

CITY OF BOISE PRE-APPROVED ADU "THE GOLDFINCH"

280 SQ. FOOT STUDIO ADU PLAN SET



PROJECT CONTACT INFORMATION:

OWNER NAME, ADDRESS, PHONE & EMAIL:	CONTRACTOR NAME, LICENSE NUMBER, PHONE & EMAIL:
<input type="text"/>	<input type="text"/>
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PROJECT SITE ADDRESS:

USE OF THESE DOCUMENTS

THESE PLANS ARE PROVIDED BY THE CITY OF BOISE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE ADU PERMIT HAS BEEN FINISHED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS, AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HOLD HARMLESS CLAUSE

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF BOISE, ITS ELECTED OFFICIALS AND EMPLOYEES, AND PARKE ARCHITECTURE WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

PROJECT INFORMATION

- PROJECT SCOPE:
- CONSTRUCTION OF A NEW DETACHED 1 STORY 280 SF ACCESSORY DWELLING UNIT WITH 0 BEDROOMS AND 1 BATH.
 - ALL SITE WORK WITHIN THE PROPERTY LINE.
 - ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

BUILDING INFORMATION
 NUMBER OF STORIES: 1
 OCCUPANCY GROUP: R-3
 CONSTRUCTION TYPE: VB

BUILDING CODE INFORMATION

- APPLICABLE CODES:
- 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL RESIDENTIAL CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2017 IDAHO STATE PLUMBING CODE
 - 2023 NATIONAL ELECTRIC CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL FUEL GAS CODE CODE

- BASIC DESIGN CRITERIA:
- GROUND SNOW LOAD = 20 PSF
 - UNIVERSAL ROOF SNOW LOAD = 25 PSF
 - FROST DEPTH = 24 INCHES MINIMUM
 - RAINFALL RATE = 1 INCH PER HOUR
 - BASIC DESIGN WIND SPEED = 115 MPH
 - SOIL BEARING 1500 PSI MINIMUM

ADDITIONAL NOTES

- APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
- MECHANICAL, ELECTRICAL, AND PLUMBING ARE NOT A PART OF THIS PLAN APPROVAL. MEP ARE SUBJECT TO BUILDING FIELD INSPECTION.

FOUNDATION SYSTEM

THIS PROJECT IS DESIGNED WITH A SLAB-ON-GRADE FOUNDATION AND ASSUMES A FLAT SITE WITH STANDARD SOIL. IF THE ADU IS TO BE LOCATED ON A SLOPE OR EXPANSIVE SOIL THE APPLICANT MUST PROCURE A GEOTECHNICAL REPORT.

SITE MANAGEMENT POLICIES

- Mud and dirt from site access and excavation of the ADU, utilities, and related site improvements/landscaping must be contained onsite. Any mud or dirt on sidewalk or street must be swept up at the end of each workday.
- Dust from construction activities should be minimized with water suppression or other controls.
- Wastewater from concrete equipment washing must be rinsed/contained in a lined and leakproof containment (concrete washout) to prevent stormwater runoff pollution. Once dried, the concrete washout slurry can be treated as solid waste.
- Building materials, wrappings, and jobsite trash must be contained in a trash box, dumpster, or trailer.
- A perimeter sediment control (fiber roll, silt fence) may be required if stormwater from the worksite has potential to transport dirt/sediment to the gutter, street, alley, or adjacent properties. For questions call 208 794-8996.
- Noise from construction related activities to be kept between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday.

DEFERRED SUBMITTALS

- Truss installation and engineering documents shall be submitted to the inspector after the installation of the trusses. Truss documentation shall be stamped by an Idaho licensed engineer & represent local design criteria.
- Evaluation Services reports for any foam board shall be submitted to the inspector prior to installation. Foam board shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 450 when tested in the maximum thickness and density intended for use in accordance with ASTM E84 or UL 723. Where applicable, foam board shall be rated for ground contact.

MANUFACTURER'S INFORMATION

- Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

LIST OF REQUIRED INSPECTIONS:

- Footing Inspection** is done after forms are in place, prior to placing concrete. If project is a mono-pour slab-on-grade footing and concrete floor then vapor barrier also needs to be in place and any Electrical, Plumbing, or Mechanical ground-work inspections must have Passed prior to Footing Inspection.
- Foundation Inspection** is done after forms & reinforcing steel in place, prior to placing concrete. This inspection does not apply to mono-pour foundations.
- Wall Bracing Inspection** can be done when all bracing elements are in place, prior to cover.
- Framing/Rough-in Inspection** is done after all framing is completed and any Electrical, Plumbing, or Mechanical rough-in inspections have been approved and includes verifying all air sealing, window, and weather-resistive barrier work is done, prior to insulation.
- Energy Efficiency Inspection** is done after insulating, prior to drywall.
- Planning Inspection** is done near completion. Only applies if within historic district and required by Planning.
- Final Inspection** is done once everything is completed, after any Electrical, Plumbing, or Mechanical rough-in inspections have been approved, and prior to occupancy.

SHEET INDEX

General	
G000	GENERAL INFORMATION
G001	PROJECT INFORMATION
Architectural	
A100	SITE PLAN
A101	PLAN VIEWS
A201	EXTERIOR ELEVATIONS + SECTIONS
A401	DETAILS
A402	DETAILS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
EQ	EQUAL
EXT	EXTERIOR
FOF	FACE OF FINISH
GWB	GYPSPUM WALL BOARD
HDR	HEADER
HT	HEIGHT
LIB	LET IN BRACING
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PT	PRESSURE TREATED
RAD	RADIUS
RO	ROUGH OPENING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W	WIDTH
WRB	WEATHER RESISTIVE BARRIER

MATERIALS

	CONCRETE (SECTION)
	GRANULAR FILL
	WOOD - FINISH (SECTION)
	COMPOSITE WOOD
	ACOUSTIC/THERMAL INSULATION (SECTION)
	NEW WALL (PLAN & SECTION)
	EARTH
	RIGID INSULATION
	BRICK

ARCHITECTURAL SYMBOLS

	DIMENSION LINE TO FACE OF STUD, FACE OF CONCRETE, COLUMN LINE, OR AS NOTED		EXTERIOR ELEVATION
	WINDOW TAG		VIEW NUMBER
	DOOR TAG		SHEET NUMBER
	BUILDING SECTION		SPOT ELEVATION
	WALL / SECTION		DRAFTING VIEW - DETAIL
	HARDWIRED & INTERCONNECTED SMOKE / CO DETECTOR		DETAIL - PLAN
	NORTH ARROW **INCLUDE ON SITE PLAN**		VIEW TITLE
			VIEW NAME
			DRAWING SCALE

DESIGNER

LARKE
ARCHITECTURE
BOISE, IDAHO

OWNER



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280 SQUARE FOOT STUDIO ADU

ISSUES

PHASE	CONSTRUCTION
DATE	
PERMIT NUMBER	
MARK	DATE
	DESCRIPTION

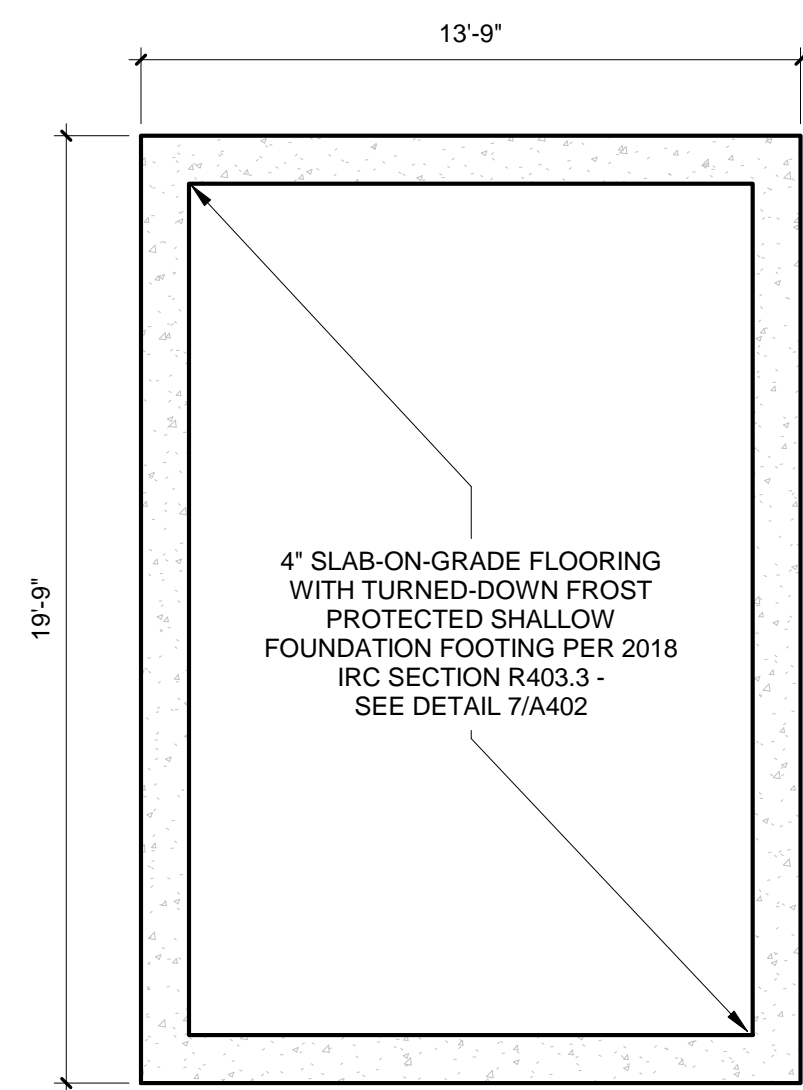
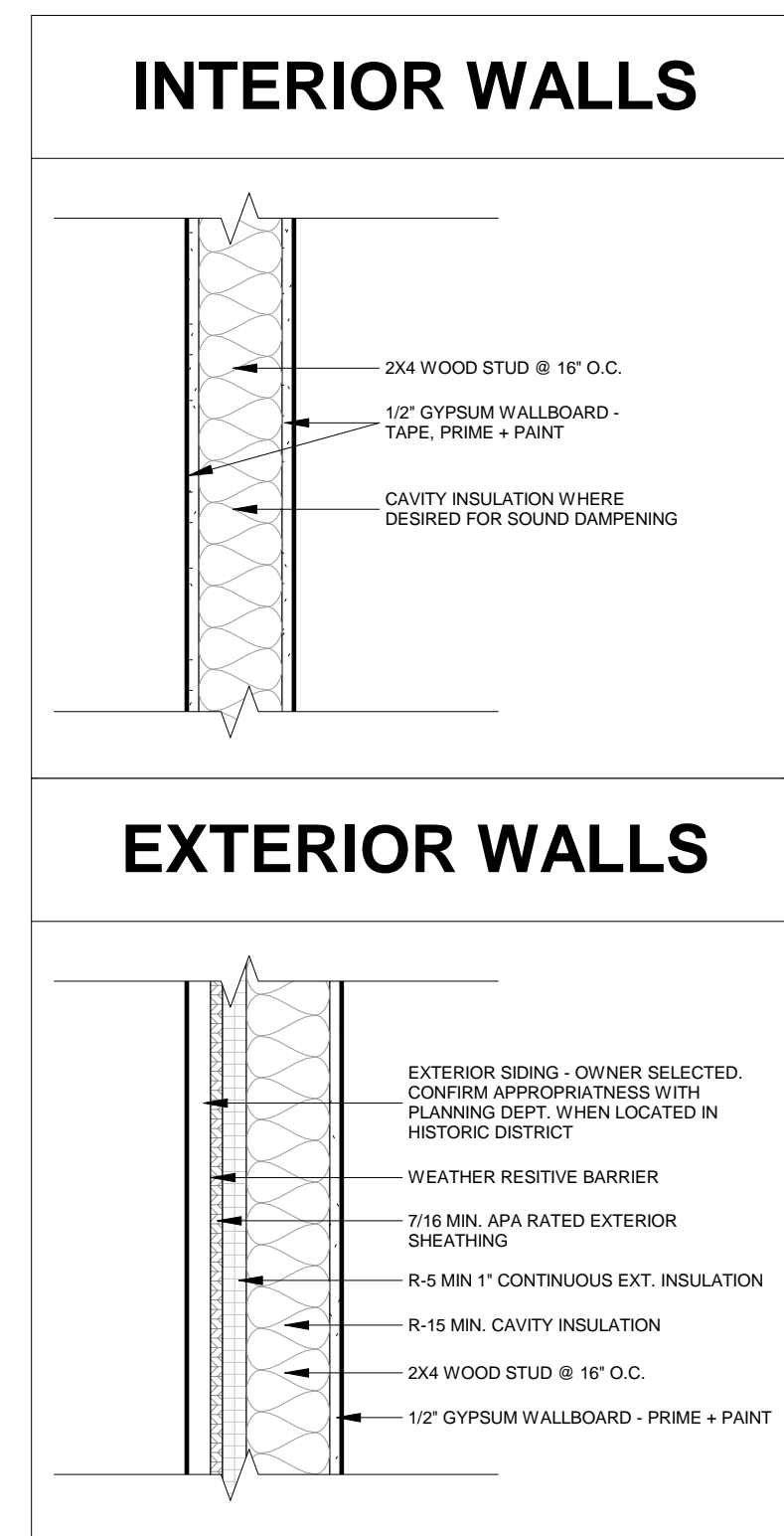
SHEET NAME

