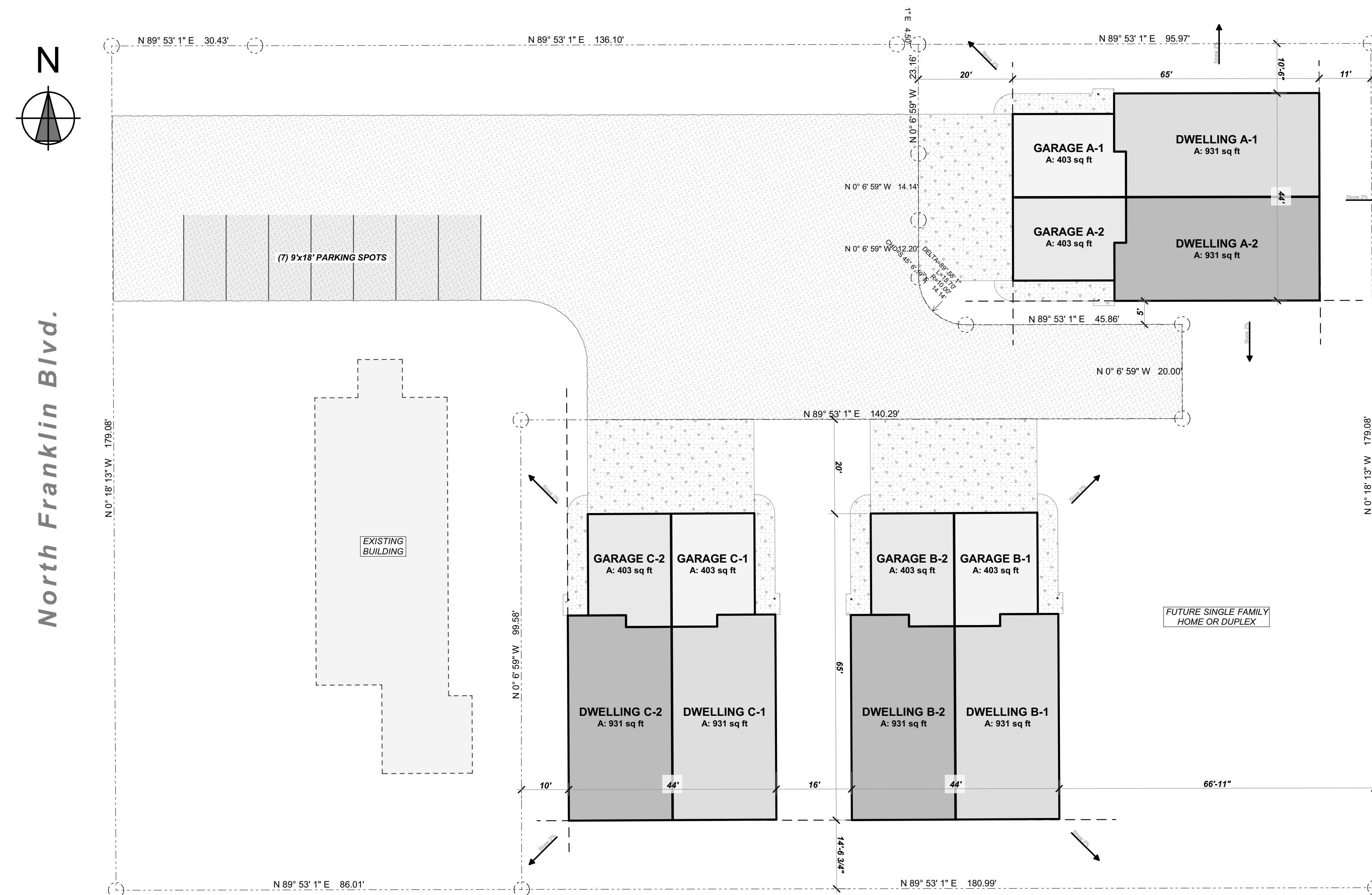


PRESCRIPTIVE ENERGY COMPLIANCE										
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)										
The proposed building has been designed to meet or exceed the requirements of the International Energy Conservation Code										
INSULATION AND FENESTRATION BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE	CRAWL SPACE R-VALUE
5	0.32	0.55	NR	38	20 or 13+5	13/17	30	15/19	10, 2ft	15/19



1 SITE PLAN
A-101 SCALE: 1/16" = 1'-0"



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A new duplex at:
N. Franklin Blvd. & Birch Lane
Nampa, Idaho - Canyon County

REV	Date	Description
3	10/20/22	SITE PLAN
2	06/03/22	SITE PLAN

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Date:	Tuesday, November 8, 2022
Drawn By:	Chad Duerre
Project Title:	WBC - Franklin Duplex - REV 5.pln
Drawing Title:	SITE PLAN
Drawing No.:	A-101

REV	Date	Description
1	10/27/22	CITY COMMENTS
2	06/13/22	CITY COMMENTS

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Date:	Tuesday, November 8, 2022
Drawn By:	Chad Duerre
Project Title:	WBC - Franklin Duplex - REV 5.pln
Drawing Title:	FLOOR PLAN
Drawn No.:	A-102

NOTES:
1) 2x6 DF EXT DWELLING WALLS
16" O.C. & R-21 F.G. BATT INSULATION U.N.O.
2) 2x4 DF EXT. GARAGE WALLS
16" O.C. U.N.O.
3) 2x4 DF INT. WALLS 16" O.C. U.N.O.

DWELLING A-1
A: 931 sq ft
GARAGE A-1
A: 403 sq ft

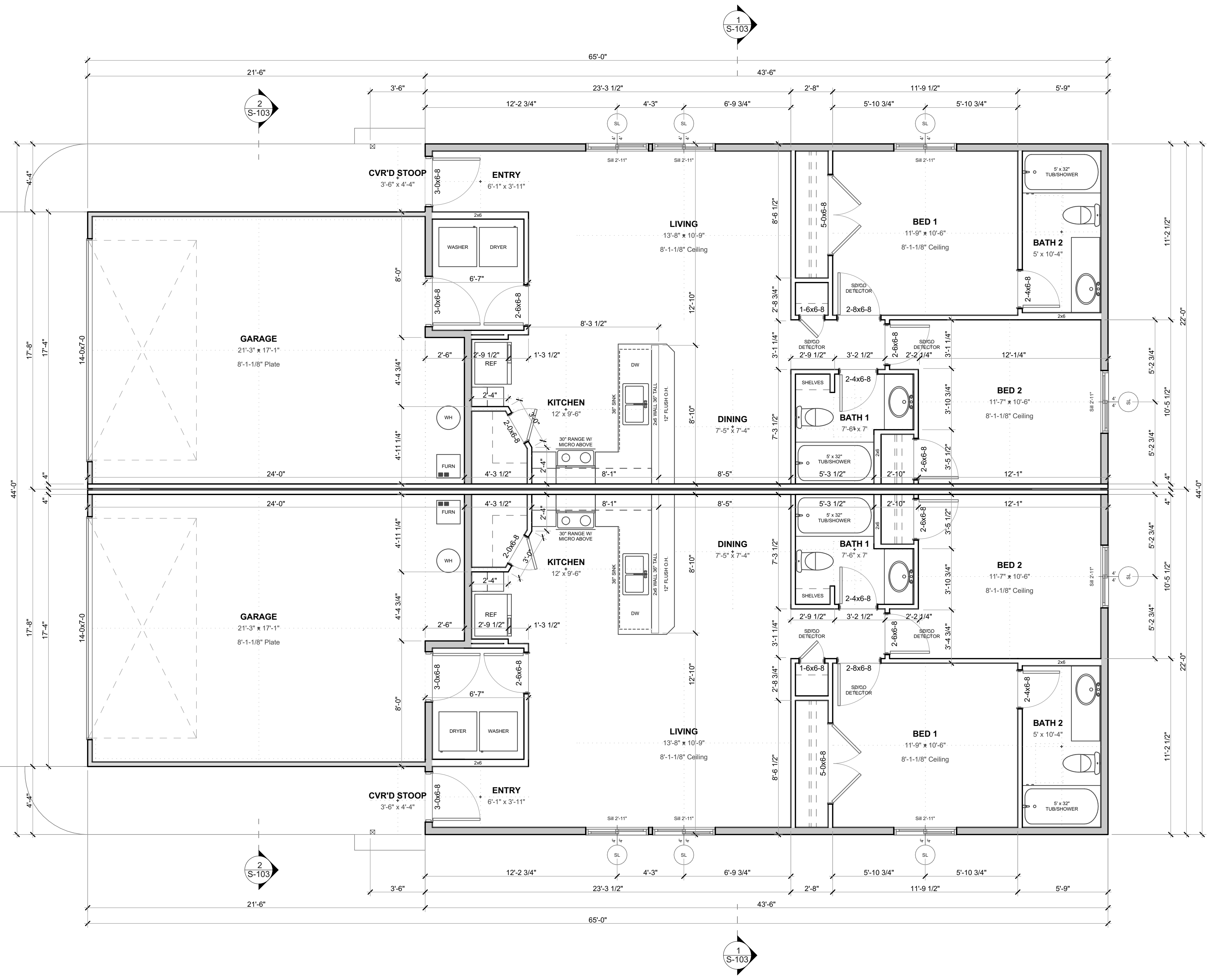
DWELLING A-2
A: 931 sq ft
GARAGE A-2
A: 403 sq ft

