

APPLICABLE CODES:

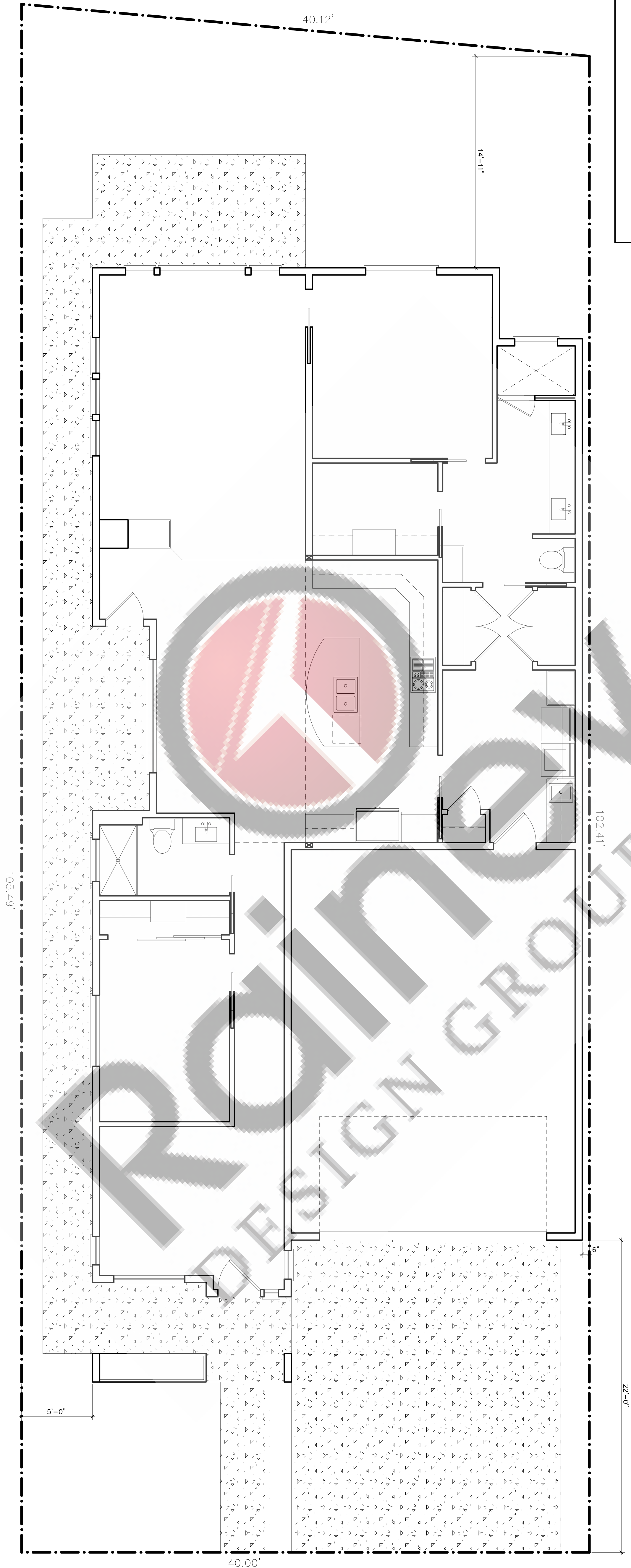
PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:  
2012 IRC, IMC, IECC, IFBC  
2009 UPC  
2008 NEC

DESIGN CRITERIA:

SEISMIC ZONE C  
MAXIMUM WIND SPEED 75 MPH (90 MPH 3 SEC Gust). SITE EXPOSURE B  
FROST DEPTH 24"  
SOIL BEARING 1500 PSF  
ROOF SNOW LOAD 50 PSF  
FLOOR LIVE LOAD 40 PSF  
DESIGN PER PRESCRIPTIVE CLIMATE ZONE 5

SITE NOTES:

1. PROVIDE SITE DRAINAGE AWAY FROM STRUCTURE TO APPROVED FACILITIES SITE SHALL DRAIN MIN 6' WITHIN FIRST 10'. WHERE LOT LINE PROHIBITS 6' OF FALL WITHIN 10', A SWALE OR DRAIN SHALL BE PROVIDED.
2. SITE ADDRESS SHALL BE POSTED DURING CONSTRUCTION AND CLEARLY VISIBLE FROM STREET.
3. PROVIDE TEMPORARY TOILET FACILITIES DURING COURSE OF CONSTRUCTION.
4. CARE SHOULD BE GIVEN TO AVOID EROSION OF DISTURBED SOIL. CONSULT WITH JURISDICTION FOR SPECIFIC REQUIREMENTS.



