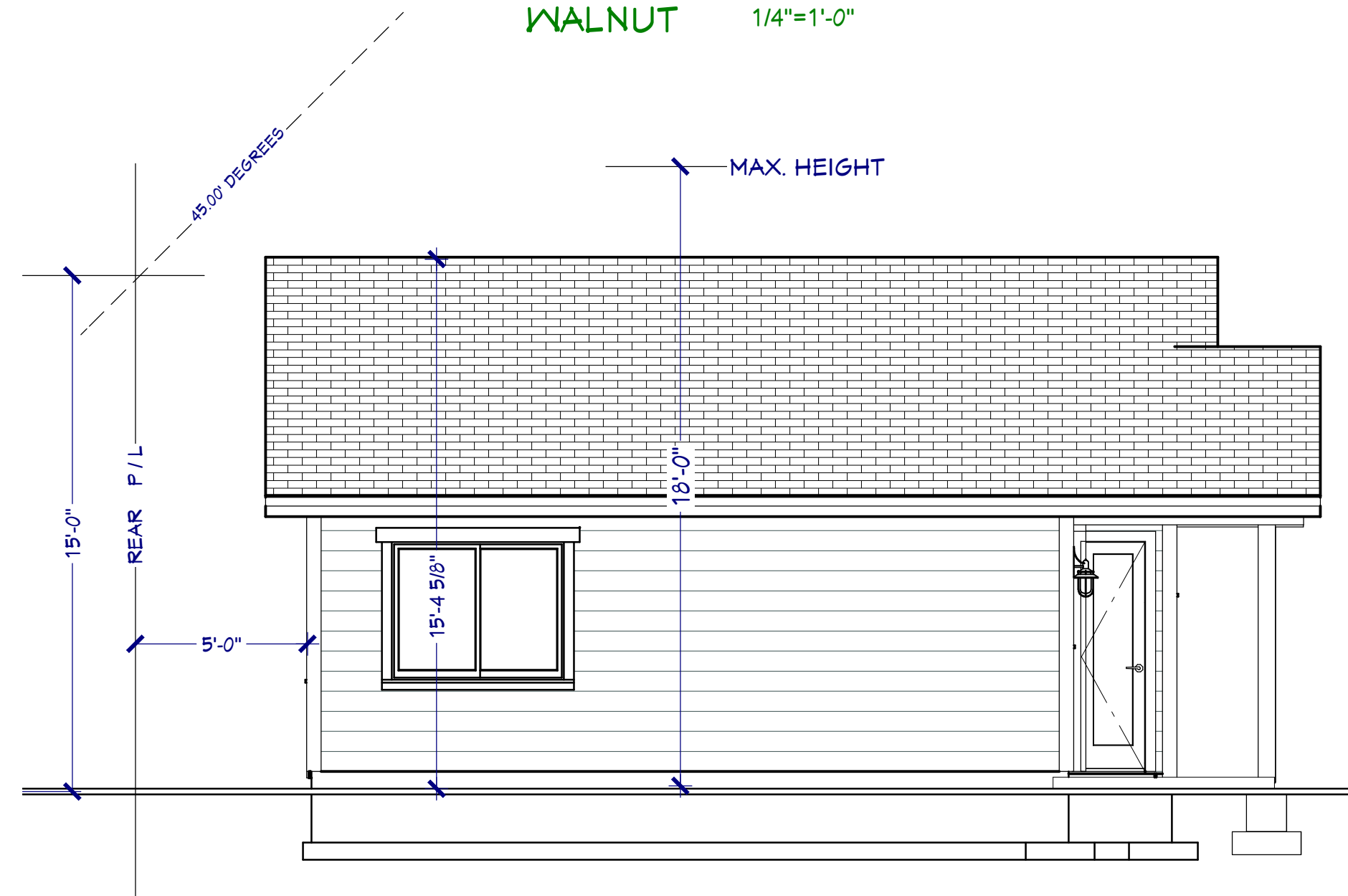
