

RENDERINGS

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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: LAKE POINT
ADDRESS: 2477 E. PONDEROSA LN, HAYDEN LAKE, ID

LEGAL: POINT HAYDEN, Lot 16 Blk 1 10 51N 03W

FIRE DISTRICT: NORTHERN LAKES
WATER/SEWER: HAYDEN LAKE RECREATIONAL

STORM WATER PERMIT: _____
BUILDING PERMIT: _____

DESIGNER: CHIEF ARCHITECT, SH
DESIGN CONSULTANT: H2A ARCHITECTS
BUILDER: CDA BUILDER
ENGINEERING: BC ENGINEERS

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SHEET NUMBER

1

SCALE @ 24" X 36"

DATE: 3.5.2018

DRAWN BY: S.H.

PRESENTATION VIEWS

E. PONDEROSA LN.
HAYDEN LAKE, IDAHO

LAKE POINT

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PROJECT STATISTICS:

LOT SIZE: 17,000 SF (.39 ACRE)
ANTICIPATED DISTURBED AREA: 4,875 SF
BLDG. ENVELOPE: 3,215 SF
ROOF: 4,173 SF
FRONT/REAR HEIGHT: 17' 4" / 39' 4"
LIVABLE SF: 3,803
MAIN: 1,957
SECOND: 1,846
FOUNDATION: 1,478
GARAGE: 1,263
DECKS: 988

SITE PLAN NOTES

SOIL: *2,000 PSF 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

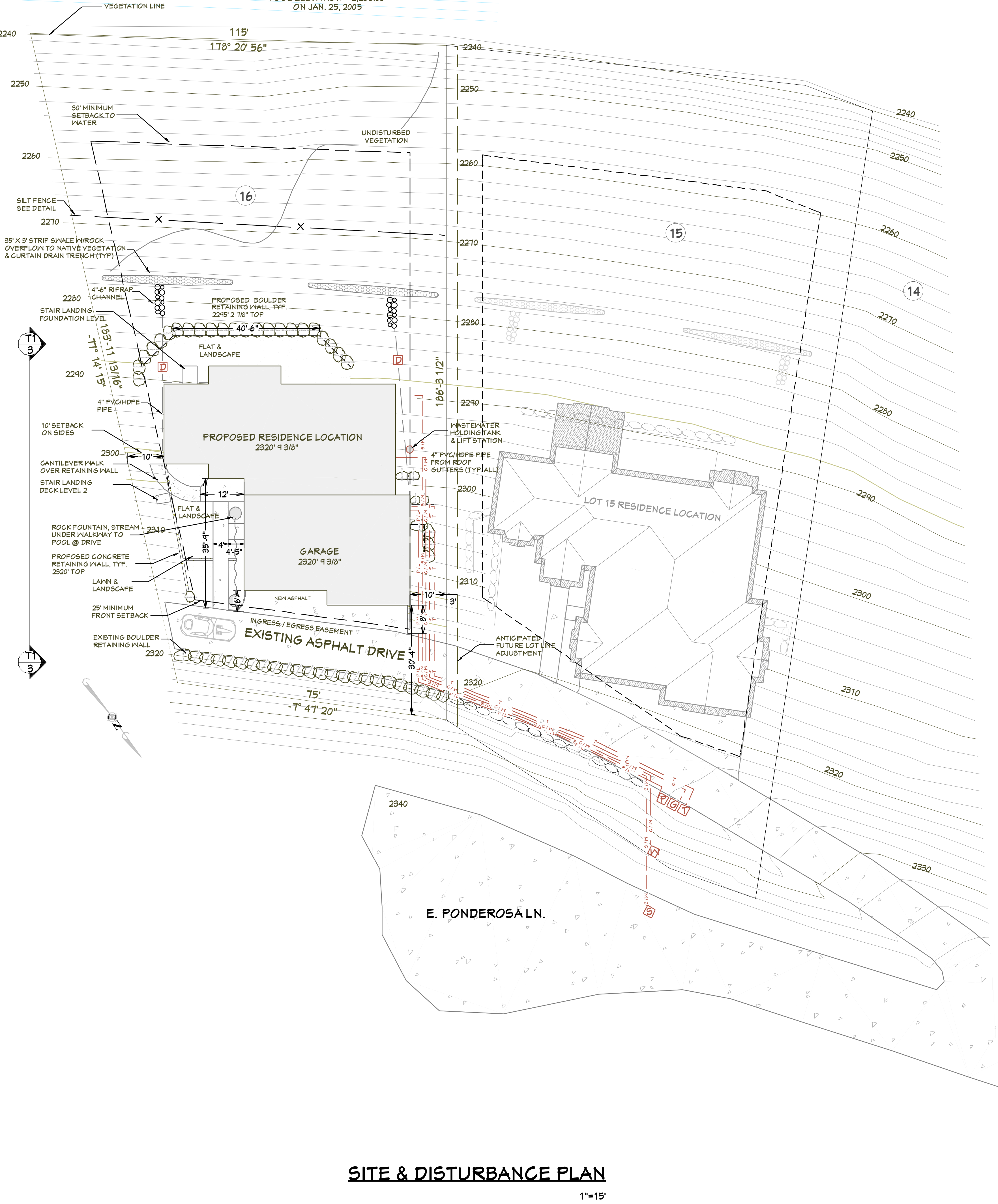
SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

HAYDEN LAKE

POOL ELEVATION = 2,236.56'
ON JAN. 25, 2005



PROJECT NARRATIVE

THE PROPOSED SITE LOCATION IS 2941 PONDEROSA LN. HAYDEN, IDAHO. LOT 16, BLOCK 1, POINT HAYDEN, KOOTENAI COUNTY. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE,

EROSION CONTROL NOTES:

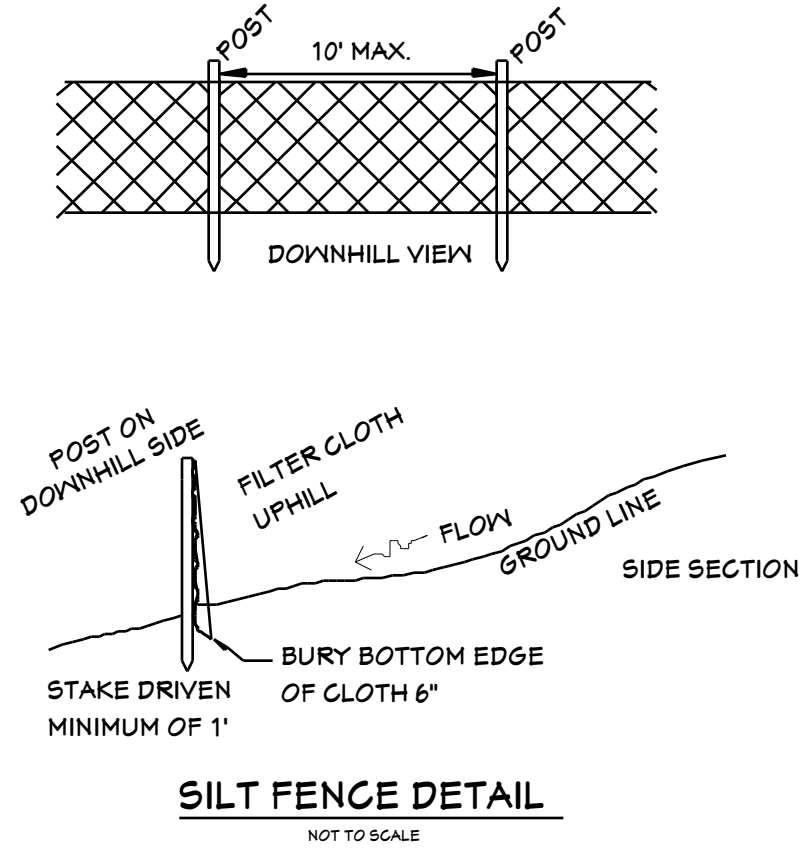
1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR 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 MANUFACTURE'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 SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.

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



LEGEND

- FND. 1/2" IRON ROD
- ⓧ TELEPHONE/CABLE POA
- Ⓢ NATURAL GAS LINE
- Ⓟ UNDERGROUND POWER LINE 400 AMP SERVICE
- Ⓜ 1" MAIN WATER LINE
- Ⓢ SEWER WASTE LINE
- Ⓟ DRAINAGE TO CHANNEL
- BOULDER RETAINING WALL
- DIRECTION OF WATER FLOW
- Ⓢ 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
- Ⓢ RIM OF INFILTRATION BASIN
- Ⓢ BOTTOM OF INFILTRATION BASIN

SITE & DISTURBANCE PLAN

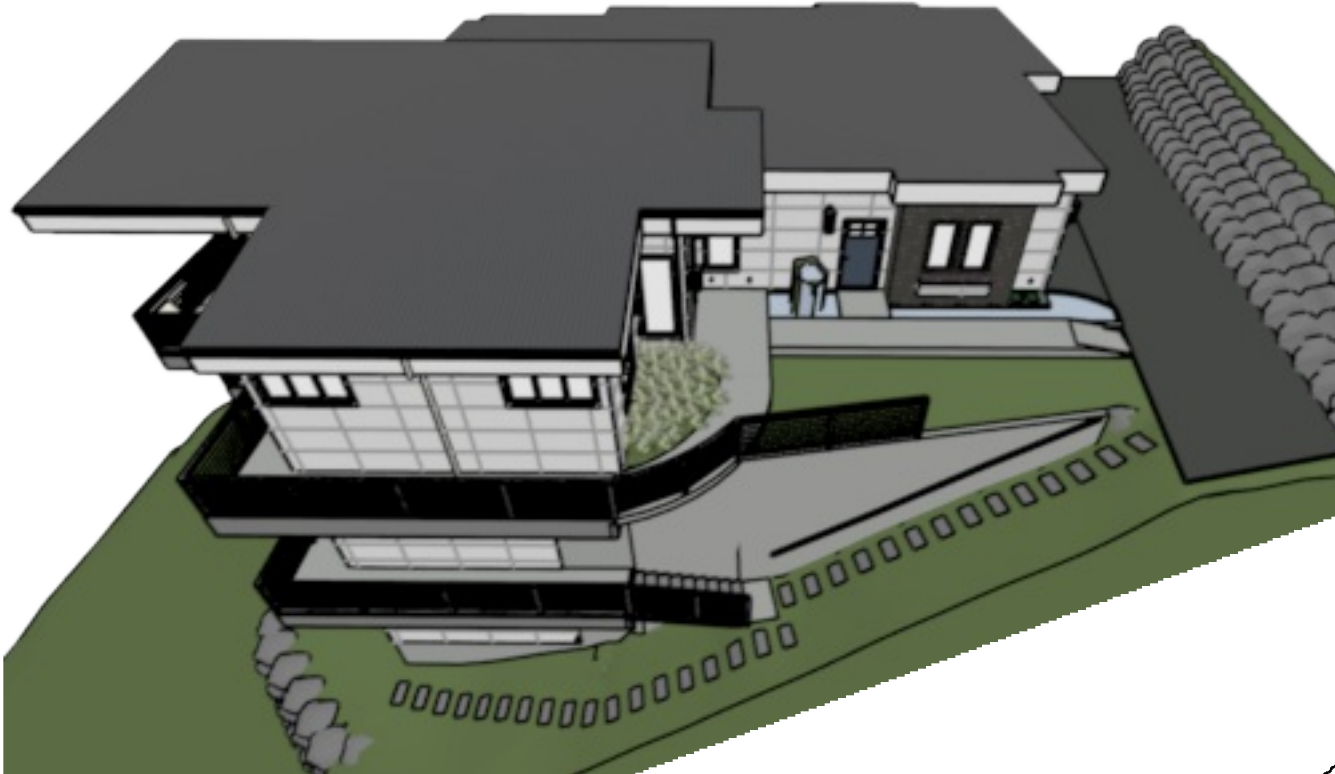
1"=15'

SITE & DISTURBANCE PLAN

E. PONDEROSA LN.
HAYDEN LAKE, IDAHO
LAKE POINT

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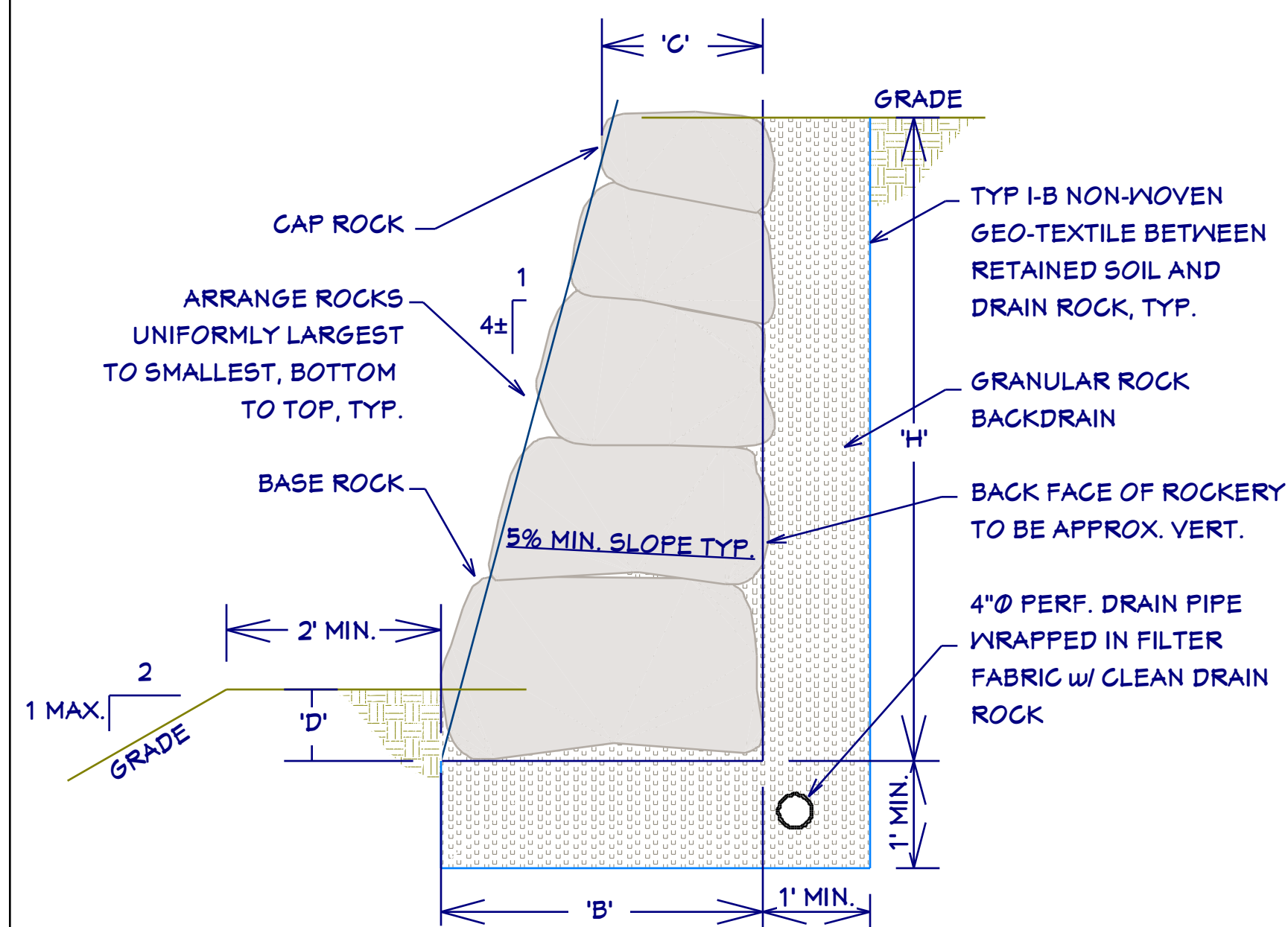
SHEET NUMBER
2
SCALE @ 24" X 36"
DATE: 3.5.2018
DRAWN BY: S.H.



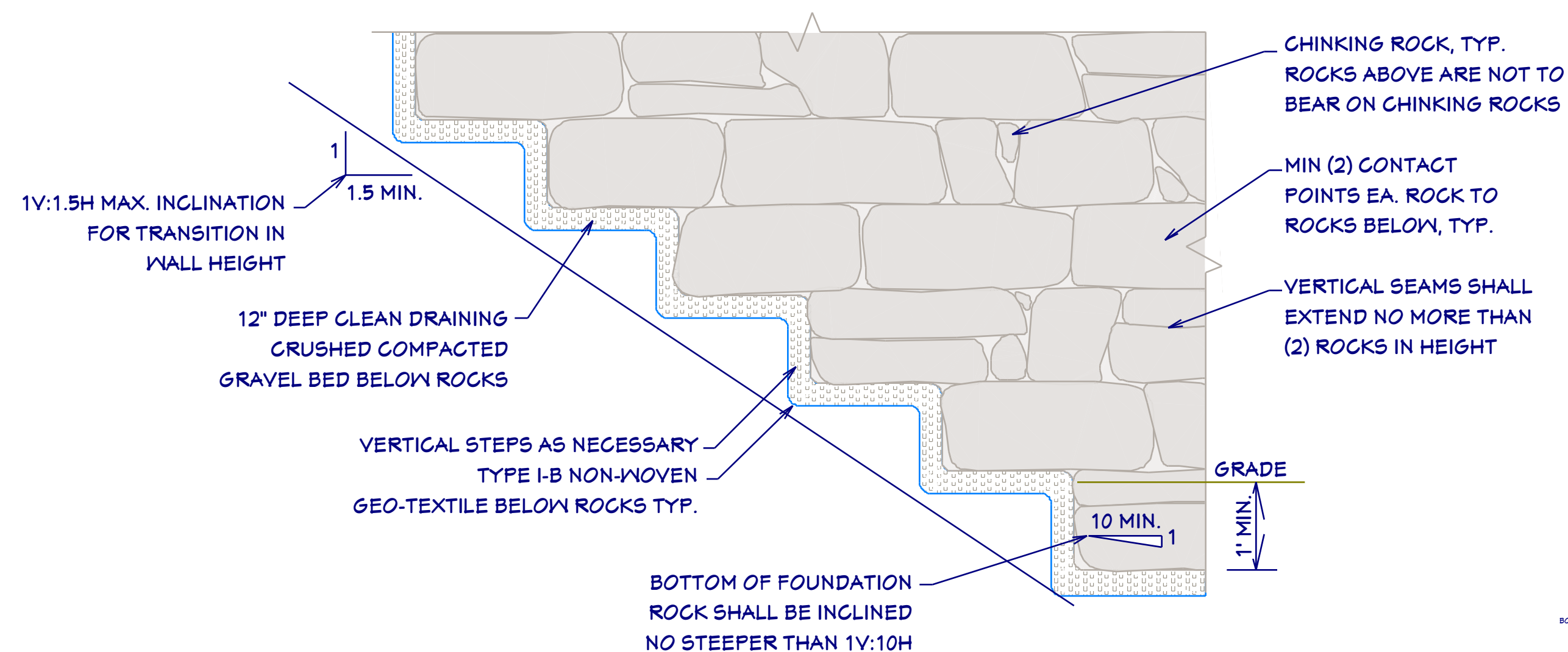
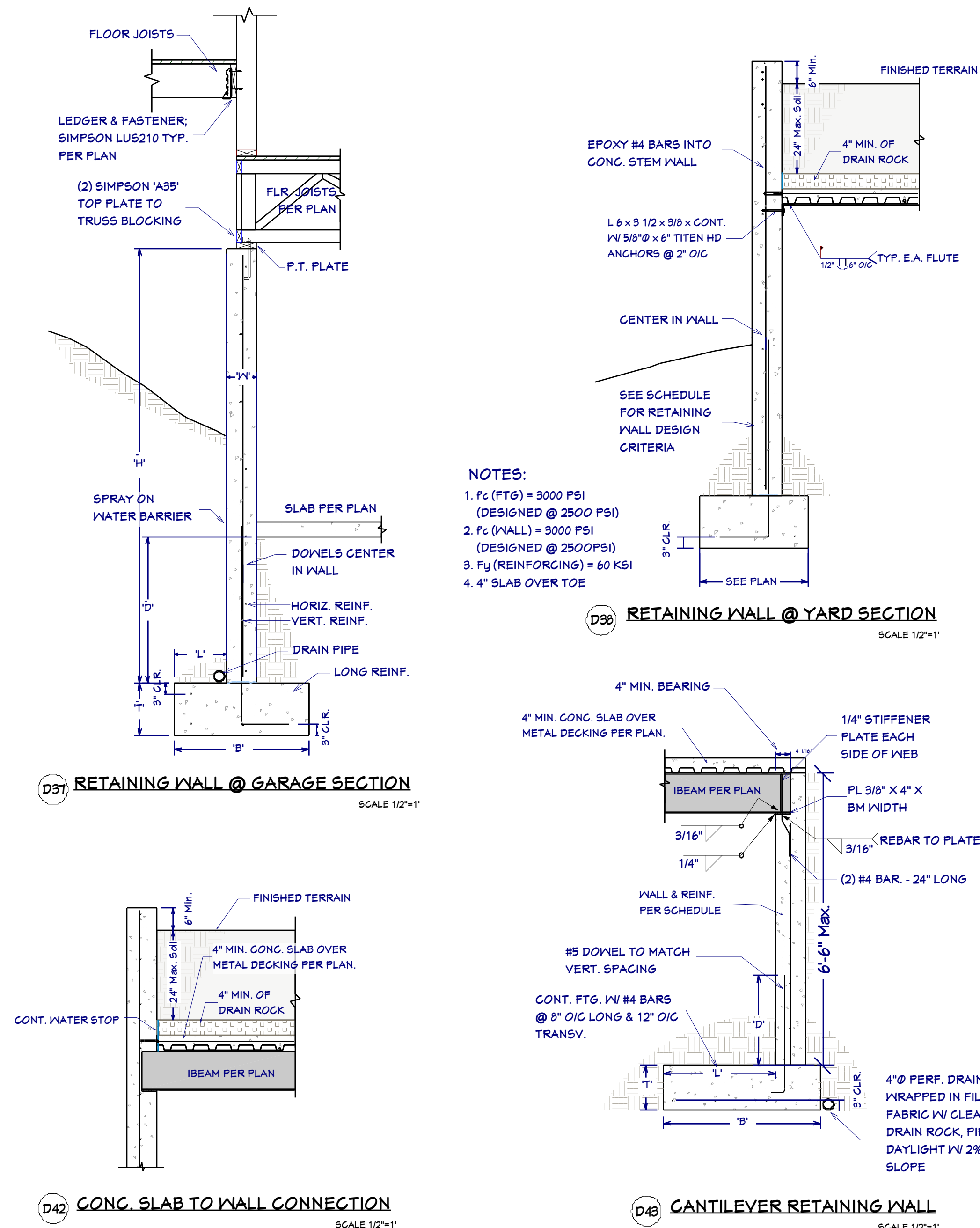
1. CODE: 2012 BC
2. CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
3. THE CONTRACTOR, SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION, INCLUDING STABILITY OF ALL TEMPORARY CUTS. THE STRUCTURE SHOWN ON THE 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: 50 PSF
WIND UPLIFT: 5 PSF
WIND SPEED= 40 MPH EXP C
SEIS. ZONE C
SOIL BEARING 1500 PSF

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

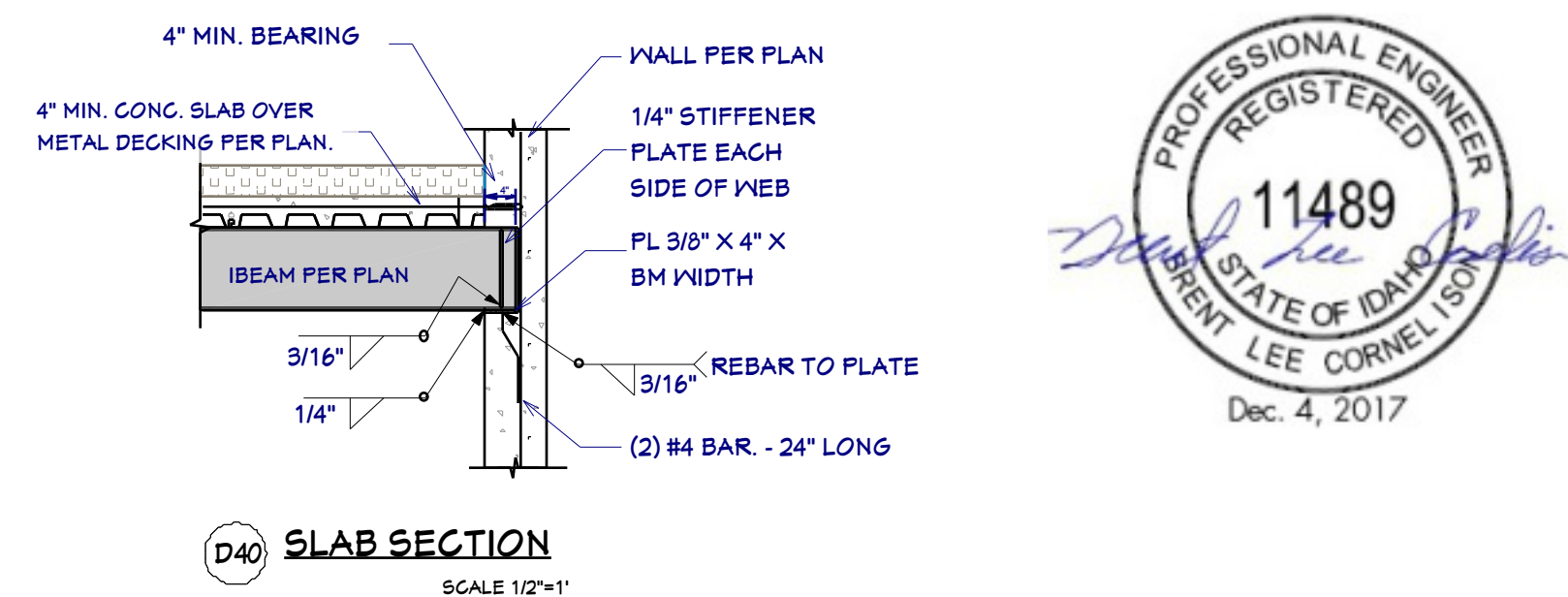
ROCKERY WALL SCHEDULE			
H	B	C	D
6'-0"	2'-9"	1'-3"	1'-0"
8'-0"	3'-6"	1'-6"	1'-0"
9'-0"	4'-0"	1'-9"	1'-0"



ROCKERY SCHEDULE
3/4" = 1'

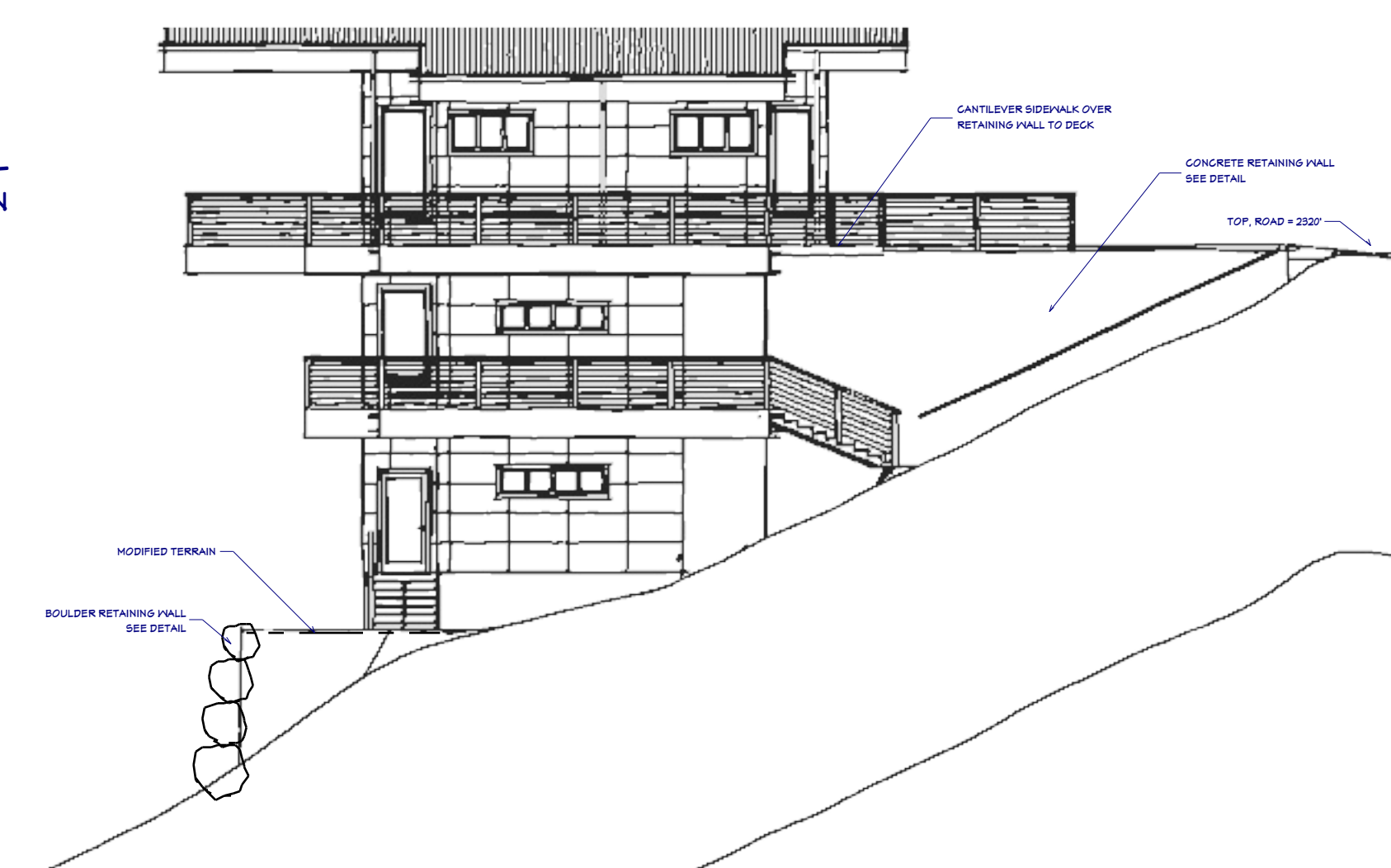


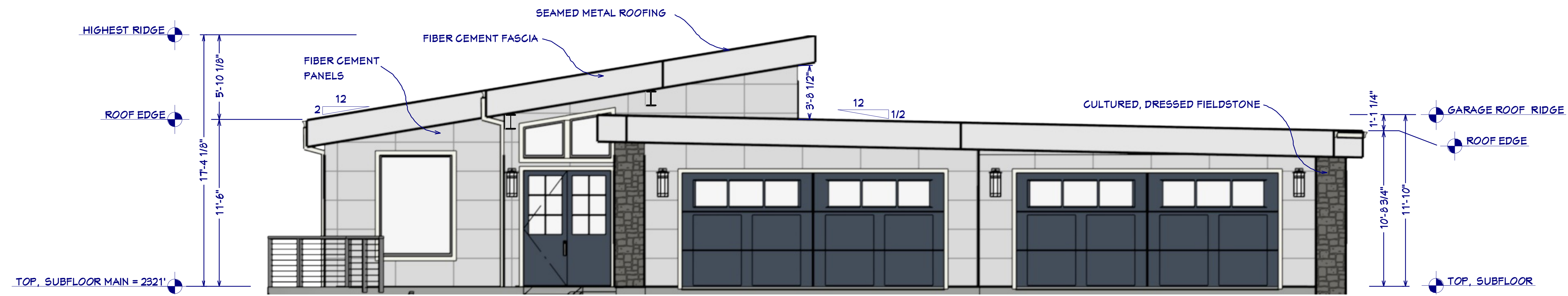
ROCKERY ELEVATION 3/4"=1'



RETAINING WALL SCHEDULE											
R	H	W	B	L	T	D	WALL REINFORCING			FTG REINFORCING	
							VERT.	HORIZ.	DOWELS	TRANS.	LONG.
R1	12'-0"	10"	6'-0"	4'-0"	12"	24"	#5 @ 8" O/C	#4 @ 10" O/C	#5 @ 8" O/C	#5 @ 8" O/C BOTT.	(8) #4 CONT. BOTT.
R2	10'-0"	10"	4'-6"	2'-6"	12"	24"	#5 @ 8" O/C	#4 @ 10" O/C	#5 @ 8" O/C	#4 @ 8" O/C BOTT.	(6) #4 CONT. BOTT.
R3	4'-0"	8"	2'-6"	1'-0"	12"	24"	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C TOP	(4) #4 CONT. BOTT.
R4	9'-0"	8"	3'-6"	2'-0"	12"	24"	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C	#5 @ 12" O/C BOTT.	(5) #4 CONT. BOTT.
R5	8'-0"	8"	3'-6"	2'-0"	12"	24"	#5 @ 10" O/C	#4 @ 12" O/C	#5 @ 10" O/C	#5 @ 10" O/C BOTT.	(5) #4 CONT. BOTT.
R6	8'-0"	8"	3'-6"	2'-6"	12"	24"	#4 @ 8" O/C	#4 @ 12" O/C	#4 @ 8" O/C	#4 @ 8" O/C BOTT.	(5) #4 CONT. BOTT.
R6	10'-0"	10"	4'-6"	3'-0"	12"	24"	#5 @ 8" O/C	#4 @ 10" O/C	#5 @ 8" O/C	#5 @ 12" O/C BOTT.	(6) #4 CONT. BOTT.
R6 ^①	12'-0"	12"	6'-0"	4'-0"	12"	24"	#5 @ 8" O/C	#4 @ 12" O/C	#5 @ 5" O/C	#5 @ 10" O/C BOTT.	(8) #4 CONT. BOTT.
R7	10'-0" to 14'-0"	8"	2'-0"	8"	12"	24"	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C	N/A	(3) #4 CONT. BOTT.
R8	6'-0"	8"	2'-6"	1'-0"	12"	24"	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C	N/A	(4) #4 CONT. BOTT.
R8	8'-0"	8"	3'-0"	1'-0"	12"	24"	#4 @ 10" O/C	#4 @ 12" O/C	#4 @ 10" O/C	N/A	(4) #4 CONT. BOTT.
R8	10'-0" to 22'-0"	8"	3'-0"	1'-6"	12"	24"	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C	N/A	(4) #4 CONT. BOTT.
R9	22'-0"	8"	3'-0"	1'-0"	12"	24"	#4 @ 16" O/C	#4 @ 12" O/C	#4 @ 16" O/C	N/A	(4) #4 CONT. BOTT.
R10	8'-0" to 10'-0"	8"	2'-0"	8"	12"	24"	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C	#4 @ 12" O/C TOP	(3) #4 CONT. BOTT.
R11	8'-0"	8"	3'-6"	2'-6"	12"	24"	#5 @ 10" O/C	#4 @ 12" O/C	#5 @ 10" O/C	#5 @ 10" O/C BOTT.	(5) #4 CONT. BOTT.
R12	10'-0" to 22'-0"	8"	4'-0"	2'-6"	12"	24"	#5 @ 8" O/C	#4 @ 12" O/C	#5 @ 8" O/C	#4 @ 8" O/C BOTT #4 @ 12" O/C TOP	(6) #4 CONT. BOTT.

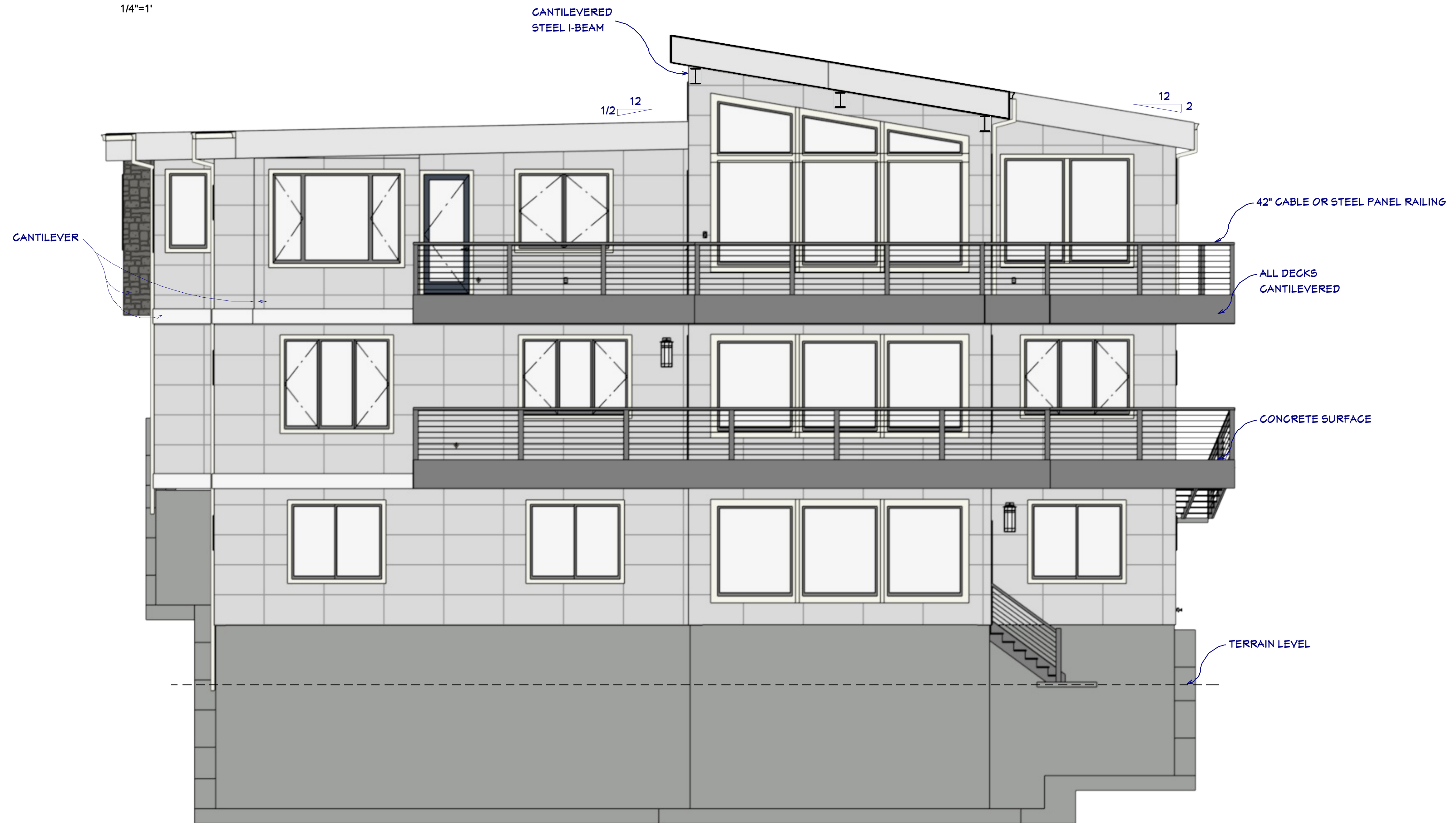
DESIGN CRITERIA	
SOIL:	2,000 PSF
FROST DEPTH:	24"
SEISMIC ZONE:	C
EQUIVALENT FLUID PRESSURE:	35 PCF (CANTILEVERED) 55 PCF (RESTRAINED)





FRONT ELEVATION

1/4"=1'



REAR ELEVATION

1/4"=1'

SHEET NUMBER

4

SCALE @ 24" X 36"

DATE: 3.5.2018

DRAWN BY: S.H.

**EXTERIOR
ELEVATIONS**

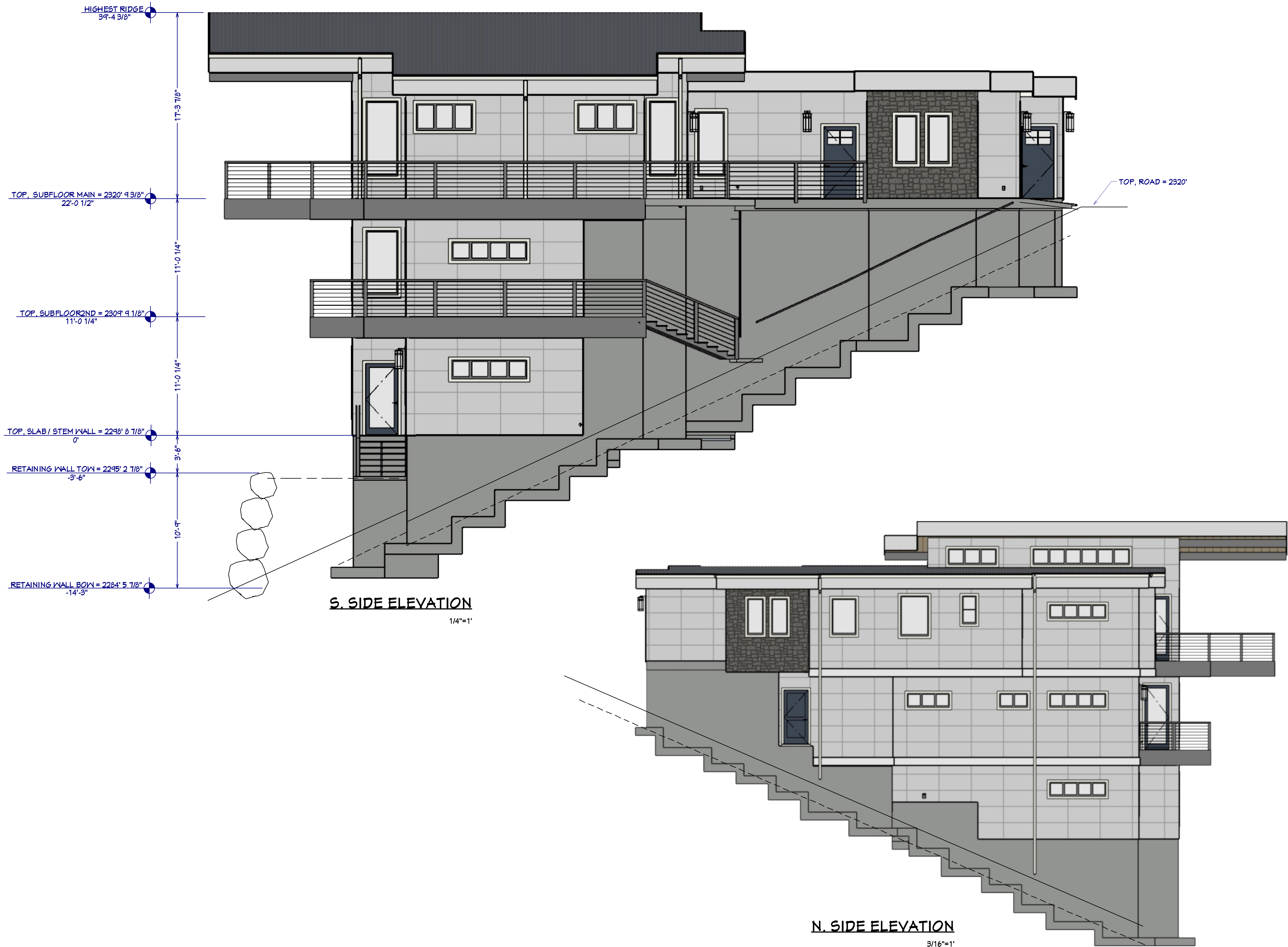
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LAKE POINT

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S. SIDE ELEVATION
1/4"=1'

N. SIDE ELEVATION
3/16"=1'



OVERVIEW RENDERING

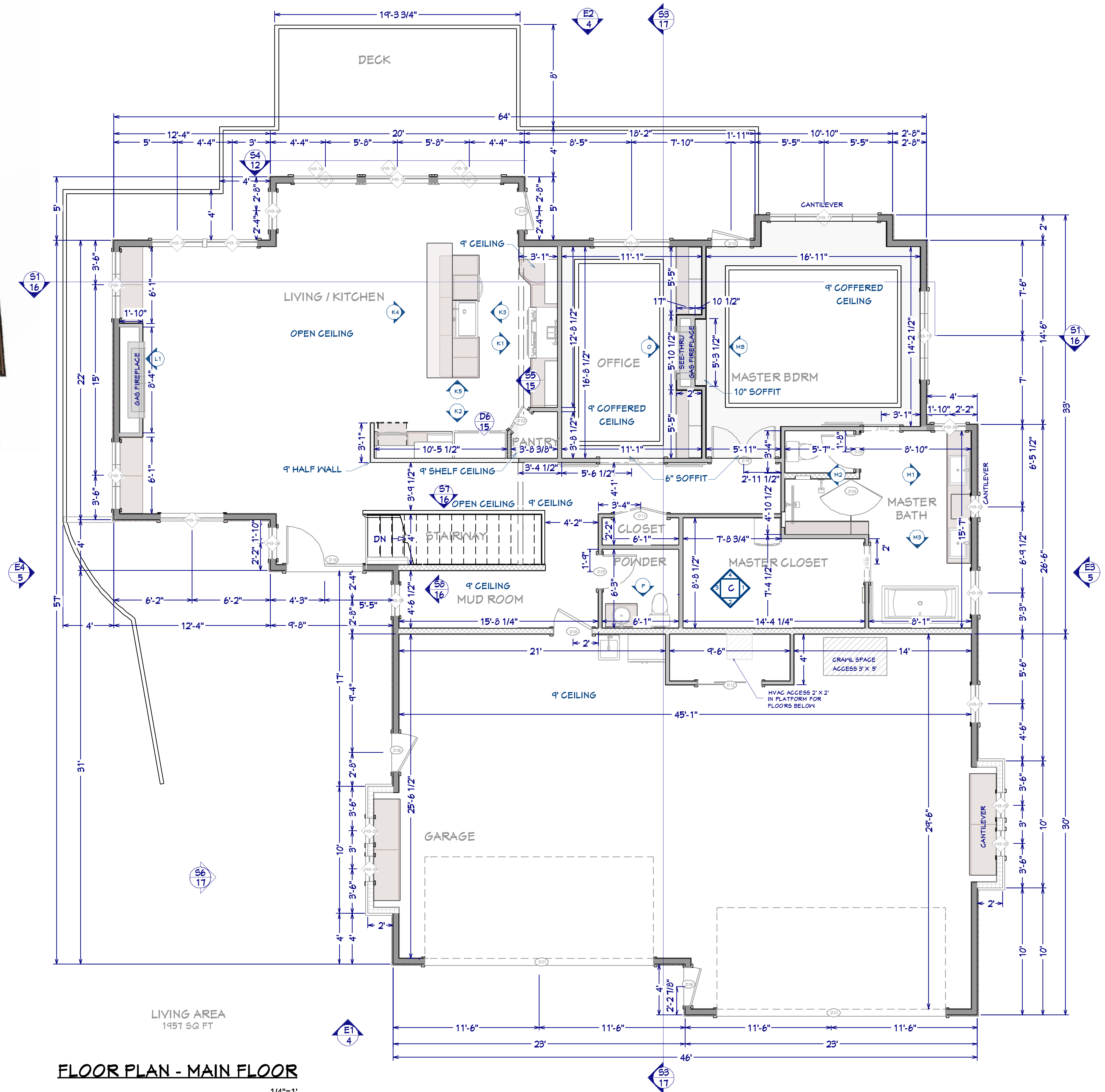
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FLOOR PLAN NOTES:

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).