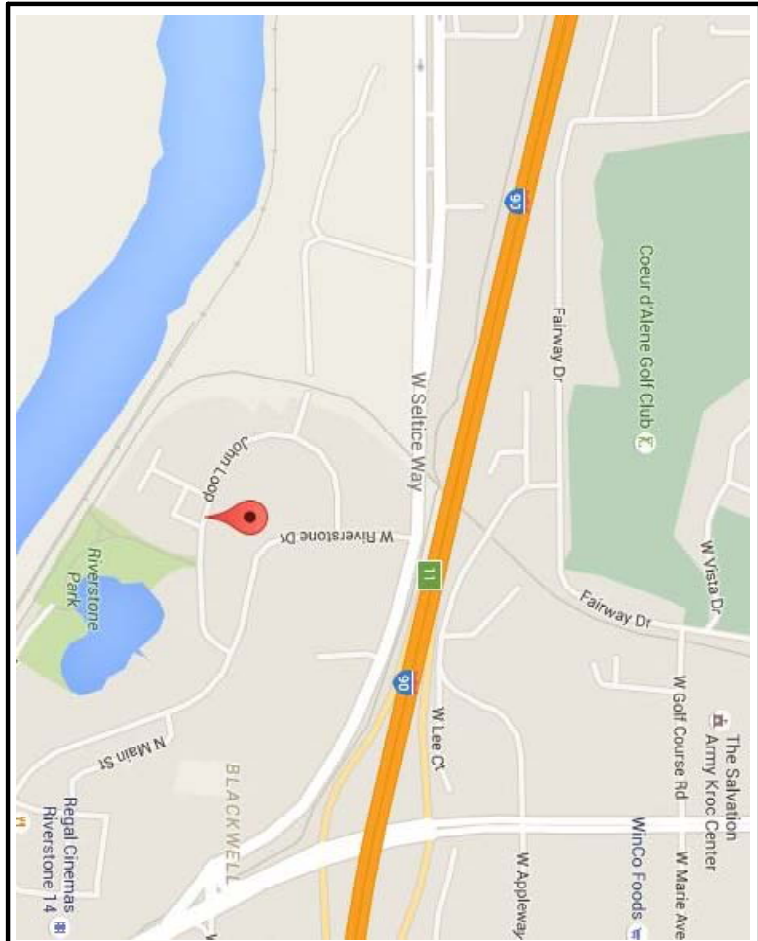
SITE PLAN

SCALE 1"=20'

LEGAL: LOT 2, BLOCK 3, RIVERA WALK



SHEET INDEX	
PAGE	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN
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AVIARA PLACE

PROPOSED RESIDENCE FOR:



311 E. Sherman Ave.  
Coeur D Alene, Id 83814  
208-818-0381  
dalerrainey@gmail.com

REVISIONS

NO.	DESCRIPTION
1	AS SHOWN

DATE: APRIL 2014

DESIGNER: AS SHOWN

CHECKED:



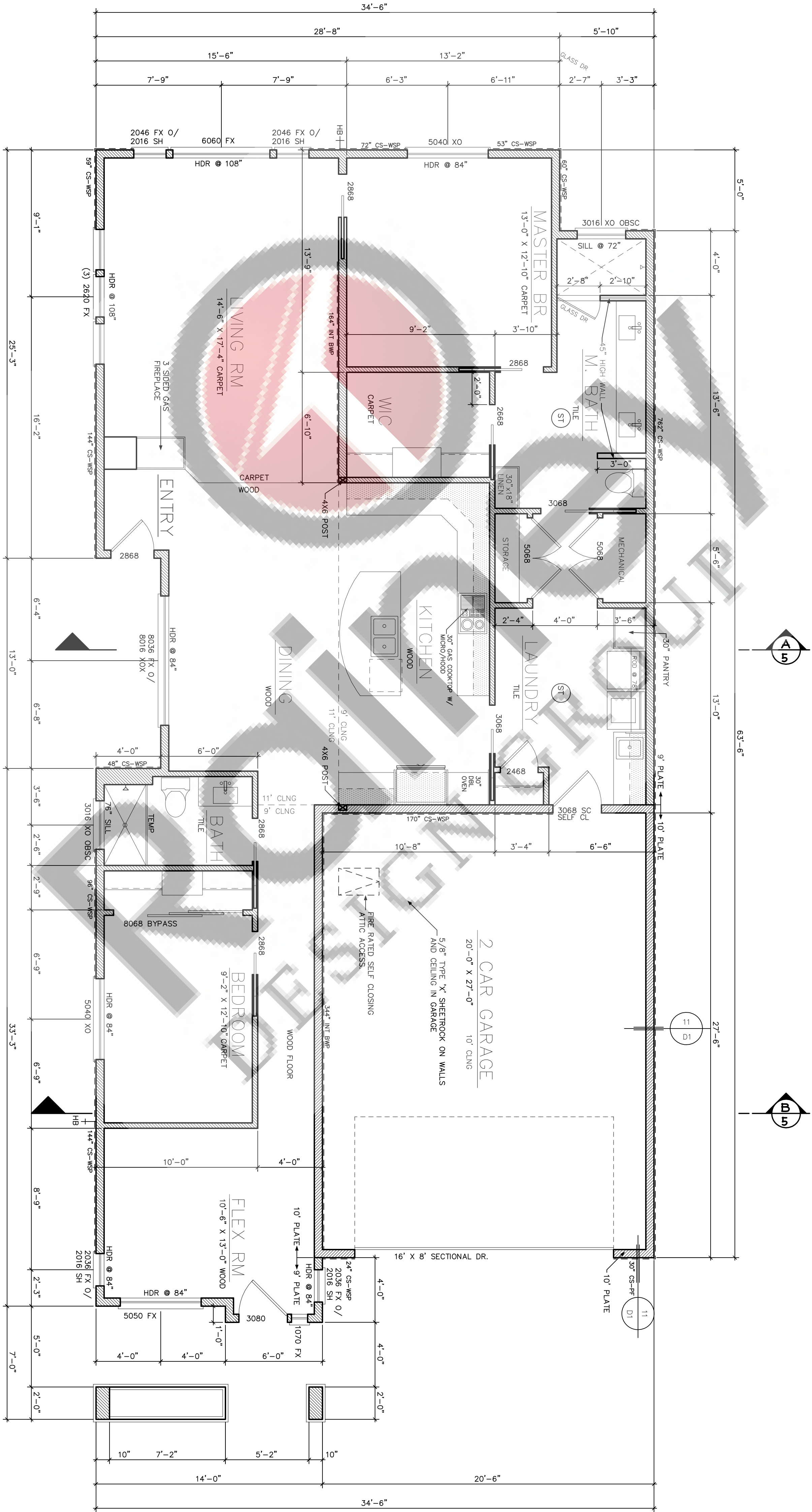
FLOOR PLAN NOTES:

1. ALL HEADERS TO BE DEL. 2X10 DF #2 UNLESS NOTED OTHERWISE W/ DOUBLE TOP PLATES.
2. WALL BRACING IS CALCULATED USING THE CONTINUOUS SHEATHING METHOD W/ WOOD STRUCTURAL PANELS. CS-WSP PER IBC TABLE 602.10.4.2. ENTIRE STRUCTURE SHALL BE SHEATHED W/ 7/16 OSB ATTACHED TO STUDS WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
3. CONTINUOUS INSULATION FOR HOT WATER PIPE W/ A MIN R-VALUE OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
  - A. PIPING SERVING MORE THAN ONE DWELLING UNIT.
  - B. PIPING SERVING MORE THAN ONE DWELLING UNIT.
  - C. PIPING FROM WATER HEATER TO KITCHEN OUTLETS.
  - D. PIPING LOCATED OUTSIDE OF CONDITIONED SPACE.
  - E. PIPING LOCATED UNDER A FLOOR SLAB.
  - F. BURIED PIPING.
  - G. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS.
  - H. PIPING WITH RUN LENGTHS GREATER THAN MAXIMUM AS SHOWN BELOW:

