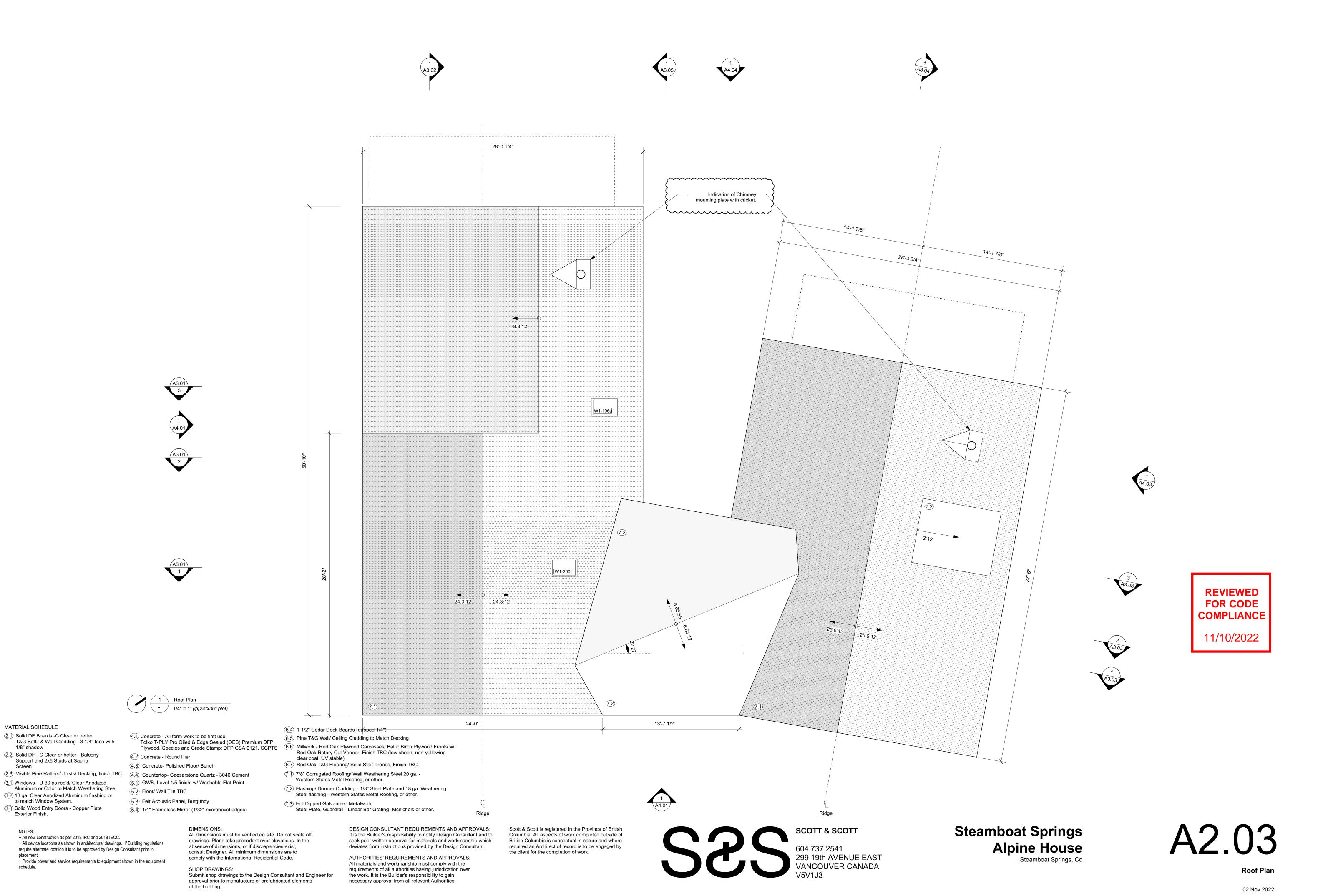
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Steamboat Springs, Co 299 19th AVENUE EAST VANCOUVER CANADA V5V1J3

