RENDERING

FOR ILLUSTRATION ONLY

GRANDVIEW
HOUSE FOR HOMES™

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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF 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. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER:	HOUSE FOR HOMES™
PROJECT:	1910 E. GRANDVIEW DR.
ADDRESS:	COEUR D'ALENE, IDAHO
LEGAL:	LOT 7, BLK 1 WOODLAND HEIGHTS SEVENTH ADDITION
FIRE DISTRICT	KOOTENAI FIRE & RESCUE
WATER:	NORTH KOOTENAI WATER
SEWER:	HAYDEN LAKE RECREATIONAL SEWER
STORM WATER PERMIT:	_____
BLDG PERMIT:	_____
DESIGNER:	CHIEF ARCHITECT
DESIGN CONSULTANT:	H2A ARCHITECTS
BUILDER:	YOUNG CONSTRUCTION
SITE DISTURBANCE:	CLEARWATER SUMMIT
ENGINEERING:	BC ENGINEERS

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SHEET NUMBER 1 Revision #:

SCALE @ 24" X 36"

DATE: 11.11.2016

DRAWN BY: S.H.

PRESENTATION VIEWS

1910 E GRANDVIEW DR.

GRANDVIEW

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PROJECT STATISTICS:

LOT SIZE: 21,170 SF (.486 ACRE)
ANTICIPATED DISTURBED AREA: 6,995 SF
BLDG. ENVELOPE: 3,970 SF
ROOF: 5,475 SF
FRONT/REAR HEIGHT: 25.8'
LIVABLE SF: 3,587
MAIN: 3,000
SECOND: 587
GARAGE: 862

SITE PLAN NOTES

SOIL: *1,500 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION.
FROST DEPTH: *2'-0"
SEISMIC ZONE: C
WIND: 76 MPH (90 MPH 3 SEC GUST)
EXPOSURE C

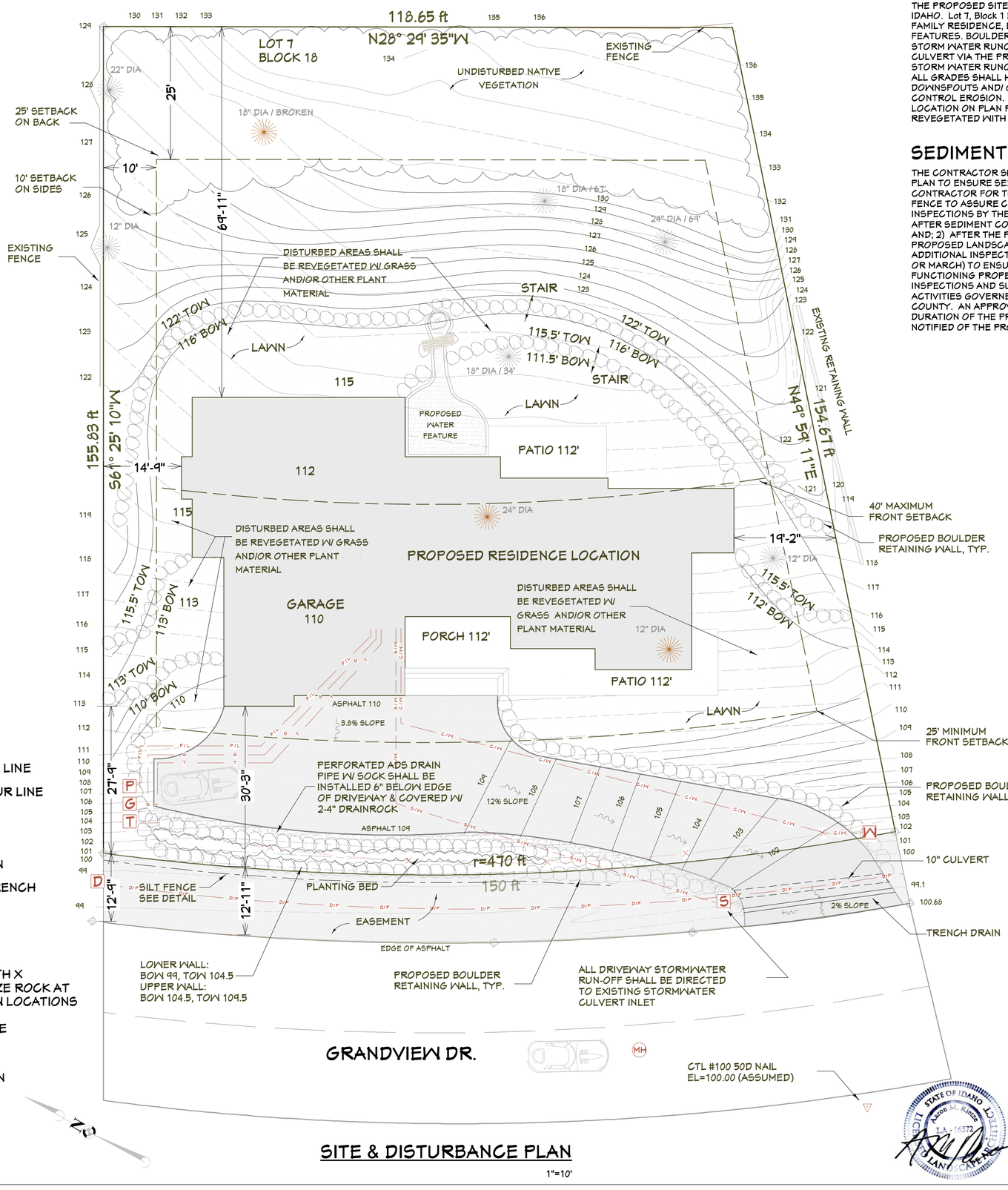
SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

LEGEND

- FND. 1/2" IRON ROD
- T TELEPHONE/CABLE POA
- G NATURAL GAS LINE
- P UNDERGROUND POWER LINE 400 AMP SERVICE
- W 1" MAIN WATER LINE
- S SEWER WASTE LINE
- D DRAINAGE TO STREET
- 110 EXISTING ELEVATION CONTOUR LINE
- 110 PROPOSED ELEVATION CONTOUR LINE
- BOULDER RETAINING WALL
- DIRECTION OF WATER FLOW
- NATIVE VEGETATION TO REMAIN
- 4" PERFORATED DRAIN PIPE/ FRENCH DRAIN - SEE DETAIL. 4" SOLID DRAIN PIPE
- DRY LAND GRASS/ NATIVE VEGETATED AREAS TO REMAIN
- RIP RAP DISSIPATION- 18"LENGTH X 18"WIDTH X 6" DEPTH OF 3-6" SIZE ROCK AT INFILTRATION BASIN OVERFLOW LOCATIONS
- SEDIMENT CONTROL SILT FENCE
- TOW RIM OF INFILTRATION BASIN
- BOW BOTTOM OF INFILTRATION BASIN
- EXISTING PINE TREES
- PINE TREES FOR REMOVAL



SITE & DISTURBANCE PLAN

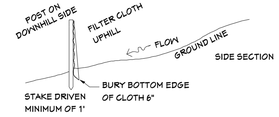
1"=10'

PROJECT NARRATIVE

THE PROPOSED SITE LOCATION IS 1910 E Grandview Drive- COEUR D'ALENE, ID. - KOOTENAI COUNTY, IDAHO. Lot 7, Block 1 Woodland Heights 7th Addition. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE, BOULDER RETAINING WALLS, PAVED DRIVEWAY, AND OTHER LANDSCAPE FEATURES. BOULDER RETAINING WALLS, ON PLAN, THAT EXCEED 4' HEIGHT SHALL BE ENGINEERED. STORM WATER RUNOFF FROM DRIVEWAY SHALL BE DIRECTED TO THE EXISTING ROADSIDE SWALE/ CULVERT VIA THE PROPOSED FRENCH DRAIN SYSTEM ADJACENT TO THE EDGE OF THE DRIVEWAY. STORM WATER RUNOFF FROM HOUSE SHALL BE DISPERSED WITHIN ADJACENT LANDSCAPE AREAS. ALL GRADES SHALL HAVE A POSITIVE DRAINAGE AWAY FROM FOUNDATION. COBBLE ROCKERY AT DOWNSPOUTS AND/ OR AREAS WHERE THERE IS SHEET FLOW OFF ROOF SHALL BE INSTALLED TO CONTROL EROSION. A SEDIMENT CONTROL SILT FENCE SHALL BE INSTALLED AND INSPECTED PER LOCATION ON PLAN PRIOR TO DISTURBANCE OF THE SITE. ALL DISTURBED AREAS SHALL REVEGETATED WITH ORNAMENTAL PLANTS, NATIVE PLANTS, LAWN, AND/ OR DRYLAND SEED MIX.

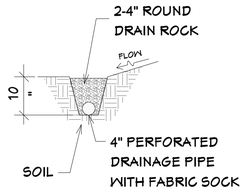
SEDIMENT CONTROL MAINTENANCE & INSPECTIONS

THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT CONTROL SILT FENCE AS SHOWN ON PLAN TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROPERTY BOUNDARIES. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SILT FENCE TO ASSURE CONTINUED PERFORMANCE OF IT'S INTENDED USE. AT MINIMUM TWO INSPECTIONS BY THE DESIGN PROFESSIONAL ARE REQUIRED FOR THE PROPOSED PROPERTY. 1) AFTER SEDIMENT CONTROL SILT FENCE HAS BEEN INSTALLED, PRIOR TO GROUND DISTURBANCE, AND; 2) AFTER THE PROJECT HAS BEEN COMPLETED, INCLUDING RE-VEGETATION AND/ OR PROPOSED LANDSCAPING. FOR SITES WHICH ARE ACTIVE DURING THE WINTER MONTHS, TWO ADDITIONAL INSPECTIONS ARE REQUIRED. 1) PRE WINTER (OCT OR NOV) AND 2) POST WINTER (FEB OR MARCH) TO ENSURE EROSION AND SEDIMENT CONTROL MEASURES ARE INTACT AND FUNCTIONING PROPERLY. THE PERMITTE'S DESIGN PROFESSIONAL SHALL PERFORM THE INSPECTIONS AND SUBMIT INSPECTION REPORTS TO KOOTENAI COUNTY BUILDING & PLANNING. ALL ACTIVITIES GOVERNED BY THESE REGULATIONS SHALL BE SUBJECT TO INSPECTIONS BY THE COUNTY. AN APPROVED SET OF PLANS MUST BE AVAILABLE FOR REVIEW THROUGHOUT THE DURATION OF THE PROJECT. IT SHALL BE THE PERMITTE'S RESPONSIBILITY TO KEEP THE COUNTY NOTIFIED OF THE PROGRESS OF THE PROJECT AND SUBMIT ALL REQUIRED INSPECTIONS.



SILT FENCE DETAIL

NOT TO SCALE



FRENCH DRAIN DETAIL

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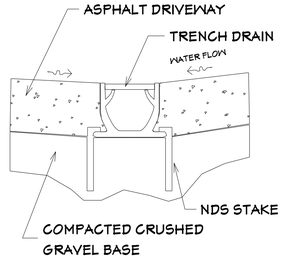

TRENCH DRAIN DETAIL

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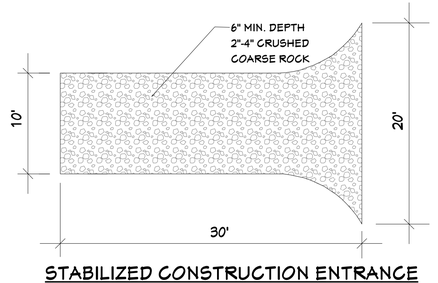

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS NEEDED. IF ANY SEDIMENT AND/ OR ROCK IS TRACKED ONTO

SHEET NUMBER 2
Revision #:

SCALE @ 24" X 36"
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DRAWN BY: S.H.

SITE & DISTURBANCE PLAN

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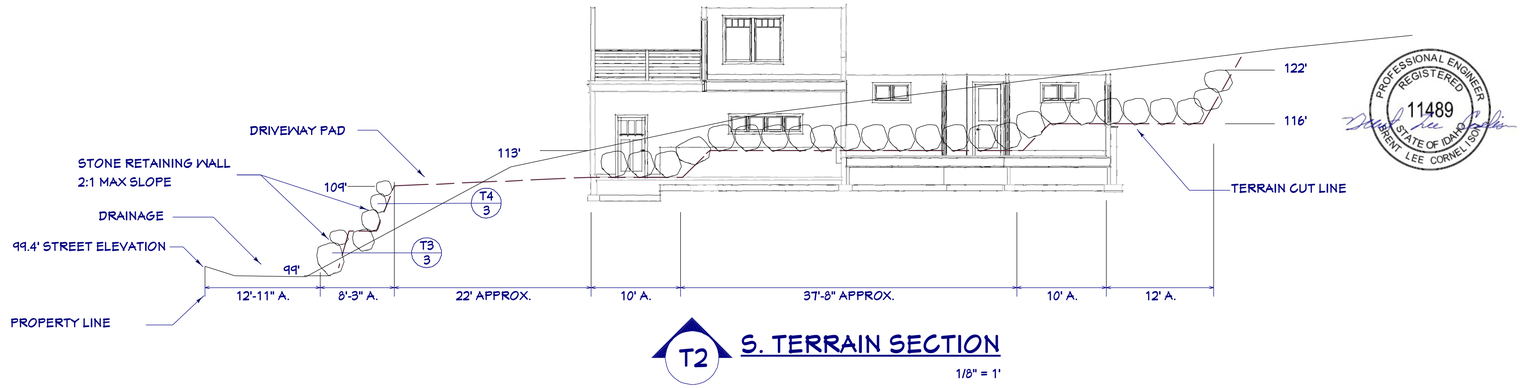
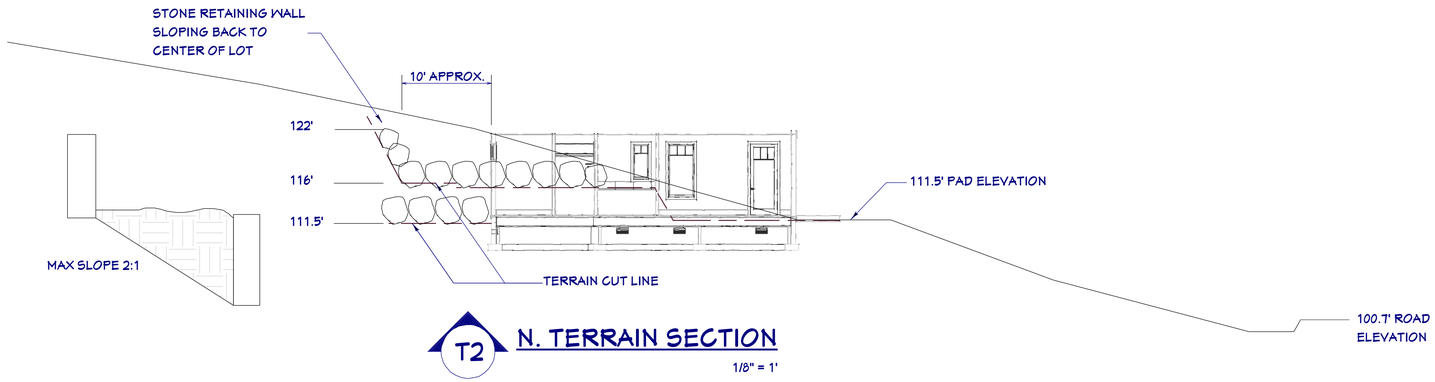
ROCKERY GENERAL NOTES:

1. CODE: 2012 BC
2. CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
3. THE CONTRACTOR, SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION, INCLUDING STABILITY OF ALL TEMPORARY CUTS. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.
4. BASE, FACING AND CAP ROCKS SHALL CONSIST OF INTACT ROCKS WITHOUT FRACTURES, FOLIATION OR OTHER PLANES OF WEAKNESS, AND SHALL HAVE A MINIMUM DRY DENSITY OF 156 POUNDS PER CUBIC FOOT. ROCKS AND ARE TO BE ANGULAR; THAT IS ROUGHLY RECTANGULAR, TABULAR OR CUBIC IN SHAPE.
5. ROCKS TO BE PLACED INDIVIDUALLY BY EQUIPMENT SUITABLE FOR LIFTING, MANIPULATING, AND PLACING ROCKS OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS FIRMLY SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
6. A MAXIMUM TOLERANCE OF 6" MAY BE APPLIED TOWARD THE TOTAL ROCK BASE WIDTH. WHEN ROCK BASE WIDTH EXCEEDS 5-6", TWO APPROXIMATELY EQUAL SIZE ROCKS MAY BE STACKED AS ONE COURSE, PROVIDED THAT THESE ROCKS ARE IN CONTACT AT TWO POINTS OR MORE.
7. WHEN THE WIDTH OF THE BASE ROCK EXCEEDS 5'-6", TWO APPARENTLY EQUAL SIZED ROCKS MAY BE SUBSTITUTED TO FORM ONE COURSE, WITH ONE AT THE FACE AND ONE BEHIND. THIS SUBSTITUTION SHALL BE MADE ONLY AT ONE OF ANY TWO ADJACENT ROCKS.
8. PLACE BASE, FACING AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION SHALL BE PERPENDICULAR, TO THE FACE OF THE ROCKERY.
9. SURROUND PERFORATED PIPE ON ALL SIDES BY AT LEAST 4" OF GRANULAR DRAIN ROCK.
10. DISCHARGE OUTLET PIPES TO A PROTECTED OUTLET OR OTHER PERMANENT DRAINAGE STRUCTURE AT LOW POINTS IN THE ROCKERY AND AT 100 FT MAX. SPACING. DRAIN OUTLETS SHOULD NOT EMPTY INTO STORM DRAINS THAT ARE DESIGNED TO BACK-UP DURING HEAVY FLOWS
11. CONSTRUCT ROCKERIES PARALLEL TO CURB GRADE UNLESS OTHERWISE NOTED.
12. GROUND SNOW LOAD: 71 PSF
    VEHICLE SURCHARGE: 50PSF
    WIND UPLIFT: 5 PSF
    WIND SPEED= 90 MPH EXP C
    SEIS. ZONE= C
    SOIL BEARING= 1500 PSF



