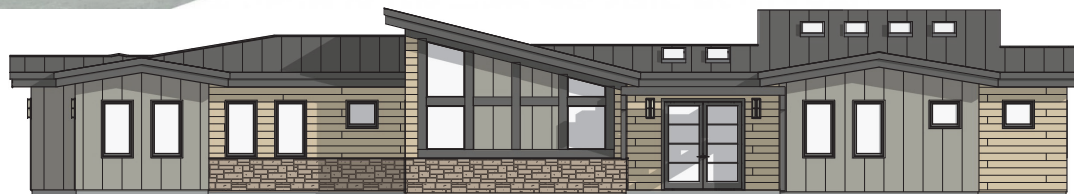




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GENERAL NOTES:

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

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: \_\_\_\_\_

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

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

STORM WATER PERMIT: \_\_\_\_\_

BUILDING PERMIT: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

DESIGN CONSULTANT: \_\_\_\_\_

BUILDER: \_\_\_\_\_

SITE DISTURBANCE: \_\_\_\_\_

ENGINEERING: \_\_\_\_\_

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PROJECT STATISTICS:

LOT SIZE: 25,644 / .54 ACRE  
ANTICIPATED DISTURBED AREA: 5,275 SF (20.6%)  
BLDG. ENVELOPE: 3,408 SF  
ROOF: 4,102 SF  
FRONT/REAR HEIGHT: 16'5" / 16'5"  
LIVABLE SF: 4,107  
MAIN: 2,323  
FOUNDATION: 1,784  
GARAGE: 425  
DECK: 723

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: \*2'-0"  
SEISMIC ZONE: C  
WIND: 16 MPH (40 MPH 3 SEC GUST)  
EXPOSURE C

SITE SURVEY TO VERIFY FIN 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

PROJECT NARRATIVE

THE PROPOSED SITE LOCATION IS 516831 PINES DR. BEND, OR 97703. LOT 44, BLOCK 1, SUMMIT CREST, DESCHUTES COUNTY. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE.

EROSION CONTROL NOTES:

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

GRADING NOTES:

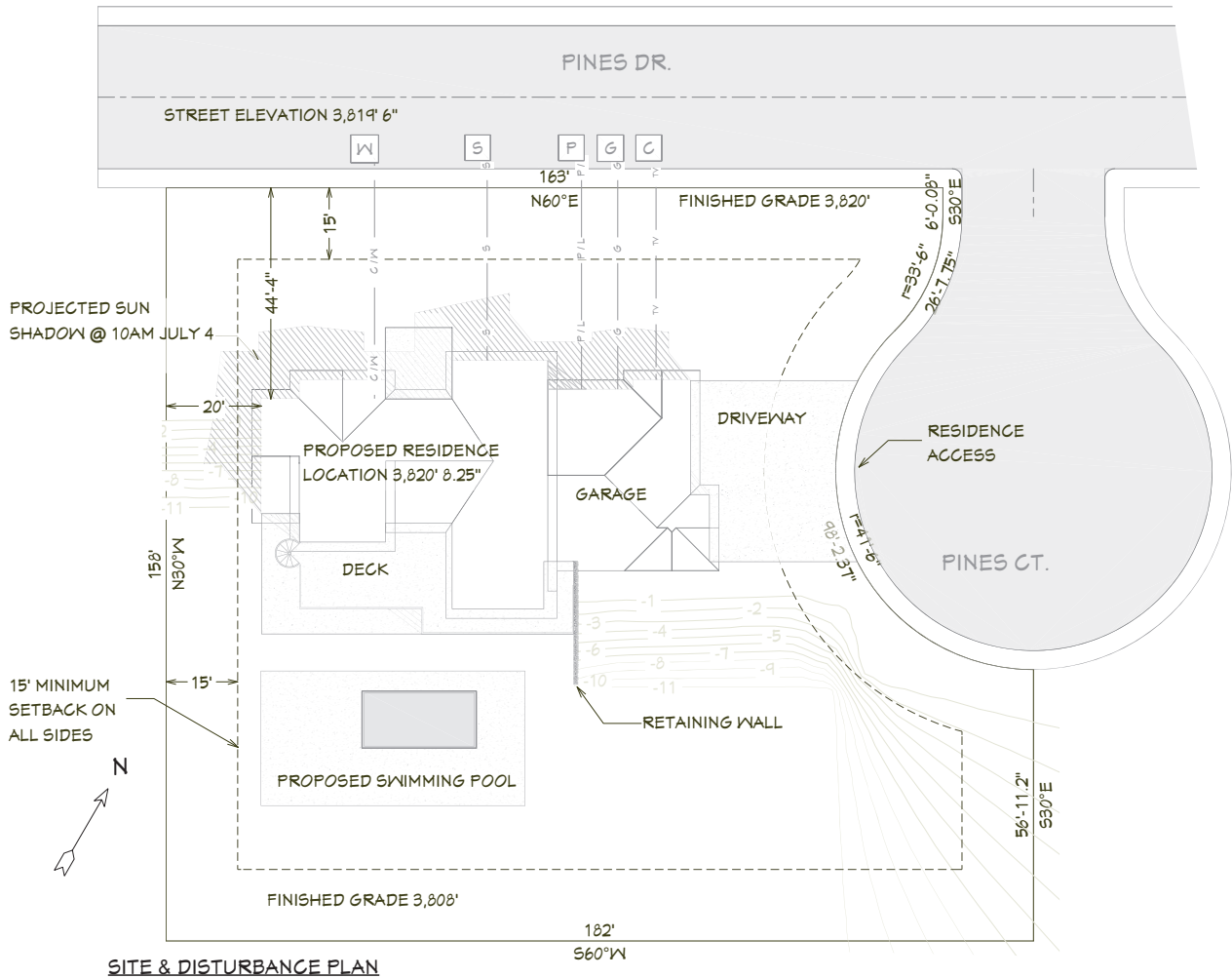
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE 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 FOND & EQUIPMENT

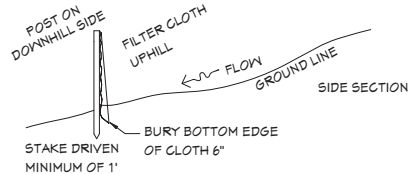
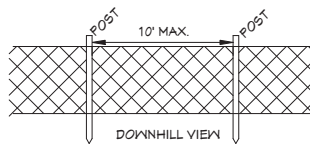
UTILITY LEGEND

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



SITE & DISTURBANCE PLAN

1"=12'



SILT FENCE DETAIL

NOT TO SCALE

SHEET NUMBER  
**2**

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

SITE & DISTURBANCE  
PLAN

516831 Pines Dr.  
Bend, OR 97703  
BACHELOR VIEW

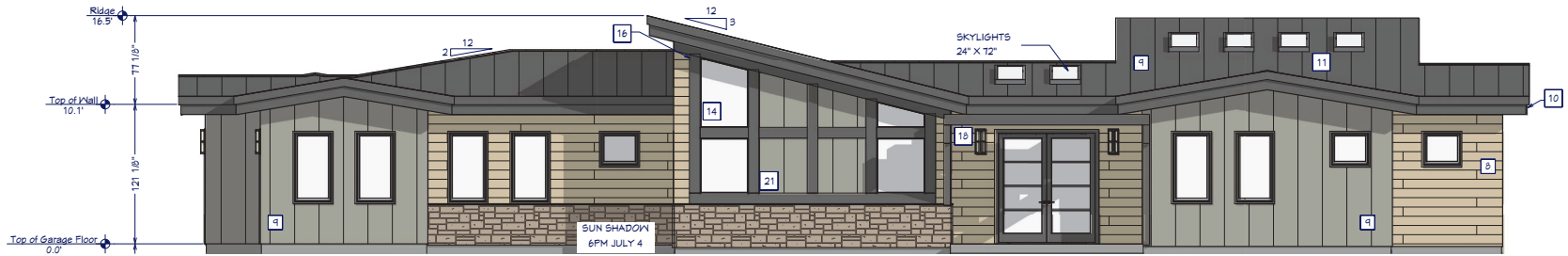
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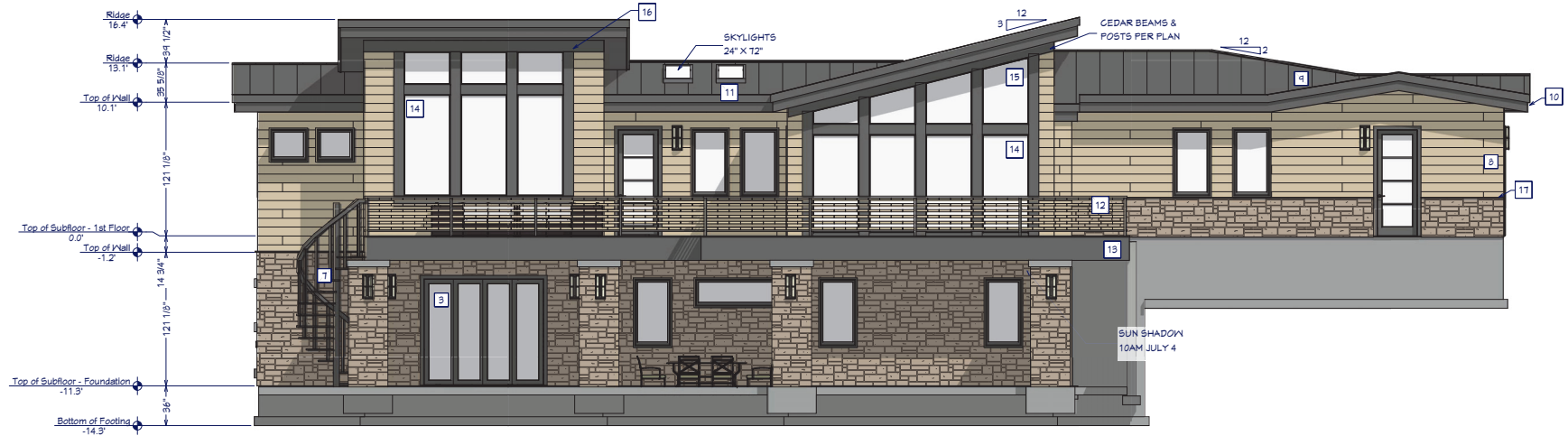
EXTERIOR  
ELEVATIONS516831 Pines Dr.  
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FRONT ELEVATION

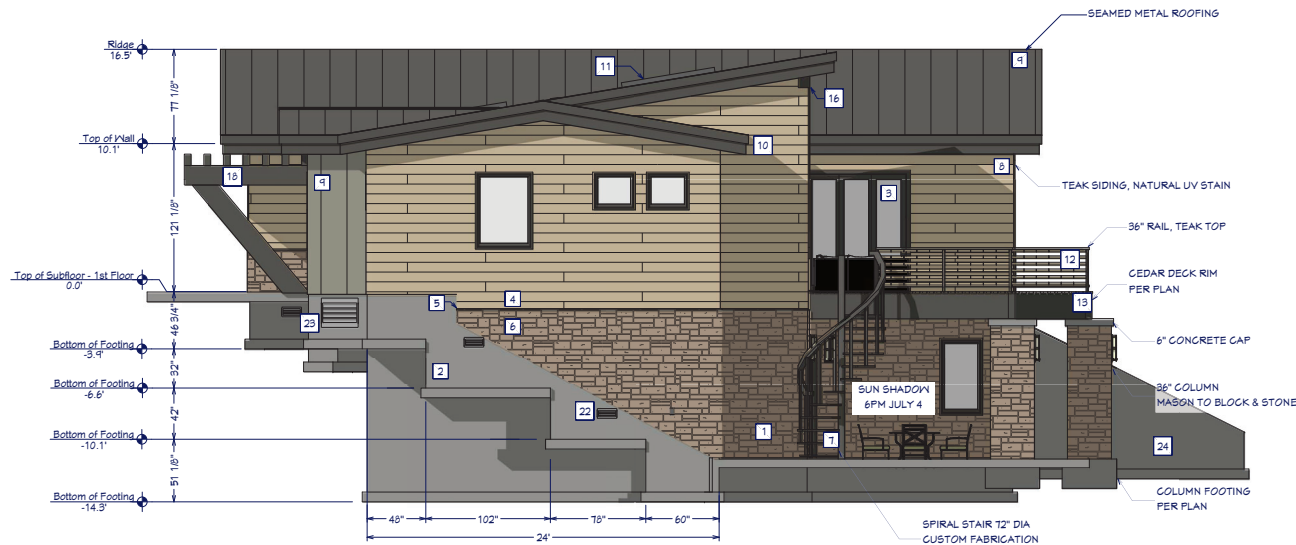
1/4"=1'



