

OFFICIAL USE ONLY	
File Number	P24-020
Issue Date	3/20/24
City	HLN
Fee	\$1800
Account Number	
Department	
City	

## Floodplain Development Permit Application

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org). Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

### When is a Floodplain Development Permit Application required?

The Floodplain Management Overlay Zoning District boundaries are represented on the official zoning map of the City.

All land within the external boundary of the special flood hazard area (SFHA) and all parcels with any portion thereof affected by said SFHA shall be considered to be within the Floodplain Management Overlay Zoning district.

All land areas within the external boundary of the SFHA shall be considered to be within the floodplain subdistrict of the Floodplain Management Overlay Zoning District. The City may make necessary interpretations of the boundary based upon the recommendation of the City Engineer or other expert.

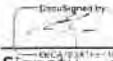
All land areas within the external boundary of the regulatory floodway shall be considered to be within the floodway subdistrict of the Floodplain Management Overlay Zoning District. The City may make necessary interpretations of the boundary based upon the recommendation of the City Engineer or other expert.

**NOTE:** This permit is required for all properties containing 100 year floodplain area and Riparian Setbacks

PROPERTY OWNER INFORMATION
Property Owner Name(s): Sheep Meadow, LLC (Managing Member: Michael John)
Property Owner's Mailing Address: 7510 N Eucalyptus Drive, Paradise Valley, AZ 85253
Phone: 415.264.6933
Email: MJohn@mjjcapitalmgt.com
PROJECT INFORMATION
Project Name: 113 Sheep Meadow
Project Representative's Name (main point of contact for project): Riley Buck
Project Representative's Phone: 208.720.7930
Project Representative's Mailing Address: 105 Lewis Street, Suite 104, Ketchum, ID 83340
Project Representative's Email: riley@pioneercabincompany.com
Architect's name, phone number, e-mail: Jonathan Gallup, 208.596.8710, jonathan@resinarchitecture.com
Landscape Architect's name, phone number, e-mail: Chase Gouley, 208.721.8931, chase@byla.us
Environmental consultant's name, phone number, e-mail:
Engineer's name, phone number, e-mail: Markell Bateman, 208.390.4597, markellb@kore-4.com
Project Address: 113 Sheep Meadow Ln, Ketchum, ID 83340
Legal Description of parcel: RPK04220000030, Beaver Springs Sub Lot 3 Blk 1
Lot Size: 2.913 acres
Zoning District: LR-2
Overlay Zones – indicate all that apply: <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Riparian Zone <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain
Brief description of project scope: demolish existing home and build a new home
Value of Project: \$ 8,000,000
TYPE OF PROJECT – indicate all that apply:

<input type="checkbox"/> New Building in Floodplain	<input type="checkbox"/> Building Addition in Floodplain	<input type="checkbox"/> Emergency Streambank Stabilization / Stream Alteration	<input type="checkbox"/> Other. Please describe:
<input type="checkbox"/> Floodplain Development	<input type="checkbox"/> Streambank Stabilization / Stream Alteration		
<b>PROPOSED SETBACKS – if project is a new building or an addition to an existing building</b>			
Front: <i>exceeds 40'</i>	Side: <i>exceeds 25'</i>	Side: <i>exceeds 25'</i>	Rear: <i>exceeds 25'</i>
<b>ADDITIONAL INFORMATION</b>			
Will fill or excavation be required in floodplain, floodway or riparian zone?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, Amount in Cubic Yards:	Fill:           CY	Excavation:           CY	
Will Existing Trees or Vegetation be Removed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will new trees or vegetation be planted?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

  
Digitally signed by  
DN: cn=

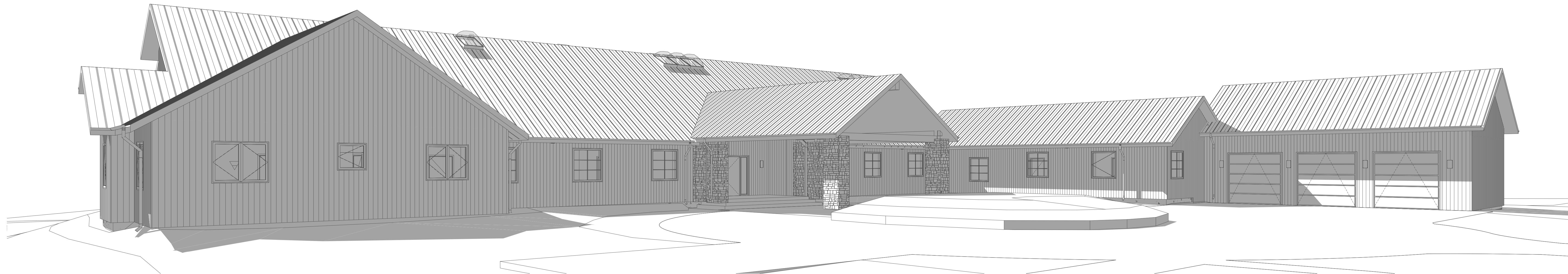
Signature of Owner/Representative

3/18/2024

Date

# JOHN RESIDENCE

PRIVATE RESIDENCE  
113 SHEEP MEADOW KETCHUM, ID 83340



## GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED AT THE CONCLUSION OF THE INSTALLATION. THE CONTRACTOR SHALL LEAVE ALL AREAS CLEAN AND IN USABLE CONDITION.
- SHOWER WALLS SHALL BE BUILT USING WATER RESISTANT BACKER BOARD, TYPICAL.
- DIMENSIONS SHOWN ON PLANS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED OR INDICATED.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT.
- CONTRACTOR TO SUPPLY ACOUSTICAL SEPARATION BETWEEN BATHROOMS AND ADJACENT SPACES

## APPLICABLE CODES

2018 IDAHO BUILDING CODE  
2018 IDAHO ELECTRICAL CODE  
2018 IDAHO MECHANICAL CODE  
2018 IDAHO PLUMBING CODE  
2018 IDAHO FIRE CODE  
2020 IDAHO ENERGY CONSERVATION CODE  
2020 IDAHO RESIDENTIAL CODE  
ALL APPLICABLE LOCAL JURISDICTION CODES AND REGULATIONS

## PROJECT DATA

PROJECT ADDRESS  
113 SHEEP MEADOW LANE  
KETCHUM, ID 83353

BUILDING TYPE: RESIDENTIAL  
TYPE VB CONSTRUCTION  
SINGLE STORY NEW HOME

### AREA SQ. FT.

MAIN HOUSE	9,097
GARAGE	1,029
PORTE COCHE	1,044
COVERED PORCHES	505
SUBTOTAL	11,675

FUTURE GUEST HOUSE	1,180
	12,855 SQ. FT.

## PROJECT DIRECTORY

### CLIENT

Michael & Barbara John

### GENERAL CONTRACTOR

Pioneer Contracting Group/  
Cabin Company  
105 Lewis St. Suite 104  
Ketchum, ID 83340  
Riley Buck, 208.720.7930

### ARCHITECT

Resin Architecture  
305 1st Street  
Idaho Falls, ID 83401  
Jonathan Gallup, 208.757.5700

### DESIGNER

Color, Form & Space  
44 Ridge Road  
Concord, NH 03301  
Jeanne Sturms 415.205.7922

### CIVIL ENGINEERING

Benchmark Associates  
Engineering, Planning, Surveying & Mapping  
100 Bell Dr.  
Ketchum, ID 83340

### STRUCTURAL ENGINEERING

Kore 4  
2295 N. Yellowstone Hwy. Suite 6  
Idaho Falls, ID 83401  
Markell Bateman, 208.227.8404

### MEP ENGINEERING

XL Engineering  
5257 Wild Dunes Lane  
Idaho Falls, ID 83404  
Mark Owens, 208.709.3111

### LANDSCAPE ARCHITECT

BYLA  
323 Lewis St., Suite N  
P.O. Box 594  
Ketchum, ID 83340  
Chase Gouley, 208.721.8931

## SHEET INDEX

### GENERAL DRAWINGS

- G-001 COVER SHEET
- G-002 NOTES & LEGENDS
- G-003 TYPICAL DETAILS & ENERGY EVALUATION

### LANDSCAPE DRAWINGS

- L0.0 COVER SHEET
- L1.0 SITE OVERVIEW
- L1.3 CONSTRUCTION MANAGEMENT PLAN
- L2.0 GRADING + DRAINAGE PLAN
- L3.0 PLANTING PLAN
- L4.0 LIGHTING PLAN
- L5.0 EXISTING CONDITIONS

### STRUCTURAL DRAWINGS

- S1.0 GENERAL STRUCTURAL NOTES
- S1.1 TYPICAL DETAILS
- S1.2 TYPICAL DETAILS
- S2.0 OVERALL FOUNDATION PLAN
- S2.0A ENLARGED FOUNDATION PLAN
- S2.0B ENLARGED FOUNDATION PLAN
- S2.0C ENLARGED FOUNDATION PLAN
- S2.1 OVERALL FLOOR FRAMING PLAN
- S2.1A ENLARGED FLOOR FRAMING PLAN
- S2.1B ENLARGED FLOOR FRAMING PLAN
- S2.1C ENLARGED FLOOR FRAMING PLAN
- S2.2 OVERALL ROOF FRAMING PLAN
- S2.2A ENLARGED ROOF FRAMING PLAN
- S2.2B ENLARGED ROOF FRAMING PLAN
- S2.2C ENLARGED ROOF FRAMING PLAN
- S3.0 FOUNDATION DETAILS
- S3.1 FOUNDATION DETAILS
- S4.0 FLOOR FRAMING DETAILS
- S4.1 FLOOR FRAMING DETAILS
- S5.0 ROOF FRAMING DETAILS
- S5.1 ROOF FRAMING DETAILS

### FLOOR PLANS

- A-100 FIRST FLOOR PLAN
- A-101 FIRST FLOOR DIMENSION PLAN
- A-102 ENLARGED AREA-A & B DIMENSION PLAN
- A-103 ENLARGED AREA-C DIMENSION PLAN