1/2"	30'
3/8"	20'
1/2"	20'
3/4"	10'
>3/4"	5'
4. ALL PLASTIC PIPING WITHIN A DWELLING USED FOR VENTING FLUE GASSES SHALL BE TESTED AT 5 PSI FOR 15 MIN.
5. PROVIDE COMBUSTION AIR FOR GAS FURNACE AND WATER HEATERS.
6. PROVIDE EXHAUST FAN FOR KITCHEN STOVE MIN OF 100 CFM.
7. PROVIDE EXHAUST FAN IN BATHROOMS MIN OF 50 CFM.
8. MINIMUM ENERGY EFFICIENCY STANDARDS
  - A. MIN INSULATION R-20
  - B. CEILING INSULATION R-38
  - C. RAISED FLOOR INSULATION R-30
  - D. WINDOW MIN U VALUE .35
9. HVAC SYSTEMS AND ELECTRICAL SYSTEMS TO BE DESIGNED AND ENGINEERED BY LICENSED CONTRACTORS.
10. PROVIDE MIN 3X3 LANDING OUTSIDE ALL EXTERIOR DOORS AND AT BOTTOM OF ALL DECK STAIRWAYS.
11. CLOTHES DRYER, BATH AND RANGE FANS TO VENTED TO EXTERIOR.
12. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND OUTSIDE EACH BEDROOM VENTED TO EXTERIOR. AT LEAST ONE SMOKE DETECTOR SHALL BE INSTALLED PER FLOOR LEVEL. ALL DETECTORS SHALL BE WIRED TO SOUND TOGETHER IF ACTIVATED.
13. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF BEDROOMS IN VICINITY OF BEDROOMS.
14. PROVIDE ATTIC ACCESS WITH MIN 22"x30" OPENING

PRESCRIPTIVE ENERGY REQUIREMENTS

GLAZING U FACTOR - .35  
CEILING INSULATION - R-38  
MIN INSULATION R-20  
CEILING INSULATION - R-38  
SLAB EDGE INSULATION - R-10  
UNDERSLAB INSULATION - R-15



WALL KEY:

- FULL HEIGHT WALL TO CLING
- PARTIAL HEIGHT WALL - SEE PLAN
- 15/32" OSB BRACED WALL PANEL LENGTH AT EXTERIOR SHEATHING TAILING W/ 8D AT 6" O.C. EDGE AND 12" O.C. FIELD
- CONTINUOUS SHEATHED PORTAL FRAME SEE DETAIL PAGE D-1
- 48" INTERIOR BRACED WALL PANEL, 1/2" OSB ON ONE SIDE OF WALL W/ TYPE 'S' OR 'W' SCREWS SPACED AT 7" O.C. MAX W/ 5/8" MIN WOOD PENETRATION.

LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"  
TOTAL LIVING AREA 1766 SQ. FT.  
GARAGE AREA 564 SQ. FT.

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1. CONC. TO BE MIN OF 2,500 PSI W/4" MAX. SLUMP, REINFORCING STEEL TO MIN. GRADE 40
2. ALL FOUNDATIONS, FOOTINGS AND PIERS TO MAINTAIN A DEPTH OF 24" BELOW FINISH GRADE.
3. FOOTINGS AND PIERS TO REST ON UNDISTURBED SOLID SOIL OR COMPACTED STRUCTURAL FILL.
4. 2X6 PRESSURE TREATED SILL WITH SILL SEALING GASKET TYPICAL AT TOP OF ALL FOUNDATION WALLS WHERE FRAMING OCCURS ABOVE.
5. INSTANT SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7 MIN. @ 6-10" O.C. W/ BOLT LOCATED 1-0 MIN FROM ENDS.
6. STEP FOUNDATION WALL AS REQUIRED TO RESPOND TO FINAL SITE GRADING CONDITIONS
7. CONTRACTORS TO VERIFY SOIL CONDITIONS DURING EXCAVATION AND NOTIFY DESIGNER OF CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. SINCE NO GEOTECHNICAL REPORT HAS BEEN PROVIDED, IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SOIL CONDITIONS AND THE PRESENCE OF GROUNDWATER AT TIME OF EXCAVATION.
8. PROVIDE ACTIVE RADON MITIGATION SYSTEM PER LOCAL JURISDICTION STANDARDS - VERIFY WITH OWNER.
9. IF SOLID ROCK CONDITIONS EXIST UPON EXCAVATION FOR FOOTINGS, PROVIDE EPOXY SET REBAR INTO ROCK FOR FOOTING STABILITY. REMOVE ALL SOIL FROM ROCK AND ADEQUATELY CLEAN SURFACE PRIOR TO CONCRETE POUR.
10. VERIFY LOCATION OF GARAGE SLAB CONCRETE JOINTS IN FIELD. SLOPE GARAGE SLAB DOWN TOWARDS OVERHEAD DOOR.
11. CONCRETE PADS/SPOT FOOTINGS TO BE A MIN. 8" DEEP W/ #4 BARS MAX. 12" O.C. EACH WAY AND MAINTAIN 2" MIN. COVERAGE ON EACH SIDE.
12. PROVIDE UNDERFLOOR VENTILATION OF 1 SQ FT/150 SQ FT OF FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3' OF EXTERIOR OF BUILDING.
13. PROVIDE UNDERFLOOR ACCESS OF 16"x24" OR 18"x24" IF THROUGH FLOOR.

