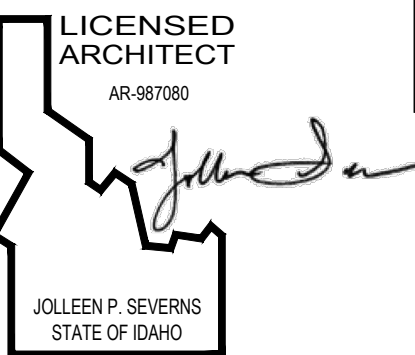


ADU RESIDENCE



05.10.2024
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REV	DATE	DESCRIPTION
01	01.24.25	FOOTPRINT REDUCTION

Consultant Team
North Idaho CUSTOM BUILDERS
 LUXURY CONSTRUCTION
 northidahocustombuilders.com
 208.964.9933

PROJECT INFORMATION

PROJECT ADDRESS: _____

 PROJECT OWNER(S): _____

 PROJECT DESCRIPTION: _____

 PARCEL: _____
 LEGAL: (DESCRIPTION) _____
 Lot Size: _____
 Type of Structure: New Residence
 Type of Construction: VB
 Zoning Designation: _____

BUILDING INFORMATION
 BUILDING AREA 792 SF
 CARPORT (OPTIONAL) 205 SF

BUILDING HEIGHT:
 OVERALL BUILDING HEIGHT 17'-0"

***NOTE:**
 Building height determined from average grade.
 See exterior elevations for calculation.

SETBACKS:
 (PER JURISDICTION)
 FRONT: _____
 FLANKING STREET: _____
 REAR: _____
 SIDE: _____
 SIDE w/ ALLEY: _____

EFFECTIVE CODES
 (LOCAL JURISDICTION CODES & AMENDMENTS)
 _____ INTERNATIONAL RESIDENTIAL CODE
 _____ INTERNATIONAL ENERGY CODE
 _____ INTERNATIONAL MECHANICAL CODE
 _____ IDAHO STATE CODE AMENDMENTS
 _____ IDAHO STATE PLUMBING CODE
 _____ IECC w/ STATE AMENDMENTS

CODE ANALYSIS:

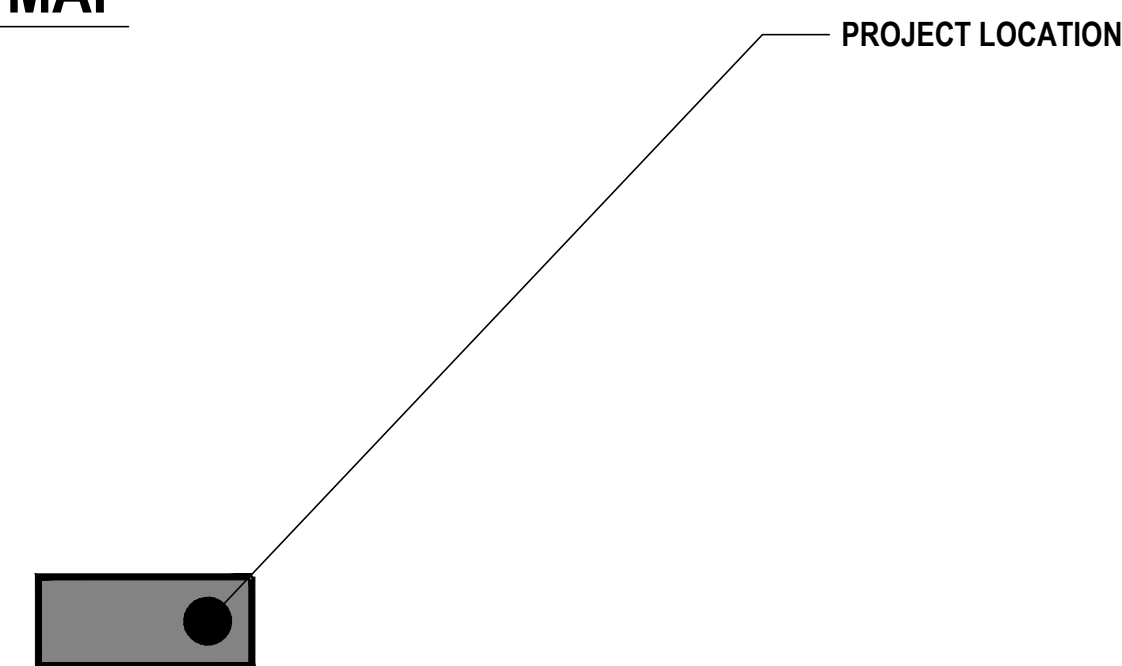
Fire Sprinklers: Non-Sprinkled

Allowable Building Height: _____ Main Residence
 _____ ADU
 _____ Carport

Proposed Building Height: _____ Main Residence
 _____ ADU
 _____ Carport

Minimum Egress Size: 5.7 SF (20"W x 24"H)
 (PER IRC) Max. Sill Height = 44"

VICINITY MAP



DRAWING INDEX

GENERAL
 G0.0 COVER SHEET / INDEX
 G0.1 GENERAL NOTES
 G0.2 ASSEMBLY TYPES / ABBREVIATIONS / SYMBOLS

ARCHITECTURAL
 A2.0 FLOOR & ROOF PLANS / INT ELEVS / DETAILS
 A3.0 REFLECTED CEILING PLANS
 A5.0 EXTERIOR ELEVATIONS
 A6.0 BUILDING SECTIONS
 A7.0 SCHEDULES / WINDOW & DOOR TYPES

STRUCTURAL
 S.1 STRUCTURAL PLANS

ADU SUBMITTAL

COVER SHEET, DRAWING INDEX

Project #: 23-999
 Designer: J.Sevens
 Phase: _____
 Drafter: LQ
 Date: 12.12.2024



G0.0

EFFECTIVE CODES

THIS PROJECT HAS BEEN DESIGNED TO THE REQUIRED REGULATIONS AS NOTED IN THE PROJECT INFORMATION SHEET, G0.00, AND AS ADOPTEDAEMANDED BY THE AGENCY HAVING JURISDICTION. REFERENCE THE ARCHITECTURAL AND/OR OTHER CONSULTANT'S DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS NOT SHOWN HERE.

DESIGN LOADING (LIST SHOWN FOR REFERENCE, FINAL FACTORS TO BE PER LOCATION / JURISDICTION)

Table with 2 columns: RISK CATEGORY and Value. Includes roof dead loading, snow importance factor, ground snow load, roof snow load, floor live load, wind speed, wind exposure category, seismic importance factor, seismic design category, site soil classification, and frost depth.

TEMPORARY SHORING

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING DURING CONSTRUCTION TO ENSURE THAT THE EXISTING STRUCTURE IS STABLE UNTIL THE NEW CONSTRUCTION WORK IS COMPLETE. IF NECESSARY, THE CONTRACTOR SHALL CONSULT A SPECIALTY STRUCTURAL ENGINEER, LICENSED IN THE STATE OF WORK, FOR DESIGN ASSISTANCE PRIOR TO PROCEEDING WITH THE WORK.

DRAWINGS AND DETAILS

THE CONTRACT DRAWINGS PORTRAY THE DESIGN INTENT BASED ON THE PROJECT CONDITIONS MADE AVAILABLE TO THE ARCHITECT OF RECORD. THE DETAIL SHEETS SHOW SPECIFIC DETAILING REQUIREMENTS AS REFERENCED FROM THE STRUCTURAL PLANS. THE CONTRACTOR SHALL VERIFY EXISTING FRAMING CONDITIONS AND AS-BUILT DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SUBMITTAL REQUIREMENTS

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE DESIGN TEAM PRIOR TO FABRICATION OCCURRING. PLEASE ALLOW FOR A TIME PERIOD OF ONE WEEK TO ALLOW FOR A COMPLETE REVIEW TO OCCUR BY THE ARCHITECT OF RECORD.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THIS REVIEW OCCURS IN CONJUNCTION WITH THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL REVIEW THE SUBMITTALS AND COMMENT AS NECESSARY PRIOR TO SUBMITTING TO THE DESIGN TEAM. THE ARCHITECT OF RECORD WILL REVIEW THE SUBMITTAL FOR CONFORMANCE WITH THE OVERALL DESIGN INTENT AND PROVIDE FEEDBACK AS NECESSARY.

PLEASE PROVIDE THE FOLLOWING DEFERRED SUBMITTALS FOR THIS PROJECT: - PRE-MANUFACTURED WOOD ROOF TRUSSES - TEMPORARY SHORING SYSTEMS

SOILS AND FOUNDATIONS

ALL FOUNDATIONS SHALL BEAR ON NATIVE SOIL OR COMPACTED STRUCTURAL FILL. ALL NEW FOUNDATIONS SHALL BE PLACED SO THAT THE BOTTOM OF FOOTING IS LOCATED A MINIMUM OF 30" BELOW FINISHED GRADE UNLESS NOTED OTHERWISE WITHIN THE CONTRACT DOCUMENTS.

POST-INSTALLED ANCHORS: REFERENCE STANDARDS: ACI 318 APPENDIX D AND MANUFACTURER'S TESTED DATA.

- IF ANY OF THE FOLLOWING CONDITIONS ARE DISCOVERED DURING CONSTRUCTION AT THE BUILDING SITE, A GEOTECHNICAL INVESTIGATION SHALL BE COMMISSIONED. A. QUESTIONABLE SOIL B. EXPANSIVE SOIL C. GROUND-WATER TABLE IS ABOVE OR WITHIN 5 FEET BELOW THE ELEVATION OF THE LOWEST FLOOR LEVEL WHERE SUCH FLOOR IS LOCATED BELOW THE FINISHED GROUND LEVEL ADJACENT TO THE FOUNDATION. D. ROCK STRATA OF VARIABLE OR DOUBTFUL CHARACTERISTICS E. EXCAVATIONS THAT WILL REMOVE THE LATERAL SUPPORT OF AN ADJACENT, EXISTING FOUNDATION F. USE OF COMPACTED FILL MATERIAL BELOW SHALLOW FOUNDATIONS IN EXCESS OF 12 INCHES IN DEPTH G. USE OF CONTROLLED LOW-STRENGTH MATERIAL (CLSM)

- 1. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. 2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL 12 INCHES OR LESS IN DEPTH. IF PROVIDED, COMPACTED FILL MATERIAL SHALL HAVE AN IN-PLACE DRY DENSITY NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. IF THE COMPACTED FILL MATERIAL EXCEEDS 12 INCHES IN DEPTH OR CLSM IS USED, PLACEMENT SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL INVESTIGATION AND REPORT. 3. SLAB ON GRADE CONTROL JOINTS: THE CONTRACTOR SHALL INSTALL TOOLED OR SAWCUT CONTROL JOINTS IN THE CONCRETE SLABS ON GRADE. THE JOINTS SHALL BE 1/8" WIDE AND T/4 DEEP, WHERE T EQUALS THE SLAB THICKNESS. B. THE JOINTS SHALL SUB-DIVIDE THE SLAB INTO PANELS WITH THE LONGER SIDE NO GREATER THAN 1.5 TIMES THE LENGTH OF THE SHORTER SIDE. C. JOINTS IN INTERIOR SLABS SHALL BE SPACED AT NO FURTHER THAN 12'-0" APART AND JOINTS IN EXTERIOR SLABS SHALL BE SPACED AT NO FURTHER THAN 6'-0". D. THE CONTRACTOR SHALL SUBMIT THEIR CONTROL JOINT PLAN TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO THE FIRST SLAB ON GRADE CONCRETE POUR. 4. WELDED WIRE REINFORCEMENT: ASTM A1064, SHEETS ONLY 5. FIBER-REINFORCED CONCRETE: ASTM C1116 TYPE III 4.1.3, 100% HOMOPOLYMER POLYPROPYLENE MD FIBRILLATED FIBERS, 1.5 POUND PER CUBIC YARD, MINIMUM APPLICATION RATE.

- 1. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. 2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL 12 INCHES OR LESS IN DEPTH. IF PROVIDED, COMPACTED FILL MATERIAL SHALL HAVE AN IN-PLACE DRY DENSITY NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. IF THE COMPACTED FILL MATERIAL EXCEEDS 12 INCHES IN DEPTH OR CLSM IS USED, PLACEMENT SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL INVESTIGATION AND REPORT. 3. THE BOTTOM OF ALL EXTERIOR FOOTINGS AND FOOTINGS SUSCEPTIBLE TO FROST HEAVE SHALL EXTEND A MINIMUM DEPTH BELOW LOWEST ADJACENT FINISHED GRADE OF 2'-6". 4. THE SUBGRADES OF SLABS ON GRADE SHALL BE STRIPPED, TILLED, AND RE-COMPACTED TO PRODUCE A UNIFORM SURFACE. THE SUBGRADE SHALL BE OVERLAIN WITH 6 INCHES, MINIMUM, OF CLEAN, DENSELY-GRADED, CRUSHER-RUN BASE MATERIAL WITH A BALANCED FINE CONTENT THAT SATISFIES THE REQUIREMENTS OF ASTM D1241, TYPE 1 MIXTURE, GRADATION C. THE BASE MATERIAL SHALL BE COMPACTED TO A DRY DENSITY NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE SURFACE OF THE BASE MATERIAL SHALL BE CHOKED OFF WITH SAND OR FINE GRAVEL AND COMPACTED TO PROVIDE A SMOOTH, PLANAR SURFACE FOR THE CONCRETE SLAB ON GRADE. 5. PROVIDE A VAPOR RETARDER DIRECTLY BELOW THE SLAB AND ABOVE THE GRANULAR BASE MATERIAL, UNLESS NOTED OTHERWISE. THE VAPOR RETARDER SHALL COMPLY WITH ASTM E1745 AND SHALL BE 10 MILS THICK, MINIMUM. 6. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS, OR WITH CLSM. THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMP PROOFING MATERIAL, IF PRESENT. CLSM NEED NOT BE COMPACTED. 7. DAMP PROOFING AND FOUNDATION DRAINS SHALL BE PROVIDED FOR WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES BELOW GRADE: A. DAMP PROOFING MATERIAL SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, EXTENDING FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. THE MATERIAL SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, OR 1/8 INCH COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C887. HOLES AND RECESSES IN CONCRETE WALLS RESULTING FROM THE REMOVAL OF FORM TIES SHALL BE SEALED PRIOR TO APPLYING DAMP PROOFING. B. THE FOUNDATION DRAIN SHALL BE PLACED AROUND THE PERIMETER OF THE FOUNDATION CONSISTING OF CRUSHER-RUN MATERIAL AND EXTENDING A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH A FILTER MEMBRANE MATERIAL. 8. WHERE THE GROUND-WATER TABLE IS ABOVE OR WITHIN 5 FEET OF THE BASEMENT FLOOR OR RETAINING WALL FOUNDATION, PROVISIONS FOR WATERPROOFING THE FLOOR AND WALLS SHALL BE COMMISSIONED OR A GROUND-WATER CONTROL SYSTEM SHALL BE PROVIDED, AND DESIGNED BY OTHERS.

CAST-IN-PLACE CONCRETE

- 1. CONCRETE: A. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301, UNLESS OTHERWISE NOTED. B. REQUIRED COMPRESSIVE STRENGTH, FC: B.A. CONCRETE ELEMENTS EXPOSED TO THE EXTERIOR GROUND AND WEATHER OR UNCONDITIONED SPACE OF THE BUILDING: 4500 PSI AT 28 DAYS, NORMAL WEIGHT. MAXIMUM WATER TO CEMENT RATIO = 0.45. B.B. CONCRETE ELEMENTS WITHIN THE CONDITIONED SPACE OF THE BUILDING: 3000 PSI AT 28 DAYS, NORMAL WEIGHT. B.C. IF THE CONTRACTOR ELECTS TO REPLACE THE CEMENT IN THE CONCRETE MIX WITH HIGH-VOLUME FLY ASH, IT IS PERMISSIBLE TO ESTABLISH FC AT 56 DAYS. THE CONTRACTOR SHALL COORDINATE THE DURATION OF SHORING AND TEMPORARY BRACING ACCORDINGLY. C. DURABILITY REQUIREMENTS: C.A. CONCRETE ELEMENTS EXPOSED TO THE EXTERIOR GROUND AND WEATHER OR UNCONDITIONED SPACE OF THE BUILDING: C.A.A. PROVIDE TOTAL AIR CONTENT IN ACCORDANCE WITH EXPOSURE CLASS F2 IN ACCORDANCE WITH ACI 318, CHAPTER 19, PER THE FOLLOWING TABLE. TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE 1.5 %:
Table: NOMINAL MAXIMUM AGGREGATE SIZE vs TOTAL AIR CONTENT EXPOSURE CLASS F2
1/2" - 7%
3/4" - 6%
1" - 6%
1 1/2" - 5.5%
D. THE CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS OF CONSTRUCTION OR POUR JOINTS TO THE ARCHITECT AND ENGINEER FOR REVIEW. E. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS AND AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE TO 1/4" AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES. 2. REINFORCING STEEL: A. TYPICAL REINFORCING: ASTM A615 GRADE 40 FOR #3 BARS, ASTM A615 GRADE 60 FOR #4 BARS TO #7 BARS, AND ASTM A706 GRADE 60 FOR #8 BARS AND LARGER B. REINFORCING TO BE WELDED: ASTM A706 GRADE 60 C. DEFORMED BAR ANCHORS: ASTM A496, FY = 70 KSI. D. PROVIDE CLEARANCE AND COVER OF REBAR AS FOLLOWS, UNLESS OTHERWISE NOTED: D.A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES D.B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER, # 5 BARS AND SMALLER: 1 1/2 INCHES D.C. FORMED SURFACES EXPOSED TO EARTH OR WEATHER, #6 BARS AND LARGER: 2 INCHES D.D. INTERIOR SLABS, WALLS, AND JOISTS: 3/4 INCHES D.E. BEAMS AND COLUMNS: 1 1/2 INCHES TO TRANSVERSE REINFORCING E. UNLESS NOTED, REINFORCING BARS SHALL BE SPLICED WITH 50-BAR-DIAMETER LAPS, MINIMUM. F. REINFORCING SHALL BE SUPPORTED PRIOR TO CONCRETING IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1. G. REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. H. WELDING OF REINFORCING IS PERMITTED ONLY WHERE SHOWN IN THE DRAWINGS. WELDING SHALL CONFORM TO AWS D1.4, STRUCTURAL WELDING CODE - STEEL. 3. SLAB ON GRADE CONTROL JOINTS: A. THE CONTRACTOR SHALL INSTALL TOOLED OR SAWCUT CONTROL JOINTS IN THE CONCRETE SLABS ON GRADE. THE JOINTS SHALL BE 1/8" WIDE AND T/4 DEEP, WHERE T EQUALS THE SLAB THICKNESS. B. THE JOINTS SHALL SUB-DIVIDE THE SLAB INTO PANELS WITH THE LONGER SIDE NO GREATER THAN 1.5 TIMES THE LENGTH OF THE SHORTER SIDE. C. JOINTS IN INTERIOR SLABS SHALL BE SPACED AT NO FURTHER THAN 12'-0" APART AND JOINTS IN EXTERIOR SLABS SHALL BE SPACED AT NO FURTHER THAN 6'-0". D. THE CONTRACTOR SHALL SUBMIT THEIR CONTROL JOINT PLAN TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO THE FIRST SLAB ON GRADE CONCRETE POUR. 4. WELDED WIRE REINFORCEMENT: ASTM A1064, SHEETS ONLY 5. FIBER-REINFORCED CONCRETE: ASTM C1116 TYPE III 4.1.3, 100% HOMOPOLYMER POLYPROPYLENE MD FIBRILLATED FIBERS, 1.5 POUND PER CUBIC YARD, MINIMUM APPLICATION RATE.

POST-INSTALLED ANCHORS

- 1. ADHESIVE ANCHORS AND DOWELS IN CONCRETE: SET-XP (ICC-ES ESR-2508) OR AT-XP (APMOUES ER-263) BY SIMPSON STRONG-TIE OR HIT-HY 200 (ICC-ES ESR-3187) BY HILTI. 2. EXPANSION ANCHORS IN CONCRETE: STRONG-BOLT 2 (ICC-ES ESR-3037) BY SIMPSON STRONG-TIE OR KWIK BOLT TZ (ICC-ES ESR-1917) BY HILTI. 3. SCREW ANCHORS IN CONCRETE: TITEN HD (ICC-ES ESR-2713) BY SIMPSON STRONG-TIE OR KWIK HUS-EZ (ICC-ES ESR-3027) BY HILTI. 4. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL POST-INSTALLED ANCHORS, INCLUDING REQUIREMENTS FOR INSTALLING ANCHORS NEAR HEAD OR BED JOINTS IN MASONRY WALLS. 5. PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE ELECTRO-PLATED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS NOTED OTHERWISE. 6. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF (2) ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE OR MASONRY BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. 7. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH POST-INSTALLED ANCHORS. 8. SUBSTITUTIONS: SUBSTITUTE PRODUCTS SHALL HAVE AN ASSOCIATED ICC-ES OR IAPMO EVALUATION REPORT AND THE CONTRACTOR MUST DEMONSTRATE PERFORMANCE IS EQUIVALENT TO THE SPECIFIED PRODUCTS. SUBSTITUTIONS WILL NOT BE CONSIDERED UNLESS THIS INFORMATION IS SUBMITTED.

WOOD FRAMING

- 1. MEMBERS A. SAWN LUMBER: NO. 2 DOUGLAS FIR/LARCH, WWPA GRADING RULES A.A. ALL LUMBER SHALL BE KILN DRIED WITH A MOISTURE CONTENT LESS THAN 19%. A.B. SILLS AND PLATES IN CONTACT WITH MASONRY OR CONCRETE, AND WITHIN 6" OF GRADE, SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH. MUD SILL SHALL BE 2x MINIMUM THICKNESS OF THE SAME OR GREATER WIDTH AS THE STUDS ABOVE. EXTERIOR WALL FRAMING SHALL BE 2x6 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. PROVIDE DOUBLE 2x6 TOP PLATE WITH MINIMUM 48" LAP SPLICE WITH (16) 16D COMMON NAILS MINIMUM, UNLESS OTHERWISE NOTED. A.D. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITION WALLS, UNLESS NOTED OTHERWISE. A.E. JOISTS AND RAFTERS SHALL HAVE A 1 1/2" MINIMUM BEARING OR SHALL BE SEATED IN METAL HANGERS. A.F. BLOCKING SHALL BE SOLID 2x MATERIAL WITH THE SAME DEPTH AS THE JOIST OR RAFTER AND SHALL BE TIGHTLY FITTED BETWEEN JOISTS OR RAFTERS. FASTEN BEAMS, COLUMNS, TRIMMER STUDS, AND KING STUDS COMPOSED OF MULTIPLE 2x MEMBERS WITH TWO ROWS OF 10D NAILS @ 12" ON CENTER THROUGH LENGTH OR HEIGHT, STAGGERED TO PREVENT SPLITTING, BETWEEN EACH PLY. BUILT-UP 2x LUMBER BEAMS SHALL NOT BE SUBSTITUTED FOR SOLID TIMBER BEAMS. B. TIMBERS: NO 1 DOUGLAS FIR/LARCH, WWPA GRADING RULES. C. GLUED LAMINATED TIMBER: C.A. GLUED LAMINATED TIMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AITC 117 AND AITC A190.1. GLUED LAMINATED TIMBER SHALL BE OF THE FOLLOWING GRADES, UNLESS NOTED OTHERWISE: C.B.A. SINGLE SPAN MEMBERS: COMBINATION 24F-V4 C.B.B. MULTI-SPAN & CANTILEVERED MEMBERS: COMBINATION 24F-V8 C.C. ALL LAMINATED MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE, UNLESS NOTED OTHERWISE. D. ENGINEERED LUMBER: D.A. LAMINATED VENEER LUMBER (LVL): D.A.A. MINIMUM DESIGN PROPERTIES FOR 1 3/4"-WIDE MEMBERS: FB = 2,800 PSI, E = 2,000,000 PSI, FV = 285 PSI D.A.B. MINIMUM DESIGN PROPERTIES FOR 3 1/2" AND WIDER MEMBERS: FB = 3100 PSI, E = 2,000,000 PSI, FV = 310 PSI D.A.C. LVL MEMBERS SHALL NOT BE USED IN EXTERIOR APPLICATIONS OR AGAINST CONCRETE. D.A.D. FASTEN MULTI-PLY LVL BEAMS OR JOISTS TOGETHER WITH TWO ROWS OF 10D NAILS @ 12" ON CENTER THROUGH LENGTH, STAGGERED TO PREVENT SPLITTING, BETWEEN EACH PLY. PROVIDE (8) ADDITIONAL 10D NAILS BETWEEN EACH PLY DISTRIBUTED CLOSELY TO THE VICINITY OF CONCENTRATED LOADS ON MEMBERS FROM FLUSH-SUPPORTED BEAMS OR JOISTS. D.B. PARALLEL STRAND LUMBER (PSL): D.B.A. MINIMUM DESIGN PROPERTIES: FB = 2900 PSI, E = 2,000,000 PSI, FV = 290 PSI D.B.B. PSL MEMBERS USED IN EXTERIOR APPLICATIONS, OR AGAINST CONCRETE, SHALL BE APPROVED BY THE MANUFACTURER FOR USE IN THE EXPOSURE CONDITION TO WHICH THEY ARE SUBJECT. D.C. LAMINATED STRAND LUMBER (LSL): D.C.A. MINIMUM DESIGN PROPERTIES: FB = 2325 PSI, E = 1,550,000 PSI, FV = 310 PSI E. PREFABRICATED WOOD I-JOISTS: E.A. WOOD I-JOISTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D5055. E.B. JOIST TYPES AND SIZES SHALL BE AS INDICATED ON THE PLANS, OR WRITTEN APPROVED EQUALS. E.C. JOISTS SHALL HAVE LOAD-CARRYING CAPACITY IN ACCORDANCE WITH THE MANUFACTURERS PUBLISHED LOAD TABLES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AS DETAILED; USE THE MORE STRINGENT CONDITION. E.D. FLOOR SHEATHING SHALL BE GLUED AND NAILED CONTINUOUSLY TO THE TOP FLANGE OF ALL JOISTS AS SPECIFIED ON THE PLANS AND IN THESE NOTES. E.E. SUBMIT SHOP DRAWINGS OF LAYOUT AND REQUIRED CONNECTION DETAILS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

