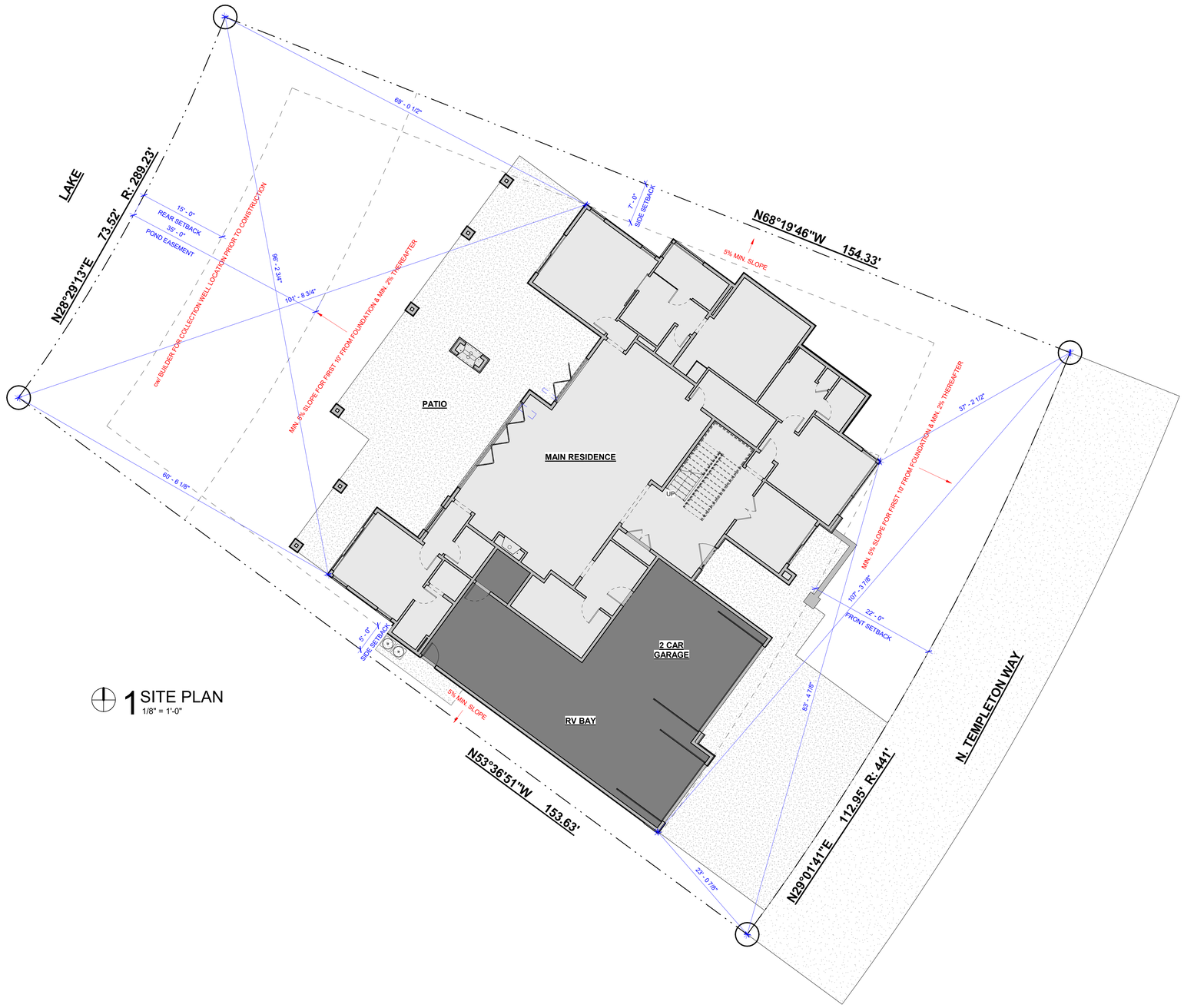
SWAGGART SPEC - TV L52 B4

TERRA VIEW
LOT 52 BLOCK 4

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)									
PROPOSED BLDG. HAS BEEN DESIGNED TO MEET OR EXCEED THE REQ. OF THE INTERNATIONAL RESIDENTIAL CODE PER (TABLE N1102.1.2)									
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]									
CLIMATE ZONE	*FENESTRATION U-FACTOR[b]*	*GLAZED FENESTRATION SHGC[b,e]*	*CEILING R-VALUE*	*WOOD FRAME WALL R-VALUE*	*MASS WALL R-VALUE[i]*	*FLOOR R-VALUE*	*BASEMENT R-VALUE[c]*	*SLAB R-VALUE[d]*	*CRAWL SPACE WALL R-VALUE*
5	.30	NR	49	20[h]	13/17	30[g]	15/19	10, 2 ft	15/19

a. R-VALUES ARE MINIMUMS. U-FACTORS AND 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 SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
c. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OF EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES 1 THROUGH 3 FOR HEATED SLABS.
e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
g. OR 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.



1 SITE PLAN
1/8" = 1'-0"

CONTACT INFORMATION

BUILDER:
LOGAN SWAGGART
SWAGGARTBUILDERS@OUTLOOK.COM
208.204.1730

DESIGNER:
JAKE SALINAS
J@BYSLATE.COM
208.972.0551

STRUCTURAL CONSULTANT:
KYLE ATWOOD
KYLE.ATWOOD@VECTORSE.COM
208.510.5557

SITE INFORMATION

ADDRESS:
TERRA VIEW
LOT 52 BLOCK 4

PARCEL NUMBER:
--

PROPERTY DESCRIPTION:
--

ZONING:
--

ACREAGE:
0.33 ACRES

BUILDING SETBACKS:
FRONT YARD 22'
REAR YARD 15'
SIDE YARD 5' OR 7'

BUILDING HEIGHT: 35'-0" MAX

UTILITIES:
DOMESTIC WATER
DOMESTIC SEWER
UNDERGROUND POWER - IPCO; VERIFY
NATURAL GAS - INTERMOUNTAIN GAS

DRAWING INDEX

DESIGN CRITERIA

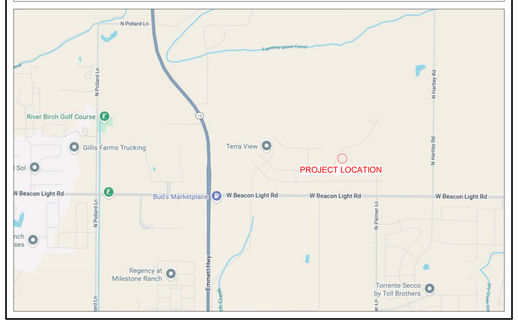
CITY OF EAGLE ADOPTED CODES
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 IECC
2017 IDAHO STATE/UNIFORM PLUMBING CODE

FROST DEPTH: 24"

DISCLAIMER

ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS, CONSISTENT WITH THE BEST PRACTICES OF TRADE INVOLVED. EACH CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS DEPICTED IN THESE PLANS RELATED TO THEIR TRADE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES FOUND ON PLANS MUST BE REPORTED TO DESIGNER AND / OR GENERAL CONTRACTOR SO THE NECESSARY CORRECTIONS CAN BE MADE IN A TIMELY MANNER, AND BEFORE CONSTRUCTION CONTINUES.

VICINITY MAP



DESIGN BY
SLATE
P: 208.972.0551
E: J@BYSLATE.COM
WWW.BYSLATE.COM

PERMIT SET

01/12/2026

PROJECT NAME:
SWAGGART SPEC - TV L52 B4

ADDRESS:
TERRA VIEW
LOT 52 BLOCK 4

ALL DRAWINGS TO BE REVIEWED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS, AND/OR CHANGES IN THE PLAN PRIOR TO CONSTRUCTION OR FABRICATION.

DATE DRAWN/REVISIONS:

1
2
3
4

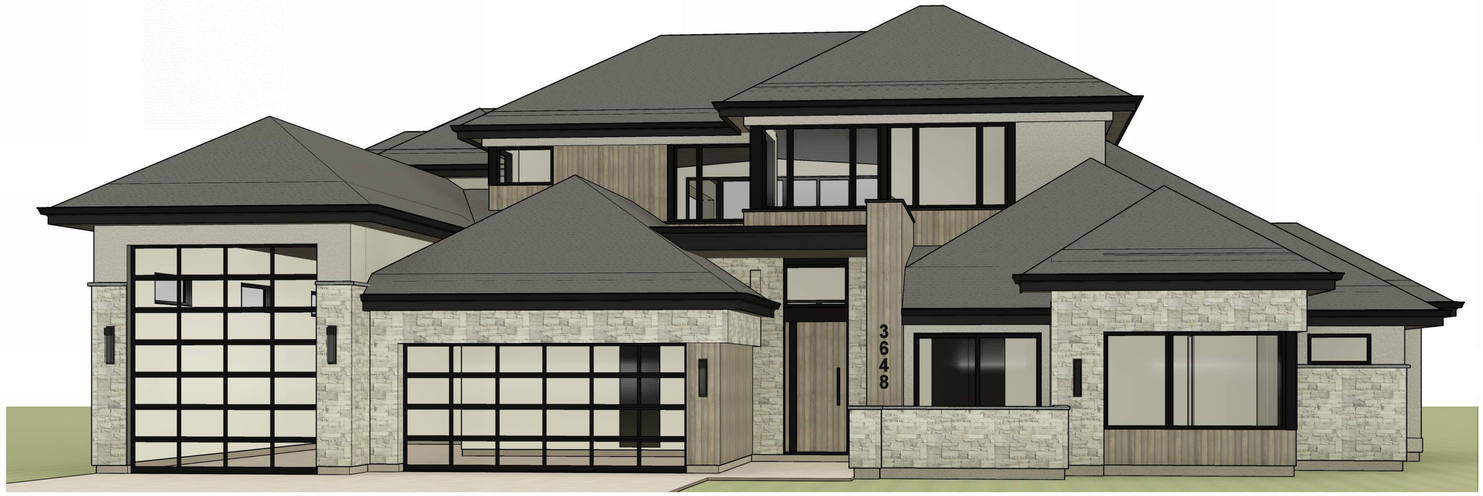
SHEET TITLE:

COVER SHEET

SHEET NO:

CVR

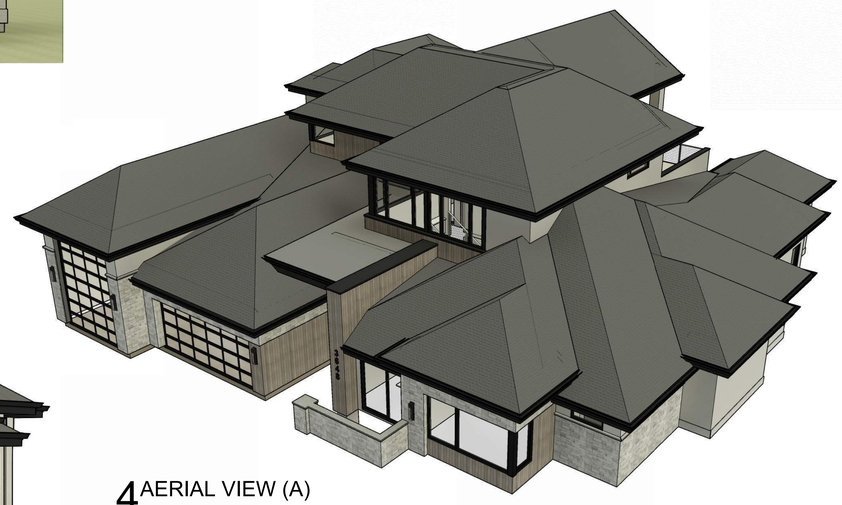
ORIGINAL SHEET SIZE
30" x 42"



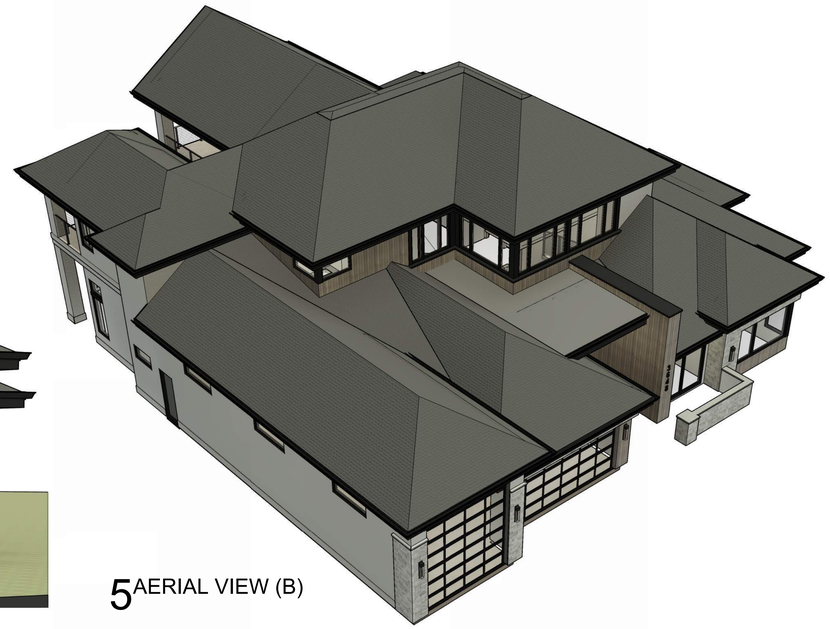
1 SOUTHEAST VIEW

2 EAST VIEW

3 SOUTH VIEW



4 AERIAL VIEW (A)



5 AERIAL VIEW (B)

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SLATE
P: 208.972.0551
E: J@BYSLATE.COM
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SWAGGART SPEC - TV L52 B4

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TERRA VIEW
LOT 52 BLOCK 4

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DATE DRAWN/REVISIONS:

1
2
3
4

SHEET TITLE:

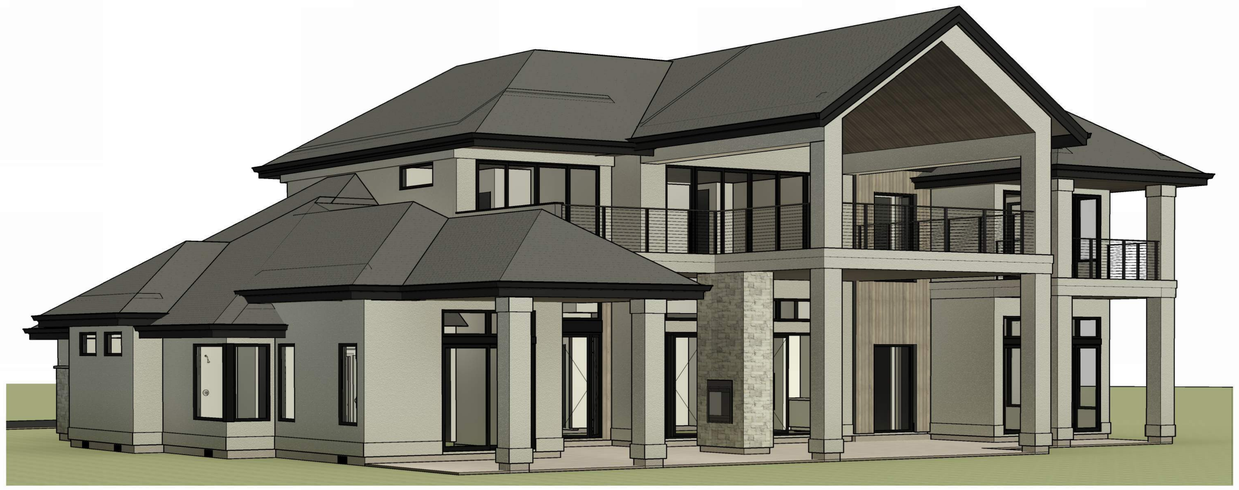
CONCEPTUAL EXTERIOR PERSPECTIVES

SHEET NO:

G-1.1

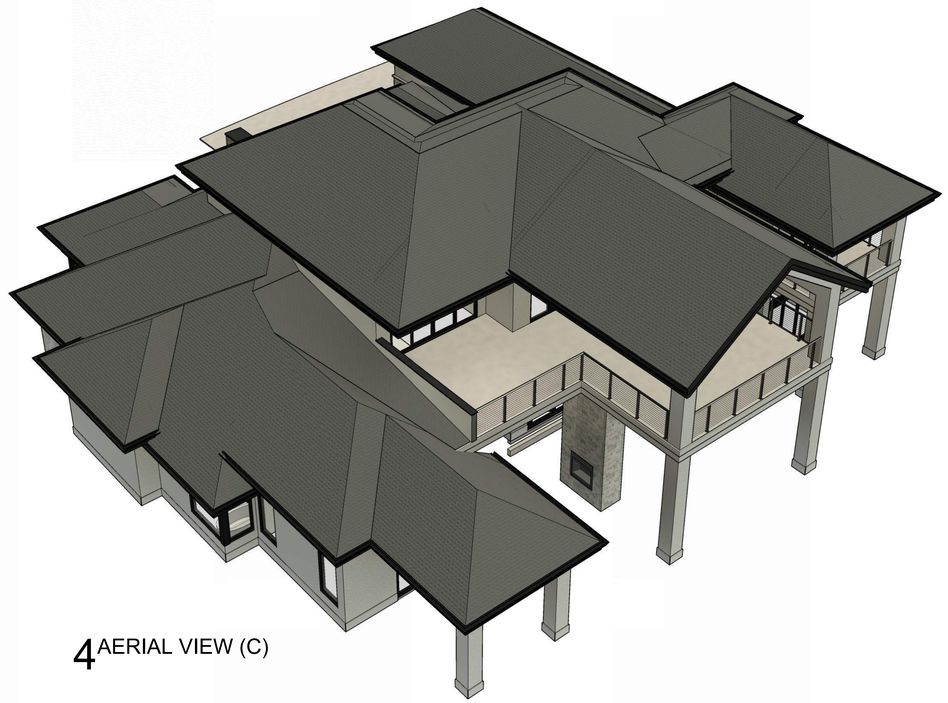
ORIGINAL SHEET SIZE
30" x 42"

1 NORTHWEST VIEW

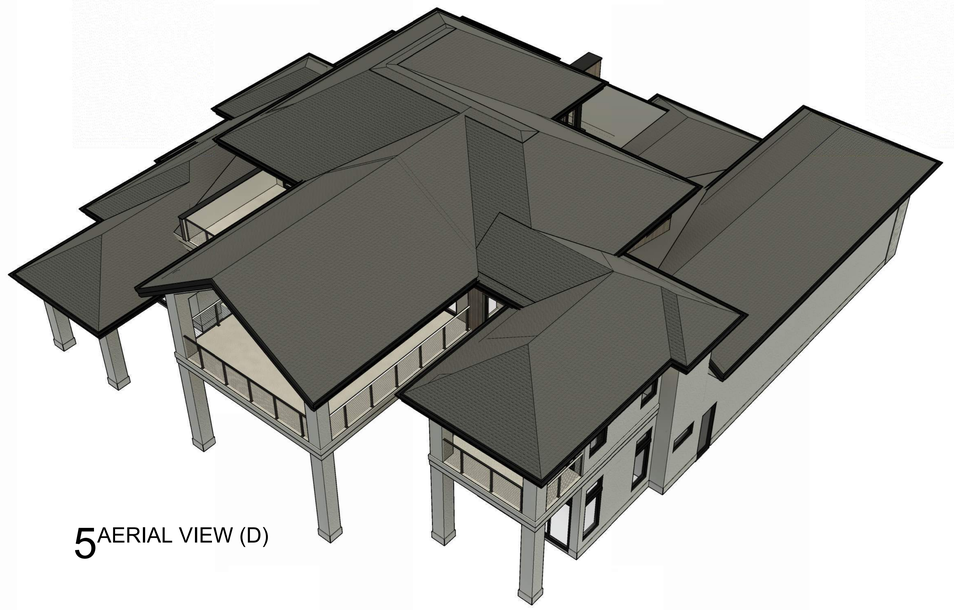


2 NORTH VIEW

3 WEST VIEW



4 AERIAL VIEW (C)



5 AERIAL VIEW (D)

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P: 208.972.0551
E: J@BYSLATE.COM
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LOT 52 BLOCK 4

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DATE DRAWN/REVISIONS:

1
2
3
4

SHEET TITLE:

CONCEPTUAL EXTERIOR PERSPECTIVES

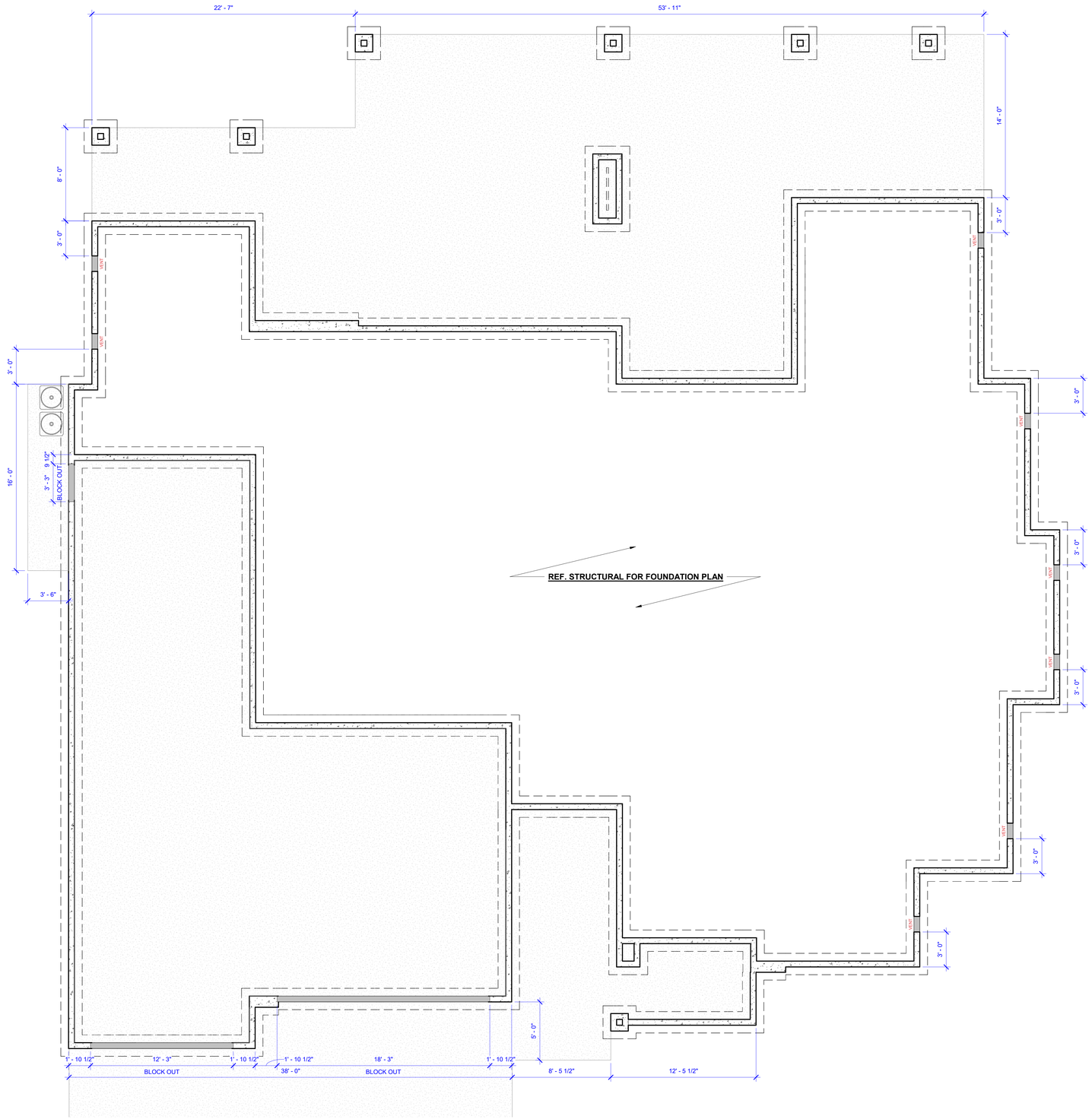
SHEET NO:

G-1.2

ORIGINAL SHEET SIZE
30" x 42"

CRAWL-SPACE VENTILATION

FLOOR AREA/1,500 = TOTAL VENTING AREA
FOUNDATION VENTS: NFA 72.5 SQ. INCHES (.50 SQ FT.)
CRAWL-SPACE
REQUIRED:
FLOOR AREA = 3,366 SF/1,500 = 2.24 SF
VENTING REQ.
PROVIDED:
1 FOUNDATION VENT = .50 SF NET FREE AREA PER VENT
2.24/.50 = 4.5 VENTS REQ. (8 VENTS PROVIDED)



1 SLAB PLAN
1/4" = 1'-0"

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1
2
3
4

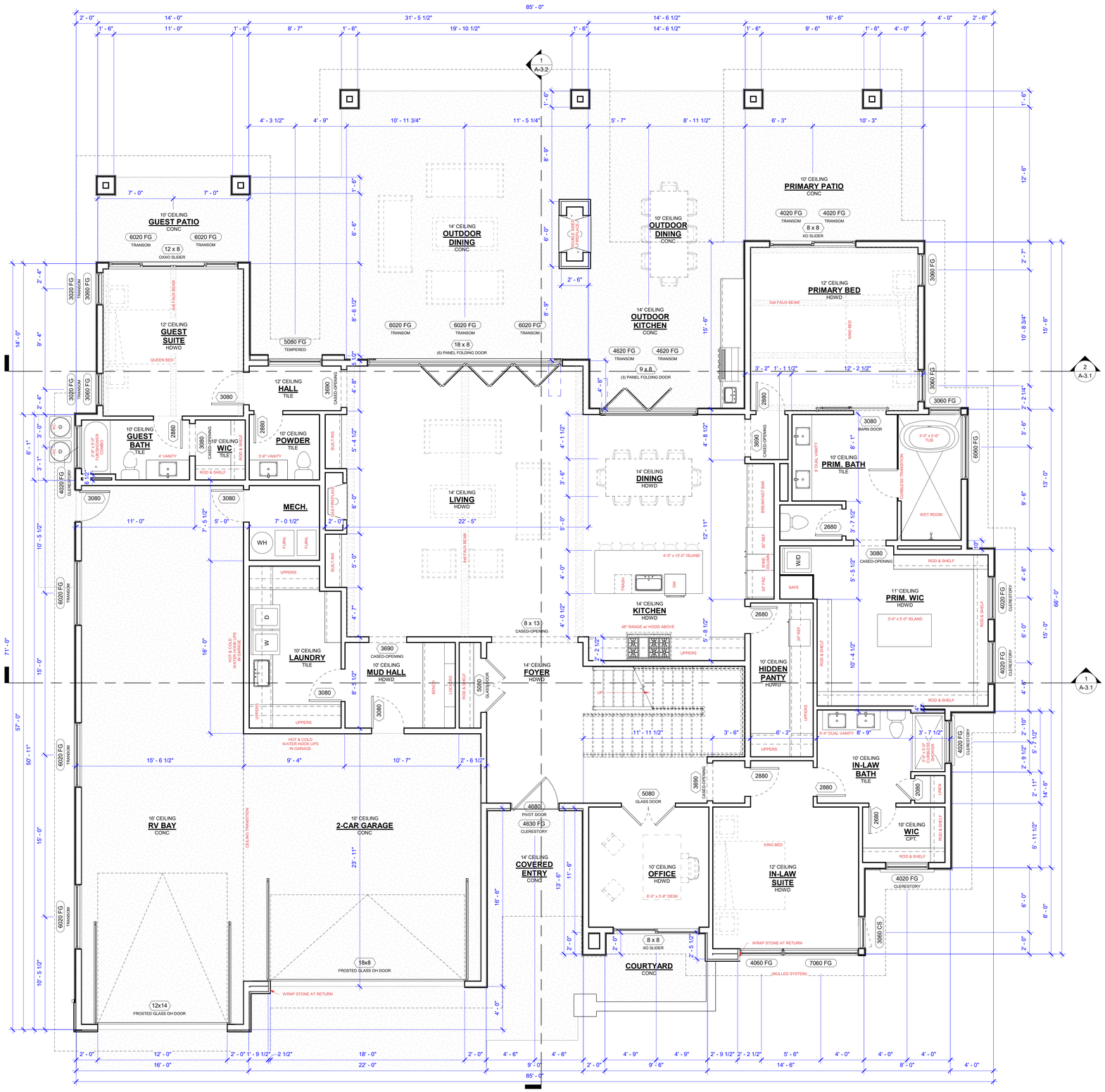
SHEET TITLE:

SLAB PLAN

SHEET NO:

A-1.0

ORIGINAL SHEET SIZE
30" x 42"



1 MAIN FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED. DOOR & WINDOW OPENING DIMENSIONS ARE TO CENTERLINE OF OPENING. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.

B. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS (IF APPLICABLE). CREATE DIMENSION TEMPLATE BEFORE BEGINNING CONSTRUCTION. NOTIFY DESIGNER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES WITHIN DRAWINGS OCCUR BEFORE PROCEEDING WITH WORK.

C. LAYOUT & INDICATE ALL WALLS ON FLOOR PRIOR TO WALL CONSTRUCTION. IF LAYOUT DIFFERS FROM FLOOR PLAN NOTIFY ARCHITECT IMMEDIATELY FOR DIRECTION.

D. PROVIDE 5" DOOR JAMBS AT ADJACENT WALLS ON THE DOOR'S HINGE SIDE OR UNLESS OTHERWISE INDICATED.

E. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL WALL REQUIREMENTS.

F. WHEN APPLICABLE - UNLESS NOTED OTHERWISE, USE CDX PLYWOOD FOR EXTERIOR APPLICATIONS AND BCD PLYWOOD FOR INTERIOR APPLICATIONS.

G. SLOPE AWAY FROM DWELLING 5% IN ALL DIRECTIONS FOR 10'-0" AND 2% THEREAFTER.

H. GENERAL CONTRACTOR/SUPERINTENDENT TO VERIFY ALL SETBACKS AND EASEMENTS.

I. COORDINATE ALL ROOF PENETRATIONS w/ MECHANICAL AND PLUMBING CONTRACTOR

AREA CALCS - INDOOR

NAME	PLATE HEIGHT	PROPOSED AREA
MAIN FLOOR	VARRIES	3366 SF
UPPER FLOOR	VARRIES	1591 SF
CONDITIONED		4957 SF
RV BAY	16' 1-1/8"	835 SF
2-CAR GARAGE	10' 1-1/8"	524 SF
UNCONDITIONED		1359 SF
PROPOSED TOTAL AREA		6316 SF

AREA CALCS - OUTDOOR

NAME	PLATE HEIGHT	PROPOSED AREA
REAR COVERED PATIO	14' 1-1/8"	798 SF
GUEST PATIO	12' 1-1/8"	112 SF
FRONT COVERED PATIO	14' 1-1/8"	90 SF
UPPER FLOOR COVERED PATIO	VAULTED	572 SF
SUN DECK	OPEN	225 SF
BED 5 PATIO	10' 1-1/8"	112 SF
PRIMARY PATIO	12' 1-1/8"	175 SF
OUTDOOR		2084 SF
PROPOSED TOTAL AREA		2084 SF

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DATE DRAWN/REVISIONS:

1
2
3
4

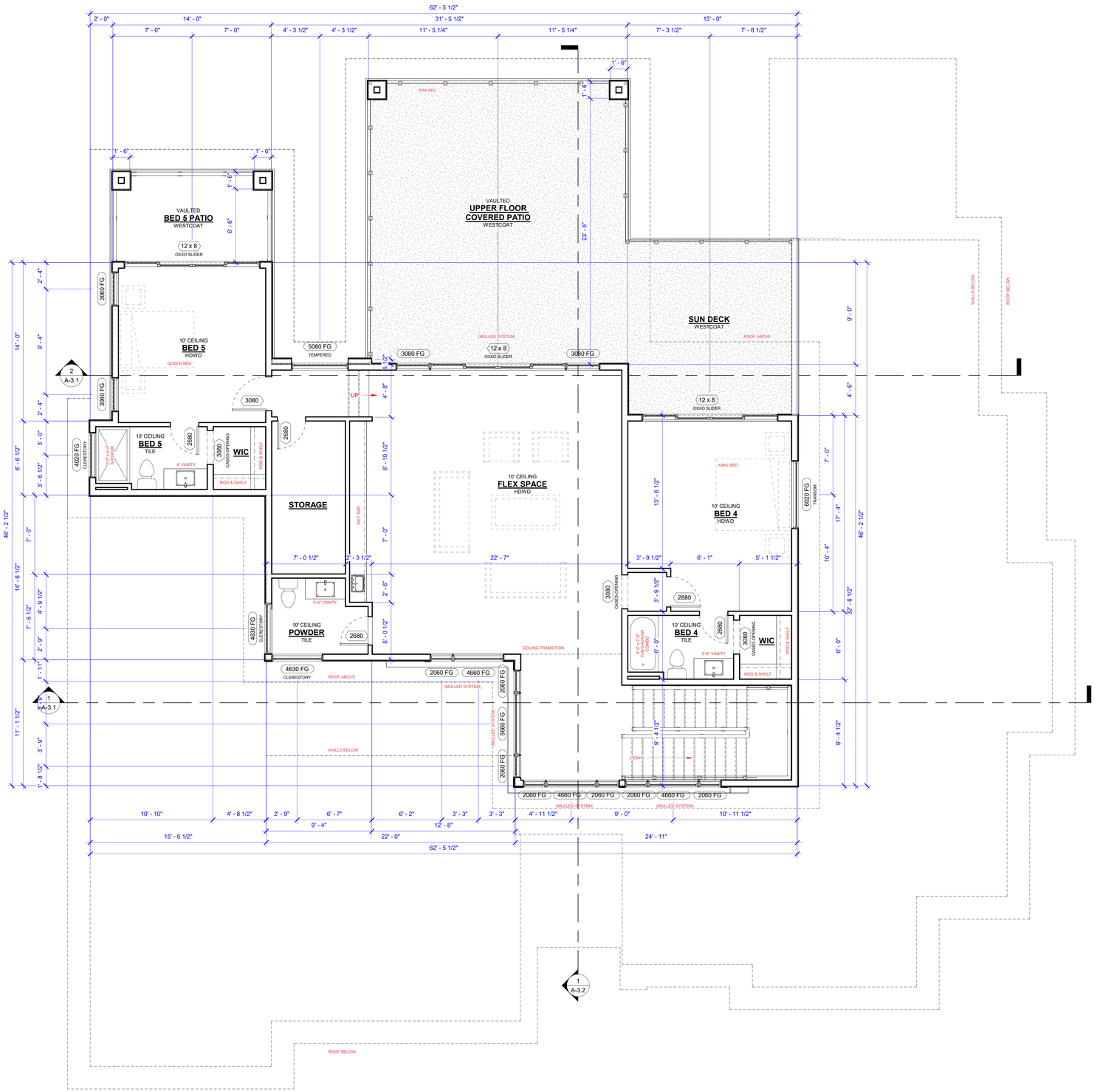
SHEET TITLE:

MAIN FLOOR PLAN

SHEET NO:

A-1.1

ORIGINAL SHEET SIZE
30" x 42"



1 UPPER FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED. DOOR & WINDOW OPENING DIMENSIONS ARE TO CENTERLINE OF OPENING. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.

B. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS (IF APPLICABLE). CREATE DIMENSION TEMPLATE BEFORE BEGINNING CONSTRUCTION. NOTIFY DESIGNER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES WITHIN DRAWINGS OCCUR BEFORE PROCEEDING WITH WORK.

C. LAYOUT & INDICATE ALL WALLS ON FLOOR PRIOR TO WALL CONSTRUCTION. IF LAYOUT DIFFERS FROM FLOOR PLAN NOTIFY ARCHITECT IMMEDIATELY FOR DIRECTION.

D. PROVIDE 5" DOOR JAMBS AT ADJACENT WALLS ON THE DOOR'S HINGE SIDE OR UNLESS OTHERWISE INDICATED.

E. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL WALL REQUIREMENTS.

F. WHEN APPLICABLE - UNLESS NOTED OTHERWISE, USE CDX PLYWOOD FOR EXTERIOR APPLICATIONS AND BCD PLYWOOD FOR INTERIOR APPLICATIONS.