WALL LEGEND

	ROOM DIVIDER / RAILING WALL
	4" INTERIOR HALF WALL
	4" INTERIOR WALL
	6" INTERIOR WALL
	3/8" GLASS SHOWER, TEMPERED
	6" EXTERIOR WALL, STONE / ACCENT
	6" EXTERIOR WALL, PANEL SIDING
	CONCRETE STEM WALL
	CONCRETE STEM WALL & 4" FURRED WALL
	TERRAIN RETAINING WALL



FLOOR PLAN - MAIN FLOOR

1/4"=1'

SHEET NUMBER

6

SCALE @ 24" X 36"

DATE: 3.5.2018

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/CEILING R-50
 - WALLS R-21
 - FLOORS R-38



Project Lake Point

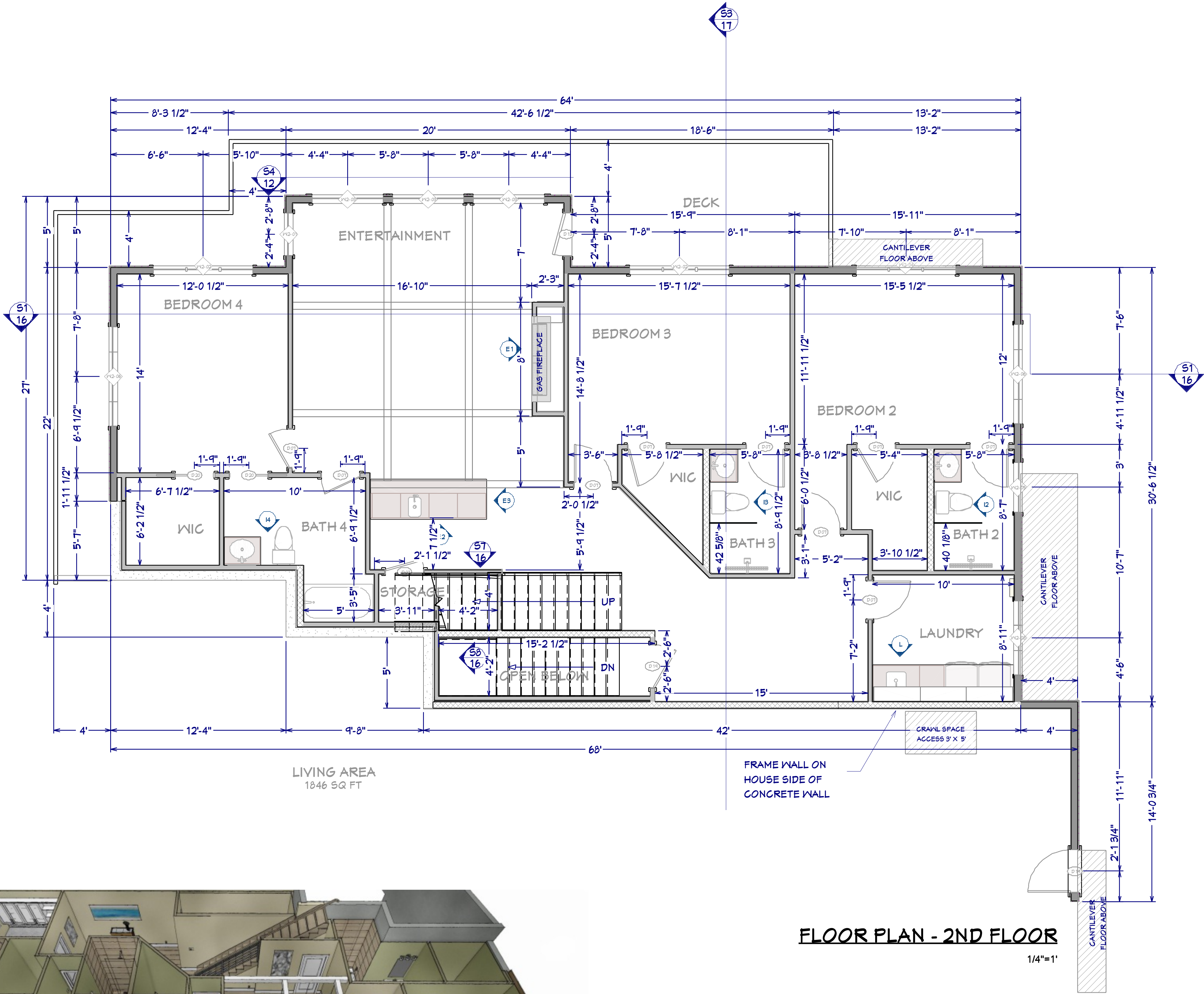
Energy Code: 2012 IECC
Location: Hayden Lake, Idaho
Construction Type: Single-family
Project Type: New Construction
Orientation: Bldg. faces 36 deg. from North
Conditioned Floor Area: 5,205 ft2
Glazing Area: 19%
Climate Zone: 5 (6239 HDD)

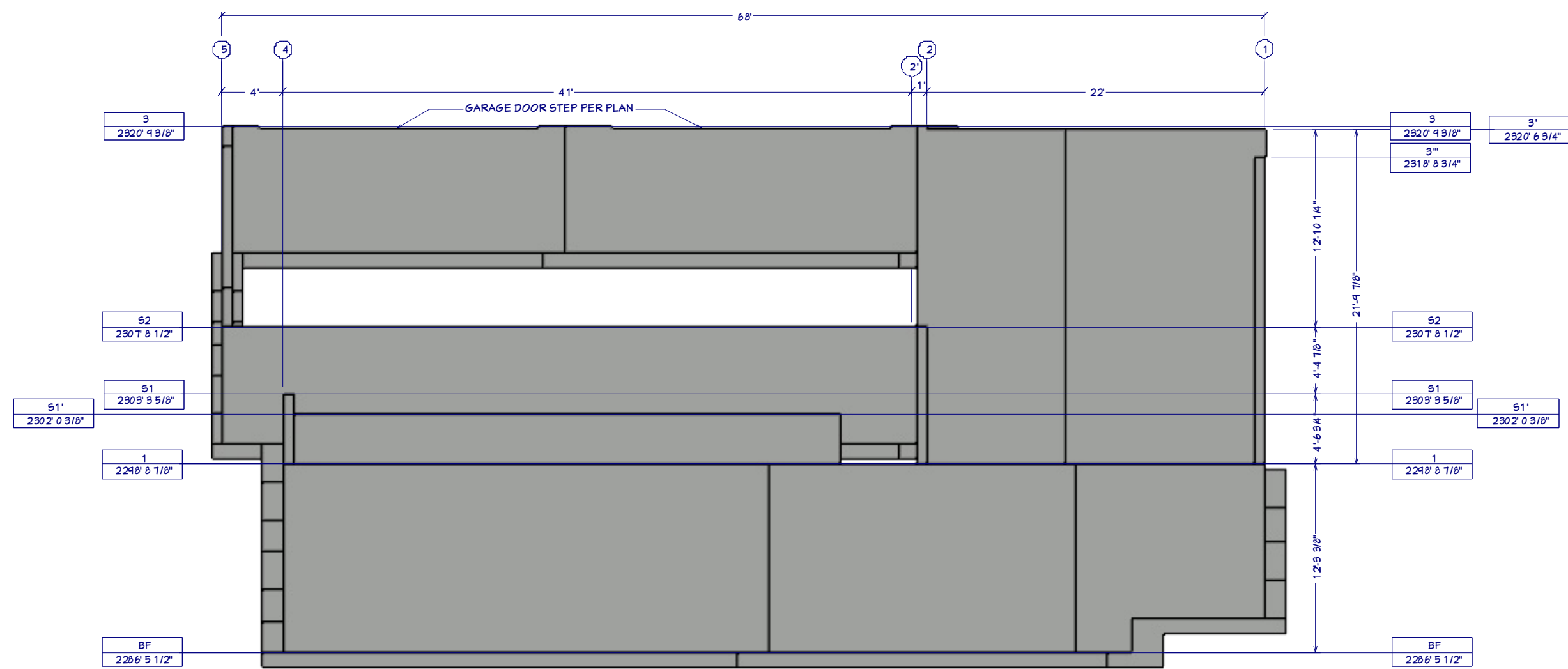
INSPECTION NOTES:

- 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.

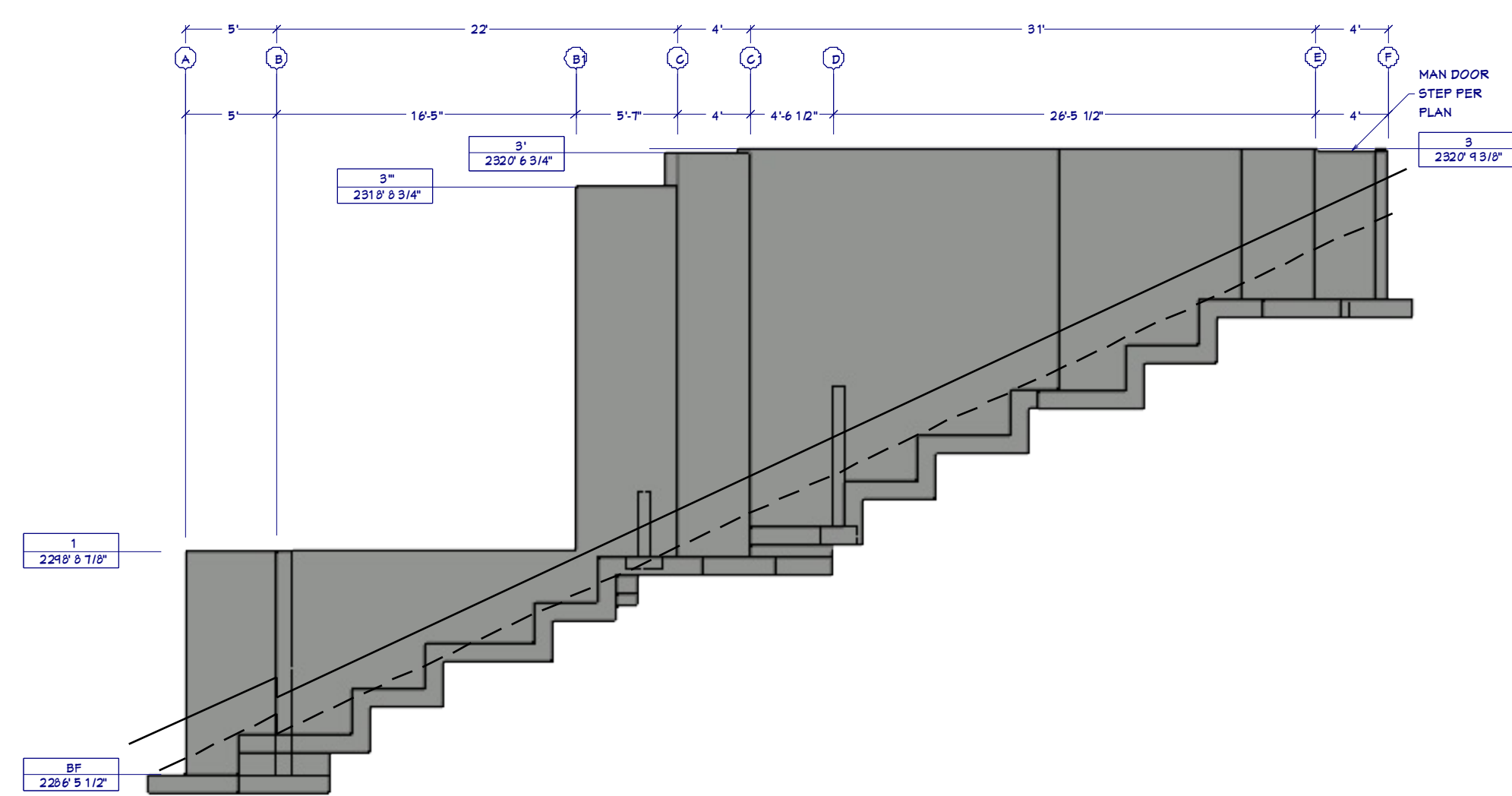


OVERVIEW RENDERING
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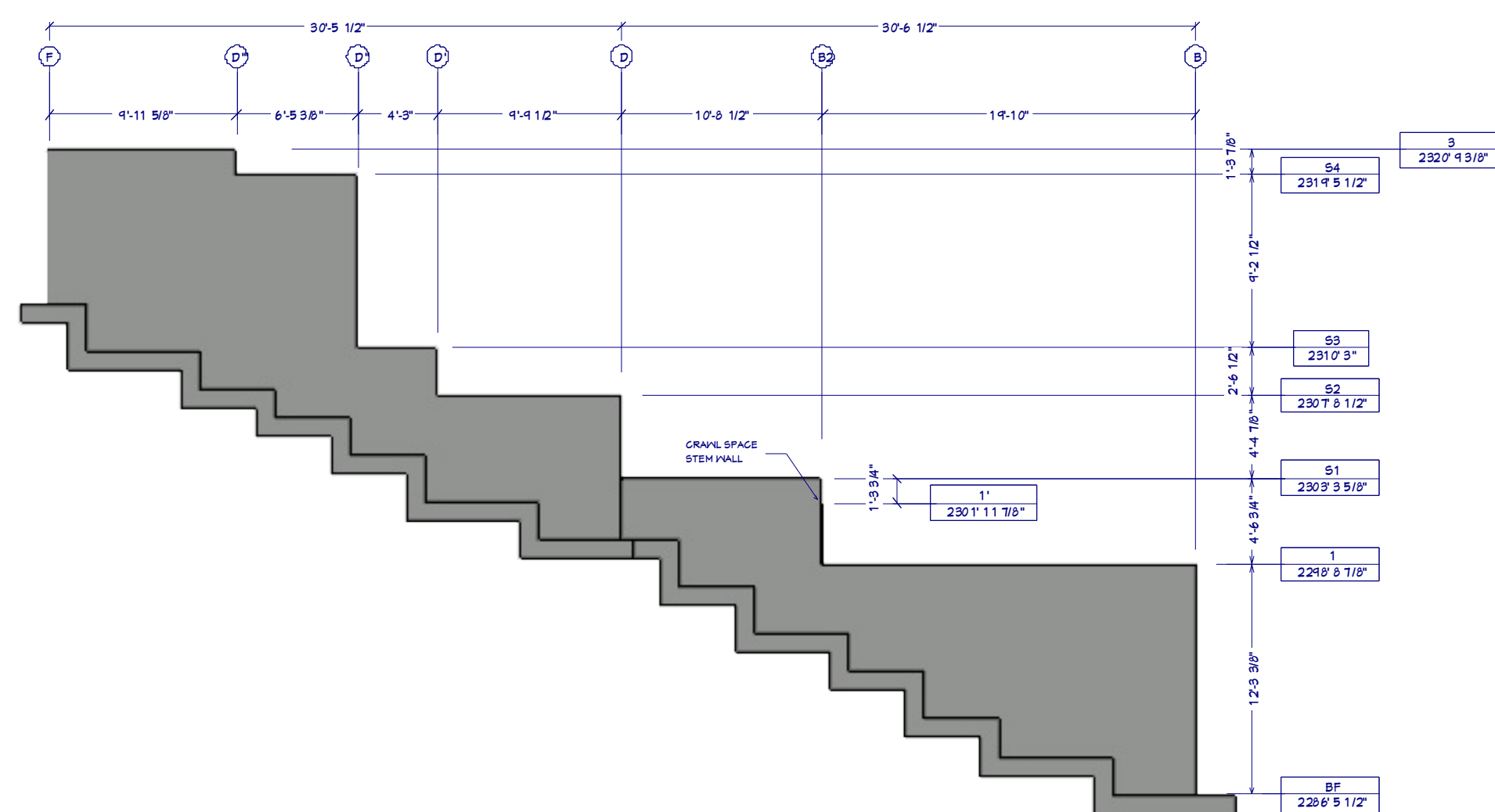




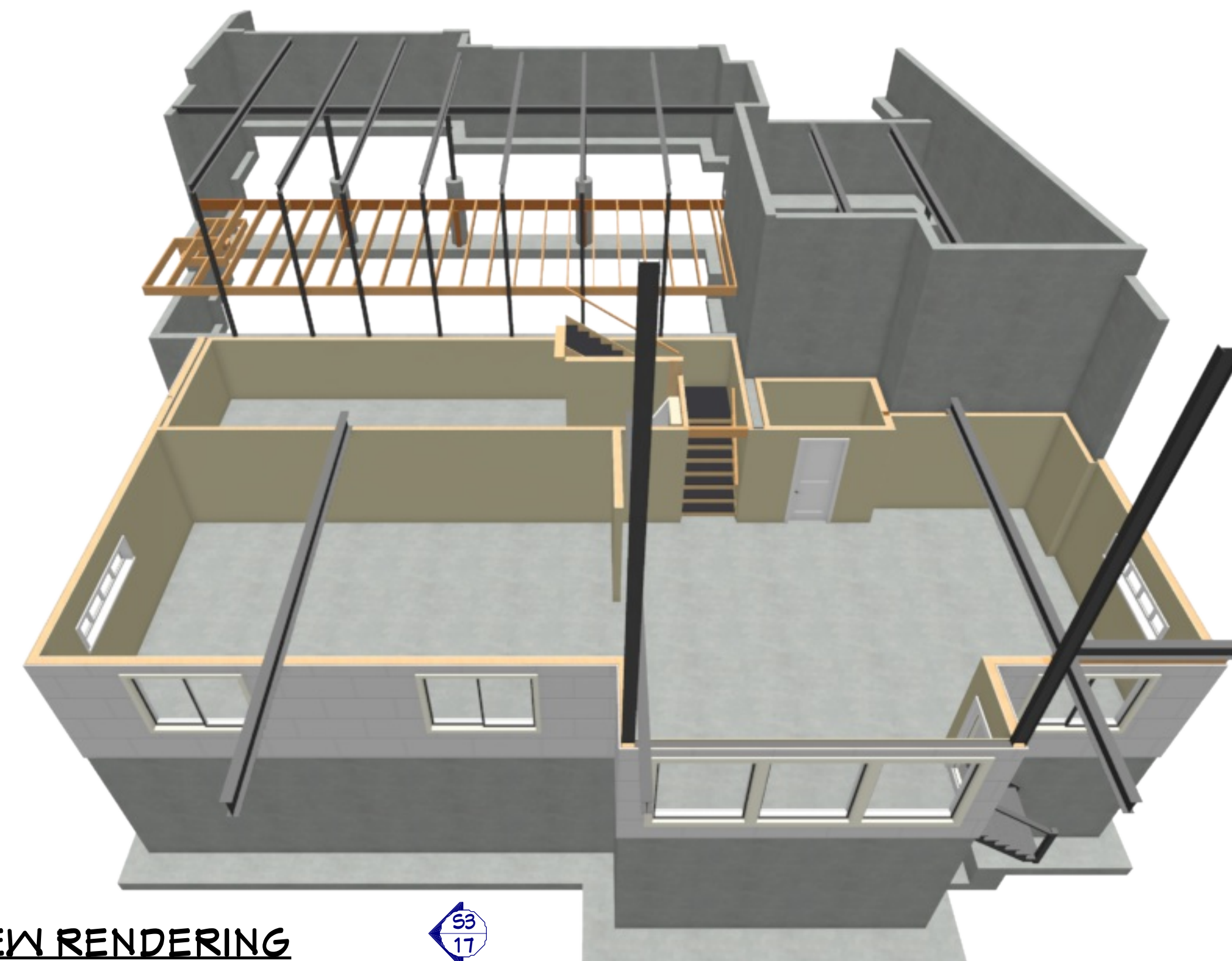
C2 REAR WALL FOUNDATION SECTION
1/8"=1'



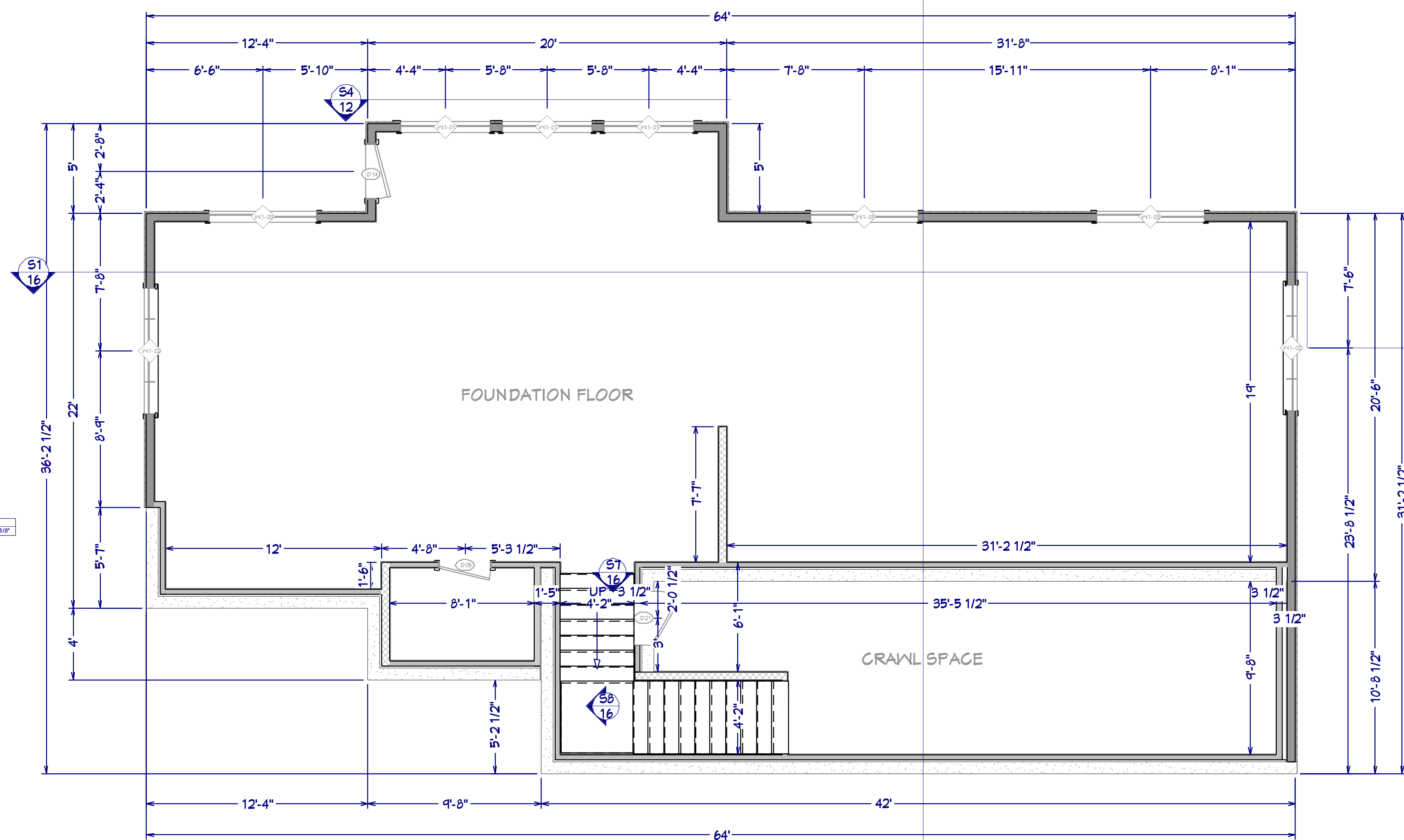
C3 NORTH WALL FOUNDATION SECTION
1/8"=1'



C4 SOUTH WALL FOUNDATION SECTION
1/8"=1'



OVERVIEW RENDERING
FOR ILLUSTRATION ONLY NO SCALE



FLOOR PLAN - FOUNDATION
1/4"=1'

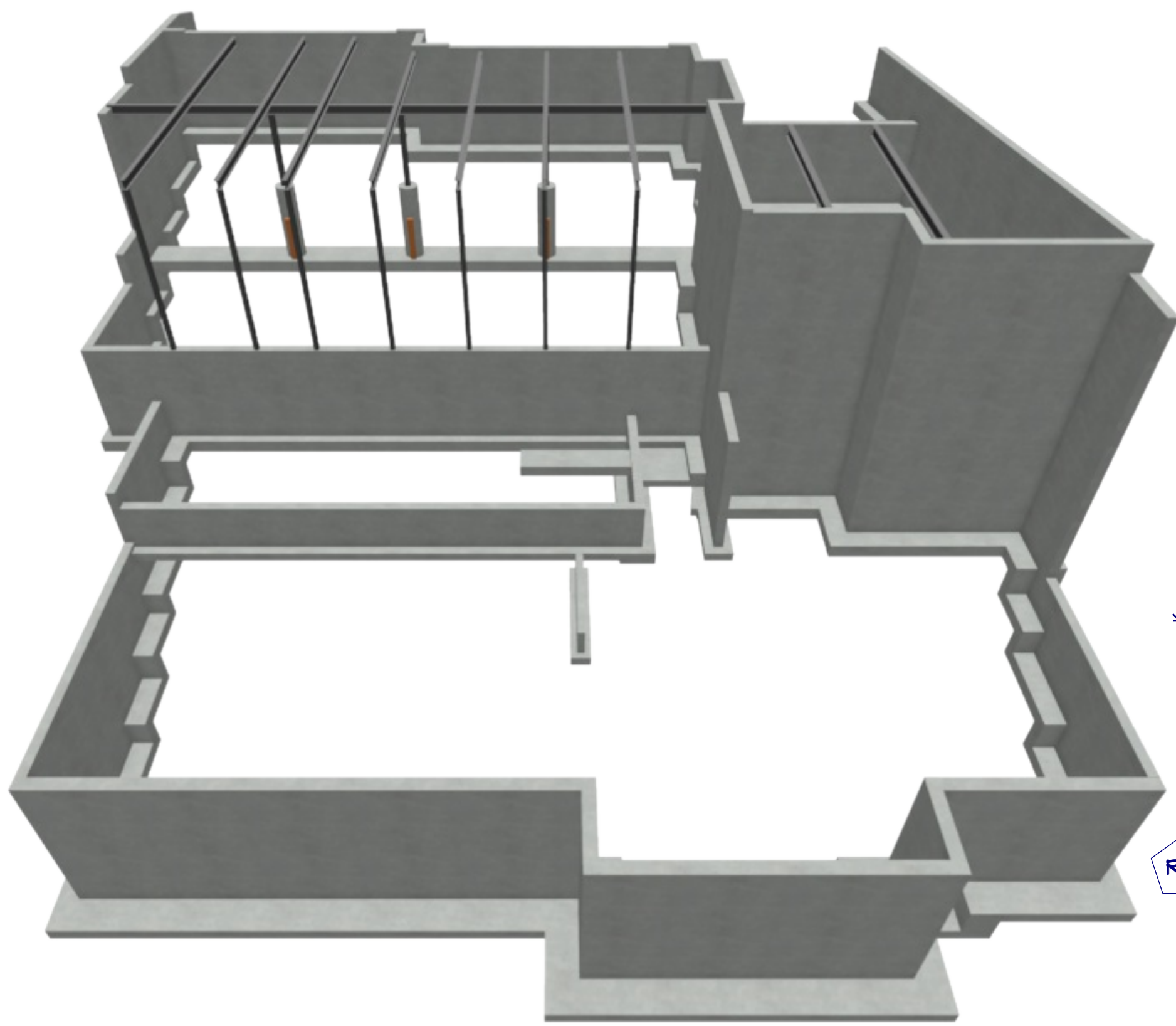
SHEET NUMBER
8

SCALE @ 24" X 36"
DATE: 3.5.2018
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FOUNDATION
FLOOR PLAN

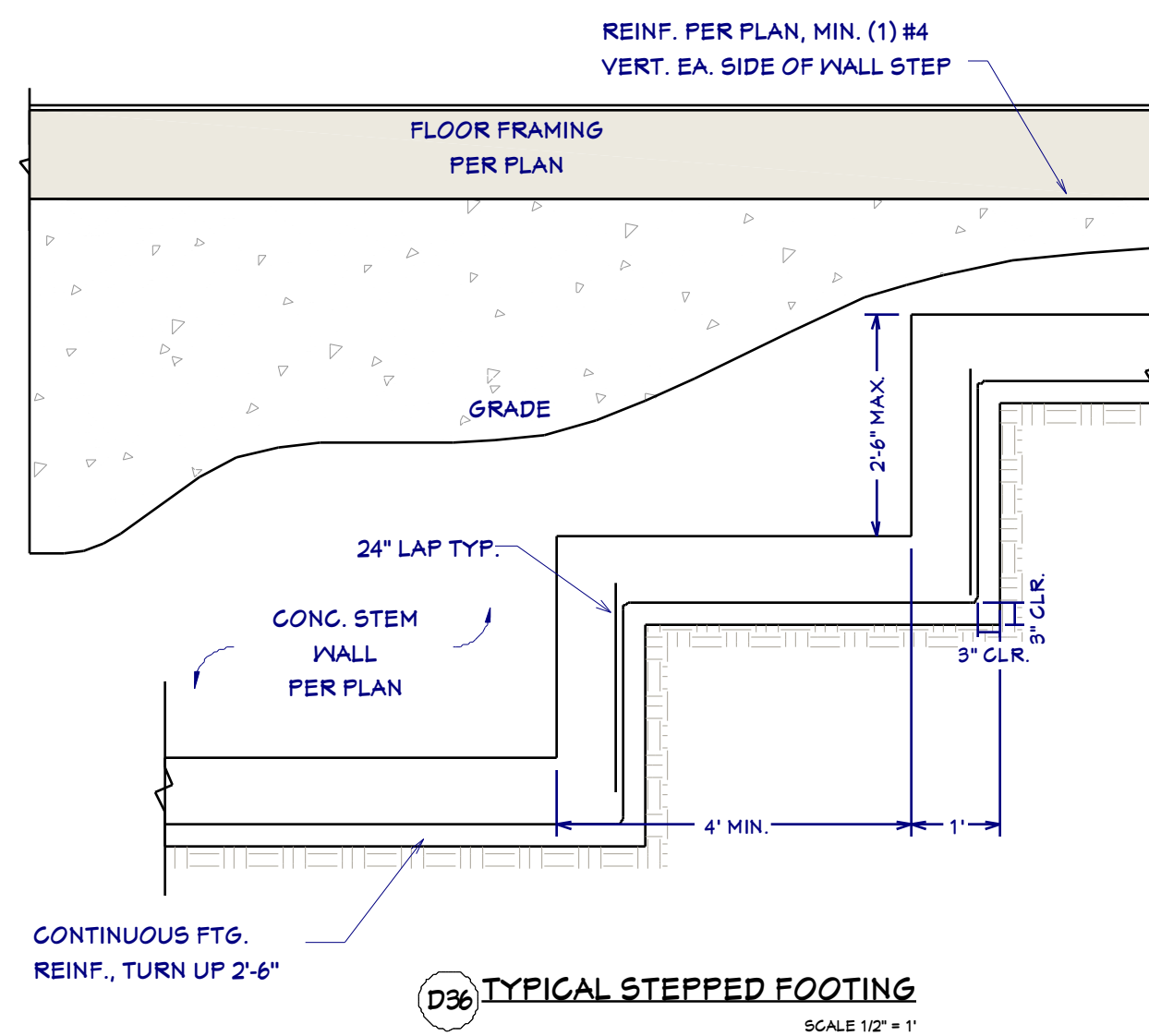
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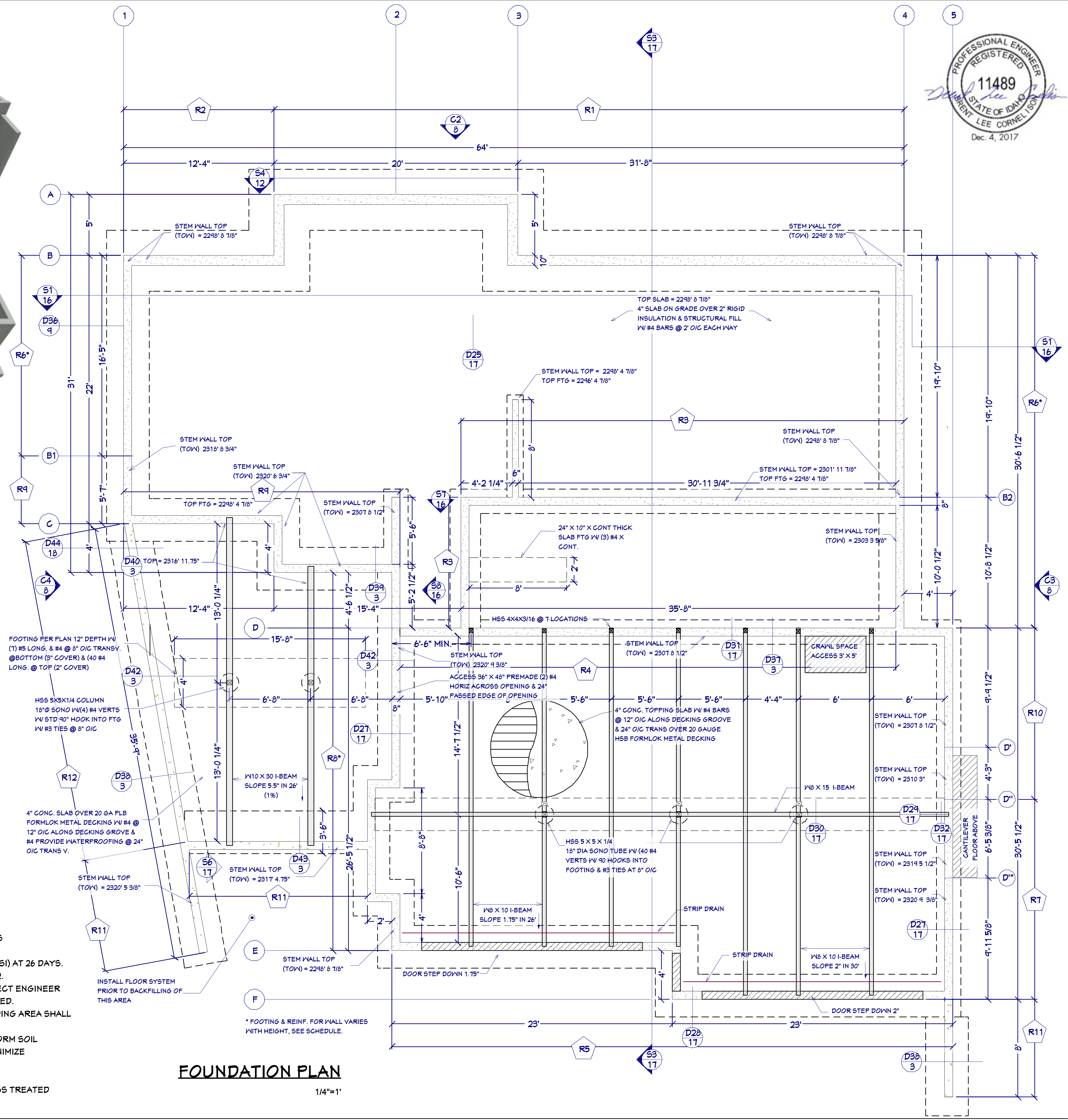
OVERVIEW RENDERING

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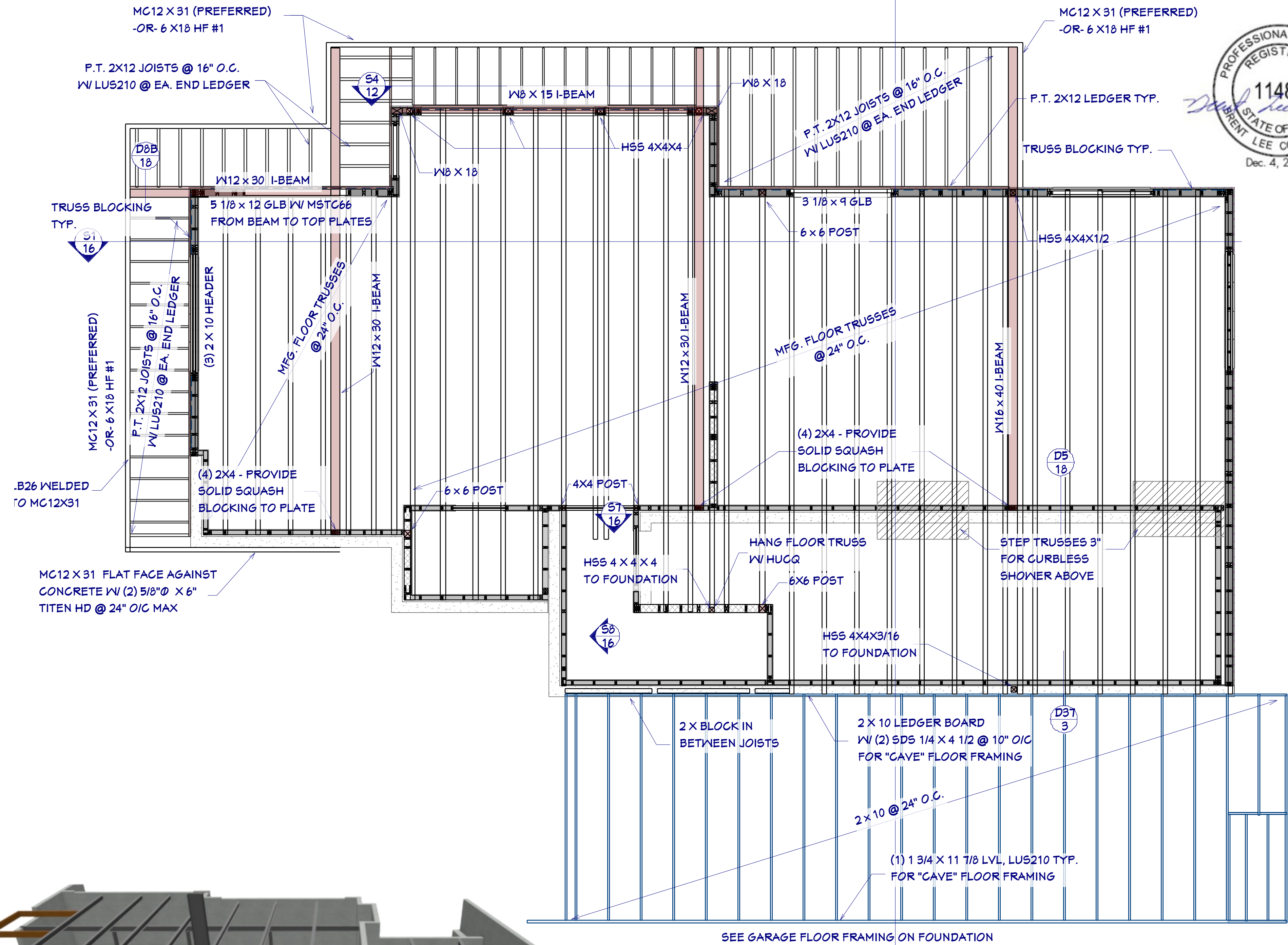
FOUNDATION NOTES

- 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 26 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



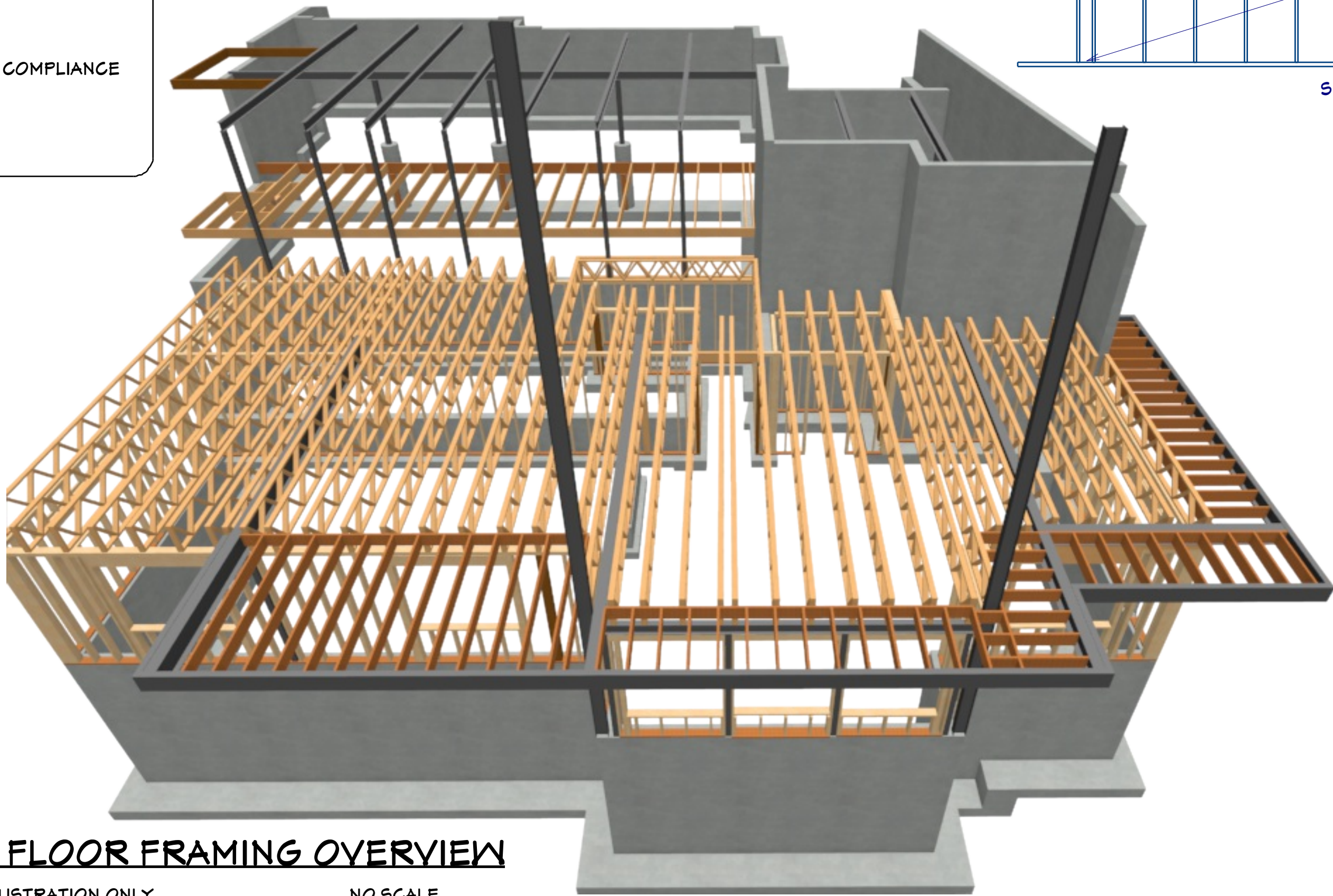
FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO.
2. WALL HEADERS: (2) 2 X 10 DF 2 W/IKIT TYP. UNO
3. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
4. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
5. 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.
6. 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.
7. 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.
8. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
9. 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).
10. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
11. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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-ENS 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.
17. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
18. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
19. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
20. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
21. ALL HANGERS TO BE "SIMPSON" OR EQUAL.
22. NOTIFY EOR PRIOR TO DRILLING HOLES IN STEEL BEAMS



1ST FLOOR FRAMING PLAN

1/4"=1'



1ST FLOOR FRAMING OVERVIEW

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NO SCALE



SHEET NUMBER
10

SCALE @ 24" X 36"
DATE: 3.5.2018
DRAWN BY: S.H.