DOOR & OPENING SCHEDULE

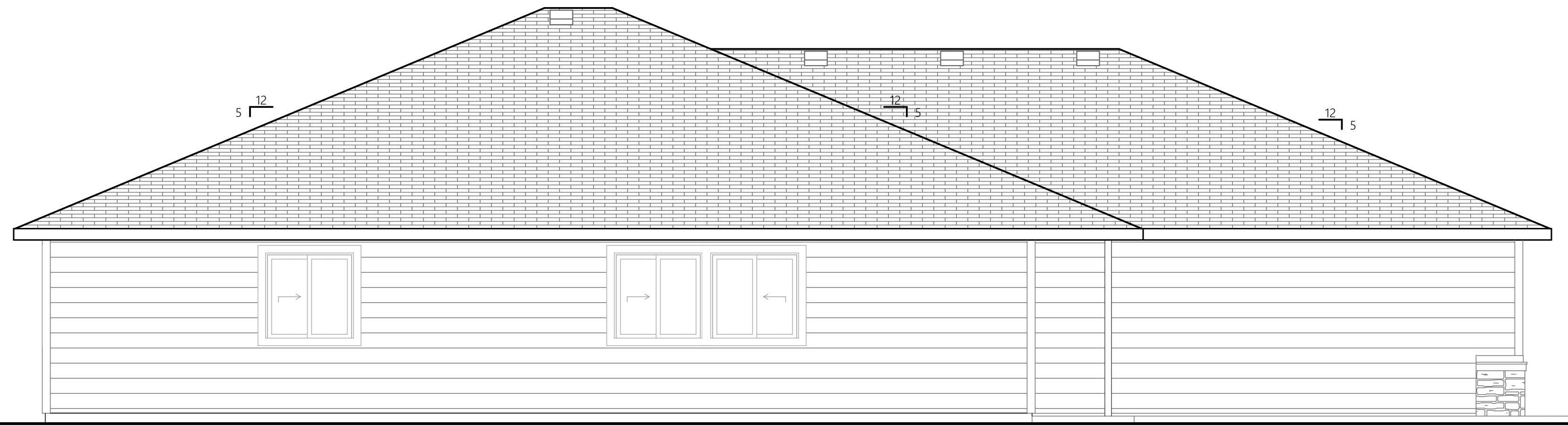
#	SIZE	
	W	HT
2	1'-6"	6'-8"
2	2'	6'-8"
2	2'-8"	6'-8"
2	5'	6'-8"
2	14'	7'
4	2'-4"	6'-8"
4	3'	6'-8"
6	2'-6"	6'-8"

WINDOW SCHEDULE

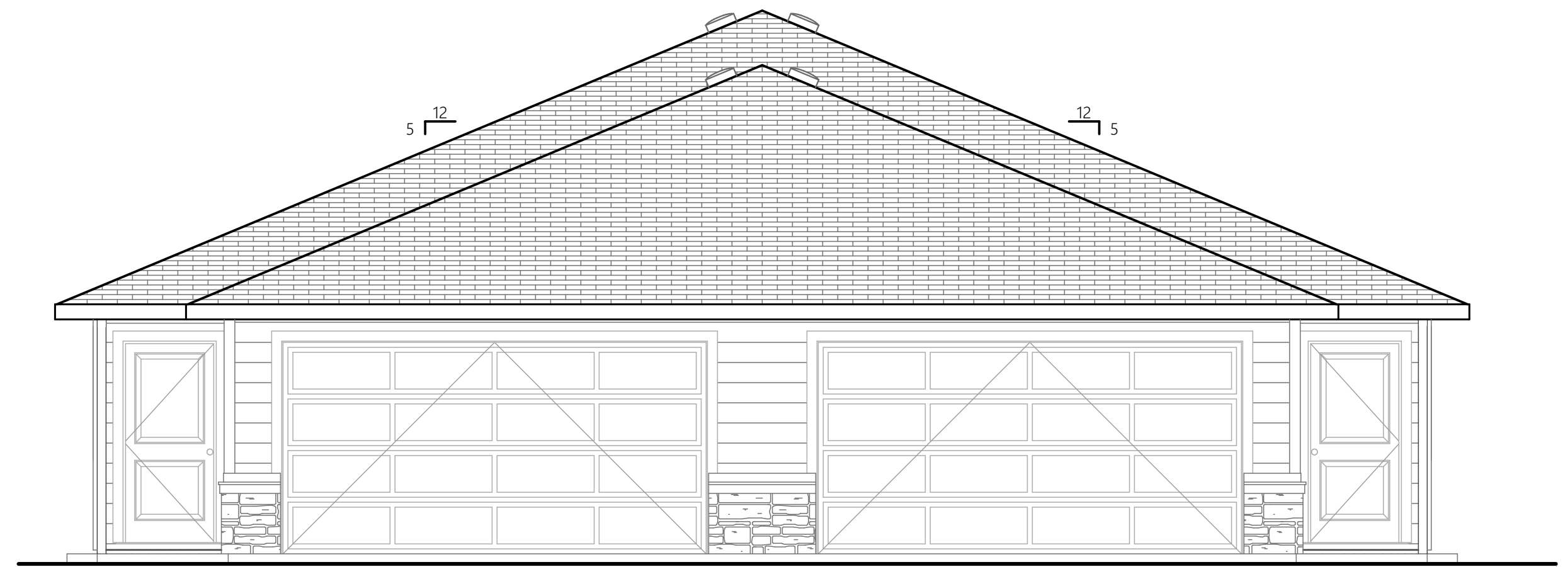
#	STYLE	SIZE		AREA
		WIDTH	HEIGHT	
8		4'	4'	16.00
				128.00 sq ft



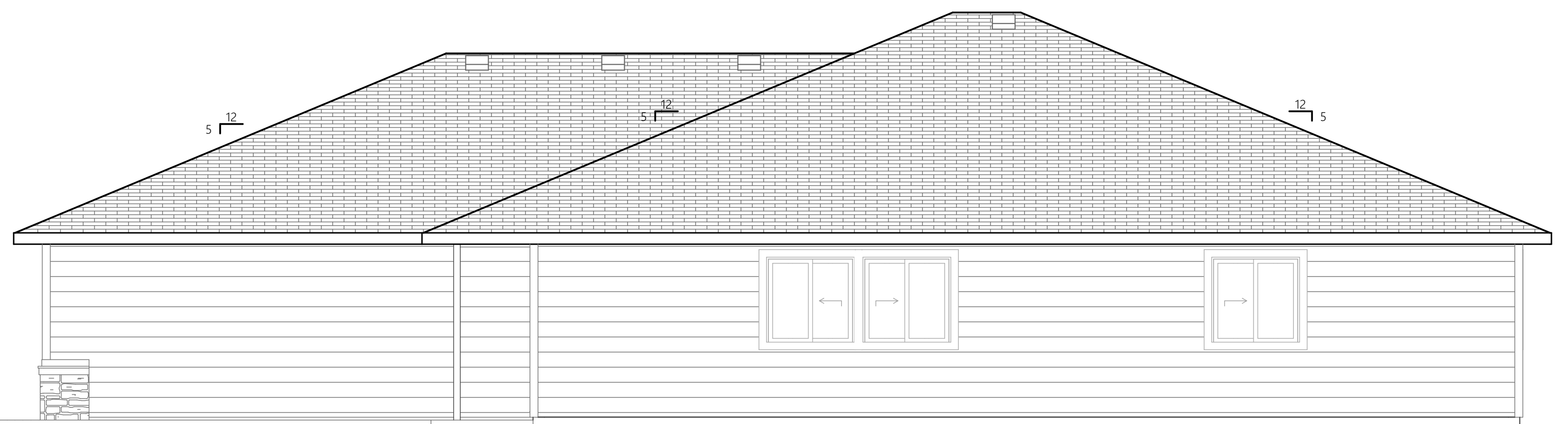
1
A-102 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



