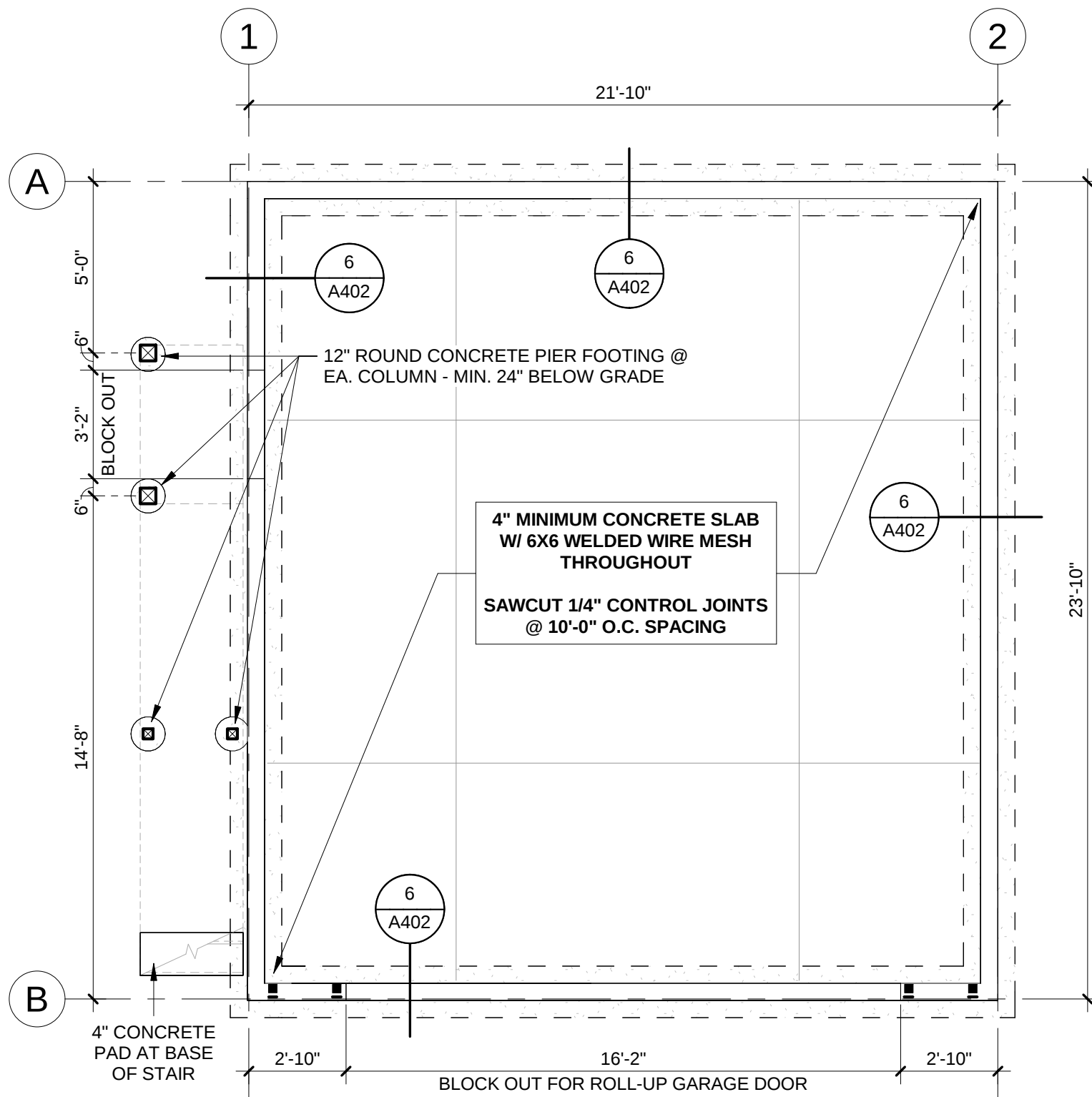






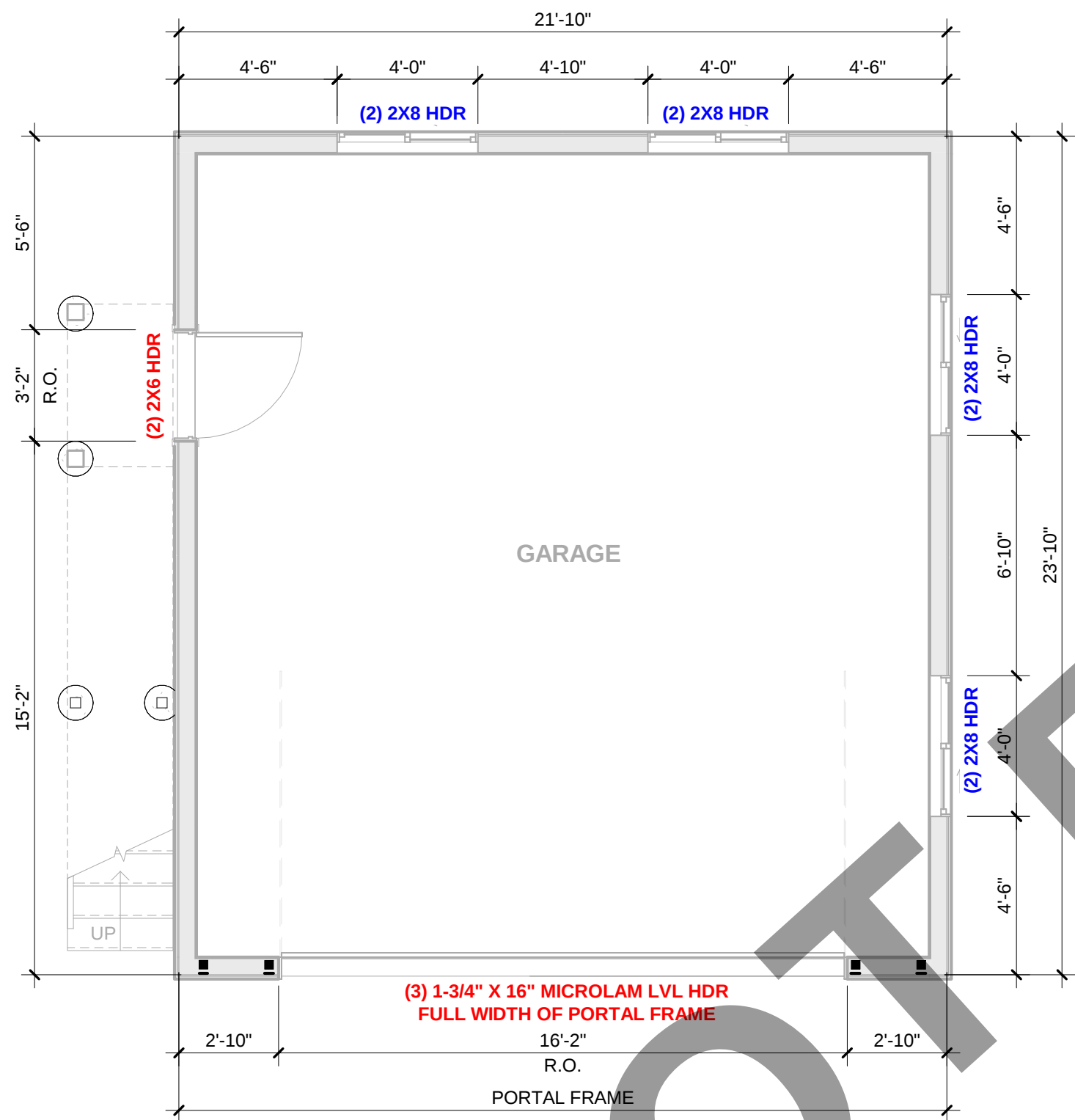
### ANCHOR BOLT SCHEDULE

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1/2"         | L-BOLT ANCHOR - MIN. 7" EMBED - @ 48" O.C. SPACING                                                                                                    |
| PORTAL FRAME | WOOD STRUCTURAL PANELS (7/16")<br>13-13/16" PREFLECTED GALVANIZED HOLDOWN ANCHOR FASTENED W/ STRAP PER PORTAL FRAME DETAIL - INSTALL PER MANUFACTURER |

\* SEE 7/A401 FOR PORTAL FRAME INFORMATION \*  
\*\* SEE FOUNDATION GROUND REQUIREMENT INFORMATION ON G001\*\*

#### 1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



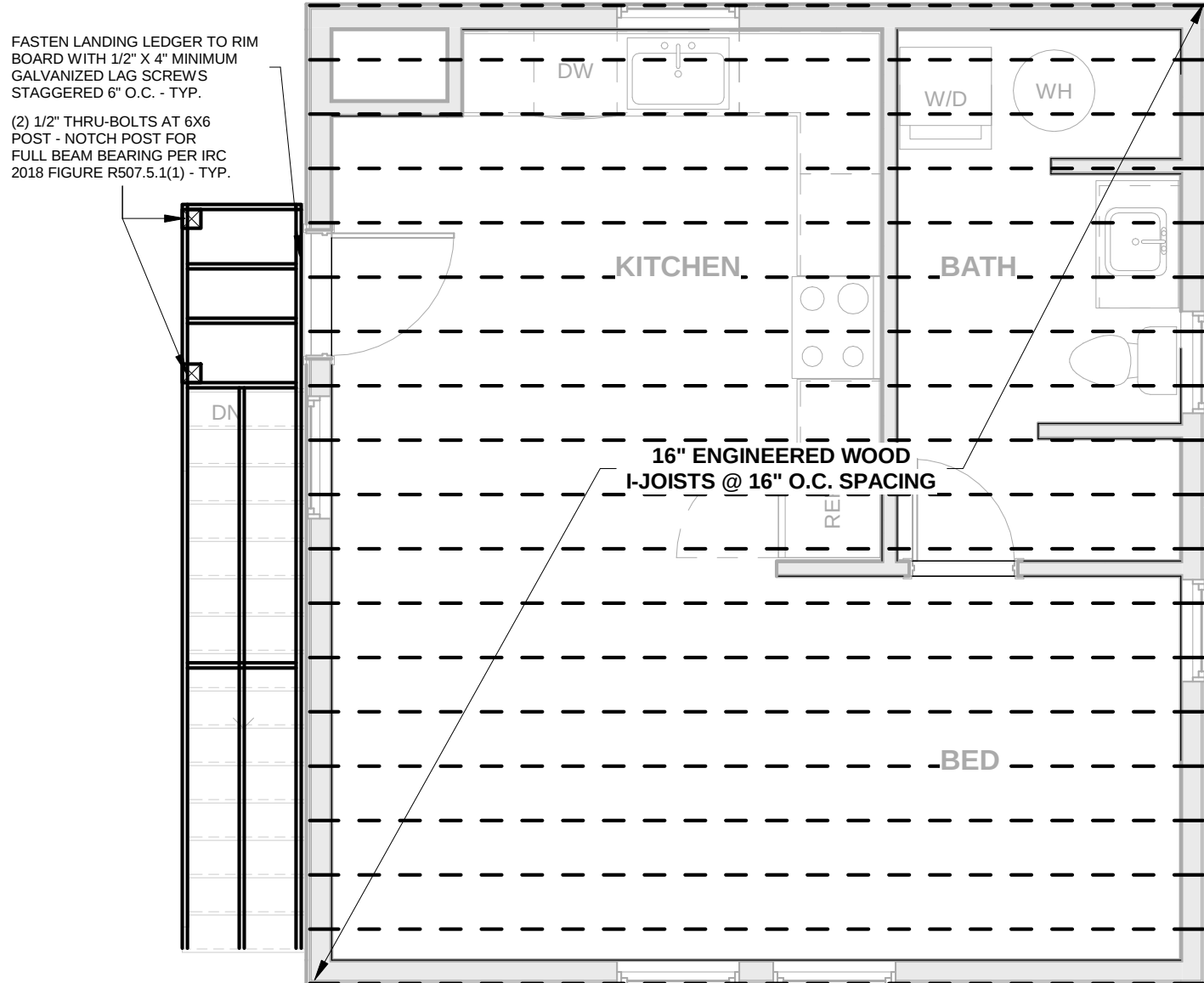
### WALL BRACING NOTES

\* UNO, ALL WALLS 7/16" MIN. WOOD STRUCTURAL PANELS WITH EDGES BLOCKED AND NAILED WITH MIN. 8d NAILS 6" O.C. & AT 12" O.C. OVER MID-PANEL STUDS \*

\*\* SEE 7/A401 FOR PORTAL FRAME INFORMATION \*\*

#### 4 Level 01 - WALL BRACING PLAN

SCALE: 1/4" = 1'-0"