REAR ELEVATION

1/4"=1'





N. SIDE ELEVATION

1/4"=1'



S. SIDE ELEVATION

1/4"=1'

## EXTERIOR KEY NOTES

- 1 NOTES TOOL AND A NOTES SCHEDULE USED TO GENERATE SCHEDULE
- 2 SEE STRUCTURAL INFO NOTES: WALL STEPS CREATED USING THE WALL BREAK TOOL. STEPPED DIMENSIONS USING LINES AND SHAPING THE WALLS TO THE LINES
- 3 A SECTION SLIDER. SEE DOOR SCHEDULE
- 4 SIDING OVER STEM WALL USING POLYLINE SOLID TOOL
- 5 WATER CAP HOLDING. USING 2D HOLDING POLYLINE WITH A PROFILE
- 6 STONE OVER STEM WALL USING POLYLINE SOLID TOOL
- 7 SPIRAL STAIR 12" DIA CUSTOM FABRICATION
- 8 TEAK SIDING, NATURAL UV STAIN
- 9 SEAMED METAL ROOFING
- 10 FASGIA 16" SHADOW BOARD 1.25" RAIN GUTTER AND DOWN SPOUT ALL RELEVANT EDGES
- 11 SKYLIGHTS 36" X 12"
- 12 36" RAIL, TEAK TOP
- 13 CEDAR DECK RIM PER PLAN
- 14 6" CONCRETE CAP
- 15 36" COLUMN MASON TO BLOCK & STONE
- 16 COLUM FOOTING PER PLAN
- 17 SUN SHADOW 6PM JULY 4
- 18 SUN SHADOW 10AM JULY 4
- 19 SEAMED METAL ROOFING
- 20 FRAMELESS WINDOWS, SEE SCHEDULE
- 21 WINDOWS TO MATCH ROOF PITCH, HPG. TO HEADLINE ON SITE
- 22 CEDAR BEAMS & POSTS ROOF 12" X 5.25" CEILING & POSTS 4.25" X 4.25"
- 23 WATER CAP HOLDING USING THE SETTINGS IN THE PONY WALL
- 24 TRUSS
- 25 UPPER MEMBERS ARE CEILING JOISTS 1.25" X 5.25"
- 26 LOWER MEMBERS ARE CEILING JOISTS 16" X 5.25"
- 27 ANGLED MEMBER IS A POLYLINE SOLID SHARPE DOOR
- 28 CREATED AS A GLASS PANEL DOOR AND THEN ADJUSTING THE FRAME WITH DIMENSIONS FOR THE OFFSET WINDOW
- 29 PAUL WINDOW FOR SYMMETRY MATCHING THE REAR OF THE HOUSE
- 30 USING A MATERIAL WALL REGION WITH APPLIED SEAMED METAL ROOFING
- 31 CRANKL SPACE VENT
- 32 CRANKL SPACE ACCESS
- 33 RETAINING WALL

SHEET NUMBER

5

SCALE @ 24" X 36"

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## EXTERIOR ELEVATIONS

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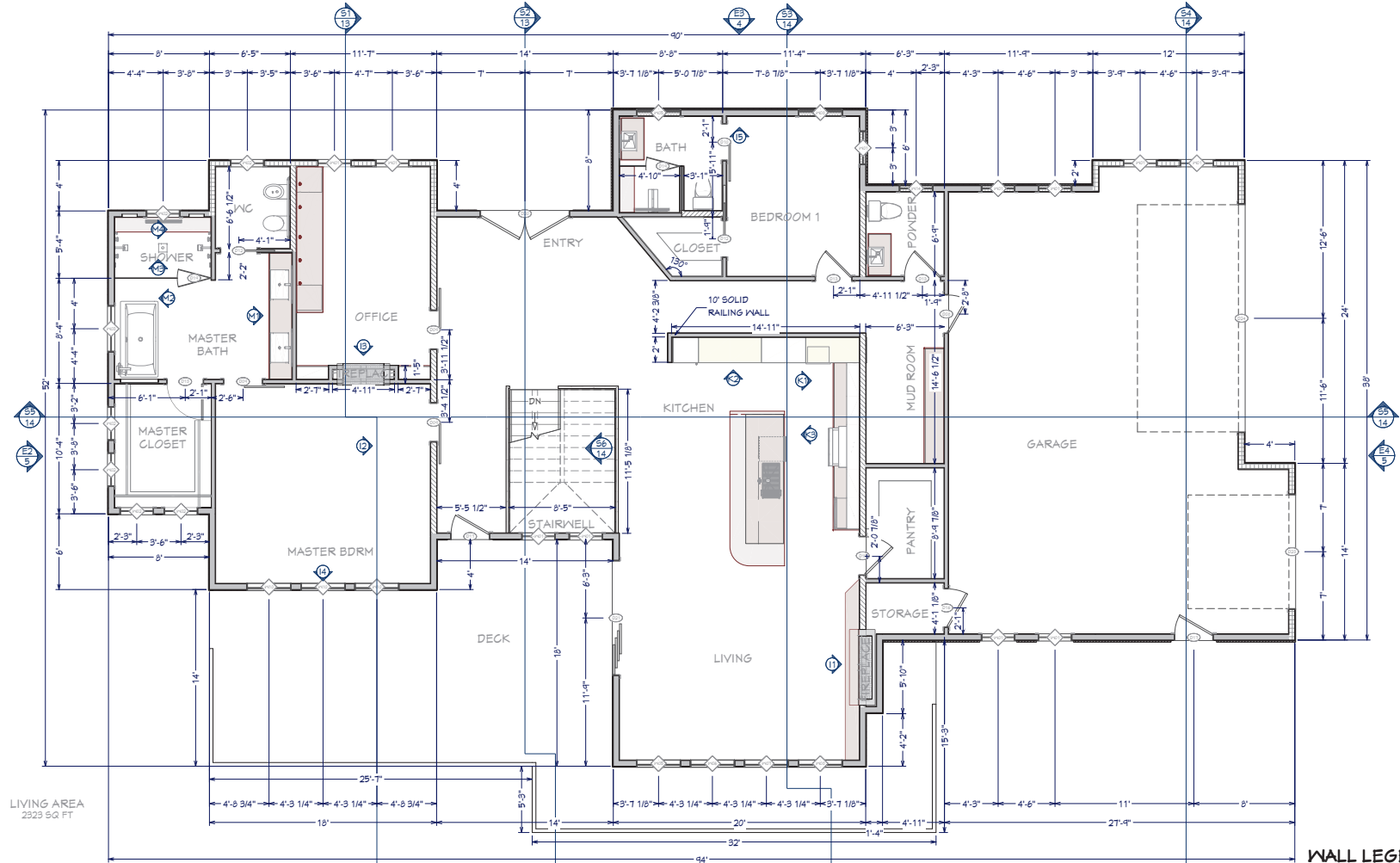


## MAIN FLOOR PLAN

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## WALL LEGEND

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

## 1ST FLOOR PLAN

1/4"=1'

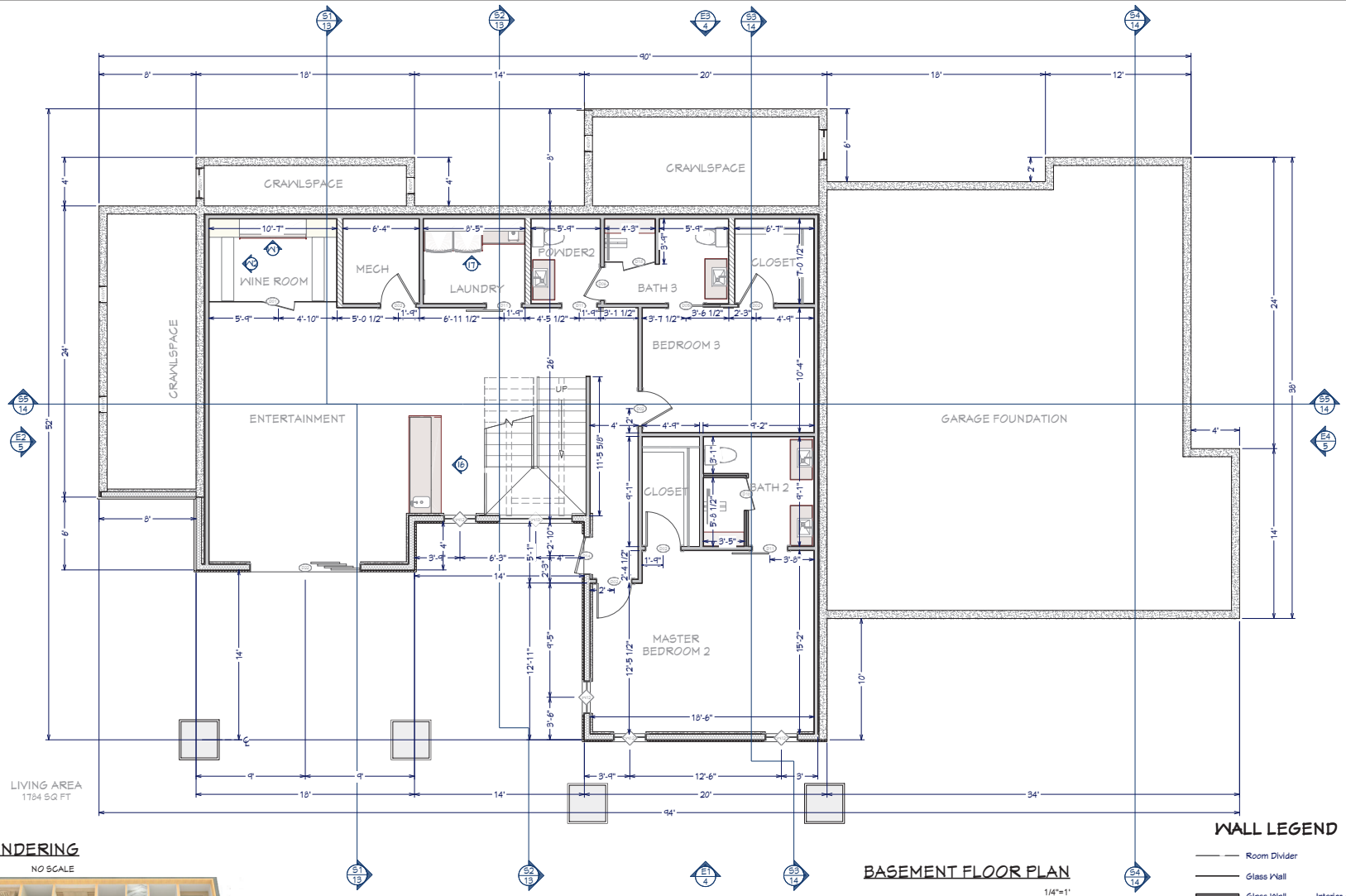
## FLOOR PLAN NOTES:

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

## OVERVIEW RENDERING

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LIVING AREA  
1784 SQ. FT.