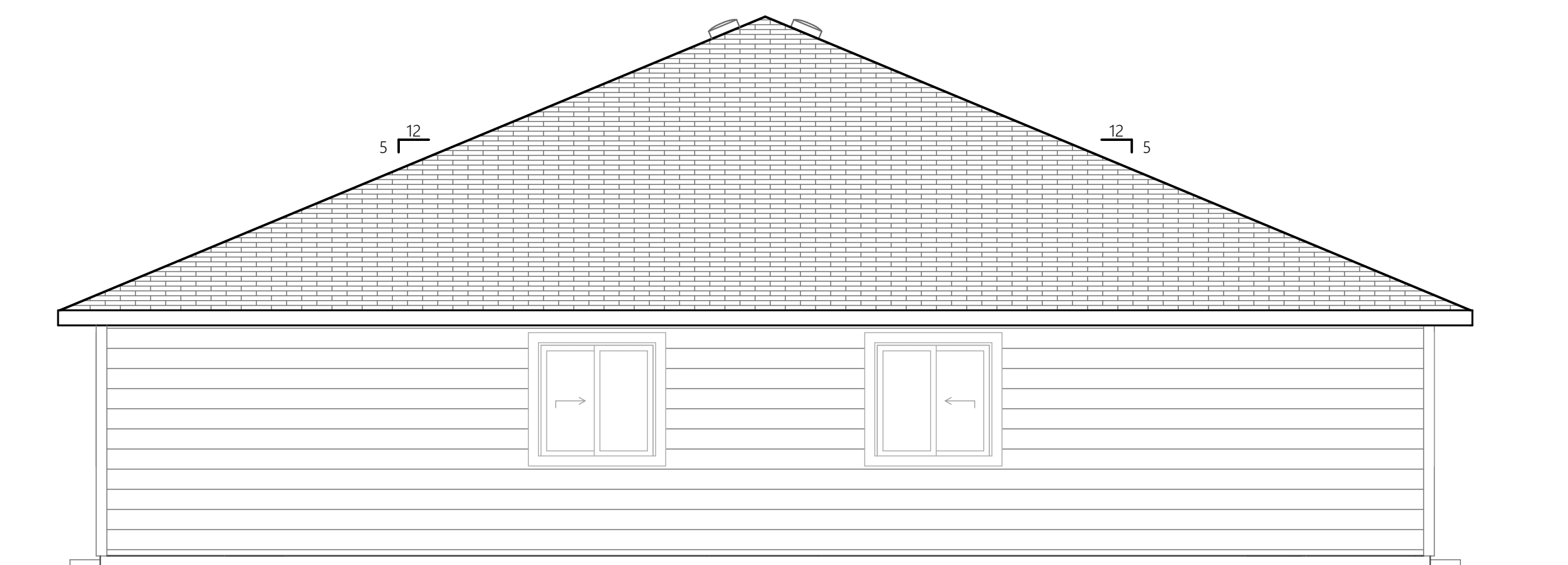
3 LEFT ELEVATION
A-201 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A-201 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
A-201 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-201 SCALE: 1/4" = 1'-0"



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REV	Date	Description



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Drawn By: Chad Duerre
Project Title: WBC - Franklin Duplex - REV 5.pln
Drawing Title: ELEVATIONS

Drawing No: A-201



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REV	Date	Description
1	05/27/22	CITY COMMENTS
2	06/13/22	CITY COMMENTS
3	08/29/22	CRAWLSPACE



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Date: Tuesday, November 8, 2022

Drawn By: Chad Duerre

Project Title: WBC - Franklin Duplex - REV 5.pln

Drawing Title: FOUNDATION

Drawing No: S-101

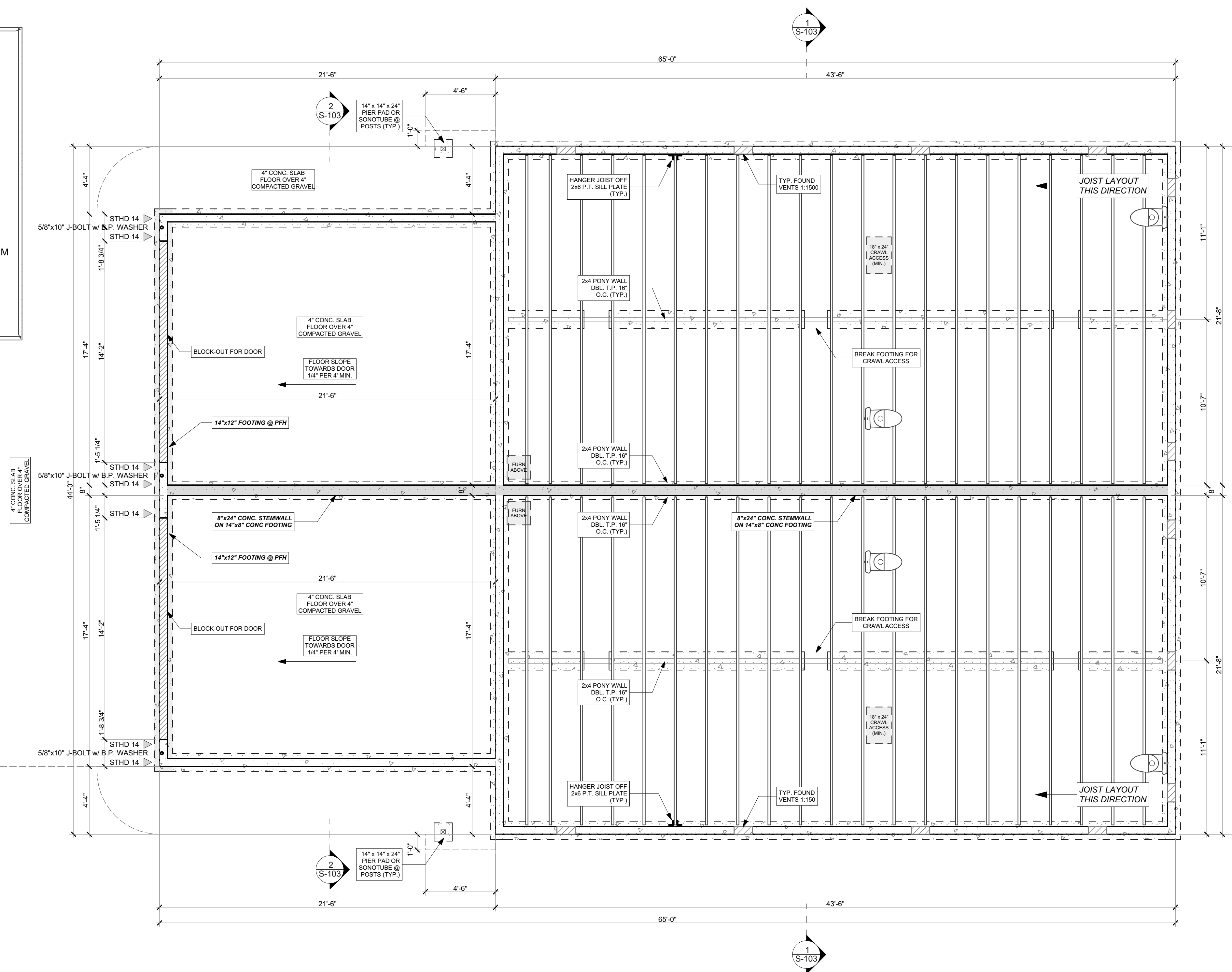
NOTES:

- 7/8" T&G FLOOR SHEATHING OVER 9-1/2" I-JOIST 24" O.C. ****TO MEET A MINIMUM L/480 DEFLECTION CRITERIA**** HANGERED OFF 2x6 P.T. SILL PLATE
- CONVENTIONAL CRAWLSPACE W/ FOUNDATION VENTS 1:1500
- F.G. INSULATION BETWEEN FLOOR JOISTS (PRESCRIPTIVE)
- 6" x 24" CONC. STEM WALL ON 14" x 8" CONC. FOOTING (TYP. @ 1-STORY), 16" x 8" (TYP. @ 2-STORY)
- 1/2" x 10" J-BOLT EMBEDDED IN CONC. STEM WALL MAX 72" O.C. w/IN 12" OF EACH CORNER & OPENING (SEE WALL BRACING PLAN FOR DETAILS)
- REFER TO BRACING PLAN FOR ALL OTHER HOLD-DOWNS