G. SLOPE AWAY FROM DWELLING 5% IN ALL DIRECTIONS FOR 10'-0" AND 2% THEREAFTER.

H. GENERAL CONTRACTOR/SUPERINTENDENT TO VERIFY ALL SETBACKS AND EASEMENTS.

I. COORDINATE ALL ROOF PENETRATIONS w/ MECHANICAL AND PLUMBING CONTRACTOR

AREA CALCS - INDOOR

NAME	PLATE HEIGHT	PROPOSED AREA
MAIN FLOOR	VARRIES	3366 SF
UPPER FLOOR	VARRIES	1591 SF
CONDITIONED		4957 SF
RV BAY	16' 1-1/8"	835 SF
2-CAR GARAGE	10' 1-1/8"	524 SF
UNCONDITIONED		1359 SF
PROPOSED TOTAL AREA		6316 SF

AREA CALCS - OUTDOOR

NAME	PLATE HEIGHT	PROPOSED AREA
REAR COVERED PATIO	14' 1-1/8"	798 SF
GUEST PATIO	12' 1-1/8"	112 SF
FRONT COVERED PATIO	14' 1-1/8"	90 SF
UPPER FLOOR COVERED PATIO	VAULTED	572 SF
SUN DECK	OPEN	225 SF
BED 5 PATIO	10' 1-1/8"	112 SF
PRIMARY PATIO	12' 1-1/8"	175 SF
OUTDOOR		2084 SF
PROPOSED TOTAL AREA		2084 SF

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DATE DRAWN/REVISIONS:

1
2
3
4

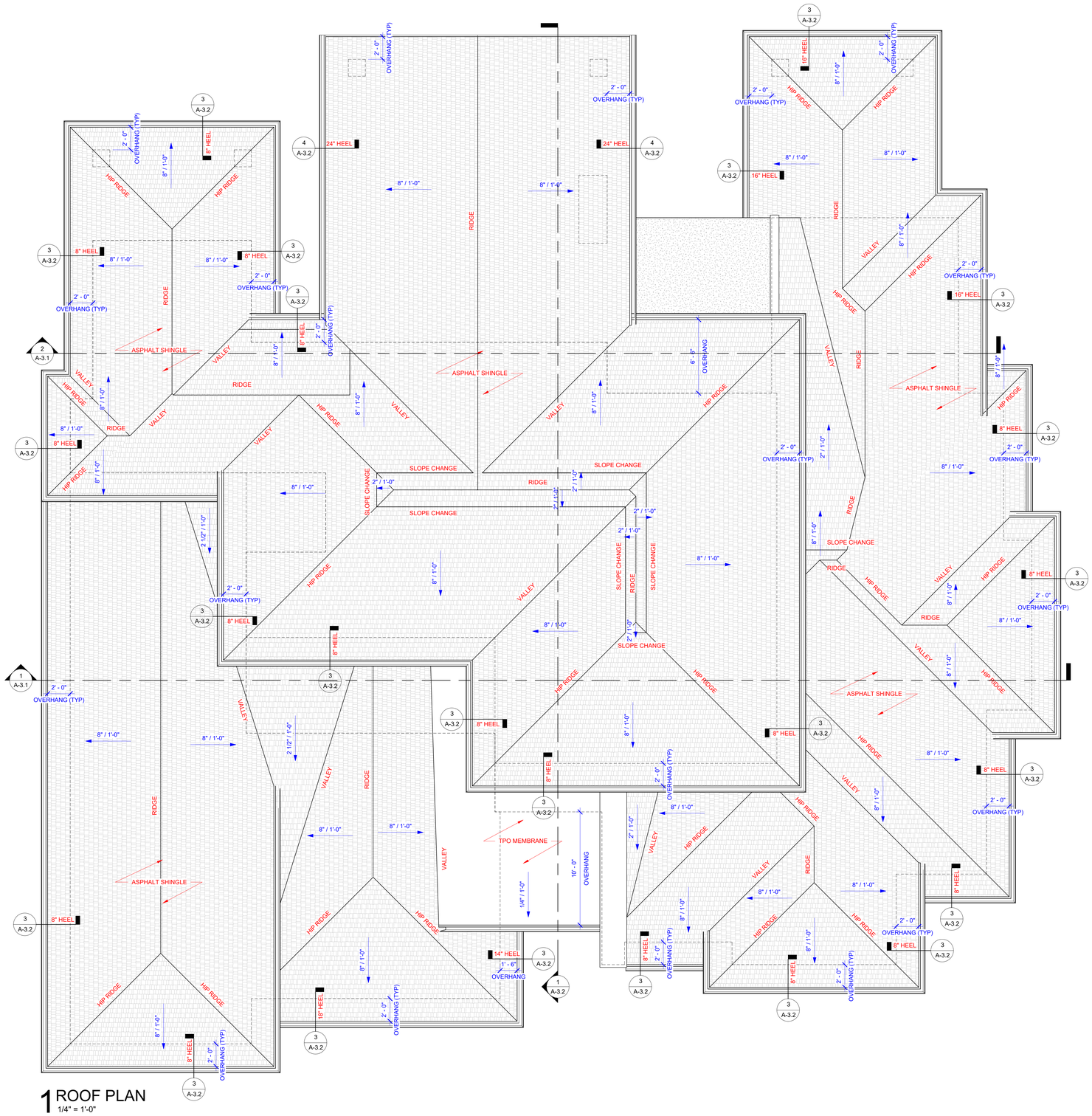
SHEET TITLE:

UPPER FLOOR PLAN

SHEET NO:

A-1.2

ORIGINAL SHEET SIZE
30" x 42"



1 ROOF PLAN
1/4" = 1'-0"

ROOF GENERAL NOTES

A. COORDINATE ROOF PENETRATIONS WITH MECHANICAL AND PLUMBING SUBCONTRACTORS.
B. FLASH AROUND ALL VENT AND PIPE PENETRATIONS PER MANUFACTURES STANDARD DETAILS.
C. THE ENTIRE ROOF SYSTEM IS TO BE DESIGNED BY AN IDAHO LICENSED STRUCTURAL ENGINEER. SUBMIT TRUSS LAYOUT AND PROFILE DRAWINGS TO THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE FOR DESIGN GUIDANCE ONLY.
D. VERIFY ALL DRAINAGE FROM ROOF IS FUNCTIONING AND DRAINING WITHOUT WATER INTRUSION. DETERMINE ABILITY OF DRAINAGE TO CONTINUE PROPER USE.
E. PROVIDE GALANIZED PRE-FINSHED (COLOR AS SELECTED BY OWNER) FLASHINGS, COUNTER-FLASHINGS, REGLETS, DRIP-EDGES, VENTS, AND COPINGS OF MIN. 22 GAUGE.
F. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM, #60 ASPHALT INFUSED ROOFING FELT BEANEATH ALL NON-METAL ROOFING SYSTEMS.
G. PROVIDE BITUMINOUS RUBBERIZED ASPHALT WATER-PROOF ICE/WATER SHIELD BENEATH ALL METAL ROOFING SYSTEMS IF APPLICABLE.
H. UNLESS OTHERWISE NOTED, ALL ROOF AREAS ARE TO BE INSULATED WITH MINIMUM R-38 BATT INSULATION AND PROVIDED WITH CONTINUOUS GALANIZED INSULATION BAFFLE AT PERIMETER OF ROOF.
I. ALL ROOF AREAS ARE TO BE CROSS VENTED AT 1/150 SQUARE FEET. ALL VENTS ARE TO MATCH COLOR SELECTED BY OWNER AND INCLUDE CORROSION RESISTANT INSECT SCREEN.
J. UNLESS OTHERWISE NOTED, ENTIRE ROOF SYSTEM IS TO BE VENTED THROUGH CONTINOUS SOFFIT VENTS.

MIN. ATTIC VENTILATION CALCS

MAIN FLOOR ROOF:

REQUIRED: 1463.63 (ATTIC AREA) / 150 = 9.75 SF. OF REQUIRED VENTILATION
9.75 X 144 = 1,404 SQ. IN.

(CONTINUOUS VENTS) 7.53 SQ. IN. PER SQ. FT.

1,404 / 7.53 = 186.45 SQ. FT. OF VENTING SOFFIT AREA REQUIRED

497 SQ. FT. SOFFIT VENTING AREA PROVIDED

497 SQ. FT. PROVIDED > 186.45 SQ. FT. REQUIRED

UPPER FLOOR ROOF:

REQUIRED: 1,728.82 (ATTIC AREA) / 150 = 11.52 SF. OF REQUIRED VENTILATION
11.52 X 144 = 1,659.66 SQ. IN.

(CONTINUOUS VENTS) 7.53 SQ. IN. PER SQ. FT.

1,659.66/ 7.53 = 220.40 SQ. FT. OF VENTING SOFFIT AREA REQUIRED

1,334 SQ. FT. SOFFIT VENTING AREA PROVIDED

1,334 SQ. FT. PROVIDED > 220.40 SQ. FT. REQUIRED

GARAGE ROOF:

REQUIRED: 1,544 (ATTIC AREA) / 150 = 10.29 SF. OF REQUIRED VENTILATION
10.29 X 144 = 1,482.23 SQ. IN.

(CONTINUOUS VENTS) 7.53 SQ. IN. PER SQ. FT.

1,482.23/ 7.53 = 196.84 SQ. FT. OF VENTING SOFFIT AREA REQUIRED

211.54 SQ. FT. SOFFIT VENTING AREA PROVIDED

211.54 SQ. FT. PROVIDED > 196.84 SQ. FT. REQUIRED

DESIGN BY
SLATE
P: 208.972.0551
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DATE DRAWN/REVISIONS:

1
2
3
4

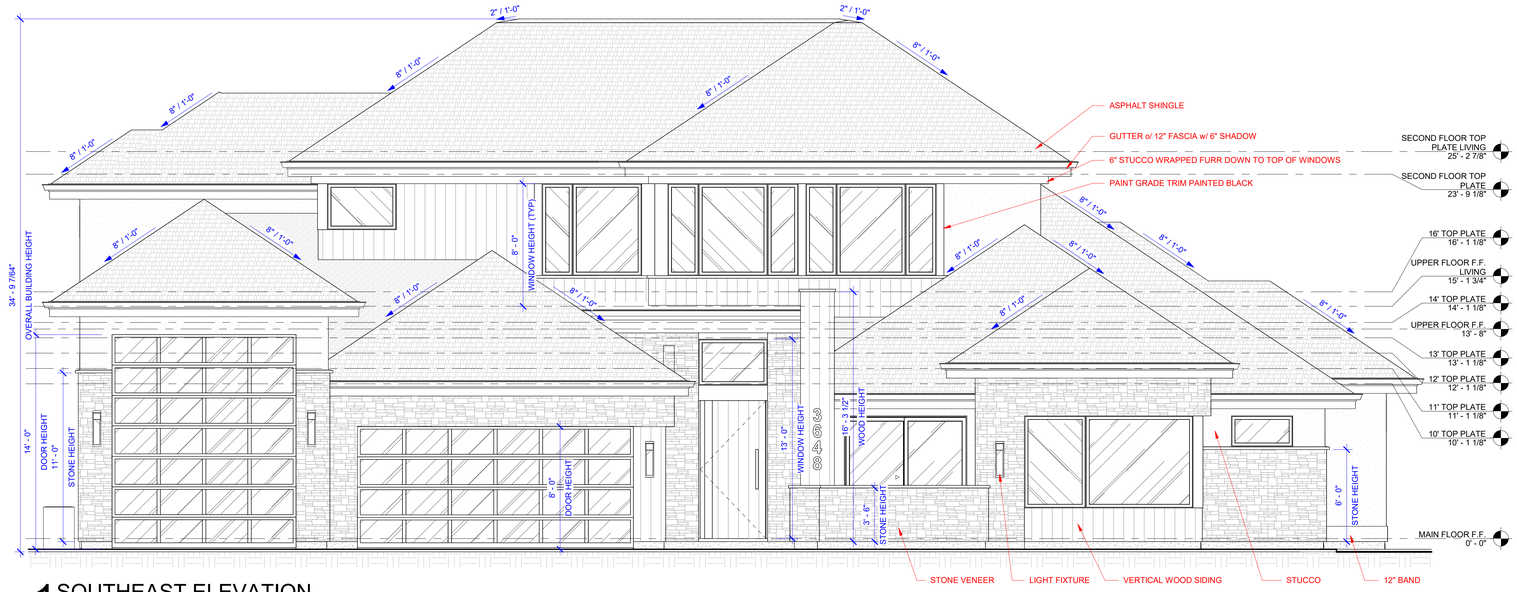
SHEET TITLE:

ROOF PLAN

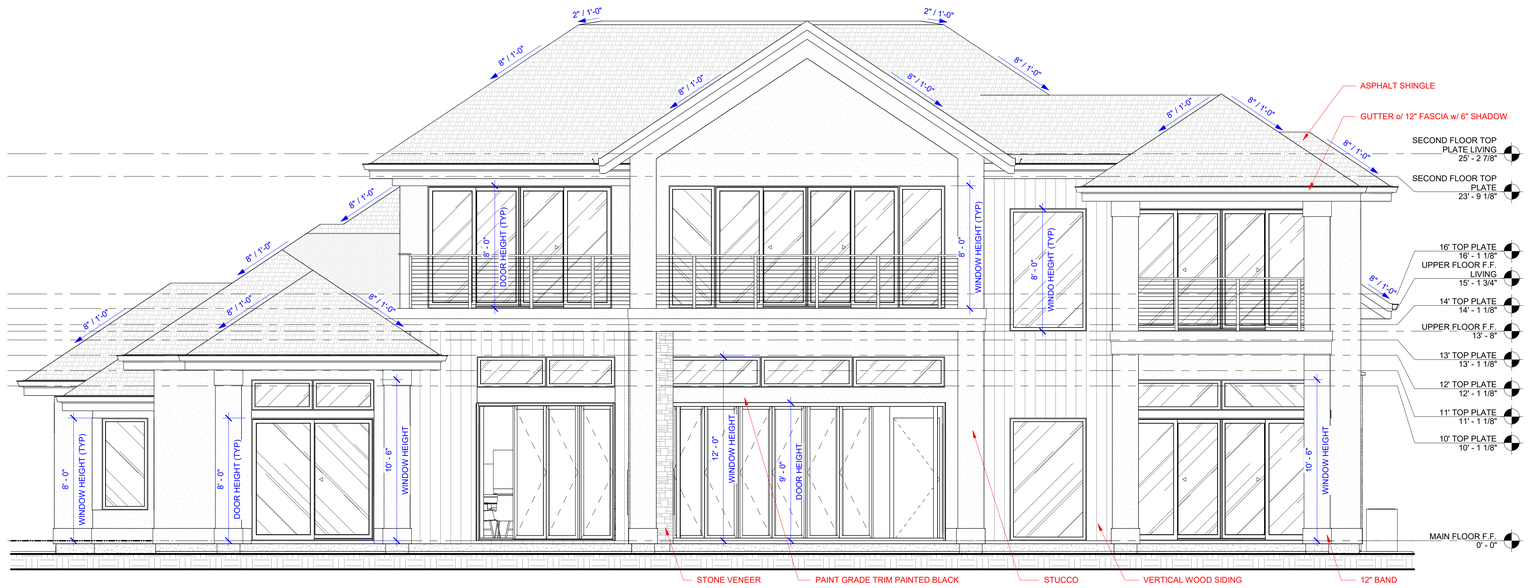
SHEET NO:

A-1.3

ORIGINAL SHEET SIZE
30" x 42"



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



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

ELEVATION GENERAL NOTES

A. THE REFERENCE ELEVATIONS MARKED - ⌖ - REPRESENT VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT +100.00.
B. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. IF ANY DISCREPENCIES OCCUR, NOTIFY THE GENERAL CONTRACTOR/DESIGNER FOR CLARIFICATION.
C. ALL EXTERIOR LIGHT FIXTURES TO BE COORINATED WITH GENERAL CONTRACTOR AND OWNER.
D. COORDINATE WINDOW SIZES, TYPE AND COLOR WITH GENERAL CONTRACTOR AND OWNER. FOR BIDDING PURPOSES, ALL WINDOWS TO BE BLACK ALUMINUM STOREFRONT.
E. ALL EXPOSED CONDUIT TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
F. PROVIDE 24 GAUGE PRE-FINISHED METAL FLASHING, DRIP EDGE, AND TRIM TO MATCH ROOFING COLOR OR AS SELECTED BY OWNER.
G. PROVIDE CONTINUOUS PRE-FINISHED 22 GAUGE METAL GUTTER AND DOWNSPOUT TO MATCH FLASHING OR TRIM AT ALL ROOF EAVES.
H. ALL EXTERIOR EXPOSED, SEMI-EXPOSED / CONCEALED AND UN-TREATED WOOD IS TO BE STAINED AND SEALED.

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SHEET TITLE:

EXTERIOR ELEVATIONS

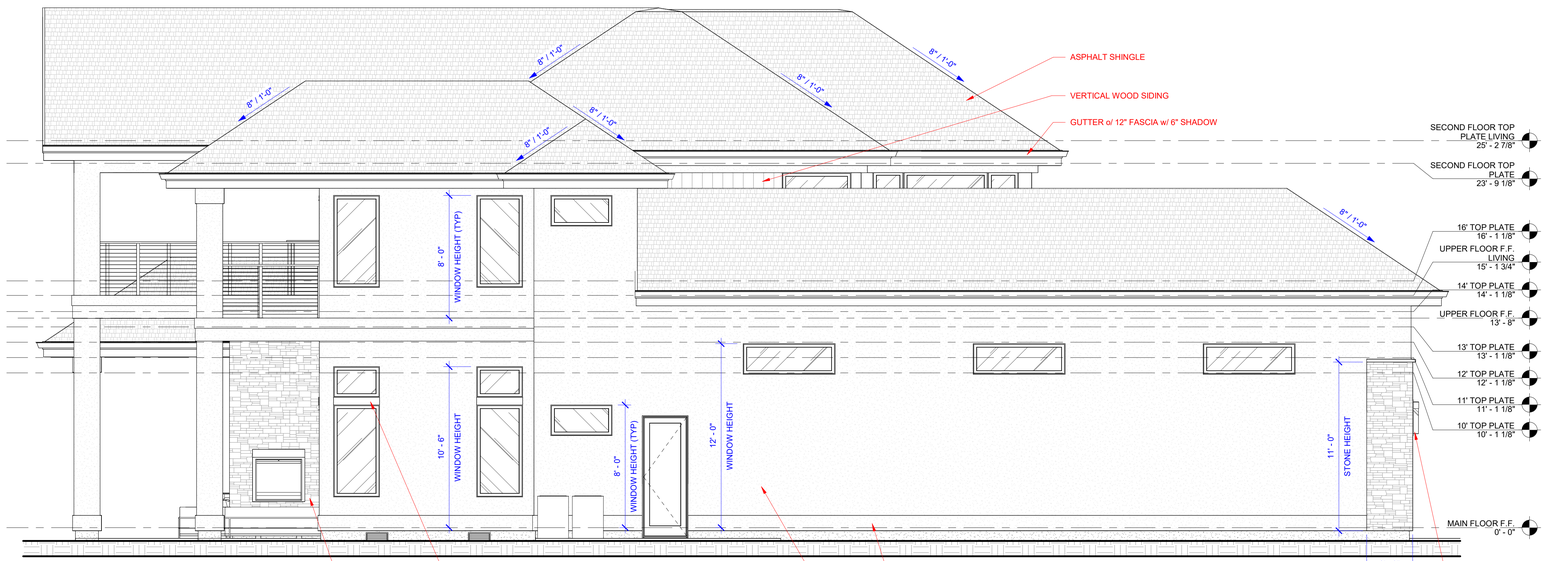
SHEET NO:

A-2.1

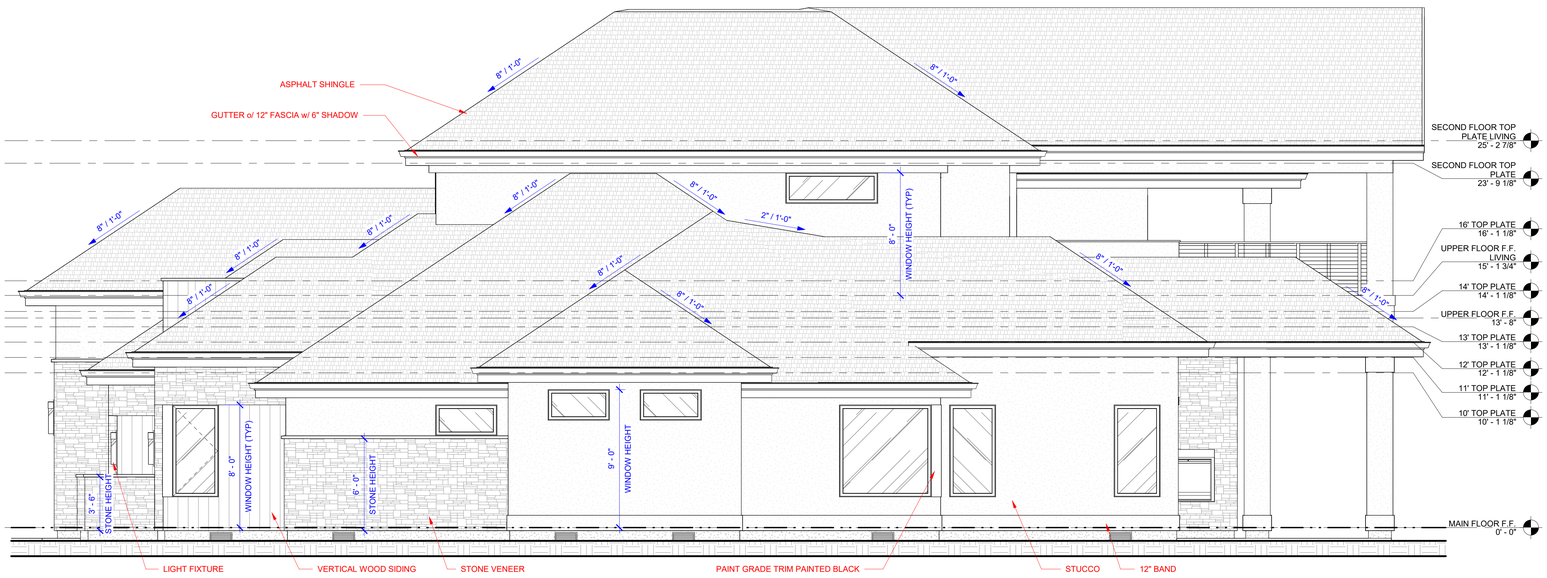
ORIGINAL SHEET SIZE
30" x 42"

ELEVATION GENERAL NOTES

A. THE REFERENCE ELEVATIONS MARKED - ⌖ - REPRESENT VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT +100.00.
B. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. IF ANY DISCREPENCIES OCCUR, NOTIFY THE GENERAL CONTRACTOR/DESIGNER FOR CLARIFICATION.
C. ALL EXTERIOR LIGHT FIXTURES TO BE COORINATED WITH GENERAL CONTRACTOR AND OWNER.
D. COORDINATE WINDOW SIZES, TYPE AND COLOR WITH GENERAL CONTRACTOR AND OWNER. FOR BIDDING PURPOSES, ALL WINDOWS TO BE BLACK ALUMINUM STOREFRONT.
E. ALL EXPOSED CONDUIT TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
F. PROVIDE 24 GAUGE PRE-FINISHED METAL FLASHING, DRIP EDGE, AND TRIM TO MATCH ROOFING COLOR OR AS SELECTED BY OWNER.
G. PROVIDE CONTINUOUS PRE-FINISHED 22 GAUGE METAL GUTTER AND DOWNSPOUT TO MATCH FLASHING OR TRIM AT ALL ROOF EAVES.
H. ALL EXTERIOR EXPOSED, SEMI-EXPOSED / CONCEALED AND UN-TREATED WOOD IS TO BE STAINED AND SEALED.



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



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

DESIGN BY
SLATE
P: 208.972.0551
E: J@BYSLATE.COM
WWW.BYSLATE.COM

PERMIT SET

01/12/2026

PROJECT NAME: SWAGGART SPEC - TV L52 B4

ADDRESS: TERRA VIEW LOT 52 BLOCK 4

ALL DRAWINGS TO BE REVIEWED BY CONTRACTOR PRIOR TO CONSTRUCTION, NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS, AND/OR CHANGES IN THE PLAN PRIOR TO CONSTRUCTION OR FABRICATION.

DATE DRAWN/REVISIONS:

1
2
3
4

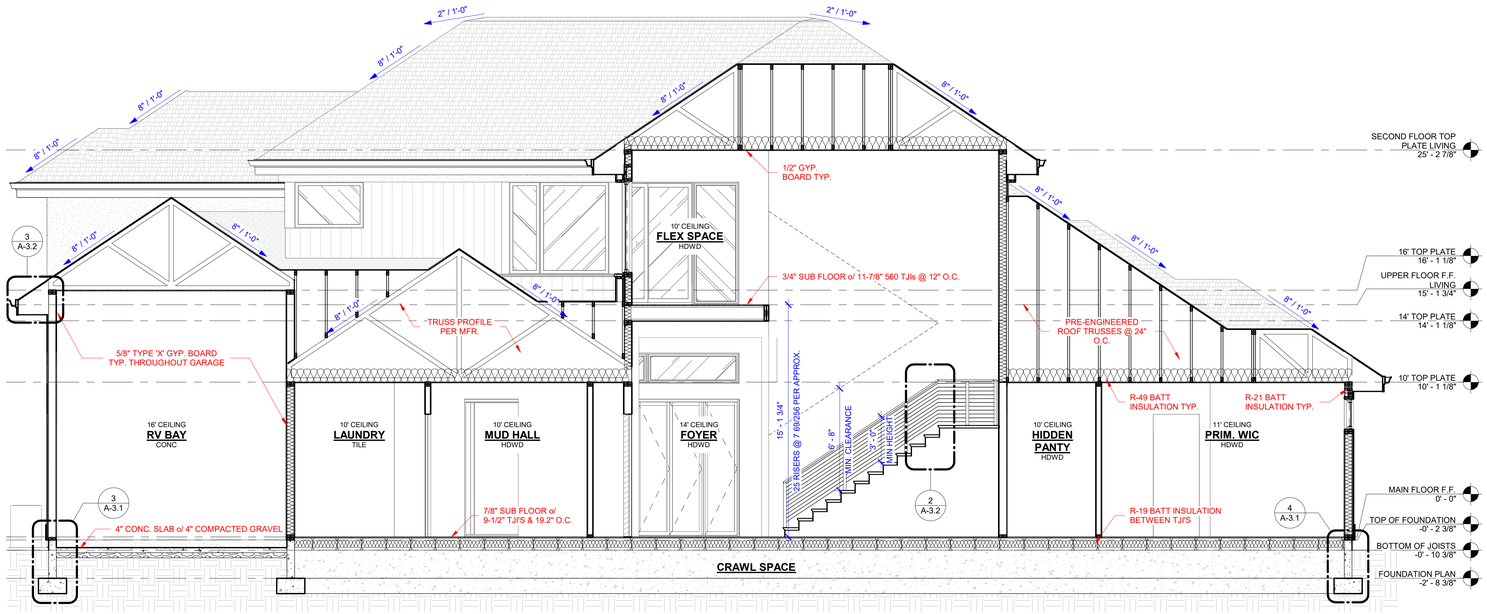
SHEET TITLE:

EXTERIOR ELEVATIONS CONT.

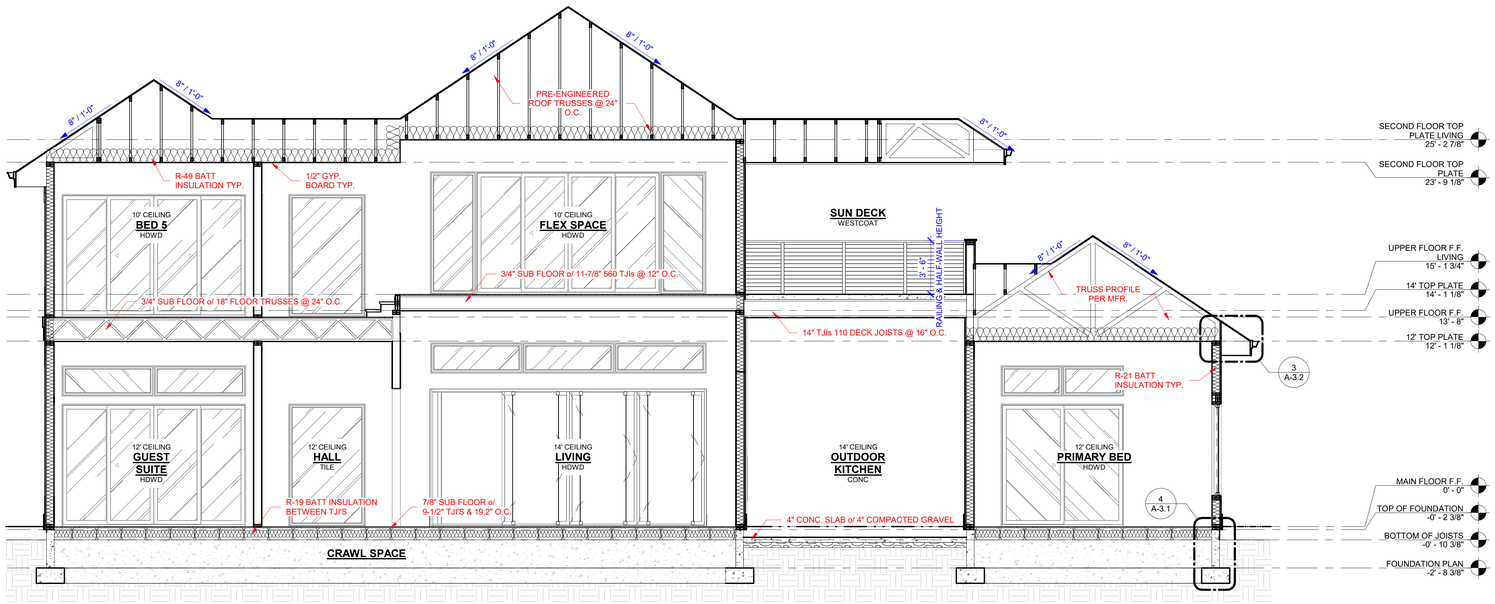
SHEET NO:

A-2.2

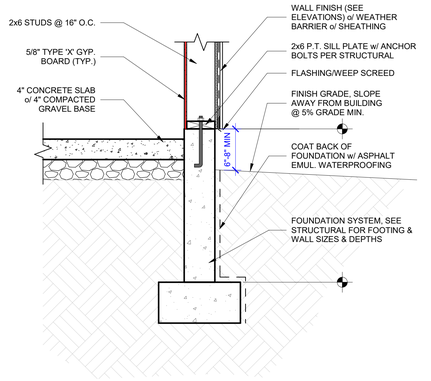
ORIGINAL SHEET SIZE
30" x 42"



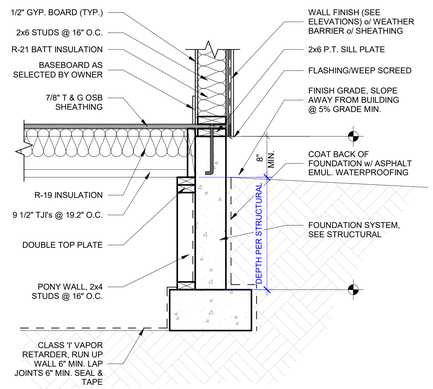
1 BUILDING SECTION (A)
1/4" = 1'-0"



2 BUILDING SECTION (B)
1/4" = 1'-0"



3 BOTTOM OF WALL @ GARAGE
1" = 1'-0"



4 BOTTOM OF WALL @ LIVING
1" = 1'-0"

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SLATE
P: 208.972.0551
E: J@BYSLATE.COM
WWW.BYSLATE.COM

PERMIT SET

01/12/2026

PROJECT NAME: SWAGGART SPEC - TV L52 B4

ADDRESS: TERRA VIEW LOT 52 BLOCK 4

DATE DRAWN/REVISIONS:

1
2
3
4

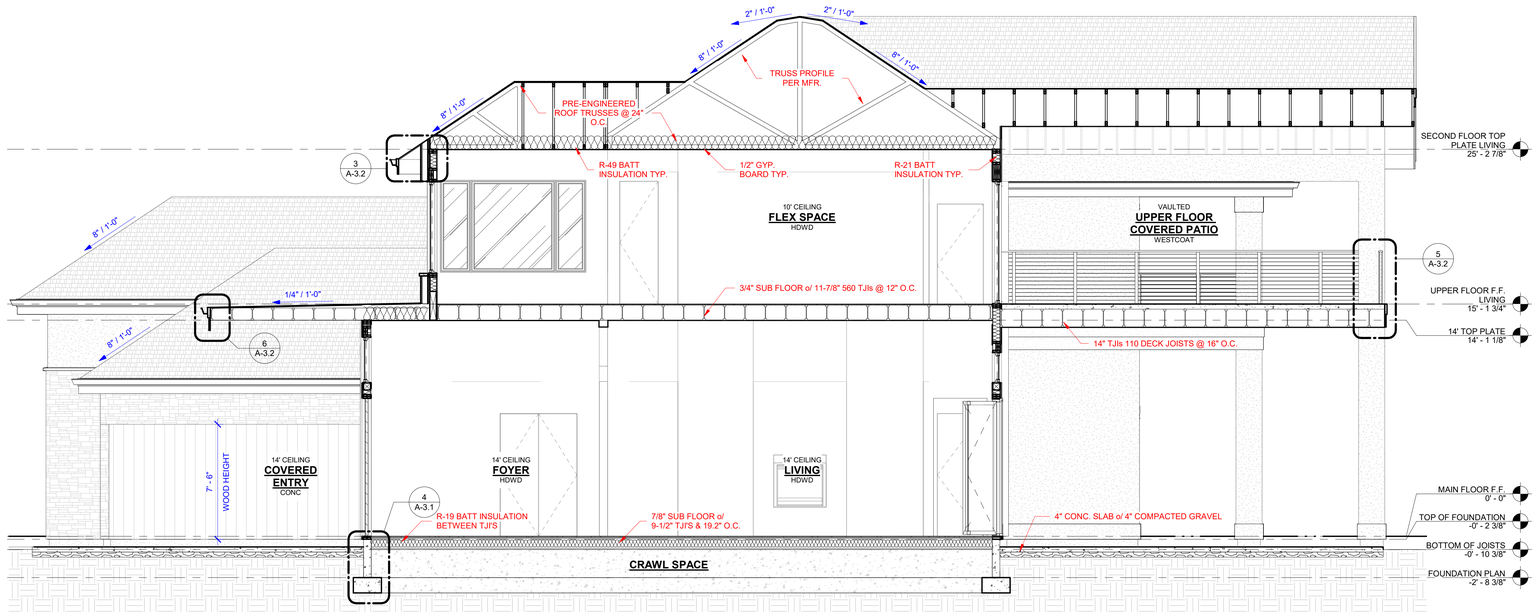
SHEET TITLE:

BUILDING SECTIONS & DETAILS

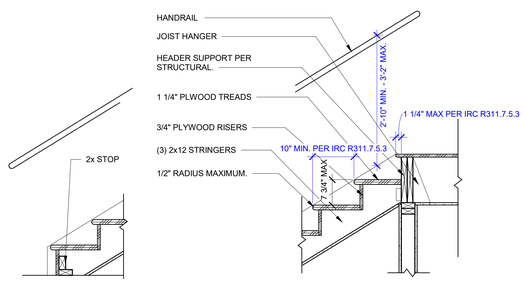
SHEET NO:

A-3.1

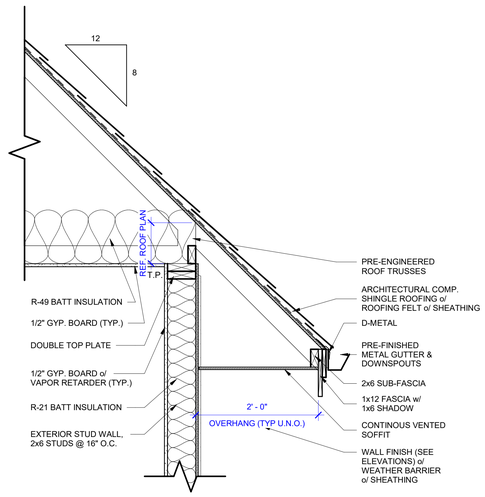
ORIGINAL SHEET SIZE
30" x 42"



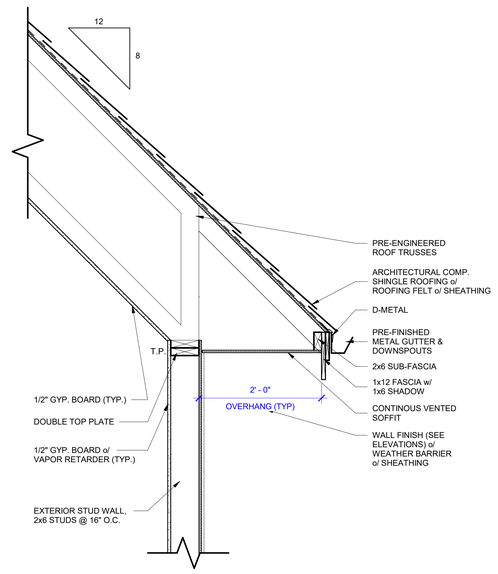
1 BUILDING SECTION (C)
1/4" = 1'-0"



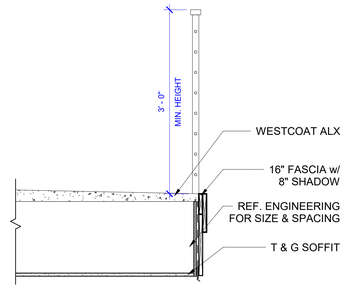
2 TYPICAL STAIR DETAIL
3/4" = 1'-0"



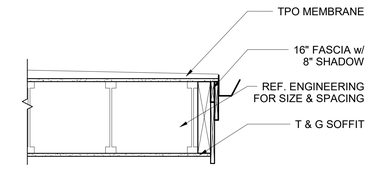
3 EAVE DETAIL TYP.
1" = 1'-0"



4 EAVE DETAIL - PARALLEL CHORD TRUSS
1" = 1'-0"



5 DECK DETAIL
1" = 1'-0"



6 FLAT ROOF DETAIL
1" = 1'-0"

DESIGN BY
SLATE
P: 208.972.0551
E: J@BYSLATE.COM
WWW.BYSLATE.COM

PERMIT SET

01/12/2026

PROJECT NAME:
SWAGGART SPEC - TV L52 B4

ADDRESS:
TERRA VIEW
LOT 52 BLOCK 4

DATE DRAWN/REVISIONS:

1
2
3
4

SHEET TITLE:

BUILDING SECTIONS & DETAILS

SHEET NO:

A-3.2

ORIGINAL SHEET SIZE
30" x 42"

STRUCTURAL GENERAL NOTES

GENERAL

1. The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.
2. Dimensions shall take precedence over scale shown on drawings.
3. Notes and details on drawings shall take precedence over general notes and typical notes.
4. See architectural drawings for the following:
   - Size and location of all door and window openings, except as noted.
   - Size and location of all interior and exterior non-bearing partitions.
   - Size and location of all concrete curbs, floor drains, slopes, depressed areas, changes in level, chamfers, grooves, inserts, etc.
   - Size and location of floor and roof openings except as shown
   - Floor and roof finishes
   - Stair framing and details, except as shown
5. See mechanical, plumbing, and electrical drawings for the following:
   - Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc. Except as shown or noted
   - Electrical conduit runs, boxes, outlets in walls and slabs
   - Concrete inserts for electrical, mechanical or plumbing fixtures
   - Size and location of machine or equipment bases, anchor bolts for mounts
6. The contract structural drawings and specifications 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 not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above structural members.
7. Openings, pockets, etc. larger than 6" shall not be placed in slabs, decks, walls, etc. unless specifically detailed on the structural drawings. Notify the structural engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings, but which are located on structural members.
8. ASTM specifications noted shall be the latest revision.
9. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, the structural engineer shall be notified immediately.
10. Construction materials shall be spread out if placed on floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
11. All specified hardware is by Simpson Strong-Tie UNO. All hardware shall be third-party tested and approved by ICC, IAPMO, or a similar approved agency. Contractor shall refer to manufacturer instructions and third party approval document for installation requirements and limitations.

