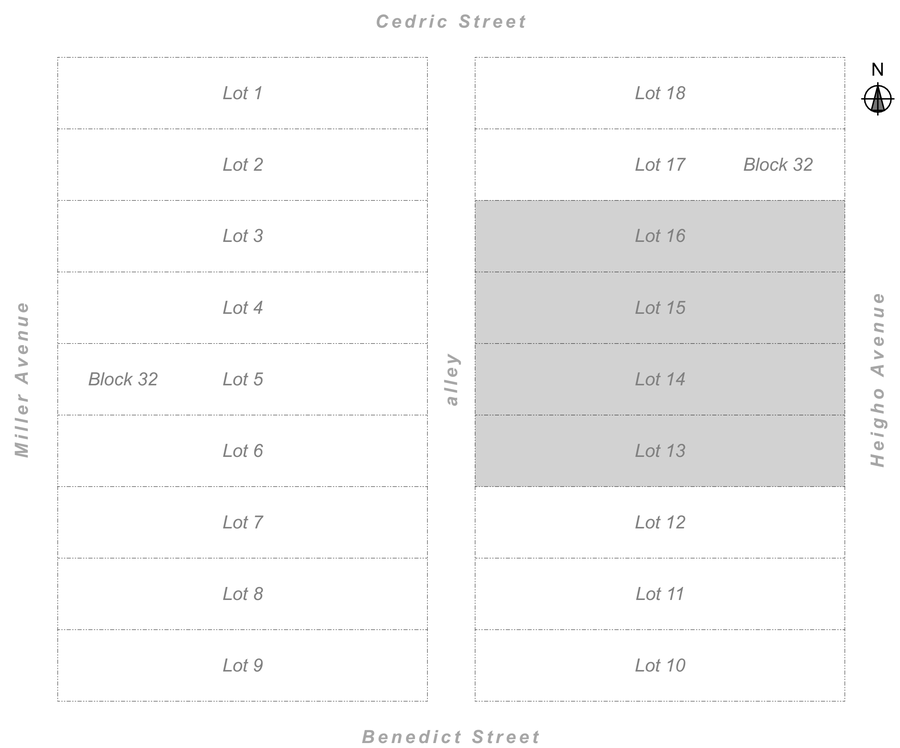
PRESCRIPTIVE ENERGY COMPLIANCE										
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)										
The purposed building has been designed to meet or exceed the requirements of the International Energy Conservation Code										
INSULATION AND FENESTRATION BY COMPONENT										
CLIMATE ZONE	FENESTRATION 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
6	0.32	0.55	NR	49	20+5 or 13+10	15/20	30	15/19	10, 4ft	15/19

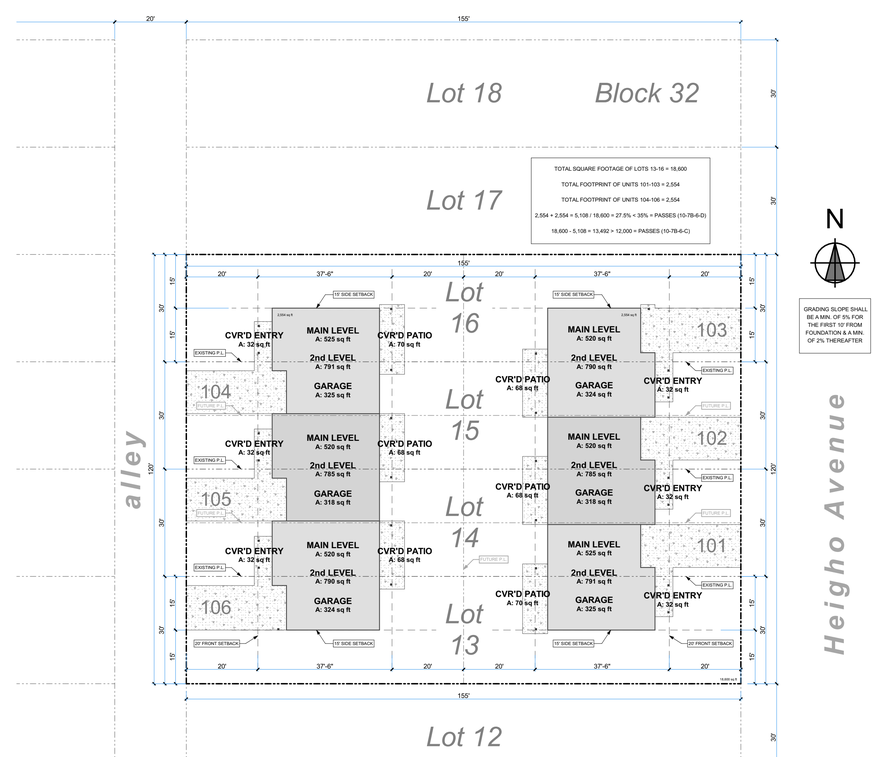
- Code enforced to 2021 IBC and 2018 IRC requirements
- The building department may require new residences in whole to be engineer stamped or at minimum (beams, headers, trusses, structural members, basements, retaining walls, etc)
- all commercial plans shall be engineer stamped

Design loads for Adams County:

- Wind load – 85 miles per hour
- snow roof loads: Council, Salmon River, Indian Valley areas: 80lbs per sqft
  New Meadows area: 100 lbs.
  Rock Flat, Bear: 120 lbs.
  Brundage MTN area: 240 lbs.
- Frost depth: 24 inches
- Seismic Zone: D
- Wind exposure – C 85miles per hour
- Set back required by County:
  20 ft off property line
  80 ft from the center line of a right-of-way
- R-38 Ceiling
- R-19 Walls
- R-30 Floor



2 A-101 VICINITY MAP
SCALE: 1" = 30'



1 A-101 SITE PLAN
SCALE: 1" = 20'

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 101-103 - 2.pln

SOIGNÉ HOMES
AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 101-106
New Meadows, Idaho - Adams County

REV	Date:	Description:
	06/02/26	SETBACKS & LOT COVERAGE CALCULATIONS

DUERRE DESIGN
CHAD DUERRE
208.982.2338
chad@dueredesign.com

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This drawing must not be scaled.

Contractor must verify all levels, datums and dimensions prior to commencement of work.

All errors and omissions must be reported to DUERRE DESIGN, LLC.

Date: Tuesday, June 2, 2026
Drawn By: Chad Duerre
Project Title: Soigne - New Meadows 101-103 - 2.pln
Drawing Title: SITE PLAN
Drawing No: A-101