FOOTING CONCRETE		
WIDTH	LENGTH	CUBIC YDS
---	---	---
0.00'	0.00'	0.00 cu yard
1'-2"	388.44'	12.38
	388.44'	12.38 cu yard
	388.44'	12.38 cu yard

FOUNDATION WALLS		
WIDTH	LENGTH	CUBIC YDS
---	---	---
0.00'	0.00'	0.00 cu yard
6"	249.68'	9.19
	249.68'	9.19 cu yard
8"	64.00'	3.21
	64.00'	3.21 cu yard
	313.68'	12.40 cu yard

CONCRETE FLATWORK		
	SQ FT	CUBIC YDS
DRIVEWAY	706.67	8.72
GARAGE	360.58	4.45
GARAGE	360.58	4.45
SIDEWALK	111.57	1.38
SIDEWALK	111.57	1.38
	1,650.97 sq ft	20.38 cu yard



1 S-101 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- NOTES:**
- 1) P.E. ROOF TRUSSES (24" O.C. U.N.O.)
 - 2) P.E. GIRDER TRUSS
 - 3) BEAM PER LUMBER COMPANY

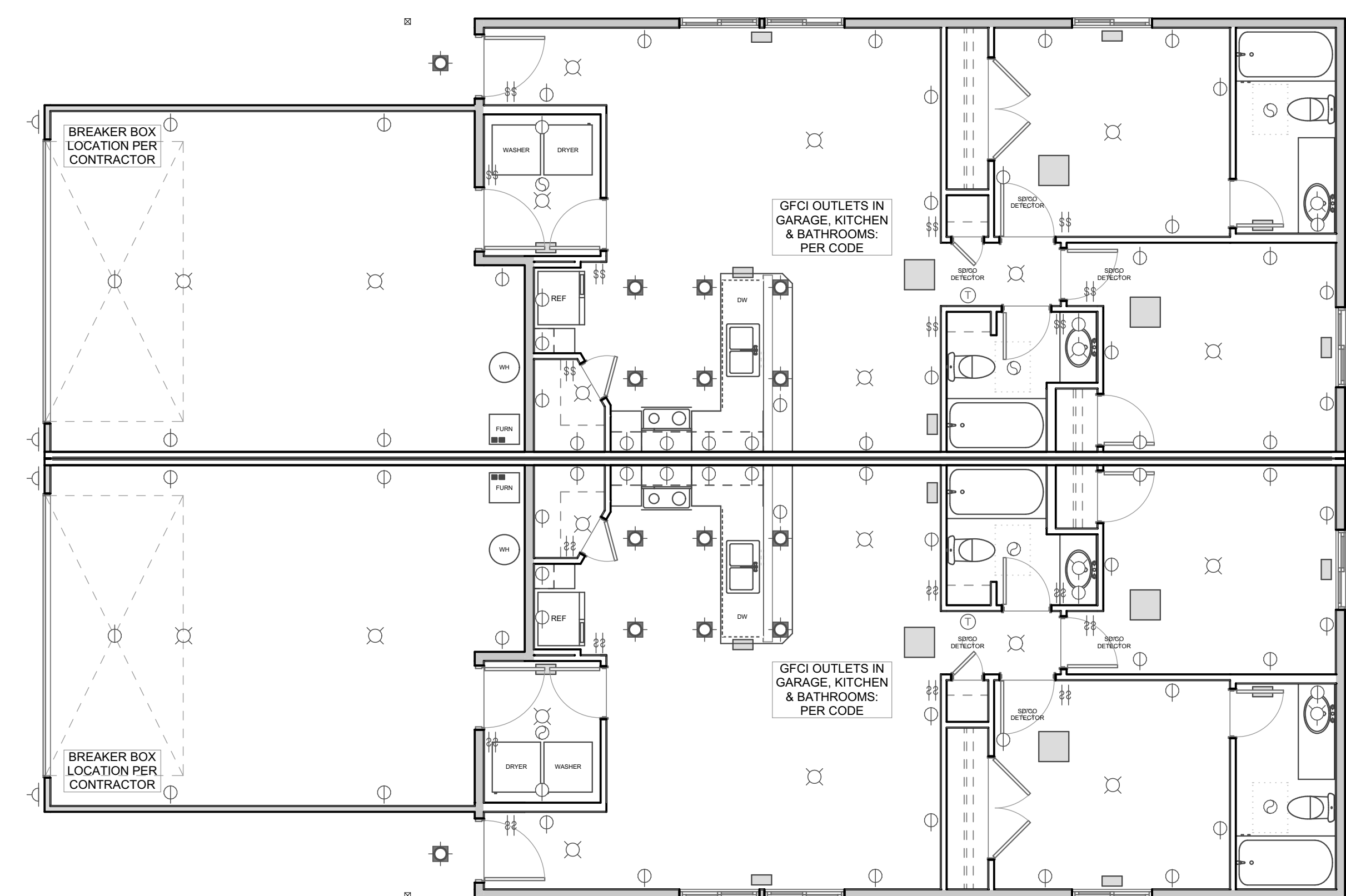
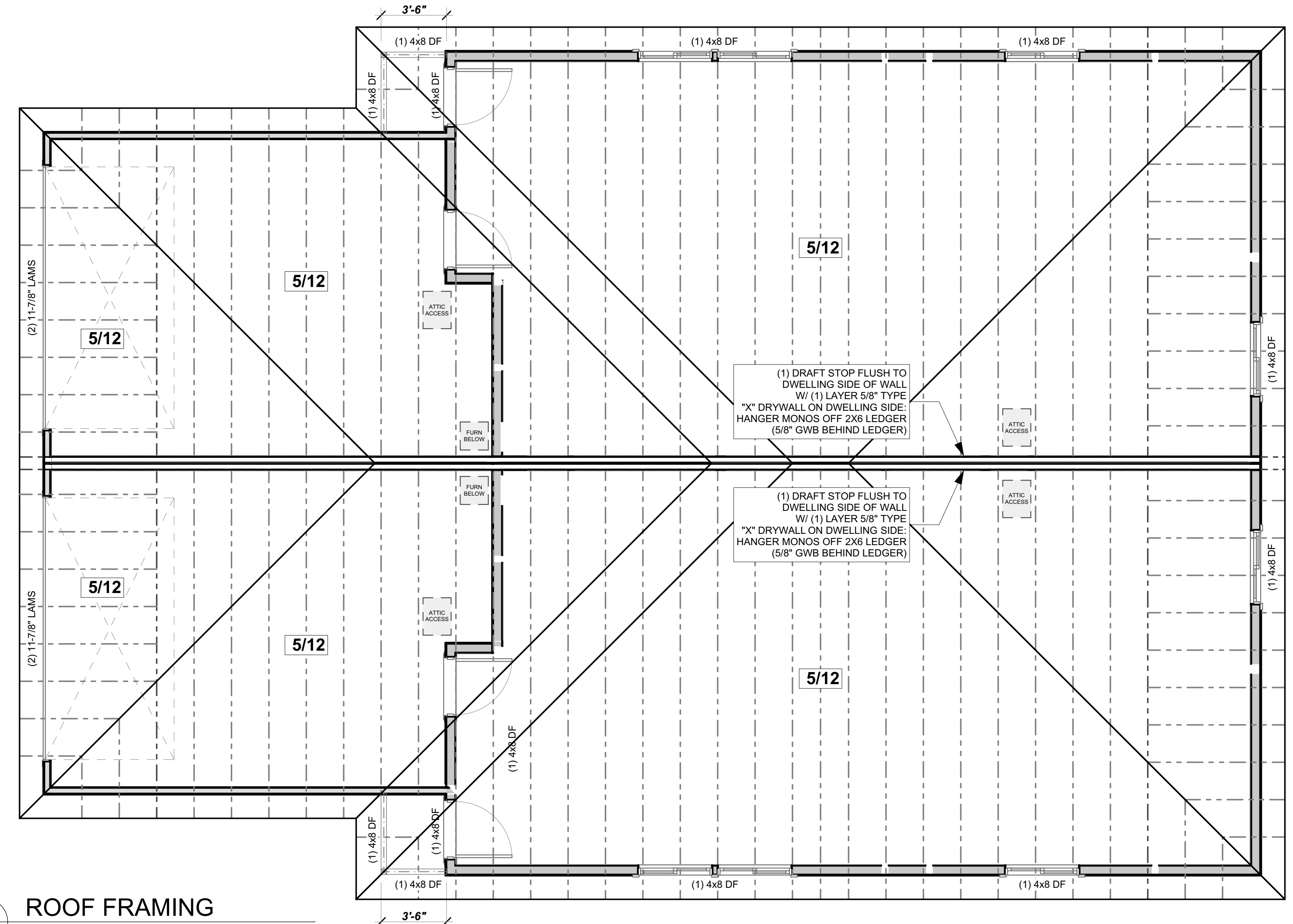
1 S.F. VENTILATION PER 300 S.F. ATTIC SPACE:
 PROVIDE 9 S.F. OF VENTILATION FOR 2,700 S.F. OF ATTIC SPACE

1x6 FASCIA OVER 2x4 DF SUB-FASCIA EVERYWHERE

16" RAKE O.H.
 12" GABLE O.H.