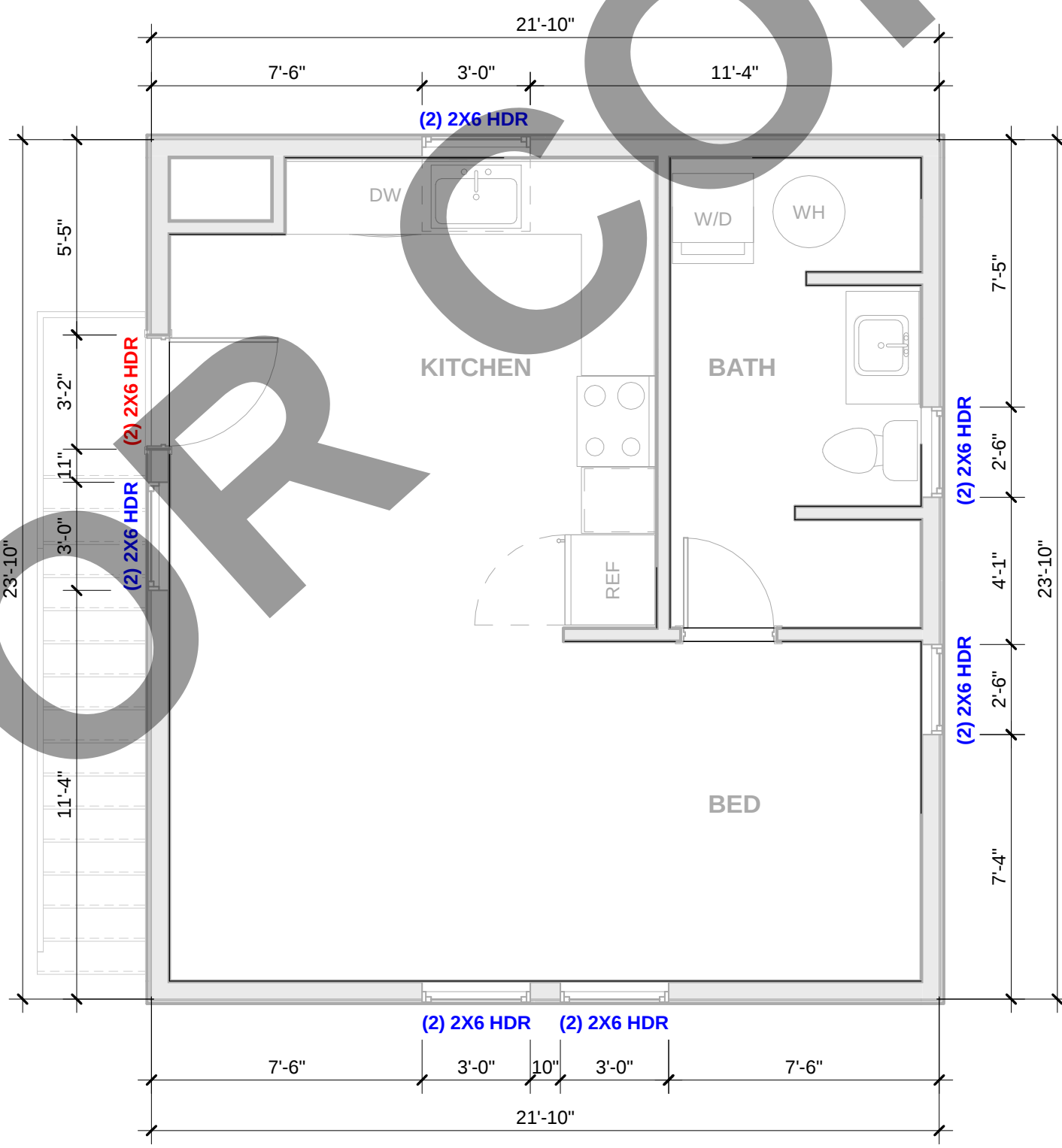


### FRAMING LEGEND

- DOUG. FIR #2 OR BETTER 2X10 DIMENSIONAL LUMBER @ 24" O.C. SPACING
- DOUG. FIR #2 OR BETTER PRESSURE TREATED 2X12 DIMENSIONAL LUMBER @ 24" O.C. SPACING
- (210) 1-3/4" X 16" ENGINEERED WOOD I-JOIST @ 16" O.C. SPACING

#### 2 FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

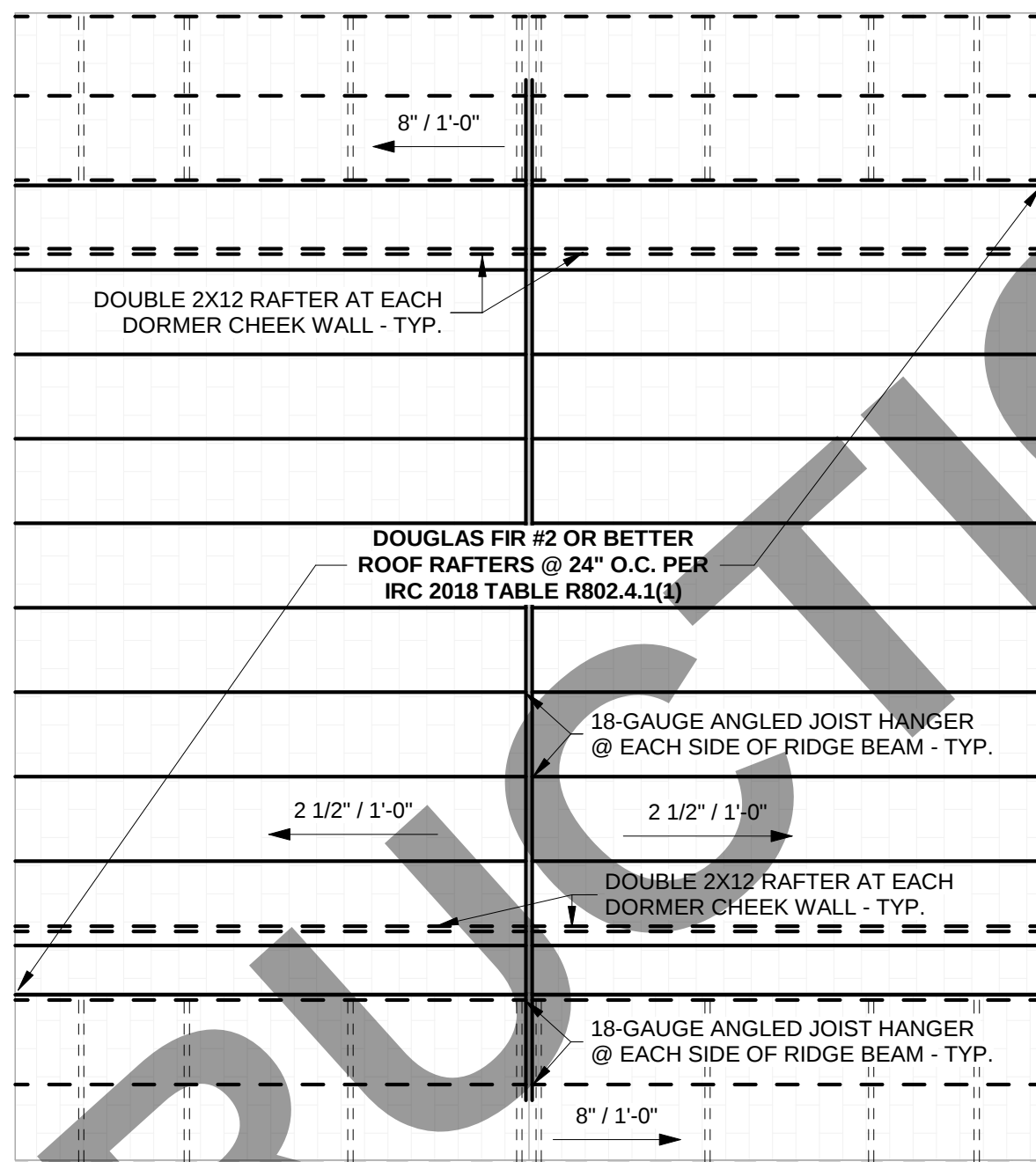


### WALL BRACING NOTES

\* UNO, ALL WALLS 7/16" MIN. WOOD STRUCTURAL PANELS WITH EDGES BLOCKED AND NAILED WITH MIN. 8d NAILS 6" O.C. & AT 12" O.C. OVER MID-PANEL STUDS \*

#### 5 Level 02 - WALL BRACING PLAN

SCALE: 1/4" = 1'-0"



### FRAMING LEGEND

- DOUG. FIR #2 OR BETTER 2X10 DIMENSIONAL LUMBER @ 24" O.C. SPACING
- DOUG. FIR #2 OR BETTER 2X12 DIMENSIONAL LUMBER @ 24" O.C. SPACING
- 6-3/4" X 18" GLU-LAM RIDGE BEAM
- DOUG. FIR #2 OR BETTER 2X6 OUTRIGGERS FOR ROOF OVERHANGS

#### 3 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

### WALL TYPES

| INTERIOR WALLS | EXTERIOR WALLS   |
|----------------|------------------|
|                |                  |
| GARAGE WALLS   | FOUNDATION WALLS |
|                |                  |

### GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G001 FOR ADDITIONAL REQUIREMENTS.
- DIMENSIONS ARE TO FACE OF STUD 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.
- 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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GARAGE: 528 SQ. FT.  
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#### ISSUES

##### PHASE

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| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

