

THE SCOUT

KOOTENAI COUNTY ADU DESIGN PROPOSAL

PLEASE NOTE THE SNOW LOAD IN KOOTENAI COUNTY VARIES THROUGHOUT THE COUNTY. TRUSSES MUST ACCOMMODATE THE REQUIRED SNOW LOAD BASED OFF OF THE LOCATION OF THE STRUCTURE. PLEASE NOTE, THE FOOTING AND FOUNDATION DESIGN MAY NEED TO BE ADJUSTED TO ACCOMMODATE THE TRUSS REACTIONS.



PROJECT INFORMATION:

PROJECT ADDRESS:

PROJECT OWNERS:

PROJECT DESCRIPTION:
LOT _____
BLOCK _____
PLAN NO _____
ZONING _____

EFFECTIVE CODES:

2018 INTERNATIONAL BUILDING CODE
c/w STATE AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE
c/w STATE AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION
CODE c/w STATE AMENDMENTS

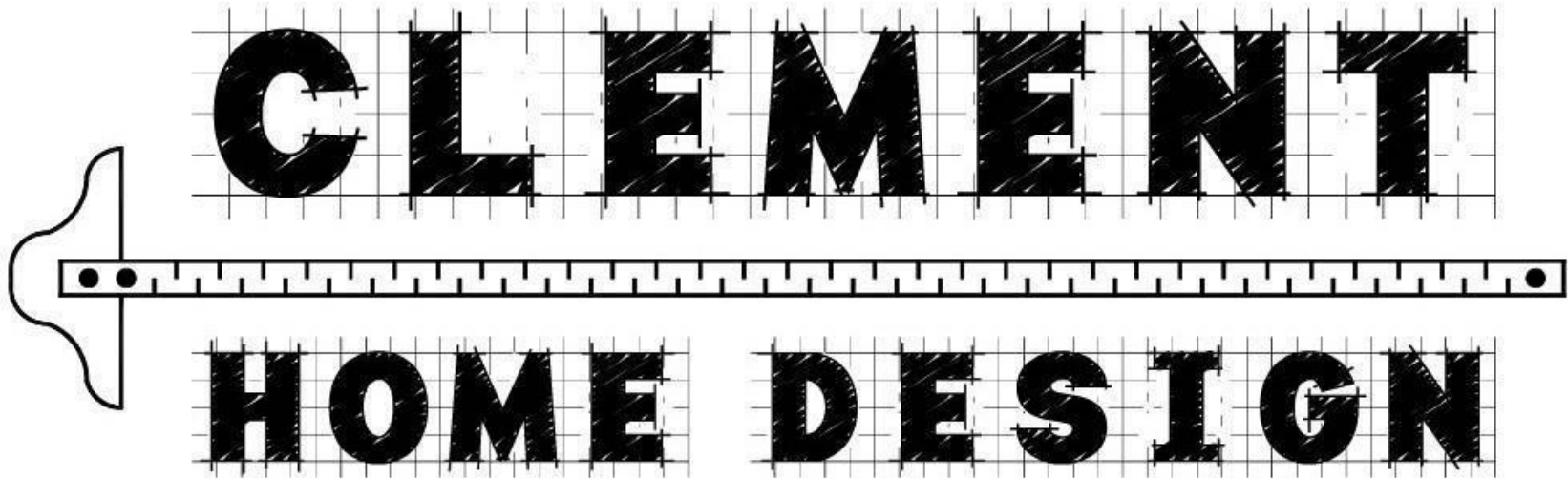
DESIGN CRITERIA:

RISK CATEGORY: II
ROOF DEAD LOADING: 25 PSF
SNOW IMPORTANCE FACTOR: 1.0
GROUND SNOW LOAD: 60 PSF
ROOF SNOW LOAD: 40 PSF
FLOOR LIVE LOAD: 40 PSF
WIND SPEED: 115 mph MINIMUM
WIND EXPOSURE CATEGORY: II
SEISMIC IMPORTANCE FACTOR: 1.0
SEISMIC DESIGN CATEGORY: C
SITE SOIL CLASSIFICATION: D 1500 PSF
(WITHOUT SOIL INVESTIGATION)
MINIMUM FROST DEPTH: 24"

LIST OF DRAWINGS:

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A 4.2 MAIN FLOOR PLAN
A 5.1 MAIN FLOOR ELEC. LAYOUT
A 6.1 SECTIONS
A 7.1 DETAILS

DRAWINGS PROVIDED BY:



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residential design • construction drawings • graphic rendering

DRAWINGS PROVIDED FOR:

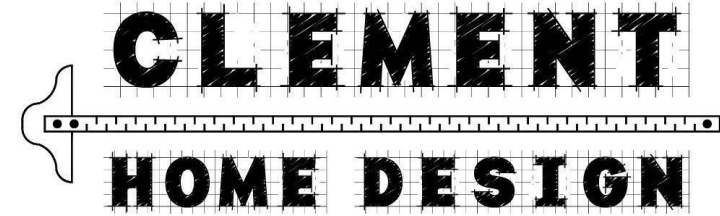


LIST OF ABBREVIATIONS:

A.A.	ATTIC ACCESS	LVL	LAMINATED VENEER LUMBER
AVB	AIR VAPOUR BARRIER	MFG.(S)	MANUFACTURER(S)
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
B.I.	BUILT-IN	MECH.	MECHANICAL
BLDG.	BUILDING	MPa	MEGAPASCAL
BM.	BEAM	m	METERS
BTR.	BETTER	mm	MILLIMETERS
B/W	BETWEEN	MIN.	MINIMUM
B.U.	BUILT UP	MP	MOISTURE PROOF
CANT.	CANTILEVER	NTS	NOT TO SCALE
CD	CONTROLLED DENSITY	o.c.	ON CENTER
CL	CENTER LINE	OPT.	OPTIONAL
CLG	CEILING	O/F	OUTSIDE FACE
COL.	COLUMN	O/H	OVERHANG
CONC.	CONCRETE	OHD.	OVERHEAD DOOR
CONT.	CONTINUOUS	OSB	ORIENTED STRAND BOARD
c/w	COMPLETE WITH	PSL	PARALLEL STRAND LUMBER
DBL	DOUBLE	PRELIM.	PRELIMINARY
DIA.	DIAMETER	POLY	POLYETHYLENE
DN	DOWN	P.T.	PRESSURE TREATED
DP	DEEP	PWF	PRESERVED WOOD FRAME
D/W	DISHWASHER	P. ENG.	PROFESSIONAL ENGINEER
ELEC.	ELECTRICAL	RAD.	RADIUS
ELEV.	ELEVATION	REQ'D	REQUIRED
ENG'D	ENGINEERED	R/SH	ROD & SHELF
EPS	EXPANDED POLYSTYRENE	r/w	REINFORCED WITH
E/W	EACH WAY	SPEC.(S)	SPECIFICATION(S)
F/O	FACE OF	SPF	SPRUCE PINE FIR
FTG.	FOOTING	STC	SOUND TRANSMISSION CLASS
H	HIGH	T.B.D.	TO BE DETERMINED
HOR.	HORIZONTAL	T&G	TONGUE & GROOVE
ICF	INSULATED CONCRETE FORM	TYP.	TYPICAL
I/F	INSIDE FACE	T/O	TOP OF
INSUL.	INSULATION	U.N.O	UNLESS NOTED OTHERWISE
IRC	INTERNATIONAL RESIDENTIAL	U/S	UNDER SIDE
	CODE	V.B.	VAPOUR BARRIER
L	LONG	VERT.	VERTICAL
L.B.W.	LOAD BEARING WALL	W	WIDE
LSL	LAMINATED STRAND LUMBER	XPS	EXPANDED POLYSTYRENE

GENERAL NOTES & IRC REQUIREMENTS:

- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES AND TO AGENCY HAVING JURISDICTIONS RULES AND REGULATIONS.
- VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT.
- GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN 24" OF A DOOR OPENING, GLAZING CLOSER THAN 18" TO A FLOOR, GLAZING IN RAIL SYSTEMS, SHOWER DOORS & TUB ENCLOSURES SHALL BE WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC PER IRC R308.
- BEDROOM WINDOWS SHALL BE EMERGENCY EXIT OPENINGS PER IRC R310.2 WITH A MINIMUM OPENING OF 5.7 SF, AND A MINIMUM HEIGHT 24", AND A MINIMUM WIDTH OF 20".
- PROVIDE AND INSTALL SMOKE DETECTORS PER IRC R313. SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.
- PROVIDE AND INSTALL CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM & WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS PER IRC R315. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS ACCEPTABLE.
- PROVIDE FIRE BLOCKS AND DRAFT STOPS PER IRC R302.11 AND R302.12.
- ROOM VENTILATION REQUIREMENTS PER IRC R303. BATHROOM AND UTILITY ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 1.5 S.F. MINIMUM OR 1/20TH OF THE FLOOR AREA SHALL BE MECHANICALLY VENTED DIRECTLY TO THE OUTSIDE WITH A SYSTEM CAPABLE OF PROVIDING 50 CFM. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE LOCATED AS NOT TO CREATE A NUISANCE, AND NOT DIRECTED ONTO WALKWAYS. HABITABLE ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 1/20 OF THE FLOOR AREA MINIMUM SHALL BE MECHANICALLY VENTED DIRECTLY TO THE OUTSIDE WITH A SYSTEM CAPABLE OF PROVIDING 35 AIR CHANGES PER HOUR FOR THE ROOM, OR 15 CFM PER OCCUPANT.
- KITCHEN RANGE AND CLOTHES DRYER SHALL EXHAUST DIRECTLY TO THE OUTSIDE. VENTS SHALL BE SMOOTH, NON-COMBUSTIBLE, NON-ABSORBENT AND EQUIPPED WITH BACK-DRAFT DAMPER.
- HEATING UNITS SHALL MAINTAIN A TEMPERATURE OF 70 DEGREES FAHRENHEIT AT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS. FUEL BURNING APPLIANCES SHALL BE ASSURED OF SUFFICIENT SUPPLY OF OUTSIDE COMBUSTION AIR PER IRC SECTION R303.8 AND WSEC. ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED AND VENTED ACCORDING TO SPECIFICATIONS. PROVIDE A MINIMUM CLEAR WORKING SPACE OF 30" AT FRONT OF FURNACE AND A 3" MINIMUM ALONG SIDES, BACK AND TOP FURNACE WHEN INSTALLED IN AN ALCOVE LESS THAN 12" WIDER THAN FURNACE.
- SEAL AND CAULK ALL CRACKS AND OR GAPS AT FOUNDATION/ WALL/ ROOF/ DOOR/ WINDOW THERMAL BARRIERS TO PREVENT AIR INFILTRATION.
- HOT WATER TANK SHALL HAVE TYPE IV PRESSURE RELIEF VALVE TO COMPLY WITH ASHRAE 90A-80 LISTING AND APPROVAL. INSULATE TANK WITH R-16 AND FIT HOT WATER LINES WITH SNAP-ON TYPE INSULATION IN UNHEATED AREAS, ELECTRIC FURNACES AND WATER HEATERS SHALL BE ON AN INCOMPRESSIBLE INSULATED SURFACE OF R-10 MINIMUM. WATER HEATER TO BE ANCHORED AND STRAPPED PER IRC SECTION 1307.2.
- DUCT SYSTEMS SHALL BE OF METAL PER IRC TABLE 1601.1.1(2) OR FACTORY-MADE DUCTS COMPLYING WITH UL 181 AND UL 181A OR 181B ALL JOINTS AND SEAMS SHALL BE SUBSTANTIALLY AIR TIGHT. DUCTS IN UNHEATED SPACES SHALL HAVE 2' INSULATION MINIMUM OR 1/2" DUCT LINER.
- ALL EXPOSED EXTERIOR METAL SHALL BE GALVANIZED OR POWDER COATED, UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ADDITIONALLY, PRESSURE TREATED WOOD SHALL BE USED FOR JOISTS AND WOOD FLOORING WITHIN 18" OF THE GROUND AT CRAWL SPACE AREAS. PRESSURE TREATED WOOD SHALL ALSO BE USED FOR WOOD MEMBERS WHICH FORM THE STRUCTURAL SUPPORT OF BALCONIES, PORCHES, ETC. WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER PER IRC R319.
- SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM BUILDING MIN SLOPE OF 1/4":12
- ROOF FLASHING SHALL COMPLY WITH IRC R703.8, R903.2 AND R905.
- ALL TUB AND SHOWER WALLS SHALL HAVE BLOCKING BETWEEN STUDS.
- SHOWER WAINSCOT SHALL BE MINIMUM 6'-0" HIGH SURROUND WITH WATER RESISTANT BACKING AND GWB.
- LIMIT SHOWER FLOW TO 2.5 GPM OR BETTER.
- STAIRS:
 - HEADROOM : 6'-8" MINIMUM - WIDTH: 3'-0" MINIMUM PER IRC R311.5
 - TREAD DEPTH: 10" MINIMUM - RISER HEIGHT: 7 3/4" MAXIMUM
 - HANDRAIL: TOP OF STAIR HANDRAIL SHALL BE 34" MINIMUM AND 38" MAXIMUM ABOVE THE STAIR NOSING, SHALL BE 1-1/2" MINIMUM AND 2" MAXIMUM IN CROSS SECTION, SHALL BE SPACED NOT LESS THAN 1-1/2" FROM WALL, AND MAY PROJECT INTO REQUIRED STAIR WIDTH 3-1/2" MAXIMUM. RETURN ENDS OF HANDRAILS. SPACING BETWEEN RAILS IN DECKS, STAIR OR BALCONIES AND LANDINGS TO BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY 5/8" TYPE "X" GWB. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY TWO LAYERS OF 5/8" TYPE "X" GWB. WHERE THE SEPARATION IS FLOOR TO CEILING THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 5/8" TYPE "X" GWB, MINIMUM.
- DOOR BETWEEN GARAGE AND DWELLINGS SHALL BE TIGHT-FITTING, SOLID WOOD DOOR 1-3/8" THICK PER IRC R309.
- HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL PER IRC SECTION M1307.3. APPLIANCES SHALL BE PROTECTED AGAINST MECHANICAL DAMAGE.
- ALL CHIMNEYS SHALL EXTEND AT LEAST 2' ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10', AND AT LEAST 3' ABOVE ANY ROOF OF LESS THAN 3:12 SLOPE.
- CHIMNEYS SHALL BE ENCLOSED, ABOVE THE STORY IN WHICH THE APPLIANCE SERVED IS LOCATED PER THE REQUIREMENTS OF THE UMC CHAPTER 8, AND THE INTERPRETATION OF THE GOVERNING JURISDICTION.
- PROVIDE FIRE BLOCKING AT CHIMNEY PER IRC R1003.13.
- METAL FIREPLACES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IRC SECTION R1003.
- MASONRY FIREPLACES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IRC SECTION R1003.
- PROVIDE FIRE BLOCKING AT CHIMNEY PER IRC R1003.13.
- METAL FIREPLACES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IRC SECTION R1003.
- MASONRY FIREPLACES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH IRC SECTION R1003.
- COMBUSTIBLE FRAMING MATERIAL SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER, OR CHIMNEY WALL FOR INTERIOR INSTALLATION AND WITHIN 1" FOR EXTERIOR INSTALLATION NO COMBUSTIBLE MATERIAL SHALL BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO COMBUSTIBLE MATERIAL WITHIN 12" OF FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING.
- INSTALL INSERT FIREPLACE PER MANUFACTURERS RECOMMENDATIONS.



