



AGENDA ACTION ITEM

DATE: October 10, 2023

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **5:00 PM - Scenic Corridor Review. Alpine Acres Lots 1-5 Scenic Corridor**. Harley Wilcox is requesting approval for a Scenic Corridor review placement of 5 lots (lots 1-5 of Alpine Acres Subdivision). The property is completely within the Scenic Corridor Overlay. Additional construction and materials detail has been provided.

Legal Description: SEC 26 T4N R45E, RP00146000010, RP00146000020, RP00146000030 RP00146000040, RP00146000050

SUGGESTED MOTION:

Approval

Having found that the proposed development for Alpine Acres Subdivision is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the following conditions of approval:

1...

Denial

Having found that the proposed development for Alpine Acres Subdivision is not consistent with the LDC Chapter 5-5, I move to deny the Scenic Corridor Permit for the following reasons... The following could be done to obtain approval...

ATTACHMENT(S):

[Alpine Acres Lots 1-5 Scenic Corridor Staff Reportf_101023.pdf](#)

A) [Application.pdf](#)

B) [Site Plans.pdf](#)

C) [Building Materials.pdf](#)

D) [Narrative.pdf](#)

PROJECT BACKGROUND: The applicants submitted a request for a Scenic Corridor Design review application on July 20, 2023. They are proposing to construct 5 structures and driveways within 5 lots of the subdivision. The property currently has A/RR-2.5 zoning. The property is located within the Alpine Acres subdivision and has highway frontage. There is no existing landscaping.

The applicants have access from an interior subdivision road, Serviceberry Rd. The applicant has provided images showing the intended design and materials for residence and guest houses.

AERIAL IMAGE OF PROPERTY



PHOTOS FROM SITE VISIT (TAKEN FROM W5000S)

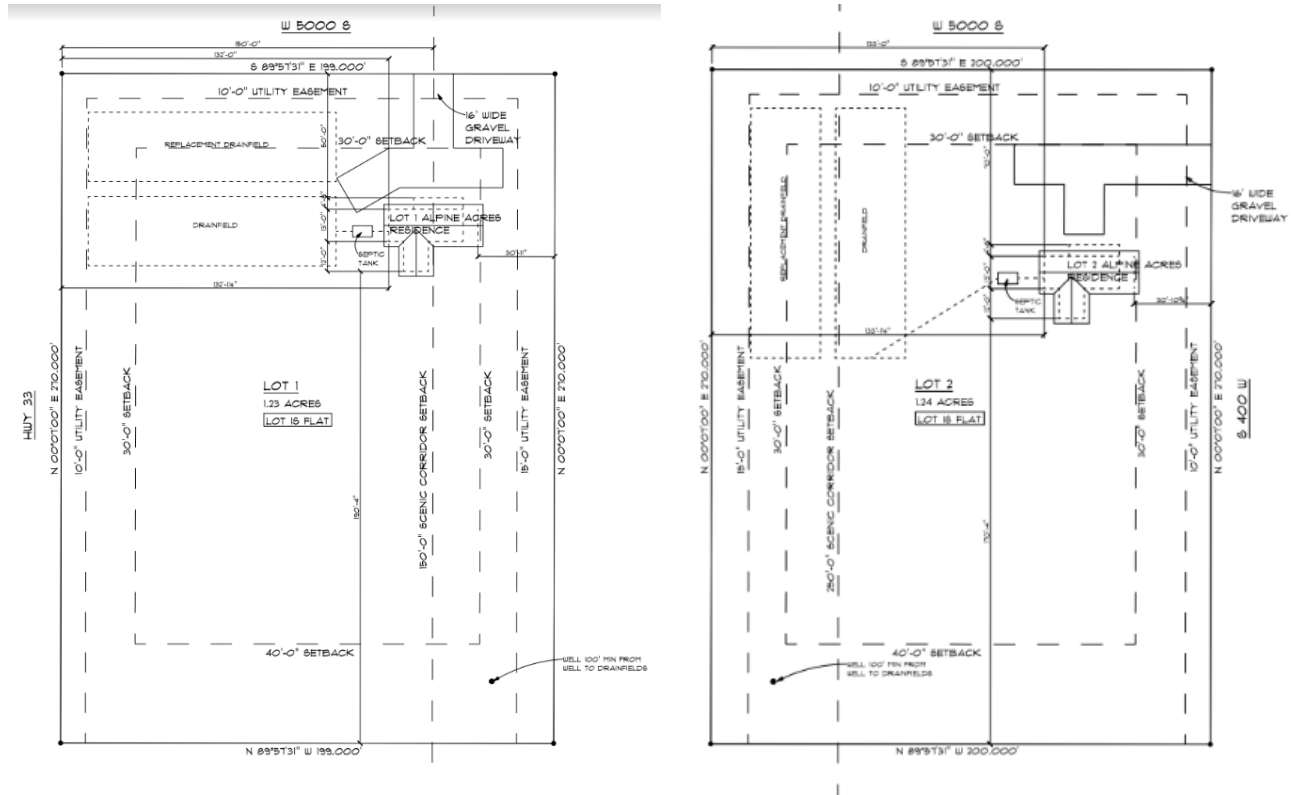


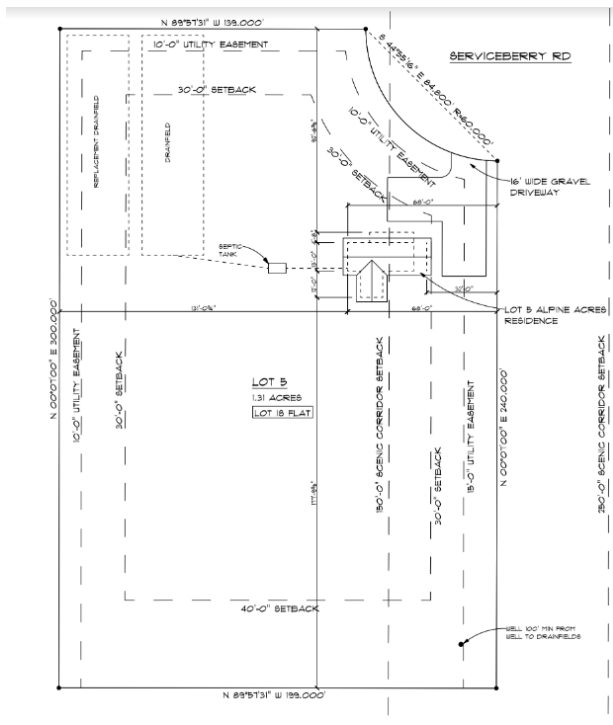
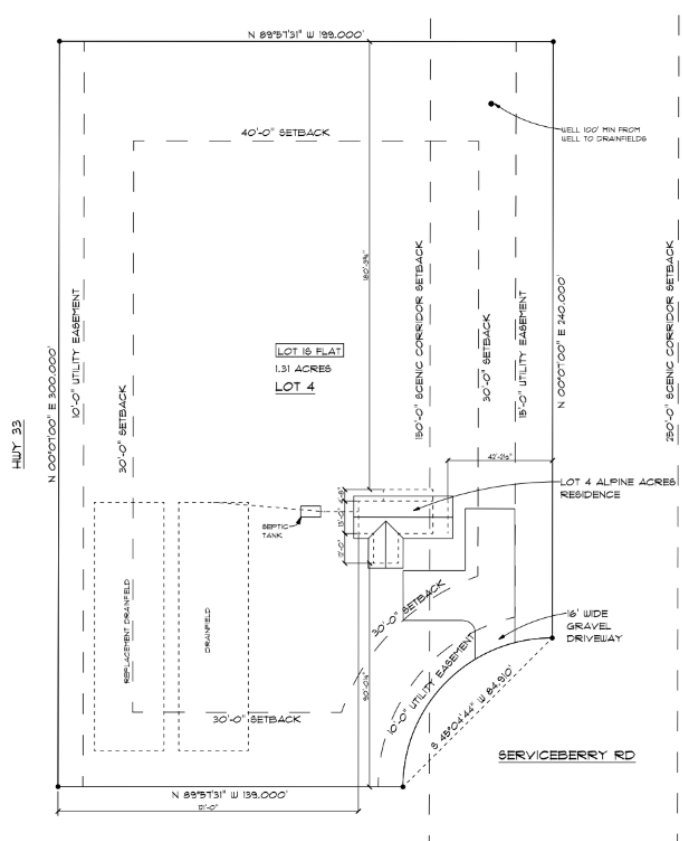
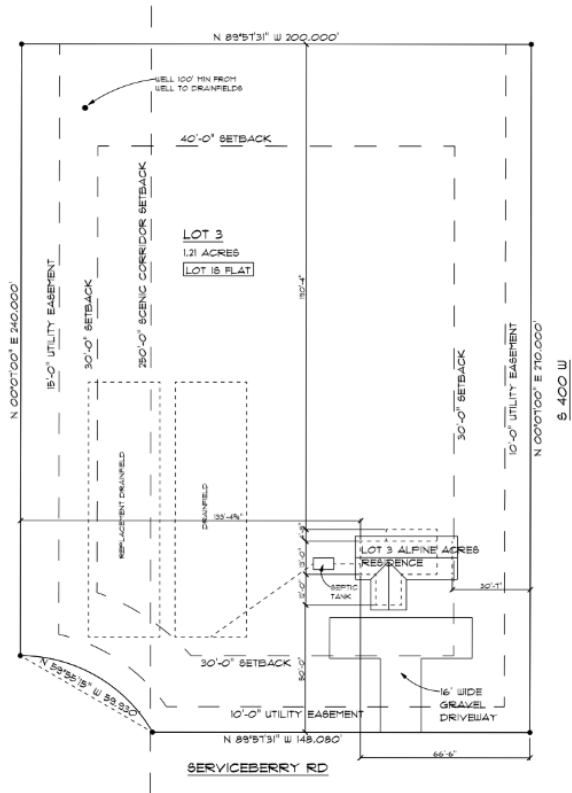
OVERVIEW OF SCENIC CORRIDOR REVIEW:

5-5-1 INTENT: The intent of this section is to maintain Teton County’s scenic resources along highway corridors by ensuring that the location, scale, and appearance of buildings, structures, and development preserves the rural character of the area by limiting visual intrusion viewed from the four designated roadways as described below, retaining long vistas of the mountains and fields, and preserving existing native vegetation.

5-5-2 APPLICABILITY: These standards apply to all applications and permits for physical development located within five hundred (500) feet of Idaho State Highways 31, 32, and 33 and Ski Hill Road within Teton County.

SITE PLAN





| 5-5-4 RESOURCE DEVELOPMENT STANDARDS | | STAFF COMMENTS: |
|---|--|--|
| SETBACKS | Physical development (including new buildings and existing buildings being replaced) shall be sited from the right-of-way of the state highway per Table 8 5-5-4. | <i>The proposed construction one each lot will be located at minimum 121' from Hwy 33. ADR-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies. The building height is ~13'6 feet tall. This meets the requirements of the LDC.</i> |
| BUILDING ENVELOPE | Physical development shall be located to maintain open space in relation to the scenic view being regulated. Development should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge (provided it is not in danger of slope failure), rather than in the middle of a meadow, pasture, or hillside. | <i>The location for the proposed structures are relatively rear on the property.</i> |
| | Existing buildings that encroach upon the dimensions shown in Table 8 shall not perform any repairs, additions or replacements of any portion of the building that will encroach any further into the standards in Table 8 than the existing condition. | <i>Planning staff believes setbacks are reasonably set back as much as possible from the highway.</i> |
| BUILDING MATERIALS | Highly reflective roof materials shall not be used, unless the materials are treated to eliminate reflection. | <i>Building materials meet required standards.</i> |
| 8-5-2-D (3). DESIGN REVIEW CRITERIA: | | STAFF COMMENTS: |
| SETBACKS | No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback. | <i>The proposed construction will be located at minimum approximately 121' feet from the property boundary facing Highway 33. A-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies.</i> |
| BUILDING ENVELOPE | 1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible. | <i>The only existing landscaping is grass, the applicant is proposing reseeding areas with comparable to existing grass.</i> |
| | 2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside. | <i>The location for the proposed structures are relatively rear on the property.</i> |
| | 3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road. | <i>The proposed home will not be located on a ridge or hillside.</i> |
| BUILDING MATERIALS | All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index. | <i>Building materials meet required standards.</i> |

| | | |
|--|---|--|
| ROADS & DRIVEWAYS | Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible | <i>Interior subdivision roads access all five lots.</i> |
| SCREENING | Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs | <i>There is no landscaping in place or landscaping proposed to screen construction from Hwy 33. A landscaping plan was required and the applicant provided a site plan proposing only grass.</i> |
| THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS. | | <i>No plans for satellite dishes or signage are indicated on the plans.</i> |

CONDITIONS OF APPROVAL:

1. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
2. A landscaping plan be provided along with building permit submittal that buffers construction from Hwy 33. This will be reviewed by planning staff during building review. A CO will not be provided until the landscaping plan has been planted.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS:

- A. Approve the Scenic Corridor Permit request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve the Scenic Corridor Permit request, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
- C. Deny the Scenic Corridor Permit request and provide the reasons and justifications for the denial.
- D. Continue to a future PZC Meeting with reasons given as to the continuation or need for additional information.

MOTIONS:

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

Approval

Having found that the proposed development for Alpine Acres Subdivision is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the following conditions of approval:

1...

Denial

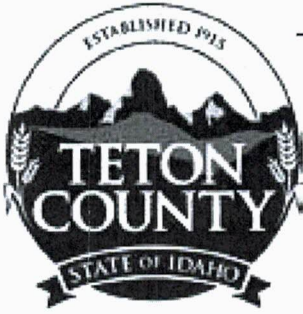
Having found that the proposed development for Alpine Acres Subdivision is not consistent with the LDC Chapter 5-5, I move to deny the Scenic Corridor Permit for the following reasons... The following could be done to obtain approval...

Prepared by Claire Lazes, Associate Planner

Attachments:

- A) Application (2 pages)
- B) Site Plans (60 pages)
- C) Building Materials Images (1 page)
- D) Narrative (1 page)

End of Staff Report



Planning & Zoning Department

SCENIC CORRIDOR APPLICATION

Scenic Corridor requirements for Teton County are outlined in the LDC 5-5. These standards apply for physical development located within five hundred (500) feet of Idaho State Highways 31, 32, 33, and Ski Hill Road within Teton County. Resource Development Standards can be found in the LDC 5-5-4.

For Office Use Only

Fees Paid

Check # Credit Card Cash

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. Incomplete applications will not be put on hold. Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: TETON MOUNTAIN INVESTMENTS LLC BY HARLEY WILCOX

Address: Box 362, Victor Zip code: 83455

Project Location

Name of Applicant (if different than owner): Phone: ()
443 W 5000 S & 5048 S 400 W & 48,408 as well as 449 Serviceberry Rd
Project Address (if different than owner address): Zip code: 83455

Email: harley.wgre@gmail.com Subdivision Name: Alpine Acres Lots 1 - 5

Primary Contact (if not applicant):

Email: Phone: ()

Designated Primary Contact

Owner Agent/Representative

Project Info

Proposed units/lots: Total Acreage:

RP#: 001460000010, 001460000020, 001460000030, 001460000040 & 001460000050

Engineering Firm: Design Intelligence LLC



I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and reviewed.

Applicant Signature: [Signature] Date: 7-17-23

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Owner Signature: [Signature] Date: 7-17-23

Checklist

All items need digital copies as well as paper copies.

- Latest recorded deed to the property;
- Affidavit of Legal Interest;
- Site plan and drawings showing:
 - All proposed and existing structures,
 - Setbacks from the closest State Highway or Ski Hill Road,
 - Building envelopes
 - Landscaping plan
 - Existing and proposed off-street parking areas
 - Exterior elevations of primary structures visible from highway of Ski Hill Road
 - Description of building materials

SECTION II: REVIEW CRITERIA

The motion given by the P&Z on an application to build within the scenic corridor will be based on the following criteria:

- Physical development shall be located to maintain open space in relation to the scenic view being regulated. Development should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge (provided it is not in danger of slope failure), rather than in the middle of a meadow, pasture, or hillside.
- Highly reflective roof materials shall not be used, unless the materials are treated to eliminate reflection.
- If birms are used to screen structures located within a meadow or pasture, they shall be setback at least fifty (50) feet from the right-of-way with the side of the berm exposed from designated scenic roads shall rise at no greater than 5% grade. Berms must be planted in native vegetation.
- Revegetation of Disturbed Areas. Lands disturbed by earth moving or berms shall be revegetated per Section 5-3 of the LDC.
- All setback standards are met given in Table 8 per Section 5-5 of the LDC.

Application is submitted on the 17 day of July, 2023.

Application is deemed complete and accepted on the _____ day of _____, 20____.



ABBREVIATIONS

APPROX. = APPROXIMATE
 BOT. = BOTTOM
 BRG = BEARING
 CFM = CUBIC FEET PER MINUTE
 CLR = CLEARANCE
 CO = CARBON MONOXIDE
 CONC. = CONCRETE
 CONT. = CONTINUOUS
 D = PENNY
 DBL = DOUBLE
 DECO = DECORATIVE
 DEG. = DEGREE
 DF = DOUGLAS FIR
 DIA. = DIAMETER
 DWG = DRAWING
 EMBED. = EMBEDMENT
 FND = FOUNDATION
 FTG = FOOTING
 GLB = GLULAM BEAM
 GYP = GYPSUM
 HORIZ = HORIZONTAL
 MAX = MAXIMUM
 MECH = MECHANICAL
 MFGR = MANUFACTURER
 MFGR'S = MANUFACTURER'S

MIN. = MINIMUM
 NTS = NOT TO SCALE
 O.C. = ON CENTER
 PE = POLYETHYLENE
 PT = PRESSURE TREATED
 R = ROUND (IN LOG
 BEAM SCHEDULE)
 REINF. = REINFORCE
 REQ'D = REQUIRED
 SEL. = SELECT
 SF = SQUARE FEET
 SQ. FT. = SQUARE FEET
 SQR. = SQUARE
 SS = SELECT STRUCTURAL
 STRUCT. = STRUCTURAL
 TBD = TO BE DETERMINED
 TYP = TYPICAL
 UNO = UNLESS NOTED
 OTHERWISE
 UTIL = UTILITY
 VERT = VERTICAL
 W/ = WITH
 WIC = WALK IN CLOSET
 YR = YEAR

LOT 1 ALPINE ACRES RESIDENCE, NEAR DRIGGS, TETON COUNTY, IDAHO



VICINITY MAP

PROJECT DATA

- GOVERNING BUILDING CODE: IRC 2018
- TYPE OF CONSTRUCTION: TYPE V-B
- SPRINKLED: NO

PROJECT INFORMATION

BUILDING DEPARTMENT:
 TETON COUNTY, IDAHO

DRAWING INDEX

- A0 COVER SHEET
- A1 ELEVATIONS
- A2 BASEMENT PLAN AND
 MAIN FLOOR PLAN AND
 DOOR AND WINDOW SCHEDULE
- A3 SECTIONS
- CI SITE PLAN
- E1 MAIN FLOOR ELECTRICAL
- L1 LANDSCAPE PLAN
- 60.1 GENERAL NOTES
- 61.0 CONNECTION DETAILS
- 61.1 CONNECTION DETAILS
- S2 FOUNDATION PLAN AND
 MAIN FLOOR FRAMING
- S3 ROOF FRAMING AND
 MAIN FLOOR SHEAR WALLS

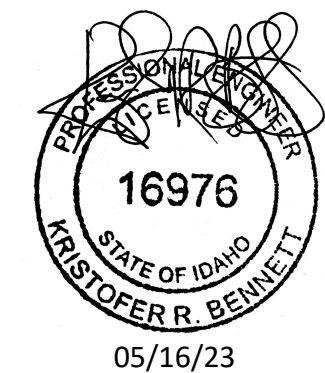
BUILDING SQ. FT.

LIVING SPACE :
 MAIN FLOOR = 510 SQ. FT.
 TOTAL = 510 SQ. FT.

NON LIVING SPACE :
 UNFINISHED BASEMENT = 510 SQ. FT.
 DECK OR PORCH = 86 SQ. FT.

DESIGN NOTES

- GROUND SNOW LOAD - 121 PSF
- FLAT ROOF SNOW LOAD - 85 PSF
- SNOW LOAD IMPORTANCE FACTOR - 1.0
- SNOW EXPOSURE FACTOR - 1.0
- THERMAL FACTOR - 1.0
- OCCUPANCY CATEGORY - II
- SOIL BEARING CAPACITY - 2000 PSF
- ULTIMATE WIND SPEED - 115 MPH, EXP B
- WIND IMPORTANCE FACTOR - 1.0
- SEISMIC DESIGN CATEGORY - D
- SEISMIC SITE CLASS - D
- RISK CATEGORY - II
- SEISMIC COEFFICIENTS -
 Sds: 0.828g Sd1: 0.443g R: 6.5 Cs: 0.13
- SEISMIC ANALYSIS PROCEDURE -
 EQUIVALENT LATERAL FORCE METHOD
- FLOOR LIVE LOAD - 40 PSF
- FLOOR DEAD LOAD - 15 PSF
- ROOF DEAD LOAD - 15 PSF



CONTRACTOR'S RESPONSIBILITY
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

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AO

DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

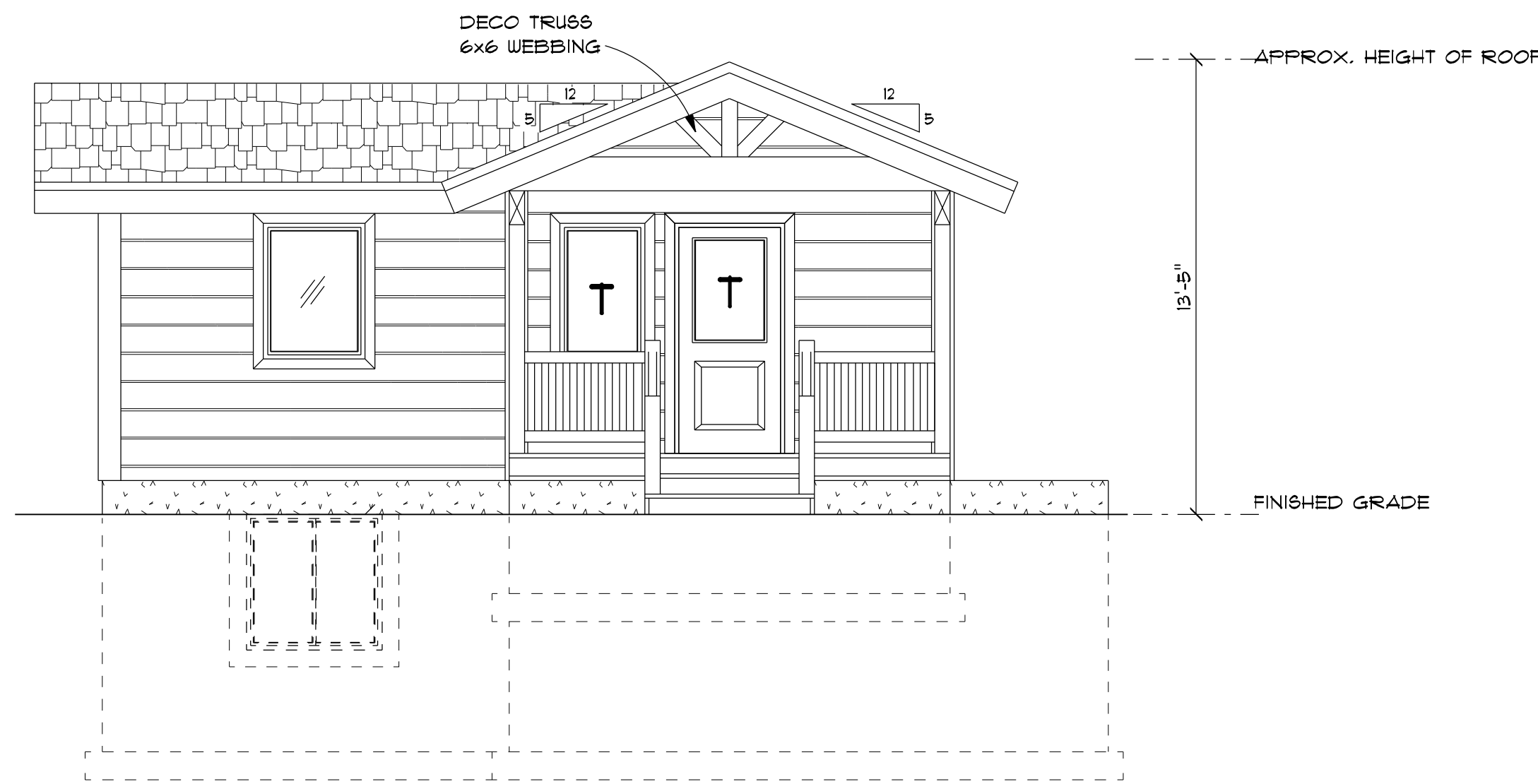
2023-122

DESIGN INTELLIGENCE, LLC
 PHONE: (208) 399-1461
 FAX: (208) 399-0740
 EMAIL: JOSEH@DESIGNINTEL.COM

1031 ERIKSON DR.
 REXBURG, IDAHO 83440

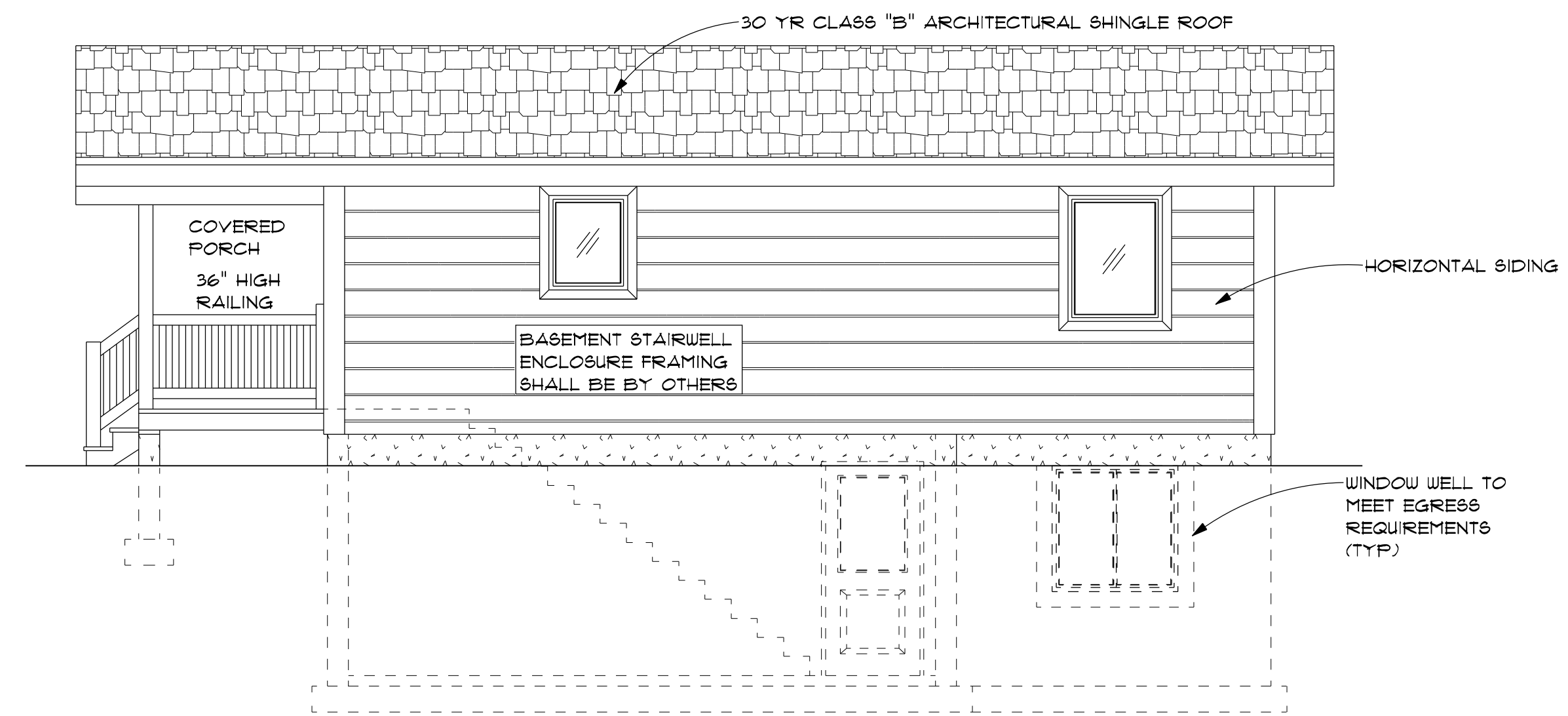
LOT 1 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO

AO



EAST ELEVATION

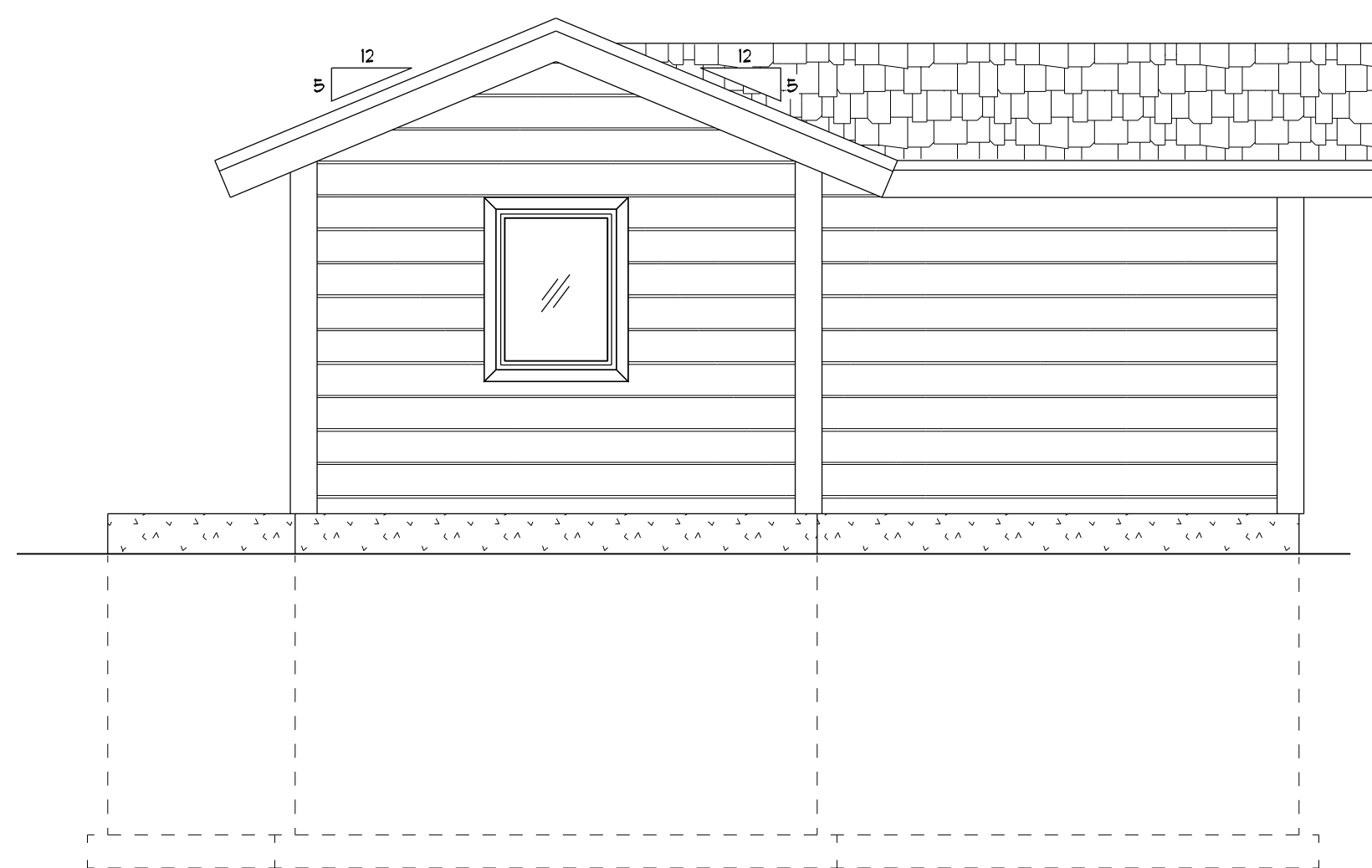
1/4" = 1'-0"



NORTH ELEVATION

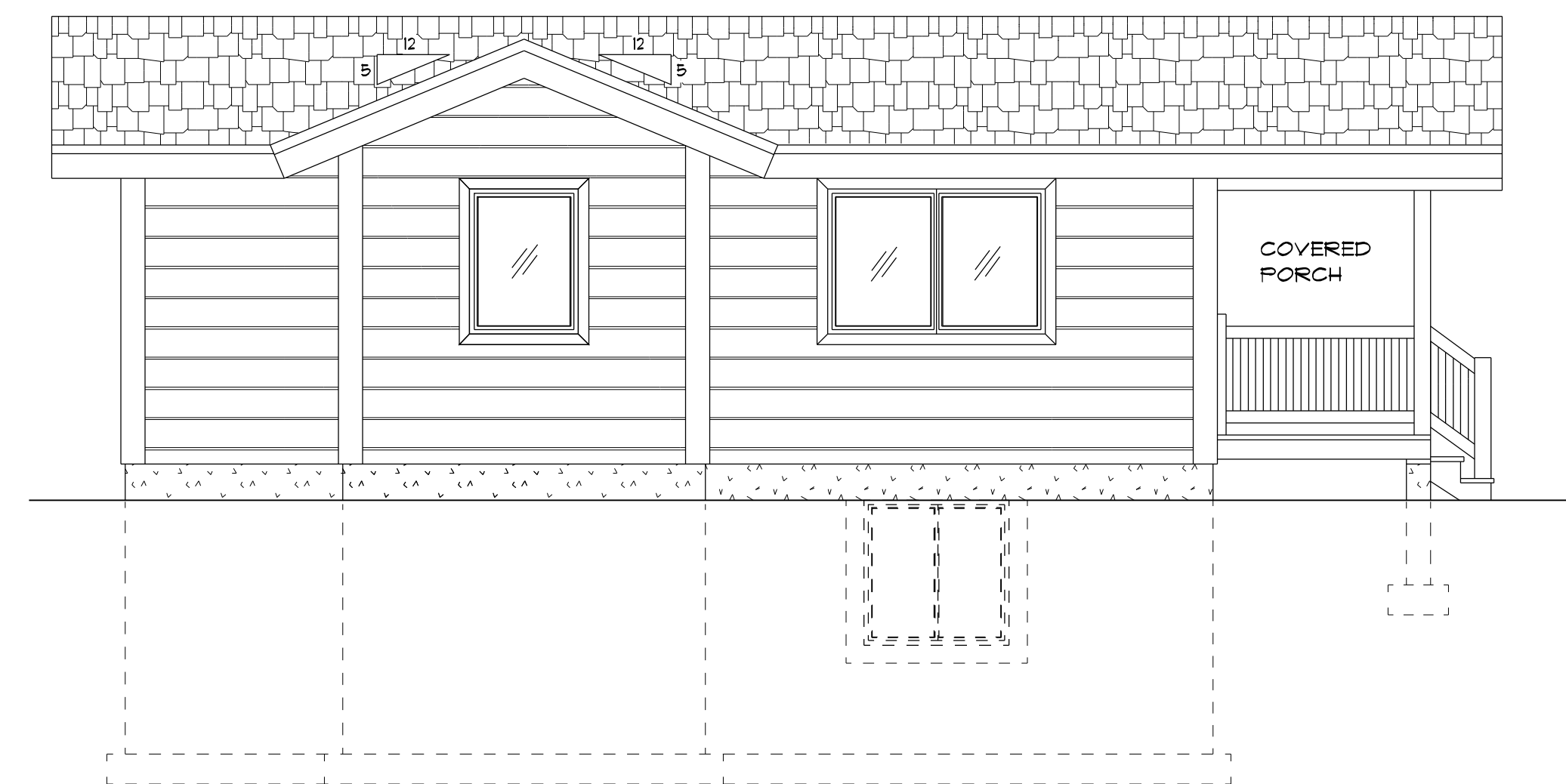
1/4" = 1'-0"

STEP FOOTING AS REQUIRED
BOTTOM OF FOOTING SHALL BE
3'-0" BELOW FINISHED GRADE
AND BELOW LOCAL FROST



WEST ELEVATION

1/4" = 1'-0"



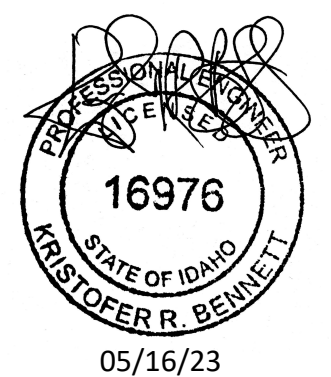
SOUTH ELEVATION

1/4" = 1'-0"

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FAX: (208) 399-0740
EMAIL: JOSH@DESIGNINTEL.COM

SCALE: AS NOTED
DRAWN BY: KRB
2023-122



DATE: 5/16/2023

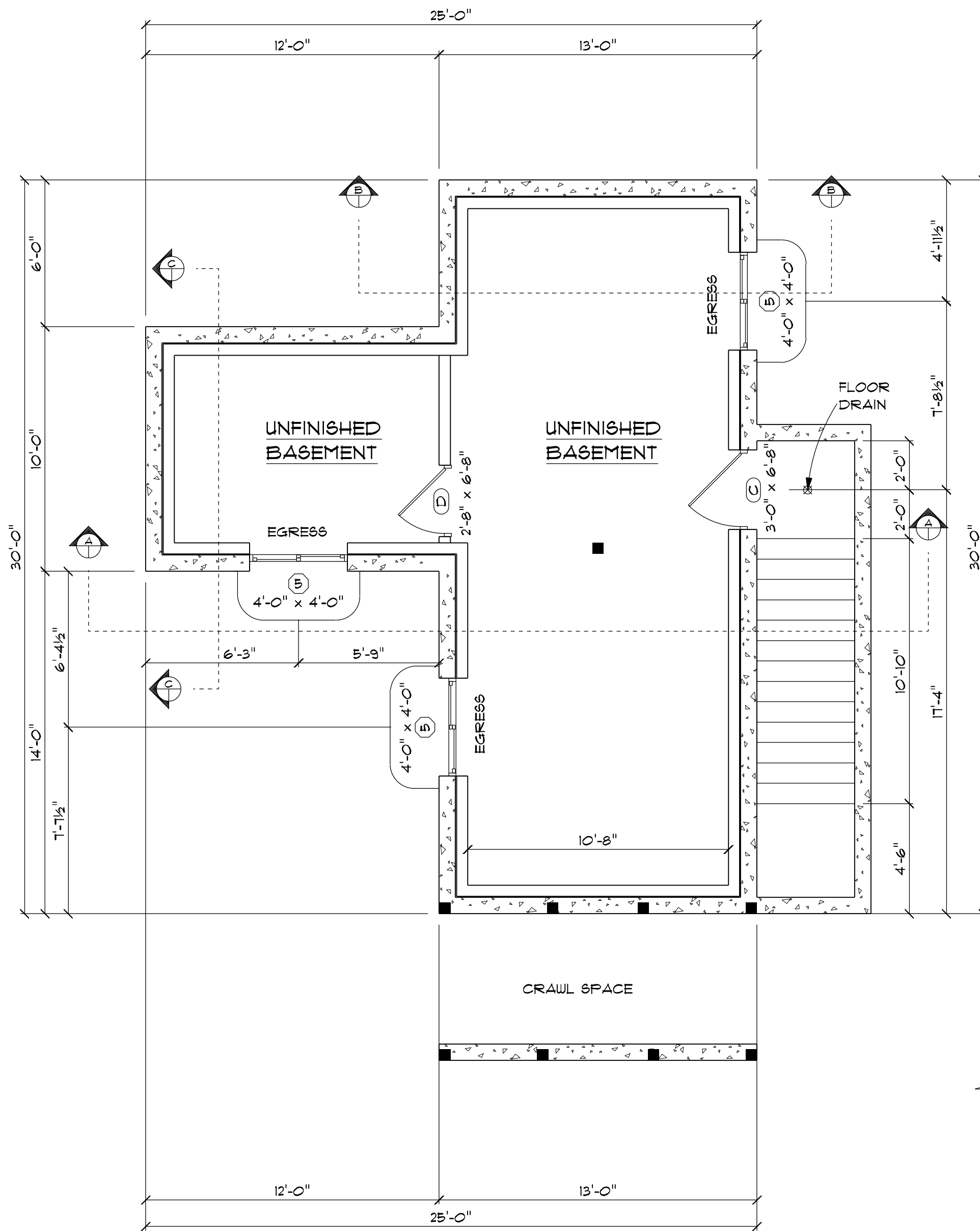
A1

A1

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. TYPICAL WINDOW HEADER HEIGHT 6'-8" UNO.
6. PROVIDE CRAWL SPACE ACCESS 24"x30".
7. PROVIDE ATTIC ACCESS (22"x30" MIN.).
8. WATER HEATER IN CRAWL SPACE.



BASEMENT PLAN

1/4" = 1'-0"

UNFINISHED BASEMENT = 510 SQ. FT.

LEGEND

■ STRUCTURAL POST

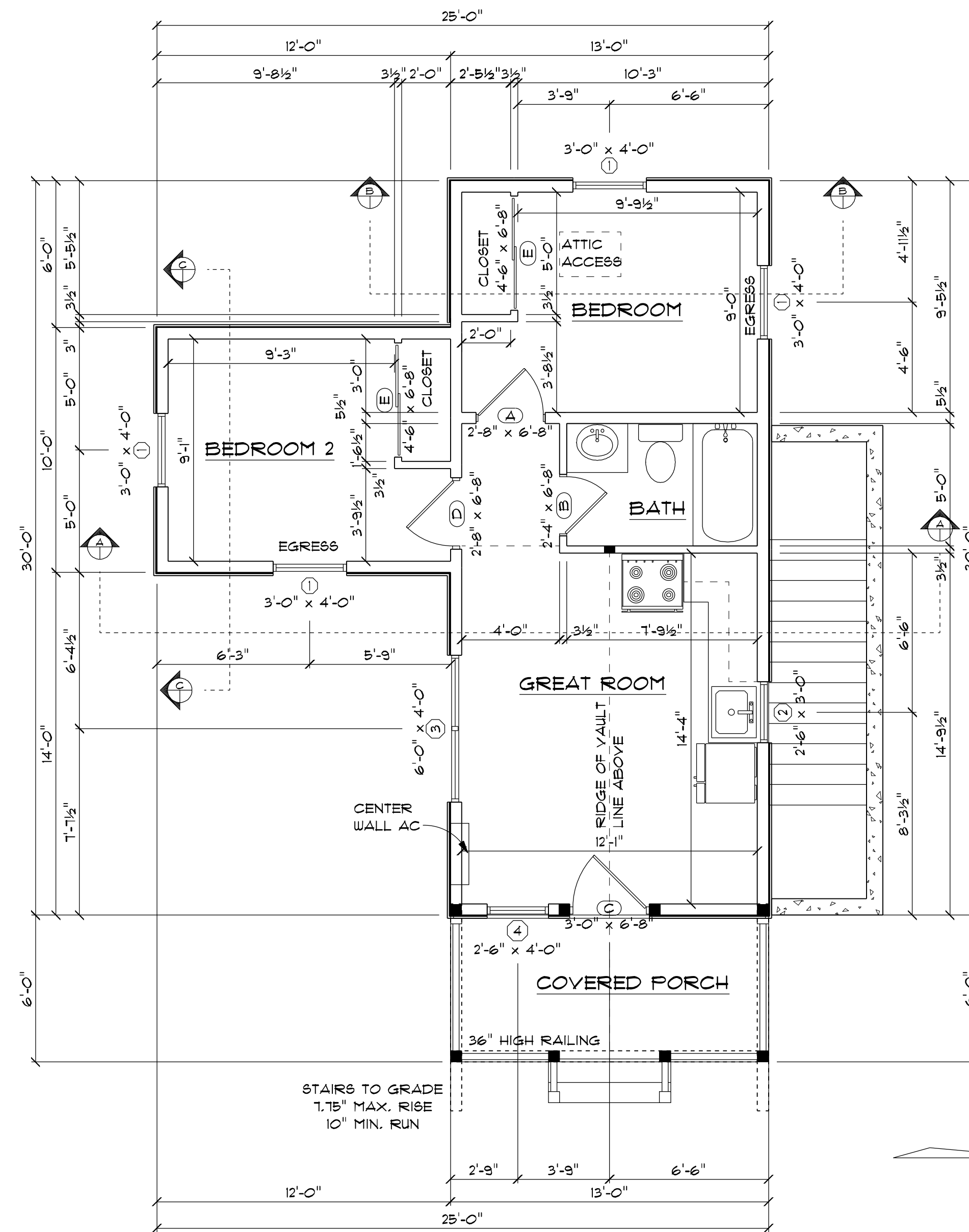
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MAIN FLOOR PLAN

1/4" = 1'-0"

LIVING SPACE = 510 SQ. FT.
DECK & PORCH = 86 SQ. FT.

LEGEND

■ STRUCTURAL POST

| DOOR SCHEDULE | | | | |
|---------------|-----|---------------|-----------|------------------------|
| LABEL | QTY | SIZE | HINGE DIR | TYPE |
| A | 1 | 2'-8" x 6'-8" | L | Interior Door/Colonial |
| B | 1 | 2'-4" x 6'-8" | R | Interior Door/Colonial |
| C | 2 | 3'-0" x 6'-8" | R | Exterior Door/Country |
| D | 2 | 2'-8" x 6'-8" | R | Interior Door/Colonial |
| E | 2 | 4'-6" x 6'-8" | NN | Interior Door/Sliding |

| WINDOW SCHEDULE | | | |
|-----------------|-----|---------------|----------------------------|
| LABEL | QTY | SIZE | TYPE |
| 1 | 4 | 3'-0" x 4'-0" | Window/Casement (2) Egress |
| 2 | 1 | 2'-6" x 3'-0" | Window/Casement |
| 3 | 1 | 6'-0" x 4'-0" | Window/Casement |
| 4 | 1 | 2'-6" x 4'-0" | Window/Casement (T) |
| 5 | 3 | 4'-0" x 4'-0" | Window/Slider Egress |

DOOR AND WINDOW NOTE:

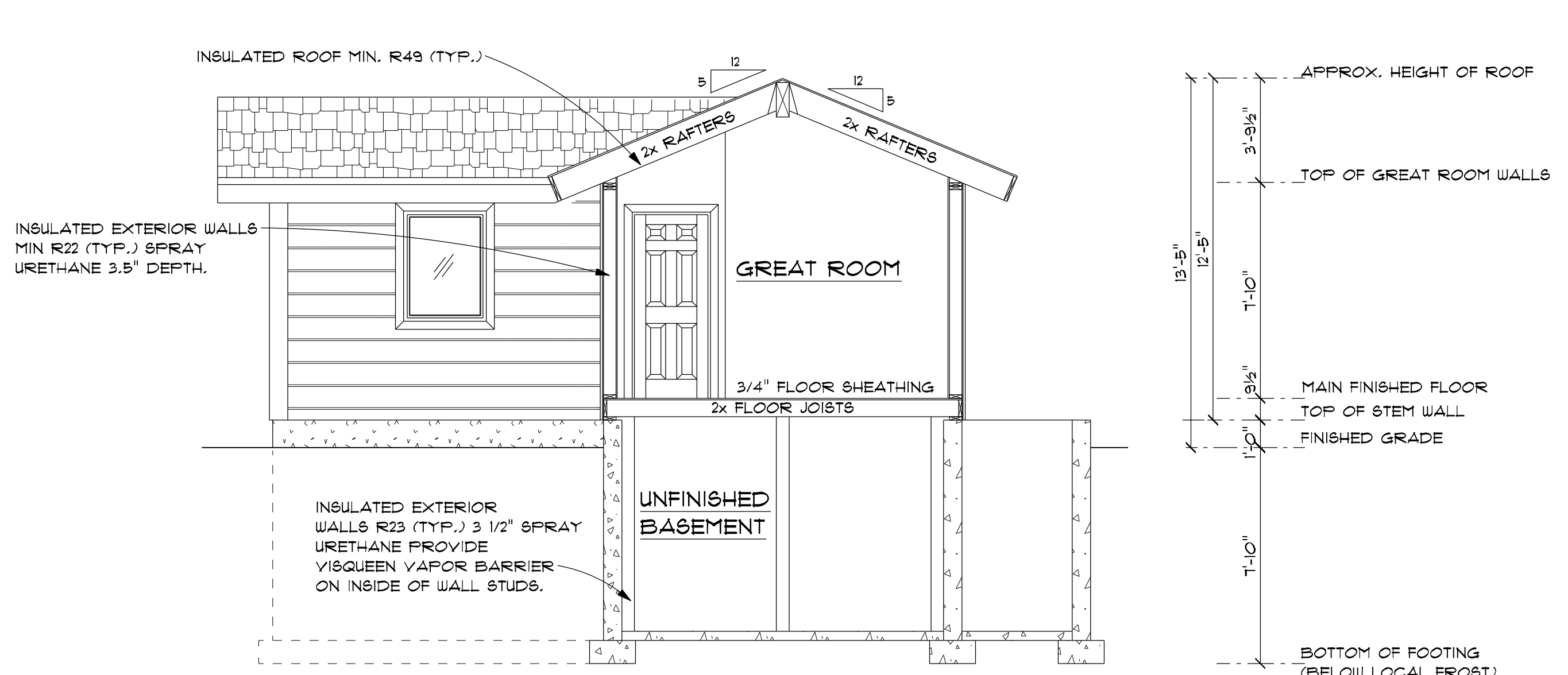
CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS

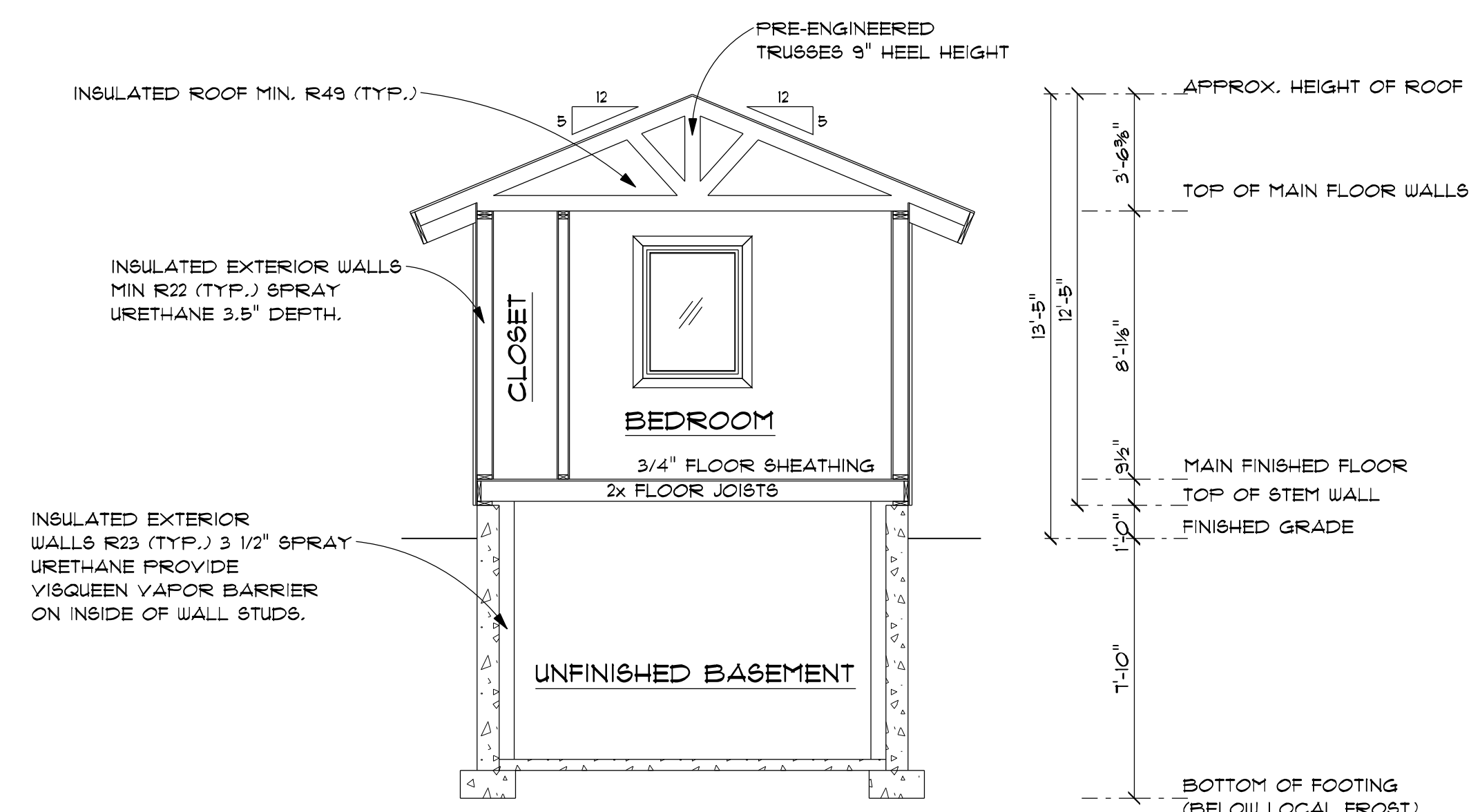


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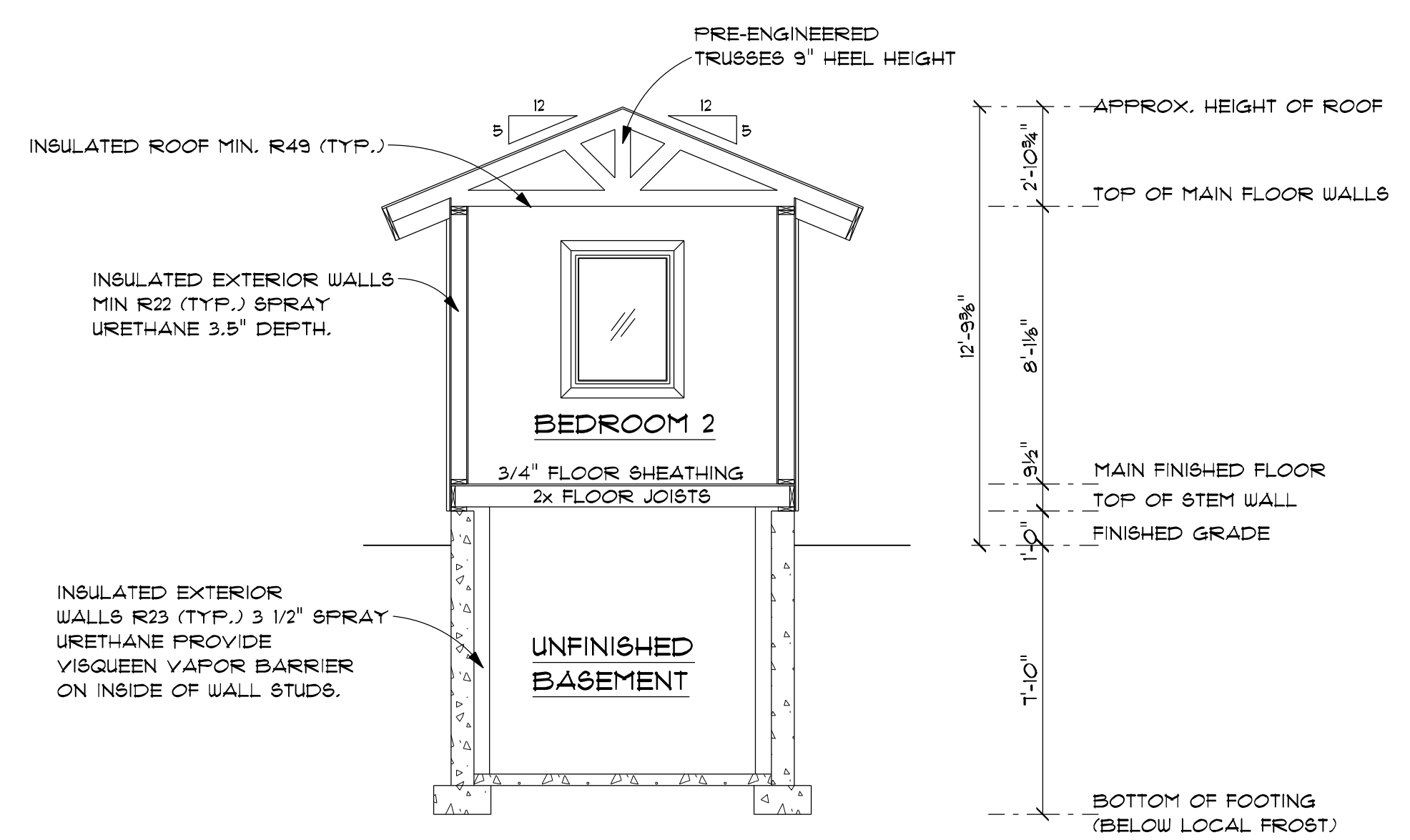
SECTION AA

1/4" = 1'-0"



SECTION BB

1/4" = 1'-0"



SECTION CC

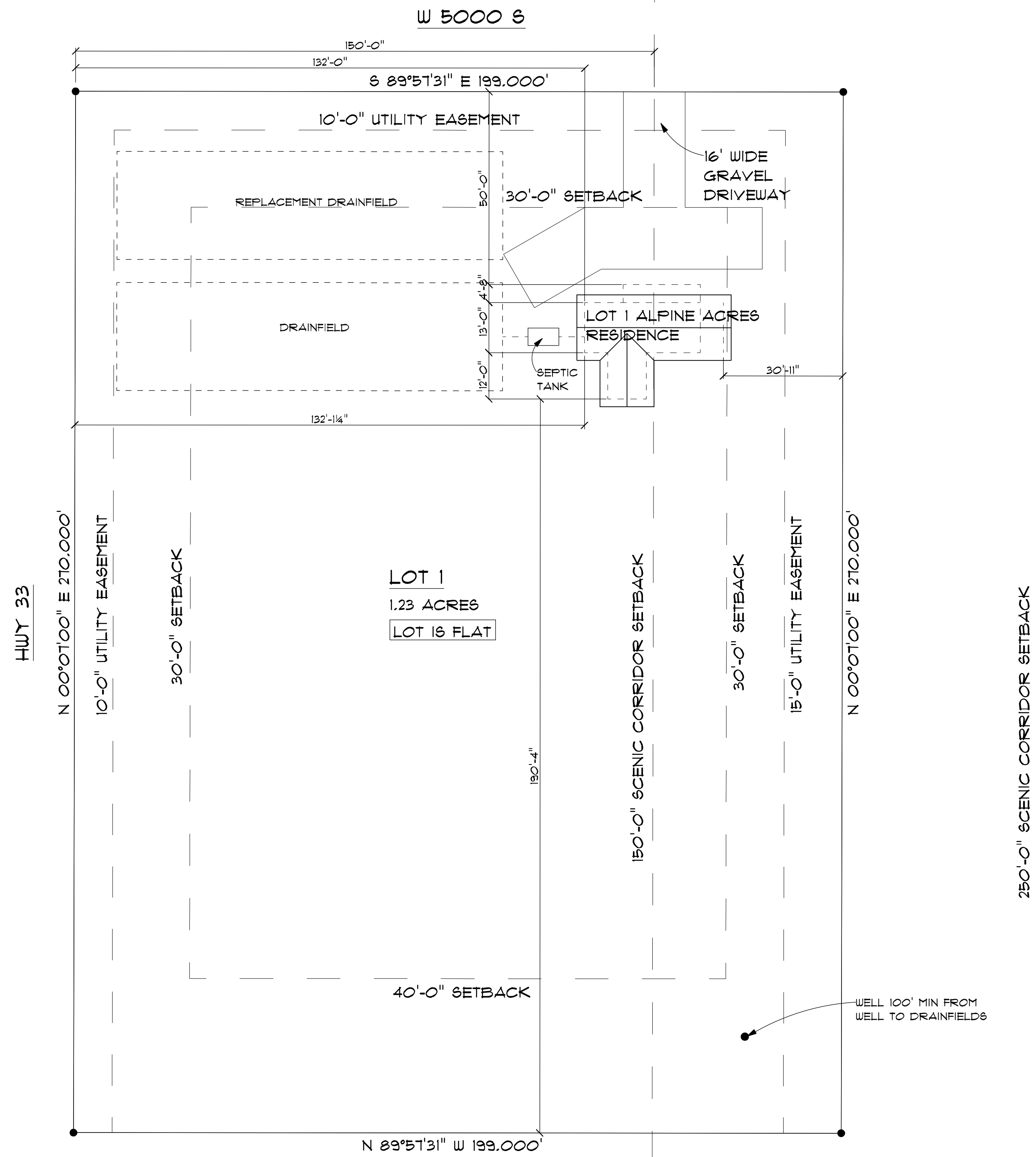
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SITE PLAN

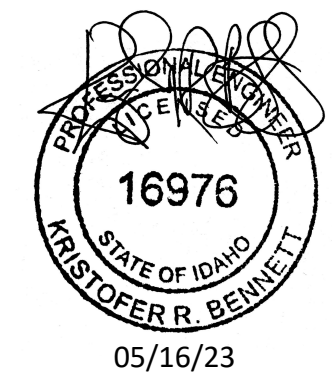
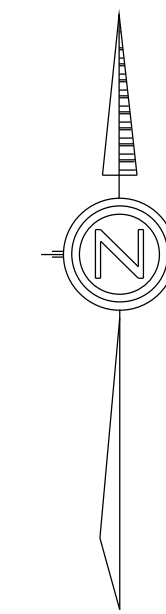
SCALE 1" = 20'-0"



VICINITY MAP

LEGAL DESCRIPTION

LOT 1 ALPINE ACRES,
SEC 26 T4N R45E,
TETON COUNTY, IDAHO



CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

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LOT 1 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO 83440

SCALE AS NOTED
DRAWN BY KRB
2023-122



DATE 5/16/2023

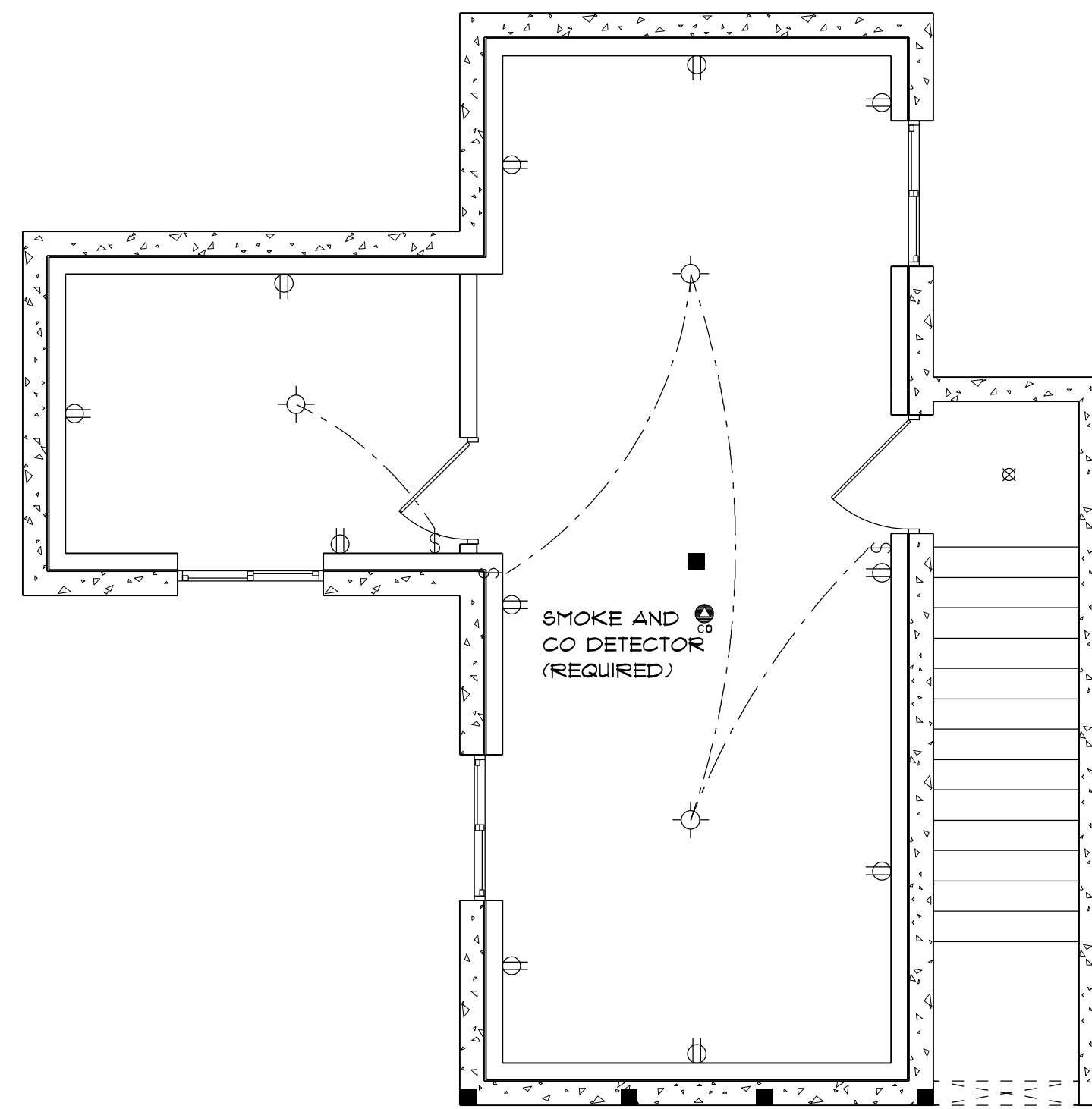
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THIS BASIC ELECTRICAL PLAN IS INTENDED TO REPRESENT THE OWNERS INTENT AND DOES NOT REPRESENT AN ENGINEERED SYSTEM. ALL FEATURES SHALL BE VERIFIED WITH THE OWNER.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. THE LOCATION OF SMOKE AND CO DETECTORS AS NOTED ON THIS DWG IS APPROXIMATE AND MAY BE ADJUSTED WITHIN THE PARAMETERS ALLOWED BY THE APPLICABLE CODES.
3. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
4. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.



BASEMENT ELECTRICAL

1/4" = 1'-0"

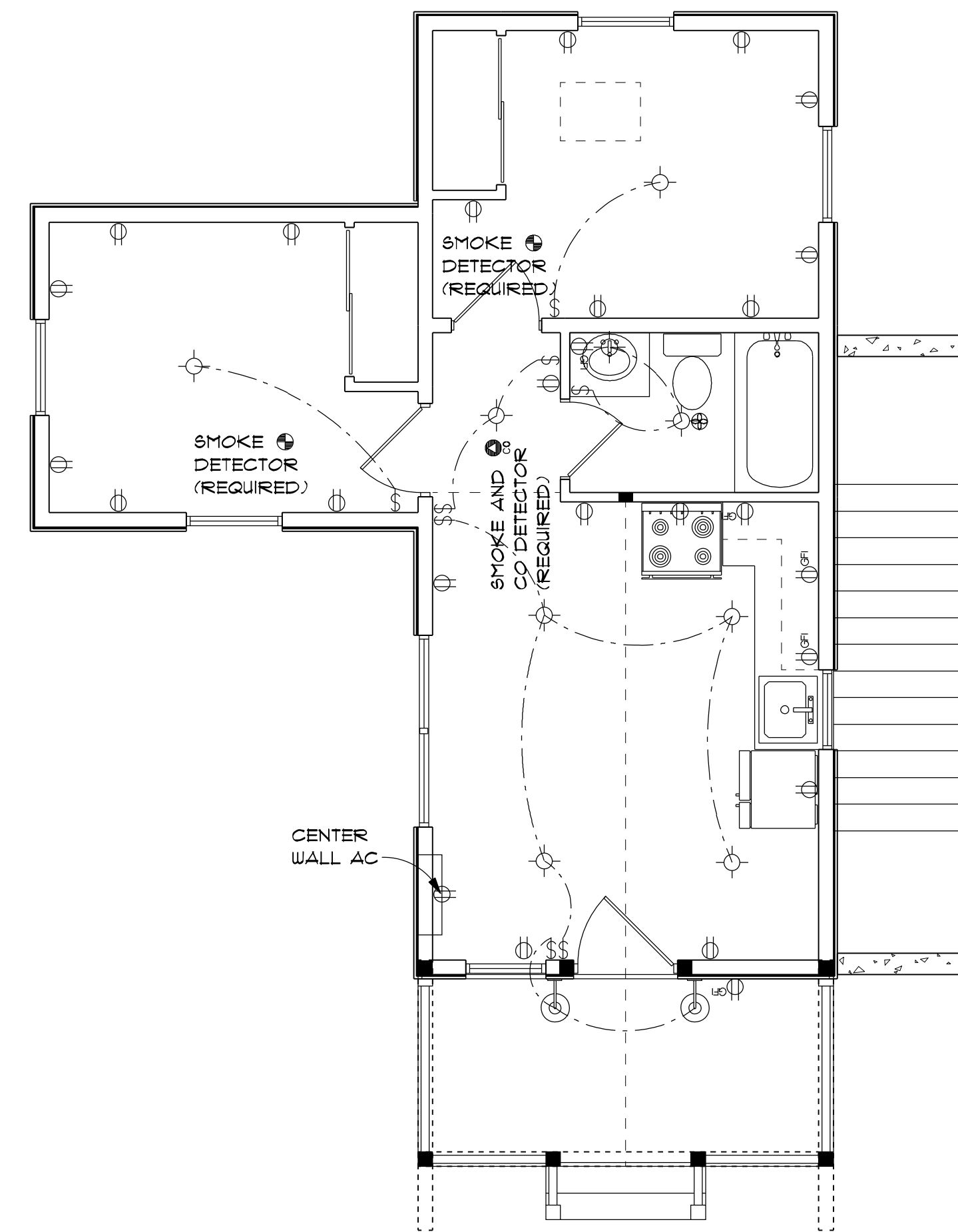
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MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

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EI

DATE 5/16/2023



SCALE AS NOTED

DRAWN BY KRB

2023-122

DESIGN INTELLIGENCE, LLC

PHONE: (208) 399-1446

FAX: (208) 399-0740

EMAIL: JOSH@DESIGNINTEL.COM

1031 ERIKSON DR.

REXBURG, IDAHO

83440

RESIDENCE

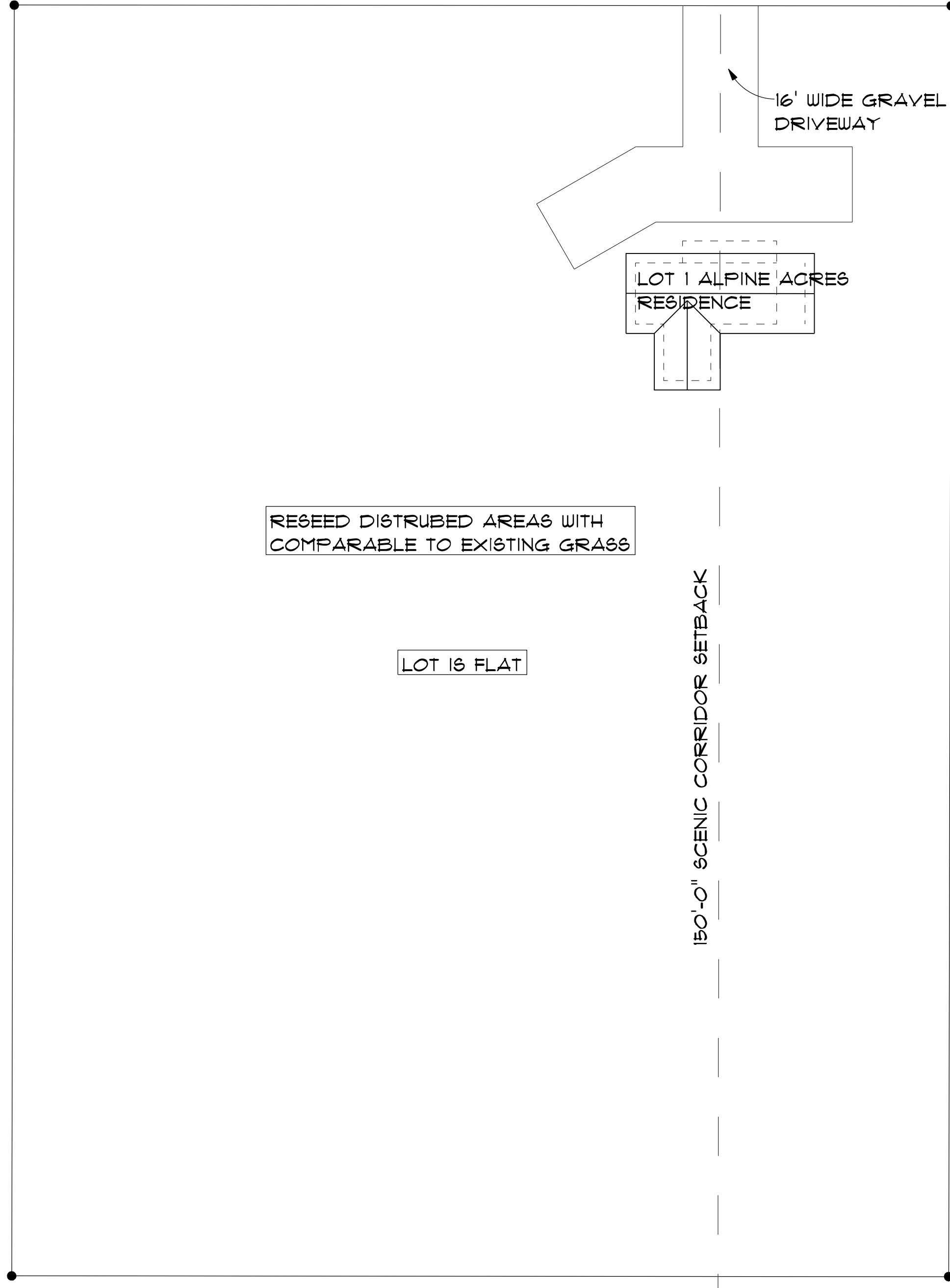
LOT 1 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

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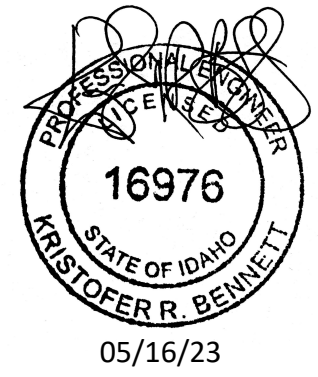
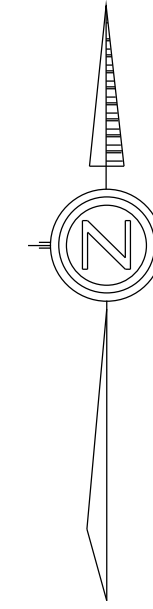
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LANDSCAPE PLAN

SCALE 1" = 20'-0"



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 2023-122



DATE 5/16/2023

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L1

GENERAL STRUCTURAL NOTES

REFERENCED CODES

- A. International Building Code
- B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

- The structural drawing shall be used in conjunction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.
 - The contractor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.
 - The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.
 - The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.
 - Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.
 - All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the suppliers instructions and requirements.
 - Loading applied to the structure during the process of construction shall not exceed the safe load carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.
 - All ASTM and other references are per the latest editions of these standards, unless otherwise noted.
 - Shop drawings and other items shall be submitted to the engineer for review prior to fabrication. All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole responsibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.
 - Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:
 - A. Concrete mix design(s) - NOT REQUIRED.
 - B. Reinforcing steel shop drawings - NOT REQUIRED
 - C. Structural steel shop drawings - NOT REQUIRED
 - D. Steel Joist / Girder shop drawings - NOT REQUIRED
 - E. Metal decking shop drawings - NOT REQUIRED
 - F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
 - G. Pre-engineered metal building system - NOT REQUIRED
- Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.
- Special Inspections are not required on projects with an IRC governing building code (see cover sheet). Special inspections are required on IBC projects as noted below:
 - A. Concrete - NOT REQUIRED
 - B. Bolts installed in Concrete - NOT REQUIRED
 - C. Structural Welding - Field Welds - NOT REQUIRED
 - D. High Strength Bolting - NOT REQUIRED
 - E. Structural Masonry - NOT REQUIRED
 - F. Flatbed Wood Trusses w/ 60" or greater span or 60" or greater height - REQUIRED
 - G. Shear Walls - REQUIRED
 - Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.
 - Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.
 - Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 80 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 psf

CAST-IN-PLACE CONCRETE NOTES

- Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-989 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-84.

- Concrete shall conform to the following compressive strength, slump and air entrainment requirements:

Concrete Compressive strength shall be 3000 psi.
(3500 psi for slabs on grade permanently exposed to weather)

Concrete permanently exposed to weather shall be air entrained to 6% (+/- %).

Slump of concrete placed in removable forms shall be 6" max. Slump of concrete placed in stay-in-place forms shall be 6"-8".

- All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

- All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-715.

- All welded wire fabric (WWF) shall conform to ASTM A-185. 6" slabs - fill with Epoxy resin
Other slabs - fill with field molded of elastomeric sealant.
- Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

- Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W4U4.4 WWF unless otherwise noted.

- See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

- The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.
- Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1155. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance areas may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

- Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 318. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for #4 bars, 36" for #5 bars and 48" for #6 bars.
- Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:
 - A. Concrete cast against a permanently exposed to earth - 3"
 - B. Concrete w/ removable forms exposed to earth or weather: #6 through #18 bars - 2"
#5 bar, W3, D31 wire 4 smaller - 1 1/2"
 - C. Concrete not exposed to earth or weather: Walls, elevated slabs - 3/4"
Beams and columns - 1 1/2"

- Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

- Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

| Wall Thickness | Horizontal | Vertical | Location |
|----------------|---------------|---------------|-----------|
| 6" - 8" | #4 @ 24" o.c. | #4 @ 12" o.c. | Centered |
| 10" - 12" | #4 @ 24" o.c. | #4 @ 12" o.c. | Each Face |

- All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.
- In order to avoid concrete shrinkage cracking place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.

- Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reinforcing.

FOUNDATION NOTES

- See Cast-in-Place Concrete notes for additional requirements.
- The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.
- Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechnical engineer/testing agency prior to pouring foundation concrete if required by the building official.
- Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.
- No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.
- Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.

- Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.

- All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

- See Cast-in-Place Concrete notes for additional requirements.
- Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 8", using Type II cement.
- All porous fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.
- Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:
 - 6" slabs - fill with Epoxy resin
 - Other slabs - fill with field molded of elastomeric sealant.

- Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

- Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W4U4.4 WWF unless otherwise noted.

- See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

- The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.

- Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1155. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance areas may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

- A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheathing material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheathing should cover the entire floor area, and separate sections of sheathing should be overlapped at least 12 inches.

- To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around bathtub, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.

- A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned space of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

- All wood framing material shall be surfaced dry and used at 19% maximum moisture content.
- All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.
- All joist, rafter, headers & misc. framing shall be Select Str. grade Doug Fir UNO. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.
- All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association specifications where possible. All cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWWA STD. M4).
- Provide single joists under all partition walls which run parallel with floor joists. Unless noted otherwise, provide double joists under all bearing walls which run parallel with floor joists. Provide 1" min. solid blocking under all bearing walls which run perpendicular with joists. Provide solid blocking the width of the post under all concentrated loads from framing above.
- Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.
- Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.
- Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connections shall be snug-tight but not to the extent of crushing wood under washers.
- Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Strong-Sync" (The Company), or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).
- Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturers specifications.
- All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanently exposed to weather or in treated wood shall be hot dip galvanized.
- All 8d nails shall have a minimum shank diameter of 0.131". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".
- All Douglas Fir shall be Douglas Fir-Larch (North) UNO
- Bearing walls and shear walls require double top plates with either 24" laps or a steel splice plate. Butt joint splices require 2x16x0.036" min. straps w/ (8) 8d nails each side of the splice. Cont. joint splices require 2x8x0.036" min. straps w/ (8) 8d nails each side of the splice.

PLYWOOD/GYPBOARD SHEATHING NOTES

- All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.
- All roof panel sheathing shall be 5/8" (nom.) OSB I APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel clips or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing to 8d common nails at 6' o.c. at supported panel edges and 6' o.c. at intermediate supports. At gable ends provide 8d nails at 6' o.c. from rafter or blocking to top plate of wall.
- All floor sheathing shall be 3/4" (nom.) APA rated 5/8" (nom.) OSB I APA rated sheathing with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6' o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.
- All wall sheathing shall be 7/16" OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6' o.c. at supported panel edges and 12" o.c. at intermediate supports.
- Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports, stagger panel end joints.
- All nailing shall be carefully driven and not over-driven.
- Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1) Vertically at the ceiling and floor levels.
 - 2) Horizontally in intervals not exceeding 10 feet
- At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

- Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.
- Wood trusses shall be designed by the manufacturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Truss Plate Institute.
- Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.
- Connector plates shall be not less than 0.036 inches (20 gage) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be not dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.
- Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workers, using precision cutting, jiggling and preloading equipment under the requirements in quality control standard QST-88 of the Truss Plate Institute.
- Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the National Design Specification for Wood Construction" per referenced codes.
- Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.
- The contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Truss Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.
- Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.
- Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

- TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
- JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEERS

- Cultured Stone Veneers - attach to framed walls per manufacturer's specifications.
- Stone or Masonry Veneers - approved brick-ties shall be secured to studs with an approved water-resistant barrier. Studs spaced at 16" o.c. max require 24" o.c. vertical brick tie spacing. Studs spaced at 24" o.c. max require 12" o.c. vertical brick tie spacing. Brick ties shall be installed per manufacturer's specifications. Provide a 1" air gap between the barrier and the veneer.

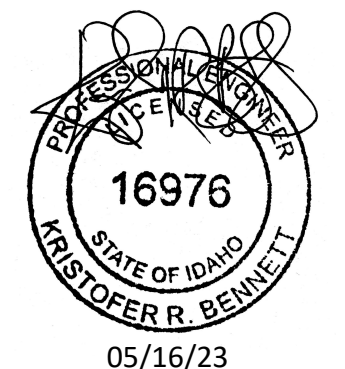
STRUCTURAL STEEL NOTES

- All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.
- Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

| MEMBER | ASTM | MIN. STRENGTH |
|--------------------------------|-------------------------|---------------|
| Structural Tubing | A500 Grade B | 46 ksi |
| Steel Pipe | A53 (Type E or Grade B) | 35 ksi |
| Wide Flange | A992 | 50 ksi |
| Other Rolled Shapes and Plates | | |
| Anchor Bolts | A307 | 36 ksi |
| Connection Bolts | A325 | 36 ksi |
| Anchor Bolts | F1554 | 36 ksi |
| Threaded Rods | A36 | 36 ksi |
| Non-Shrink Grout | C1017 | 8000 psi |
- Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/loading type bolts and be snug-tight.
- All welding shall be in accordance with AWS D11 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.
- Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.
- Where steel beams bear across building expansion joints or at wall control joints, provide a "lap" connection.
- Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.
- Unless otherwise noted, all structural steel permanently exposed to view shall be hot painted with one coat of SSPC 15-68, Type 1 (Red Oxide) paint.
- Steel fabricators shall be an AISC certified shop for Category I steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.
- Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shear angles shall be hot-dipped galvanized in accordance with ASTM A153.
- Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.
- The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

- Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unusable material by the engineer.
- The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unsuitable material. Excavate unsuitable soil as directed by the engineer.
- Proof roll the surface of the exposed subgrade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.
- Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.
- All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.
- Provide field density tests for each 3,000 SF of building area for each lift of controlled fill.