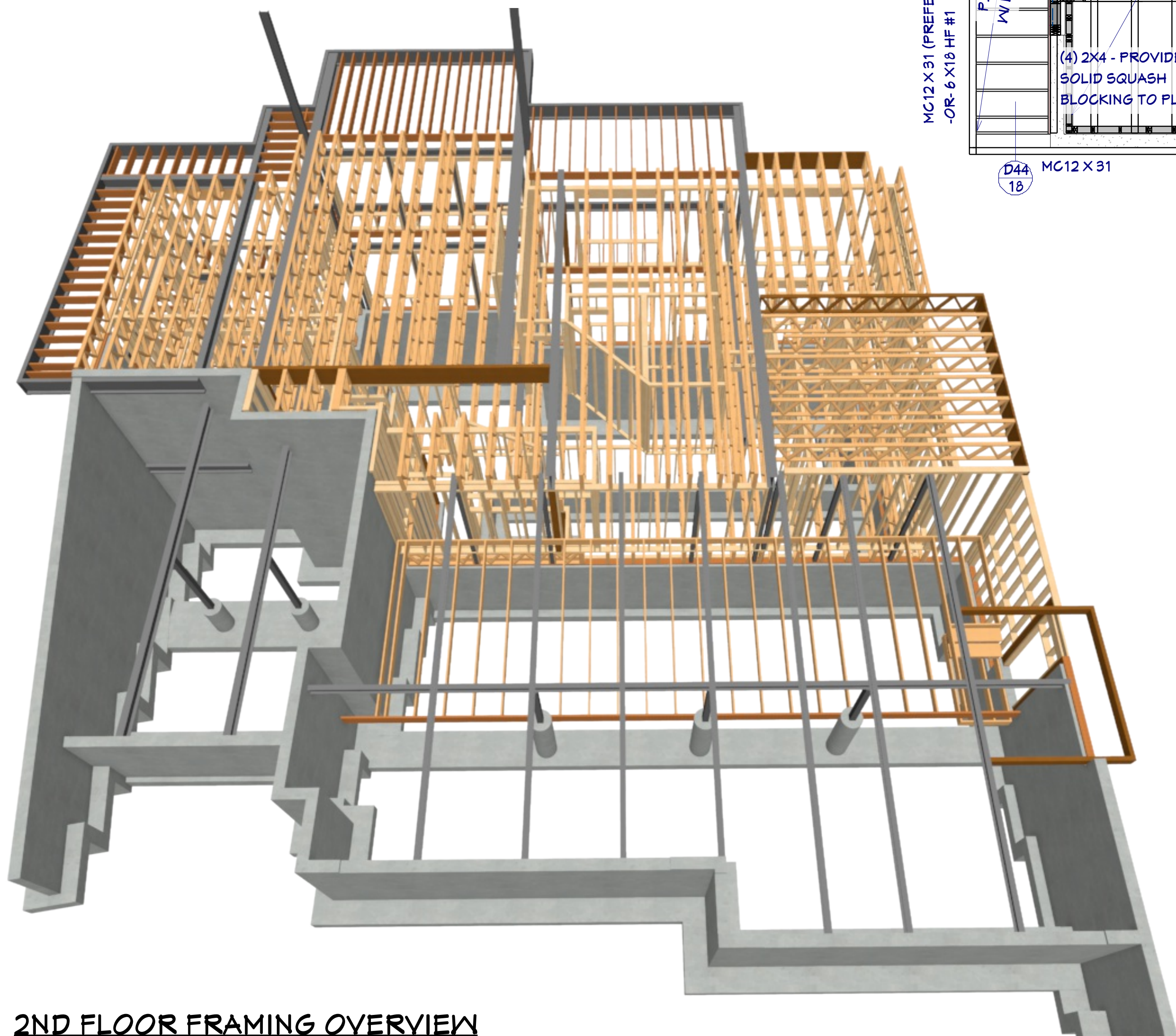
1ST FLOOR FRAMING

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HAYDEN LAKE, IDAHO

LAKE POINT

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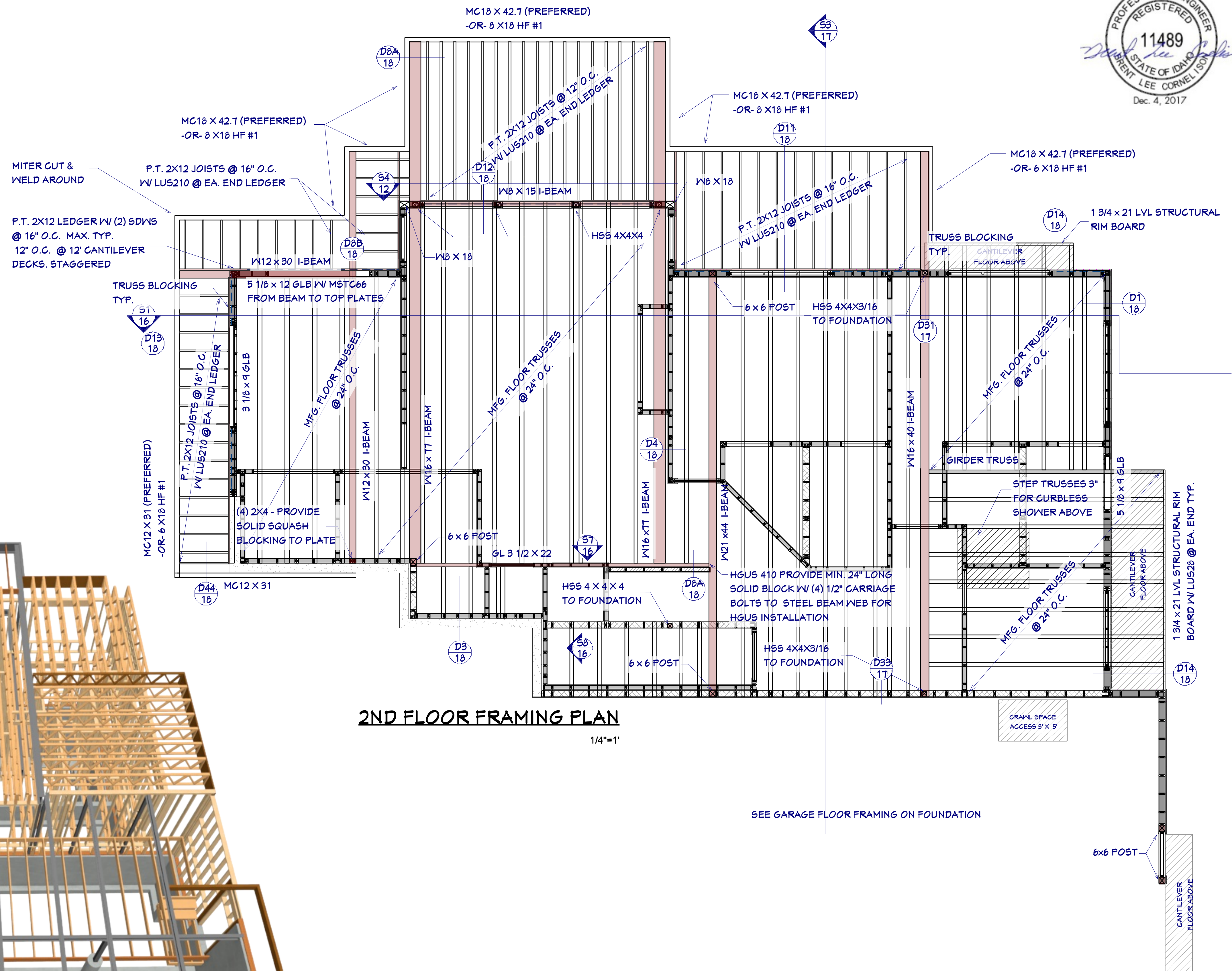
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2ND FLOOR FRAMING OVERVIEW

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NO SCALE

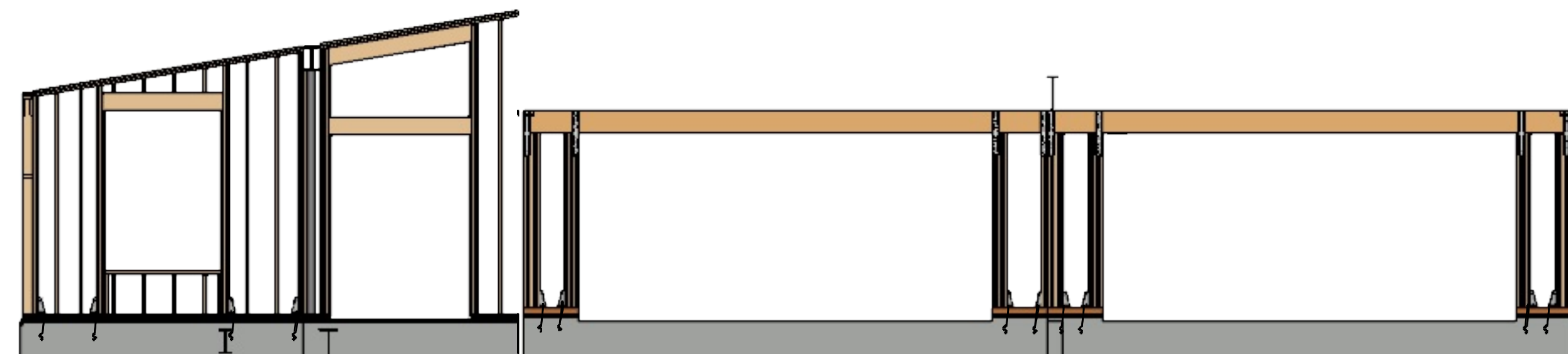


SHEET NUMBER
11

SCALE @ 24" X 36"
DATE: 3.5.2018
DRAWN BY: S.H.

2ND FLOOR FRAMING

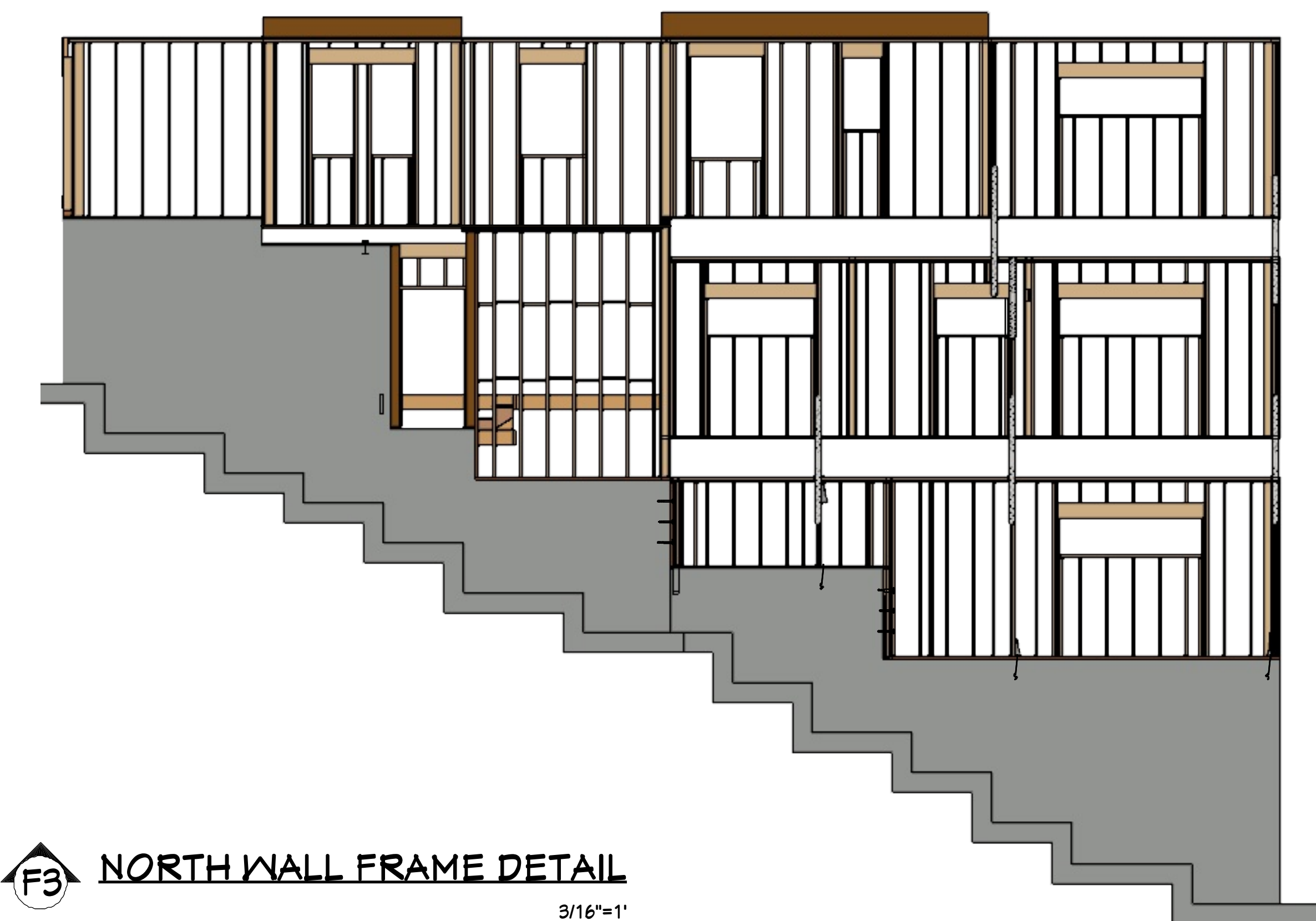
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F1 FRONT WALL FRAME DETAIL
3/16"=1'



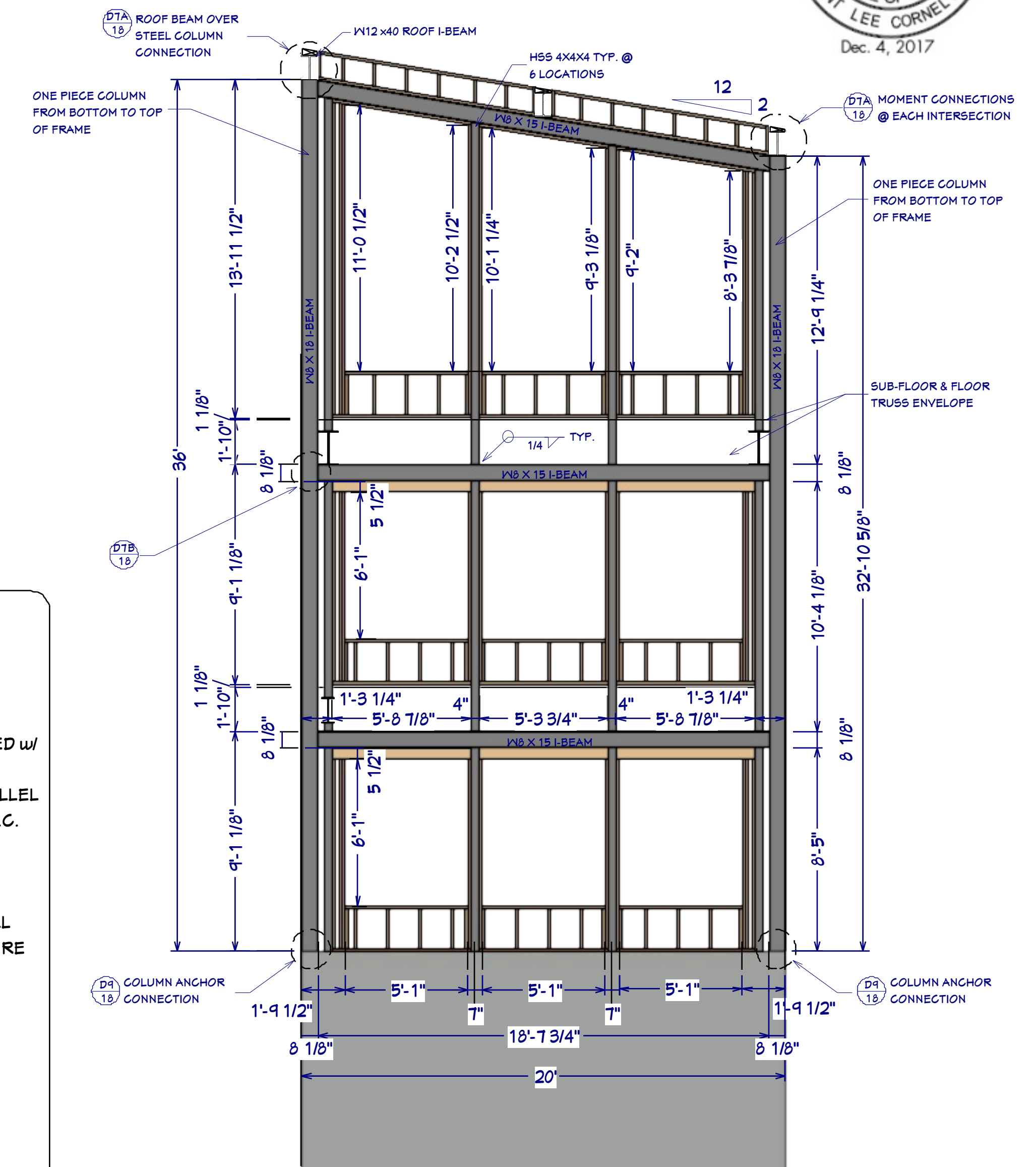
F2 SOUTH WALL FRAME DETAIL
3/16"=1'



F3 NORTH WALL FRAME DETAIL
3/16"=1'



F3 REAR WALL FRAME DETAIL
3/16"=1'



S4 REAR WALL MOMENT FRAME SECTION
1/4"=1'

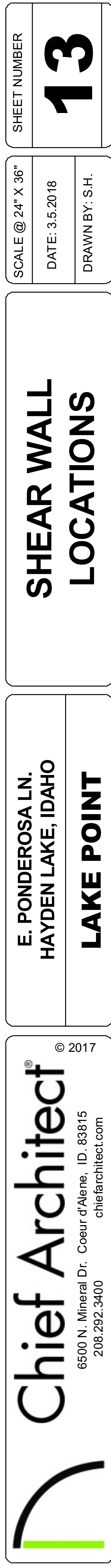
WALL FRAMING NOTES:

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

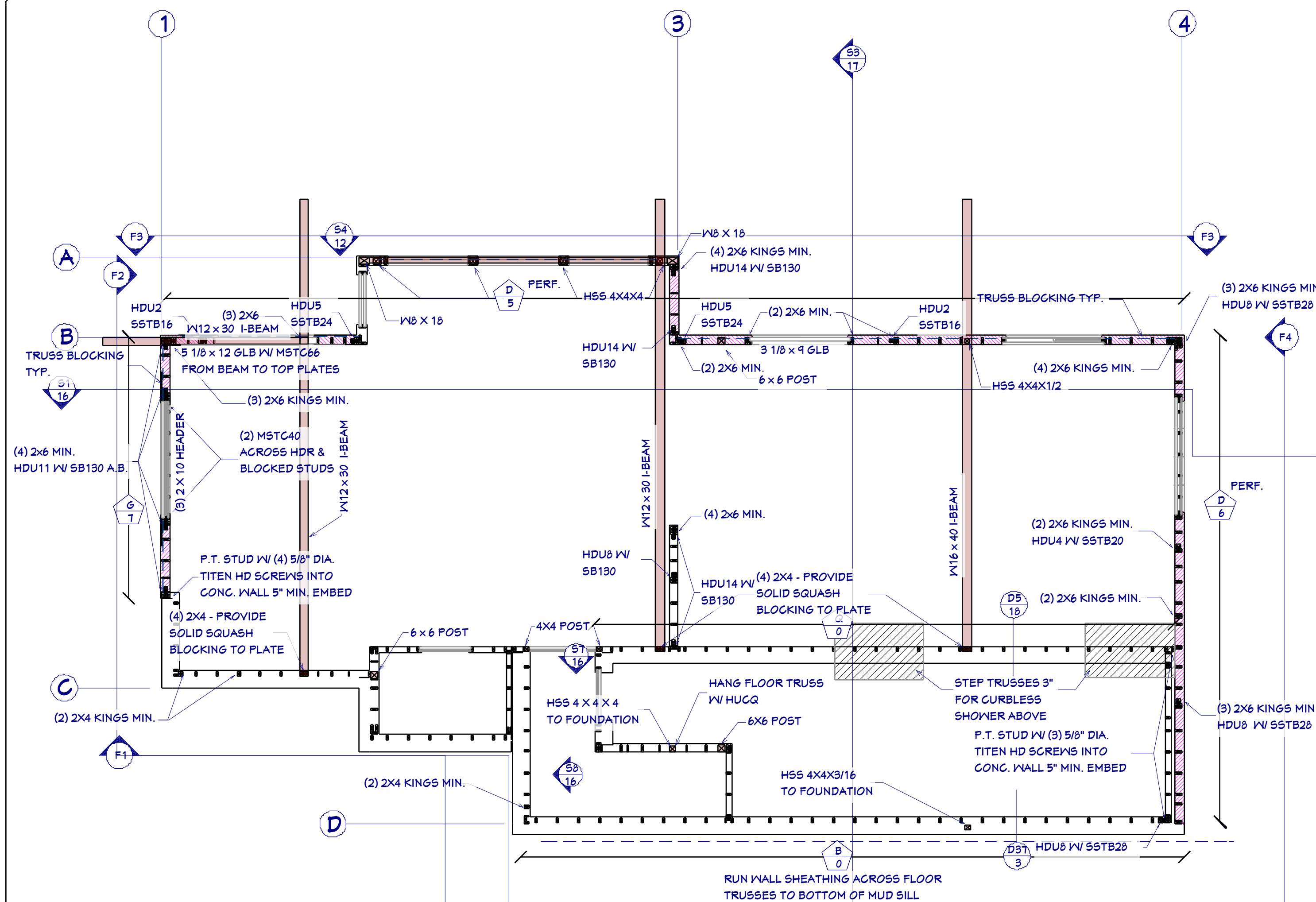


SHEAR WALL LOCATIONS

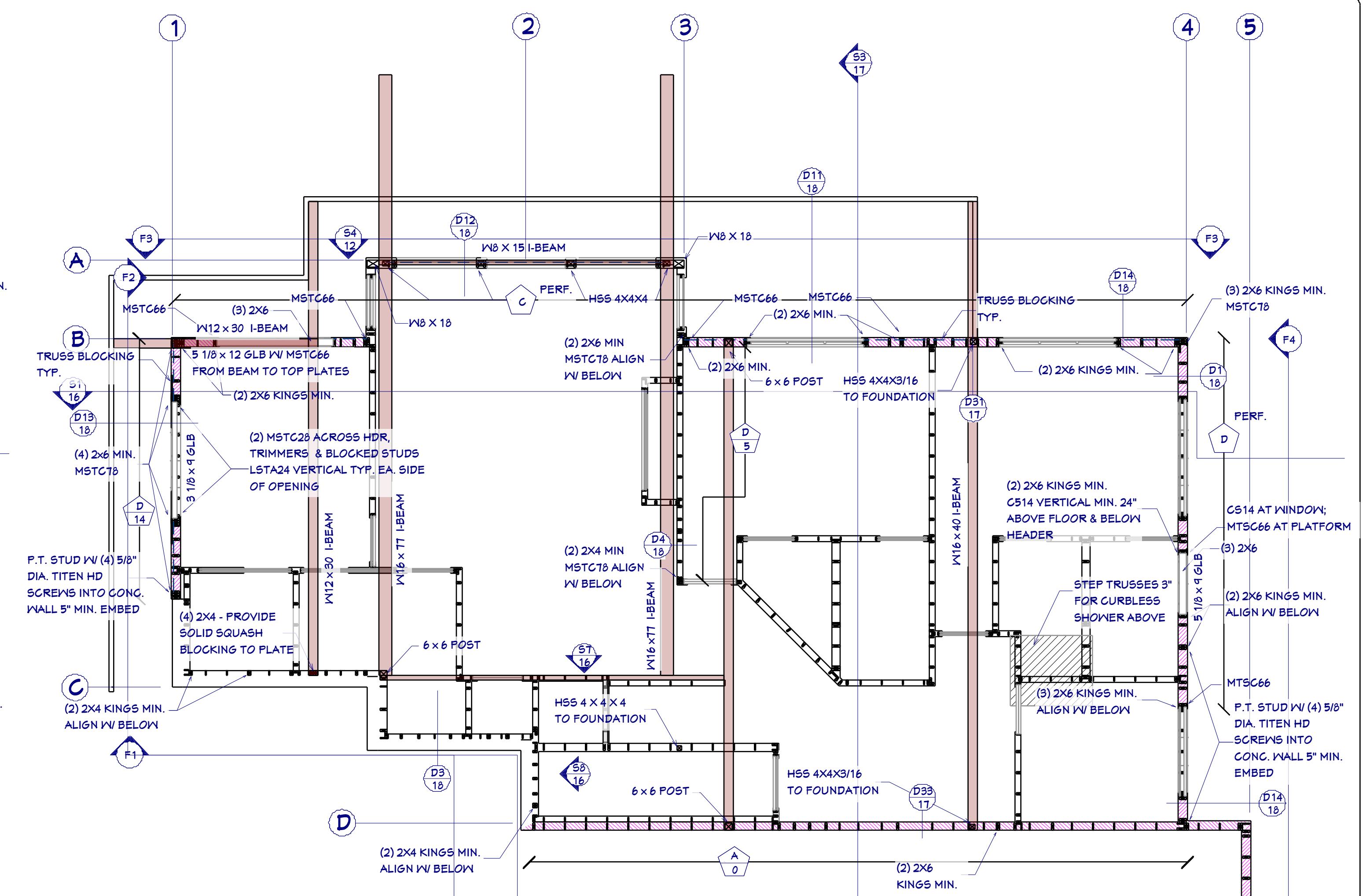
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LAKE POINT**

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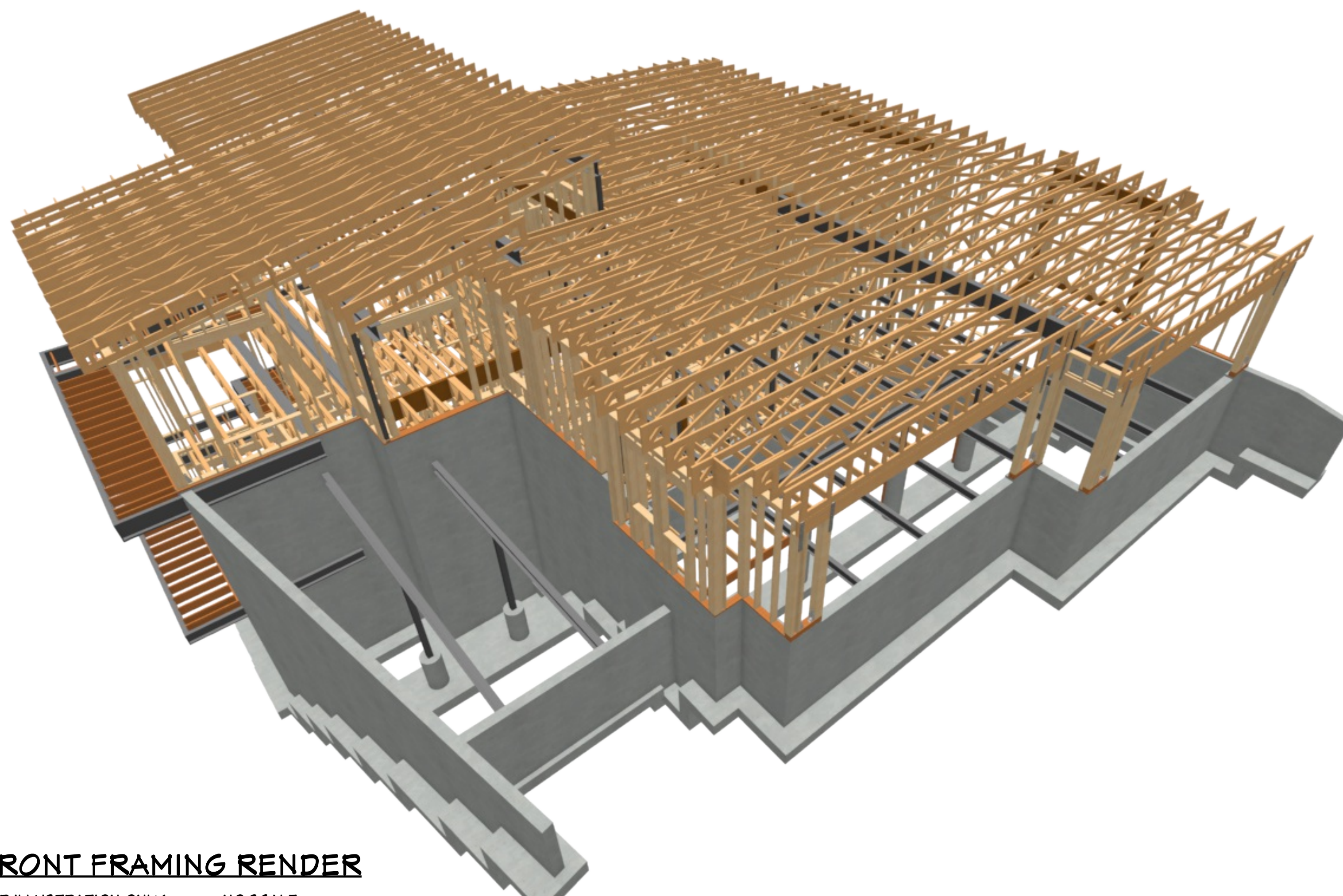
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SHEAR WALL PLAN, FOUNDATION

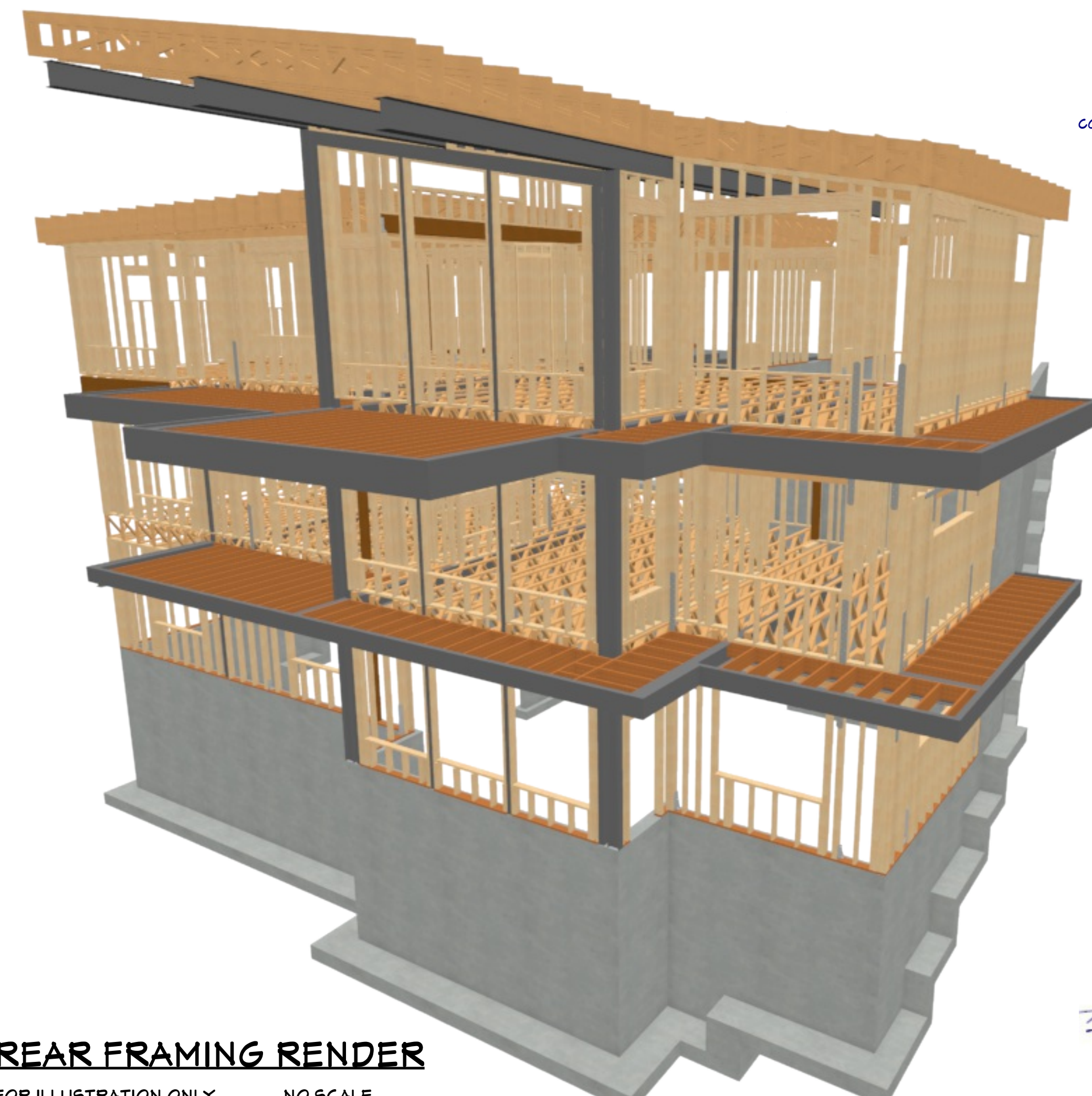
$$3/16'' = 1'$$


SHEAR WALL PLAN, 2ND FLOOR

$$3/16''=1$$


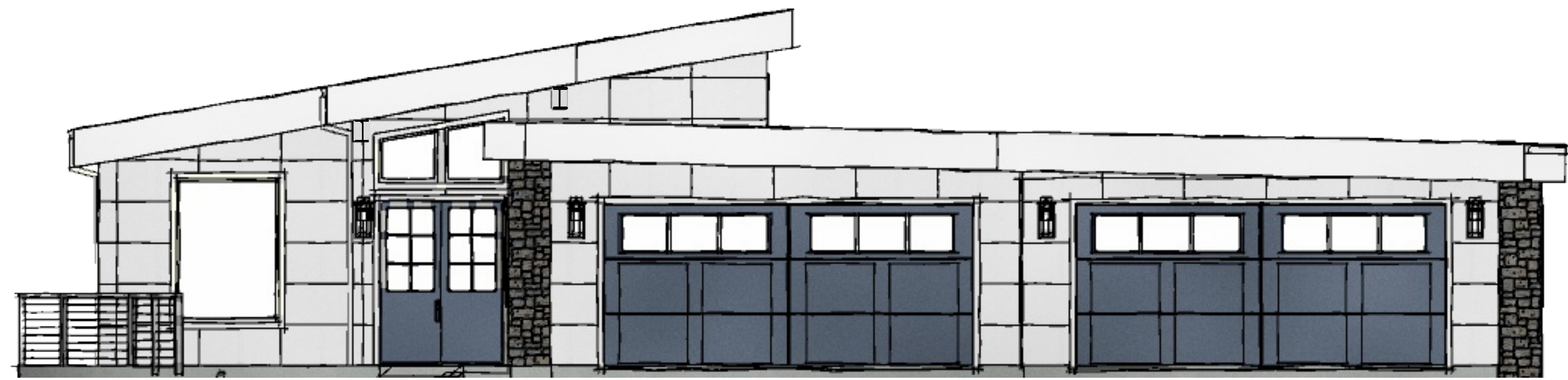
FRONT FRAMING RENDER

FOR ILLUSTRATION ONLY NO SCALE



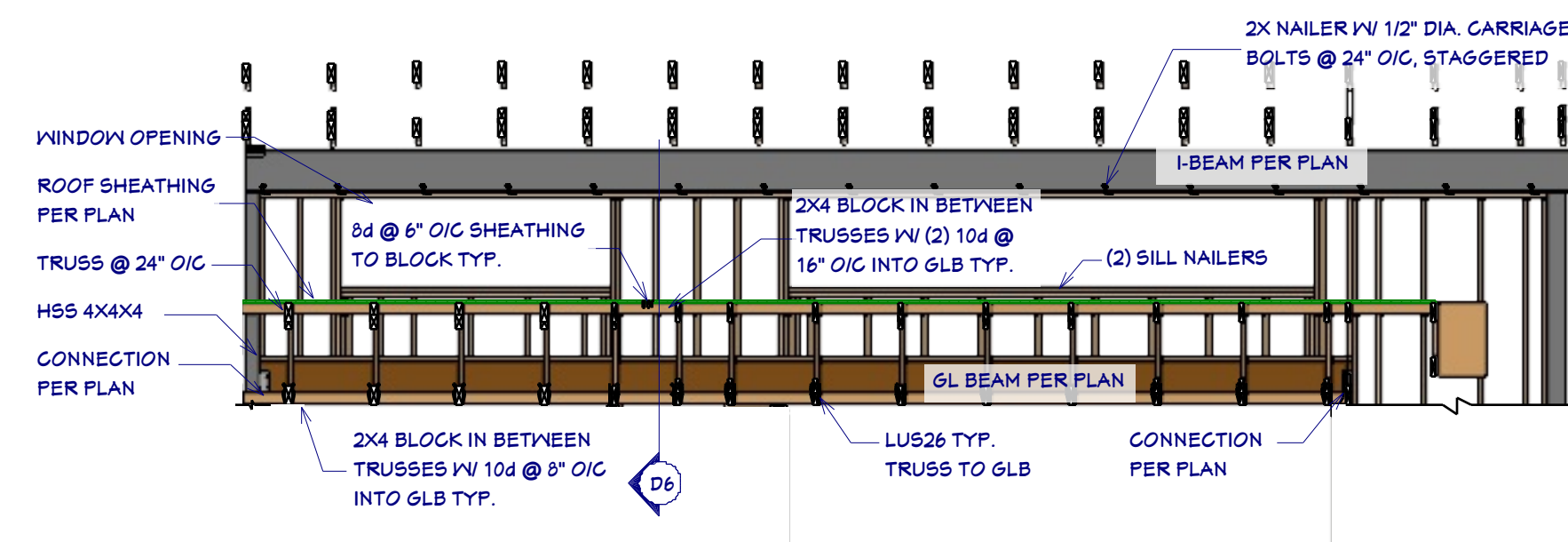
REAR FRAMING RENDER

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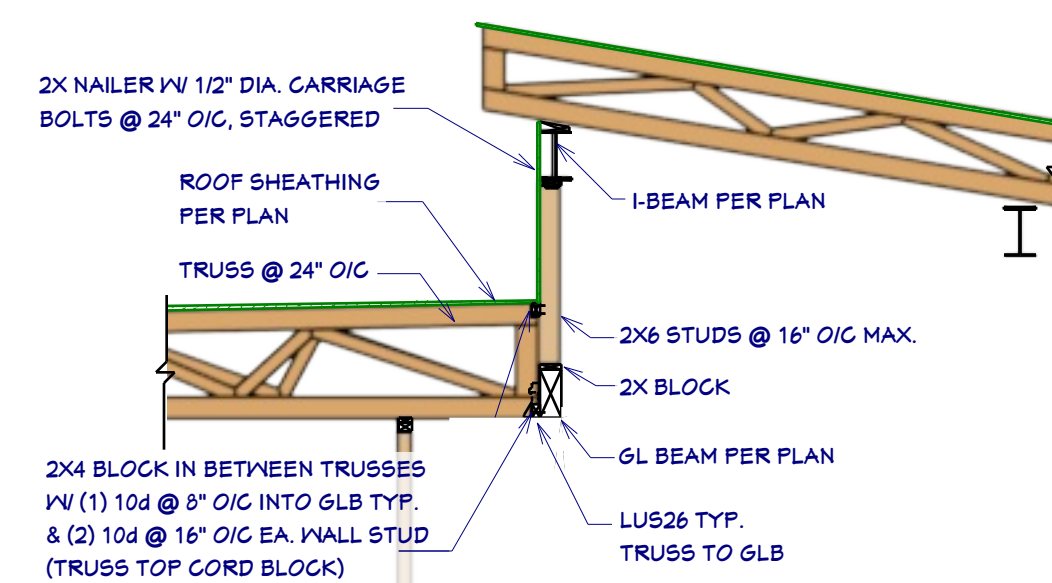
ROOF ELEVATION VIEW

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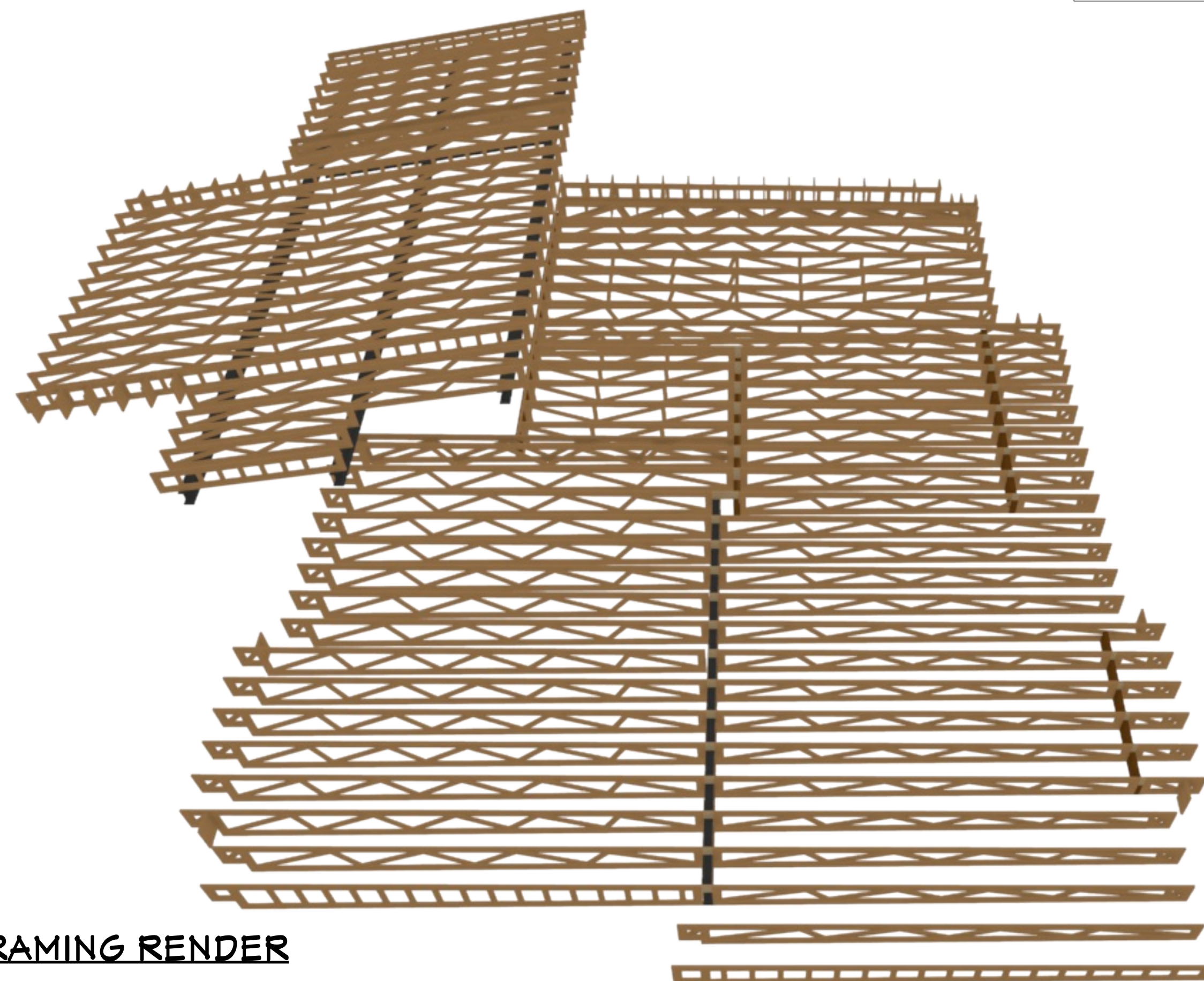
KITCHEN WALL BEAM SECTION

