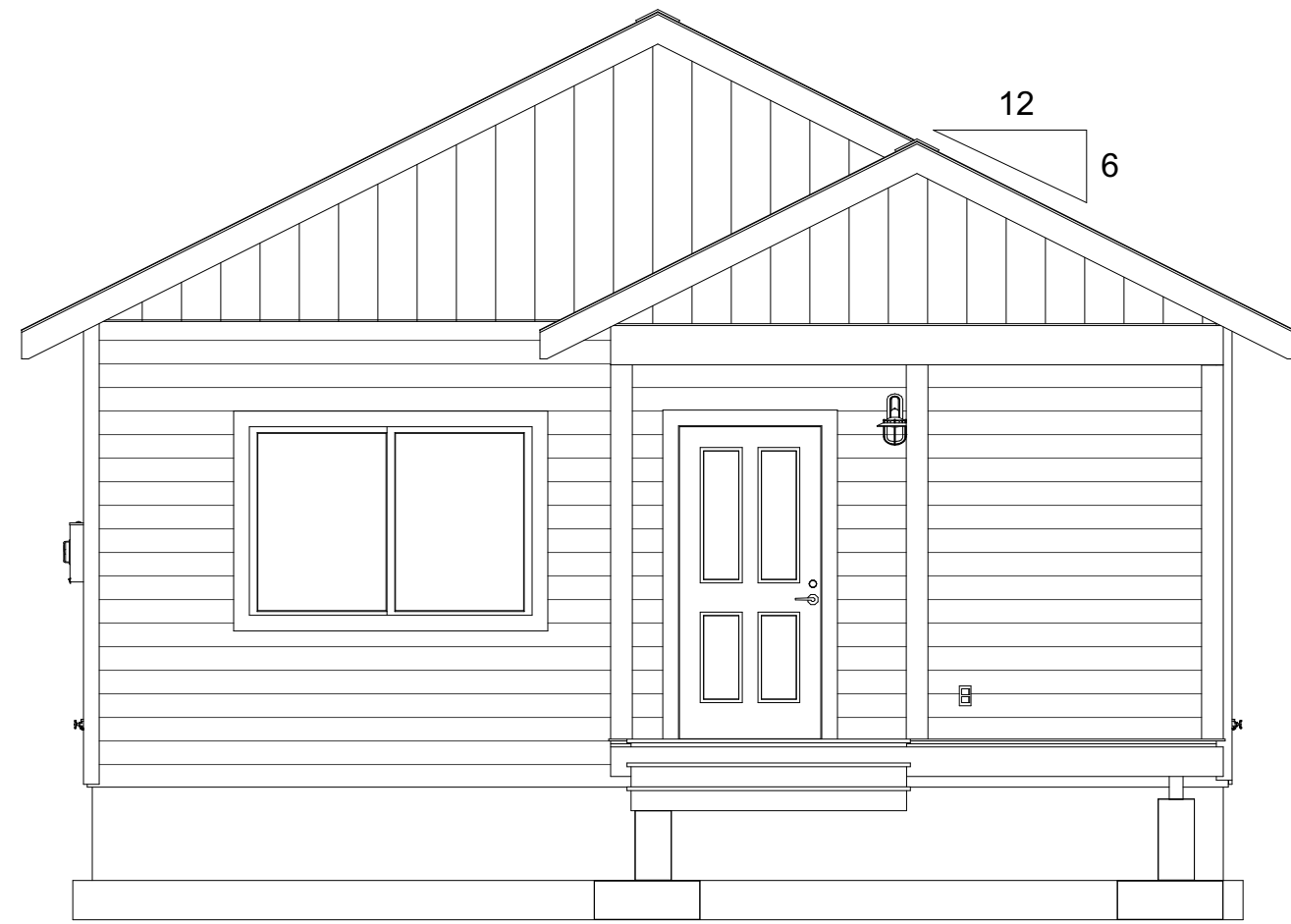
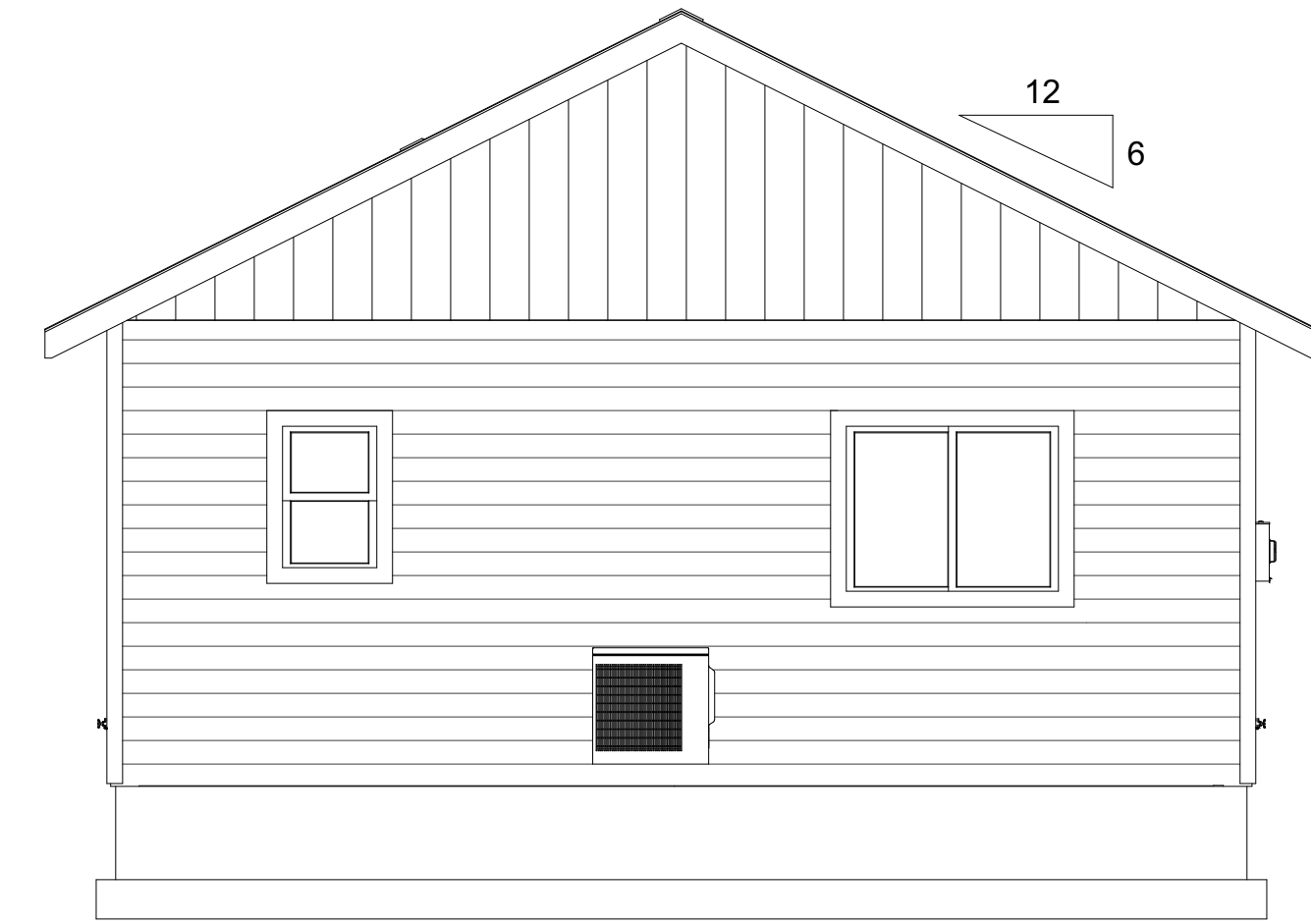