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60.1

DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

2023-122

DESIGN INTELLIGENCE, LLC

1031 ERIKSON DR. REXBURG, IDAHO 83440

PHONE: (208) 359-1466

FAX: (208) 359-0740

EMAIL: JOSH@DESIGNINTEL.COM

THE RIGHT FIT

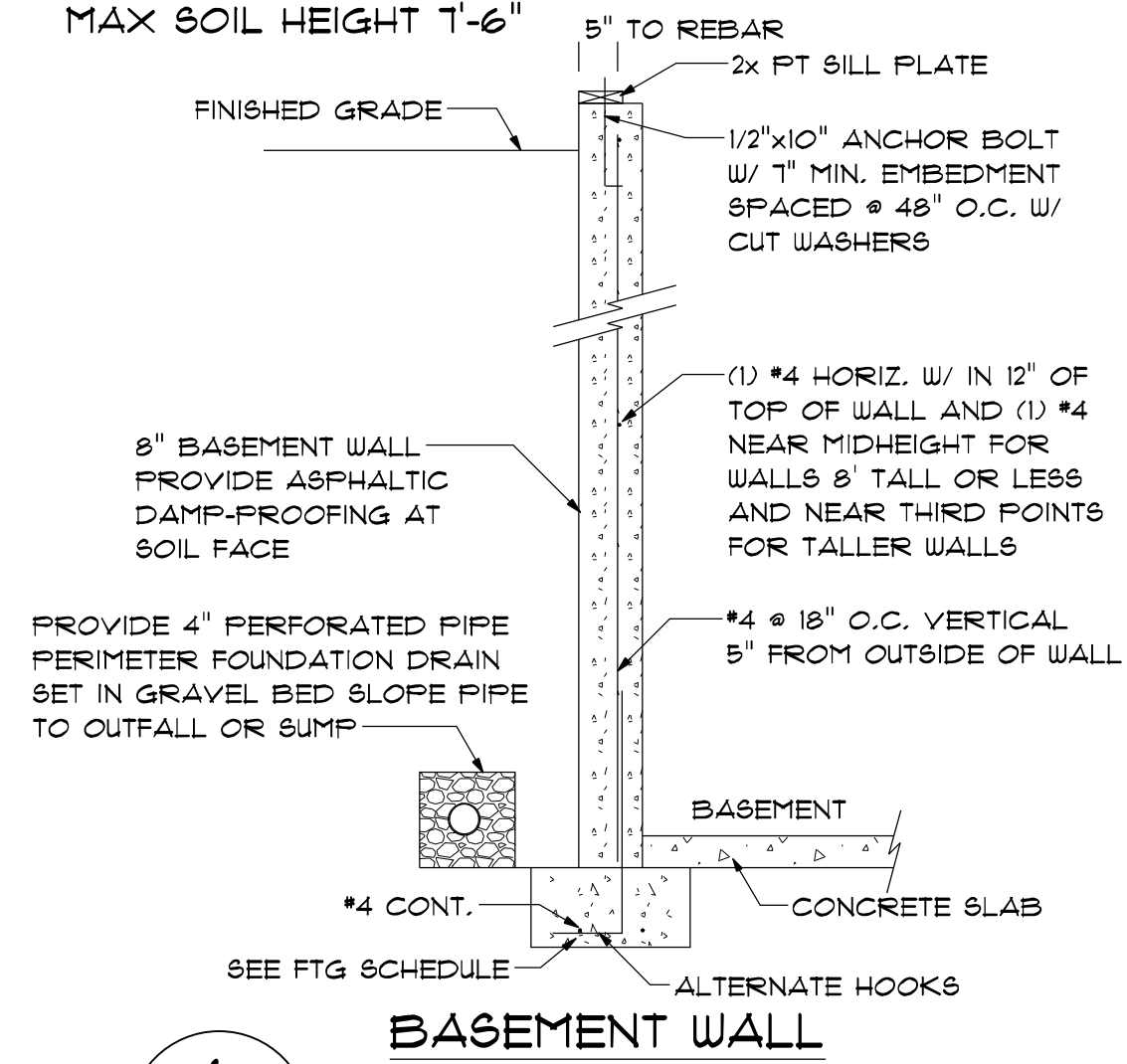
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LOT 1 ALPINE ACRES RESIDENCE

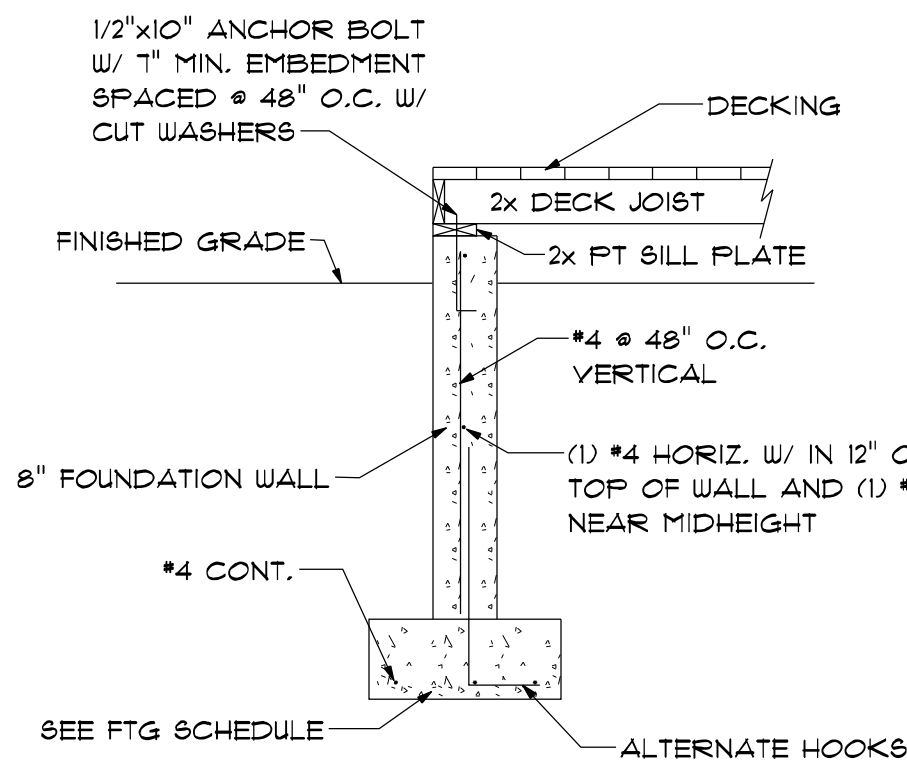
NEAR DRIGGS, TETON COUNTY, IDAHO

60.1

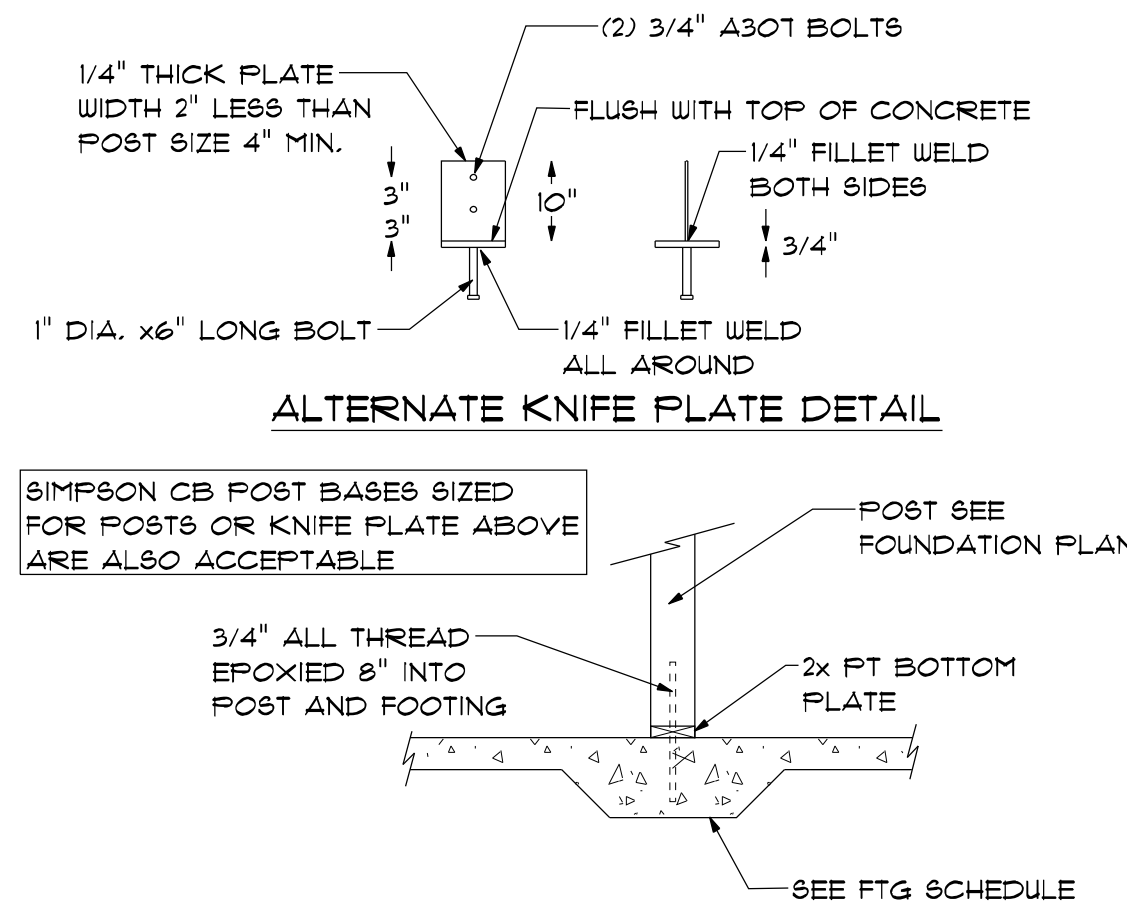
MAX WALL HEIGHT 8'-0"
MAX SOIL HEIGHT 1'-6"



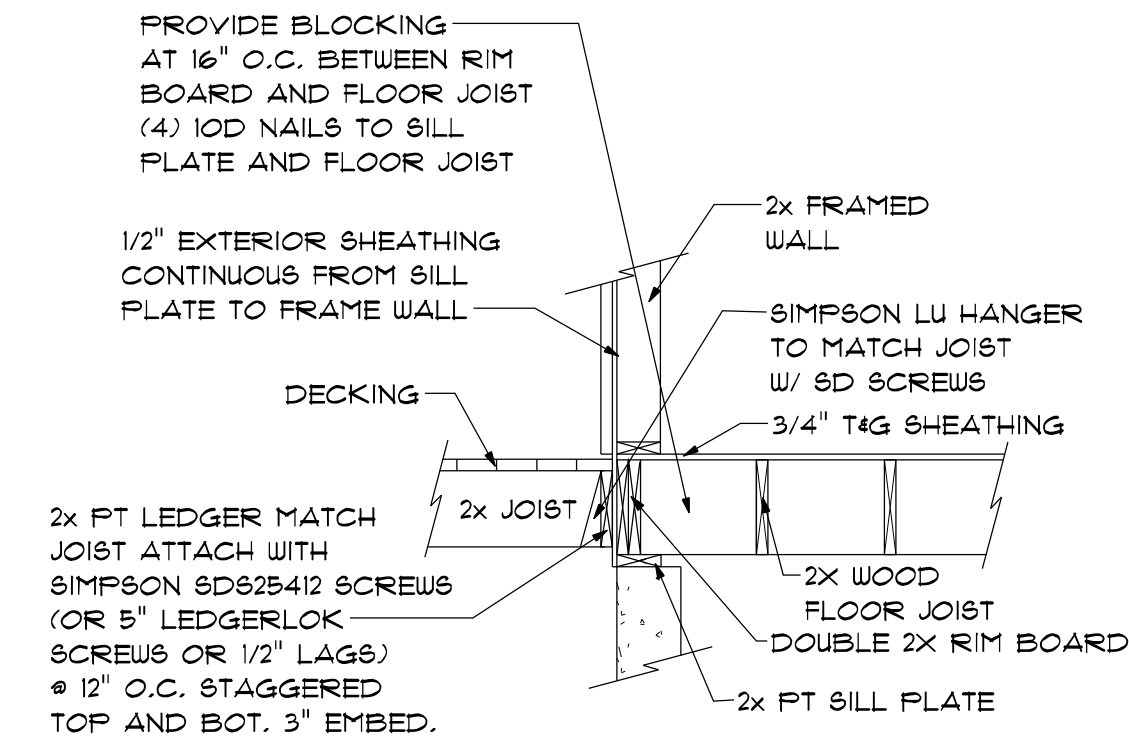
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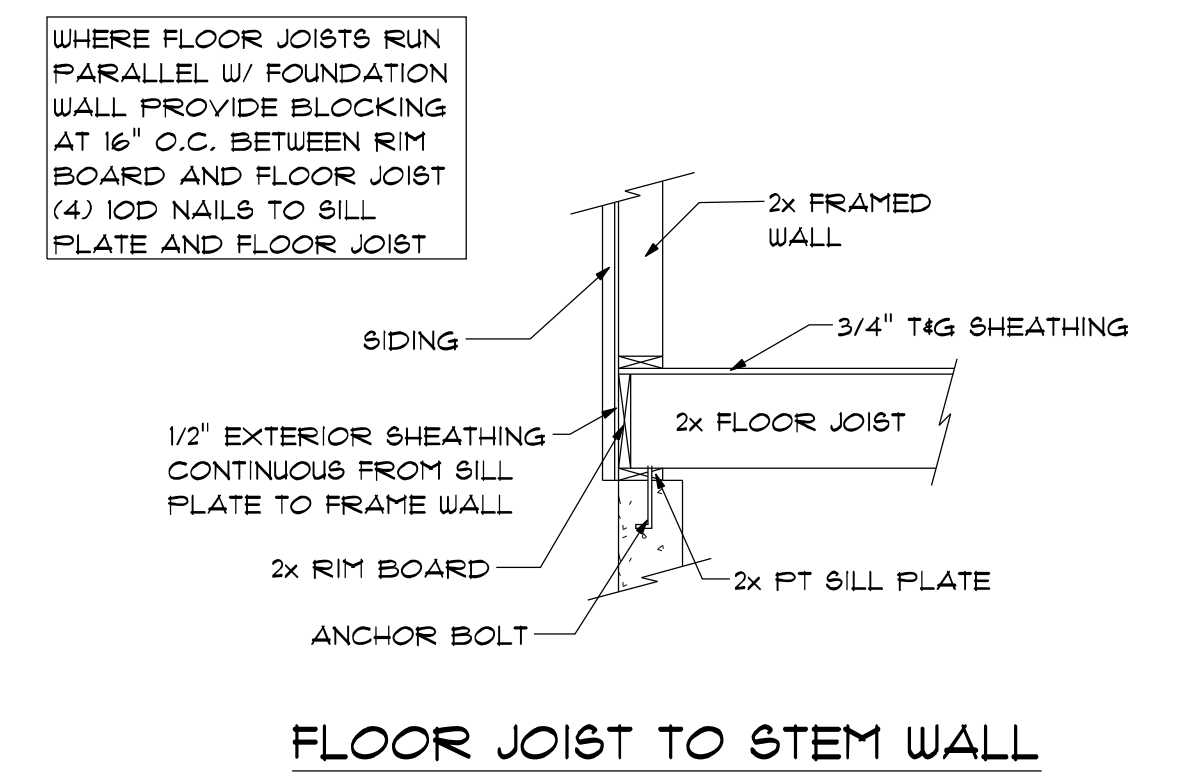
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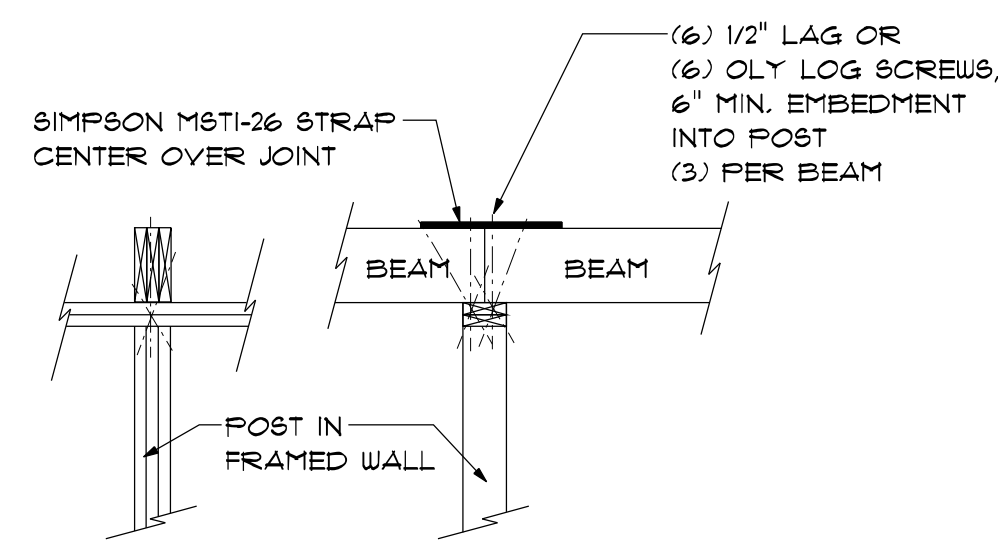


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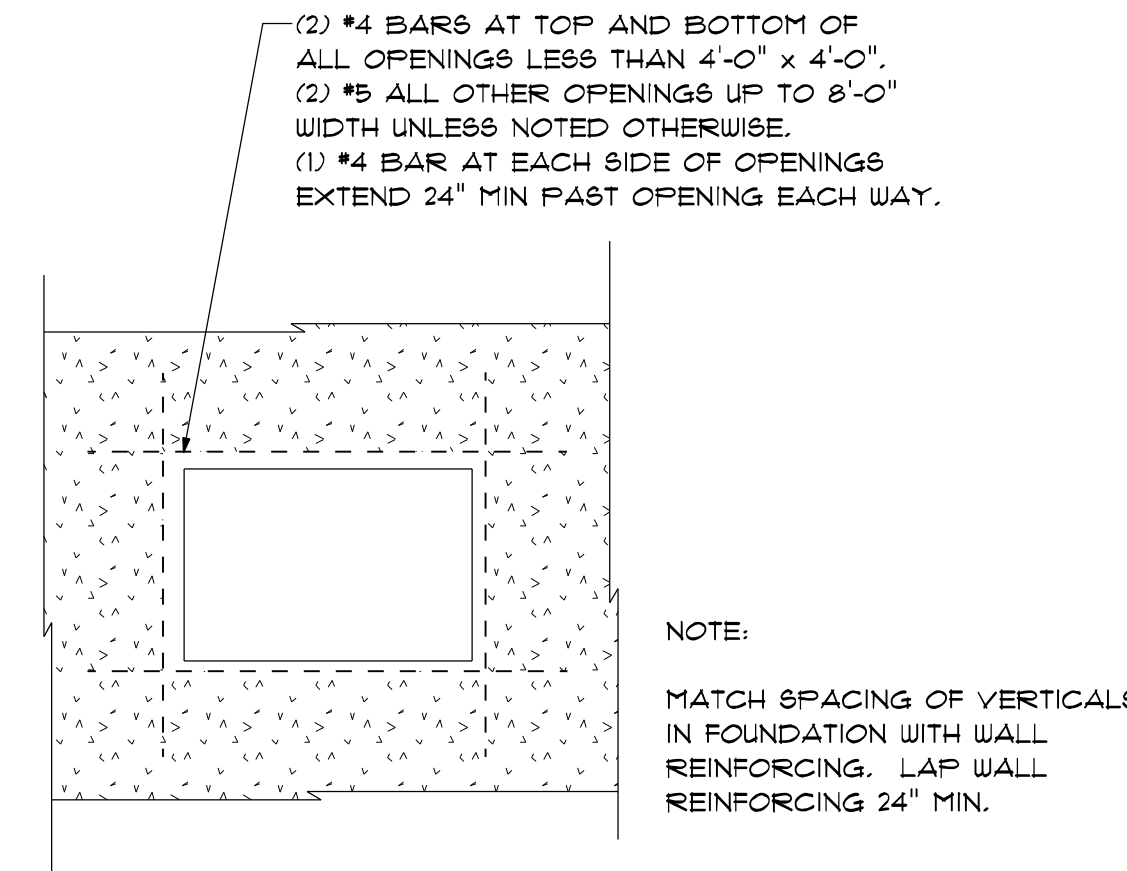
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NOT USED

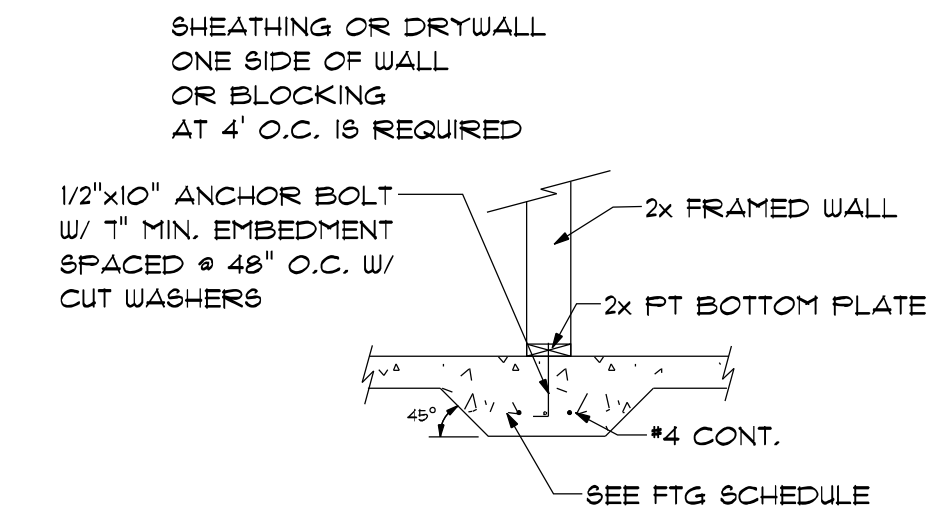


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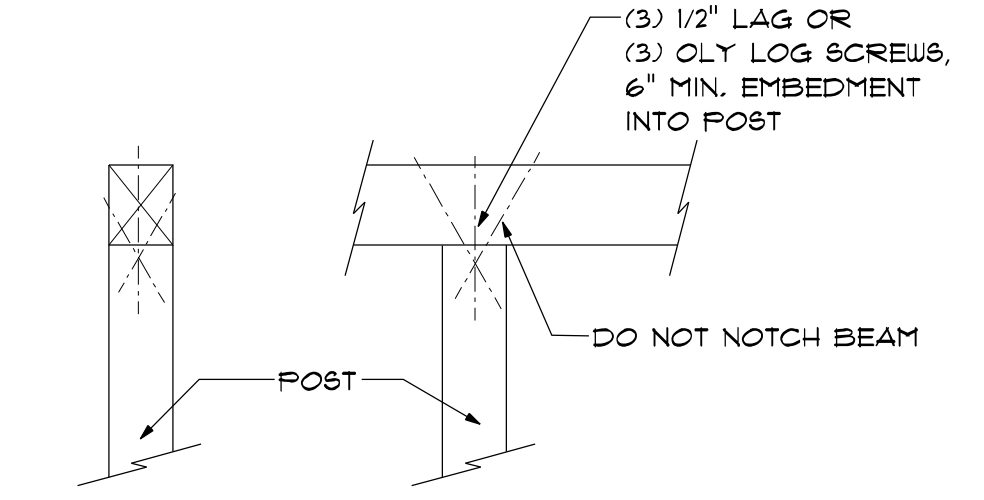
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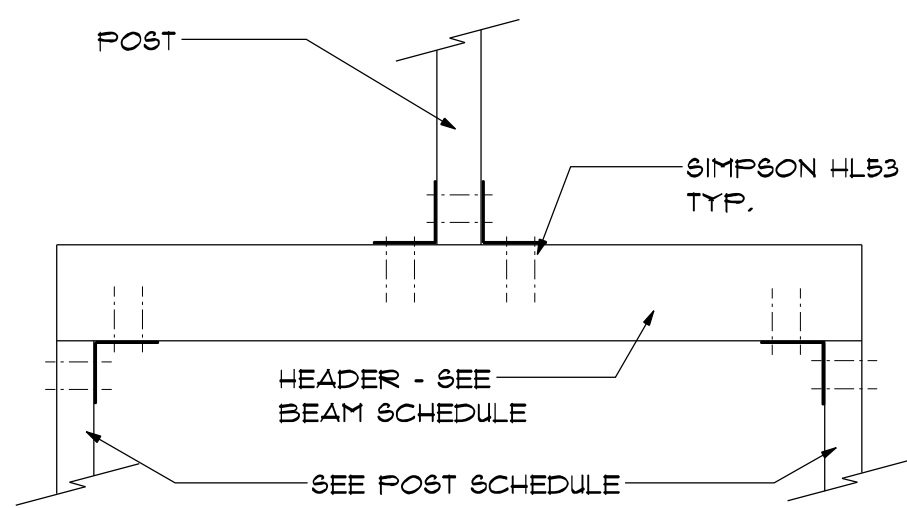
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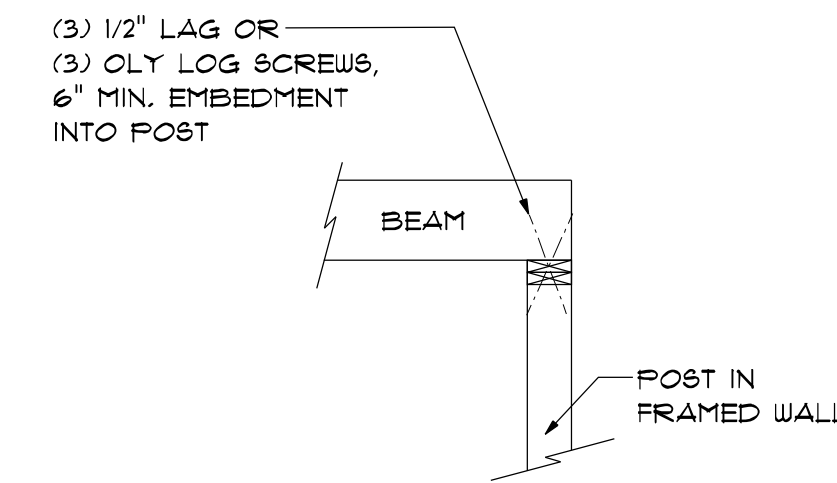
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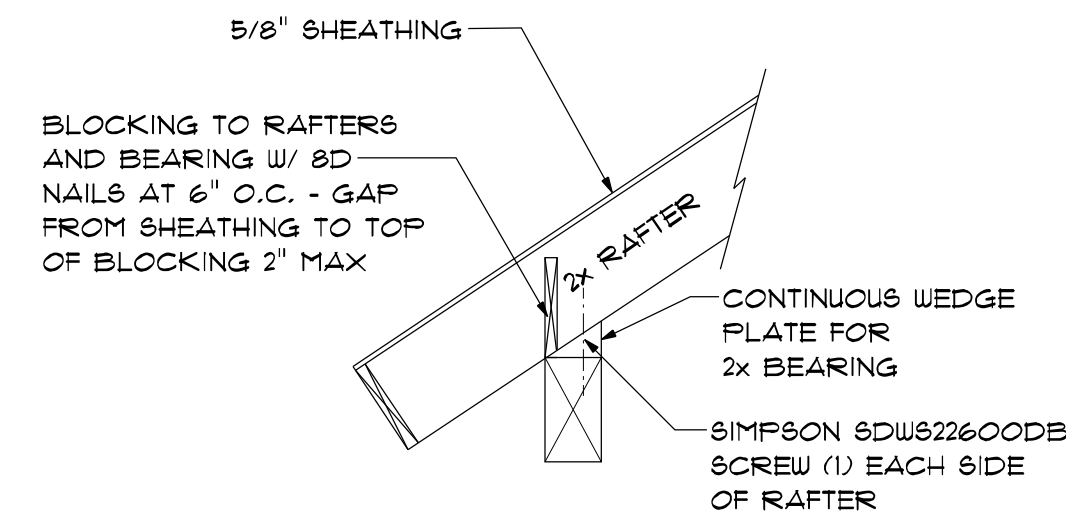
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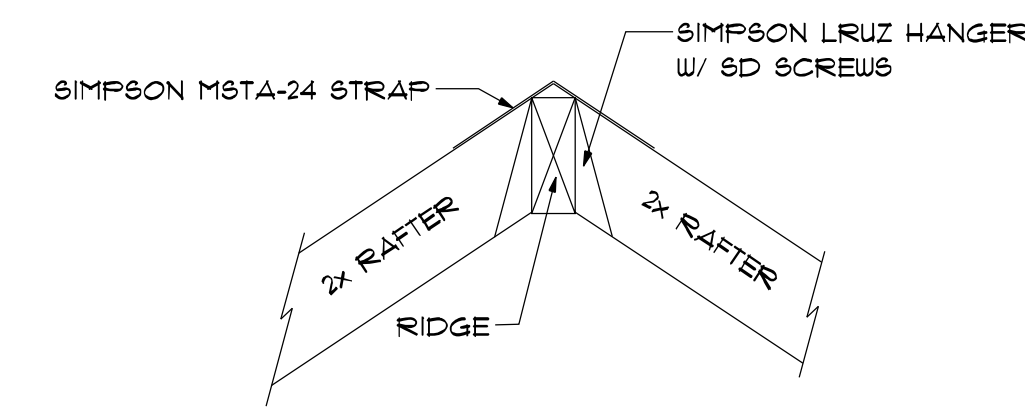
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S.I.O.



12
S.I.O.



13
S.I.O.



14
S.I.O.

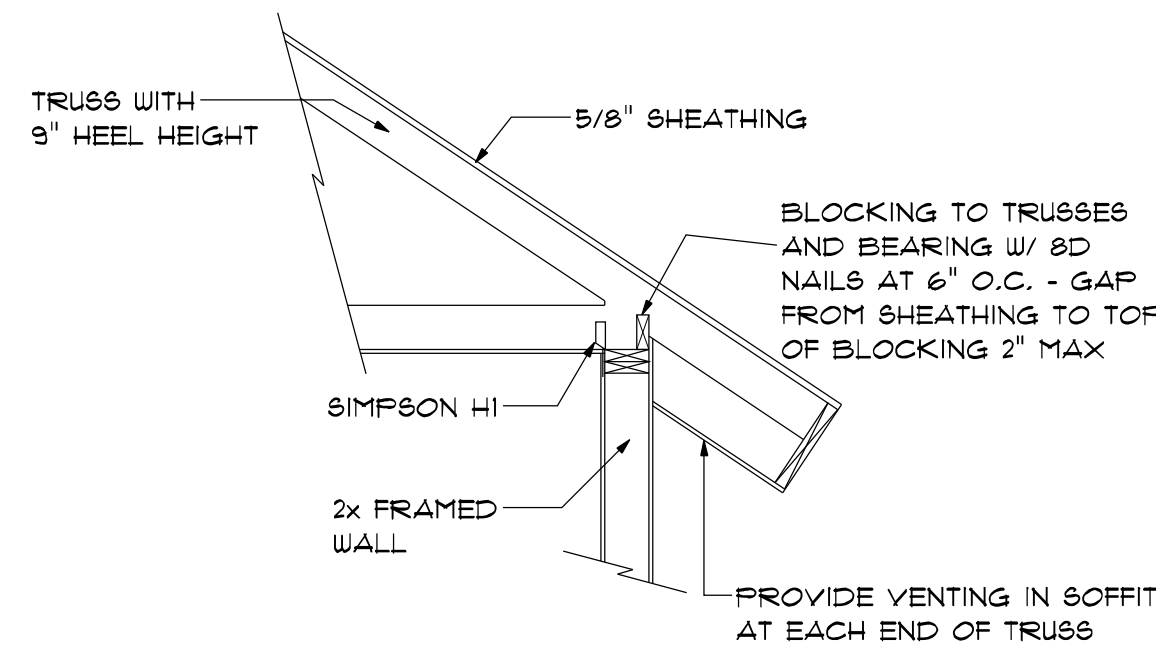
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2023-122
DESIGN INTELLIGENCE, LLC
PHONE: (208) 399-1446
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EMAIL: JOSE@DESIGNINTEL.COM
LOT 1 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO
S.I.O.



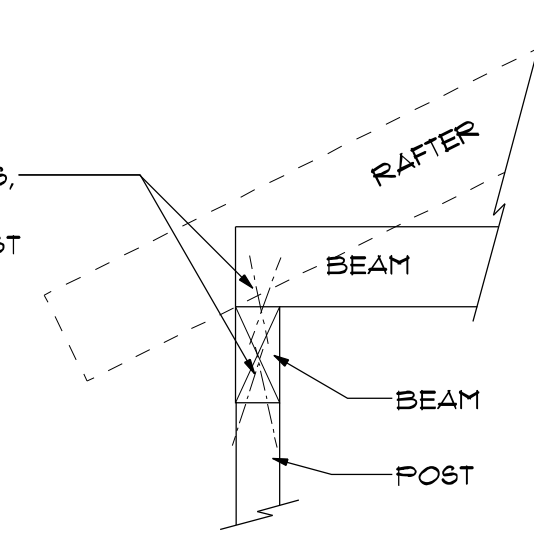
ROOF CONSTRUCTION
 ROOFING OVER ICE AND WATER SHIELD
 OVER 5/8" OSB SHEATHING
 OVER TRUSSES WITH 1 1/2" AIR SPACE
 FOR VENTILATION AND CARDBOARD BAFFLE
 AND R48 INSULATION
 OVER 6 MIL VAPOR BARRIER
 OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

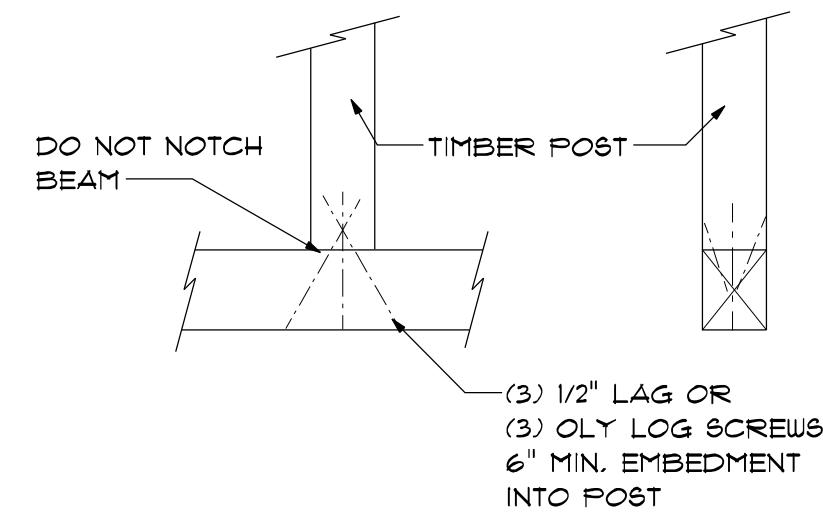
1
S1.1

(3) 1/2" LAG OR
 (3) OLY LOG SCREWS,
 6" MIN. EMBEDMENT
 INTO BEAM AND POST



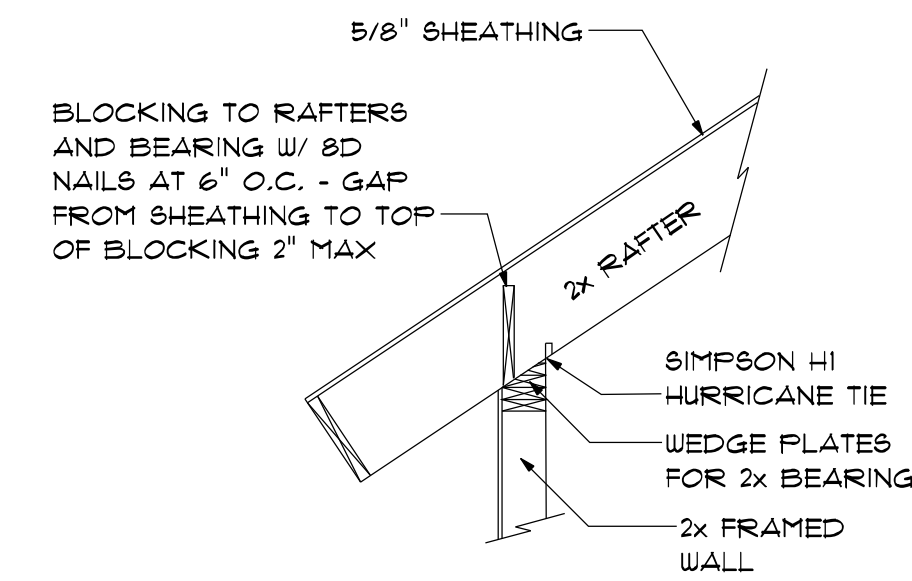
POST TO BEAM

2
S1.1



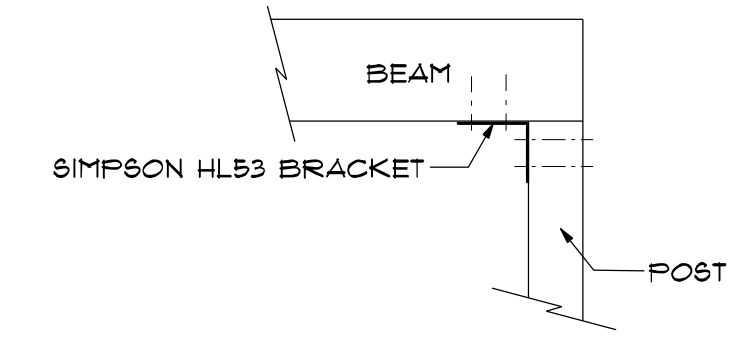
POST TO BEAM

3
S1.1



2x RAFTER TO FRAMED WALL

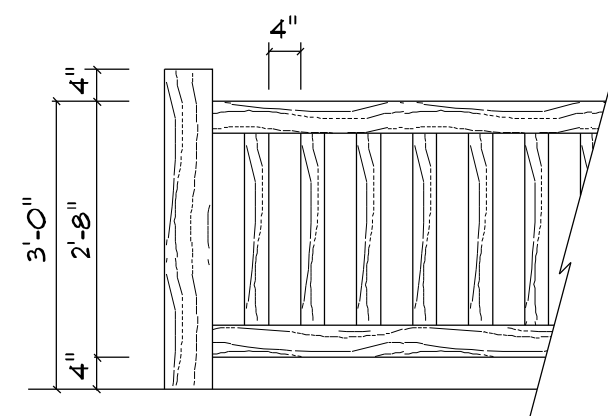
4
S1.1



POST TO BEAM

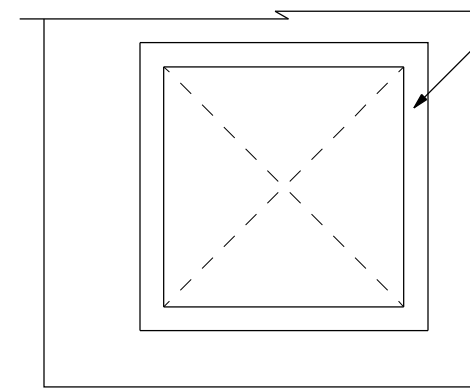
5
S1.1

PROVIDE GUARD RAIL AT ANY
 STEP GREATER THAN 30" TO
 FLOOR OR GRADE BELOW.



**INTERIOR AND EXTERIOR
 RAILING & GUARDRAIL**

6
S1.1



PROVIDE WEATHER RESISTIVE
 ICE AND WATER SHIELD 6"
 AROUND ALL WINDOWS
 AND DOORS IN FRAMED WALLS

PROVIDE TYVEK HOUSE WRAP
 OR EQUIVALENT ON EXTERIOR
 SIDE OF ALL FRAMED EXTERIOR WALLS

CAULK AROUND ALL WINDOWS AND
 DOORS.

WINDOWS AND DOORS SHALL
 BE INSTALLED PER MANUFACTURERS
 APPROVED INSTALLATION DETAILS.

**WEATHER RESISTIVE
 BARRIER FLASHING**

7
S1.1

8
S1.1

9
S1.1

10
S1.1

11
S1.1

CONTRACTOR'S RESPONSIBILITY

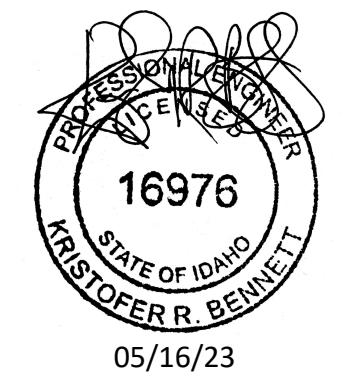
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12
S1.1

13
S1.1

14
S1.1

15
S1.1



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FOUNDATION NOTES

- SEE SHEET 80.1 FOR ADDITIONAL GENERAL NOTES.
- BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

- P1-P2 = DF #1 6x6
- P3 = (4) DF #2 2x4
- P4 = DF #1 6x6
- P5 = (3) DF #2 2x6
- P6-P7 = (2) DF #2 2x6
- P8-P9 = (3) DF #2 2x6
- P10 = DF #1 6x6

2x6 FRAMED WALL KING STUD SCHEDULE

- (6' MAX HEADER LENGTH) STUD LENGTH
- (1) DF #2 2x6 UP TO 9'-0"
 - (2) DF #2 2x6 UP TO 12'-0"

- (12' MAX HEADER LENGTH) STUD LENGTH
- (2) DF #2 2x6 UP TO 9'-0"
 - (2) 2x6 LSL UP TO 14'-0"

NAILING AT JOINTS AND BEAMS SHALL BE (10) 10D NAILS (OR #14 SCREWS) AT 2" O.C. ONE ROW TOP, ONE ROW BOTTOM AND ONE ROW CENTERED, SISTER TO TRIMMER/POST W/ 10D NAILS AT 6" O.C.

IF APPLICABLE, SEE WINDOW WALL FRAMING AND GARAGE DOOR DETAILS WHERE THESE LIMITS ARE EXCEEDED.

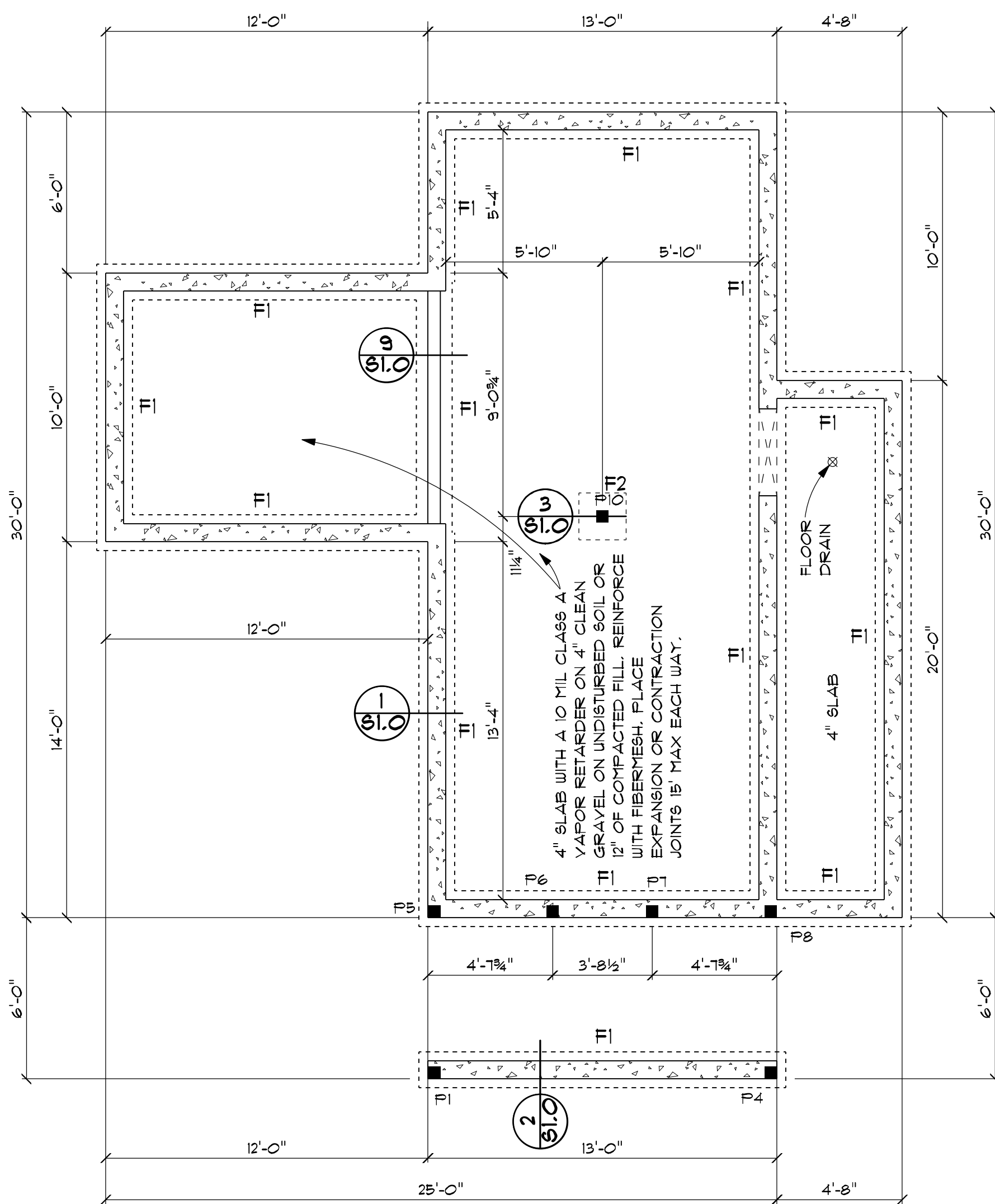
ALTERNATE BIG FOOT FOOTING SCHEDULE:

- FOR SPREAD FOOTINGS:
 UP TO 18"x18" USE BF20
 UP TO 21"x21" USE BF24
 UP TO 24"x24" USE BF28
 UP TO 30"x30" USE BF36

FOOTINGS SHALL BE REINFORCED ACCORDING TO THE FOOTING SCHEDULE

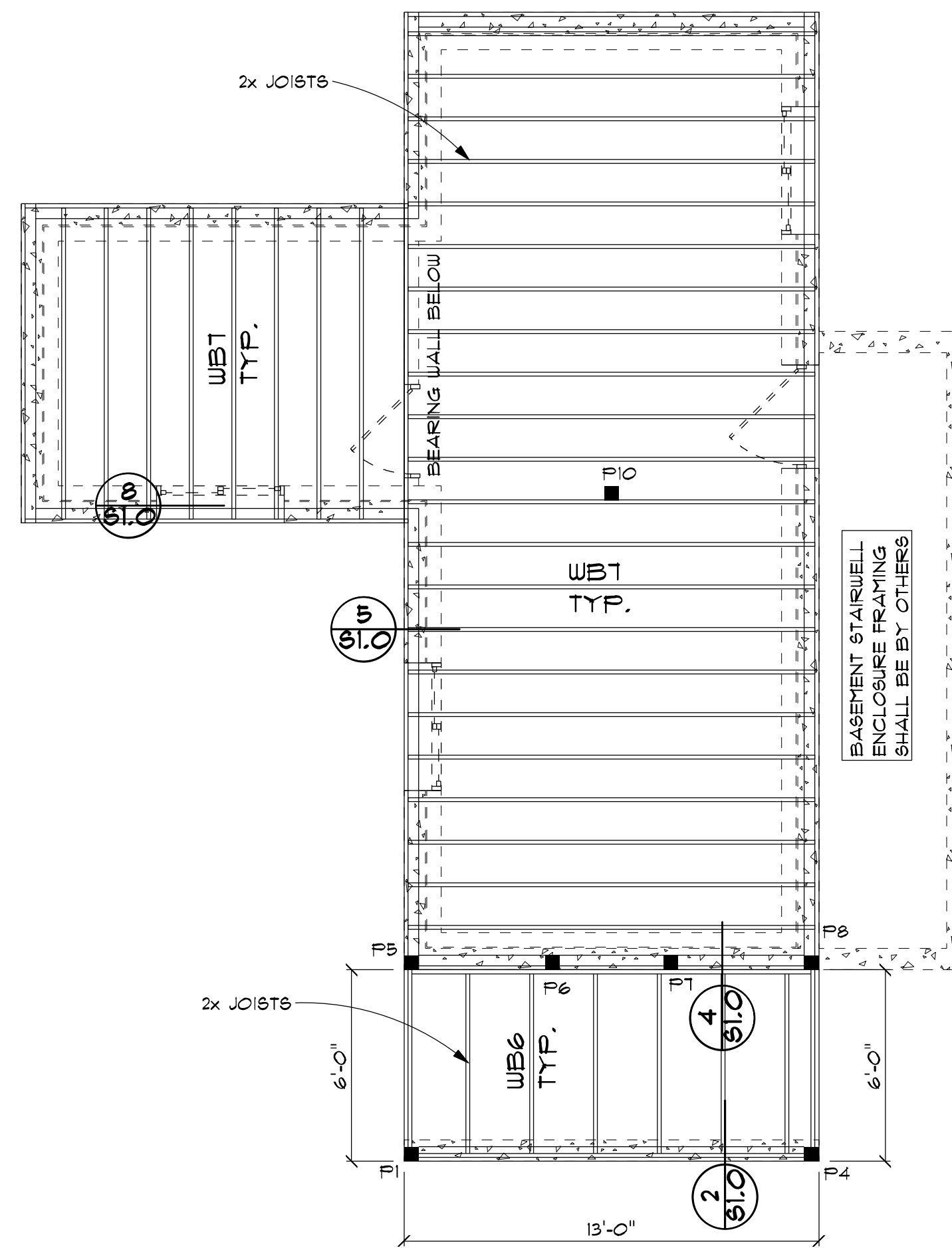
FOOTING SCHEDULE

- F1 = 16X10 CONT. FTG WITH (3) #4 CONT.
- F2 = 21X21X10 FTG WITH (3) #4 EACH WAY



SEE SHEET 83 FOR SHEAR WALLS AND HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS



FLOOR FRAMING NOTES

- INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
- PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
- FRAME AROUND CRAWL SPACE ACCESS USING (2) DF 6S 2x8 W/ SIMPSON HUC28-2 HANGERS OR GREATER WHERE APPLICABLE UNO.
- DECK BEAM HANGERS SHALL BE SIMPSON HUC28-2 FOR (2) 2x8 BEAMS AND HUCQ210-2-SDS FOR OTHER BEAM SIZES WHERE APPLICABLE UNO.
- ALL EXTERIOR WALLS ARE BEARING WALLS UNO.
- DF #2 2x6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
- BEARING WALL HEADERS SHALL BE (2) DF 2x10 OR (3) 1.5x5.5 LVL UNO WITH (1) DF 2x TRIMMER.
- HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
- JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
- SEE SHEET 83 FOR BEAM SCHEDULE.
- PROVIDE CRAWL SPACE ACCESS 24"x30".

FOUNDATION PLAN

1/4" = 1'-0"

LEGEND

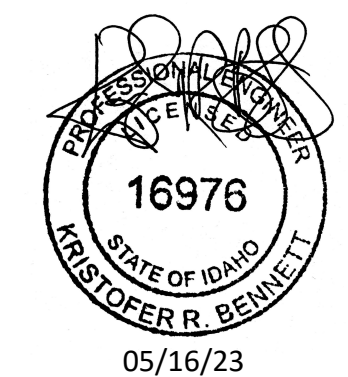
- STRUCTURAL POST
- SONOTUBE

MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND

- STRUCTURAL POST



CONTRACTOR'S RESPONSIBILITY

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 2023-122
DESIGN INTELLIGENCE, LLC
 1031 ERIKSON DR.
 REXBURG, IDAHO 83440
 PHONE: (208) 399-1446
 FAX: (208) 399-0740
 EMAIL: JOSE@DESIGNINTEL.COM
LOT 1 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO
 S2

HAND FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL RAFTERS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON H8 AT BRG ENDS OF EACH RAFTER OR SIMPSON SDUC15600 SCREW AT BRG ENDS (1) EACH SIDE OF EACH RAFTER.
8. RAFTER COUNT SHOULD BE DETERMINED FROM RAFTER SPACING NOT FROM DRAWING LAYOUT.
9. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.

TRUSS FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON HI OR EQUAL AT BRG ENDS OF EACH TRUSS.
8. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.
9. TRUSSES HAVE A TYPICAL 9" HEEL HEIGHT UNO.
10. PROVIDE ATTIC ACCESS (22"x30" MIN).

SHEAR WALL NOTES

1. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. WITH 7/16" APA RATED SHEATHING WITH 8D NAILS UNO. PROVIDE 12" O.C. FIELD NAILING TYP. STAGGER EDGE NAILING AT 3X BLOCKING. SEE THE SHEAR WALL DESIGN TABLE FOR EDGE NAILING AND ADDITIONAL SHEAR WALL REQUIREMENTS. SOME DESIGNS MAY NOT BE UTILIZED.
2. SHEAR BLOCKING (IF REQUIRED) SHALL BE PROVIDED AT ALL PANEL EDGES FOR EDGE NAILING.
3. ALL EXTERIOR WALLS SHALL BE NAILED PER S1 UNO.
4. ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
5. WALL ID'S (LIKE H-1) ARE FOR ENGINEER'S REFERENCE.
6. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPlicing WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

- 8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
- 8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.

| SHEAR WALL DESIGN TABLE | | | |
|-------------------------|----------------------|----------------|-----------------|
| LABEL | EDGE NAILING SPACING | SHEAR BLOCKING | SHEATHING SIDES |
| S1 | 6" O.C. | NONE | SINGLE |
| S2 | 4" O.C. | 2X | SINGLE |
| S3 | 2" O.C. | 3X | SINGLE |
| S4 | 2" O.C. | 3X | DOUBLE |

BEAM GRADING SHALL BE AS FOLLOWS UNO:
 DF - SELECT STRUCTURAL
 GLB - 24F-V4 DF/DF
 LVL - 2.0, 2600Fb

BEAM SCHEDULE

- WB1 = 6.75x12 GLB
- WB2 = DF #1 6x12
- WB3 = DF #1 6x8
- WB4 = (3) DF 2X10
- WB5 = 6.75x12 GLB
- WB6 = DF 2X6 AT 24" O.C.
- WB7 = DF 2X8 AT 16" O.C.
- WB8 = DF 2X12 AT 24" O.C.

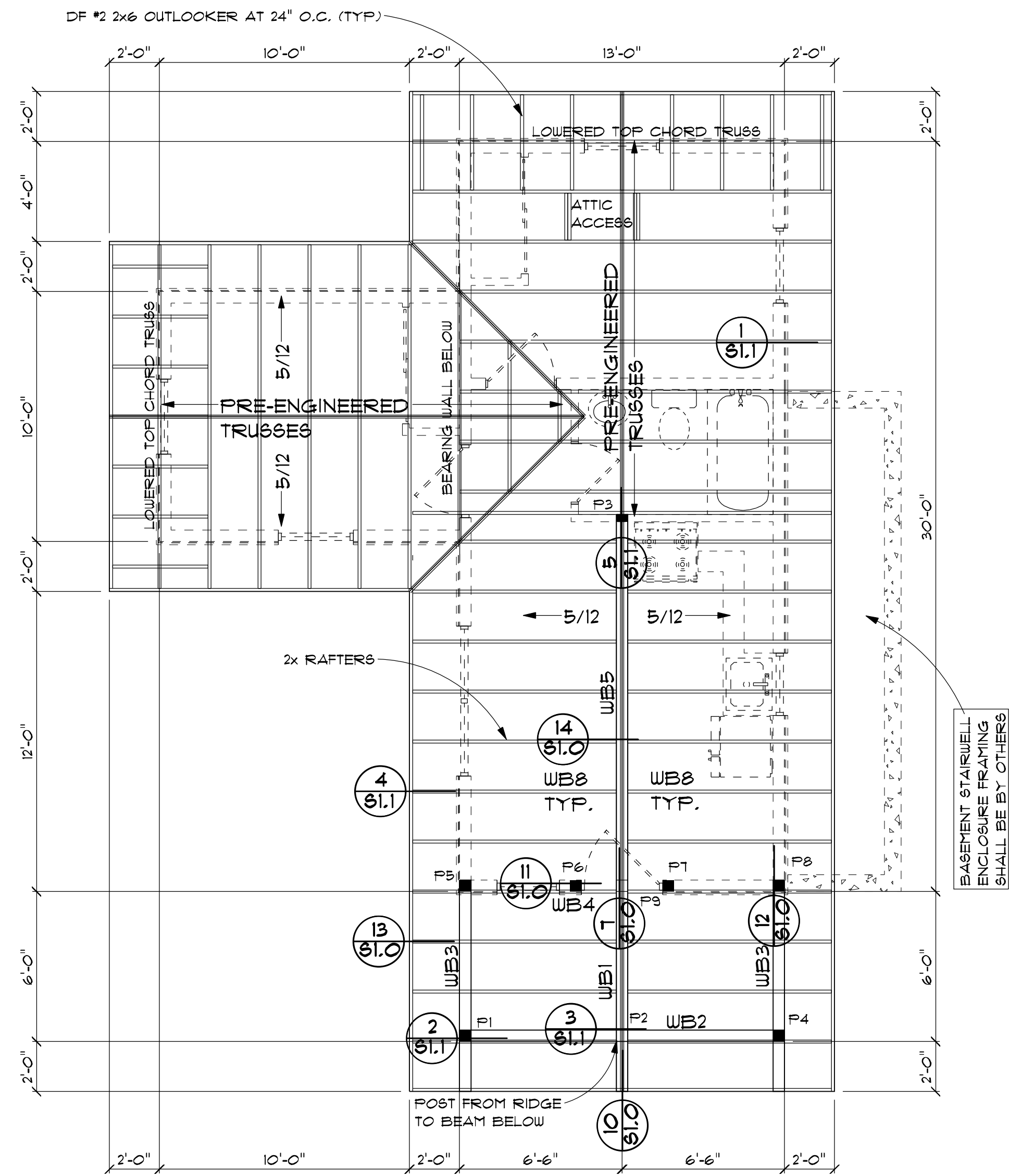
ICE BARRIER NOTES:

PROVIDE ICE AND WATER SHIELD TO COVER ENTIRE ROOF.

ROOF VENTILATION:

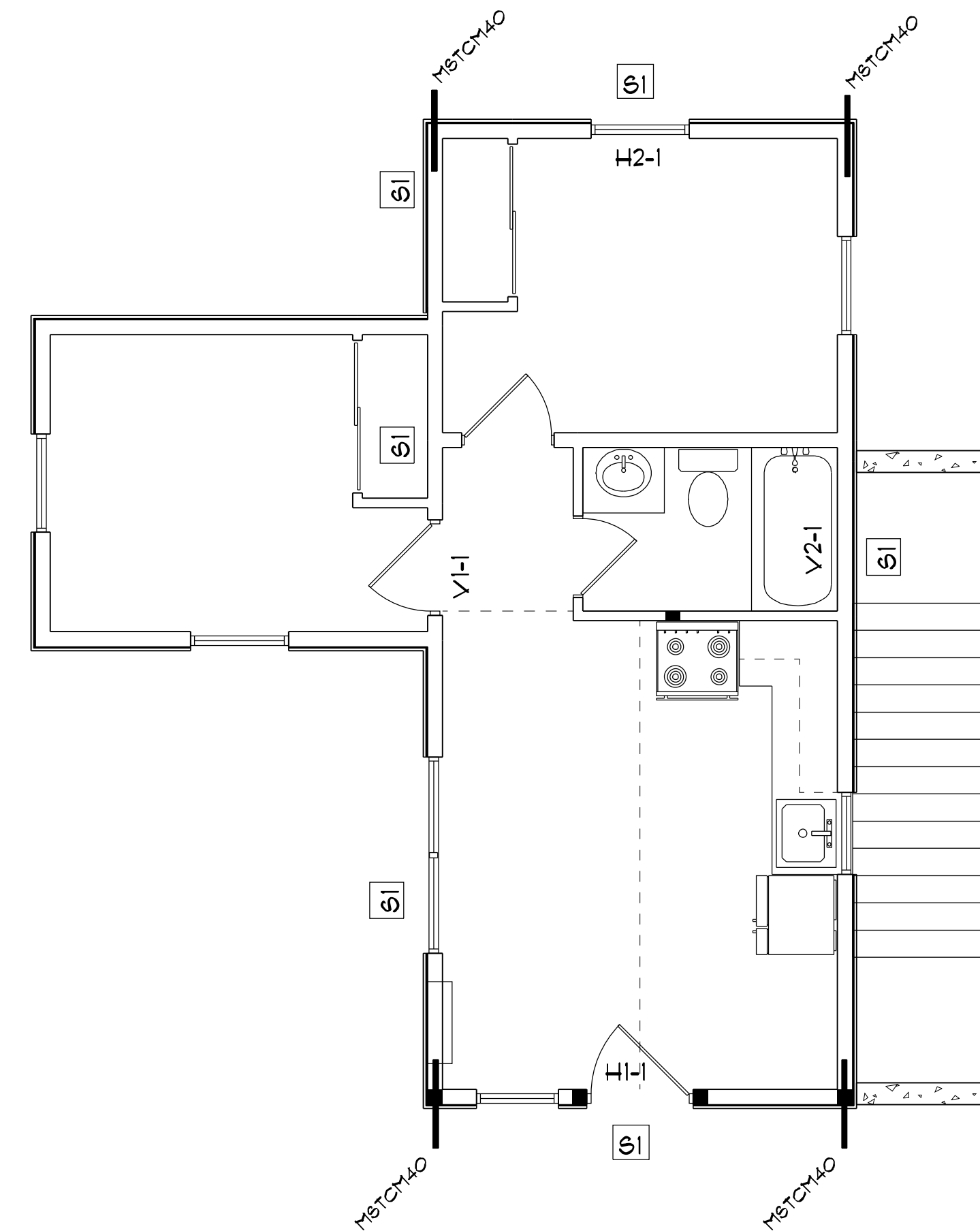
PROVIDE ROOF VENTILATION 1 SF FOR EVERY 300 SF OF ATTIC SPACE, 1/2 HIGH AND 1/2 LOW.

LEGEND
 ■ STRUCTURAL POST



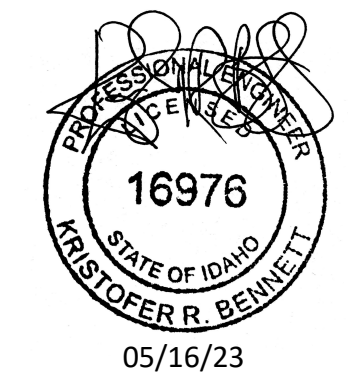
ROOF FRAMING

1/4" = 1'-0"



MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"



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S3

DATE 5/16/2023



SCALE AS NOTED

DRAWN BY KRB

2023-122

DESIGN INTELLIGENCE, LLC
 1031 ERIKSON DR.
 REXBURG, IDAHO 83440

LOT 1 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO

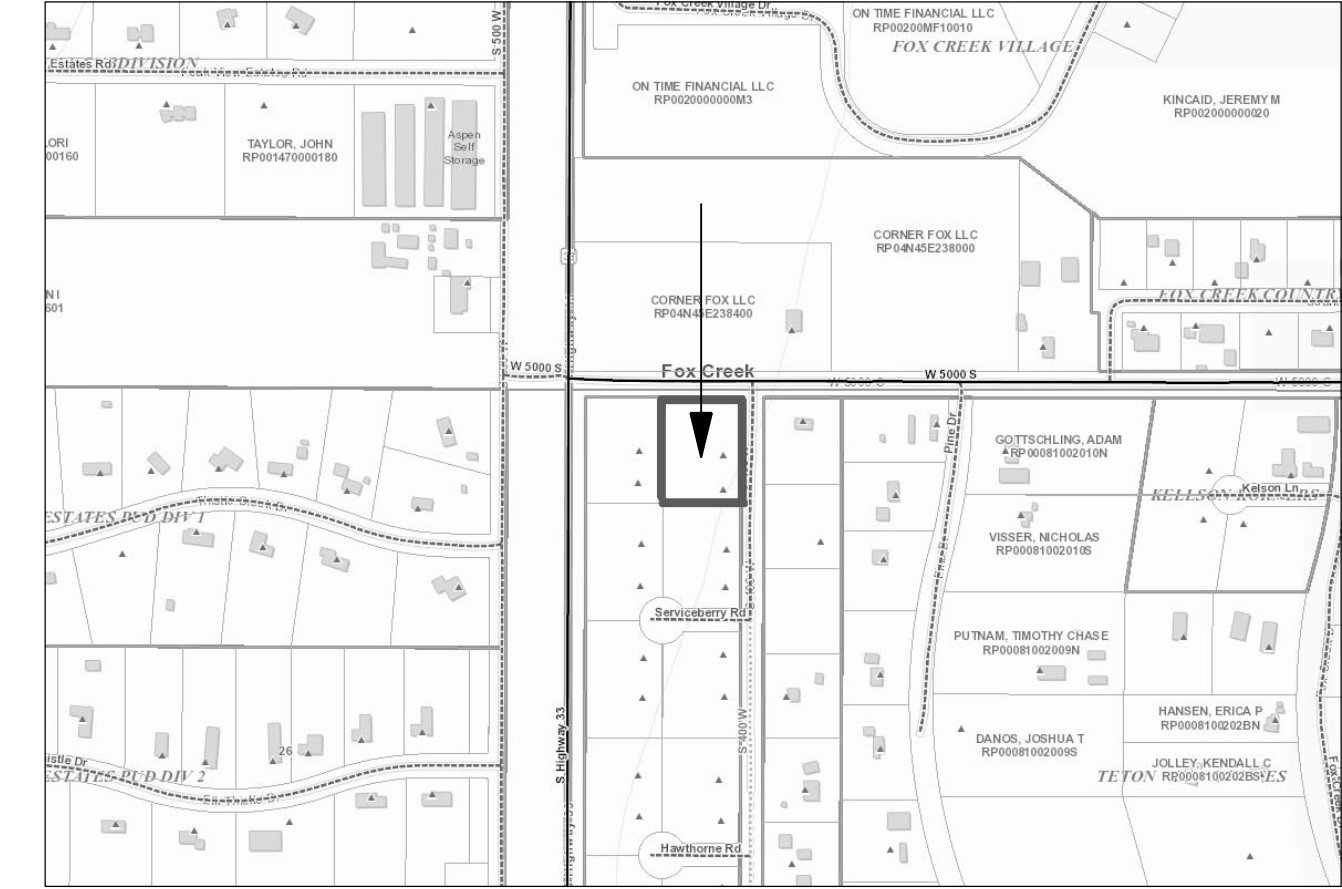
S3

ABBREVIATIONS

APPROX. = APPROXIMATE
 BOT. = BOTTOM
 BRG = BEARING
 CFM = CUBIC FEET PER MINUTE
 CLR = CLEARANCE
 CO = CARBON MONOXIDE
 CONC. = CONCRETE
 CONT. = CONTINUOUS
 D = PENNY
 DBL = DOUBLE
 DECO = DECORATIVE
 DEG. = DEGREE
 DF = DOUGLAS FIR
 DIA. = DIAMETER
 DWG = DRAWING
 EMBED. = EMBEDMENT
 FND = FOUNDATION
 FTG = FOOTING
 GLB = GLULAM BEAM
 GYP = GYPSUM
 HORIZ = HORIZONTAL
 MAX = MAXIMUM
 MECH = MECHANICAL
 MFGR = MANUFACTURER
 MFGR'S = MANUFACTURER'S

MIN. = MINIMUM
 NTS = NOT TO SCALE
 O.C. = ON CENTER
 PE = POLYETHYLENE
 PT = PRESSURE TREATED
 R = ROUND (IN LOG
 BEAM SCHEDULE)
 REINF. = REINFORCE
 REQ'D = REQUIRED
 SEL. = SELECT
 SF = SQUARE FEET
 SQ. FT. = SQUARE FEET
 SQR. = SQUARE
 SS = SELECT STRUCTURAL
 STRUCT. = STRUCTURAL
 TBD = TO BE DETERMINED
 TYP = TYPICAL
 UNO = UNLESS NOTED
 OTHERWISE
 UTIL = UTILITY
 VERT = VERTICAL
 W/ = WITH
 WIC = WALK IN CLOSET
 YR = YEAR

LOT 2 ALPINE ACRES RESIDENCE, NEAR DRIGGS, TETON COUNTY, IDAHO



VICINITY MAP

PROJECT DATA

- GOVERNING BUILDING CODE: IRC 2018
- TYPE OF CONSTRUCTION: TYPE V-B
- SPRINKLED: NO

PROJECT INFORMATION

BUILDING DEPARTMENT:
 TETON COUNTY, IDAHO

DRAWING INDEX

- A0 COVER SHEET
- A1 ELEVATIONS
- A2 BASEMENT PLAN AND
 MAIN FLOOR PLAN AND
 DOOR AND WINDOW SCHEDULE
- A3 SECTIONS
- CI SITE PLAN
- E1 MAIN FLOOR ELECTRICAL
- L1 LANDSCAPE PLAN
- S0.1 GENERAL NOTES
- S1.0 CONNECTION DETAILS
- S1.1 CONNECTION DETAILS
- S2 FOUNDATION PLAN AND
 MAIN FLOOR FRAMING
- S3 ROOF FRAMING AND
 MAIN FLOOR SHEAR WALLS

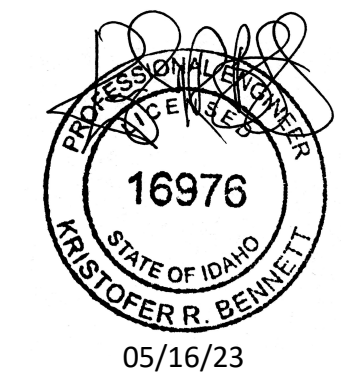
BUILDING SQ. FT.

LIVING SPACE :
 MAIN FLOOR = 510 SQ. FT.
 TOTAL = 510 SQ. FT.

NON LIVING SPACE :
 UNFINISHED BASEMENT = 510 SQ. FT.
 DECK OR PORCH = 86 SQ. FT.

DESIGN NOTES

- GROUND SNOW LOAD - 121 PSF
- FLAT ROOF SNOW LOAD - 85 PSF
- SNOW LOAD IMPORTANCE FACTOR - 1.0
- SNOW EXPOSURE FACTOR - 1.0
- THERMAL FACTOR - 1.0
- OCCUPANCY CATEGORY - II
- SOIL BEARING CAPACITY - 2000 PSF
- ULTIMATE WIND SPEED - 115 MPH, EXP B
- WIND IMPORTANCE FACTOR - 1.0
- SEISMIC DESIGN CATEGORY - D
- SEISMIC SITE CLASS - D
- RISK CATEGORY - II
- SEISMIC COEFFICIENTS -
 Sds: 0.828g Sd1: 0.443g R: 6.5 Cs: 0.13
- SEISMIC ANALYSIS PROCEDURE -
 EQUIVALENT LATERAL FORCE METHOD
- FLOOR LIVE LOAD - 40 PSF
- FLOOR DEAD LOAD - 15 PSF
- ROOF DEAD LOAD - 15 PSF



CONTRACTOR'S RESPONSIBILITY
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AO

DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

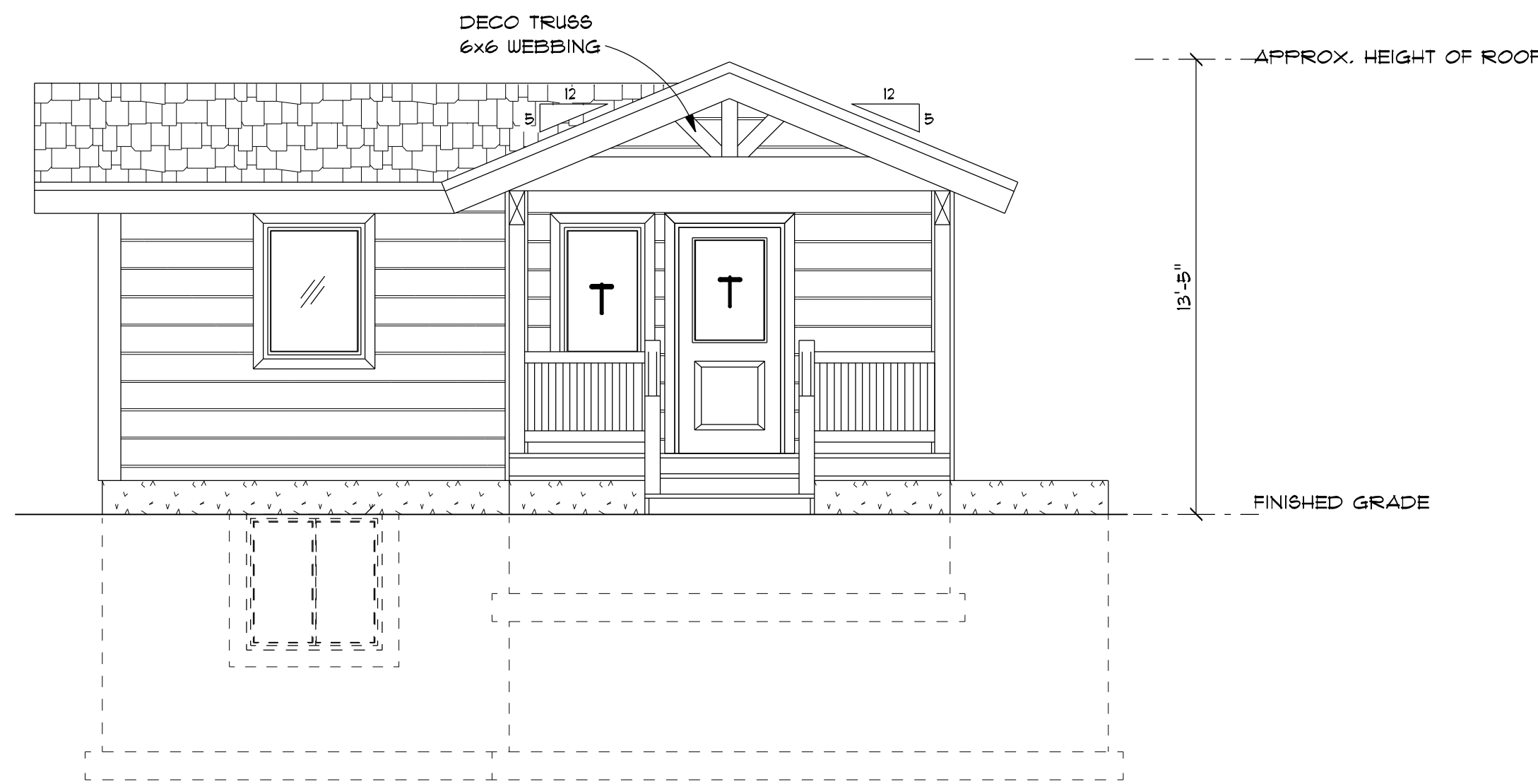
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 EMAIL: JOSEH@DESIGNINTEL.COM

1031 ERIKSON DR.
 REXBURG, IDAHO 83440

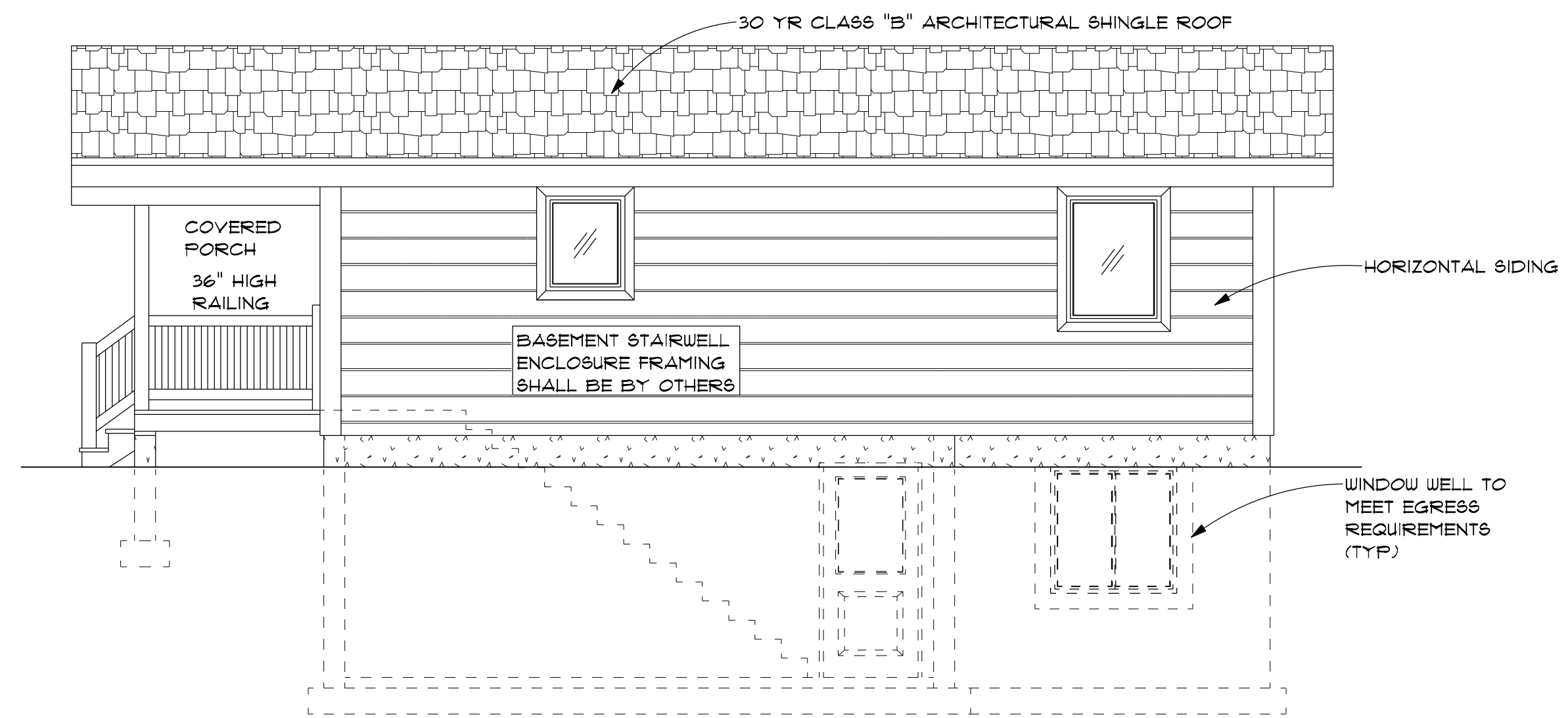
LOT 2 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO

AO



EAST ELEVATION

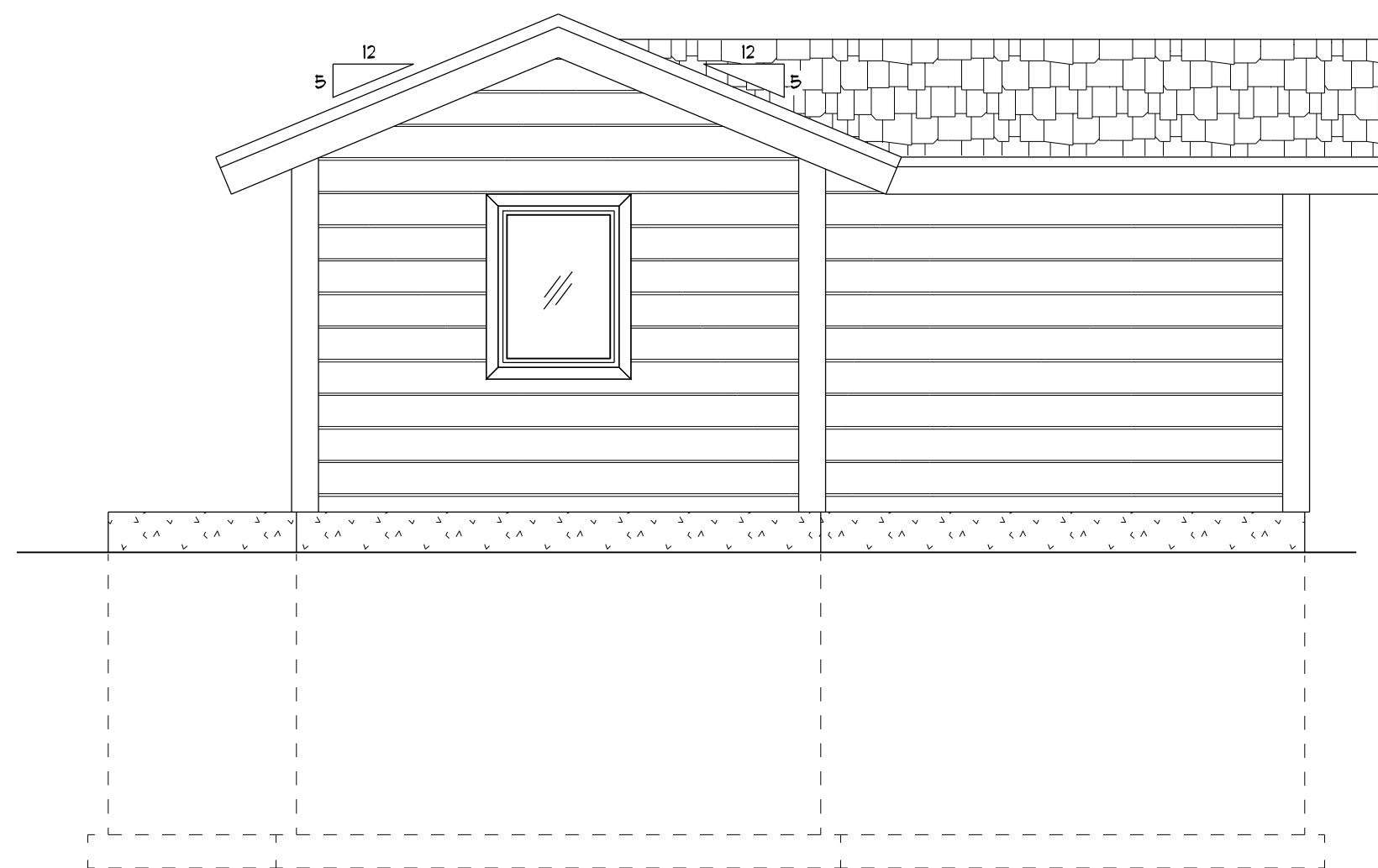
1/4" = 1'-0"



NORTH ELEVATION

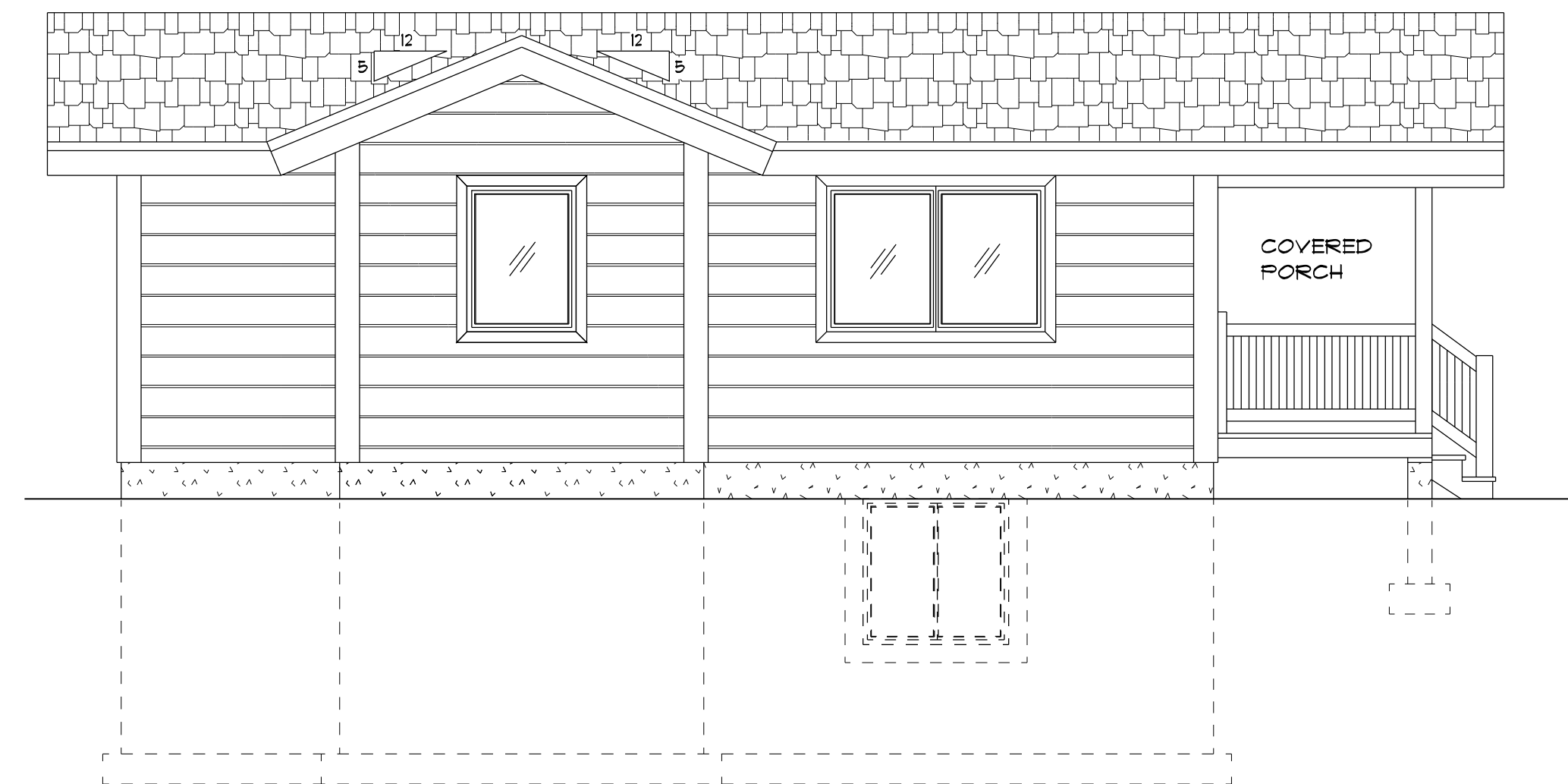
1/4" = 1'-0"

STEP FOOTING AS REQUIRED
BOTTOM OF FOOTING SHALL BE
-0" BELOW FINISHED GRADE
AND BELOW LOCAL FROST



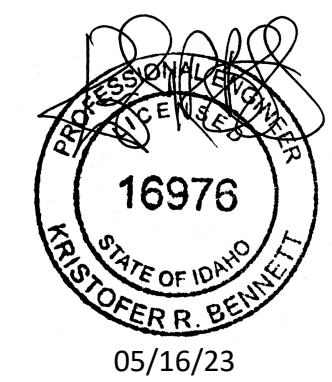
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



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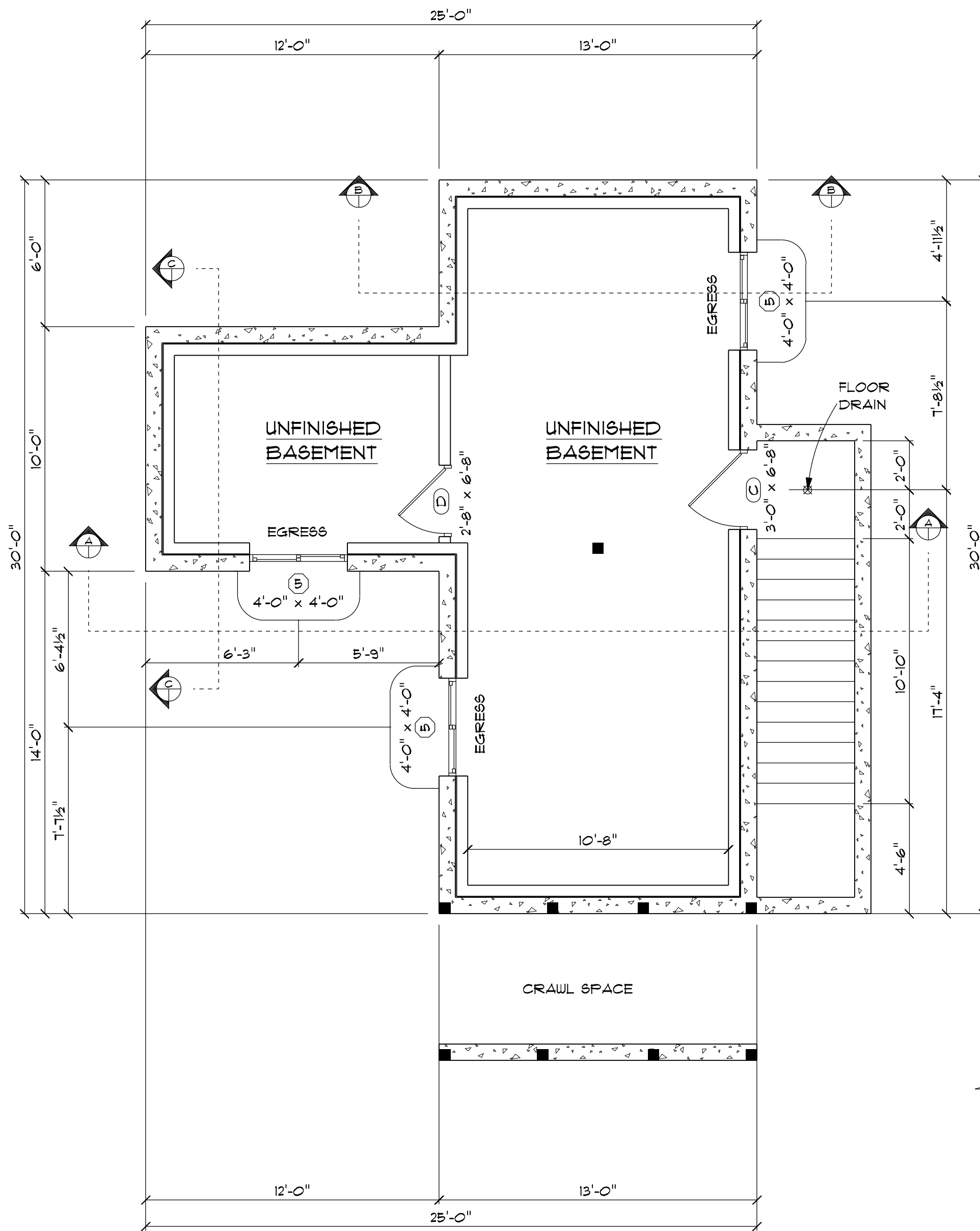
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| |
|--|
| A1 |
| DATE: 5/16/2023 |
| DESIGN INTELLIGENCE, LLC THE RIGHT FIT |
| SCALE: AS NOTED |
| DRAWN BY: KRB |
| 2023-123 |
| DESIGN INTELLIGENCE, LLC PHONE: (208) 399-1446 FAX: (208) 399-0740 EMAIL: JOSH@DESIGNINTEL.COM |
| 1031 ERIKSON DR. REXBURG, IDAHO 83440 |
| LOT 2 ALPINE ACRES RESIDENCE NEAR DRIGGS, TETON COUNTY, IDAHO |
| A1 |

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. TYPICAL WINDOW HEADER HEIGHT 6'-8" UNO.
6. PROVIDE CRAWL SPACE ACCESS 24"x30".
7. PROVIDE ATTIC ACCESS (22"x30" MIN.).
8. WATER HEATER IN CRAWL SPACE.