WOOD STRUCTURAL PANELS

- A. ROOF: 19/32" THICK, MINIMUM, 40/20 SPAN RATING; PANEL GRADE: APA RATED SHEATHING. NAILING AS FOLLOWS, UNLESS NOTED OTHERWISE: A.A. 8D @ 6" O.C. AT PANEL EDGES. A.B. 8D @ 12" O.C. AT INTERMEDIATE RAFTERS. B. FLOOR: 23/32" THICK, MINIMUM, 24 O.C. SPAN RATING; PANEL GRADE: APA RATED SHEATHING. GLUE AND NAILING AS FOLLOWS, UNLESS NOTED OTHERWISE: B.A. 10D @ 6" O.C. AT PANEL EDGES. B.B. 10D @ 12" O.C. AT INTERMEDIATE JOISTS. C. WALLS: 7/16" THICK, 24/0 SPAN RATING; PANEL GRADE: APA RATED SHEATHING. NAILING AS FOLLOWS, UNLESS NOTED OTHERWISE: C.A. 8D @ 6" O.C. AT PANEL EDGES. C.B. 8D @ 12" O.C. AT INTERMEDIATE STUDS. D. WOOD STRUCTURAL PANELS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARDS PS 1 AND PS 2 AND APA PRP-108 PERFORMANCE STANDARDS. E. ALL SHEATHING SHALL BEAR THE APA TRADEMARK AND GRADE STAMP F. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS. G. THE LONG DIMENSION OF PANELS SHALL BE INSTALLED PERPENDICULAR TO SUPPORTS WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. H. PANELS SHALL NOT BE LESS THAN 4' X 8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. THE MINIMUM PANEL DIMENSION FOR FLOOR SHEATHING AT BOUNDARIES SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING. I. NAILS SHALL BE COMMON WIRE NAILS (NOT BOX OR SINKER NAILS) AND BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE PANELS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 1/2" FOR 8D NAILS AND 1 5/8" FOR 10D NAILS. J. WHERE SPECIAL INSPECTIONS ARE REQUIRED, PANEL NAILING SHALL BE INSPECTED PRIOR TO COVERING. 3. FASTENERS AND FRAMING ANCHORS AND CONNECTORS: A. NAILS: COMMON WIRE NAILS A.A. 8D = 0.131" DIA. X 2 1/2" LONG A.B. 10D = 0.148" DIA. X 3" LONG A.C. 16D = 0.162" DIA. X 3 1/2" LONG. B. LAG BOLTS AND THRU-BOLTS: ASTM A307 B.A. THRU-BOLT HOLES SHALL BE 1/16" LARGER THAN BOLT DIAMETER. PROVIDE STANDARD CUT WASHER UNDER ALL HEAD AND NUTS FOR BOLTS BEARING ON WOOD. B.B. INSTALL LAG BOLTS IN DRILLED PILOT HOLES EQUAL TO 3/4 TIMES THE BOLT SHANK DIAMETER. DO NOT HAMMER OR OVER-DRIVE BOLTS. PROVIDE STANDARD CUT WASHER UNDER ALL LAG BOLT HEADS BEARING ON WOOD. C. WOOD SCREWS: AS SPECIFIED ON PLANS D. FRAMING ANCHORS AND CONNECTORS: SIMPSON STRONG-TIE, ICC-ES ESR 2523, OR APPROVED EQUAL E. METAL CONNECTORS AND TREATED LUMBER: E.A. ALL METAL CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL, BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 OR A153, OR PROPRIETARY EQUIVALENT. E.B. FASTENERS ARE TO MATCH THE FINISH AND MATERIAL OF THE CONNECTORS. 4. CUTTING, BORING, AND NOTCHING OF WOOD MEMBERS: A. STUDS: A.A. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION. A.B. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH. B. JOISTS AND RAFTERS: B.A. NOTCHES AT THE ENDS OF JOISTS AND RAFTERS SHALL NOT EXCEED ONE FOURTH THE DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS OR RAFTERS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN. EXCEPT THAT A NOTCH NOT EXCEEDING ONE THIRD OF THE DEPTH IS PERMITTED IN THE TOP OF A RAFTER OR CEILING JOIST NOT FURTHER FROM THE FACE OF THE SUPPORT THAN THE DEPTH OF THE MEMBER. B.B. HOLES BORED IN JOISTS OR RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE MEMBER. C. BEAMS: C.A. NOTCHES ARE NOT PERMITTED UNLESS APPROVED OR DETAILED BY THE ENGINEER, SUBJECT TO THE FOLLOWING LIMITATIONS. NOTCHES IN SAWN LUMBER BENDING MEMBERS SHALL NOT EXCEED ONE SIXTH THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE MEMBERS ARE NOTCHED AT THE ENDS, THE NOTCH DEPTH SHALL NOT EXCEED ONE FOURTH THE BEAM DEPTH. THE TENSION SIDE OF SAWN LUMBER BENDING MEMBERS OF 4 INCHES IN NOMINAL THICKNESS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER. C.B. HOLES FOR PIPES, ETC. SHALL NOT BE BORED IN SAWN LUMBER BENDING MEMBERS OF 4 INCHES OR GREATER WITHOUT SPECIFIC DETAILS FROM THE ENGINEER. D. ENGINEERED LUMBER AND PREFABRICATED WOOD I-JOISTS: CONFORM TO MANUFACTURER'S RESTRICTIONS FOR CUTTING, BORING, AND NOTCHING.

- 5. GENERAL: A. FOR CONNECTIONS FOR WOOD MEMBERS NOT SHOWN ON THESE DRAWINGS OR IN THESE NOTES, USE THE IRC FASTENING SCHEDULE, TABLE R602.1(1) B. ALL EXTERIOR WOOD SHALL BE PRESSURE TREATED, PAINTED OR STAINED. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. FOLLOW THE MANUFACTURERS RECOMMENDATIONS FOR EXTERIOR APPLICATIONS. C. ALL NON-BEARING WALLS BELOW FLOOR FRAMING AND PREFABRICATED TRUSSES SHALL BE SLIP CONNECTED TO ALLOW FOR POTENTIAL FRAMING DEFLECTION.

LICENSED ARCHITECT AR-987880
JULIEAN P. SEVERNS STATE OF IDAHO
05.10.2024
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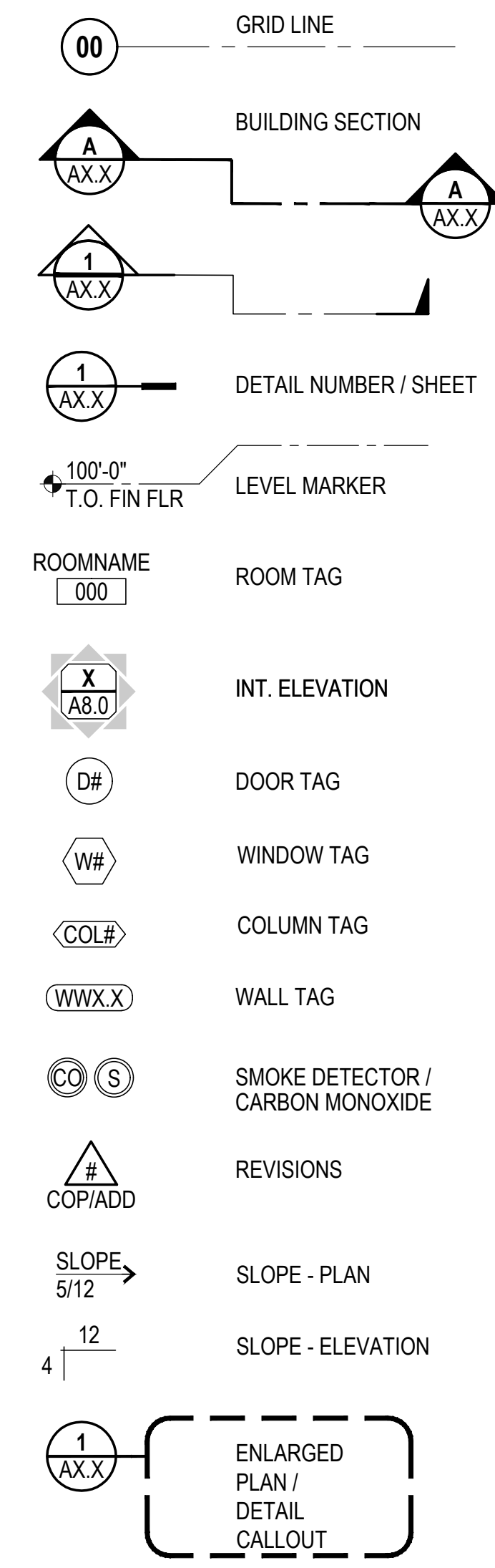
ADU SUBMITTAL
PROJECT GENERAL NOTES
Project #: 23-999
Designer: J.Sevens
Phase:
Drafter: LQ
Date: 12.12.2024
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G0.1

ABBREVIATIONS

A	C - CONT.	F	K	P	T
AB ANCHOR BOLT	COL COLUMN	FA FIRE ALARM	K KIPS or 1000 POUNDS	PB PLASTER BASE	T TREAD or TOP
AC ACOUSTICAL	CONC CONCRETE	FD FLOOR DRAIN	KP KICKPLATE	PBD PARTICLE BOARD	TKBD TACKBOARD
ACC ACCESSIBLE	CONF CONFERENCE	FX FIRE EXTINGUISHER	KSI KIPS PER SQUARE INCH	PBC PRECAST CONCRETE	TC TOP OF CURB
ADD ADDITIVE	CONN CONNECT (ED)	FXCAB FIRE EXTINGUISHER CABINET		PCC PLATE GLASS (CLEAR FLOAT GLASS)	TEL TELEPHONE
ADJ ADJUSTABLE	CONST CONSTRUCTION	FEM FEMININE		PL PROPERTY LINE or LASTIC LAMINATE	T & G TONGUE & GROOVE
ADMIN ADMINISTRATION or ADMINISTRATIVE	CONT CONTRACTOR	FF FACTORY FINISH		P PLYWD PLYWOOD	TEMPERED - CLEAR FLOAT GLASS
ADR AREA DRAIN	CORR CORRIDOR	FFD FUNNEL FLOOR DRAIN	LAV LAVATORY	PR POUNDS PER SQUARE FOOT	TG THICK
AFF ABOVE FINISH FLOOR	CP CEMENT PLASTER	FH FIRE HYDRANT	POUND OR LAG BOLT	PSF POUNDS PER SQUARE FOOT	THK THICK
AG ACOUSTICAL GLAZING	CP2 2x2 LAY-IN CEILING PANELS	FIN FINISH	POUNDS	PT TOP OF PLATE	TOB TOP OF BEAM
AGG AGGREGATE	CP4 2x4 LAY-IN CEILING PANELS	FLSH FLUSH OR FLASHING	LAMINATED - CLEAR SAFETY GLASS 1/2" THICK	PTD TOP OF CONCRETE OR TOP OF COLUMN	TOC TOP OF CONCRETE OR TOP OF COLUMN
ALT ALTERNATE	CPT CARPET	FLUOR FLUORESCENT	LAMINATED - CLEAR SAFETY GLASS 1/4" THICK	PSI POUNDS PER SQUARE INCH	TOP OF PARAPET
ALUM ALUMINUM	CRS COLD ROLLER STEEL	FON FOUNDATION	FACE OF CONCRETE or FACE OF COLUMN	PT PAINT (ED)	TP TOP OF PLATE
ANOD ANODIZED	CRT CERAMIC TILE	FOC FACE OF CONCRETE or FACE OF COLUMN	FACE OF CONCRETE or FACE OF COLUMN	PTD TOILET PAPER DISPENSER	TP TOILET PAPER DISPENSER
AP ACCESS PANEL	CTT CERAMIC TILE THINSET	FOS FACE OF STUD	FACE OF STUD	PTR TRANSPARENT	TRANSP TRANSPARENT
APPROX APPROXIMATE	CTR CENTER	FRG FIRE RATED GLASS	FEET or FOOT	TRANSV TRANSVERSE	TRANSV TRANSVERSE
ARCH ARCHITECT (URL)		FT FT	FOOTING	TS TUBE STEEL	TS TUBE STEEL
ASPH ASPHALT		FTG FEET or FOOT	FURRED or FURRING	TSCD TOILET SEAT COVER DISPENSER	TSCD TOILET SEAT COVER DISPENSER
ASST ASSISTANT		FUR FURRED or FURRING		TSLSL TOP OF SLAB	TSLSL TOP OF SLAB
AT 1" ACOUSTICAL TILE				TV TELEVISION	TV TELEVISION
AV NRC 85 (NUBBY)				TYP TOP OF WALL	TYP TYPICAL
AWP AUDIO VISUAL ACOUSTICAL WALL PANEL					
B	D	G	M	Q	U
BD BOARD	DBL DOUBLE	GALV GALVANIZED	MANUF MANUFACTURED	QB QUARRY TILE BASE	UNO UNLESS NOTED OTHERWISE
BKPL BACK PLATE	DEMO DEMOLITION	GAT GLUE ON ACOUSTIC TILE	MAT MATERIAL	QT QUARRY TILE	UR URINAL
BLDG BUILDING	DEPT DEPARTMENT	GB GLASS BOARD	MAX MAXIMUM	QTY QUANTITY	
BLK BLOCK	DET DETAIL	GC GENERAL CONTRACTOR	MB MACHINING BOLT	R	R
BLKG BLOCKING	DF DRINKING FOUNTAIN	GL GLASS or GLAZED	MDO MEDIUM DENSITY OVERLAY	RA RADIUS or RISEN	RA RADIUS or RISEN
BM BEAM	DIAG DIAGONAL	GP GYPSUM PLASTER	MECH MECHANICAL	RB4 4" RUBBER BASE	RB6 6" RUBBER BASE
B.O.S. BOTTOM OF STRUCTURE	DIAM DIAMETER	GR GRADE	MED MEDIUM	REF REFERENCE	REF REFERENCE
BOT BOTTOM	DIM DIMENSION	GWB GYPSUM WALL BOARD	MEMB MEMBRANE	REFL REFLECTED	REFL REFLECTED
BPL BASEPLATE	DISP DISPENSER		MFG MANUFACTURING	REFR REFRIGERATOR	REFR REFRIGERATOR
BR BULLET RESISTANT	DMIPR DAMPROOFING		MFR MANUFACTURER	REIN REINFORCING	REIN REINFORCING
BRG BEARING	DN DOWN		MH MANHOLE	REQD REQUIRED	REQD REQUIRED
BRGL BULLET RESISTANT GLASS	DS DOWNSPOUT		MIN MINIMUM	RESIL RESILIENT	RESIL RESILIENT
BRK BRICK	DWG DRAWING		MISC MISCELLANEOUS	RM ROOM	RM ROOM
BS BACKSPASH			NO MASONRY OPENING	RO ROUGH OPENING	RO ROUGH OPENING
BSMT BASEMENT			NTS NOT TO SCALE	RSV RESILIENT SHEET VINYL	RSV RESILIENT SHEET VINYL
BVL BEVEL (ED)				S	S
C	E	H	N	S	S
C CHANNEL	EAST	HB HOSE BIB	NORTH	SAF SELF ADHERING FLASHING	SAF SELF ADHERING FLASHING
CAB CABINET	EACH	HC HOLLOW CORE	NOT IN CONTRACT	SC SOLID CORE	SC SOLID CORE
CB CATCH BASIN	EA ELECTRICAL CONTRACTOR	HDCP HANDICAP (PED)	NUMBER	SCHED SCHEDULE	SCHED SCHEDULE
C/C CENTER TO CENTER	EFC ENTRY FLOOR MAT	HDW HARDWARE	NO. or #	SD SOAP DISPENSER or STORM DRAIN	SD SOAP DISPENSER or STORM DRAIN
CCTV CLOSED CIRCUIT TELEVISION	EJ EXPANSION JOINT	HM HOLLOW METAL	NOM NOMINAL	SEAL SEALER	SEAL SEALER
CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED	EL ELEVATION	HORIZ HORIZONTAL	NTS NOT TO SCALE	SH SAFETY CLOTHES/TOWEL HOOK	SH SAFETY CLOTHES/TOWEL HOOK
CH CHALKBOARD	ELEV ELEVATION or ELEVATOR	HT HEIGHT		SHM SECURITY HOLLOW METAL SHEET	SHM SECURITY HOLLOW METAL SHEET
CHBD CHILLER DRINKING FOUNTAIN	ENAM ENAMEL	HVAC HEATING/VENTILATING/ AIR CONDITIONING		SHT SIMILAR	SHT SIMILAR
CHDF CAST-IN-PLACE CONCRETE	EPT EPOXY PAINT	HWH HOT WATER HEATER		S & L STAIN & LACQUER	S & L STAIN & LACQUER
CLR CLEAR	EQ EQUIP			SP SPEAKER	SP SPEAKER
CMU CONCRETE MASONRY UNIT	ES EACH SIDE			SPECS SPECIFICATIONS	SPECS SPECIFICATIONS
CO CLEANOUT	EW EACH WAY			SQ SQUARE	SQ SQUARE
COL COLUMN	EX EXISTING TO REMAIN			SRV SLIP RESISTANT SHEET VINYL	SRV SLIP RESISTANT SHEET VINYL
	EXP EXPOSED			S/S STAINLESS STEEL	S/S STAINLESS STEEL
	EXT EXTERIOR			STD STANDARD	STD STANDARD
	EIFS INSUL & FINISH SYSTEM			STOR STORAGE	STOR STORAGE
				STL STRUCTURAL	STL STRUCTURAL
				SUSP SUSPENDED	SUSP SUSPENDED
				SV SHEET VINYL	SV SHEET VINYL
				S & V STAIN & VARNISH	S & V STAIN & VARNISH
				SWF STAGE WOOD FLOOR SYSTEM	SWF STAGE WOOD FLOOR SYSTEM