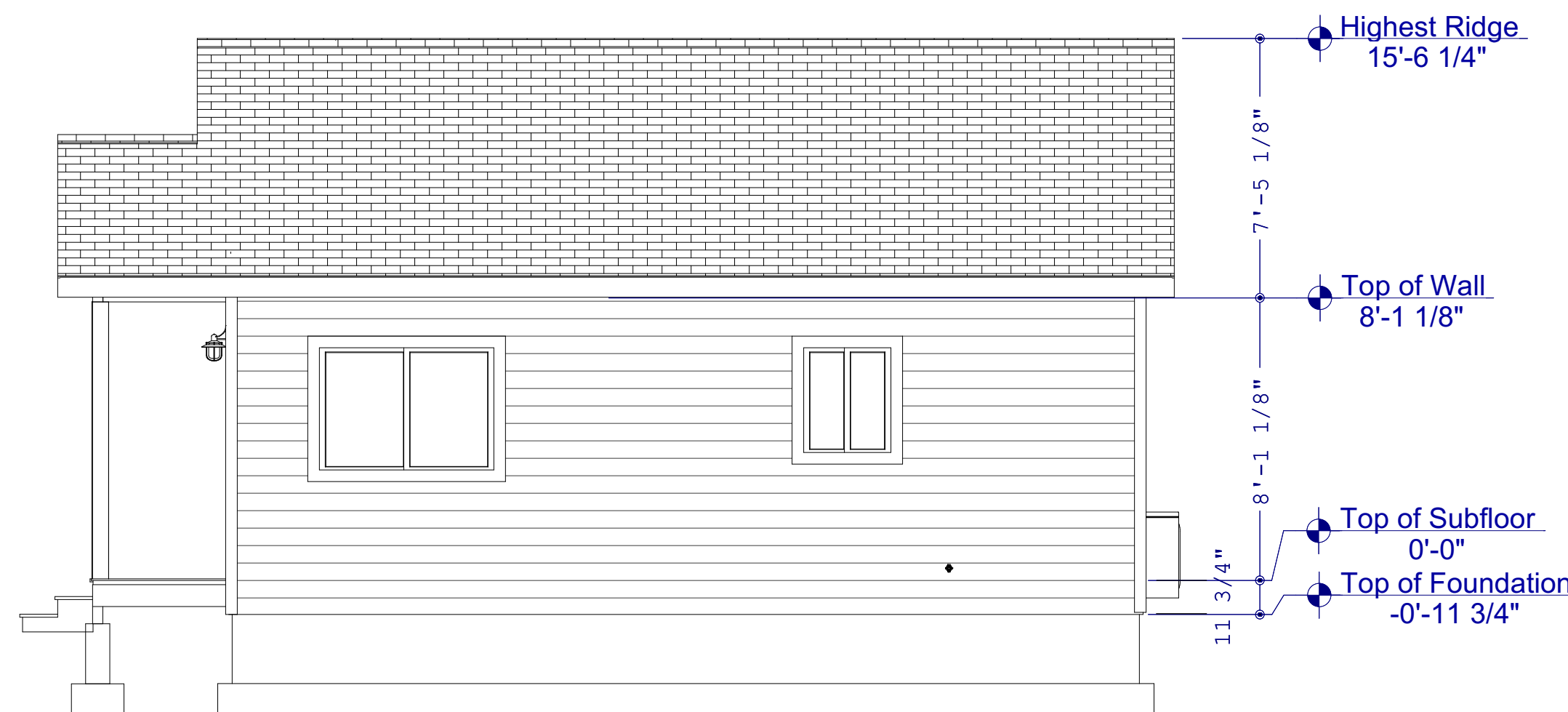
BIRDSEYE VIEW



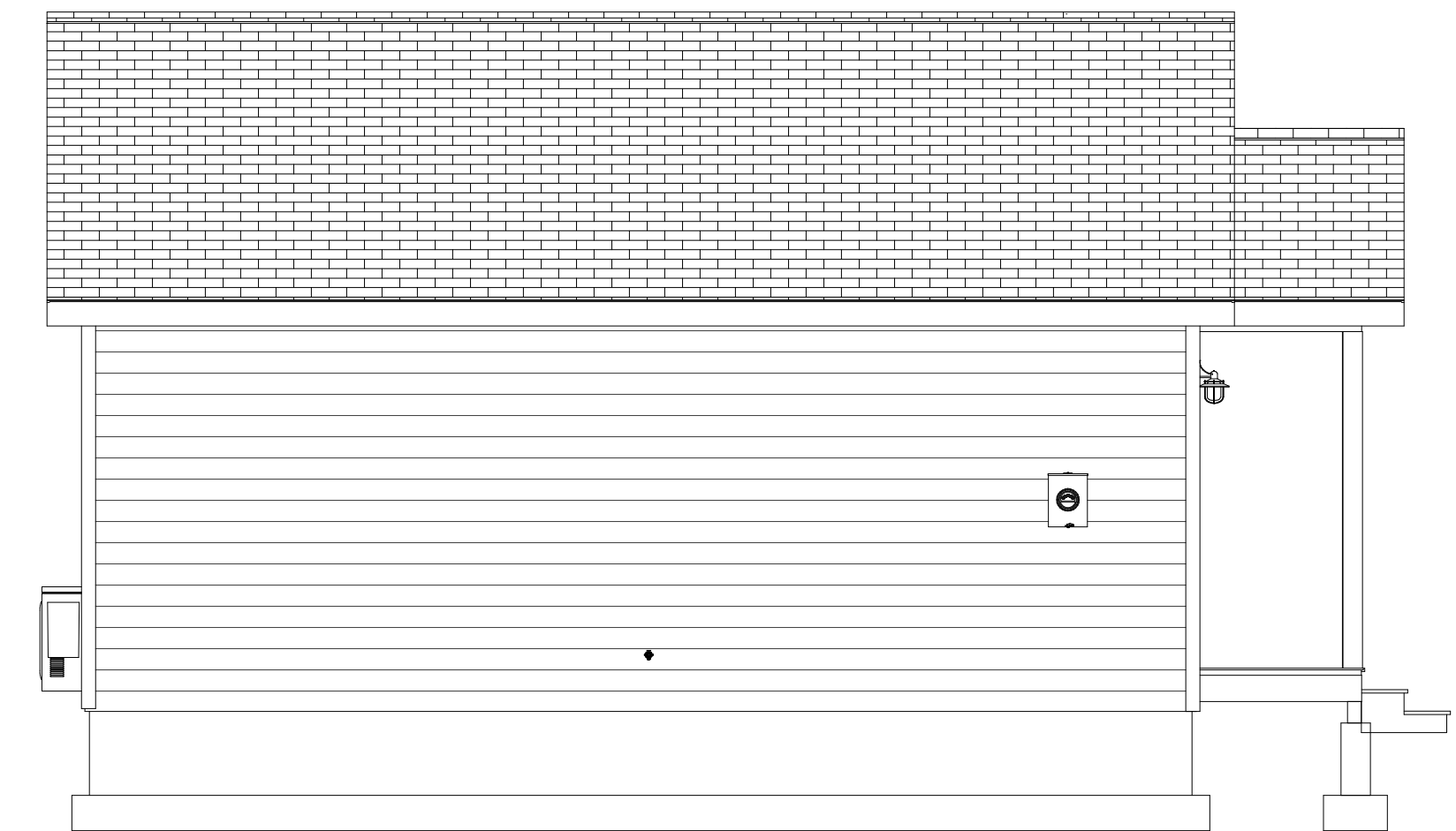
FRONT ELEVATION
Scale 1/4"=1'



REAR ELEVATION
Scale 1/4"=1'



RIGHT ELEVATION
Scale 1/4"=1'



LEFT ELEVATION
Scale 1/4"=1'



3D VIEW

DRAWING NOTES

2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Property Maintenance Code
Including Appendix A
2018 International Existing Building Code
2018 International Fire Code

Wind Speed 130 mph
Air Freezing Index -1500
Seismic Design Category -C
Weathering -Severe
Minimum Frost Depth -24"
Assumed Minimum Soil Bearing Pressure -1500psf
Decay -Slight
Ice Barrier Underlayment Required -Yes
Roof Snow Load - per truss design

624 TOTAL SQ.FT.
52 SQ.FT. PORCH

Mechanical	Electric heat pump with ductless mini-split
Hot water	Tankless
Insulation	
Walls	R-21
Roof	R-38
Floor	R-30
Window	
U-value	U-0.30 max

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- RED = Power
- YELLOW = Gas, Oil
- ORANGE = Communication, phone
- BLUE = Water
- PURPLE = Irrigation
- GREEN = Sewer