### ROOF PLANS

- A-121 ROOF PLAN

### REFLECTED CEILING PLANS

- A-150 FIRST FLOOR RCP

### ELEVATIONS

- A-201 EXTERIOR ELEVATIONS

### SECTIONS

- A-301 BUILDING SECTIONS

### ENLARGED PLANS

- A-401 ENLARGED PLANS
- A-402 ENLARGED PLANS
- A-403 ENLARGED PLANS

### DOORS & WINDOWS

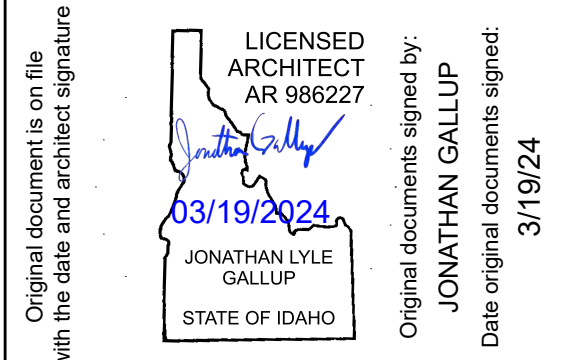
- A-601 DOOR & WINDOW SCHEDULE

### MECHANICAL DRAWINGS

- M2.1 RADON PLAN

### ELECTRICAL DRAWINGS

- E21 POWER PLAN LEVEL 1



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## STRUCTURAL

KORE 4  
2295 N. YELLOWSTONE HWY, SUITE 6  
IDAHO FALLS, ID 83401  
PHONE: (208) 640-5673

## MECHANICAL / PLUMBING

XL ENGINEERING  
5257 WILD DUNES LN.  
IDAHO FALLS, ID 83404  
PHONE: (208) 709-3111

## ELECTRICAL

XL ENGINEERING  
5257 WILD DUNES LN.  
IDAHO FALLS, ID 83404  
PHONE: (208) 709-3111

## CIVIL

BENCHMARK ASSOCIATES  
100 BELL DR.  
KETCHUM, ID 83340  
PHONE: (208) 726-9512

## LANDSCAPE ARCHITECT

BYLA  
323 LEWIS ST., SUITE N  
KETCHUM, ID 83340  
PHONE: (208) 721-8931

## DESIGNER

COLOR FORM & SPACE  
44 RIDGE ROAD  
CONCORD, NH 03301  
PHONE: (415) 205-7922

JOHN RESIDENCE  
113 SHEEP MEADOW KETCHUM, ID 83340

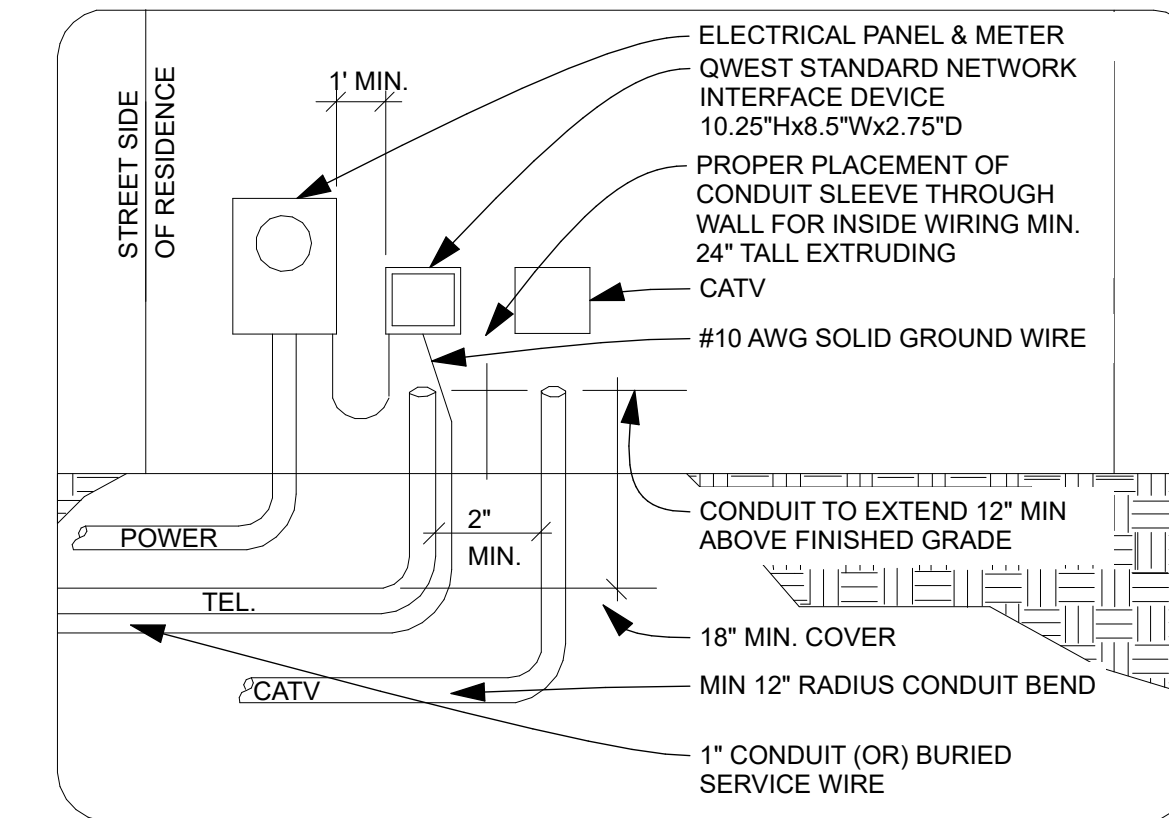
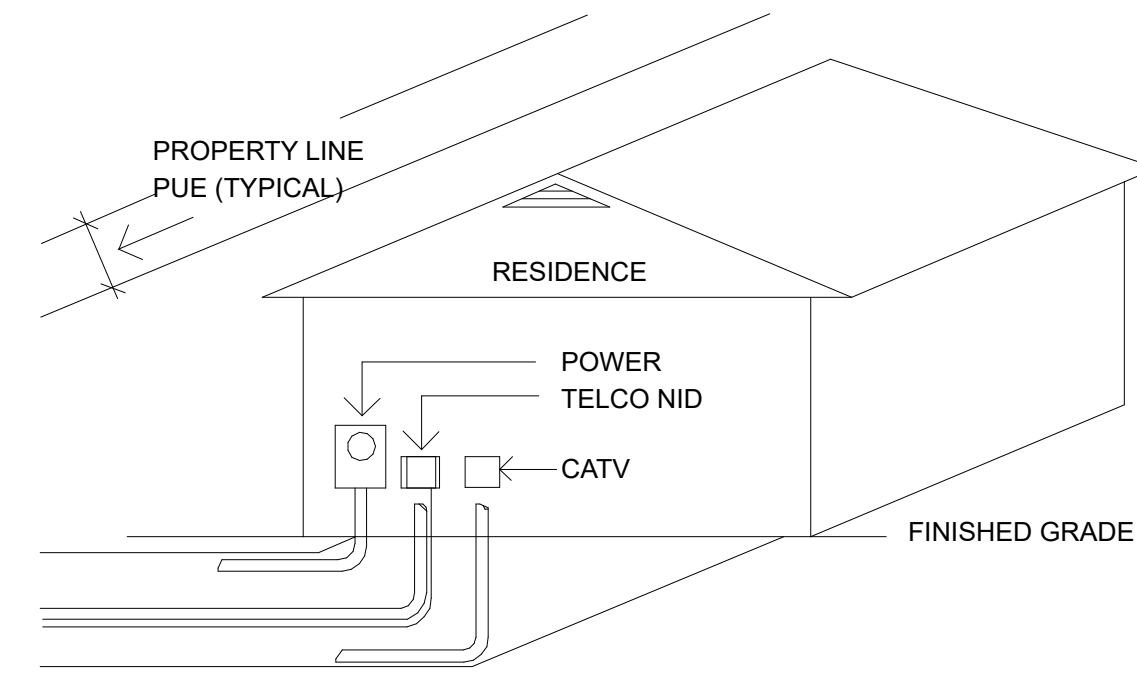
ID	DATE	DESCRIPTION
00	3/15/24	Issue for AHI review

Project No. 24010

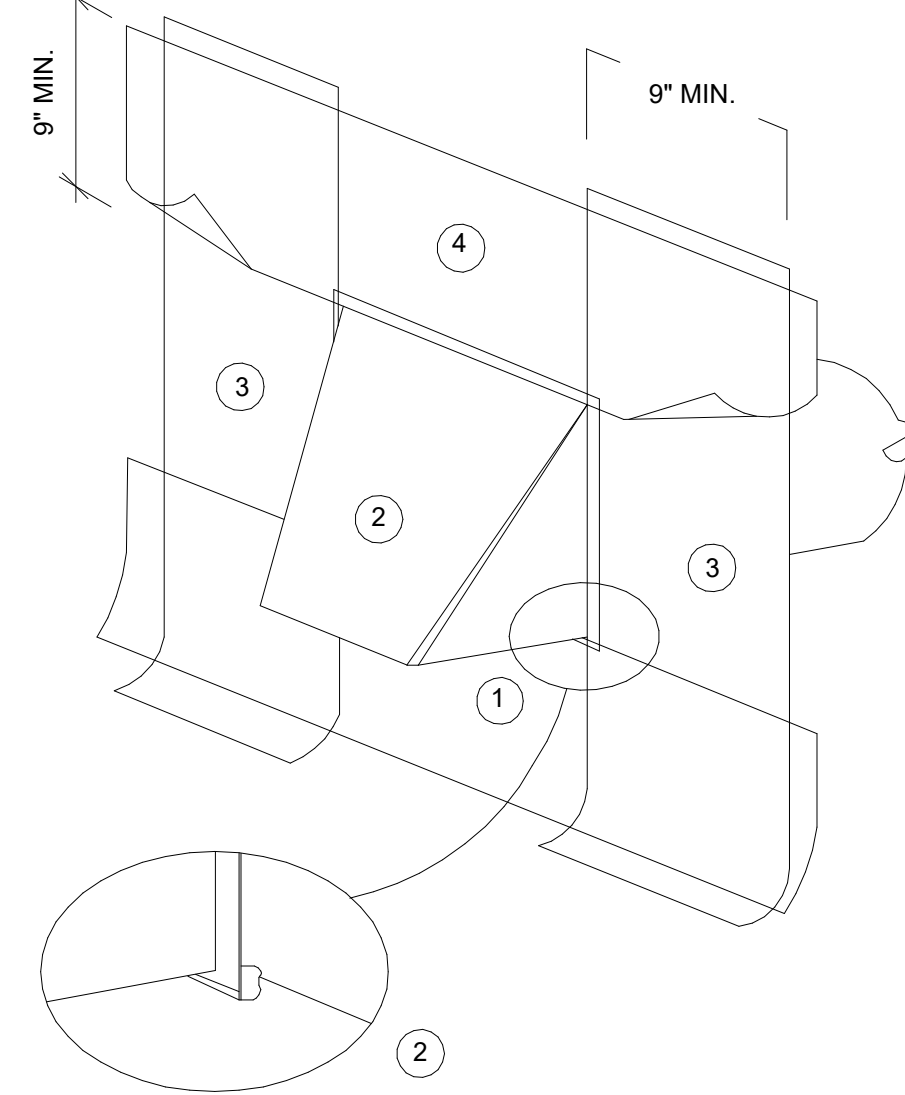
COVER SHEET

G-001



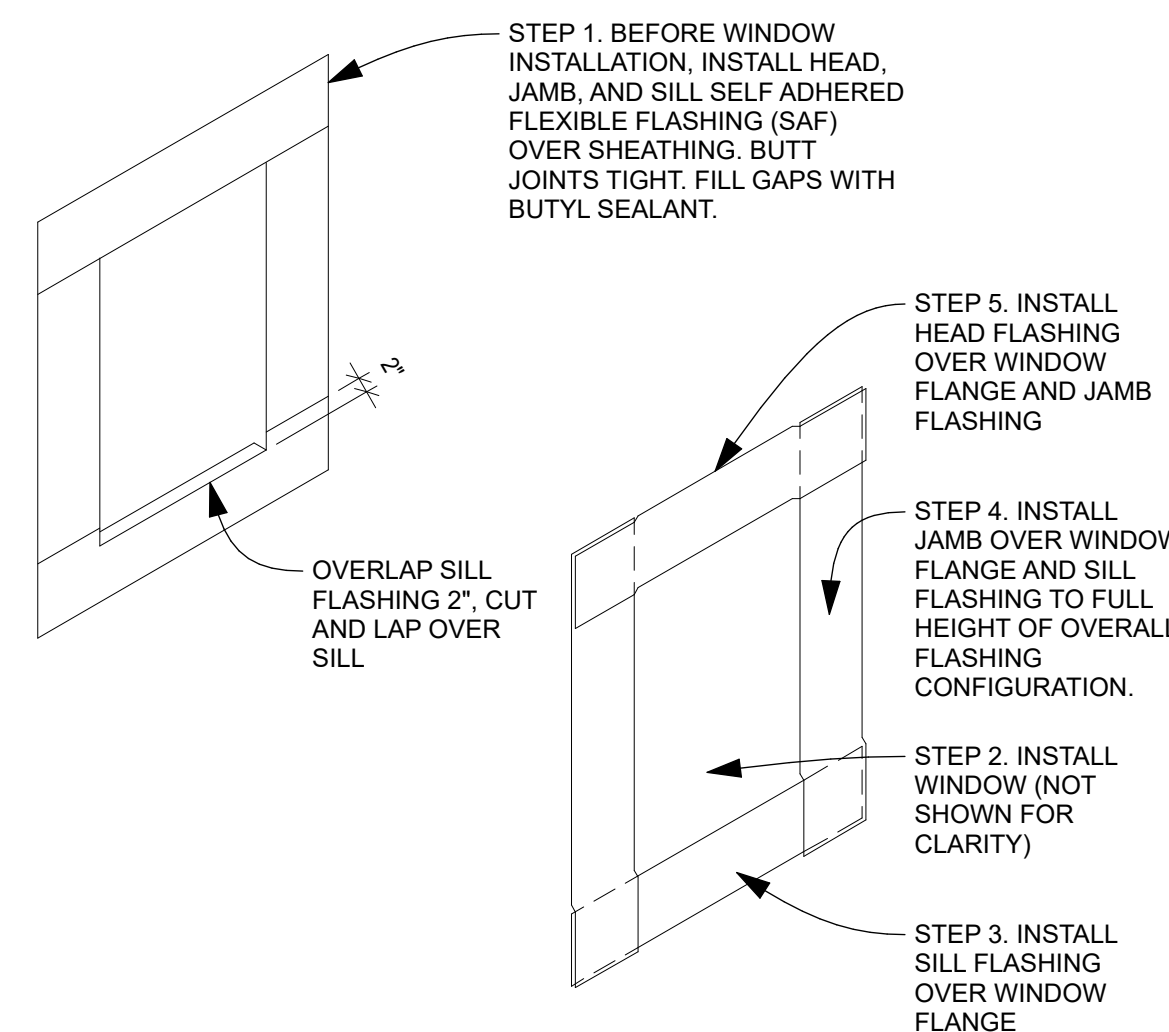


**5 UTILITY METERS**  
SCALE: 1" = 1'-0"

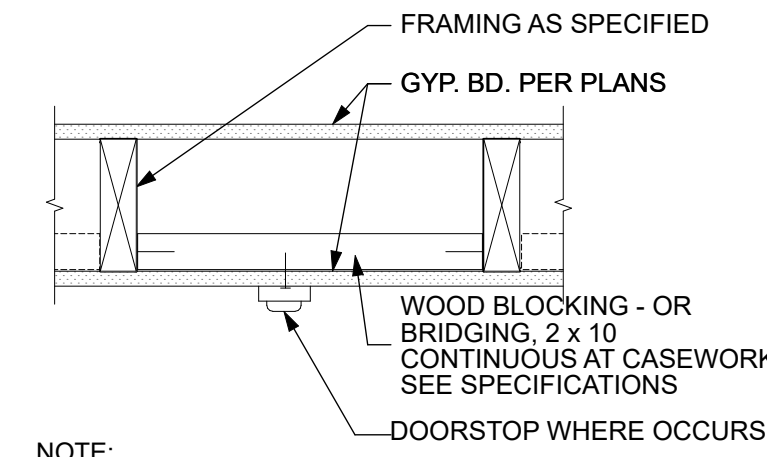


- NOTE: APPLY SEALANT BETWEEN NAILING FLANGE AT SILL AND JAMB FLASHING
- SILL FLASHING**  
9" MIN. WIDE SELF ADHERED SELF HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MIN. 9" BEYOND ROUGH OPENING.  
-DO NOT OVERLAP THE TOP OF SILL FRAMING  
-ADHERED ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH.
  - METAL EXTERIOR VENT**  
28 GA. MIN SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDER NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.
  - JAMB FLASHING**  
9 INCH MIN. WIDE SELF ADHERED SELF HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE. FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.  
-DO NOT FASTEN THE BOTTOM 9 INCHES OF THE JAMB FLASHING SO THE WEATHER RESISTANT BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.
  - HEAD FLASHING**  
APPLY SELF ADHERED SELF HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING.

