

# CITY OF BOISE PRE-APPROVED ADU "THE KESTREL"

## 695 SQ. FOOT 2-BED ADU PLAN SET



### PROJECT CONTACT INFORMATION:

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

### PROJECT SITE ADDRESS:

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### 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 FINALLED. 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:  
 1. CONSTRUCTION OF A NEW DETACHED 1 STORY 695 SF ACCESSORY DWELLING UNIT WITH 2 BEDROOMS AND 1 BATH.  
 2. ALL SITE WORK WITHIN THE PROPERTY LINE.  
 3. 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

#### 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

1. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
2. 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 EITHER SLAB-ON-GRADE FOUNDATION OR CRAWL SPACE FOUNDATION OPTIONS, 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

1. 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.
2. Dust from construction activities should be minimized with water suppression or other controls.
3. 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.
4. Building materials, wrappings, and jobsite trash must be contained in a trash box, dumpster, or trailer.
5. 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.
6. 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

1. 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.
2. 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

1. 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	PROJECT INFORMATION
G001	
Architectural	
A100	SITE PLAN
A101	PLAN VIEWS
A102	PLAN VIEWS
A201	EXTERIOR ELEVATIONS + SECTIONS
A401	DETAILS
A402	DETAILS

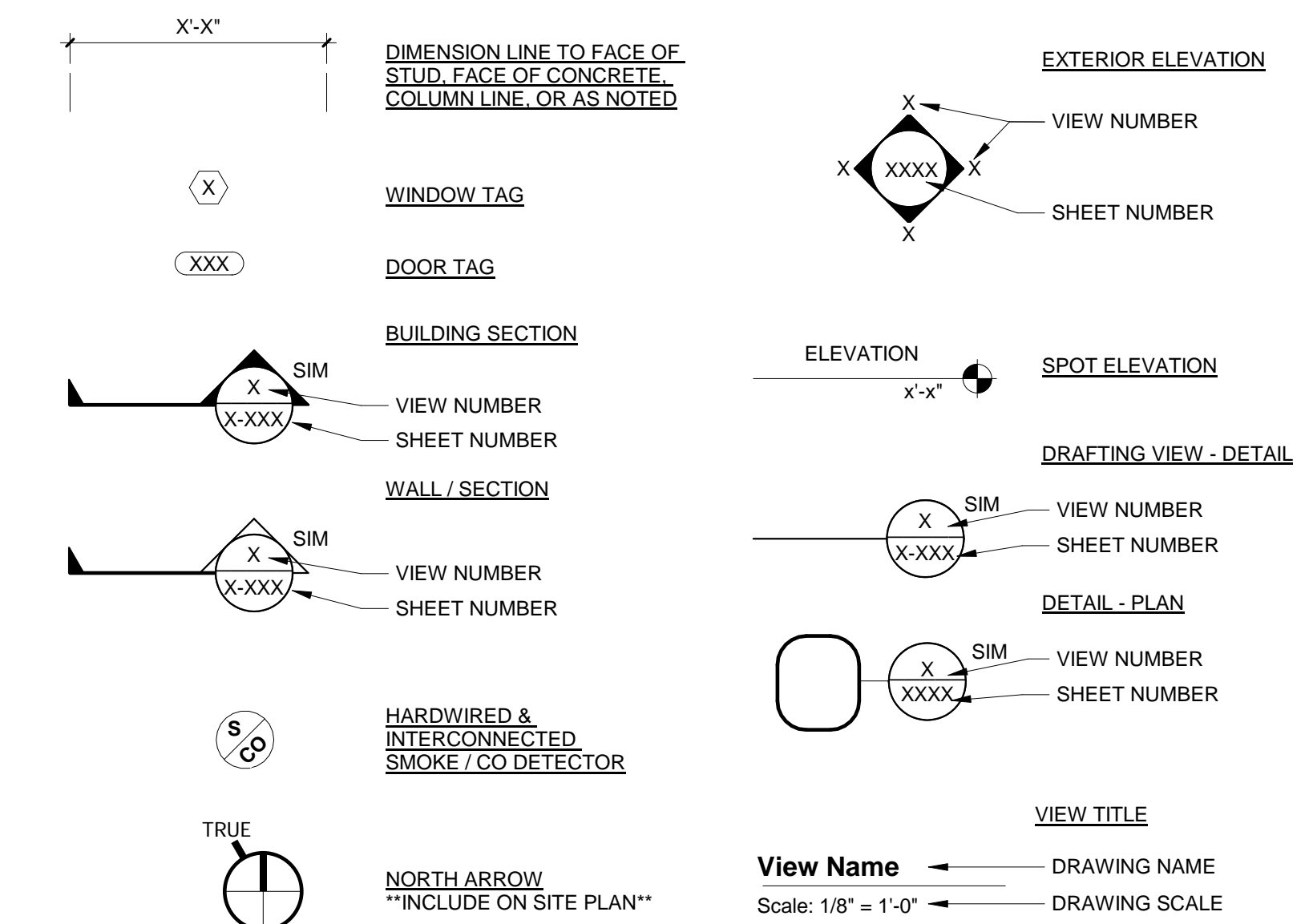
### ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
EO	EQUAL
EXT	EXTERIOR
FOF	FACE OF FINISH
GWFB	GYP SUM WALL BOARD
HDR	HEADER
HT	HEIGHT
LIEB	LIE IN BRACING
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PT	PRESSURE TREATED
RAD	RADIUS
REF	REFERENCE
RO	ROUGH OPENING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
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



### DESIGNER

**PARKE ARCHITECTURE**  
BOISE, IDAHO

### OWNER



INDERS ARE INSTRUCTED TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS. INFORMATION REGARDING THE COMPLETE WORK OF SPECIFIC TRADES IS DISPERSED THROUGHOUT THE ENTIRE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED BY REFERENCE TO OTHER THAN COMPLETE DOCUMENT SET.

### INSPECTIONS INFORMATION

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<https://permits.cityofboise.org/CitizenAccess/Login.aspx>  
 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 KESTREL"

695 SQUARE FOOT 2-BED ADU

### ISSUES

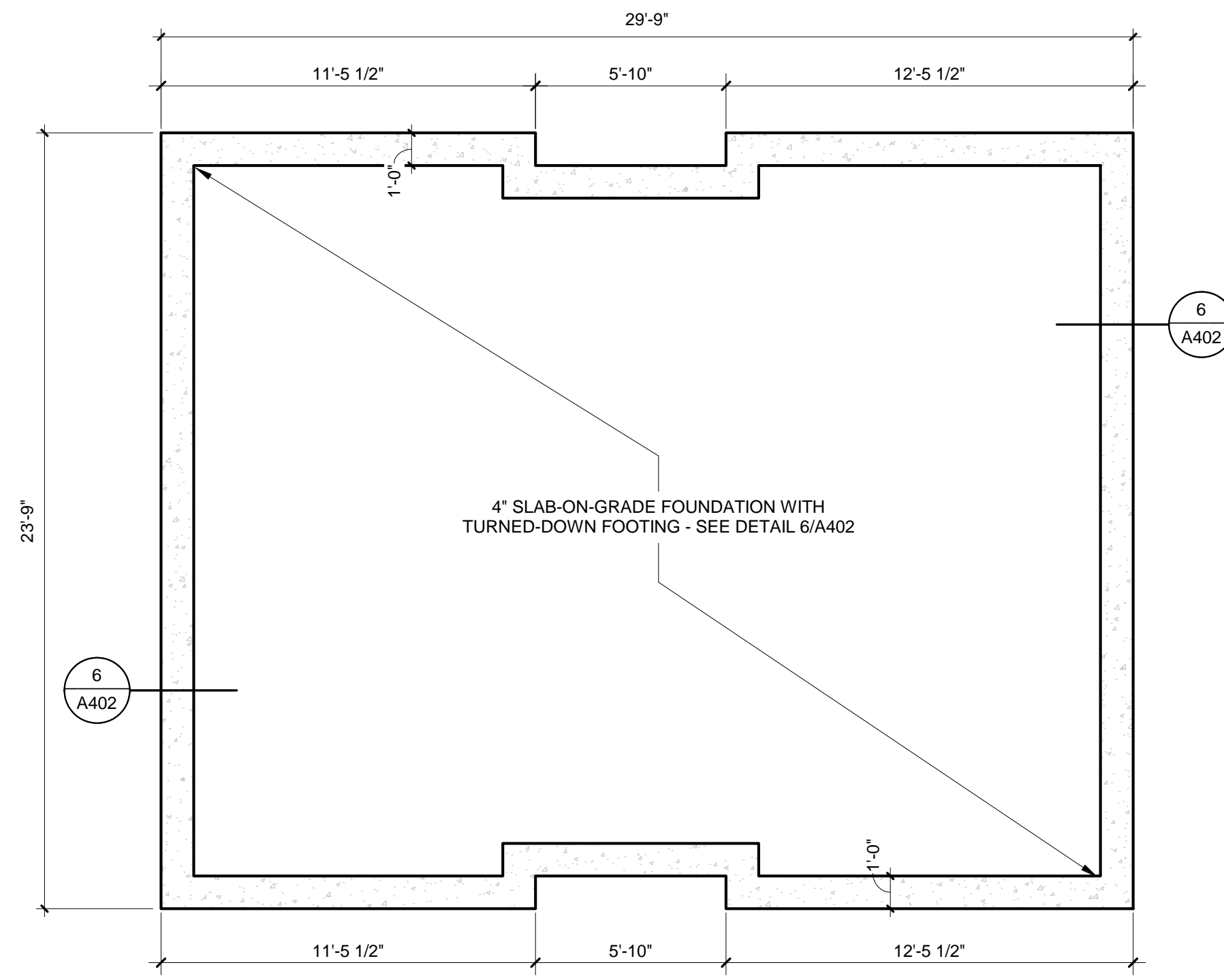
PHASE	CONSTRUCTION
DATE	
PERMIT NUMBER	
MARK   DATE   DESCRIPTION	

### SHEET NAME

PROJECT  
INFORMATION

SHEET NUMBER

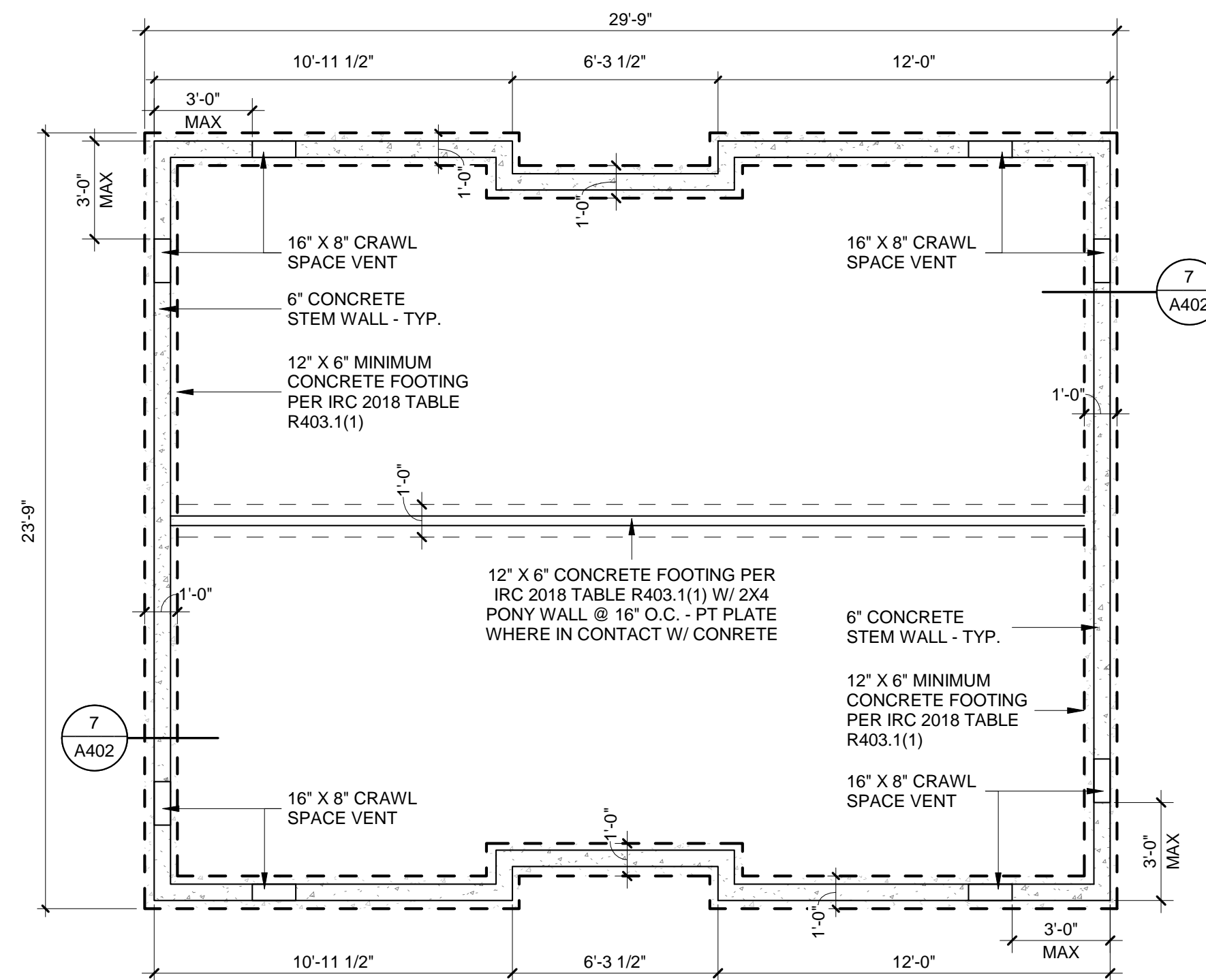
**G001**



### ANCHOR BOLT SCHEDULE

1/2"	L-BOLT ANCHOR - MIN. 7" EMBED - @ 48" O.C. SPACING
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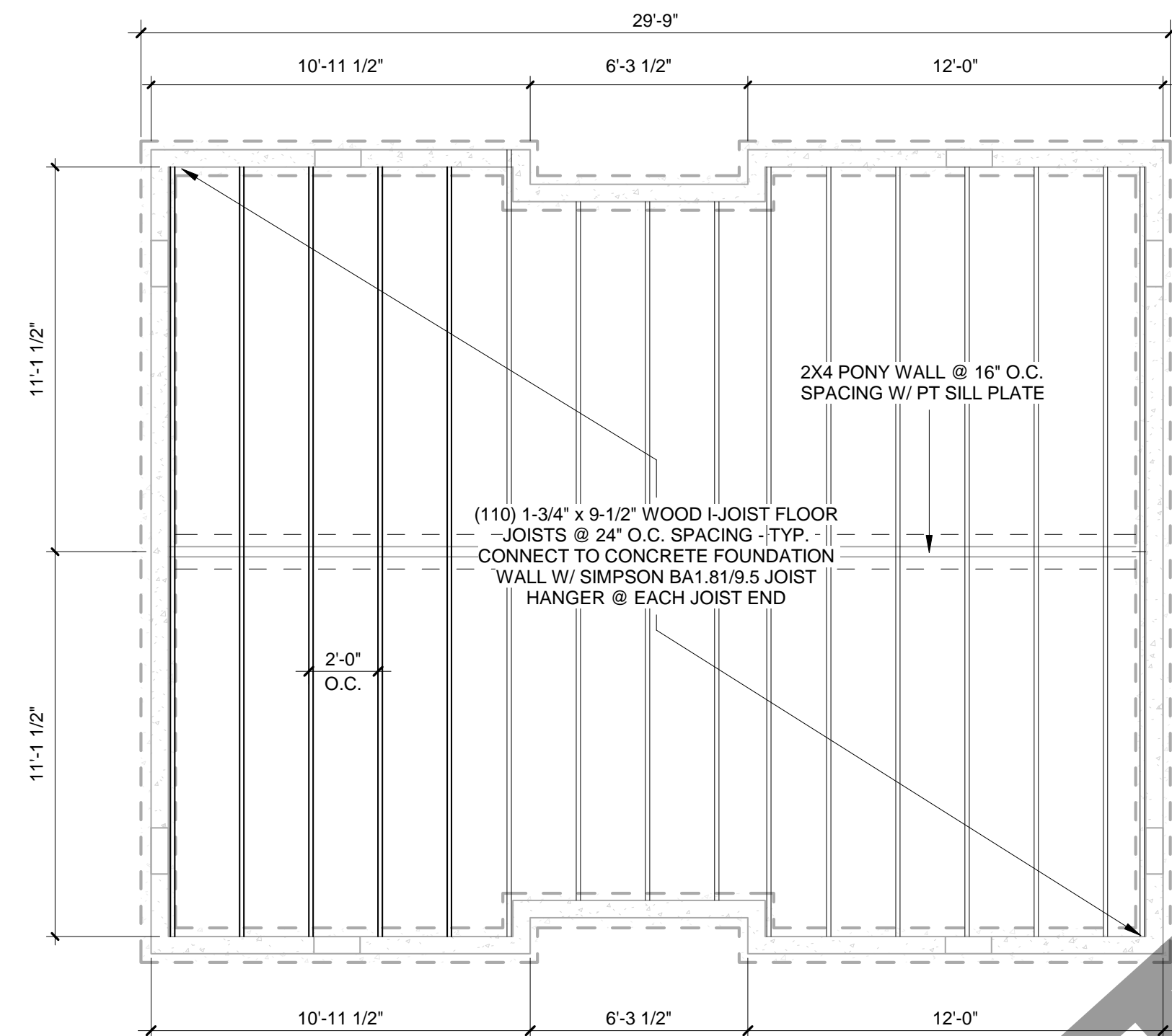
**1 FOUNDATION PLAN - OPTION #1**  
SCALE: 1/4" = 1'-0"



### ANCHOR BOLT SCHEDULE

1/2"	L-BOLT ANCHOR - MIN. 7" EMBED - @ 48" O.C. SPACING
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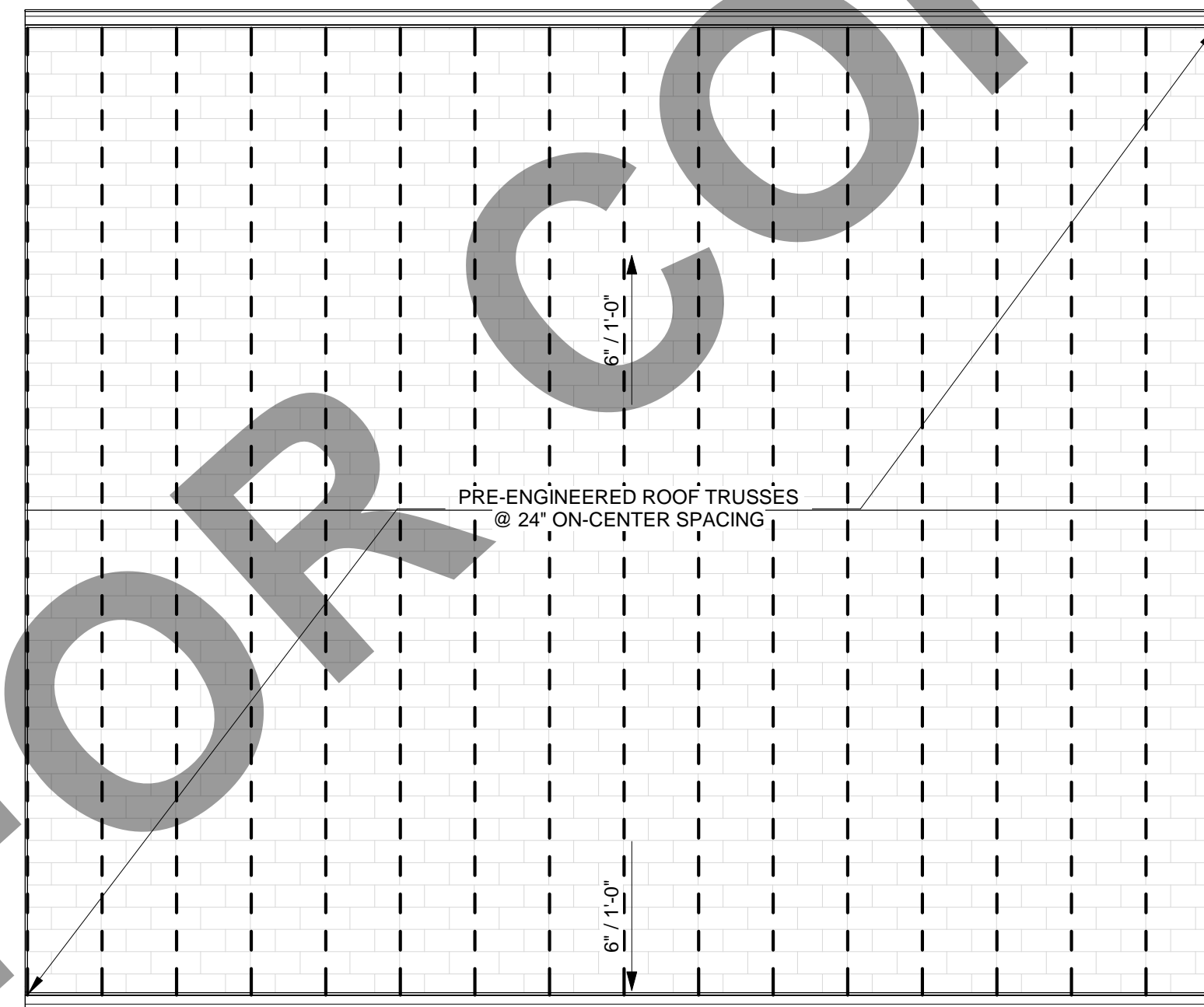
**4 FOUNDATION PLAN - OPTION #2**  
SCALE: 1/4" = 1'-0"