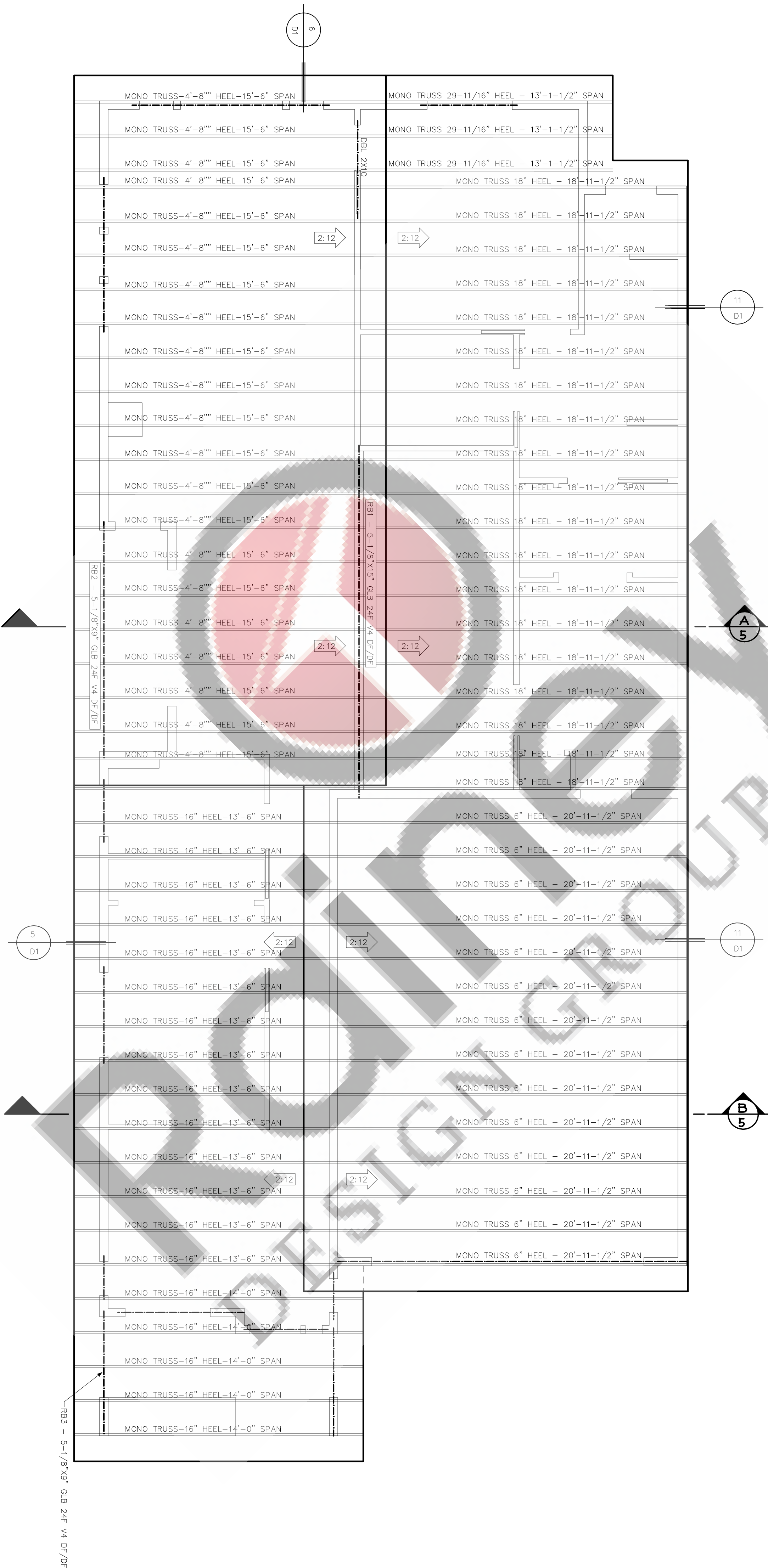


ROOF NOTES:

- 1. ALL TRUSS DRAWINGS SHALL BE ENGINEERED AND STAMPED BY MANUFACTURER AND BE ON SITE FOR INSPECTIONS.
- 2. TRUSSES SHALL BE INSTALLED AND BRACED PER MANUFACTURERS SPECIFICATIONS.
- 3. USE SIMPSON STC CLIPS AT TRUSS TO NON BEARING WALLS.
- 4. PROVIDE SIMPSON H2.5 @ EACH TRUSS TO TOP PLATE.
- 5. ALL CONNECTORS OF TRUSS TO TRUSS GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
- 6. PROVIDE AN ICE BARRIER THAT CONSISTS OF A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET IN LIEU OF NORMAL UNDERLAYMENT AT ALL EAVE LOCATIONS. SHEET SHALL EXTEND FROM LOWEST EDGE OF EAVE TO 24 PAST THE INSIDE WALL OF STRUCTURE.

ROOF FRAMING

SCALE 1/4" = 1'-0"



