



RENDERINGS

FOR ILLUSTRATION ONLY



FRONT ELEVATION

3/16"=1'

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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: DAVE & JANET SMITH

PROJECT: STONE CREEK RENOVATION
ADDRESS: 3002 STONE CREEK

LEGAL: LOT 50, BLOCK 59

FIRE DISTRICT: COLLIN COUNTY FIRE
WATER/SEWER: COLLIN MUNICIPAL

STORM WATER PERMIT: _____
BUILDING PERMIT: _____

DESIGNER: _____
DESIGN CONSULTANT: _____
BUILDER: _____
SITE DISTURBANCE: _____
ENGINEERING: _____

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PROJECT STATISTICS:

LOT SIZE: 18,047 SQ. FT.
ANTICIPATED DISTURBED AREA: 1,010 SF.
BLDG. ENVELOPE: 3,712
ROOF: 3,892
FRONT/REAR HEIGHT: 34.2'
CHANGE IN LIVABLE SF: 2,546
MAIN: 733
SECOND: 516.8
THIRD: 1,296
FOUNDATION: 1,010
GARAGE: 277

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 FORM BASALT THAT HAS A
SMALL AMOUNT OF LOESS IN THE UPPER
PART OF THE PROFILE. THE
PERMEABILITY IS ESTIMATED TO BE GOOD.

FROST DEPTH: 5"
SEISMIC ZONE: A
WIND: 76 MPH (200 MPH 3 SEC GUST)
EXPOSURE B

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

CALL BEFORE YOU DIG: 800.428.4950

PROJECT NARRATIVE

THE PROPOSED SITE LOCATION IS 3002 STONE CREEK COUNTRY CLUB LOT 50, BLOCK 59,
COLLIN COUNTY, TX. THE PROPOSED PROJECT INCLUDES A RENOVATION TO A SINGLE-
FAMILY RESIDENCE.

EROSION CONTROL NOTES:

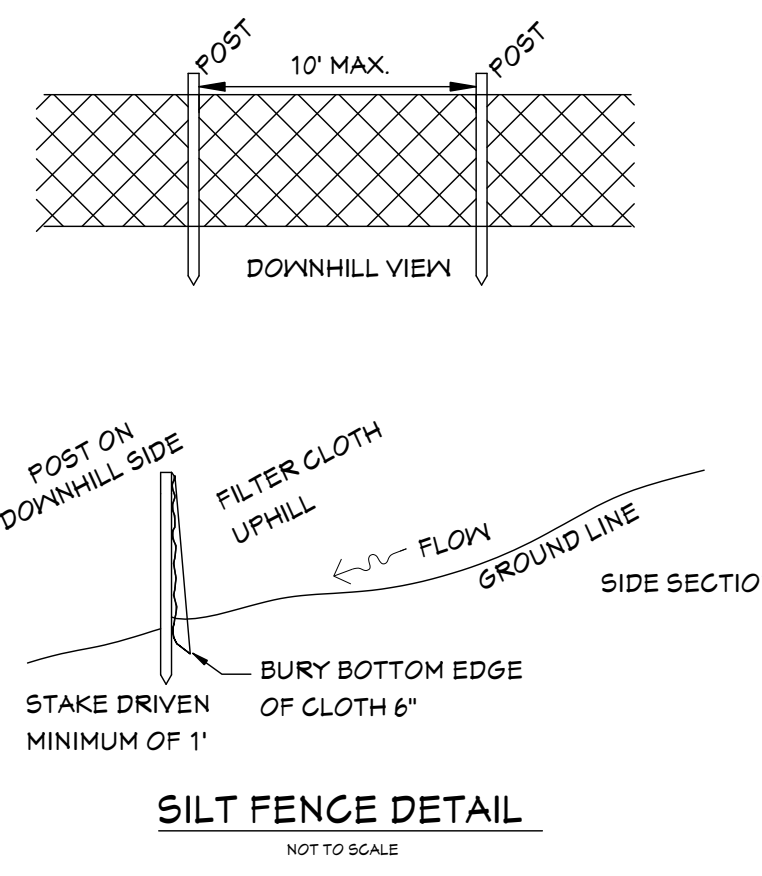
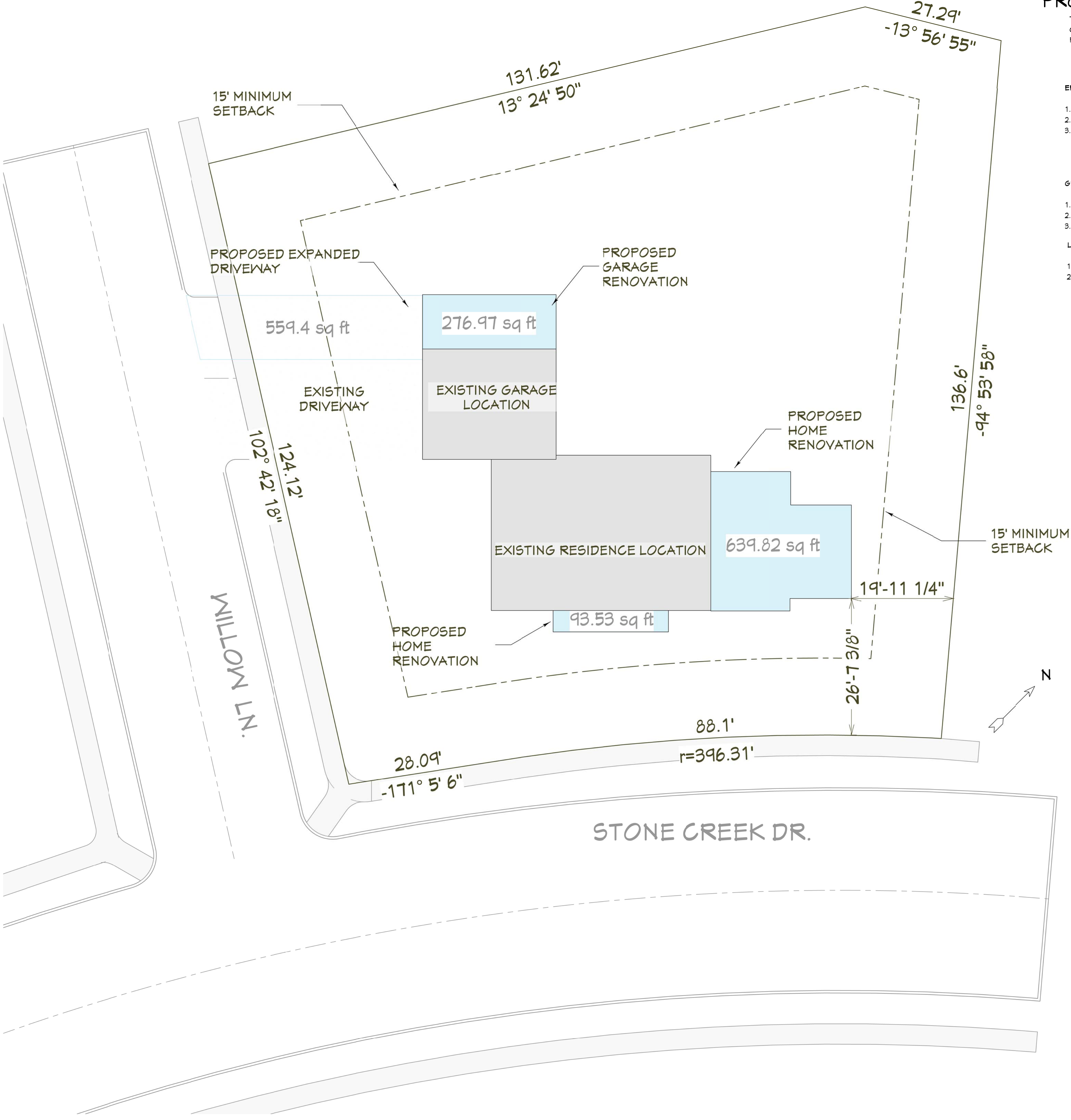
- 1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
- 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.

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. .

LANDSCAPE NOTES:

- 1. OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC.
- 2. IRRIGATION SYSTEM SHALL BE REPAIRED WITH RENOVATION.



SITE & DISTURBANCE PLAN

1"=10'

SITE & DISTURBANCE PLAN

STONE CREEK RENOVATION

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SHEET NUMBER 2
SCALE @ 24" X 36"
DATE: _____
DRAWN BY: SH



FRONT ELEVATION

1/4"=1'



REAR ELEVATION

1/4"=1'

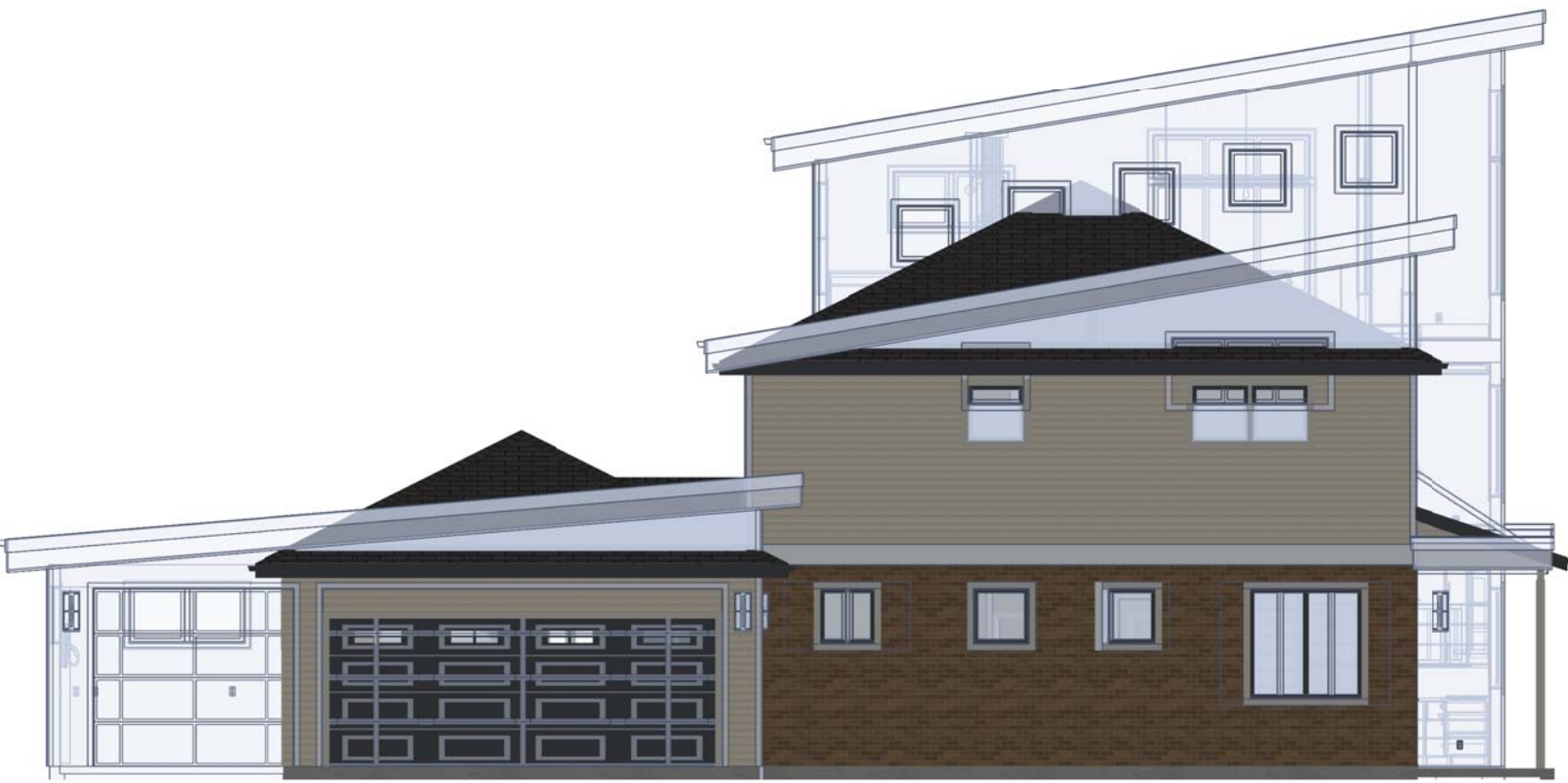
AS-BUILT ELEVATIONS



FRONT ELEVATION
1/8"=1'



REAR ELEVATION
1/8"=1'



S. SIDE ELEVATION & RENOVATION OVERLAY
1/8"=1'



N. SIDE ELEVATION & RENOVATION OVERLAY
1/8"=1'

RENOVATION ELEVATIONS



S. SIDE ELEVATION
1/4"=1'



N. SIDE ELEVATION
1/4"=1'

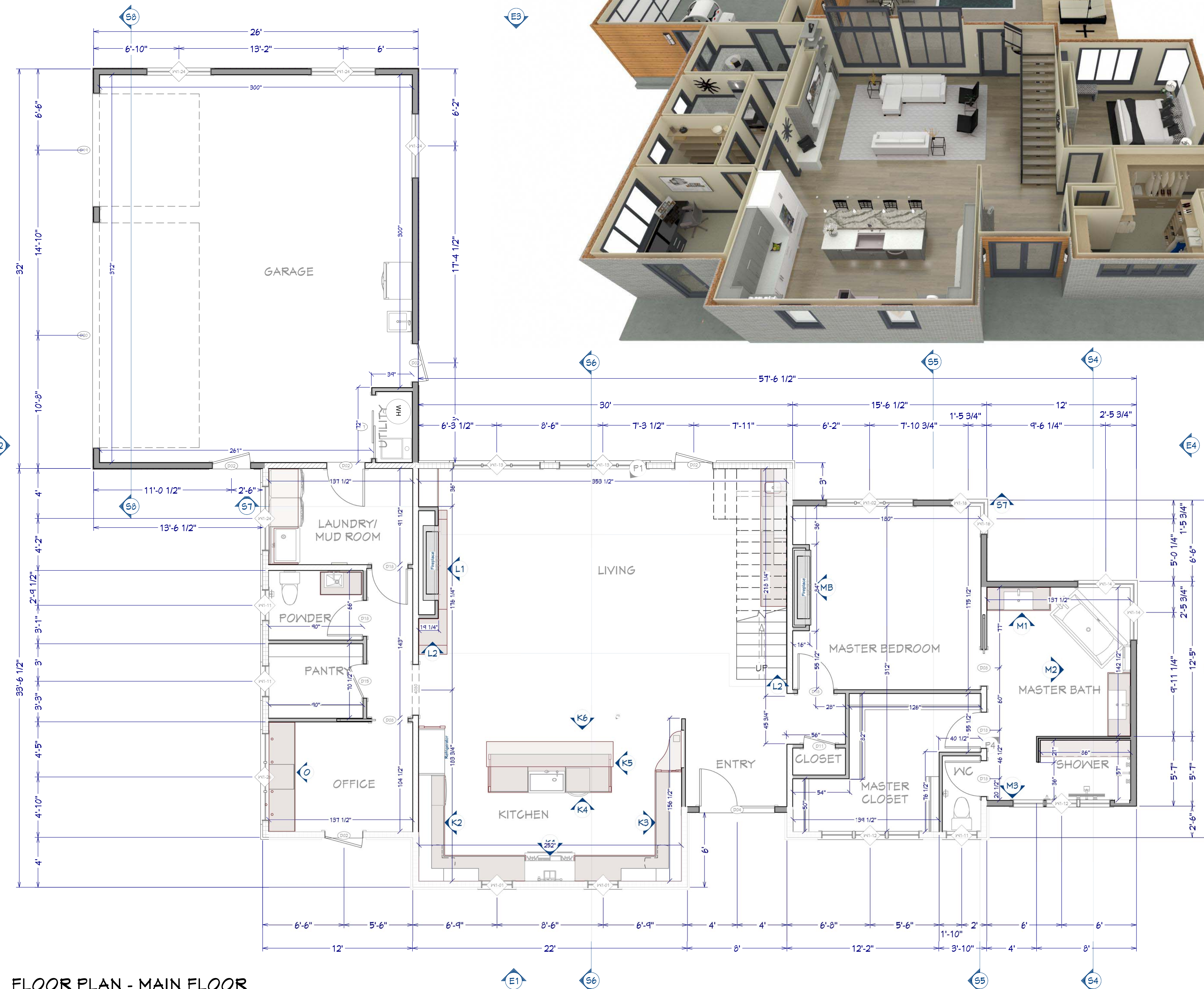
SHEET NUMBER
4

SCALE @ 24" X 36"
DATE: _____
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EXTERIOR
ELEVATIONS

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RENOVATION

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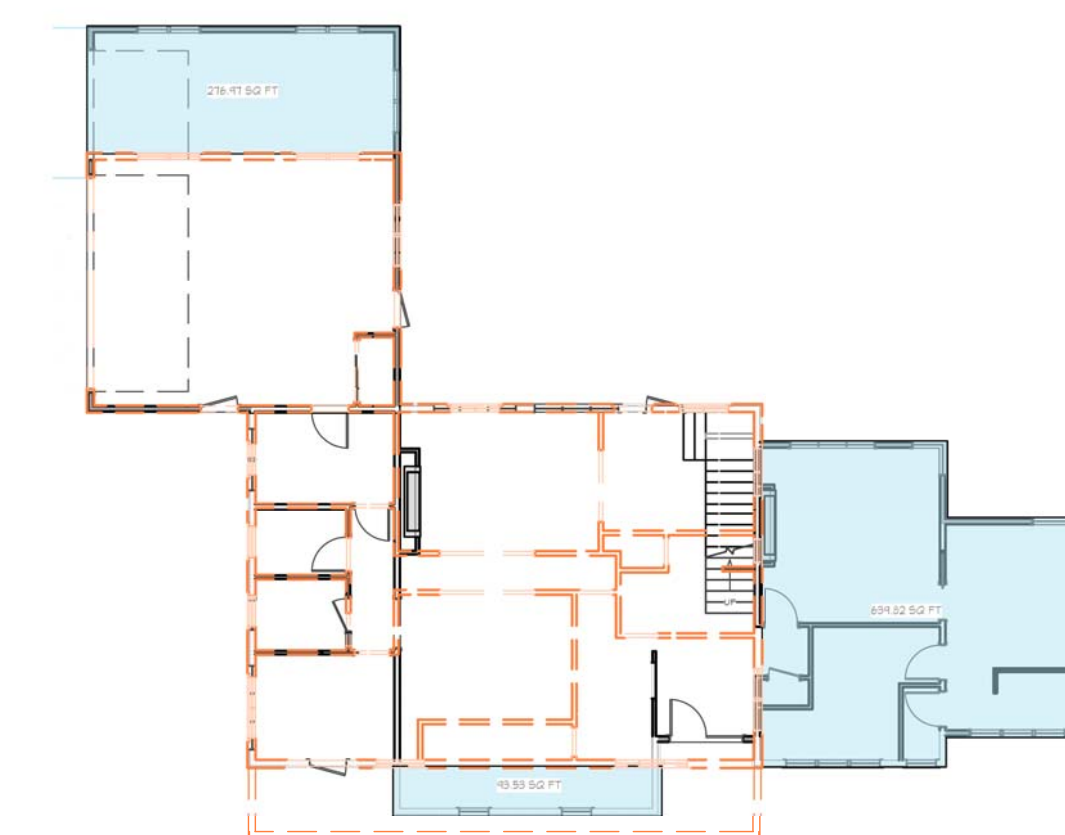
FLOOR PLAN - MAIN FLOOR
1/4"=1'



OVERVIEW RENDERING
FOR ILLUSTRATION ONLY NO SCALE

WALL LEGEND	
	Brick-6
	Siding-6 Lap
	Interior Railing
	Room Divider
	Glass Shower
	Interior-6
	Interior-4
	Framed Wall 4
	8" Concrete Wall
	16" Concrete Mono Wall
	AS-Built Walls

- 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).



RENOVATION / AS-BUILT OVERLAY
1/16"=1'

SHEET NUMBER

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SCALE @ 24" X 36"

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MAIN FLOOR PLAN

STONE CREEK RENOVATION

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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/CEILINGR-50

WALLSR-21

FLOORSR-38



Project STONE CREEK RENOVATION

Energy Code: 2015 IECC
Location: Richardson, Texas
Construction Type: Single-family
Project Type: Addition
Orientation: Bldg. faces 135 deg. from North
Climate Zone: 3 (2259 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.

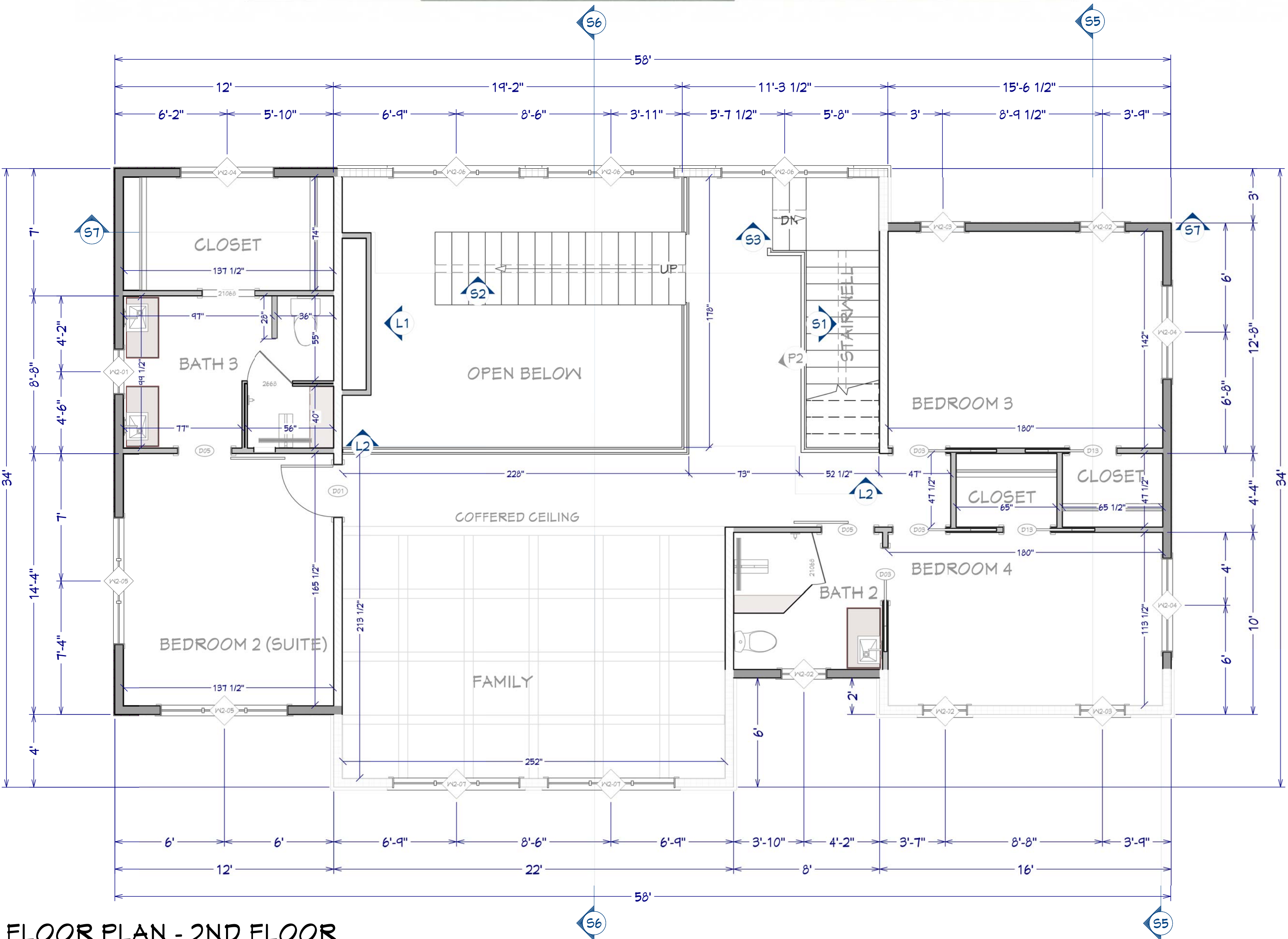
C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.