### FRAMING LEGEND

- DOUG. FIR #2 OR BETTER 2X6 DIMENSIONAL LUMBER @ 24" O.C. SPACING
- PRE-ENGINEERED ROOF TRUSS @ 24" O.C. SPACING
- (110) 1-3/4" X 9-1/2" WOOD I-JOIST @ 24" O.C. SPACING

**8 FLOOR FRAMING PLAN OPTION #2**  
SCALE: 1/4" = 1'-0"

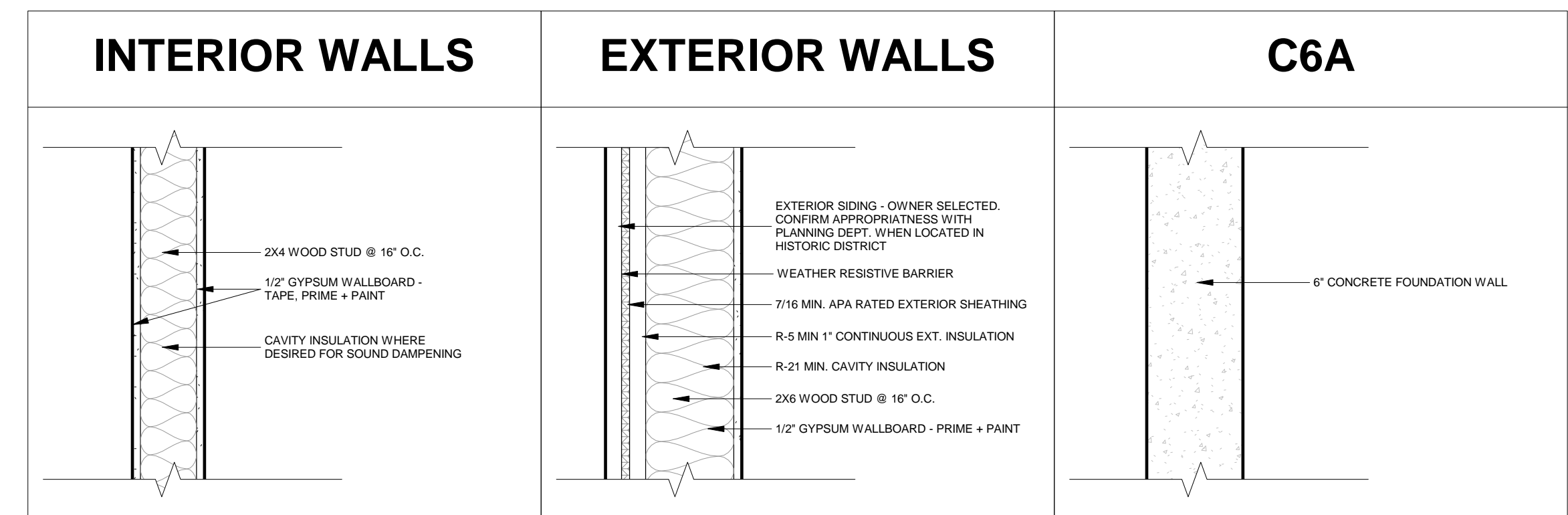


### FRAMING LEGEND

- DOUG. FIR #2 OR BETTER 2X6 DIMENSIONAL LUMBER @ 24" O.C. SPACING
- PRE-ENGINEERED ROOF TRUSS @ 24" O.C. SPACING
- (110) 1-3/4" X 9-1/2" WOOD I-JOIST @ 24" O.C. SPACING

**3 ROOF PLAN - TYPE 'D'**  
SCALE: 1/4" = 1'-0"

### WALL TYPES



### GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G001 FOR ADDITIONAL REQUIREMENTS.
- DIMENSIONS ARE TO FACE OF SHEATHING 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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### ISSUES

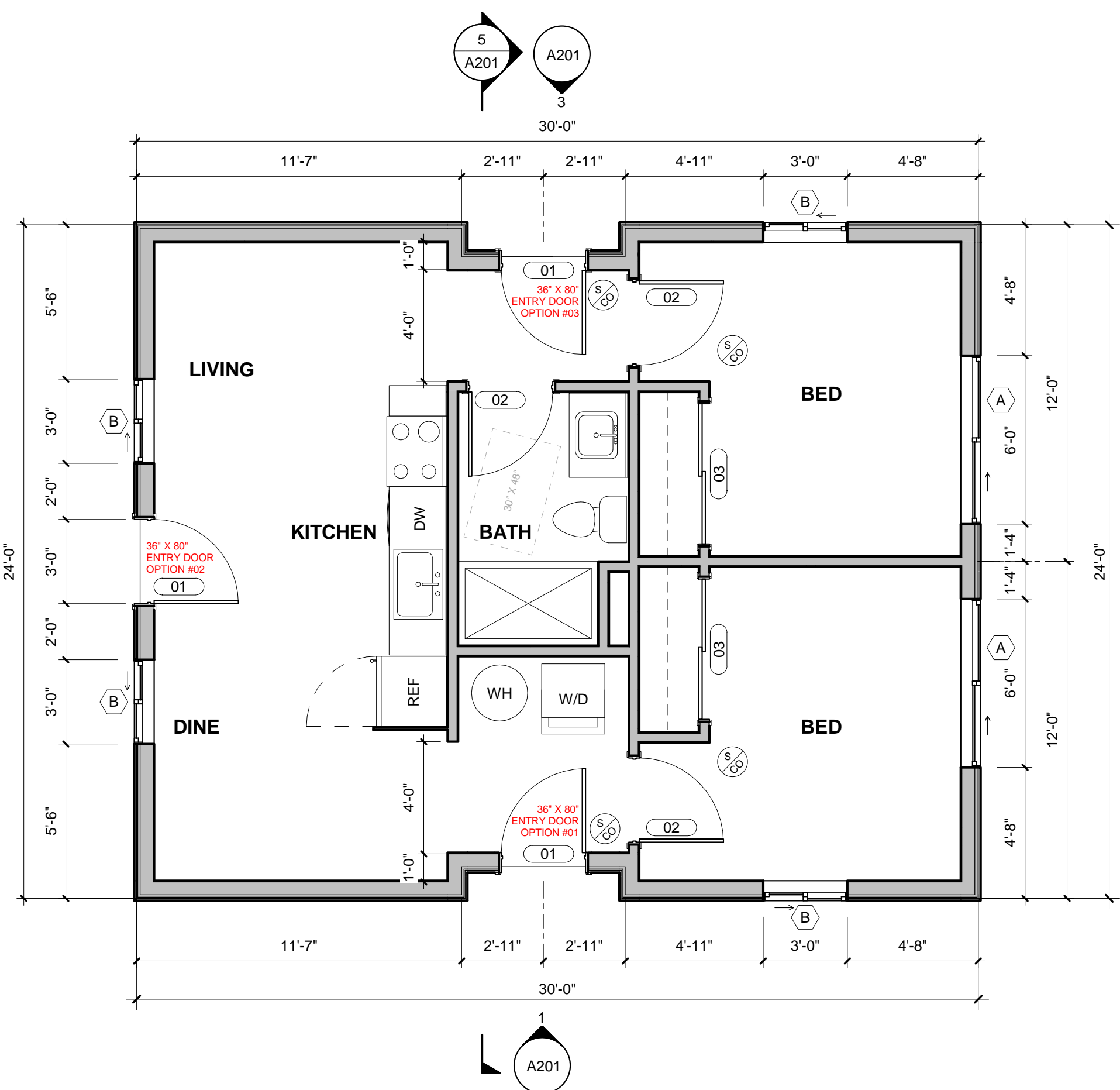
PHASE	CONSTRUCTION
DATE	
PERMIT NUMBER	
MARK	DATE
	DESCRIPTION

### SHEET NAME

### PLAN VIEWS

### SHEET NUMBER

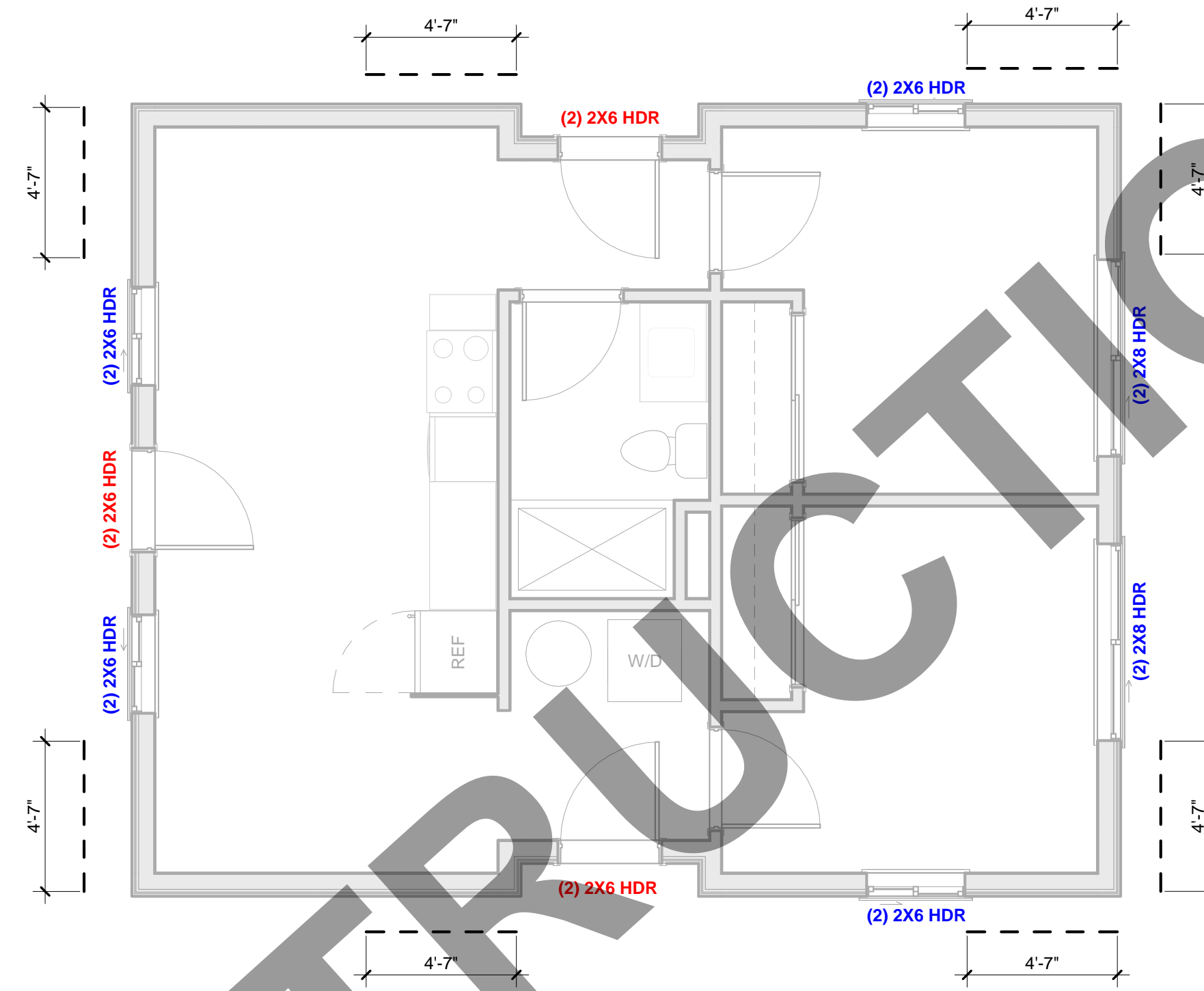
**A101**



\*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\*\*

**1 Level 01 - NEW PLAN**  
SCALE: 1/4" = 1'-0"



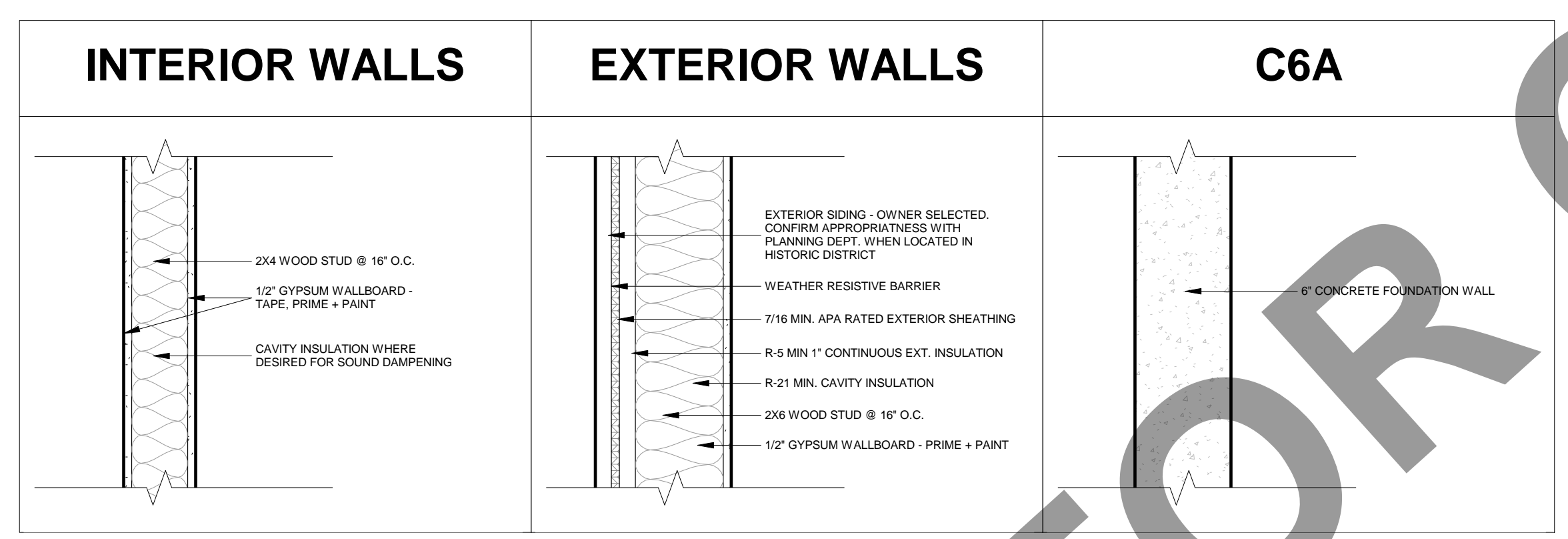
**WALL BRACING LEGEND**

--- "LET-IN" WALL BRACING PER IRC 2018 TABLES R602.10.4 & R602.10.5, OR AS FOUND ON DETAIL 11 - SHEET A401.

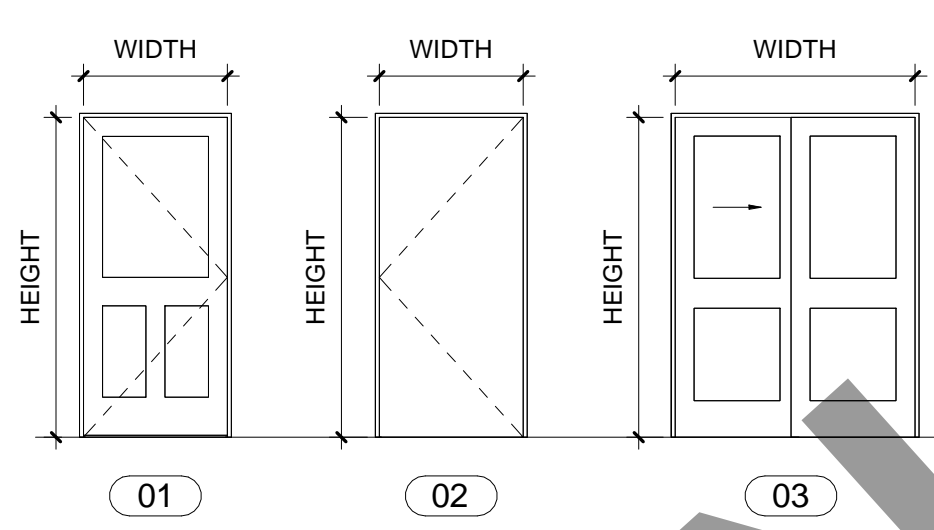
CONTRACTOR TO VERIFY LENGTH REQUIREMENTS IN FIELD

**2 WALL BRACING PLAN**  
SCALE: 1/4" = 1'-0"

**WALL TYPES**

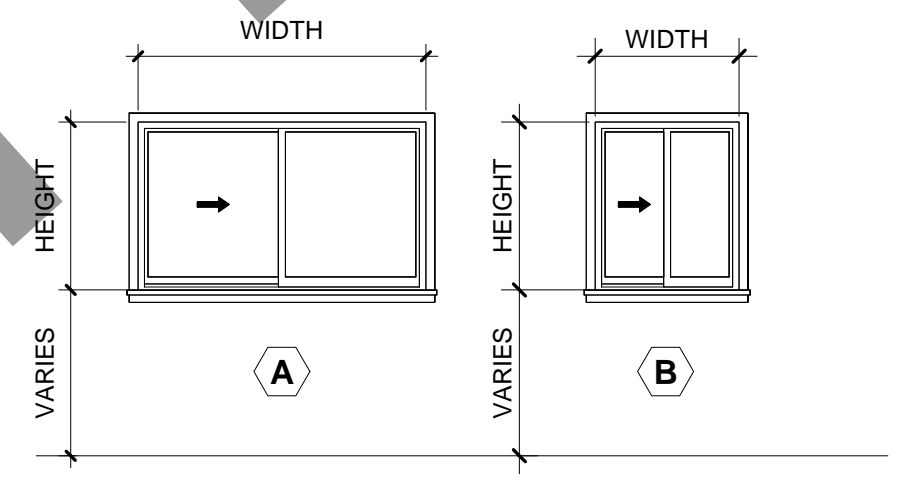


**DOOR TYPES**



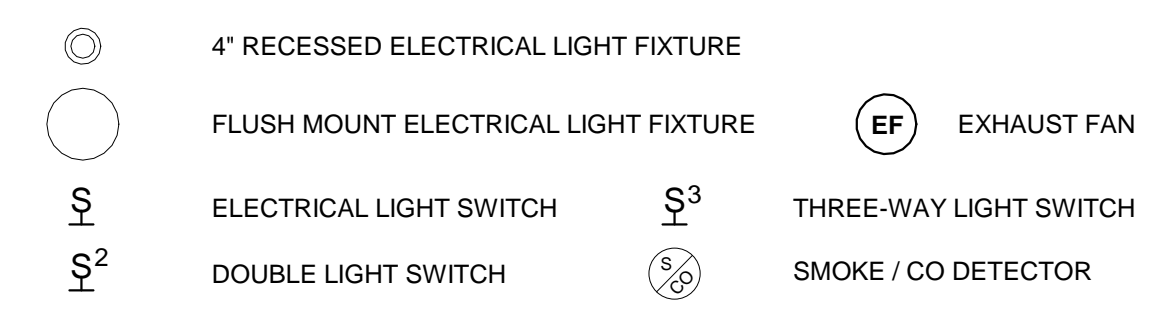
DOOR SCHEDULE					
IDENTIFICATION	DIMENSIONS		IDENTITY		REMARKS
	DOOR NO.	W	HT	TYPE	
01	3'-0"	6'-8"	SWINGING	LOW-E/IF	TEMPERED GLASS REQUIRED
02	3'-0"	6'-8"	SWINGING	N/A	
03	5'-0"	6'-8"	SLIDING	N/A	