1/4"=1'



KITCHEN BEAM CONNECTION

1/4"=1'



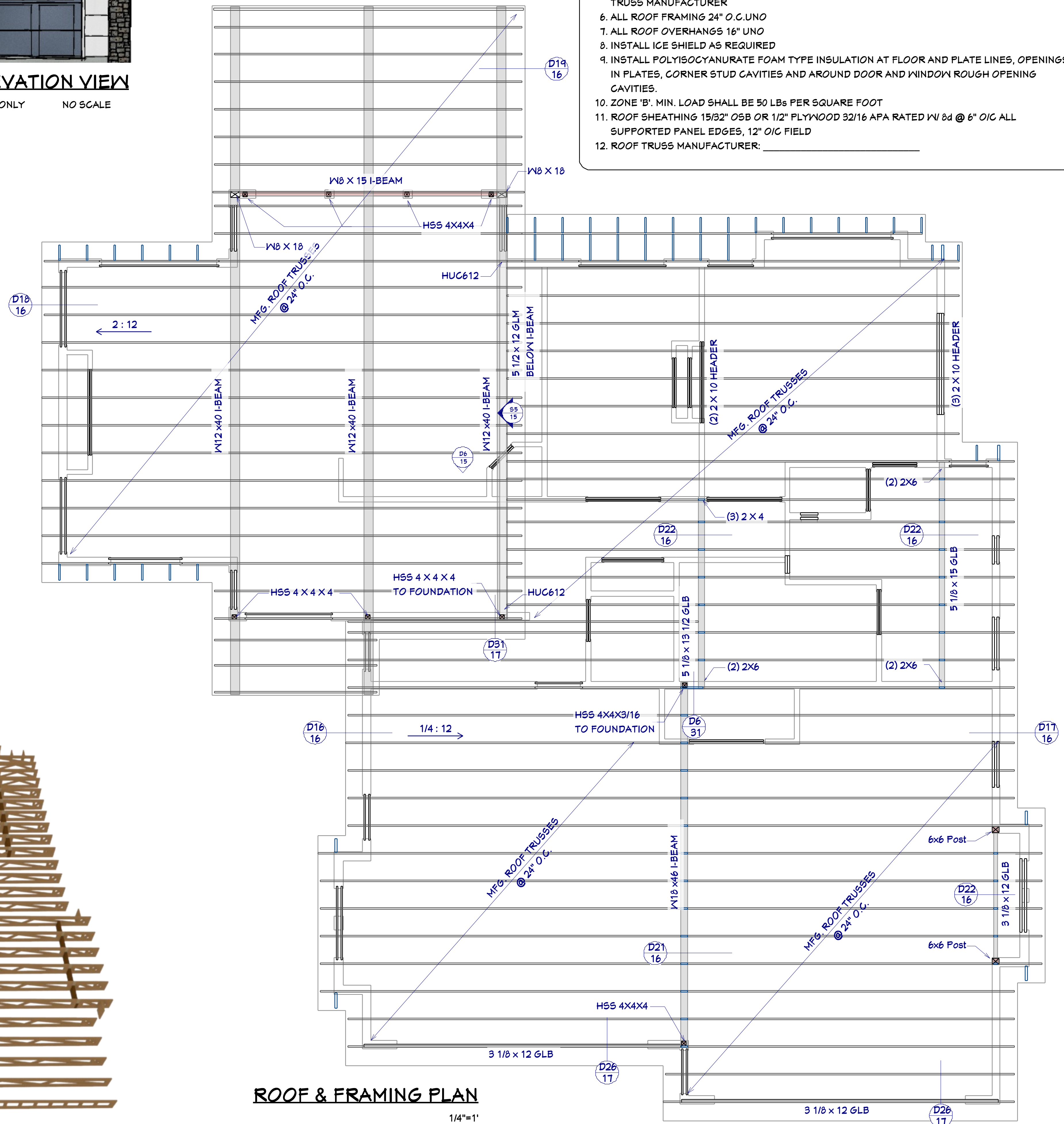
ROOF FRAMING RENDER

FOR ILLUSTRATION ONLY NO SCALE



ROOF & FRAMING NOTES:

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" 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. ZONE 'B'. MIN. LOAD SHALL BE 50 LBS PER SQUARE FOOT
11. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ Bd @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD
12. ROOF TRUSS MANUFACTURER: _____



ROOF & FRAMING PLAN

1/4"=1'

SHEET NUMBER

15

SCALE @ 24" X 36"

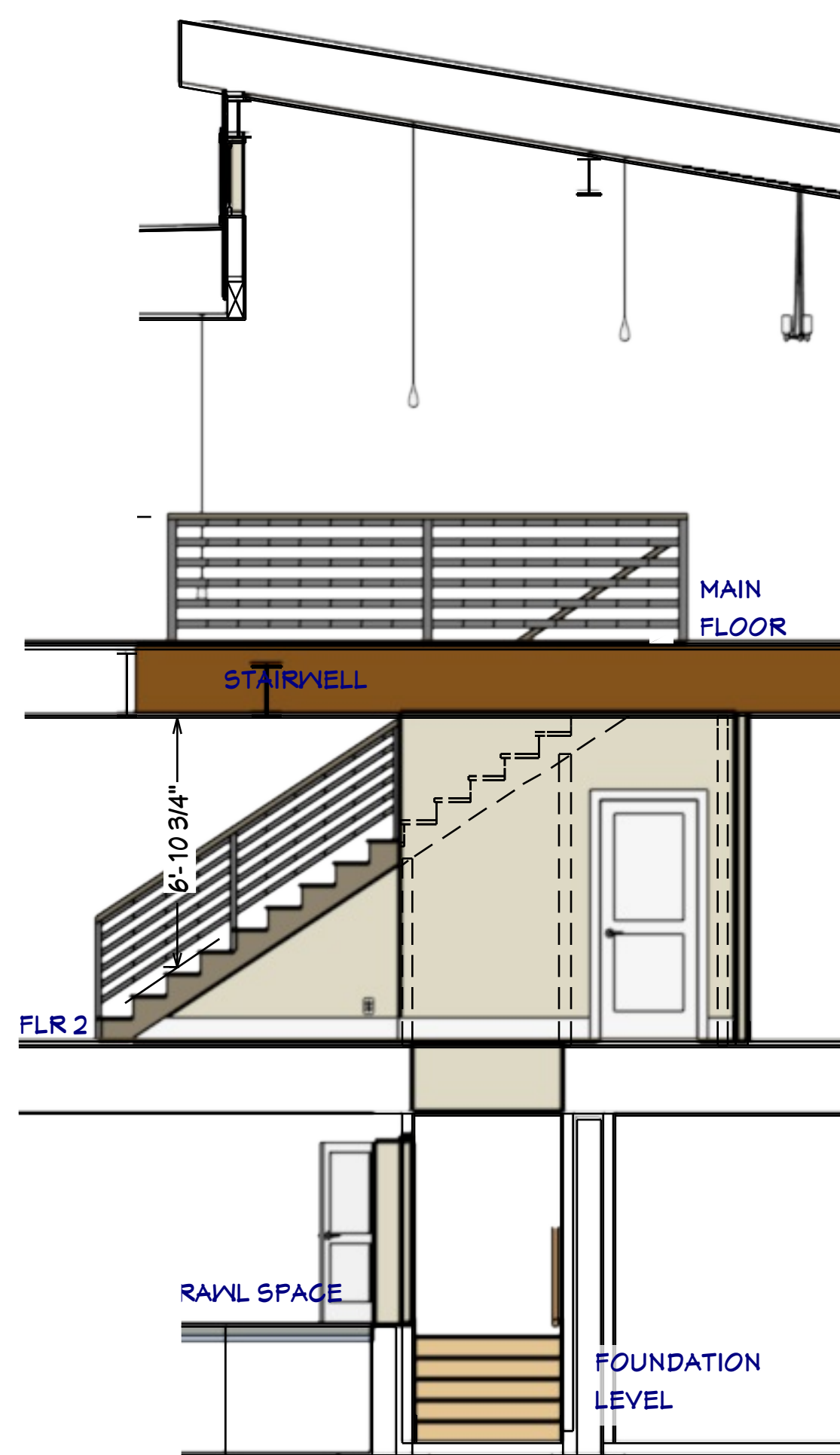
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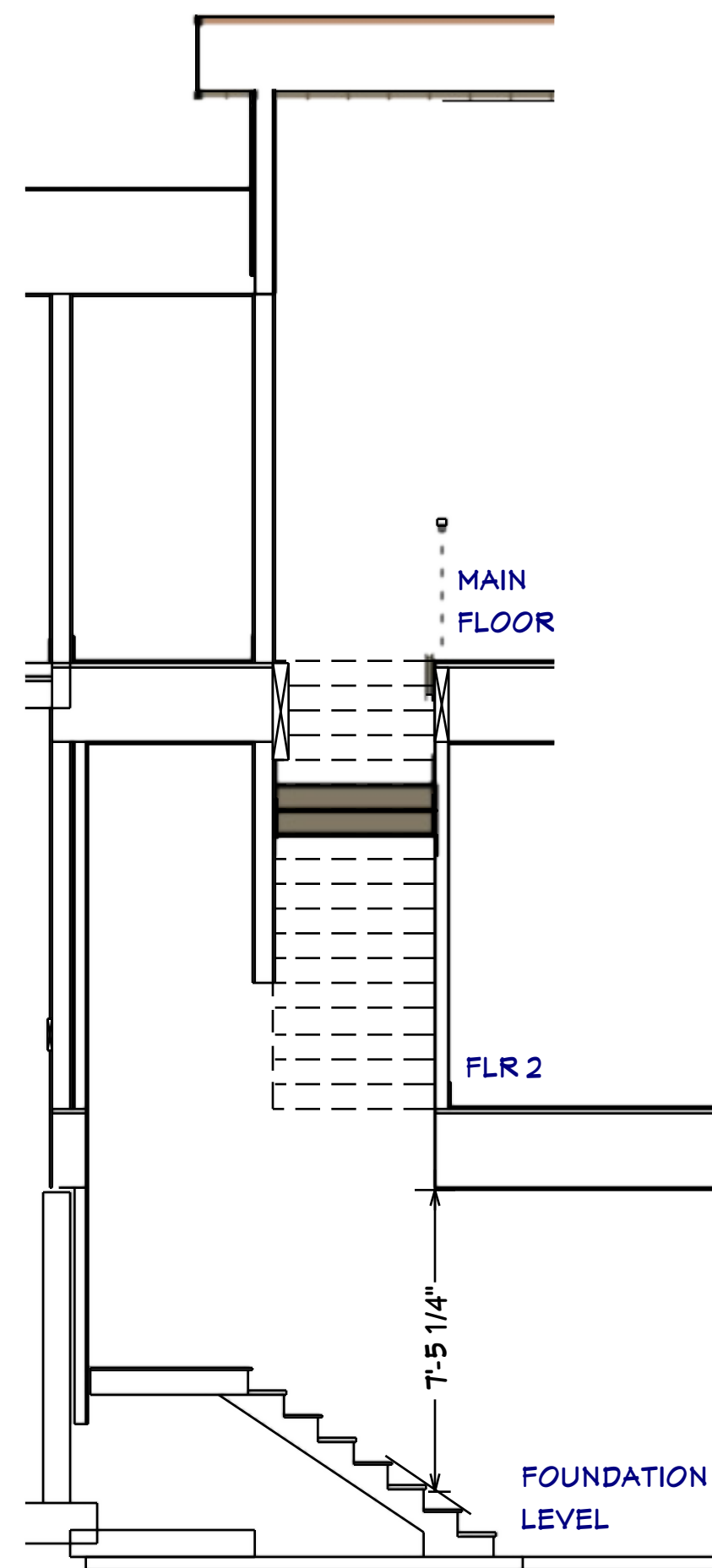
ROOF & FRAMING PLAN

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LAKE POINT

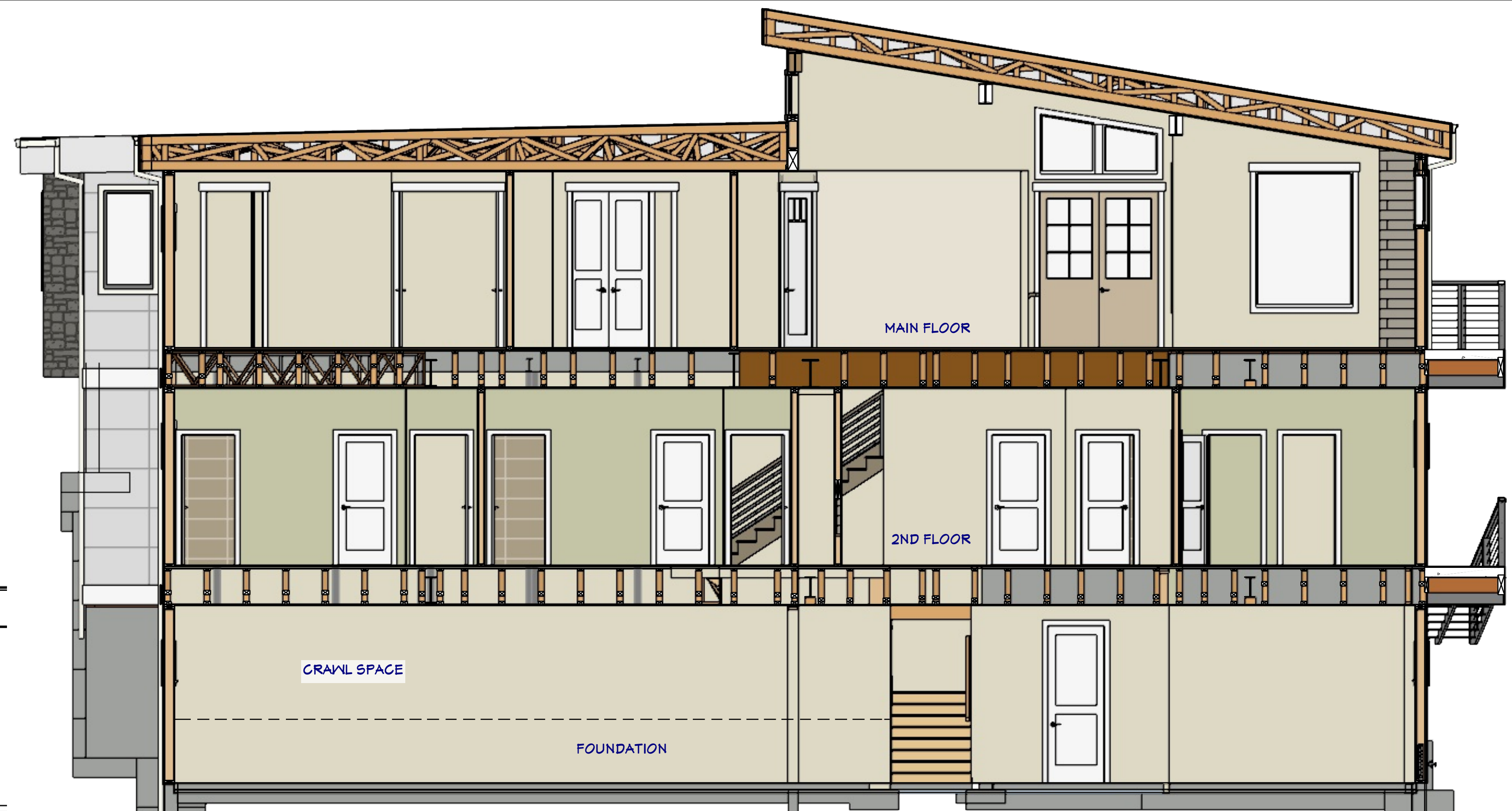
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S7 STAIR SECTION
1/4" = 1'



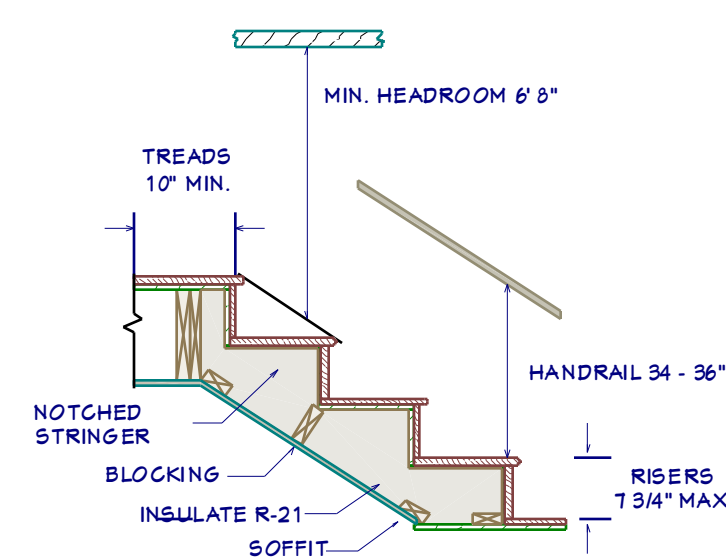
S8 STAIR SECTION
1/4" = 1'



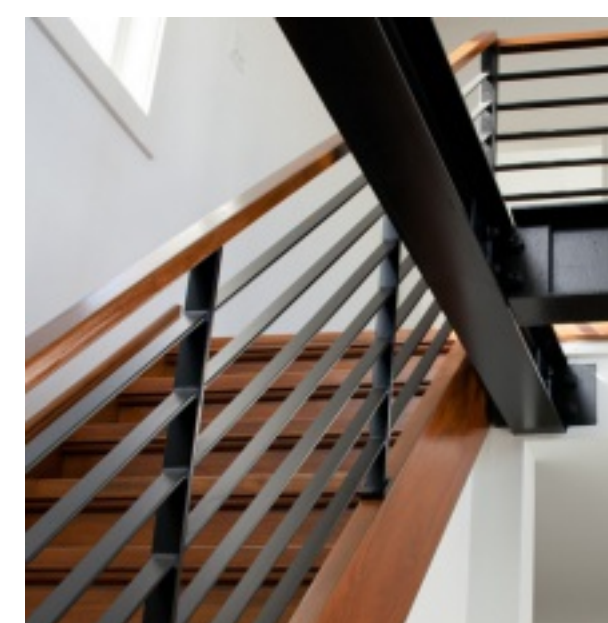
S1 WEST MID SECTION
1/4" = 1'

STAIR NOTES:

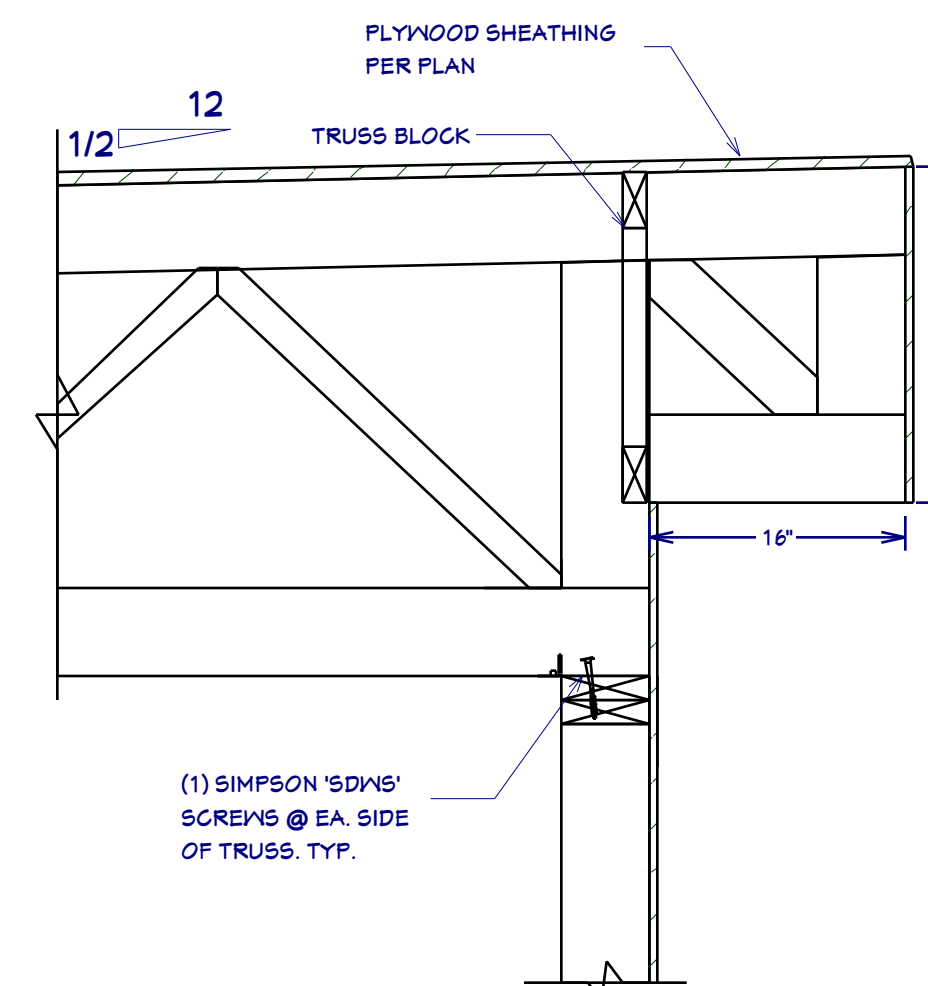
1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT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



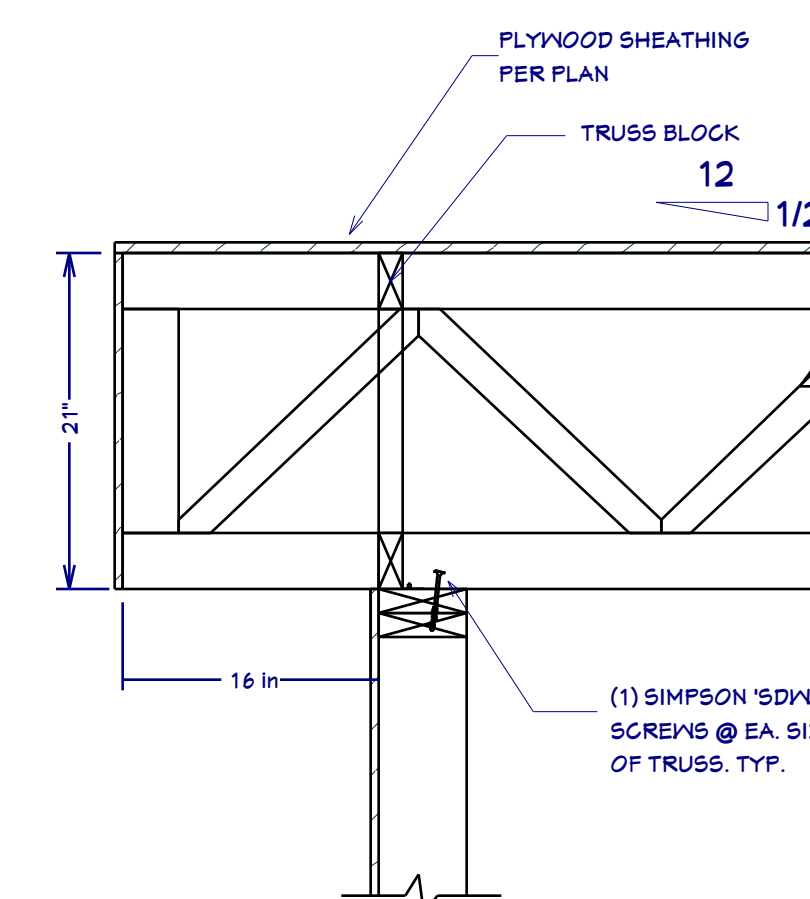
STAIR DETAIL
1/2" = 1'



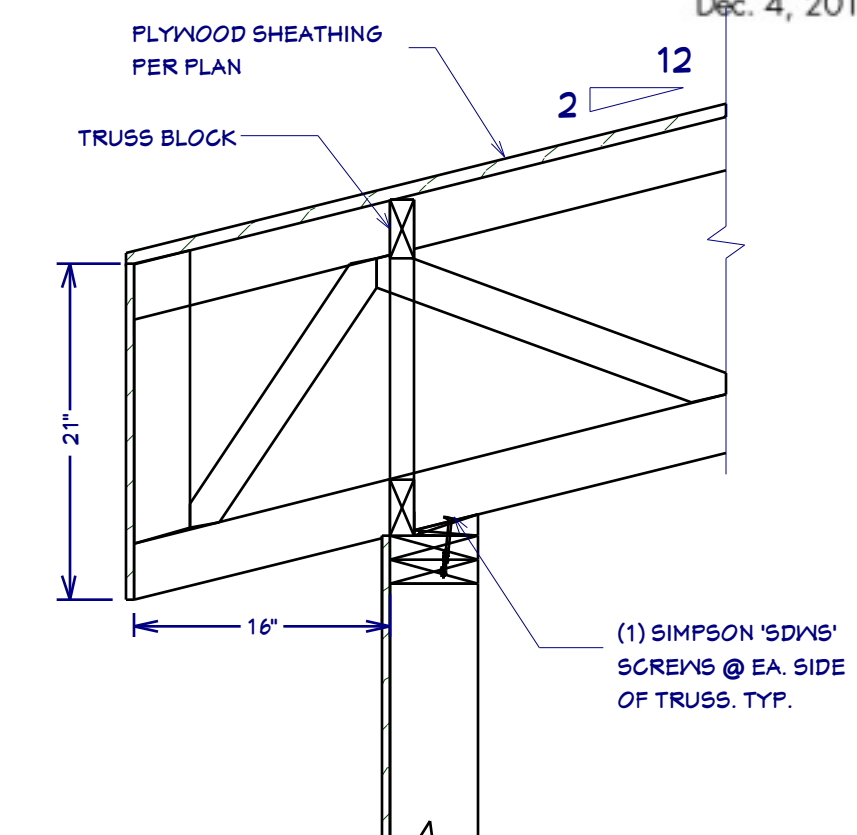
RAIL PHOTO
NO SCALE



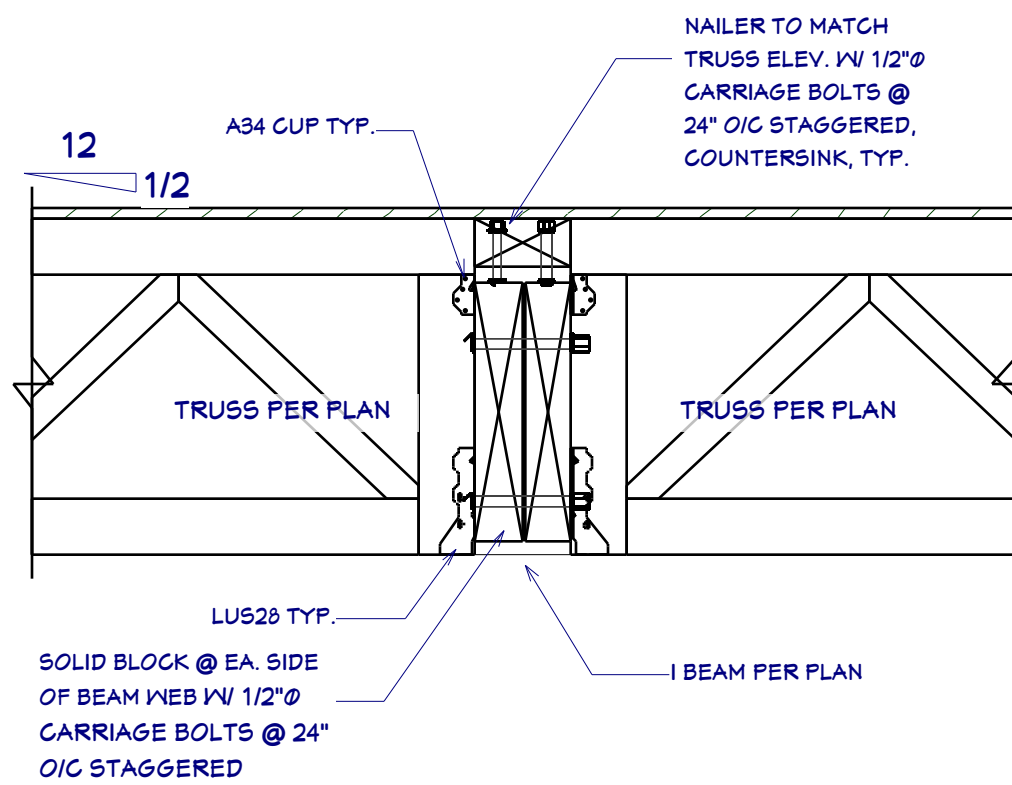
D16 ROOF OVERHANG SLOPED TOP CORD TRUSS
SCALE 1"=1'



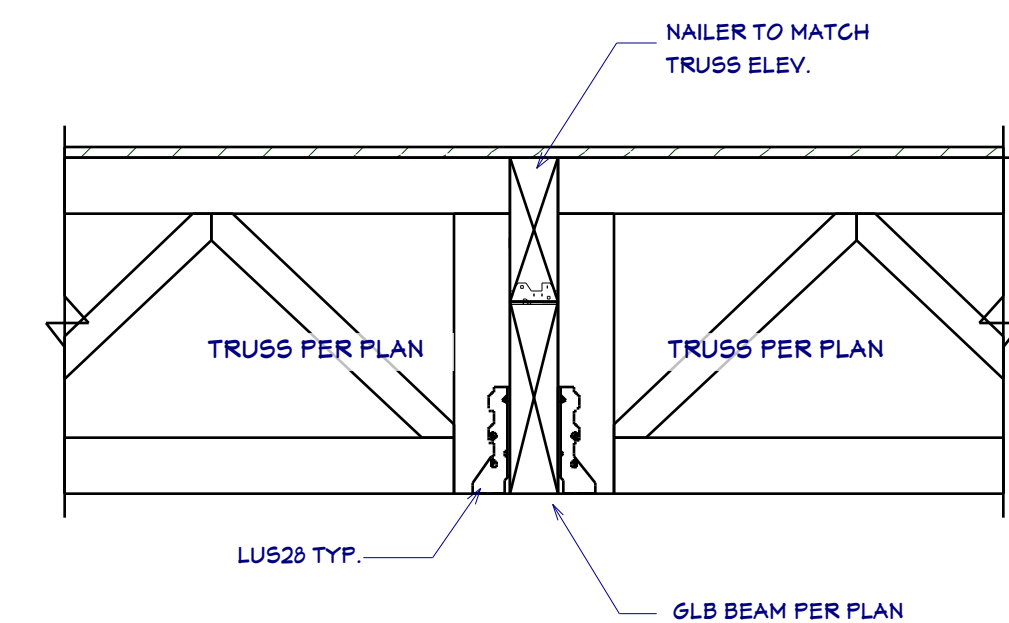
D17 ROOF OVERHANG
SCALE 1"=1'



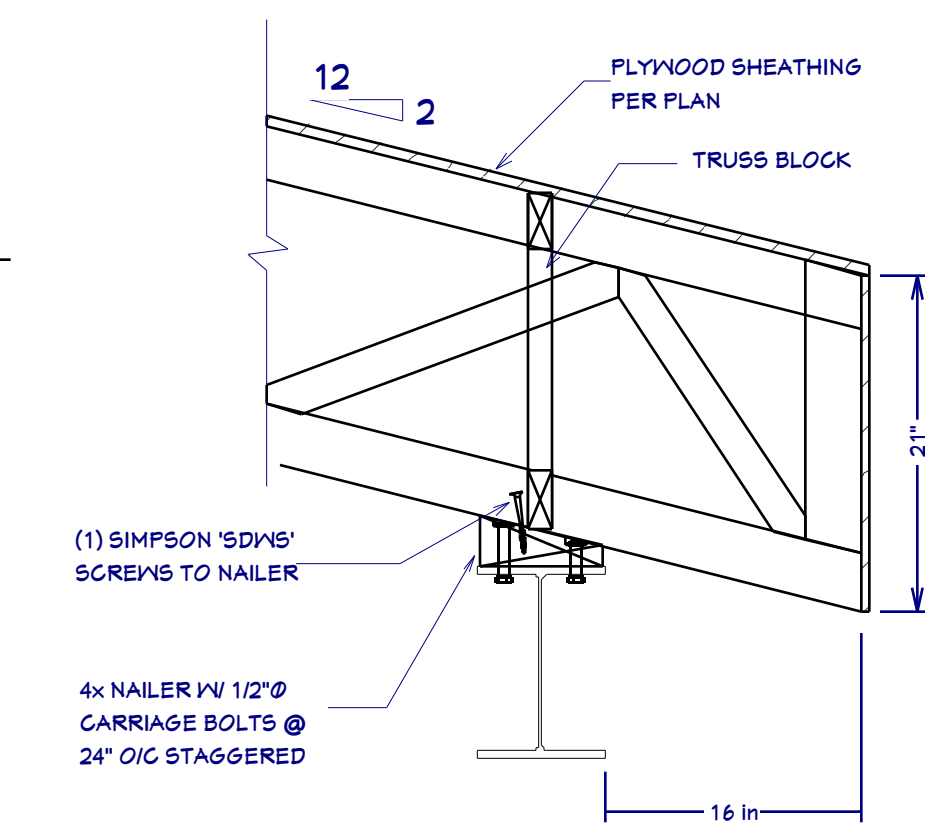
D18 PARALLEL CORD ROOF TRUSS @ WF
SCALE 1"=1'



D21 TRUSSES @ WF
SCALE 1"=1'



D22 TRUSS @ BEAM CONNECTION
SCALE 1"=1'



D19 PARALLEL CORD ROOF TRUSS @ I-BEAM
SCALE 1"=1'



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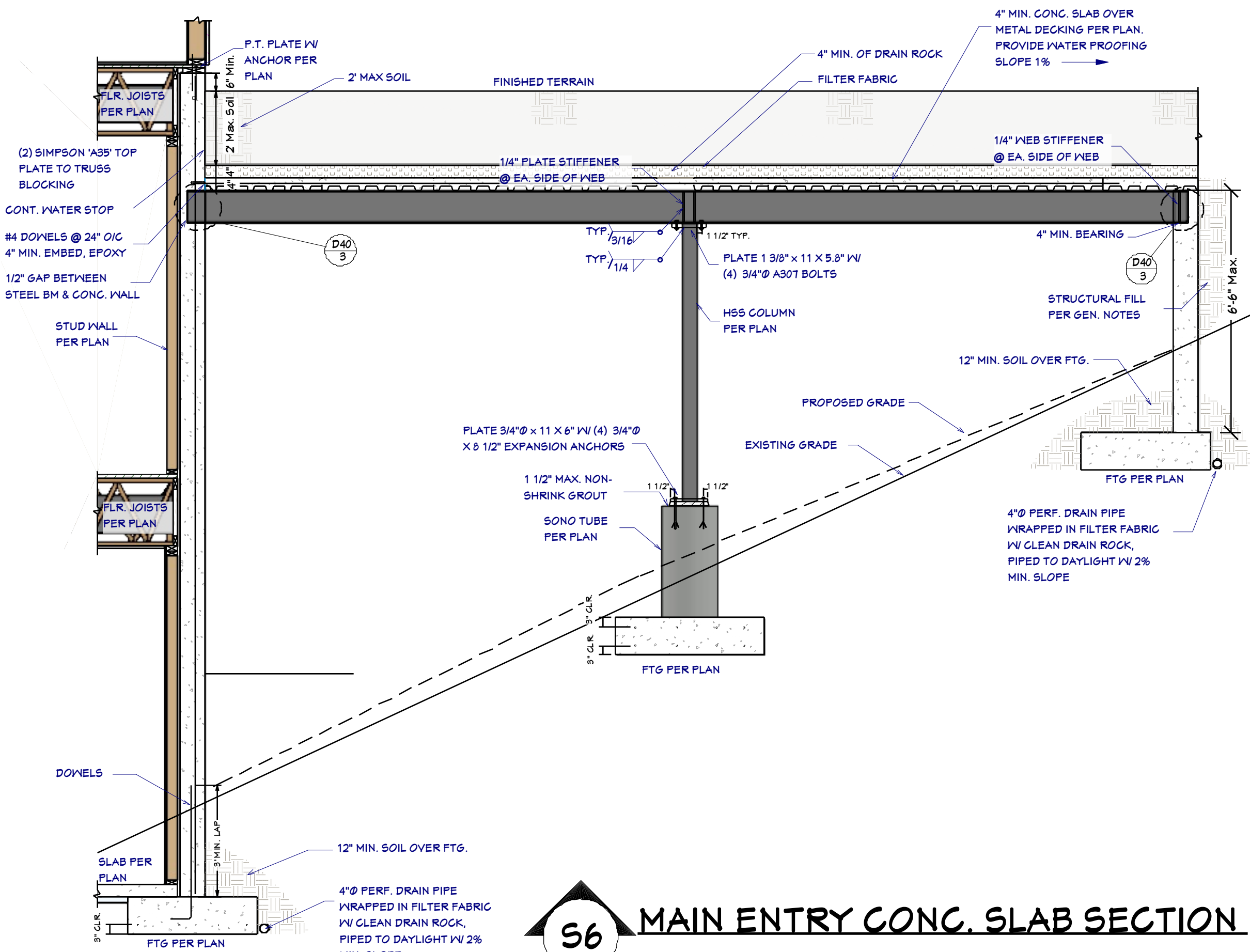
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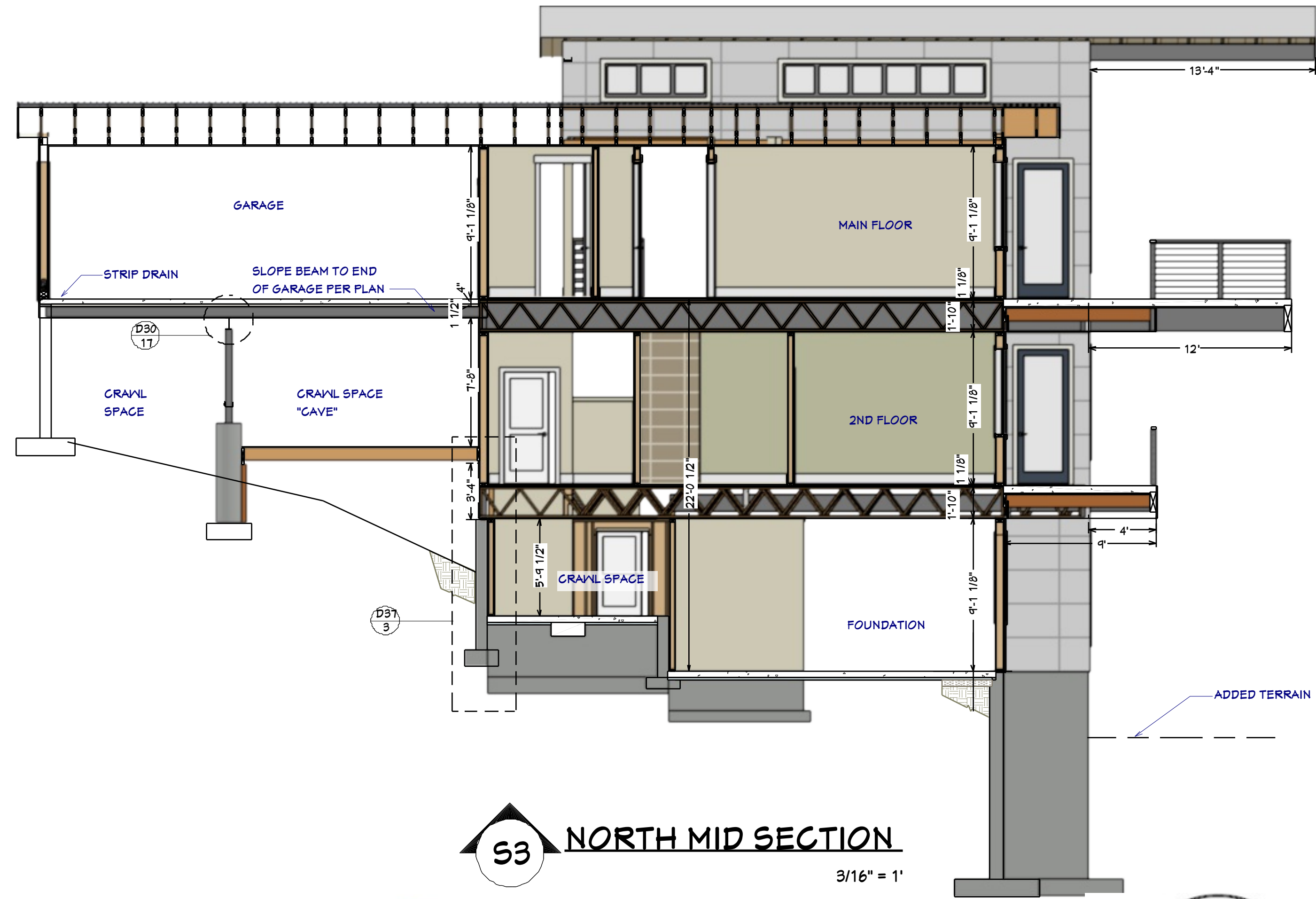
STAIR SECTION /
DETAIL

SCALE @ 24" X 36"
DATE: 3.5.2018
DRAWN BY: S.H.

