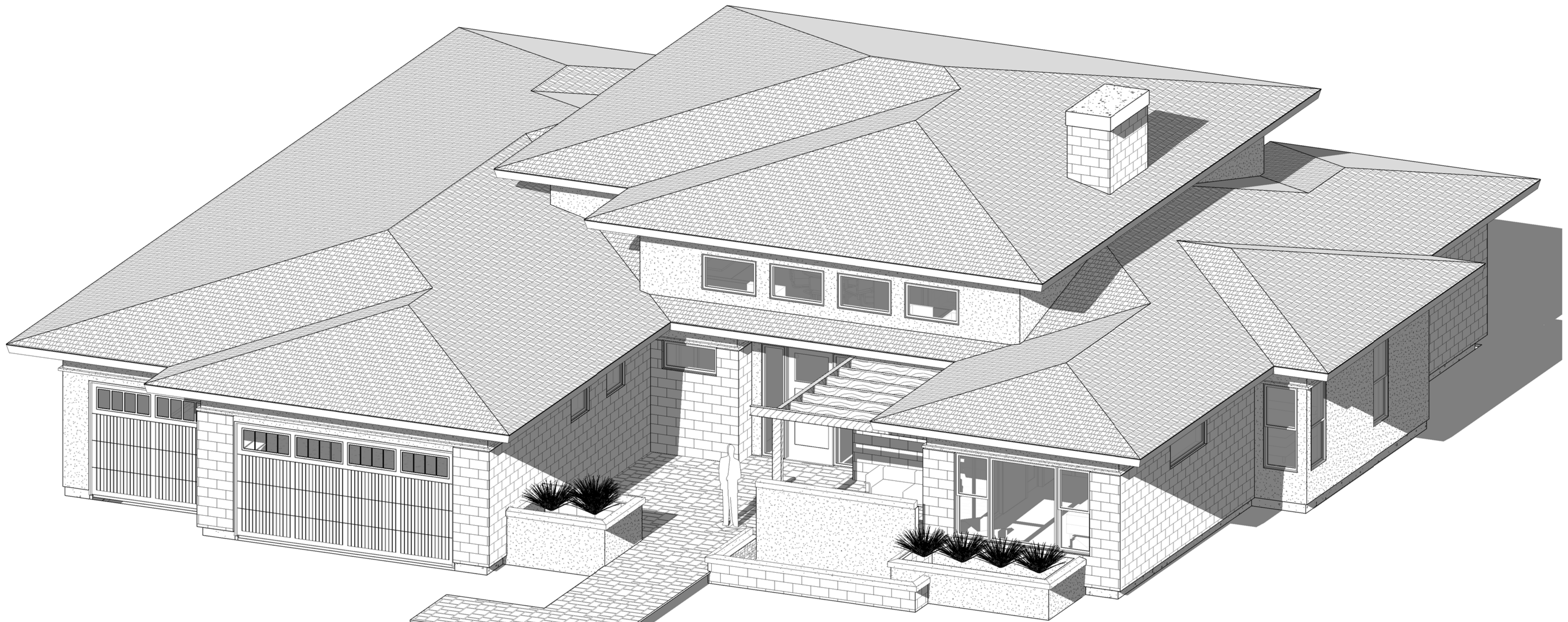
A NEW MODERN PRAIRIE HOME



2 PERSPECTIVE

1 PERSPECTIVE 2

GENERAL NOTES

1. THE SCOPE OF SERVICES PROVIDED BY "dwelling design l.l.c." IS LIMITED TO PROVIDING A WORKING SET OF DRAWINGS. THIS SET OF PLANS IS SUFFICIENT FOR OBTAINING A BUILDING PERMIT UNLESS DIRECTLY REQUESTED BY THE OWNER OR BUILDING CONTRACTOR, THESE PLANS ARE LIMITED TO DESCRIBING LOCATIONS, DIMENSIONS, GENERAL BUILDING COMPONENTS AND KEY FINISH MATERIALS.
2. ALL WORK SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS SET FORTH BY LOCAL, COUNTY, STATE AND GENERAL LAWS, RULES, CODES, ORDINANCES, OR REGULATIONS. GENERAL CONTRACTOR AND SUB-CONTRACTOR(S) TO VERIFY ALL APPLICABLE CODES AND METHODS OF CONSTRUCTIONS PRIOR TO BEGINNING WORK.
3. ALL WORK TO MECHANICAL, PLUMBING AND ELECTRICAL WILL BE DESIGN BUILD BY THE CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
4. ANY ERROR OR OMMISION FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTURAL DESIGNER'S ATTENTION.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PRECEDE ANY AND ALL SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SPECIFIC CONDITIONS.
6. THE OFFICE OF "dwelling design" MUST BE NOTIFIED OF VARIATIONS OR DISCREPANCIES ARRIVED AT DURING CONSTRUCTION PRIOR TO ANY FURTHER WORK.

CODE & DESIGN CRITERIA

Adopted Codes:

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Energy Code (Residential)
- 2018 International Energy Code (Commercial)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel and Gas Code (IFGC)
- 2018 International Fire Code (IFC)
- 2017 National Electrical Code (NEC)
- 2017 Idaho State Plumbing Code (ISPC)

All Codes listed are effective January 1, 2018, and all local amendments.

CITY OF EAGLE – CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED[d] (MPH)	SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
			Weathering[a]	Frost Line Depth[b]	Termite[c]	Decay					
Ground Snow Load=25 psf(Pg) or CS. (North, per 1608.2)	115 (Risk Cat. II)	B or C Per ASCE 7 "IBC 1613"	Severe	24 inches	Slight To Moderate	None to Slight	10 degrees F	NO	Floodplain Ordinance effective 4-17-84, and FIRM maps as currently adopted	894	51.1 degrees F

Prescriptive Residential Energy Code Compliance

IRC Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirements by Component [a,j]

Climate Zone	Fenestration U-factor	Skylight [b] U-Factor	Glazed Fenestration SHGC	Ceiling R-Value [k]	Wood Frame Wall R-Value	Mass Wall R-Value [k]	Floor R-Value	Basement [c] Wall R-Value	Slab [d] R-Value and Depth	Crawl Space [c] Wall R-Value
5 and Marine 4	0.32	.55	NR	49	20 Or 13+5 [h]	13/17	30 [g]	15/19	10, 2 ft	15/19

Energy Code Compliance

See the compliance options below. Plans must be submitted demonstrating energy code compliance.

1. **Option 1: Total UA Alternative Approach** A copy of the RES*check* compliance report is attached to the plans. (This includes both the cover sheet and the inspection checklist.)
2. **Option 2: Prescriptive Component Approach**
3. **Option 3: Energy Rating Index (ERI).** Approved rating software tools defined in the ANSI/RESNET/ICC 301 standard will generate a report with proposed rating score and inspection checklist, required to be submitted. Maximum ERI Score - 61.
4. **Option 4: Other Simulated Performance** software analysis completed and signed

1/19/18

a. R-values are minimums. U-Factors and solar heat gain coefficient (SHGC) are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The solar heat gain coefficient (SHGC) column applies to all glazed fenestration.

c. The first R-value applied to continuous insulation, the second to framing cavity insulation; either insulation meets the requirements.

d. R-5 shall be added to the required slab edge R-values for heated slab.

g. Insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

j. For residential log home building thermal envelope construction requirements see R402.6.

k. **The Ceiling R-Value in Climate Zone 5 may be reduced to R-38 when the Wood Frame Wall R-Value is increased to R-21 and the Fenestration U-Factor is reduced to 0.31.**

SQUARE FOOTAGE DESCRIPTION

TOTAL LIVING AREA	3004 SQ. FT.
BEDROOMS	4
BATHS	3
GARAGE	1006 SQ. FT.

PROJECT CONTACTS

OWNER: SWAGGART WOOD PROPERTIES LLC - LOGAN SWAGGART
PHONE: 208-204-1730

RESIDENTIAL DESIGNER: DWELLING DESIGN - MICHAEL BELT
ADDRESS: 2901 W. NEFF STREET, BOISE, ID 83703
PHONE: 208-429-1946

STRUCTURAL ENGINEER: STRUX ENGINEERING - MATT CHRISTIAN
EMAIL: MATT@STRUXENGINEERING.COM
PHONE: 512-676-9004

GENERAL CONTRACTORS: SWAGGART WOOD PROPERTIES LLC - LOGAN SWAGGART
PHONE: 208-204-1730

DRAWING INDEX

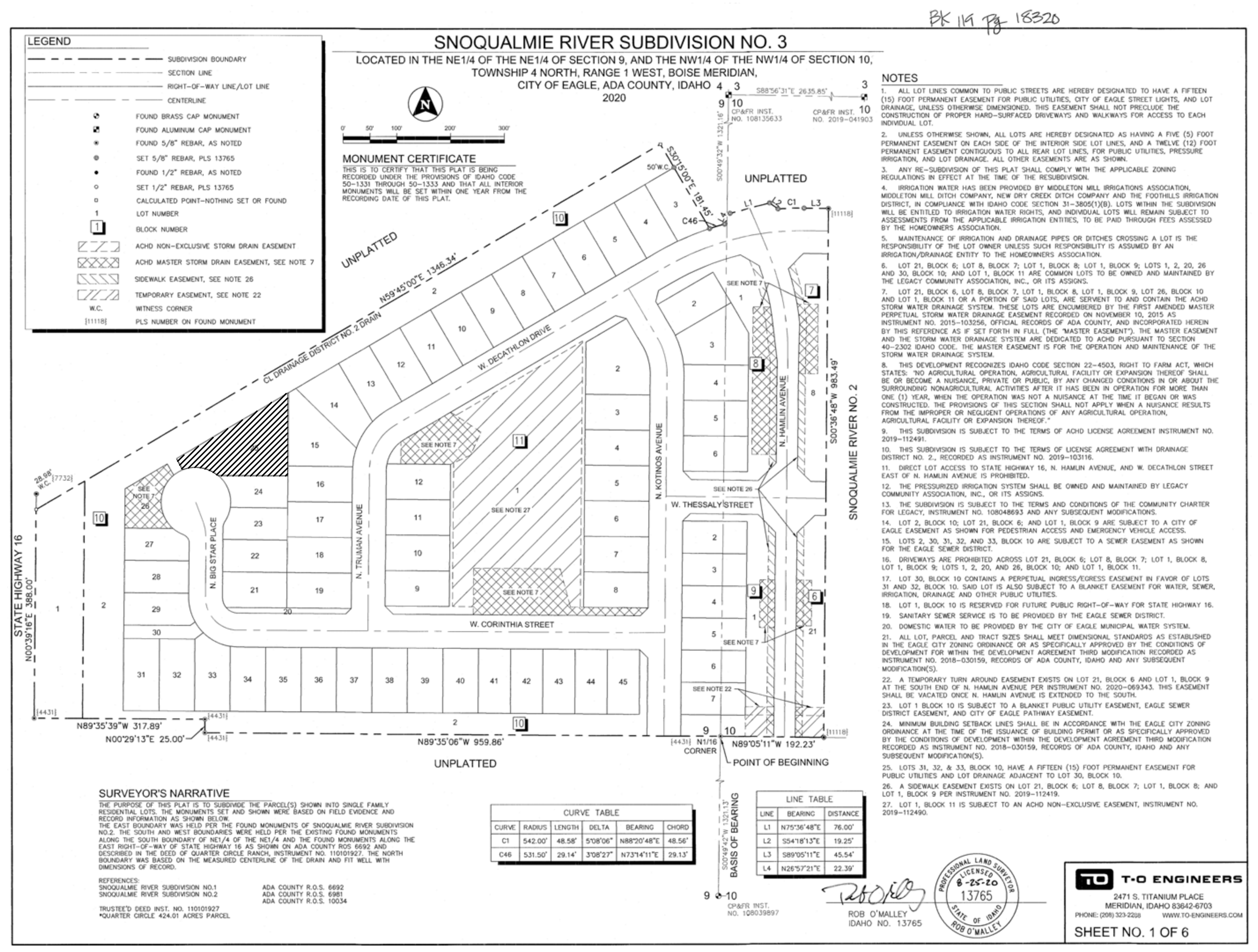
DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH
CONSTRUCTION DRAWINGS

COVER SHEET

DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

CS



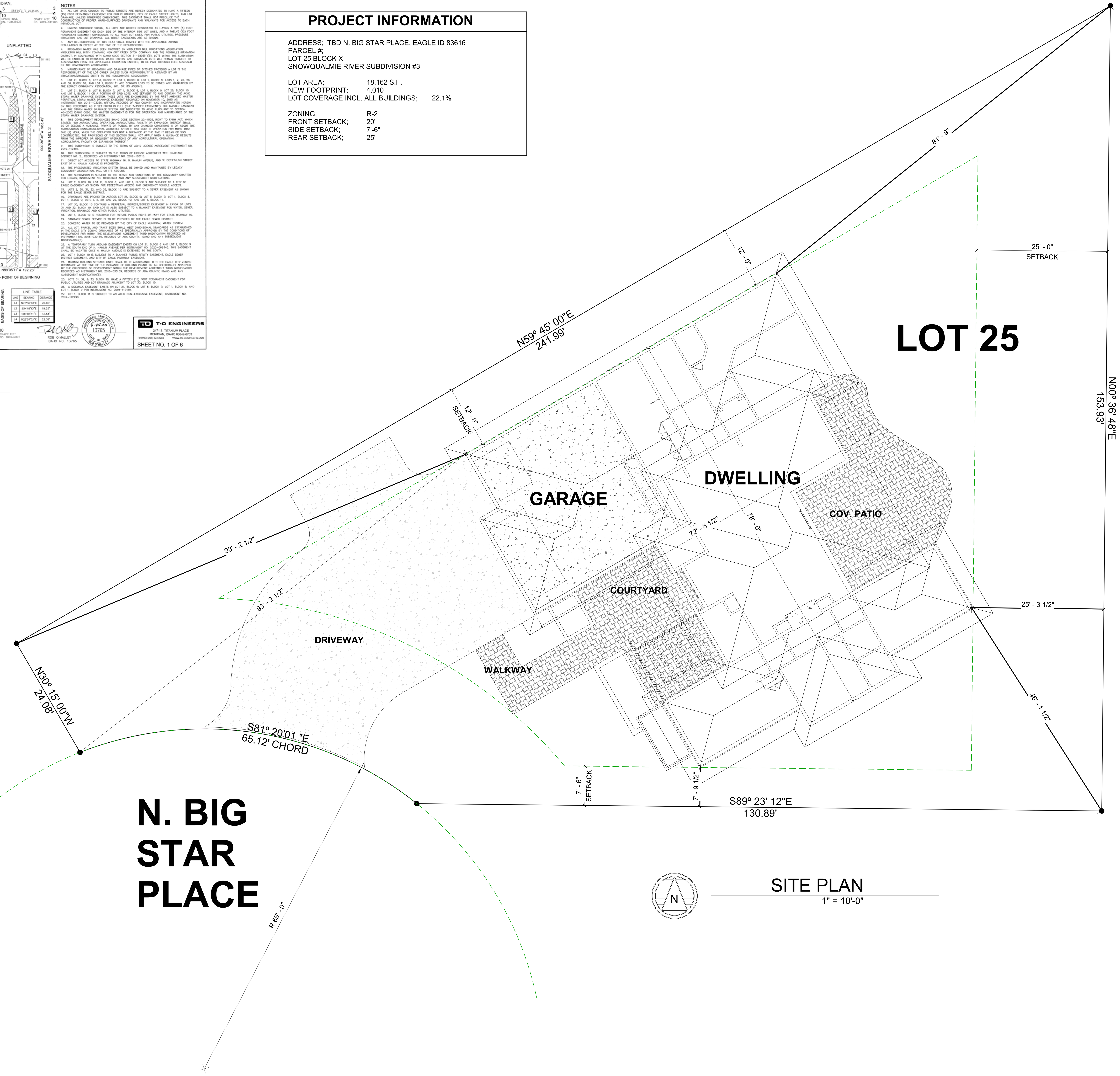
(2) VICINITY MAP
1/4" = 1'-0"

PROJECT INFORMATION

ADDRESS; TBD N. BIG STAR PLACE, EAGLE ID 83616
PARCEL #;
LOT 25 BLOCK X
SNOWQUALMIE RIVER SUBDIVISION #3

LOT AREA; 18,162 S.F.
NEW FOOTPRINT; 4,010
LOT COVERAGE INCL. ALL BUILDINGS; 22.1%

ZONING; R-2
FRONT SETBACK; 20'
SIDE SETBACK; 7'-6"
REAR SETBACK; 25'



SITE PLAN
1" = 10'-0"

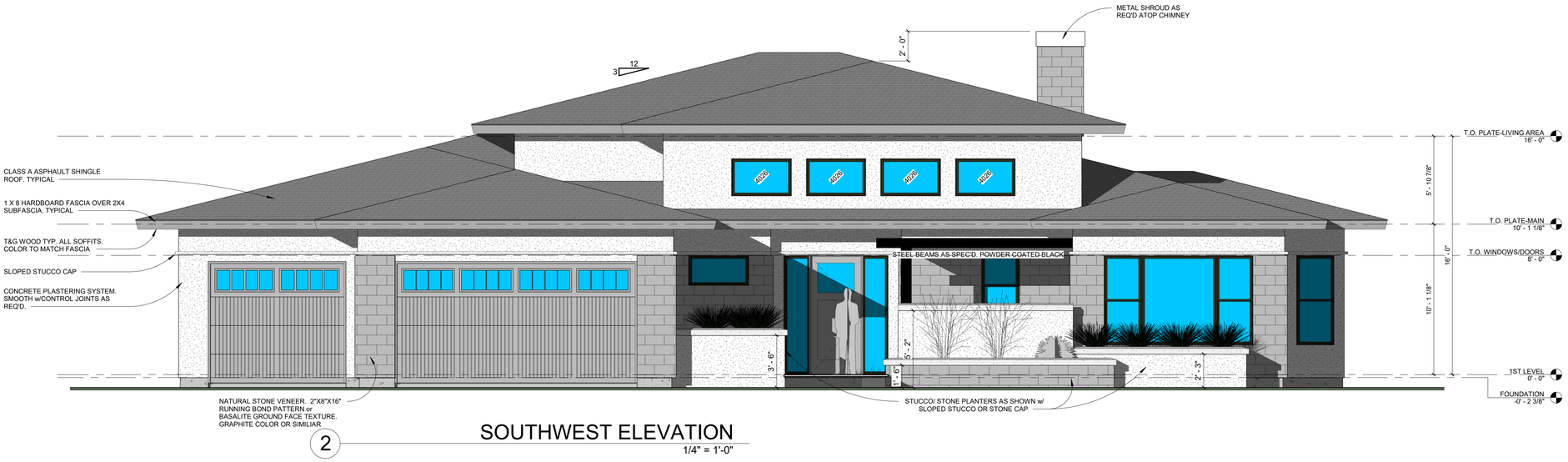
DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH
CONSTRUCTION DRAWINGS