BASEMENT PLAN

1/4" = 1'-0"

UNFINISHED BASEMENT = 510 SQ. FT.

LEGEND

■ STRUCTURAL POST

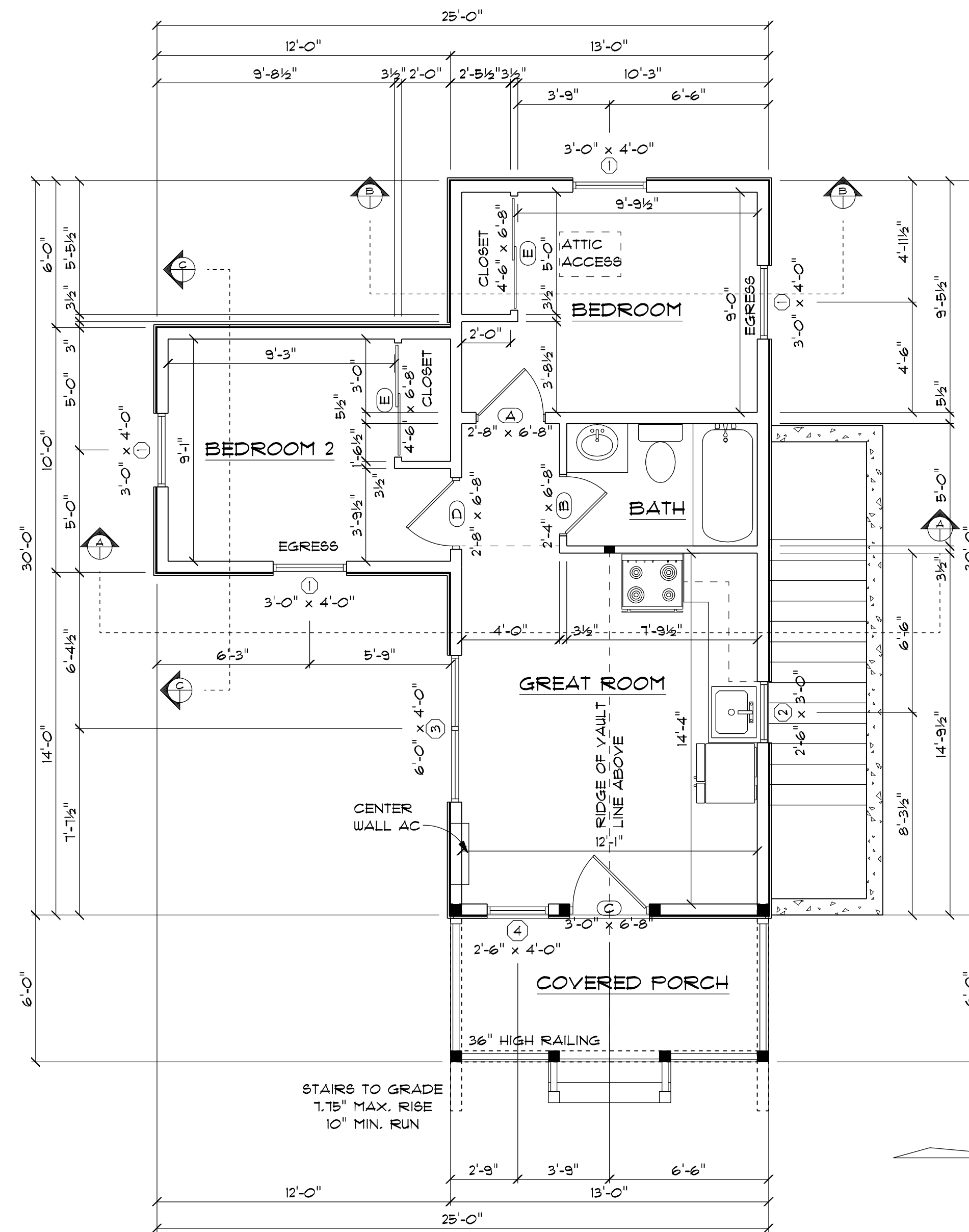
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MAIN FLOOR PLAN

1/4" = 1'-0"

LIVING SPACE = 510 SQ. FT.
DECK & PORCH = 86 SQ. FT.

LEGEND

■ STRUCTURAL POST

| DOOR SCHEDULE | | | | |
|---------------|-----|---------------|-----------|------------------------|
| LABEL | QTY | SIZE | HINGE DIR | TYPE |
| A | 1 | 2'-8" x 6'-8" | L | Interior Door/Colonial |
| B | 1 | 2'-4" x 6'-8" | R | Interior Door/Colonial |
| C | 2 | 3'-0" x 6'-8" | R | Exterior Door/Country |
| D | 2 | 2'-8" x 6'-8" | R | Interior Door/Colonial |
| E | 2 | 4'-6" x 6'-8" | NN | Interior Door/Sliding |

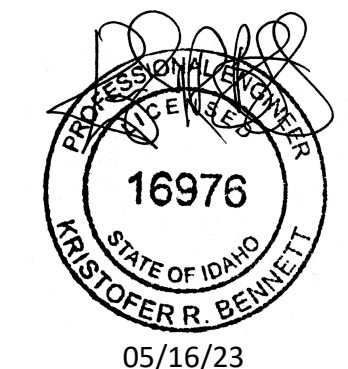
| WINDOW SCHEDULE | | | |
|-----------------|-----|---------------|----------------------------|
| LABEL | QTY | SIZE | TYPE |
| 1 | 4 | 3'-0" x 4'-0" | Window/Casement (2) Egress |
| 2 | 1 | 2'-6" x 3'-0" | Window/Casement |
| 3 | 1 | 6'-0" x 4'-0" | Window/Casement |
| 4 | 1 | 2'-6" x 4'-0" | Window/Casement (T) |
| 5 | 3 | 4'-0" x 4'-0" | Window/Slider Egress |

DOOR AND WINDOW NOTE:

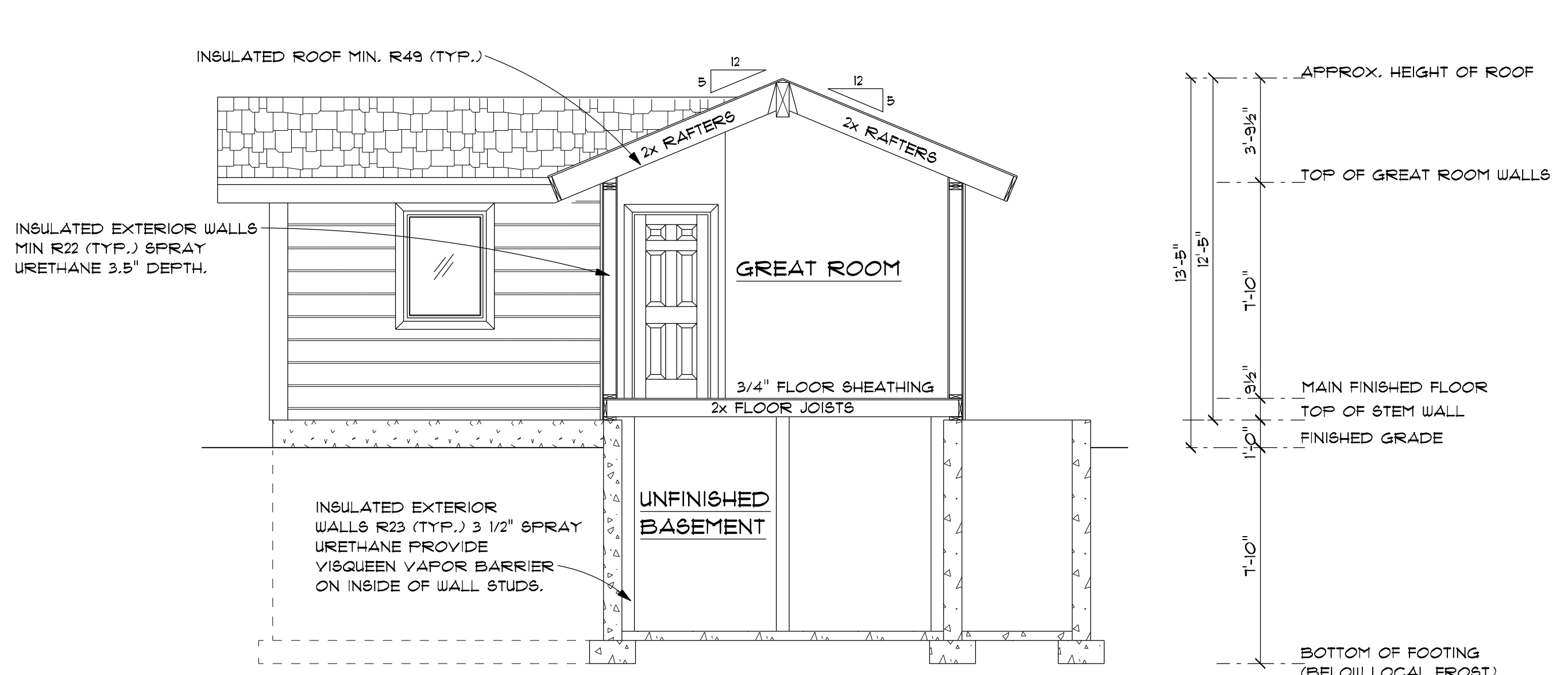
CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS

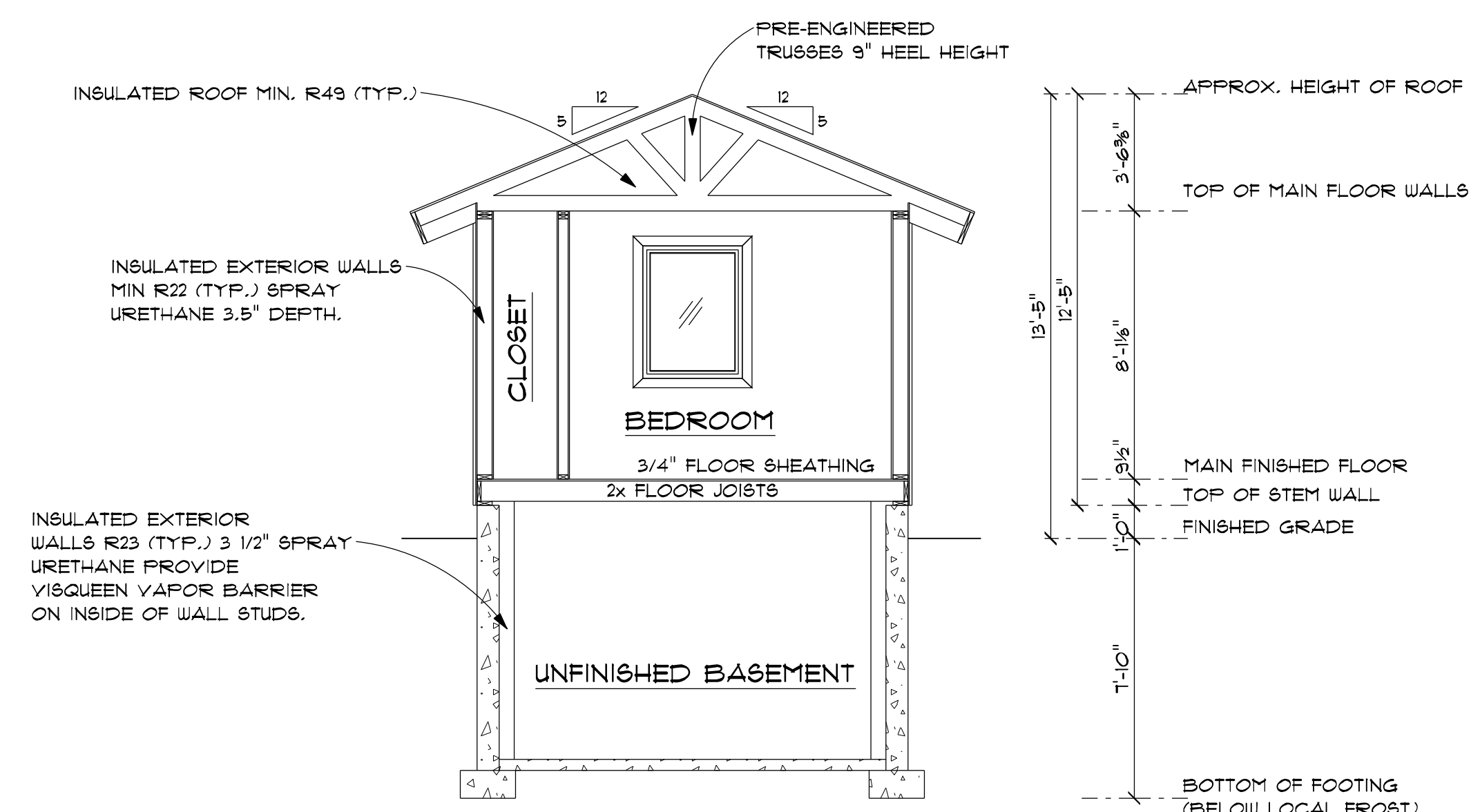


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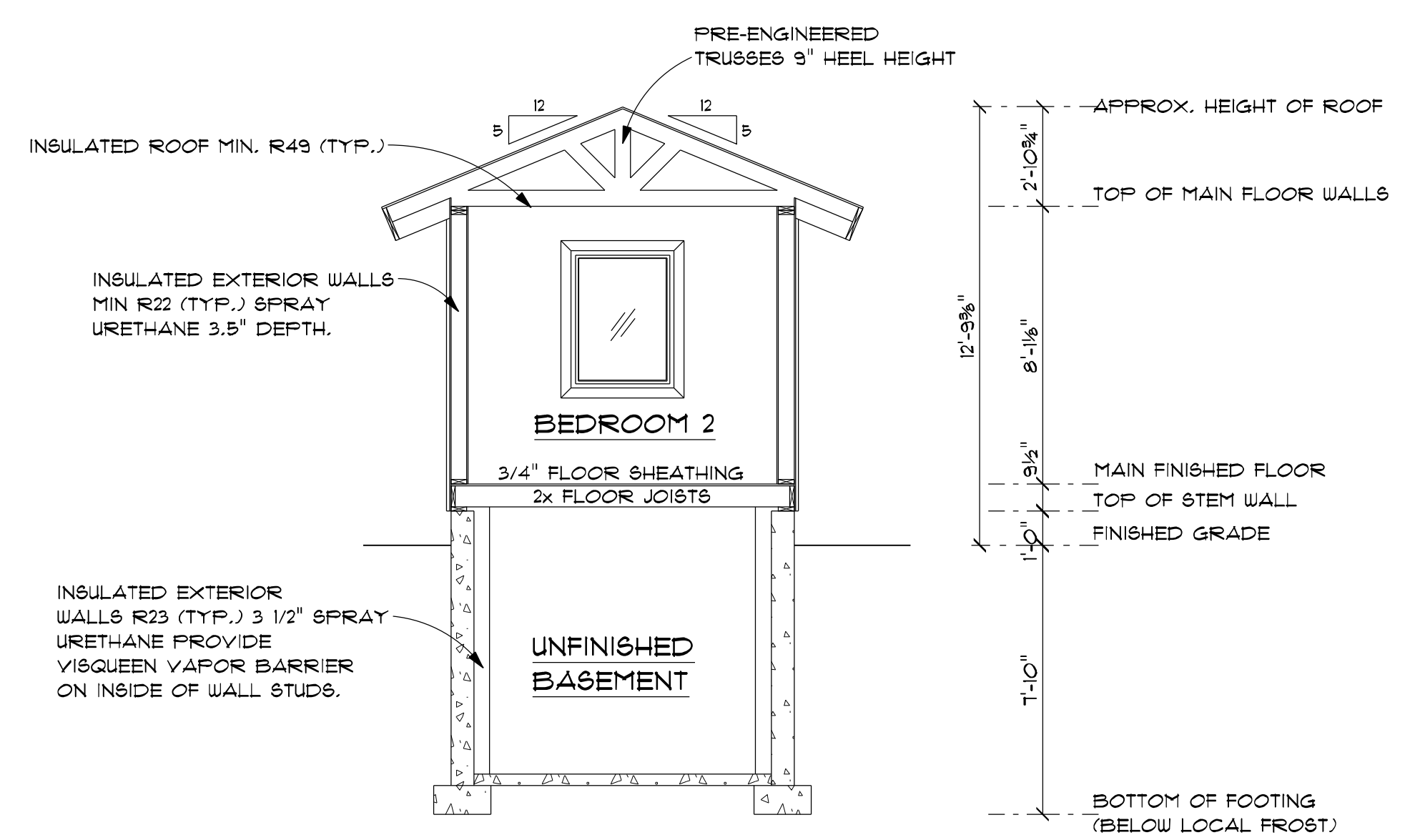
SECTION AA

1/4" = 1'-0"



SECTION BB

1/4" = 1'-0"



SECTION CC

1/4" = 1'-0"

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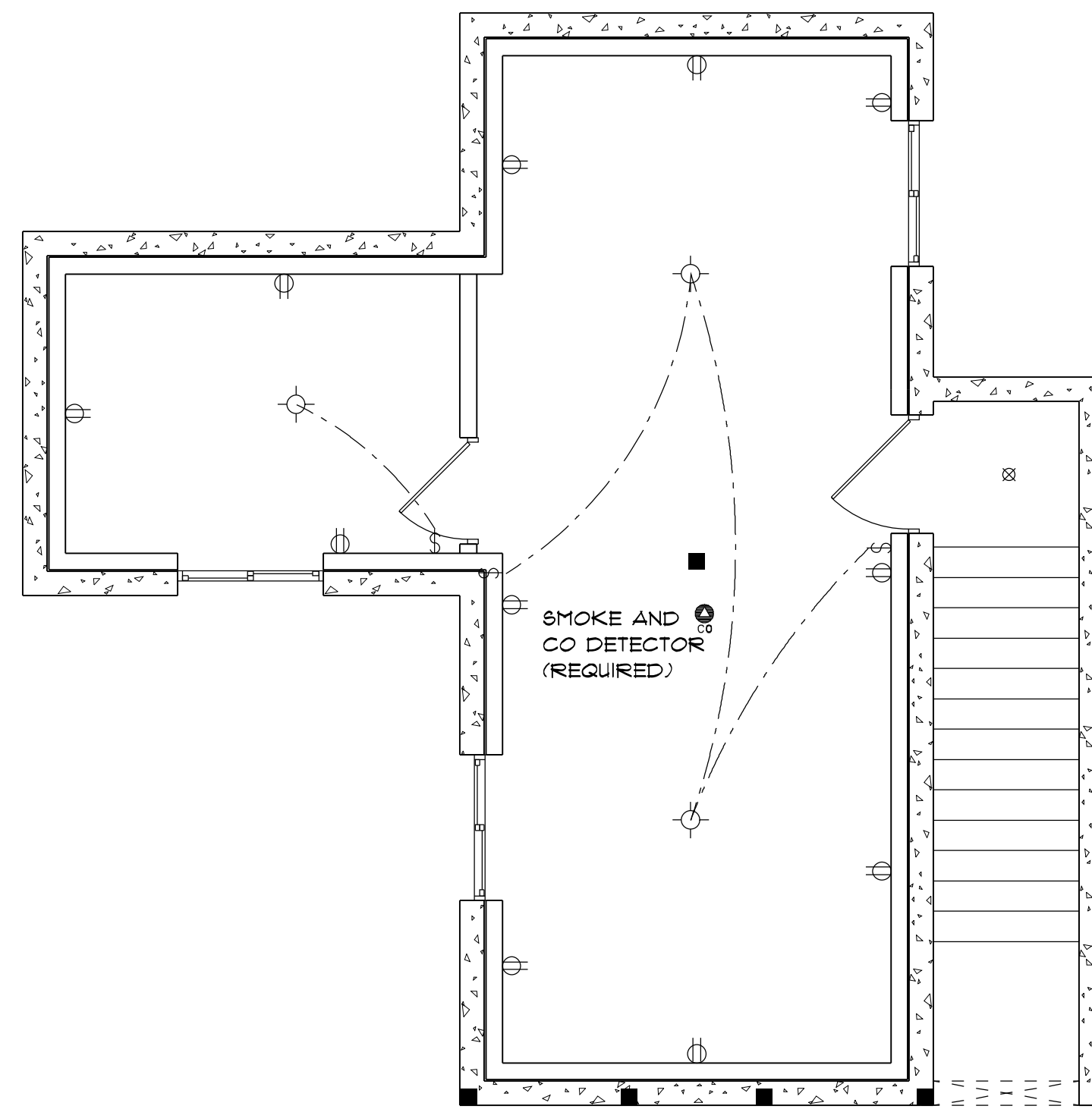
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THIS BASIC ELECTRICAL PLAN IS INTENDED TO REPRESENT THE OWNERS INTENT AND DOES NOT REPRESENT AN ENGINEERED SYSTEM. ALL FEATURES SHALL BE VERIFIED WITH THE OWNER.

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4. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.



BASEMENT ELECTRICAL

1/4" = 1'-0"

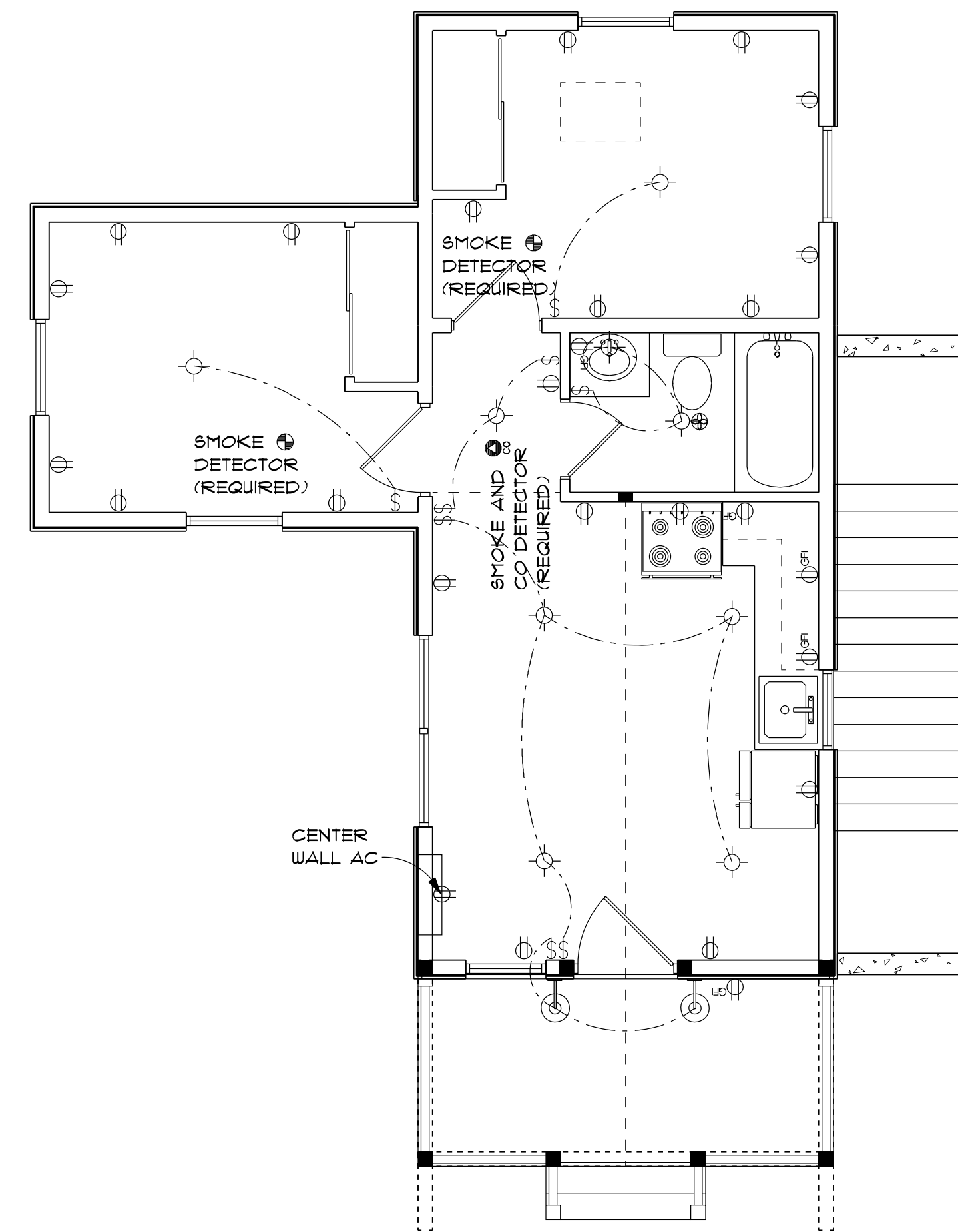
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MAIN FLOOR ELECTRICAL

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EI

DATE 5/16/2023



SCALE AS NOTED

DRAWN BY KRB

2023-123

DESIGN INTELLIGENCE, LLC

PHONE: (208) 399-1446

FAX: (208) 399-0740

EMAIL: JOSH@DESIGNINTEL.COM

1031 ERIKSON DR.

REXBURG, IDAHO

83440

LOT 2 ALPINE ACRES RESIDENCE

NEAR DRIGGS, TETON COUNTY, IDAHO

EI

THE RIGHT FIT

2023-123

EMAIL: JOSH@DESIGNINTEL.COM

REXBURG, IDAHO

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NEAR DRIGGS, TETON COUNTY, IDAHO

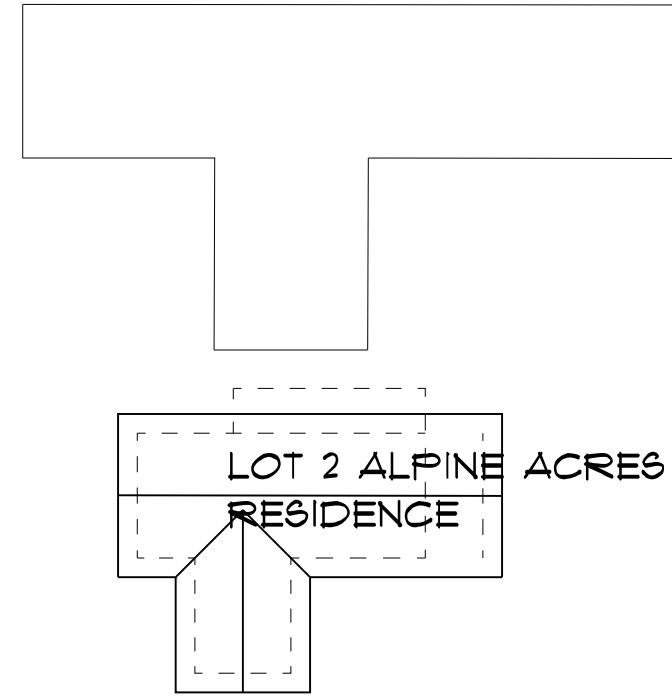
EI

150'-0" SCENIC CORRIDOR SETBACK

250'-0" SCENIC CORRIDOR SETBACK

W 5000 S

S 400 W



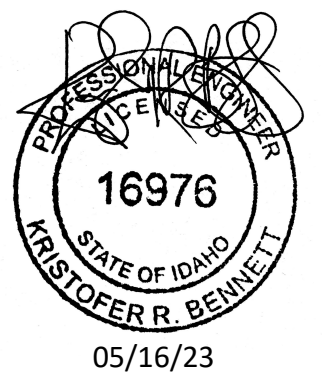
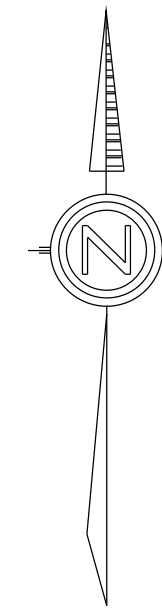
16' WIDE GRAVEL DRIVEWAY

RESEED DISTURBED AREAS WITH COMPARABLE TO EXISTING GRASS

LOT IS FLAT

LANDSCAPE PLAN

SCALE 1" = 20'-0"



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2023-123



DATE 5/16/2023

DATE 5/16/2023

L1

L1

GENERAL STRUCTURAL NOTES

REFERENCED CODES

- A. International Building Code
- B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

1. The structural drawing shall be used in conjunction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.

2. The contractor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.

3. The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.

4. The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.

5. Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.

6. All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the suppliers instructions and requirements.

7. Loading applied to the structure during the process of construction shall not exceed the safe load carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.

8. All ASTM and other all references are per the latest editions of these standards, unless otherwise noted.

9. Shop drawings and other items shall be submitted to the engineer for review prior to fabrication. All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole responsibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.

10. Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:

- A. Concrete mix design(s) - NOT REQUIRED.
- B. Reinforcing steel shop drawings - NOT REQUIRED
- C. Structural steel shop drawings - NOT REQUIRED
- D. Steel Joist / Girder shop drawings - NOT REQUIRED
- E. Metal decking shop drawings - NOT REQUIRED
- F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
- G. Pre-engineered metal building system - NOT REQUIRED

Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.

11. Special Inspections are not required on projects with an IRC governing building code (see cover sheet). Special inspections are required on IBC projects as noted below:

- A. Concrete - NOT REQUIRED.
- B. Bolts installed in Concrete - NOT REQUIRED
- C. Structural Welding - Field Welds - NOT REQUIRED
- D. High Strength Bolting - NOT REQUIRED
- E. Structural Masonry - NOT REQUIRED
- F. Flatbed Wood Trusses w/ 60" or greater span or 60" or greater height - REQUIRED
- G. Shear Walls - REQUIRED

12. Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.

13. Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.

14. Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 80 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 psf

CAST-IN-PLACE CONCRETE NOTES

1. Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-989 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-84.

2. Concrete shall conform to the following compressive strength, slump and air entrainment requirements:

Concrete Compressive strength shall be 3000 psi.
(3500 psi for slabs on grade permanently exposed to weather)

Concrete permanently exposed to weather shall be air entrained to 6% (+/- 1%).

Slump of concrete placed in removable forms shall be 6" max. Slump of concrete placed in stay-in-place forms shall be 6"-8".

3. All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

4. All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-715.

5. All welded wire fabric (WWF) shall conform to ASTM A-185.
6. All reinforcing steel and anchor bolts shall be set and tied in place prior to pouring of concrete, except that vertical dowels for masonry wall reinforcing may be "floated" in place. Do not field bend bars partially embedded in hardened concrete unless specifically indicated or approved by the Engineer.

7. Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 318. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for 4# bars, 36" for 5# bars and 48" for 6# bars.

8. Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:

- A. Concrete cast against a permanently exposed to earth - 3"
- B. Concrete w/ removable forms exposed to earth or weather:
 - *6 through #18 bars - 2"
 - *5 bar, W3, D31 wire 4 smaller - 1 1/2"
- C. Concrete not exposed to earth or weather:
 - Walls, elevated slabs - 3/4"
 - Beams and columns - 1 1/2"

9. Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

10. Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

| Wall Thickness | Horizontal | Vertical | Location |
|----------------|---------------|---------------|-----------|
| 6" - 8" | *4 @ 24" o.c. | *4 @ 12" o.c. | Centered |
| 10" - 12" | *4 @ 24" o.c. | *4 @ 12" o.c. | Each Face |

11. All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.

12. In order to avoid concrete shrinkage cracking place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.

13. Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reinforcing.

FOUNDATION NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.

3. Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechnical engineer/testing agency prior to pouring foundation concrete if required by the building official.

4. Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.

5. No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.

6. Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.

7. Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.

8. All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 8", using Type II cement.

3. All porous fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.

4. Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:

6" slabs - fill with Epoxy resin
Other slabs - fill with field molded of elastomeric sealant.

5. Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

6. Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W4U4.4 WWF unless otherwise noted.

7. See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

8. The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.

9. Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1155. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance areas may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

1. A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheathing material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheathing should cover the entire floor area, and separate sections of sheathing should be overlapped at least 12 inches.

2. To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around outdoors, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.

3. A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned space of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

1. All wood framing material shall be surfaced dry and used at 19% maximum moisture content.

2. All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.

3. All joist, rafter, headers & misc. framing shall be Select Str. grade Doug Fir UNO. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.

4. All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association specifications where possible. All cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWWA STD. M4).

7. Provide single joists under all partition walls which run parallel with floor joists. Unless noted otherwise, provide double joists under all bearing walls which run parallel with floor joists. Provide 1" min. solid blocking under all bearing walls which run perpendicular with joists. Provide solid blocking the width of the post under all concentrated loads from framing above.

8. Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.

9. Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.

10. Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connectors shall be snug-tight but not to the extent of crushing wood under washers.

11. Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Strong-Strong" (The Company), or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).

12. Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturer's specifications.

13. All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanently exposed to weather or in treated wood shall be hot dip galvanized.

14. All 8d nails shall have a minimum shank diameter of 0.131". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".

15. All Douglas Fir shall be Douglas Fir-Larch (North) UNO

16. Bearing walls and shear walls require double top plates with either 24" laps or a steel splice plate. Butt joint splices require 3x16x0.036" min. straps w/ (8) 8d nails each side of the splice. Corner splices require 3x8x0.036" min. straps w/ (8) 8d nails each side of the splice.

PLYWOOD/GYPBOARD SHEATHING NOTES

1. All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.

2. All roof panel sheathing shall be 5/8" (nom.) OSB I APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel clips or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing to 8d common nails at 6' o.c. at supported panel edges and 6' o.c. at intermediate supports. At gable ends provide 8d nails at 6' o.c. from rafter or blocking to top plate of wall.

3. All floor sheathing shall be 3/4" (nom.) APA rated 5/8" (nom.) OSB I APA rated with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6' o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.

4. All wall sheathing shall be 7/16" OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6' o.c. at supported panel edges and 12" o.c. at intermediate supports.

5. Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports, stagger panel end joints.

6. All nailing shall be carefully driven and not over-driven.

7. Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

- 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1 Vertically at the ceiling and floor levels.
 - 1.2 Horizontally in intervals not exceeding 10 feet
- 2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- 3. In concealed spaces between stair stringers at the top and bottom of the run.
- 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

1. Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.

2. Wood trusses shall be designed by the manufacturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Truss Plate Institute.

3. Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.

4. Connector plates shall be not less than 0.036 inches (20 gage) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be not dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.

5. Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workers, using precision cutting, jiggling and preloading equipment under the requirements in quality control standard QST-88 of the Truss Plate Institute.

6. Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the National Design Specification for Wood Construction" per referenced codes.

7. Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.

8. The Contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Truss Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.

9. Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.

10. Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

1. TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
2. JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEERS

1. Cultured Stone Veneers - attach to framed walls per manufacturer's specifications.

2. Stone or Masonry Veneers - approved brick-ties shall be secured to studs with an approved water-resistant barrier. Studs spaced at 16" o.c. max require 24" o.c. vertical brick tie spacing. Studs spaced at 24" o.c. max require 12" o.c. vertical brick tie spacing. Brick ties shall be installed per manufacturer's specifications. Provide a 1" air gap between the barrier and the veneer.

STRUCTURAL STEEL NOTES

1. All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.

2. Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

| MEMBER | ASTM | MIN. STRENGTH |
|--------------------------------|-------------------------|---------------|
| Structural Tubing | A500 Grade B | 46 ksi |
| Steel Pipe | A53 (Type E or Grade B) | 35 ksi |
| Wide Flange | A992 | 50 ksi |
| Other Rolled Shapes and Plates | A36 | 36 ksi |
| Connection Bolts | A325 | 52 ksi |
| Anchor Bolts | F1554 | 36 ksi |
| Threaded Rods | A36 | 36 ksi |
| Non-Shrink Grout | C1107 | 8000 psi |

3. Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/loading type bolts and be snug-tight.

4. All welding shall be in accordance with AWS D1.1 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.

5. Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.

6. Where steel beams bear across building expansion joints or at wall control joints, provide a "lap" connection.

7. Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.

8. Unless otherwise noted, all structural steel permanently exposed to view shall be hot painted with one coat of SSPC 15-68, Type 1 (Red Oxide) paint.

9. Steel fabricators shall be an AISC certified shop for Category I steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.

10. Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shear angles shall be hot-dipped galvanized in accordance with ASTM A153.

11. Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.

12. The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

1. Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unusable material.

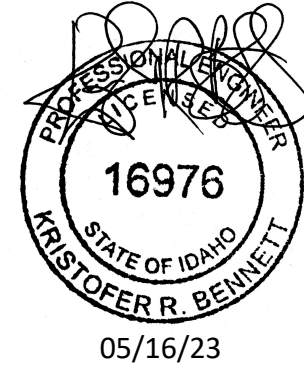
2. The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unsuitable material. Excavate unsuitable soil as directed by the engineer.

3. Proof roll the surface of the exposed subgrade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.

4. Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.

5. All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.

6. Provide field density tests for each 3,000 SF of building area for each lift of controlled fill.



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SCALE AS NOTED
DRAWN BY: KRB
2023-123

DATE: 5/16/2023

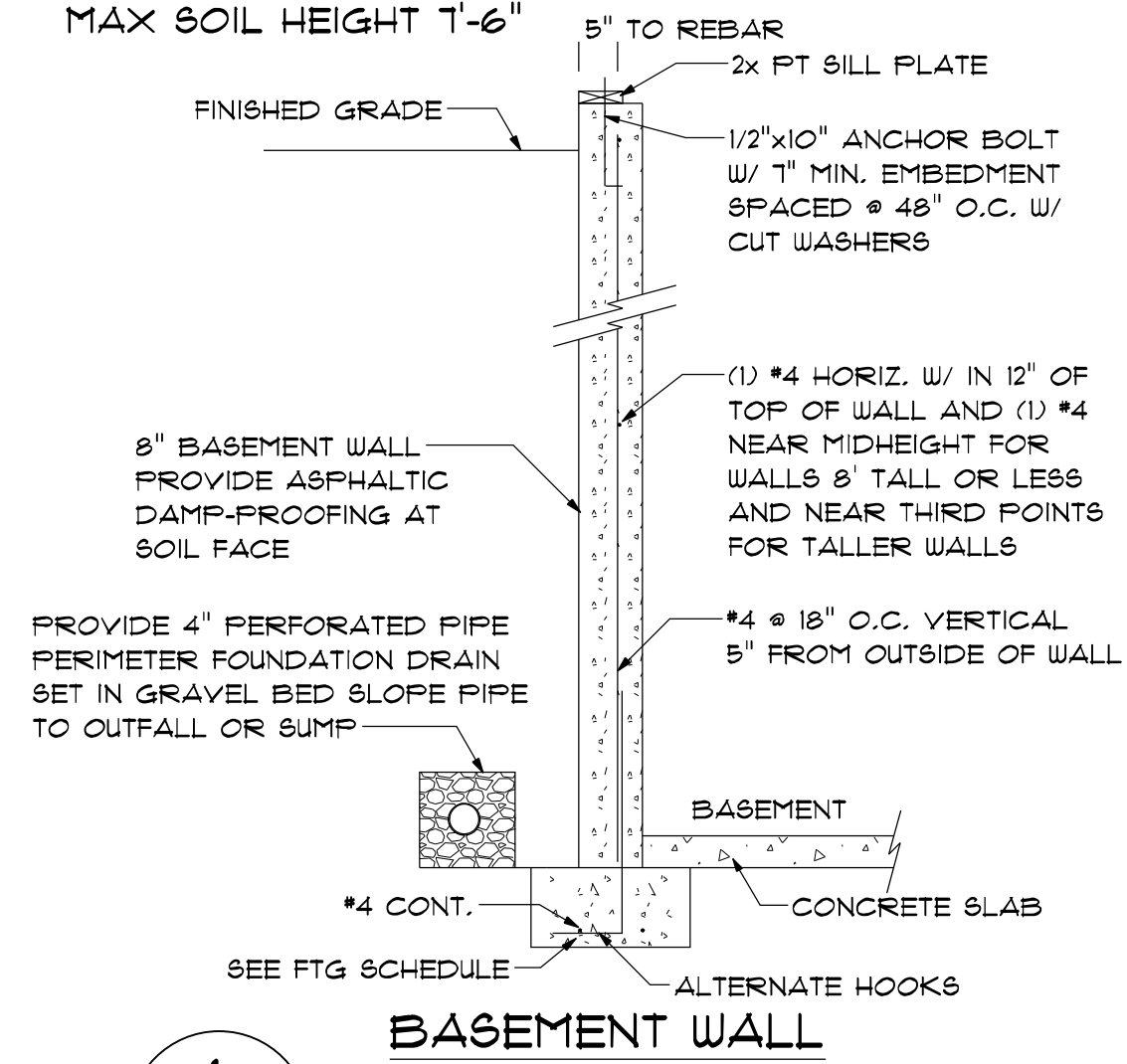
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LOT 2 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

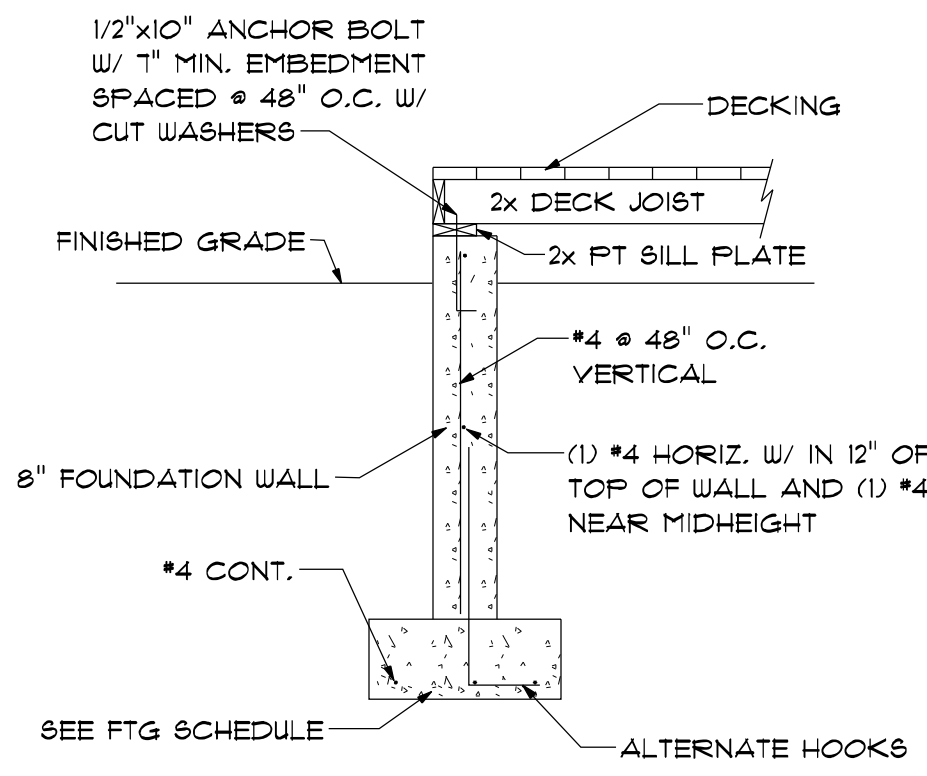
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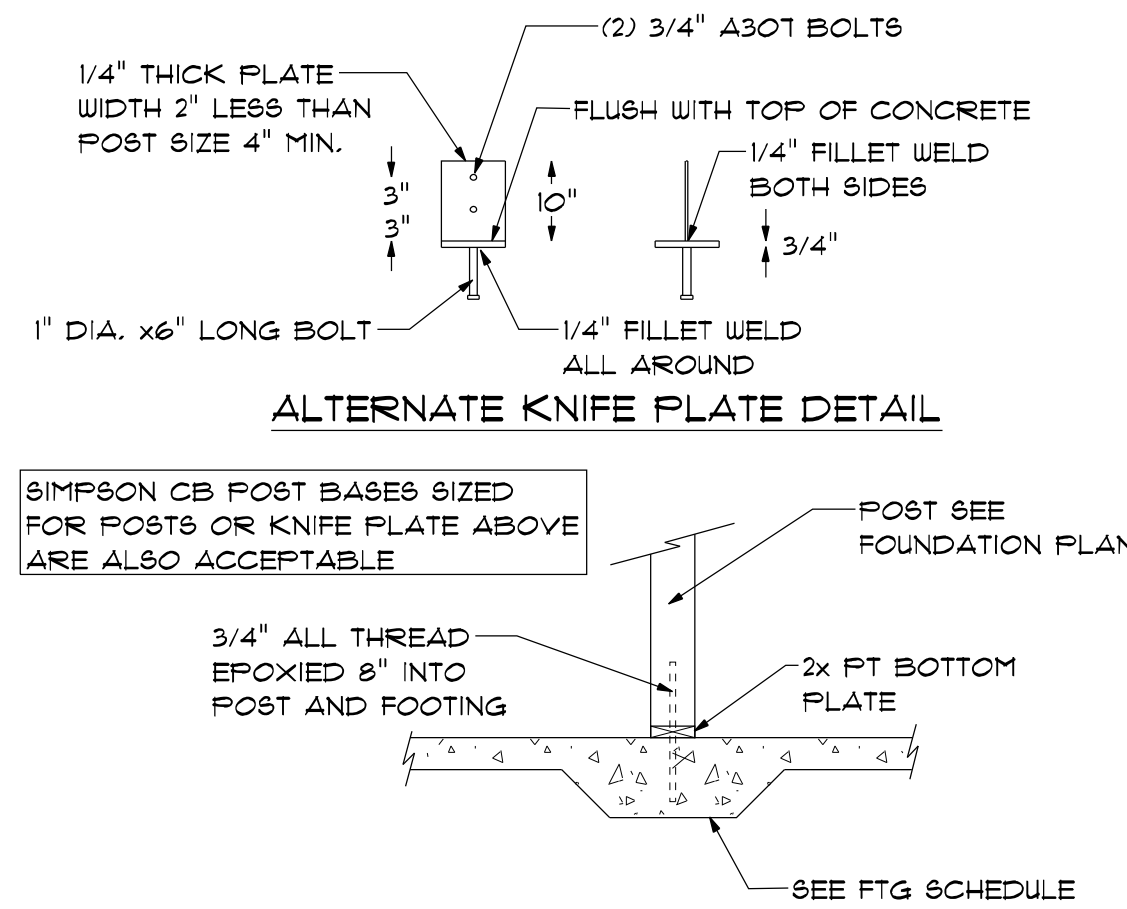
MAX WALL HEIGHT 8'-0"
MAX SOIL HEIGHT 1'-6"



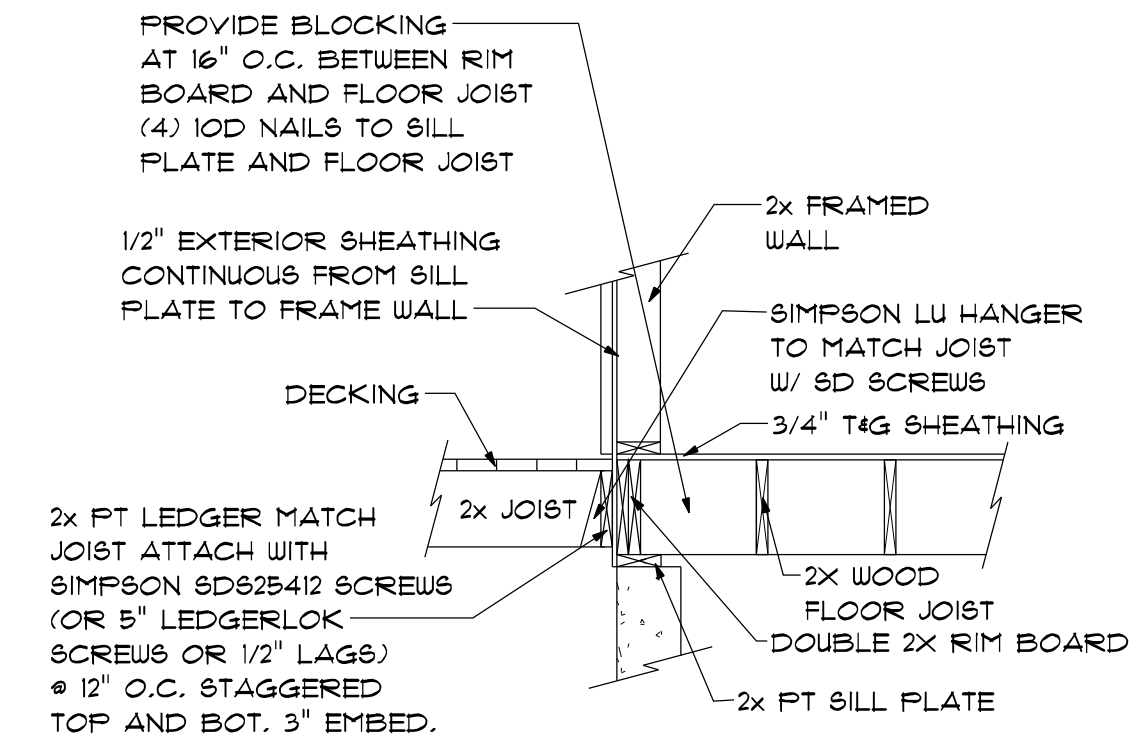
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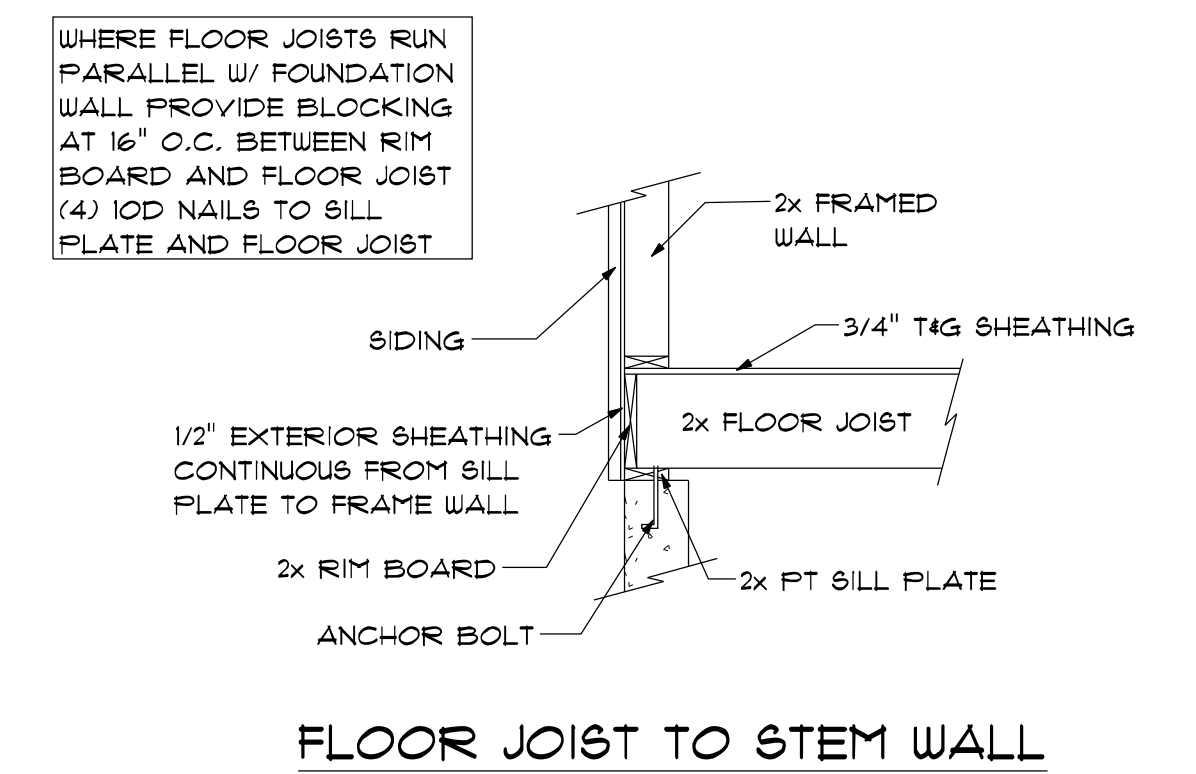
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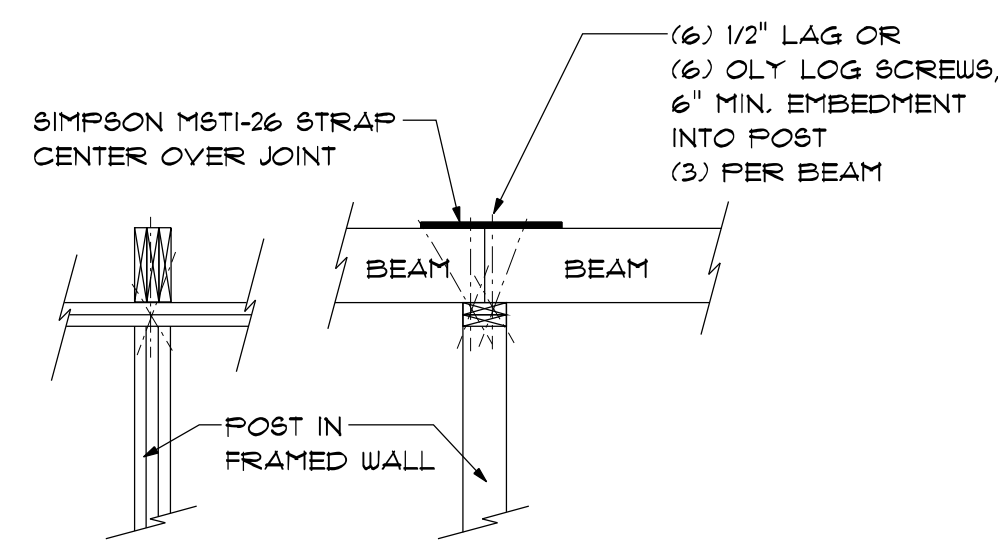


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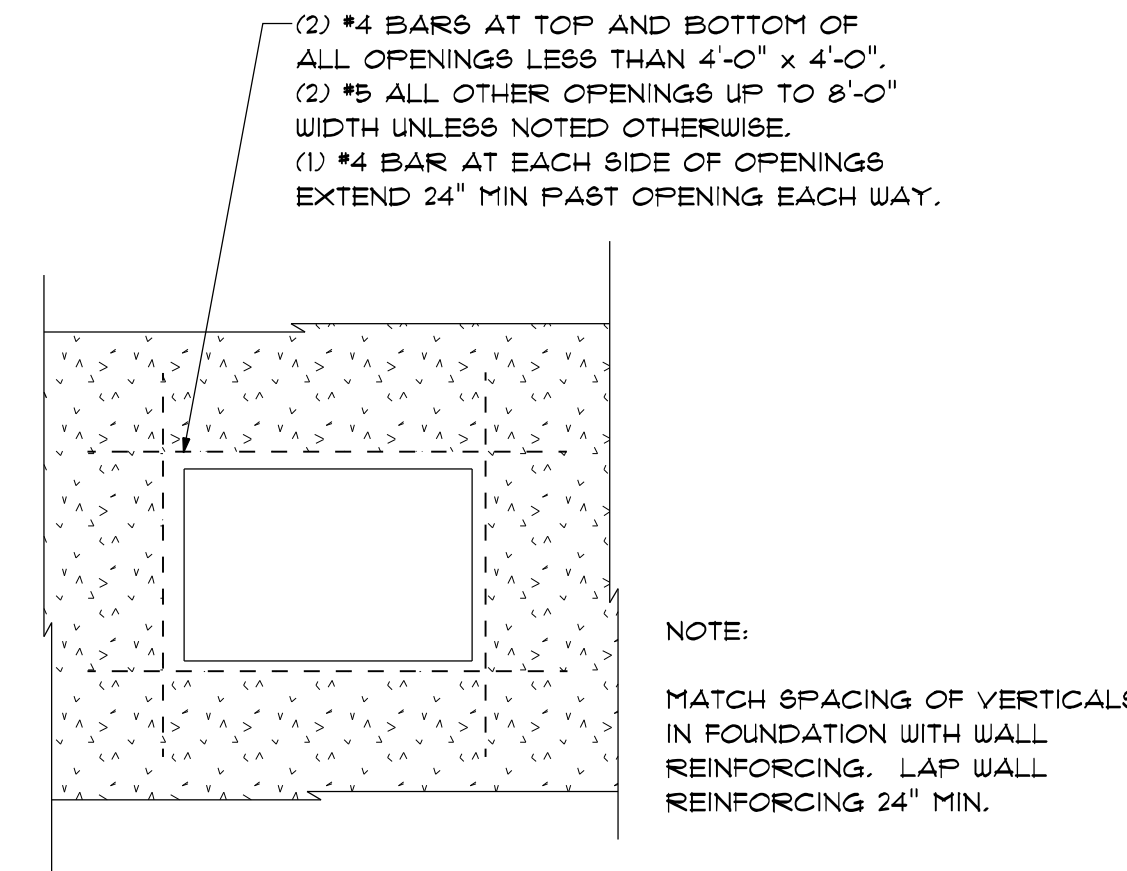
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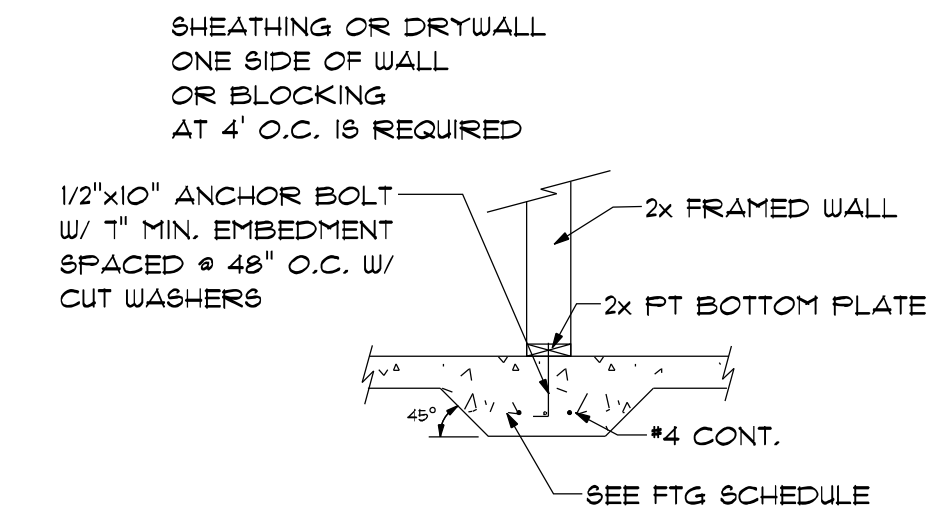


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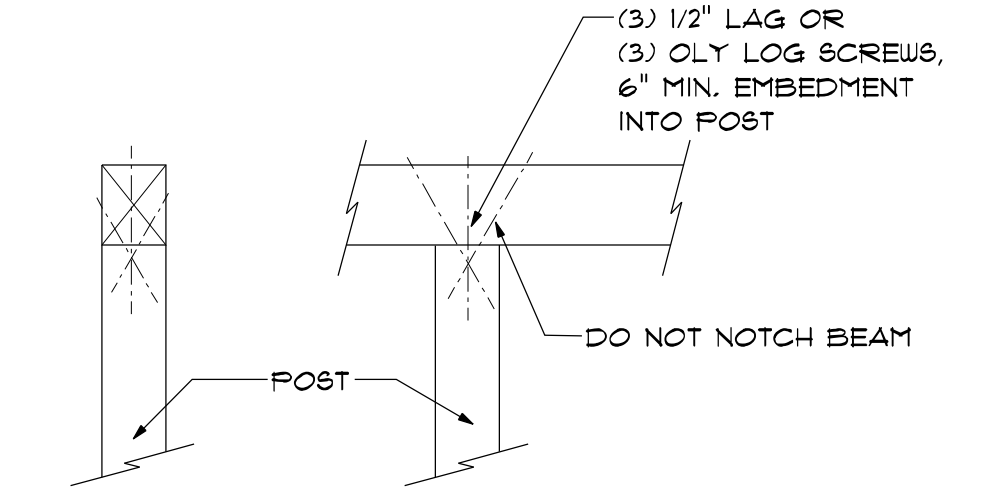
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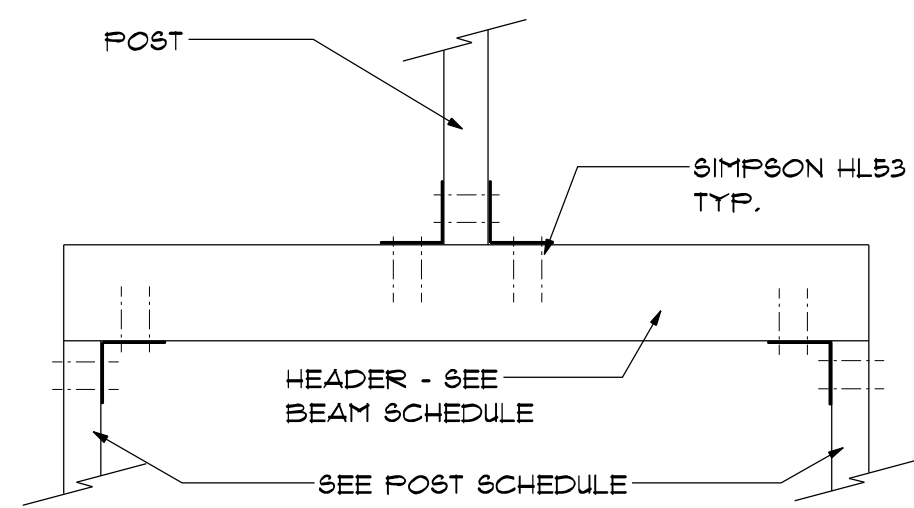
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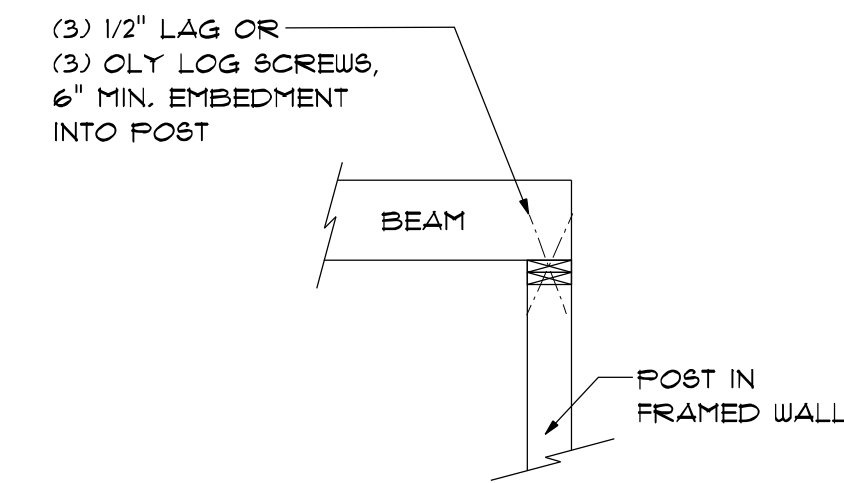
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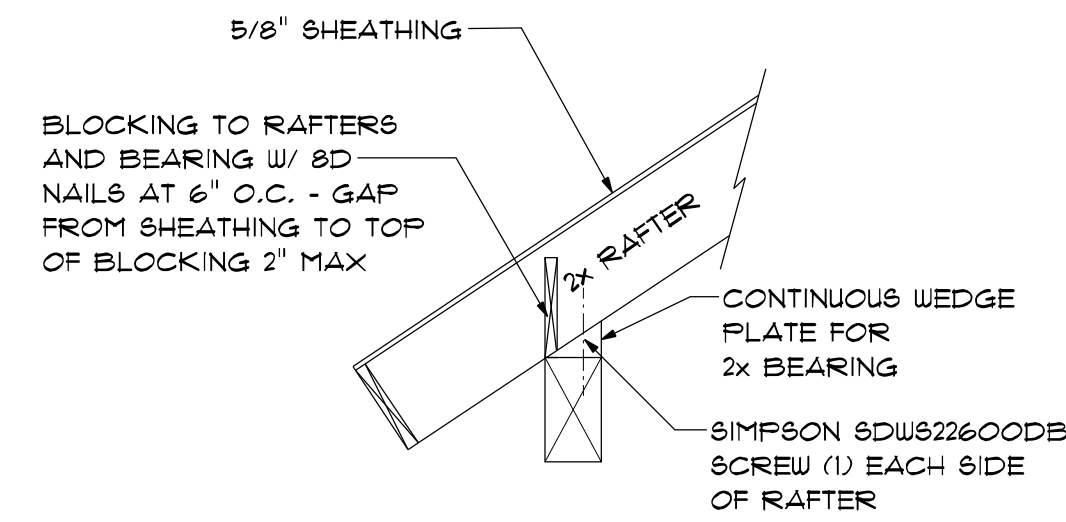
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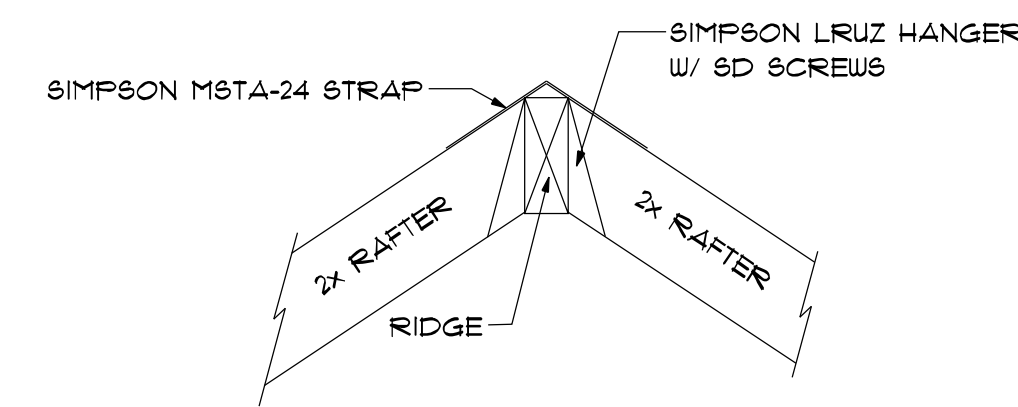
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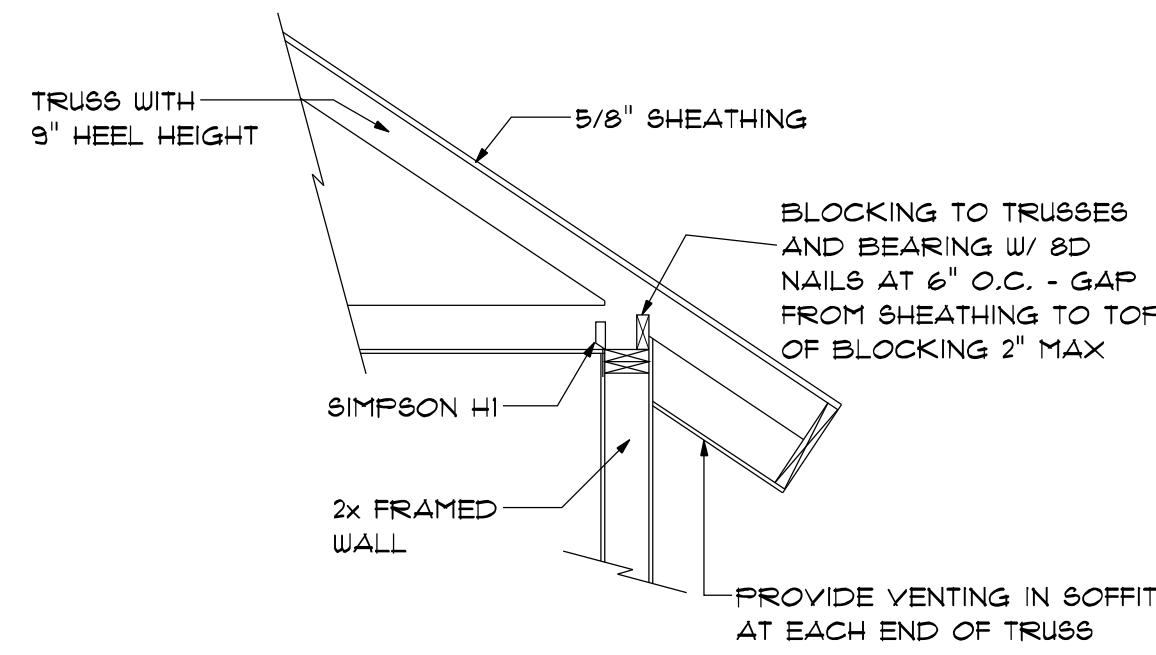
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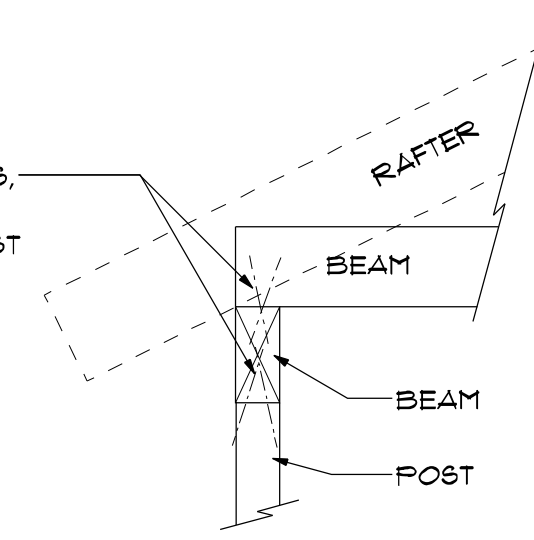
ROOF CONSTRUCTION
 ROOFING OVER ICE AND WATER SHIELD
 OVER 5/8" OSB SHEATHING
 OVER TRUSSES WITH 1 1/2" AIR SPACE
 FOR VENTILATION AND CARDBOARD BAFFLE
 AND R48 INSULATION
 OVER 6 MIL VAPOR BARRIER
 OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

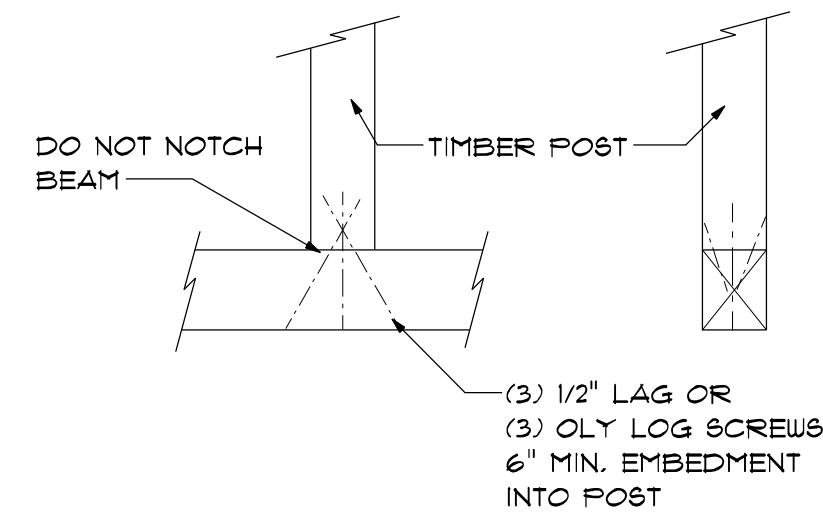
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S1.1

(3) 1/2" LAG OR
 (3) OLY LOG SCREWS,
 6" MIN. EMBEDMENT
 INTO BEAM AND POST



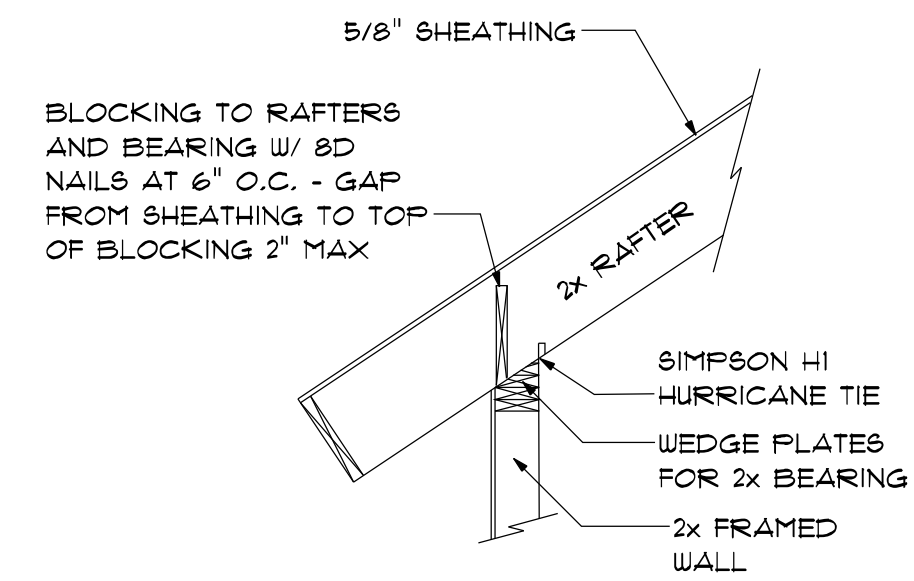
POST TO BEAM

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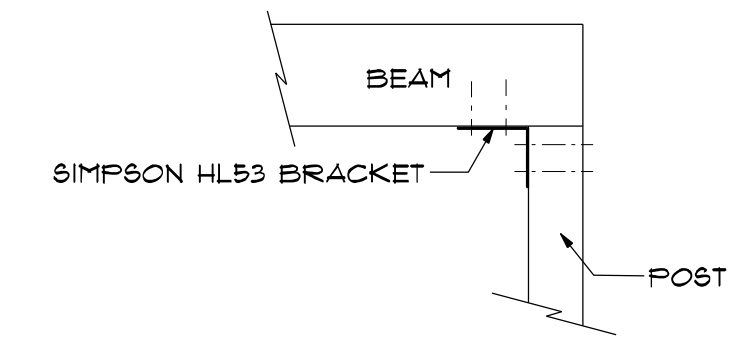
POST TO BEAM

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2x RAFTER TO FRAMED WALL

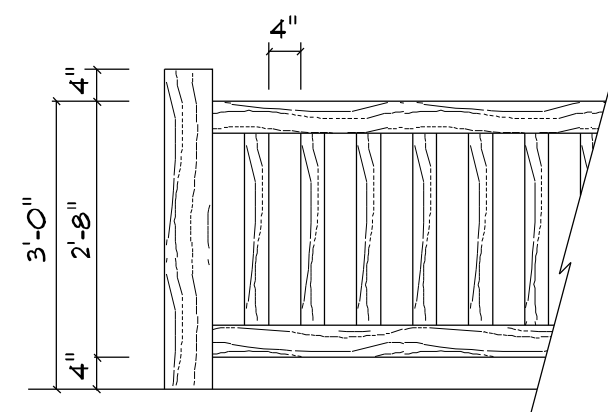
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POST TO BEAM

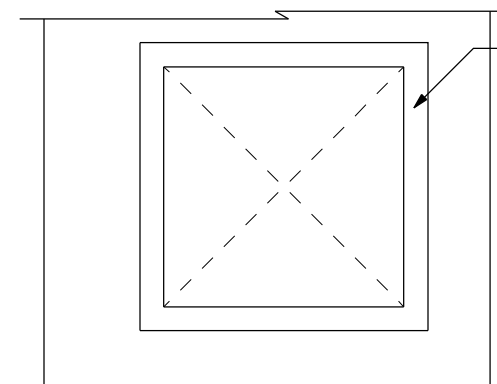
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S1.1

PROVIDE GUARD RAIL AT ANY
 STEP GREATER THAN 30" TO
 FLOOR OR GRADE BELOW.



**INTERIOR AND EXTERIOR
 RAILING & GUARDRAIL**

6
S1.1



PROVIDE WEATHER RESISTIVE
 ICE AND WATER SHIELD 6"
 AROUND ALL WINDOWS
 AND DOORS IN FRAMED WALLS

 PROVIDE TYVEK HOUSE WRAP
 OR EQUIVALENT ON EXTERIOR
 SIDE OF ALL FRAMED EXTERIOR WALLS

 CAULK AROUND ALL WINDOWS AND
 DOORS.

WINDOWS AND DOORS SHALL
 BE INSTALLED PER MANUFACTURERS
 APPROVED INSTALLATION DETAILS.

**WEATHER RESISTIVE
 BARRIER FLASHING**

7
S1.1

8
S1.1

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11
S1.1

CONTRACTOR'S RESPONSIBILITY

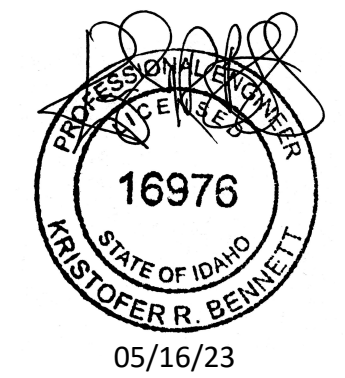
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S1.1

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S1.1

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S1.1

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S1.1



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FOUNDATION NOTES

- SEE SHEET 80.1 FOR ADDITIONAL GENERAL NOTES.
- BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

- P1-P2 = DF #1 6x6
- P3 = (4) DF #2 2x4
- P4 = DF #1 6x6
- P5 = (3) DF #2 2x6
- P6-P7 = (2) DF #2 2x6
- P8-P9 = (3) DF #2 2x6
- P10 = DF #1 6x6

2x6 FRAMED WALL KING STUD SCHEDULE

- (6' MAX HEADER LENGTH) STUD LENGTH
- (1) DF #2 2x6 UP TO 9'-0"
 - (2) DF #2 2x6 UP TO 12'-0"

- (12' MAX HEADER LENGTH) STUD LENGTH
- (2) DF #2 2x6 UP TO 9'-0"
 - (2) 2x6 LSL UP TO 14'-0"

NAILING AT JOINTS AND BEAMS SHALL BE (10) 10D NAILS (OR #14 SCREWS) AT 2" O.C. ONE ROW TOP, ONE ROW BOTTOM AND ONE ROW CENTERED, SISTER TO TRIMMER/POST W/ 10D NAILS AT 6" O.C.