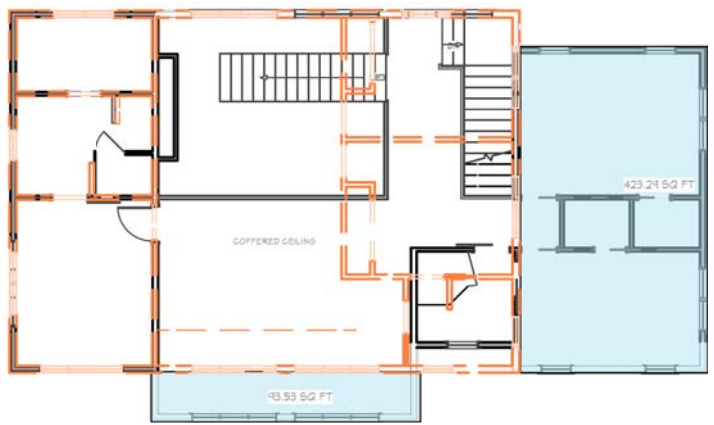
WALL LEGEND

- Brick-6
- Siding-6 Lap
- Interior Railing
- Room Divider
- Glass Shower
- Interior-6
- Interior-4
- Framed Wall 4
- 8" Concrete Wall
- 16" Concrete Mono Wall
- AS-Built Walls



FLOOR PLAN - 2ND FLOOR

1/4"=1'



RENOVATION / AS-BUILT OVERLAY

1/16"=1'

SHEET NUMBER

6

SCALE @ 24" X 36"

DATE: _____

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2ND FLOOR PLAN

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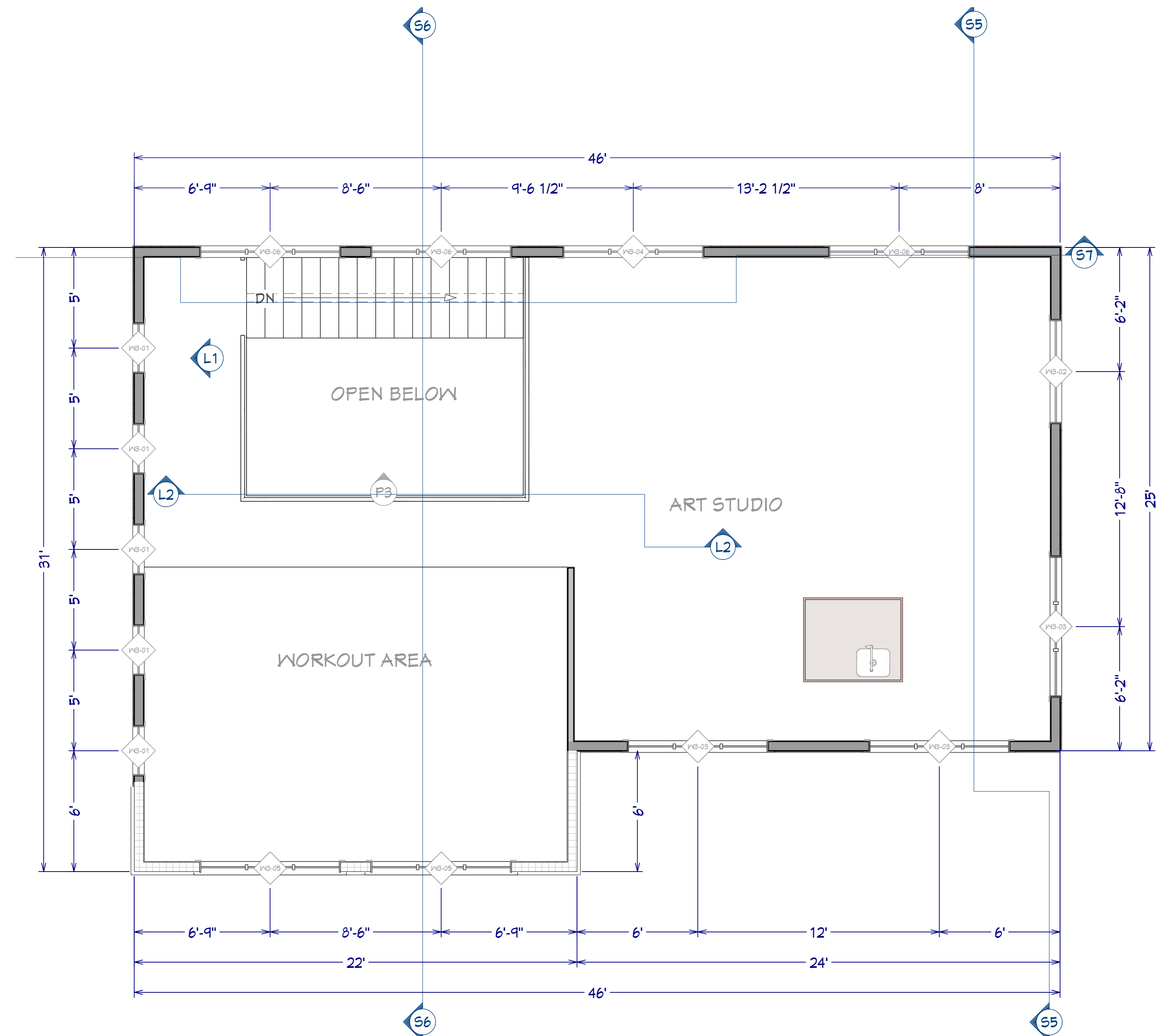




3D CUTAWAY
FOR ILLUSTRATION ONLY - NO SCALE

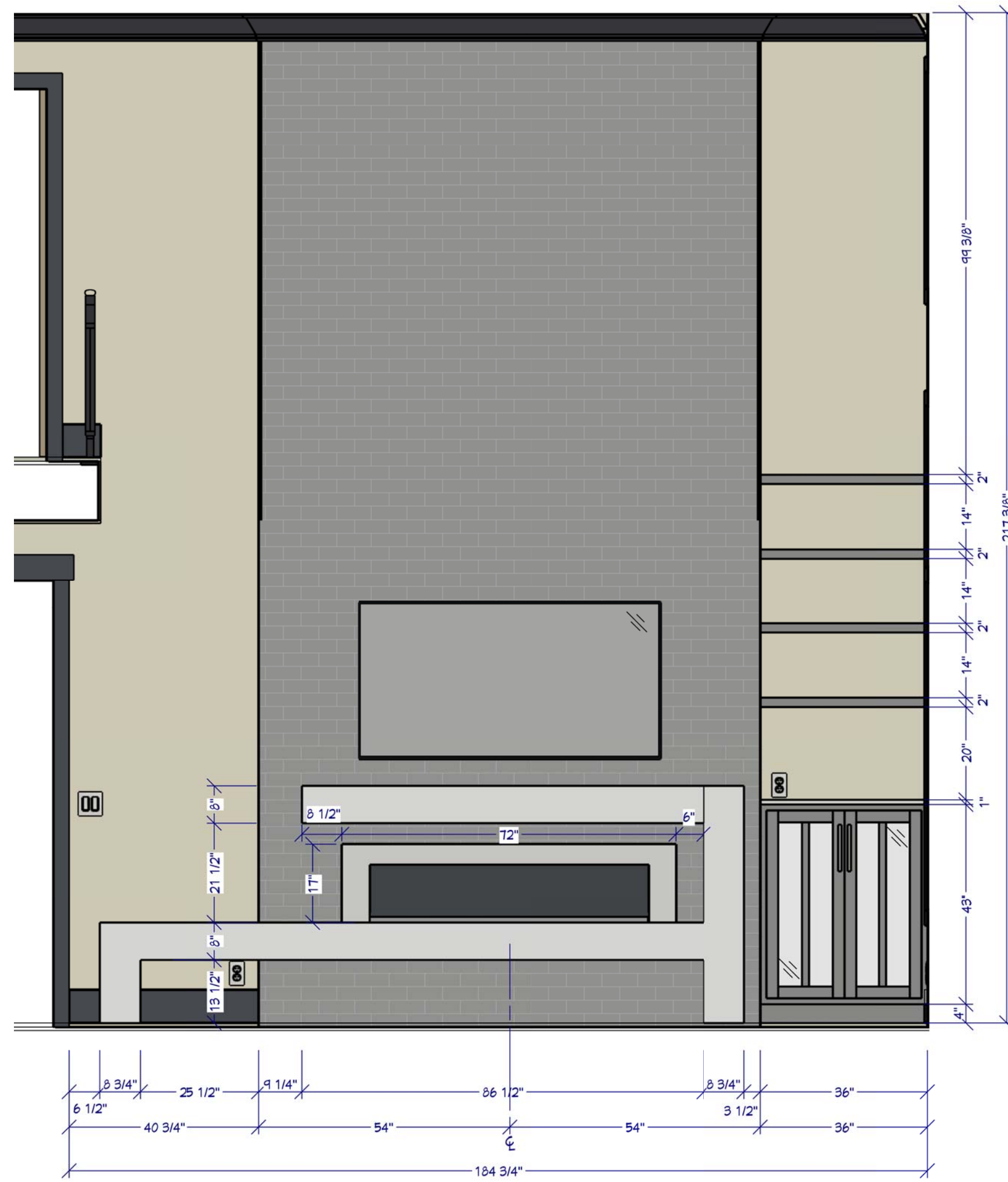


OVERVIEW RENDERING
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FLOOR PLAN - 3RD FLOOR
1/4"=1'

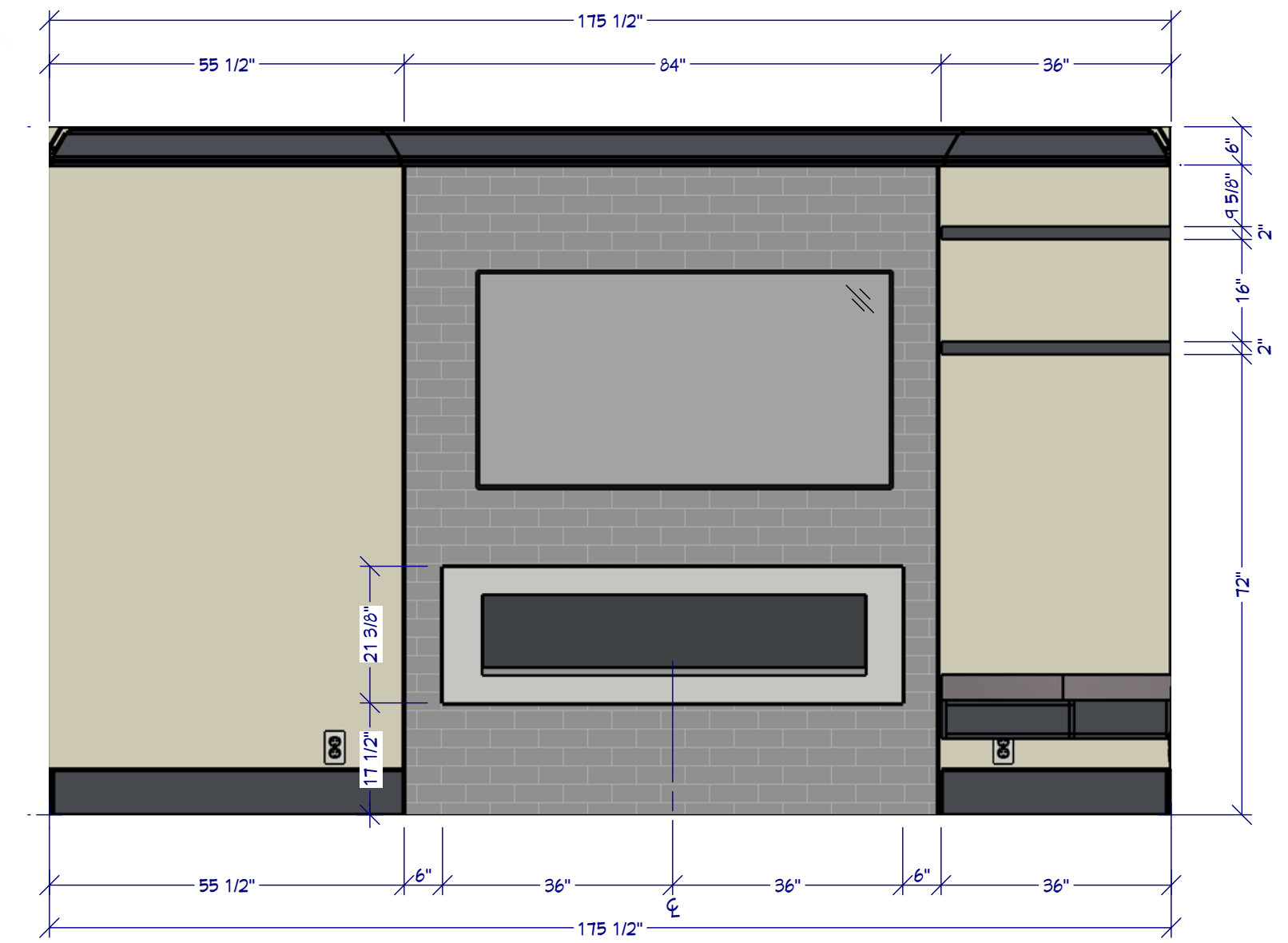




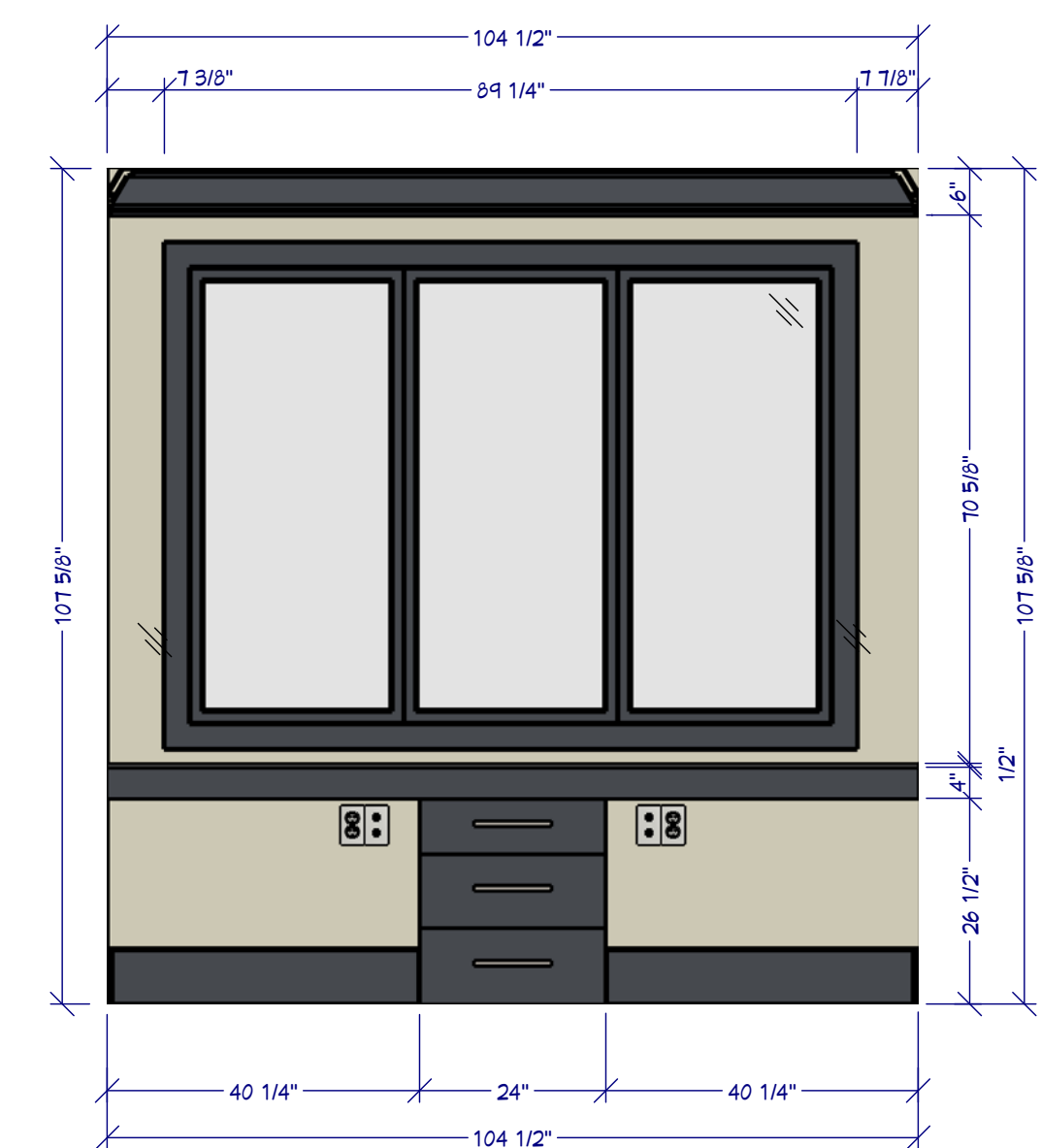
L1 FIREPLACE ELEVATION
1/2"=1'



L2 MAIN LIVING WALL ELEVATION
3/8"=1'



MB MASTER BEDROOM ELEVATION
1/2"=1'



O OFFICE ELEVATION
1/2"=1'



P1 FLOOR 1 PERSPECTIVE
FOR ILLUSTRATION ONLY - WATERCOLOR NO SCALE



P2 FLOOR 2 PERSPECTIVE
FOR ILLUSTRATION ONLY - WATERCOLOR NO SCALE



P3 FLOOR 3 PERSPECTIVE
FOR ILLUSTRATION ONLY - WATERCOLOR NO SCALE

SHEET NUMBER
8

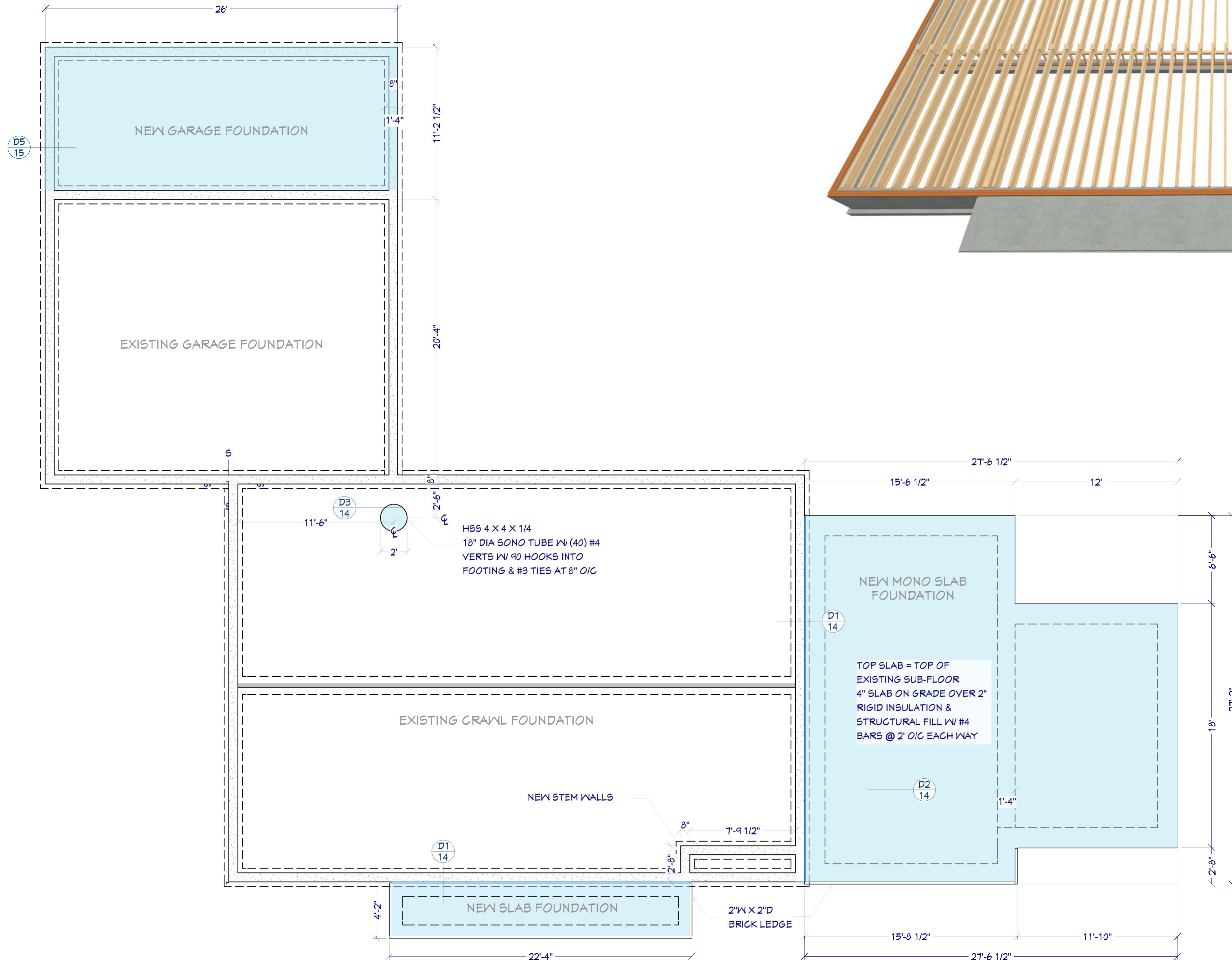
SCALE @ 24" X 36"
DATE: _____
DRAWN BY: SH

**PERSPECTIVES &
ELEVATIONS**

STONE CREEK
RENOVATION

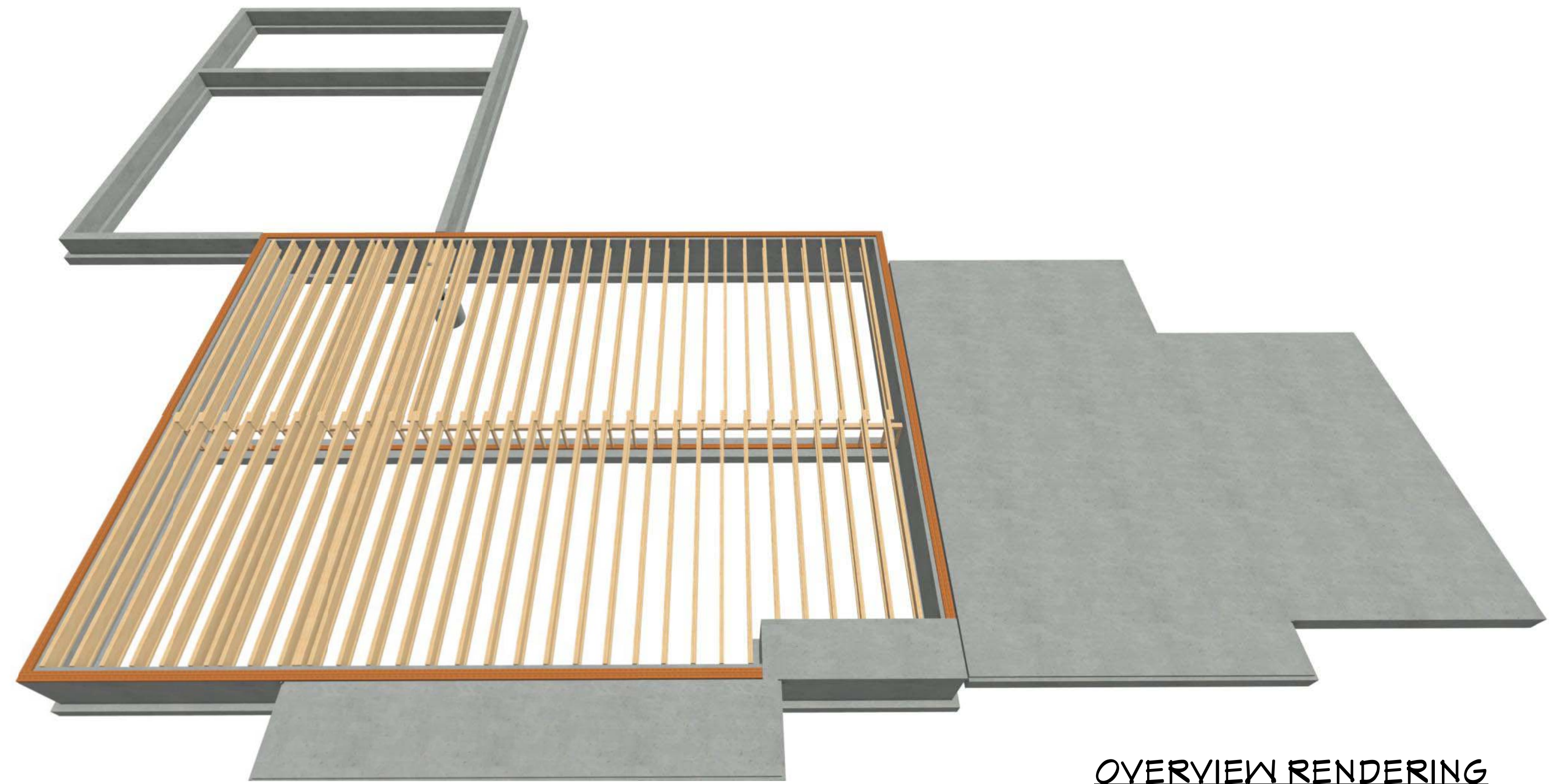
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FOUNDATION PLAN

1/4"=1'



OVERVIEW RENDERING

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FOUNDATION NOTES

1. FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO. SEE SHEAR PLANS FOR HOLD DOWN DETAILS
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES FOR #4 BARS & 36" FOR #5 BARS
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL.
6. 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.
7. 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.
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE
11. MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE GARAGE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM

SHEET NUMBER

9

SCALE @ 24" X 36"

DATE: _____

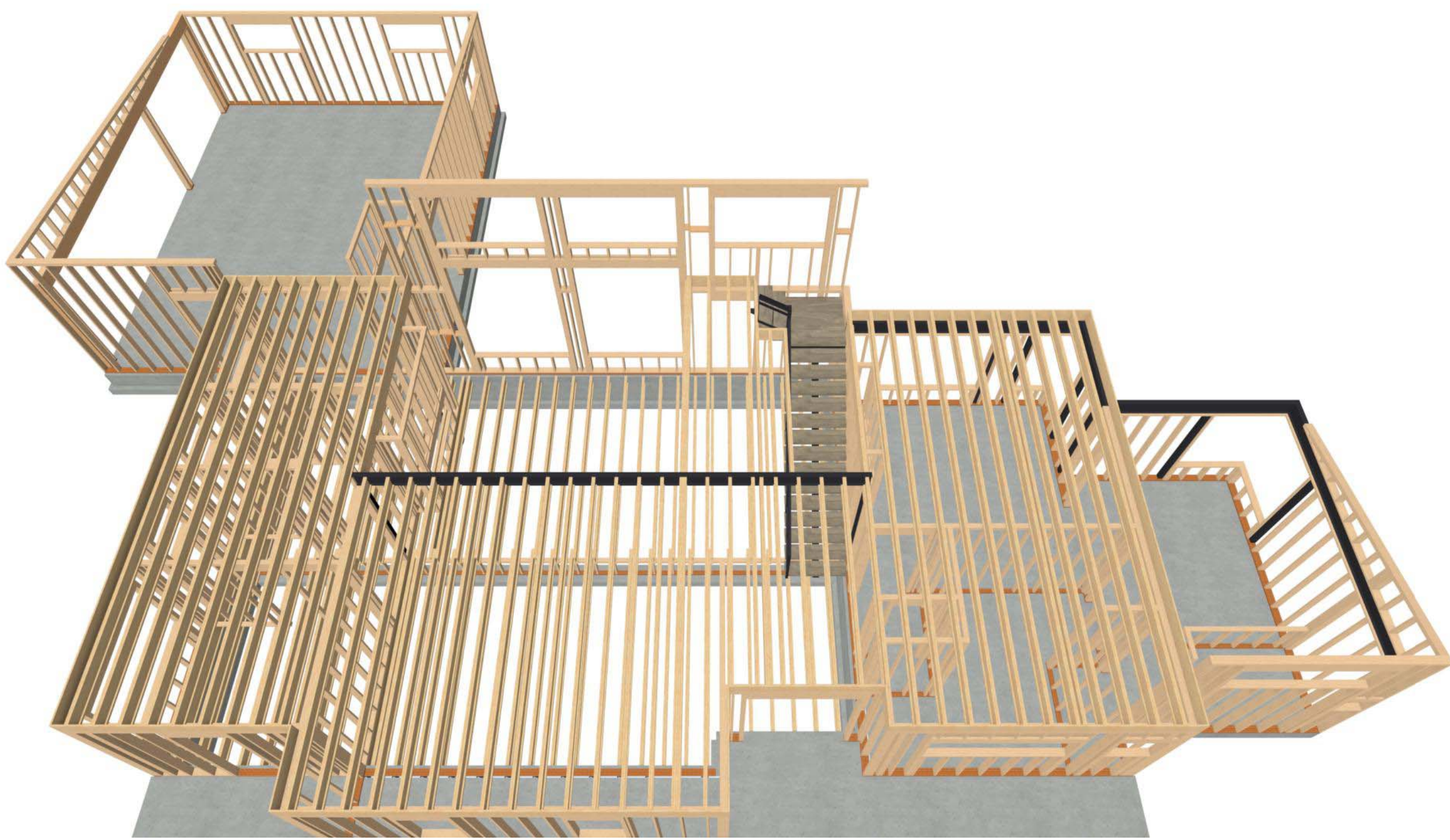
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FOUNDATION PLAN