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Floor Plan - Main Level

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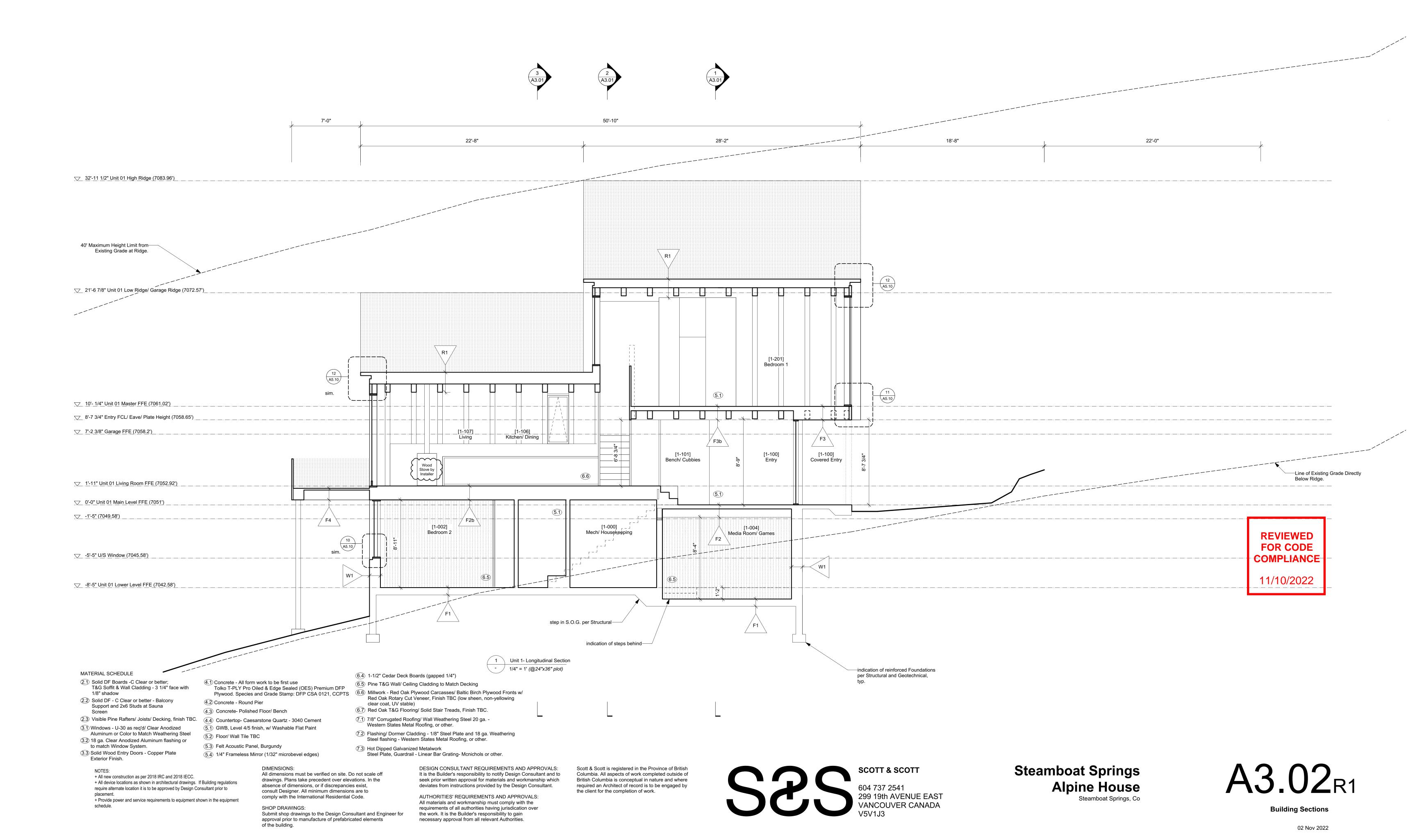