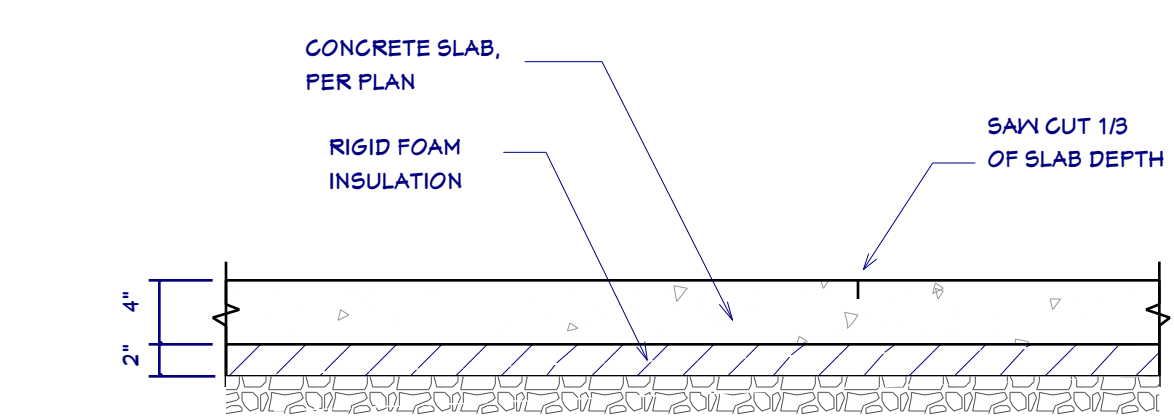
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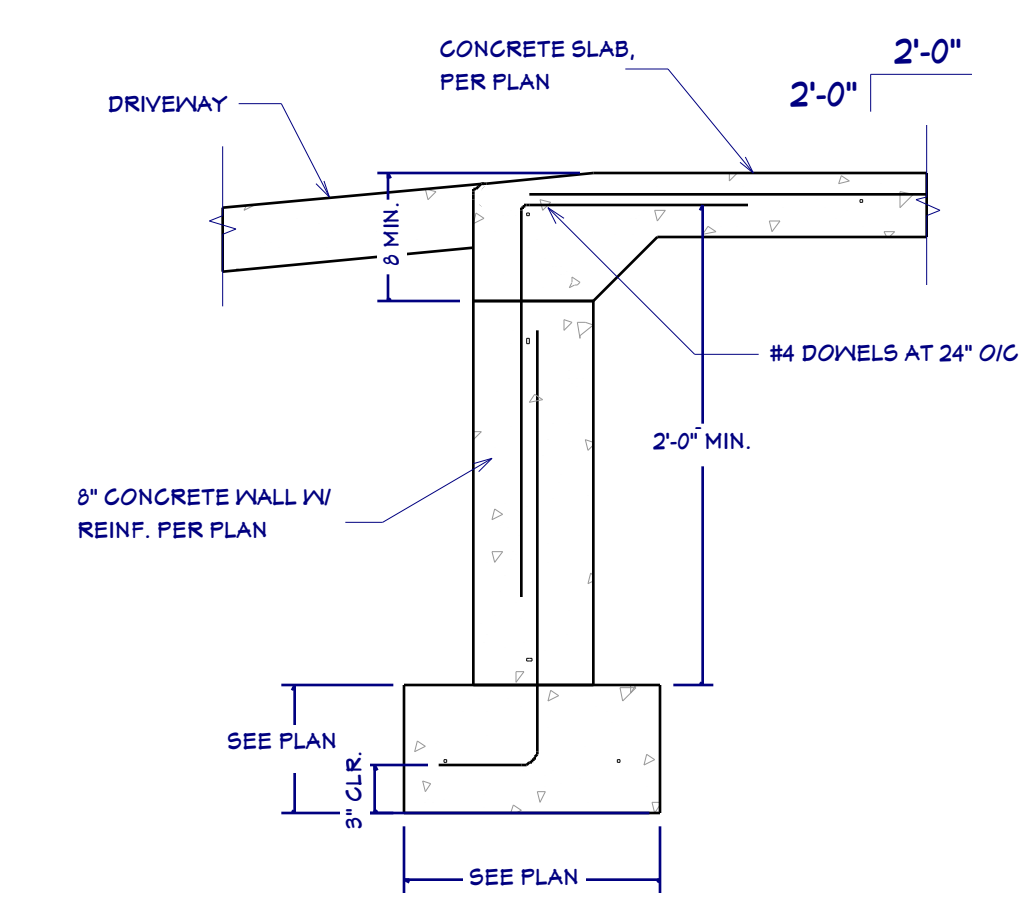
S6 MAIN ENTRY CONC. SLAB SECTION
3/8" = 1'



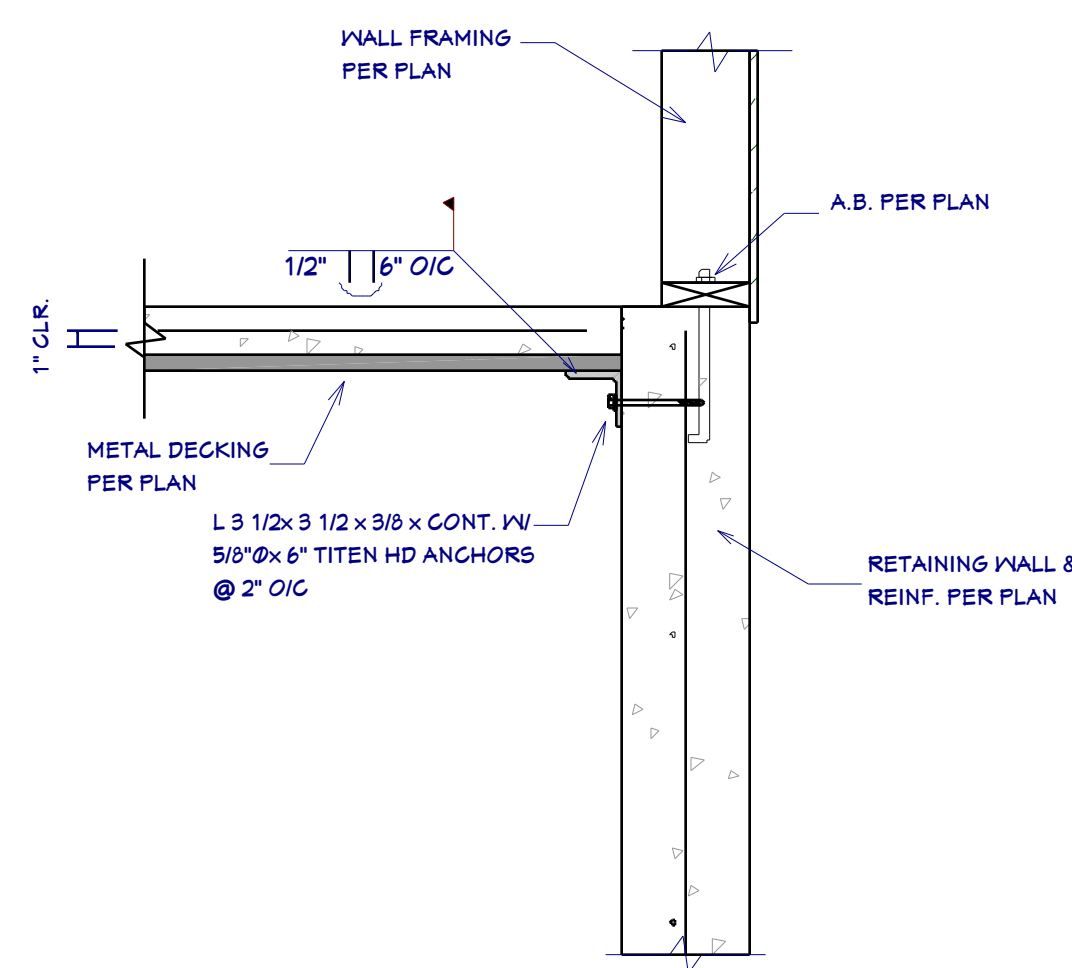
S3 NORTH MID SECTION
3/16" = 1'



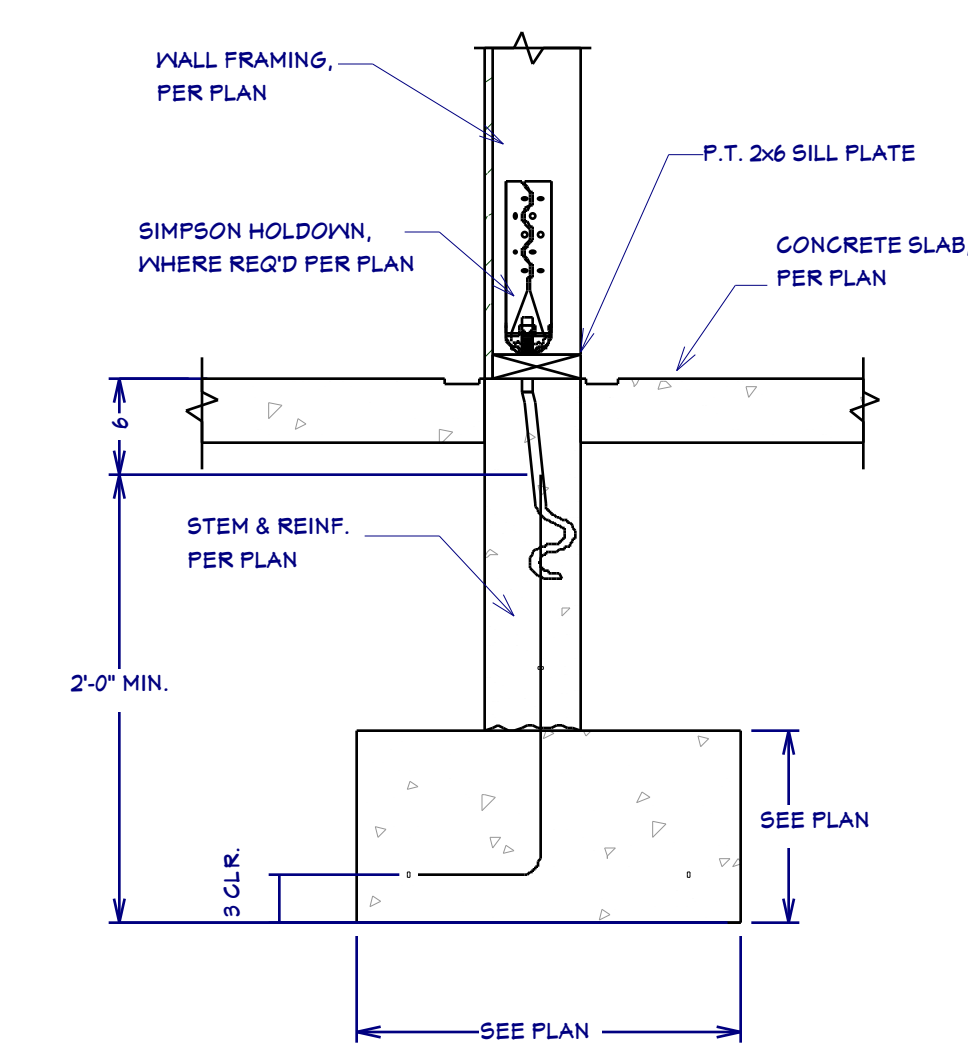
D25 TYPICAL CONTROL JOINT
SCALE 1"=1'



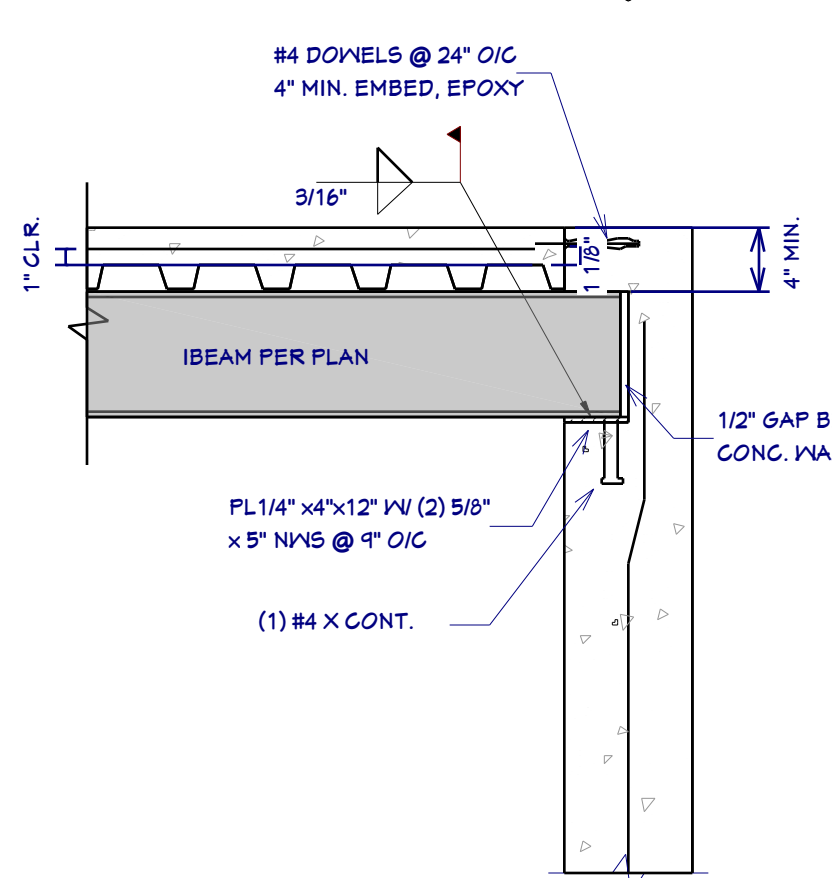
D26 STEM WALL @ GARAGE OPENING
SCALE 1"=1'



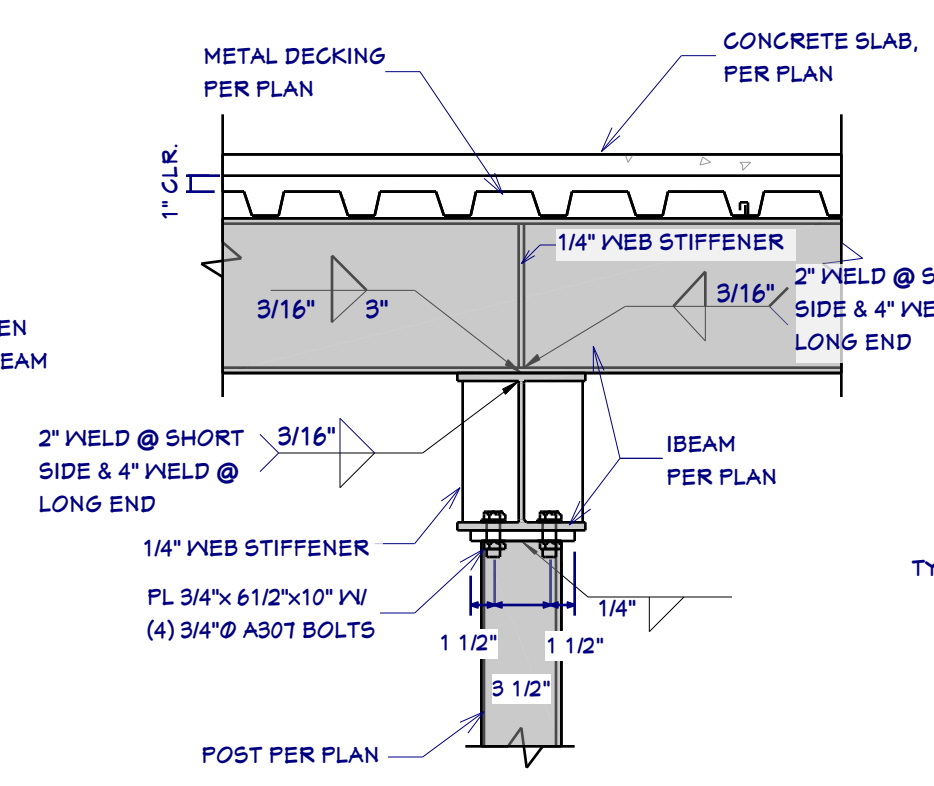
D27 FLOOR SECTION
SCALE 1"=1'



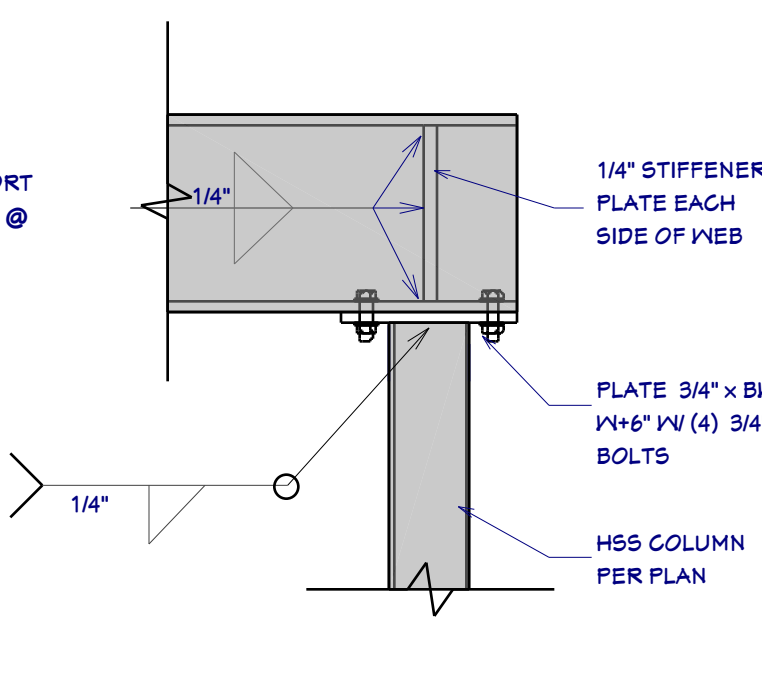
D28 TYP. FOOTING SECTION @ GARAGE
SCALE 1"=1'



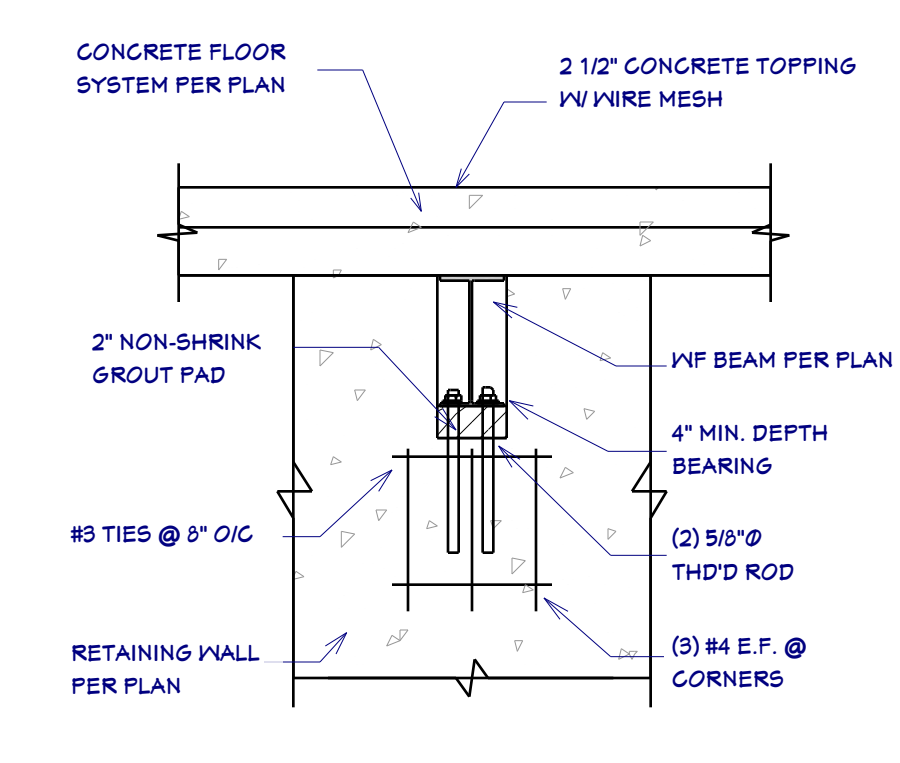
D29 FLOOR SECTION
SCALE 1"=1'



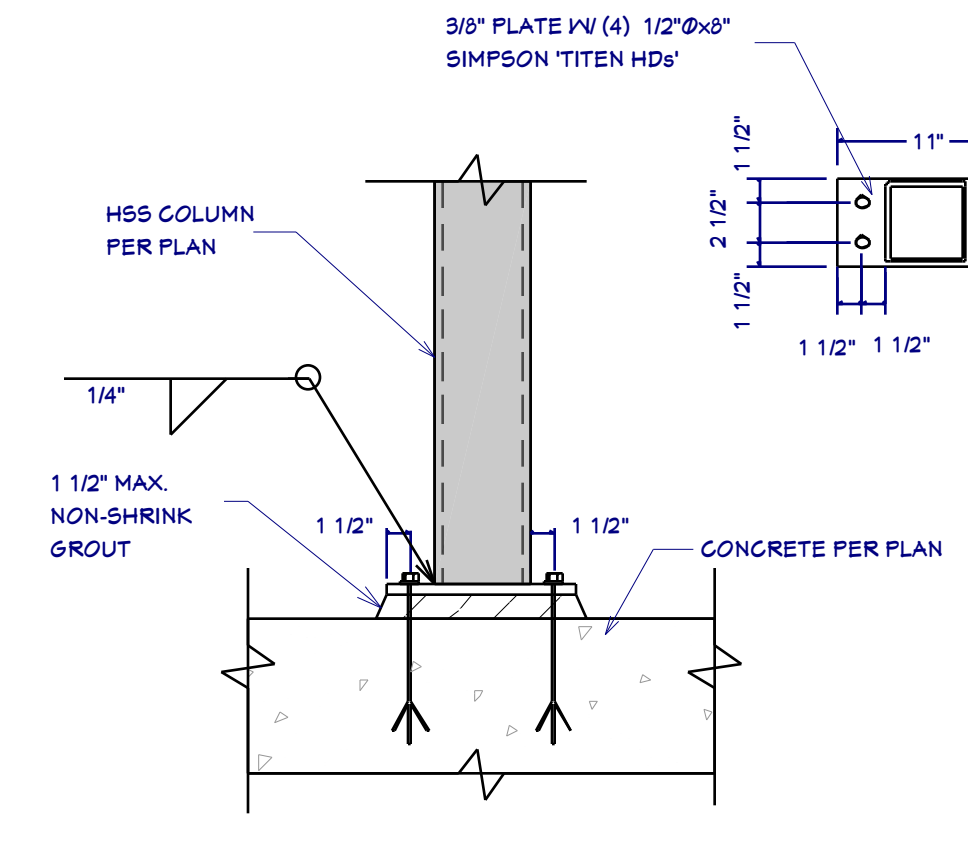
D30 FLOOR SECTION
SCALE 1"=1'



D31 WF BEAM TO HSS COLUMN
SCALE 1"=1'



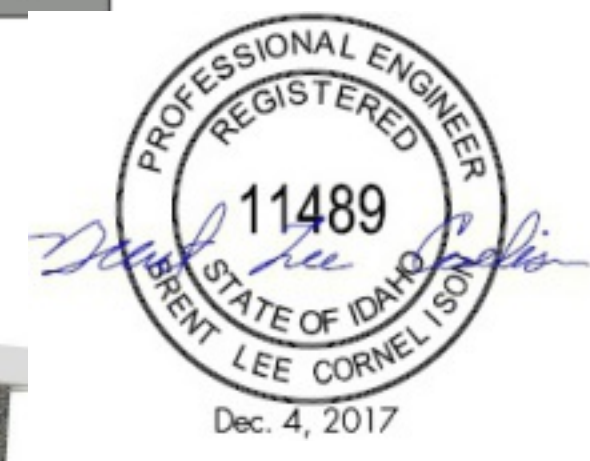
D32 BEAM SECTION
SCALE 1"=1'

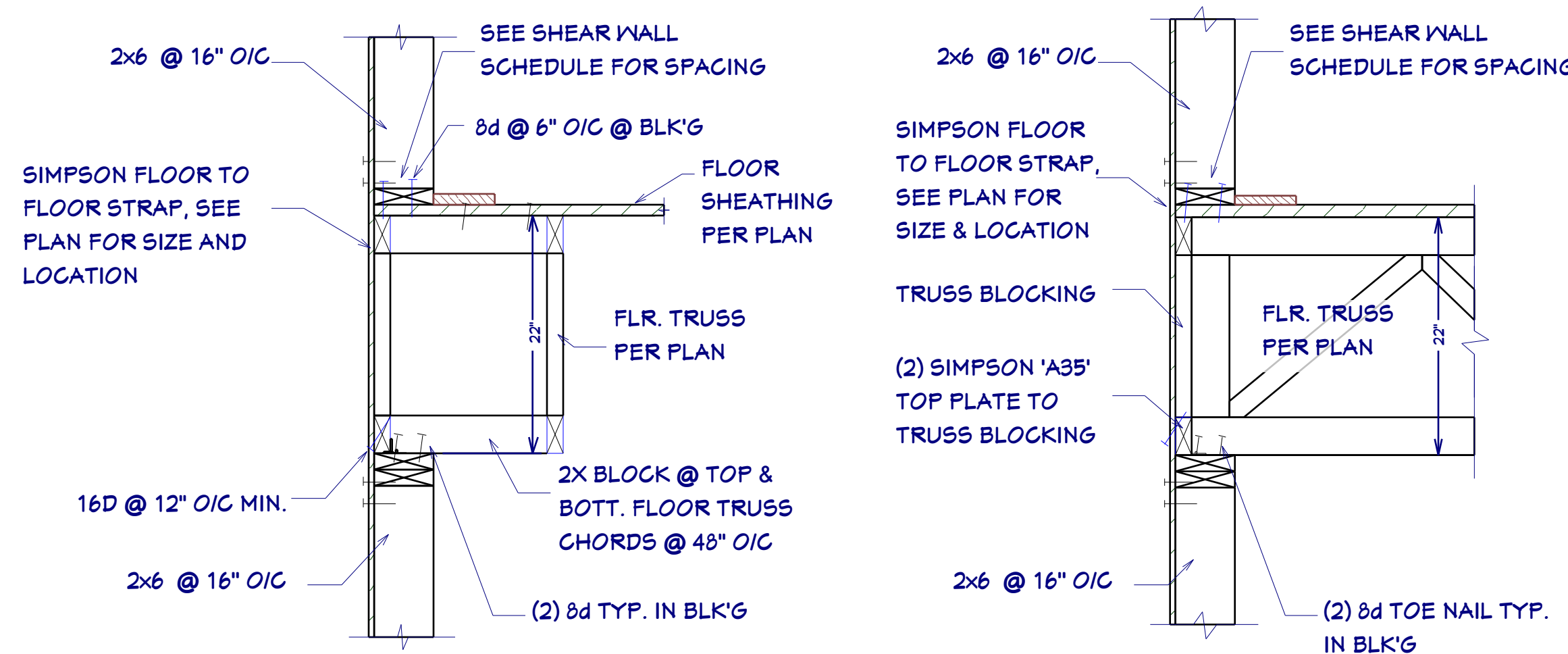


D33 COLUMN @ STEM WALL
SCALE 1"=1'

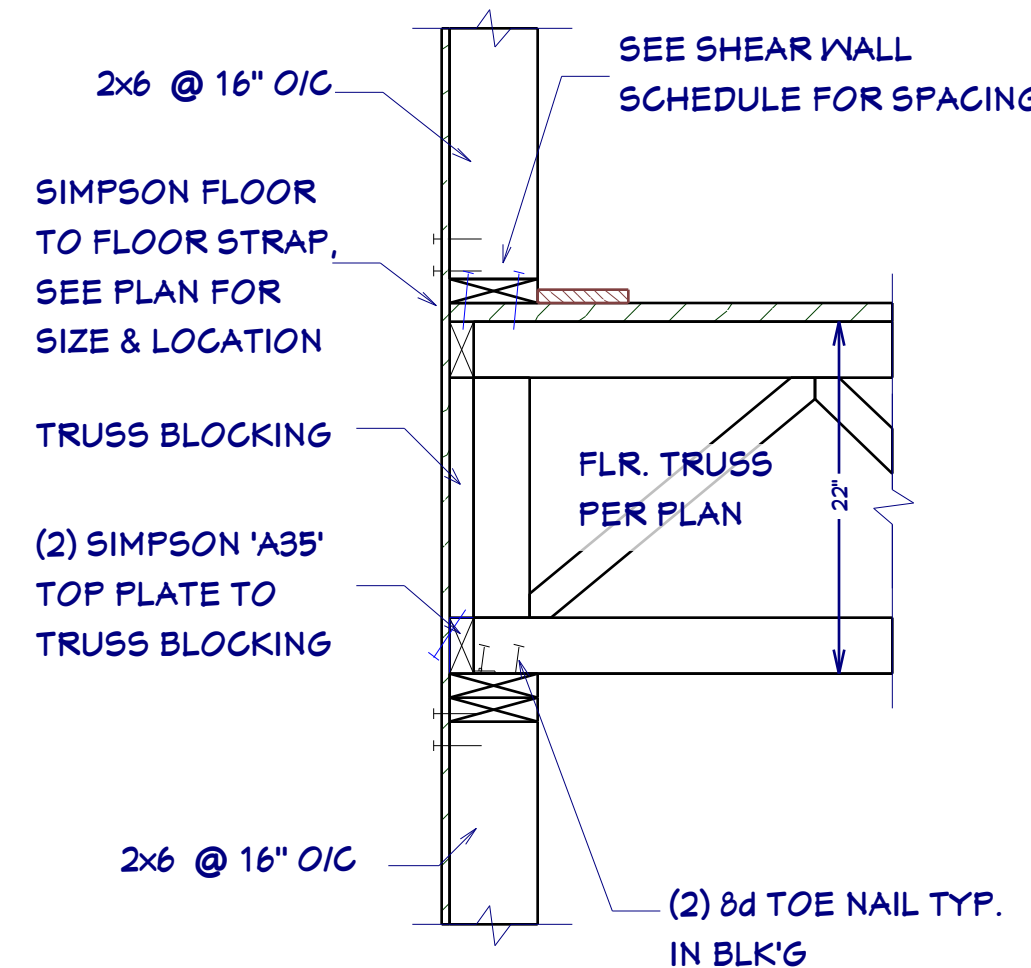


3D CUT-AWAY RENDER
FOR ILLUSTRATION ONLY NO SCALE

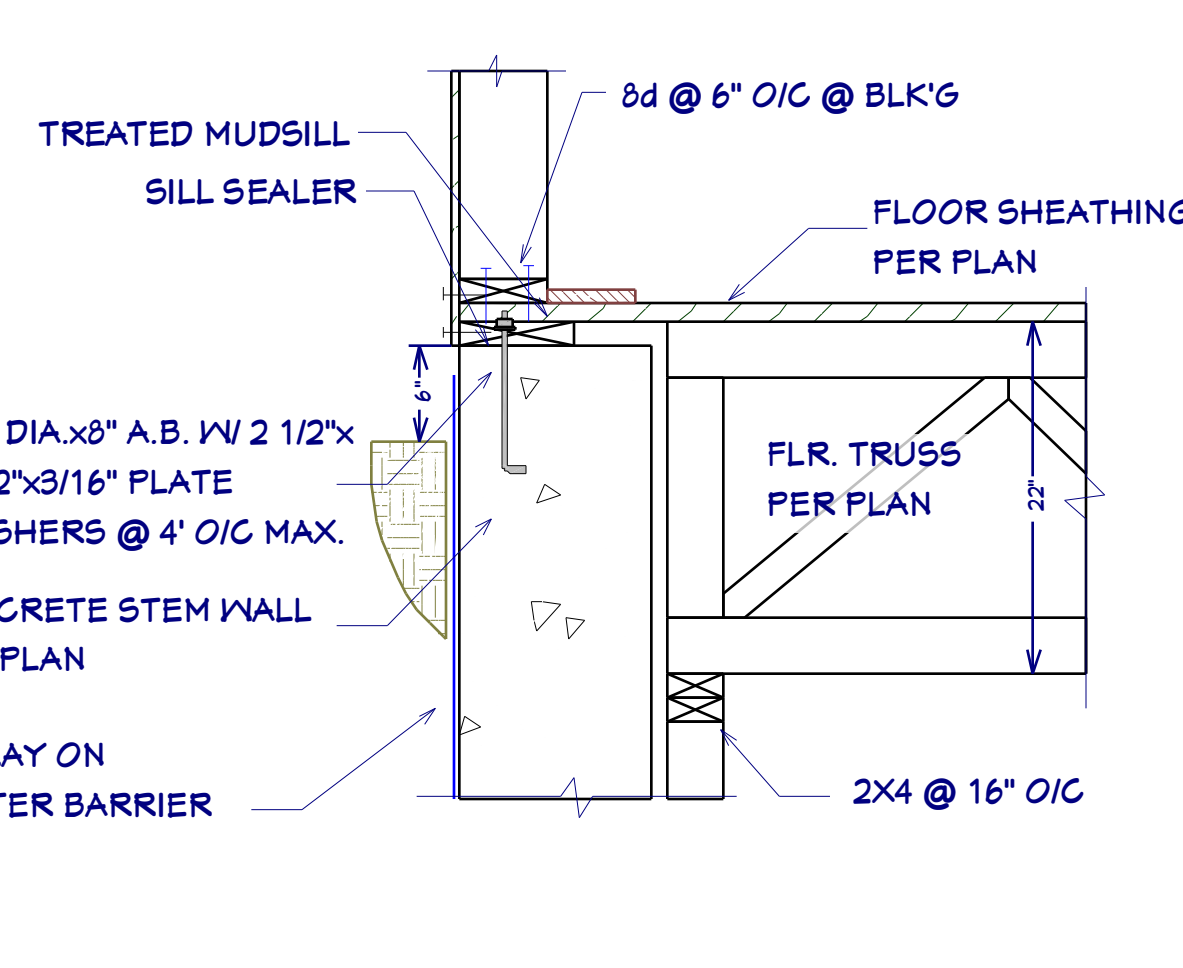




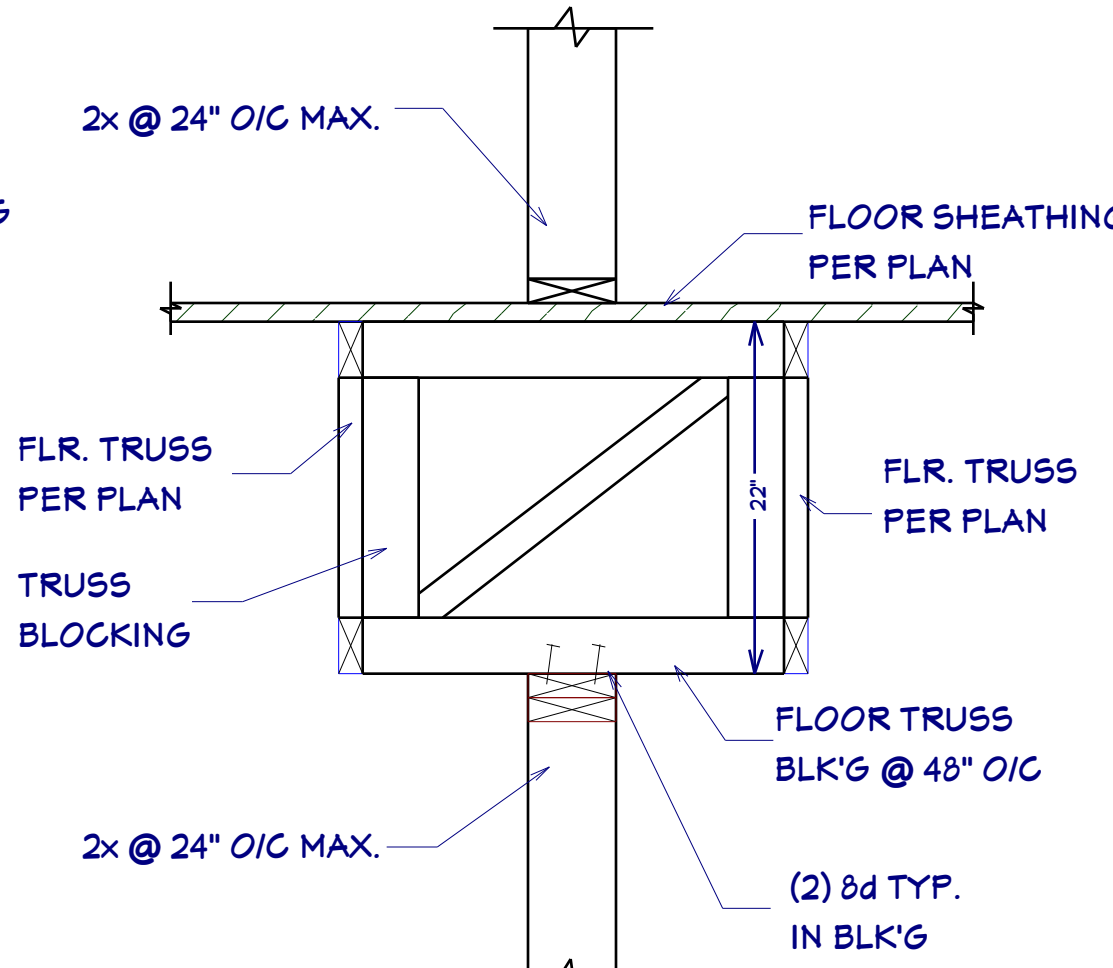
D1 WALL SECTION
SCALE 1"=1'



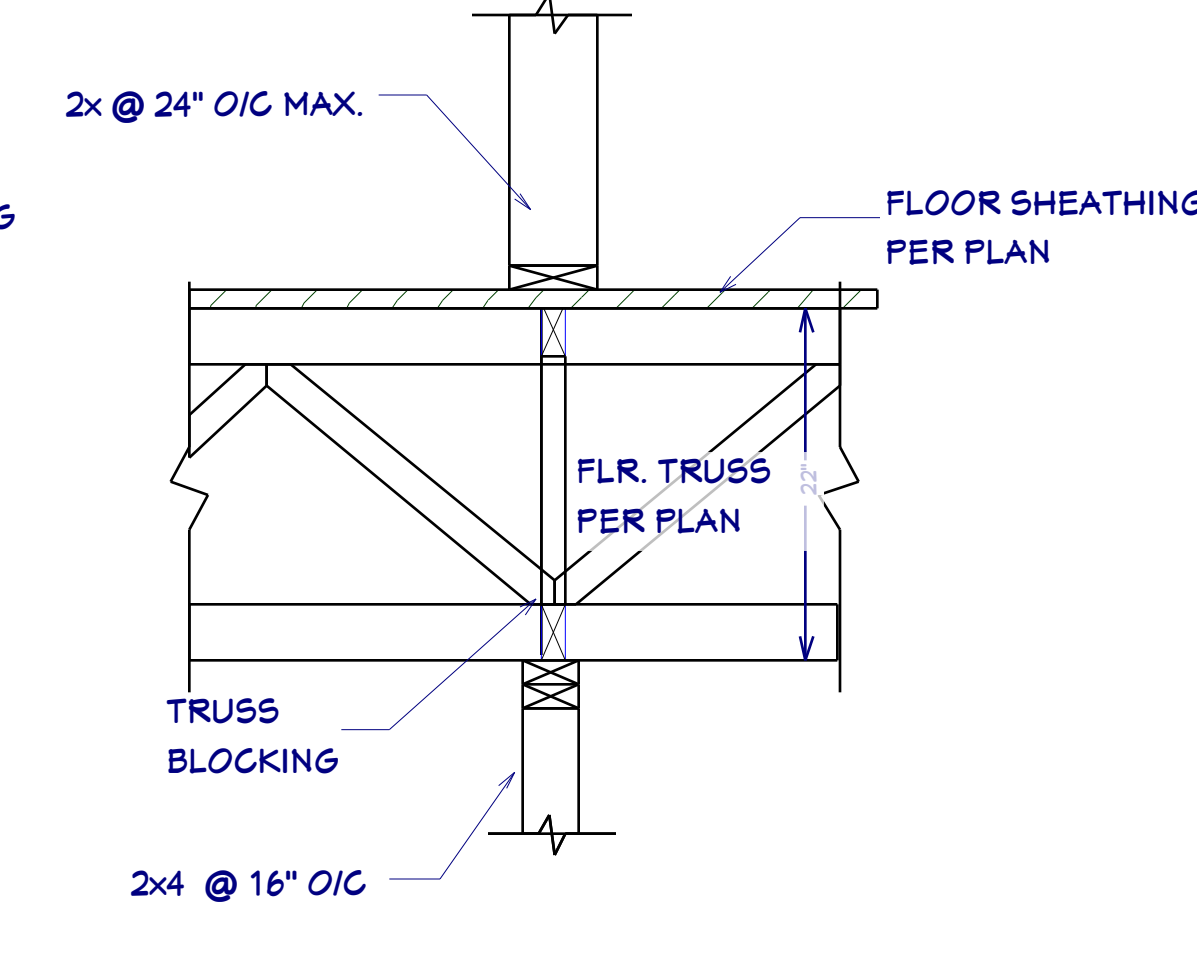
D2 WALL SECTION
SCALE 1"=1'



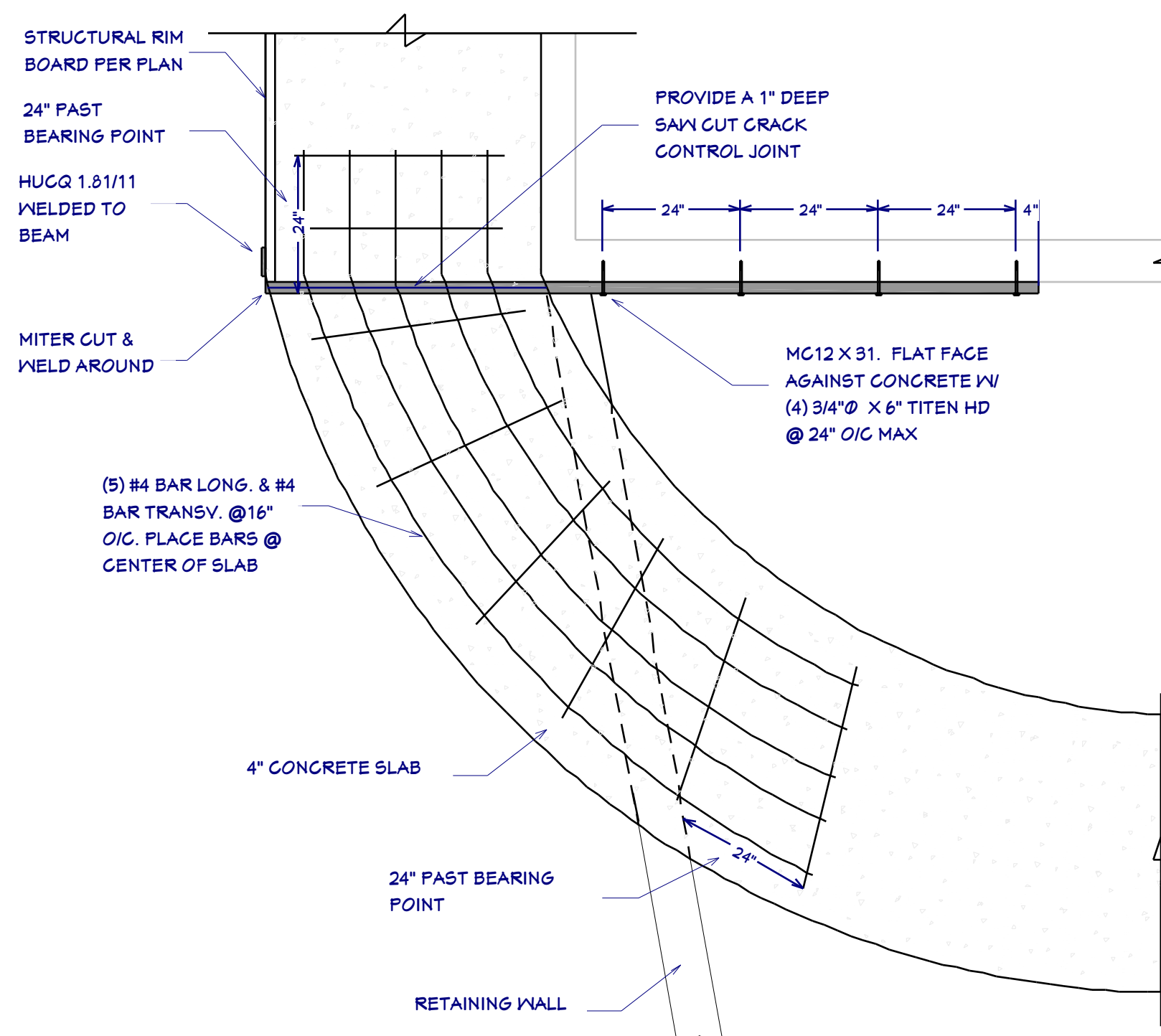
D3 STEM WALL SECTION
SCALE 1"=1'



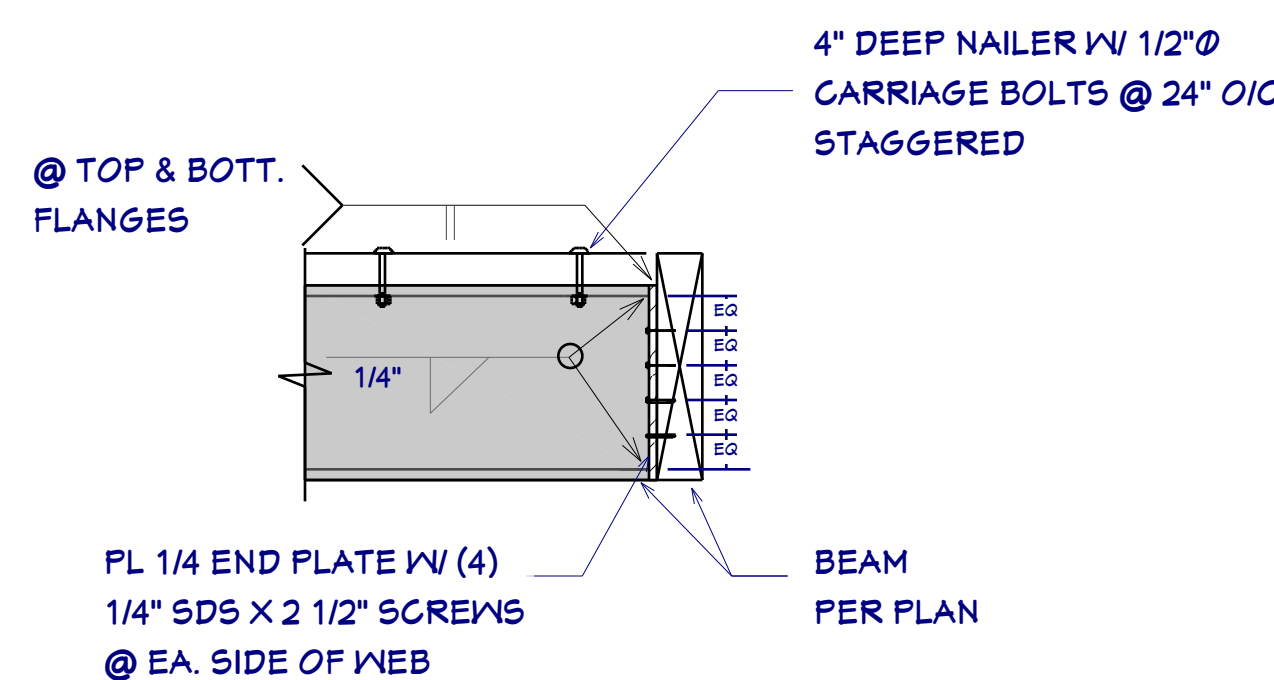
D4 WALL SECTION - NON BEARING
SCALE 1"=1'