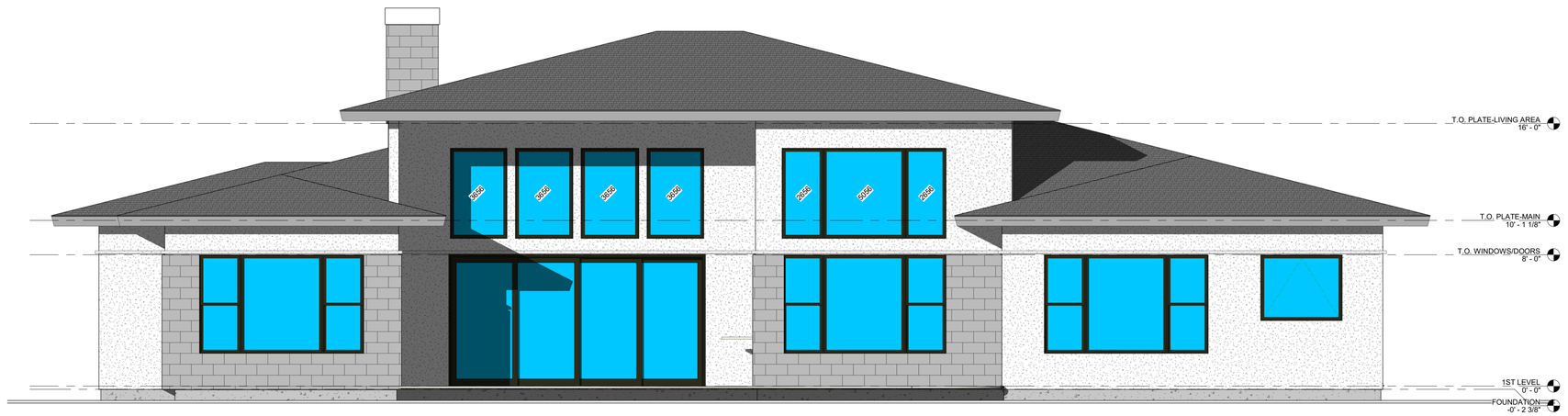
SITE PLAN

DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

A0



2 SOUTHWEST ELEVATION
1/4" = 1'-0"



1 NORTHEAST ELEVATION
1/4" = 1'-0"

DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH

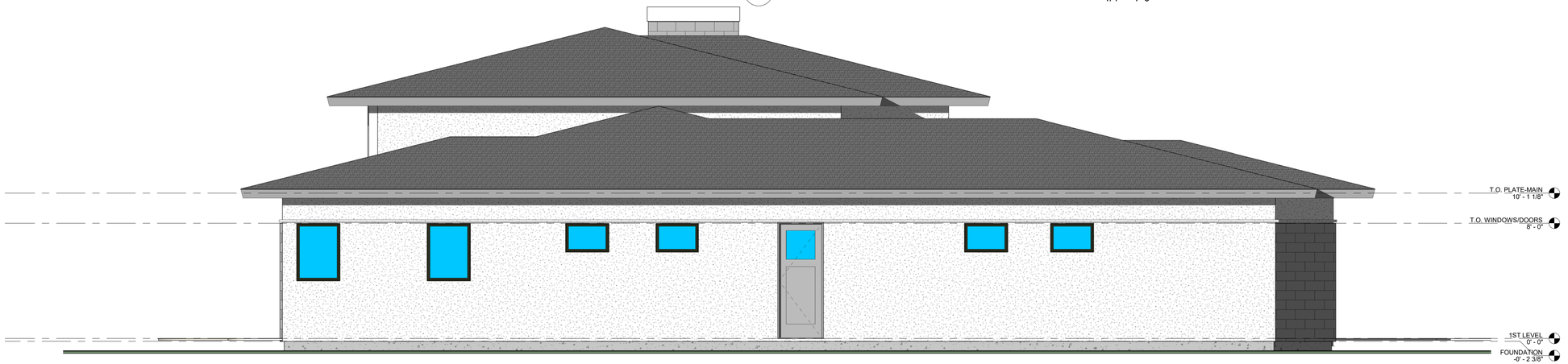
CONSTRUCTION DRAWINGS

ELEVATIONS

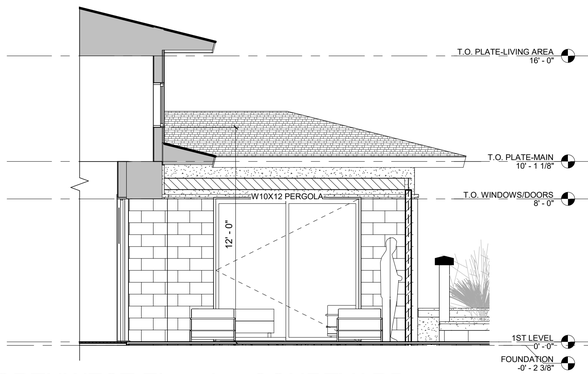
DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

A1

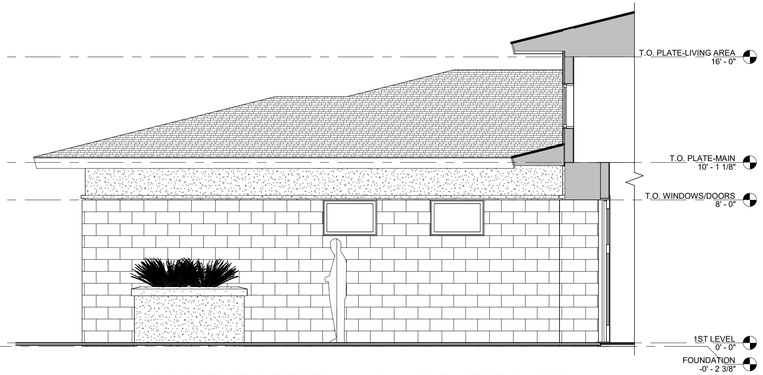
2 SOUTHEAST ELEVATION
1/4" = 1'-0"



1 NORTHWEST ELEVATION
1/4" = 1'-0"



5 NORTHWEST Elevation COURTYARD
1/4" = 1'-0"



4 SOUTHEAST Elevation COURTYARD
1/4" = 1'-0"

3 FRONT Elevation COURTYARD
1/4" = 1'-0"

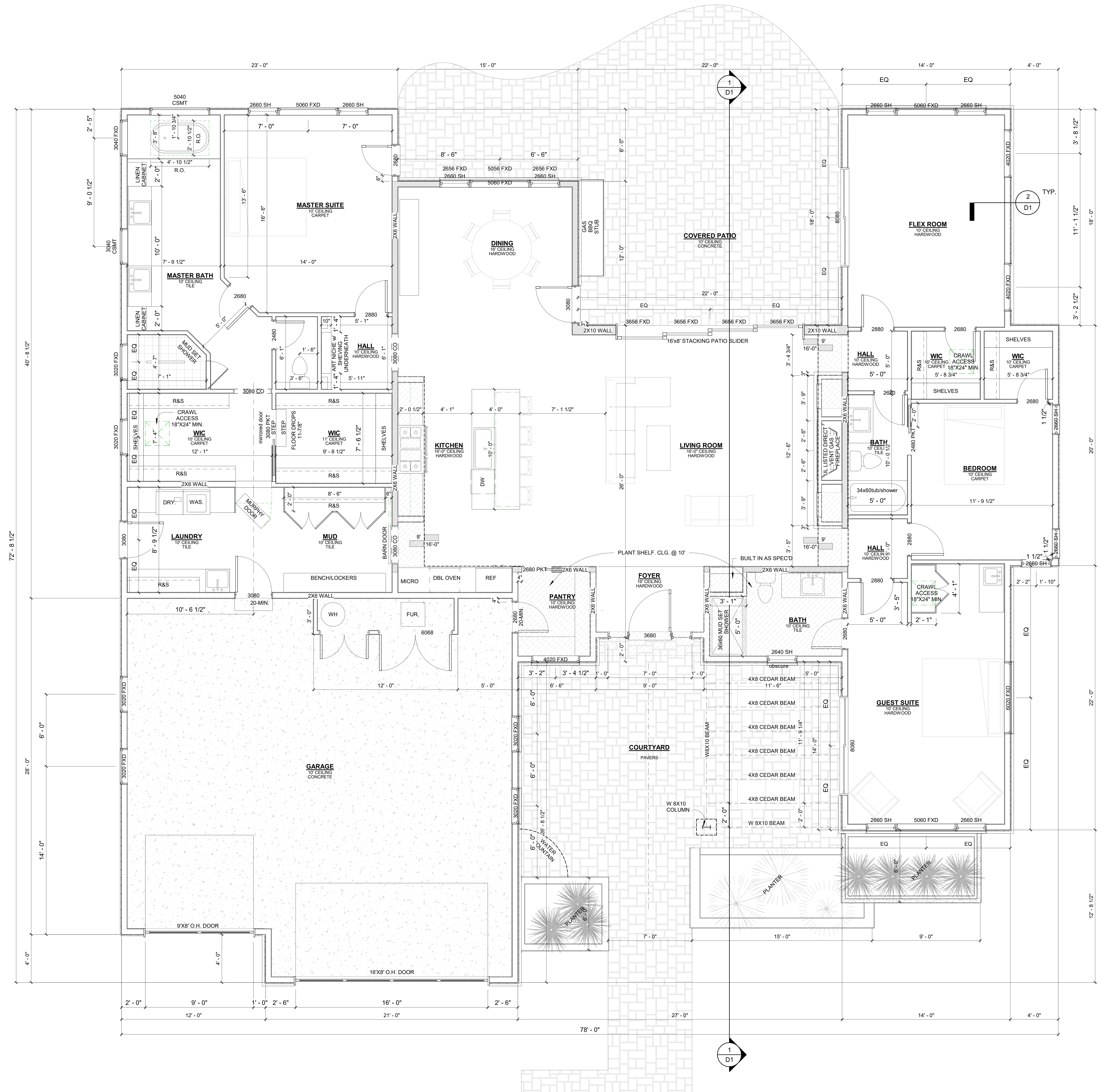
DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH
CONSTRUCTION DRAWINGS

ELEVATIONS

DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

A1.1



NOTES:

1. ALL EXTERIOR WALLS 2X6 DF No. 2 STUDS AT 16" O.C. U.N.O.
2. ALL INTERIOR WALLS 2X4 DF No. 2 STUDS AT 24" O.C. U.N.O.
3. ALL WINDOWS NOT DIMENSIONED SHALL BE CENTERED WITHIN THE ROOM.
4. ALL T.O. WINDOWS = 8'-0" ABOVE SUBFLOOR.
5. CENTER ALL SINKS 16" FROM FACE OF WALL WHEN SHOWN OFFSET - OTHERWISE CENTER SINK IN VANITY.
6. FRAMER TO VERIFY ALL CABINET LAYOUTS W/ CONTRACTOR.
7. GARAGE FIRE SEPARATION. R302.6 - PROVIDE MIN. 1/2" GYP. BD. ON GARAGE SIDE. 5/8" TYP "X" GYP. BD. FROM HABITABLE ROOMS ABOVE GARAGE. MIN. 1/2" GYP.BD. ON SUPPORTING STRUCTURE.
8. FIREBLOCKING. R302.11 - FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO PERFORM AND EFFECTIVE FIRE BARRIER BETWEEN STORIES AND ROOF SPACE.
9. GARAGE DWELLING OPENINGS. R302.5 - GARAGE/DWELLING DOOR SHALL BE MIN. 20 MIN. FIRE RATED W/ SELF CLOSING DEVICE.

PLATE HEIGHTS

T.O.P. = 10'-1 1/8" ABOVE TOP OF SUBFLOOR

T.O.P. = 16'-0" ABOVE TOP OF SUBFLOOR

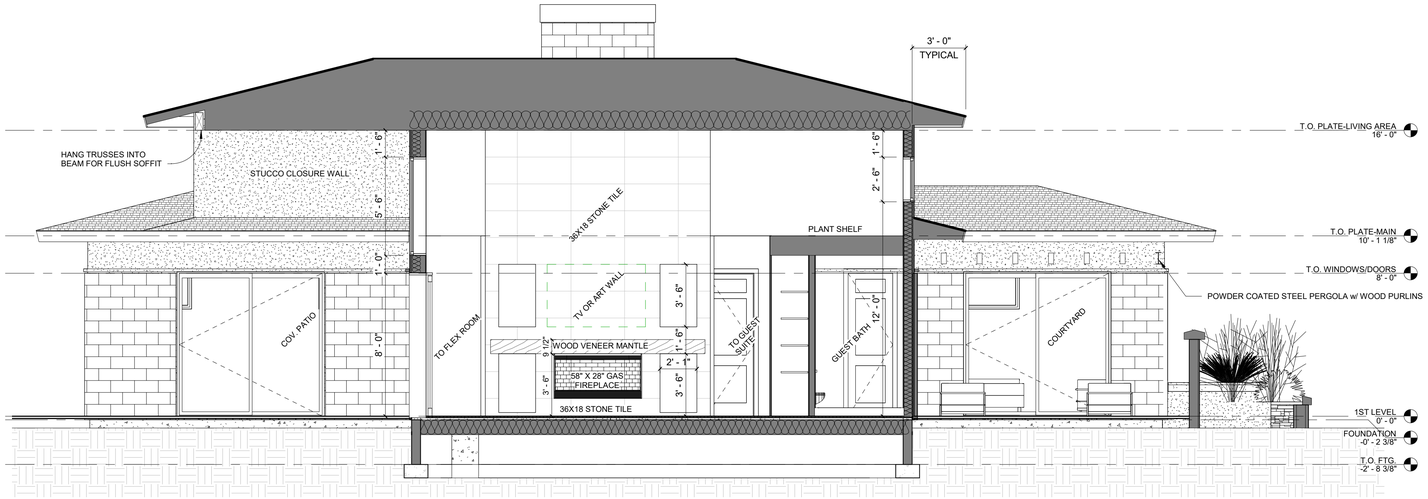
DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH
CONSTRUCTION DRAWINGS

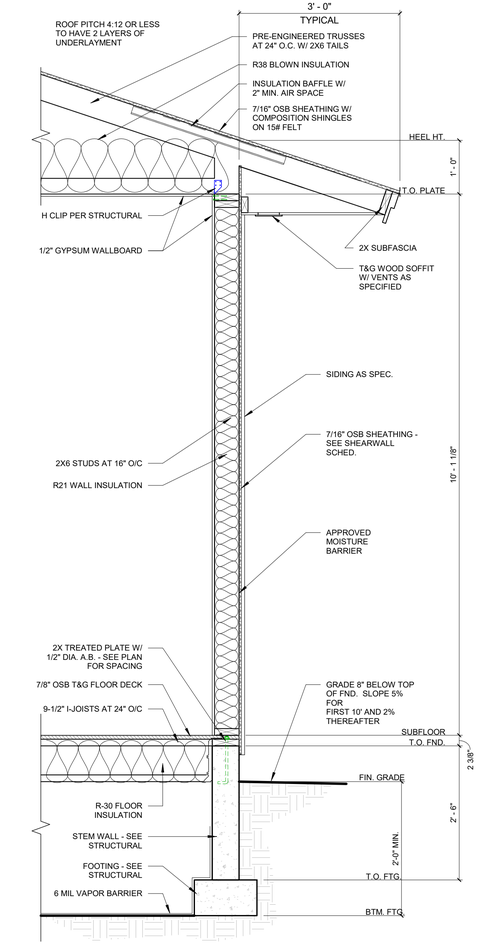
FIRST FLOOR PLAN

DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

A2



1 BUILDING SECTION
1/4" = 1'-0"



2 TYPICAL WALL
3/4" = 1'-0"

DWELLING DESIGN

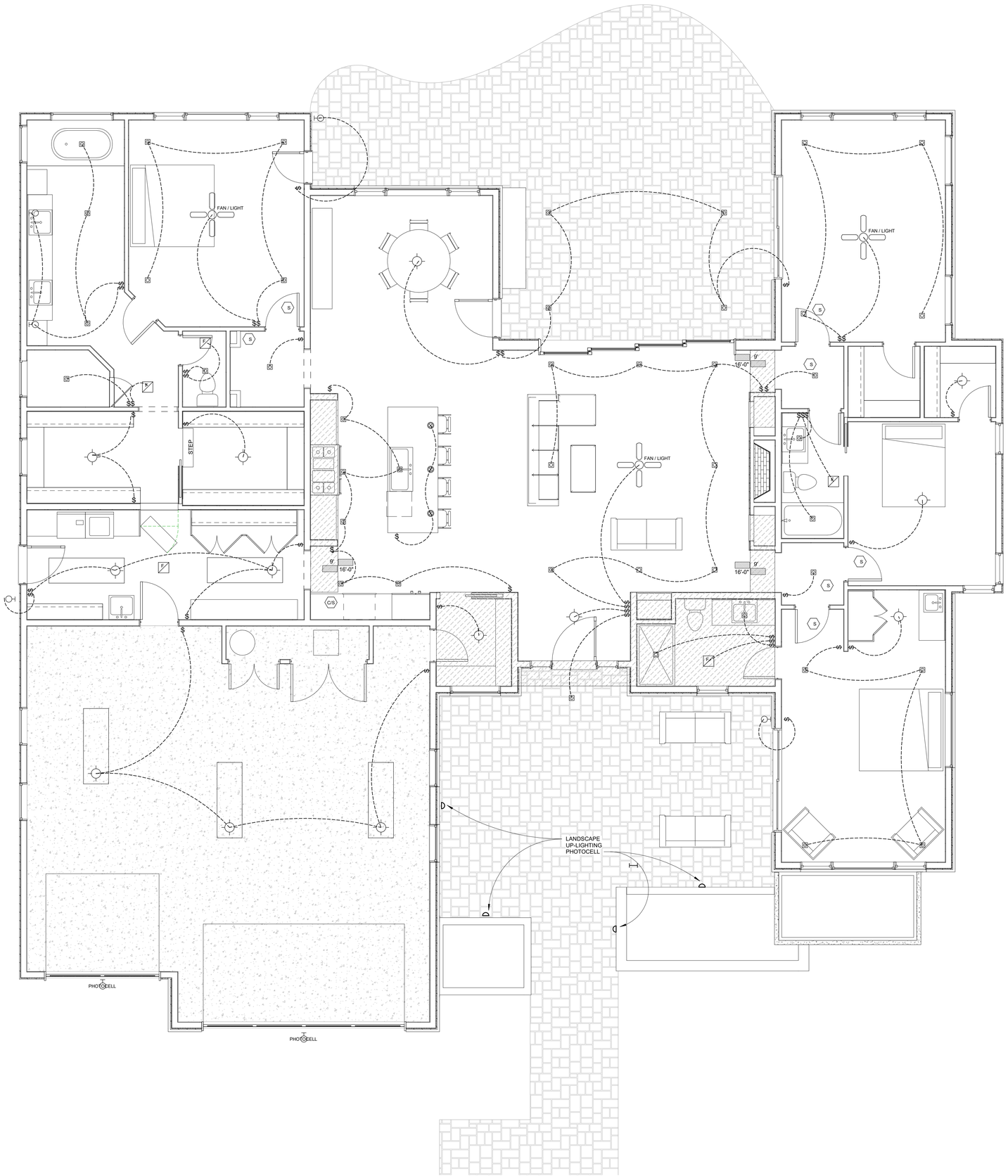
SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH

CONSTRUCTION DRAWINGS

WALL / BLDG. SECTIONS

DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

D1



ELECTRICAL SYMBOLS

LIGHT FIXTURES

- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE**
- RECESSED CAN LIGHT**
- 48" FLOURESCENT FIXTURE

GENERAL

- S — SMOKE DETECTOR
- C/S — CO DETECTOR
- TV — TELEVISION
- CEILING FAN
- F — CEILING FAN W/ LIGHT
- F — CEILING FAN
- PHONE JACK
- T — THERMOSTAT

1. OUTLETS ARE TO BE PLACED PER ELECTRICAL CODE
2. 75% OF ALL LAMPS IN PERMANENT LIGHT FIXTURES SHALL BE HIGH EFFICACY
3. MIN. EXHAUST FAN RATES TO BE 50 CFM FOR BATHROOMS/TOILET ROOMS & 100 CFM FOR KITCHENS
4. SMOKE ALARMS SHALL BE INTERCONNECTED & WITH BATTERY BACKUP

DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH
CONSTRUCTION DRAWINGS

ELECTRICAL PLAN

DATE:	5/10/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

E1

GENERAL NOTES:

A. CONSTRUCTION DOCUMENTS:
1. THE CONTRACTOR SHALL REVIEW THE APPROVED CONSTRUCTION DOCUMENTS AND NOTIFY THE ENGINEER OF ANY ERRORS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR USING QUALIFIED SUB CONTRACTORS EXPERIENCED IN THIS TYPE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL EVERYTHING REQUIRED TO PROVIDE A COMPLETE STRUCTURE AS SHOWN HEREIN. IF THERE IS AN OMISSION ON THE PLANS, SUCH OMISSION SHALL NOT BE CONSTRUED TO MEAN THAT THE CONTRACTOR IS NOT REQUIRED TO FURNISH OR PROVIDE EVERYTHING THAT IS NECESSARY TO COMPLETE THE PROJECT TO THE MINIMUM REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND ALL OTHER SPECIFICATIONS, CODES AND STANDARDS NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF ANY UNIDENTIFIED EXISTING UNDERGROUND UTILITIES ARE DISCOVERED. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS.
5. THE APPROVED STRUCTURAL DRAWINGS ARE PART OF THE OVERALL CONSTRUCTION DOCUMENT SET AND SHALL BE REFERENCED IN CONJUNCTION WITH OTHER APPROVED CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, DOCUMENTS.
   a. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: HORIZONTAL AND VERTICAL DIMENSIONS NOT SHOWN ON THE STRUCTURAL PLANS. SIZE AND LOCATIONS OF DOOR AND WINDOW OPENINGS. SIZE AND LOCATIONS OF ROOF AND FLOOR OPENINGS. SIZE AND LOCATIONS OF INTERIOR NON-BEARING AND NON STRUCTURAL WALLS. CEILING ASSEMBLIES; WALL, FLOOR AND ROOF FINISHES; AND HANDRAILS.
   b. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: SIZE AND LOCATION OF PIPES, SLEEVES, AND DUCT PENETRATIONS. EQUIPMENT SIZES AND LOCATION. EQUIPMENT CURBS AND MOUNTING BRACKETS OR ANCHORS.
6. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING AND/OR SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. CONTRACTOR AT HIS/HER OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DESIGN BRACING, SHORING, ETC. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
7. UNDER NO CIRCUMSTANCES CAN STRUCTURAL COMPONENTS BE SUBSTITUTED, OMITTED, SPLICED, OR ALTERED FROM THE APPROVED SET OF CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

B. DIMENSIONS AND NOTATIONS:
1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
2. FOR ANY MISSING DIMENSIONS REFER TO THE ARCHITECTURAL DRAWINGS OR THE DRAWINGS OF APPLICABLE TRADE.
3. ABBREVIATIONS USED ON THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED TYPICAL ABBREVIATIONS FOR THE INDUSTRY. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY ABBREVIATIONS THAT ARE UNKNOWN TO THE CONTRACTOR.

C. TYPICAL NOTES AND DETAILS:
1. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER STANDARD TYPICAL NOTES AND DETAILS.
2. STANDARD TYPICAL NOTES AND DETAILS ARE TO BE USED WHEN REFERRED TO OR WHEN NO OTHER MORE RESTRICTIVE OR DIFFERENT DETAILS ARE SHOWN ON THE DRAWINGS.
3. WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED.

D. SHOP DRAWINGS:
1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN A TIMELY FASHION PRIOR TO FABRICATION AND CONSTRUCTION. UNLESS OTHERWISE STATED, A MINIMUM OF 5 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS SHALL BE CONSIDERED AN ACCEPTABLE TIME PERIOD FOR THE STRUCTURAL ENGINEER REVIEW PROCESS.
2. A MINIMUM OF (2) HARD COPY SETS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. THE STRUCTURAL ENGINEER WILL MAINTAIN (1) SET FOR REFERENCE PURPOSES. THE CONTRACTOR SHALL MAINTAIN (1) SET AT THE JOB SITE DURING THE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
4. SHOP DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS. THE STRUCTURAL ENGINEER REVIEW DOES NOT GIVE PERMISSION TO DEVIATE FROM THE APPROVED CONSTRUCTION DOCUMENTS. WHERE THE SHOP DRAWINGS AND THE CONSTRUCTION DOCUMENTS DIFFER, THE MORE STRICT OF THE TWO SHALL GOVERN UNLESS WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PERMITS OTHERWISE.

E. INSPECTIONS, SPECIAL INSPECTIONS, AND SITE VISITS (STRUCTURAL OBSERVATIONS):
1. INSPECTIONS BY THE BUILDING OFFICIAL ARE REQUIRED FOR CONSTRUCTION WORK FOR WHICH A PERMIT IS REQUIRED PER SECTION 110 OF THE IBC. CONTRACTOR IS REQUIRED TO COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL PROVISIONS OF THE IBC OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
2. SPECIAL INSPECTIONS ARE IN ADDITION TO, AND DO NOT REPLACE, THE INSPECTIONS BY THE BUILDING OFFICIAL PER CHAPTER 17 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PERSON TO INSPECT AS REQUIRED ON THESE DOCUMENTS THE MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
3. SITE VISITS OR STRUCTURAL OBSERVATIONS BY THE STRUCTURAL ENGINEER DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF INSPECTIONS OR SPECIAL INSPECTIONS PER SECTION 110 AND CHAPTER 17 OF THE IBC. SITE VISITS ARE NOT CONTINUOUS OR DETAILED. SITE VISITS DO NOT VALIDATE CONTRACTORS PERFORMANCE, MEANS, OR METHODS. SITE VISITS ARE FOR VISUAL OBSERVATION FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.

F. CODE REQUIREMENTS:
ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. ANY OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF IDAHO.
3. SPECIFICATIONS, CODES AND STANDARDS NOTED SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BE PROPERLY REGISTERED IN THE STATE OF IDAHO PER IDAHO STATE LAW.
5. ALL STRUCTURAL MATERIAL MUST HAVE CURRENT ICC-ES REPORTS AVAILABLE UPON REQUEST TO PROVE CODE APPROVAL & INDUSTRY TOLERANCES.

DESIGN CRITERIA:

A. 2018 INTERNATIONAL BUILDING CODE (IBC).
1. RISK CATEGORY: II
2. NATURE OF OCCUPANCY: RESIDENCE

B. DESIGN LOADS:
1. ROOF:
   a. LIVE LOAD = 25 PSF (SNOW)
   b. DEAD LOAD = 18 PSF
2. PRE MANUFACTURED TRUSS- TOP CHORD:
   a. LIVE LOAD = 25 PSF (SNOW)
   b. DEAD LOAD = 10 PSF
   c. WIND UPLIFT = 15 PSF
3. PRE MANUFACTURED TRUSS- BOTTOM CHORD:
   a. LIVE LOAD = 8 PSF
   b. DEAD LOAD = 10 PSF
   c. LIVE LOADS ARE NOT CONCURRENT
4. FLOOR- LIVE LOADS:
   a. RESIDENTIAL = 40 PSF

C. IBC SEISMIC DESIGN:
1. SEISMIC DESIGN CATEGORY: C
2. IMPORTANCE FACTOR I_E = 1.0
3. SOIL SITE CLASS: D
4. SEISMIC COEFFICIENTS:
   S_{DS} = 0.307
   S_{D1} = 0.165
5. RESPONSE MODIFICATION: R= 6.5
   SEISMIC FORCE RESISTING SYSTEM: SIMPLE DIAPHRAGM
6. DESIGN BASE SHEAR:
   V= 0.049W
7. ANALYSIS PROCEDURE: EQUIV. LATERAL FORCE

D. IBC WIND LOAD:
1. BASIC DESIGN WIND SPEED = 115 MPH
2. EXPOSURE = C
3. ANALYSIS METHOD= SIMLPE DIAPHRAGM
4. DESIGN BASE PRESSURE (ASD):
   P = 14.0 PSF

FOUNDATIONS:

A. MAXIMUM ALLOWABLE FOUNDATION SOIL BEARING PRESSURE:
1. 1500 PSF (DEAD + LIVE LOAD)
2. 1995 PSF (GRAVITY + LATERAL LOAD)

B. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 24 INCHES MINIMUM BELOW ADJACENT FINISHED GRADE.

C. THE INTERIOR FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW FINISH FLOOR, U.N.O.

D. STRUCTURAL BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. BRACE WALLS AND PIERS AS REQUIRED DURING BACKFILLING OPERATIONS.

E. DEFINITIONS:
1. STRUCTURAL WALLS - ANY LOAD BEARING WALL, SHEAR WALL, AND ANY WALL THAT REQUIRES A FOOTING.

CONCRETE:

A. REFERENCE STANDARDS:
1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF ACI 301
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE
3. CONCRETE MIX DESIGN SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER 5 OF ACI 318
4. USE LATEST EDITION OF ACI 306R WHEN CONCRETING DURING COLD WEATHER

B. SUBMITTALS:
1. SUPPLY PRODUCT DATA FOR PROPRIETARY MATERIALS AND ITEMS, INCLUDING REINFORCEMENT AND FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, JOINT SYSTEMS, CURING COMPOUNDS AND OTHERS.
2. SHOP DRAWINGS FOR REINFORCEMENT DETAILING, FABRICATING, FOR BENDING, AND PLACING OF CONCRETE REINFORCEMENT SHALL COMPLY WITH ACI 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. BAR SCHEDULES, STIRRUP SPACING, BENT BAR DIAGRAMS, AND ARRANGEMENT OF CONCRETE REINFORCEMENT SHALL BE SHOWN. INCLUDE SPECIAL REINFORCING REQUIRED FOR OPENINGS THROUGH CONCRETE STRUCTURES.

C. FORMWORK AND FINISHES:
1. FORMWORK: DESIGN, ERECT, SUPPORT, BRACE AND MAINTAIN FORMWORK TO SUPPORT VERTICAL, LATERAL, STATIC AND DYNAMIC LOADS THAT MIGHT BE APPLIED UNTIL STRUCTURE CAN SUPPORT SUCH LOADS.
2. FINAL SLAB SURFACES SHALL RECEIVE A MACHINED STEEL TROWEL FINISH.
3. ANY PROJECTING CORNERS OF COLUMNS, BEAMS, WALLS, PEDESTALS, ETC SHALL BE FORMED WITH A 3/4 INCH CHAMFER.
4. DRY PACK, OR USE NON-SHRINK GROUT, UNDER BASE PLATES, BEARING PLATES, OR SILL PLATES AS REQUIRED FOR A LEVEL AND UNIFORM BEARING SURFACE. MINIMUM GROUT STRENGTH SHALL BE f'c = 7000 PSI, U.N.O.
5. SEPARATE SLABS-ON-GRADE FROM VERTICAL SURFACES WITH JOINT FILLER.

D. MIX DESIGN, STRENGTH, AND ADMIXTURES:
1. 28-DAY COMPRESSIVE STRENGTHS (f'c):
   e. FOUNDATION STEM WALLS = 3500 PSI
   f. FOOTINGS = 3500 PSI
   g. INTERIOR SLABS-ON-GRADE = 4000 PSI
2. CEMENT II OR I/II PER ASTM C-150
3. MAXIMUM SLUMP:
   a. PRIOR TO ADDITION OF WATER-REDUCING ADMIXTURE = 4"
   b. WITH ADDITION OF WATER-REDUCING ADMIXTURE= 10"
4. MAXIMUM SIZE COARSE AGGREGATE: 3/4 INCHES (PER ASTM C-33)
5. APPROVED ADMIXTURES:
   a. FLYASH PER ASTM C-618
   b. AIR ENTRAINING PER ASTM C-260
   c. WATER REDUCING PER ASTM C-494

E. REINFORCEMENT:
1. REINFORCEMENT FOR CONCRETE:
   a. ALL REINFORCING SHALL BE SUPPORTED IN FORMS SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "MANUAL OF STANDARD PRACTICE"
   b. DEFORMED BARS - ASTM A615, GRADE 60
   c. WELDED WIRE REINFORCEMENT (WWR):
      - SMOOTH WIRE - ASTM A185
      - DEFORMED WIRE - ASTM A497
      - USE FLAT MATS ONLY. NO ROLLED WWR IS PERMITTED.
2. MINIMUM REINFORCEMENT LAP = 40 BAR DIAMETERS
3. MINIMUM WWR LAP = GRID SPACING PLUS 2 INCHES
4. MINIMUM CONCRETE COVER OVER REINFORCEMENT:
   a. CONCRETE CAST AGAINST EARTH = 3"
   b. CONCRETE EXPOSED TO EARTH OR WEATHER = 1 1/2"
   c. CONCRETE NOT EXPOSED TO EARTH OR WEATHER = 3/4"
5. SLAB-ON-GRADE REINFORCEMENT SHALL BE PLACED AT THE MID-DEPTH OF THE SLAB.

F. COORDINATION:
1. COORDINATE ALL UNDER-SLAB MATERIAL SUCH AS VAPOR BARRIER, INSULATION, AND SUB-BASE WITH ARCHITECTURAL CONSTRUCTION DOCUMENTS.
2. COORDINATE CONCRETE SURFACE FINISHING WITH ARCHITECTURAL FINISH MATERIALS.
3. REPAIR OR REPLACE DEFECTIVE CONCRETE AS DIRECTED BY THE ARCHITECT, ENGINEER, OR TESTING AGENCY.
4. COORDINATE ALL JOINT SPACING, LAYOUT, FILLER AND SEALANTS.
5. COORDINATE WITH ARCHITECTURAL ANY FINISH SURFACES THAT REQUIRE MOCK-UPS AND ACCEPTANCE PRIOR TO CONSTRUCTION.
6. COORDINATE WITH REQUIRED INSPECTORS, SPECIAL INSPECTORS, AND STRUCTURAL OBSERVERS FOR FIELD QUALITY CONTROL ITEMS AND SCHEDULE NOTIFICATIONS IN A TIMELY FASHION.

G. DEFINITIONS:
1. PERFORMANCE DESIGN - A SET OF INSTRUCTIONS THAT OUTLINES THE FUNCTIONAL REQUIREMENTS FOR HARDENED CONCRETE DEPENDING ON THE APPLICATION. PERFORMANCE DESIGN DOES NOT INCLUDE REQUIREMENTS FOR MEANS AND METHODS AND DOES NOT PROVIDE LIMITATIONS ON THE INGREDIENTS OR PROPORTIONS OF THE CONCRETE MIXTURE. SUBMITTALS FOR PERFORMANCE DESIGN WOULD NOT BE A DETAILS LIST OF MIXTURE INGREDIENTS BUT RATHER A CERTIFICATION THAT THE MIX WILL MEET THE SPECIFICATION REQUIREMENTS, INCLUDING PRE-QUALIFICATION TEST RESULTS.
2. DURABILITY DESIGN - DURABILITY IS THE ABILITY OF CONCRETE TO RESIST WEATHERING ACTION, CHEMICAL ATTACK, AND ABRASION WHILE MAINTAINING IT'S DESIRED ENGINEERING PROPERTIES.
3. STRENGTH DESIGN- BASED ON THE ULTIMATE COMPRESSIVE STRENGTH OF THE CONCRETE NEEDED TO RESIST THE CALCULATED DESIGN LOADS. ANY ADDITIONAL STRENGTH THAT MAY BE PRESENT DUE TO STEEL REINFORCING IS NOT PERMITTED TO BE INCLUDED IN THE CONCRETE STRENGTH DESIGN.