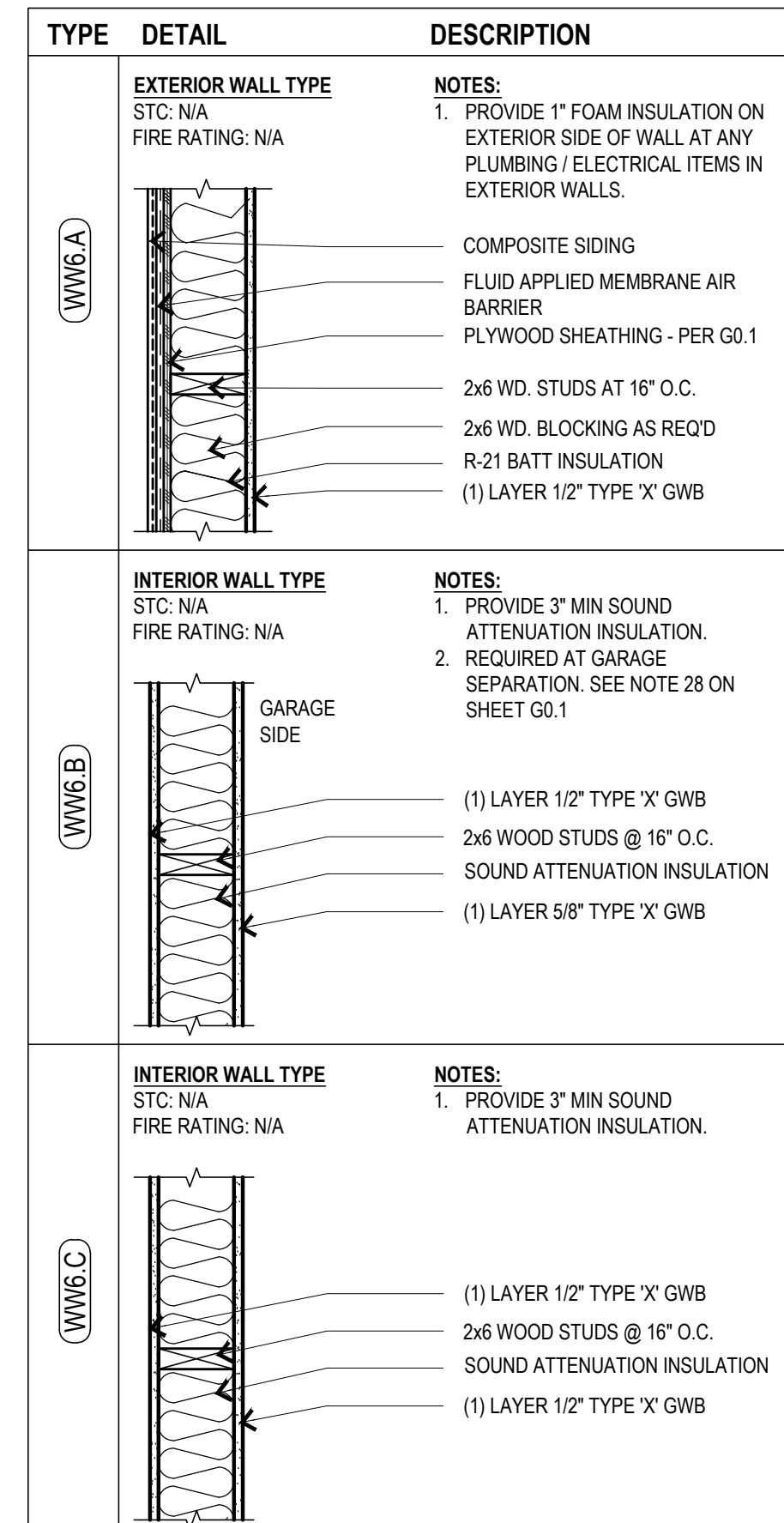
TYPICAL SYMBOLS



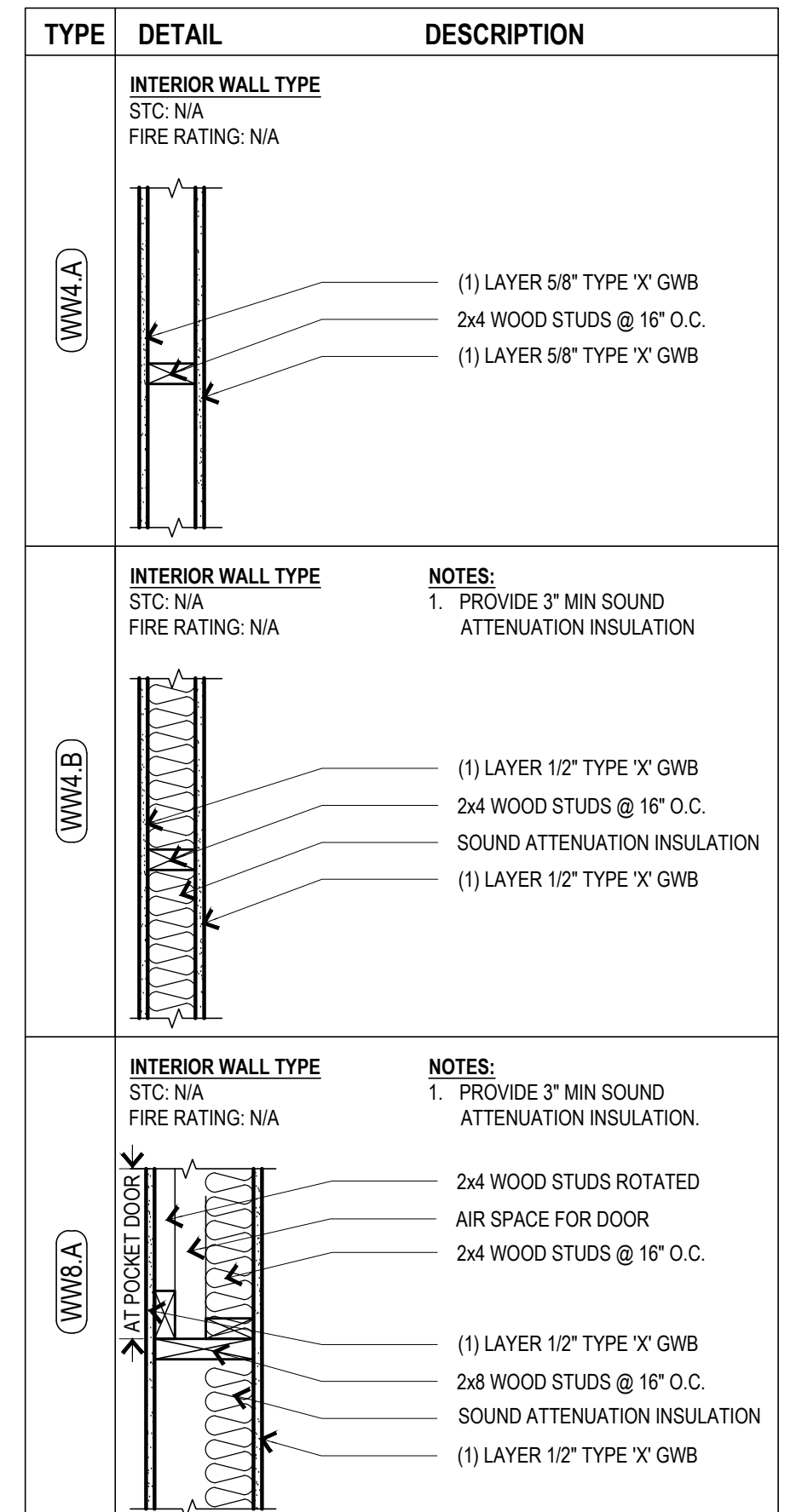
GENERAL NOTES & IRC REQUIREMENTS

- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, REQUIRED CODES AS NOTED IN THE PROJECT INFORMATION ON SHEET G0.00, AND TO AGENCY HAVING JURISDICTIONS RULES AND REGULATIONS.
- VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT.
- GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN 24" OF A DOOR OPENING, GLAZING CLOSER THAN 18" TO A FLOOR, GLAZING IN RAIL SYSTEMS, SHOWER DOORS & TUB ENCLOSURES SHALL BE WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC PER IRC R308.
- BEDROOM WINDOWS SHALL BE EMERGENCY EXIT OPENINGS PER IRC R310.2 WITH A MINIMUM OPENING OF 5.7 SF, AND A MINIMUM HEIGHT 24", AND A MINIMUM WIDTH OF 20".
- PROVIDE AND INSTALL SMOKE DETECTORS PER IRC R313. SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.
- PROVIDE AND INSTALL CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM & WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS PER IRC R315. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS ACCEPTABLE.
- PROVIDE FIRE BLOCKS AND DRAFT STOPS PER IRC R302.11 AND R302.12.
- ROOM VENTILATION REQUIREMENTS PER IRC R303. BATHROOM AND UTILITY ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 1.5 S.F. MINIMUM OR 1/20TH OF THE FLOOR AREA SHALL BE MECHANICALLY VENTED DIRECTLY TO THE OUTSIDE WITH A SYSTEM CAPABLE OF PROVIDING 50 CFM. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE LOCATED AS NOT TO CREATE A NUISANCE, AND NOT DIRECTED ONTO WALKWAYS. HABITABLE ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 1/20 OF THE FLOOR AREA MINIMUM SHALL BE MECHANICALLY VENTED DIRECTLY TO THE OUTSIDE WITH A SYSTEM CAPABLE OF PROVIDING 35 AIR CHANGES PER HOUR FOR THE ROOM, OR 15 CFM PER OCCUPANT.
- KITCHEN RANGE AND CLOTHES DRYER SHALL EXHAUST DIRECTLY TO THE OUTSIDE. VENTS SHALL BE SMOOTH, NONCOMBUSTIBLE, NON-ABSORBENT AND EQUIPPED WITH BACK-DRAFT DAMPER.
- HEATING UNITS SHALL MAINTAIN A TEMPERATURE OF 70 DEGREES FAHRENHEIT AT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS. FUEL BURNING APPLIANCES SHALL BE ASSURED OF SUFFICIENT SUPPLY OF OUTSIDE COMBUSTION AIR PER IRC SECTION R303.8 AND WSEC. ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED AND VENTED ACCORDING TO SPECIFICATIONS. PROVIDE A MINIMUM CLEAR WORKING SPACE OF 30" AT FRONT OF FURNACE AND A 3" MINIMUM ALONG SIDES, BACK AND TOP FURNACE WHEN INSTALLED IN AN ALCOVE LESS THAN 12" WIDER THAN FURNACE.
- SEAL AND CAULK ALL CRACKS AND OR GAPS AT FOUNDATION/ WALL/ ROOF/ DOOR/ WINDOW THERMAL BARRIERS TO PREVENT AIR INFILTRATION.
- SEE ATTACHED RESCHECK ENGERY COMPLIANCE REPORT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND EQUIPMENT TO THE MINIMUM FACTORS LISTED IN THE DOCUMENT.
- HOT WATER TANK SHALL HAVE TYPE IV PRESSURE RELIEF VALVE TO COMPLY WITH ASHRAE 90A-80 LISTING AND APPROVAL. INSULATE TANK WITH R-16 AND FIT HOT WATER LINES WITH SNAP-ON TYPE INSULATION IN UNHEATED AREAS. ELECTRIC FURNACES AND WATER HEATERS SHALL BE ON AN INCOMPRESSIBLE INSULATED SURFACE OF R-10 MINIMUM. WATER HEATER TO BE ANCHORED AND STRAPPED PER IRC SECTION 1307.2.
- DUCT SYSTEMS SHALL BE OF METAL PER IRC TABLE 1601.1.1(2) OR FACTORY-MADE DUCTS COMPLYING WITH UL 181 AND UL 181A OR 181B ALL JOINTS AND SEAMS SHALL BE SUBSTANTIALLY AIR TIGHT. DUCTS IN UNHEATED SPACES SHALL HAVE 2" INSULATION MINIMUM OR 1/2" DUCT LINER.
- ALL EXPOSED EXTERIOR METAL SHALL BE GALVANIZED OR POWDER COATED, UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ADDITIONALLY, PRESSURE TREATED WOOD SHALL BE USED FOR JOISTS AND WOOD FLOORING WITHIN 18" OF THE GROUND AT CRAWL SPACE AREAS. PRESSURE TREATED WOOD SHALL ALSO BE USED FOR WOOD MEMBERS WHICH FORM THE STRUCTURAL SUPPORT OF BALCONIES, PORCHES, ETC. WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER PER IRC R319.
- SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM BUILDING MIN SLOPE OF 1/4":12
- ROOF FLASHING SHALL COMPLY WITH IRC R703.8, R903.2 AND R905.
- ALL TUB AND SHOWER WALLS SHALL HAVE BLOCKING BETWEEN STUDS.
- SHOWER WAINSCOT SHALL BE MINIMUM 6'-0" HIGH SURROUND WITH WATER RESISTANT BACKING AND GWB.
- LIMIT SHOWER FLOW TO 2.5 GPM OR BETTER.
- STAIRS:
 - HEADROOM : 6'-8" MINIMUM - WIDTH: 3'-0" MINIMUM PER IRC R311.5
 - TREAD DEPTH: 10" MINIMUM - RISER HEIGHT: 7 3/4" MAXIMUM
 - HANDRAIL: TOP OF STAIR HANDRAIL SHALL BE 34" MINIMUM AND 38" MAXIMUM ABOVE THE STAIR NOSING, SHALL BE 1-1/2" MINIMUM AND 2" MAXIMUM IN CROSS SECTION, SHALL BE SPACED NOT LESS THAN 1-1/2" FROM WALL, AND MAY PROJECT INTO REQUIRED STAIR WIDTH 3-1/2" MAXIMUM. RETURN ENDS OF HANDRAILS. SPACING BETWEEN RAILS IN DECKS, STAIR OR BALCONIES AND LANDINGS TO BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY 1/2" GWB. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY 5/8" TYPE-X GWB. WHERE THE SEPARATION IS FLOOR TO CEILING THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 1/2" GWB, MINIMUM.
- DOOR BETWEEN GARAGE AND DWELLINGS SHALL BE TIGHT-FITTING, SOLID WOOD DOOR 1-3/8" THICK PER IRC R309.
- HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL PER IRC SECTION M1307.3. APPLIANCES SHALL BE PROTECTED AGAINST MECHANICAL DAMAGE.
- ALL CHIMNEYS SHALL EXTEND AT LEAST 2' ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10', AND AT LEAST 3' ABOVE ANY ROOF OF LESS THAN 3:12 SLOPE.
- CHIMNEYS SHALL BE ENCLOSED, ABOVE THE STORY IN WHICH THE APPLIANCE SERVED IS LOCATED PER THE REQUIREMENTS OF THE UMC CHAPTER 8, AND THE INTERPRETATION OF THE GOVERNING JURISDICTION.
- PROVIDE FIRE BLOCKING AT CHIMNEY PER IRC R1003.13.
- METAL FIREPLACES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IRC SECTION R1003.
- MASONRY FIREPLACES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IRC SECTION R1003.
- COMBUSTIBLE FRAMING MATERIAL SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER, OR CHIMNEY WALL FOR INTERIOR INSTALLATION AND WITHIN 1" FOR EXTERIOR INSTALLATION NO COMBUSTIBLE MATERIAL SHALL BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO COMBUSTIBLE MATERIAL WITHIN 12" OF FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING.
- INSTALL INSERT FIREPLACE PER MANUFACTURERS RECOMMENDATIONS.

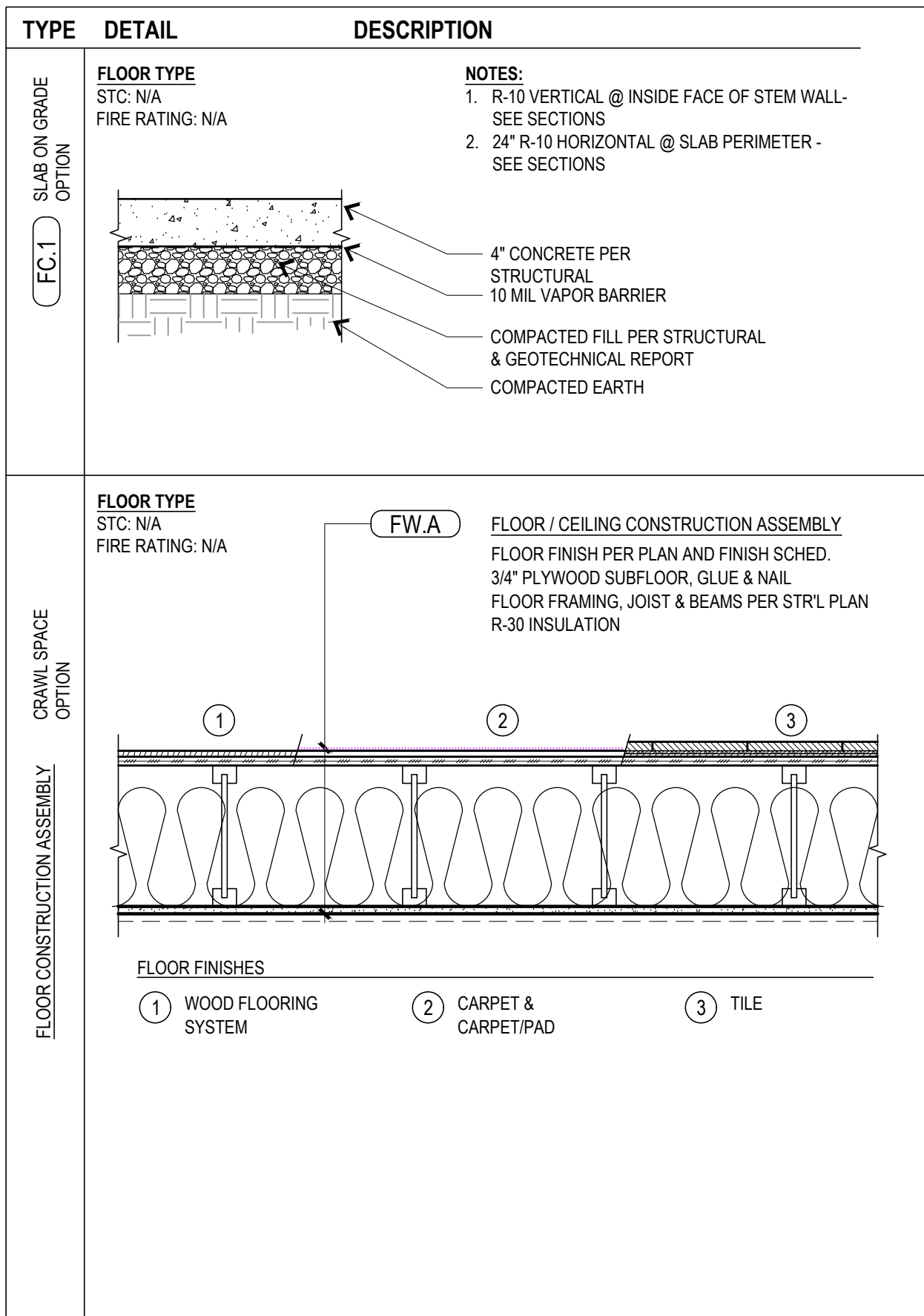
WALL TYPES



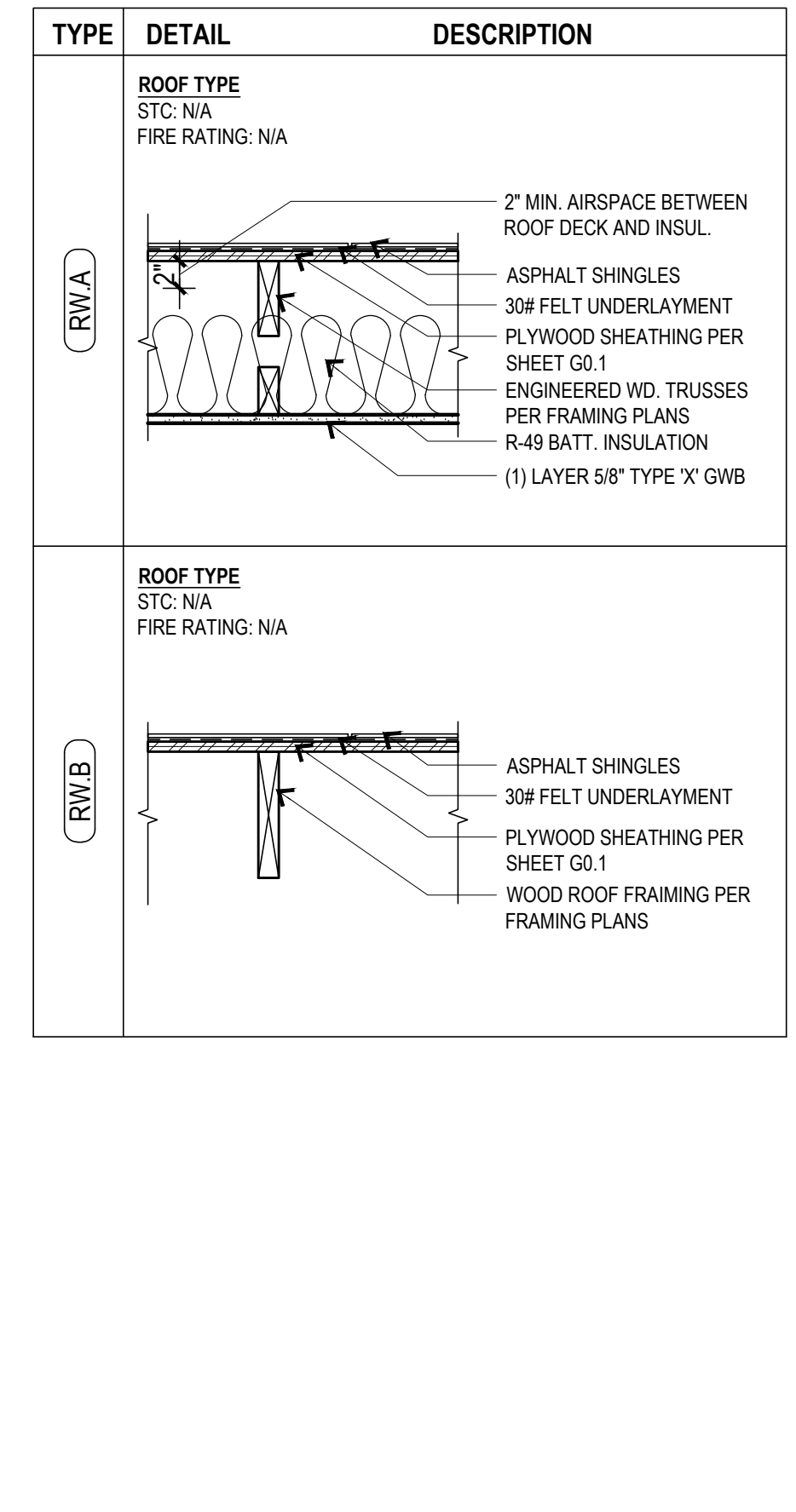
WALL TYPES (cont.)