**WINDOW TYPES**



WINDOW SCHEDULE					
Type Mark	WIDTH	HEIGHT	HEADER HEIGHT	MINIMUM U-VALUE	REMARKS
A	6'-0"	3'-6"	6'-8"	0.30	
B	3'-0"	3'-6"	6'-8"	0.30	

**ELECTRICAL LEGEND**



\*\* ALL LAMPS IN PERMANENT LIGHT FIXTURES SHALL BE HIGH EFFICIENCY \*\*

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

**GENERAL NOTES**

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**ROOF PLAN NOTES**

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**GAS-FIRE APPLIANCE NOTES**

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**WALL TYPE NOTES**

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DESIGNER



OWNER



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**PROJECT INFORMATION**

**CITY OF BOISE PRE-APPROVED ADU "THE KESTREL"**

695 SQUARE FOOT 2-BED ADU

**ISSUES**

PHASE	CONSTRUCTION
DATE	
PERMIT NUMBER	
MARK	DATE
	DESCRIPTION

**SHEET NAME**

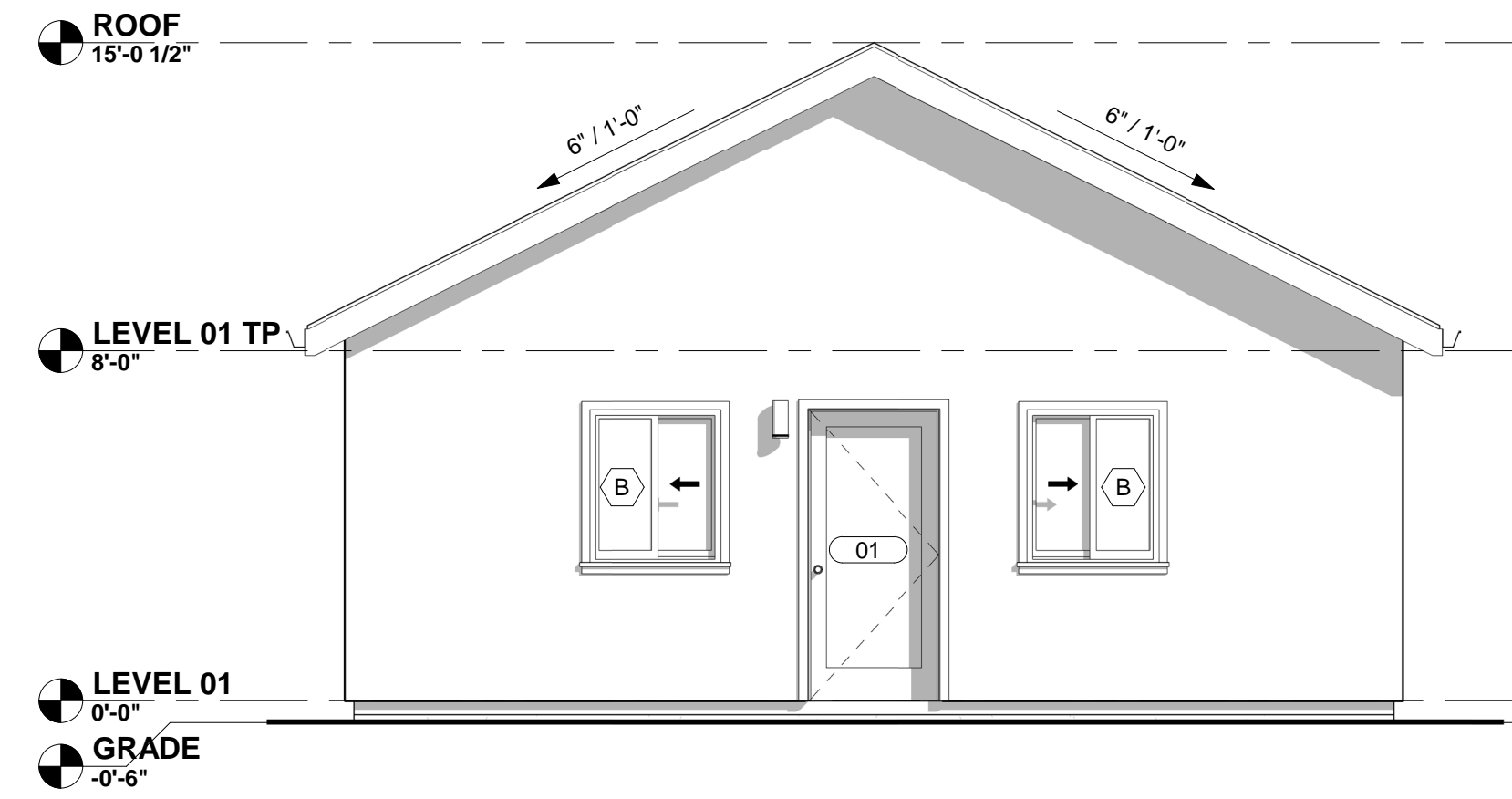
**PLAN VIEWS**

**SHEET NUMBER**

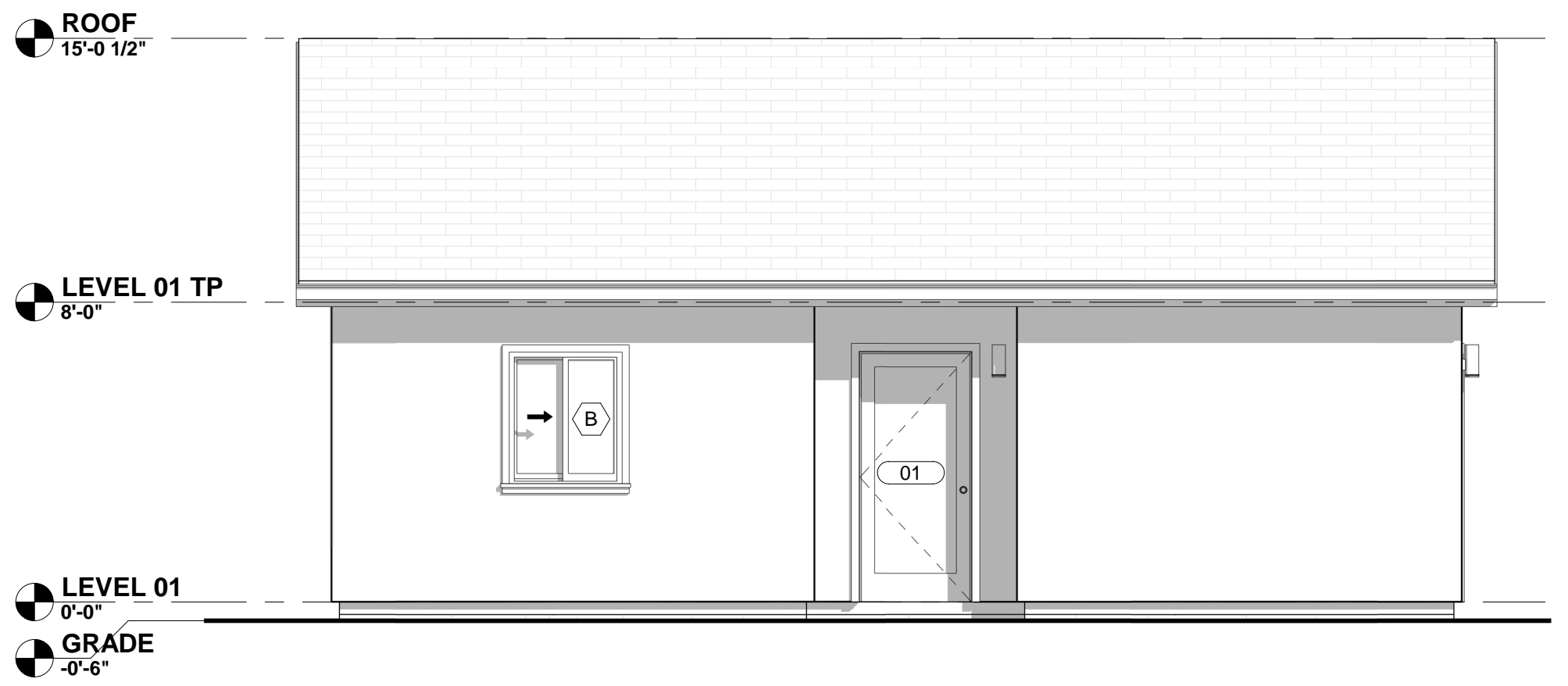
**A102**



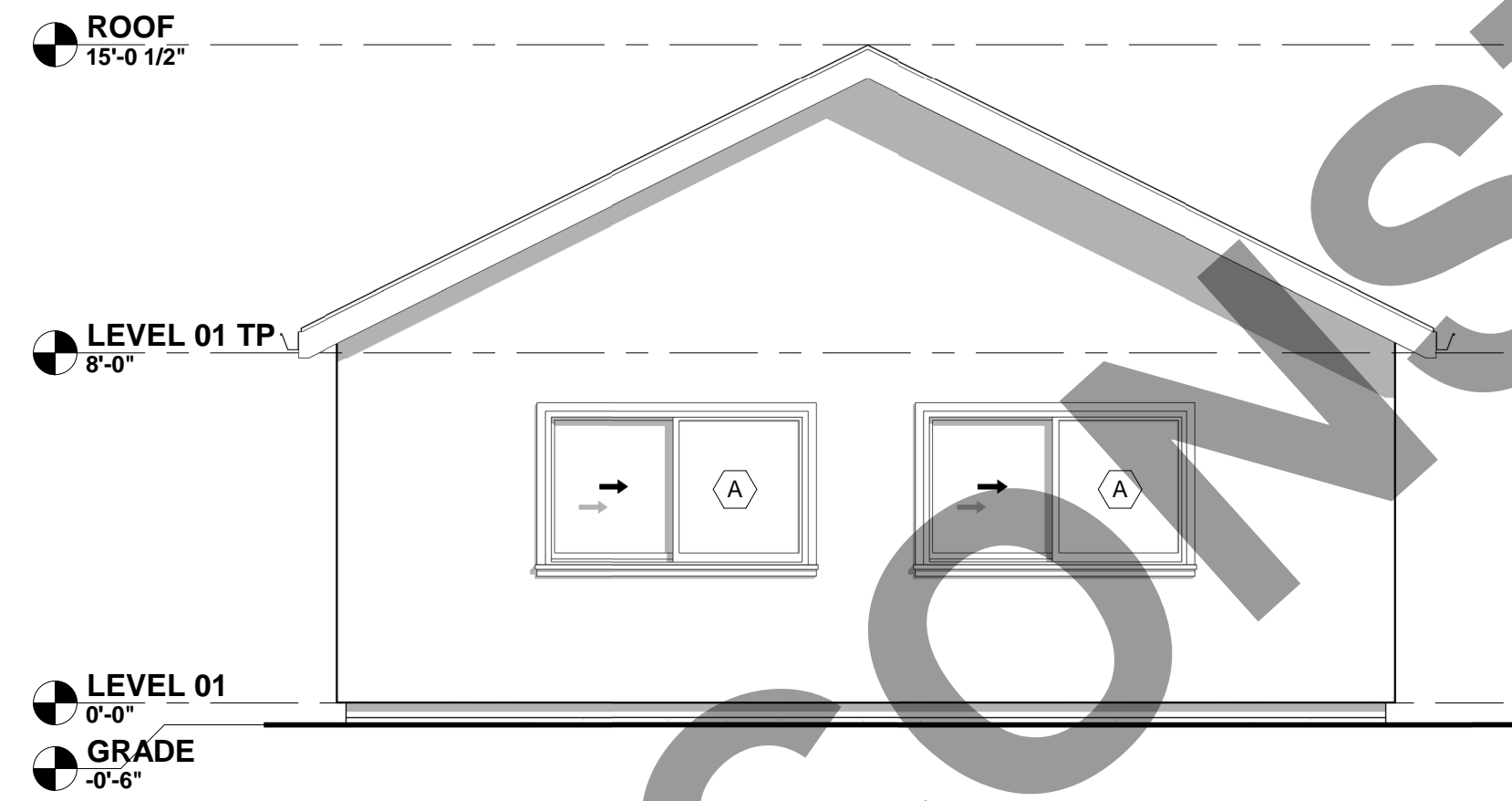
**1 FRONT BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



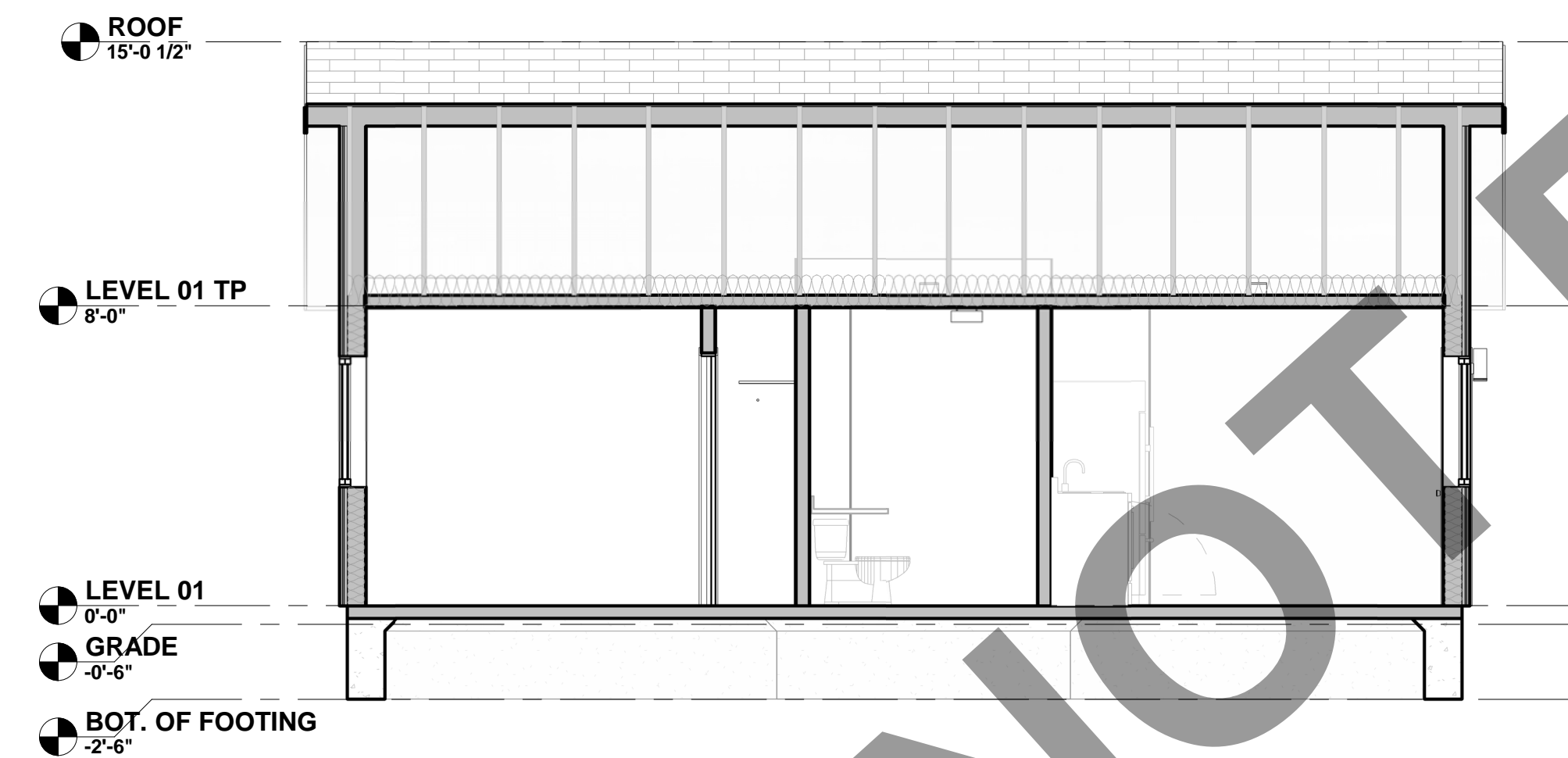
**2 LEFT BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



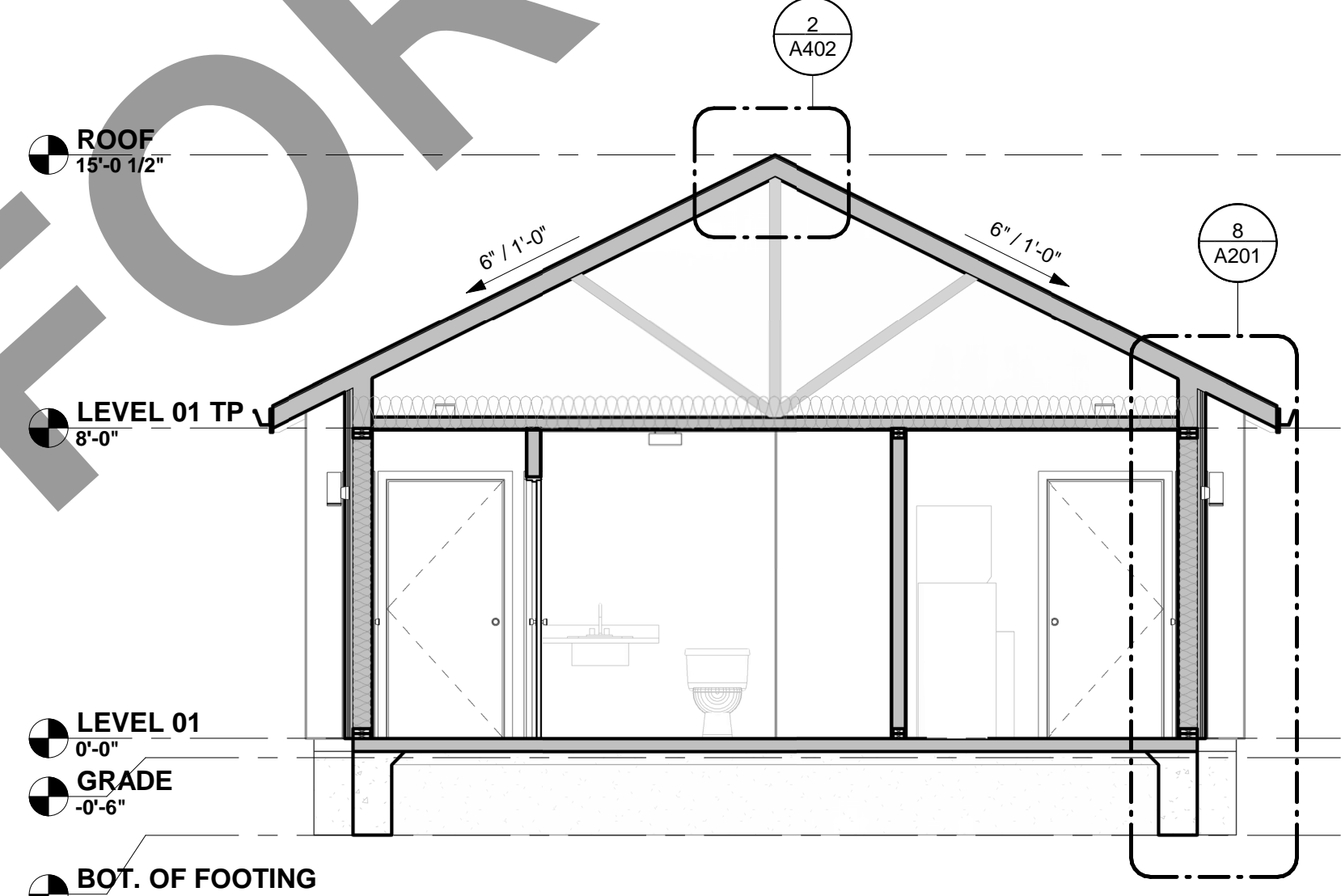
**3 REAR BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