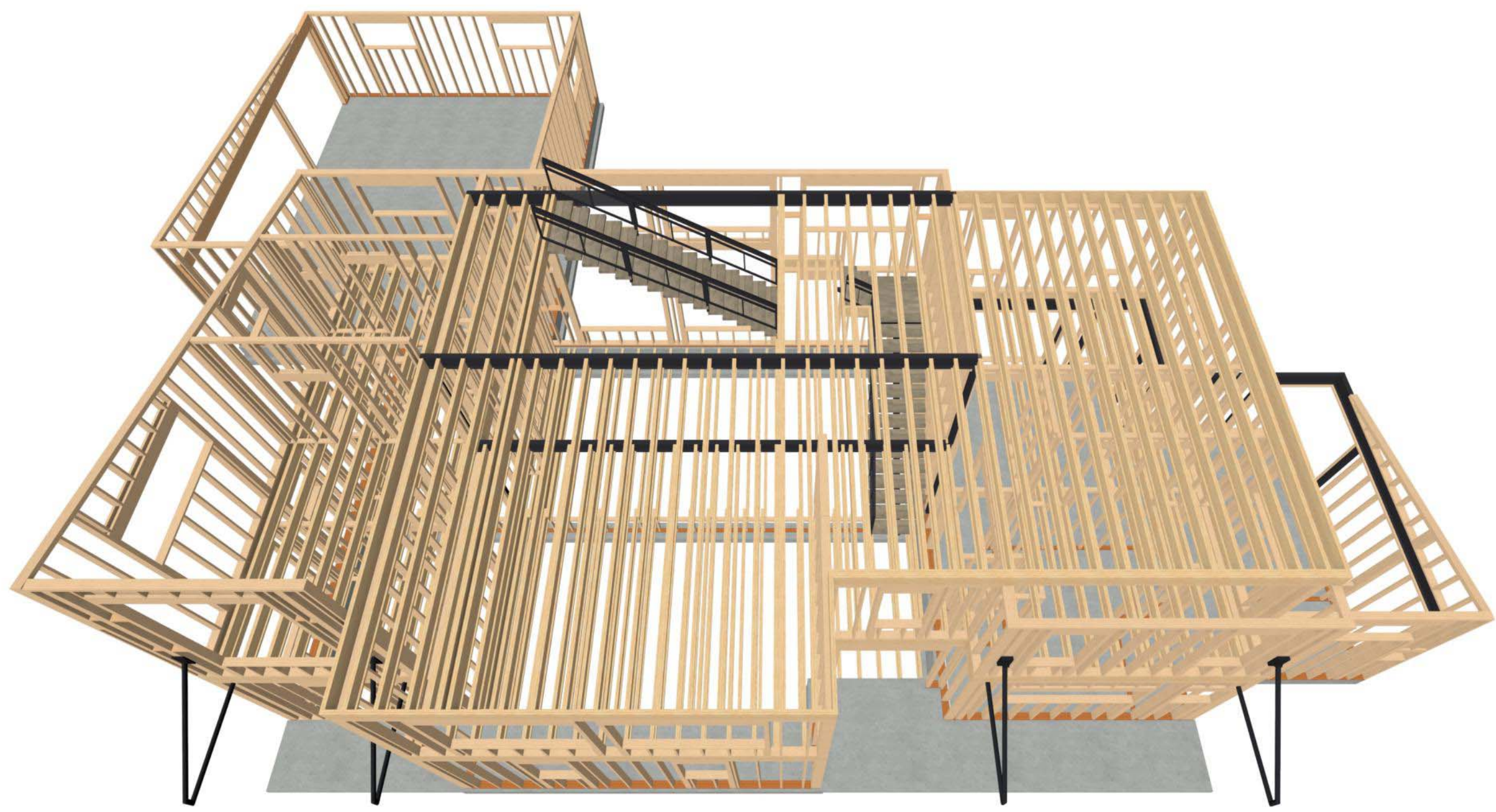
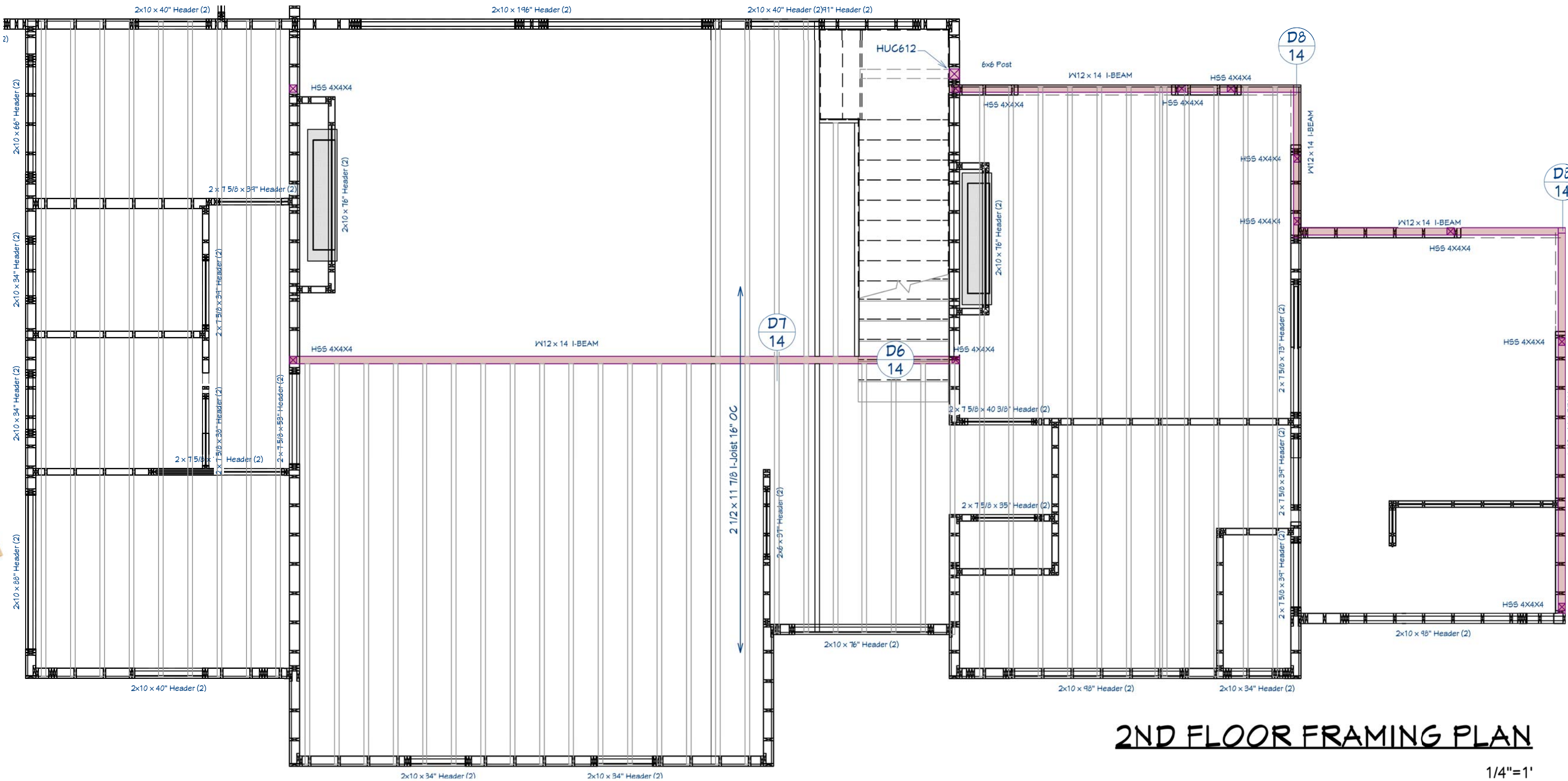
STONE CREEK
RENOVATION

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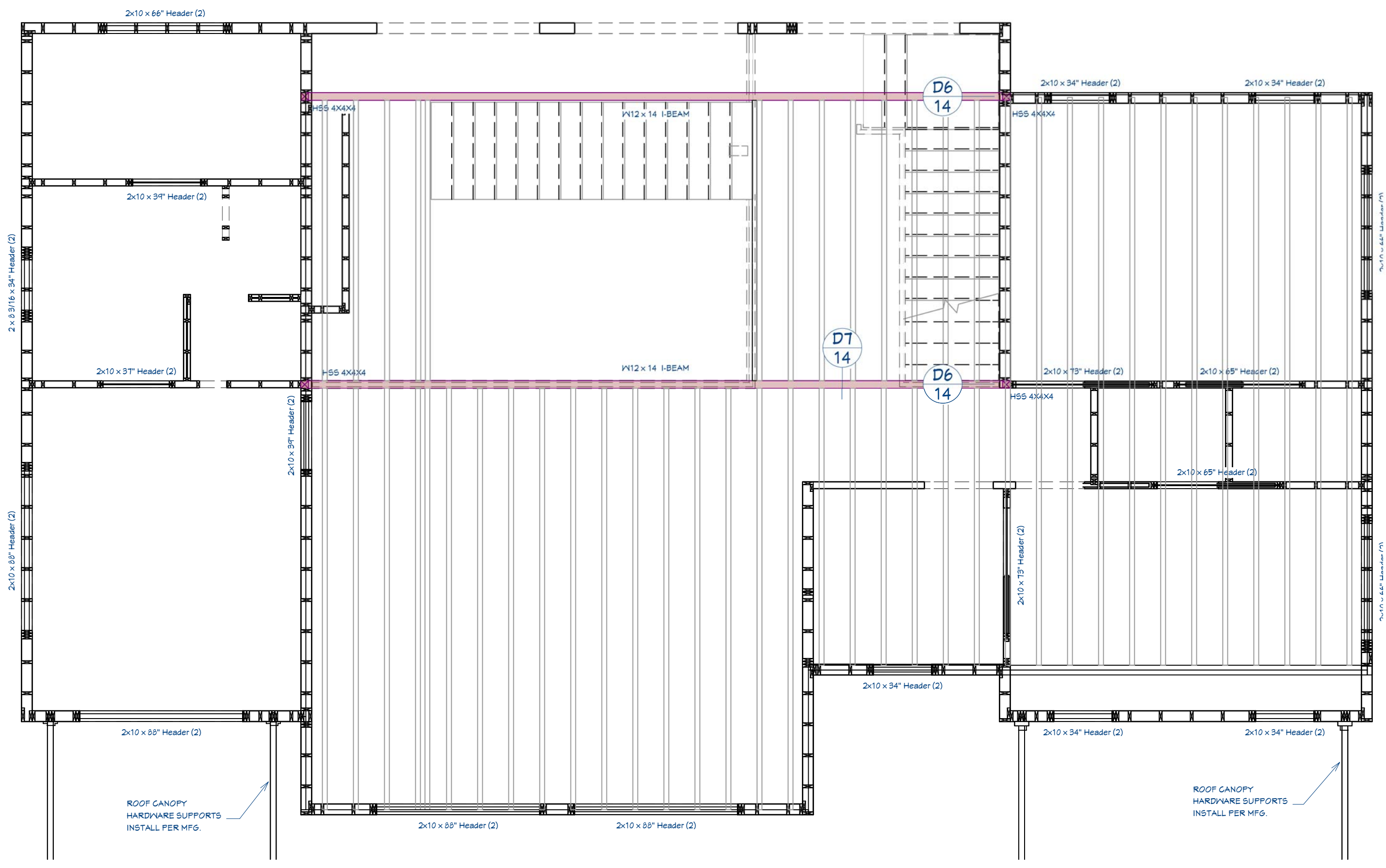
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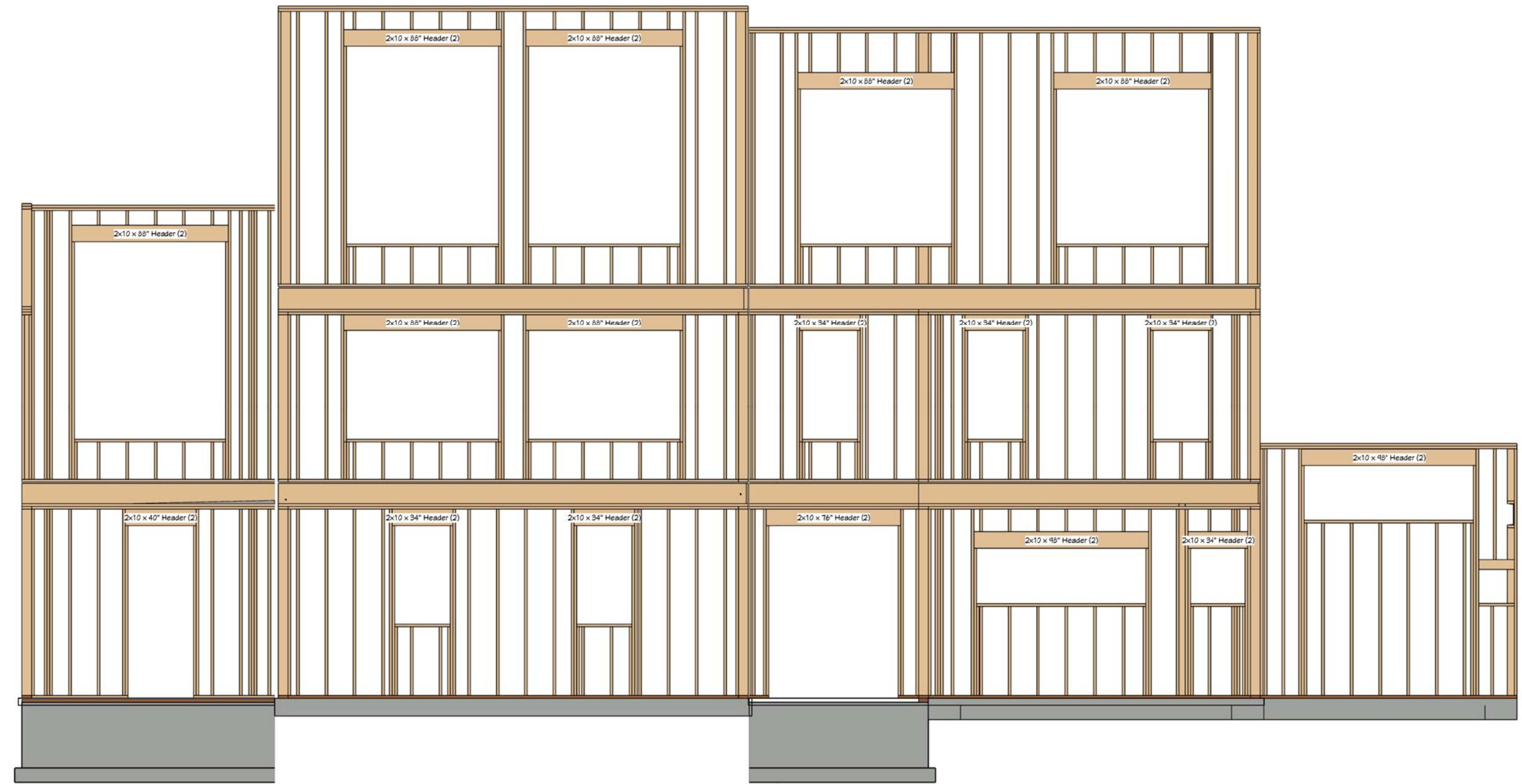
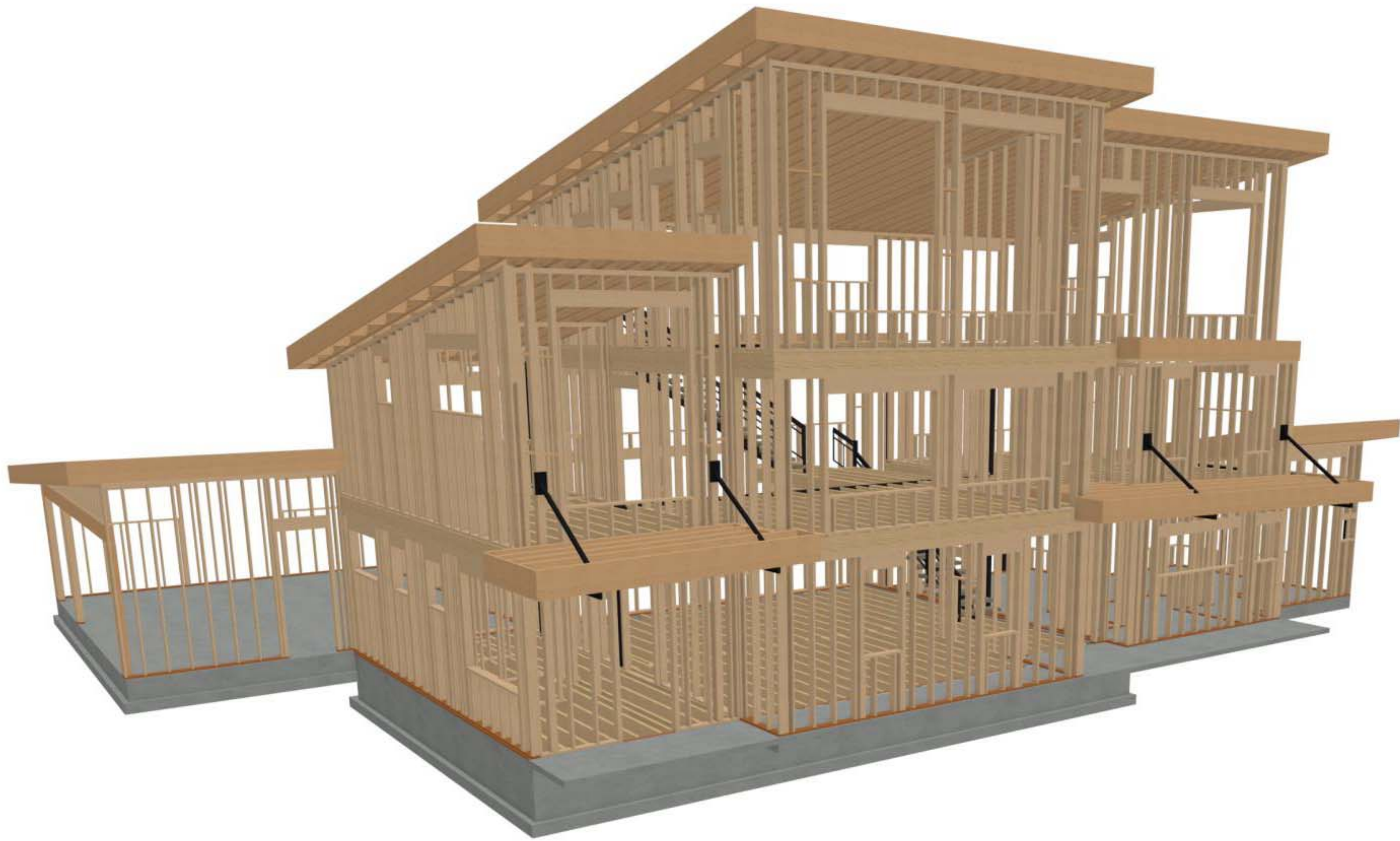


2ND FLOOR FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE



3RD FLOOR FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE

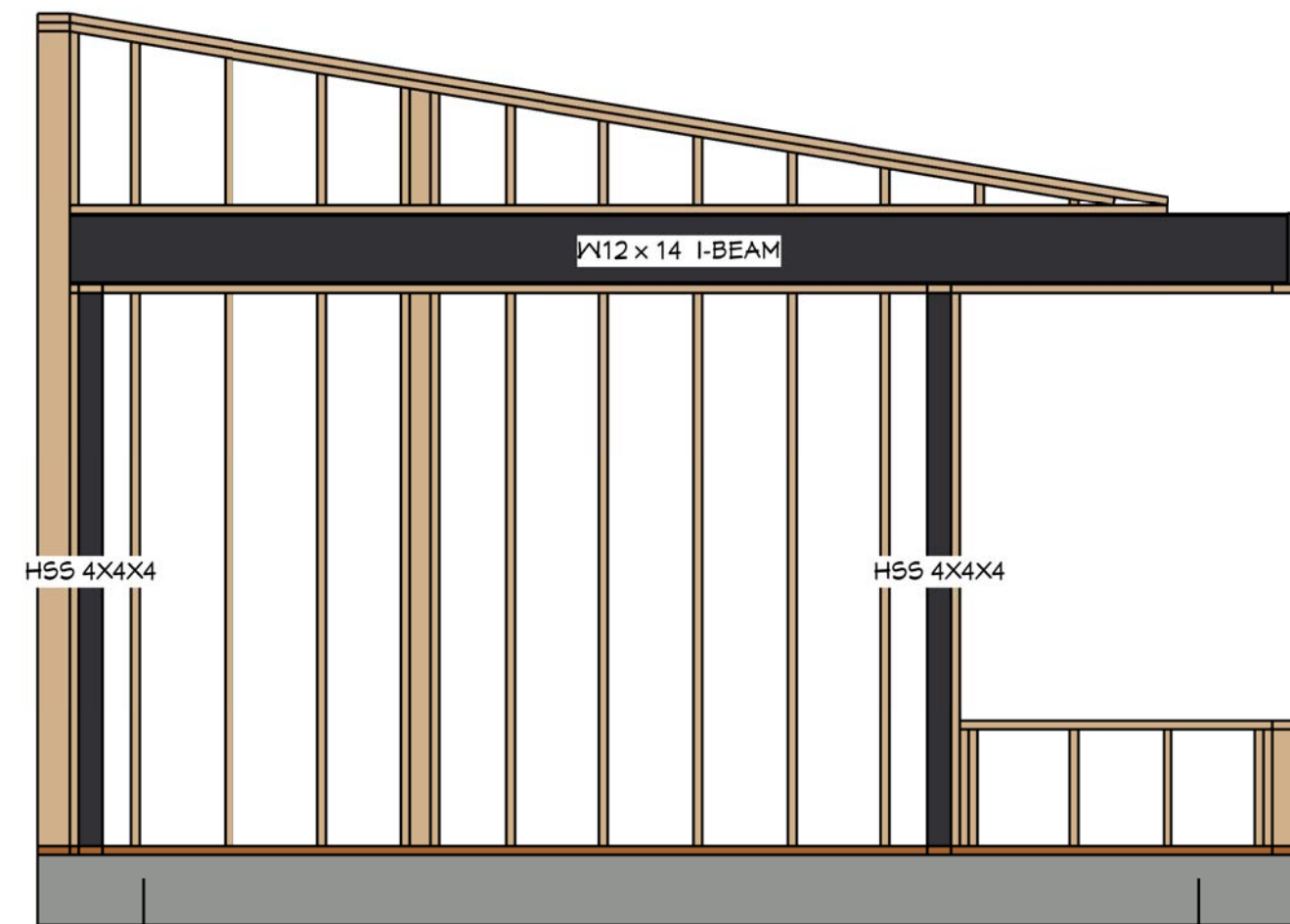




F1 FRONT WALL FRAME DETAIL
3/16"=1'



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



F3 NORTH WALL FRAME DETAIL
3/8"=1'

GENERAL 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/ IK/IT 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-YV 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 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.
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-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.
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

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 1/16" OSB
FLOOR SHEATHING SHALL BE 3/4" T & 6 INT-APA RATED PLYWOOD

SHEET NUMBER

11

SCALE @ 24" X 36"

DATE: _____

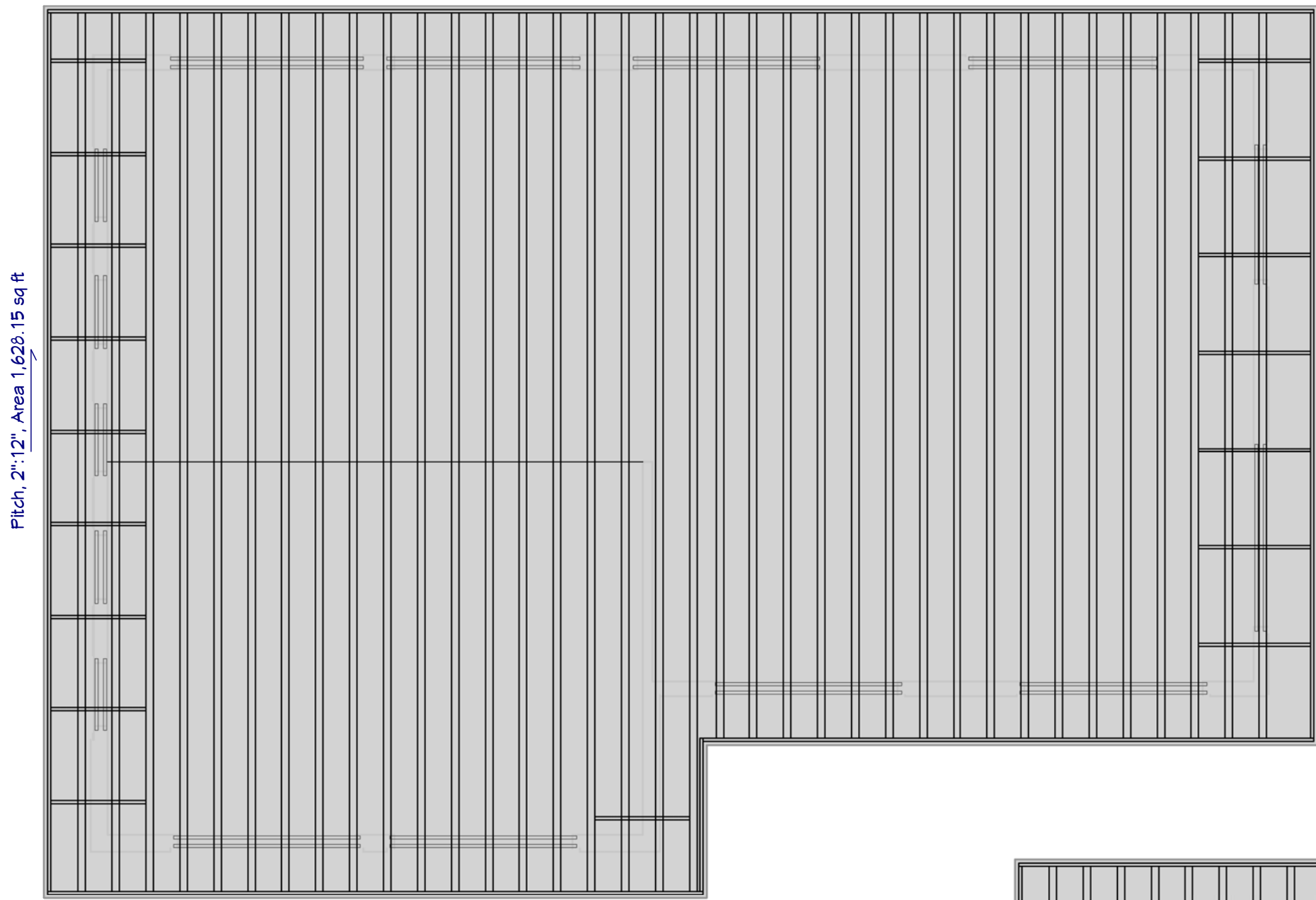
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WALL FRAMING

