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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:** \_\_\_\_\_

**PROJECT:** BACHELOR VIEW  
**ADDRESS:** 516831 PINES DR.  
**LEGAL:** LOT 44, BLOCK 7

**FIRE DISTRICT:** DESCHUTES COUNTY FIRE  
**WATER/SEWER:** CITY OF BEND

**STORM WATER PERMIT:** \_\_\_\_\_  
**BUILDING PERMIT:** \_\_\_\_\_

**DESIGNER:** \_\_\_\_\_  
**DESIGN CONSULTANT:** \_\_\_\_\_  
**BUILDER:** \_\_\_\_\_  
**SITE DISTURBANCE:** \_\_\_\_\_  
**ENGINEERING:** \_\_\_\_\_

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**PROJECT STATISTICS:**

LOT SIZE: 25,644 / .59 ACRE  
 ANTICIPATED DISTURBED AREA: 5,275 SF (20.6%)  
 BLDG. ENVELOPE: 3,408 SF  
 ROOF: 4,102 SF  
 FRONT/REAR HEIGHT: 16.5' / 16.5'  
 LIVABLE SF: 4,107  
 MAIN: 2,323  
 FOUNDATION: 1,784  
 GARAGE: 925  
 DECK: 723

**SITE PLAN NOTES**

SOIL: \*2,000 P5F ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. 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 GOOD.

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: 800.428.4450

**PROJECT NARRATIVE**

THE PROPOSED SITE LOCATION IS 516831 PINES DR. BEND, OR 97703. LOT 44, BLOCK 7, SUMMIT CREST, DESCHUTES COUNTY. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE,

**EROSION CONTROL NOTES:**

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER
5. STRIP SNALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SNALES.

**GRADING NOTES:**

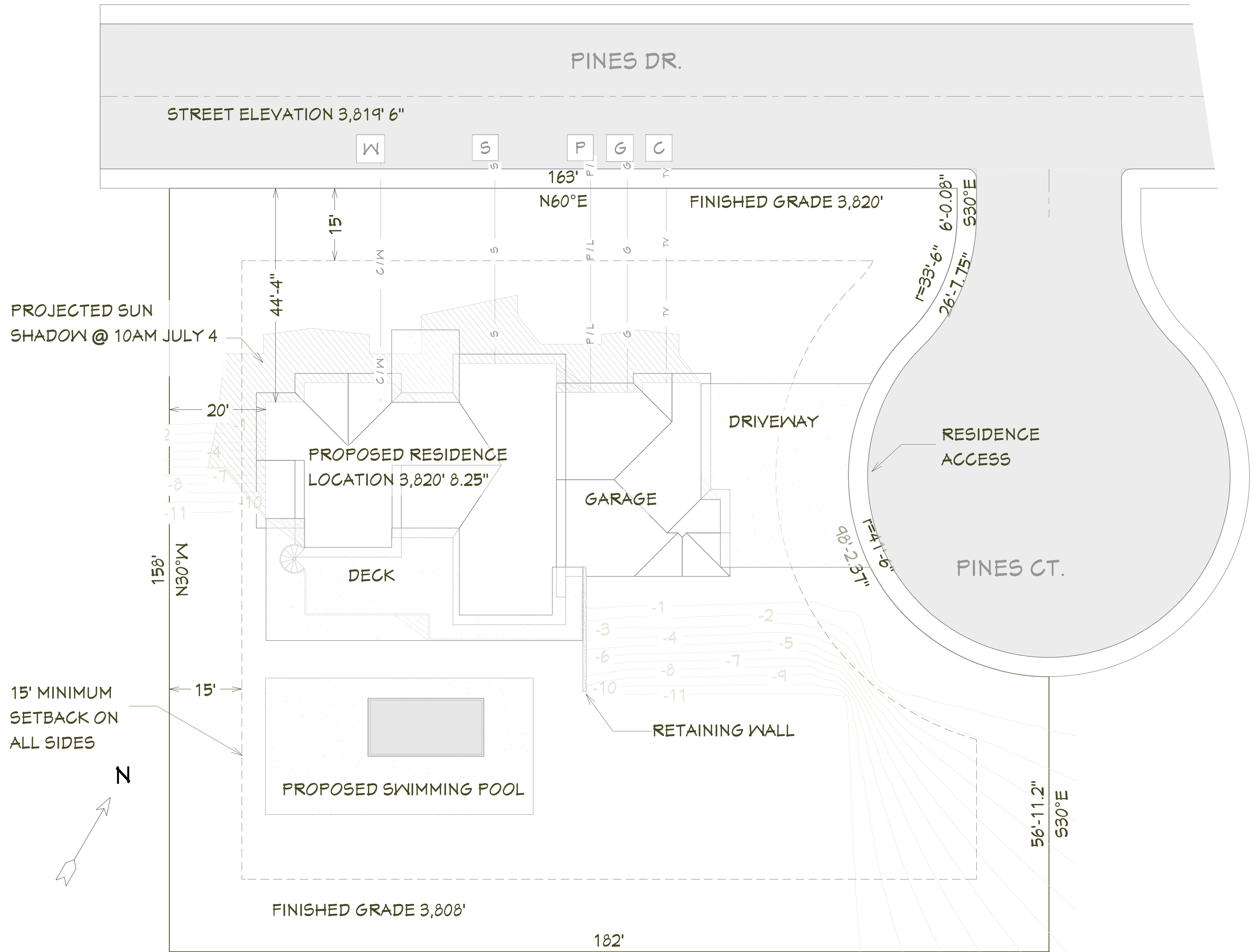
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

**LANDSCAPE NOTES:**

- 1 OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC
- 2 IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE. OWNER SHALL PROVIDE FINISH HEADS AND LINES
- 3 OWNER SHALL PROVIDE TRAILS AND STEPPING STONES
- 4 OWNER SHALL PROVIDE POND & EQUIPMENT

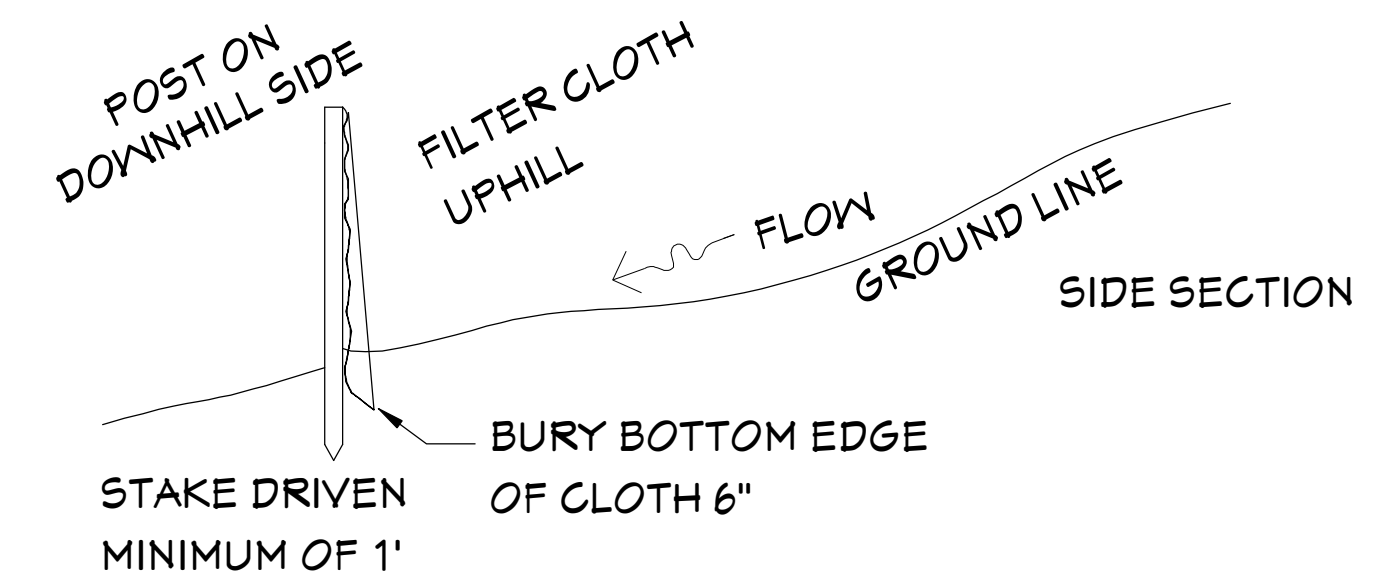
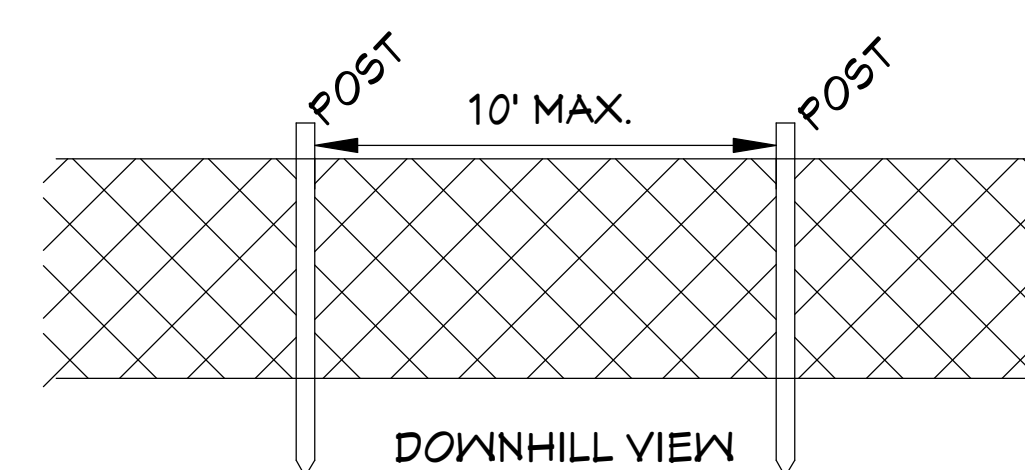
**UTILITY LEGEND**

<b>G</b>	GAS	— G —
<b>P</b>	POWER	— P/L —
<b>S</b>	SEWER	— S —
<b>W</b>	WATER	— C/W —
<b>C</b>	CABLE	— TV —



**SITE & DISTURBANCE PLAN**

1"=12'



**SILT FENCE DETAIL**

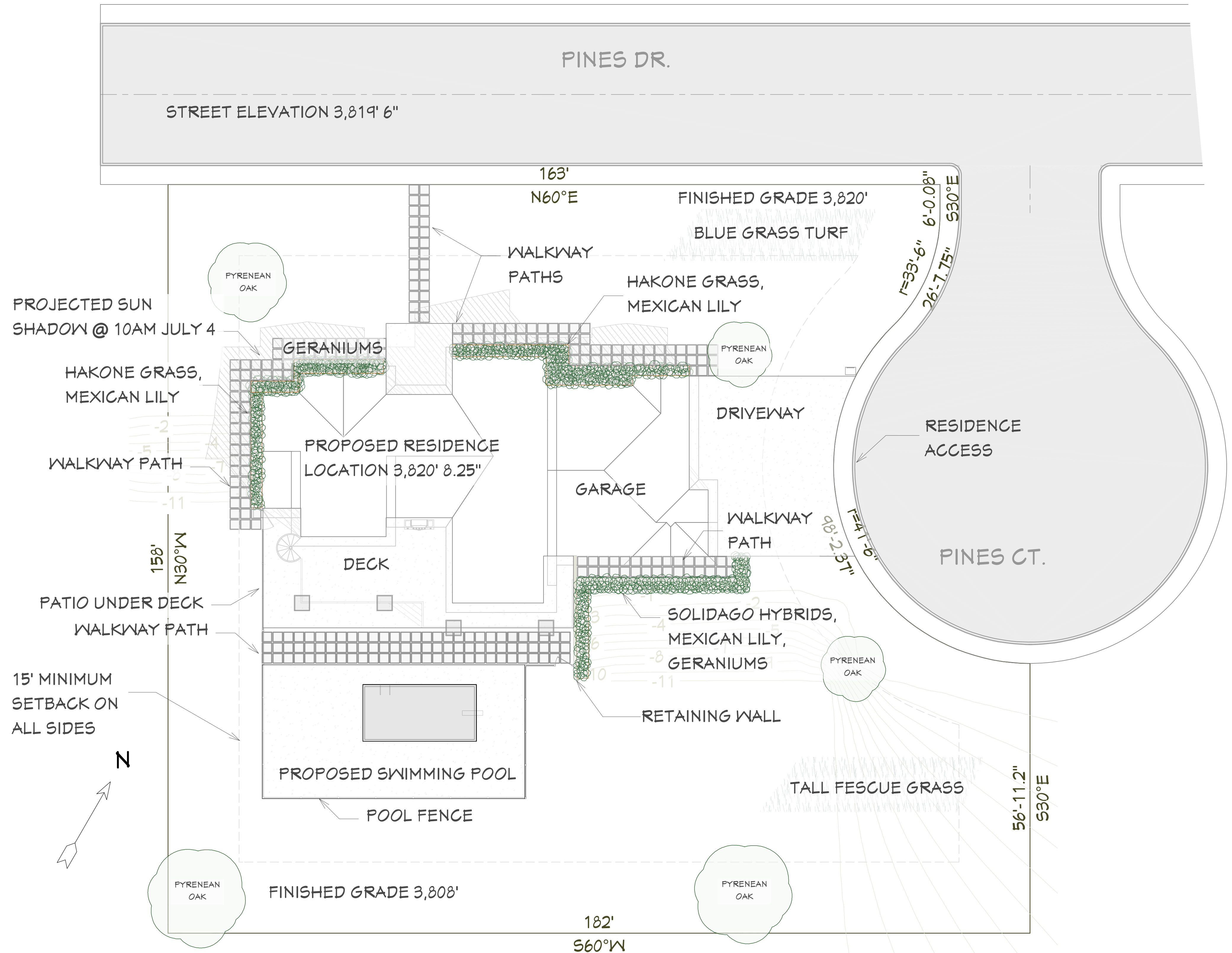
NOT TO SCALE

SHEET NUMBER  
**2**

SCALE @ 24" X 36"  
 DATE: JAN. 2020  
 DRAWN BY: S.H.

**SITE & DISTURBANCE PLAN**

516831 Pines Dr.  
 Bend, OR 97703  
**BACHELOR VIEW**



**PLANT SCHEDULE**

SP Elevation	Qty	Common Name	Scientific Name
416		Bloody Cranesbill, Hardy Geranium, Lancaster Geranium	Geranium sanguineum
303		Hakone Grass	Hakonechloa macro
31		Mexican Lily, Mexican False Red Yucca, Amole, Silf	Beschoerferia yuccoides
5		Pyrenean Oak	Quercus pyrenaica, Quercus ilex
30		Sweet Flag	Acorus calamus 'Variegatus'
20		Switch Grass, Inland Panic Grass	Panicum virgatum

SHEET NUMBER  
**3**

SCALE @ 24" X 36"  
DATE: JAN. 2020  
DRAWN BY: S.H.

**LANDSCAPE PLAN**

516831 Pines Dr.  
Bend, OR 97703  
**BACHELOR VIEW**

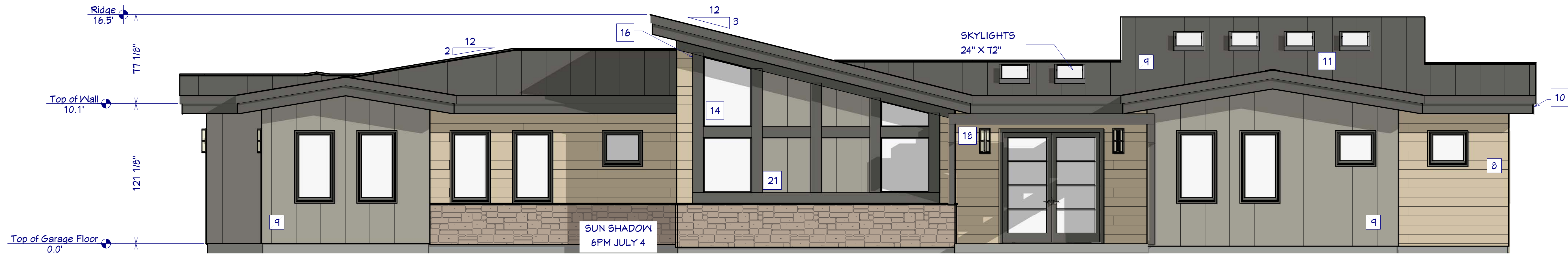
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EXTERIOR ELEVATIONS

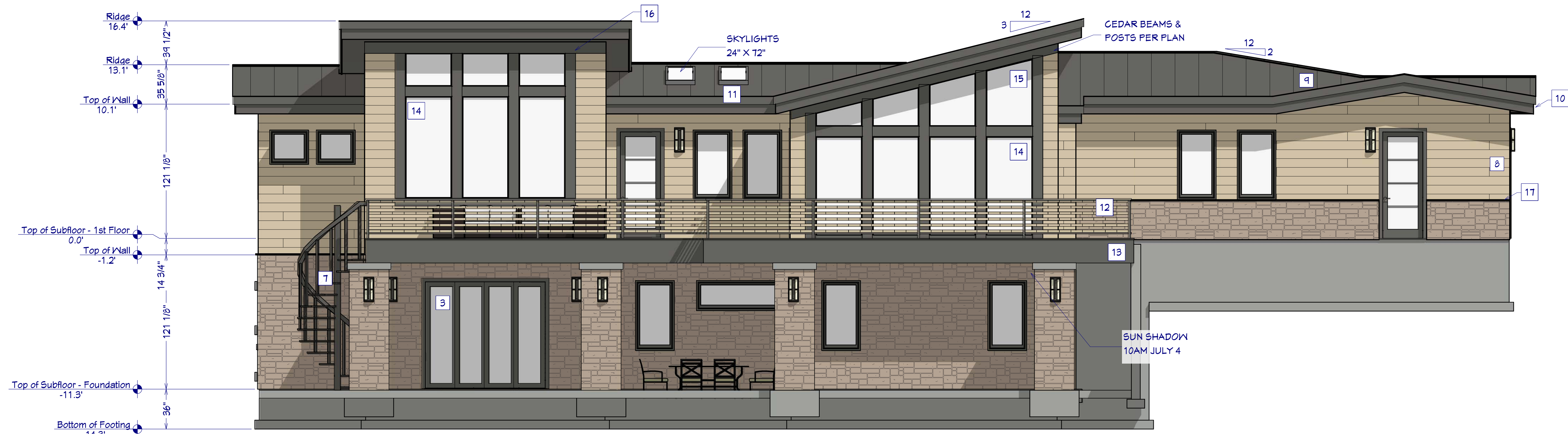
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BACHELOR VIEW

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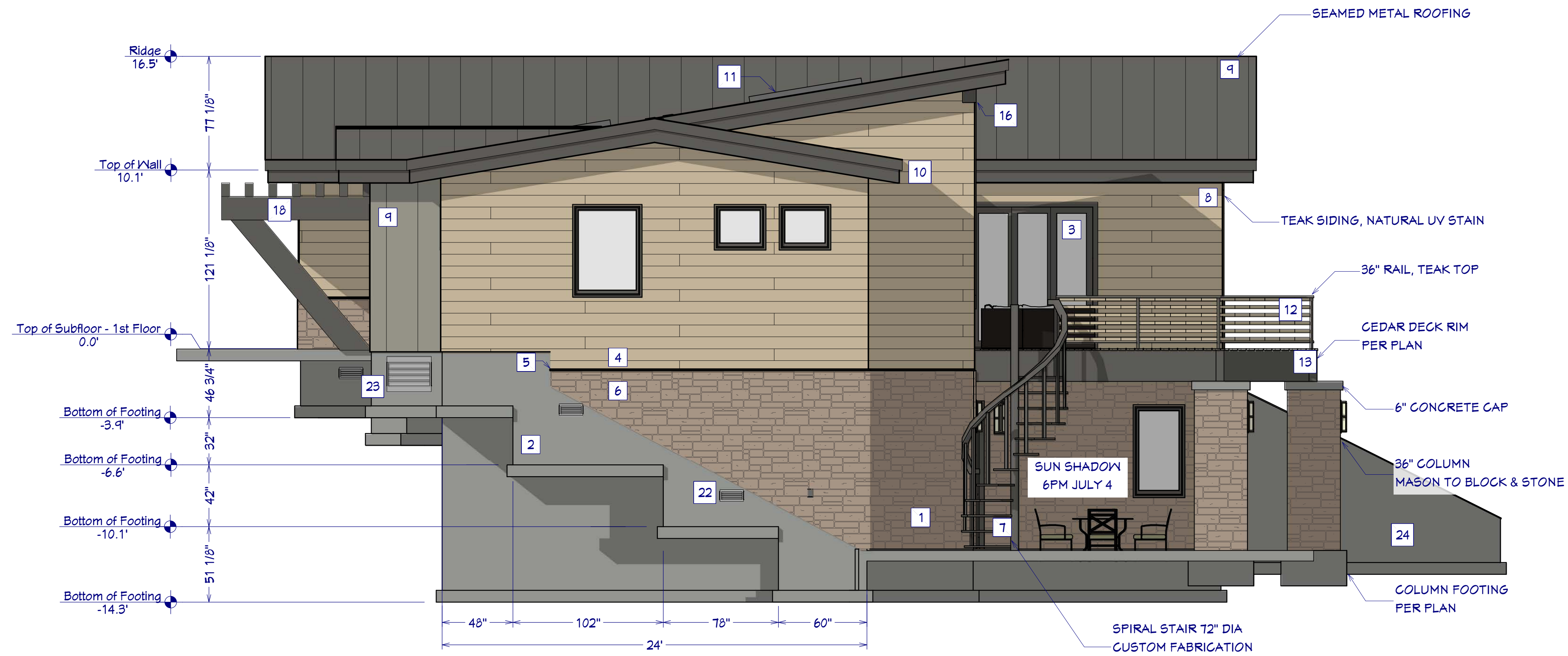
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FRONT ELEVATION  
1/4"=1'

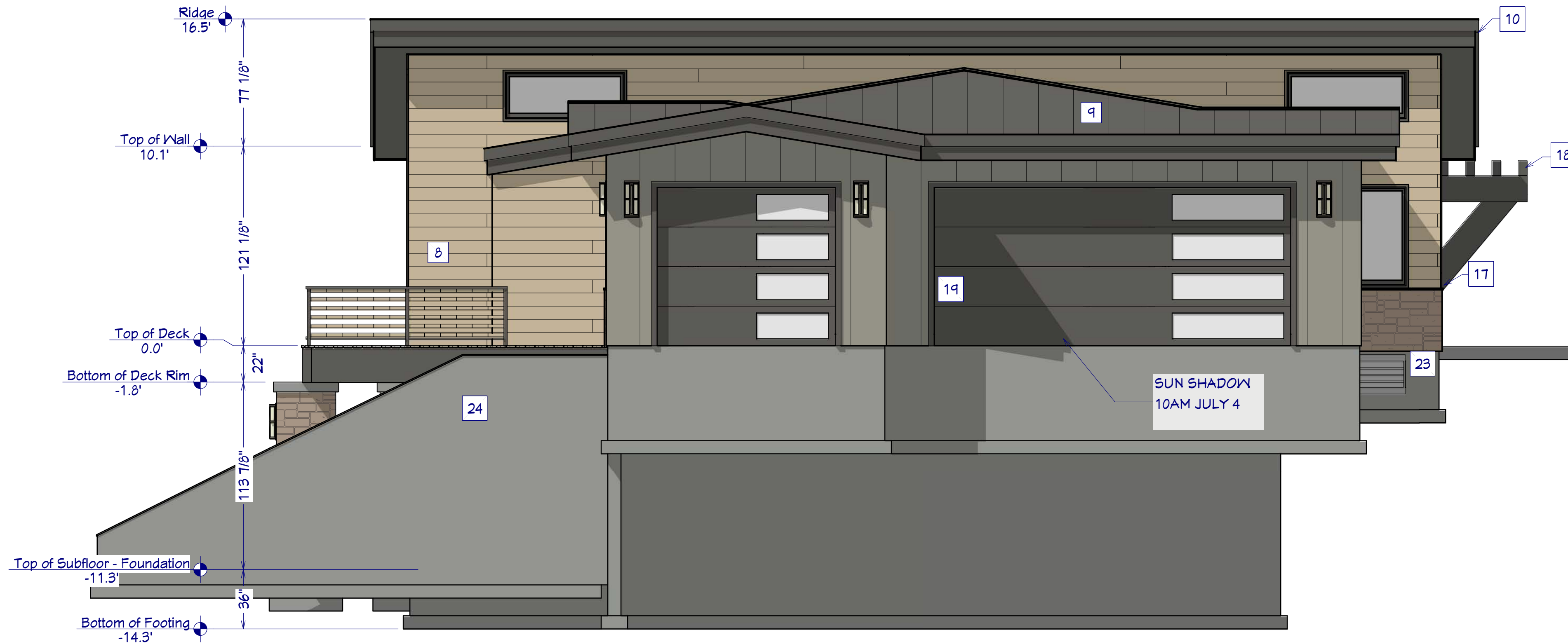


REAR ELEVATION  
1/4"=1'



**N. SIDE ELEVATION**

1/4"=1'



**S. SIDE ELEVATION**

1/4"=1'

**EXTERIOR KEY NOTES**

- 1 NOTES TOOL AND A NOTES SCHEDULE USED TO GENERATE SCHEDULE  
SEE STRUCTURAL ENG. NOTES
- 2 WALL STEPS CREATED USING THE WALL BREAK TOOL  
STEPPED DIMENSIONS USING LINES AND SNAPPING THE WALLS TO THE LINES
- 3 4 SECTION SLIDER - SEE DOOR SCHEDULE
- 4 SIDING OVER STEM WALL USING POLYLINE SOLID TOOL  
WATER CAP MOLDING USING 2D MOLDING POLYLINE WITH A PROFILE
- 5 STONE OVER STEM WALL USING POLYLINE SOLID TOOL
- 6 SPIRAL STAIR 12" DIA CUSTOM FABRICATION
- 7 TEAK SIDING, NATURAL UV STAIN
- 8 SEAMED METAL ROOFING
- 9 FASCIA 18" SHADOW BOARD 1.25" RAIN GUTTER AND DOWN SPOUT ALL RELEVANT EDGES
- 10 SKYLIGHTS 24" X 12"
- 11 36" RAIL, TEAK TOP
- 12 CEDAR DECK RIM, 21" X 5.25"
- 13 FRAMELESS WINDOWS, SEE SCHEDULE
- 14 WINDOWS TO MATCH ROOF PITCH, MFG. TO MEASURE ON-SITE  
CEDAR BEAMS & POSTS 12" X 9.25", CEILING & POSTS 9.25" X 9.25"
- 15 WATER CAP MOLDING USING THE SETTING IN THE PONY WALL  
TRELLIS UPPER MEMBERS ARE CEILING JOISTS 9.25" X 5.25"  
LOWER MEMBERS ARE CEILING JOISTS 16" X 5.25"
- 16 ANGLED MEMBER IS A POLYLINE SOLID GARAGE DOOR  
CREATED AS A GLASS PANEL DOOR AND THEN ADJUSTING THE FRAME WIDTH DIMENSIONS FOR THE OFFSET WINDOW FAUX WINDOW FOR SYMMETRY MATCHING
- 17 THE REAR OF THE HOUSE USING A MATERIAL WALL REGION WITH APPLIED SEAMED METAL ROOFING
- 18 CRAWL SPACE VENT
- 19 CRAWL SPACE ACCESS
- 20 RETAINING WALL

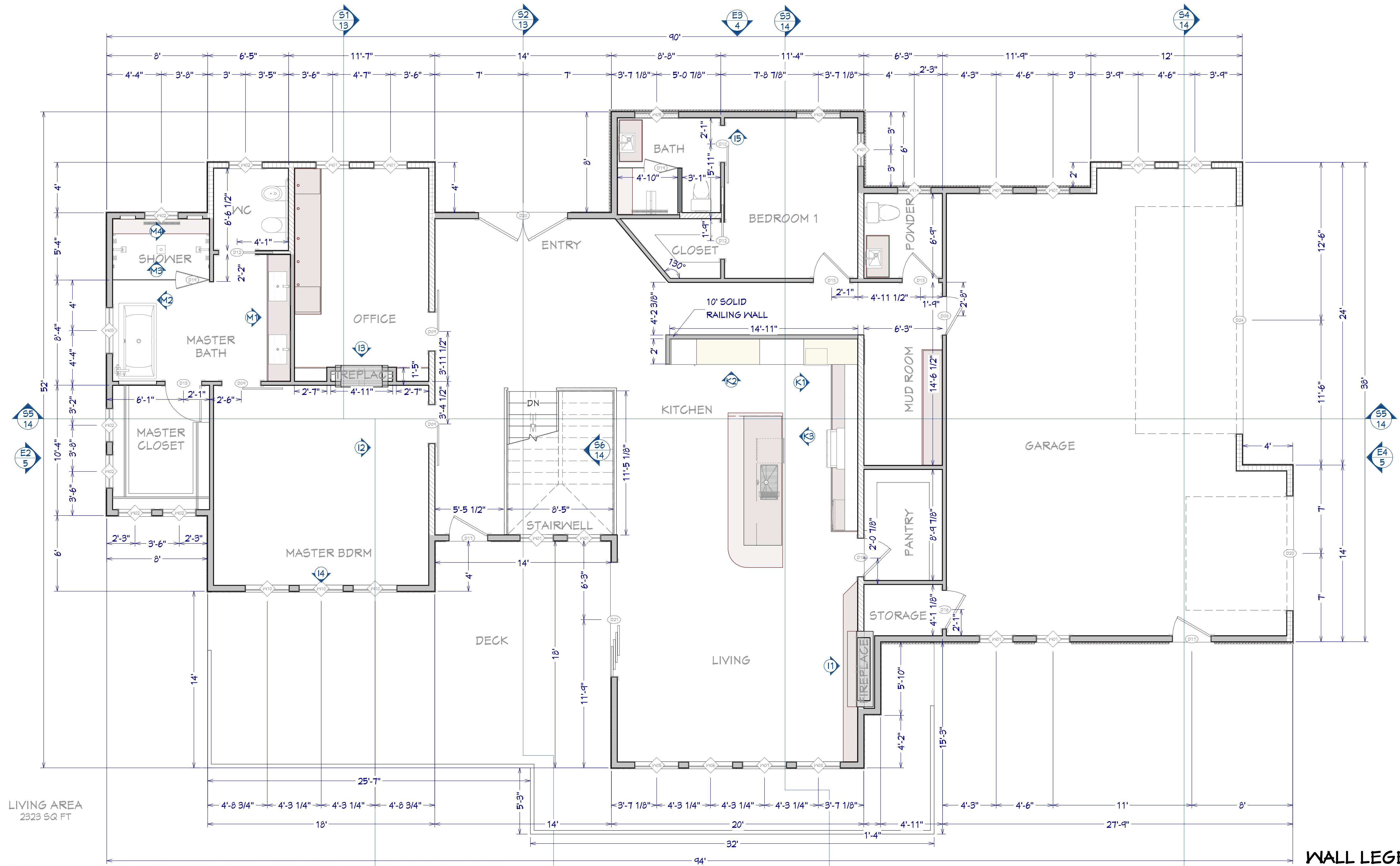
MAIN FLOOR PLAN

516831 Pines Dr.  
Bend, OR 97703

BACHELOR VIEW

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LIVING AREA  
2323 SQ FT

1ST FLOOR PLAN

1/4"=1'