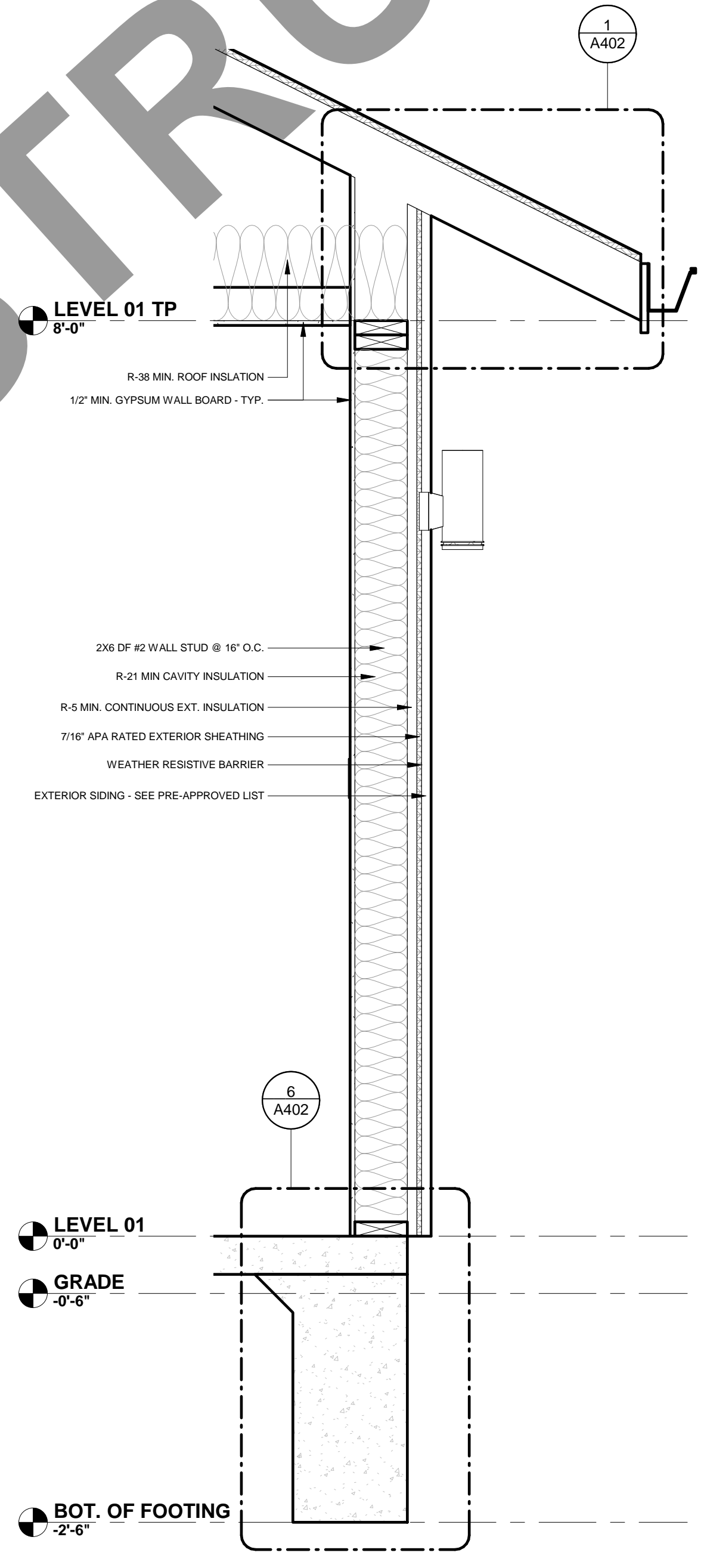
**4 RIGHT BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"



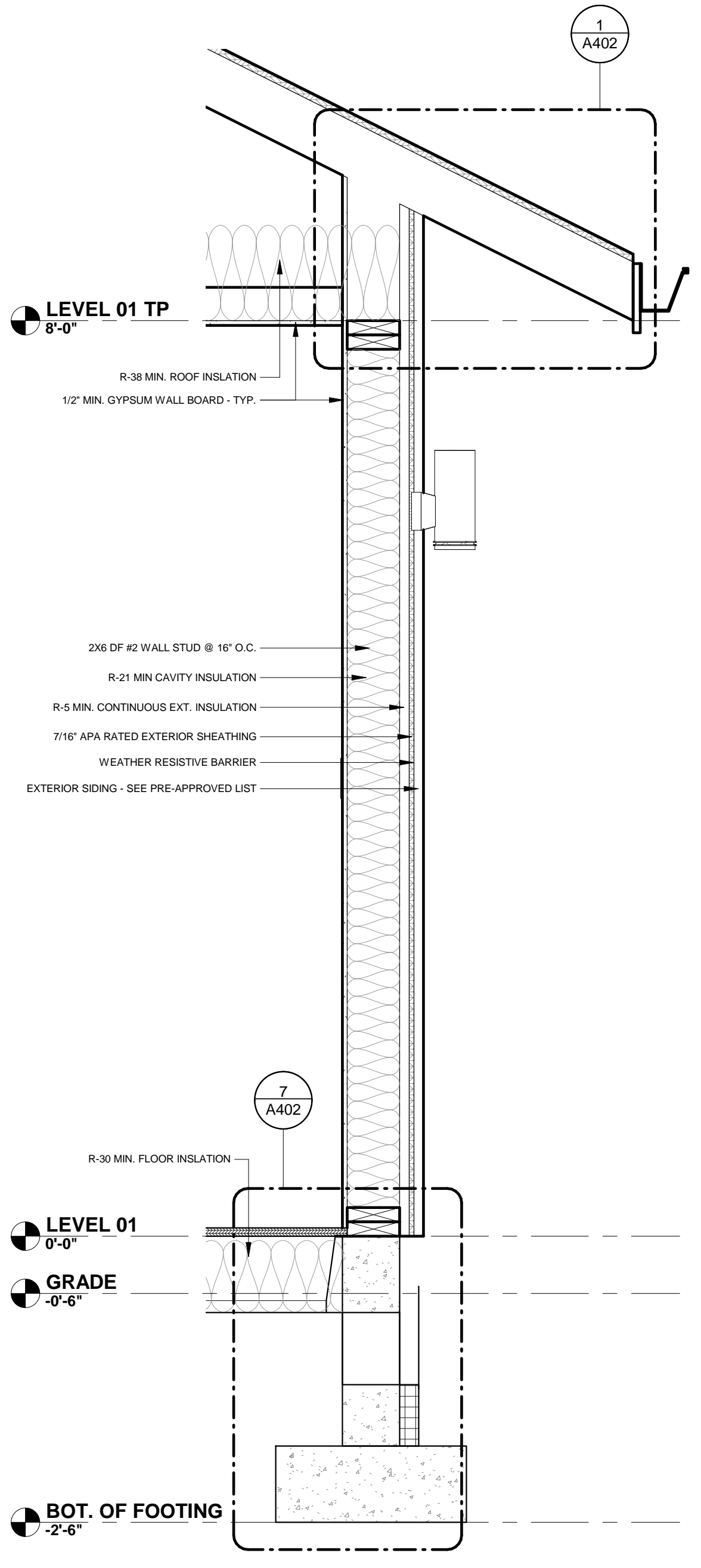
**6 PLAN 'D' - BUILDING SECTION 02**  
SCALE: 1/4" = 1'-0"



**5 PLAN 'D' - BUILDING SECTION 01**  
SCALE: 1/4" = 1'-0"



**7 WALL SECTION OPTION #1**  
SCALE: 1" = 1'-0"



**8 WALL SECTION OPTION #2**  
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



OWNER



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695 SQUARE FOOT 2-BED ADU

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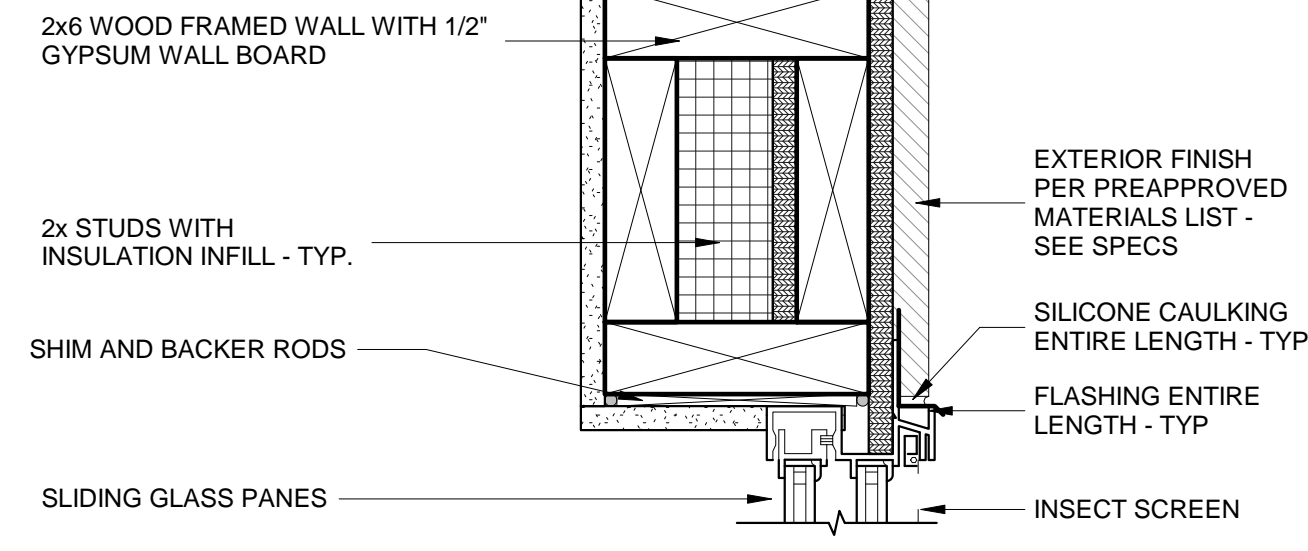
SHEET NAME

**EXTERIOR  
ELEVATIONS +  
SECTIONS**

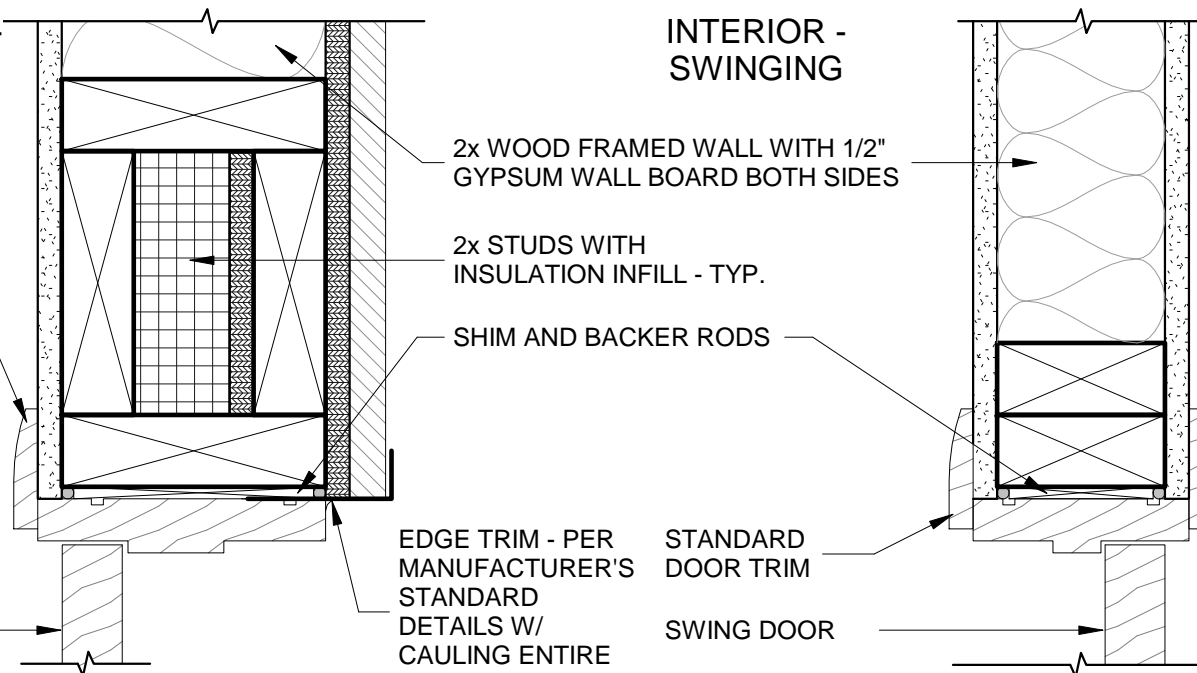
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**A201**

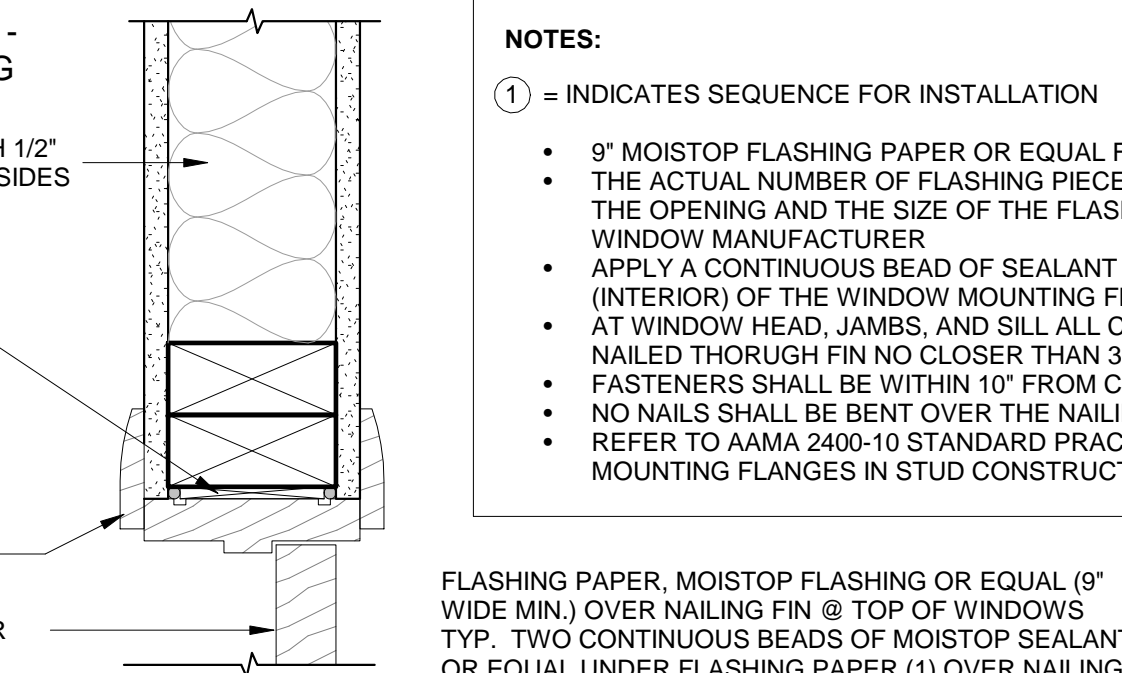
**VINYL/METAL WINDOW TYPES W/ FLANGES**



**EXTERIOR - SWINGING**



**INTERIOR - SWINGING**

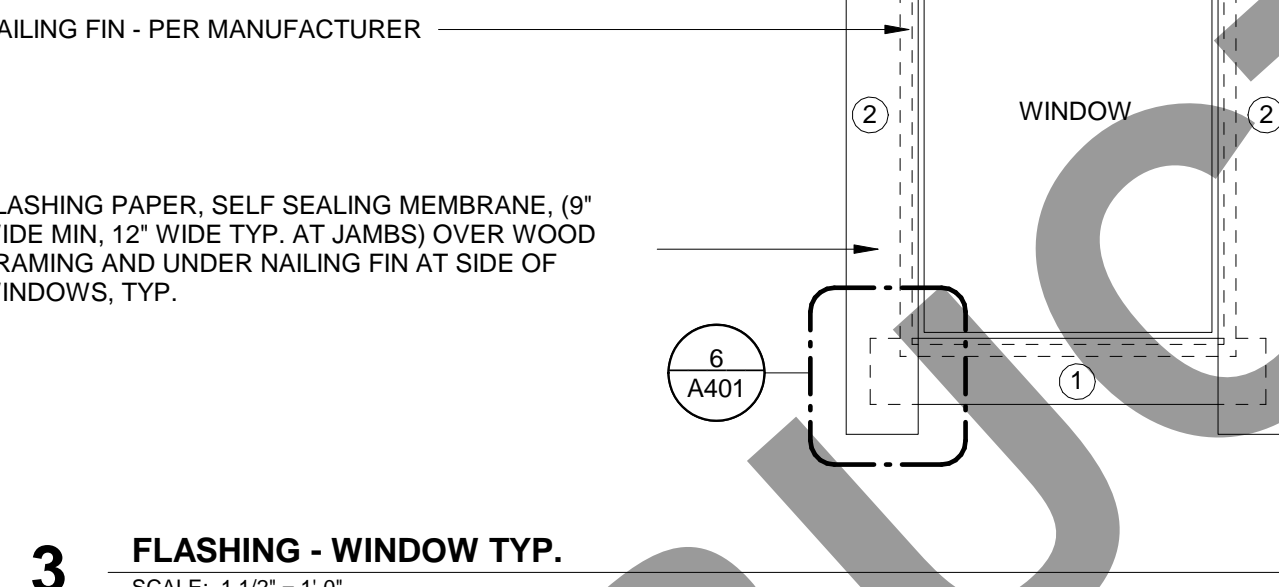


**NOTES:**

- ① = INDICATES SEQUENCE FOR INSTALLATION
- 9" MOISTOP FLASHING PAPER OR EQUAL FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING (9" WIDE FLASHING MIN.) - CONFIRM WITH WINDOW MANUFACTURER
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS, AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.
- FASTENERS SHALL BE WITHIN 10" FROM CORNERS
- NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW
- REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS

FLASHING PAPER, MOISTOP FLASHING OR EQUAL (9" WIDE MIN.) OVER NAILING FIN @ TOP OF WINDOWS TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL UNDER FLASHING PAPER (1) OVER NAILING FIN AND (1) AT TOP OF FLASHING PAPER, TYP.

FLASHING PAPER, SELF SEALING MEMBRANE, (9" WIDE MIN, 12" WIDE TYP. AT JAMBS) OVER WOOD FRAMING AND UNDER NAILING FIN AT SIDE OF WINDOWS, TYP.