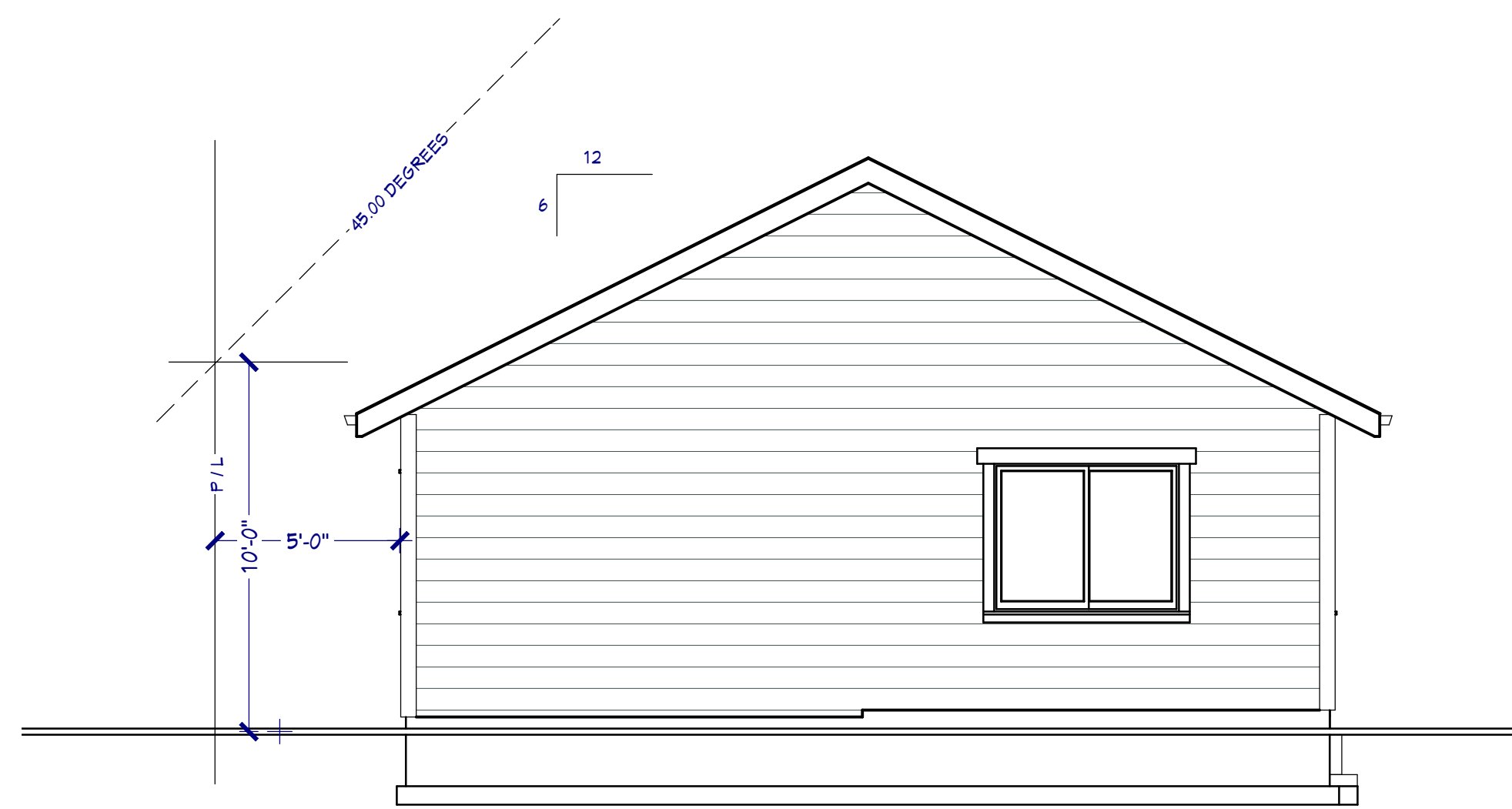