WALL LEGEND

- Room Divider
- Glass Wall
- Glass Wall Interior-4 Tile
- Interior Railing
- Deck/Fence
- Interior-4, Furred
- Interior-4
- Interior-6
- Siding-Seamed-Metal-6
- Siding-6 Plank
- Siding-6 Plank Stone-6
- Stone-6 8" Concrete Stem
- 8" Concrete Stem Wall

FLOOR PLAN NOTES:

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

OVERVIEW RENDERING  
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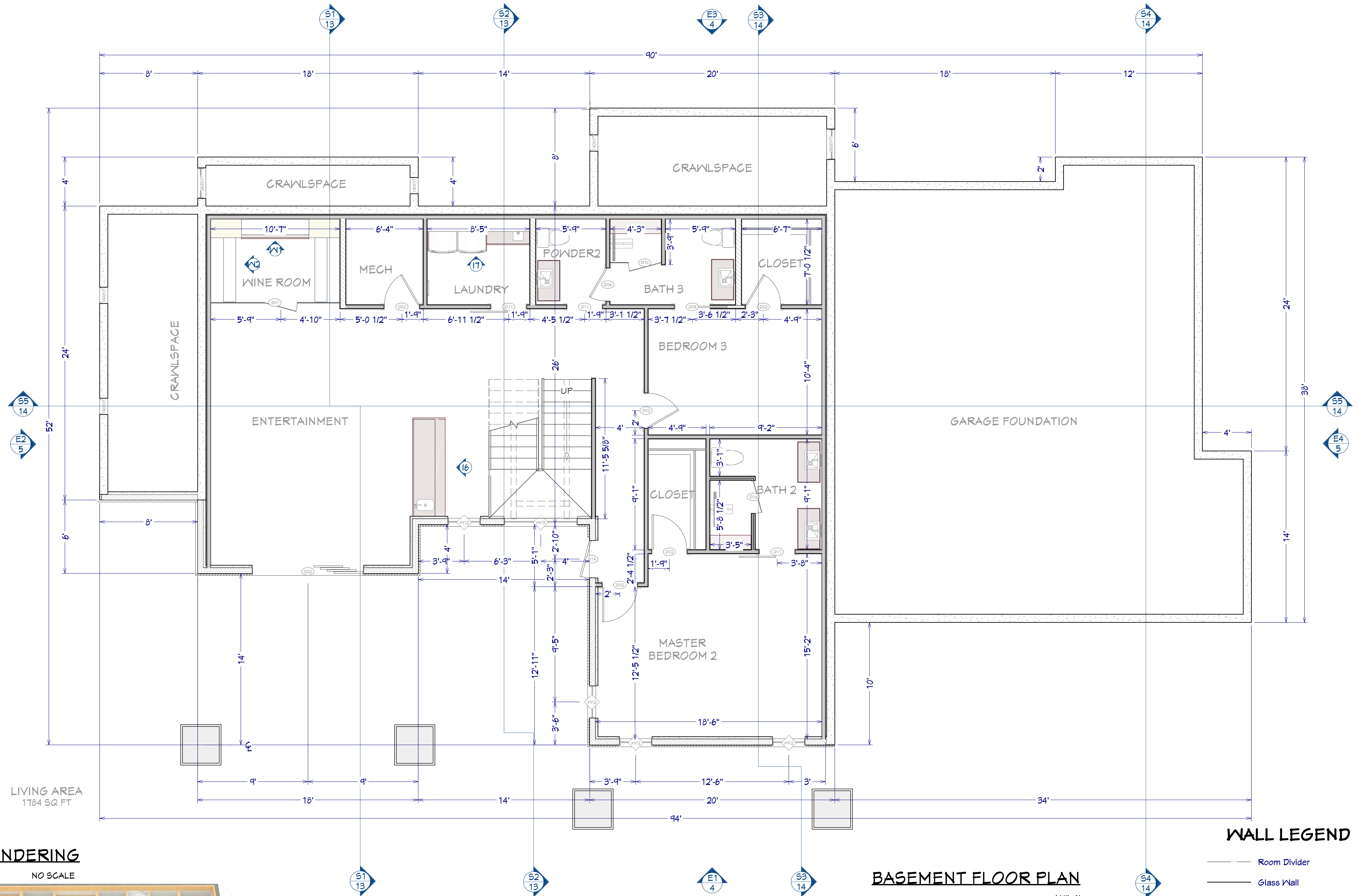


DAYLIGHT BASEMENT FLOOR PLAN

516831 Pines Dr. Bend, OR 97703 BACHELOR VIEW

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LIVING AREA 1784 SQ FT

BASEMENT FLOOR PLAN

1/4"=1'

WALL LEGEND

- Room Divider
Glass Wall
Interior-4 Tile
Interior Railing
Deck/Fence
Interior-4, Furred
Interior-4
Interior-6
Siding-Seamed-Metal-6
Siding-6 Plank
Siding-6 Plank Stone-6
Stone-6 8" Concrete Stem
8" Concrete Stem Wall

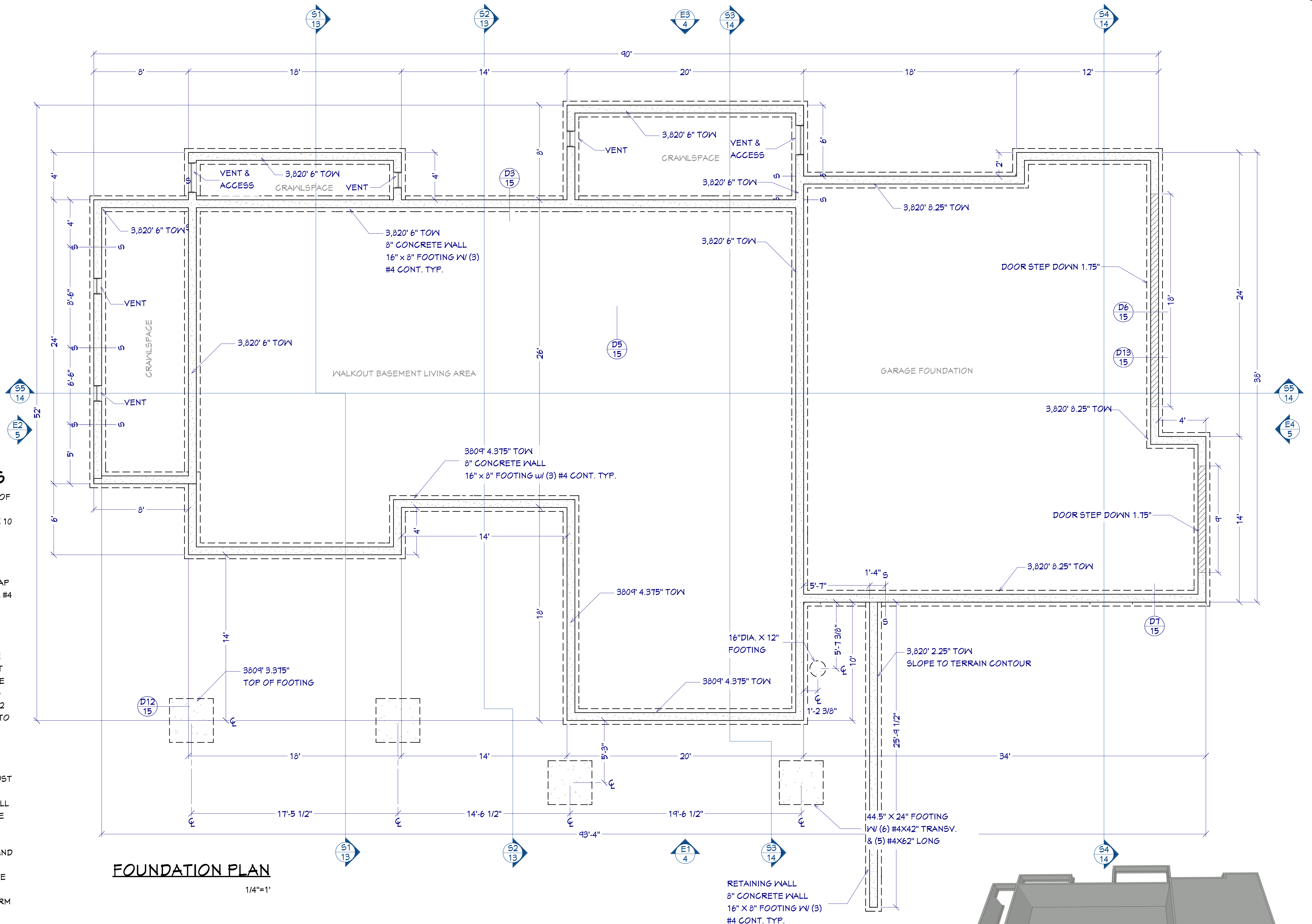
OVERVIEW RENDERING

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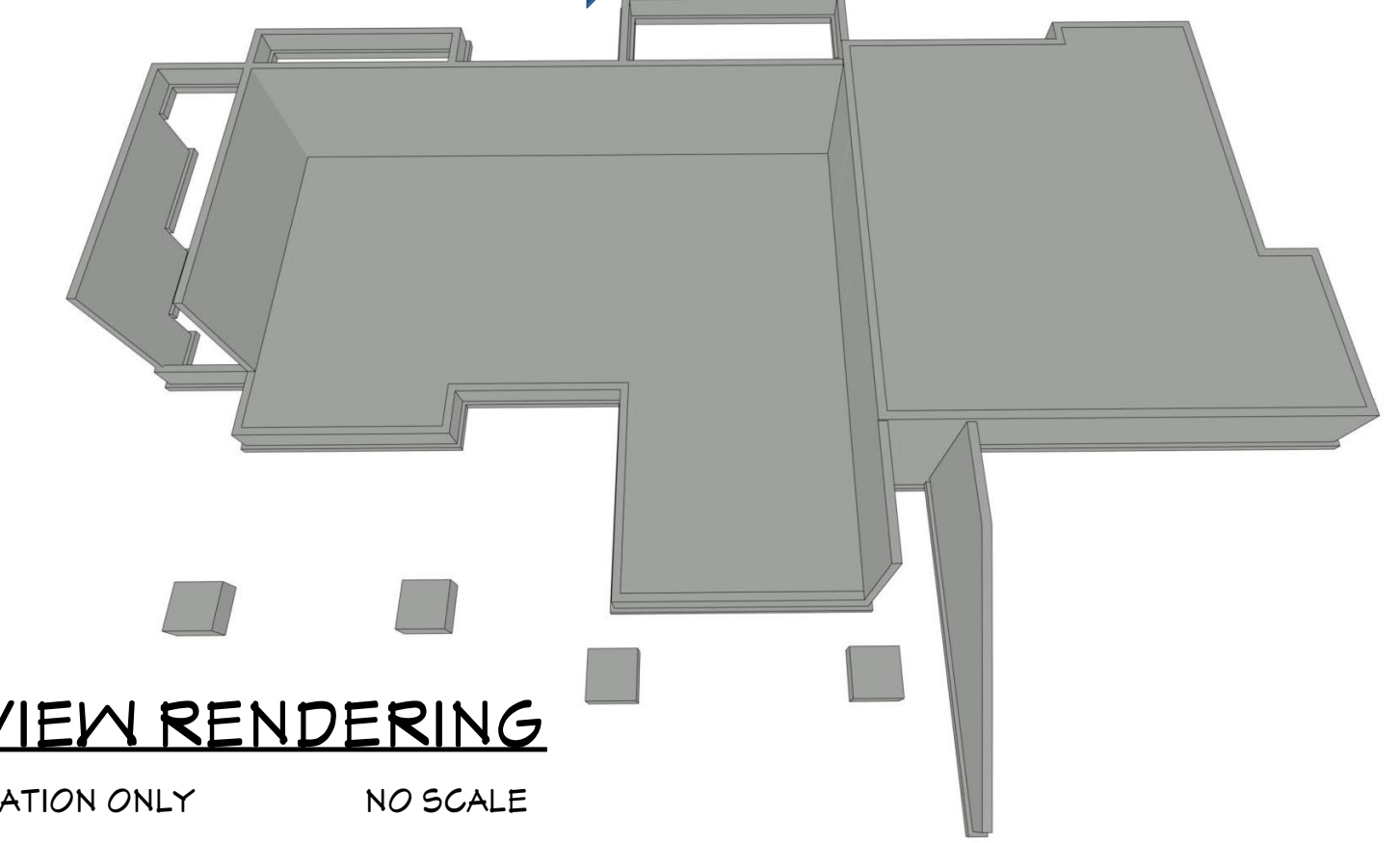


### FOUNDATION NOTES

- FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE
- ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO. SEE SHEAR PLANS FOR HOLD DOWN DETAILS
- ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60
- ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES FOR #4 BARS & 36" FOR #5 BARS
- PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL
- MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED AS 2,500 PSI) AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2
- SOIL BEARING CAPACITY ASSUMED TO BE 2,000 PSF. IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED
- 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
- 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
- THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE
- MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE GARAGE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM



**FOUNDATION PLAN**  
1/4"=1'



**OVERVIEW RENDERING**  
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**BUILDING PERFORMANCE:**

- HEAT LOSS CALCULATIONS SHALL COMPLY WITH REScheck AND/OR REQUIREMENTS OF LOCAL CODES.
- PORCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
- ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
- 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.
- MINIMUM INSULATION:
 

ATTIC/CEILING	R-50
WALLS	R-21
FLOORS	R-30

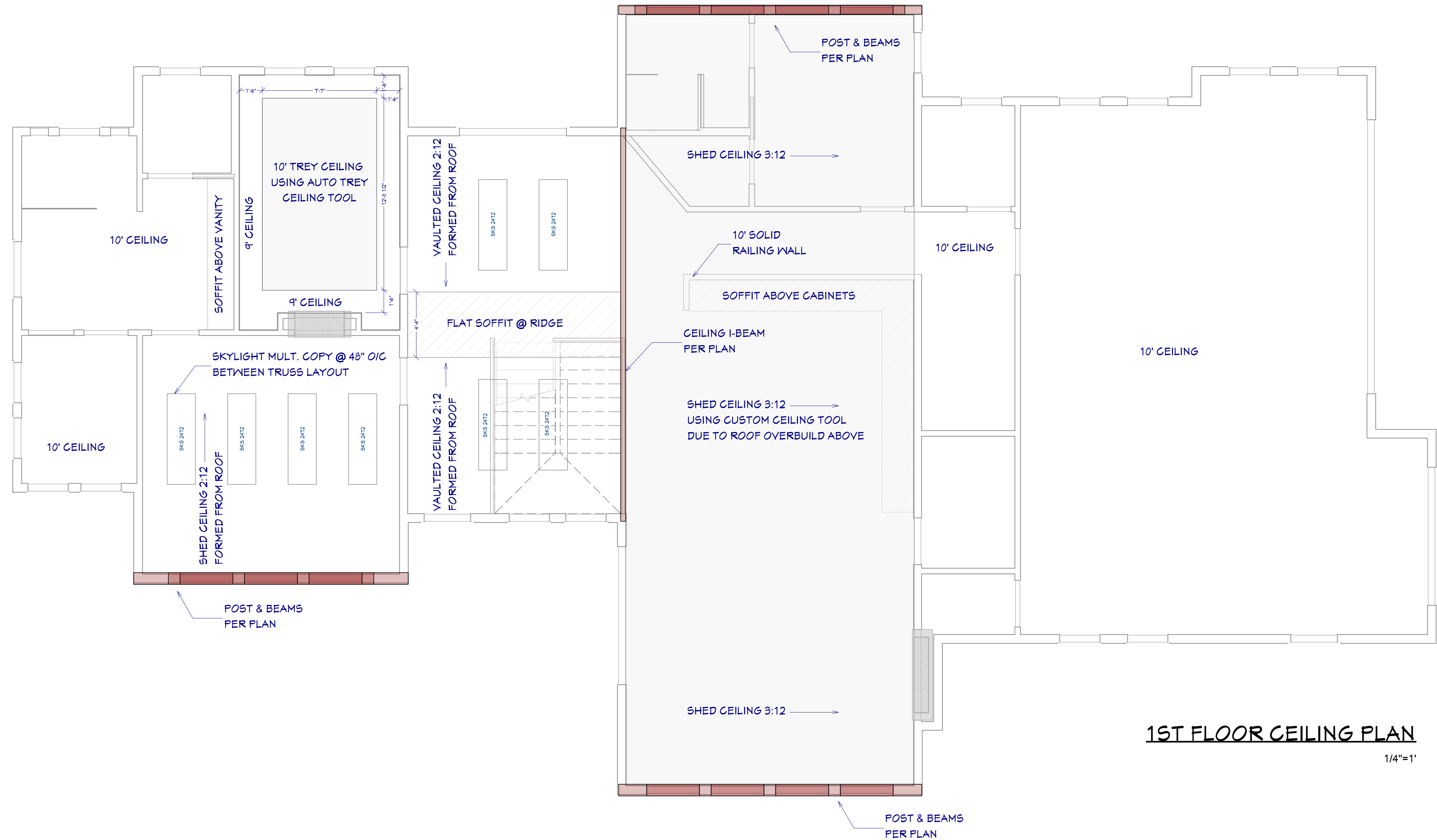


Project Bachelor View

Energy Code: 2015 IECC  
 Location: Bend, Oregon  
 Construction Type: Single-family  
 Project Type: New Construction  
 Orientation: Bldg. faces 150 deg. from North  
 Conditioned Floor Area: 2,309 ft<sup>2</sup>  
 Glazing Area: 18%  
 Climate Zone: 5 (6926 HDD)

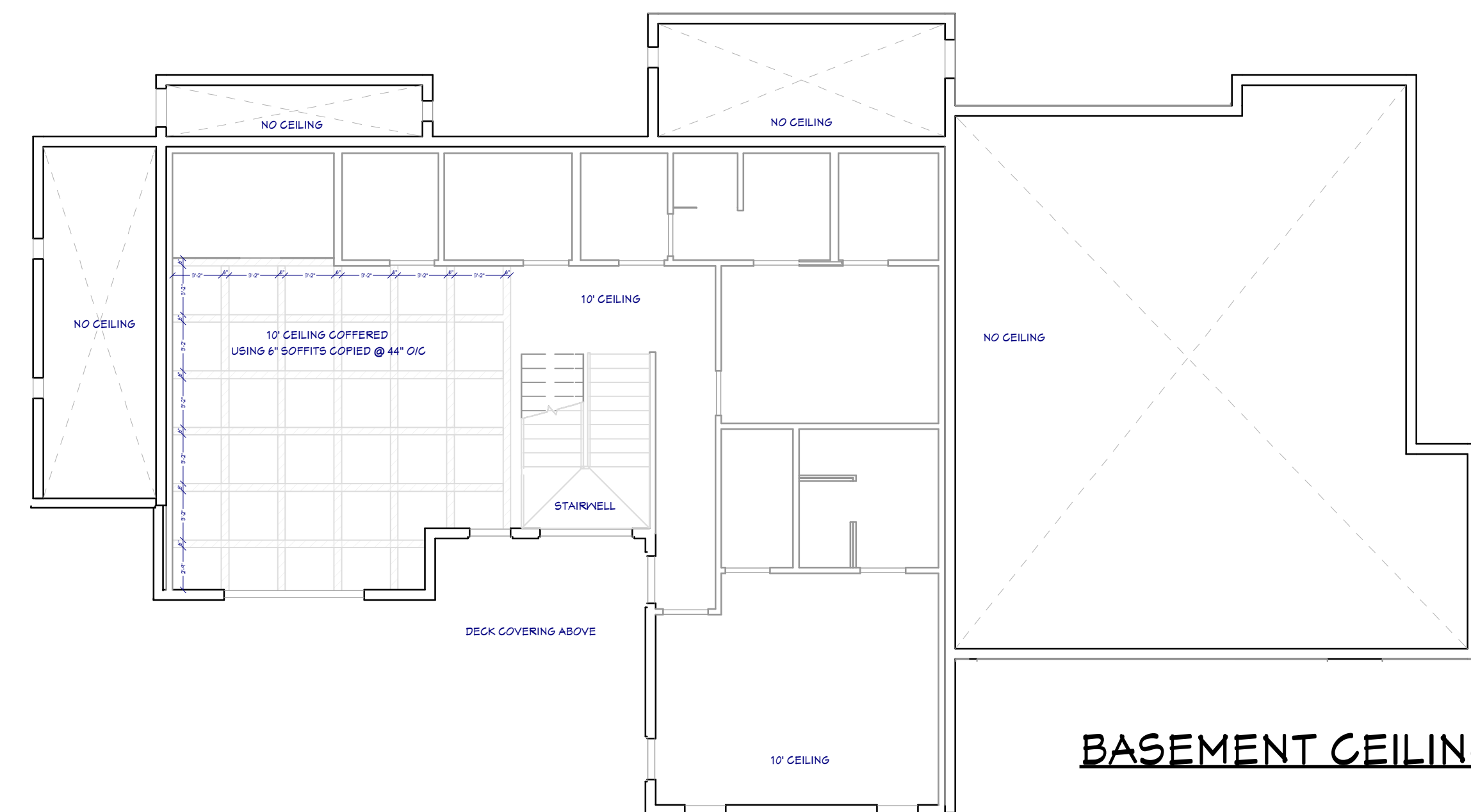
**INSPECTION NOTES:**

- PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
- 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:
  - OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
  - FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
  - 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.
- DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
  - NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
  - 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.
  - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
  - MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.



**1ST FLOOR CEILING PLAN**

1/4"=1'



**BASEMENT CEILING PLAN**

1/8"=1'

SHEET NUMBER  
**9**

SCALE @ 24" X 36"  
 DATE: JAN. 2020  
 DRAWN BY: S.H.

**CEILING PLAN**

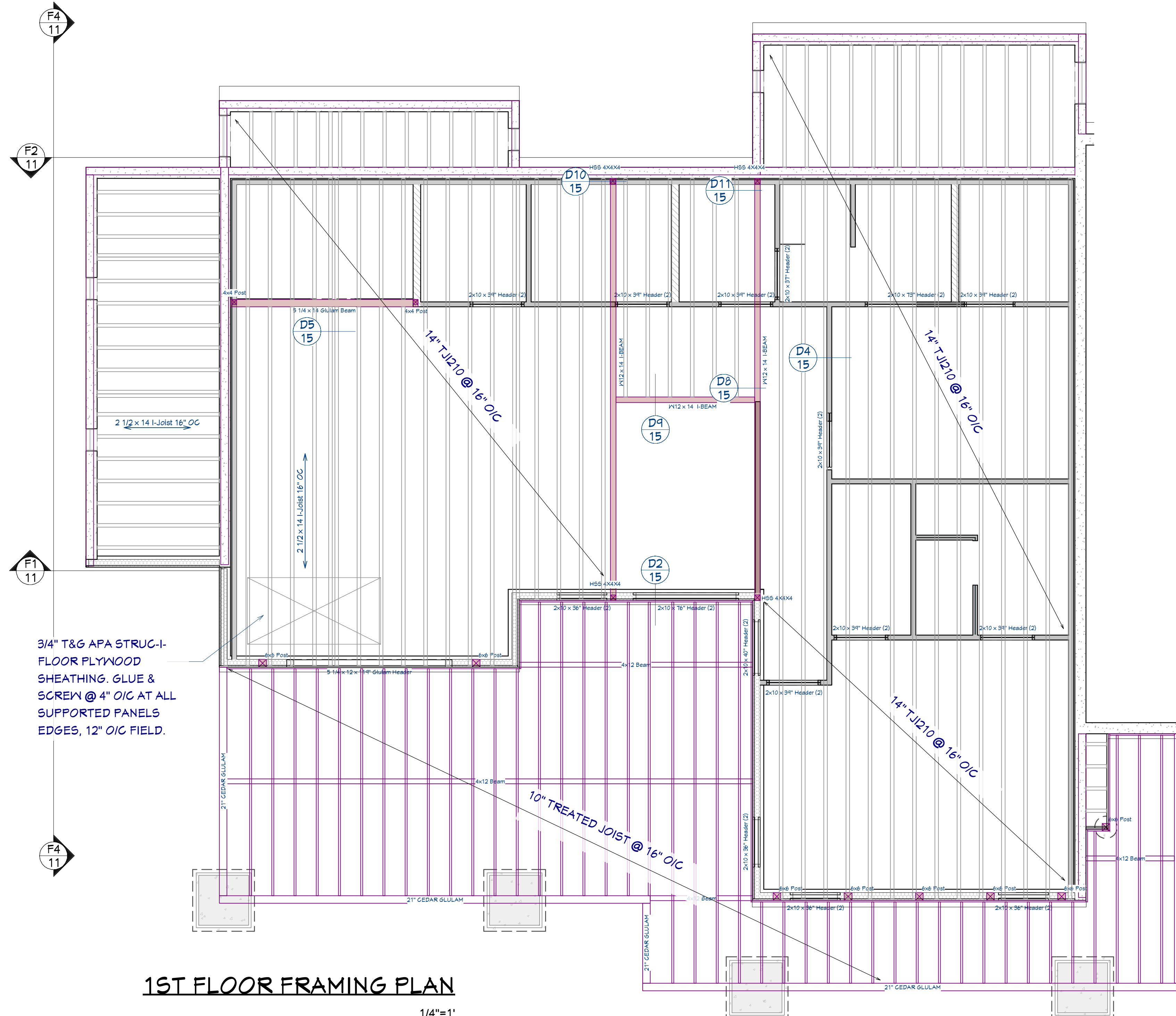
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**BACHELOR VIEW**

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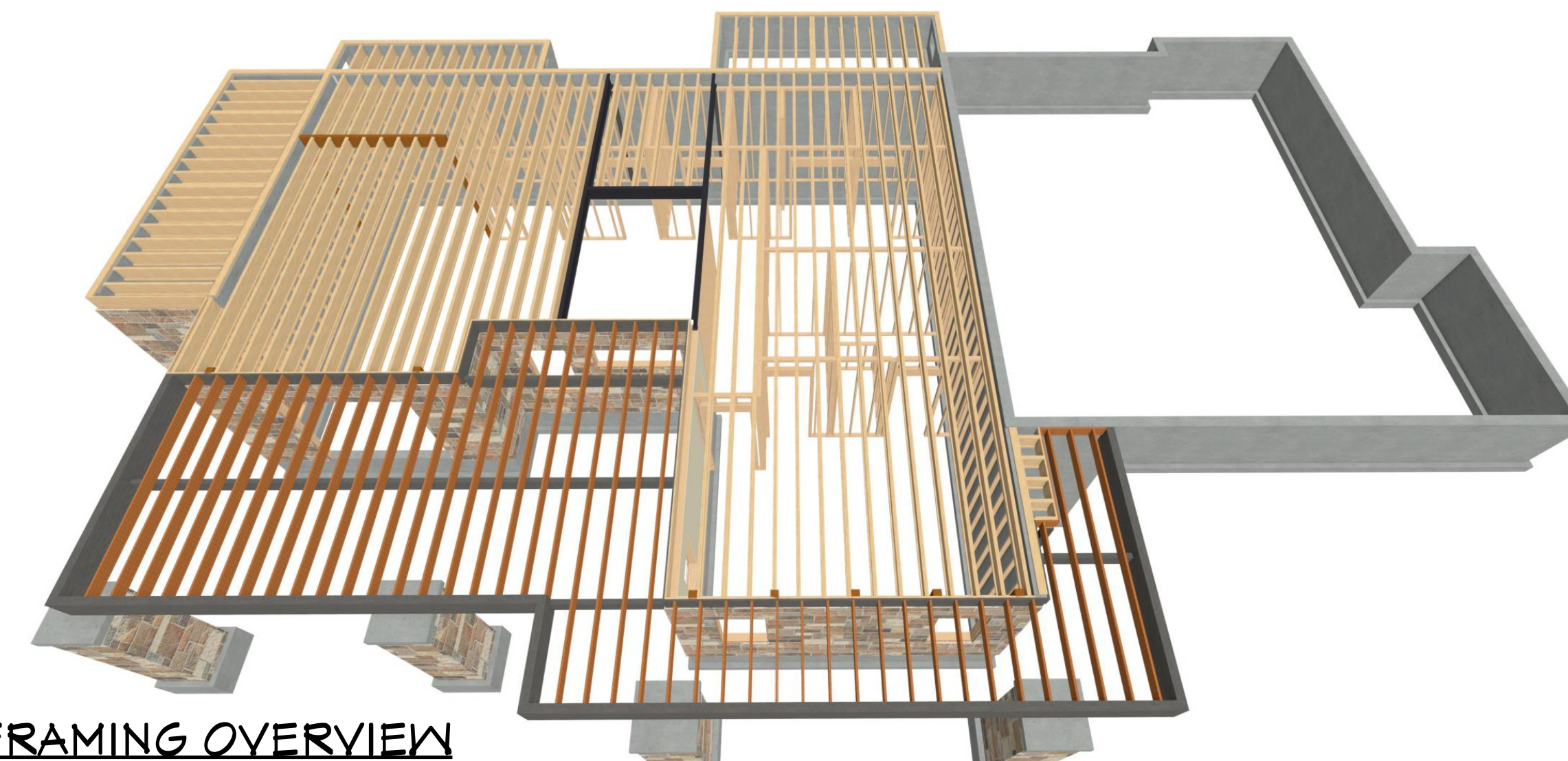
## GENERAL FRAMING NOTES:

- ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO.
- WALL HEADERS: (2) 2 X 10 DF 2 W/ IK/IT TYP. UNO
- I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
- ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
- 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.
- 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.
- 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.
- ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
- 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).
- THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
- BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
- 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.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-Y 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.
- 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 PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
- PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA FRP-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.
- 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.
- GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
- "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
- ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
- ALL HANGERS TO BE "SIMPSON" OR EQUAL.
- NOTIFY EOR PRIOR TO DRILLING HOLES IN STEEL BEAMS.