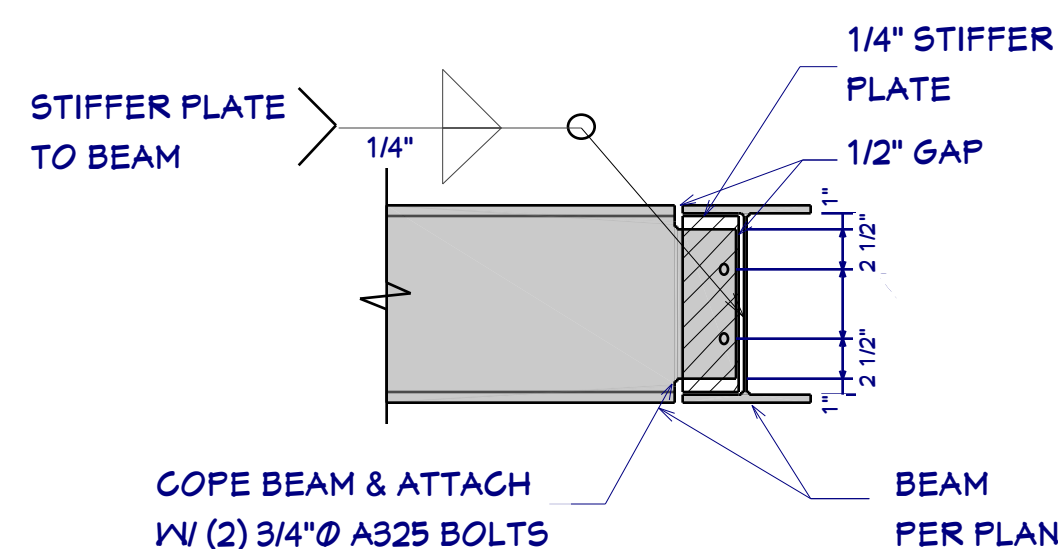
D5 WALL SECTION
SCALE 1"=1'



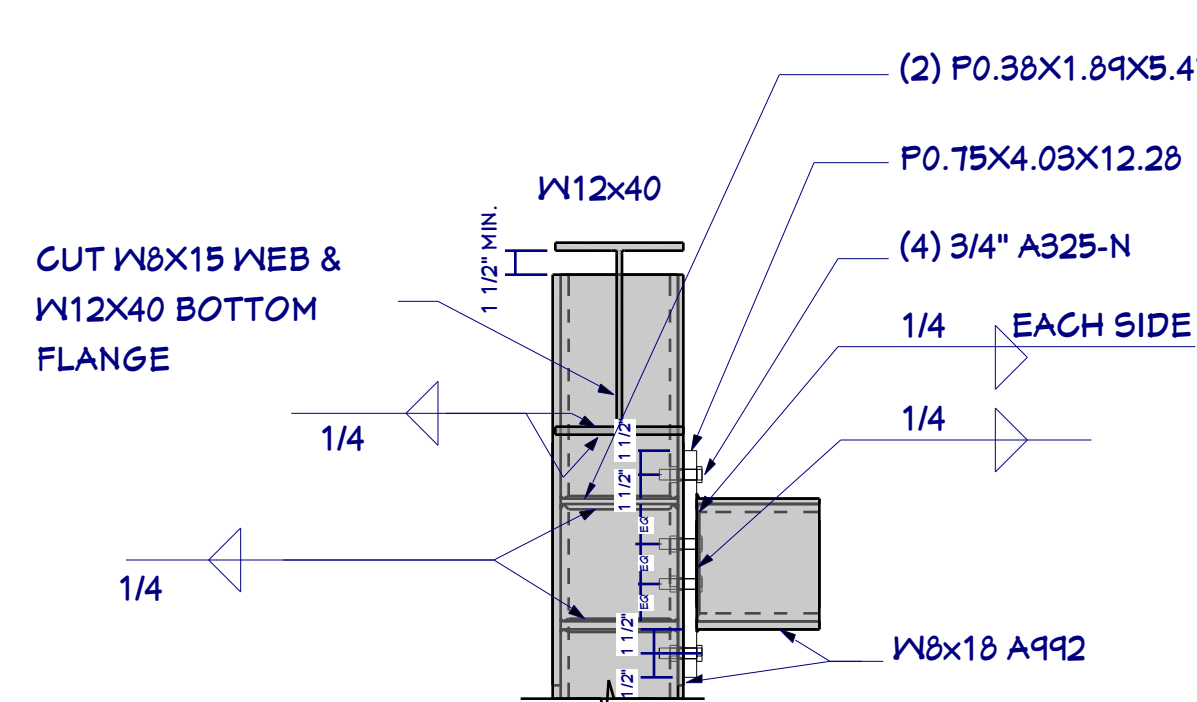
D44 CANTILEVERED WALK DETAIL
SCALE 1/2"=1'



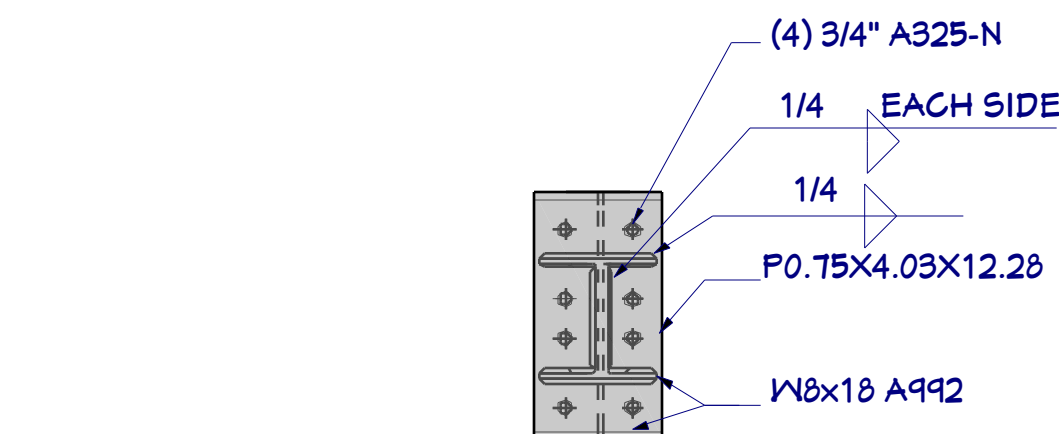
D8A DECK BEAM CONNECTION
NTS



D8B COPE BEAM CONNECTION
NTS

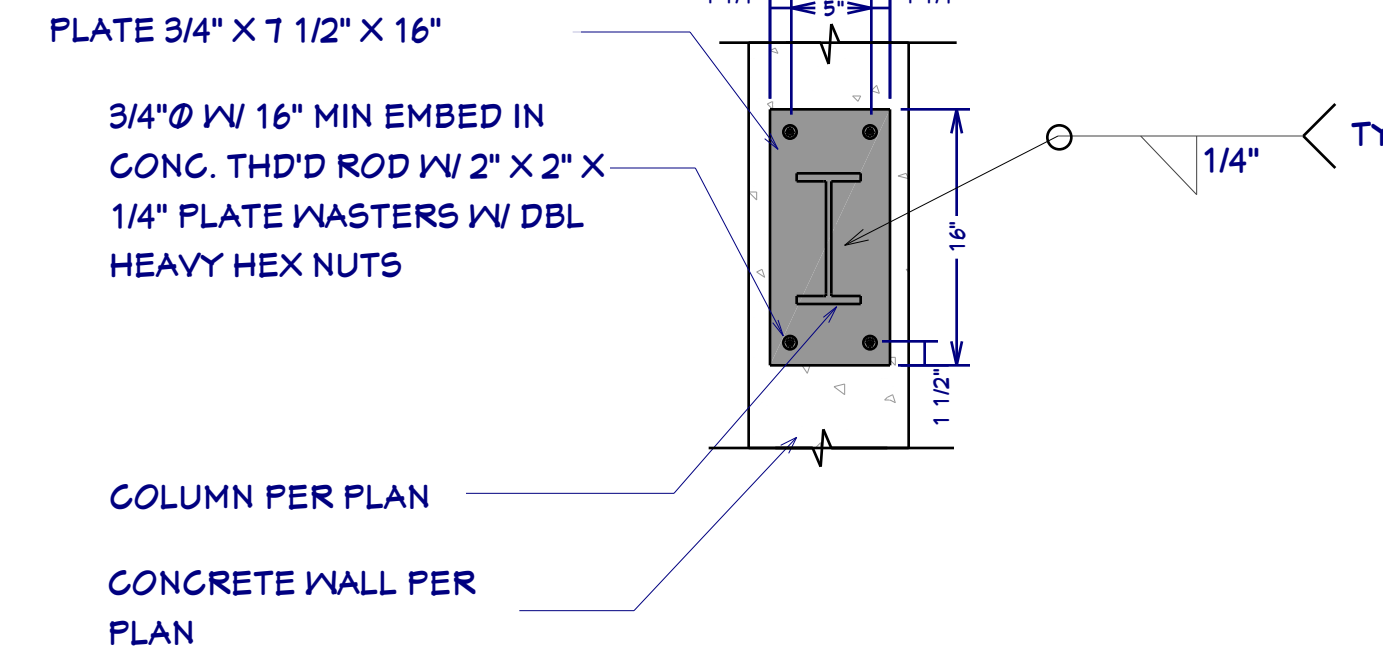


D7A SIDE VIEW

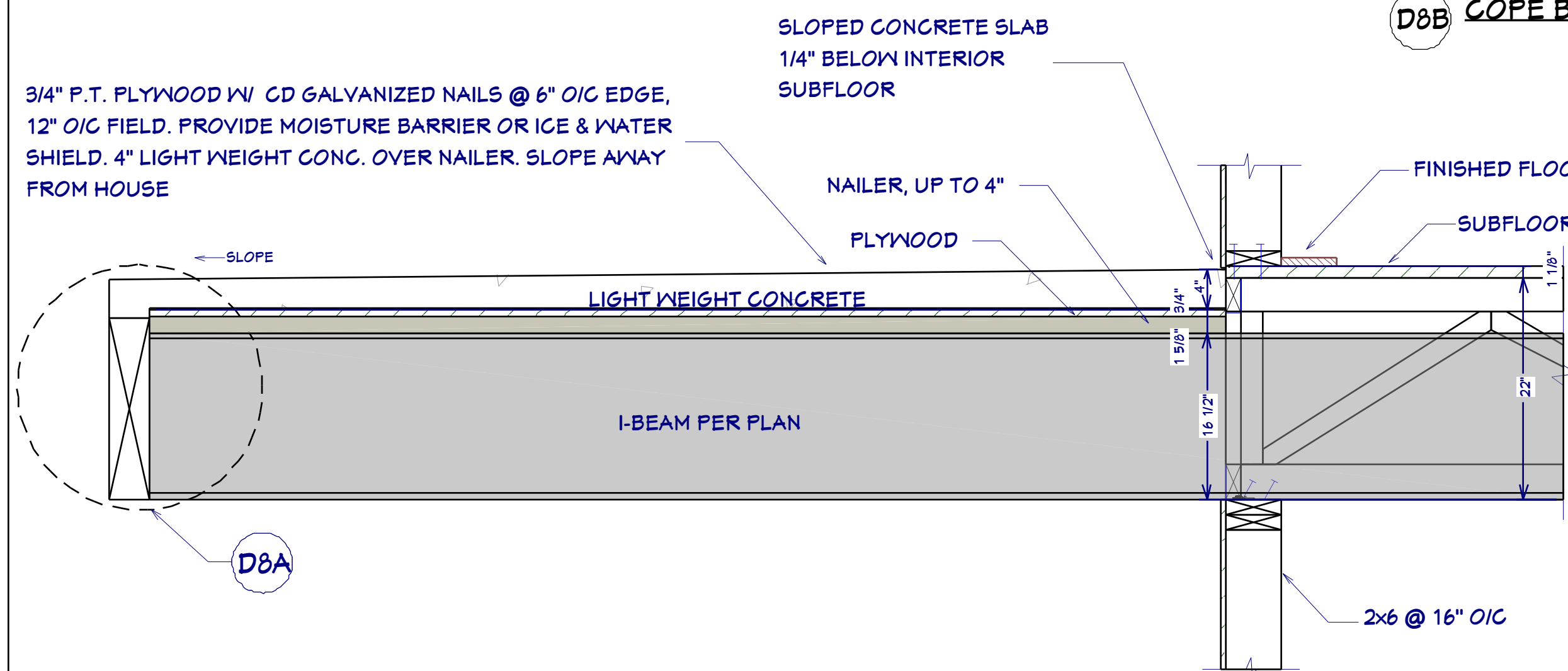


D7B FRONT VIEW

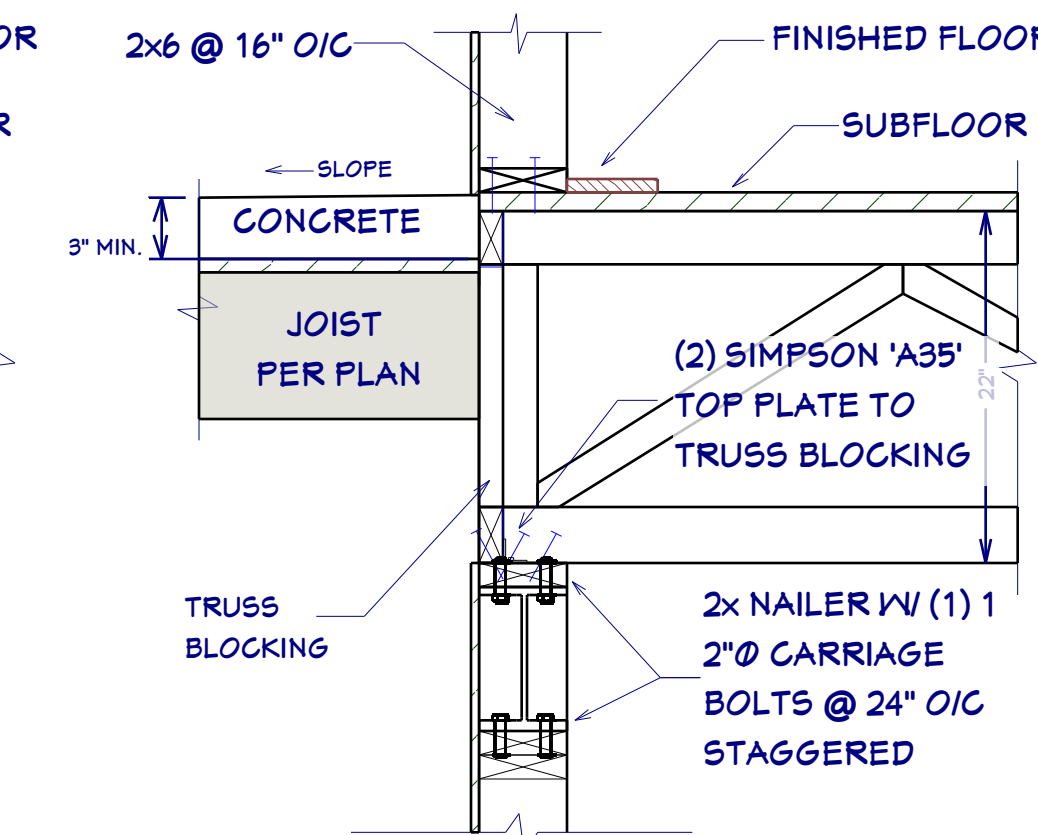
STEEL FRAME BEAM TO COLUMN CONNECTION
SCALE 1"=1'



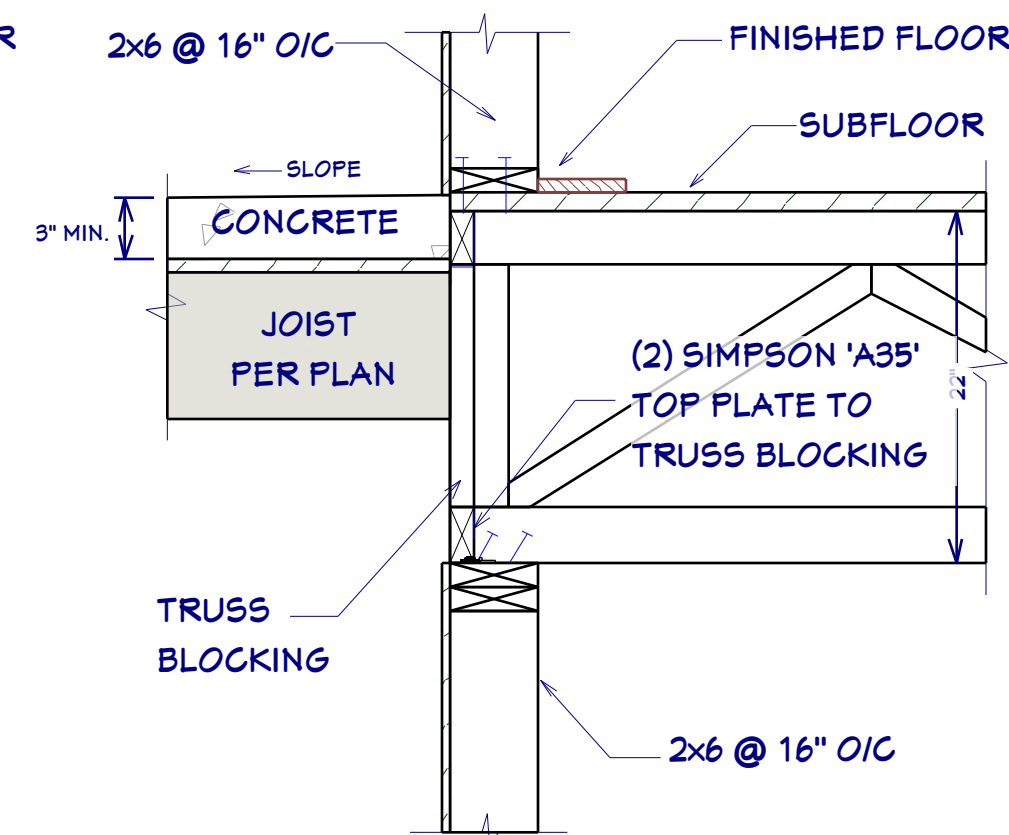
D9 FRAME COLUMN BASE DETAIL
SCALE 1"=1'



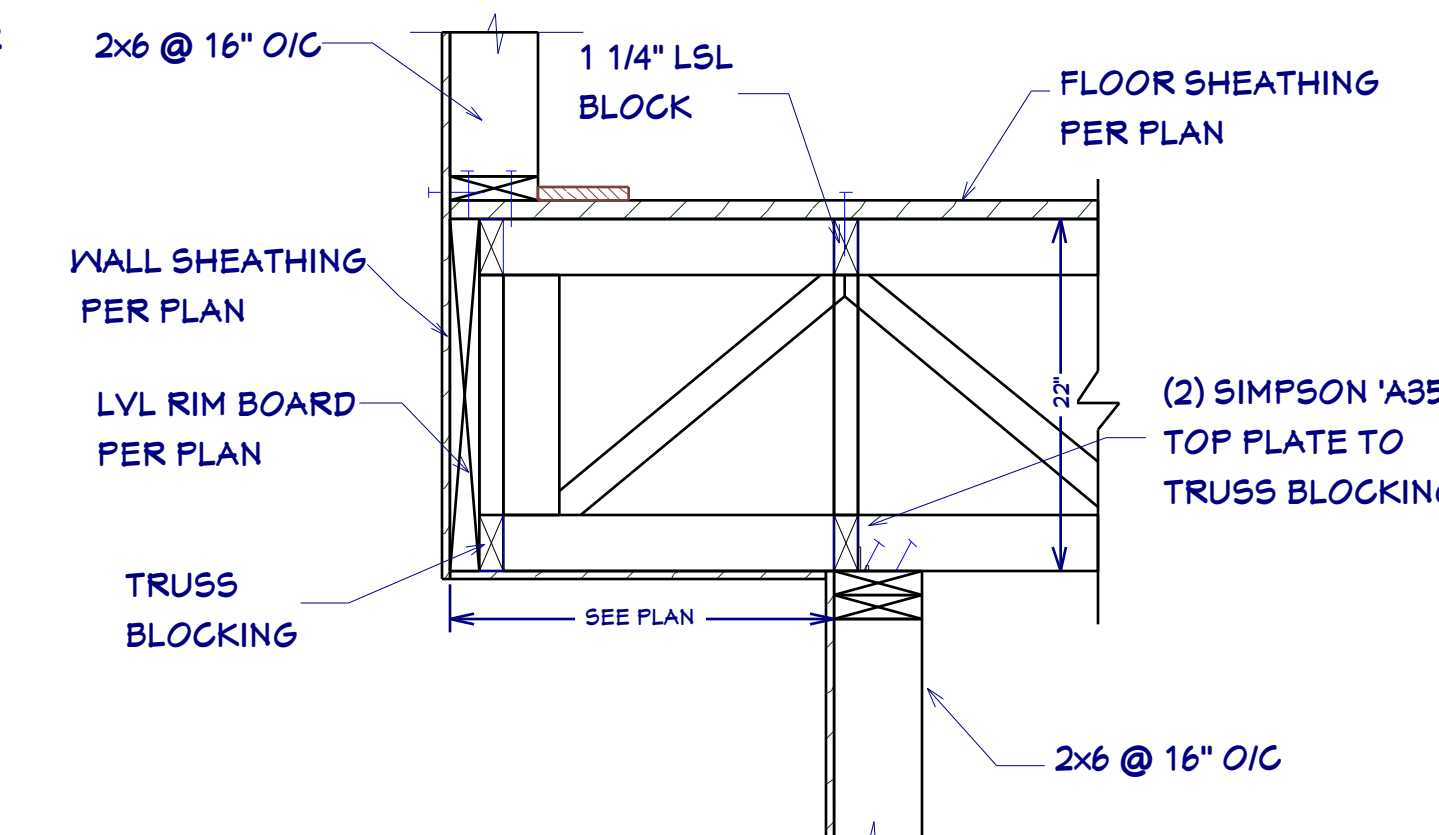
D11 CANTILEVERED FLOOR SECTION @ DECK
SCALE 1"=1'



D12 CANTILEVER @ DECK I BEAM
SCALE 1"=1'

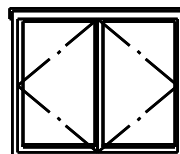
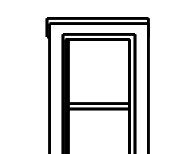
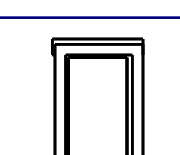
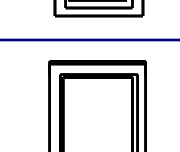
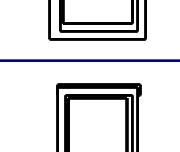
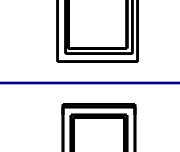
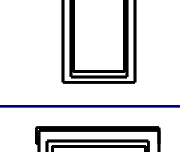
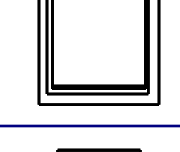
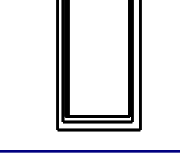
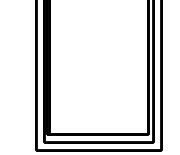
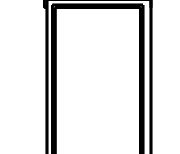
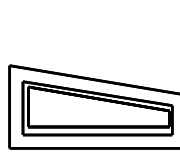
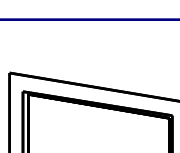
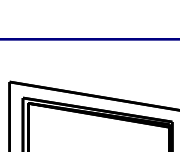
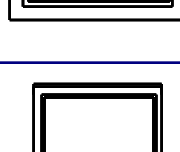
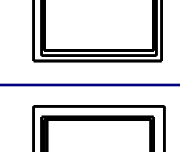
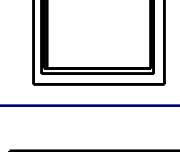
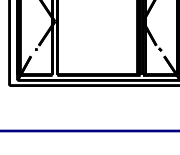


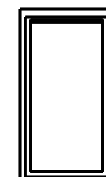
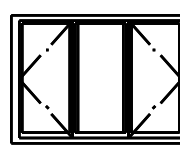
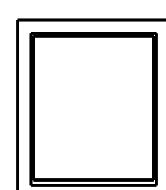

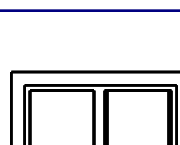


D13 CANTILEVER @ DECK WALL
SCALE 1"=1'

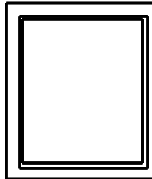

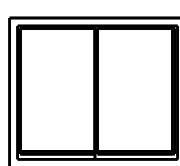


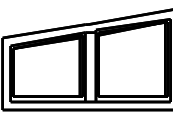

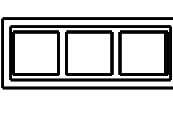
D14 CANTILEVER @ MASTER / BATH
SCALE 1"=1'

WINDOW SCHEDULE

WINDOWSCHEDULE - FLOOR 3							
ELEVATION	NUMBER	TYPE	QTY	WIDTH	HEIGHT	DESCRIPTION	
	W3-01	DOUBLE CASEMENT	1	12"	60"	13'x6 1"	OFFICE
	W3-02	FIXED GLASS	1	21"	42"	22'x43"	MASTER BATH
	W3-03	FIXED GLASS	4	24"	54"	25'x55"	GARAGE
	W3-04	FIXED GLASS	1	30"	60"	31'x6 1"	MASTER BATH
	W3-05	FIXED GLASS	1	30"	72"	31'x73"	MUD ROOM
	W3-06	FIXED GLASS	1	36"	84"	31'x85"	ENTRY
	W3-07	FIXED GLASS	1	36"	84"	31'x85"	GARAGE
	W3-08	FIXED GLASS	1	36"	84"	31'x85"	LIVING / KITCHEN
	W3-09	FIXED GLASS	1	42"	60"	43'x6 1"	MASTER BATH PROTECTED GLASS
	W3-10	FIXED GLASS	2	48"	84"	44'x85"	LIVING
	W3-11	FIXED GLASS	1	60"	20 7/8"	61'x21 7/8"	LIVING / KITCHEN
	W3-12	FIXED GLASS	1	60"	32 1/4"	61'x33 1/4"	LIVING / KITCHEN
	W3-13	FIXED GLASS	1	60"	43 1/2"	61'x44 1/2"	LIVING / KITCHEN
	W3-14	FIXED GLASS	1	60"	84"	61'x85"	LIVING
	W3-15	FIXED GLASS	3	60"	84"	61'x85"	LIVING / KITCHEN
	W3-17	MILLED UNIT	1	102"	72"	103'x73"	MASTER BEDROOM
	W3-18	MILLED UNIT	2	63"	30"	64'x3 1"	LIVING
	W3-19	MILLED UNIT	1	84"	21"	85'x22"	MASTER BEDROOM

WINDOWS & CASERULE FLOOR 2							
ELEVATION	NUMBER	TYPE	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
	W2-01	FIXED GLASS	1	36"	72"	37'X73'	ENTERTAINMENT
	W2-02	TRIPLE CASEMENT	2	84"	60"	85'X61"	BEDROOMS, EGRESS
	W2-03	FIXED GLASS	3	60"	72"	61'X73'	ENTERTAINMENT
	W2-04	TRIPLE CASEMENT	1	84"	72"	85'X73'	BEDROOMS, EGRESS
	W2-05	MULLED UNIT	1	42"	21"	43'X22'	BATH 2
	W2-06	MULLED UNIT	2	84"	21"	85'X22'	BEDROOMS 2 & 4
	W2-08	MULLED UNIT	1	63"	21"	64'X22'	LAUNDRY

PUNINGOYS GHEDULE - FOUNDATION							
ELEVATION	NUMBER	TYPE	QTY	WIDTH	HEIGHT	R/G	DESCRIPTION
	W1-01	FIXED GLASS	3	60"	72"	61'x73"	
	W1-02	MULLED UNIT	2	84"	21"	85'x22"	MULLED UNIT
	W1-03	RIGHT SLIDING	3	72"	60"	73'x6 1"	EGRESS 55

WINDOW SCHEDULE - ATTIC							
ELEVATION	NUMBER	TYPE	QTY	WIDTH	HEIGHT	RG	DESCRIPTION
	W1A-01	MULLED UNIT	1	72 1/2"	35"	73 1/2'x36"	ABOVE ENTRY
	W1A-02	MULLED UNIT	1	144"	24"	145'x25"	ABOVE KITCHEN
	W1A-03	MULLED UNIT	1	72"	24"	73'x23"	ABOVE HALLWAY

WINDOW NOTES:

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

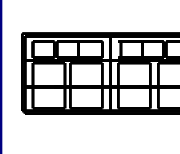
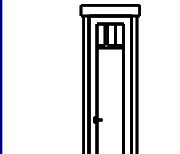
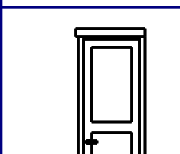
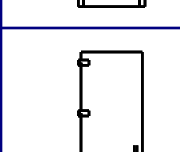
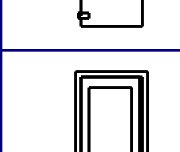
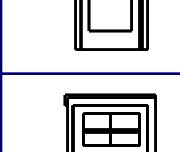
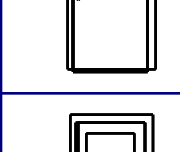
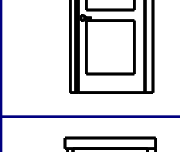
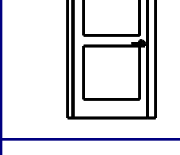
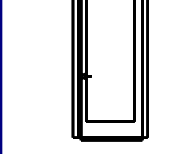
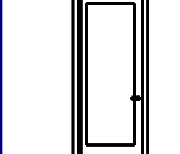
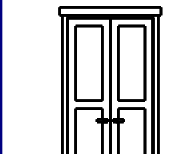
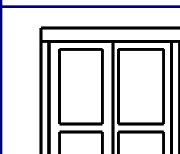
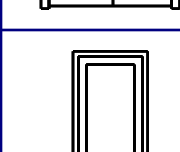
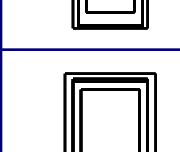
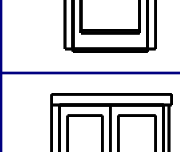
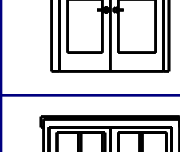
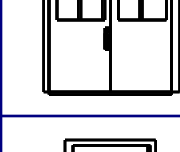
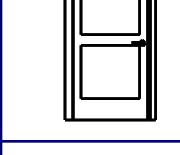
- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
- 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 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

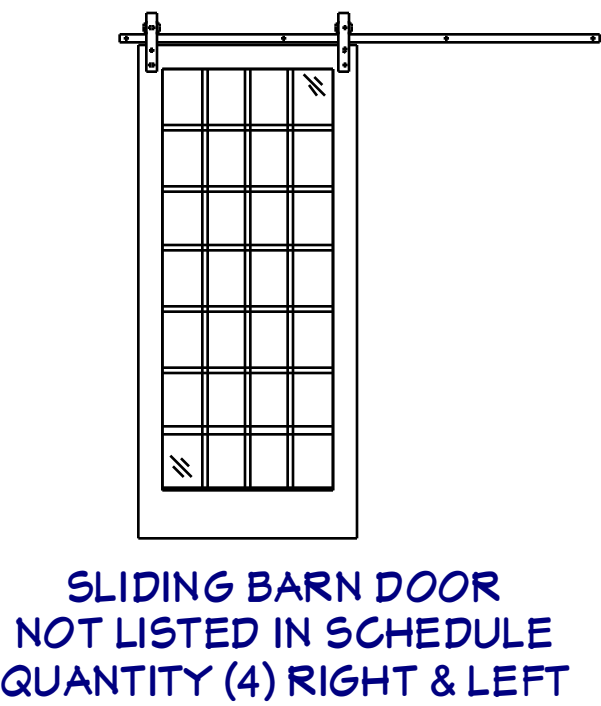
*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

DOOR NOTES:

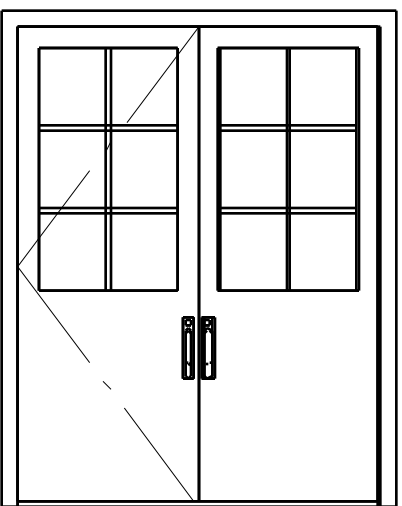
- 1. MAIN FLOOR DOORS SHALL BE 96"; SECOND FLOOR DOORS 80", UNO
- 2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
- 3. INTERIOR DOORS SHALL BE PAINTED, VERIFY WITH OWNER
- 4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL 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 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

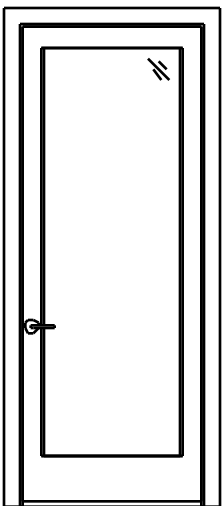
DOOR SCHEDULE						
DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE
	D01	2	216"	96"	GARAGE	3
	D02	1	24"	96"	PANTRY DOOR, PANEL GLASS	3
	D03	2	32"	96"	HINGED DOOR P03	3
	D04	1	34"	96"	GLASS SHOWER	3
	D05	1	34"	96"	HINGED DOOR P03	1
	D06	2	36"	80"	GARAGE	3
	D07	10	32"	80"	HINGED DOOR P03	2
	D08	1	36"	80"	GARAGE TO HOUSE	3
	D09	1	36"	96"	HOUSE TO DECK	3
	D10	1	36"	96"	MASTER TO DECK	3
	D11	1	48 1/8"	96"	CLOSET DOOR	3
	D12	1	60"	80"	GARAGE UTILITY	3
	D13	1	36"	96"	HOUSE TO DECK	2
	D14	1	36"	80"	HOUSE TO OUTSIDE	1
	D15	1	60"	96"	MASTER BEDROOM	3
	D16	1	72"	96"	ENTRY DOOR, LEFT SWING ONLY	3
	D17	2	36"	80"	HINGED DOOR P03	2
	D20	2	32"	80"	POCKET DOOR P03	2
	D21	1	36"	80"	GRAVEL SPACE	1



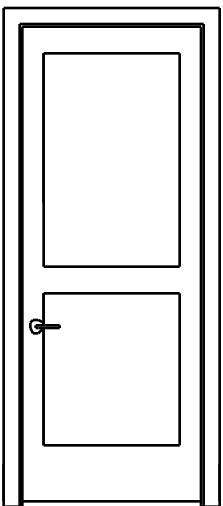
SLIDING BARN DOOR NOT LISTED IN SCHEDULE QUANTITY (4) RIGHT & LEFT



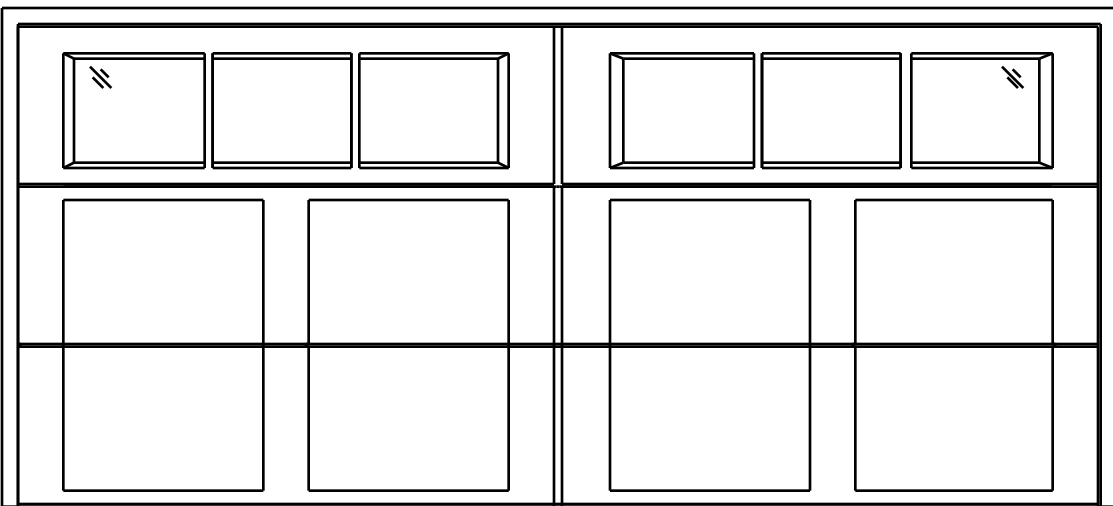
ENTRY DOOR UNIT



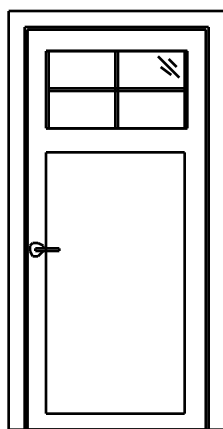
EXTERIOR DOOR



INTERIOR DOOR



GARAGE DOOR



GARAGE MAN DOOR



FIREPLACE PERSPECTIVE

FOR ILLUSTRATION ONLY NO SCALE



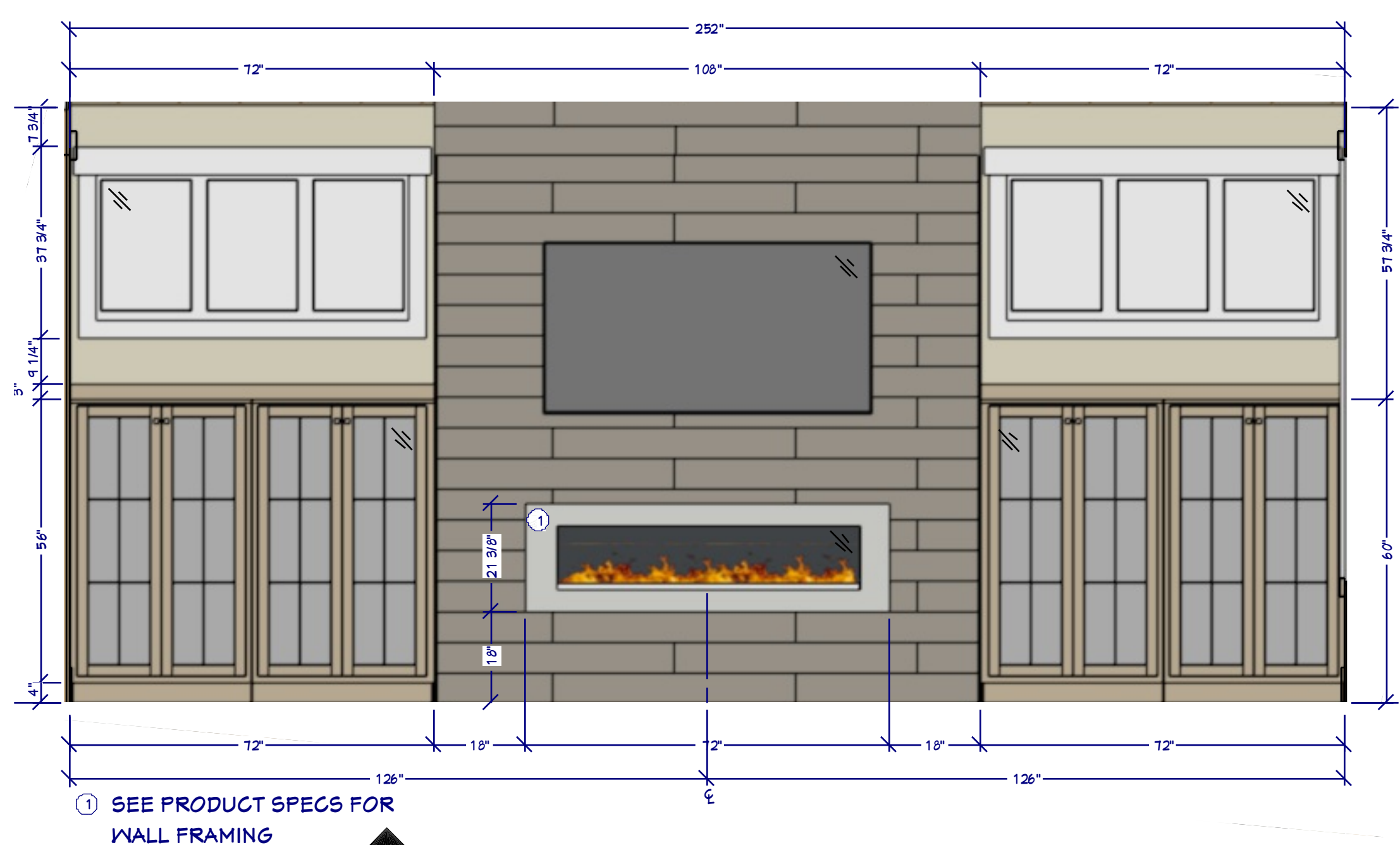
MASTER RENDER

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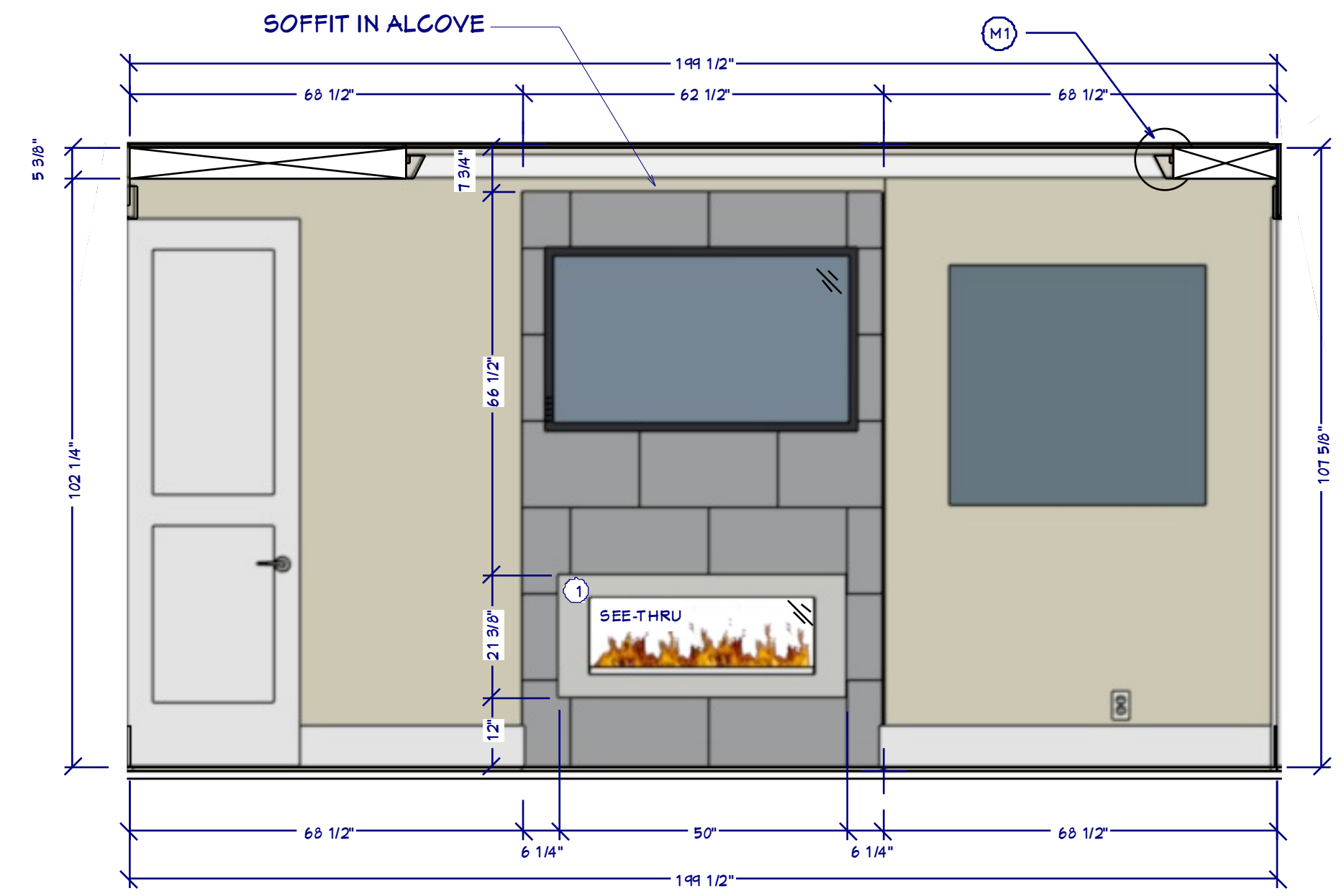


