

# MODERN BUNGALOW

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



NO.	DESCRIPTION	BY	DATE
0	INITIAL DRAWING	AMS	Jan. 2013

SHEET TITLE:

COVER PAGE

PROJECT DESCRIPTION:

MODERN BUNGALOW

DRAWINGS PROVIDED BY:

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

DATE:

July 2024

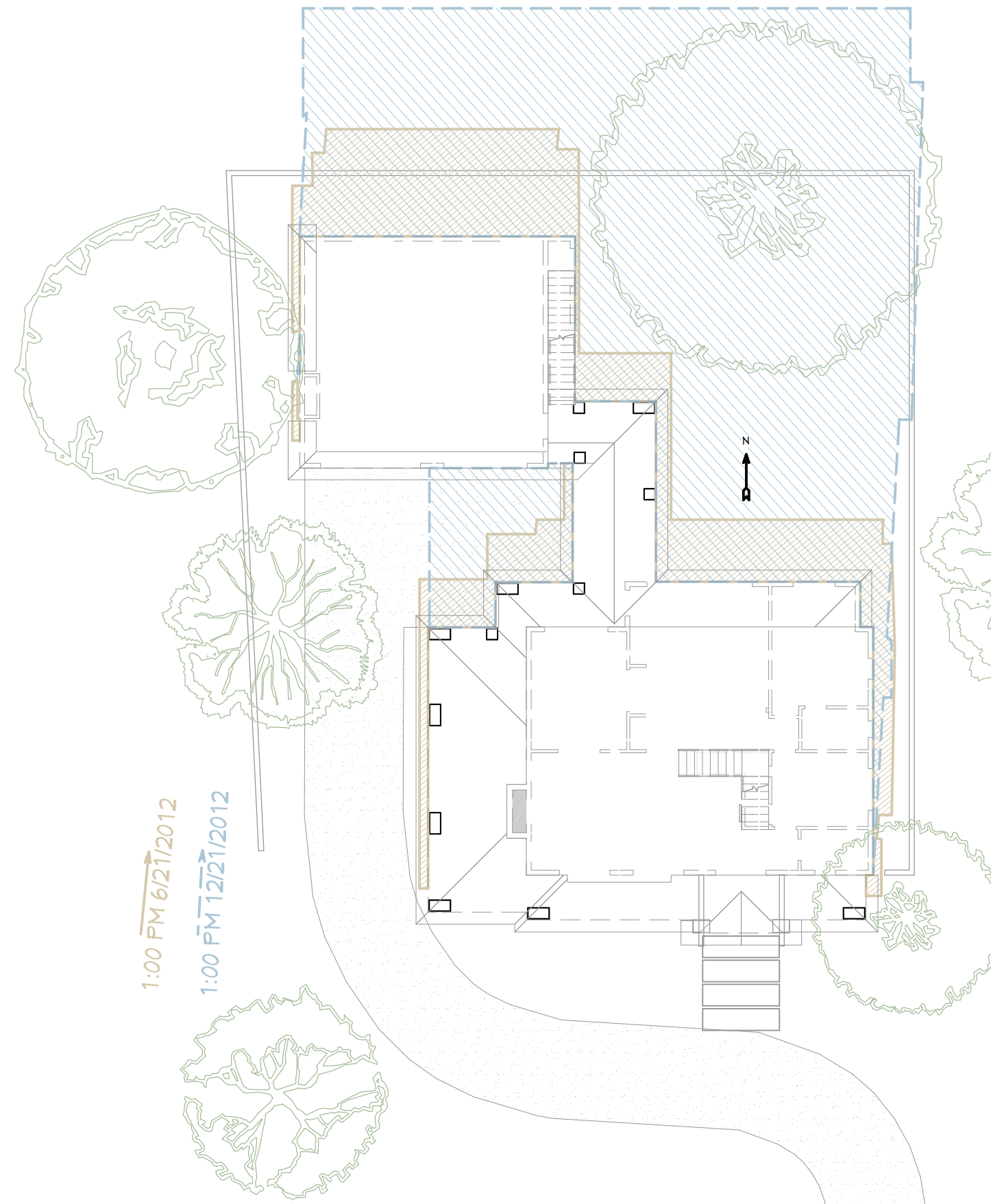
SCALE:

SEE VIEW

SHEET:

A-1





### SUN SHADOW STUDY

1/16" = 1'

HOME OWNER:

PROJECT ADDRESS:

LEGAL ADDRESS: Legal Description Here

FIRE DISTRICT: Fire District Here

WATER DISTRICT: Water District Here

STORM WATER#:

BLDG PERMIT#:

BUILDING AREA: FLOOR 1: SQ. FT.  
FLOOR 2: SQ. FT.  
FOUNDATION: SQ. FT.  
GARAGE: SQ. FT.  
TOTAL: SQ. FT.  
DECKS: SQ. FT.  
LIVABLE AREA: SQ. FT.

### PROJECT STATISTICS:

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

### SITE PLAN NOTES:

- SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
- CALL BEFORE YOU DIG: 800.428.4450

### GENERAL NOTES AND SPECIFICATIONS

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

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

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

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

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

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

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

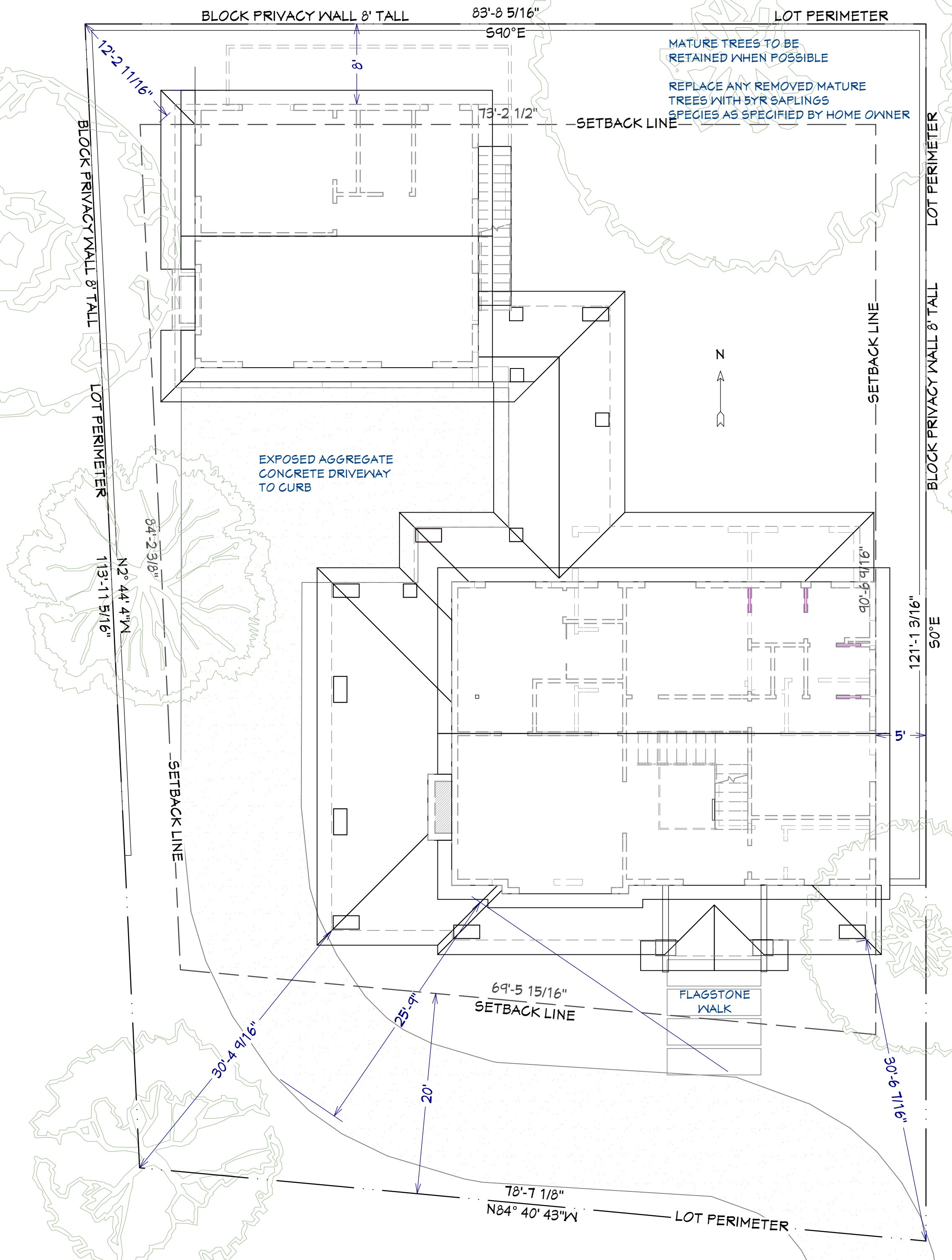
INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

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

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

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



### LOT AND BUILDING SITE

1/8" = 1'



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SHEET TITLE:  
LOT AND BUILDING SITE

PROJECT DESCRIPTION:  
MODERN  
BUNGALOW

DRAWINGS PROVIDED BY:  
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DATE:

July 2024

SCALE:

SEE VIEW

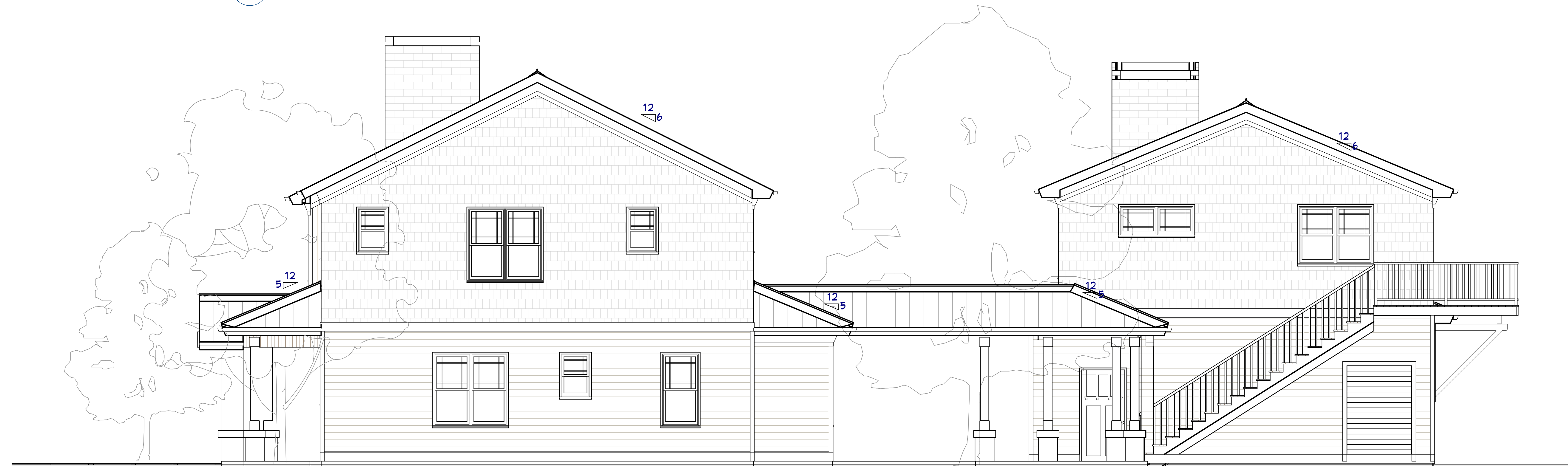
SHEET:

A-2





**E1 FRONT ELEVATION**  
1/4" = 1'



**E2 RIGHT ELEVATION**  
1/4" = 1'



NO.	DESCRIPTION	BY	DATE
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SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT DESCRIPTION:  
**MODERN  
BUNGALOW**

DRAWINGS PROVIDED BY:  
**Chief Architect**  
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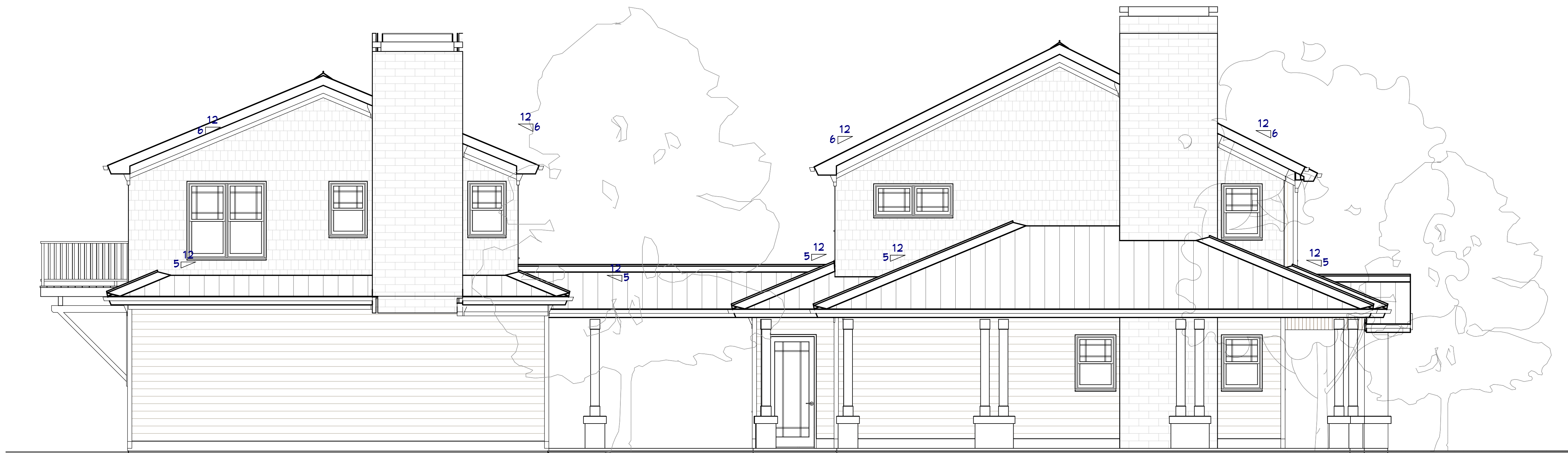
DATE:  
July 2024

SCALE:  
SEE VIEW

SHEET:  
**A-3**



E3 REAR ELEVATION  
1/4" = 1'



E4 LEFT ELEVATION  
1/4" = 1'



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EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:  
MODERN  
BUNGALOW

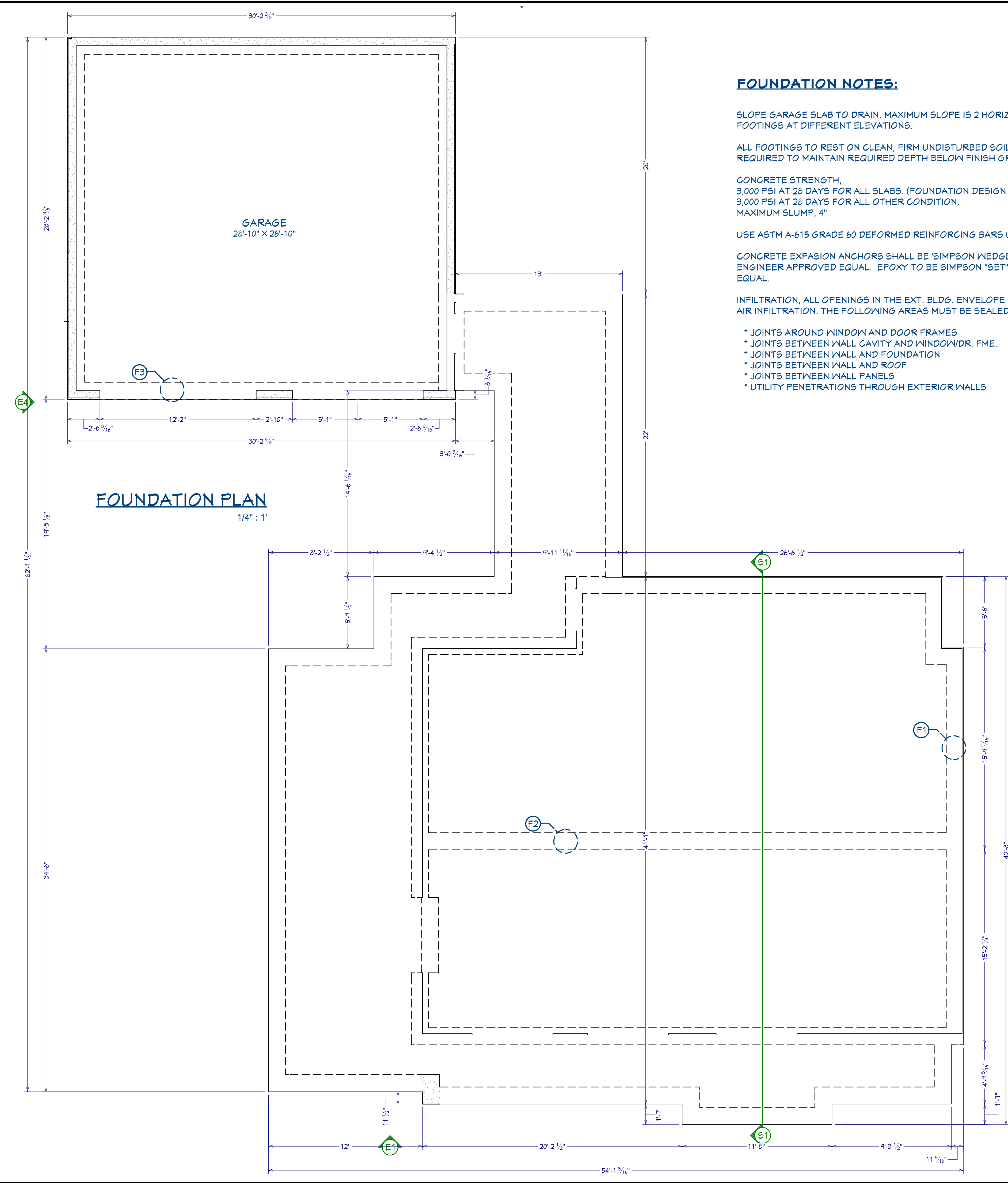
DRAWINGS PROVIDED BY:  
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DATE:  
July 2024

SCALE:  
SEE VIEW

SHEET:  
A-4





FOUNDATION NOTES:

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

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

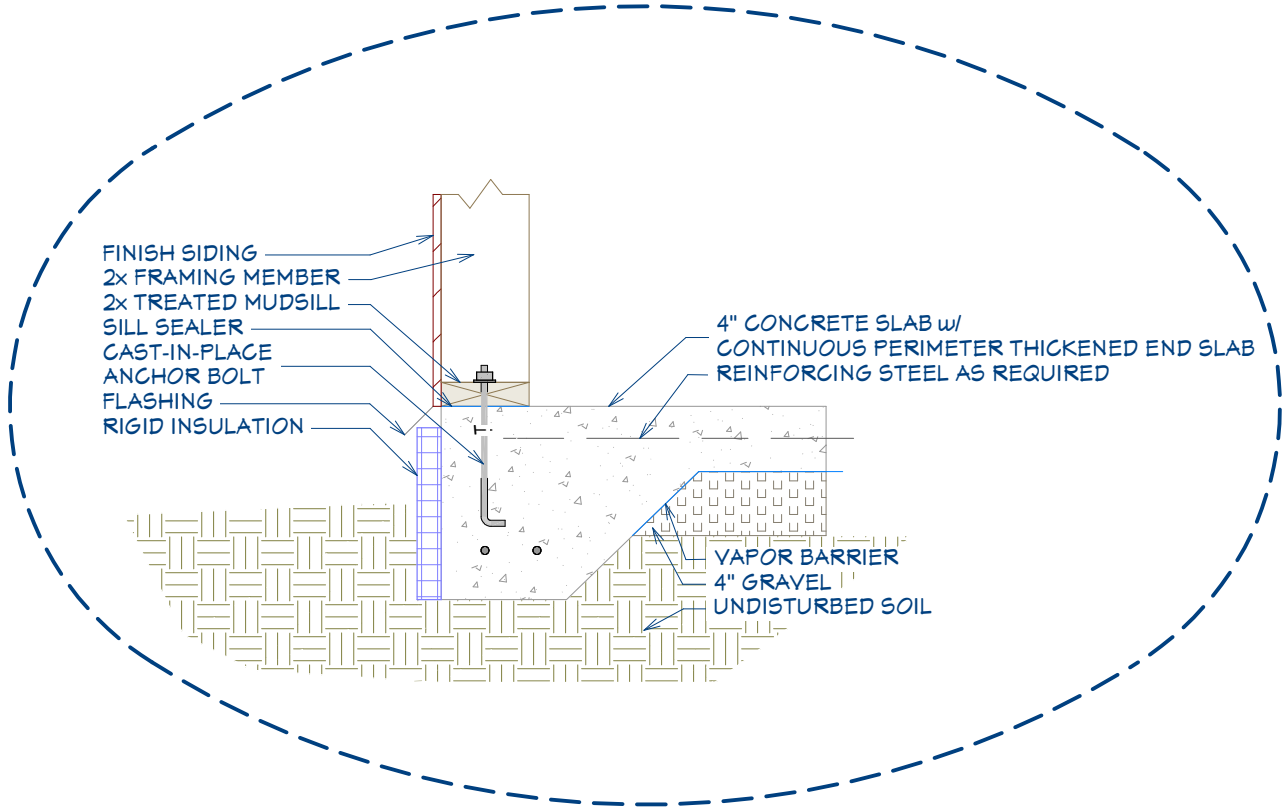
CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