**4 EXHAUST VENT FLASHING**  
SCALE: 1" = 1'-0"

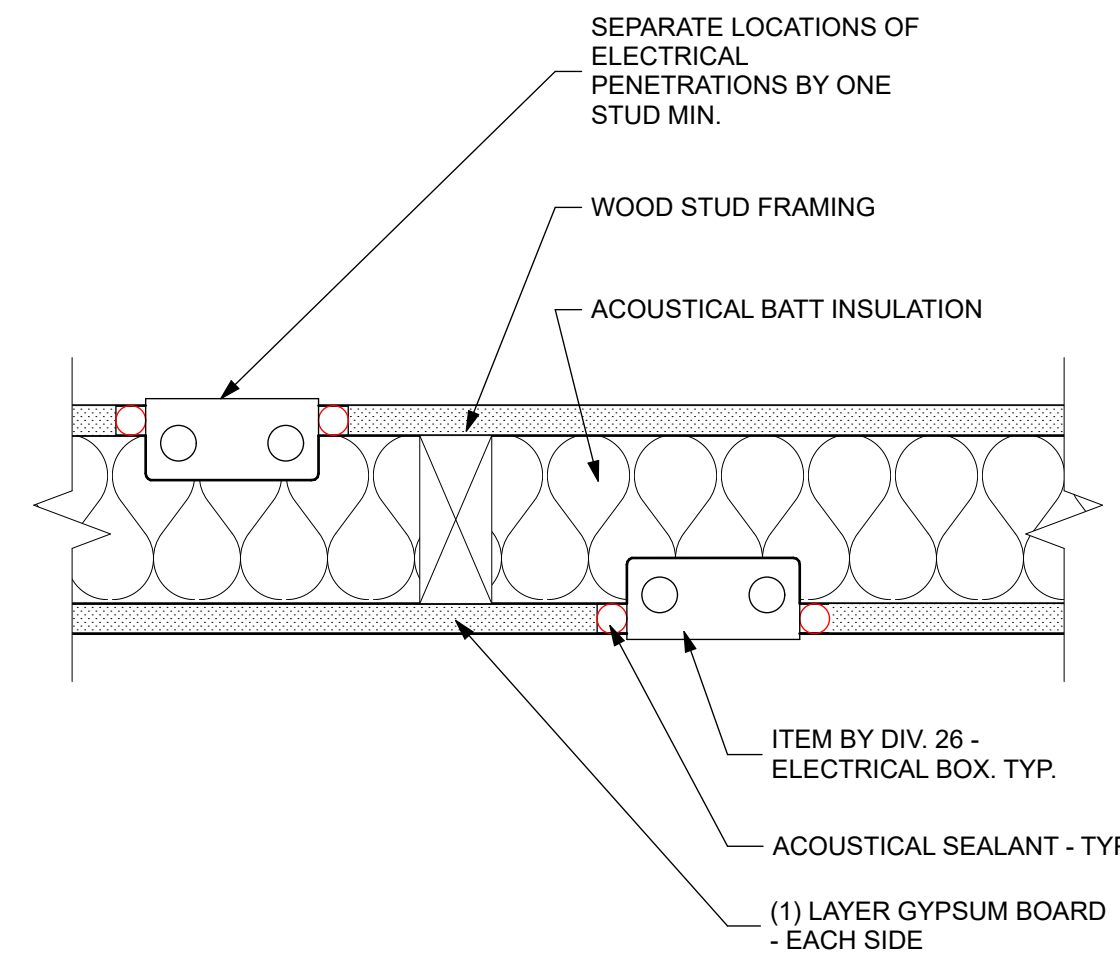


**3 WINDOW FLASHING**  
SCALE: 1" = 1'-0"



- NOTE:
- PROVIDE CONTINUOUS BLOCKING AT ALL UPPER CABINETS. SEE PLANS AND ELEVATIONS FOR CABINET LOCATIONS. ALSO PROVIDE BLOCKING AT ALL GRAB BARS, WALL MOUNTED SINKS, AND ALL OTHER WALL MOUNTED EQUIPMENT.
  - PROVIDE FIRE RATED BLOCKING AT ALL RATED CONSTRUCTION LOCATIONS

**2 DOOR STOP BLOCKING**  
SCALE: 1 1/2" = 1'-0"



**1 STAGGERED OUT**  
SCALE: 3" = 1'-0"

Fee Proposal March 7, 2024



**Education**

- 2003-2008 Bates College Lewiston, Maine  
Environmental Studies Major with a Concentration in Geology
- 2011-2015 De Montfort University Leicester, England  
Masters in Energy and Sustainable Building Design

**Certifications**

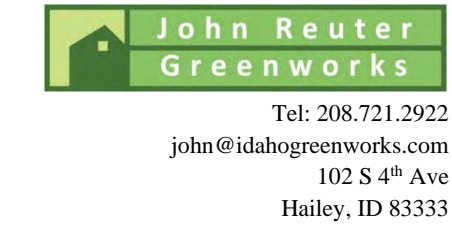
- National Association of Home Builders (NAHB)  
Certified National Green Building Standard Verifier
- Residential Energy Network (RESNET)  
Certified HERS Energy Rater and Auditor
- Passive House Institute United States  
Certified Passive House Consultant (Not Active)
- US Department of Energy  
Certified Energy Star Homes Rater

**Local Projects**

- Over 150 Residences Seeking or Achieved National Green Building Standard Certification
- Over 400 Residences Seeking or Achieved Energy HERS Score
- Over 1000 air-infiltration tests using a blower door
- Over 200 Solar Photovoltaic Installations
- Home Energy Audits
- Commercial Projects

**Consulting Services**

- ACCA Manual J, S, D Heating Load Calculations
- Building Envelope Consulting
- Heat Consumption Modeling
- Dew-point Analysis
- Building Pressure Diagnostics
- Air-flow Balancing
- Infrared Camera Analysis
- Air Infiltration Testing with a Blower Door
- Duct Leakage Testing with a Duct Blower
- Fireplace make-up air calculations



113 Sheep Meadows Residence  
2018 IECC Prescriptive Path with Idaho Amendment  
March 7, 2024

The residence at 113 Sheep Meadows Drive, Ketchum, ID intends to use the 2018 IECC prescriptive path with Idaho amendment for insulation and fenestration requirements for climate zone 6, as shown in the table below:

Climate Zone	Fenestration U-Factor <sup>a</sup>	Skylight U-Factor <sup>a</sup>	Glazed Fenestration SHGC <sup>b, c</sup>	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement <sup>d</sup> Wall R-Value	Slab <sup>e</sup> R-Value & Depth	Crawlspace <sup>f</sup> Wall R-Value
5	0.32	0.55	NR	38	20 or 13+ <sup>g</sup>	13/17	30 <sup>h</sup>	15/19	10, 2 R	15/19
6	0.30	0.55	NR	49	22 or 13+ <sup>g</sup>	15/20	30 <sup>h</sup>	15/19	10, 4 R	15/19

Source: Division of Building Safety, 2020, Idaho Statutes and Administrative Rules, page 8

Specifically, this project intends to use the following components:

Building Component	Insulation Type	R-value / U-value
Slab	Garage slab perimeter - 4' total length (vertical + horizontal) with XPS rigid insulation (blueboard)	10
Crawlspace Walls	3" closed cell spray foam with FSK fire-retardant paper	19
Above Grade Walls	2" closed cell spray foam plus blown fiberglass or cellulose	27
Windows and Glass Doors	Double pane low E	0.3
Solid Doors	Insulated Door	0.3
Ceilings	8" Closed cell spray foam	49

*John Reuter*  
John Reuter

**113 Sheep Meadows**

**Fee Proposal for Energy Code Compliance and Consulting**



John Reuter Greenworks, LLC has been helping builders, architects and homeowners since 2011. We help you meet your goals for code compliance, efficiency, durability, air quality, and building functionality.

Service	
Energy Code Prescriptive Path Letter	\$85
Manual J, S, and D HVAC design	\$1500
Blower door test	\$300
<b>Cost</b>	<b>\$ 1885</b>

Additional consulting and plan revisions billed at \$120/hr

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**RESIN ARCHITECTURE**

305 1st STREET  
KETCHUM, IDAHO 83401  
PH: 208.757.2500

LICENSED ARCHITECT  
AR 986227

03/15/2024

Original documents signed by:  
JONATHAN LYLE GALLUP  
STATE OF IDAHO

Original documents signed by:  
JONATHAN GALLUP  
Date original documents signed:  
3/15/24

**STRUCTURAL**

KORE 4  
2295 N YELLOWSTONE HWY, SUITE 6  
IDAHO FALLS, ID 83401  
PHONE: (208) 640-5673

**MECHANICAL / PLUMBING**

XL ENGINEERING  
5257 WILD DUNES LN.  
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**LANDSCAPE ARCHITECT**

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**DESIGNER**

COLOR FORM & SPACE  
44 RIDGE ROAD  
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113 SHEEP MEADOW KETCHUM, ID 83340

ID	DATE	ISSUE FOR AHI REVIEW	DESCRIPTION
00	3/15/24		

Project No. 24010  
**TYPICAL DETAILS & ENERGY EVALUATION**

# JOHN LANDSCAPE DESIGN



## PROJECT INFORMATION

**OWNER**  
MICHAEL AND BARBIE JOHN

**PROJECT ADDRESS**  
113 SHEEP MEADOW LN  
BEAVER SPRINGS  
KETCHUM, ID

**LANDSCAPE ARCHITECT**  
BYLA  
323 LEWIS ST  
SUITE N  
KETCHUM, ID 83340

**ARCHITECT**  
JEANNE STURM

**CONTRACTOR/BUILDER**  
PIONEER CABIN COMPANY  
105 LEWIS STREET, SUITE 104  
KETCHUM, ID 83340

**ZONING / LANDUSE**  
LR-2

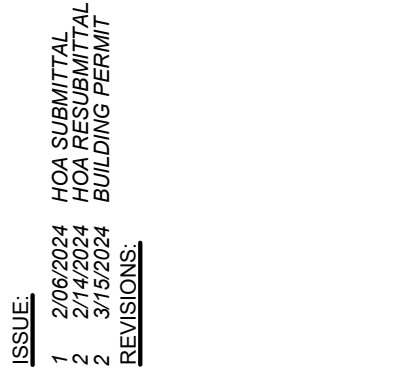
**SUBDIVISION**  
BEAVER SPRINGS

**SITE AREA**  
2.91 ACRES

## SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	L0.0
SITE OVERVIEW	L1.0
CONSTRUCTION MANAGEMENT PLAN	L1.3
GRADING + DRAINAGE	L2.0
PLANTING PLAN + IRRIGATION NOTES	L3.0
LIGHTING PLAN	L4.0

## VICINITY MAP



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BYLA Landscape Architects

## PERMIT



# JOHN RESIDENCE

## 113 SHEEP MEADOW LN

BEAVER SPRINGS SUBDIVISION, KETCHUM, ID

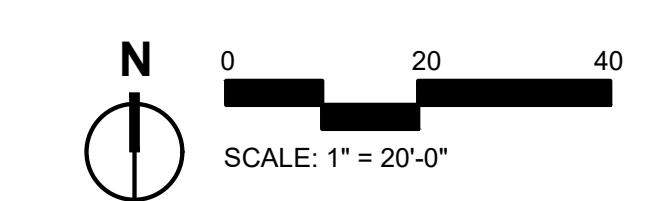
PRINCIPAL: CG  
PROJECT MANAGER: BJ  
DRAWN BY: BC

ISSUE DATE: 03/19/2024

## COVER SHEET

SHEET NO.

# L0.0



117 SHEEP MEADOW LN  
LOT 4A, BLOCK 1  
BEAVER SPRINGS SUBDIVISION

371 E CANYON RUN BLVD  
LOT 11  
RIVERWOODS SUBDIVISION

109 SHEEP MEADOW LN  
LOT 1, BLOCK 1  
BEAVER SPRINGS SUBDIVISION

**PAVING SCHEDULE**

SYMBOL	ASPHALT DESCRIPTION	MATERIAL
	ASPHALT	Asphalt
SYMBOL	STONE DESCRIPTION	MATERIAL
	STONE PAVER	STONE PAVER
SYMBOL	GRAVEL DESCRIPTION	MATERIAL
	GRAVEL PATH	Decomposed Granite
	GRAVEL SHOULDER	Gravel
SYMBOL	SYNTHETIC TURF DESCRIPTION	MATERIAL
	GRASS PAVING	GrassPave

LINE TYPE LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Building Envelope
	Setbacks / Easements
	Existing Contours
	Proposed Contours
	Snow Storage (driveway + motorcourt sqft x .5 = 6293 sqft)

**GENERAL NOTES**

- WORK PERFORMED SHALL COMPLY WITH GENERAL NOTES, CONSTRUCTION DOCUMENTS, APPLICABLE LOCAL, STATE, AND FEDERAL CODES, AND APPLICABLE REQUIREMENT FROM ANY REGULATORY AGENCY.
- COMPOSITE BASE SHEET:** THE PROPOSED IMPROVEMENT SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THIS BASE SHEET INFORMATION IS SHOWN IN HALF TONE ON THE PLANS. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
- BASE SHEET DRAWINGS:** THE BASE SHEET SOURCE FOR THESE DRAWINGS IS: "113 Sheep Meadow Ln - Topographic Map.dwg", "A1\_X\_Shafraan\_P1.dwg", "A1\_X\_Shafraan\_Folly\_P1.dwg", "AGAD-SEC\_MHW and Cottonwoods-BDY-export.dwg". ALL MADE AVAILABLE BY MGPLINE AND PHILLIPS LAND SURVEYING AND ARE ASSUMED TO BE CORRECT.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS.
- IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- EXISTING SURVEY MARKER PROTECTION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
- ENGINEERING DRAWINGS:** REFER TO ENGINEER'S PLANS FOR UTILITY LOCATION, DRAINAGE AND GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- EXISTING DRAINAGE PROTECTION:** THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENT ARE IN PLACE AND FUNCTIONING.
- EXISTING TREE PROTECTION:** CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG".
- STORM WATER PERMIT:** A STORM WATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE AS DETERMINED BY LOCAL CODE. DRAINAGE SHOWN IS FOR SURFACE DRAINAGE ONLY. FOUNDATION AND ROOF DRAINAGE BY OTHERS. DRYWELL SIZING PER ENGINEER.
- GRADING INTENT:** PROPOSED CONTOURS AND SPOT ELEVATIONS ON PLANS ARE CONCEPTUAL AND SHOWN FOR DESIGN PURPOSES ONLY. LANDSCAPE ARCHITECT TO VERIFY FINAL GRADING ON SITE WITH CONTRACTOR. PRIOR TO BEGINNING CONSTRUCTION.
- WALL VERIFICATION:** CONTRACTOR TO VERIFY TOP AND BOTTOM OF WALL ELEVATIONS, WALL HEIGHT AND LOCATION ON SITE WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- ALL FOUNDATIONS AND FOOTINGS, TO BE VERIFIED BY ENGINEER PRIOR TO CONSTRUCTION.
- TREE DAMAGE MITIGATION:** WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN. ROOT PRUNING SHALL BE PERFORMED, WHEN REQUIRED, WITH A TRENCHER SUCH AS A TELEPHONE CABLE PULLER OR A "DITCH WITCH" PRIOR TO ADJACENT EXCAVATION. THE TRENCHING SHALL BE TO A MINIMUM DEPTH OF 24" OR THE DEPTH OF EXCAVATION. THE CONTRACTOR SHALL STAKE THE LIMIT OF ROOT PRUNING AS PER THE PLAN. LIMITS OF TRENCHING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING IN THE FIELD. DO NOT TRENCH FOR IRRIGATION OR ELECTRICAL WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.