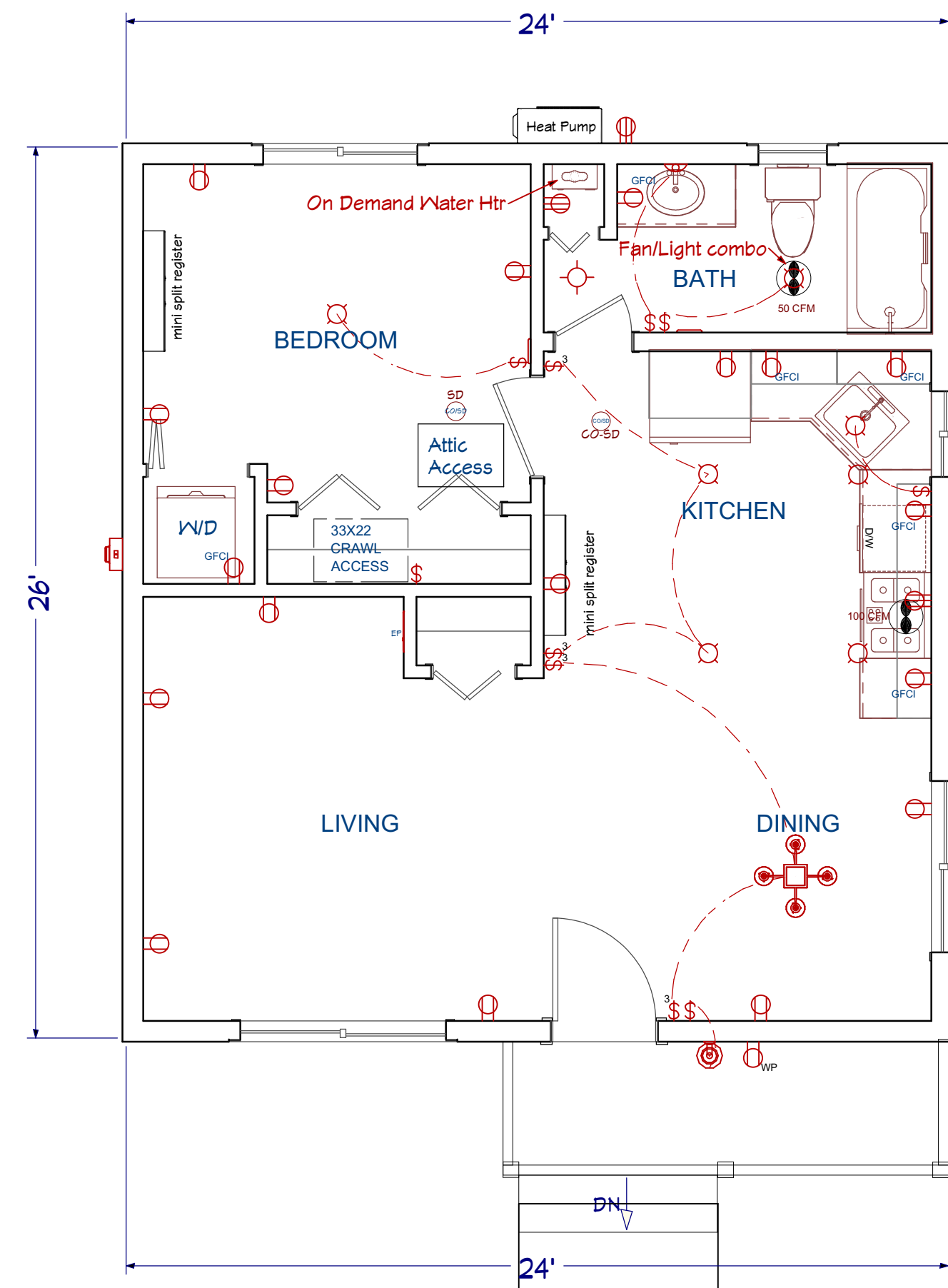


3D VIEW ALTERNATE ROOFLINE

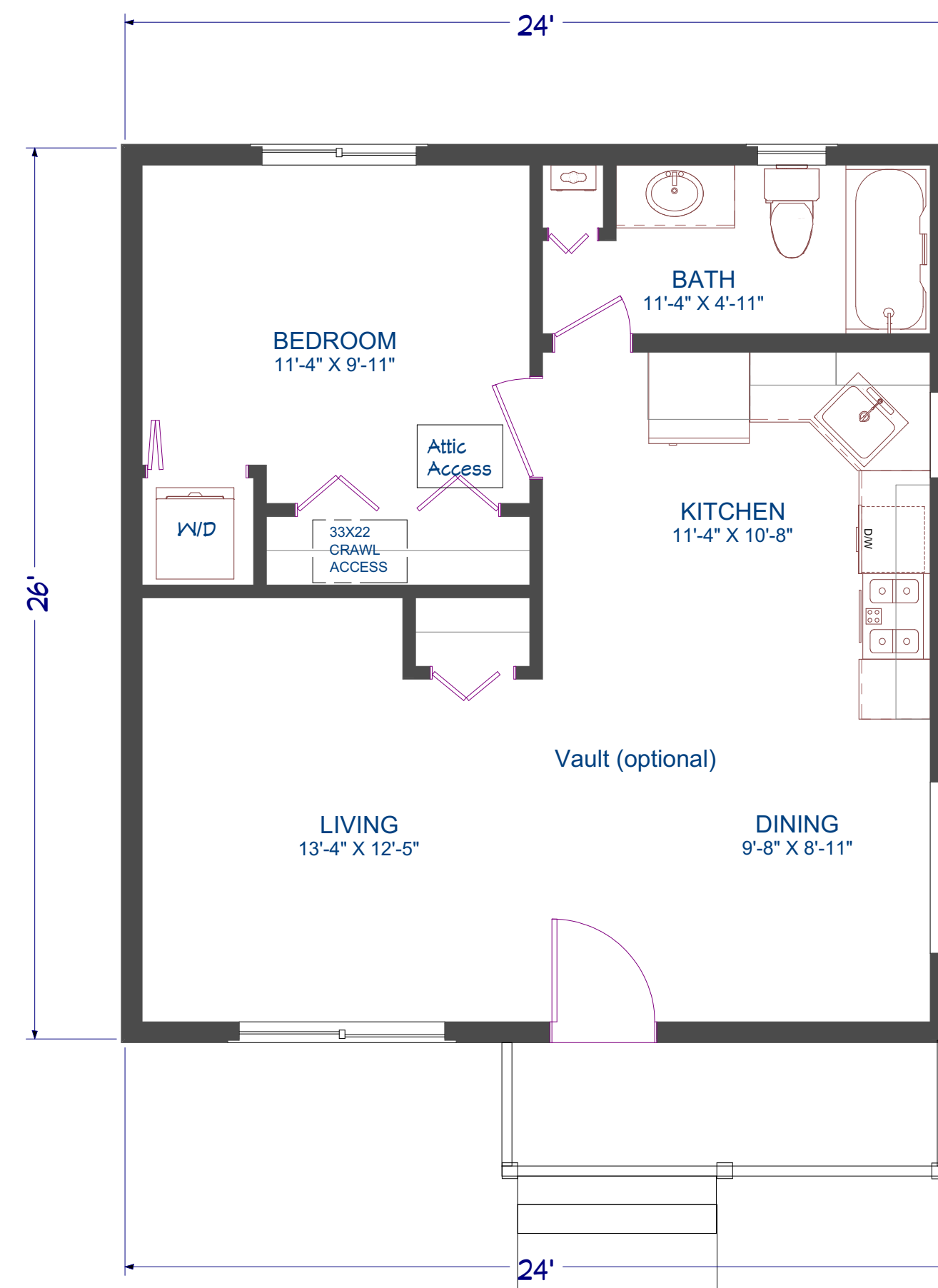
ALL ELECTRIC HOME
ELECTRIC ON DEMAND WATER HEATER
ELECTRIC HEAT PUMP MINI-SPLIT UNIT
ONE LIGHT IN CRAWL SPACE

CADET WALL HEATERS MAY BE SUBSTITUTED FOR THE MINI-SPLIT UNITS IF DESIRED
RESIDENTIAL HVAC AND HEAT LOAD CALCS TO BE SUPPLIED BY
BUILDER OF EACH UNIT AT TIME OF APPLYING FOR BUILDING PERMIT.

