

GENERAL CONDITIONS

1. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED ISSUE OF THE UNIFORM BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PREEDENCE OVER SCALED DIMENSIONS.

SITE WORK

1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCK PILE IT IF POSSIBLE FOR USE IN FINAL GRADING.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL, STEPPED AS TO MAINTAIN THE REQUIRED DEPTH BELOW FINISHED GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" (MIN.) GRAVEL COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4", 2500 P.S.I. AT 28 DAYS WITH CONTROL JOINTS AT 15' O.C. (MAX.) EA. WAY. PROVIDE 3/4" TOOLED JOINTS AT 5' O.C. IN SIDEWALKS.
5. FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW WOOD SIDING.

FOUNDATIONS

1. ALL CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I. AFTER 28 DAYS WITH A MIN. OF 5 SACKS OF CEMENT PER YARD AND A MAX. SLUMP OF 4".
2. ALL REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.
3. PLACE ALL REINFORCING AS PER A.C.I. CODES AND STANDARDS.
4. LAP ALL CONTINUOUS BARS 30 X DIA. MIN.
5. PROVIDE MIN 18" CLEARANCE UNDER GIRDERS.
6. COVER ENTIRE CRAWLSPACE WITH 4 MIL. BARRIER.
7. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE AREA. VENTS TO BE CLOSEABLE AND HAVE 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED WOOD, REDWOOD, OR PROTECTED WITH 55# FELT.
9. MUDSILLS TO BE 2 X PRESSURE TREATED WOOD OR REDWOOD WITH 1/2" X 10" ANCHOR BOLTS AT 6'-0" O.C. WITHIN 12" OF CORNERS.
10. WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDE 4" PERFORATED DRAIN. TILE BELOW THE TOP OF THE FOOTING WHEN REQUIRED PER CODE.

CARPENTRY

1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:

A. POSTS, BEAMS, HEADERS	NO. 2 & BETTER KD DOUGLAS FIR-LARCH
JOISTS AND RAFTERS	
B. PLATES, BLOCKING AND BRIDGING, ECT.	NO. 3 & BETTER KD DOUGLAS FIR-LARCH
C. STUDS	NO. 2 & BETTER KD DOUGLAS FIR-LARCH
D. POST & BEAM DECKING	UTILITY GRADE DOUGLAS FIR
E. PLY SHEATHING	CD DOUGLAS FIR PLY 32/16 WAFERWOOD
2. UNLESS OTHERWISE NOTED ON PLANS ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE SIZED PER HEADER SCHEDULE.
3. DESIGN LOADS:

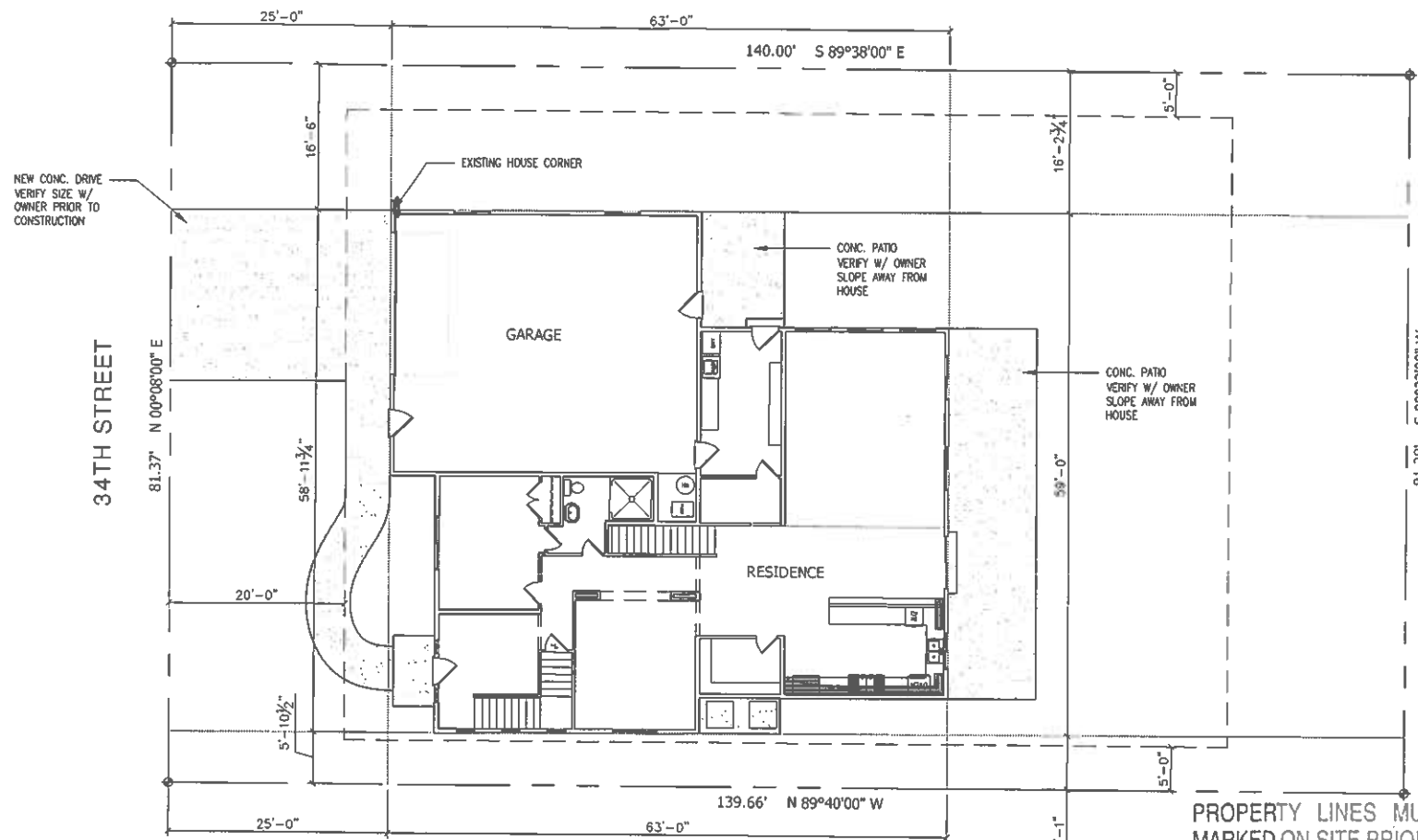
LIVE LOAD	DEAD LOAD	
ROOF	50 P.S.F.	15 P.S.F.
FLOOR	40 P.S.F.	10 P.S.F.
STAIRS	100 POINT LOAD	
GARAGE FLOOR	50 P.S.F.	
DECK	100 P.S.F.	
4. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.
5. NAILING SCHEDULE AS PER TABLE 25-0 U.B.C. TYP. PLYWOOD NAILING WITH 8D NAILS AT 6" O.C. AT EDGES AND 12" O.C. ON INTERIOR.
6. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH.