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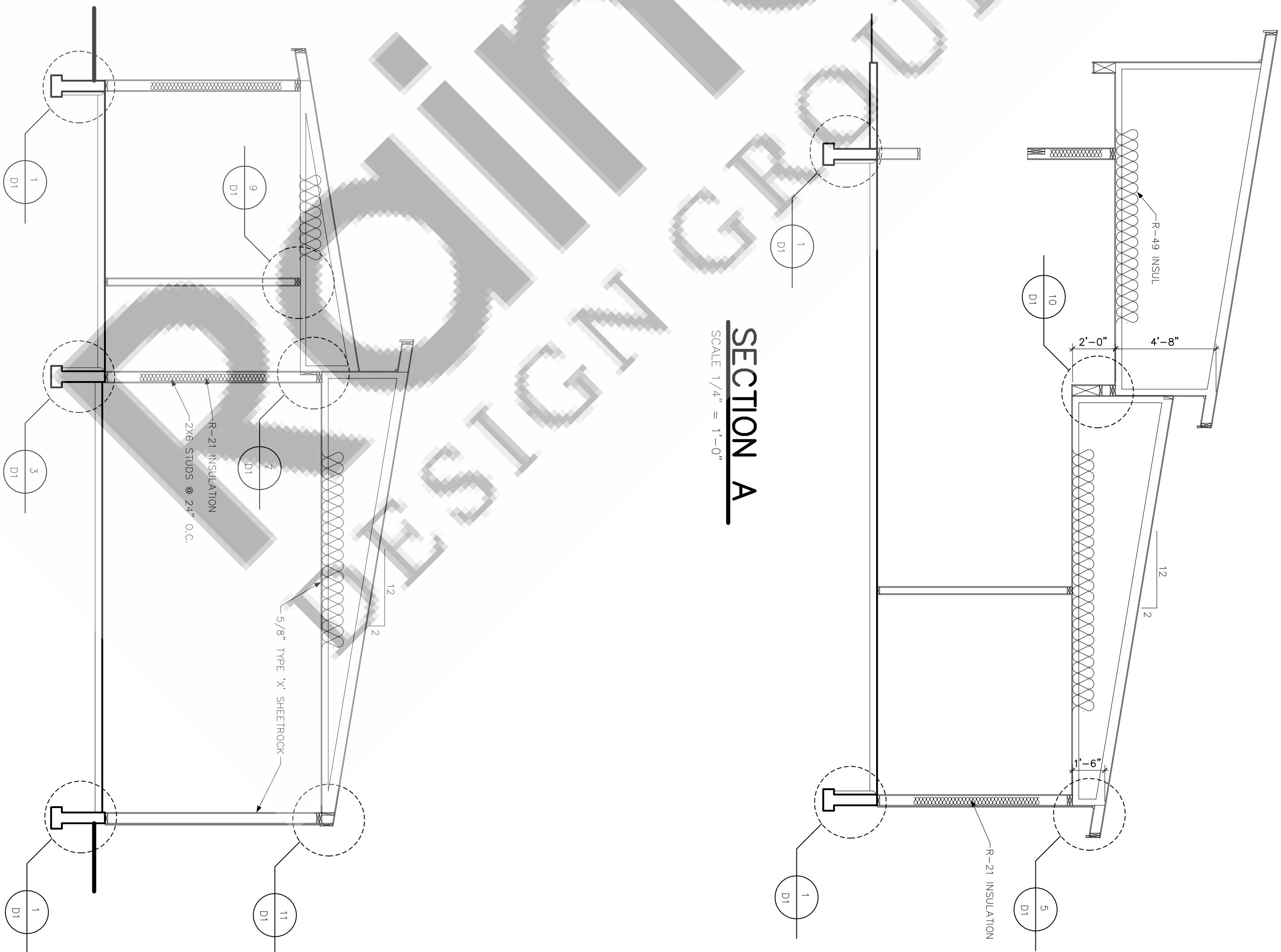
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SCALE

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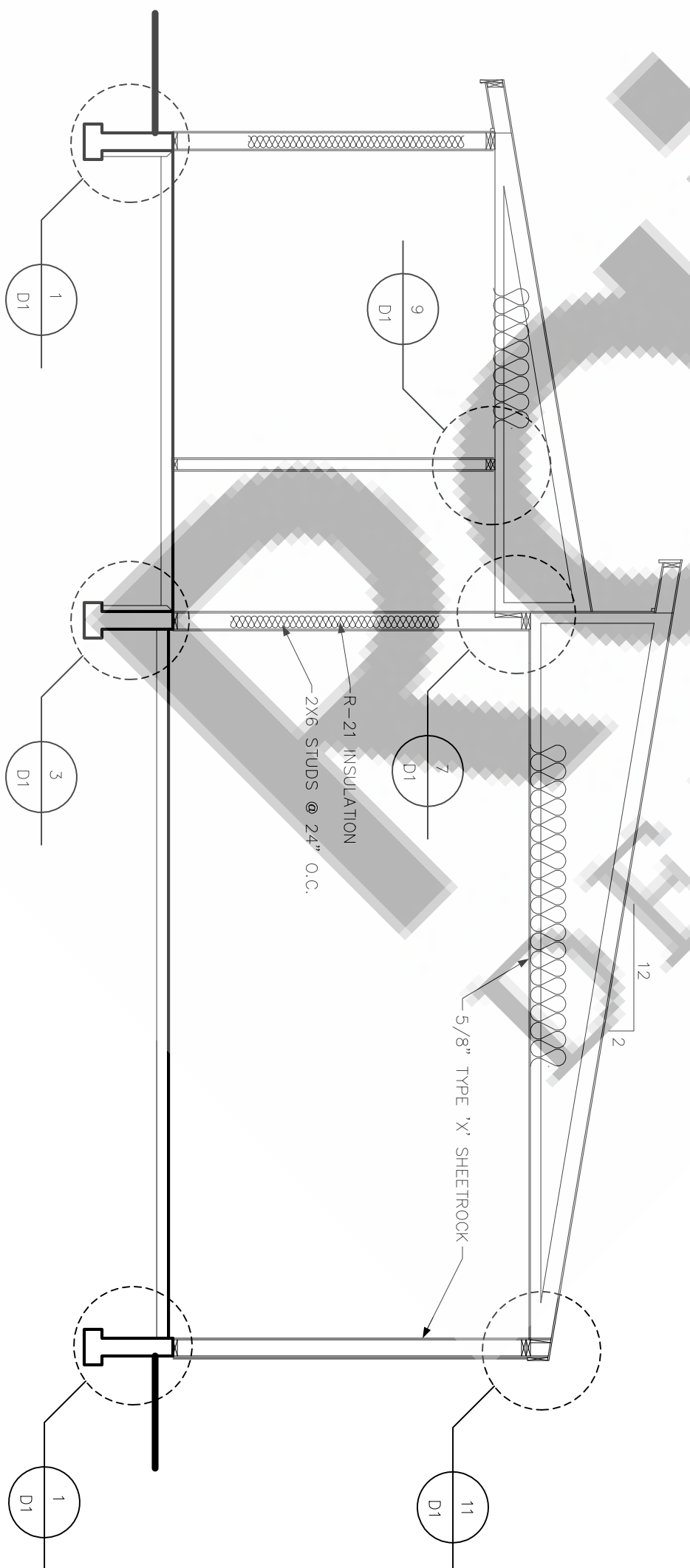
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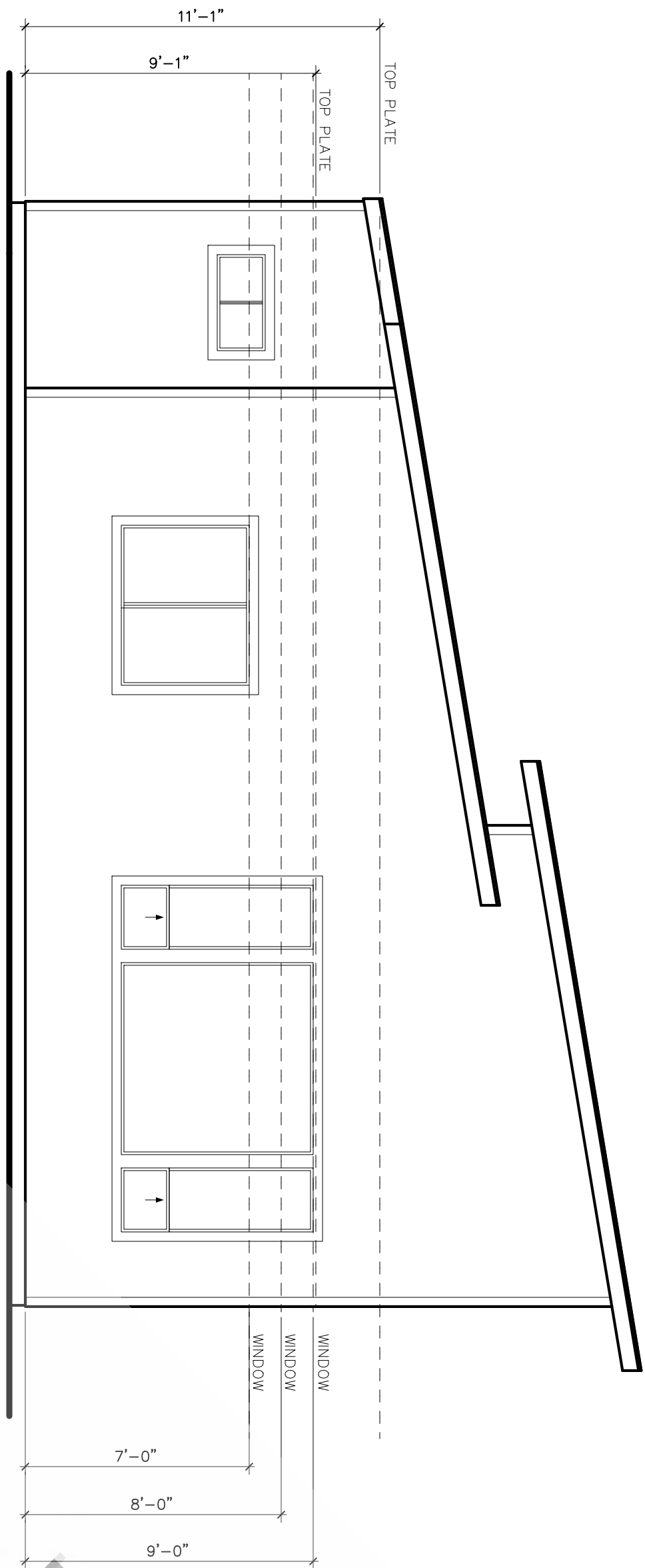
**SECTION A**