**OVERVIEW RENDERING**  
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**BASEMENT FLOOR PLAN**  
1/4"=1'

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

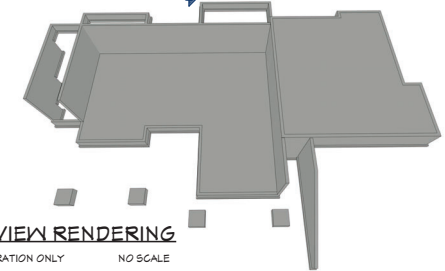
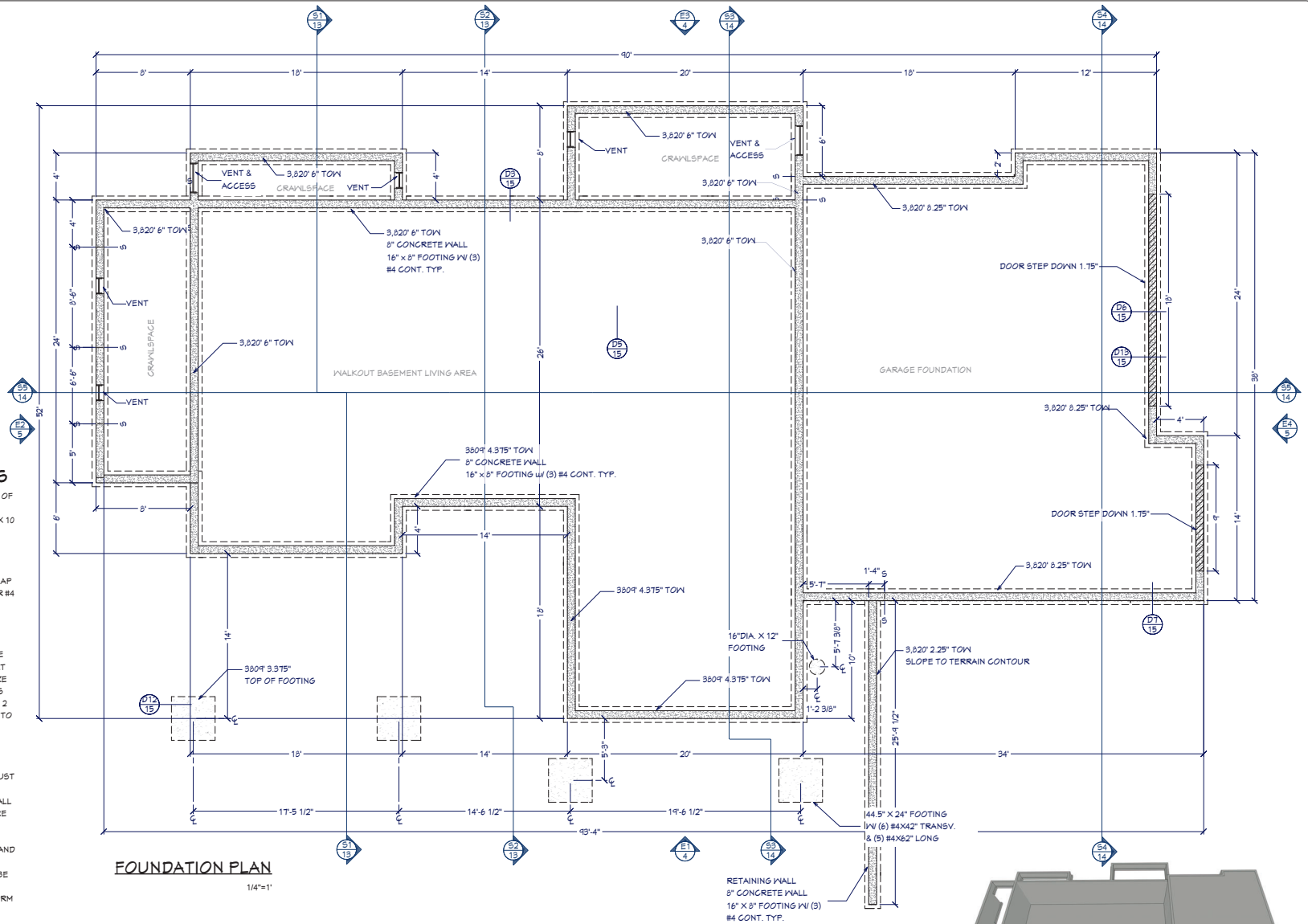


## FOUNDATION NOTES

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 A615, 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 CRANL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEM

## FOUNDATION PLAN

1/4"=1'



## OVERVIEW RENDERING

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SCALE @ 24" X 36"

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## FOUNDATION 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.
4. 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.
5. MINIMUM INSULATION:
  - ATTIC/CEILING R-50
  - WALLS R-21
  - FLOORS R-35



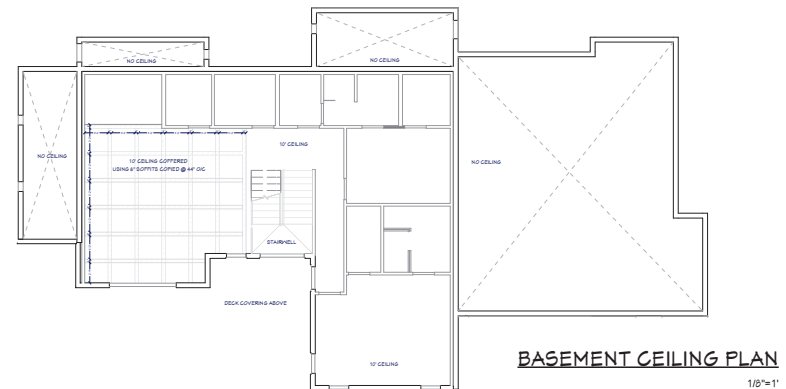
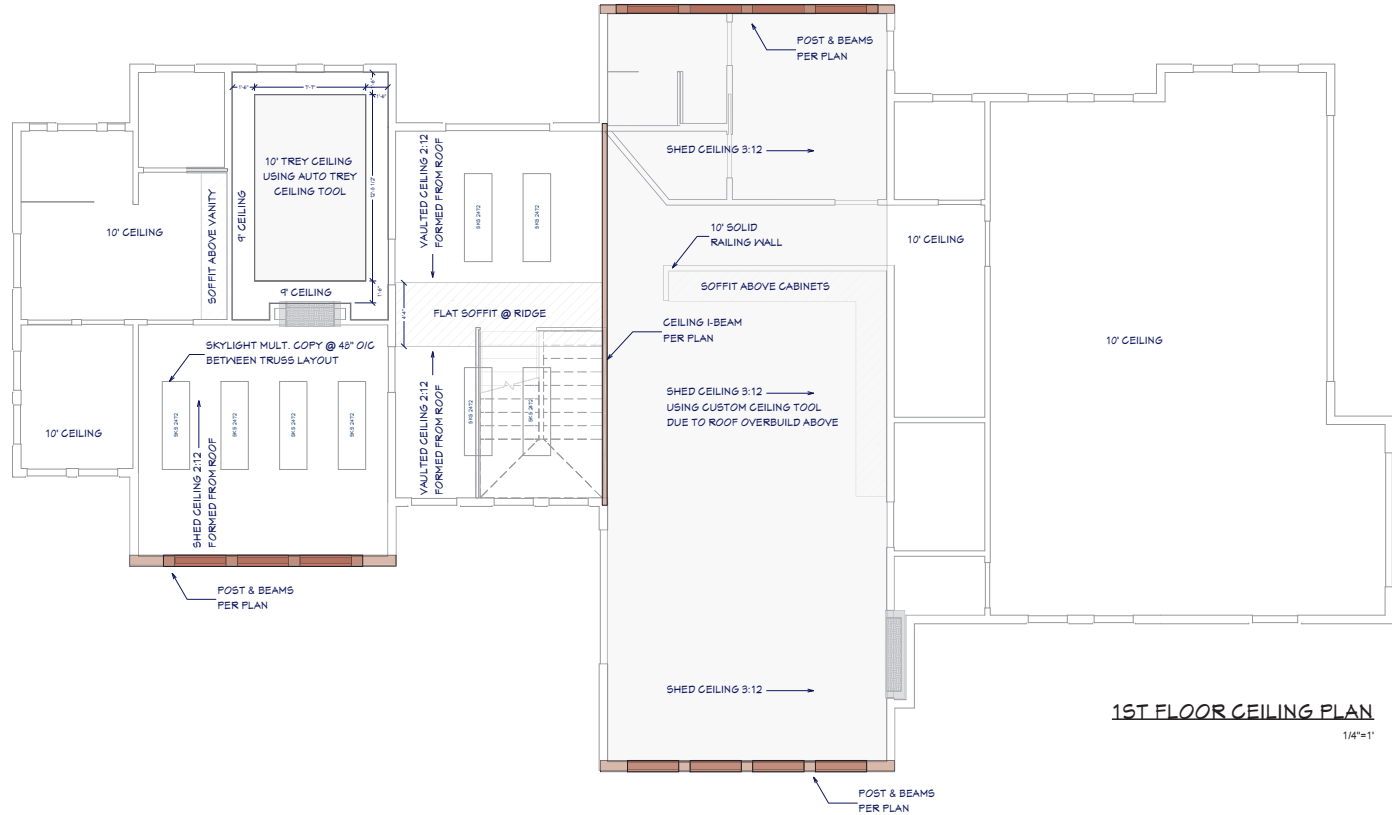
## REScheck Software Version 4.6.5 Compliance Certificate

### Project Bachelor View

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

## INSPECTION NOTES:

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.



