

GENERAL NOTES

THIS SET OF DRAWINGS IS THE SHELL PACKAGE COVERING FOUNDATION, FRAMING, AND EXTERIOR FINISHES. ALL INTERIOR FINISHES, MILLWORK, CASEWORK, EXPOSED MECHANICAL AND ELECTRICAL WORK, ETC. WILL BE INCLUDED IN THE FINISH PACKAGE TO FOLLOW. ALL FINISH ITEMS IN THIS PACKAGE ARE FOR INFORMATION ONLY AND MAY CHANGE.

ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, U.O.N. ALL EXTERIOR WALLS TO BE 5 1/2" WIDE, U.O.N. ALL INTERIOR WALLS ARE 3 1/2" WIDE, U.O.N.

GANG TOGETHER VENT STACKS AS MUCH AS POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

PROVIDE ELECTRICAL HEAT TAPE FOR ALL GUTTERS, DOWNSPOUTS AND OTHER PIPES AS REQUIRED.

SEE ELEVATIONS FOR TOP OF WINDOW HEIGHTS. TOP OF WINDOW DOES NOT INCLUDE ROUGH OPENING.

DOOR SCHEDULES ON THIS SHELL PACKAGE SET INDICATE SIZE AND TYPE FOR FRAMING INFORMATION ONLY. REFER TO THE FINISH PACKAGE FOR FURTHER INFORMATION ON WOOD SPECIES, FINISHES, AND SPECIAL REQUIREMENTS.

COORDINATE ALL INTERIOR NON-STRUCTURAL DROPPED CEILINGS WITH THE FINISH PACKAGE.

COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND ACCESS PANELS WITH ARCHITECT PRIOR TO INSTALLATION.

CONTRACTOR TO COORDINATE ALL DESIGN/BUILD MECHANICAL AND ELECTRICAL EQUIPMENT, DEVICES AND WORK. SUBMIT DRAWINGS FOR REVIEW BY ARCHITECT AND PEER CONSULTANT. REFER TO PROJECT MANUAL DIVISION 15 AND 16.

RESIDENTIAL GENERAL NOTES, IF APPLICABLE

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES

DRAINAGE WATER SHALL BE DIRECTED TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. I.R.C. R401.3

EXCAVATIONS, FILL, CUTS, AND GRADING SHALL COMPLY WITH I.R.C. CHAPTER 4

FOUNDATION NOTES

FOOTINGS SHALL BE A MINIMUM OF 36 INCHES BELOW FINISH GRADE. I.R.C. R403.1.4

TOP OF FOUNDATION WALLS SHALL BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. I.R.C. R404.1.6

UNDERFLOOR VENTILATION: MINIMUM 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA, OR 1:1,500 IF 6 MIL VISQUEEN IS PROVIDED ON THE GROUND. VENTS TO BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES. I.R.C. R408

ARCHITECTURAL NOTES

TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. I.R.C. R308

PROVIDE NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING. I.R.C. R309.2

PROVIDE 24 INCH ON-CENTER BLOCKING FOR VERTICAL SIDING. I.R.C. TABLE R703.4 FOOTNOTE K

ELECTRICAL NOTES

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES.

ALL RECEPTICALS SERVING KITCHEN, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTILES SHALL BE GFCI PROTECTED. I.R.C. E3802

LIGHTS IN CLOSETS MUST COMPLY WITH THE CLEARANCE DIMENSIONS OR I.R.C. E3903.1.1

ELECTRICAL PANELS MUST COMPLY WITH I.R.C. E3305 FOR 30"x36" WORKING SPACE AND 6'-6" HEADROOM.

PROVIDE SMOKE DETECTORS CONFORMING TO I.R.C. SECTION R317. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. I.R.C. R317

PROVIDE AT LEAST TWO OUTSIDE GRADE LEVEL RECEPTACLES-ONE IN THE FRONT YARD AND ONE IN THE REAR YARD. I.R.C. E3801.7

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. I.R.C. R313.2 AS AMENDED BY STATE

ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED TO ELIMINATE ANY DIRECT LIGHT AND VISUAL IMPACT.