PROJECT
INFORMATION

SHEET NUMBER

G001

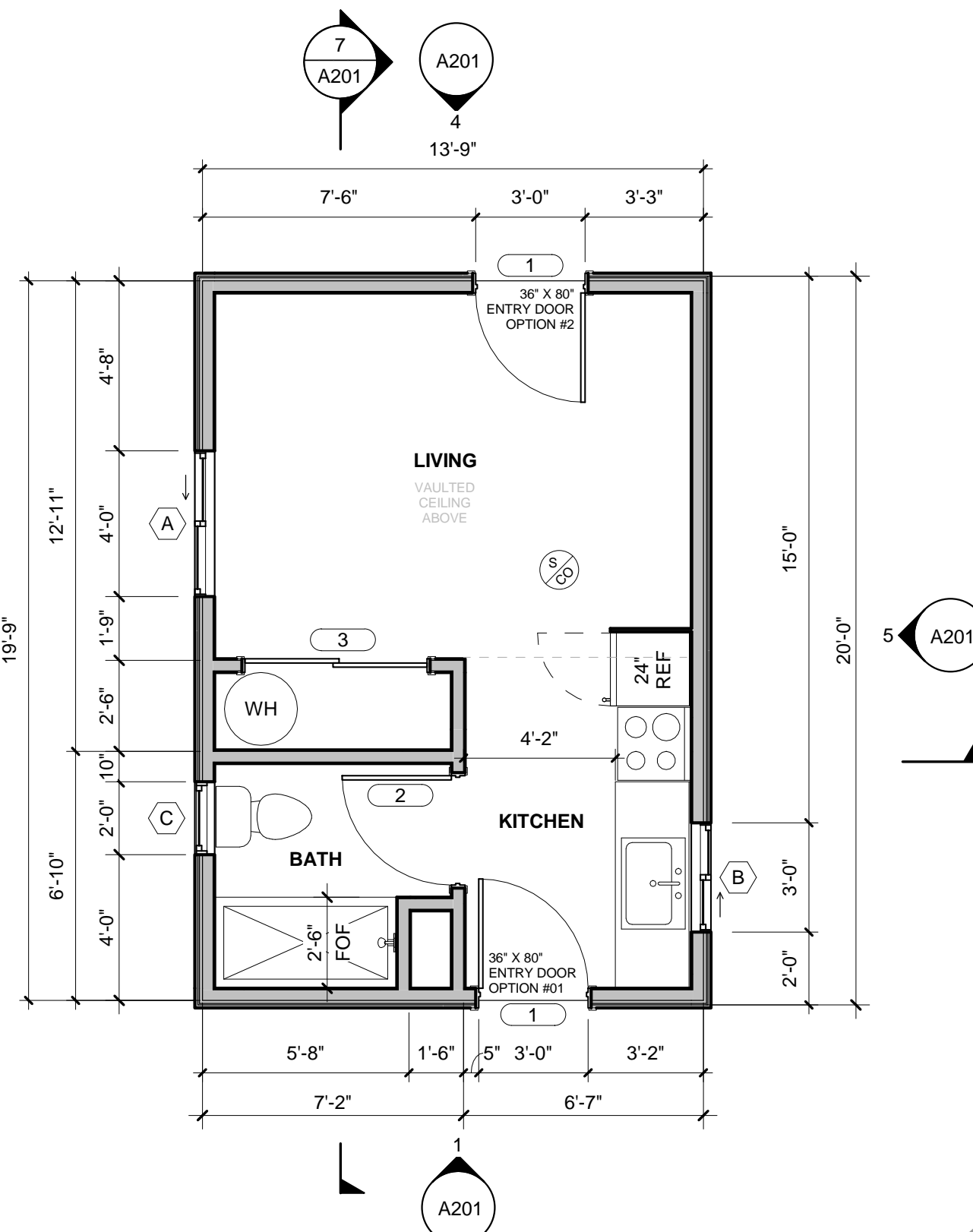
WALL TYPES



ANCHOR BOLT SCHEDULE

1/2"	L-BOLT ANCHOR - MIN. 7" EMBED - @ 48" O.C. SPACING
------	----------------------------------------------------

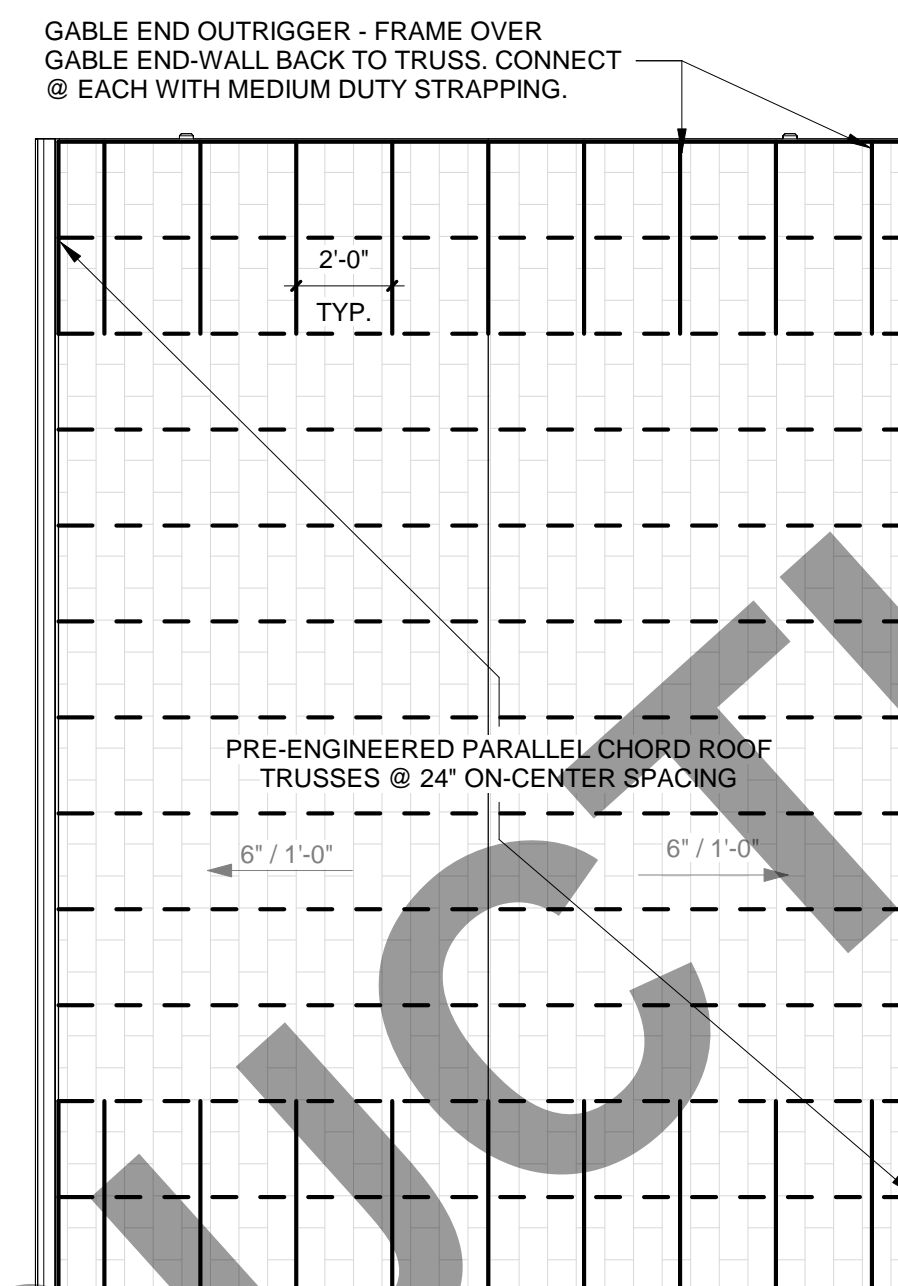
1 FOUNDATION PLAN - TYPE 'A'
SCALE: 1/4" = 1'-0"



FINAL ENTRY DOOR LOCATION TO BE SELECTED BY OWNER WITH PLANNING DEPARTMENT GUIDANCE TO ENSURE COMPLIANCE WITH THE CITY OF BOISE ACCESSORY DWELLING UNIT (ADU) ORDINANCE

DELETED ENTRY DOOR, IF DESIRED, MAY BE REPLACED WITH WINDOW OF SAME WIDTH AND MINIMUM SILL HEIGHT OF 1'-6", UNLESS TEMPERED

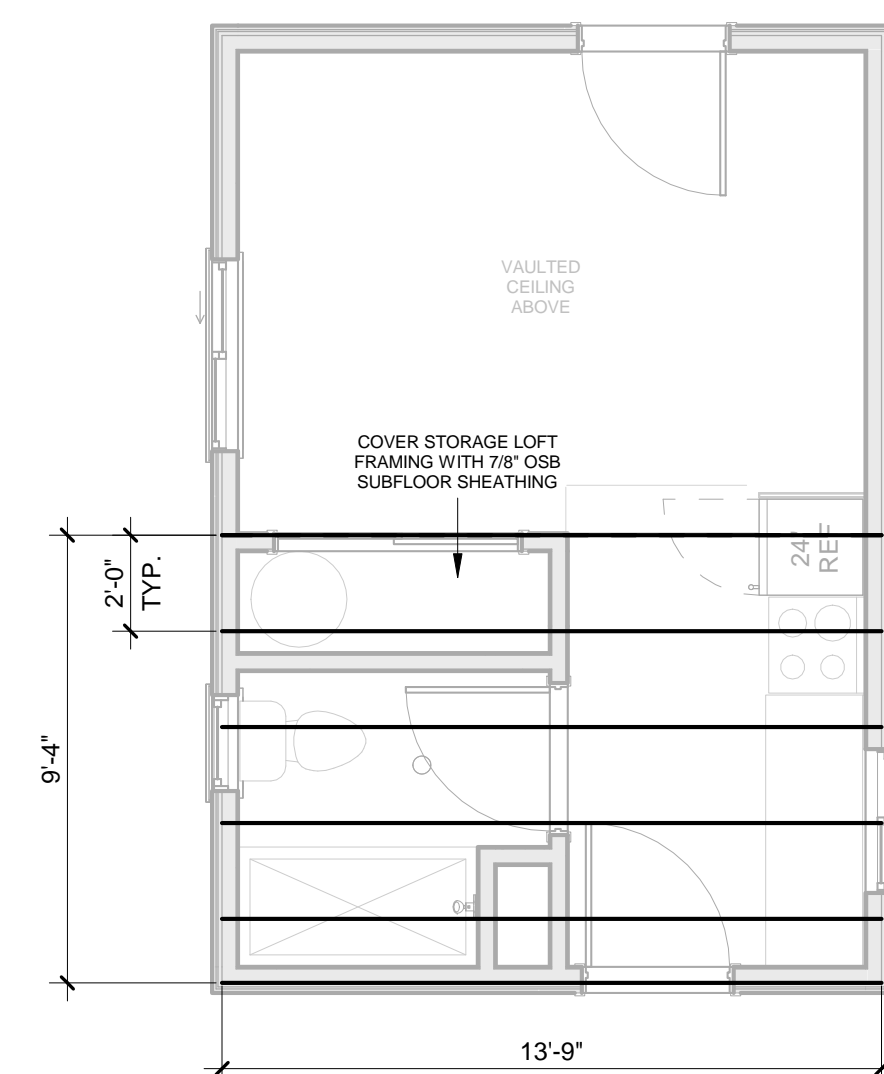
2 FLOOR PLAN - TYPE 'A'
SCALE: 1/4" = 1'-0"



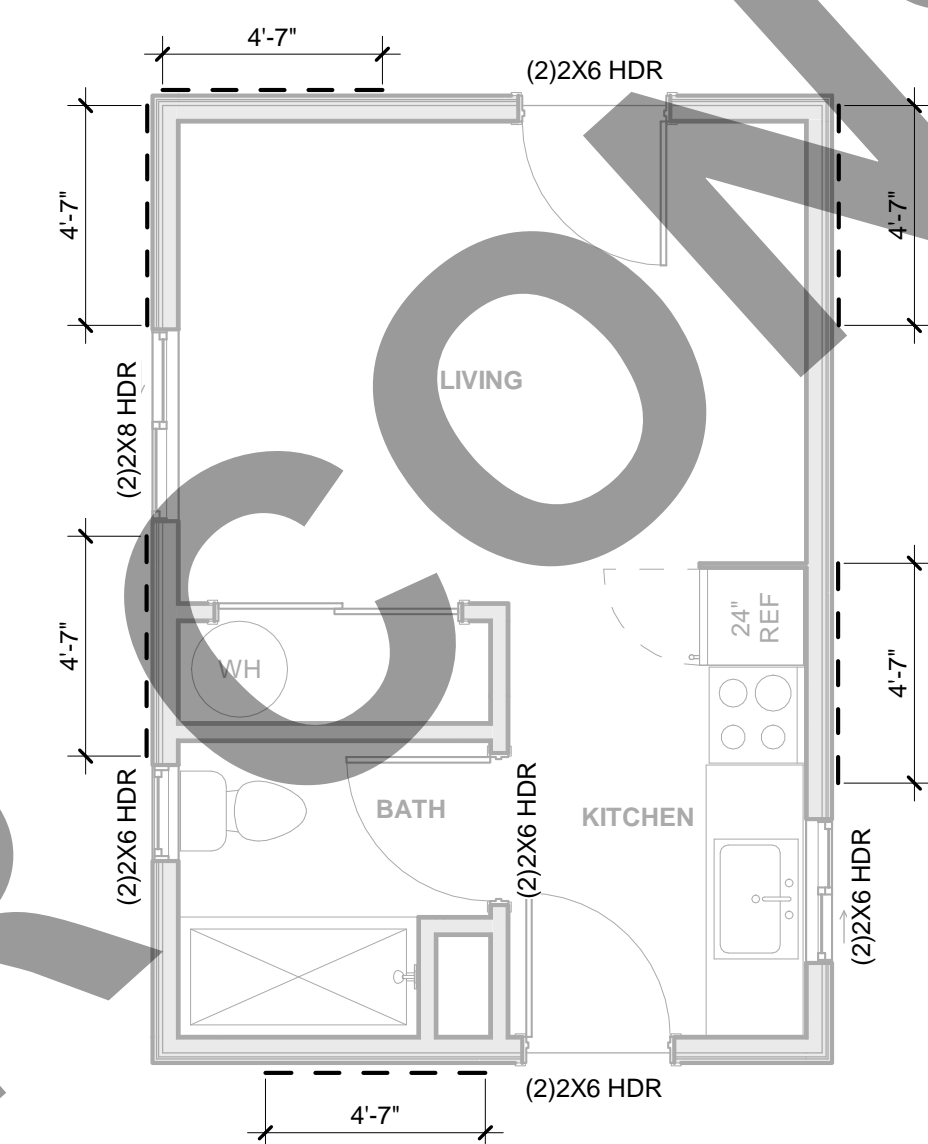
FRAMING LEGEND

- DOUG FIR #2 OR BETTER 2X4 DIMENSIONAL LUMBER @ 16" O.C. SPACING
- PRE-ENGINEERED ROOF TRUSS @ 24" O.C. SPACING

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



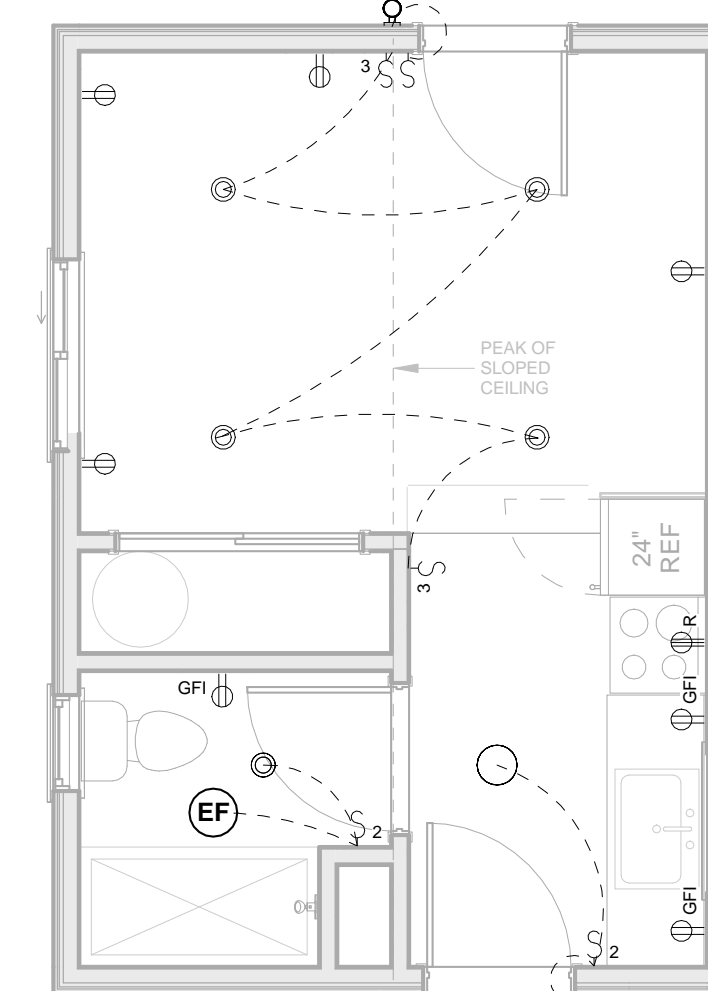
4 STORAGE LOFT FRAMING PLAN
SCALE: 1/4" = 1'-0"



WALL BRACING LEGEND

- *LET-IN* WALL BRACING PER IRC 2018 TABLES R602.10.4 & R602.10.5, OR AS FOUND ON DETAIL 11 - SHEET A401.
- CONTRACTOR TO VERIFY LENGTH REQUIREMENTS IN FIELD

5 WALL BRACING PLAN - TYPE 'A'
SCALE: 1/4" = 1'-0"

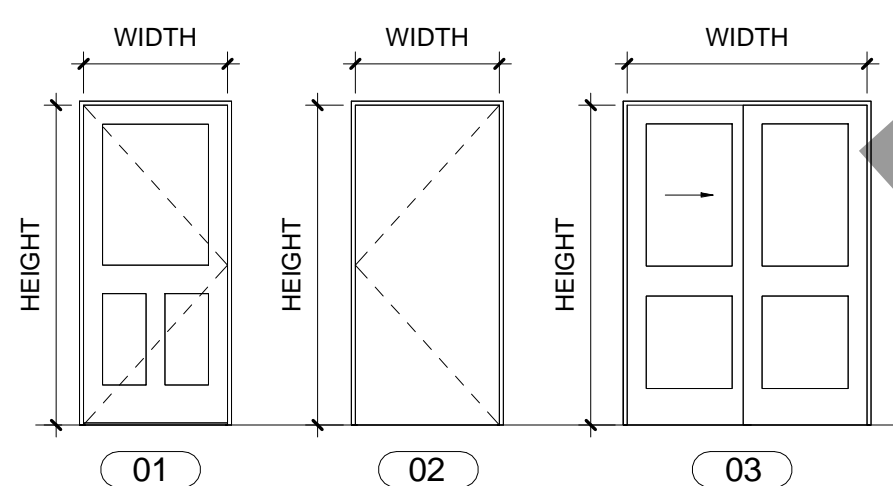


ELECTRICAL LEGEND

- ** ALL PERMANENT LIGHT FIXTURES SHALL BE HIGH EFFICIENCY **

6 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

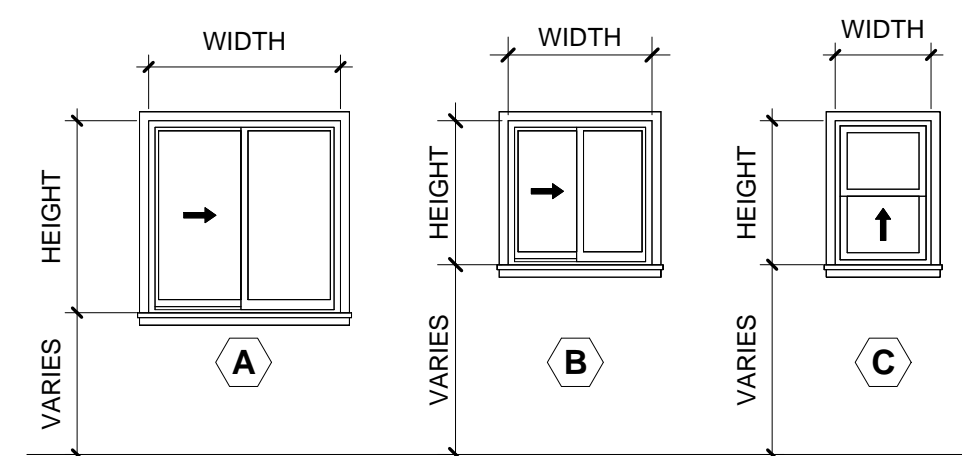
DOOR TYPES



DOOR SCHEDULE

IDENTIFICATION	DOOR		OPERATION	GLASS TYPE	REMARKS
	W	H			
1	3'-0"	6'-8"	SWINGING	LOW-E II	TEMPERED GLASS REQUIRED IF APPLICABLE
2	3'-0"	6'-8"	SWINGING	N/A	
3	5'-0"	6'-8"	BYPASS	N/A	

WINDOW TYPES



WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEADER HEIGHT	MINIMUM U-VALUE	COMMENTS
A	4'-0"	4'-0"	6'-8"	0.30	
B	3'-0"	3'-0"	6'-8"	0.30	
C	2'-0"	3'-0"	6'-8"	0.30	TEMPERED GLASS REQUIRED

GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G001 FOR ADDITIONAL REQUIREMENTS.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- PER IRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES. MINIMUM SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).

DOOR GENERAL NOTES

- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION
- GLAZING IN DOORS SHALL BE TEMPERED PER IRC SECTION R308.4.1.

WINDOW GENERAL NOTES

- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO WINDOW SCHEDULE FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING SHALL BE DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A MAX. SILL HEIGHT OF 44" AFF. MIN.
- MINIMUM 0.30 WINDOW U-VALUE REQUIRED.

ROOF PLAN NOTES

- MEMBER SIZES AND CONNECTION HARDWARE PER MANUFACTURER STANDARD REQUIREMENTS.
- VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT. SITE GRADING AND DOWNSPOUT DESIGN TO DISCHARGE WATER AWAY FROM STRUCTURE AND FOUNDATION.
- PROVIDE A MINIMUM OF 1 INCH OF AIR SPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURERS SPECIFICATIONS. ADJUST TO ACCOMMODATE TRUSS LOCATIONS AND PLUMBING VENTS.

