

# CONTEMPORARY CRAFTSMAN

4 BEDROOM, 3 1/2 BATH, NEW CONSTRUCTION RESIDENCE  
DETACHED GARAGE WITH LIVING QUARTERS ABOVE



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**COVER PAGE**

PROJECT DESCRIPTION:  
**CONTEMPORARY CRAFTSMAN**

DRAWINGS PROVIDED BY:  
**Chief Architect**  
6500 N. Mineral Dr. Coeur d'Alene, Idaho  
208.292.3400 chiefarchitect.com

DATE:  
Jan. 2013

SCALE:  
SEE VIEW

SHEET:  
**A-1**





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT DESCRIPTION:  
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DRAWINGS PROVIDED BY:  
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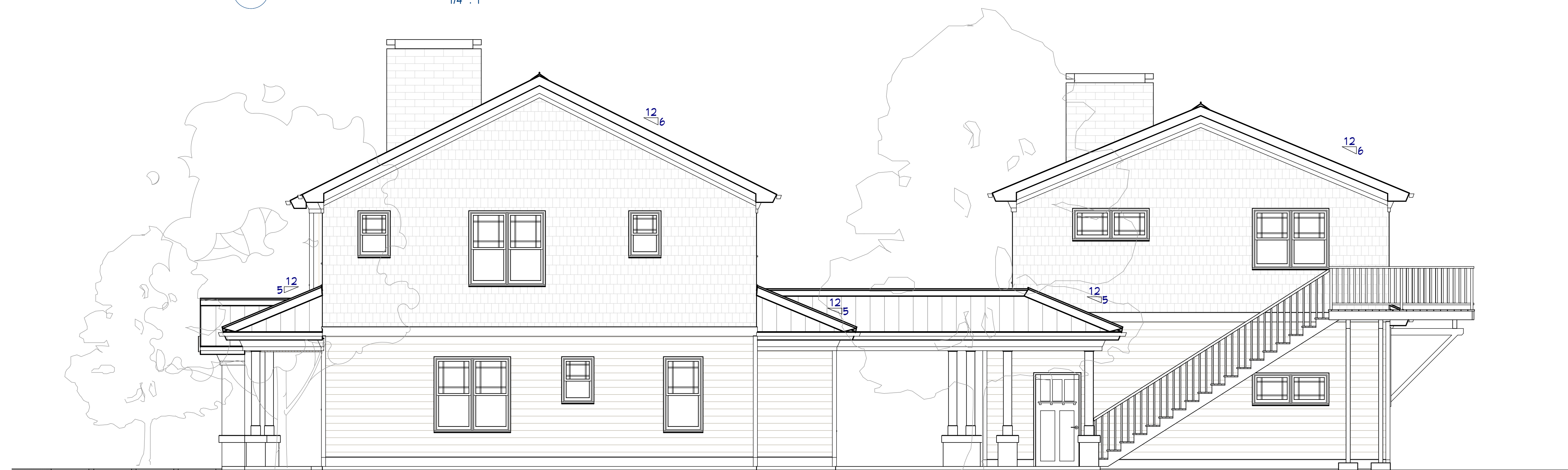
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Jan. 2013

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**A-2**



**E1 FRONT ELEVATION**  
1/4" : 1"



**E2 RIGHT ELEVATION**  
1/4" : 1"



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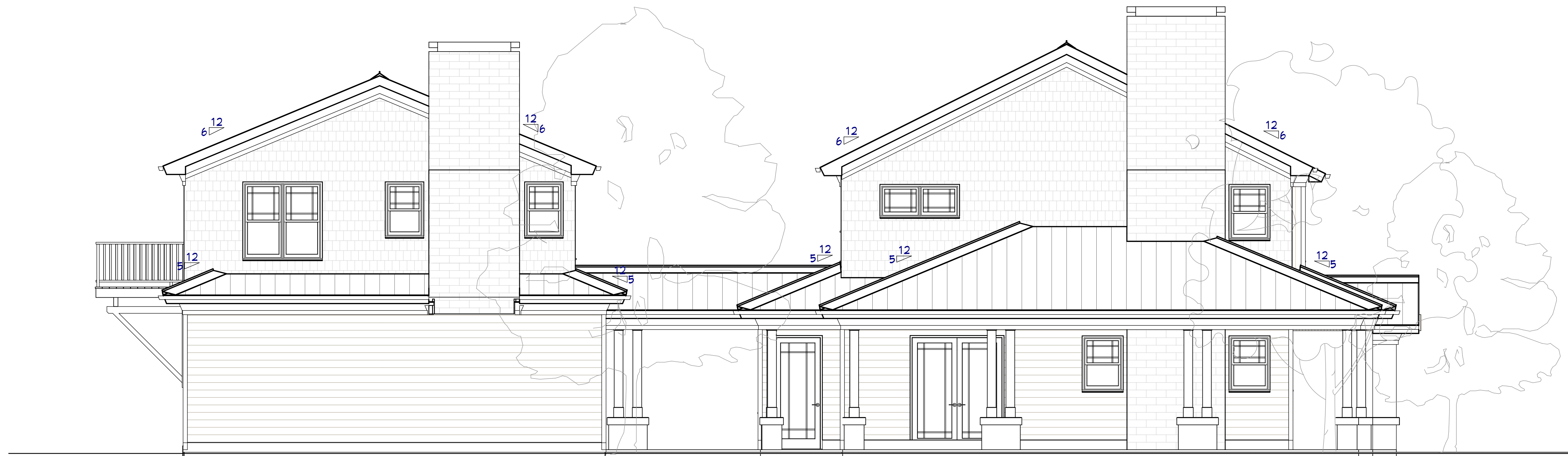
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SHEET:  
**A-3**

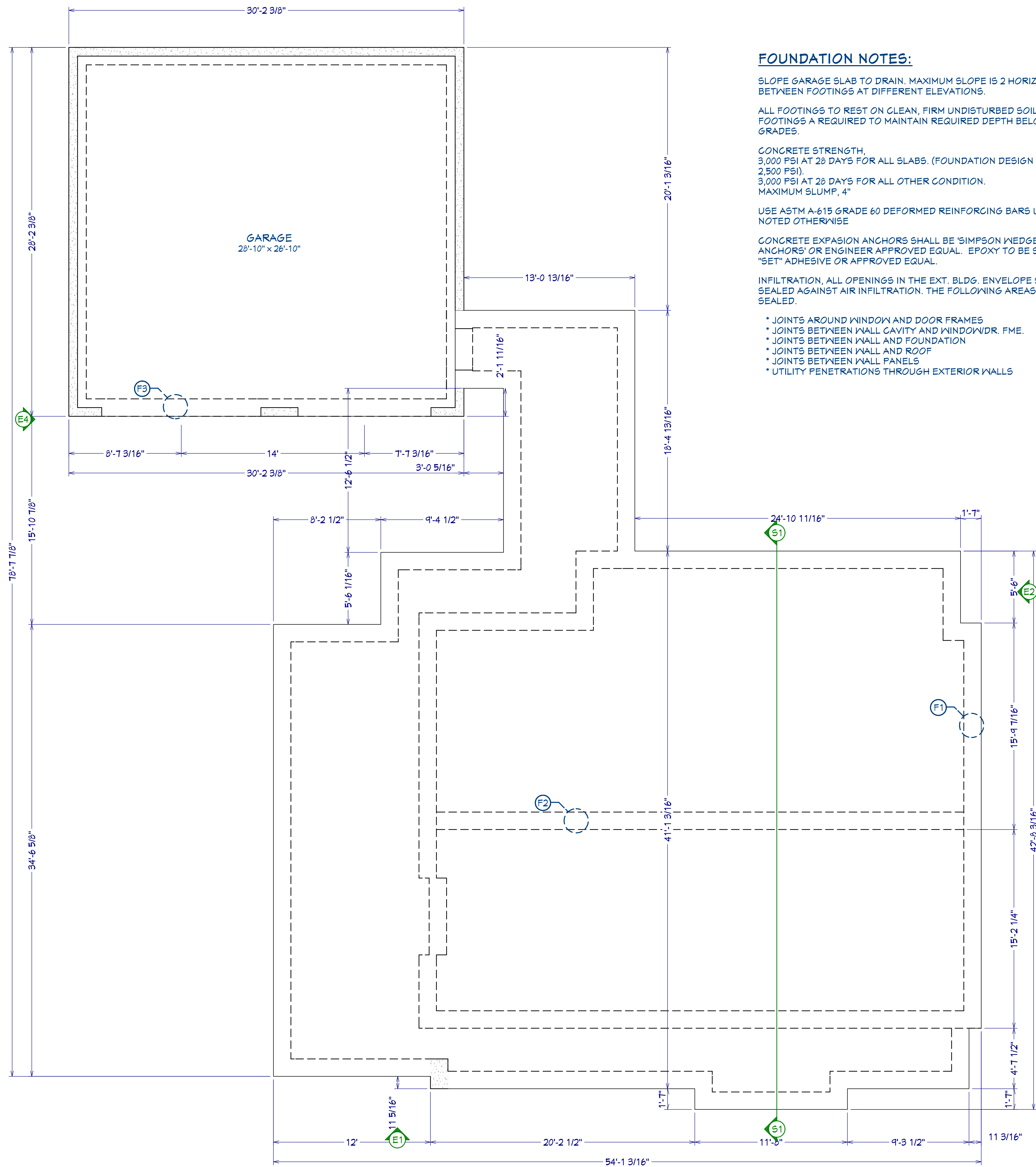


**E3 REAR ELEVATION**  
1/4" = 1'



**E4 LEFT ELEVATION**  
1/4" = 1'





**FOUNDATION NOTES:**

SLOPE GARAGE SLAB TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

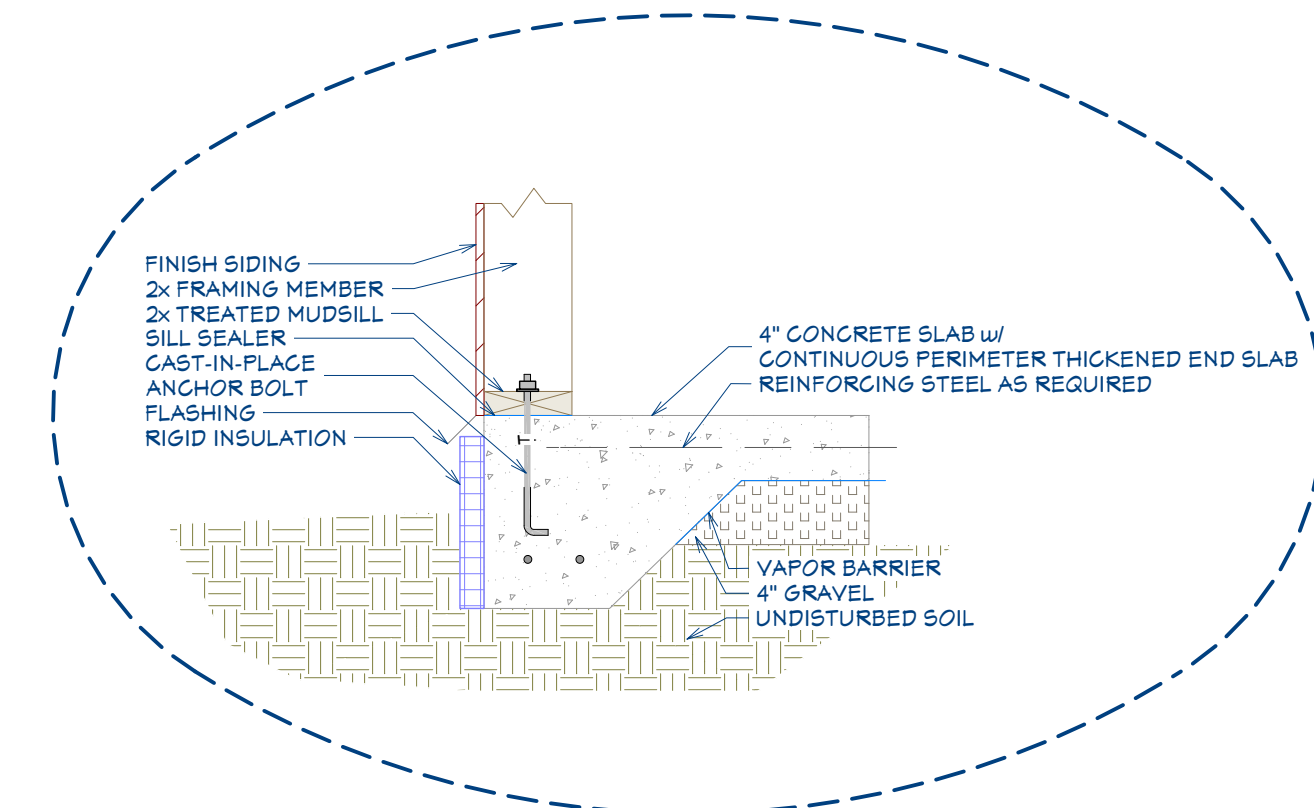
CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).  
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.  
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

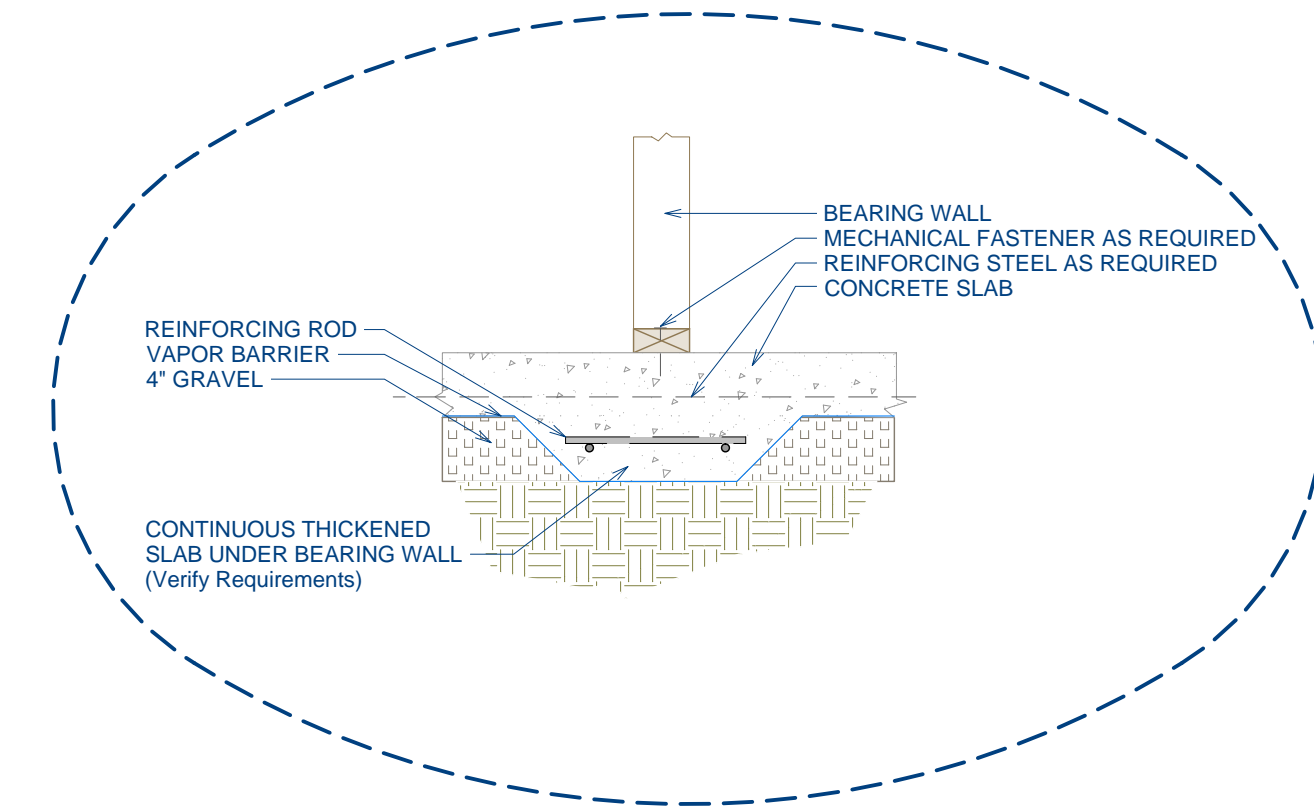
CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