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

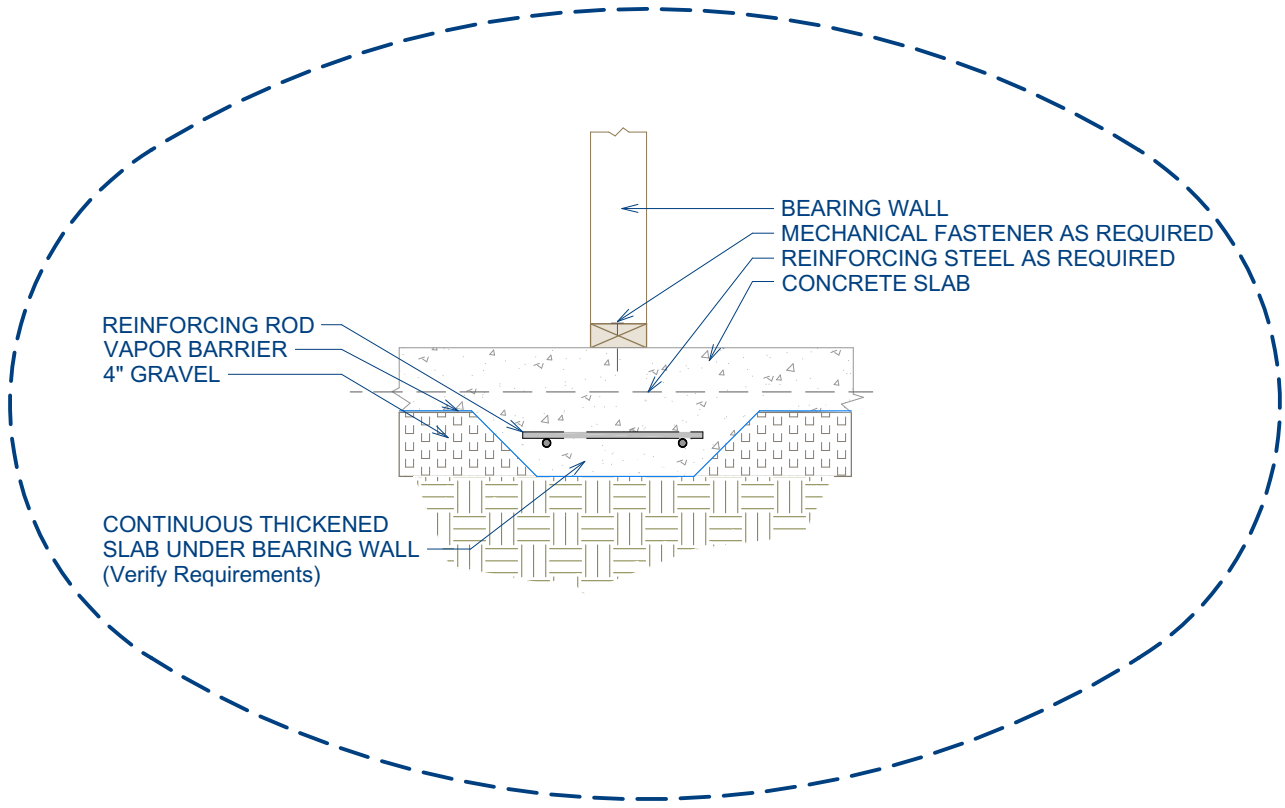
CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

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

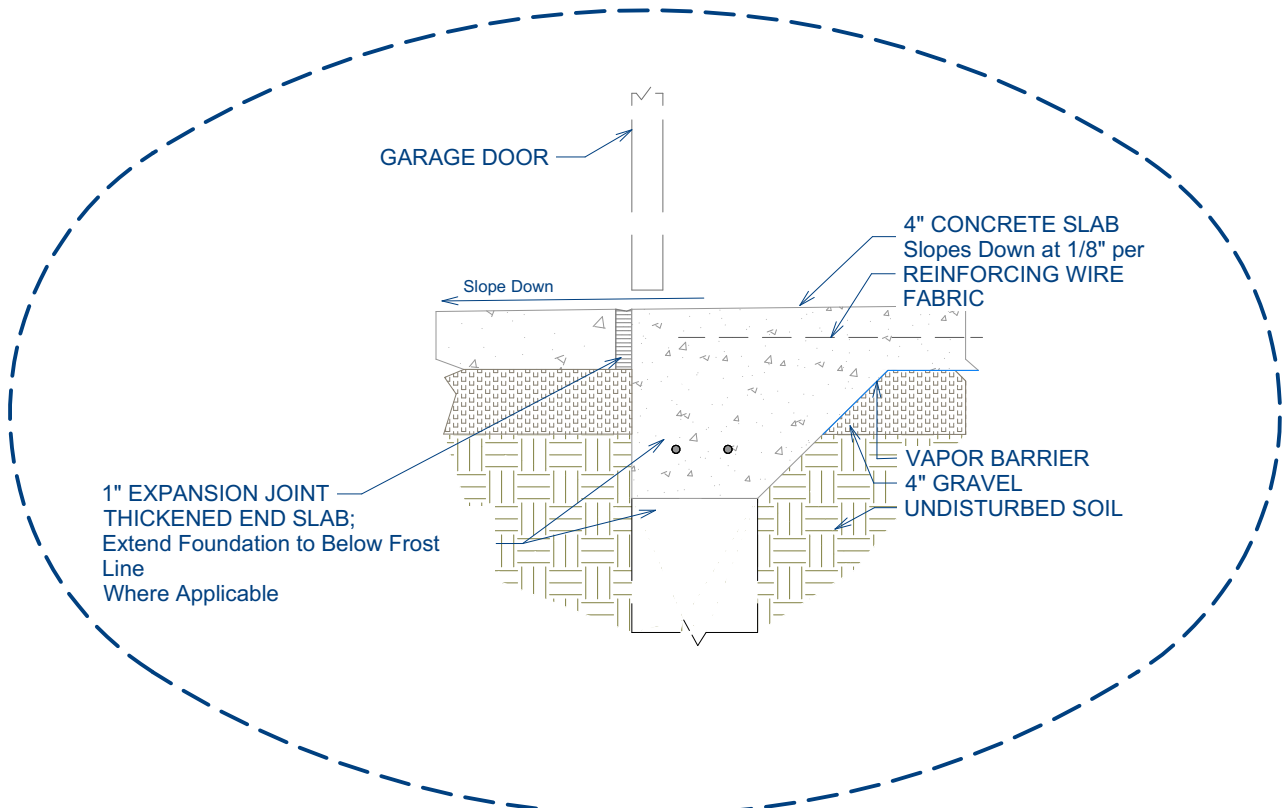
- \* JOINTS AROUND WINDOW AND DOOR FRAMES
- \* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- \* JOINTS BETWEEN WALL AND FOUNDATION
- \* JOINTS BETWEEN WALL AND ROOF
- \* JOINTS BETWEEN WALL PANELS
- \* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS



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



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



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



NO.	DESCRIPTION	BY	DATE
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SHEET TITLE:
FOUNDATION PLAN

PROJECT DESCRIPTION:
MODERN BUNGALOW

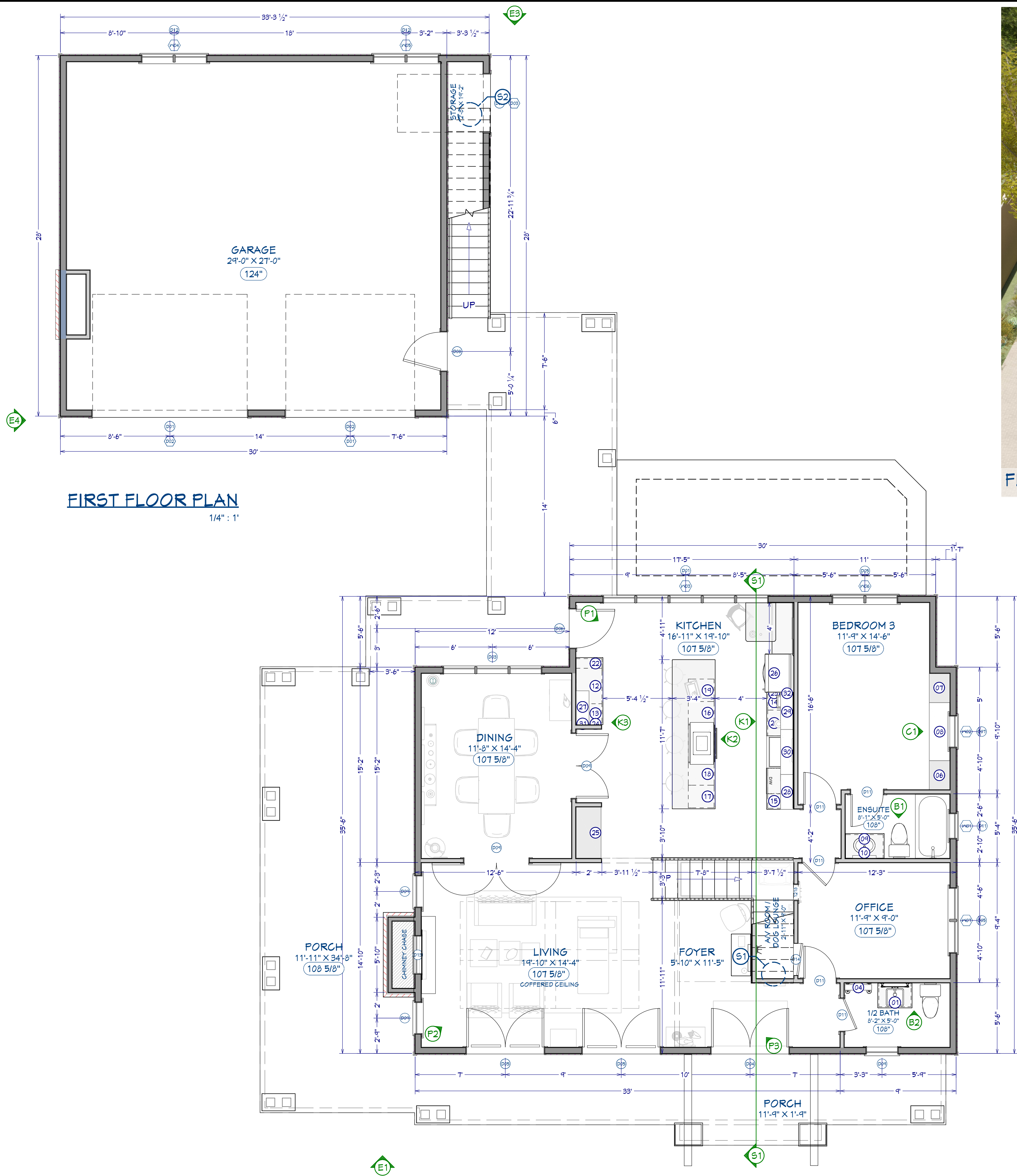
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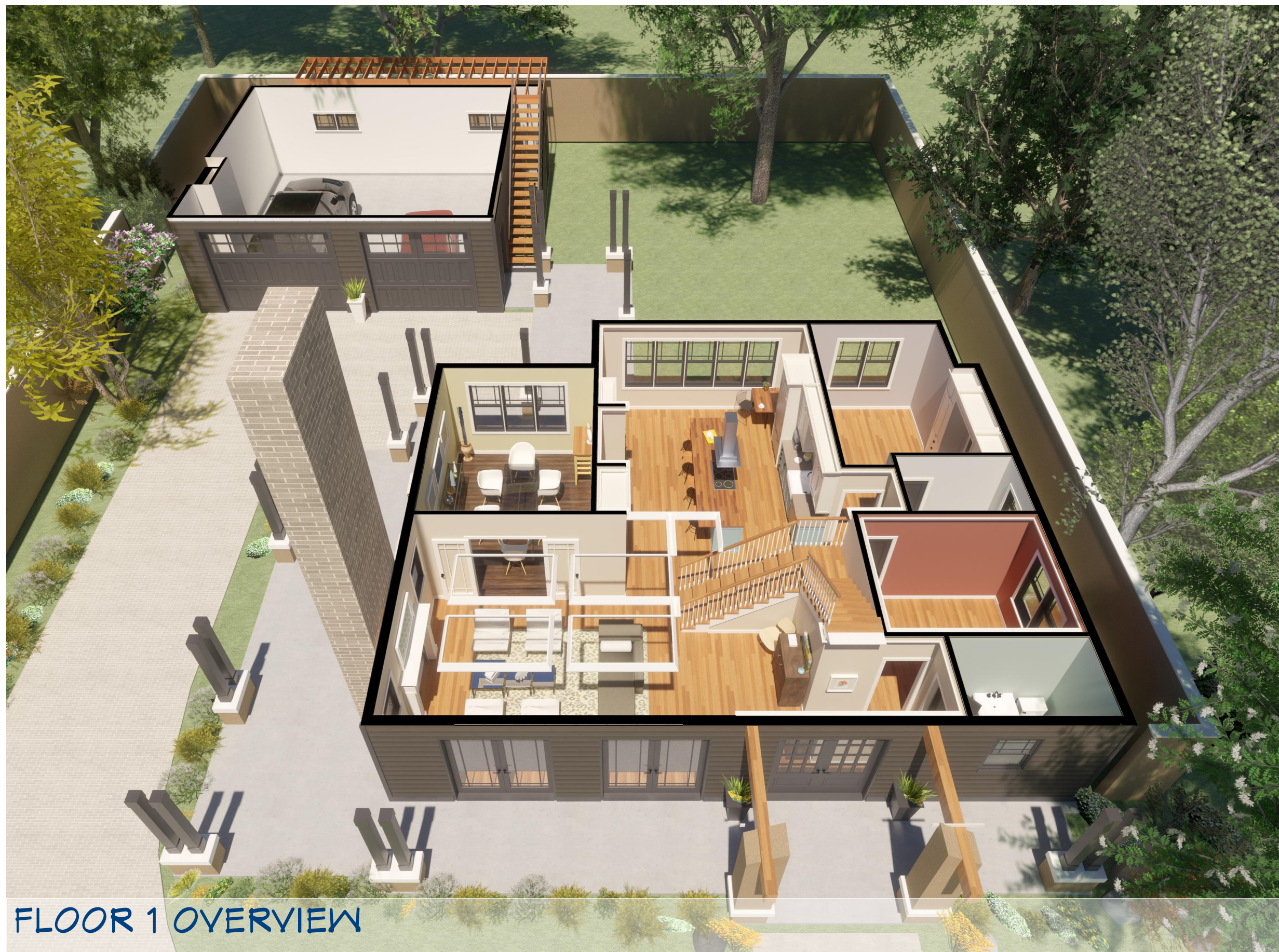
SCALE:
SEE VIEW