GAS-FIRE APPLIANCE NOTES

WHEN USING GAS-FIRE WATER OR SPACE HEATING APPLIANCES, HIGH-EFFICIENCY SEALED COMBUSTION UNITS ARE REQUIRED.

WALL TYPE NOTES

- WALL TYPES DO NOT ACCOUNT FOR REQUIRED BACKING OR SUPPORT FOR WALL MOUNTED ELEMENTS. COORDINATE WITH FLOOR PLANS OR INTERIOR ELEVATIONS PRIOR TO COVERING STUDS.
- WALL THICKNESS ARE SHOWN NOMINALLY.
- FOR WALLS WITH TILE IN WET AREAS, (I.E. TUBS AND SHOWERS), INSTALL WATER RESISTANT BACKER BOARDS. AT ALL OTHER TILED BATHROOM AREAS, USE WATER RESISTANT GREEN BOARD.

DESIGNER

LARKE
ARCHITECTURE
BOISE, IDAHO

OWNER



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280 SQUARE FOOT STUDIO ADU

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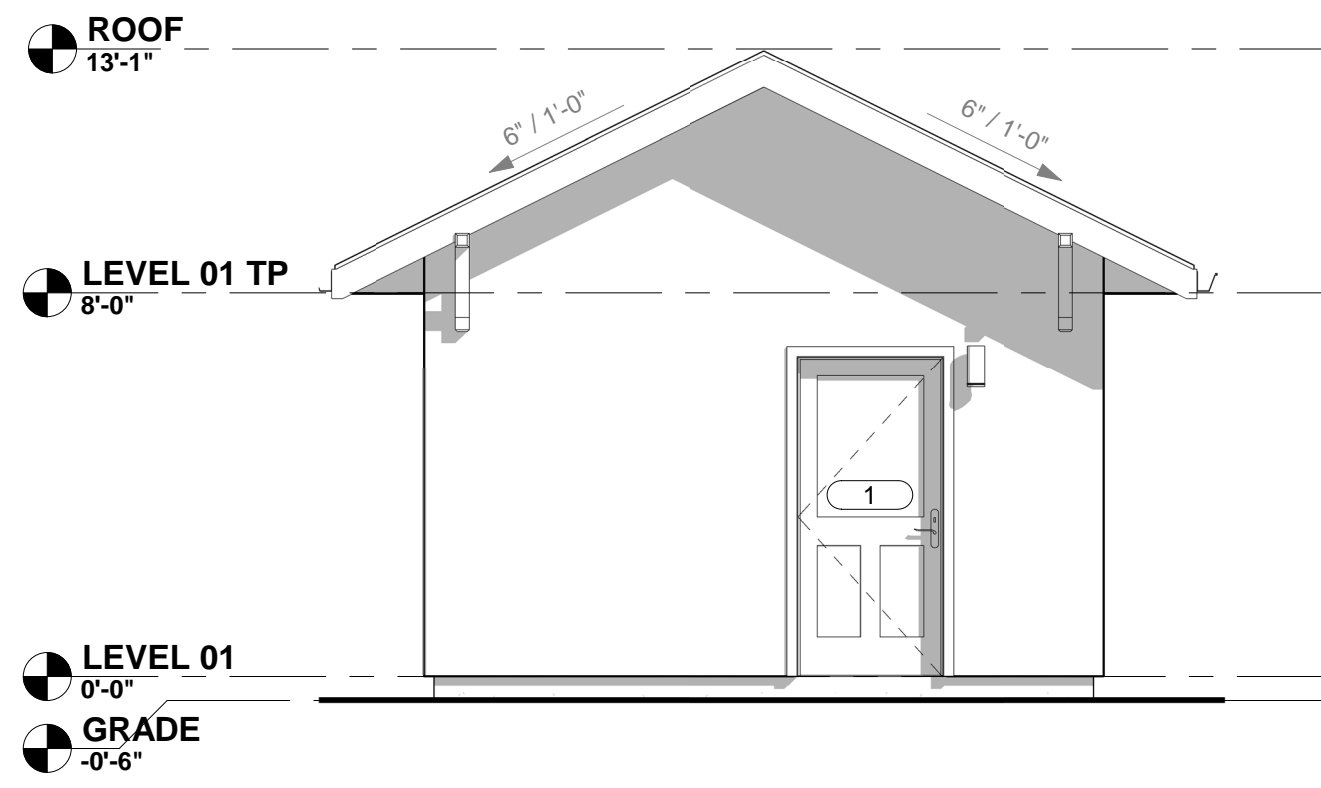
PHASE	CONSTRUCTION
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SHEET NAME

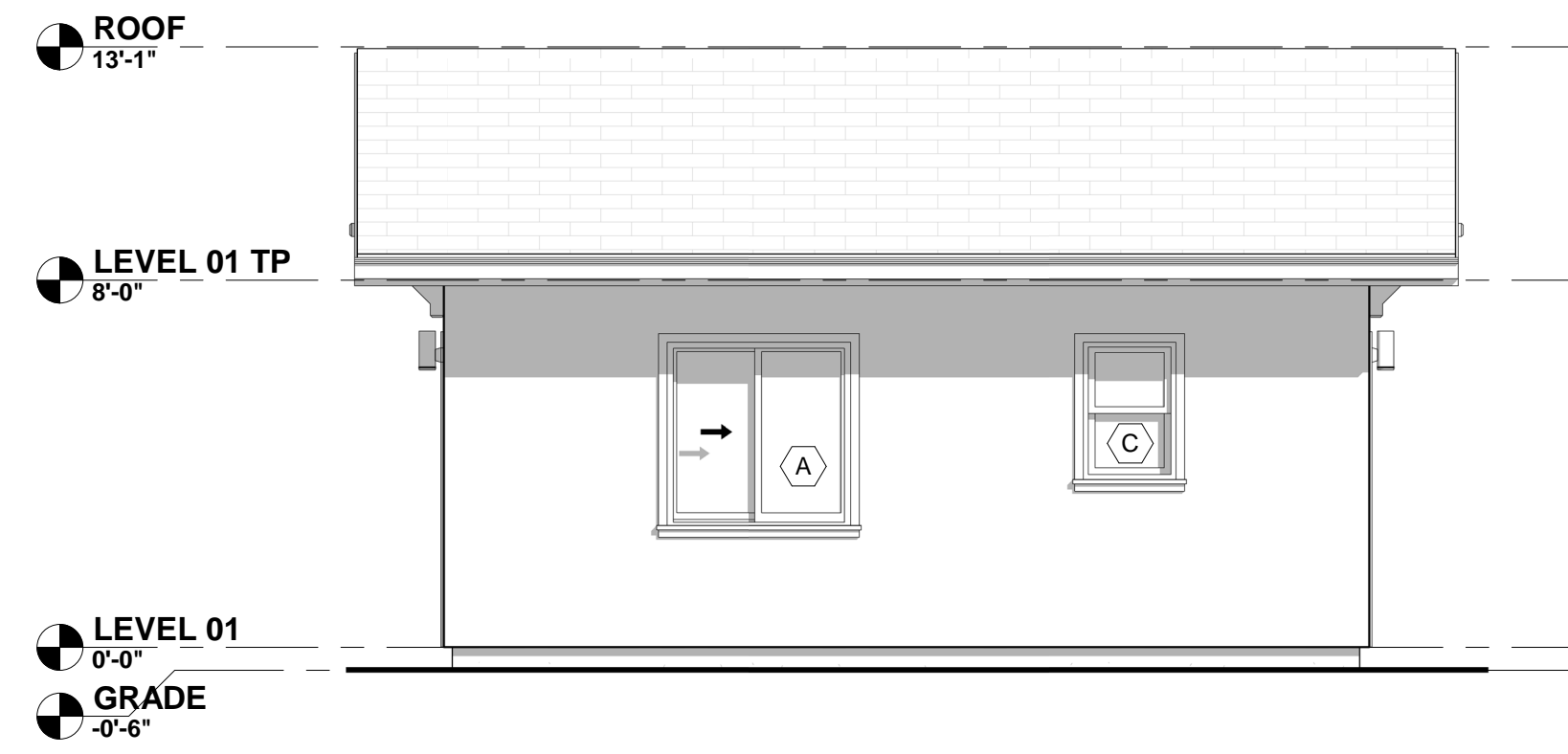
PLAN VIEWS

SHEET NUMBER

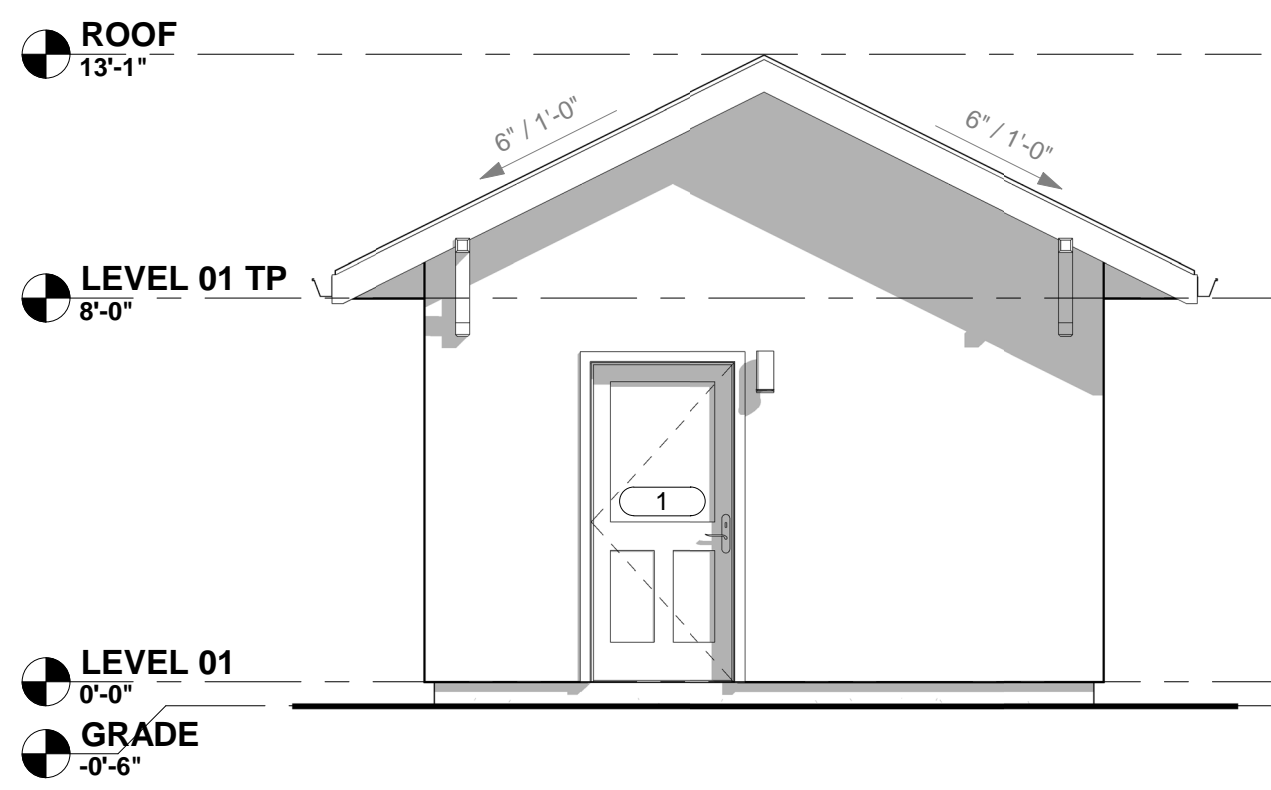
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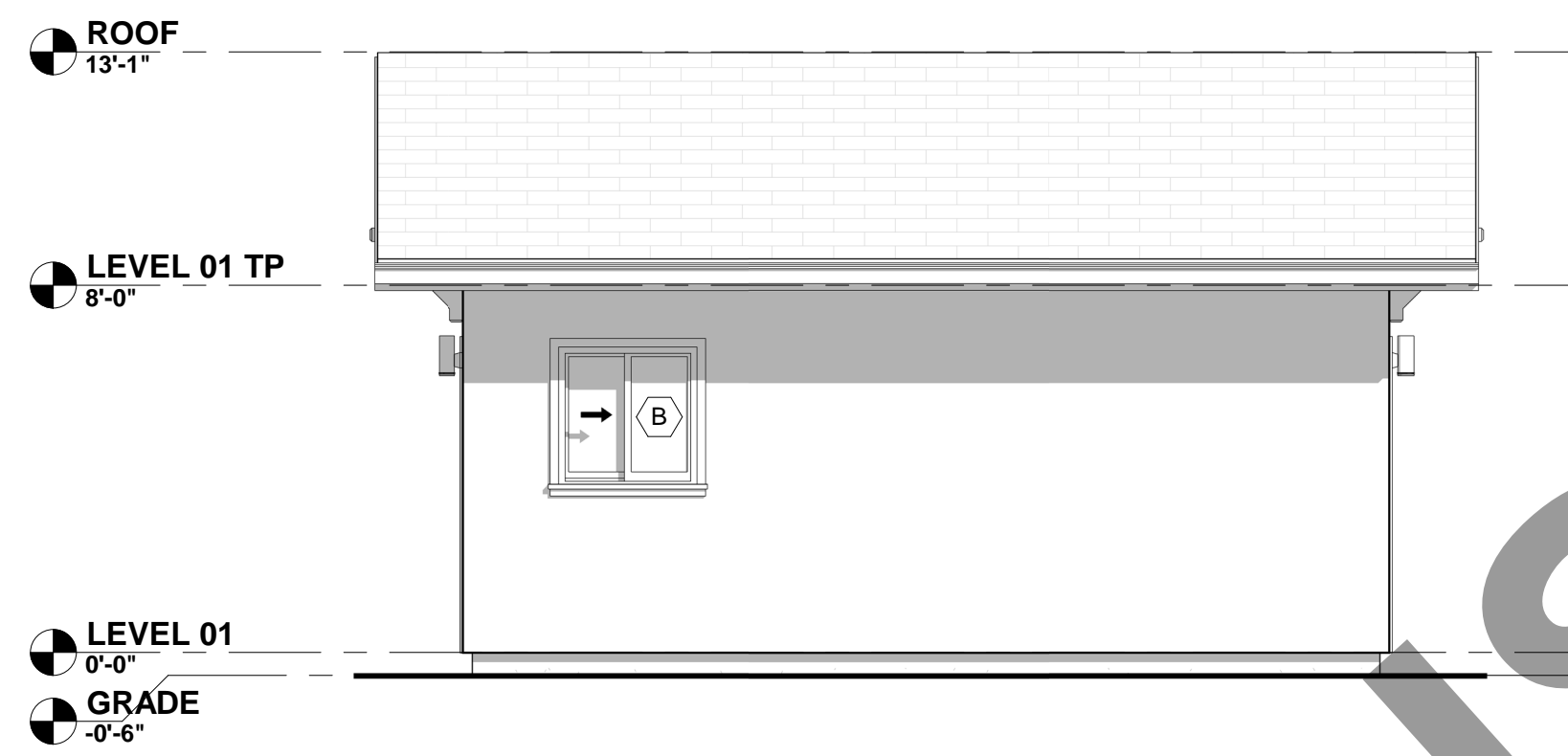
1 FRONT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



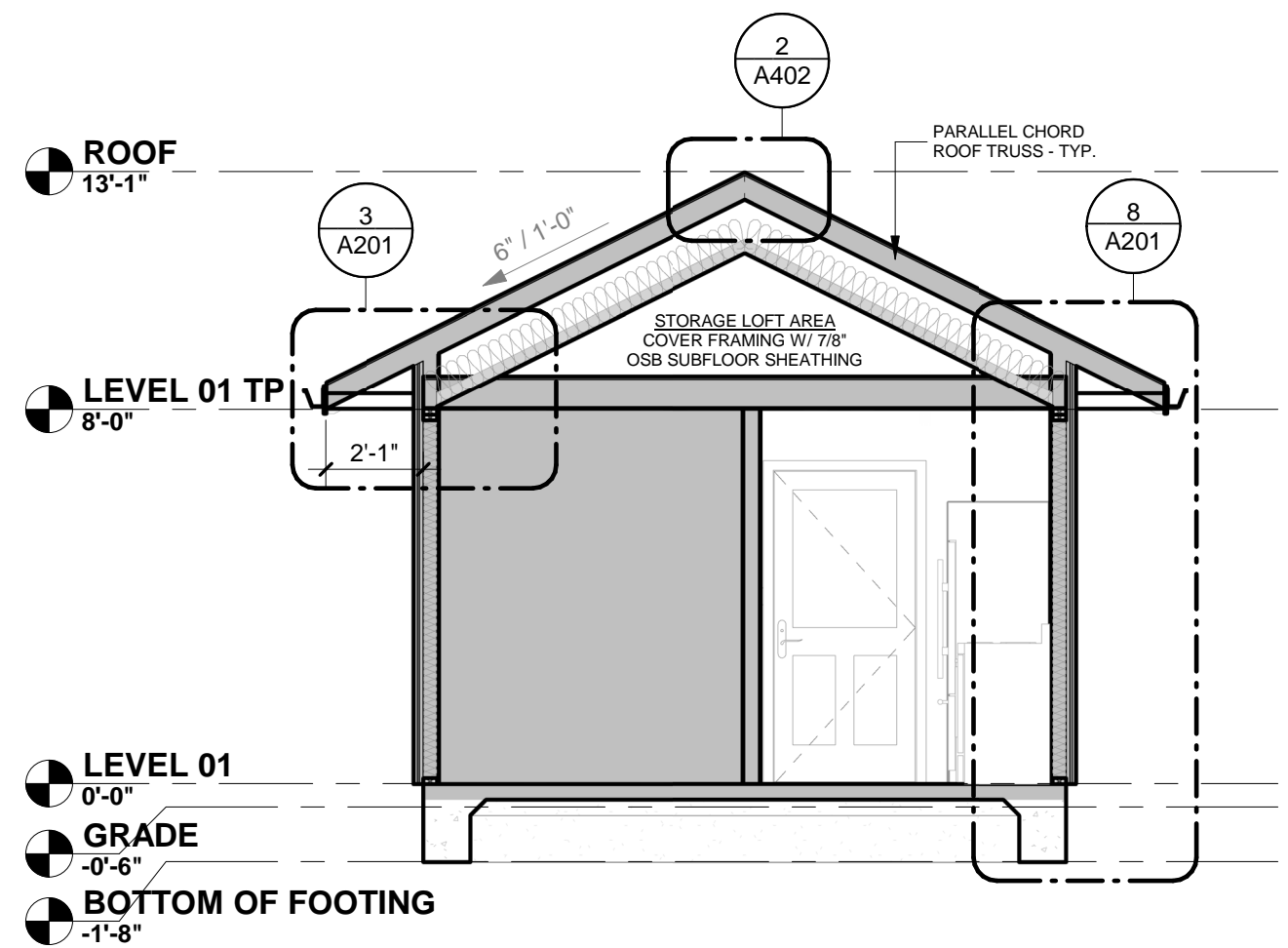
2 LEFT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