T2 S. TERRAIN SECTION

1/8" = 1'

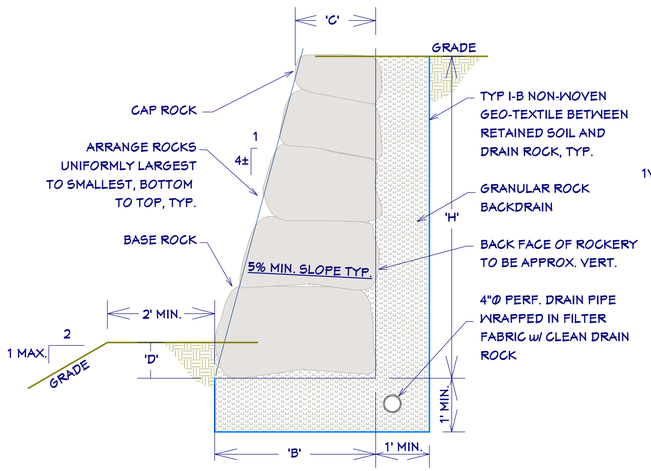


T2 N. TERRAIN SECTION

1/8" = 1'

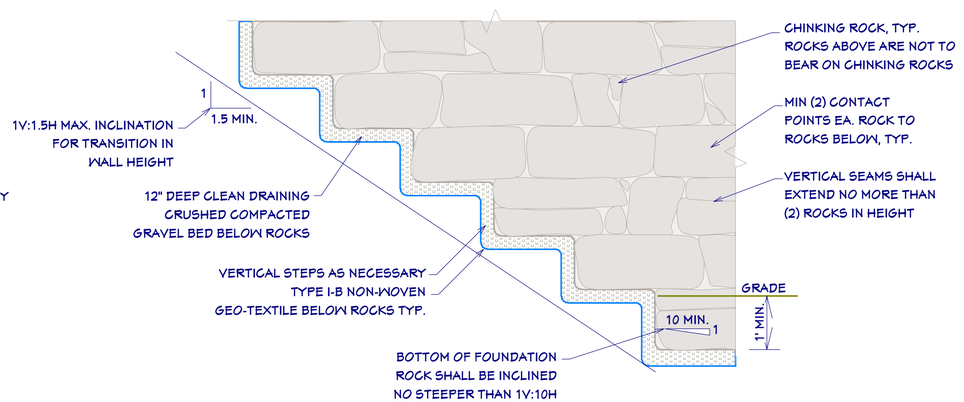
GRANULAR ROCK BACK DRAIN GRADATION	
U.S. STANDARD SIEVE SIZE	PERCENT PASSING BY DRY WEIGHT
6 INCH	100
3 INCH	0.0 - 25
3/4 INCH	0.0 - 15
No. 4	0.0 - 5.0
No. 200	0.0 - 2.0

RETAINING WALL SCHEDULE			
H	B	C	D
6'-0"	2'-9"	1'-3"	1'-0"
8'-0"	3'-6"	1'-6"	1'-0"
9'-0"	4'-0"	1'-9"	1'-0"



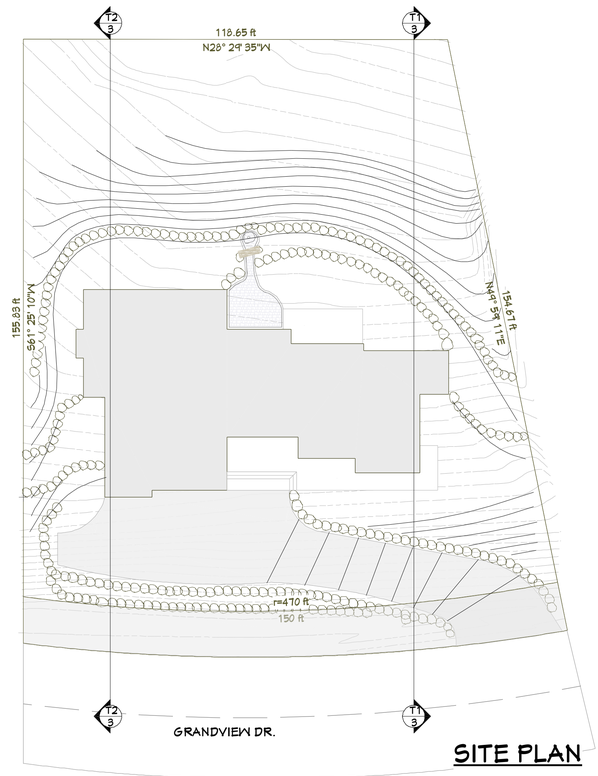
T3/3 ROCKERY SCHEDULE

3/4" - 1'



T4/3 ROCKERY ELEVATION

3/4"=1'



SITE PLAN

1"=20'

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO BRENT LEE CORNELL, 15TH

SHEET NUMBER 3 Revision #:

SCALE @ 24" X 36"

DATE: 11.11.2016

DRAWN BY: S.H.

ROCKERY WALL DETAIL

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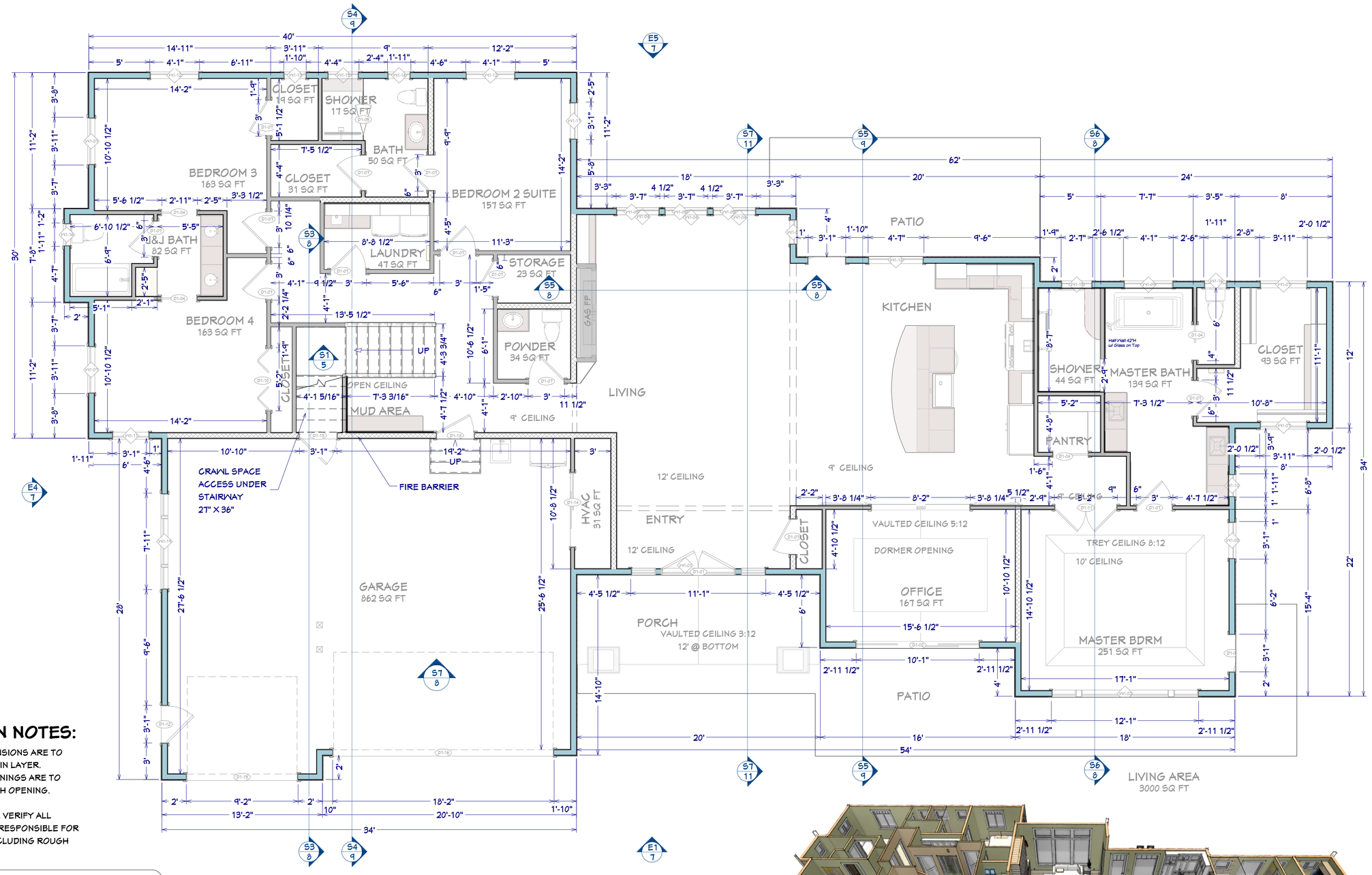

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

WALL LEGEND

- ROOM DIVIDER / RAILING WALL
- 4" INTERIOR WALL
- 6" INTERIOR WALL
- 3/8" GLASS SHOWER, TEMPERED
- 6" EXTERIOR WALL, LAP SIDING
- 6" EXTERIOR WALL BOARD & BATTEN SIDING
- 6" EXTERIOR WALL, SHAKE SIDING
- 6" OR 8 CONCRETE STEM WALL & 4" FURRED WALL
- FOUNDATION PONY WALL
- 6" OR 8" CONCRETE STEM WALL

FLOOR PLAN - MAIN FLOOR

1/4"=1'

OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE

SHEET NUMBER 4 Revision #:

SCALE @ 24" X 36"

DATE: 11.11.2016

DRAWN BY: S.H.

MAIN FLOOR PLAN

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BUILDING PERFORMANCE:

1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH REScheck AND/OR REQUIREMENTS OF LOCAL CODES.
2. PORCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
3. PROVIDE CRAWLSPACE VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, UNO.
4. MINIMUM INSULATION:
   - ATTIC R-50
   - WALLS R-21
   - FLOORS R-38

REScheck Software Version 4.6.3

Compliance Certificate

Project Grandview

Energy Code:	**2012 IECC**
Location:	**Kootenai, Idaho**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Orientation:	**Bldg. faces 270 deg. from North**
Conditioned Floor Area:	**3,587 ft2**
Glazing Area	**18%**
Climate Zone:	**6 (7500 HDD)**
Permit Date:	
Permit Number:	

Construction Site: 1910 E Grandview Drive
Owner/Agent:
Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **3.5% Better Than Code** Maximum UA: **574** Your UA: **554**

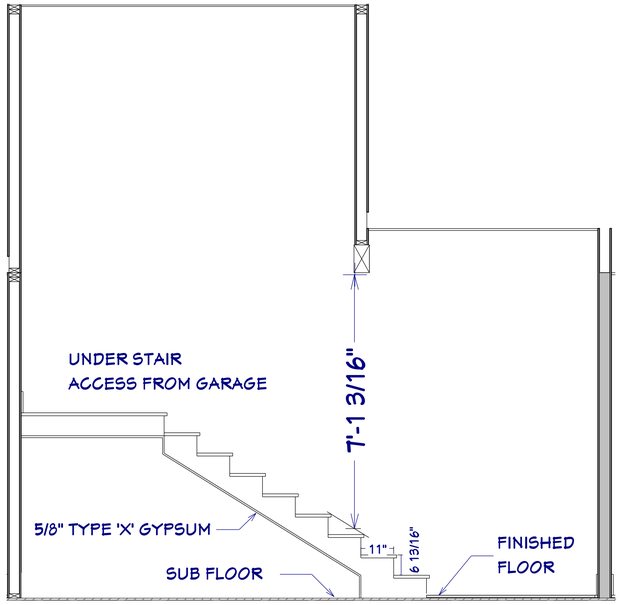
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

INSPECTION NOTES:

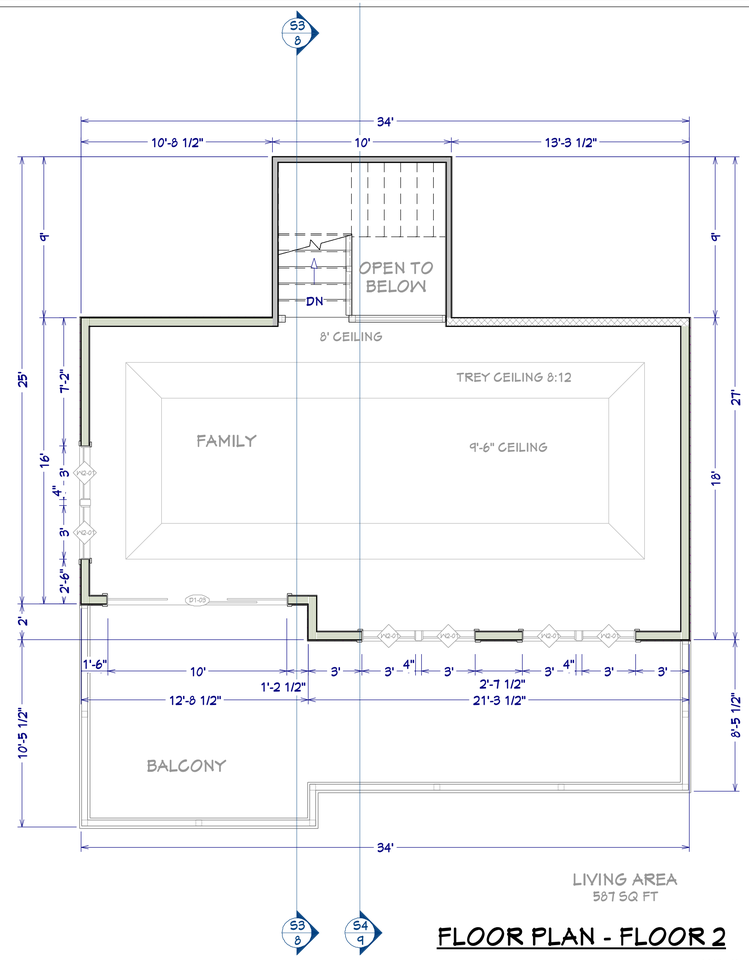
1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.

2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
   A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
   B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
   C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
   A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
   B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
   C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
   D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.



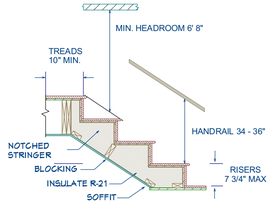
S1 STAIR SECTION
1/2" = 1'



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

STAIR NOTES:

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A 34" MIN. HEIGHT
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.



GARAGE STAIR DETAIL
1/2" = 1'

RAIL PHOTO
NO SCALE

STAIR RENDERING
NO SCALE

OVERVIEW RENDERING
FOR ILLUSTRATION ONLY NO SCALE

SHEET NUMBER 5
Revision #:

SCALE @ 24" X 36"
DATE: 11.11.2016
DRAWN BY: S.H.