#### SHEET NAME

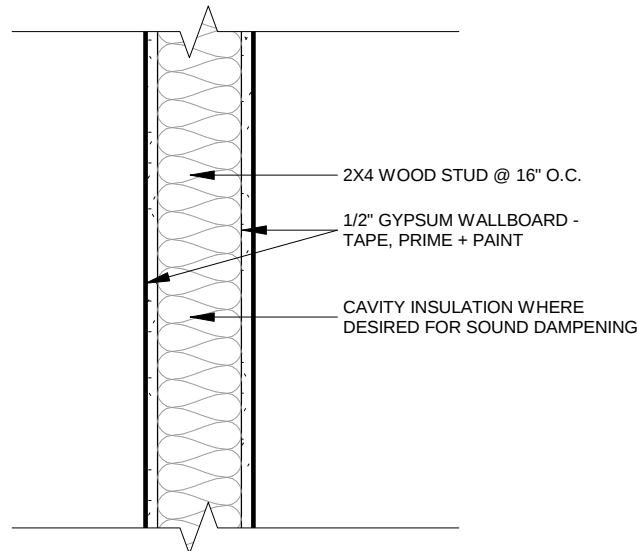
#### PLAN VIEWS

#### SHEET NUMBER

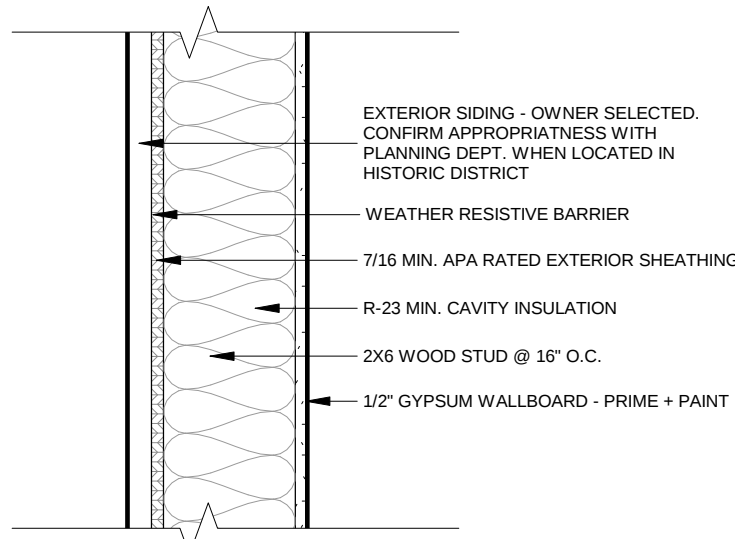
**A101**

## WALL TYPES

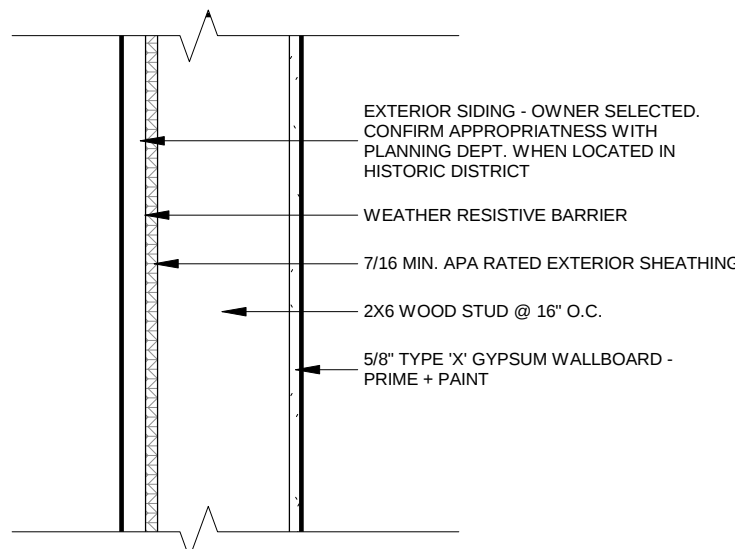
### INTERIOR WALLS



### EXTERIOR WALLS



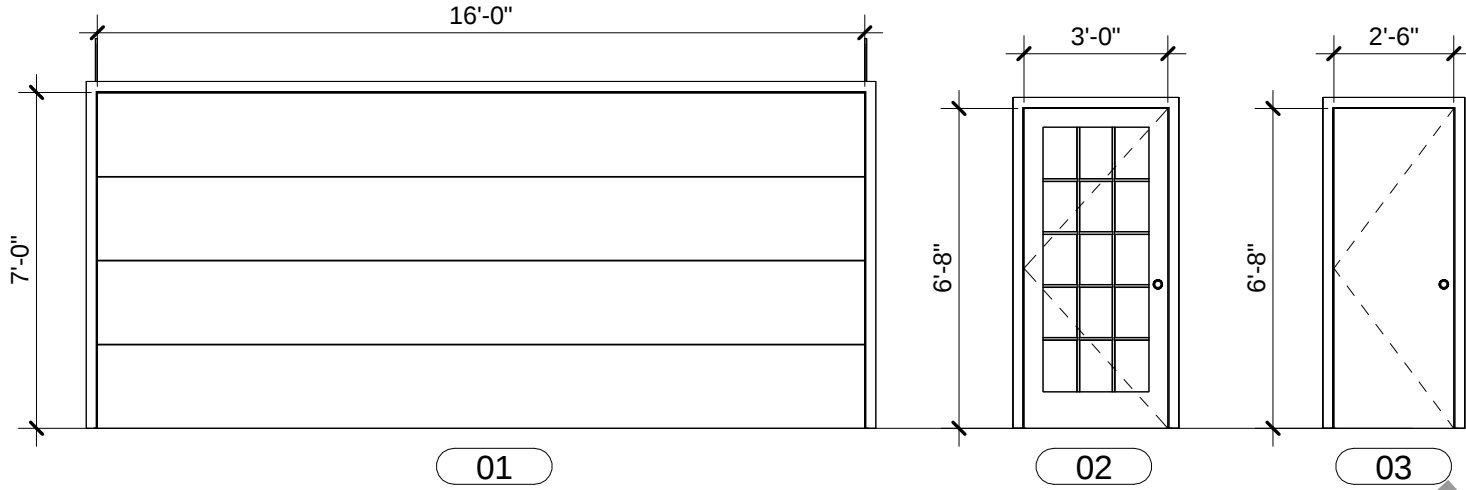
### GARAGE WALLS



## DOOR SCHEDULE

| IDENTIFICATION | DOOR   |       | IDENTITY | GLASS TYPE | REMARKS |
|----------------|--------|-------|----------|------------|---------|
|                | W      | HT    |          |            |         |
| 01             | 16'-0" | 7'-0" | ROLL-UP  | TBD        |         |
| 02             | 3'-0"  | 6'-8" | SWINGING | LOW-E II   |         |
| 03             | 2'-6"  | 6'-8" | SWINGING | N/A        |         |

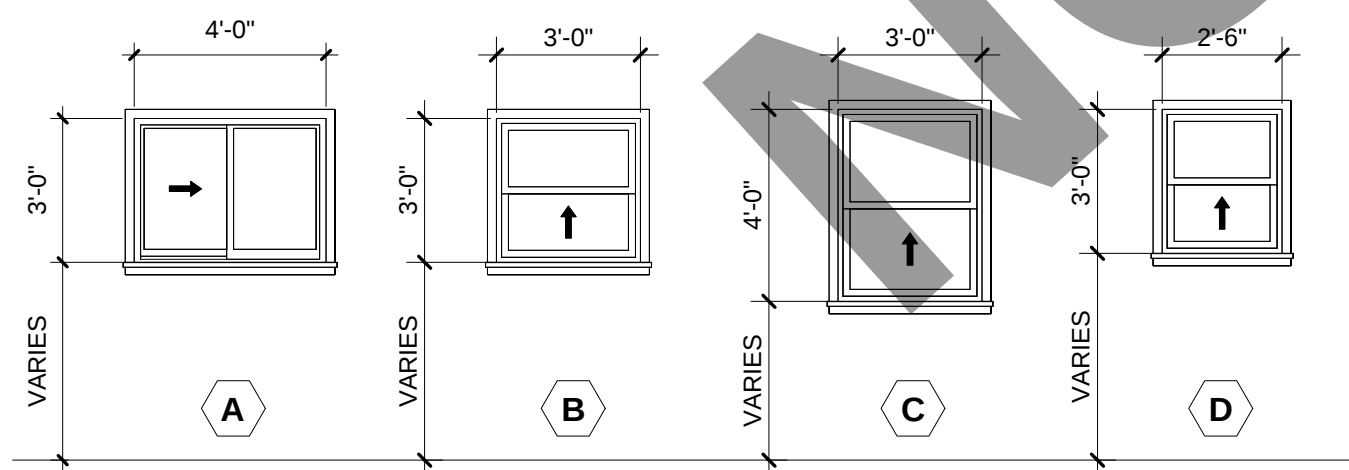
### DOOR TYPES



## WINDOW SCHEDULE

| MARK | WIDTH | HEIGHT | HEADER HEIGHT | MINIMUM U-VALUE | REMARKS                     |
|------|-------|--------|---------------|-----------------|-----------------------------|
| A    | 4'-0" | 3'-0"  | 6'-8"         | 0.30            |                             |
| B    | 3'-0" | 3'-0"  | 6'-6"         | 0.30            | ENTRY WINDOW TO BE TEMPERED |
| C    | 3'-0" | 4'-0"  | 6'-8"         | 0.30            |                             |
| D    | 2'-6" | 3'-0"  | 7'-0"         | 0.30            | BATH WINDOW TO BE TEMPERED  |

### WINDOW TYPES



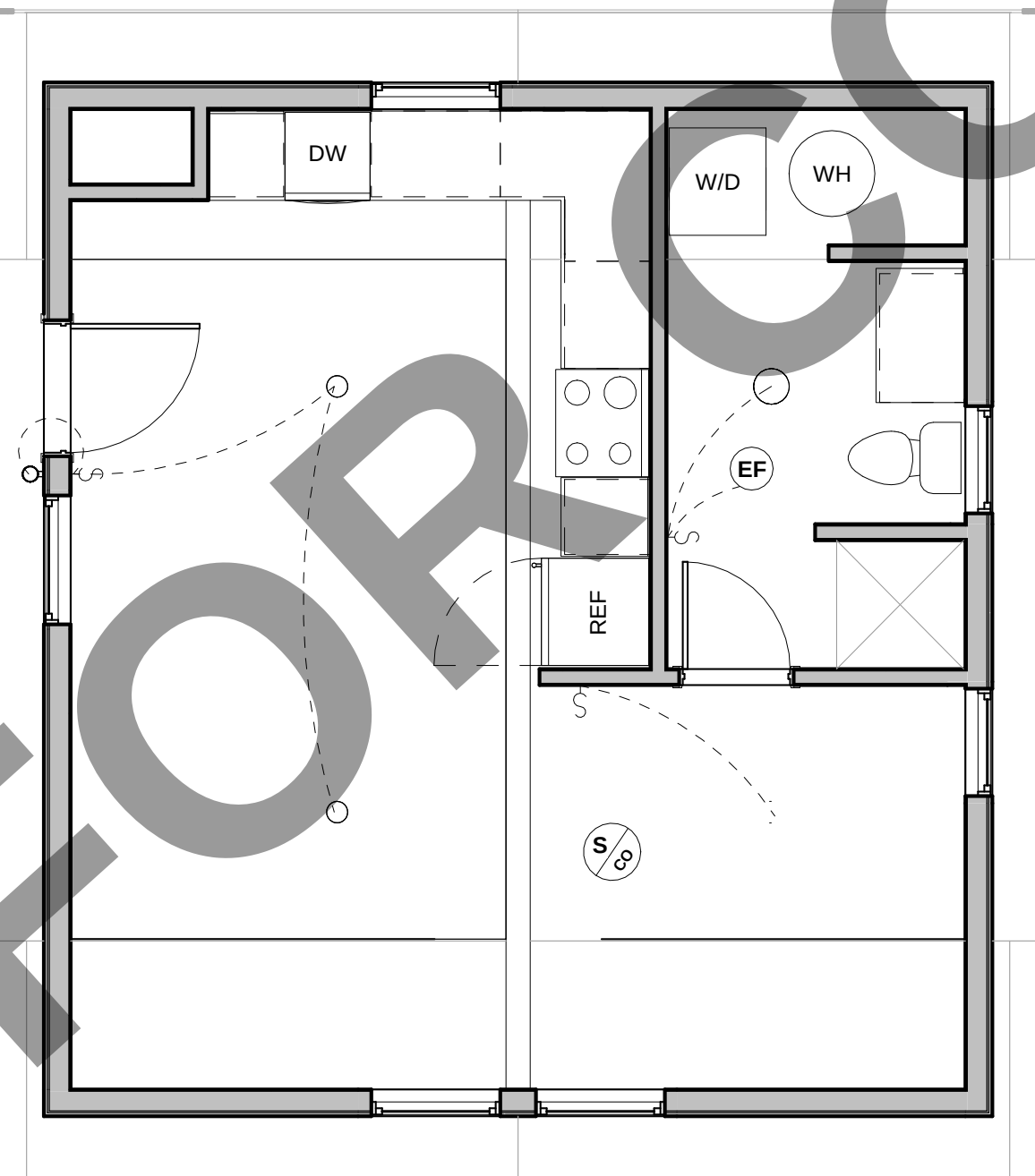
## ELECTRICAL LEGEND

|  |                                      |  |                        |
|--|--------------------------------------|--|------------------------|
|  | 4" RECESSED ELECTRICAL LIGHT FIXTURE |  | EXHAUST FAN            |
|  | FLUSH MOUNT LINEAR LIGHT FIXTURE     |  |                        |
|  | ELECTRICAL LIGHT SWITCH              |  | THREE-WAY LIGHT SWITCH |
|  | DOUBLE LIGHT SWITCH                  |  | SMOKE / CO DETECTOR    |

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

### 1 LEVEL 01 ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



## ELECTRICAL LEGEND

|  |                                      |  |                        |
|--|--------------------------------------|--|------------------------|
|  | 4" RECESSED ELECTRICAL LIGHT FIXTURE |  | EXHAUST FAN            |
|  | FLUSH MOUNT ELECTRICAL LIGHT FIXTURE |  |                        |
|  | ELECTRICAL LIGHT SWITCH              |  | THREE-WAY LIGHT SWITCH |
|  | DOUBLE LIGHT SWITCH                  |  | SMOKE / CO DETECTOR    |

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

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924 SQ. FT. STUDIO ADU ABOVE GARAGE

GARAGE: 528 SQ. FT.  
STUDIO: 396 SQ. FT.