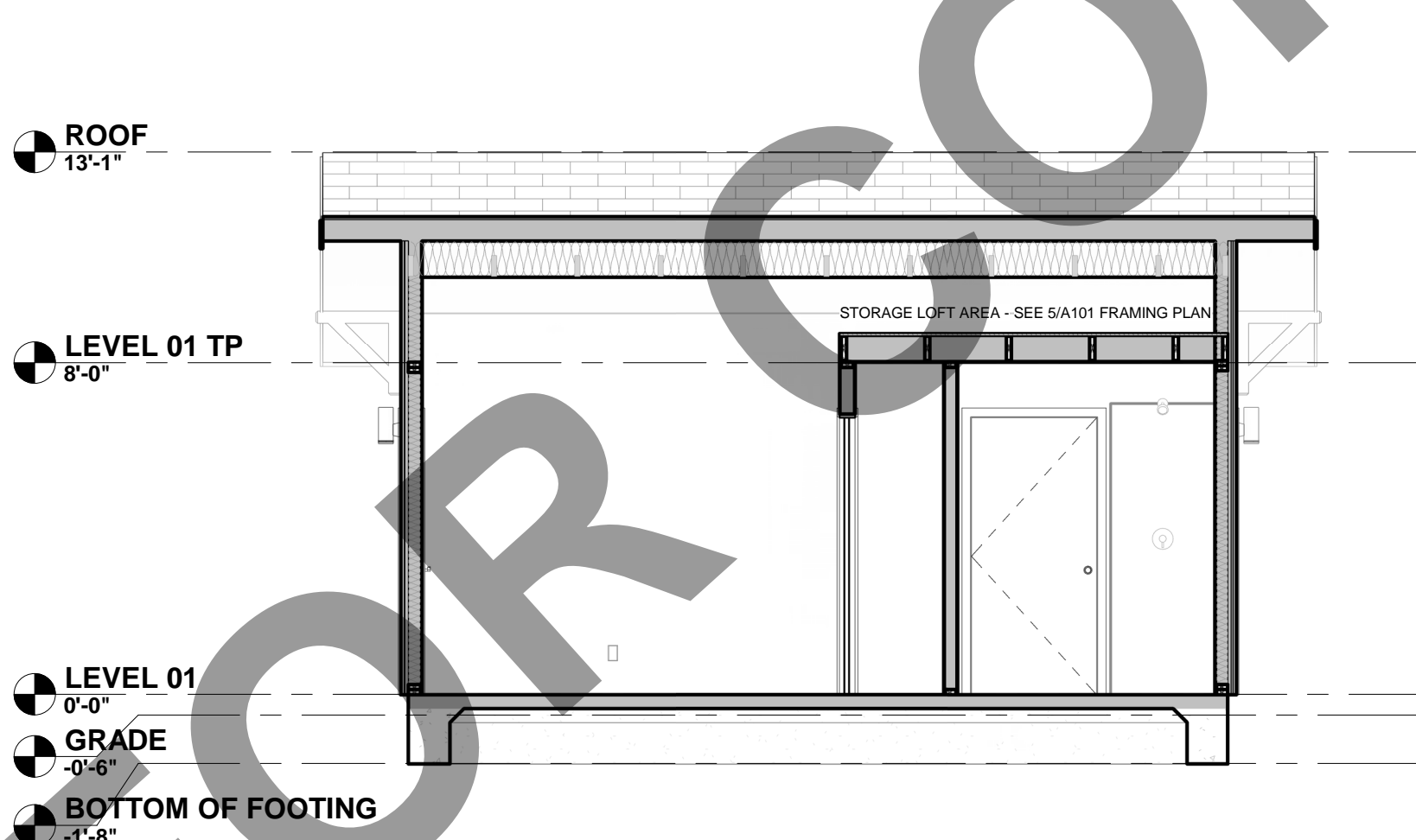
4 REAR BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



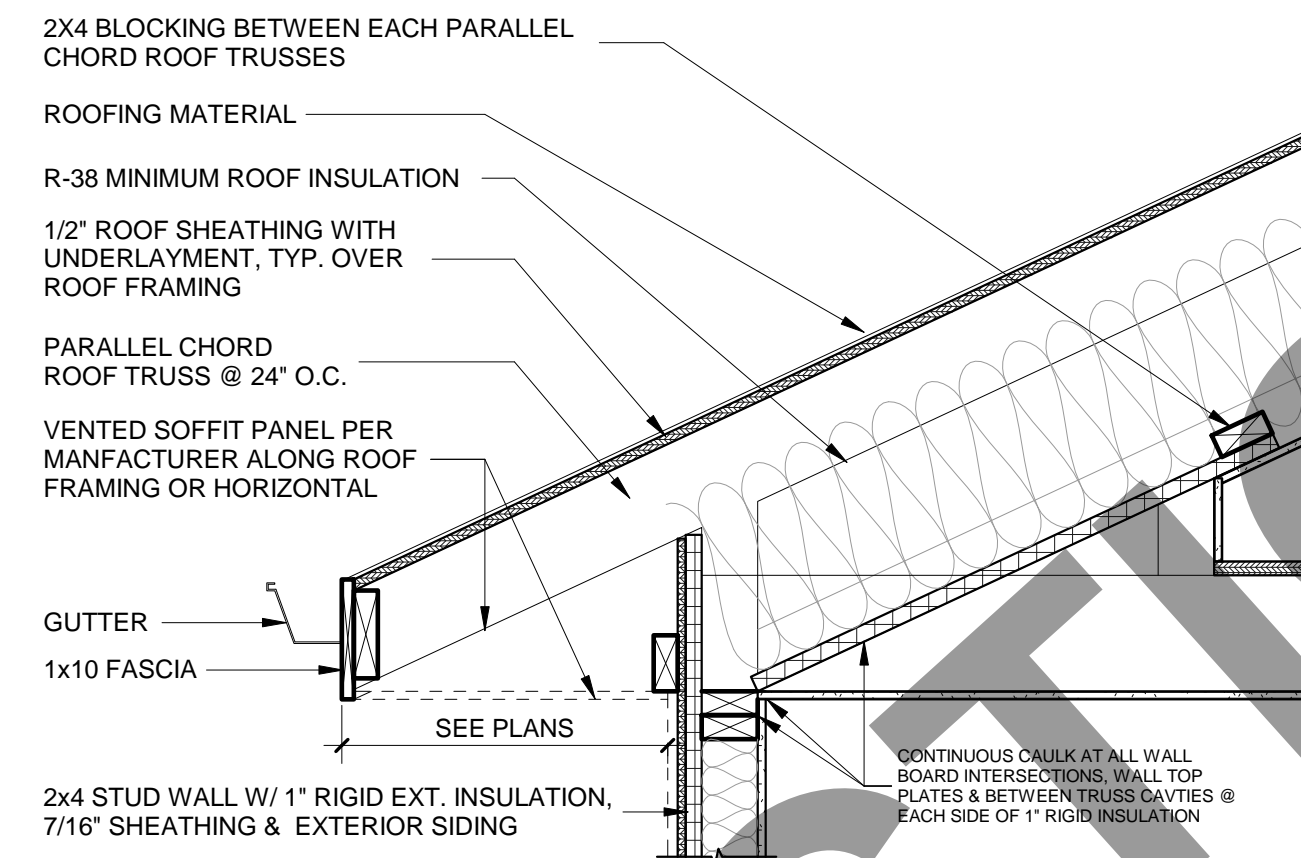
5 RIGHT BUILDING ELEVATION
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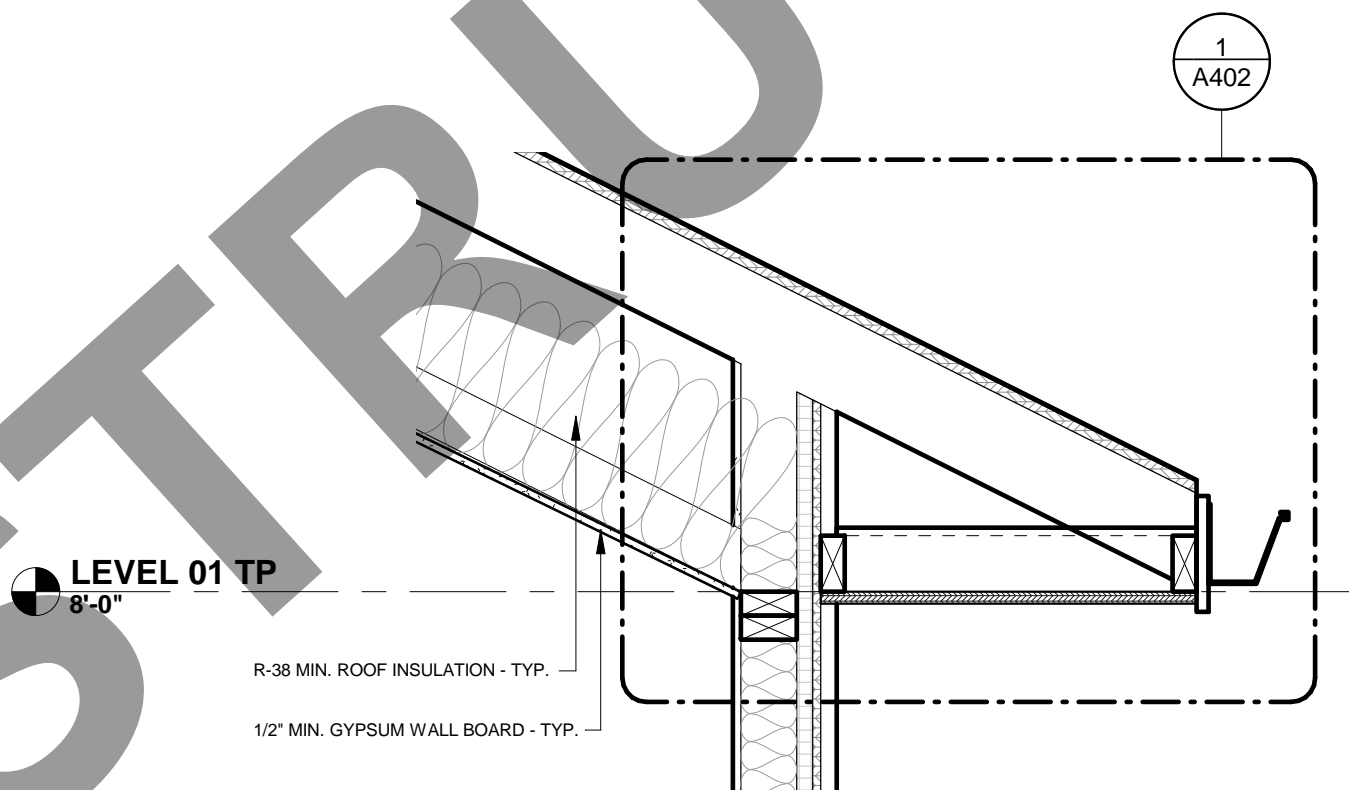
6 PLAN 'A' - BUILDING SECTION 01
SCALE: 1/4" = 1'-0"



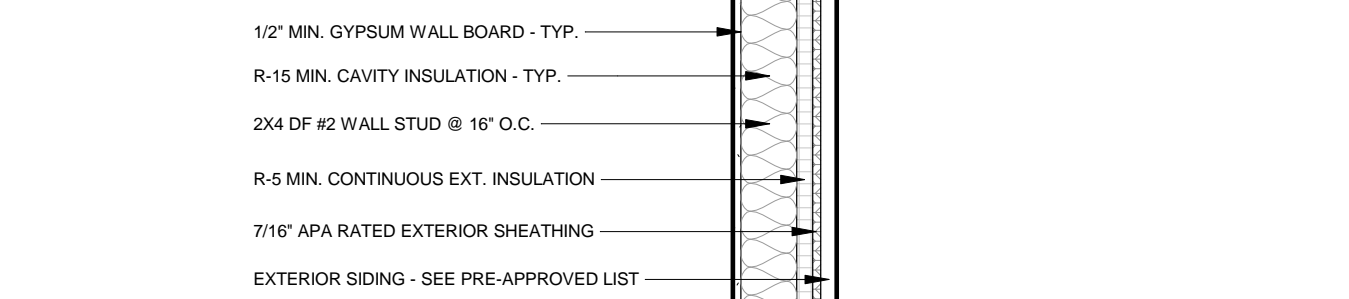
7 PLAN 'A' - BUILDING SECTION 02
SCALE: 1/4" = 1'-0"



3 TYPICAL SOFFIT @ STORAGE LOFT W/ AIR SEALING
SCALE: 1" = 1'-0"



LEVEL 01 TP
8'-0"



LEVEL 01
0'-0"

GRADE
-0'-6"

BOTTOM OF FOOTING
-1'-8"

8 PLAN 'A' - WALL SECTION 01
SCALE: 1" = 1'-0"

ELEVATION GENERAL NOTES

- A. REFER TO GENERAL NOTES SHEET G001 FOR ADDITIONAL REQUIREMENTS.
- B. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- C. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
- D. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.

SECTION GENERAL NOTES

- A. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS.
- B. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- C. DOORS AND WINDOWS PER SCHEDULES. REFER TO PLANS FOR IDENTIFICATION.
- D. INSULATION: REFER TO WALL ASSEMBLY TYPES FOR ADDITIONAL RATINGS, REQUIREMENTS AND INFORMATION.

MATERIAL SELECTIONS:

EXTERIOR MATERIAL SELECTIONS TO BE ADDED TO SHEET A100
CONFIRM MATERIAL APPROPRIATENESS WITH PLANNING DEPARTMENT

DESIGNER

LARKE
ARCHITECTURE
BOISE, IDAHO

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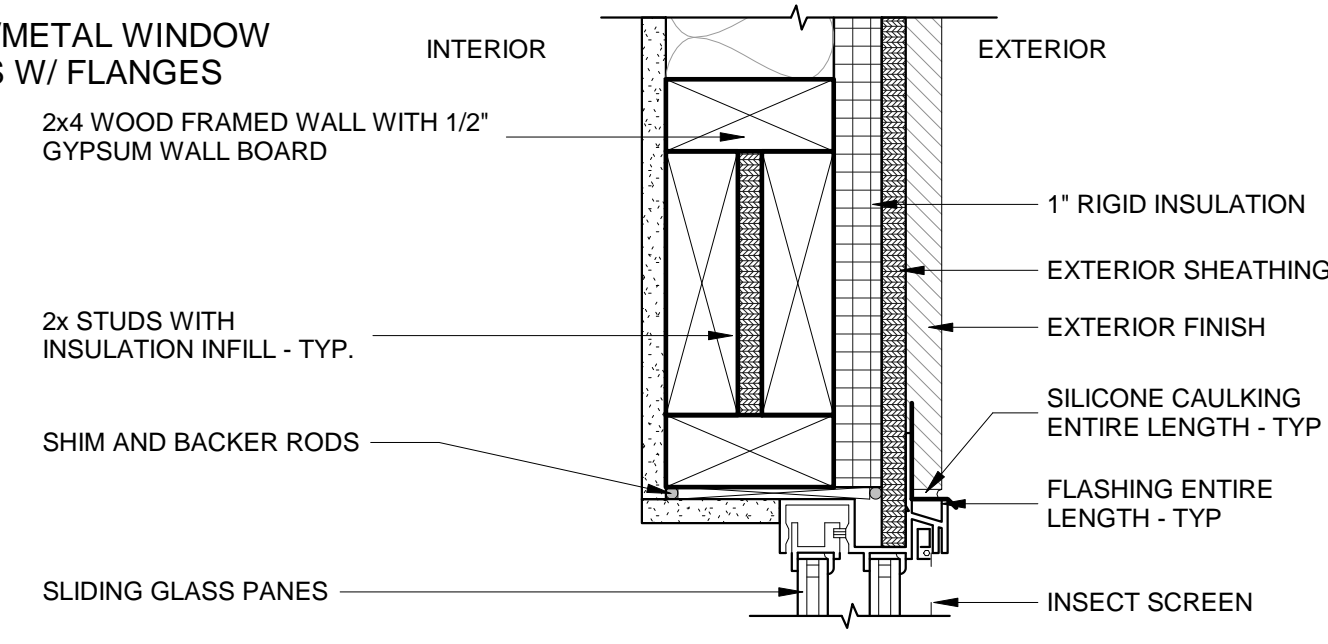
EXTERIOR
ELEVATIONS +
SECTIONS