DESIGN CRITERIA

1. Design standard: International Building Code, 2018 Edition
2. Design loads:

Roof:
- 18 psf DEAD
- 20 psf LIVE
- 25 psf SNOW (Pg = 20 psf)

Floor:
- 12 psf DEAD
- 40 psf LIVE (Reducible)

Deck:
- 12 psf DEAD
- 60 psf LIVE

Wind:
- Basic Wind Speed = 115 mph (3 sec. Gust)
- Exposure "C"
- Risk Category = II

Seismic:
- Importance Factor: I = 1
- S_S = 0.303 S_1 = 0.110
- Site Class: "D(efault)"
- S_{DS} = 0.315 S_{D1} = 0.175
- Seismic Design Category "D"
- Seismic Force Resisting System: Timber roof & floor diaphragms with wood shear walls.
- Base Shear: V = 3.4 kips
- C_S = 0.048
- R = 6.5
- Analysis Procedure: Equivalent lateral force method.
- Risk Category: II

FOUNDATION

1. Footings are designed based on an allowable soil pressure of **1500 PSF**. Vector Structural Engineering strongly recommends independent soils testing be performed by a licensed geotechnical engineer to verify soil bearing capacity, slope stability, and any other related soil parameters, as required.
2. Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.
3. Footing back fill and utility trench back fill within building area shall be mechanically compacted in layers. Flooding will not be permitted.
4. All abandoned footings, utilities, etc. that interfere with new construction shall be removed.
5. The soil under perimeter beams and slabs shall be above optimum moisture prior to concrete placement.
6. Clearing and Site Preparation - Debris, vegetation, and deleterious material should be stripped and removed from the site. Trees and vegetation should be removed from the site. Exposed surfaces should be scarified 12", brought to within 2% of optimum moisture content, and compacted to a minimum relative compaction of 90% per ASTM D1557.
7. All undocumented or loose fill materials shall be removed to expose competent native material. The exposed surface should be scarified to a depth of 12", moisture-conditioned, and compacted in accordance with the specifications above.
8. Fill material shall be imported, well-graded, and compactable engineered fill.
9. All Ø1/2" anchor bolts in concrete may be replaced with one of these options at the spacing indicated below:
   - Ø1/2" Simpson Titen HD screws with 4" min embed, or approved equal
   - Ø 1/2" all-thread rod in Ø5/8" hole with 4" embed using Simpson SET-3G epoxy, Simpson AT-3G epoxy, or approved equal.

SILL ANCHORAGE TYPE	RETROFIT Ø 1/2" TITEN OR ALL-THREAD ROD SPACING
S1 & S2	SAME AS Ø1/2" AB
S3 & S4	12" OC

CONCRETE

1. All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318 lastest approved edition) with modifications as noted in the drawings and specifications.
2. Schedule of Structural Concrete 28-day compressive strengths (f'c) and types:

Location in Structure	f'c (psi)	Type
Slabs on Grade	3500	Hard rock
Footings	3500	Hard rock

Design based on f'c 2500 psi. Special inspection is not required unless noted otherwise in the SPECIAL INSPECTION / QUALITY ASSURANCE PLAN notes on this sheet.

3. Concrete mix design shall be submitted to the engineer for approval with the following requirements:
   a. 28-day compressive strength, f'c: as specified above
   b. Aggregate: Conform to ASTM C33
   c. Maximum aggregate size: 3/4"
   d. Cement: ASTM C150, Type 3500 Portland cement
   e. Maximum water cement ratio: 0.5
   f. Maximum slump: 5"
   g. Entrained air: Minimum 6% where frost depth > 0"
   h. No admixtures, except as approved by the engineer
4. Concrete mixing operations, etc. shall conform to ASTM C94.
5. Concrete placement, consolidation and curing shall conform to ACI 318, Section 26.5.
6. Clear cover of concrete over outer reinforcing bars shall be as follows, UNO on plans and details:
   - Concrete poured directly against earth: 3"
   - Structural slabs with one reinforcing mat: center in slab thickness
   - Structural slabs with two reinforcing mats: 3/4" (top and bottom)
   - Formed concrete with earth backfill: 2"
7. All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
8. Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing that may conflict. Coring in concrete is not permitted except as shown. Notify the structural engineer of conditions not shown on the drawings in advance.
9. Conduit or pipe size (OD) shall not exceed 30% of slab thickness and shall be placed between the top and bottom reinforcing, unless specifically detailed otherwise. Concentrations of conduits or pipes shall be avoided except as detailed herein.
10. Modulus of elasticity of concrete, when tested in accordance with ASTM C469, shall be at least the value given by the equations in section 19.2.2 of ACI 318 for the specified f'c.
11. Shrinkage of concrete, when tested in accordance with ASTM C157, shall not exceed 0.0004".
12. Post-installed anchors shall only be used where specified on the plans. The contractor shall obtain approval from the EOR prior to installing post-installed anchors in place of missing or misplaced cast-in-place anchors.
13. Contact the EOR for adhesive anchor alternate when the install temperature is outside the approved temperature range provided by the manufacturer.
14. Reinforcing bars shall conform with ASTM A615 Grade 60.
15. All reinforcing bar bends shall be made cold.
16. Minimum lap of welded wire fabric shall be 6" or 1.5 times the mesh size, whichever is greater.
17. All bars shall be marked for clear identification during inspection.
18. Rebar splices are to be class B.
19. Reinforcing splices shall be made only where indicated on the drawings.
20. Dowels between footings and walls or columns shall be the same grade, size, and spacing or number as the vertical reinforcing.
21. Reinforcing bars shall not be welded, UNO.

WOOD

1. Framing Lumber:
   A. 2x4 and 2x6 wall studs: Douglas Fir Larch Stud grade, UNO
   B All other 2x and 4x lumber: Douglas Fir Larch #2, UNO
   C. 5x and larger lumber: Douglas Fir Larch #1 5x and larger, UNO
2. Bolt holes shall be 1/16" maximum larger than the bolt size. Re-tighten all nuts prior to closing in.
3. Standard cut washers shall be used under all sill plate anchor bolts, UNO at shear walls. See STANDARD SHEAR WALL SCHEDULE for anchor bolt spacing and washer requirements at shear walls.
4. All sills or plates resting on concrete or masonry shall be preservative-treated Douglas Fir Larch. Bolts shall be placed 9 inches from the end of a plate, or from a notch greater than 1/2 the width of the plate, and spaced at intervals noted.
5. Do not notch joists, rafters, or beams except where shown in details. Obtain engineer's approval for any holes or notches not detailed. Holes through sills, plates, studs, and double plates in interior, bearing, and shear walls shall conform with the STANDARD DRILLING & NOTCHING OF PLATES & STUDS detail.
6. Equivalent Simpson Strong-Tie and USP connectors are as follows:

DUAL SPECIFICATION TABLE

SIMPSON CONNECTOR	USP CONNECTOR
CS16	RS150
ST6224	KST224
A35	MPA1
LUS24-2	JUS24-2
H1A	RT15
H10A	RT16A
LTP4	MP4F
LSSR	LSSH

DUAL SPECIFICATION TABLE

SIMPSON CONNECTOR	USP CONNECTOR
HDU2	PHD2A
HDU4	PHD4A
HDU5	PHD5A
HDU8	PHD8
HDU11	UPHD11
STHD10	STAD10
STHD14	STAD14

7. Fasten schedule per International Building Code, 2018 Edition, table No. 2304.10.2. Unless noted otherwise.
8. All nails, bolts, holdowns, straps, or other steel fasteners in contact with preservative-treated timber shall be hot-dipped galvanized, stainless steel, or otherwise treated or isolated to prevent corrosion. Contractor shall verify treatment method and confirm appropriate corrosion resistance be provided in accordance with hardware supplier recommendations.
9. Non-bearing, non-shear interior walls to be anchored to floor and/or roof as indicated on the STANDARD NON-BRG & NON-SHEAR WALL CONN detail.
10. The following lumber elements shall be preservative-treated:
    - All lumber members exposed to weather
    - Floor joists within 18" of grade
    - Girders within 12" of grade
11. Timber members in contact with soil shall be rated for ground contact.

PREFABRICATED WOOD TRUSSES

1. Prefabricated wood roof trusses shall be as designed by the truss manufacturer. Bridging size and spacing by truss manufacturer, UNO. Contractor shall submit shop drawings, erection drawings, and design calculations sealed by an engineer, registered in the jurisdiction where the project is constructed, for review prior to manufacture. Calculations and shop drawings shall show any special details required at bearing points. All connectors shall be Simpson or equivalent with current ICC approval.
2. Truss manufacturer to design trusses for lateral load (LAT = XXXX) in pounds, as shown on plans. Lateral loads are ASD-level loads.
3. Additional trusses shall be supplied as required to support mechanical equipment.
4. All truss-to-truss and truss-to-beam connectors per truss manufacturer.

GLUE LAMINATED BEAMS (GLB)

1. Glue laminated beams shall be 24F-V4, except cantilevers and continuous beams shall be 24F-V8. Beams shall have the following minimum properties: Fb = 2400 psi, Fv = 265 psi, Fc (perpendicular) = 650 psi, E = 1,800,000 psi. All beams shall be fabricated using waterproof glue. Fabrication and handling per latest AITC or APA standards. Beams to bear grade stamp and AITC or APA stamp and certificate. Moisture content shall be limited to 12% or less. All glulam beams to have a standard camber radius of 5000 ft, UNO.

LAMINATED VENEER LUMBER (LVL)

1. Laminated veneer lumber to have: Fb = 2600 psi, Fv = 285 psi, E = 2.0x10^6psi
2. Double & triple LVL beams shall be nailed together as follows:
   Provide (2) rows of 16d sinkers at 12" OC for beams ≤11 7/8" deep
   Provide (3) rows of 16d sinkers at 12" OC for beams ≥ 11 7/8" deep
3. Beams w/ (4) or more plies shall be bolted together as indicated in the manufacturer's written specifications.
4. PSL beams of equal dimension, and with all properties equal to or greater than those listed in item 1, may be substituted without any additional reivew.

WOOD STRUCTURAL PANELS

1. All wood structural panels shall be plywood or APA rated oriented strand board. Panels shall bear the stamp of an approved agency. Panels shall be of the span/index rating shown on the plans. Fastening shall be indicated on the plans.
2. All plywood shall be C-D interior sheathing with exterior glue. Plywood shall be 4-ply, minimum.
3. Wood Structural panels to conform to the requirements for their type in DOC PS1, PS2, or ANSI/APA PRP210.

SHEATHING

1. Roof sheathing:
   15/32" wood structural panel: plywood or OSB, panel index = 32/16, unblocked, nail with 8d common nails at 6" OC at all boundaries and supported edges, 12" OC field. Strong axis of sheathing to run perpendicular to supports.
2. Floor sheathing:
   7/8" (min) wood structural panel: plywood or OSB, tongue and groove, panel index = 48/24, unblocked, nail with 10d common nails at 6" OC at all boundaries and supported edges, 12" OC field. Strong axis of sheathing to run perpendicular to supports.
3. Shear wall sheathing:
   Sheathing for shear walls shall be as indicated on the shear wall plans and schedules. Sheathing at shear walls may be installed with panels horizontal or vertical. All shear wall panels shall have minimum panel index = 24/0

SHOP DRAWINGS

1. Shop drawings shall be submitted for all structural items in addition to items required by architectural specifications.
2. The contractor shall review all shop drawings prior to submittal. Items not in accordance with contract drawings shall be flagged for review.
3. Verify all dimensions with architect.
4. Any changes, substitutions, or deviations from original contract drawings shall be redlined or flagged by submitting parties.
5. The engineer has the right to approve or disapprove any deviations from the structural drawings at any time before or after shop drawing review.
6. Shop drawings do not override structural drawings. Changes from the structural drawings require explicit structural engineer approval and are not approved by general shop drawing review.
7. Designs depicted in shop drawings shall be verified for dimensional compatibility with the structural drawings.
8. Reviewing is intended only as an aid to the contractor in obtaining correct shop drawings. Responsibility for corrections shall rest with the contractor.

STRUCTURAL STEEL

1. Wide flange (W) and channel (C and MC) steel shall conform with ASTM A992, UNO.
2. Square and rectangular tube steel (HSS) shall conform with ASTM A500 Grade C, UNO.
3. Steel pipes shall conform with ASTM A53 Grade B, UNO.
4. All other steel shapes and plates shall conform with ASTM A36, UNO.
5. Anchor bolts shall conform with ASTM F1554 Grade 36, UNO.
6. All bolts in structural steel-to-steel connections shall conform with ASTM F3125 Grade A325.
7. All bolt assemblies in steel-to-steel connections shall be tightened to a "snug-tight" condition as defined by AISC, UNO.
8. All bolts shall be installed with heavy hex nuts conforming with ASTM A563 Grade C or DH or equivalent.
9. All bolt holes shall be standard size per AISC, UNO.
10. Hardened washers conforming with ASTM F436 or equivalent shall be installed under bolt heads and nuts at oversized and slotted holes.
11. All steel welding shall conform with AWS D1.1 and shall be completed by certified welders in a shop approved by the building official.
12. Fielding welding is not permitted except where specified in the structural drawings.
13. All steel welds shall use minimum E70XX low-hydrogen electrode UNO and shall meet all AWS D1.1 requirements.
14. All steel surfaces exposed to the elements or to moisture shall be properly protected by galvanizing per ASTM A123 (steel members) and ASTM F2329 (hardware). Other protective finishes may be approved by the engineer.
15. Grout material for base plates shall be non-metallic, non-shrink, pre-packaged grout conforming to ASTM C1107. Grout shall have a minimum compressive strength (f'c) of 5000 psi.

SPECIAL INSPECTION / QUALITY ASSURANCE PLAN

1. The lateral force resisting system consists of timber floor and roof diaphragms with wood shear walls.
2. The following special inspections are required:
   - All post-installed anchorage to concrete (periodic)
   - When required by the local building department: All timber elements of the lateral force resisting system components
   A. The owners shall employ special inspectors who shall provide additional inspections during construction in accordance with chapter 17 of the building code.
   B. All special inspections shall be performed by an independent certified inspector from an established testing agency, licensed and approved by the building official.
   C. Copies of all structural testing and inspection reports shall be providedto Vector Structural Engineering and all interested parties.
3. Structural testing is not required.
4. No structural observation is required. However, the engineer of record reserves the right to make field observations during construction.

STRUCTURAL SHEET INDEX

SHEET #	SHEET NAME	ORIGINAL	REV #	REV DATE
S1	GENERAL STRUCTURAL NOTES	●		
S1.1	STANDARD DETAILS AND SCHEDULES	●		
S2	FOUNDATION PLAN	●		
S3	MAIN FLOOR FRAMING PLAN	●		
S4	LOW ROOF & UPPER FLOOR FRAMING PLAN	●		
S5	HIGH ROOF FRAMING PLAN	●		
S6	MAIN FLOOR SHEAR WALL PLAN	●		
S7	UPPER FLOOR SHEAR WALL PLAN	●		
SD-1	STRUCTURAL DETAILS	●		
SD-2	STRUCTURAL DETAILS	●		
SD-3	STRUCTURAL DETAILS	●		

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
ARCHL	ARCHITECTURAL DRAWINGS
b/	BOTTOM OF
BLDG	BUILDING
BLK	BLOCK / BLOCKING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BRG	BEARING
CANTL	CANTILEVERED
CFS	COLD-FORMED STEEL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECT / CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CW	CROSSWISE
DBL	DOUBLE
DIM	DIMENSION
DIR	DIRECTION
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMBED	EMBEDMENT
EOR	ENGINEER OF RECORD
EQ	EQUAL
EW	EACH WAY
FIN	FINISH or FINISHED
FL or FLR	FLOOR
FND	FOUNDATION
FS	FAR SIDE
FTG	FOOTING
GL	GLUE LAMINATED
GSN	GENERAL STRUCTURAL NOTES
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HOR	HORIZONTAL

ABBREVIATIONS

ID	INSIDE DIAMETER
ISF	INSIDE FACE
JT	JOINT
KP	KING POST
KS	KING STUD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SIDE HORIZONTAL
LSL	LAMINATED STAND LUMBER
LSV	LONG SIDE VERTICAL
LVL	LAMINATED VENEER LUMBER
LW	LENGTHWISE
MECHL	MECHANICAL DRAWINGS
MFR	MANUFACTURED
MIR	MIRROR
NS	NEAR SIDE
NTS	NOT TO SCALE
o/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
OSF	OUTSIDE FACE
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PT	POST-TENSION
PT	PRESSURE TREATED LUMBER
REINF	REINFORCEMENT
REQD	REQUIRED
SCHD	SCHEDULE
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SQ	SQUARE
STD	STANDARD
STL	STEEL
SYM	SYMMETRICAL
T&B	TOP & BOTTOM
t/	TOP OF
THK	THICK
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TS	TRIMMER STUD
TYP	TYPICAL
u/	UNDER
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
w/	WITH
WP	WORK POINT

DATE: 2026.01.15 | ENG: RAM | DWN: JWH | CHK: KSA

REV. #	DATE	BY:	DESCRIPTION

VECTOR ENGINEERS
MERIDIAN, IDAHO
(208) 996-0303
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER 10449-D

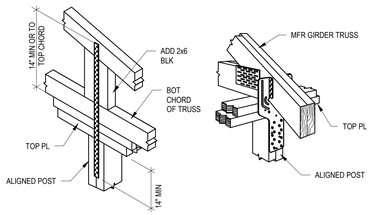
SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616

GENERAL STRUCTURAL NOTES

PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBISON A MARTIN
01/15/2026
Rob Martin, P.E.

U6565.0071.251

S1



TYP CS16 | TYP LGT2 INSTALLATION

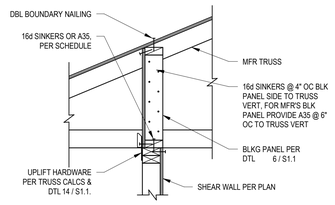
STANDARD TRUSS TIE-DOWNS		
UPLIFT LOAD PER TRUSS MANUFACTURER	SIMPSON TIE-DOWN	REQD ALIGNED HD & POST
130 TO 435	H1 OR CS16	NOT REQD
< 435 LBS	SDWC TRUSS SCREW	NOT REQD
< 615 LBS	H2.5A OR CS16	NOT REQD
< 1015 LBS	H10A OR CS16	HDU2 & (2) 2x4 POST
<1180 LBS	H16 & CS16	HDU2 & (2) 2x4 POST
< 6485 LBS	HGT-2	(2) 2x4 POST w/ HDU4 @ BASE & (2) HDU2 @ TOP TO HGT-2. AT (1) PLY TRUSS, INSTALL 2X SHAPED FILLER ADJACENT TO TRUSS @ BRG

NOTES:
1. TIE-DOWN CAPACITIES ARE BASED ON SPRUCE PINE FIR
2. TRUSS UPLIFT OF LESS THAN 130lbs TIE-DOWN NOT REQUIRED, ATTACH w/ (3) 16d SINKER TOENAILS TRUSS TO PL
3. SEE TYPICAL HOLDOWN ANCHORAGE DETAIL FOR HDU HOLDOWN INSTALLATION

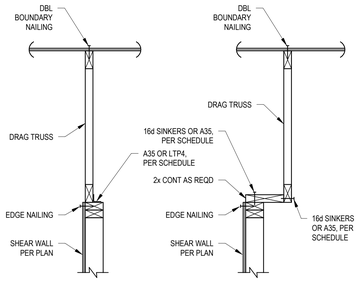
STANDARD FLOOR-TO-FLOOR STRAP		
UPLIFT LOAD PER TRUSS MANUFACTURER	SIMPSON TIE-DOWN	REQD ALIGNED POST
< 1705 LBS	CS16	2x4 POST
< 3410 LBS	(2) CS16	(2) 2x4 POST

NOTES:
1. INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48").
2. WHERE UPLIFT OCCURS ABOVE HDR OR BM, INSTALL STRAP PER SCHEDULE AT EACH TRIMMER OR POST.
3. FLOOR TO FLOOR STRAPS REQD ALIGNED WITH ROOF TRUSS ABOVE

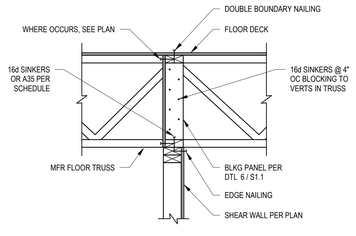
WOOD TRUSS TIE-DOWN SCHD (14)
N.T.S.



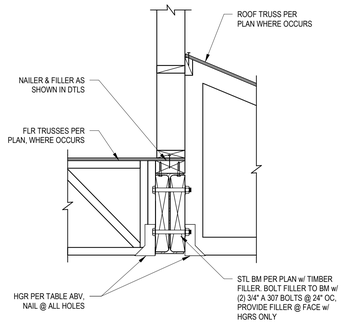
TYPE A



TYPE B



TYPE C

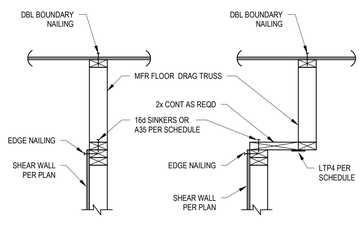


TYP STL BM

MFR TRUSS TO BEAM HANGERS				
CARRYING MEMBER	CARRIED MBR WIDTH	HANGER TYPE	MAX. REACTION (FROM TRUSS CALCS.) (LBS)	NOTES
STEEL OR TIMBER	1-1/2"	LUS210	1275	FACE MOUNT
STEEL OR TIMBER	1-1/2"	HUS26	2565	FACE MOUNT
STEEL OR TIMBER	1-1/2"	HGUS26	3750	FACE MOUNT
STEEL OR TIMBER	1-1/2"	HGUS28	5720	FACE MOUNT
STEEL OR TIMBER	3"	LUS26-2	1000	FACE MOUNT
STEEL OR TIMBER	3"	HHUS26-2	2580	FACE MOUNT
STEEL OR TIMBER	3"	HGU26-2	3940	FACE MOUNT
STEEL OR TIMBER	3"	HGUS28-2	6805	FACE MOUNT
STEEL OR TIMBER	3"	HGUS210-2	8650	FACE MOUNT
STEEL OR TIMBER	3-1/2"	LUS46	1000	FACE MOUNT
STEEL OR TIMBER	3-1/2"	HHUS46	2580	FACE MOUNT
STEEL OR TIMBER	3-1/2"	HGUS46	3940	FACE MOUNT
STEEL OR TIMBER	3-1/2"	HGUS48	6805	FACE MOUNT
STEEL OR TIMBER	6"	HGUS26-4	3940	FACE MOUNT
STEEL OR TIMBER	6"	HGUS210-4	8780	FACE MOUNT
STEEL OR TIMBER	6"	HGUS212-4	9155	FACE MOUNT

NOTES:
1. FOR STEEL BEAMS CARRYING FLOOR TRUSSES, PROVIDE TIMBER FILLER PER DTL BLW.
2. ALTERNATE HANGERS MAY BE USED AT THE CONTRACTOR'S OPTION. SUBMIT TO ENGINEER OF RECORD FOR APPROVAL.
3. HANGERS APPLICABLE FOR TIMBER BEAMS.

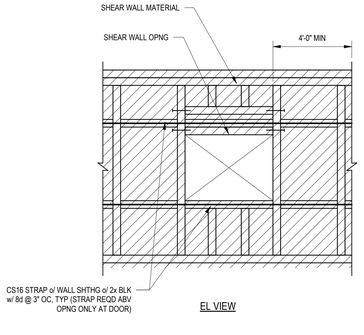
WOOD TRUSS HANGER SCHD (15)
N.T.S.



TYPE D

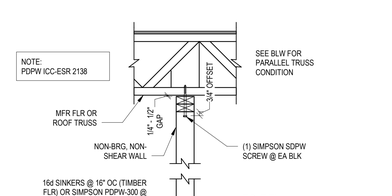
CONNECTION SCHEDULE		
SHEAR WALL	A35 OR LTP4	16d SINKERS
P1	18" OC	6" OC
P2	12" OC	4" OC
P3	10" OC	3" OC (STAGGERED)
P4	8" OC	2" OC (STAGGERED)

WOOD SHEAR TRANSFER SCHD (12)
N.T.S.

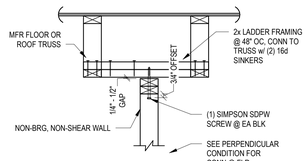


EL VIEW

WOOD STRAPS @ SHEAR WALL OPENING (13)
N.T.S.



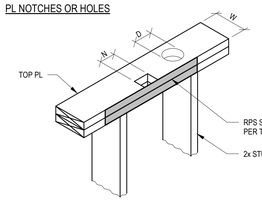
PERPENDICULAR CONDITION



PARALLEL CONDITION

WOOD PARTITION WALL CONNECTIONS (9)
N.T.S.

PL NOTCHES OR HOLES

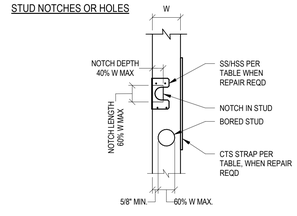


2x4 PL	2x6 PL	2x4 & 2x6 PL	
HOLE DIAMETER 'D'	HOLE DIAMETER 'D'	NOTCH WIDTH 'N' (MAX NOTCH DEPTH = W/2)	RPS STRAP
≤ 7/8"	≤ 1"	≤ 1"	NONE
≤ 1"	≤ 1-3/8"	≤ 2-1/2"	(1) RPS18
≤ 1 3/8"	≤ 2-1/8"	≤ 5-1/2"	(2) RPS18
≤ 2"	≤ 3-1/4"	≤ 12"	(2) RPS28

NOTES:
1. USE RPSZ FOR SILL PLATE.
2. CENTER STRAPS AT NOTCH OR HOLE.
3. WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTLY BELOW THE TRUSS OR JOIST UNLESS NO RPS STRAP IS REQUIRED OR WHERE EXISTING STUD FACE IS WITHIN 3" OF TRUSS OR JOIST FACE.
4. NOTCHES & HOLES MUST BE SEPARATED BY "2xD" OR "2xN".
5. WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER, THE STRAP REPAIR MAY BE WITH A CS16 STRAP ON EACH SIDE OF THE UPPER PL. THE STRAPS AND NAILING SHALL EXTEND AT LEAST 9" BEYOND EACH END OF THE WHOLE GROUP. NAILING BETWEEN THE HOLES IS NOT REQUIRED. NAILS IN THE CS16 STRAPS MAY BE N8'S OR N10'S.

WOOD PL HOLE, NOTCH, & REPAIR SCHD (10)
N.T.S.

STUD NOTCHES OR HOLES



ALLOWABLE HOLES OR NOTCHES FOR NON-BEARING, NON-SHEAR OR INTERIOR PARTITIONS (NO REPAIR REQD)

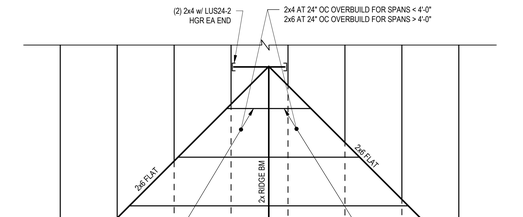
HOLE / NOTCH SCHEDULE		
HOLE / NOTCH % OF 'W'	2x4 STUD	2X6 STUD
25%	3/4"	1-3/8"
40%	1-3/8"	2-1/8"
60%	2"	3-1/4"

NOTES:
1. HOLES & NOTCHES SHALL NOT OCCUR IN THE SAME STUD.
2. WHERE HOLES OR NOTCHES EXCEED THOSE SHOWN ABOVE, REPAIR PER TABLE BELOW.
3. ALL NOTCHES IN BEARING OR SHEAR OR EXTERIOR WALLS REQUIRE REPAIRS.

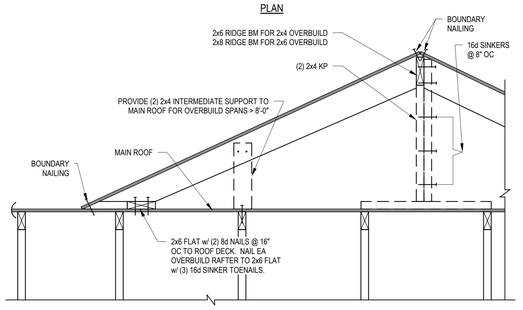
STUD HOLE REPAIR			
	2x4 STUD	2x6 STUD	REPAIR
	HOLE DIAMETER 'D'	HOLE DIAMETER 'D'	
NON-BRG & NON-SHEAR & INTERIOR WALL	≤ 2-3/4"	≤ 4-1/2"	(1) CTS218 w/ 10d
BRG OR SHEAR OR EXTERIOR WALL	≤ 3/4"	≤ 1-3/8	(1) CTS218 w/ 10d
BRG OR SHEAR OR EXTERIOR WALL	≤ 2-3/4"	≤ 4-1/2"	(2) CTS218 TWO-SIDED w/ 10d

STUD NOTCH REPAIR					
	2x4 STUD	2x4 STUD	2x6 STUD	2x6 STUD	REPAIR
	NOTCH DEPTH	NOTCH LENGTH	NOTCH DEPTH	NOTCH LENGTH	
NON-BEARING & NON-SHEAR & INTERIOR...	≤ 2-1/2"	≤ 4-1/2"	≤ 3-3/4"	≤ 4-1/2"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR WALL	≤ 2-1/2"	≤ 2-1/2"	≤ 2-1/2"	≤ 2-1/2"	SS w/ 10d
BEARING OR SHEAR OR EXTERIOR WALL	≤ 2-3/4"	≤ 4-1/2"	≤ 4-1/2"	≤ 4-1/2"	(2) CTS218 TWO-SIDED w/ 10d

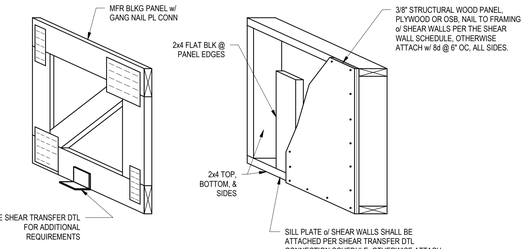
WOOD STUD HOLE, NOTCH, & REPAIR SCHD (11)
N.T.S.



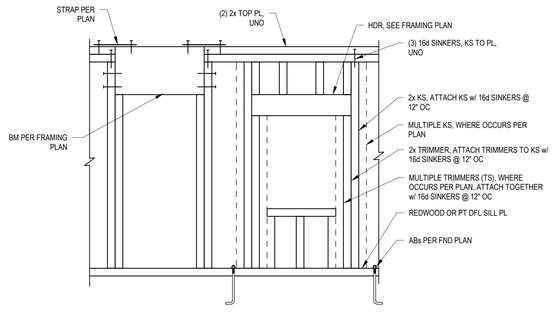
PLAN



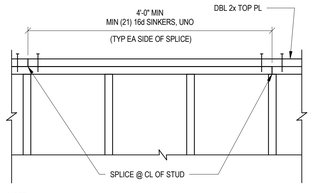
WOOD OVERBUILD (5)
N.T.S.



WOOD BLOCKING PANEL (6)
N.T.S.



WOOD WALL FRAMING @ OPENING (7)
N.T.S.



NOTE:
WHERE SPLICE LENGTH IS LESS THAN 4'-0" INSTALL ST6236 STRAP AT PLATE SPLICES. STRAPS ARE NOT REQUIRED WHERE ONE OF THE PLATES IS CONTINUOUS FOR AT LEAST 4'-0" IN EACH DIRECTION.

WOOD TOP PLATE SPLICE (8)
N.T.S.