### ISSUES

#### PHASE

#### DATE

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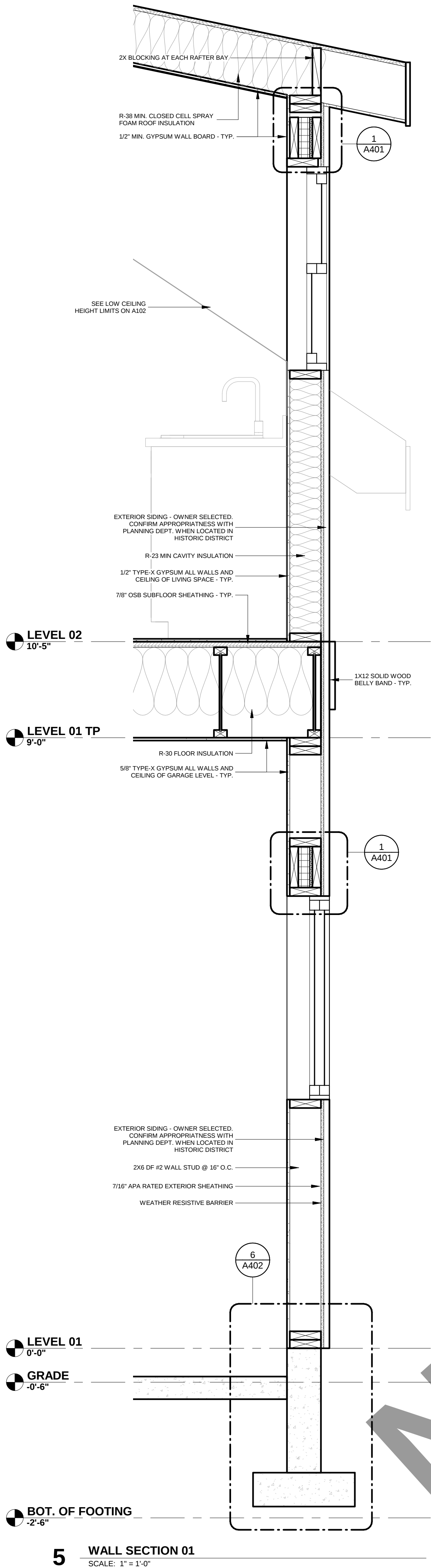
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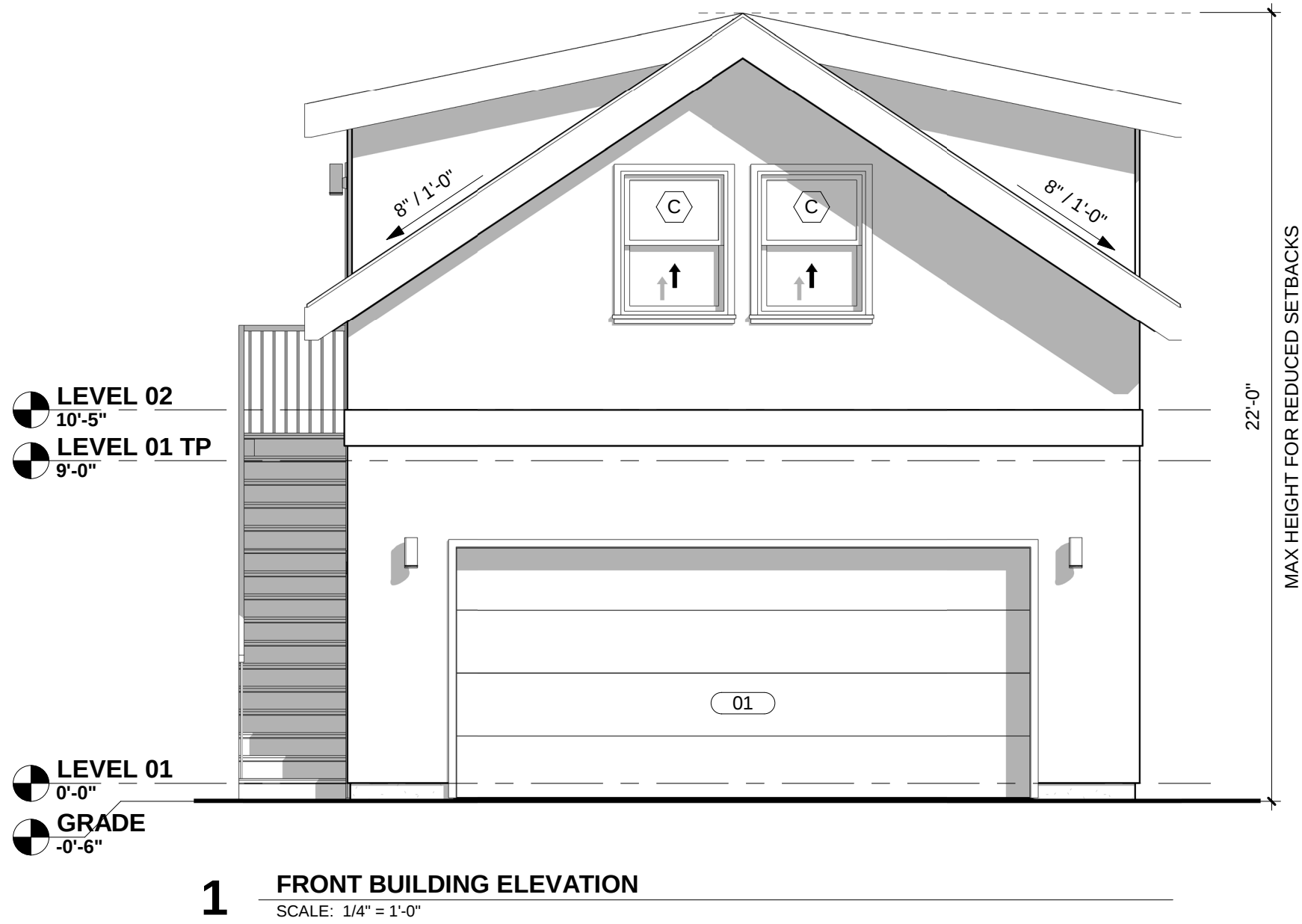
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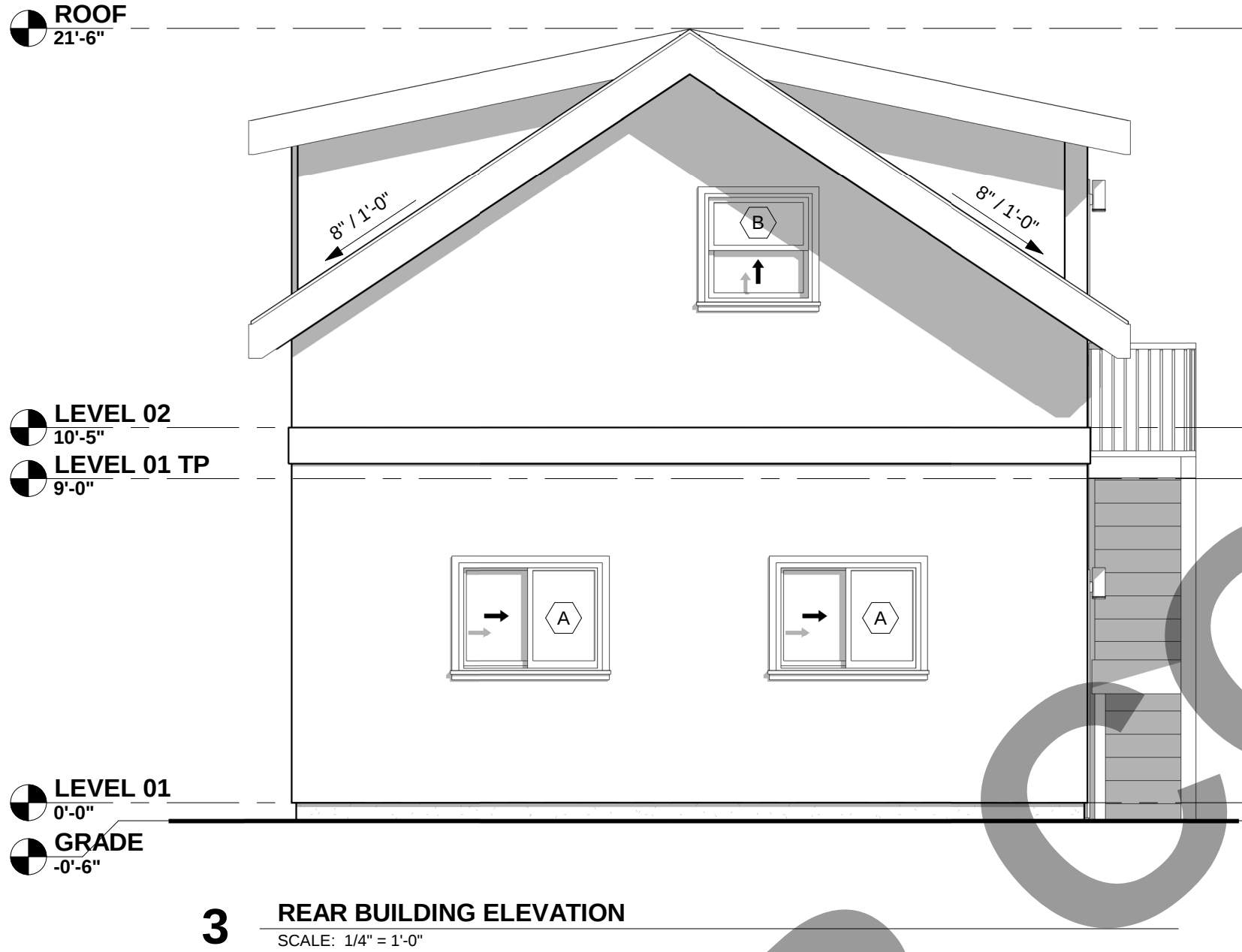
**A102**



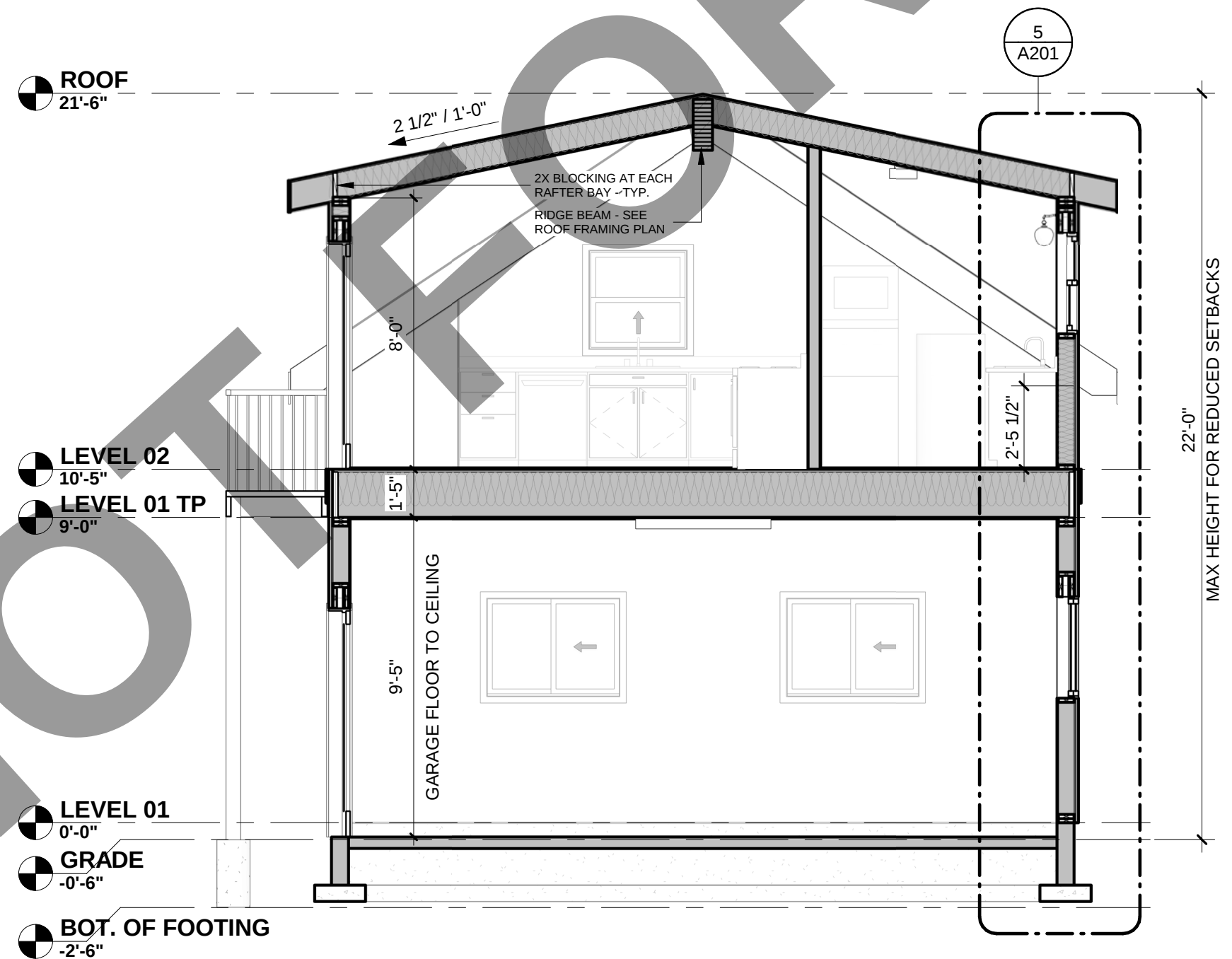
5 WALL SECTION 01  
SCALE: 1" = 1'-0"