STONE CREEK
RENOVATION

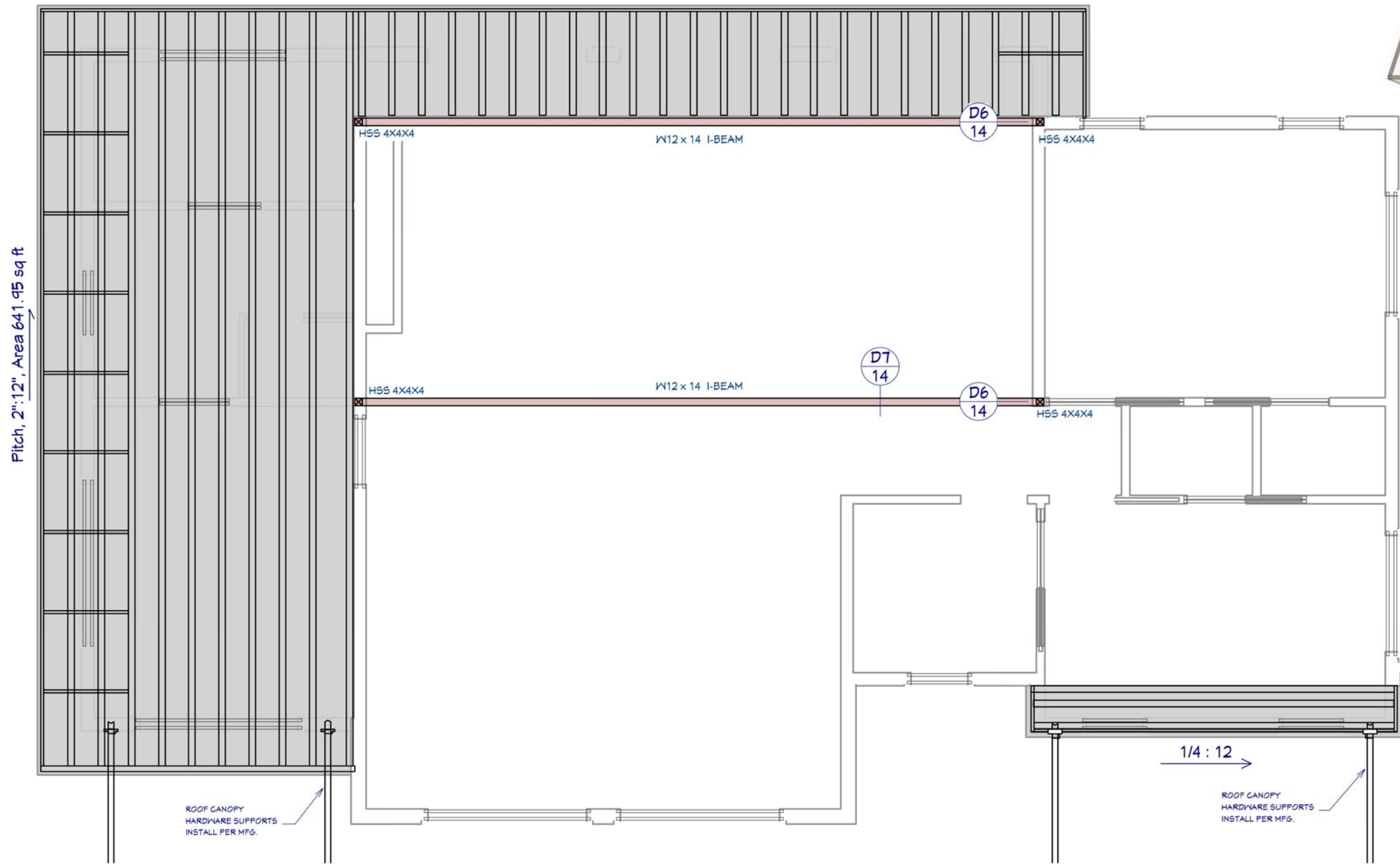
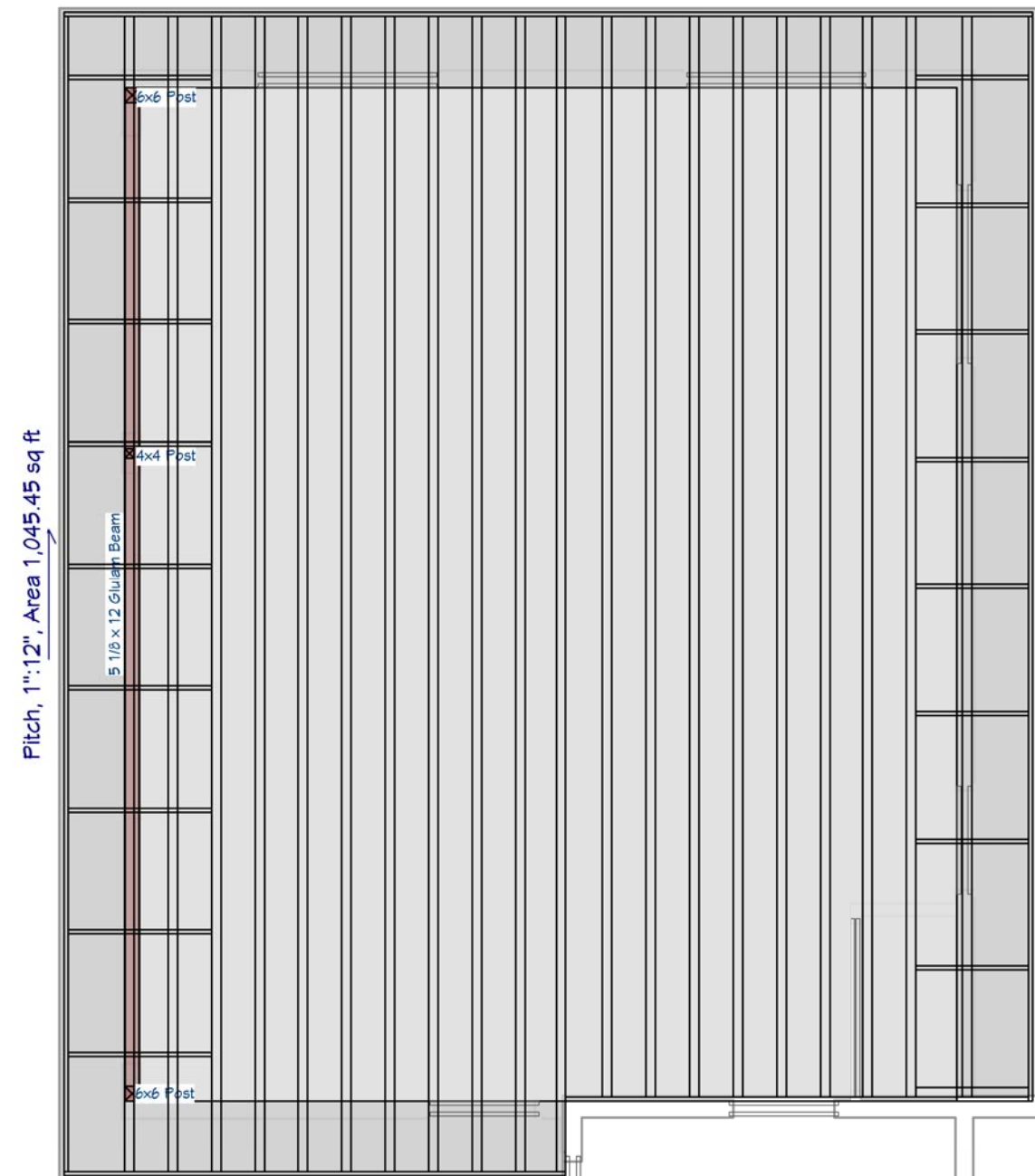
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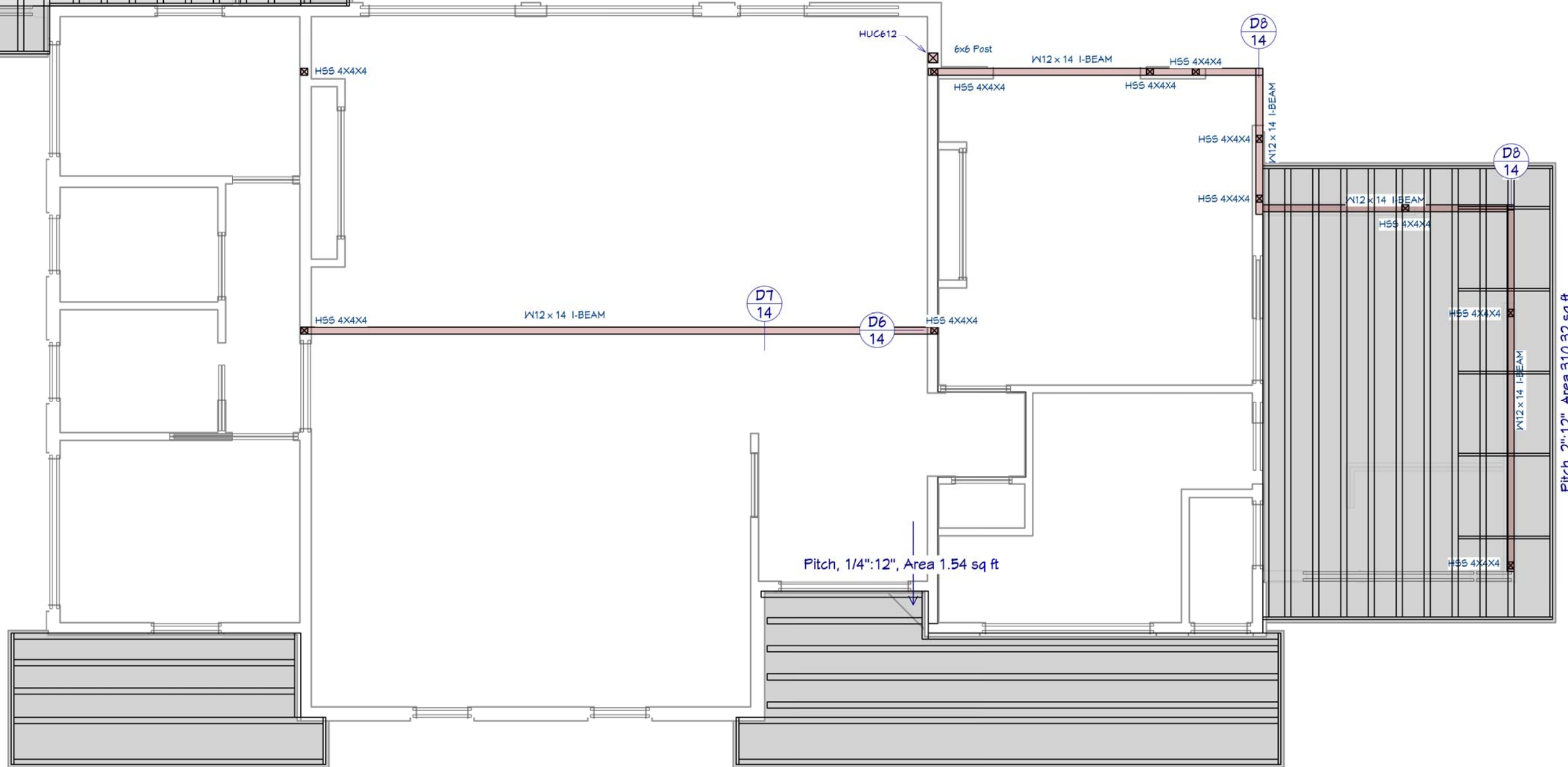
3rd FLOOR ROOF & FRAMING

3/16"=1'



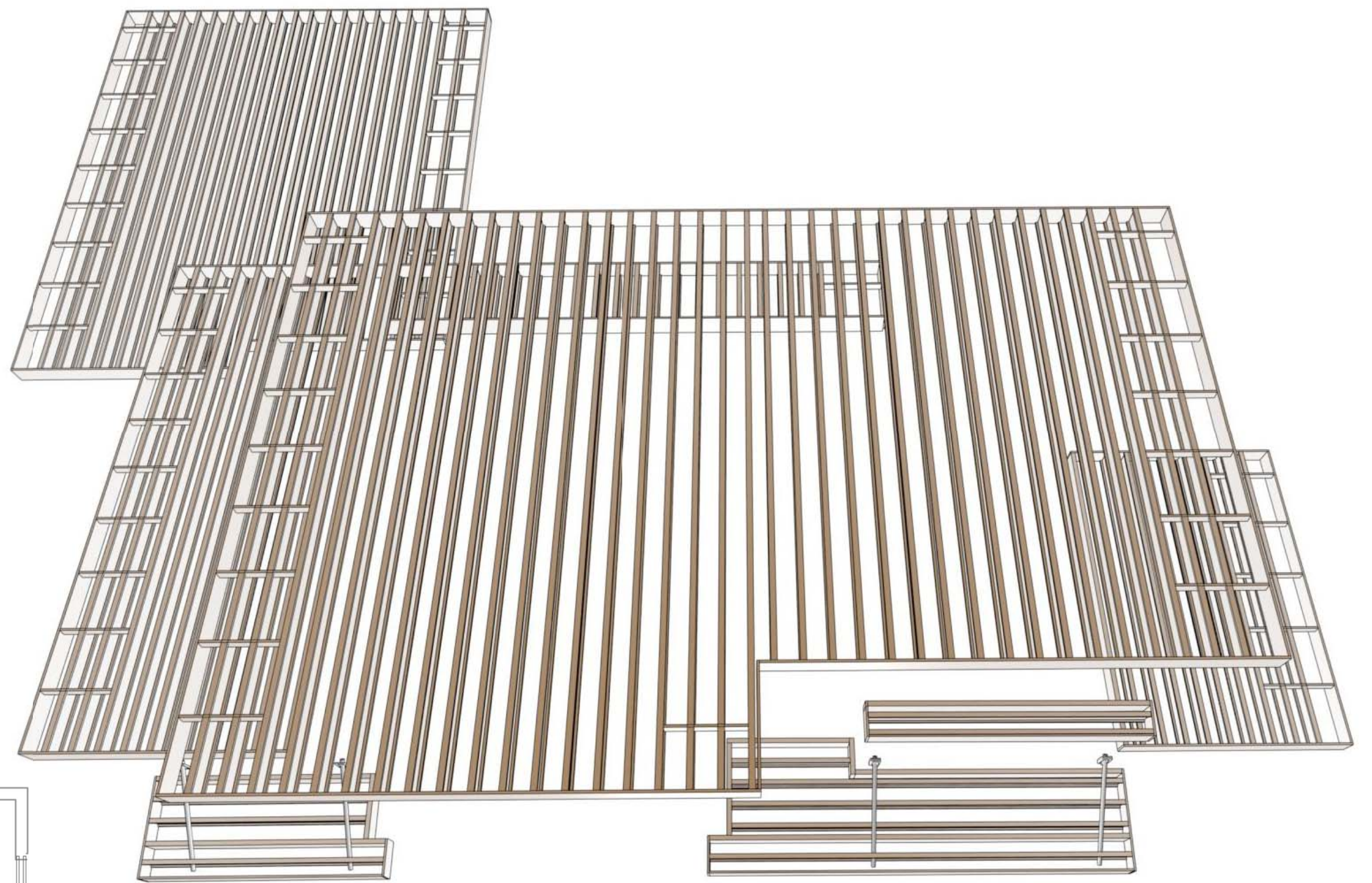
2nd FLOOR ROOF & FRAMING

3/16"=1'



1st FLOOR ROOF & FRAMING

3/16"=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/ &d @ 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: _____

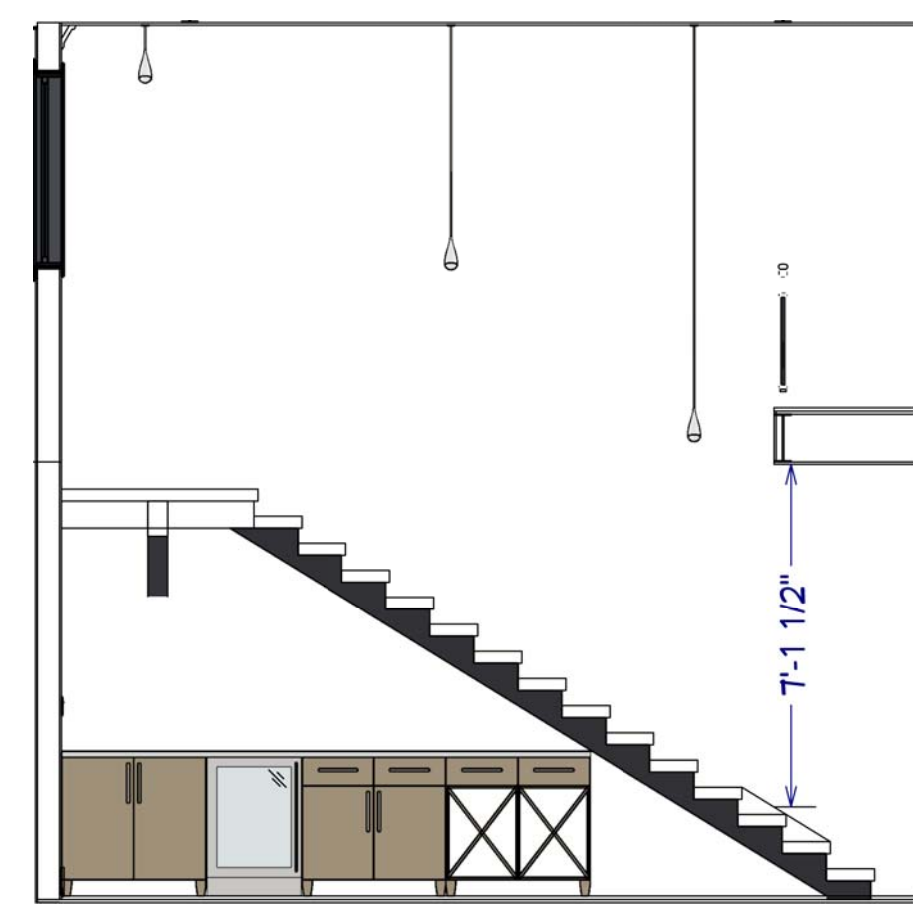
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ROOF & FRAMING
PLAN

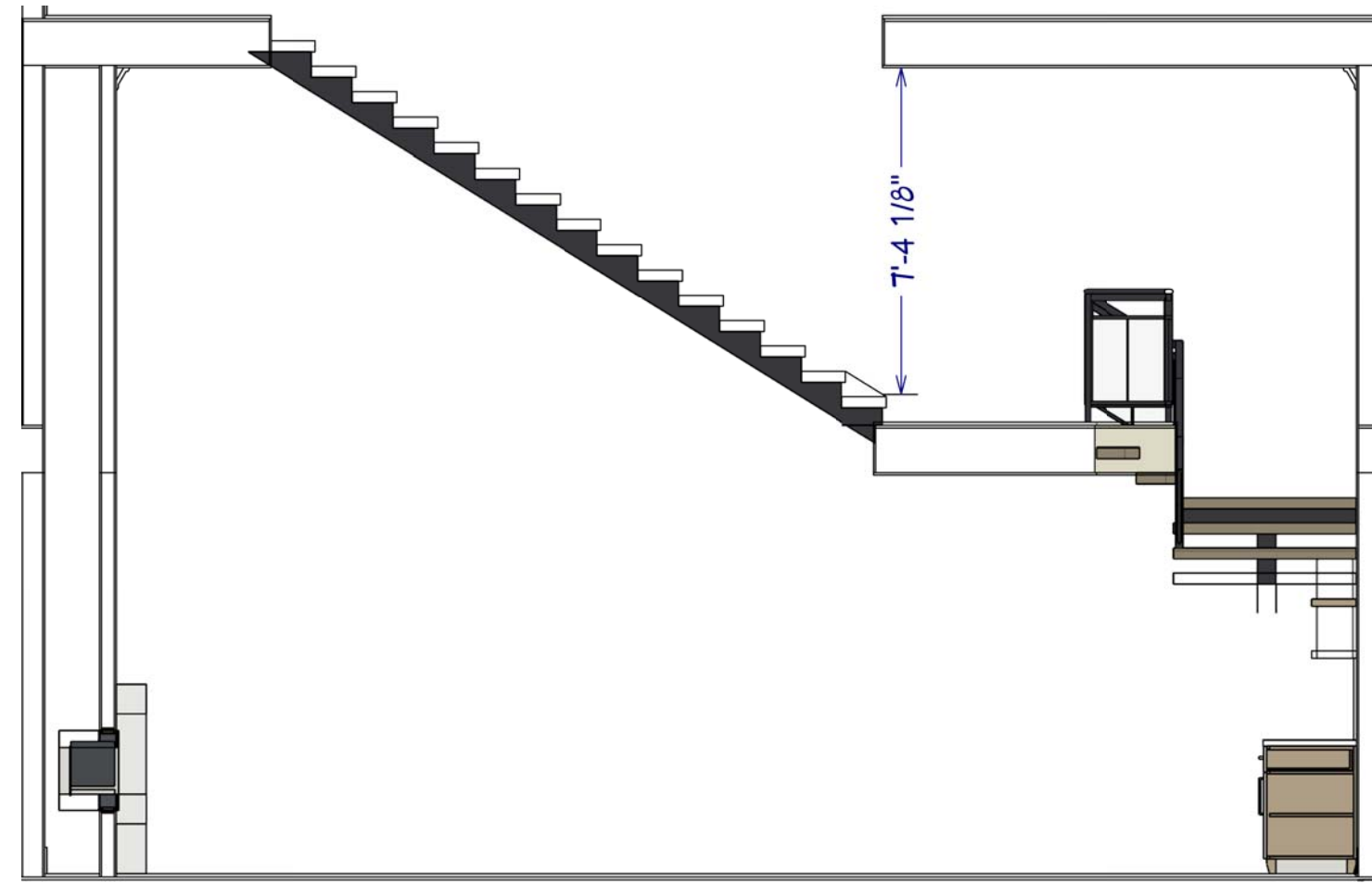
STONE CREEK
RENOVATION

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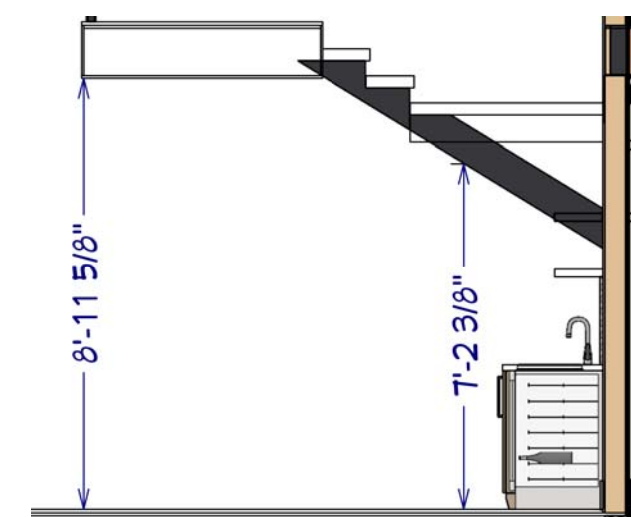
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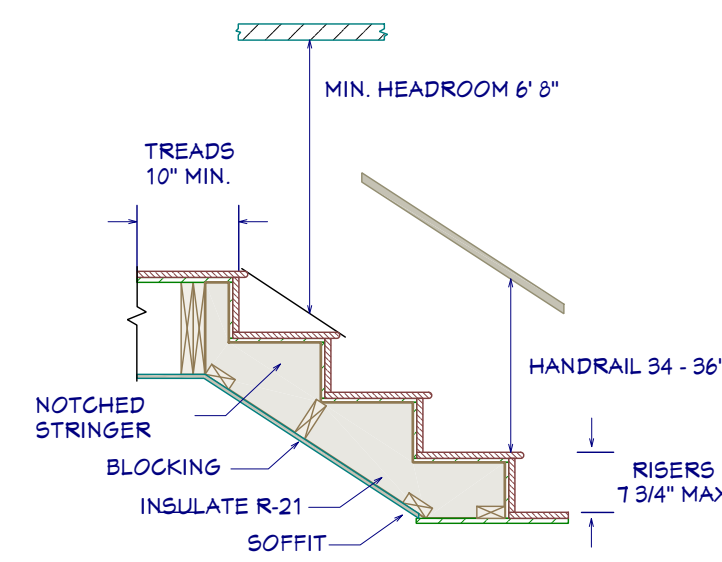
S1 STAIR SECTION, FLR1
1/4" = 1'