EXTERIOR LIGHTING TO COMPLY WITH COUNTY ORDINANCES FOR EXTERIOR LIGHTING.

ROOF TOP EQUIPMENT INCLUDING SATELLITE DISHES, ANTENNAS, AND OTHER ELECTRICAL EQUIPMENT MUST BE CONCEALED FROM PEDESTRIAN AND OVERLOOKING DEVELOPMENT VIEWS.

ALL OUTDOOR EQUIPMENT FOR SPA SHALL BE SCREENED FROM VIEW WITH DESIGNED ELEMENTS OR LANDSCAPING.

PLUMBING NOTES (see also mpe notes)

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES.

PROVIDE LOCATION OF GAS AND ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE. I.A.C. 15-2-3-4

PROVIDE TANK TYPE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. I.R.C. R2903.2

PROVIDE SHOWERHEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GPM. I.R.C. P2903.2

PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS. I.R.C. P2903.2

ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE, 10' FROM EAVES AND BLEND WITH ROOFING COLOR(S). I.R.C. P3103.2

PROVIDE A FLOOR DRAIN BY THE WATER HEATER. PROVIDE A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. I.R.C. P2801

IN SEISMIC DESIGN CATEGORIES C1, D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT.

IF BUILDING WATER SUPPLY LINE HS PRV VALVE INSTALLED WITHOUT THERMAL BY-PASS, PLUMBING CONTRACTOR SHALL INSTALL DIAPHRAGM EXPANSION TANK EQUAL TO THERM-X-CONTROL MODEL ST-25V.

MECHANICAL NOTES

ALL WORK TO COMPLY WITH THE 2018 I.R.C. EDITION AND LOCAL CODES.

PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 F AT A POINT 24 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS. I.R.C. G2406

PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. I.F.G.C. 304.6.2

FUEL BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. SEE I.R.C. SECTION G2406 AND I.A.C. 303.3 FOR MORE INFORMATION AND THE LIST OF EXCEPTIONS.

FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. I.R.C. M2005.2

APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OR A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. I.R.C. M1307.3

ENERGY CODE:

BUILDING ENVELOPE MUST COMPLY WITH CURRENT ENERGY CODE.

LIGHTING AND MECHANICAL SYSTEMS MUST COMPLY WITH CURRENT ENERGY CODE.

50% OF LAMPS IN PERMANENT FIXTURES MUST BE HIGH EFFICACY LAMPS.

UNVENTED CRAWLSPACE CONTINUOUS VAPOR RETARDER SHALL BE INSTALLED OVER EXPOSED EARTH WITH JOINTS OVERLAPPED BY 6" AND SEALED, EXTENDING AT LEAST 6" UP AND ATTACHED TO WALL.

SUPPLY DUCTS IN ATTICS ARE INSULATED TO GREATER OR EQUAL TO R8. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE ARE AT LEAST R6. SEAL JOINTS AND SEAMS OF ALL DUCTS.

CIRCULATING SERVICE HOT WATER PIPES ARE INSULATED TO R2.

AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.

WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR.

PRESCRIPTIVE ENERGY CODE:

CLIMATE ZONE 6: REFER TO IECC 2018, TABLE R402.1.1

FENESTRATION (U-FACTOR): U-0.32

CEILING (R-VALUE): R-49. ALTERNATE R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. IECC 2018, R402.2.1

CEILINGS WITHOUT ATTIC SPACE (R-VALUE): R-30. UNLESS SHOWN OTHERWISE, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION IS LIMITED TO 300 SQ.FT. OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. IECC 2018, R402.2.2

WALLS (R-VALUE): R-20 + R-5 (OR R-13 + R-10, WHERE R-13 IS CAVITY INSULATION & R-10 IS CONTINUOUS INSULATION)

SLAB (R-VALUE & DEPTH) R-1 0 @ 4'-0"

THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTION R402.1.1 THROUGH R402.1.4 (IECC 2018)

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PROJECT DATA

CODE INFORMATION:

DESIGN CODE: 2018 IBC
OCCUPANCY: A3
CONSTRUCTION TYPE: VA, SPRINKLERED

LOCATION:

150 E STATE STREET
DONNELLY, ID 83638

NOTE: ALL SF CALCS TO OUTSIDE FACE OF STUD OR CONCRETE WALL

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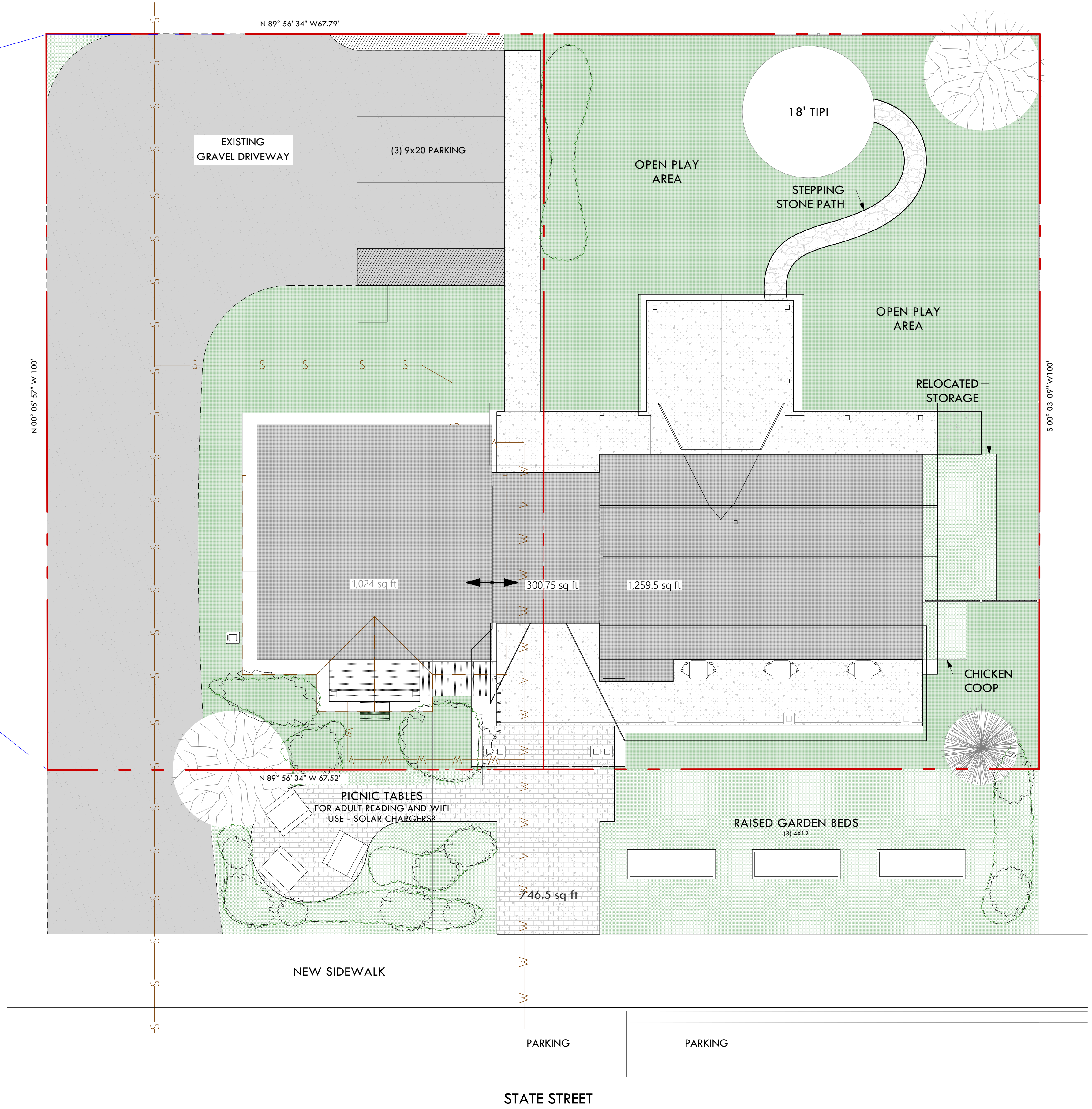
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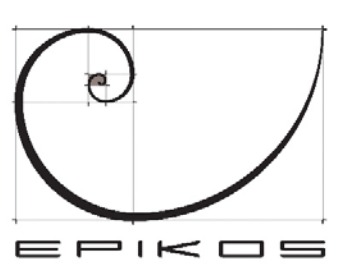
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1 VICINITY AERIAL
SCALE: 1" = 1'-0"
0 1/2" 1" 2"