SHEET:
A-5

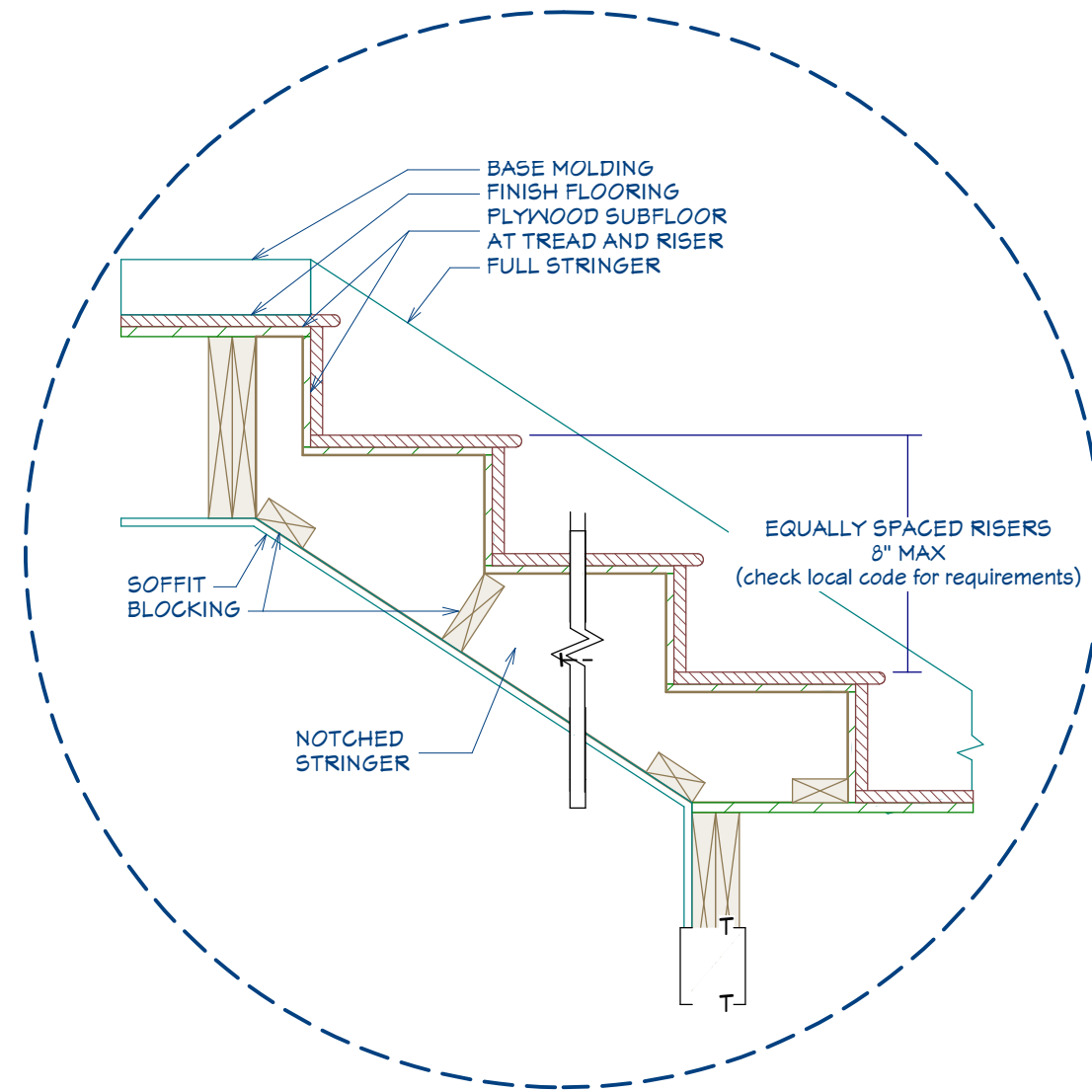




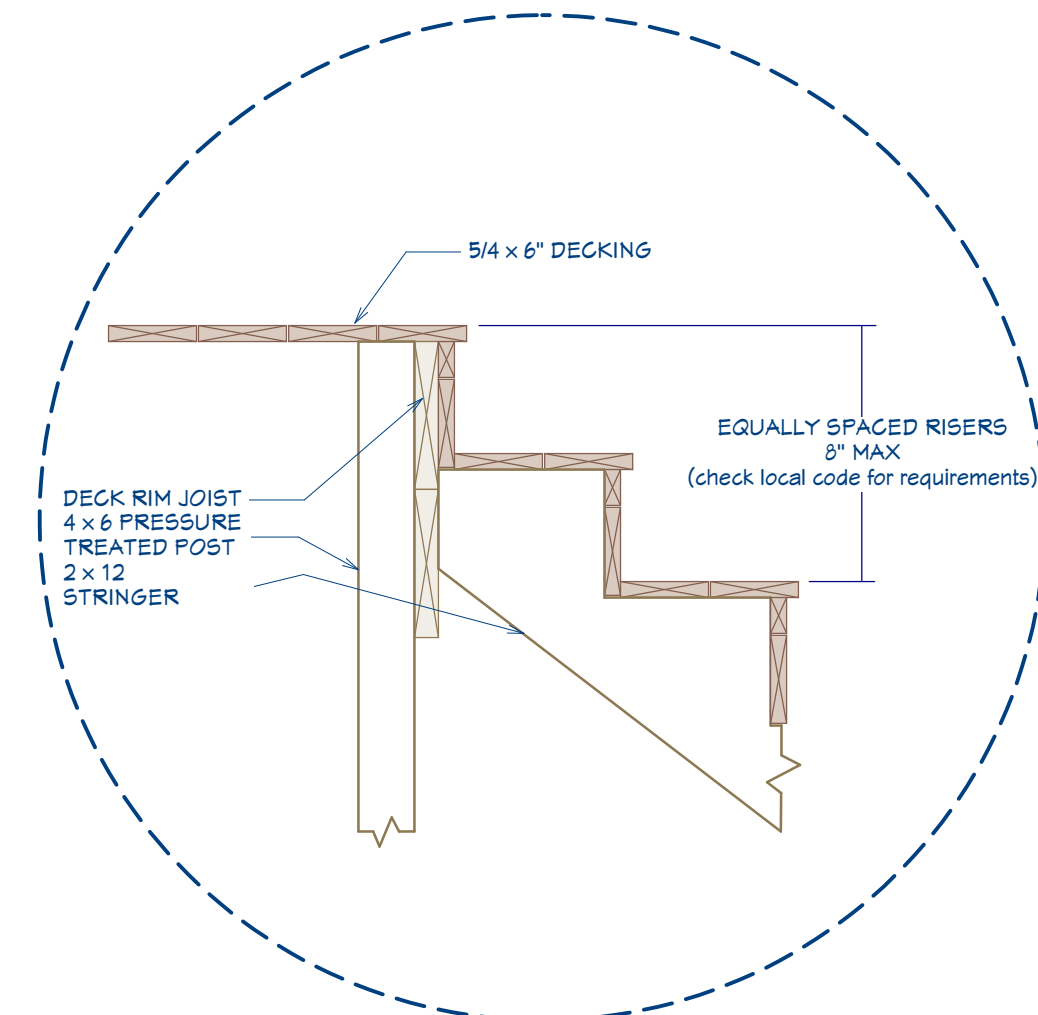
FIRST FLOOR PLAN  
1/4" = 1'