FLOOR TYPES



ROOF TYPES



ADU SUBMITTAL

ASSEMBLY TYPES / ABBREVIATIONS / SYMBOLS

LICENSED ARCHITECT
AR-98780

JOLLEN P. SEVERNS
STATE OF IDAHO

05.10.2024

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REV	DATE	DESCRIPTION

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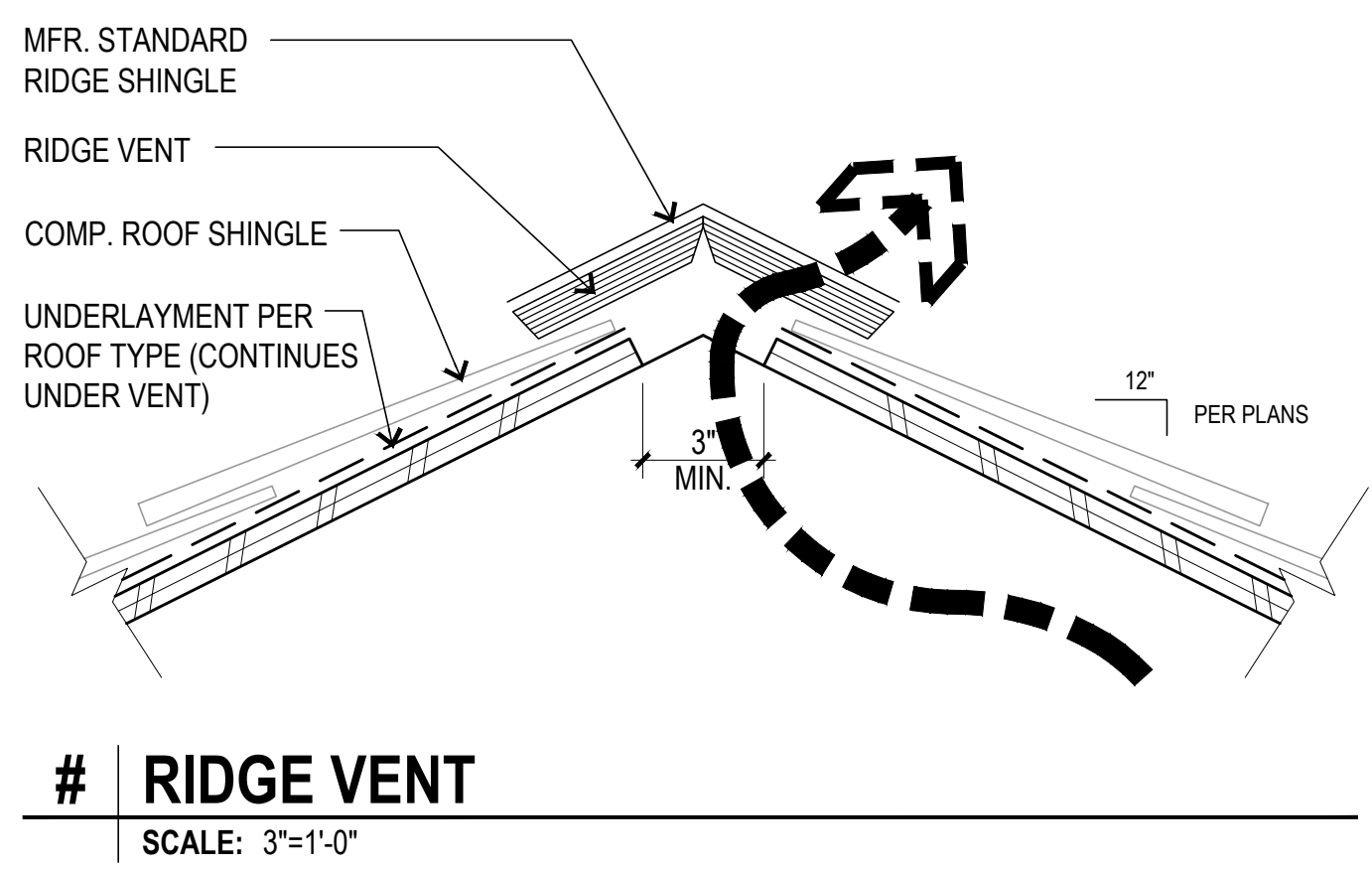
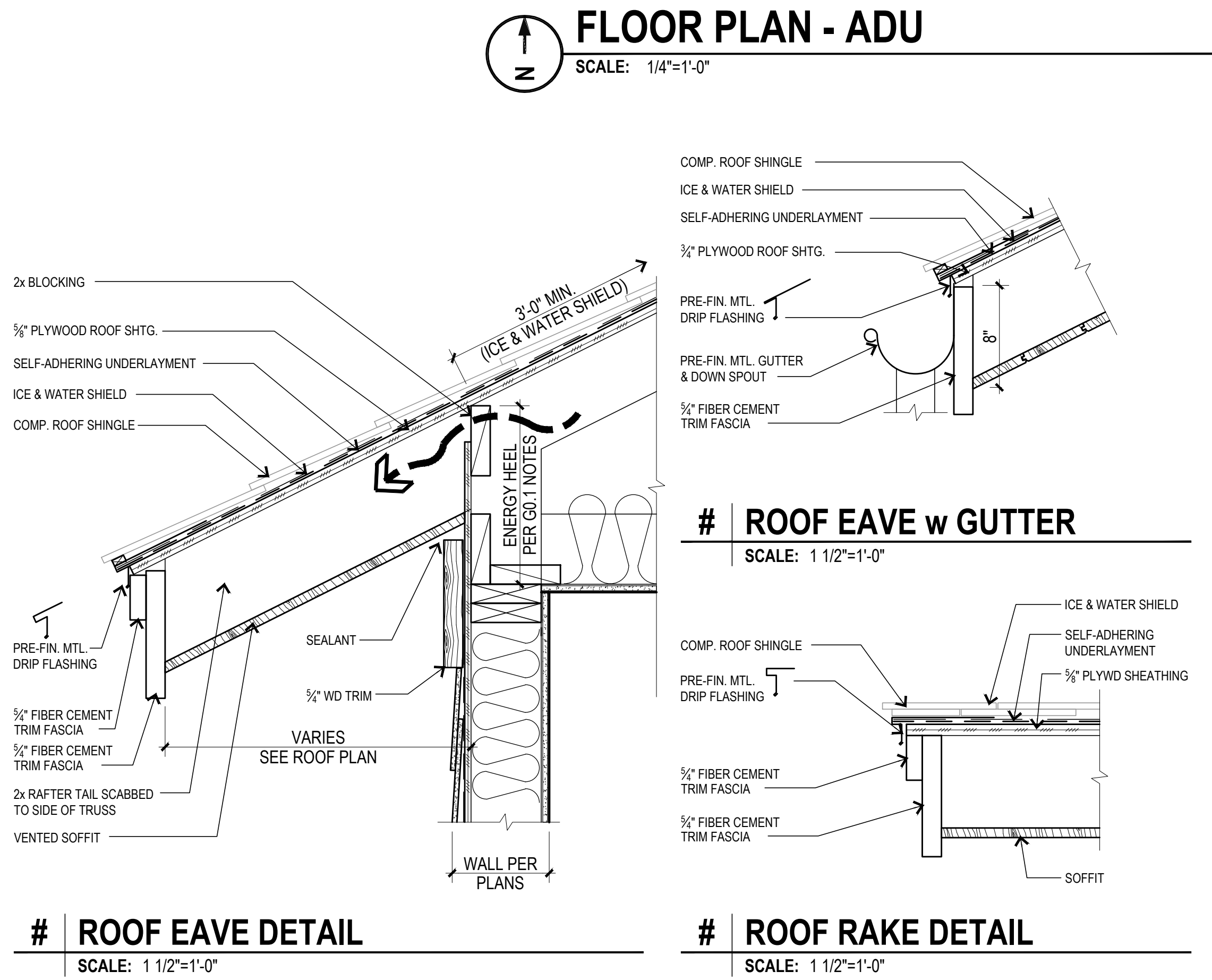
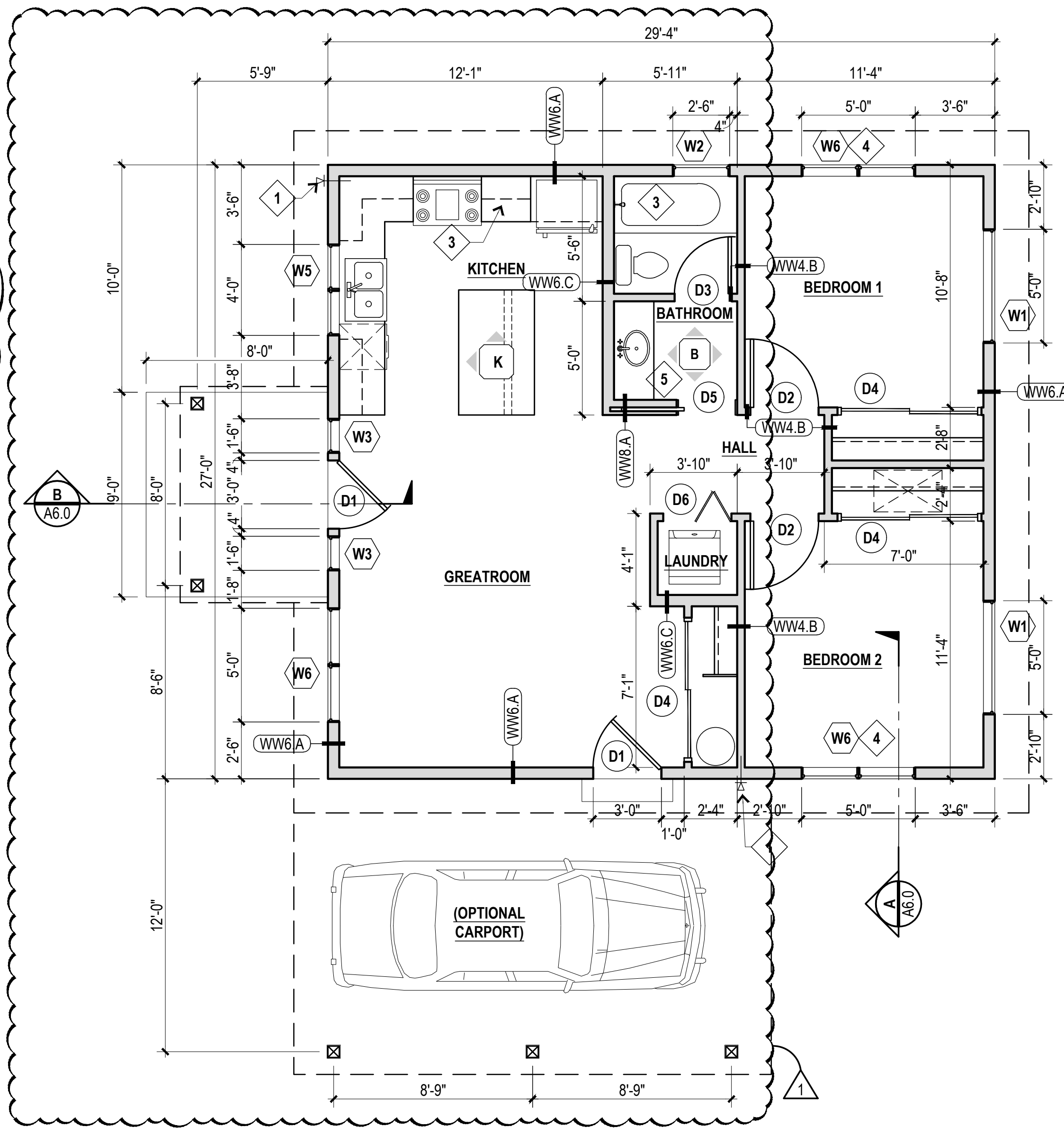
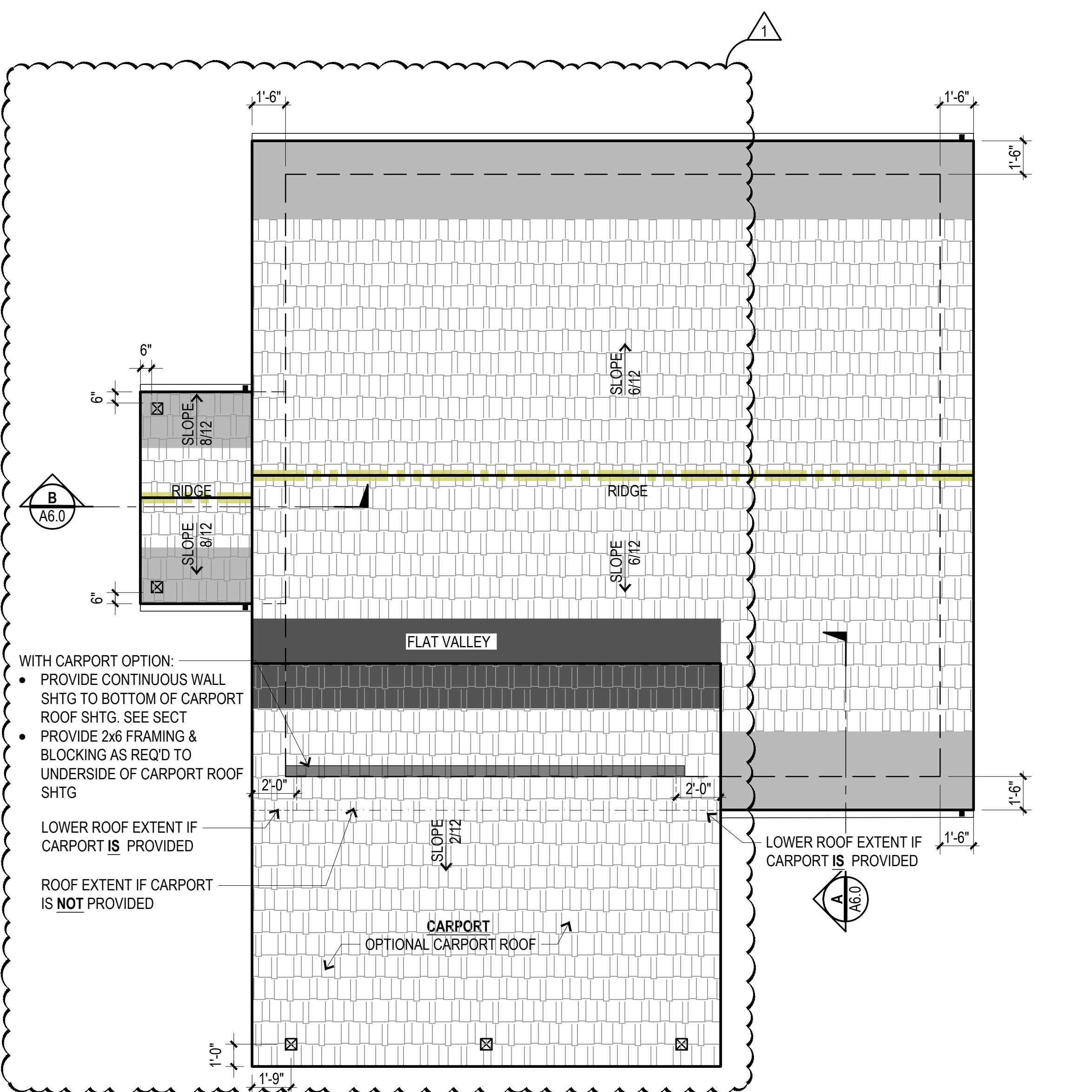
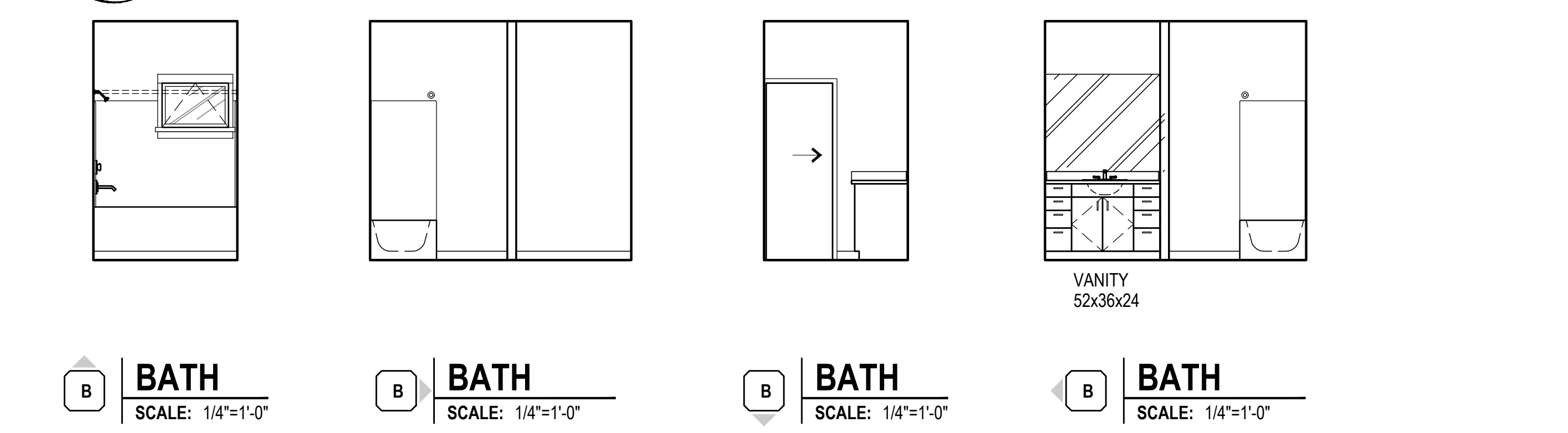
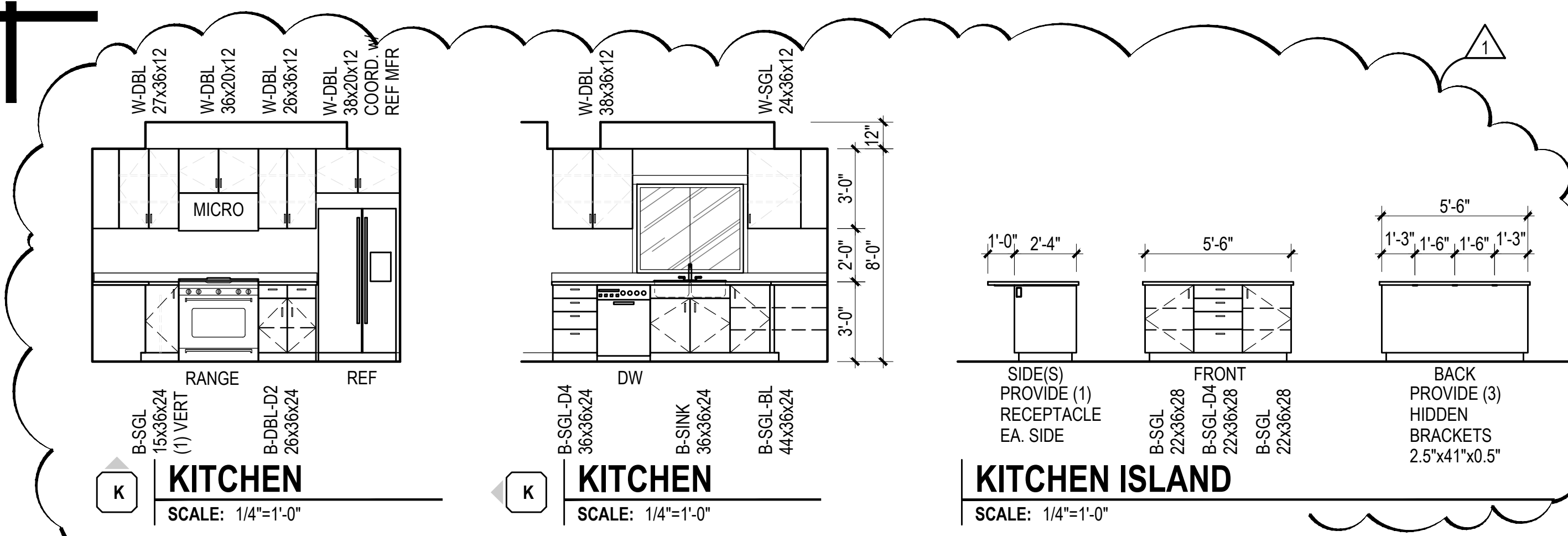
North Idaho
CUSTOM BUILDERS
LUXURY CONSTRUCTION

northidahocustombuilders.com
208.964.9933

Project #:	23-999
Designer:	J.Severns
Phase:	
Drafter:	LQ
Date:	12.12.2024

LAKESIDE ARCHITECTURE
1080 E. Lakeshore Drive
Coeur d'Alene, ID 83815
208.691.1493

G0.2



- GENERAL NOTES**
SEE OTHER "A" SERIES SHEETS FOR ADDITIONAL INFORMATION WHERE APPLICABLE
- SEE SHEET AG0.1 FOR WALL, FLOOR & ROOF TYPES, ASSEMBLIES & NOTES.
 - SEE LEGENDS, SCHEDULES, TYPICAL SYMBOLS AND DETAILS ON OTHER SHEETS WHERE APPLICABLE.
 - ALL DIMENSIONS ARE TO FACE OF FOUNDATION, FACE OF STRUCTURE/SHEATHING/FRAMING OR CENTERLINE, UNLESS NOTED OTHERWISE.
 - ALL DOOR ROUGH OPENINGS SHALL BE LOCATED 5" OFF ADJACENT STUD WALLS OR CENTERED ON THE WALL, UNLESS NOTED OTHERWISE.
 - STRUCTURE, FIXTURES & EQUIPMENT ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO VERIFY ACTUAL LOCATIONS & ROUGH OPENING DIMENSIONS, REQUIRED PRIOR TO COMMENCEMENT OF WORK.
 - ALL NON-TAGGED INTERIOR WALLS TO BE TYPE "WW4.A" UNLESS NOTED OTHERWISE.
- KEYED NOTES**
KEYED NOTES MAY NOT BE PRESENT IN EVERY SHEET
- EXTERIOR HOSE BIB LOCATION
 - 22x36 INSULATED CRAWL SPACE ACCESS
 - VENT TO OUTSIDE, MIN 300 CFM
 - EGRESS WINDOW
 - CADET HEATER REQ. IN BATHROOM.
- WALL LEGEND**
- WALLS**
- NEW STUD WALL
 - NEW STUD WALL w VENEER
 - CONCRETE FDN WALL
- ROOF LEGEND**
- ROOFING**
ARCHITECTURAL COMPOSITE SHINGLES - 30 YR MIN.
- ICE SHIELD @ EAVES**
RUBBERIZED ASPHALT SHEET WATERPROOFING EXTEND FROM EAVE TO 2'-0" INSIDE EXTERIOR WALL OF BUILDING OR AS SHOWN.
- ICE SHIELD @ VALLEY**
RUBBERIZED ASPHALT SHEET WATERPROOFING TO PROTECT VALLEYS AS SHOWN.
- CONT. RIDGE VENT W/ MINIMUM 18 S.I. VENTING AREA PER LINEAL FOOT. CONTINUE PAST WARM WALL.
- PRE-FINISHED METAL GUTTER
 - PRE-FINISHED METAL DOWNSPOUT

LICENSED ARCHITECT
AR-887880

JOLLEEN P. SEVERNS
STATE OF IDAHO

05.10.2024

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LUXURY CONSTRUCTION

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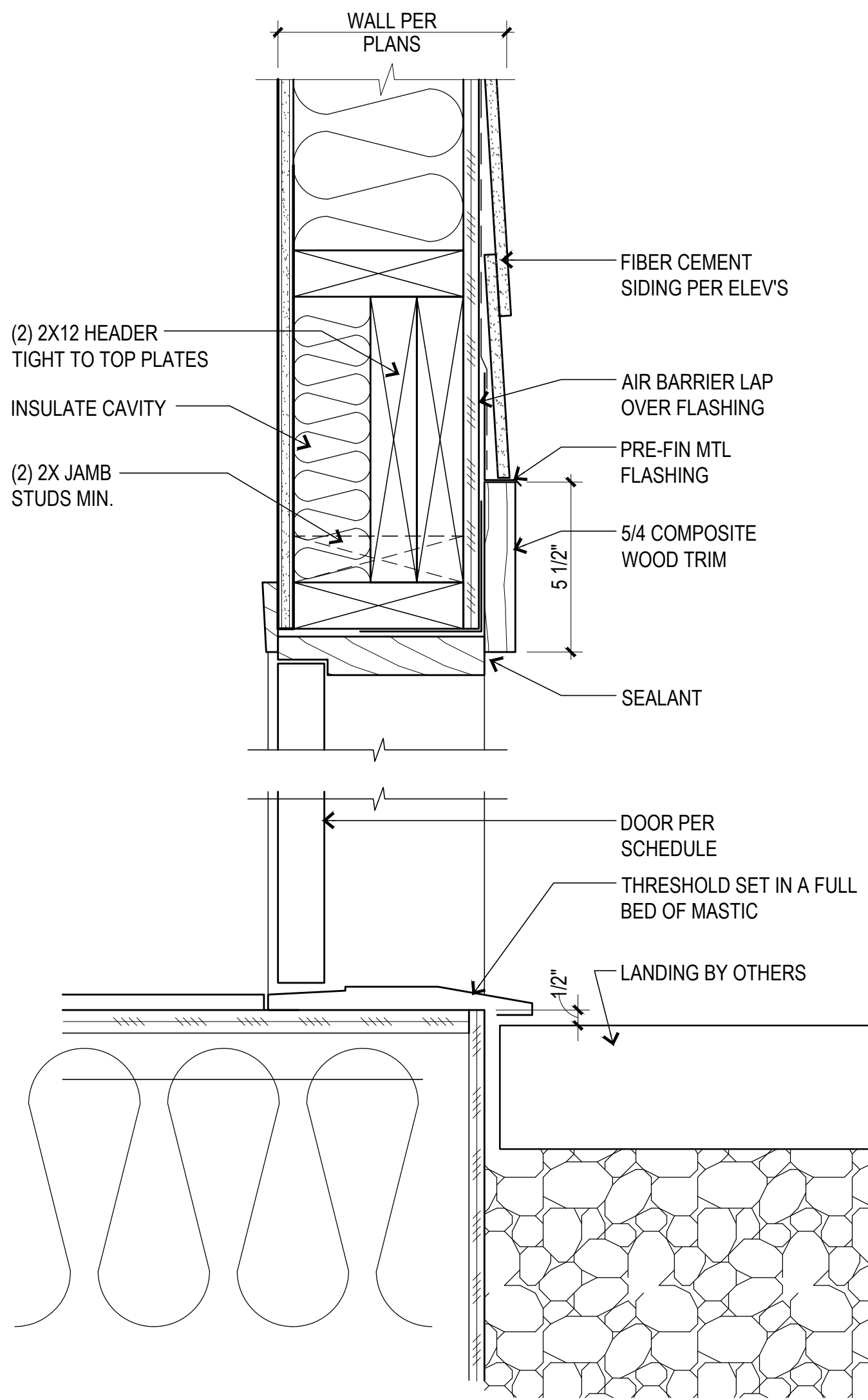
ADU SUBMITTAL

FLOOR & ROOF PLANS / INT ELEVS / DETAILS

Project #: 23-999
Designer: J.Severns
Phase:
Drafter: LQ
Date: 12.12.2024

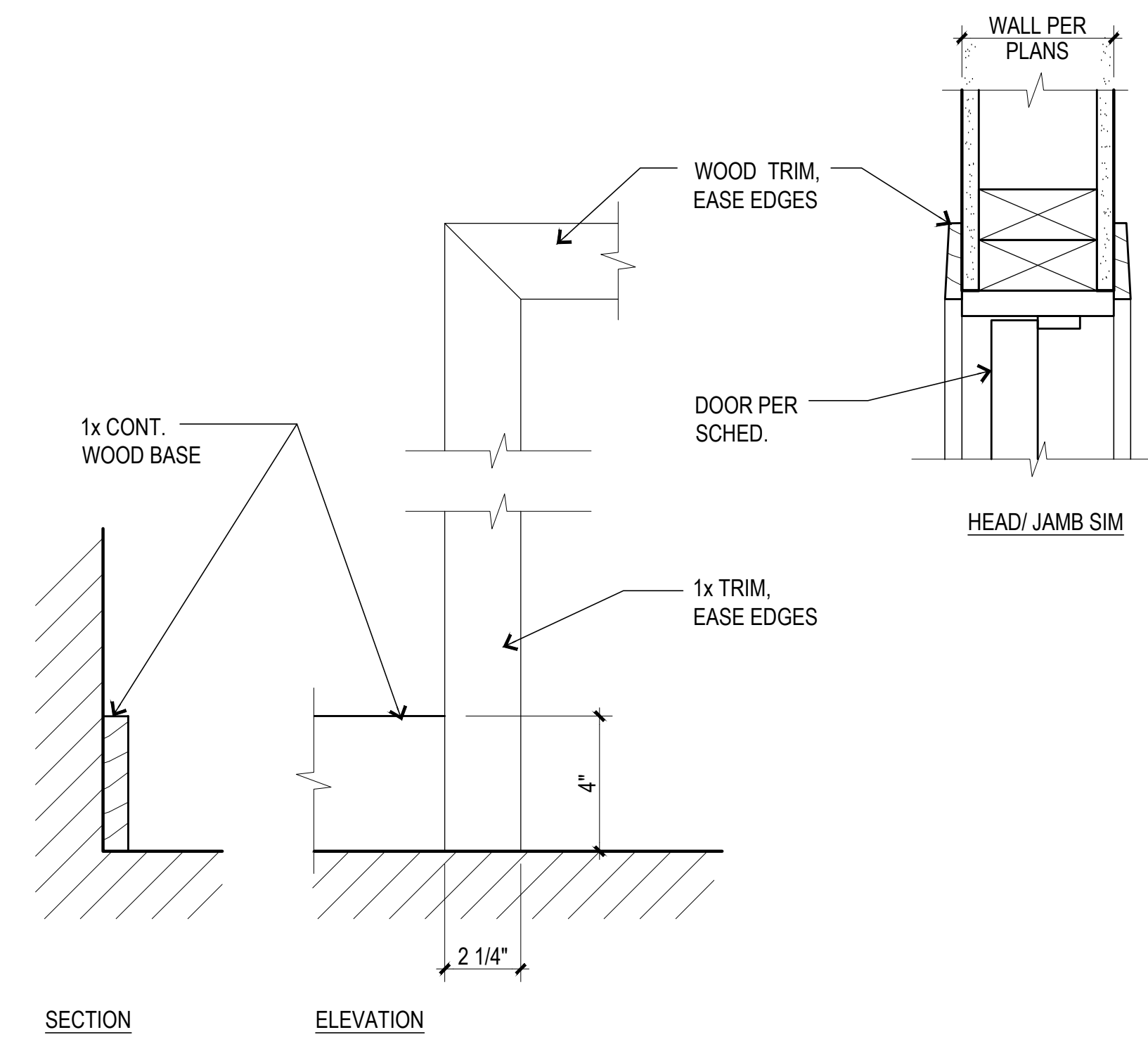
LAKESIDE ARCHITECTURE
1050 E Lakeshore Drive
Coeur d'Alene, ID 83815
208.691.1493

A2.0



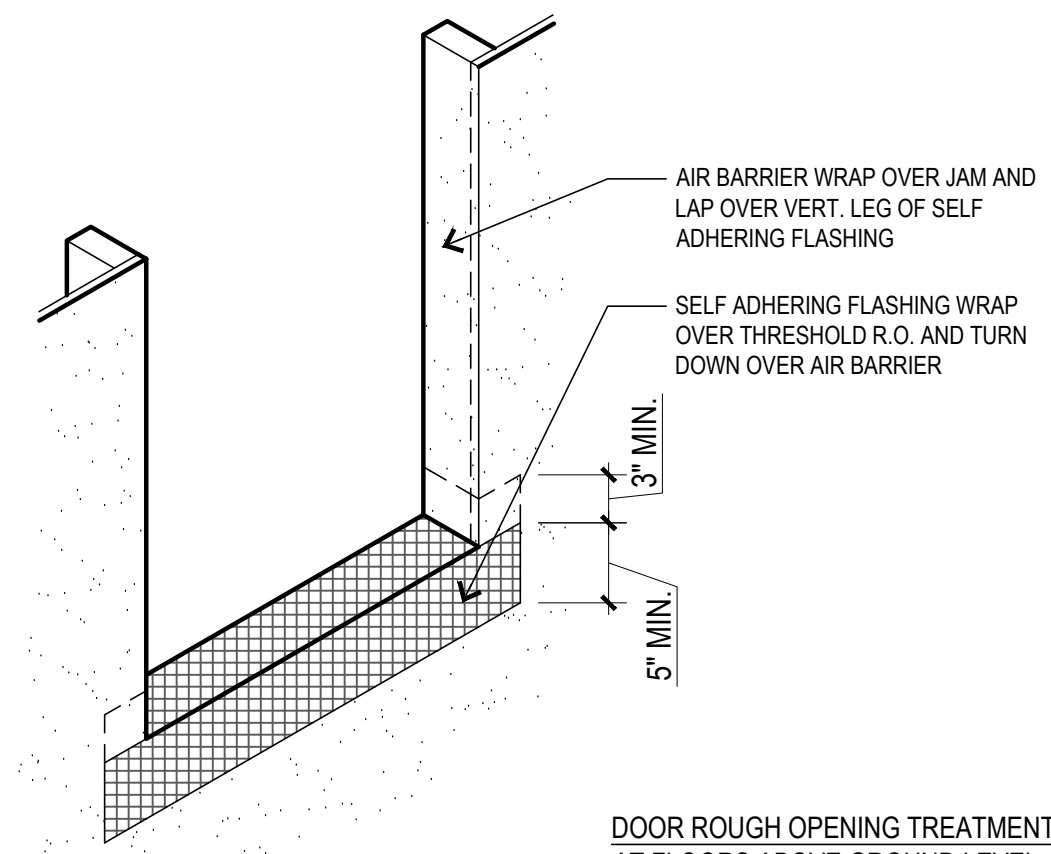
1 | EXTERIOR DOOR DETAIL

SCALE: 3"=1'-0"



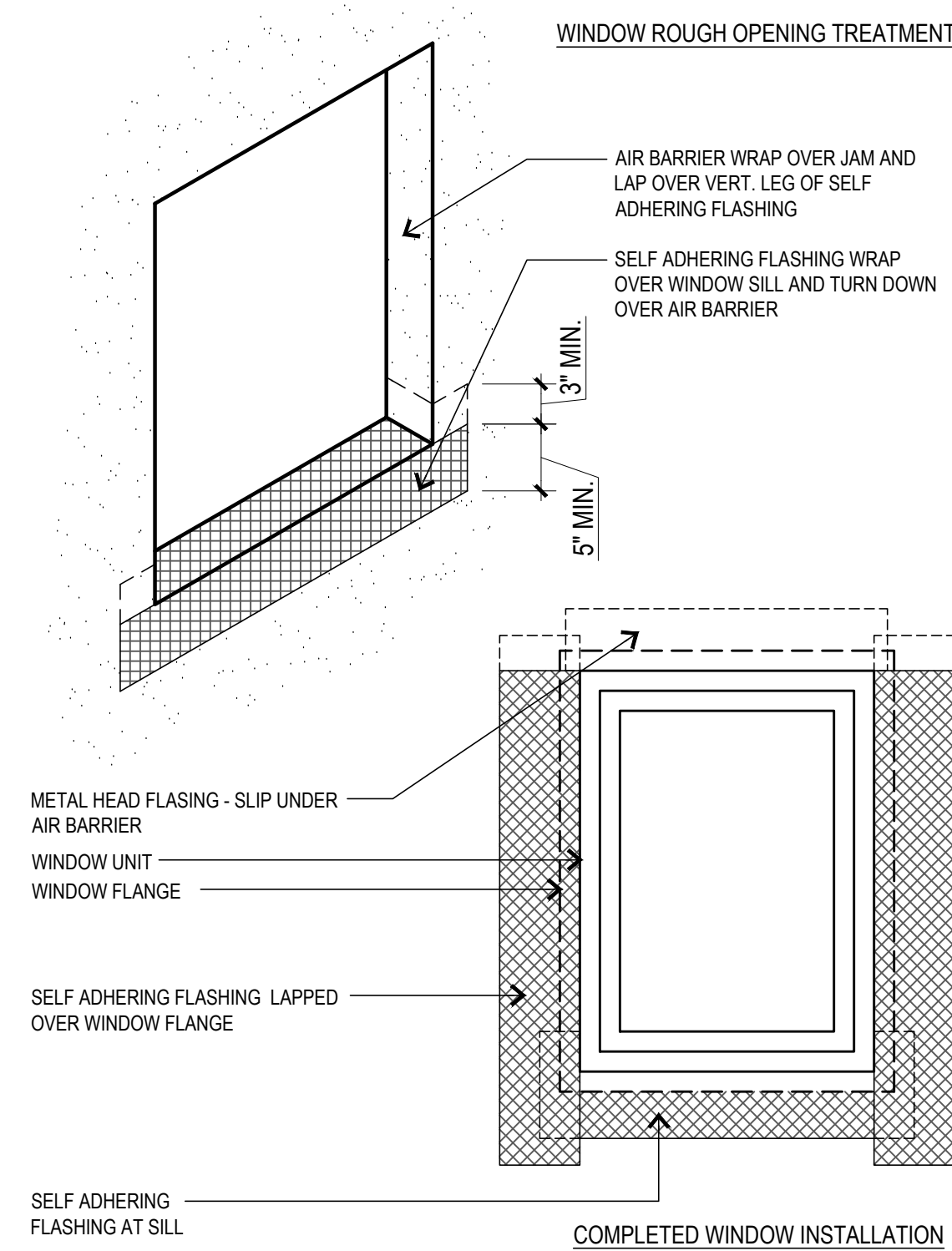
2 | TYPICAL INTERIOR DOOR FRAME & TRIM DETAIL