SUPPLIER TO VERIFY ALL BEAMS/HEADERS. SUPPLIER CALLOUT WILL SUPERCEDE ANY CALLOUT ON PLANS.

ROOF SURFACE	
PITCH	SURFACE AREA
---	---
0	0.00 sq ft
22.62°	3,250.10
7	3,250.10 sq ft
7	3,250.10 sq ft



- LEGEND:**
- LIGHT FIXTURE: [Symbol]
 - RECESSED CAN LIGHT: [Symbol]
 - WALL SCONCE: [Symbol]
 - VANITY LIGHT: [Symbol]
 - EXHAUST FAN: [Symbol]
 - SWITCH: [Symbol]
 - THERMOSTAT: [Symbol]
 - 110V OUTLET: [Symbol]
 - REGISTER: [Symbol]
 - COLD AIR RETURN: [Symbol]

PER CONTRACTOR & PROFESSIONALLY LICENSED HVAC/ELECTRICAL SUB-CONTRACTORS TO MEET ALL APPLICABLE CODES



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REV	Date	Description
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2	06/13/22	CITY COMMENTS

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Date: Tuesday, November 8, 2022
 Drawn By: Chad Duerre
 Project Title: WBC - Franklin Duplex - REV 5.pln
 Drawing Title: **ROOF/MECH/ELECT**
 Drawing No: S-102

REV	Date	Description
1	05/27/22	CITY COMMENTS
2	06/13/22	CITY COMMENTS
3	08/29/22	CRAWLSPACE

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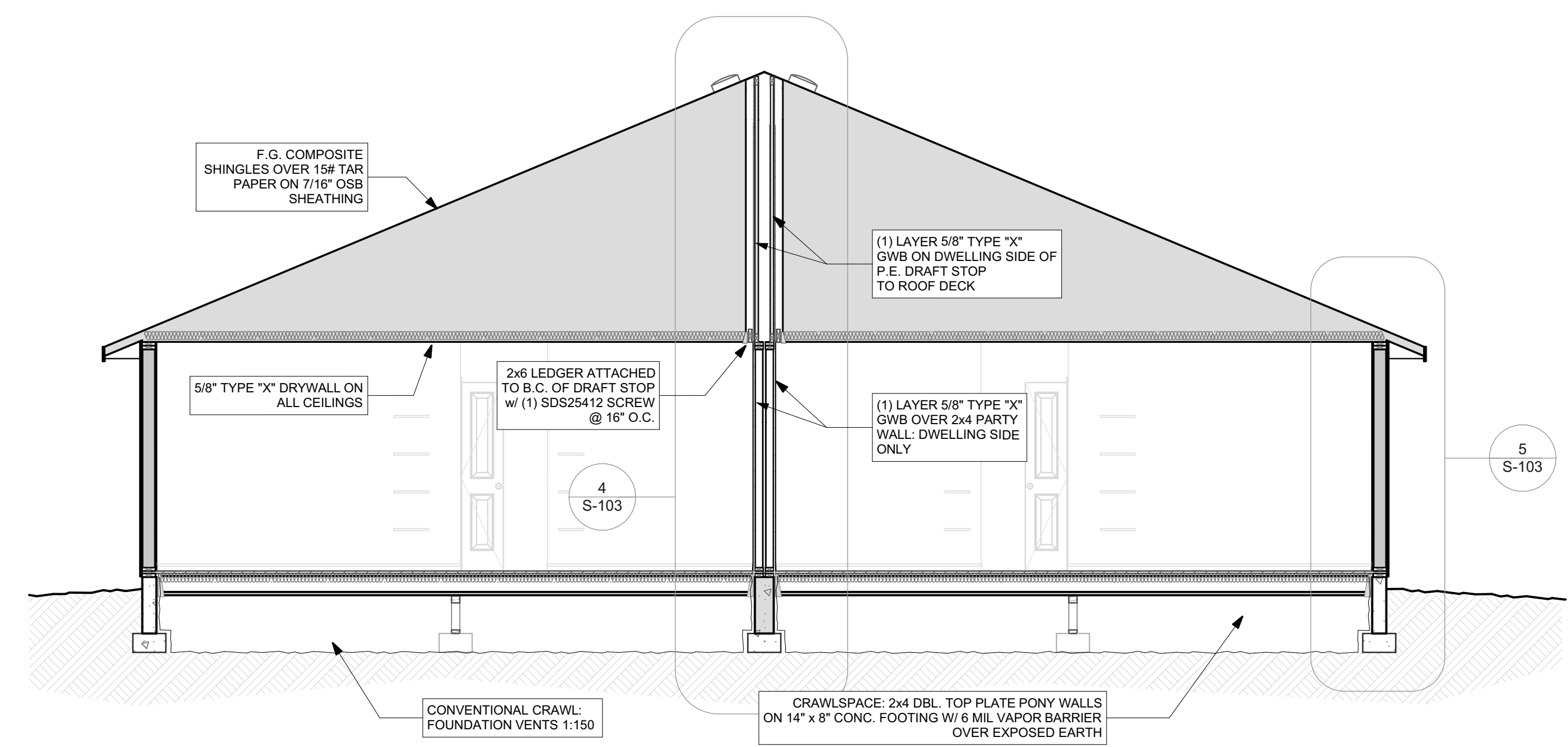
Date: Tuesday, November 8, 2022

Drawn By: Chad Duerre

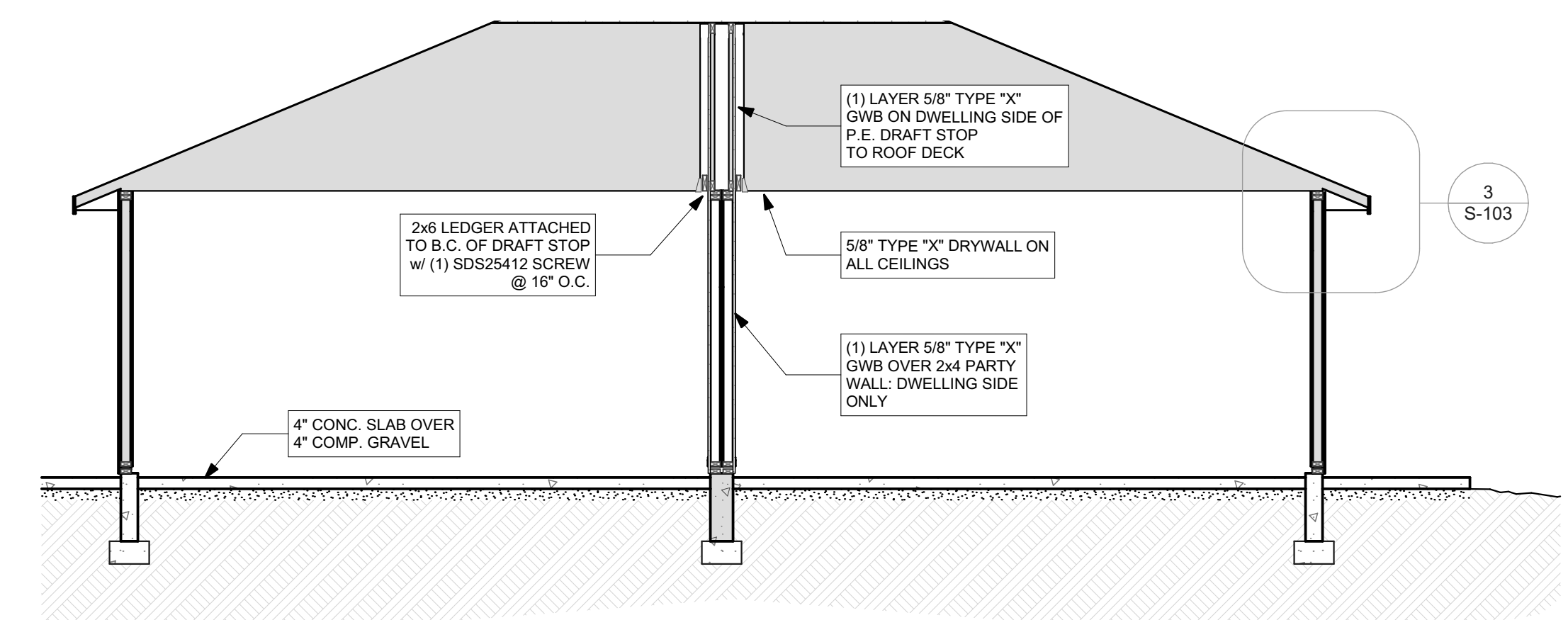
Project Title: WBC - Franklin Duplex - REV 5.pln