SHEET NUMBER

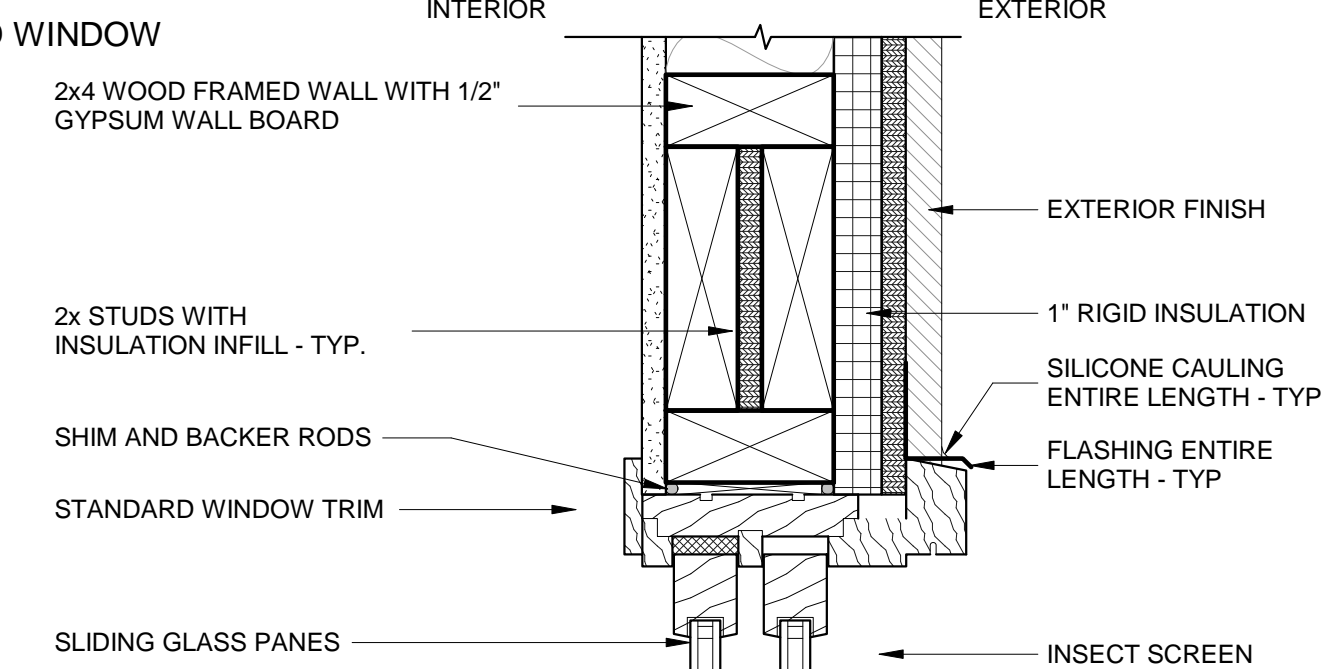
A201

NOT FOR CONSTRUCTION

VINYL/METAL WINDOW TYPES W/ FLANGES

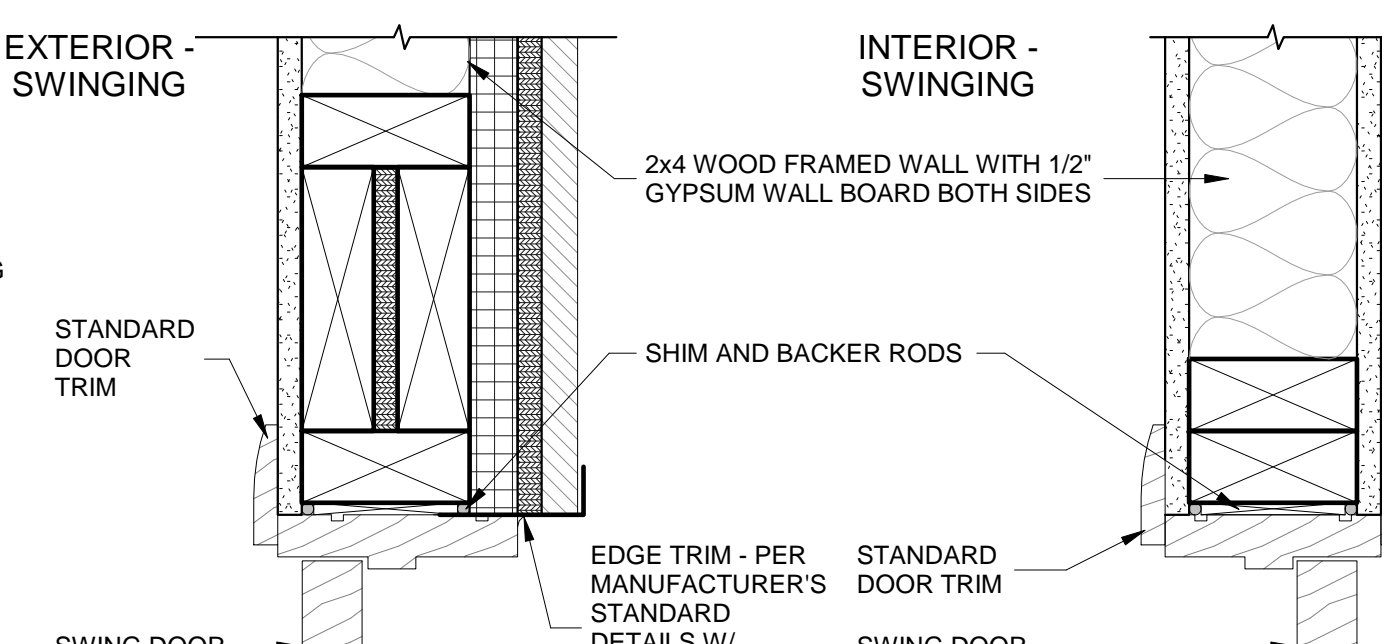


WOOD WINDOW

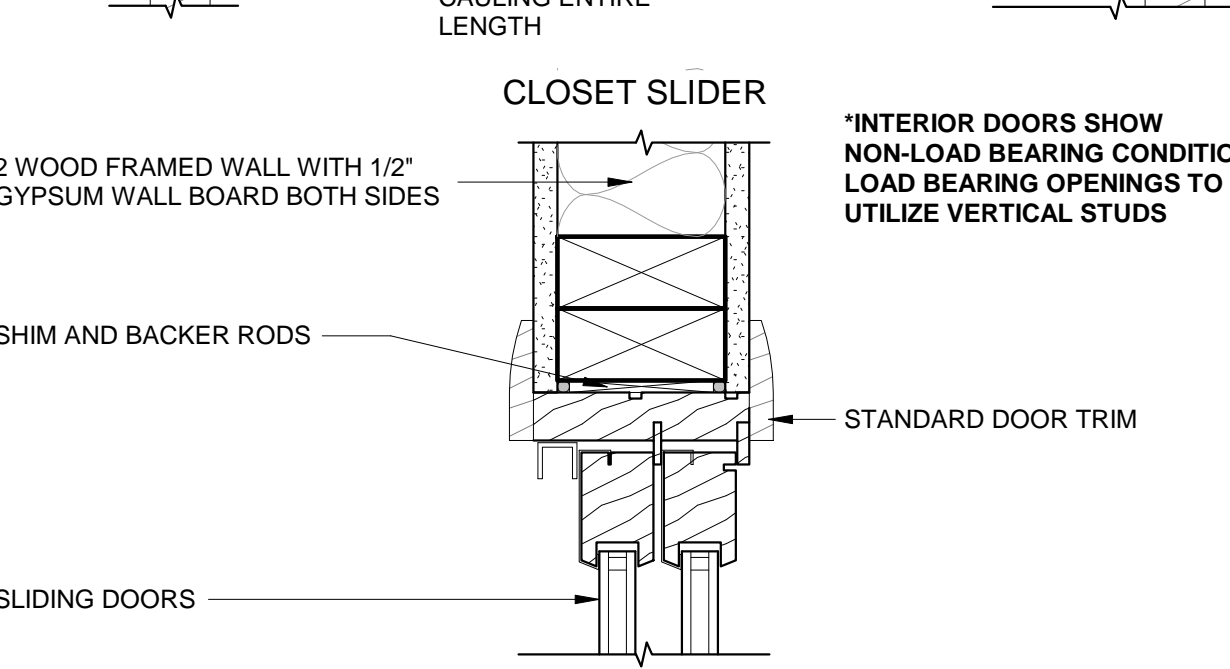


1 WINDOW HEADER
SCALE: 3\"/>

EXTERIOR - SWINGING



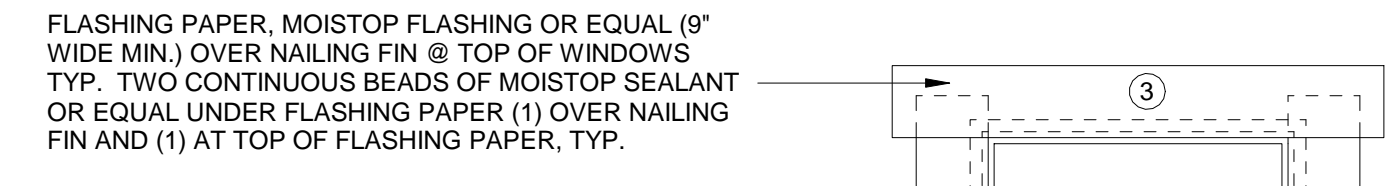
2 DOOR HEADER



2 DOOR HEADER
SCALE: 3\"/>

NOTES:

- ① = INDICATES SEQUENCE FOR INSTALLATION
- 9\"/>



FLASHING PAPER, MOISTOP FLASHING OR EQUAL (9\"/>

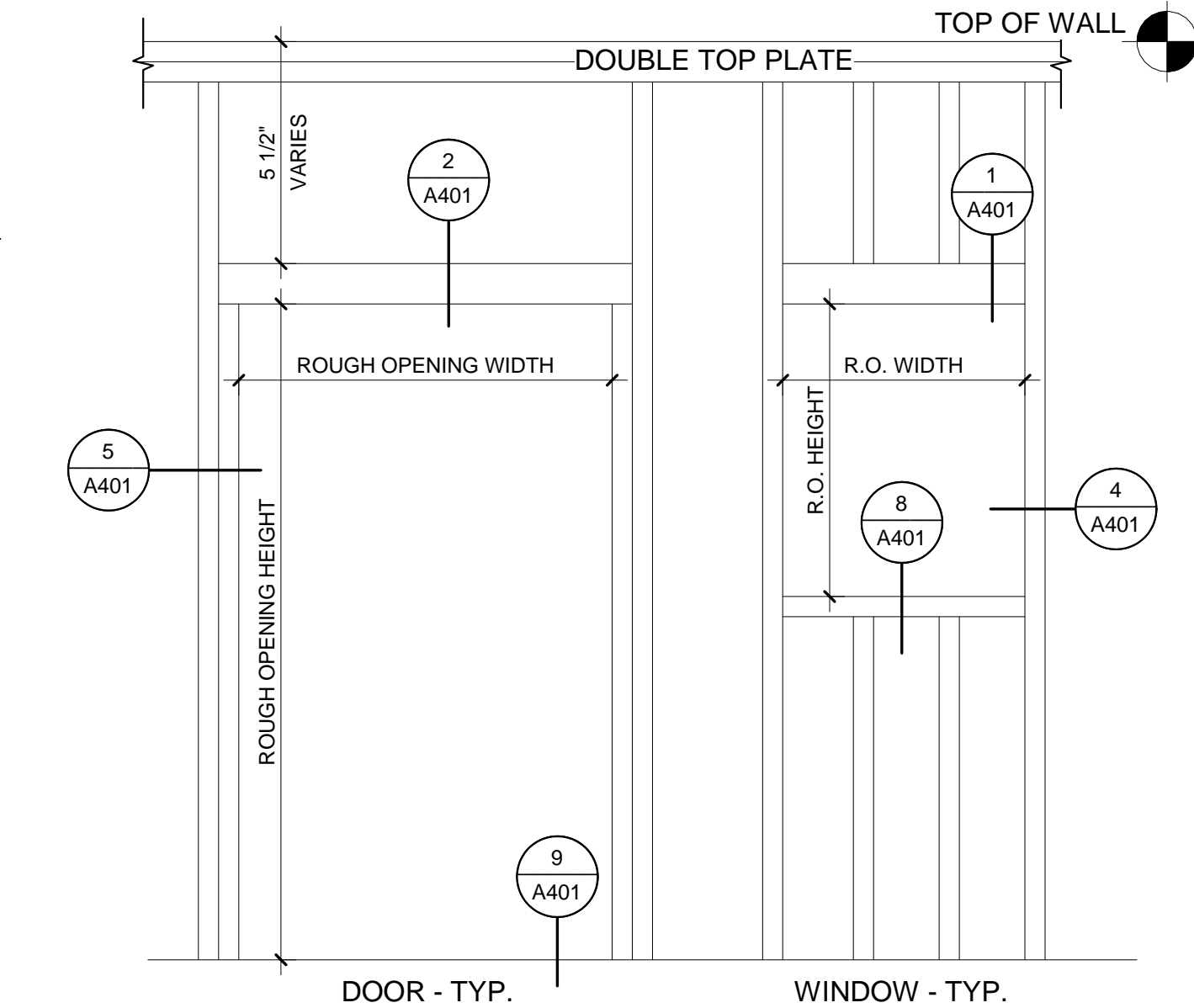
FLASHING PAPER, SELF SEALING MEMBRANE, (9\"/>

3 FLASHING - WINDOW TYP.
SCALE: 1 1/2\"/>

GENERAL / CODE NOTES

- R703.4 FLASHING**
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
 - THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF THE EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
 - IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
 - IN ACCORDANCE WITH OTHER APPROVED METHODS.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT WALL AND ROOF INTERSECTIONS.
 - AT BUILT-IN GUTTERS.

*MINIMUM OF ONE EGRESS DOOR REQUIRED IN UNIT. ANY ADDITIONAL DOORS SHOWN IN PLAN MAY BE REPLACED WITH WINDOW OR INFILLED.



7 WALL OPENING FRAMING
SCALE: 3\"/>

TABLE R802.15 ABRASING METHODS

METHOD/MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	SPACING
1-4 Wood or approved metal plates at 6\"/>	3-5/8\"/>	1	Wood: per detail and per manufacturer Metal: per manufacturer	Wood: per detail and per manufacturer Metal: per manufacturer

11 LET-IN BRACING INFORMATION
SCALE: 1\"/>

DESIGNER



OWNER



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OR BY CALLING: 208-668-7070
INSPECTIONS MUST BE SCHEDULED BY 4 PM THE PRIOR BUSINESS DAY.