2ND FLOOR PLAN & STAIR SECTION/DETAIL

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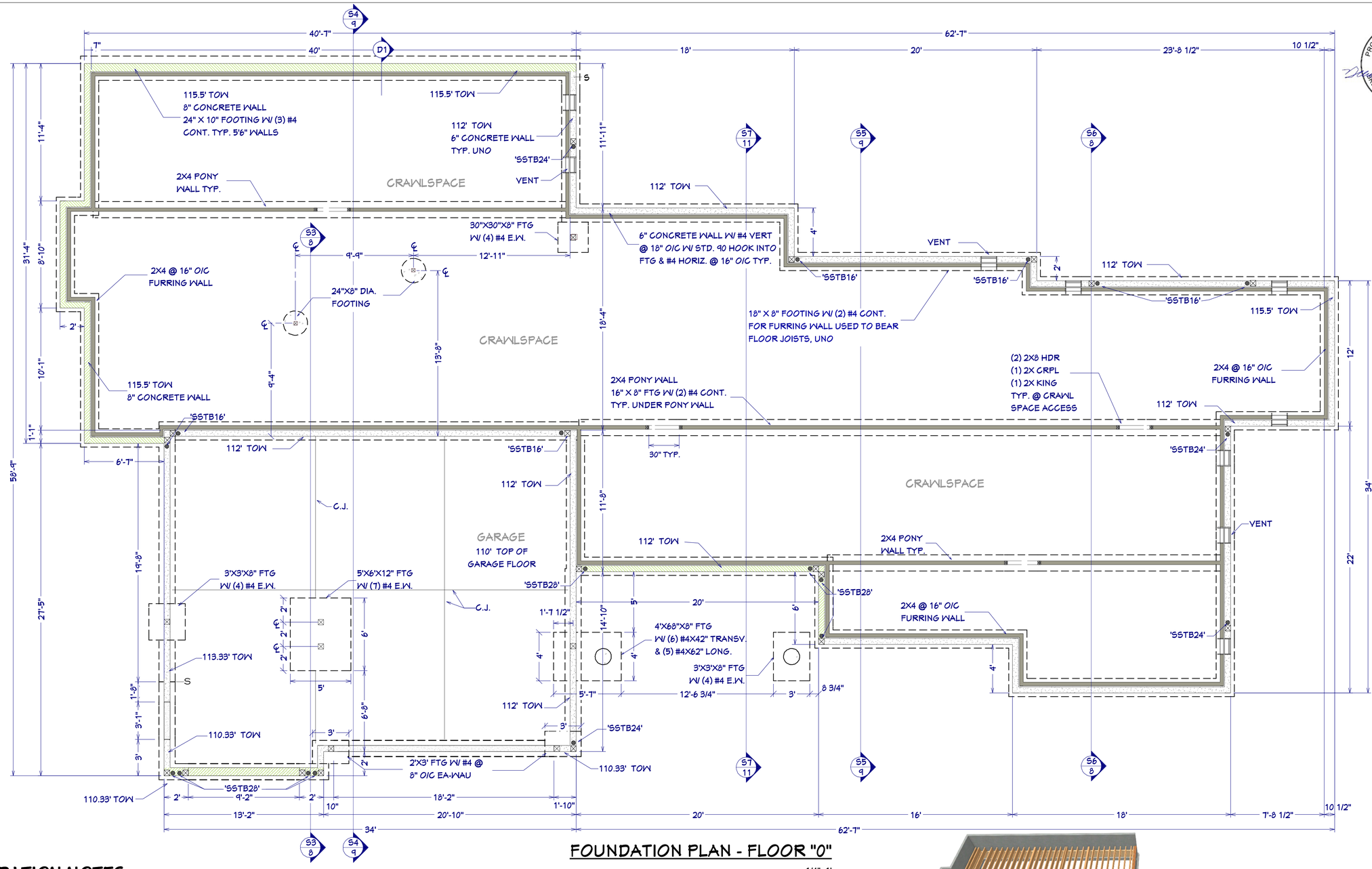


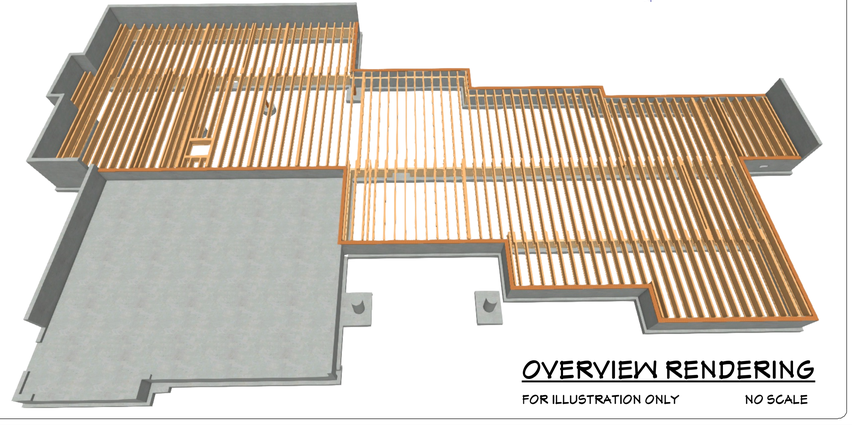
FOUNDATION NOTES

8" CONC. STEM WALL W/ #4 VERTS @18" O/C W/ STD 90° HOOK INTO FTG. & #4 HORIZ. @ 12" O/C

1. FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO.
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES.
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL.
6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 26 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2.
7. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF (UBC TYPE 4 SOIL). IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED.
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE
11. MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM

FOUNDATION PLAN - FLOOR "0"

1/4"=1'



OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO BRENT LEE CORNELISON

SHEET NUMBER 6 Revision #:

SCALE @ 24" X 36"

DATE: 11.11.2016

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FOUNDATION PLAN

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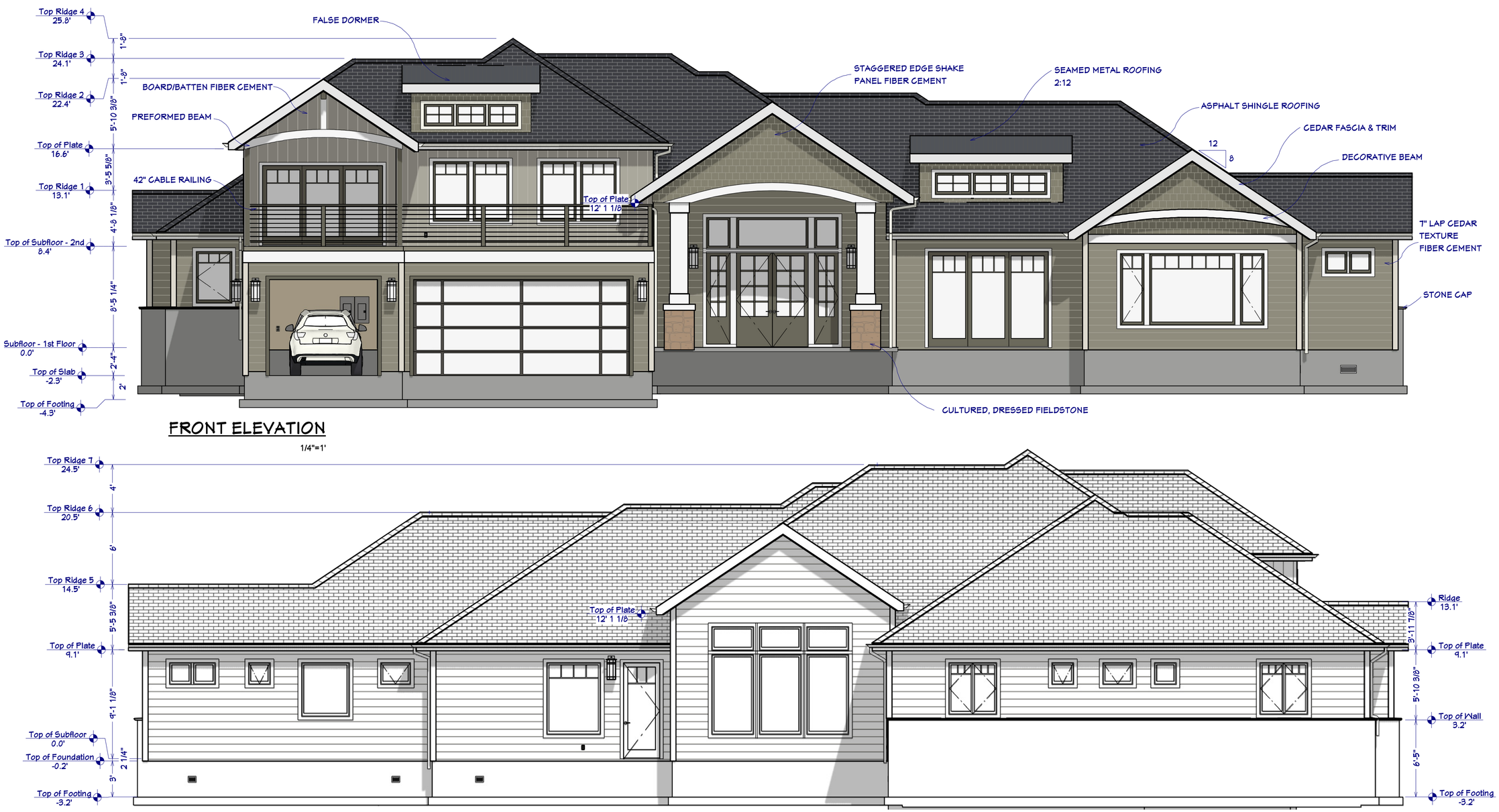

FRONT ELEVATION

1/4"=1'

REAR ELEVATION

1/4"=1'

S. SIDE ELEVATION

1/8"=1'

N. SIDE ELEVATION

1/8"=1'

SHEET NUMBER 7

SCALE @ 24" X 36"

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EXTERIOR ELEVATIONS

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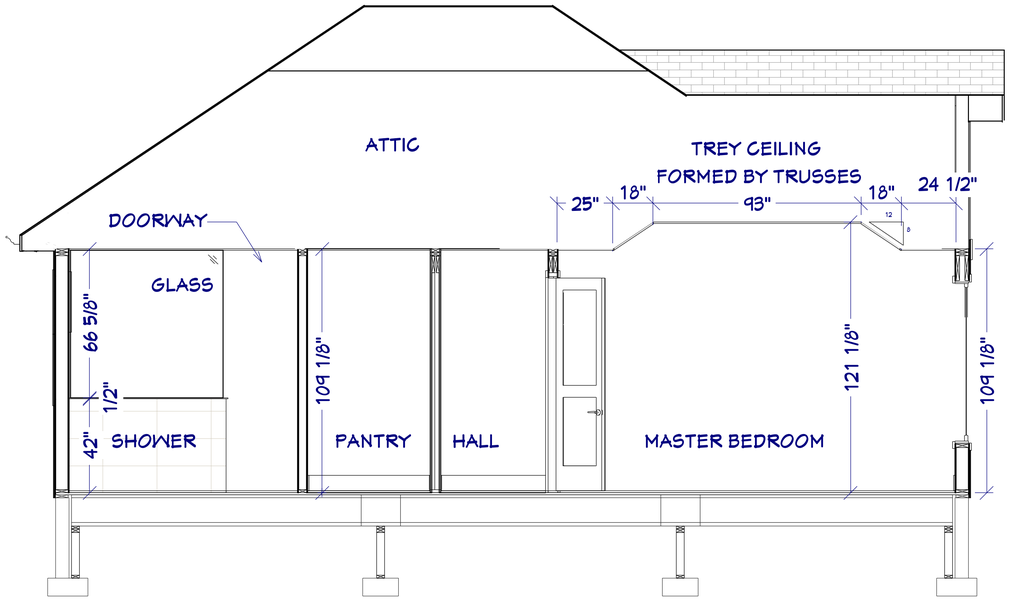
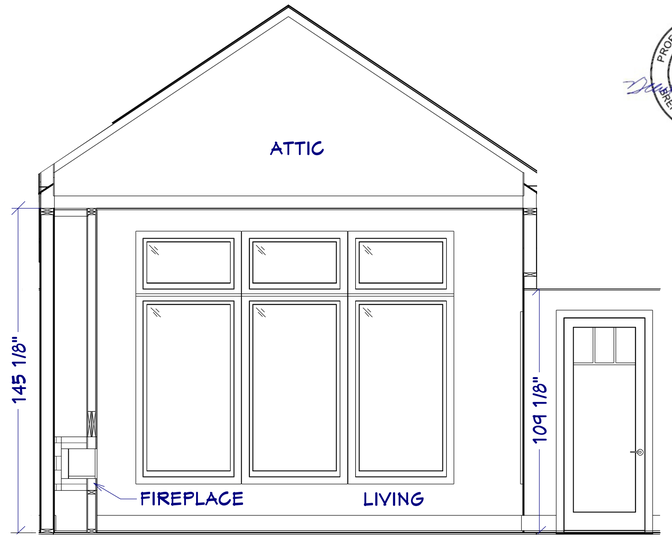


S6 MASTER BEDROOM SECTION

3/8" = 1'



S5 LIVING SECTION

3/8" = 1'

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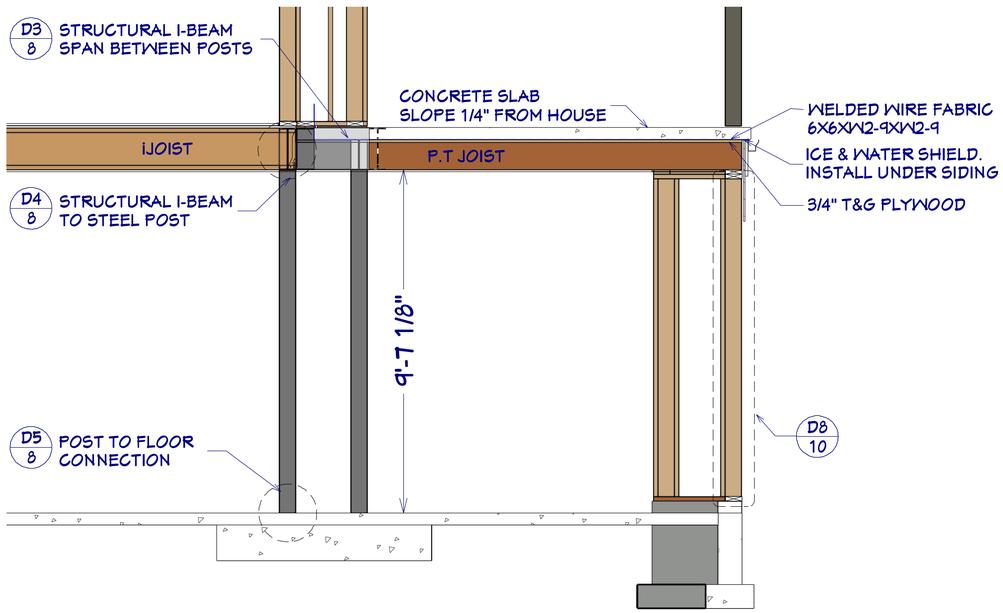
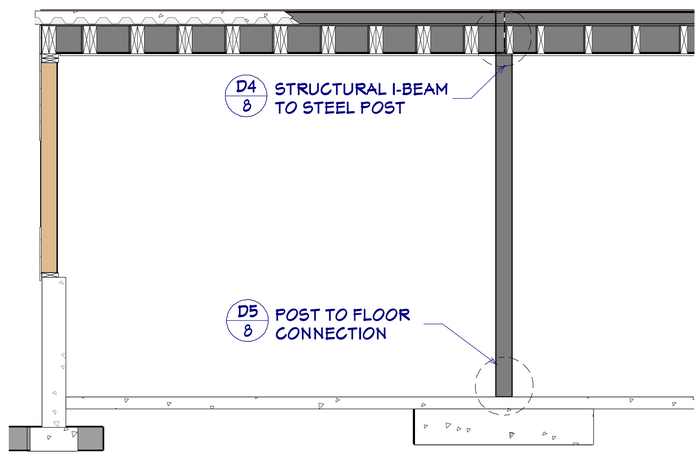


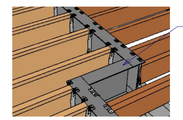
S3 SECTION AT GARAGE

1/2" = 1'

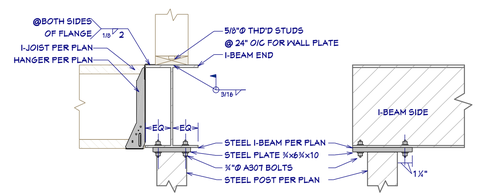


S4 SECTION AT GARAGE

1/2" = 1'

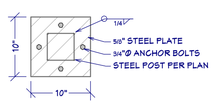


D3 8 IBEAM SPAN TO POSTS



D4 8 I-JOISTS TO I-BEAM / I-BEAM TO POST CONNECTION

1"=1'



D5 8 POST CONNECTION AT FLOOR

1"=1'

SHEET NUMBER 8 Revision #:

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SECTIONS & DETAILS

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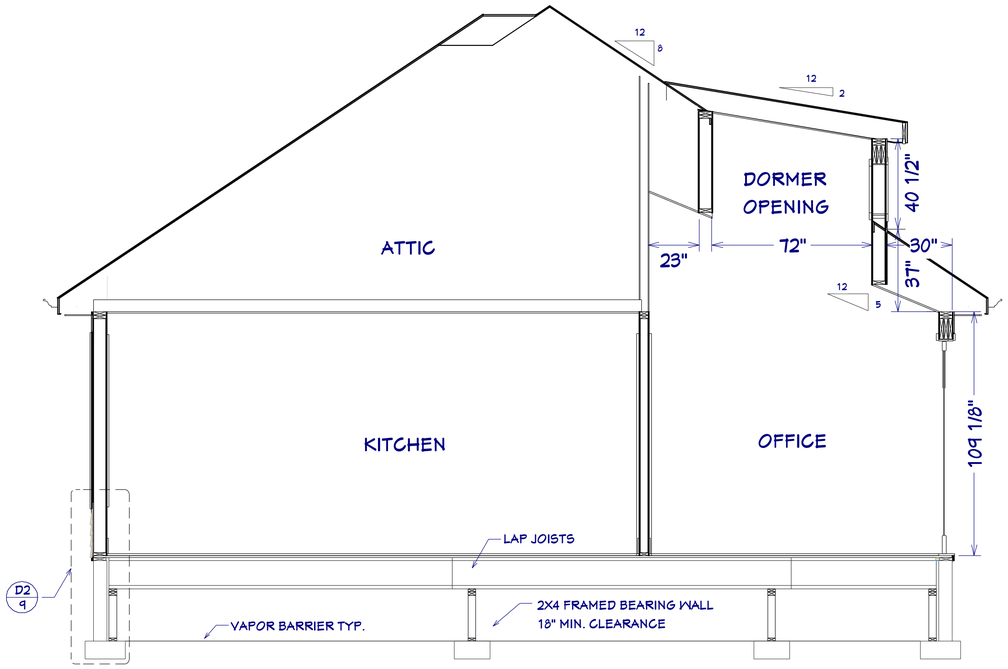
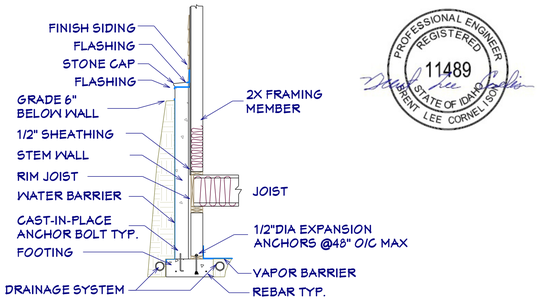