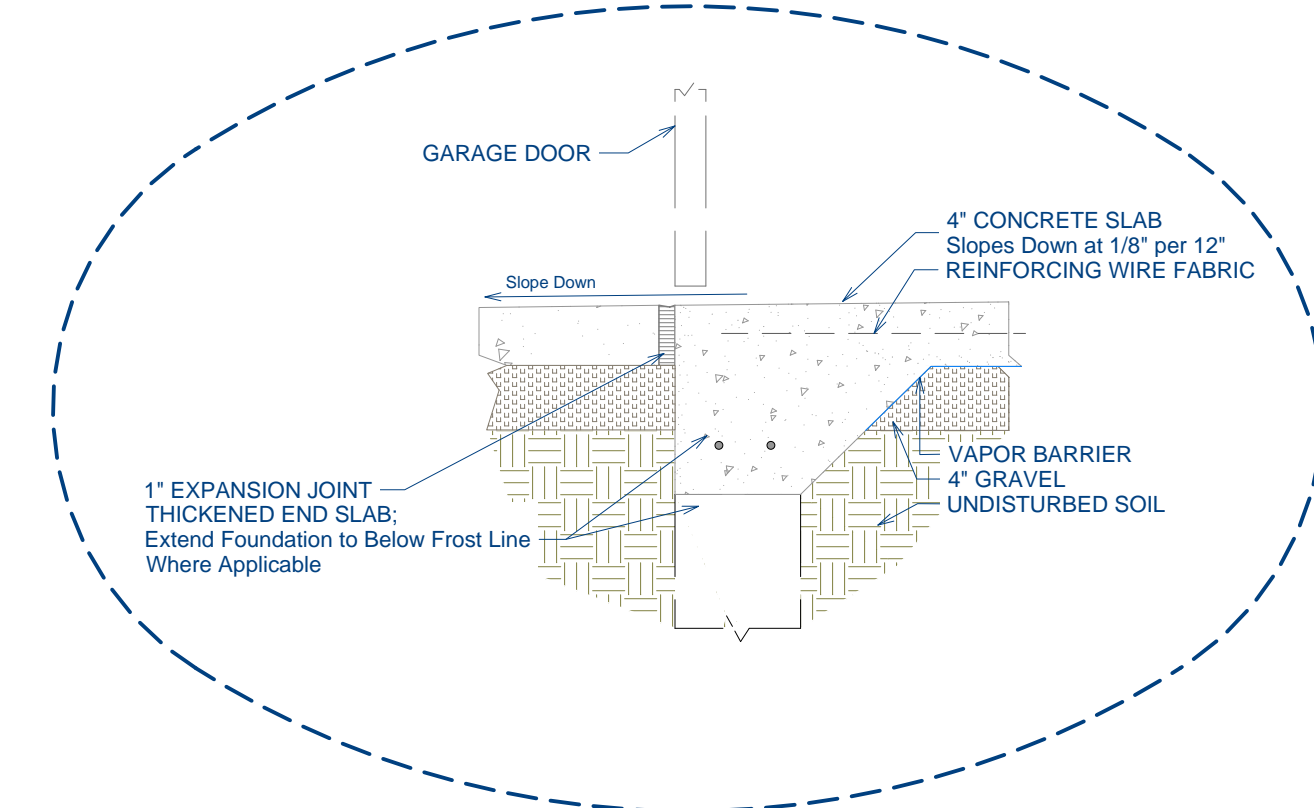
- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. F.M.E.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS



**F1 THICKENED END SLAB**  
1"=1'



**F2 THICKENED SLAB FOOTING**  
1"=1'



**F3 TURNED DOWN SLAB AT GARAGE OPENING**  
1"=1'



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SHEET TITLE:  
**FOUNDATION PLAN**

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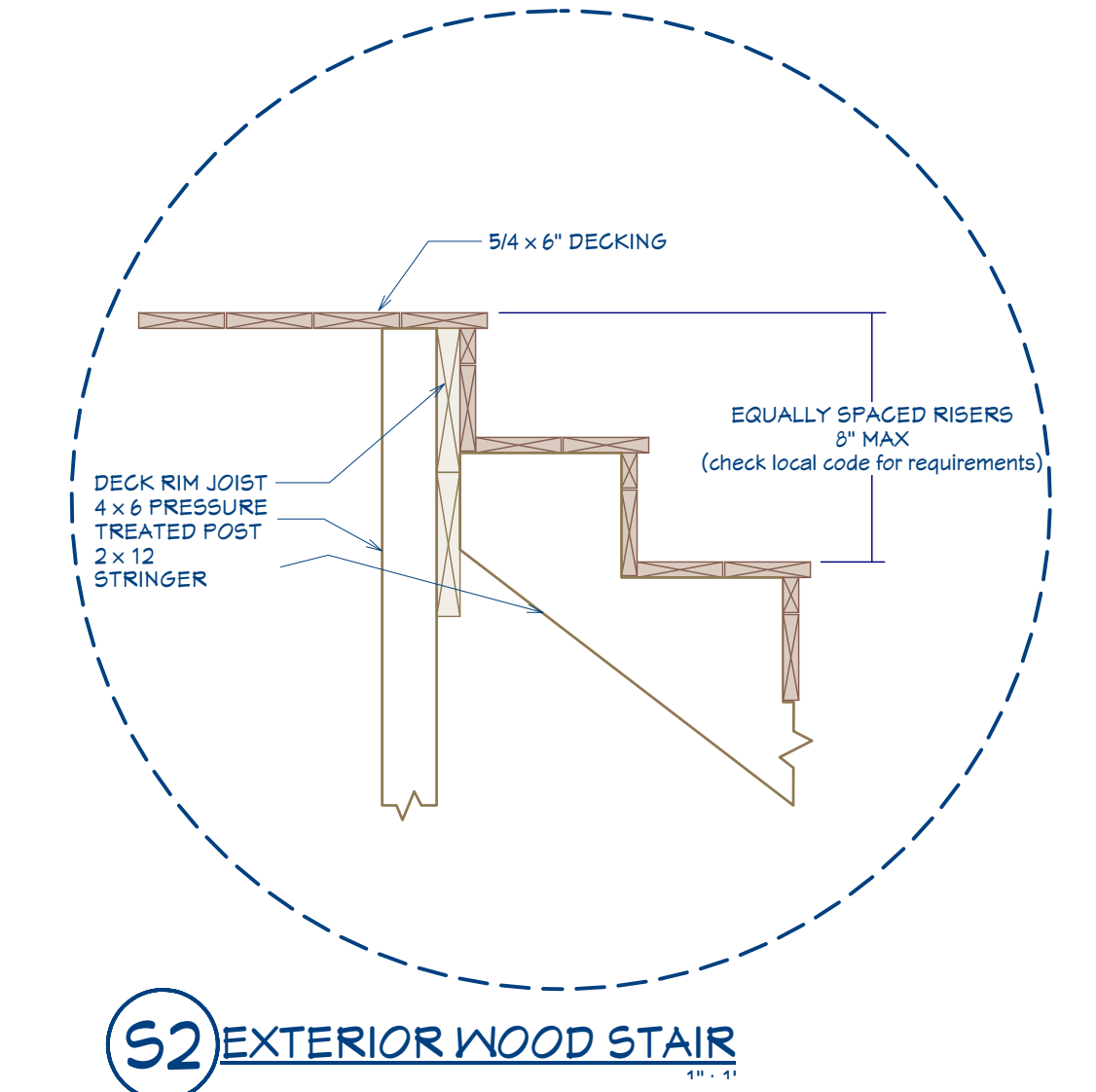
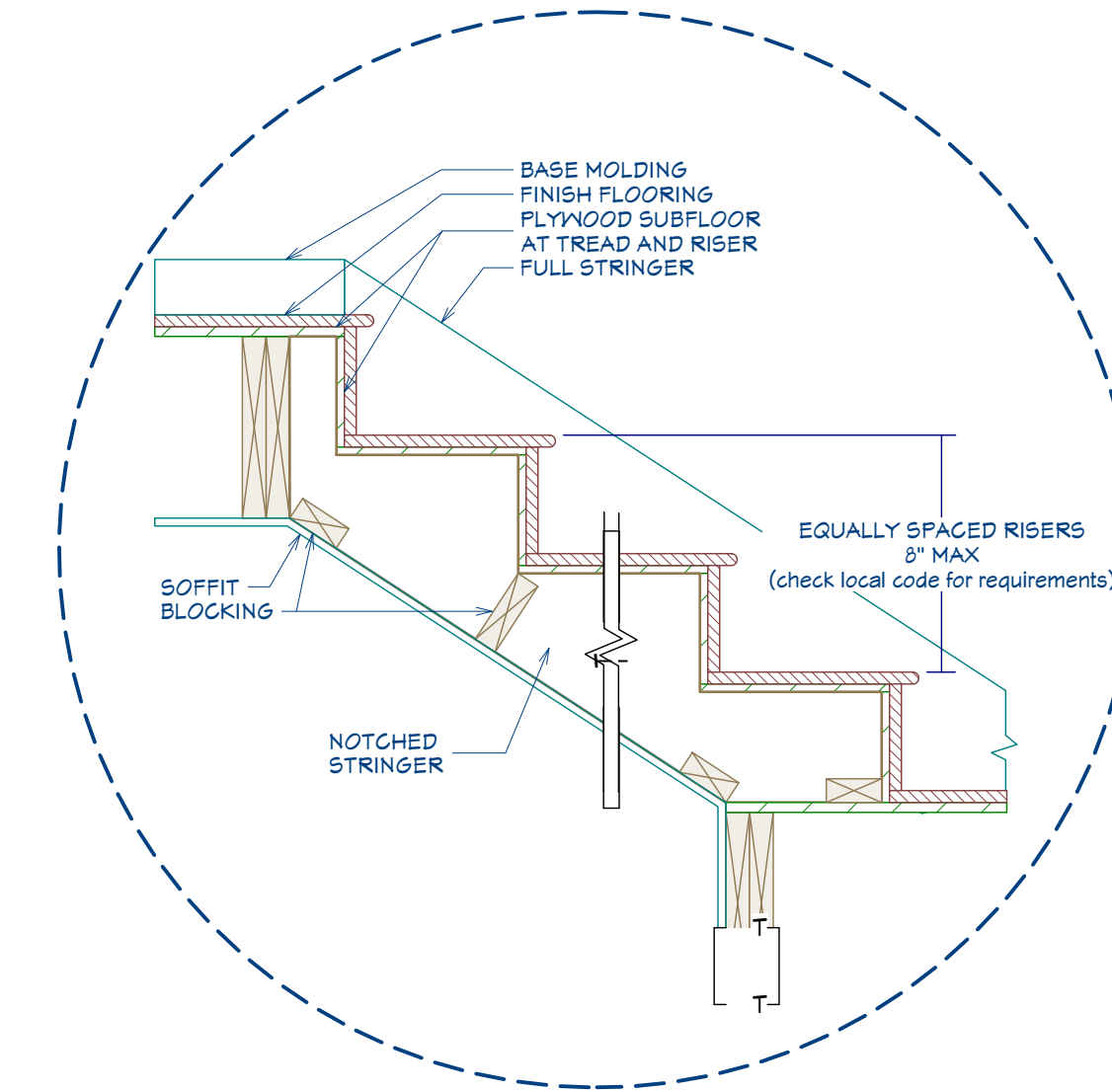
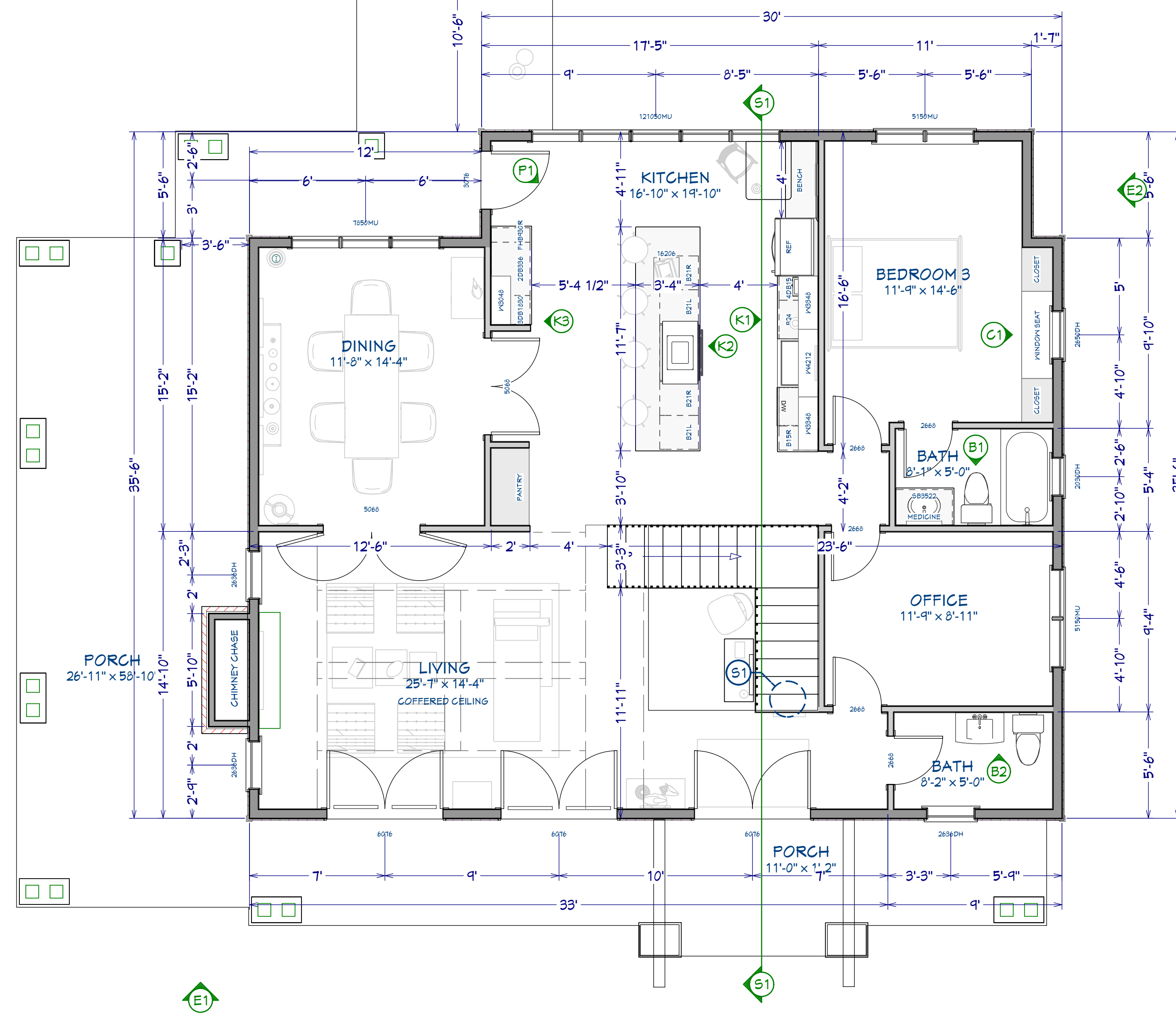
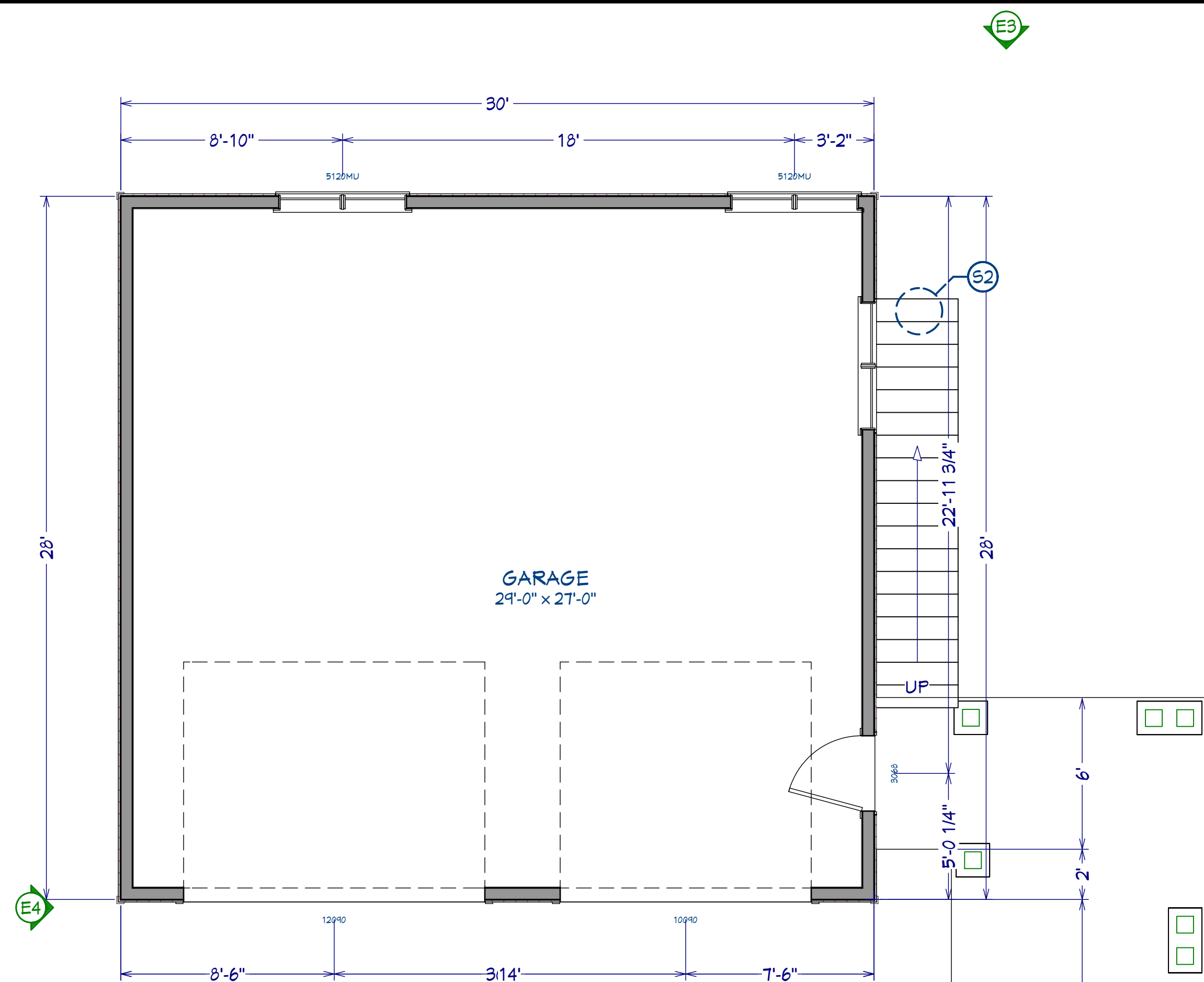
SCALE:

SEE VIEW

SHEET:

**A-4**





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FIRST FLOOR PLAN**

PROJECT DESCRIPTION:  
**CONTEMPORARY CRAFTSMAN**

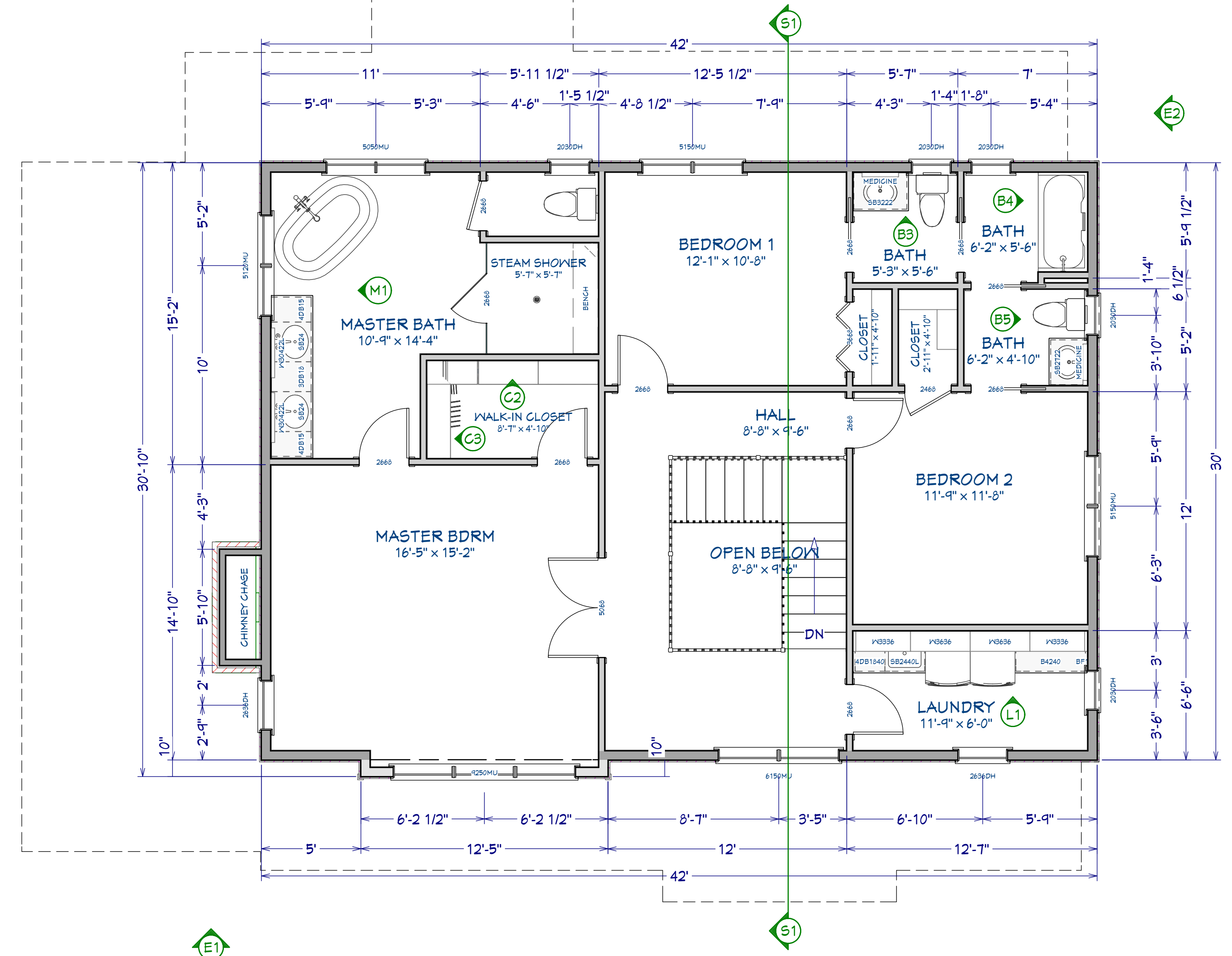
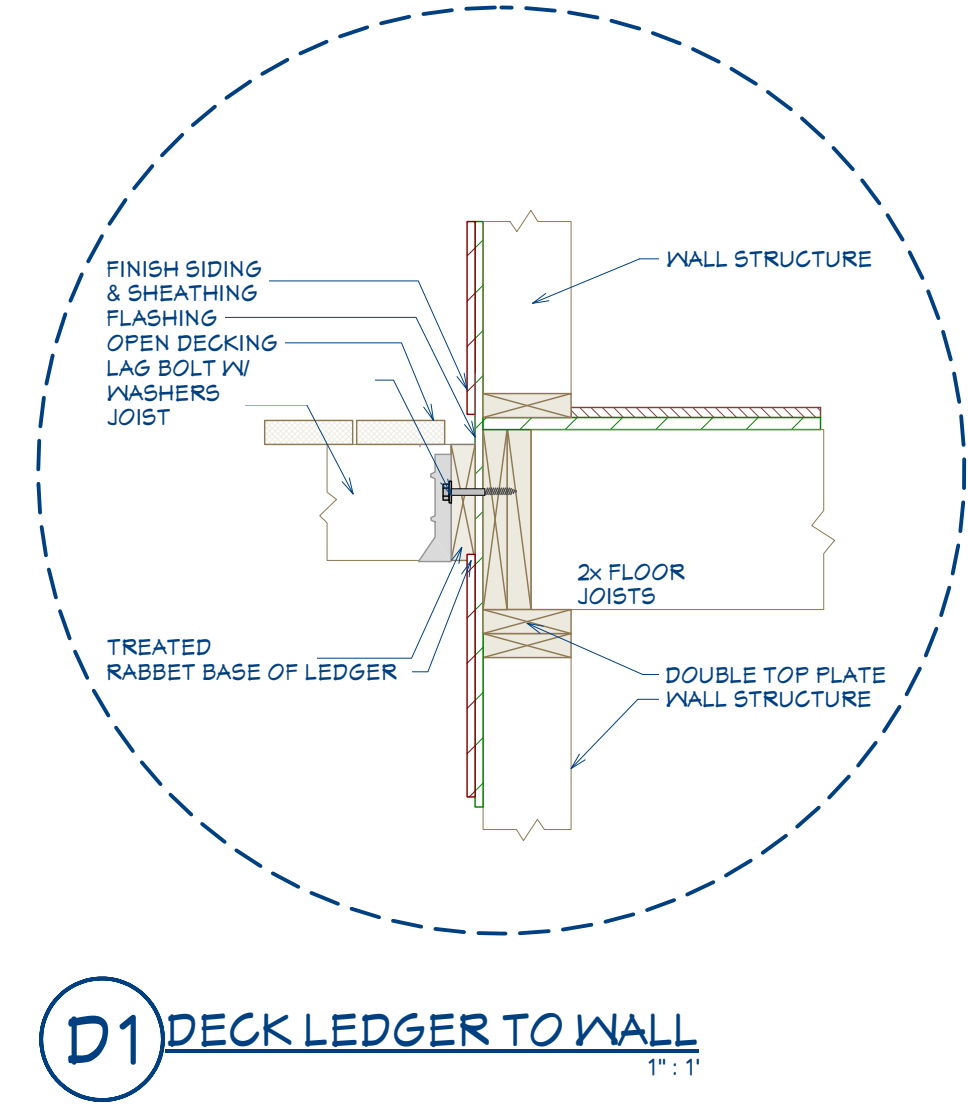
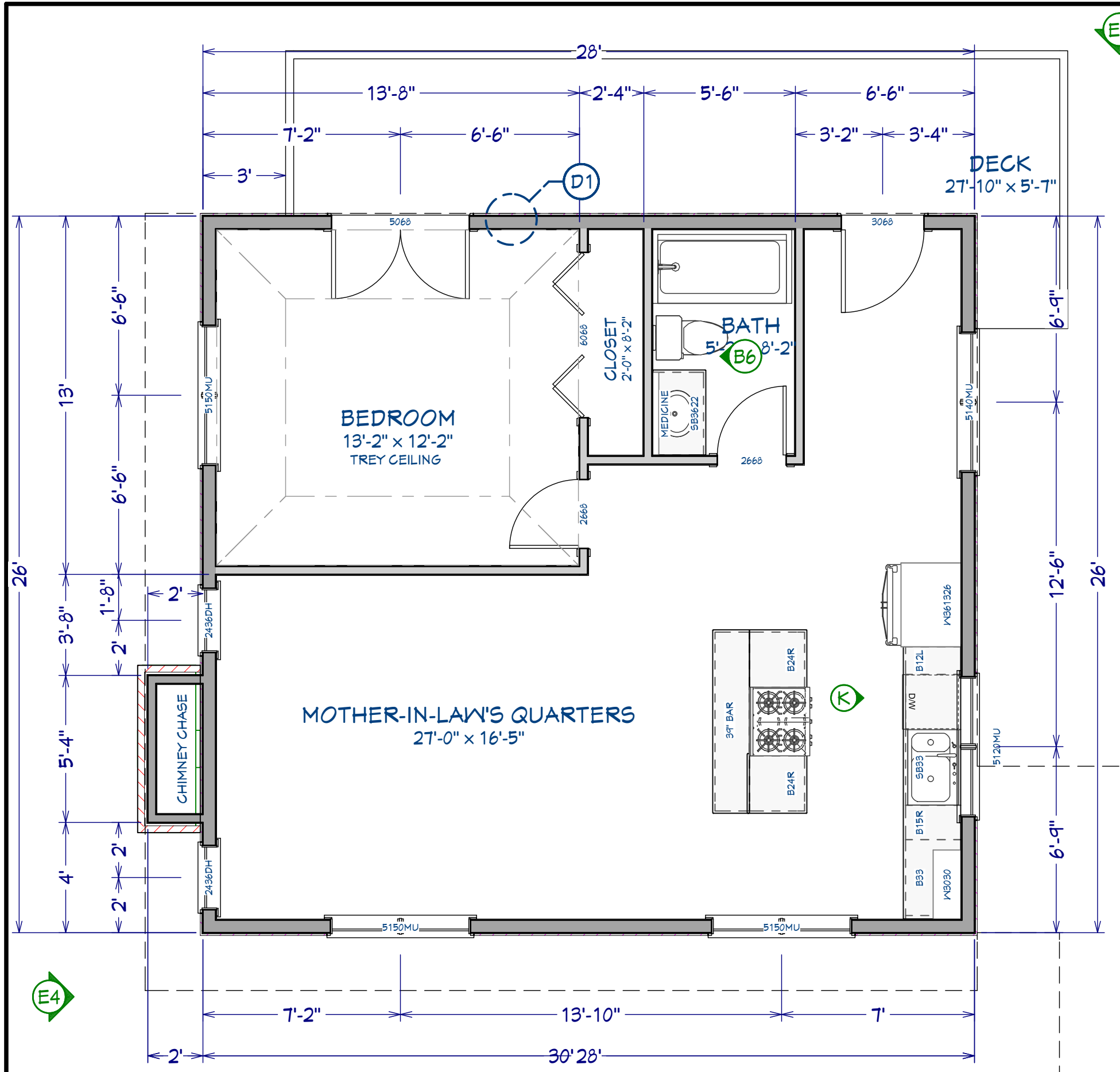
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**A-5**





**DOOR AND WINDOW NOTES:**

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

**EXTERIOR FINISH NOTES:**

1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
2. ROOFING TO BE 50 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**FINISH NOTES:**

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

BASE BOARDS SHALL BE 6" IN ALL ROOMS, UNO. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

ROOM FINISH SCHEDULE				
ROOM NAME	FLOOR	INT. AREA (SQ. FT.)	DIMENSIONS	CEILING HEIGHT
BEDROOM	2	124	12'-1" X 10'-8"	103 1/8"
BEDROOM 2	2	137	11'-9" X 11'-8"	103 1/8"
BEDROOM 3	1	166	11'-9" X 14'-6"	104 1/8"
BATH	1	40	8'-1" X 5'-0"	104 1/8"
BATH	1	40	8'-2" X 5'-0"	104 1/8"
BATH	2	24	5'-3" X 5'-6"	103 1/8"
BATH	2	30	6'-2" X 4'-10"	103 1/8"
BATH	2	33	6'-2" X 5'-6"	103 1/8"
BATH	2	42	5'-2" X 8'-2"	91 1/8"
BEDROOM	2	160	13'-2" X 12'-2"	91 1/8"
CLOSET	0	554	39'-6" X 13'-10"	N/A
CLOSET	1	40	5'-5" X 6'-1"	121 3/4"
CLOSET	2	14	2'-11" X 4'-10"	103 1/8"
CLOSET	2	16	2'-0" X 8'-2"	91 1/8"
CLOSET	2	18	5'-7" X 3'-2"	103 1/8"
CLOSET	2	9	1'-11" X 4'-10"	103 1/8"
DECK	2	168	27'-10" X 5'-7"	N/A
GARAGE	0	776	28'-10" X 26'-10"	N/A
DINING	1	167	11'-8" X 14'-4"	104 1/8"
DINING	0	685	40'-4" X 18'-7"	N/A
GARAGE	1	783	29'-0" X 27'-0"	124 5/8"
HALL	2	124	8'-8" X 9'-6"	103 1/8"
KITCHEN	1	347	16'-10" X 19'-10"	104 1/8"
LAUNDRY	2	70	11'-9" X 6'-0"	103 1/8"
LIVING	1	383	25'-7" X 14'-4"	104 1/8"
MOTHER-IN-LAW'S QUARTERS	2	439	27'-0" X 16'-5"	91 1/8"
MASTER BATH	2	136	10'-9" X 14'-4"	103 1/8"
MASTER BDRM	2	244	16'-5" X 15'-2"	103 1/8"
OFFICE	1	105	11'-9" X 8'-11"	104 1/8"
OPEN BELOW	2	82	8'-8" X 9'-6"	224 7/8"
STEAM SHOWER	2	31	5'-7" X 5'-7"	103 1/8"
STORAGE	2	0	2'-1" X 0'-2"	103 1/8"
WALK-IN CLOSET	2	42	8'-7" X 4'-10"	103 1/8"
TOTALS:		6044		



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SHEET TITLE:  
**SECOND FLOOR PLAN**