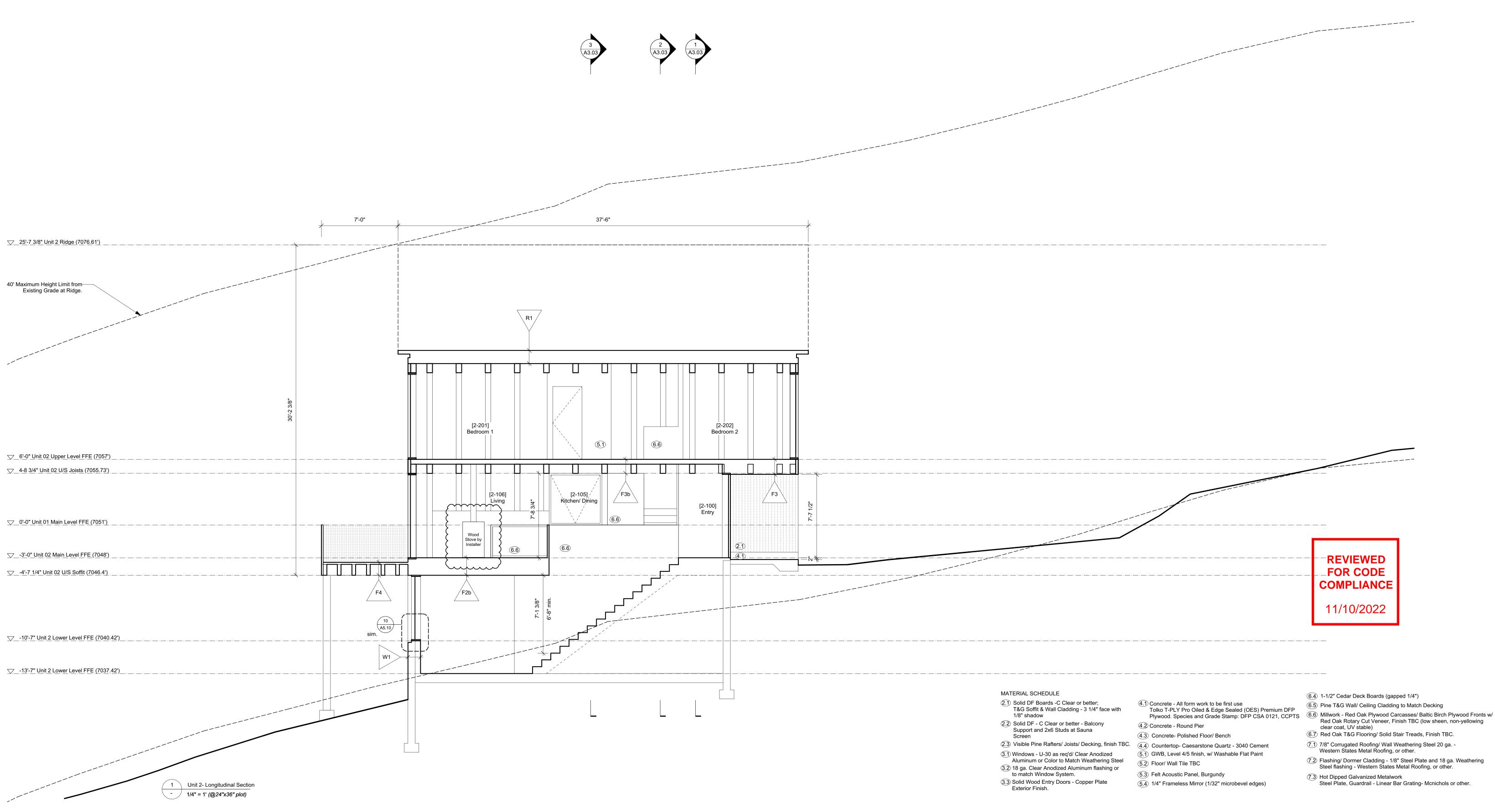
Exterior Finish.

NOTES:

placement.

schedule.





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(6.7) Red Oak T&G Flooring/ Solid Stair Treads, Finish TBC.

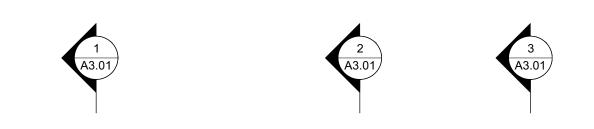
7.1) 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. - Western States Metal Roofing, or other.