INSULATION

1. EXCEPT WHERE NOTED ON PLANS PROVIDE A MINIMUM INSULATION OF:

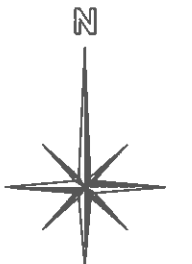
EXTERIOR WALLS	R-19
FLAT CEILING	R-38
VAULTED CEILING	R-30
FLOORS (OVER UNHEATED AREA)	R-30
FOUNDATION WALLS	R-16 (RICID)
 2. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450.
 3. PROVIDE A TOTAL OF 1/300 OF ATTIC AREA VENTILATION WITH 50% AT CORNICE AND 50% AT THE RIDGE OR GABLE VENTS.
 4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED.
 5. ALL EXTERIOR DOORS TO BE SOLID CORE WITH WEATHERSTRIPPING.
- MISCELLANEOUS**
1. ALL WINDOWS TO HAVE .35 U-FACTOR AND WITHIN 18" OF FLOOR OR WITHIN 24" OF DOORS ARE TO BE TEMPERED.
 2. ALL SHOWER OR TUB ENCLOSURES ARE TO HAVE SAFETY GLAZING.
 3. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD AROUND TUB AND SHOWER ENCLOSURES, WITH A HARD MOISTURE RESISTANT SURFACE UP 6'-0"
 4. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND HEIGHT OF 24". THE SILL IS TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR.
 5. ALL SKYLIGHTS TO BE MADE WITH EITHER TEMPERED GLASS OR WIRED GLASS. PROVIDE COMBUSTION AIR VENTS TO ALL FIREPLACES, WOODSTOVES AND ANY HEATING APPLIANCES USING OPEN FLAME. (.50 U-FACTOR)
 6. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED WITH A 90 CFM FAN EXHAUSTED TO THE OUTSIDE.
 7. THE LIGHTING SHOWN ON THE PLANS IS MEANT TO BE A GUIDE ONLY. ELECTRICAL SWITCHES AND OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES AND THE OWNERS REQUIREMENTS.
 8. CABINET ELEVATIONS ARE NOT GENERALLY SHOWN ON THE PLANS HOWEVER THEY CAN BE FURNISHED UPON REQUEST.

BUD 12-00844



SITE PLAN
1" = 10'-0"

PROPERTY LINES MUST BE CLEARLY MARKED ON SITE PRIOR TO CALLING FOR FIRST INSPECTION SO SETBACKS CAN BE ACCURATELY DETERMINED.

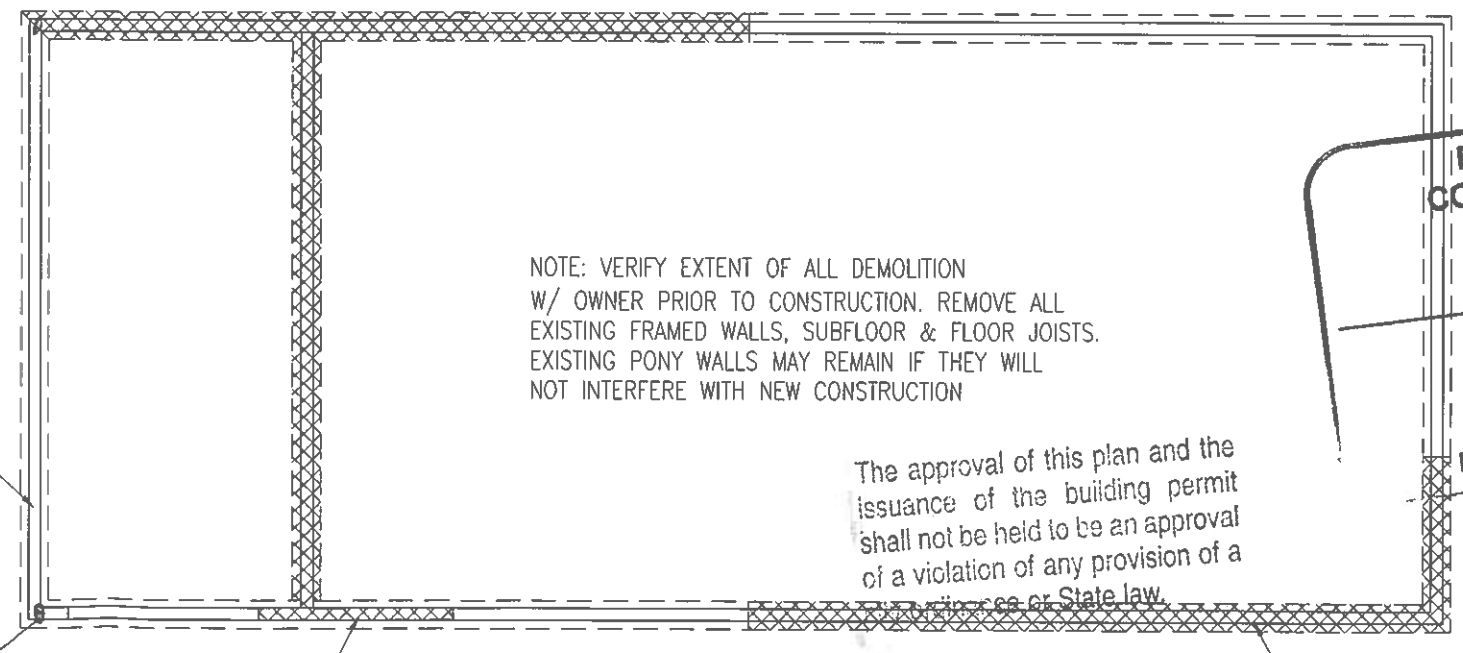


LOT 5 BLOCK 1
LARSON ILO SUBDIVISION
2510 N. 34TH ST.
BOISE, ID

MIN. FINISH GRADE
SLOPE SHALL BE:
5% FIRST 10'-0"
2% THEREAFTER

LEGEND

- - - - - EXISTING GRADE
- - - - - STEPPED FOUNDATION AREAS
- - - - - OPTIONAL FENCE (U.N.O.)
- - - - - EXISTING FENCE
- - - - - PROPERTY BOUNDARY
- - - - - BUILDING SETBACKS
- - - - - UTILITY EASEMENTS