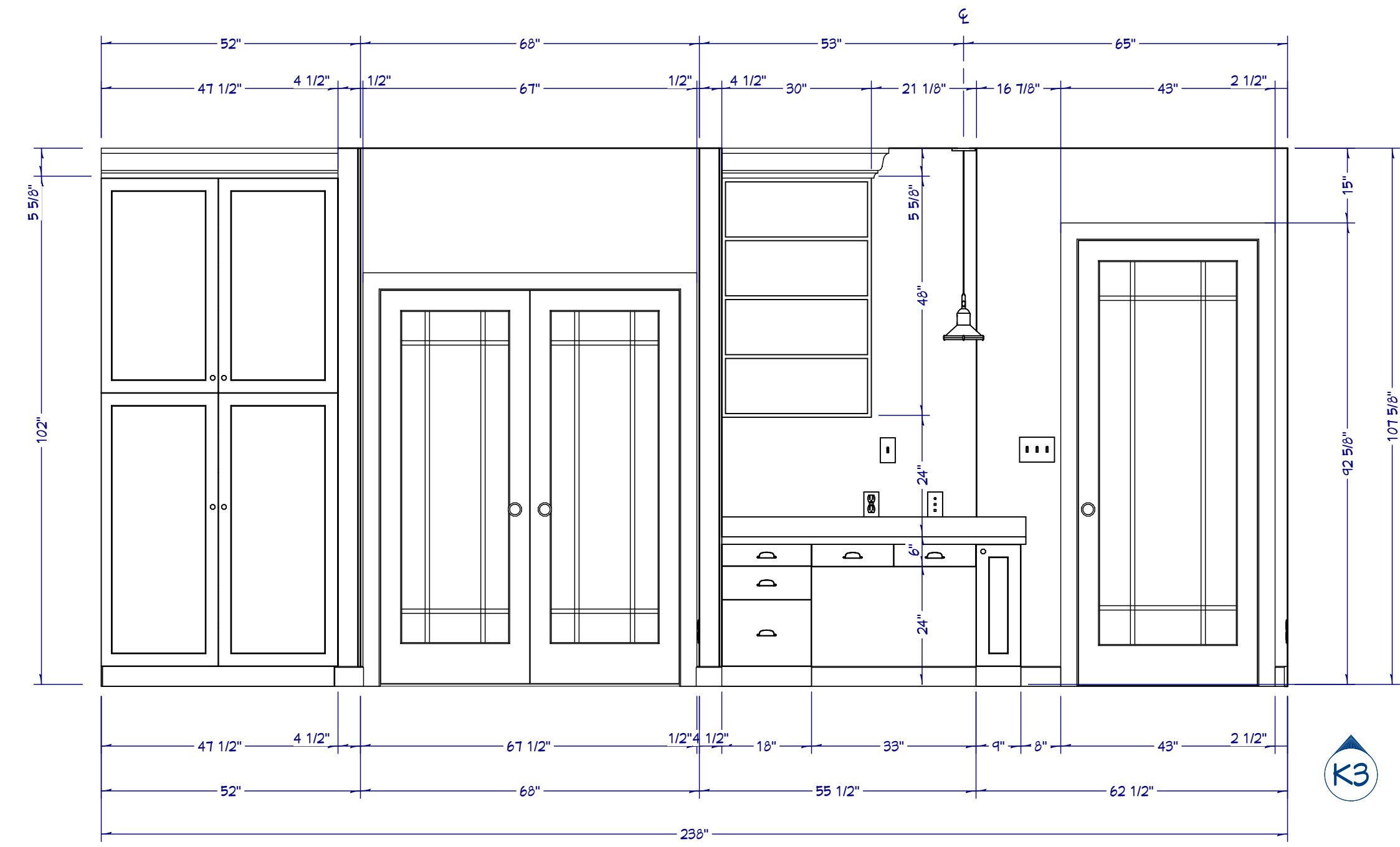
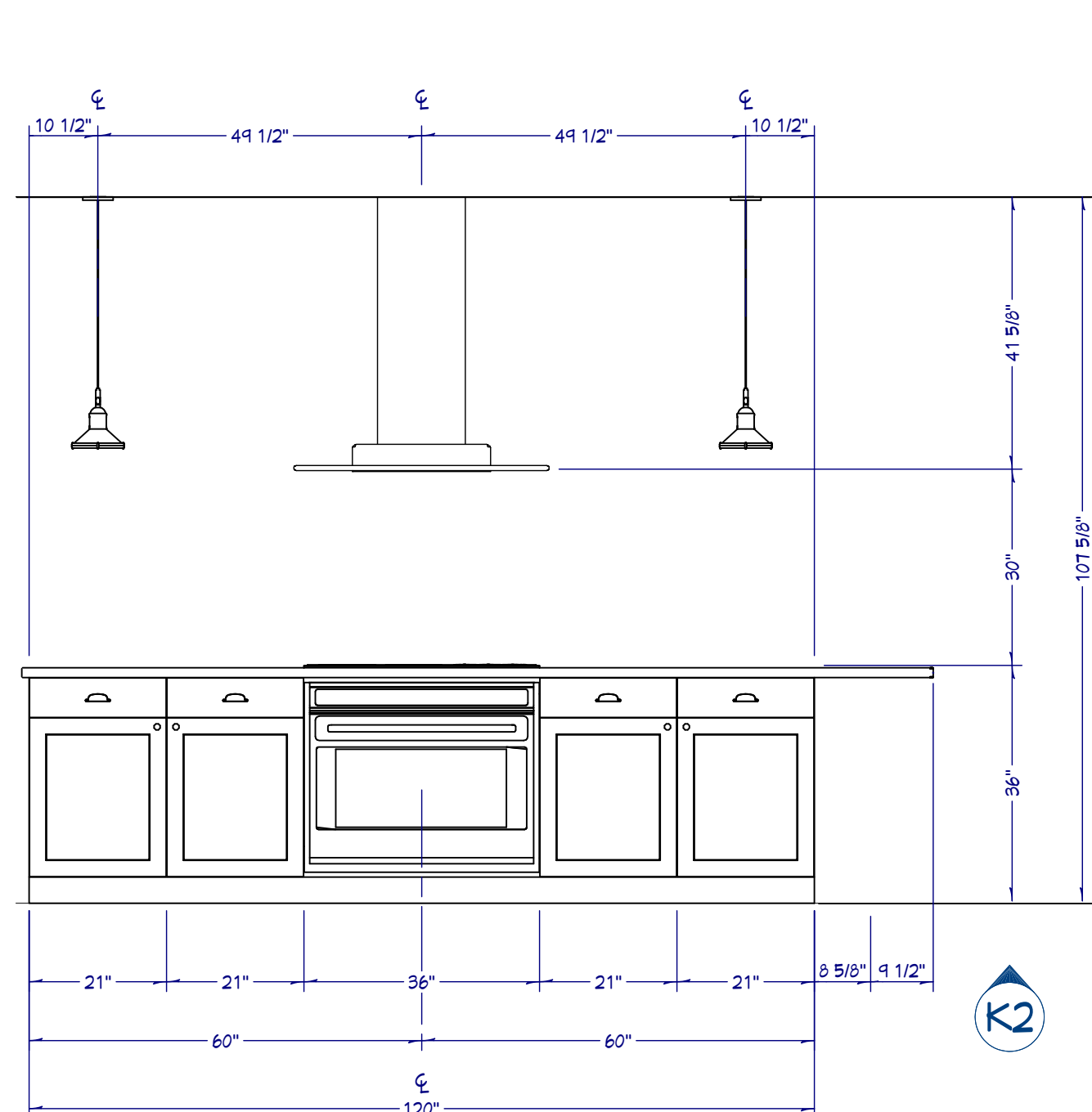
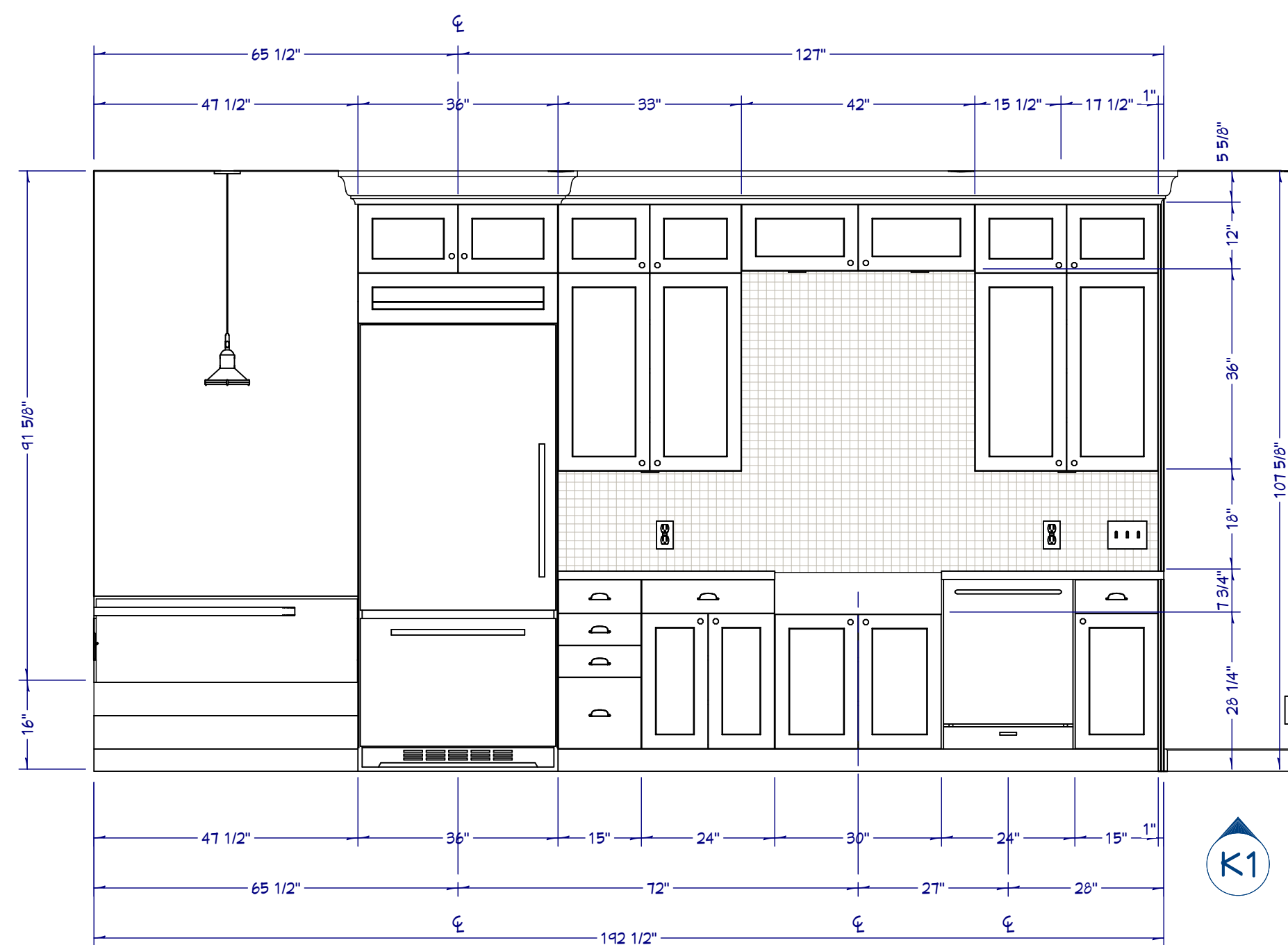
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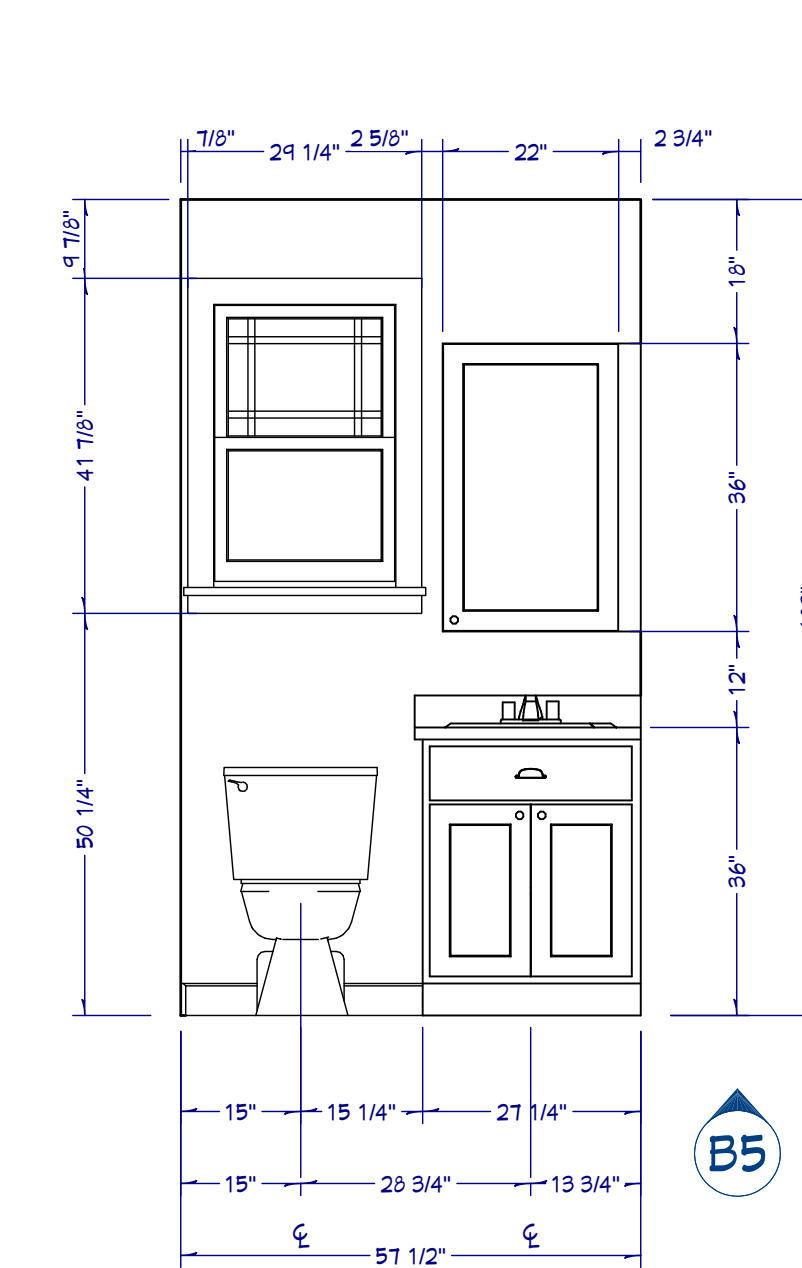
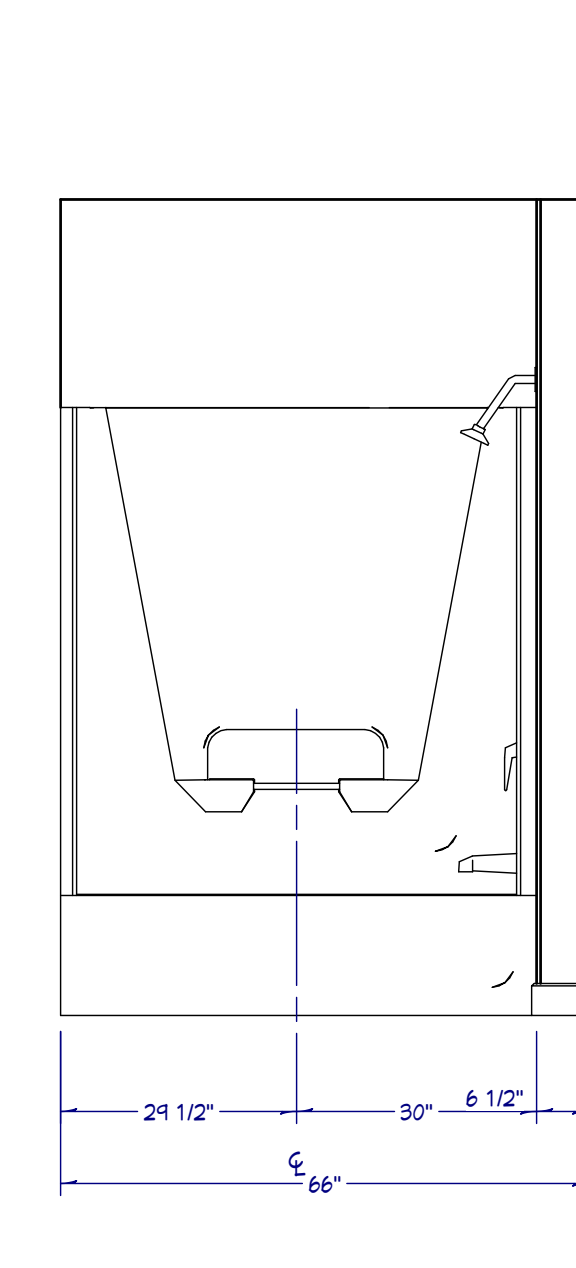