IF APPLICABLE, SEE WINDOW WALL FRAMING AND GARAGE DOOR DETAILS WHERE THESE LIMITS ARE EXCEEDED.

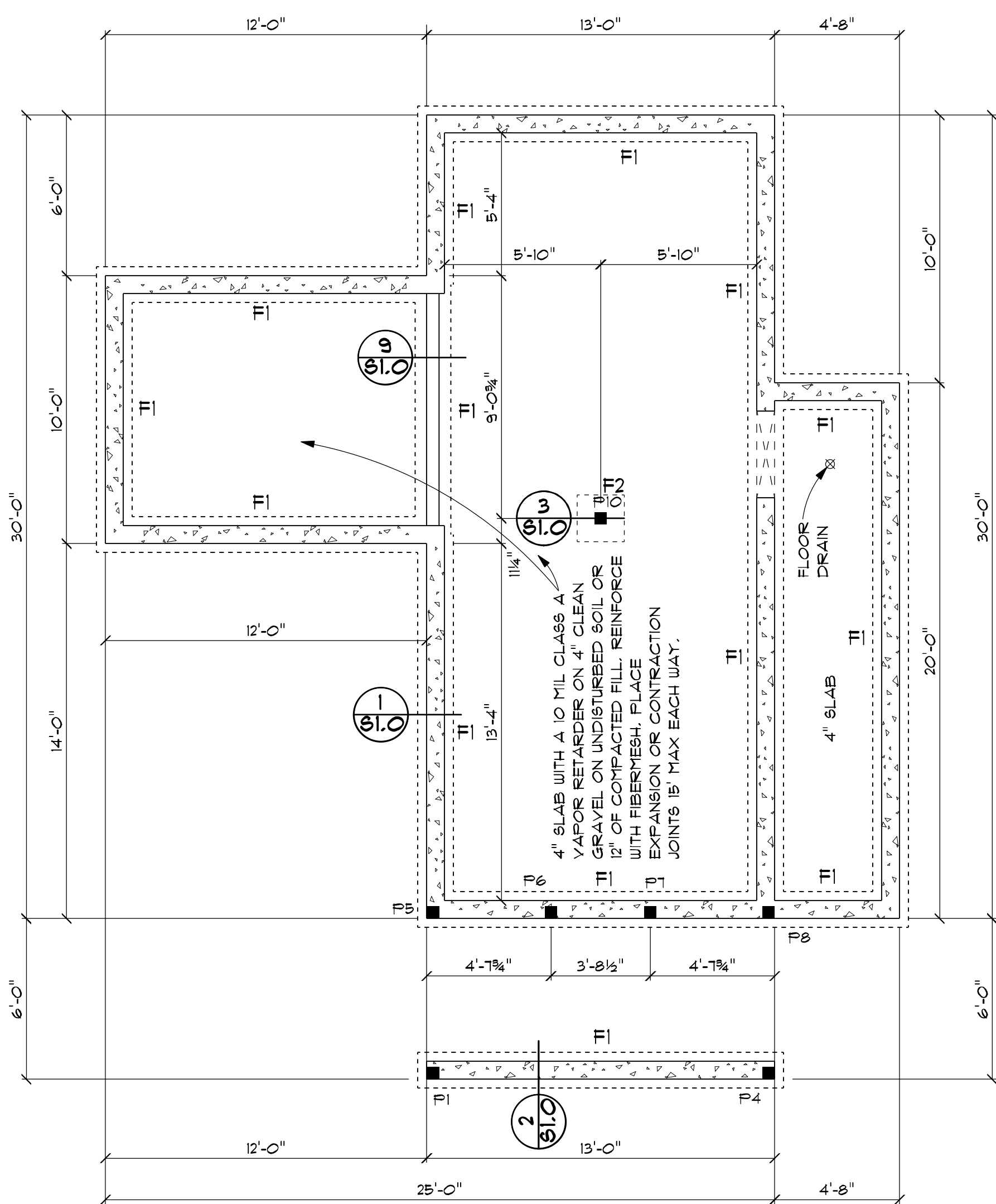
ALTERNATE BIG FOOT FOOTING SCHEDULE:

- FOR SPREAD FOOTINGS:
 UP TO 18"x18" USE BF20
 UP TO 21"x21" USE BF24
 UP TO 24"x24" USE BF28
 UP TO 30"x30" USE BF36

FOOTINGS SHALL BE REINFORCED ACCORDING TO THE FOOTING SCHEDULE

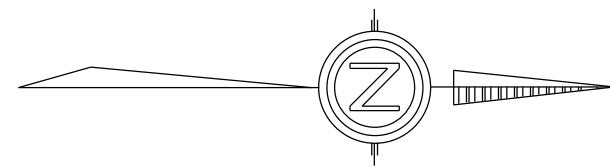
FOOTING SCHEDULE

- F1 = 16X10 CONT. FTG WITH (3) #4 CONT.
- F2 = 21X21X10 FTG WITH (3) #4 EACH WAY



SEE SHEET 83 FOR SHEAR WALLS AND HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS

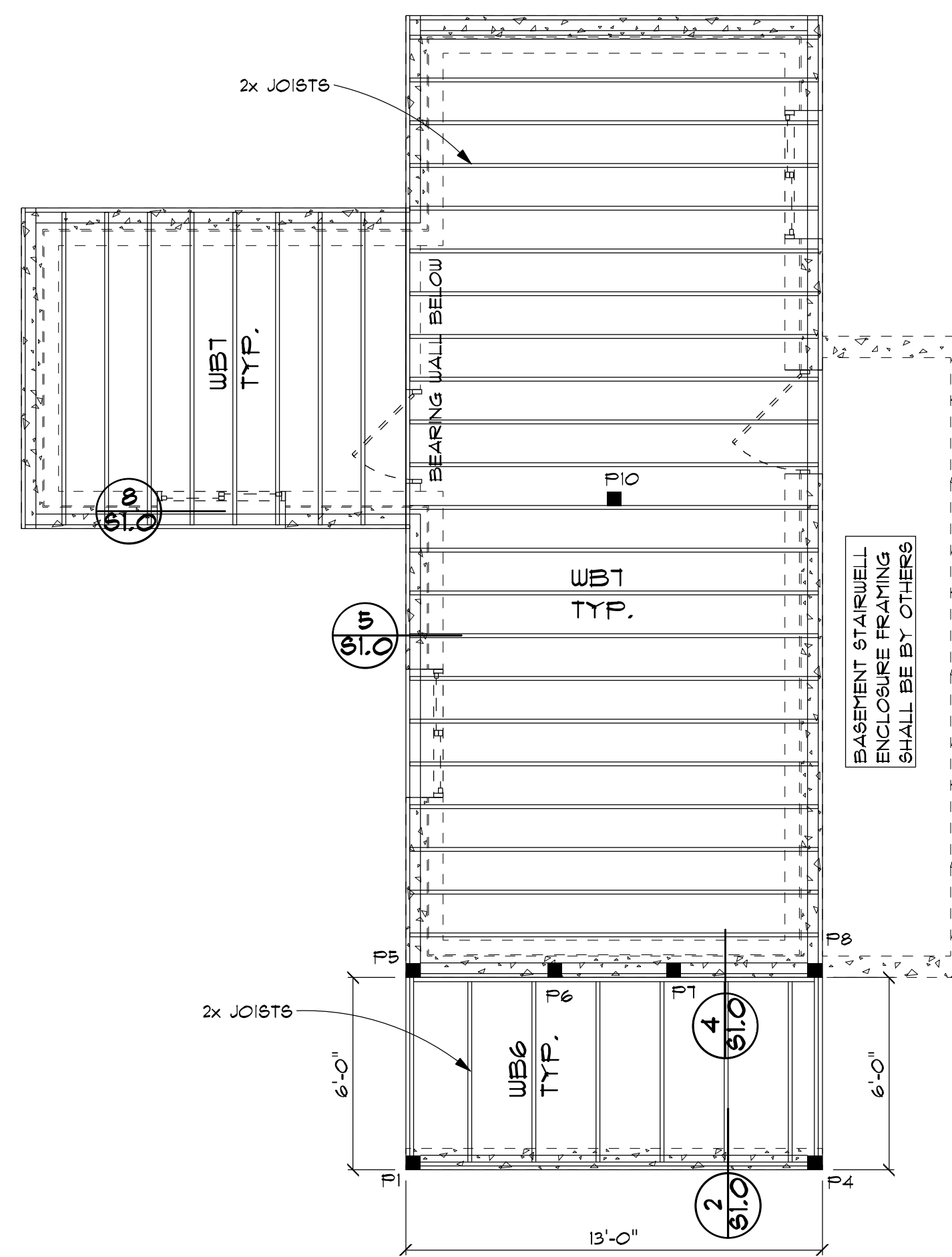


FOUNDATION PLAN

1/4" = 1'-0"

LEGEND

- STRUCTURAL POST
- SONOTUBE



FLOOR FRAMING NOTES

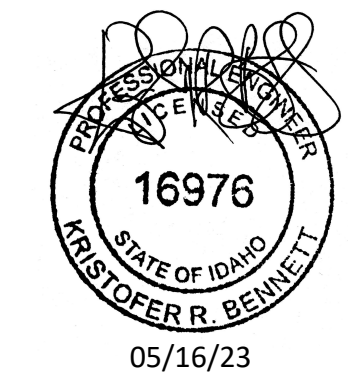
- INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
- PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
- FRAME AROUND CRAWL SPACE ACCESS USING (2) DF 6S 2x8 W/ SIMPSON HUC28-2 HANGERS OR GREATER WHERE APPLICABLE UNO.
- DECK BEAM HANGERS SHALL BE SIMPSON HUC28-2 FOR (2) 2x8 BEAMS AND HUCQ210-2-SDS FOR OTHER BEAM SIZES WHERE APPLICABLE UNO.
- ALL EXTERIOR WALLS ARE BEARING WALLS UNO.
- DF #2 2x6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
- BEARING WALL HEADERS SHALL BE (2) DF 2x10 OR (3) 1.5x5.5 LVL UNO WITH (1) DF 2x TRIMMER.
- HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
- JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
- SEE SHEET 83 FOR BEAM SCHEDULE.
- PROVIDE CRAWL SPACE ACCESS 24"x30".

MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND

- STRUCTURAL POST



CONTRACTOR'S RESPONSIBILITY

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DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

2023-123

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO 83440
PHONE: (208) 399-1446
FAX: (208) 399-0740
EMAIL: JOSE@DESIGNINTEL.COM

LOT 2 ALPINE ACRES RESIDENCE

NEAR DRIGGS, TETON COUNTY, IDAHO

HAND FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2x TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL RAFTERS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON H8 AT BRG ENDS OF EACH RAFTER OR SIMPSON SDUC15600 SCREW AT BRG ENDS (1) EACH SIDE OF EACH RAFTER.
8. RAFTER COUNT SHOULD BE DETERMINED FROM RAFTER SPACING NOT FROM DRAWING LAYOUT.
9. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.

TRUSS FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2x TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON HI OR EQUAL AT BRG ENDS OF EACH TRUSS.
8. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.
9. TRUSSES HAVE A TYPICAL 9" HEEL HEIGHT UNO.
10. PROVIDE ATTIC ACCESS (22"x30" MIN).

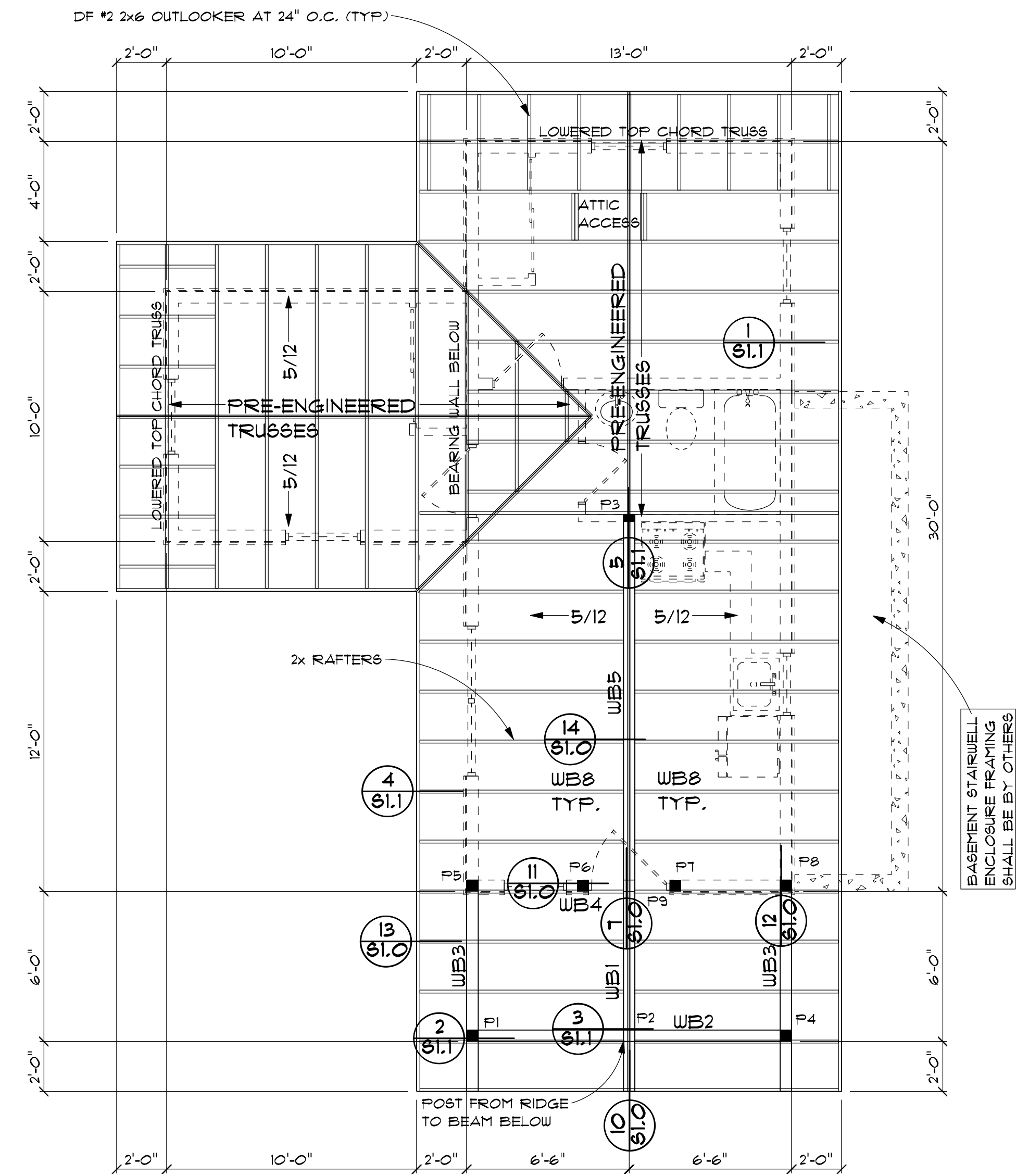
SHEAR WALL NOTES

1. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. WITH 7/16" APA RATED SHEATHING WITH 8D NAILS UNO. PROVIDE 12" O.C. FIELD NAILING TYP. STAGGER EDGE NAILING AT 3X BLOCKING. SEE THE SHEAR WALL DESIGN TABLE FOR EDGE NAILING AND ADDITIONAL SHEAR WALL REQUIREMENTS. SOME DESIGNS MAY NOT BE UTILIZED.
2. SHEAR BLOCKING (IF REQUIRED) SHALL BE PROVIDED AT ALL PANEL EDGES FOR EDGE NAILING.
3. ALL EXTERIOR WALLS SHALL BE NAILED PER S1 UNO.
4. ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
5. WALL ID'S (LIKE H-1) ARE FOR ENGINEER'S REFERENCE.
6. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPlicing WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

- 8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
- 8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.

| SHEAR WALL DESIGN TABLE | | | |
|-------------------------|----------------------|----------------|-----------------|
| LABEL | EDGE NAILING SPACING | SHEAR BLOCKING | SHEATHING SIDES |
| S1 | 6" O.C. | NONE | SINGLE |
| S2 | 4" O.C. | 2X | SINGLE |
| S3 | 2" O.C. | 3X | SINGLE |
| S4 | 2" O.C. | 3X | DOUBLE |



BEAM GRADING SHALL BE AS FOLLOWS UNO:
 DF - SELECT STRUCTURAL GLB - 24F-V4 DF/DF
 LVL - 2.0, 2600Fb

- BEAM SCHEDULE**
- WB1 = 6.75x12 GLB
 - WB2 = DF #1 6x12
 - WB3 = DF #1 6x8
 - WB4 = (3) DF 2x10
 - WB5 = 6.75x12 GLB
 - WB6 = DF 2x6 AT 24" O.C.
 - WB7 = DF 2x8 AT 16" O.C.
 - WB8 = DF 2x12 AT 24" O.C.

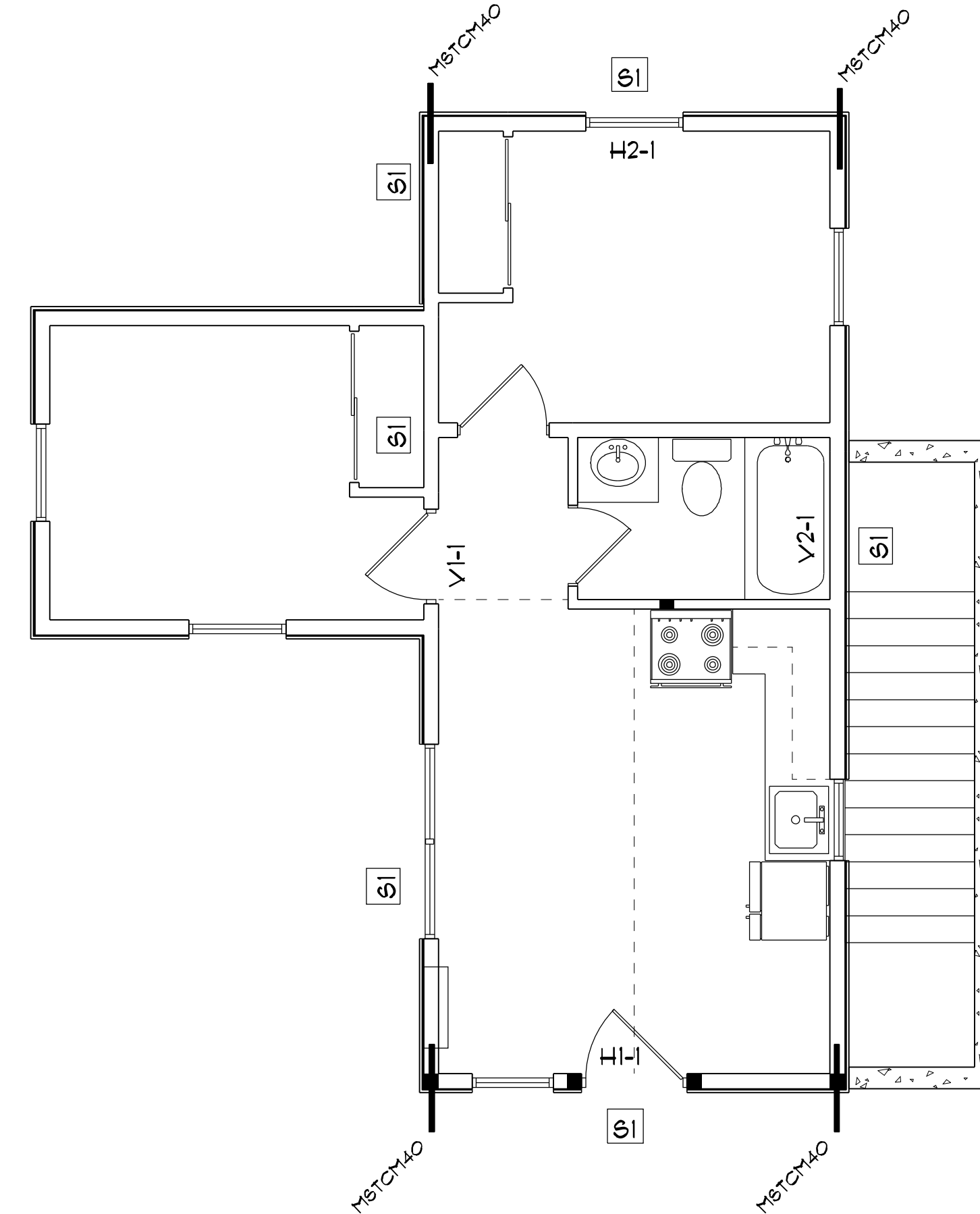
ICE BARRIER NOTES:
 PROVIDE ICE AND WATER SHIELD TO COVER ENTIRE ROOF.

ROOF VENTILATION:
 PROVIDE ROOF VENTILATION 1 SF FOR EVERY 300 SF OF ATTIC SPACE, 1/2 HIGH AND 1/2 LOW.

ROOF FRAMING

1/4" = 1'-0"

LEGEND
 ■ STRUCTURAL POST



MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"



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S3

DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

2023-123

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 REXBURG, IDAHO 83440

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 EMAIL: JOSH@DESIGNINTEL.COM

DESIGN INTELLIGENCE, LLC

LOT 2 ALPINE ACRES RESIDENCE

NEAR DRIGGS, TETON COUNTY, IDAHO

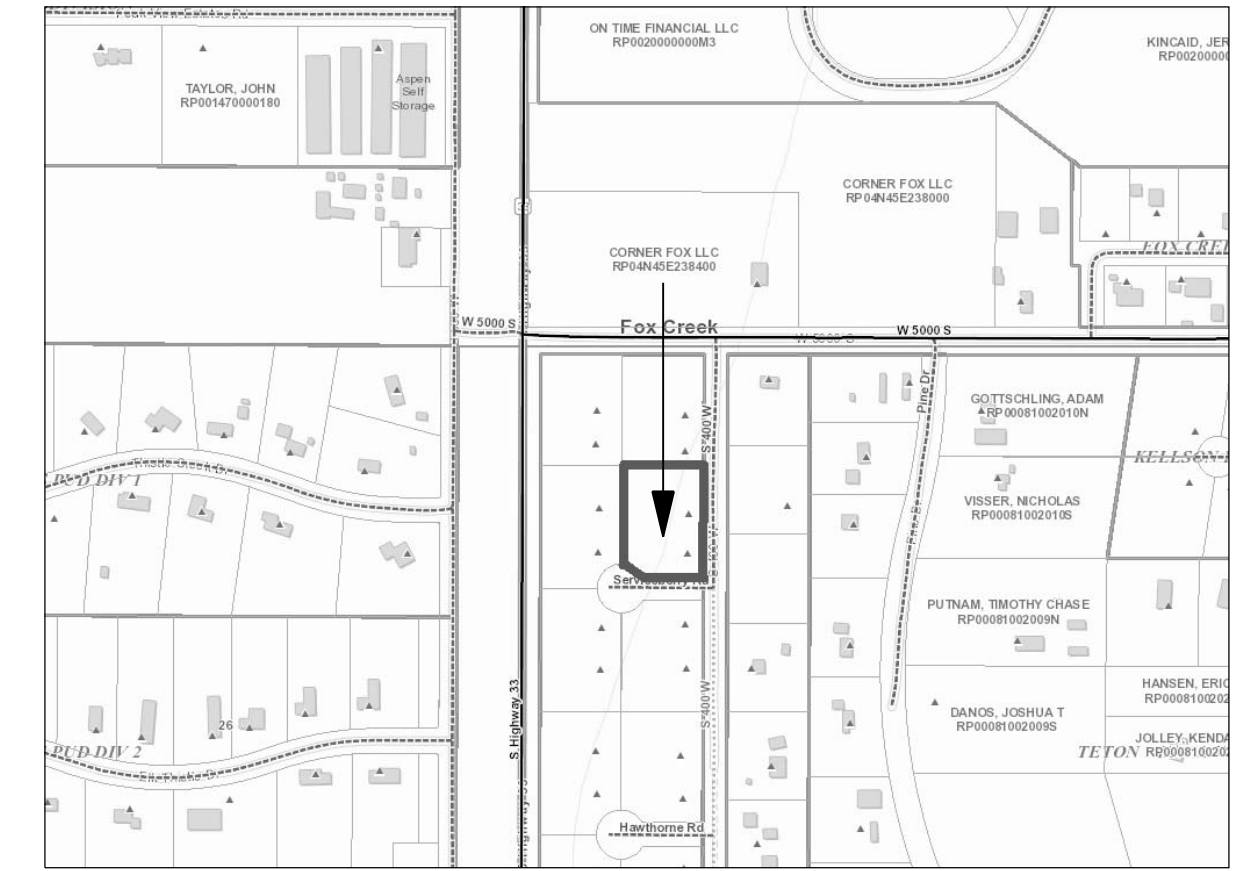
S3

ABBREVIATIONS

APPROX. = APPROXIMATE
 BOT. = BOTTOM
 BRG = BEARING
 CFM = CUBIC FEET PER MINUTE
 CLR = CLEARANCE
 CO = CARBON MONOXIDE
 CONC. = CONCRETE
 CONT. = CONTINUOUS
 D = PENNY
 DBL = DOUBLE
 DECO = DECORATIVE
 DEG. = DEGREE
 DF = DOUGLAS FIR
 DIA. = DIAMETER
 DWG = DRAWING
 EMBED. = EMBEDMENT
 FND = FOUNDATION
 FTG = FOOTING
 GLB = GLULAM BEAM
 GYP = GYPSUM
 HORIZ = HORIZONTAL
 MAX = MAXIMUM
 MECH = MECHANICAL
 MFGR = MANUFACTURER
 MFGR'S = MANUFACTURER'S

MIN. = MINIMUM
 NTS = NOT TO SCALE
 O.C. = ON CENTER
 PE = POLYETHYLENE
 PT = PRESSURE TREATED
 R = ROUND (IN LOG
 BEAM SCHEDULE)
 REINF. = REINFORCE
 REQ'D = REQUIRED
 SEL. = SELECT
 SF = SQUARE FEET
 SQ. FT. = SQUARE FEET
 SQR. = SQUARE
 SS = SELECT STRUCTURAL
 STRUCT. = STRUCTURAL
 TBD = TO BE DETERMINED
 TYP = TYPICAL
 UNO = UNLESS NOTED
 OTHERWISE
 UTIL = UTILITY
 VERT = VERTICAL
 W/ = WITH
 WIC = WALK IN CLOSET
 YR = YEAR

LOT 3 ALPINE ACRES RESIDENCE, NEAR DRIGGS, TETON COUNTY, IDAHO



VICINITY MAP

PROJECT DATA

- GOVERNING BUILDING CODE: IRC 2018
- TYPE OF CONSTRUCTION: TYPE V-B
- SPRINKLED: NO

PROJECT INFORMATION

BUILDING DEPARTMENT:
TETON COUNTY, IDAHO

DRAWING INDEX

- A0 COVER SHEET
- A1 ELEVATIONS
- A2 BASEMENT PLAN AND MAIN FLOOR PLAN AND DOOR AND WINDOW SCHEDULE
- A3 SECTIONS
- CI SITE PLAN
- E1 MAIN FLOOR ELECTRICAL
- L1 LANDSCAPE PLAN
- S0.1 GENERAL NOTES
- S1.0 CONNECTION DETAILS
- S1.1 CONNECTION DETAILS
- S2 FOUNDATION PLAN AND MAIN FLOOR FRAMING
- S3 ROOF FRAMING AND MAIN FLOOR SHEAR WALLS

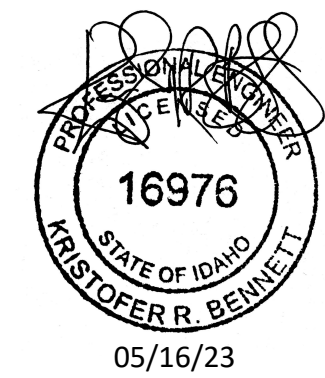
BUILDING SQ. FT.

LIVING SPACE :
 MAIN FLOOR = 510 SQ. FT.
 TOTAL = 510 SQ. FT.

NON LIVING SPACE :
 UNFINISHED BASEMENT = 510 SQ. FT.
 DECK OR PORCH = 86 SQ. FT.

DESIGN NOTES

- GROUND SNOW LOAD - 121 PSF
- FLAT ROOF SNOW LOAD - 85 PSF
- SNOW LOAD IMPORTANCE FACTOR - 1.0
- SNOW EXPOSURE FACTOR - 1.0
- THERMAL FACTOR - 1.0
- OCCUPANCY CATEGORY - II
- SOIL BEARING CAPACITY - 2000 PSF
- ULTIMATE WIND SPEED - 115 MPH, EXP B
- WIND IMPORTANCE FACTOR - 1.0
- SEISMIC DESIGN CATEGORY - D
- SEISMIC SITE CLASS - D
- RISK CATEGORY - II
- SEISMIC COEFFICIENTS -
 $S_{ds} = 0.828g$ $S_{d1} = 0.443g$ $R = 6.5$ $C_s = 0.13$
- SEISMIC ANALYSIS PROCEDURE -
 EQUIVALENT LATERAL FORCE METHOD
- FLOOR LIVE LOAD - 40 PSF
- FLOOR DEAD LOAD - 15 PSF
- ROOF DEAD LOAD - 15 PSF



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DATE: 5/16/2023

DESIGN INTELLIGENCE, LLC
THE RIGHT FIT

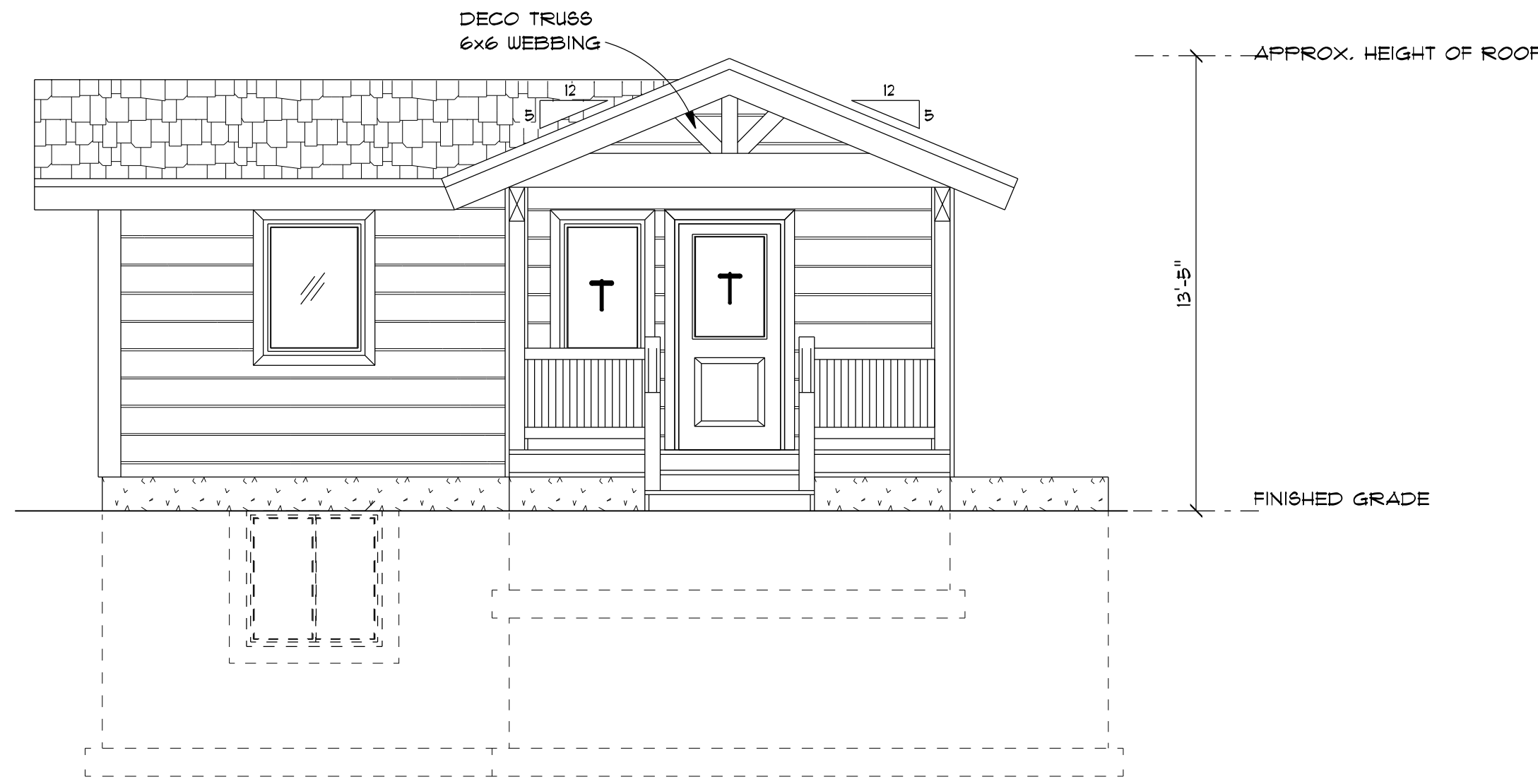
SCALE: AS NOTED
 DRAWN BY: KRB
 2023-124

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LOT 3 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO

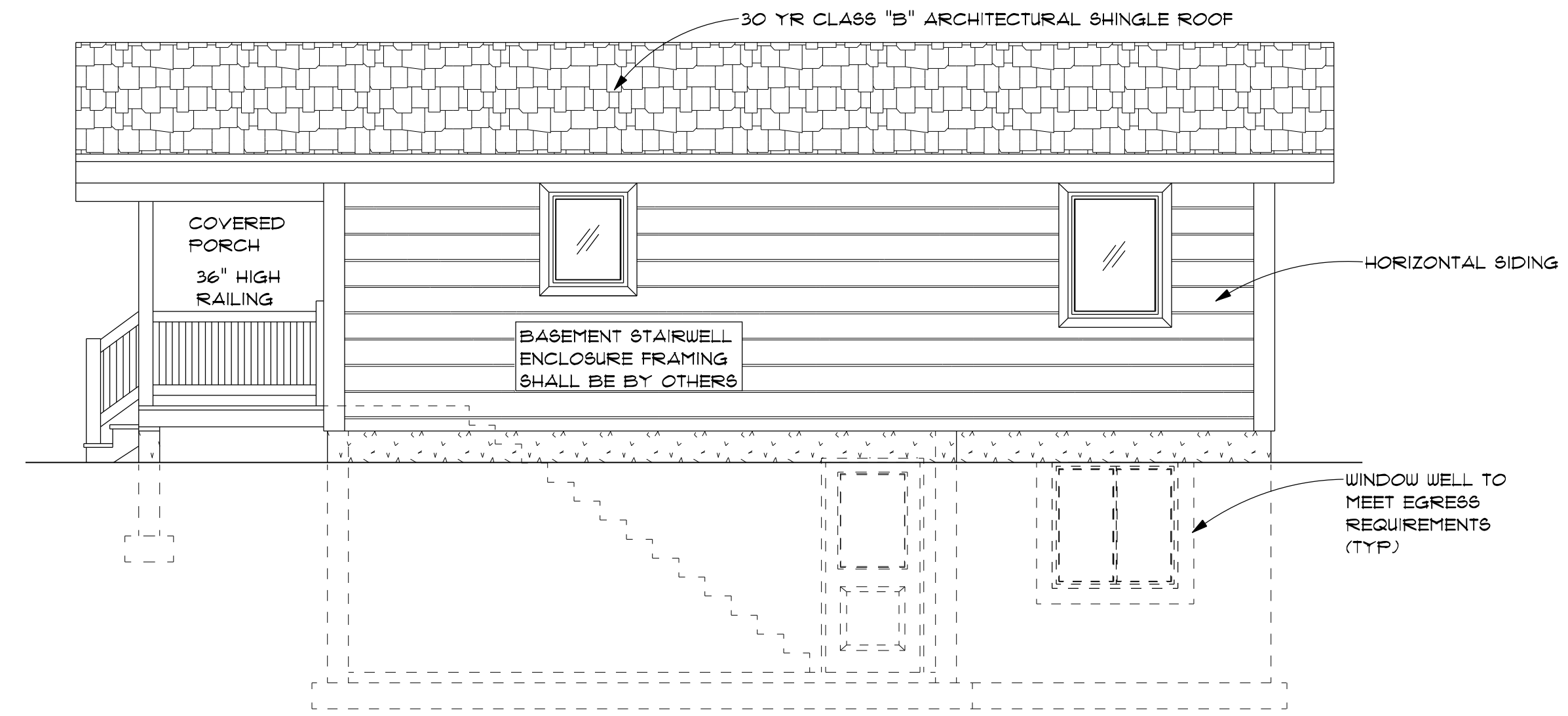
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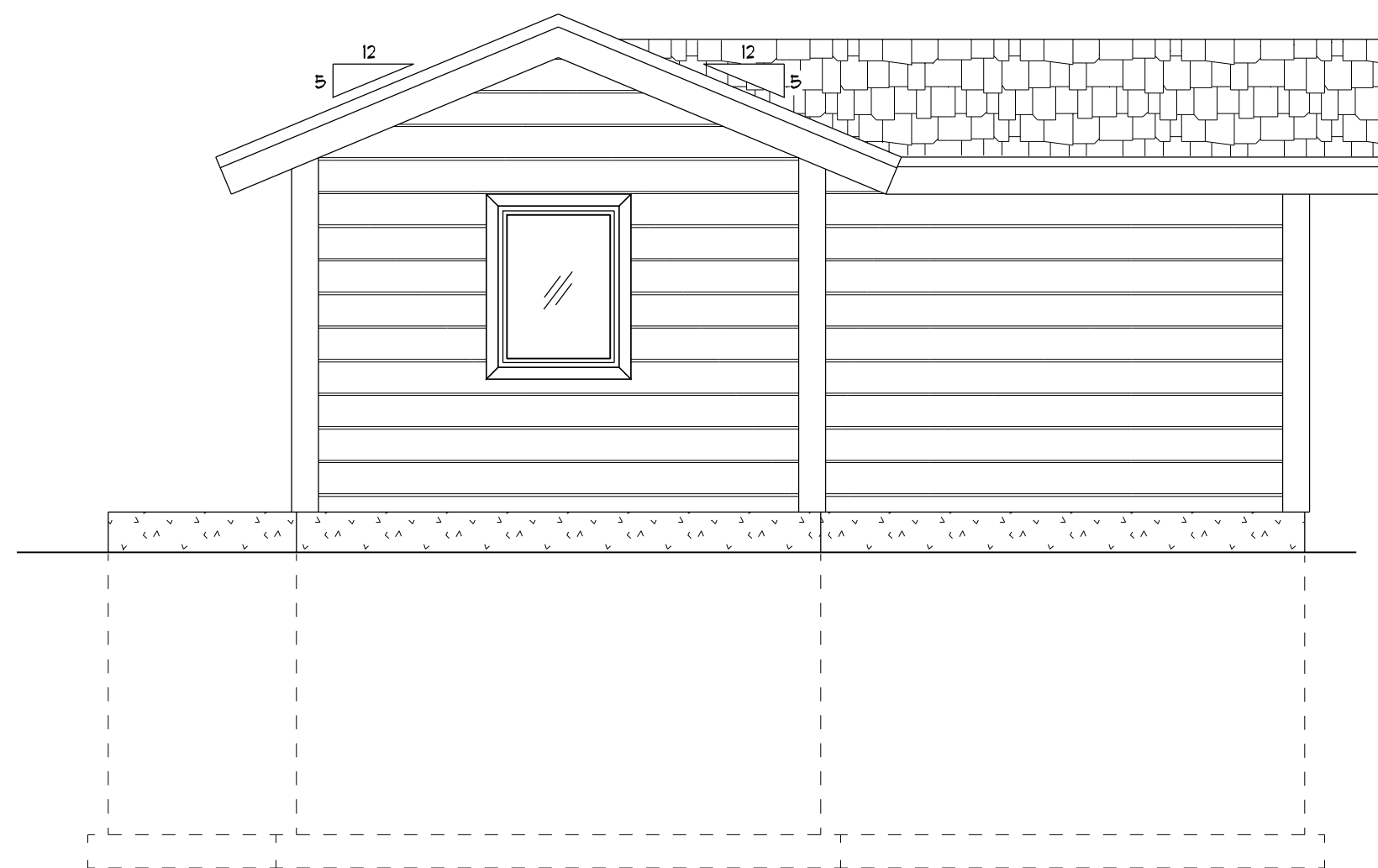
EAST ELEVATION

1/4" = 1'-0"



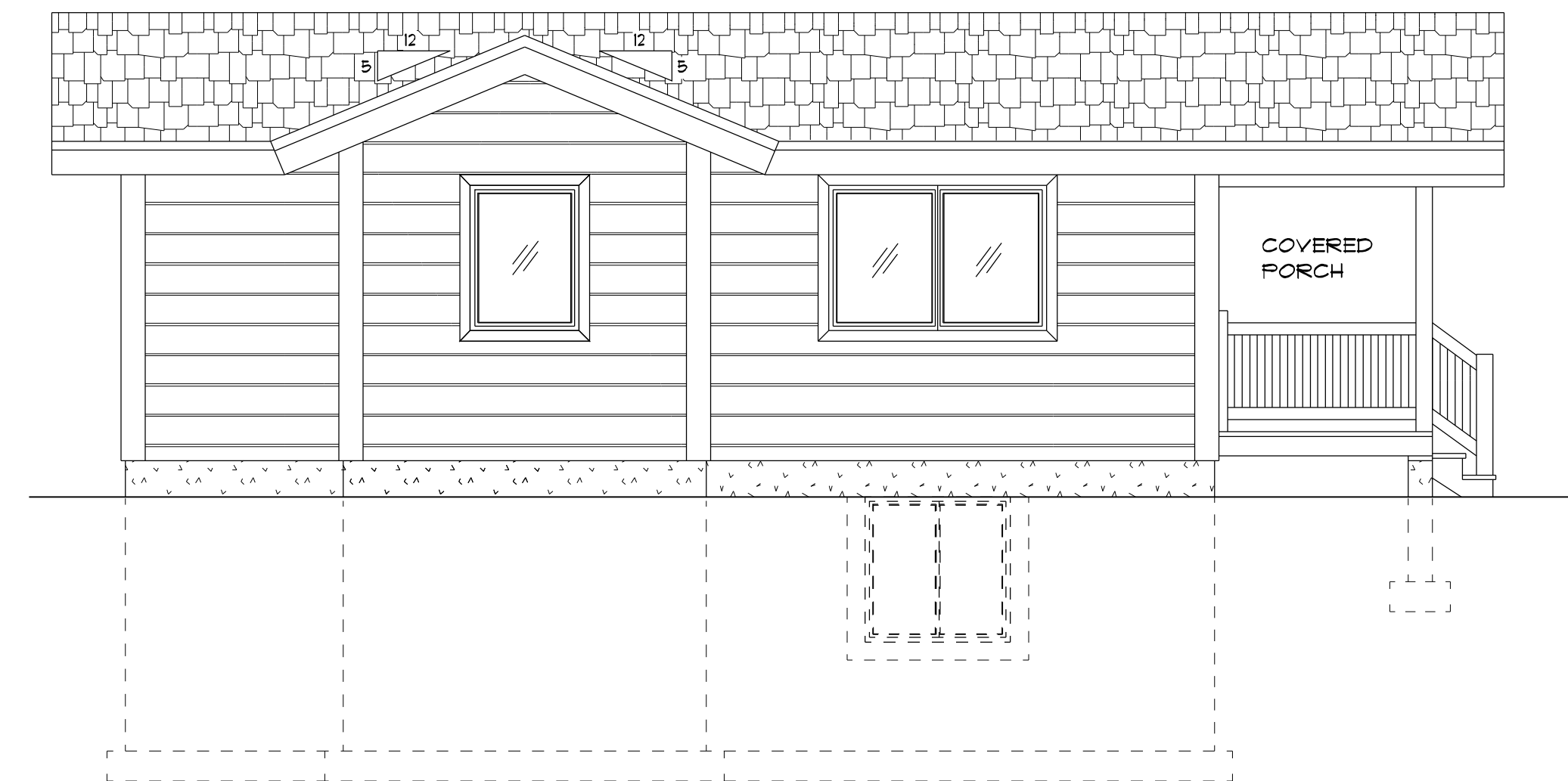
NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



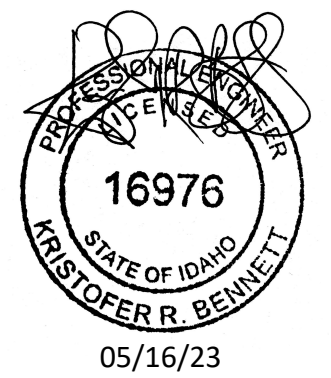
SOUTH ELEVATION

1/4" = 1'-0"

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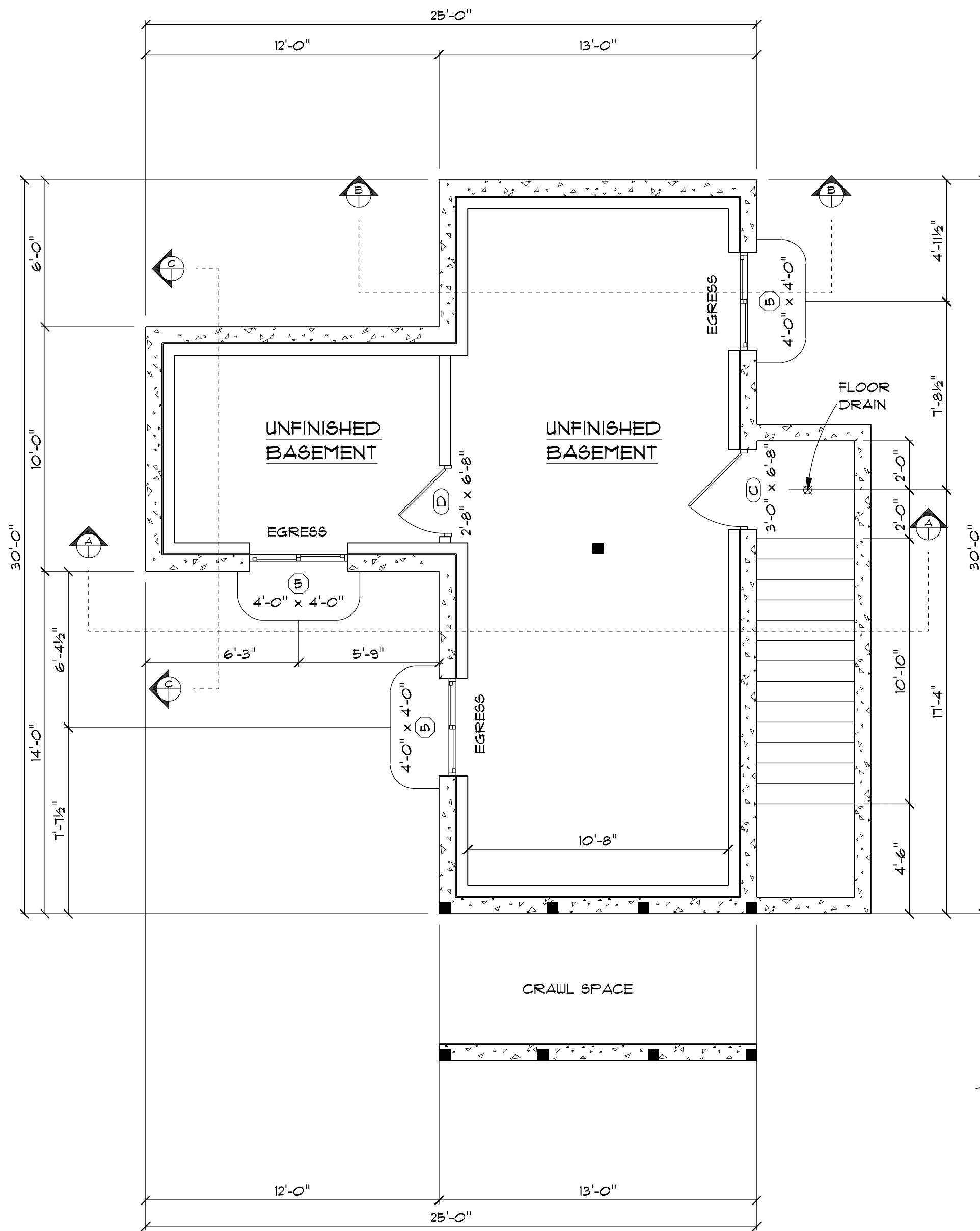
A1

A1

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. TYPICAL WINDOW HEADER HEIGHT 6'-8" UNO.
6. PROVIDE CRAWL SPACE ACCESS 24"x30".
7. PROVIDE ATTIC ACCESS (22"x30" MIN.).
8. WATER HEATER IN CRAWL SPACE.



BASEMENT PLAN

1/4" = 1'-0"

UNFINISHED BASEMENT = 510 SQ. FT.

LEGEND

■ STRUCTURAL POST

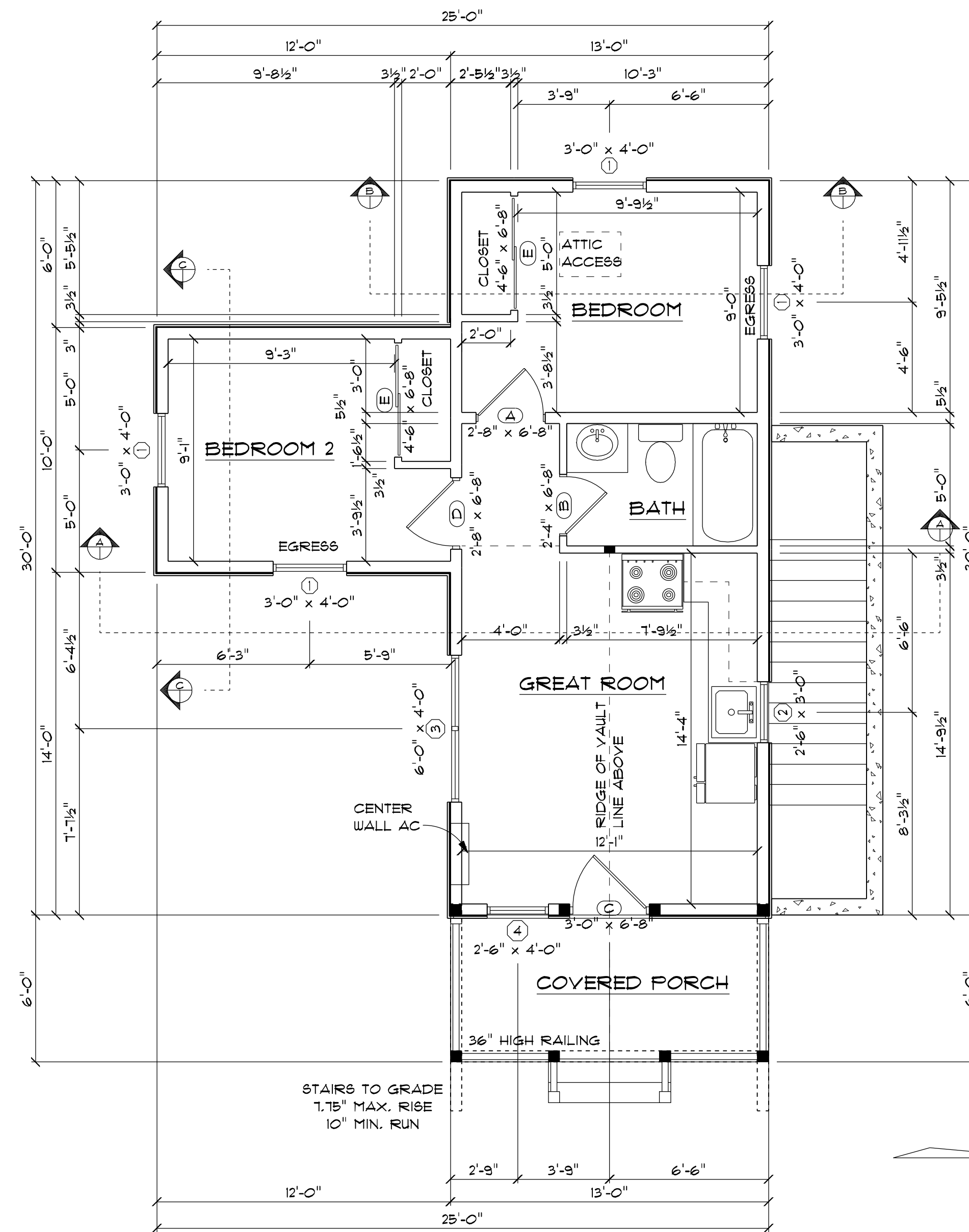
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7. PROVIDE ATTIC ACCESS (22"x30" MIN.).
8. WATER HEATER IN CRAWL SPACE.



| DOOR SCHEDULE | | | | |
|---------------|-----|---------------|-----------|------------------------|
| LABEL | QTY | SIZE | HINGE DIR | TYPE |
| A | 1 | 2'-8" x 6'-8" | L | Interior Door/Colonial |
| B | 1 | 2'-4" x 6'-8" | R | Interior Door/Colonial |
| C | 2 | 3'-0" x 6'-8" | R | Exterior Door/Country |
| D | 2 | 2'-8" x 6'-8" | R | Interior Door/Colonial |
| E | 2 | 4'-6" x 6'-8" | NN | Interior Door/Sliding |

| WINDOW SCHEDULE | | | |
|-----------------|-----|---------------|----------------------------|
| LABEL | QTY | SIZE | TYPE |
| 1 | 4 | 3'-0" x 4'-0" | Window/Casement (2) Egress |
| 2 | 1 | 2'-6" x 3'-0" | Window/Casement |
| 3 | 1 | 6'-0" x 4'-0" | Window/Casement |
| 4 | 1 | 2'-6" x 4'-0" | Window/Casement (T) |
| 5 | 3 | 4'-0" x 4'-0" | Window/Slider Egress |

DOOR AND WINDOW NOTE:

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS

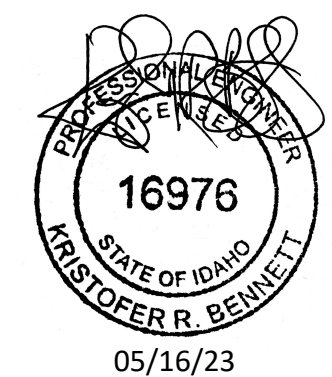
MAIN FLOOR PLAN

1/4" = 1'-0"

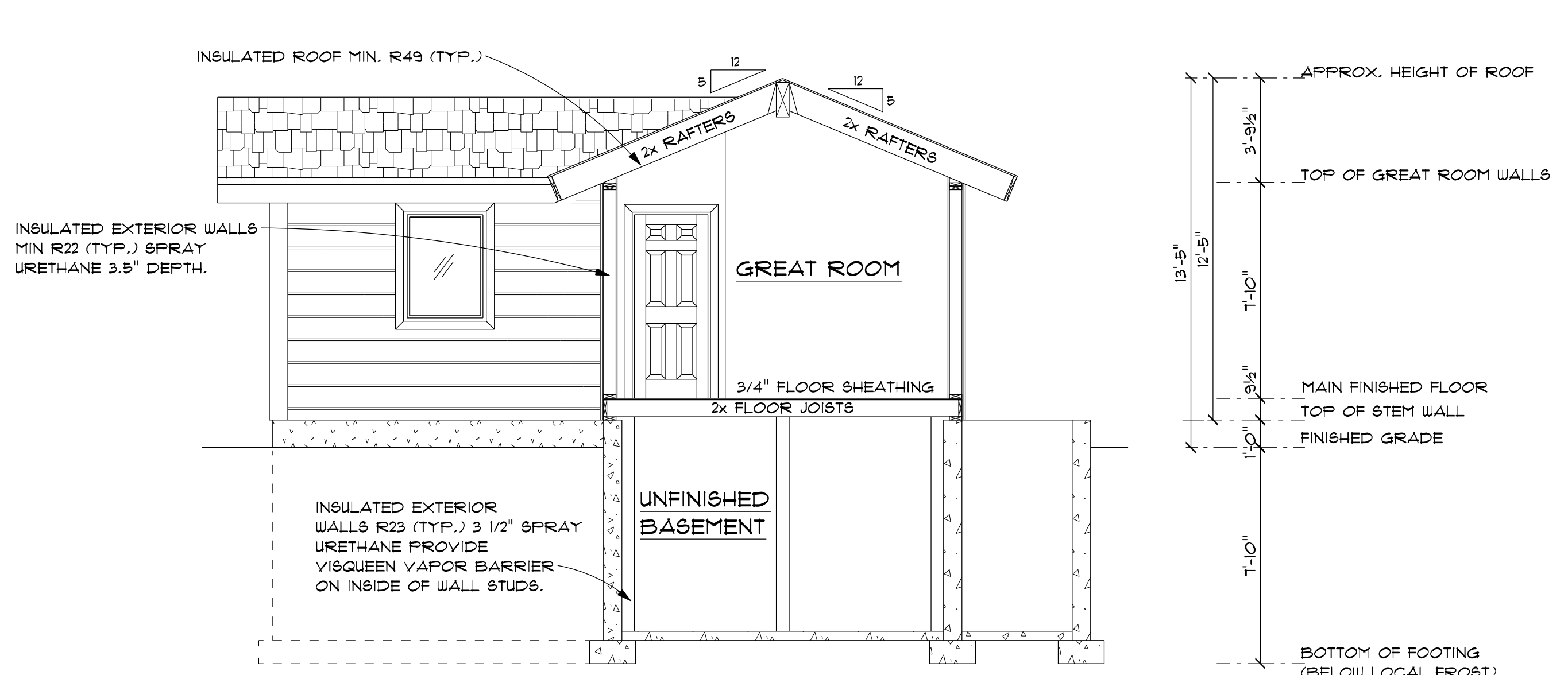
LIVING SPACE = 510 SQ. FT.
DECK & PORCH = 86 SQ. FT.

LEGEND

■ STRUCTURAL POST

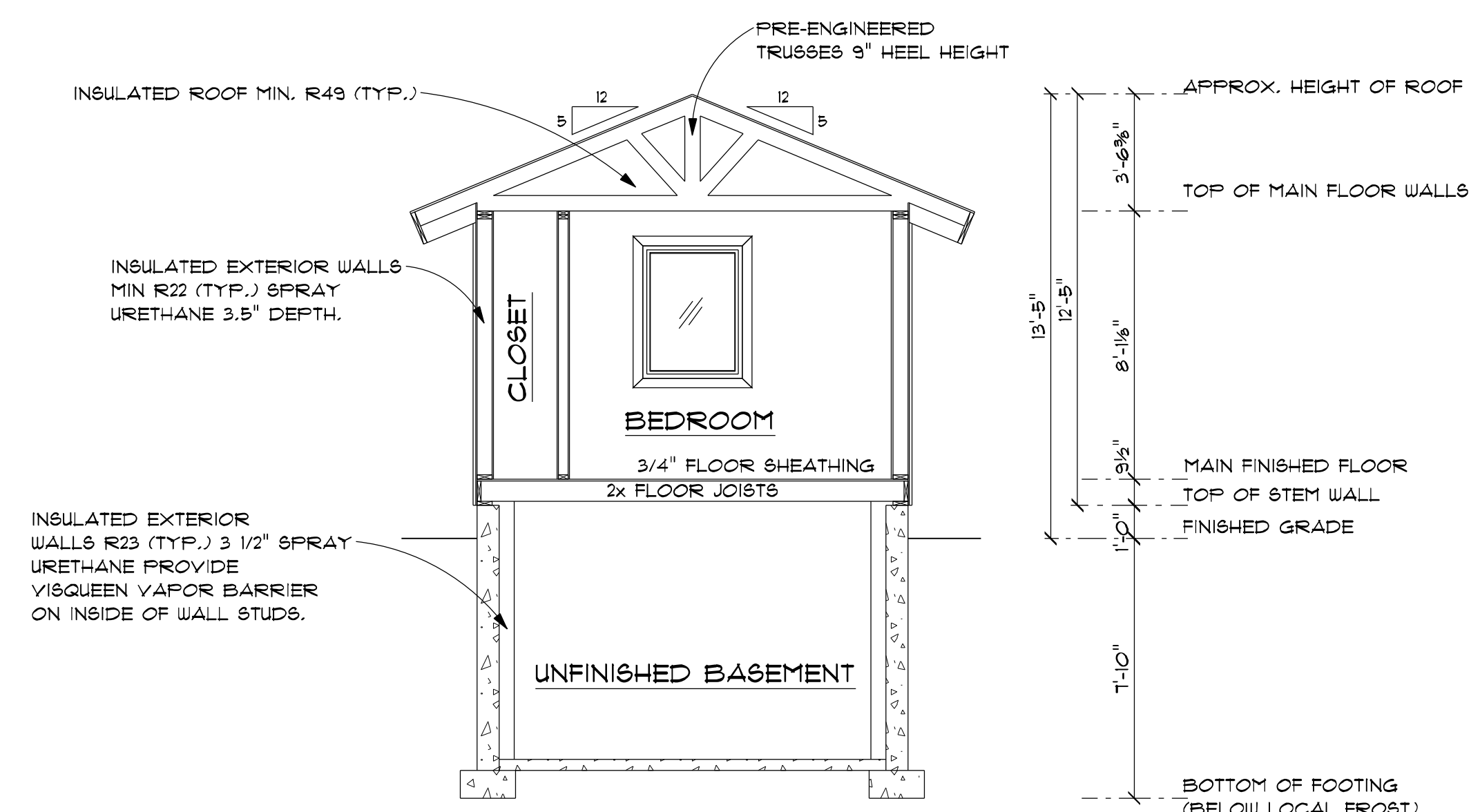


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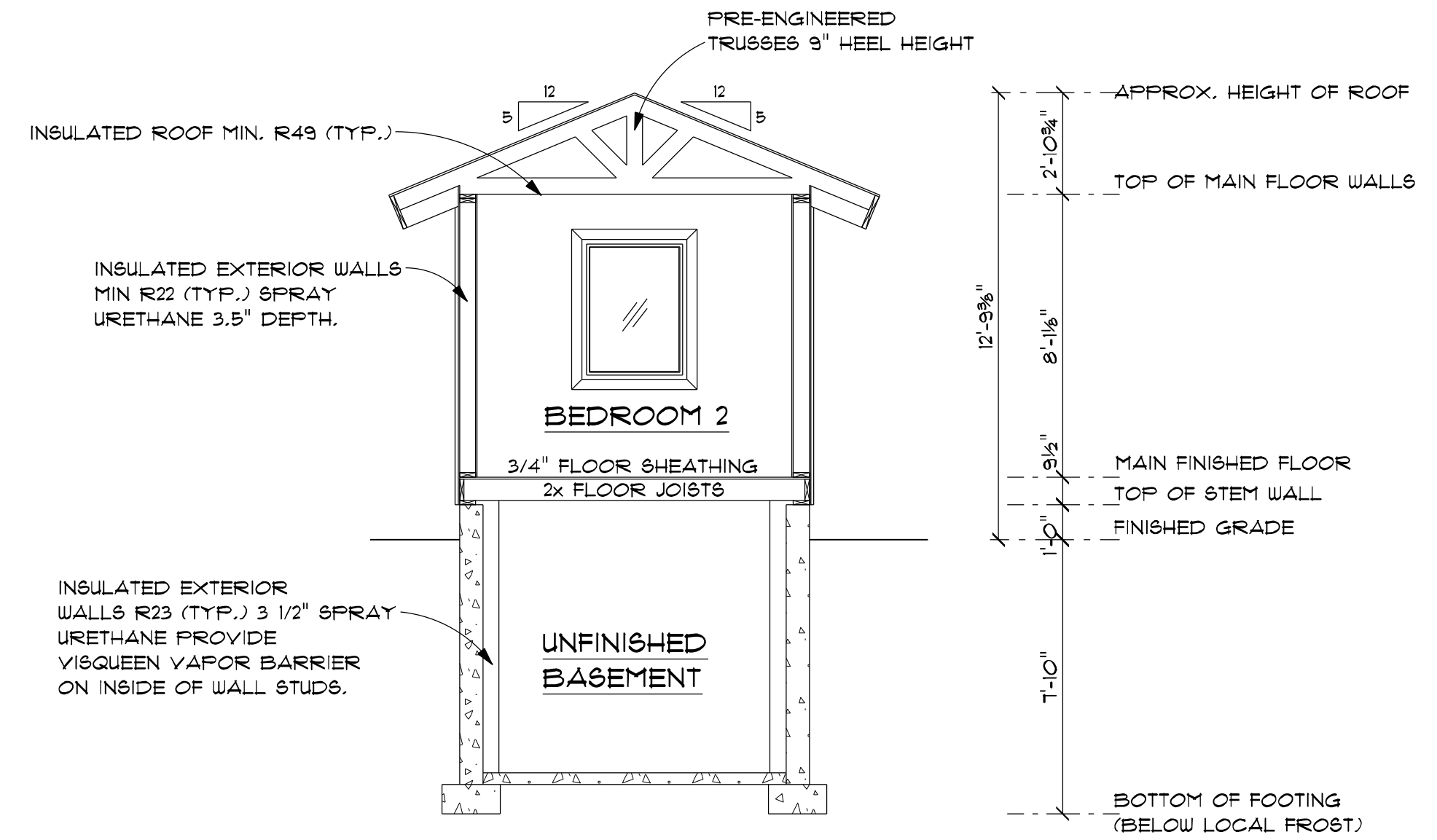
SECTION AA

1/4" = 1'-0"



SECTION BB

1/4" = 1'-0"



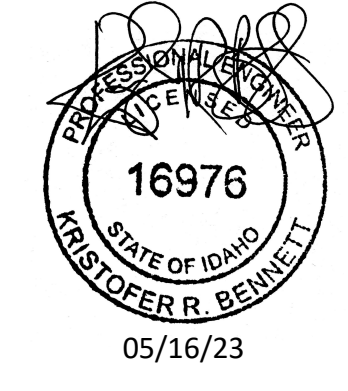
SECTION CC

1/4" = 1'-0"

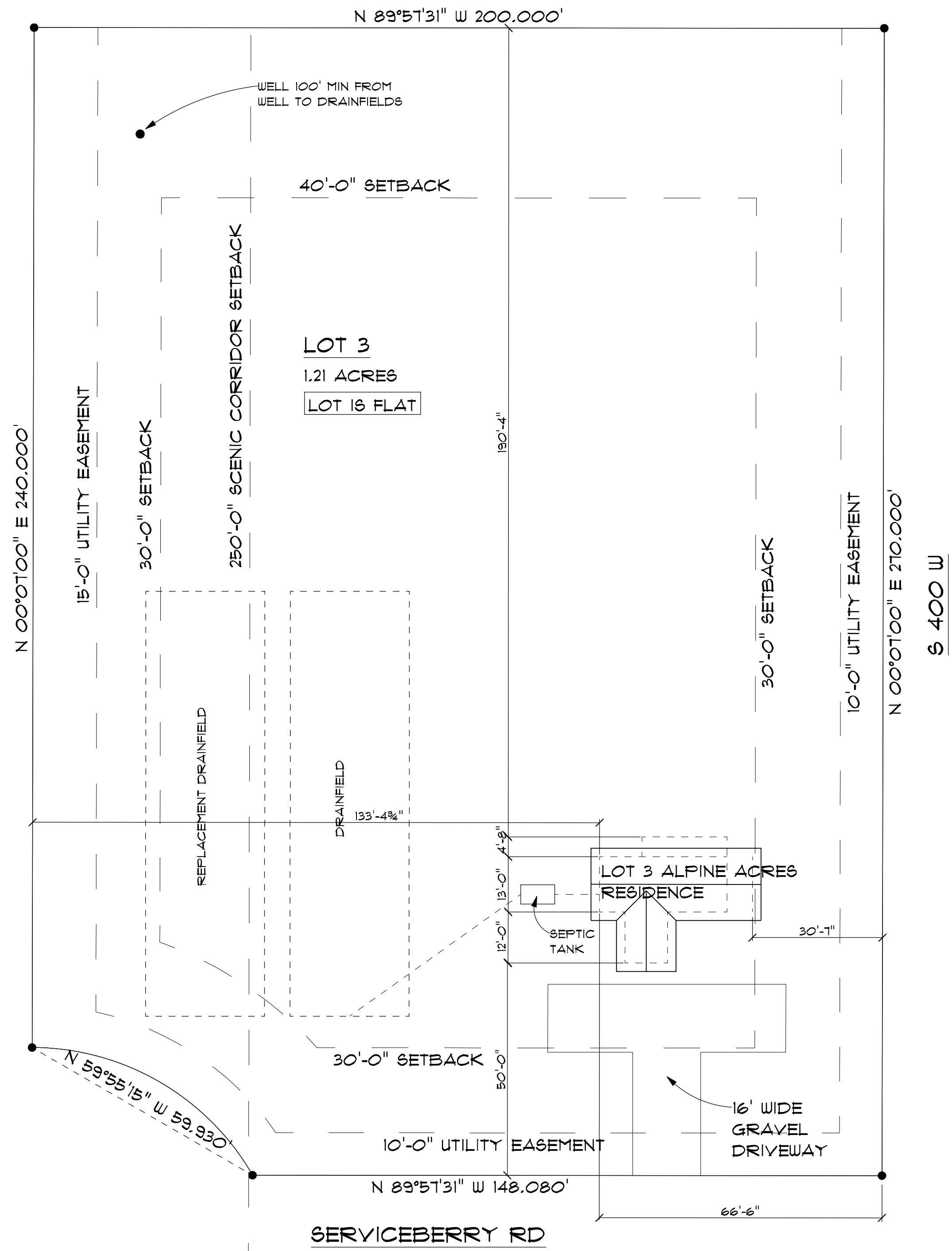
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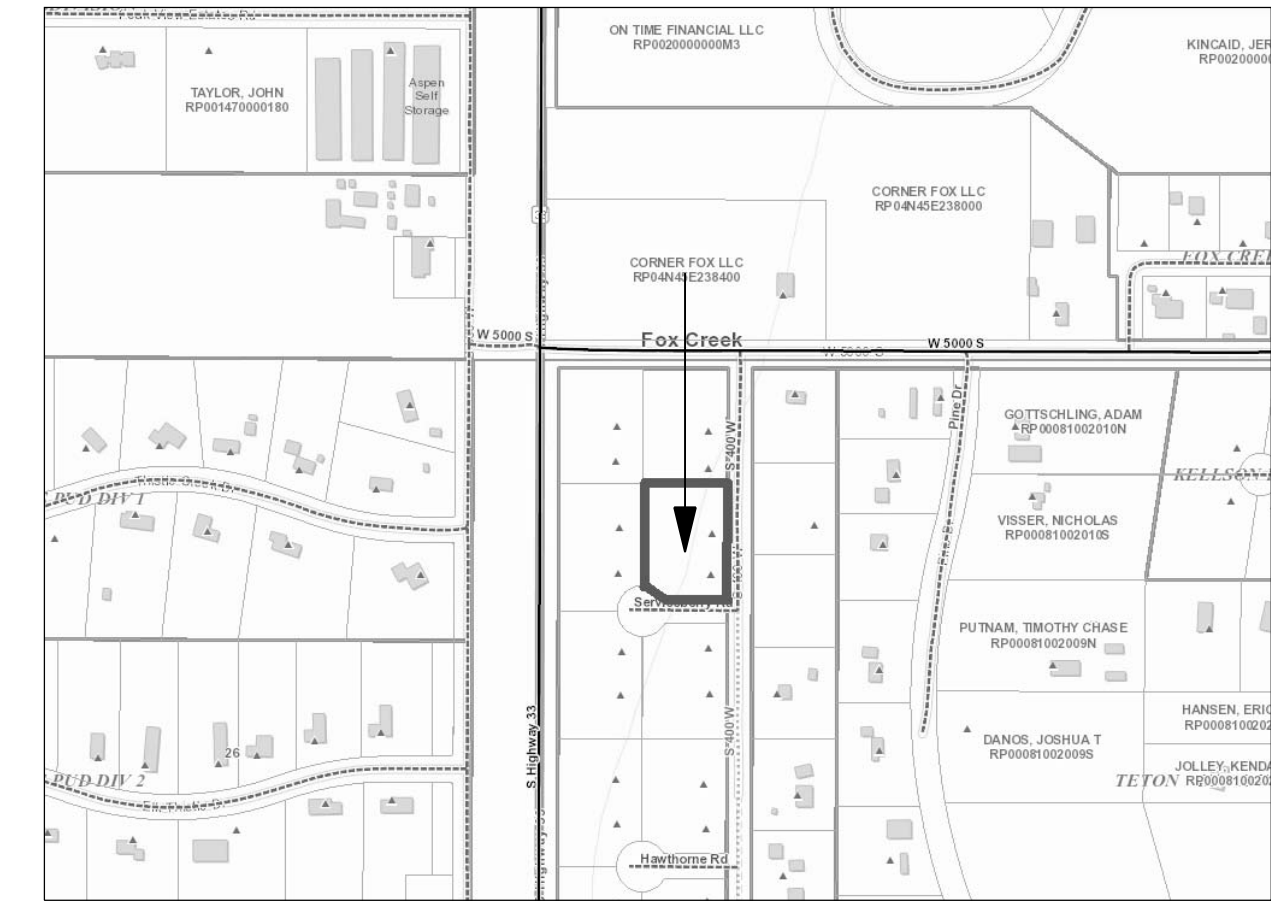


150'-0" SCENIC CORRIDOR SETBACK



SITE PLAN

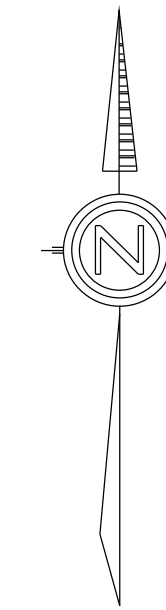
SCALE 1" = 20'-0"



VICINITY MAP

LEGAL DESCRIPTION

LOT 3 ALPINE ACRES,
SEC 26 T4N R48E,
TETON COUNTY, IDAHO



CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

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LOT 3 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO 83440

SCALE AS NOTED
DRAWN BY KRB
2023-124



DATE 5/16/2023

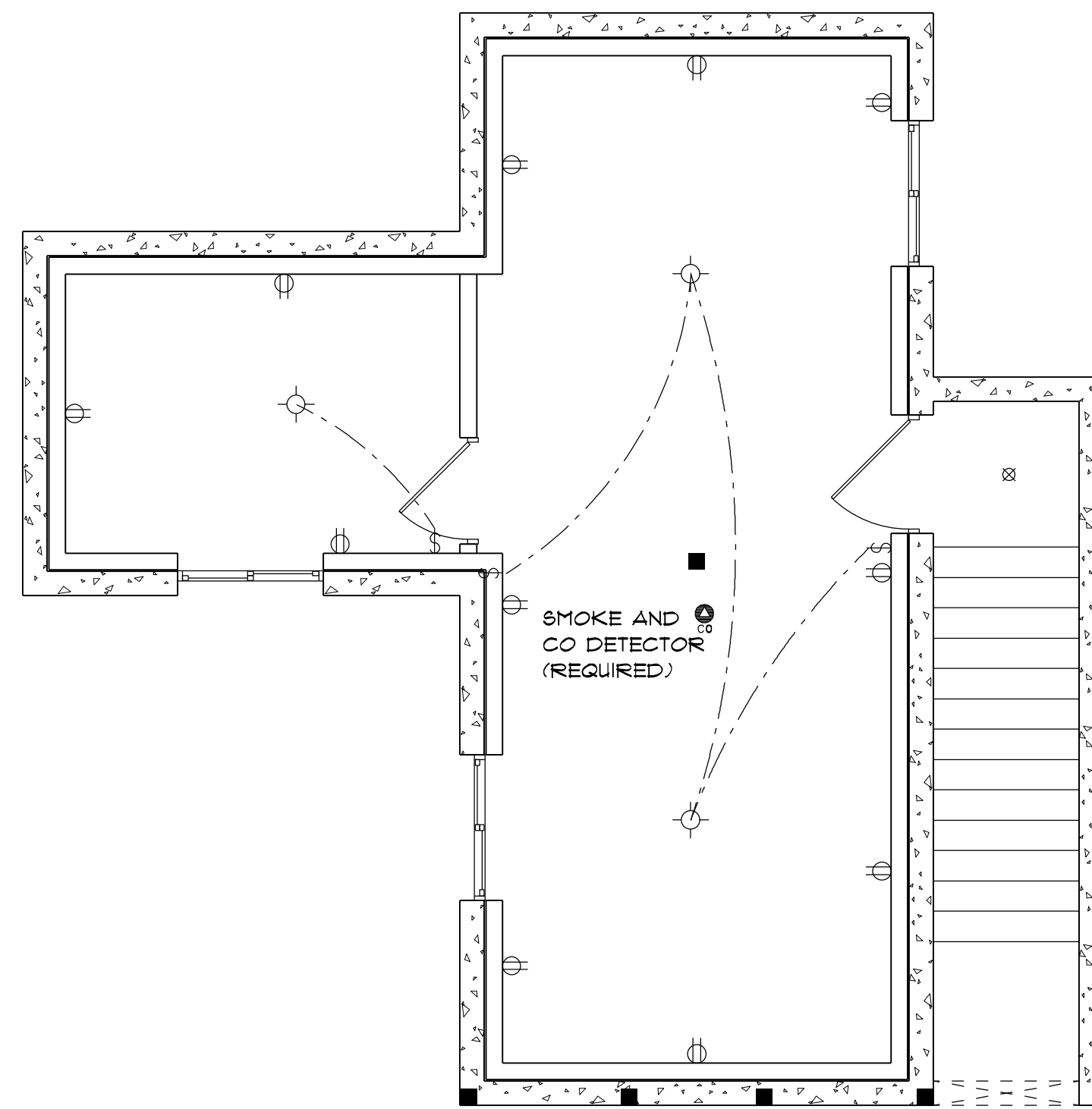
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THIS BASIC ELECTRICAL PLAN IS INTENDED TO REPRESENT THE OWNERS INTENT AND DOES NOT REPRESENT AN ENGINEERED SYSTEM. ALL FEATURES SHALL BE VERIFIED WITH THE OWNER.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING. SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. THE LOCATION OF SMOKE AND CO DETECTORS AS NOTED ON THIS DWG IS APPROXIMATE AND MAY BE ADJUSTED WITHIN THE PARAMETERS ALLOWED BY THE APPLICABLE CODES.
3. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
4. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.



BASEMENT ELECTRICAL

1/4" = 1'-0"

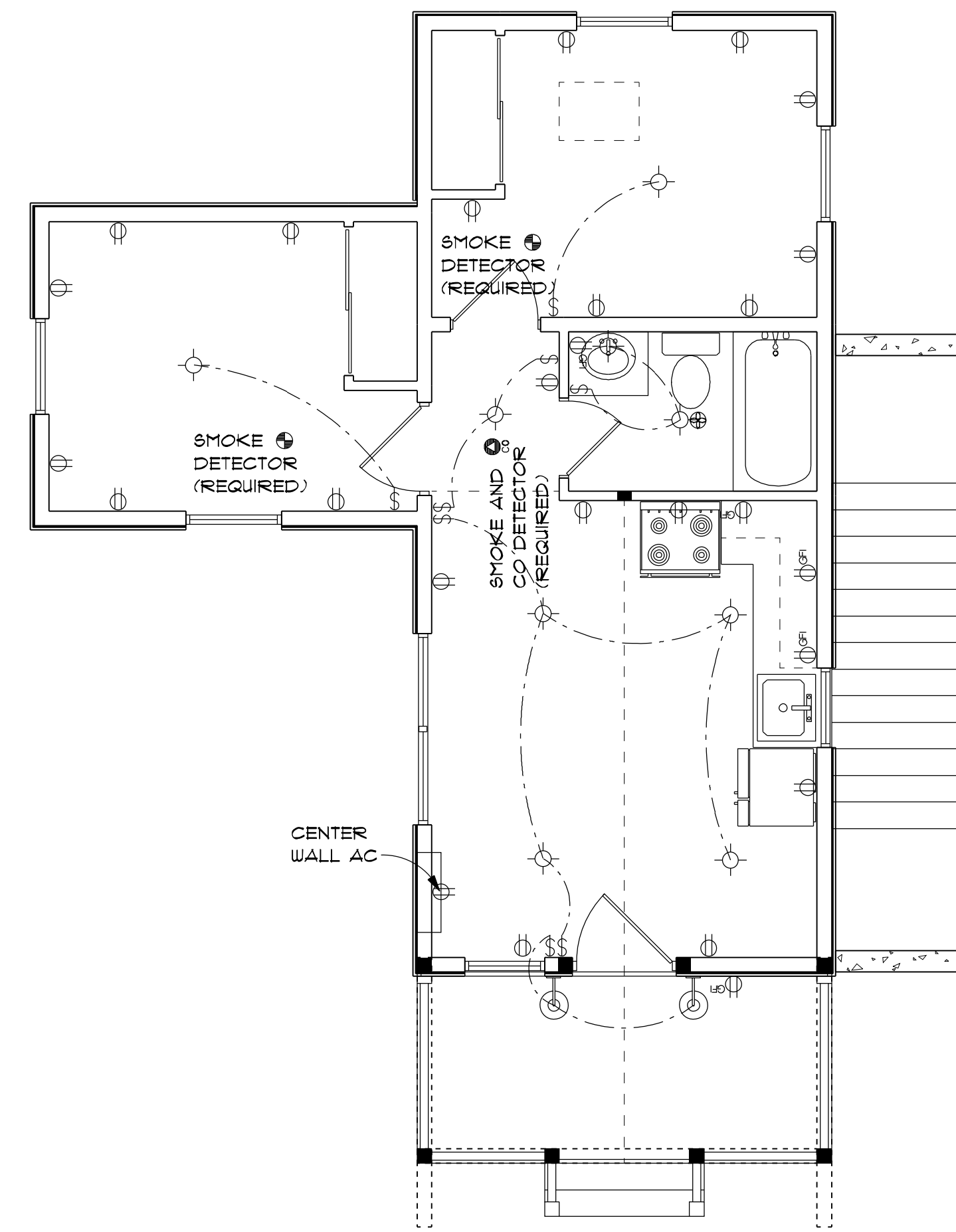
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MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

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LOT 3 ALPINE ACRES RESIDENCE

NEAR DRIGGS, TETON COUNTY, IDAHO

DESIGN INTELLIGENCE, LLC

1031 ERIKSON DR.
REXBURG, IDAHO 83440

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2023-124



DATE 5/16/2023

EI

EI

150'-0" SCENIC CORRIDOR SETBACK

250'-0" SCENIC CORRIDOR SETBACK

6' 400 W

RESEED DISTURBED AREAS WITH
COMPARABLE TO EXISTING GRASS

LOT 16 FLAT

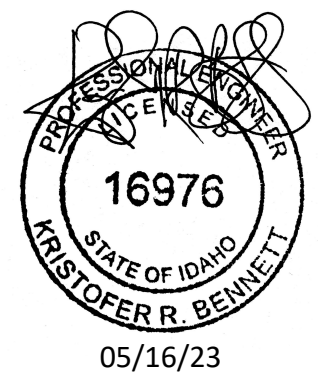
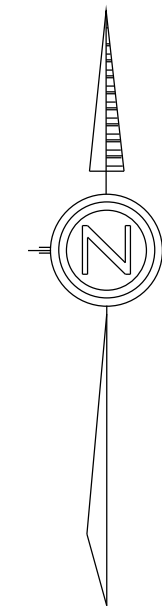
LOT 3 ALPINE ACRES
RESIDENCE

16' WIDE
GRAVEL
DRIVEWAY

SERVICEBERRY RD

LANDSCAPE PLAN

SCALE 1" = 20'-0"



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LOT 3 ALPINE ACRES RESIDENCE

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GENERAL STRUCTURAL NOTES

REFERENCED CODES

- A. International Building Code
- B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

1. The structural drawing shall be used in conjunction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.

2. The contractor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.

3. The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.

4. The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.

5. Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.

6. All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the suppliers instructions and requirements.

7. Loading applied to the structure during the process of construction shall not exceed the safe load carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.

8. All ASTM and other all references are per the latest editions of these standards, unless otherwise noted.

9. Shop drawings and other items shall be submitted to the engineer for review prior to fabrication. All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole responsibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.

10. Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:

- A. Concrete mix design(s) - NOT REQUIRED.
- B. Reinforcing steel shop drawings - NOT REQUIRED
- C. Structural steel shop drawings - NOT REQUIRED
- D. Steel Joist / Girder shop drawings - NOT REQUIRED
- E. Metal decking shop drawings - NOT REQUIRED
- F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
- G. Pre-engineered metal building system - NOT REQUIRED

Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.

11. Special Inspections are not required on projects with an IRC governing building code (see cover sheet). Special inspections are required on IBC projects as noted below:

- A. Concrete - NOT REQUIRED.
- B. Bolts installed in Concrete - NOT REQUIRED
- C. Structural Welding - Field Welds - NOT REQUIRED
- D. High Strength Bolting - NOT REQUIRED
- E. Structural Masonry - NOT REQUIRED
- F. Flatbed Wood Trusses w/ 60" or greater span or 60" or greater height - REQUIRED
- G. Shear Walls - REQUIRED

12. Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.

13. Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.

14. Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 80 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 psf

CAST-IN-PLACE CONCRETE NOTES

1. Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-989 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-84.

2. Concrete shall conform to the following compressive strength, slump and air entrainment requirements:

Concrete Compressive strength shall be 3000 psi.
(3500 psi for slabs on grade permanently exposed to weather)

Concrete permanently exposed to weather shall be air entrained to 6% (+/- %).

Slump of concrete placed in removable forms shall be 6" max. Slump of concrete placed in stay-in-place forms shall be 6"-8".

3. All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

4. All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-715.

5. All welded wire fabric (WWF) shall conform to ASTM A-185.

6. All reinforcing steel and anchor bolts shall be set and tied in place prior to pouring of concrete, except that vertical dowels for masonry wall reinforcing may be "floated" in place. Do not field bend bars partially embedded in hardened concrete unless specifically indicated or approved by the Engineer.

7. Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 318. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for #4 bars, 36" for #5 bars and 48" for #6 bars.

8. Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:

- A. Concrete cast against a permanently exposed to earth - 3"
- B. Concrete w/ removable forms exposed to earth or weather: #6 through #18 bars - 2"
#5 bar, W3, D31 wire 4 smaller - 1 1/2"
- C. Concrete not exposed to earth or weather: Walls, elevated slabs - 3/4"
Beams and columns - 1 1/2"

9. Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

10. Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

| Wall Thickness | Horizontal | Vertical | Location |
|----------------|---------------|---------------|-----------|
| 6" - 8" | #4 @ 24" o.c. | #4 @ 12" o.c. | Centered |
| 10" - 12" | #4 @ 24" o.c. | #4 @ 12" o.c. | Each Face |

11. All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.

12. In order to avoid concrete shrinkage cracking place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.

13. Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reinforcing.

FOUNDATION NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.

3. Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechnical engineer/testing agency prior to pouring foundation concrete if required by the building official.

4. Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.

5. No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.

6. Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.

7. Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.

8. All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 8", using Type II cement.

3. All porous fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.

4. Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:

6" slabs - fill with Epoxy resin
Other slabs - fill with field molded of elastomeric sealant.

5. Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

6. Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W3.4U.4 WWF unless otherwise noted.

7. See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

8. The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.

9. Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1155. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance areas may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

1. A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheathing material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheathing should cover the entire floor area, and separate sections of sheathing should be overlapped at least 12 inches.

2. To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around exhaust, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.

3. A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned space of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

1. All wood framing material shall be surfaced dry and used at 19% maximum moisture content.

2. All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.

3. All joist, rafter, headers & misc. framing shall be Select Str. grade Doug Fir UNO. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.

4. All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association specifications where possible. All cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWWA STD. M4).

7. Provide single joists under all partition walls which run parallel with floor joists. Unless noted otherwise, provide double joists under all bearing walls which run parallel with floor joists. Provide 1" min. solid blocking under all bearing walls which run perpendicular with joists. Provide solid blocking the width of the post under all concentrated loads from framing above.

8. Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.

9. Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.

10. Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connectors shall be snug-tight but not to the extent of crushing wood under washers.

11. Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Bishop Strong" ("The Company"), or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).

12. Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturers specifications.

13. All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanently exposed to weather or in treated wood shall be hot dip galvanized.

14. All 8d nails shall have a minimum shank diameter of 0.131". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".

15. All Douglas Fir shall be Douglas Fir-Larch (North) UNO

16. Bearing walls and shear walls require double top plates with either 24" laps or a steel splice plate. Butt joint splices require 2x16x0.036" min. straps w/ (8) 8d nails each side of the splice. Corner splices require 2x8x0.036" min. straps w/ (8) 8d nails each side of the splice.

PLYWOOD/GYPBOARD SHEATHING NOTES

1. All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.

2. All roof panel sheathing shall be 5/8" (nom.) OSB I APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel clips or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing to 8d common nails at 6' o.c. at supported panel edges and 6' o.c. at intermediate supports. At gable ends provide 8d nails at 6' o.c. from rafter or blocking to top plate of wall.

3. All floor sheathing shall be 3/4" (nom.) APA rated 5/8" (nom.) OSB I, with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6' o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.

4. All wall sheathing shall be 7/16" OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6' o.c. at supported panel edges and 12" o.c. at intermediate supports.

5. Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports, stagger panel end joints.

6. All nailing shall be carefully driven and not over-driven.

7. Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

- 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1 Vertically at the ceiling and floor levels.
 - 1.2 Horizontally in intervals not exceeding 10 feet
- 2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- 3. In concealed spaces between stair stringers at the top and bottom of the run.
- 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

1. Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.

2. Wood trusses shall be designed by the manufacturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Trus Plate Institute.

3. Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.

4. Connector plates shall be not less than 0.036 inches (20 gage) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be hot dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.

5. Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workers, using precision cutting, jiggling and preloading equipment under the requirements in quality control standard QST-88 of the Trus Plate Institute.

6. Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the National Design Specification for Wood Construction" per referenced codes.

7. Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.

8. The Contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Trus Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.

9. Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.

10. Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

- 1. TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
- 2. JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEERS

1. Cultured Stone Veneers - attach to framed walls per manufacturer's specifications.

2. Stone or Masonry Veneers - approved brick-ties shall be secured to studs with an approved water-resistant barrier. Studs spaced at 16" o.c. max require 24" o.c. vertical brick tie spacing. Studs spaced at 24" o.c. max require 12" o.c. vertical brick tie spacing. Brick ties shall be installed per manufacturer's specifications. Provide a 1" air gap between the barrier and the veneer.

STRUCTURAL STEEL NOTES

1. All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.

2. Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

| MEMBER | ASTM | MIN. STRENGTH |
|--------------------------------|-------------------------|---------------|
| Structural Tubing | A500 Grade B | 46 ksi |
| Steel Pipe | A53 (Type E or Grade B) | 35 ksi |
| Wide Flange | A992 | 50 ksi |
| Other Rolled Shapes and Plates | A36 | 36 ksi |
| Connection Bolts | A325 | 52 ksi |
| Anchor Bolts | F1554 | 36 ksi |
| Threaded Rods | A36 | 36 ksi |
| Non-shrink Grout | C1017 | 8000 psi |

3. Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/loading type bolts and be snug-tight.

4. All welding shall be in accordance with AWS D11 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.

5. Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.

6. Where steel beams bear across building expansion joints or at wall control joints, provide a "lap" connection.

7. Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.

8. Unless otherwise noted, all structural steel permanently exposed to view shall be hot painted with one coat of SSPC 15-68, Type 1 (Red Oxide) paint.

9. Steel fabricators shall be an AISC certified shop for Category I steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.

10. Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shear angles shall be hot-dipped galvanized in accordance with ASTM A153.

11. Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.

12. The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

1. Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unsuitable material.

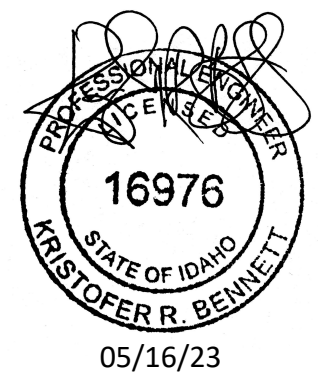
2. The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unsuitable material. Excavate unsuitable soil as directed by the engineer.

3. Proof roll the surface of the exposed subgrade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.

4. Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.

5. All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.

6. Provide field density tests for each 3,000 SF of building area for each lift of controlled fill.



60.1

DATE 5/16/2023



SCALE AS NOTED
DRAWN BY KRB
2023-124

DESIGN INTELLIGENCE, LLC
PHONE: (208) 359-1466
FAX: (208) 359-0740
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REXBURG, IDAHO 83440

LOT 3 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

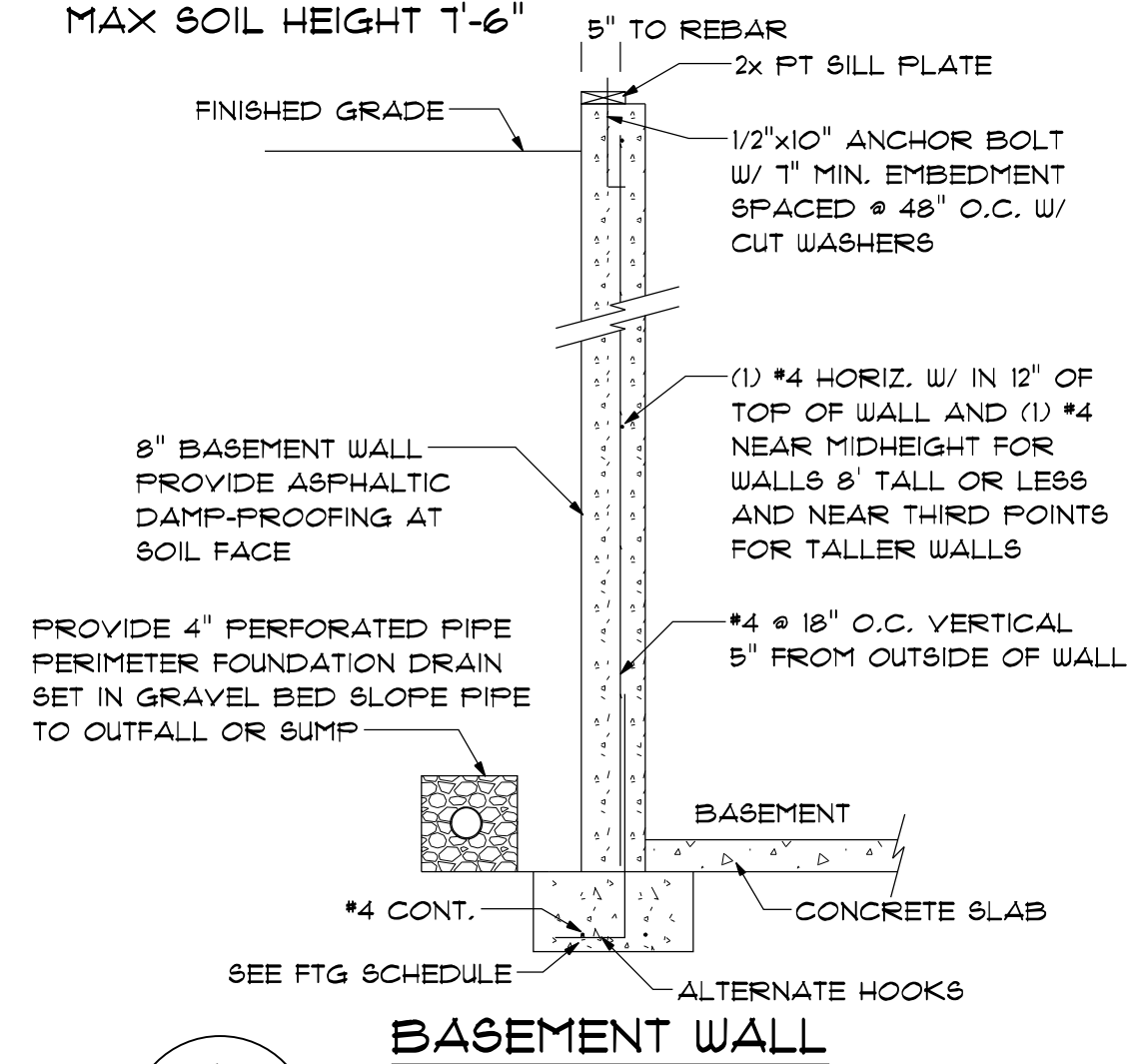
60.1

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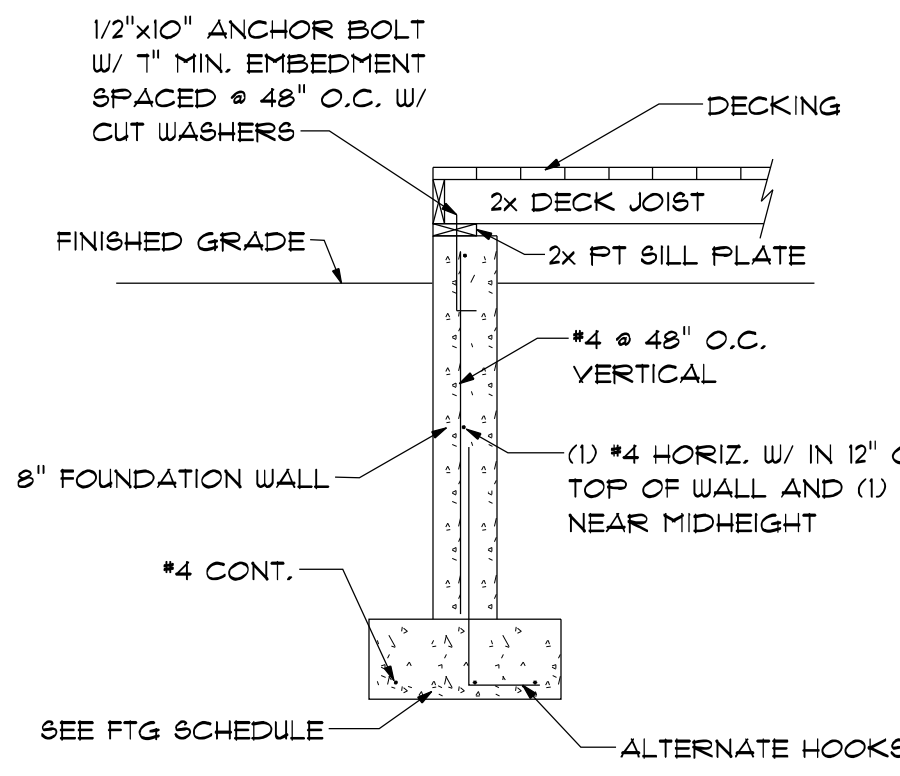
CONTRACTOR'S RESPONSIBILITY

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MAX WALL HEIGHT 8'-0"
MAX SOIL HEIGHT 1'-6"

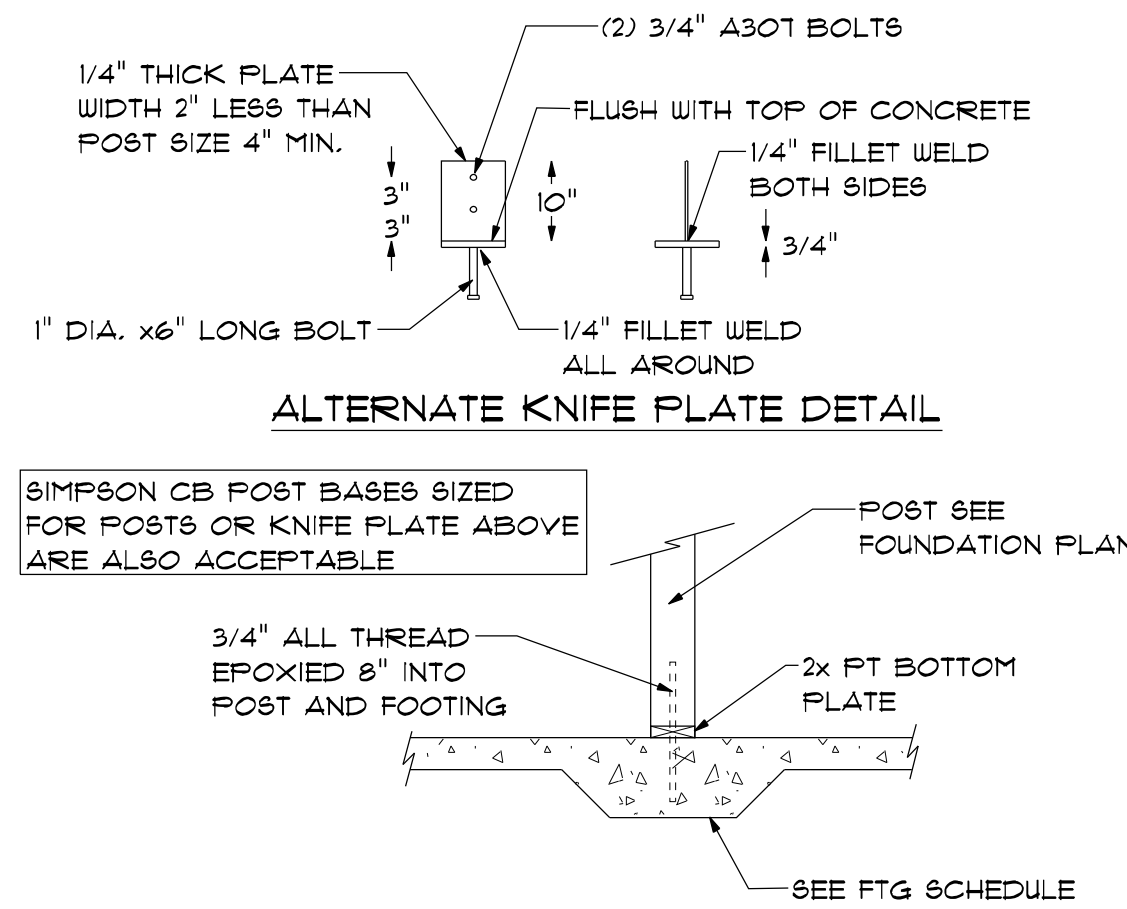


1
S.I.O.



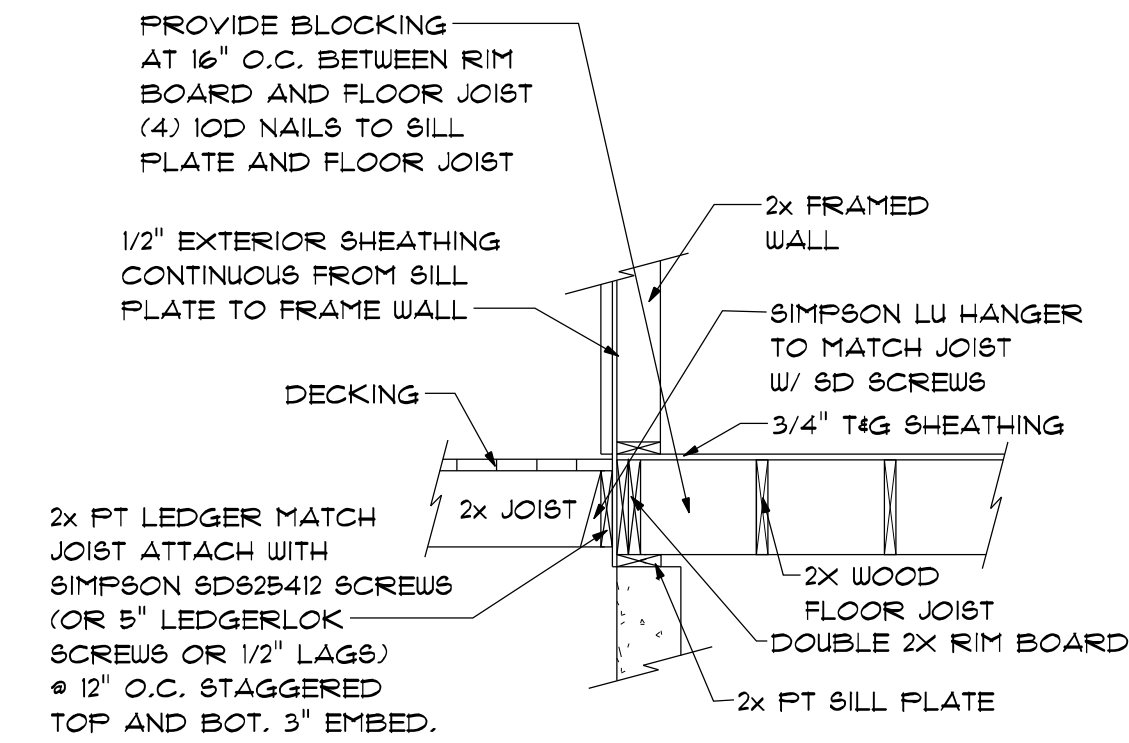
MAX WALL HEIGHT = 6'-0"
DECK TO STEM WALL

2
S.I.O.



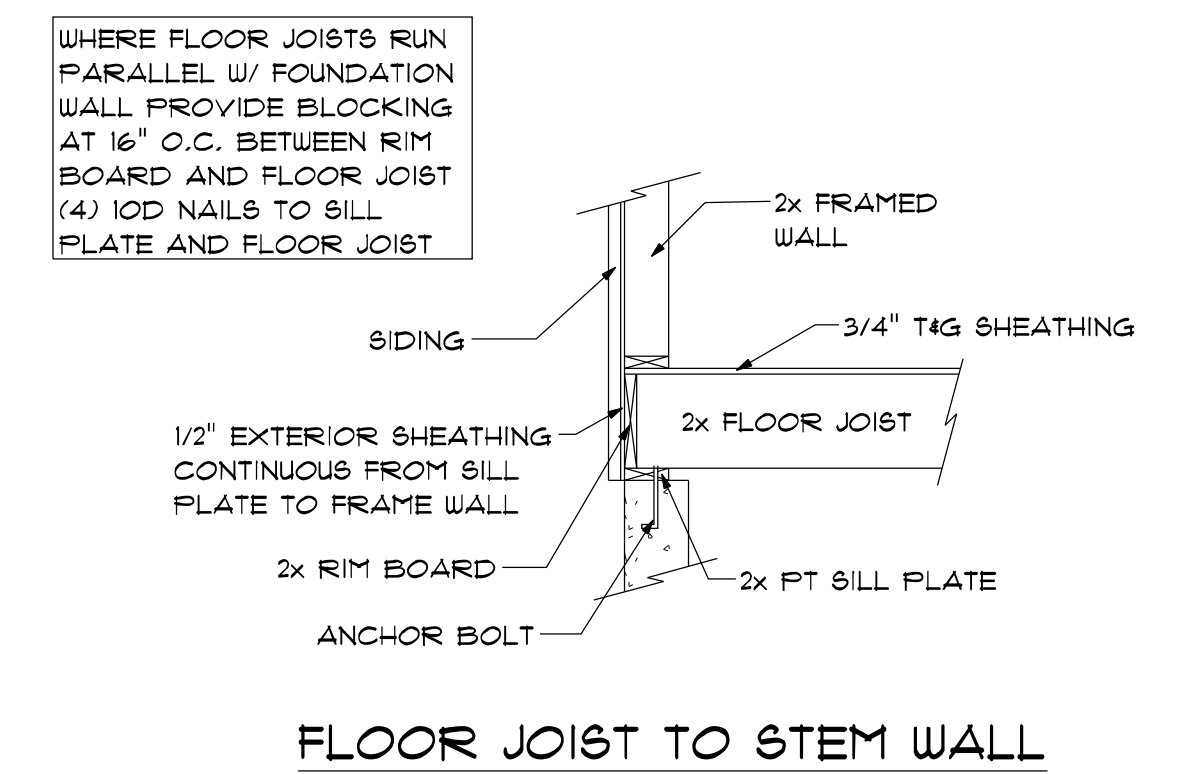
POST TO INTERIOR FOOTING

3
S.I.O.



DECK ATTACHMENT

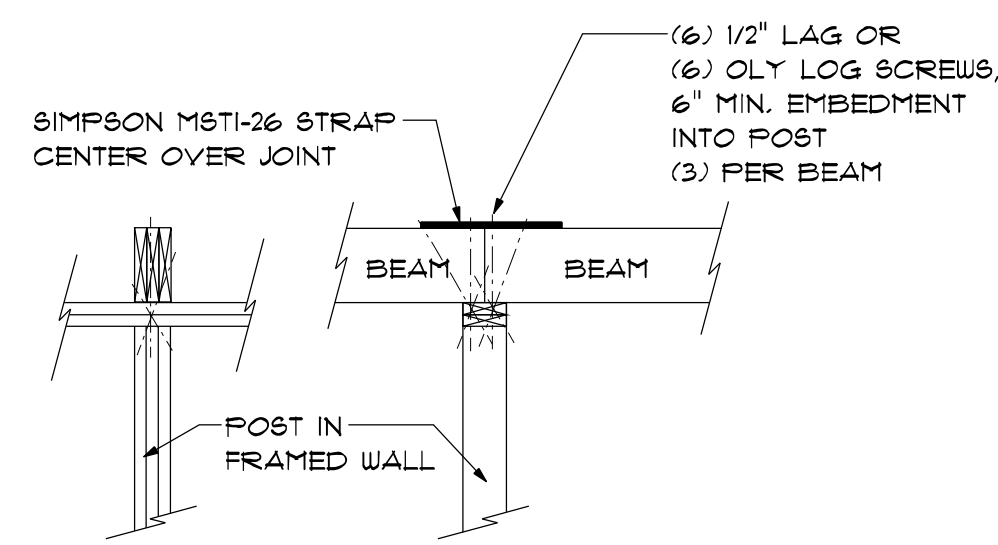
4
S.I.O.



FLOOR JOIST TO STEM WALL

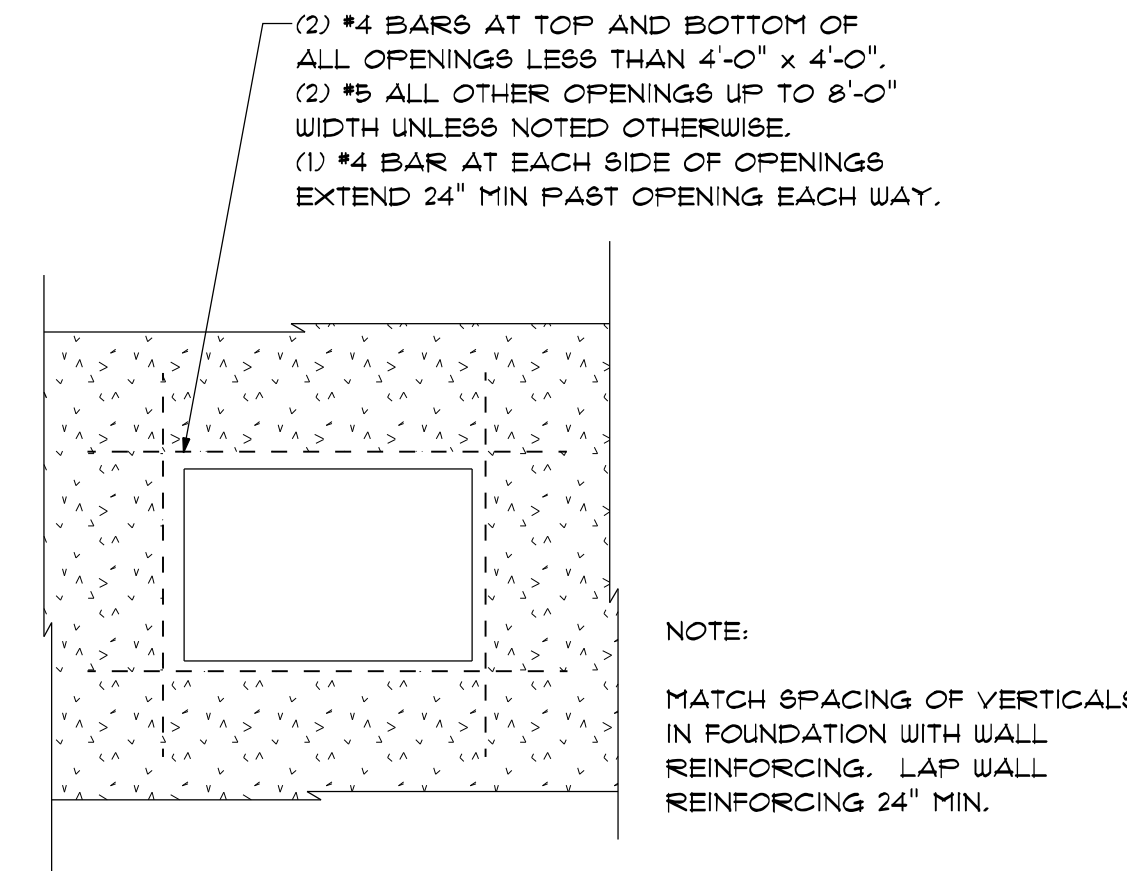
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S.I.O.

NOT USED



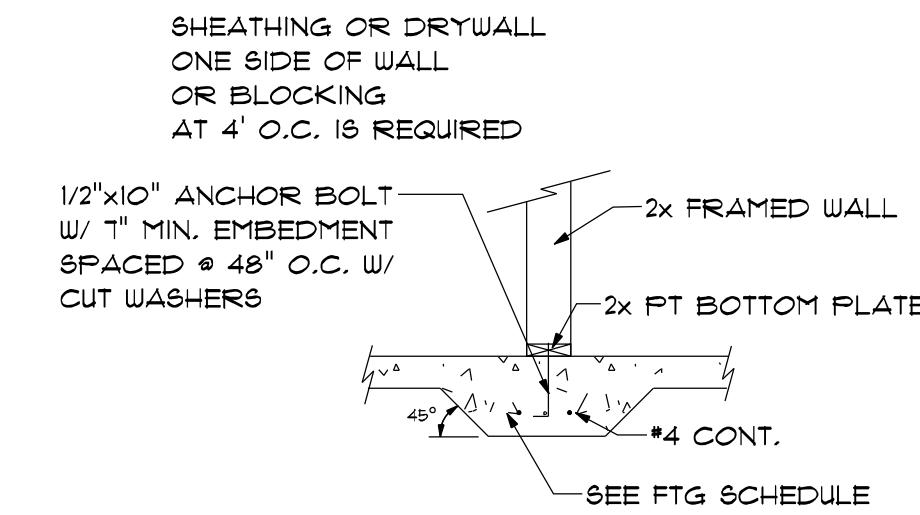
BEAM TO FRAMED WALL

6
S.I.O.



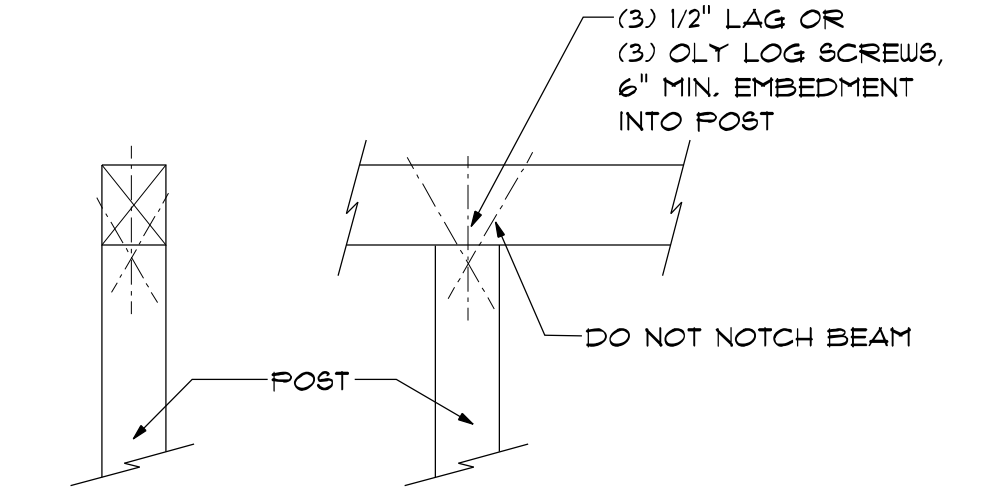
TYPICAL FOUNDATION WALL
OPENING REINFORCING

8
S.I.O.



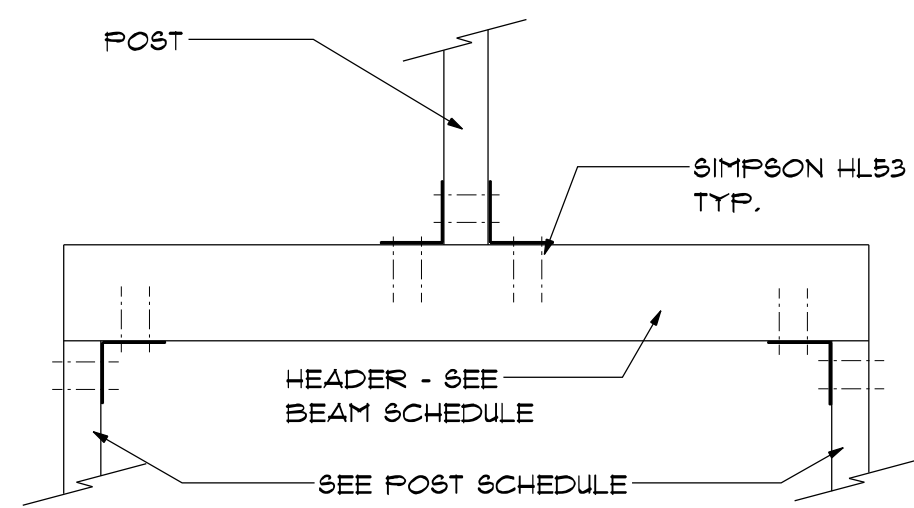
WALL TO INTERIOR FOOTING

9
S.I.O.



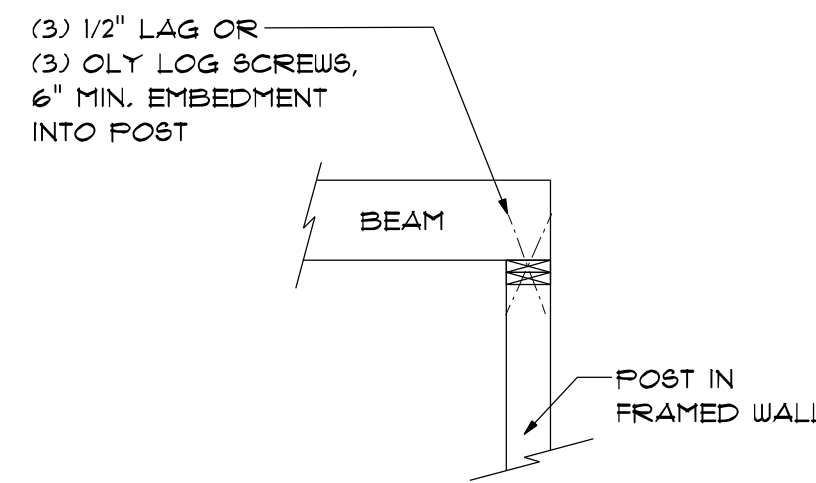
WOOD BEAM TO WOOD POST

10
S.I.O.



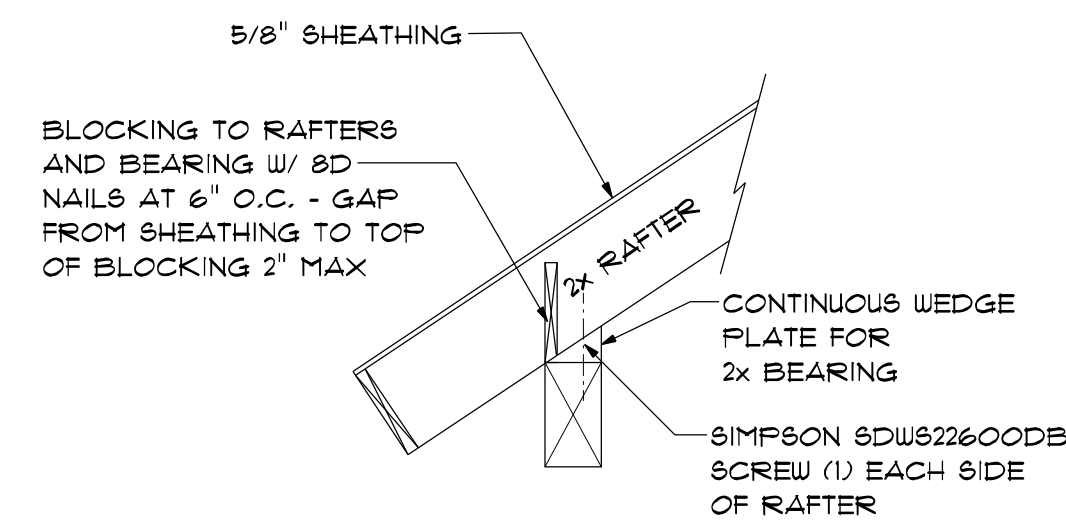
HEAVY LOAD ONTO HEADER

11
S.I.O.



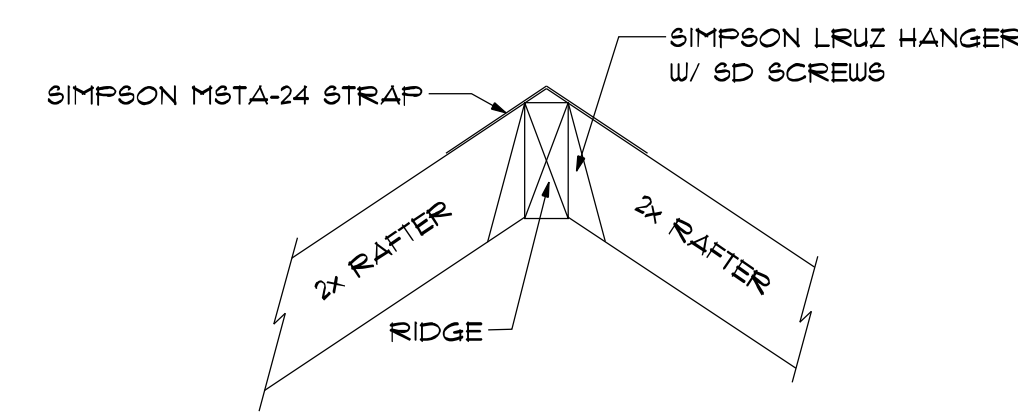
BEAM TO FRAMED WALL

12
S.I.O.



2x RAFTER TO BEAM

13
S.I.O.



RAFTER TO RIDGE

14
S.I.O.

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5/16/2023
S.I.O.

DATE 5/16/2023

SCALE AS NOTED
DRAWN BY KRB

2023-124

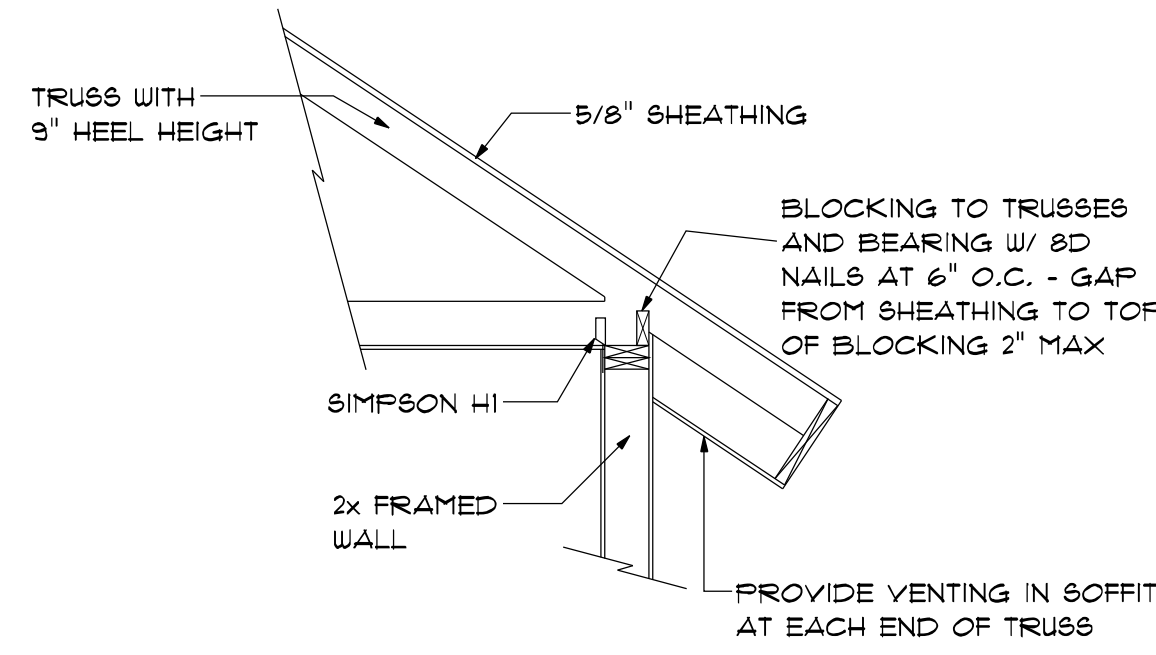
DESIGN INTELLIGENCE, LLC
PHONE: (208) 399-1446
FAX: (208) 399-0740
EMAIL: JOSE@DESIGNINTEL.COM

LOT 3 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

S.I.O.



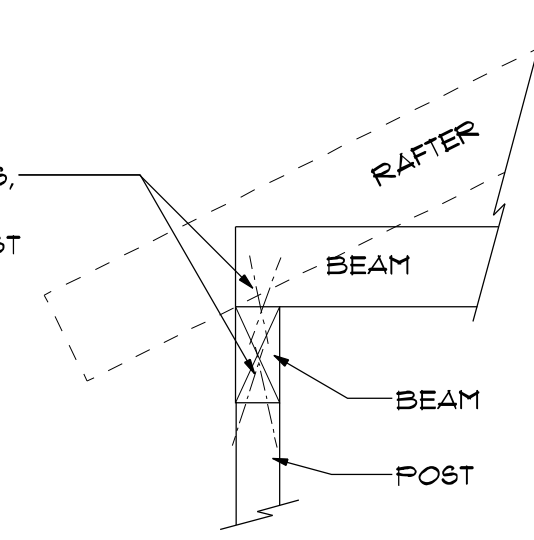
ROOF CONSTRUCTION
 ROOFING OVER ICE AND WATER SHIELD
 OVER 5/8" OSB SHEATHING
 OVER TRUSSES WITH 1 1/2" AIR SPACE
 FOR VENTILATION AND CARDBOARD BAFFLE
 AND R48 INSULATION
 OVER 6 MIL VAPOR BARRIER
 OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

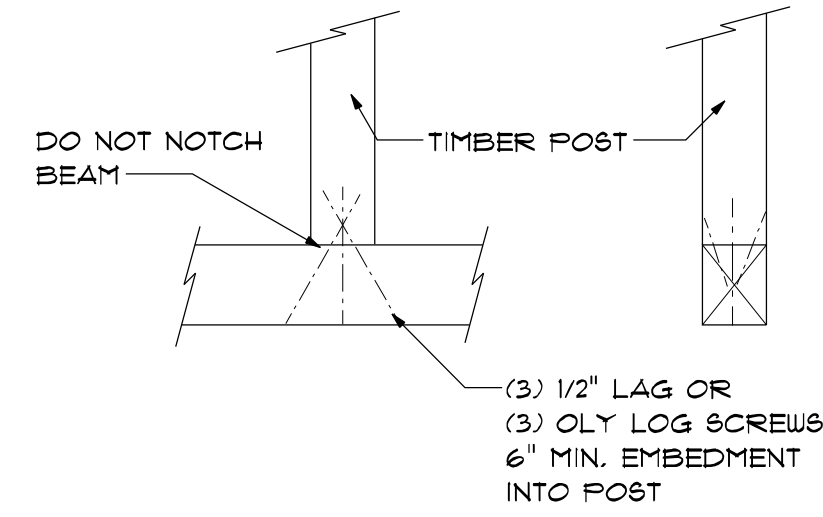
1
S1.1

(3) 1/2" LAG OR
 (3) OLY LOG SCREWS,
 6" MIN. EMBEDMENT
 INTO BEAM AND POST



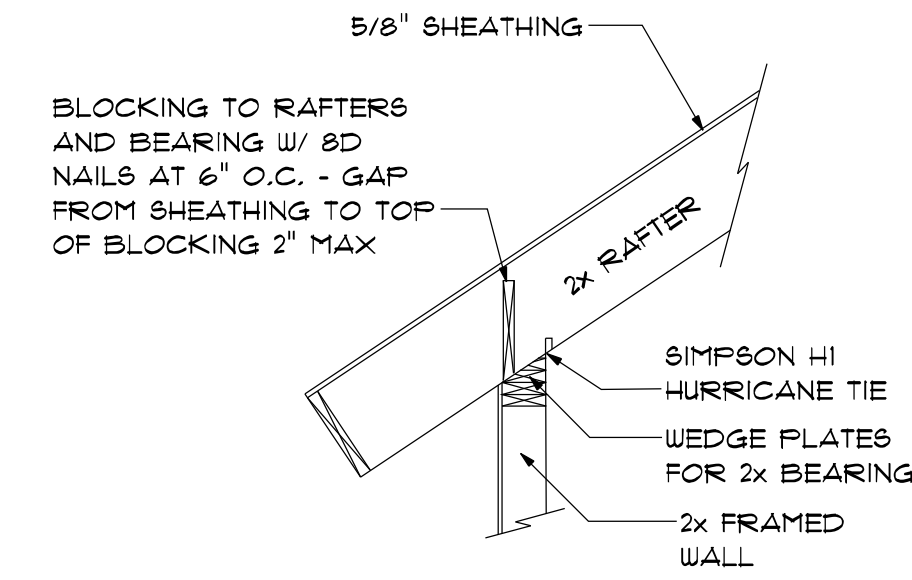
POST TO BEAM

2
S1.1



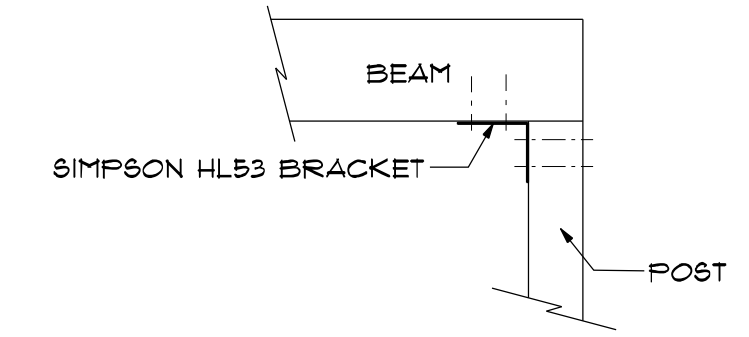
POST TO BEAM

3
S1.1



2x RAFTER TO FRAMED WALL

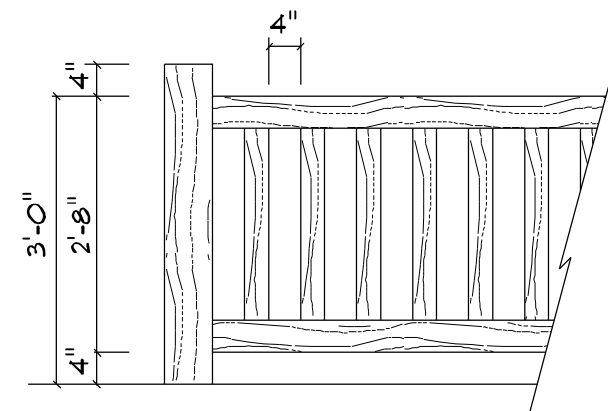
4
S1.1



POST TO BEAM

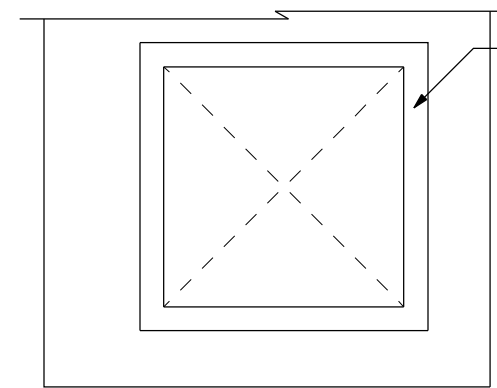
5
S1.1

PROVIDE GUARD RAIL AT ANY
 STEP GREATER THAN 30" TO
 FLOOR OR GRADE BELOW.



**INTERIOR AND EXTERIOR
 RAILING & GUARDRAIL**

6
S1.1



PROVIDE WEATHER RESISTIVE
 ICE AND WATER SHIELD 6"
 AROUND ALL WINDOWS
 AND DOORS IN FRAMED WALLS

 PROVIDE TYVEK HOUSE WRAP
 OR EQUIVALENT ON EXTERIOR
 SIDE OF ALL FRAMED EXTERIOR WALLS

 CAULK AROUND ALL WINDOWS AND
 DOORS.

WINDOWS AND DOORS SHALL
 BE INSTALLED PER MANUFACTURERS
 APPROVED INSTALLATION DETAILS.

**WEATHER RESISTIVE
 BARRIER FLASHING**

7
S1.1

8
S1.1

9
S1.1

10
S1.1

11
S1.1

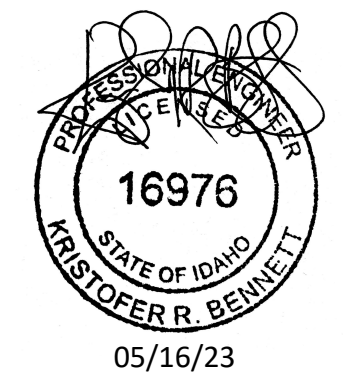
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12
S1.1

13
S1.1

14
S1.1

15
S1.1



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FOUNDATION NOTES

- SEE SHEET S0.1 FOR ADDITIONAL GENERAL NOTES.
- BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

- P1-P2 = DF #1 6x6
- P3 = (4) DF #2 2x4
- P4 = DF #1 6x6
- P5 = (3) DF #2 2x6
- P6-P7 = (2) DF #2 2x6
- P8-P9 = (3) DF #2 2x6
- P10 = DF #1 6x6

2x6 FRAMED WALL KING STUD SCHEDULE

- (6' MAX HEADER LENGTH) STUD LENGTH
- (1) DF #2 2x6 UP TO 9'-0"
 - (2) DF #2 2x6 UP TO 12'-0"

- (12' MAX HEADER LENGTH) STUD LENGTH
- (2) DF #2 2x6 UP TO 9'-0"
 - (2) 2x6 LSL UP TO 14'-0"

NAILING AT JOINTS AND BEAMS SHALL BE (10) 10D NAILS (OR #14 SCREWS) AT 2" O.C. ONE ROW TOP, ONE ROW BOTTOM AND ONE ROW CENTERED, SISTER TO TRIMMER/POST W/ 10D NAILS AT 6" O.C.

IF APPLICABLE, SEE WINDOW WALL FRAMING AND GARAGE DOOR DETAILS WHERE THESE LIMITS ARE EXCEEDED.

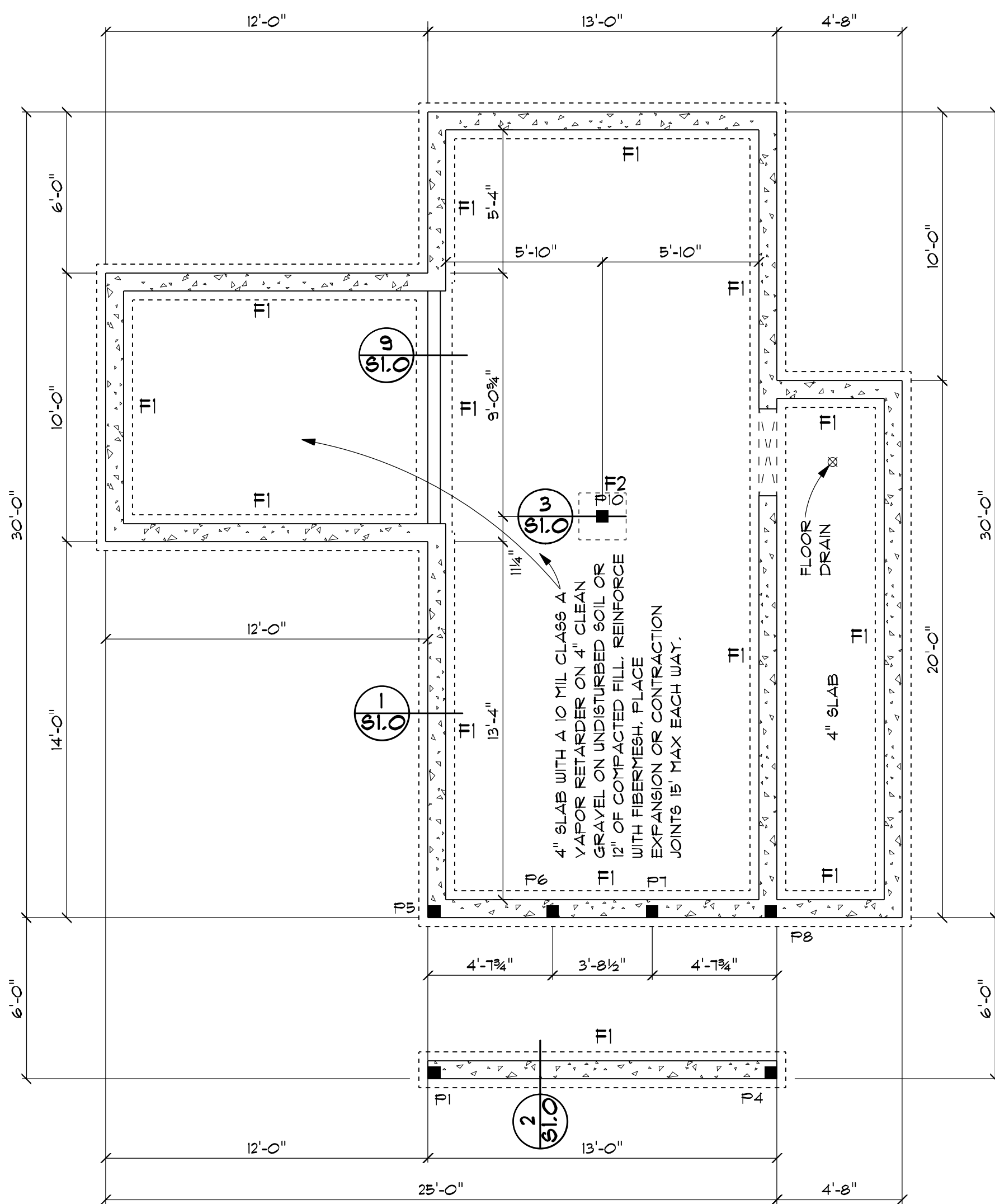
ALTERNATE BIG FOOT FOOTING SCHEDULE:

- FOR SPREAD FOOTINGS:
 UP TO 18"x18" USE BF20
 UP TO 21"x21" USE BF24
 UP TO 24"x24" USE BF28
 UP TO 30"x30" USE BF36

FOOTINGS SHALL BE REINFORCED ACCORDING TO THE FOOTING SCHEDULE

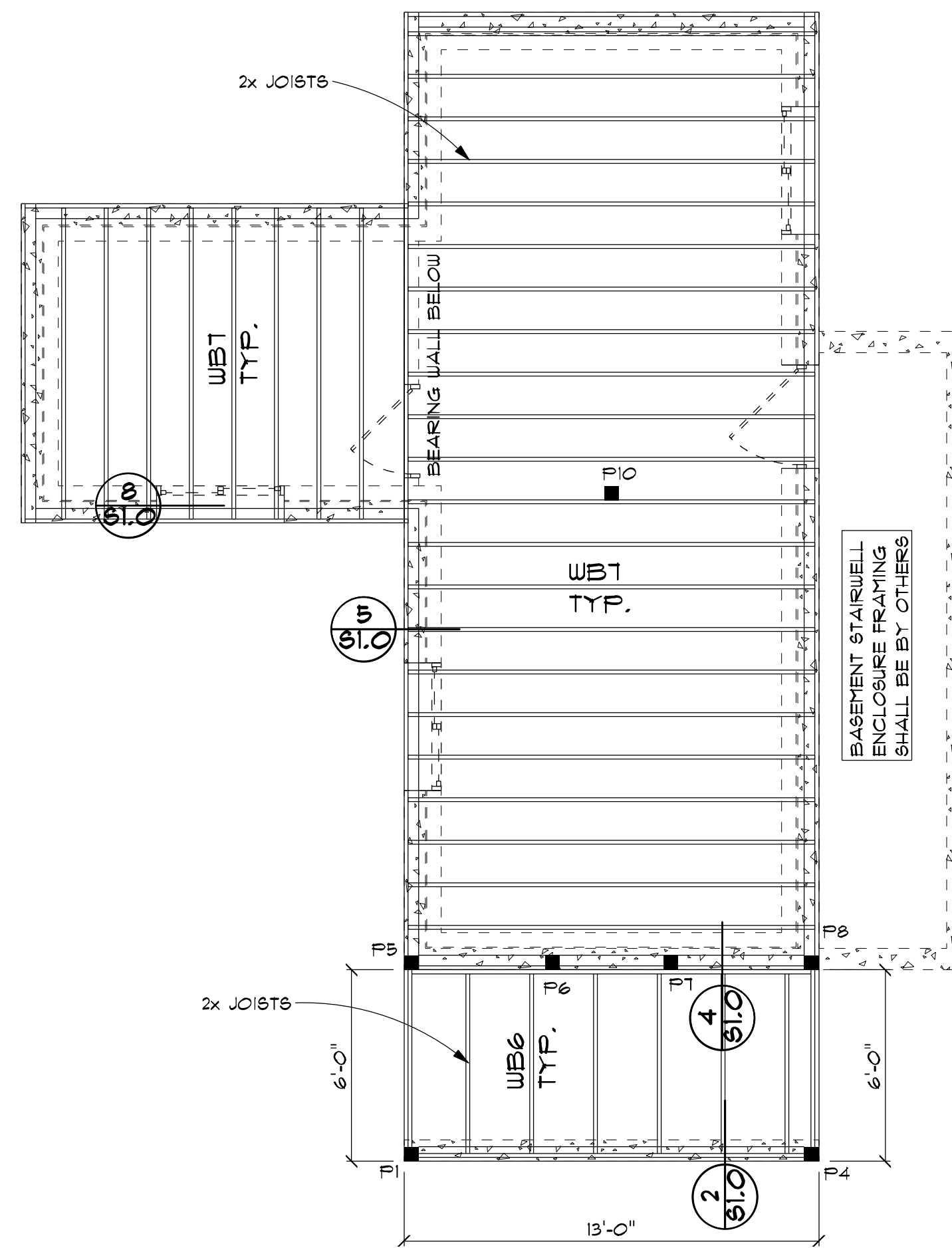
FOOTING SCHEDULE

- F1 = 16X10 CONT. FTG WITH (3) #4 CONT.
- F2 = 21X21X10 FTG WITH (3) #4 EACH WAY



SEE SHEET S3 FOR SHEAR WALLS AND HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS



FLOOR FRAMING NOTES

- INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
- PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
- FRAME AROUND CRAWL SPACE ACCESS USING (2) DF 6S 2x8 W/ SIMPSON HUC28-2 HANGERS OR GREATER WHERE APPLICABLE UNO.
- DECK BEAM HANGERS SHALL BE SIMPSON HUC28-2 FOR (2) 2x8 BEAMS AND HUCQ210-2-SDS FOR OTHER BEAM SIZES WHERE APPLICABLE UNO.
- ALL EXTERIOR WALLS ARE BEARING WALLS UNO.
- DF #2 2x6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
- BEARING WALL HEADERS SHALL BE (2) DF 2x10 OR (3) 1.5x5.5 LVL UNO WITH (1) DF 2x TRIMMER.
- HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
- JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
- SEE SHEET S3 FOR BEAM SCHEDULE.
- PROVIDE CRAWL SPACE ACCESS 24"x30".

FOUNDATION PLAN

1/4" = 1'-0"

LEGEND

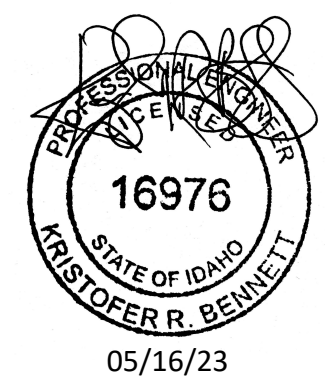
- STRUCTURAL POST
- SONOTUBE

MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND

- STRUCTURAL POST



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DATE: 5/16/2023
 SCALE: AS NOTED
 DRAWN BY: KRB
 2023-124
DESIGN INTELLIGENCE, LLC
 1031 ERIKSON DR.
 REXBURG, IDAHO 83440
 PHONE: (208) 399-1446
 FAX: (208) 399-0740
 EMAIL: JOSE@DESIGNINTEL.COM
LOT 3 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO
 S2

HAND FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL RAFTERS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON H8 AT BRG ENDS OF EACH RAFTER OR SIMPSON SDUC15600 SCREW AT BRG ENDS (1) EACH SIDE OF EACH RAFTER.
8. RAFTER COUNT SHOULD BE DETERMINED FROM RAFTER SPACING NOT FROM DRAWING LAYOUT.
9. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.

TRUSS FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON HI OR EQUAL AT BRG ENDS OF EACH TRUSS.
8. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.
9. TRUSSES HAVE A TYPICAL 9" HEEL HEIGHT UNO.
10. PROVIDE ATTIC ACCESS (22"x30" MIN).

SHEAR WALL NOTES

1. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. WITH 7/16" APA RATED SHEATHING WITH 8D NAILS UNO. PROVIDE 12" O.C. FIELD NAILING TYP. STAGGER EDGE NAILING AT 3X BLOCKING. SEE THE SHEAR WALL DESIGN TABLE FOR EDGE NAILING AND ADDITIONAL SHEAR WALL REQUIREMENTS. SOME DESIGNS MAY NOT BE UTILIZED.
2. SHEAR BLOCKING (IF REQUIRED) SHALL BE PROVIDED AT ALL PANEL EDGES FOR EDGE NAILING.
3. ALL EXTERIOR WALLS SHALL BE NAILED PER S1 UNO.
4. ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
5. WALL ID'S (LIKE H-1) ARE FOR ENGINEER'S REFERENCE.
6. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPlicing WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

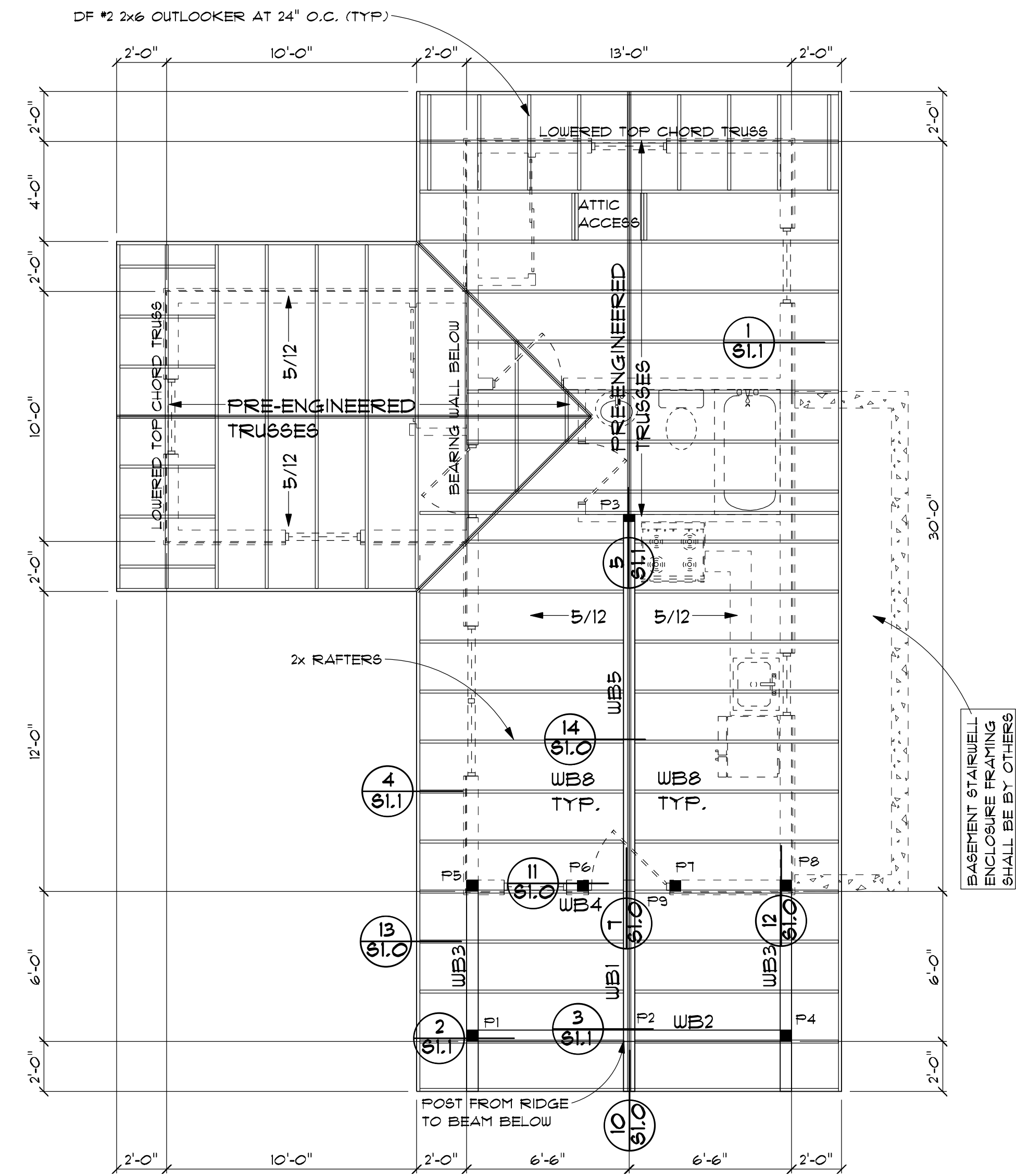
- 8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
- 8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.

| SHEAR WALL DESIGN TABLE | | | |
|-------------------------|----------------------|----------------|-----------------|
| LABEL | EDGE NAILING SPACING | SHEAR BLOCKING | SHEATHING SIDES |
| S1 | 6" O.C. | NONE | SINGLE |
| S2 | 4" O.C. | 2X | SINGLE |
| S3 | 2" O.C. | 3X | SINGLE |
| S4 | 2" O.C. | 3X | DOUBLE |

BEAM GRADING SHALL BE AS FOLLOWS UNO:
 DF - SELECT STRUCTURAL GLB - 24F-V4 DF/DF
 LVL - 2.0, 2600Fb

BEAM SCHEDULE

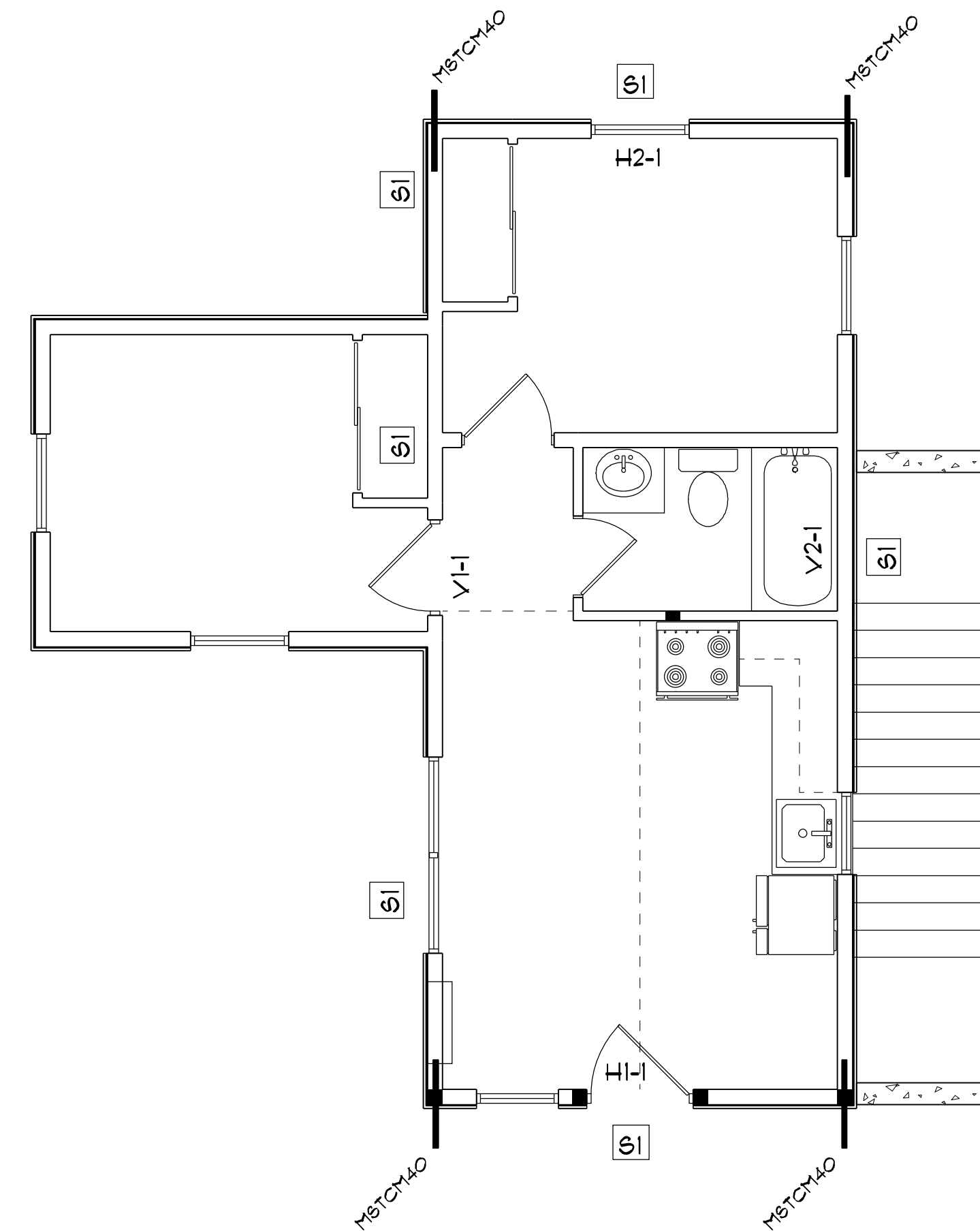
- WB1 = 6.75x12 GLB
- WB2 = DF #1 6x12
- WB3 = DF #1 6x8
- WB4 = (3) DF 2X10
- WB5 = 6.75x12 GLB
- WB6 = DF 2X6 AT 24" O.C.
- WB7 = DF 2X8 AT 16" O.C.
- WB8 = DF 2X12 AT 24" O.C.



ROOF FRAMING

1/4" = 1'-0"

LEGEND
 ■ STRUCTURAL POST



MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"

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ABBREVIATIONS

APPROX. = APPROXIMATE
 BOT. = BOTTOM
 BRG = BEARING
 CFM = CUBIC FEET PER MINUTE
 CLR = CLEARANCE
 CO = CARBON MONOXIDE
 CONC. = CONCRETE
 CONT. = CONTINUOUS
 D = PENNY
 DBL = DOUBLE
 DECO = DECORATIVE
 DEG. = DEGREE
 DF = DOUGLAS FIR
 DIA. = DIAMETER
 DWG = DRAWING
 EMBED. = EMBEDMENT
 FND = FOUNDATION
 FTG = FOOTING
 GLB = GLULAM BEAM
 GYP = GYPSUM
 HORIZ = HORIZONTAL
 MAX = MAXIMUM
 MECH = MECHANICAL
 MFGR = MANUFACTURER
 MFGR'S = MANUFACTURER'S

MIN. = MINIMUM
 NTS = NOT TO SCALE
 O.C. = ON CENTER
 PE = POLYETHYLENE
 PT = PRESSURE TREATED
 R = ROUND (IN LOG
 BEAM SCHEDULE)
 REINF. = REINFORCE
 REQ'D = REQUIRED
 SEL. = SELECT
 SF = SQUARE FEET
 SQ. FT. = SQUARE FEET
 SQR. = SQUARE
 SS = SELECT STRUCTURAL
 STRUCT. = STRUCTURAL
 TBD = TO BE DETERMINED
 TYP = TYPICAL
 UNO = UNLESS NOTED
 OTHERWISE
 UTIL = UTILITY
 VERT = VERTICAL
 W/ = WITH
 WIC = WALK IN CLOSET
 YR = YEAR

LOT 4 ALPINE ACRES RESIDENCE, NEAR DRIGGS, TETON COUNTY, IDAHO



VICINITY MAP

PROJECT DATA

- GOVERNING BUILDING CODE: IRC 2018
- TYPE OF CONSTRUCTION: TYPE V-B
- SPRINKLED: NO

PROJECT INFORMATION

BUILDING DEPARTMENT:
 TETON COUNTY, IDAHO

DRAWING INDEX

- A0 COVER SHEET
- A1 ELEVATIONS
- A2 BASEMENT PLAN AND MAIN FLOOR PLAN AND DOOR AND WINDOW SCHEDULE
- A3 SECTIONS
- CI SITE PLAN
- E1 MAIN FLOOR ELECTRICAL
- L1 LANDSCAPE PLAN
- S0.1 GENERAL NOTES
- S1.0 CONNECTION DETAILS
- S1.1 CONNECTION DETAILS
- S2 FOUNDATION PLAN AND MAIN FLOOR FRAMING
- S3 ROOF FRAMING AND MAIN FLOOR SHEAR WALLS

BUILDING SQ. FT.

LIVING SPACE :
 MAIN FLOOR = 510 SQ. FT.
 TOTAL = 510 SQ. FT.

NON LIVING SPACE :
 UNFINISHED BASEMENT = 510 SQ. FT.
 DECK OR PORCH = 86 SQ. FT.

DESIGN NOTES

- GROUND SNOW LOAD - 121 PSF
- FLAT ROOF SNOW LOAD - 85 PSF
- SNOW LOAD IMPORTANCE FACTOR - 1.0
- SNOW EXPOSURE FACTOR - 1.0
- THERMAL FACTOR - 1.0
- OCCUPANCY CATEGORY - II
- SOIL BEARING CAPACITY - 2000 PSF
- ULTIMATE WIND SPEED - 115 MPH, EXP B
- WIND IMPORTANCE FACTOR - 1.0
- SEISMIC DESIGN CATEGORY - D
- SEISMIC SITE CLASS - D
- RISK CATEGORY - II
- SEISMIC COEFFICIENTS -
 $S_{ds} = 0.828g$ $S_{d1} = 0.443g$ $R = 6.5$ $C_s = 0.13$
- SEISMIC ANALYSIS PROCEDURE -
 EQUIVALENT LATERAL FORCE METHOD
- FLOOR LIVE LOAD - 40 PSF
- FLOOR DEAD LOAD - 15 PSF
- ROOF DEAD LOAD - 15 PSF



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DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

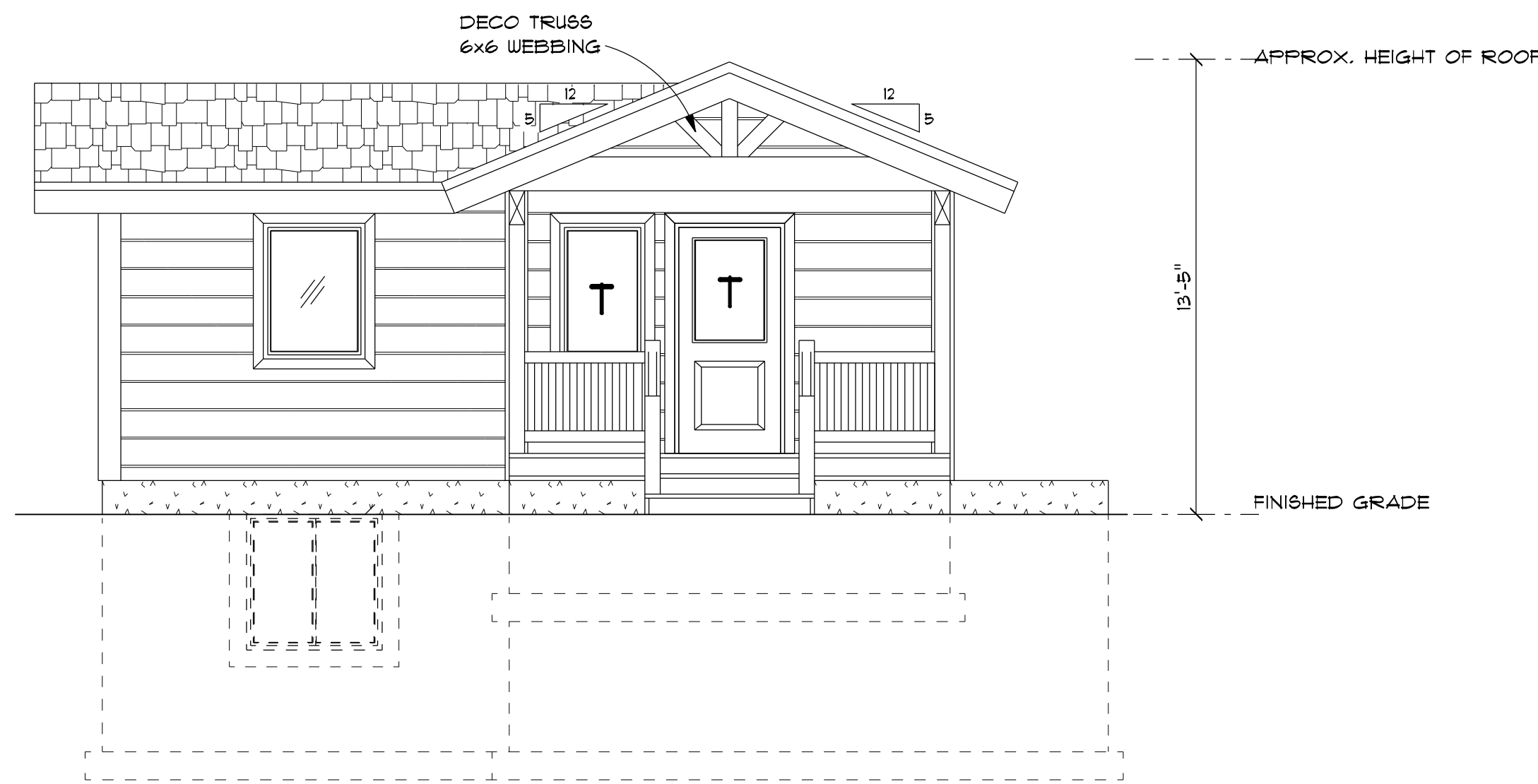
2023-125

DESIGN INTELLIGENCE, LLC
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 FAX: (208) 399-0740
 EMAIL: JOSEH@DESIGNINTEL.COM

LOT 4 ALPINE ACRES RESIDENCE

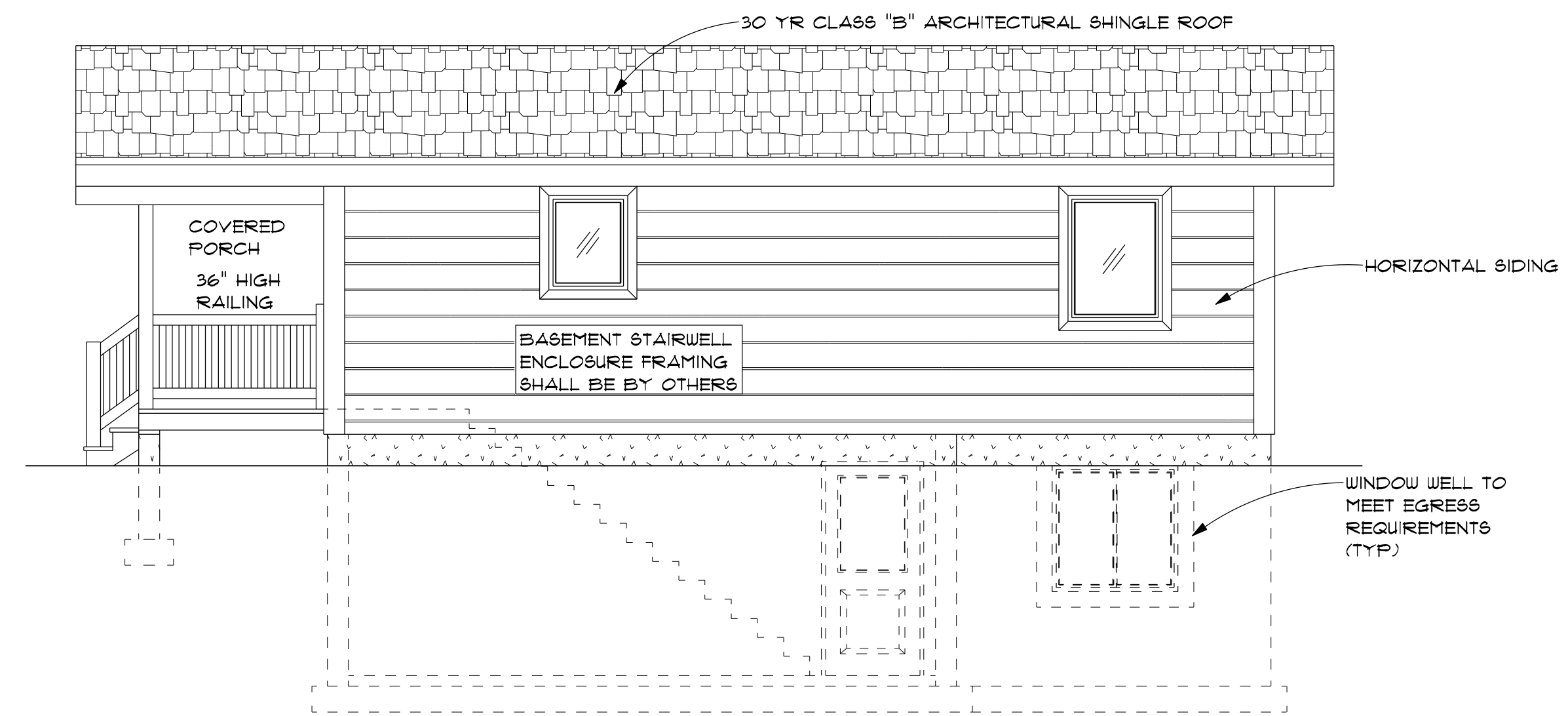
NEAR DRIGGS, TETON COUNTY, IDAHO

AO



EAST ELEVATION

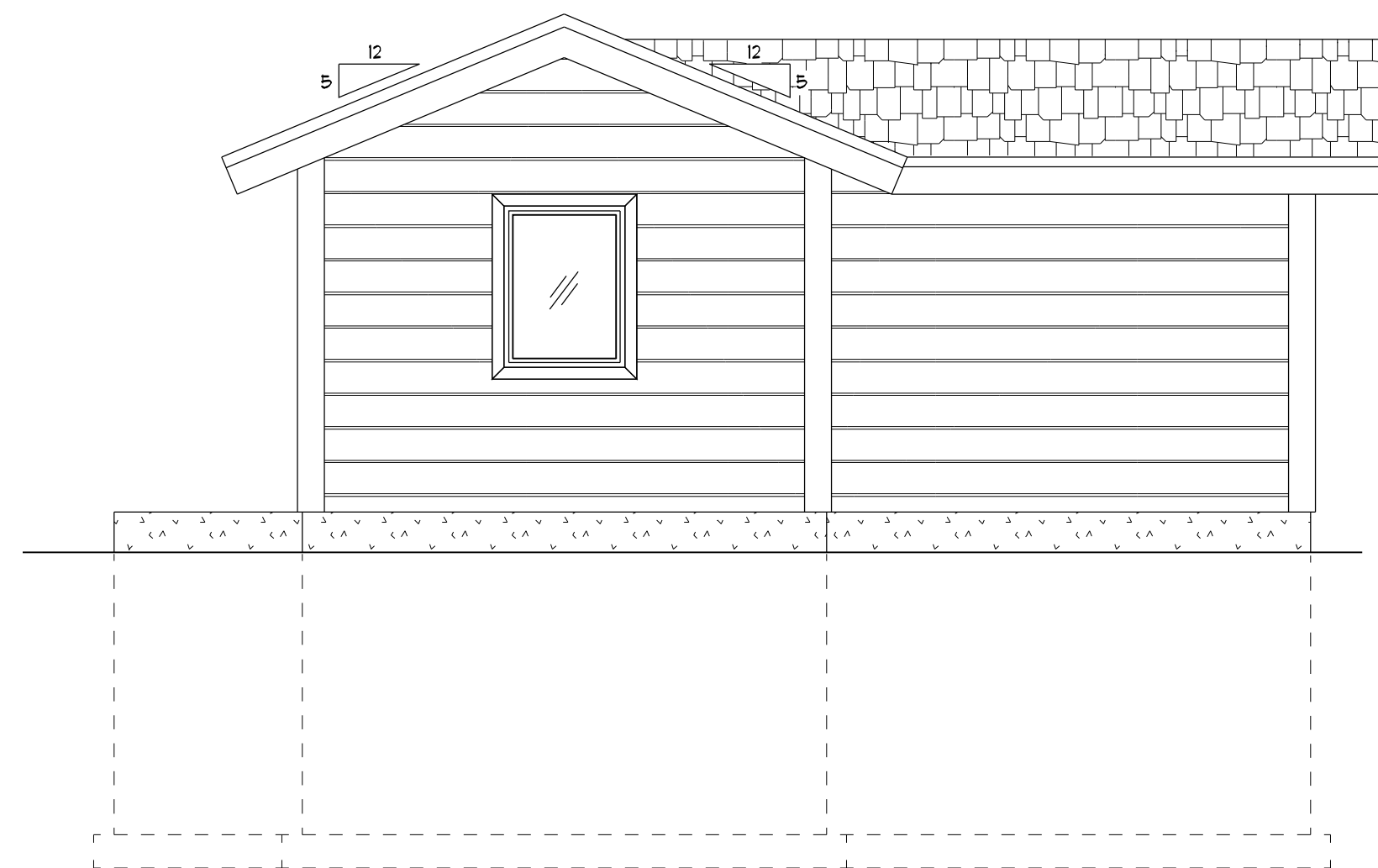
1/4" = 1'-0"



NORTH ELEVATION

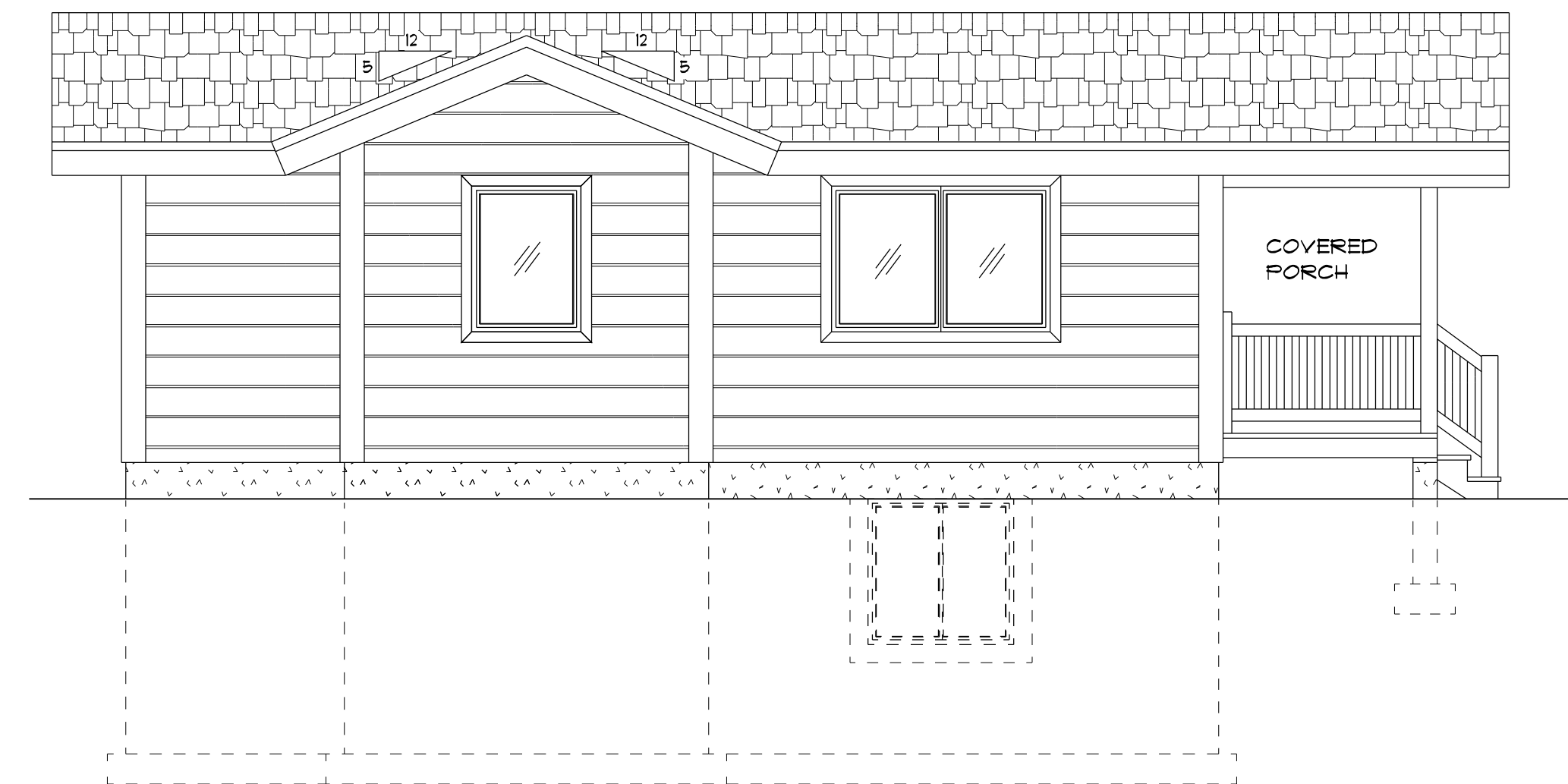
1/4" = 1'-0"

STEP FOOTING AS REQUIRED
BOTTOM OF FOOTING SHALL BE
-0" BELOW FINISHED GRADE
AND BELOW LOCAL FROST



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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DATE 5/16/2023



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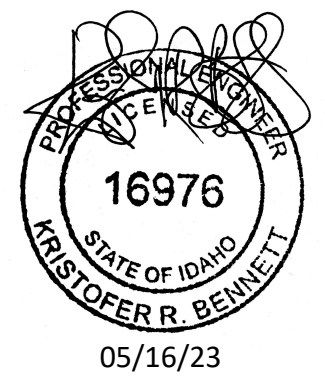
DRAWN BY KRB

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NEAR DRIGGS, TETON COUNTY, IDAHO

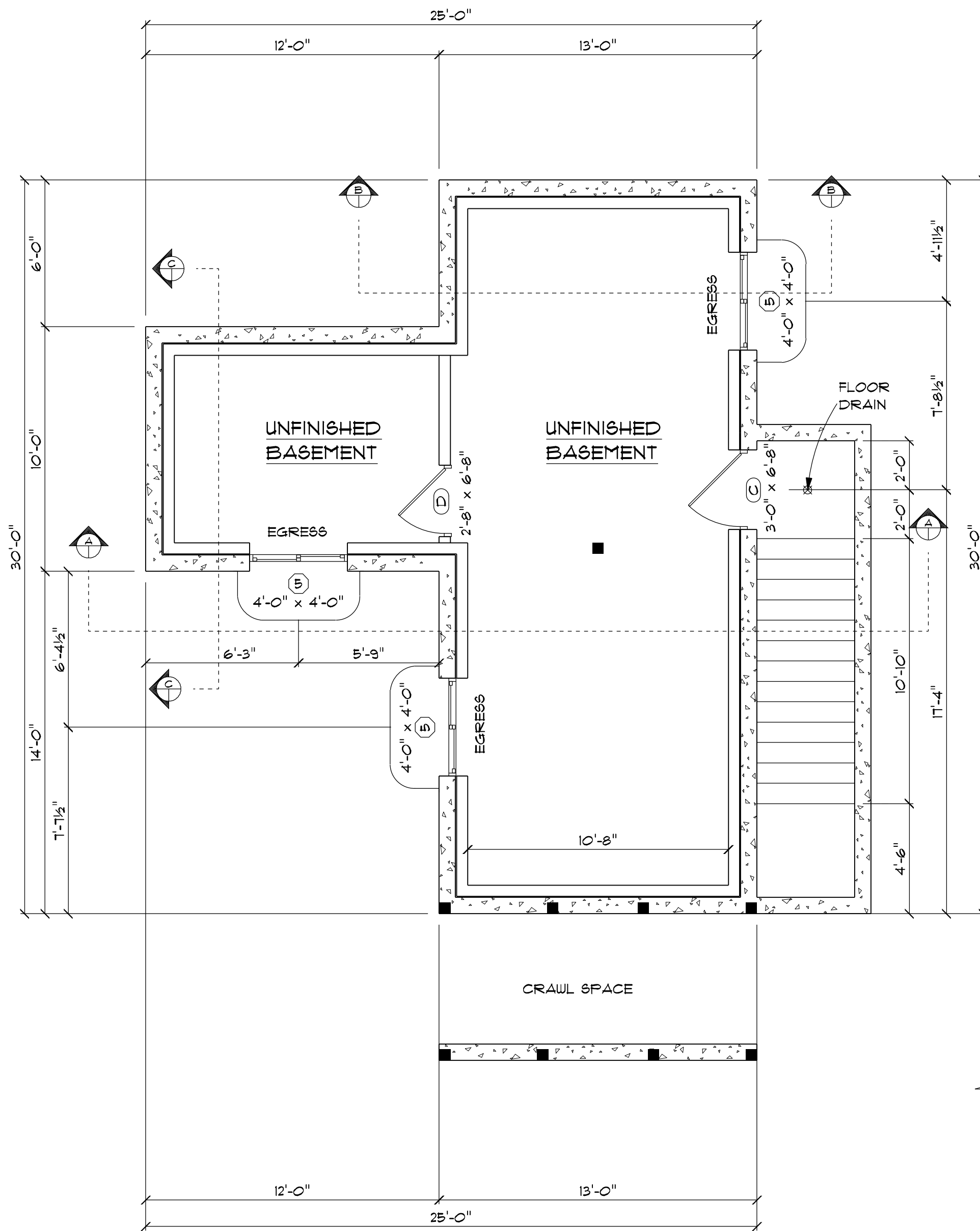


A1

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

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3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. TYPICAL WINDOW HEADER HEIGHT 6'-8" UNO.
6. PROVIDE CRAWL SPACE ACCESS 24"x30".
7. PROVIDE ATTIC ACCESS (22"x30" MIN.).
8. WATER HEATER IN CRAWL SPACE.