S2 STAIR SECTION, FLR2
1/4" = 1'



S3 STAIR SECTION, FLR1
1/4" = 1'

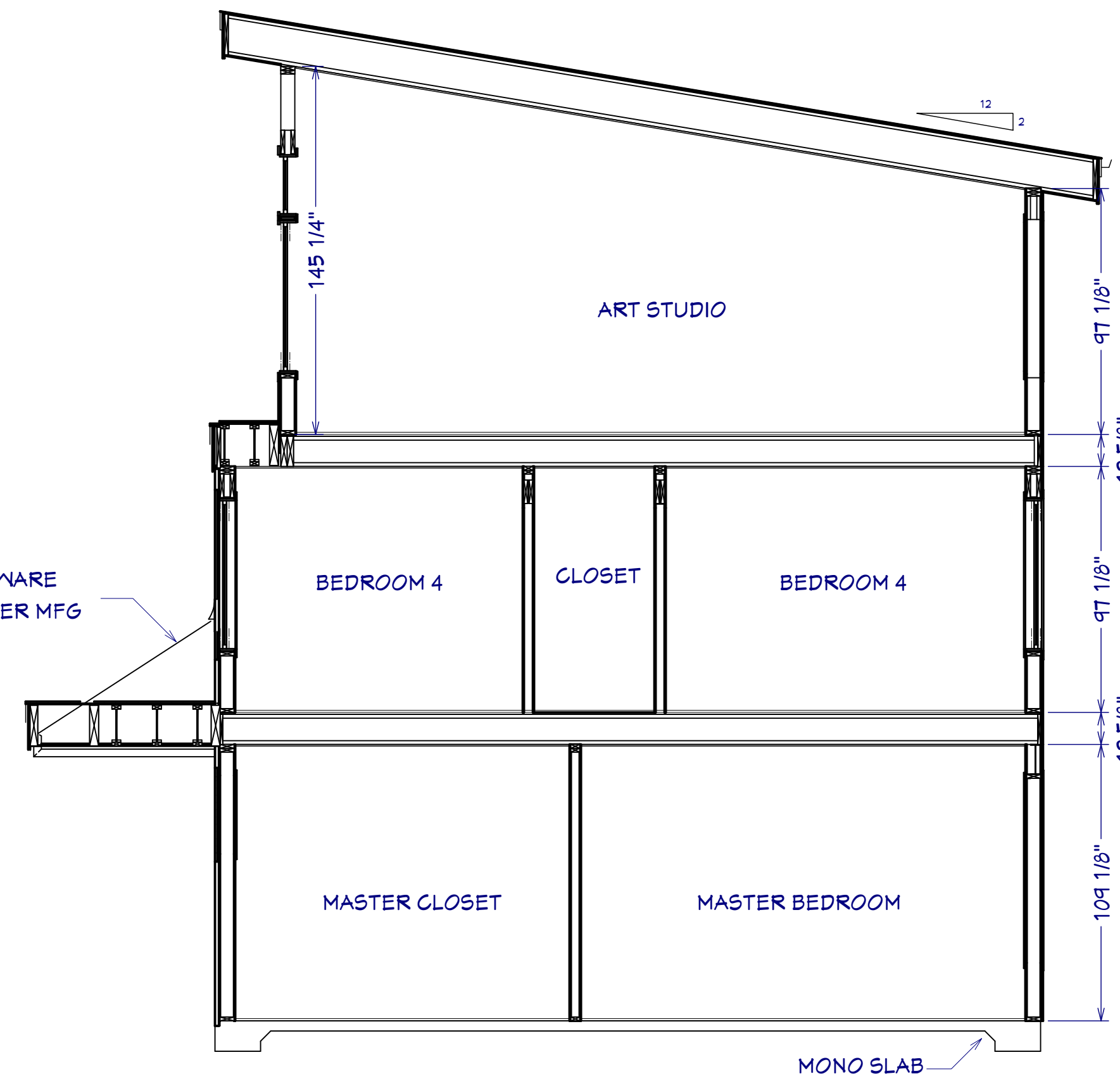


STAIR DETAIL
1/2" = 1'

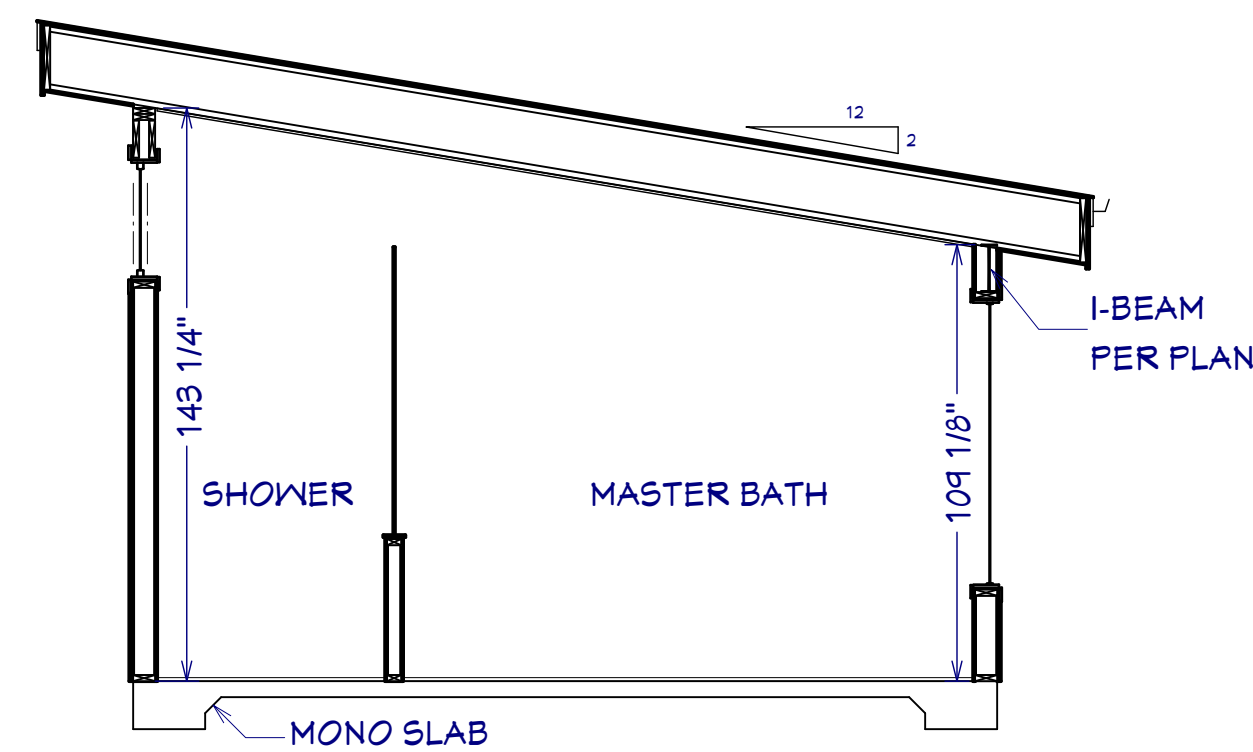
STAIR NOTES:

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.

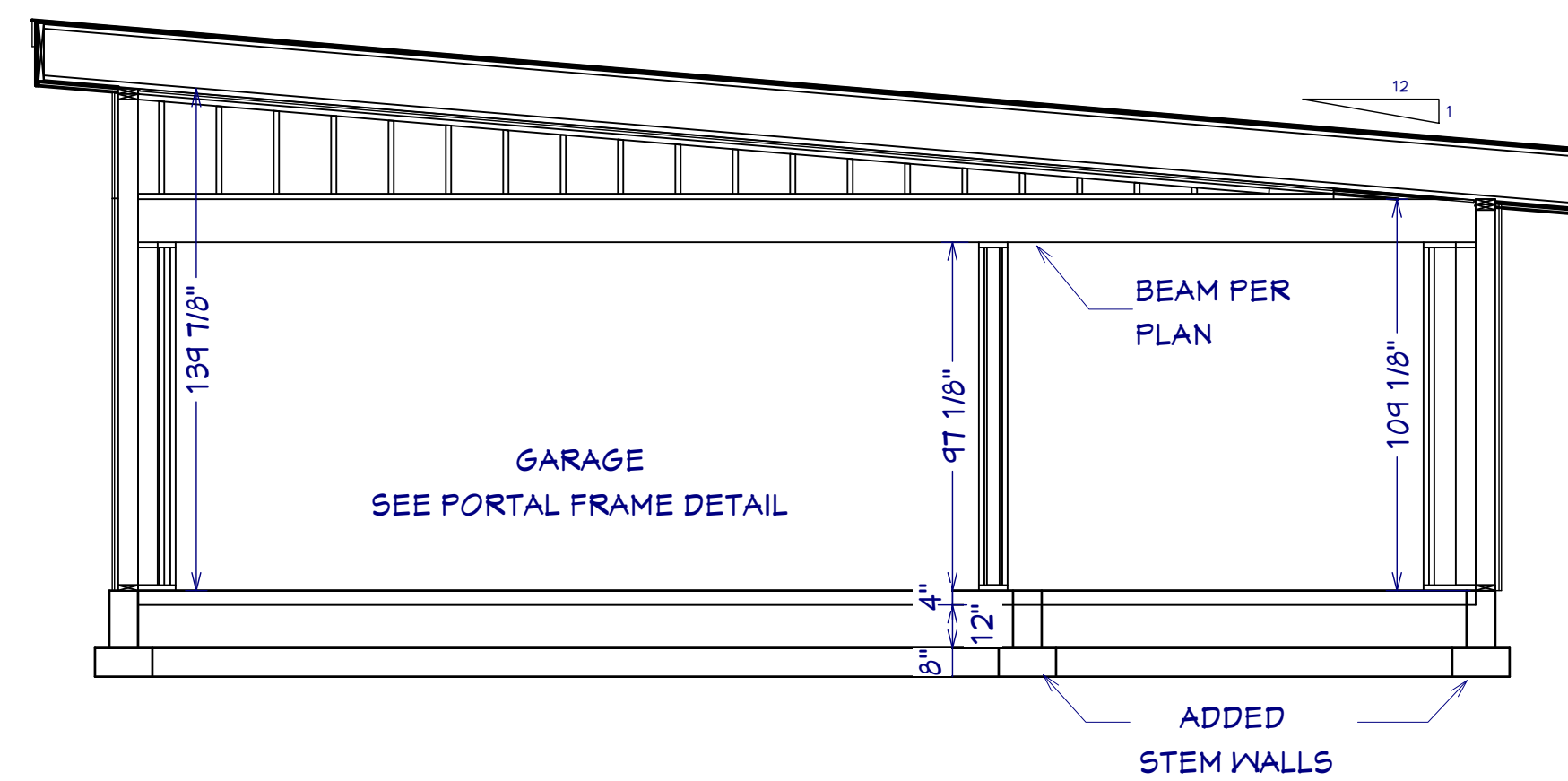
ROOF CANOPY HARDWARE
SUPPORTS INSTALL PER MFG



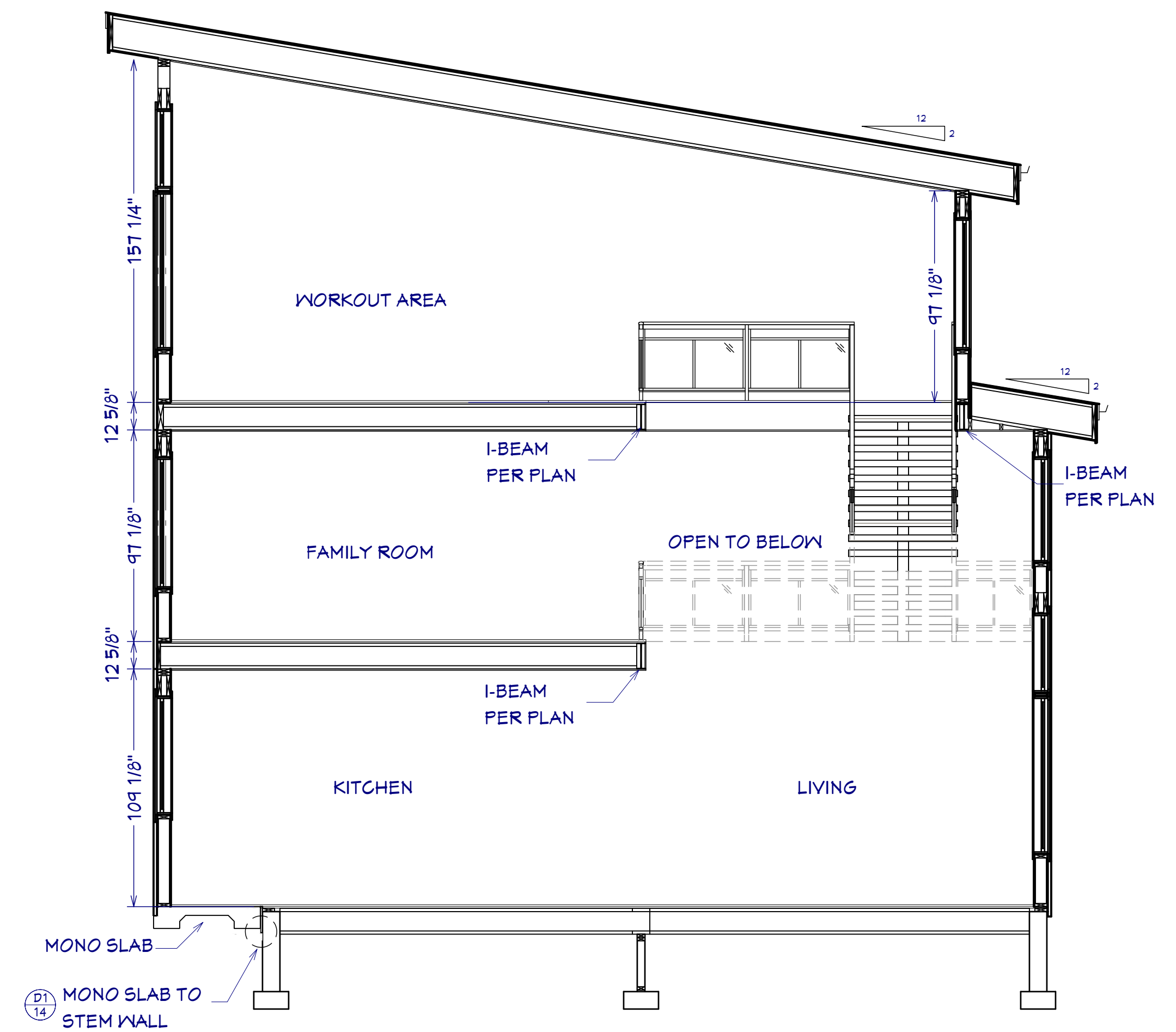
S5 MASTER BEDROOM SECTION
1/4" = 1'



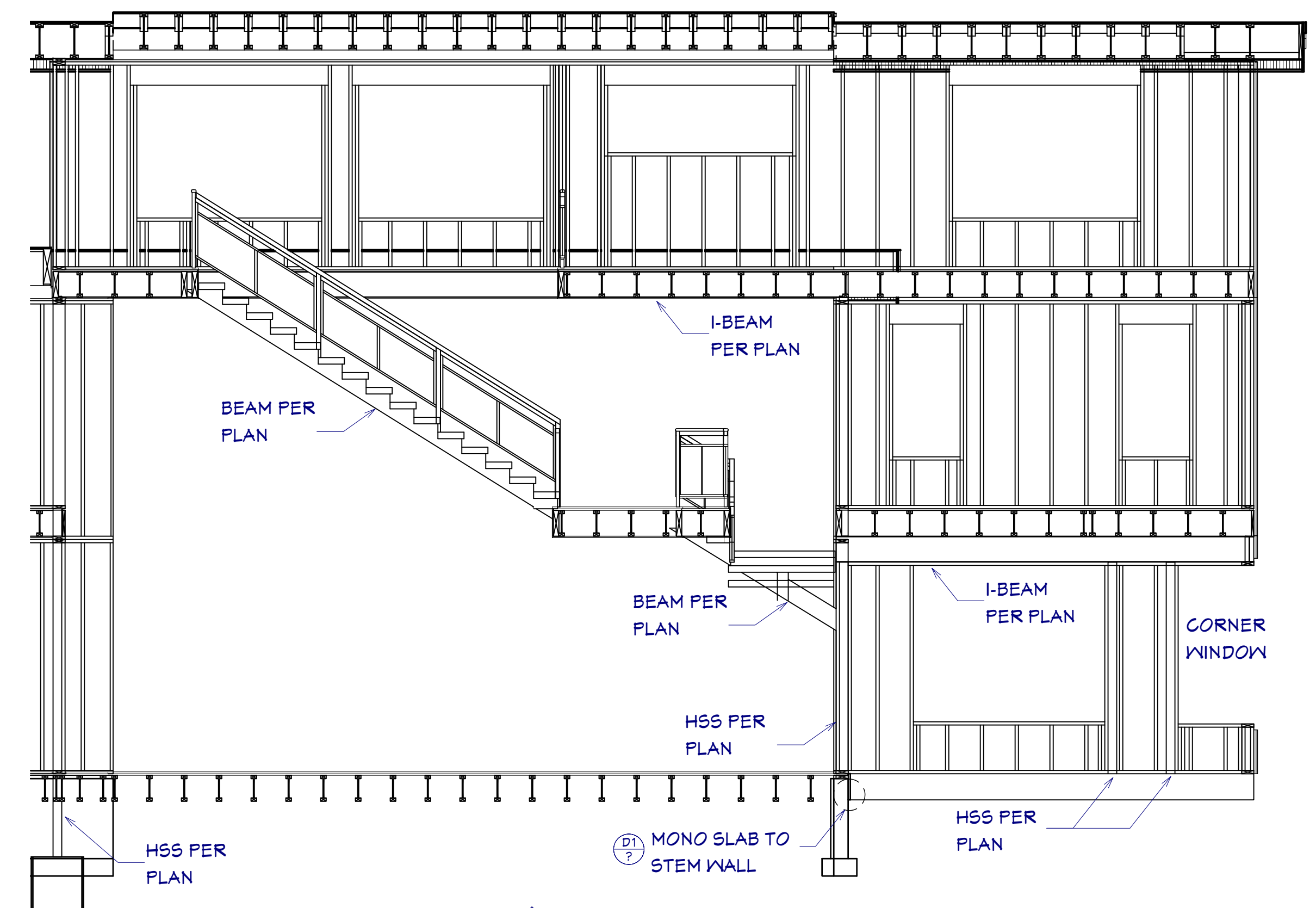
S4 MASTER BATH SECTION
1/4" = 1'



S8 GARAGE SECTION
1/4" = 1'



S6 LIVING SECTION
1/4" = 1'



S7 MID SECTION
1/4" = 1'

SHEET NUMBER
13

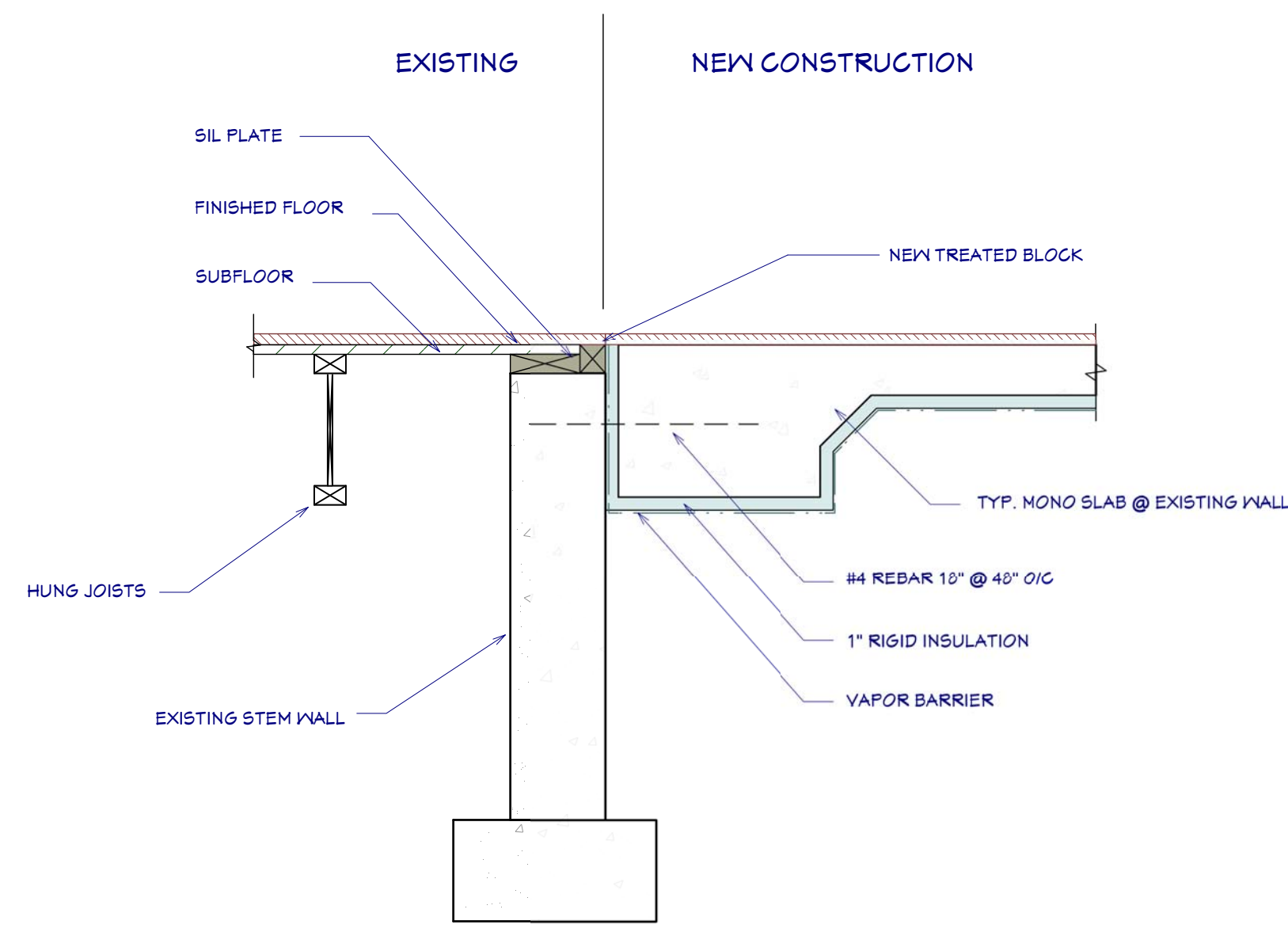
SCALE @ 24" X 36"
DATE: _____
DRAWN BY: SH

STAIR & SECTIONS

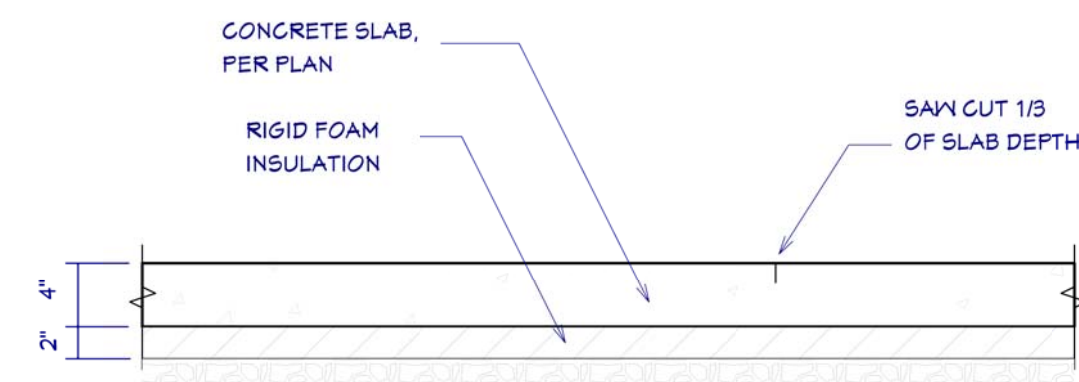
STONE CREEK
RENOVATION

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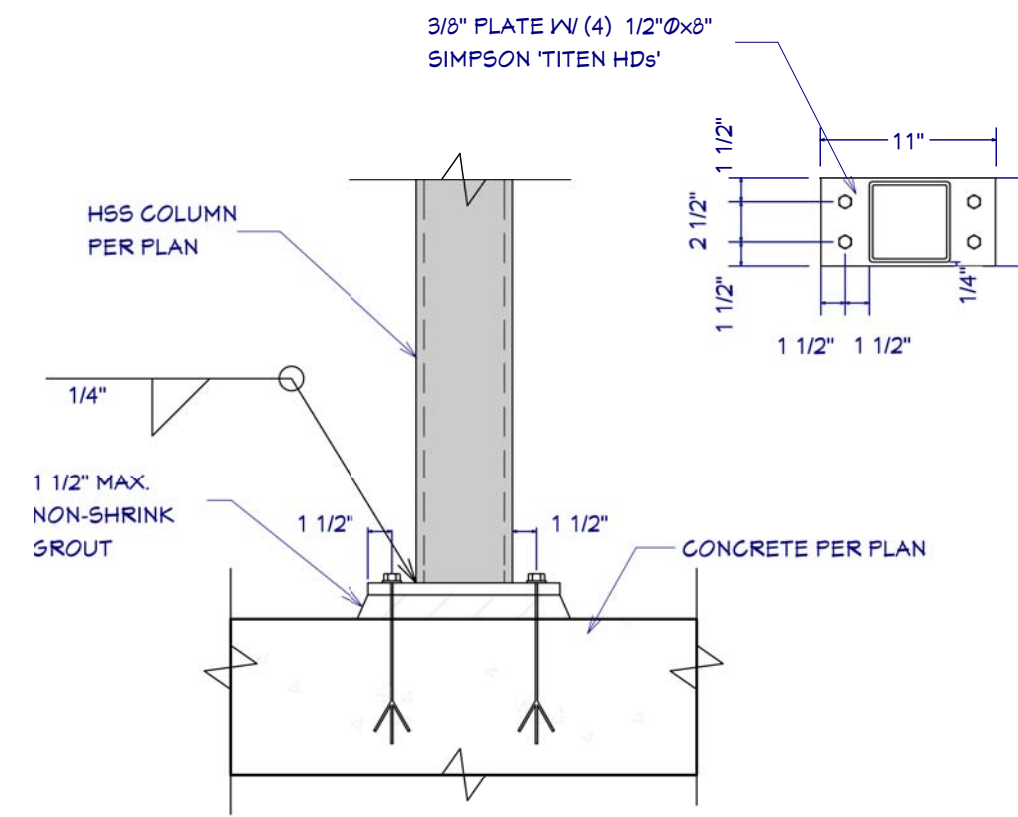