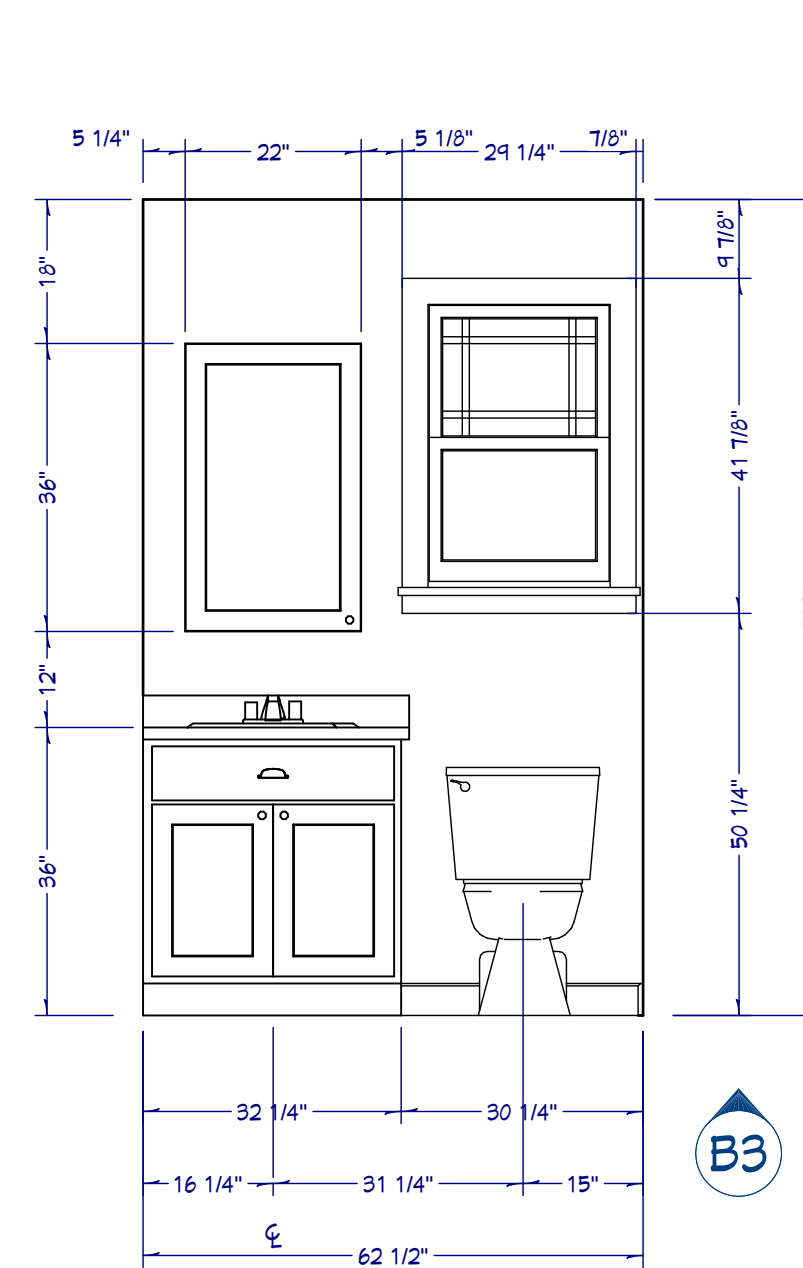
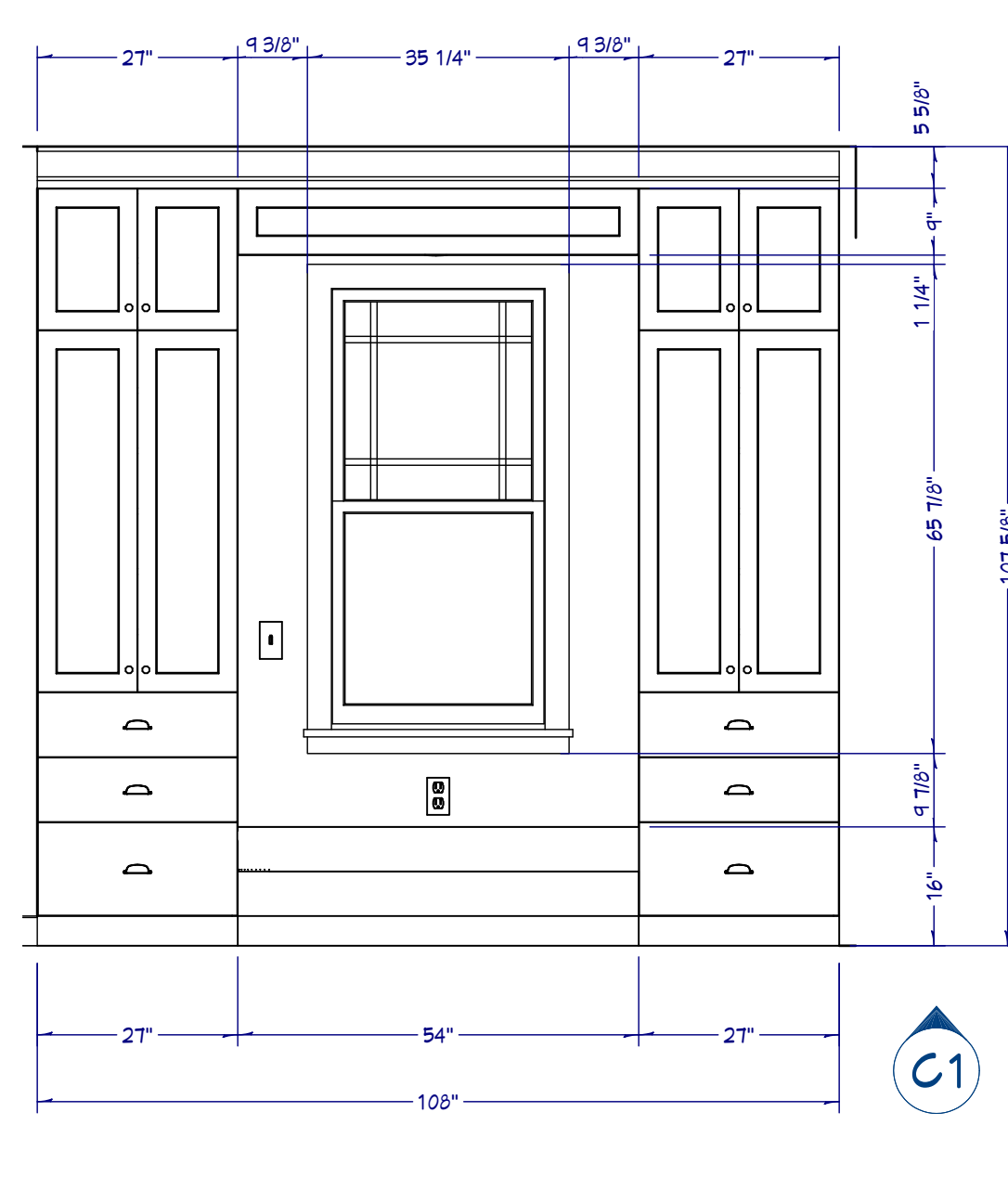
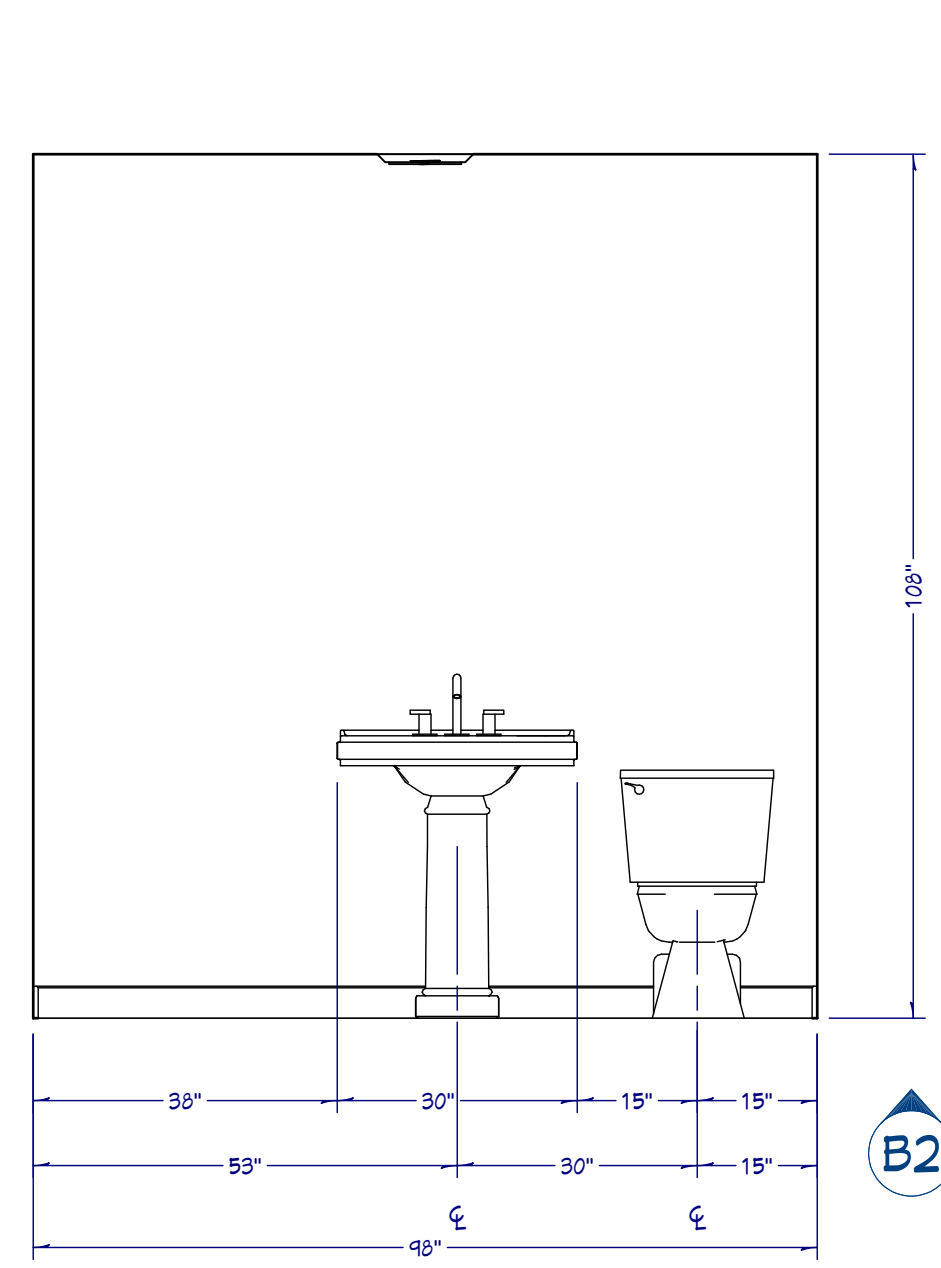
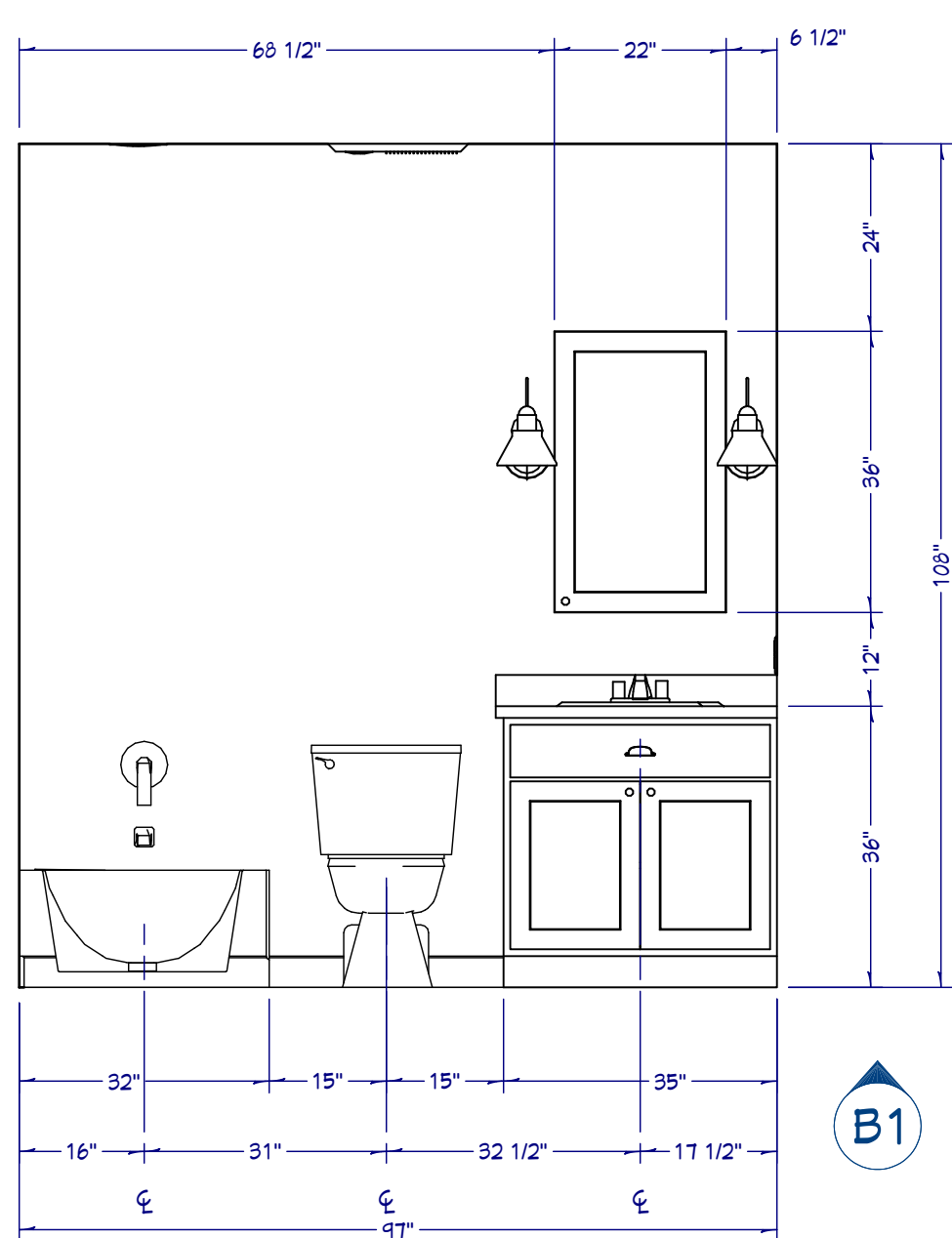
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SCALE:  
SEE VIEW