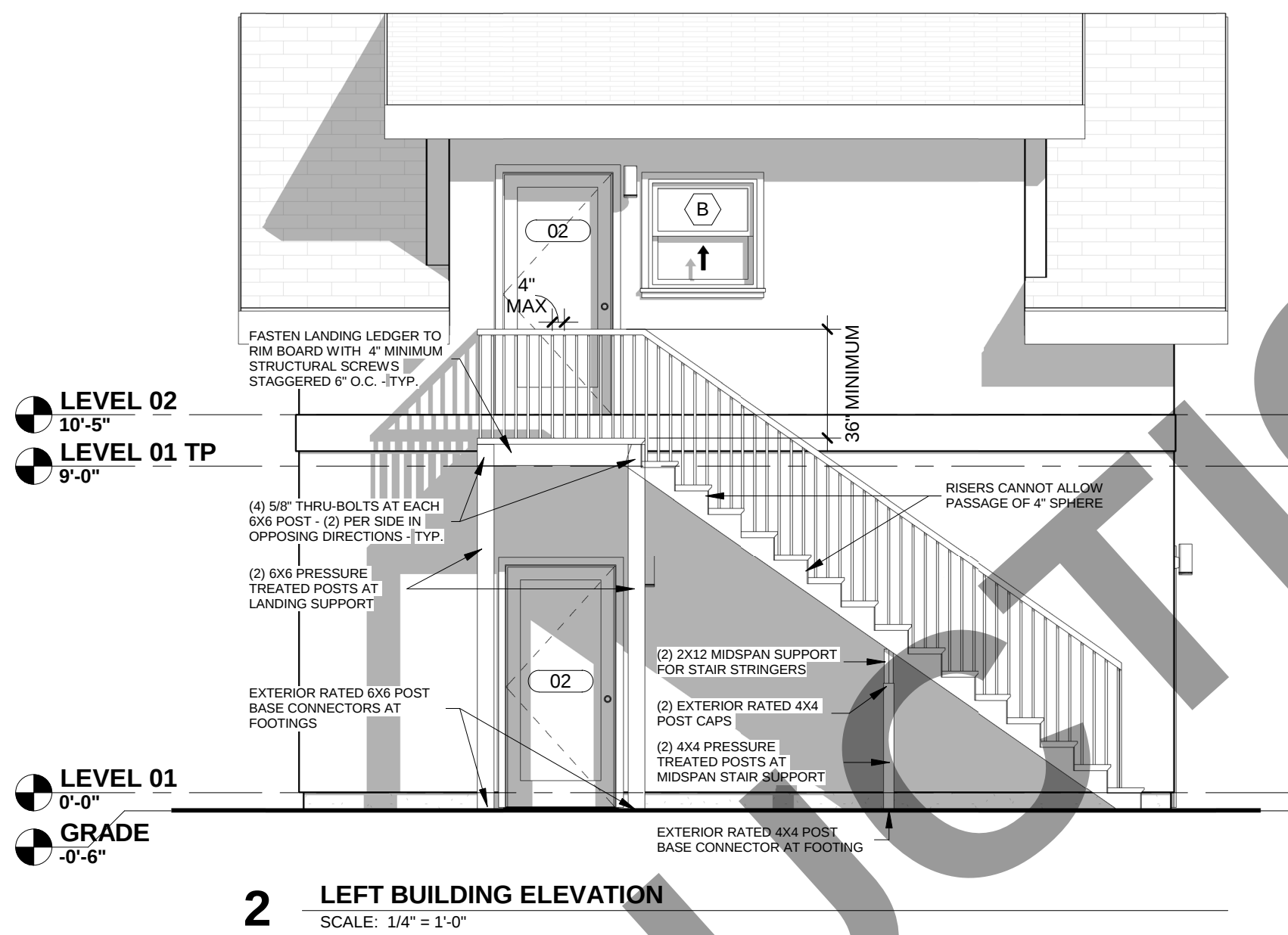
1 FRONT BUILDING ELEVATION  
SCALE: 1/4" = 1'-0"



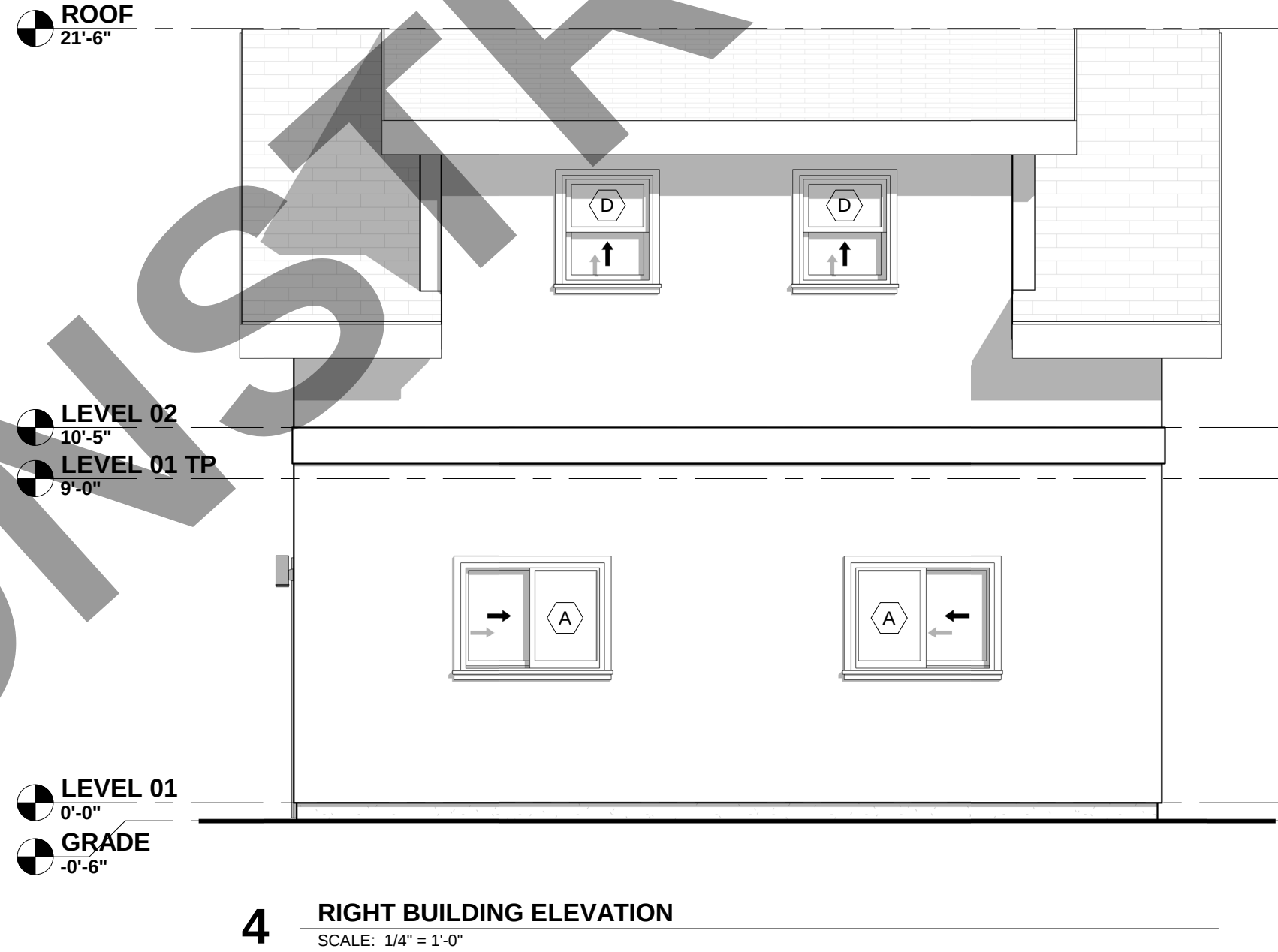
3 REAR BUILDING ELEVATION  
SCALE: 1/4" = 1'-0"



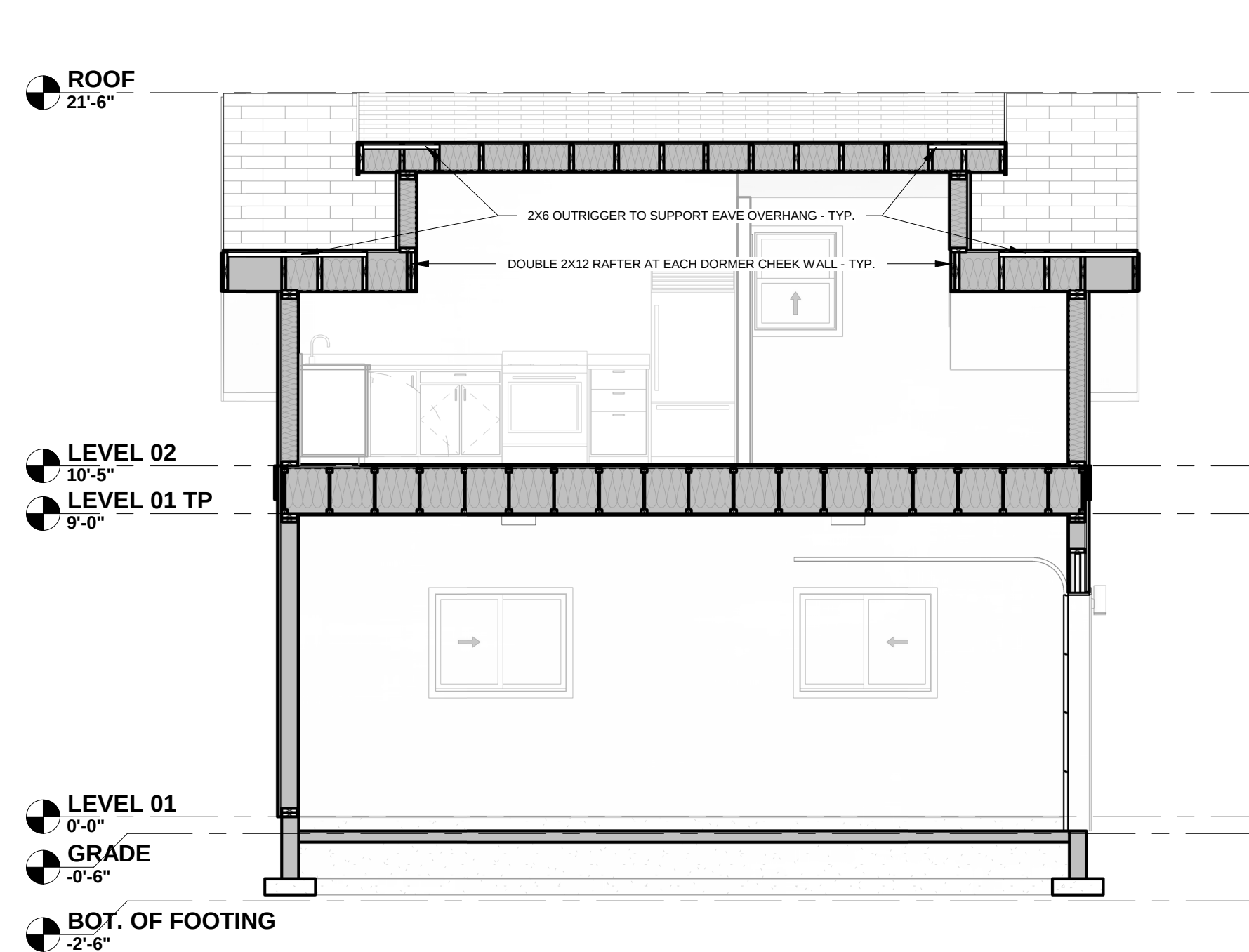
6 BUILDING SECTION 01  
SCALE: 1/4" = 1'-0"



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



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



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

## ELEVATION GENERAL NOTES

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

## SECTION GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS PER SCHEDULES. REFER TO PLANS FOR IDENTIFICATION.
- 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

OWNER



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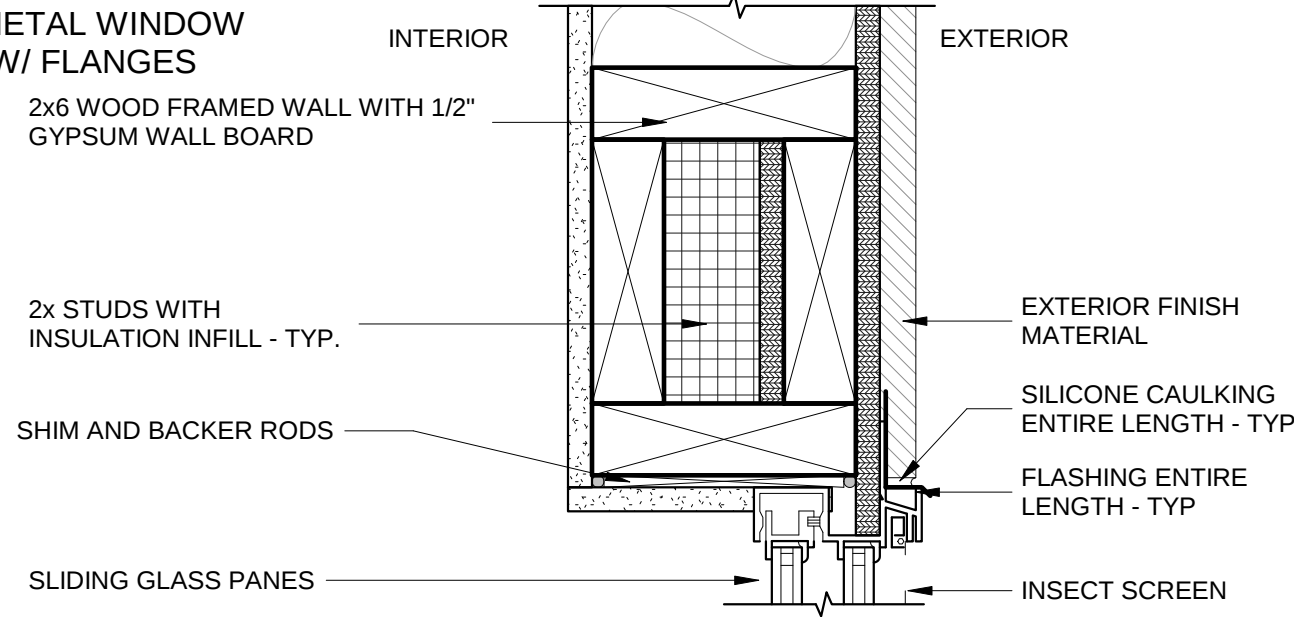
SHEET NAME