FLOOR 1 OVERVIEW



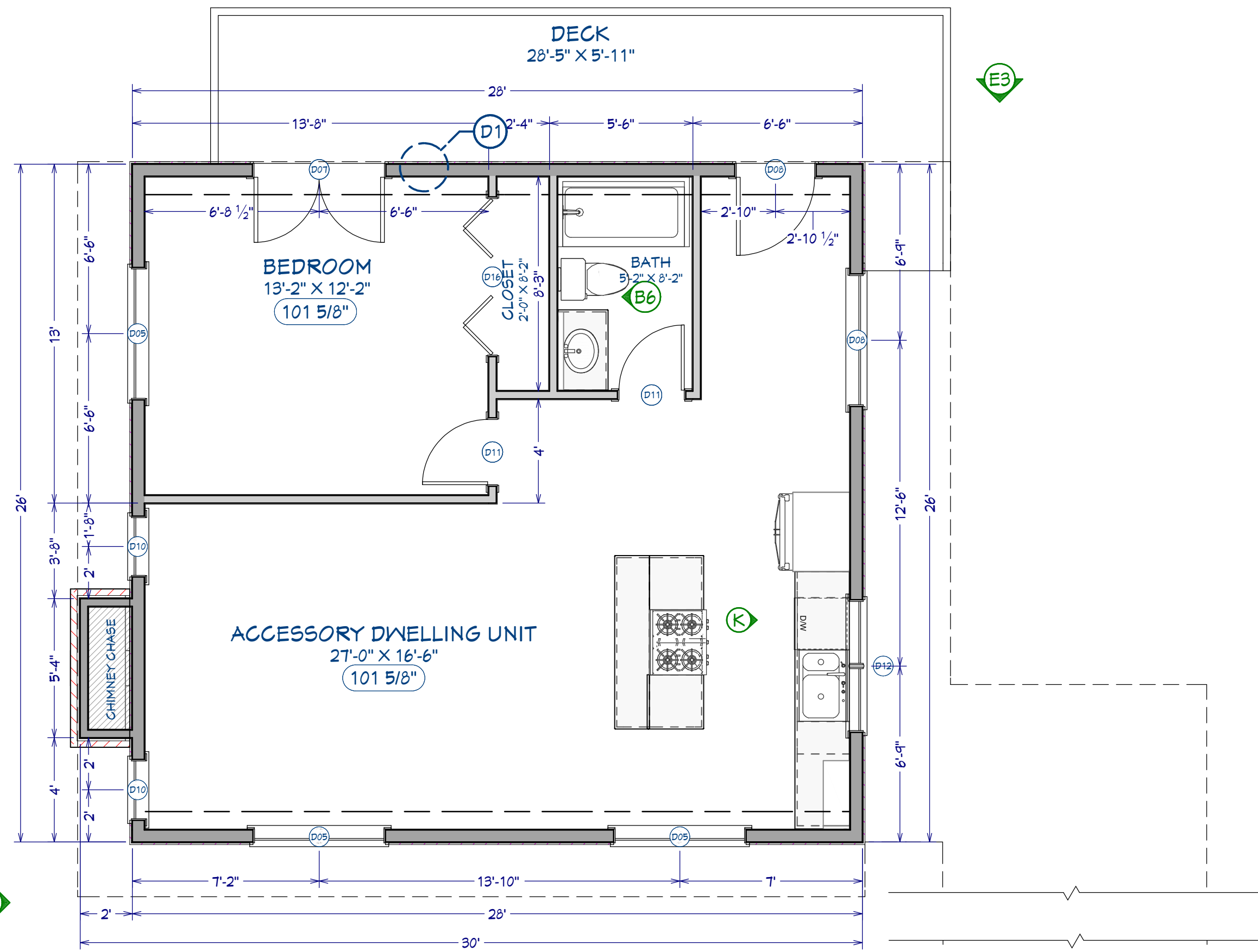
S1 INTERIOR STAIR  
1" = 1'



S2 EXTERIOR WOOD STAIR  
1/4" = 1'

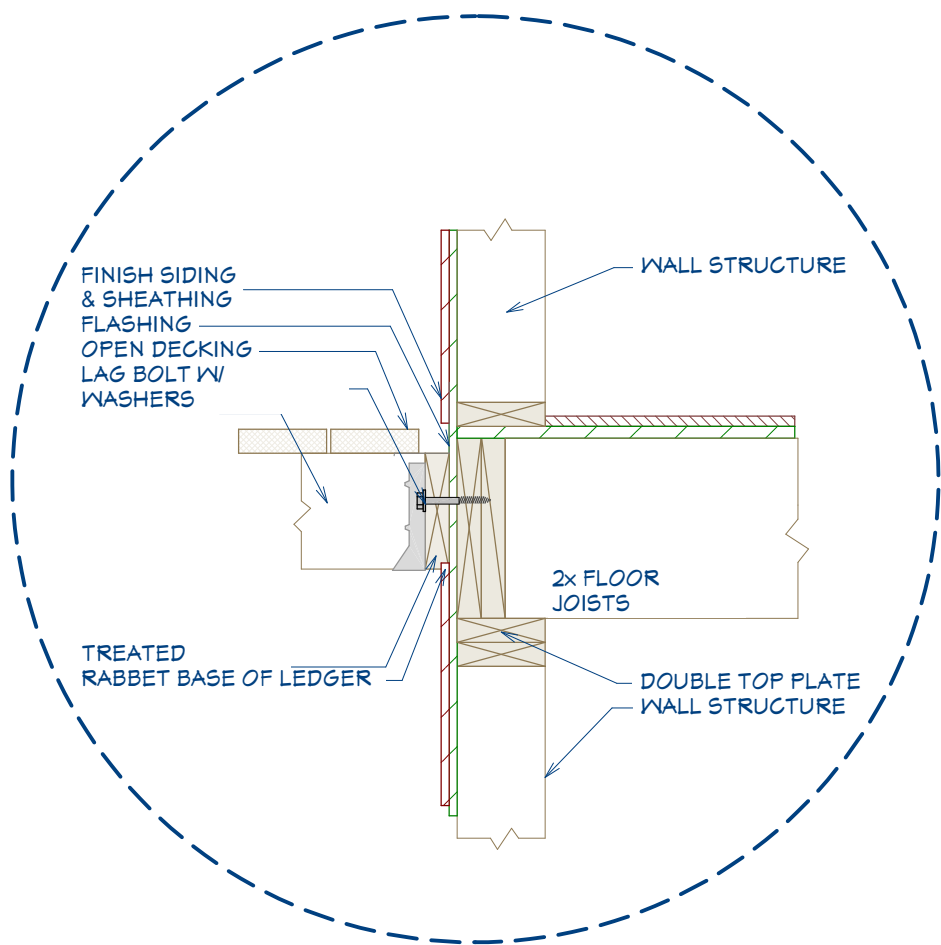
NO.		DESCRIPTION	BY	DATE
0	INITIAL	DRAWING	AMS	Jan. 2013
SHEET TITLE:		FIRST FLOOR PLAN		
PROJECT DESCRIPTION:		MODERN BUNGALOW		
DRAWINGS PROVIDED BY:		Chief Architect		
DATE:		July 2024		
SCALE:		SEE VIEW		
SHEET:		A-6		





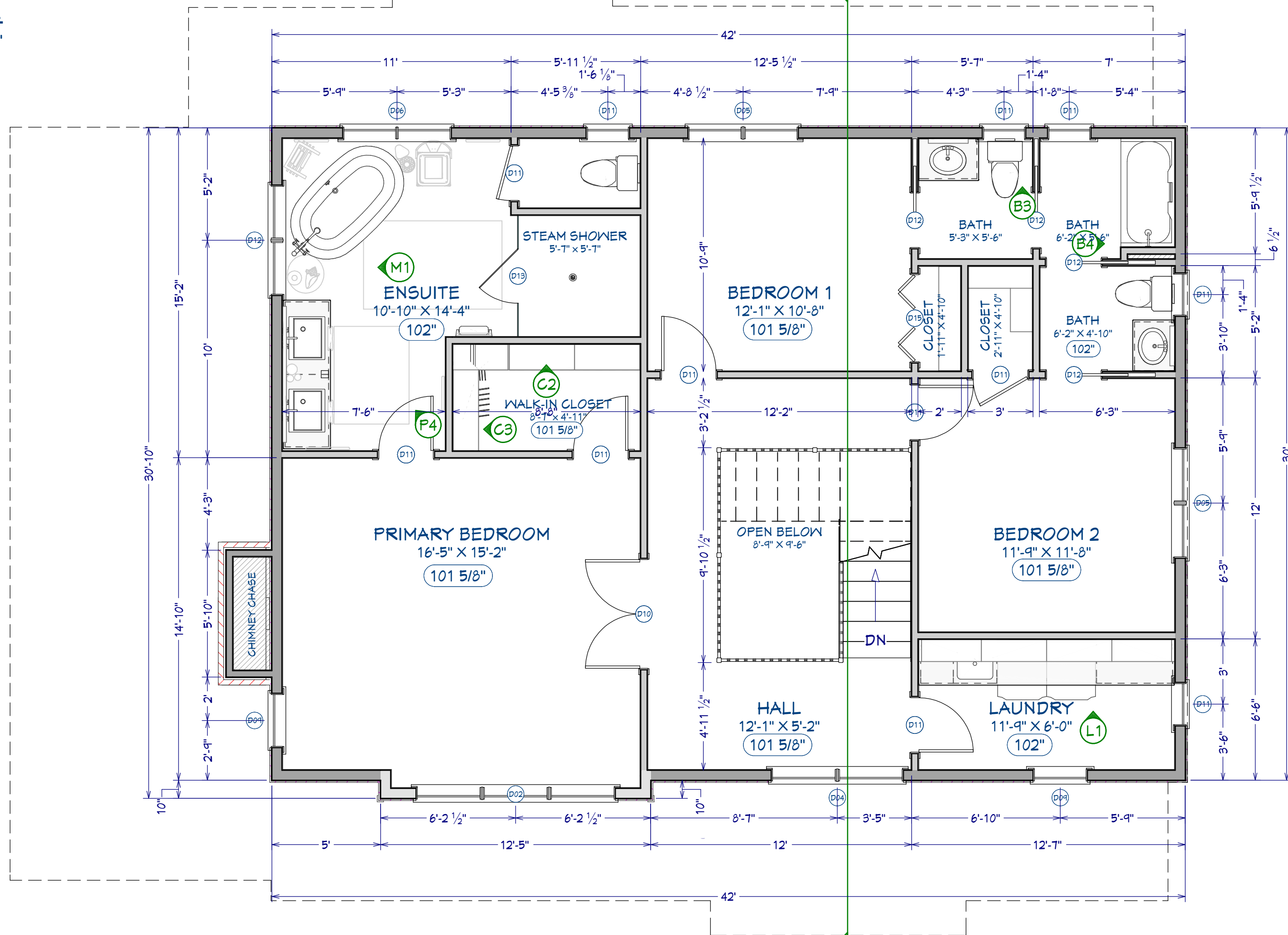
SECOND FLOOR PLAN

1/4" = 1'