SHEET NUMBER  
**9**

SCALE @ 24" X 36"  
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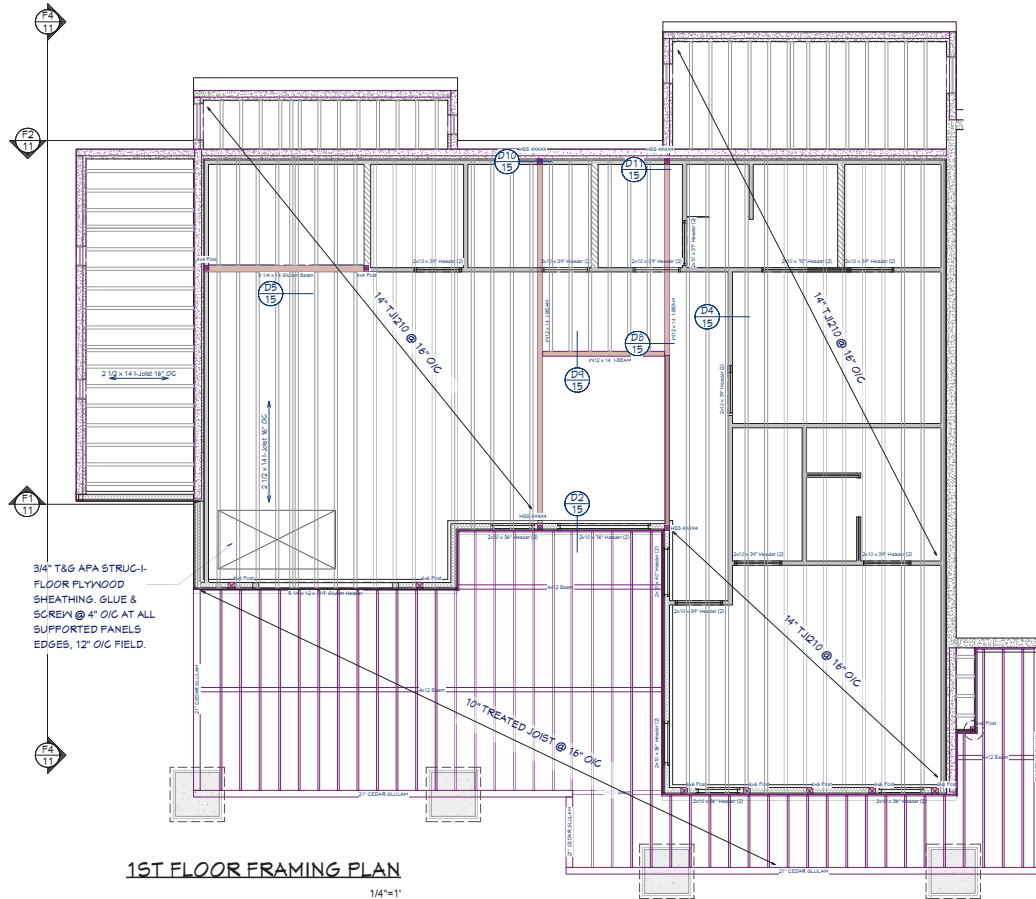
## CEILING PLAN

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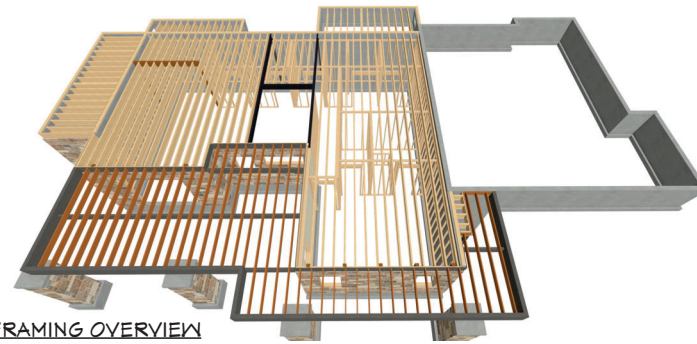
GENERAL FRAMING NOTES:

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/ 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 IGBO 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 2-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 2304.4.1 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-VN SHEATHING OR EQUAL W/ SD COMMON NAILS @ 8" 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 FLYCLIPS. 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 111. EACH MEMBER SHALL BEAR AN ATIC OR APA-ENG 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-V5 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'



FLOOR FRAMING OVERVIEW

FOR ILLUSTRATION ONLY

NO SCALE

SHEET NUMBER

10

SCALE @ 24" X 36"

DATE: JAN. 2020

DRAWN BY: S.H.

1ST FLOOR FRAMING

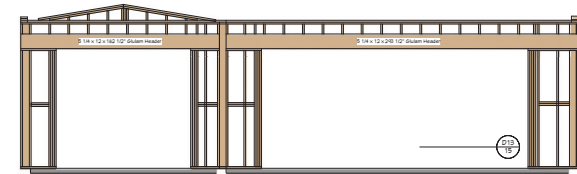
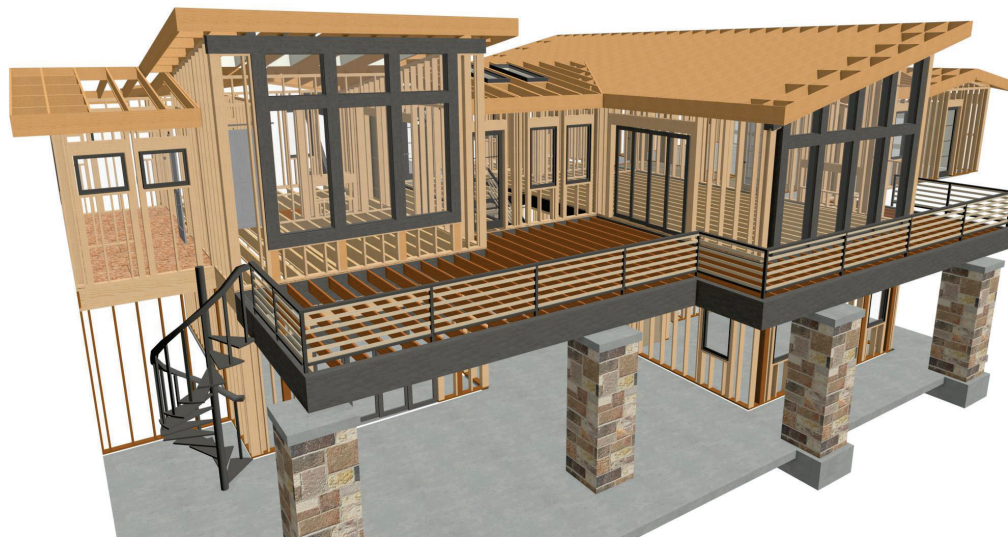
516831 Pines Dr.  
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BACHELOR VIEW

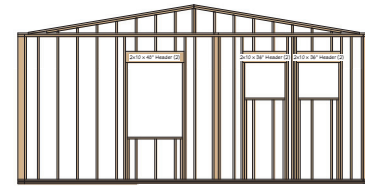
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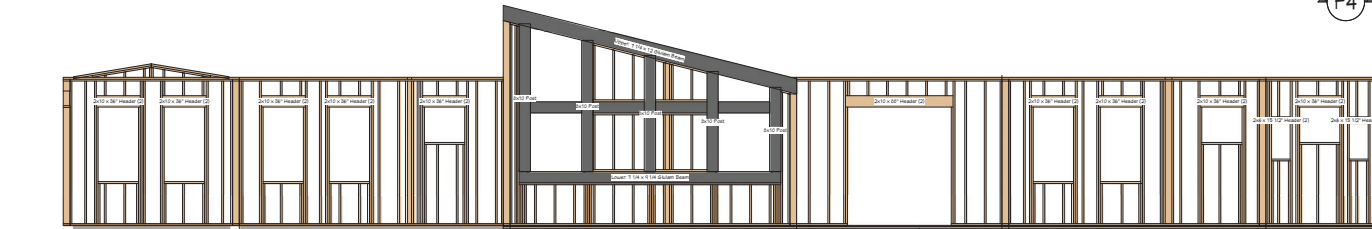




**F3 SOUTH WALL FRAME DETAIL**  
1/4"=1'



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



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



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

### WALL FRAMING NOTES:

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

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

SHEET NUMBER  
**11**

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

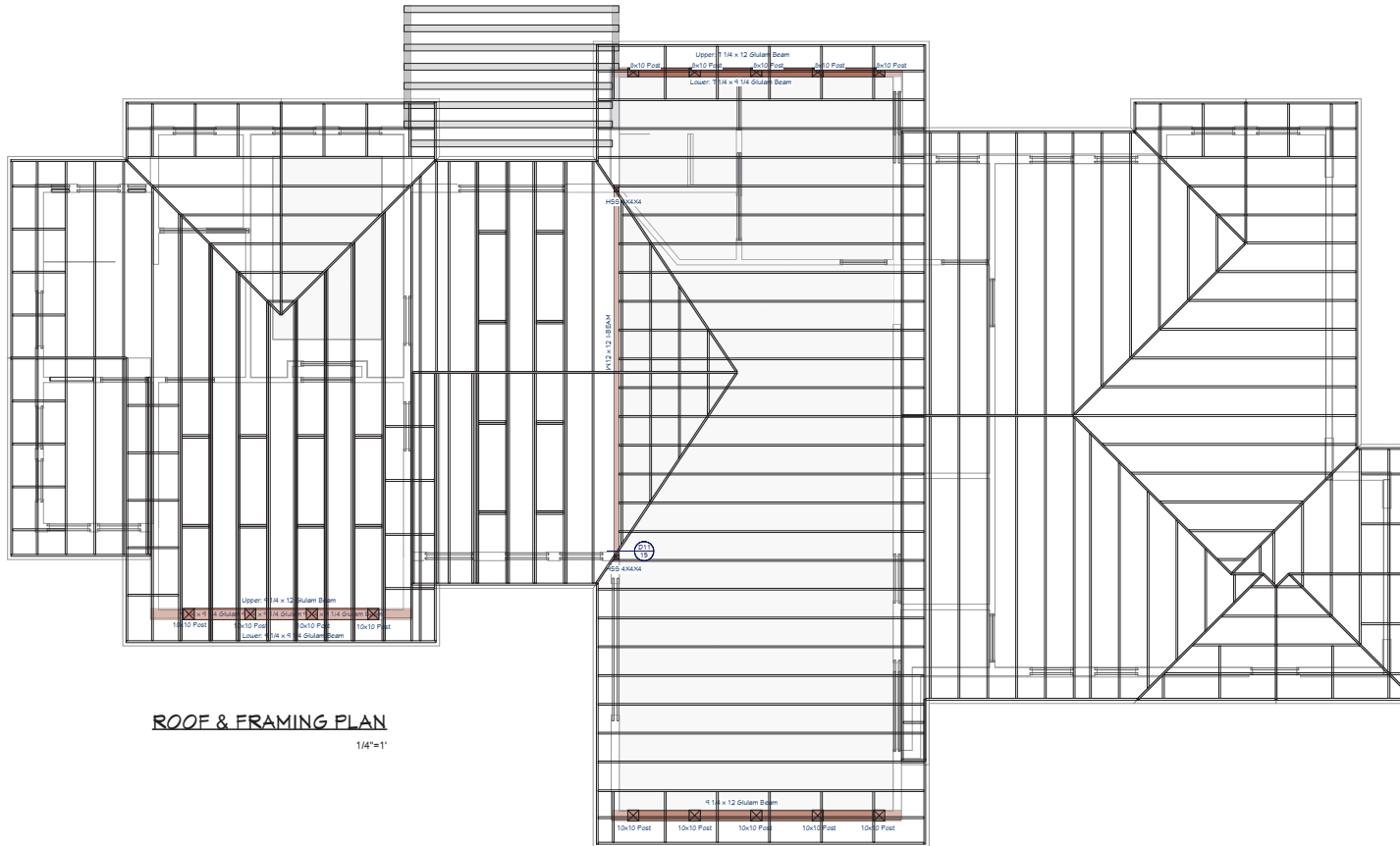
**WALL FRAMING**

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**BACHELOR VIEW**

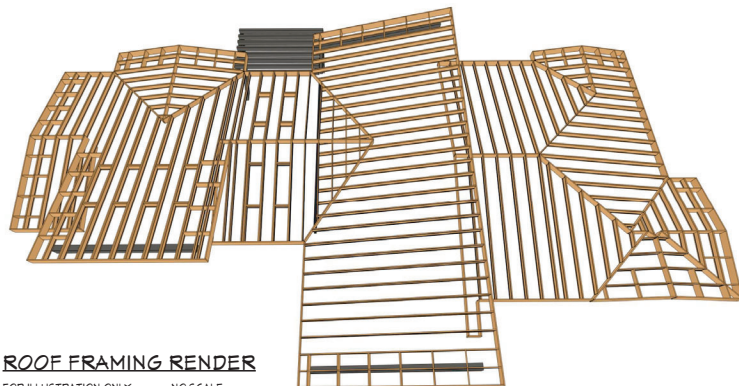
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ROOF & FRAMING PLAN  
1/4"=1'



ROOF FRAMING RENDER  
FOR ILLUSTRATION ONLY NO SCALE

#### ROOF & FRAMING NOTES:

1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
6. ROOF JOIST TO BE TJI 560 OR EQUIVALENT
7. ALL ROOF FRAMING 24" O.C. UNO
8. ALL ROOF OVERHANGS 24" UNO
9. INSTALL ICE SHIELD AS REQUIRED
10. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES
11. MIN. SNOW LOAD SHALL BE 25 LBS PER SQUARE FOOT
12. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ 8d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD
13. ROOF TRUSS OR TJI'S MANUFACTURER: \_\_\_\_\_

SHEET NUMBER

12

SCALE @ 24" X 36"

DATE: JAN. 2020

DRAWN BY: S.H.