SCALE 1/4" = 1'-0"



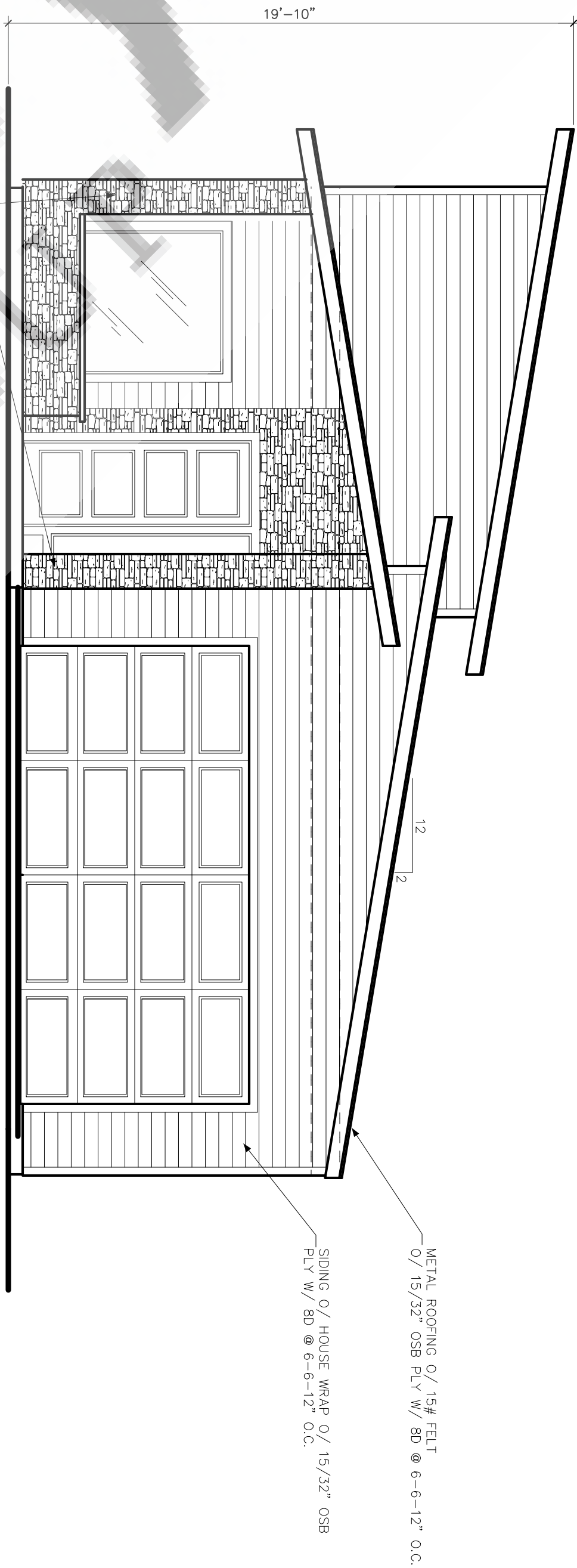
**SECTION B**

SCALE 1/4" = 1'-0"