Drawing Title: SECTIONS

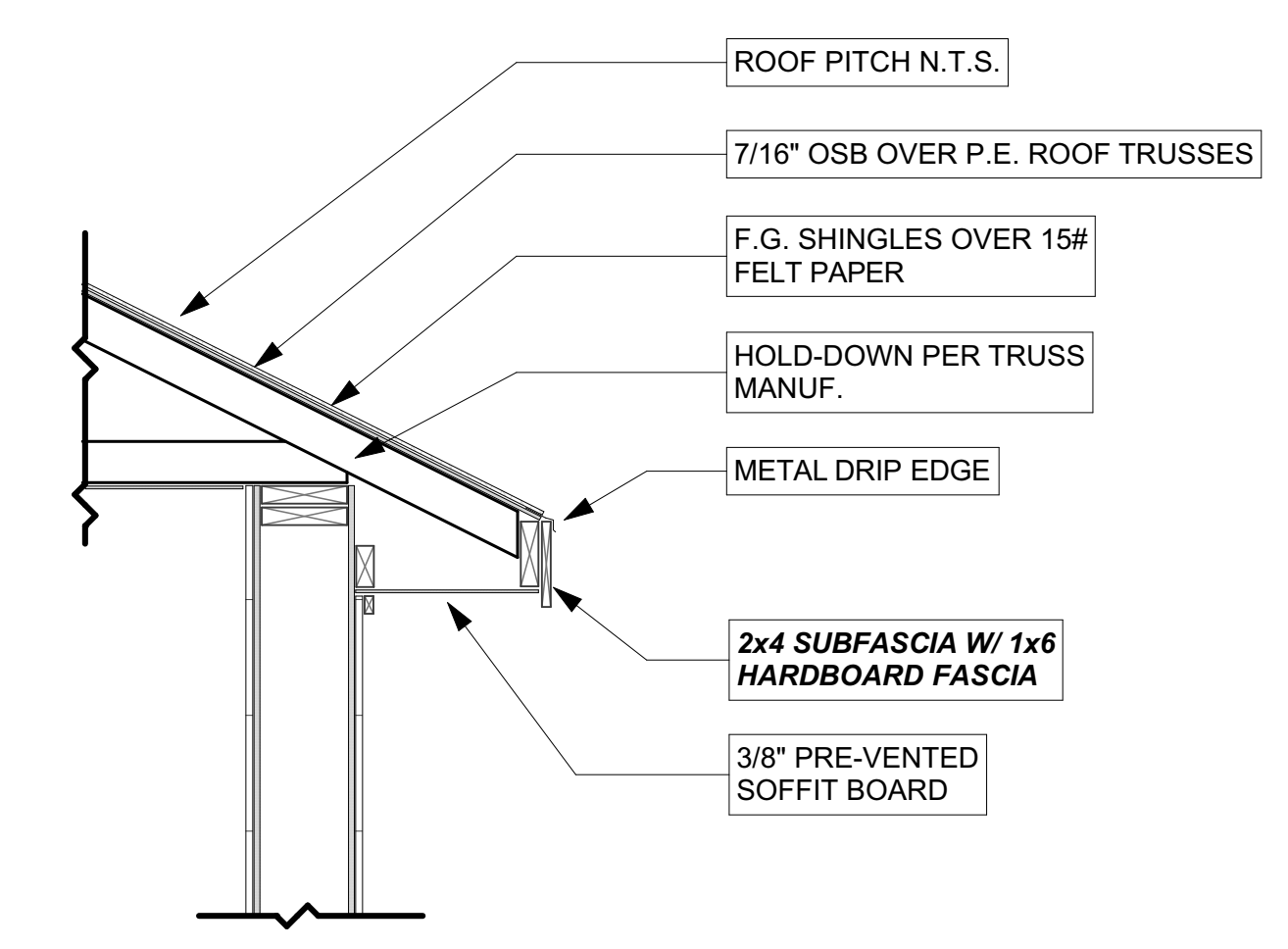
Drawn No: S-103



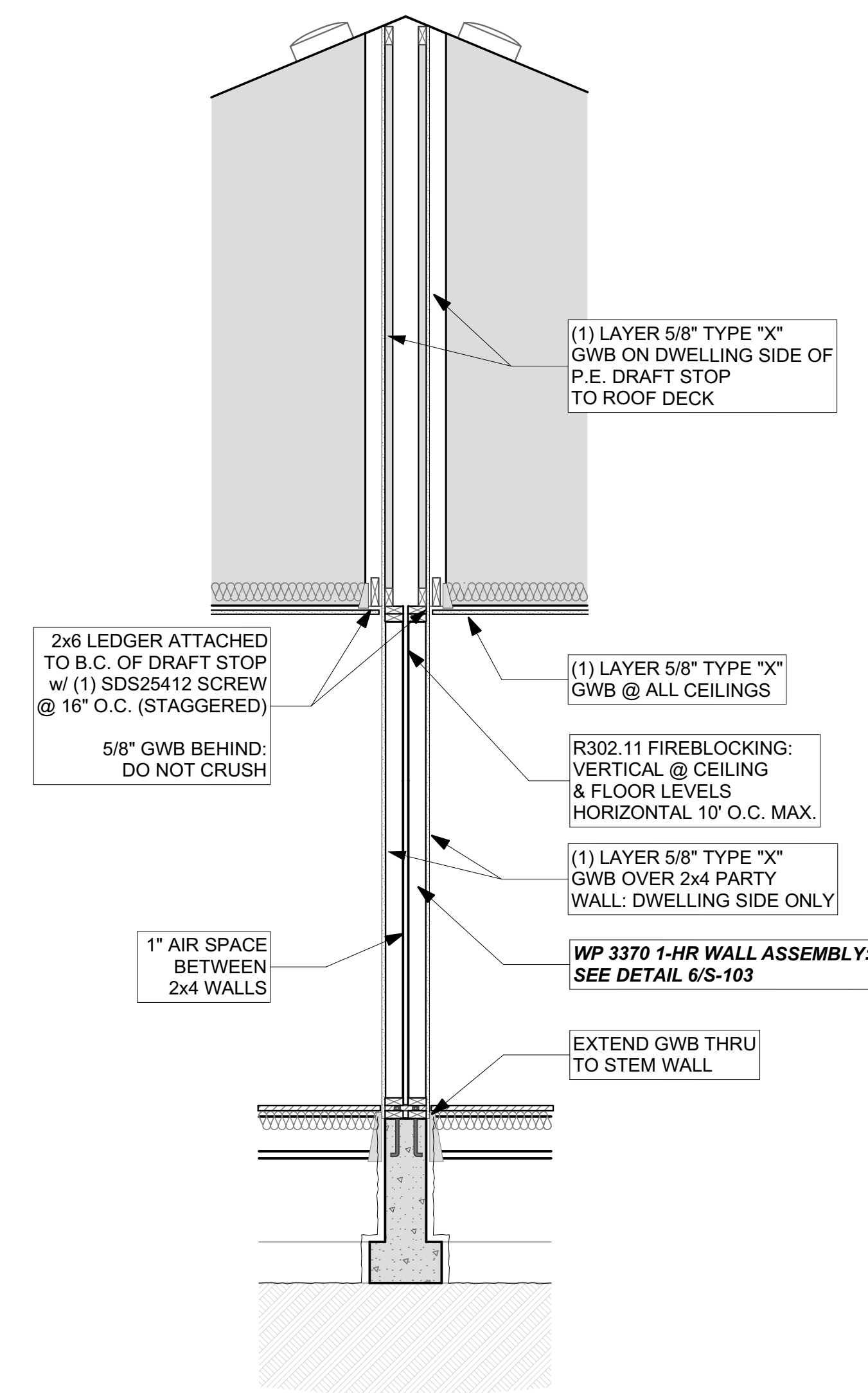
1 HOUSE SECTION
SCALE: 1/4" = 1'-0"