DEMOLITION PLAN
1/4" = 1'-0"

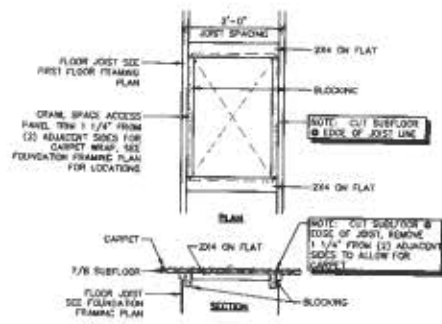
REVIEWED FOR CODE COMPLIANCE

Signature _____ Date _____

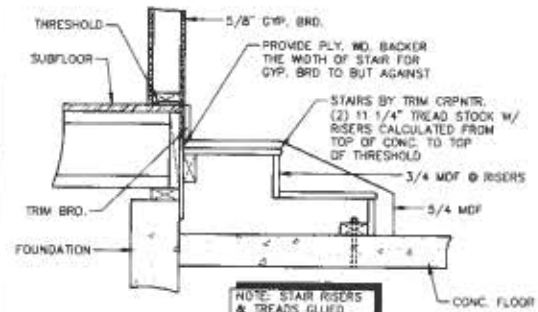
BOISE CITY BUILDING DEPARTMENT

The approval of this plan and the issuance of the building permit shall not be held to be an approval of a violation of any provision of a local ordinance or State law.

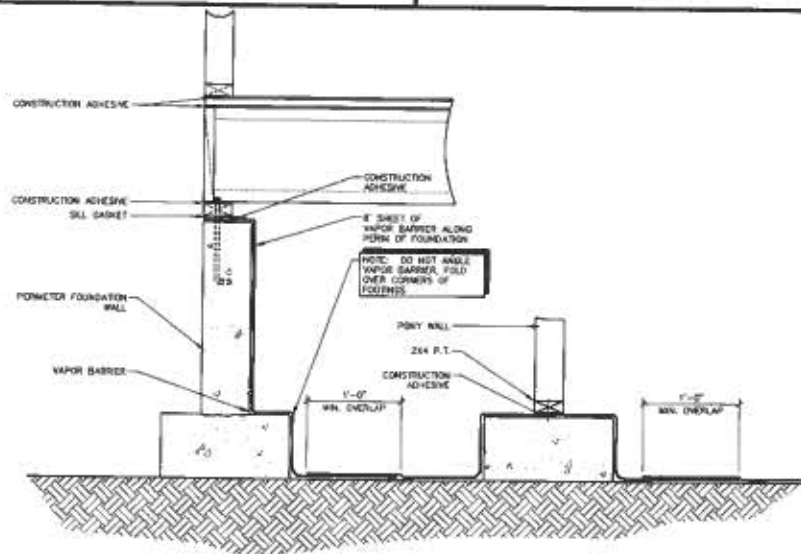
BUD 1200844



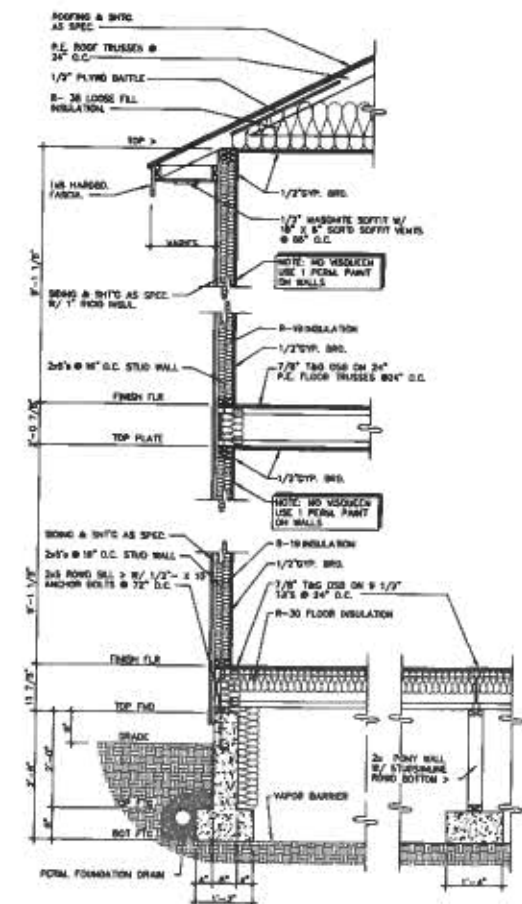
CRAWL SPACE ACCESS
N.T.S.