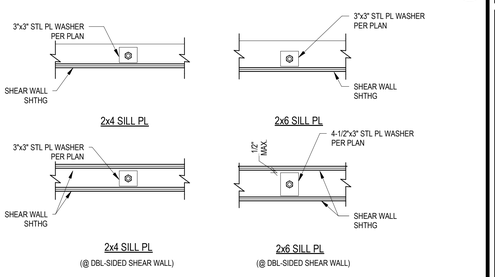
SHEAR WALL SCHEDULE						
MARK	MIN BLOCKED MATERIAL	EDGE / BOUNDARY NAILING	FIELD NAILING	SOLE PL NAILING, WHERE OCCURS	WALL CAPACITY	DEFAULT SILL ANCHORAGE, UNO
					SEISMIC / WIND	
P1	3/8" PLYWOOD OR OSB	8d COMMON NAILS @ 6" OC	8d COMMON NAILS @ 12" OC	16d SINKERS @ 6" OC	260 plf / 365 plf	S1
P2	3/8" PLYWOOD OR OSB	8d COMMON NAILS @ 4" OC	8d COMMON NAILS @ 12" OC	16d SINKERS @ 4" OC	350 plf / 520 plf	S2
P3	3/8" PLYWOOD OR OSB	8d COMMON NAILS @ 3" OC	8d COMMON NAILS @ 12" OC	16d SINKERS @ 3" OC	490 plf / 685 plf	S3
P4	3/8" PLYWOOD OR OSB	8d COMMON NAILS @ 2" OC	8d COMMON NAILS @ 12" OC	16d SINKERS @ 2" OC	640 plf / 895 plf	S4
P5	3/8" STRUCT I PLYWOOD	8d COMMON NAILS @ 2" OC	8d COMMON NAILS @ 12" OC	16d SINKERS @ 2" OC	730 plf / 895 plf	S4
P3 & P3 BOTH SIDES	3/8" PLYWOOD OR OSB	MATCH SINGLE WALL	MATCH SINGLE WALL	16d SINKERS @ 2" OC (3xSOLE PL REQD)	SINGLE WALL x2	S4
P4 & P5 BOTH SIDES	MATCH SINGLE WALL	MATCH SINGLE WALL	MATCH SINGLE WALL	SDWS22600 DB SCREWS @3" OC STAGGERED (3xSOLE PL REQD)	SINGLE WALL x2	S5

SILL ANCHORAGE SCHEDULE				
MARK	NOMINAL SILL PL THICKNESS	1/2"DIA A.B. SPACING	5/8"DIA A.B. SPACING	CAPACITY
S0	2x	48" OC	72" OC	260 plf
S1	2x	32" OC	48" OC	370 plf
S2	2x	24" OC	32" OC	520 plf
S3	2x	16" OC	24" OC	740 plf
S4	2x	12" OC	16" OC	1040 plf
S5	3x	8" OC	10" OC	1560 plf

SHEAR WALL LENGTH TOLERANCES	
SPECIFIED SHEAR WALL LENGTH	ACCEPTABLE SHEAR WALL TOLERANCE
UP TO 3'-0"	± 2"
OVER 3'-0" AND UP TO 5'-0"	± 3"
OVER 5'-0" AND UP TO 7'-0"	± 4"
OVER 7'-0" AND UP TO 10'-0"	± 6"
OVER 10'-0"	± 8"

1. ALL SHEAR WALLS SHALL BE FRAMED TO THE MINIMUM LENGTHS SHOWN ON THE PLANS WITH THE TOLERANCES INDICATED ON THE TABLE ABOVE, UNLESS A MINIMUM WALL LENGTH IS SHOWN ON THE PLANS.
2. ALL SHEAR WALLS SHALL TERMINATE ON AT LEAST (1) FULL HEIGHT STUD. ADDITIONAL STUDS OR SOLID POSTS SHALL BE INSTALLED AS REQUIRED FOR HOLDOWNS WHERE THEY OCCUR.
3. 8d COMMON NAIL SHANK DIAMETER = 0.131", 16d SINKER SHANK DIAMETER = 0.148".
4. FOR "P3", "P4", & "P5" SHEAR WALLS, ALL FRAMING RECEIVING EDGE NAILING FROM ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. AS AN ALTERNATE, (2) 2x STUDS MAY BE USED PROVIDED THEY ARE NAILED TOGETHER w/ (2) 16d SINKERS @ 6" OC FULL HEIGHT.
5. FOR "P3", "P5", "P4", & "P5" DOUBLE-SIDED SHEAR WALLS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR WIDER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. ALL ANCHOR BOLTS SHALL HAVE 7" MINIMUM EMBEDMENT.
7. ALL SHEAR WALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. ANCHOR BOLTS & PLATE WASHERS ARE TO BE OFFSET TOWARD THE SHEATHED WALL EDGE TO LIMIT THE GAP BETWEEN THE EDGE OF WASHER TO SHEATHING TO A MINIMUM OF 1/2". WHERE BOTH SIDES OF A 2x6 WALL ARE SHEATHED, A STEEL 4-1/2"x3"x0.229" PLATE WASHER SHALL BE CENTERED ON THE SILL PLATE. PER THE "STANDARD SHEAR WALL WASHERS" DETAIL.

WOOD SHEAR WALL SCHD (1)
N.T.S.



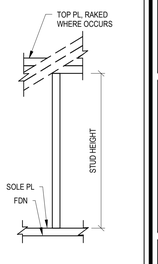
2x4 SILL PL (@ DBL-SIDED SHEAR WALL) | 2x6 SILL PL (@ DBL-SIDED SHEAR WALL)

WOOD SHEAR WALL SILL WASHERS (2)
N.T.S.

FOOTING SCHEDULE		
MARK	SIZE	REINF, BOT
F2.0	2'-0" SQ. x 10" THK	(3) #4 EW
F2.5	2'-6" SQ. x 10" THK	(3) #4 EW
F3.0	3'-0" SQ. x 12" THK	(4) #4 EW
F3.5	3'-6" SQ. x 12" THK	(5) #4 EW
F4.0	4'-0" SQ. x 14" THK	(7) #4 EW
F4.5	4'-6" SQ. x 14" THK	(7) #4 EW
F5.0	5'-0" SQ. x 16" THK	(9) #4 EW
F5.5	5'-6" SQ. x 16" THK	(10) #4 EW
CF1.0	1'-0" WIDE x 10" THK	(2) #4 CONT
CF1.25	1'-3" WIDE x 10" THK	(2) #4 CONT
CF1.33	1'-4" WIDE x 10" THK	(2) #4 CONT
CF2.0	2'-0" WIDE x 10" THK	(3) #4 CONT

STANDARD FOOTING SCHEDULE (3)
N.T.S.

STUD HEIGHT TABLE			
STUD WALL TYPE	BEARING AND/OR SHEAR WALLS (MAX. HEIGHT)		NON-BERAING AND NON-SHEAR WALLS (MAX. HEIGHT)
	EXTERIOR	INTERIOR	INTERIOR
2x4 STUD @ 16" OC	7'-6"	9'-6"	12'-0"
2x4 STUD @ 12" OC	8'-6"	11'-0"	13'-6"
(2) 2x4 STUD @ 16" OC	11'-0"	13'-6"	14'-0"
2x4 DFL #2 @ 16" OC	9'-0"	10'-6"	12'-6"
2x4 DFL #2 @ 12" OC	10'-0"	12'-0"	14'-0"
(2) 2x4 DFL #2 @ 16" OC	12'-0"	14'-0"	14'-0"
2x6 STUD @ 16" OC	13'-0"	18'-0"	19'-0"
2x6 STUD @ 12" OC	15'-6"	20'-6"	21'-0"
(2) 2x6 STUD @ 16" OC	18'-0"	22'-6"	22'-6"
2x6 DFL #2 @ 16" OC	14'-6"	20'-0"	20'-0"
2x6 DFL #2 @ 12" OC	16'-0"	22'-0"	22'-0"
(2) 2x6 DFL #2 @ 16" OC	19'-0"	22'-6"	22'-6"
2x8 DFL #2 @ 16" OC	19'-6"	26'-6"	26'-6"
2x8 DFL #2 @ 12" OC	25'-6"	29'-6"	29'-6"
(2) 2x8 DFL #2 @ 16" OC	24'-6"	29'-6"	29'-6"
1-1/2 x 5-1/2 LVL STUDS @ 16" OC	12'-6"	18'-0"	18'-0"
1-3/4 x 5-1/2 LVL STUDS @ 16" OC	14'-6"	21'-6"	21'-6"
1-3/4 x 7-1/4 LVL STUDS @ 16" OC	20'-0"	28'-6"	28'-6"



NOTES:
1. THIS TABLE ASSUMES IBC WIND LOADS w/ 115 mph, EXP. "C" AT EXTERIOR WALLS & 5 psf LATERAL LOAD AT INTERIOR WALLS.
2. THIS TABLE ASSUMES AXIAL DL = 470 lb/ft, LL = 800 lb/ft, AT EXTERIOR AND INTERIOR WALLS.

WOOD STUD TABLE (4)
N.T.S.

DATE: 20.08.01.15	REV. #	DATE	ENG. RAM	BY	DWN. JWH	DESCRIPTION	CHK. KSA

VECTOR ENGINEERS
MERIDIAN, IDAHO
(208) 288-1993
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER
104490

SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616

STANDARD DETAILS AND SCHEDULES

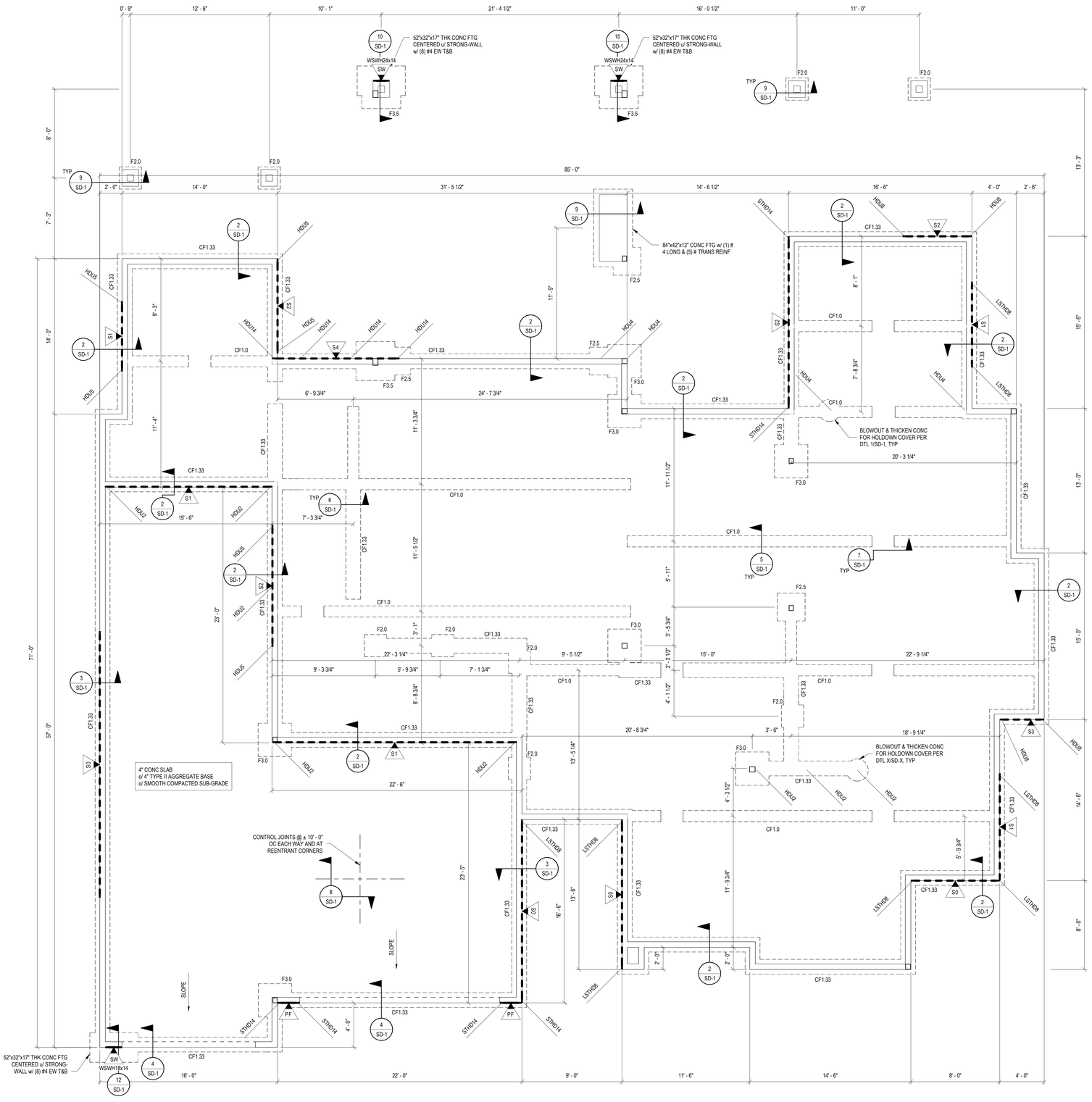
PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBIN A MARTIN
01/15/2026
Rob Martin, P.E.

U6565.0071.251

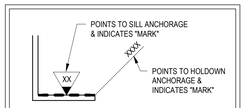
S1.1

FOUNDATION NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH ARCHL PLANS PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ Ø1/2" x 10" LONG ANCHOR BOLTS (7" EMBED) AT 48" OC, UNO. SEE THIS PLAN & THE "SHEAR WALL SCHEDULE" FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER THE "SHEAR WALL SCHEDULE". ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER THE "WOOD" NOTES ON THE GSN.
3. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
4. FX.X = SPREAD FOOTING PER THE "STANDARD FOOTING SCHEDULE"
   CFX.X = CONTINUOUS FOOTING PER THE "STANDARD FOOTING SCHEDULE".
5. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
6. STRIP AND REMOVE EXISTING VEGETATION. REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE WITH PROPERLY COMPACTED FILL.
7. SW — INDICATES LOCATION OF SIMPSON STRONG-WALL, INSTALL PER THE MFR'S SPECIFICATIONS. USE THE MFR'S TEMPLATE TO ENSURE PROPER ANCHORAGE PLACEMENT. SEE THE SHEAR WALL PLANS FOR THE STRONG-WALL MODEL.
8. PF — INDICATES LOCATION OF PORTAL FRAME PER THE SHEAR WALL PLANS



SILL ANCHORAGE KEY



NOTE:
SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE
SEE SHEET SD-1 FOR THE "HOLDOWN ANCHORAGE SCHEDULE"

FOUNDATION PLAN

1/4" = 1'-0"

DATE: 20.05.01.15	REV. #	DATE	ENG. RAM	BY:	DWN. JWH	DESCRIPTION	CHK. KSA

VECTOR ENGINEERS
MERIDIAN, IDAHO
(208) 288-1993
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER
IDAHO 104950

SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616
FOUNDATION PLAN

PROFESSIONAL ENGINEER
LICENSED
23279
STATE OF IDAHO
ROBISON A MARTIN

01/15/2026

Rob Martin, P.E.

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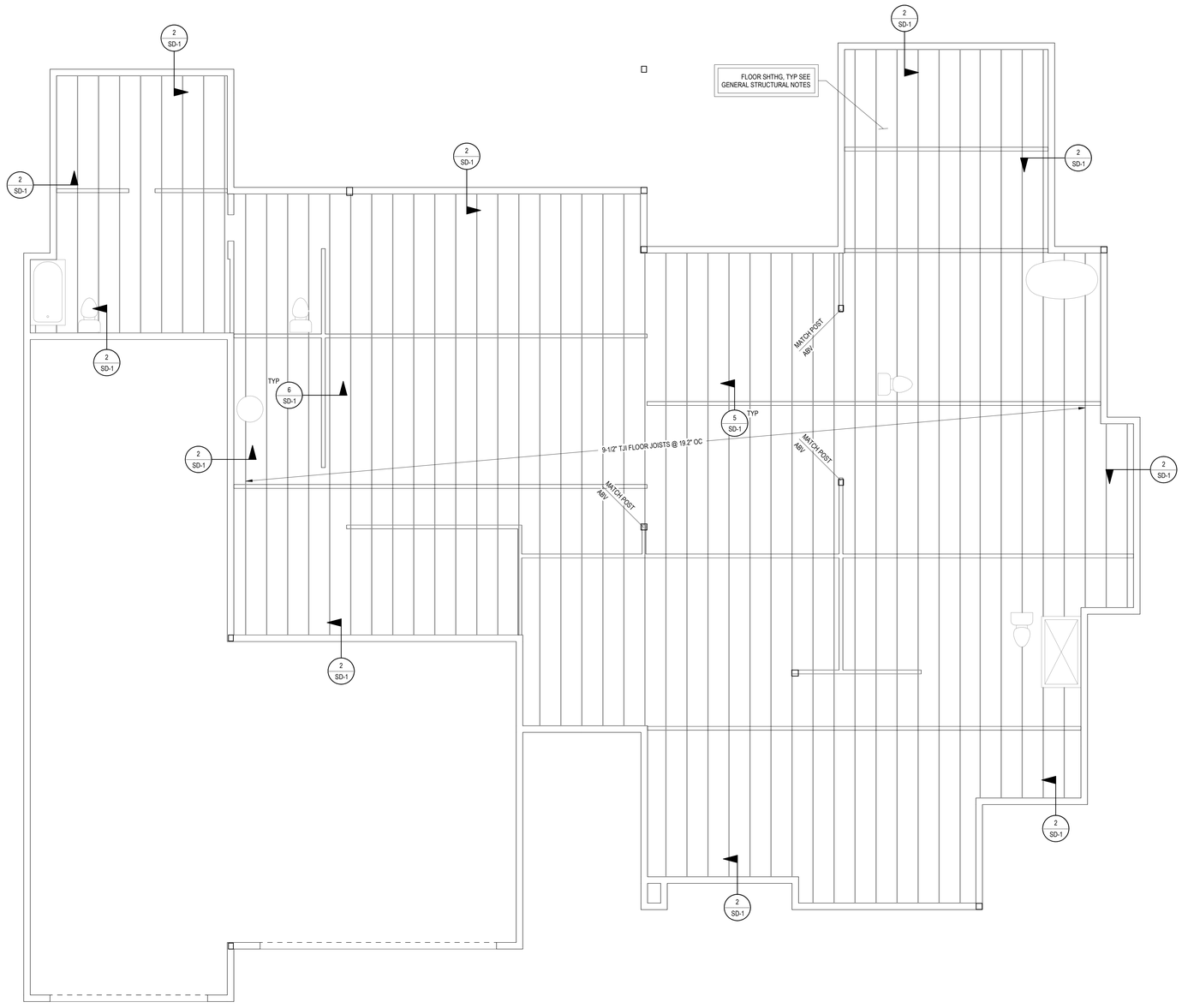
S2

CRAWL SPACE FRAMING NOTES

1. ALL PONY WALLS TO BE 2x4 @ 16" OC, UNO.
2. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" OC.
3. PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION WITH POSTS AND SQUASH BLOCKS, AS REQUIRED.
4. PLUMBING FIXTURES LOCATIONS ARE SHOWN AS PROVIDED BY THE ARCHITECT. THE CONTRACTOR TO VERIFY ACTUAL LOCATIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
5. ⊠ INTERIOR BEARING WALLS



MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

DATE: 2026.01.15	REV. #	DATE	BY:	DWN.: JWH	CHK: KSA
			ENG: RAM	DESCRIPTION	

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TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616

MAIN FLOOR FRAMING PLAN

PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBISON A MARTIN

01/15/2026

Rob Martin, P.E.

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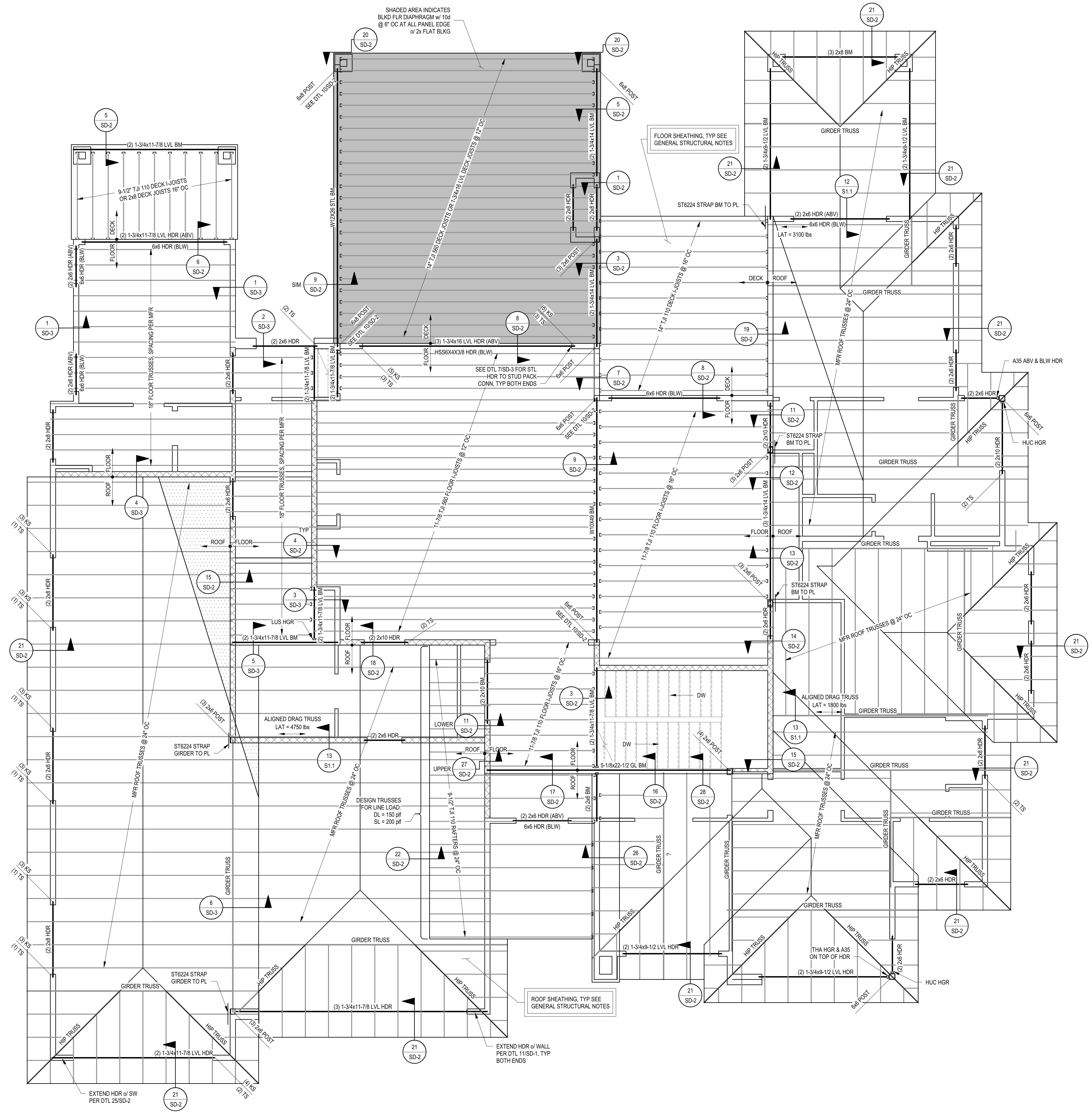
S3



LOW ROOF & UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"

ALL ITEMS LISTED IN QUOTATIONS REFER TO NOTES, SCHEDULES, OR DETAILS ON THE GENERAL STRUCTURAL NOTES OR STANDARD DETAIL SHEETS.

FRAMING NOTES

1. ALL FRAMED WALLS TO BE 2x @ 16" OC MAX PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF THE "STANDARD STUD TABLE" AND SHALL MEET FRAMING REQUIREMENTS OF THE "STANDARD WALL FRAMING" DETAIL.
2. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" OC.
3. OVERBUILD, STICK FRAMED PER THE "STANDARD OVERBUILD" DETAIL OR OVERBUILD TRUSSES PER THE TRUSS MANUFACTURER.
4. INTERIOR BEARING WALLS
5. PROVIDE A (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, UNO.
6. PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION WITH POSTS, CRIPPLES, AND SQUASH BLOCKS AS REQUIRED.
7. BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION. A CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF A STRAP FROM BEAM TO PLATE.
8. PROVIDE A STRAP PER THE "STANDARD TOP PLATE SPLICE" DETAIL WHERE STEEL COLUMNS BREAK THE CONTINUOUS TOP PLATE.

KING & TRIMMER SCHEDULE (PL HEIGHT ≤10'-0")

NUMBER OF KS / TS	(1) KS / (1) TS	(2) KS / (2) TS	(3) KS / (2) TS
WALL SIZE	MAX OPENING WIDTH		
2x4	6'-0"	10'-0"	18'-0"
2x6	8'-0"	12'-0"	20'-0"

NOTE:
1. THE NUMBER OF KING STUDS AND TRIMMERS ARE TO BE INSTALLED AS SHOWN IN TABLE UNO ON THE PLANS.
2 ATTACH STUDS TOGETHER w/ 16d SINKERS @ 6" OC.

KING & TRIMMER SCHEDULE (PL HEIGHT ≤12'-0")

NUMBER OF KS / TS	(1) KS / (1) TS	(2) KS / (2) TS	(3) KS / (2) TS
WALL SIZE	MAX OPENING WIDTH		
2x6	4'-0"	8'-0"	13'-0"

NOTE:
1. THE NUMBER OF KING STUDS AND TRIMMERS ARE TO BE INSTALLED AS SHOWN IN TABLE UNO ON THE PLANS.
2 ATTACH STUDS TOGETHER w/ 16d SINKERS @ 6" OC.

KING & TRIMMER SCHEDULE (PL HEIGHT ≤14'-0")

NUMBER OF KS / TS	(1) KS / (1) TS	(2) KS / (2) TS	(3) KS / (2) TS
WALL SIZE	MAX OPENING WIDTH		
2x6	-	7'-0"	11'-0"

NOTE:
1. THE NUMBER OF KING STUDS AND TRIMMERS ARE TO BE INSTALLED AS SHOWN IN TABLE UNO ON THE PLANS.
2 ATTACH STUDS TOGETHER w/ 16d SINKERS @ 6" OC.

DATE: 2026.01.15	ENG: RAM	DWN: JWH	CHK: KSA
REV. #	DATE	BY:	DESCRIPTION

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WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER 10449-0

SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616
LOW ROOF & UPPER FLOOR FRAMING PLAN

PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBISON A MARTIN
01/15/2026
Rob Martin, P.E.

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S4

ALL ITEMS LISTED IN QUOTATIONS REFER TO NOTES, SCHEDULES, OR DETAILS ON THE GENERAL STRUCTURAL NOTES OR STANDARD DETAIL SHEETS.

FRAMING NOTES

1. ALL FRAMED WALLS TO BE 2x @ 16" OC MAX PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF THE "STANDARD STUD TABLE" AND SHALL MEET FRAMING REQUIREMENTS OF THE "STANDARD WALL FRAMING" DETAIL.
2. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" OC.
3. OVERBUILD, STICK FRAMED PER THE "STANDARD OVERBUILD" DETAIL OR OVERBUILD TRUSSES PER THE TRUSS MANUFACTURER.
4. INTERIOR BEARING WALLS
5. PROVIDE A (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, UNO.
6. PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION WITH POSTS, CRIPPLES, AND SQUASH BLOCKS AS REQUIRED.
7. BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION. A CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF A STRAP FROM BEAM TO PLATE.
8. PROVIDE A STRAP PER THE "STANDARD TOP PLATE SPLICE" DETAIL WHERE STEEL COLUMNS BREAK THE CONTINUOUS TOP PLATE.

KING & TRIMMER SCHEDULE (PL HEIGHT ≤10'-0")

NUMBER OF KS / TS	(1) KS / (1) TS	(2) KS / (2) TS	(3) KS / (2) TS
WALL SIZE	MAX OPENING WIDTH		
2x4	6'-0"	10'-0"	18'-0"
2x6	8'-0"	12'-0"	20'-0"

NOTE:
1. THE NUMBER OF KING STUDS AND TRIMMERS ARE TO BE INSTALLED AS SHOWN IN TABLE UNO ON THE PLANS.
2. ATTACH STUDS TOGETHER w/ 16d SINKERS @ 6" OC.

KING & TRIMMER SCHEDULE (PL HEIGHT ≤12'-0")

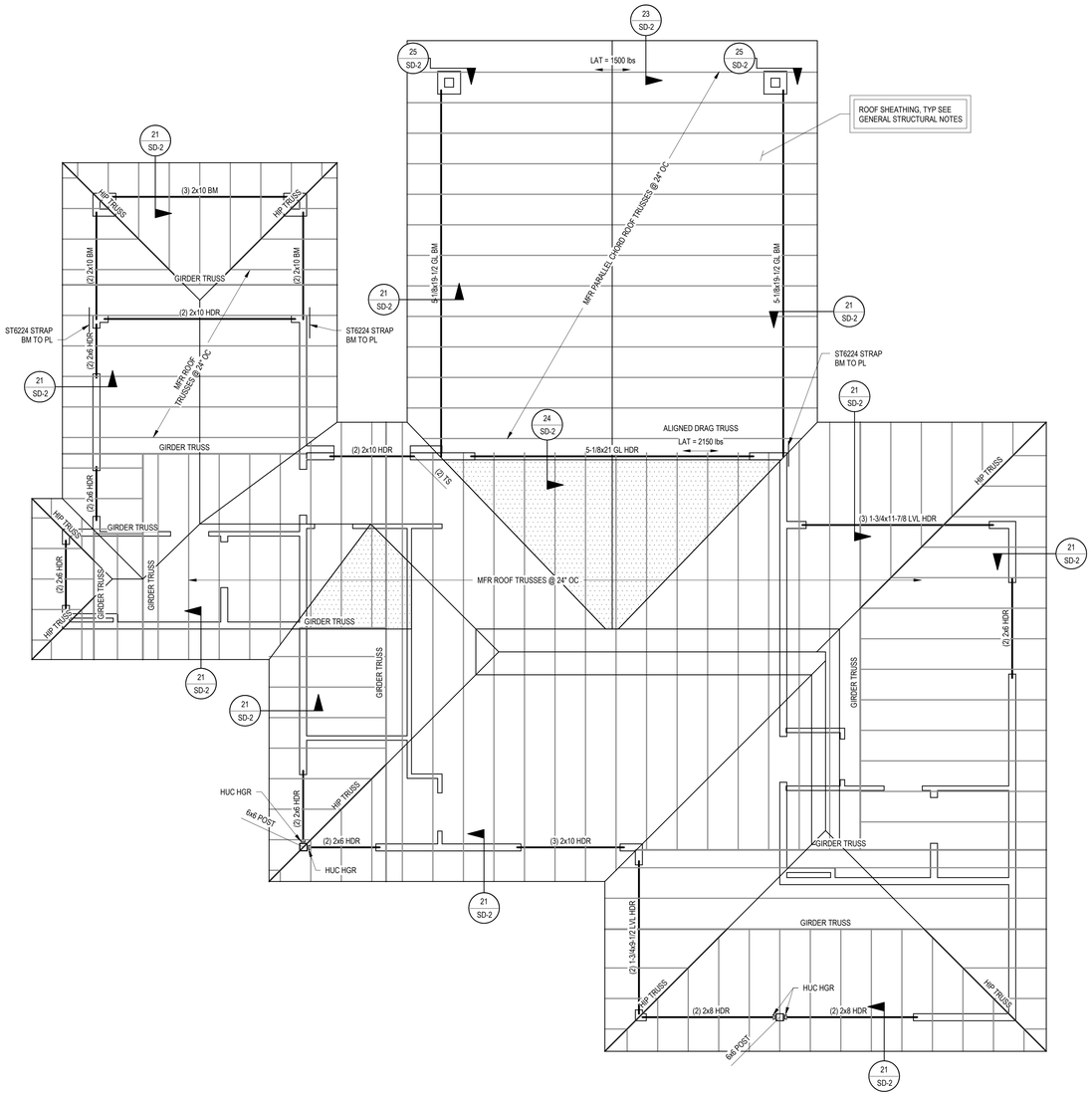
NUMBER OF KS / TS	(1) KS / (1) TS	(2) KS / (2) TS	(3) KS / (2) TS
WALL SIZE	MAX OPENING WIDTH		
2x6	4'-0"	8'-0"	13'-0"

NOTE:
1. THE NUMBER OF KING STUDS AND TRIMMERS ARE TO BE INSTALLED AS SHOWN IN TABLE UNO ON THE PLANS.
2. ATTACH STUDS TOGETHER w/ 16d SINKERS @ 6" OC.

KING & TRIMMER SCHEDULE (PL HEIGHT ≤14'-0")

NUMBER OF KS / TS	(1) KS / (1) TS	(2) KS / (2) TS	(3) KS / (2) TS
WALL SIZE	MAX OPENING WIDTH		
2x6	-	7'-0"	11'-0"

NOTE:
1. THE NUMBER OF KING STUDS AND TRIMMERS ARE TO BE INSTALLED AS SHOWN IN TABLE UNO ON THE PLANS.
2. ATTACH STUDS TOGETHER w/ 16d SINKERS @ 6" OC.



HIGH ROOF FRAMING PLAN

1/4" = 1'-0"

DATE: 20.05.01.15	REV: #	DATE	BY:	DESCRIPTION	CHK: KSA
			ENG: RAM	DWN: JWH	

VECTOR ENGINEERS
MERIDIAN, IDAHO
(208) 288-1993
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER 104950

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TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616

HIGH ROOF FRAMING PLAN

PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBISON A MARTIN

01/15/2026

Rob Martin, P.E.

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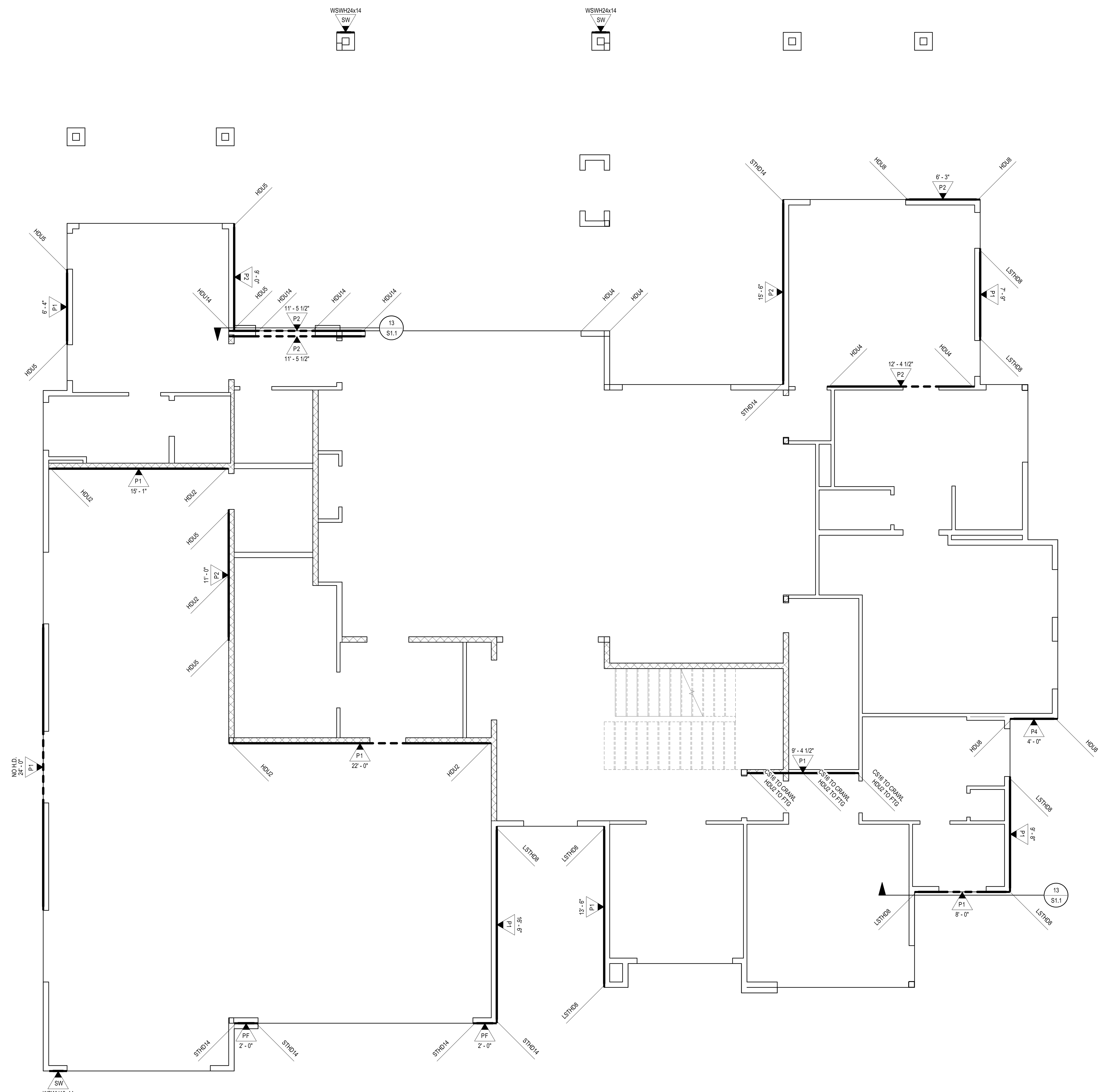
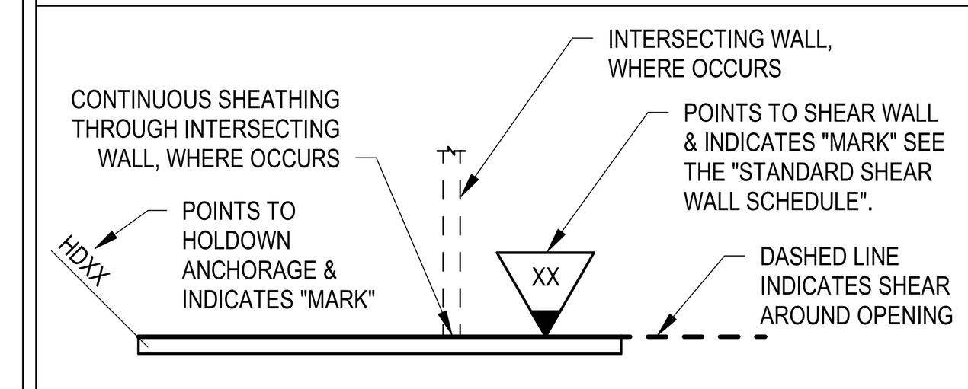


MAIN FLOOR SHEAR WALL PLAN

1/4" = 1'-0"

SHEAR WALL KEY



NOTES:
SEE SHEET SD-1 FOR THE "HOLDOWN ANCHORAGE SCHEDULE"

SHEAR WALL NOTES

1. SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF THE INDICATED WALL.
2. WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KING STUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" OC FULL HEIGHT OR w/ LTP4 @ 12" OC FULL HEIGHT.
3. SW — INDICATES LOCATION OS SIMPSON STRONG WALL, INSTALL PER MFR'S SPECIFICATIONS, USE MFR'S TEMPLATE TO ENSURE PROPER ANCHORAGE LOCATION.
4. PF — INDICATES LOCATION OF PORTAL FRAME PER DTL 11/SD-1

FLOOR-TO-FLOOR HOLDOWN STRAP SCHEDULE

STRAP	NAILING EA END	NAILING EA END	MIN ALIGNED STUDS
CS16	(11) 10d NAILS	FLOOR DEPTH + 31"	2x
MST48	(13) 16d NAILS	48"	(2) 2x
MST60	(20) 16d NAILS	60"	(2) 2x
MST72	(27) 16d NAILS	72"	(2) 2x
CMST12	(42) 16d NAILS	FLOOR DEPTH + 81"	(2) 2x

NOTES:
1. INSTALL STRAPS TO 2x STUDS ABOVE AND BELOW THE FLOOR FRAMING.
2. WHERE A WALL DOES NOT OCCUR BELOW THE FLOOR FRAMING, ATTACH THE STRAP TO THE BEAM OR TRUSS BELOW.