REVISION	DATE	BY
PRELIM. DRAWINGS	11/30/2023	KJC
WORKING DRAWINGS	03/26/2024	KJC
ENGINEERING	N/A	KJC
FINAL DRAWINGS	01/09/2025	KJC
REVISION #1	03/15/2025	KJC

REFER TO COVER SHEET FOR ALL NOTES.

ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND METHODS OF CONSTRUCTION.

DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR OMISSIONS TO OWNER BEFORE PROCEEDING.

STAMP:

CONTEXT PAGE

PROJECT: THE SCOUT

PROJECT NUMBER: 2023-24

ADDRESS:

SIZE: 720 SQ FT

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A 1.1

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ROOF PLAN

PROJECT: THE SCOUT

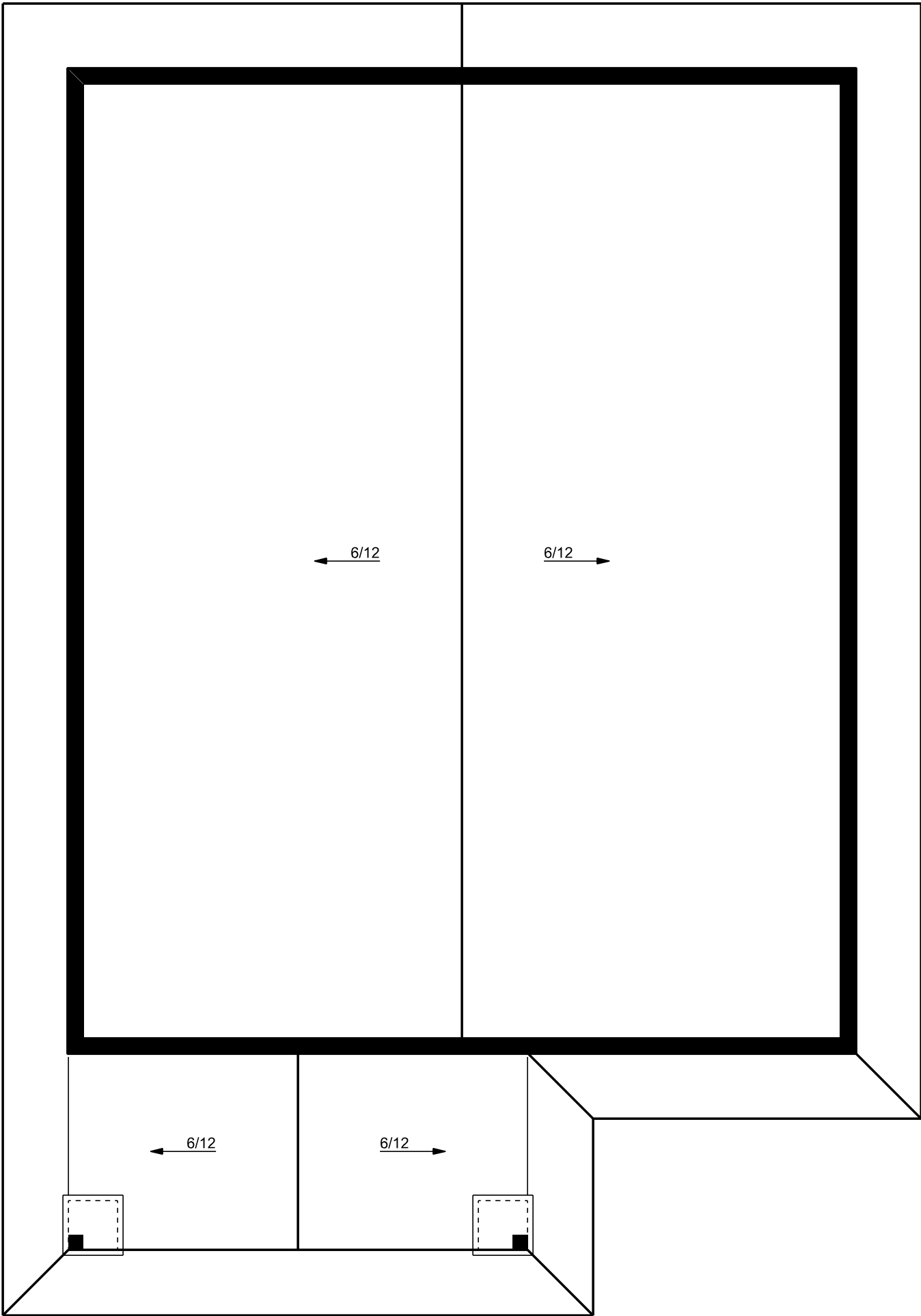
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ROOF PLAN

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

2'-0" OVERHANGS THROUGHOUT

TRUSS ENGINEERING TO BE PROVIDED BY TRUSS SUPPLIER
BASED ON EXACT LOCATION AND SUBSEQUENT SNOW LOAD DATA
THEREIN AND SITE SPECIFIC REQUIREMENTS AND INFORMATION.