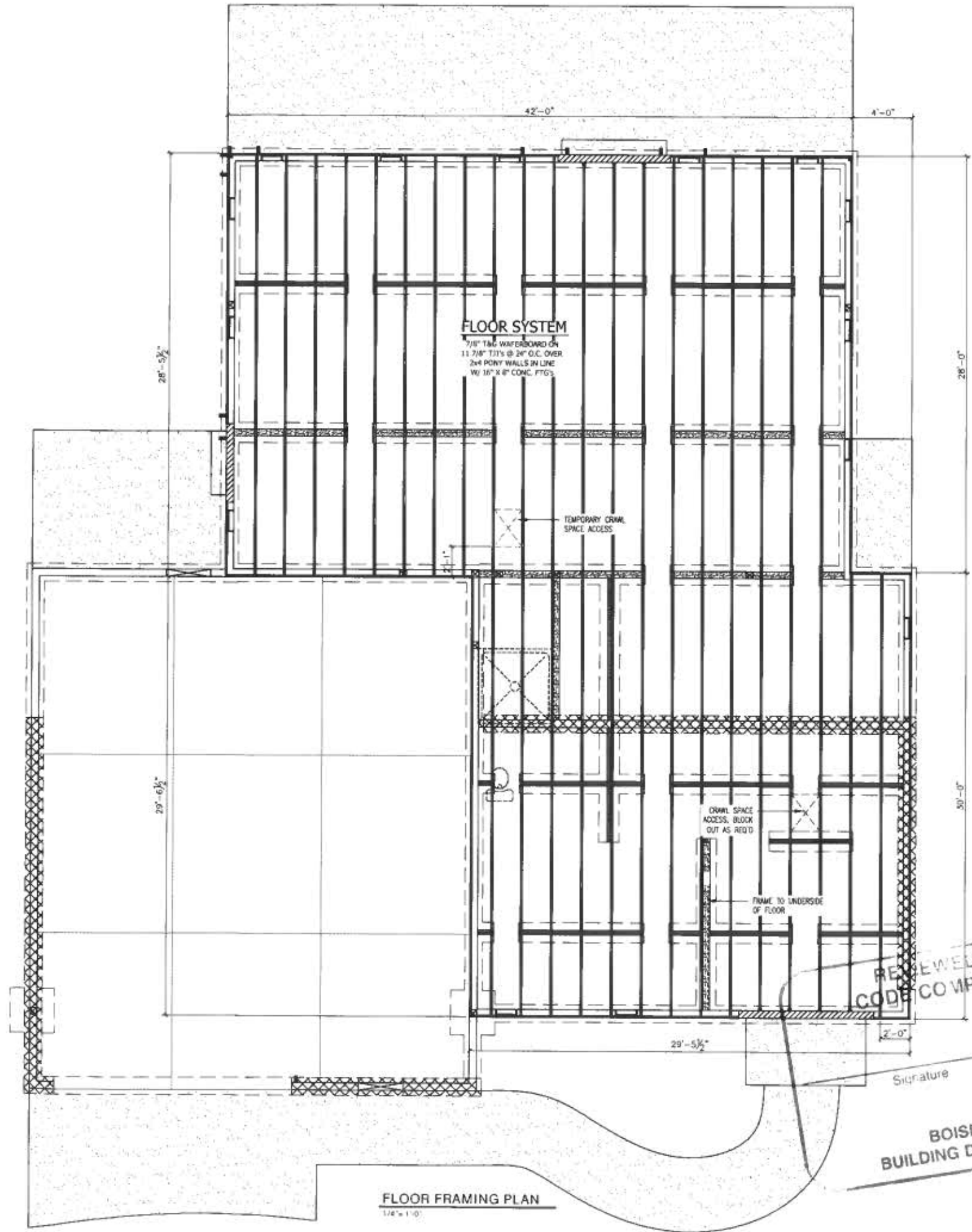
GARAGE STAIR
N.T.S.



VAPOR BARRIER DETAIL
N.T.S.



TYP. WALL SECTION
N.T.S.

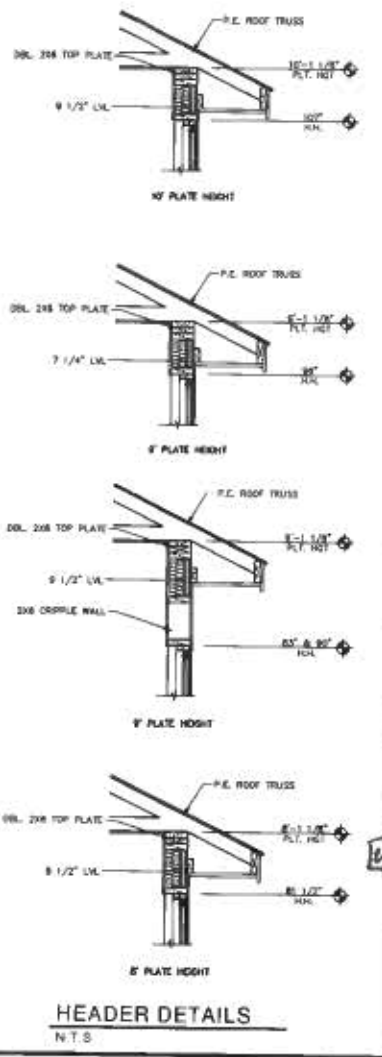


FLOOR FRAMING PLAN
1/4" = 1'-0"