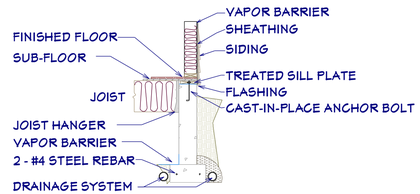
S1 OFFICE SECTION

3/8" = 1'



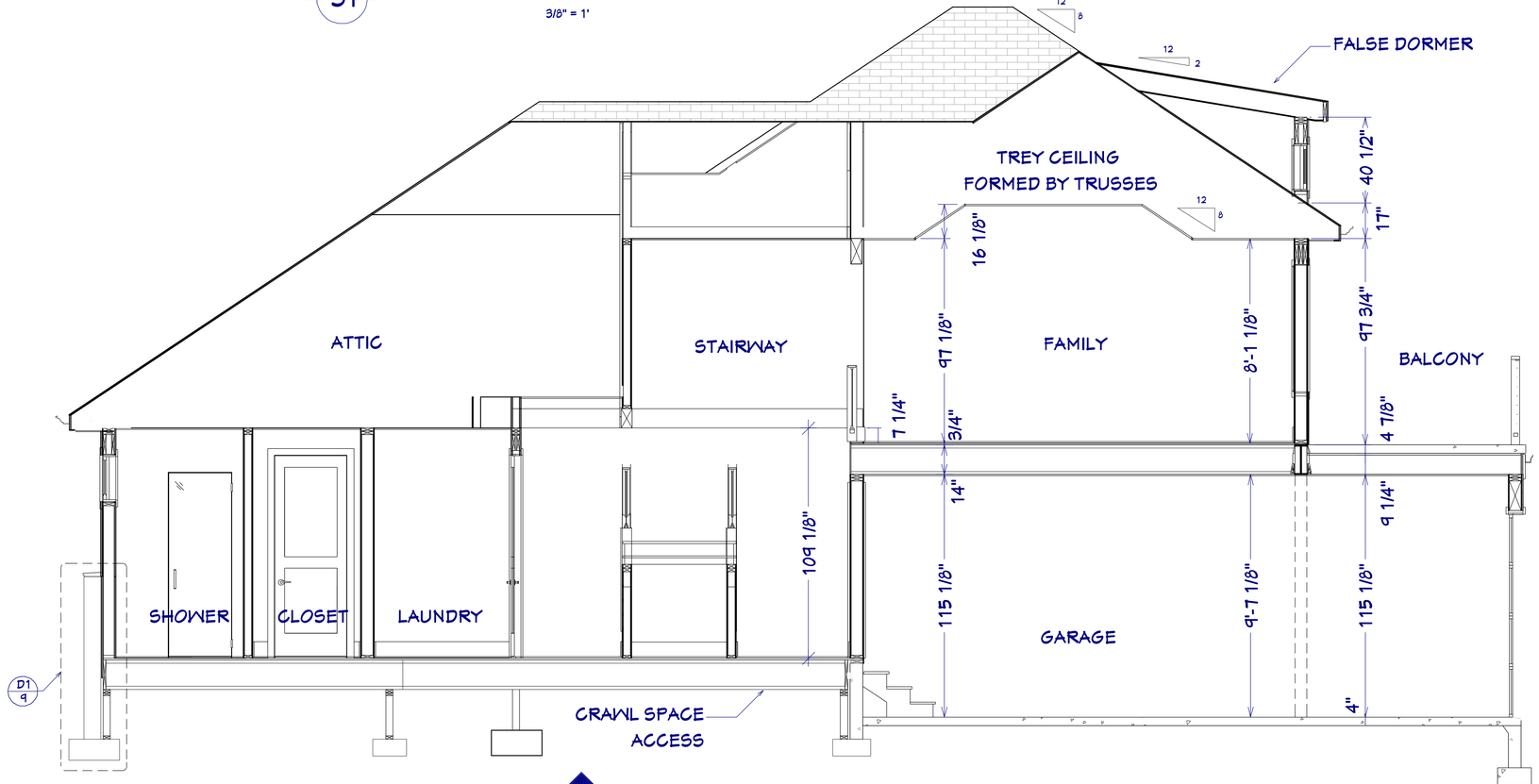
D1 9 RETAINING FOUNDATION AND EXTERIOR WALL

3/8"=1'



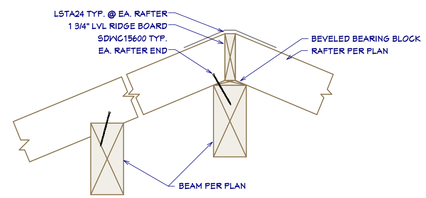
D2 9 FOUNDATION / FLOOR DETAIL

3/8"=1'



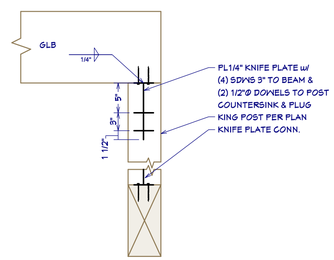
S4 GARAGE/FLOOR 2 SECTION

3/8" = 1'



D6 9 GABLE BEAMS TO RAFTERS

1"=1'



D7 9 POST TO GLB KNIFE PLATE CONNECTION

1"=1'

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO BRENT LEE CORNELISON

SHEET NUMBER 9

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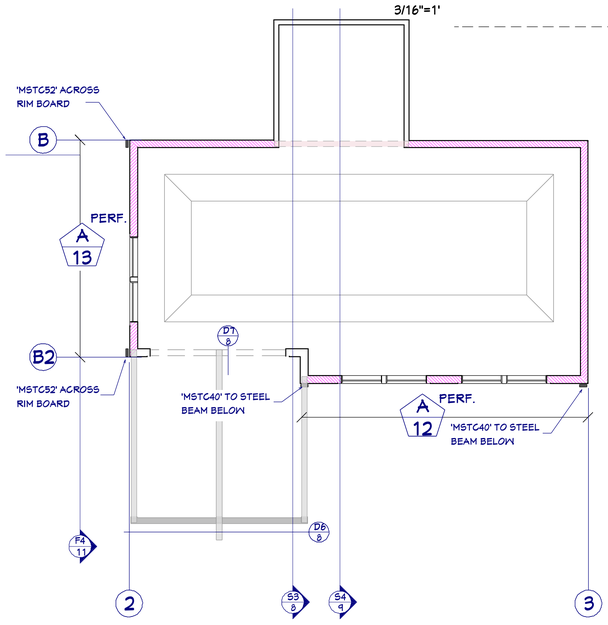
WALL PANEL NOTES:

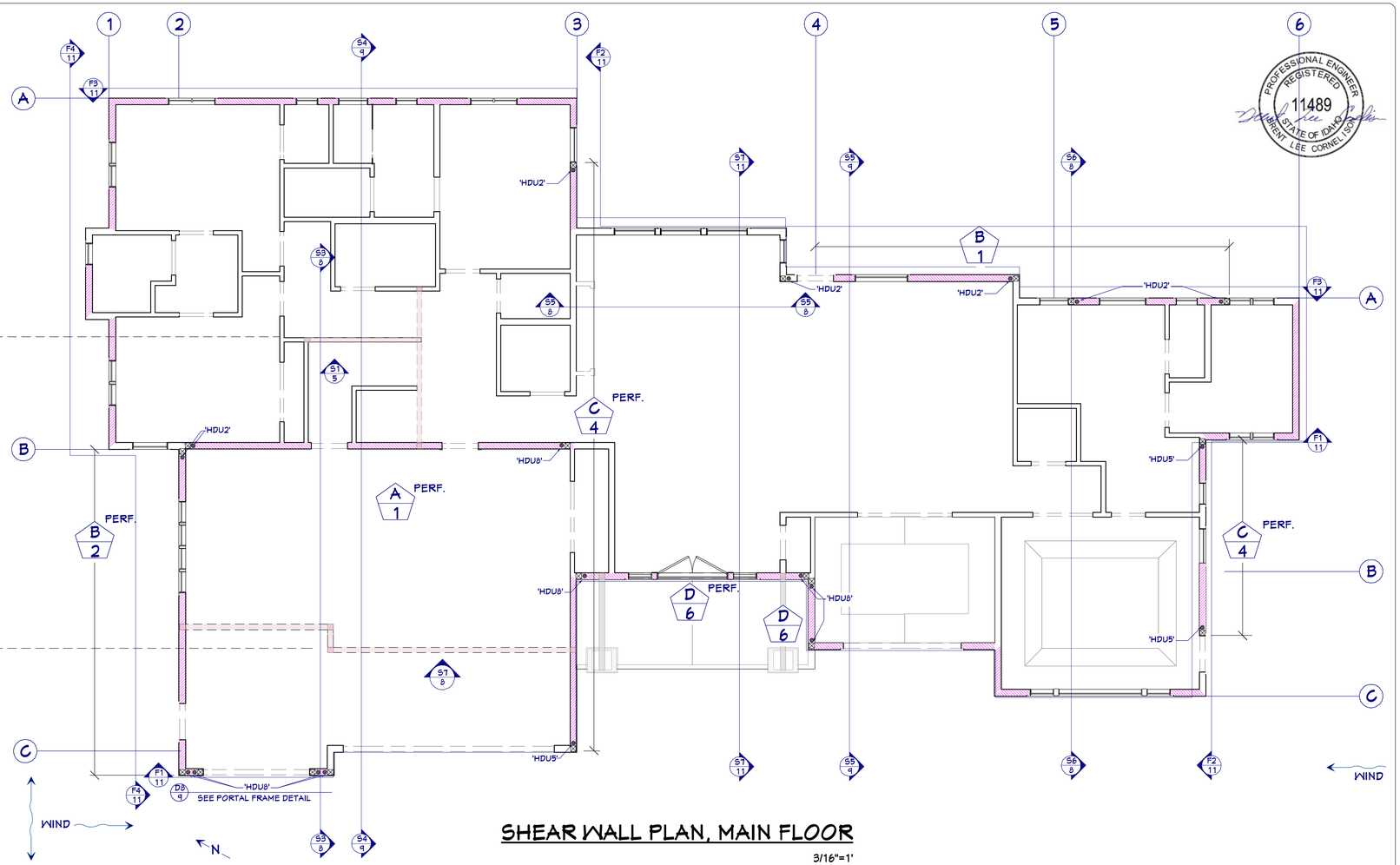
AA / O — TYPE. @ ALL EXTERIOR WALLS, UNO

SHEAR WALL PER SCHEDULE

SHEAR WALL PLAN, FLOOR 2

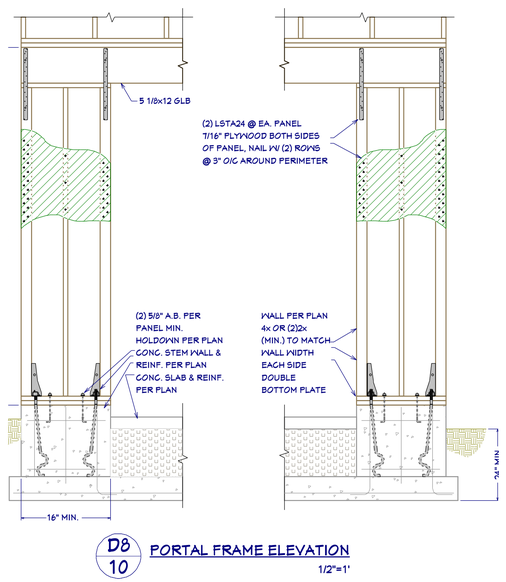
3/16"=1'





SHEAR WALL PLAN, MAIN FLOOR

3/16"=1'



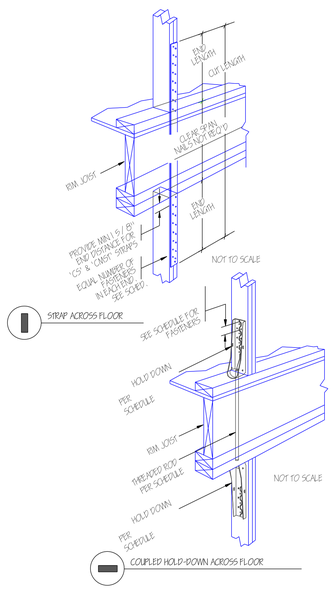
D8 / 10 PORTAL FRAME ELEVATION

1/2"=1'

HOLD-DOWN SCHEDULE

MARK	HD, ANCHOR	HD STUD	FASTENERS, NOTES
0	NOT REQ'D	N/A	N/A
1	'HDU2' W/ 'SSTB16' (½"Ø)	(2) 2x	· 6-'SDS' ¼"x3½" SCREWS
2	'HDU4' W/ 'SSTB16' (⅝"Ø)	(2) 2x	· 10-'SDS' ¼"x3½" SCREWS
3	'HDU5' W/ 'SSTB20' (⅝"Ø)	(2) 2x	· 10-'SDS' ¼"x3½" SCREWS
4	'HDU8' W/ 'SSTB24' (⅞"Ø)	(2) 2x	· 14-'SDS' ¼"x3½" SCREWS
5	'HDU8' W/ 'SSTB28' (⅞"Ø)	(2) 2x	· 20-'SDS' ¼"x3½" SCREWS
6	'HDU8' W/ 'SSTB28' (⅞"Ø)	(3) 2x	· 20-'SDS' ¼"x3½" SCREWS
7	'HDU11' W/ 'SB1x30' (1"Ø)	6x OR (4) 2x	· 30-'SDS' ¼"x3½" SCREWS
8	'HDU11' W/ 'SB1x30' (1"Ø)	8x OR (5) 2x	· 30-'SDS' ¼"x3½" SCREWS
9	'HDU14' W/ 'PABB' (1"Ø) OR ALTERNATE PER NOTE B	6x OR (4) 2x	· 36-'SDS' ¼"x3½" SCREWS · 11 ½" EMBED. W/ 11" ½" COVER HORIZ. ALL SIDES
10	'HDU9' W/ 'PABB' (1 ⅛"Ø) OR ALTERNATE PER NOTE B	6x OR (4) 2x	· 9-1" 'ABOT' BOLTS · 12 ½" EMBED. W/ 19" COVER HORIZ. ALL SIDES
11	'MSTC28'	(2) 2x	16-16d SINKERS
12	'MSTC40'	(2) 2x	52-16d SINKERS
13	'MSTC52'	(2) 2x	48-16d SINKERS
14	'MSTC66'	(2) 2x	68-16d SINKERS
CPL'D	COUPLE HOLD-DOWNS ACROSS FLOOR, GRADE A36 THD'D ROD OF SAME Ø IN LIEU OF ANCHOR		

NOTES:
1. HOLD-DOWN MARKS ON PLAN APPLY THE BASE OF FRAMED WALLS ON THAT PLAN, OR TO TOP OF CONC. U.N.O.
2. PANELS FROM INTERSECTING SHEAR WALLS SHALL BE EDGE NAILED TO ALL HOLD-DOWN MEMBERS TO SHARE CORNER HOLD-DOWNS. THE LARGER OF THE HOLD-DOWNS SPECIFIED SHALL BE USED, U.N.O.
3. EDGE NAIL SHEATHING TO THE FOUNDATION MUD-SILL PLATE
4. HOLD-DOWNS OCCUR AT EACH END OF EACH SHEARWALL SEGMENT
6. HOLD-DOWN LOCATION AS SHOWN ON THE PLAN SUPERCEDES NOTE #4
7. PANEL EDGE NAILING SHALL BE EVENLY DISTRIBUTED AMONG MEMBERS IN HOLD-DOWN STUDS, WHICH SHALL BE LAMINATED TOGETHER WITH 12d @ 6" O.C. U.N.O.
8. GRADE A36 THD'D ROD OF SAME Ø MAY BE USED IN LIEU OF 'PAB'. A 3"x3"x¼" PL WASHER SHALL BE INSTALLED AT THE BASE, NUTTED BOTH SIDES WITH A HEAVY HEX NUT AT THE BOTTOM SIDE