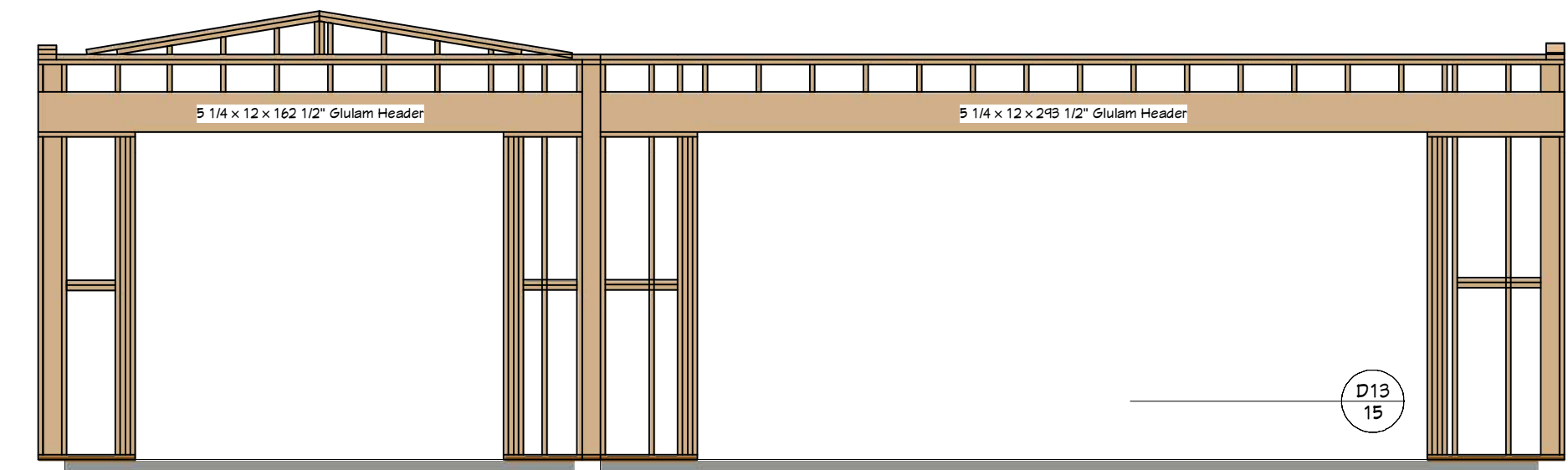
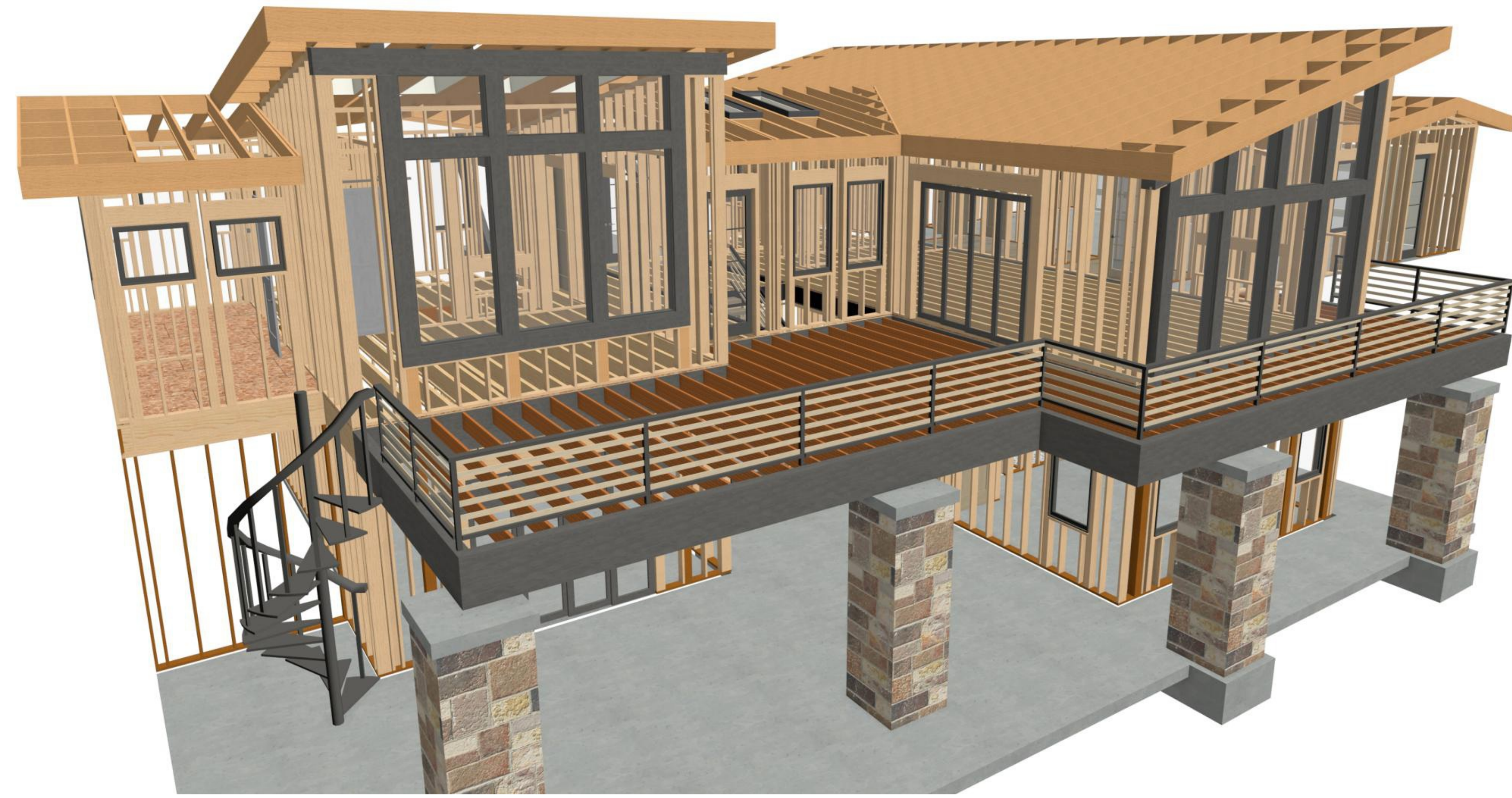
1ST FLOOR FRAMING PLAN

1/4"=1'

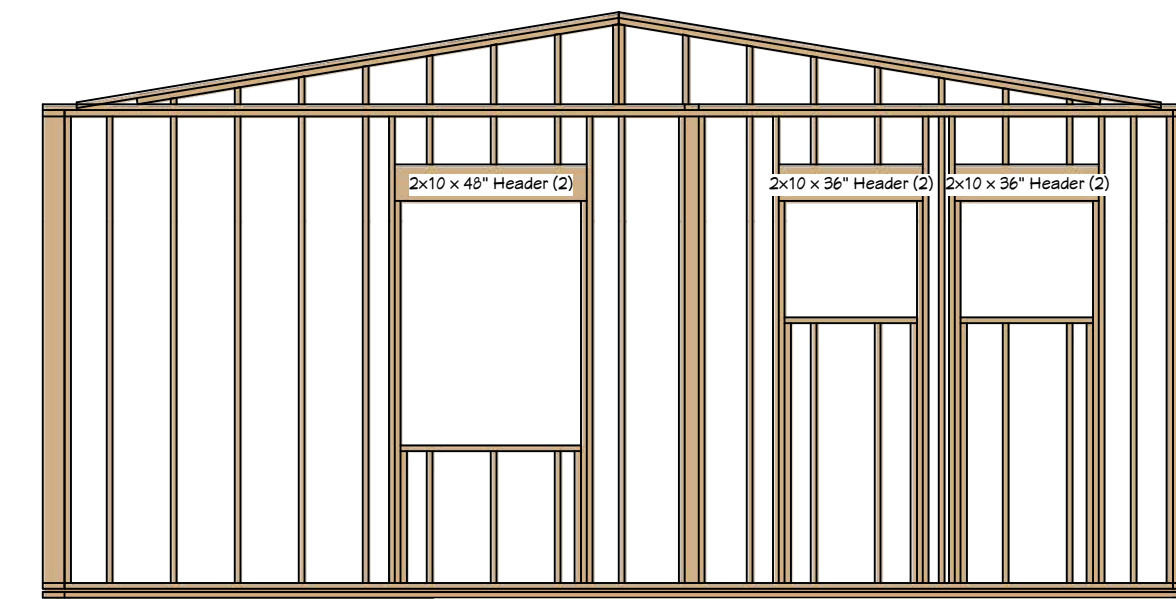


FLOOR FRAMING OVERVIEW

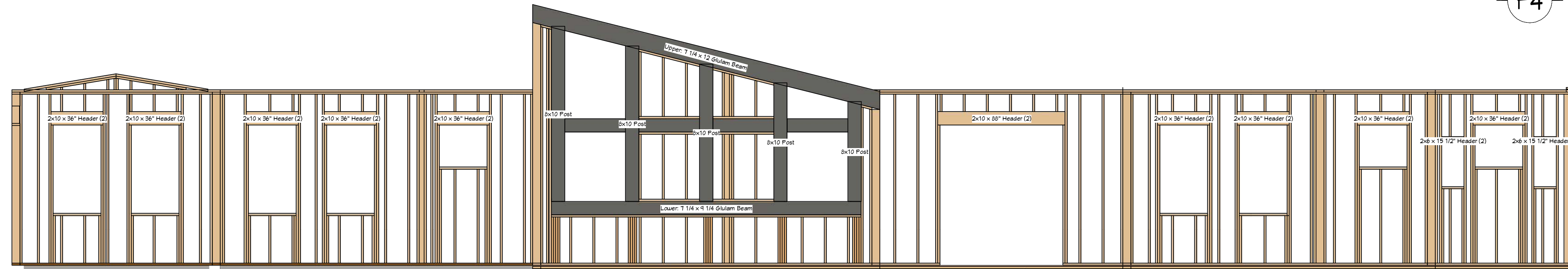
FOR ILLUSTRATION ONLY NO SCALE



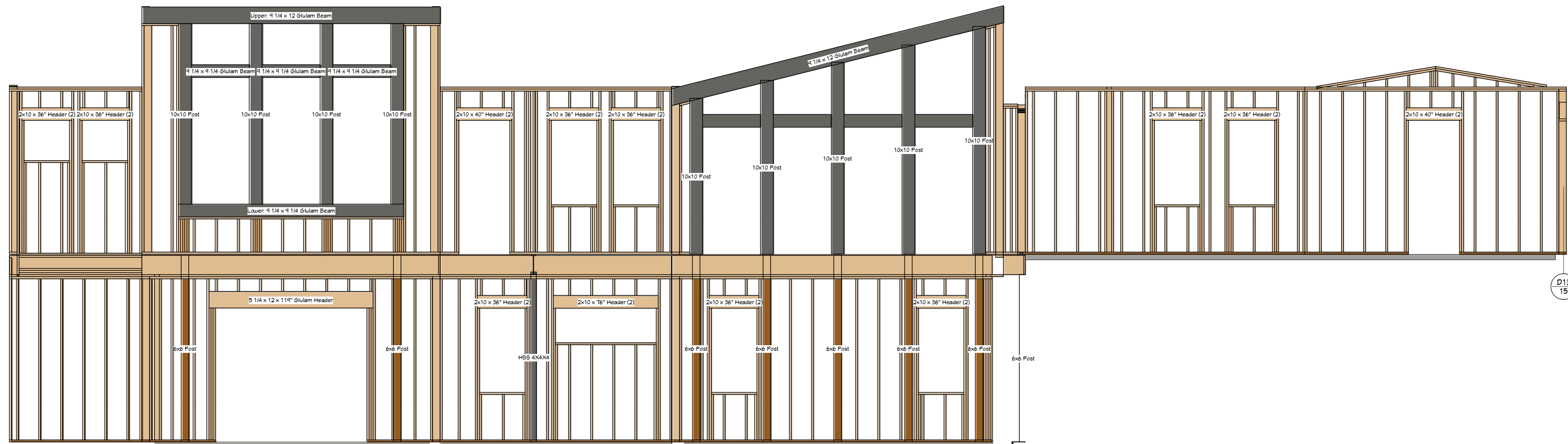
**F3 SOUTH WALL FRAME DETAIL**  
1/4"=1'



**F4 NORTH WALL FRAME DETAIL**  
1/4"=1'



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

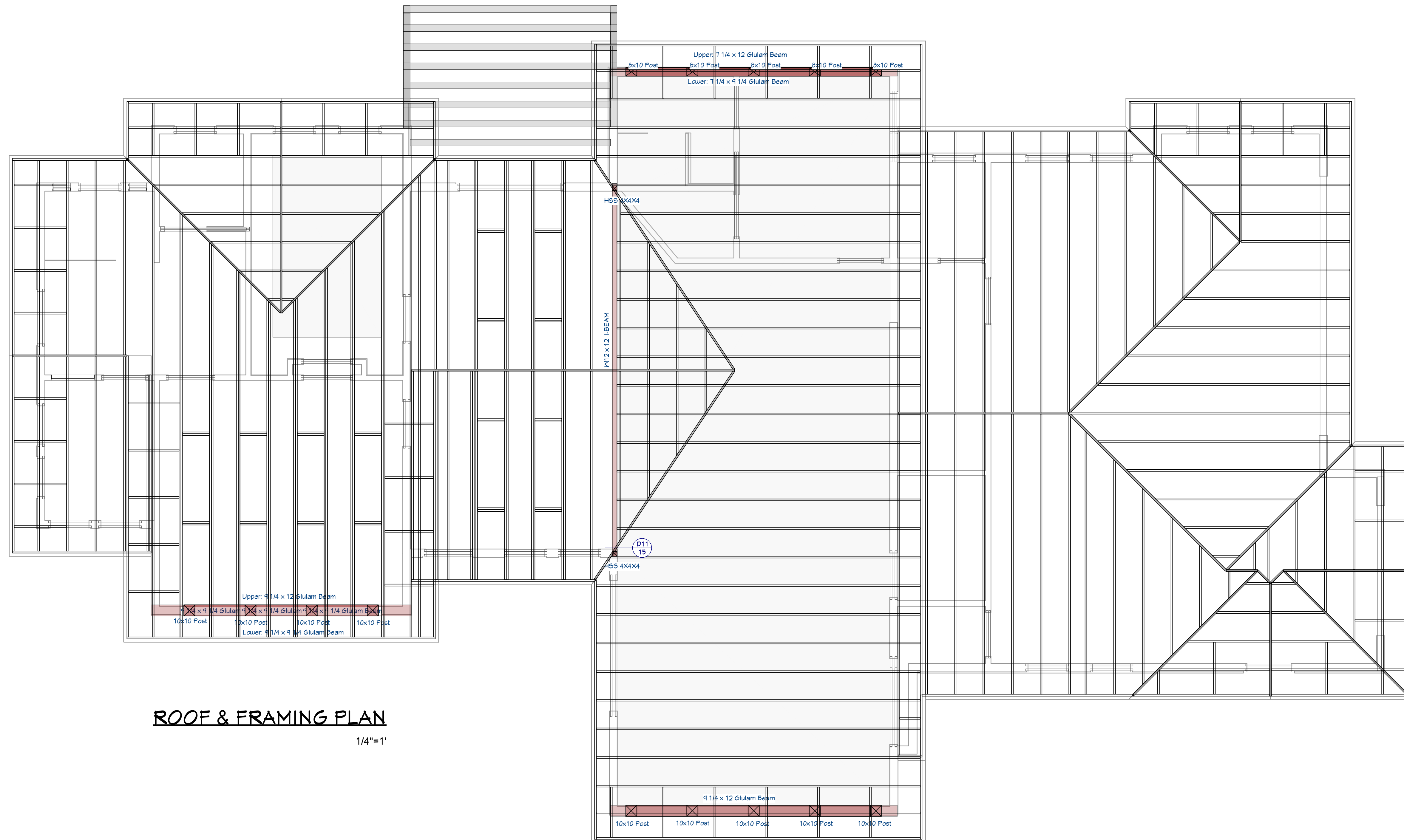


**F2 REAR WALL FRAME DETAIL**  
1/4"=1'

**WALL FRAMING NOTES:**

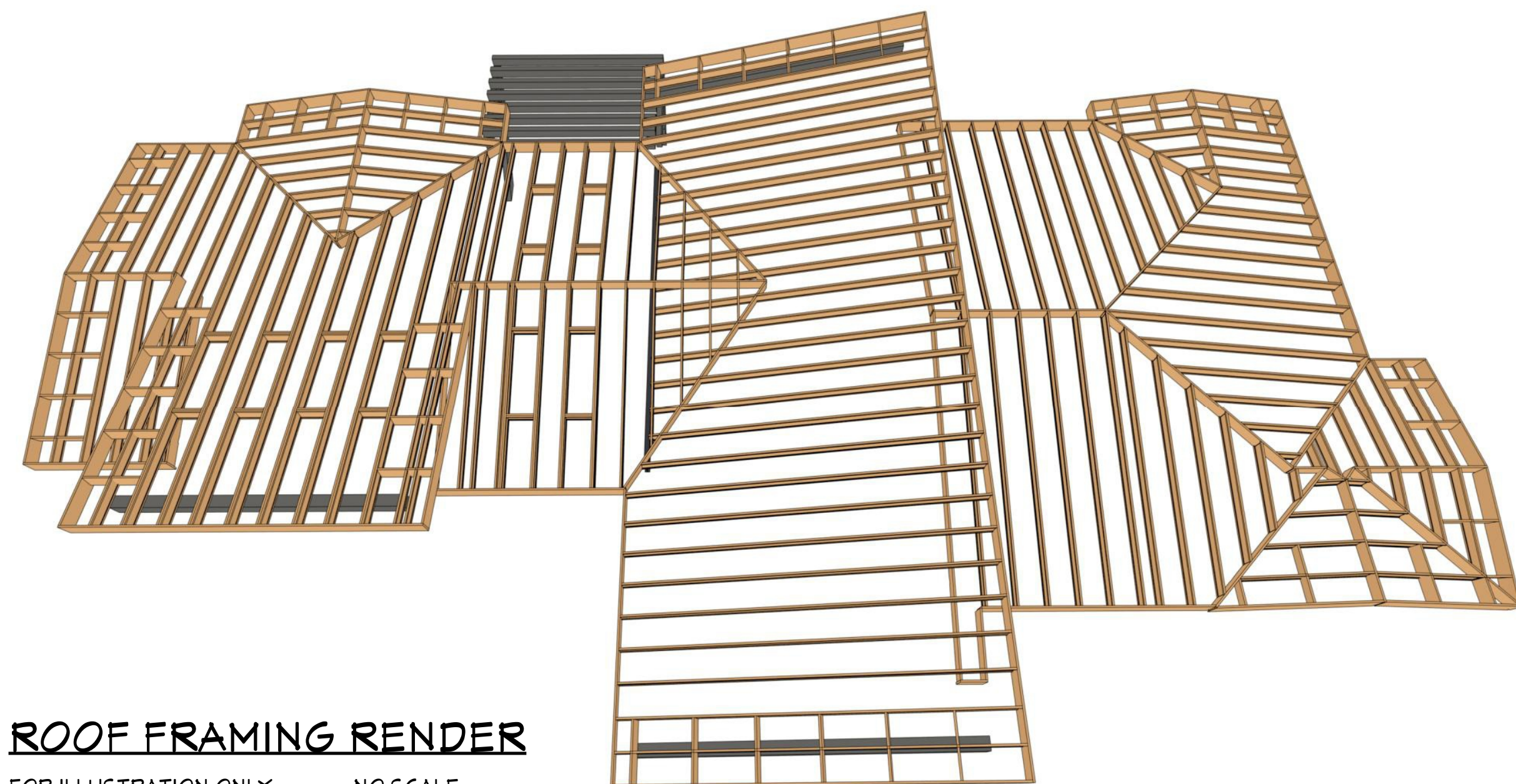
**FRAMING & STRUCTURAL NOTES**  
 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES.  
 CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING  
 WALL HEADERS ON EXTERIOR WALLS: (2) 2" X 10" DF 2 TYP. INSULATED w/ (1) 2x CRIPPLE & (1) 2x KING, UNO  
 PROVIDE DOUBLE FLOOR JOISTS, UNDER ALL WALLS RUNNING PARALLEL  
 PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.  
 PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT  
 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  
 SEE ROOF FRAMING FOR ADDITIONAL FRAMING NOTES

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



**ROOF & FRAMING PLAN**

1/4"=1'



**ROOF FRAMING RENDER**

FOR ILLUSTRATION ONLY NO SCALE

**ROOF & FRAMING NOTES:**

1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES OR TJI'S 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. ROOF JOIST TO BE TJI 560 OR EQUIVALENT
7. ALL ROOF FRAMING 24" O.C. UNO
8. ALL ROOF OVERHANGS 24" UNO
9. INSTALL ICE SHIELD AS REQUIRED
10. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
11. MIN. SNOW LOAD SHALL BE 25 LBS PER SQUARE FOOT
12. 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
13. ROOF TRUSS OR TJI'S MANUFACTURER: \_\_\_\_\_

SHEET NUMBER

**12**

SCALE @ 24" X 36"

DATE: JAN. 2020

DRAWN BY: S.H.

**ROOF & FRAMING PLAN**

516831 Pines Dr.  
Bend, OR 97703  
**BACHELOR VIEW**

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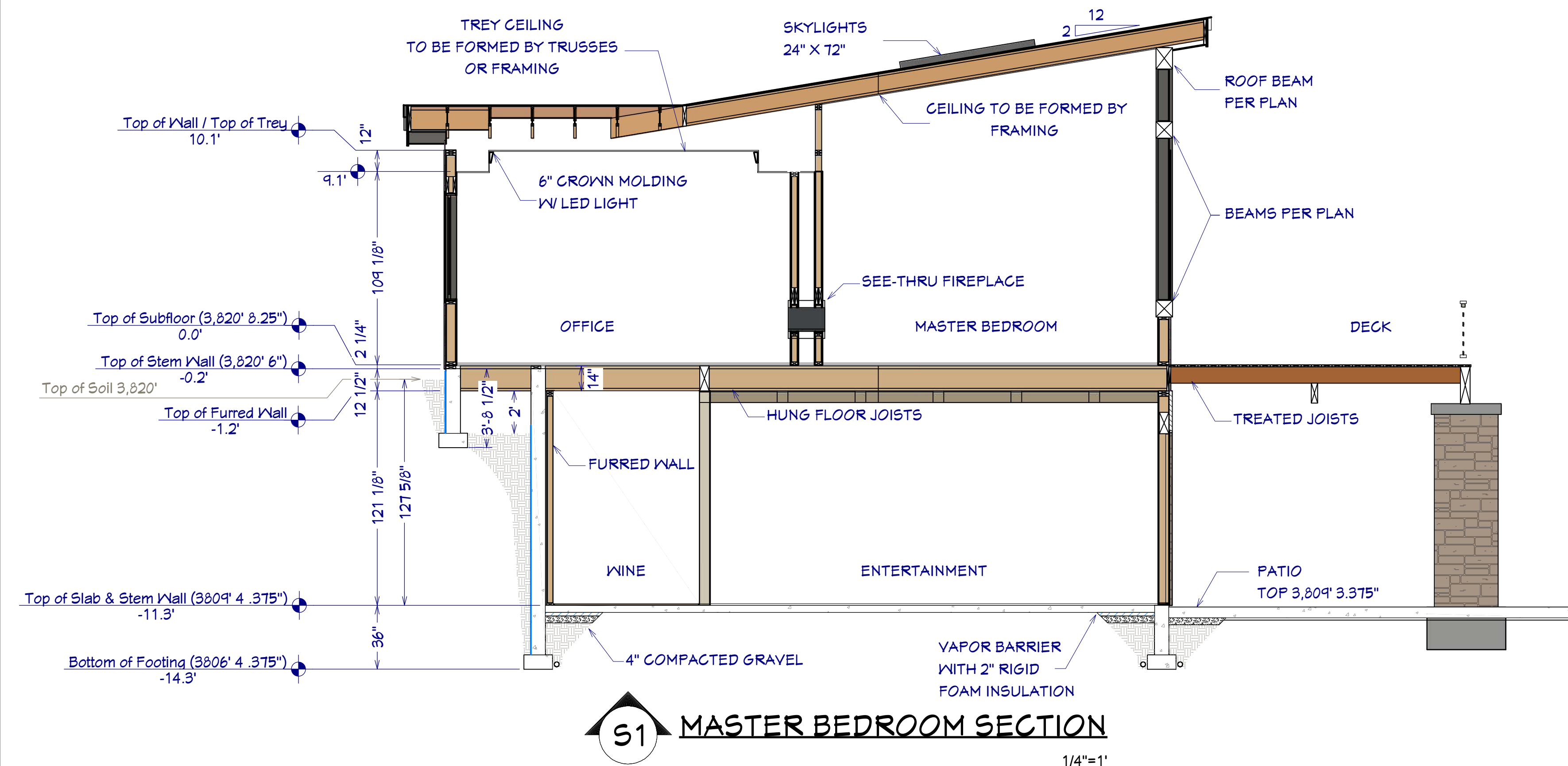
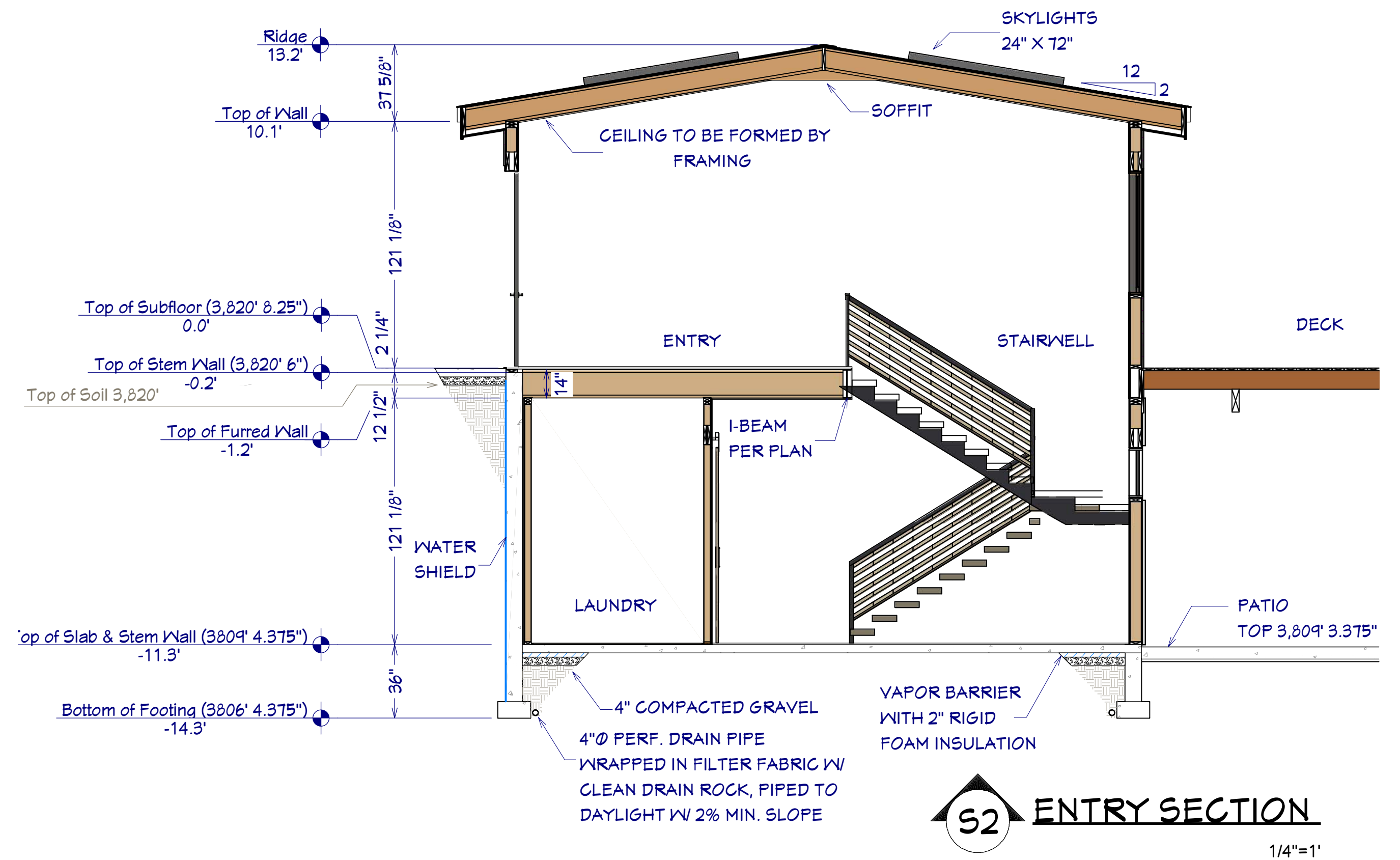
**Chief Architect**  
6500 N. Mineral Dr. Coeur d'Alene, ID. 83815  
208.292.3400  
chiefarchitect.com