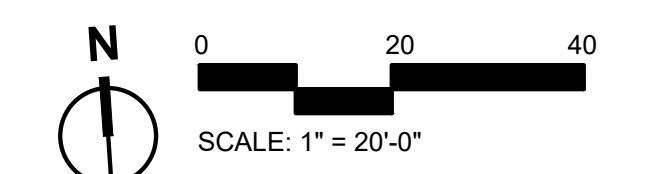
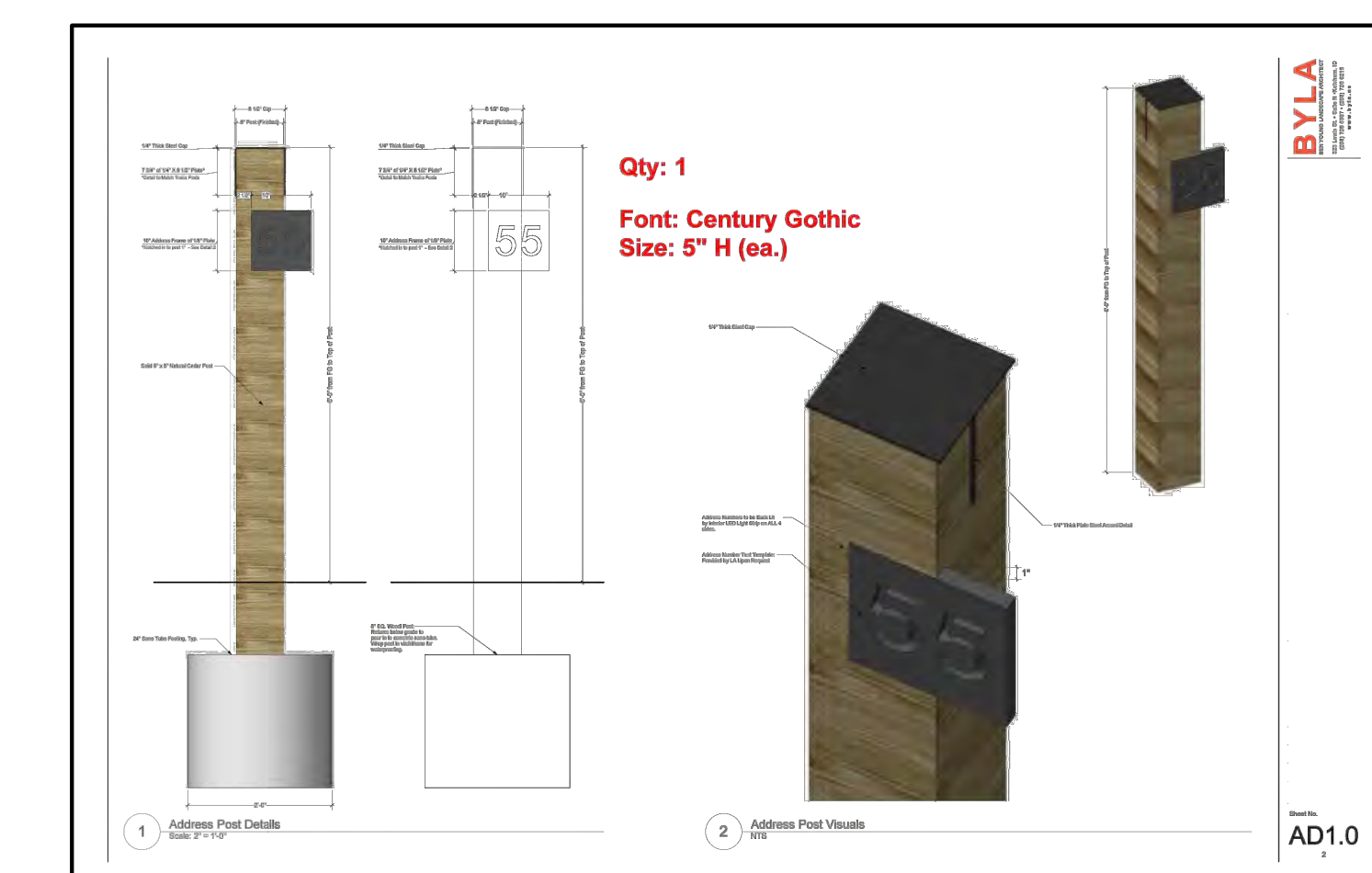
**FENCE CHARACTER IMAGE**



**WATER FEATURE CHARACTER IMAGE**



**ADDRESS MONUMENT CUT SHEET**



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**JOHN RESIDENCE**  
**113 SHEET MEADOW LN**  
BEAVER SPRINGS SUBDIVISION, KETCHUM, ID

PRINCIPAL: CG  
PROJECT MANAGER: BJ  
DRAWN BY: BC  
ISSUE DATE: 03/19/2024

**SITE OVERVIEW**

SHEET NO.

**L1.0**

117 SHEEP MEADOW LN  
LOT 4A, BLOCK 1  
BEAVER SPRINGS SUBDIVISION

371 E CANYON RUN BLVD  
LOT 11  
RIVERWOODS SUBDIVISION

109 SHEEP MEADOW LN  
LOT 1, BLOCK 1  
BEAVER SPRINGS SUBDIVISION

LINE TYPE LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Building Envelope
---	Setbacks / Easements
---	Existing Contours
---	Proposed Contours
---	Limit of Disturbance
---	Silt Fence
---	Truck Wash
---	Toilet
---	Dumpster
---	Parking
---	Materials Staging
---	Site Trailer

**CONSTRUCTION ACTIVITY PLAN NOTES**

- NO MANHOLE OR FIRE HYDRANT EXISTS ON SITE.
- GENERAL CONTRACTOR/PERMIT HOLDER IS RESPONSIBLE FOR ALL SUBCONTRACTORS AND WILL BE HELD RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION ACTIVITY PERMIT.
- CONSTRUCTION VEHICLES TO LIMIT SPEED TO 15 MPH WITHIN ONE BLOCK FROM CONSTRUCTION SITE.
- THE JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH AND CONSTRUCTION DEBRIS SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEAT, TIDY PILES.
- GENERAL CONTRACTOR/PERMIT HOLDER SHALL SUBMIT A TEMPORARY USE OF RIGHT-OF-WAY (TURP) APPLICATION FOR ALL RIGHT-OF-WAY ENCROACHMENTS BEYOND WHAT IS SHOWN ON THIS CAP.
- GENERAL CONTRACTOR/PERMIT HOLDER IS RESPONSIBLE FOR ON-SITE SNOW REMOVAL. ON-SITE SNOW SHALL NOT BE STORED IN THE RIGHT-OF-WAY.
- THE REPAIR OF DAMAGE TO THE RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/PERMIT HOLDER.
- NO CONTRACTOR/SUBCONTRACTOR PARKING WILL OCCUR WITHIN TIME LIMITED PARKING SPACES IN RIGHTS OF WAY.

**CONSTRUCTION ACTIVITY PLAN COMMENTS  
PER KETCHUM MUNICIPAL CODE 15.06.030**

- A1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUBCONTRACTORS AND WILL BE HELD RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION ACTIVITY PERMIT.
- A2. ALL NEIGHBORS WITH PROPERTIES ADJACENT TO THE PROJECT SHALL BE PROVIDED NOTICE OF THE PROJECT, SCHEDULE AND THE GENERAL CONTRACTOR'S CONTACT INFORMATION IN ADVANCE OF CONSTRUCTION.

- B1. ESTIMATED CUT = 881 CUBIC YARDS  
ESTIMATED FILL = 4,587 CUBIC YARDS
- B2. STOCKPILING IS NOT ANTICIPATED TO BE NECESSARY
- B3. TRUCK ROUTES WILL ENTER ON EXIT ON PRIVATE ROAD ON SHEEP MEADOW LN.
- B4. TEMPORARY GRAVEL WILL BE INSTALLED UNDERNEATH THE TEMPORARY CONSTRUCTION PARKING AREA TO LIMIT MUD AND DIRT BEING BROUGHT ON TO THE ROAD SURFACE AND TRUCK WATERING AREA WILL BE PROVIDED - REFER TO PLAN FOR PARKING AND TRUCK WATERING LOCATION.
- B5. A WATER TRUCK CAN / WILL BE BROUGHT INTO WATER THE SITE IF DUST BECOMES A PROBLEM

- C1. CONSTRUCTION PARKING AREA IS NOTED ON PLAN WITH APPROX. VEHICLE CAPACITY
- C2. N/A
- C3. NO RIGHT-OF-WAY - N/A
- C4. PARKING AREA ONSITE NOTED WITH ENOUGH CAPACITY
- C5. REFER TO PLAN FOR AREAS
- C6. N/A
- C7. SPEED LIMITS FOR CONSTRUCTION VEHICLES SHALL BE LIMITED TO 15 MILES PER HOUR WITHIN ONE BLOCK OF A CONSTRUCTION SITE, UNLESS OTHERWISE DETERMINED BY THE KETCHUM POLICE DEPARTMENT.

- D1. REFER TO PLAN
- D2. REFER TO PLAN

- E1. REFER TO PLAN
- E2. N/A

- F1. REFER TO PLAN FOR 4' HIGH SILT FENCE LOCATIONS
- F2. N/A

- G1. N/A
- G2. N/A - SHEEP MEADOW IS A PRIVATE ROAD
- G3. NO EXISTING MANHOLES OR FIRE HYDRANTS IN PLACE - N/A

- H1. SEE RESPONSE TO A02

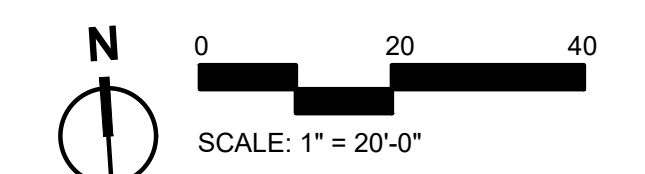
- I1. THE JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEAT, TIDY PILES.

- J1. SEE F1 RESPONSE AND LOCATION OF SILT FENCING
- J2. SEE F1 RESPONSE AND LOCATION OF SILT FENCING
- J3. MATURE TREES TO BE PRESERVED SHALL BE FENCED AT THE DRIP LINE FOR THE DURATION OF CONSTRUCTION.
- J4. N/A

- K1. N/A
- L1. N/A

**FLOODPLAIN MANAGEMENT OVERLAY NOTES  
(PER CITY OF KETCHUM FLOODPLAIN APPLICATION)**

- PROPOSED PROJECT DOES NOT ALTER RIVER CHANNEL.
- NO TEMPORARY CONSTRUCTION ACTIVITIES, ENCROACHMENT, OR OTHER DISTURBANCE INTO THE TWENTY-FIVE FOOT (25') RIPARIAN ZONE IS PROPOSED BY THE PROJECT.
- NO PERMANENT DEVELOPMENT IS PROPOSED WITHIN THE TWENTY-FIVE FOOT (25') RIPARIAN ZONE.
- REFER TO L3.0 FOR NEW PLANTING AND VEGETATION IN THE RIPARIAN ZONE. PROPOSED SPECIES INCLUDE PLANTINGS THAT ARE LOW GROWING AND HAVE DENSE ROOT SYSTEMS FOR THE PURPOSE OF STABILIZING STREAM BANKS AND REPAIRING DAMAGE PREVIOUSLY DONE TO RIPARIAN VEGETATION.
- LANDSCAPING AND DRIVEWAY PLANS TO ACCOMMODATE THE FUNCTION OF THE FLOODPLAIN TO ALLOW FOR SHEET FLOODING. SURFACE DRAINAGE IS CONTROLLED AND SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES INCLUDING DRIVEWAYS DRAINED AWAY FROM PAVED ROADWAYS.
- FLOODWATER CARRYING CAPACITY IS NOT DIMINISHED BY THE PROPOSAL.
- THE PROPOSED PROJECT DOES NOT PROPOSE NEGATIVE IMPACTS ON AQUATIC LIFE, RECREATION, OR WATER QUALITY UPSTREAM, DOWNSTREAM OR ACROSS THE STREAM ARE NOT NEGATIVE.
- BUILDING SETBACK A MIN. OF 10'-0" FROM THE 25'-0" RIPARIAN SETBACK. REFER TO L1.0
- PROPOSED FFE IS 5560 IS 5' ABOVE THE BPE ELEVATION OF 5555.
- BACKFILL AROUND THE FOUNDATION OCCURS OUTSIDE OF THE SFHA FLOODPLAIN
- NO NEW BUILDINGS ARE PROPOSED PARTIALLY OR WHOLLY WITHIN THE SFHA. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON FOUNDATIONS THAT ARE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- DRIVEWAYS COMPLY WITH CITY OF KETCHUM STREET STANDARDS AND ACCESS FOR EMERGENCY ACCESS ADEQUATELY PROVIDED, INCLUDING LIMIT OF FLOOD DEPTHS TO 1-FOOT OR LESS
- PROPOSED LANDSCAPING WILL CONCEAL CUTS AND FILLS REQUIRED FOR SITE DEVELOPMENT
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO STREAM ALTERATION PROPOSED
- N/A - NO WETLAND IMPACTS PROPOSED



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BEAVER SPRINGS SUBDIVISION, KETCHUM, ID

PRINCIPAL: CG  
PROJECT MANAGER: BJ  
DRAWN BY: BC

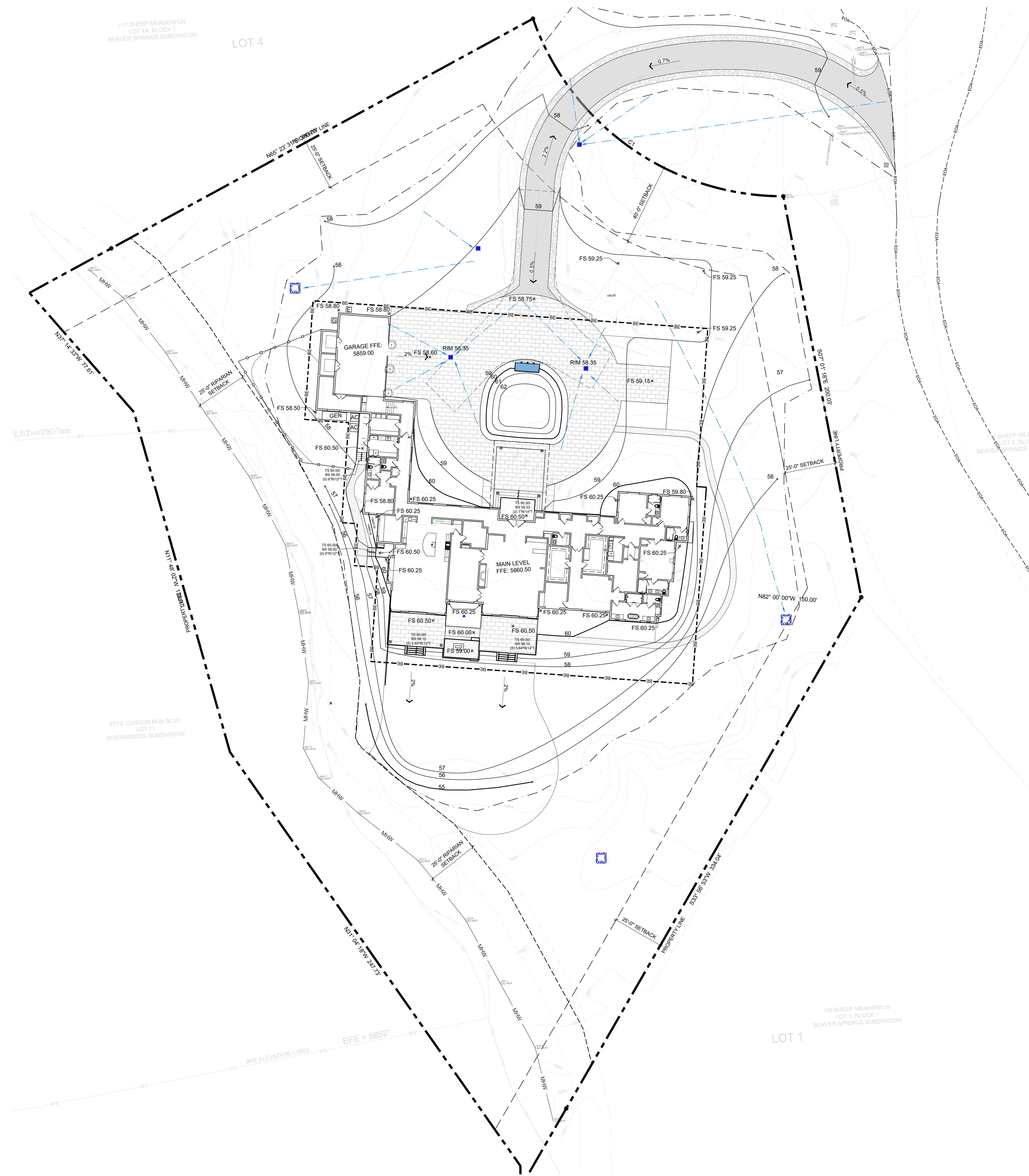
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**CONSTRUCTION  
ACTIVITY PLAN -  
NEW  
CONSTRUCTION  
SCOPE**

SHEET NO.