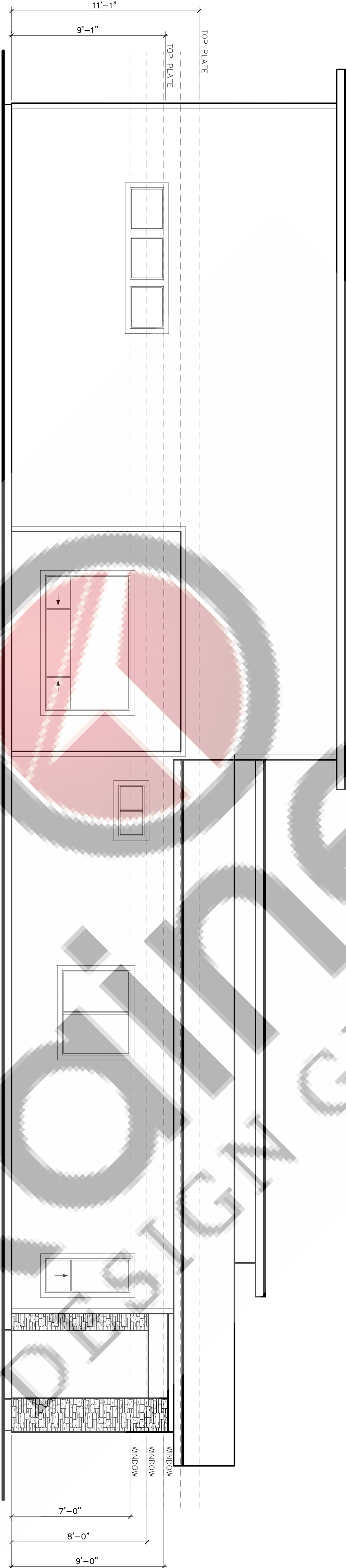
REAR ELEVATION

SCALE 1/4" = 1'-0"



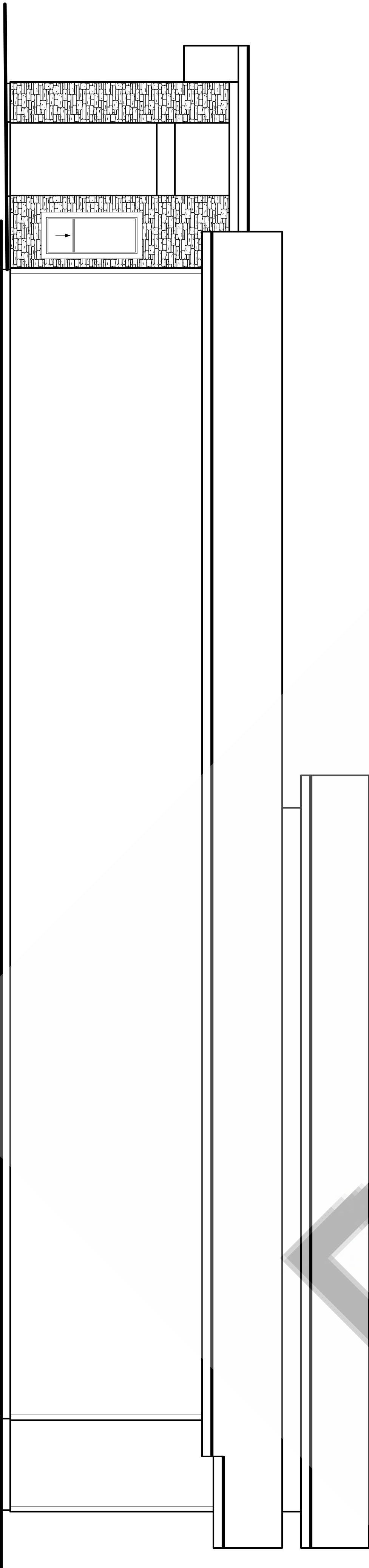
FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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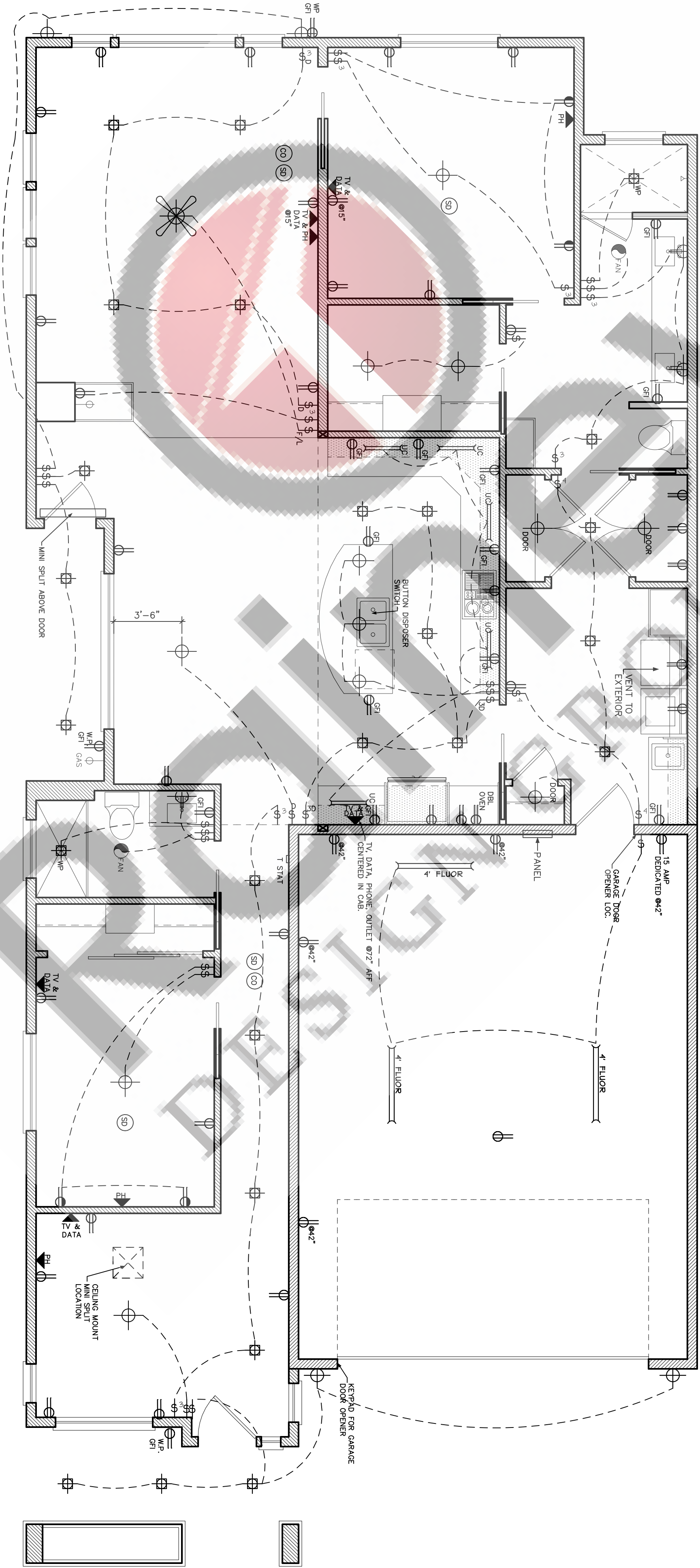