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ELEVATIONS

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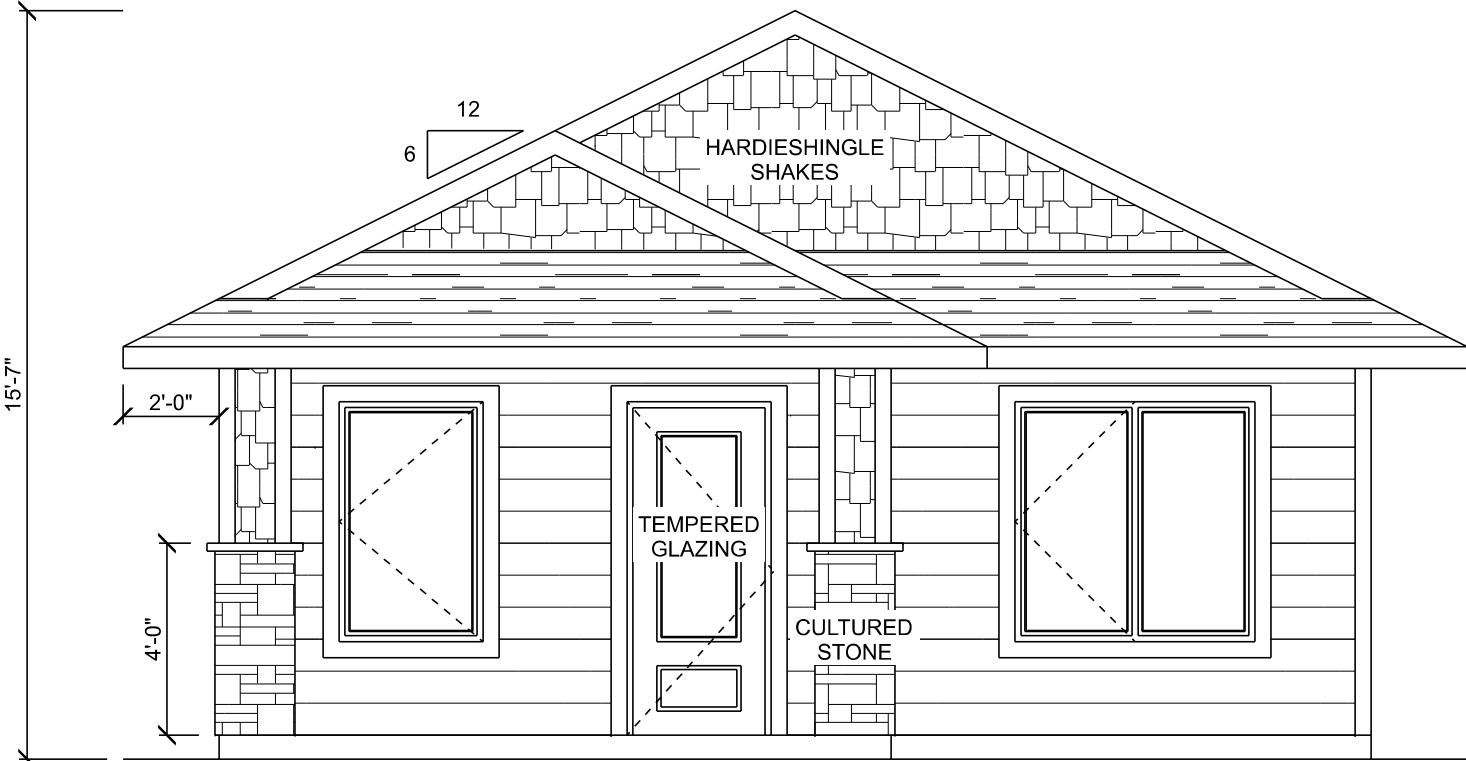
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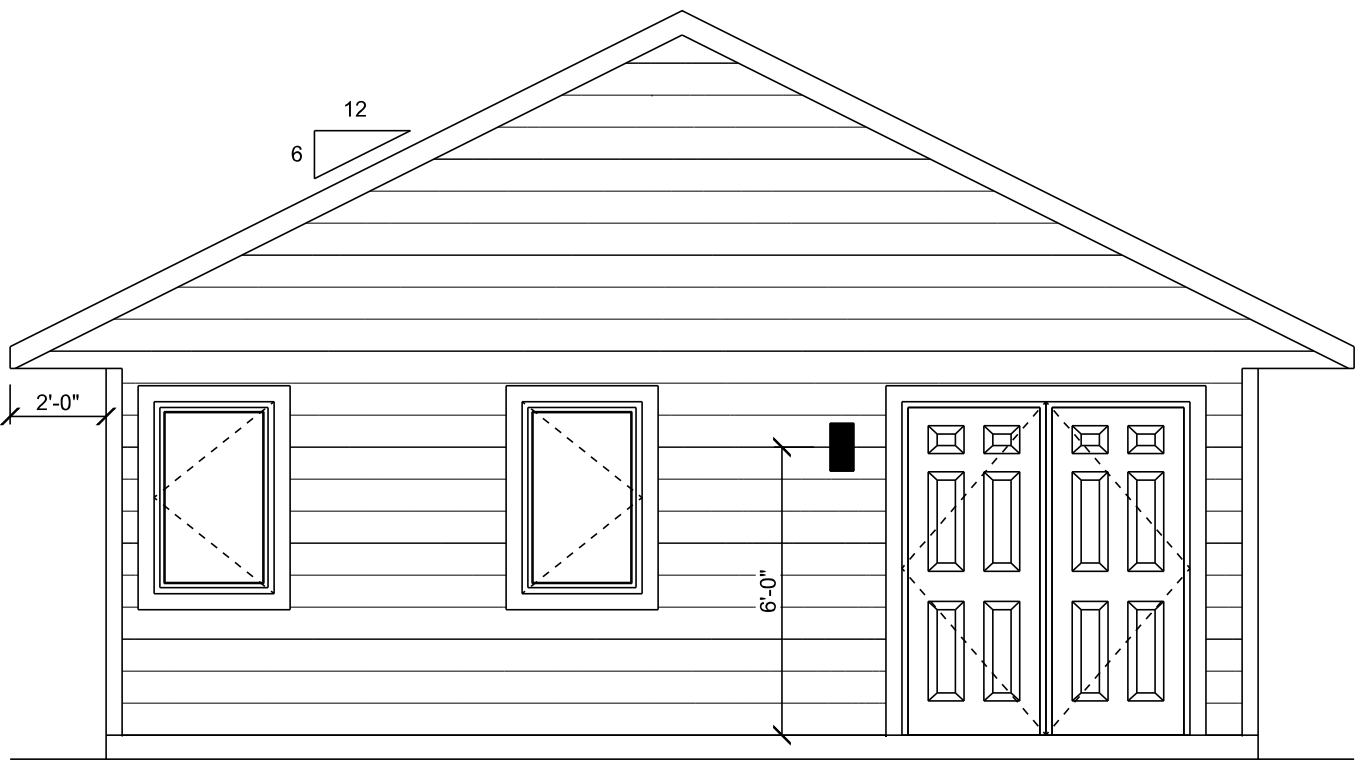
FRONT ELEVATION

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

4" TRIM AROUND ALL WINDOWS AND DOORS

ROOF VENTILATION: THE MINIMUM NET FREE VENTILATION ARE SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE.

GRADE IS ONLY SUGGESTED AND MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS

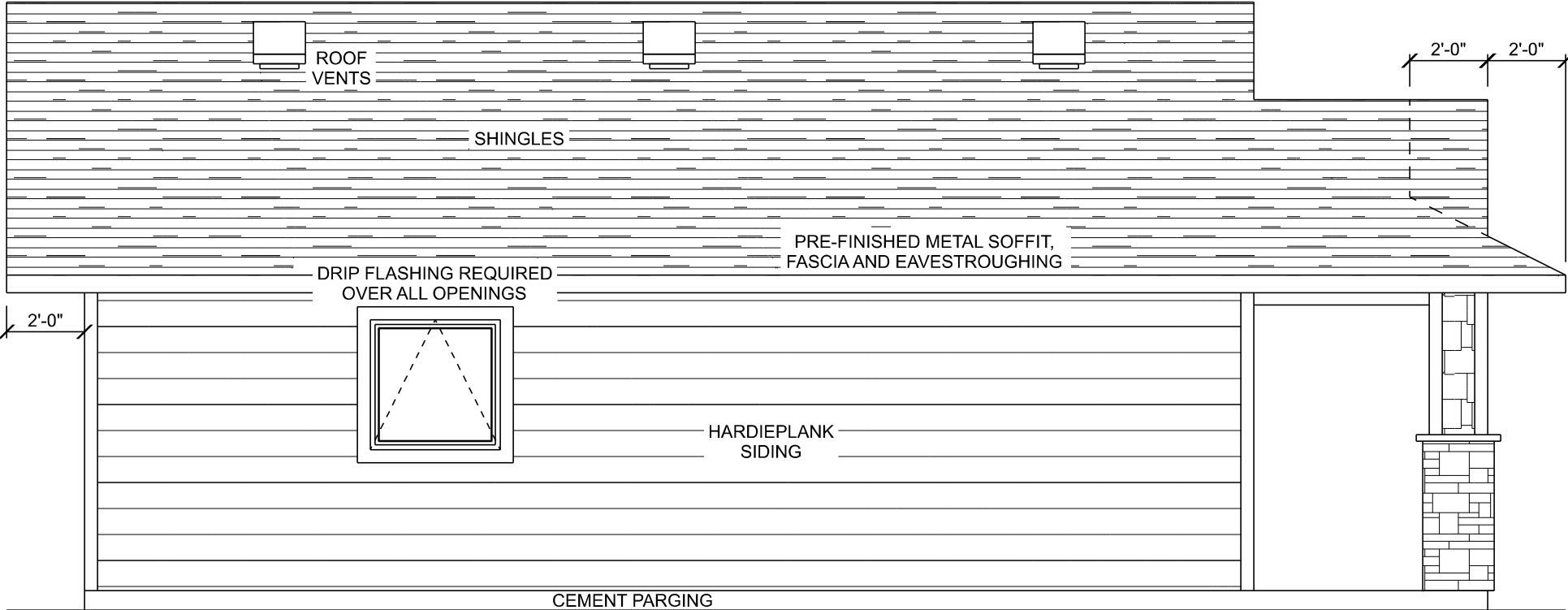


REAR ELEVATION

T/O HEEL
T/O ROOF BEAM
1'-0"

8'-1 1/8"

T/O SLAB
FINISH GRADE
6"