PROJECT INFORMATION

CITY OF BOISE PRE-APPROVED ADU "THE GOLDFINCH"
280 SQUARE FOOT STUDIO ADU

ISSUES

PHASE	CONSTRUCTION
DATE	
PERMIT NUMBER	
MARK	DATE
	DESCRIPTION

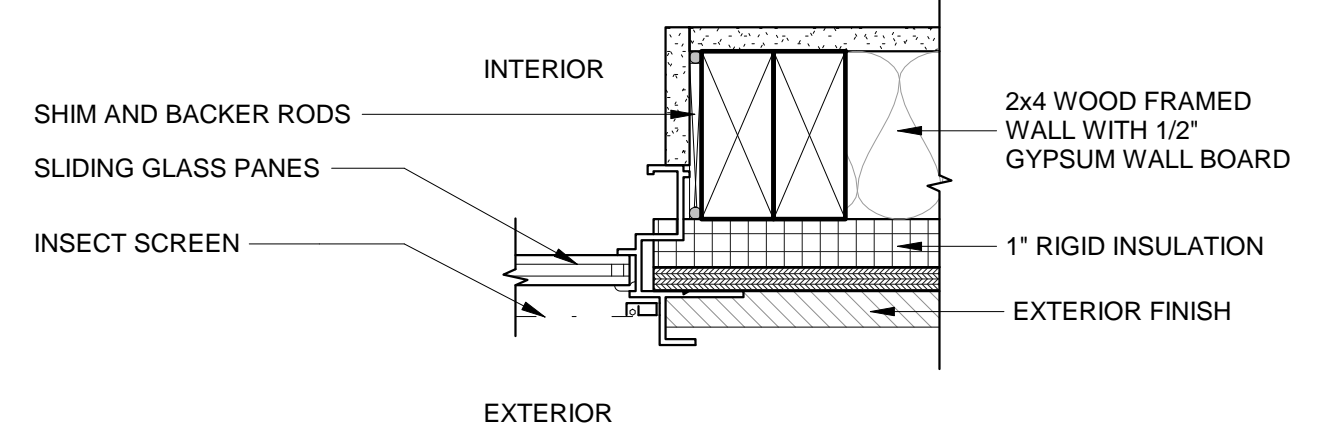
SHEET NAME

DETAILS

SHEET NUMBER

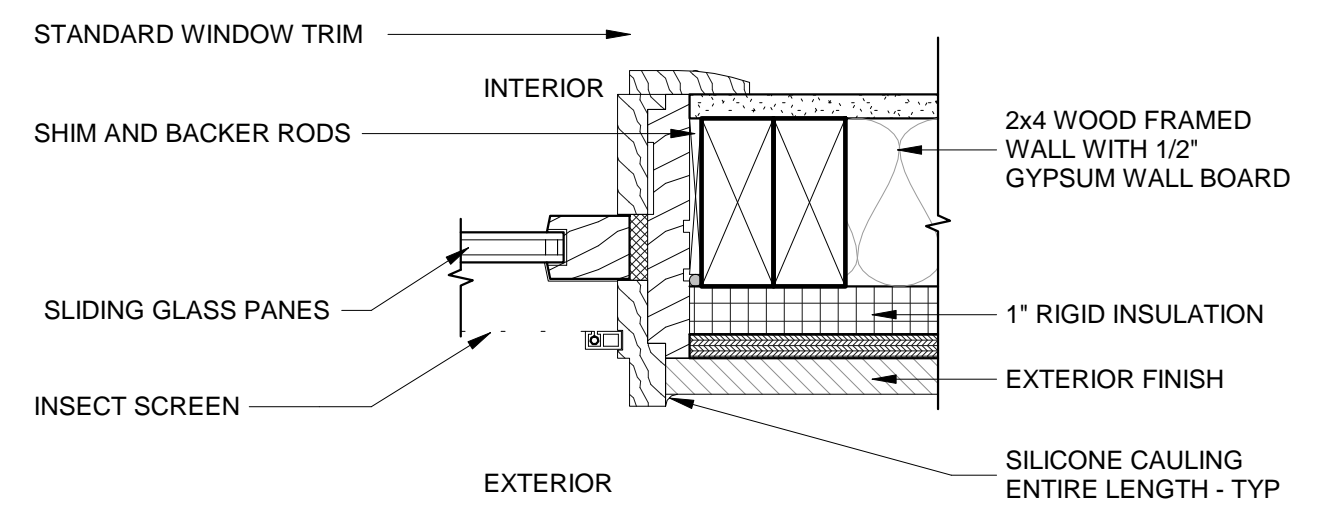
A401

VINYL/METAL WINDOW W/ FLANGES



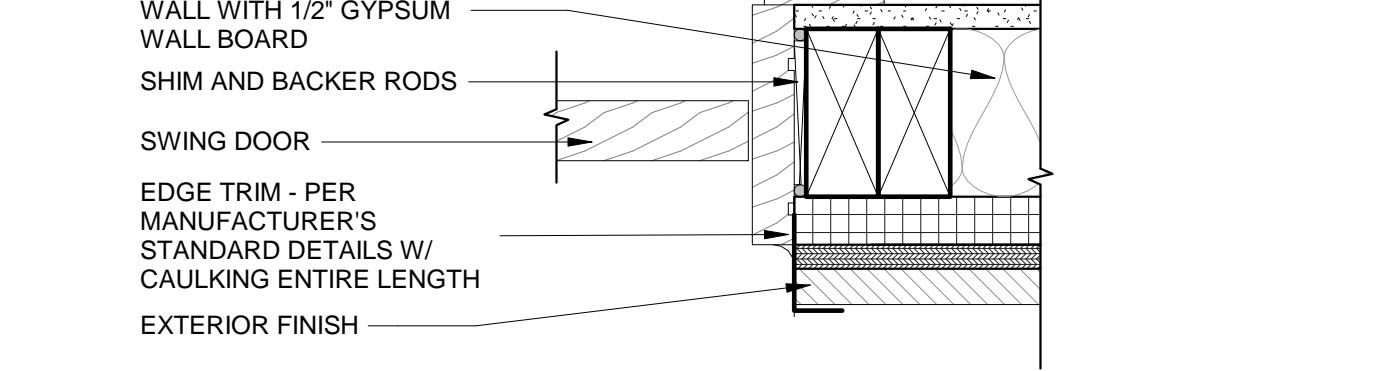
4 WINDOW JAMB
SCALE: 3\"/>

WOOD WINDOW



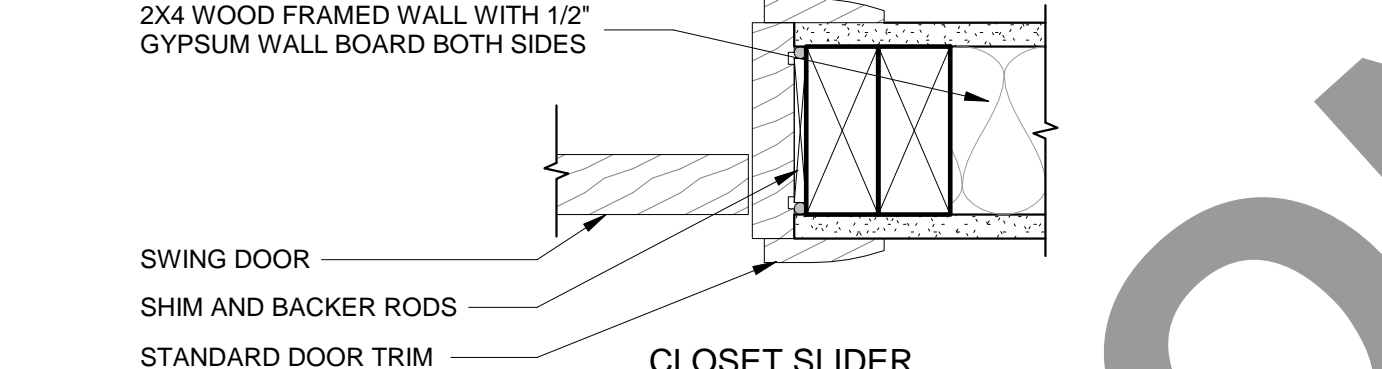
8 WINDOW SILL
SCALE: 3\"/>

EXTERIOR - SWINGING

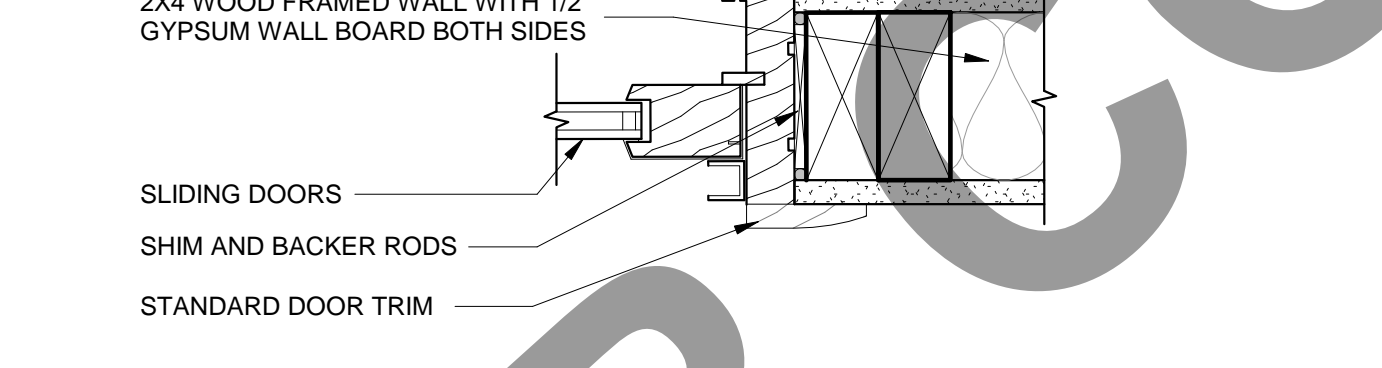


5 DOOR JAMB
SCALE: 3\"/>

INTERIOR - SWINGING



CLOSET SLIDER



9 DOOR SILL
SCALE: 3\"/>

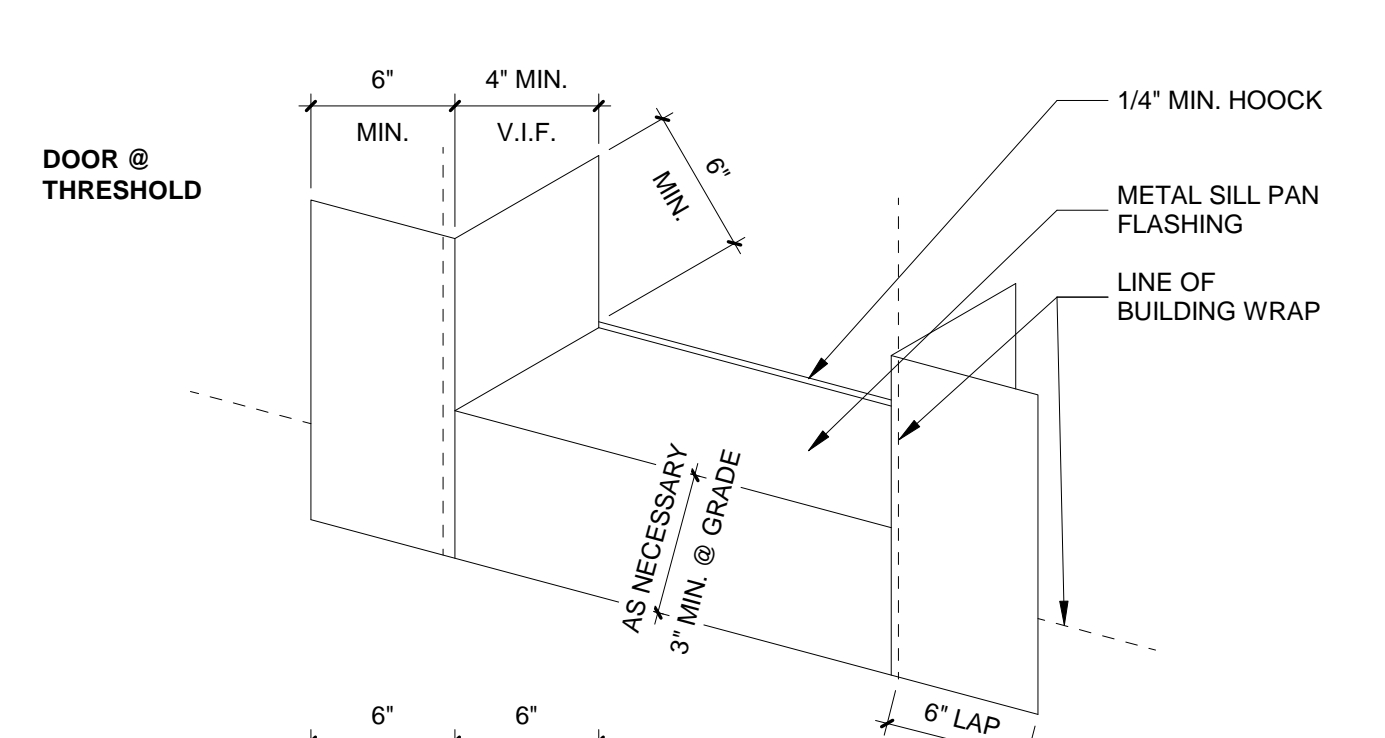
R311.2 EGRESS DOOR
NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32\"/>

R311.3.1 FLOOR ELEVATIONS AT EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2\"/>

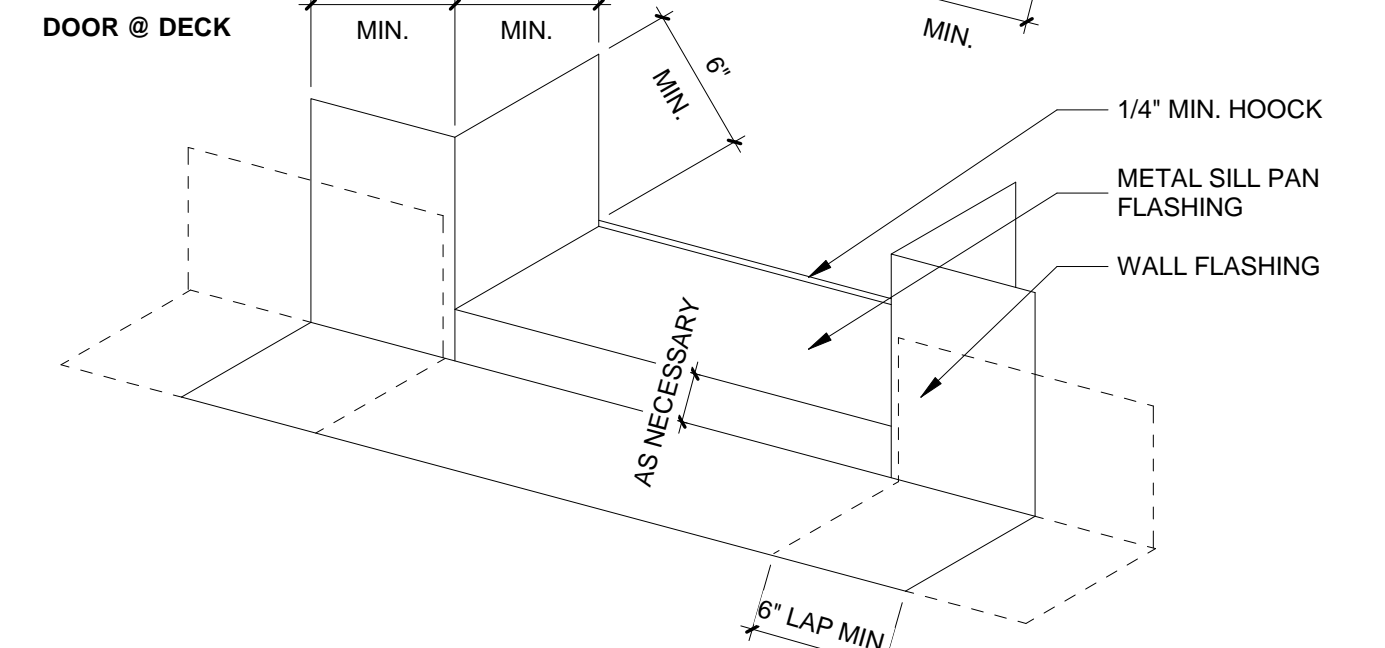
EXCEPTIONS: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4\"/>

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

6 FLASHING - WINDOW CORNER, TYP
SCALE: 1 1/2\"/>



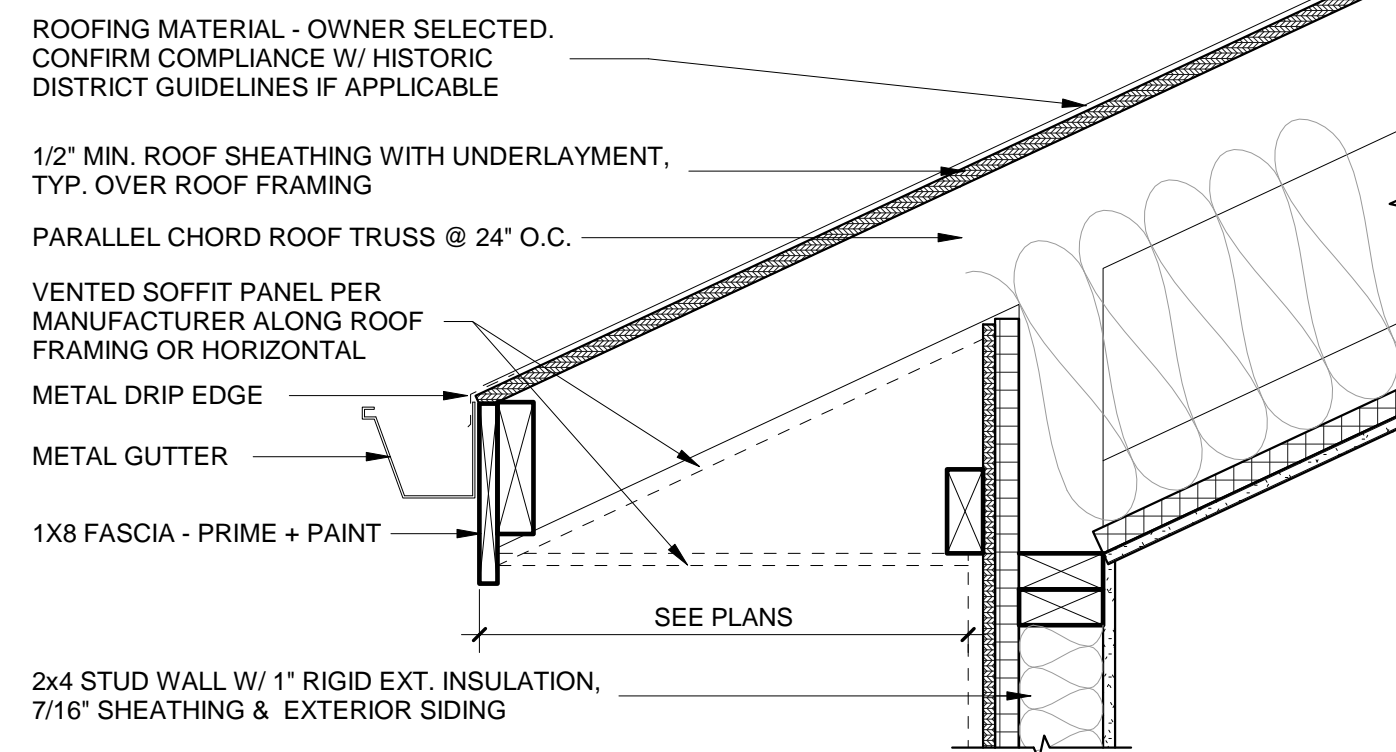
10 FLASHING - DOOR TYP.
SCALE: 1 1/2\"/>



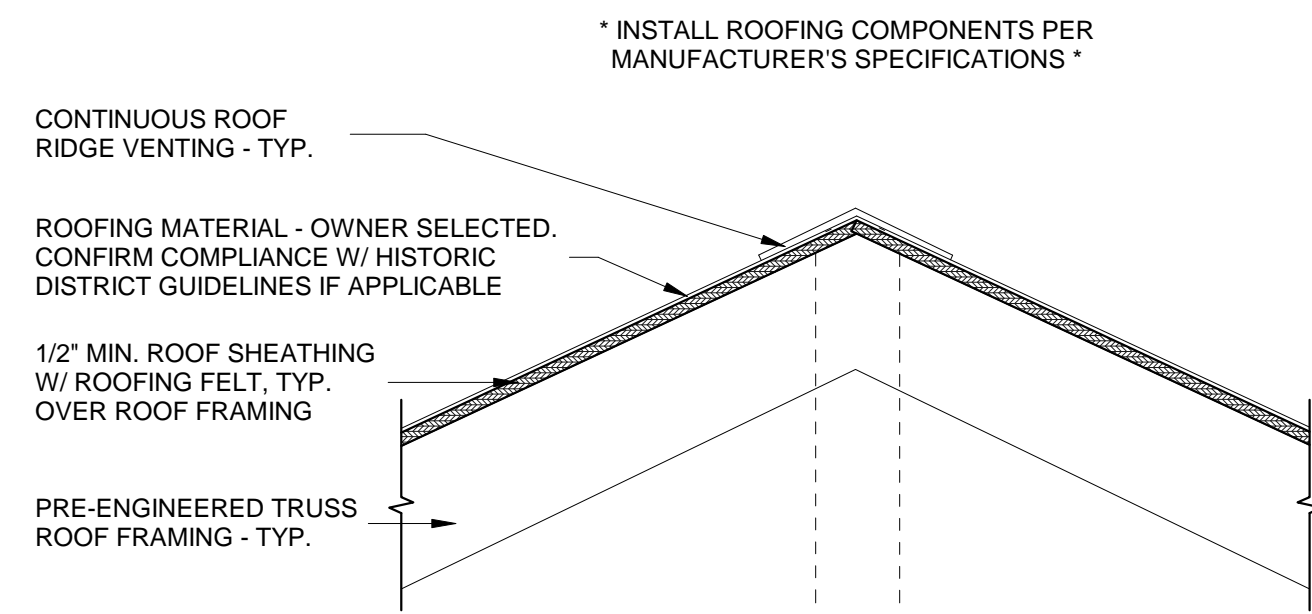
R905.1.1 UNDERLAYMENT
 UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757 AND BEAR A LABEL INDICATING COMPLIANCE.
 EXCEPTION: SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH UNDERLAYMENT AND ROOF COVERING MANUFACTURER'S INSTRUCTION FOR DECK MATERIAL, ROOF VENTILATION AND CLIMATE EXPOSURE IS PERMITTED.