2 SITE PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



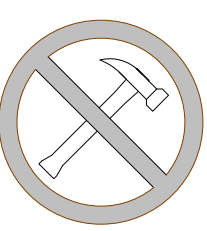
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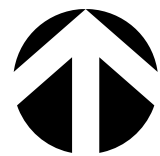
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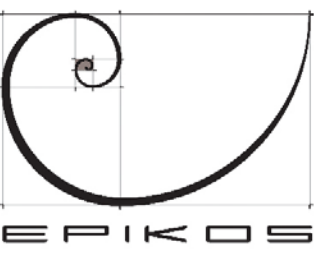
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1

ARCH. SITE PLAN (1"=10')
SCALE: 1" = 10'



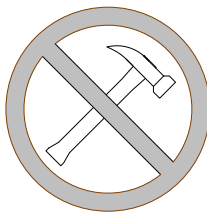
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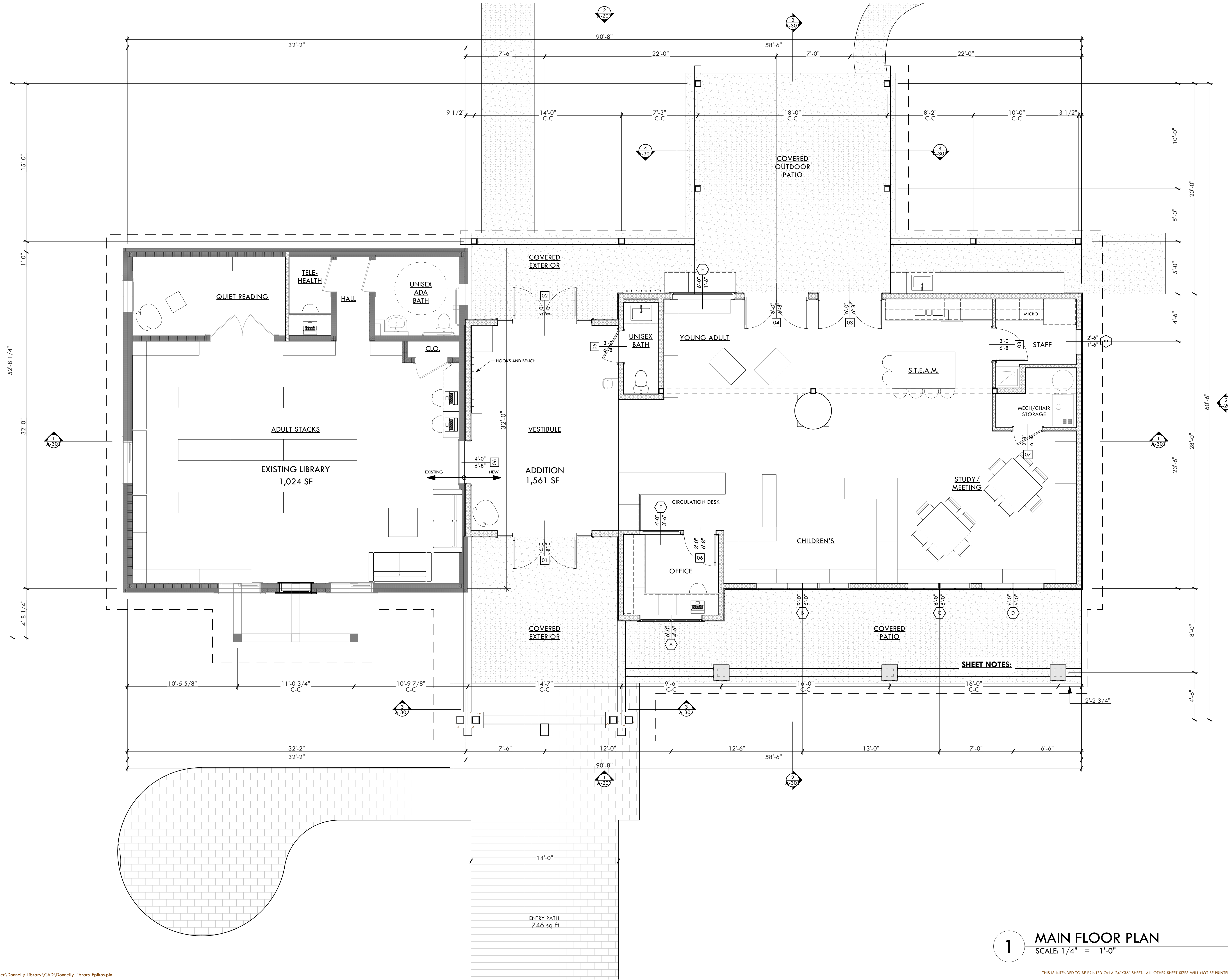
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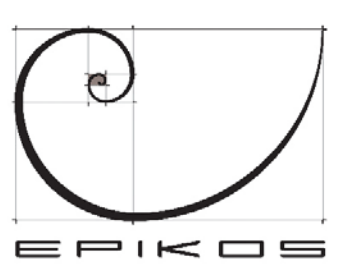
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1

