

NOTES:
 CONTRACTORS TO VERIFY ALL DIMENSIONS, SPECIFICATIONS, AND ELEVATIONS
 REPORT ANY ERRORS AND/OR OMISSIONS TO WES CORP & ASSOCIATES PRIOR TO CONSTRUCTION.
 ALL PUBLIC UTILITIES AVAILABLE
 SLOPE FINISHED GRADE AWAY FROM STRUCTURE MIN 5% FOR 10 FT IN EACH DIRECTION AND 2% THEREAFTER.



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DESIGN CRITERIA

DETACHED GARAGE TO BE CONSTRUCTED PER 2015 INTERNATIONAL BUILDING CODE AND IRC 2015, IECC 2015, IMC 2015, AND NEC 2015.

FROST DEPTH: 24 INCHES
 SEISMIC DESIGN CATEGORY: D
 CLIMATE ZONE: 6B
 BASIC WIND SPEED: 115 MPH, EXPOSURE 'C'
 SOIL BEARING CAPACITY: 1500 PSF (ASSUMED)
 ROOF LOADS: 25 PSF LIVE(SNOW) 17 PSF DEAD
 FLOOR LOADS: 40 PSF LIVE 17 PSF DEAD

FRONT AND GARAGE FRONT REQUIRED SETBACKS ARE MEASURED FROM THE NEAREST EDGE OF THE PUBLIC SIDE WALK. THE SIDE YARDS SHOWN ARE AT AN ABSOLUTE MINIMUM. PROPERTY LINES ARE TO BE CLEARLY MARKED AND THE EDGE OF FOUNDATION WALLS TO BE CLEARLY MARKED AT THE TIME OF THE FOOTING INSPECTION.

TRUSS ENGINEERING PACKAGE FROM TRUSS MANUFACTURER TO BE PROVIDED TO FRAMING INSPECTOR AT TIME OF FRAMING INSPECTION.

FABRICATED FIREPLACE MANUFACTURERS MODEL NUMBER TO BE NOTED ON FLOOR PLANS AND INSTALLED IN COMPLIANCE WITH THE MANUFACTURERS INSTRUCTIONS. INSTALLATION INSTRUCTIONS ARE TO BE ON JOB SITE FOR FRAMING INSPECTOR.

A (MANDATORY) PERMANENT ENERGY CERTIFICATE COMPLYING WITH THE 2015 IRC R401.3 SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE HOME BUILDER OR A REGISTERED DESIGN PROFESSIONAL.

GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING: GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

3228 SQ FT LIVING MAIN LEVEL
 444 SQ FT LIVING UPPER LEVEL
 3672 SQ FT LIVING TOTAL

813 SQ FT GARAGE
 686 SQ FT BUS GARAGE

LOT 16 BLOCK 2
 OAKRIDGE ESTATES SUBDIVISION
 CANYON COUNTY, IDAHO

SCALE 1/16" = 1'-0"

PLOT PLAN

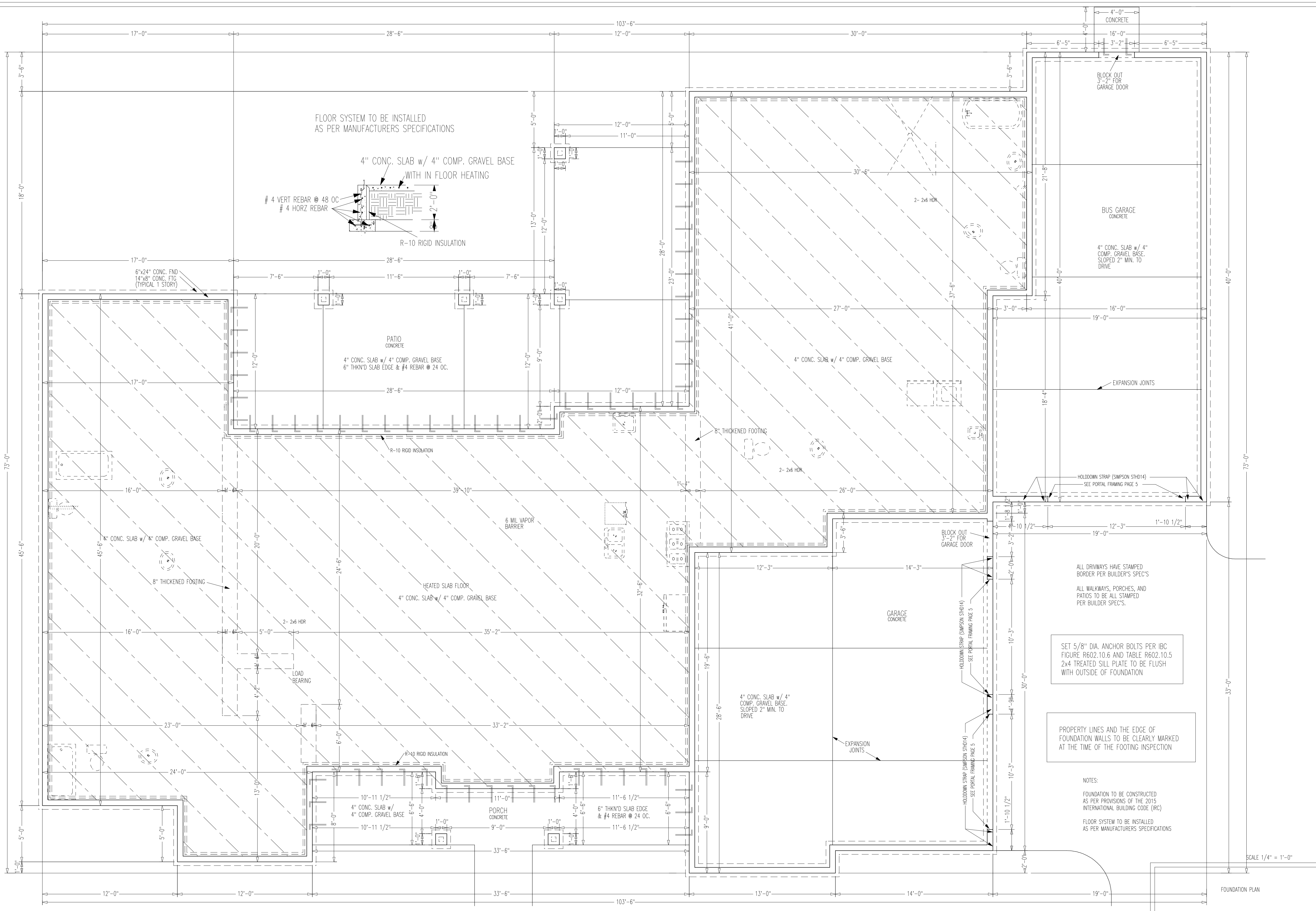
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ALL DRIVWAYS HAVE STAMPED BORDER PER BUILDER'S SPEC'S
 ALL WALKWAYS, PORCHES, AND PATIOS TO BE ALL STAMPED PER BUILDER SPEC'S.