## ROOF & FRAMING PLAN

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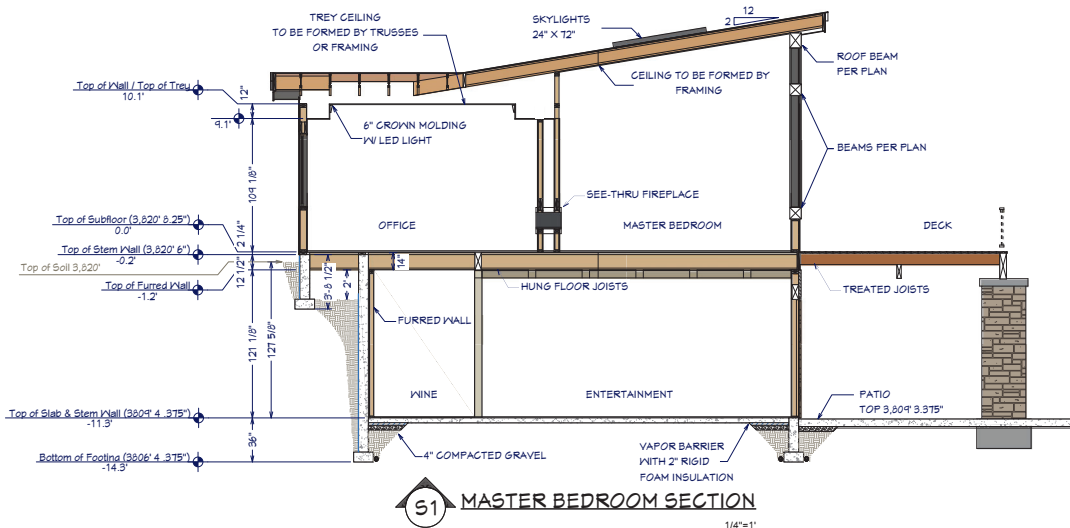
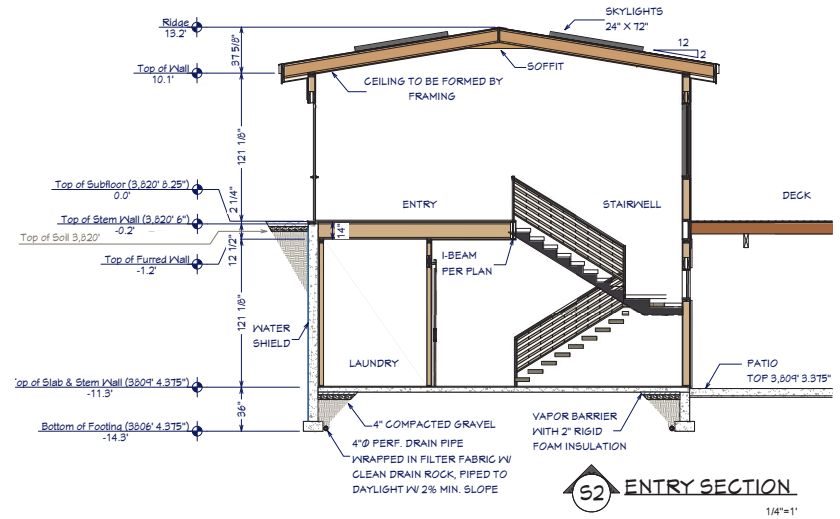
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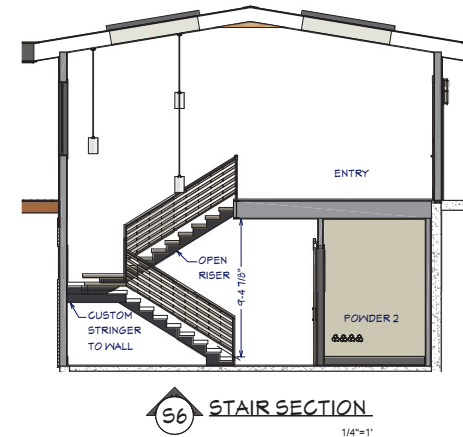
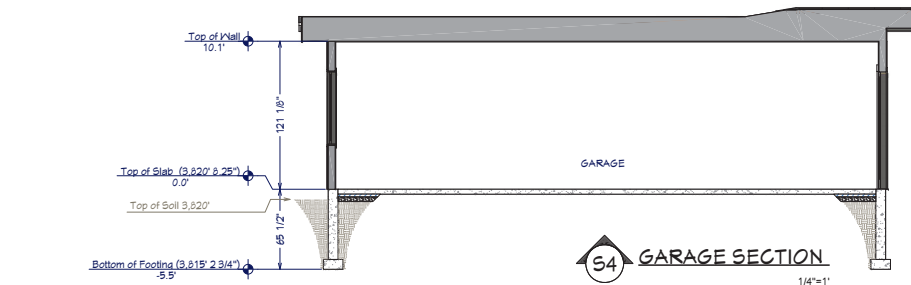
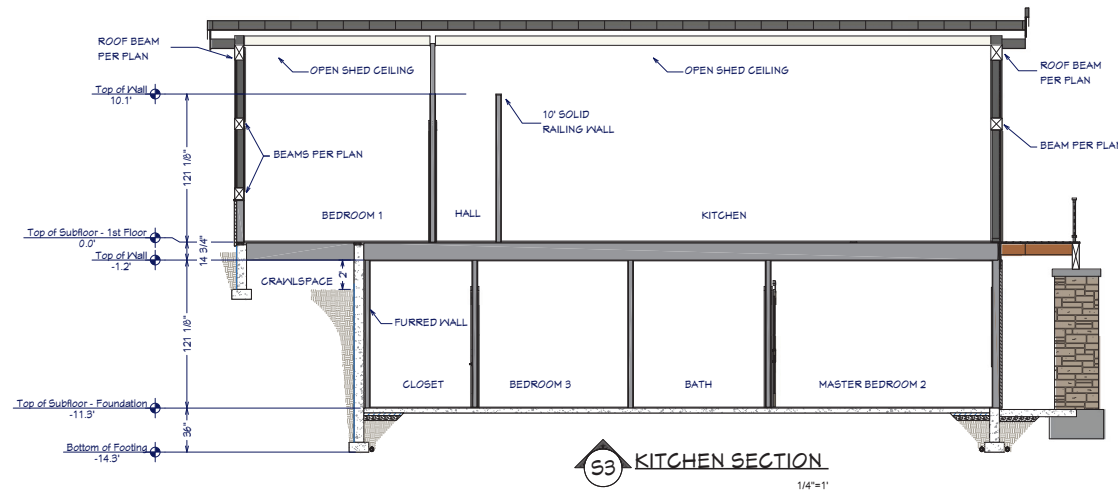
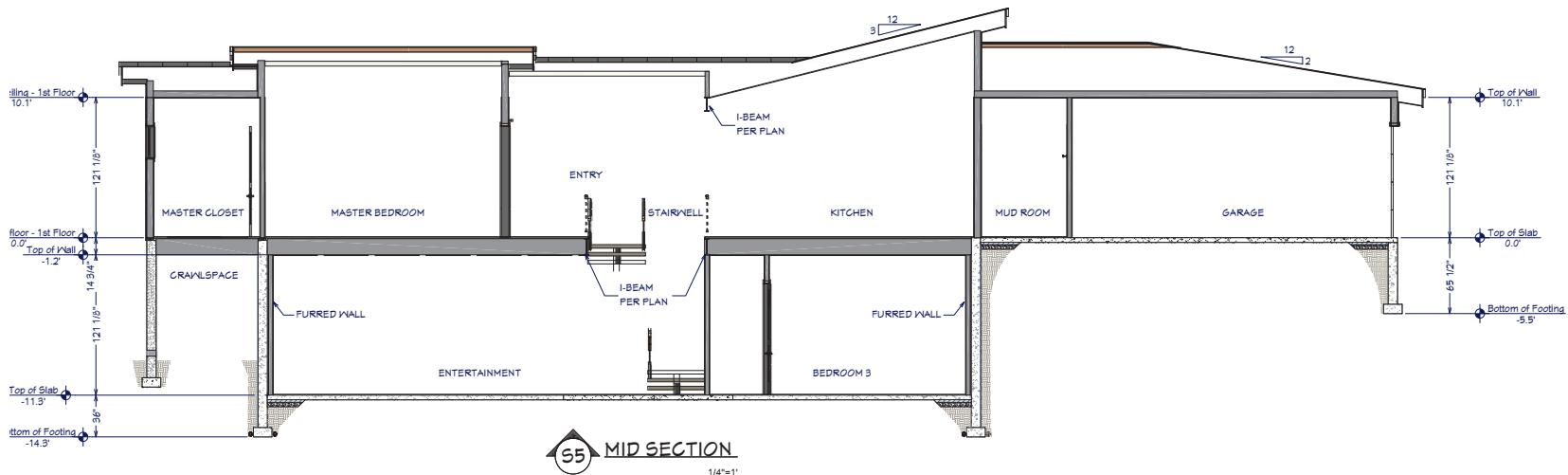


**3D CUT-AWAY RENDER**  
FOR ILLUSTRATION ONLY NO SCALE



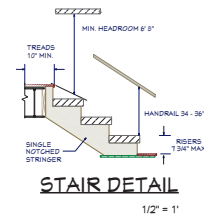
**3D CUT-AWAY RENDER**  
FOR ILLUSTRATION ONLY NO SCALE





#### 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'-5" 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.



SHEET NUMBER

14

SCALE @ 24" X 36"

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## SECTIONS & DETAILS

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SCALE 1"=1'

SCALE 1"=1'

SCALE 1"=1'

SCALE 1"=1'

SCALE 1"=1'

10

LINE  
SCALE 12x1

SCALE 32a11

570

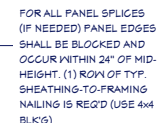
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SIDE VIEW

SE

NTS

2012年12月



## WINDOW SCHEDULE

Window Section	Size	Qty	Material	Width	Height	Notes		
	W01	11	1	2500TK	52"	60"	30"x41"	Fixed Glass
	W02	4	1	2500TK	52"	35"	30"x20"	Single Hung
	W03	1	1	2500TK	44"	60"	30"x41"	Fixed Glass
	W04	1	1	3050TK	42"	42"	30"x40"	Fixed Glass
	W05	2	1	3611TK	42"	22 5/8"	40"x25 5/8"	Fixed Glass
	W06	1	1	3621TK	42"	35 5/8"	40"x26 1/8"	Fixed Glass
	W07	1	1	3640TK	42"	40 5/8"	40"x41 5/8"	Fixed Glass
	W08	2	1	3650TK	42"	61"	40"x42"	Fixed Glass
	W09	2	1	3640TK	42"	45"	40"x41"	Fixed Glass
	W10	3	1	3620TK	42"	30"	40"x31"	Fixed Glass
	W11	4	0	2500TK	52"	60"	30"x41"	Fixed Glass
	W12	1	0	4020TK	12"	24"	19"x25"	Fixed Glass
	W13	1	1	2500	52"	35"	30"x20"	Single Hung
	W14	2	2	4020TK	12"	24"	19"x25"	Fixed Glass