**L1.3**





GRADING ABBREVIATIONS	
SYMBOL	DESCRIPTION
FFE	Finish Floor Elevation
FG	Finished Grade
FS	Finished Surface
TS	Top of Step / Stair
BS	Bottom of Step / Stair
TW	Top of Finished Wall
BW	Bottom of Wall (at Finished Grade)
TOC	Top of Curb
TSL	Top of Slab
HP	High Point
LP	Low Point
HPS/LPS	High Point Swale / Low Point Swale
GB	Grade Break
CB	Catch Basin
DW	Dry Well
PD	Planter Drain
LOD	Limit of Disturbance
x x	Flush

LINE TYPE LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Building Envelope
---	Setbacks / Easements
(---)	Existing Contours
(---)	Proposed Contours
---	Limit of Disturbance
X.X%	Slope
x x	Flush Condition
•	Contour Tie In
---	Sleeping

DRAINAGE LEGEND		
SYMBOL	DESCRIPTION	NOTES
---	Drainage Swale / Drainage	

DRAIN SCHEDULE		
SYMBOL	DRAINAGE DESCRIPTION	QTY
■	CATCH BASIN	4
•	AREA DRAIN	1
■	DRY WELL	3

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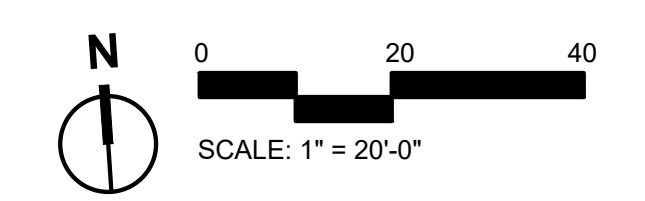
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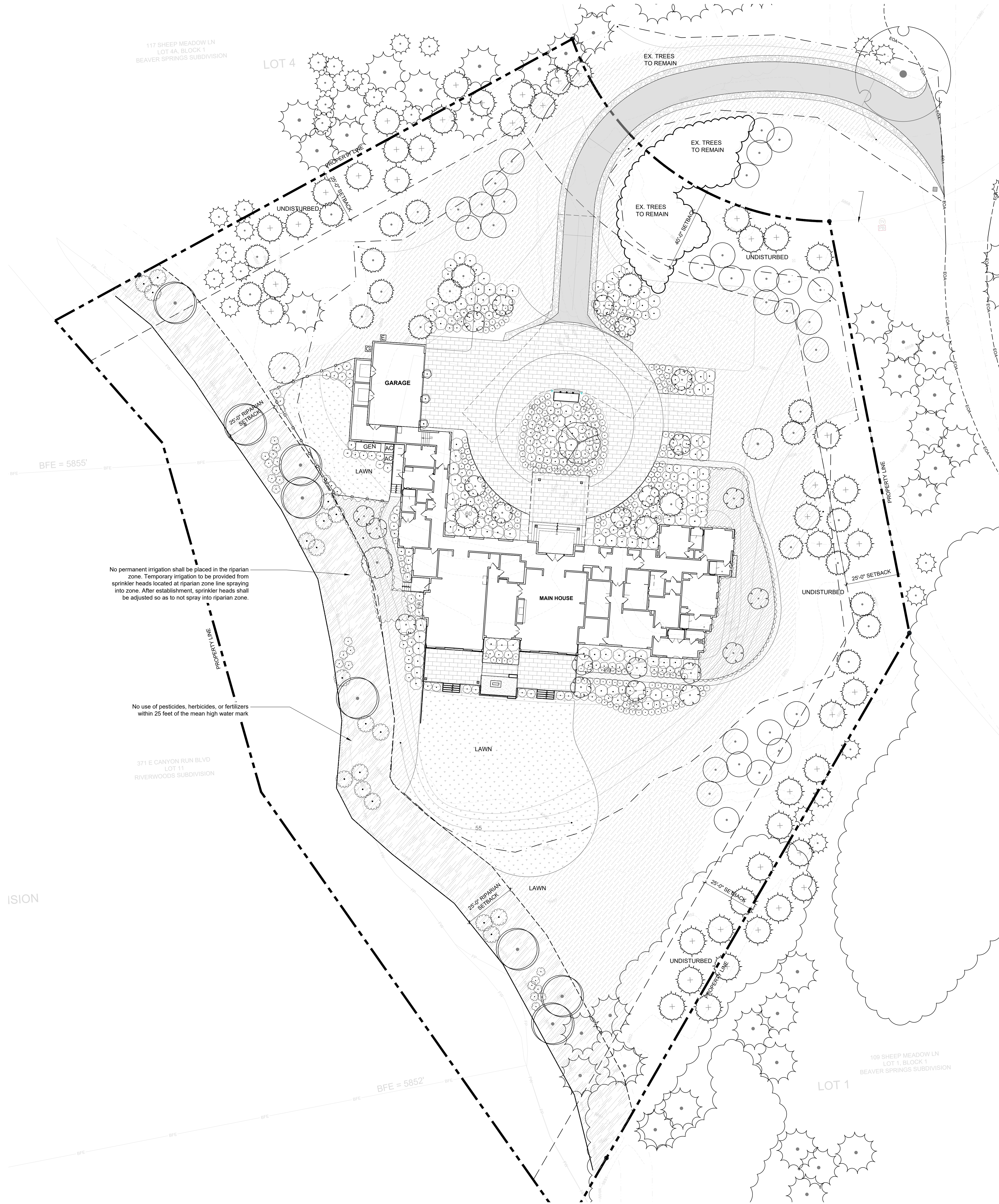
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**GRADING +  
DRAINAGE PLAN**

SHEET NO.

**L2.0**





**CONCEPT PLANT SCHEDULE**

	<b>SHADE TREE</b> Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple Populus balsamifera trichocarpa / Black Cottonwood Tilia americana / American Linden	3
	<b>ORNAMENTAL TREE</b> Amelanchier canadensis / Canadian Serviceberry Crataegus ambigua / Russian Hawthorn Malus x 'Spring Snow' / Spring Snow Crabapple	22
	<b>ASPEN</b> Populus tremuloides / Quaking Aspen	30
	<b>STATEMENT TREE</b> Tilia americana 'Redmond' / Redmond American Linden	1
	<b>CONIFER</b> Pseudotsuga menziesii / Douglas Fir	22
	<b>SCREENING TREE</b> Pseudotsuga menziesii / Douglas Fir	45
	<b>EX CONIFER</b>	136
	<b>EX COTTONWOOD</b>	2
	<b>RIPARIAN TREE</b> Populus trichocarpa / Black Cottonwood	8
	<b>SMALL SHRUB</b> Ribes alpinum 'Green Mound' / Green Mound Alpine Currant Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spiraea	210
	<b>MEDIUM SHRUB</b> Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea Philadelphus lewisii 'Blizzard' / Blizzard Mockorange Rosa woodsi ultramontana / Woods' Rose Symphoricarpos albus / Common White Snowberry Thuja x 'Green Giant' / Green Giant Arborvitae	220
	<b>LARGE SHRUB</b> Amelanchier alnifolia 'Regent' / Regent Serviceberry Cornus sericea / Red Twig Dogwood Cornus stolonifera / Red Twig Dogwood Hydrangea paniculata 'Tardiva' / Tardiva Panicle Hydrangea Physocarpus opulifolius / Ninebark Ribes alpinum / Alpine Currant	113
	<b>LARGE RIPARIAN SHRUB</b> Salix bebbiana / Beaked Willow	18
	<b>SMALL RIPARIAN SHRUB</b> Cornus sericea / Red Twig Dogwood	22
	<b>PLANTING AREA</b> Aster divaricatus / White Wood Aster Astilbe x arendsi 'Brautschleier' / Bridal Veil Astilbe Geranium macrostichum 'Album' / White Sigroot Geranium Heuchera richardsonii / Prairie Alum Root Hosta x 'Halcyon' / Halcyon Hosta Hosta x 'Krossa Regal' / Krossa Regal Hosta Lavandula angustifolia 'Munstead' / Munstead English Lavender	3,008 sf 1,389 3,126 1,369 3,125 347 347 1,388
	<b>LAWN</b>	7,824 sf
	<b>NATIVE MEADOW</b>	26,249 sf
	<b>RIPARIAN</b> Agropyron spicatum / Bluebunch Wheatgrass Calamagrostis canadensis / Bluejoint Grass Deschampsia cespitosa / Tufted Hair Grass Festuca idahoensis / Idaho Fescue Poa palustris / Fowl Bluegrass	12,288 sf

**GENERAL PLANTING NOTES**

- ALL DISTURBED AREAS, INCLUDING CONSTRUCTION ACCESS, TO RECEIVE TOPSOIL, SEED, AND IRRIGATION PER LANDSCAPE PLAN. ANY ADDITIONAL DISTURBANCE AREAS NOT SHOWN IN THE PLANS WILL BE RESTORED AT CONTRACTOR'S EXPENSE.
- ENSURE ALL BACK FILL, FINE GRADING, AND ADJACENT HARDSCAPE WORK IS COMPLETE AND REVIEWED BY LANDSCAPE ARCHITECT BEFORE SEEDING OR PLANTING.
- UTILITIES:** DETERMINE LOCATION OF ABOVE GRADE AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE. HAND EXCAVATE, AS REQUIRED, MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATING, REPAIR OF UTILITIES DAMAGED BY CONTRACTOR, AND ESTABLISHMENT OF GRADE CONTROLS.
- EXCAVATION:** WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.
- FIELD MEASUREMENTS:** VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
- COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED.
- PLANT QUANTITIES:** THE PLANT SCHEDULE IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. SQUARE FOOTAGES (SF) ARE APPROXIMATE AND BASED ON PLAN TAKE-OFFS. CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL PLANTING AREAS.

**IRRIGATION NOTES**

- WORK PERFORMED SHALL COMPLY WITH GENERAL NOTES, CONSTRUCTION DOCUMENTS, APPLICABLE LOCAL, STATE, AND FEDERAL CODES, AND APPLICABLE REQUIREMENT FROM ANY REGULATORY AGENCY.
- BACKFLOW DEVICES:** LOCATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. INSTALL PER CODE AND MANUFACTURER'S SPECIFICATIONS.
- CONTROLLER:** INSTALL AUTOMATIC CONTROLLER, SPECIFIED ON PLANS, 4'-0" ABOVE FLOOR OR FINISHED GRADE (WHERE APPLICABLE) AND FASTEN SECURELY TO WALL. WHERE OUTSIDE, PLACE CONTROLLER IN APPROPRIATE, ALL WEATHER ENCLOSURE AVAILABLE FROM CONTROLLER MANUFACTURER. ALL ELECTRICAL CABLES TO BE IN CONDUIT, ABOVE-GRADE CONDUIT SHALL BE RIGID STEEL AND SECURELY FASTENED TO STRUCTURE AND CONTROLLER/CONTROLLER ENCLOSURE.
- EXISTING UTILITIES RESPONSIBILITY:** THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION AND REPAIR FOR ANY DAMAGE TO THEM. THE CONTRACTOR SHALL CONTACT UULC 1-800-424-5555 OR 811, TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- SLEEVING:** SHALL BE INSTALLED BY GENERAL CONTRACTOR PRIOR TO ANY PAVEMENT WORK - CONTRACTOR SHALL INSTALL ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT DEPTHS AS REQUIRED TO AVOID CONFLICTING WITH OTHER WORK, AND PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVEMENT INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE. COORDINATE WITH OTHER CONTRACTORS AS NECESSARY TO INSURE COMPLETENESS.
- SYSTEM DAMAGE:** SHOULD THE MAINLINE OR OTHER COMPONENTS BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL HAND WATER ANY INSTALLED PLANTS. THE CONTRACTOR SHALL CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
- VERIFICATIONS:** CONTRACTOR TO VERIFY ALL SUBSURFACE INSTALLATION, INCLUDING: MAINLINE, LATERALS, SUBSURFACE DRIP AND CONNECTIONS PRIOR TO COVERING WORK.
- TREES:** SHALL BE IRRIGATED VIA BUBBLERS
- SHRUBS & PERENNIALS:** SHALL BE IRRIGATED BY DRIP EMITTERS
- LAWN:** SHALL BE IRRIGATED BY OVERHEAD SPRAY
- SEED & REVEGETATED AREAS:** SHALL BE IRRIGATED BY TEMPORARY OVERHEAD SPRAY.
- EXISTING IRRIGATION:** PROTECT AND TIE INTO EXISTING IRRIGATION SYSTEM WHERE APPLICABLE.