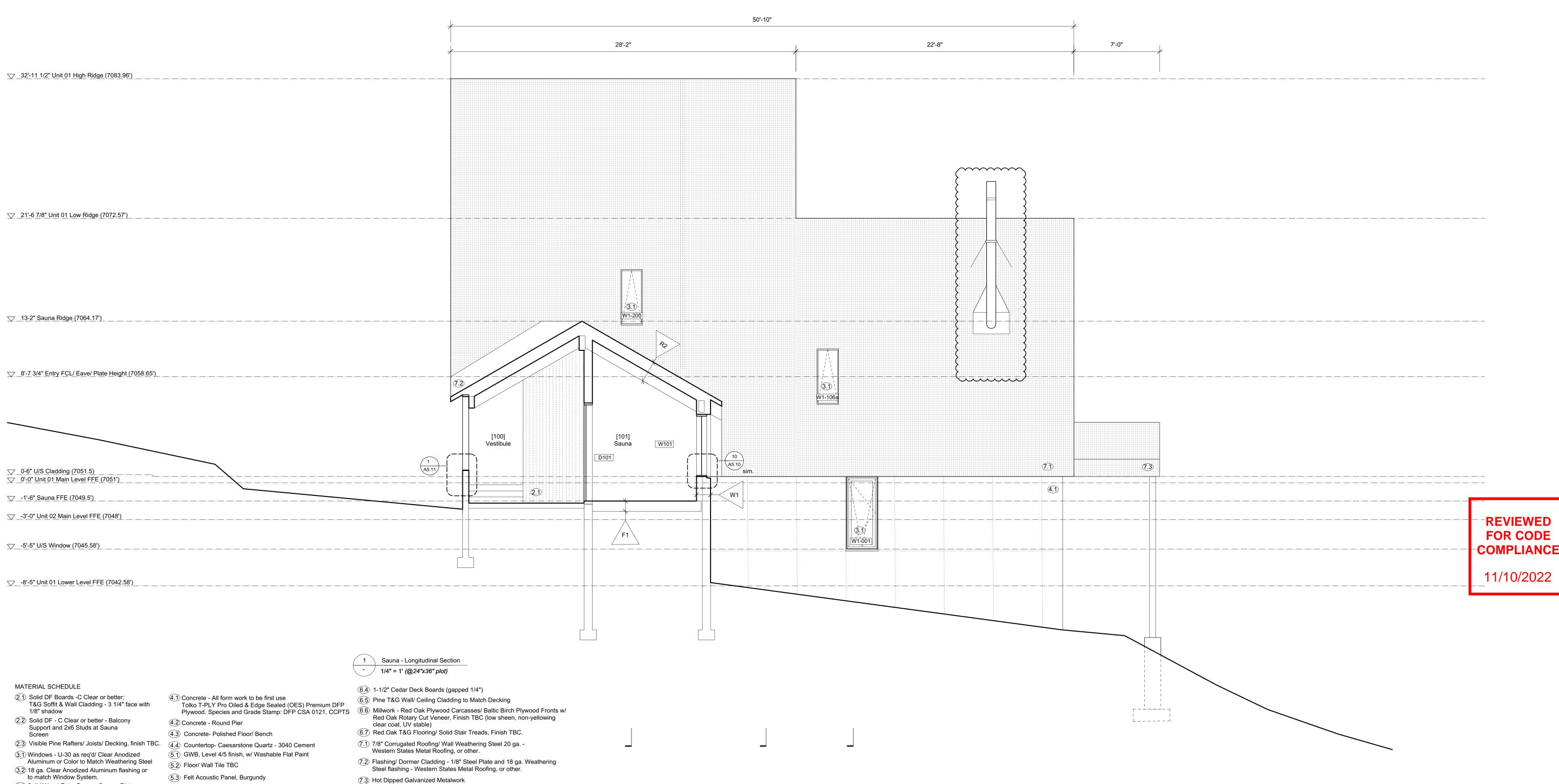
7.2 Flashing/ Dormer Cladding - 1/8" Steel Plate and 18 ga. Weathering Steel flashing - Western States Metal Roofing, or other.

Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

**Building Sections** 

02 Nov 2022





3.3 Solid Wood Entry Doors - Copper Plate

schedule.

Exterior Finish. NOTES: + All new construction as per 2018 IRC and 2018 IECC.