DATE: 2026.01.15	ENG: RAM	DWN: JWH	CHK: KSA

REV. #	DATE	BY:	DESCRIPTION

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MERIDIAN, IDAHO
(208) 996-0303
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ID FIRM LICENSE NUMBER
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TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616
MAIN FLOOR SHEAR WALL PLAN

PROFESSIONAL ENGINEER
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01/15/2026
Rob Martin, P.E.

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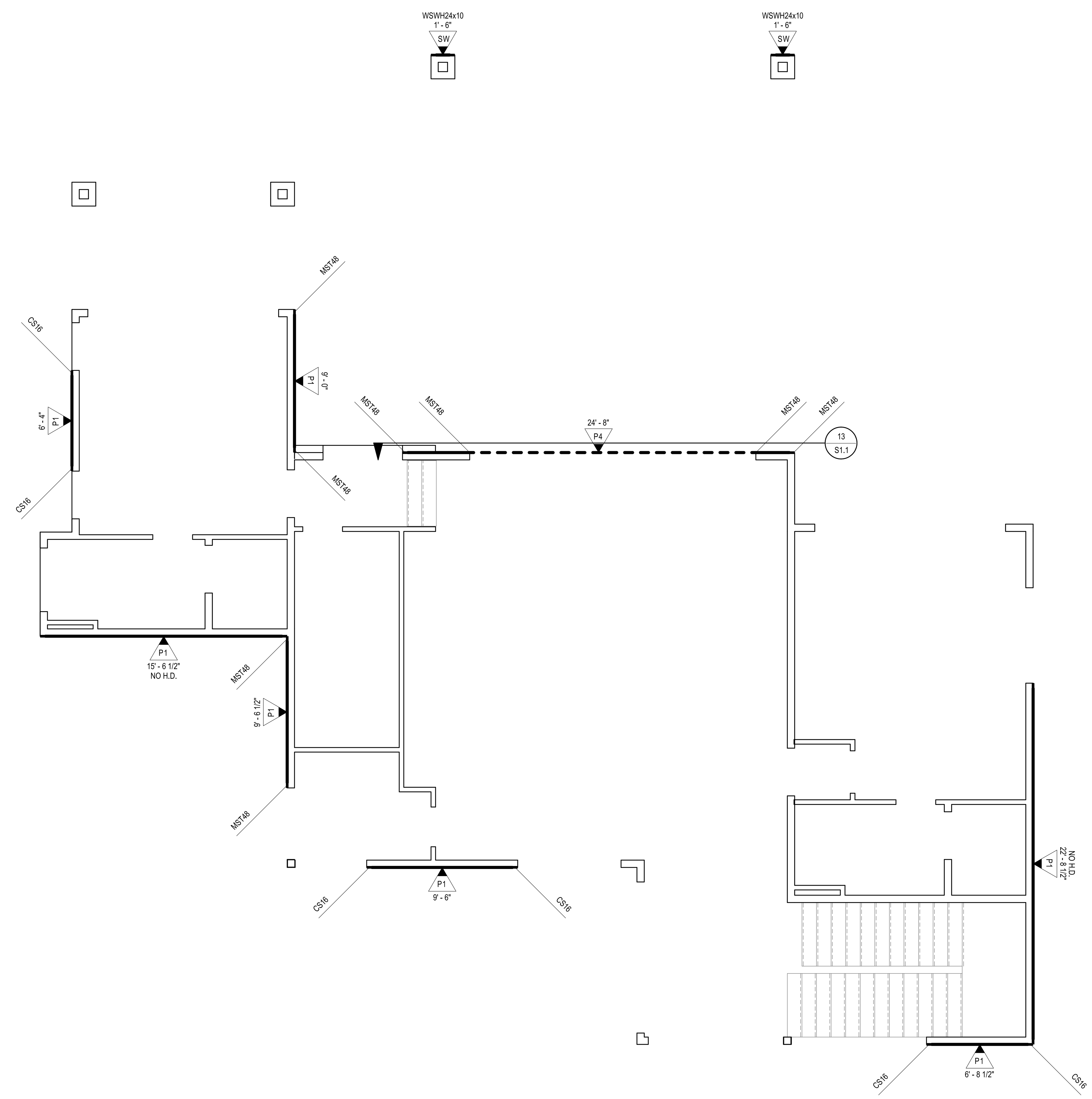
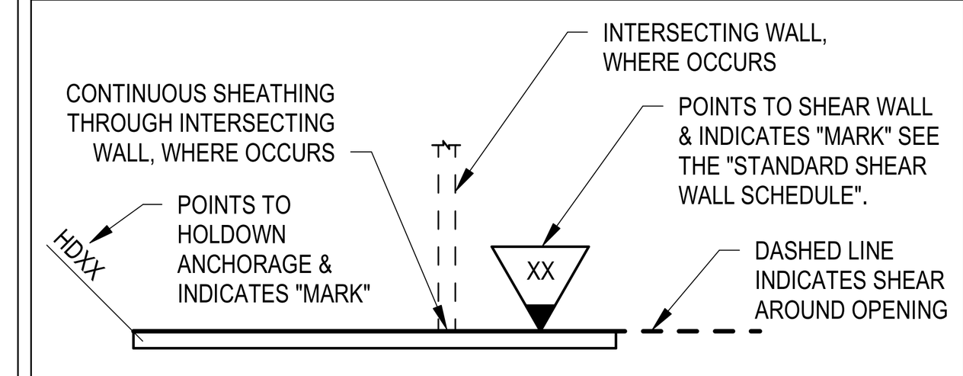
S6



UPPER FLOOR SHEAR WALL PLAN

1/4" = 1'-0"

SHEAR WALL KEY



NOTES:
SEE SHEET SD-1 FOR THE "HOLDOWN ANCHORAGE SCHEDULE"

SHEAR WALL NOTES

1. SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF THE INDICATED WALL.
2. WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KING STUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" OC FULL HEIGHT OR w/ LTP4 @ 12" OC FULL HEIGHT.
3. (SW) INDICATES LOCATION OS SIMPSON STRONG WALL, INSTALL PER MFR'S SPECIFICATIONS, USE MFR'S TEMPLATE TO ENSURE PROPER ANCHORAGE LOCATION.
4. (PF) INDICATES LOCATION OF PORTAL FRAME PER DTL 11/SD-1

FLOOR-TO-FLOOR HOLDOWN STRAP SCHEDULE

STRAP	NAILING EA END	NAILING EA END	MIN ALIGNED STUDS
CS16	(11) 10d NAILS	FLOOR DEPTH + 31"	2x
MST48	(13) 16d NAILS	48"	(2) 2x
MST60	(20) 16d NAILS	60"	(2) 2x
MST72	(27) 16d NAILS	72"	(2) 2x
CMST12	(42) 16d NAILS	FLOOR DEPTH + 81"	(2) 2x

NOTES:
1. INSTALL STRAPS TO 2x STUDS ABOVE AND BELOW THE FLOOR FRAMING.
2. WHERE A WALL DOES NOT OCCUR BELOW THE FLOOR FRAMING, ATTACH THE STRAP TO THE BEAM OR TRUSS BELOW.

DATE: 2026.01.15	ENG: RAM	DWN: JWH	CHK: KSA
REV. #	DATE	BY:	DESCRIPTION

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SWAGGART SPEC - TV L52 B4
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LOT 52 BLOCK 4
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UPPER FLOOR SHEAR WALL PLAN

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01/15/2026
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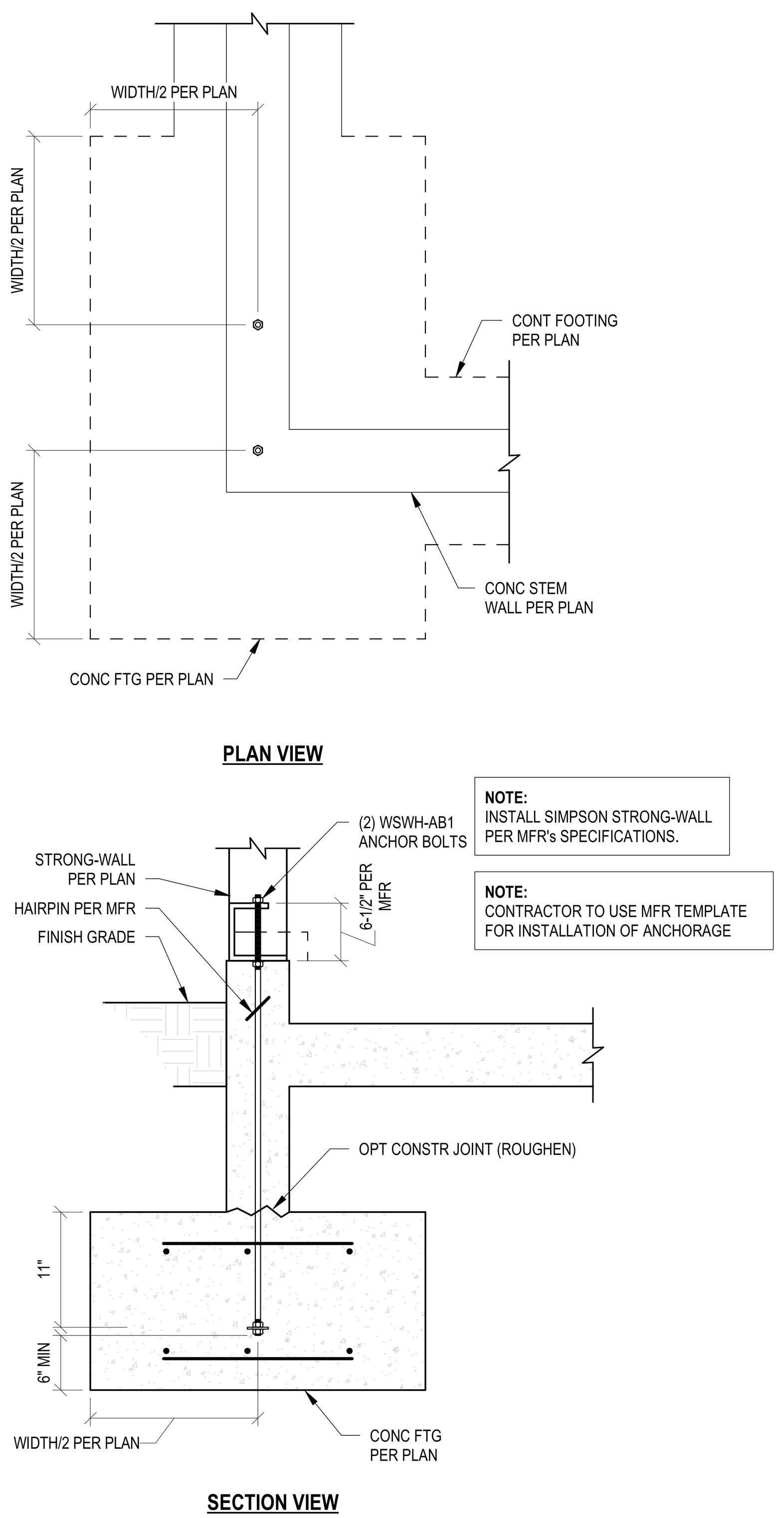

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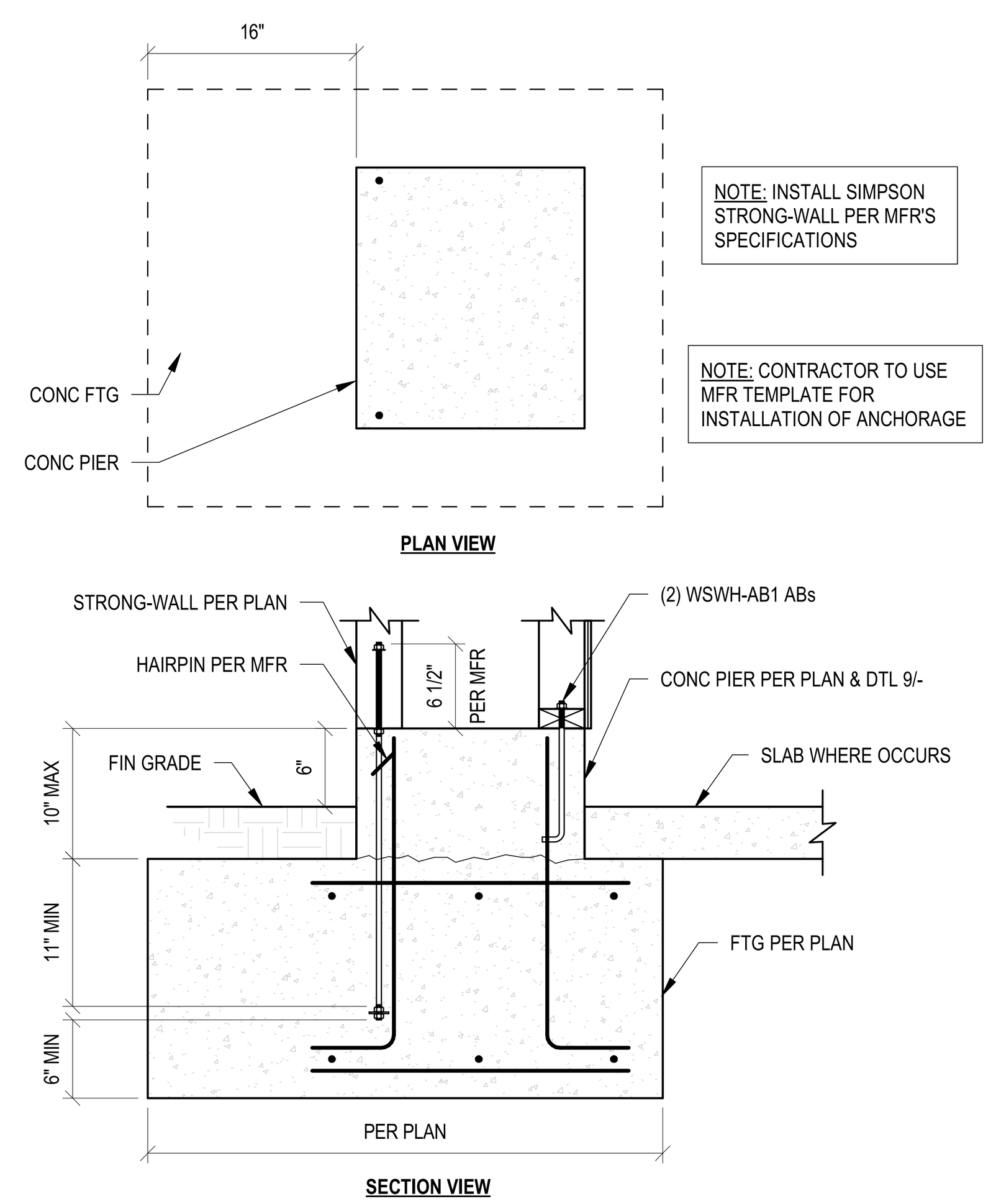

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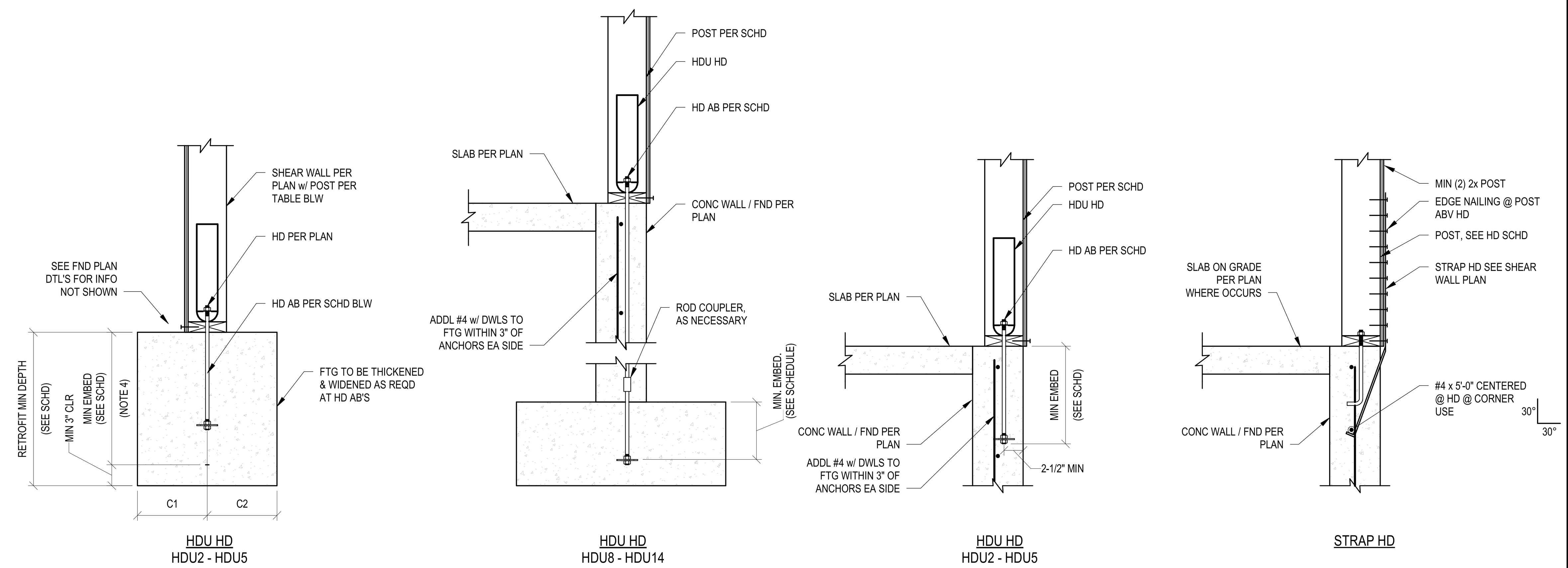

ANCHORAGE										
	ANCHORAGE (CIP)			ANCHORAGE (RETROFIT)		CIP OR RETROFIT				
HD	SIMPSON STRONG-TIE PRODUCT	ALL THREAD ROD (NOTE 1)	EMBED	ALL THREAD ROD (NOTE 2, 3, & 6)	HOLE DIAMETER	C1	C2	RETROFIT DEPTH	POST	FTG
HDU2 - SDS2.5	SSTB16	Ø5/8" F1554	9"	Ø5/8" F1554	3/4"	6"	6"	6-1/2"	(2) 2x	PER FND DTLS
HDU4 - SDS2.5	SB5/8x24	Ø5/8" F1554	12"	Ø5/8" F1554	3/4"	8"	8"	5"	(2) 2x	SPREAD FTG REQD
HDU5 - SDS2.5	SB5/8x24	Ø5/8" F1554	18"	Ø5/8" F1554	3/4"	9"	9"	6"	(2) 2x	SPREAD FTG REQD
HDU8 - SDS2.5	NONE	Ø7/8" F1554	7"	Ø7/8" F1554	1"	9"	9"	10"	(3) 2x	SPREAD FTG REQD
HDU11 - SDS2.5	NONE	Ø1" F1554	7"	Ø1" F1554	1-1/4"	11"	11"	10"	6x6	SPREAD FTG REQD
HDU14 - SDS2.5	NONE	Ø1" F1554	7"	Ø1" F1554	1-1/4"	14"	14"	12"	6x6	SPREAD FTG REQD

NOTES:
1. PROVIDE 2-1/8"x2-1/8"x3/8" STL PL w/ (2) NUTS @ CIP ANCHORS.
2. RETROFIT ALL-THREAD ROD IN HOLES w/ SIMPSON SET-3G EPOXY. PREPARE HOLES & INSTALL EPOXY PER MFR DIRS w/ EMBED & EDGE DISTANCES AS SHOWN.
3. SIMPSON SET-3G EPOXY PER ICC-ES 2508.
4. INCREASE FTG DEPTH AS REQD FOR 3" MIN COVER BLW BOLT & COORDINATE EXACT LOCATIONS w/ THE FRAMING CONTRACTOR.
5. HDS MAY BE INSTALLED 4" MAX FROM SHEAR WALL EDGE. BOUNDARY NAILING MUST BE PROVIDED AT STUDS ALIGNED w/ HDS.
6. RETROFIT OPTION NOT PERMITTED IN STEM WALL APPLICATIONS.
7. AS AN ALTERNATE, THE FOLLOWING HOLDOWNS SHOWN BELOW CAN BE USED IN LIEU OF THE HOLDOWNS SPECIFIED ON THE PLANS. ALL HOLDOWNS TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

SPECIFIED → **ALTERNATE**
HDU2 → HDUE3
HDU4 → HDUE5
HDU5 → HDUE7
HDU8 → HDUE9
HDU11 → HDUE13
HDU14 → HDUE17

N.T.S.

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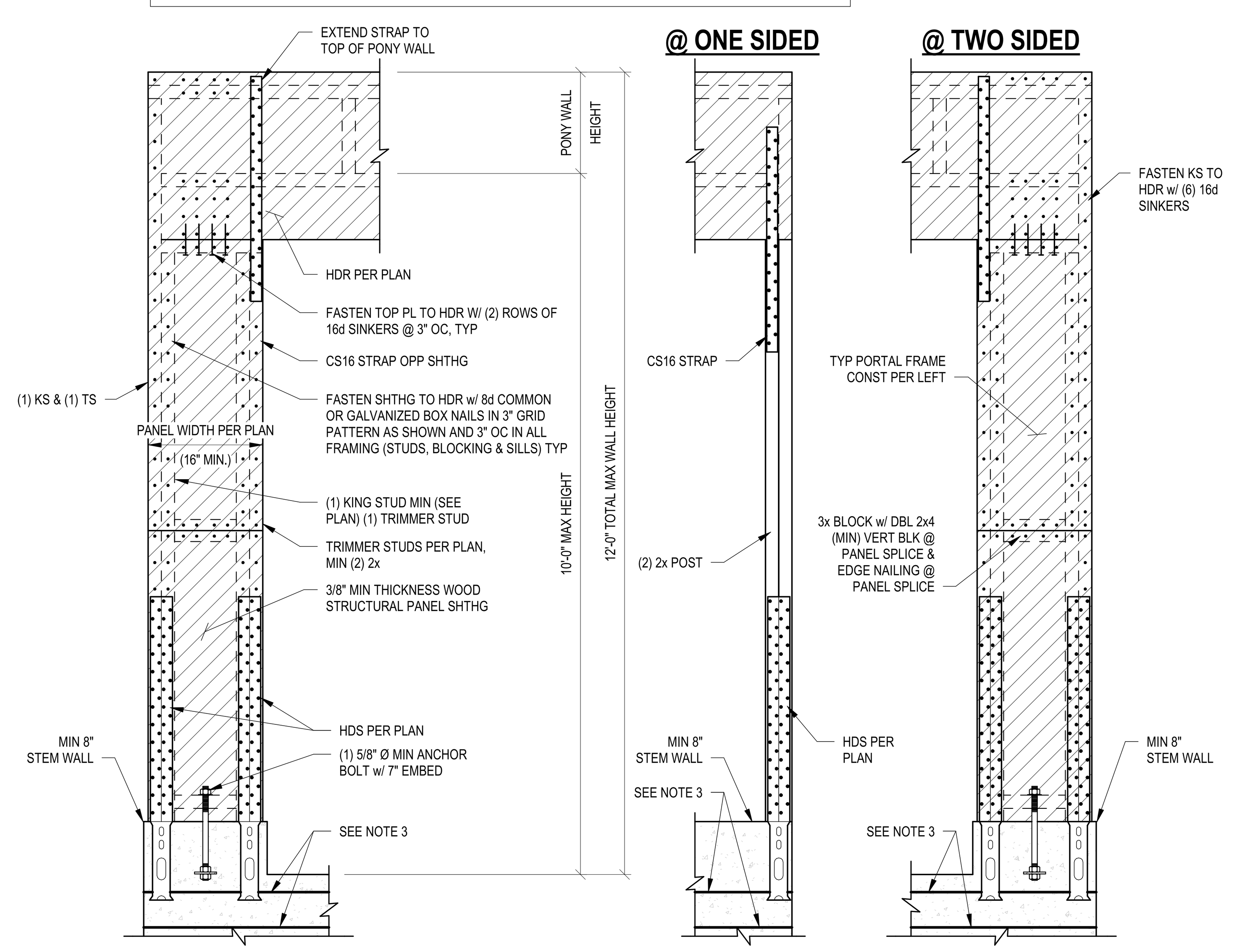
NOTES:
1. DESIGN STRENGTH PER APA DOC. TT-100H.
TESTED AND APPROVED FOR ENGINEERED DESIGN OUTSIDE OF CONVENTIONAL LIGHT FRAME CONTRUCTION.
2. WHERE PONY WALL IS ABOVE HEADER PROVIDED 3/8" PLYWOOD OR OSB w/ 8d COMMON NAILS @ 4" OC EDGE/BOUNDARY NAILING & 16d SINKERS @ 4" OC SOLE PLATE NAILING.
3. CONTINUOUS REINFORCEMENT PER PLAN (#4 MIN) TOP & BOTTOM, TOP BAR MUST BE A MINIMUM OF 2" ABV HOLDOWN HOOK. IF CONTINUOUS REINFORCEMENT NOT POSSIBLE DUE TO CURB HEIGHT, 8" STEM WALL REQUIRED, LEP LENGTH = 2'-0" MIN



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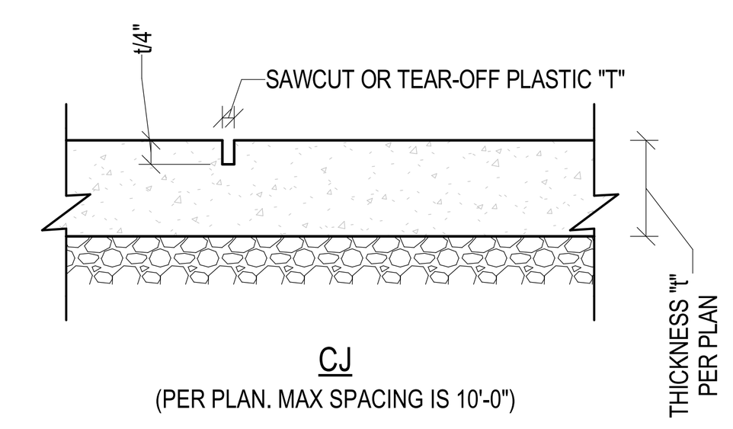

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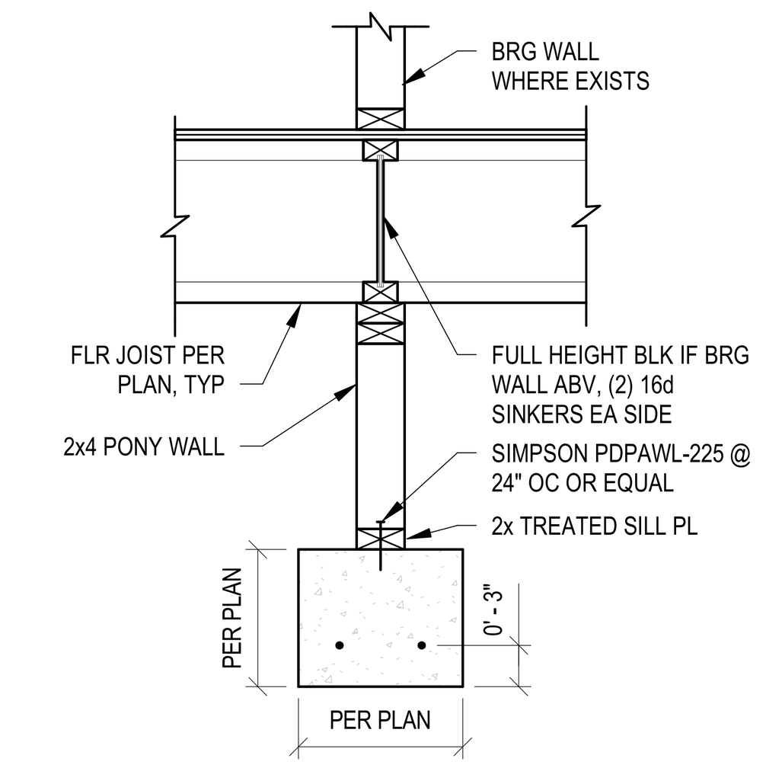

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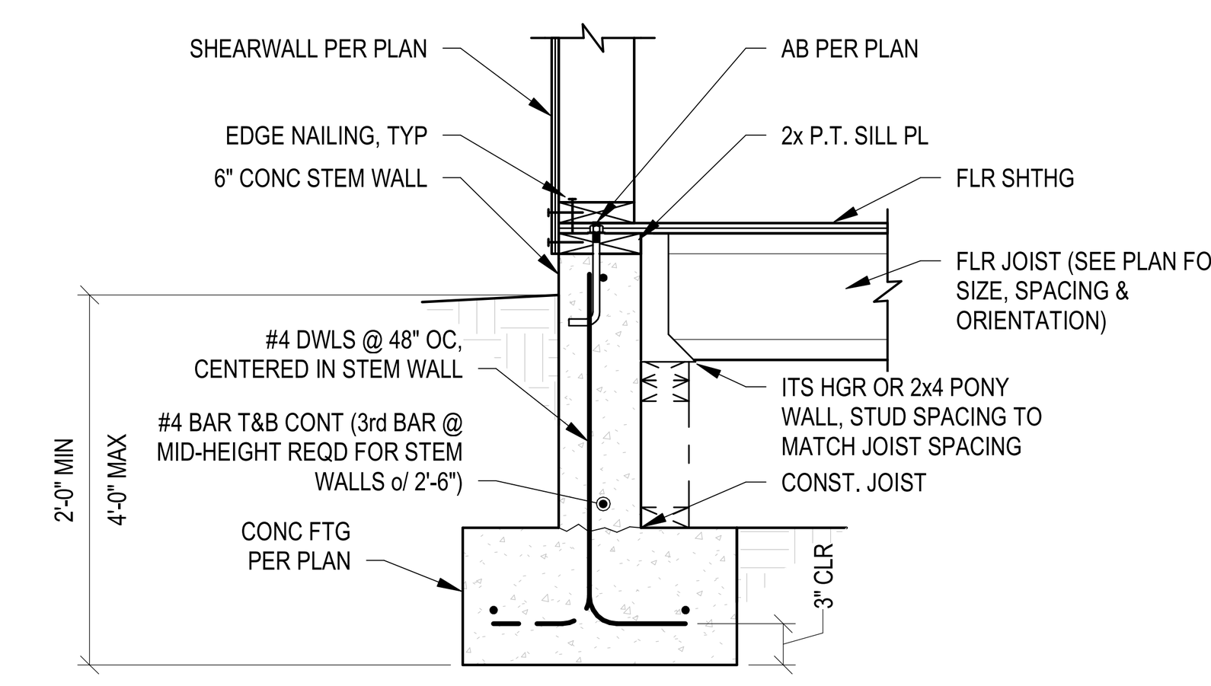

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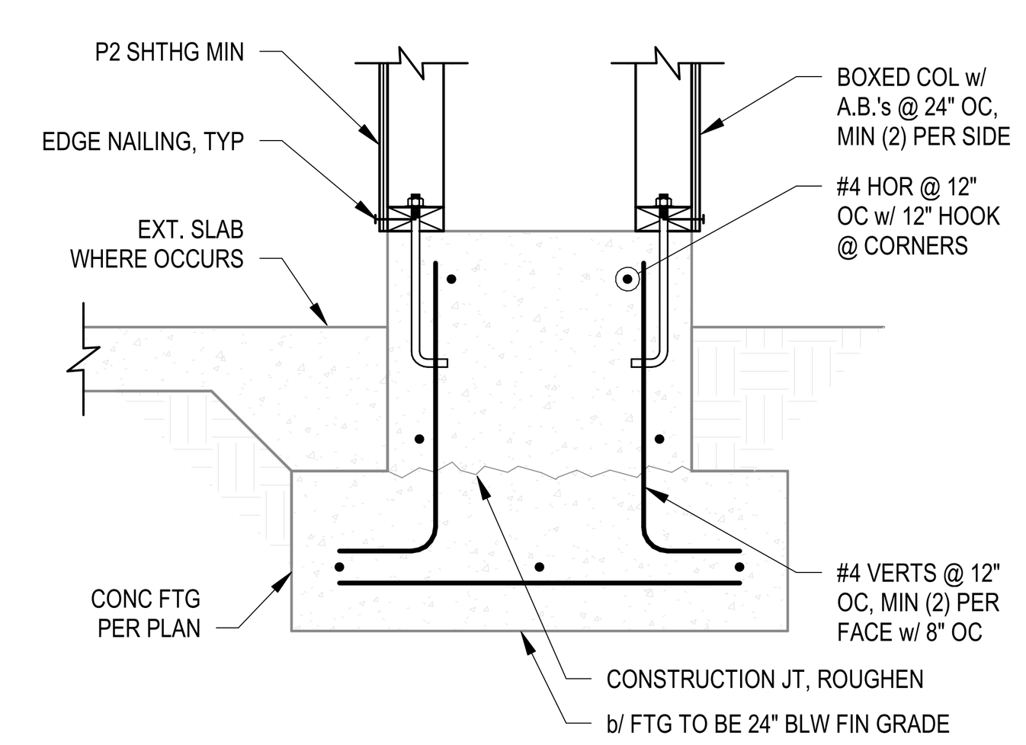