WOOD:

A. REFERENCE STANDARDS AND GOVERNING AGENCIES:
1. NDS FOR WOOD CONSTRUCTION
2. APA PANEL DESIGN SPECIFICATION
3. AWPA U1 - USE CATEGORY SYSTEM: USER SPECIFICATION FOR TREATED WOOD
4. TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION
5. WWPA - WESTERN WOOD PRODUCTS ASSOCIATION

B. SUBMITTALS:
1. ENGINEERED WOOD PRODUCTS:
   a. ANY ALTERNATE PROPRIETARY FRAMING SYSTEM(S) SHALL BE OF THE SAME DEPTH AND LOAD CARRYING CAPACITY AS THE TRUS-JOIST SYSTEM(S) SHOWN ON THE DRAWINGS. ICC REPORTS FOR THE ALTERNATE PROPRIETARY FRAMING SYSTEM(S) SHALL BE SUBMITTED SHOWING TESTING APPROVAL AND MATERIAL STRENGTH EQUIVALENCY.
   b. ALL SUBMITTED ENGINEERED WOOD PRODUCTS CALCULATIONS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF IDAHO.
2. FABRICATED WOOD TRUSSES:
   a. ALL ROOF TRUSSES SHALL BE DESIGNED, STAMPED, AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF IDAHO.
   b. TRUSS MANUFACTURER SHALL PROVIDE PROOF OF APPROVED THIRD PARTY INSPECTION AS REQUIRED BY THE 2012 IBC, SECTION 1704.2.5.
   c. SUBMIT SHOP DRAWINGS OF PRE MANUFACTURED WOOD TRUSS LAYOUT FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION. TRUSS DESIGN DRAWINGS AND CALCULATIONS SHALL CONFORM TO THE REQUIREMENTS FROM SECTION 2303.4 OF THE IBC.

C. CARPENTRY
1. WOOD FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADES, OR BETTER, UNLESS NOTED OTHERWISE (U.N.O.):
   a. BLOCKING: DOUGLAS FIR LARCH NO. 2, OR BETTER
   b. BRIDGING: DOUGLAS FIR LARCH NO. 2, OR BETTER
   c. STUD FRAMING: DOUGLAS FIR LARCH NO. 2, OR BETTER
   d. BEAMS/HEADERS/JOISTS: DOUGLAS FIR LARCH NO. 2, OR BETTER
   e. POSTS/BUILT-UP COLUMNS: DOUGLAS FIR LARCH NO. 2, OR BETTER
   f. TOP AND BOTTOM PLATES: DOUGLAS FIR LARCH NO. 2, OR BETTER
2. MAXIMUM MOISTURE CONTENT OF ALL LUMBER AT THE TIME OF CLOSURE SHALL BE 19%.
3. SPLICING OF WOOD MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER.
4. HOLES MAY BE DRILLED IN JOIST/BEAM IF SPECIFICALLY INDICATED ON THESE DRAWINGS. ANY OTHER HOLES OR NOTCHES ARE NOT ALLOWED.
5. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR REDWOOD.

D. ENGINEERED OR COMPOSITE WOOD PRODUCTS
1. ALL ENGINEERED WOOD PRODUCTS SHALL BE TRUS-JOIST PRODUCTS OR APPROVED EQUAL.
2. ALL ENGINEERED WOOD PRODUCTS SHALL BE DESIGNED FOR THE LOADS SPECIFIED AND SHALL CONFORM TO THE LATEST SPECIFICATIONS.
3. ALL ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. SPLICING OF ENGINEERED WOOD MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER.

E. MANUFACTURED OR FABRICATED WOOD TRUSSES
1. ALL TRUSS LOADING SHALL SATISFY DEAD AND LIVE LOADS SHOW UNDER DESIGN LOADS IN THE DESIGN CRITERIA, ABOVE.
2. MEMBER PROPERTIES: NO EXCEPTIONS OR SUBSTITUTIONS WITHOUT A WRITTEN REQUEST PRIOR TO FABRICATION.
   a. CHORDS: DOUGLAS FIR LARCH NO. 2, OR BETTER
   b. WEBS: DOUGLAS FIR LARCH NO. 2, OR BETTER, OR STUD GRADE
   c. UTILITY, CONSTRUCTION, OR #3 GRADE WOOD IS NOT ACCEPTABLE FOR ANY TRUSS MEMBER
3. EACH TRUSS SHALL BE MARKED WITH THE FOLLOWING INFORMATION:
   a. MANUFACTURER'S IDENTIFICATION
   b. DESIGN LOAD(S)
   c. TRUSS SPACING AND CONFIGURATION.
4. ALL TRUSS BLOCKING PANELS SHALL BE DESIGNED AND PROVIDED BY THE TRUSS MANUFACTURER AND CONSTRUCTED WITH APPROVED PLATES.
5. TRUSS PROFILES SHOWN ARE REPRESENTATIONS OF POSSIBLE CONFIGURATIONS OF WEB LOCATIONS, MEMBER SIZES, AND NUMBER OF PLAYS.
6. TRUSS MANUFACTURER SHALL VERIFY ALL TRUSS DIMENSIONS, ACCOUNTING FOR TOLERANCES, CONNECTIONS AND SPLICE REQUIREMENTS.
7. TRUSS ORIENTATION DIRECTLY IMPACTS THE STRUCTURAL INTEGRITY OF THE FOUNDATION, AND WALL SYSTEM DESIGNS. ANY MODIFICATIONS TO THE TRUSS ORIENTATION MUST BE MADE IN WRITING AND SUBMITTED TO THE CONTRACTOR, AND ENGINEER PRIOR TO THE CONSTRUCTION OF THE ABOVE SYSTEMS.
8. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR COORDINATION BETWEEN STRUCTURAL, ARCHITECTURAL, AND MECHANICAL LAYOUT REQUIREMENTS PRIOR TO FABRICATION.

F. PANEL SHEATHING:
1. STRUCTURAL WOOD SHEATHING AS SPECIFIED ON THESE DRAWINGS AT ROOF/FLOOR DIAPHRAGMS, SHEAR WALLS, AND BUILT-UP BLOCKING LOCATIONS SHALL BE STAMPED WITH THE SPECIFIED APA RATING.
2. STRUCTURAL WOOD SHEATHING MAY BE EITHER PLYWOOD OR ORIENTED STRAND BOARD (OSB) AS LONG AS THE PANEL MEETS OR EXCEEDS THE CRITERIA LISTED BELOW.
3. ROOF SHEATHING SHALL BE, U.N.O.:
   a. THICKNESS: 15/32"
   b. NAILING: PER PLAN
   c. PLY CLIPS AT ALL UNSUPPORTED EDGES
   d. MAXIMUM DISTANCE BETWEEN SUPPORT MEMBERS: 24"
4. FLOOR SHEATHING SHALL BE, U.N.O.:
   a. THICKNESS: 7/8"
   b. NAILING: PER PLAN
   c. TONGUE AND GROOVE
   d. MAXIMUM DISTANCE BETWEEN SUPPORT MEMBERS: 16"
5. WALL SHEATHING SHALL BE, U.N.O.:
   a. THICKNESS: 7/16"
   b. NAILING: PER PLAN
   c. BLOCKED AT ALL UNSUPPORTED EDGES
6. MAXIMUM DISTANCE BETWEEN SUPPORT MEMBERS: 16"

G. ACCESSORIES AND FASTENERS:
3. ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
   d. POST TO CONCRETE CONNECTIONS SHALL BE SIMPSON 'AB' POST BASES, U.N.O.
   e. POST TO BEAM CONNECTIONS SHALL BE SIMPSON 'LPCZ' POST CAPS, U.N.O.
   f. SAWN LUMBER JOIST HANGERS SHALL BE SIMPSON 'LU' HANGERS, U.N.O.
   g. I-JOIST HANGERS SHALL BE SIMPSON 'ITS' HANGERS, U.N.O.
4. NAILING SHALL BE IN ACCORDANCE WITH THE 2015 IBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
5. NAILS SHALL BE COMMON WIRE NAILS (EXCEPT 16d NAILS MAY BE BOX WIRE NAILS).
6. METAL FINISH MATERIAL:
   h. HIGH HUMIDITY AND PRESERVATIVE TREATED WOOD LOCATIONS: HOT DIPPED GALVANIZED STEEL PER ASTM A 153.
   i. INTERIOR AND DRY LOCATIONS: STANDARD PAINTED OR ZINC GALVANIZED COATING.

H. DEFINITIONS:
7. APA RATED SHEATHING: A COMMON TRADE NAME THAT APPLIES TO A GRADE OR PANEL FOR USE AS SUBFLOORING, WALL SHEATHING, AND ROOF SHEATHING. PANELS ARE MADE WITH RESIN ADHESIVES THAT PROVIDE A MOISTURE RESISTANT BOND AND ARE DESIGNATED AS: EXPOSURE 1. PANELS CAN BE MANUFACTURED AS EITHER: PLYWOOD OR OSB.
8. APA STRUCTURAL 1 RATED SHEATHING: A SPECIAL SHEATHING GRADE DESIGNED FOR USE WHERE SHEAR AND/OR CROSS PANEL STRENGTH PROPERTIES ARE OF MAXIMUM IMPORTANCE. PANELS ARE MADE WITH RESIN ADHESIVES THAT PROVIDE A MOISTURE RESISTANT BOND AND ARE DESIGNATED AS: EXPOSURE 1. PANELS CAN BE MANUFACTURED AS EITHER: PLYWOOD OR OSB.

STEEL:

A. REFERENCE STANDARDS:
1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC MANUAL AND SPECIFICATIONS.
2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE.SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

B. SUBMITTALS:
1. SUBMIT SHOP DRAWINGS OF STRUCTURAL STEEL LAYOUT FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

C. MATERIALS:
1. PLATES, ANGLES AND BARS: ASTM A36.
2. W SHAPES AND TEES: ASTM A992.
3. TUBE-SHAPES: ASTM A500, GRADE B.
4. PIPE: ASTM A53, GRADE B.
5. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

D. BOLTS AND STUDS:
1. BOLTS:
   a. STEEL-TO-CONCRETE: A307 OR F1554
   b. STEEL-TO-STEEL: A325N BEARING CONDITION "SNUG-TIGHT"
2. STUD CONNECTORS: ASTM A 108

E. WELDS:
1. PROVIDE E70XX ELECTRODES FOR ALL WELDS, IN ACCORDANCE WITH AWS D1.4.

SPECIAL INSPECTION PROGRAM:

A. THE OWNER SHALL EMPLOY AN APPROVED AGENCY FOR SPECIAL INSPECTION SERVICES TO PERFORM SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC.

B. AN APPROVED AGENCY SHALL BE AN ESTABLISHED AND RECOGNIZED AGENCY REGULARLY ENGAGED IN CONDUCTING TESTS OR FURNISHING INSPECTION SERVICES.

C. A SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL SHOW COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. A SPECIAL INSPECTOR SHALL ALSO DEMONSTRATE A THOROUGH WORKING KNOWLEDGE OF CHAPTER 17 OF THE IBC AS SUMMARIZED BELOW. IF THERE IS ANY OMISSION ON THE SUMMARIZED LIST BELOW, SUCH OMISSION SHALL NOT BE CONSTRUED TO MEAN THAT THE SPECIAL INSPECTOR IS NOT REQUIRED TO INSPECT EVERYTHING THAT IS NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF THE IBC.

D. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER FOR REVIEW IN A TIMELY FASHION.

E. SPECIAL INSPECTION REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE BUILDING OFFICIAL AND THE ENGINEER.

SPECIAL INSPECTION:

A. SPECIAL INSPECTION AS HEREIN REQUIRED OF THE FOLLOWING MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.

B. STRUCTURAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OF RECORD DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTION REQUIRED BY SECTION 110, 1704, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

C. THE SPECIAL INSPECTION STATEMENT ON THIS SHEET LISTS THE ITEMS THAT REQUIRE SPECIAL INSPECTION AND VERIFICATION, THE CODE SECTION- REFERENCE FOR ADDITIONAL INFORMATION, AND THE REQUIRED FREQUENCY OF INSPECTION.

STRUCTURAL OBSERVATIONS:

A. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEMS BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.

B. THE STRUCTURAL OBSERVER SHALL BE EITHER THE ENGINEER OF RECORD OR A REGISTERED DESIGN PROFESSIONAL APPROVED BY THE ENGINEER OF RECORD.

C. THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEMS TO BE STRUCTURALLY OBSERVED.

D. THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR STRUCTURAL OBSERVATION SHALL SUBMIT SEPARATE WRITTEN OBSERVATION REPORTS FOR EACH REQUIRED SIGNIFICANT CONSTRUCTION STAGE TO BE OBSERVED. THIS WRITTEN REPORT, INCLUDING ANY OBSERVED DEFICIENCIES, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, THE OWNER'S REPRESENTATIVE, THE CONTRACTOR, AND THE BUILDING OFFICIAL.

ABBREVIATIONS

A	
A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL
B	
B	BOTTOM
BLDG.	BUILDING
BM	BEAM
BOT	BOTTOM
BRG.	BEARING
C	
C	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNITS
COM	COMMON
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
COORD.	COORDINATE
D	
(D)	DEPTH
DET	DETAIL
D.F.	DOUGLAS FIR
D.F.L.	DOUGLAS FIR- LARCH
DIAG	DIAGONAL
DIAM	DIAMETER
DIMS	DIMENSION
DWG	DRAWING
E	
(E)	EXISTING
EA.	EACH
E.B.	EXPANSION BOLT/ANCHOR
E.J.	EXPANSION JOINT
ELEV	ELEVATION
E.N.	EDGE NAIL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
F	
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FRMG	FRAMING
FTG	FOOTING
(F.V.)	FIELD VERIFY
G	
GA	GAUGE
GALV	GALVANIZE
GLB	GLU-LAM BEAM
GYP	GYPSUM BOARD
H	
H.A.S.	HEADED ANCHOR STUD
H.D.	HOLD DOWN
HDR	HEADER
HORIZ	HORIZONTAL
I	
IN	INCHES
L	
(L)	LENGTH
LB	POUND
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER

M	
MANUF	MANUFACTURER
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
N	
NO.	NUMBER
N.T.S.	NOT TO SCALE
O	
O.C.	ON CENTER
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OWSJ	OPEN WEB STEEL JOIST
P	
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE
PLY	PLYWOOD
PSL	PARALLEL STRAND LUMBER
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
R	
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
RTU	ROOF TOP UNIT
S	
SCHED	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SK	SKETCH
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STAG	STAGGERED
STD	STANDARD
STRUCT	STRUCTURAL
T	
T.A.S.	THREADED ANCHOR STUD
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
THRU	THROUGH
TJI	TRUS JOIST I-JOIST
TO	TOP OF
TRANSV	TRANSVERSE
TYP	TYPICAL
U	
UNO	UNLESS OTHERWISE NOTED
V	
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
W	
(W)	WIDTH
W	WIDE FLANGE
WD	WOOD
W.P.	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCEMENT

STRUX ENGINEERING LLC

Stamp

PROFESSIONAL ENGINEER
LICENSED
17720
STATE OF IDAHO
MATTHEW K. CHRISTIAN
05/06/2021

Drawn by: MC

Approved by: MC

Date: 05/06/2021

Scale: NOTED

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25

General Structural Notes

Revisions

Sheet number
S0.0

NOTES:

1. FOR BUILT-UP MEMBERS, SEE FASTENING SCHEDULE PER IBC TABLE 2304.9.1.
2. ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. FLOOR SHEATHING: 7/8" APA RATED SHTG (UNBLOCKED) W/ 10d NAILS @ 6" END NAIL & 10d @ 12" FIELD NAIL. APPLY ADHESIVE TO ALL FLOOR JOISTS/BEAMS.
4. USE (8) 16d NAILS EACH SIDE OF TOP PLATE SPLICE (16) TOTAL AT ALL WALLS PER DETAIL 3/S5.0
5. CORNER REINFORCEMENT IS REQUIRED PER 4/S4.0
6. FOR ALL STRUCTURAL WALLS USE 2x6 @ 16" DF-L #2 WOOD STUD WALLS, FOR ANY PONY WALL NOT SUPPORTING A BEARING ABOVE 2x4 @ 16" DF-L
7. FOR GENERAL FOUNDATION DETAILS SEE SHEET S4.0
8. SEE ARCH DRAWINGS FOR FLOOR ELEVATIONS.
9. ALL FOOTINGS TO HAVE 24" (MINIMUM) SOIL COVER.
10. FOR CONCRETE SLAB, CAST 4" CONCRETE SLAB ON GRADE W/ #3 @ 18" O.C. EACH WAY (OR 4X4 2.9Wx2.9W WWR)(PLACED @ MID-DEPTH OF SLAB) OVER 10 MIL VAPOR BARRIER OVER 4" COMPACTED 3/4" MINUS GRAVEL, WITH CONCRETE SLAB CONTROL JOINTS PLACED PER DETAIL 1/S4.0.
11. AT PLANTER, SEE DETAIL 10/S4.1 FOR SECTION AND WALL INTERSECTION DETAILS FOR CMU. CMU SIZE PER ARCH.

COLUMN FOOTINGS

CF1 = 3'-0" x 3'-0" x 10" DEEP FOOTING W/ (3) #4 BARS EACH DIRECTION, CENTER BENEATH GIRDER TRUSS POST OR COLUMN WHERE SHOWN PER PLAN.
CF2 = 4'-0" x 4'-0" x 10" DEEP FOOTING W/ (4) #4 BARS EACH DIRECTION, CENTER BENEATH GIRDER TRUSS POST OR COLUMN WHERE SHOWN PER PLAN.

NOTES:
1. WHERE COLUMN FOOTING OCCURS @ WALL FOOTING - RUN WALL FOOTING REINFORCING CONTINUOUS THRU COLUMN FOOTINGS.
2. ALL FOOTINGS ARE CENTERED UNDER COLUMNS UNLESS NOTED OR DETAILED OTHERWISE.