BASEMENT PLAN

1/4" = 1'-0"

UNFINISHED BASEMENT = 510 SQ. FT.

LEGEND

■ STRUCTURAL POST

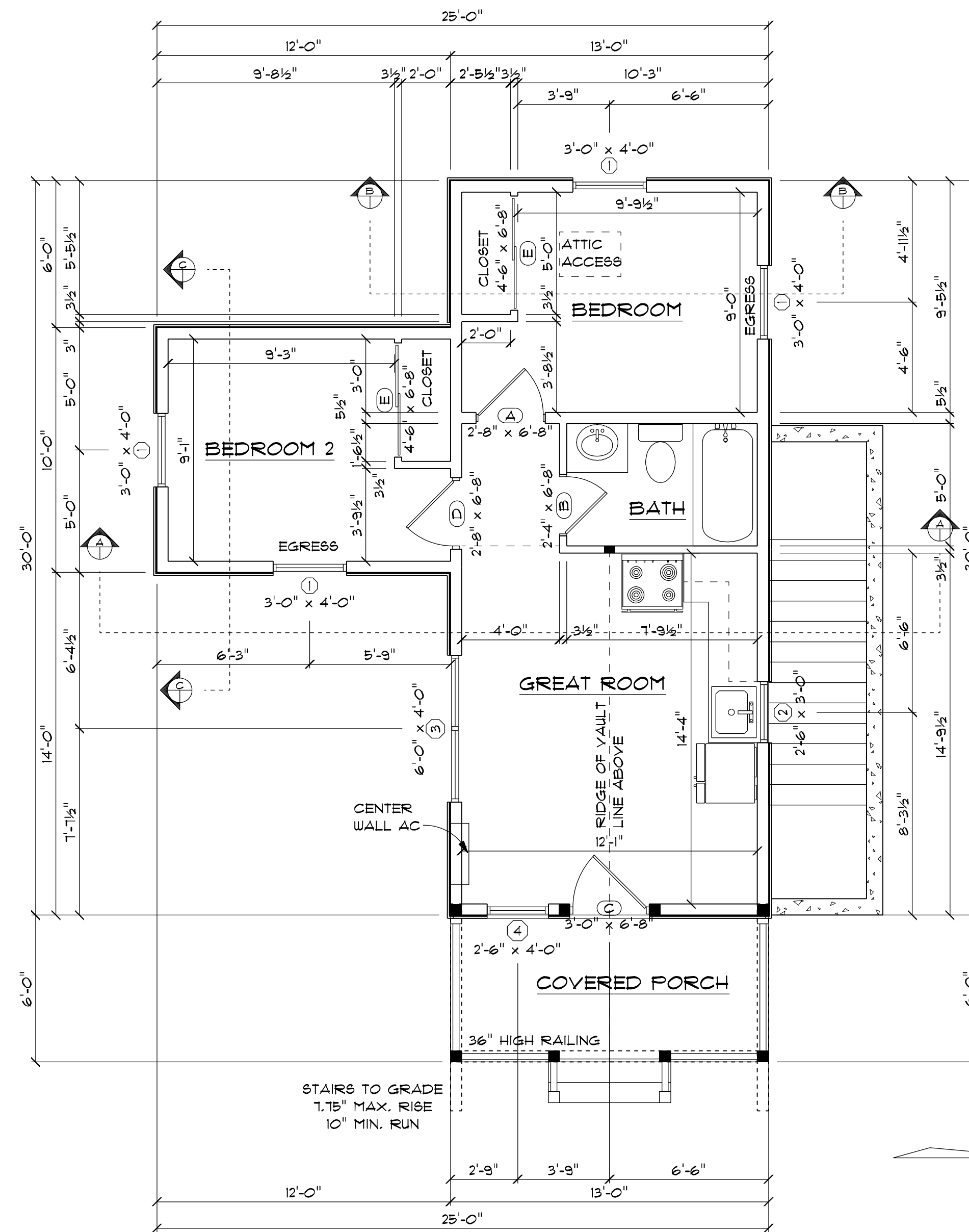
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MAIN FLOOR PLAN

1/4" = 1'-0"

LIVING SPACE = 510 SQ. FT.
DECK & PORCH = 86 SQ. FT.

LEGEND

■ STRUCTURAL POST

| DOOR SCHEDULE | | | | |
|---------------|-----|---------------|-----------|------------------------|
| LABEL | QTY | SIZE | HINGE DIR | TYPE |
| A | 1 | 2'-8" x 6'-8" | L | Interior Door/Colonial |
| B | 1 | 2'-4" x 6'-8" | R | Interior Door/Colonial |
| C | 2 | 3'-0" x 6'-8" | R | Exterior Door/Country |
| D | 2 | 2'-8" x 6'-8" | R | Interior Door/Colonial |
| E | 2 | 4'-6" x 6'-8" | NN | Interior Door/Sliding |

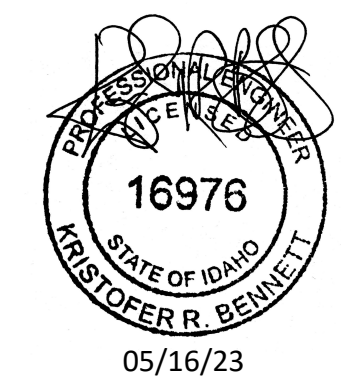
| WINDOW SCHEDULE | | | |
|-----------------|-----|---------------|----------------------------|
| LABEL | QTY | SIZE | TYPE |
| 1 | 4 | 3'-0" x 4'-0" | Window/Casement (2) Egress |
| 2 | 1 | 2'-6" x 3'-0" | Window/Casement |
| 3 | 1 | 6'-0" x 4'-0" | Window/Casement |
| 4 | 1 | 2'-6" x 4'-0" | Window/Casement (T) |
| 5 | 3 | 4'-0" x 4'-0" | Window/Slider Egress |

DOOR AND WINDOW NOTE:

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

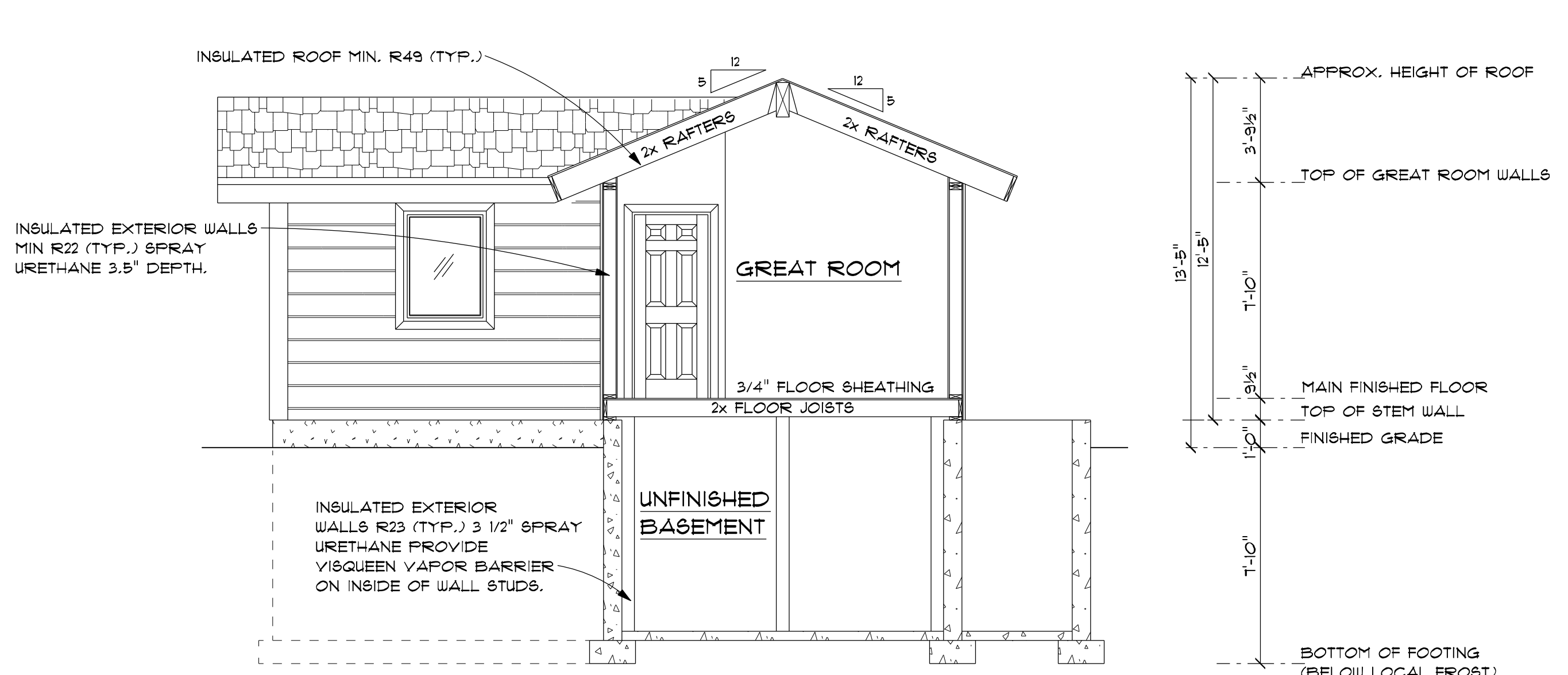
U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS



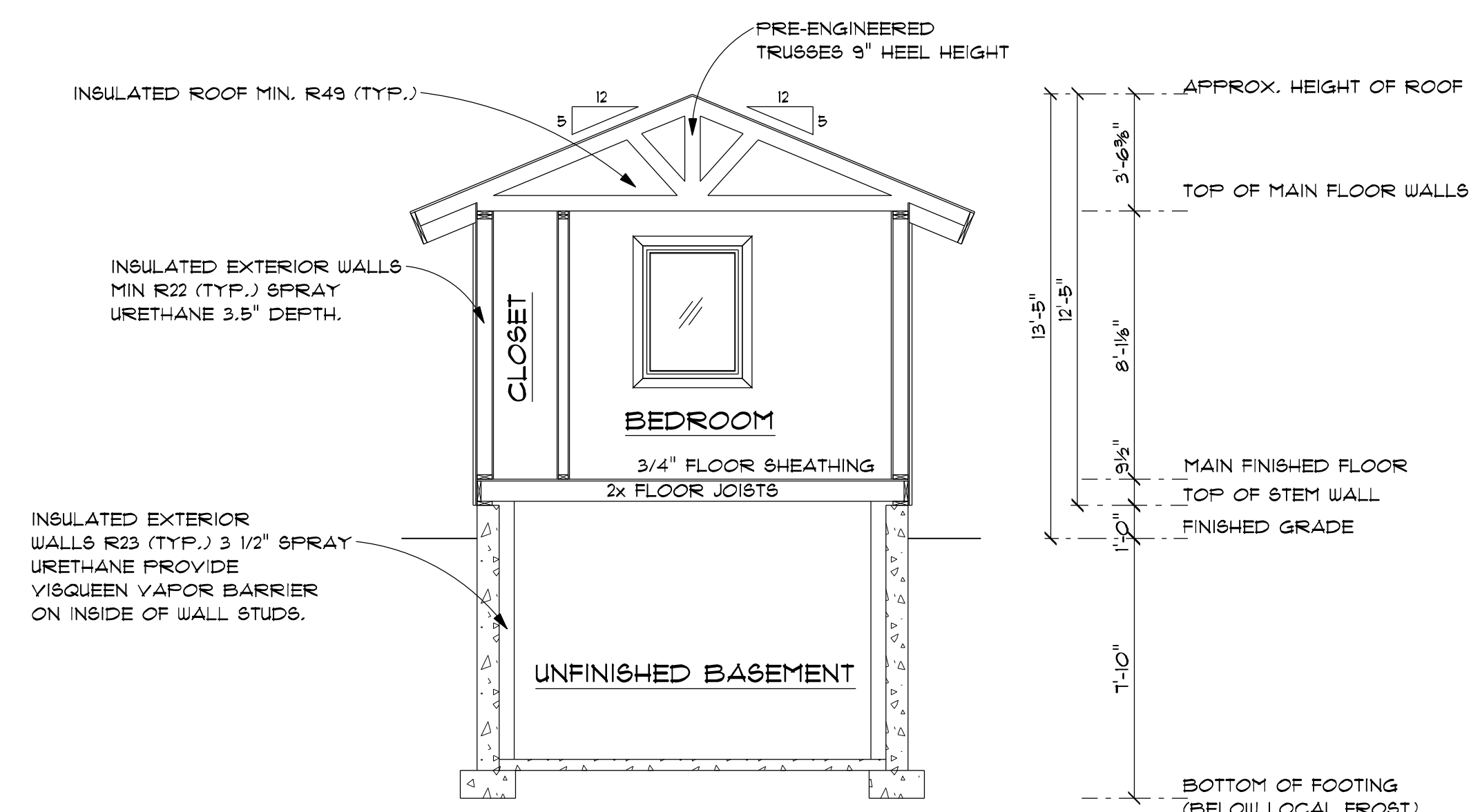
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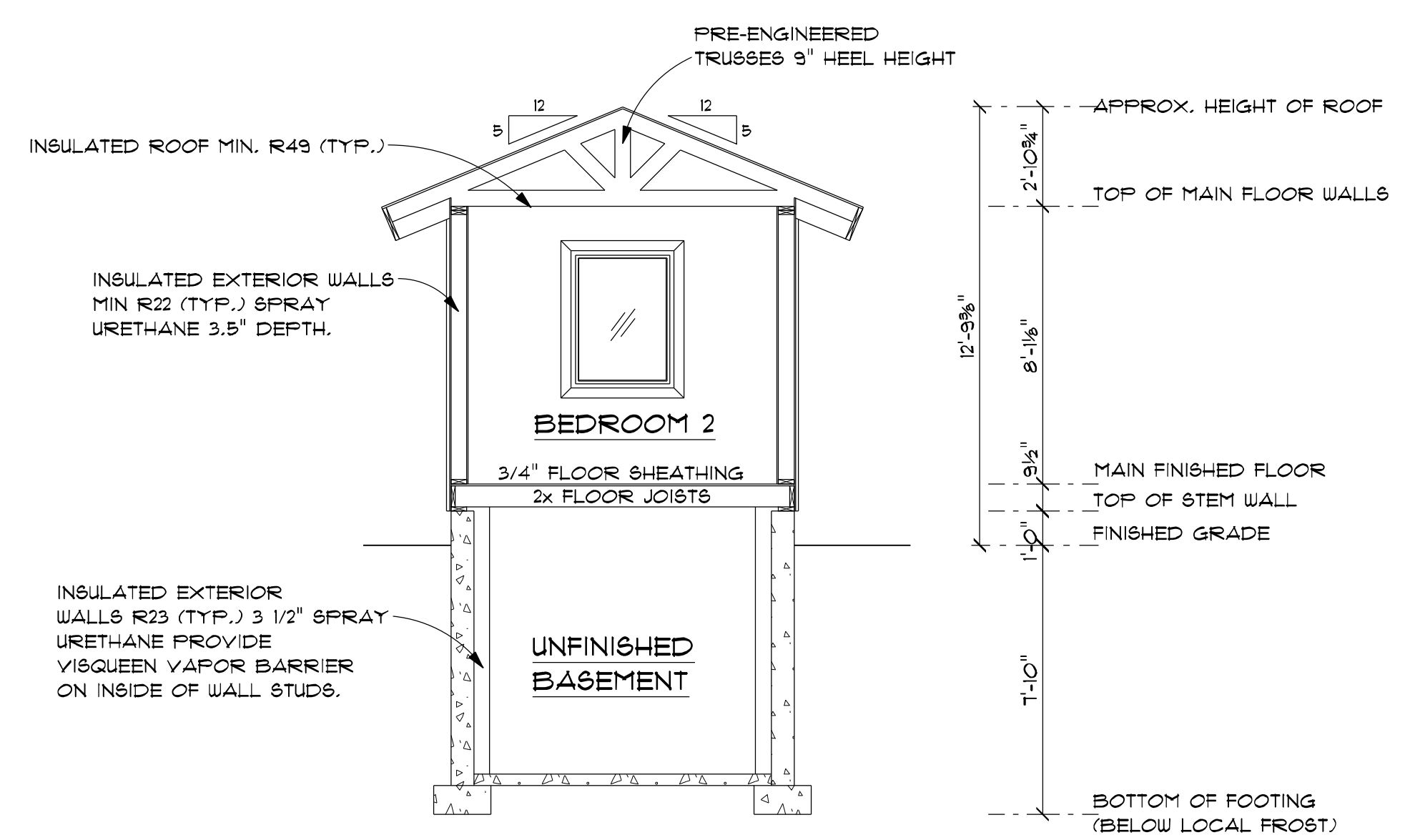
SECTION AA

1/4" = 1'-0"



SECTION BB

1/4" = 1'-0"



SECTION CC

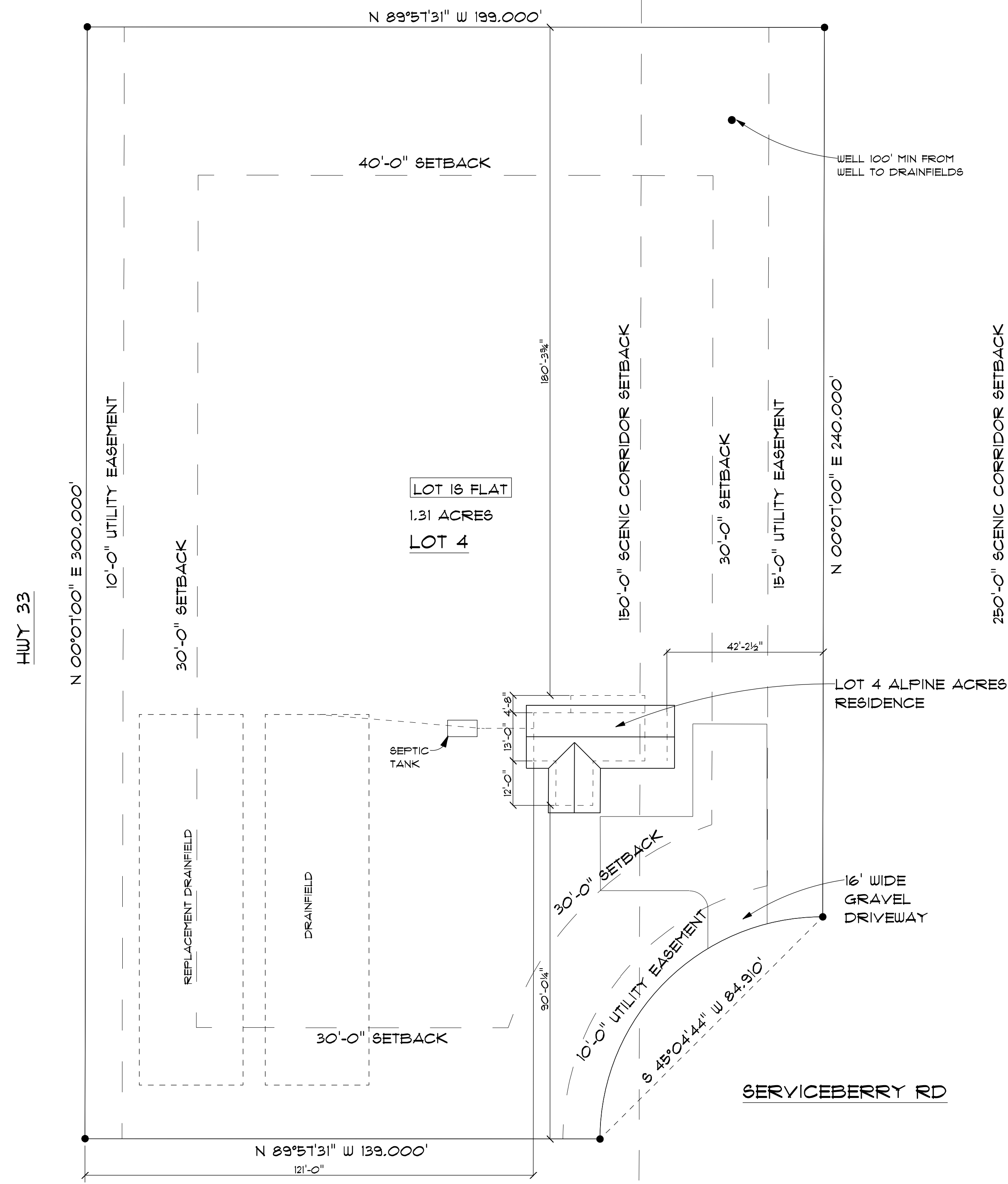
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SITE PLAN

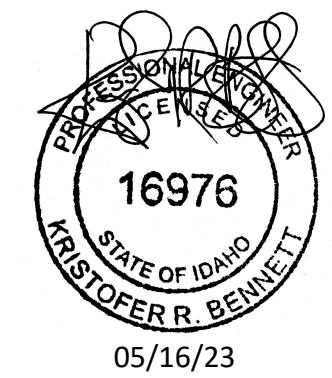
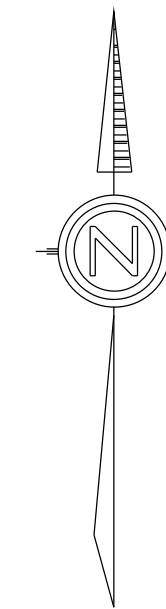
SCALE 1" = 20'-0"



VICINITY MAP

LEGAL DESCRIPTION

LOT 4 ALPINE ACRES,
SEC 26 T4N R4E,
TETON COUNTY, IDAHO



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NEAR DRIGGS, TETON COUNTY, IDAHO

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1031 ERIKSON DR.
REXBURG, IDAHO 83440

SCALE AS NOTED
DRAWN BY KRB

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DATE 5/16/2023

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THE RIGHT FIT

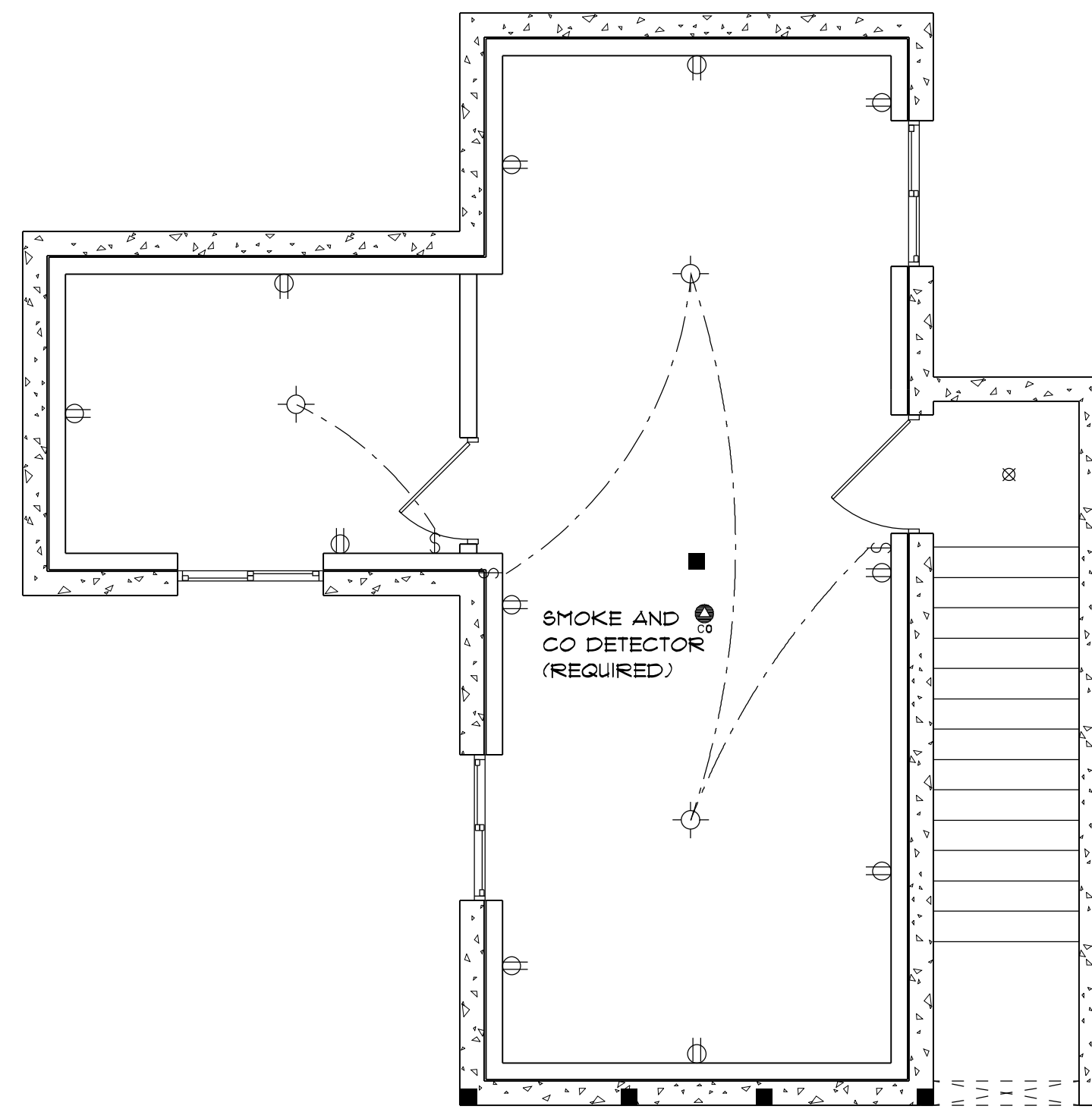
PHONE: (208) 399-1466
FAX: (208) 399-0740
EMAIL: JOSEH@DESIGNINTEL.COM

5

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NOTES

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BASEMENT ELECTRICAL

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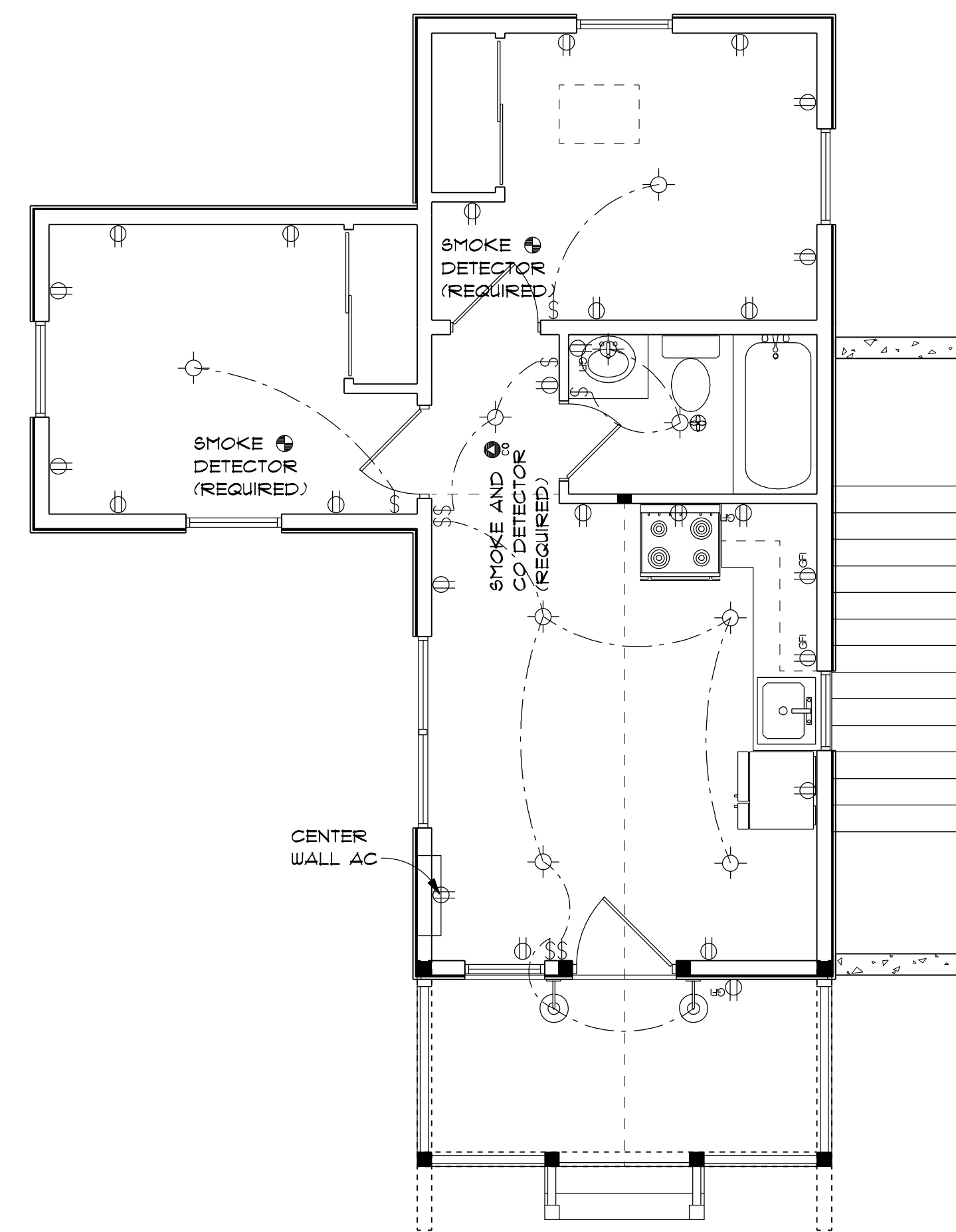
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MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

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LOT 4 ALPINE ACRES RESIDENCE

NEAR DRIGGS, TETON COUNTY, IDAHO

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1031 ERIKSON DR.
REXBURG, IDAHO 83440

SCALE AS NOTED
DRAWN BY KRB

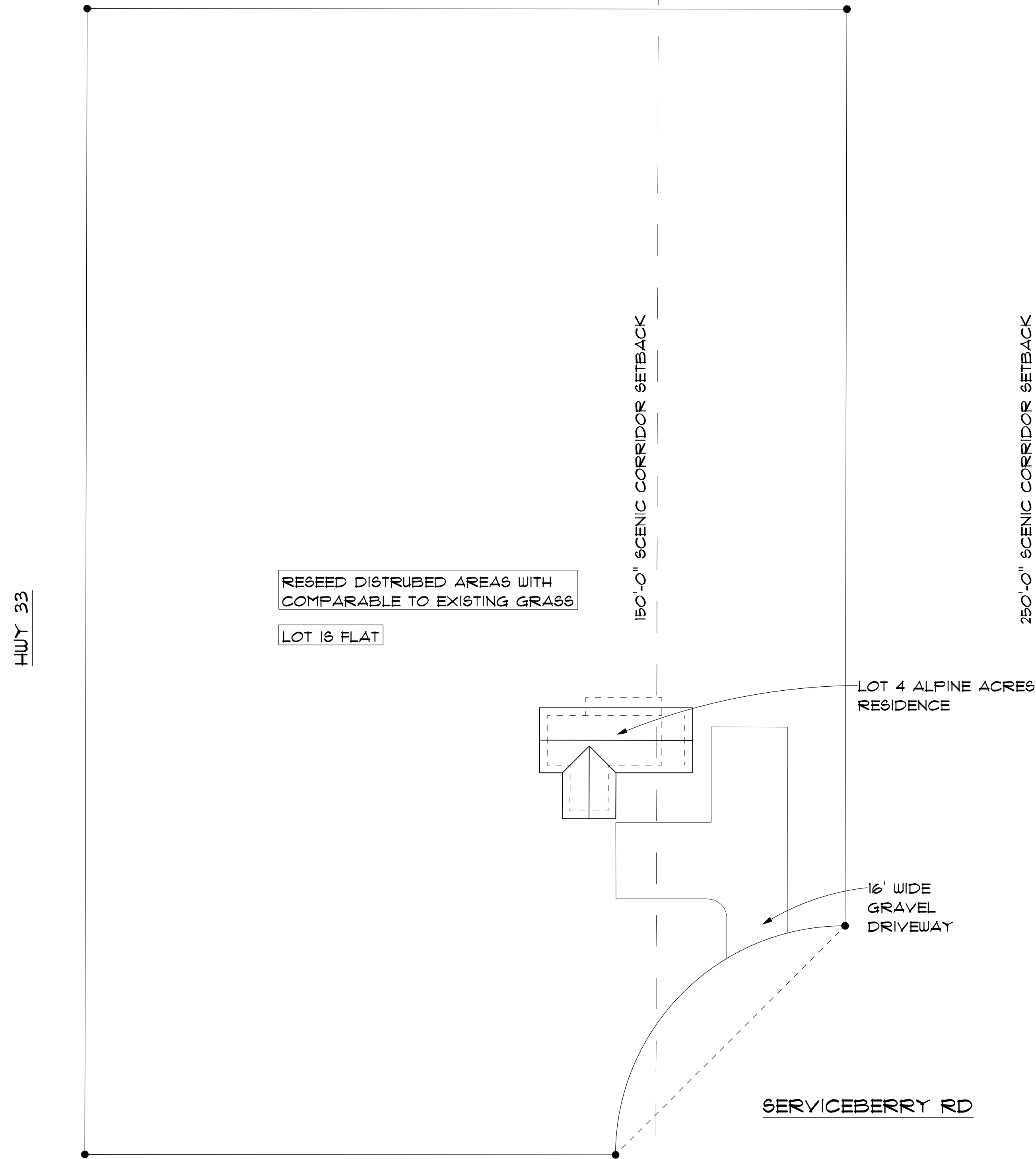
2023-125



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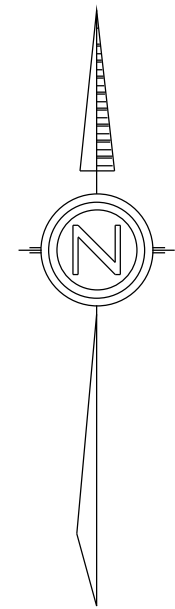
EI



HWY 33

LANDSCAPE PLAN

SCALE 1" = 20'-0"



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2023-125



DATE 5/16/2023

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L1

GENERAL STRUCTURAL NOTES

REFERENCED CODES

- A. International Building Code
- B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

- The structural drawing shall be used in conjunction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.
 - The contractor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.
 - The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.
 - The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.
 - Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.
 - All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the suppliers instructions and requirements.
 - Loading applied to the structure during the process of construction shall not exceed the safe load carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.
 - All ASTM and other references are per the latest editions of these standards, unless otherwise noted.
 - Shop drawings and other items shall be submitted to the engineer for review prior to fabrication. All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole responsibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.
 - Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:
 - A. Concrete mix design(s) - NOT REQUIRED.
 - B. Reinforcing steel shop drawings - NOT REQUIRED
 - C. Structural steel shop drawings - NOT REQUIRED
 - D. Steel Joist / Girder shop drawings - NOT REQUIRED
 - E. Metal decking shop drawings - NOT REQUIRED
 - F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
 - G. Pre-engineered metal building system - NOT REQUIRED
- Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.
- Special Inspections are not required on projects with an IRC governing building code (see cover sheet). Special inspections are required on IBC projects as noted below:
 - A. Concrete - NOT REQUIRED.
 - B. Bolts installed in Concrete - NOT REQUIRED
 - C. Structural Welding - Field Welds - NOT REQUIRED
 - D. High Strength Bolting - NOT REQUIRED
 - E. Structural Masonry - NOT REQUIRED
 - F. Flatbed Wood Trusses w/ 60" or greater span or 60" or greater height - REQUIRED
 - G. Shear Walls - REQUIRED
 - Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.
 - Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.
 - Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 80 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 psf

CAST-IN-PLACE CONCRETE NOTES

- Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-993 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-84.
- Concrete shall conform to the following compressive strength, slump and air entrainment requirements:
 - Concrete Compressive strength shall be 3000 psi. (3500 psi for slabs on grade permanently exposed to weather)
 - Concrete permanently exposed to weather shall be air entrained to 6% (+/- 1%).
 - Slump of concrete placed in removable forms shall be 6" max. Slump of concrete placed in stay-in-place forms shall be 6"-8".

Concrete permanently exposed to weather shall be air entrained to 6% (+/- 1%).

Slump of concrete placed in removable forms shall be 6" max. Slump of concrete placed in stay-in-place forms shall be 6"-8".

- All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.
- All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-715.
- All welded wire fabric (WWF) shall conform to ASTM A-185.
- All reinforcing steel and anchor bolts shall be set and tied in place prior to pouring of concrete, except that vertical dowels for masonry wall reinforcing may be "floated" in place. Do not field bend bars partially embedded in hardened concrete unless specifically indicated or approved by the Engineer.

- Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 318. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for #4 bars, 36" for #5 bars and 48" for #6 bars.
- Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:
 - A. Concrete cast against a permanently exposed to earth - 3"
 - B. Concrete w/ removable forms exposed to earth or weather: #6 through #18 bars - 2" #5 bar, W3, D31 wire 4 smaller - 1 1/2"
 - C. Concrete not exposed to earth or weather: Walls, elevated slabs - 3/4" Beams and columns - 1 1/2"
- Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

- Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

| Wall Thickness | Horizontal | Vertical | Location |
|----------------|---------------|---------------|-----------|
| 6" - 8" | #4 @ 24" o.c. | #4 @ 12" o.c. | Centered |
| 10" - 12" | #4 @ 24" o.c. | #4 @ 12" o.c. | Each Face |
- All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.
- In order to avoid concrete shrinkage cracking place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.
- Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reinforcing.

- Concrete - NOT REQUIRED.
- Bolts installed in Concrete - NOT REQUIRED
- Structural Welding - Field Welds - NOT REQUIRED
- High Strength Bolting - NOT REQUIRED
- Structural Masonry - NOT REQUIRED
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FOUNDATION NOTES

- See Cast-in-Place Concrete notes for additional requirements.
- The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.
- Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechnical engineer/testing agency prior to pouring foundation concrete if required by the building official.
- Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.
- No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.
- Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.
- Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.
- All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

- See Cast-in-Place Concrete notes for additional requirements.
- Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 8", using Type II cement.
- All porous fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.
- Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:
 - 6" slabs - fill with Epoxy resin
 - Other slabs - fill with field molded of elastomeric sealant.
- Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.
- Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W4U1.4 WWF unless otherwise noted.
- See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.
- The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.
- Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1185. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance areas may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

- A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheathing material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheathing should cover the entire floor area, and separate sections of sheathing should be overlapped at least 12 inches.
- To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around bathtub, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.
- A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned space of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

- All wood framing material shall be surfaced dry and used at 19% maximum moisture content.
- All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.
- All joist, rafter, headers & misc. framing shall be select str. grade Doug Fir UNO. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.
- All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association specifications where possible. All cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWWA STD. M4).
- Provide single joists under all partition walls which run parallel with floor joists. Unless noted otherwise, provide double joists under all bearing walls which run parallel with floor joists. Provide 1" min. solid blocking under all bearing walls which run perpendicular with joists. Provide solid blocking the width of the post under all concentrated loads from framing above.
- Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.
- Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.
- Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connectors shall be snugged tight but not to the extent of crushing wood under washers.
- Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Strong Bolt/Tie Company", or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).
- Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturers specifications.
- All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanently exposed to weather or in treated wood shall be hot dip galvanized.
- All 8d nails shall have a minimum shank diameter of 0.131". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".
- All Douglas Fir shall be Douglas Fir-Larch (North) UNO
- Bearing walls and shear walls require double top plates with either 24" laps or a steel splice plate. Butt joint splices require 2x16x0.036" min. straps w/ (8) 8d nails each side of the splice. Corner splices require 2x8x0.036" min. straps w/ (8) 8d nails each side of the splice.

PLYWOOD/GYPBOARD SHEATHING NOTES

- All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.
- All roof panel sheathing shall be 5/8" (nom.) OSB I APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel clips or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing to 8d common nails at 6' o.c. at supported panel edges and 6' o.c. at intermediate supports. At gable ends provide 8d nails at 6' o.c. from rafter or blocking to top plate of wall.
- All floor sheathing shall be 3/4" (nom.) APA rated 5/8" (nom.) OSB I APA rated with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6' o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.
- All wall sheathing shall be 7/16" OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6' o.c. at supported panel edges and 12" o.c. at intermediate supports.
- Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports, stagger panel end joints.
- All nailing shall be carefully driven and not over-driven.
- Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1) Vertically at the ceiling and floor levels.
 - 2) Horizontally in intervals not exceeding 10 feet
- At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

- Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.
- Wood trusses shall be designed by the manufacturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Truss Plate Institute.
- Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.
- Connector plates shall be not less than 0.036 inches (20 gage) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be hot dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.
- Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workers, using precision cutting, jiggling and preloading equipment under the requirements in quality control standard QST-88 of the Truss Plate Institute.
- Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the National Design Specification for Wood Construction" per referenced codes.
- Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.
- The Contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Truss Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.
- Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.
- Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

- TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
- JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEERS

- Cultured Stone Veneers - attach to framed walls per manufacturer's specifications.
- Stone or Masonry Veneers - approved brick-ties shall be secured to studs with an approved water-resistant barrier. Studs spaced at 16" o.c. max require 24" o.c. vertical brick tie spacing. Studs spaced at 24" o.c. max require 12" o.c. vertical brick tie spacing. Brick ties shall be installed per manufacturer's specifications. Provide a 1" air gap between the barrier and the veneer.

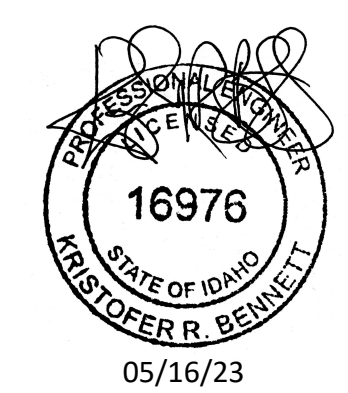
STRUCTURAL STEEL NOTES

- All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.
- Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

| MEMBER | ASTM | MIN. STRENGTH |
|--------------------------------|-------------------------|---------------|
| Structural Tubing | A500 Grade B | 46 ksi |
| Steel Pipe | A53 (Type E or Grade B) | 35 ksi |
| Wide Flange | A992 | 50 ksi |
| Other Rolled Shapes and Plates | A36 | 36 ksi |
| Connection Bolts | A325 | 52 ksi |
| Anchor Bolts | F1554 | 36 ksi |
| Threaded Rods | A36 | 36 ksi |
| Non-Shrink Grout | C1107 | 8000 psi |
- Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/loading type bolts and be snug-tight.
- All welding shall be in accordance with AWS D1.1 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.
- Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.
- Where steel beams bear across building expansion joints or at wall control joints, provide a "lap" connection.
- Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.
- Unless otherwise noted, all structural steel permanently exposed to view shall be hot painted with one coat of SSPC 15-68, Type 1 (Red Oxide) paint.
- Steel fabricators shall be an AISC certified shop for Category I steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.
- Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shear angles shall be hot-dipped galvanized in accordance with ASTM A153.
- Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.
- The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

- Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unusable material.
- The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unusable material. Excavate unusable soil as directed by the engineer.
- Proof roll the surface of the exposed subgrade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.
- Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.
- All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.
- Provide field density tests for each 3,000 SF of building area for each lift of controlled fill.

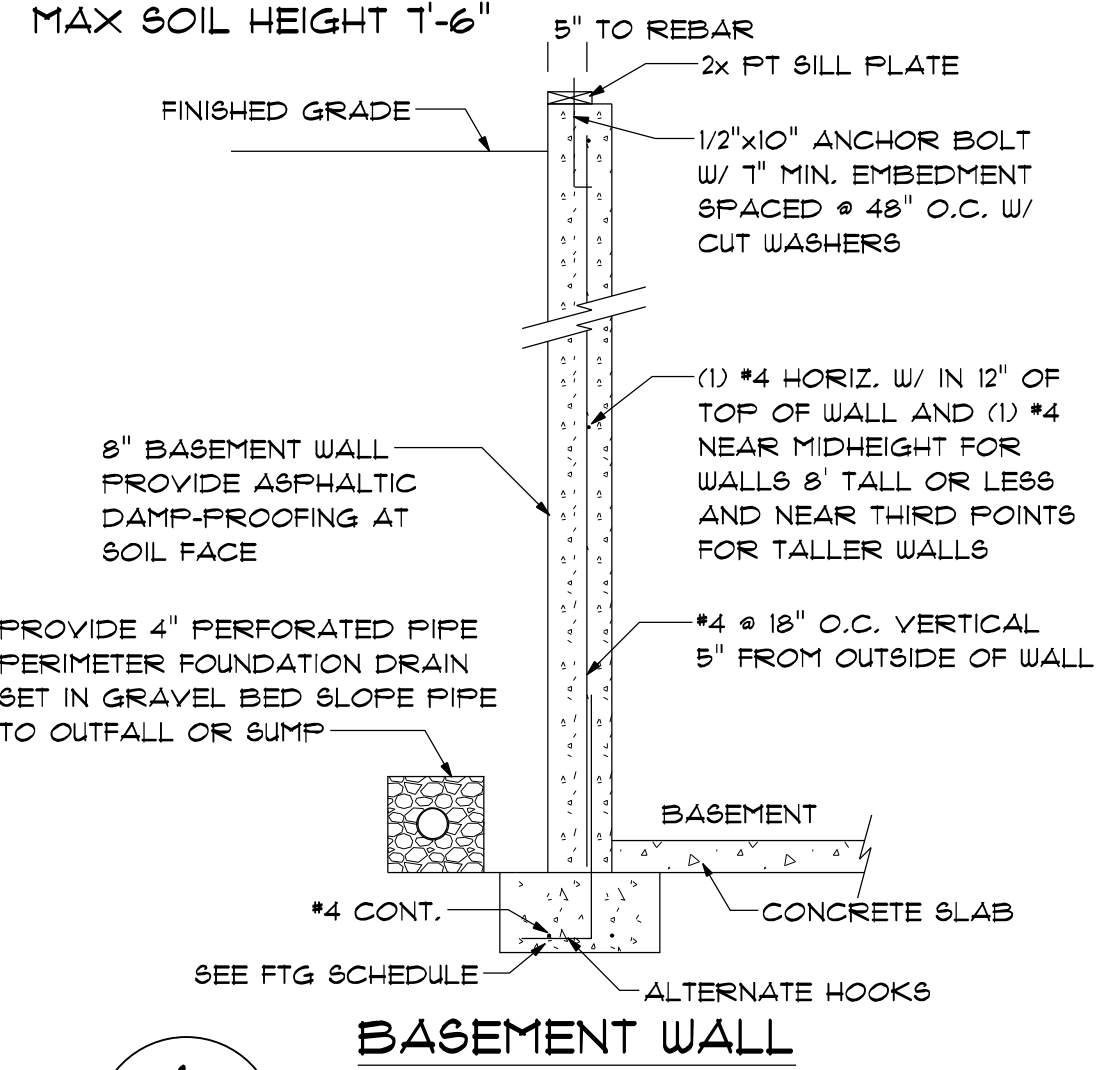


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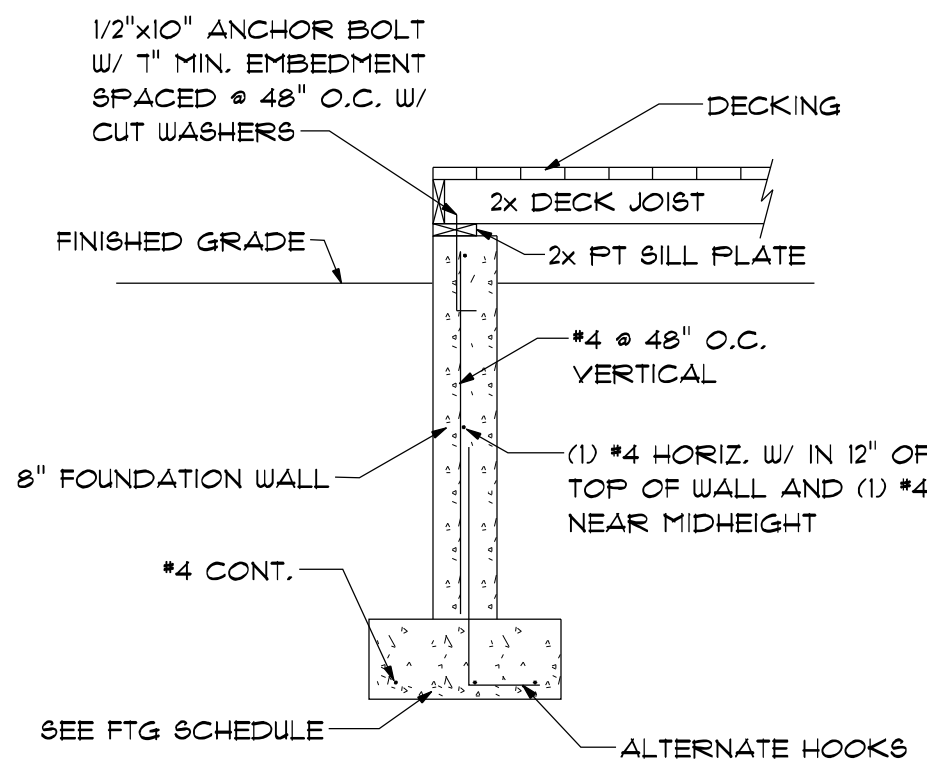
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DATE: 5/16/2023
SCALE: AS NOTED
DRAWN BY: KRB
2023-125
DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO 83440
PHONE: (208) 359-1466
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EMAIL: JOSH@DESIGNINTEL.COM
THE RIGHT FIT
60.1
60.1
LOT 4 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO
16976
05/16/23

MAX WALL HEIGHT 8'-0"
MAX SOIL HEIGHT 1'-6"

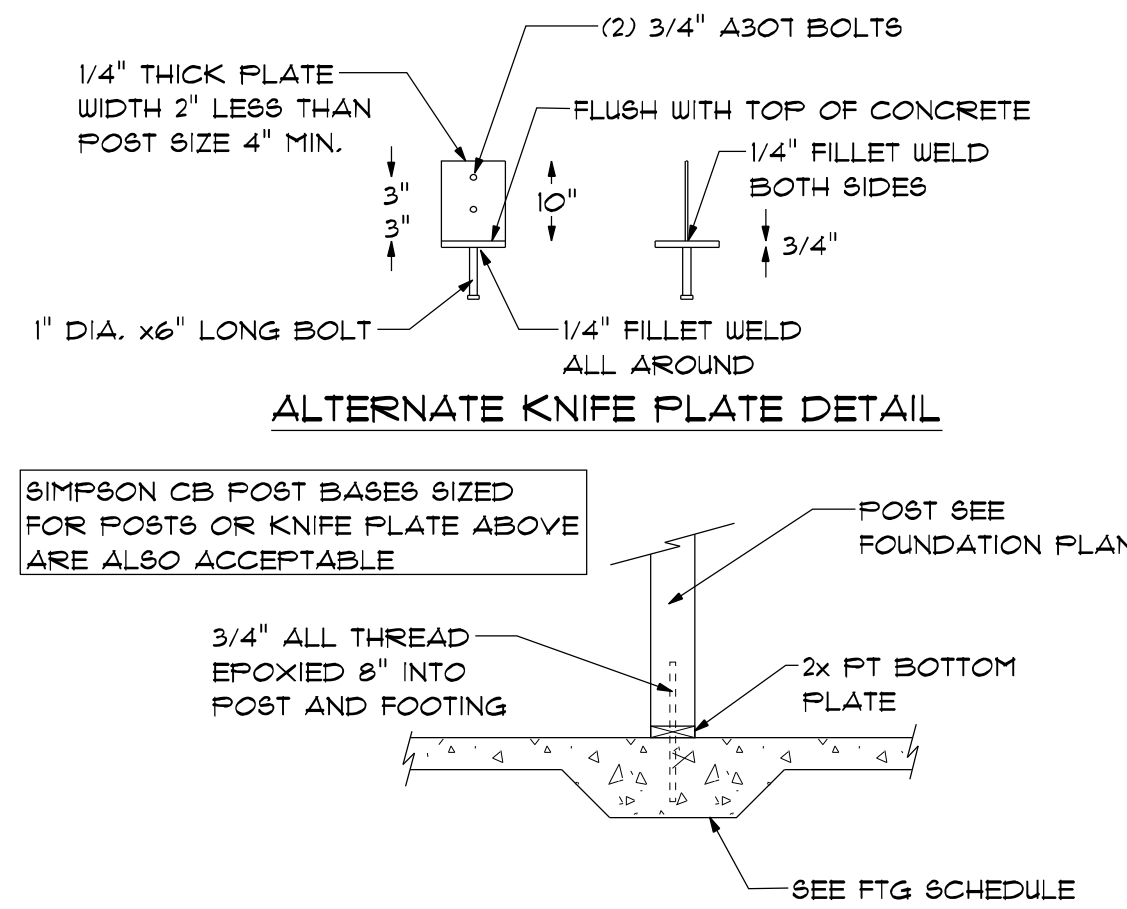


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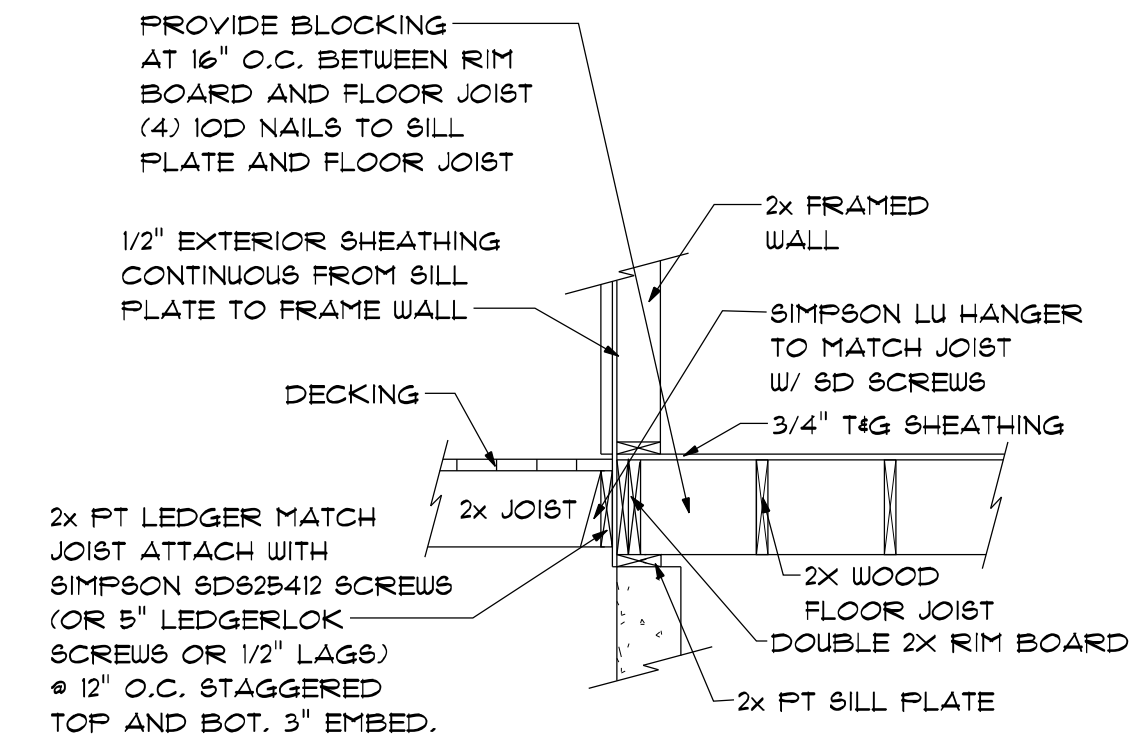
MAX WALL HEIGHT = 6'-0"
DECK TO STEM WALL

2
S.I.O.



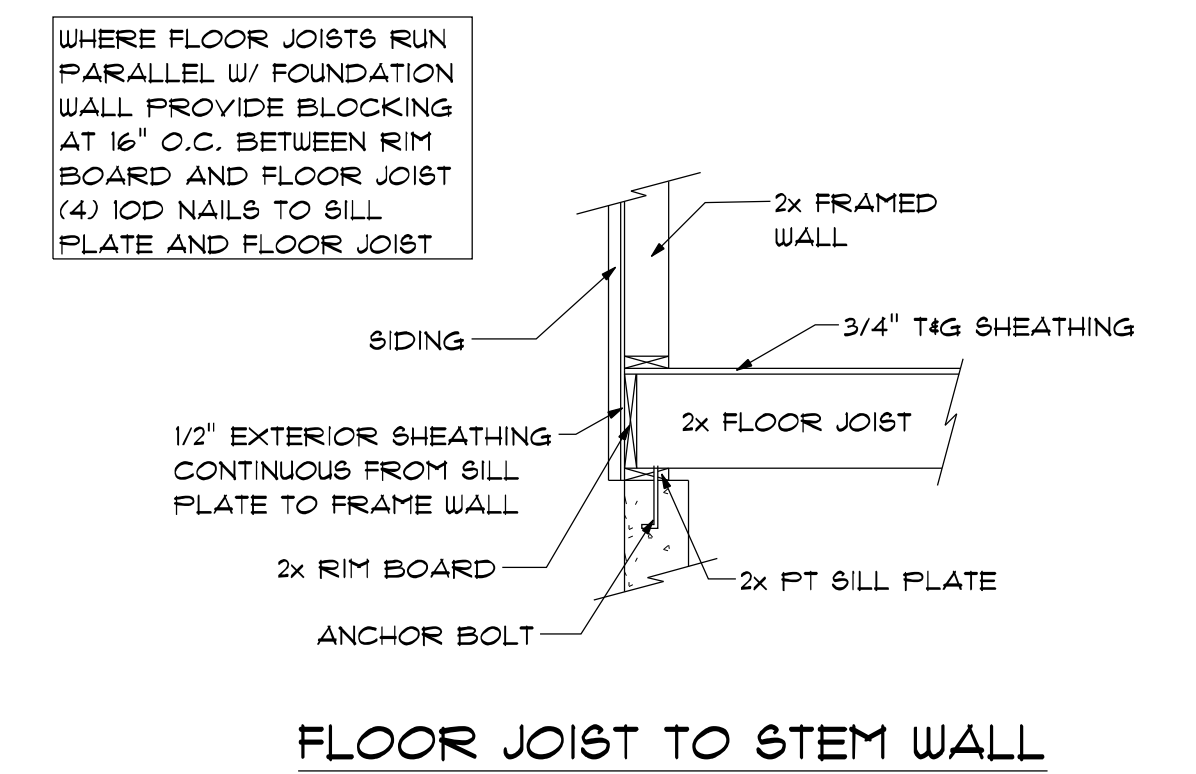
POST TO INTERIOR FOOTING

3
S.I.O.



DECK ATTACHMENT

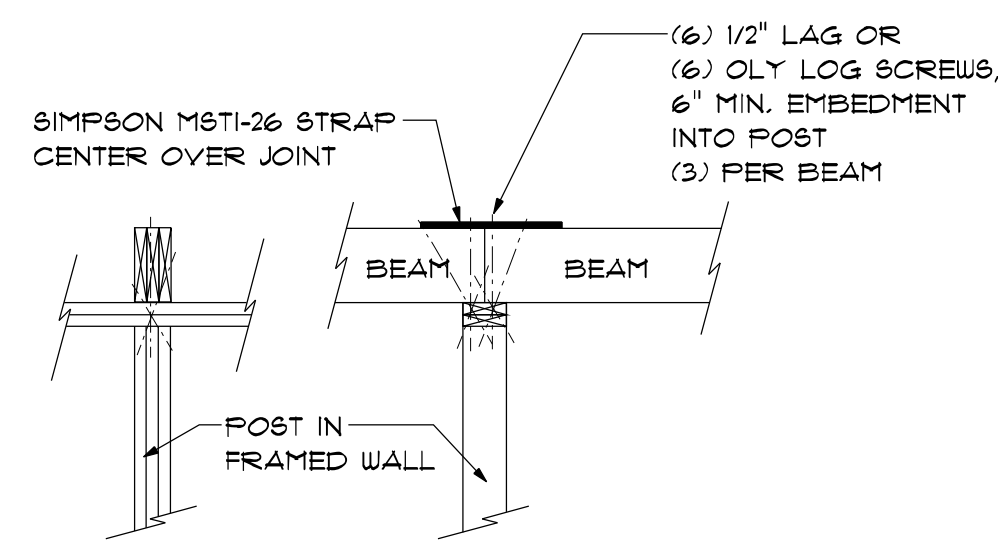
4
S.I.O.



FLOOR JOIST TO STEM WALL

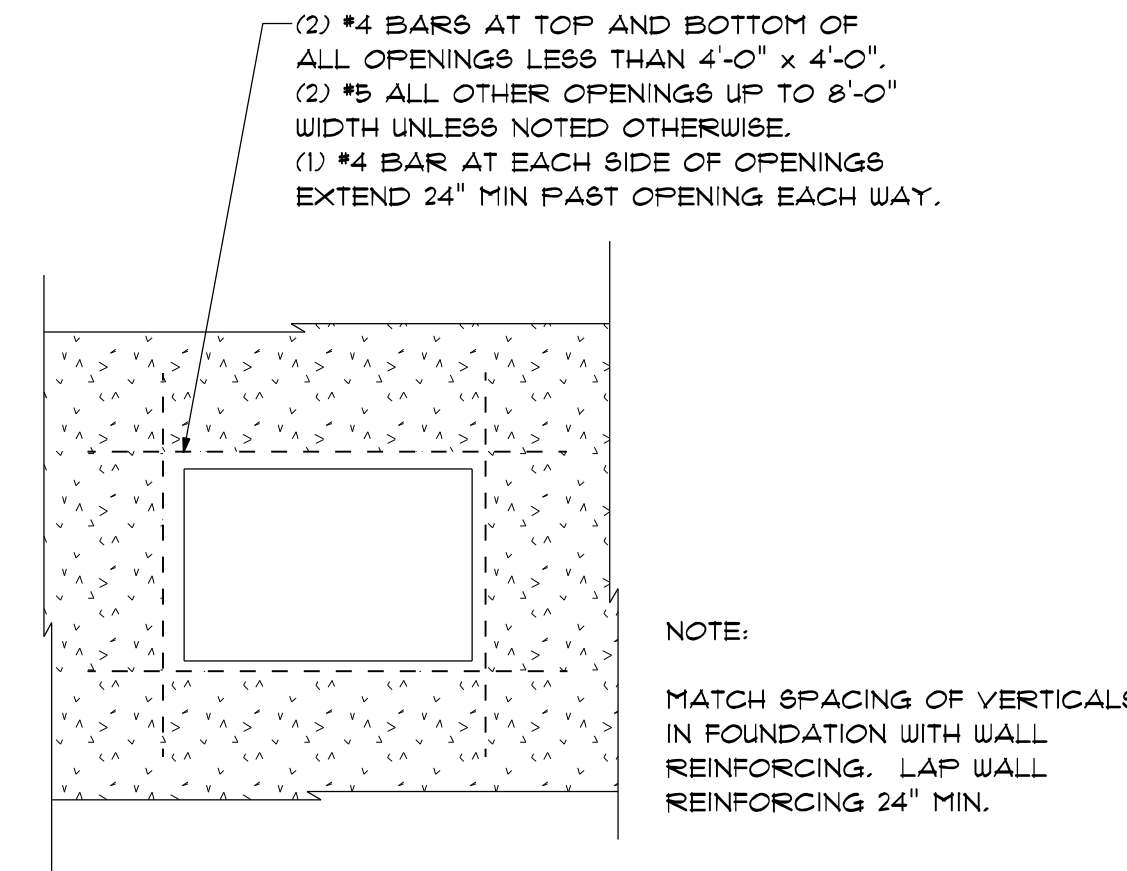
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NOT USED



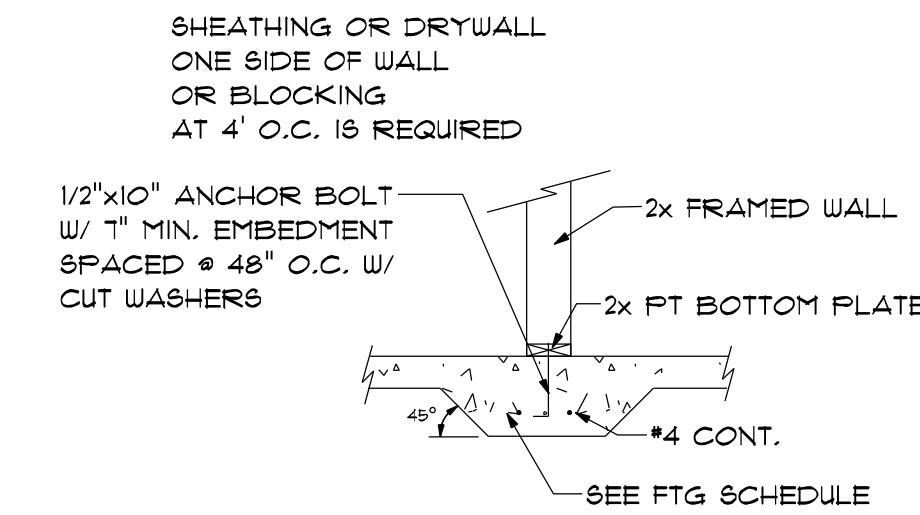
BEAM TO FRAMED WALL

6
S.I.O.



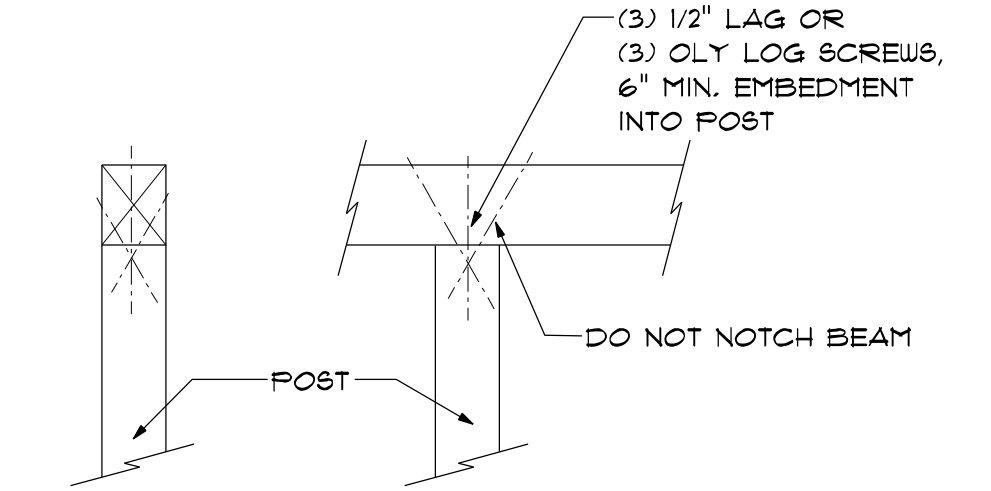
TYPICAL FOUNDATION WALL
OPENING REINFORCING

8
S.I.O.



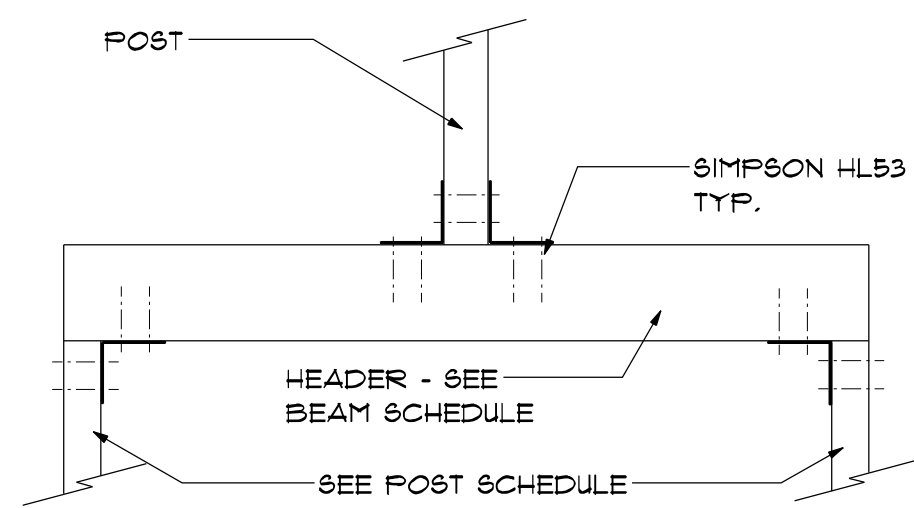
WALL TO INTERIOR FOOTING

9
S.I.O.



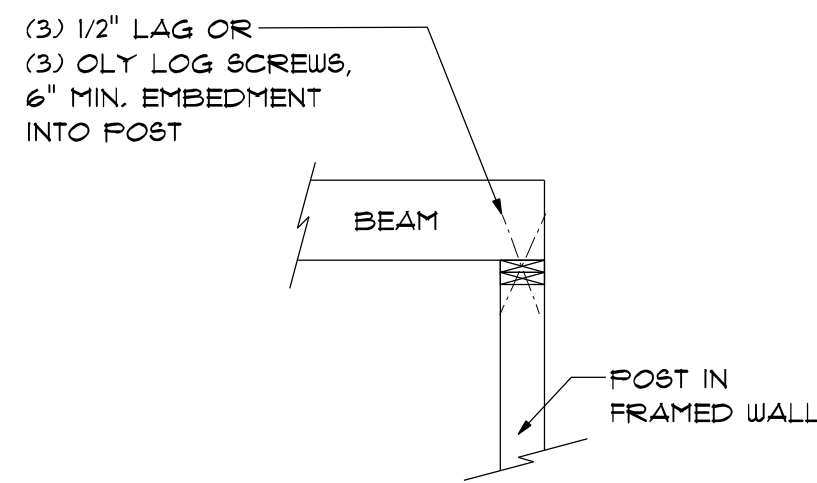
WOOD BEAM TO WOOD POST

10
S.I.O.



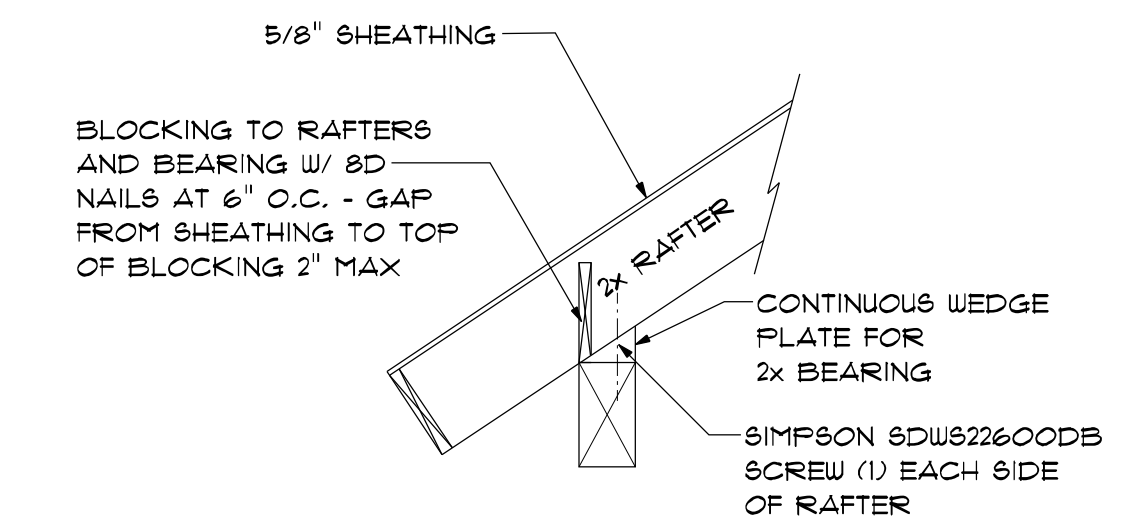
HEAVY LOAD ONTO HEADER

11
S.I.O.



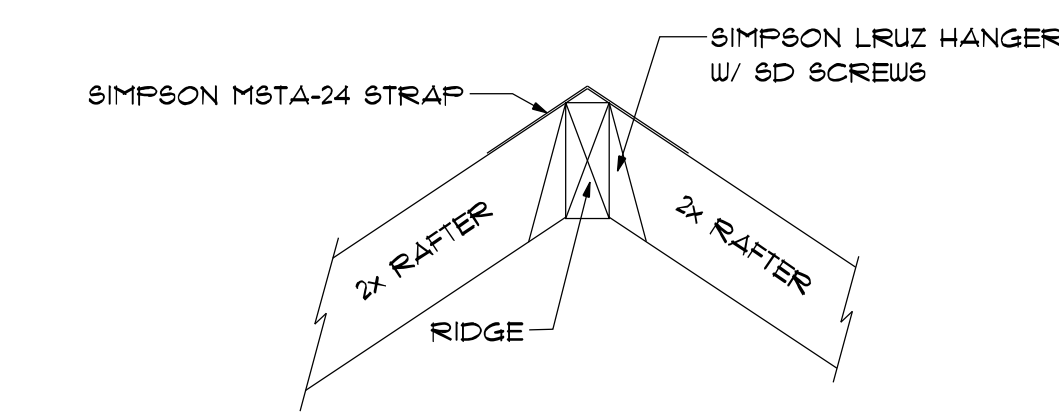
BEAM TO FRAMED WALL

12
S.I.O.



2x RAFTER TO BEAM

13
S.I.O.



RAFTER TO RIDGE

14
S.I.O.

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5/16/2023
DATE

AS NOTED
SCALE

KRB
DRAWN BY

2023-125
PROJECT NO.

DESIGN INTELLIGENCE, LLC
PHONE: (208) 399-1446
FAX: (208) 399-0740
EMAIL: JOSE@DESIGNINTEL.COM

LOT 4 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

16976
STATE OF IDAHO
REGISTERED PROFESSIONAL ENGINEER
RUSSEFER R. BENNETT
05/16/23

S.I.O.