D1 DECK LEDGER TO WALL

1" = 1'



DOOR SCHEDULE															
3D EXTERIOR ELEVATION															
NUMBER	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13	D14	D15
LABEL	12090	10090	4668	6076	6076	3076	5068	3068	5068	5068	2668	2668	2668	2665	4068
DESCRIPTION	GARAGE-GARAGE DOOR CHD05	GARAGE-GARAGE DOOR CHD05	GARAGE-SLAB	EXT. DOUBLE HINGED-DOOR E14	EXT. DOUBLE HINGED-GLASS PANEL	EXT. HINGED-GLASS PANEL	EXT. DOUBLE HINGED-GLASS PANEL	EXT. HINGED-DOOR E21	DOUBLE HINGED-GLASS PANEL	DOUBLE HINGED-DOOR F03	HINGED-DOOR F03	POCKET-DOOR F03	HINGED-SLAB	HINGED-SLAB	4 DR. BIFOLD-LOUVERED

WINDOW SCHEDULE															
3D EXTERIOR ELEVATION															
NUMBER	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13	D14	D15
LABEL	121050MU	1250MU	7850MU	6150MU	5150MU	5050MU	2650DH	5140MU	2636DH	2436DH	2030DH	5120MU	3076	3076	3076
DESCRIPTION	MULLED UNIT	MULLED UNIT	MULLED UNIT	MULLED UNIT	MULLED UNIT	MULLED UNIT	DOUBLE HUNG	MULLED UNIT	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	MULLED UNIT	MULLED UNIT	MULLED UNIT

DOOR AND WINDOW NOTES:

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

ALL WALK-THRU DOORS SHALL BE SOLID CORE

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

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

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

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

EXTERIOR FINISH NOTES:

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

FINISH NOTES:

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

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



NO.	DESCRIPTION	BY	DATE
0	INITIAL DRAWING	AMS	Jan. 2013

SHEET TITLE:  
SECOND FLOOR PLAN

PROJECT DESCRIPTION:  
MODERN BUNGALOW

DRAWINGS PROVIDED BY:  
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DATE:  
July 2024

SCALE:  
SEE VIEW

SHEET:  
A-7





P1 KITCHEN PERSPECTIVE



P2 LIVING PERSPECTIVE



P3 FOYER PERSPECTIVE



P4 ENSUITE PERSPECTIVE



NO.	DESCRIPTION	BY	DATE
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SHEET TITLE:  
**PERSPECTIVE VIEWS**

PROJECT DESCRIPTION:  
**MODERN  
BUNGALOW**

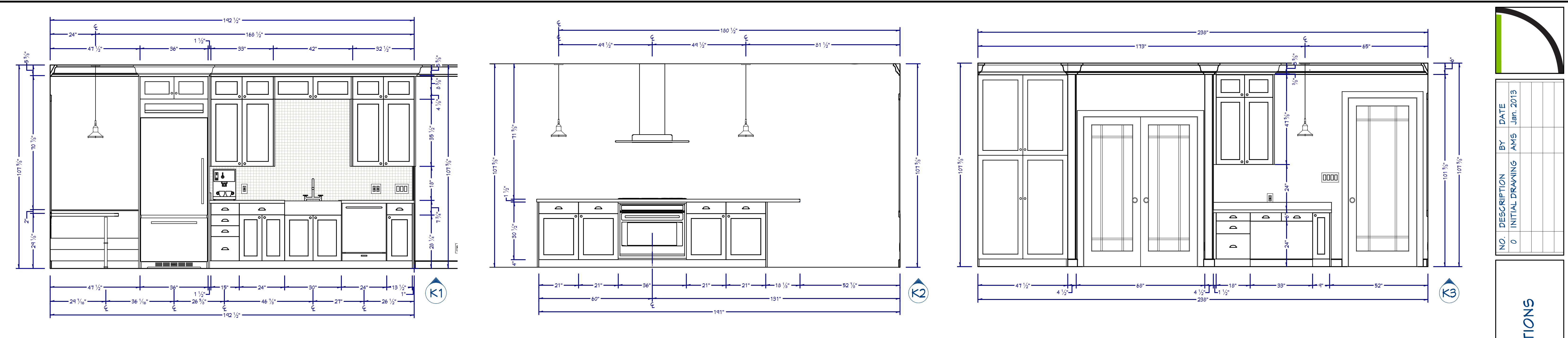
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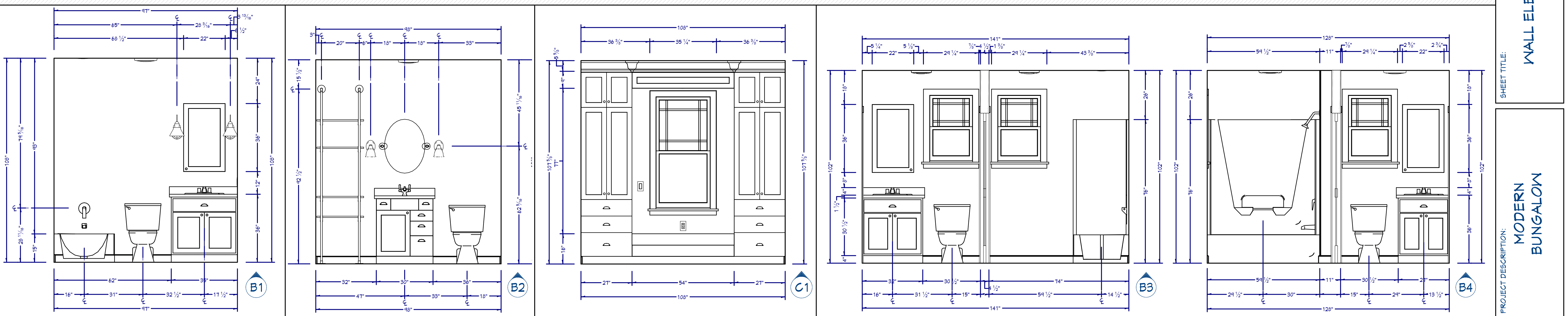
SCALE:  
SEE VIEW

SHEET:  
**A-8**

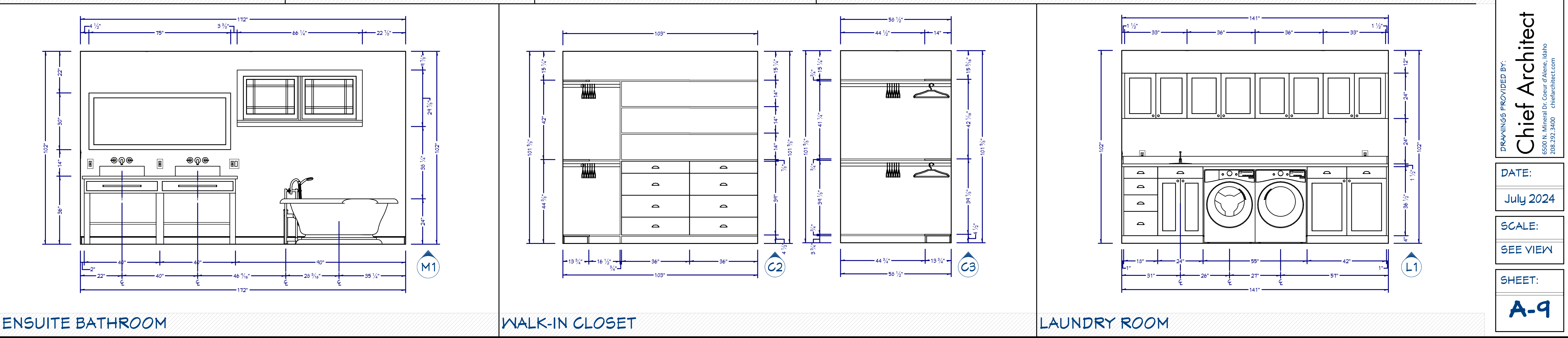




KITCHEN



GUEST BATHROOM      POWDER ROOM      WINDOW SEAT      JACK AND JILL BATHROOM



ENSUITE BATHROOM      WALK-IN CLOSET      LAUNDRY ROOM

NO. 0

DESCRIPTION INITIAL DRAWING

BY AMJ

DATE Jan. 2013

PROJECT DESCRIPTION: MODERN BUNGALOW

SHEET TITLE: WALL ELEVATIONS

DRAWINGS PROVIDED BY: Chief Architect

DATE: July 2024

SCALE: SEE VIEW

SHEET: A-9

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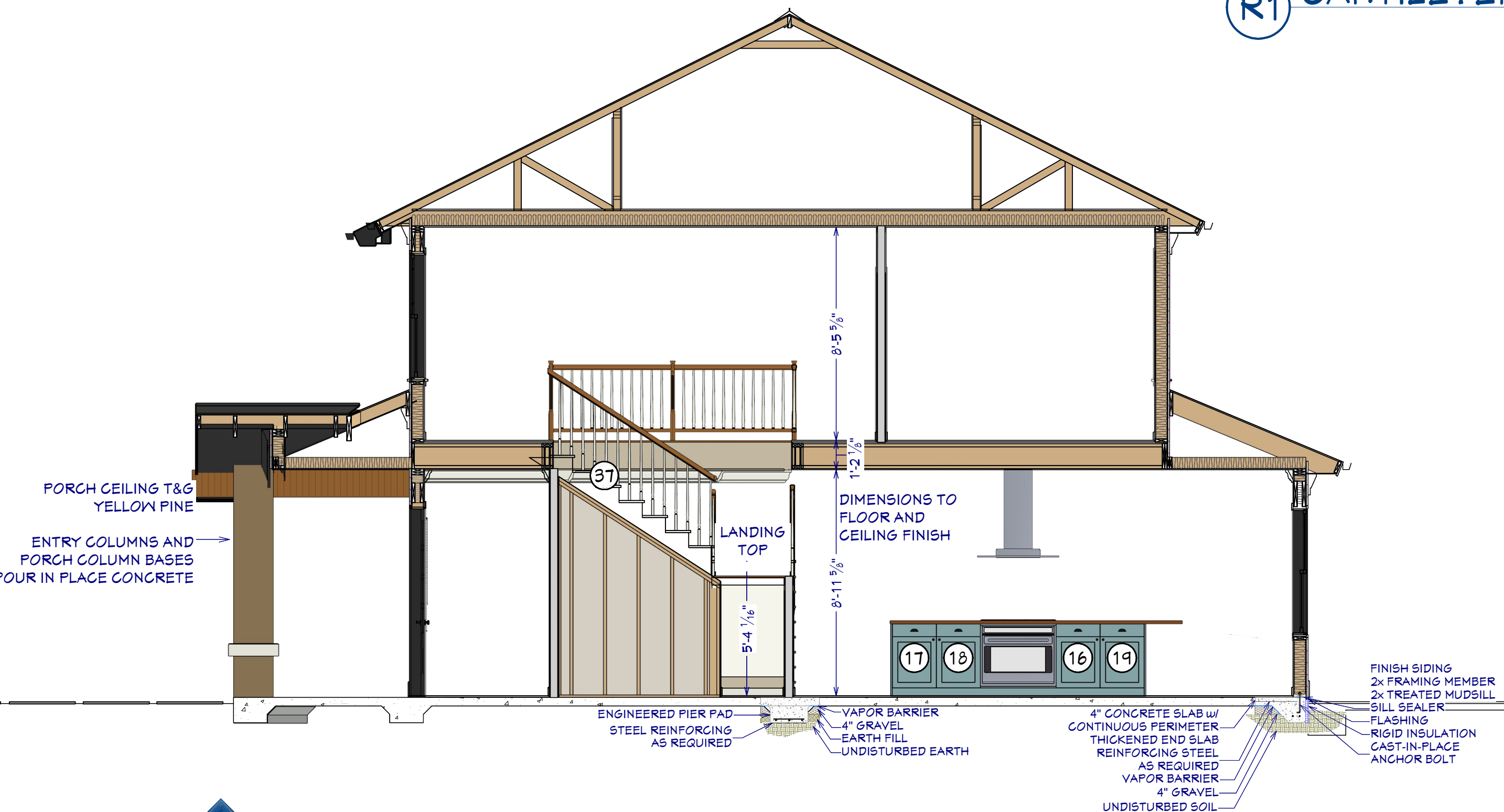
### FLOORS AND ROOFS