ELECTRICAL SCHEDULE	
	DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER
	220 VOLT OUTLET
	LIGHT SWITCH
	CARBON DIOXIDE & SMOKE DETECTOR
	CEILING LIGHT
	WALL LIGHT
	FAN
	EXTERIOR WALL LIGHT
	ELECTRICAL PANEL



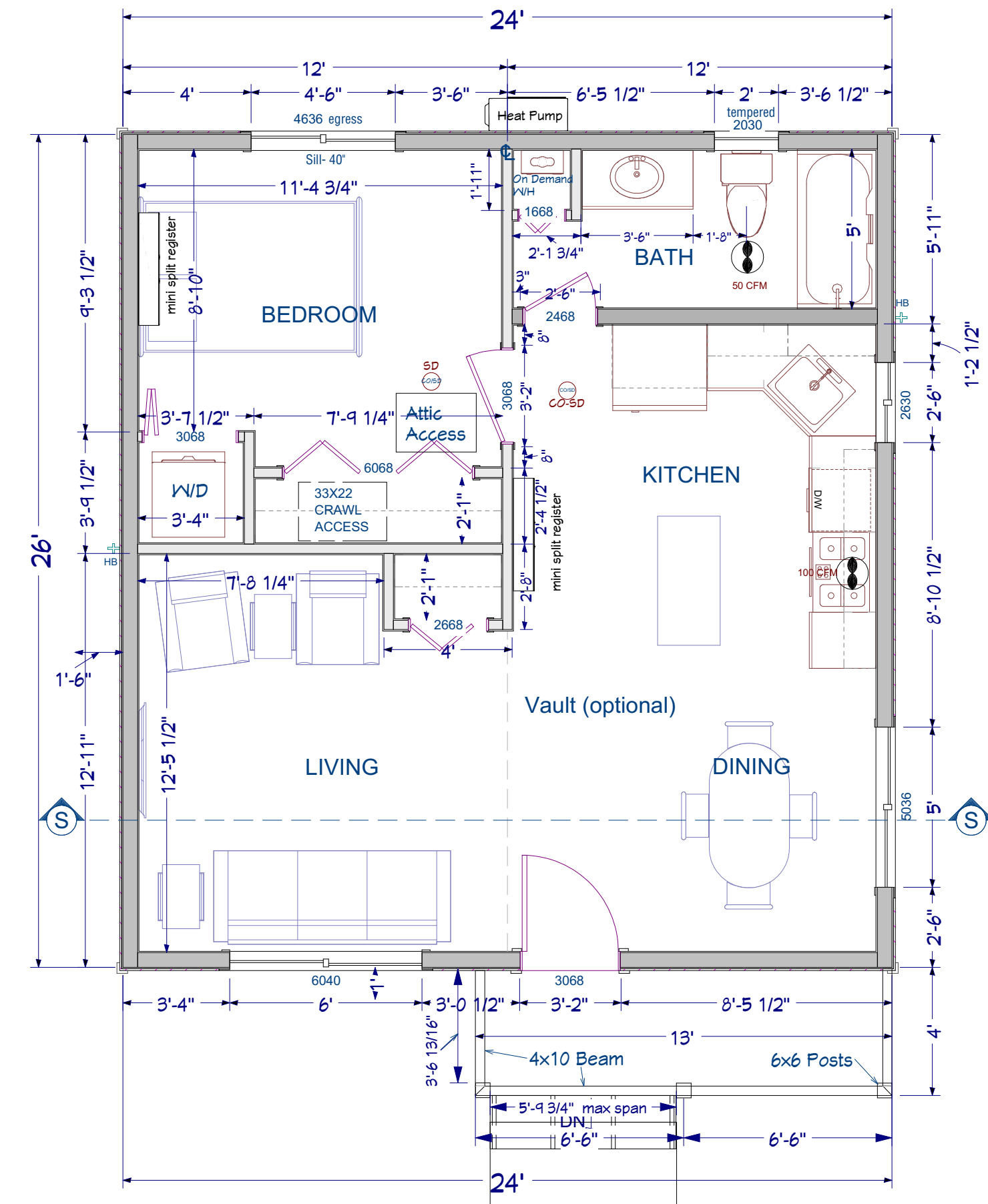
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'



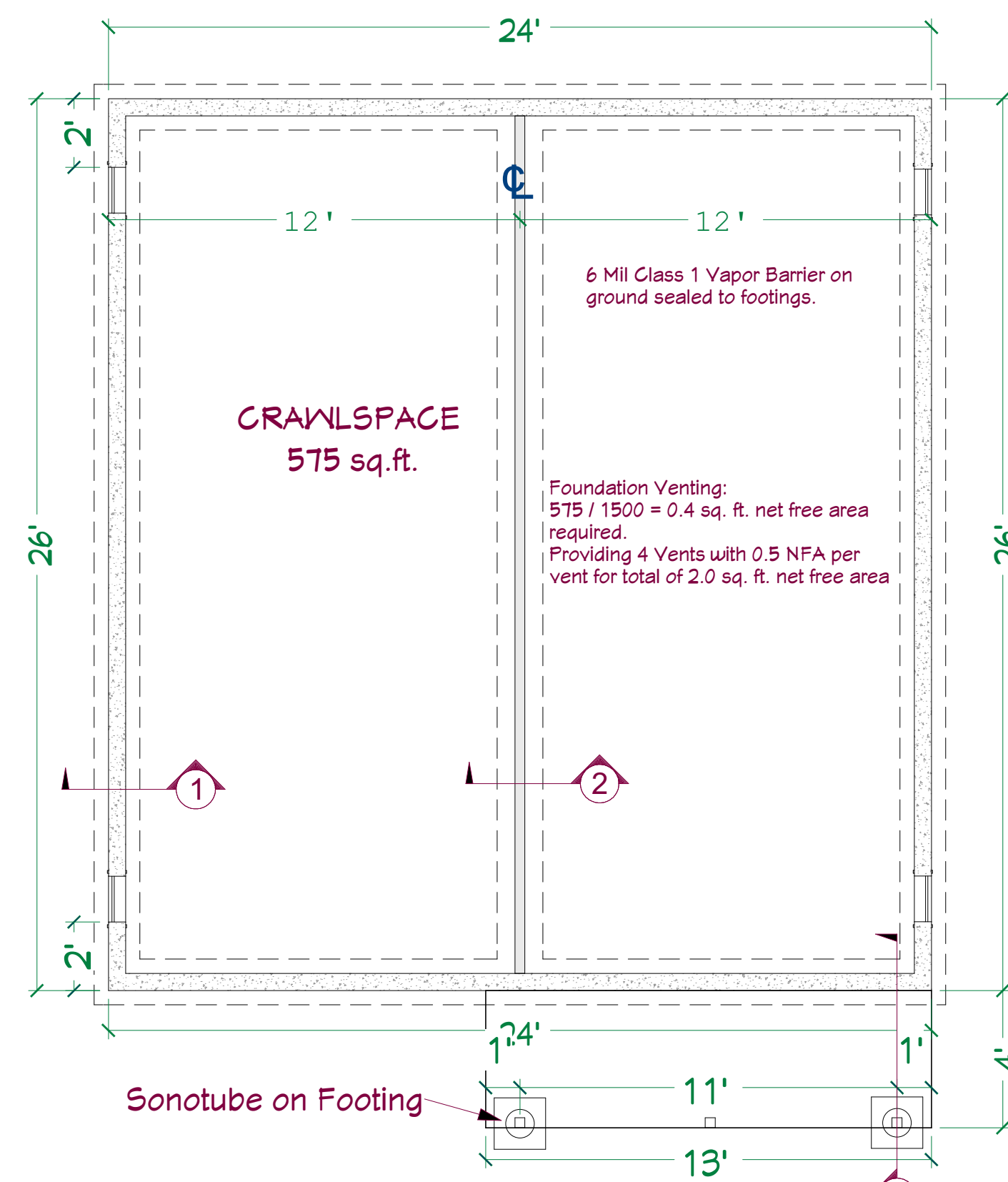
TETON FLOOR PLAN SIMPLIFIED
Scale 1/4"=1'

Walls: 8' 1-1/8" Tall Walls. (92-5/8" studs)
All Dimensions to Face of Stud.
All Headers (2) 2x10 tight to plate.
All windows & doors single trimmer, single king stud.
6-0 window double trimmers and double king stud.
NO Headers or Beams over 6ft span used.