R905.2 ASPHALT SHINGLES
R905.2.2 SLOPE
 ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN TWELVE UNITS HORIZONTAL (17%) OR GREATER. FOR SLOPES TWO UNITS VERTICAL IN TWELVE UNITS HORIZONTAL UP TO FOUR UNITS VERTICAL IN TWELVE UNITS HORIZONTAL, DOUBLE UNDERLAYMENT IS REQUIRED.

R905.2.8.5 DRIP EDGE
 DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKE EAVES OF SHINGLE ROOFS. ADJACENT SEGMENTS SHALL OVERLAP NOT LESS THAN 2 INCHES. EDGES SHALL EXTEND NOT LESS THAN 1/4" BELOW SHEATHING AND EXTEND UP BACK ONTO ROOF DECK NOT LESS THAN 2". MECHANICALLY FASTEN NO MORE THAN 12" O.C.



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

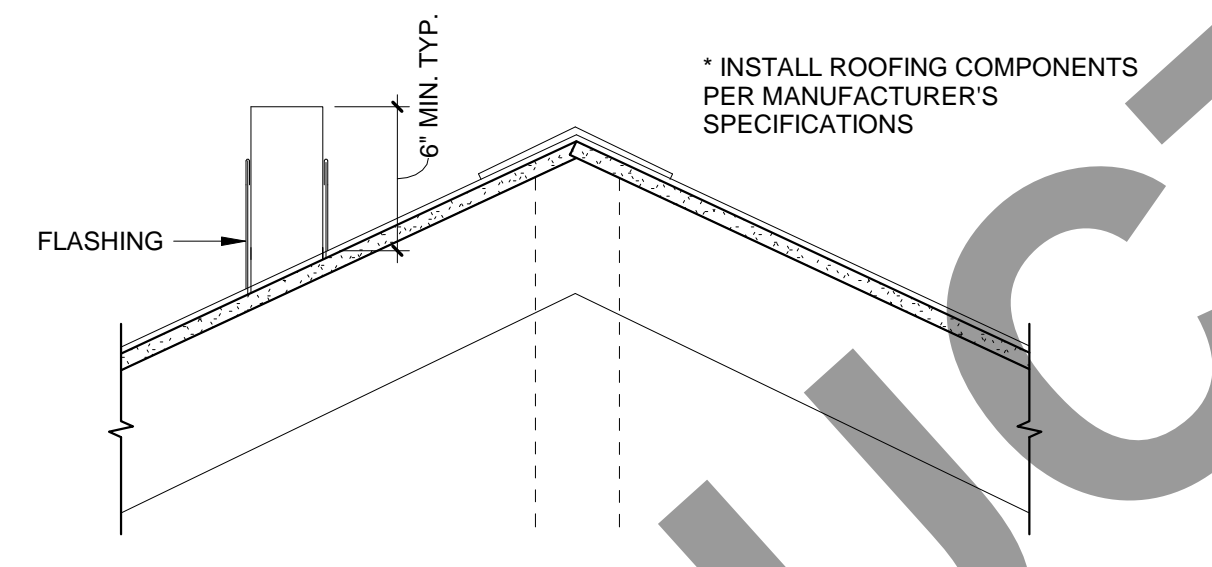


2 ROOF RIDGE/HIP
 SCALE: 1 1/2" = 1'-0"

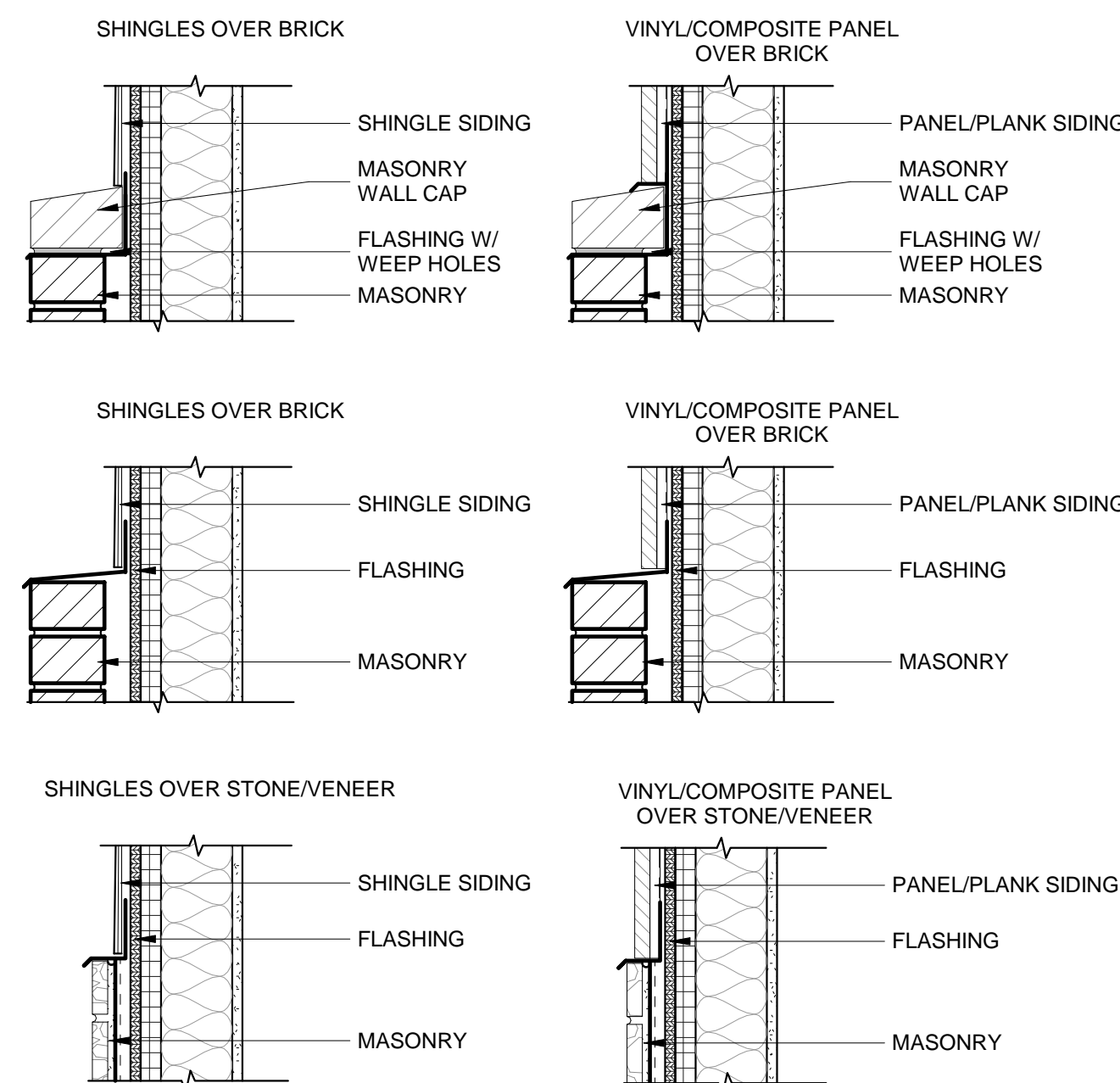
P2607.1 PIPE PENETRATING ROOFS
 WHERE A PIPE PENETRATES A ROOF, A FLASHING OF LEAD, COPPER, GALVANIZED STEEL OR AN APPROVED ELASTOMERIC MATERIAL SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER ENTRY INTO THE BUILDING. COUNTER FLASHING INTO THE OPENING OF PIPE SERVING AS A VENT TERMINAL SHALL NOT REDUCE THE REQUIRED INTERNAL CROSS-SECTIONAL AREA OF THE VENT PIPE TO LESS THAN THE INTERNAL CROSS-SECTIONAL AREA OF ONE PIPE SIZE SMALLER.

P3103.1 ROOF EXTENSION
 OPEN VENT PIPES THAT EXTEND THROUGH A ROOF THAT DO NOT MEET THE CONDITIONS OF SECTION P3103.1.2 OR P 3103.1.3 SHALL TERMINATE NOT LESS THAN 6' ABOVE THE ROOF OR 6' ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER.

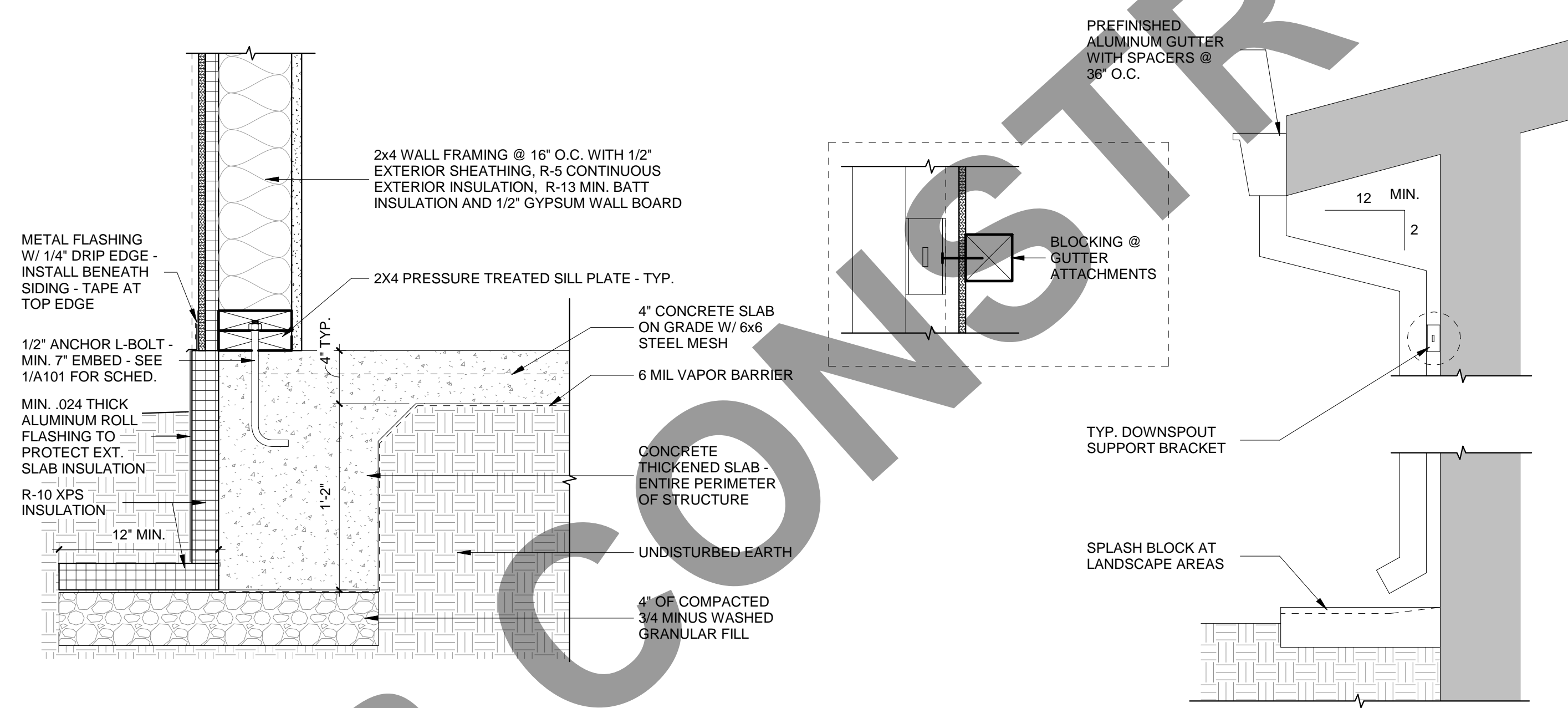
P3103.3 FLASHINGS AND SEALING
 THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATERTIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WEATHER TIGHT BY CAULKING.



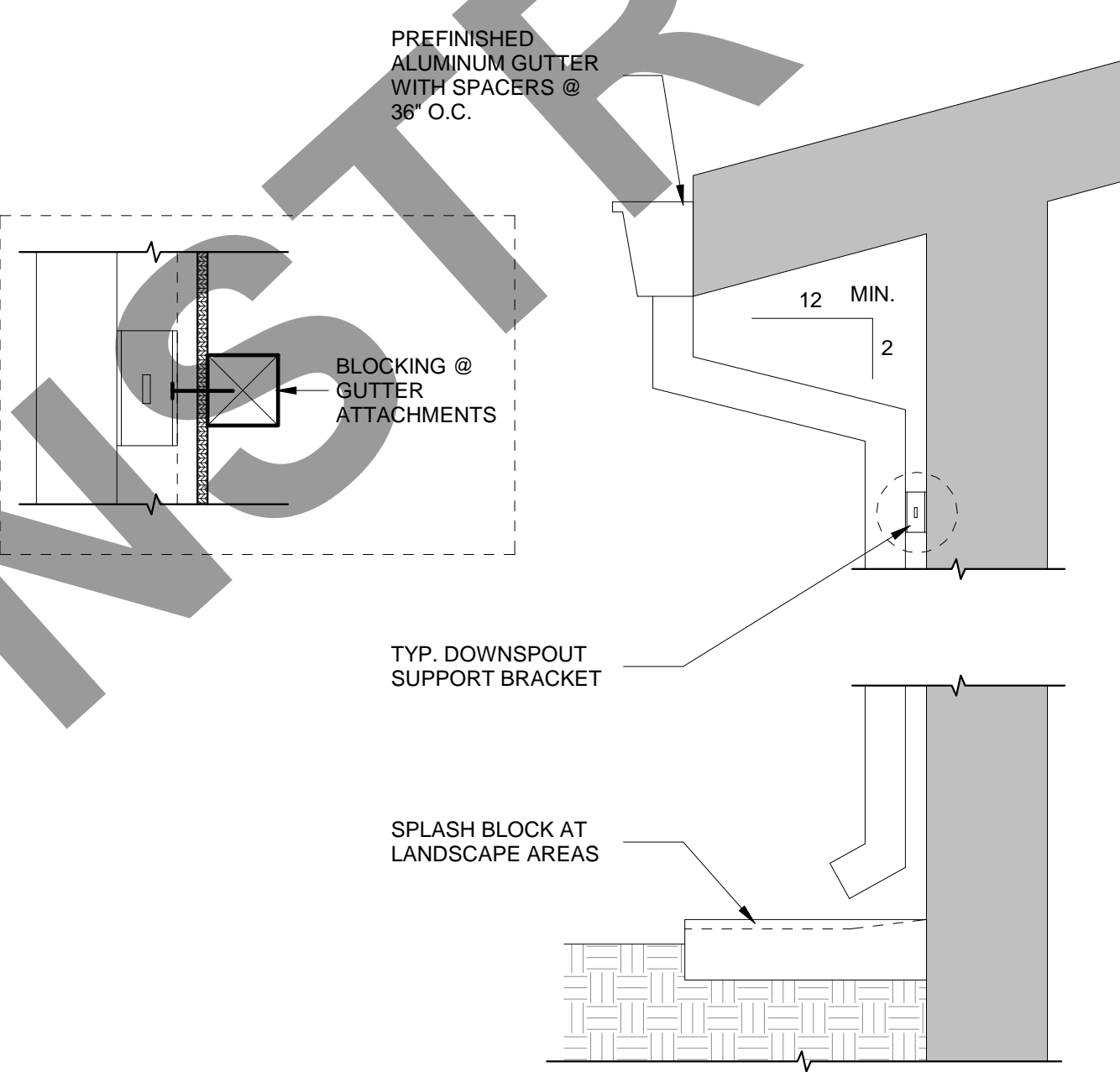
3 ROOF PENETRATION
 SCALE: 1 1/2" = 1'-0"