SCALE: 3"=1'-0"



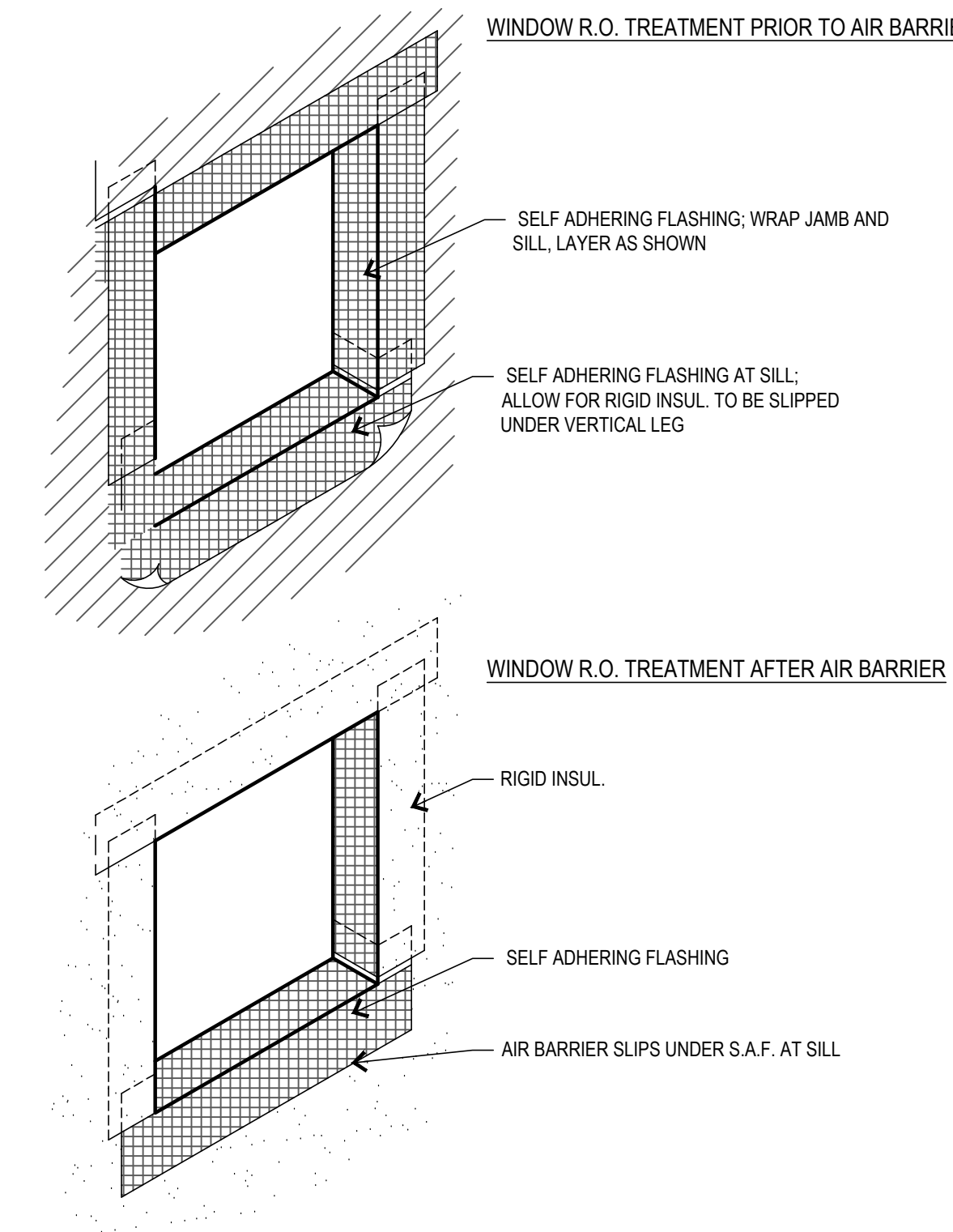
THRESHOLD AT ELEVATED DOORS

SCALE: NTA



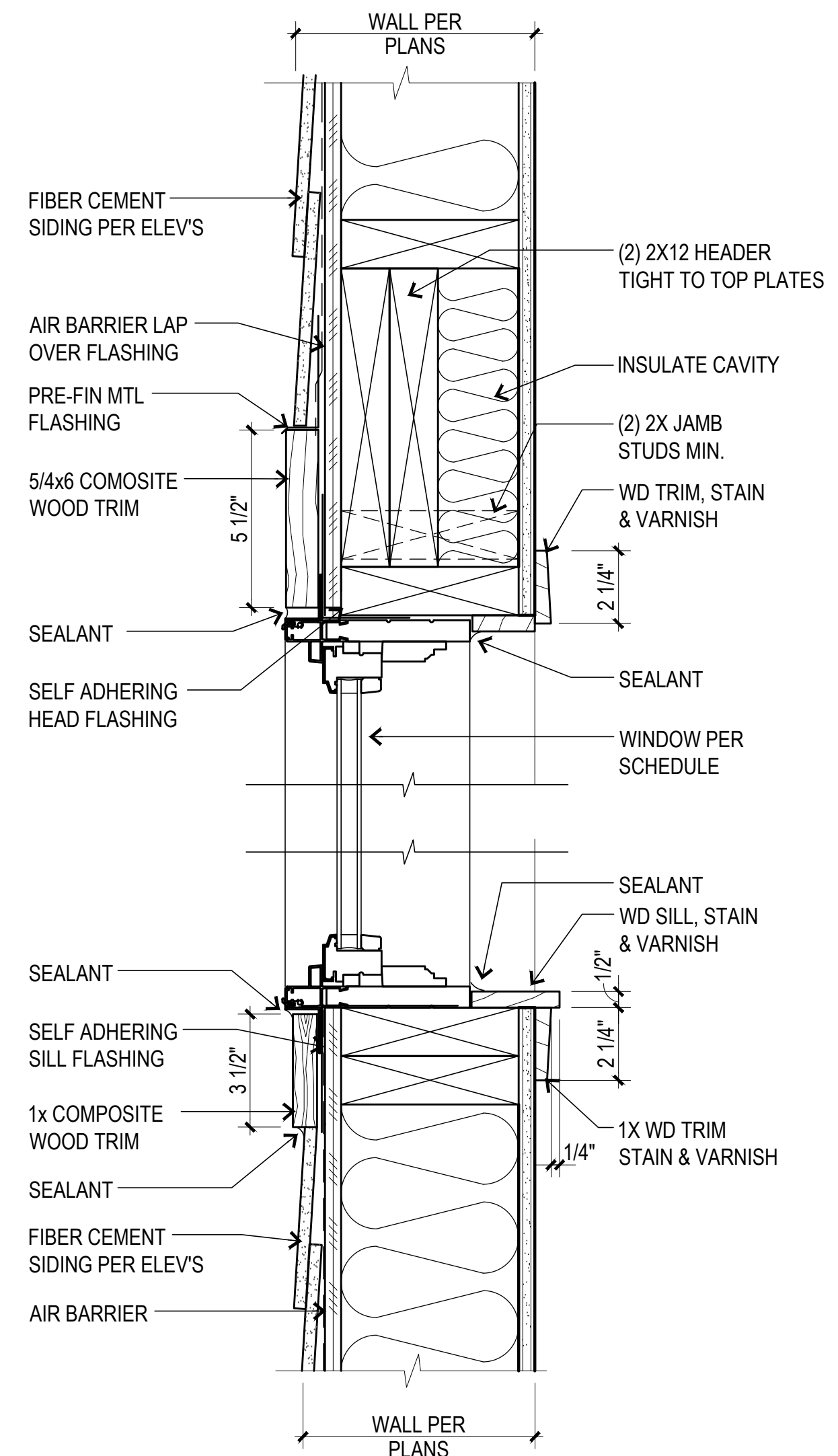
FLASHING - FLANGED WINDOW

SCALE: NTA



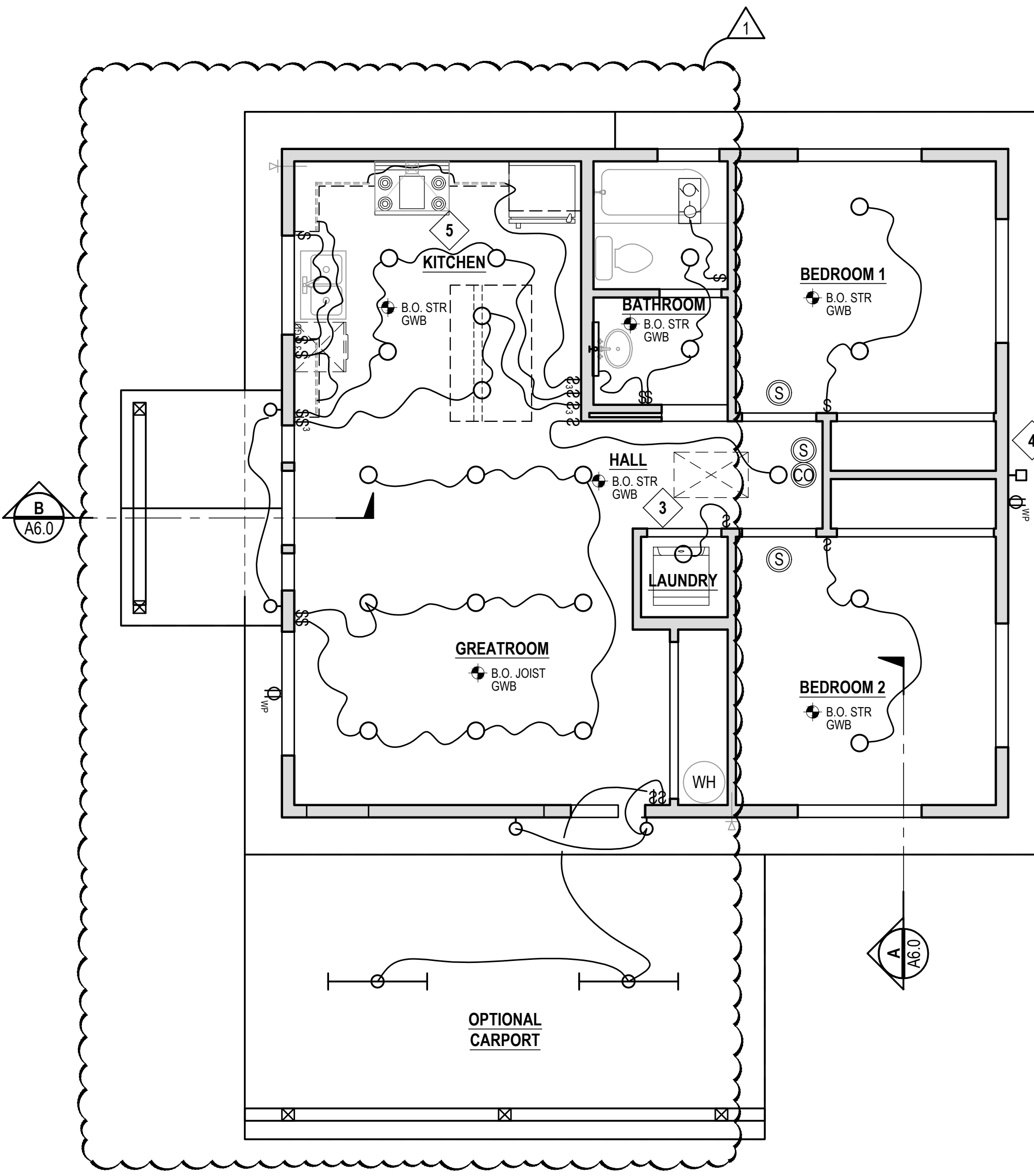
FLASHING - NON FLANGED WINDOW

SCALE: NTA



3 | EXTERIOR WINDOW DETAIL

SCALE: 3"=1'-0"



REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES

- ALL CEILINGS TO BE 5/8" GWB, ATTACH TO BOTTOM OF STRUCTURE ABOVE. UNLESS NOTED OTHERWISE
- STRUCTURE, LIGHT FIXTURES AND MECHANICAL DIFFUSERS, DUCTS, AND EQUIPMENT LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. SEE STRUCTURAL, ELECTRICAL, MECHANICAL, AND OTHER DRAWINGS FOR MORE SPECIFIC INFORMATION.
- SEE G0.2 SHEETS FOR TYPICAL TREATMENT OF WALL TO DECK CONNECTIONS.

KEYED NOTES

- KEYED NOTES MAY NOT BE PRESENT IN EVERY SHEET
- GARBAGE DISPOSAL
 - GARAGE DOOR OPENER, BY OTHERS
 - 22x36 INSULATED ATTIC ACCESS, FIT BETWEEN TRUSSES
 - EXTERIOR MOTION LIGHT, PER OWNER
 - KITCHEN HOOD DIRECTLY VENTED OUTSIDE - 300 CFM MIN

LEGEND

- PRE FINISHED VENTED SOFFIT
- GWB CEILING, FINISH PER DETAILS
- LED, UNDER CABINET
- STRIP LIGHTING, 8'-0"
- MULTIPLE HEAD TRAC
- CAN LIGHTS
- PENDANT LIGHTS
- WALL / POLE MOUNTED LIGHT FIXTURE
- PENDANT MOUNTED CEILING FAN w/ LIGHT
- EXHAUST FAN
- EXHAUST FAN / HEAT LAMP COMBO
- VENT
- ATTIC ACCESS
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- CEILING HEIGHT MARKER
- SLOPE

LICENSED ARCHITECT
AR-887080
JOLLEEN P. SEVERNS
STATE OF IDAHO
05.10.2024

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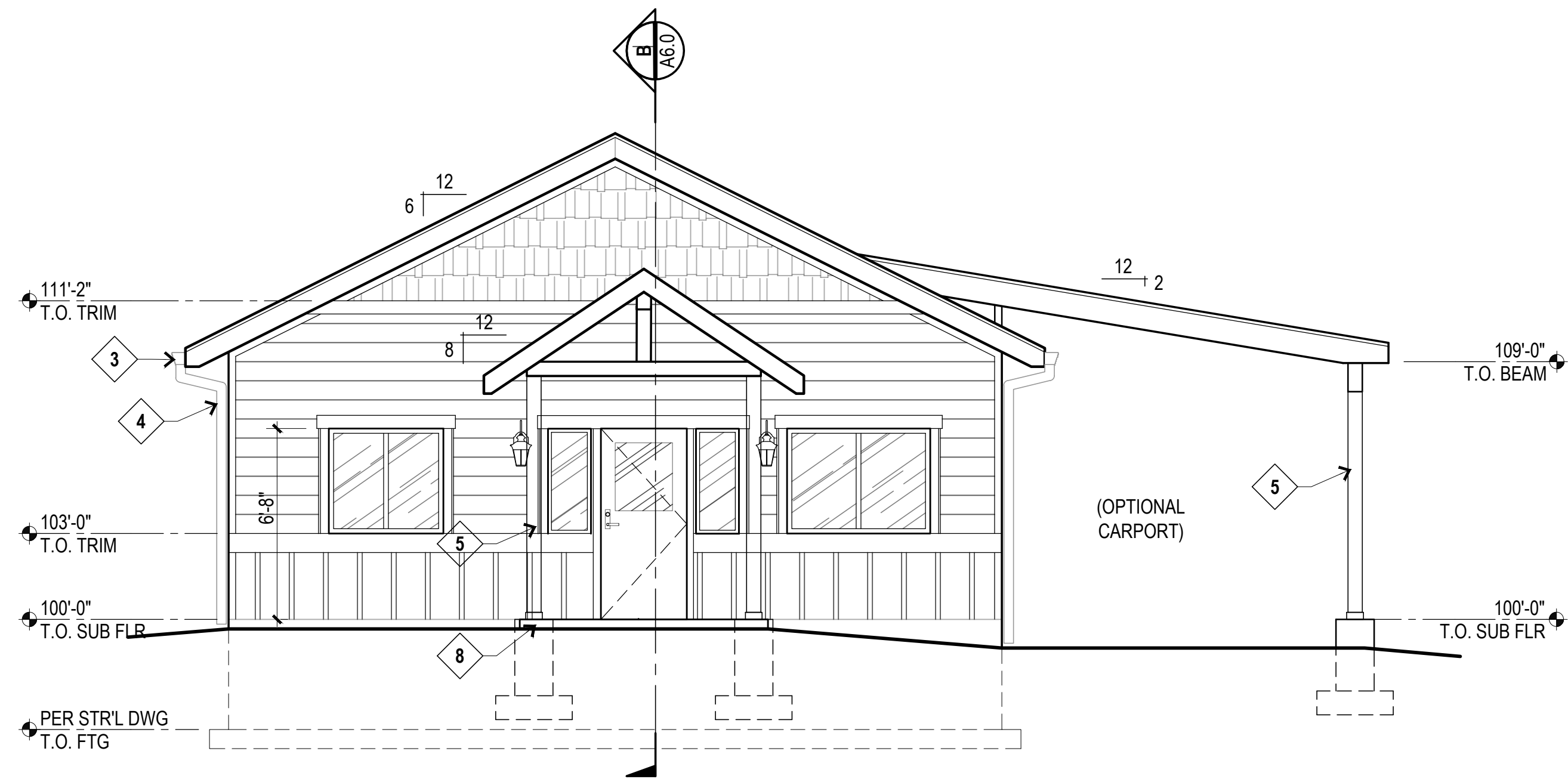
ADU SUBMITTAL

REFLECTED CEILING PLAN / DETAILS

Project #:	23-999
Designer:	J.Severns
Phase:	
Drafter:	LQ
Date:	12.12.2024

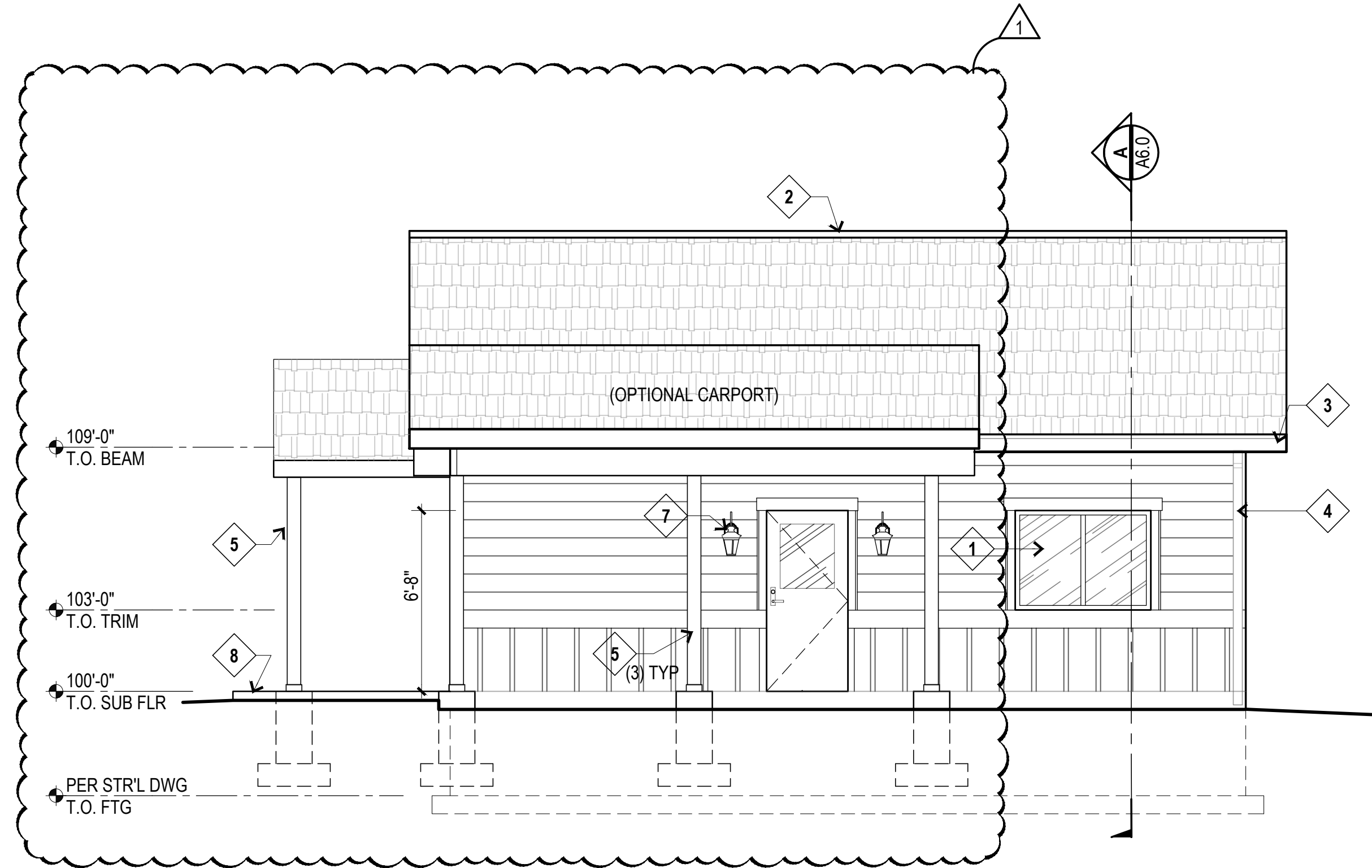
LAKE SIDE ARCHITECTURE
1080 E Lakeshore Drive
Coeur d'Alene, ID 83815
208.691.1493

A3.0



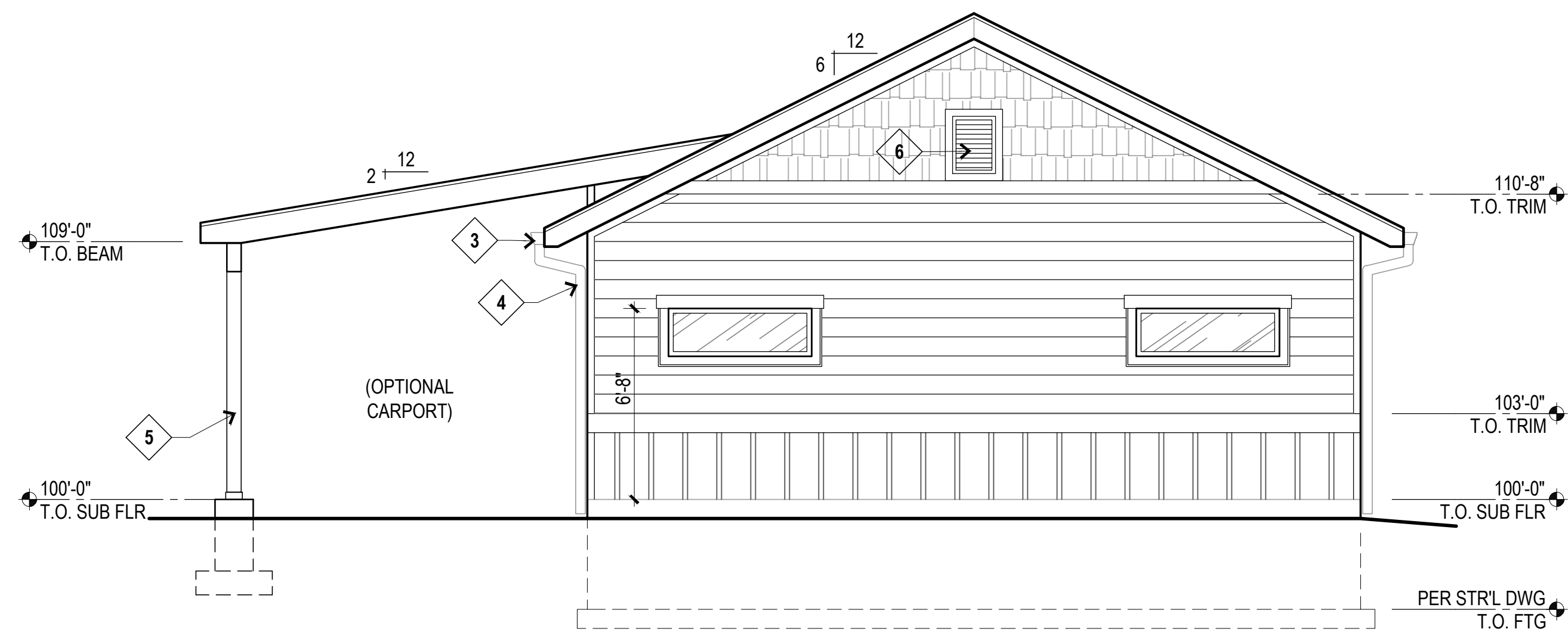
F | EXTERIOR ELEVATION - FRONT

SCALE: 1/4"=1'-0"