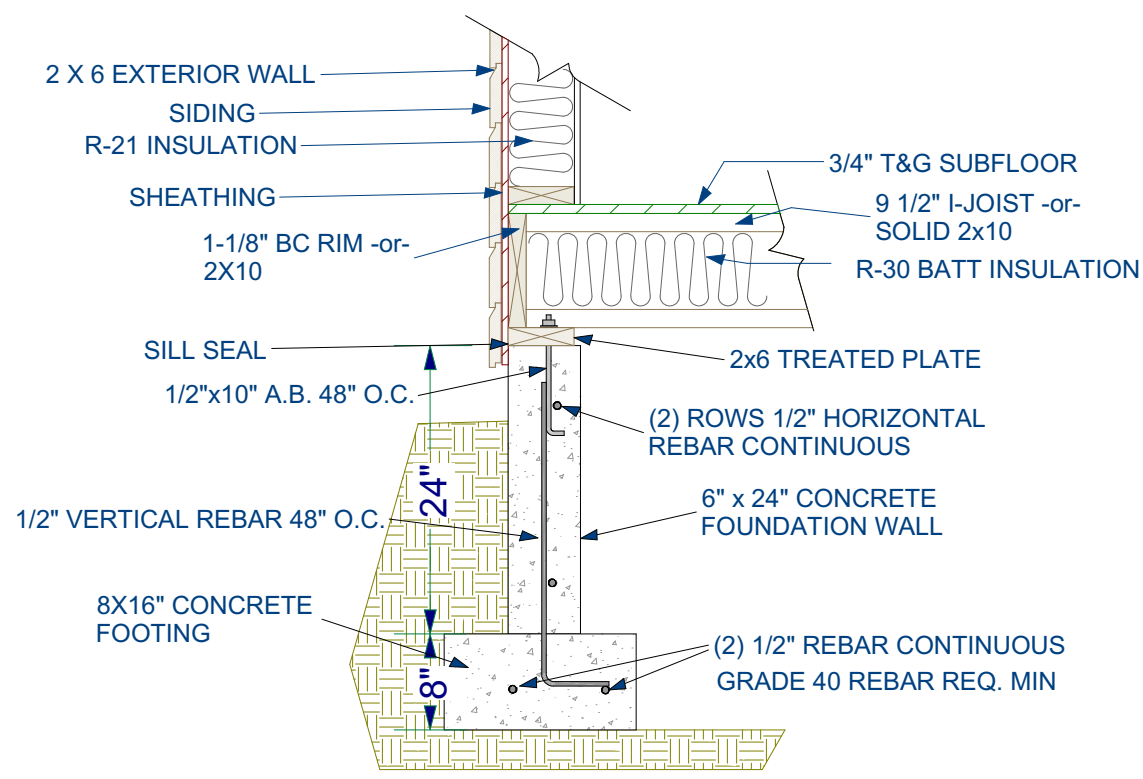
WALL SCHEDULE	
	2x6 Exterior Wall
	2x6 Interior Wall
	2x4 Interior Wall



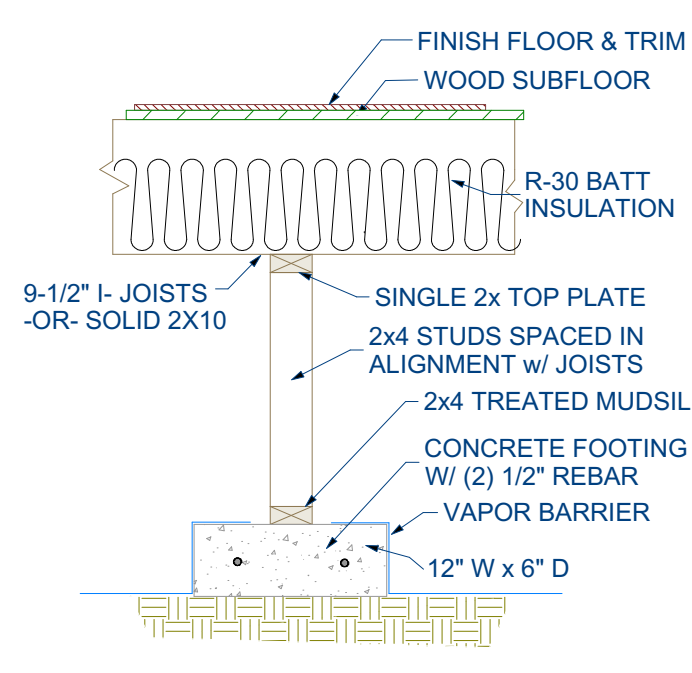
FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'



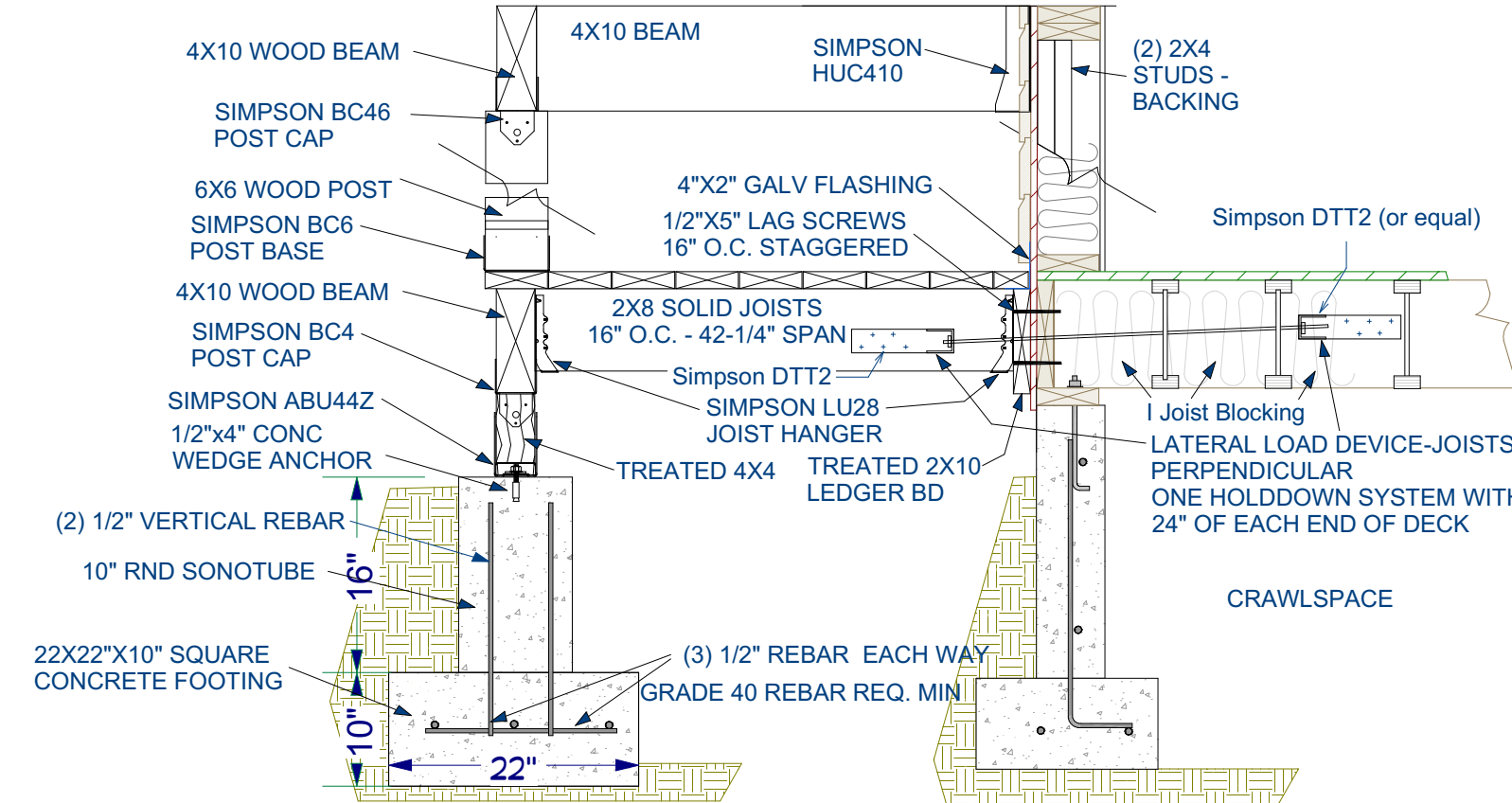
FOUNDATION PLAN
SCALE: 1/4" = 1'