LINE TYPE LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Building Envelope
	Setbacks / Easements
	Existing Contours
	Proposed Contours

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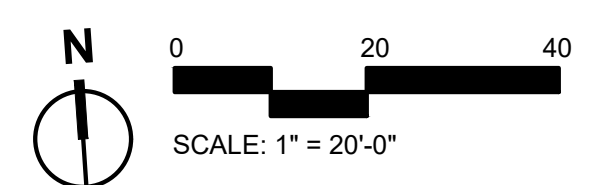
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**PLANTING PLAN**

SHEET NO.

**L3.0**







# GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

## GENERAL REQUIREMENTS:

- THE STRUCTURAL SYSTEMS AND MEMBERS DEPICTED HEREIN HAVE BEEN DESIGNED PRIMARILY TO SAFEGUARD AGAINST MAJOR STRUCTURAL DAMAGE AND LOSS OF LIFE, NOT TO LIMIT DAMAGE OR MAINTAIN FUNCTION (IBC SECTION 101.3).
- THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DESCRIBED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR FRAMING ELEMENT IS OR CAN BE FULLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPECIFIED OR PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS.
- WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY INDICATED ON THE PLANS, BUT SHALL APPLY NONE-THE-LESS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR DETAILS ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT AND STRUCTURAL ENGINEER.
- ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE FLAGGED UPON HIS REVIEW. VERIFY ALL DIMENSIONS WITH ARCHITECT. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED ANY OF THE AFORESAID WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER THE STRUCTURAL ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A STRUCTURAL ENGINEER REGISTERED IN THE APPROPRIATE STATE. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY ARE AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO ORIGINAL DRAWINGS. THE QUALITY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY THE OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR OR OTHERS. CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ALLOW (5) WORKING DAYS FOR THE STRUCTURAL ENGINEER'S REVIEW. ONE COPY OF EACH SUBMITTAL WILL BE RETAINED FOR THE STRUCTURAL ENGINEER'S RECORDS.

## BASE IS FOR DESIGN:

- BUILDING CODE: 2018 EDITION OF THE IBC WITH CITY/COUNTY AMENDMENTS. RISK CATEGORY = II
- VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	GROUND = 120 PSF ROOF = 100 PSF	20 PSF
FLOOR	40 PSF	(20 PSF)
STAIRS	60 PSF	25 PSF

## 3. DEFLECTION LIMITS:

ELEMENTS	LIVE LOAD	TOTAL LOAD
ROOF TRUSSES/JOISTS	L/360	L/240
FLOOR TRUSSES/JOISTS	L/270	L/240
BEAMS	L/360	L/240

## 4. SEISMIC DESIGN PARAMETERS:

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	$I_e = 1.00$
SEISMIC CLASS	D
SEISMIC DESIGN CATEGORY	D
MAPPED SPECTRAL RESPONSE ACCELERATIONS	$S_s = 0.152, S_d = 0.470$
DESIGN SPECTRAL RESPONSE ACCELERATIONS	$R_{SD} = 0.222, R_{SD} = 0.446$
PERCENT SNOW INCLUDED WITH SEISMIC LOADS	35%
VERTICAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD SHEAR WALLS:	$R = 6.5, C_v = 0.069$
ORDINARY STEEL MOMENT FRAME(S):	$R = 3.5, C_v = 0.134$

## 5. WIND DESIGN PARAMETERS (STRENGTH):

ULTIMATE WIND SPEED	115 MPH (3 SECOND GUST)
WIND EXPOSURE	C
IMPORTANCE FACTOR	$I_w = 1.00$
INTERNAL PRESSURE COEFFICIENT	-0.18
COMPONENT AND CLADDING PRESSURE	40 PSF
NET UPLIFT ON ROOF	20 PSF

## FOUNDATION NOTES:

- FOUNDATIONS DESIGNED IN CONFORMANCE WITH RECOMMENDATIONS BY BUTLER ASSOCIATES, INC. REPORT NO. 3486 DATED OCTOBER 27, 2023.
- SITE PREPARATION AND GRADING REQUIREMENTS OF THE SOIL REPORT AND ANY ADDENDUMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS. ANY TESTS OR INSPECTIONS REQUIRED BY THE SOIL REPORT SHALL BE PERFORMED PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL OR CONCRETE. ALTERATIONS TO SITE PREPARATION OR GRADING SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.

VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	3000 PSF
ALLOWABLE LATERAL BEARING PRESSURE	150 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.5
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	30 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	50 PSF/FT

- A ONE-THIRD INCREASE IN BEARING PRESSURES IS ALLOWED WITH SEISMIC OR WIND LOAD COMBINATIONS. LATERAL BEARING AND LATERAL SLIDING RESISTANCE MAY BE COMBINED.

## FOUNDATION NOTES CONT:

FOUNDATION BEARING DEPTH
3" BELOW FINISHED GRADE

- ALL FOUNDATIONS SHALL BEAR ON COMPACTED ENGINEERED FILL OR COMPETENT NATIVE SOIL. SUBBASE COMPACTED TO 95% DRY DENSITY (STANDARD PROCTOR). GRADE IS DEFINED AS LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE BUILDING FOR FEMTER FOOTINGS, WHERE EXTERIOR PAVING OR CONCRETE IS DIRECTLY ADJACENT TO BUILDING. GRADE IS DEFINED AS TOP OF EXTERIOR PAVING AT LEAST 6 FEET FROM BUILDING. CONCRETE FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE OF LOOSE DEBRIS OR UN-COMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.
- CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 4 INCH (MIN) LAYER OF FINE-DRAINING GRANULAR MAT (DRAINAGE FILL COURSE). THE MAT SHOULD CONSIST OF A WELL GRADED SAND AND GRAVEL MIXTURE WITH MAXIMUM 3/4-INCH CRUSHED AGGREGATE. THE MAT SHOULD BE COMPACTED TO LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- BACKFILL AGAINST RESTRAINED WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS AND CONCRETE OR GROUT STRENGTH HAS REACHED THE 28 DAY STRENGTH LISTED BELOW.

## REINFORCING STEEL:

- ASTM A615 GRADE 60 (FY = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. ASTM A615 GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #3 AND SMALLER. GRADE 60 DEFORMED BARS SHALL BE USED FOR CONCRETE WALLS, BEAMS, ELEVATED SLABS AND COLUMN REINFORCING.
- WELDING OF REINFORCING BARS SHALL BE MADE ONLY TO ASTM A706 GRADE 60 BARS AND ONLY USING E60 SERIES RODS. WELDING OF REINFORCING BARS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR OTHERWISE NOTED.
- REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

## STEEL:

- MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI), ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BARS AND PLATES SHALL CONFORM TO ASTM A572 (FY = 50 KSI). ALL PIPE STEEL SHALL BE ASTM A53 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI). ALL TUBULAR STEEL SHALL BE ASTM A500 GRADE C (FY = 50 KSI).
- ALL BOLTS AND STUDS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ALL EXPANSION BOLTS TO HAVE CURRENT ICC REPORT RATING FOR MATERIAL INTO WHICH INSTALLATION TAKES PLACE. HEADED STUDS SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR WELDING AND THE STRUCTURAL WELDING CODE" PUBLISHED BY AWS. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD OR AT SLOTTED HOLES IN STEEL SECTIONS.
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST ICCES REPORT. MINIMUM PROPERTIES FOR FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
- WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING SHALL USE E70 SERIES LOW HYPOGEN RODS UNLESS NOTED OTHERWISE. ALL WELDING PER LATEST AMERICAN WELDING INSTITUTE (AWI) REQUIREMENTS. ALL WELDING SHALL BE DONE BY THE CONTRACTOR. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHARD WELD OR FIELD WELD WITH HIS DISCRETION. ALL FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
- STEEL TO STEEL BOLTED CONNECTIONS: HIGH STRENGTH BOLTS SHALL BE ASTM A325N AND SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE. (TYPE "N" CONNECTION UNLESS NOTED OTHERWISE). BOLTS MAY BE TIGHTENED USING ANY ASSE APPROVED METHOD.
- DRYPACK SHALL BE 5,000 PSI FIVE STAR NON-SHRINK GROUT OR EQUIVALENT. INSTALL DRYPACK UNDER BEARING PLATES BEFORE FRAMING MEMBERS. INSTALL AT COLUMNS. INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROST INSTALLATION.

## CONCRETE:

- MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

USE:	CONCRETE STRENGTH:	MAX W/C RATIO	AIR ENTRAINMENT
FOOTINGS	3500 PSI	0.50	5.5% ± 1%
FOUNDATION WALLS	4500 PSI	0.45	5.5% ± 1%
INTERIOR CONCRETE SLABS ON GRADE	3500 PSI	0.45	N/A
BEAMS, COLUMNS, ELEVATED SLABS, WALLS	4500 PSI	0.45	5.5% ± 1%

- ALL NORMAL WEIGHT CONCRETE SHALL BE REGULAR WEIGHT OF 150 POUNDS PER CUBIC FOOT USING HARDENED AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33.
- LAP SPICES FOR BEAMS AND FLOOR SLABS SHALL BE ACCORDING TO CHAPTER 12 OF ACI 318 OR LAP SCHEDULE ON THESE DRAWINGS. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND MANUAL SHALL APPLY. PROVIDE BENT CORNER BARS TO MATCH LAP AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER SPECIAL DETAILS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.
- ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL, NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. MINIMUM COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS:

LOCATION:	MINIMUM COVER	TOLERANCE
CAST AGAINST EARTH (FOOTINGS)	3"	± 3/4"
SLABS ON GRADE	1 1/2"	± 1/2"
EXPOSED TO EARTH OR WEATHER - #5 AND SMALLER	1 1/2"	± 3/4"
EXPOSED TO EARTH OR WEATHER - #6 AND LARGER	2"	± 3/4"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND ROOF SLAB	1"	3/4"
STRUCTURAL SLABS AND WALLS	3/4"	3/4"
BEAMS AND COLUMNS (PRIMARY) REINFORCEMENT, TIES, STIRRUPS AND SPIRALS	1 1/2"	3/4"

- MAXIMUM SLOPP FOR ALL CONCRETE SHALL BE 6" PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH ALKALINE SOIL, AND TYPE I ELSEWHERE.
- NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE TESTING AGENCY.
- CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 318, ACI 301 AND ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE POUR, WHERE SHOWN ON PLANS AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.

- ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.
- ALL CONCRETE SLABS ON GRADE SHALL BE DIVIDED INTO AREAS BY CONTROL JOINTS (NEED OR SAW CUTS) SUCH THAT THE ONE SLAB AREA DOES NOT EXCEED A MAXIMUM LENGTH OF 24 TIMES THE SLAB THICKNESS IN BOTH DIRECTIONS (EXAMPLE: 4" SLAB - 8'-0" LENGTH) SQUARE LAYOUTS ARE PREFERRED, BUT THE SLAB GEOMETRY MAY DICTATE OTHERWISE. THE SPAN OF THE LONG TO SHORT DISTANCE SHALL NOT EXCEED 1.3. IT IS RECOMMENDED THAT SAW CUTS BE MADE WITHIN 16 HOURS OF CONCRETE BATCHING.

KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

- HORIZONTAL PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE AND SLABS ON GRADE EXCEPT WHERE SPECIFICALLY APPROVED OR NOTED BY THE STRUCTURAL ENGINEER. PIPES AND CONDUITS SHALL NOT IMPAIR THE STRENGTH OF THE WORK.
- FLY ASH MAY BE USED ONLY IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS AND SHALL BE LIMITED TO 18 PERCENT OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

COLD/HOT WEATHER CONCRETE CONSTRUCTION. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH ACI 308 AND 306.

- CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.
- LIMIT ALKALI-SILICA REACTION (ASR) TO 0.1% EXPANSION AT 28 DAYS IN CONCRETE MIX AT ALL EXTERIOR CONCRETE AND INTERIOR CONCRETE EXPOSED TO MOISTURE.

## WOOD:

- GENERAL: DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGHOUT TO ARCHITECT. DOUBLE UP JOISTS AND BLOCKING UNDER PARTITIONS. PROVIDE 2" (NOMINAL) SOLID BLOCKING AT SUPPORTS OF ALL JOISTS, UNLESS NOTED OTHERWISE ON PLANS/DETAILS PROVIDE 2x SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS. ALL NAILING NOTED SHALL BE ACCORDING TO IBC TABLE 2303.10.1. JOIST HANGERS AND OTHER MISG. FRAMING ANCHORS SHALL BE SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT ICCES APPROVAL.
- SAWN LUMBER: FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL WOOD PRODUCT ASSOCIATION (NWA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADE UNLESS NOTED OTHERWISE IN SCHEDULES:

USE:	MATERIAL:
2x4 STUDS	DOUGLAS-FIR NO. 2, MINIMUM (U.N.O.)
2x6 STUDS	DOUGLAS-FIR NO. 2, MINIMUM (U.N.O.)
JOISTS, TOP PLATES AND ALL OTHER SAWN LUMBER	DOUGLAS-FIR NO. 2, MINIMUM (U.N.O.)
BEAMS AND POSTS	DOUGLAS-FIR NO. 2, MINIMUM (U.N.O.)

- PLYWOOD: ALL PLYWOOD SHALL BE C-C OR C-C SHEATHING CONFORMING TO STANDARD PS 1.95. LAP UP PLYWOOD WITH FACE GRAIN IN PERPENDICULAR TO SUPPORTS (ON ROOFS WHERE PLYWOOD IS LAID UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 3-PLY PLYWOOD, STAGGER JOINTS). ALL NAILING, COMMON NAILS, BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/RATING RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS:

LOCATION:	NOMINAL THICKNESS	SPAN INDEX RATING:	EDGE ATTACHMENT:	FIELD ATTACHMENT:
WALL	7/16" OR 1/2"	24/16	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	7/16" OR 1/2"	24/16	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	1/2" OR 5/8"	30/16	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	3/4" OR 1 1/4"	40/16	10d AT 6" O.C.	10d AT 12" O.C.
ROOF	7/8" OR 1 1/2"	48/16	10d AT 6" O.C.	10d AT 12" O.C.
FLOOR	3/4" T&G	40/16	10d AT 6" O.C. OR #8 SCREWS AT 6" O.C.	10d AT 6" O.C. OR #8 SCREWS AT 12" O.C.
FLOOR	1/2" T&G	40/16	10d AT 6" O.C. OR #8 SCREWS AT 6" O.C.	10d AT 6" O.C. OR #8 SCREWS AT 12" O.C.
FLOOR	1 1/2" T&G	48/16	10d AT 6" O.C. OR #8 SCREWS AT 6" O.C.	10d AT 6" O.C. OR #8 SCREWS AT 12" O.C.

SCREWS AT FLOOR SHEATHING SHALL BE #8 SCREWS AND SHALL PENETRATE AT LEAST 1/2" INTO THE SUPPORTING MEMBER. ALL C-C SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH AN APA AF-01 QUALIFIED ADHESIVE.

PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER. IT MAY NOT BE USED ON ROOFS WHERE BUILT-UP ROOF SYSTEM IS TO BE GUARANTEED BY ROOFER. RATED SHEATHING SHALL COMPLY WITH CURRENT ICCES REPORTS AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/2") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

- NOMINAL 2x AND 3x DECKING, TONGUE AND GROOVE TYPE, MINIMUM Fb = 1,600 PSI, MINIMUM E = 1,300,000 PSI. INSTALL WITH TONGUES UP SLOPE ON PITCHED ROOFS, AND OUTWARD IN THE DIRECTION OF LAYING ON FLAT ROOFS. NAIL EACH PLANK WITH 16d TONENAIL THRU THE TONGUE AND 16d FACE NAIL AT EACH SUPPORT. DECK SHALL BE INSTALLED AS SIMPLE SPAN WITH ALL PLANKS BEARING ON TWO SUPPORTS. FOR REFERENCE AND/OR ADDITIONAL INFORMATION SEE AEC 117-2010.
- GLUED-LAMINATED BEAMS (GLB): GLUED-LAMINATED BEAMS SHALL BE DOUGLAS FIR COMBINATION AT 24F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT MULTI-SPAN AND CANTILEVERED BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: FB = 2,400 PSI, FV = 190 PSI, FC (PERPENDICULAR) = 1,600 PSI, E = 1,800 KSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND NCLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND ATIC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 5000 FEET.

- GLUED-LAMINATED COLUMNS: GLUED-LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3 WITH THE FOLLOWING MINIMUM PROPERTIES: FB = 2,400 PSI, Fb = 2,000 PSI, FV = 230 PSI, FV2 = 265 PSI, FC (PERPENDICULAR) = 600 PSI, E = 1,900 KSI. ALL COLUMNS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND NCLA STANDARDS. COLUMNS TO BEAR GRADE STAMP AND ATIC STAMP AND CERTIFICATE.
- LAMINATED VENEER LUMBER (LVL): DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICCES REPORT. MINIMUM PROPERTIES FOR LVLs SHALL BE: FB = 2,600 PSI, FV = 285 PSI, E = 2,000 KSI.

- PARALLEL STRAND LUMBER (PSL): DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICCES REPORT. MINIMUM PROPERTIES FOR PSLs SHALL BE: FB = 2,900 PSI, FV = 290 PSI, E = 2,200 KSI.

- LAMINATED STRAND LUMBER (LSL): DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICCES REPORT. MINIMUM PROPERTIES FOR LSLs SHALL BE: FB = 2,325 PSI, FV = 310 PSI, E = 1,550 KSI.

- BILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE OF TREATED FIR. SHEAR WALLS AND EXTERIOR WALL SILL AT CONCRETE SLAB SHALL HAVE A MINIMUM OF (2) ANCHOR BOLTS PER PIECE. PROVIDE ANCHOR BOLT AT 9" MAXIMUM, 4" MINIMUM FROM THE END OF EACH PIECE AT SPLICE OR END OF WALL. MAXIMUM ANCHOR BOLT SPACING SHALL BE 7" ON CENTER UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLD-DOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLD-DOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE SECURED TO CONCRETE WITH EITHER ANCHOR BOLTS OR POWER DRIVEN SHOT PINS UNLESS NOTED OTHERWISE ON PLANS.

- BOLTING: ALL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/8" LARGER THAN THE Ø (DIAMETER) OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NIX THREADS TO PREVENT LOOSENING.
- PREFABRICATED WOOD TRUSSES: PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS, WHERE UNINHABITABLE ATTIC SPACE CAN BE USED FOR STORAGE. A 20 PSF LIVE LOAD ON THE BOTTOM CHORD SHALL BE INCLUDED IN THE ANALYSIS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER FOR REVIEW PRIOR TO MANUFACTURE FOR BOTH ROOF AND FLOOR TRUSSES WHEN USED.

SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTORS SHALL HAVE CURRENT ICCES APPROVAL. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT. PER IBC SECTION 2303.4 AND TP-1 EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS, THE DESIGN LOADS, AND THE TRUSS SPACING - WITHIN TWO FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD.

PREFABRICATED WOOD/STEEL WEB JOIST PURCHASING (TYPICAL SERIES OR EQUIV.) DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION ICCES REPORT. CONNECTIONS AND BEARING MATERIAL TO BE DESIGNED AND FURNISHED BY JOIST FABRICATOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH DESIGN CALCULATIONS SEALED BY A REGISTERED STRUCTURAL ENGINEER FOR REVIEW PRIOR TO MANUFACTURE. ADDITIONAL JOISTS SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

## DEFERRED SUBMITTAL ITEMS:

PREFABRICATED WOOD ROOF TRUSSES

## POST-INSTALLED ANCHORS:

- EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES. ALL ANCHORS ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

## ANCHORAGE TO CONCRETE:

ADHESIVE ANCHORS:	PER ICC ESR-3187
HILTI HIT-HY 200	PER ICC ESR-3187
HILTI HIT-RE 500 V3	PER ICC ESR-3814
SIMPSON AT-XP	PER IAPMO ER-263
SIMPSON SET-XP	PER ICC ESR-2508

MECHANICAL ANCHORS:	PER ICC ESR-3027
HILTI KWIK HUS	PER ICC ESR-3027
HILTI KWIK BOLT-TZ EXPANSION ANCHORS	PER ICC ESR-1917
SIMPSON TITEN HD	PER ICC ESR-2713
SIMPSON STRONG BOLT-2	PER ICC ESR-3037

## REBAR DOWELING TO CONCRETE:

ADHESIVES:	PER ICC ESR-3187
HILTI HIT-HY 200	PER ICC ESR-3187
HILTI HIT-RE 500 V3	PER ICC ESR-3814
SIMPSON AT-XP	PER IAPMO ER-263
SIMPSON SET-XP	PER ICC ESR-2508

## ANCHORAGE TO SOLID GROUTED MASONRY:

ADHESIVE ANCHORS:	PER ICC ESR-3963
HILTI HIT-HY 200	PER ICC ESR-3963
SIMPSON AT-XP	PER IAPMO ER-261
SIMPSON SET	PER ICC ESR-1772