SET 5/8" DIA. ANCHOR BOLTS PER IBC FIGURE R602.10.6 AND TABLE R602.10.5
 2x4 TREATED SILL PLATE TO BE FLUSH WITH OUTSIDE OF FOUNDATION

PROPERTY LINES AND THE EDGE OF FOUNDATION WALLS TO BE CLEARLY MARKED AT THE TIME OF THE FOOTING INSPECTION

NOTES:
 FOUNDATION TO BE CONSTRUCTED AS PER PROVISIONS OF THE 2015 INTERNATIONAL BUILDING CODE (IBC)
 FLOOR SYSTEM TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

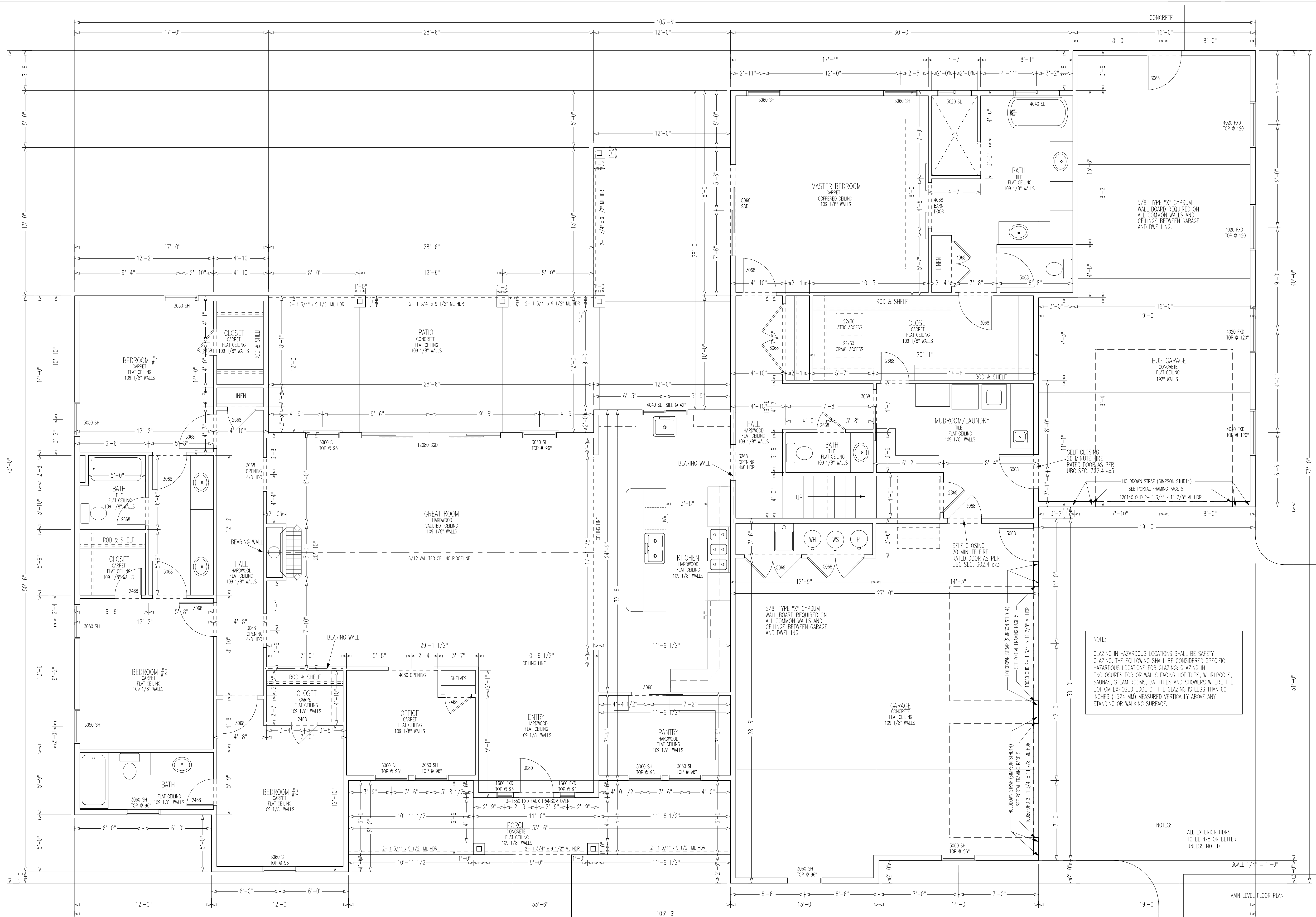
SCALE 1/4" = 1'-0"

FOUNDATION PLAN

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NOTE:
GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR GLAZING: GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

NOTES:
ALL EXTERIOR HDRS TO BE 4X8 OR BETTER UNLESS NOTED

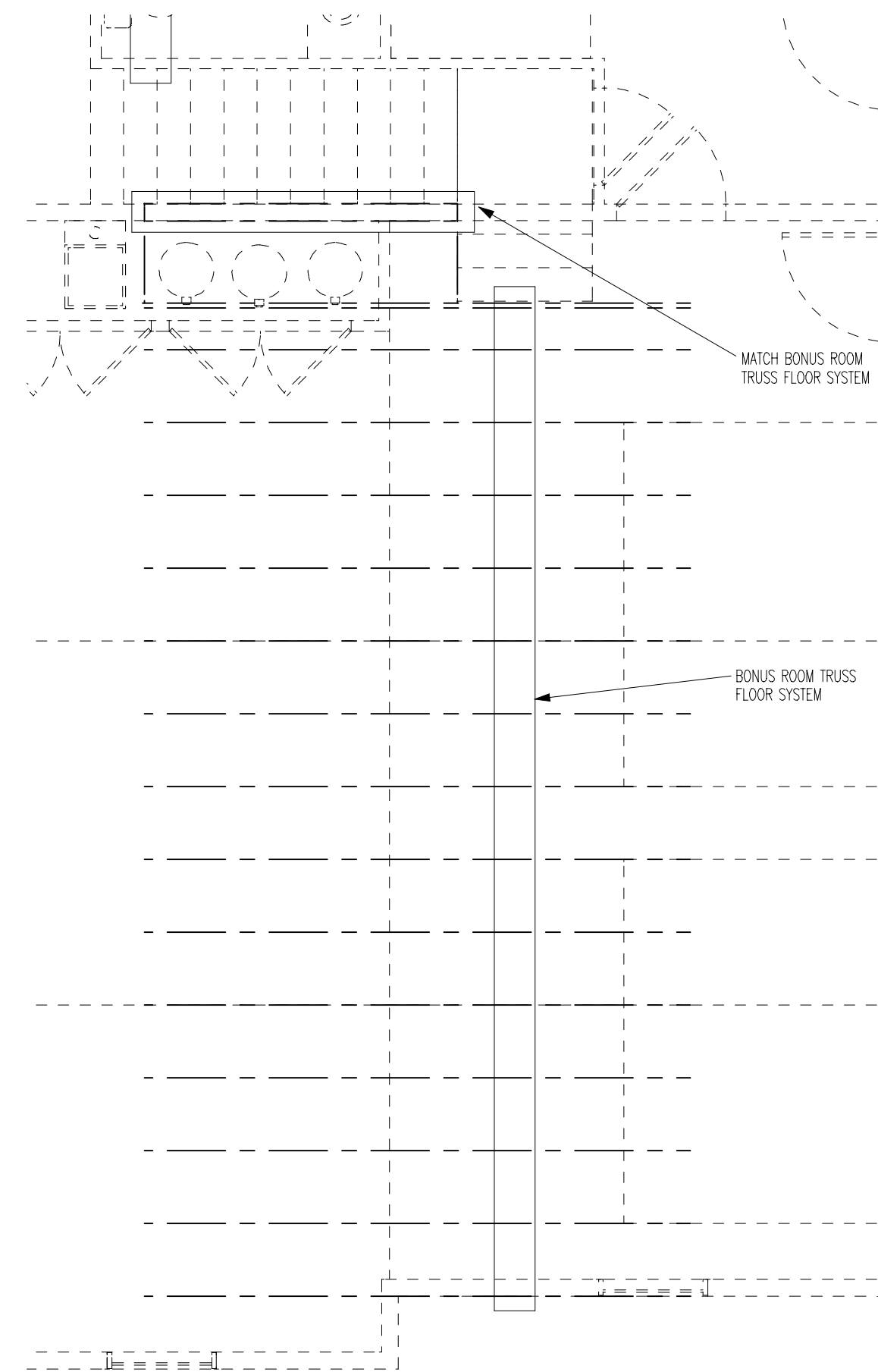
SCALE 1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN

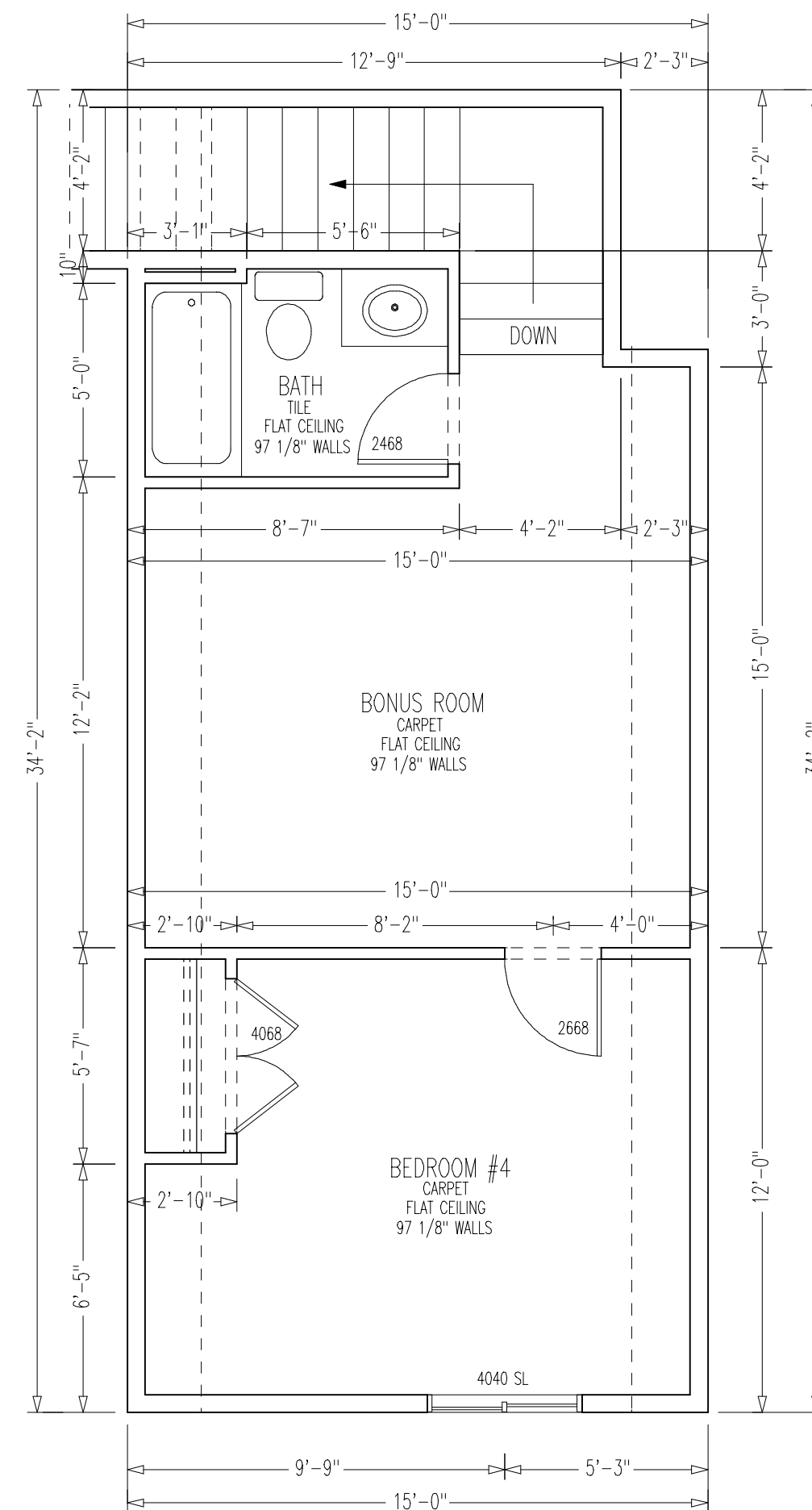
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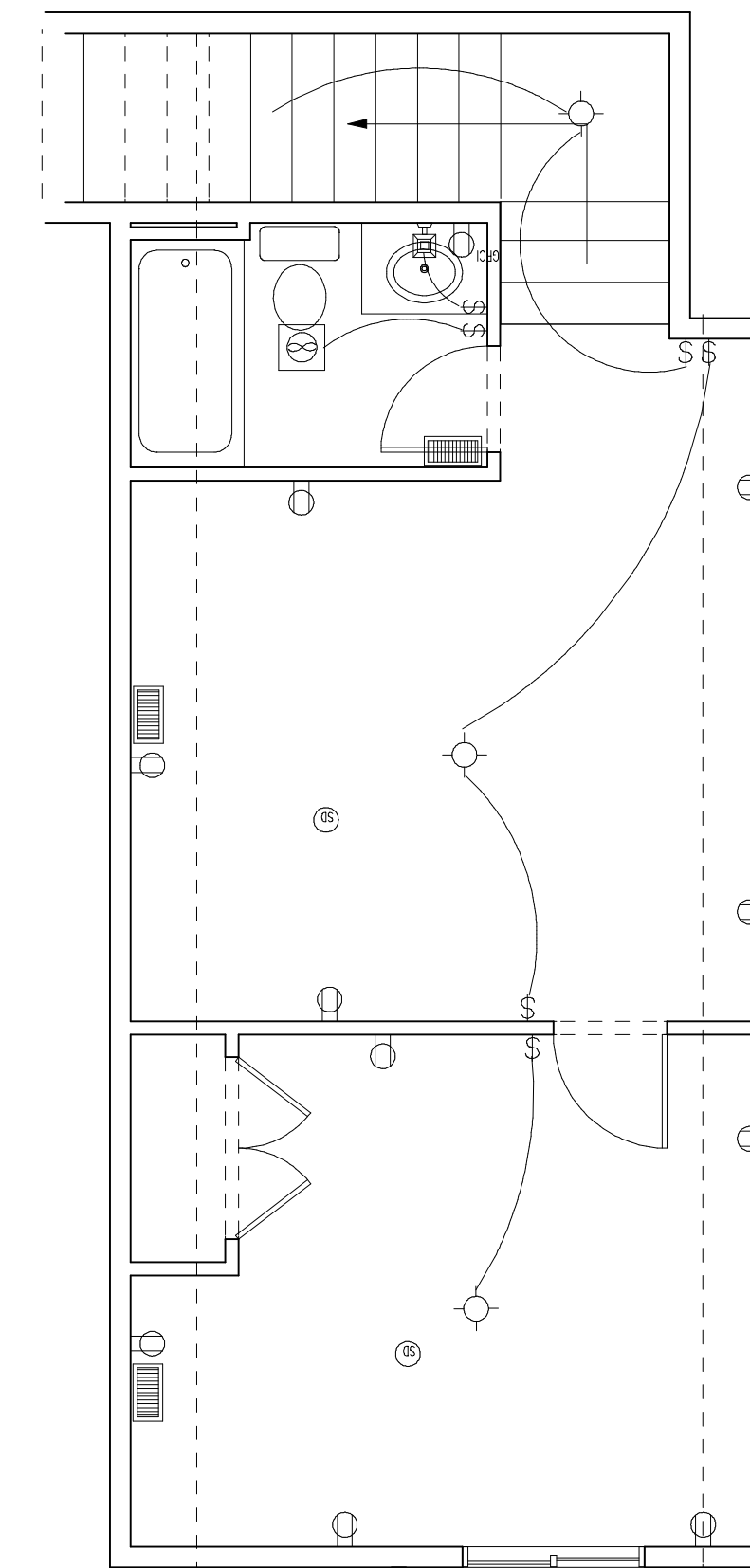
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FLOOR SYSTEM TO BE INSTALLED
AS PER MANUFACTURERS SPECIFICATIONS