SHEAR WALL SCHEDULE

MARK	WALL SHEATHING, FASTENER	EDGE	FIELD	SOLE PLATE	BLOCKING / RIM JOIST	⅝"Ø HD" A.B.	SEE NOTES:
AA	½" O.S.B. OR ½" PLY. UNBLK'D, 8d	6" O.C.	12" O.C.	16d @ 8" O.C.	A35 @ 52" O.C.	48" O.C.	3
A	½" O.S.B. OR ½" PLY. BLK'D, 8d	6" O.C.	12" O.C.	16d @ 6" O.C.	A35 @ 16" O.C.	48" O.C.	2,5
B	½" O.S.B. OR ½" PLY. BLK'D, 8d	4" O.C.	12" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	32" O.C.	2,5,6
C	½" O.S.B. OR ½" PLY. BLK'D, 8d	3" O.C.	12" O.C.	16d @ 3" O.C.	A35 @ 12" O.C.	24" O.C.	2,5,6
D	½" O.S.B. OR ½" PLY. BLK'D, 8d	2" O.C.	12" O.C.	16d @ 2.5" O.C.	A35 @ 8" O.C.	18" O.C.	1,2,5
E	½" O.S.B. OR ½" PLY. (2) FACES, BLK'D, 8d	6" O.C.	12" O.C.	(2) ROWS16d @ 6" O.C.	A35 @ 8" O.C.	24" O.C.	2,5,6
F	½" O.S.B. OR ½" PLY. (2) FACES, BLK'D, 8d	4" O.C.	12" O.C.	(2) ROWS16d @ 4" O.C.	A35 @ 8" O.C.	16" O.C.	2,4,5,6
G	½" O.S.B. OR ½" PLY. (2) FACES, BLK'D, 8d	3" O.C.	12" O.C.	(2) ROWS16d @ 3" O.C.	A35 @ 6" O.C.	12" O.C.	2,4,5,6
H	½" O.S.B. OR ½" PLY. (2) FACES, BLK'D, 8d	2" O.C.	12" O.C.	(2) ROWS16d @ 2 ½" O.C.	LPT4 @ 8" O.C. EA. SIDE	9" O.C.	1,2,4,5
I	½" O.S.B. OR ½" PLY. BLK'D, 10d	3" O.C.	12" O.C.	16d @ 2.5" O.C.	A35 @ 8" O.C.	12" O.C.	2,5,6
J	½" GYP. UNBLK'D, 6d COOLER OR #6-1 ½" SCREW	7" O.C.	7" O.C.	16d @ 8" O.C.	16d TOENAIL @ 6" O.C.	48" O.C.	3
K	½" GYP. BLK'D, 6d COOLER OR #6-1 ½" SCREW	7" O.C.	7" O.C.	16d @ 8" O.C.	16d TOENAIL @ 6" O.C.	48" O.C.	3
L	⅝" GYP. BLK'D, 6d COOLER OR #6-1 ½" SCREW	4" O.C.	4" O.C.	16d @ 8" O.C.	16d TOENAIL @ 6" O.C.	48" O.C.	3
M	½" GYP. (2) SIDES, UNBLK'D, 6d COOLER OR #6-1 ½" SCREW	7" O.C.	7" O.C.	16d @ 8" O.C.	16d TOENAIL @ 6" O.C.	48" O.C.	3
N	½" GYP. (2) SIDES, BLK'D, 6d COOLER OR #6-1 ½" SCREW	7" O.C.	7" O.C.	16d @ 6" O.C.	A35 @ 52" O.C.	48" O.C.	3
O	½" GYP. (2) SIDES, BLK'D, 6d COOLER OR #6-1 ½" SCREW	4" O.C.	4" O.C.	16d @ 6" O.C.	A35 @ 16" O.C.	32" O.C.	3
PERF.	SPECIFIED SHEARWALL CONSTRUCTION ALSO APPLIES ABOVE AND BELOW ALL OPENINGS BETWEEN THE FIRST AND LAST HATCHED WALL SEGMENTS						
F.T.	SPECIFIED SHEARWALL CONSTRUCTION APPLIES TO HATCHED WALL SEGMENT BESIDE OPENING, FOR THE FULL HEIGHT OF THE OPENING.						

GENERAL NOTES:
SOLE PLATES ARE TO BE 2x MIN. THICKNESS.
PANELS SHALL BE BACKED W/ 2x OR WIDER FRAMING.
HOT DIPPED OR TUMBLED GALVANIZED NAILS ONLY. BOX NAILS MAY BE USED FOR PANELS, COMMON NAILS ONLY ELSEWHERE

FRAMING SPECIFIC NOTES:
1. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3x OR WIDER AND PANEL EDGE NAILING SHALL BE STAGGERED.
2. MAXIMUM STUD SPACING FOR SHEARWALL IS 16" O.C. OR 24" O.C. WITH LONG
3. PANEL DIMENSION ACROSS STUDS
4. MAXIMUM STUD SPACING FOR SHEARWALL IS 16" O.C.
4. PANEL JOINTS ON OPPOSITE SIDES OF WALL SHALL BE OFFSET TO FALL ON DIFFERENT
FRAMING MEMBERS OR FRAMING SHALL BE 3x OR WIDER AT ADJOINING PANEL EDGES AND PANEL EDGE NAILING SHALL BE STAGGERED
5. MIN. 2.29"x5.9" STEEL PLATE WASHERS REQ'D @ EACH ANCHOR BOLT
6. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3x OR WIDER AND PANEL EDGE NAILING SHALL BE STAGGERED, UNLESS SEC IS NOTED AS A, B, OR C UNDER PROJECT DESIGN CRITERIA IN THE GENERAL NOTES

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO BRENT LEE CORNELISON

SHEET NUMBER 10 — Revision #:

SCALE @ 24" X 36"
DATE: 11.11.2016
DRAWN BY: S.H.

SHEAR WALL LOCATIONS

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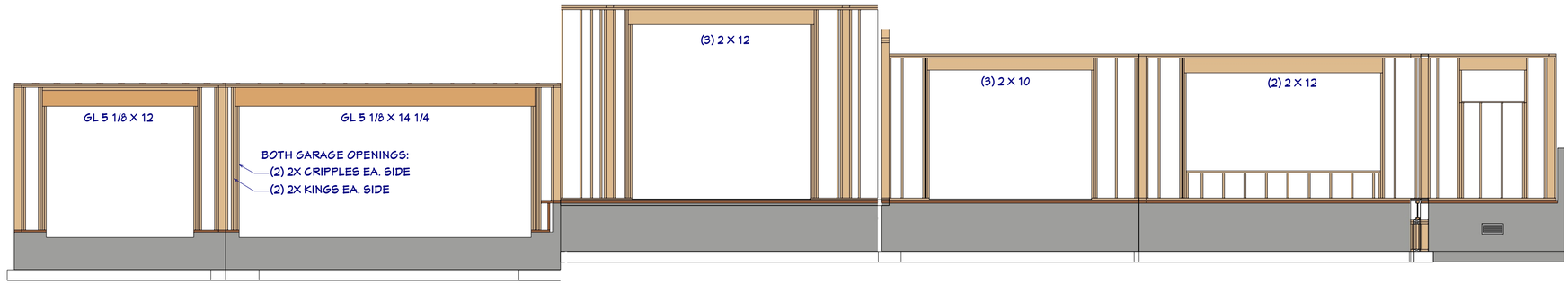
WALL FRAMING NOTES:

FRAMING & STRUCTURAL NOTES

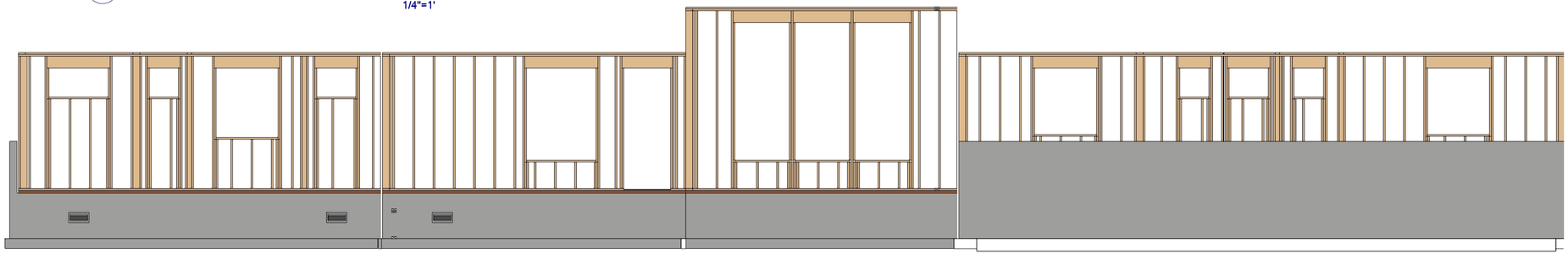
1. WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING
2. WALL HEADERS ON EXTERIOR WALLS: (2) 2" X 10" DF 2 TYP. INSULATED w/ (1) 2x CRIPPLE & (1) 2X KING, UNO
3. PROVIDE DOUBLE FLOOR JOISTS. UNDER ALL WALLS RUNNING PARALLEL
4. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
5. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT
6. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED
7. SEE ROOF FRAMING FOR ADDITIONAL FRAMING DETAIL

LUMBER SPECIES:

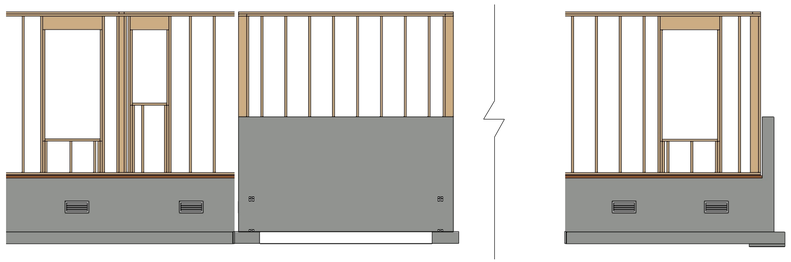
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER, CEDAR
C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2
D. ALL STUDS TO BE DF#2 OR BETTER
E. SHEATHING SHALL BE AS FOLLOWS:
WALL SHEATHING SHALL BE 1/2" INT-APA RATED OR 7/16" OSB
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED PLYWOOD



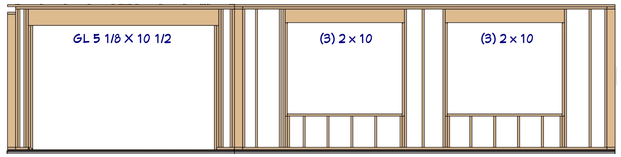
F1 FRONT WALL FRAME DETAIL
1/4"=1'



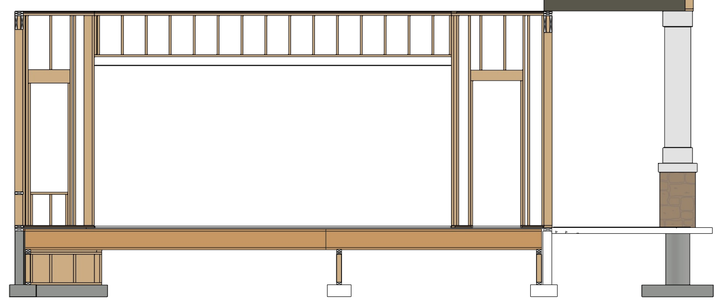
F3 REAR WALL FRAME DETAIL
1/4"=1'



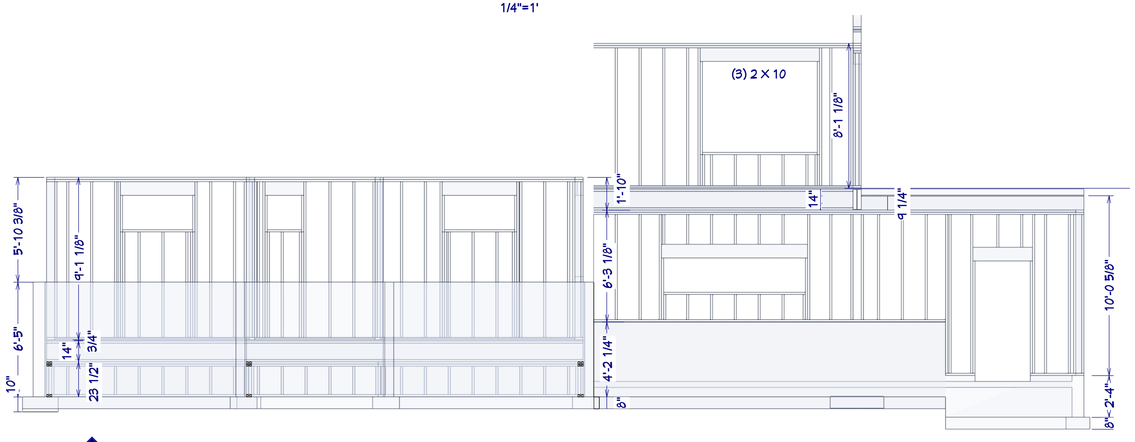
F2 SOUTH SIDE WALL FRAME DETAIL
1/4"=1'



F5 2ND FLOOR WALL FRAME DETAIL
1/4"=1'



S1 ENTRY/LIVING SECTION
1/4"=1'



F4 NORTH SIDE WALL FRAME DETAIL
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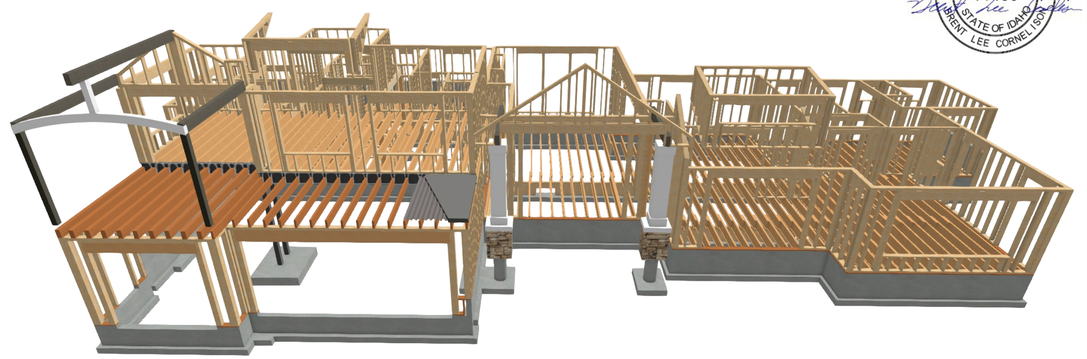

FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO BRENT LEE CORNELISSEN

SHEET NUMBER 11
Revision #:

SCALE @ 24" X 36"
DATE: 11.11.2016
DRAWN BY: S.H.

WALL FRAMING

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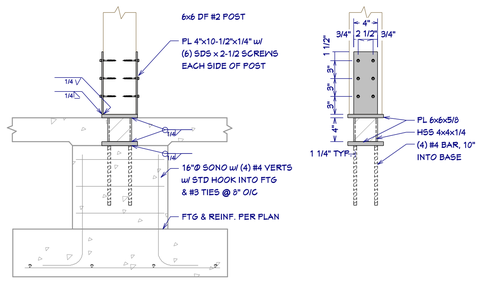
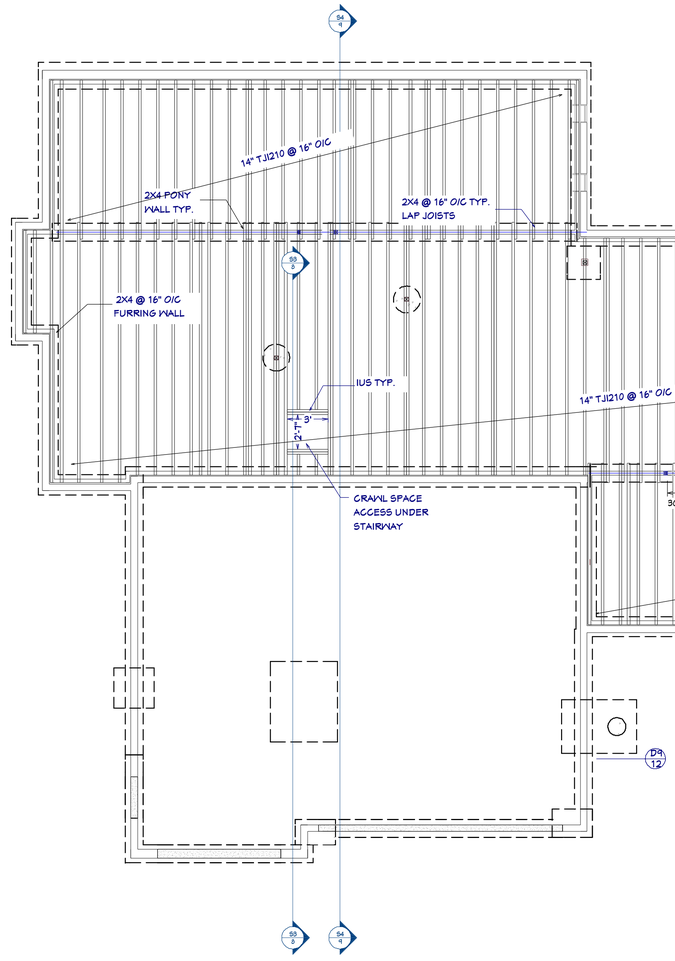
FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO.
2. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
3. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
4. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS OR JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.
5. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C. INSTALL PRIOR TO ROOF SHEETING.
6. ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
7. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
8. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
9. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
10. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
11. ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.
12. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-W SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
13. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY FLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
14. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
15. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
16. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
17. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
18. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
19. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
20. ALL HANGERS TO BE "SIMPSON" OR EQUAL.