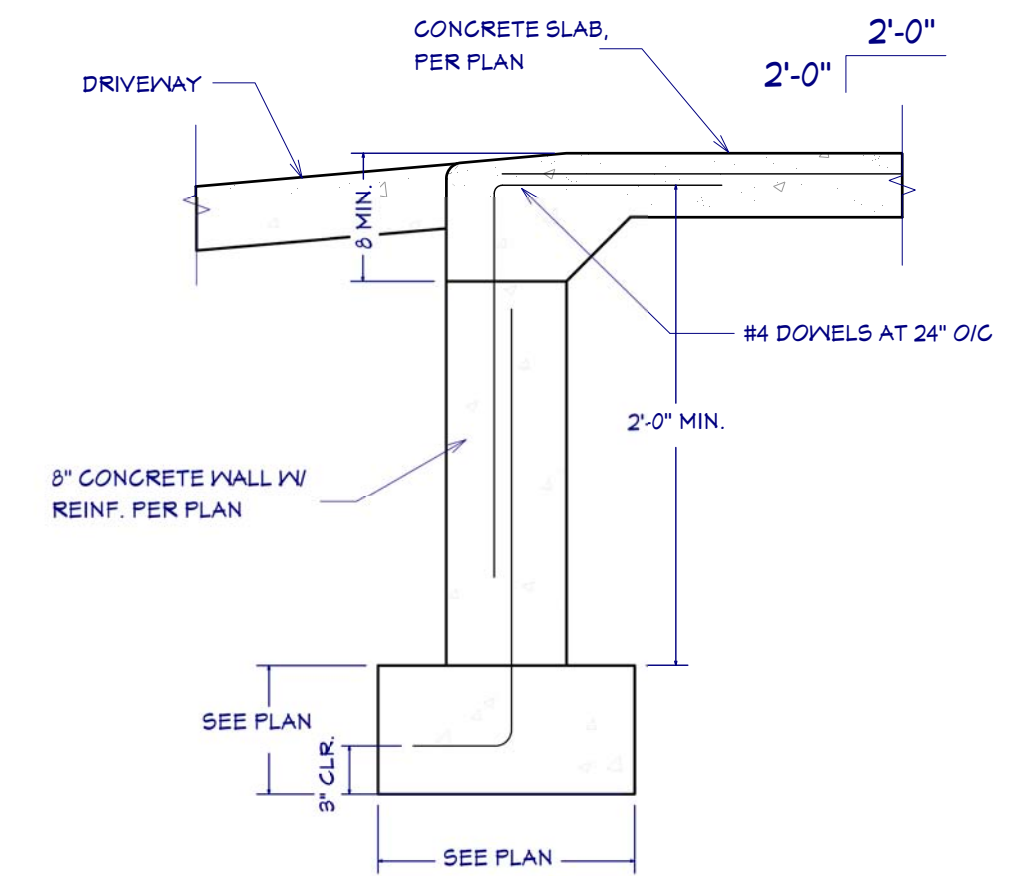
D1 STEM WALL TO MONO SLAB CONNECTION
1"=1'



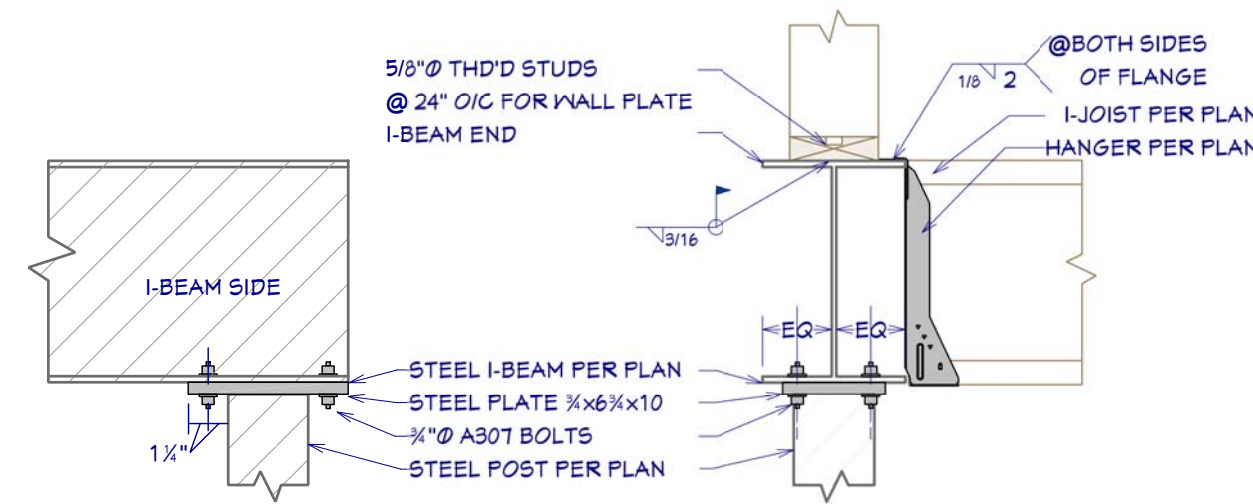
D2 TYPICAL CONTROL JOINT
1"=1'



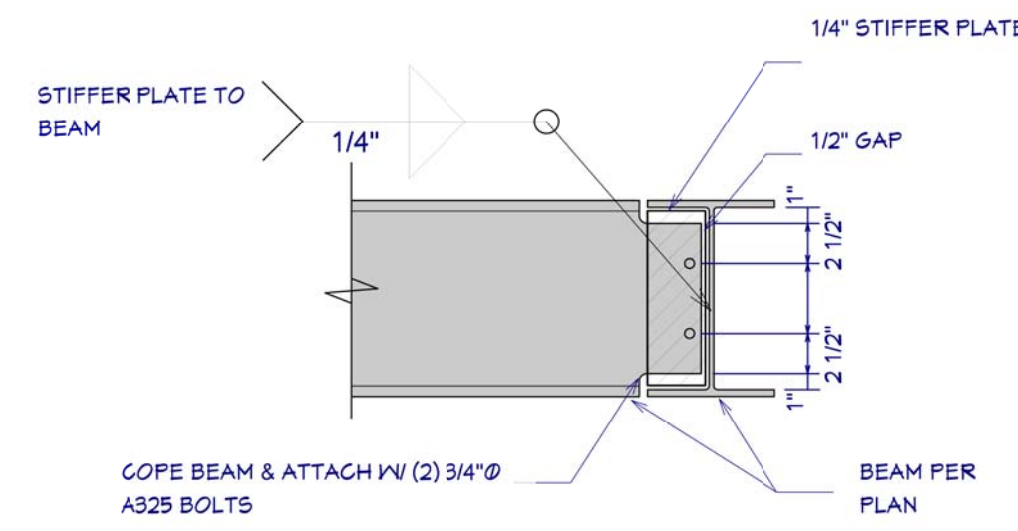
D3 COLUMN AT FOUNDATION
1"=1'



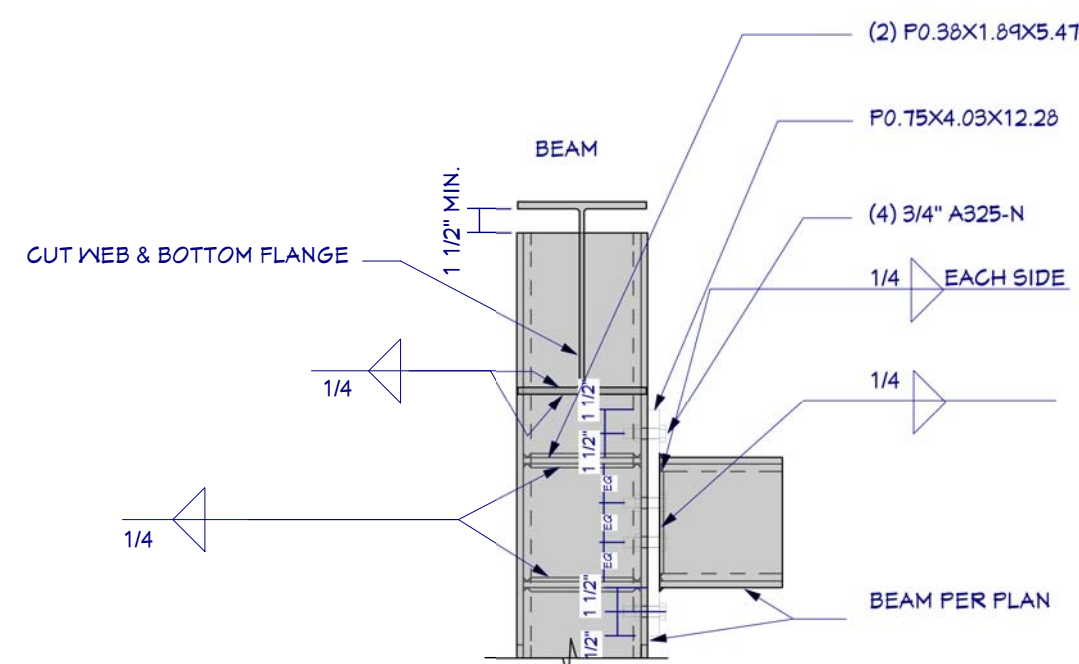
D5 STEM WALL AT GARAGE OPENING
1"=1'



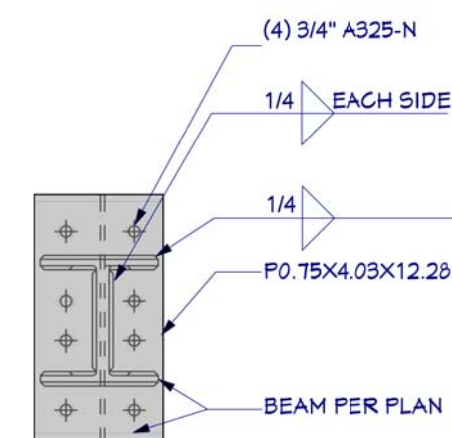
D6 I-JOISTS TO I-BEAM / I-BEAM TO POST CONNECTION
1"=1'



D8 COPE BEAM CONNECTION
NTS

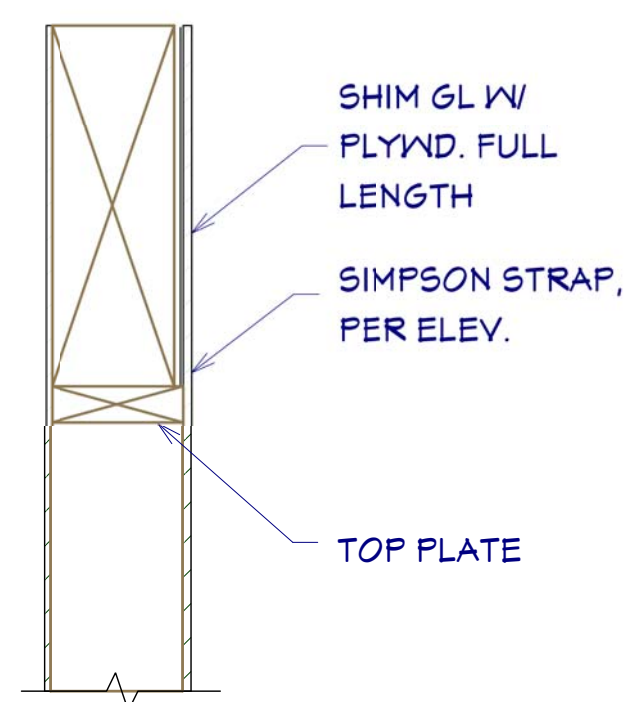


SIDE VIEW

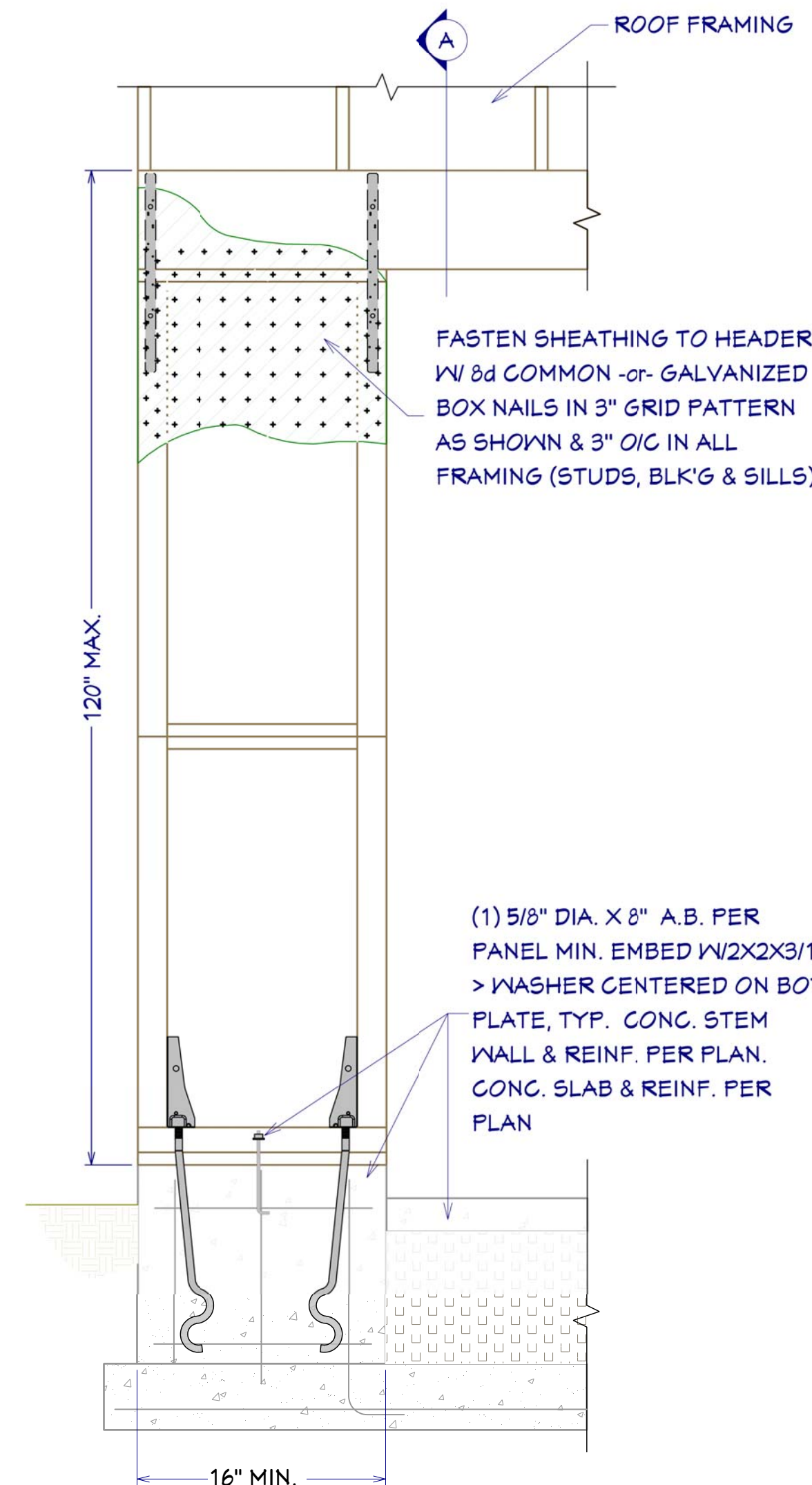


FRONT VIEW

D7 STEEL FRAME BEAM TO COLUMN CONNECTION
NTS



A PORTAL FRAME SECTION
N.T.S.



D9 PORTAL FRAME DETAIL
3/4"=1'

WINDOW SCHEDULE

WINDOW SCHEDULE, FLOOR 1					
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
	W1-01	2	30 "	54 "	FIXED GLASS
	W1-02	1	84 "	72 "	TRIPLE CASEMENT- LHL/RHR
	W1-11	3	30 "	30 "	SINGLE HOPPER
	W1-12	2	94 "	30 "	MULLED UNIT-HR
	W1-13	2	84 "	36 "	TRIPLE CASEMENT
	W1-14	2	54 "	72 "	CORNER WINDOW
	W1-16	2	30 "	72 "	CORNER WINDOW
	W1-17	2	84 "	72 "	TRIPLE CASEMENT
	W1-24	4	62 "	30 "	MULLED UNIT-HR
	W1-26	1	84 "	60 "	TRIPLE CASEMENT- LHL/RHR

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 SCHEDULE, FLOOR 2					
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
	W2-01	1	30 "	30 "	SINGLE HOPPER
	W2-02	3	30 "	60 "	SINGLE CASEMENT-HL
	W2-03	2	30 "	60 "	SINGLE CASEMENT-HR
	W2-04	3	62 "	30 "	MULLED UNIT-HR
	W2-05	2	84 "	36 "	TRIPLE CASEMENT
	W2-06	3	84 "	48 "	TRIPLE CASEMENT
	W2-07	2	84 "	60 "	TRIPLE CASEMENT- LHL/RHR
	W2-08	1	84 "	72 "	TRIPLE CASEMENT- LHL/RHR



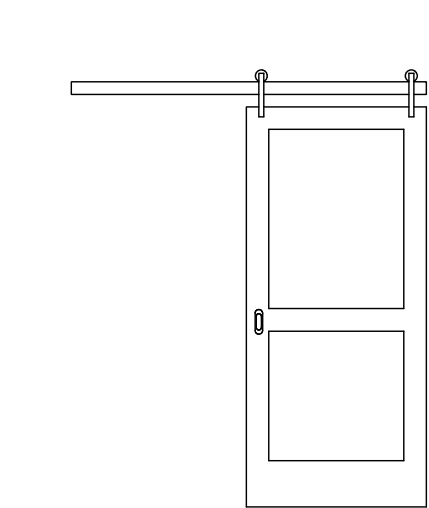
① ② ③ ④

BASIC WINDOW FLASHING INSTALLATION*

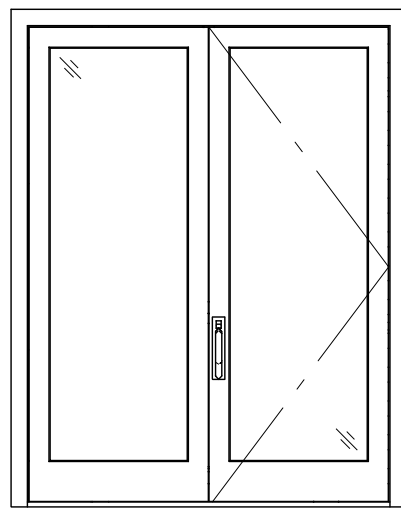
- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
- 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
- 4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

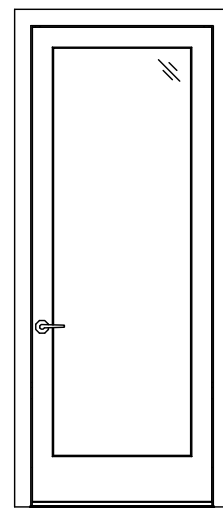
WINDOW SCHEDULE, FLOOR 3					
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
	W3-01	5	30 "	30 "	FIXED GLASS
	W3-02	1	62 "	30 "	MULLED UNIT-HR
	W3-03	3	84 "	24 "	TRIPLE CASEMENT
	W3-04	1	84 "	30 "	TRIPLE CASEMENT
	W3-05	2	84 "	36 "	TRIPLE CASEMENT
	W3-06	3	84 "	60 "	TRIPLE CASEMENT
	W3-07	3	84 "	60 "	TRIPLE CASEMENT- LHL/RHR
	W3-08	2	84 "	72 "	TRIPLE CASEMENT- LHL/RHR



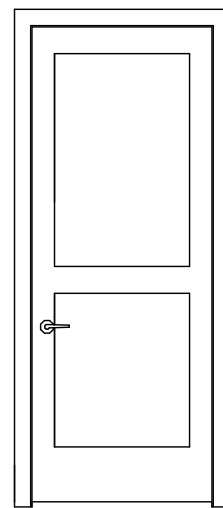
SLIDING BARN DOOR



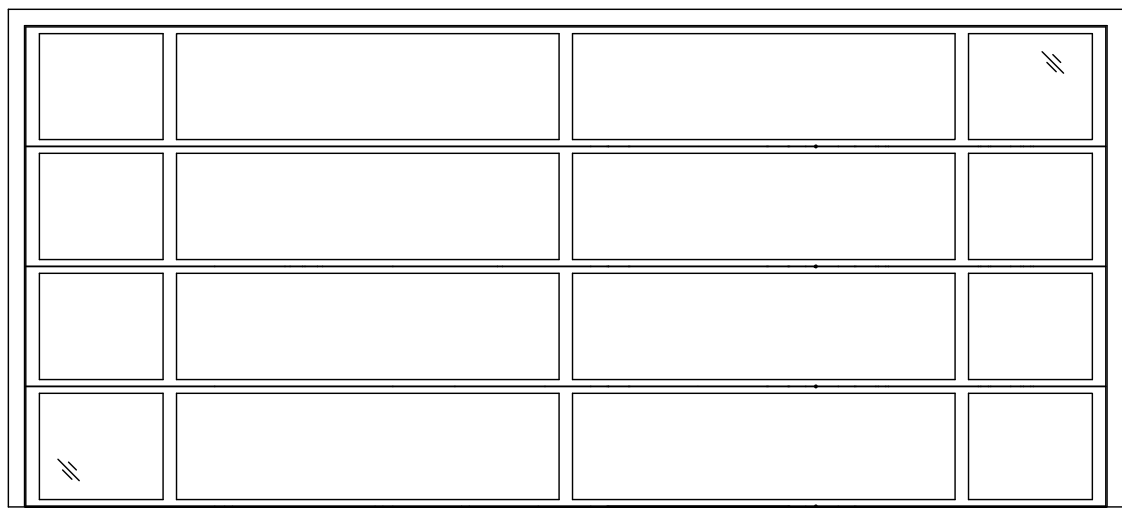
ENTRY DOOR UNIT



EXTERIOR DOOR



INTERIOR DOOR



GARAGE DOOR

DOOR SCHEDULE

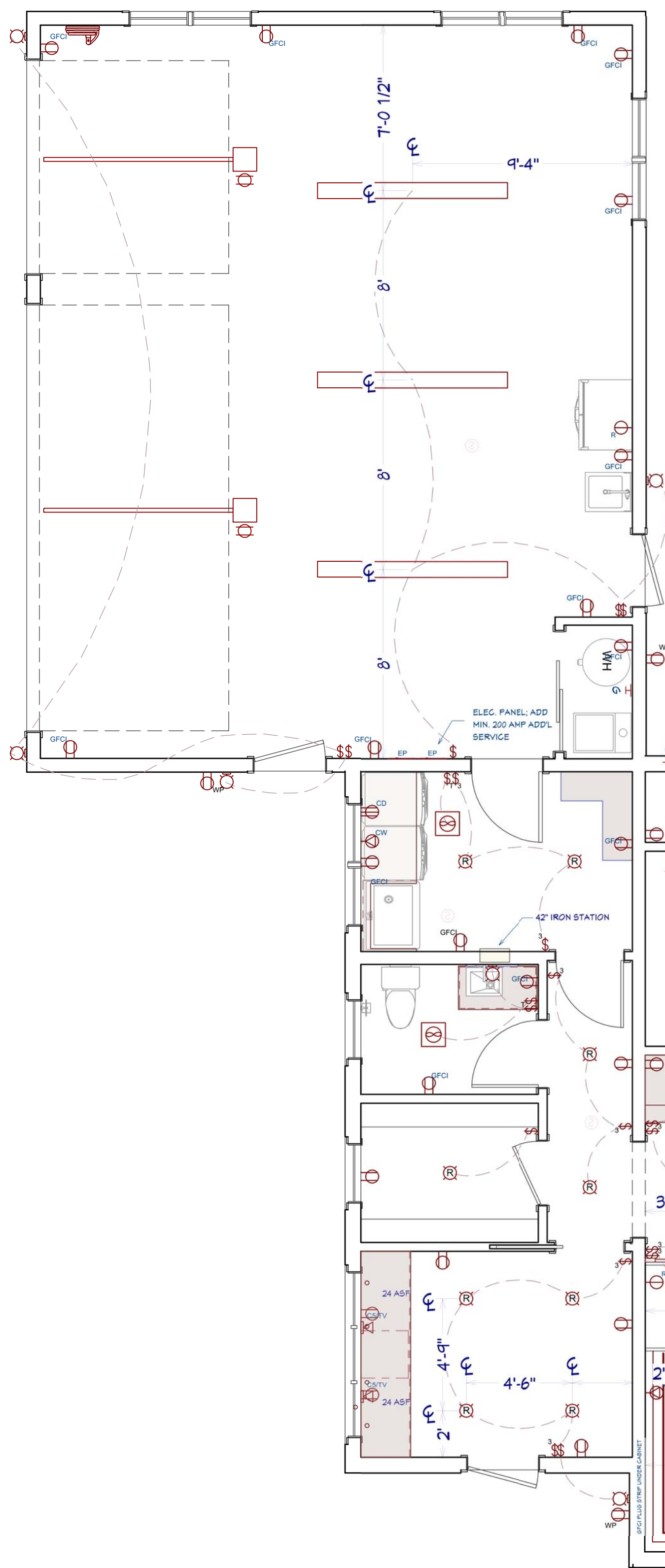
DOOR SCHEDULE						
3D EXTERIOR ELEVATION	#	QTY	WIDTH	HEIGHT	DESCRIPTION	FLOOR
	D01	1	34 "	80 "	HINGED-DOOR P03	2
	D02	5	36 "	96 "	EXT. HINGED-GLASS PANEL	1
	D03	3	34 "	80 "	POCKET-DOOR P03	2
	D04	1	72 "	96 "	EXT. DOUBLE HINGED-GLASS PANEL	1
	D05	2	34 "	80 "	BARN-DOOR P03	2
	D08	2	34 "	96 "	POCKET-DOOR P03	1
	D11	1	30 "	96 "	HINGED-DOOR P03	1
	D13	2	30 "	80 "	POCKET-DOOR P03	2
	D15	1	32 "	96 "	HINGED-DOOR P03	1
	D17	1	60 "	80 "	SLIDER-DOOR P04	1
	D18	5	34 "	96 "	HINGED-DOOR P03	1
	D19	1	108 "	96 "	GARAGE-GLASS-PANEL GARAGE DOOR	1
	D20	1	216 "	96 "	GARAGE-GLASS-PANEL GARAGE DOOR	1