NOTES:
ALL EXTERIOR HDRS
TO BE 4x8 OR BETTER
UNLESS NOTED



HEATING AND MECHANICAL
TO BE INSTALLED AS PER
STATE AND LOCAL BUILDING
CODE REQUIREMENTS

SCALE 1/4" = 1'-0"

UPPER LEVEL FLOOR FRAMING
UPPER LEVEL FLOOR PLAN
UPPER LEVEL ELEC & MECH

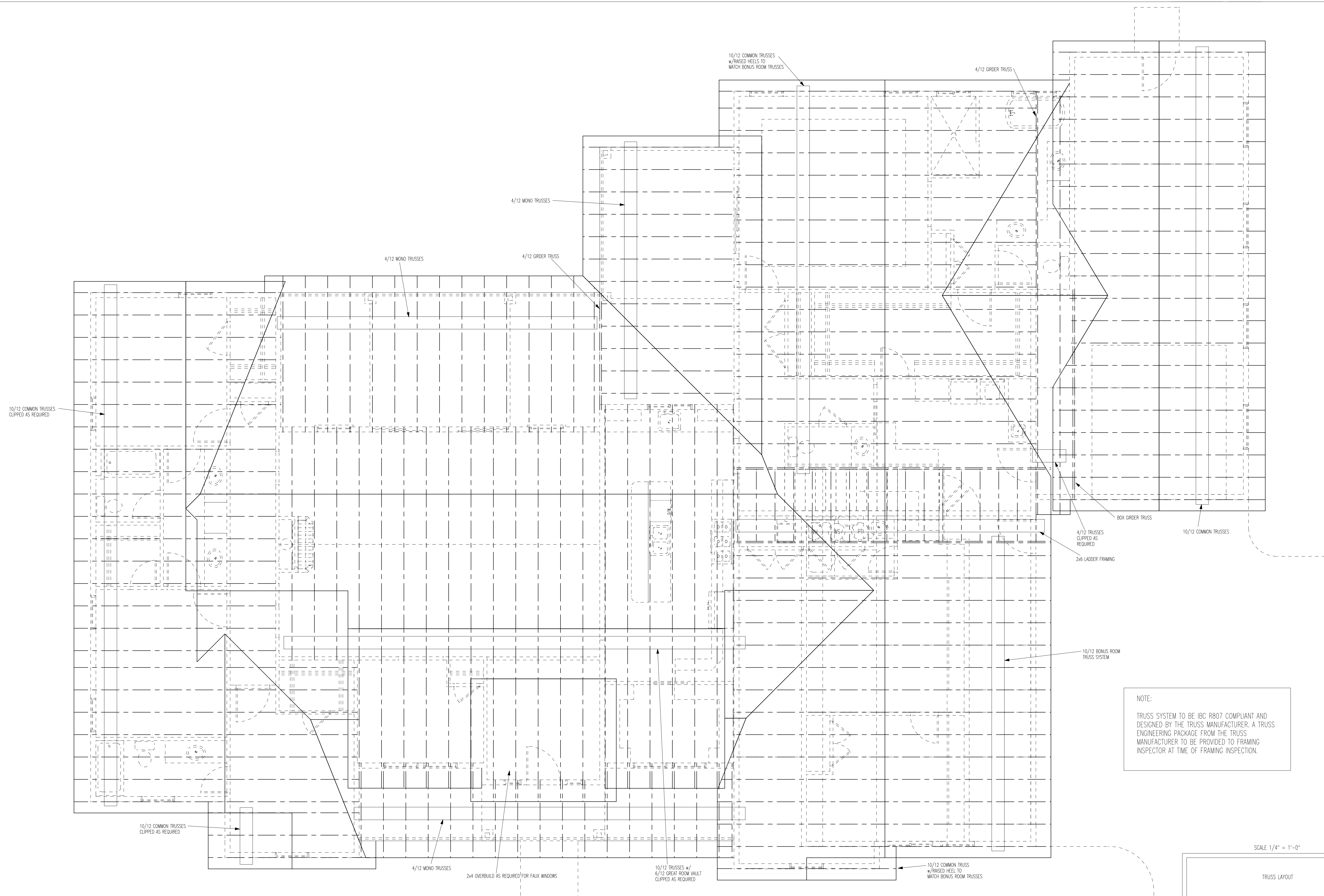
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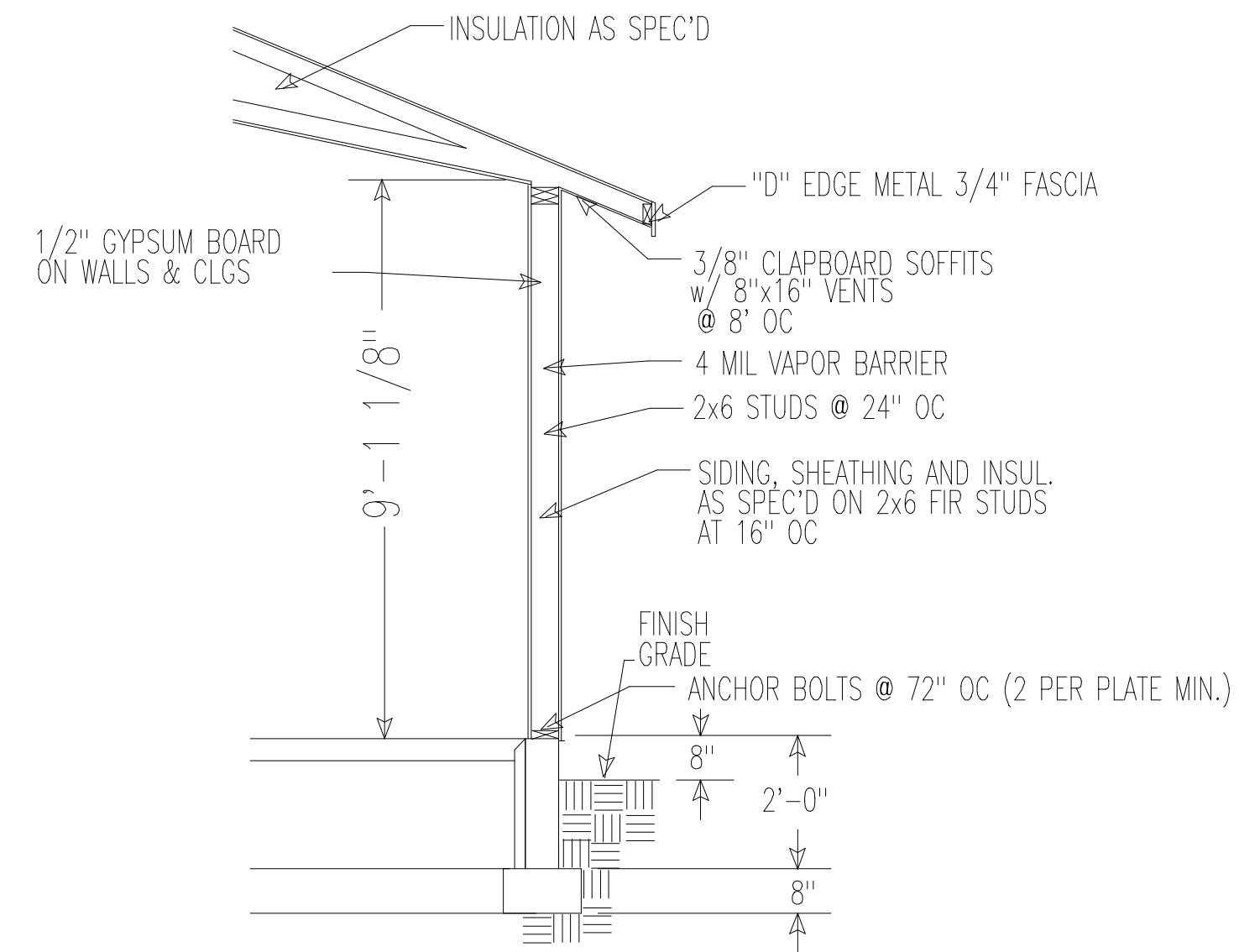
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NOTE:
TRUSS SYSTEM TO BE IBC R807 COMPLIANT AND
DESIGNED BY THE TRUSS MANUFACTURER. A TRUSS
ENGINEERING PACKAGE FROM THE TRUSS
MANUFACTURER TO BE PROVIDED TO FRAMING
INSPECTOR AT TIME OF FRAMING INSPECTION.