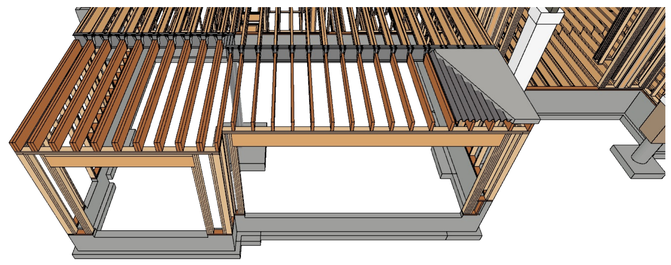
D9/12 STANDOFF POST BASE

1"=1'



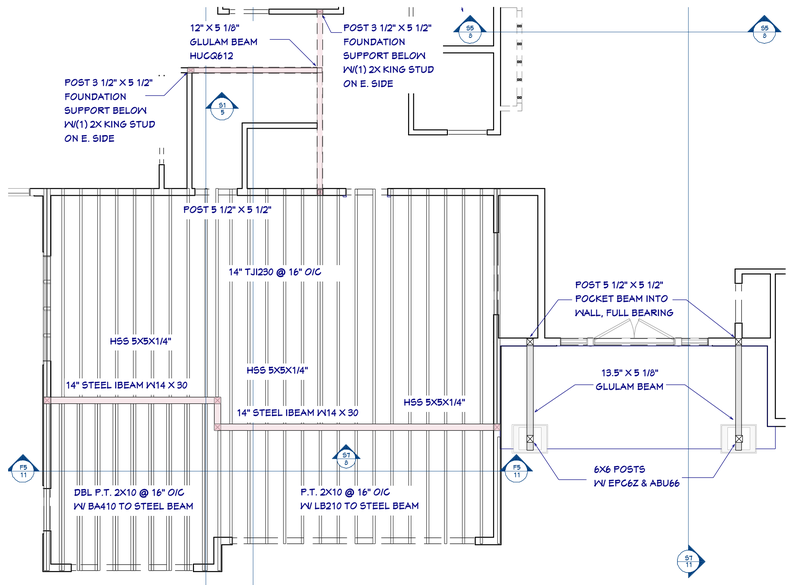
MAIN FLOOR FRAMING PLAN

3/16"=1'



2ND FLOOR FRAMING OVERVIEW

FOR ILLUSTRATION ONLY NO SCALE



2ND FLOOR FRAMING PLAN

3/16"=1'

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO BRENT LEE CORNELISON

SHEET NUMBER 12

Revision #:

SCALE @ 24" X 36"

DATE: 11.11.2016

DRAWN BY: S.H.

FLOOR FRAMING

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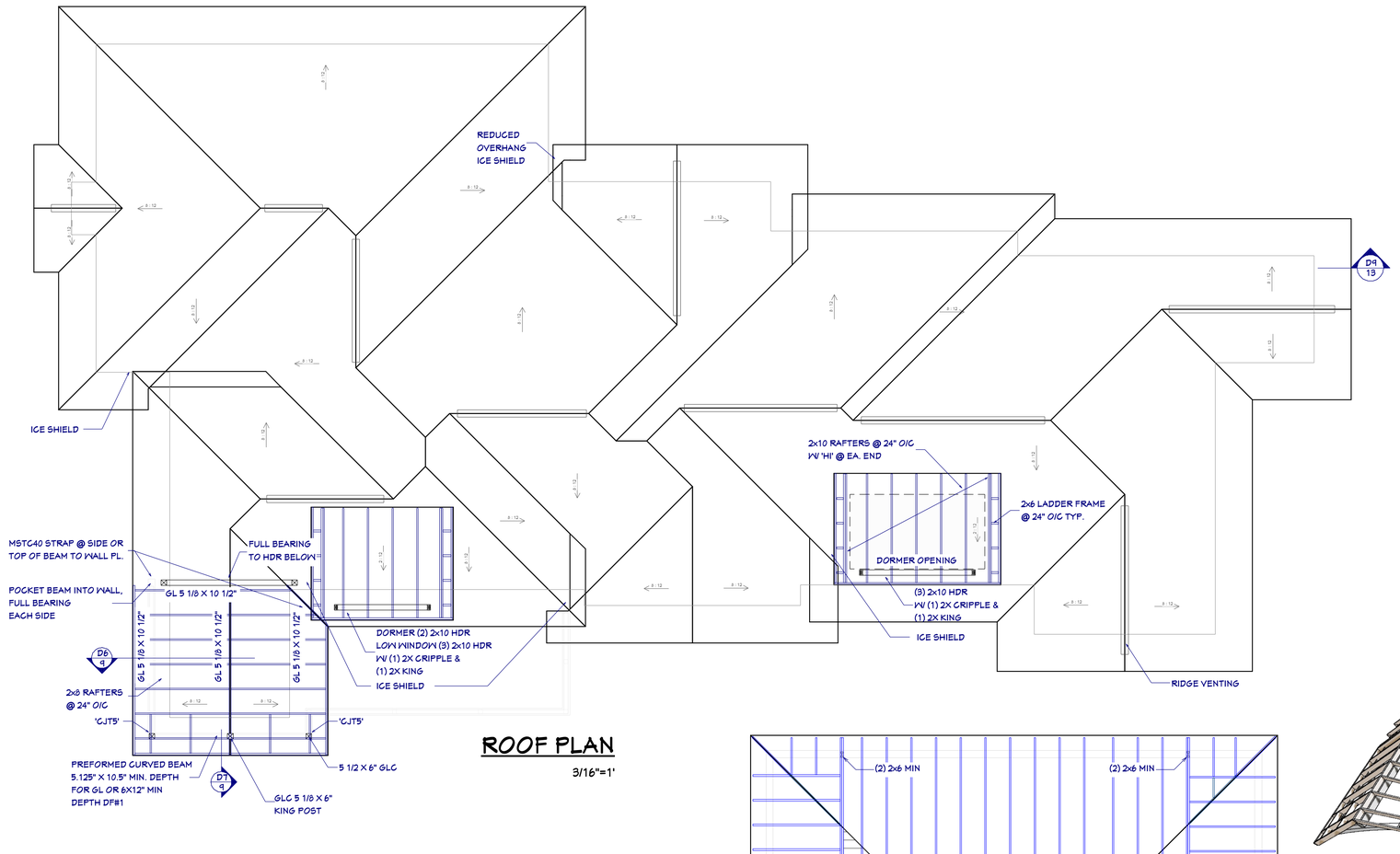
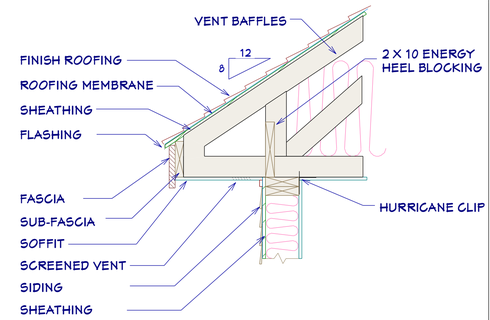


ROOF PLAN

3/16"=1'



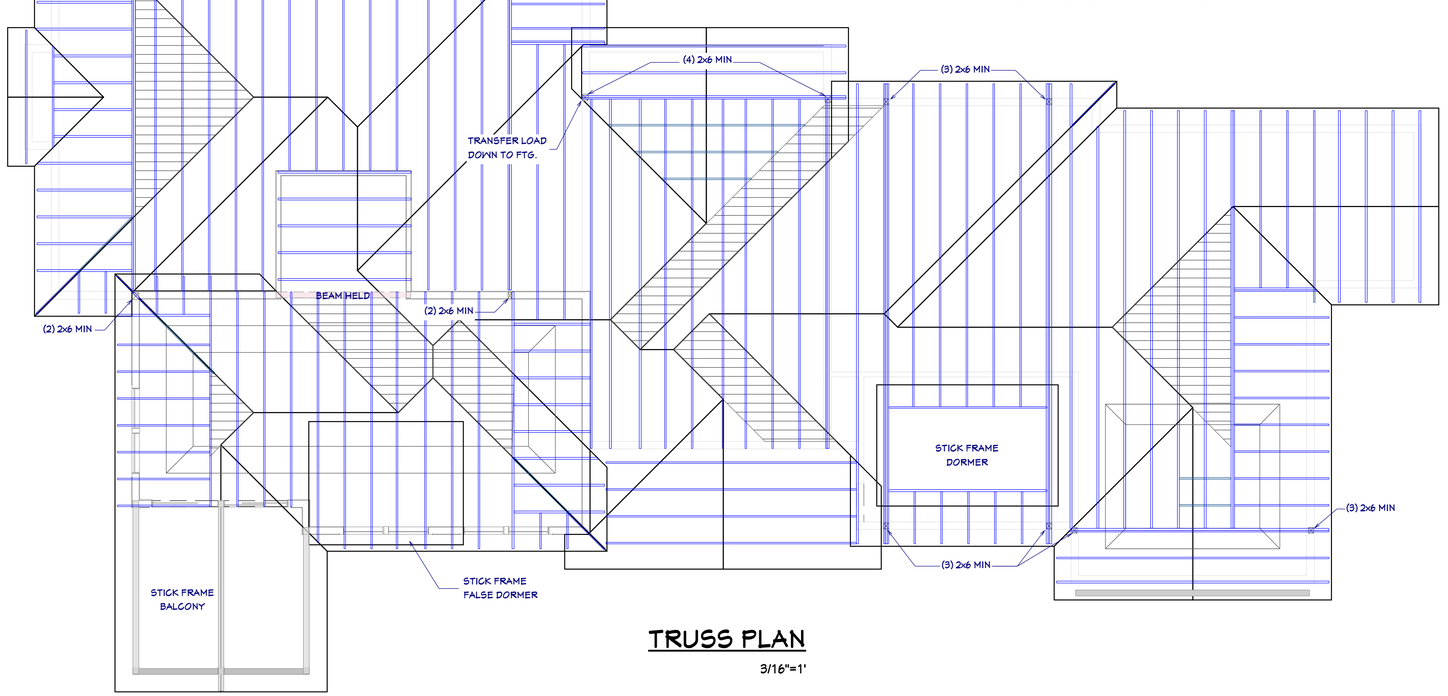
D9 13 ROOF EVE W/ ENERGY HEEL

3/4"=1'

PROFESSIONAL ENGINEER REGISTERED 11489 STATE OF IDAHO VINCENT LEE CORNELISON

ROOF FRAMING PLAN

FOR ILLUSTRATION ONLY NO SCALE



TRUSS PLAN

3/16"=1'

ROOF FRAMING NOTES:

COMBINATION HAND FRAME AND TRUSS FRAMING FOR ROOF

1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
6. ALL ROOF FRAMING 24" O.C.UNO
7. ALL ROOF OVERHANGS 16"; DORMER OVERHANGS 10", UNO
8. INSTALL ICE SHIELD AS REQUIRED
9. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
10. ATTIC VENTILATION: REQUIRED ABOVE HOUSE
11. ROOF VENTING HIGH/LOW
12. ZONE 'B'. MIN. LOAD SHALL BE 50 LBs PER SQUARE FOOT
13. WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
14. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ 8d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD
15. ROOF TRUSS MANUFACTURER: _____

SHEET NUMBER 13 Revision #:

SCALE @ 24" X 36" | DATE: 11.11.2016 | DRAWN BY: S.H.

ROOF & FRAMING PLAN

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WINDOW SCHEDULE

Window Schedule, Floor 1

3D Exterior Elevation	Number	Type	Qty	Width	Height	R/O	Description
	W1-01	Mulled Unit	1	132 "	32 "	133"x33"	ENTRY WINDOW
	W1-02	Mulled Unit	1	144 "	72 "	145"x73"	MBR
	W1-03	Fixed Glass	1	36 "	72 "	37"x73"	MBR
	W1-04	Fixed Glass	3	42 "	80 "	43"x81"	LOWER LIVING WINDOWS
	W1-05	Fixed Glass	3	42 "	24 "	43"x25"	UPPER LIVING WINDOWS
	W1-06	Fixed Glass	1	24 "	72 "	25"x73"	LIVING
	W1-07	Mulled Unit	4	46 "	22 "	47"x23"	MBR CLOSET / BEDROOMS
	W1-09	Fixed Glass	1	48 "	54 "	49"x55"	MBR - TEMPERED or FOLY GLASS BLOCK
	W1-10	Sngl Casement	1	22 "	48 "	23"x49"	MBR
	W1-11	Sngl Casement	1	36 "	52 "	37"x53"	BEDROOM4 EGRESS
	W1-12	Dbl Casement	2	48 "	52 "	49"x52 3/4"	BEDROOMS EGRESS
	W1-13	Fixed Glass	1	22 "	22 "	23"x23"	CLOSET
	W1-15	Hopper	2	30 "	22 "	31"x23"	SHOWER
	W1-16	Hopper	9	22 "	22 "	23"x23"	TOILET AREA
	W1-17	Fixed Glass	1	36 "	72 "	37"x73"	BEDROOM2
	W1-18	Fixed Glass	1	54 "	72 "	55"x73"	KITCHEN
	W1-19	Mulled Unit	1	94 "	22 "	95"x23"	GARAGE

Window Schedule, Floor 2

3D Exterior Elevation	Number	Type	Qty	Width	Height	R/O	Description
	W2-01	Fixed Glass	6	36 "	60 "	37"x61"	2ND FLOOR FIXED

Window Schedule, Attic

3D Exterior Elevation	Number	Type	Qty	Width	Height	R/O	Description
	WA-01	Mulled Unit	1	112 "	22 "	113"x23"	DORMER
	WA-02	Mulled Unit	1	94 "	22 "	95"x23"	FALSE DORMER

WINDOW NOTES:

1 WOOD WINDOWS WITH CLAD EXTERIOR SEE ENERGY RATINGS
2 INTERIOR WINDOW MATERIALS: STAINED WITH FACTORY FINISH, VERIFY WITH OWNER
3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG
5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
6 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

WINDOW FLASHING DETAIL

BASIC WINDOW FLASHING INSTALLATION*

1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.

2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.

3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.

4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

WINDOW ENERGY RATINGS

U-Factor - Rate of Heat Loss = 1/R
SHGC - Solar Heat Gain Coefficient
VLT- Visible Light Transmittance
CR - Condensation Resistance

Low-E4 \High Altitude Windows	U-Factor	SHGC	VLT	CR
Casement/Hopper	0.39	0.3	0.49	52
Double Hung	0.35	0.27	0.46	49
Slide-By	0.37	0.28	0.48	49
Fixed \ Auxiliary	0.32	0.32	0.54	51

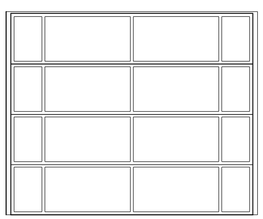
DOOR NOTES:

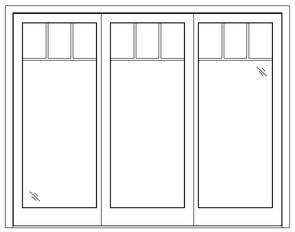
1. MAIN FLOOR DOORS SHALL BE 96"; SECOND FLOOR DOORS 80", UNO
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE STAINED -OR- PAINTED, VERIFY WITH OWNER
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS. IF GLASS, IT SHALL BE TEMPERED
7. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
9. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO

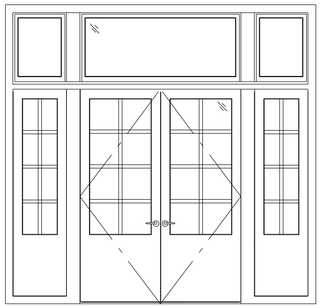
DOOR SCHEDULE

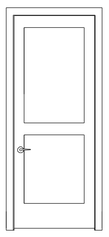
Door Schedule

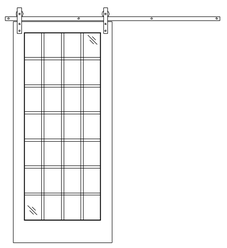
3D Exterior Elevation	Number	Qty	Width	Height	Description	Floor
	D1-01	1	132 "	96 "	Entry Door	1
	D1-02	1	120 "	96 "	ext. Triple Slider-Glass	1
	D1-03	1	120 "	80 "	ext. Triple Slider-Glass	2
	D1-04	4	34 "	96 "	Pocket-Door P03	1
	D1-05	1	30 "	88 "	SHOWER DOOR - BEDROOM2	1
	D1-07	13	34 "	96 "	Hinged-Door P03	1
	D1-09	2	36 "	96 "	MBR / KITCHEN	1
	D1-10	1	60 "	80 "	4 Dr. Bifold-Panel	1
	D1-11	1	60 "	96 "	Double Hinged-Door P03	1
	D1-12	1	36 "	80 "	ext. Hinged-Door E21	1
	D1-13	2	36 "	80 "	Garage, Fire Rated Door	1
	D1-14	1	72 "	80 "	Garage	1
	D1-15	1	108 "	96 "	Garage-Panel Garage Door	1
	D1-16	1	216 "	96 "	Garage-Panel Garage Door	1


GARAGE DOOR


CASCADE SLIDING DOOR


ENTRY DOOR UNIT


INTERIOR DOOR


BARN DOOR NOT LISTED IN SCHEDULE QUANTITY (2) RIGHT & LEFT

SHEET NUMBER 14
Revision #:

SCALE @ 24" X 36"
DATE: 11.11.2016
DRAWN BY: S.H.