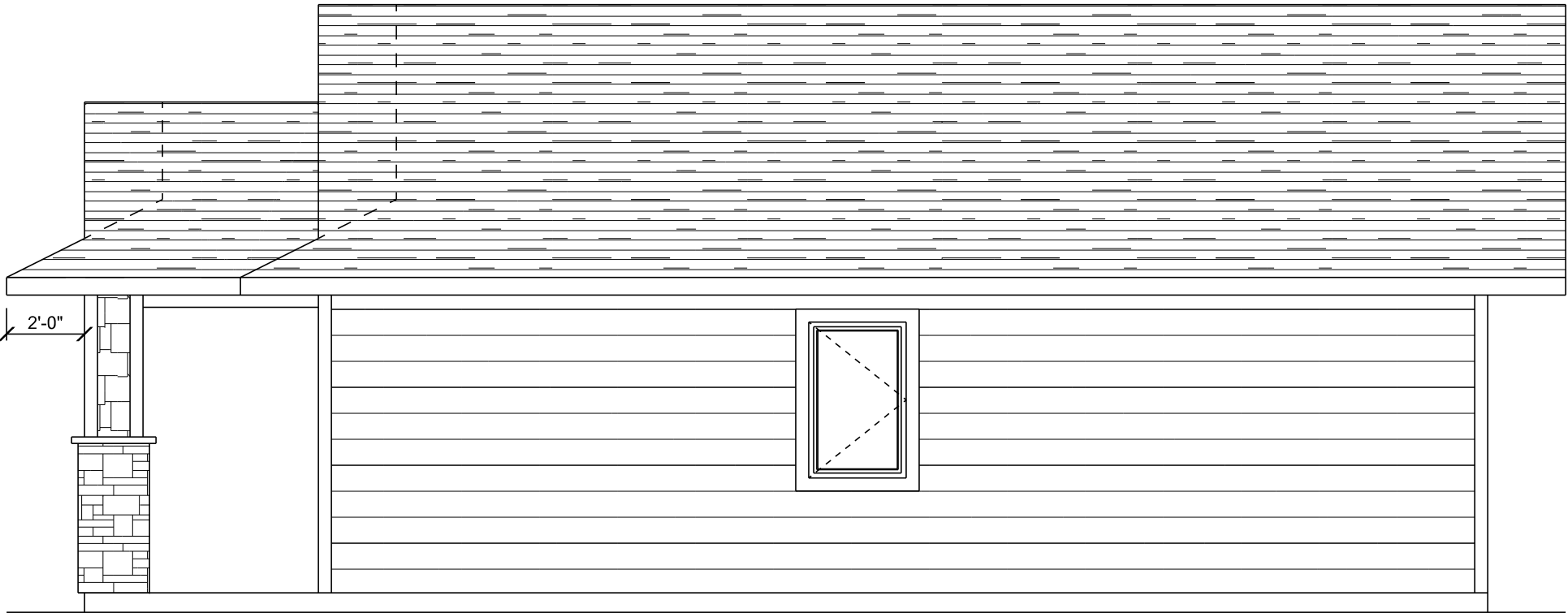


LEFT ELEVATION

T/O HEEL
T/O WALL PLATES
1'-0"

8'-1 1/8"

T/O SLAB
FINISH GRADE
6"



RIGHT ELEVATION

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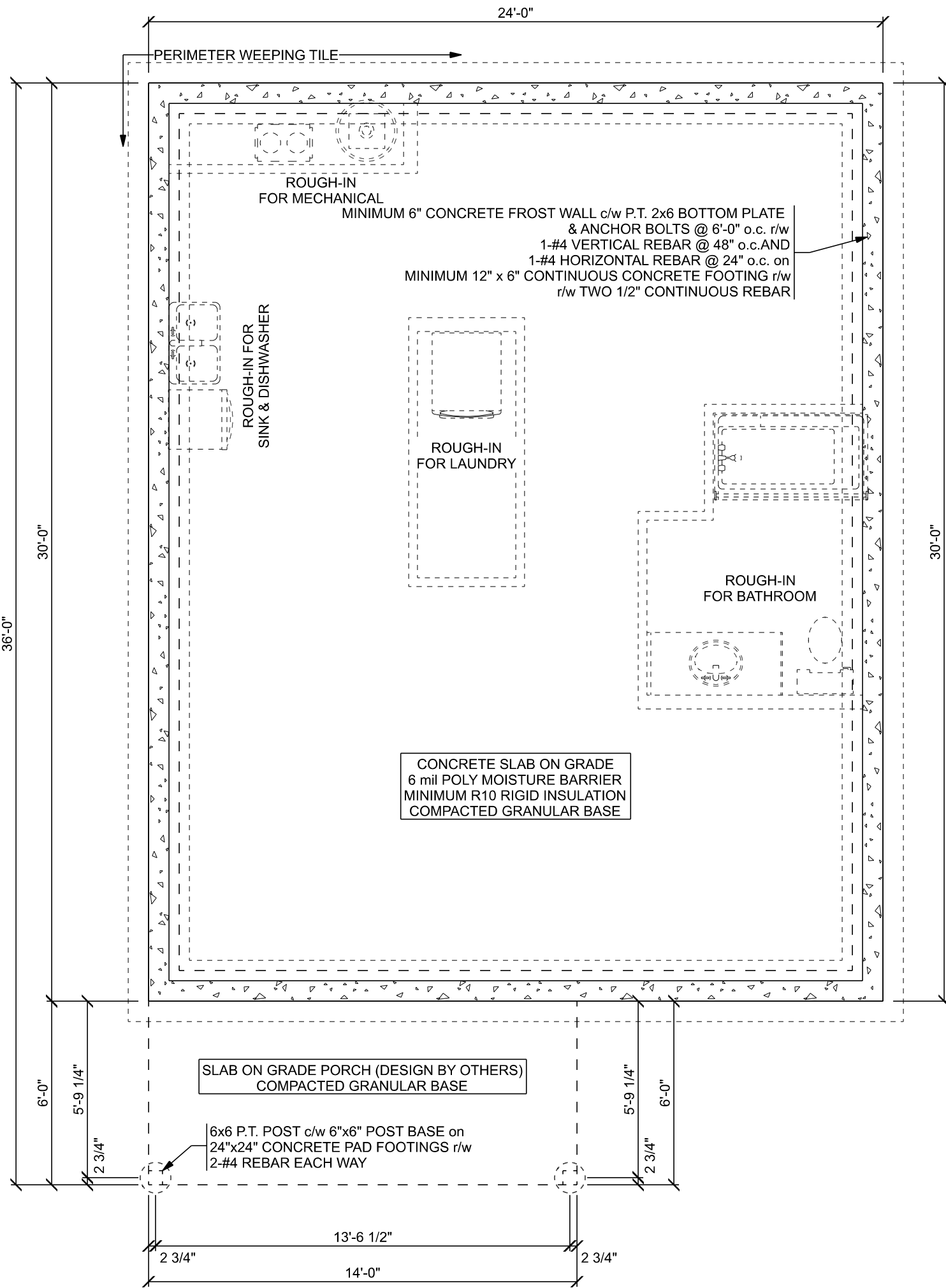
FOUNDATION PLAN

PROJECT: THE SCOUT

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ADDRESS:

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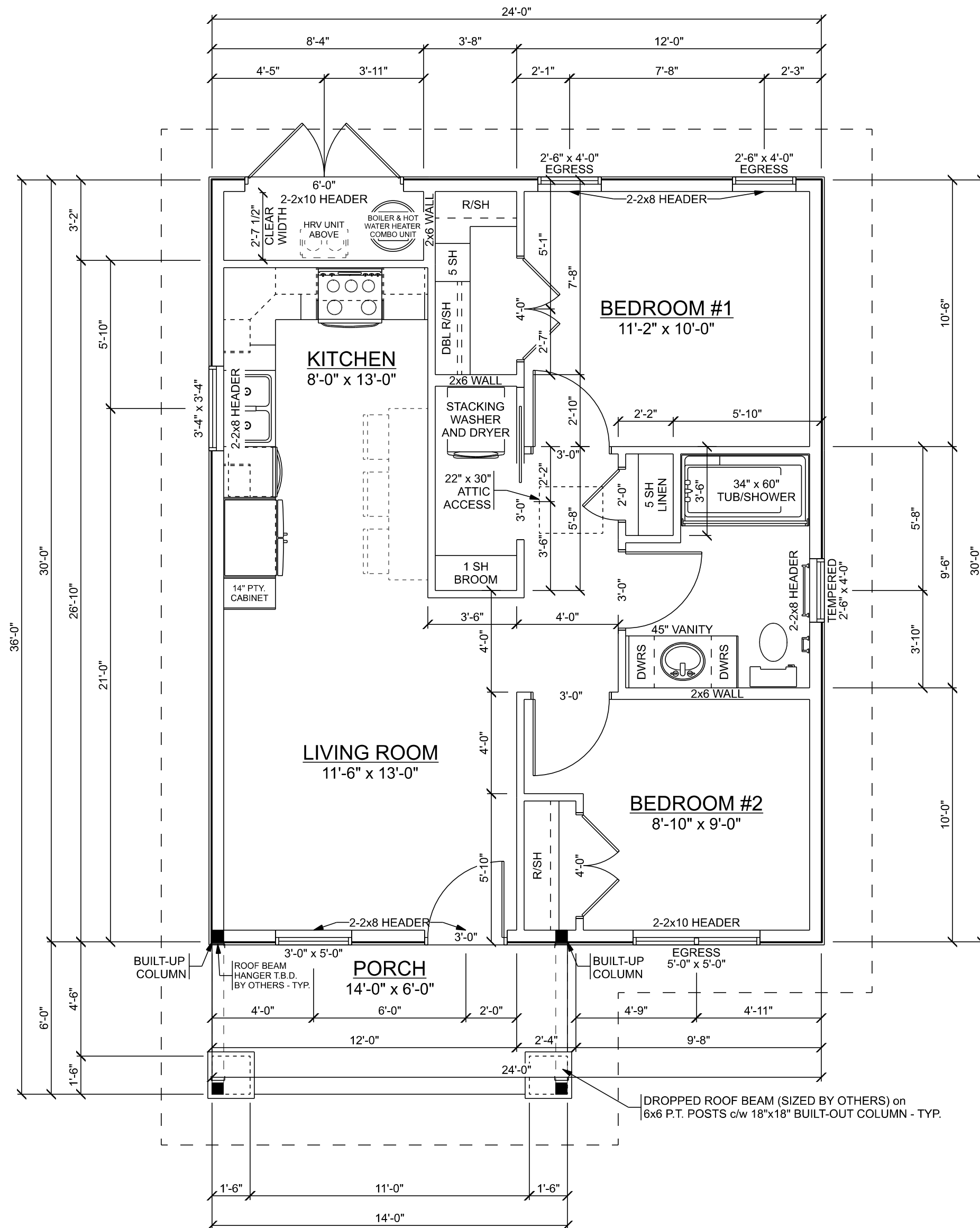


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SLAB ON GRADE FOUNDATION DESIGN BY P. ENG.

ALL FOOTINGS AND FOUNDATION DESIGN NEED TO BE COMPLETED BY OTHERS.

ALL CONCRETE TO CONFORM TO MPa STANDARDS.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
BRACED WALL PLAN TO BE COMPLETED BY OTHERS.

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MAIN FLOOR PLAN

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SECTIONS

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ASSEMBLIES

- 1

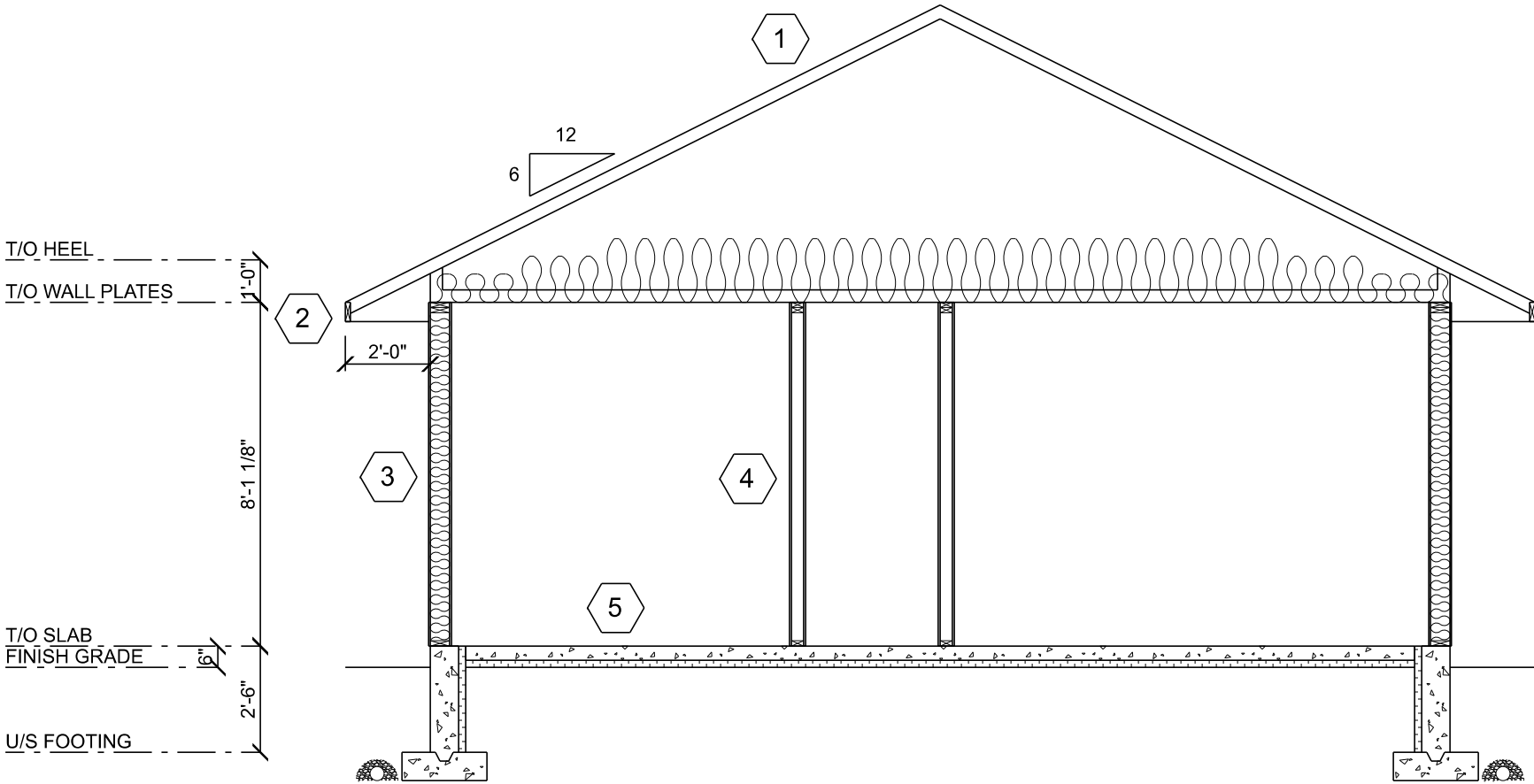
ROOF SYSTEM
SHINGLES
ICE BARRIER AS PER IRC R905
7/16" OSB ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
TRUSS BRACING AS PER MANUFACTURERS
RECOMMENDATIONS
MINIMUM R38 BLOWN-IN FIBREGLASS INSULATION
INSULATION STOPS AT EAVES
6 mil POLY V.B.
1/2" CD DRYWALL
- 2