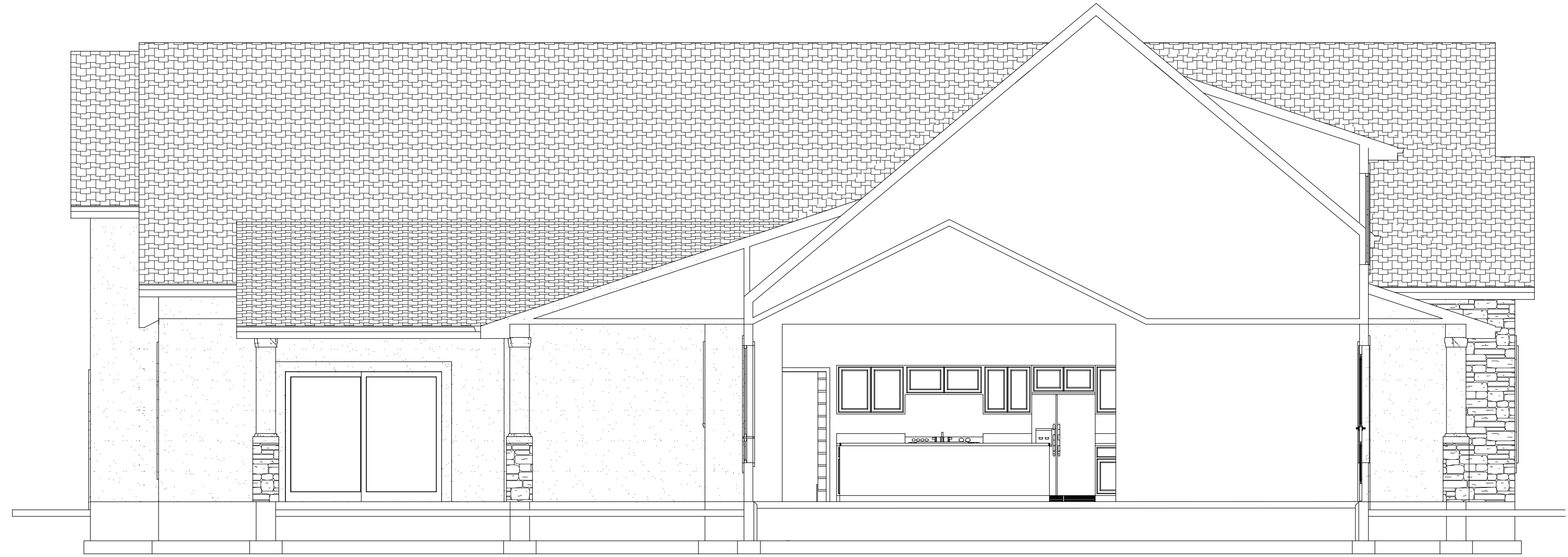
SCALE 1/4" = 1'-0"
TRUSS LAYOUT

TYPICAL WALL SECTION

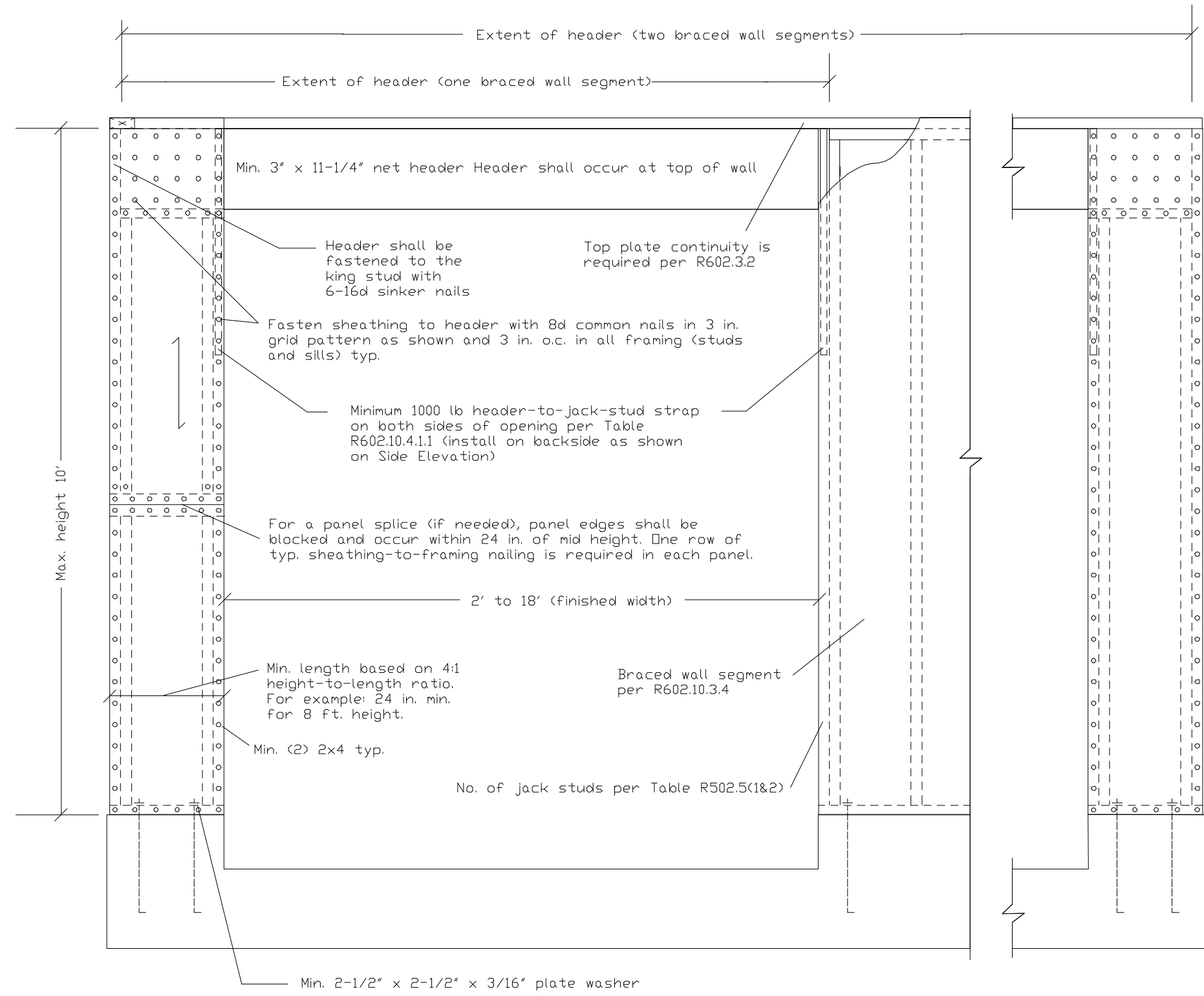


A TRUSS ENGINEERING PACKAGE FROM THE TRUSS MANUFACTURER TO BE PROVIDED TO FRAMING