WALL FOOTINGS

WF1 = 1'-2" x 8" CONTINUOUS FOOTING W/ (2) #4 BARS LONGITUDINAL AND #4 BARS @ 12" O.C. HORIZONTAL

WF2 = 1'-4" x 8" CONTINUOUS FOOTING W/ (2) #4 BARS LONGITUDINAL AND #4 BARS @ 12" O.C. HORIZONTAL

NOTES:
1. FOR ANY WOOD WALL FOOTING NOT MARKED, USE FOOTING TYPE WF2.
2. TYPE WF1 FOOTINGS INDICATE WOOD 2x PONY WALL ABOVE (WF2 REQUIRED WHERE PONY WALL SUPPORTS ROOF BEARING WALL).
3. ALL FOOTINGS ARE CENTERED UNDER WALLS UNLESS NOTED OR DETAILED OTHERWISE.

FLOOR JOIST SCHEDULE

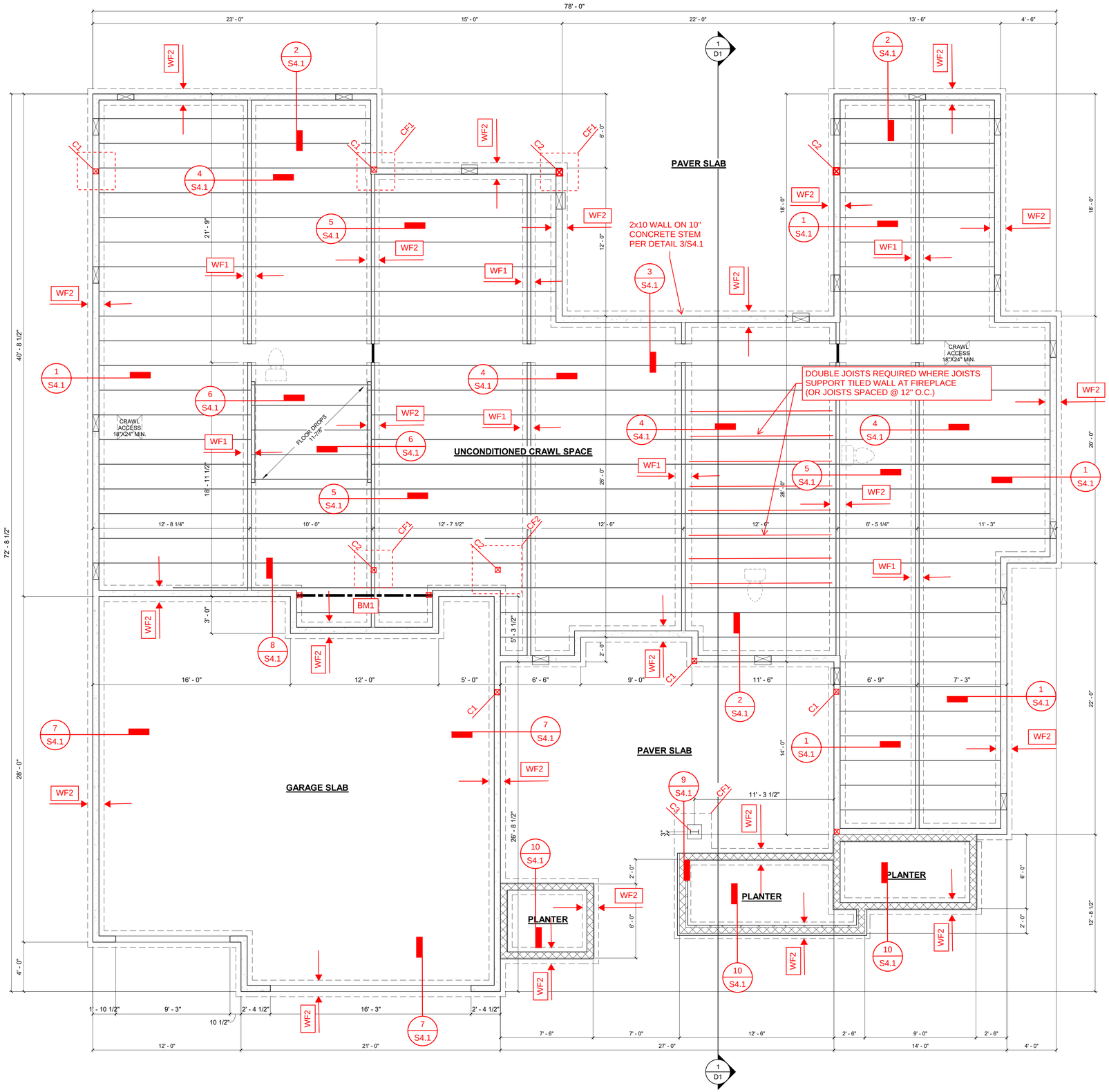
FLOOR JOISTS: PROVIDE 9.5" TJI 110 @ 24" O.C.

COLUMN SCHEDULE

C1 — INDICATES COLUMN PER COLUMN SCHEDULE (COLUMNS CALLED OUT BEGIN ON FLOOR SHOWN, COLUMNS SHOWN BUT NOT CALLED OUT BEGIN ON FLOORS BELOW):
- C1: (3) 2x6 DF-L #2 CONNECTED WITH (2) ROWS 16d @ 12" O.C. (STAGGERED) EACH PLY.
- C2: (4) 2x6 DF-L #2 CONNECTED WITH (2) ROWS 16d @ 12" O.C. (STAGGERED) EACH PLY.
- C3: W8x10 PER DETAIL 9/S4.1.

BEAM SCHEDULE:

BM1 — INDICATES WOOD BEAM PER BEAM SCHEDULE:
BM1: (3) 1.75"x9.5" 2.0E LVL



STRUX ENGINEERING LLC

PROFESSIONAL ENGINEER LICENSED 17720 STATE OF IDAHO MATTHEW KRIST CHRISTIAN

05/06/2021

DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH

FOUNDATION PLAN

DATE:	3/13/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

S1

NOTES:

1. FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. STRUCTURAL WALLS ARE CONSIDERED TO BE ALL LOAD BEARING WALLS, SHEAR WALLS AND ANY WALL THAT REQUIRES A FOOTING.
3. FOR BUILT-UP MEMBERS, SEE FASTENING SCHEDULE PER IBC TABLE 2304.9.1.
4. ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. ROOF SHEATHING: 15/32" APA RATED SHTG (UNBLOCKED) W/ 10d NAILS @ 6" END NAIL & 10d @ 12" FIELD NAIL.
6. USE (8) 16d NAILS EACH SIDE OF TOP PLATE SPLICE (16) TOTAL AT ALL WALLS PER DETAIL 3/S5.0
7. FOR GENERAL STRUCTURAL NOTES SEE SHEET S0.0
8. FOR TYPICAL FRAMING DETAILS SEE SHEETS S4.0 AND S5.0.
9. 2x FASCIA BOARD SHALL BE PROVIDED @ ALL ROOF EDGE CORNERS FOR A CONTINUOUS SPAN OF 8'-0" (MINIMUM) W/ (2) 1/4" DIAMETER LAG SCREWS INTO EACH TRUSS END, SEE ARCH DRAWINGS FOR MORE INFO.

ROOF FRAMING SCHEDULE:

TRUSSES: PROVIDE PRE-ENGINEERED WOOD TRUSSES @ 24" O.C., SUPPORT ALL GIRDER TRUSS ENDS W/ (3) STUDS UNLESS LARGER THAN (3) PLY, THEN MATCH STUDS WITH NUMBER OF PLYS IN GIRDER, CONNECT BUILT UP STUDS W/ 16d @ 12" OC STAGGERED EACH SIDE. SEE PLAN AND ARCH DRAWINGS FOR REQUIRED TRUSS PROFILE.

DRAG TRUSS: INDICATES PRE-MANUFACTURED DRAG TRUSS DESIGNED FOR AN ADDITIONAL AXIAL LOAD OF +/-2000 POUNDS (WIND). EDGE NAIL SHEATHING TO DRAG TRUSS.

STRAP: INDICATES 'MSTC28' STRAP: CONNECT DRAG / BEAM / BLOCKING, WHERE APPLICABLE PER DETAIL 5/S5.0

COIL STRAP: INDICATES' CS16' COIL STRAP: CONNECT DRAG / BEAM / BLOCKING W/ 15" END LENGTH (MINIMUM) PER DETAIL 4/S5.0.

SPLICE BLOCKING: SPLICE ON 2x BLOCKING W/ (6) 16d NAILS EACH BAY OF BLOCKING, DEPTH OF BLOCKING TO BE 8" OR GREATER, SEE DETAIL 4/S5.0. CONFIG. 1

BLOCKING: 4x BLOCKING FIT TIGHTLY BETWEEN TRUSS TOP CHORDS. EDGE NAIL SHEATHING TO BLOCKING, SEE DETAIL 4/S5.0 CONFIG 4.

BM1 — INDICATES WOOD BEAM PER BEAM SCHEDULE:
- BM1: W8x10, SEE DETAIL 6/S5.0.
- BM2: 5.25"x9.5" 2.2E PSL
- BM3: 5.25"x11.875" 2.2E PSL
- BM4: (3) 1.75"x7.25" OR (2) 1.75"x9.5" 2.0E LVL FASCIA PER DETAIL 10/S5.1 AND 11/S5.1

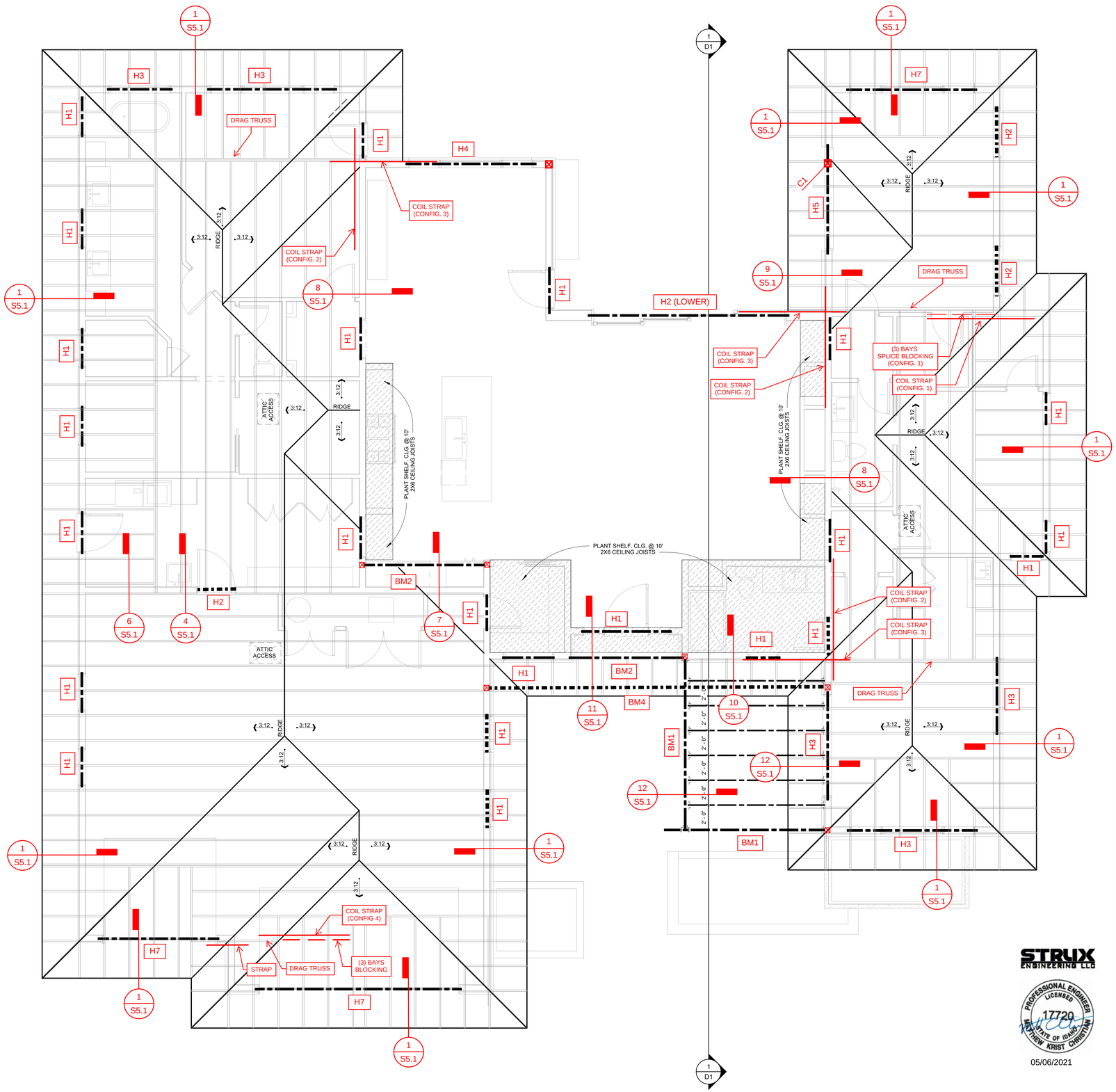
C1 — INDICATES COLUMN PER COLUMN SCHEDULE (COLUMNS CALLED OUT BEGIN ON FLOOR SHOWN, COLUMNS SHOWN BUT NOT CALLED OUT BEGIN ON FLOORS BELOW):
- C1: (3) 2x6 DF-L #2 CONNECTED WITH (2) ROWS 16d @ 12" O.C. (STAGGERED) EACH PLY.
- C2: (4) 2x6 DF-L #2 CONNECTED WITH (2) ROWS 16d @ 12" O.C. (STAGGERED) EACH PLY.
- C3: W8x10 PER DETAIL 9/S4.1.

H1 — INDICATES HEADER BELOW. SEE FOLLOWING SCHEDULE AND DETAIL 2/S5.0.

WOOD HEADER SCHEDULE

HEADER MARK	HEADER SIZE	TRIM STUD(S)	KING STUD(S)	NOTES
H1	(2) 2x6 DF-L #2	(1) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H2	(2) 2x8 DF-L #2	(1) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H3	(2) 1.75"x9.5" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H4	(2) 1.75"x11.875" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H5	(3) 1.75"x11.875" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H6	(3) 1.75"x14" 2.0E LVL	(3) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H7	(2) 1.75"x11.875" 2.0E LVL	PORTAL FRAME, SEE DETAIL 10/S4.0		

NOTES:
1. NUMBER OF KING STUDS PER FOLLOWING SPAN REQUIREMENTS:
   - 1.1. NO KING STUDS WHERE SIMPSON STRONG WALL OCCURS PER PLAN
   - 1.2. (4) 2x WHEN SPAN > 12'-0"
   - 1.3. (3) 2x WHEN SPAN > 9'-0"
   - 1.4. (2) 2x WHEN SPAN 4'-0" TO 9'-0"
   - 1.5. (1) 2x WHEN SPAN < 4'-0"
2. WHERE BUILT-UP STUDS OR HEADER BEAMS ARE REQUIRED SEE FASTENING SCHEDULE PER IBC TABLE 2304.9.1.
3. COMPARE KING STUDS W/ HOLD DOWN STUD/POST W/ SHEAR WALL PANEL EDGE FRAMING. LARGER SIZE GOVERNS.
4. TRIM STUDS MUST EXTEND TO FOUNDATION. MATCH TRIM STUDS FOR LOWER FLOORS TO HEADER SCHEDULE, PROVIDE FULL WIDTH BLOCKING AT FLOOR.



DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH

CONSTRUCTION DRAWINGS

STRUIX ENGINEERING LLC

PROFESSIONAL ENGINEER LICENSED 17720 STATE OF IDAHO MATHEW KRIST CHRISTIAN

05/06/2021

ROOF FRAMING

DATE:	3/13/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

S2

NOTES:

1. FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. STRUCTURAL WALLS ARE CONSIDERED TO BE ALL LOAD BEARING WALLS, SHEAR WALLS AND ANY WALL THAT REQUIRES A FOOTING.
3. FOR BUILT-UP MEMBERS, SEE FASTENING SCHEDULE PER IBC TABLE 2304.9.1.
4. ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. ROOF SHEATHING: 15/32" APA RATED SHTG (UNBLOCKED) W/ 10d NAILS @ 6" END NAIL & 10d @ 12" FIELD NAIL.
6. USE (8) 16d NAILS EACH SIDE OF TOP PLATE SPLICE (16) TOTAL AT ALL WALLS PER DETAIL 3/S5.0
7. FOR GENERAL STRUCTURAL NOTES SEE SHEET S0.0
8. FOR TYPICAL FRAMING DETAILS SEE SHEETS S4.0 AND S5.0.
9. 2x FASCIA BOARD SHALL BE PROVIDED @ ALL ROOF EDGE CORNERS FOR A CONTINUOUS SPAN OF 8'-0" (MINIMUM) W/ (2) 1/4" DIAMETER LAG SCREWS INTO EACH TRUSS END, SEE ARCH DRAWINGS FOR MORE INFO.

ROOF FRAMING SCHEDULE:

TRUSSES: PROVIDE PRE-ENGINEERED WOOD TRUSSES @ 24" O.C., SUPPORT ALL GIRDER TRUSS ENDS W/ (3) STUDS UNLESS LARGER THAN (3) PLY, THEN MATCH STUDS WITH NUMBER OF PLYS IN GIRDER, CONNECT BUILT UP STUDS W/ 16d @ 12" OC STAGGERED EACH SIDE. SEE PLAN AND ARCH DRAWINGS FOR REQUIRED TRUSS PROFILE.

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STRAP: INDICATES 'MSTC28' STRAP: CONNECT DRAG / BEAM / BLOCKING, WHERE APPLICABLE PER DETAIL 5/S5.0

COIL STRAP: INDICATES' CS16' COIL STRAP: CONNECT DRAG / BEAM / BLOCKING W/ 15" END LENGTH (MINIMUM) PER DETAIL 4/S5.0.

SPLICE BLOCKING: SPLICE ON 2x BLOCKING W/ (6) 16d NAILS EACH BAY OF BLOCKING, DEPTH OF BLOCKING TO BE 8" OR GREATER, SEE DETAIL 4/S5.0. CONFIG. 1

BLOCKING: 4x BLOCKING FIT TIGHTLY BETWEEN TRUSS TOP CHORDS. EDGE NAIL SHEATHING TO BLOCKING, SEE DETAIL 4/S5.0 CONFIG 4.