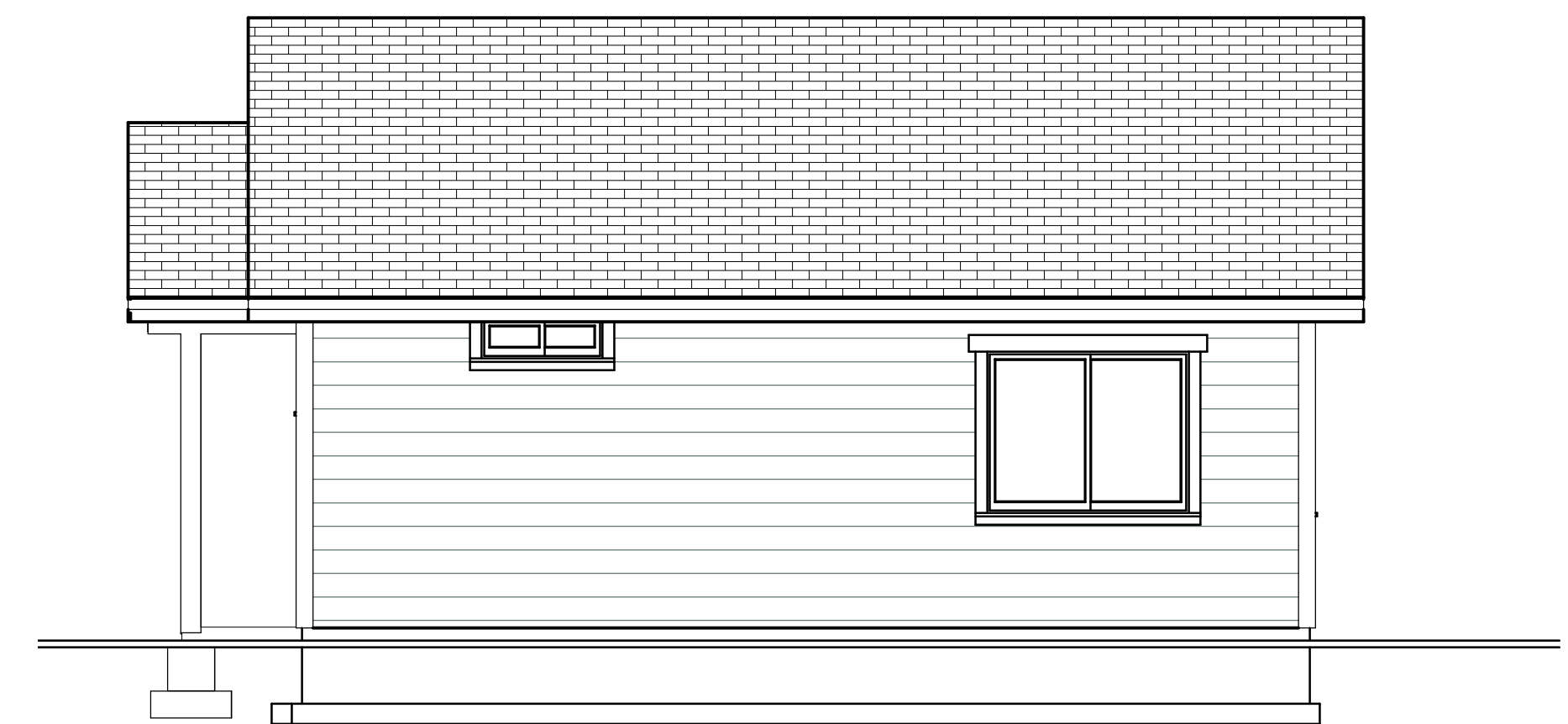
**FRONT ELEVATION**  
WALNUT 1/4"=1'-0"