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(5.4) 1/4" Frameless Mirror (1/32" microbevel edges)

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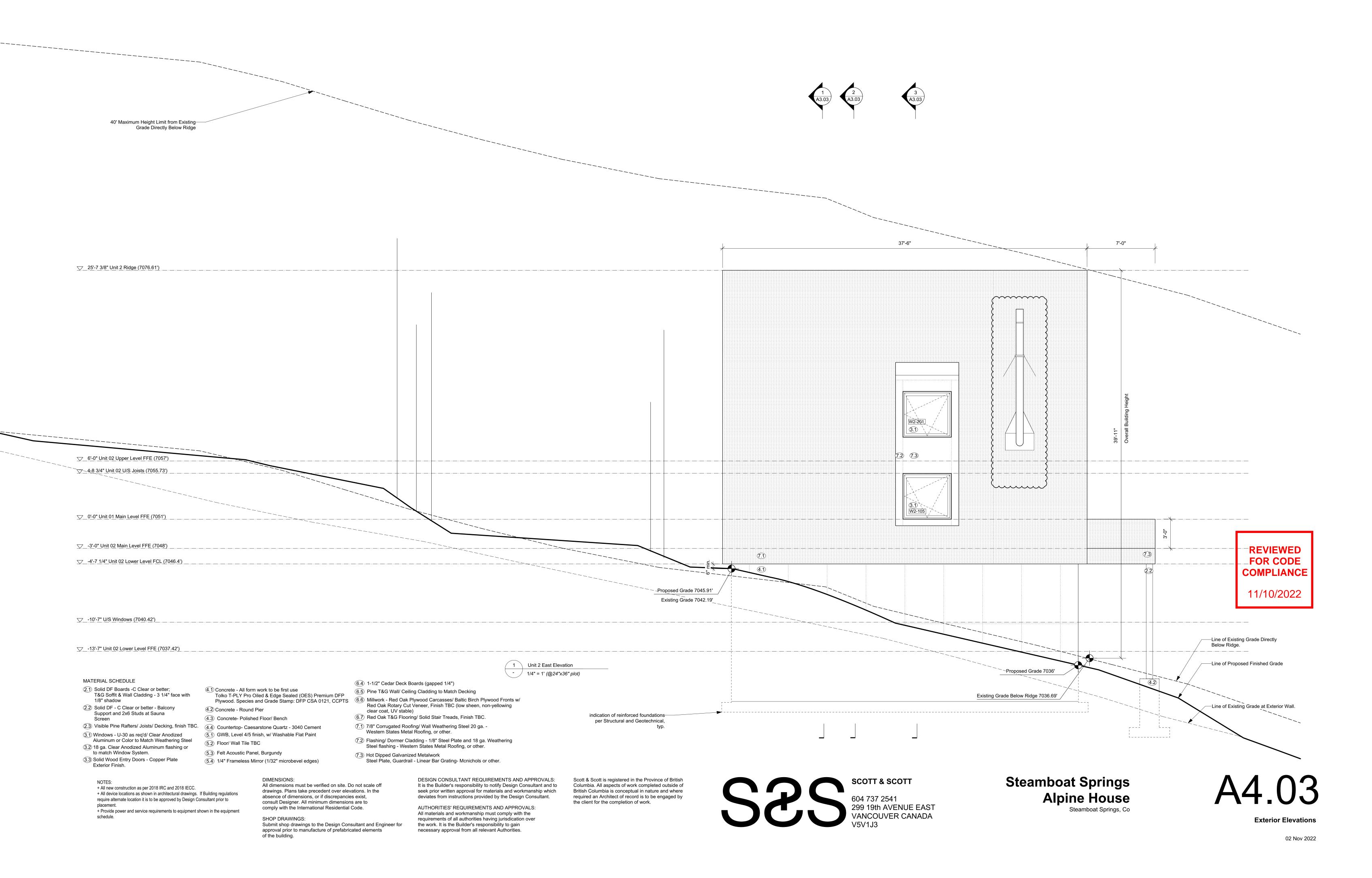
Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