### WINDOW NOTES:

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

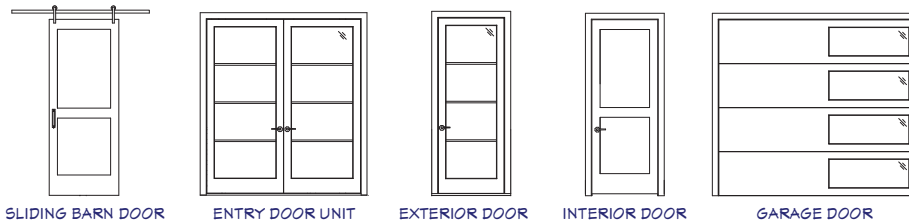
#### WINDOW FLASHING DETAIL



#### BASIC WINDOW FLASHING INSTALLATION\*

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

\*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S



### DOOR NOTES:

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

## DOOR SCHEDULE

Door Section	Number	Qty	Material	Width	Height	Notes
	D01	1	1	96"	96"	Sliding Barn Door
	D02	2	1	36"	96"	Entry Door Unit
	D03	1	1	36"	96"	Exterior Door
	D04	1	1	36"	96"	Interior Door
	D05	1	1	96"	96"	Garage Door
	D06	1	1	96"	96"	Sliding Barn Door
	D07	1	1	36"	96"	Entry Door Unit
	D08	1	1	36"	96"	Exterior Door
	D09	1	1	36"	96"	Interior Door
	D10	1	1	96"	96"	Garage Door
	D11	1	1	96"	96"	Sliding Barn Door
	D12	1	1	36"	96"	Entry Door Unit
	D13	1	1	36"	96"	Exterior Door
	D14	1	1	36"	96"	Interior Door
	D15	1	1	96"	96"	Garage Door
	D16	1	1	96"	96"	Sliding Barn Door
	D17	1	1	36"	96"	Entry Door Unit
	D18	1	1	36"	96"	Exterior Door
	D19	1	1	36"	96"	Interior Door
	D20	1	1	96"	96"	Garage Door
	D21	1	1	96"	96"	Sliding Barn Door
	D22	1	1	36"	96"	Entry Door Unit
	D23	1	1	36"	96"	Exterior Door
	D24	1	1	36"	96"	Interior Door
	D25	1	1	96"	96"	Garage Door

SHEET NUMBER

16

SCALE @ 24" X 36"

DATE: JAN 2020

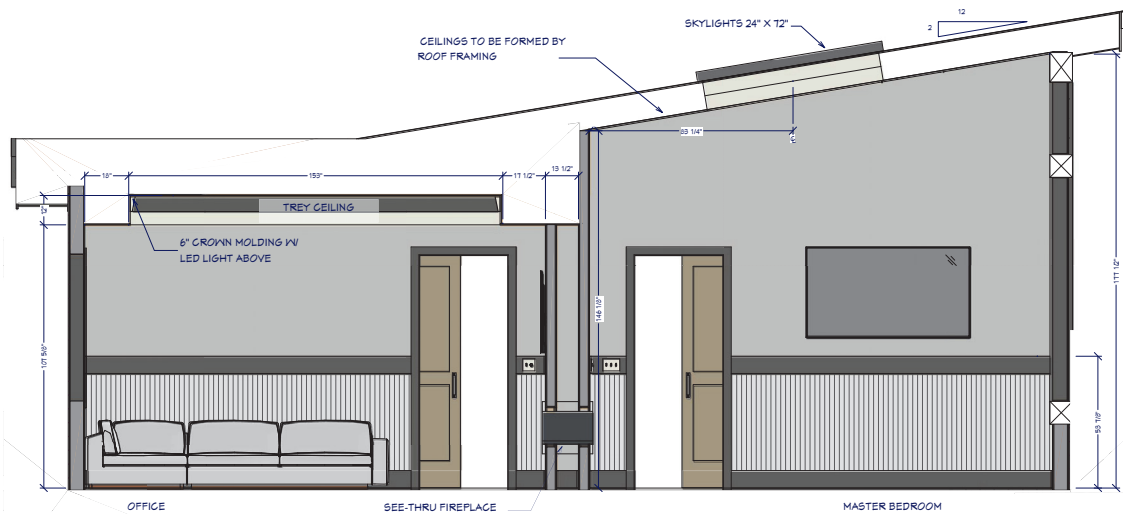
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DOOR & WINDOW  
SCHEDULES

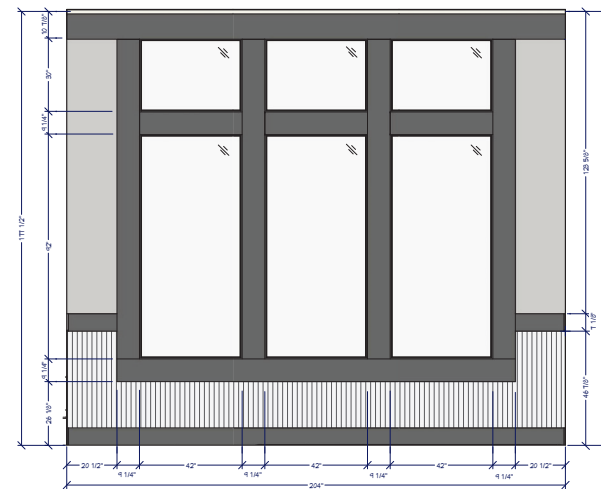
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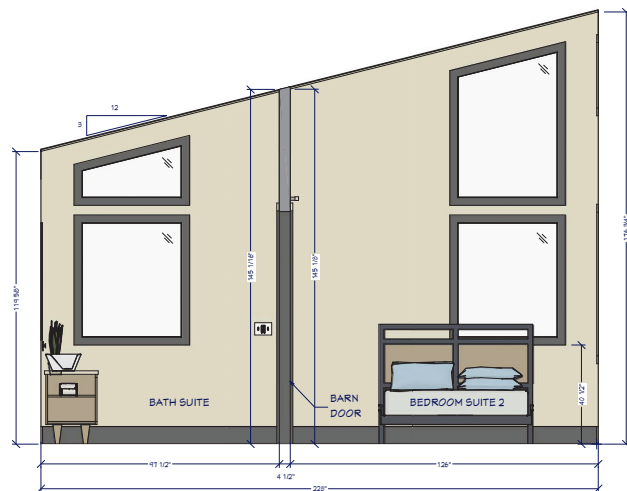




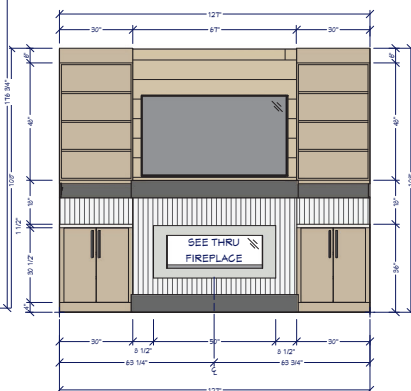
12 MASTER BEDROOM / OFFICE  
1/2"=1'



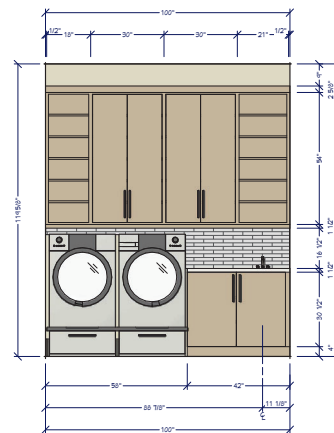
14 MASTER BEDROOM  
1/2"=1'



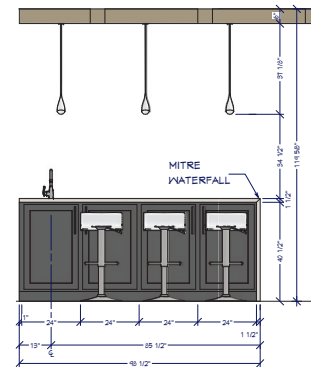
15 BEDROOM 1 SUITE  
1/2"=1'



13 OFFICE ELEVATION  
1/2"=1'



17 LAUNDRY ELEVATION  
1/2"=1'



16 ENTERTAINMENT BAR  
1/2"=1'

SHEET NUMBER  
**17**

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

**INTERIOR  
ELEVATIONS**

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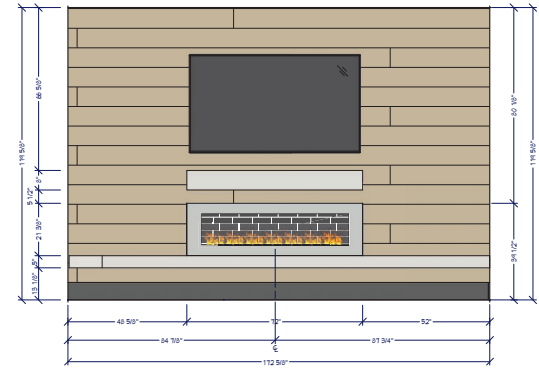
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**1ST FLOOR PERSPECTIVE**

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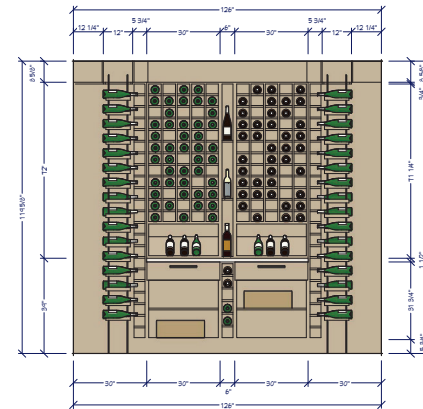
**FIREPLACE ELEVATION**

1/2"=1'



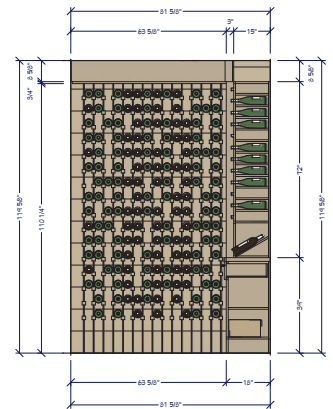
**ENTERTAINMENT ROOM PERSPECTIVE**

FOR ILLUSTRATION ONLY NO SCALE



**WINE ROOM MAIN WALL**

1/2"=1'



**WINE ROOM SIDE WALL**

1/2"=1'

SHEET NUMBER

**18**

SCALE @ 24" X 36"

DATE: JAN. 2020

DRAWN BY: S.H.