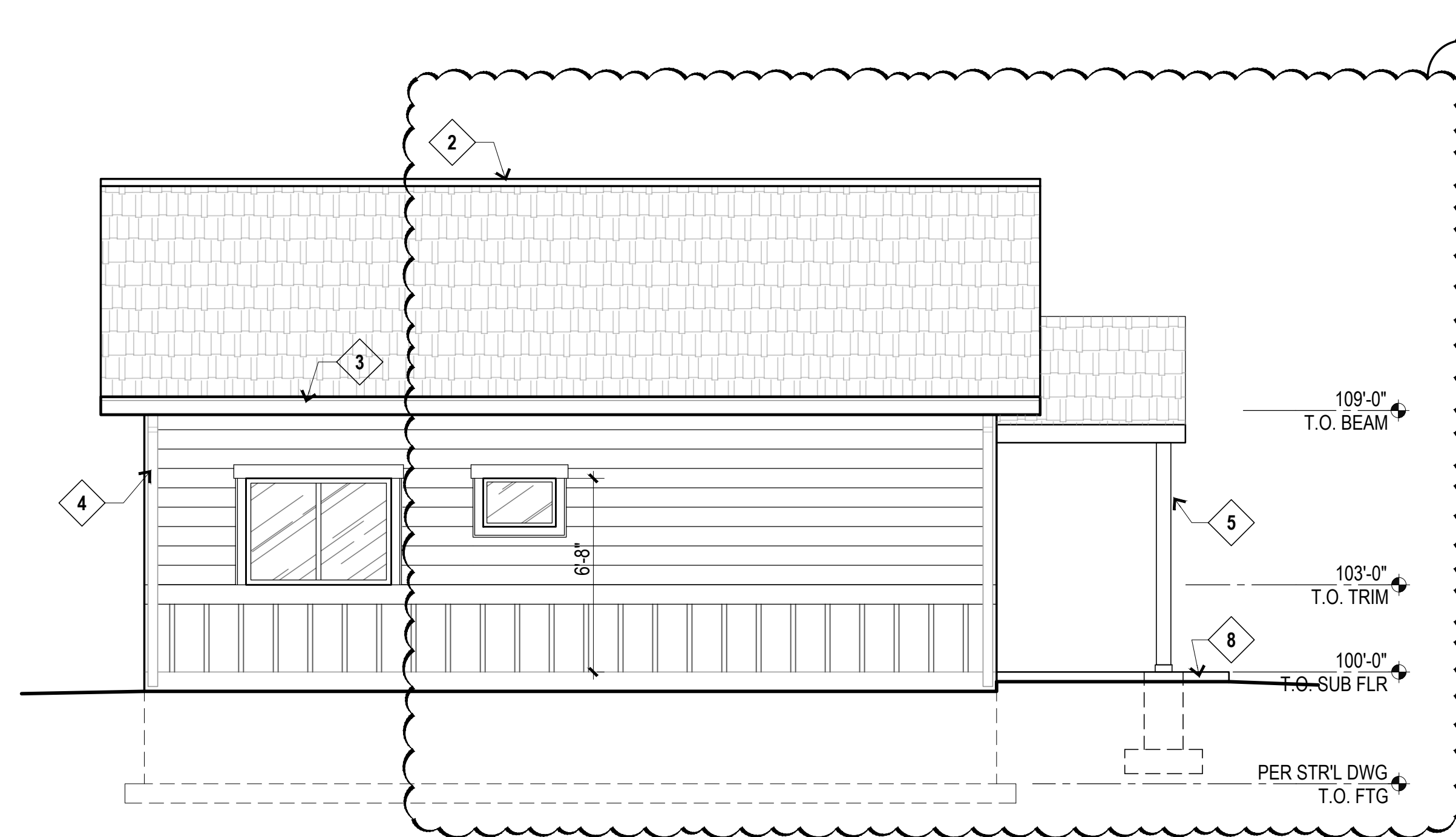
RT | EXTERIOR ELEVATION - RIGHT

SCALE: 1/4"=1'-0"



R | EXTERIOR ELEVATION - REAR

SCALE: 1/4"=1'-0"



LT | EXTERIOR ELEVATION - LEFT

SCALE: 1/4"=1'-0"


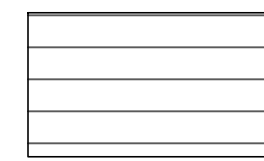
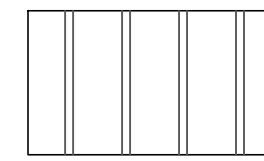
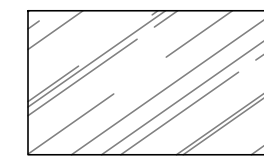
KEYED NOTES

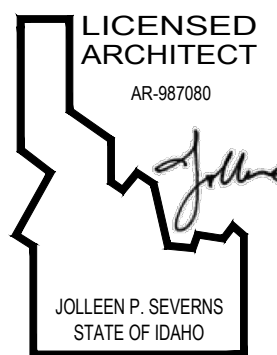
KEYED NOTES MAY NOT BE PRESENT IN EVERY SHEET

- 1 VINYL WINDOWS w/ WOOD TRIM PER WINDOW SCHEDULE & DETAILS, SEE SHEET A7.0
- 2 CONTINUOUS VENTED RIDGE PER DETAIL
- 3 PRE-FINISHED METAL GUTTER
- 4 PRE-FINISHED METAL DOWNSPOUT
- 5 6x6 COLUMN w/ 12x12 CONCRETE BASE
- 6 LOUVER VENT w/ TRIM TO MATCH WINDOWS
- 7 EXTERIOR LIGHT FIXTURE, PER OWNER
- 8 LANDING BY OTHERS

LEGEND

ALL SIDING & TRIM TO BE FIBER CEMENT, PAINTED, UNO.

-  ARCHITECTURAL COMPOSITE SHINGLE ROOFING
-  LAP SIDING, 8" EXPOSURE
-  BOARD n BATT SIDING
-  GLAZING PER SCHEDULE



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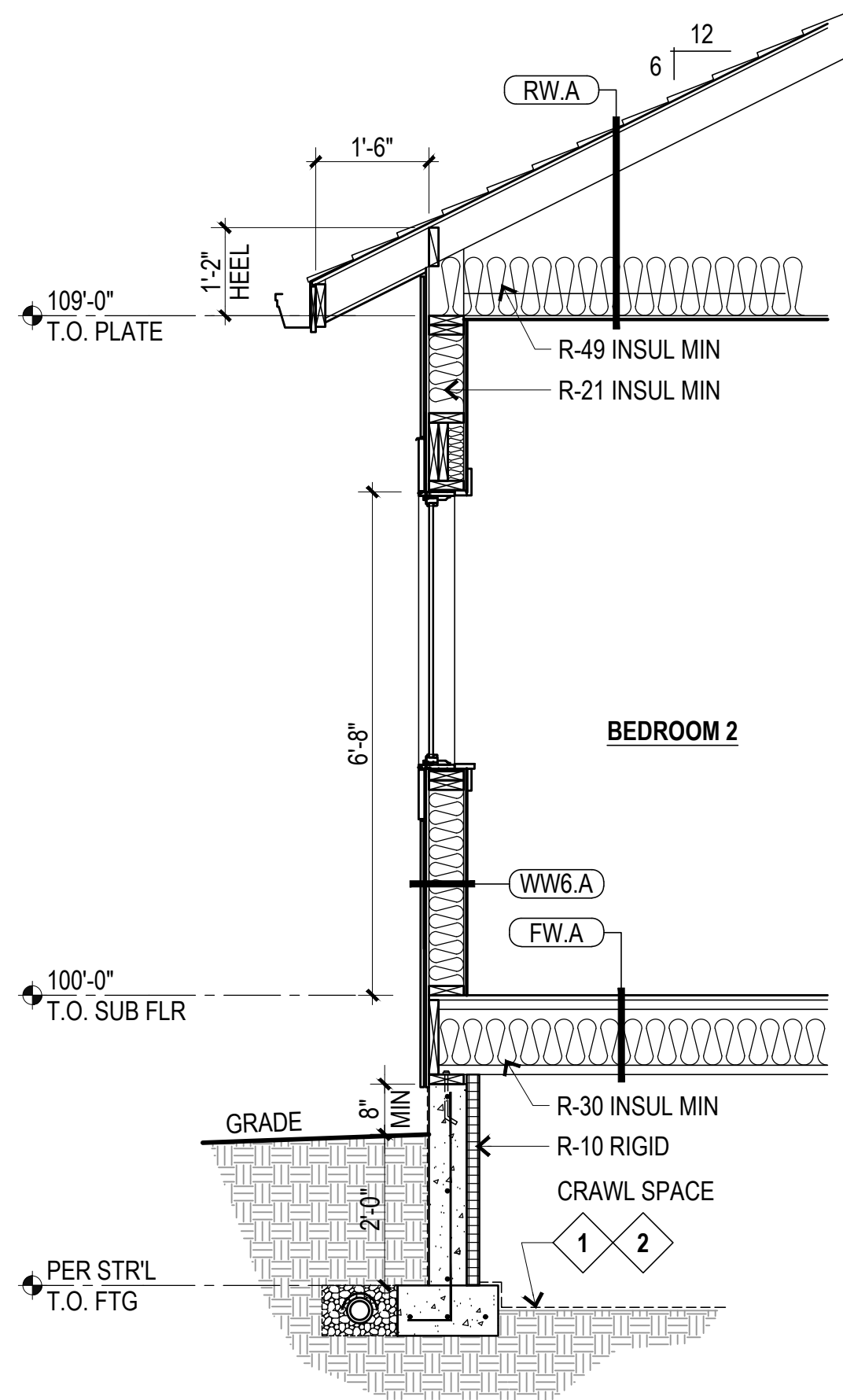
ADU SUBMITTAL

EXTERIOR ELEVATIONS

Project #:	23-99
Designer:	J. Severns
Phase:	
Drafter:	J.
Date:	12.12.2022

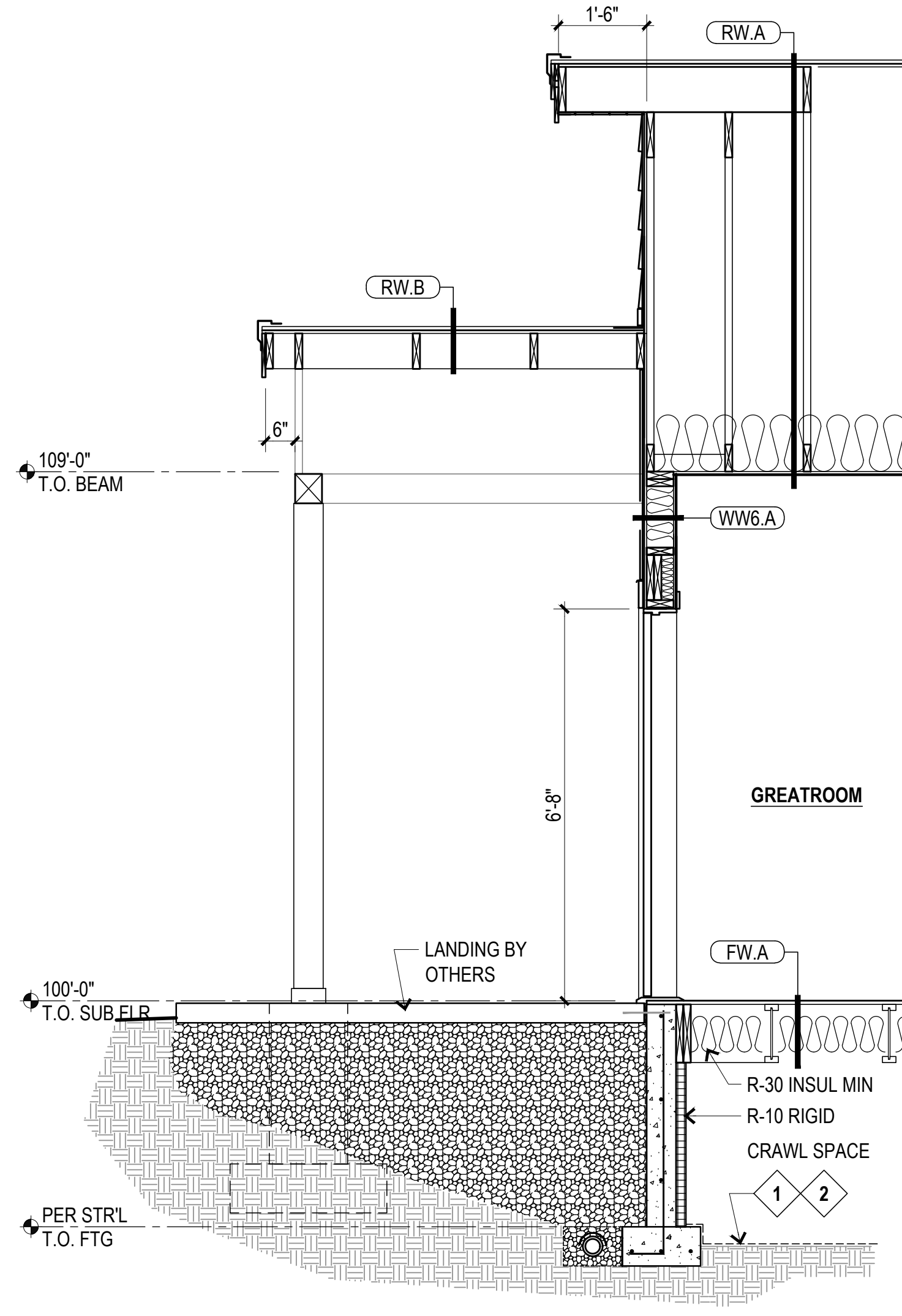


A5.0



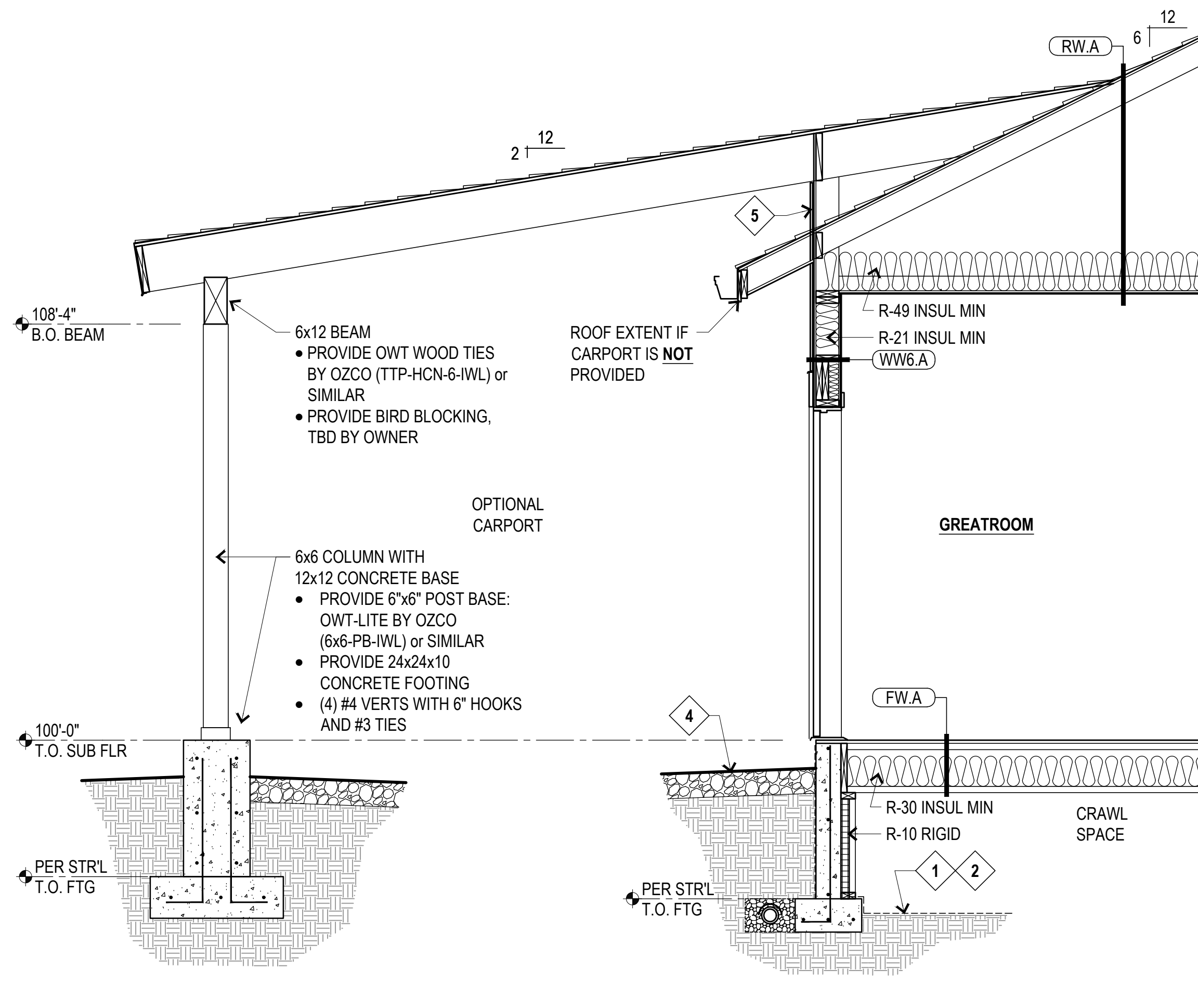
A BUILDING SECTION

SCALE: 1/2"=1'-0"



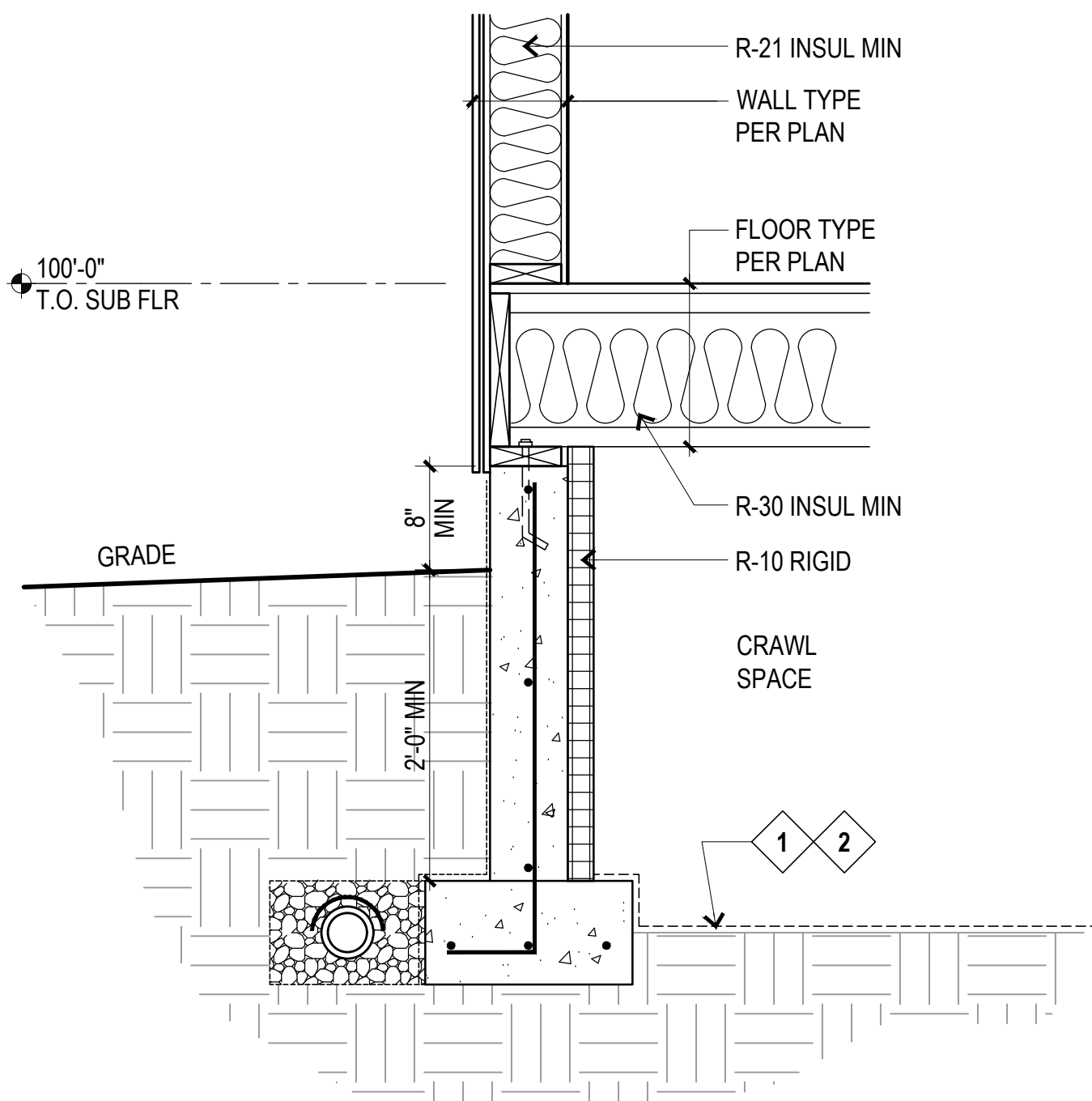
B BUILDING SECTION

SCALE: 1/2"=1'-0"



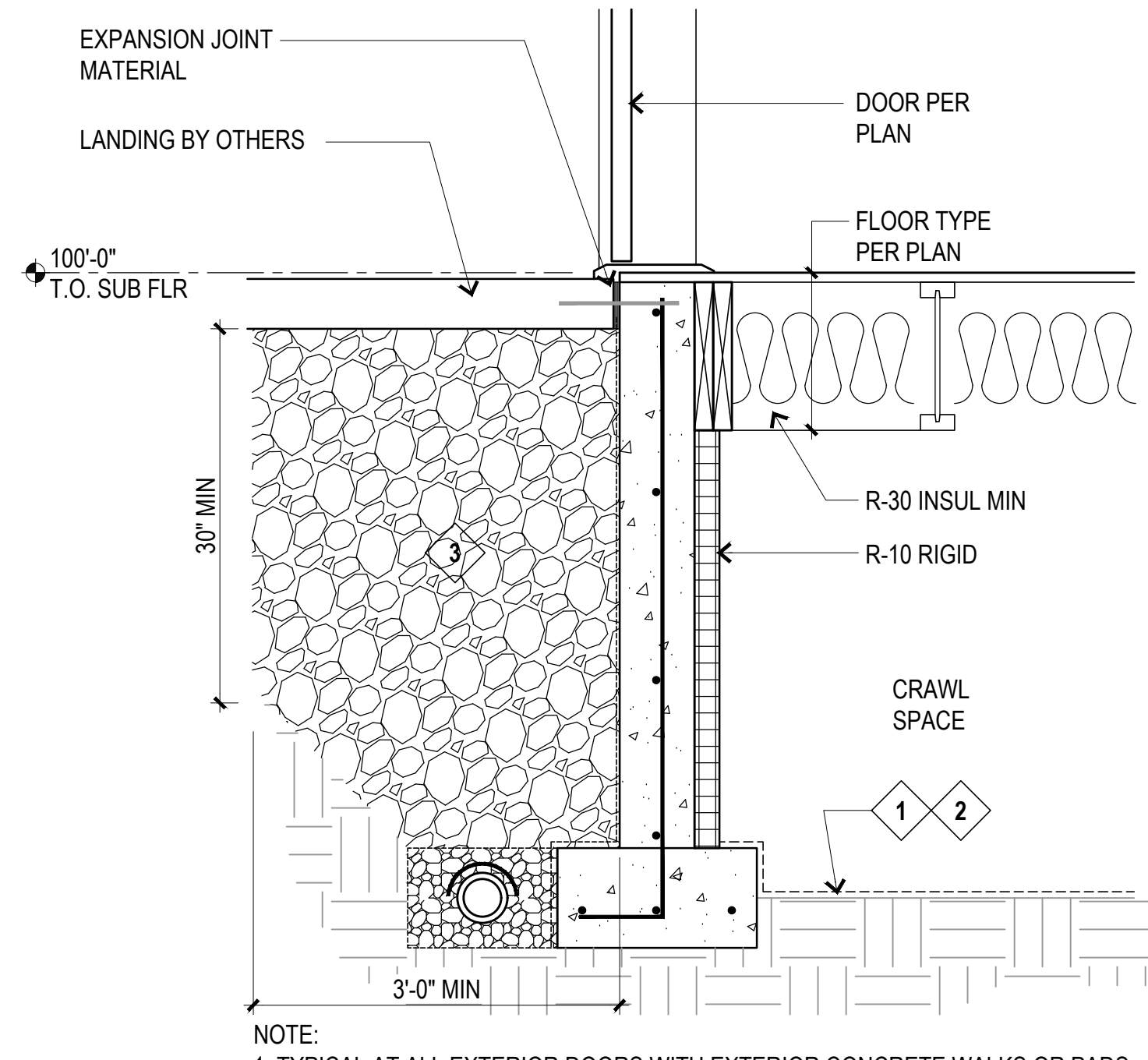
C BUILDING SECTION CARPORT - OPTION

SCALE: 1/2"=1'-0"