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

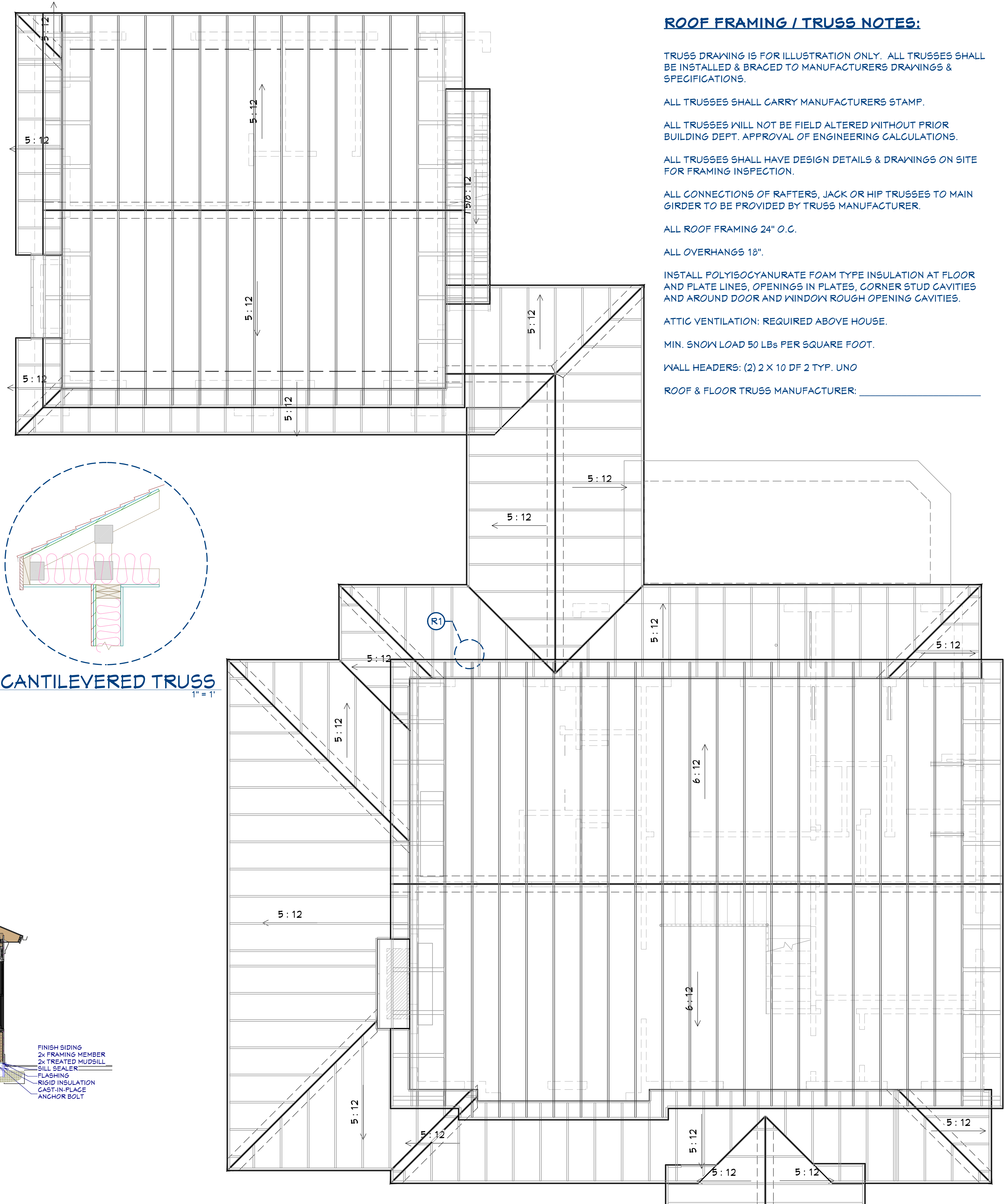
PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

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

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



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



### ROOF FRAMING / TRUSS NOTES:

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

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

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

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

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

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 18".

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

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

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

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

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



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SHEET TITLE:  
**ROOF PLAN**

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**MODERN BUNGALOW**

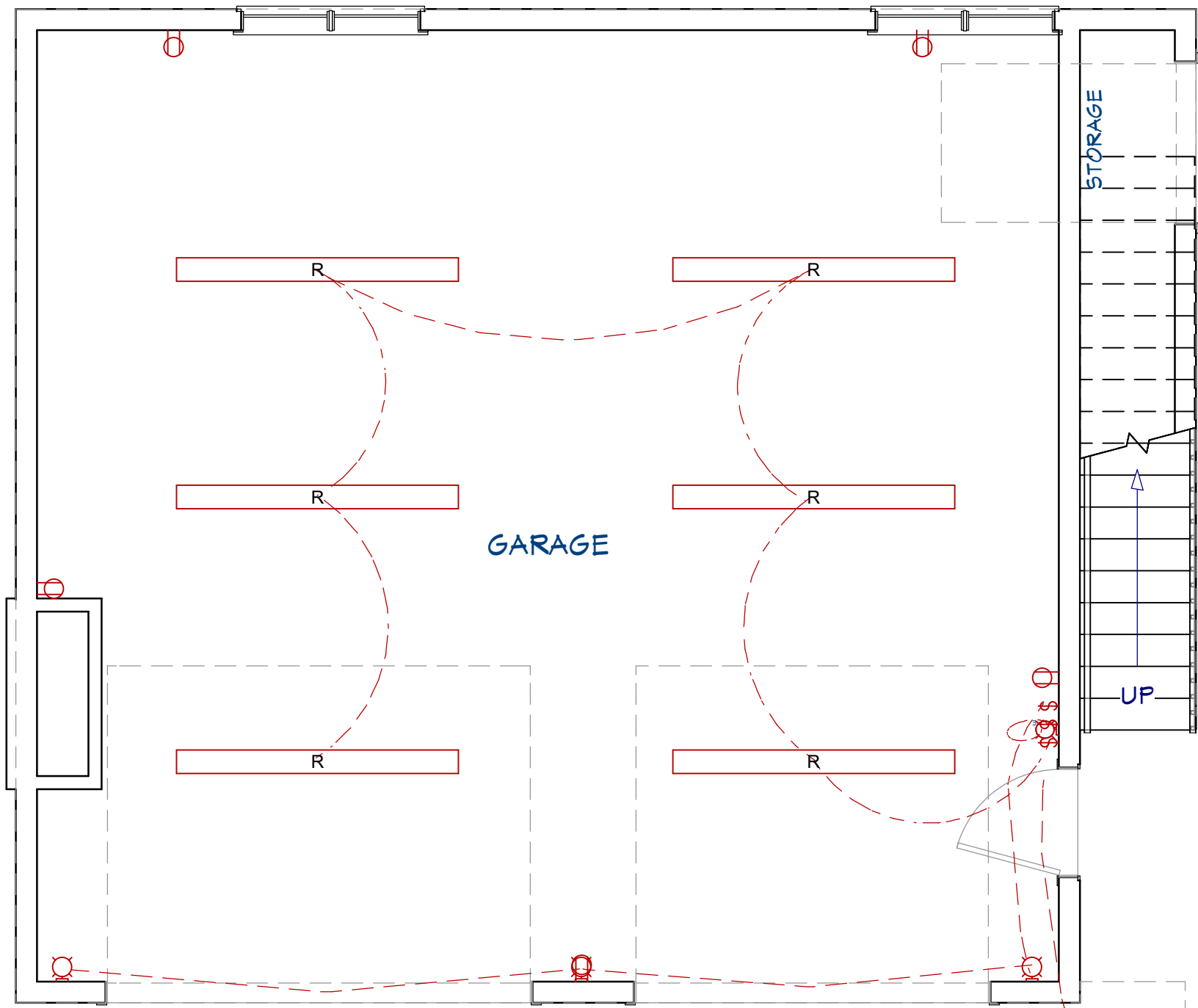
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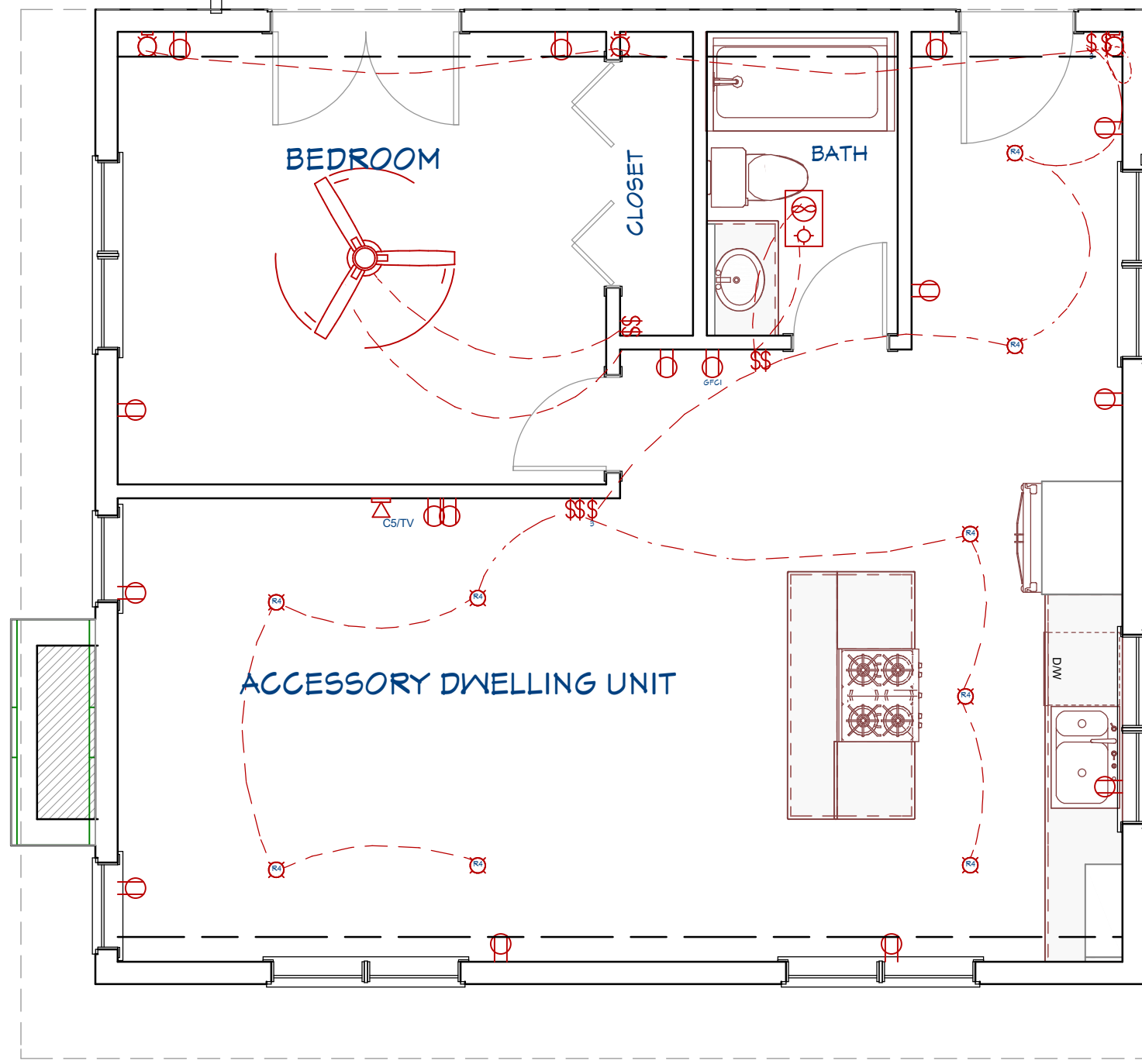
SHEET:  
**A-10**