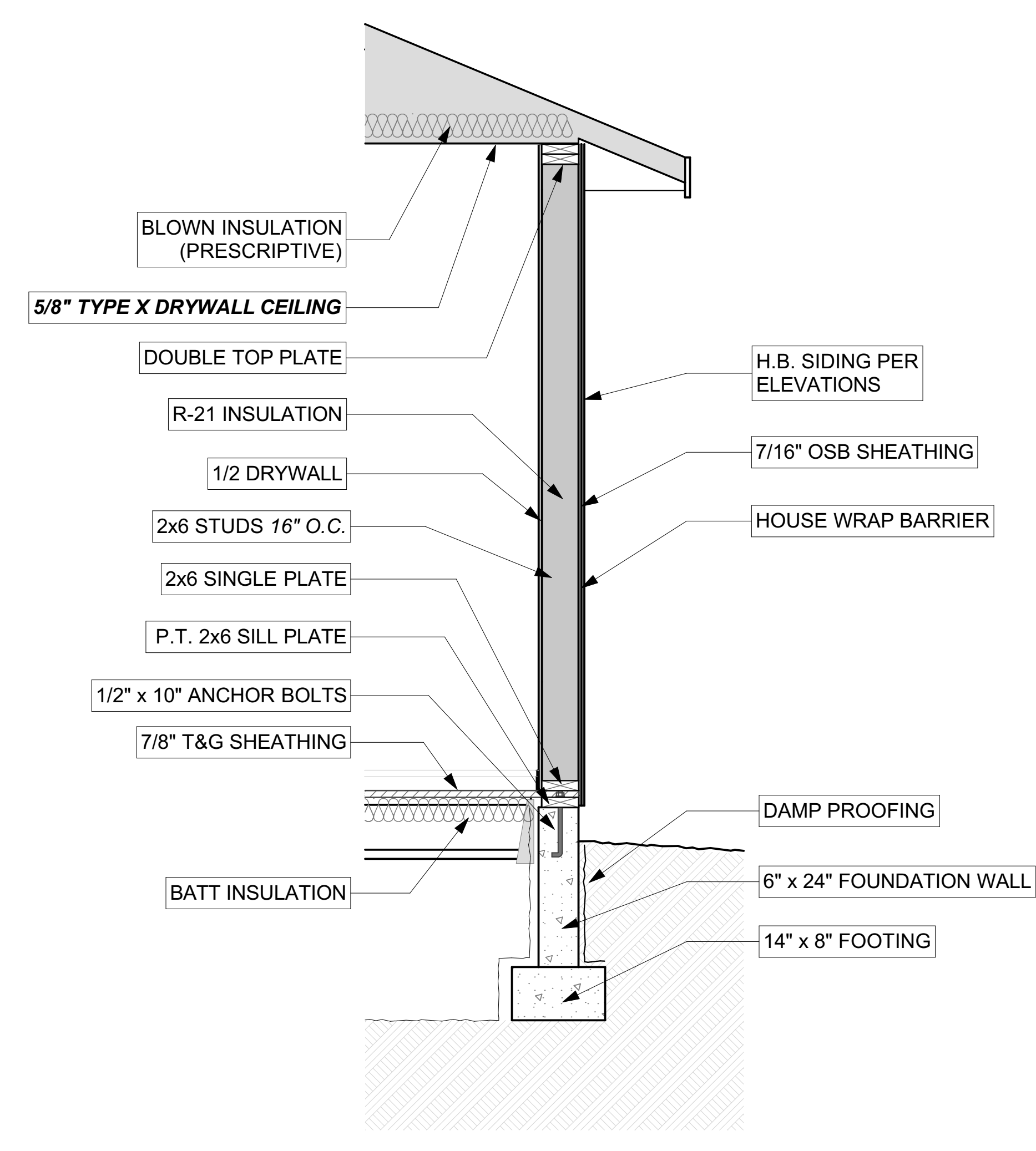
2 GARAGE SECTION
SCALE: 1/4" = 1'-0"



3 TYP. SOFFIT DETAIL
SCALE: 3/4" = 1'-0"



4 PARTY WALL
SCALE: 1/2" = 1'-0"



5 TYP. EXT. WALL SECTION
SCALE: 3/4" = 1'-0"

GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)			
Thickness: 9/16"		Approx. Weight: 8 psf	
Fire Test: See WP 3605		Sound Test: NRCC TL-93-261, IRC-IR-761, 3/98	
UL R1319-4, 6, 6-17-52;		UL R2717-39, 1-20-66;	
UL R3501-52, 3-15-66;		UL Design U305;	
ULC Design W301;		UL R4024, 10-31-68	

6 WP 3370
SCALE: 3/4" = 1'-0"

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a		
			Fasteners	Spacing	
Intermittent Bracing Methods	LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing	Wood: 2-8d common nails or 3-8d (2½" long x 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer	
	DWB Diagonal wood boards	¾" (1" nominal) for maximum 24" stud spacing	2-8d (2½" long x 0.113" dia.) nails or 2 - 1½" long staples	Per stud	
	WSP Wood structural panel (See Section R604)	¾"	Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener	
	BV-WSP ^b Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5	8d common (2½" x 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
	SFB Structural fiberboard sheathing	½" or 2½/16" for maximum 16" stud spacing	1½" long x 0.12" dia. (for ½" thick sheathing) 1½" long x 0.12" dia. (for 2½/16" thick sheathing) galvanized roofing nails		3" edges 6" field
	GB Gypsum board	½"	Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations		For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
	PBS Particleboard sheathing (See Section R605)	¾" or 1" for maximum 16" stud spacing	For ¾", 8d common (2" long x 0.113" dia.) nails For 1", 8d common (2½" long x 0.131" dia.) nails		3" edges 6" field
	PCP Portland cement plaster	See Section R703.7 for maximum 16" stud spacing	1½" long, 11 gage, 7/16" dia. head nails or ½" long, 16 gage staples		6" o.c. on all framing members
	HPS Hardboard panel siding	7/16" for maximum 16" stud spacing	0.092" dia., 0.225" dia. head nails with length to accommodate 1½" penetration into studs		4" edges 6" field
	ABW Alternate braced wall	¾"	See Section R602.10.6.1		See Section R602.10.6.1
	PFH Portal frame with hold-downs	¾"	See Section R602.10.6.2		See Section R602.10.6.2
	PFG Portal frame at garage	7/16"	See Section R602.10.6.3		See Section R602.10.6.3
	Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	¾"	Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings		¾"	See Method CS-WSP	See Method CS-WSP	
CS-PF Continuously sheathed portal frame		7/16"	See Section R602.10.6.4	See Section R602.10.6.4	
CS-SFB ^d Continuously sheathed structural fiberboard		½" or 2½/16" for maximum 16" stud spacing	1½" long x 0.12" dia. (for ½" thick sheathing) 1½" long x 0.12" dia. (for 2½/16" thick sheathing) galvanized roofing nails		3" edges 6" field

R602.10.4.2 Continuous sheathing methods.