DOOR NOTES:

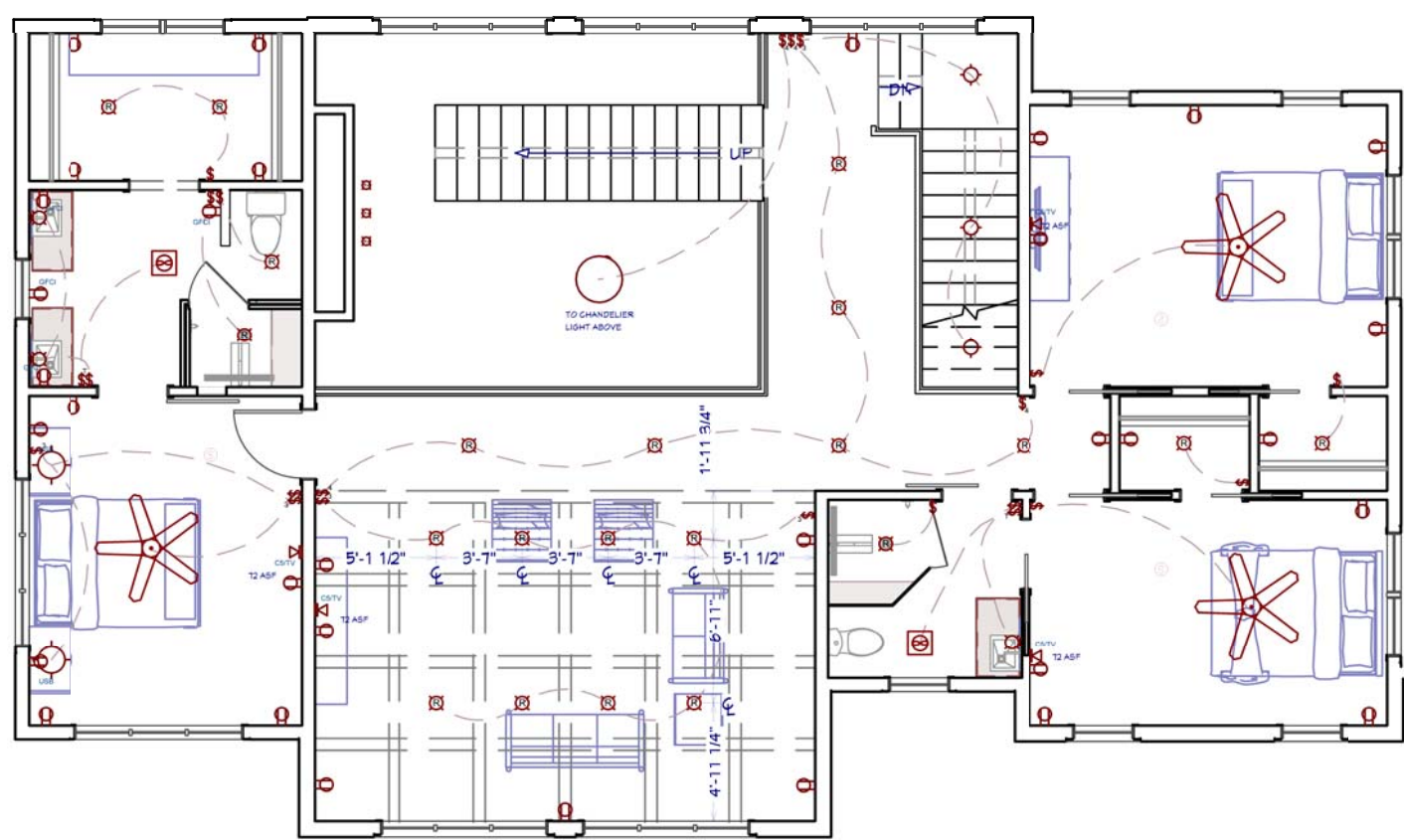
- 1 MAIN FLOOR DOORS SHALL BE 96"; SECOND & THIRD FLOOR DOORS 80", UNO
- 2 ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
- 3 INTERIOR DOORS SHALL BE STAINED, VERIFY WITH OWNER
- 4 DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL 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
- 7 GLASS PANELS, OVERHEAD DOORS.
- 8 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
- 9 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- 10 BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO

DOOR & WINDOW SCHEDULES

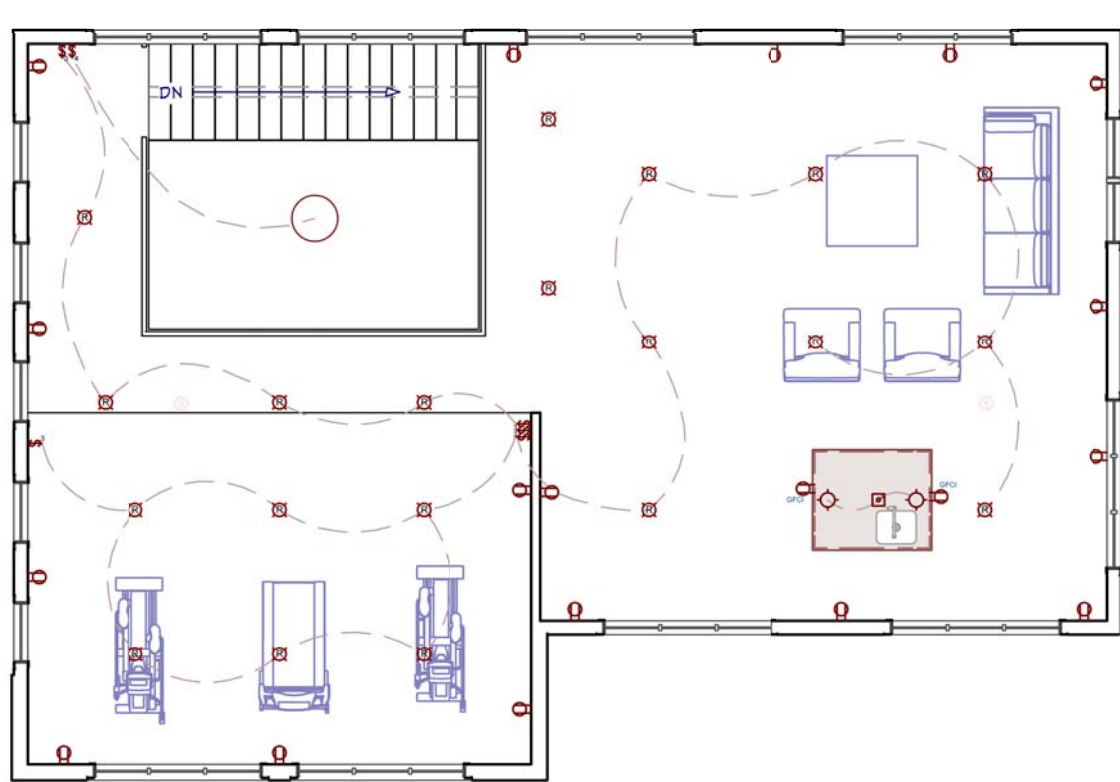
STONE CREEK RENOVATION



ELECTRICAL PLAN - MAIN FLOOR
1/4"=1'



ELECTRICAL PLAN - 2ND FLOOR
1/8"=1'



ELECTRICAL PLAN - 3RD FLOOR
1/8"=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

- R4 R 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

OUTLETS - LED LIGHT / USB 5V & 120V / 120V WALL & CEILING GFCI / WATER PROOF / 220V

- APPLIANCE SPECIFIC: REFRIGERATOR / MICROWAVE / DISH WASHER / 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

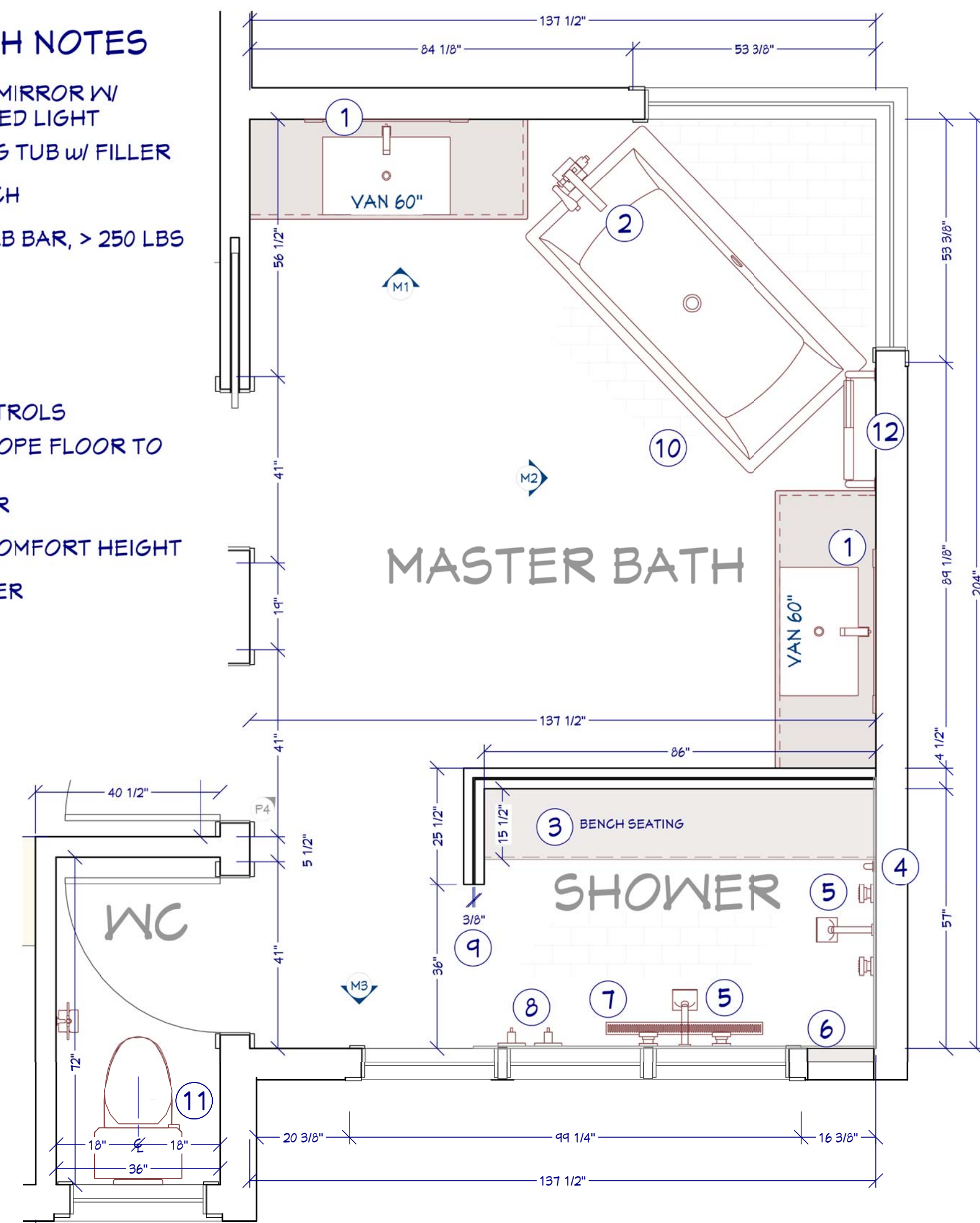


MASTER BATH RENDER

FOR ILLUSTRATION ONLY NO SCALE

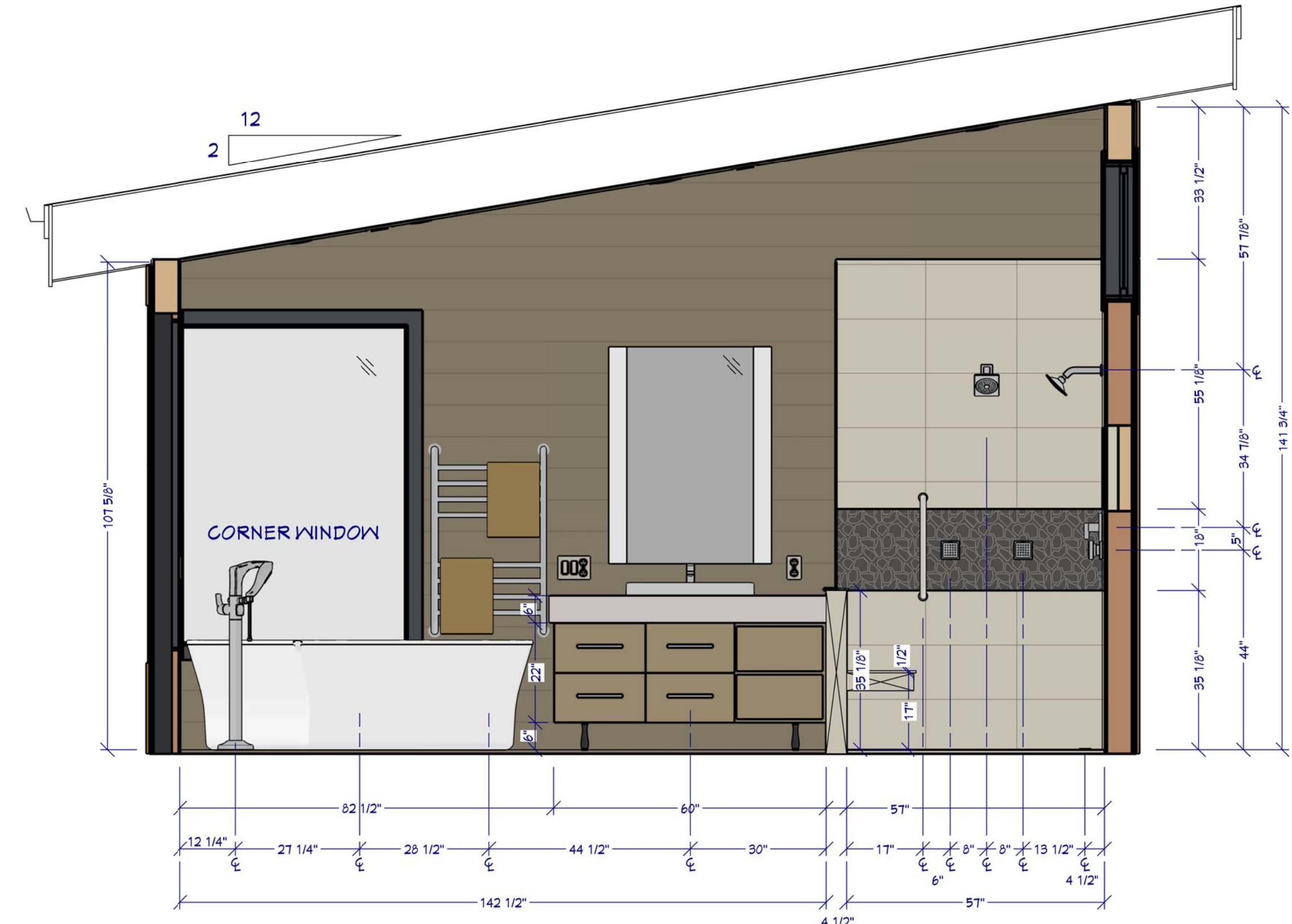
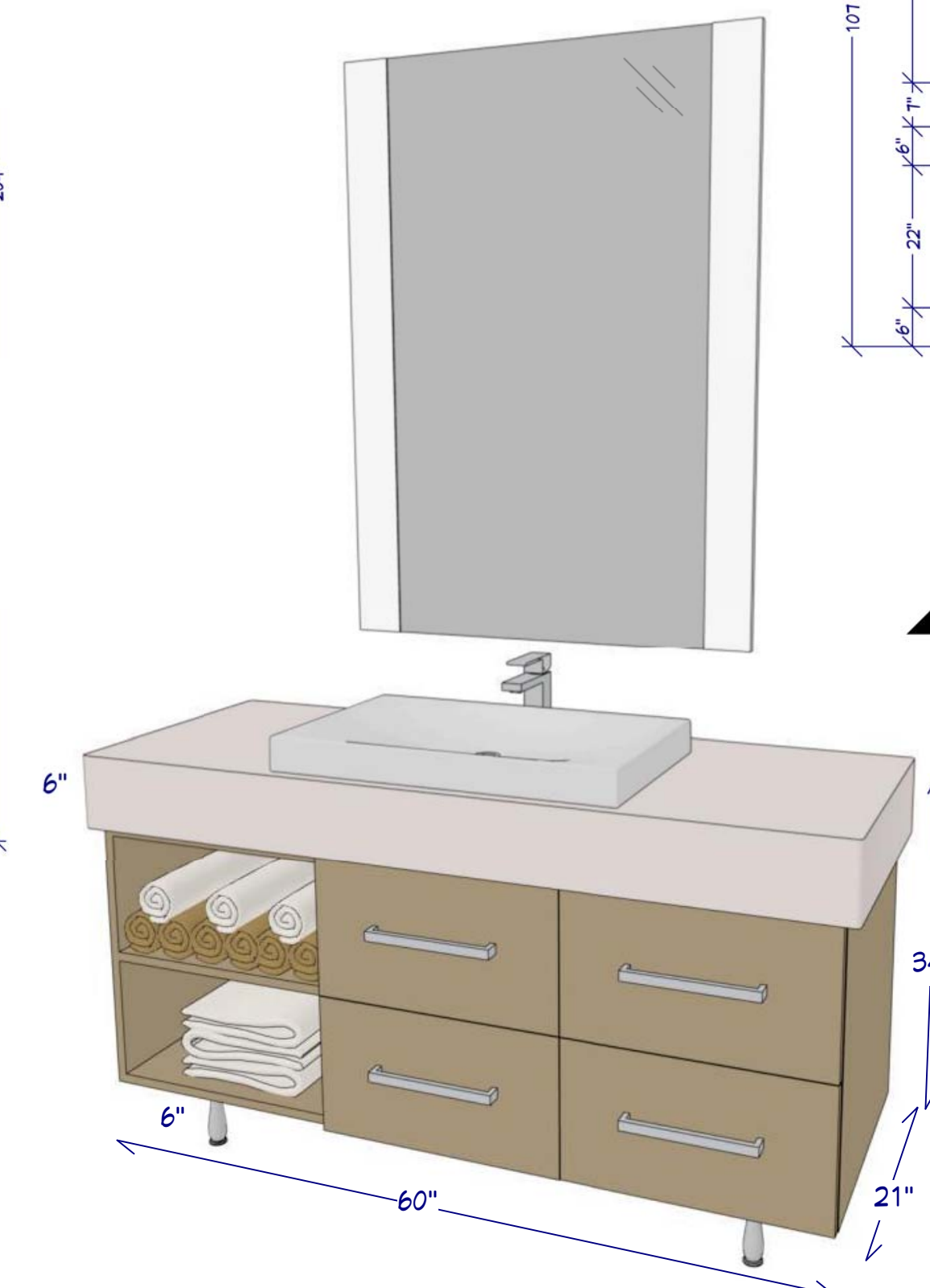
MASTER BATH NOTES

- ① VANITY SINK. MIRROR W/ INTEGRATED LED LIGHT
- ② FREESTANDING TUB w/ FILLER
- ③ SHOWER BENCH
- ④ VERTICAL GRAB BAR, > 250 LBS
- ⑤ BODY SPRAY
- ⑥ NICHE
- ⑦ STRIP DRAIN
- ⑧ SHOWER CONTROLS
- ⑨ CURBLESS; SLOPE FLOOR TO DRAIN
- ⑩ HEATED FLOOR
- ⑪ ELONGATED COMFORT HEIGHT
- ⑫ TOWEL WARMER



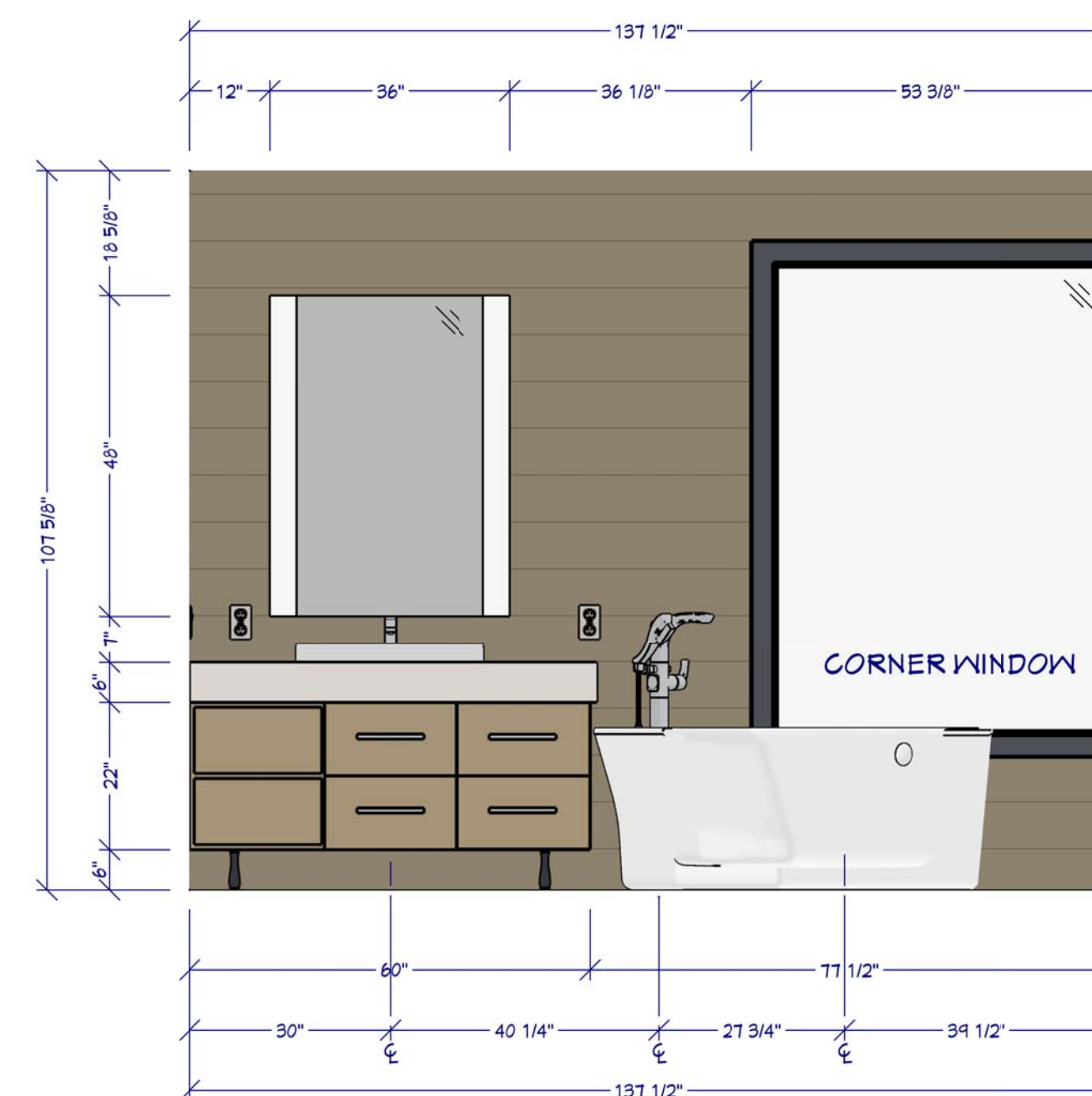
MASTER BATH FLOOR PLAN

1/2"=1'



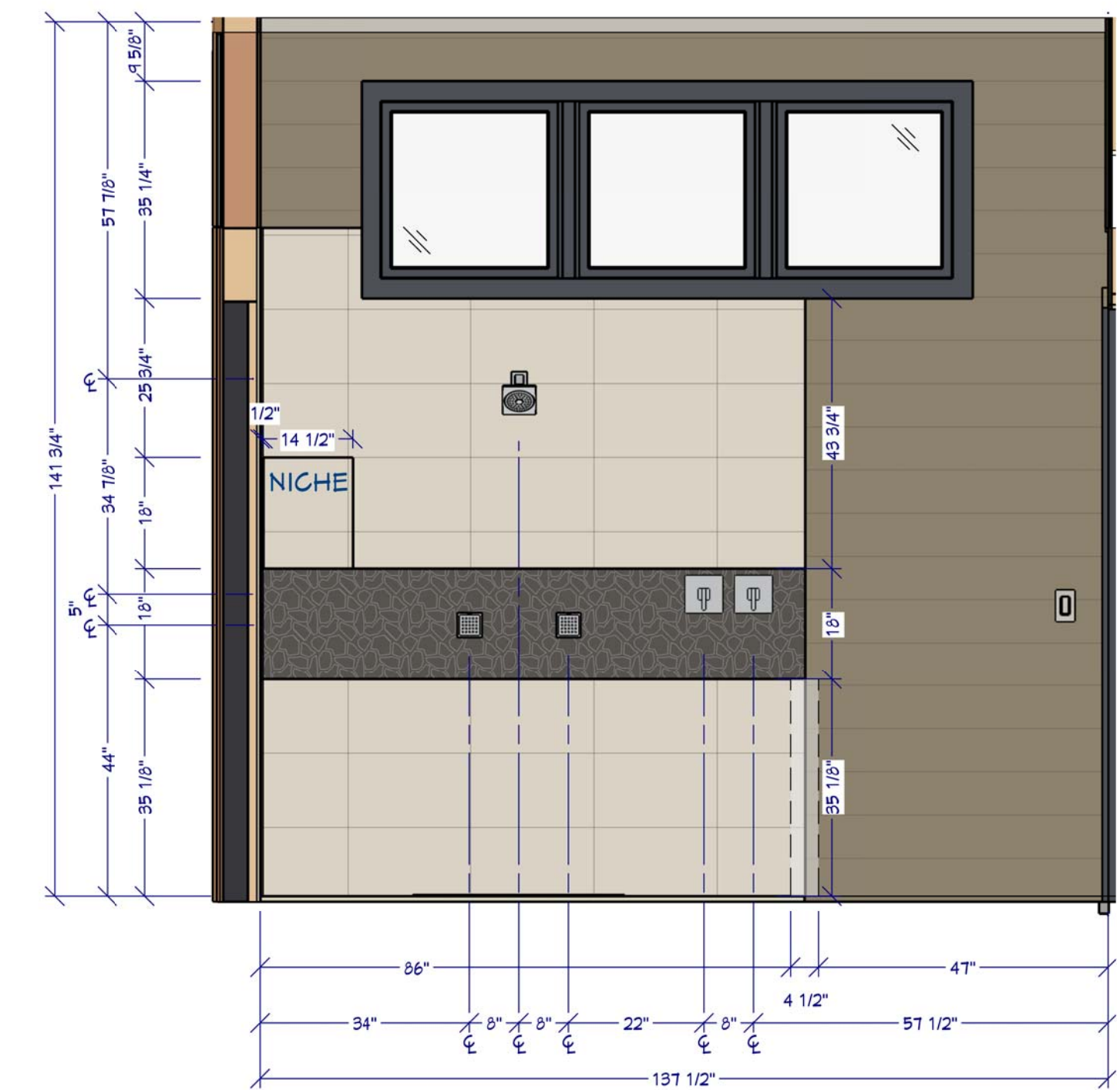
M2 MASTER BATH MAIN ELEVATION

1/2"=1'