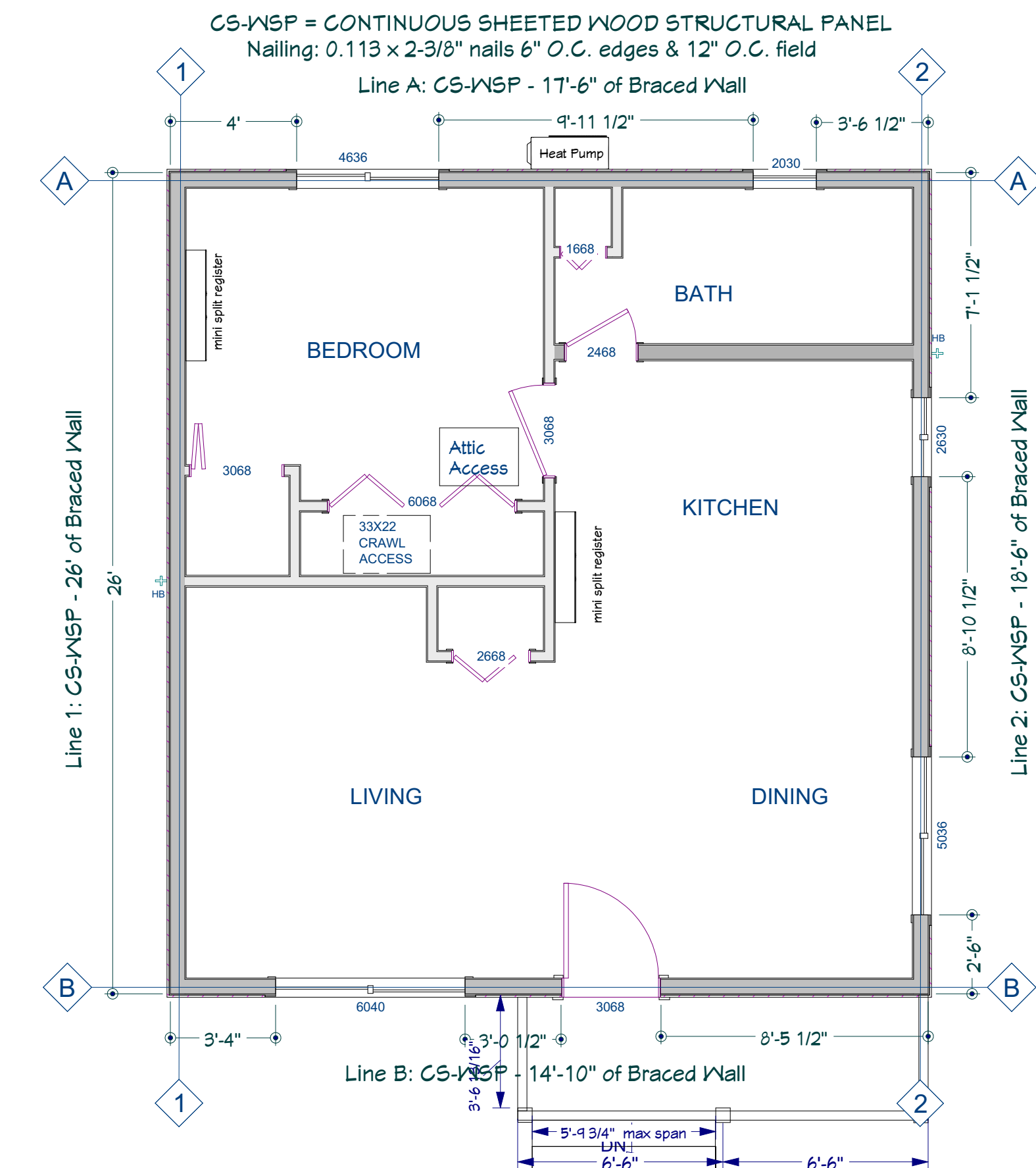
1 CONVENTIONAL FOUNDATION
SCALE: 3/4" = 1'



2 INTERIOR PONY WALL
SCALE: 3/4" = 1'



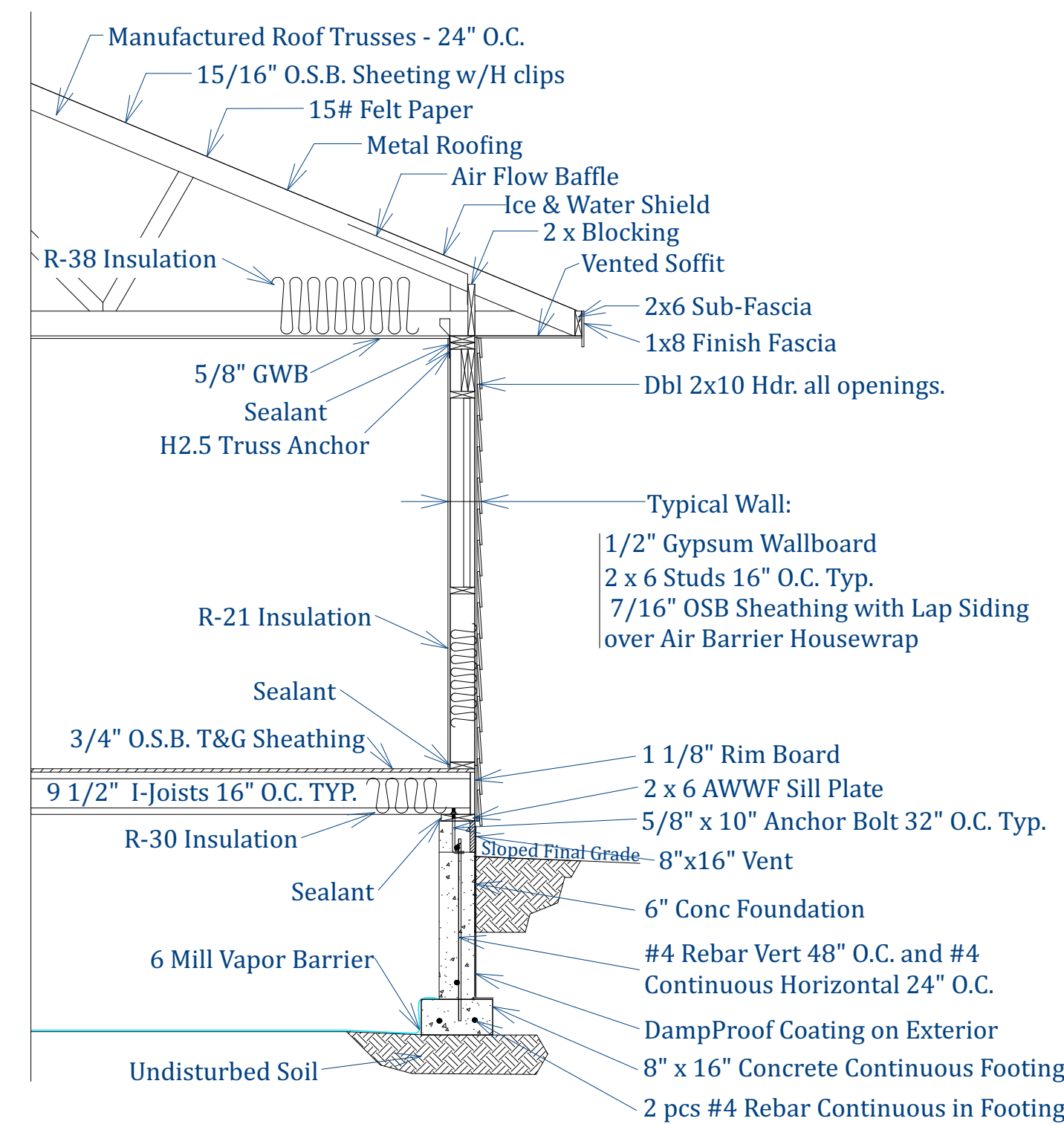
3 DECK SUPPORT SONOTUBE AND ATTACHMENT
SCALE: 3/4" = 1'



BRACED WALL PANEL PLAN
SCALE: 1/4" = 1'