SHEET:  
**A-6**



KITCHEN

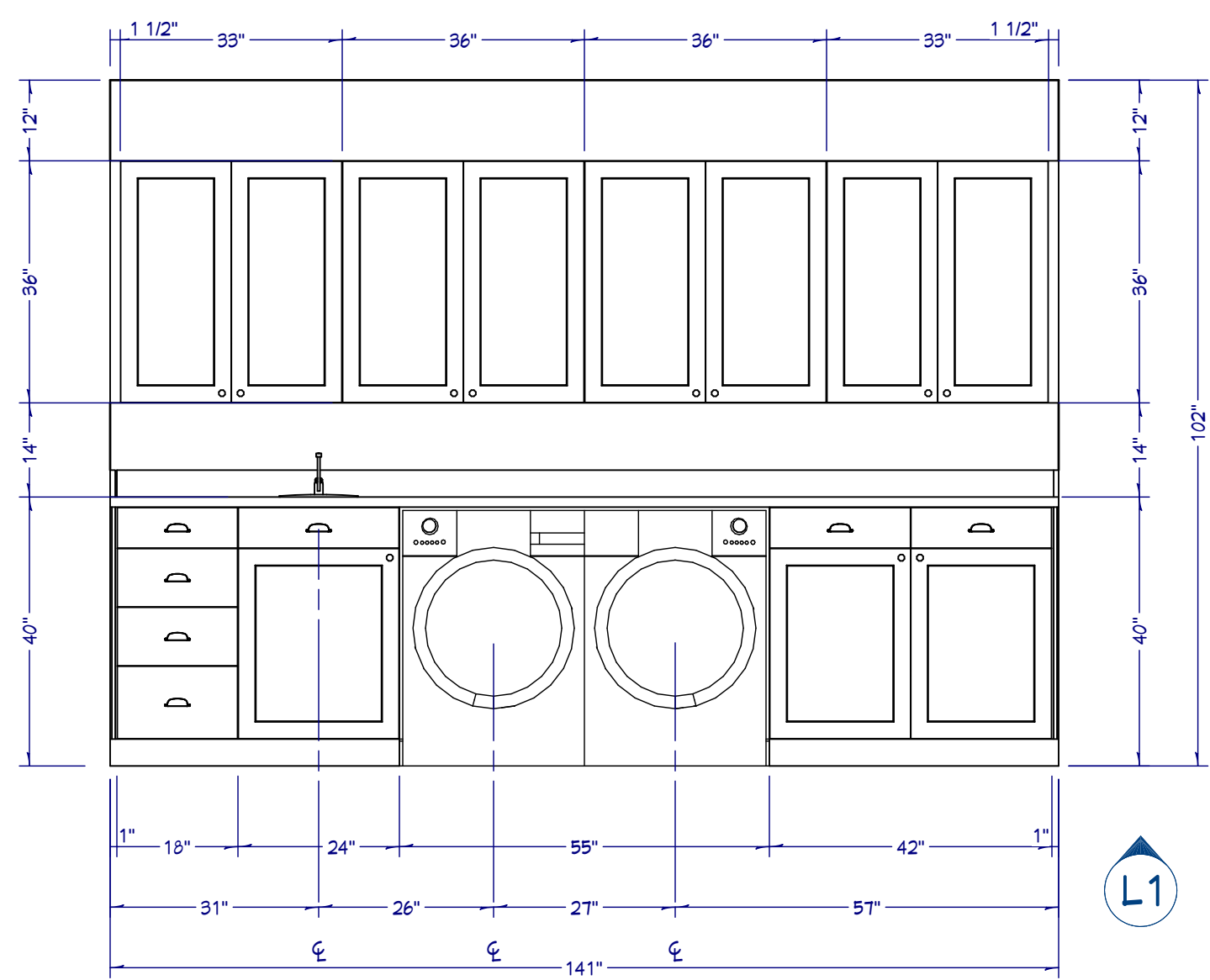
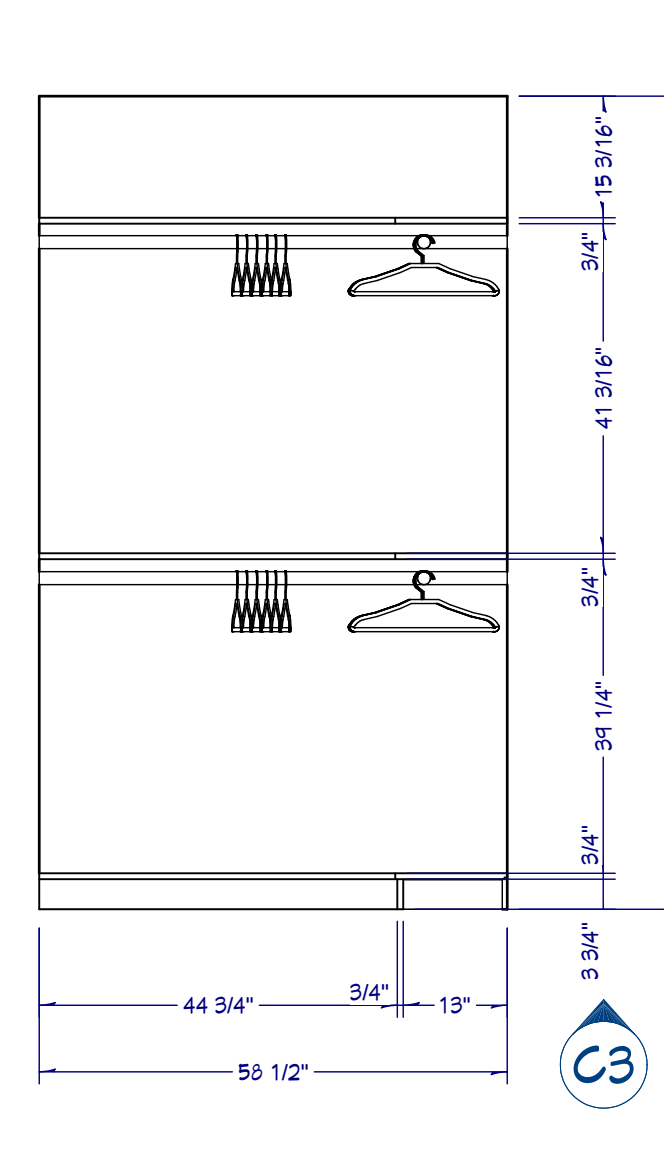
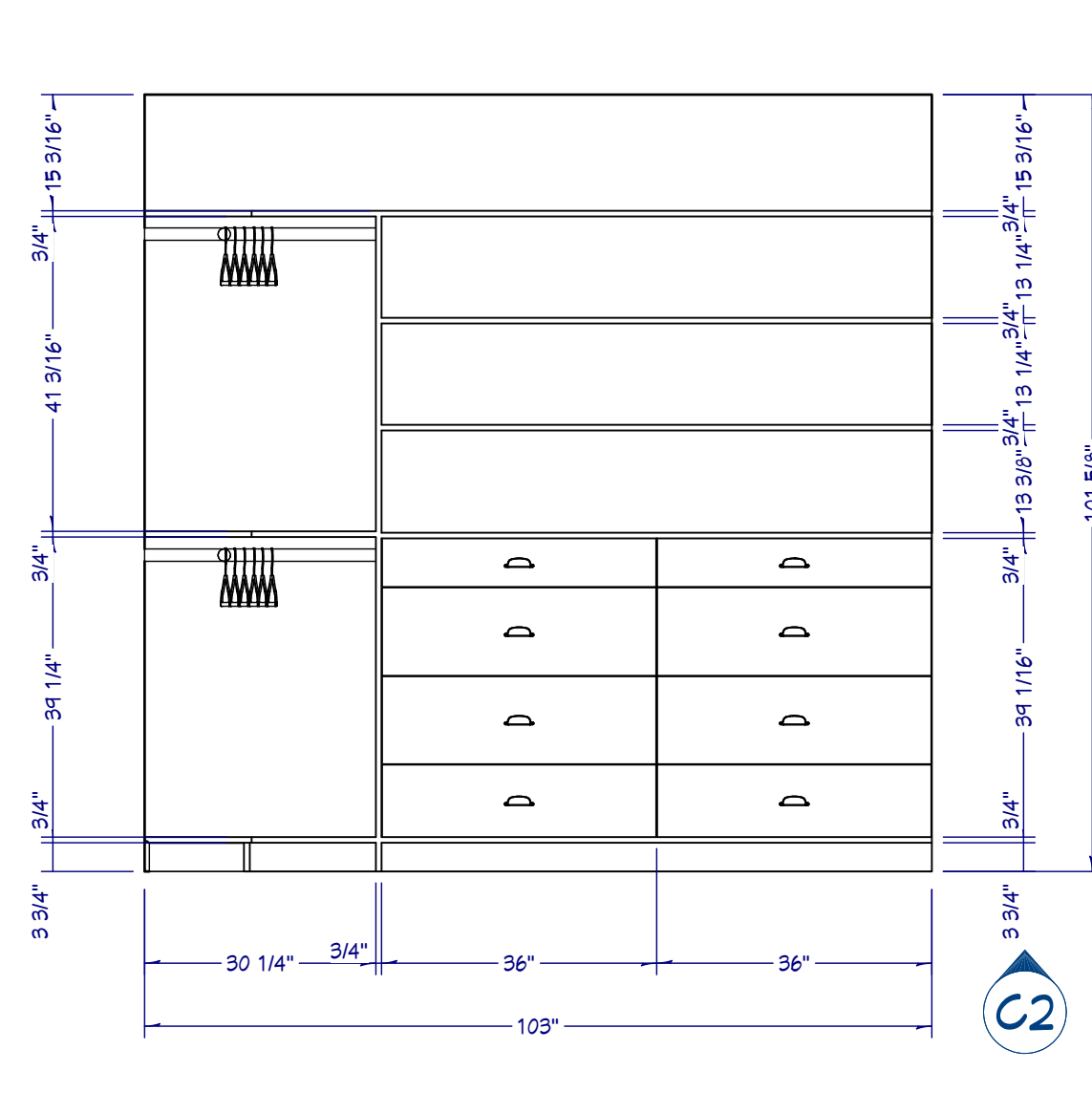
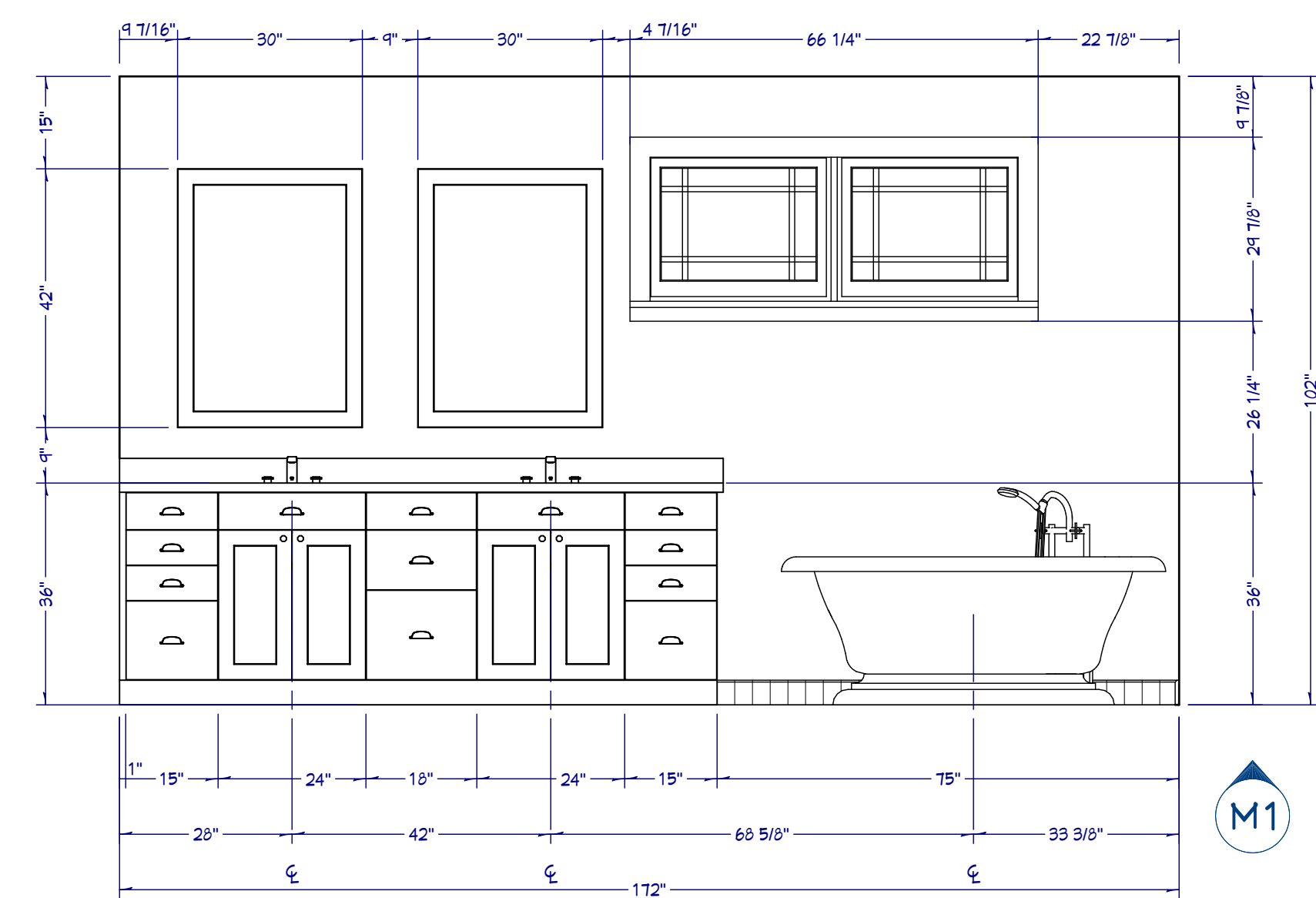


GUEST BATHROOM

POWDER ROOM

WINDOW SEAT

JACK AND JILL BATHROOM



MASTER BATHROOM

WALK-IN CLOSET

LAUNDRY ROOM

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SHEET TITLE:  
**WALL ELEVATIONS**

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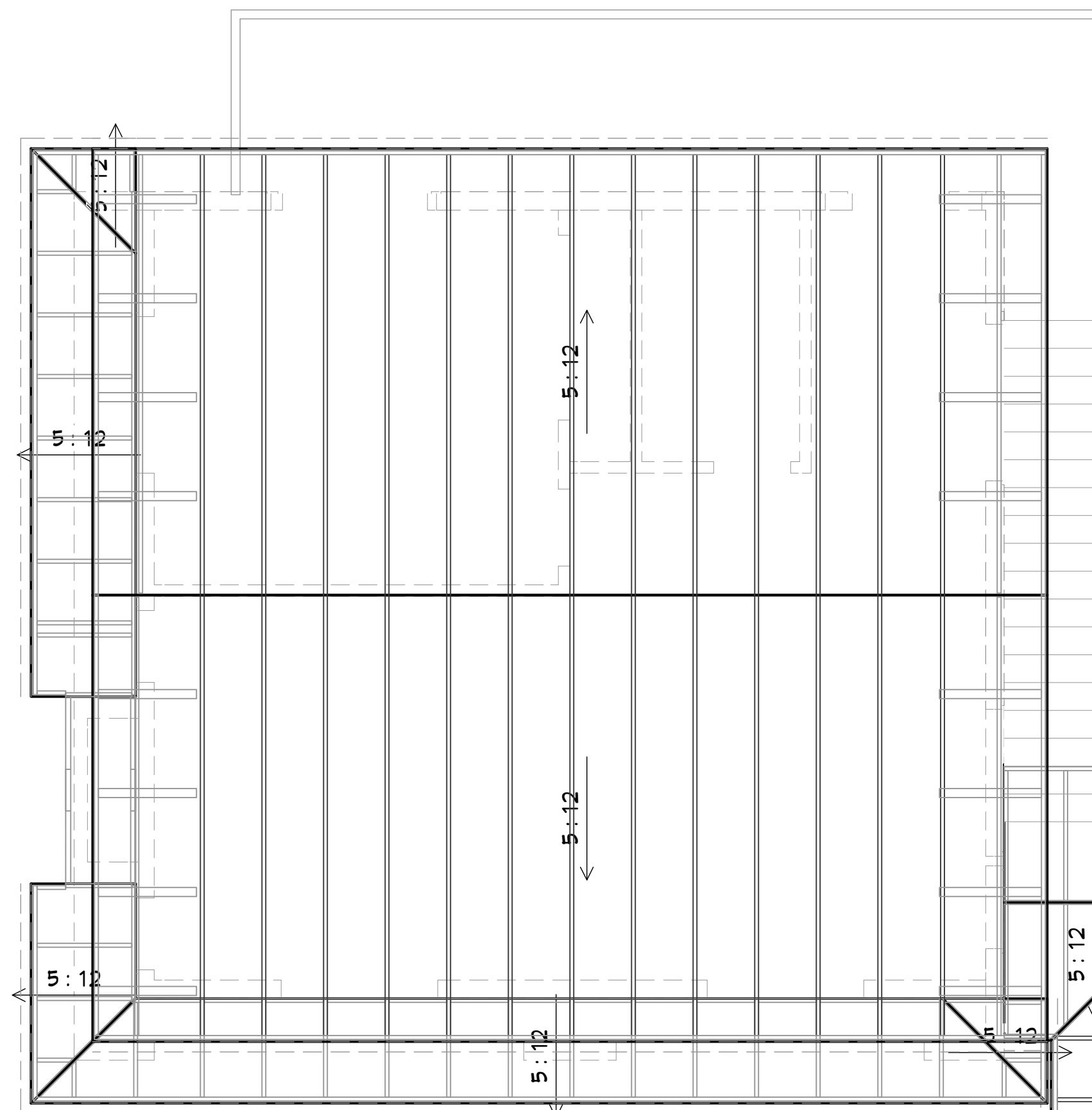
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**A-7**





### FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

### ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 18".

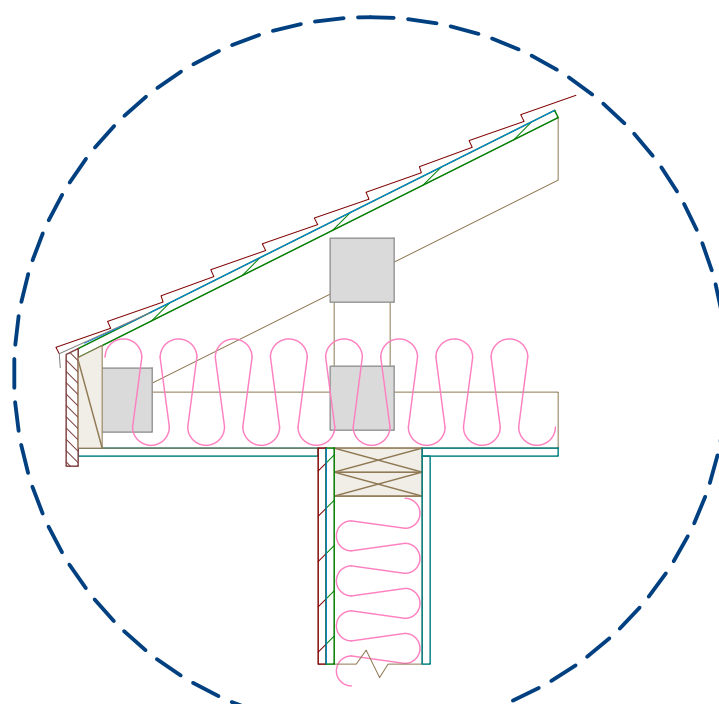
INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