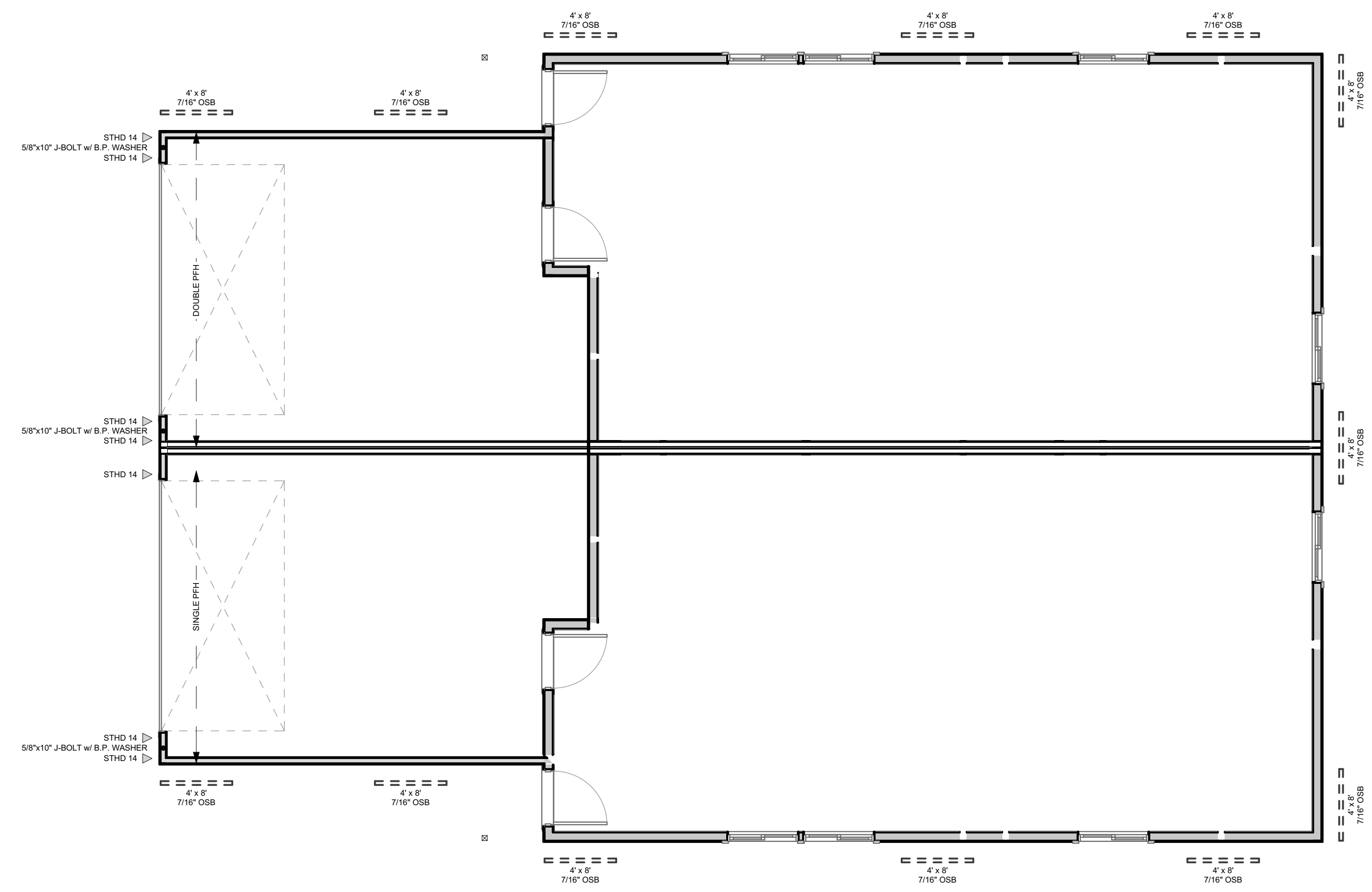
Continuous sheathing methods require structural panel sheathing to be used on all sheathable surfaces on one side of a braced wall line including areas above and below openings and gable end walls and shall meet the requirements of Section R602.10.7.

R602.10.4.3 Braced wall panel interior finish material.

Braced wall panels shall have gypsum wall board installed on the side of the wall opposite the bracing material. Gypsum wall board shall be not less than ½ inch (12.7 mm) in thickness and be fastened with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum wall board. Spacing of fasteners at panel edges for gypsum wall board opposite Method LIB bracing shall not exceed 8 inches (203 mm). Interior finish material shall not be glued in Seismic Design Categories D₀, D₁, and D₂.

Exceptions:

- Interior finish material is not required opposite wall panels that are braced in accordance with Methods GB, BV-WSP, ABW, PFH, PFG and CS-PF, unless otherwise required by Section R302.6.
- An approved interior finish material with an in-plane shear resistance equivalent to gypsum board shall be permitted to be substituted, unless otherwise required by Section R302.6.
- Except for Method LIB, gypsum wall board is permitted to be omitted provided that the required length of bracing in Tables R602.10.3(1) and R602.10.3(3) is multiplied by the appropriate adjustment factor in Tables R602.10.3(2) and R602.10.3(4), respectively, unless otherwise required by Section R302.6.



1 BRACING PLAN
SCALE: 3/16" = 1'-0"

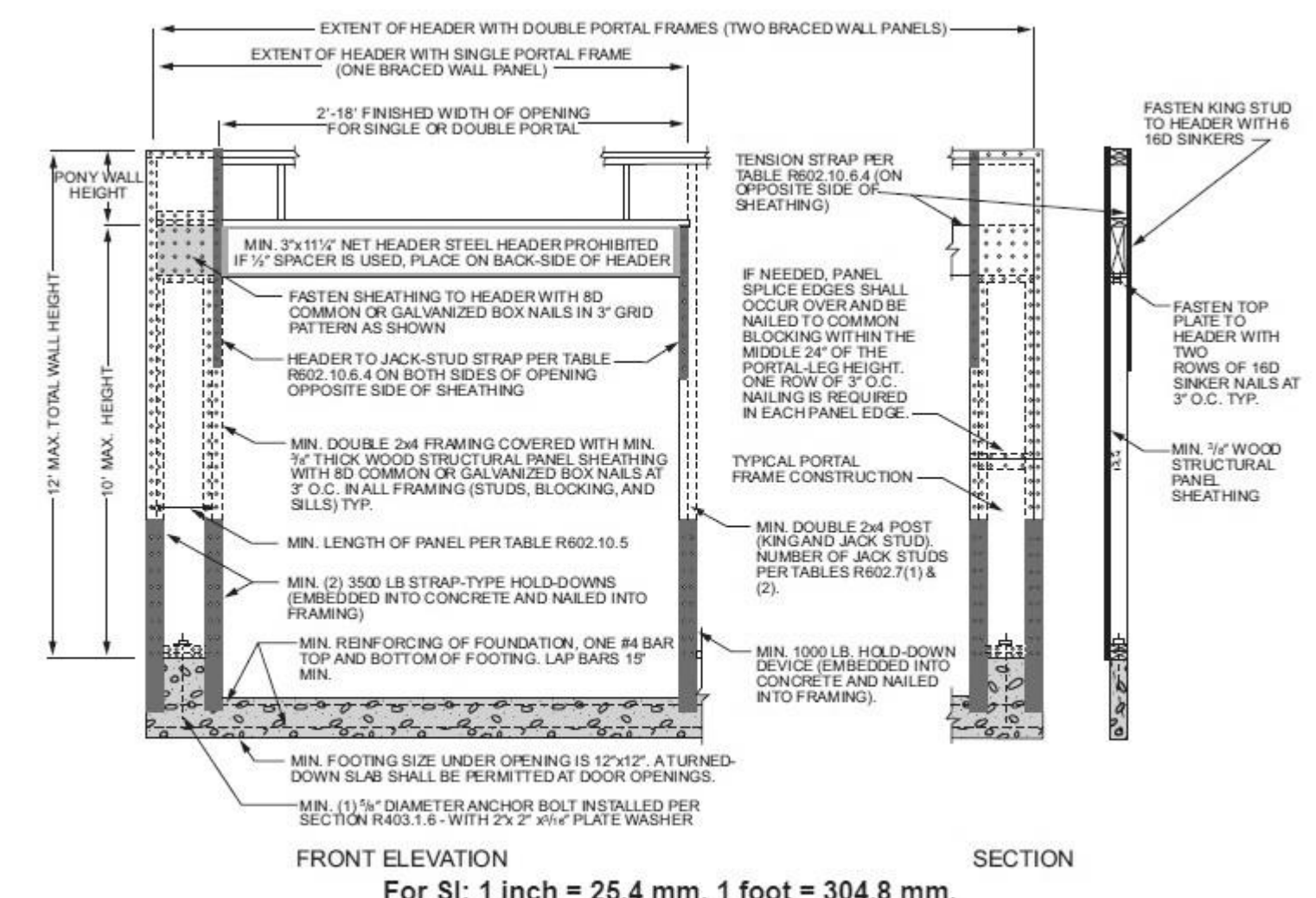


FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

2 2018 IRC PFH



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Project Title: WBC - Franklin Duplex - REV 5.pln
Drawing Title: **BRACING PLAN**
Drawing No: S-104