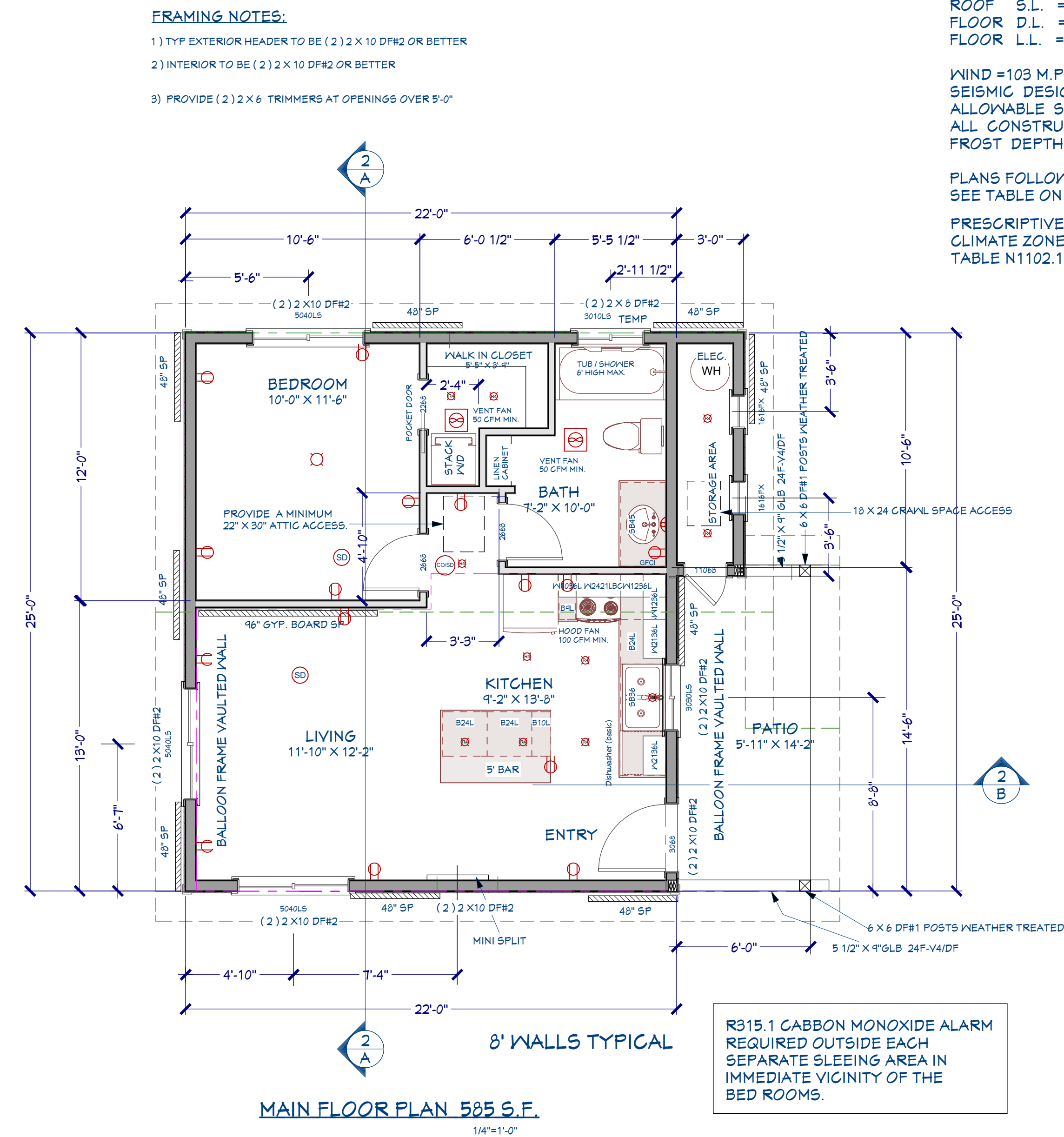
**LEFT ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**RIGHT ELEVATION**  
1/4"=1'-0"