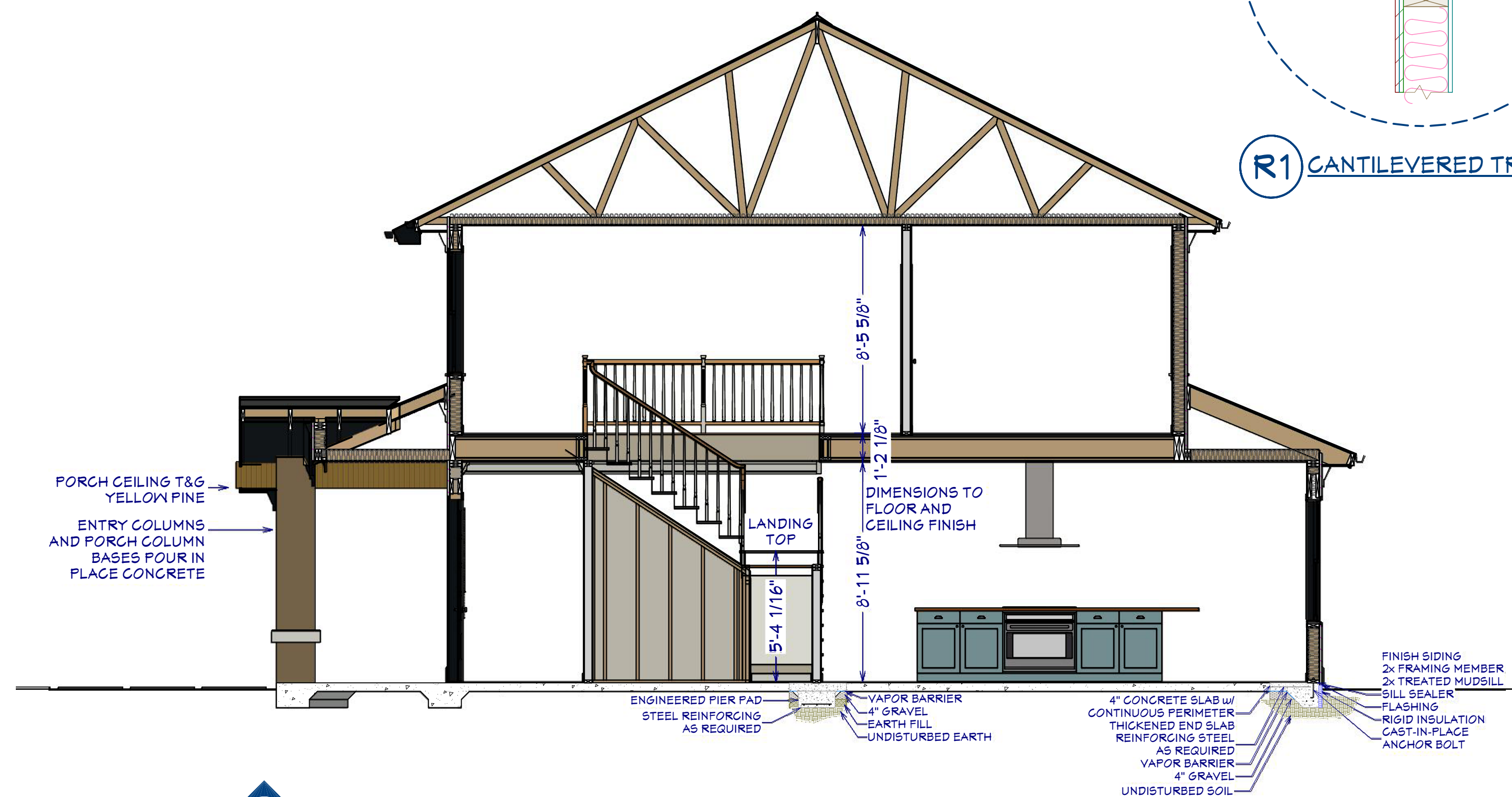
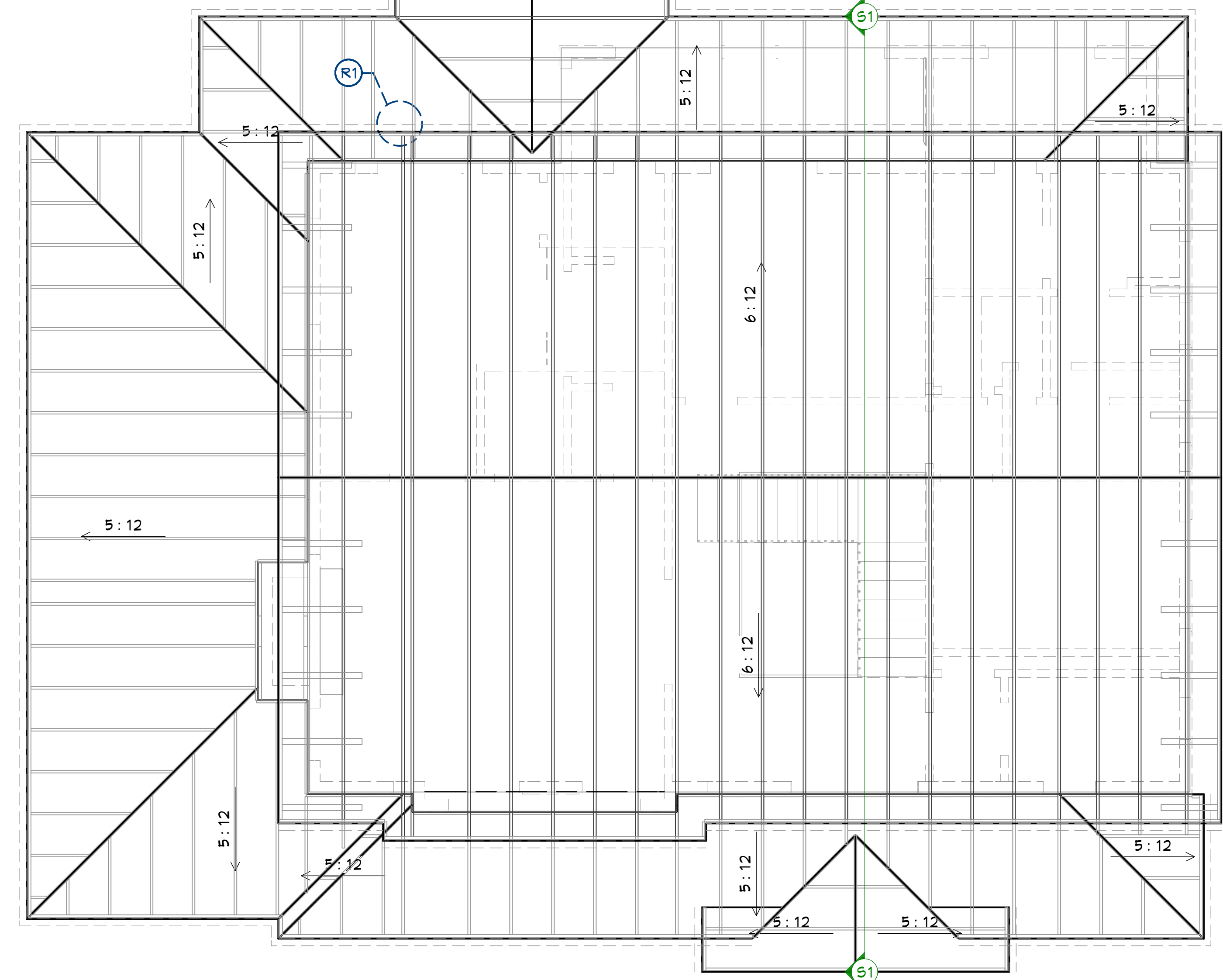
MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER: \_\_\_\_\_



**R1** CANTILEVERED TRUSS  
1" = 1'



**S1** SECTION VIEW  
1/4" = 1'



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SHEET TITLE:  
**ROOF PLAN**

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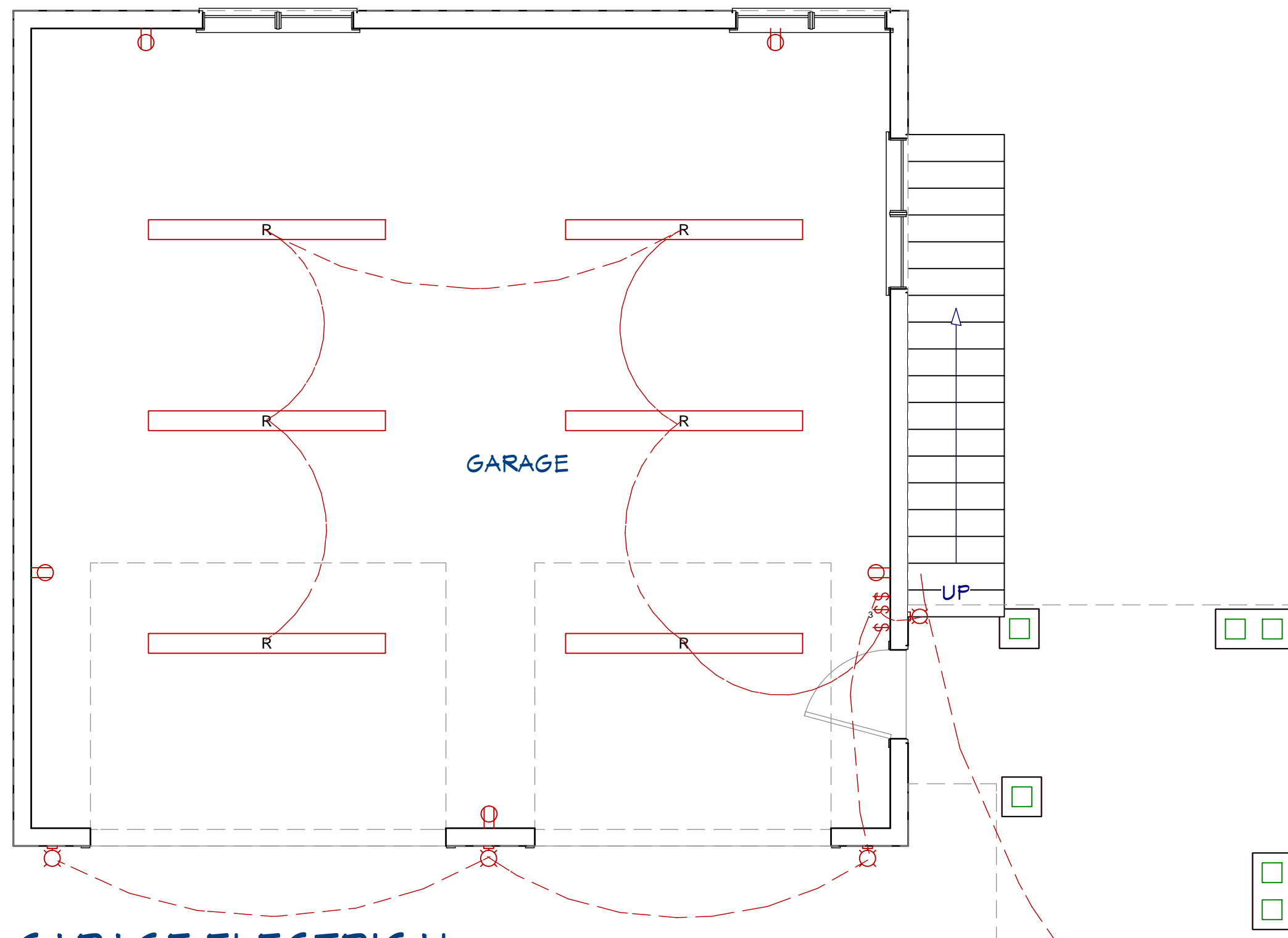
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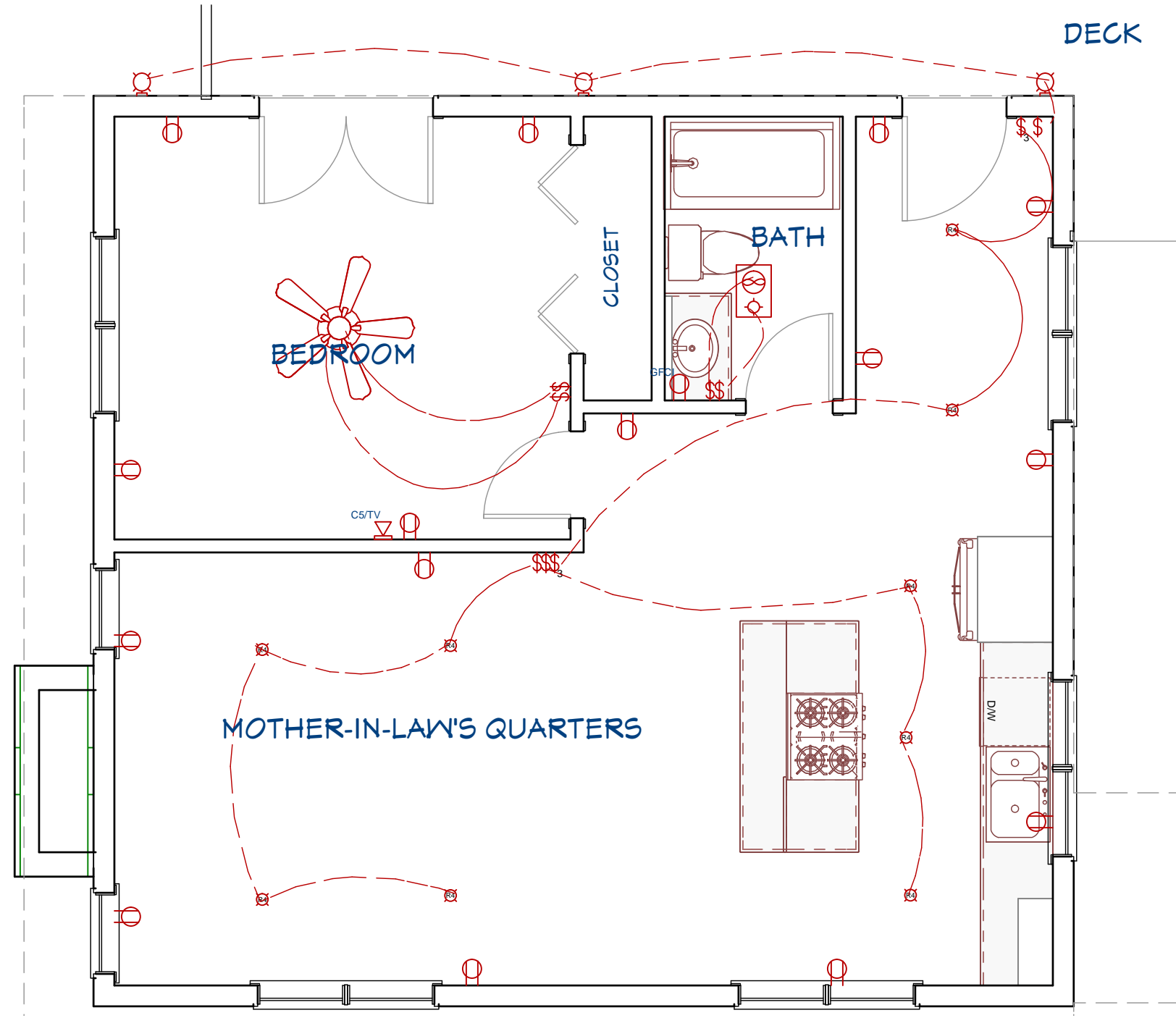
SCALE:  
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**A-8**





**GARAGE ELECTRICAL**  
1/4" = 1"



**MOTHER-IN-LAW'S QUARTERS ELECTRICAL**  
1/4" = 1"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	CHANDELIER LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING CAN LIGHTS: 4" RECESSED, CABINET FUCH, 6" VAPOR BARRIER
	EXTERIOR LIGHT FIXTURES: PENDANT LIGHT, WALL SCONCE
	RECESSED FLUORESCENT LIGHT FIXTURE
	VENTILATION FANS: WITH AND WITHOUT LAMP
	SWITCHES: DIMMER, SINGLE POLE, THREE-WAY, FOUR-WAY
	110V RECEPTACLES: DUPLEX, GFCI
	110V DEDICATED CIRCUIT RECEPTACLES: REFRIGERATOR, VENTILATION HOOD, DISHWASHER, CLOTHES WASHER
	220V RECEPTACLES: RANGE/OVEN, CLOTHES DRYER
	DATA JACK