OFFICE RENDER

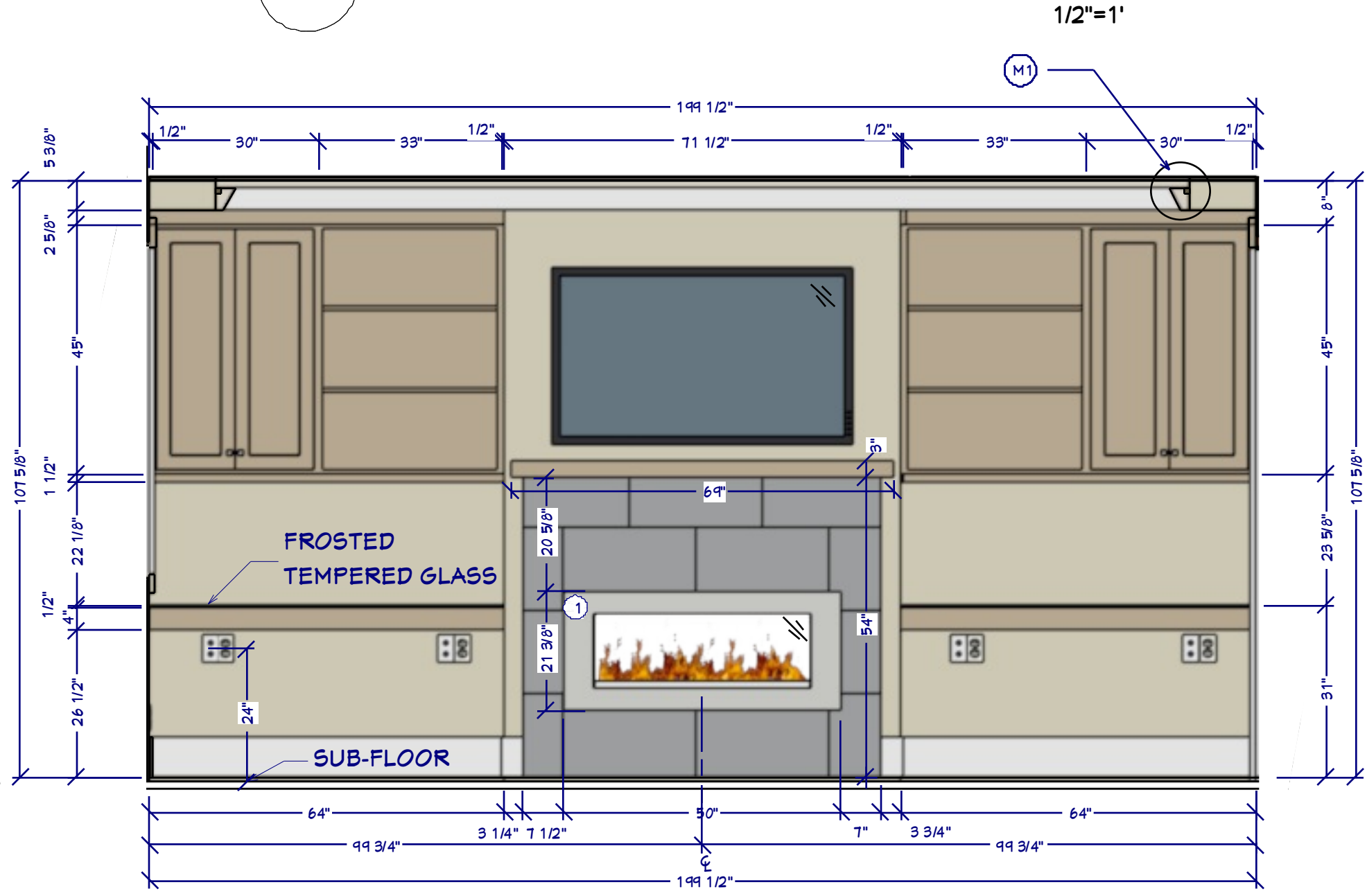
FOR ILLUSTRATION ONLY NO SCALE



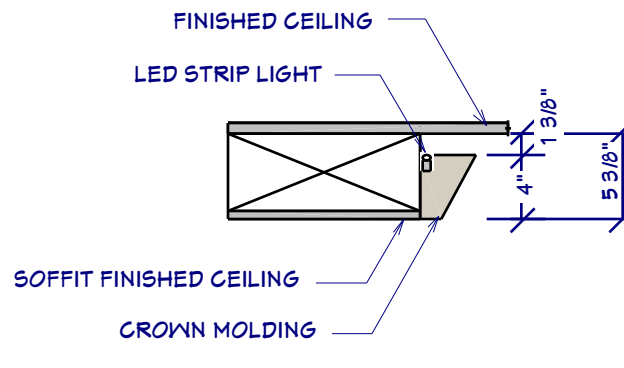
L FIREPLACE WALL ELEVATION
1/2"=1'



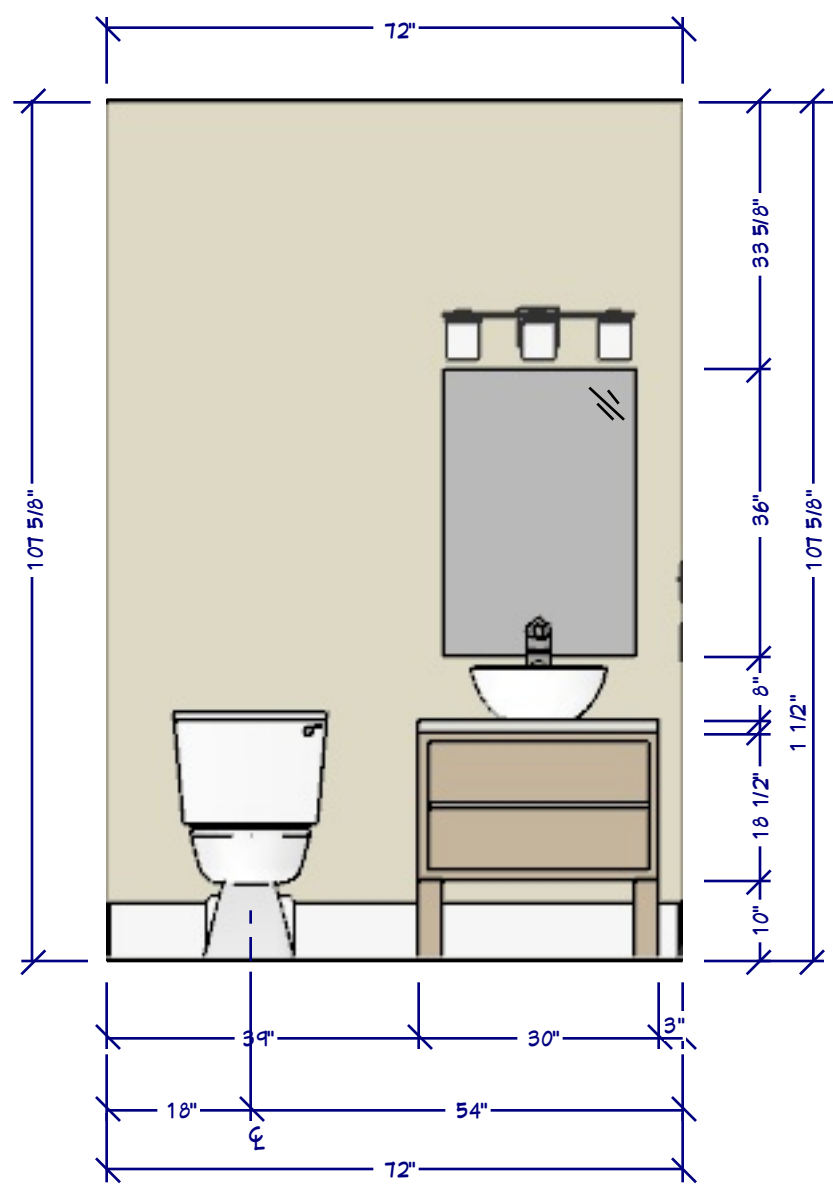
MB MASTER BEDROOM ELEVATION
1/2"=1'



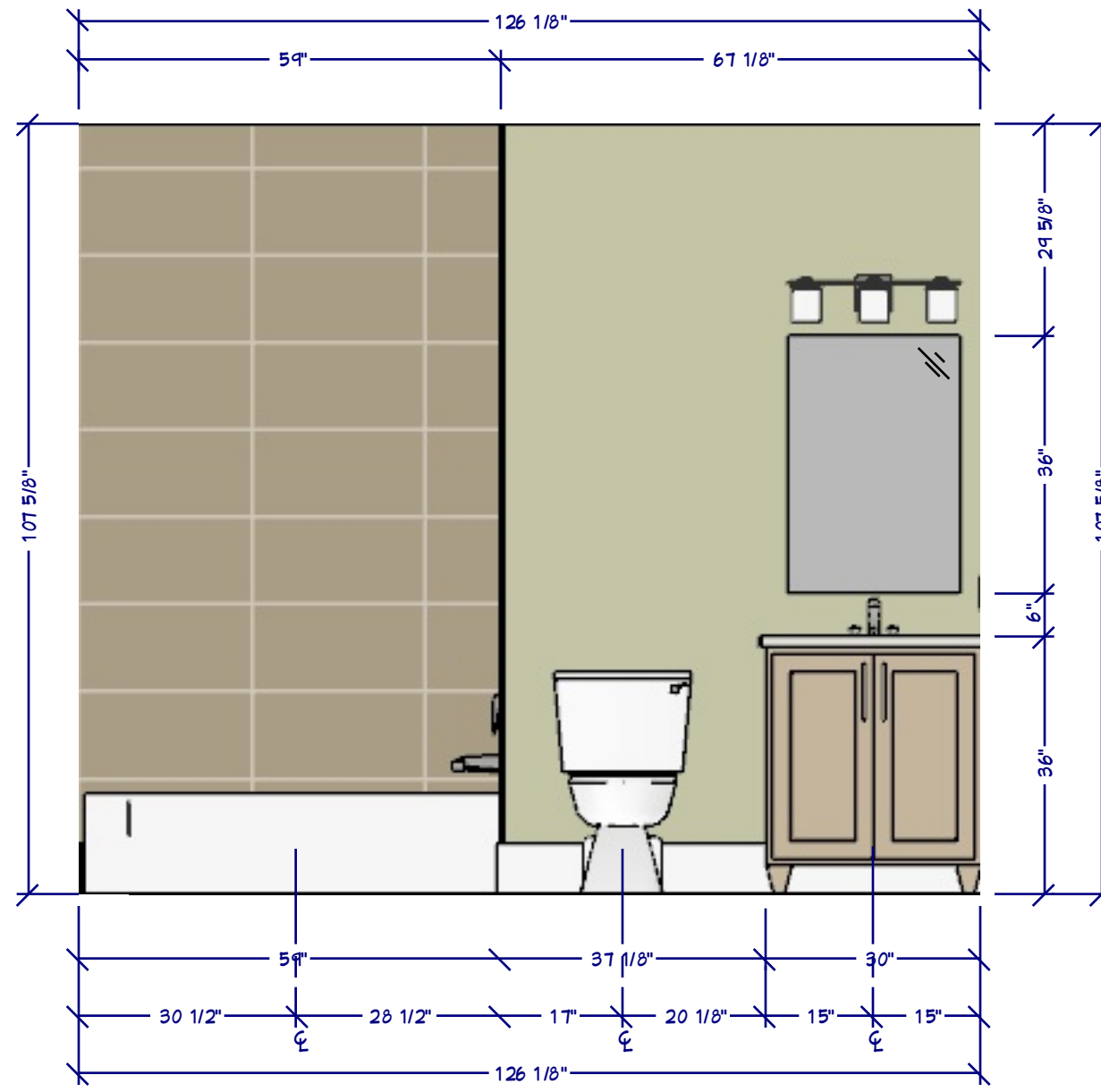
O OFFICE ELEVATION
1/2"=1'



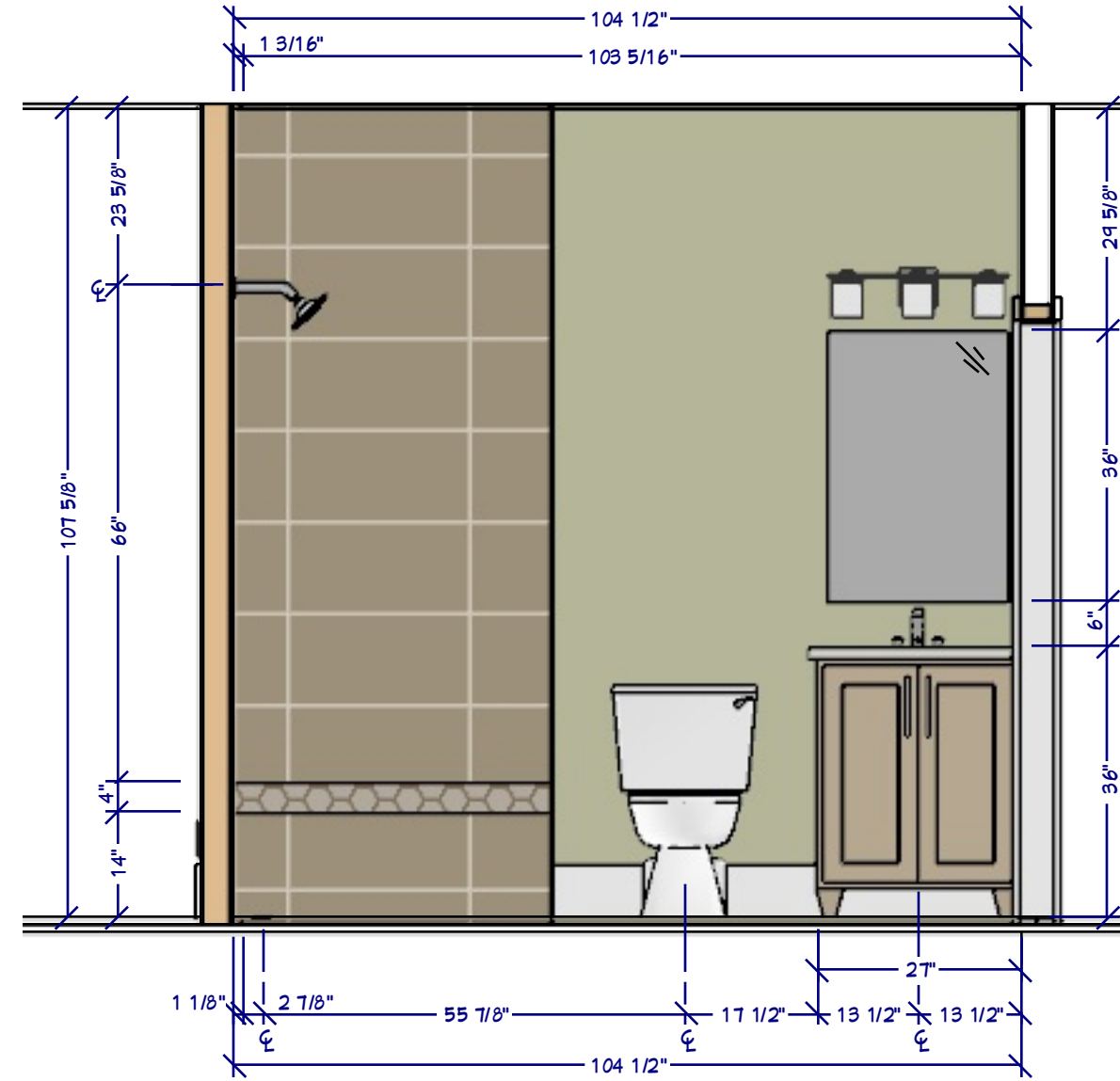
M1 CROWN MOLDING DETAIL
1"=1'



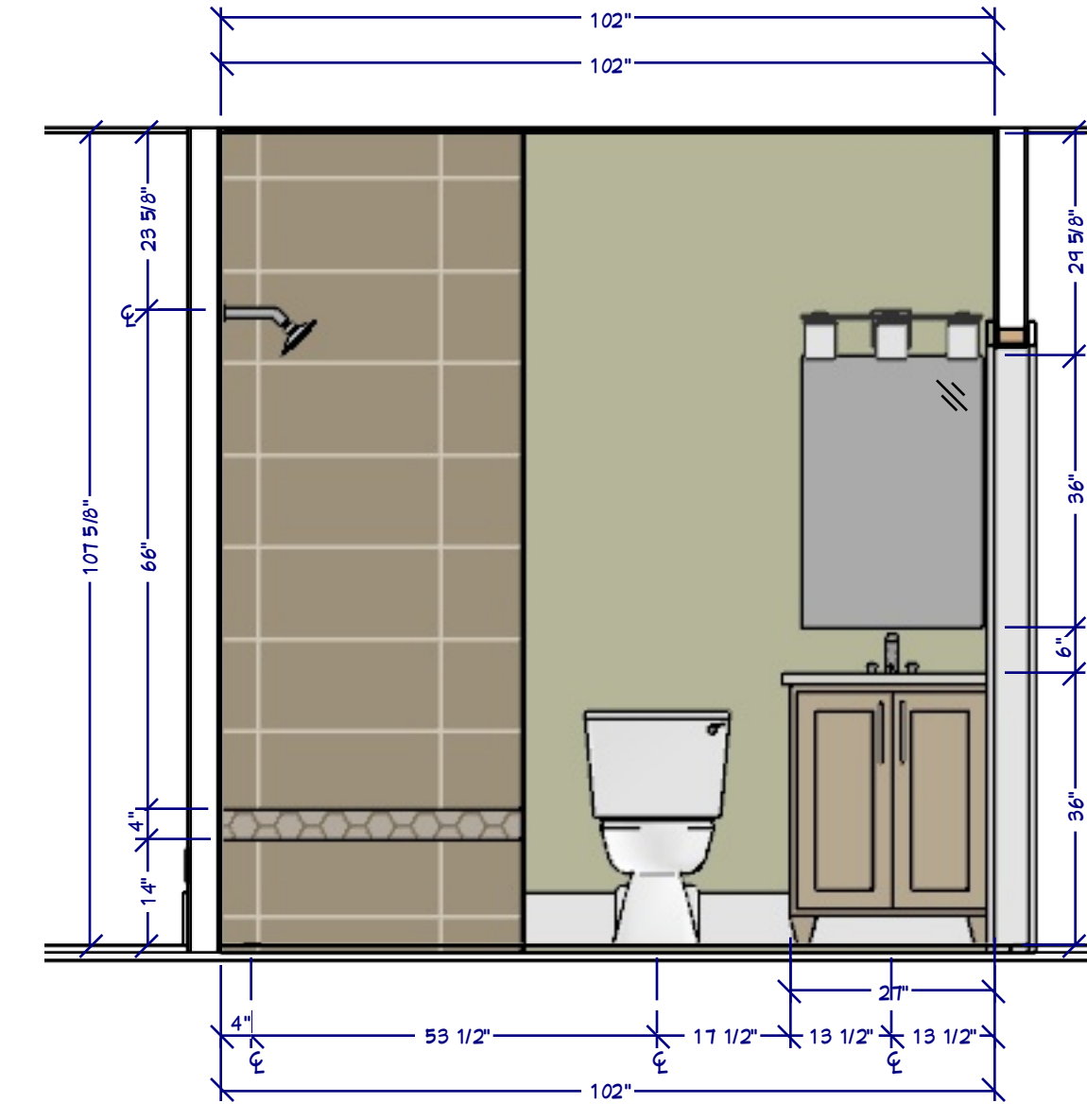
P POWDER ROOM ELEVATION
1/2"=1'



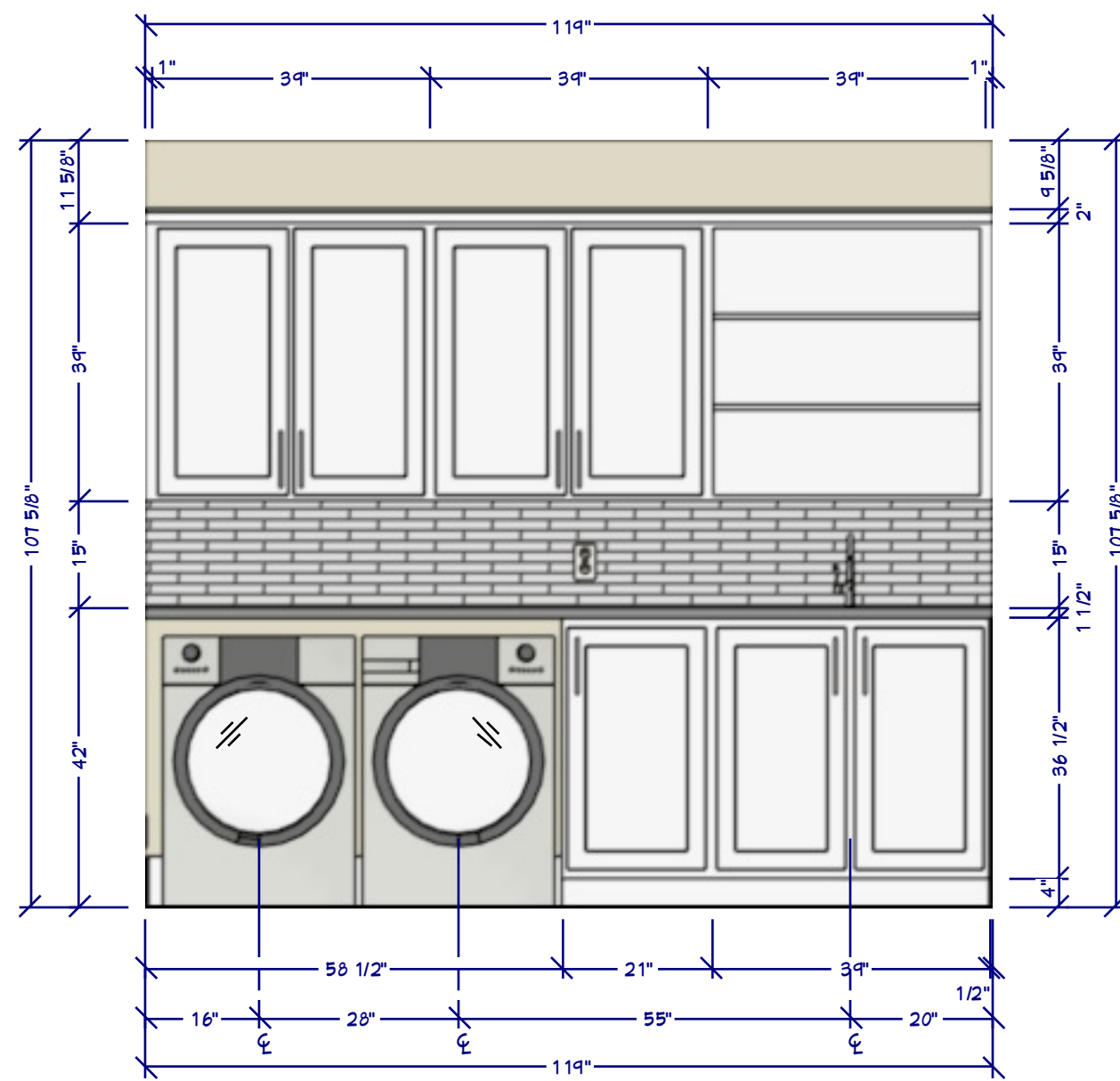
I4 BATH 4 ELEVATION
1/2"=1'



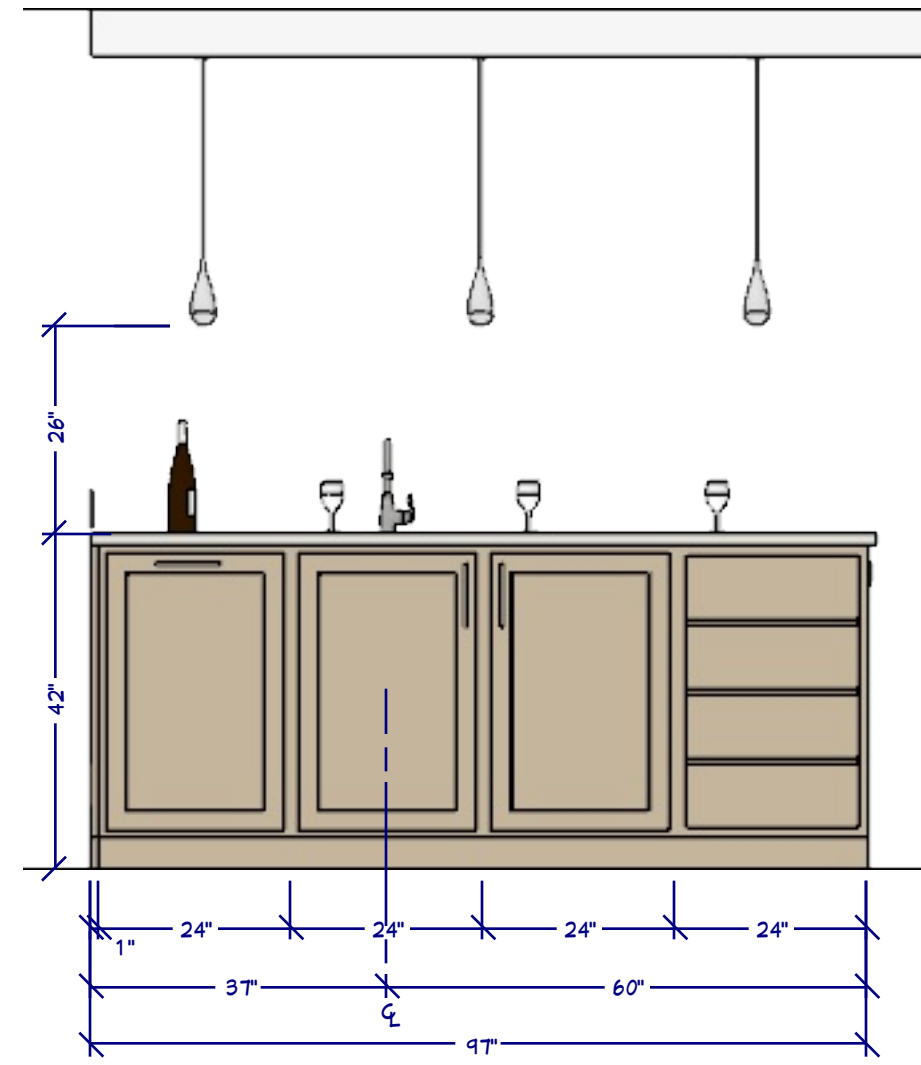
I3 BATH 3 ELEVATION
1/2"=1'



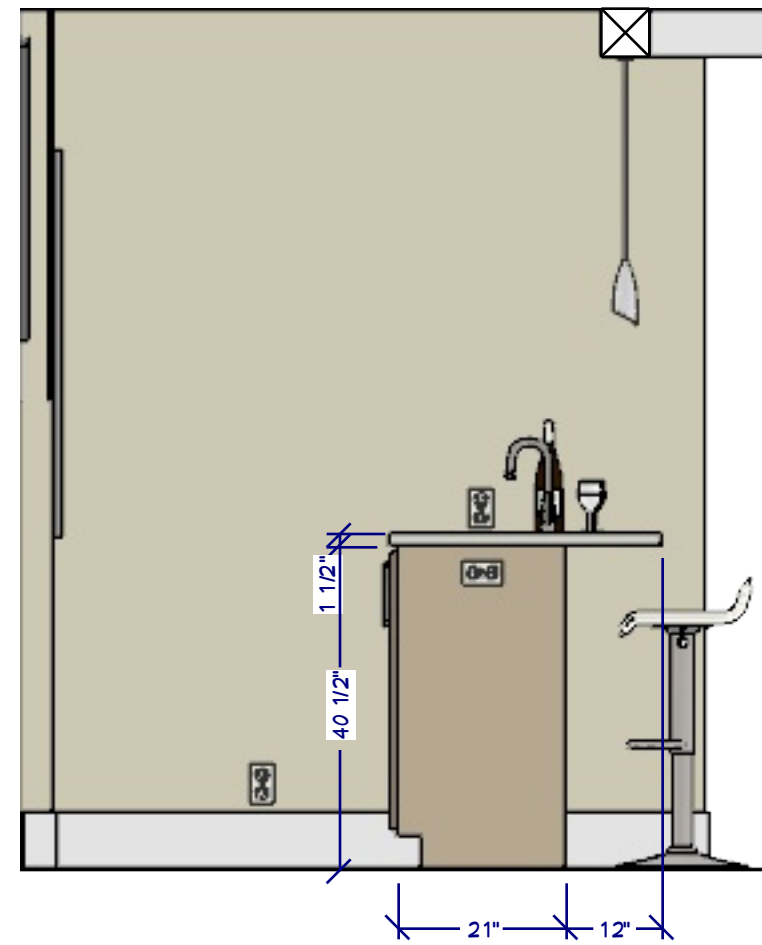
I2 BATH 2 ELEVATION
1/2"=1'



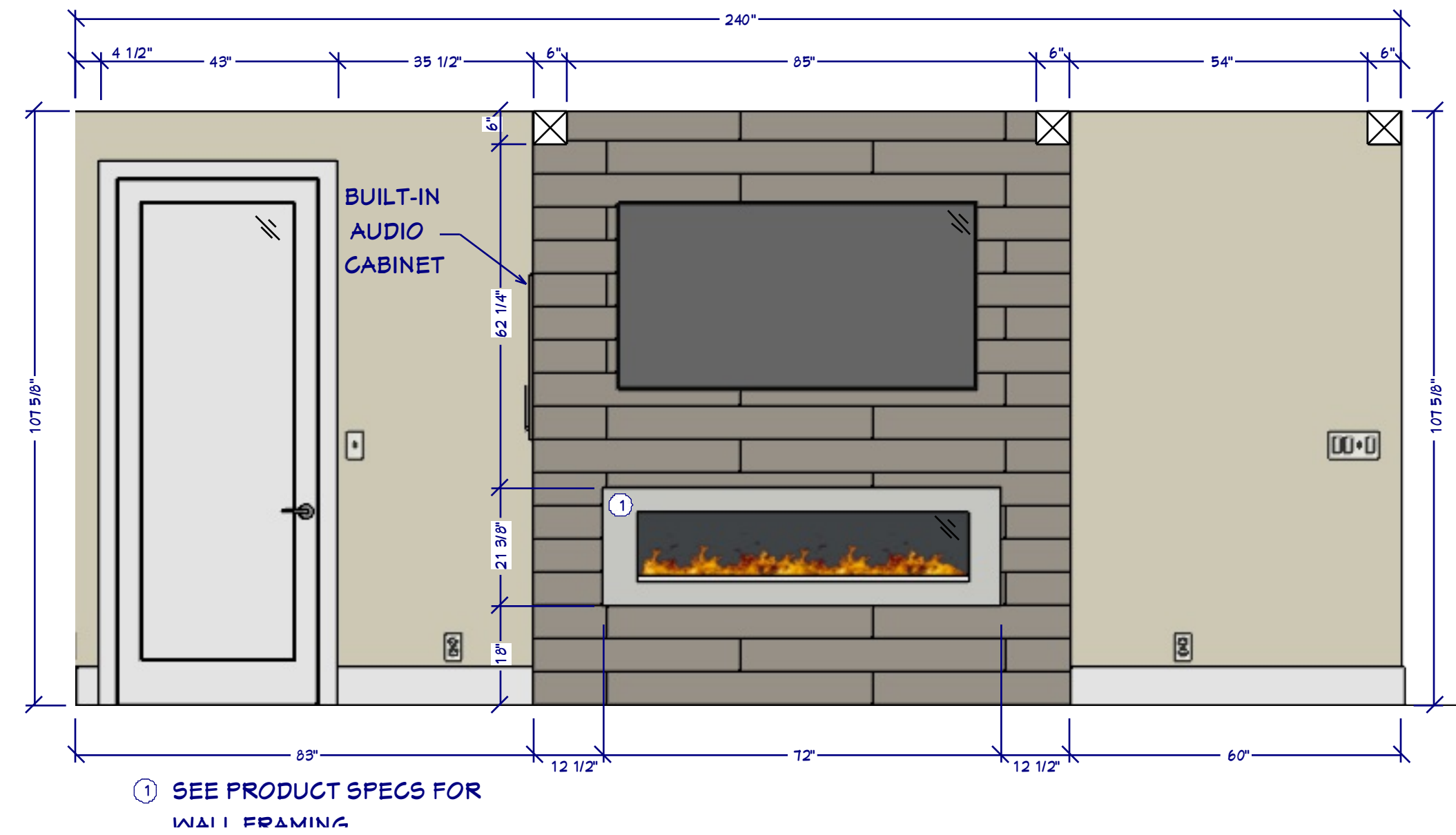
L LAUNDRY ELEVATION
1/2"=1'



E2 ENTERTAINMENT BAR
1/2"=1'



E3 ENTERTAINMENT BAR
1/2"=1'



E1 ENTERTAINMENT FIREPLACE
1/2"=1'



C1 CLOSET 2 ELEVATION
1/2"=1'



C2 CLOSET 2 ELEVATION
1/2"=1'



C3 CLOSET 3 ELEVATION
1/2"=1'



C4 CLOSET 3 ELEVATION
1/2"=1'

NOTES:

HOME OWNER TO PROVIDE ALL CEILING MOUNT ELECTRICAL THAT IS NON-RECESSED OR NON-STRIP; BUILDER TO INSTALL. 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. HOME OWNER TO PROVIDE AND INSTALL ALL LOW VOLTAGE WIRING & FIXTURES, UNO.

ELECTRICAL NOTES:

1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL(S)
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED
5. ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.
6. 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.
7. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
8. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
9. FIXTURES TO BE SELECTED BY HOME OWNER.
10. 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)
11. ALL LIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.

AUDIO:

- 1 HOME OWNER PROVIDED & INSTALLED
- 2 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- 3 AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- 4 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 / SCORCE
- UNDER CABINET LED PUCK / LED STRIP / CEILING LED
- FAN / FAN LIGHT. 200 CFM MIN.
- CEILING FAN W/ LIGHT

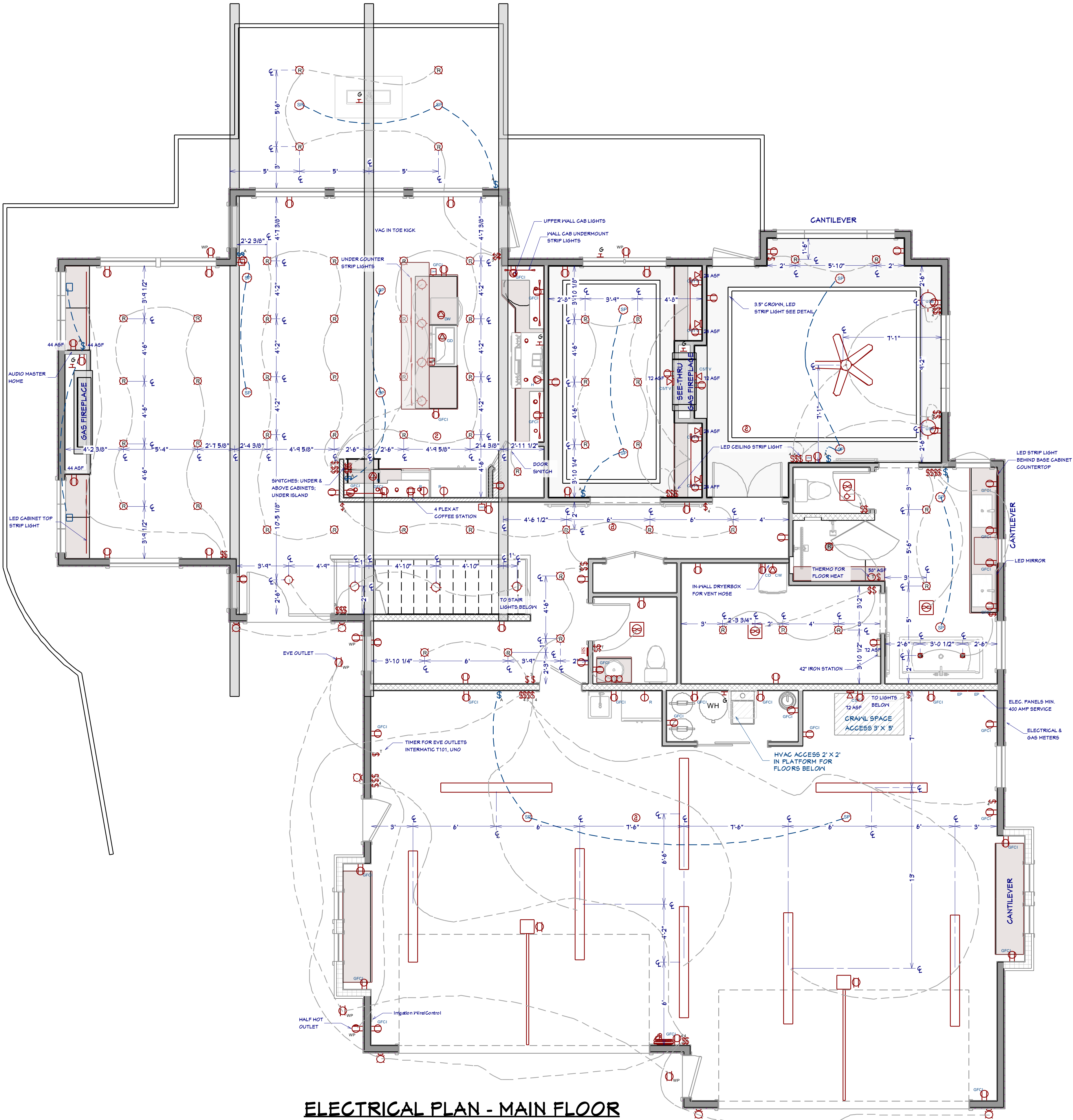
SWITCHES / OUTLETS

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



ELECTRICAL PLAN - MAIN FLOOR

1/4"=1'

SHEET NUMBER

22

SCALE @ 24" X 36"

DATE: 3.5.2018

DRAWN BY: S.H.

ELECTRICAL, DATA &
AUDIO PLAN

E. PONDEROSA LN.
HAYDEN LAKE, IDAHO

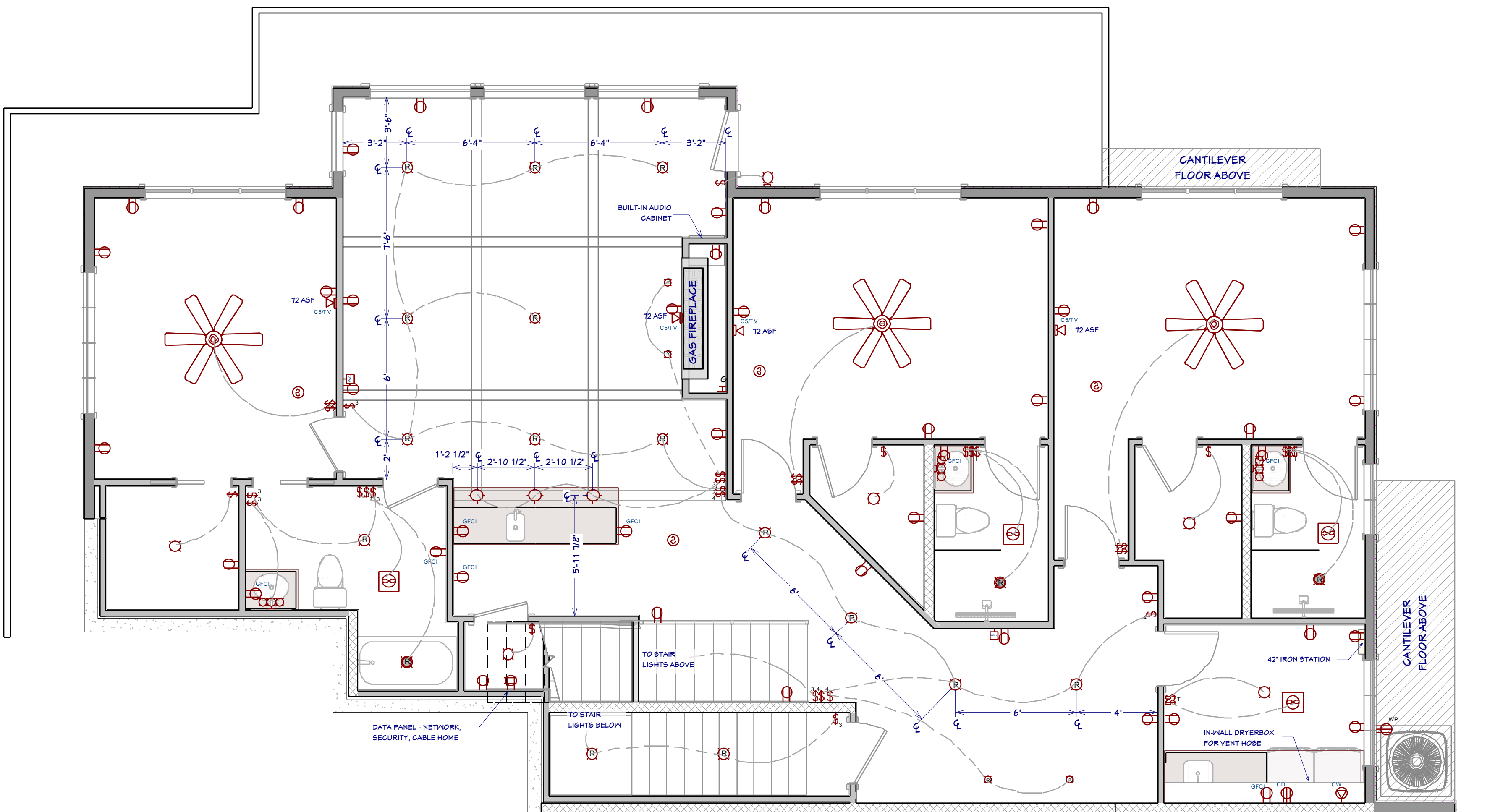
LAKE POINT

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



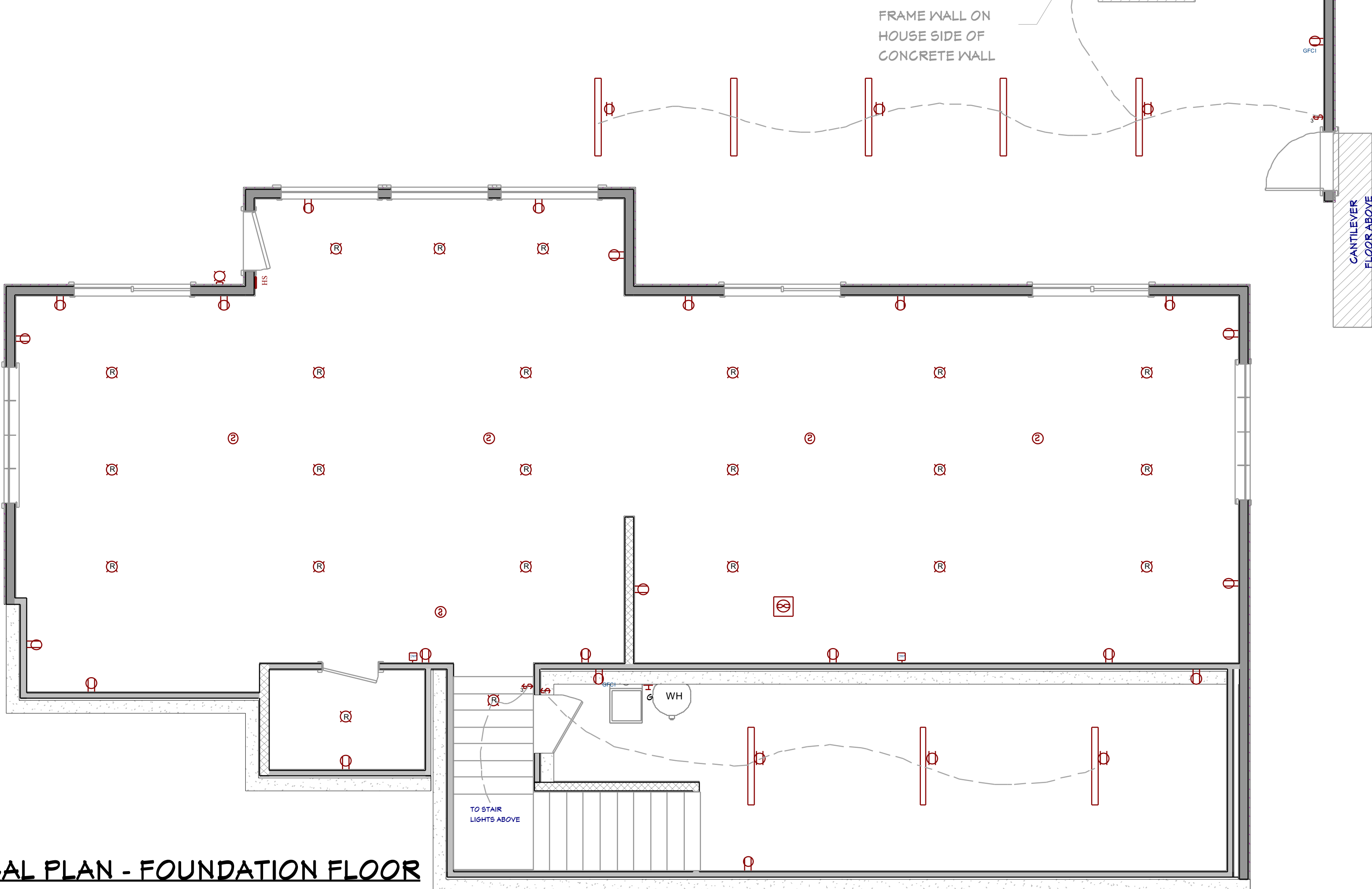
WATERCOLOR RENDERS

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ELECTRICAL PLAN - 2ND FLOOR

1/4"=1'



ELECTRICAL PLAN - FOUNDATION FLOOR

1/4"=1'

SHEET NUMBER
23

SCALE @ 24" X 36"
DATE: 3.5.2018
DRAWN BY: S.H.