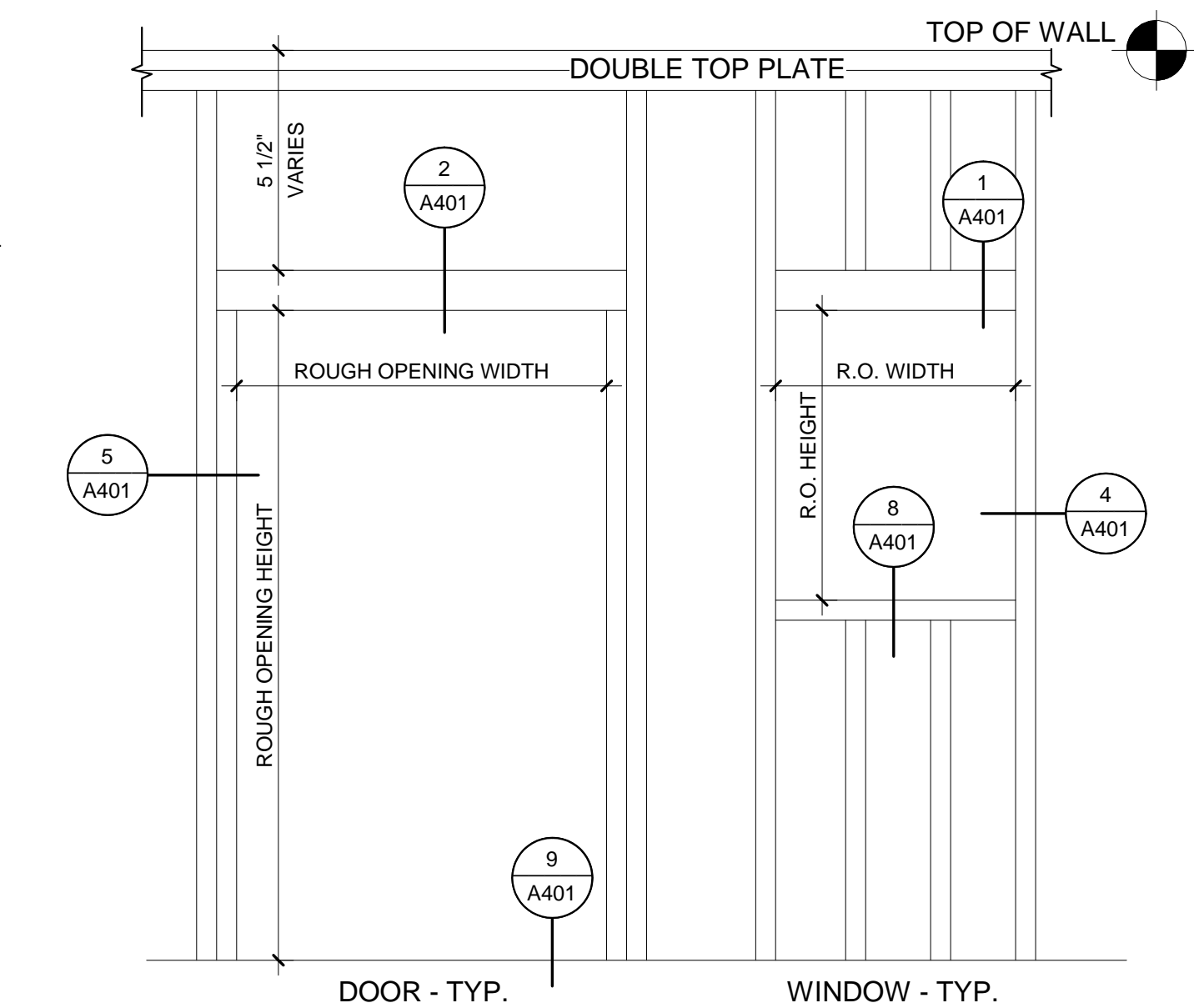
**GENERAL / CODE NOTES**

**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.



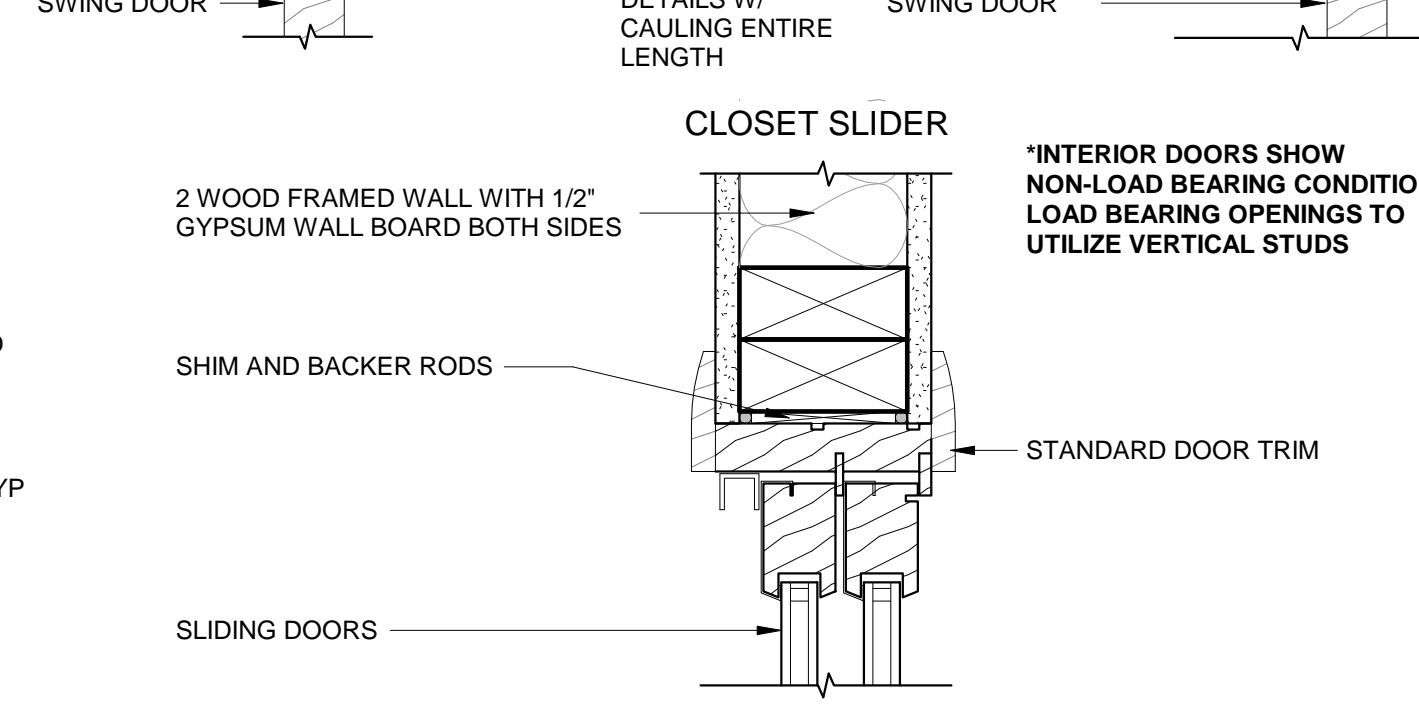
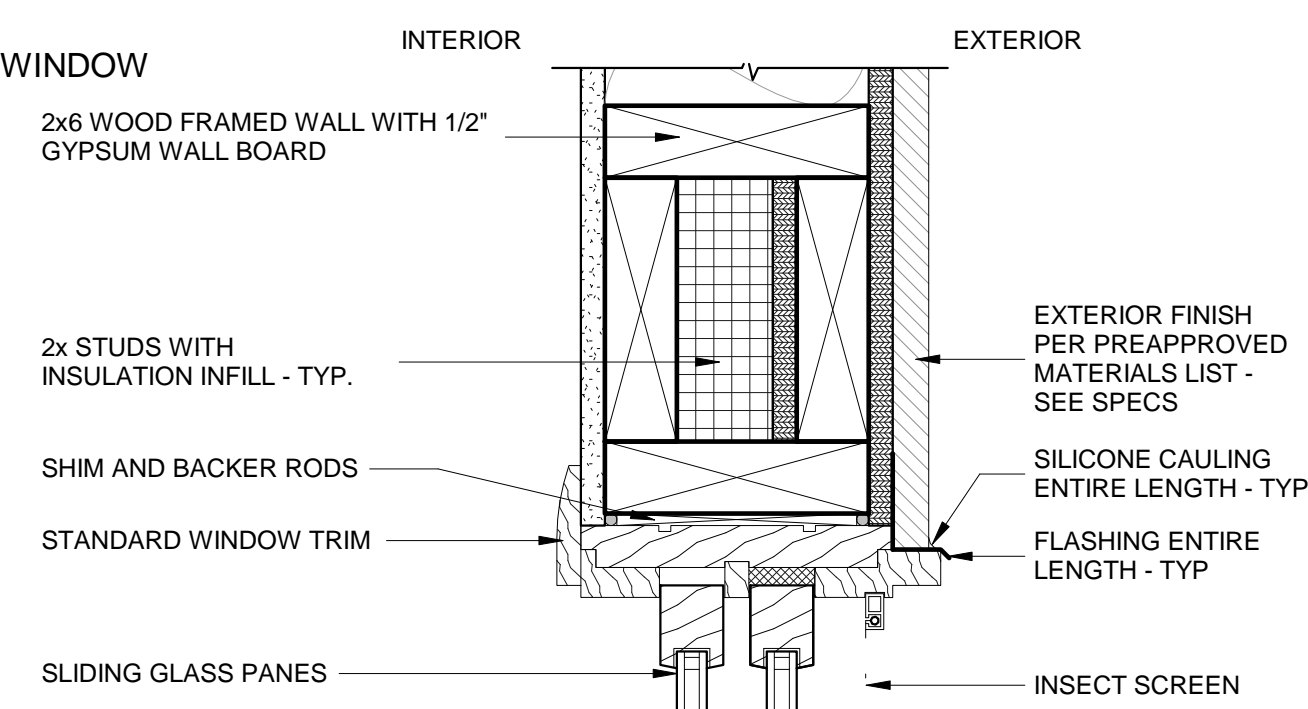
**7 WALL OPENING FRAMING**  
SCALE: 3" = 1'-0"

TABLE 8002-10 ABRACING METHODS

METHOD/MATERIAL	MINIMUM THICKNESS	FIGURE	Fasteners	Spacing
LVL Lath/Boarding	1-4 wood or approved metal plates, @ 6" to 8" o.c. for maximum 10' stud spacing		3/8" x 3" long x 1 1/2" dia. nails Wedge type per manufacturer	16" on end and top and intermediate

**11 LET-IN BRACING INFO**  
SCALE: 1 1/2" = 1'-0"

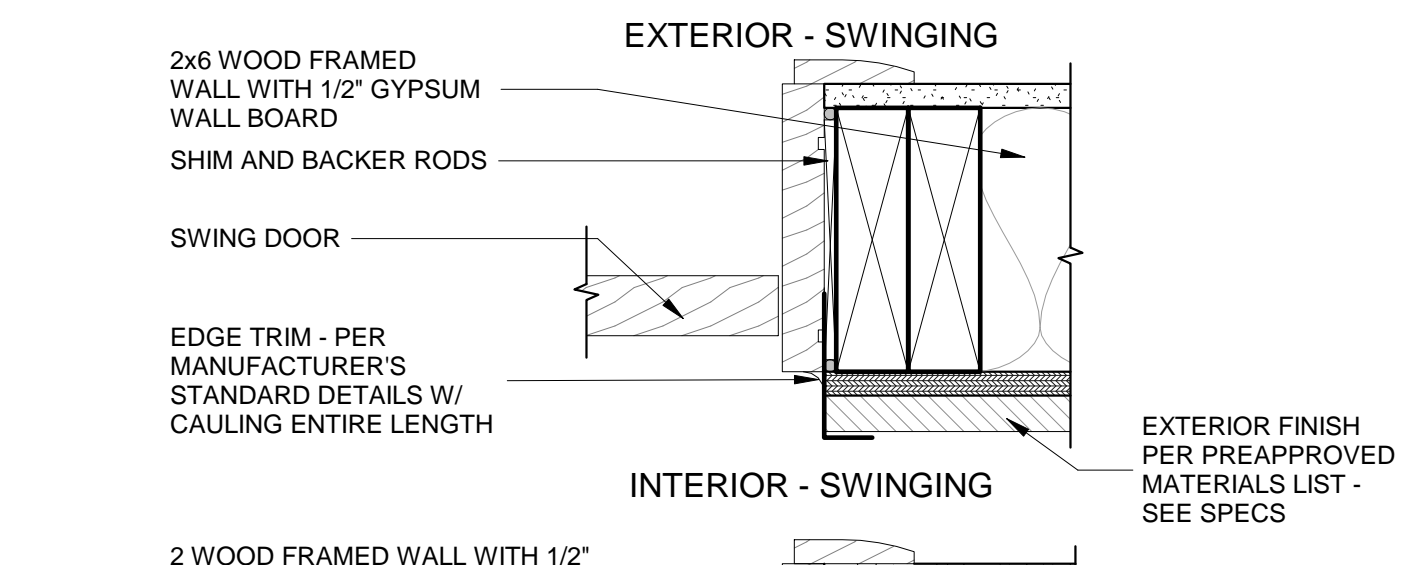
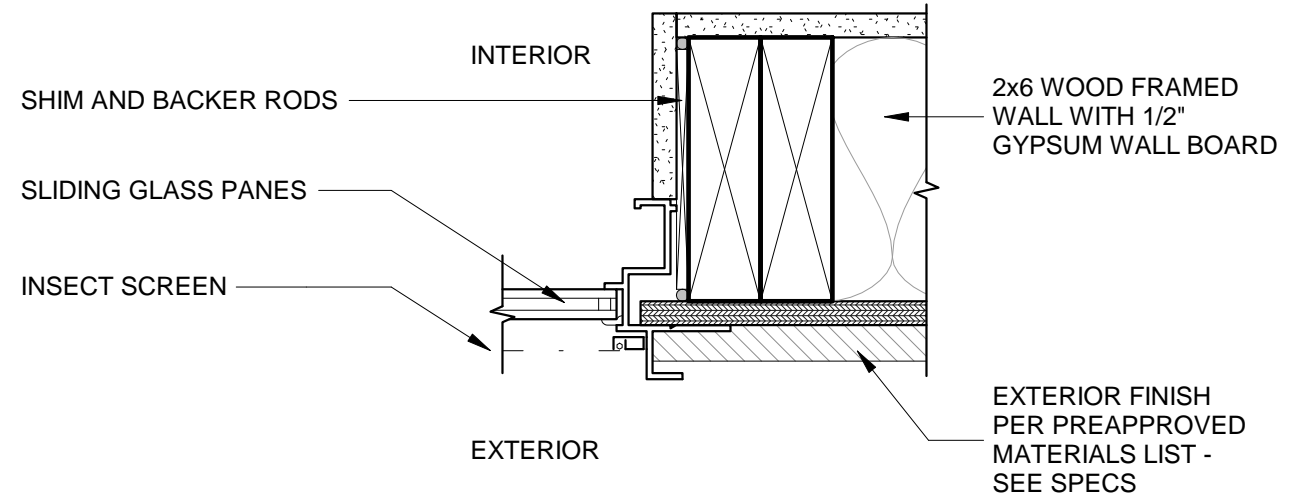
**WOOD WINDOW**



**1 WINDOW HEADER**  
SCALE: 3" = 1'-0"

**2 DOOR HEADER**  
SCALE: 3" = 1'-0"

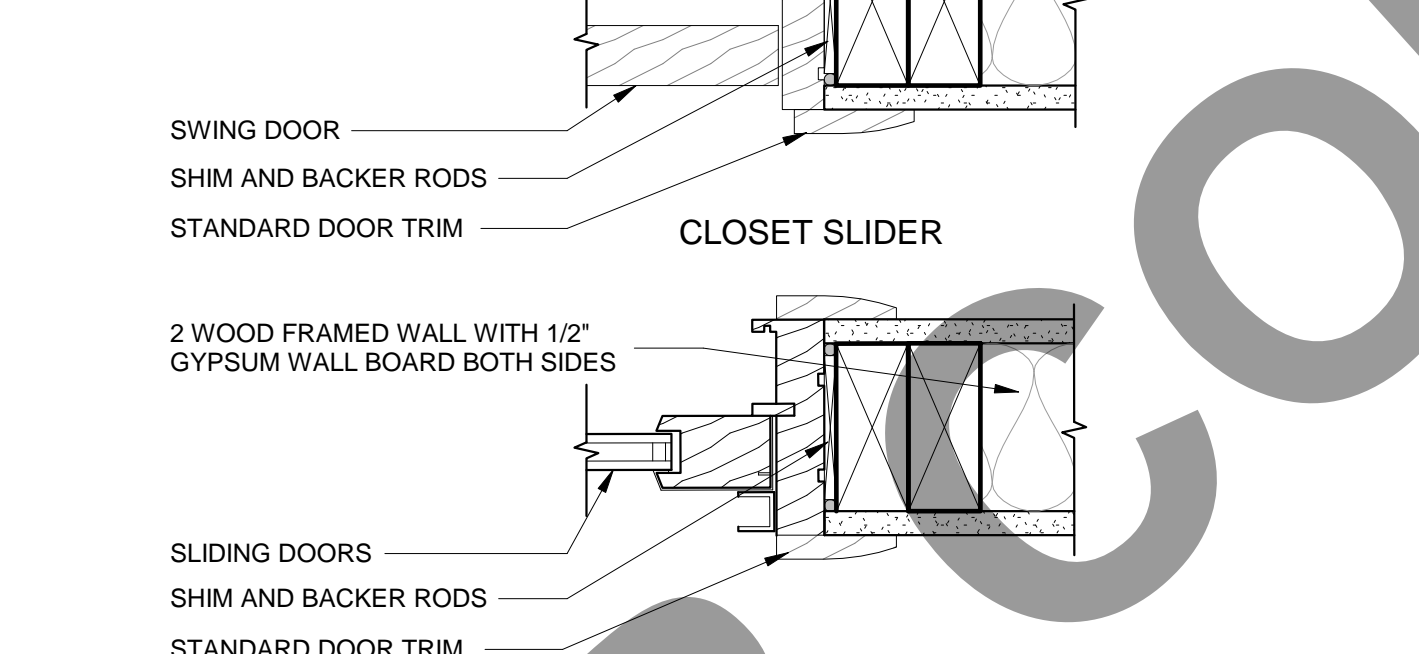
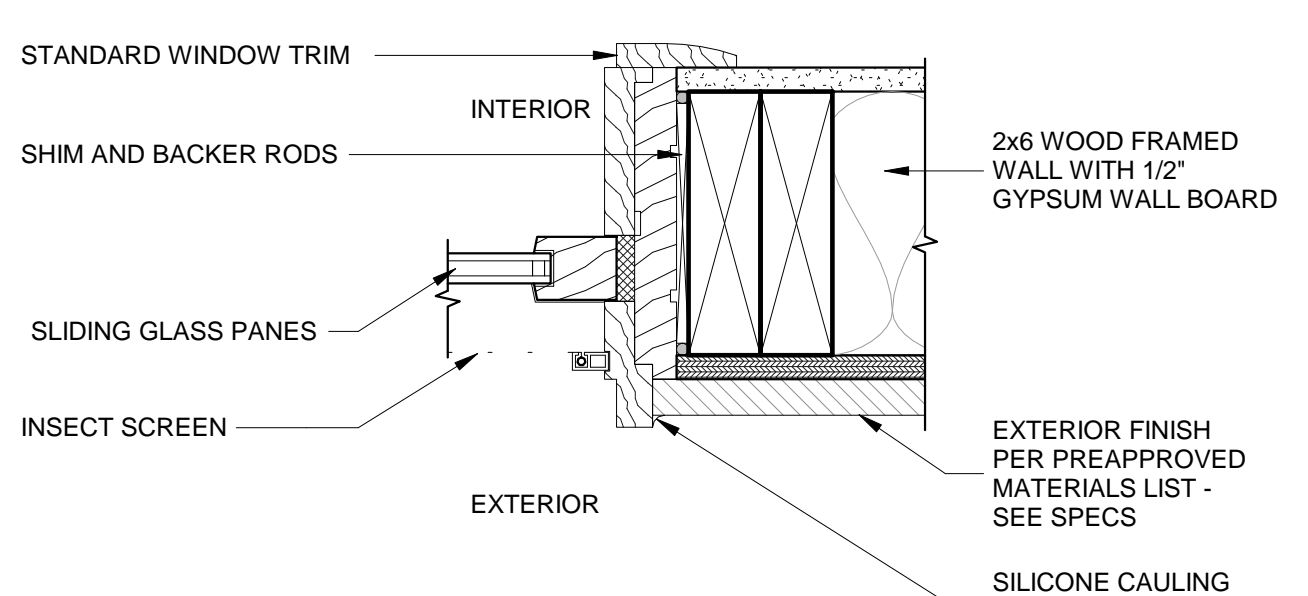
**VINYL/METAL WINDOW W/ FLANGES**