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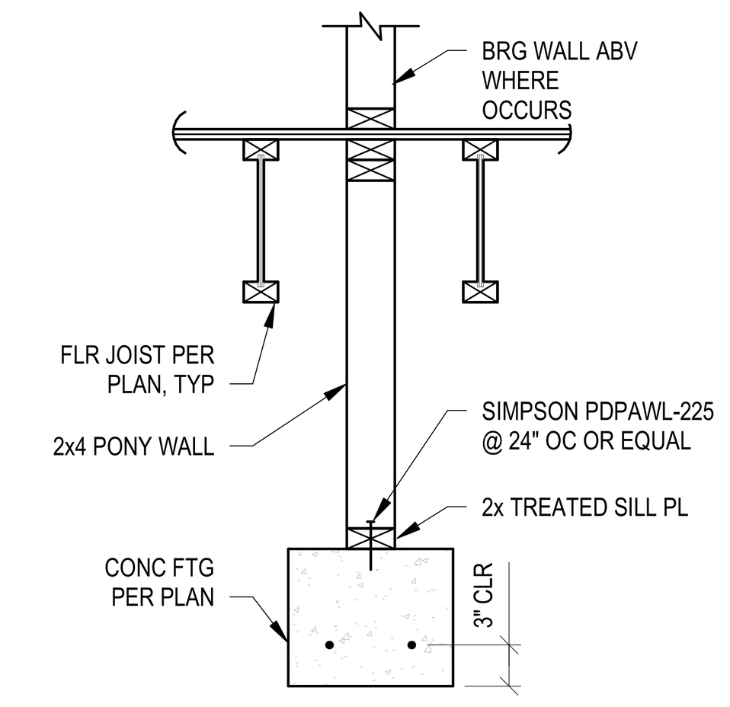

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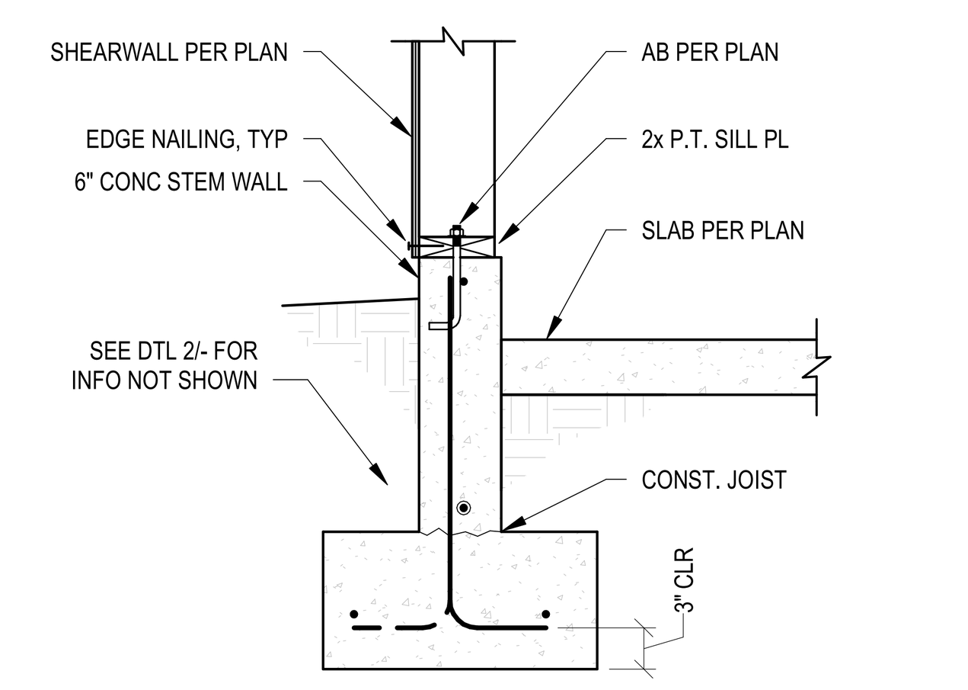

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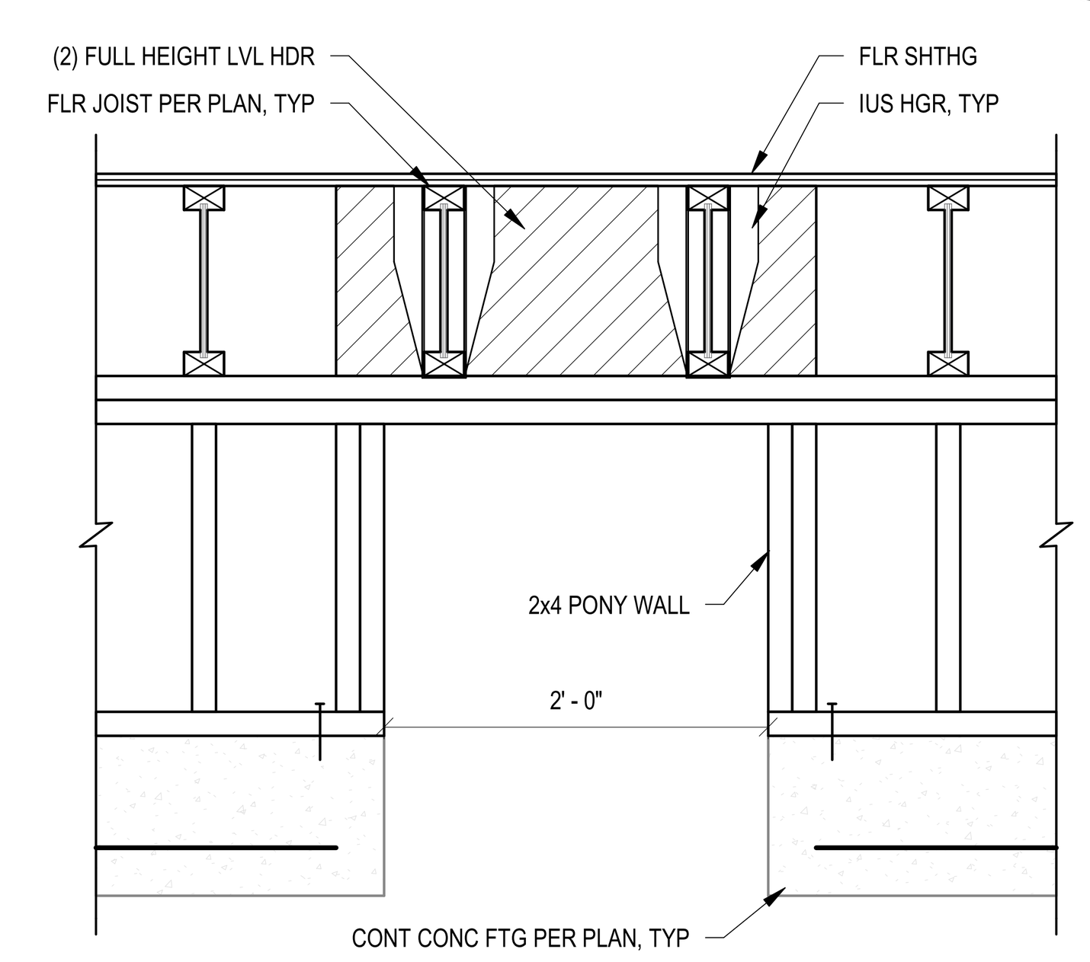
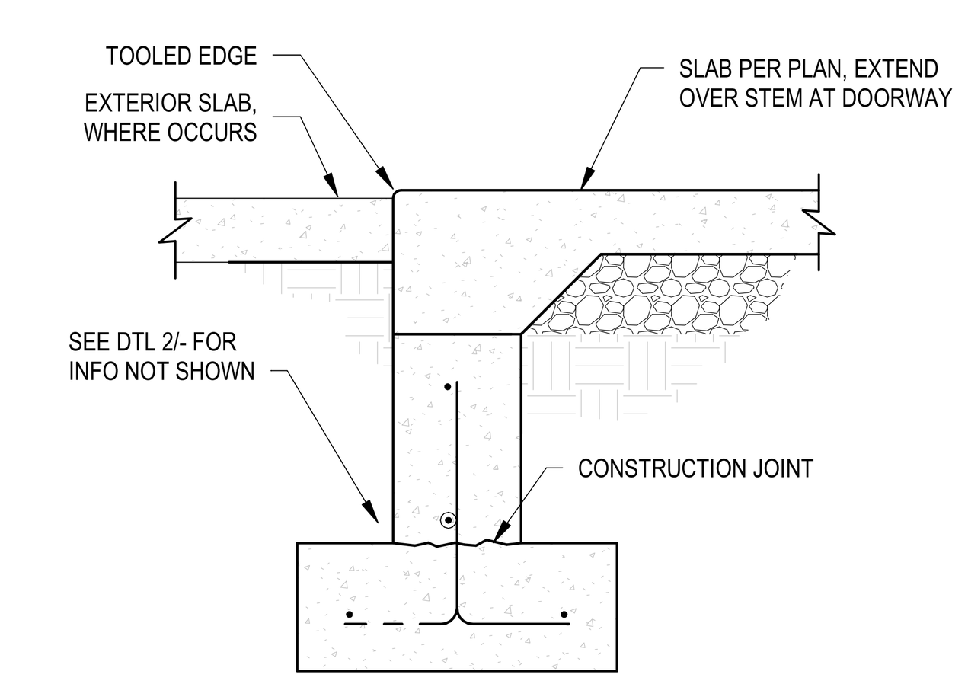


N.T.S.

7



N.T.S.

4

DATE: 2026.01.15	ENG: RAM	DWN: JWH	CHK: KSA
REV. #	DATE	BY:	DESCRIPTION

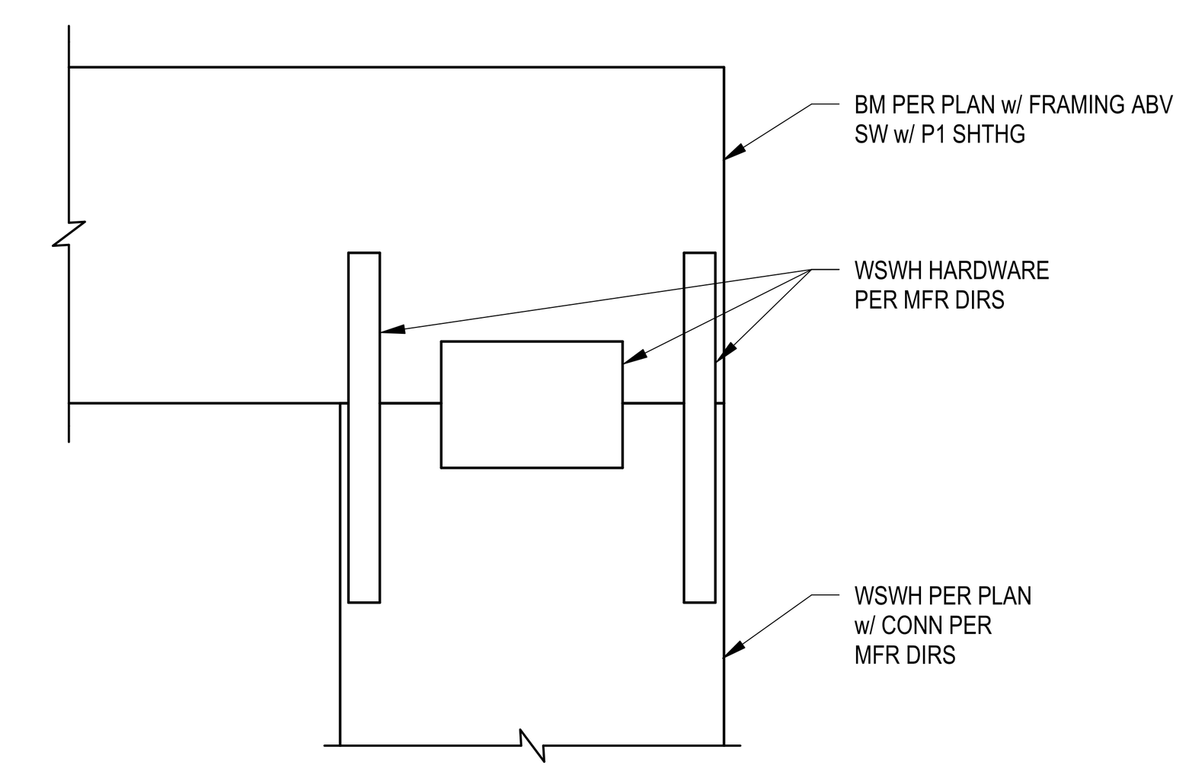
VECTOR ENGINEERS
MERIDIAN, IDAHO
(208) 996-0303
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER
10449-0

SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616
STRUCTURAL DETAILS

PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBISON A MARTIN
01/15/2026
Rob Martin, P.E.

U6565.0071.251

SD-1



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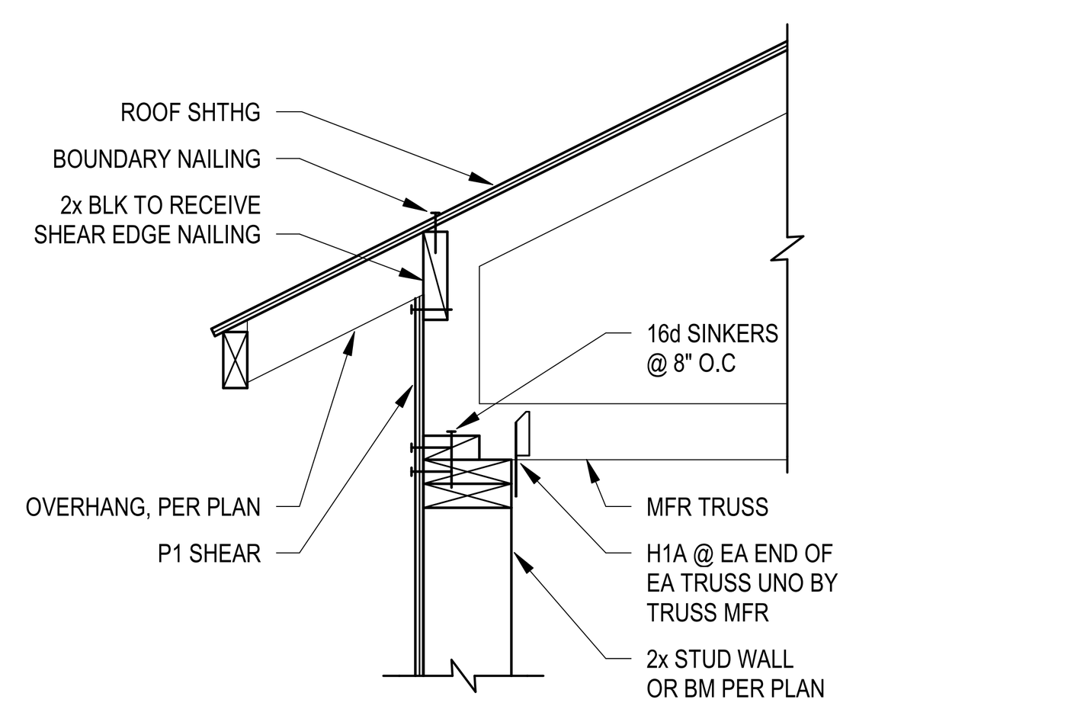

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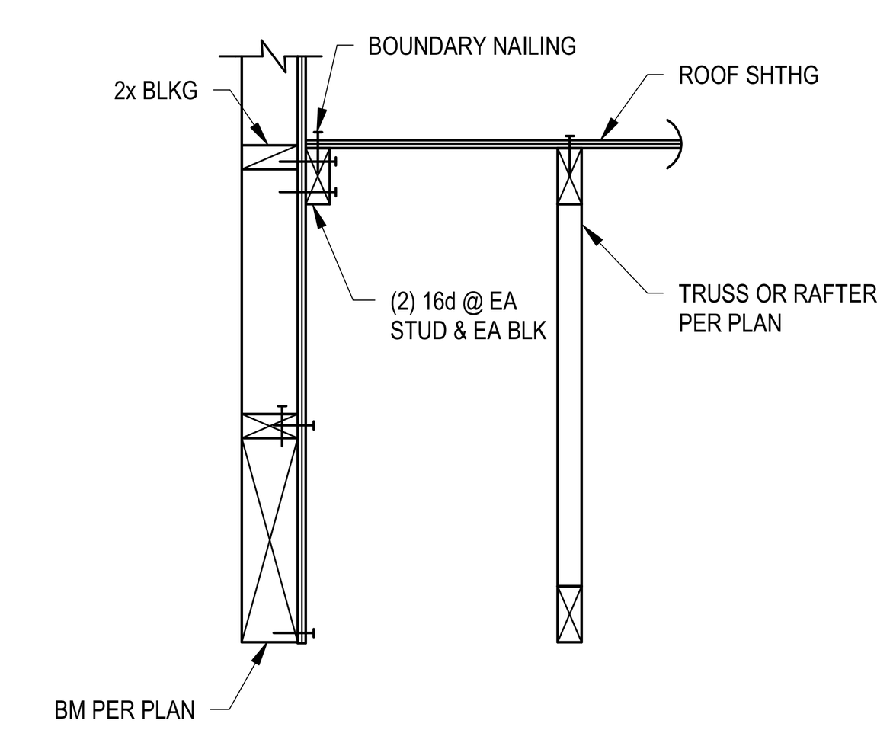

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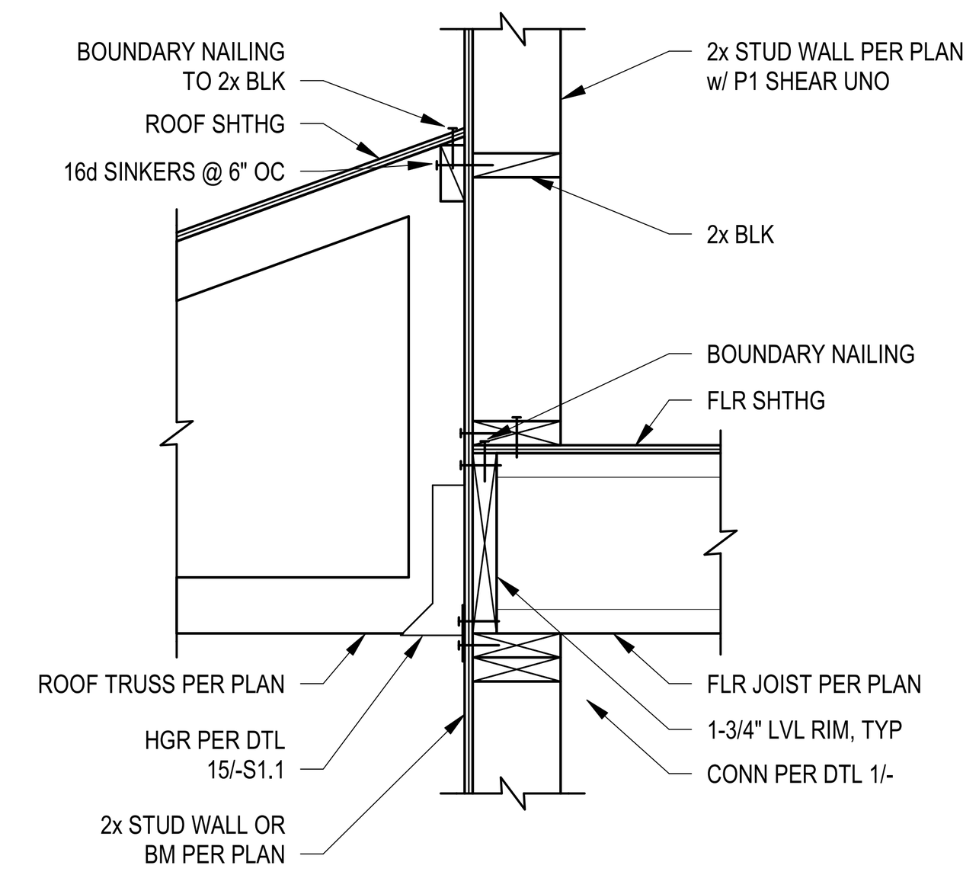

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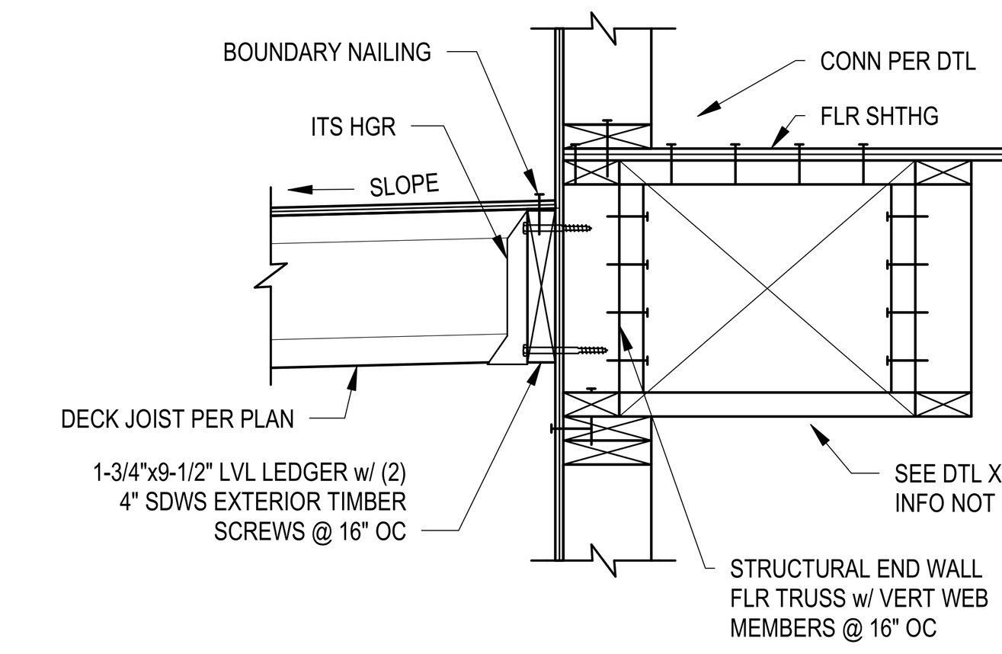

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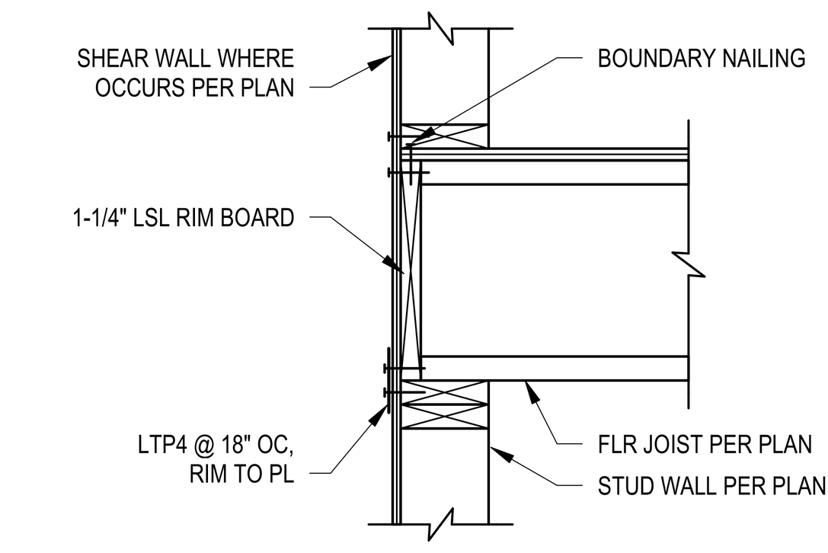

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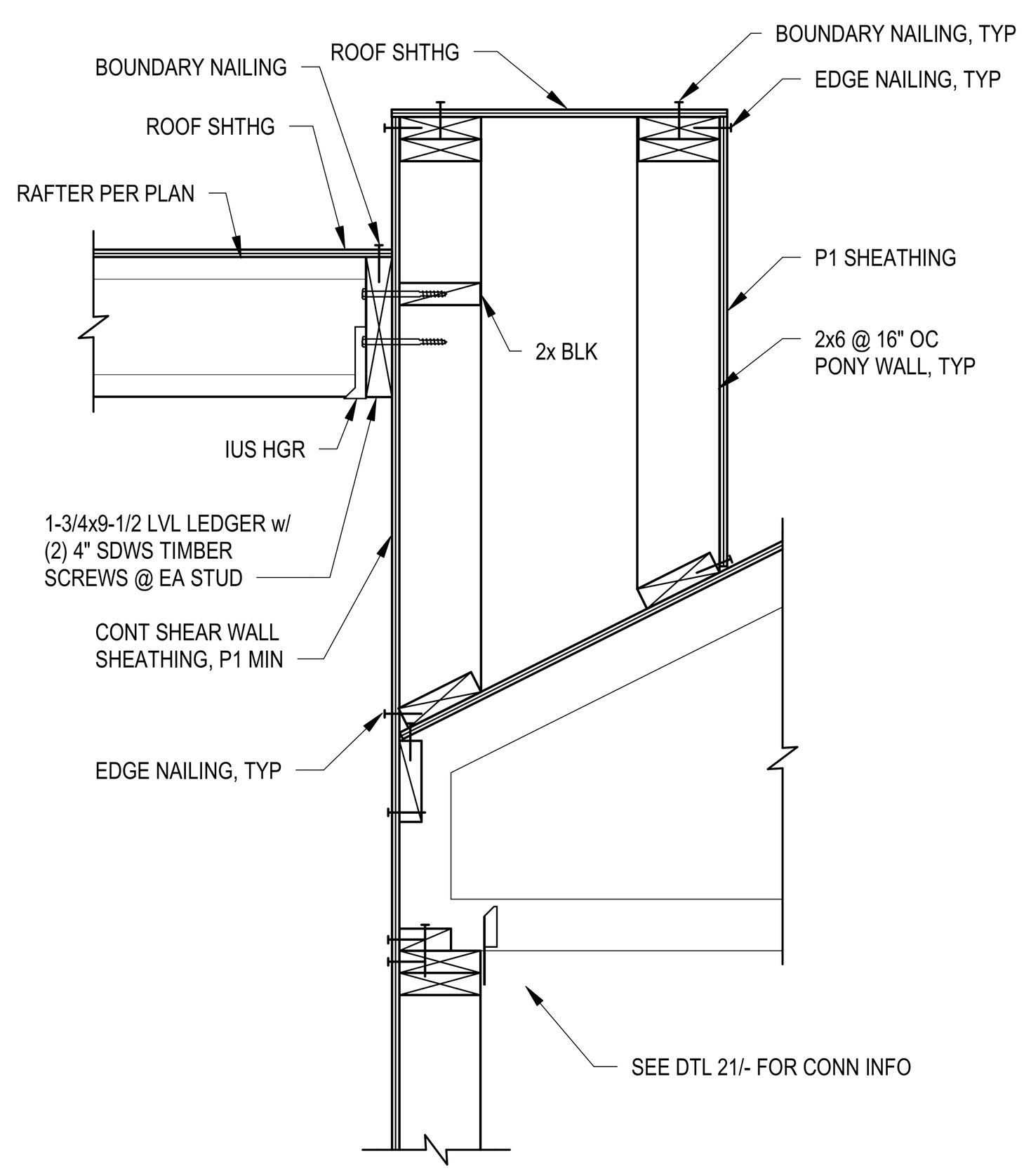

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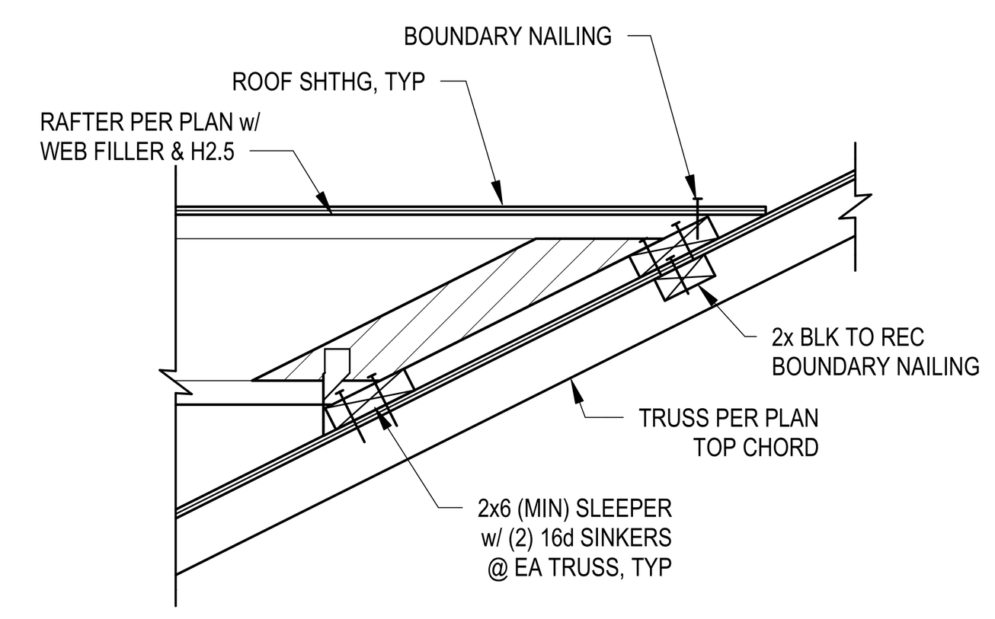

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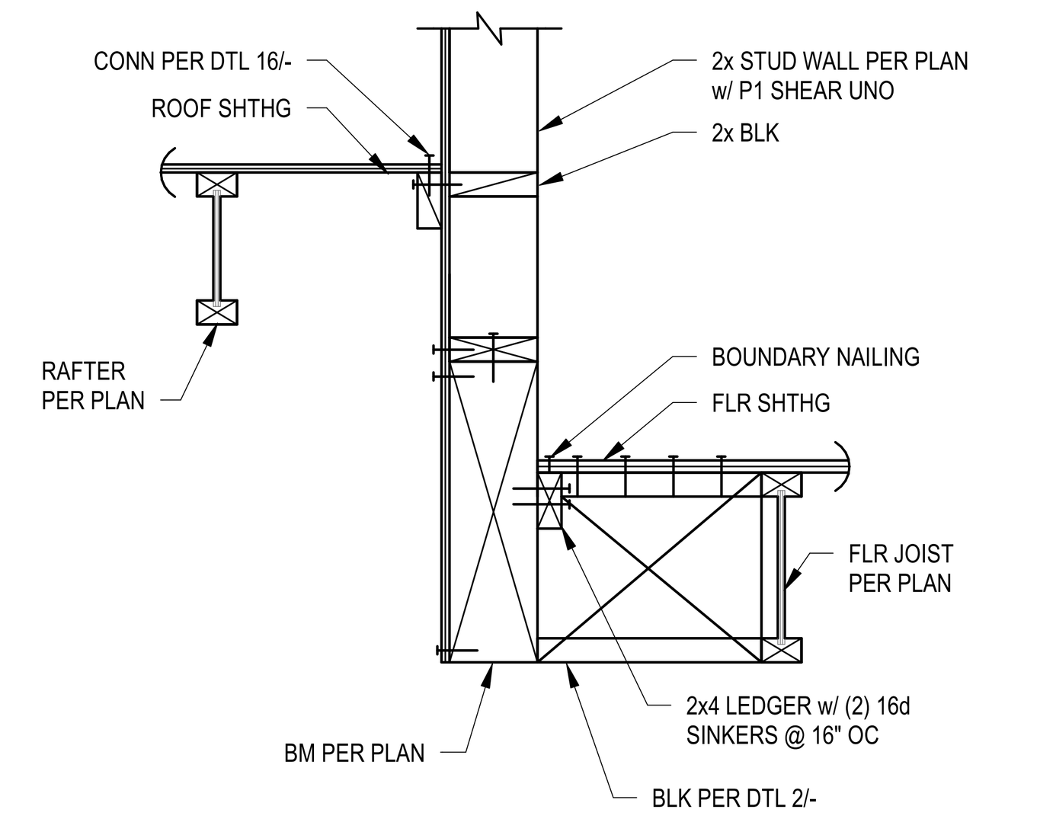

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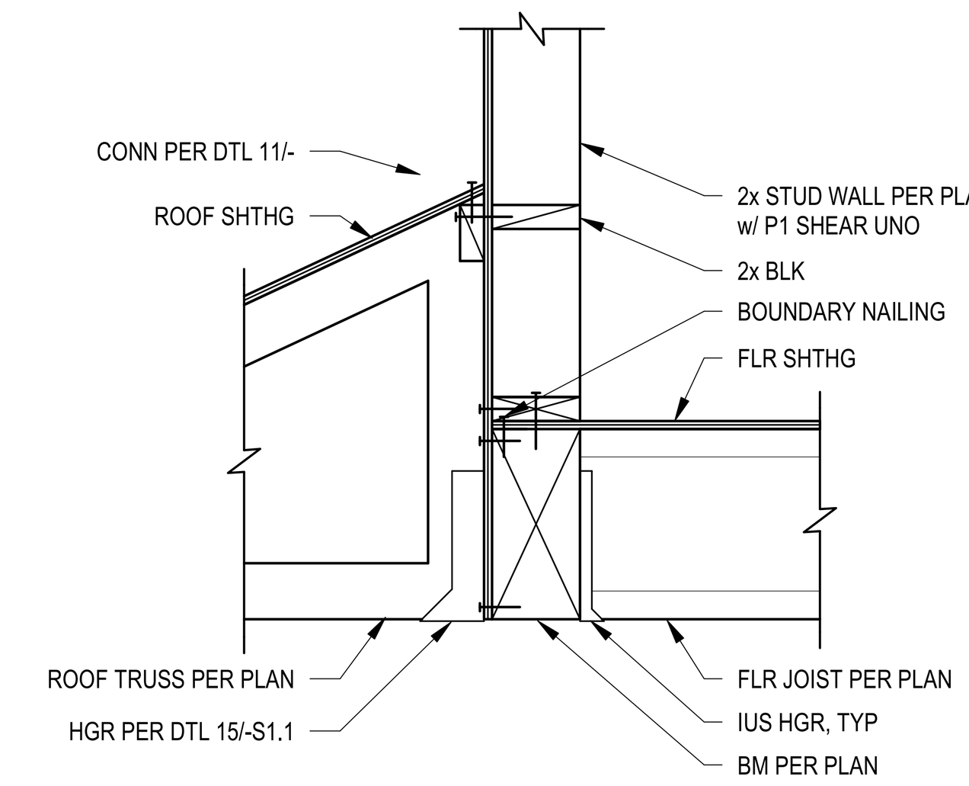

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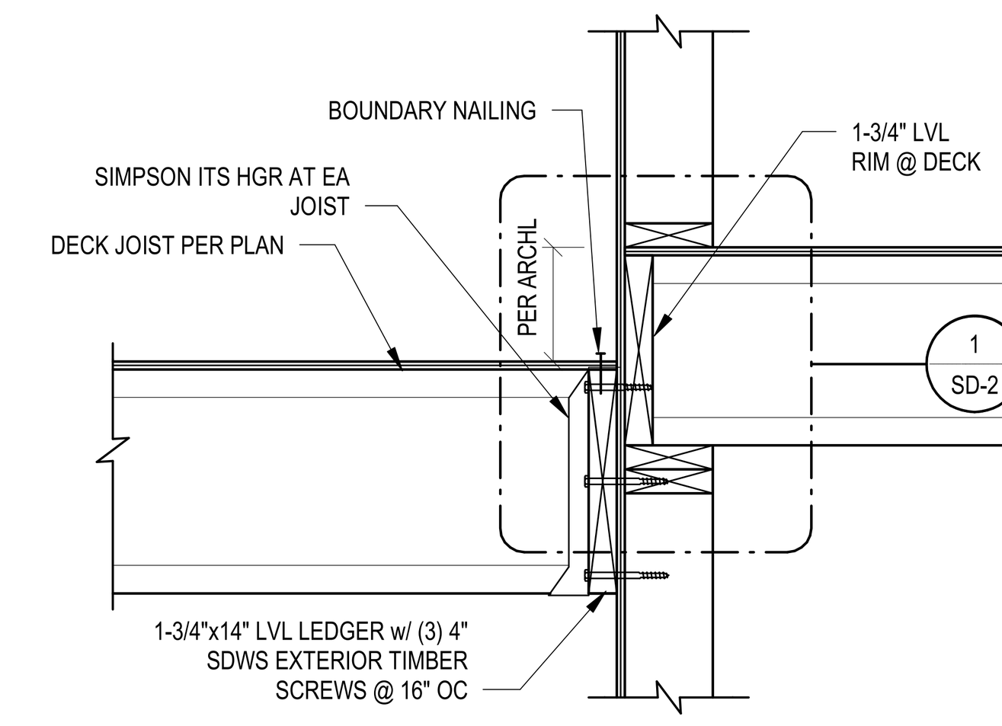