**3D CUT-AWAY RENDER**

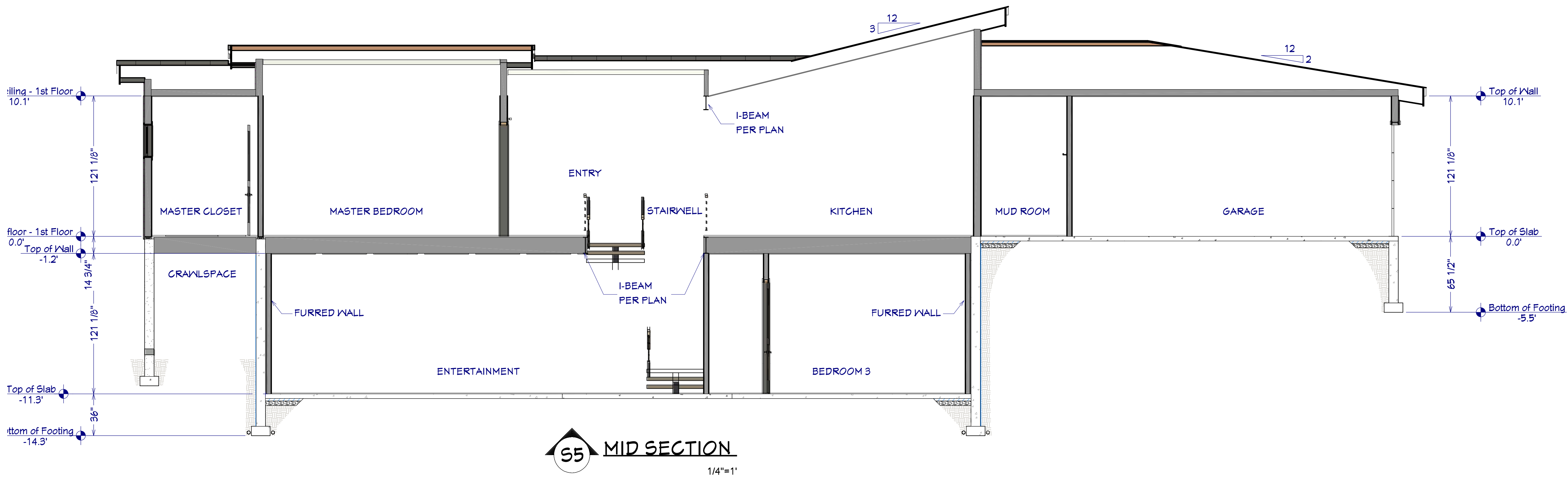
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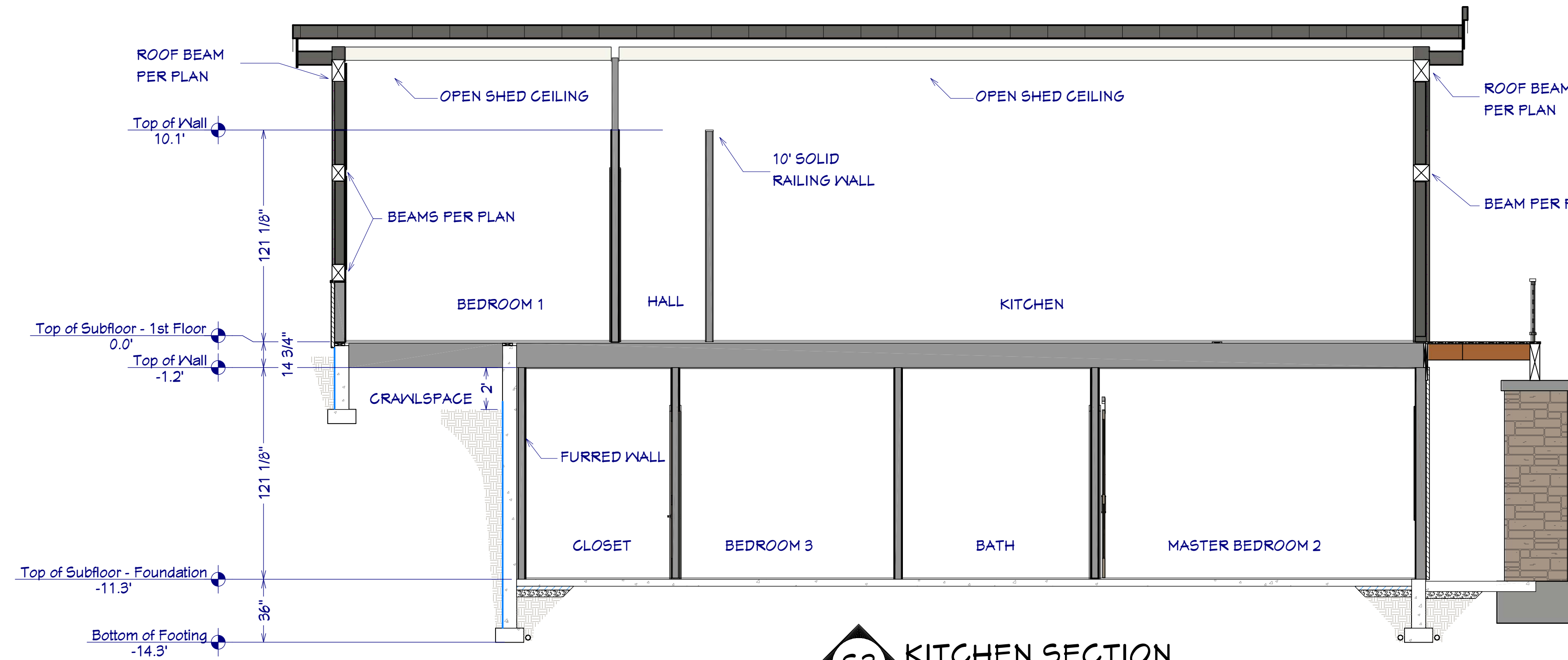
**3D CUT-AWAY RENDER**

FOR ILLUSTRATION ONLY NO SCALE

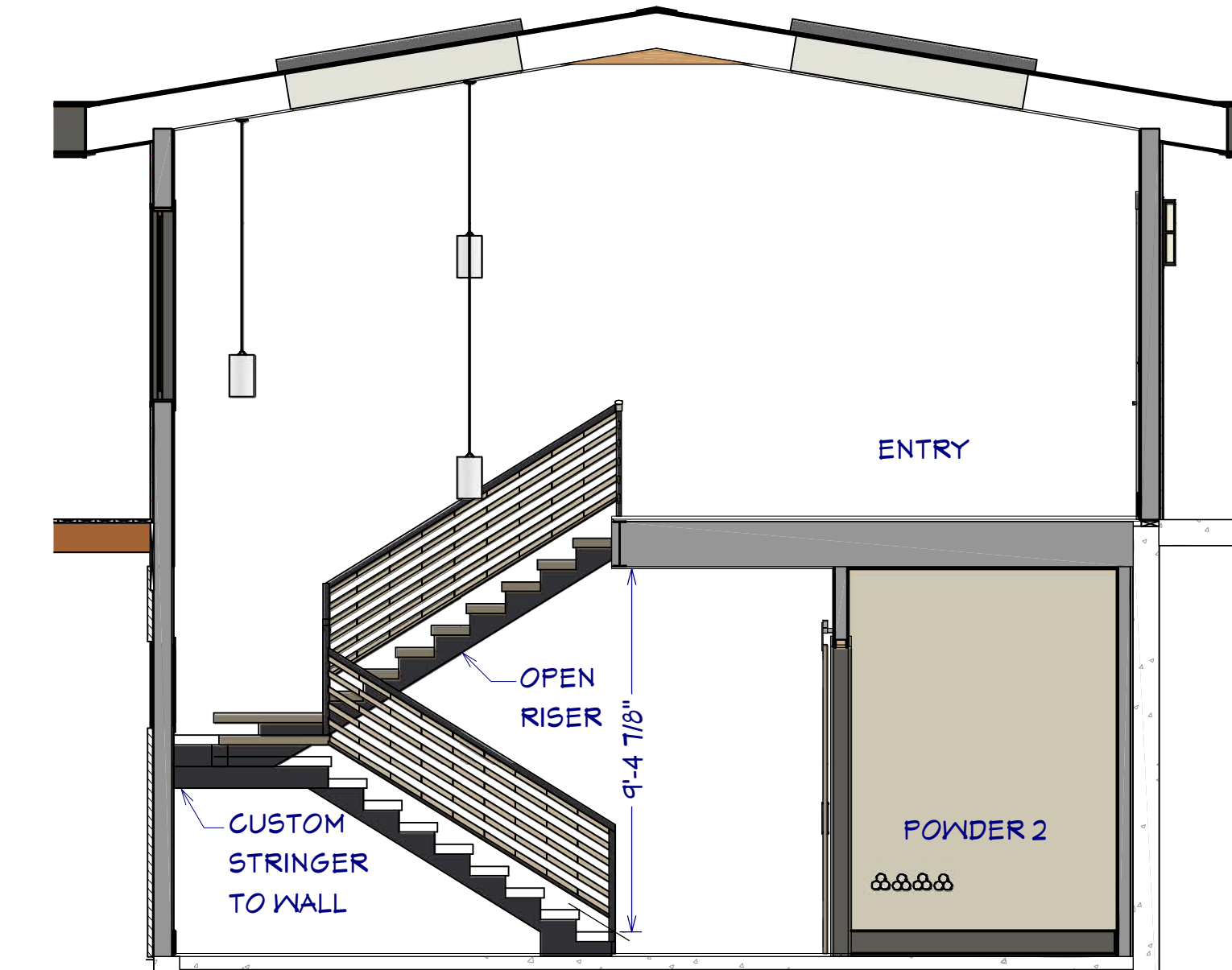




**S5 MID SECTION**  
1/4"=1'



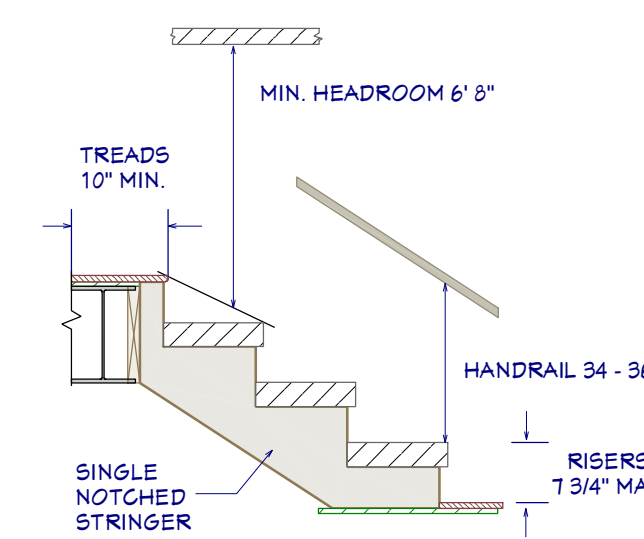
**S3 KITCHEN SECTION**  
1/4"=1'



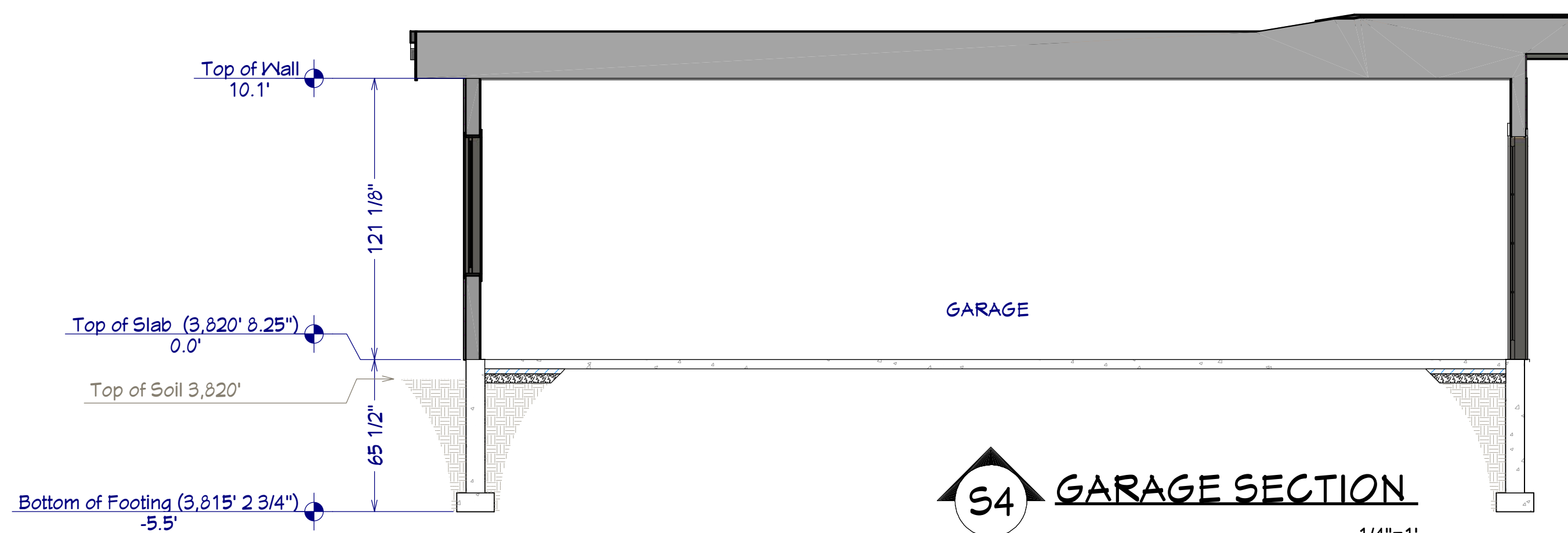
**S6 STAIR SECTION**  
1/4"=1'

**STAIR NOTES:**

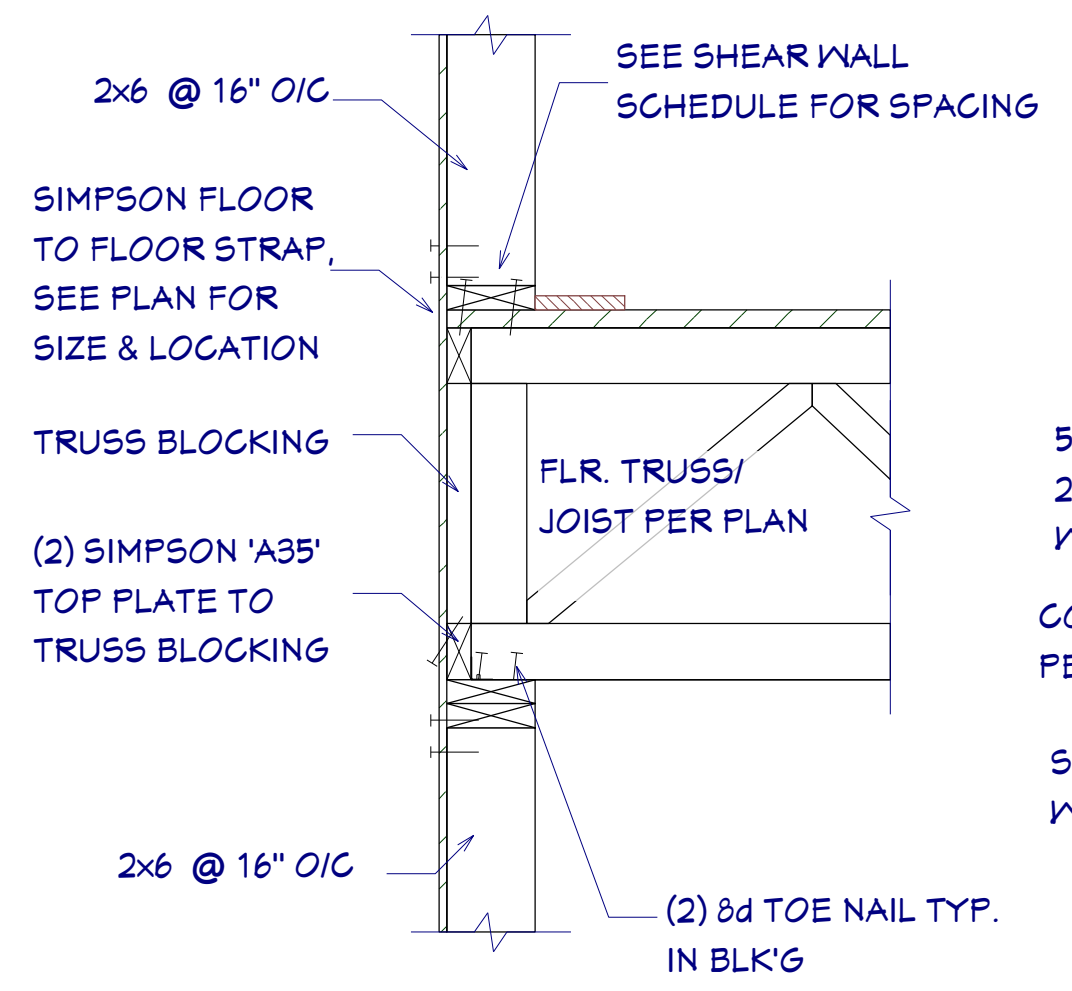
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT 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.



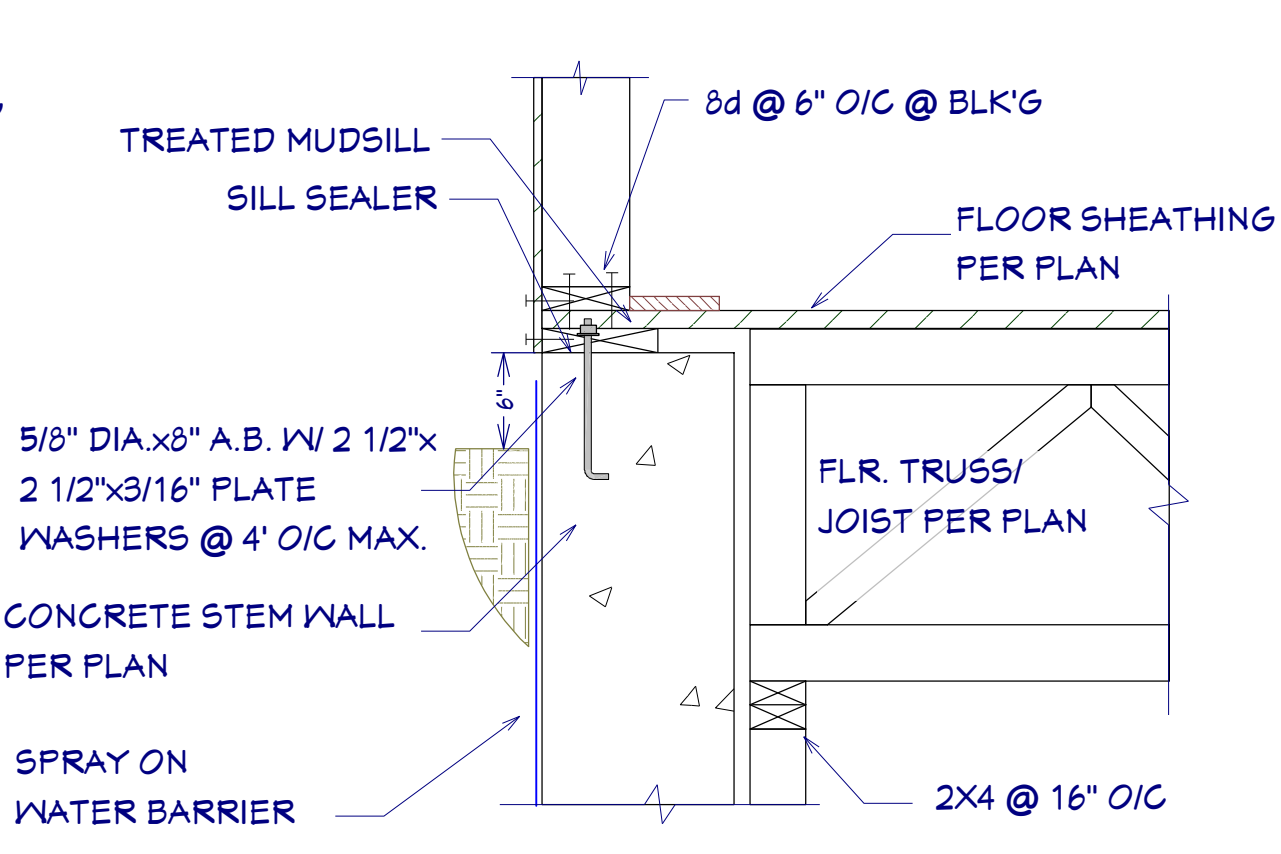
**STAIR DETAIL**  
1/2" = 1'



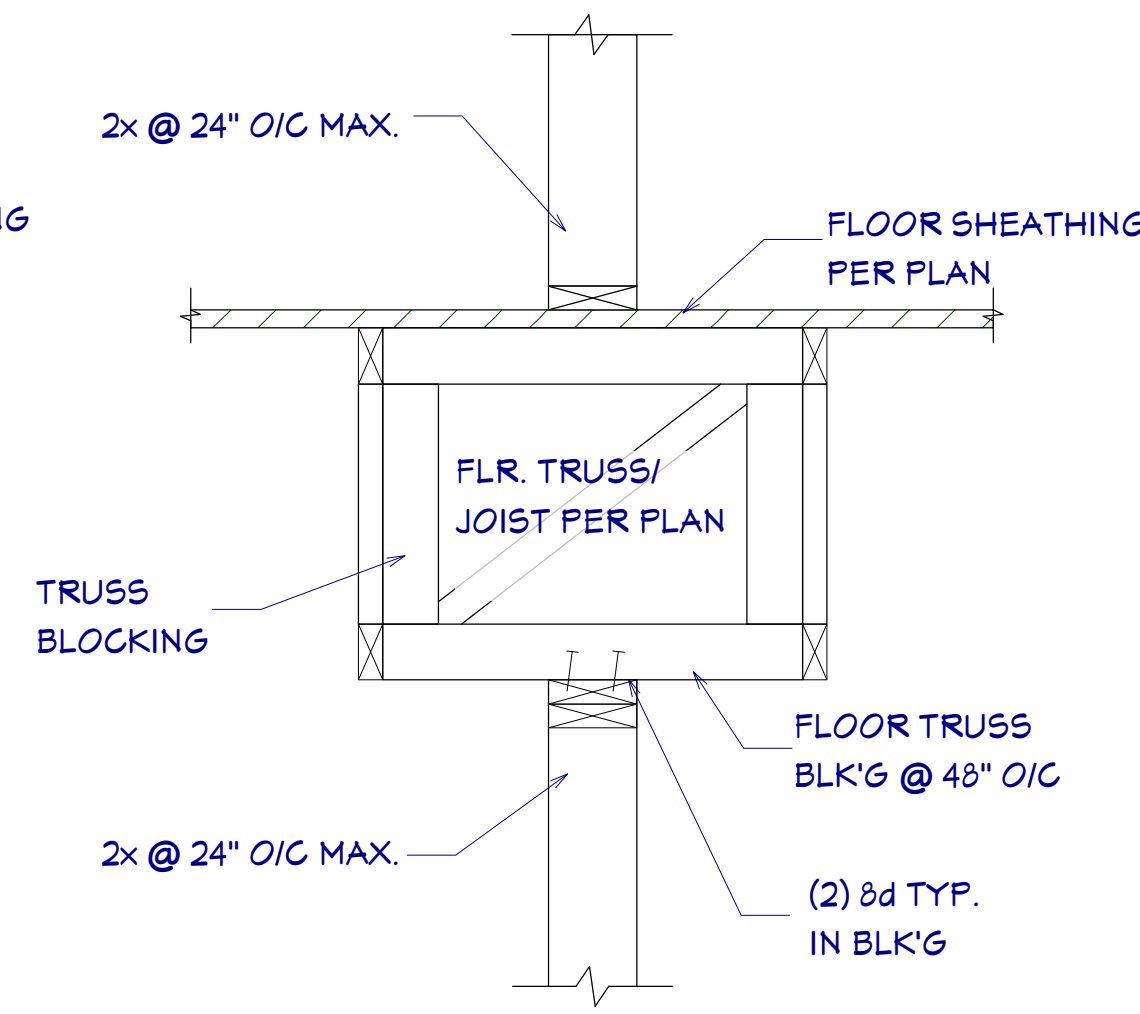
**S4 GARAGE SECTION**  
1/4"=1'



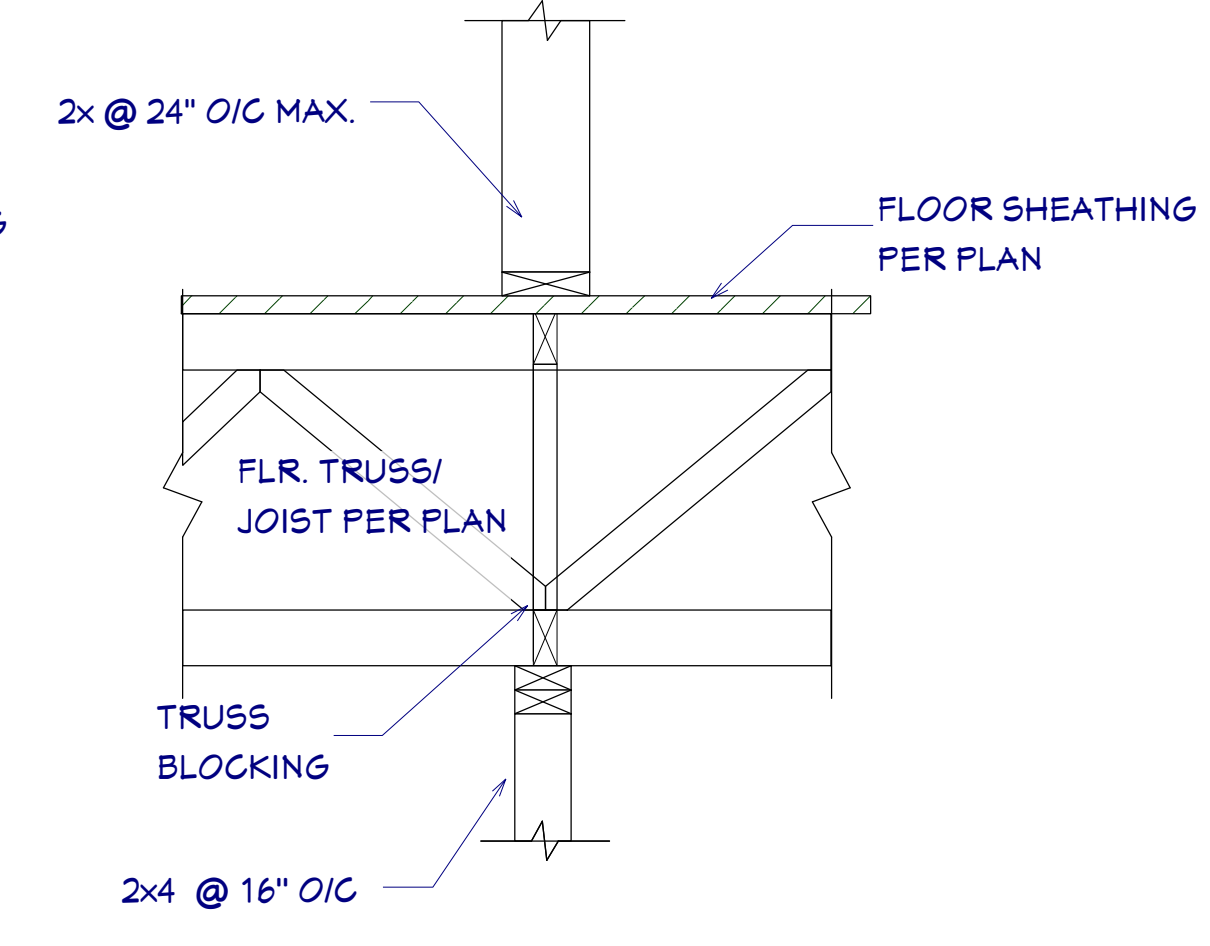
**D2 WALL SECTION**  
SCALE 1"=1'



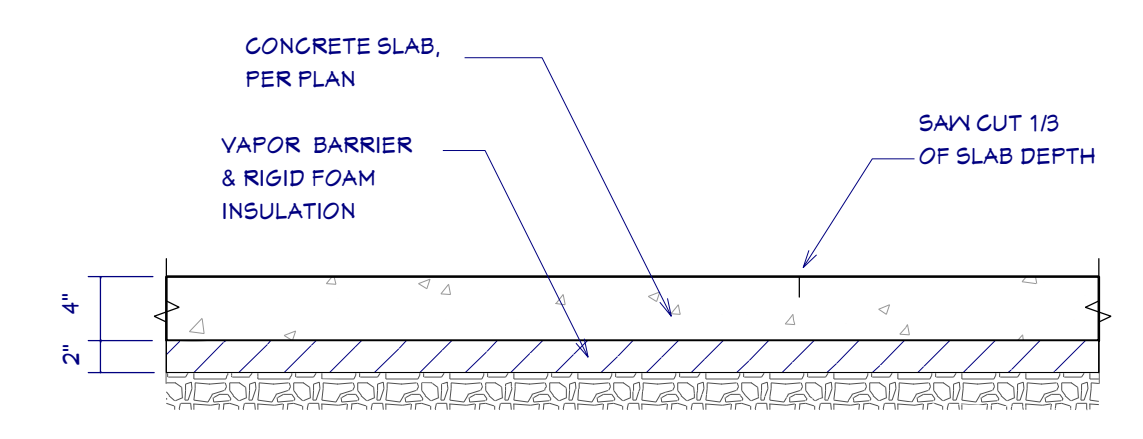
**D3 STEM WALL SECTION**  
SCALE 1"=1'