EAVES
2x6 FASCIA BOARD
PRE-FINISHED METAL SOFFIT,
FASCIA & EAVESTROUGHING
- 3

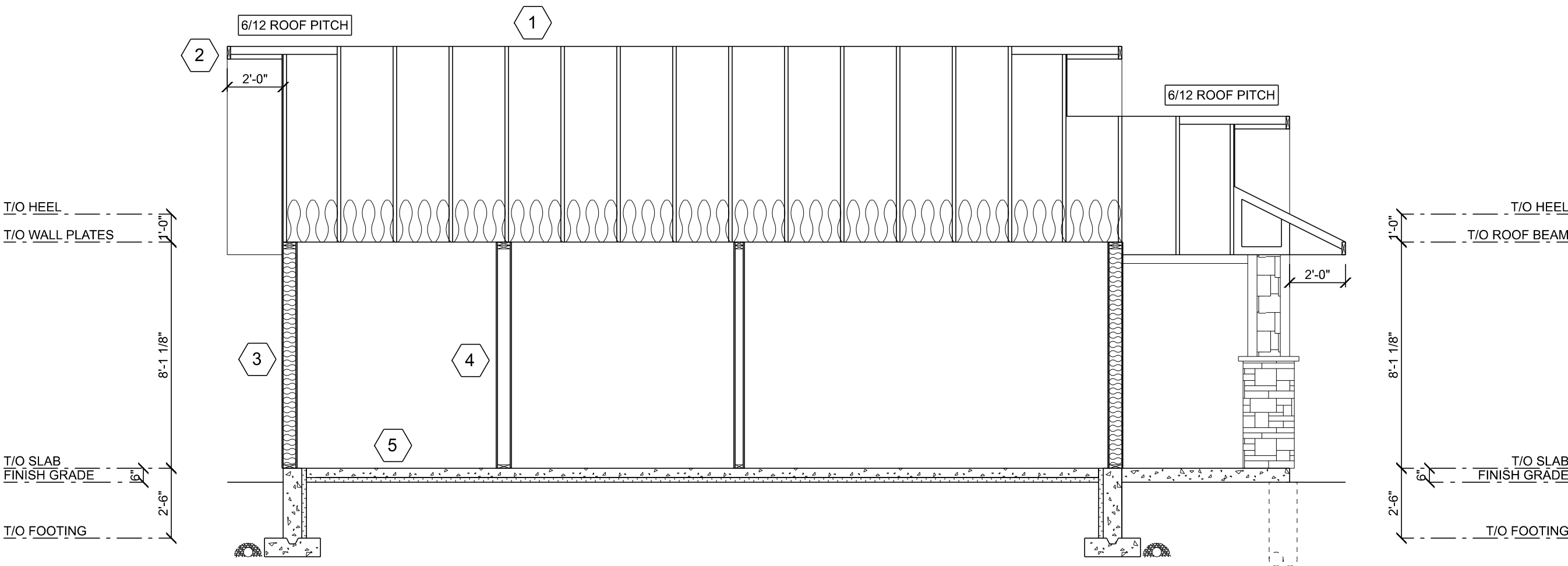
EXTERIOR WALL
EXTERIOR FINISH AS PER ELEVATION
BUILDING PAPER OR HOUSE WRAP
7/16" OSB WALL SHEATHING
2x6 STUDS @ 24" o.c.
MINIMUM R21 FIBREGLASS BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
- 4