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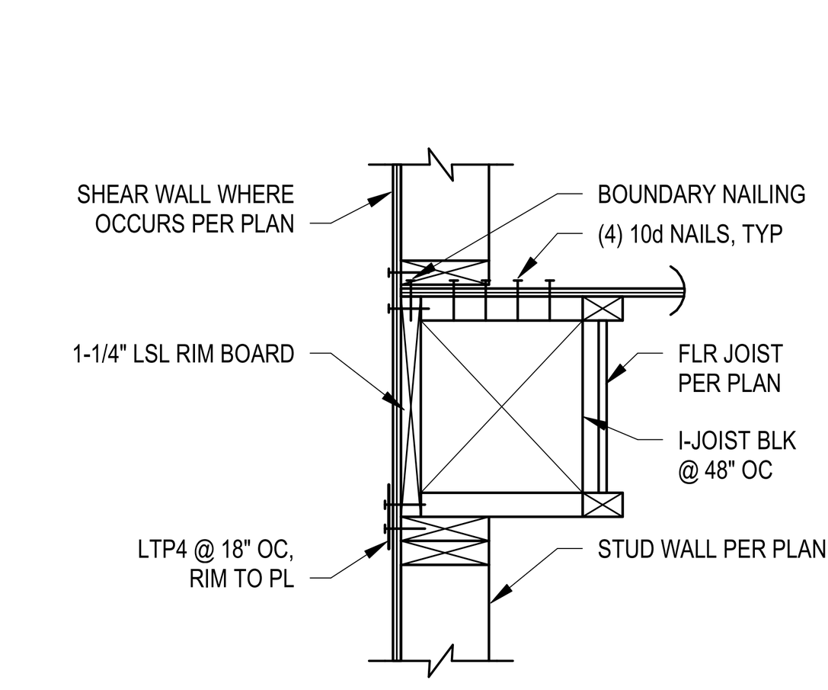

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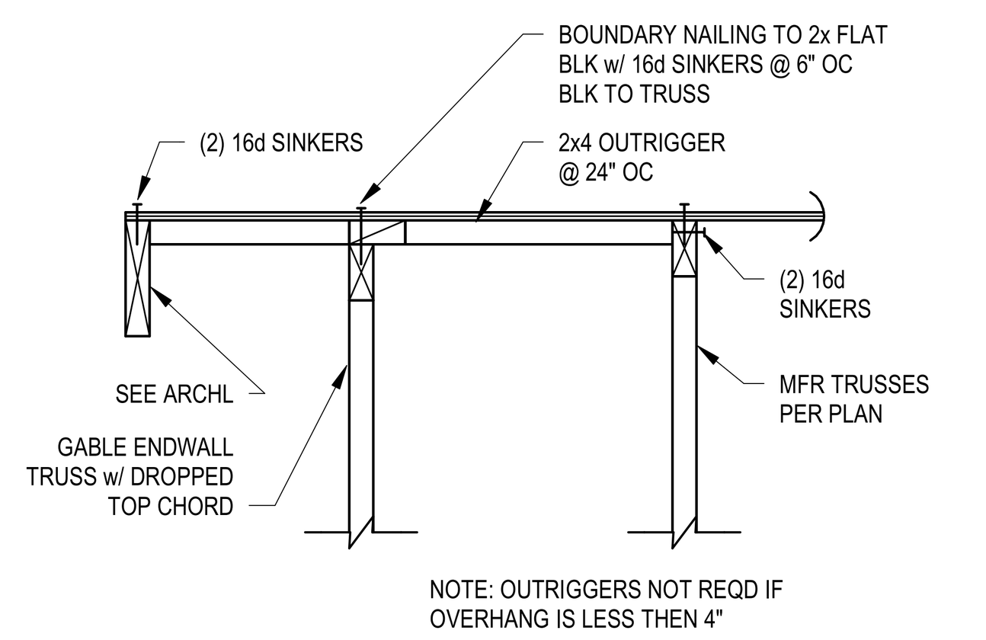

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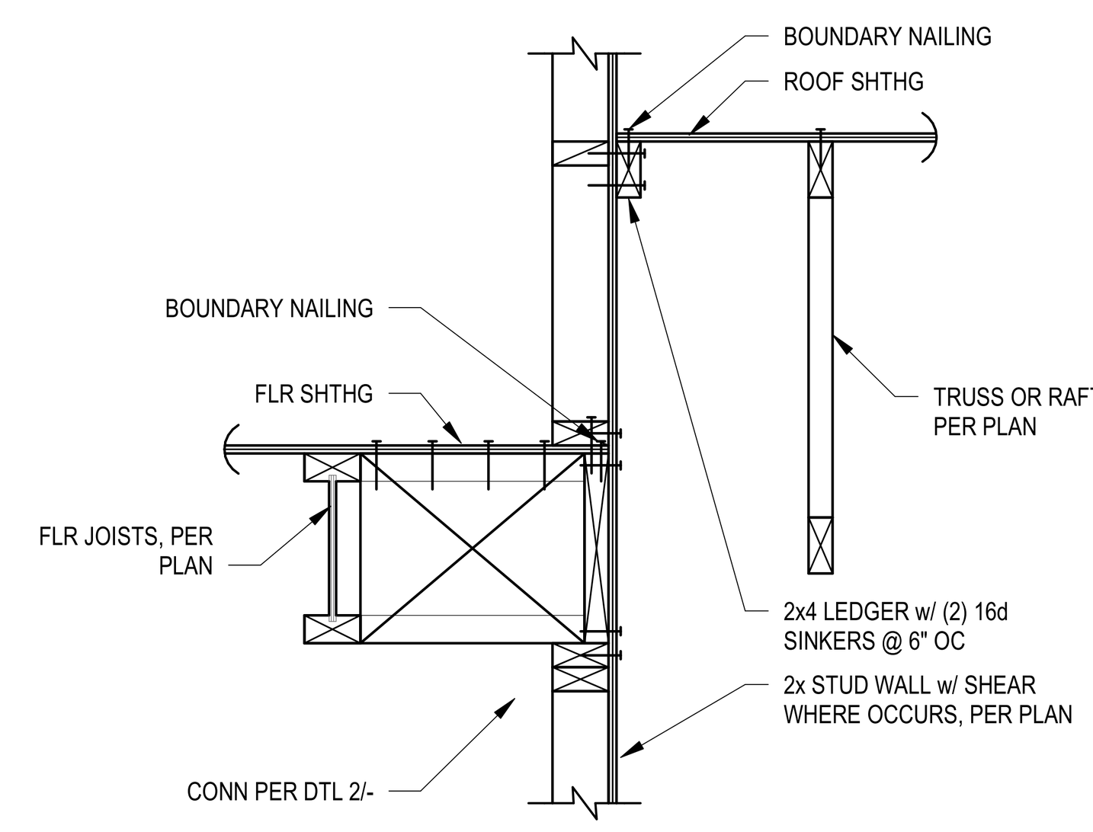

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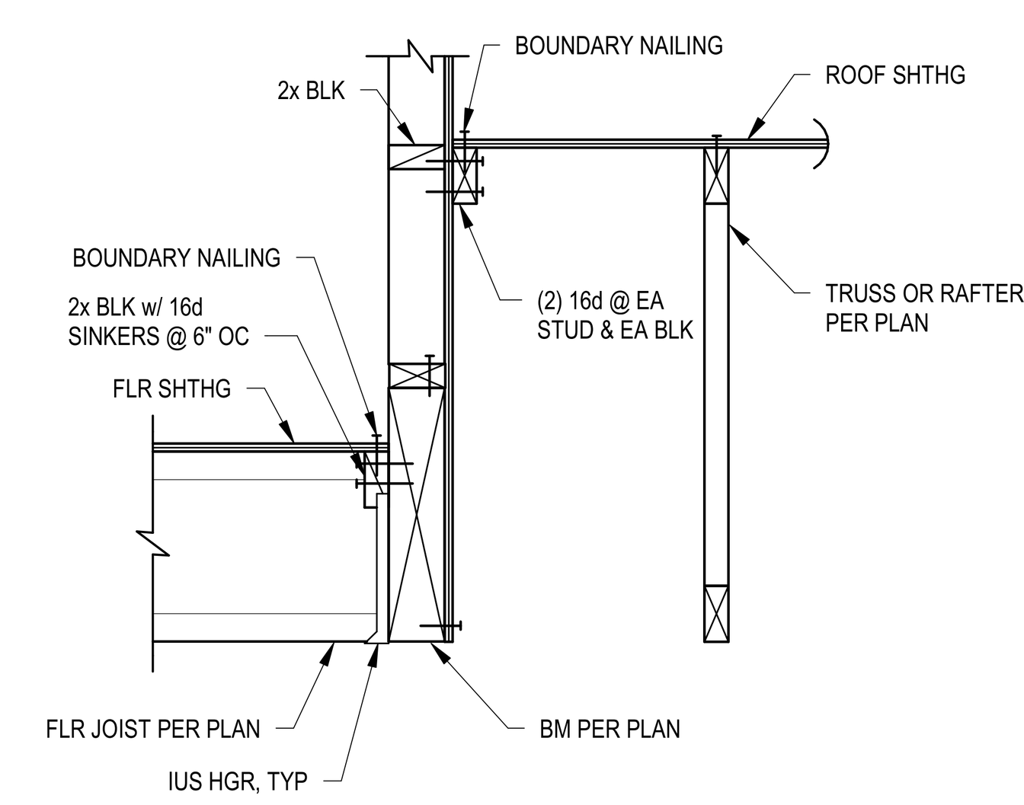

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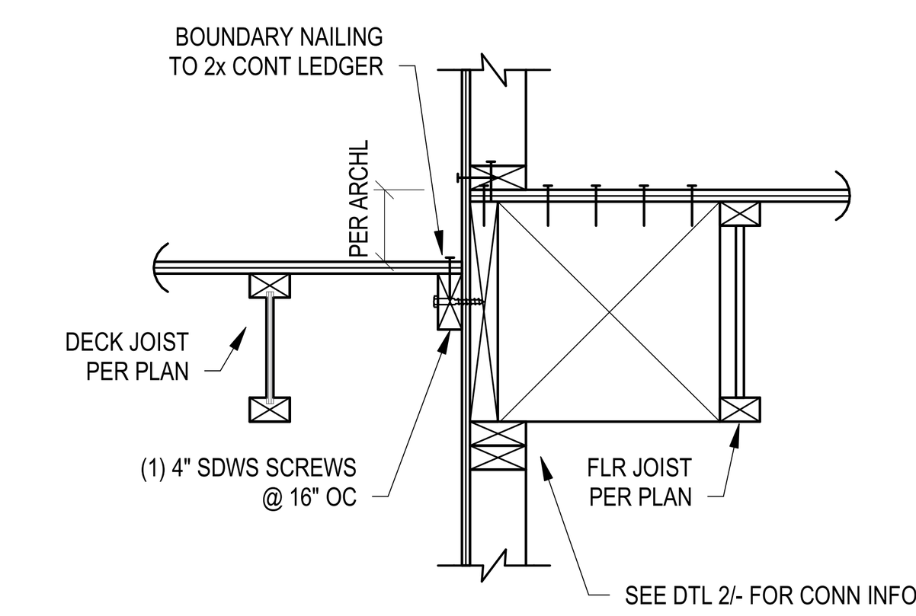

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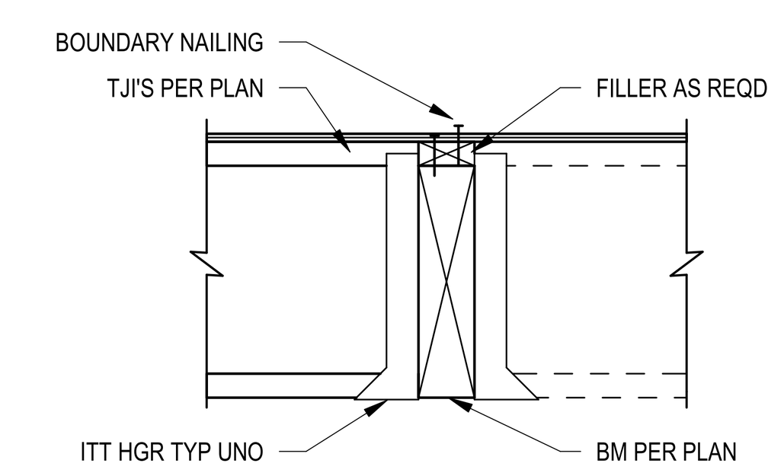

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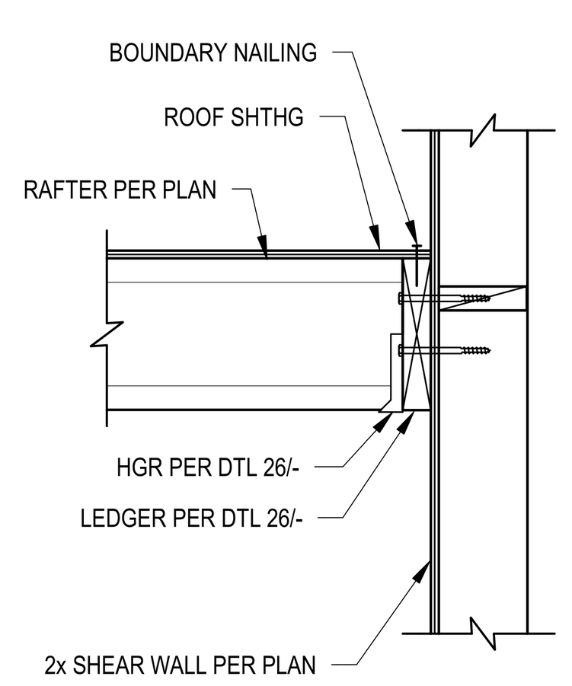

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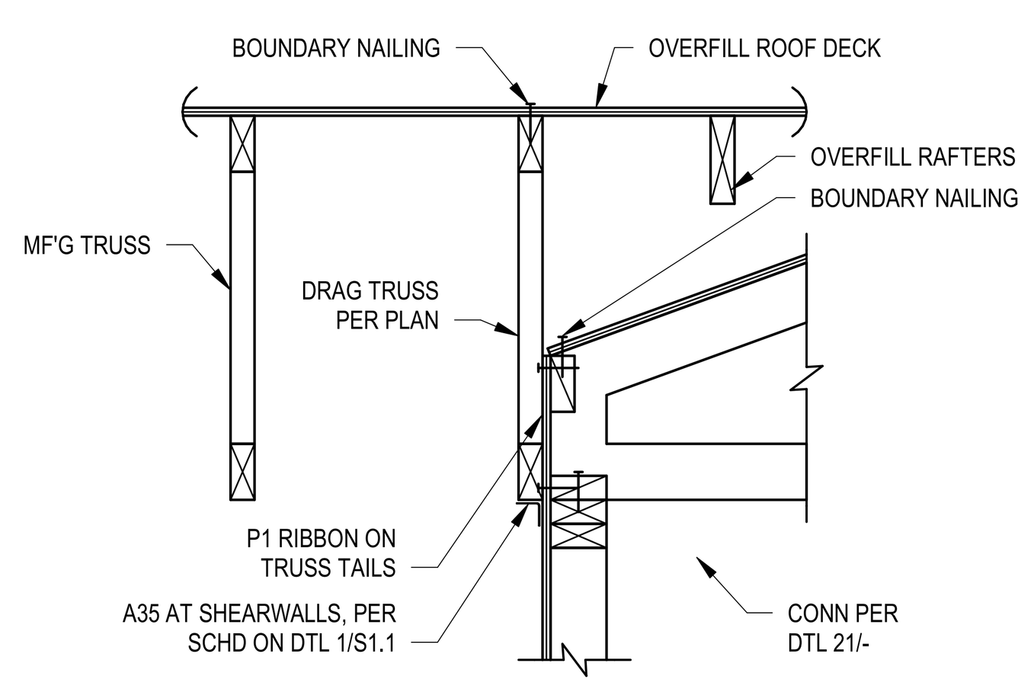

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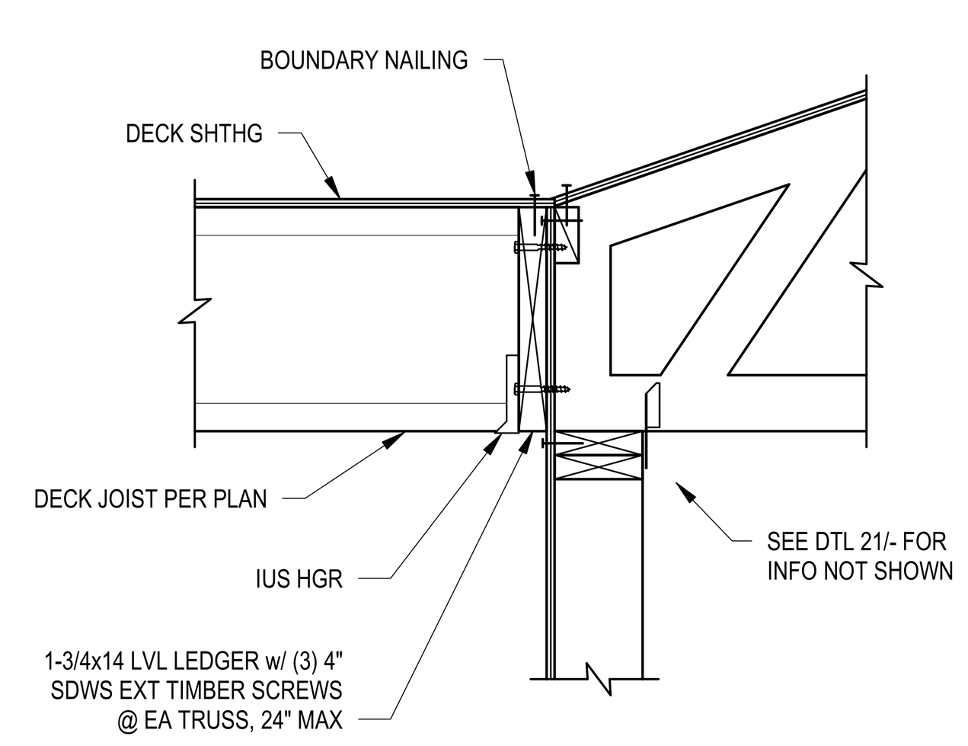

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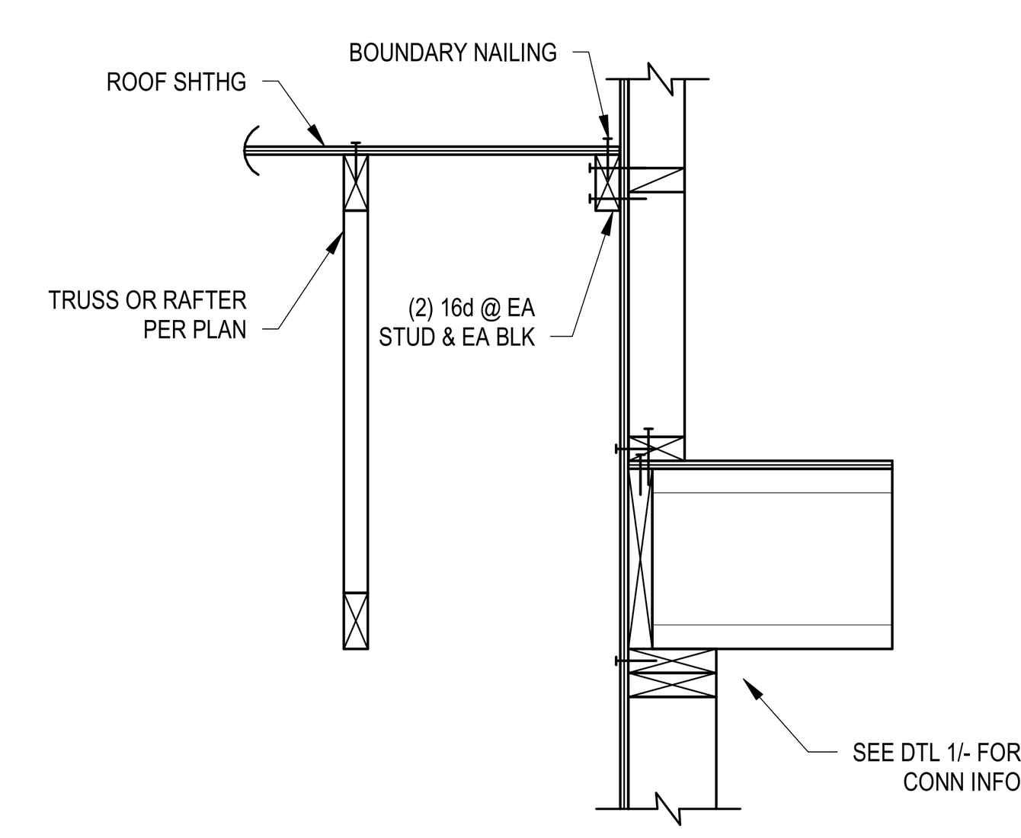

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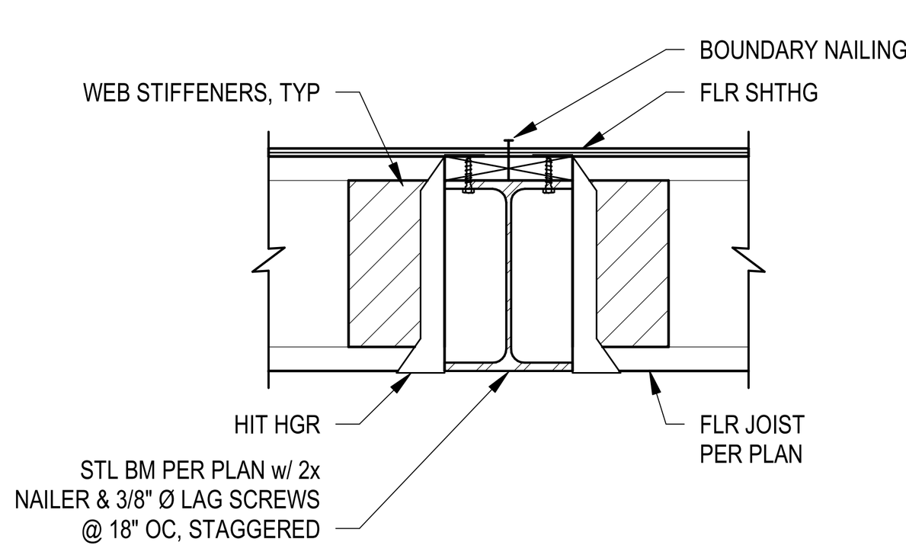

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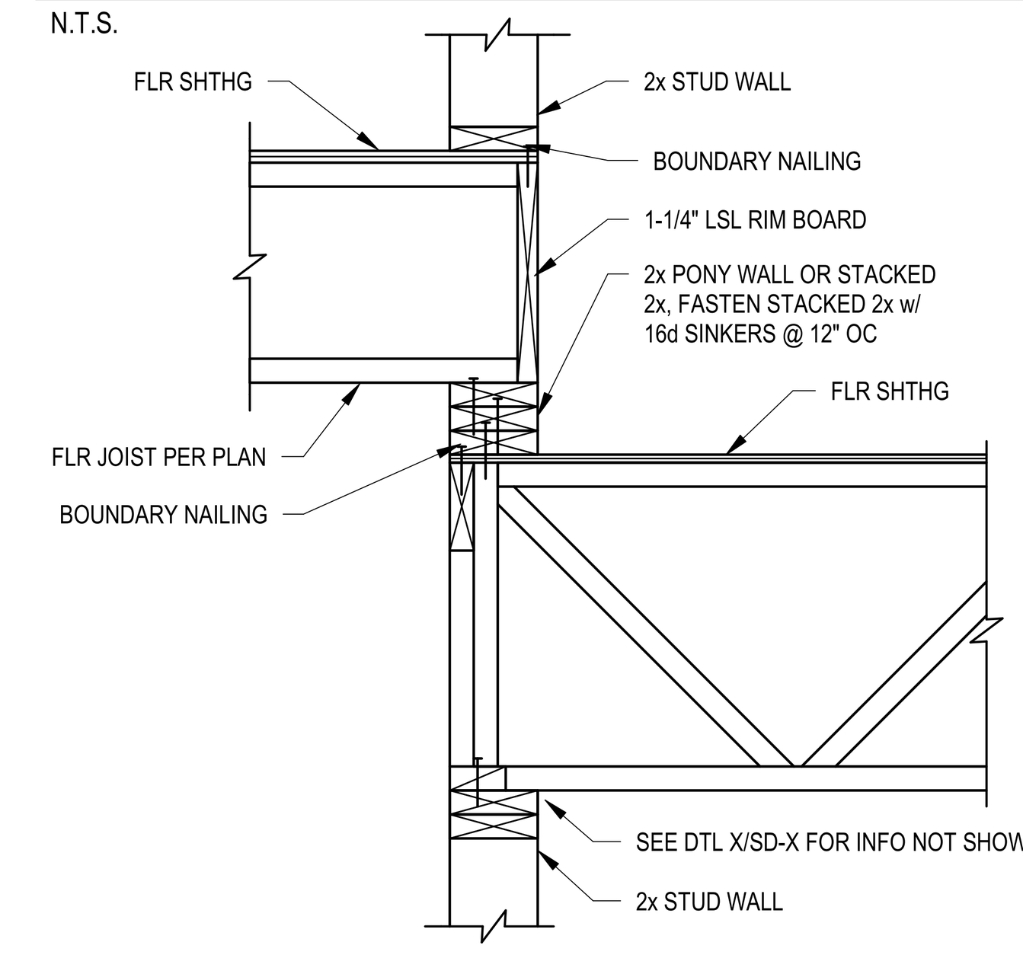

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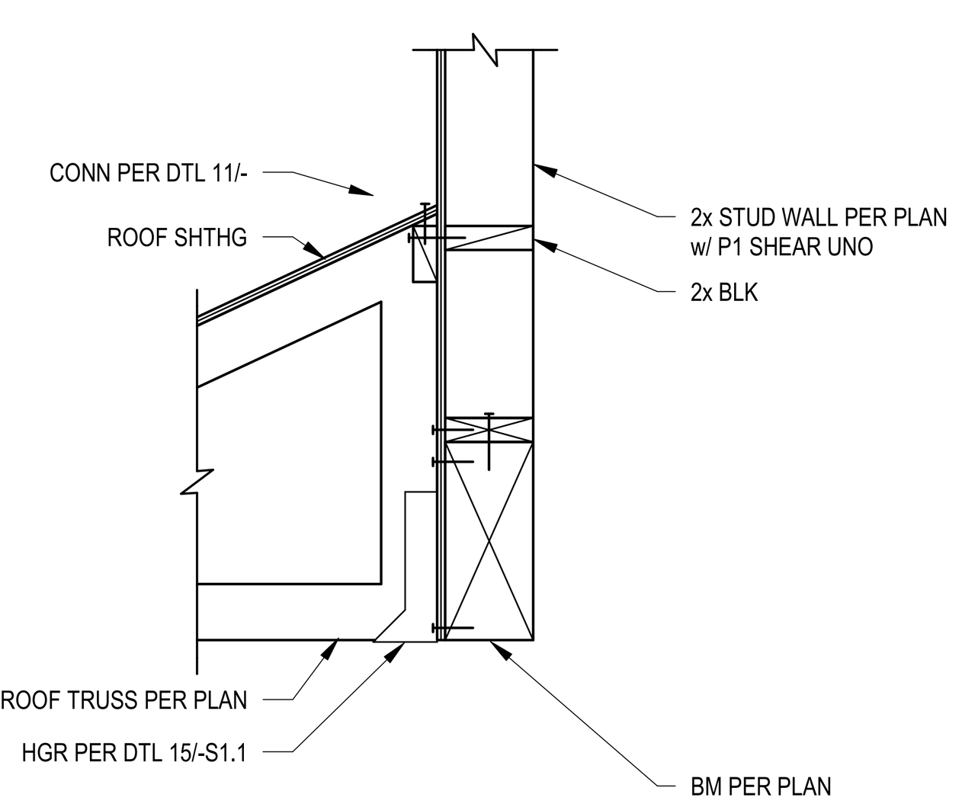

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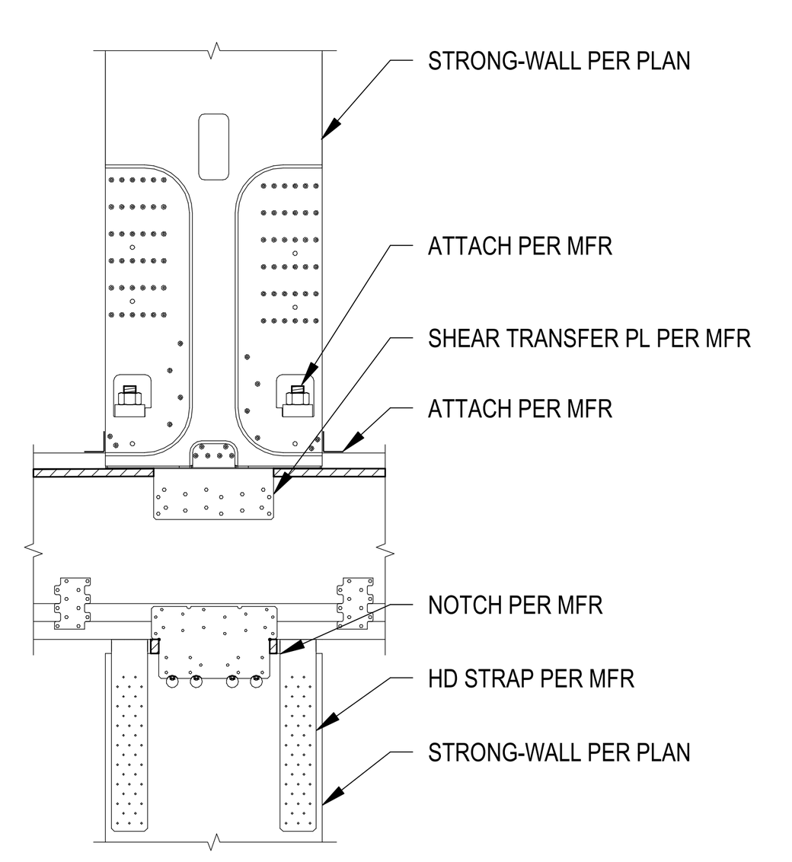
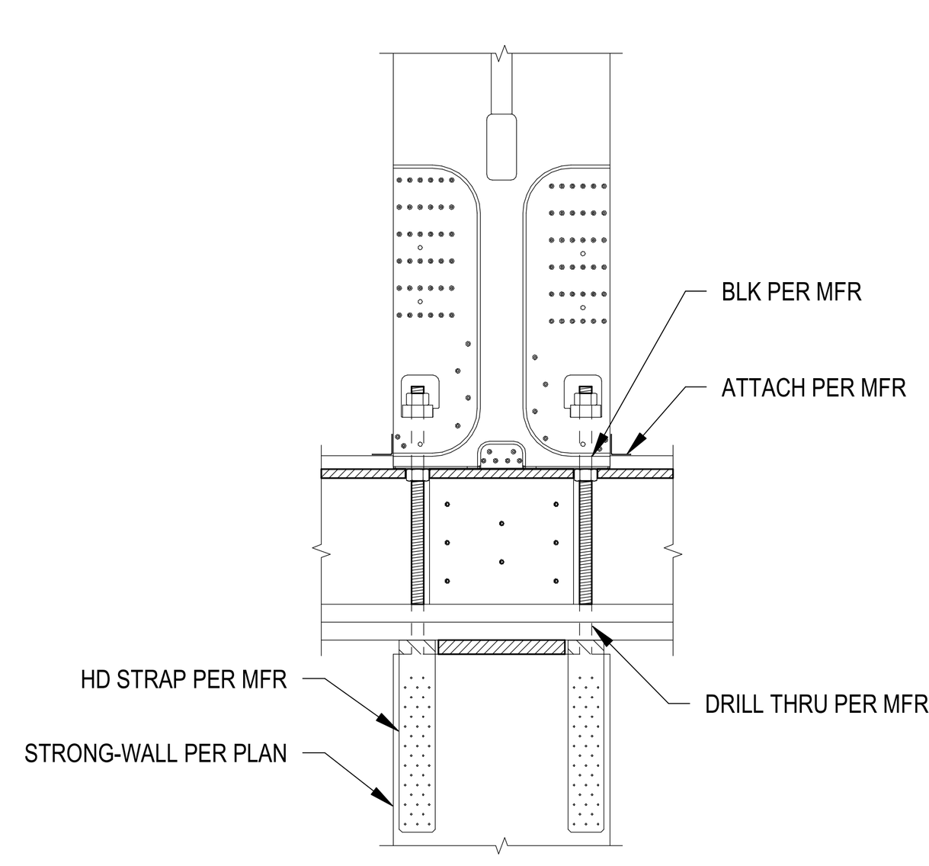
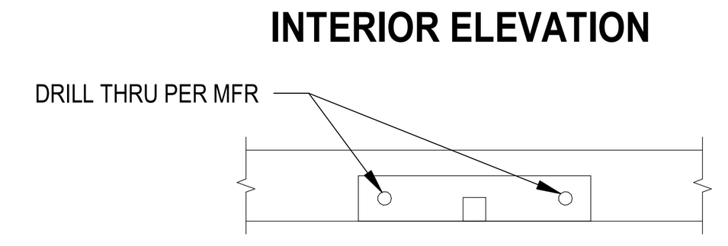