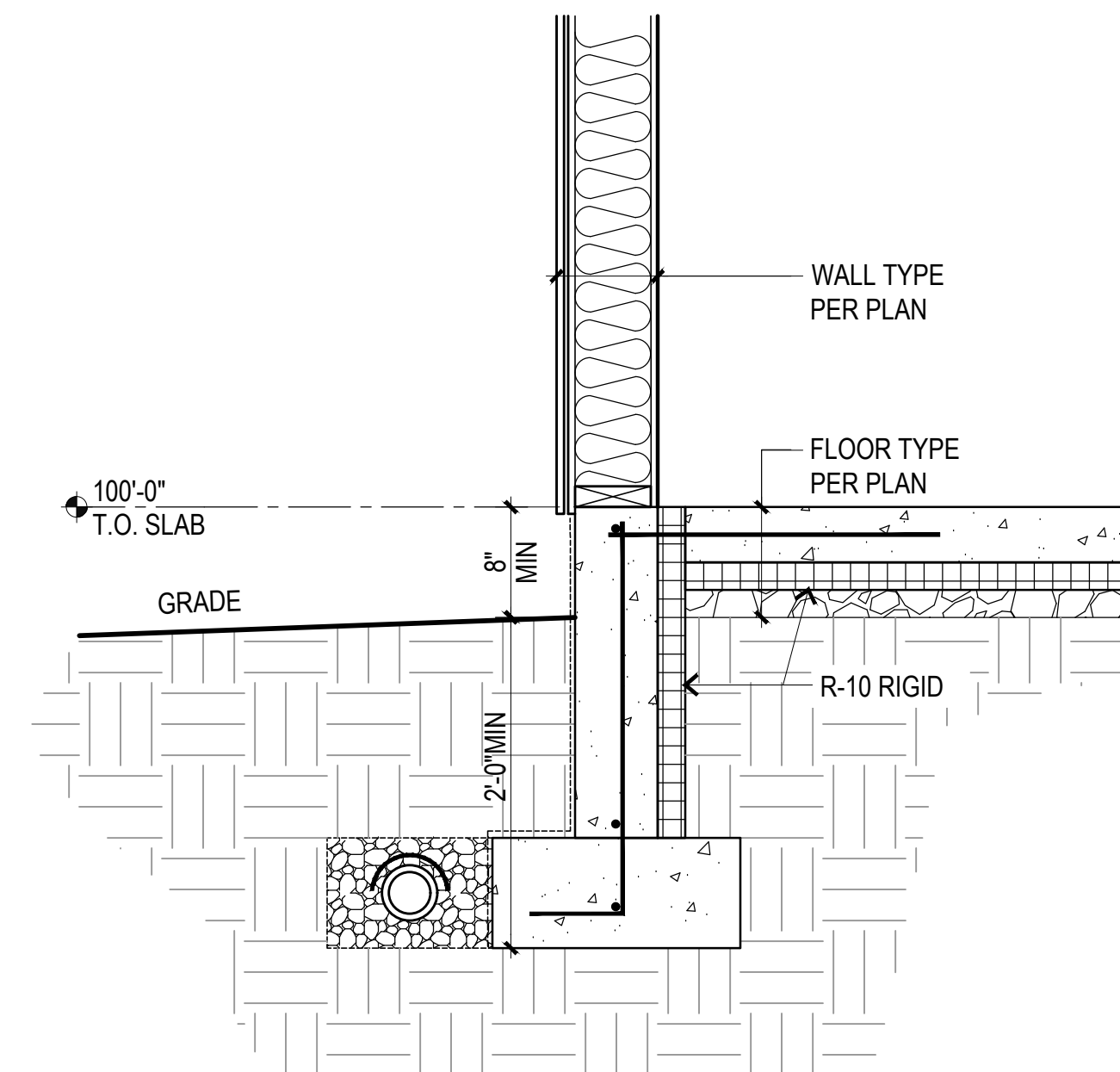
CRAWL SPACE OPTION

SCALE: 1"=1'-0"



CRAWL SPACE OPTION @ ENTRY

SCALE: 1"=1'-0"



SLAB ON GRADE OPTION

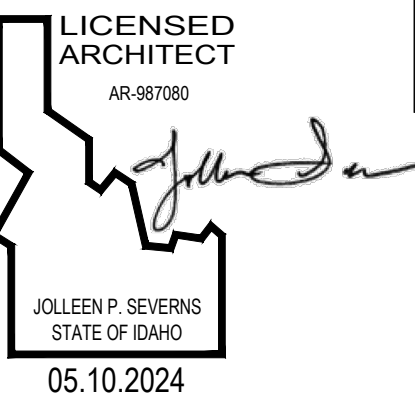
SCALE: 1"=1'-0"

BUILDING SECTION NOTES

- SEE WALL, FLOOR & ROOF TYPES ON ASSEMBLY SHEET FOR NOTES & ADDITIONAL INFORMATION.
- "SEE WALL, FLOOR & ROOF TYPES ON ASSEMBLY SHEET FOR NOTES & ADDITIONAL INFORMATION" SEE LEGENDS, SCHEDULES, TYPICAL SYMBOLS AND DETAILS ON OTHER SHEETS WHERE APPLICABLE.
 - ALL DIMENSIONS ARE TO FACE OF FOUNDATION, FACE OF STRUCTURE/SHEATHING/FRAMING OR CENTERLINE, UNLESS NOTED OTHERWISE.
 - ALL GWB USED IN SOUND RETARDANT PARTITIONS & UNIT SEPARATION MUST BE TYPE "X".
 - STAGGER JOINTS ON ALL MULTIPLE LAYERS OF GWB, 16" MIN.
 - ATTACH MULTIPLE LAYERS OF GWB WITH NAILS OR SCREWS, DO NOT USE ADHESIVE.
 - WHERE DOUBLE ROW OF STUDS ARE USED, MAKE NO CONNECTIONS BETWEEN ROWS.
 - ALL OPENINGS AROUND DUCT OR PIPE PENETRATIONS SHALL BE SEALED WITH NON-HARDENING SILICONE MASTIC.
 - AIR BARRIER SHALL BE CONTINUOUS FROM FOUNDATION TO TOP OF WALL AND SHALL BE APPLIED TO THE UNDERSIDE OF ALL INSULATED SOFFITS. ALL PENETRATIONS AND JOINTS SHALL BE TREATED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. RE-APPLICATION OF THE AIR BARRIER IS REQUIRED AT ANY WALL PENETRATIONS MADE AFTER THE INITIAL AIR BARRIER APPLICATION.
 - THE CONTRACTOR SHALL CONSTRUCT THE STAIRS WITH THE RISE AND RUN TO COMPLY WITH SECTION R311 MEANS OF EGRESS OF THE 2018 IRC. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE CONTRACTOR SHALL RECORD AND PROVIDE CERTIFICATION THAT THIS CODE REQUIREMENT IS BEING COMPLIED WITH. THE ABSOLUTE MAXIMUM RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES AND THE ABSOLUTE MINIMUM TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES.
 - SEE STRUCTURAL DRAWINGS FOR (BUT NOT LIMITED TO) FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, FRAMING SIZES & SPACING, SHEATHING, COLUMNS, BEAMS, JOISTS, AND DETAILS.
 - IF ARCHITECTURAL & STRUCTURAL SIZES / SPACING CONFLICT, THE LARGER OR MORE STRINGENT COMPONENT SHALL GOVERN.
 - SEE PROJECT INFORMATION ON GENERAL SHEETS FOR CODE REQUIREMENTS & NOTES.
 - PROVIDE 1" FOAM INSULATION ON EXTERIOR SIDE OF WALL AT ANY PLUMBING / ELECTRICAL ITEMS IN EXTERIOR WALLS.
 - FOUNDATION DRAIN SHALL BE PROVIDED AROUND ALL FOOTINGS WITH 1/4" SLOPE & DAYLIGHTED TO PROVIDE POSITIVE WATER FLOW AWAY FROM THE RESIDENCE. PROVIDE FILTER FABRIC, DRAINAGE MEDIA, & 4" PERFORATED PIPE AS REQUIRED FOR PERIMETER FOUNDATION DRAINAGE.

KEYED NOTES

- KEYED NOTES MAY NOT BE PRESENT IN EVERY SHEET
- POLYETHYLENE VAPOR BARRIER, 6 MIL, OVER NATURAL GRADE AT ALL CRAWL SPACE AREAS. EXTEND BARRIER CONTINUOUSLY OVER THE TOP OF THE FOOTINGS.
 - PROVIDE MECHANICAL CRAWL/RADON VENTING
 - WASHED 3/4" ROCK OR PEA GRAVEL
 - HARDSURFACE BY OWNER
 - WITH CARPORT OPTION:
 - PROVIDE CONTINUOUS WALL SHTG TO BOTTOM OF CARPORT ROOF SHTG
 - PROVIDE 2x6 FRAMING & BLOCKING AS REQD TO UNDERSIDE OF CARPORT ROOF SHTG



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208.964.9933

ADU SUBMITTAL

BUILDING SECTIONS

Project #:	23-999
Designer:	J. Sevens
Phase:	
Drafter:	LQ
Date:	12.12.2024

LAKE SIDE
ARCHITECTURE
1080 E Lakeshore Drive
Coeur d'Alene, ID 83815
208.691.1493

A6.0

ROOM FINISH SCHEDULE									REMARKS
ROOM NAME	FLOORING	BASE	WALLS				CEILING		
			NORTH	EAST	SOUTH	WEST	MTL	HGT	
HALL	LVT	B-1	PT-2	PT-2	PT-2	PT-2	PT-1	B.O. STRUCT	
KITCHEN	LVT	B-1	PT-2	PT-2	PT-2	PT-2	PT-1	B.O. STRUCT	
GREATROOM	LVT	B-1	PT-2	PT-2	PT-2	PT-2	PT-1	B.O. STRUCT	
BATHROOM	TL-1	B-2	PT-3	PT-3	PT-3	PT-3	PT-1	B.O. STRUCT	
BEDROOM 1	CPT-1	B-1	PT-2	PT-2	PT-2	PT-2	PT-1	B.O. STRUCT	
BEDROOM 2	CPT-1	B-1	PT-2	PT-2	PT-2	PT-2	PT-1	B.O. STRUCT	

REMARKS
 1. XX
 2. XX

SCHEDULE ABBREVIATIONS

AT	ACOUSTICAL TILE	GAT	GLUE ON ACOUSTICAL TILE	SRV	SLIP RESISTENT SHEET VINYL
AWP	ACOUSTICAL WALL PANELS	GWB	GYPSUM WALLBOARD	STR	STRUCTURE
BOS	BOTTOM OF STRUCTURE	LVT	LUXURY VINYL TILE	TTM	TIRE TREAD MAT
CONC	CONCRETE	PT	PAINT	VB	VENTED BASE
CP4	2x4 LAY-IN CEILING PANELS	RB4	RUBBER BASE 4"	VCT	VINYL COMPOSITION TILE
CPT	CARPET	RB6	RUBBER BASE 6"	VFP	VINYL FACED GWB PANELS
CT	CERAMIC TILE	RSS	RUBBER STAIR STRINGER	WFS	WOOD FLOORING SYSTEM
EPT	EPOXY PAINT	RSV	RESILIENT SHEET VINYL FLOORING		
ETR	EXISTING TO REMAIN	SEAL	SEALER		
FRP	FIBERGLASS REINFORCEMENT PANELS	SFS	STUCCO FINISH SYSTEM		

ROOM FINISH LEGEND

KEY	PRODUCT	MANUFACTURER	SIZE / STYLE	COLOR	REMARKS
PT-1	PAINT				CEILING PAINT
PT-2	PAINT				WALL PAINT
PT-3	PAINT				WALL PAINT - GLOSS
TL-1	TILE				
CT-1	COUNTERTOP				KITCHEN
CT-2	COUNTERTOP				BATHROOM
B-1	WALL BASE				FIELD
B-2	WALL BASE				BATHROOM
FLR-1	LVT				
CPT-1	CARPET				
CPT-2	CARPET				

DOOR SCHEDULE													
NO.	COUNT	DOOR				FRAME		DETAILS			HDW GROUP	FIRE LABEL (MIN.)	REMARKS
		SIZE (WXH)	TYPE	RELITE	FINISH	TYPE	SIDE-LIGHT/TRANSOM	FINISH	HEAD	JAMB			
D1	1	3'-0" X 6'-8"	D - WD.01	ITSG	FF	F - WD.04	ITSG	PT					
D2	2	3'-0" X 6'-8"	D - WD.03	-	S/V	F - WD.03		PT					
D3	1	2'-6" X 6'-8"	D - WD.03	-	S/V	F - WD.03		PT					
D4	3	PR 3'-0" X 6'-8"	D - WD.04	-	S/V	F - WD.03		PT					
D5	1	2'-6" X 6'-8"	D - WD.05	-	S/V	F - WD.03		PT					
D6	1	3'-0" X 6'-8"	D - WD.06	-	S/V	F - WD.03		PT					

NOTES:
 1. XX
 2. XX

SCHEDULE KEY

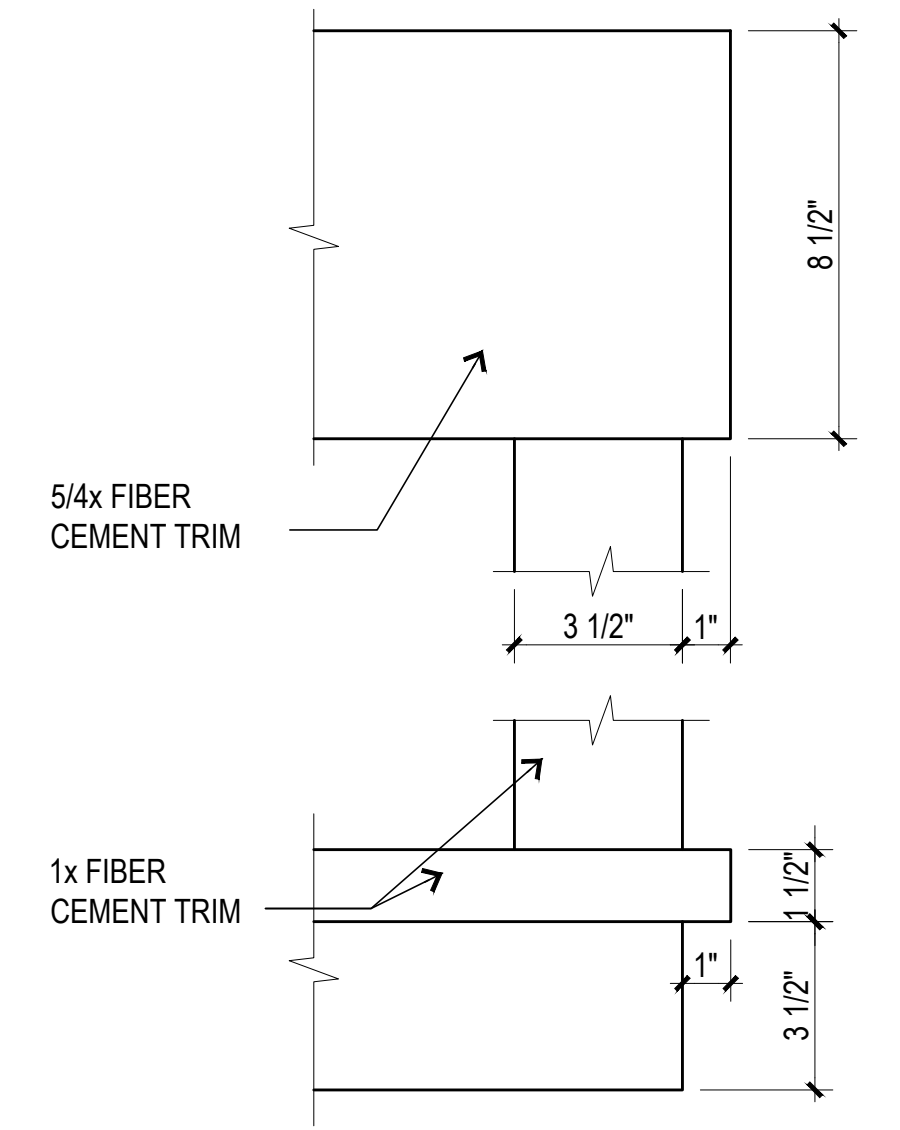
ACCDN	ACCORDION DOOR	FR	FIRE RATED	OH	OVERHEAD DOOR
AL	ALUMINUM	FXD	FIXED	PKT	POCKET
BED	BEDROOM	GRG	GARAGE	PR	PAIR
BF	BI-FOLD	HM	HOLLOW METAL	PT	PAINT
CL	CLOSET	HWD	HOLLOW WOOD	SLD	SLIDING
CUS	CUSTOM	IGU	INSULATED GLAZING UNIT	STO	STORAGE
CSMT	CASEMENT	IHM	INSULATED HOLLOW METAL	SWD	SOLID WOOD
DBL	DOUBLE DOOR	ILSG	INSULATED LAMINATED SAFETY GLASS	S/V	STAIN / VARNISH
ENT	ENTRY	INT	INTERIOR	TRP	TRIPLE DOOR
EXT	EXTERIOR	ITP	INSULATED TRANSLUCENT PANEL	TSG	TEMPERED SAFETY GLASS
FF	FACTORY FINISH	ITSG	INSULATED TEMPERED SAFETY GLASS	WD	WOOD FRAME

WINDOW SCHEDULE												
NO.	COUNT	SIZE (WxH)	TYPE	FINISH	GLAZING	DETAILS			FIRE LABEL (MIN.)	INTEGRAL BLINDS	HORIZ. BLINDS	REMARKS
						HEAD	JAMB	SILL				
W1	2	5'-0" x 1'-8"	FXD	FF	IGU							
W2	1	2'-6" x 1'-8"	AWN	FF	IGU							1
W3	2	1'-6" x 3'-8"	FXD	FF	IGU							
W4	1	2'-6" x 3'-8"	DBL	FF	IGU							
W5	1	4'-0" x 3'-8"	SLDR	FF	IGU							
W6	1	5'-0" x 3'-8"	SLDR	FF	IGU							EGRESS

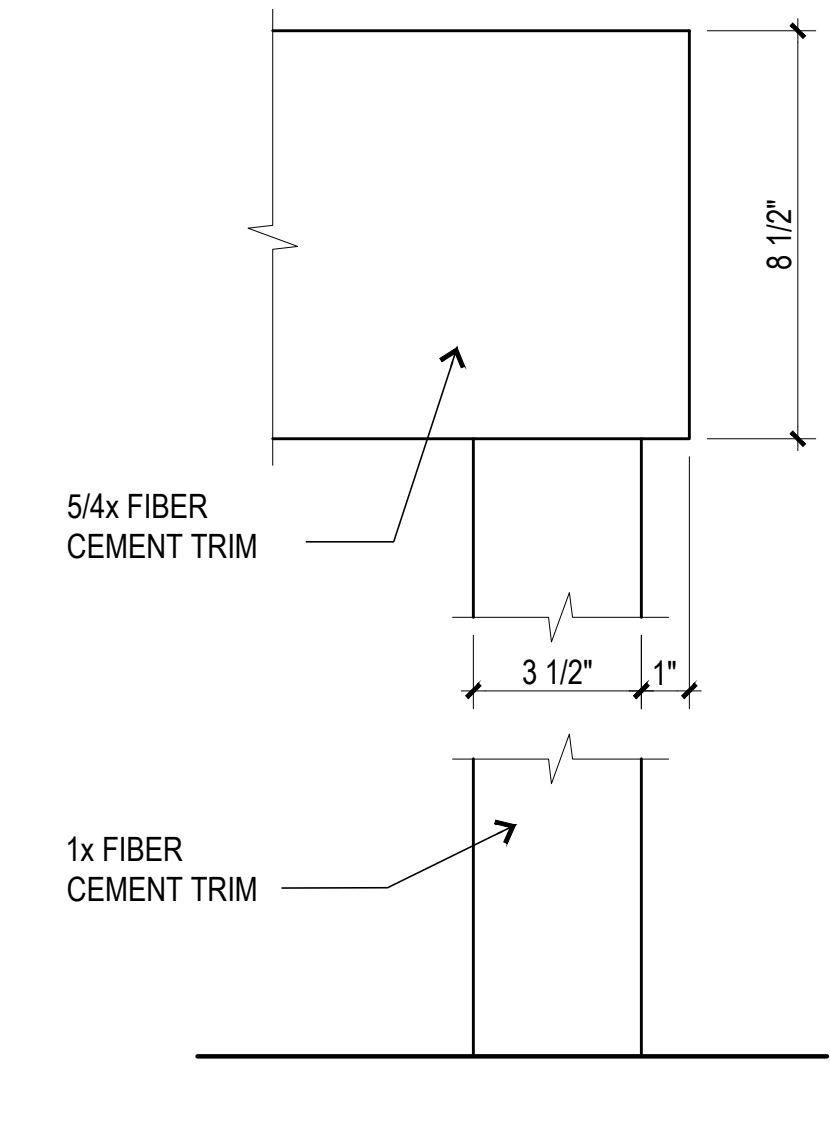
NOTES:
 1. USE OBSCURED GLAZING AT BATHROOM LOCATIONS
 2. XX

SCHEDULE KEY

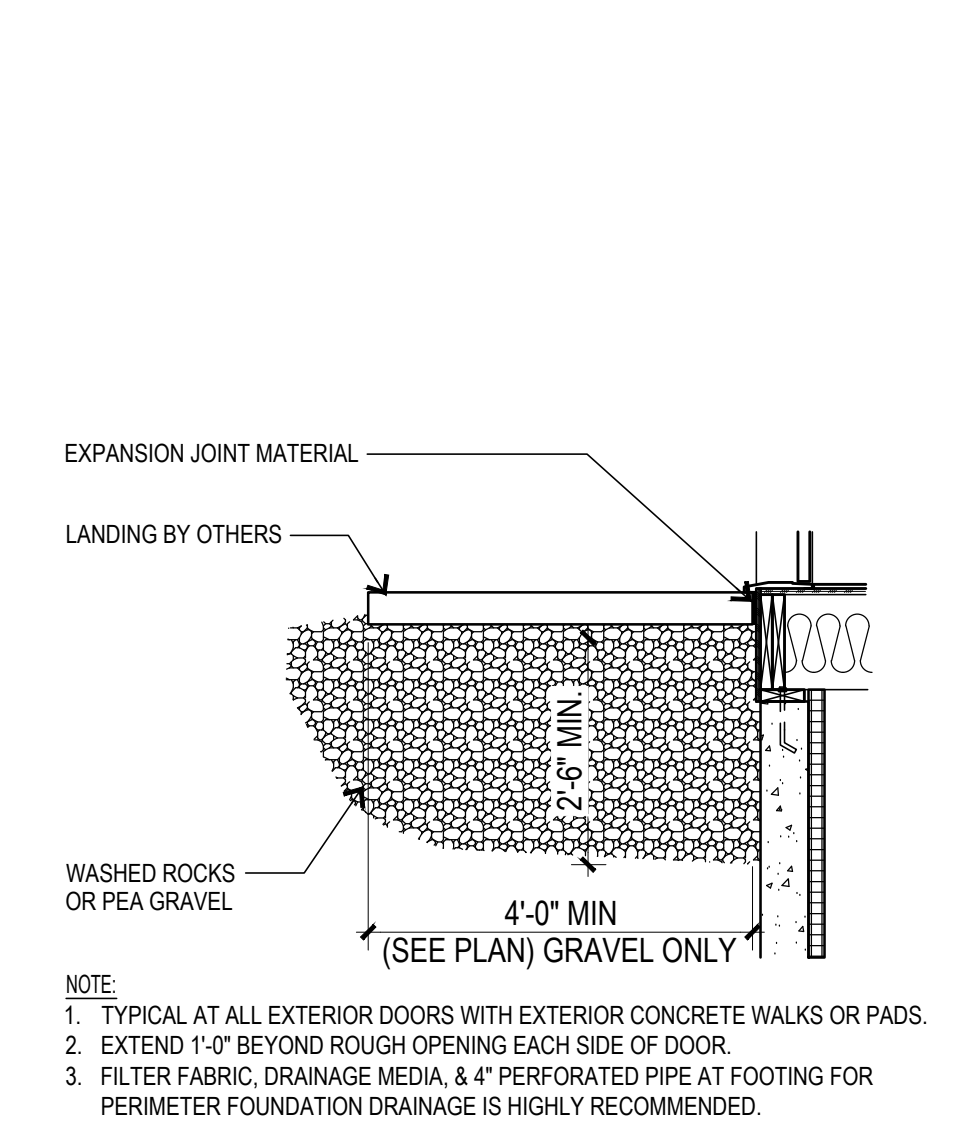
AWN	AWNING	ITP	INSULATED TRANSLUCENT PANEL
CSMT	CASEMENT	ILSG	INSULATED LAMINATED SAFETY GLASS
DBL	DOUBLE HUNG	ITSG	INSULATED TEMPERED SAFETY GLASS
FXD	FIXED	OG	OBSCURED GLAZING
FF	FACTORY FINISH	SLDR	SLIDER
IGU	INSULATED GLAZING UNIT	SKLT	SKY LIGHT
TSG	TEMPERED SAFETY GLASS 1/4"		