BM1 — INDICATES WOOD BEAM PER BEAM SCHEDULE:
- BM1: W8x10, SEE DETAIL 6/S5.0.
- BM2: 5.25"x9.5" 2.2E PSL
- BM3: 5.25"x11.875" 2.2E PSL
- BM4: (3) 1.75"x7.25" OR (2) 1.75"x9.5" 2.0E LVL FASCIA PER DETAIL 10/S5.1 AND 11/S5.1

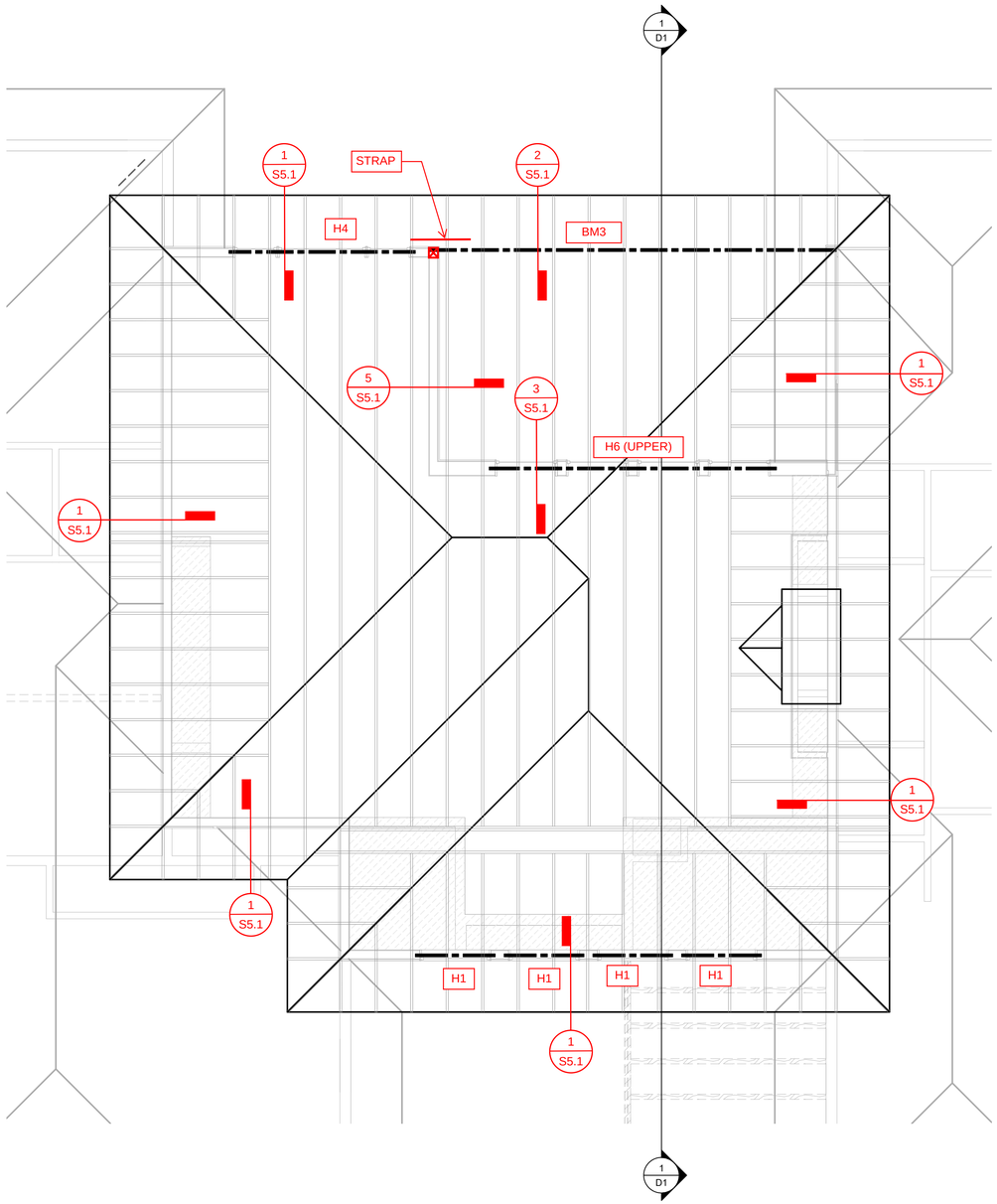
C1 / C2 / C3 — INDICATES COLUMN PER COLUMN SCHEDULE (COLUMNS CALLED OUT BEGIN ON FLOOR SHOWN, COLUMNS SHOWN BUT NOT CALLED OUT BEGIN ON FLOORS BELOW):
- C1: (3) 2x6 DF-L #2 CONNECTED WITH (2) ROWS 16d @ 12" O.C. (STAGGERED) EACH PLY.
- C2: (4) 2x6 DF-L #2 CONNECTED WITH (2) ROWS 16d @ 12" O.C. (STAGGERED) EACH PLY.
- C3: W8x10 PER DETAIL 9/S4.1.

H1 — INDICATES HEADER BELOW. SEE FOLLOWING SCHEDULE AND DETAIL 2/S5.0.

WOOD HEADER SCHEDULE

HEADER MARK	HEADER SIZE	TRIM STUD(S)	KING STUD(S)	NOTES
H1	(2) 2x6 DF-L #2	(1) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H2	(2) 2x8 DF-L #2	(1) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H3	(2) 1.75"x9.5" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H4	(2) 1.75"x11.875" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H5	(3) 1.75"x11.875" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H6	(3) 1.75"x14" 2.0E LVL	(3) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H7	(2) 1.75"x11.875" 2.0E LVL	PORTAL FRAME, SEE DETAIL 10/S4.0		

NOTES:
1. NUMBER OF KING STUDS PER FOLLOWING SPAN REQUIREMENTS:
   - 1.1. NO KING STUDS WHERE SIMPSON STRONG WALL OCCURS PER PLAN
   - 1.2. (4) 2x WHEN SPAN > 12'-0"
   - 1.3. (3) 2x WHEN SPAN > 9'-0"
   - 1.4. (2) 2x WHEN SPAN 4'-0" TO 9'-0"
   - 1.5. (1) 2x WHEN SPAN < 4'-0"
2. WHERE BUILT-UP STUDS OR HEADER BEAMS ARE REQUIRED SEE FASTENING SCHEDULE PER IBC TABLE 2304.9.1.
3. COMPARE KING STUDS W/ HOLD DOWN STUD/POST W/ SHEAR WALL PANEL EDGE FRAMING. LARGER SIZE GOVERNS.
4. TRIM STUDS MUST EXTEND TO FOUNDATION. MATCH TRIM STUDS FOR LOWER FLOORS TO HEADER SCHEDULE, PROVIDE FULL WIDTH BLOCKING AT FLOOR.



1 ROOF FRAMING -CLERESTORY
1/4" = 1'-0"

DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH

CONSTRUCTION DRAWINGS

STRUX ENGINEERING LLC

PROFESSIONAL ENGINEER LICENSED 17720 STATE OF IDAHO MATTHEW KRIST CHRISTIAN

05/06/2021

ROOF FRAMING - CLERESTORY

DATE:	3/13/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

S2.1

NOTES:

1) FOR EXTERIOR WALLS NOT MARKED USE SW TYPE 1 .
2) EMBED LISTED FOR SILL PLATE FASTENER IS MINIMUM EMBED INTO CONCRETE STEM WALL OR FOOTING.
3) INSTALL SIMPSON PRODUCTS PER MANUFACTURER GUILDELINES.
4) FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
5) FOR ADDITIONAL SHEAR WALL INFORMATION, SEE SHEAR WALL ELEVATION DETAIL 5/S4.0

SHEAR WALL SCHEDULE:

1 INDICATES WOOD SHEAR WALL ABOVE. SEE FOLLOWING SCHEDULE AND DETAIL 5/S4.0. SHEAR WALL LENGTH SHALL BE FULL LENGTH BETWEEN WINDOWS/DOORS OR WALL CORNERS PER SHEAR WALL DETAILS, U.N.O.

SHEAR WALL SCHEDULE: INDIVIDUAL FULL HEIGHT WALL SEGMENTS

MARK	PANEL EDGE NAILING	PANEL FIELD NAILING	PANEL EDGE FRAMING	APA RATED SHTG	SILL PLATE FASTENERS / FOUNDATION	BLKG CLIP	ALLOW SHEAR (WIND)
1	8d @ 6" O.C.	8d @ 12" O.C.	2x	7/16" (1) SIDE	5/8"Ø x 7" EMBED A.B. @ 48" O.C.	'A35' @ 24" O.C.	347 PLF
2	8d @ 4" O.C.	8d @ 12" O.C.	2x	7/16" (1) SIDE	5/8"Ø x 7" EMBED A.B. @ 48" O.C.	'A35' @ 12" O.C.	533 PLF
3	PORTAL FRAME PER DETAIL 10/S4.0						

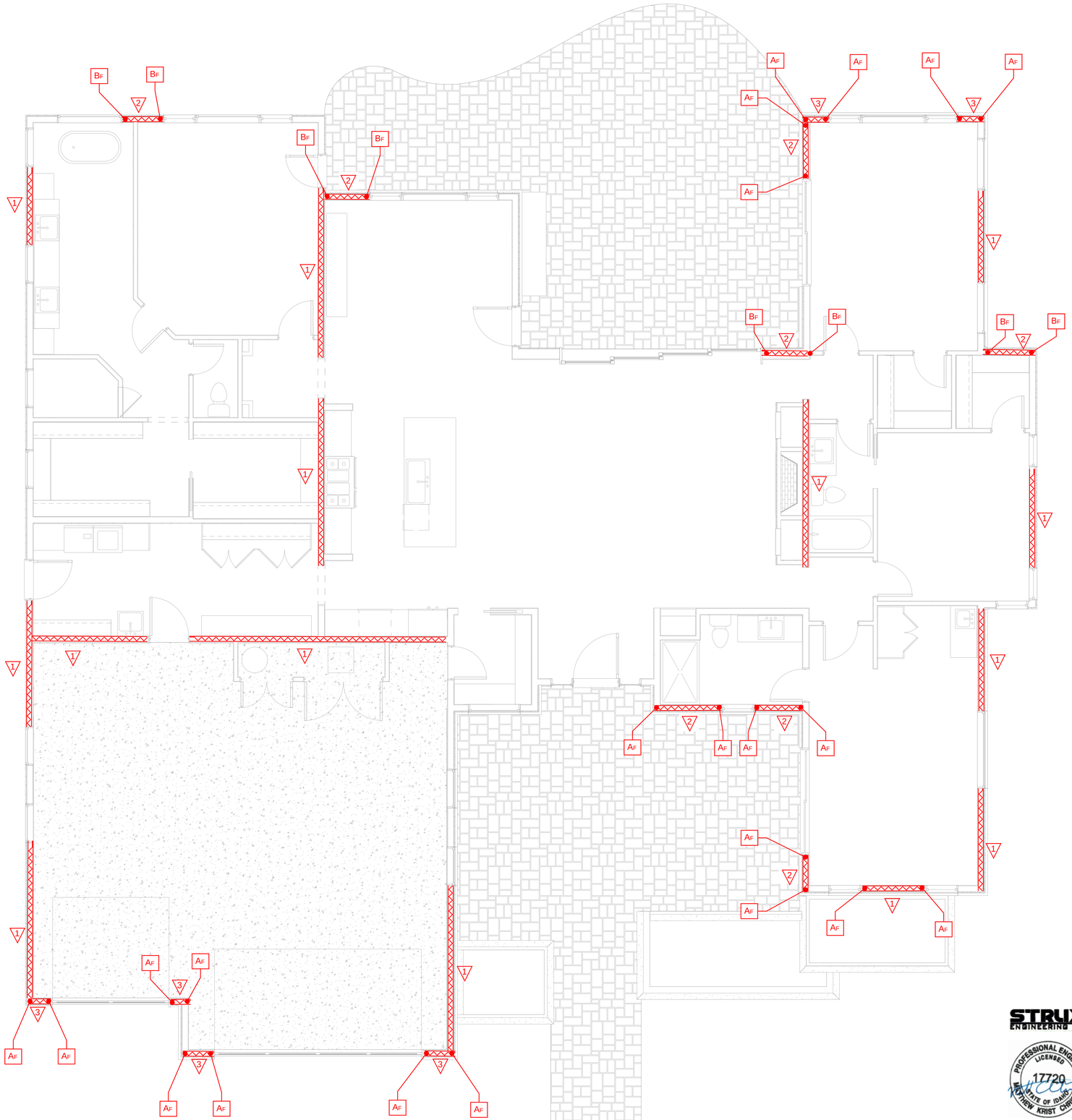
SCHEDULE NOTES:
1. AT LOCATIONS W/ FULL WIDTH BLKG, 'LTP4' CLIPS MAY BE USED IN LIEU OF 'A35'
2. EMBED LISTED FOR SILL PLATE FASTENERS IS MINIMUM EMBED INTO CONCRETE STEM WALL OR FOOTING.
3. AT STRUCTURAL WALLS OTHER THAN SHEAR WALLS USE THE SILL PLATE FASTENER FOR WALL TYPES 1
4. FOR ADDITIONAL SHEAR WALL INFORMATION SEE SHEAR WALL ELEVATION 5/S4.0.
5. 6d NAILS SHALL BE 6d COOLER (1 7/8" X 0.092").

AF INDICATES FOUNDATION HOLD DOWN MARK. SEE FOLLOWING SCHEDULE AND DETAIL 5/S4.0. COORDINATE HOLD DOWN AND HOLD DOWN ANCHOR BOLT PLACEMENT WITH HOLD DOWN SCHEDULE AND HEADER SCHEDULE.

TABLE 1: HOLD DOWN (HD) SCHEDULE
(FIRST FLOOR WOOD SHEAR WALL TO CONCRETE FOUNDATION)

		OPTION 1: EMBED STRAP HD			OPTION 2: SCREW HD			
MARK	STEM WALL	STRAP HD SIZE	STUD NAILS	EMBED LENGTH	SCREW HD SIZE	STUD SCREWS	ANCHOR BOLT	MIN. STUD / POST
AF	6"	STHD14	(30) 16d	14"	NA	NA	NA	(2) 2x
BF	6"	NA	NA	NA	HDU5-SDS2.5	(14) SDS 1/4"x2 1/2"	5/8"Ø 'SB5/8"x24' W/ 18" EMBED	(2) 2x

NOTE:
1. COMPARE HOLD DOWN STUD/POST (PER HOLD DOWN SCHEDULE) TO KING STUD(S) (PER HEADER SCHEDULE). LARGER SIZE GOVERNS. CONTRACTOR TO COORDINATE ANCHOR BOLT PLACEMENT.
2. FOR HOLD DOWNS LOCATED AT CONCRETE WALLS, SEE DETAILS 6/S4.0 & 7/S4.0.
3. DEEPEN FOUNDATION AND STEM WALL AT FOOTING, WHERE REQUIRED.
4. AT BUILT-UP (2)2x POST NAIL TOGETHER W/ (2) ROWS 10d @ 6" O.C. STAGGERED.



DWELLING DESIGN

SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25
3004 S.F. 4BED 3BATH
CONSTRUCTION DRAWINGS

STRUIX ENGINEERING LLC

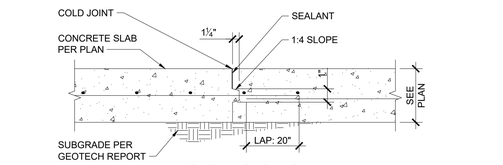
PROFESSIONAL ENGINEER LICENSED 17720 STATE OF IDAHO MATTHEW KRIST CHRISTIAN

05/06/2021

SHEAR WALL PLAN

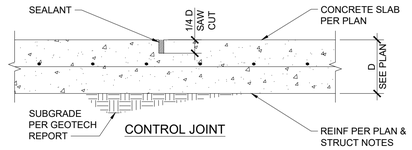
DATE:	3/13/21
JOB #:	2020023
DRAWN:	MAB
CHK'D BY:	

S3



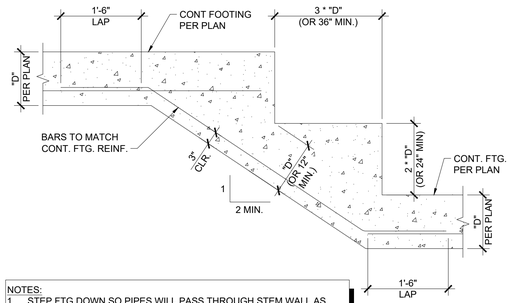
CONSTRUCTION JOINT

NOTES:
1. CONSTRUCTION JOINTS & CONTROL JOINTS MAY BE LOCATED INTERCHANGEABLE TO ALLOW WORKABLE SIZE CONC. PLACEMENTS. COORDINATE LOCATIONS WITH ARCH PLANS.
2. SAWING SHALL OCCUR NO LATER THAN 12 HOURS AFTER CONCRETE HAS BEEN PLACED.
3. MAX SPACING IN EITHER DIRECTION FOR REINFORCED SLAB, U.N.O.
   a. 4" THICK SLAB = 12'-0" O.C.
   b. 6" THICK SLAB = 18'-0" O.C.



1 S4.0 CONTROL & CONSTRUCTION JOINT

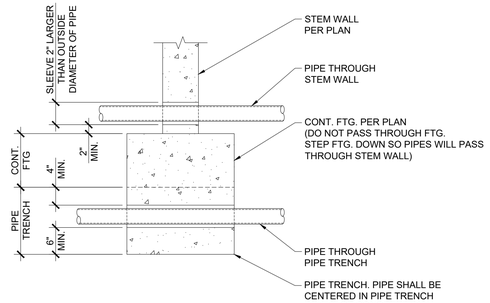
SCALE: N.T.S.