REVIEWED FOR
CODE COMPLIANCE

Signature _____ Date _____

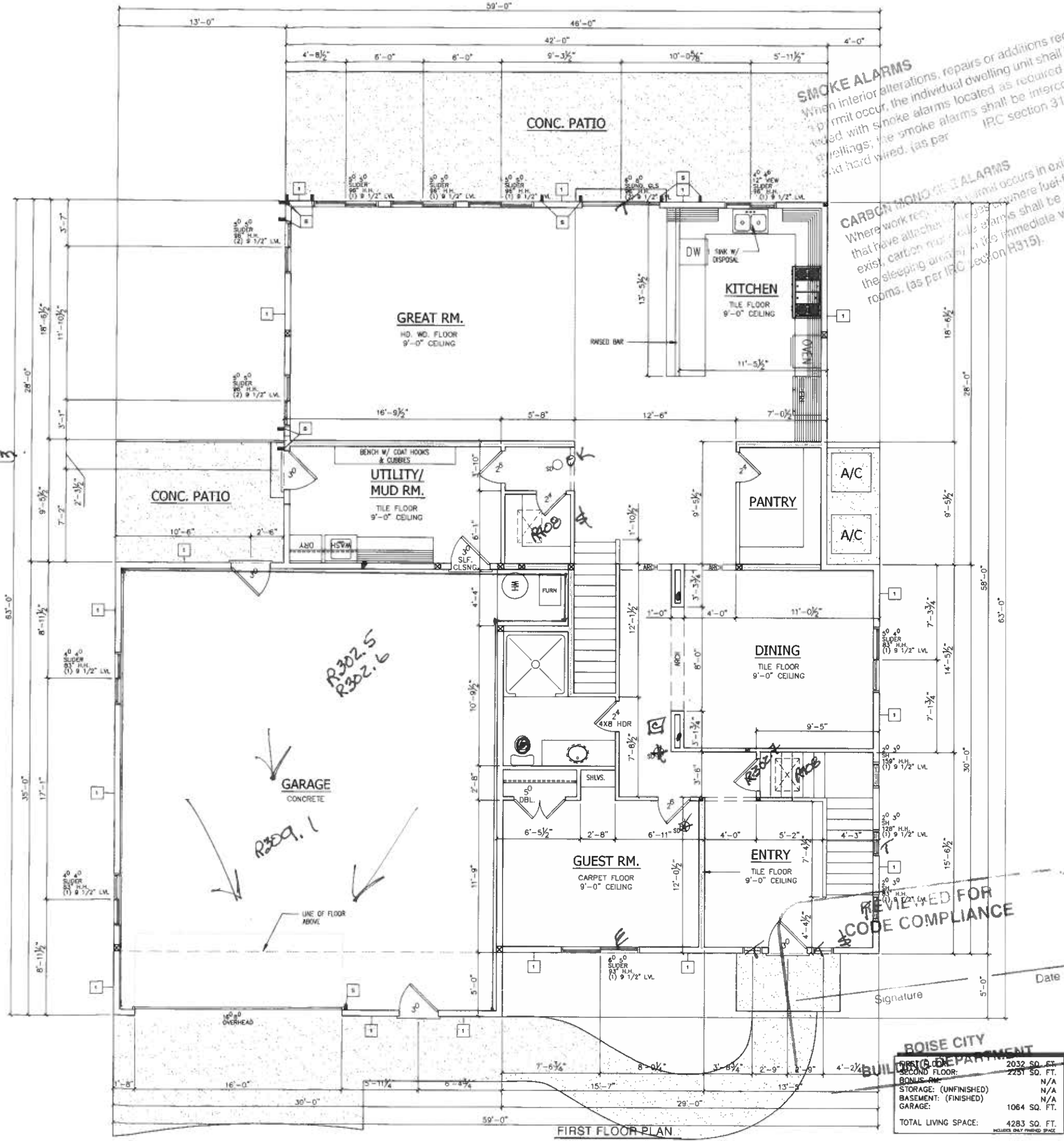
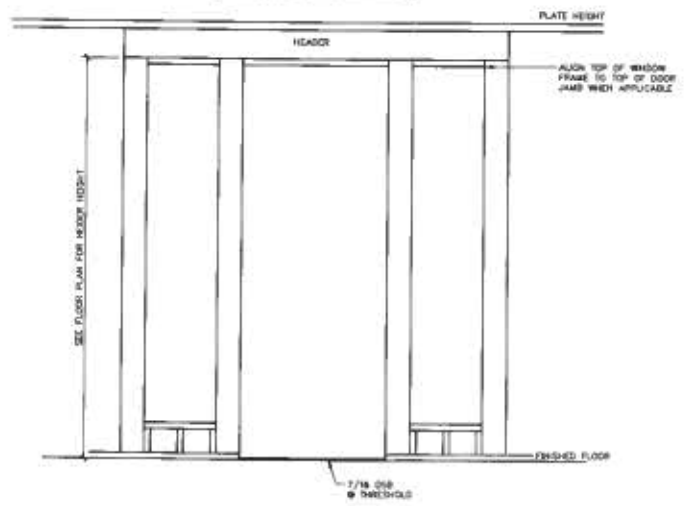
BOISE CITY
BUILDING DEPARTMENT



- STRUCTURAL NOTES**
- STANDARD BRANCHING:
 - SINGLE SIDED: 3/8" APA RATED SHEATHING (24/0) (EXTERIOR ONE SIDE) NAILS: #4 @ 3" O.C. ALL PANEL EDGES #4 @ 12" O.C. FIELD BLOCK & NAIL ALL PANEL EDGES
 - DOUBLE SIDED: 3/8" APA RATED SHEATHING (24/0) (EXTERIOR ONE SIDE) NAILS: #4 @ 3" O.C. ALL PANEL EDGES #4 @ 8" O.C. FIELD BLOCK & NAIL ALL PANEL EDGES PROVIDE 2x STUDS AT EACH PANEL JOINT
 - 1/2" TYP. 7x4" DIPSUM BOARD EACH SIDE BLOCK ALL PANEL EDGES FASTENERS: #4 @ 1 1/2" SCREWS @ 4" O.C. ALL PANEL EDGES #4 @ 1 1/4" SCREWS @ 12" O.C. FIELD
 - HOLD-DOWN: SINGLE STORY COND. "STRIP" HOLD-DOWN W/ (1) #4 REBAR PLACED IN CENTER 1/3 OF FIN. WALL LOCATED 1 1/2" - 3" BELOW TOP OF WALL TWO STORY COND. "STRIP" HOLD-DOWN W/ (2) #4 REBAR PLACED IN CENTER 1/3 OF FIN. WALL LOCATED 1 1/2" - 3" BELOW TOP OF WALL (OPTION FOR HTIS HOLD-DOWN IF NEEDED)

- R302.6 - GARAGE SEPARATION
- R302.7 DRYWALL UNDER STAIRS
- R302.11 FIRE BLOCKING
- R303.3 FAN REQUIRED
- R303.6 STAIRWAY LIGHTING
- R308.4 SAFETY GLAZING
- R310 EGRESS
- R311 STAIRWAYS
- R312.1 - 312.2 GUARDRAILS
- R314 SMOKE ALARMS
- R315 CARBON MONOXIDE ALARM
- R408 CRAWL SPACE
- R507 ATTIL AREA

DOOR HEIGHT	OVERALL DOOR HEIGHT
8/8 FINE GRASS SOLID CORE	82 1/2"
4/8 FIBERGLASS	82"
8/8 FIBERGLASS	80"
8/8 WOOD	80"



SMOKE ALARMS
When interior alterations, repairs or additions require permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for dwellings; the smoke alarms shall be interconnected and hard wired, (as per IRC section 314)