INSPECTOR AT THE TIME OF INSPECTION.

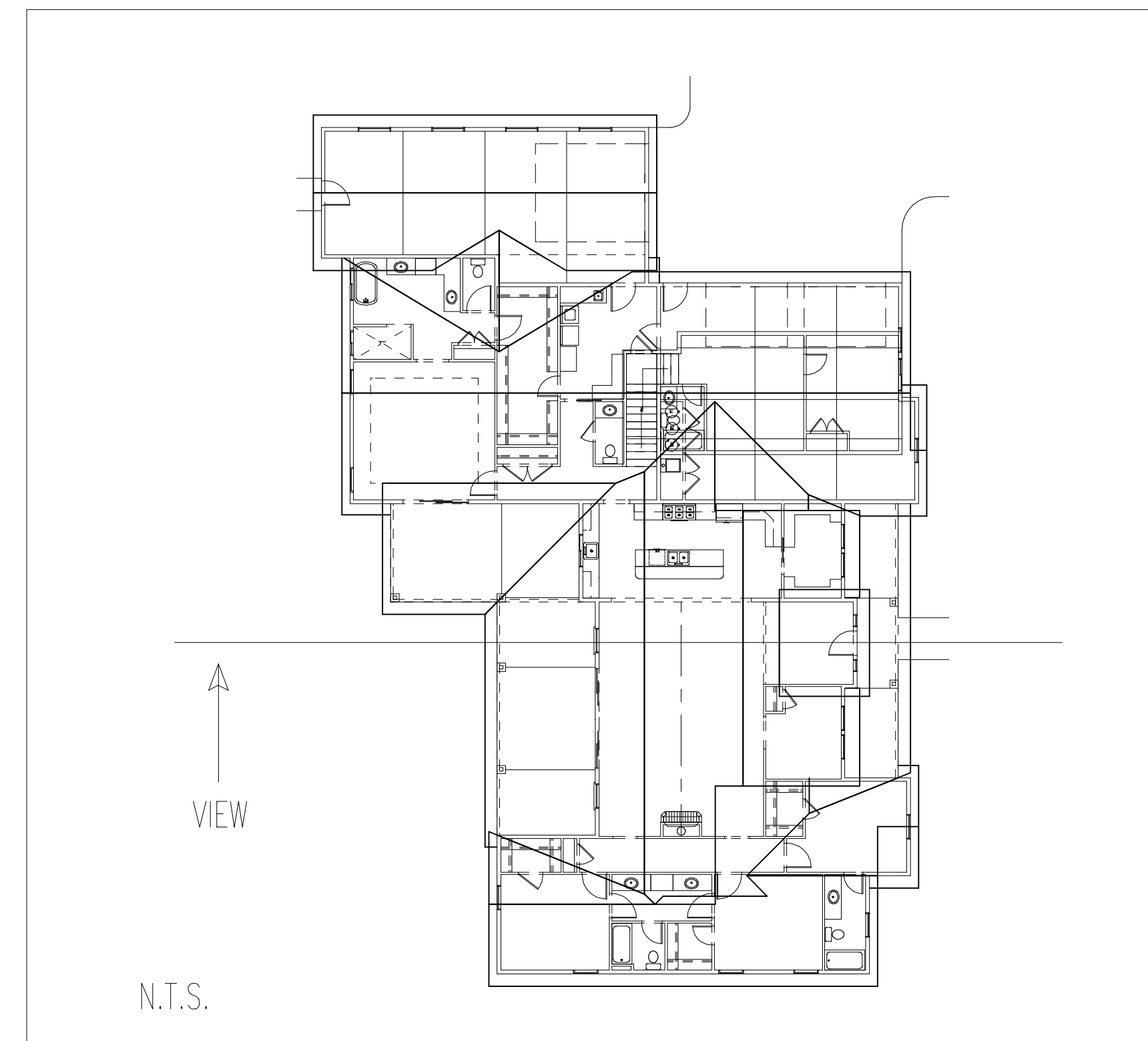
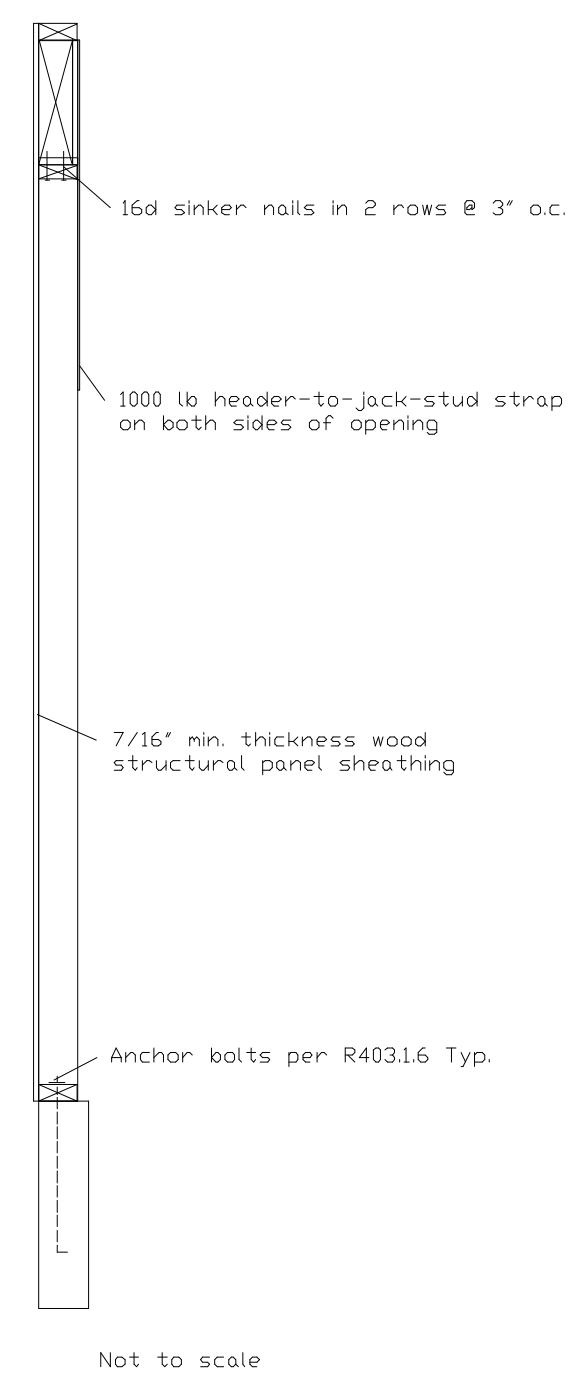
CROSS SECTION IS FOR REFERENCE ONLY. ALL MATERIALS TO BE USED ARE LISTED IN THE SPECIFICATIONS