**FRAMING NOTES:**

- 1) TYP EXTERIOR HEADER TO BE (2) 2 X 10 DF#2 OR BETTER
- 2) INTERIOR TO BE (2) 2 X 10 DF#2 OR BETTER
- 3) PROVIDE (2) 2 X 6 TRIMMERS AT OPENINGS OVER 5'-0"

**LEGEND**

- 1) PERSPECTIVE ELEVATION  
FRONT, RIGHT, REAR AND LEFT ELEVATION  
MAIN FLOOR PLAN 585 s.f
- 2) WALL CROSS SECTIONS
- 3) CONSTRUCTION NOTES.

KOOTENAI COUNTY SNOW ZONE 'B'  
ROOF D.L. = 17 # / FT  
ROOF S.L. = 50 # / FT  
FLOOR D.L. = 15 # / FT  
FLOOR L.L. = 40 # / FT.

WIND = 103 M.P.H. EXP 'B' (3 SEC. GUST)  
SEISMIC DESIGN CATEGORY 'C'  
ALLOWABLE SOIL BEARING = 1500 # / FT2  
ALL CONSTRUCTION PER 2018 I.R.C.  
FROST DEPTH 24" MINIMUM

PLANS FOLLOWED THE 2018 I EGG  
SEE TABLE ON SHT. 3

PRESCRIPTIVE RIGHT  
CLIMATE ZONE 5  
TABLE N1102.1.2

**SITE DRAINAGE**

FINAL GRADE AROUND STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' OF DRAINS / SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% ( 1/4" PER FT. ) AWAY FROM STRUCTURE.

R315.1 CARBON MONOXIDE ALARM  
REQUIRED OUTSIDE EACH  
SEPARATE SLEEPING AREA IN  
IMMEDIATE VICINITY OF THE  
BED ROOMS.



VAPOR DIFFUSION RETARDER: CAN BE POLYETHYLENE, LOW PERM PAINTS, OR FACE STAPLING WITH A PERM RATING OF 1 OR LESS-LOCATED BETWEEN CONDITIONED AND UNCONDITIONED SPACES

KITCHEN: 100 CFM MIN. VENTED OUTSIDE ON SEPARATE TERMINATION POINT. USE SMOOTH DUCT. ONE REQUIRED TO BE ON TIMER OR DEHUMIDISTAT. A BATH FAN MAY BE DESIGNATED AS THE WHOLE HOUSE FAN IF IT HAS A MIN. OF 80 CFM.

BATH EXHAUST FAN: 50 CFM MIN. VENTED OUTSIDE ON SEPARATE TERMINATION POINT. USE SMOOTH DUCT. ONE REQUIRED TO BE ON TIMER OR DEHUMIDISTAT. A BATH FAN MAY BE DESIGNATED AS THE WHOLE HOUSE FAN IF IT HAS A MIN. OF 80 CFM.

ENCLOSED USABLE SPACE: UNDER STAIRS REQUIRE 1 HR. CONSTRUCTION 5/8" TYPE G.W.B.

SEE ATTACHED HANDOUTS ON STAIRWAY REQUIREMENTS: RISE, RUN, HANDRAILS, GUARDRAILS, LANDINGS, GLAZING AND MIN. HEADROOM CLEARANCE, ETC.

ALL GAS APPLIANCES: WATER HEATERS, FURNACES, FIREPLACES, ETC. LOCATED WITHIN THE CONDITIONED SPACE SHALL TAKE COMBUSTION AIR FROM DIRECTLY FROM THE EXTERIOR OF THE BUILDING AND SHALL BE VENTED BY EITHER FORCED DRAFT, DIRECT VENTING OR OTHER SIMILAR VENTING METHODS.

ACCESS DOORS AND HATCHES: FROM CONDITIONED SPACES TO UNCONDITIONED SPACES, E.G. ATTICS AND CRAWL SPACES - SHALL BE WEATHERSTRIPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

AIR SEALING: ALL PENETRATIONS, PLATE JUNCTIONS AROUND WINDOWS AND DOORS ANY OPENINGS THROUGH ENVELOPE.