1 EXT. WINDOW TRIM DETAIL
SCALE: 3/8"=1'-0"

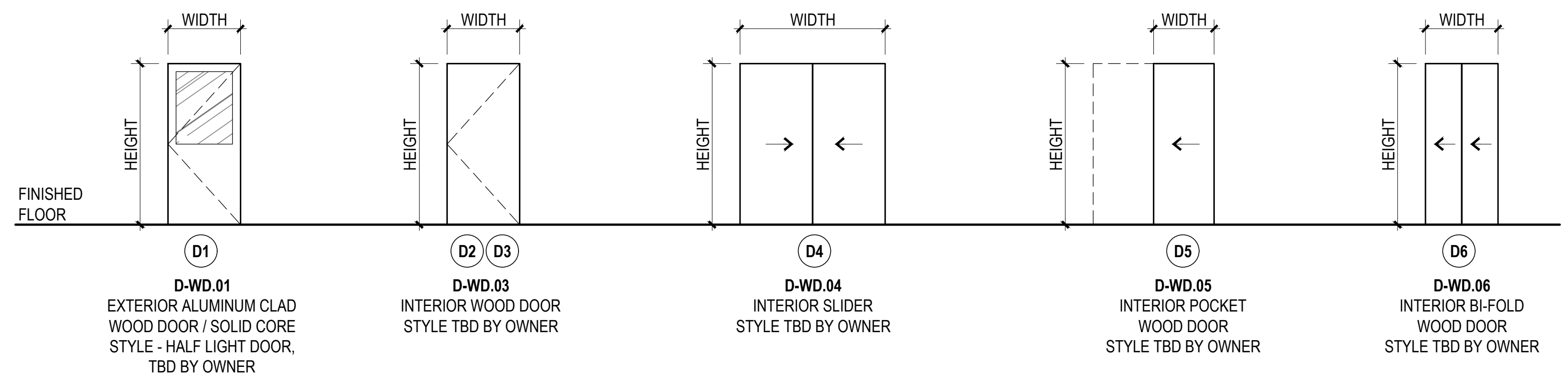


2 EXT. DOOR TRIM DETAIL
SCALE: 3/8"=1'-0"

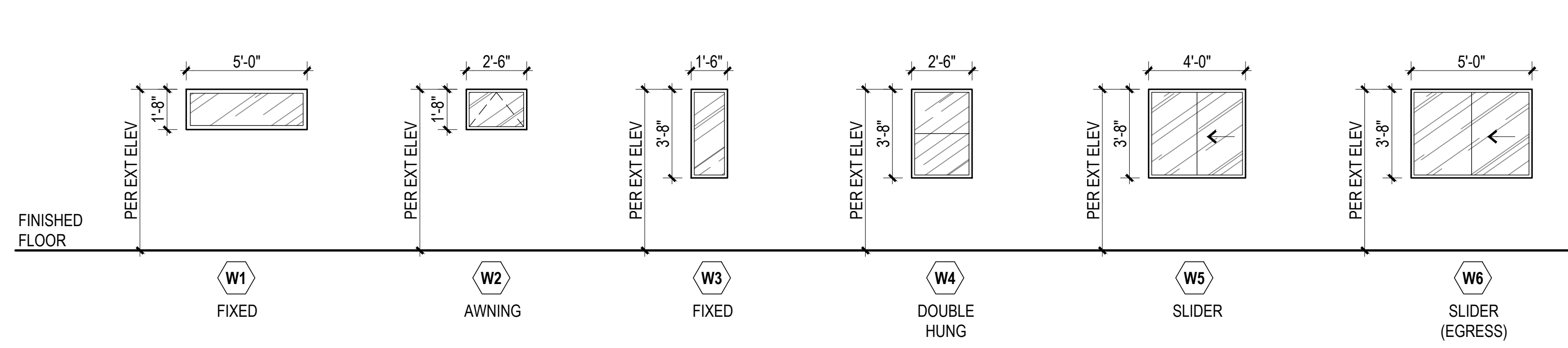


3 EXTERIOR DOOR DETAIL
SCALE: 1/2"=1'-0"

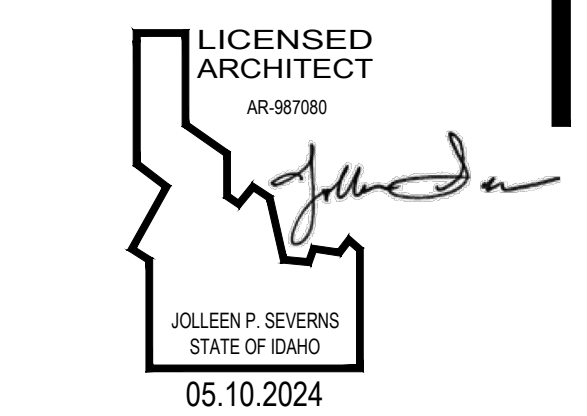
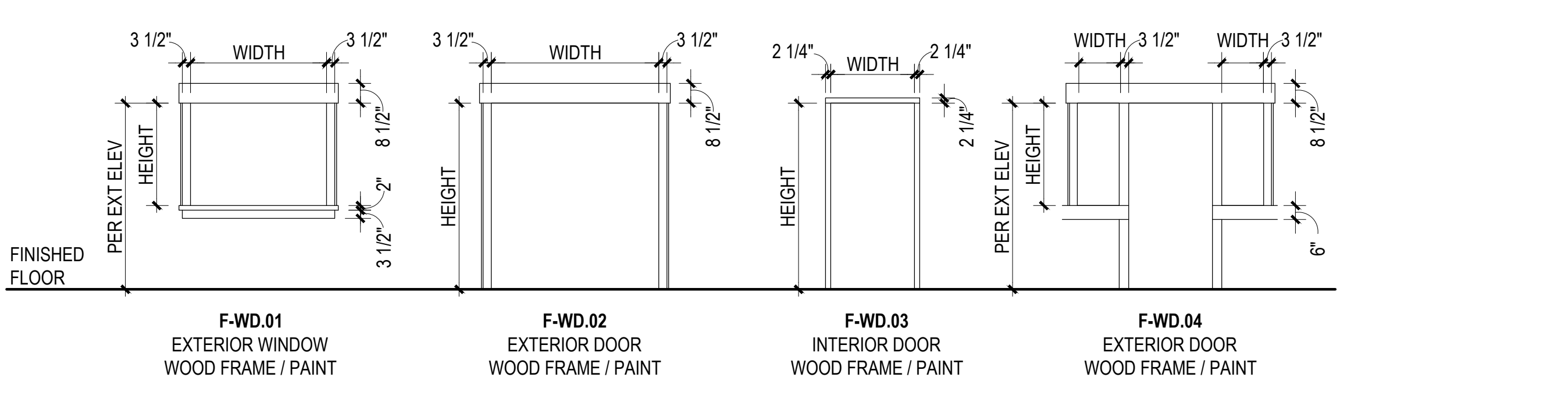
DOOR TYPES
SCALE: 1/4"=1'-0"



WINDOW TYPES
SCALE: 1/4"=1'-0"



FRAME TYPES
SCALE: 1/4"=1'-0"



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 REV | DATE | DESCRIPTION

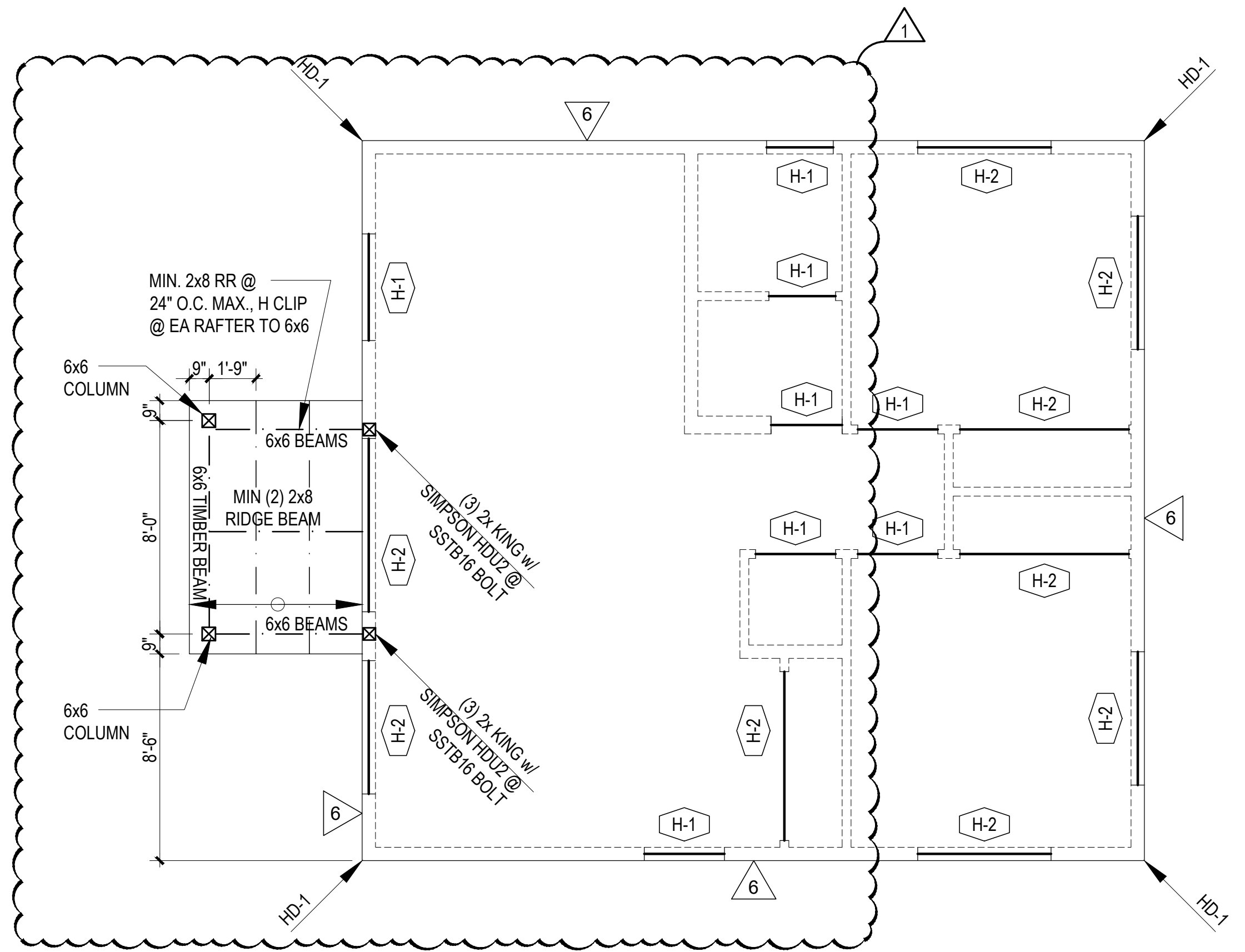


ADU SUBMITTAL
 SCHEDULES, WINDOW & DOOR TYPES

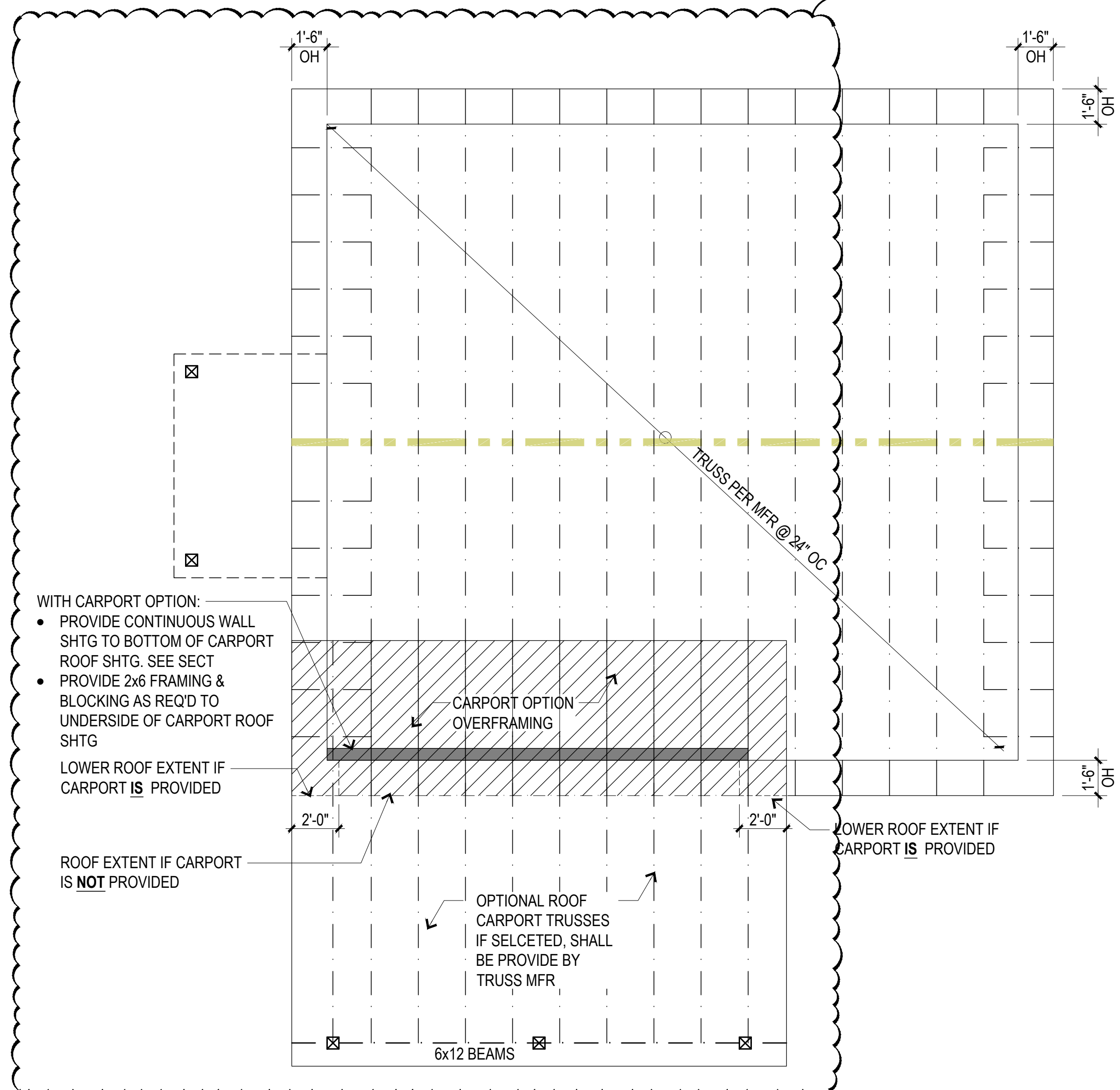
Project #: 23-999
 Designer: J. Sevens
 Phase:
 Drafter: LQ
 Date: 12.12.2024



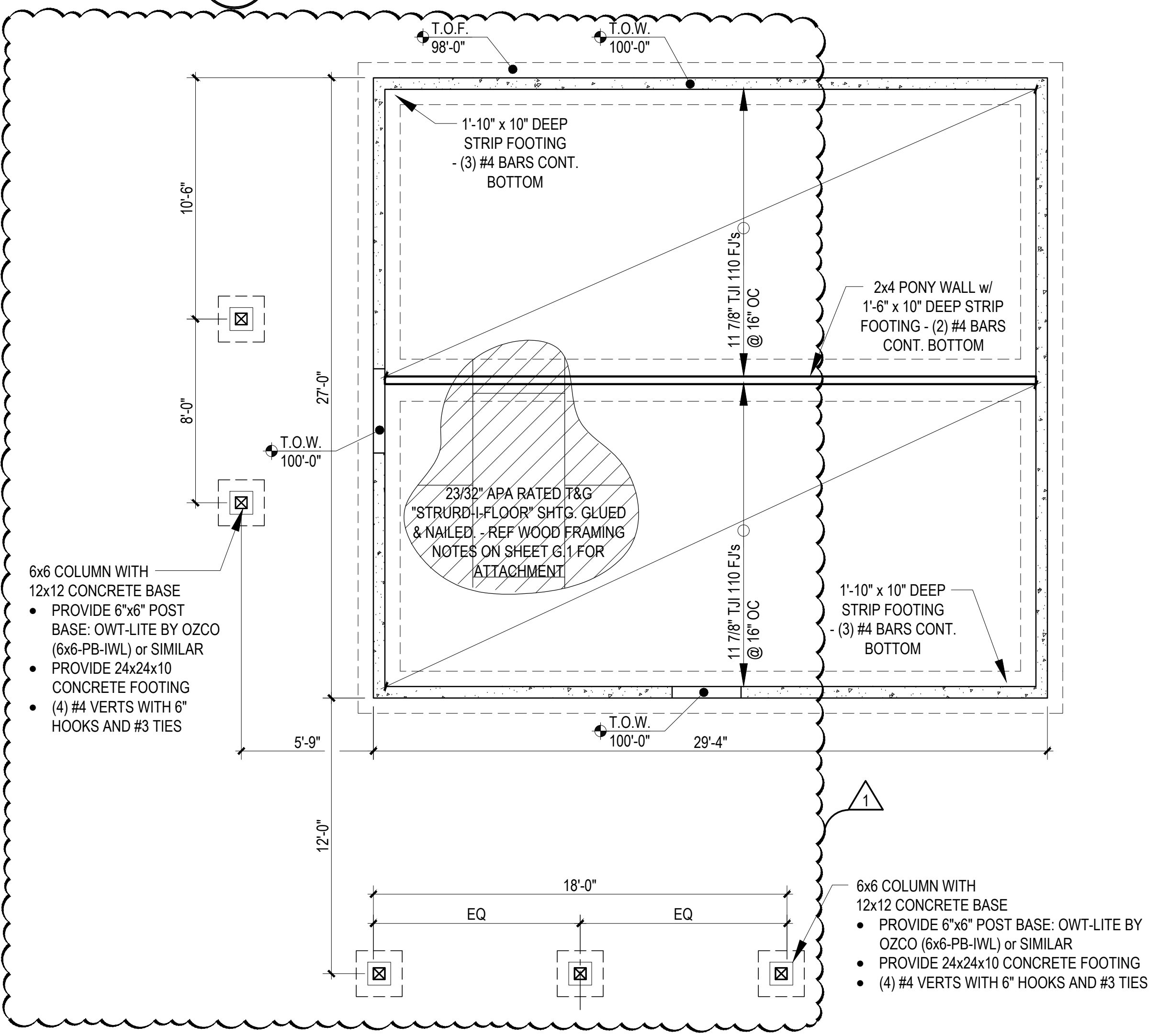
A7.0



LEVEL 1 FRAMING PLAN
SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



FOUNDATION PLAN & GROUND LEVEL FLR FRAMING
SCALE: 1/4"=1'-0"

HOLD-DOWN SCHEDULE

TYPE	HOLD-DOWN	MIN KING	ANCHOR BOLT	FASTENERS, NOTES
HD-1	HDU2	(2) 2x	SSTB16 (5/8" DIA)	6-SDS 1/4" DIA x 2-1/2" SCREWS

NOTES:

- HOLD-DOWN MARKS ON PLAN APPLY THE BASE OF FRAMED WALLS ON THAT PLAN, OR TO TOP OF CONC. U.N.O.
- PANELS FROM INTERSECTING SHEAR WALLS SHALL BE EDGE NAILED TO ALL HOLD-DOWN MEMBERS TO SHARE CORNER HOLD-DOWNS. THE LARGER OF THE HOLD-DOWNS SPECIFIED SHALL BE USED, U.N.O.
- EDGE NAIL SHEATHING TO THE FOUNDATION MUD-SILL PLATE
- HOLD-DOWNS OCCUR AT EACH END OF EACH SHEAR WALL SEGMENT
- HOLD-DOWN LOCATION AS SHOWN ON THE PLAN SUPERCEDES NOTE #4
- PANEL EDGE NAILING SHALL BE EVENLY DISTRIBUTED AMONG MEMBERS IN HOLD-DOWN STUDS, WHICH SHALL BE LAMINATED TOGETHER WITH 12g @ 6" O.C. U.N.O.
- GRADE A36 THD'D ROD OF SAME Ø MAY BE USED IN LIEU OF 'PAB'. A 3/8 x 2-1/2 x 2-1/2" PL WASHER SHALL BE INSTALLED AT THE BASE, NUTTED BOTH SIDES WITH A HEAVY HEX NUT AT THE BOTTOM SIDE

SHEARWALL SCHEDULE - 2018 IRC

TYPE	MATERIAL	EDGE	FIELD	SILL ANCHORS		BLOCKING/ RIM	ALLOWABLE SHEAR (PLF)	
				CONCRETE	WOOD		SEISMIC	WIND
6	7/16" O.S.B. OR 1/2" PLY, BLOCKED, 8d - 0.131" x 2-1/2"	6" O.C.	12" O.C.	5/8" x 10" AB @ 48"	16d @ 6"	A35 @ 16"	260	365

GENERAL SHEARWALL NOTES:

- SPACE NAILS AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS.
- ALL UNSUPPORTED PANEL EDGES SHALL BE BLOCKED AND EDGE-NAILED (EN).
- USE ONLY COMMON OR BOX NAILS (GALVANIZED) FOR ALL PANEL AND SILL PLATE NAILING (GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED).
- SILL ANCHOR BOLTS SHALL BE CAST-IN-PLACE AND SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE OR MASONRY. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS, PER PIECE OF SILL PLATE, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END.
- PLATE WASHERS (3"x3"x0.229" THICK, MINIMUM) SHALL BE USED ON ALL SILL ANCHOR BOLTS.
- 3x MEMBERS MAY BE SUBSTITUTED WITH (2) 2x MEMBERS NAILED TOGETHER WITH 10D NAILS @ 4" OC.
- 1/4" SDS: SIMPSON STRONG-DRIVE WOOD SCREWS INTO JOINT OR BLOCKING BELOW. PROVIDE MINIMUM 2" EMBEDMENT.
- MAXIMUM STUD SPACING SHALL BE 16" O.C.

GENERAL NOTES

- SEE OTHER SERIES SHEETS FOR NOTES & ADDITIONAL INFORMATION.
- REF GENERAL NOTES, SHEET G0.x, FOR DESIGN CRITERIA AND ABBREVIATIONS
 - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION.

FRAMING NOTES

- SEE OTHER SERIES SHEETS FOR NOTES & ADDITIONAL INFORMATION.
- WALL FRAMING SHALL BE 2x6 STUDS AT 16" OC UNO. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATES WITH MINIMUM 48" LAP-SPLICE WITH (8) 16d OR (12) 10d COMMON NAILS MINIMUM, STAGGERED UNO.
 - PROVIDE SOLID BLOCKING AT ALL SHEAR/BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN JOIST/TRUSS OVER SHEAR WALL (ADDITIONAL JOISTS/TRUSSES MAY BE REQUIRED FOR NAILING REQUIREMENTS)
 - BOLT HOLES IN WOOD MEMBERS SHALL BE DRILLED A MINIMUM OF 1/32-INCH TO A MAXIMUM OF 1/16-INCH, LARGER THAN THE BOLT DIAMETER.
 - UNO. USE ONLY FULL-HEAD COMMON WIRE NAILS FOR ALL DIAPHRAGM NAILING (FLOOR SHEATHING AND SHEAR WALLS) AND FOR ALL CONNECTING HARDWARE (FRAMING CLIPS, STRAPS, POST CAPS, ETC).
 - WALL SHEATHING: ALL NEW EXTERIOR WALLS NOT SPECIFICALLY DENOTED AS SHEAR WALLS SHALL BE CONSTRUCTED AS TYPE '6' SHEAR WALLS NOTED IN THE SHEAR WALL TABLE.
 - FLOOR SHEATHING: 23/32-INCH APA-RATED T&G "STURDI-FLOOR" SHEATHING WITH 48/24 SPAN RATING GLUED AND NAILED WITH 10d AT 6", 6", 12" OC (BOUNDARY, EDGE, FIELD) WITH FACE-GRAIN PERPENDICULAR TO JOISTS.
 - WOOD BEAM TO POST/COLUMN CONNECTIONS SHALL BE SIMPSON (OR EQUIVALENT) AC COLUMN CAPS, UNO

WOOD HEADER SCHEDULE (H-X)

KEYED NOTE	SIZE	TRIMMER
H-1	(2) 2x6	(2) 2x
H-2	(2) 2x10	(2) 2x
H-3	(3) 2x10	(2) 2x

KING STUD SCHEDULE, UNO

RO WIDTH	STUD SIZE	STUD HEIGHT	
		8'-0"	10'-0"
LESS THAN 4'-0"	2x6	(1)	(1)
4'-0" TO 6'-0"	2x6	(1)	(2)
6'-0" TO 8'-0"	2x6	(2)	(2)
8'-0" TO 12'-0"	2x6	(2)	(3)

FOUNDATION NOTES

- SEE OTHER SERIES SHEETS FOR NOTES & ADDITIONAL INFORMATION.
- FOR ACTUAL SLAB ELEVATION REFER TO ARCHITECTURAL DRAWINGS, AND REFERENCE ARCHITECTURAL DRAWINGS FOR ANY VAPOR BARRIER REQUIREMENTS.
 - ALL FOUNDATION SUBGRADES AND EXCAVATIONS ARE TO BE CONSTRUCTED ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL. BOTTOM OF ALL EXTERIOR FOOTINGS TO BEAR A MINIMUM OF 2'-6" BELOW LOWEST ADJACENT FINISHED GRADE, UNO.
 - ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE TREATED.
 - UNO. SILL PLATES AT ALL EXTERIOR WALLS, AND INTERIOR BEARING WALLS, SHALL BE ATTACHED WITH 5/8-INCH DIAMETER x 10-INCH LONG (12-INCH LONG FOR 3x SILLS) ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING, WITH MINIMUM TWO BOLTS PER SILL LOCATED NOT MORE THAN 12-INCHES AND NOT LESS THAN 5-INCHES FROM EACH END. ALL ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7-INCHES. ALL SILL ANCHOR BOLTS, HOLD-DOWN ANCHOR BOLTS, AND EMBEDDED HOLD-DOWNS SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE. REFERENCE SHEAR WALL SCHEDULE FOR ADDITIONAL AB INFORMATION.

LICENSED ARCHITECT
AR-987880
JOLLEEN P. SEVERNS
STATE OF IDAHO
05.10.2024

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REV	DATE	DESCRIPTION
01	01.24.25	FOOTPRINT REDUCTION

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ADU SUBMITTAL

STRUCTURAL PLANS

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Designer:	J.Severns
Phase:	
Drafter:	LQ
Date:	12.12.2024

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S.1