INTERIOR WALL
1/2" DRYWALL
2x4 STUDS U.N.O. @ 24" o.c.
1/2" DRYWALL
- 5

SLAB FOUNDATION
CONCRETE SLAB ON GRADE
6 mil POLY MOISTURE BARRIER
MINIMUM R10 RIGID INSULATION
COMPACTED GRANULAR BASE



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



BUILDING SECTION B

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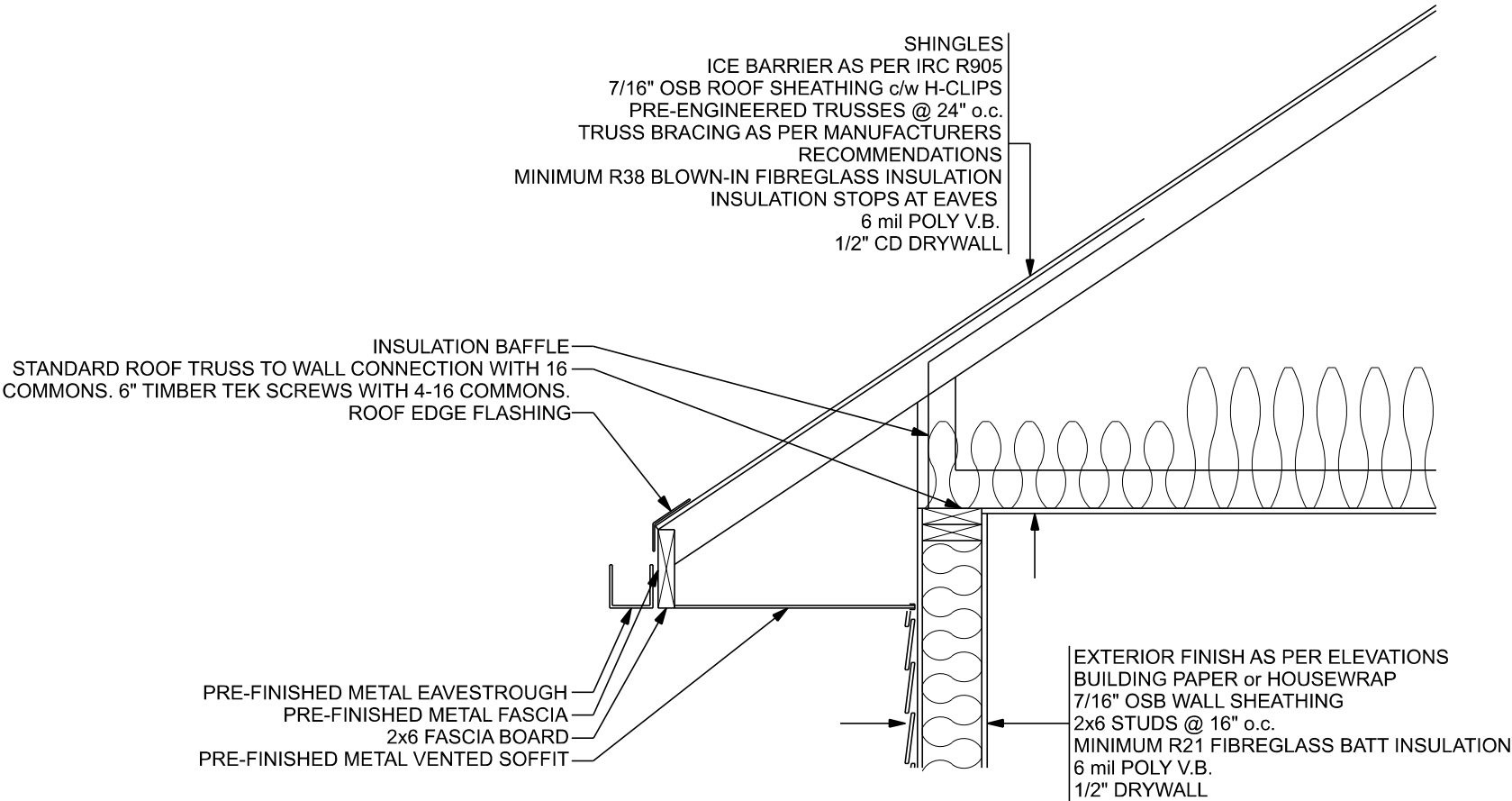
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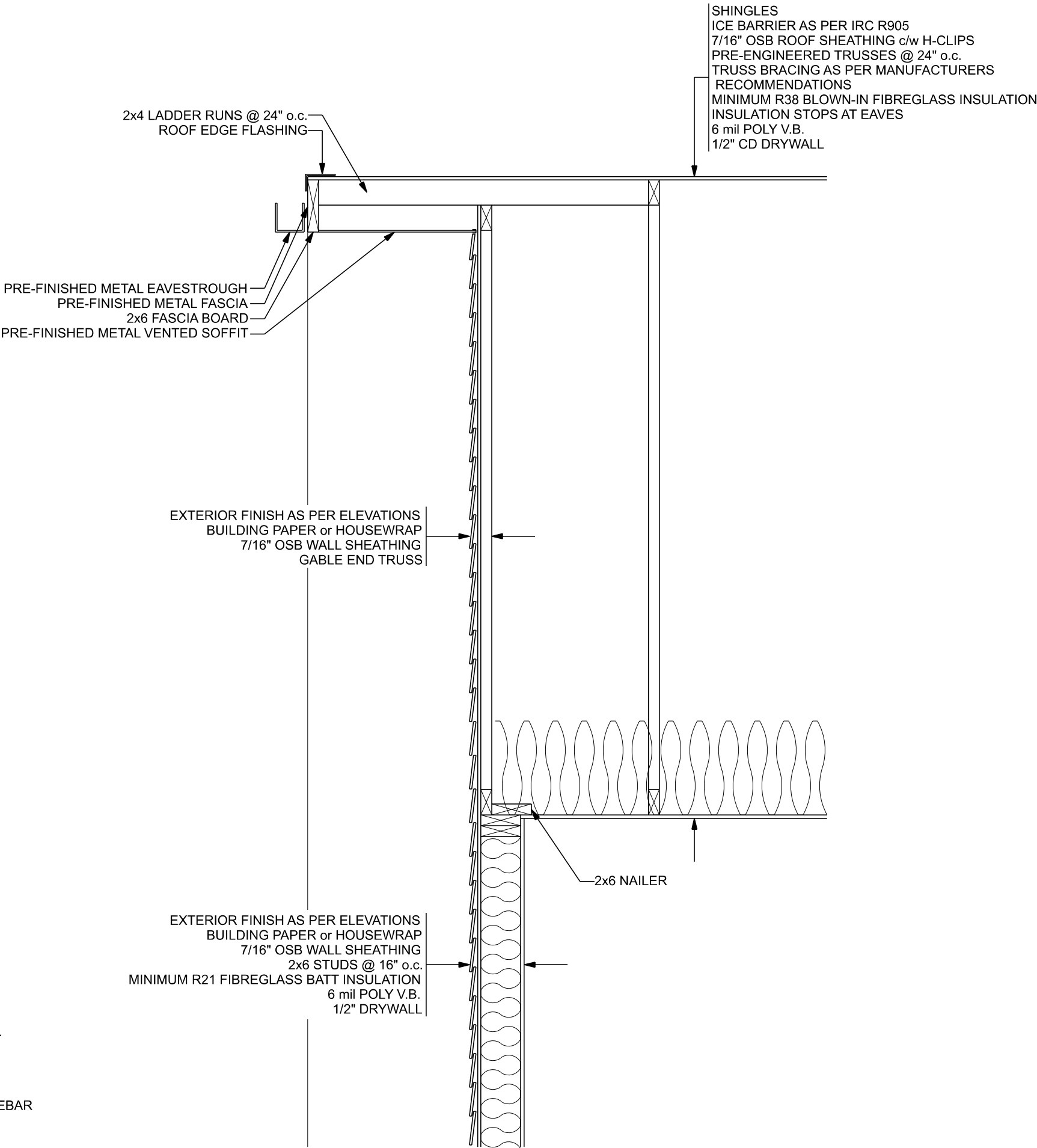
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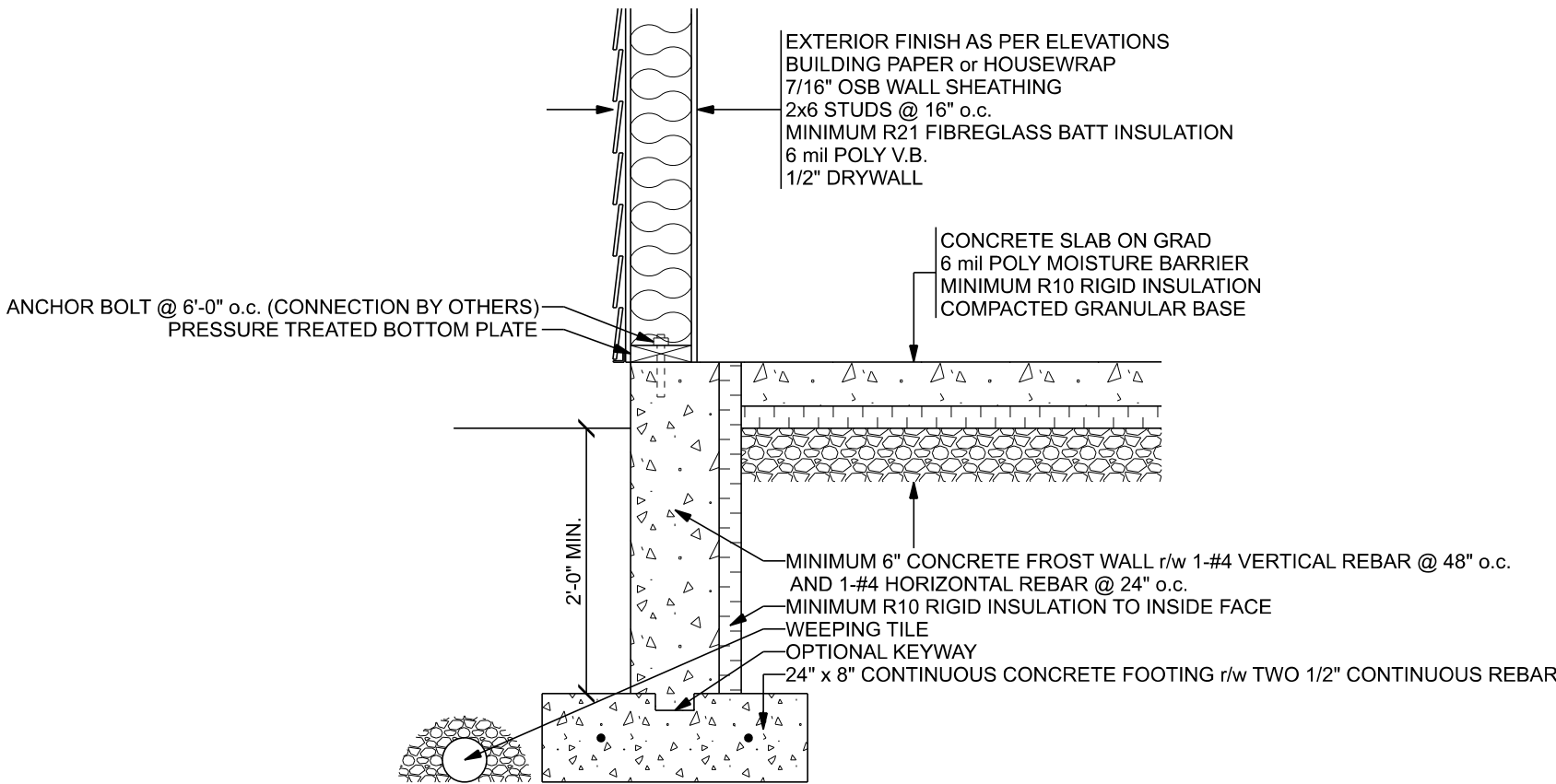
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TYPICAL WALL TO ROOF CONNECTION



TYPICAL WALL TO GABLE END ROOF CONNECTION



TYPICAL WALL TO FOUNDATION DETAIL