**EXTERIOR  
ELEVATIONS +  
SECTIONS**

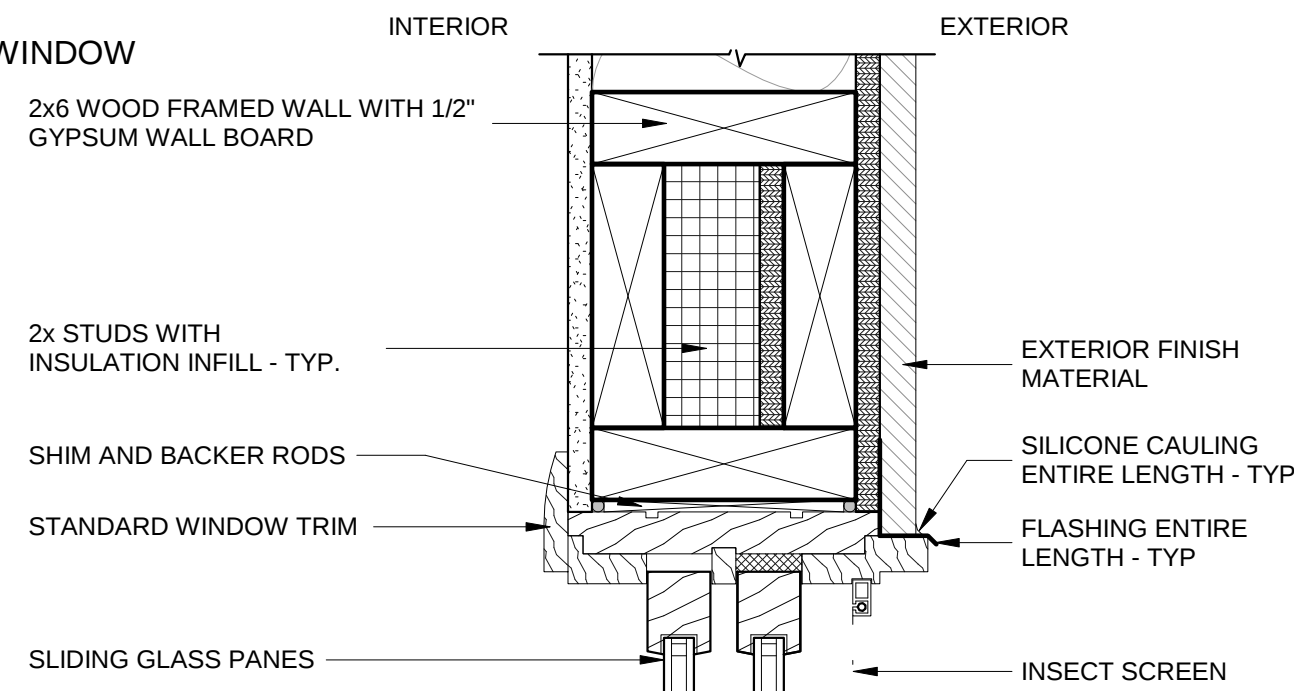
SHEET NUMBER

**A201**

VINYL/METAL WINDOW TYPES W/ FLANGES



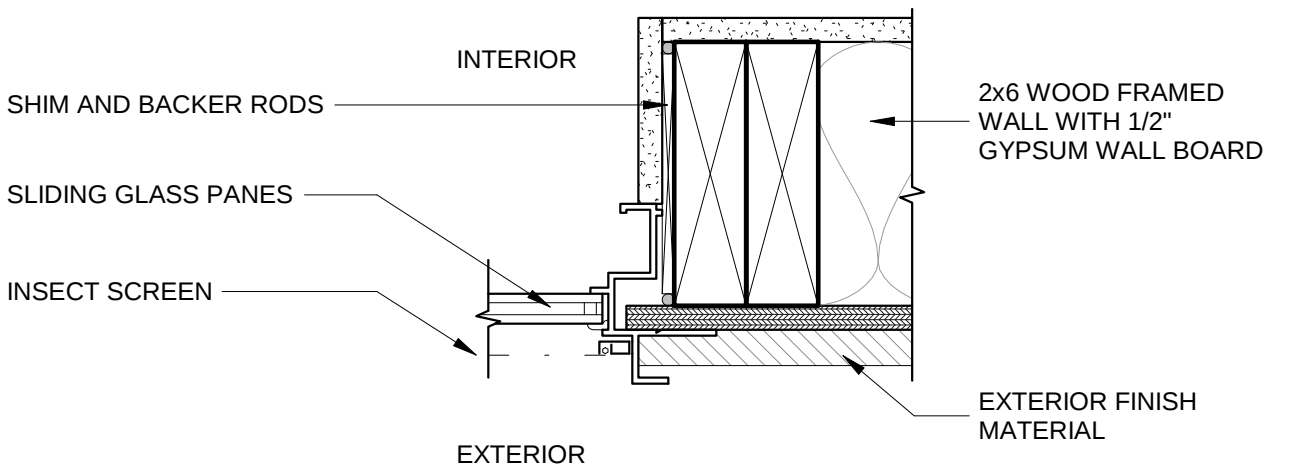
WOOD WINDOW



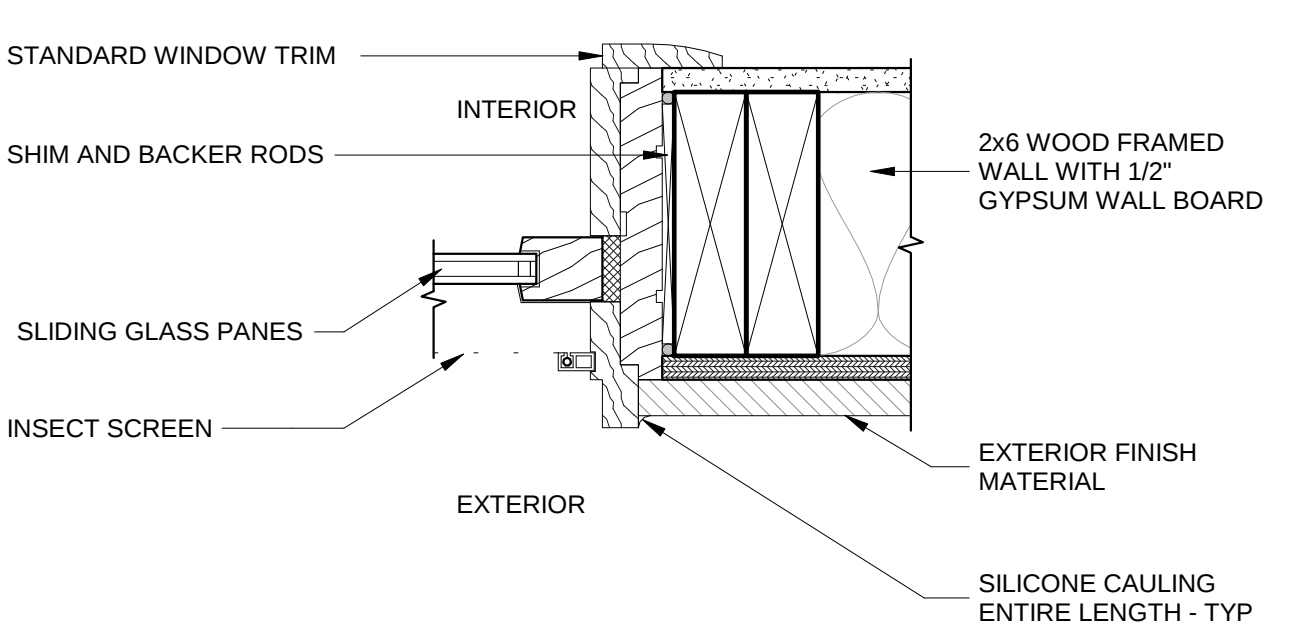
1 WINDOW HEADER

SCALE: 3" = 1'-0"

VINYL/METAL WINDOW W/ FLANGES



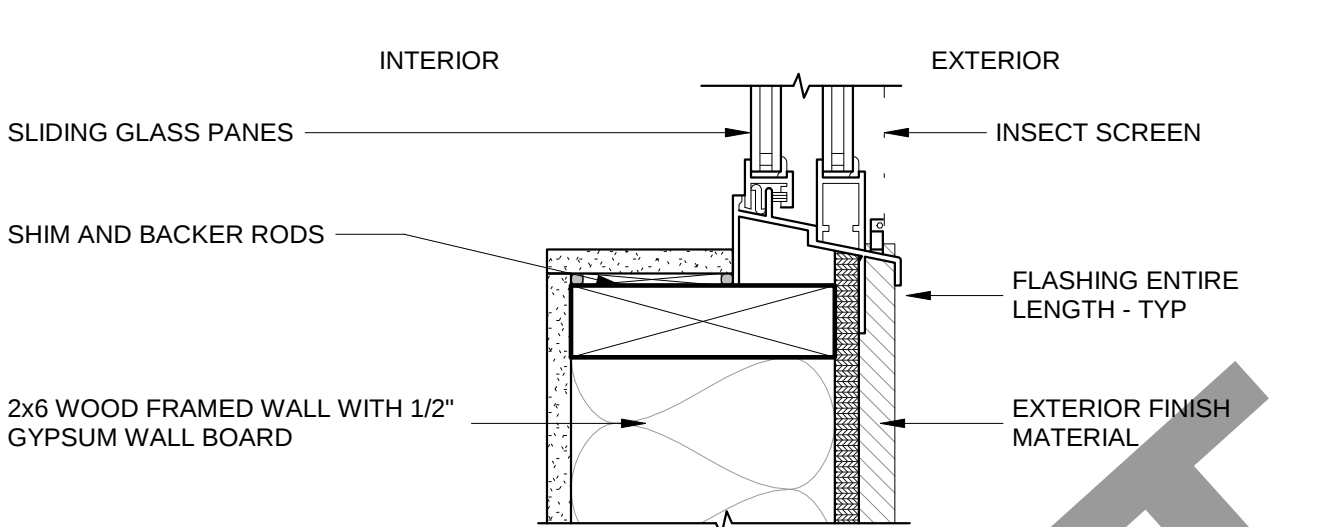
WOOD WINDOW



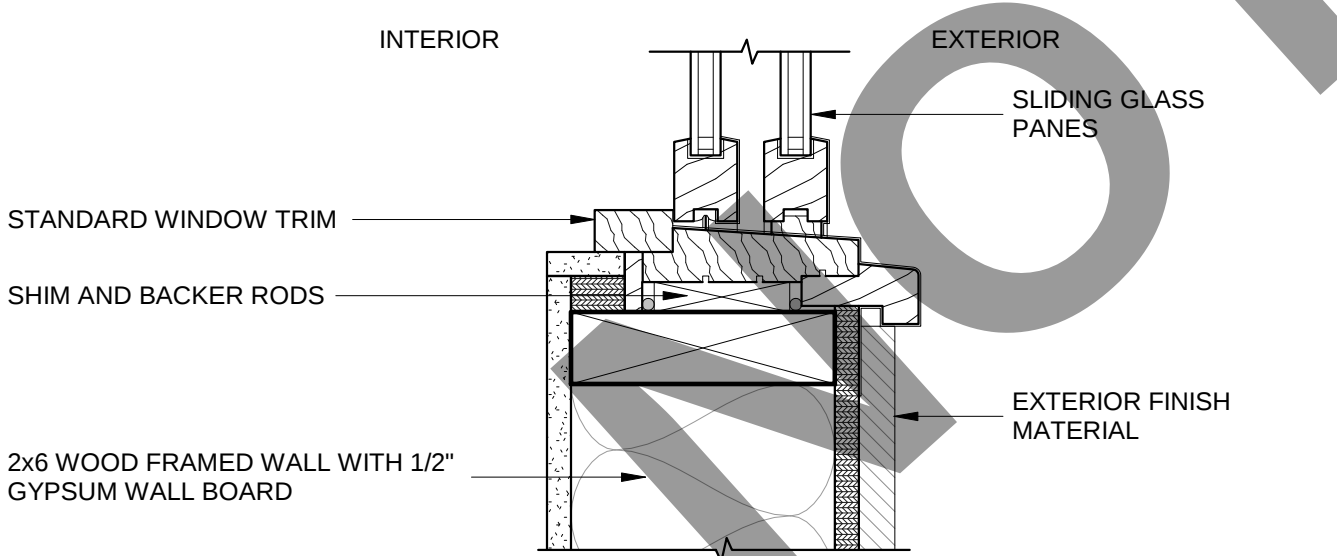
4 WINDOW JAMB

SCALE: 3" = 1'-0"