SUPPLY FRESH AIR: 10CFM PER BEDROOM PLUS 10CFM FOR LIVING AREAS VIA WINDOWS VENTS OR THROUGH SIX INCH CONNECTION TO THE RETURN AIR PLENUM OF THE FURNACE.

RECOMMENDED: WHOLE HOUSE EXHAUST FAN 80 CFM MIN. ON PROGRAMMABLE TIMER SET TO RUN TWICE A DAY FOR 30 MINUTES EACH OR EQUIVALENT FAN TO HAVE A ZONE RATING OF 1.5 OR LESS. DUCT SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.

S.P.-R602.10.3 (3) SHEAR PANEL EXTERIOR

MINIMUM 15/32" NOMINAL APA (32/16") SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS AT 6" o.c. AT ALL EDGES (ALL EDGES MUST BE BLOCKED) AND 12" o.c. AT ALL OTHER SUPPORTS.

S.P.-602.10.3(5) SHEAR PANEL (INTERIOR)

1/2" G.W.B FASTENED WITH #6X 1 1/4" TYPE S OR W SCREWS PER ASTM C1002 (GRABBER 6X 1-1 1/4", BUGLEHEAD, COARSE-OR EQUAL) AT 7" o.c. AT ALL SUPPORTS (ALL EDGES MUST BE BLOCKED)

OCCUPANCY SEPARATION: BETWEEN R-3 AND U-1 SHALL BE A MIN. 1 HR. CONSTRUCTION. MIN. 5/8" TYPE "X" G.W.B. ON ALL COMMON WALLS WITH THE HSE. G.W.B. SHALL EXTEND UP TO ROOF SHEATHING. IF USING THE LID OPTION THAN 2 LAYERS REQ. WHEN TRUSSES ARE GREATER THAN 16" O.C. ALL POST AND BEAMS TO BE WRAPPED. MIN. 20 MINUTE SELF-CLOSING, TIGHT-FITTING, SOLID WOOD DOOR MIN. 1 3/8" THICK.

504.6.1 Maximum Length: THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 ft. (7620 mm) FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH OF DUCT SHALL BE REDUCED 2 1/2 FEET FOR EACH 45- (0.79 rad) BEND AND 5 FEET (1524 mm) FOR EACH 90- DEGREE (1.6 rad) BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

FIREPLACE AND WOODSTOVES: MUST HAVE TIGHT FITTING DOORS, COMBUSTION AIR SHALL BE DRAWN FROM OUTSIDE THE BUILDING DIRECTLY INTO THE FIREBOX AND SHALL BE DIRECT VENTED TO THE OUTSIDE.

IECC 402.4.1 THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.

R315.1 CARBON MONOXIDE ALARM REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BED ROOMS.

FOUNDATION:

THE FOUNDATION IS DESIGNED FOR A MINIMUM CLASS 5 SOIL ACCORDING TO I.B.C. TABLE 1804.2 IF ACTUAL CONDITIONS VARY FROM THIS, INCLUDING PRESENCE OF GROUND WATER OR UNSTABLE CONDITIONS A LICENSED SOILS ENGINEER SHOULD BE CONSULTED AND THE FOUNDATION REDESIGNED BY THE STRUCTURAL ENGINEER.

BEARING GROUND - MINIMUM OF 12" INTO UNDISTURBED NATURAL GROUND BELOW TOPSOIL AND FILL ALSO TO BE BELOW FROST PENETRATION.

ANY FILL UNDER FOUNDATIONS MUST BE ENGINEERED FILL APPROVED BY LICENSED SOILS ENGINEER.

f c -3000psi ( 2500 psi USED IN DESIGN -ENGINEER DOES NOT REQUIRE SPECIAL INSPECTION.

GRADE 40 REBAR MINIMUM ( UNLESS NOTED OTHERWISE )

TERMINATE FROST HEAVE OF ON-GRADE CONCRETE SUBJECT TO FREEZE -THAW CONDITIONS, UNDERLING FROST SUSCEPTIBLE SOIL SHOULD BE REPLACED TO DEPTH OF FROST PENETRATION WITH NON-FROST SUSCEPTIBLE SOIL COMPACTED TO 95 %.

CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS, ELEVATIONS AND DETAILS WITH THE STRUCTURAL DRAWINGS AS WILL AS WITH THE ARCHITECTURAL DRAWINGS. IF OMISSIONS OR DISCREPANCY ARE NOTED, CONTRACTOR TO CONTACT THE STRUCTURAL ENGINEER FOR CLARIFICATION BEFORE BID AND /OR CONSTRUCTION START.

ALL CONSTRUCTION CURRENT EDITION OF INTERNATIONAL BUILDING CODE 2018 IRC.

FRAMING NOTES:

PLYWOOD TO BE STRUCTURAL I, CC, CD OR OTHER GRADES COVERED IN PRODUCT STANDARD PS 1-95, PS 2-04, APA PRP-108 (THICKNESSES SHOWN ARE NOMINAL)

GLB = GLUE LAMINATED BEAMS (UNBALANCED, 24 F-v4 / DF

PSL = PARALLEL BEAMS, BEAMS & COLUMNS (2.0E, 2400Fb)

LVL = MICROLAM BEAMS (1.8E, 2200Fb UNLESS NOTED OTHERWISE)

STRUCTURAL FRAMING LUMBER IS DFL No# 2 OR BETTER

5/8" PLYWOOD NOMINAL APA ROOF SHEATHING NAILED WITH 8d COMMON

NAILS @ 6" o.c. AT SUPPORTED ENDS OF EA. PANEL, 12" o.c. AT OTHER

SUPPORTS, AND 6" O.C. AT PERIMETER AND AROUND OPENINGS -UNLESS

NOTED OTHERWISE.

1/2" PLYWOOD NOMINAL APA (32/16) EXTERIOR WALL SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. AT ALL EDGES (ALL EDGES MUST BE BLOCKED AT SHEAR PANELS) AND 12" O.C. AT ALL OTHER SUPPORTS -UNLESS NOTED OTHERWISE

ALL POSTS MUST BE CONTINUOUS FROM MEMBER SUPPORTED AT TOP TO

SUPPORTING MEMBER AT BOTTOM, BUTT SPLICES MUST BE LINED WITH SHEET

METAL AND RESTRAINED AGAINST LATERAL MOVEMENT ( AS AT FLOOR LINE)

ALL HEADERS (2) 2 X10 DF No.2 OR BETTER UNLESS NOTED OTHERWISE

ALL CONSTRUCTION PER CURRENT EDITION OF INTERNATIONAL BUILDING

CODE 2018 IRC

TABLE N1102.1.2  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE
1	1.2	0.75	0.35	30	13	3/4	13	0
2	0.65	0.75	0.35	30	13	4/6	13	0
3	0.50	0.65	0.35	30	13	5/8	19	5/13f
4 EXCEPT MARINE	0.35	0.60	NR	38	13	5/10	19	10/13
5 AND MARINE 4	0.32	0.55	NR	38	20 OR 15+5	13/17	30f	15/19
6	0.35	0.60	NR	49	20 OR 13+5	15/19	30g	10/13
7	0.35	0.60	NR	49	21	19/21	30g	10/13

SITE DRAINAGE

FINAL GRADE AROUND STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' OF DRAINS / SVALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% ( 1/4" PER FT. ) AWAY FROM STRUCTURE.

**PRESCRIPTIVE RIGHT  
CLIMATE ZONE 5  
TABLE N1102.1 .2**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK, INCLUDING TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

1-2-2025  
8-12-2021

ADU PLAN

**RAU**  
HOME DESIGN AND DRAFTING SERVICE  
PETE RAU  
( 208 ) 755-0207

EVERY EFFORT HAS BEEN TAKEN TO ASSURE THE ACCURACY OF THESE DRAWINGS. FURTHERMORE, THE OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS

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