BALLANCED GABLE VIEW



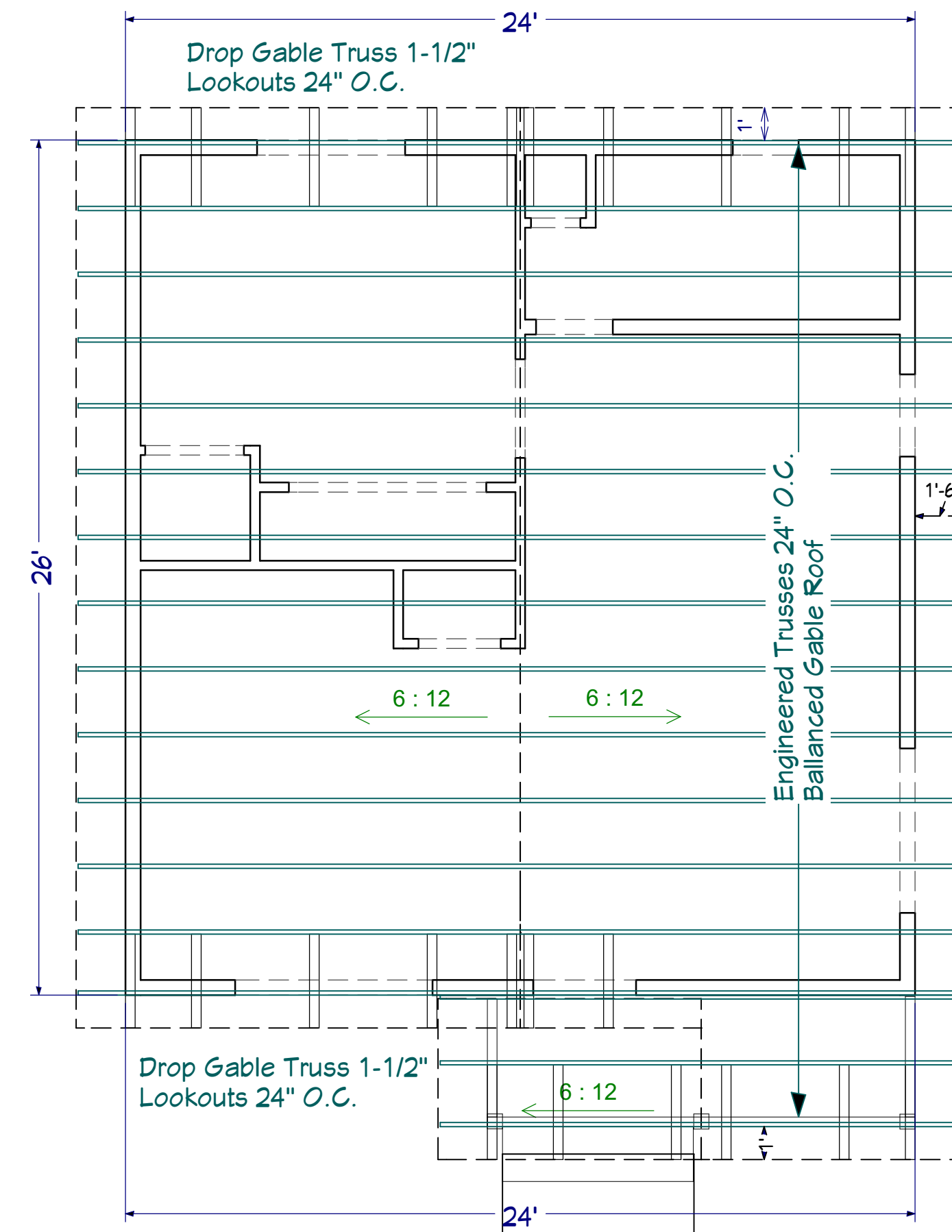
BUILDING MATERIALS SECTION

SCALE: 3/8"=1'

GENERAL NOTES

1. All construction is to be in strict accordance with the edition of the International Residential Code IRC version that is adopted by the governing building jurisdiction as well as the companion Electrical, Mechanical and Plumbing codes, also including all local or state building and energy code statutes, ordinances, policies and requirements.
2. The Contractor shall verify all dimensions, setbacks and conditions on the drawings and shall be responsible for all adjustments, variations and corrections made to the drawings in the field. Construction loads on the structure caused by interim storage of materials or the use of materials shall not be allowed to exceed the design loadings. The builder is to supply all necessary temporary support bracing for walls and floors prior to the completion of vertical and lateral load systems.
3. All subcontractors shall verify and be responsible for all dimensions and conditions on the job pertaining to their work and the Contractor and the local Building Permit Agency must be notified of any variations from the dimensions and conditions of these drawings prior to construction. Verify rough openings, delivery dates of material and equipment, quality of materials and workmanship.
4. All workmanship shall be of high quality and in accordance with construction standards, manufacturer's specifications, directions and recommendations.
5. Changes, omissions or substitutions are not permitted without the written approval of the Contractor.
6. In the case of any conflicts of details or discrepancies between architectural and engineering text, details or specifications larger detail of the architectural drawings supercede over the smaller details.
7. Safe working conditions are to be maintained at all times. Each subcontractor is to be responsible for cleaning up their work, respectively, each day unless other arrangements have been agreed to by the Contractor.

DOOR SCHEDULE									
SIZE	HINGE SIDE	TYPE	QTY	WIDTH	HEIGHT	JAMB SIZE	ROOM NAME	EX/IN	
1668 R		2 DR. BIFOLD	1	18"	80"	1/2"x4 1/2"	BATH/BATH	IN	
2488 L		HINGED	1	28"	80"	3/4"x6 1/2"	BATH/KITCHEN	IN	
2668 R		2 DR. BIFOLD	1	30"	80"	3/4"x4 1/2"	LIVING/LIVING	IN	
3068 L		2 DR. BIFOLD	1	36"	80"	3/4"x4 1/2"	UNSPECIFIED/BEDROOM	IN	
3068 L		HINGED	1	36"	80"	3/4"x4 1/2"	KITCHEN/BEDROOM	IN	
3068 L		HINGED	1	36"	80"	3/4"x7 1/4"	DINING/DECK	EX	
6068 L/R		4 DR. BIFOLD	1	72"	80"	3/4"x4 1/2"	UNSPECIFIED/BEDROOM	IN	



Refer to Engineered Truss Layout and Guide for Required and proper Truss Bracing.

TRUSS ENGINEERING -AND SITE PLAN- TO BE PROVIDED BY BUILDER OF EACH UNIT BASED ON EXACT LOCATION AND SUBSEQUENT SNOW LOAD DATA THEREIN AND OTHER SITE SPECIFIC REQUIREMENTS AND INFORMATION.

ROOF PLAN

SCALE: 1/4"=1'

ICE BARRIER R905.1.2

Ice barrier shall be used with Asphalt, wood and metal shingles. Ice Barrier shall be a self-adhering polymer-modified bitumen sheet used in place of normal underlayment and shall extend from the lowest edge of the roof surface to a minimum of 24" from the inside edge of the exterior wall.

FRAMING NOTES

Dimensions on plans are shown to the exterior face of Wall, Stud, or Foundation. Except as noted clearly on the plans.

All nailing is to comply with 2018 IRC Table R602.3(1).
 2x6 Studs shall be end nailed with (3) 3"x .131 nails. (Common gun nails.)
 Wall sheathing to be nailed with 2-3/8" x .113 gun nail. Wall nailing pattern to be 6" on all edges (for structural sections, which includes first 8 ft of walls from each corner) and 12" in the field.
 Roof sheathing to be nailed with 2-1/2" x .113 nails spaced to be 6" edges and 12" field ordinarily but 6" O.C. nailing on all members within 4ft of all edges and ridge.

R602.1.1 Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by and accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certification of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