Outside Elevation



Side Elevation



SCALE 1/4" = 1'-0"

CROSS SECTION



FRONT



REAR

NOTE:
EXTERIOR OF STRUCTURE
TO BE SHEATHED w/ 7/16"
WAFERWOOD AS STRUCTURAL
PANELING.

SCALE 1/4" = 1'-0"

FRONT & REAR ELEVATIONS

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LEFT



RIGHT

NOTE:
EXTERIOR OF STRUCTURE
TO BE SHEATHED w/ 7/16"
WAFFERWOOD AS STRUCTURAL
PANELING.

SCALE 1/4" = 1'-0"

LEFT & RIGHT ELEVATIONS

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PRESCRIPTIVE ENERGY CODE COMPLIANCE

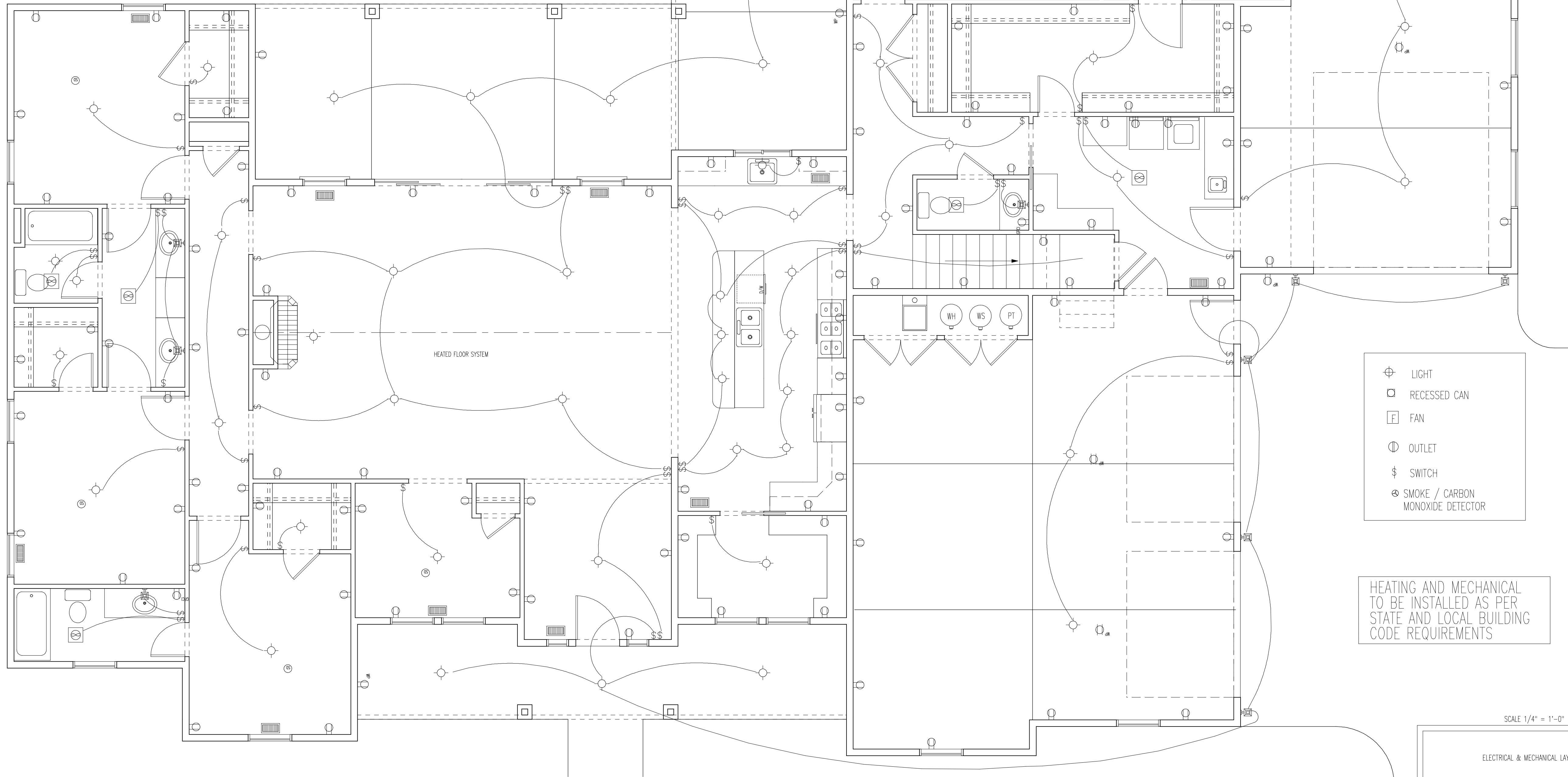
THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC)

TABLE N1102.1 INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT									
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	WINDOW U-FACTOR	CEILING R-VALUE	WOOD WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE	MECHANICAL DUCTING
5	0.35	0.60	0.35	38	20 (OR) 13+5	30	10, 2FT	10/13	8