VINYL/METAL WINDOW TYPES W/ FLANGES



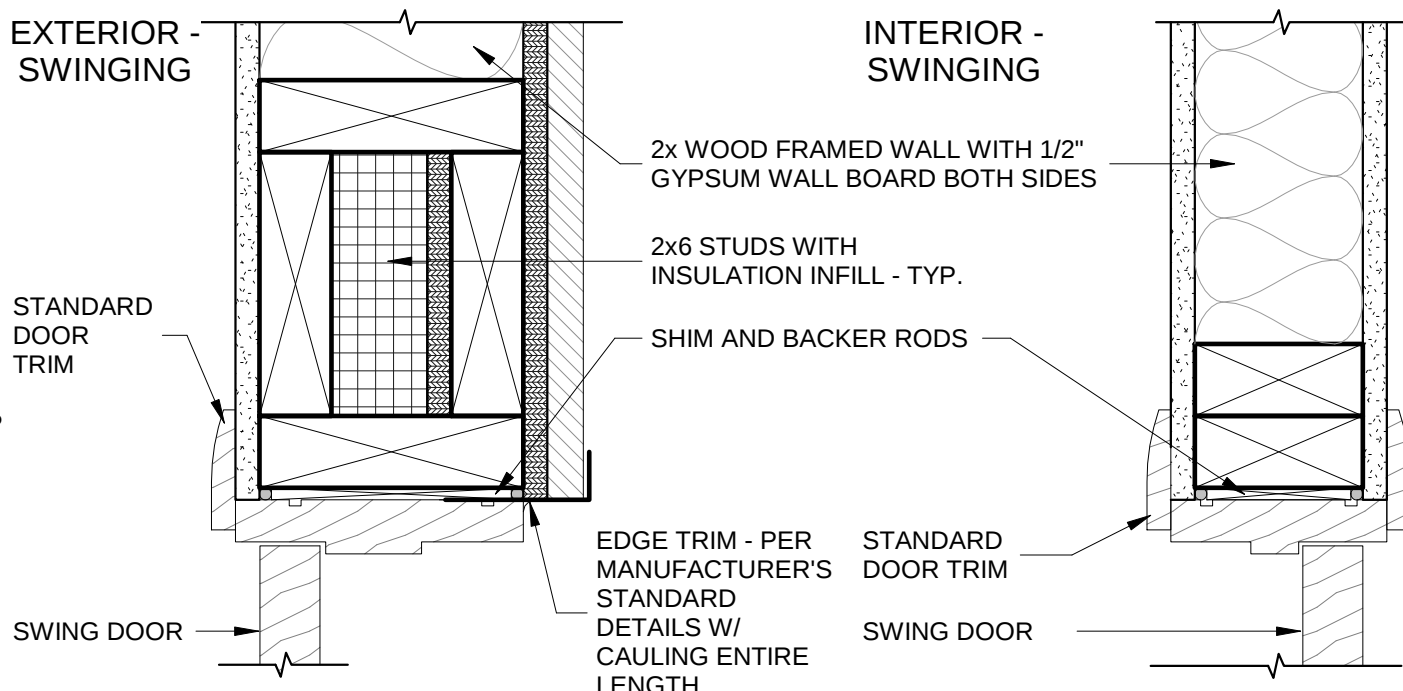
WOOD WINDOW



8 WINDOW SILL

SCALE: 3" = 1'-0"

EXTERIOR - SWINGING

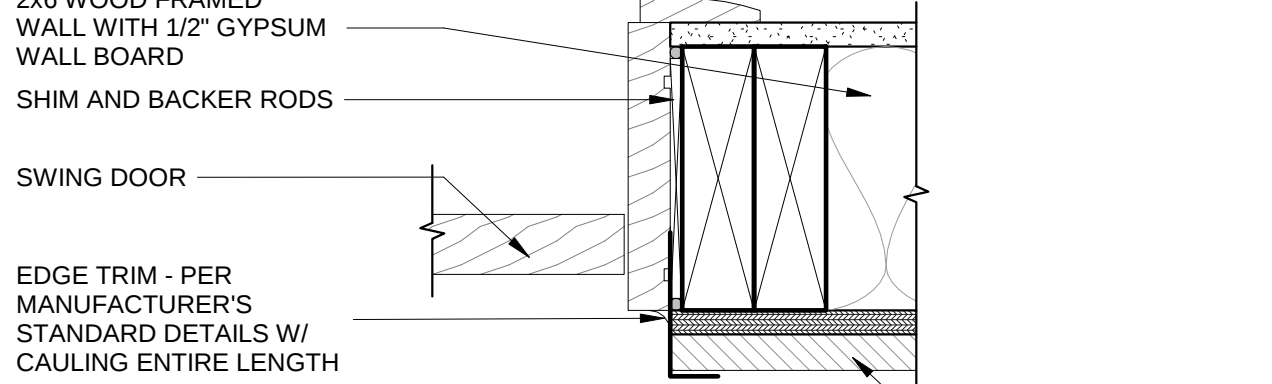


\*INTERIOR DOORS SHOW NON-LOAD BEARING CONDITION LOAD BEARING OPENINGS TO UTILIZE VERTICAL STUDS

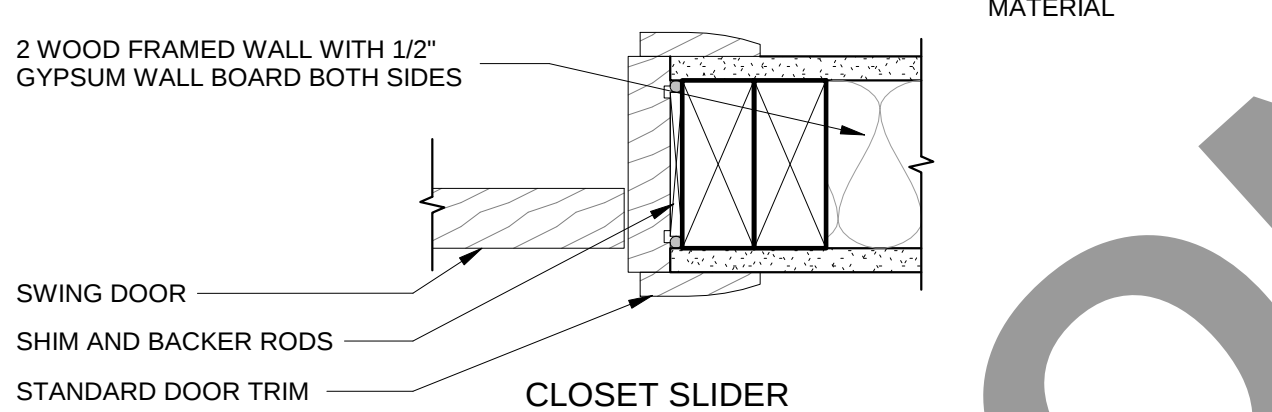
2 DOOR HEADER

SCALE: 3" = 1'-0"

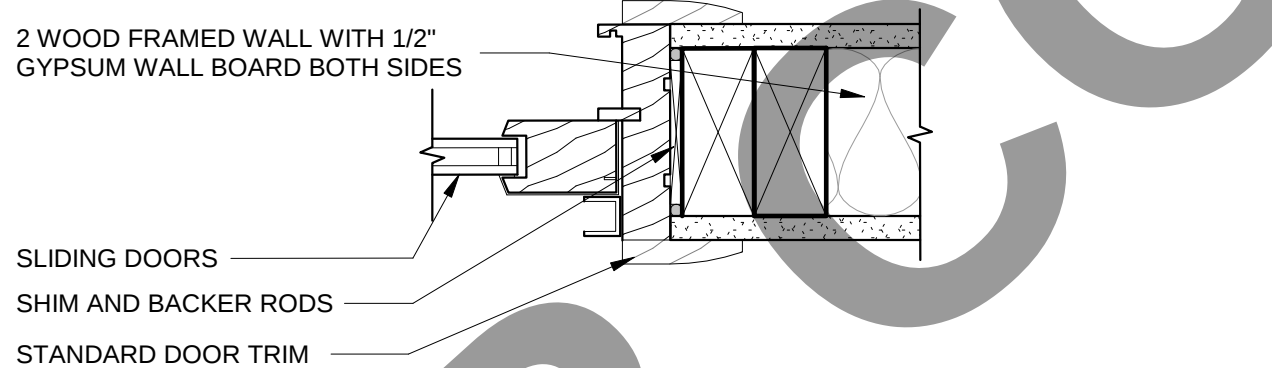
EXTERIOR - SWINGING



INTERIOR - SWINGING

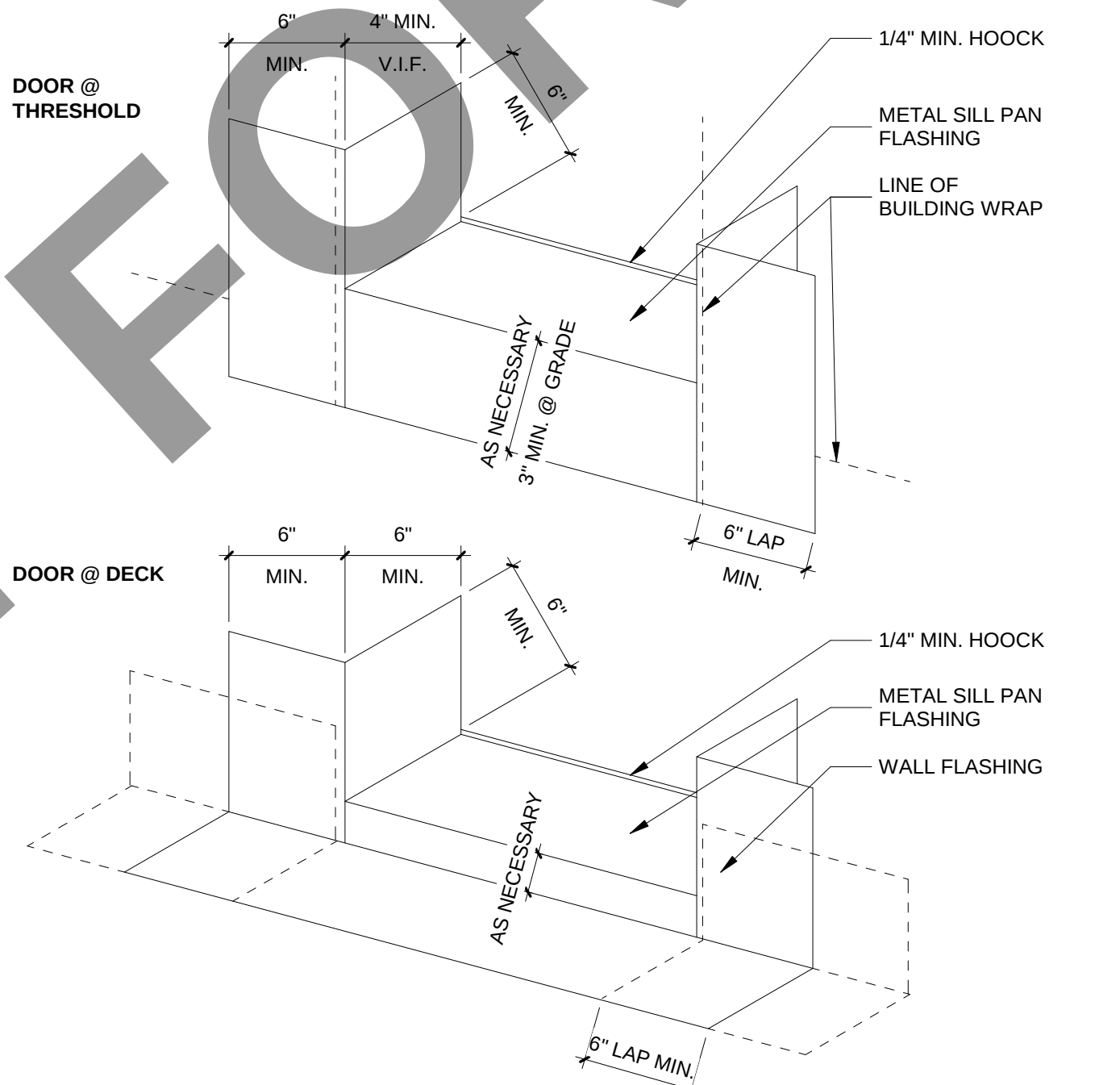


CLOSET SLIDER



5 DOOR JAMB

SCALE: 3" = 1'-0"



9 FLASHING - DOOR TYP.

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

NOTES:

① = INDICATES SEQUENCE FOR INSTALLATION

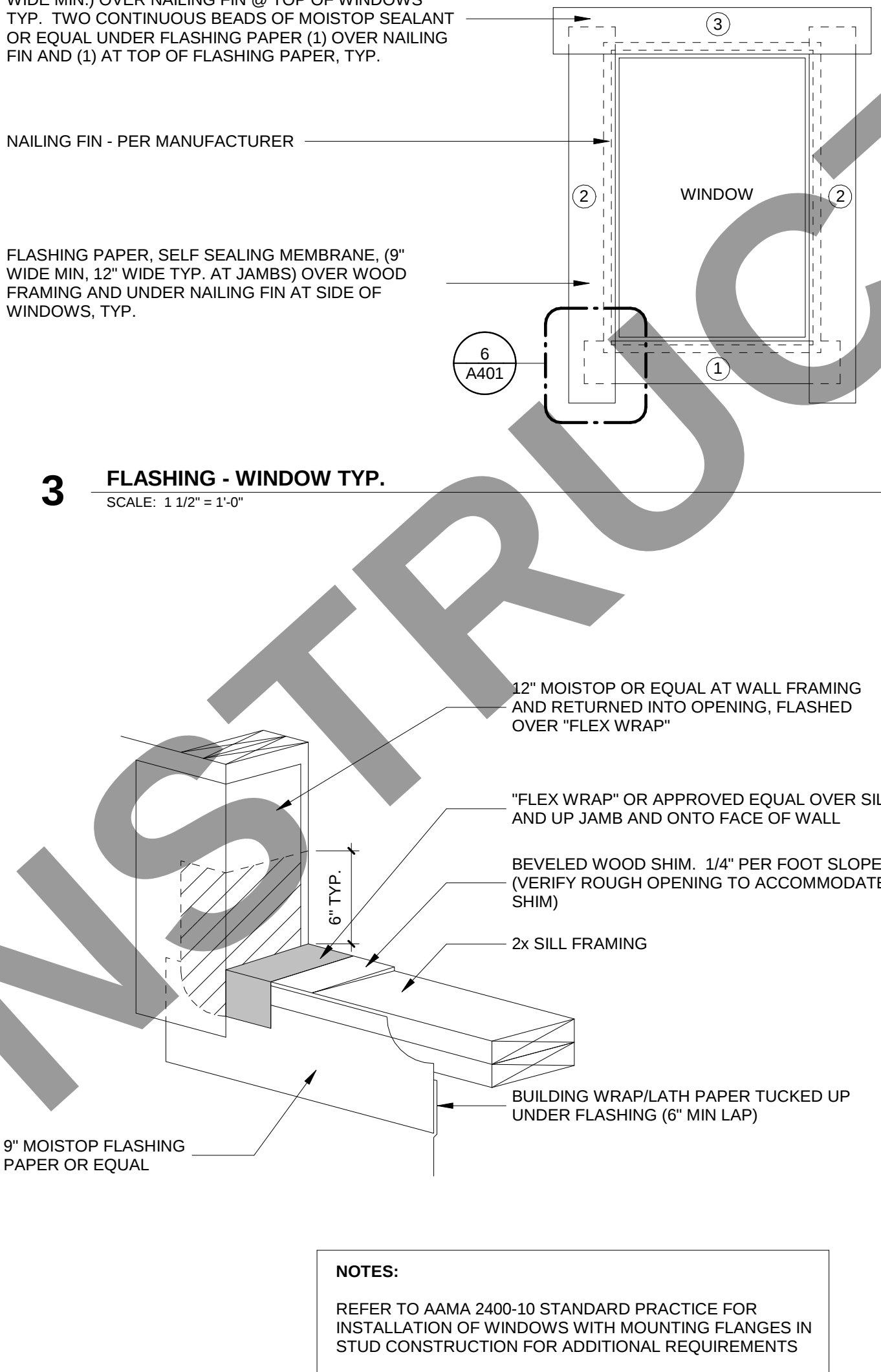
- 9" MOISTOP FLASHING PAPER OR EQUAL FLASHING PAPER
- THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING (8" WIDE FLASHING MIN.) - CONFIRM WITH WINDOW MANUFACTURER
- APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
- AT WINDOW HEAD, JAMBS, AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THOROUGH 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.

3 FLASHING - WINDOW TYP.

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

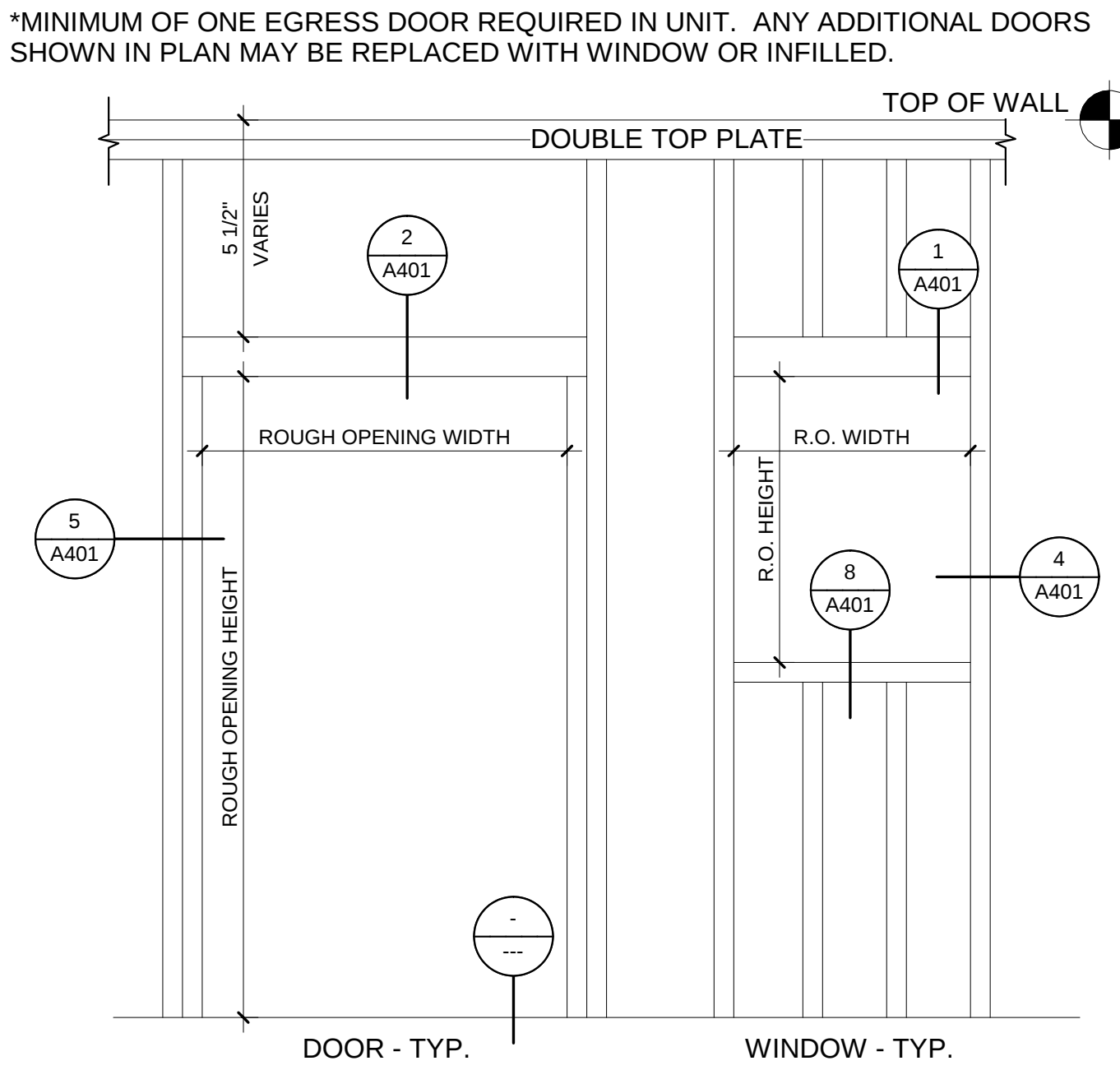


NOTES:

REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS

6 FLASHING - WINDOW CORNER, TYP

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



10 WALL OPENING FRAMING

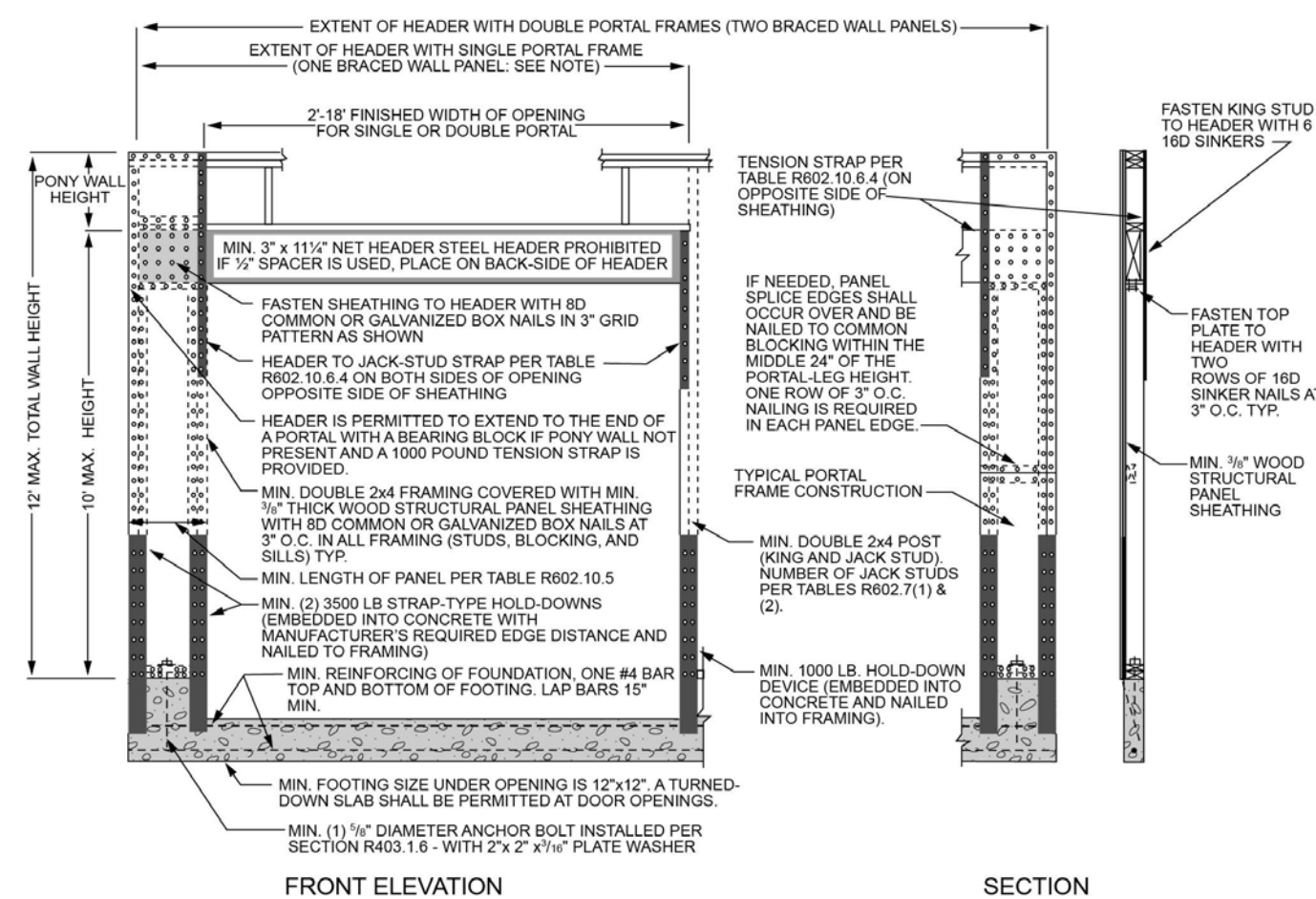
SCALE: 3" = 1'-0"

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 FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION 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.



7 PORTAL FRAME ELEVATION

SCALE: NTS

DESIGNER

**LARKE**  
ARCHITECTURE  
BOISE, IDAHO

OWNER



INDOORS 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

INSPECTIONS CAN BE SCHEDULED ONLINE AT:  
<https://permits.cityofboise.org/CitizenAccess/Login.aspx>  
OR BY CALLING: 208-608-7070  
INSPECTIONS MUST BE SCHEDULED BY 4 PM THE PRIOR BUSINESS DAY.

PROJECT INFORMATION

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

924 SQ. FT. STUDIO ADU ABOVE GARAGE

GARAGE: 528 SQ. FT.  
STUDIO: 396 SQ. FT.

ISSUES

| PHASE         |      |             |
|---------------|------|-------------|
| DATE          |      |             |
| PERMIT NUMBER |      |             |
| MARK          | DATE | DESCRIPTION |

SHEET NAME

DETAILS

SHEET NUMBER

**A401**