MAIN FLOOR PLAN

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



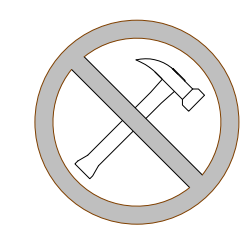
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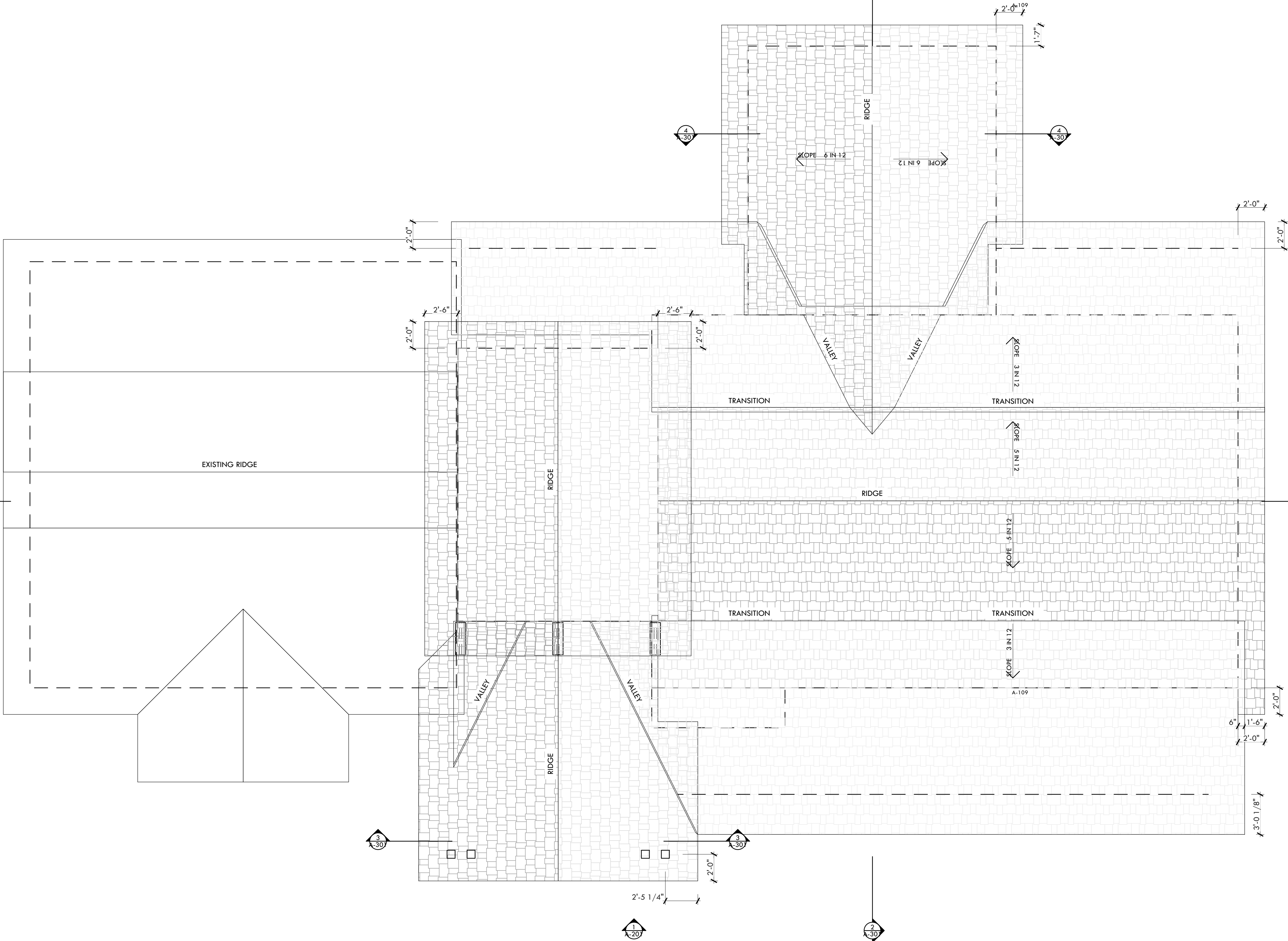
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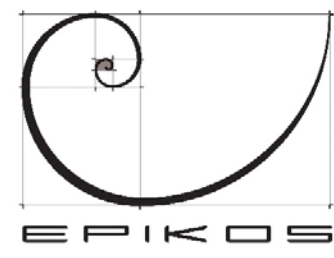
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1 ROOF PLAN
SCALE: 1/4" = 1'-0"