5/16/2023
DATE

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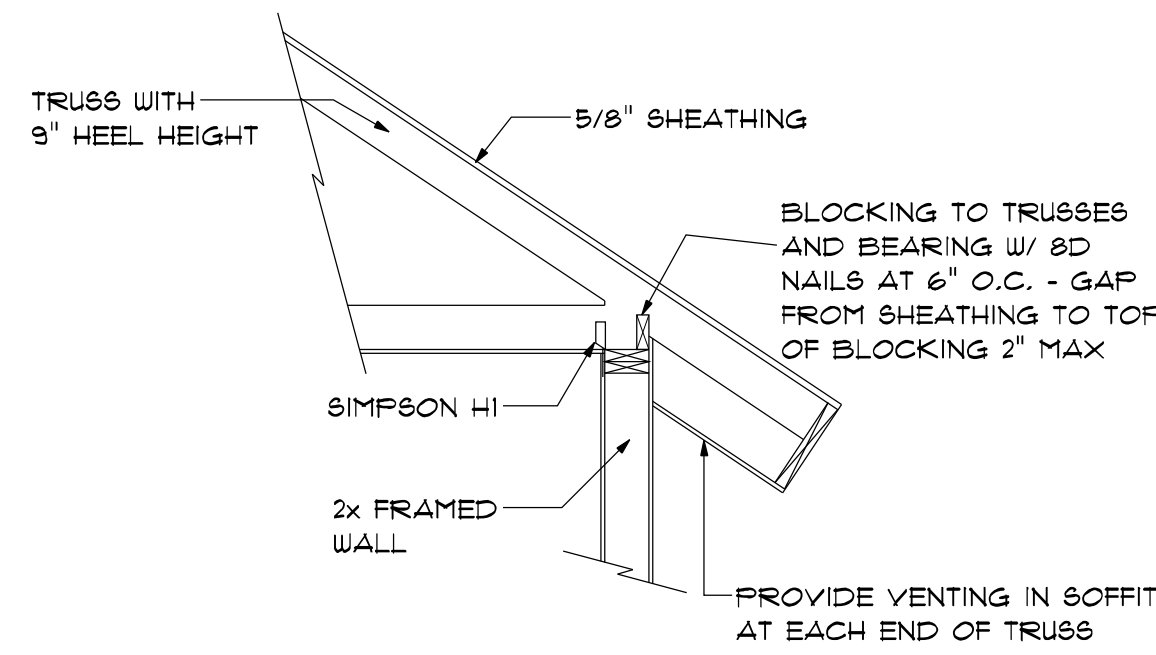
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05/16/23

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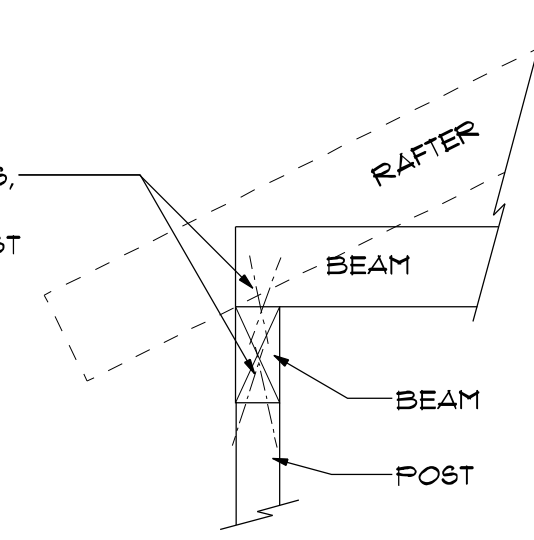
ROOF CONSTRUCTION
 ROOFING OVER ICE AND WATER SHIELD
 OVER 5/8" OSB SHEATHING
 OVER TRUSSES WITH 1 1/2" AIR SPACE
 FOR VENTILATION AND CARDBOARD BAFFLE
 AND R48 INSULATION
 OVER 6 MIL VAPOR BARRIER
 OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

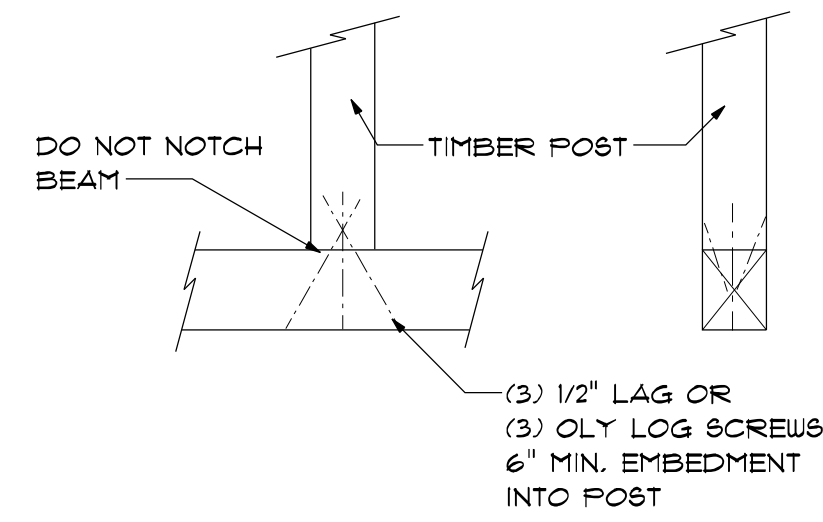
1
S1.1

(3) 1/2" LAG OR
 (3) OLY LOG SCREWS,
 6" MIN. EMBEDMENT
 INTO BEAM AND POST



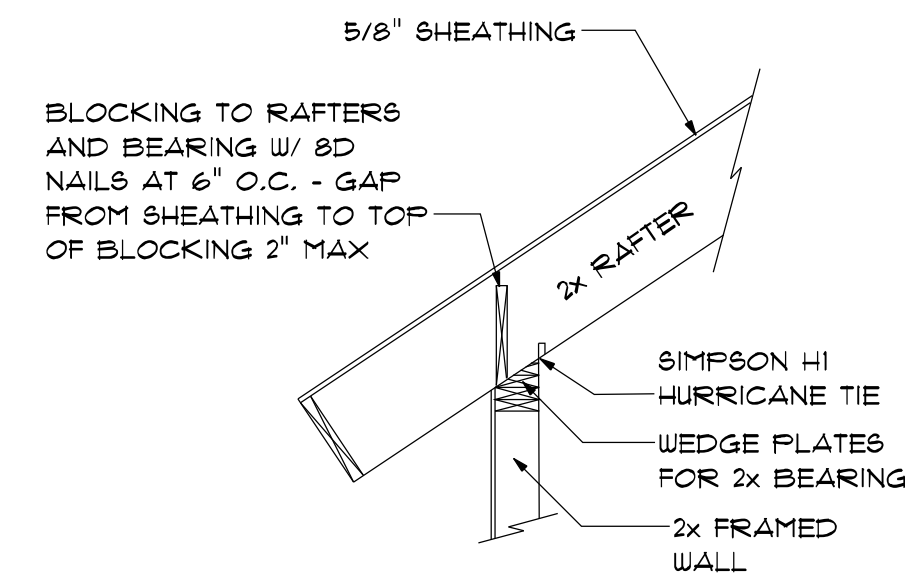
POST TO BEAM

2
S1.1



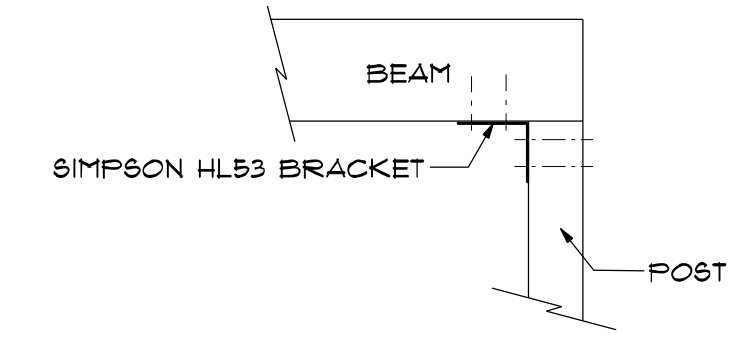
POST TO BEAM

3
S1.1



2x RAFTER TO FRAMED WALL

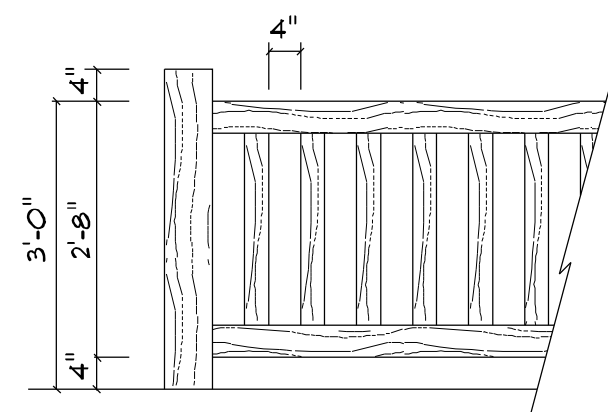
4
S1.1



POST TO BEAM

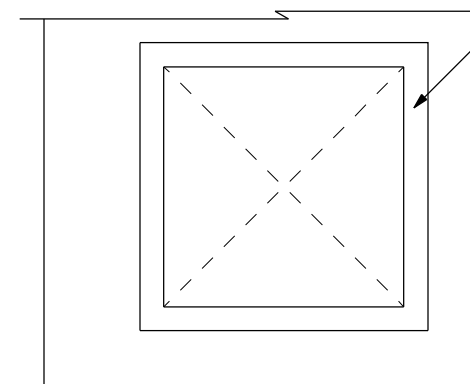
5
S1.1

PROVIDE GUARD RAIL AT ANY
 STEP GREATER THAN 30" TO
 FLOOR OR GRADE BELOW.



**INTERIOR AND EXTERIOR
 RAILING & GUARDRAIL**

6
S1.1



PROVIDE WEATHER RESISTIVE
 ICE AND WATER SHIELD 6"
 AROUND ALL WINDOWS
 AND DOORS IN FRAMED WALLS

 PROVIDE TYVEK HOUSE WRAP
 OR EQUIVALENT ON EXTERIOR
 SIDE OF ALL FRAMED EXTERIOR WALLS

 CAULK AROUND ALL WINDOWS AND
 DOORS.

WINDOWS AND DOORS SHALL
 BE INSTALLED PER MANUFACTURERS
 APPROVED INSTALLATION DETAILS.

**WEATHER RESISTIVE
 BARRIER FLASHING**

7
S1.1

8
S1.1

9
S1.1

10
S1.1

11
S1.1

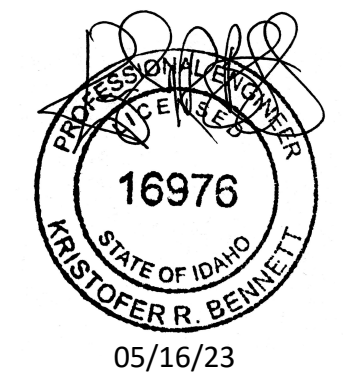
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12
S1.1

13
S1.1

14
S1.1

15
S1.1



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FOUNDATION NOTES

- SEE SHEET 80.1 FOR ADDITIONAL GENERAL NOTES.
- BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

- P1-P2 = DF #1 6x6
- P3 = (4) DF #2 2x4
- P4 = DF #1 6x6
- P5 = (3) DF #2 2x6
- P6-P7 = (2) DF #2 2x6
- P8-P9 = (3) DF #2 2x6
- P10 = DF #1 6x6

2x6 FRAMED WALL KING STUD SCHEDULE

(6' MAX HEADER LENGTH) SIZE STUD LENGTH
 (1) DF #2 2x6 UP TO 9'-0"
 (2) DF #2 2x6 UP TO 12'-0"

(12' MAX HEADER LENGTH) SIZE STUD LENGTH
 (2) DF #2 2x6 UP TO 9'-0"
 (2) 2x6 LSL UP TO 14'-0"

NAILING AT JOINTS AND BEAMS SHALL BE (10) 10D NAILS (OR #14 SCREWS) AT 2" O.C. ONE ROW TOP, ONE ROW BOTTOM AND ONE ROW CENTERED, SISTER TO TRIMMER/POST W/ 10D NAILS AT 6" O.C.

IF APPLICABLE, SEE WINDOW WALL FRAMING AND GARAGE DOOR DETAILS WHERE THESE LIMITS ARE EXCEEDED.

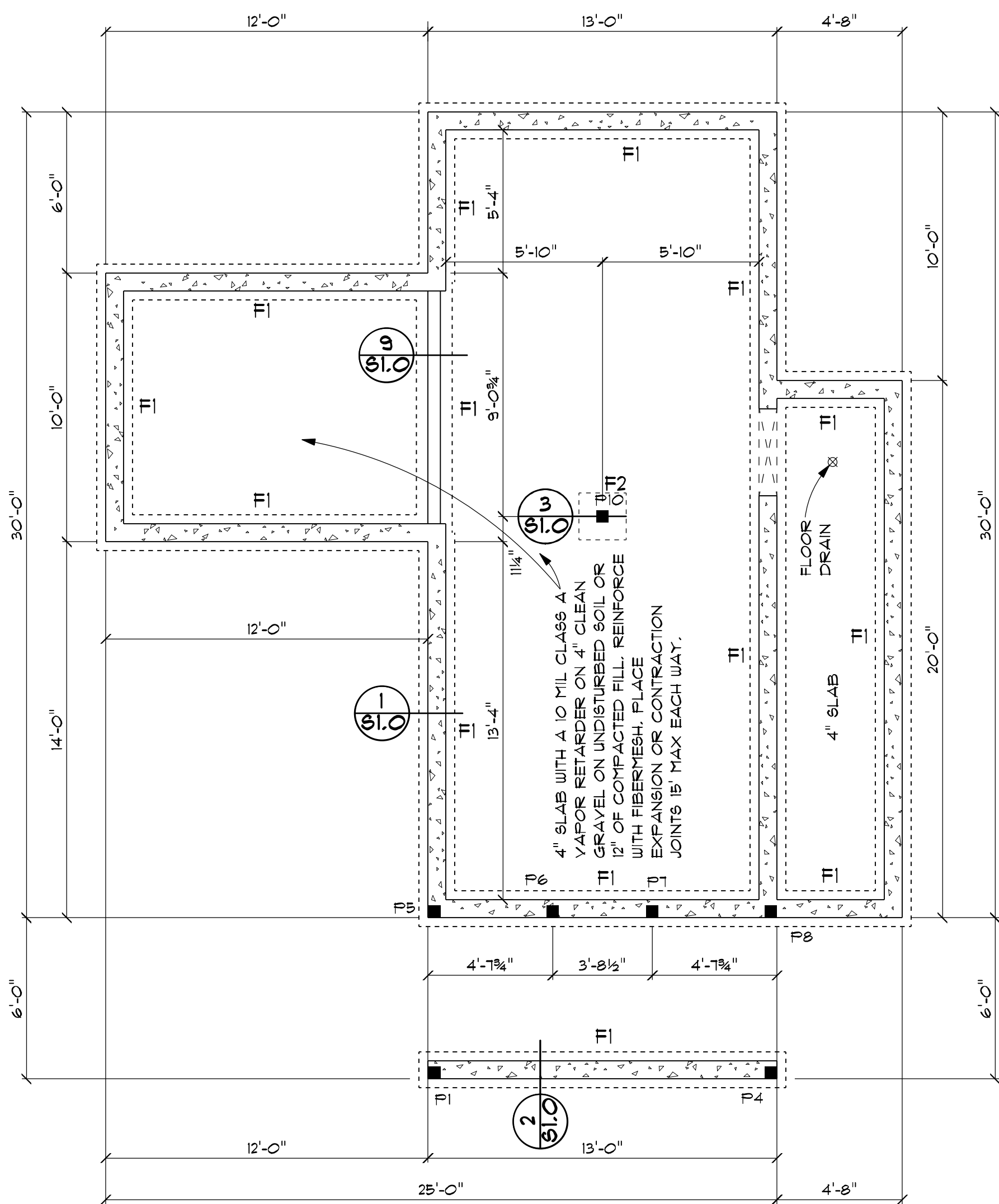
ALTERNATE BIG FOOT FOOTING SCHEDULE:

- FOR SPREAD FOOTINGS:
 UP TO 18"x18" USE BF20
 UP TO 21"x21" USE BF24
 UP TO 24"x24" USE BF28
 UP TO 30"x30" USE BF36

FOOTINGS SHALL BE REINFORCED ACCORDING TO THE FOOTING SCHEDULE

FOOTING SCHEDULE

- F1 = 16X10 CONT. FTG WITH (3) #4 CONT.
- F2 = 21X21X10 FTG WITH (3) #4 EACH WAY



FOUNDATION PLAN

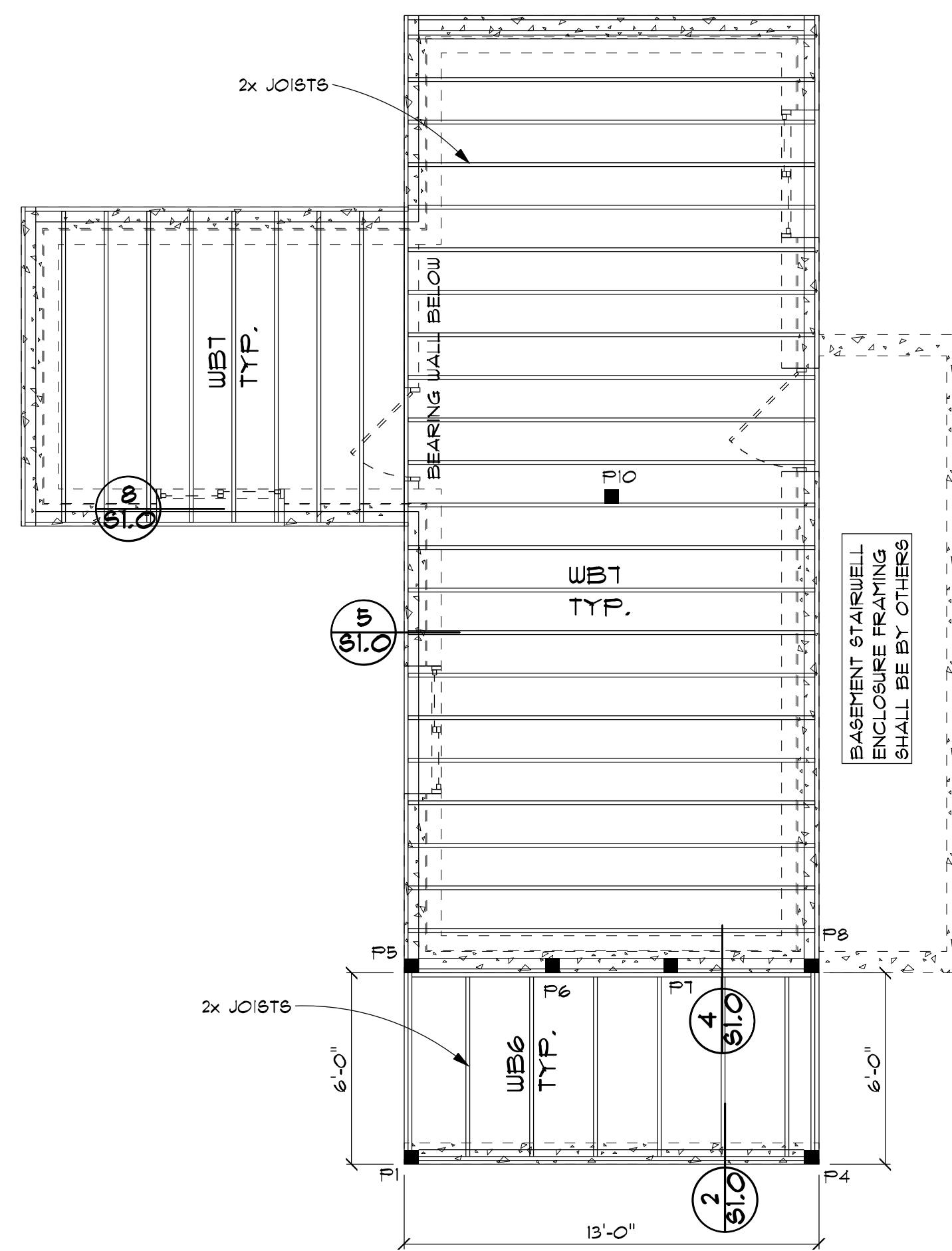
1/4" = 1'-0"

LEGEND

- STRUCTURAL POST
- SONOTUBE

SEE SHEET 83 FOR SHEAR WALLS AND HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS

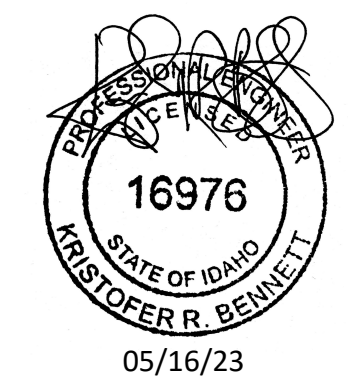


MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND

- STRUCTURAL POST



FLOOR FRAMING NOTES

- INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
- PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
- FRAME AROUND CRAWL SPACE ACCESS USING (2) DF 6S 2X8 W/ SIMPSON HUC28-2 HANGERS OR GREATER WHERE APPLICABLE UNO.
- DECK BEAM HANGERS SHALL BE SIMPSON HUC28-2 FOR (2) 2X8 BEAMS AND HUCQ210-2-SDS FOR OTHER BEAM SIZES WHERE APPLICABLE UNO.
- ALL EXTERIOR WALLS ARE BEARING WALLS UNO.
- DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
- BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
- HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
- JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
- SEE SHEET 83 FOR BEAM SCHEDULE.
- PROVIDE CRAWL SPACE ACCESS 24"x30".

CONTRACTOR'S RESPONSIBILITY

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HAND FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL RAFTERS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON H8 AT BRG ENDS OF EACH RAFTER OR SIMPSON SDUC15600 SCREW AT BRG ENDS (1) EACH SIDE OF EACH RAFTER.
8. RAFTER COUNT SHOULD BE DETERMINED FROM RAFTER SPACING NOT FROM DRAWING LAYOUT.
9. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.

TRUSS FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON H1 OR EQUAL AT BRG ENDS OF EACH TRUSS.
8. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.
9. TRUSSES HAVE A TYPICAL 9" HEEL HEIGHT UNO.
10. PROVIDE ATTIC ACCESS (22"x30" MIN).

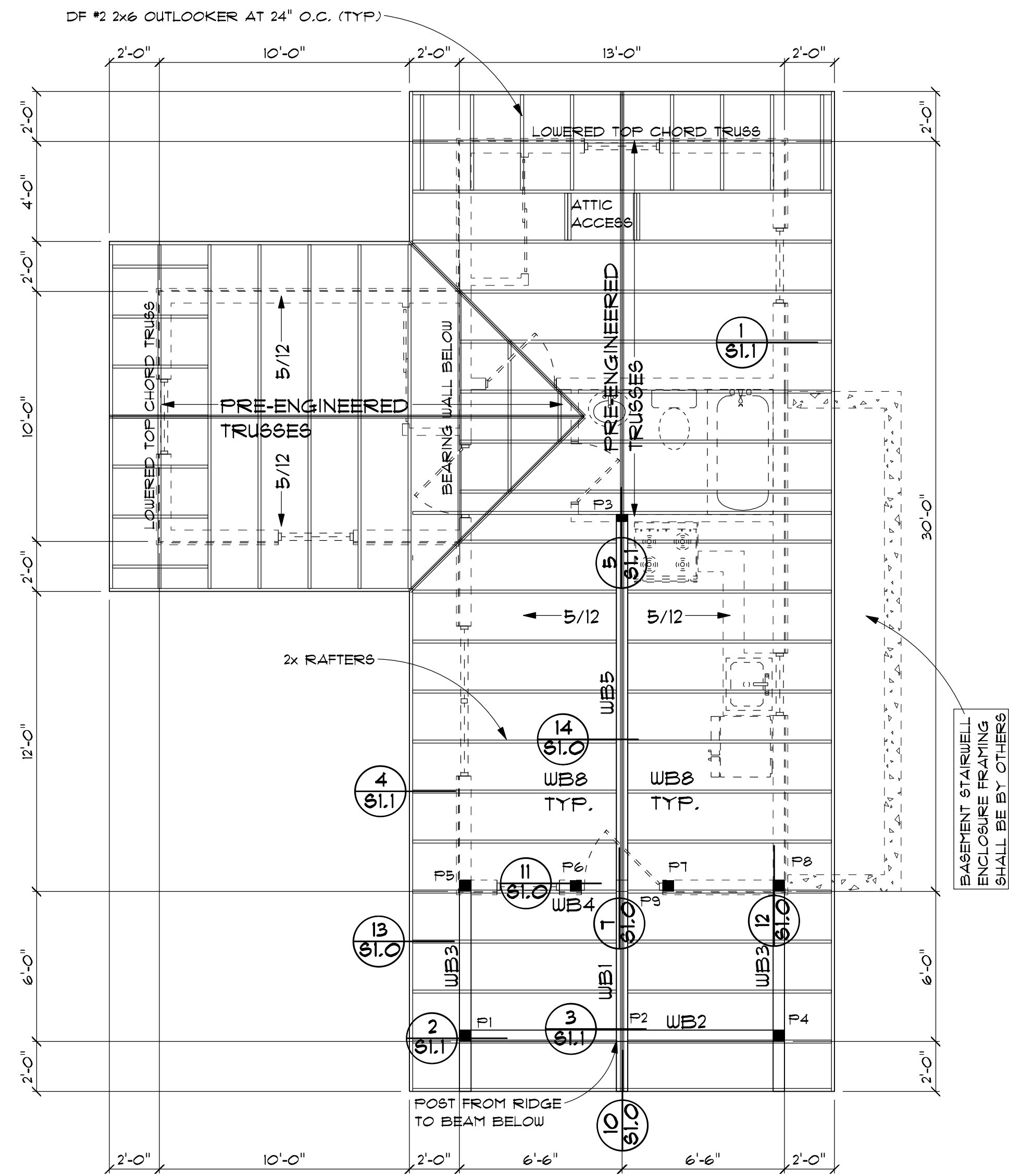
SHEAR WALL NOTES

1. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. WITH 7/16" APA RATED SHEATHING WITH 8D NAILS UNO. PROVIDE 12" O.C. FIELD NAILING TYP. STAGGER EDGE NAILING AT 3X BLOCKING. SEE THE SHEAR WALL DESIGN TABLE FOR EDGE NAILING AND ADDITIONAL SHEAR WALL REQUIREMENTS. SOME DESIGNS MAY NOT BE UTILIZED.
2. SHEAR BLOCKING (IF REQUIRED) SHALL BE PROVIDED AT ALL PANEL EDGES FOR EDGE NAILING.
3. ALL EXTERIOR WALLS SHALL BE NAILED PER S1 UNO.
4. ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
5. WALL ID'S (LIKE H-1) ARE FOR ENGINEER'S REFERENCE.
6. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPlicing WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

- 8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
- 8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.

| SHEAR WALL DESIGN TABLE | | | |
|-------------------------|----------------------|----------------|-----------------|
| LABEL | EDGE NAILING SPACING | SHEAR BLOCKING | SHEATHING SIDES |
| S1 | 6" O.C. | NONE | SINGLE |
| S2 | 4" O.C. | 2X | SINGLE |
| S3 | 2" O.C. | 3X | SINGLE |
| S4 | 2" O.C. | 3X | DOUBLE |



BEAM GRADING SHALL BE AS FOLLOWS UNO:
 DF - SELECT STRUCTURAL GLB - 24F-V4 DF/DF
 LVL - 2.0, 2600Fb

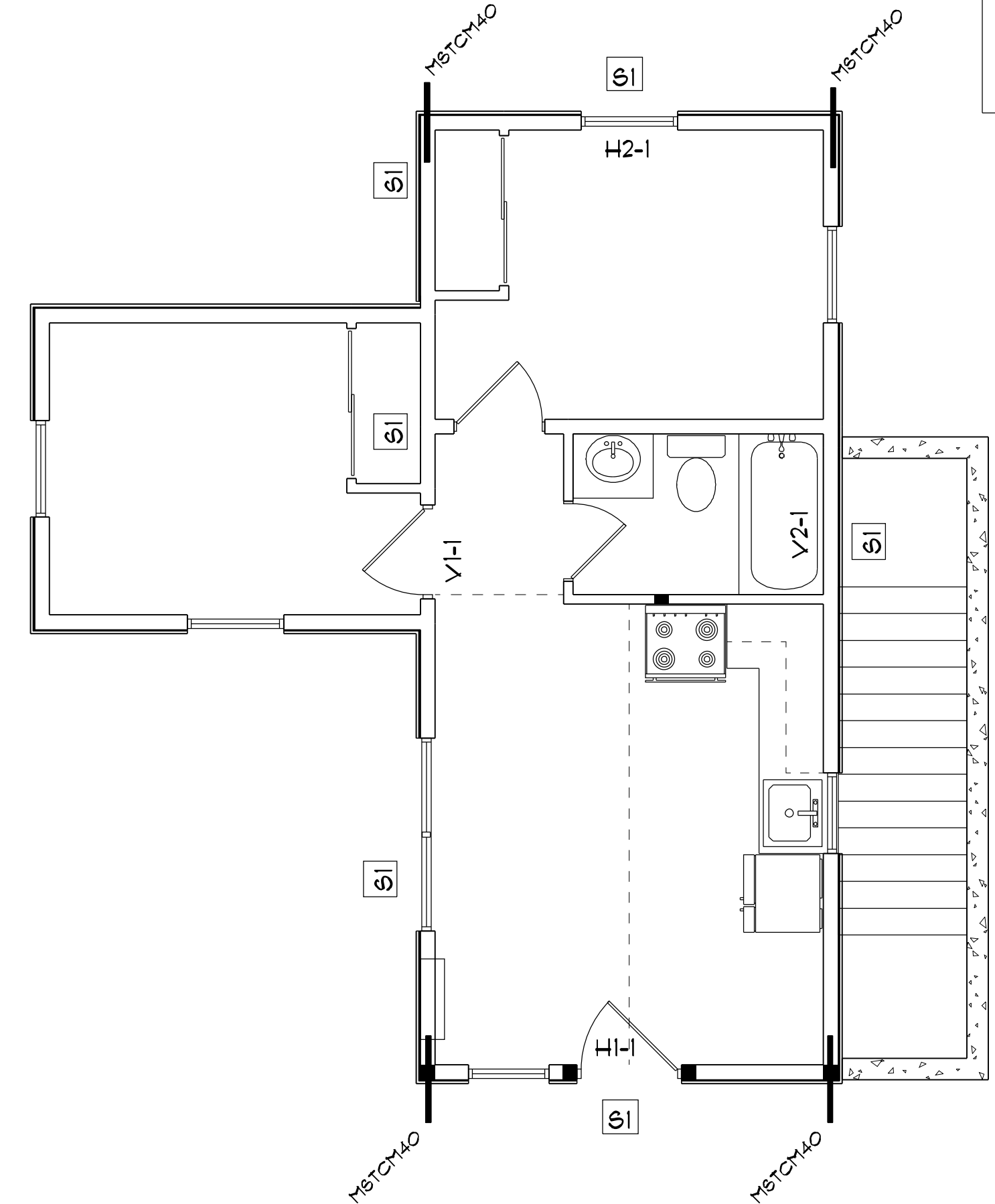
- BEAM SCHEDULE**
- WB1 = 6.75x12 GLB
 - WB2 = DF #1 6x12
 - WB3 = DF #1 6x8
 - WB4 = (3) DF 2x10
 - WB5 = 6.75x12 GLB
 - WB6 = DF 2x6 AT 24" O.C.
 - WB7 = DF 2x8 AT 16" O.C.
 - WB8 = DF 2x12 AT 24" O.C.

- ICE BARRIER NOTES:**
- PROVIDE ICE AND WATER SHIELD TO COVER ENTIRE ROOF.
- ROOF VENTILATION:**
- PROVIDE ROOF VENTILATION 1 SF FOR EVERY 300 SF OF ATTIC SPACE, 1/2 HIGH AND 1/2 LOW.

ROOF FRAMING

1/4" = 1'-0"

- LEGEND**
- STRUCTURAL POST



MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"



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S3

DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

2023-125

DESIGN INTELLIGENCE, LLC

1031 ERIKSON DR. REXBURG, IDAHO 83440

PHONE: (208) 359-1461

FAX: (208) 359-0740

EMAIL: JOSH@DESIGNINTEL.COM

LOT 4 ALPINE ACRES RESIDENCE

NEAR DRIGGS, TETON COUNTY, IDAHO

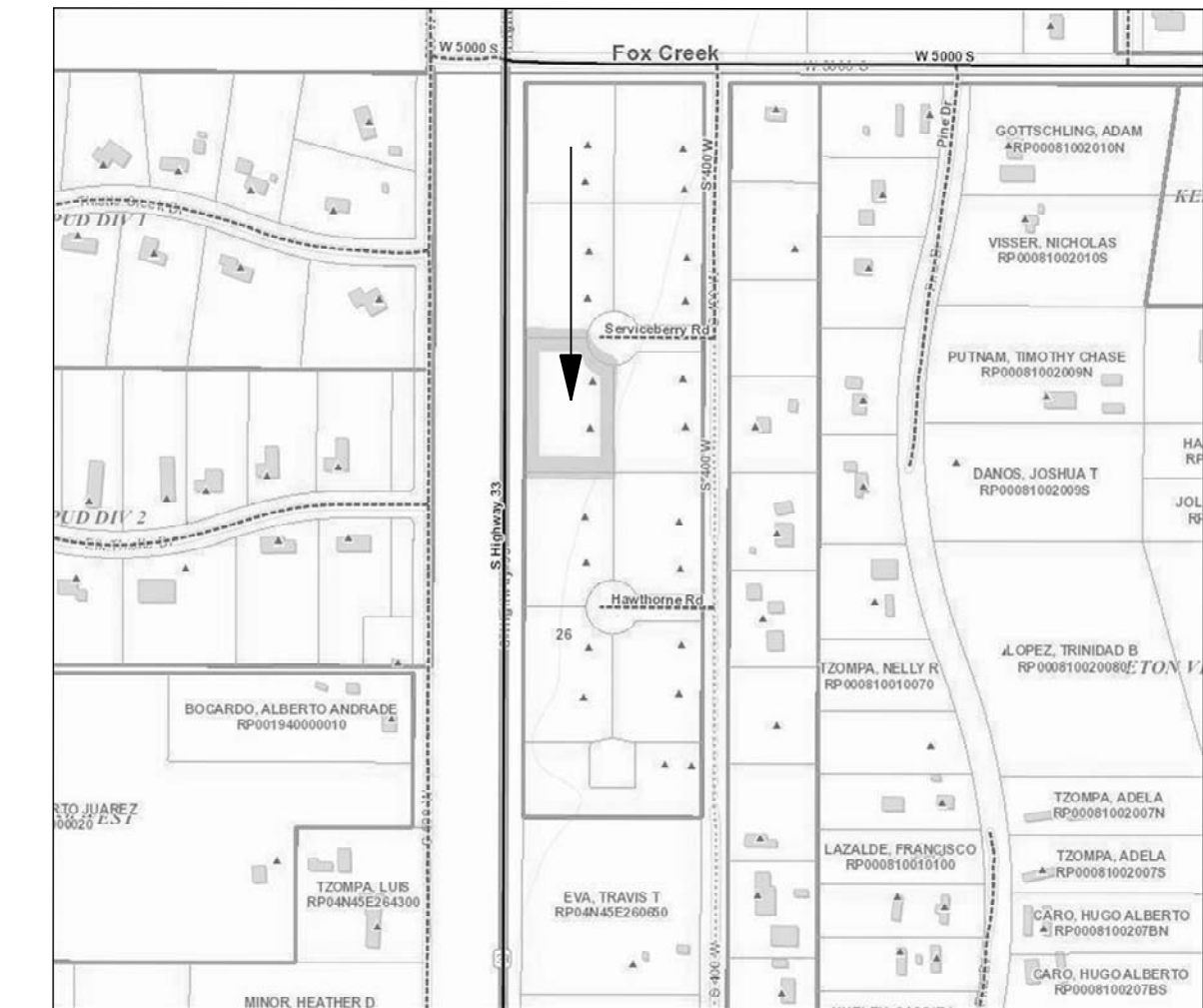
S3

ABBREVIATIONS

APPROX. = APPROXIMATE
 BOT. = BOTTOM
 BRG = BEARING
 CFM = CUBIC FEET PER MINUTE
 CLR = CLEARANCE
 CO = CARBON MONOXIDE
 CONC. = CONCRETE
 CONT. = CONTINUOUS
 D = PENNY
 DBL = DOUBLE
 DECO = DECORATIVE
 DEG. = DEGREE
 DF = DOUGLAS FIR
 DIA. = DIAMETER
 DWG = DRAWING
 EMBED. = EMBEDMENT
 FND = FOUNDATION
 FTG = FOOTING
 GLB = GLULAM BEAM
 GYP = GYPSUM
 HORIZ = HORIZONTAL
 MAX = MAXIMUM
 MECH = MECHANICAL
 MFGR = MANUFACTURER
 MFGR'S = MANUFACTURER'S

MIN. = MINIMUM
 NTS = NOT TO SCALE
 O.C. = ON CENTER
 PE = POLYETHYLENE
 PT = PRESSURE TREATED
 R = ROUND (IN LOG BEAM SCHEDULE)
 REINF. = REINFORCE
 REQ'D = REQUIRED
 SEL. = SELECT
 SF = SQUARE FEET
 SQ. FT. = SQUARE FEET
 SQR. = SQUARE
 SS = SELECT STRUCTURAL
 STRUCT. = STRUCTURAL
 TBD = TO BE DETERMINED
 TYP = TYPICAL
 UNO = UNLESS NOTED OTHERWISE
 UTIL = UTILITY
 VERT = VERTICAL
 W/ = WITH
 WIC = WALK IN CLOSET
 YR = YEAR

LOT 5 ALPINE ACRES RESIDENCE, NEAR DRIGGS, TETON COUNTY, IDAHO



VICINITY MAP

PROJECT DATA

- GOVERNING BUILDING CODE: IRC 2018
- TYPE OF CONSTRUCTION: TYPE V-B
- SPRINKLED: NO

PROJECT INFORMATION

BUILDING DEPARTMENT:
 TETON COUNTY, IDAHO

DRAWING INDEX

- A0 COVER SHEET
- A1 ELEVATIONS
- A2 BASEMENT PLAN AND MAIN FLOOR PLAN AND DOOR AND WINDOW SCHEDULE
- A3 SECTIONS
- CI SITE PLAN
- E1 MAIN FLOOR ELECTRICAL
- L1 LANDSCAPE PLAN
- S0.1 GENERAL NOTES
- S1.0 CONNECTION DETAILS
- S1.1 CONNECTION DETAILS
- S2 FOUNDATION PLAN AND MAIN FLOOR FRAMING
- S3 ROOF FRAMING AND MAIN FLOOR SHEAR WALLS

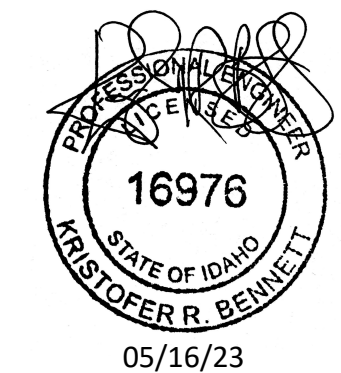
BUILDING SQ. FT.

LIVING SPACE :
 MAIN FLOOR = 510 SQ. FT.
 TOTAL = 510 SQ. FT.

NON LIVING SPACE :
 UNFINISHED BASEMENT = 510 SQ. FT.
 DECK OR PORCH = 86 SQ. FT.

DESIGN NOTES

- GROUND SNOW LOAD - 121 PSF
- FLAT ROOF SNOW LOAD - 85 PSF
- SNOW LOAD IMPORTANCE FACTOR - 1.0
- SNOW EXPOSURE FACTOR - 1.0
- THERMAL FACTOR - 1.0
- OCCUPANCY CATEGORY - II
- SOIL BEARING CAPACITY - 2000 PSF
- ULTIMATE WIND SPEED - 115 MPH, EXP B
- WIND IMPORTANCE FACTOR - 1.0
- SEISMIC DESIGN CATEGORY - D
- SEISMIC SITE CLASS - D
- RISK CATEGORY - II
- SEISMIC COEFFICIENTS -
 Sds: 0.828g Sd1: 0.443g R: 6.5 Cs: 0.13
- SEISMIC ANALYSIS PROCEDURE -
 EQUIVALENT LATERAL FORCE METHOD
- FLOOR LIVE LOAD - 40 PSF
- FLOOR DEAD LOAD - 15 PSF
- ROOF DEAD LOAD - 15 PSF



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DATE: 5/16/2023

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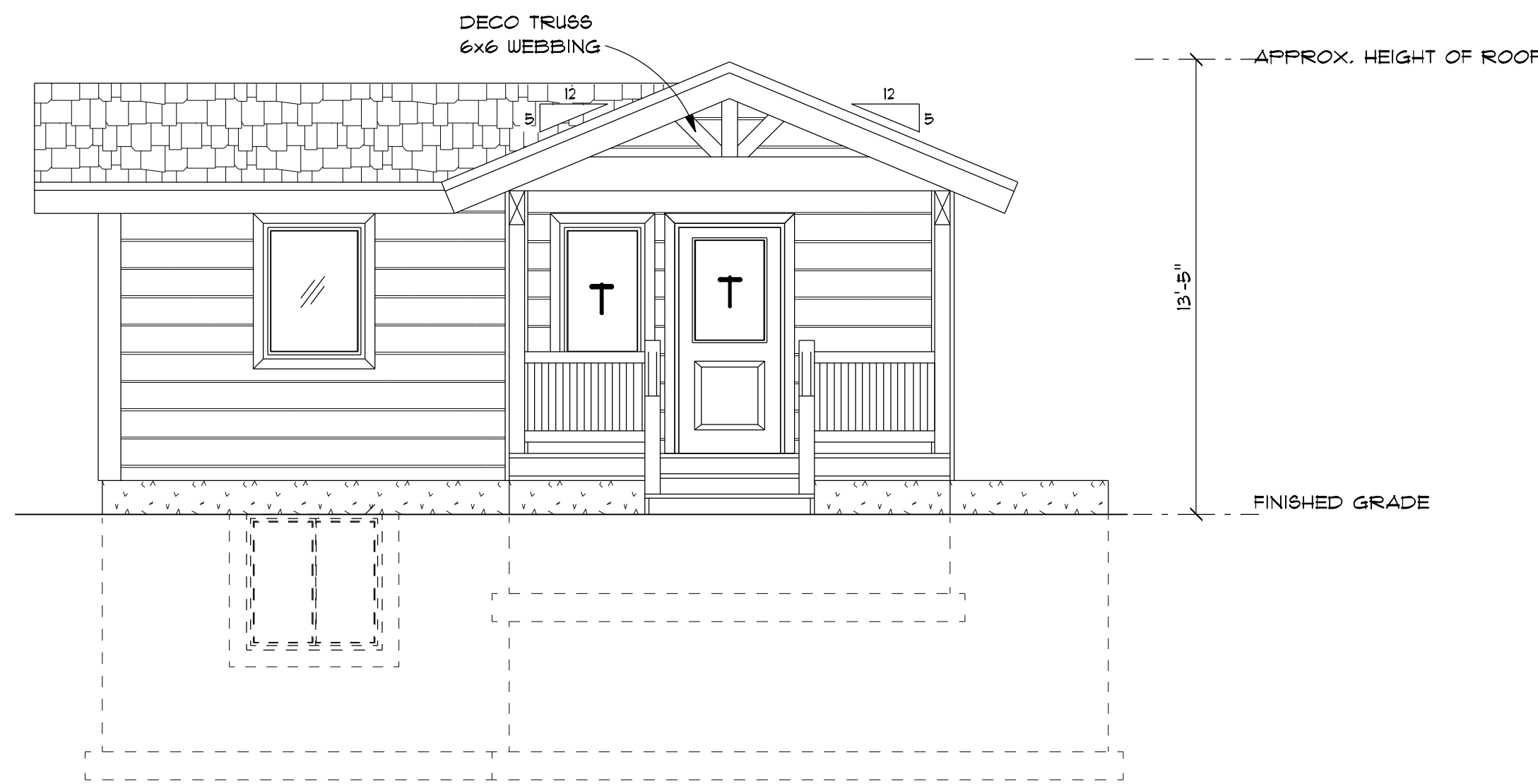
DRAWN BY: KRB

2023-112

DESIGN INTELLIGENCE, LLC
 1031 ERIKSON DR.
 REXBURG, IDAHO 83440
 PHONE: (208) 399-1461
 FAX: (208) 399-0740
 EMAIL: JOSEH@DESIGNINTEL.COM

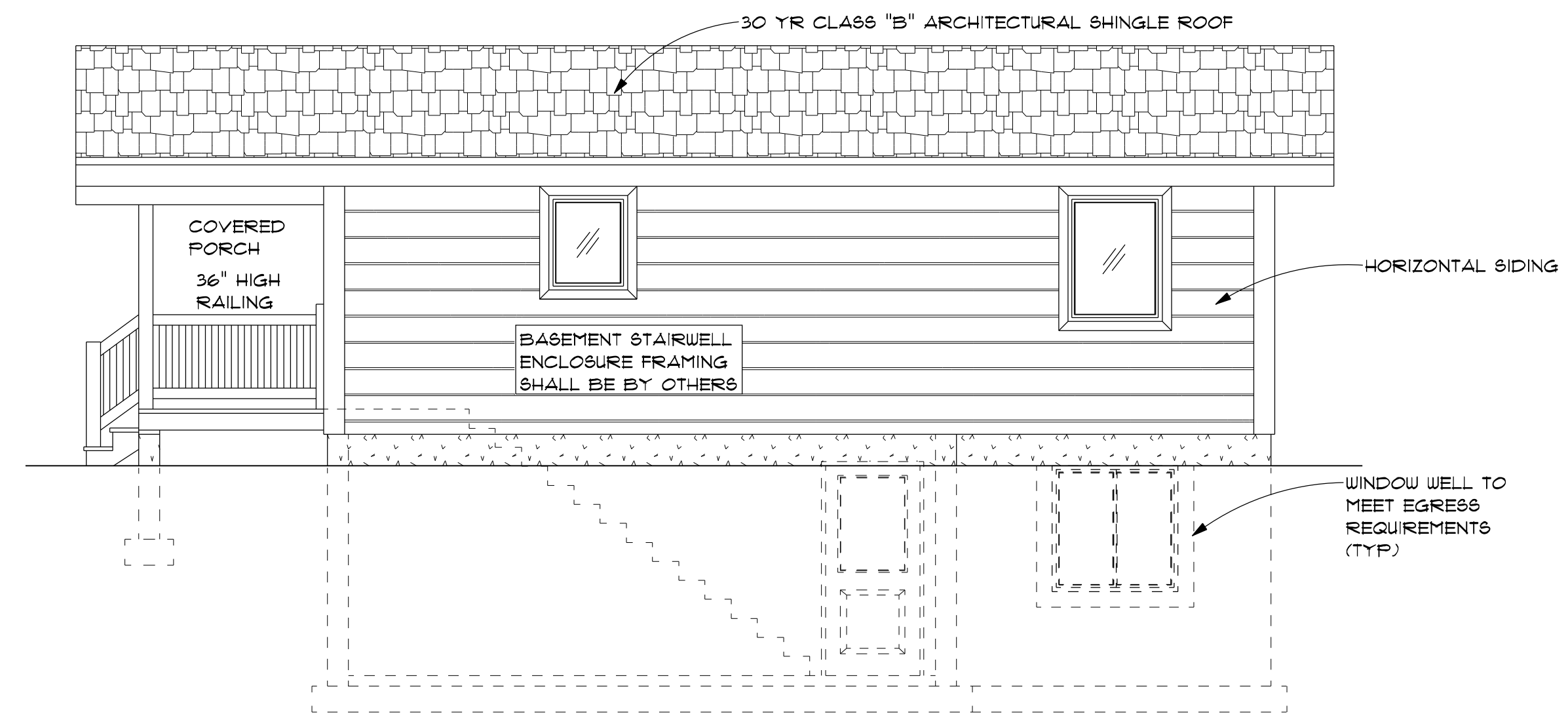
LOT 5 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO

AO



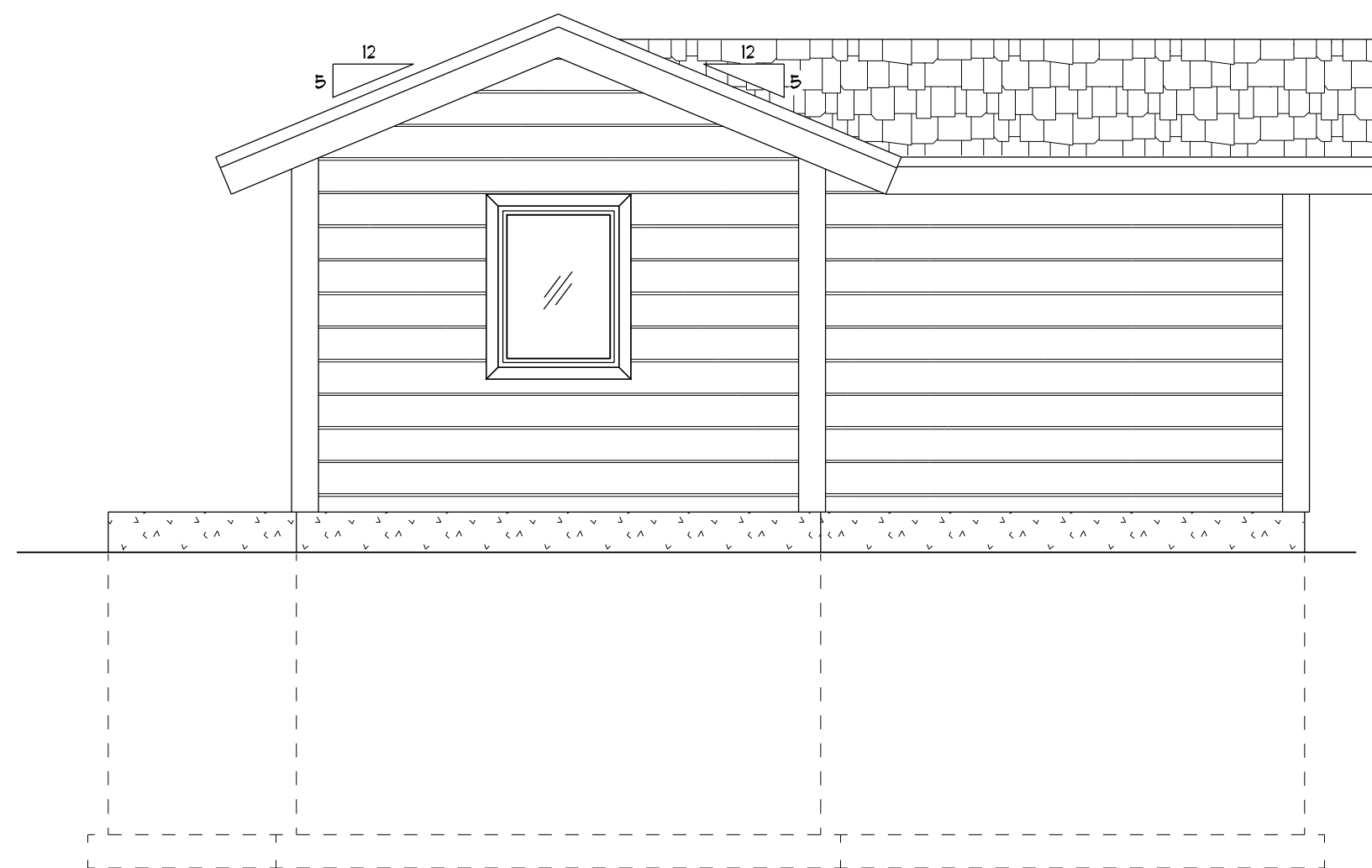
EAST ELEVATION

1/4" = 1'-0"



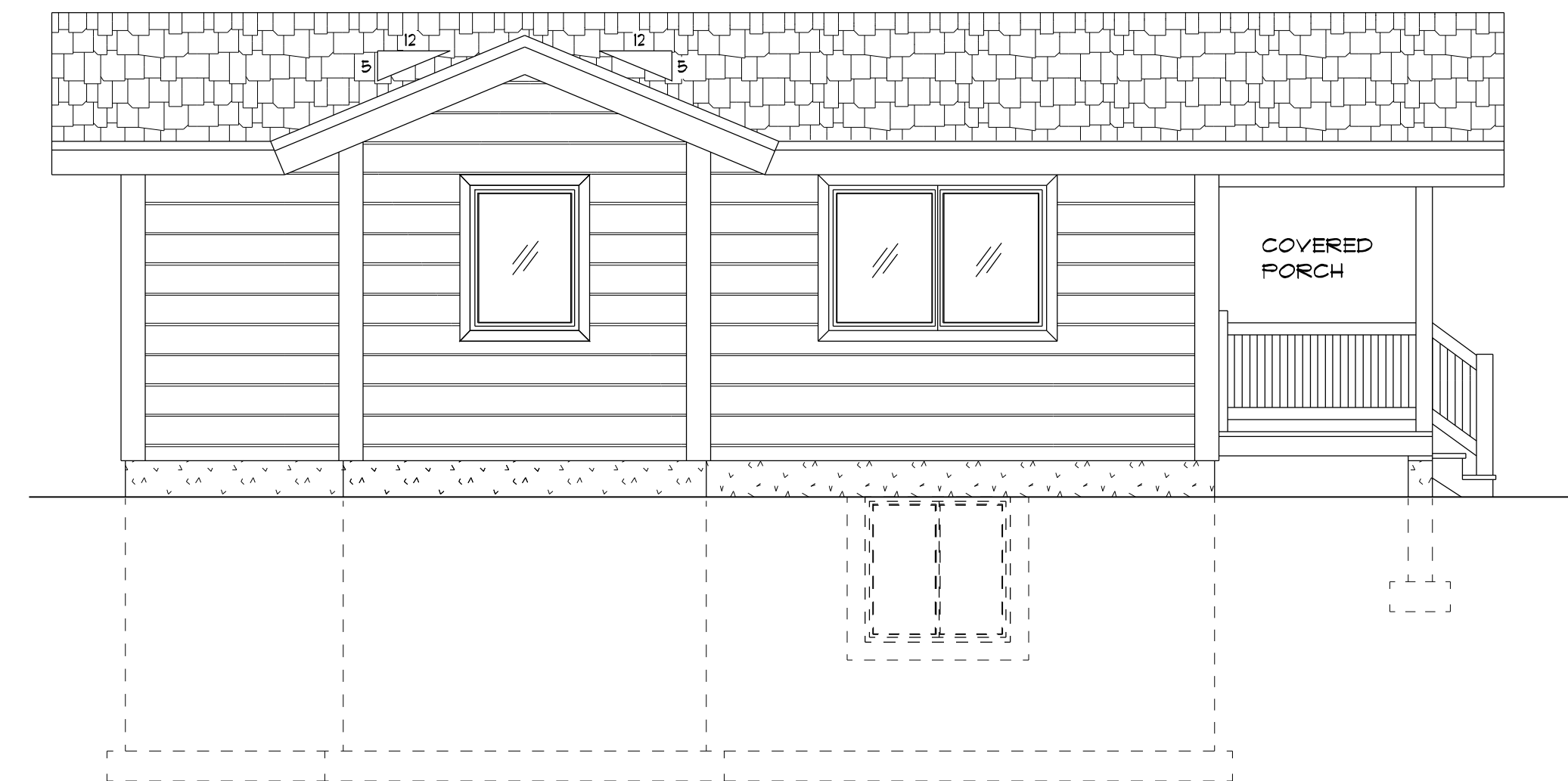
NORTH ELEVATION

1/4" = 1'-0"



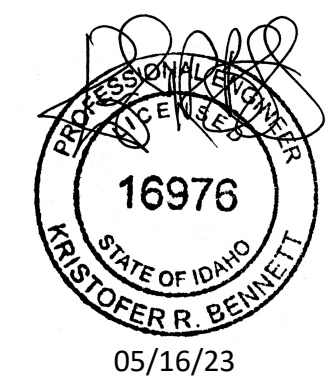
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



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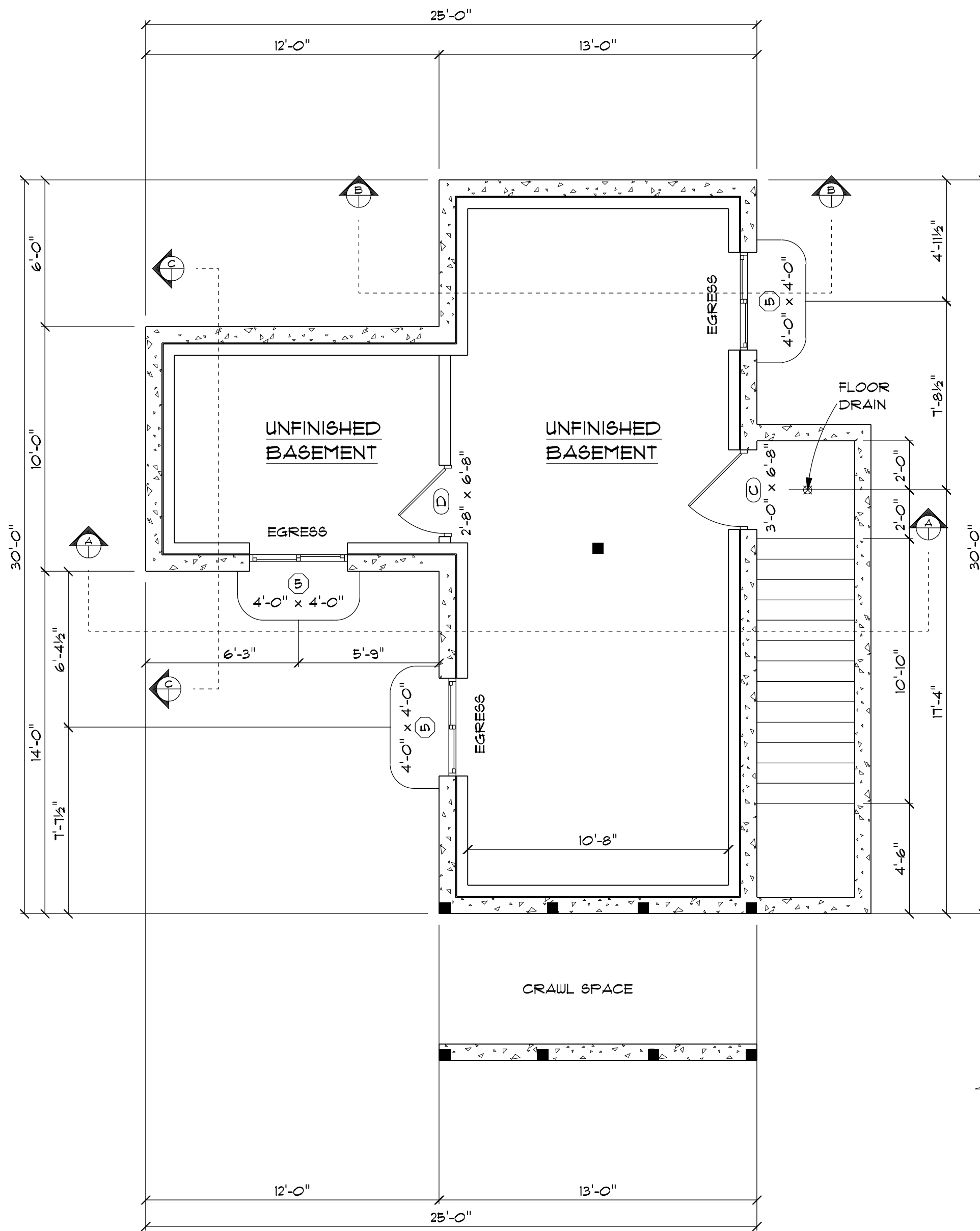
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| |
|--|
| A1 |
| DATE: 5/16/2023 |
| DESIGN INTELLIGENCE, LLC THE RIGHT FIT |
| SCALE: AS NOTED |
| DRAWN BY: KRB |
| 2023-112 |
| DESIGN INTELLIGENCE, LLC PHONE: (208) 399-1446 FAX: (208) 399-0740 EMAIL: JOSH@DESIGNINTEL.COM |
| 1031 ERIKSON DR. REXBURG, IDAHO 83440 |
| LOT 5 ALPINE ACRES RESIDENCE NEAR DRIGGS, TETON COUNTY, IDAHO |
| A1 |

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. TYPICAL WINDOW HEADER HEIGHT 6'-8" UNO.
6. PROVIDE CRAWL SPACE ACCESS 24"x30".
7. PROVIDE ATTIC ACCESS (22"x30" MIN.).
8. WATER HEATER IN CRAWL SPACE.



BASEMENT PLAN

1/4" = 1'-0"

UNFINISHED BASEMENT = 510 SQ. FT.

LEGEND

■ STRUCTURAL POST

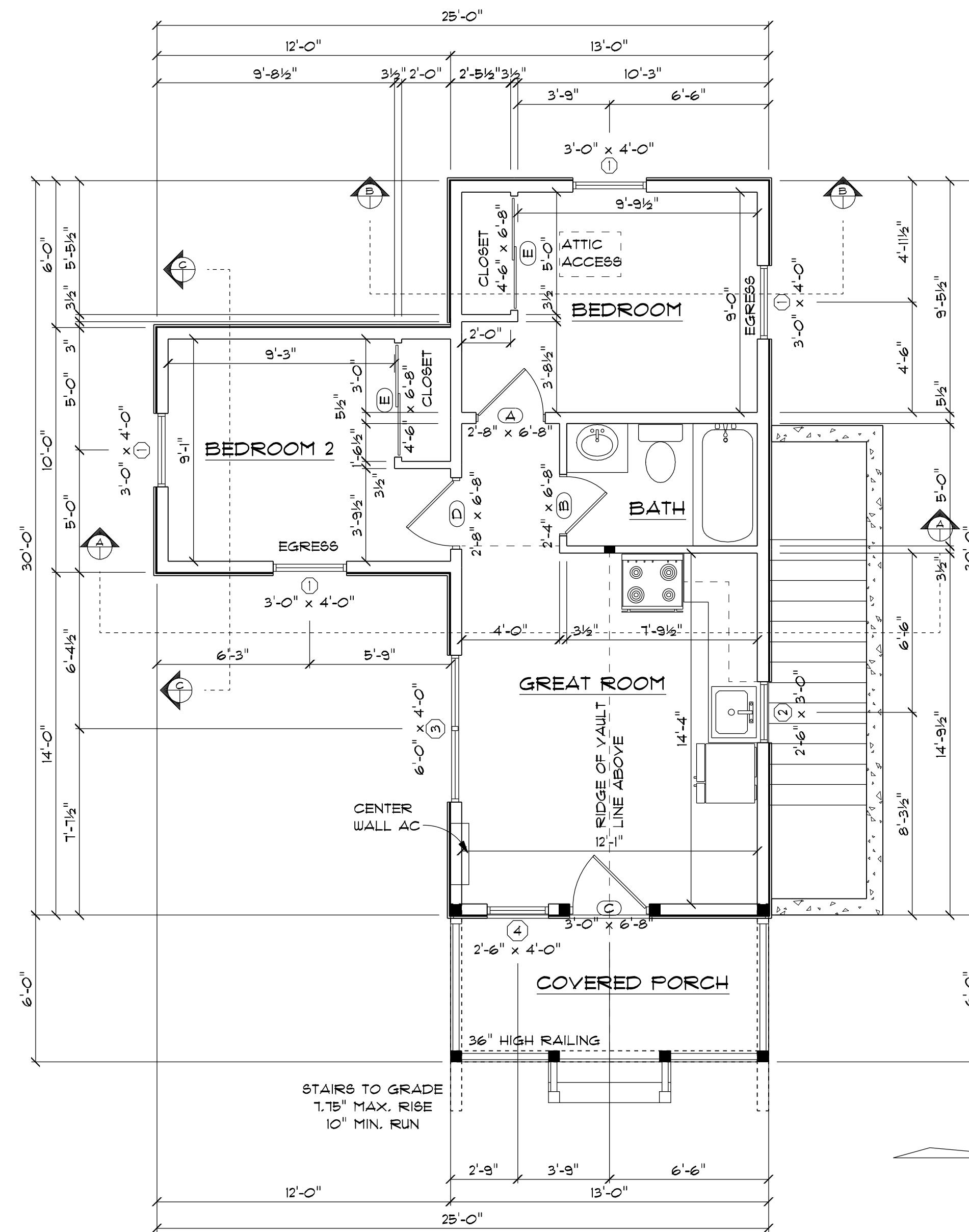
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MAIN FLOOR PLAN

1/4" = 1'-0"

LIVING SPACE = 510 SQ. FT.
DECK & PORCH = 86 SQ. FT.

LEGEND

■ STRUCTURAL POST

| DOOR SCHEDULE | | | | |
|---------------|-----|---------------|-----------|------------------------|
| LABEL | QTY | SIZE | HINGE DIR | TYPE |
| A | 1 | 2'-8" x 6'-8" | L | Interior Door/Colonial |
| B | 1 | 2'-4" x 6'-8" | R | Interior Door/Colonial |
| C | 2 | 3'-0" x 6'-8" | R | Exterior Door/Country |
| D | 2 | 2'-8" x 6'-8" | R | Interior Door/Colonial |
| E | 2 | 4'-6" x 6'-8" | NN | Interior Door/Sliding |

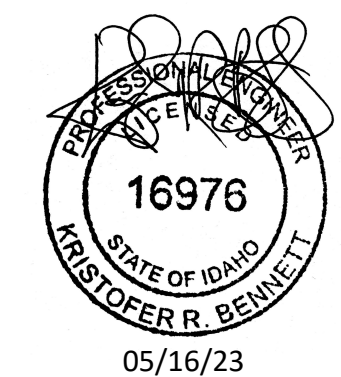
| WINDOW SCHEDULE | | | |
|-----------------|-----|---------------|----------------------------|
| LABEL | QTY | SIZE | TYPE |
| 1 | 4 | 3'-0" x 4'-0" | Window/Casement (2) Egress |
| 2 | 1 | 2'-6" x 3'-0" | Window/Casement |
| 3 | 1 | 6'-0" x 4'-0" | Window/Casement |
| 4 | 1 | 2'-6" x 4'-0" | Window/Casement (T) |
| 5 | 3 | 4'-0" x 4'-0" | Window/Slider Egress |

DOOR AND WINDOW NOTE:

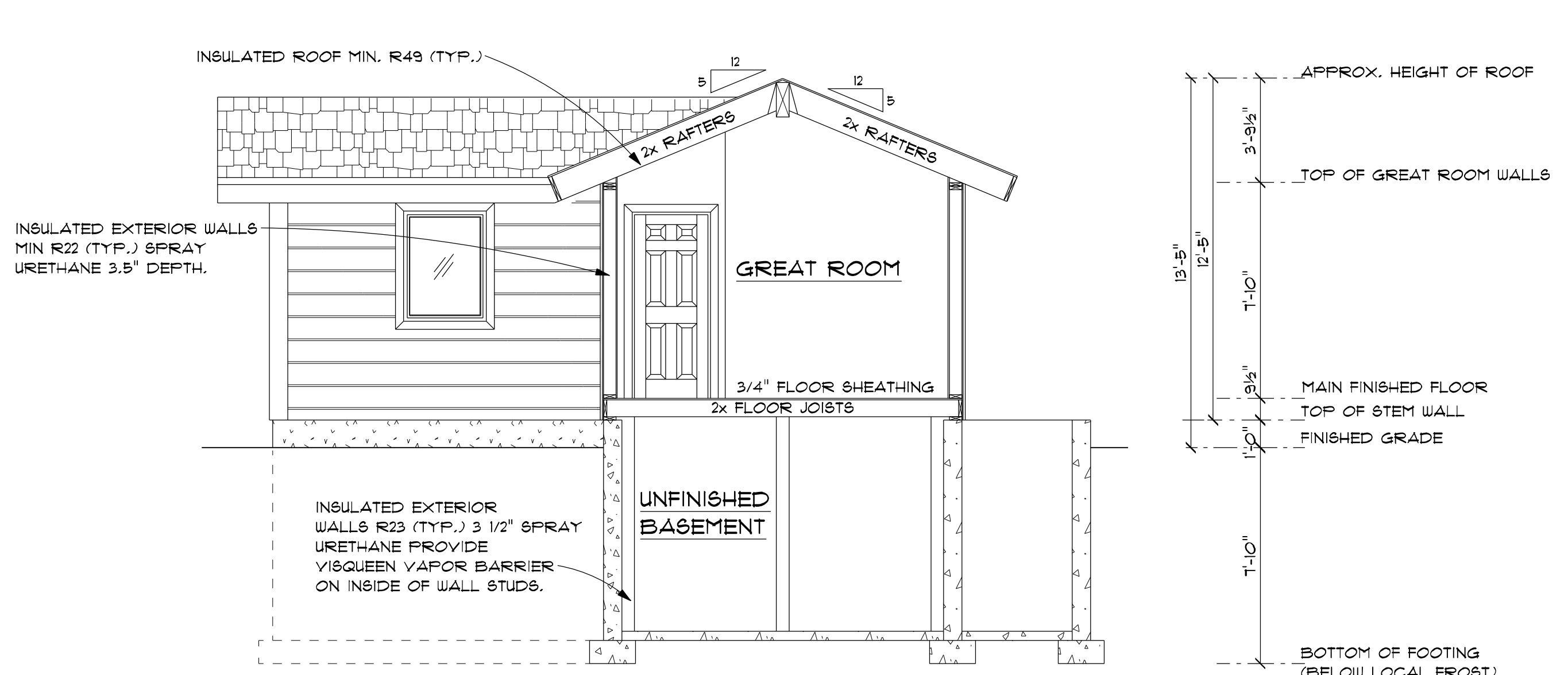
CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS

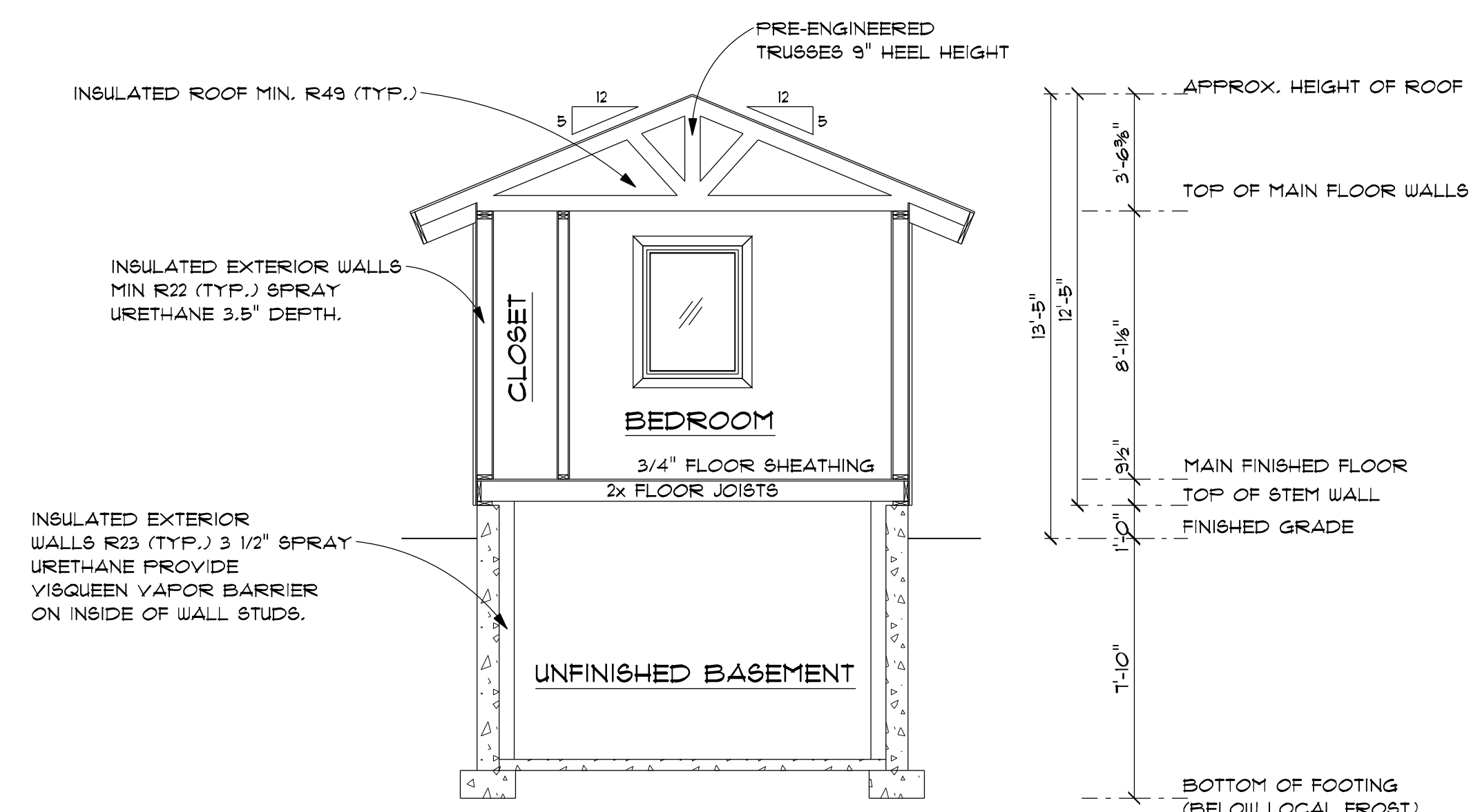


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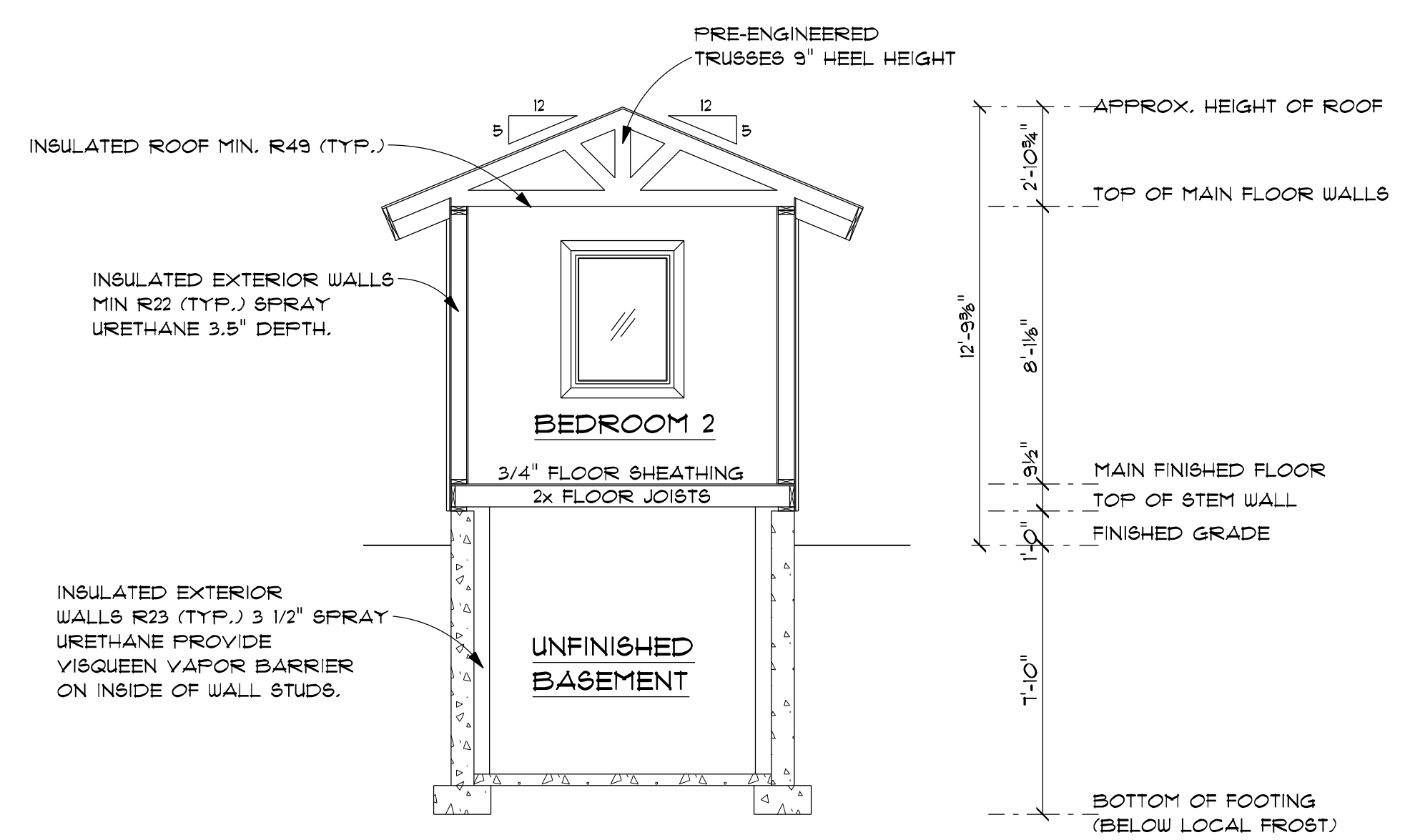
SECTION AA

1/4" = 1'-0"



SECTION BB

1/4" = 1'-0"



SECTION CC

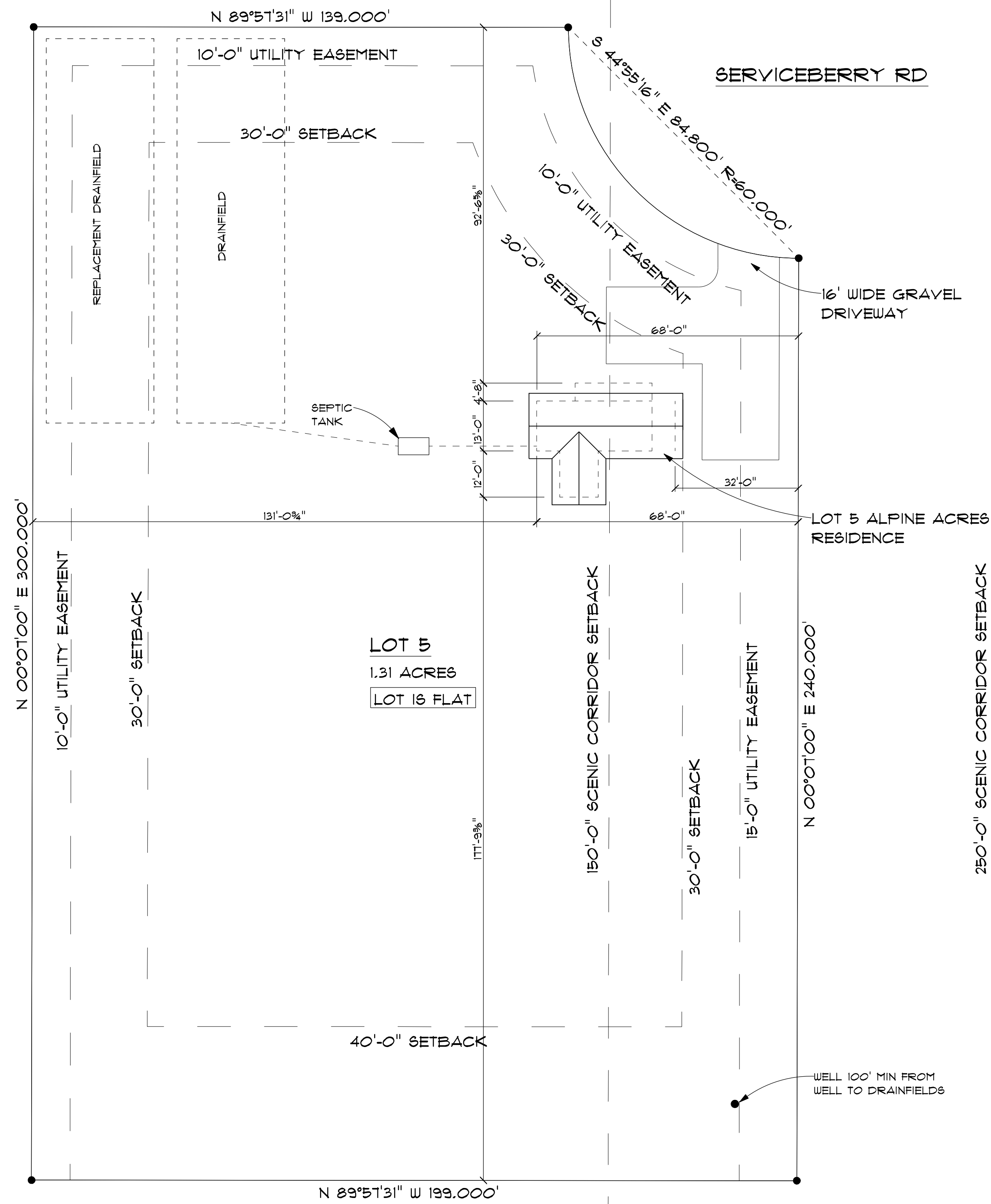
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SITE PLAN

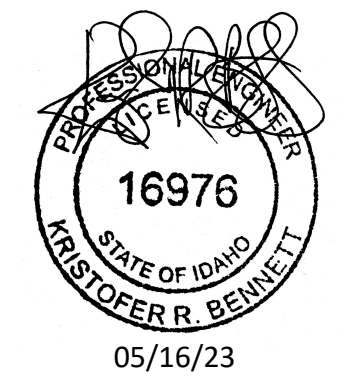
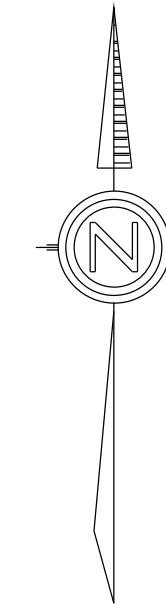
SCALE 1" = 20'-0"



VICINITY MAP

LEGAL DESCRIPTION

LOT 5 ALPINE ACRES,
SEC 26 T4N R4E,
TETON COUNTY, IDAHO



CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

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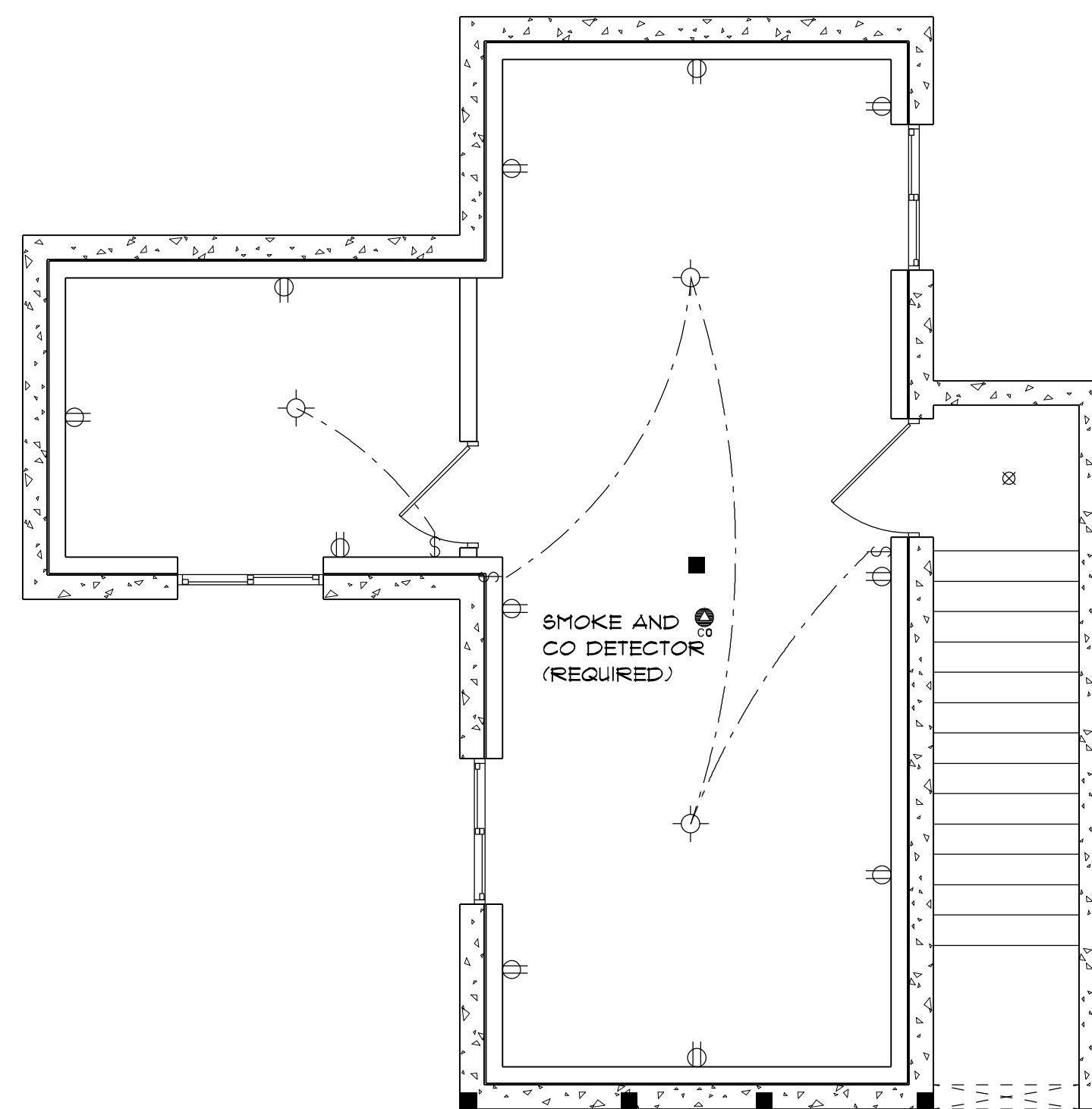
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| | DATE | 5/16/2023 |
| | SCALE | AS NOTED |
| | DRAWN BY | KRB |
| | 2023-112 | |
| DESIGN INTELLIGENCE, LLC 1031 ERIKSON DR. REXBURG, IDAHO 83440 PHONE: (208) 399-1464 FAX: (208) 399-0740 EMAIL: JOSEH@DESIGNINTEL.COM | LOT 5 ALPINE ACRES RESIDENCE NEAR DRIGGS, TETON COUNTY, IDAHO | |

GI

THIS BASIC ELECTRICAL PLAN IS INTENDED TO REPRESENT THE OWNERS INTENT AND DOES NOT REPRESENT AN ENGINEERED SYSTEM. ALL FEATURES SHALL BE VERIFIED WITH THE OWNER.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING. SMOKE AND CO DETECTOR ARE REQUIRED IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP.
2. THE LOCATION OF SMOKE AND CO DETECTORS AS NOTED ON THIS DWG IS APPROXIMATE AND MAY BE ADJUSTED WITHIN THE PARAMETERS ALLOWED BY THE APPLICABLE CODES.
3. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
4. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.