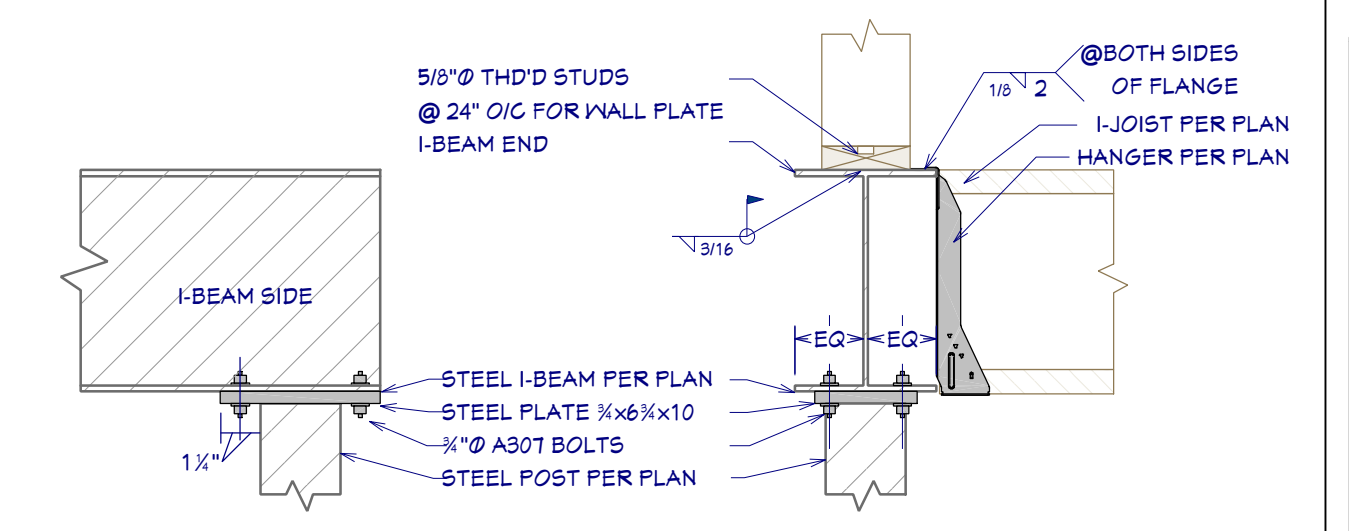
**D4 WALL SECTION - NON BEARING**  
SCALE 1"=1'



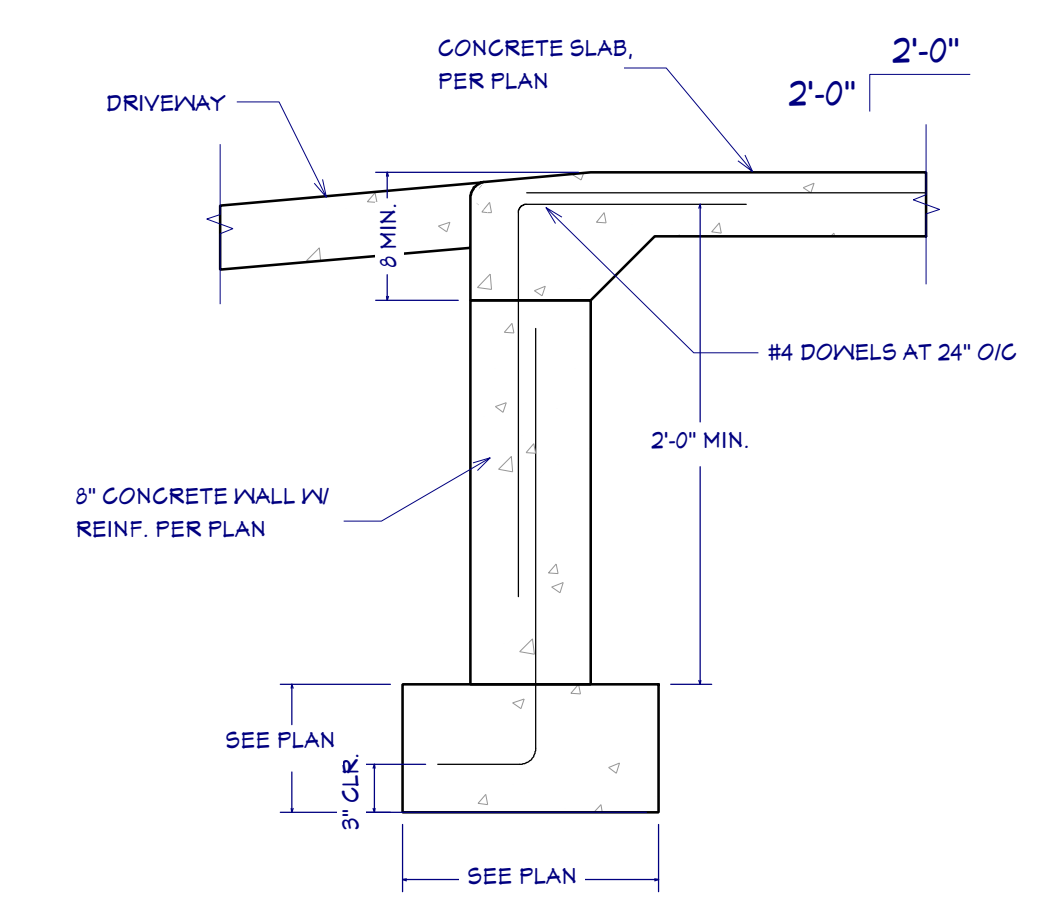
**D5 WALL SECTION**  
SCALE 1"=1'



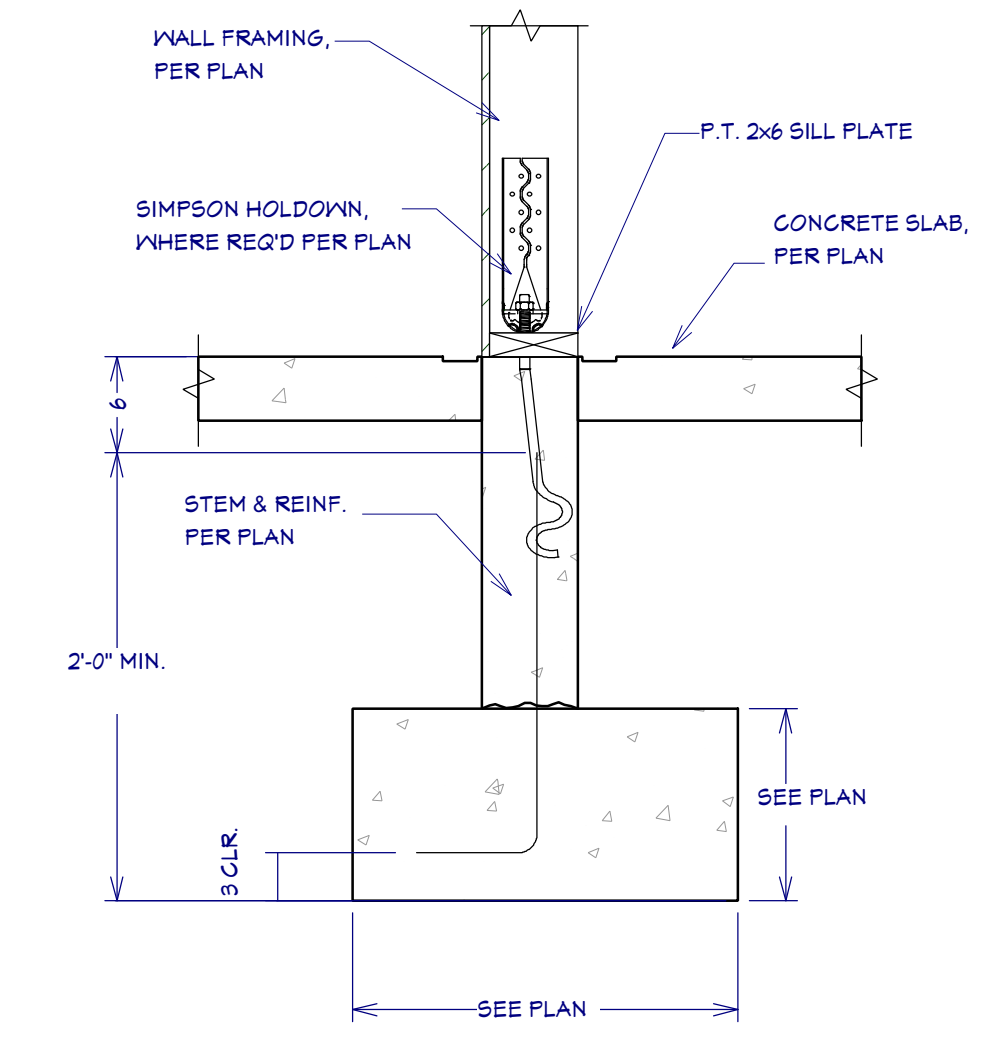
**D5 TYPICAL CONTROL JOINT**  
SCALE 1"=1'



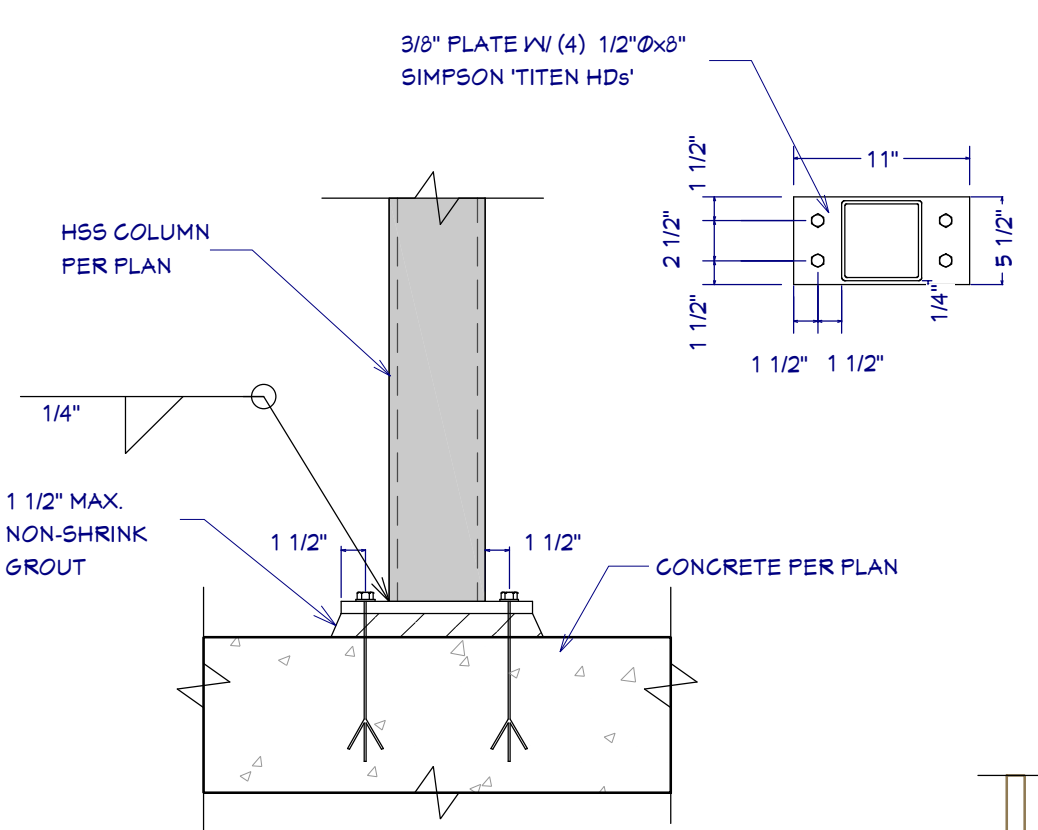
**D9 I-JOISTS TO I-BEAM / I-BEAM TO POST CONNECTION**  
SCALE 1"=1'



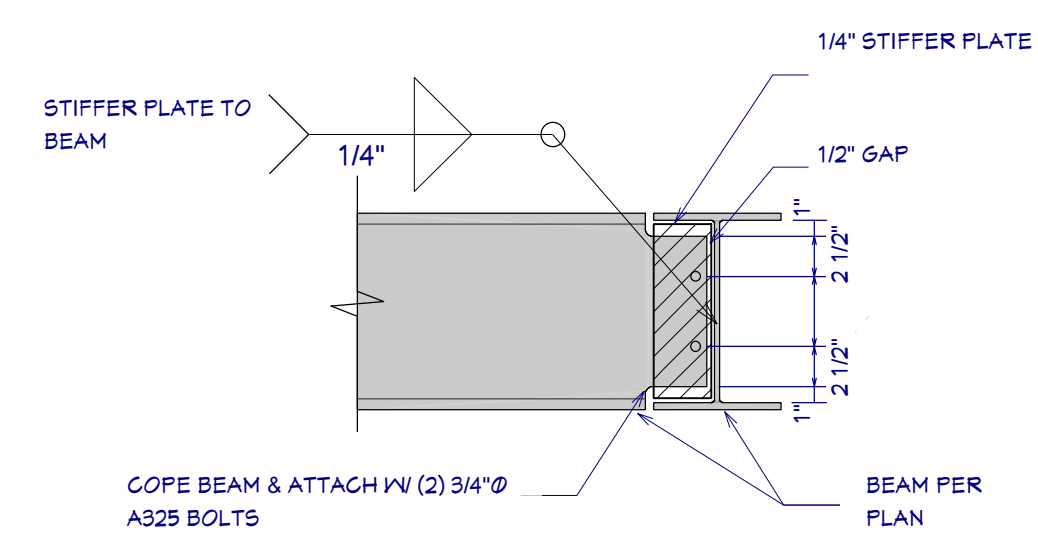
**D6 STEM WALL @ GARAGE OPENING**  
SCALE 1"=1'



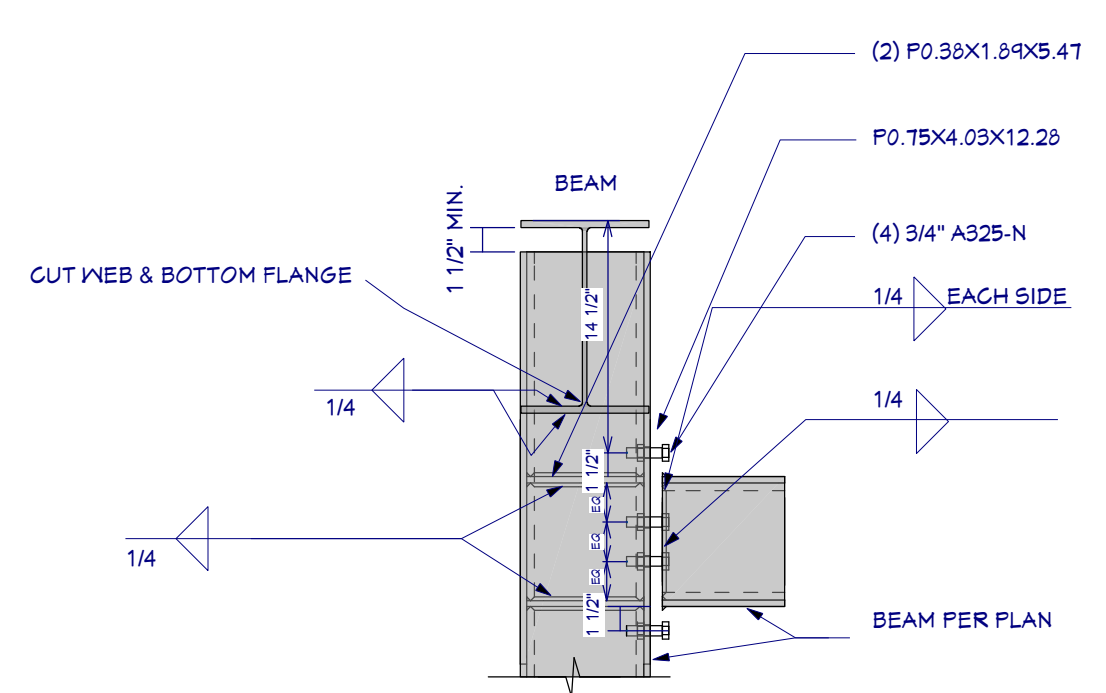
**D7 TYP. FOOTING SECTION @ GARAGE**  
SCALE 1"=1'



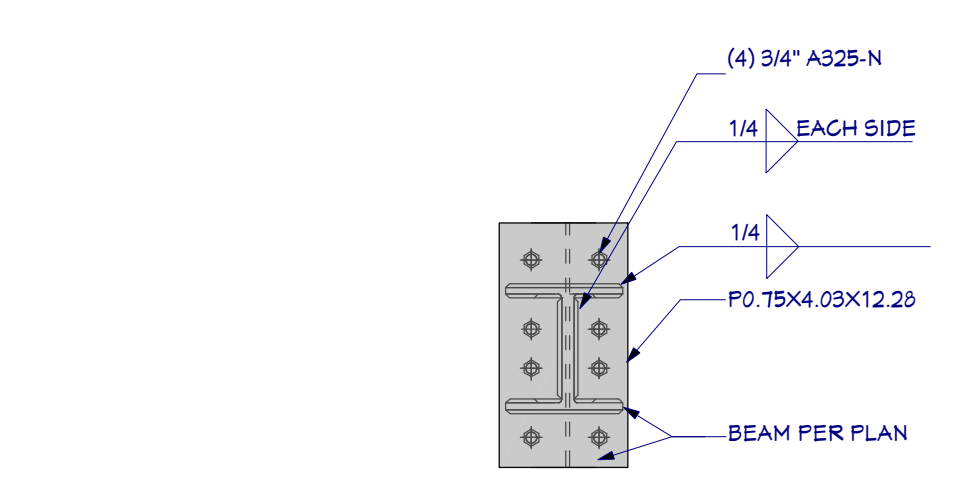
**D10 COLUMN AT FOUNDATION**  
SCALE 1"=1'



**D8 COPE BEAM CONNECTION**  
NTS

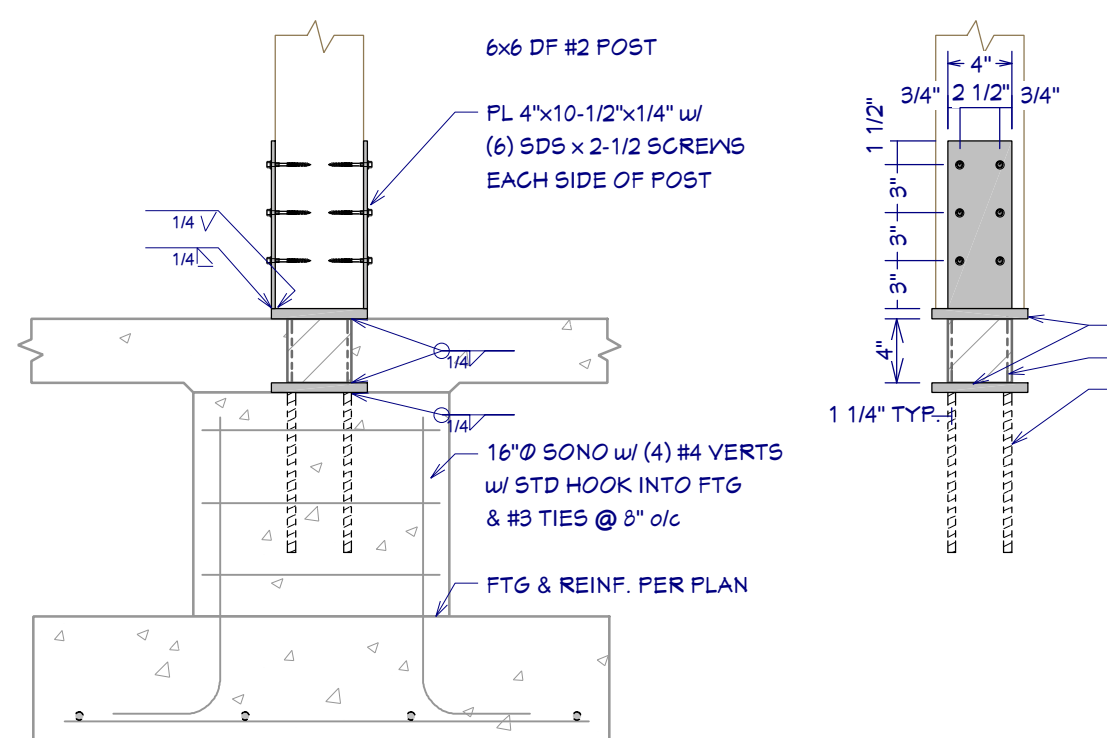


SIDE VIEW

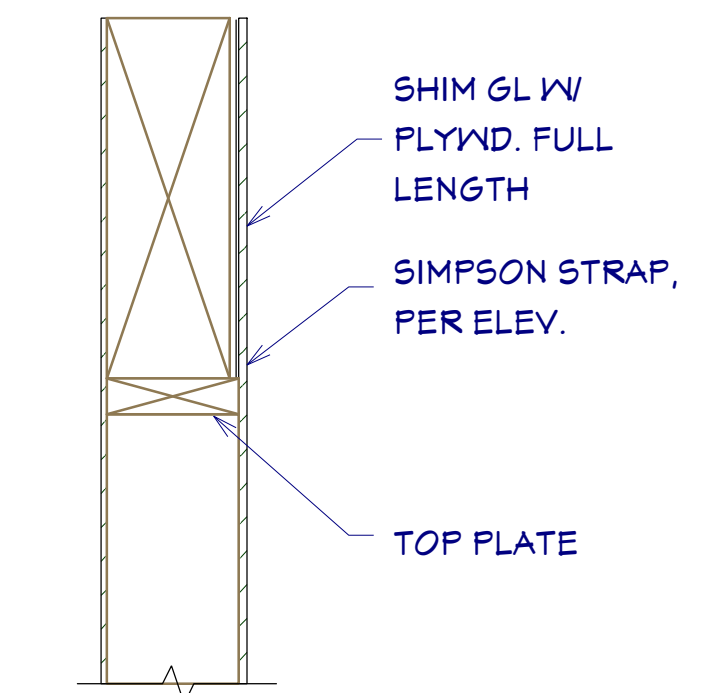


FRONT VIEW

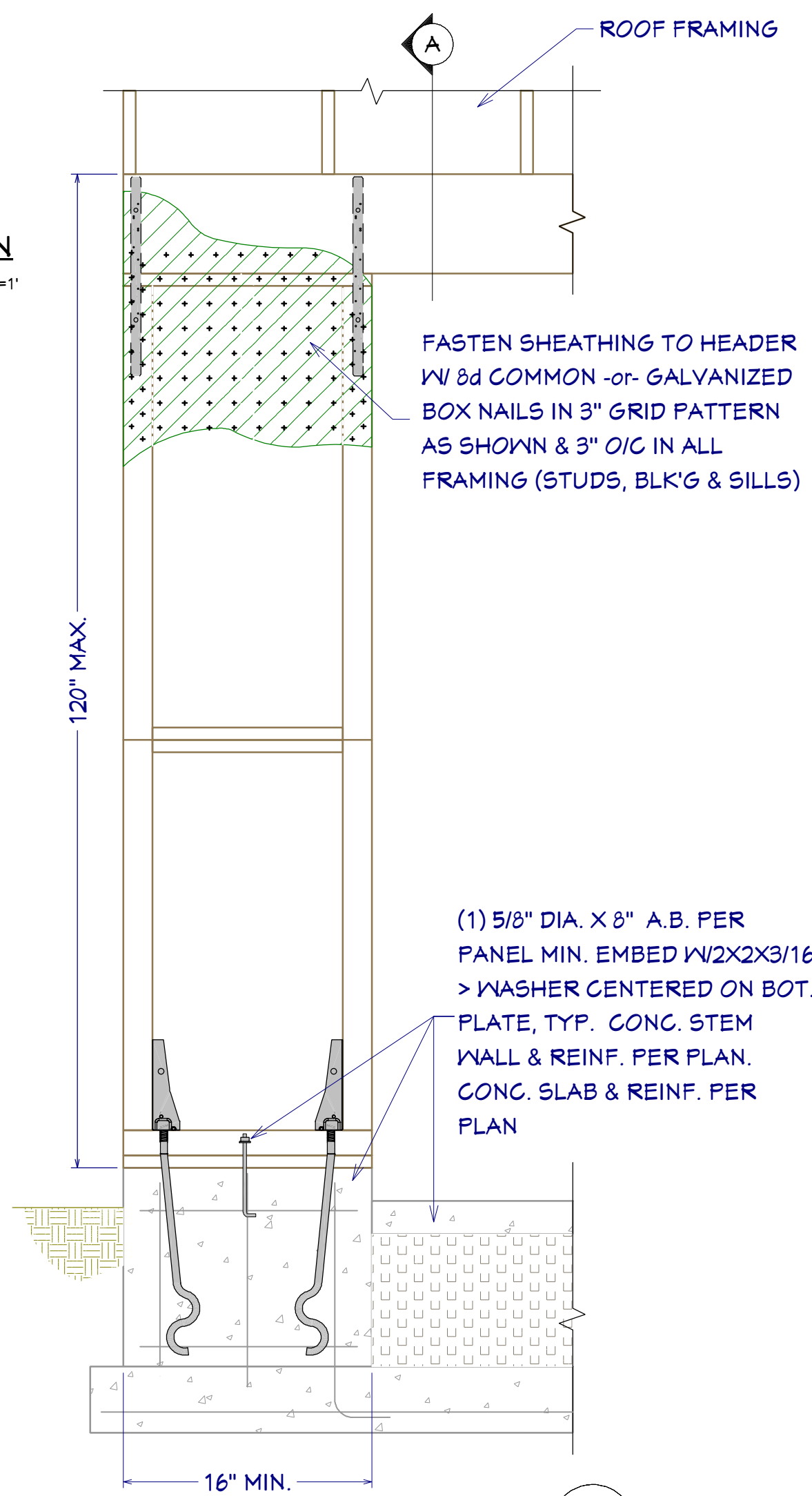
**D11 STEEL FRAME BEAM TO COLUMN CONNECTION**  
NTS



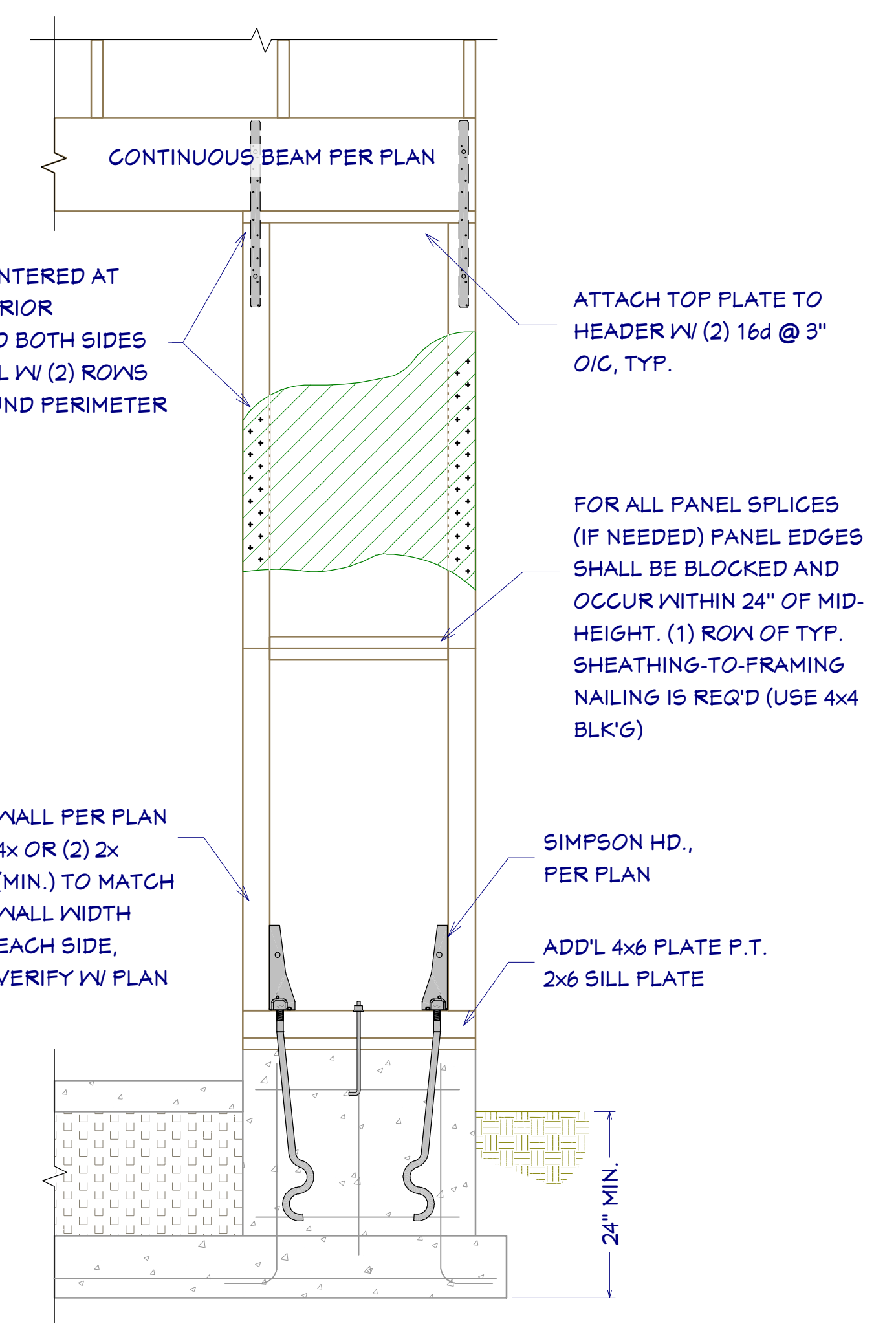
**D12 STANDOFF POST BASE**  
SCALE 1"=1'



**A PORTAL FRAME SECTION**  
N.T.S.



**D13 PORTAL FRAME DETAIL**  
SCALE 3/4"=1'



**D13 PORTAL FRAME DETAIL**  
SCALE 3/4"=1'

# WINDOW SCHEDULE

SP	Room/ Elevation	Number	Qty	Floor	Window Size	Width	Height	R/O	Description
		W01	11	1	2050FX	32"	60"	33"x61"	Fixed Glass
		W02	6	1	2024HD	32"	28"	33"x24"	Single Hopper
		W03	1	1	3850FX	44"	60"	45"x61"	Fixed Glass
		W04	7	1	3675FX	42"	42"	43"x43"	Fixed Glass
		W05	2	1	3611FX	42"	22.50"	43"x23.50"	Fixed Glass
		W06	1	1	3621FX	42"	35.116"	43"x36.116"	Fixed Glass
		W07	1	1	3640FX	42"	48.316"	43"x49.316"	Fixed Glass
		W08	2	1	3651FX	42"	61"	43"x62"	Fixed Glass
		W09	2	1	3640FX	42"	48"	43"x48"	Fixed Glass
		W10	3	1	3626FX	42"	30"	43"x31"	Fixed Glass
		W12	4	0	2050FX	32"	60"	33"x61"	Fixed Glass
		W13	1	0	6020FX	72"	24"	73"x25"	Fixed Glass
		W14	1	1	2024	32"	28"	33"x24"	Single Hopper
		W15	2	2	6024FX	72"	28"	73"x24"	Fixed Glass