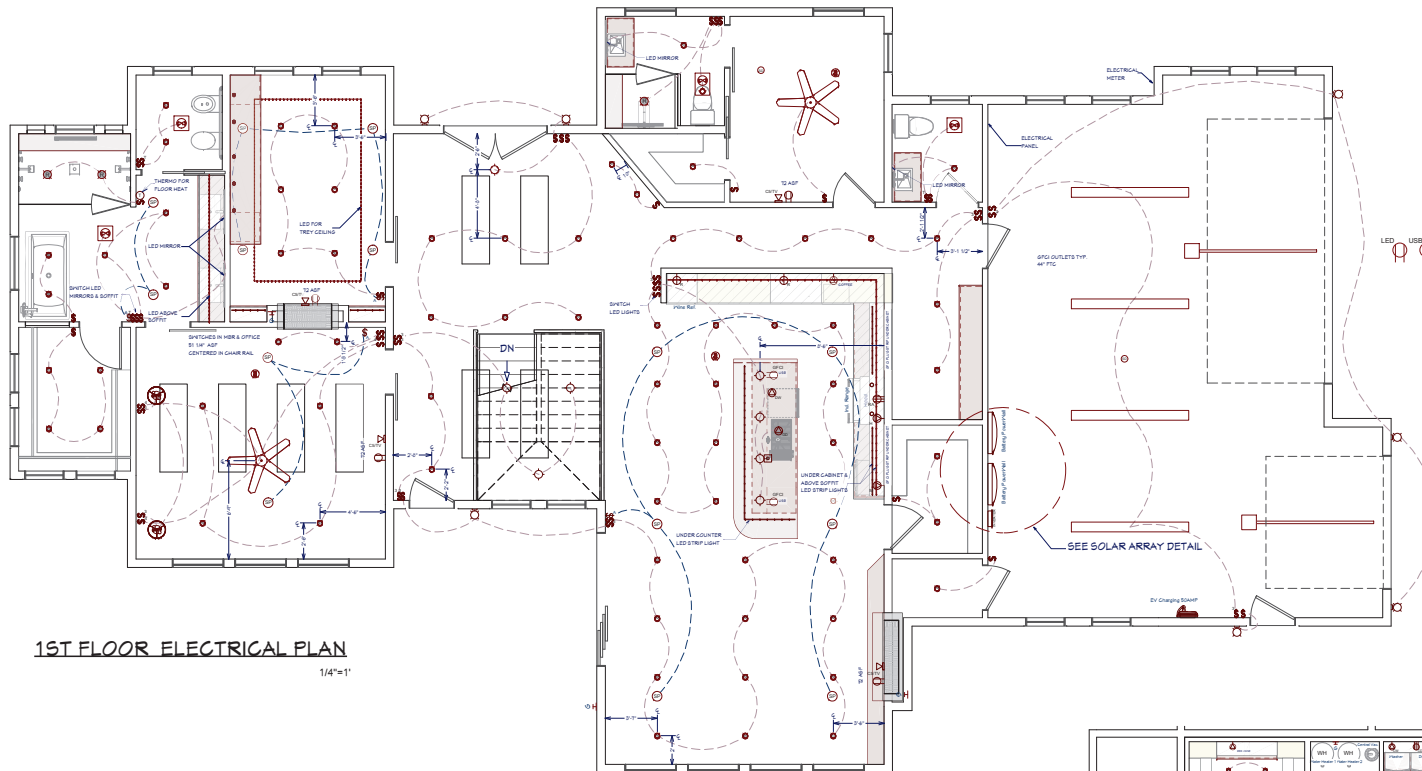
**PERSPECTIVES &  
ELEVATIONS**

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1ST FLOOR ELECTRICAL PLAN

1/4"=1'

## NOTES:

### ELECTRICAL:

ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP.

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL(S)

ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS

ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED

ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.

PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.

FIXTURES TO BE SELECTED BY HOME OWNER.

UNO - ALL SWITCHES TO BE 40" ASF. INTERIOR OUTLETS TO BE 15" ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF. (ASF = ABOVE SUBFLOOR)

ALL LIGHTING SHALL BE DIMMABLE AND USE LED, UNO.

### AUDIO:

LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER

WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;

AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;

LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q".

SYSTEM TO BE APPROVED BY HOME OWNER.

### DATA / CABLE:

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

OWNER. HOME OWNER PROVIDED & INSTALLED

## ELECTRICAL LEGEND

### LIGHTING

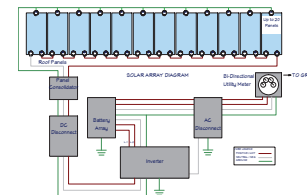
- RECESSED 4" & 6" CANS / MET RATED
- FENDANTS / WALL LAMP / SCONCE
- UNDER CABINET LED PUCK / LED STRIP / CEILING LED
- FAN / FAN LIGHT. 200 CFM MIN.
- CEILING FAN W/ LIGHT

### SWITCHES / OUTLETS

- SWITCH / 3-WAY / 4-WAY
- OUTLETS - 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

- CATS / CAT5 / COAX RS60S / CENTRAL VAC / HOME SECURITY PANEL
- SMOKE DETECTOR / THERMOSTAT / GAS CONNECTION / DOOR BELL
- SPEAKERS: CEILING MOUNTED. NOTE: USE WALL CONTROLLED VOLUME SWITCH



SOLAR ARRAY DETAIL



BASEMENT ELECTRICAL PLAN

3/16"=1'

SHEET NUMBER

19

SCALE @ 24" X 36"

DATE: JAN. 2020

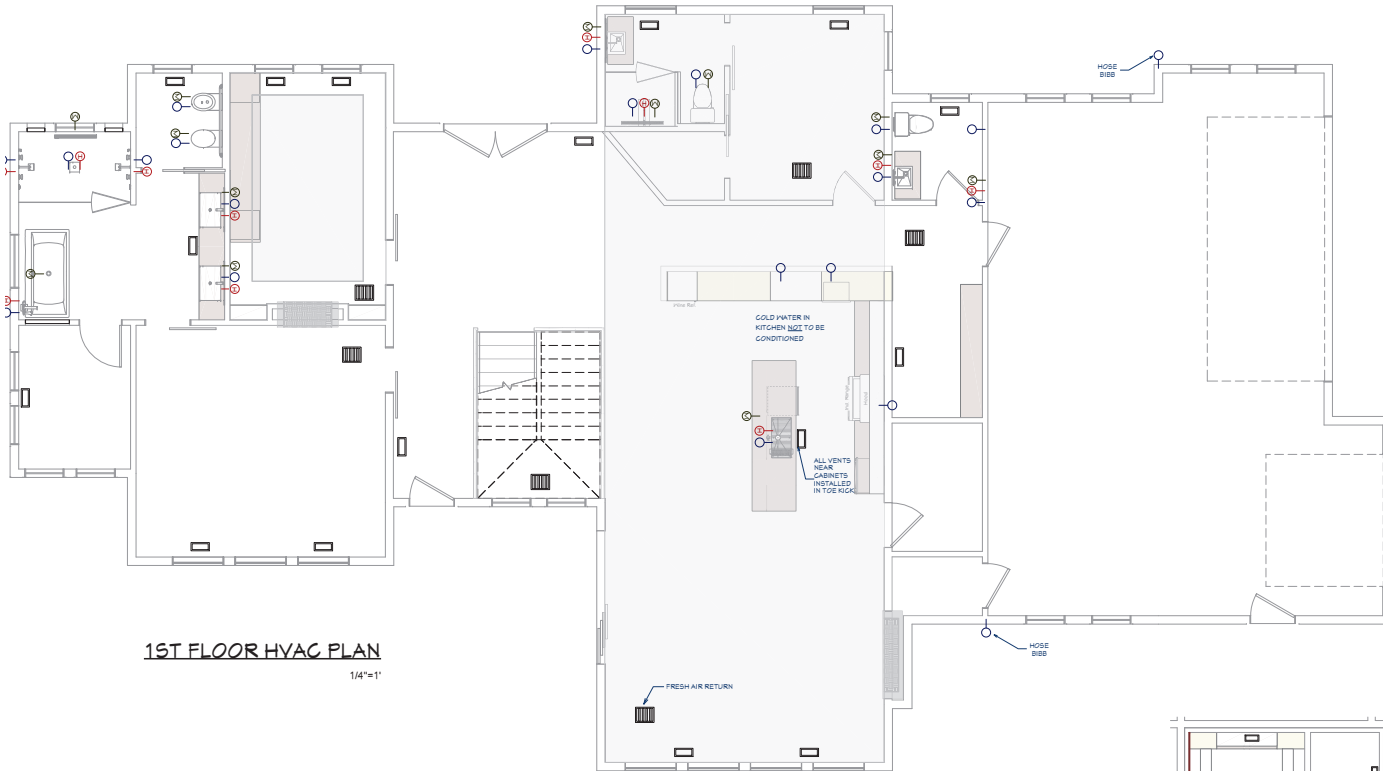
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ELECTRICAL, DATA &  
AUDIO PLAN

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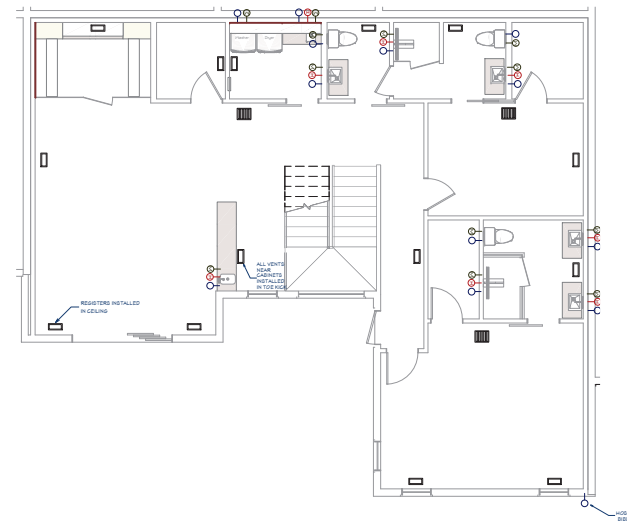


**1ST FLOOR HVAC PLAN**

1/4"=1'

**GENERAL PLUMBING & HVAC NOTES:**

1. HVAC SHALL HAVE TWO ZONES, ONE FOR EACH FLOOR.
2. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS GARAGES, ETC
3. ALL DUCTING SHALL BE THRU FLOOR TRUSSES / JOISTS
4. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS. 1/150 OF SPACE VENTILATED FOR GABLE VENTS. 1/3000 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. VENT DRYER VENT, MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
6. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INT. MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. - IRC M1901.1
7. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH -IRC P2403.2
8. SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. -IRC P2403.2
9. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
11. WATER SOFTENER UNIT, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE CONDITION WATER.
12. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
13. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
14. INSULATE WASTE LINES FOR SOUND CONTROL.
15. INSTALL CENTRAL VACUUM SYSTEM & PIPING, CONFIRM BRAND WITH HOMEOWNER.



**BASEMENT HVAC PLAN**

3/16"=1'

SHEET NUMBER

**20**

SCALE @ 24" X 36"

DATE: JAN. 2020

DRAWN BY: S.H.