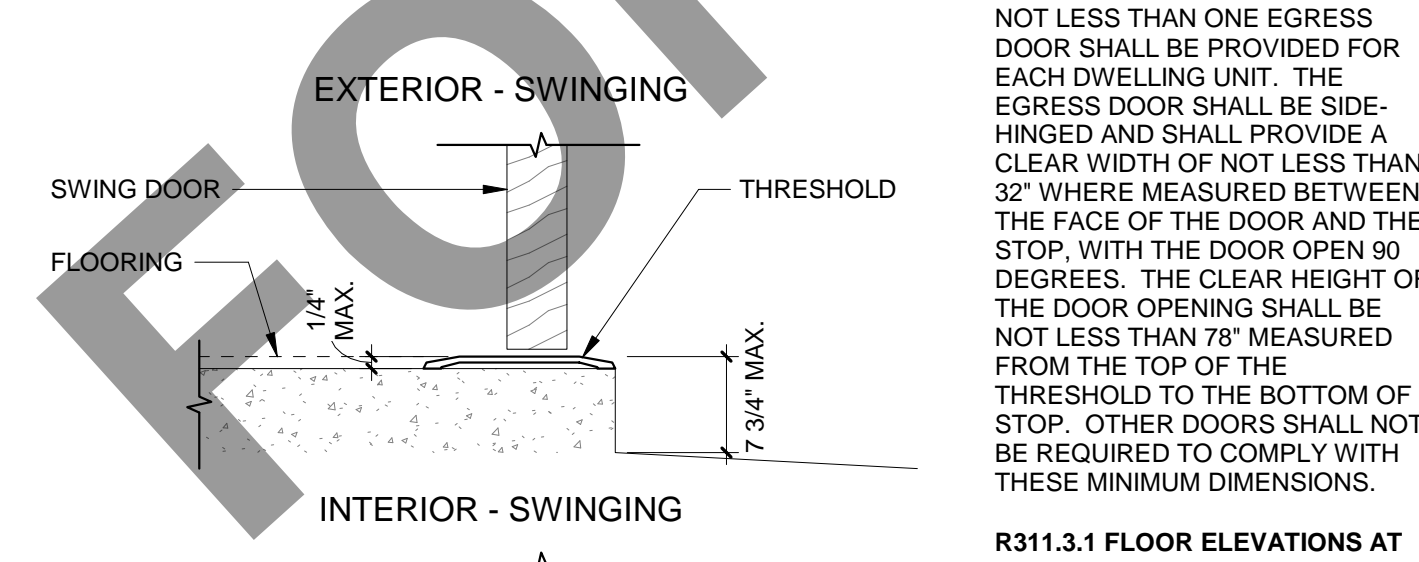
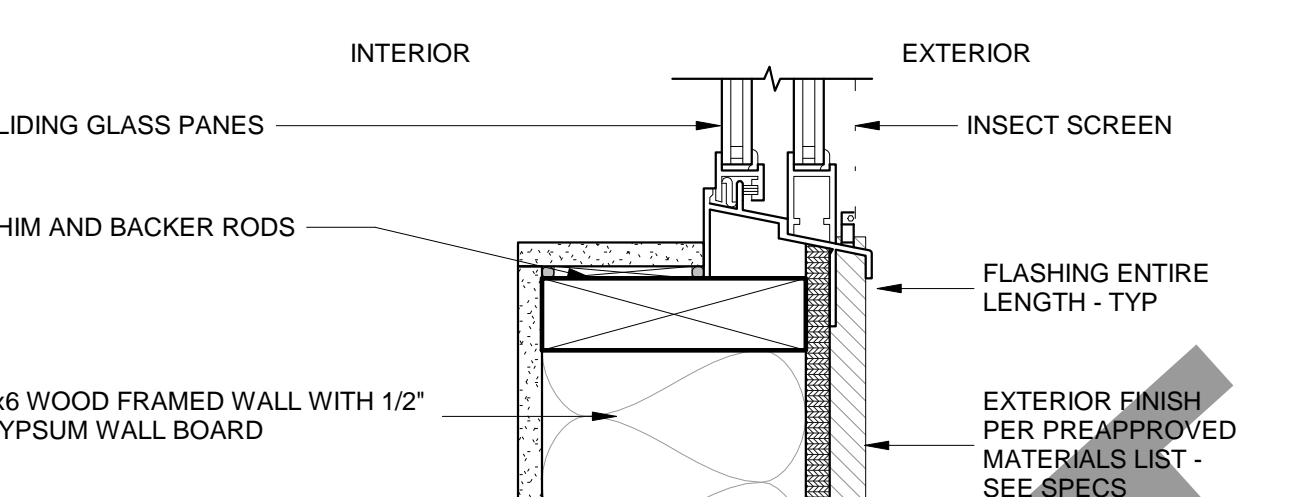
**4 WINDOW JAMB**  
SCALE: 3" = 1'-0"

**5 DOOR JAMB**  
SCALE: 3" = 1'-0"

**WOOD WINDOW**



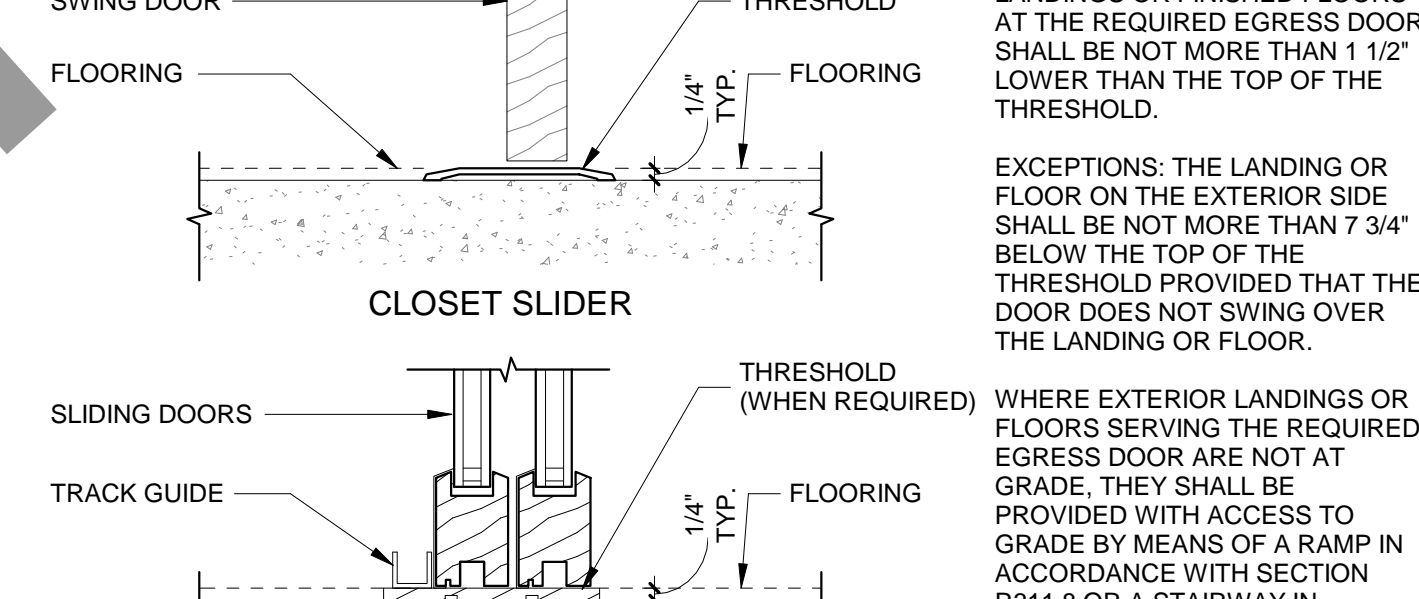
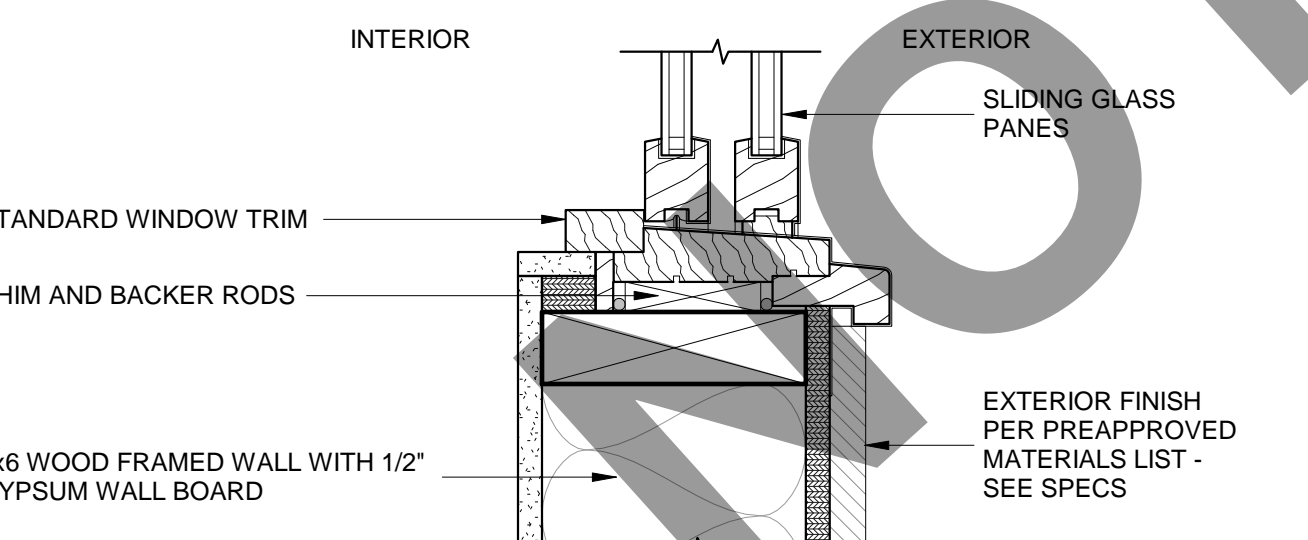
**VINYL/METAL WINDOW TYPES W/ FLANGES**



**8 WINDOW SILL**  
SCALE: 3" = 1'-0"

**9 DOOR SILL**  
SCALE: 3" = 1'-0"

**WOOD WINDOW**

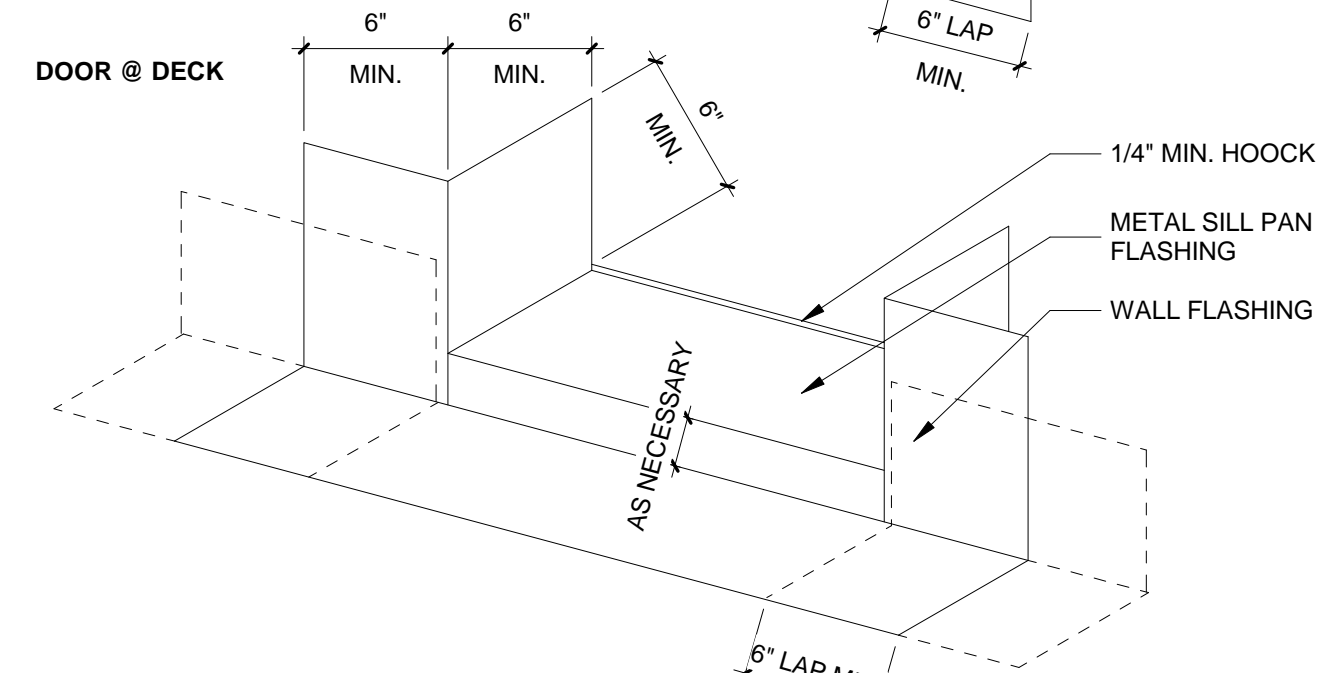
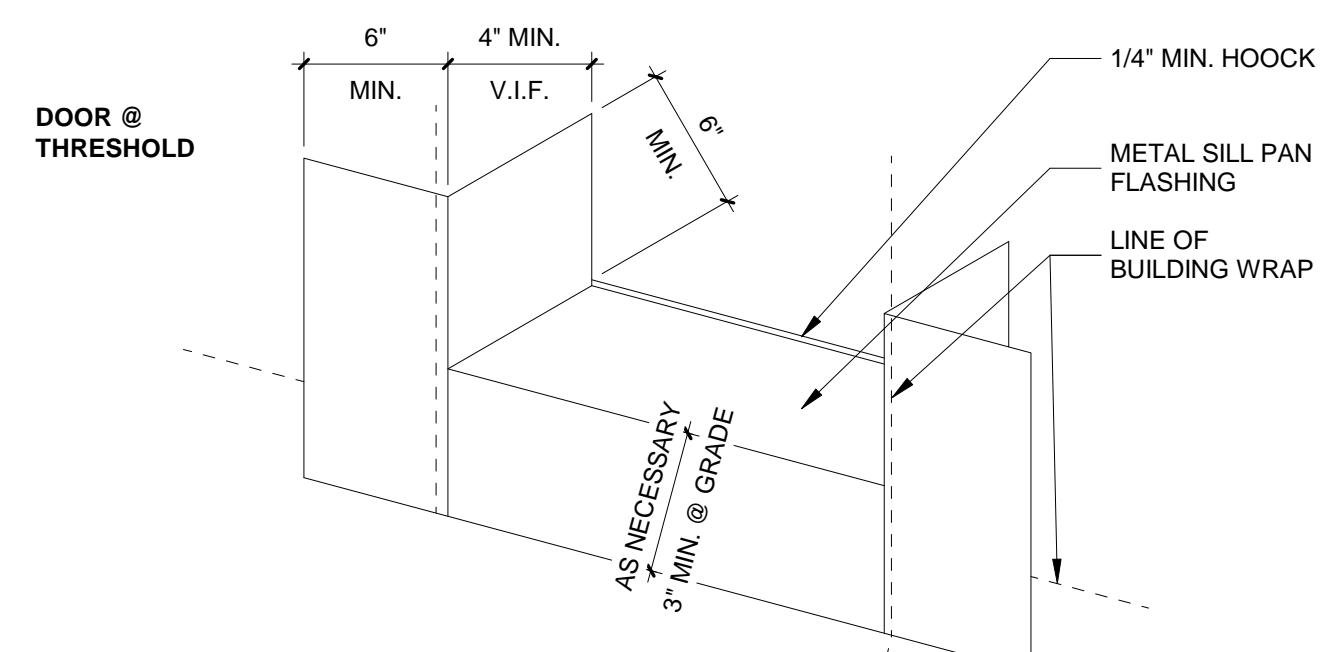


**R311.2 EGRESS DOOR**  
NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

**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" LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTIONS: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.  
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" = 1'-0"



**10 FLASHING - DOOR TYP.**  
SCALE: 1 1/2" = 1'-0"

**DESIGNER**



**OWNER**



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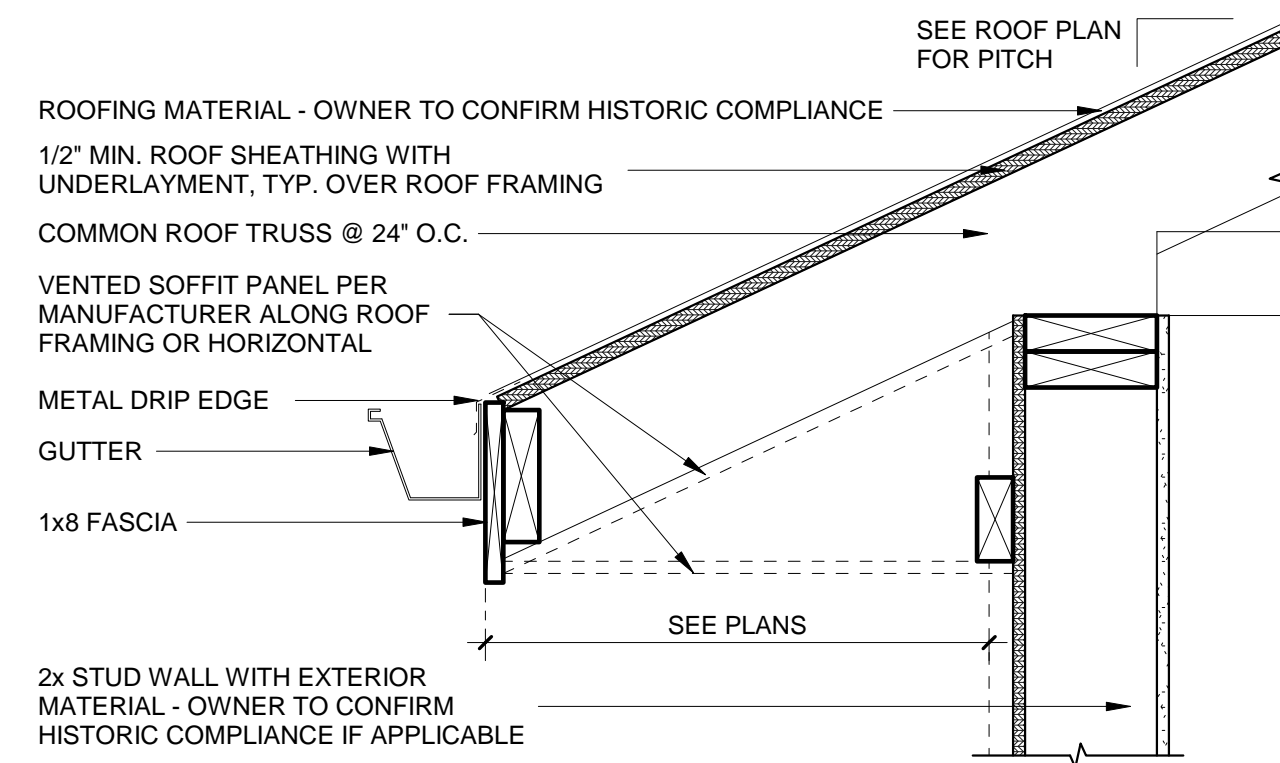
**A401**