## WINDOW NOTES:

- 1 WOOD WINDOWS WITH CLAD EXTERIOR
- 2 INTERIOR WINDOW MATERIALS: PAINTED OR 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

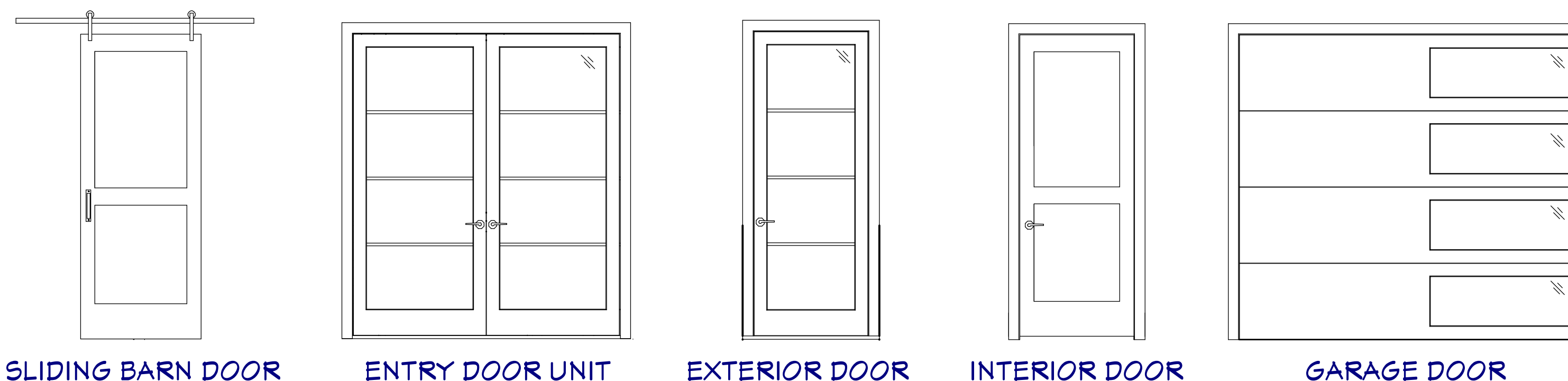
### WINDOW FLASHING DETAIL



### 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



SLIDING BARN DOOR

ENTRY DOOR UNIT

EXTERIOR DOOR

INTERIOR DOOR

GARAGE DOOR

## DOOR NOTES:

1. DOORS SHALL BE 96", UNO
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE PAINTED OR STAINED, 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 INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
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

SP	Room/ Elevation	Number	Qty	Floor	Door Size	Width	Height	R/O	Description
		D01	1	0	32"	76"			Glass Shower
		D02	5	1	34"	76"			Hinged-Door P03
		D03	1	1	34"	76"			Pocket-Door P03
		D06	1	1	32"	76"			Hinged-Door P03
		D05	1	1	36"	76"			ext. Hinged-Door P03
		D04	3	1	36"	76"			Barn-Door P03
		D10	1	1	34"	76"			Barn-Door P03
		D11	3	1	34"	76"			Barn-Door P03
		D12	2	1	34"	76"			Pocket-Door P03
		D13	3	1	34"	76"			Hinged-Door P03
		D14	1	1	36"	76"			ext. Hinged-Glass Panel
		D15	1	1	36"	76"			Hinged-Glass Panel
		D16	1	1	36"	76"			Hinged-Door P03
		D17	2	1	36"	76"			ext. Hinged-Glass Panel
		D18	2	1	32"	76"			Shower-Glass Step
		D14	2	1	32"	76"			Shower-Glass Step
		D20	1	1	34"	76"			ext. Double Hinged-Glass Panel
		D21	1	1	108"	76"			ext. 1x4 Panel Sliding-Glass Panel
		D22	1	1	108"	76"			ext. 1x4 Panel Sliding-Glass Panel
		D23	1	1	108"	76"			Garage-Glass Panel

SHEET NUMBER  
**16**

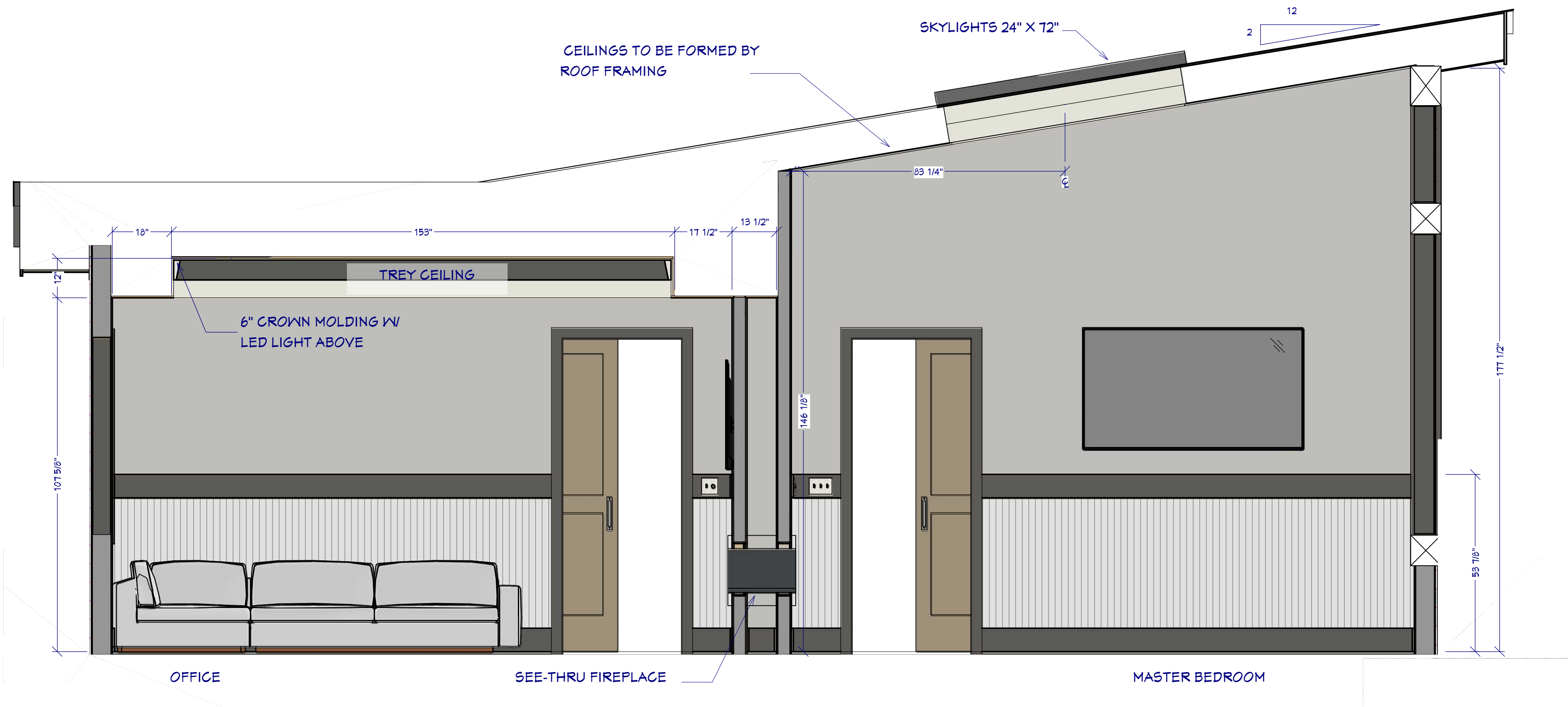
SCALE @ 24" X 36"  
DATE: JAN. 2020  
DRAWN BY: S.H.

**DOOR & WINDOW SCHEDULES**

516831 Pines Dr.  
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**BACHELOR VIEW**

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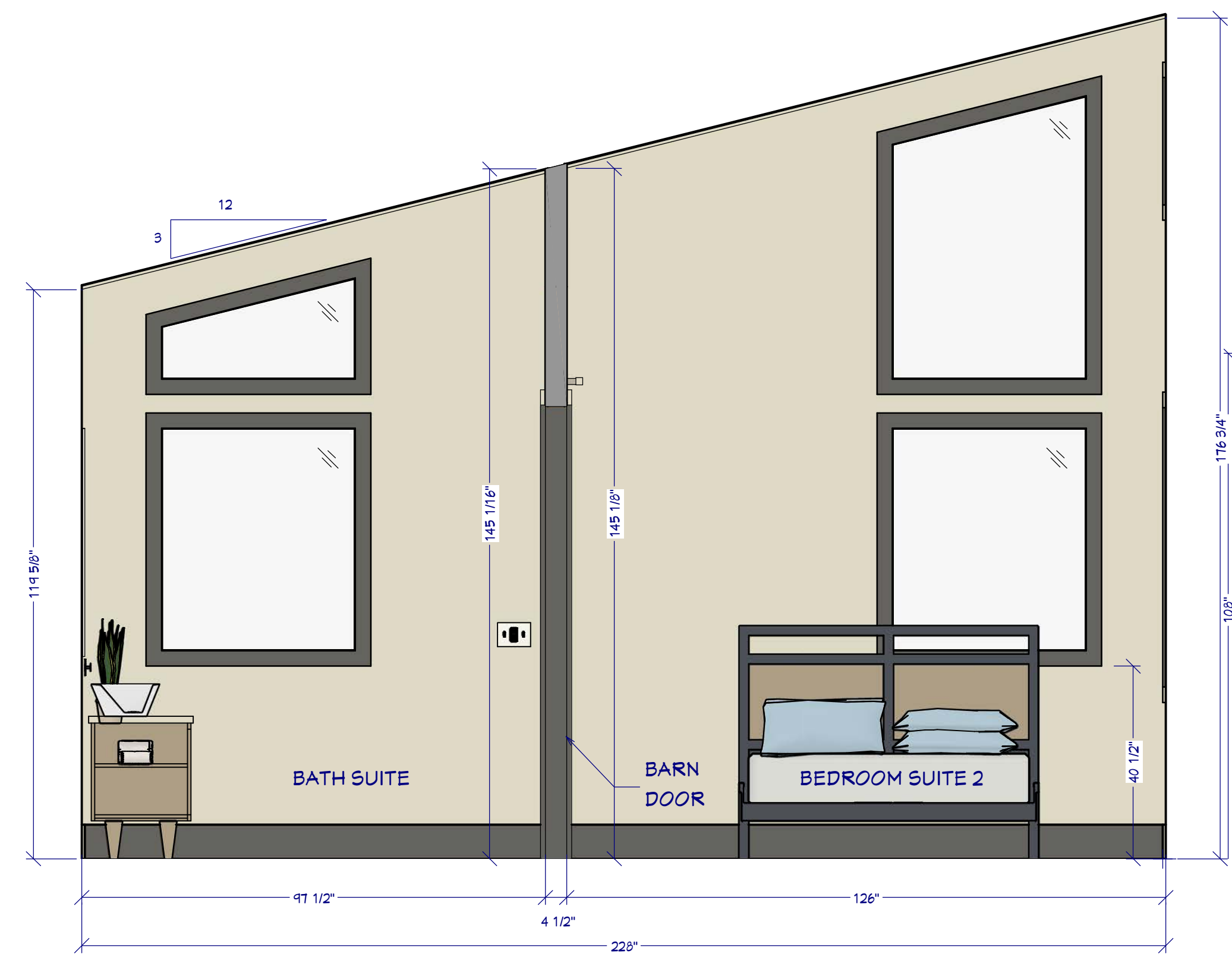




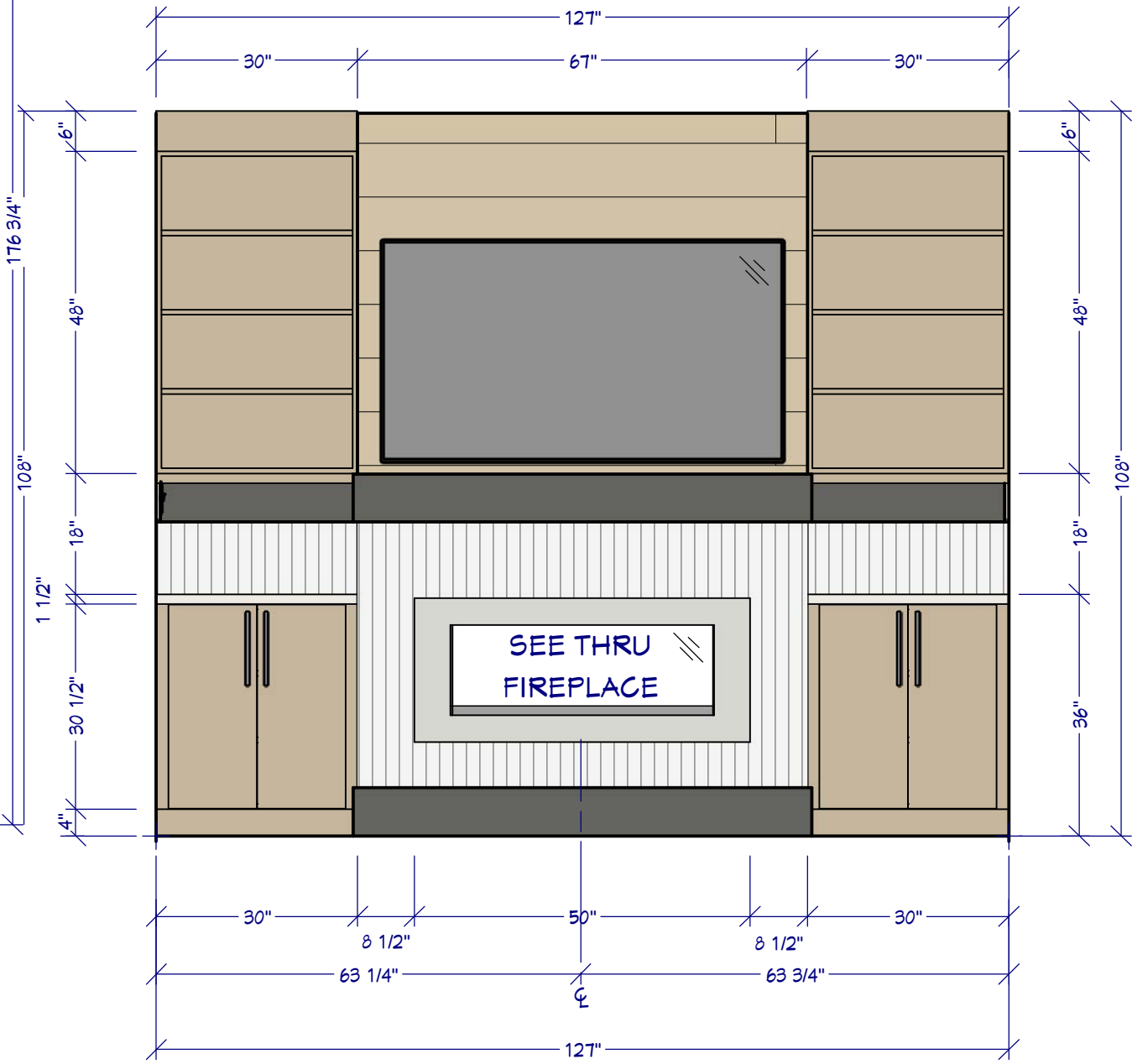
**12 MASTER BEDROOM / OFFICE**  
1/2"=1'



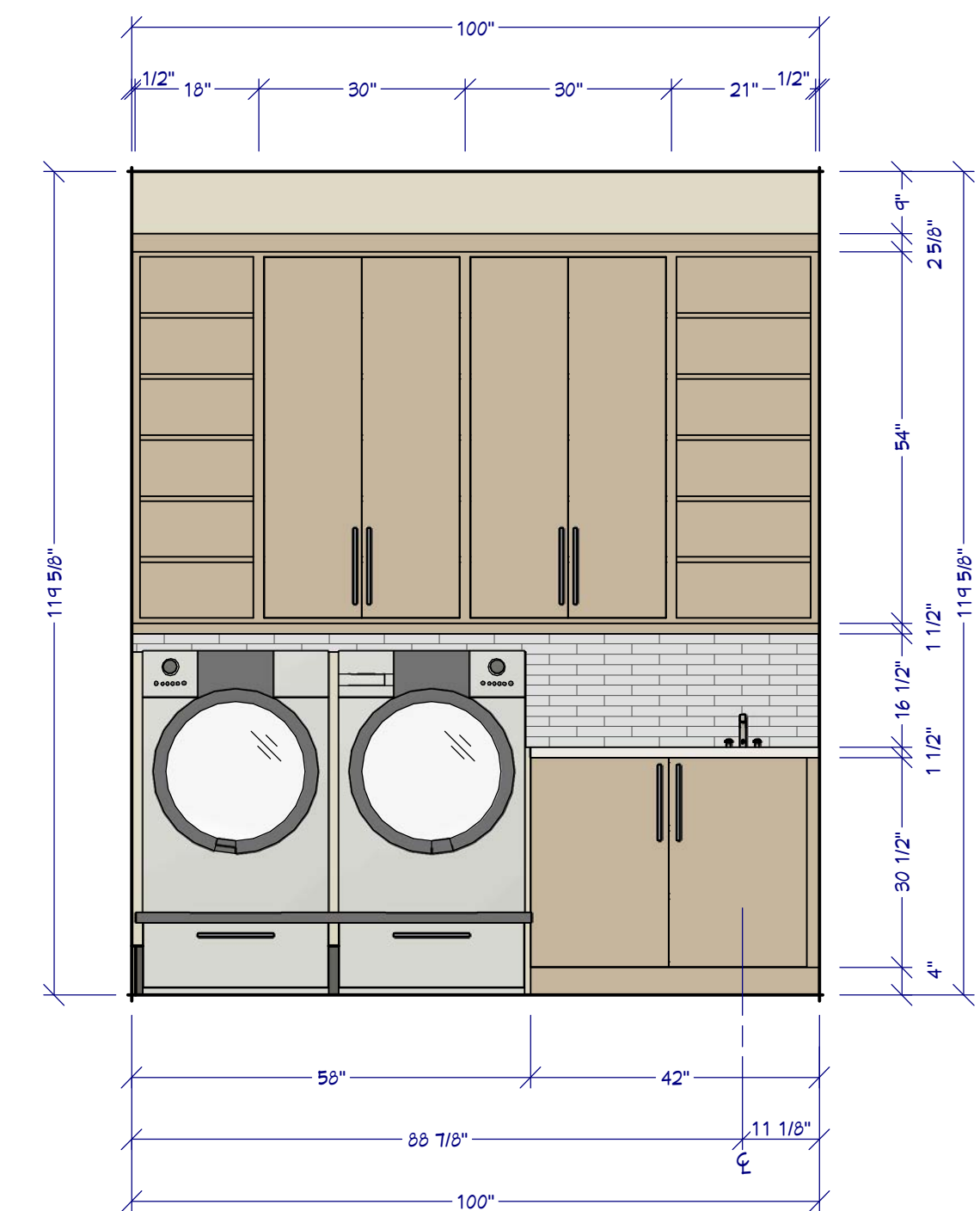
**14 MASTER BEDROOM**  
1/2"=1'



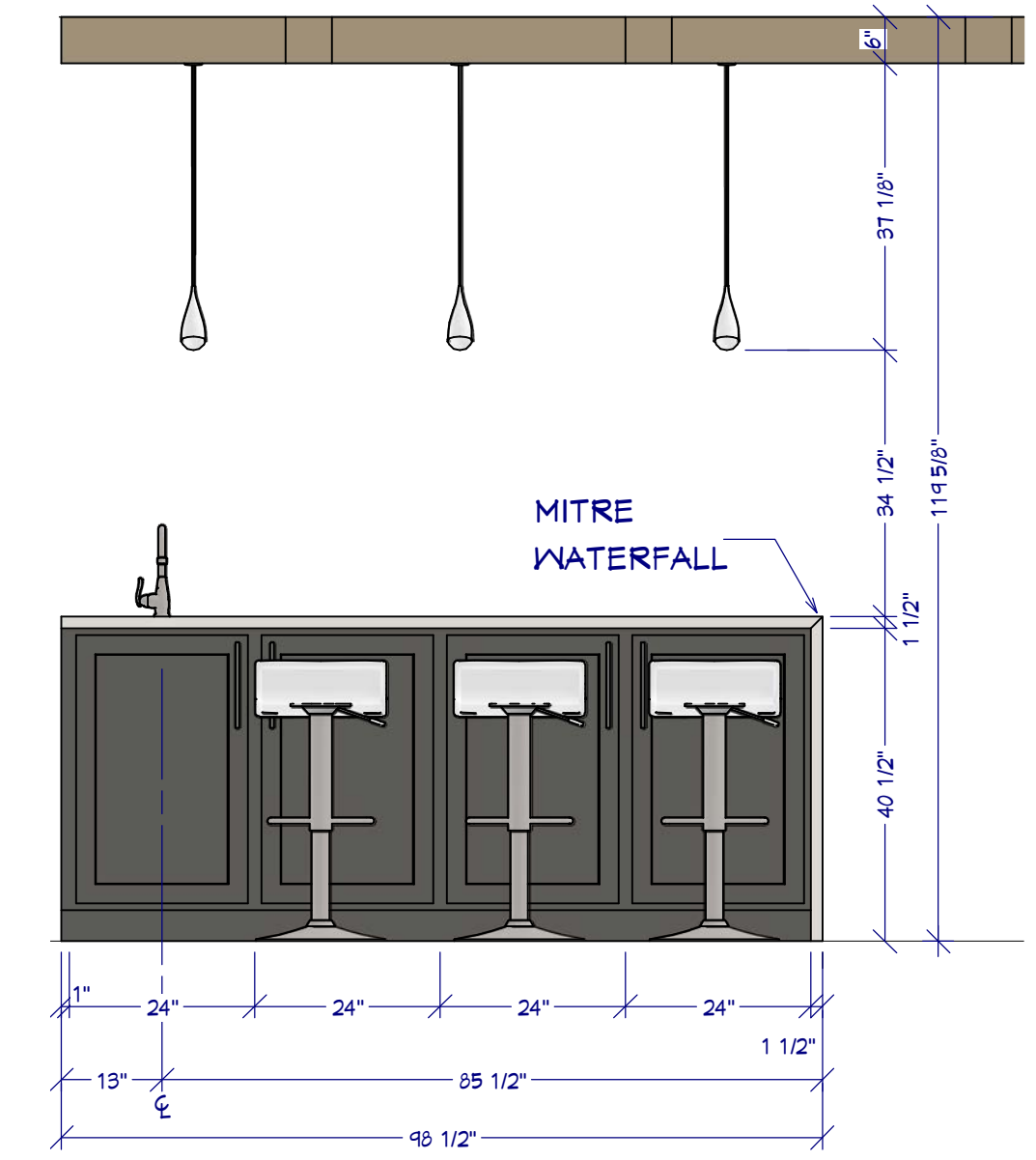
**15 BEDROOM 1 SUITE**  
1/2"=1'



**13 OFFICE ELEVATION**  
1/2"=1'



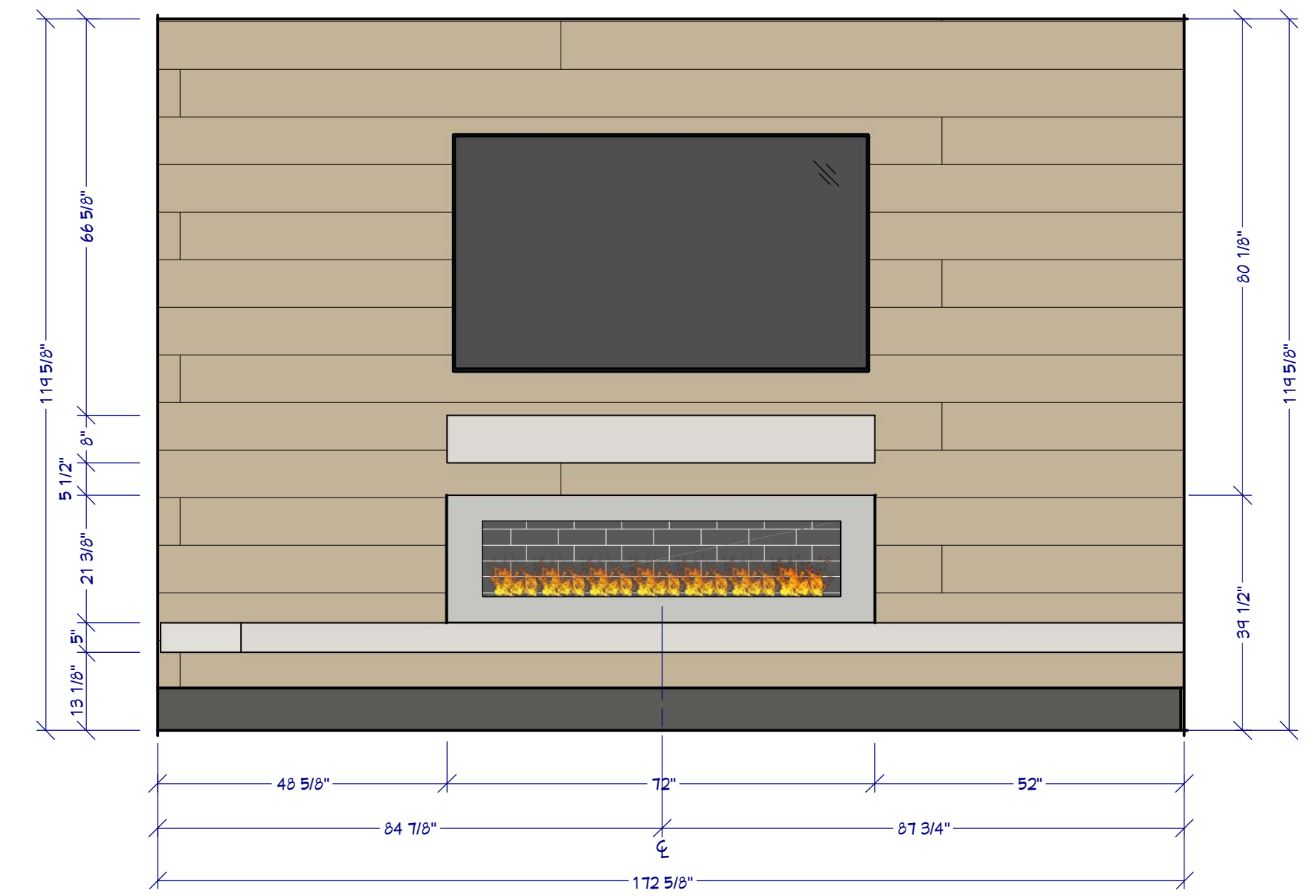
**17 LAUNDRY ELEVATION**  
1/2"=1'