ELECTRICAL PLAN LEGEND

- \$ = SINGLE POLE SWITCH
- \$u = SWITCH WITH MOTION SENSOR
- \$d = SWITCH WITH DIMMER CONTROL
- \$p = SWITCH WITH PHOTOCELL AT EXTERIOR LIGHT
- \$3 = 3 WAY SWITCH
- \$4 = 4 WAY SWITCH
- \$/L = FAN/LIGHT CONTROLLER
- ⊖ = 110V WALL RECEPTACLE
- ⊖ = 220V
- ⊖ = 1/2 HOT 110V
- 4 FLOOR = 4' FLUORESCENT
- ⊖ = TRACK LIGHT
- ⊖ = CAN LIGHT
- ⊖ = CEILING FIXTURE
- ⊖ = WALL MOUNT FIXTURE
- ⊖ = FAN/LIGHT COMBO
- TV & DATA = TV COAX + CAT 5 DATA
- SM = CAT 5 DATA FOR PHONE
- ⊖ = SMOKE DETECTOR - WIRED TOGETHER
- ⊖ = CARBON MONOXIDE DETECTOR
- ⊖ = EXHAUST FAN/LIGHT
- ⊖ = GAS

ELECTRICAL NOTES:

- CLOTHES DRESSER, BATH, LAUNDRY AND RANGE FANS TO VENTED TO EXTERIOR PROVIDE 50 CFM FOR BATHROOMS, 100 CFM FOR ENCLOSED LAUNDRY AREAS.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND OUTSIDE EACH BEDROOM IN VICINITY. AT LEAST ONE SMOKE DETECTOR SHALL BE INSTALLED PER FLOOR LEVEL. ALL DETECTORS SHALL BE WIRED TO 100V WITH BATTERY BACKUP AND SOUND TOGETHER IF ACTIVATED.
- CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF BEDROOMS IN VICINITY OF BEDROOMS.
- ALL FIXTURES AND BULBS TO BE LED.



ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

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SHEET

E-1

OF 8

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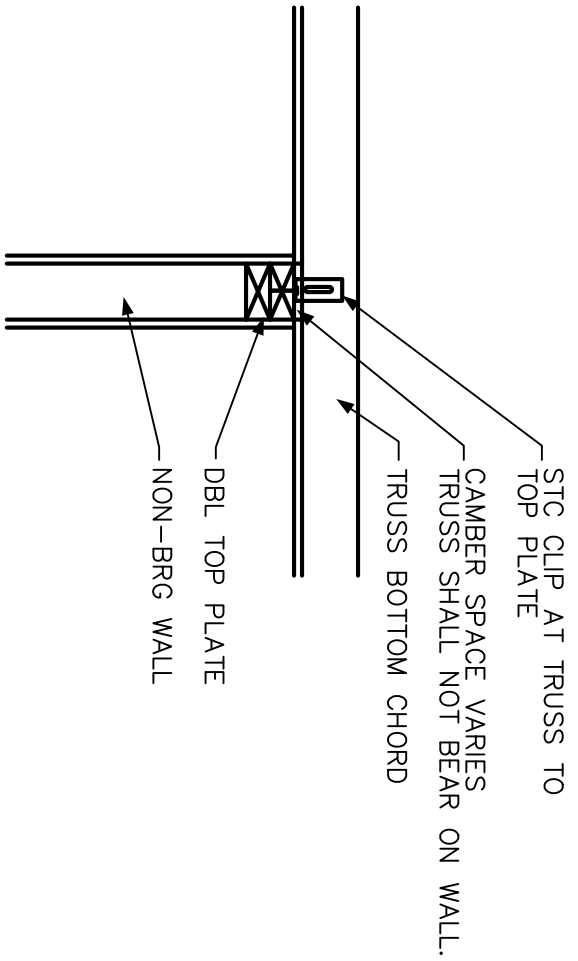
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Rainey

DESIGN GROUP

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9	TRUSS AT NON-BEARING WALL	5	TYPICAL EAVE	1	1 STORY SLAB FTNG
<div></div>		<div></div>		2	2 STORY SLAB FTNG
10	TRUSSES AT BEAM	6	OUTRIGGER DETAIL	<div></div>	
<div></div>		7	TRUSS AT GARAGE WALL	3	FTNG AT GARAGE SLAB
11	FIRE ASSEMBLY AT PROP LINE	<div></div>			
<div></div>		8	PORTAL FRAME DETAIL	4	INTERIOR FTNG
12	SONO TUBE FTNG DETAIL	<div></div>			