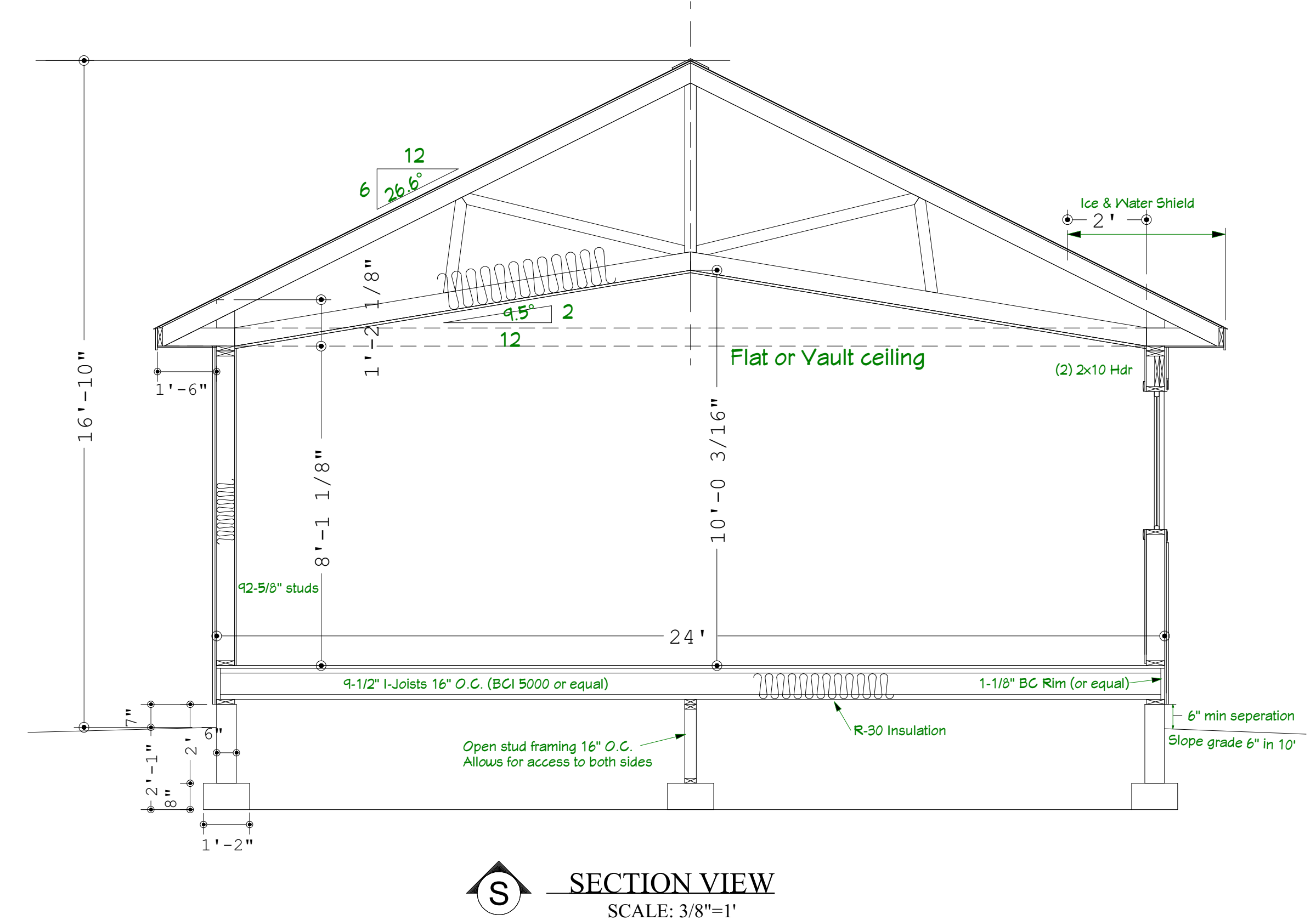
All seasoned lumber shall be seasoned to 19% maximum moisture content. All wood in contact with concrete, masonry or soil shall be pressure treated per IRC Standards, chromium cupric arsenate (CCA), or equal, with AWP stamp exposed for inspector.

R602.1.8 Wood structural panel sheathing shall be identified by grade mark of an approved inspection agency.
 R602.1.4 Glue laminated members shall be manufactured and identified as required in ANSI A190.1, ANSI 117 and ASTM D3737.

SITE DRAINAGE R401.3

Surface drainage shall be diverted to a storm sewer or other point of collection. Final Grade shall allow for a slope away from foundation of 6" drop in 10'. Except where lot lines or other barriers prohibit, whereas drains or swales are to be utilized to ensure drainage.
 Impervious surfaces within 10' of foundation must be sloped 2% away from foundation.

WINDOW SCHEDULE - GABLE ROOF PLAN									
3D EXTERIOR ELEVATION	SIZE	DESCRIPTION	QTY	ROOM NAME	WIDTH	HEIGHT	HEADER HEIGHT	EGRESS	TEMPERED
	2030	SINGLE HUNG	1	BATH	24"	36"	84"		YES
	2630	LEFT SLIDING	1	KITCHEN	30"	36"	81"		
	4636	LEFT SLIDING	1	BEDROOM	54"	42"	84"	YES	
	5036	LEFT SLIDING	1	DINING	60"	42"	81"		
	6040	LEFT SLIDING	1	LIVING	72"	48"	81"		



SECTION VIEW
SCALE: 3/8"=1'

DISCLAIMER

1. Ownership of the original drawings are delivered to the client (Contractor or Owner) by Hall Drafting & Design (hereinafter called HDD) and may be changed at the discretion of the client. The drawings are a conveyance of HDD, however all drawings, diagrams, details and all the ideas represented in a set of plans, or other related documents, are generally the intellectual property of HDD. Ownership of the structural design as a whole shall remain the property of HDD and typically may not be used without the express permission of HDD. However this plan, to be used as an ADU, may be reused or copied for additional construction without written permission from HDD so long as it is acquired from this Jurisdiction and is to be built within the oversight thereof and only if it is used as an ADU on the same property which has a primary residence.

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FOUNDATION VENTING: R408.1 - R408.3

1 Sq. ft. Net Free Area of vent per 1,500 sq.ft. with class 1 vapor barrier.

ROOF VENTING: R806.1 - R806.5

R806.2 Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space. EXCEPTION: The minimum net free ventilation area shall be 1/300 of the vented space provided the following. (Climate Zone 5; exception 1 does not apply)
 R806.2.2. Not less than 40% and not more than 50 % of the required ventilating area is provided by ventilators located in the upper 3 feet of the attic. . The balance of the required ventilation provided shall be located in the bottom one-third of the attic space.

NAILING SCHEDULE

R602.3 Design and construction.

Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2), or in accordance with AWC NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Wall sheathing shall be fastened directly to framing members and, where placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3) and shall conform to the requirements of Table R602.3(5). Wall sheathing used only for exterior wall covering purposes shall comply with Section R703.

TABLE R602.3(1)

FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R602.5.2 and Table R602.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R602.5.2 and Table R602.5.2)	Table R602.5.2	Face nail
5	Collar tie to rafter, face nail or 1½" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss H2.5 clip Plate to Truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162") 10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3½" × 0.162") 16d box (3½" × 0.135"); or 3" × 0.131" nails	16" o.c. face nail 12" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162") 16d box (3½" × 0.135")	16" o.c. face nail 16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162") 10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162") 16d box (3½" × 0.135"); or 3" × 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1½"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1½" long Wider than 1" × 8"	Face nail
		4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1½" long	
Floor			
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toenail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail
Floor			
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS	
			Edges (inches) ^h	Intermediate supports ^{c, e} (inches)
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.142"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4" × 0.142"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" × 0.128"); or 2-8d common (2½" × 0.131"); or 2-3" × 0.131" nails	Each end, toe nail	
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
30	½"-½"	6d common (2" × 0.113") nail (subfloor, wall); 8d common (2½" × 0.131") nail (roof); or R5RS-01 (2½" × 0.113") nail (roof)	6	12f
31	14/32"-1"	8d common nail (2½" × 0.131"); or R5RS-01; (2½" × 0.113") nail (roof)	6	12f
32	1½"-1½"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
Other wall sheathing				
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
35	½" gypsum sheathing	1½" galvanized roofing nail; staple galvanized, 1½" long; 1½" screws, Type W or S	7	7
36	¾" gypsum sheathing	1½" galvanized roofing nail; staple galvanized, 1½" long; 1½" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	¾" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	¾"-1"	8d deformed (2½" × 0.120") nail	6	12
39	1½"-1½"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.142 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. R5RS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.
Exception: Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables R602.7(1) and R602.7(2).

R602.3.1 Stud size, height and spacing.
The size, height and spacing of studs shall be in accordance with Table R602.3(5).
Exceptions:

- Utility grade studs shall not be spaced more than 16 inches (406 mm) on center, shall not support more than a roof and ceiling, and shall not exceed 6 feet (2438 mm) in height for exterior walls and load-bearing walls or 10 feet (3048 mm) for interior nonload-bearing walls.
- Where snow loads are less than or equal to 25 pounds per square foot (1.2 kPa), and the ultimate design wind speed is less than or equal to 130 mph (58.1 m/s), 2-inch by 6-inch (50 mm by 140 mm) studs supporting a roof load with not more than 6 feet (1829 mm) of tributary length shall have a maximum height of 18 feet (5486 mm) where spaced at 16 inches (406 mm) on center, or 20 feet (6096 mm) where spaced at 12 inches (305 mm) on center. Studs shall be No. 2 grade lumber or better.
- Exterior load-bearing studs not exceeding 12 feet (3658 mm) in height provided in accordance with Table R602.3(6). The minimum number of full-height studs adjacent to openings shall be in accordance with Section R602.7.5. The building shall be located in Exposure B, the roof live load shall not exceed 20 psf (0.96 kPa), and the ground snow load shall not exceed 30 psf (1.4 kPa). Studs and plates shall be No. 2 grade lumber or better.