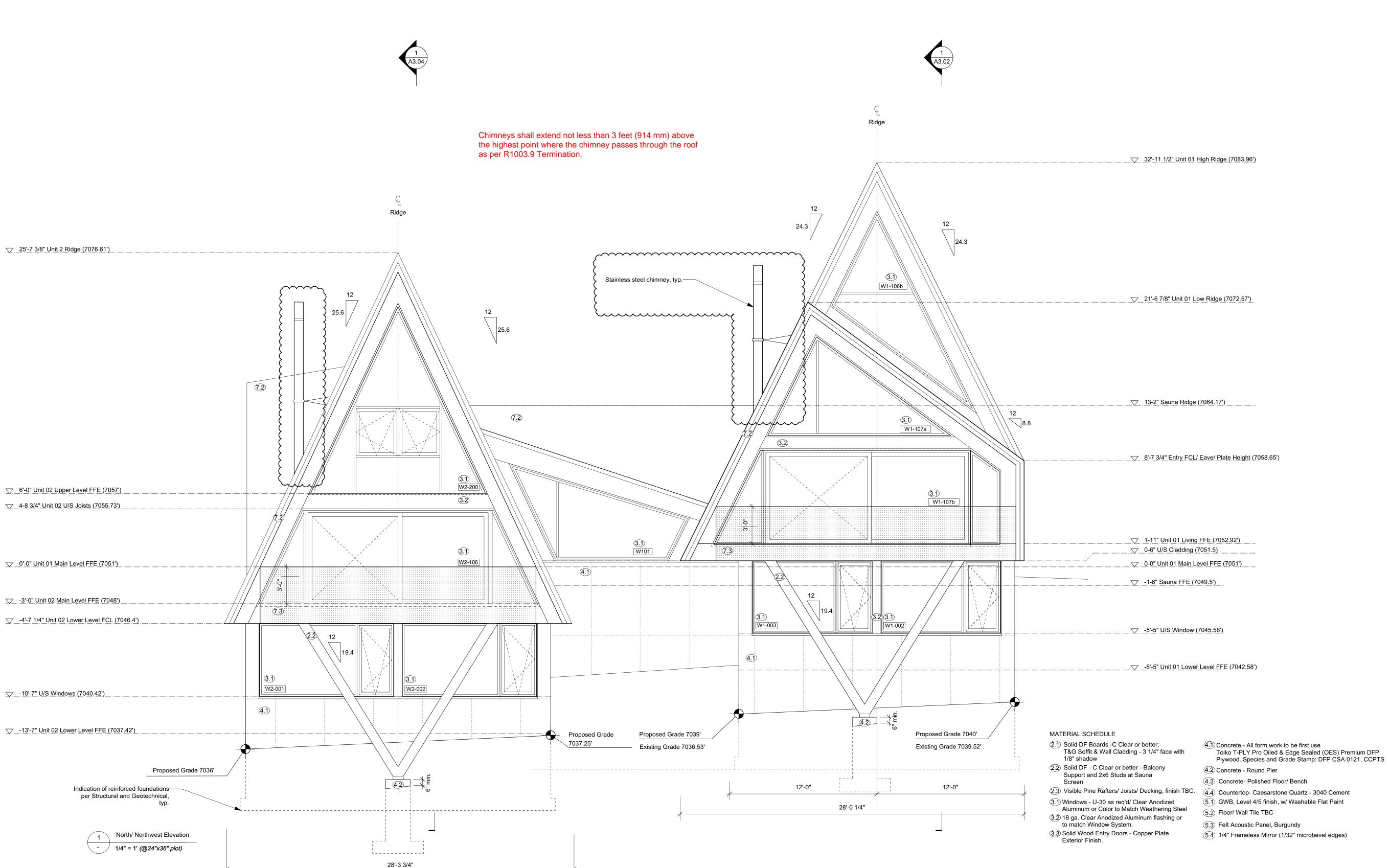
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- 6.4) 1-1/2" Cedar Deck Boards (gapped 1/4")
  - (6.5) Pine T&G Wall/ Ceiling Cladding to Match Decking (6.6) Millwork - Red Oak Plywood Carcasses/ Baltic Birch Plywood Fronts w/ Red Oak Rotary Cut Veneer, Finish TBC (low sheen, non-yellowing
  - clear coat, UV stable) (6.7) Red Oak T&G Flooring/ Solid Stair Treads, Finish TBC.
  - 7.1 7/8" Corrugated Roofing/ Wall Weathering Steel 20 ga. Western States Metal Roofing, or other.
  - 7.2 Flashing/ Dormer Cladding 1/8" Steel Plate and 18 ga. Weathering Steel flashing Western States Metal Roofing, or other.
  - 7.3 Hot Dipped Galvanized Metalwork Steel Plate, Guardrail - Linear Bar Grating- Mcnichols or other.

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**Exterior Elevations** 

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