**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.

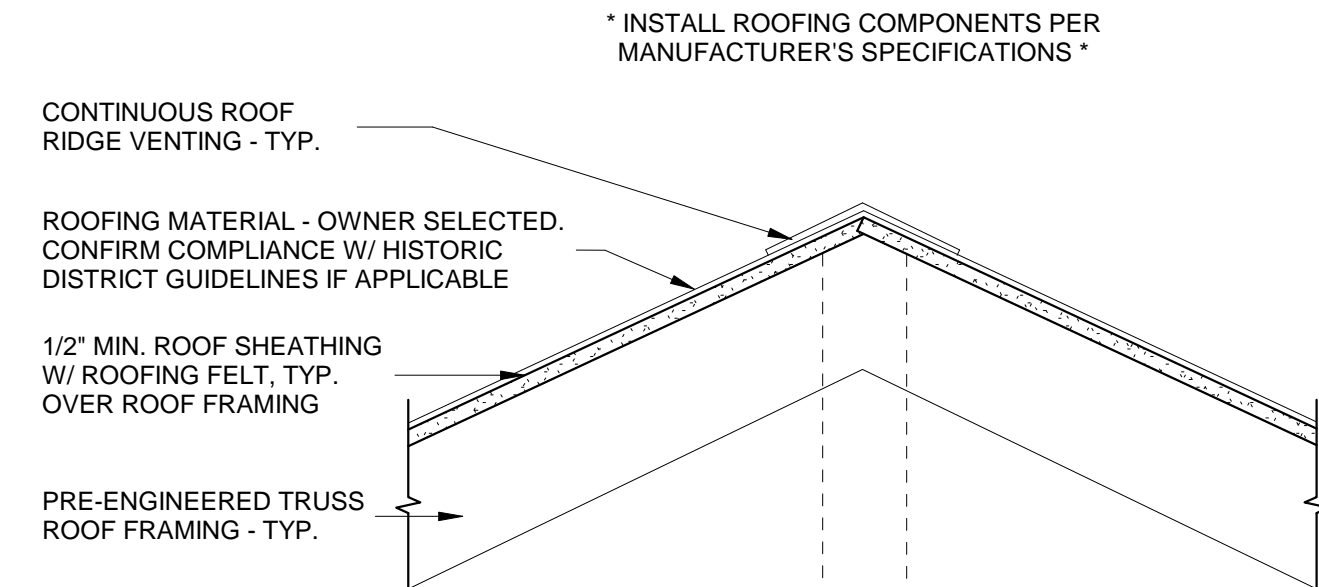
**R905.2 ASPHALT SHINGLES**

**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 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"

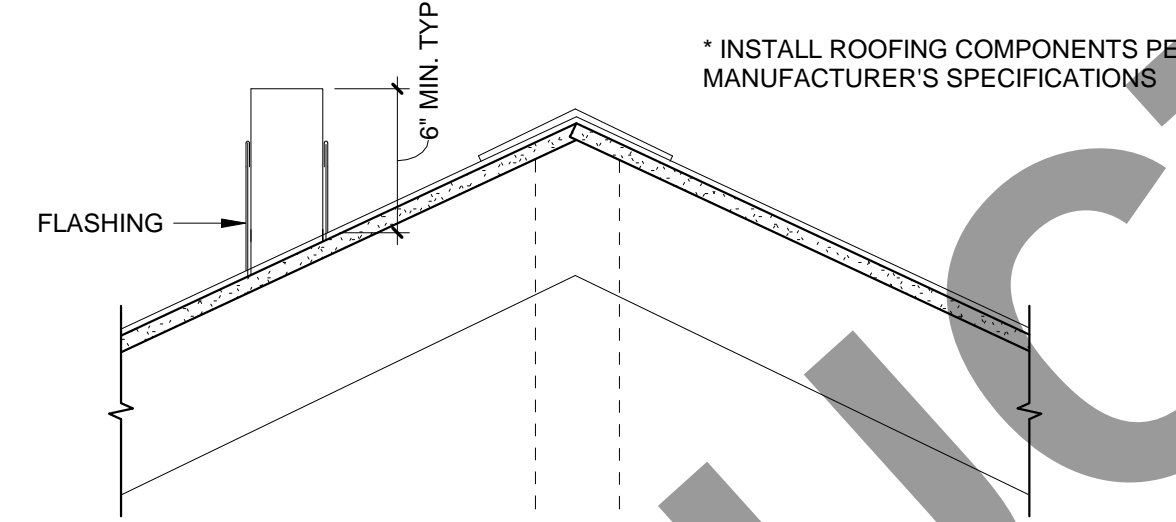


**2 ROOF RIDGE/HIP**  
SCALE: 1 1/2" = 1'-0"

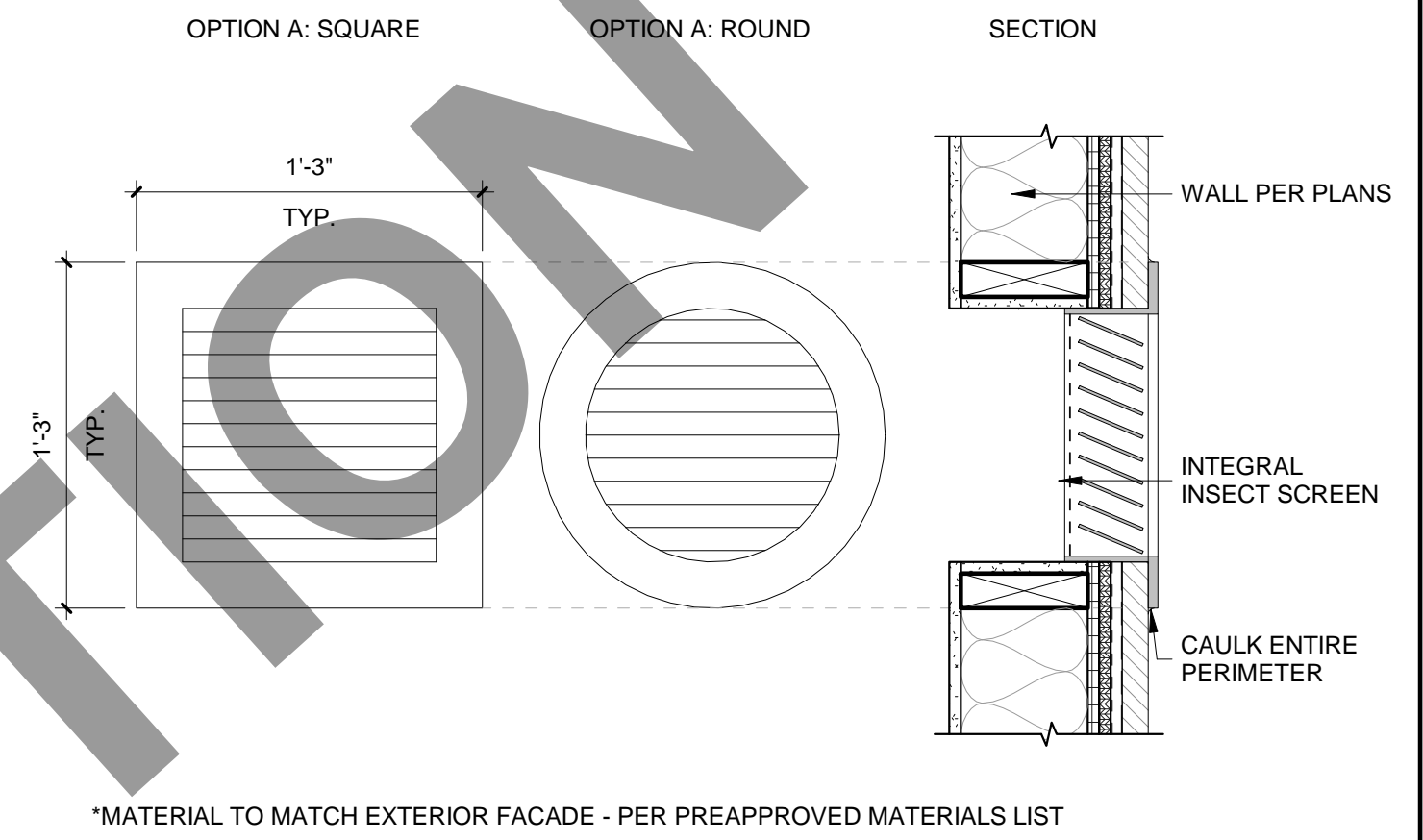
**P2607.1 PIPE PENETRATING ROOFS**  
WHERE A PIPE PENETRATES A ROOF, A FLASHING OF LEAD, COPPER, GALVANIZED STEEL OR AN APPROVED ELASTOMERIC MATERIAL SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER ENTRY INTO THE BUILDING. COUNTER FLASHING INTO THE OPENING OF PIPE SERVING AS A VENT TERMINAL SHALL 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.

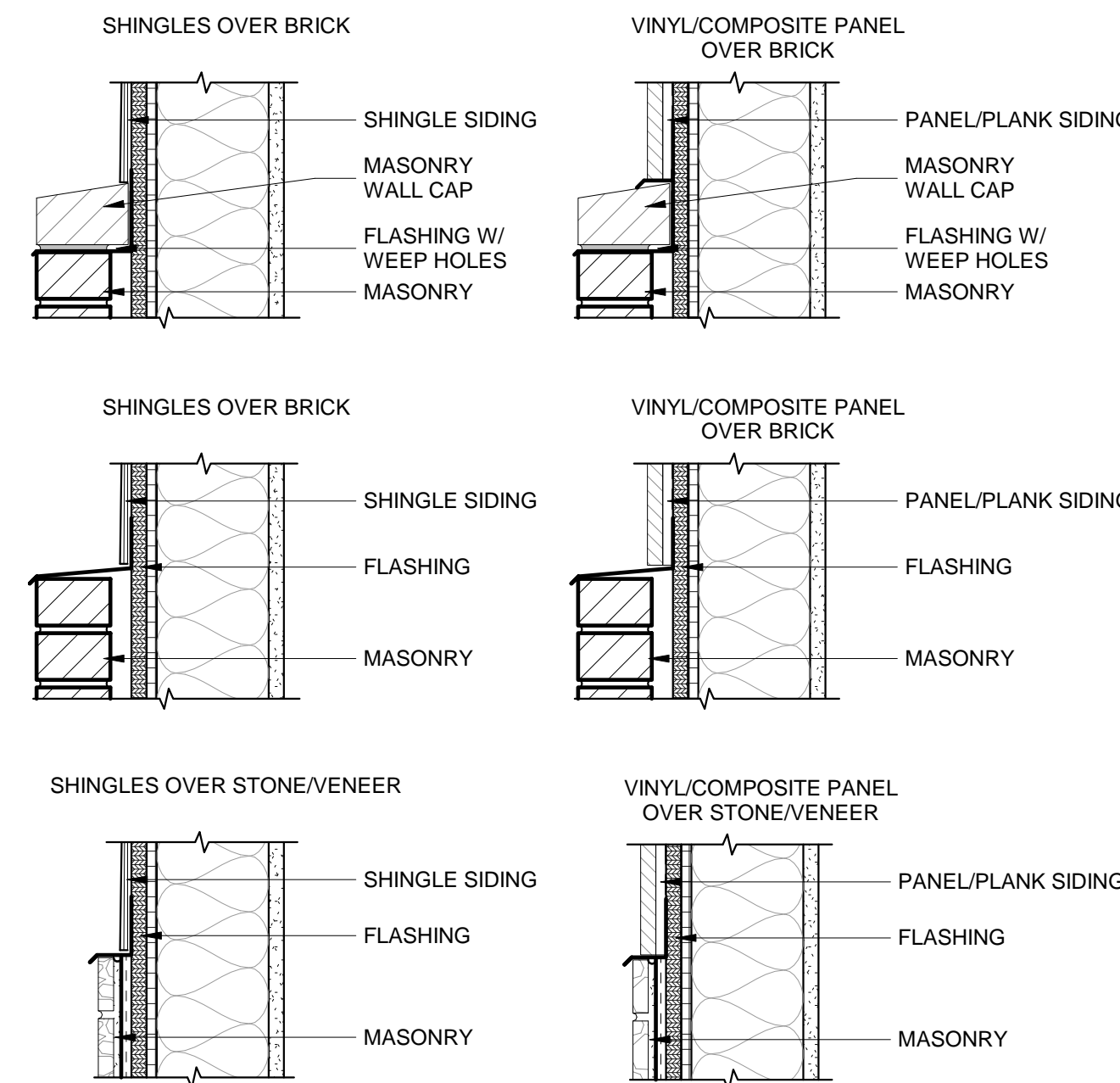
**P3103.3 FLASHINGS AND SEALING**  
THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATERTIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WEATHER TIGHT BY CAULKING.



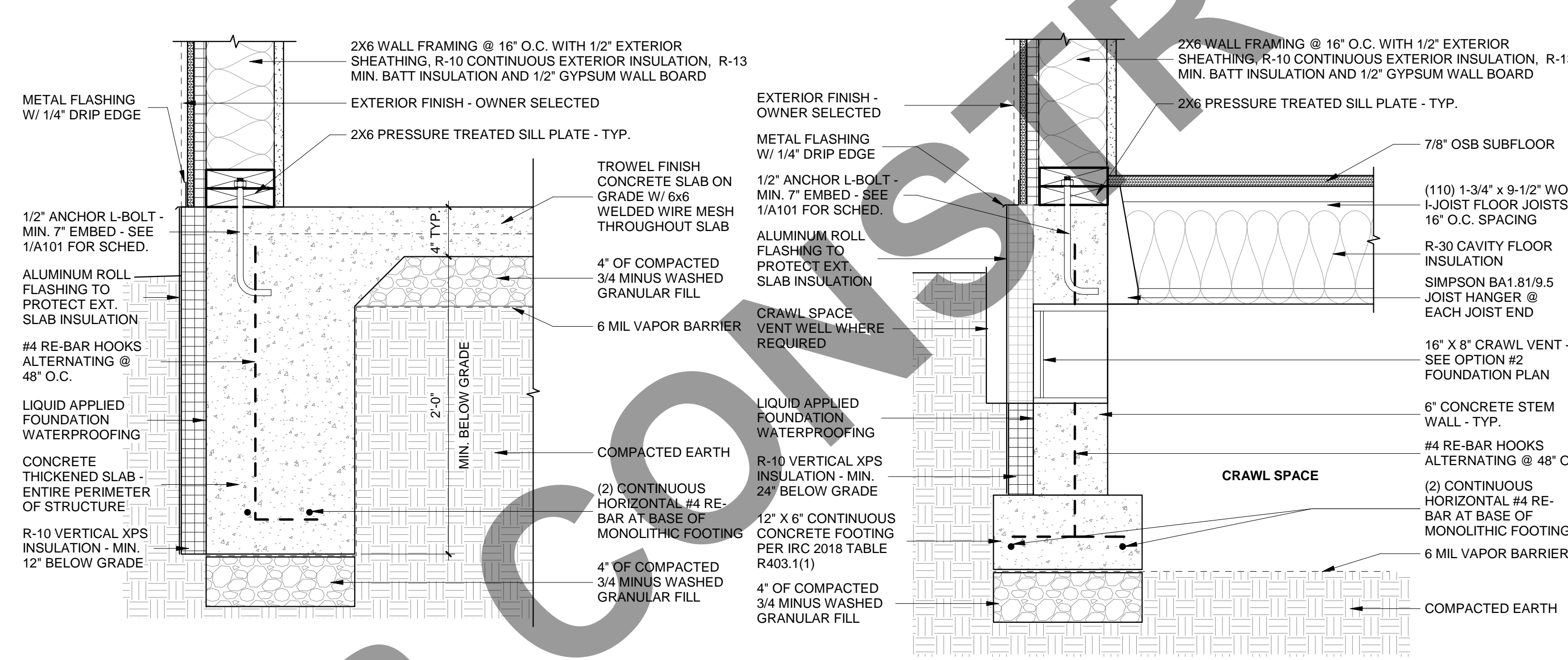
**3 ROOF PENETRATION**  
SCALE: 1 1/2" = 1'-0"



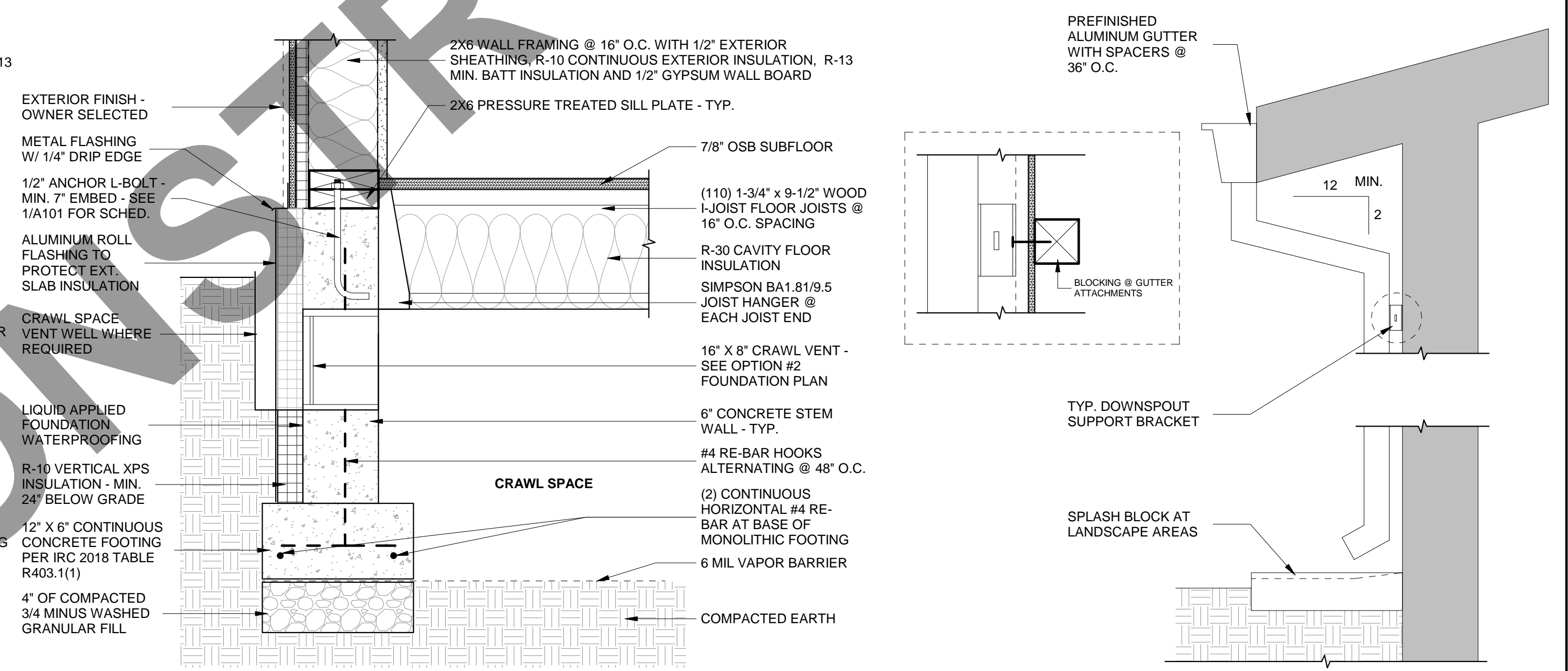
**4 DECORATIVE GABLE VENTS**  
SCALE: 1 1/2" = 1'-0"