**PLUMBING & HVAC  
PLAN**

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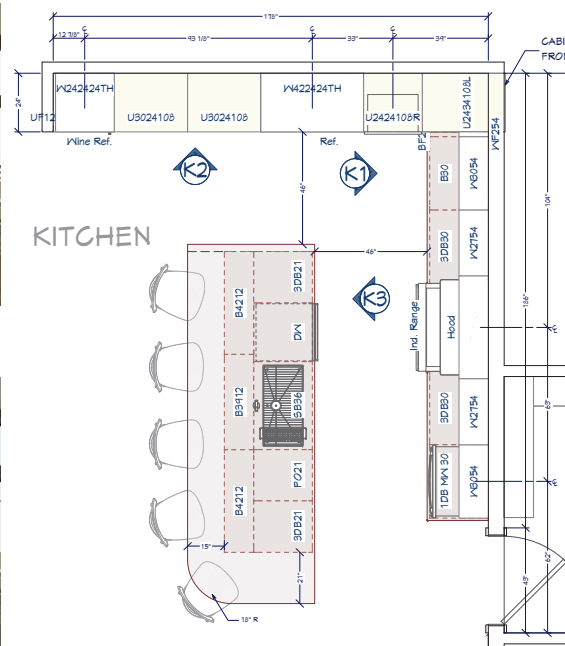




**KITCHEN RENDERING - OPTION 1**  
FOR ILLUSTRATION ONLY NO SCALE



**KITCHEN RENDERING - OPTION 2**  
FOR ILLUSTRATION ONLY NO SCALE



#### KITCHEN & CABINET NOTES:

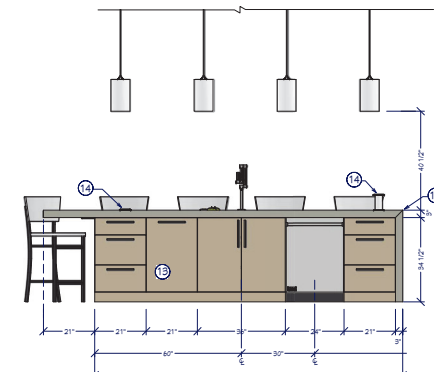
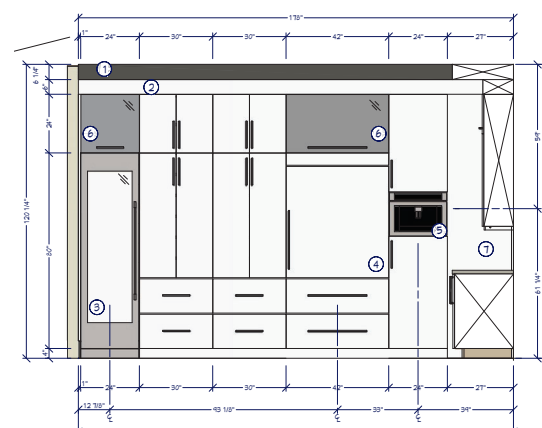
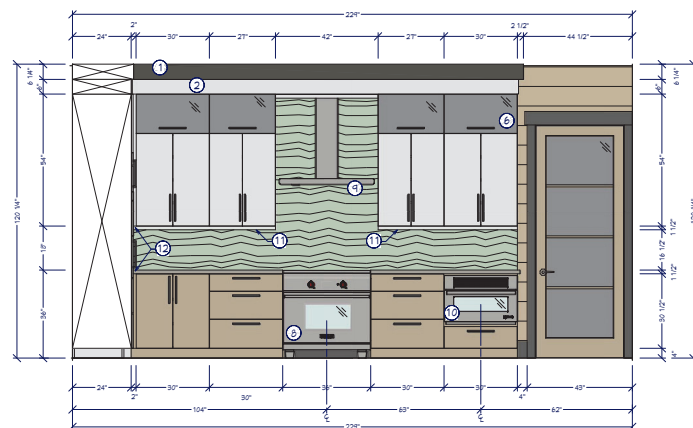
- 1 ALL CABINETS FRAMELESS, MAPLE OR ALDER
- 2 CONFIRM FINISH & STAINPAIN WITH CLIENT PRIOR TO ORDERING
- 3 CONFIRM DOOR & DRAWER STYLES WITH CLIENT PRIOR TO ORDERING
- 4 INSTALL HARDWARE ON SITE
- 5 INSTALL CROWN MOLDING ON SITE; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER
- 6 CABINET SUPPLIER RESPONSIBLE 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; SLIDES TO BE SOFT CLOSE
- 11 LED STRIP LIGHTS FOR WALL CABINETS AND UNDER ISLAND
- 12 UNDERCOUNTER GFCI ELECTRICAL PLUGS
- 13 COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES

#### KITCHEN KEY NOTES:

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

#### CABINET SCHEDULE

Item	Qty	Desc	Unit	Notes
C01	1	U3024108	2	24" x 30" wall cabinet
C02	1	U3024108	2	24" x 30" wall cabinet
C03	1	U3024108	2	24" x 30" wall cabinet
C04	1	U3024108	2	24" x 30" wall cabinet
C05	1	U3024108	2	24" x 30" wall cabinet
C06	1	U3024108	2	24" x 30" wall cabinet
C07	1	U3024108	2	24" x 30" wall cabinet
C08	1	U3024108	2	24" x 30" wall cabinet
C09	1	U3024108	2	24" x 30" wall cabinet
C10	1	U3024108	2	24" x 30" wall cabinet
C11	1	U3024108	2	24" x 30" wall cabinet
C12	1	U3024108	2	24" x 30" wall cabinet
C13	1	U3024108	2	24" x 30" wall cabinet
C14	1	U3024108	2	24" x 30" wall cabinet
C15	1	U3024108	2	24" x 30" wall cabinet
C16	1	U3024108	2	24" x 30" wall cabinet
C17	1	U3024108	2	24" x 30" wall cabinet
C18	1	U3024108	2	24" x 30" wall cabinet
C19	1	U3024108	2	24" x 30" wall cabinet
C20	1	U3024108	2	24" x 30" wall cabinet
C21	1	U3024108	2	24" x 30" wall cabinet
C22	1	U3024108	2	24" x 30" wall cabinet
C23	1	U3024108	2	24" x 30" wall cabinet
C24	1	U3024108	2	24" x 30" wall cabinet
C25	1	U3024108	2	24" x 30" wall cabinet
C26	1	U3024108	2	24" x 30" wall cabinet
C27	1	U3024108	2	24" x 30" wall cabinet
C28	1	U3024108	2	24" x 30" wall cabinet
C29	1	U3024108	2	24" x 30" wall cabinet
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C39	1	U3024108	2	24" x 30" wall cabinet
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C47	1	U3024108	2	24" x 30" wall cabinet
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C65	1	U3024108	2	24" x 30" wall cabinet
C66	1	U3024108	2	24" x 30" wall cabinet
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C80	1	U3024108	2	24" x 30" wall cabinet
C81	1	U3024108	2	24" x 30" wall cabinet
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C88	1	U3024108	2	24" x 30" wall cabinet
C89	1	U3024108	2	24" x 30" wall cabinet
C90	1	U3024108	2	24" x 30" wall cabinet
C91	1	U3024108	2	24" x 30" wall cabinet
C92	1	U3024108	2	24" x 30" wall cabinet
C93	1	U3024108	2	24" x 30" wall cabinet
C94	1	U3024108	2	24" x 30" wall cabinet
C95	1	U3024108	2	24" x 30" wall cabinet
C96	1	U3024108	2	24" x 30" wall cabinet
C97	1	U3024108	2	24" x 30" wall cabinet
C98	1	U3024108	2	24" x 30" wall cabinet
C99	1	U3024108	2	24" x 30" wall cabinet
C100	1	U3024108	2	24" x 30" wall cabinet



SHEET NUMBER  
**21**

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

**KITCHEN PLAN & ELEVATIONS**

**BACHELOR VIEW**

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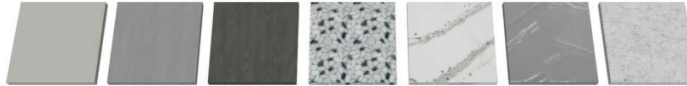
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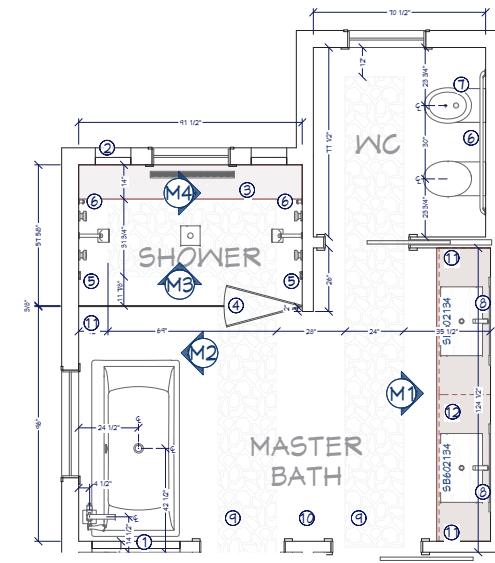


## MASTER BATH RENDER

FOR ILLUSTRATION ONLY NO SCALE



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



## MASTER BATH FLOOR PLAN

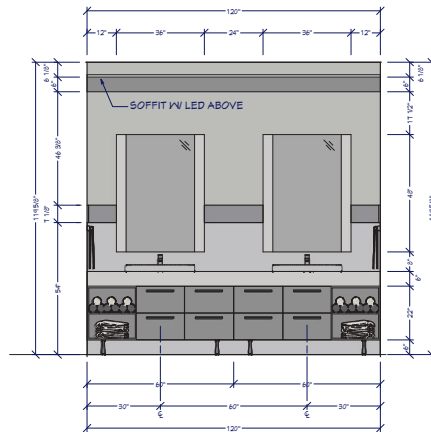
1/2"=1'

## MASTER BATH NOTES

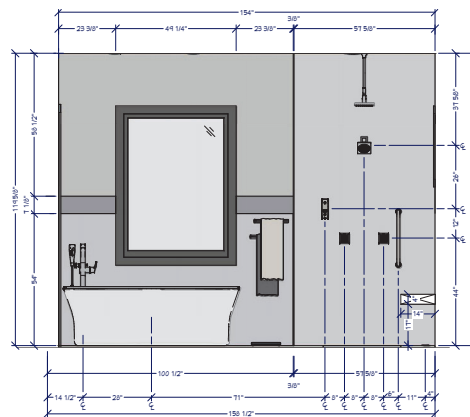
- NICHE 36"W 18"H 30"FTB
- NICHE 14.5"W 20"H 54"FTB
- SHOWER BENCH 14"W
- DUAL SINKING
- DTV CONTROL
- GRAB BAR
- BIDET
- LED MIRROR
- FLOOR INLAY
- HEATED FLOOR
- TOWEL MOUNT
- SOFFIT W/ LED ABOVE VANITIES

## FIXTURES

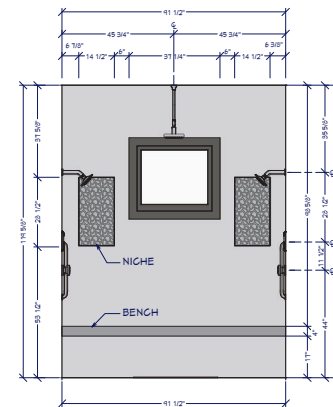
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
101	TOILET	1	EA	150.00
102	BIDET	1	EA	120.00
103	SHOWER HEAD	1	EA	80.00
104	SHOWER BENCH	1	EA	150.00
105	SHOWER GLASS	1	EA	200.00
106	SHOWER DOOR	1	EA	150.00
107	SHOWER HEAD	1	EA	80.00
108	SHOWER BENCH	1	EA	150.00
109	SHOWER GLASS	1	EA	200.00
110	SHOWER DOOR	1	EA	150.00
111	SHOWER HEAD	1	EA	80.00
112	SHOWER BENCH	1	EA	150.00
113	SHOWER GLASS	1	EA	200.00
114	SHOWER DOOR	1	EA	150.00
115	SHOWER HEAD	1	EA	80.00
116	SHOWER BENCH	1	EA	150.00
117	SHOWER GLASS	1	EA	200.00
118	SHOWER DOOR	1	EA	150.00
119	SHOWER HEAD	1	EA	80.00
120	SHOWER BENCH	1	EA	150.00



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



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



M3 SHOWER ELEVATION  
1/2"=1'

SHEET NUMBER

22

SCALE @ 24" X 36"

DATE: JAN 2020

DRAWN BY: S.H.

## MASTER BATH PLAN & ELEVATIONS

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