**16 ENTERTAINMENT BAR**  
1/2"=1'



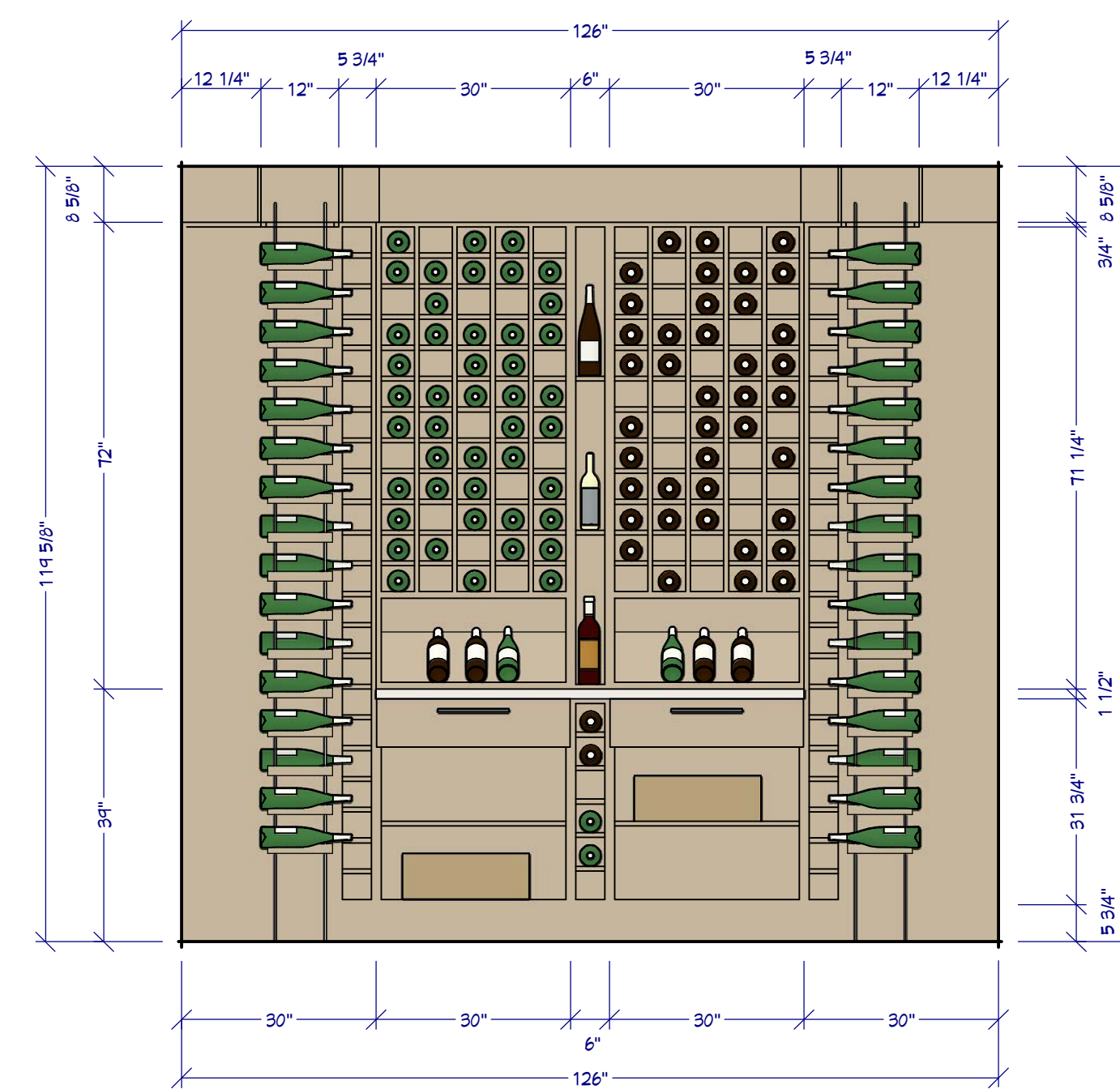
**1ST FLOOR PERSPECTIVE**  
FOR ILLUSTRATION ONLY NO SCALE



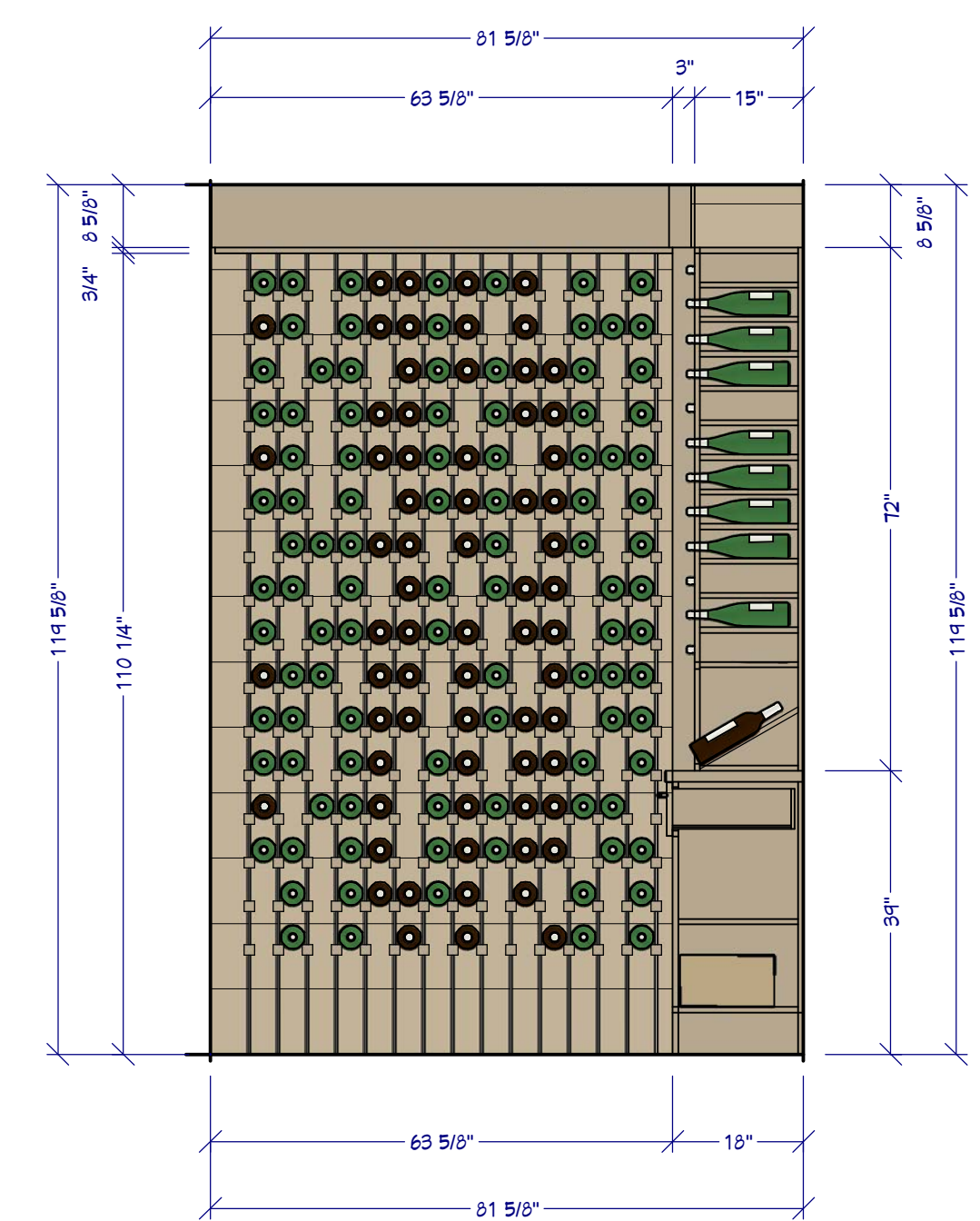
**11 FIREPLACE ELEVATION**  
1/2"=1'



**ENTERTAINMENT ROOM PERSPECTIVE**  
FOR ILLUSTRATION ONLY NO SCALE

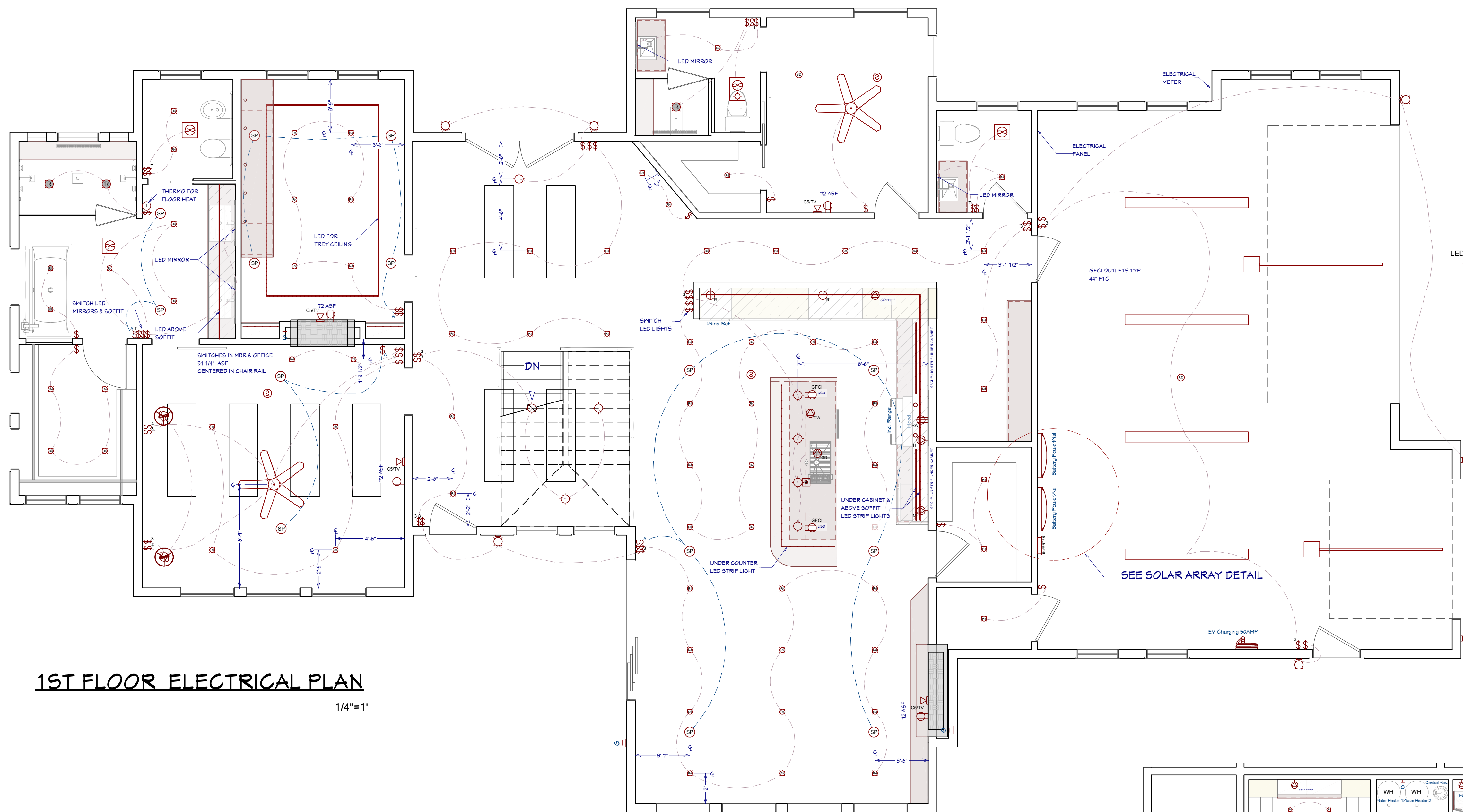


**W1 WINE ROOM MAIN WALL**  
1/2"=1'



**W2 WINE ROOM SIDE WALL**  
1/2"=1'





**1ST FLOOR ELECTRICAL PLAN**

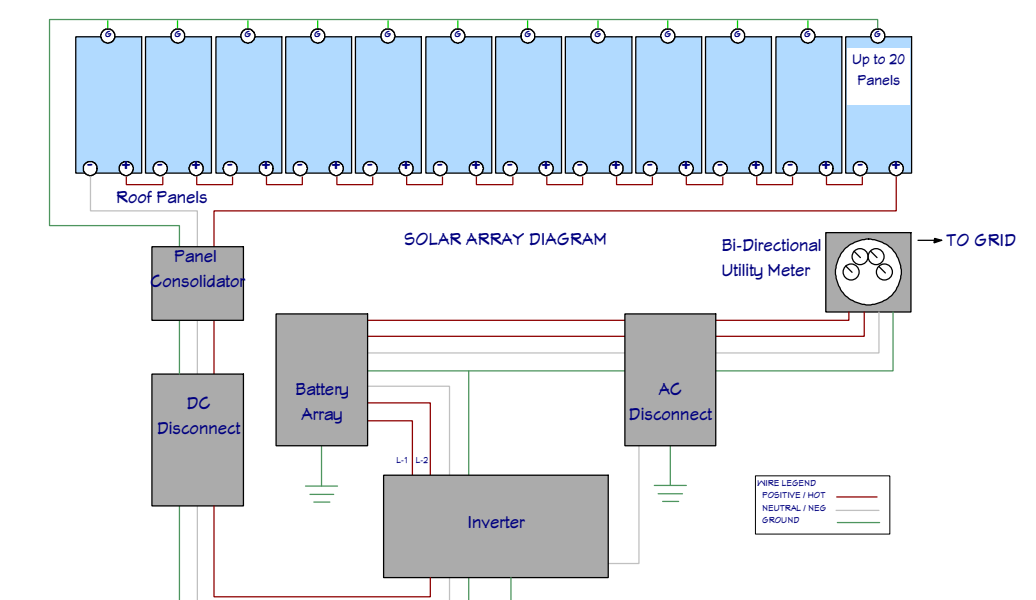
1/4"=1'

**NOTES:**

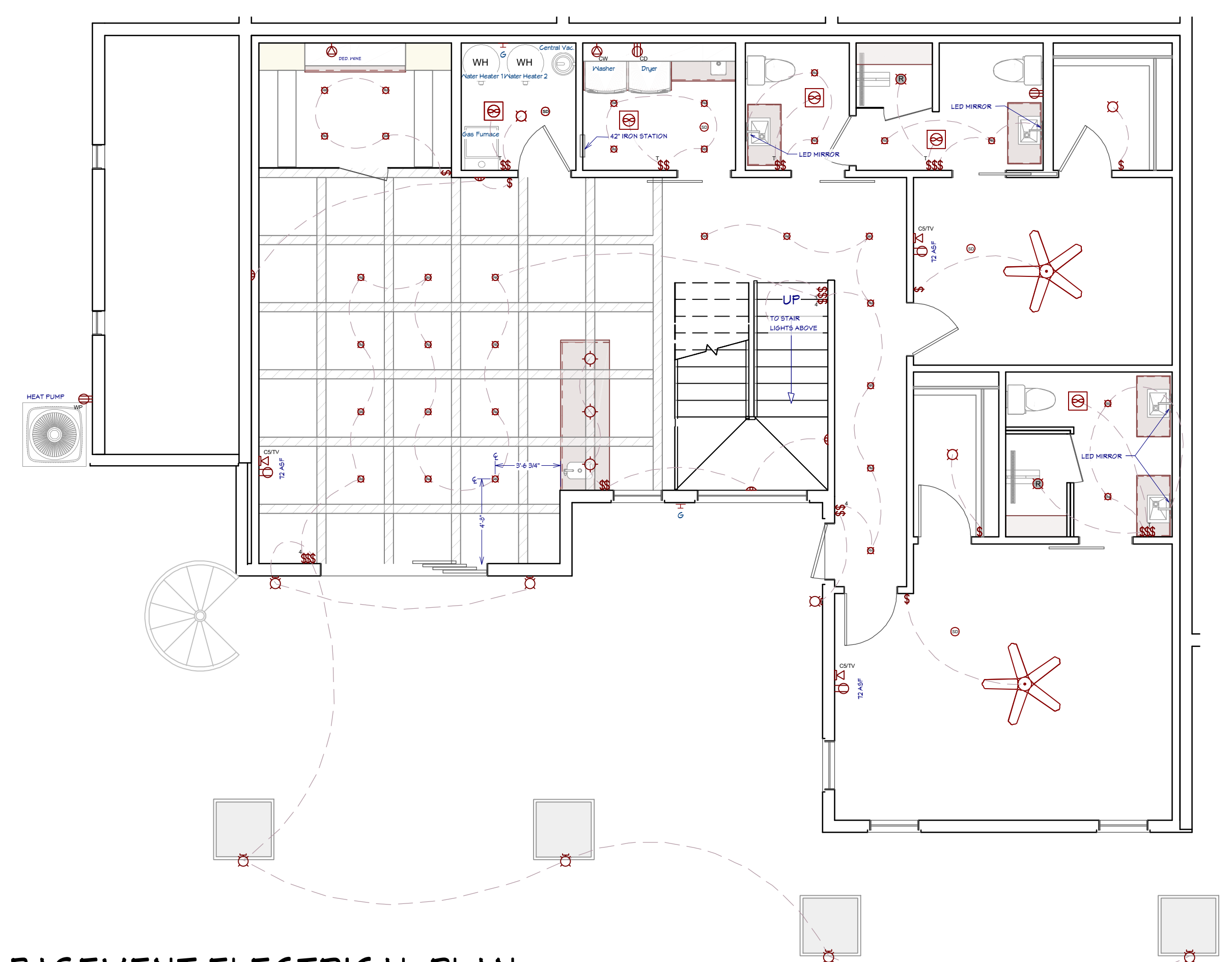
**ELECTRICAL:**  
 ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP.  
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.  
 PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL(S)  
 ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS  
 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS  
 ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED  
 ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.  
 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.  
 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.  
 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.  
 FIXTURES TO BE SELECTED BY HOME OWNER.  
 UNO - ALL SWITCHES TO BE 48" ASF. INTERIOR OUTLETS TO BE 15" ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF. (ASF = ABOVE SUBFLOOR)  
 ALL LIGHTING SHALL BE DIMABLE AND USE LED, UNO.  
**AUDIO:**  
 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;  
 AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;  
 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. HOME OWNER PROVIDED & INSTALLED

**ELECTRICAL LEGEND**

- LIGHTING**
- RECESSED 4" & 6" CANS / WET RATED
  - PENDANTS / WALL LAMP / SCONGE
  - 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
  - LED USB
  - GFCI
  - WP
  - OUTLETS - LED LIGHT / 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 / CAT6 & COAX RG6QS / CENTRAL VAC / HOME SECURITY PANEL
  - SMOKE DETECTOR / THERMOSTAT / GAS CONNECTION / DOOR BELL
  - SPEAKERS: CEILING MOUNTED. NOTE, USE WALL CONTROLLED VOLUME SWITCH

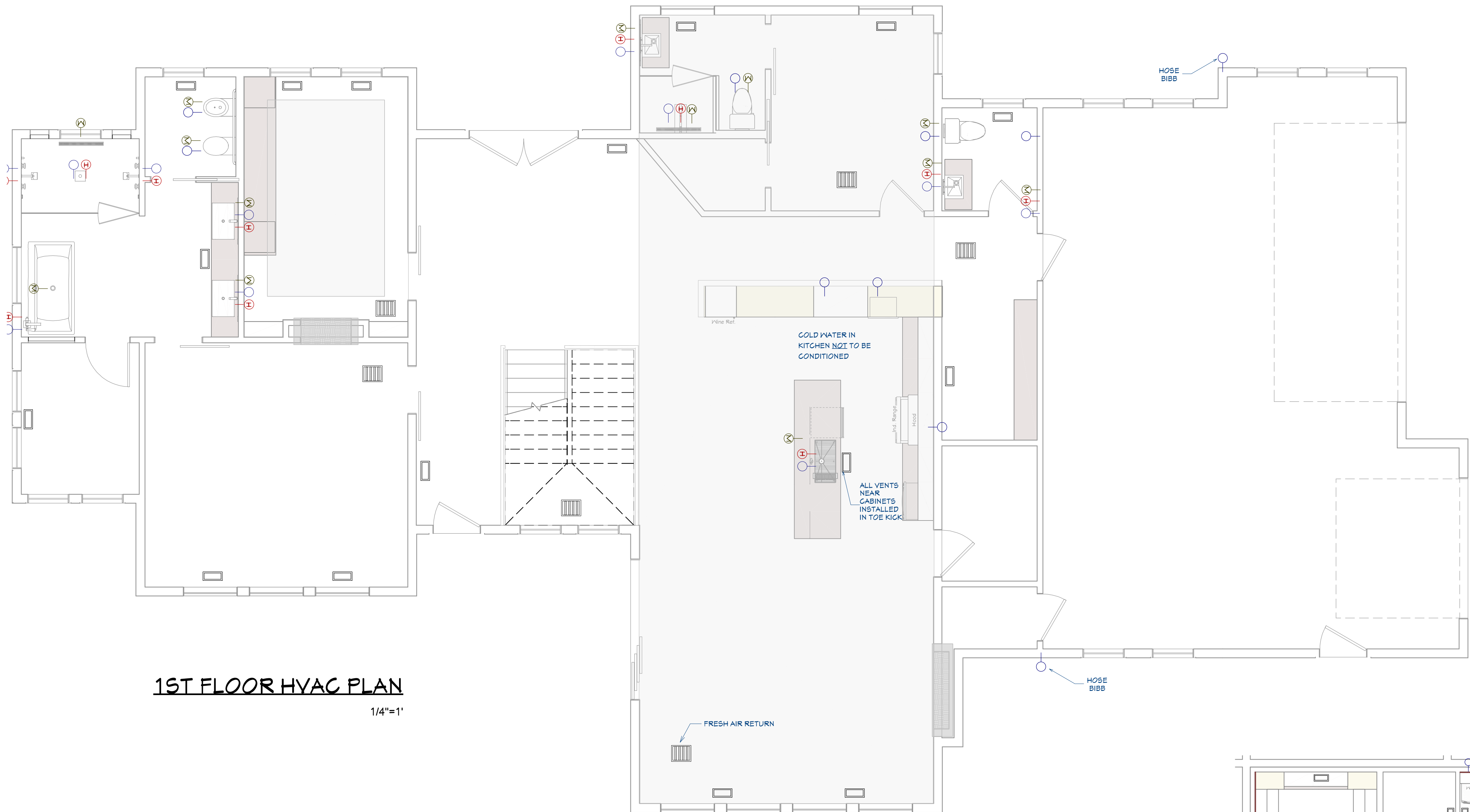


**SOLAR ARRAY DETAIL**

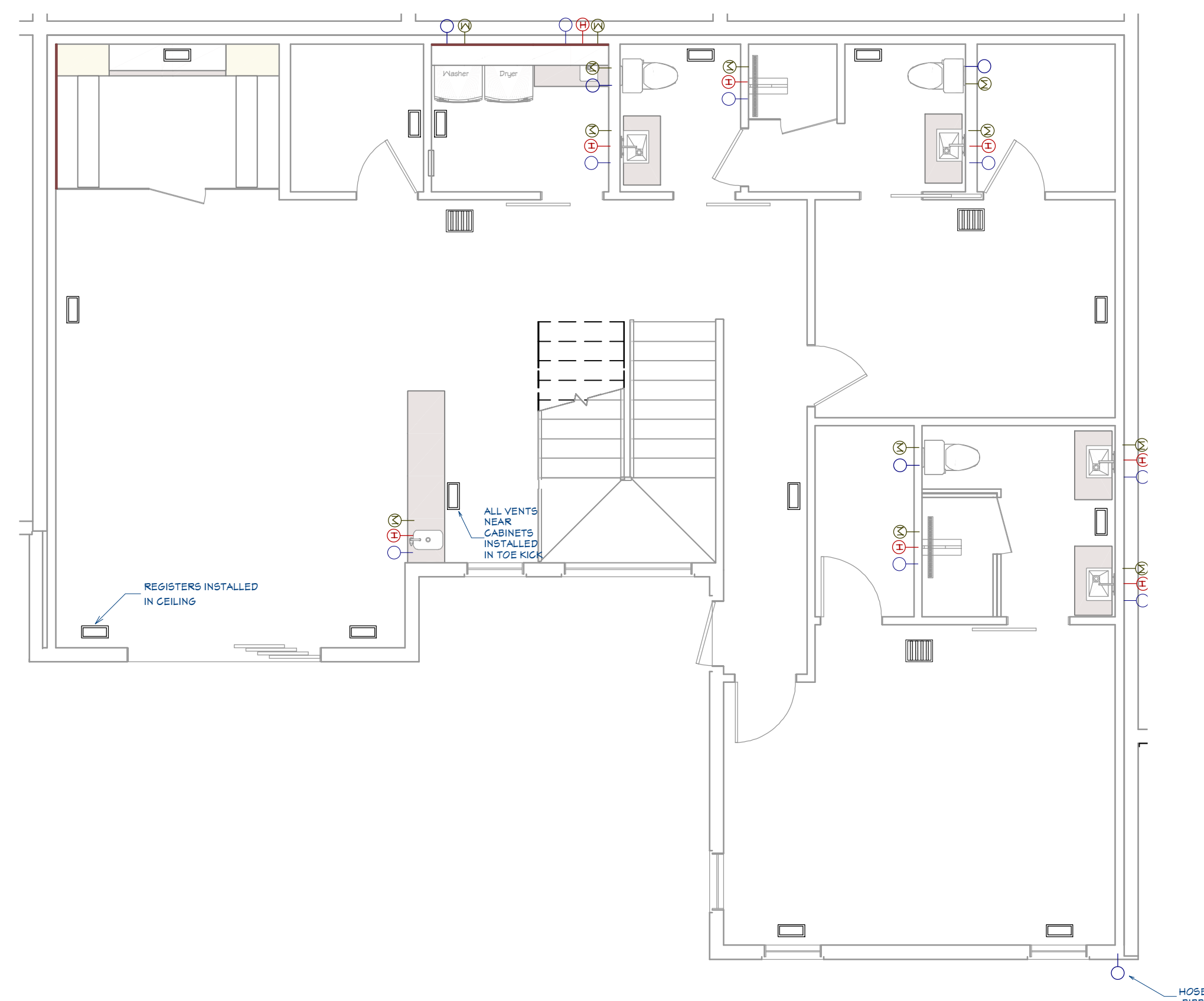


**BASEMENT ELECTRICAL PLAN**

3/16"=1'



**1ST FLOOR HVAC PLAN**  
1/4"=1'



**BASEMENT HVAC PLAN**  
3/16"=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 TRUSSES / JOISTS
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 P2403.2
8. SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. - IRC P2403.2
9. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
11. WATER SOFTENER UNIT, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE CONDITION WATER.
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.



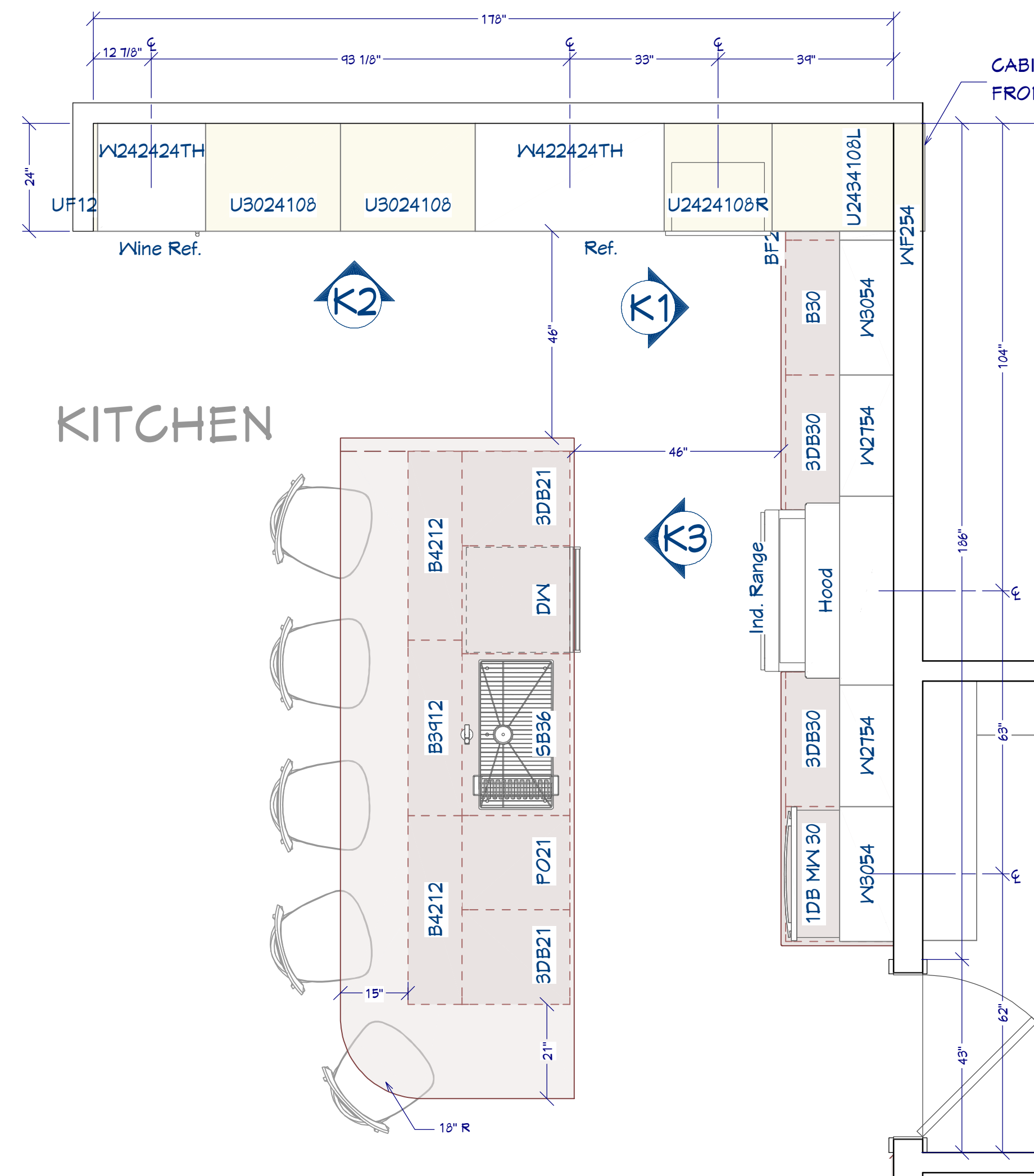
**KITCHEN RENDERING - OPTION 1**

FOR ILLUSTRATION ONLY NO SCALE



**KITCHEN RENDERING - OPTION 2**

FOR ILLUSTRATION ONLY NO SCALE



**KITCHEN**

**KITCHEN FLOOR PLAN**

1/2"=1'

**KITCHEN & CABINET NOTES:**

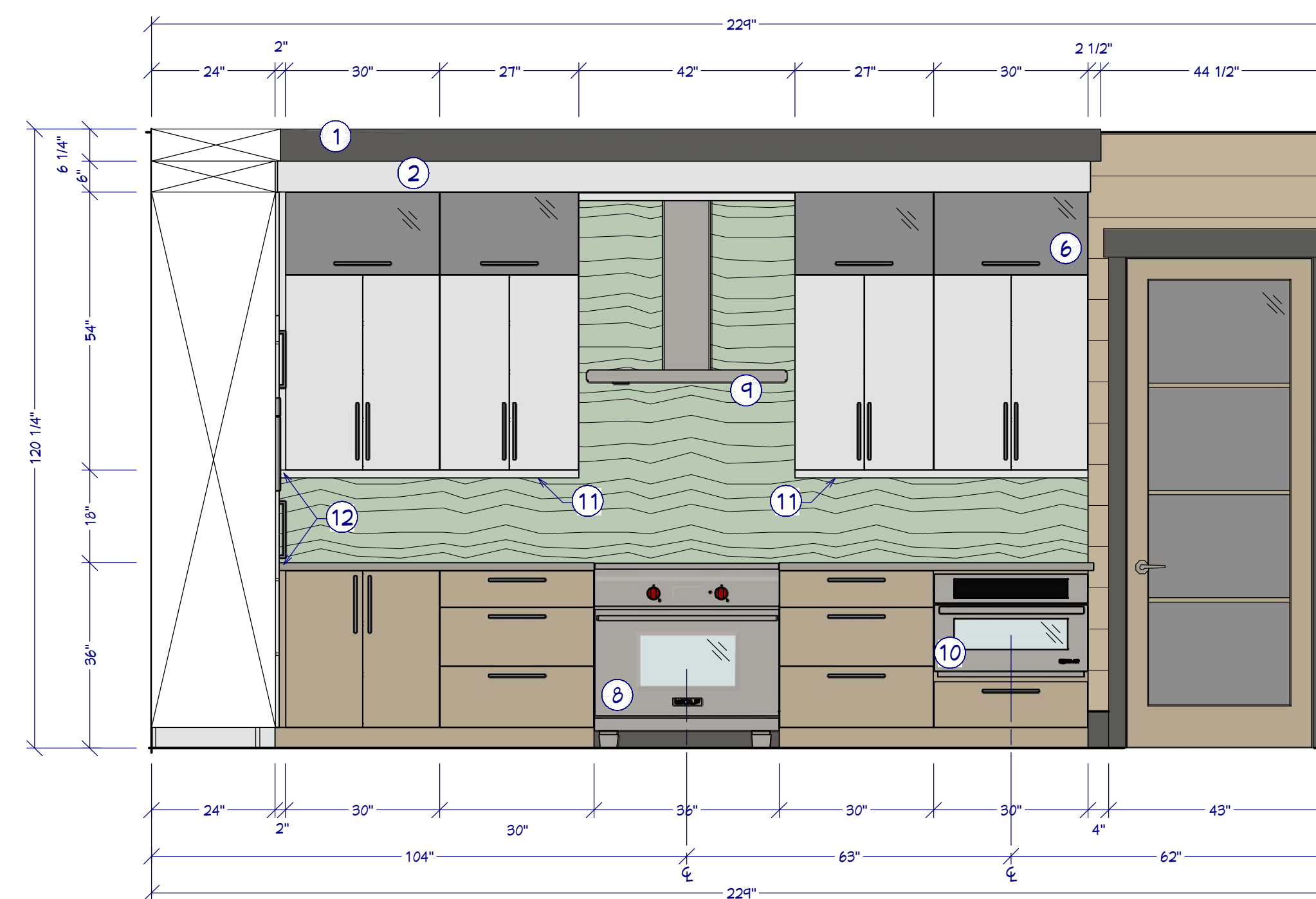
- 1 ALL CABINETS FRAMELESS, MAPLE OR ALDER
- 2 CONFIRM FINISH & STAIN/PAIN WITH CLIENT PRIOR TO ORDERING
- 3 CONFIRM DOOR & DRAWER STYLES WITH CLIENT PRIOR TO ORDERING
- 4 INSTALL HARDWARE ON SITE
- 5 INSTALL CROWN MOLDING ON SITE; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER
- 6 CABINET SUPPLIER RESPONSIBLE 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 600 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 UNDERCOUNTER GFCI ELECTRICAL PLUGS
- 13 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES