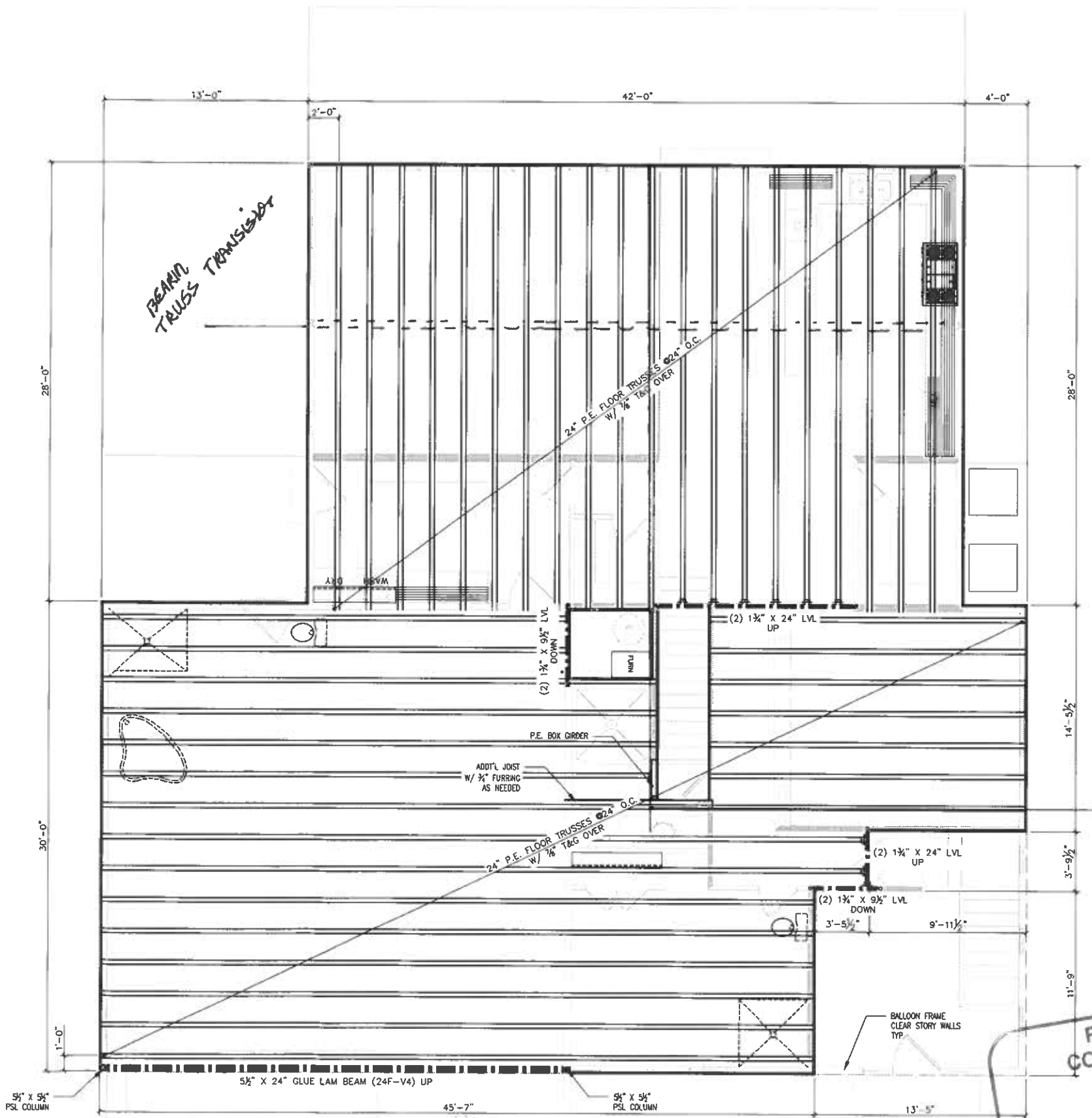
CARBON MONOXIDE ALARMS
Where work requires a permit occurs in existing, carbon monoxide alarms shall be in the sleeping areas in the immediate vicinity of bedrooms, (as per IRC section R315)

REVIEWED FOR CODE COMPLIANCE

Signature _____ Date _____

BOISE CITY BUILDING DEPARTMENT

2032 SQ. FT. SECOND FLOOR	2231 SQ. FT.
BONUS RM.	N/A
STORAGE (UNFINISHED)	N/A
BASEMENT (FINISHED)	N/A
GARAGE:	1064 SQ. FT.
TOTAL LIVING SPACE:	4283 SQ. FT. (INCLUDES ONLY FINISHED SPACE)



BEAM
TRUSS
TRANSITION

DRAFT STOP

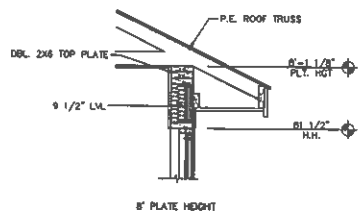
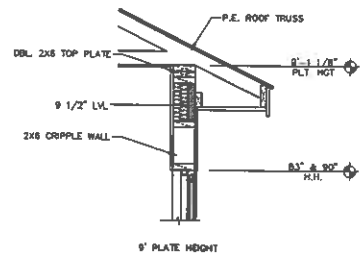
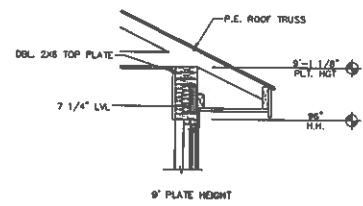
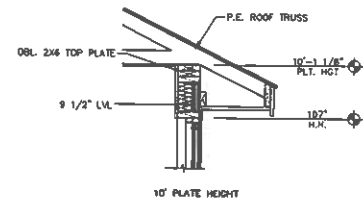
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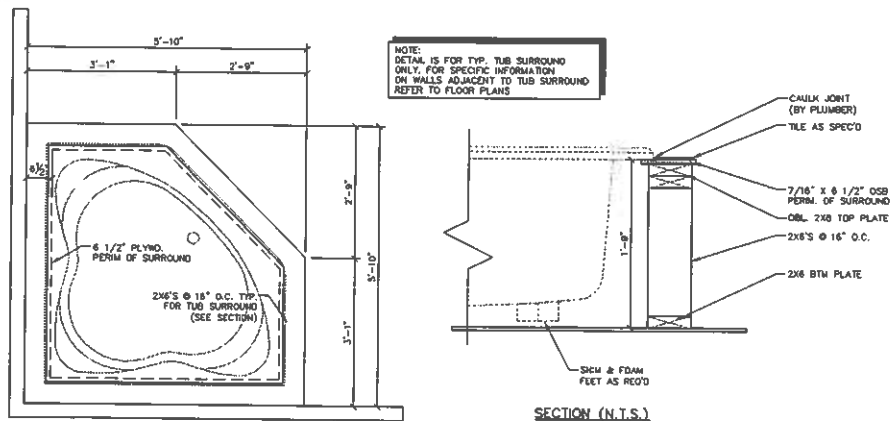
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TYP. PLATE HEIGHT ABOVE
TO BE 9'-1 1/8" U.S.C.

SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

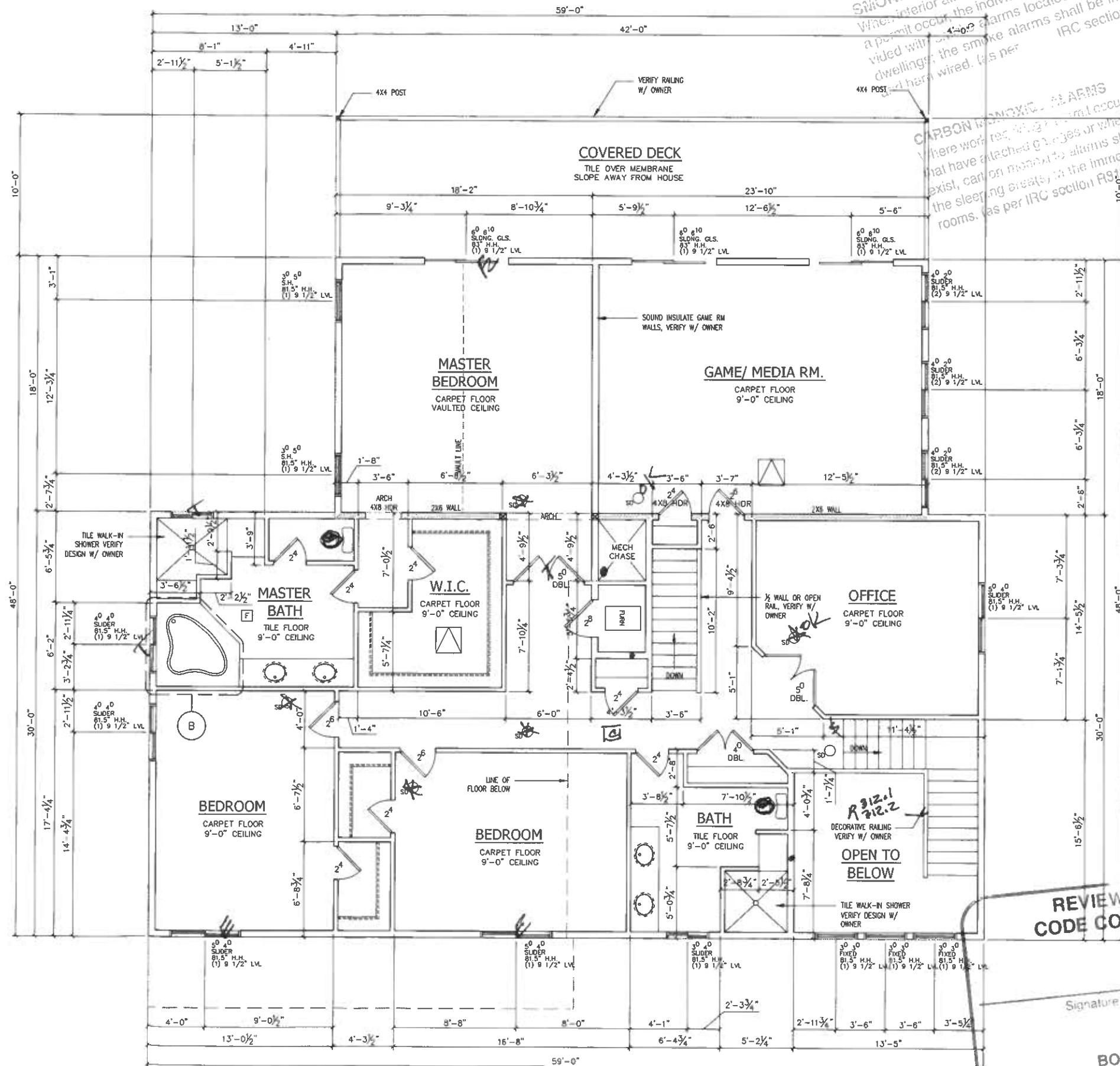


HEADER DETAILS
N T S



B TUB SURROUND DETAIL
1/2\"/>

NOTE: ALL 2ND FLOOR WALLS TO BE FULLY SHEARED



SECOND FLOOR PLAN
1/4\"/>

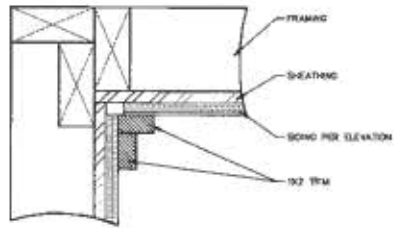
SMOKE ALARMS
When interior alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired. (as per IRC section 314).

CARBON MONOXIDE ALARMS
Where work requires a permit occurs in existing dwellings that have attached garages or fuel-fired appliances in the sleeping area, the immediate vicinity rooms shall be installed (as per IRC section R915).

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Signature

BOISE CITY BUILDING DEPARTMENT

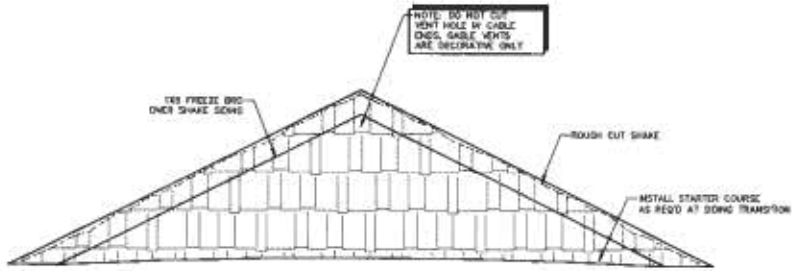


INSIDE CORNER TRIM DETAIL
N.T.S.