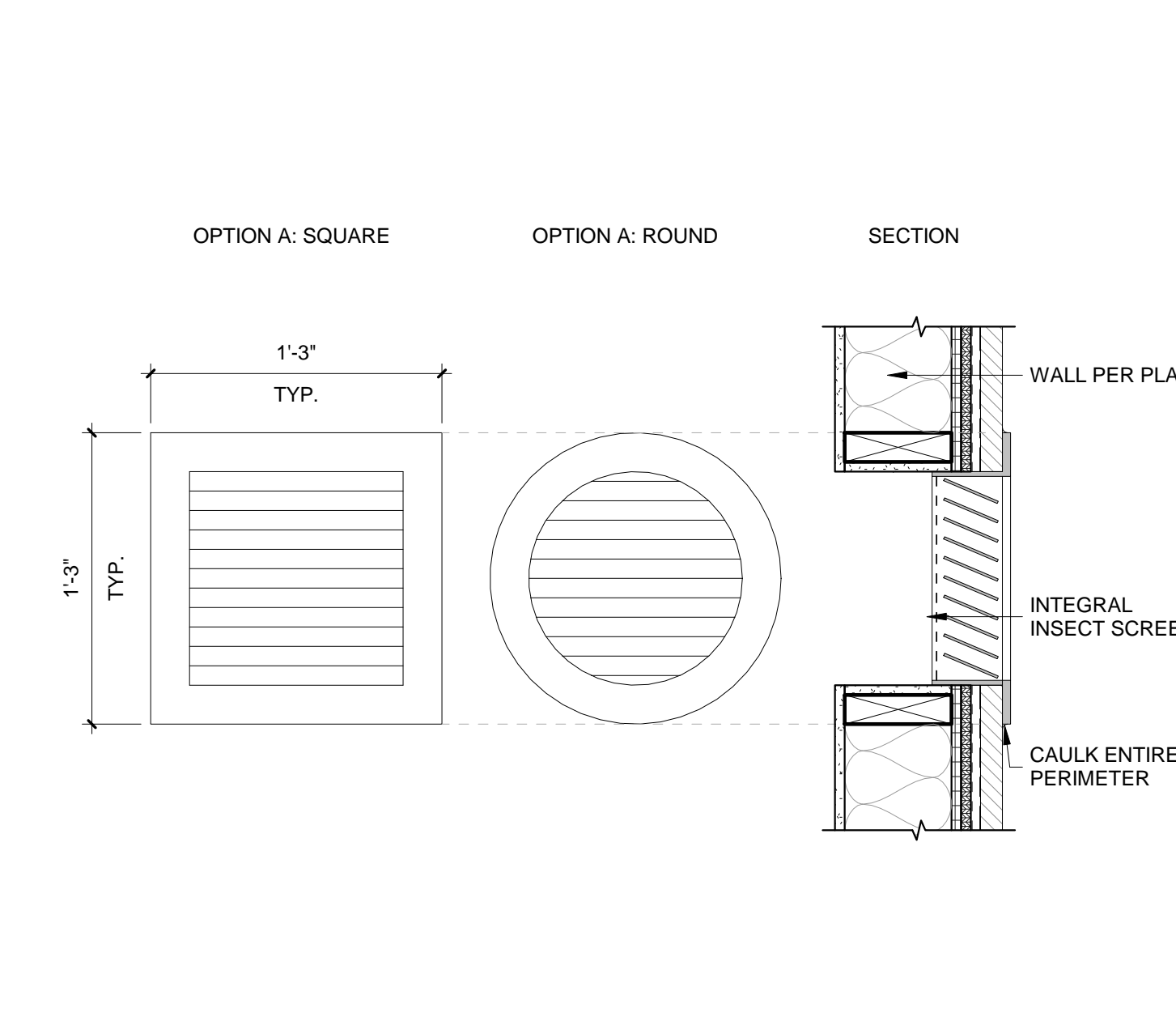
4 STACKED MATERIAL
 SCALE: 1 1/2" = 1'-0"



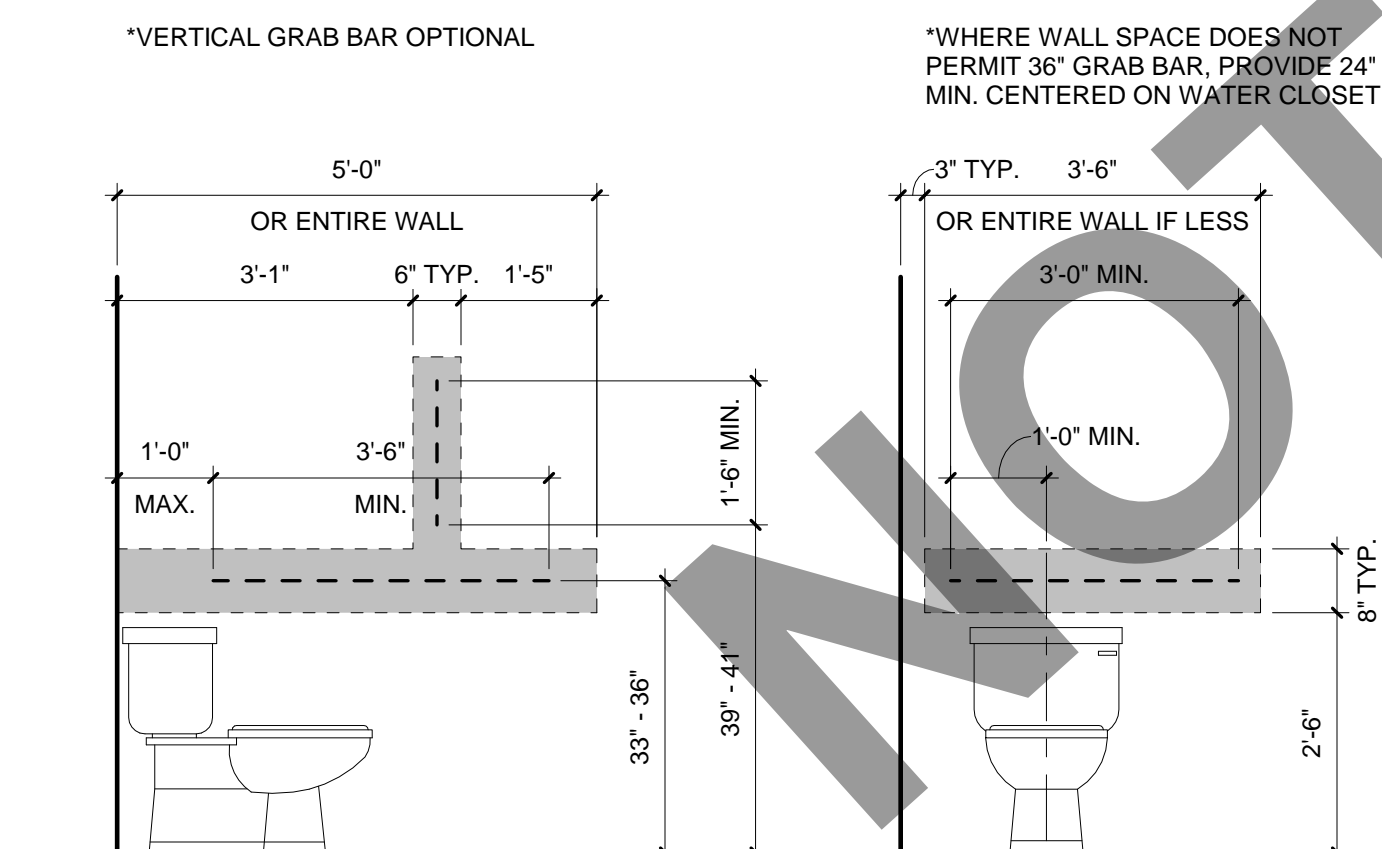
7 FROST-PROTECTED SHALLOW FOUNDATION
 SCALE: 1 1/2" = 1'-0"



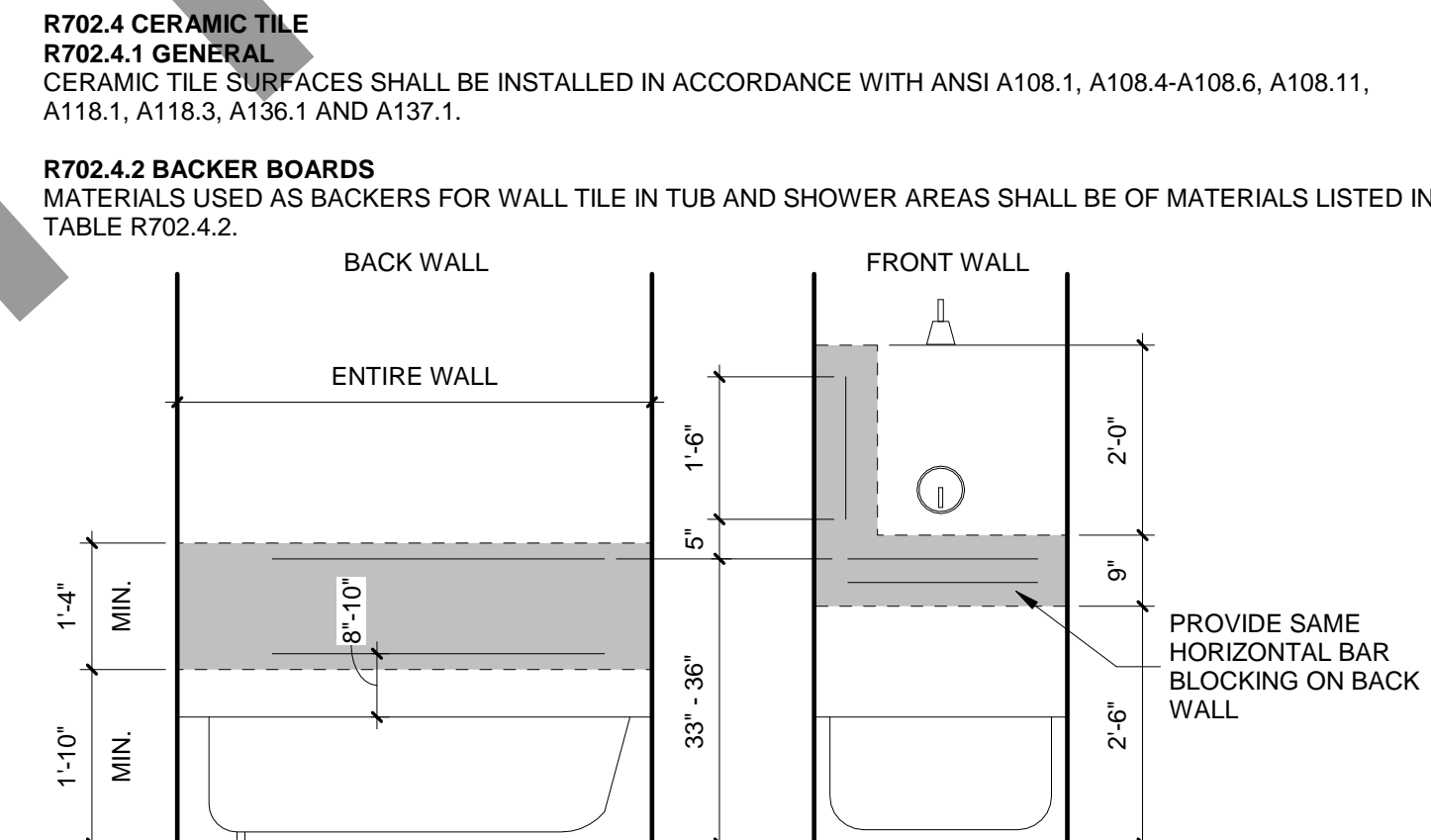
9 GUTTER TO DOWNSPOUT
 SCALE: 1 1/2" = 1'-0"



6 DECORATIVE GABLE VENTS
 SCALE: 1 1/2" = 1'-0"



5 TOILET BLOCKING - AGING-IN-PLACE
 SCALE: 1/2" = 1'-0"



8 BATH TUB/SHOWER BLOCKING - AGING-IN-PLACE
 SCALE: 1/2" = 1'-0"

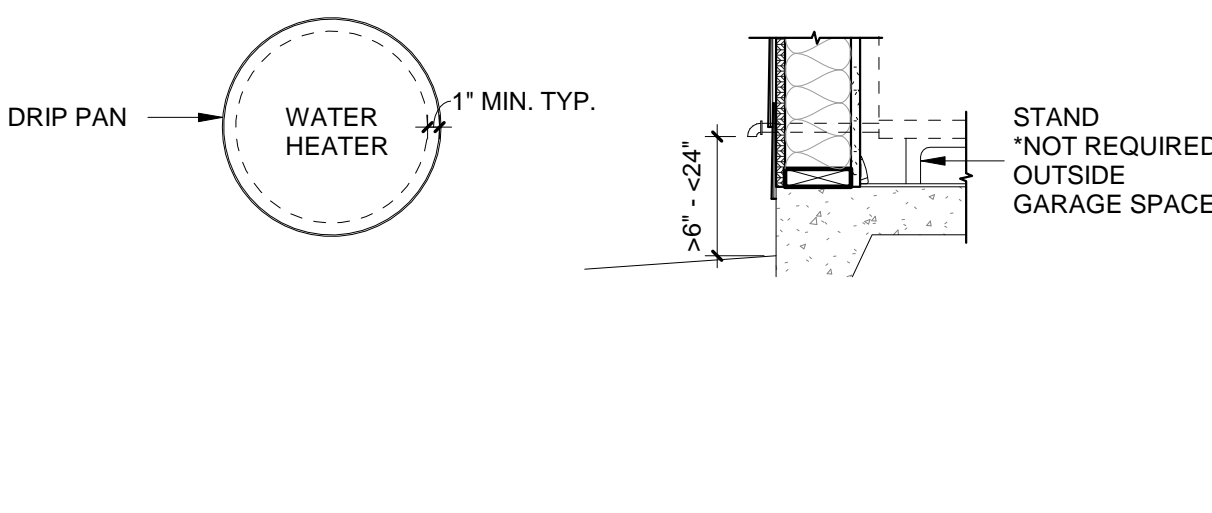
P2801.6 REQUIRED PAN
 WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A PAN CONSTRUCTED OF ONE OF THE FOLLOWING:
 1. GALVANIZED STEEL OR ALUMINUM OF NOT LESS THAN 0.0236\"/>

A PLASTIC PAN BENEATH A GAS-FIRED WATER HEATER SHALL BE CONSTRUCTED OF MATERIAL HAVING A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723

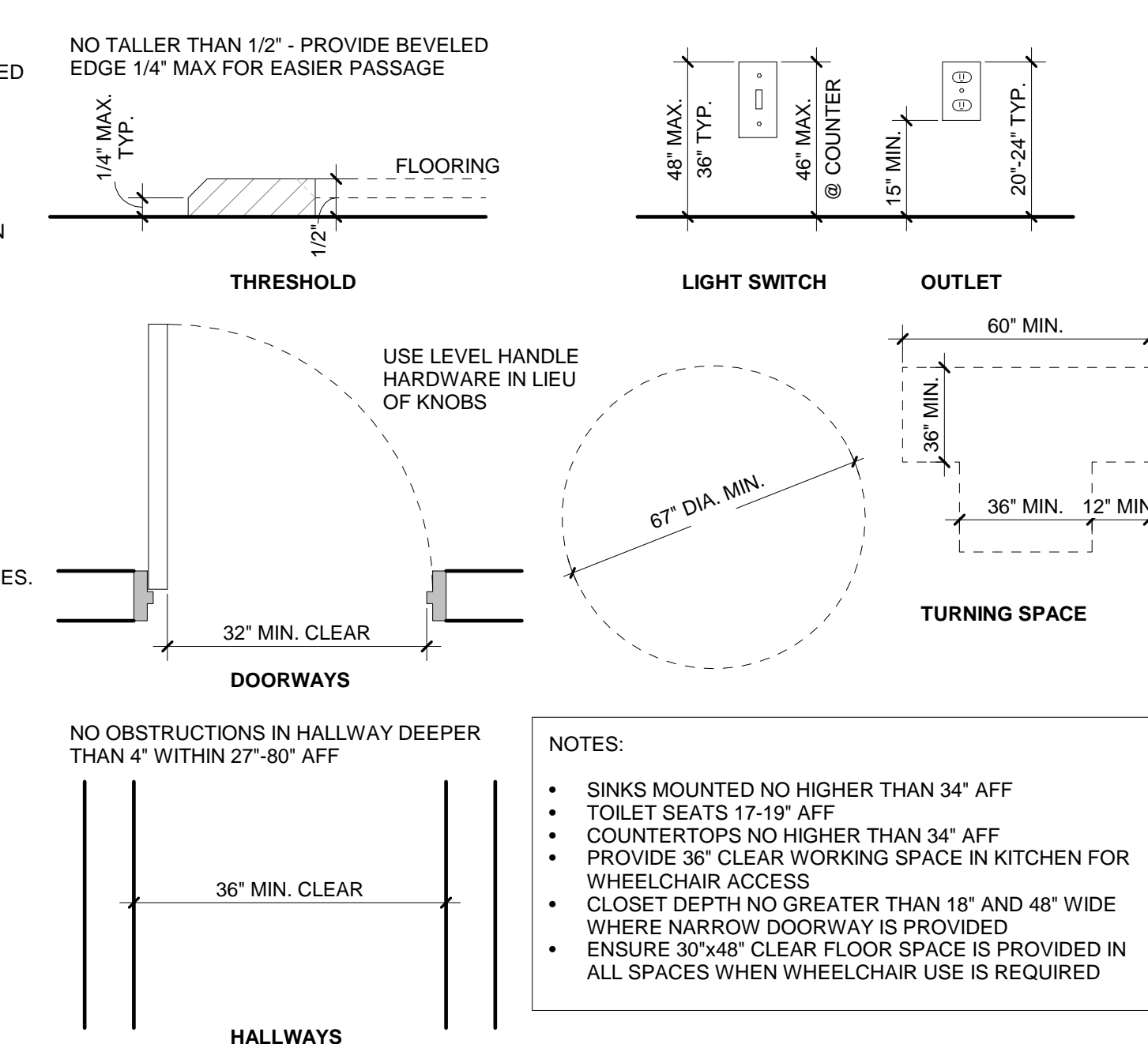
P2801.6.1 PAN SIZE AND DRAIN
 PAN SHALL BE NOT LESS THAN 1-1/2\"/>

P2801.6.2 PAN DRAIN TERMINATION
 PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO EXTERIOR OF BUILDING AND TERMINATE NOT LESS THAN 6\"/>

P2801.8 WATER HEATER SEISMIC BRACING
 ANCHOR OR STRAP IN UPPER 1/3 AND IN LOWER 1/3 OF APPLIANCE.
 *ANCHORING NOT REQUIRED IN SEISMIC DESIGN CATEGORY C IN STRUCTURES OTHER THAN TOWNHOUSES.



11 WATER HEATER REQUIREMENTS
 SCALE: 3/4" = 1'-0"



10 ACCESSIBLE UNIT REQUIREMENTS
 SCALE: 6\"/>

- NOTES:**
- SINKS MOUNTED NO HIGHER THAN 34\"/>

DESIGNER

LARKE
 ARCHITECTURE
 BOISE, IDAHO

OWNER



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PRE-APPROVED
ADU "THE
GOLDFINCH"

280 SQUARE FOOT STUDIO ADU

ISSUES

PHASE	CONSTRUCTION
DATE	
PERMIT NUMBER	
MARK	DATE
	DESCRIPTION

SHEET NAME

DETAILS

SHEET NUMBER

A402