M1 BATH SINK ELEVATION

1/2"=1'



M3 SHOWER ELEVATION

1/2"=1'

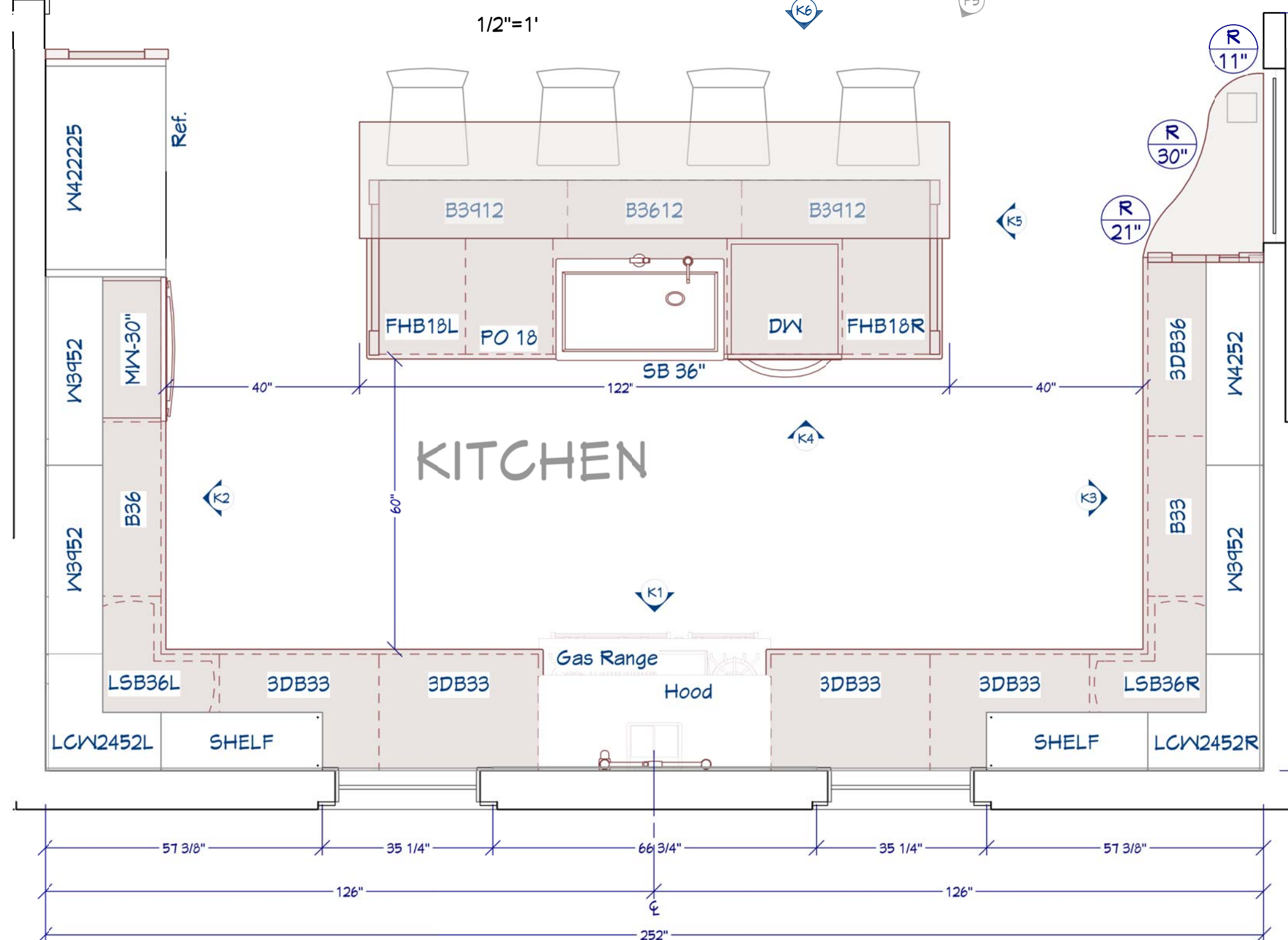




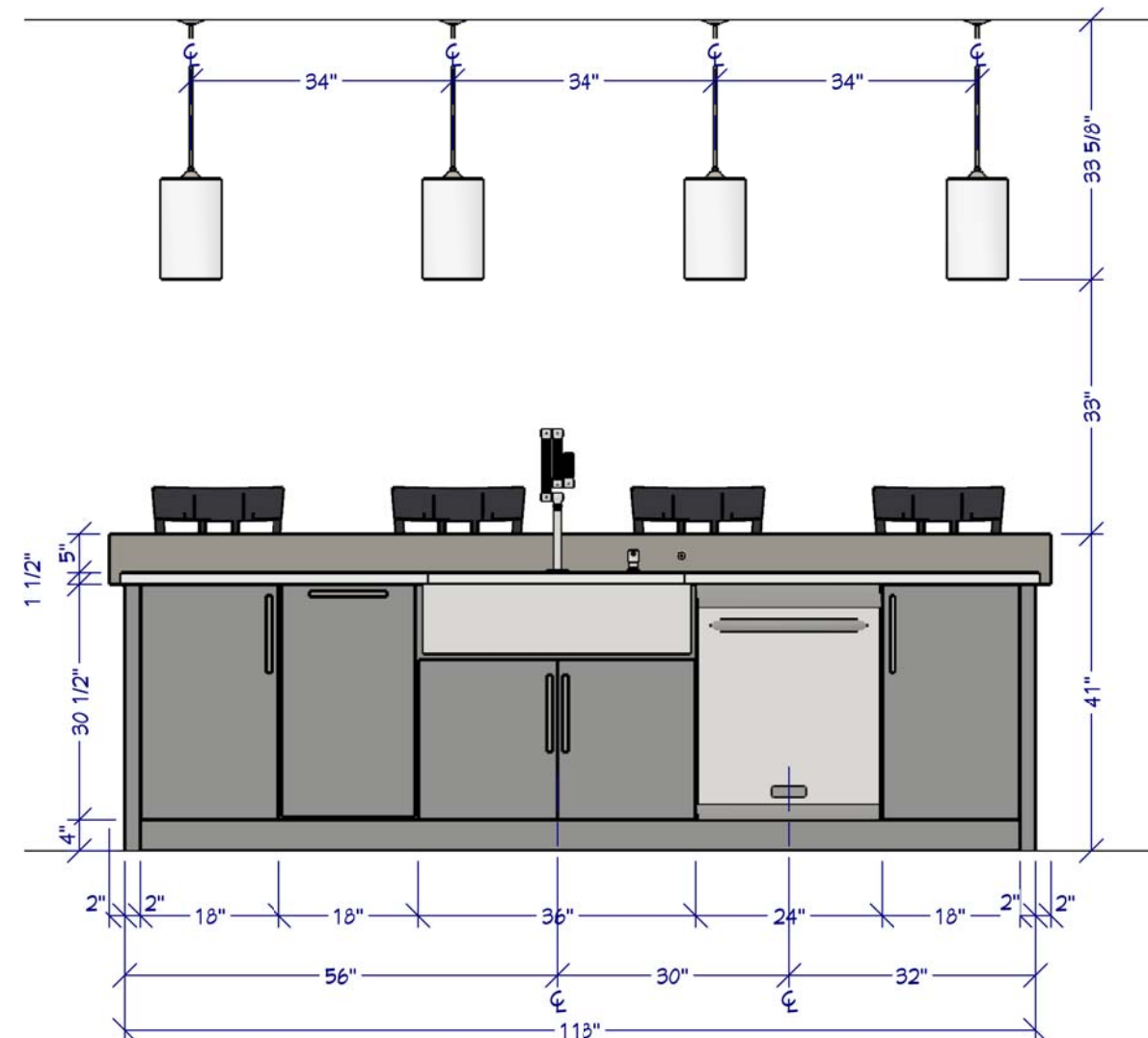
P5 KITCHEN RENDERING

FOR ILLUSTRATION ONLY NO SCALE

KITCHEN FLOOR PLAN

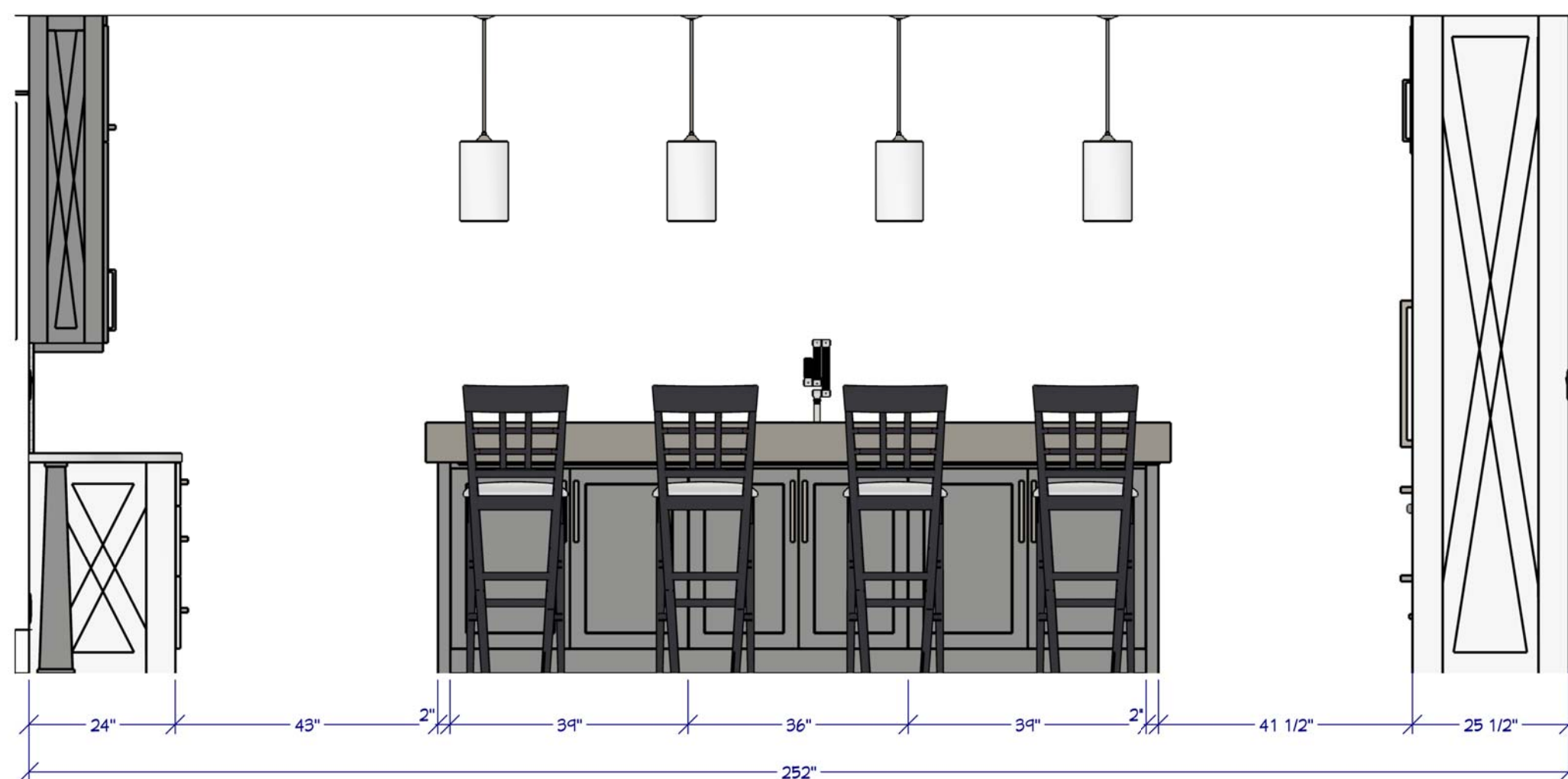


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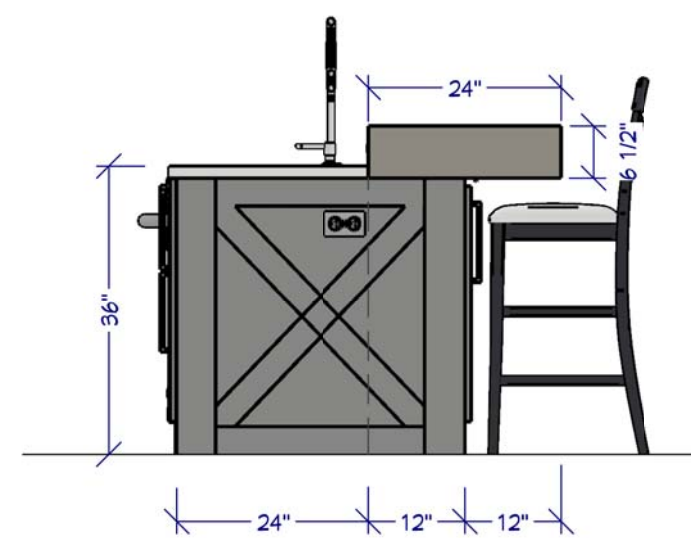
K4 FRONT ISLAND ELEVATION

1/2"=1'



K6 REAR ISLAND ELEVATION

1/2"=1'

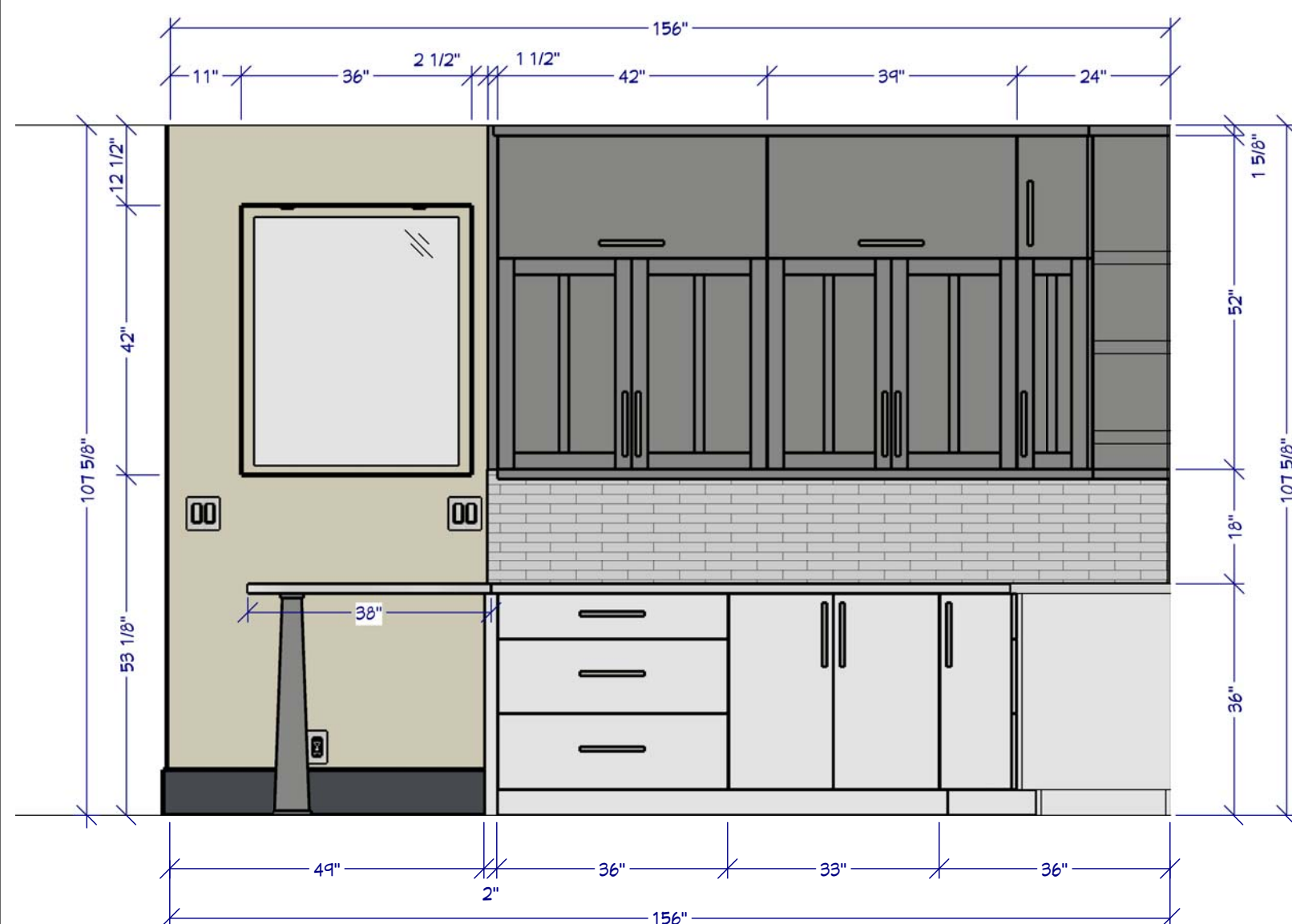


K5 SIDE ISLAND

1/2"=1'

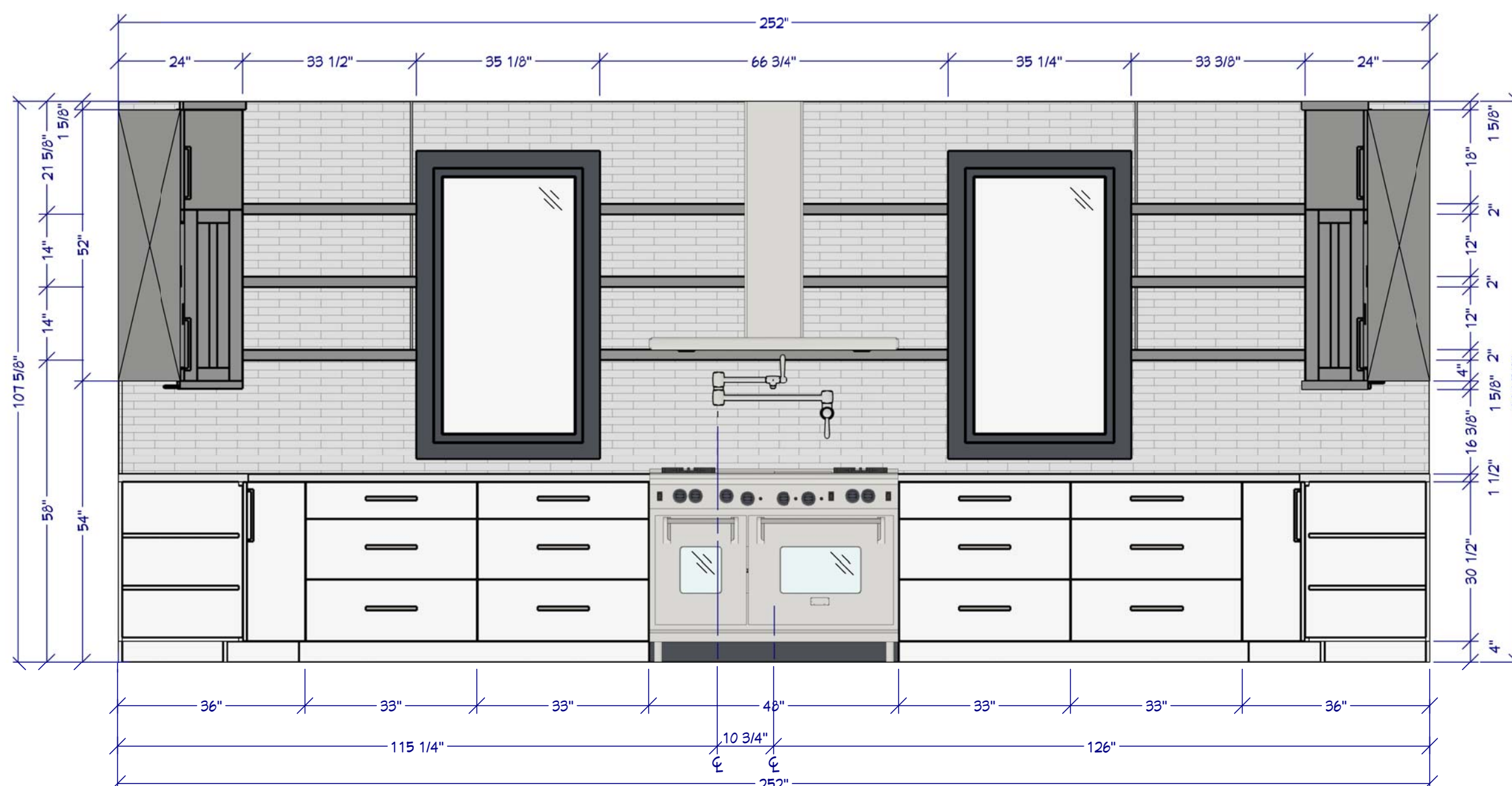
KITCHEN & CABINET NOTES:

- 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 UNDERCOUNTER GFCI ELECTRICAL PLUGS
- 13 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES



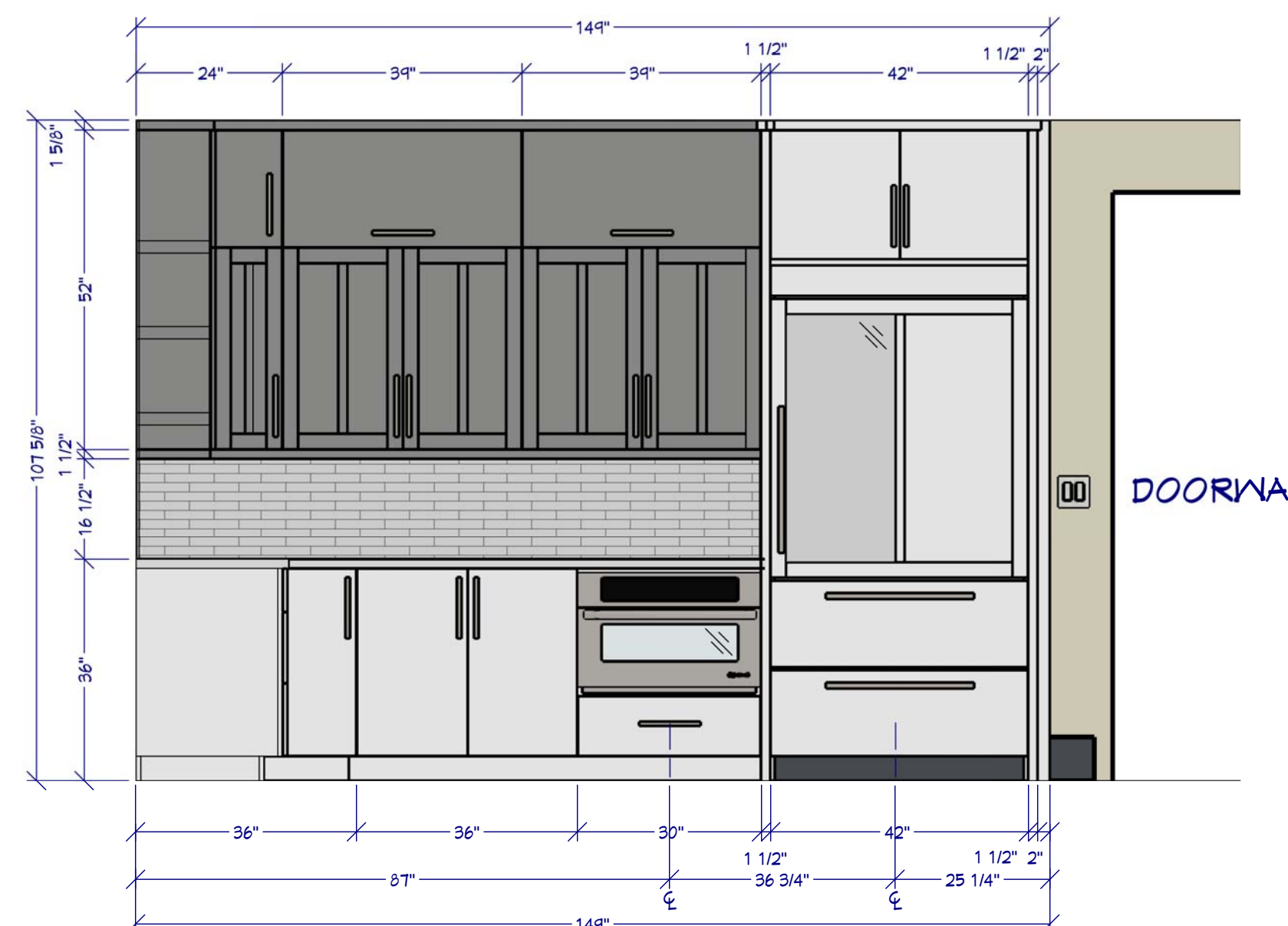
K3 WALL ELEVATION

1/2"=1'



K1 MAIN WALL ELEVATION

1/2"=1'



K2 WALL ELEVATION

1/2"=1'

KITCHEN PLAN & ELEVATIONS

STONE CREEK RENOVATION

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

SHEET NUMBER
18

SCALE @ 24" X 36"
DATE: _____
DRAWN BY: SH