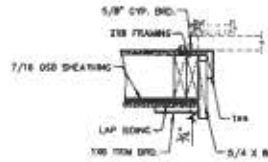
NOTE: SEE SECOND FLOOR FRAMING PLAN (SHEET 5) FOR WINDOW FLASHING DETAIL TYP. FOR ALL WINDOWS

NOTE: LEAVE 1" GAP BETWEEN ROOF & SIDING @ ALL RAKES
LEAVE 1/2" GAP BETWEEN ROOF & SIDING @ ALL EAVES

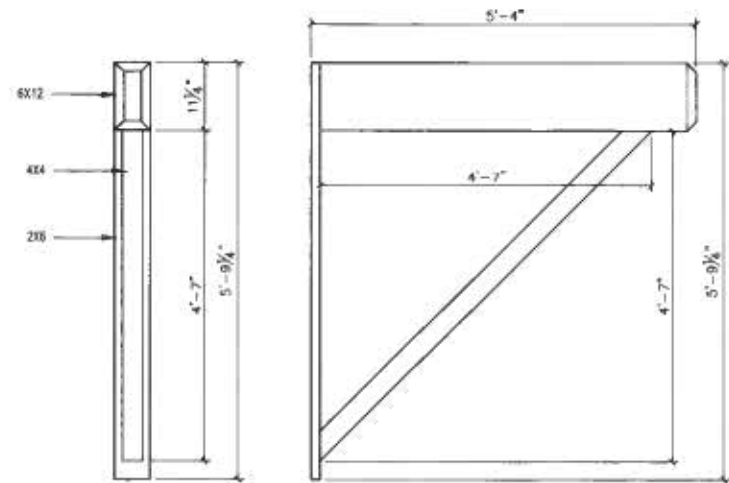
NOTE: ACCENT COLORS SHOULD RETURN TO NEXT VERTICAL PLANE



GABLE TRIM W/ SHAKE SIDING DETAIL
N.T.S.



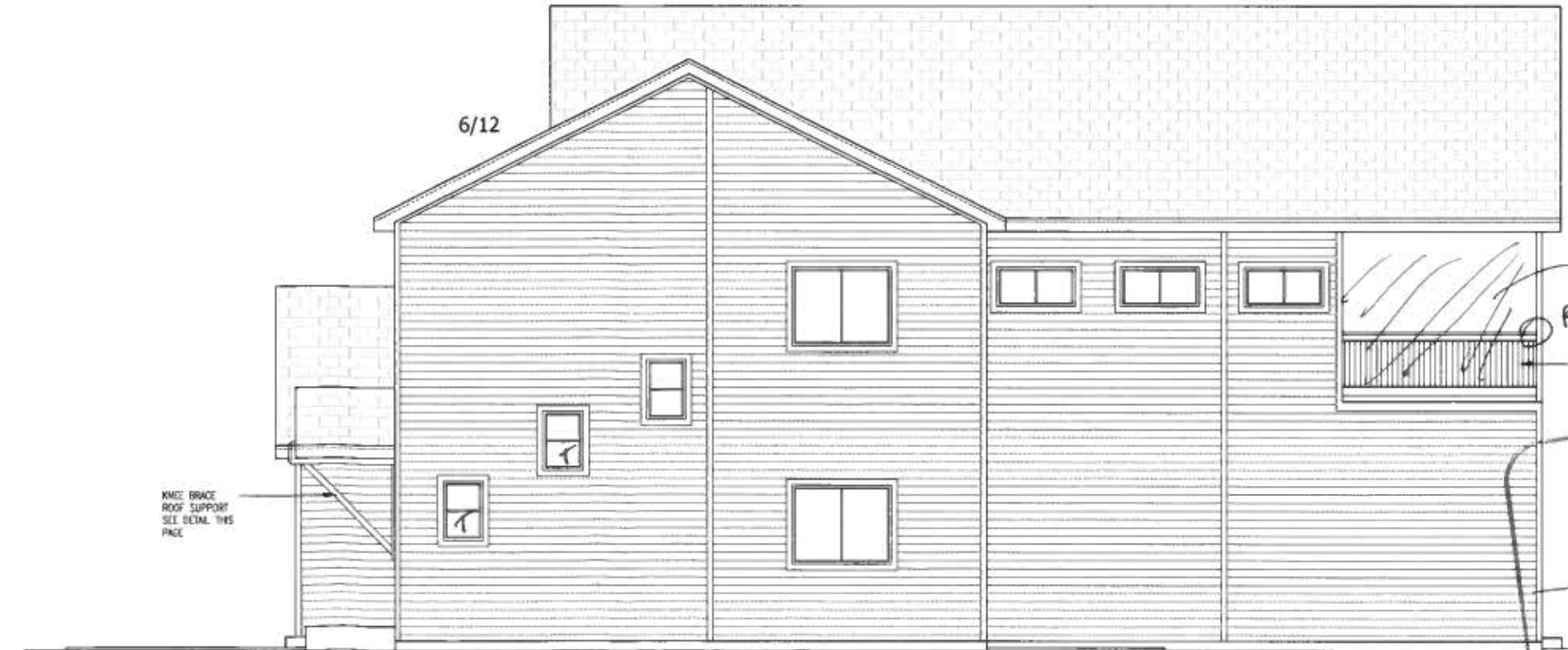
GARAGE WRAP DETAIL
N.T.S.



KNEE BRACE DETAIL
N.T.S.



FRONT ELEVATION
1/4\"/>



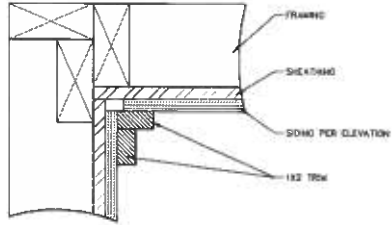
RIGHT SIDE ELEVATION
1/4\"/>

infill @ wall
R 312.1
312.2
VERIFY RAILING DESIGN W/ OWNER PRIOR TO CONSTRUCTION

REVIEWED FC CODE COMPLIA

Signature

BOISE CITY BUILDING DEPT



INSIDE CORNER TRIM DETAIL
NTS

NOTE: SEE SECOND FLOOR FRAMING PLAN (SHEET 5) FOR WINDOW FLASHING DETAIL TYP. FOR ALL WINDOWS

NOTE: LEAVE 1" GAP BETWEEN ROOF & SIDING @ ALL RAKES
LEAVE 1/2" GAP BETWEEN ROOF & SIDING @ ALL EAVES

NOTE: ACCENT COLORS SHOULD RETURN TO NEXT VERTICAL PLANE



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



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

REVIEWED FOR
CODE COMPLIANCE

Signature

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BUILDING DEPARTMENT