**ELECTRICAL NOTES:**

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

**ELECTRICAL NOTES:**

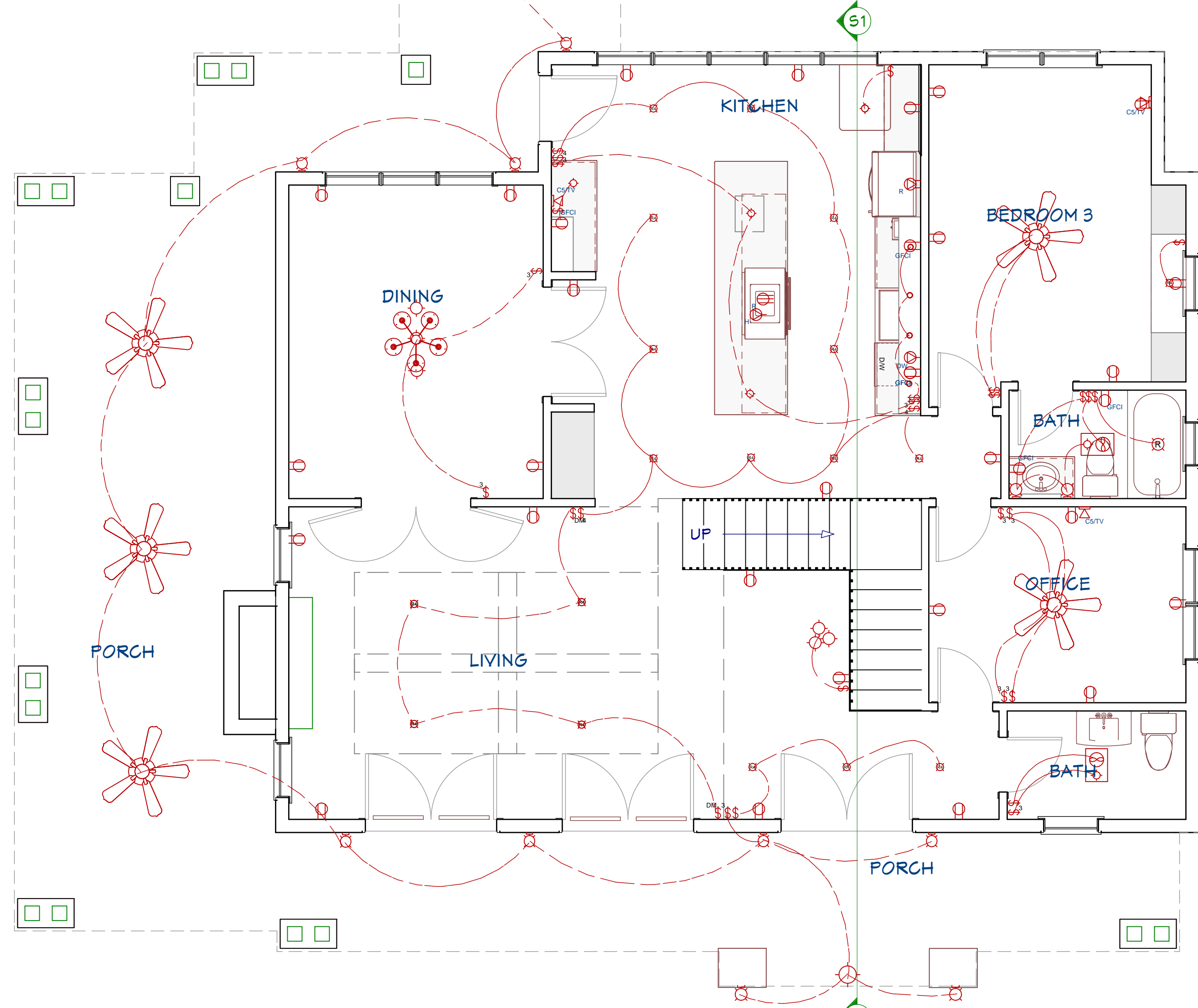
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

**AUDIO:**

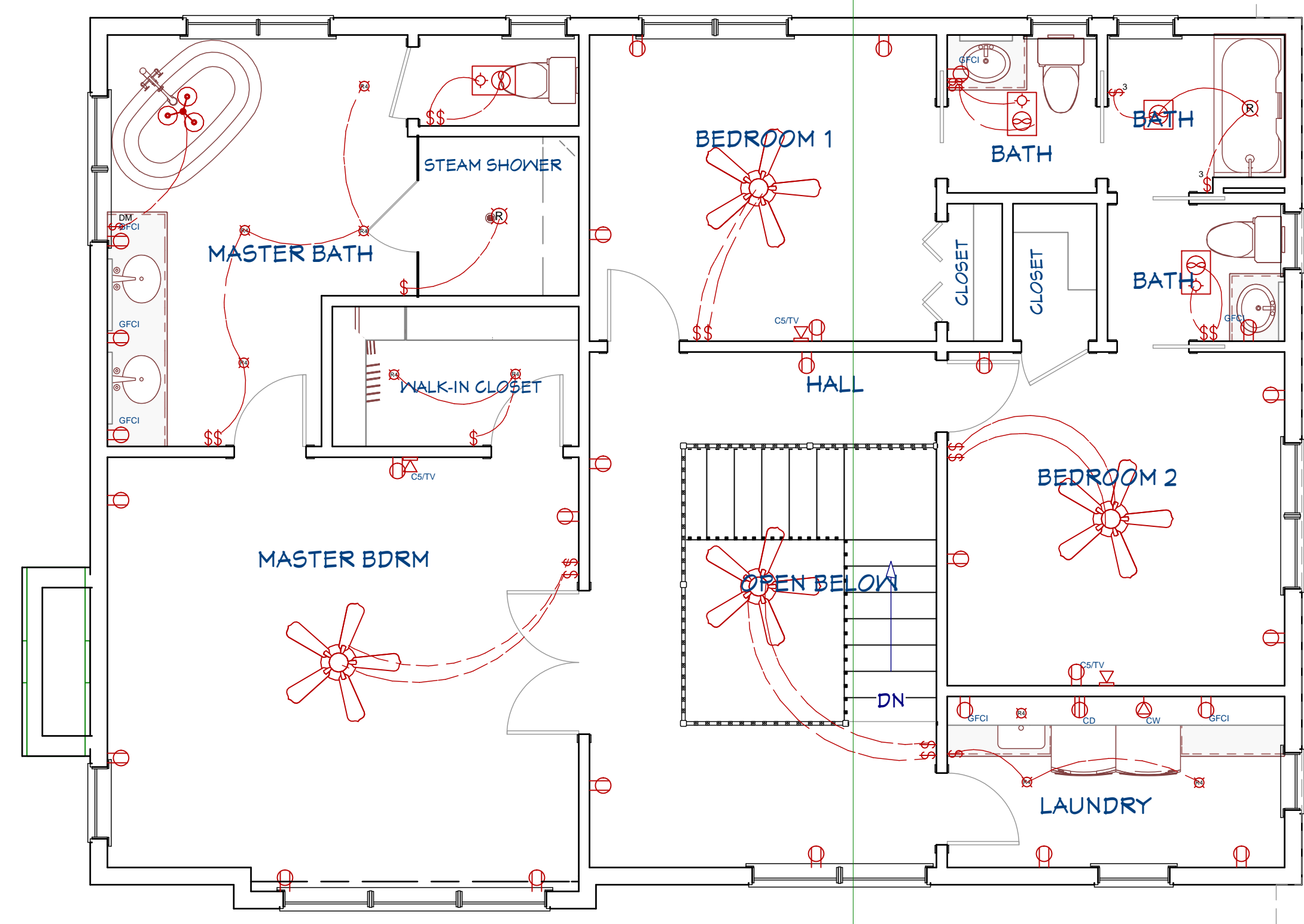
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

**DATA / CABLE:**

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



**MAIN FLOOR ELECTRICAL**  
1/4" = 1"



**SECOND FLOOR ELECTRICAL**  
1/4" = 1"



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**ELECTRICAL PLAN**

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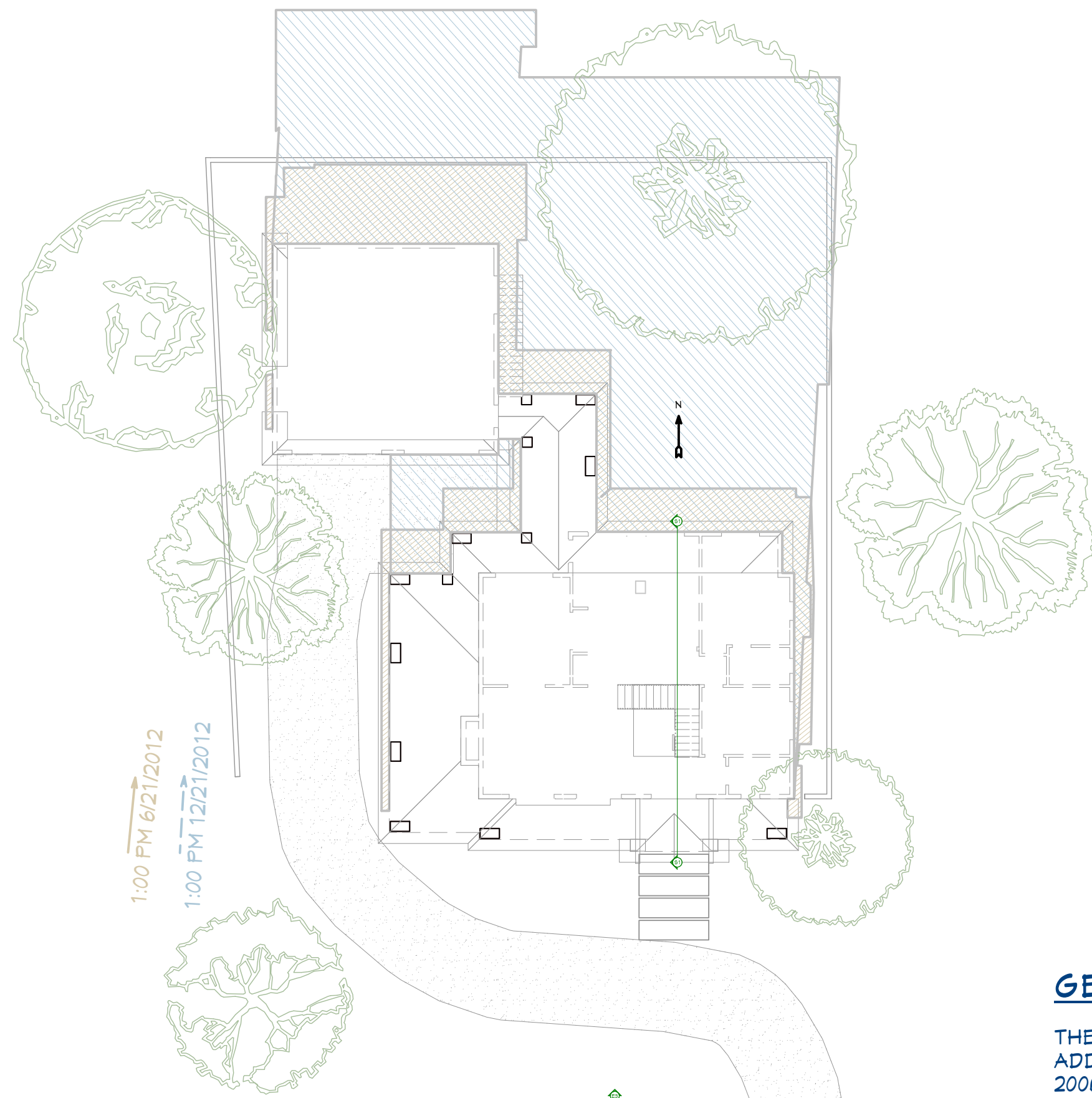
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**A-9**





**SUN SHADOW STUDY**  
1/16" = 1'

HOME OWNER:

PROJECT ADDRESS:

LEGAL ADDRESS: Legal Description Here

FIRE DISTRICT: Fire District Here

WATER DISTRICT: Water District Here

STORM WATER#: \_\_\_\_\_

BLDG PERMIT#: \_\_\_\_\_

BUILDING AREA:

FLOOR 1:	SQ. FT.
FLOOR 2:	SQ. FT.
FOUNDATION:	SQ. FT.
GARAGE:	SQ. FT.
TOTAL:	SQ. FT.

DECKS SQ. FT.

LIVABLE AREA: SQ. FT.

**PROJECT STATISTICS:**

LOT SIZE: SF  
 ANTICIPATED DISTURBED AREA: SQ. FT.  
 BUILDING ENVELOPE: SQ. FT.  
 ROOF AREA: SQ. FT.  
 FRONT HEIGHT AT RIDGE: FT.  
 REAR HEIGHT AT RIDGE: FT.

SOIL TYPE: SHALLOW AND MODERATELY DEEP, WELL-DRAINED  
 SOIL FORMED IN MATERIAL WEATHERED FROM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE MODERATE.  
 SOIL DENSITY: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE DETERMINED AT TIME OF EXCAVATION.  
 FROST DEPTH: \*2'-0"  
 SEISMIC ZONE: C  
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

**SITE PLAN NOTES:**  
 1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.  
 2. CALL BEFORE YOU DIG: 800.428.4950

**GENERAL NOTES AND SPECIFICATIONS**

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC  
 ROOF: 50 PSF SNOW LOAD  
 \*8 PSF TOP CHORD DL.  
 \*7 PSF BOTTOM CHORD DL.  
 \*5 PSF NET WIND UPLIFT.  
 FLOOR: 40 PSF LL.  
 \*10 PSF TOP CHORD DL.  
 \*5 PSF BOTTOM CHORD DL.  
 SOIL: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION  
 FROST DEPTH: \*2'-0"  
 SEISMIC ZONE: C  
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

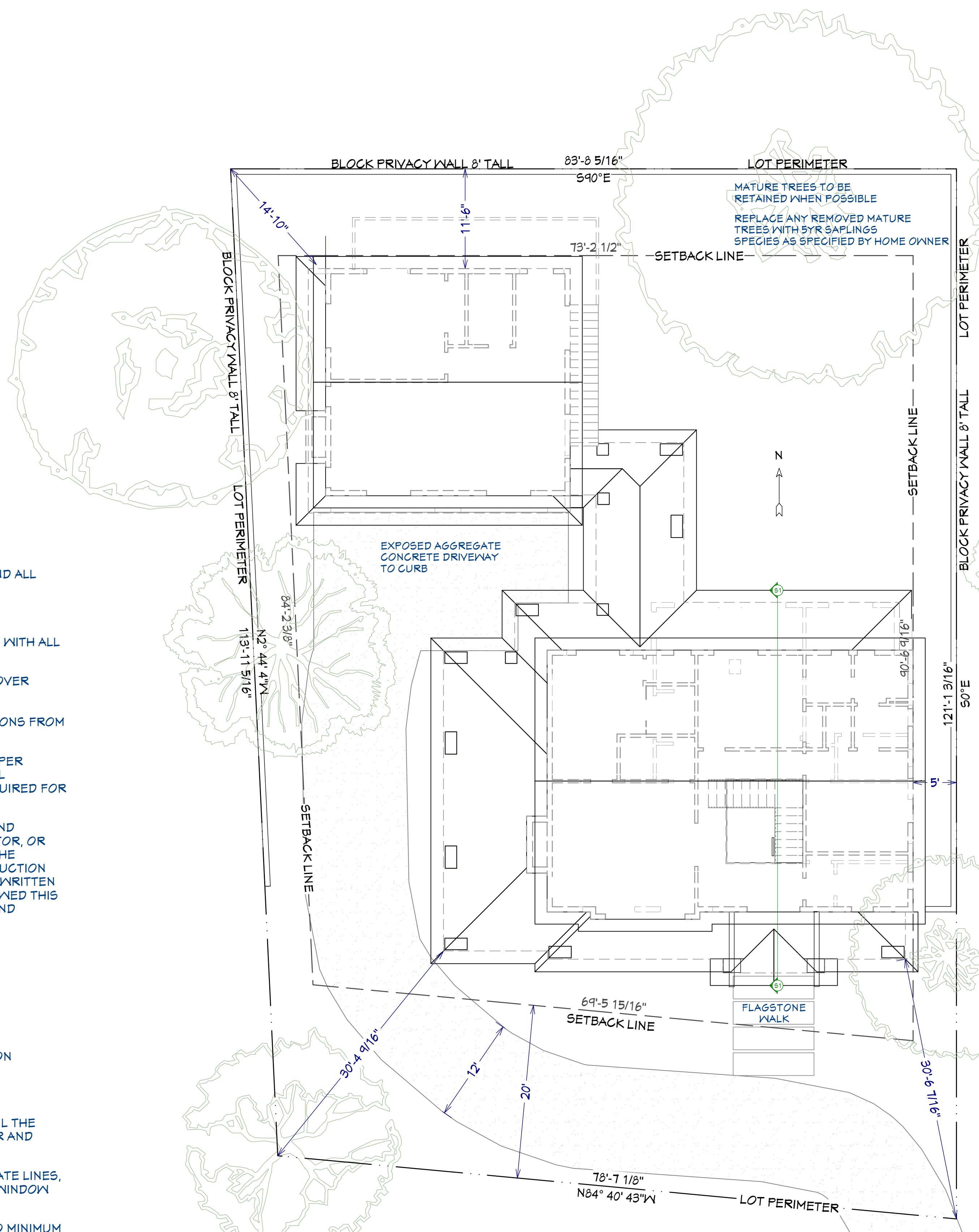
INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.



**LOT AND BUILDING SITE**  
1/8" = 1'

BY	DATE
NO.	DESCRIPTION
<b>LOT AND BUILDING SITE</b>	
PROJECT DESCRIPTION: <b>CONTEMPORARY CRAFTSMAN</b>	
DRAWINGS PROVIDED BY: <b>Chief Architect</b> 6500 N. Mineral Dr. Coeur d'Alene, Idaho 208.292.3400 chiefarchitect.com	
DATE:	Jan. 2013
SCALE:	SEE VIEW
SHEET:	<b>A-10</b>