ELECTRICAL AND MECHANICAL GENERAL NOTES

- MECHANICAL CONTRACTOR SHALL VERIFY SIZES AND LOCATION OF ALL VENTS AND DUCTWORK PRIOR TO CONSTRUCTION.
- FURNACE DUCTS FROM THE GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GAUGE GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE. FIRESTOP AND SEAL AROUND DUCT PENETRATIONS.
- FURNANCES, HEAT PUMPS, WATER HEATERS AND OTHER MECHANICAL EQUIPMENT AS WELL AS GAS PIPING LOCATED IN GARAGE ARE TO BE PROTECTED FROM AUTOMOBILE IMPACT. SEE MECHANICAL INSPECTOR FOR PROTECTION REQUIREMENTS.
- APPLIANCES INSTALLED IN GARAGE GENERATING A SPARK, GLOW, OR FLAME MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE FLOOR SURFACE.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTION SWITCH OTHER THAN REQUIRED FOR OVERCURRENT PROTECTION. ALL SMOKE DETECTORS ARE TO BE WIRED TOGETHER ON ONE CIRCUIT AND DESIGNED FOR ALL DETECTORS TO SOUND IF ONE DETECTOR IS ACTIVATED. INSTALL SMOKE & CO2 DETECTORS AS REQUIRED BY CODE.
- IN BATHROOM, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS PROVIDE A MECHANICAL FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR OR OPERABLE WINDOW. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.

NOTE:
A (MANDATORY) PERMANENT ENERGY CERTIFICATE COMPLYING WITH THE 2015 IRC 401.3 SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE HOME BUILDER OR A REGISTERED DESIGN PROFESSIONAL.



- ⊙ LIGHT
- ◻ RECESSED CAN
- F FAN
- ⊖ OUTLET
- ⋈ SWITCH
- ⊗ SMOKE / CARBON MONOXIDE DETECTOR

HEATING AND MECHANICAL TO BE INSTALLED AS PER STATE AND LOCAL BUILDING CODE REQUIREMENTS

SCALE 1/4" = 1'-0"

ELECTRICAL & MECHANICAL LAYOUT

STELLAR RESIDENCE

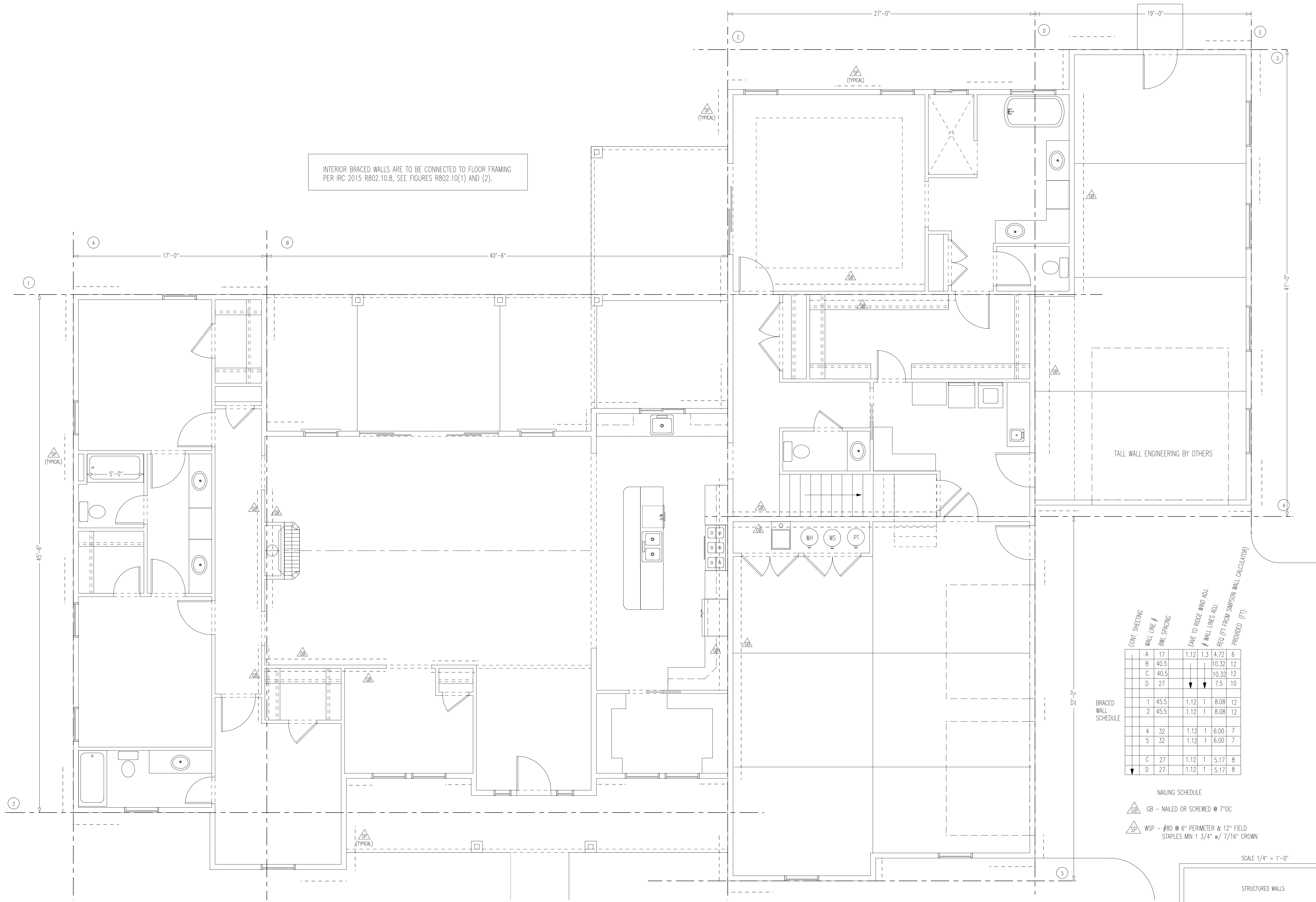
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INTERIOR BRACED WALLS ARE TO BE CONNECTED TO FLOOR FRAMING PER IRC 2015 R802.10.8, SEE FIGURES R802.10(1) AND (2).



CONT. SHEETING WALL LINE #	B/WL SPACING	EDGE TO EDGE WIND ADJ. # WALL LINES ADJ.	REQ. (FT FROM SIMPSON WALL CALCULATOR)	PROVIDED (FT)	
A	17	1.12	1.3	4.72	6
B	40.5			10.32	12
C	40.5			10.32	12
D	27			7.5	10
1	45.5	1.12	1	8.08	12
2	45.5	1.12	1	8.08	12
4	32	1.12	1	6.00	7
5	32	1.12	1	6.00	7
C	27	1.12	1	5.17	8
D	27	1.12	1	5.17	8

BRACED WALL SCHEDULE

NAILING SCHEDULE
 GB - NAILED OR SCREWED @ 7"OC
 SP - #8 @ 6" PERIMETER & 12" FIELD. STAPLES MIN 1 3/4" w/ 7/16" CROWN

SCALE 1/4" = 1'-0"
 STRUCTURED WALLS

TALL WALL ENGINEERING BY OTHERS

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