DOOR & WINDOW SCHEDULES

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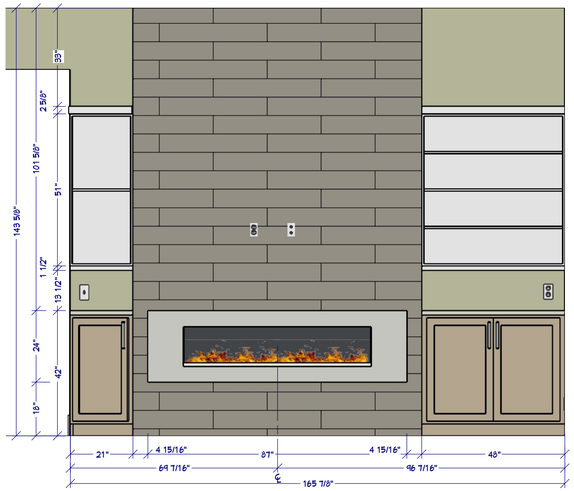
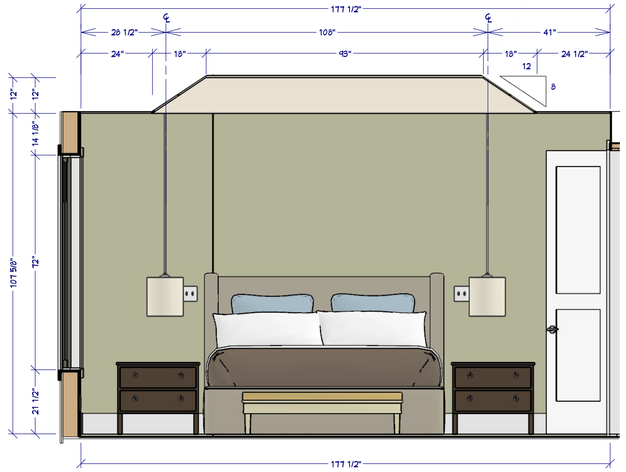


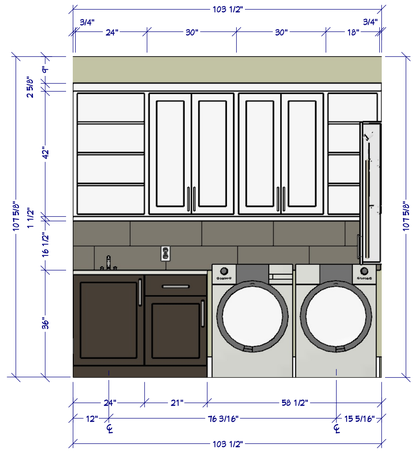
15 FIREPLACE WALL ELEVATION

1/2"=1'



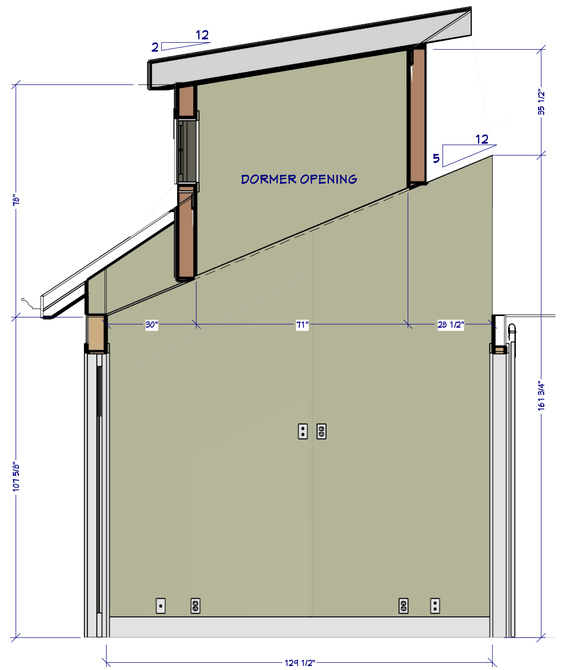
17 MASTER BEDROOM ELEVATION

1/2"=1'



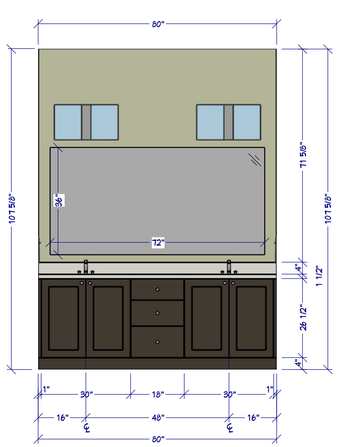
12 LAUNDRY ELEVATION

1/2"=1'



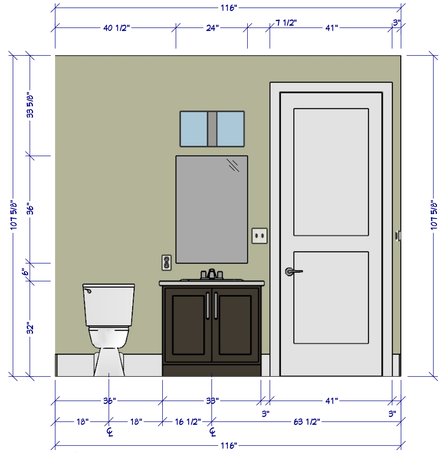
16 OFFICE ELEVATION

1/2"=1'



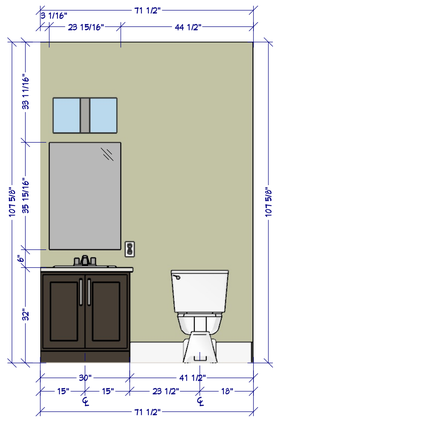
11 JJ BATH ELEVATION

1/2"=1'



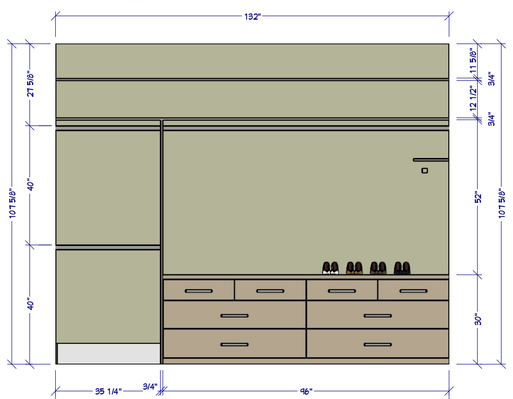
13 BATH 2 ELEVATION

1/2"=1'



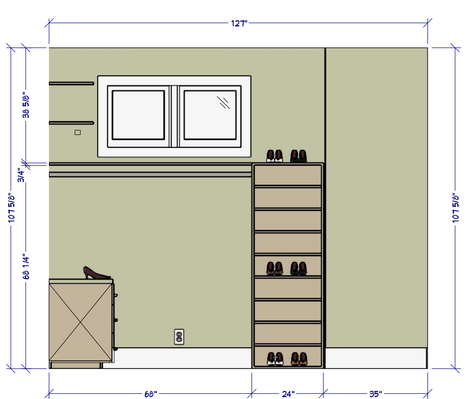
14 POWDER ROOM ELEVATION

1/2"=1'



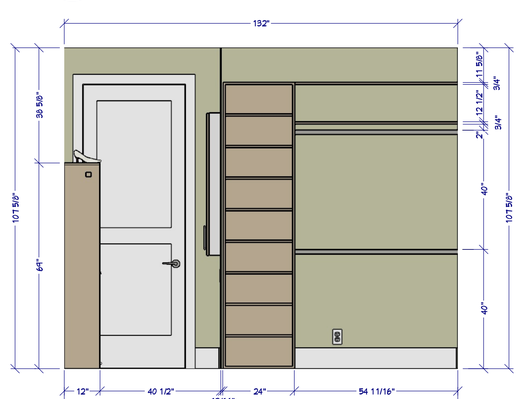
C1 CLOSET 1 ELEVATION

1/2"=1'



C2 CLOSET 2 ELEVATION

1/2"=1'



C3 CLOSET 3 ELEVATION

1/2"=1'

SHEET NUMBER 15
Revision #:

SCALE @ 24" X 36"
DATE: 11.11.2016
DRAWN BY: S.H.

INTERIOR SECTIONS & ELEVATIONS

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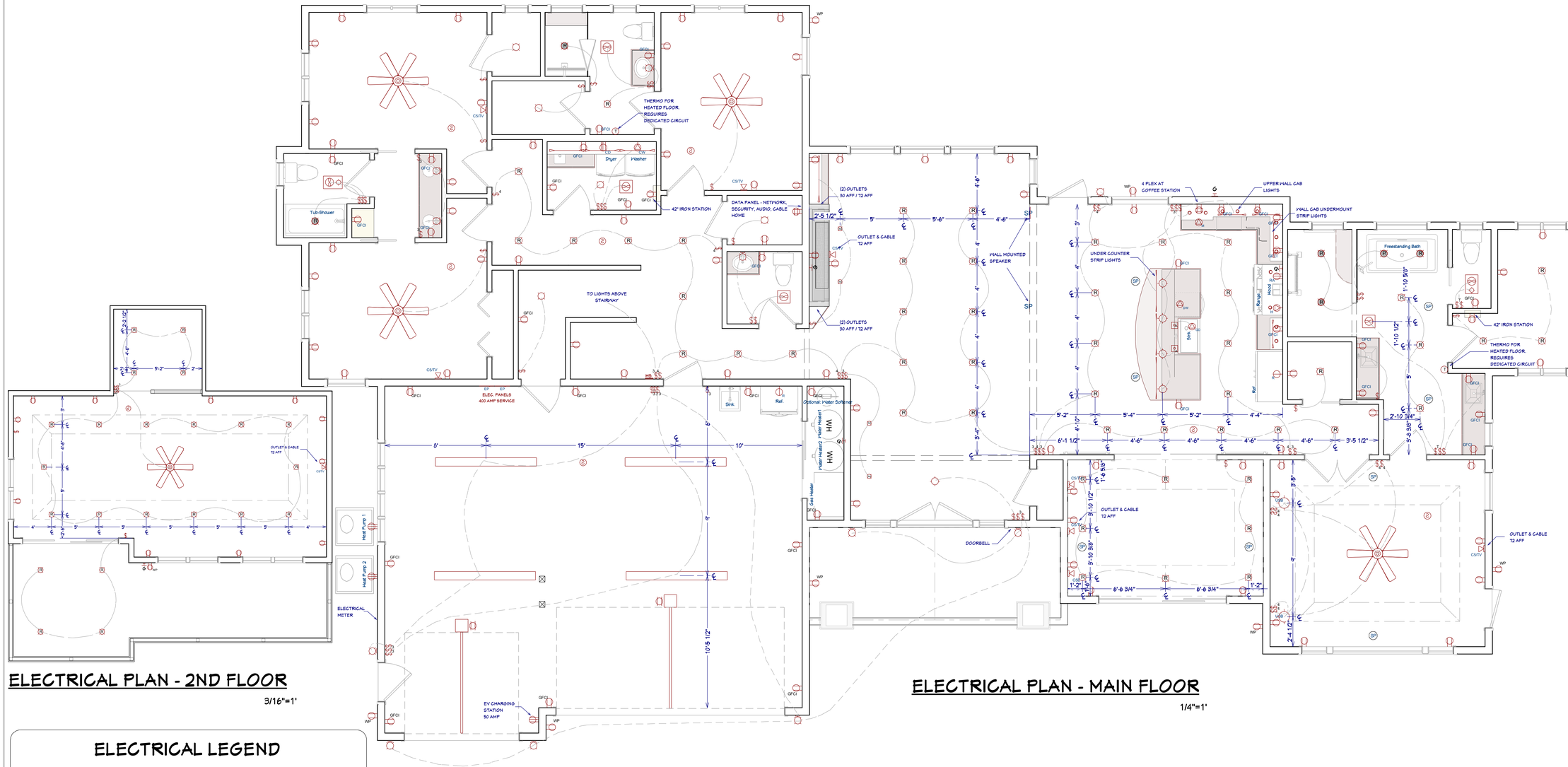

ELECTRICAL PLAN - 2ND FLOOR

3/16"=1'

ELECTRICAL PLAN - MAIN FLOOR

1/4"=1'

ELECTRICAL LEGEND

LIGHTING

- RECESSED 4" & 6" CANS / WET RATED
- PENDANTS / WALL LAMP / SCONCE
- UNDER CABINET LED PUCK / LED STRIP / CEILING LED
- FAN / FAN LIGHT. 200 CFM MIN.
- CEILING FAN W/ LIGHT

SWITCHES / OUTLETS

- SWITCH / 3-WAY / 4-WAY
- OUTLETS - USB 5V & 120V / 120V WALL & CEILING
  GFCI / WATER PROOF / 220V
  APPLIANCE SPECIFIC: REFRIGERATOR / MICROWAVE / DISH WASTER / DISPOSAL
- COOK HOOD / WASHER / DRYER / WALL OVEN

OTHER MEP

- CAT5 / CAT5 & COAX RG6QS / CENTRAL VAC / HOME SECURITY PANEL
- SMOKE DETECTOR / THERMOSTAT / GAS CONNECTION / DOOR BELL
- SPEAKERS: CEILING MOUNTED. NOTE, USE WALL CONTROLLED VOLUME SWITCH

NOTES:

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

ELECTRICAL NOTES:

1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED
5. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
7. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
8. FIXTURES TO BE SELECTED BY HOME OWNER.
9. UNO - ALL SWITCHES TO BE 48" O/C ASF. OUTLETS TO BE 15" O/C ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (ASF = ABOVE SUBFLOOR)
10. ALL LIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.

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.

SHEET NUMBER **16**

Revision #:

SCALE @ 24" X 36"

DATE: 11.11.2016

DRAWN BY: S.H.

ELECTRICAL, DATA & AUDIO PLAN

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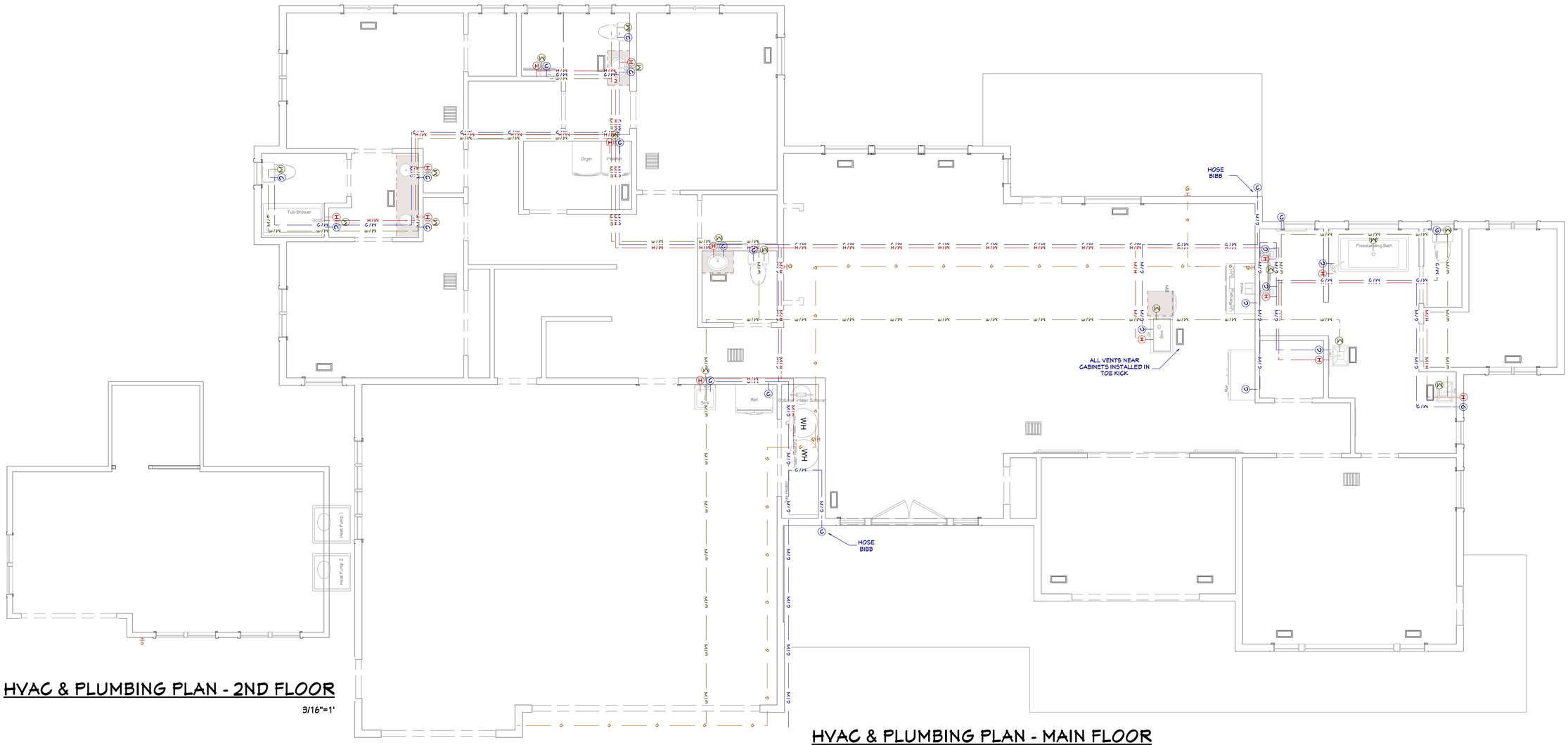

HVAC & PLUMBING PLAN - 2ND FLOOR

3/16"=1'

HVAC & PLUMBING PLAN - MAIN FLOOR

1/4"=1'

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE TWO ZONES, ONE FOR EACH FLOOR.
2. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS GARAGES, ETC
3. ALL DUCTING SHALL BE THRU FLOOR JOISTS WHERE POSSIBLE
4. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS. 1/150 OF SPACE VENTILATED FOR GABLE VENTS. 1/3000 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.VENT DRYER VENT, MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
6. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INT. MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. – IRC M1901.1
7. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH. –IRC P2903.2
8. SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. – IRC P2903.2
9. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
11. OPTIONAL WATER SOFTENER UNIT, IF INSTALLED, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE SOFTWATER.
12. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
13. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
14. INSULATE WASTE LINES FOR SOUND CONTROL.
15. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

SHEET NUMBER **17**
Revision #:

SCALE @ 24" X 36"
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DRAWN BY: S.H.