NOTES:
1. STEP FTG DOWN SO PIPES WILL PASS THROUGH STEM WALL AS REQ'D. SEE DET 3/S4.0.
2. AT INTERSECTION BETWEEN EXTERIOR FTG AND INTERIOR FTG EITHER STEP FTG UP TO INTERIOR FTG ELEVATION OR DO NOT STEP FTG AND COMPACT STRUCTURAL BACKFILL UNDER INTERIOR FTG TO 95 PERCENT OF THE MAX. DENSITY AS DETERMINED BY ASTM D1557 AND PROVIDE ½" PREMOLDED EXP JT BETWEEN EXTERIOR AND INTERIOR FTGS.
3. "D" = FOOTING THICKNESS PER PLAN
4. MIN. LAP LENGTH IS SHOWN. FOR ADD'L LAP INFO SEE DET 4/S4.0.
5. PROVIDE DOWELS TO MATCH AND LAP VERT. WALL REINF SIZE AND SPACING.

2 S4.0 STEPPED FOOTING DETAIL

SCALE: N.T.S.

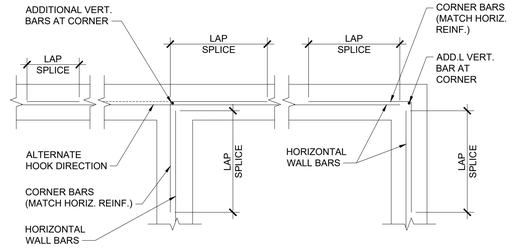


SECTION

NOTE:
TRENCH BELOW FOOTING SHALL BE FILLED W/ CONCRETE BEFORE POURING FOOTING.

3 S4.0 PIPE TRENCH AT FOUNDATION DETAIL

SCALE: N.T.S.

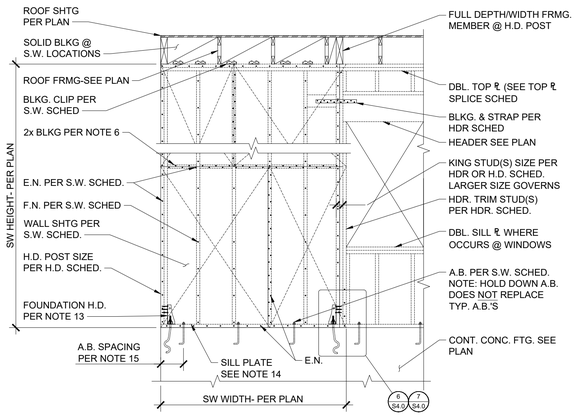


PLAN VIEW

NOTE:
LAP SPLICE LENGTHS (U.N.O.):
CONCRETE WALL: 48 BAR DIA. OR 28" (MIN) WHICHEVER IS GREATER

4 S4.0 STEM WALL CORNER AND INTERSECTION REINF.

SCALE: N.T.S.



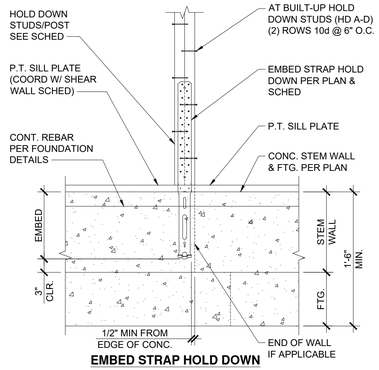
5 S4.0 SHEAR WALL ELEVATION: SINGLE STORY: INDIVIDUAL FULL HEIGHT WALL SEGMENTS

SCALE: N.T.S.

GENERAL NOTES:
1. SHEAR WALL ELEVATION DEPICTS GENERAL FRAMING LAYOUT CONFIGURATION.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN FRAMING AND FOUNDATION PLANS, SHEAR WALL SCHEDULE, HOLD DOWN SCHEDULE, AND HEADER SCHEDULE. WHERE FRAMING SIZES ARE IN CONFLICT, THE LARGER FRAMING MEMBER SIZE SHALL GOVERN.

SHEATHING & FRAMING NOTES:
3. FOR EXTERIOR WALLS NOT MARKED USE SW TYPE 1
4. SW = SHEAR WALL, HDR = HEADER, FRMG = FRAMING
5. MIN. SHTG SHEET SIZE SHALL BE 2'-0"x4'-0".
6. 2x BLOCKING AT SHTG PANEL EDGES, AT MID-HEIGHT OF WALL, OR 8'-0" O.C. MAX.

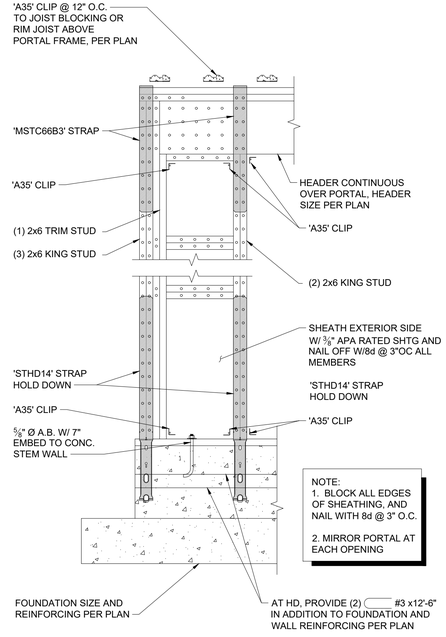
FASTENER & HARDWARE NOTES:
7. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8".
8. NAIL HEAD SHALL NOT BREAK OUTER PLY OF SHTG.
9. NAILS SHALL BE COMMON WIRE TYPE, AND HOT DIPPED GALVANIZED
10. E.N. = EDGE NAILING, F.N. = FIELD NAILING- PER SW SCHED
11. HD = HOLD DOWN, A.B. = ANCHOR BOLT- PER HD SCHED
12. WHERE PANELS ARE APPLIED TO BOTH FACES OF THE WALL AND NAIL SPACING IS LESS THAN 6" O.C., NAILS ON EA SIDE SHALL BE STAGGERED.
13. FOUNDATION HOLD DOWN SIZE, TYPE, ANCHOR BOLT (WHERE REQ'D), AND EMBED INTO CONCRETE- SEE HD SCHEDULE & FOUNDATION HOLD DOWN DETAIL.
14. THERE SHALL BE A MINIMUM OF TWO A.B. PER EA. PIECE OF SILL PLATE.
15. LOCATE A.B. NO MORE THAN 12" & NO LESS THAN 4" FROM EA. END OF EA. SILL PLATE.



EMBED STRAP HOLD DOWN

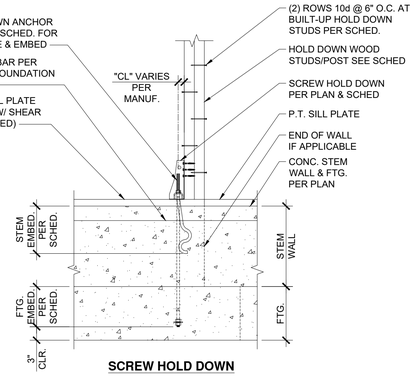
6 S4.0 FOUNDATION HOLD DOWN DETAIL

SCALE: N.T.S.



10 S4.0 PORTAL FRAME SHEAR WALL

SCALE: N.T.S.



SCREW HOLD DOWN

7 S4.0 FOUNDATION HOLD DOWN DETAIL

SCALE: N.T.S.

TABLE 1: HOLD DOWN (HD) SCHEDULE (FIRST FLOOR WOOD SHEAR WALL TO CONCRETE FOUNDATION)

	OPTION 1: EMBED STRAP HD				OPTION 2: SCREW HD			
MARK	STEM WALL	STRAP HD SIZE	STUD NAILS	EMBED LENGTH	SCREW HD SIZE	STUD SCREWS	ANCHOR BOLT	MIN. STUD / POST
A_F	6"	STHD14	(30) 16d	14"	NA	NA	NA	(2) 2x
B_F	6"	NA	NA	NA	HDU5-SDS2.5	(14) SDS ¼"x2½"	⅝"Ø 'SB⅝x24' W/ 18" EMBED	(2) 2x

NOTE:
1. COMPARE HOLD DOWN STUD/POST (PER HOLD DOWN SCHEDULE) TO KING STUD(S) (PER HEADER SCHEDULE). LARGER SIZE GOVERNS. CONTRACTOR TO COORDINATE ANCHOR BOLT PLACEMENT.
2. FOR HOLD DOWNS LOCATED AT CONCRETE WALLS, SEE DETAILS 6/S4.0 & 7/S4.0.
3. DEEPEN FOUNDATION AND STEM WALL AT FOOTING, WHERE REQUIRED.
4. AT BUILT-UP (2)2x POST NAIL TOGETHER W/ (2) ROWS 10d @ 6" O.C. STAGGERED.

8 S4.0 HOLD DOWN SCHEDULE

SCALE: N.T.S.

SHEAR WALL SCHEDULE: INDIVIDUAL FULL HEIGHT WALL SEGMENTS

MARK	PANEL EDGE NAILING	PANEL FIELD NAILING	PANEL EDGE FRAMING	APA RATED SHTG	SILL PLATE FASTENERS	BLKG CLIP	ALLOW SHEAR (WIND)
					FOUNDATION		
1	8d @ 6" O.C.	8d @ 12" O.C.	2x	7/16" (1) SIDE	5/8"Ø x 7" EMBED A.B. @ 48" O.C.	'A35' @ 24" O.C.	347 PLF
2	8d @ 4" O.C.	8d @ 12" O.C.	2x	7/16" (1) SIDE	5/8"Ø x 7" EMBED A.B. @ 48" O.C.	'A35' @ 12" O.C.	533 PLF
3	PORTAL FRAME PER DETAIL 10/S4.0						

SCHEDULE NOTES:
1. AT LOCATIONS W/ FULL WIDTH BLKG, 'LTP4' CLIPS MAY BE USED IN LIEU OF 'A35'
2. EMBED LISTED FOR SILL PLATE FASTENERS IS MINIMUM EMBED INTO CONCRETE STEM WALL OR FOOTING.
3. AT STRUCTURAL WALLS OTHER THAN SHEAR WALLS USE THE SILL PLATE FASTENER FOR WALL TYPES 1
4. FOR ADDITIONAL SHEAR WALL INFORMATION SEE SHEAR WALL ELEVATION 5/S4.0.
5. 6d NAILS SHALL BE 6d COOLER (1 7/8" X 0.092").

9 S4.0 SHEAR WALL SCHEDULE: SINGLE-STORY

SCALE: N.T.S.

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05/06/2021

Drawn by: MC

Approved by: MC

Date: 05/06/2021

Scale: NOTED

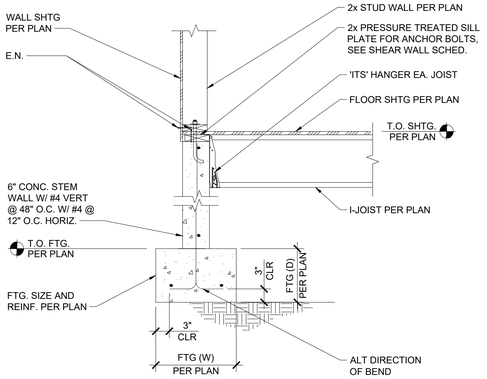
SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25

GENERAL FOUNDATION DETAILS

Revisions

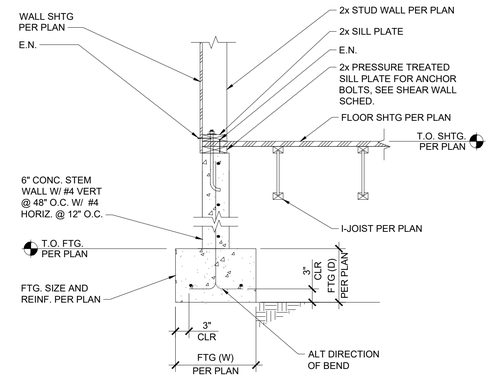
Sheet number

S4.0



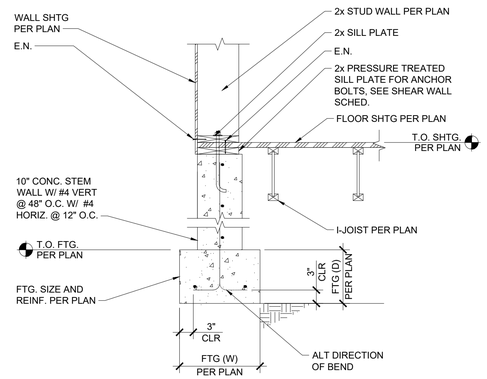
1 S4.1 WOOD WALL FOOTING

SCALE: 3/4"=1'-0"



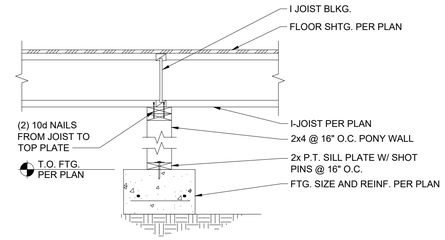
2 S4.1 WOOD WALL FOOTING

SCALE: 3/4"=1'-0"



3 S4.1 WOOD WALL FOOTING

SCALE: 3/4"=1'-0"



4 S4.1 INTERIOR PONY WALL FOOTING

SCALE: 3/4"=1'-0"

5 S4.1 INTERIOR SHEAR WALL FOOTING

SCALE: 3/4"=1'-0"

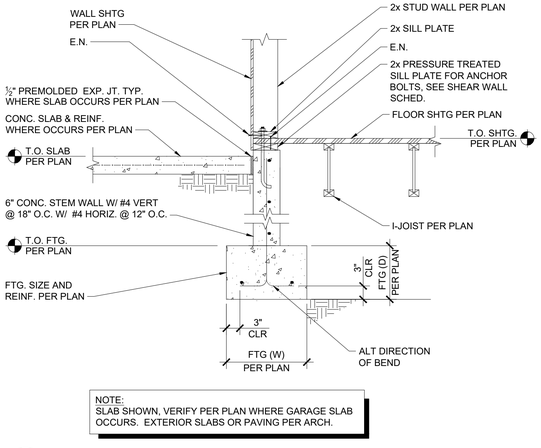
6 S4.1 INTERIOR SHEAR WALL FOOTING

SCALE: 3/4"=1'-0"

7 S4.1 INTERIOR WALL FOOTING

SCALE: 3/4"=1'-0"

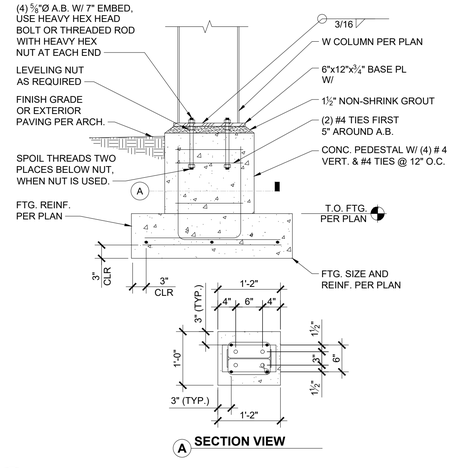
@ DOOR OPENING



NOTE:
SLAB SHOWN, VERIFY PER PLAN WHERE GARAGE SLAB OCCURS. EXTERIOR SLABS OR PAVING PER ARCH.

8 S4.1 INTERIOR WALL FOOTING

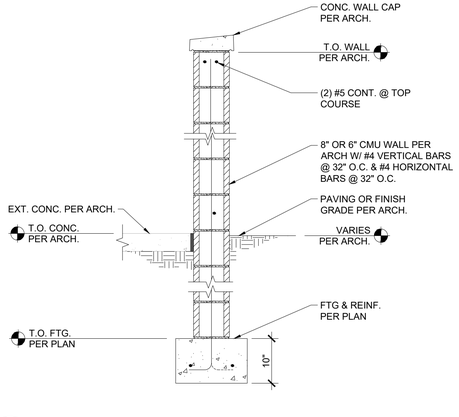
SCALE: 3/4"=1'-0"



A SECTION VIEW

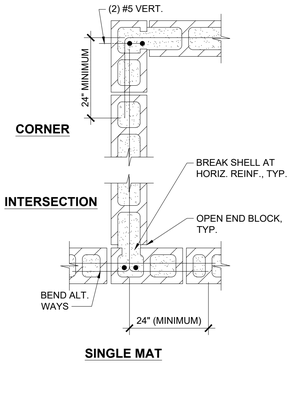
9 S4.1 EXTERIOR STEEL COLUMN FOOTING

SCALE: 3/4"=1'-0"



10 S4.1 SECTION @ SITE / PLANTER WALL AND CMU WALL INTERSECTION DETAIL

SCALE: 3/4"=1'-0"



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05/06/2021

Drawn by: MC

Approved by: MC

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Scale: NOTED

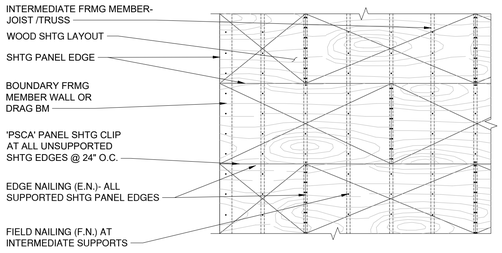
SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25

FOUNDATION DETAILS

Revisions

Sheet number

S4.1



NAILING NOTES:
1. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8"
2. NAIL HEAD SHALL NOT BREAK OUTER PLY OF SHEATHING
3. NAILS SHALL BE COMMON WIRE TYPE.
4. PNEUMATIC DRIVEN FASTENERS MAY BE USED W/ ENGINEER APPROVAL.
5. BOUNDARY NAILING = EDGE NAILING, U.N.O.