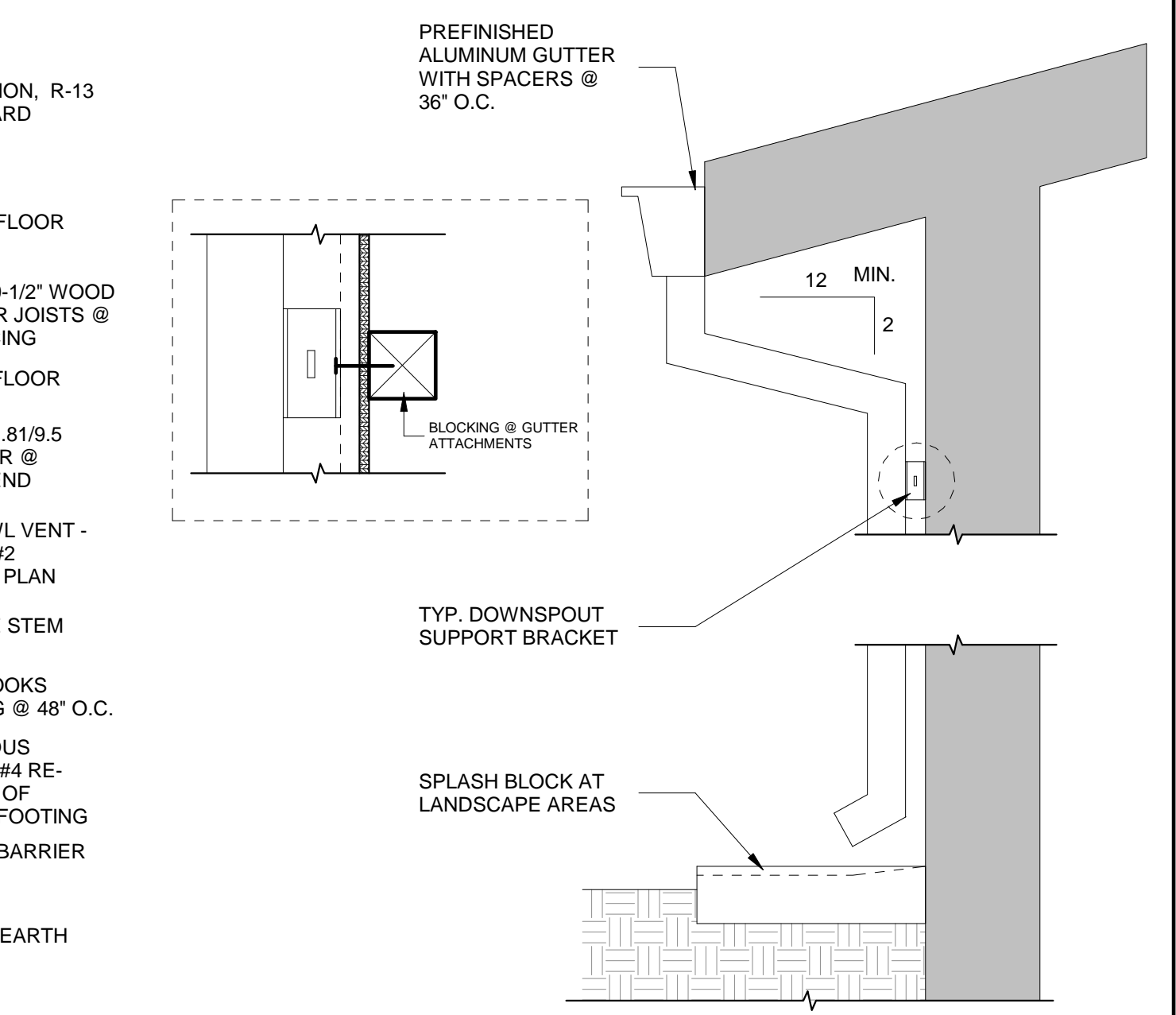
**5 STACKED MATERIAL**  
SCALE: 1 1/2" = 1'-0"



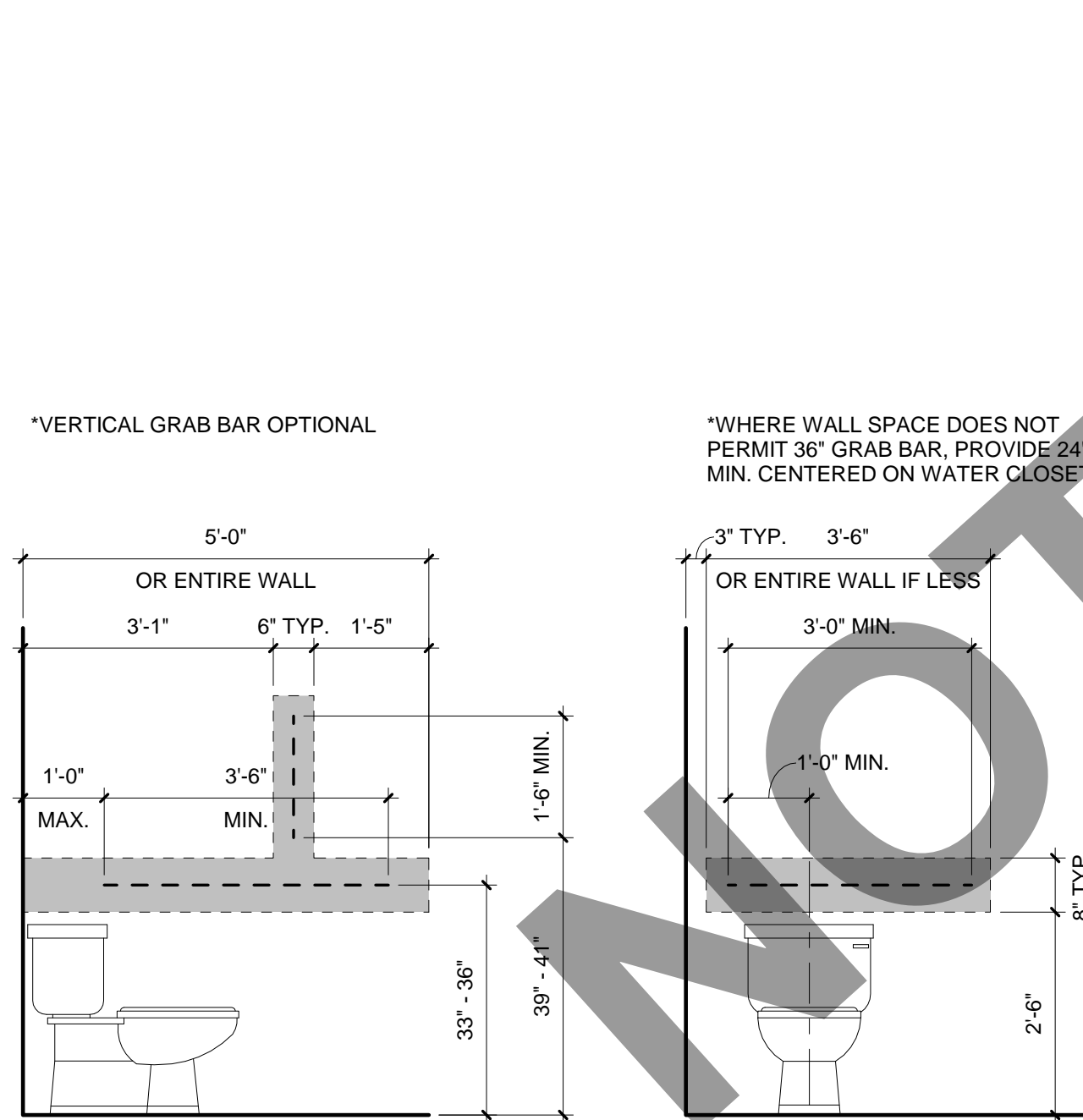
**6 MONOLITHIC FOUNDATION DETAIL**  
SCALE: 1 1/2" = 1'-0"



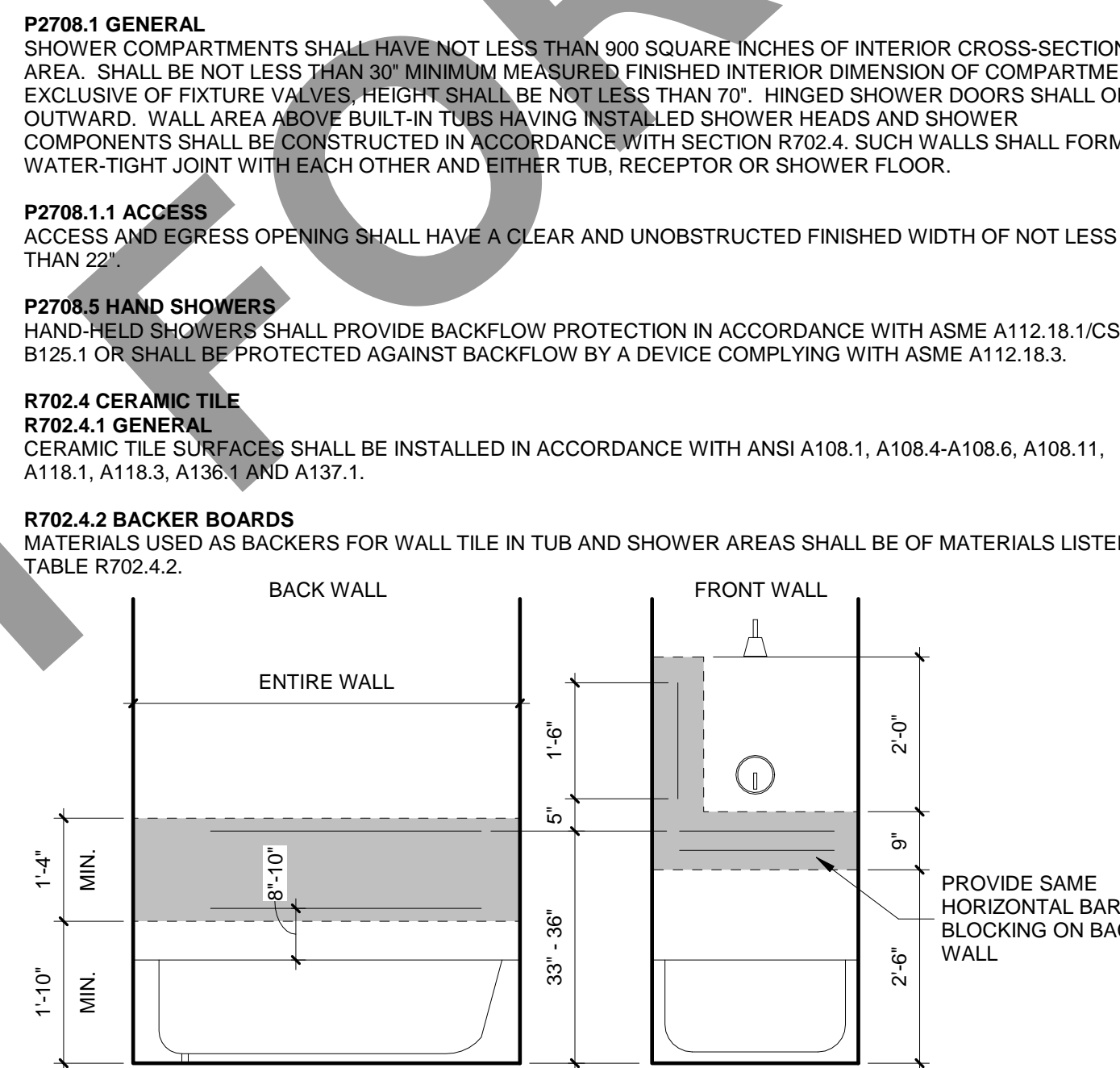
**7 STEM WALL FOUNDATION DETAIL**  
SCALE: 1 1/2" = 1'-0"



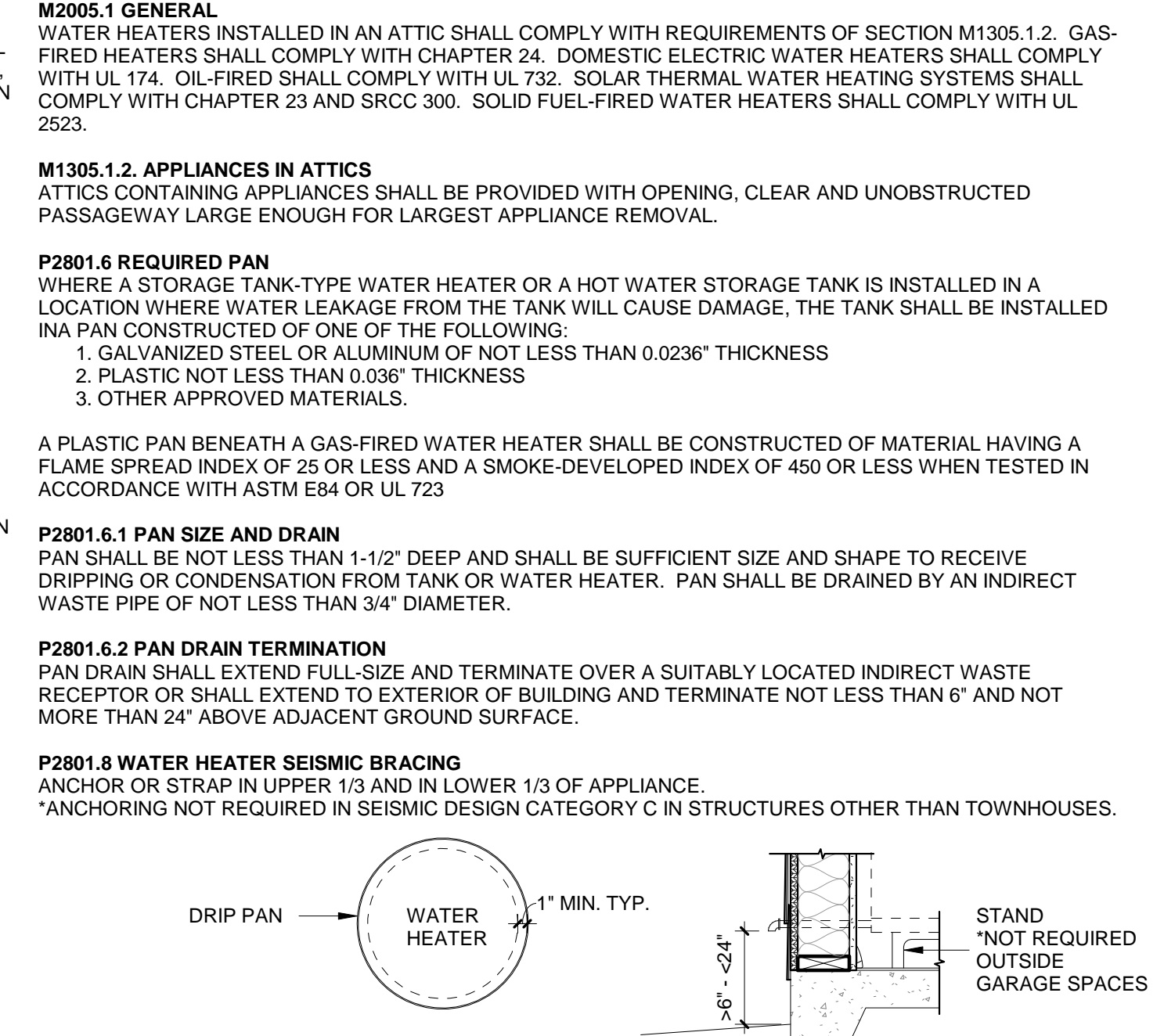
**8 GUTTER TO DOWNSPOUT**  
SCALE: 1 1/2" = 1'-0"



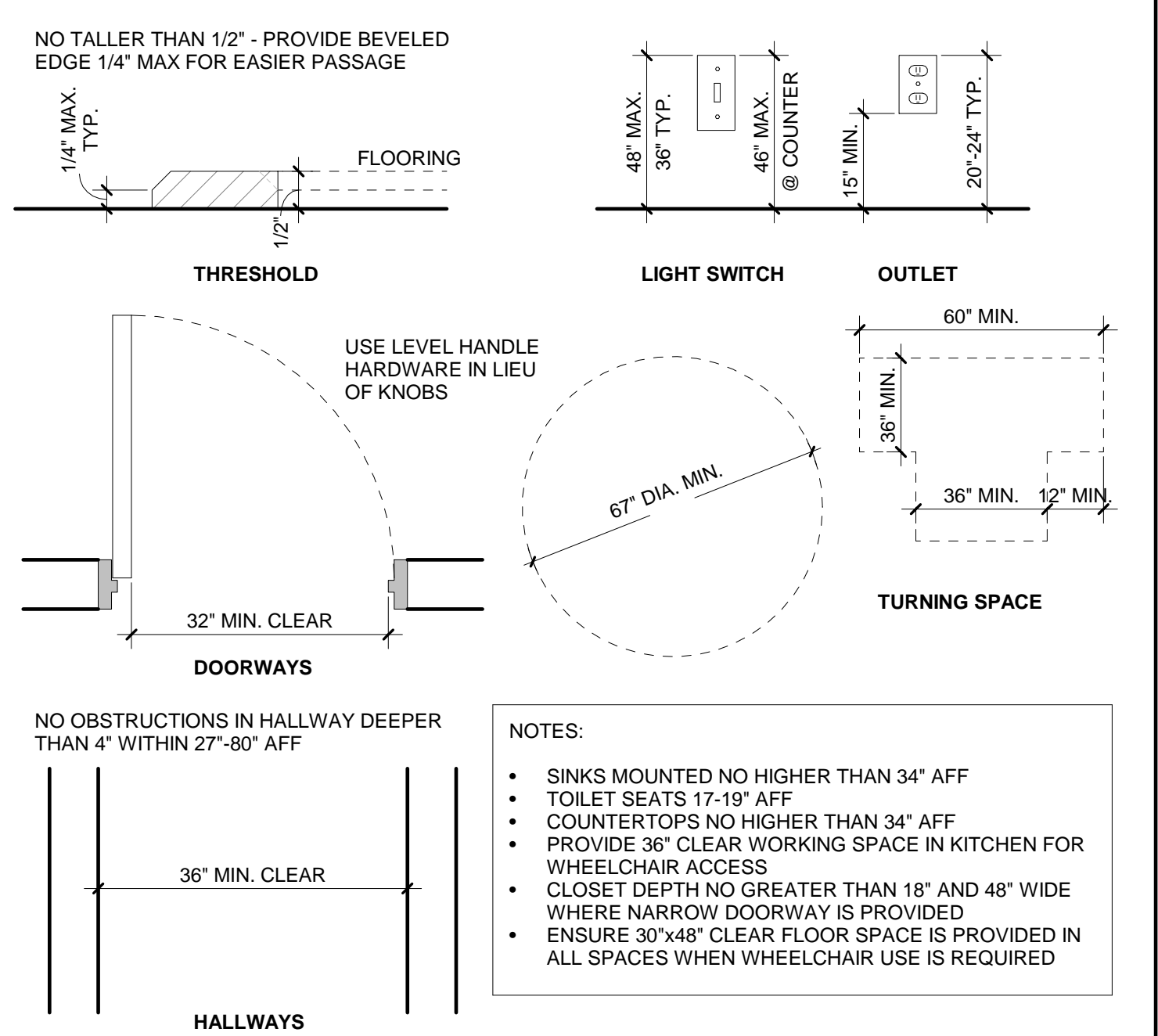
**9 TOILET BLOCKING - AGING-IN-PLACE**  
SCALE: 1/2" = 1'-0"



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



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



**12 ACCESSIBLE UNIT REQUIREMENTS**  
SCALE: 6" = 1'-0"

DESIGNER

**LARKE**  
ARCHITECTURE  
BOISE, IDAHO

OWNER



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