**GARAGE ELECTRICAL**

1/4" : 1"



**MOTHER-IN-LAW'S QUARTERS ELECTRICAL**

1/4" : 1"

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

**ELECTRICAL NOTES:**

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

**ELECTRICAL NOTES:**

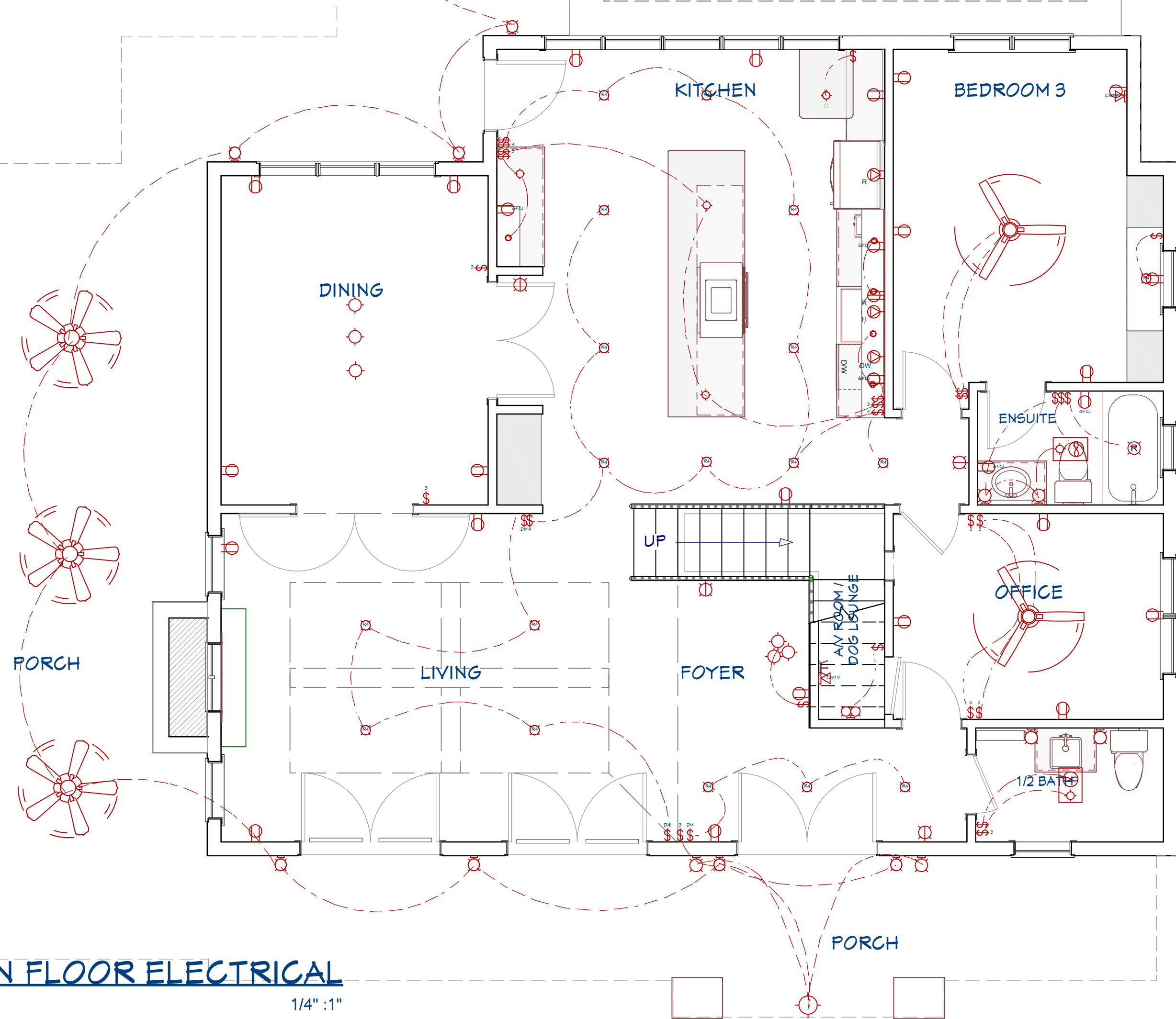
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT,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

**AUDIO:**

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

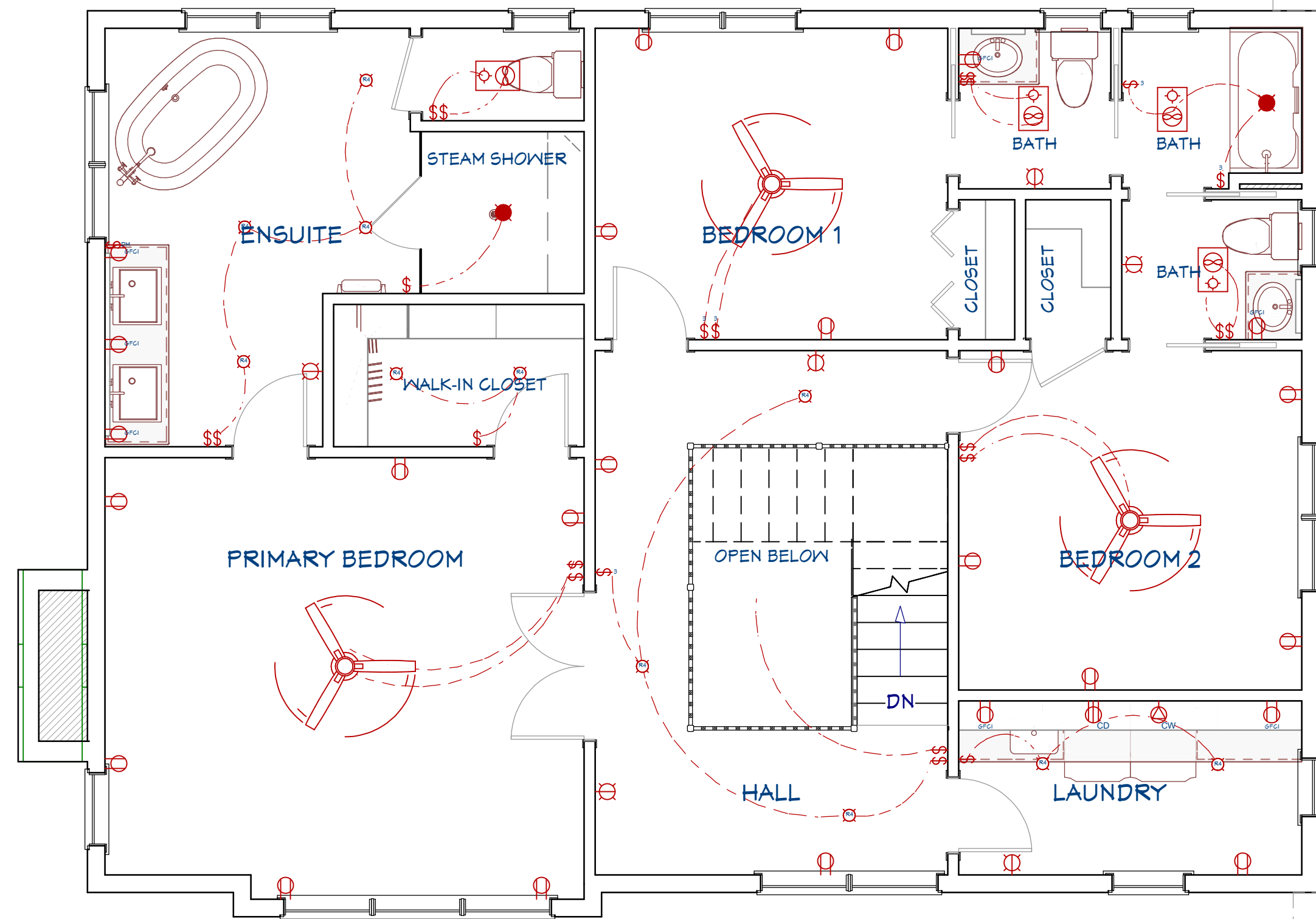
**DATA / CABLE:**

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



**MAIN FLOOR ELECTRICAL**

1/4" : 1"



**SECOND FLOOR ELECTRICAL**

1/4" : 1"

SHEET TITLE:  
**ELECTRICAL PLAN**

PROJECT DESCRIPTION:  
**MODERN BUNGALOW**

DRAWINGS PROVIDED BY:  
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DATE:

July 2024

SCALE:

SEE VIEW

SHEET:

**A-11**