SHEATHING NOTES:
1. SEE PLAN AND STRUCTURAL NOTES FOR SHTG THICKNESS, GRADE, AND NAILING.
2. SHTG PANELS SHALL BE APPLIED WITH LONG DIMENSION ACROSS JOISTS/TRUSSES
3. MIN. SHTG SHEET SIZE SHALL BE 2'-0"x4'-0"
4. WOOD SHTG MAY BE EITHER OSB OR PLYWOOD- SEE STRUCTURAL NOTES

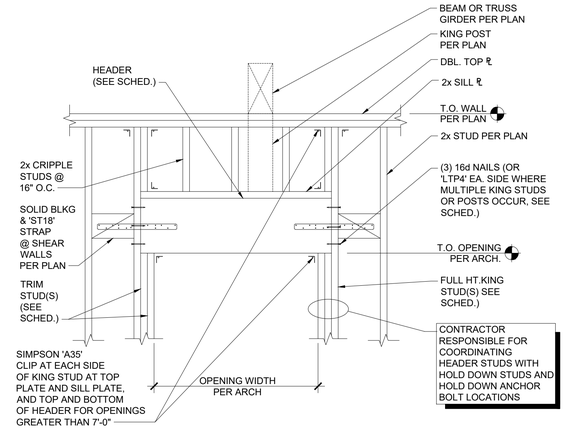
1 S5.0 UNBLOCKED DIAPHRAGM - ROOF/FLOOR FRMG

SCALE: N.T.S.

WOOD HEADER SCHEDULE

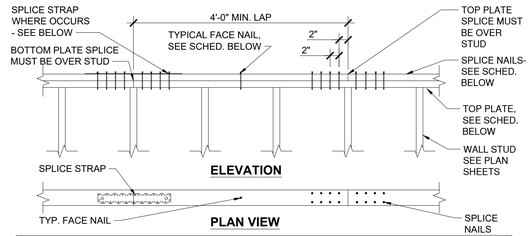
HEADER MARK	HEADER SIZE	TRIM STUD(S)	KING STUD(S)	NOTES
H1	(2) 2x6 DF-L #2	(1) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H2	(2) 2x8 DF-L #2	(1) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H3	(2) 1.75"x9.5" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H4	(2) 1.75"x11.875" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H5	(3) 1.75"x11.875" 2.0E LVL	(2) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H6	(3) 1.75"x14" 2.0E LVL	(3) 2x	SEE NOTES	FOR NUMBER OF KING STUDS SEE NOTE 1.
H7	(2) 1.75"x11.875" 2.0E LVL	PORTAL FRAME, SEE DETAIL 10/S4.0		

NOTES:
1. NUMBER OF KING STUDS PER FOLLOWING SPAN REQUIREMENTS:
   1.1. NO KING STUDS WHERE SIMPSON STRONG WALL OCCURS PER PLAN
   1.2. (4) 2x WHEN SPAN > 12'-0"
   1.3. (3) 2x WHEN SPAN > 9'-0"
   1.4. (2) 2x WHEN SPAN 4'-0" TO 9'-0"
   1.5. (1) 2x WHEN SPAN < 4'-0"
2. WHERE BUILT-UP STUDS OR HEADER BEAMS ARE REQUIRED SEE FASTENING SCHEDULE PER IBC TABLE 2304.9.1.
3. COMPARE KING STUDS W/ HOLD DOWN STUD/POST W/ SHEAR WALL PANEL EDGE FRAMING. LARGER SIZE GOVERNS.
4. TRIM STUDS MUST EXTEND TO FOUNDATION. MATCH TRIM STUDS FOR LOWER FLOORS TO HEADER SCHEDULE, PROVIDE FULL WIDTH BLOCKING AT FLOOR.



2 S5.0 WOOD HEADER ELEVATION AND SCHEDULE

SCALE: N.T.S.



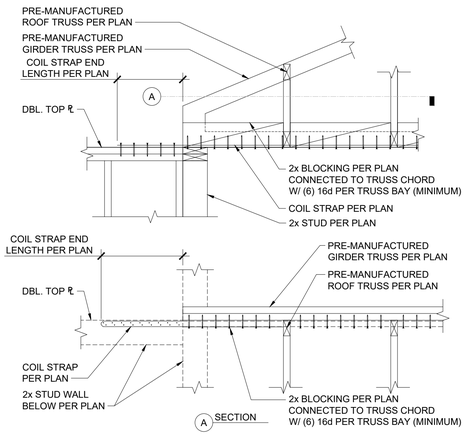
TOP PLATE SPLICE SCHEDULE

MARK	TOP PLATE	SPLICE STRAP CENTER ON SPLICE	TYP. FACE NAIL SIZE & NUMBER	NOTES
1	(2) 2x	2 ROWS: (4) 16d NAILS (8) NAILS TOTAL EA. SIDE OF SPLICE	16d @ 16" O.C.	TYP, U.N.O.
2	(2) 2x	'MSTC28' STRAP W/ 16d NAILS	16d @ 16" O.C.	

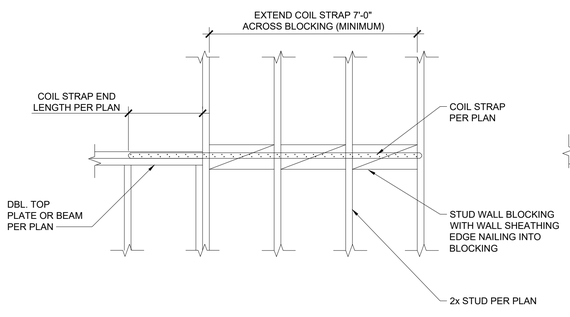
NOTES:
1. FOR STRUCTURAL WOOD WALLS NOT MARKED, USE (1)
2. USE THIS DETAIL AT ALL EXTERIOR WOOD WALLS, SHEAR WALLS, AND AS INDICATED ON PLAN SHEETS.
3. 16d NAILS = BOX NAILS: 3½" LENGTH x 0.135" DIAMETER (MIN)

3 S5.0 TOP PLATE SPLICE SCHEDULE

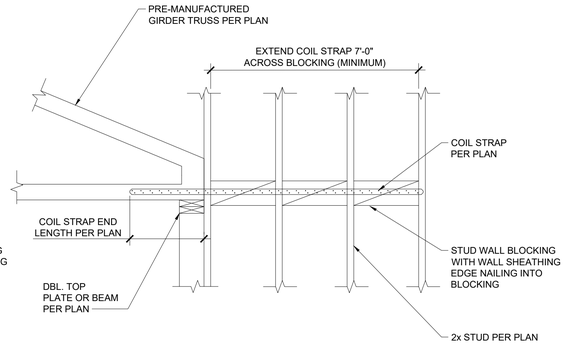
SCALE: N.T.S.



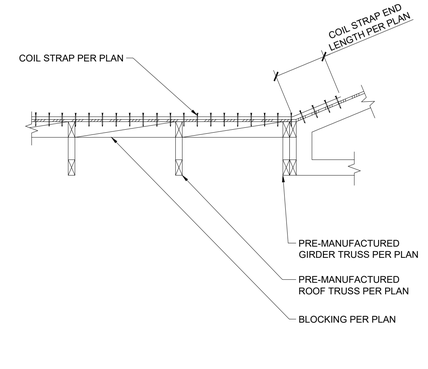
COIL STRAP W/ SPLICE BLOCKING (CONFIGURATION 1)



COIL STRAP TO WALL BLOCKING (CONFIGURATION 2)



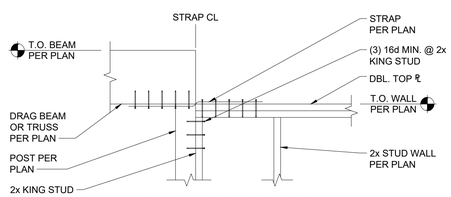
COIL STRAP TO WALL BLOCKING (CONFIGURATION 3)



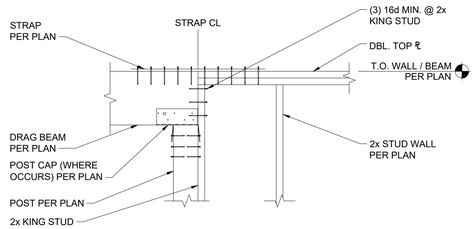
COIL STRAP TO TRUSS BLOCKING (CONFIGURATION 4)

4 S5.0 COIL STRAP DRAG LINE DETAILS

SCALE: 3/4"=1'-0"

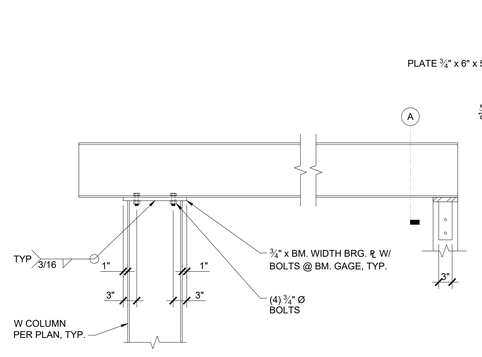


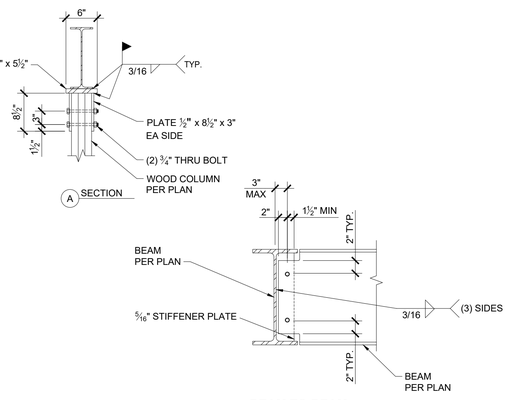
DRAG CONNECTION @ SIM. COND.



5 S5.0 DRAG BEAM CONNECTION DETAIL

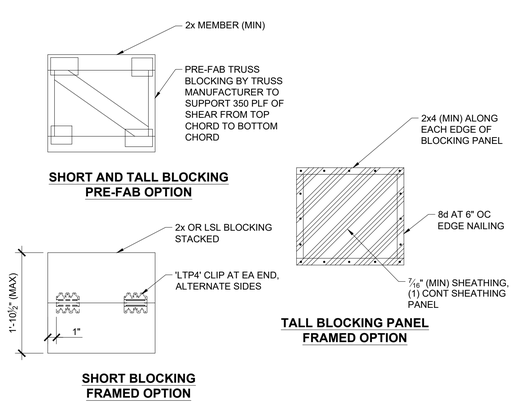
SCALE: N.T.S.





6 S5.0 W BEAM TO COLUMN AND BEAM TO BEAM

SCALE: N.T.S.



7 S5.0 TRUSS BLOCKING CONNECTION DETAIL

SCALE: N.T.S.

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05/06/2021

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Date: 05/06/2021

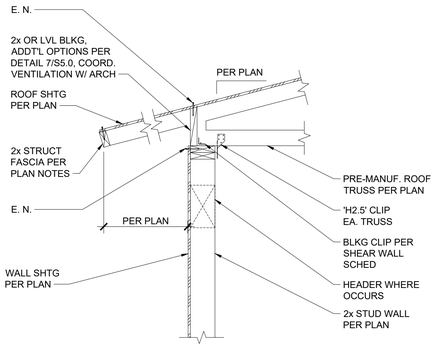
Scale: NOTED

Revisions

Sheet number S5.0

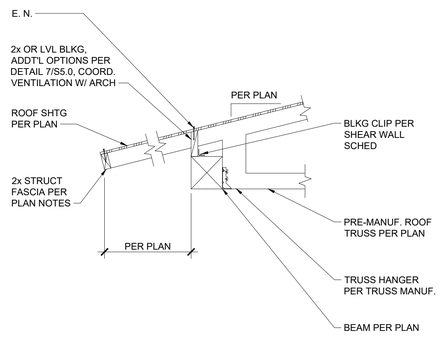
SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25

GENERAL FRAMING DETAILS



1 S5.1 SECTION @ EXTERIOR WALL

SCALE: 3/4"=1'-0"



2 S5.1 SECTION @ EXTERIOR WALL

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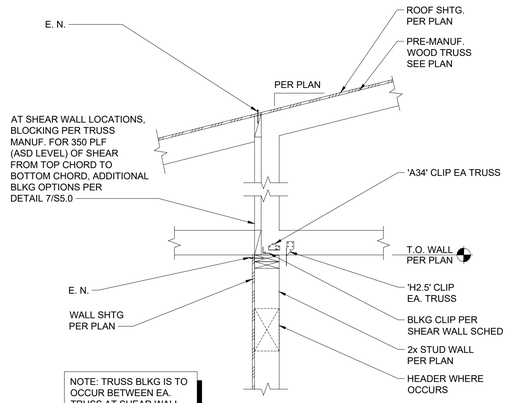
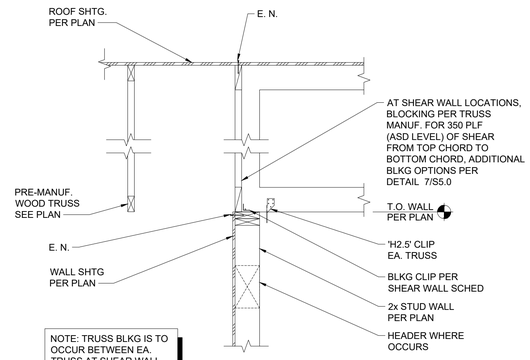


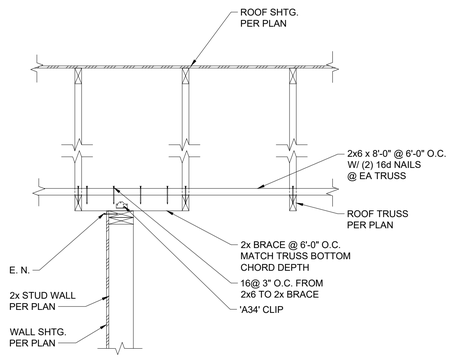
3 S5.1 SECTION @ INTERIOR WALL

SCALE: 3/4"=1'-0"



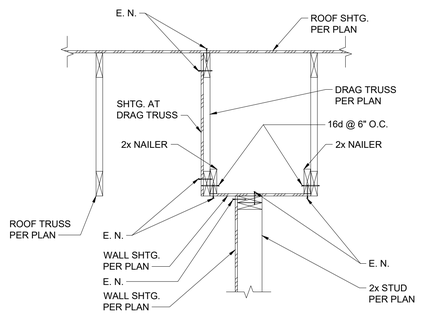
4 S5.1 SECTION @ INTERIOR WALL

SCALE: 3/4"=1'-0"



5 S5.1 RAFTER @ EXTERIOR WALL

SCALE: 3/4"=1'-0"

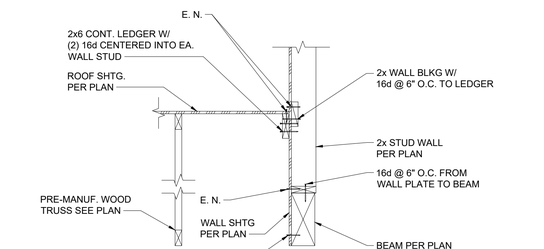


DRAG TRUSS OFFSET FROM SHEAR WALL

NOTE:
1. NAILING AND SHEATHING OF DRAG TRUSS TO MATCH SHEAR WALL BELOW.

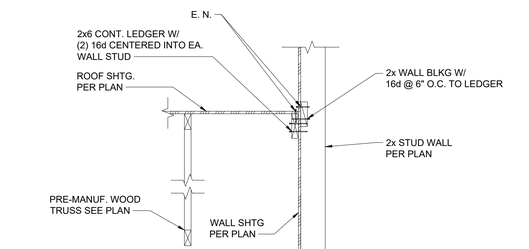
6 S5.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"



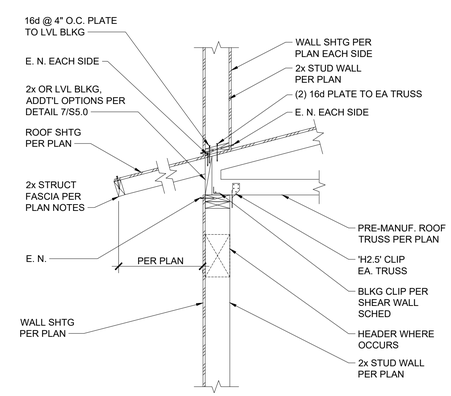
7 S5.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"



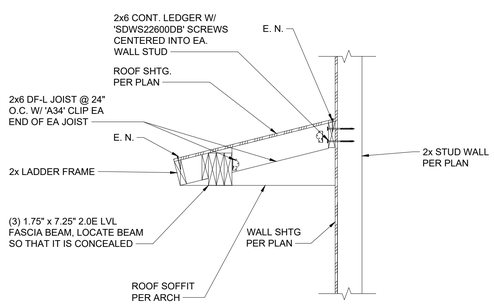
8 S5.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"



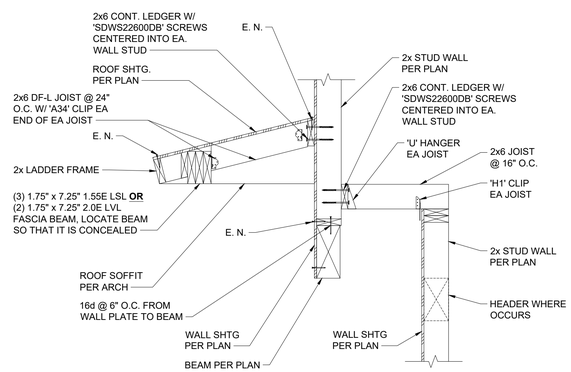
9 S5.1 SECTION @ EXTERIOR WALL

SCALE: 3/4"=1'-0"



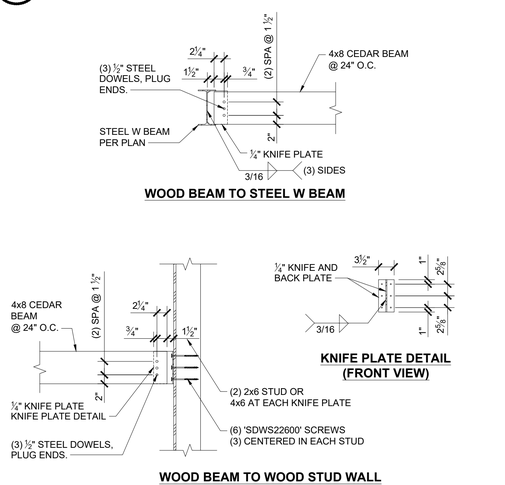
10 S5.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"



11 S5.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"



12 S5.1 SECTION @ INTERIOR SHEAR WALL

SCALE: 3/4"=1'-0"

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SWAGGART WOOD PROPERTIES
LEGACY SUBDIVISION LOT 25

FRAMING DETAILS

Revisions

Sheet number

S5.1