PLUMBING & HVAC PLAN

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MASTER BATH RENDER

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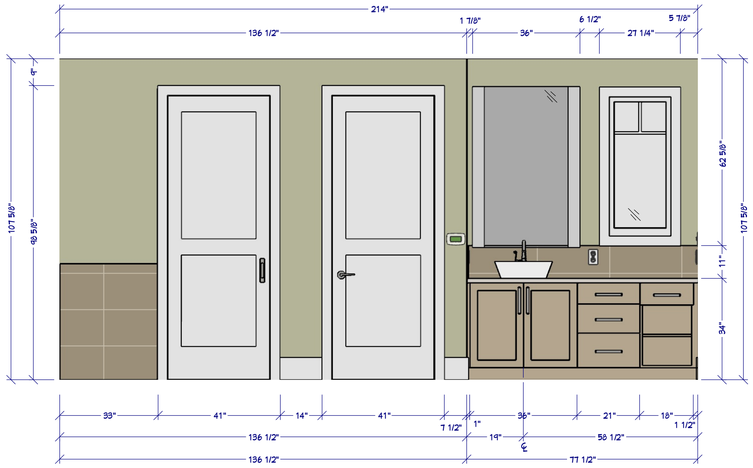
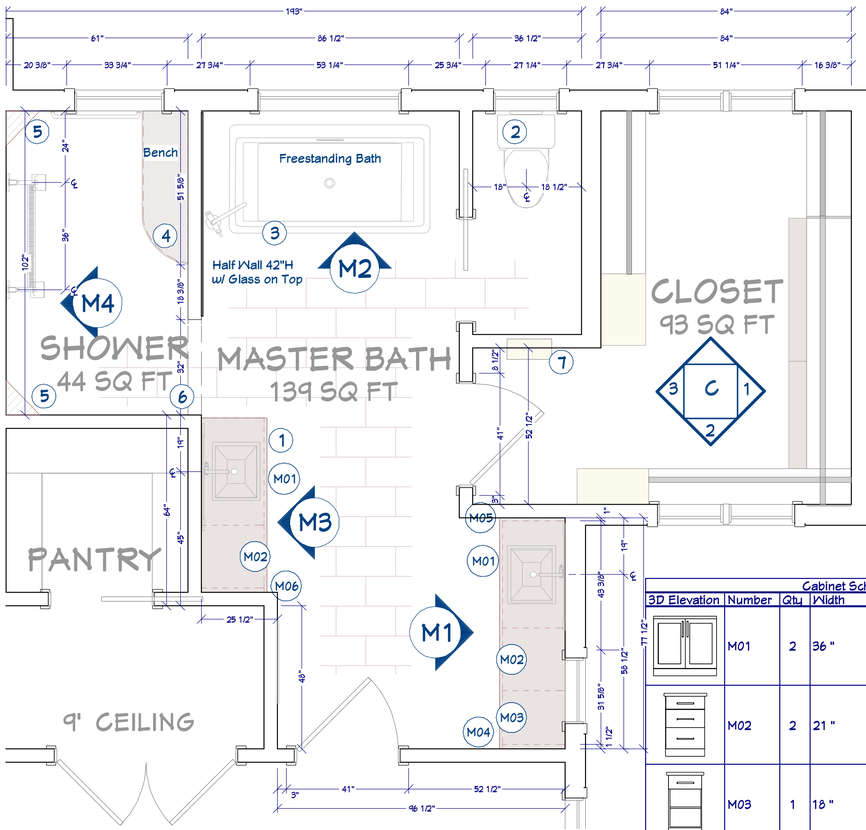


M1 BATH SINK ELEVATION

1/2"=1'



MASTER BATH / CLOSET FLOOR PLAN

1/2"=1'

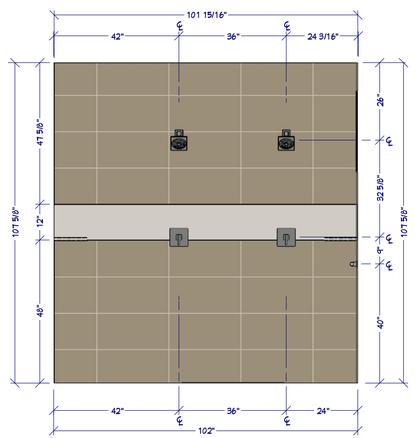
Cabinet Schedule, Master						
3D Elevation	Number	Qty	Width	Depth	Height	Description
	M01	2	36 "	21 "	34 "	Sink Base
	M02	2	21 "	21 "	34 "	base cabinet
	M03	1	18 "	21 "	34 "	base cabinet

MASTER BATH NOTES

1. VANITY SINK. MIRROR W/ INTEGRATED LED LIGHT.
2. ELONGATED COMFORT HEIGHT TOILET; VENT ALONG SHOWER WALL
3. FREESTANDING TUB W/ FILLER
4. SHOWER BENCH. RADIUS = 18.25"; FABRICATOR TO VERIFY
5. SHELF
6. OPEN SHOWER, CURBLESS; SLOPE FLOOR TO DRAIN
7. IRON STATION

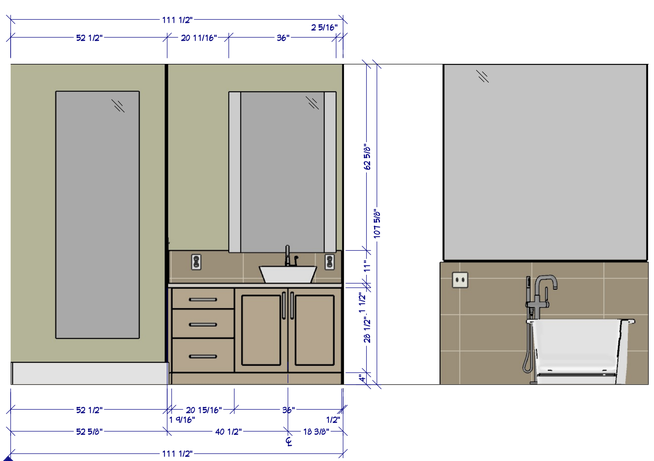
BRITTANICCA

ASHWOOD



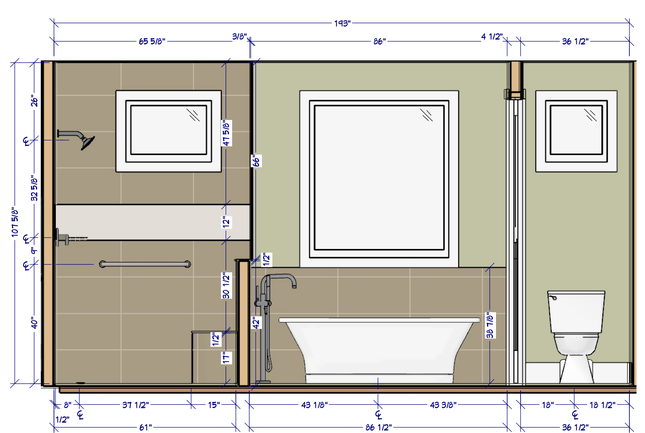
M4 SHOWER ELEVATION

1/2"=1'



M3 BATH SINK ELEVATION

1/2"=1'



M2 TUB ELEVATION

1/2"=1'

SHEET NUMBER 18 Revision #:

SCALE @ 24" X 36"

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DRAWN BY: S.H.

MASTER BATH PLAN & ELEVATIONS

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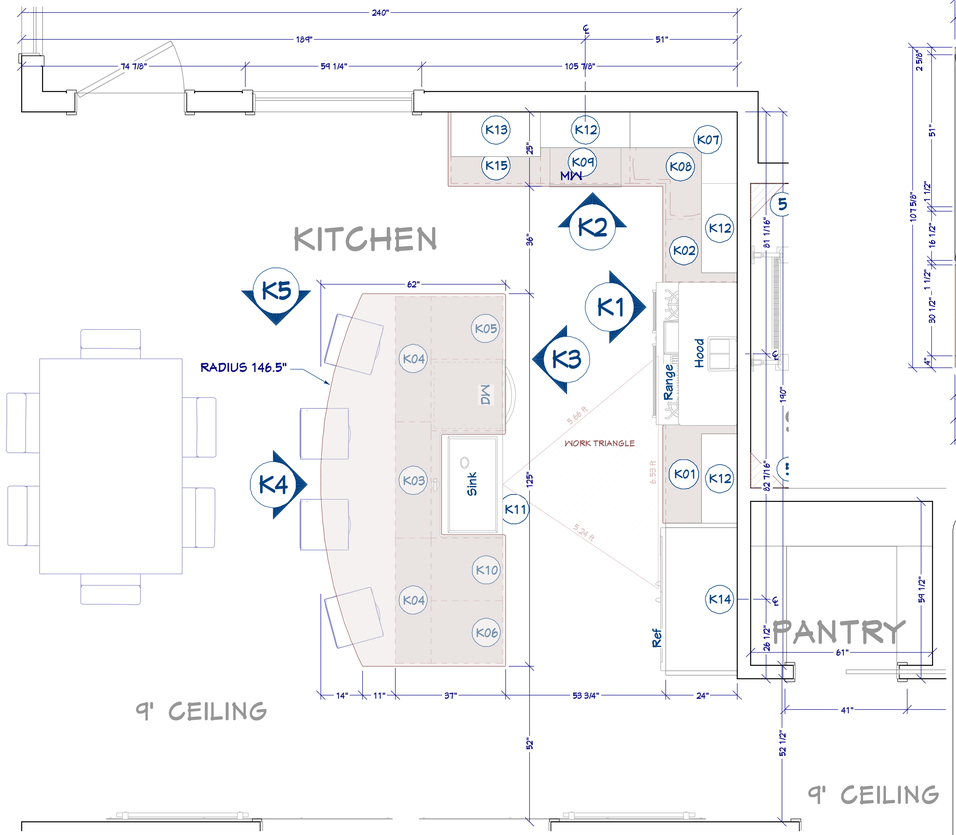
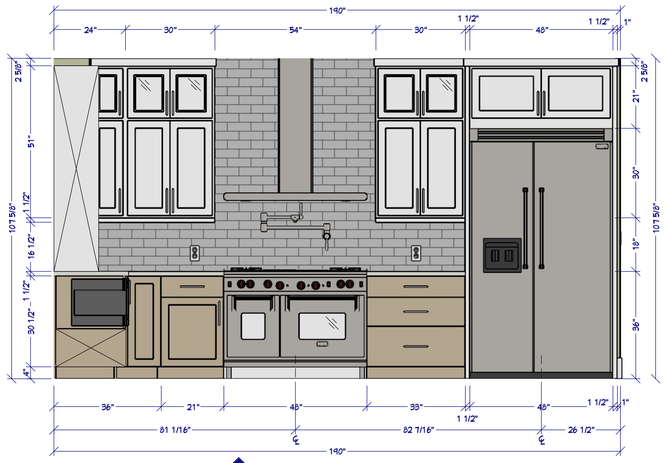


KITCHEN FLOOR PLAN

1/2"=1'



K1 MAIN WALL ELEVATION

1/2"=1'

KITCHEN & CABINET NOTES:

1 ALL CABINETS FRAMELESS, MAPLE OR ALDER
2 CONFIRM FINISH & STAIN/PAINT WITH CLIENT PRIOR TO ORDERING
3 CONFIRM DOOR & DRAWER STYLES WITH CLIENT PRIOR TO ORDERING
4 INSTALL HARDWARE ON SITE
5 INSTALL CROWN MOLDING ON SITE; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER
6 CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & CABINET OPENINGS FOR APPLIANCES SPECIFICATIONS
7 ALL APPLIANCES TO BE ON DEDICATED CIRCUITS, UNO. REFER TO APPLIANCE SPECIFICATIONS FOR AMP/VOLTAGE REQUIREMENTS
8 USE MIN 6" DUCT FOR HOOD. CONFIRM HOOD IS 500 CFM MIN.
9 CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH CLIENT PRIOR TO ORDERING
10 ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
11 LED STRIP LIGHTS FOR WALL CABINETS AND UNDER ISLAND
12 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES

Cabinet Schedule, Kitchen

3D Elevation	Number	Label	Qty	Width	Depth	Height	Description
	K01	3DB33	1	33 "	24 "	36 "	base cabinet
	K02	B21L	1	21 "	24 "	36 "	base cabinet
	K03	B3912	1	39 "	12 "	36 "	base cabinet
	K04	B4212	2	42 "	12 "	36 "	base cabinet
	K05	3DB21	1	21 "	24 "	36 "	base cabinet
	K06	FHB21L	1	21 "	24 "	36 "	base cabinet
	K07	LCW365124L	1	36 "	24 "	51 "	corner wall cabinet
	K08	LSB36R	1	36 "	36 "	36 "	corner base cabinet
	K09	MW-1DB30	1	30 "	24 "	36 "	Micro
	K10	PO21	1	21 "	24 "	36 "	base cabinet
	K11	SB 36	1	36 "	24 "	34 1/2 "	Apron Sink Base
	K12	W3051	3	30 "	12 "	51 "	wall cabinet
	K13	W306915	1	30 "	15 "	69 "	wall cabinet
	K14	W482124	1	48 "	24 "	21 "	wall cabinet
	K15	B30	1	30 "	24 "	36 "	base cabinet

KITCHEN RENDERING

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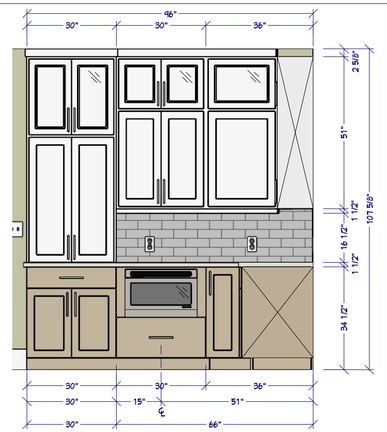
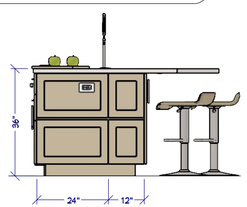
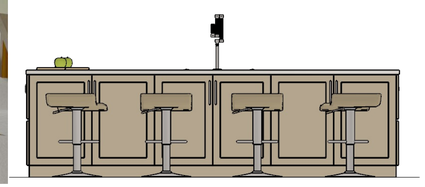


K2 WALL ELEVATION

1/2"=1'

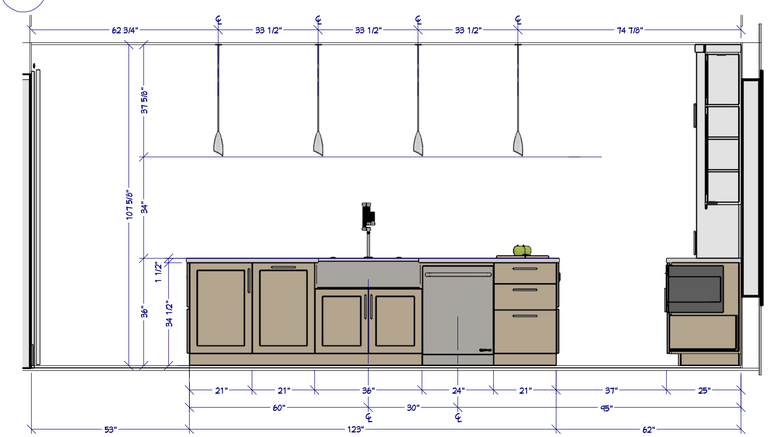


K5



K4 ISLAND ELEVATION

1/2"=1'



K3 ISLAND ELEVATION

1/2"=1'

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SCALE @ 24" X 36"

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KITCHEN PLAN & ELEVATIONS

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