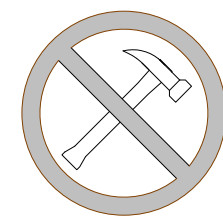
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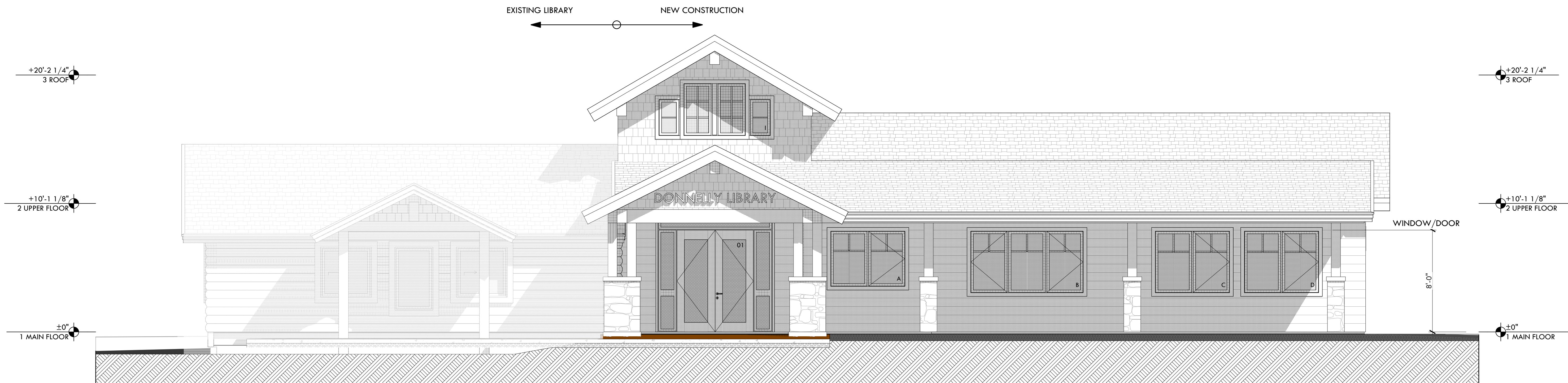
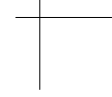
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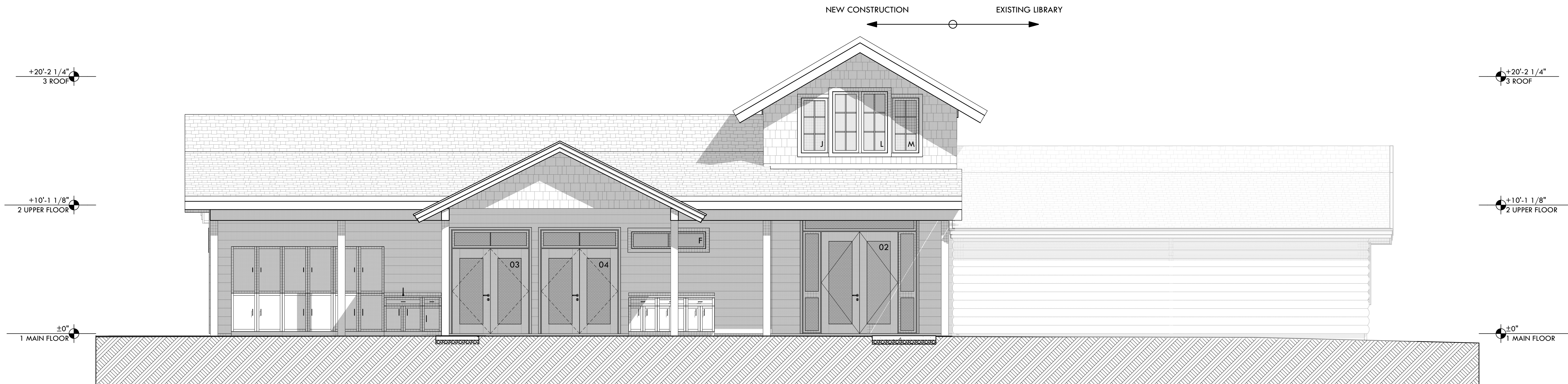
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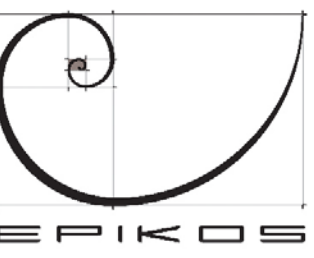
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