BASEMENT ELECTRICAL

1/4" = 1'-0"

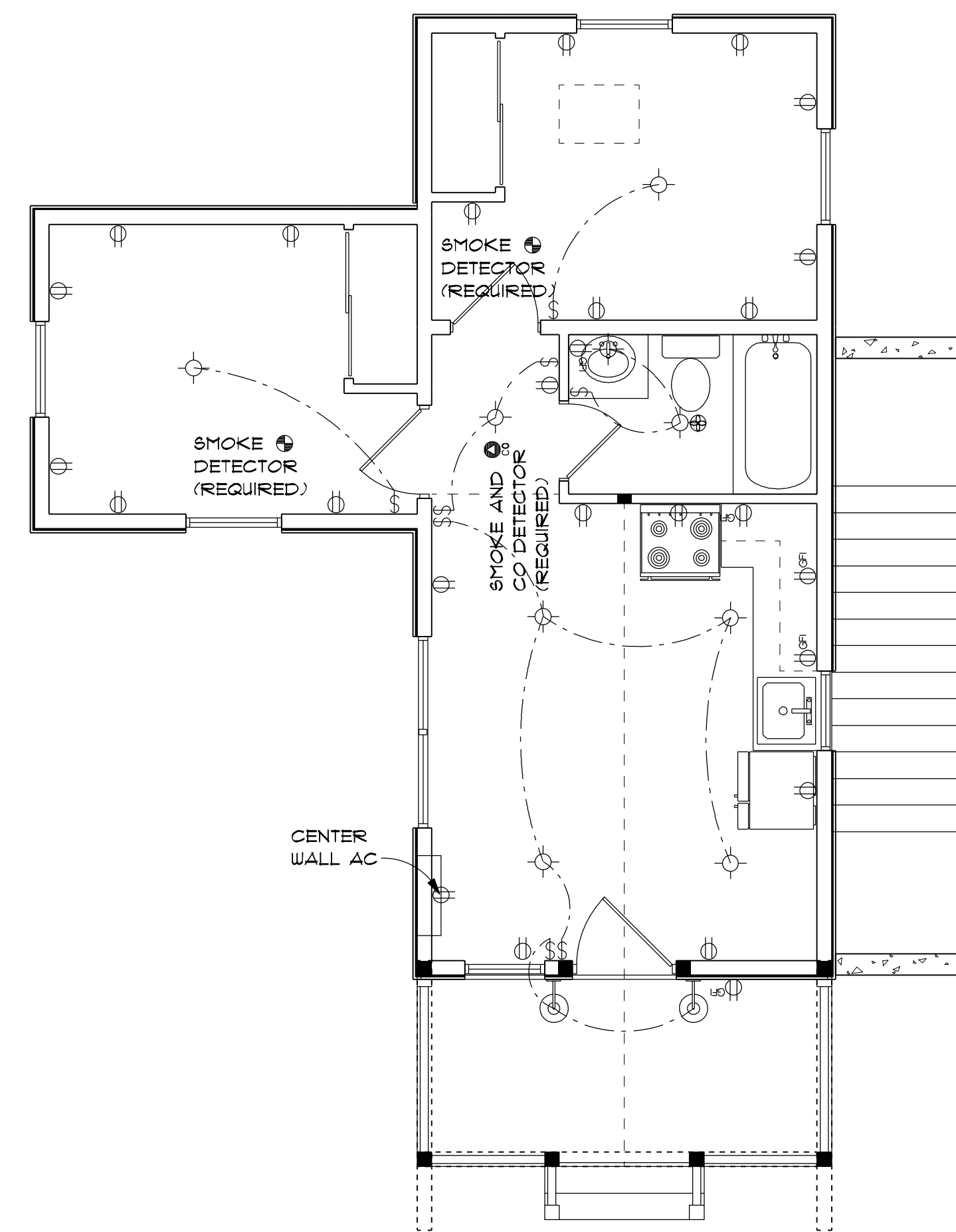
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MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

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DATE 5/16/2023



SCALE AS NOTED

DRAWN BY KRB

2023-112

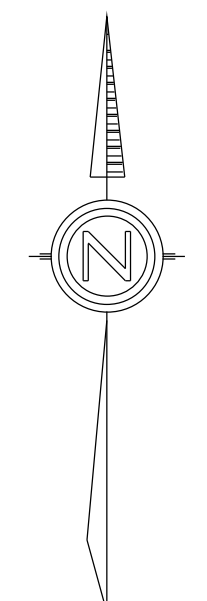
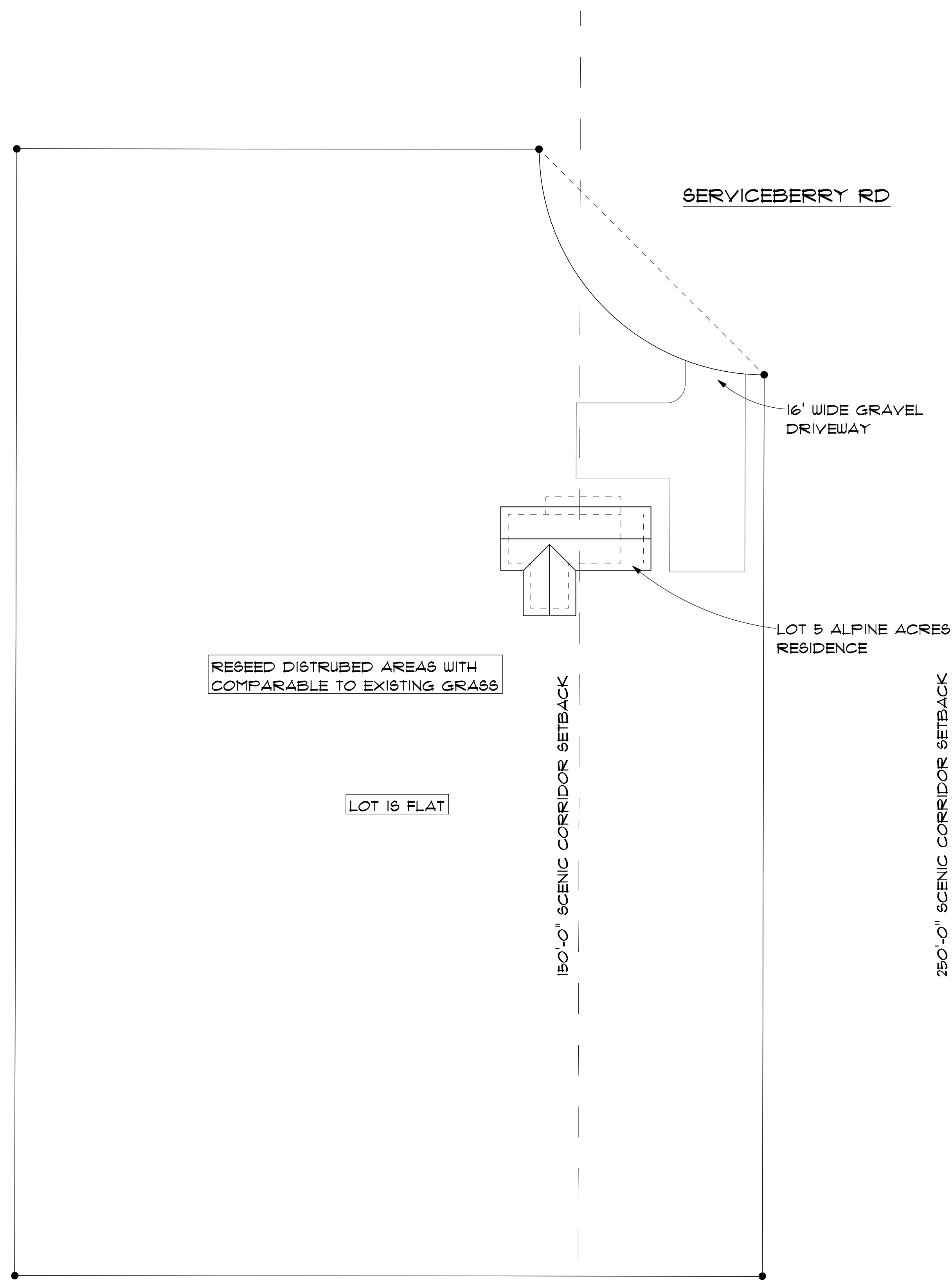
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LOT 5 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

EI

THE RIGHT FIT



LANDSCAPE PLAN

SCALE 1" = 20'-0"



CONTRACTOR'S RESPONSIBILITY
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| L1 | DATE | 5/16/2023 |
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| DESIGN INTELLIGENCE, LLC 1031 ERIKSON DR. REXBURG, IDAHO 83440 PHONE: (208) 399-1446 FAX: (208) 399-0740 EMAIL: JOSH@DESIGNINTEL.COM | | |
| LOT 5 ALPINE ACRES RESIDENCE NEAR DRIGGS, TETON COUNTY, IDAHO | | |

GENERAL STRUCTURAL NOTES

REFERENCED CODES

- A. International Building Code
- B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

1. The structural drawing shall be used in conjunction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.

2. The contractor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.

3. The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.

4. The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.

5. Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.

6. All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the suppliers instructions and requirements.

7. Loading applied to the structure during the process of construction shall not exceed the safe load carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.

8. All ASTM and other references are per the latest editions of these standards, unless otherwise noted.

9. Shop drawings and other items shall be submitted to the engineer for review prior to fabrication. All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole responsibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.

10. Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:

- A. Concrete mix design(s) - NOT REQUIRED.
- B. Reinforcing steel shop drawings - NOT REQUIRED
- C. Structural steel shop drawings - NOT REQUIRED
- D. Steel Joist / Girder shop drawings - NOT REQUIRED
- E. Metal decking shop drawings - NOT REQUIRED
- F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
- G. Pre-engineered metal building system - NOT REQUIRED

Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.

11. Special Inspections are not required on projects with an IRC governing building code (see cover sheet). Special Inspections are required on IBC projects as noted below:

- A. Concrete - NOT REQUIRED.
- B. Bolts installed in Concrete - NOT REQUIRED
- C. Structural Welding - Field Welds - NOT REQUIRED
- D. High Strength Bolting - NOT REQUIRED
- E. Structural Masonry - NOT REQUIRED
- F. Flatbed Wood Trusses w/ 60" or greater span or 60' or greater height - REQUIRED
- G. Shear Walls - REQUIRED

12. Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.

13. Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.

14. Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 80 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 psf

CAST-IN-PLACE CONCRETE NOTES

1. Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-989 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-84.

2. Concrete shall conform to the following compressive strength, slump and air entrainment requirements:

Concrete Compressive strength shall be 3000 psi.
(3500 psi for slabs on grade permanently exposed to weather)

Concrete permanently exposed to weather shall be air entrained to 6% (+/- 1%).

Slump of concrete placed in removable forms shall be 6" max. Slump of concrete placed in stay-in-place forms shall be 6"-8".

3. All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

4. All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-715.

5. All welded wire fabric (WWF) shall conform to ASTM A-185.
6. All reinforcing steel and anchor bolts shall be set and tied in place prior to pouring of concrete, except that vertical dowels for masonry wall reinforcing may be "floated" in place. Do not field bend bars partially embedded in hardened concrete unless specifically indicated or approved by the Engineer.

7. Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 318. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for #4 bars, 36" for #5 bars and 48" for #6 bars.

8. Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:

- A. Concrete cast against a permanently exposed to earth - 3"
- B. Concrete w/ removable forms exposed to earth or weather: #6 through #18 bars - 2" #5 bar, W3, D31 wire & smaller - 1 1/2"
- C. Concrete not exposed to earth or weather: Walls, elevated slabs - 3/4" Beams and columns - 1 1/2"

9. Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

10. Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

| Wall Thickness | Horizontal | Vertical | Location |
|----------------|---------------|---------------|-----------|
| 6" - 8" | #4 @ 24" o.c. | #4 @ 12" o.c. | Centered |
| 10" - 12" | #4 @ 24" o.c. | #4 @ 12" o.c. | Each Face |

11. All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.

12. In order to avoid concrete shrinkage cracking place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.

13. Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reinforcing.

FOUNDATION NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.

3. Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechnical engineer/testing agency prior to pouring foundation concrete if required by the building official.

4. Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.

5. No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.

6. Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.

7. Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.

8. All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 8", using Type II cement.

3. All porous fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.

4. Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:

6" slabs - fill with Epoxy resin
Other slabs - fill with field molded of elastomeric sealant.

5. Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

6. Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W4U4.4 WWF unless otherwise noted.

7. See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

8. The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.

9. Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1185. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance areas may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

1. A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheathing material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheathing should cover the entire floor area, and separate sections of sheathing should be overlapped at least 12 inches.

2. To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around bathtub, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.

3. A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned spaces of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

1. All wood framing material shall be surfaced dry and used at 19% maximum moisture content.

2. All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.

3. All joist, rafter, headers & misc. framing shall be Select Str. grade Doug Fir UNO. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.

4. All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association specifications where possible. All cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWWA STD. M4).

7. Provide single joists under all partition walls which run parallel with floor joists. Unless noted otherwise, provide double joists under all bearing walls which run parallel with floor joists. Provide 1" min. solid blocking under all bearing walls which run perpendicular with joists. Provide solid blocking the width of the post under all concentrated loads from framing above.

8. Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.

9. Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.

10. Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connectors shall be snug-tight but not to the extent of crushing wood under washers.

11. Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Strong Bolt/Tie Company", or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).

12. Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturers specifications.

13. All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanently exposed to weather or in treated wood shall be hot dip galvanized.

14. All 8d nails shall have a minimum shank diameter of 0.131". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".

15. All Douglas Fir shall be Douglas Fir-Larch (North) UNO

16. Bearing walls and shear walls require double top plates with either 2x4" laps or a steel splice plate. Butt joint splices require 2x16x0.036" min. straps w/ (8) 8d nails each side of the splice. Corner splices require 2x8x0.036" min. straps w/ (8) 8d nails each side of the splice.

PLYWOOD/GYPBOARD SHEATHING NOTES

1. All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.

2. All roof panel sheathing shall be 5/8" (nom.) OSB I APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel edges or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing to 8d common nails at 6' o.c. at supported panel edges and 6' o.c. at intermediate supports. At gable ends provide 8d nails at 6' o.c. from rafter or blocking to top plate of wall.

3. All floor sheathing shall be 3/4" (nom.) APA rated 5/8" (nom.) OSB I, with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6' o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.

4. All wall sheathing shall be 7/16" OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6' o.c. at supported panel edges and 12" o.c. at intermediate supports.

5. Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports, stagger panel end joints.

6. All nailing shall be carefully driven and not over-driven.

7. Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

- 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1 Vertically at the ceiling and floor levels.
 - 1.2 Horizontally in intervals not exceeding 10 feet
- 2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- 3. In concealed spaces between stair stringers at the top and bottom of the run.
- 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

1. Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.

2. Wood trusses shall be designed by the manufacturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Trus Plate Institute.

3. Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.

4. Connector plates shall be not less than 0.036 inches (20 gauge) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be hot dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.

5. Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workers, using precision cutting, jiggling and preloading equipment under the requirements in quality control standard QST-88 of the Trus Plate Institute.

6. Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the National Design Specification for Wood Construction per referenced codes.

7. Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.

8. The Contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Trus Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.

9. Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.

10. Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

- 1. TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
- 2. JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEERS

1. Cultured Stone Veneers - attach to framed walls per manufacturer's specifications.

2. Stone or Masonry Veneers - approved brick-ties shall be secured to studs with an approved water-resistant barrier. Studs spaced at 16" o.c. max require 24" o.c. vertical brick tie spacing. Studs spaced at 24" o.c. max require 12" o.c. vertical brick tie spacing. Brick ties shall be installed per manufacturer's specifications. Provide a 1" air gap between the barrier and the veneer.

STRUCTURAL STEEL NOTES

1. All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.

2. Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

| MEMBER | ASTM | MIN. STRENGTH |
|--------------------------------|-------------------------|---------------|
| Structural Tubing | A500 Grade B | 46 ksi |
| Steel Pipe | A53 (Type E or Grade B) | 35 ksi |
| Wide Flange | A992 | 50 ksi |
| Other Rolled Shapes and Plates | | |
| Anchor Bolts | A307 | 36 ksi |
| Connection Bolts | A325 | 36 ksi |
| Anchor Bolts | F1554 | 36 ksi |
| Threaded Rods | A36 | 36 ksi |
| Non-Shrink Grout | C1107 | 8000 psi |

3. Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/loading type bolts and be snug-tight.

4. All welding shall be in accordance with AWS D11 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.

5. Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.

6. Where steel beams bear across building expansion joints or at wall control joints, provide a "rip" connection.

7. Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.

8. Unless otherwise noted, all structural steel permanently exposed to view shall be hot painted with one coat of SSPC 15-68, Type I (Red Oxide) paint.

9. Steel fabricators shall be an AISC certified shop for Category I steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.

10. Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shear angles shall be hot-dipped galvanized in accordance with ASTM A153.

11. Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.

12. The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

1. Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unusable material.

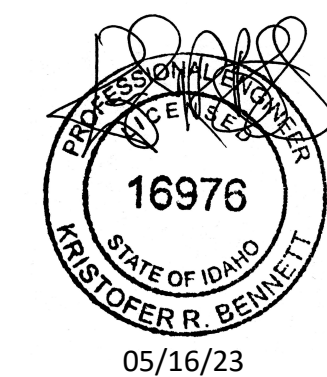
2. The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unusable material. Excavate unusable soil as directed by the engineer.

3. Proof roll the surface of the exposed subgrade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.

4. Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.

5. All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.

6. Provide field density tests for each 3000 SF of building area for each lift of controlled fill.



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60.1

DATE 5/16/2023



SCALE AS NOTED
DRAWN BY KRB
2023-112

DESIGN INTELLIGENCE, LLC
PHONE: (208) 359-1466
FAX: (208) 359-0740
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1031 ERIKSON DR.
REXBURG, IDAHO
83440

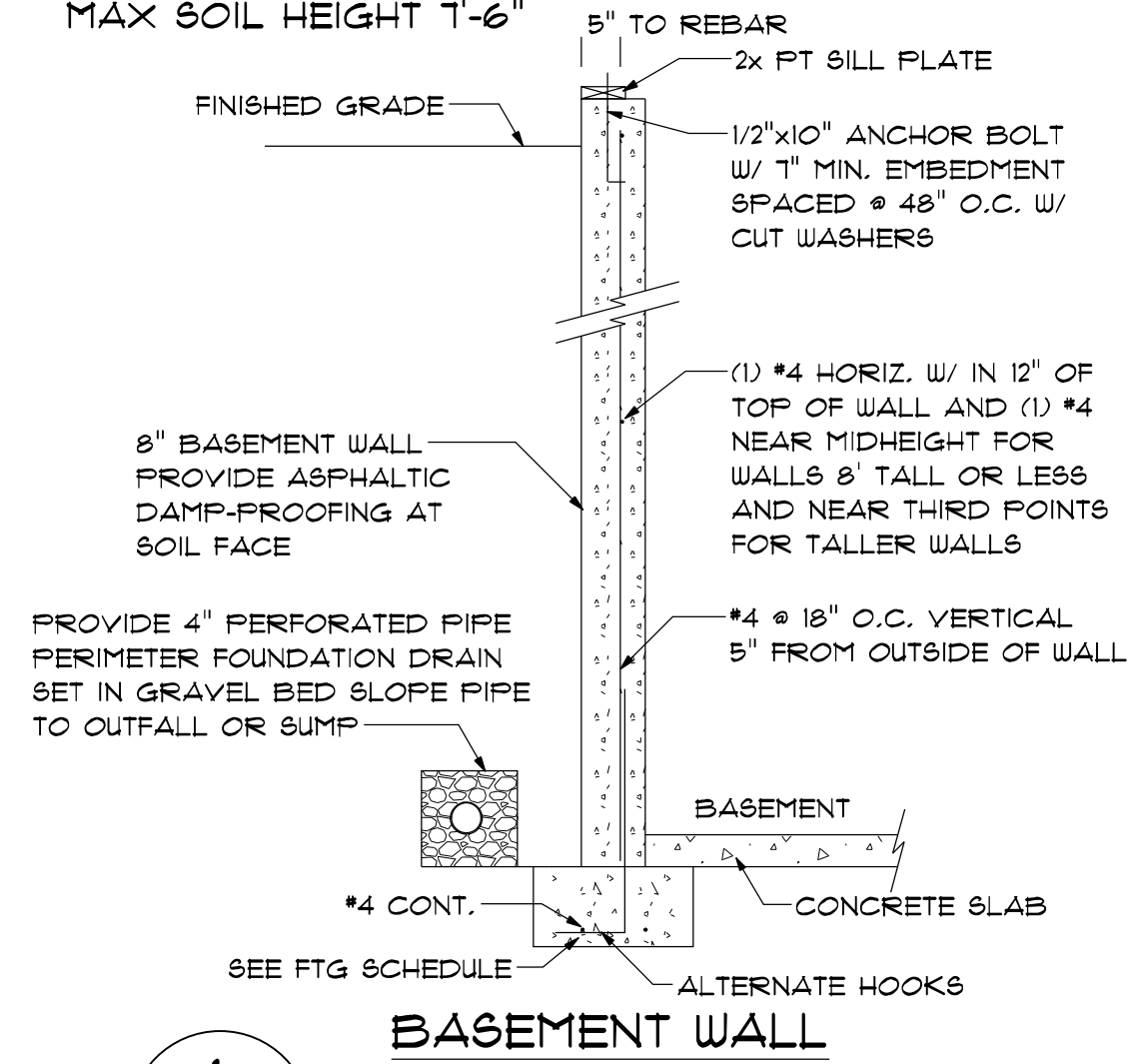
LOT 5 ALPINE ACRES RESIDENCE
NEAR DRIGGS, TETON COUNTY, IDAHO

60.1

CONTRACTOR'S RESPONSIBILITY

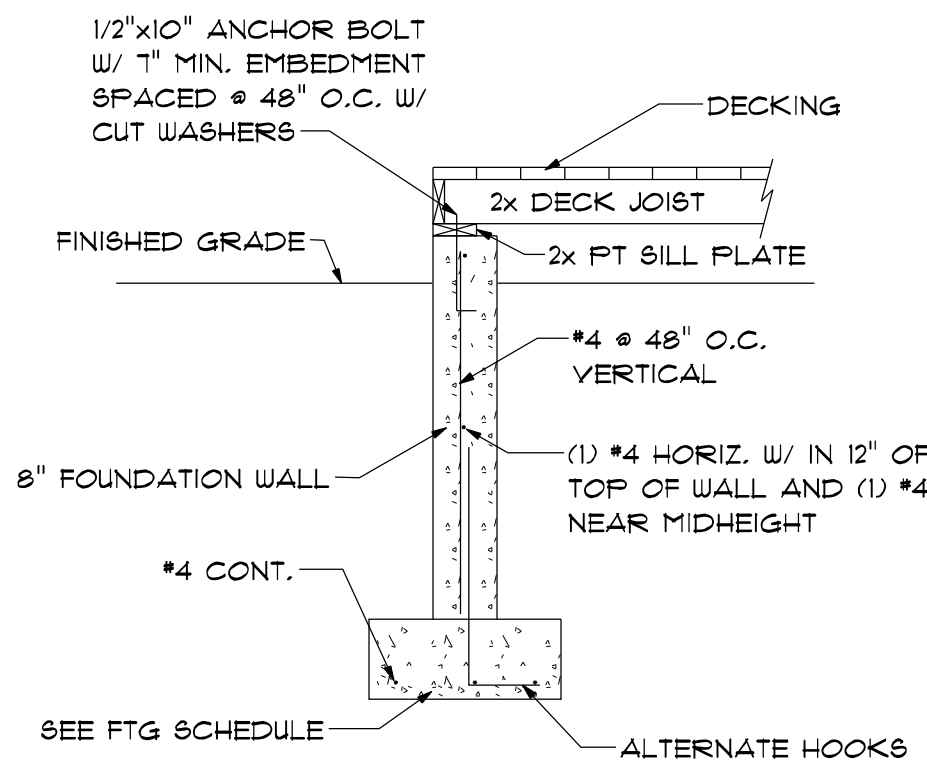
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MAX WALL HEIGHT 8'-0"
MAX SOIL HEIGHT 1'-6"



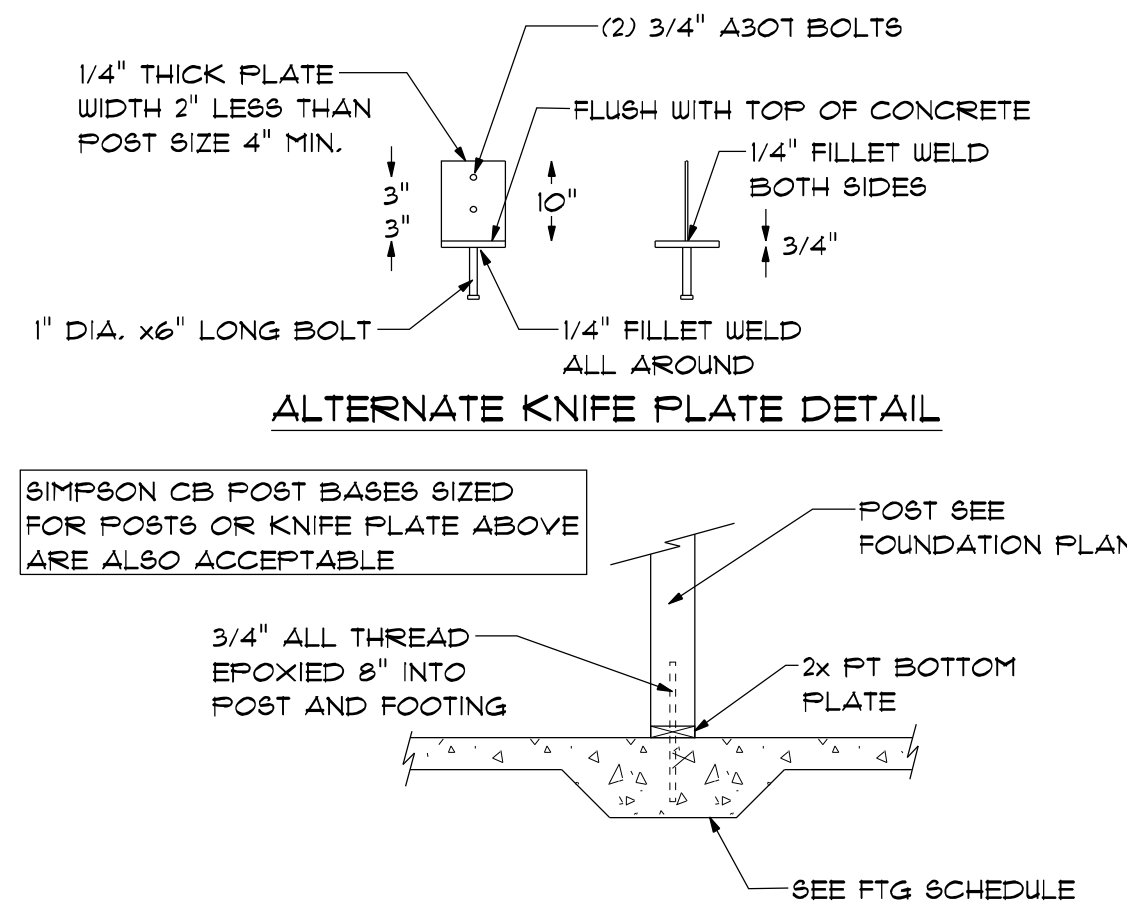
BASEMENT WALL

1
S.I.O.



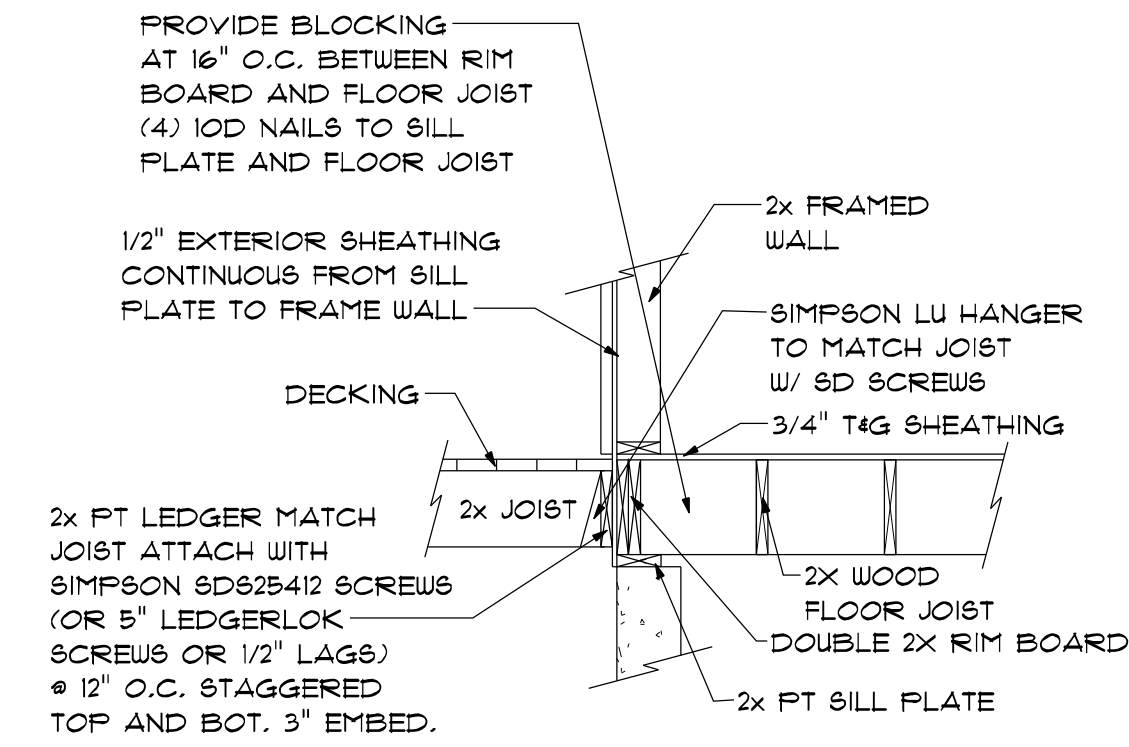
MAX WALL HEIGHT = 6'-0"
DECK TO STEM WALL

2
S.I.O.



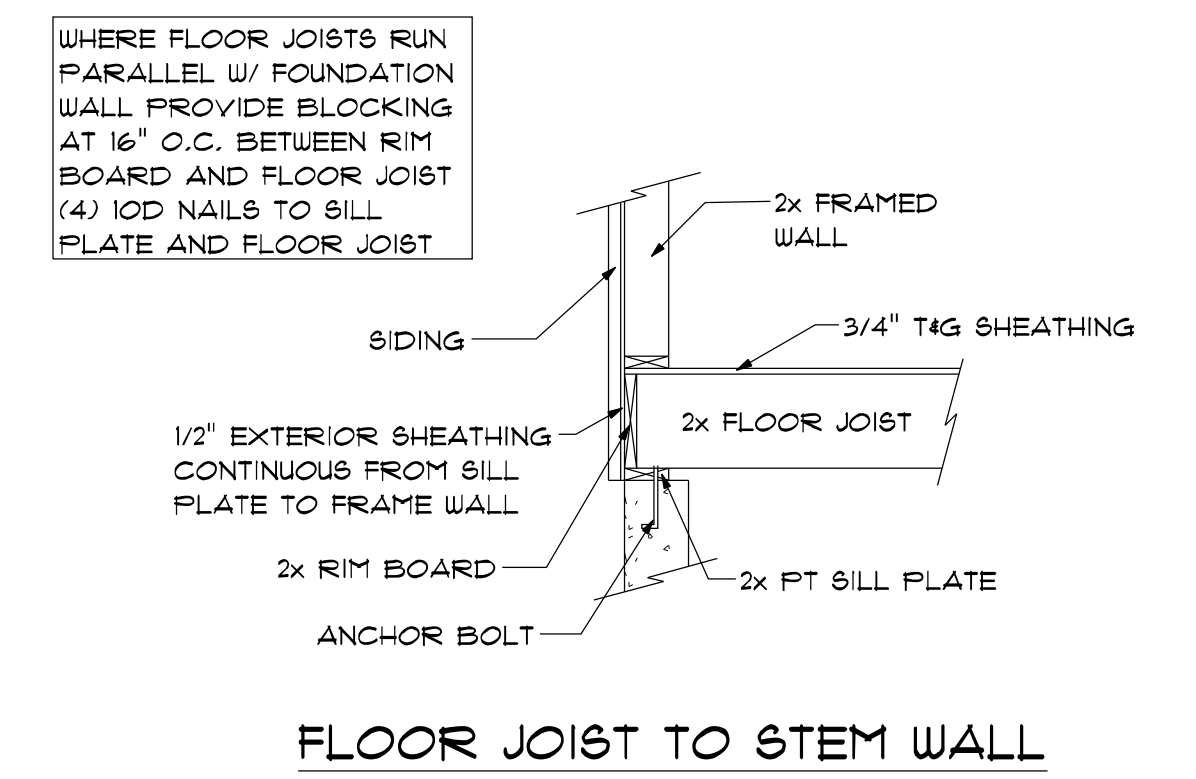
POST TO INTERIOR FOOTING

3
S.I.O.



DECK ATTACHMENT

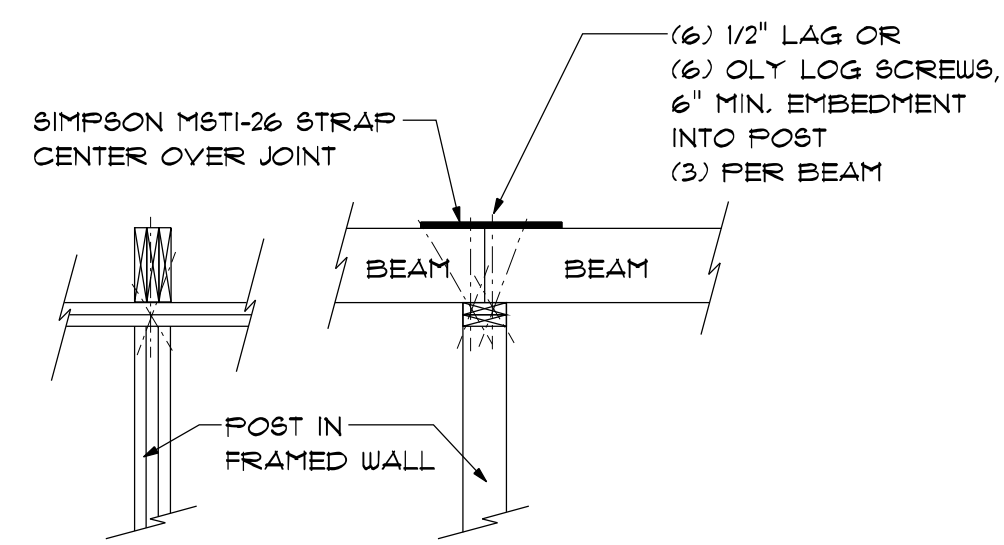
4
S.I.O.



FLOOR JOIST TO STEM WALL

5
S.I.O.

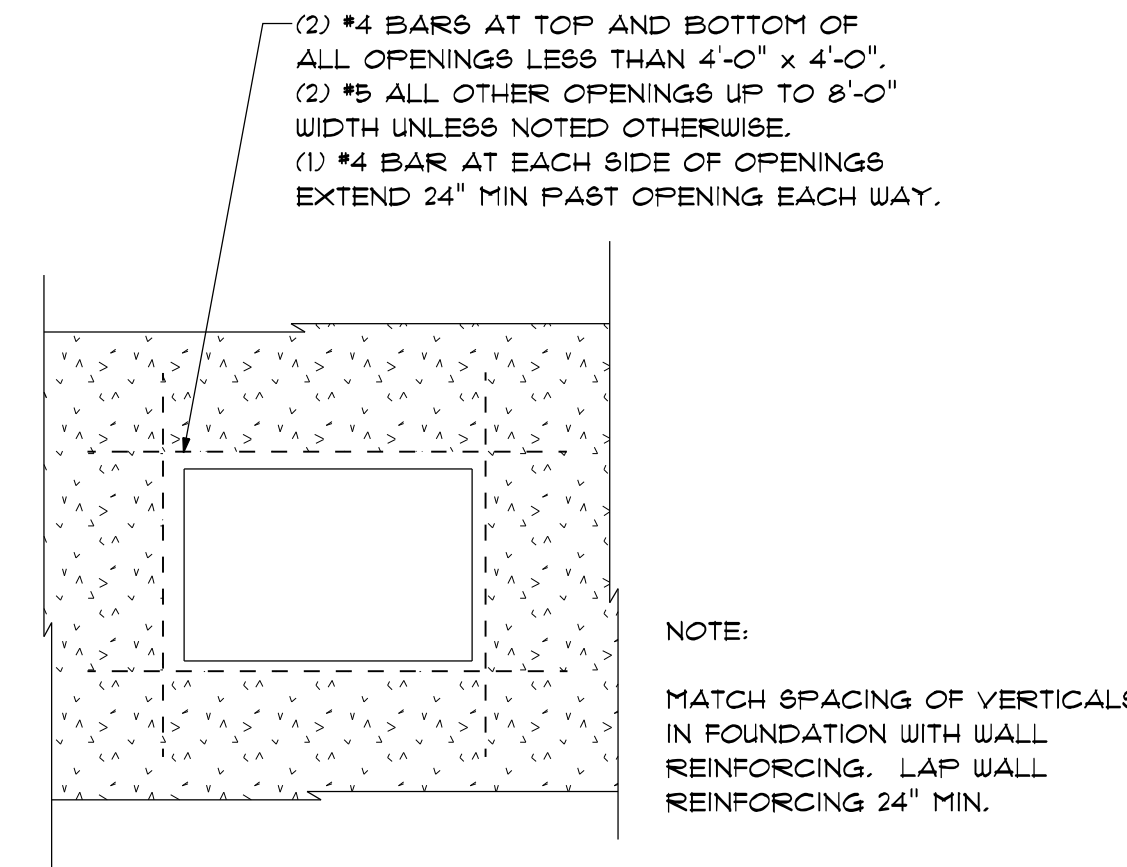
NOT USED



BEAM TO FRAMED WALL

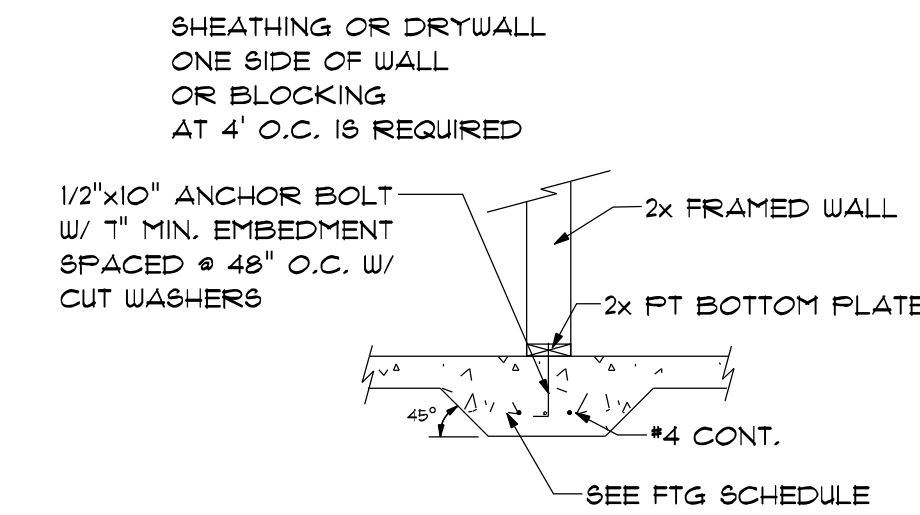
6
S.I.O.

7
S.I.O.



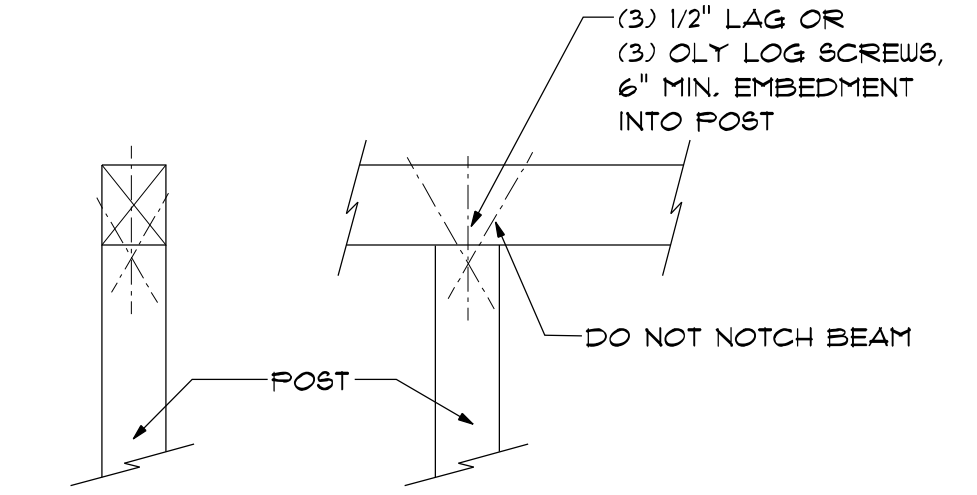
TYPICAL FOUNDATION WALL OPENING REINFORCING

8
S.I.O.



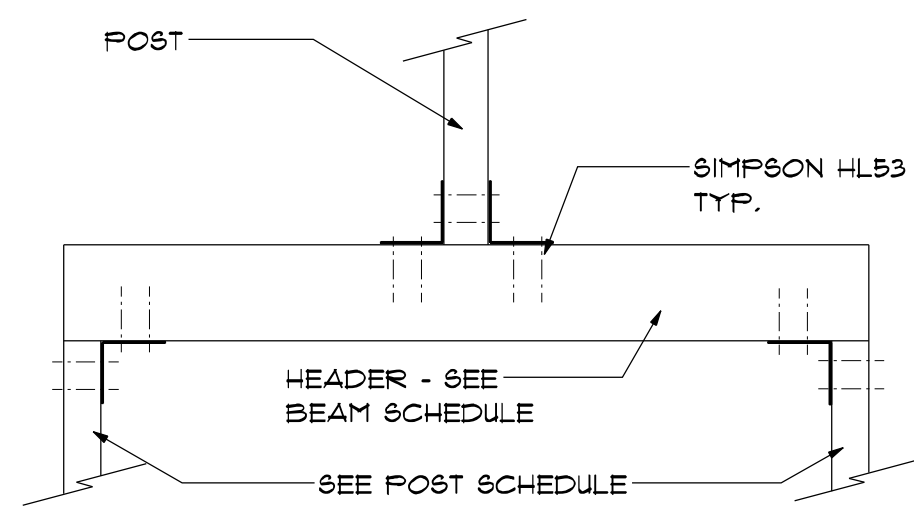
WALL TO INTERIOR FOOTING

9
S.I.O.



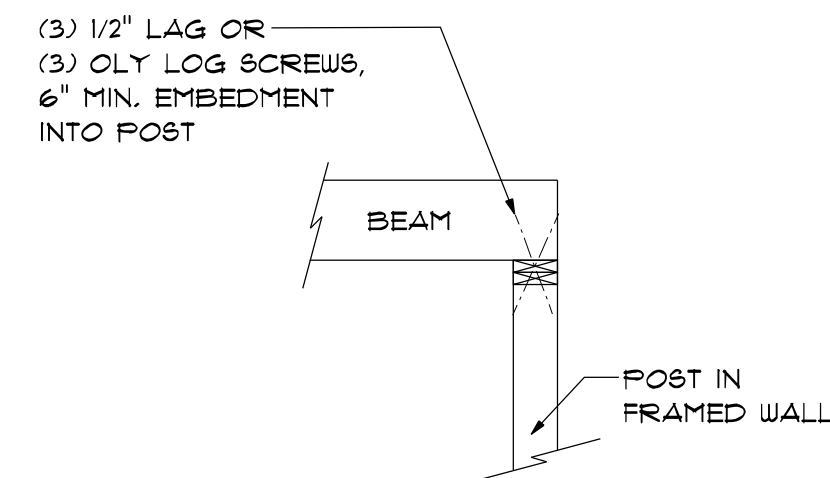
WOOD BEAM TO WOOD POST

10
S.I.O.



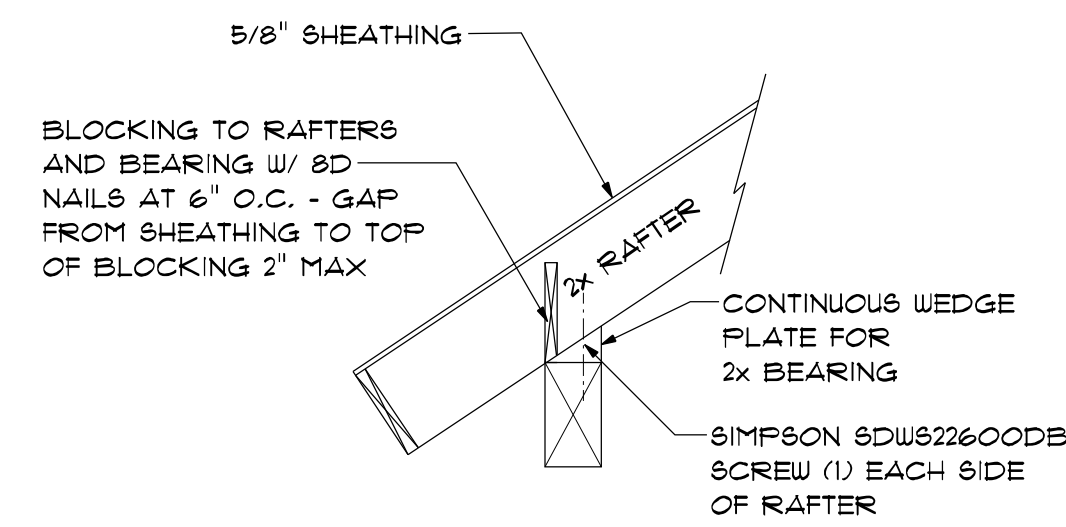
HEAVY LOAD ONTO HEADER

11
S.I.O.



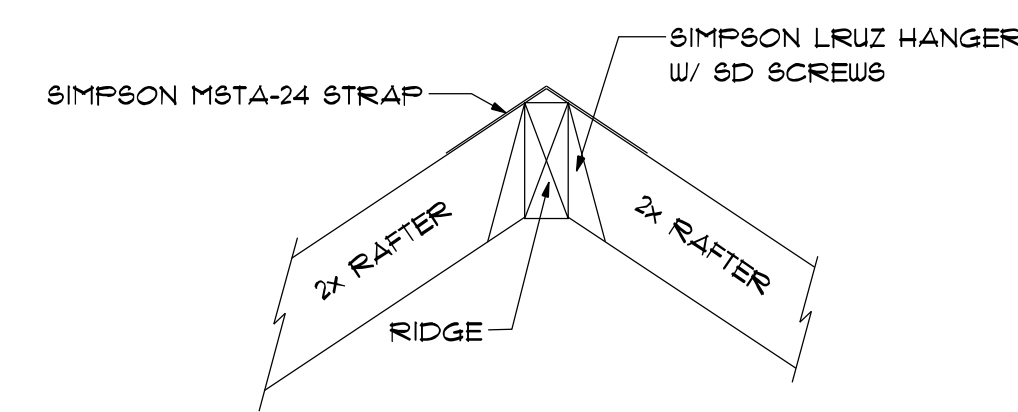
BEAM TO FRAMED WALL

12
S.I.O.



2x RAFTER TO BEAM

13
S.I.O.



RAFTER TO RIDGE

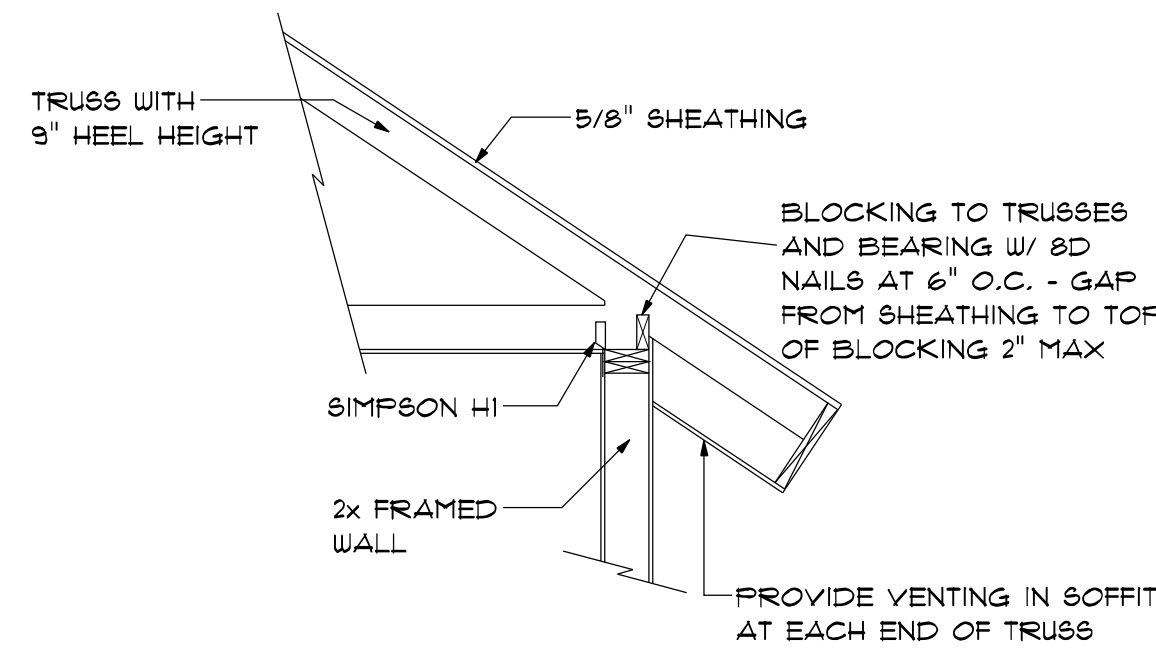
14
S.I.O.

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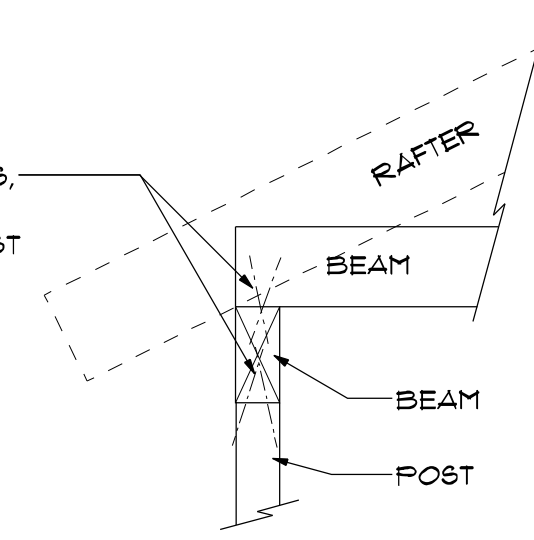
ROOF CONSTRUCTION
 ROOFING OVER ICE AND WATER SHIELD
 OVER 5/8" OSB SHEATHING
 OVER TRUSSES WITH 1 1/2" AIR SPACE
 FOR VENTILATION AND CARDBOARD BAFFLE
 AND R48 INSULATION
 OVER 6 MIL VAPOR BARRIER
 OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

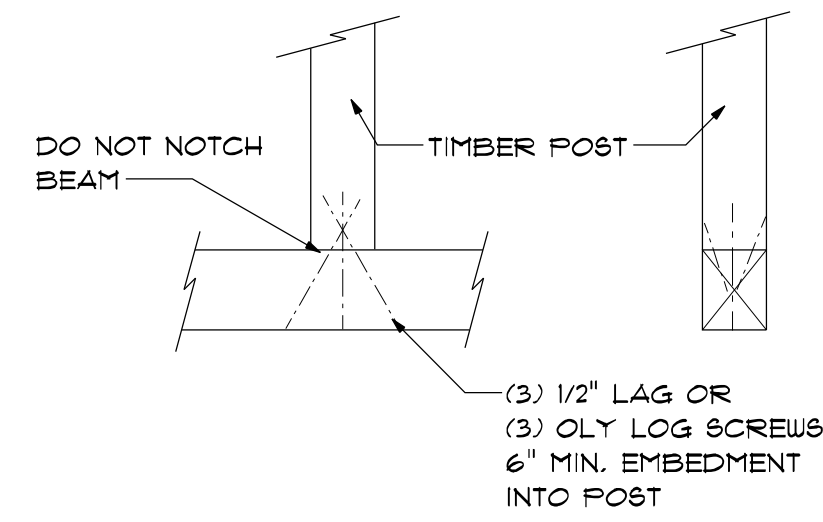
1
S1.1

(3) 1/2" LAG OR
 (3) OLY LOG SCREWS,
 6" MIN. EMBEDMENT
 INTO BEAM AND POST



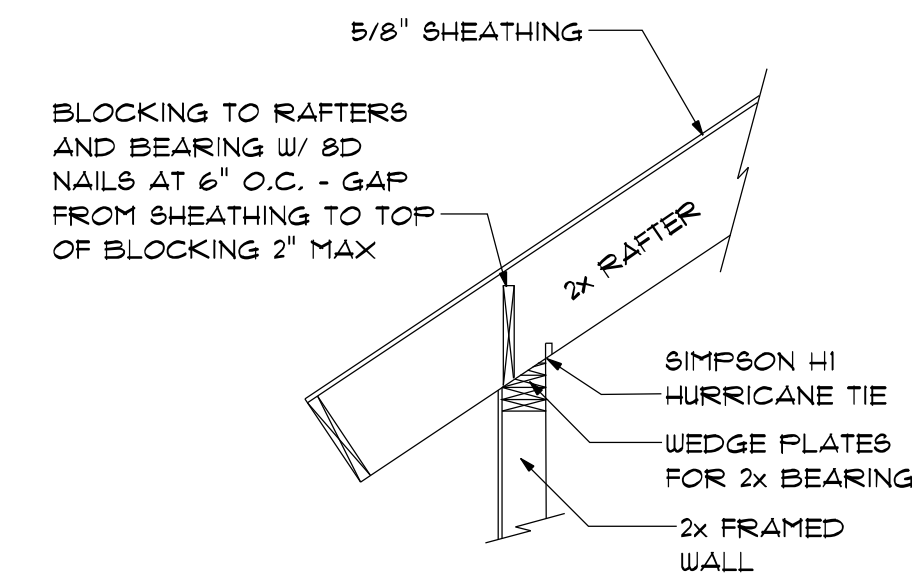
POST TO BEAM

2
S1.1



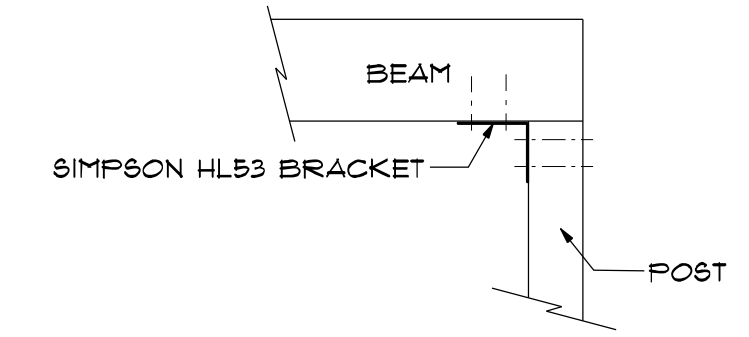
POST TO BEAM

3
S1.1



2x RAFTER TO FRAMED WALL

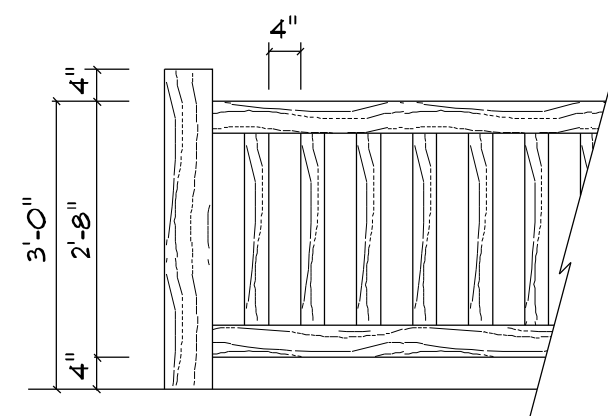
4
S1.1



POST TO BEAM

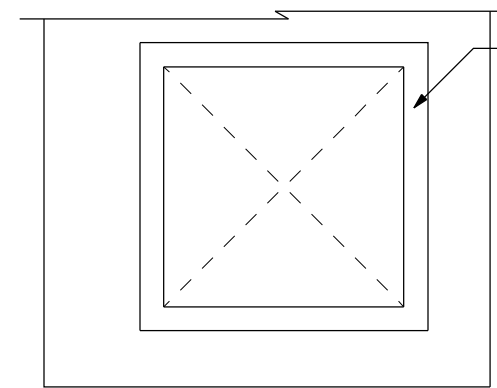
5
S1.1

PROVIDE GUARD RAIL AT ANY
 STEP GREATER THAN 30" TO
 FLOOR OR GRADE BELOW.



**INTERIOR AND EXTERIOR
 RAILING & GUARDRAIL**

6
S1.1



PROVIDE WEATHER RESISTIVE
 ICE AND WATER SHIELD 6"
 AROUND ALL WINDOWS
 AND DOORS IN FRAMED WALLS

 PROVIDE TYVEK HOUSE WRAP
 OR EQUIVALENT ON EXTERIOR
 SIDE OF ALL FRAMED EXTERIOR WALLS

 CAULK AROUND ALL WINDOWS AND
 DOORS.

WINDOWS AND DOORS SHALL
 BE INSTALLED PER MANUFACTURERS
 APPROVED INSTALLATION DETAILS.

**WEATHER RESISTIVE
 BARRIER FLASHING**

7
S1.1

8
S1.1

9
S1.1

10
S1.1

11
S1.1

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12
S1.1

13
S1.1

14
S1.1

15
S1.1



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FOUNDATION NOTES

- SEE SHEET S0.1 FOR ADDITIONAL GENERAL NOTES.
- BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

- P1-P2 = DF #1 6x6
- P3 = (4) DF #2 2x4
- P4 = DF #1 6x6
- P5 = (3) DF #2 2x6
- P6-P7 = (2) DF #2 2x6
- P8-P9 = (3) DF #2 2x6
- P10 = DF #1 6x6

2x6 FRAMED WALL KING STUD SCHEDULE

- (6' MAX HEADER LENGTH) SIZE STUD LENGTH
- (1) DF #2 2x6 UP TO 9'-0"
- (2) DF #2 2x6 UP TO 12'-0"

- (12' MAX HEADER LENGTH) SIZE STUD LENGTH
- (2) DF #2 2x6 UP TO 9'-0"
- (2) 2x6 LSL UP TO 14'-0"

NAILING AT JOINTS AND BEAMS SHALL BE (10) 10D NAILS (OR #14 SCREWS) AT 2" O.C. ONE ROW TOP, ONE ROW BOTTOM AND ONE ROW CENTERED, SISTER TO TRIMMER/POST W/ 10D NAILS AT 6" O.C.

IF APPLICABLE, SEE WINDOW WALL FRAMING AND GARAGE DOOR DETAILS WHERE THESE LIMITS ARE EXCEEDED.

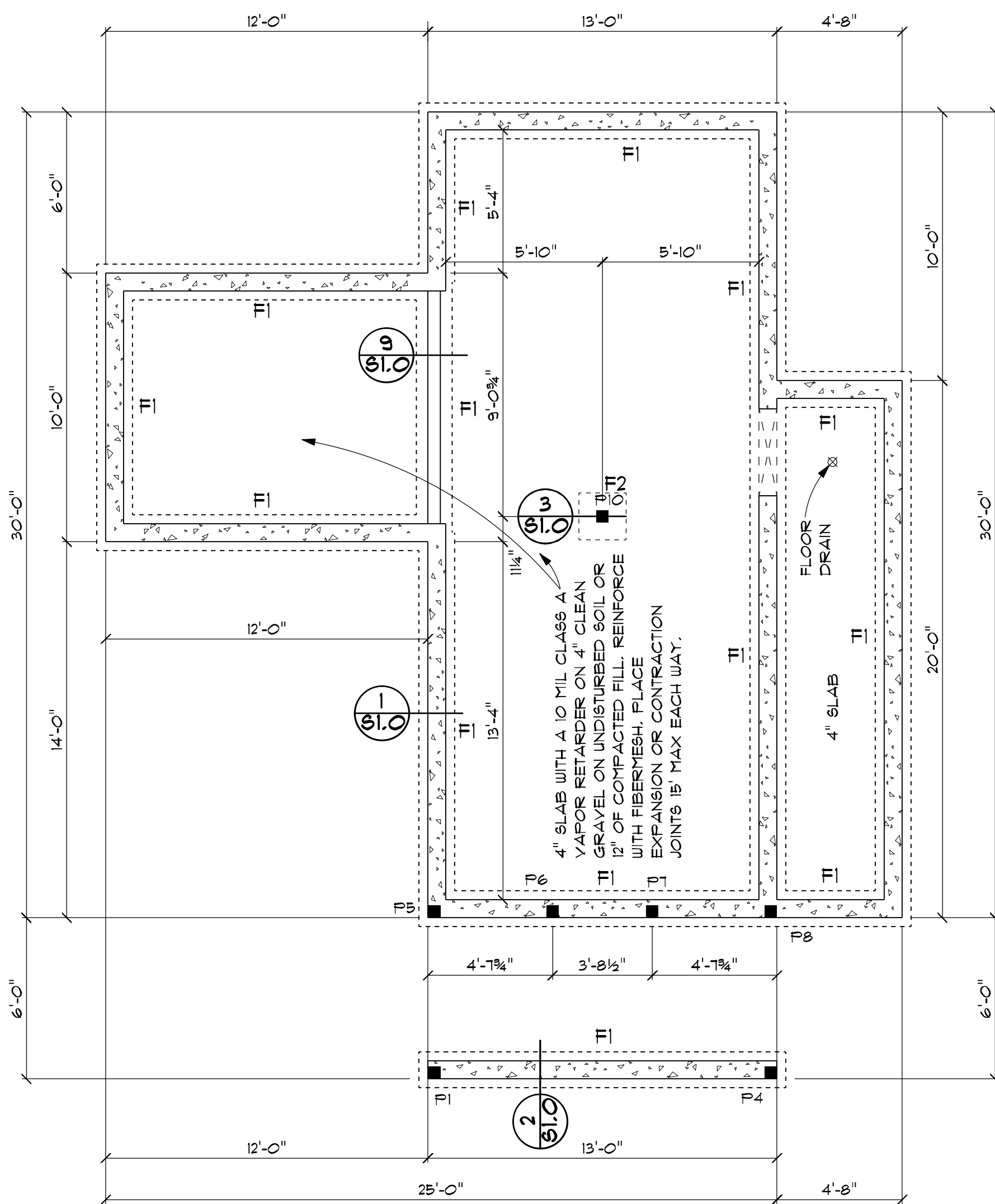
ALTERNATE BIG FOOT FOOTING SCHEDULE:

- FOR SPREAD FOOTINGS: UP TO 18"x18" USE BF20
- UP TO 21"x21" USE BF24
- UP TO 24"x24" USE BF28
- UP TO 30"x30" USE BF36

FOOTINGS SHALL BE REINFORCED ACCORDING TO THE FOOTING SCHEDULE

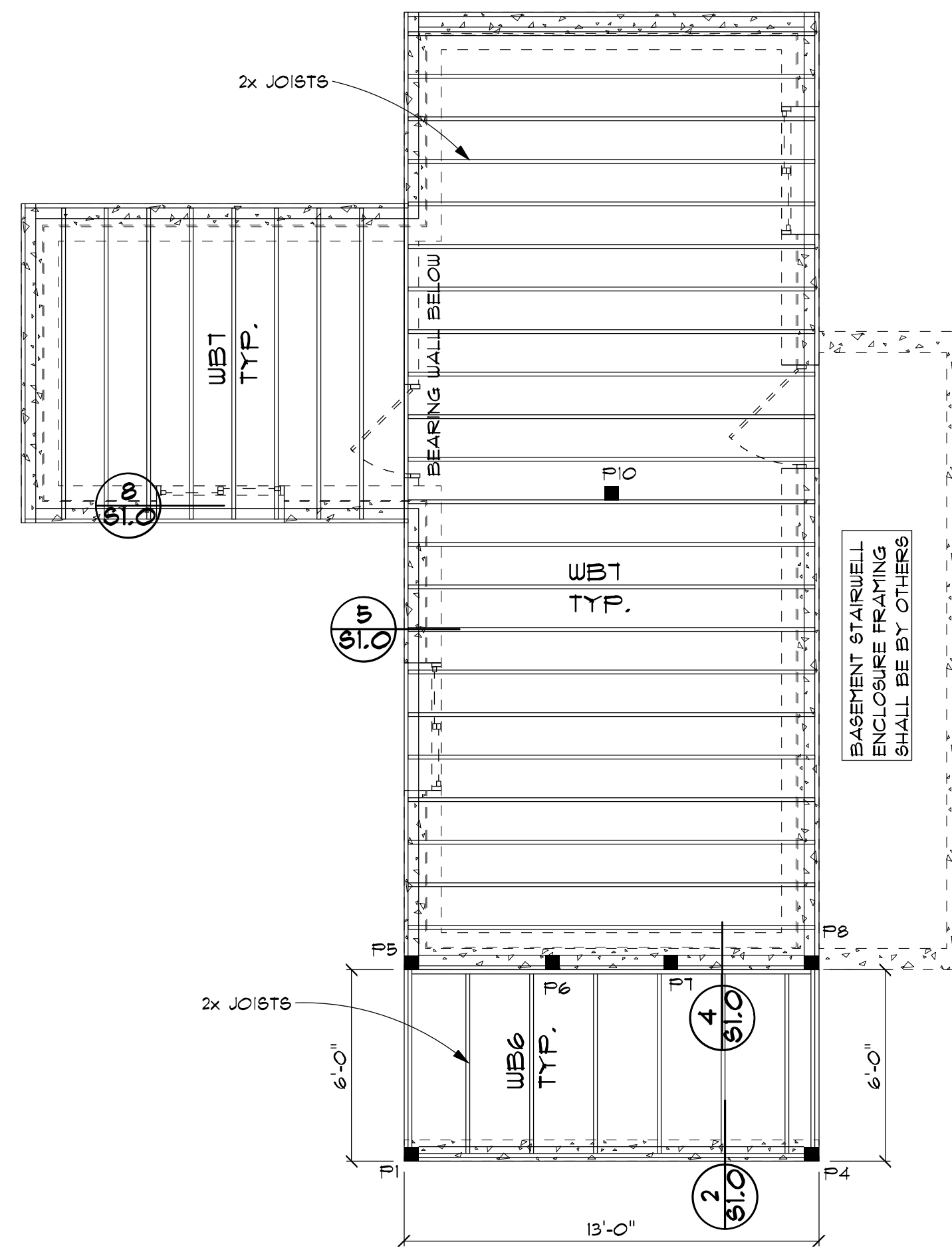
FOOTING SCHEDULE

- F1 = 16X10 CONT. FTG WITH (3) #4 CONT.
- F2 = 21X21X10 FTG WITH (3) #4 EACH WAY



SEE SHEET S3 FOR SHEAR WALLS AND HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS



FLOOR FRAMING NOTES

- INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
- PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
- FRAME AROUND CRAWL SPACE ACCESS USING (2) DF 6S 2x8 W/ SIMPSON HUC28-2 HANGERS OR GREATER WHERE APPLICABLE UNO.
- DECK BEAM HANGERS SHALL BE SIMPSON HUC28-2 FOR (2) 2x8 BEAMS AND HUCQ210-2-SDS FOR OTHER BEAM SIZES WHERE APPLICABLE UNO.
- ALL EXTERIOR WALLS ARE BEARING WALLS UNO.
- DF #2 2x6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
- BEARING WALL HEADERS SHALL BE (2) DF 2x10 OR (3) 1.5x5.5 LVL UNO WITH (1) DF 2x TRIMMER.
- HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
- JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
- SEE SHEET S3 FOR BEAM SCHEDULE.
- PROVIDE CRAWL SPACE ACCESS 24"x30".

FOUNDATION PLAN

1/4" = 1'-0"

LEGEND

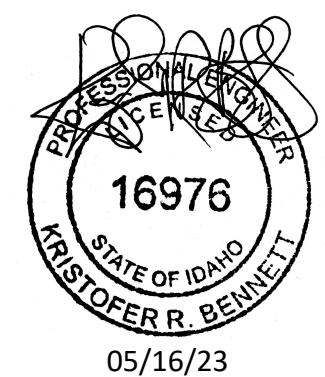
- STRUCTURAL POST
- SONOTUBE

MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND

- STRUCTURAL POST



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HAND FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL RAFTERS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON H8 AT BRG ENDS OF EACH RAFTER OR SIMPSON SDUC15600 SCREW AT BRG ENDS (1) EACH SIDE OF EACH RAFTER.
8. RAFTER COUNT SHOULD BE DETERMINED FROM RAFTER SPACING NOT FROM DRAWING LAYOUT.
9. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.

TRUSS FRAMED ROOF NOTES:

1. ALL EXTERIOR WALLS ARE BEARING WALLS.
2. DF #2 2X6 AT 16" O.C. INTERIOR BEARING WALLS UNO ON SHEAR WALL DRAWINGS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2X10 OR (3) 1.5X5.5 LVL UNO WITH (1) DF 2X TRIMMER.
4. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2X TRIMMERS UNO.
5. ALL ROOF OVERHANGS SHALL BE AS NOTED.
6. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
7. PROVIDE SIMPSON HI OR EQUAL AT BRG ENDS OF EACH TRUSS.
8. OUTLOOKERS SHALL ATTACH WITH (3) 10D NAILS TO THE COMMON TRUSSES AND DROP CHORD TRUSSES OR GABLE WALL. BACKSPANS SHALL MATCH OVERHANGS.
9. TRUSSES HAVE A TYPICAL 9" HEEL HEIGHT UNO.
10. PROVIDE ATTIC ACCESS (22"X30" MIN).

SHEAR WALL NOTES

1. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. WITH 7/16" APA RATED SHEATHING WITH 8D NAILS UNO. PROVIDE 12" O.C. FIELD NAILING TYP. STAGGER EDGE NAILING AT 3X BLOCKING. SEE THE SHEAR WALL DESIGN TABLE FOR EDGE NAILING AND ADDITIONAL SHEAR WALL REQUIREMENTS. SOME DESIGNS MAY NOT BE UTILIZED.
2. SHEAR BLOCKING (IF REQUIRED) SHALL BE PROVIDED AT ALL PANEL EDGES FOR EDGE NAILING.
3. ALL EXTERIOR WALLS SHALL BE NAILED PER S1 UNO.
4. ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
5. WALL ID'S (LIKE H-1) ARE FOR ENGINEER'S REFERENCE.
6. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPlicing WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

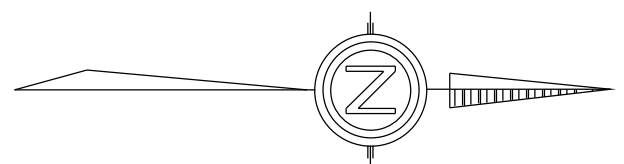
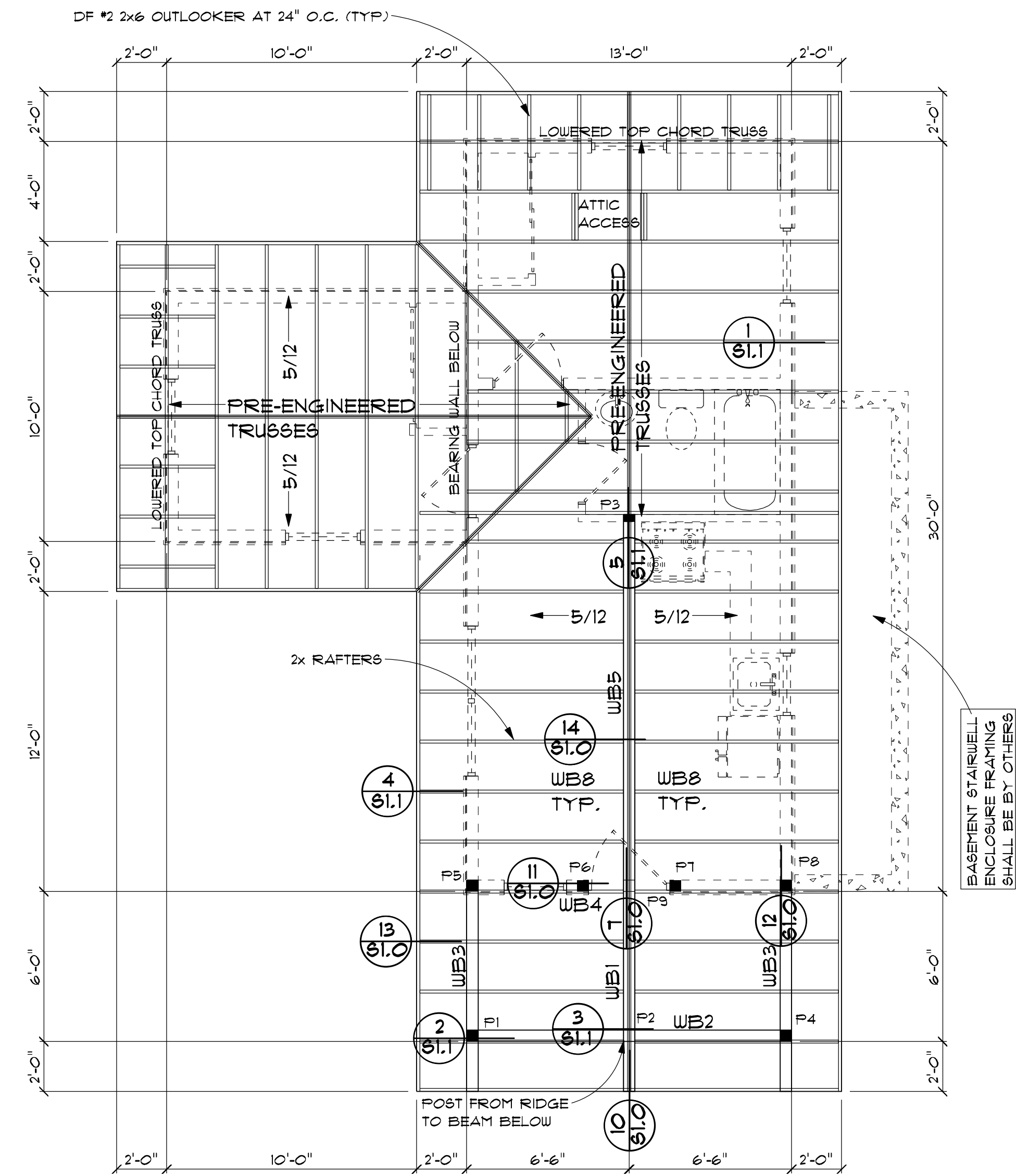
- 8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
- 8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.

| SHEAR WALL DESIGN TABLE | | | |
|-------------------------|----------------------|----------------|-----------------|
| LABEL | EDGE NAILING SPACING | SHEAR BLOCKING | SHEATHING SIDES |
| S1 | 6" O.C. | NONE | SINGLE |
| S2 | 4" O.C. | 2X | SINGLE |
| S3 | 2" O.C. | 3X | SINGLE |
| S4 | 2" O.C. | 3X | DOUBLE |

BEAM GRADING SHALL BE AS FOLLOWS UNO:
 DF - SELECT STRUCTURAL GLB - 24F-V4 DF/DF
 LVL - 2.0, 2600Fb

BEAM SCHEDULE

- WB1 = 6.75X12 GLB
- WB2 = DF #1 6X12
- WB3 = DF #1 6X8
- WB4 = (3) DF 2X10
- WB5 = 6.75X12 GLB
- WB6 = DF 2X6 AT 24" O.C.
- WB7 = DF 2X8 AT 16" O.C.
- WB8 = DF 2X12 AT 24" O.C.

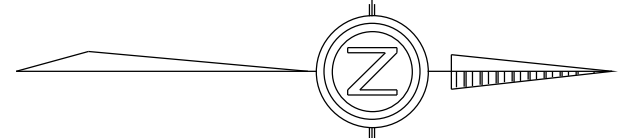
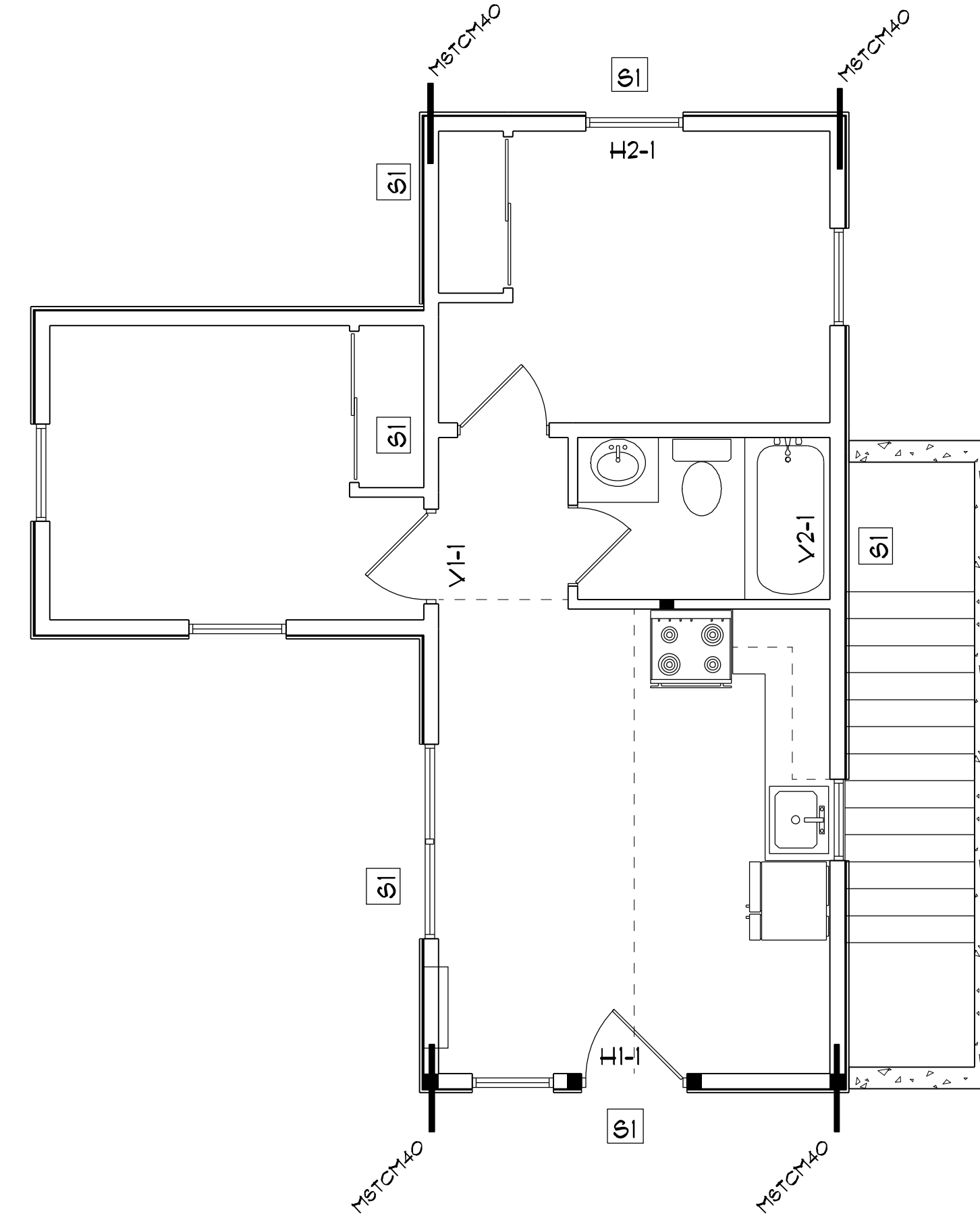


- ICE BARRIER NOTES:
 PROVIDE ICE AND WATER SHIELD TO COVER ENTIRE ROOF.
- ROOF VENTILATION:
 PROVIDE ROOF VENTILATION 1 SF FOR EVERY 300 SF OF ATTIC SPACE, 1/2 HIGH AND 1/2 LOW.

ROOF FRAMING

1/4" = 1'-0"

LEGEND
 ■ STRUCTURAL POST



MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"



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DATE: 5/16/2023

SCALE: AS NOTED

DRAWN BY: KRB

2023-112

DESIGN INTELLIGENCE, LLC
 1031 ERIKSON DR.
 REXBURG, IDAHO 83440
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 FAX: (208) 359-0740
 EMAIL: JOSH@DESIGNINTEL.COM

THE RIGHT FIT

LOT 5 ALPINE ACRES RESIDENCE
 NEAR DRIGGS, TETON COUNTY, IDAHO

Description of Building Materials for lots 1-5 Alpine Acres:

Log siding, non-reflective metal roof. Below photos represent the structure.



Landscape Plan:

There are no plans to landscape this site prior to selling. In order to keep the price as low as possible we will let the end user provide their own landscaping to their liking. The site will be re-seeded after construction with a mountain broom grass seed.

Narrative for lot 1-5 Alpine Acres:

We are building small, low impact homes to sell at an affordable price. We will need to disturb approximately 5500 sq feet and will re-seed with grasses. The impervious surface will be the building footprint approximately 692 sq feet.