**KITCHEN KEY NOTES:**

- ① SOFFIT W/ LED LIGHTING ABOVE
- ② CROWN MOLDING
- ③ WINE FRIDGE
- ④ PANELED FRIDGE SEE MFG. APPLIANCE SPECS FOR PANEL SIZES
- ⑤ BUILT-IN COFFEE
- ⑥ RAIN WATER GLASS
- ⑦ UTILITY CABINET SIDE MOUNT FOR MUD ROOM
- ⑧ INDUCTION COOK RANGE
- ⑨ COOK HOOD
- ⑩ MICROWAVE DRAWER
- ⑪ UNDER CAB LED LIGHTING
- ⑫ 2" FILLER
- ⑬ WASTE PULLOUT
- ⑭ POPUP OUTLET / USB
- ⑮ MITRE WATERFALL

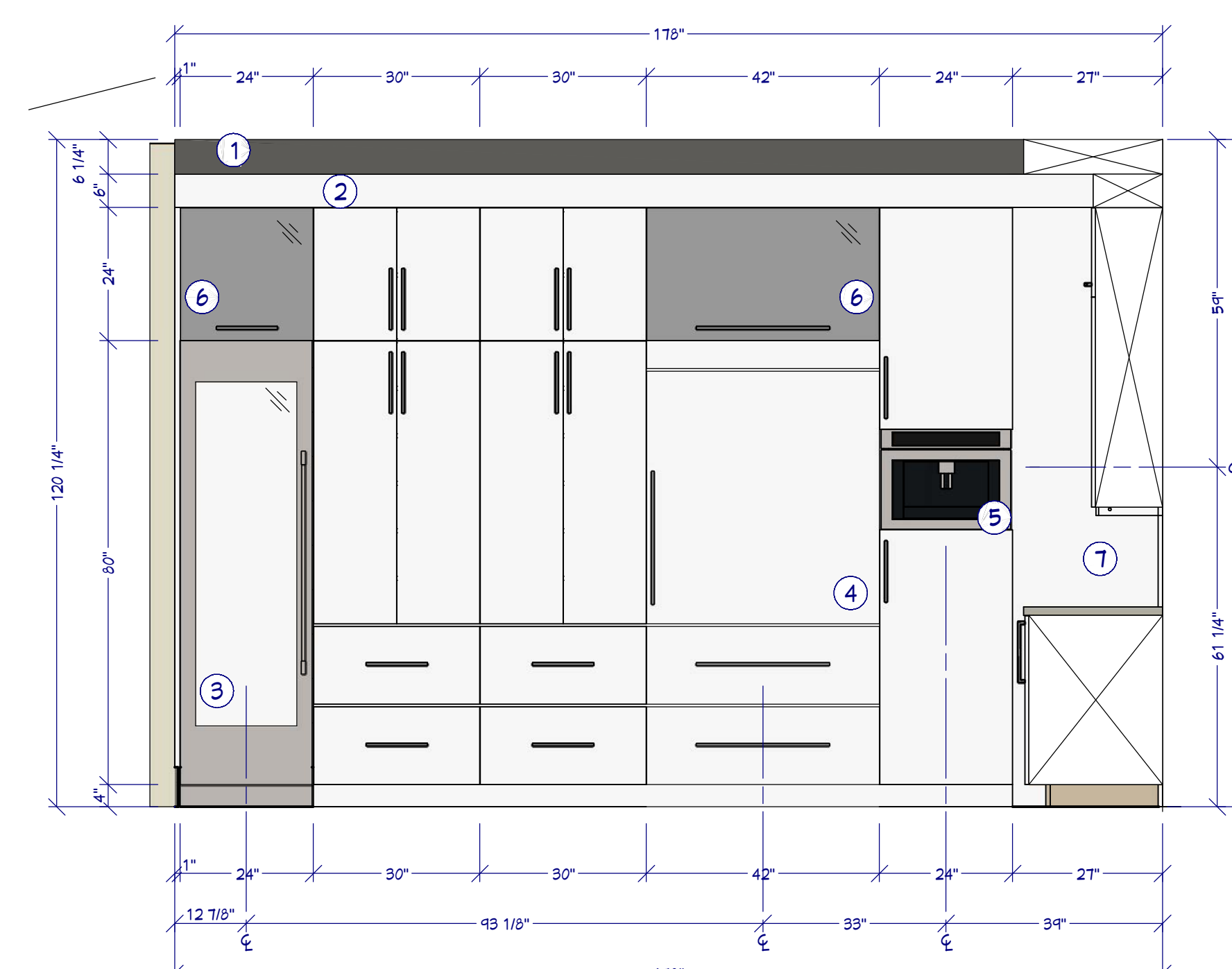
**CABINET SCHEDULE:**

3D Elevation	Number	Label	Quantity	Height	Description		
	G01	U3024108	2	30"	24"	108"	utility cabinet
	G03	U2434108L	1	24"	34"	108"	utility cabinet
	G04	U2424108R	1	24"	24"	108"	utility cabinet Built-in Coffee Station
	G05	W42424TH	1	24"	24"	24"	wall cabinet
	G06	W422424TH	1	42"	24"	24"	wall cabinet
	G07	W2754	2	21"	12"	54"	wall cabinet
	G08	UF124108	1	1"	24"	108"	utility cabinet filler
	G09	BF2	1	2"	24"	36"	base cabinet filler
	G10	W2754	1	2"	12"	54"	wall cabinet filler
	G11	3DB30	2	30"	24"	36"	base cabinet
	G12	1DB MP430	1	30"	24"	36"	base cabinet Microwave Drawer
	G13	B30	1	30"	24"	36"	base cabinet
	G14	W3054	2	30"	12"	54"	wall cabinet
	G15	3DB21	2	21"	24"	31 1/2"	base cabinet
	G16	PO21	1	21"	24"	31 1/2"	base cabinet Waste Pullout
	G17	SB36	1	36"	24"	31 1/2"	Sink base cabinet
	G18	B3112	1	31"	12"	31 1/2"	base cabinet
	G19	B4212	2	42"	12"	31 1/2"	base cabinet



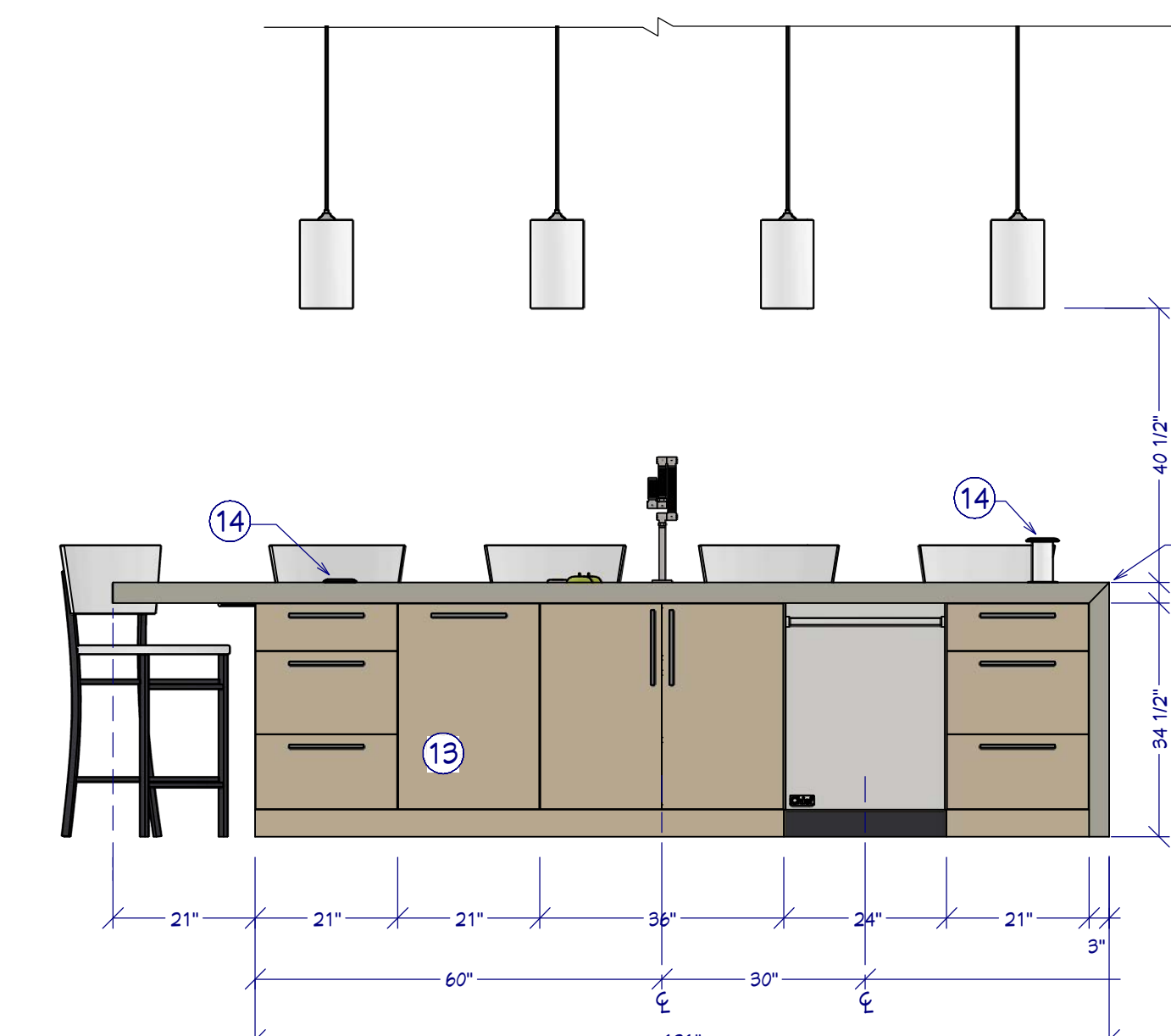
**K1 MAIN WALL ELEVATION**

1/2"=1'



**K2 SIDE WALL ELEVATION**

1/2"=1'



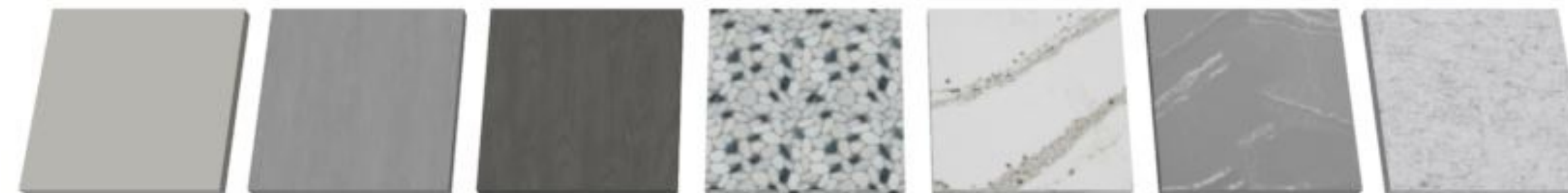
**K3 FRONT ISLAND ELEVATION**

1/2"=1'

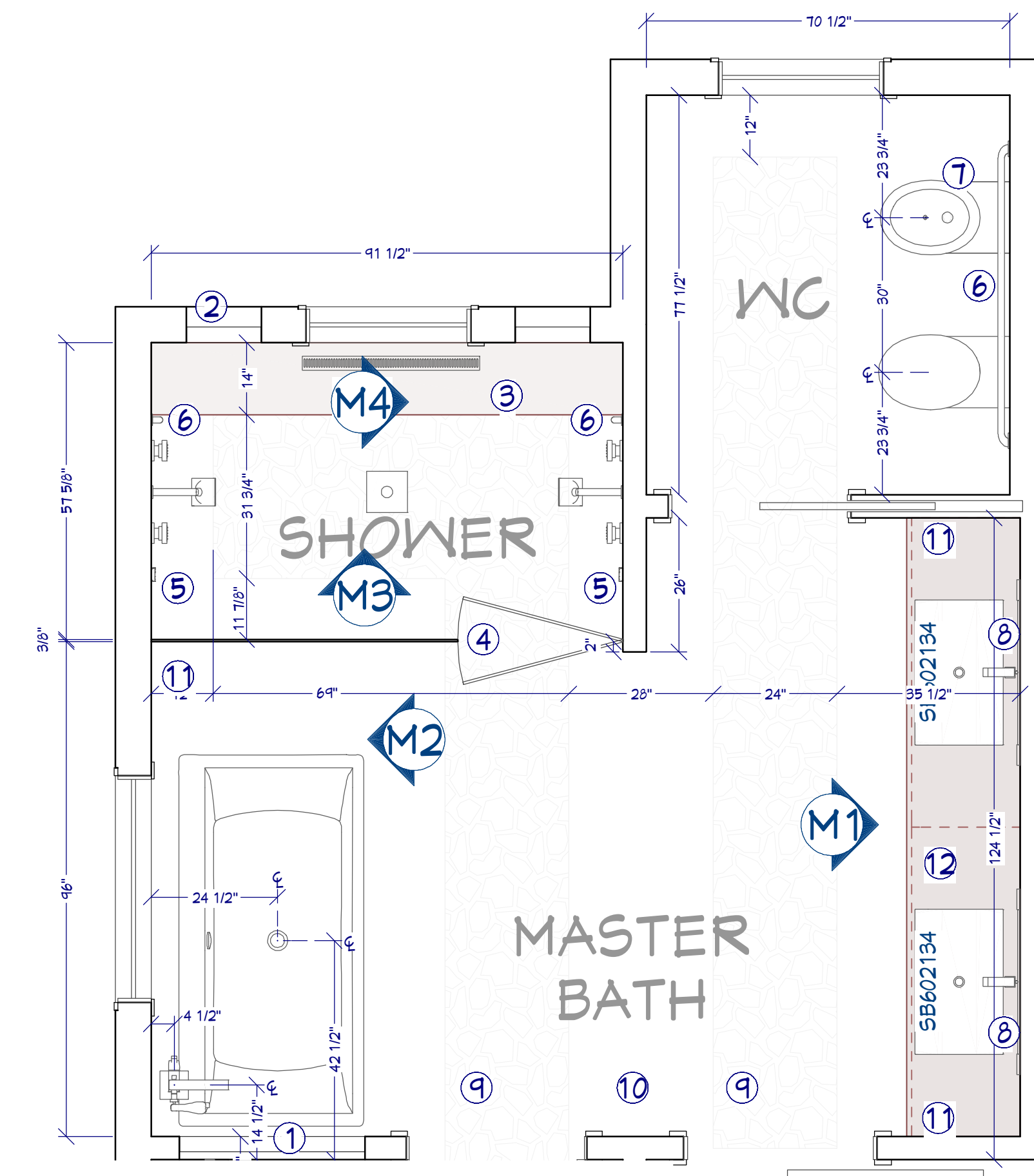


**MASTER BATH RENDER**

FOR ILLUSTRATION ONLY NO SCALE



- (A) BENJAMIN MOORE 1471 SHORELINE
- (B) MAPLE STAINED GRAY
- (C) ALDER STAINED DARK BROWN
- (D) STRATASTONE SLICED BLACK & WHITE PEBBLE TILE
- (E) CAMBRIA ANNICCA
- (F) CAMBRIA QUEEN ANNE
- (G) CAMBRIA ROSEDALE

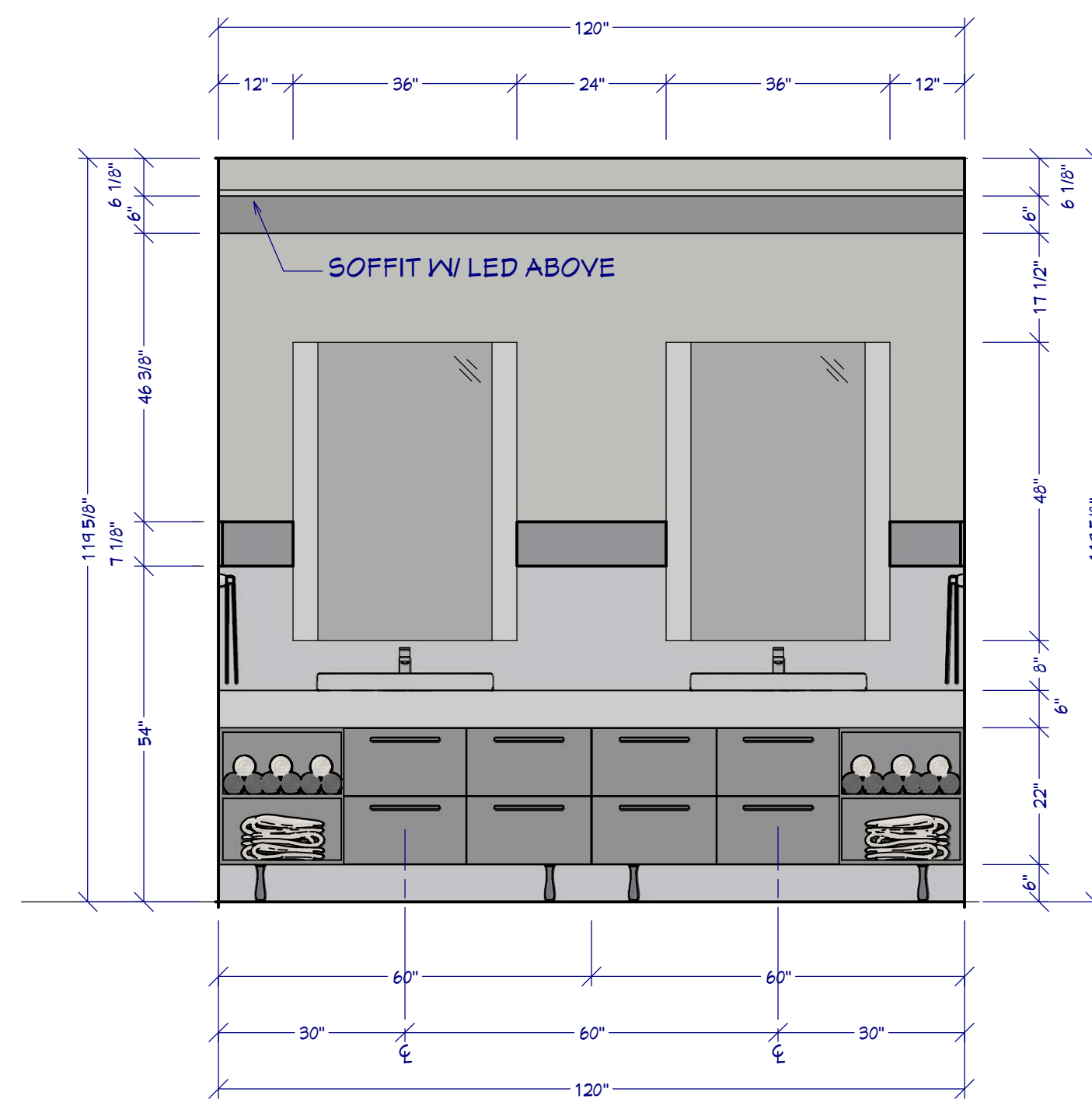


**MASTER BATH FLOOR PLAN**

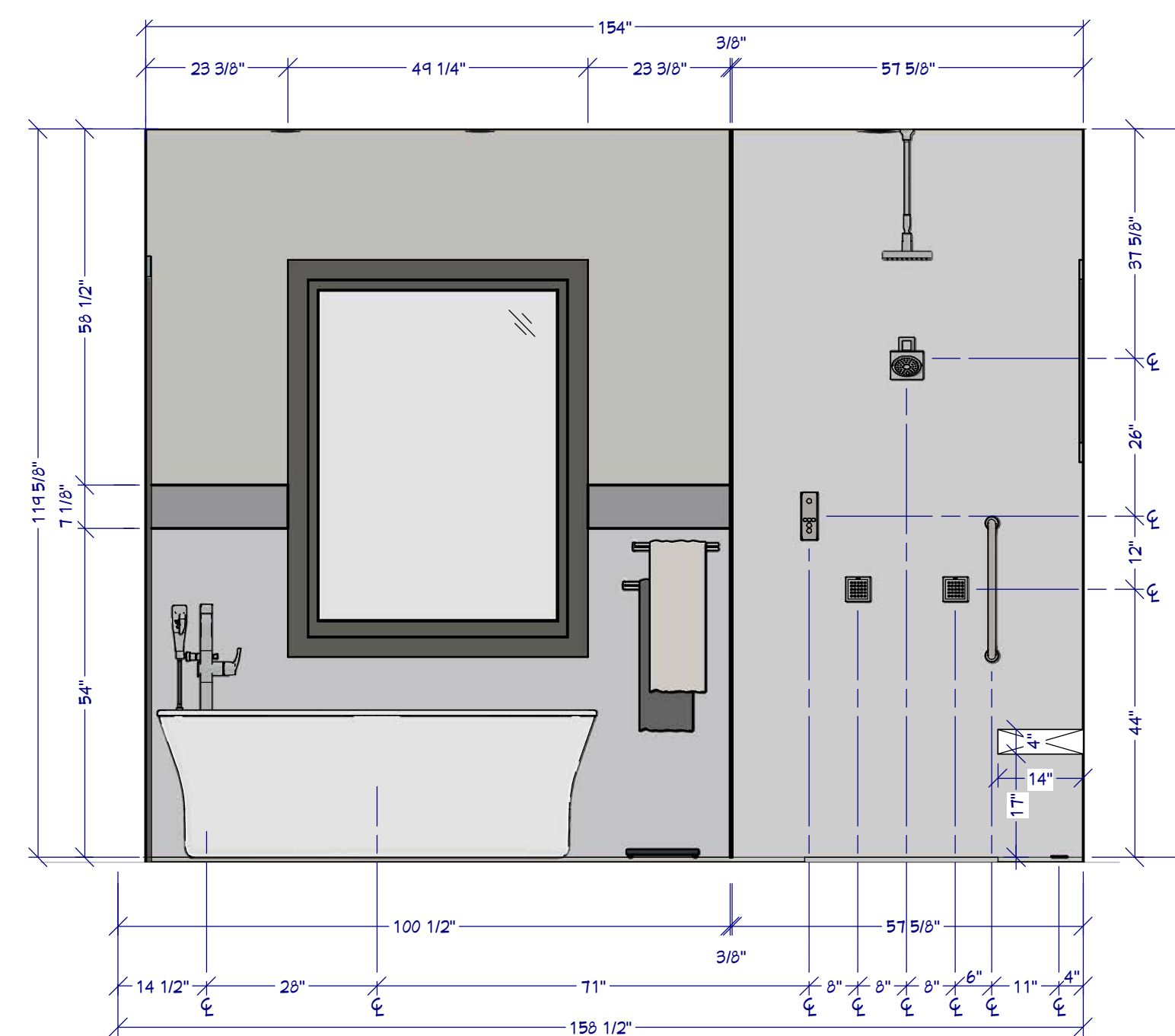
1/2"=1'

**MASTER BATH NOTES**

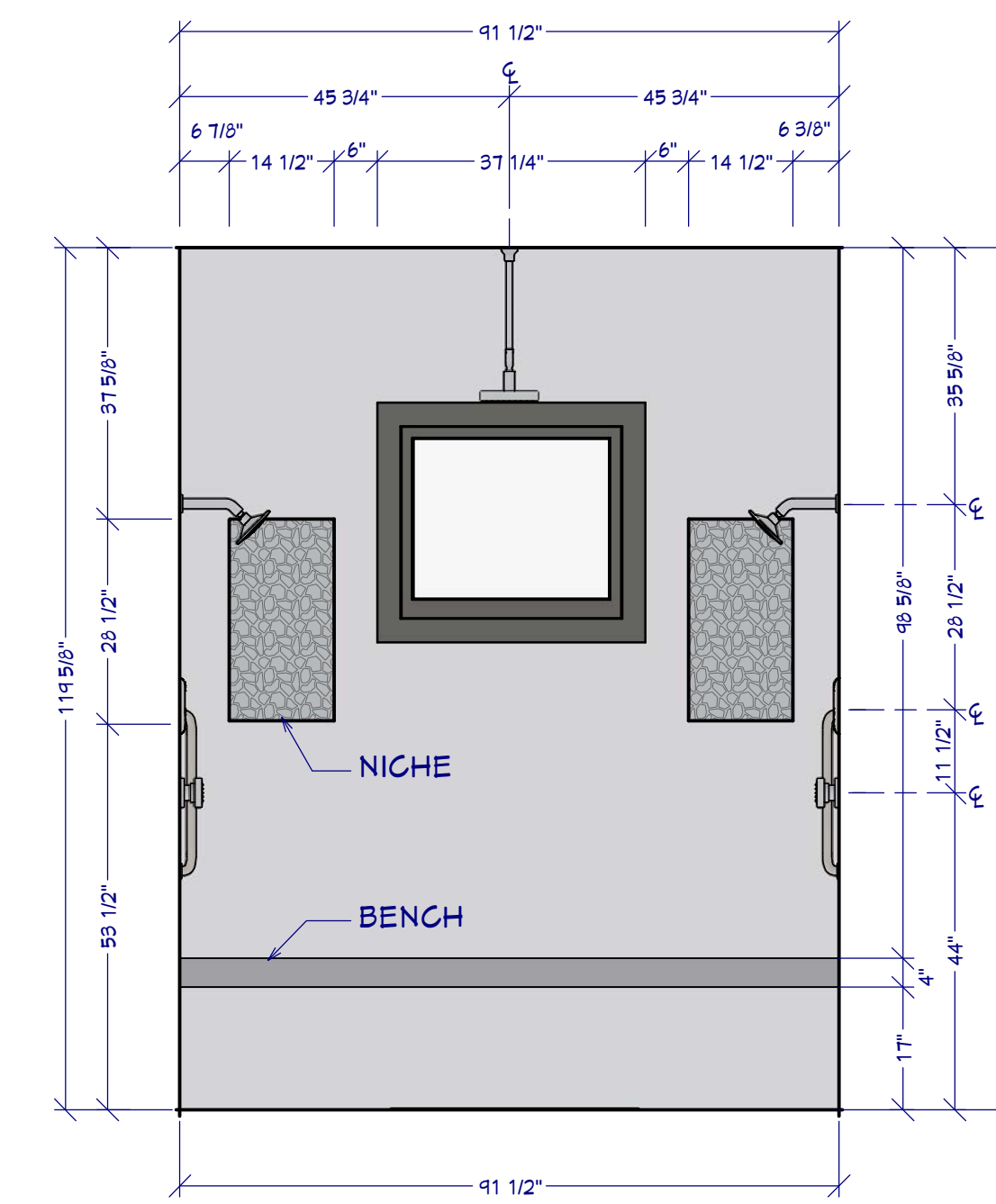
- ① NICHE 36"W 18"H 30"FTB
- ② NICHE 14.5"W 28"H 54"FTB
- ③ SHOWER BENCH 14"W
- ④ DUAL SWING
- ⑤ DTV CONTROL
- ⑥ GRAB BAR
- ⑦ BIDET
- ⑧ LED MIRROR
- ⑨ FLOOR INLAY
- ⑩ HEATED FLOOR
- ⑪ TOWEL MOUNT
- ⑫ SOFFIT W/ LED ABOVE VANITIES



**M1 MASTER BATH MAIN WALL**  
1/2"=1'



**M2 SHOWER & TUB ELEVATION**  
1/2"=1'



**M3 SHOWER ELEVATION**  
1/2"=1'

**FIXTURES**

Item	Quantity	Description	Notes
A01	2	LED Mirror	
A02	4	Niche Towel Holder	
A03	2	Single Handle Project-Fix Laundry Faucet	Delta
A04	2	2284 Antlia Mixing Foot Cast Composite Bathroom Sink	Kohler
A05	1	K-6811 Showering Freestanding Bathtub	Kohler
A06	1	14702-PL Floor Mount Tap Filter Trim	Delta
A07	2	Showerhead	Delta
A08	1	Shower Pan	
A09	4	Burke Mount Body Spray	Delta
A10	1	K-13485 Contemporary Square Walk-in Foot Massage Bathtub	Kohler
A11	2	K-5561C 6" x 6" Project-Fix Shower Drain	Kohler
A12	2	Vertical Drain Bar	
A13	1	Handrail, Wall Mount	
A14	1	toilet, Bidet	
A15	1	toilet, Bidet	