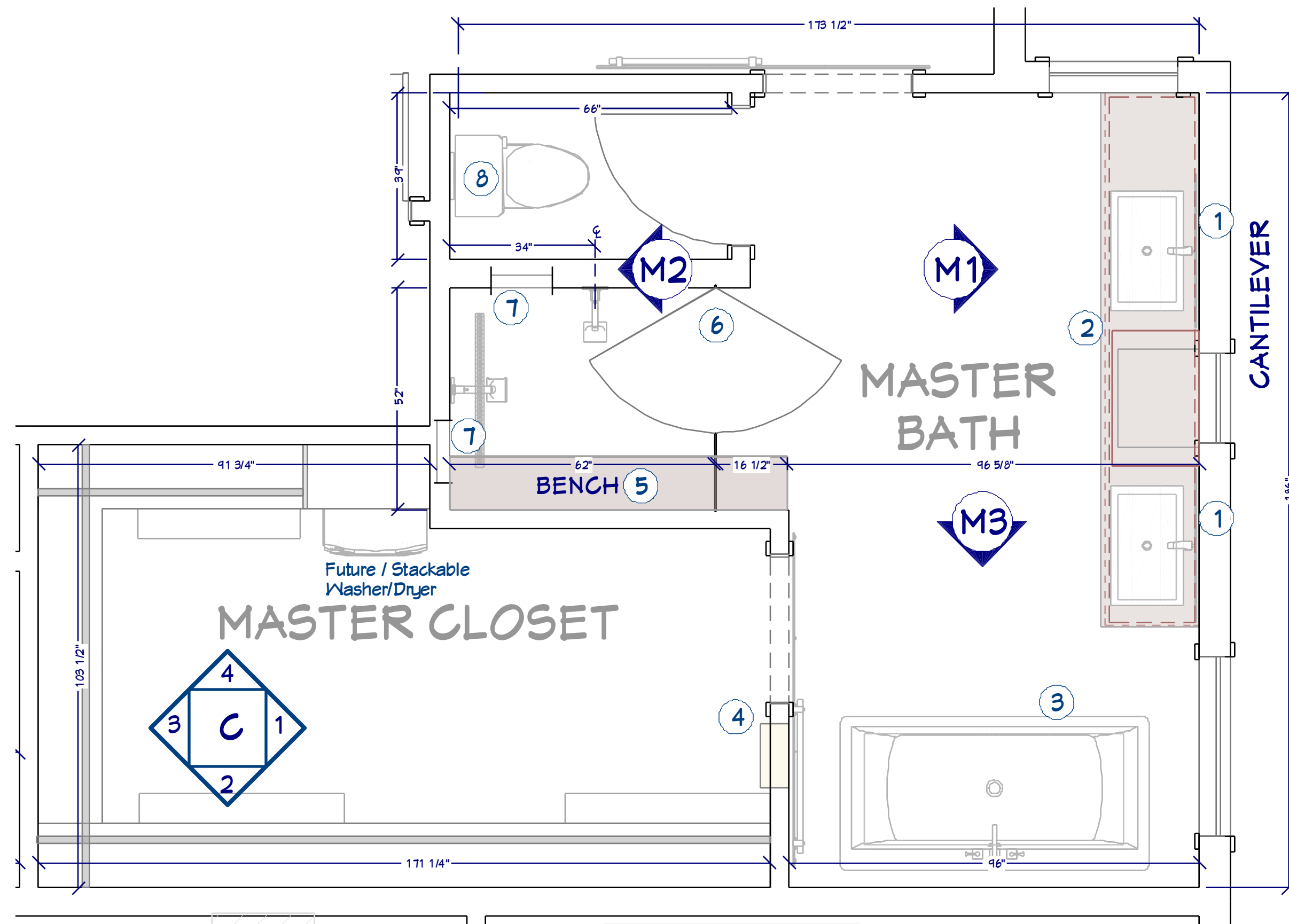
**ELECTRICAL, DATA &
AUDIO PLAN**

**E. PONDEROSA LN.
HAYDEN LAKE, IDAHO
LAKE POINT**

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MASTER BATH RENDER
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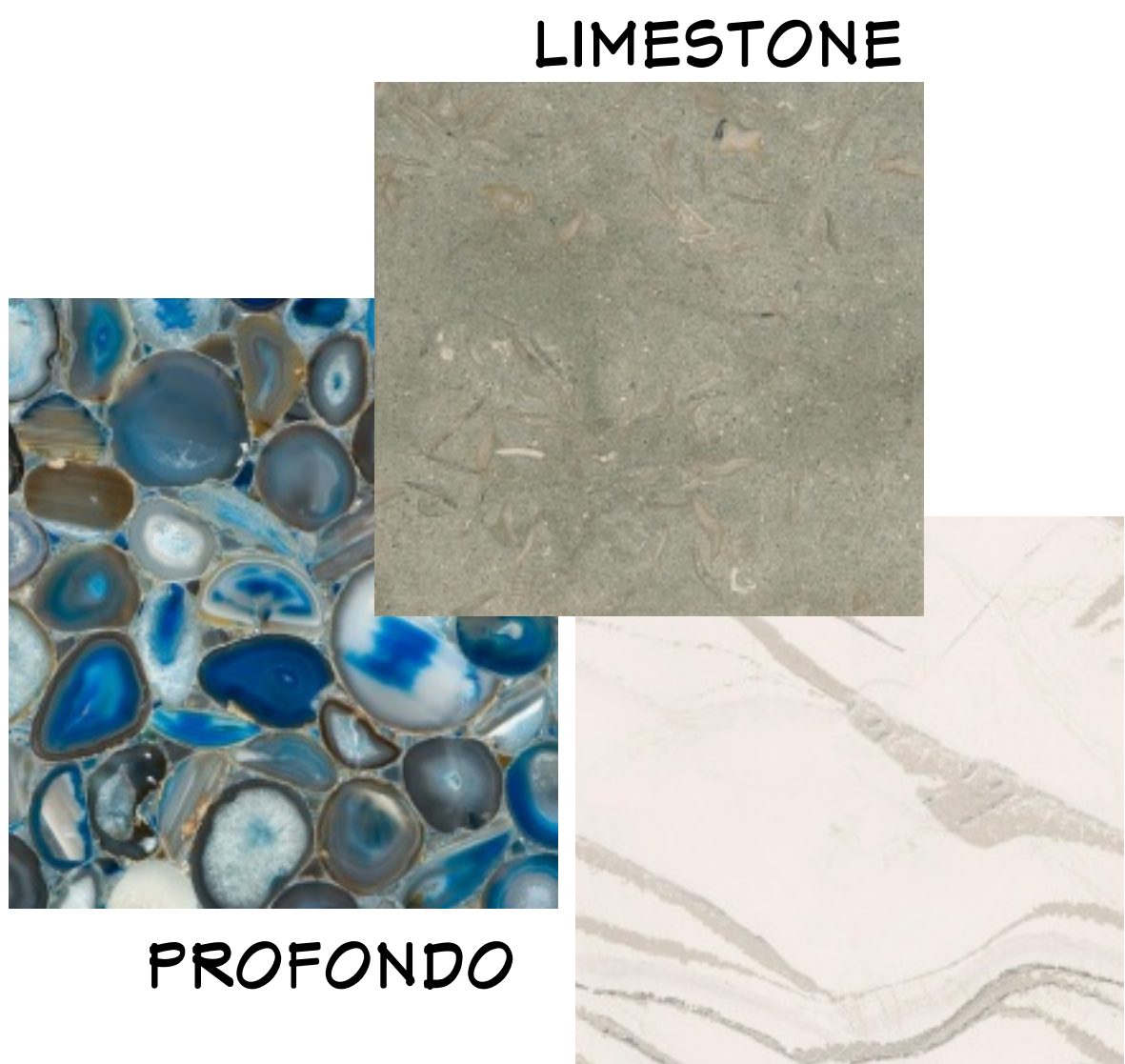


MASTER BATH / CLOSET FLOOR PLAN
1/2"=1'

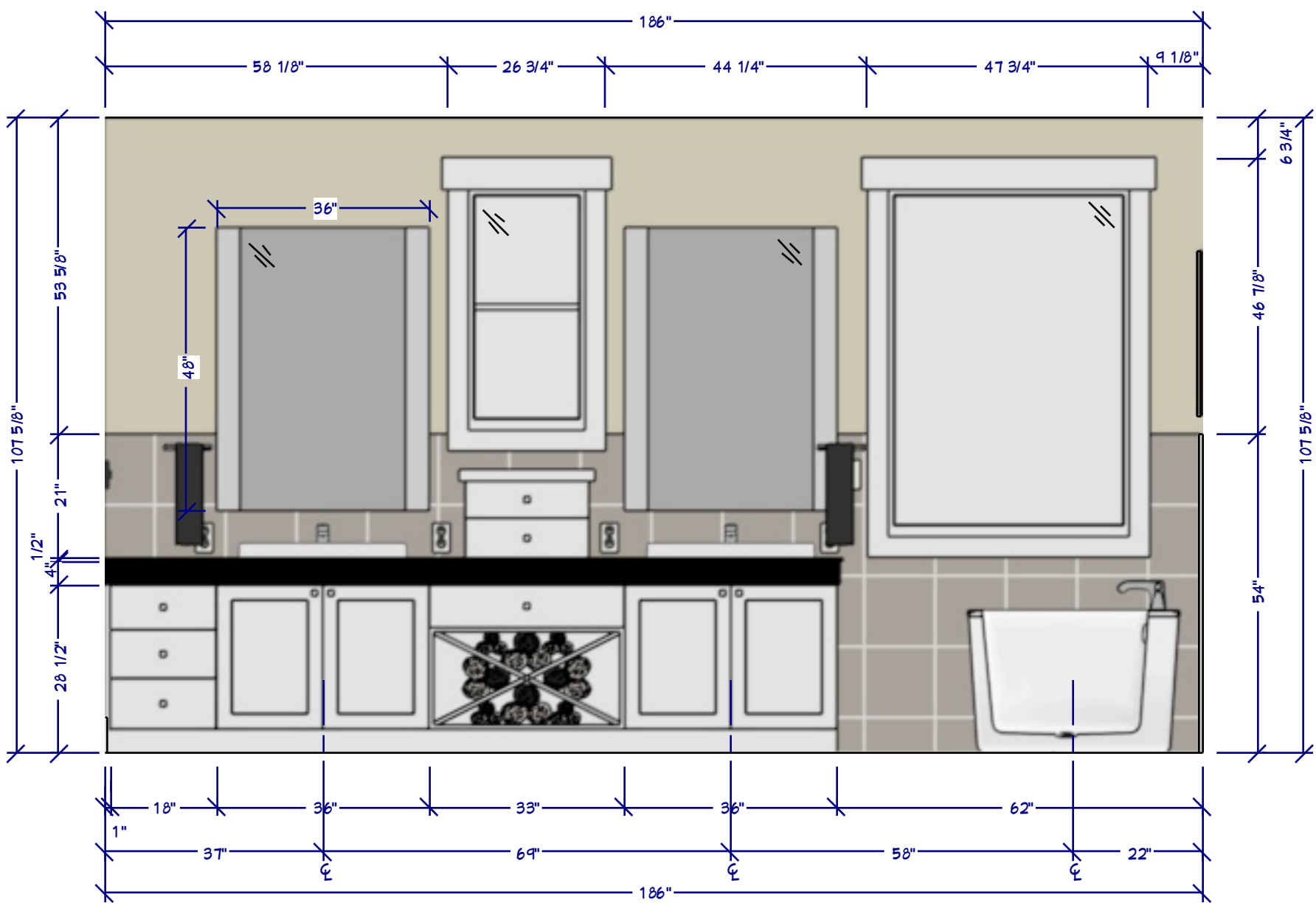
MASTER BATH NOTES

1. MIRROR W/ INTEGRATED LED LIGHT.
2. BOX ON TOP OF CABINETS TO HOLD 50 LBS. ROCKS OWNER SUPPLIED. 1/2" TEMPERED GLASS COUNTER. LED STRIP LIGHT BEHIND COUNTER @ WALL
3. FREESTANDING TUB
4. IRON STATION
5. FLOATING SHOWER BENCH
6. CURBLESS; SLOPE FLOOR TO DRAIN; STEP FLOOR TRUSS
7. NICHE
8. ELONGATED COMFORT HEIGHT TOILET; VENT ALONG 6" SHOWER WALL

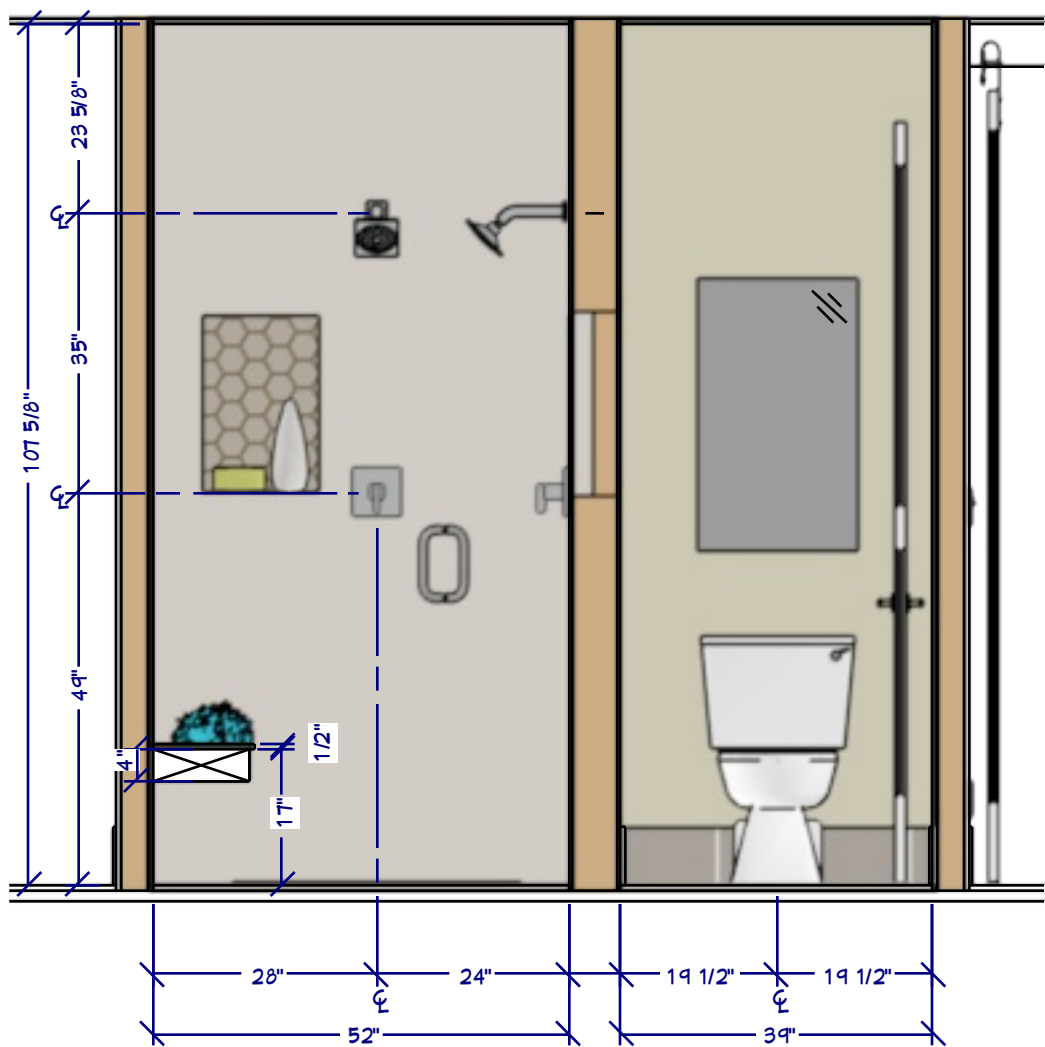
BATH FIXTURES OWNER SUPPLIED, BUILDER INSTALLED, UNO.



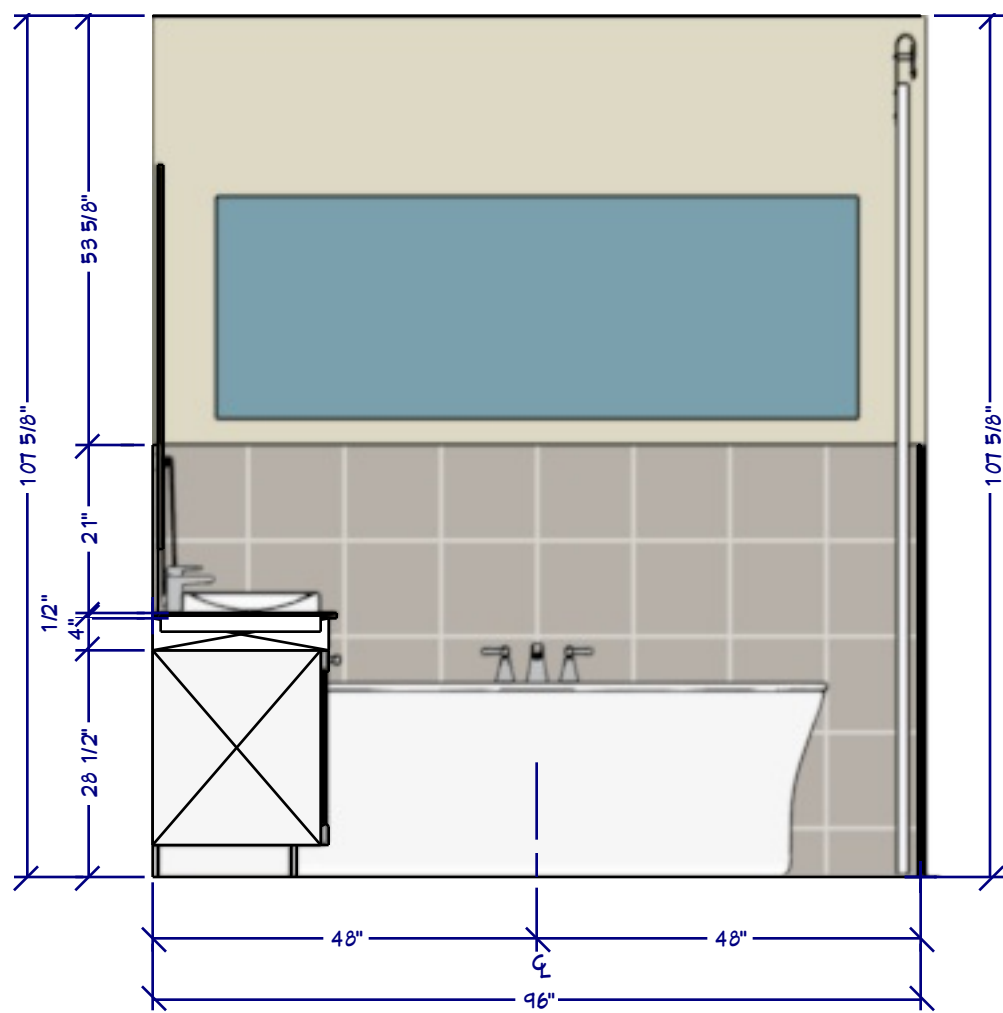
CABINET SCHEDULE MASTER					
3D ELEVATION	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
	1	14"	21"	28 1/2"	BASE CABINET
	2	36"	21"	28 1/2"	BASE CABINET
	1	33"	21"	28 1/2"	BASE CABINET CUSTOM INSERT, SEE ELEV.
	1	21"	18"	15"	COUNTER CABINET



M1 BATH SINK ELEVATION
1/2"=1'



M2 SHOWER / WC ELEVATION
1/2"=1'



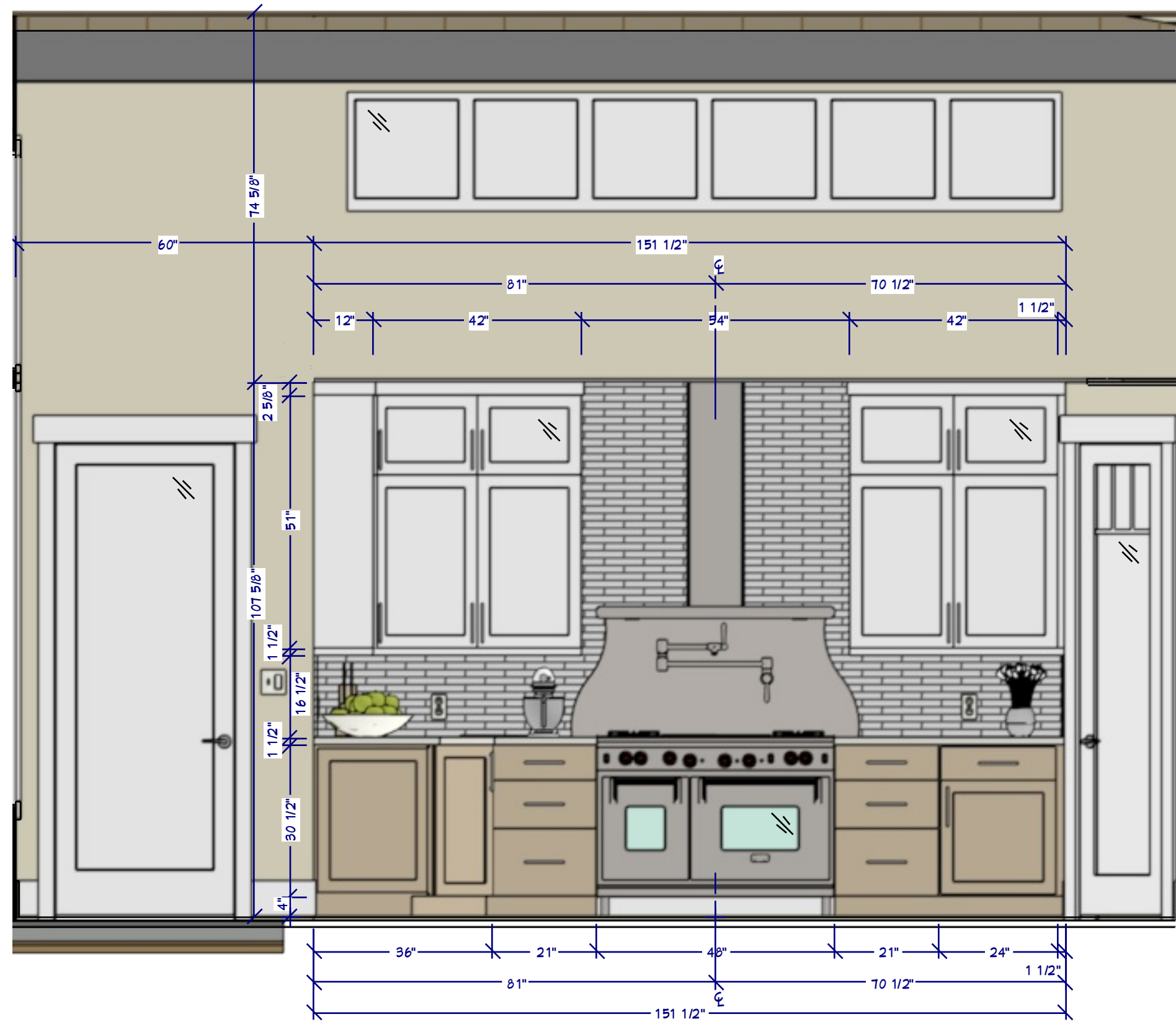
M3 BATHTUB ELEVATION
1/2"=1'

MASTER BATH
PLAN & ELEVATIONS

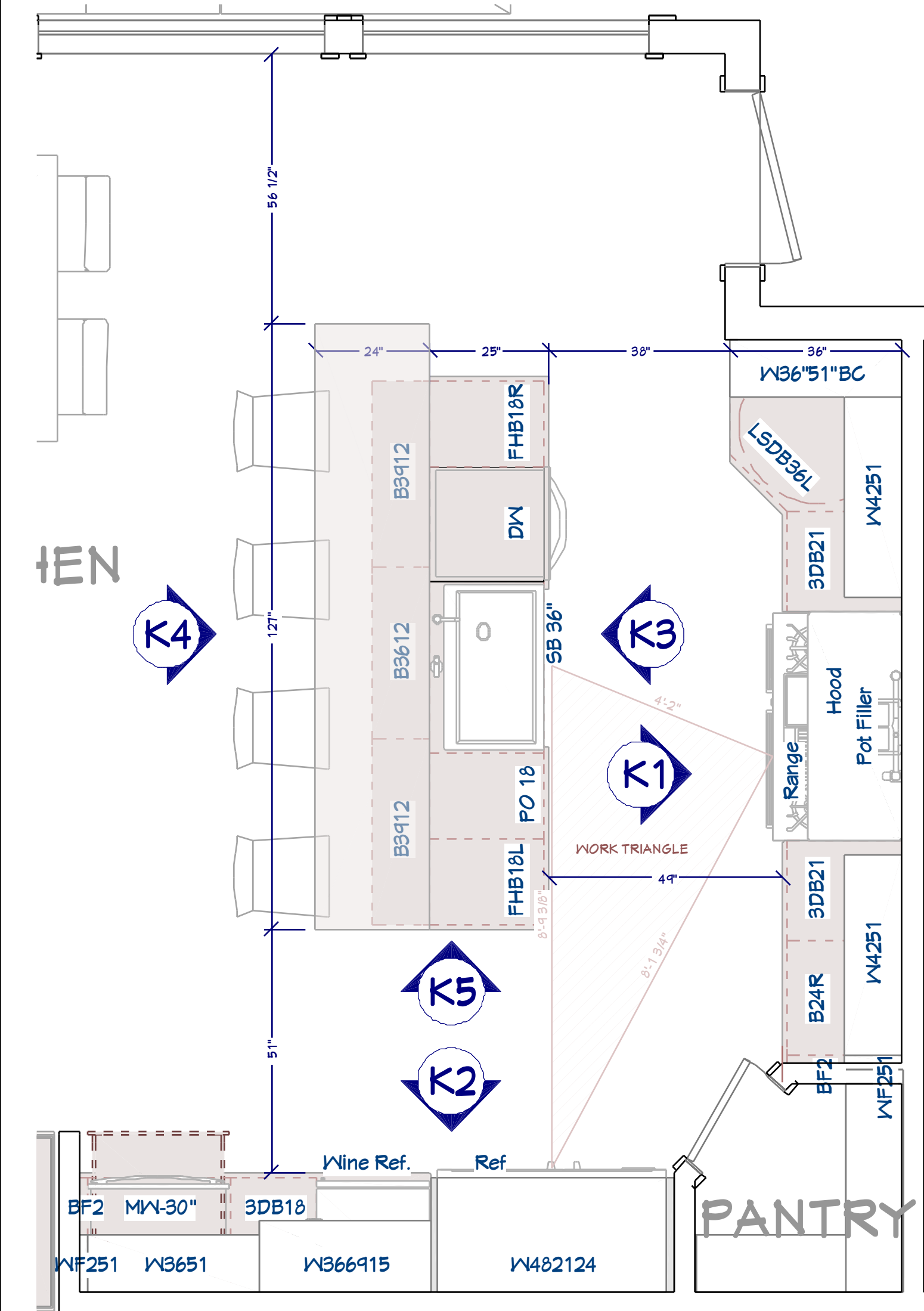
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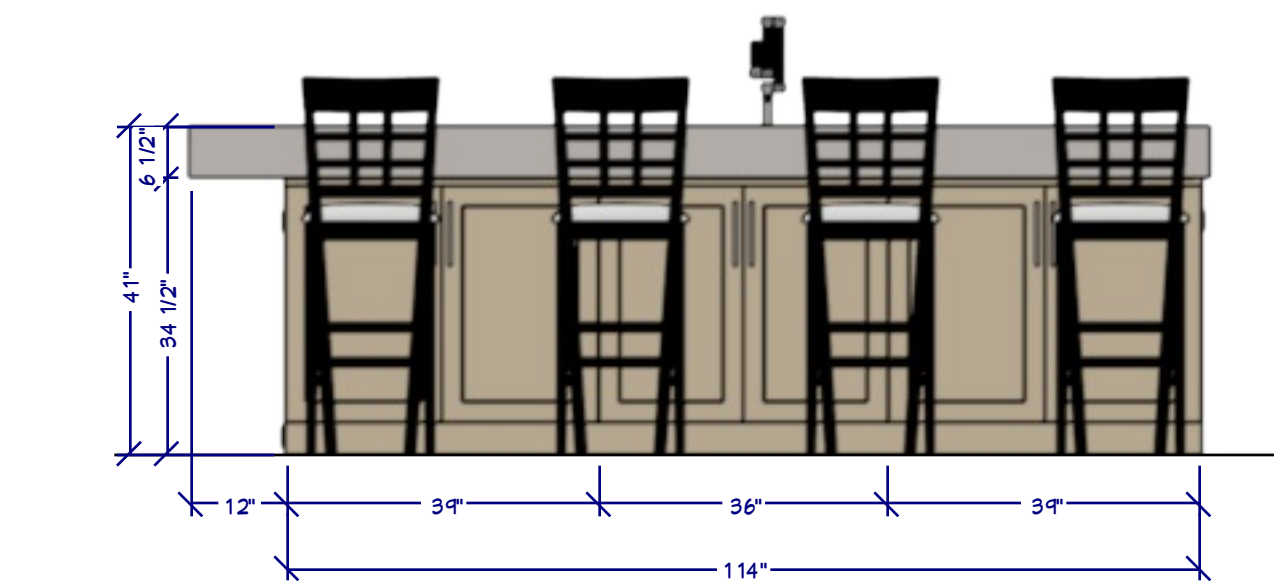
SHEET NUMBER
25
SCALE @ 24" X 36"
DATE: 3.5.2018
DRAWN BY: S.H.



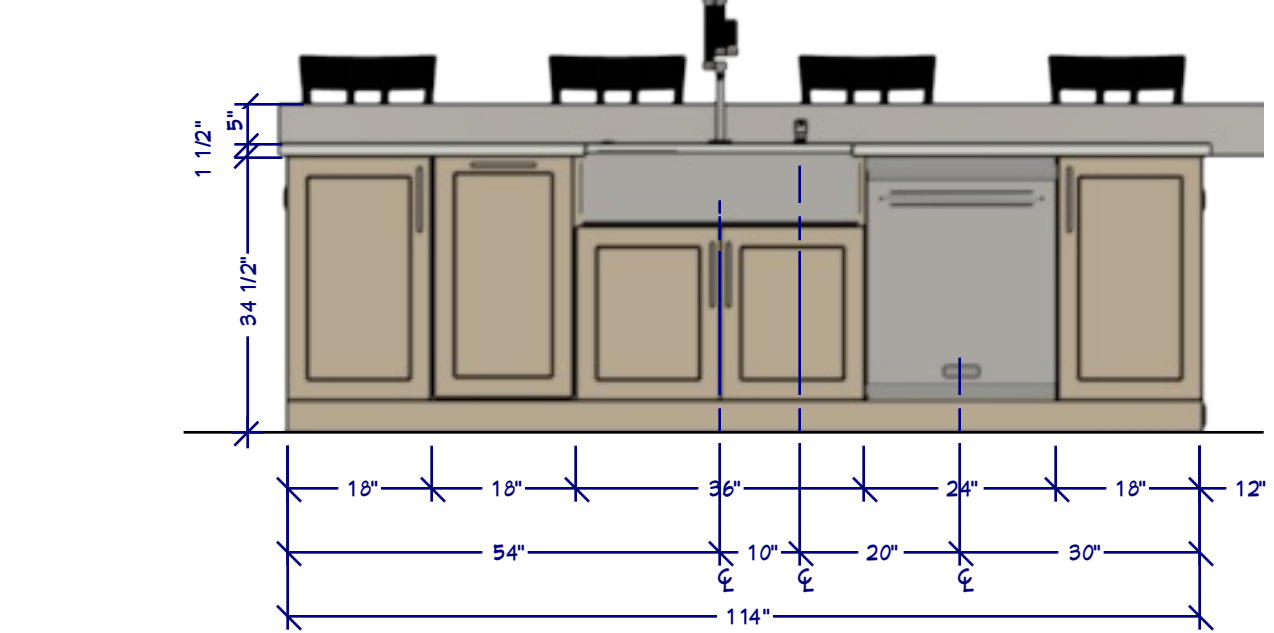
K1 MAIN WALL ELEVATION
1/2"=1'



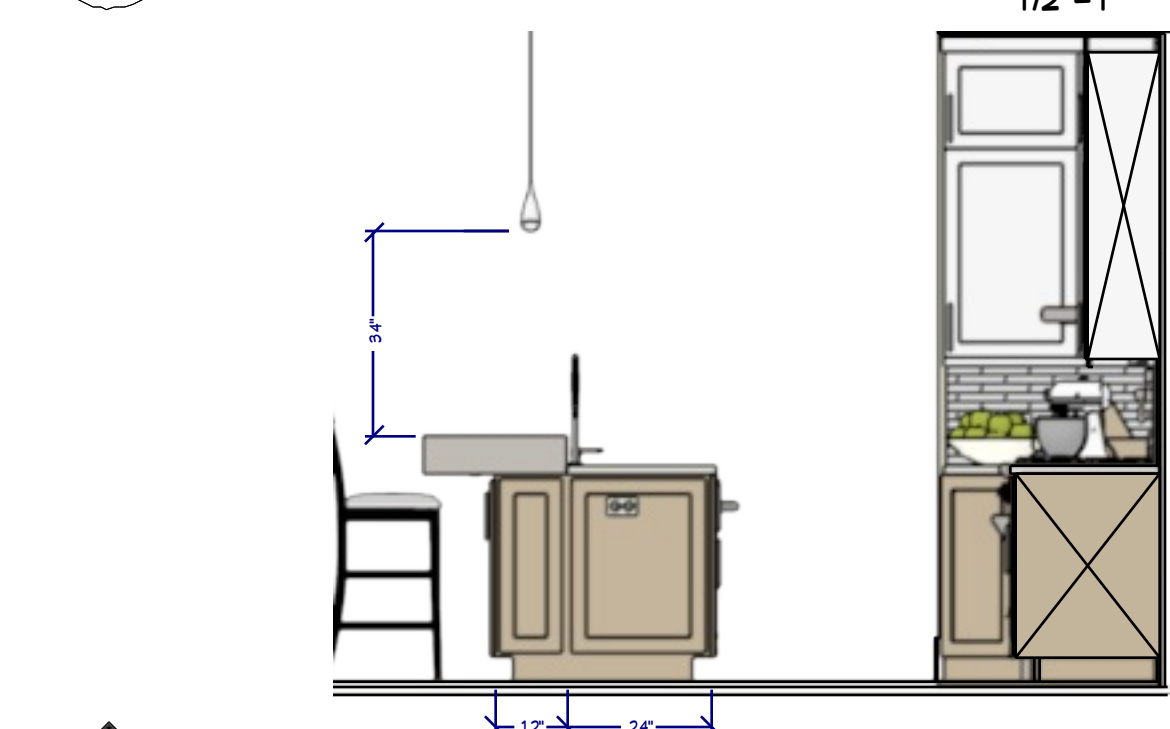
KITCHEN FLOOR PLAN
1/2"=1'



K4 REAR ISLAND ELEVATION
1/2"=1'

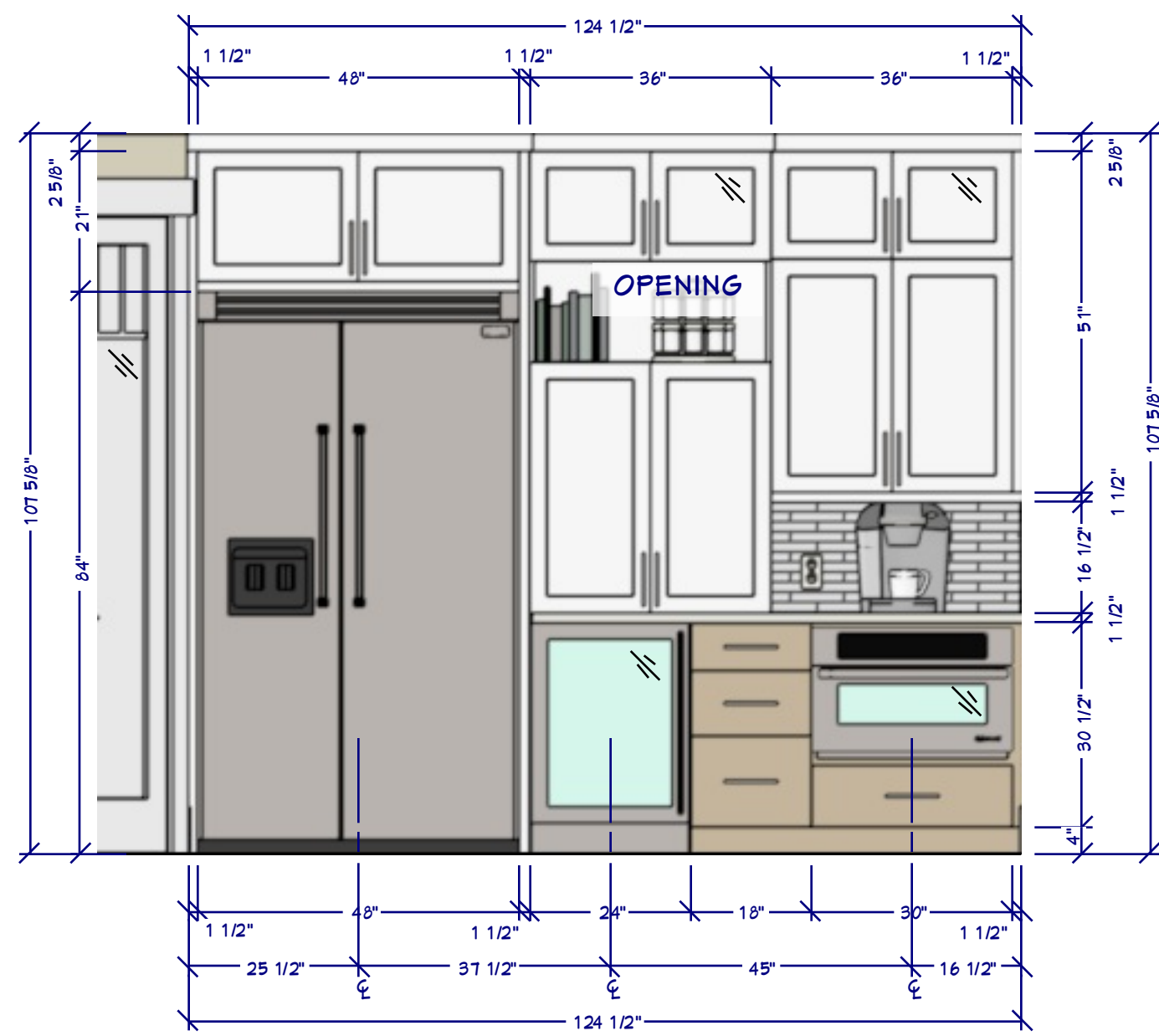


K3 FRONT ISLAND ELEVATION
1/2"=1'



K5 ISLAND SIDE & WALL ELEVATION
3/8"=1'

KITCHEN RENDERING
FOR ILLUSTRATION ONLY NO SCALE



K2 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 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 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES
- 13 MAJOR APPLIANCES / FIXTURES TO BE PROVIDED BY HOME OWNER; BUILDER INSTALLED

CABINET SCHEDULE - KITCHEN					
ELEVATION LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
BDB21	2	21"	24"	36"	BASE CABINET
B24R	1	24"	24"	36"	BASE CABINET
LSDB36L	1	36"	36"	36"	CORNER BASE CABINET
PK36-51"BC	1	36"	12"	51"	BLIND CORNER
PK4251	2	42"	12"	51"	WALL CABINET
BF2	1	1 1/2"	24"	36"	BASE CABINET FILLER
PKF251	1	1 1/2"	12"	51"	WALL CABINET FILLER
PKF251	1	1 1/2"	12"	51"	WALL CABINET FILLER
BF2	1	1 1/2"	24"	36"	BASE CABINET FILLER
SB 36"	1	36"	24"	34 1/2"	APRON SINK BASE
PO 16	1	16"	24"	36"	PO, DOUBLE PASTER CONTAINER
PK4-30"	1	30"	24"	36"	PK4 CABINET
BDB16	1	16"	24"	36"	BASE CABINET
B5612	1	36"	12"	34 1/2"	BASE CABINET
B5612	2	36"	12"	34 1/2"	BASE CABINET
FHB 16L	1	16"	24"	36"	BASE CABINET
FHB 16R	1	16"	24"	36"	BASE CABINET
PK3651	1	36"	12"	51"	WALL CABINET
PK36615	1	36"	15"	64"	WALL CABINET
PK452124	1	45"	24"	21"	WALL CABINET

KITCHEN PLAN & ELEVATIONS

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