EXTERIOR ELEVATION

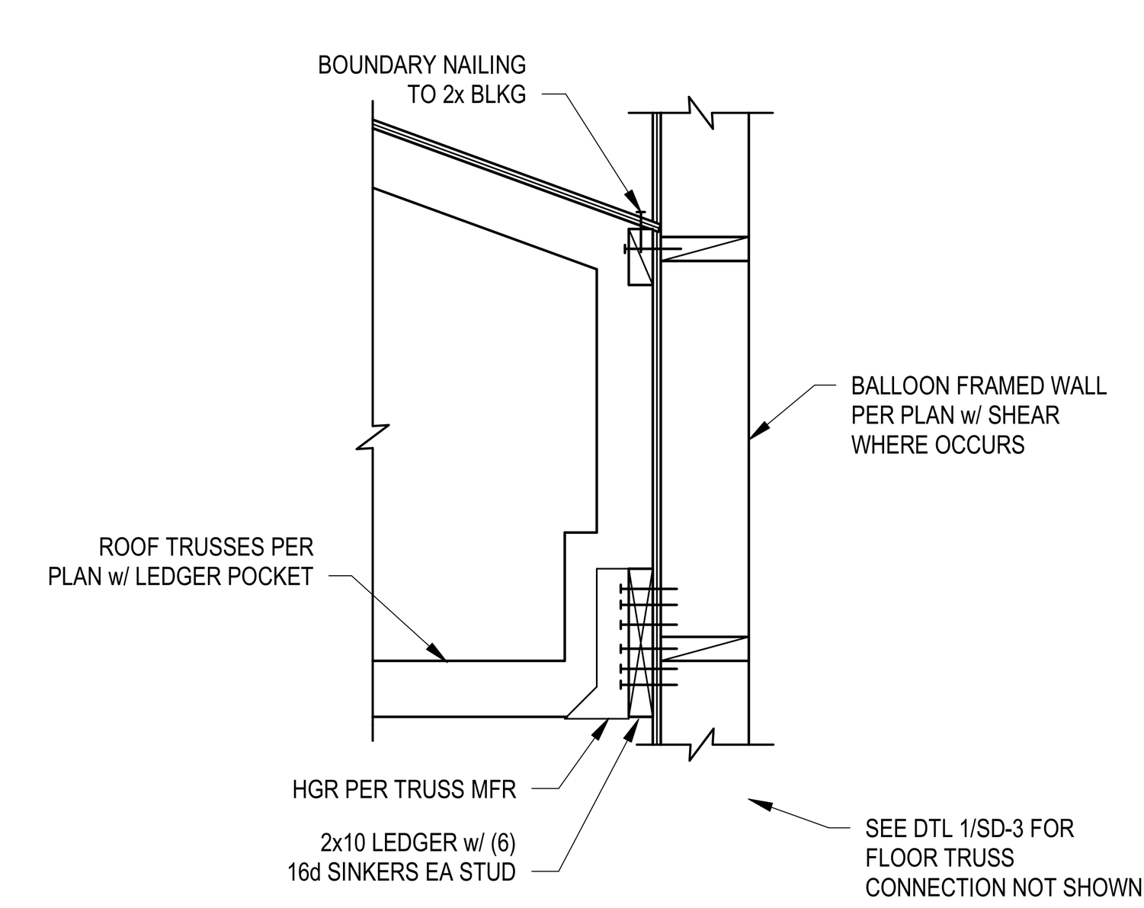


INTERIOR ELEVATION



PLAN VIEW
6x FRAMING

N.T.S. 20



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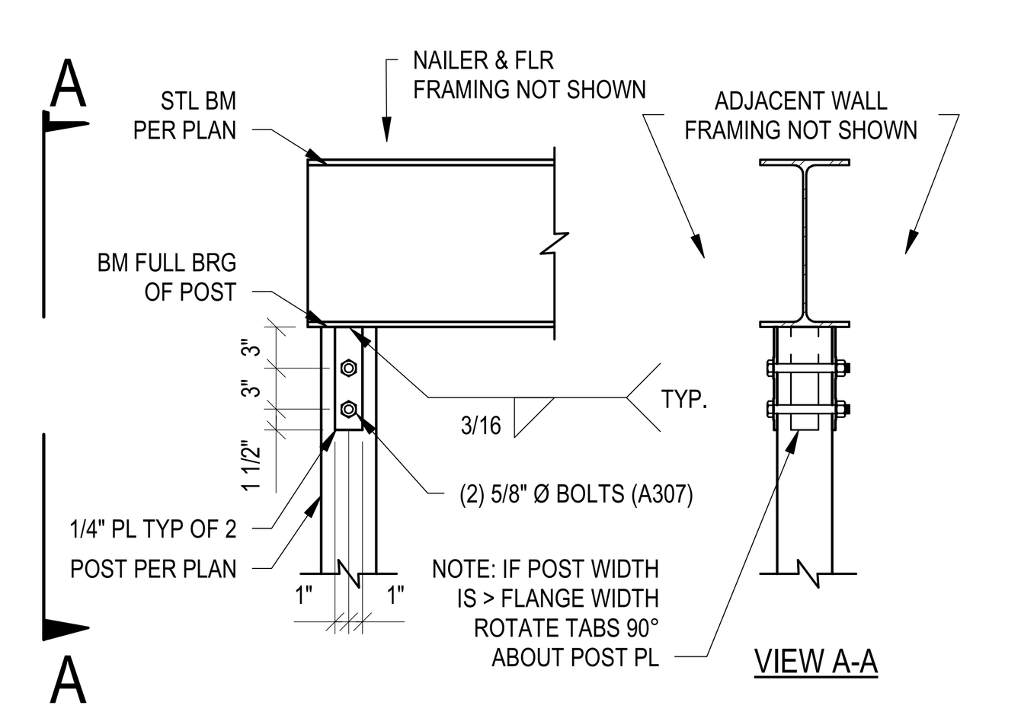

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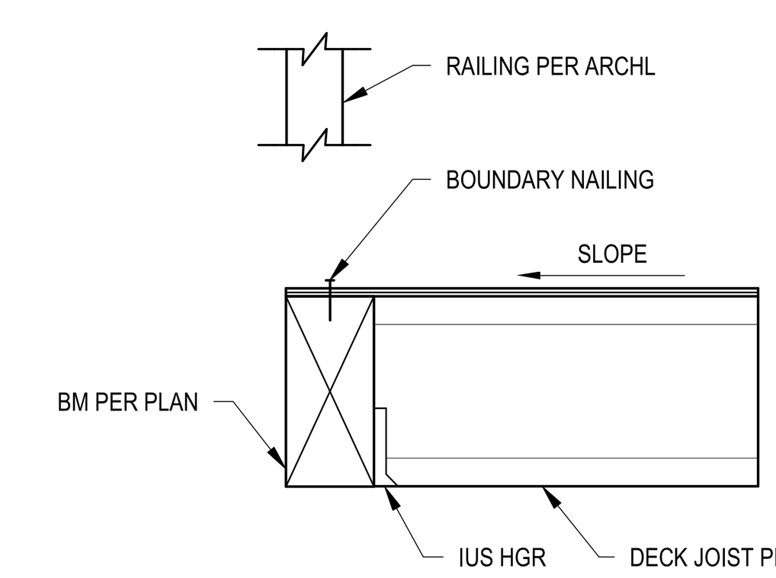


N.T.S. 5

DATE: 2026.01.15	ENG: RAM	DWN: JWH	CHK: KSA
REV #	DATE	BY	DESCRIPTION

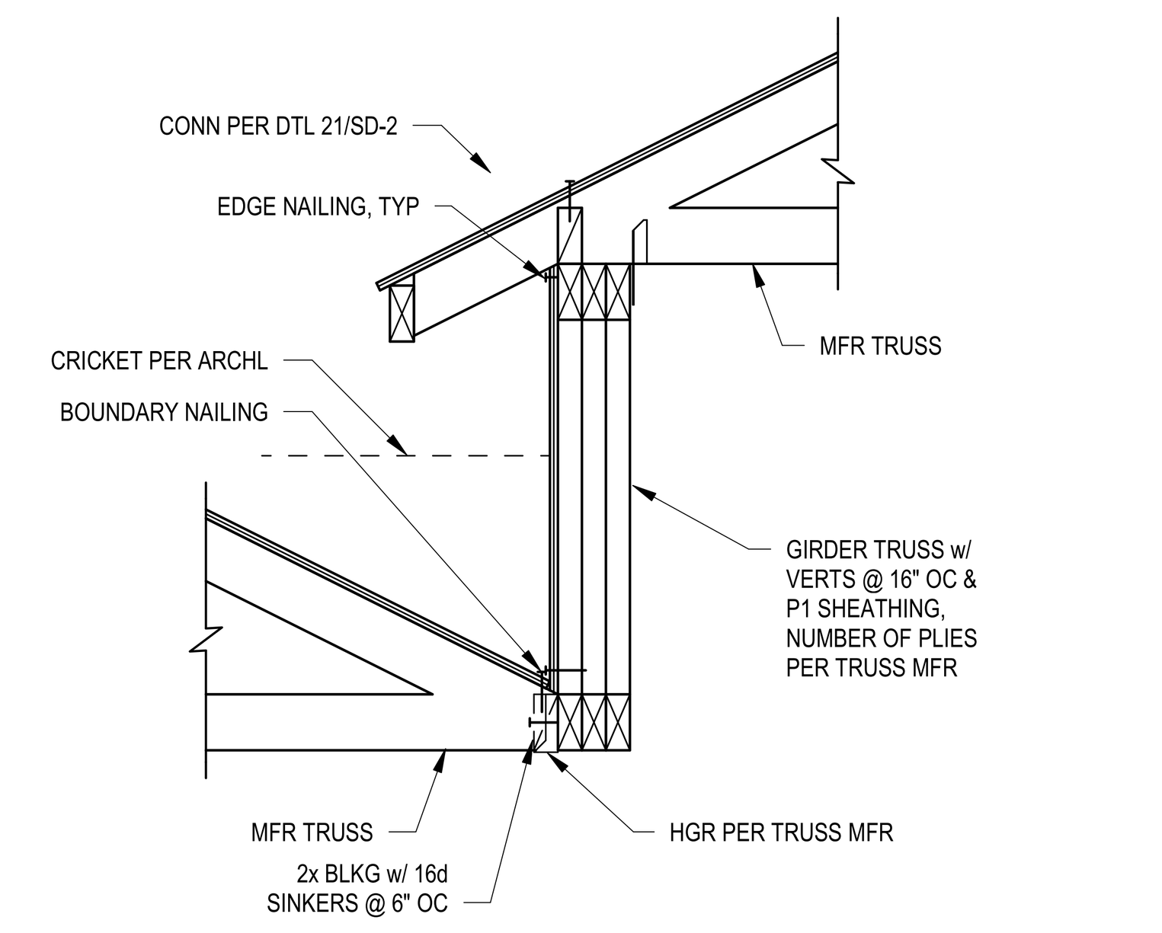
VECTOR ENGINEERS
MERIDIAN, IDAHO
(208) 895-3003
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER
10490

SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616
STRUCTURAL DETAILS

PROFESSIONAL ENGINEER
LICENSED
23279
STATE OF IDAHO
ROBISON A MARTIN
01/15/2026
Rob Martin, P.E.

U6565.0071.251

SD-2



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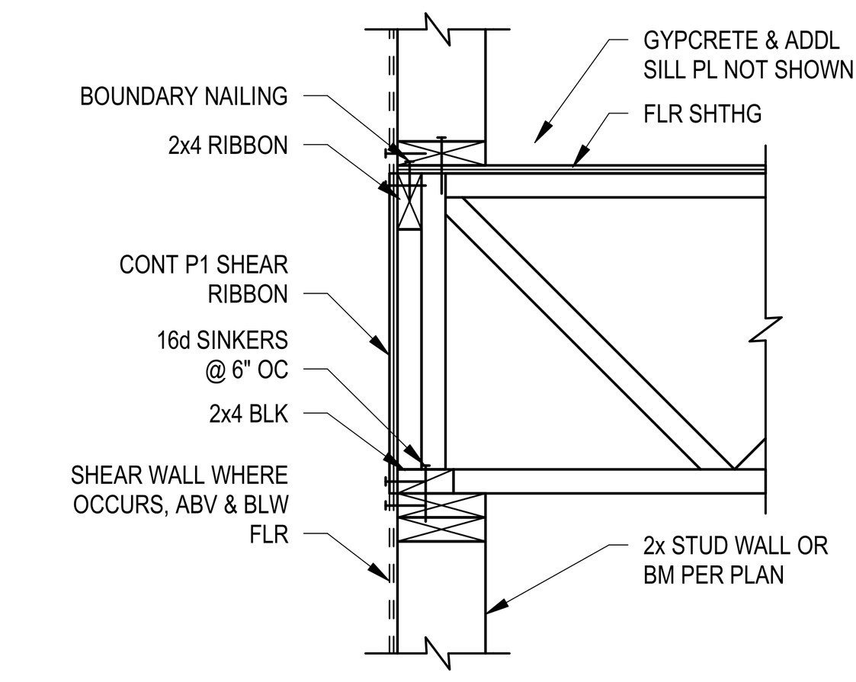

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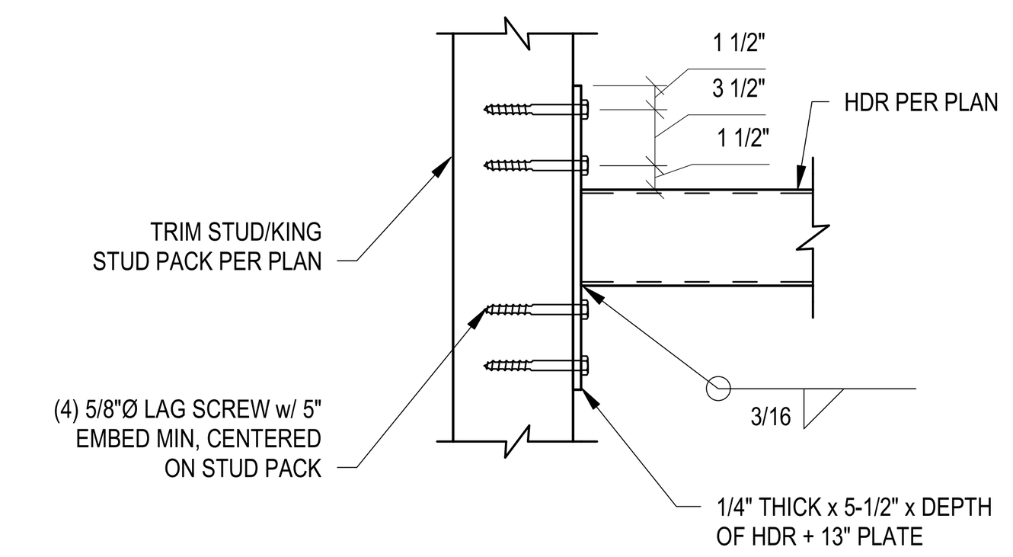

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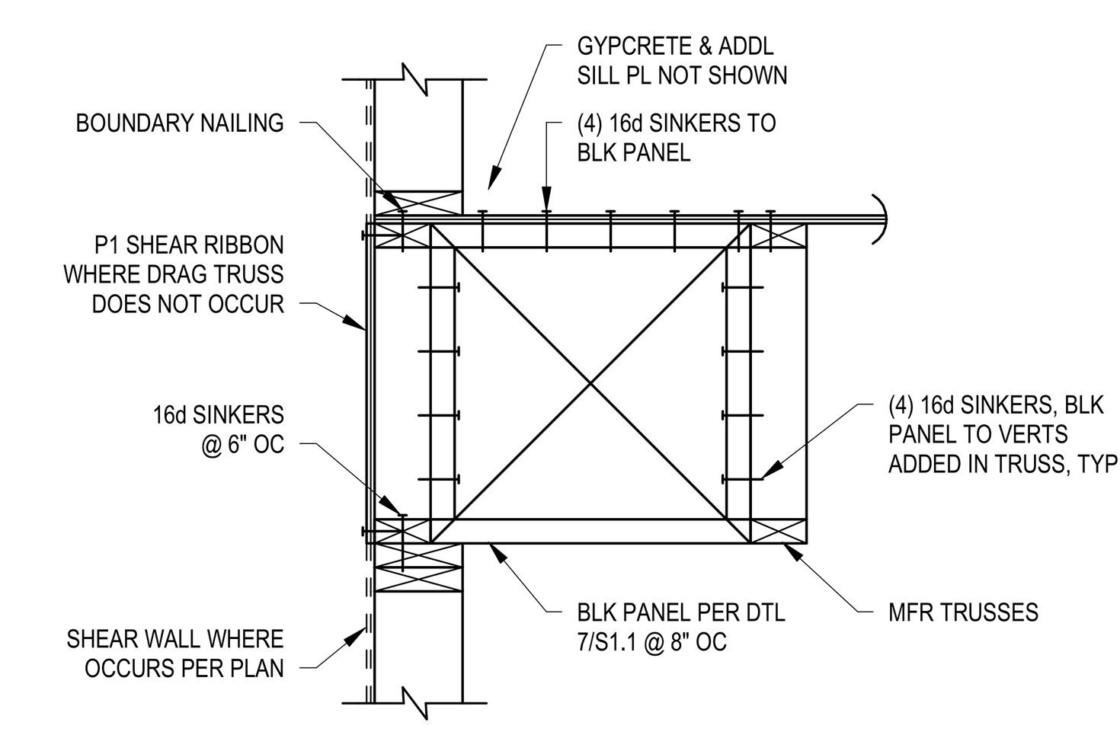

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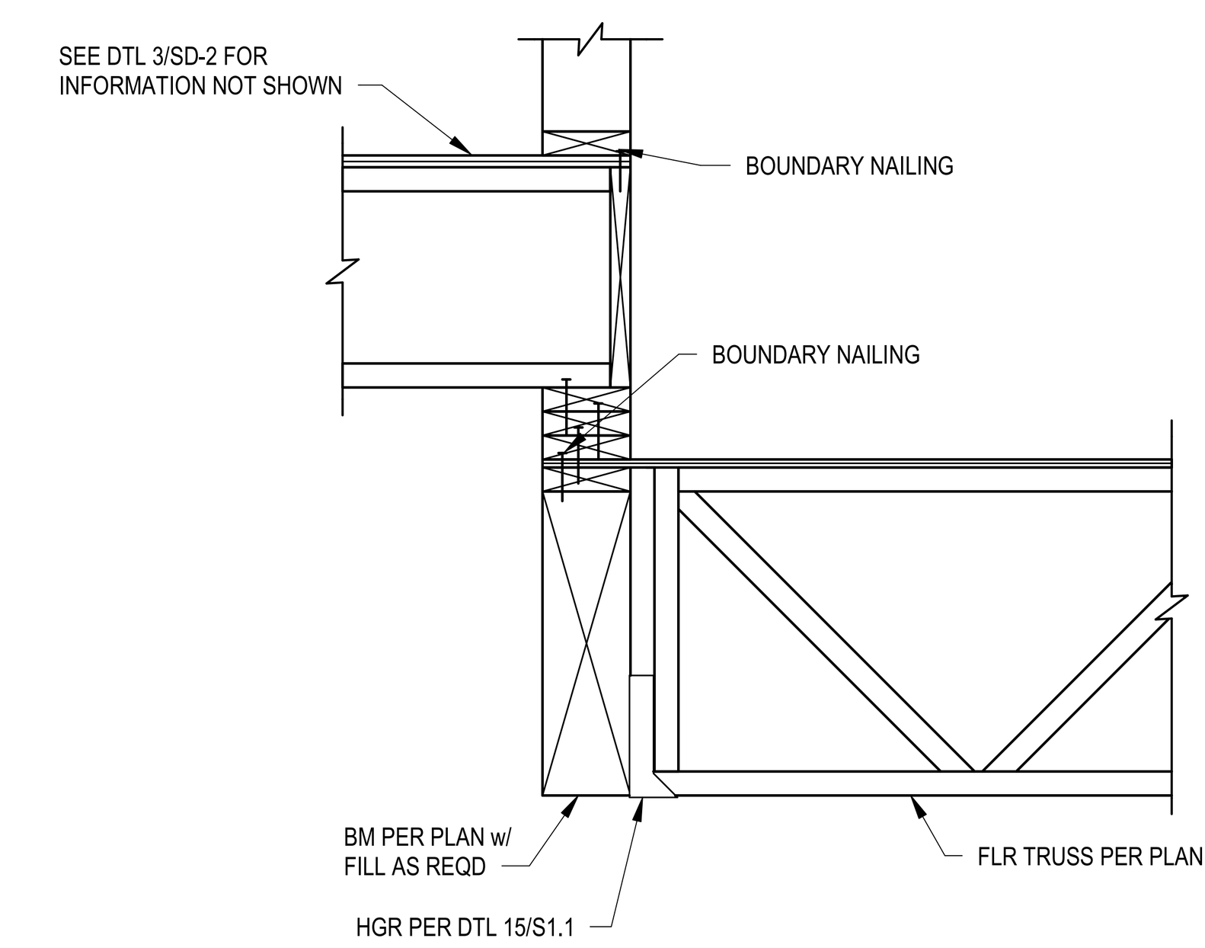

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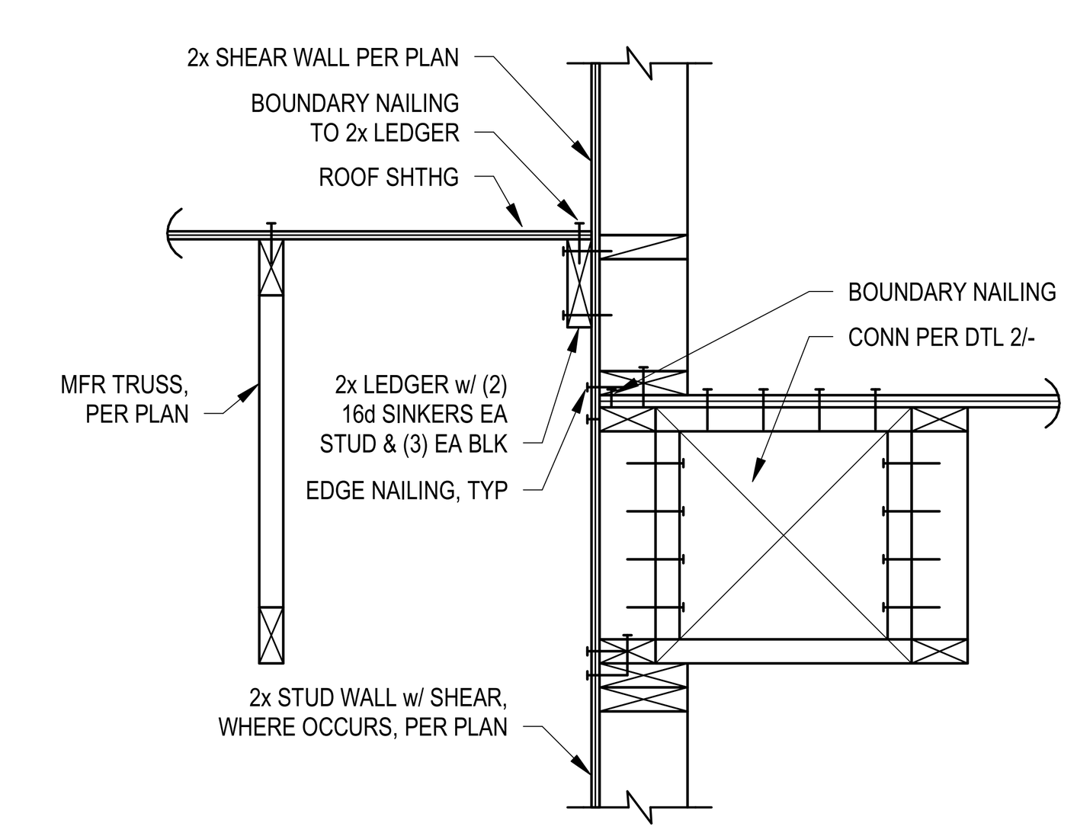

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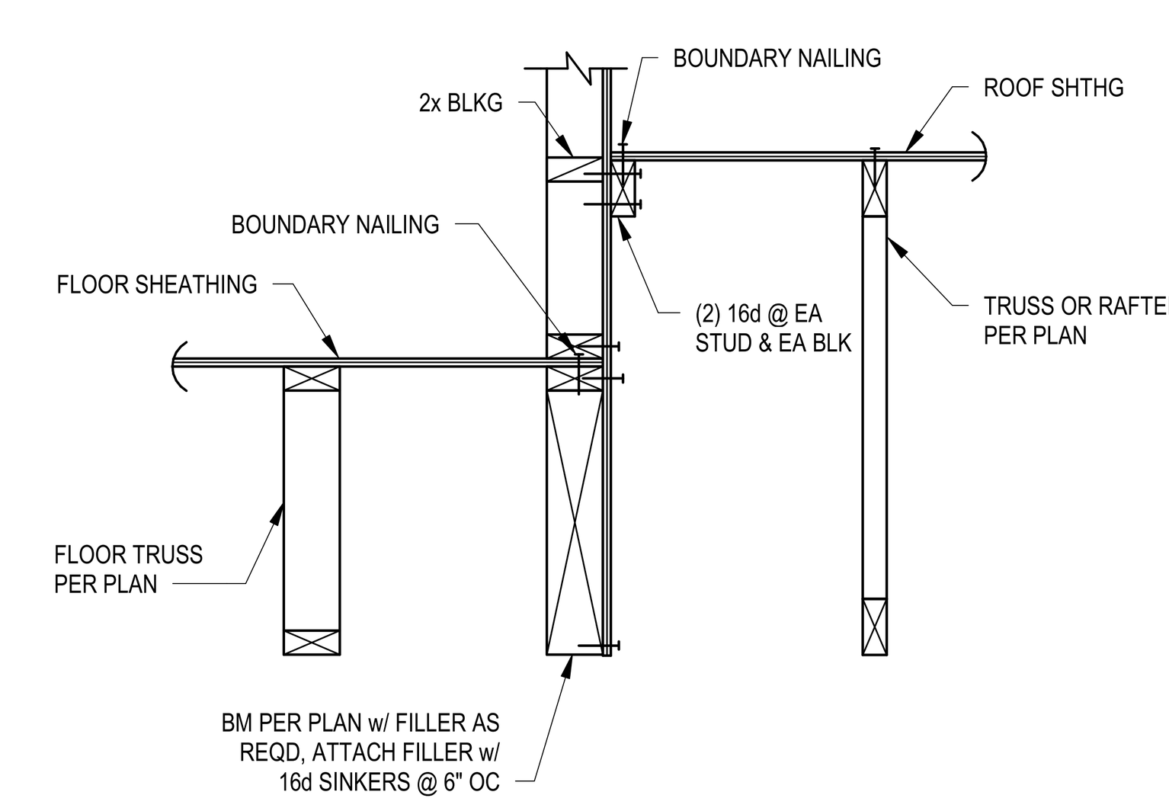


N.T.S. 5

DATE: 2026.01.15 | ENG: RAM | DWN: JWH | CHK: KSA

REV. #	DATE	BY:	DESCRIPTION

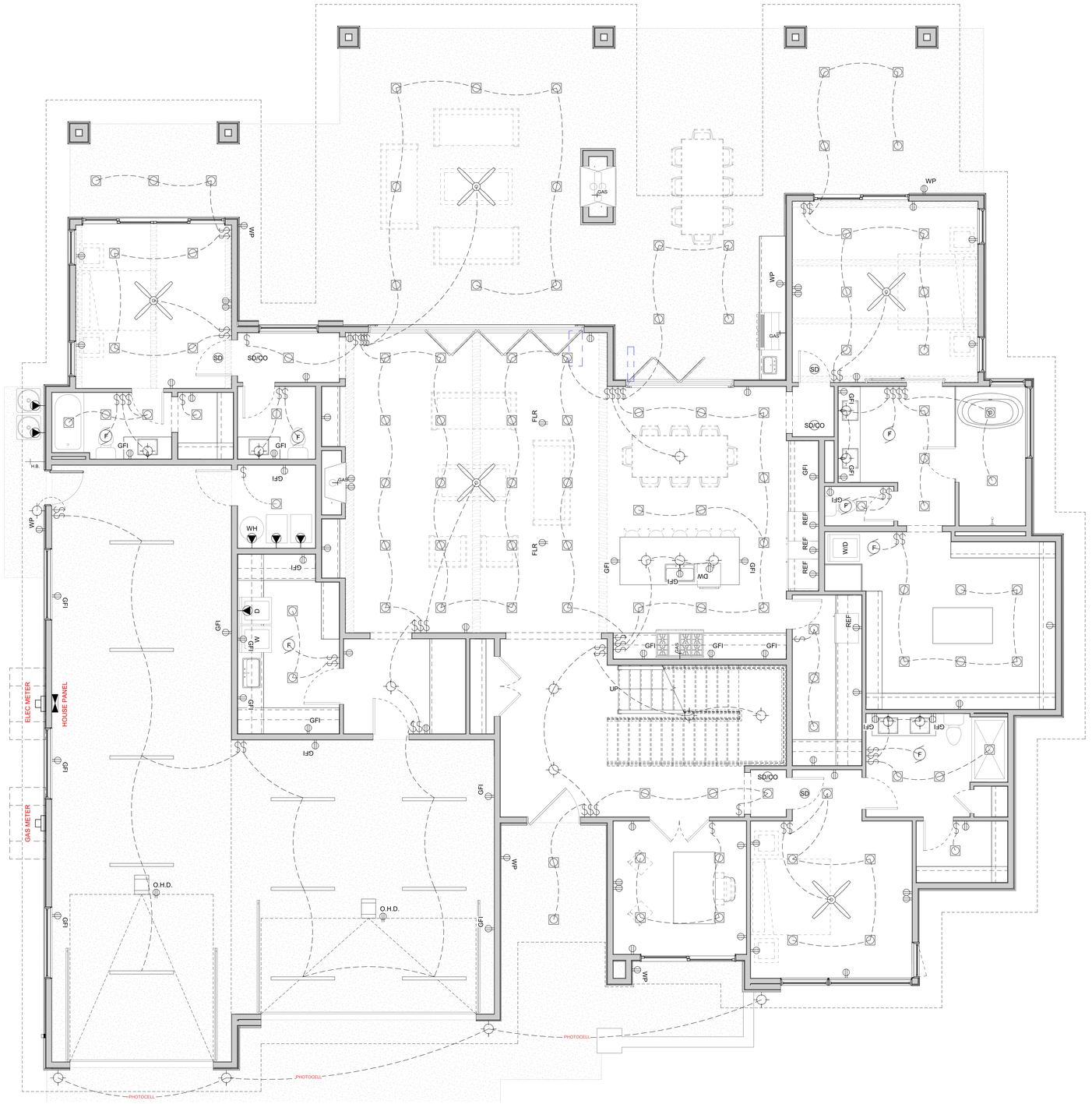
VECTOR® ENGINEERS
MERIDIAN, IDAHO
(208) 996-0303
WWW.VECTORSE.COM
ID FIRM LICENSE NUMBER 10449-0

SLATE, LLC
SWAGGART SPEC - TV L52 B4
TERRA VIEW
LOT 52 BLOCK 4
EAGLE, ID 83616
STRUCTURAL DETAILS

PROFESSIONAL ENGINEER LICENSED 23279 STATE OF IDAHO ROBISON A MARTIN
01/15/2026
Rob Martin, P.E.

U6565.0071.251

SD-3



1 MAIN FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL NOTES

1. CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE 2017 NATIONAL ELECTRICAL CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
2. CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH LOCAL POWER COMPANY.
3. ALL OUTLETS ARE TO BE MEASURED TO TOP OF RECEPTACLE. ALL STANDARD OUTLETS ARE TO BE 16" A.F.F. UNLESS NOTED OTHERWISE.
4. PROVIDE OUTLETS @ OVERHANGS WITH SEPARATE SWITCH FOR X-MAS LIGHTS

ELECTRICAL LEGEND

SYMBOL	DESRIPTION
	110 V OUTLET
REF	REFRIGERATOR OUTLET
DW	DISH WASHER OUTLET
GFI	G.F.I. OUTLET
WP	WATER PROOF OUTLET
	SPECIAL OUTLET
	SWITCH
	LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
F	EXHAUST FAN
SD	SMOKE DETECTOR
SD/CO	SMOKE DETECTOR / CARBON MONOXIDE
	GARAGE LIGHT FIXTURE
	CEILING FAN

SMOKE ALARM NOTES

1. SMOKE & CARBON MONOXIDE ALARMS SHALL COMPLY WITH 2018 IRC SEC. R314 & R315
2. A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA PER R314.3
3. CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER R315.3
4. A SMOKE ALARM SHALL BE INSTALLED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN HE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. PER R314.3
5. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTIONS. PER R314.6
6. SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE OTHER ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. PER R314.4

DESIGN BY
SLATE
P: 208.972.0551
E: J@BYSLATE.COM
WWW.BYSLATE.COM

PERMIT SET

01/12/2026

PROJECT NAME:
SWAGGART SPEC - TV L52 B4

ADDRESS:
TERRA VIEW
LOT 52 BLOCK 4

ALL DRAWINGS TO BE REVIEWED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS, AND/OR CHANGES IN THE PLAN PRIOR TO CONSTRUCTION OR FABRICATION.

DATE DRAWN/REVISIONS:

1
2
3
4

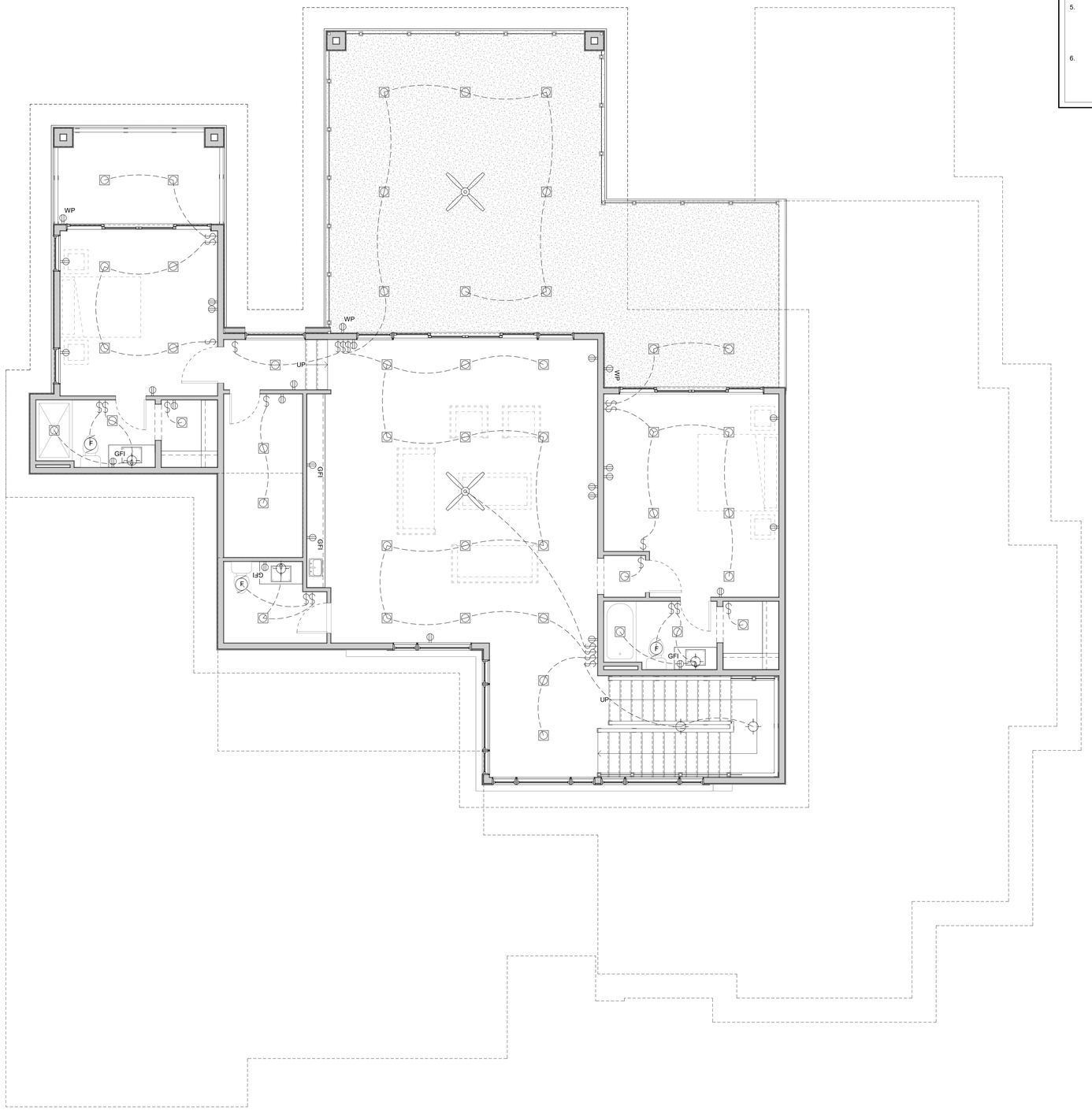
SHEET TITLE:

MAIN FLOOR ELECTRICAL PLAN

SHEET NO:

E-1.1

ORIGINAL SHEET SIZE
30" x 42"



1 UPPER FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"

SMOKE ALARM NOTES

1. SMOKE & CARBON MONOXIDE ALARMS SHALL COMPLY WITH 2018 IRC SEC. R314 & R315
2. A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA PER R314.3
3. CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER R315.3
4. A SMOKE ALARM SHALL BE INSTALLED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN HE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. PER R314.3
5. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTIONS. PER R314.6
6. SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE OTHER ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. PER R314.4

ELECTRICAL NOTES

1. CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE 2017 NATIONAL ELECTRICAL CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
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ELECTRICAL LEGEND

SYMBOL	DESRIPTION
	110 V OUTLET
REF	REFRIGERATOR OUTLET
DW	DISH WASHER OUTLET
GFI	G.F.I. OUTLET
WP	WATER PROOF OUTLET
	SPECIAL OUTLET
	SWITCH
	LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
F	EXHAUST FAN
SD	SMOKE DETECTOR
SD/CO	SMOKE DETECTOR / CARBON MONOXIDE
	GARAGE LIGHT FIXTURE
	CEILING FAN

DESIGN BY
SLATE
P: 208.972.0551
E: J@BYSLATE.COM
WWW.BYSLATE.COM

PERMIT SET

01/12/2026

PROJECT NAME:
SWAGGART SPEC - TV L52 B4

ADDRESS:
TERRA VIEW
LOT 52 BLOCK 4

ALL DRAWINGS TO BE REVIEWED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS, AND/OR CHANGES IN THE PLAN PRIOR TO CONSTRUCTION OR FABRICATION.

DATE DRAWN/REVISIONS:

1
2
3
4

SHEET TITLE:

UPPER FLOOR ELECTRICAL PLAN

SHEET NO:

E-1.2

ORIGINAL SHEET SIZE
30" x 42"