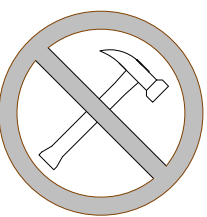
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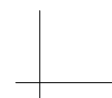
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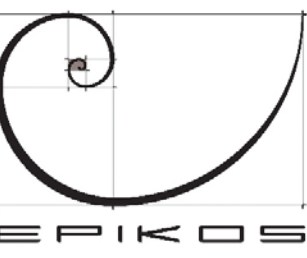




1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



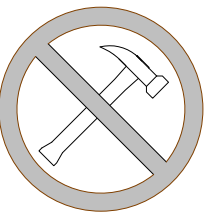
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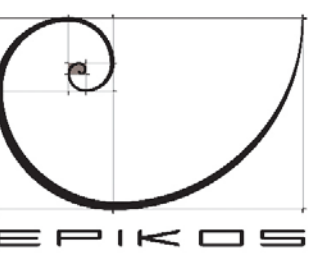
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2 FRONT PERSPECTIVE NEW CONSTRUCTION



3 REAR PERSPECTIVE



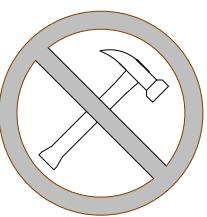
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1 LONG SECTION
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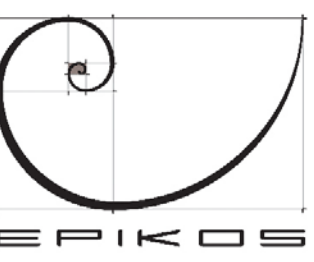
2 SHORT SECTION
SCALE: 1/4" = 1'-0"



4 REAR ENTRY SECTION
SCALE: 1/4" = 1'-0"



3 FRONT ENTRY SECTION
SCALE: 1/4" = 1'-0"



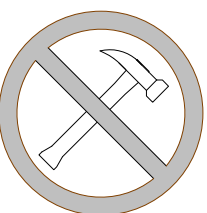
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