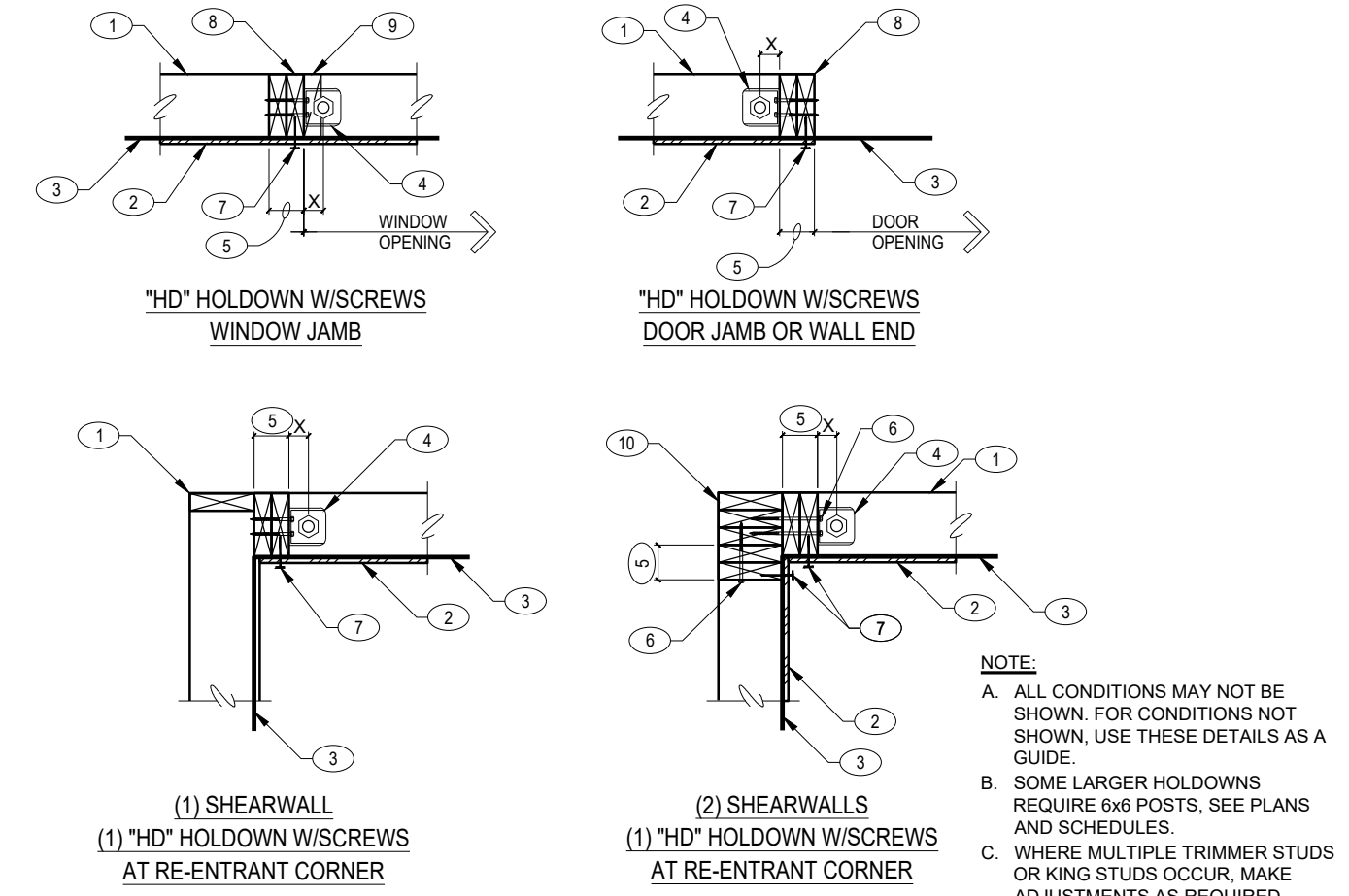
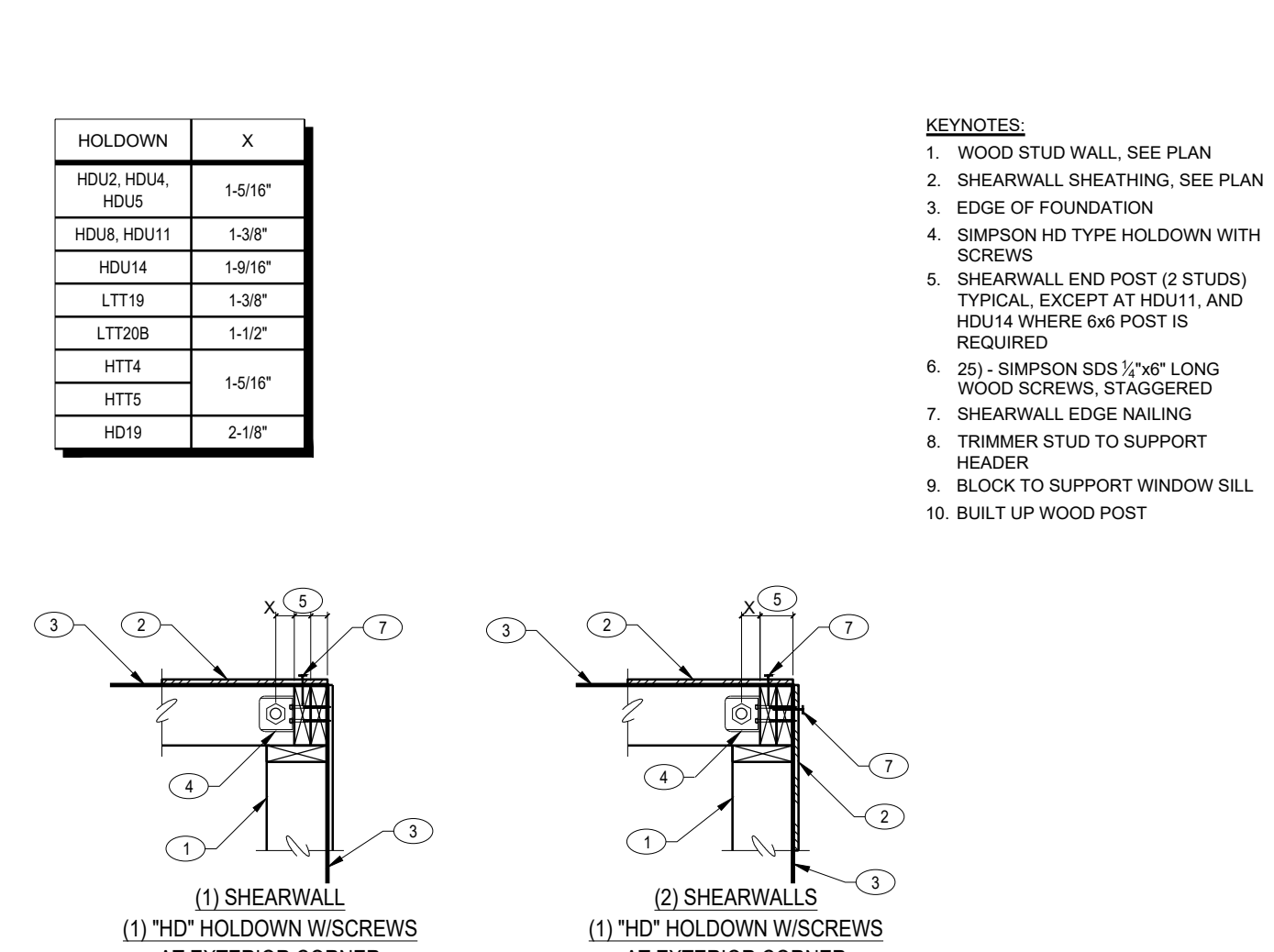
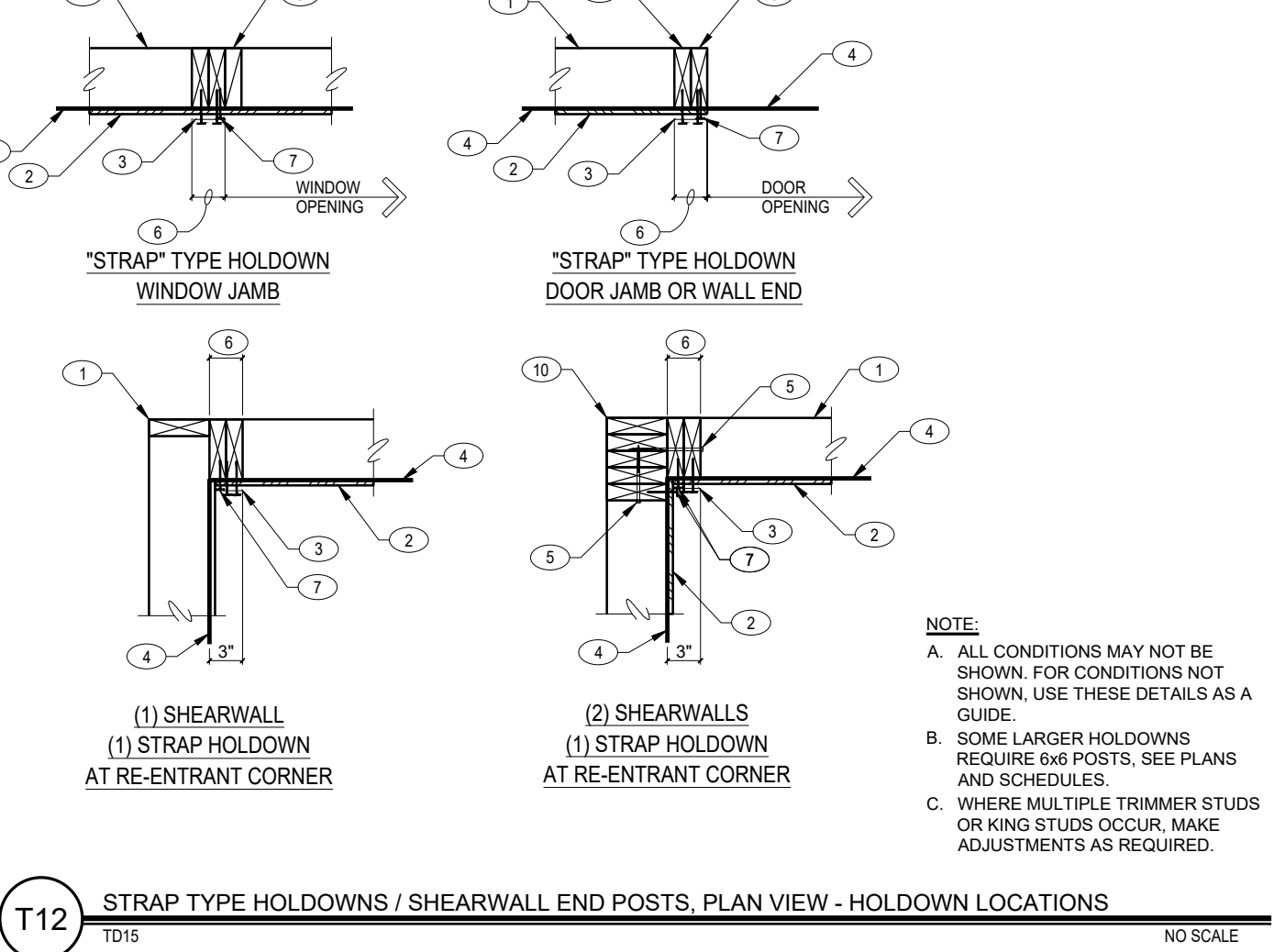
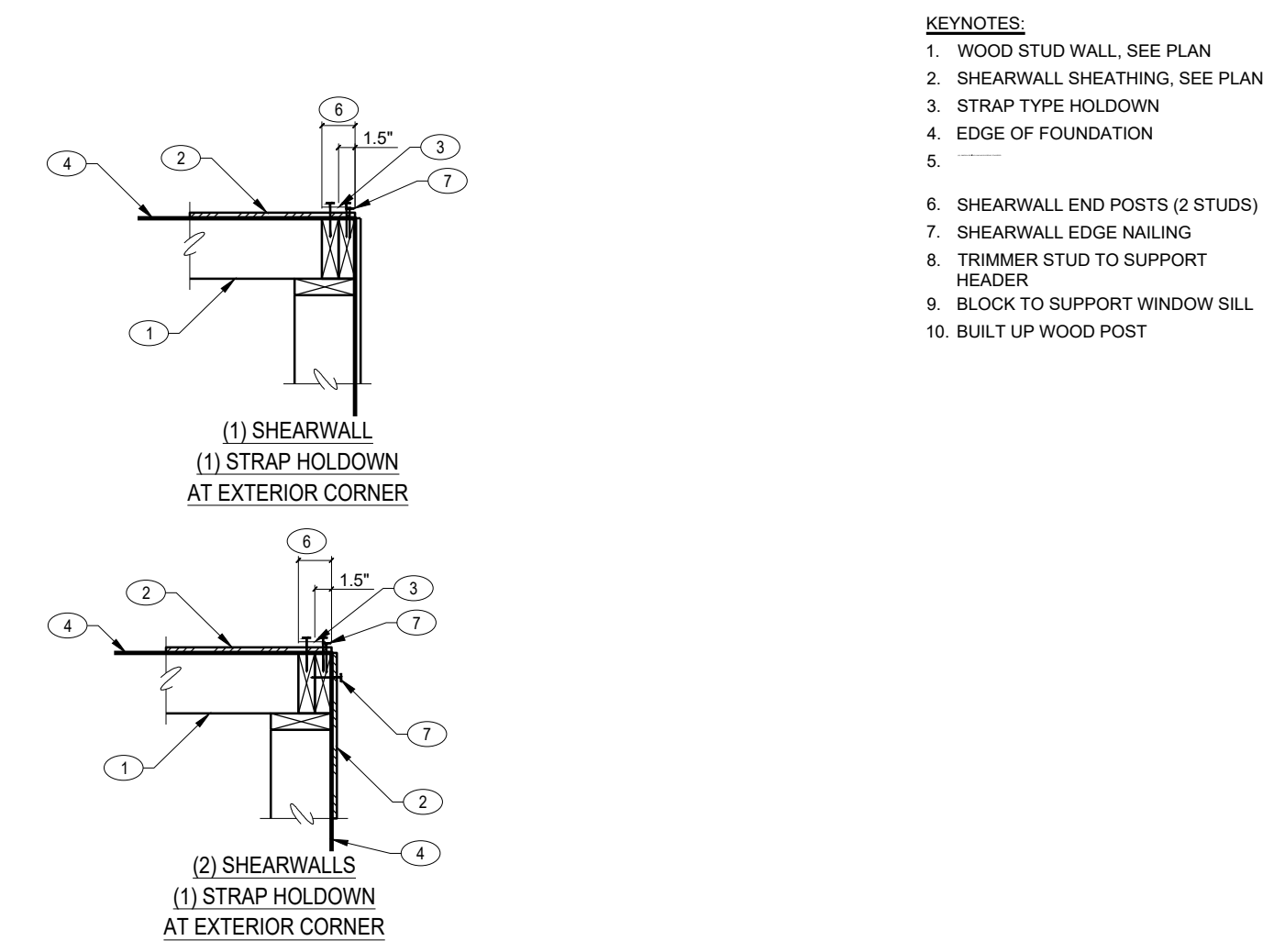
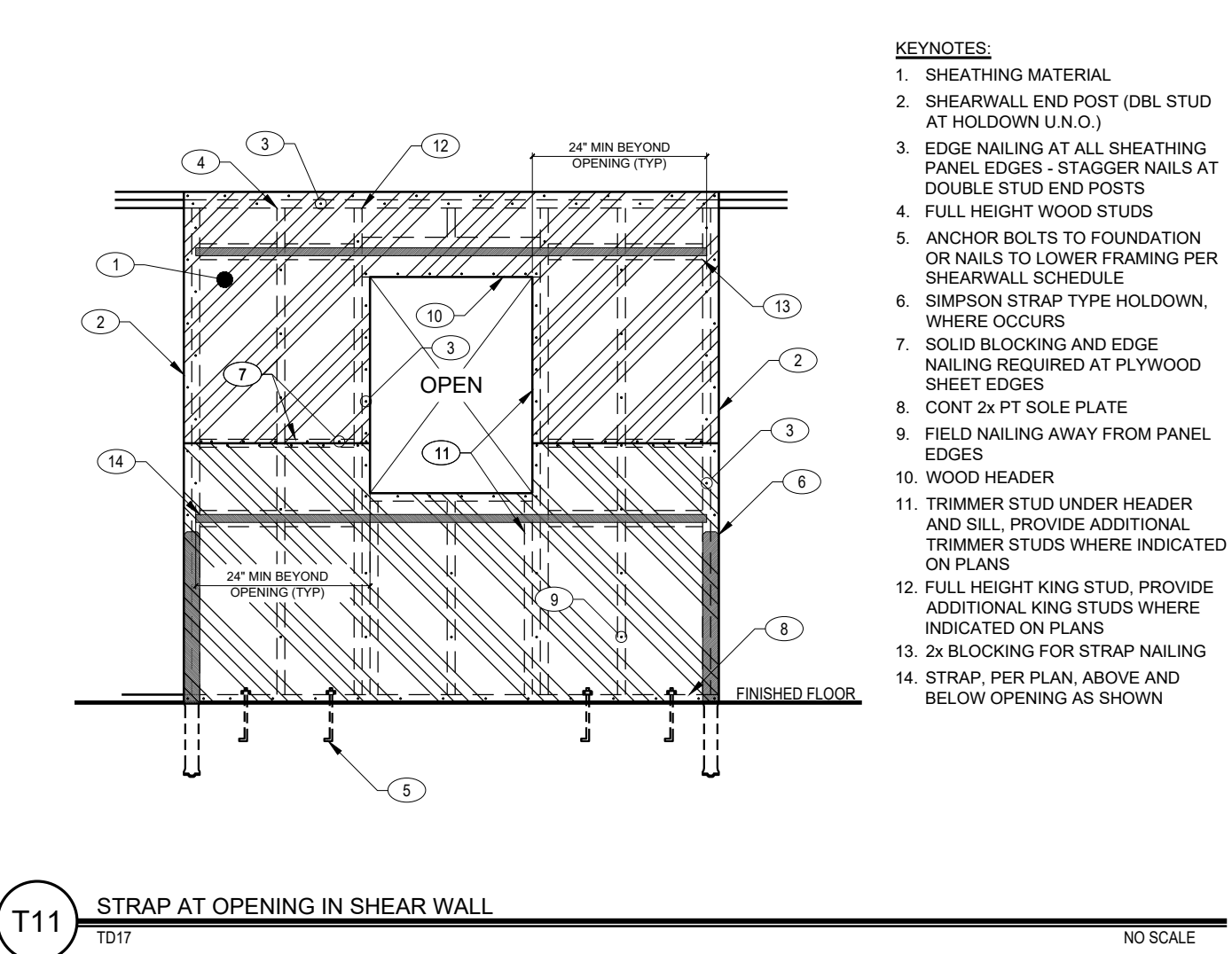
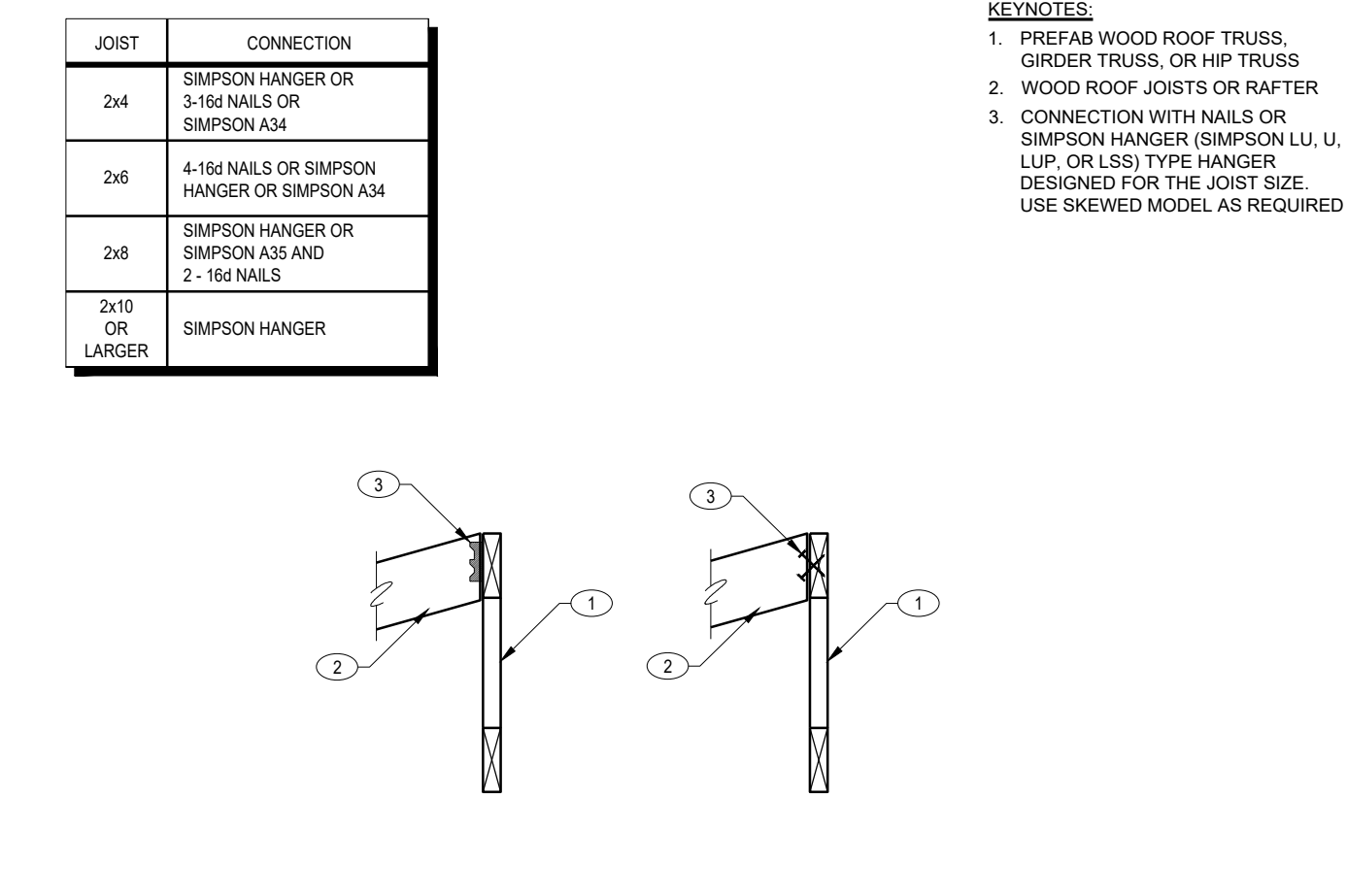
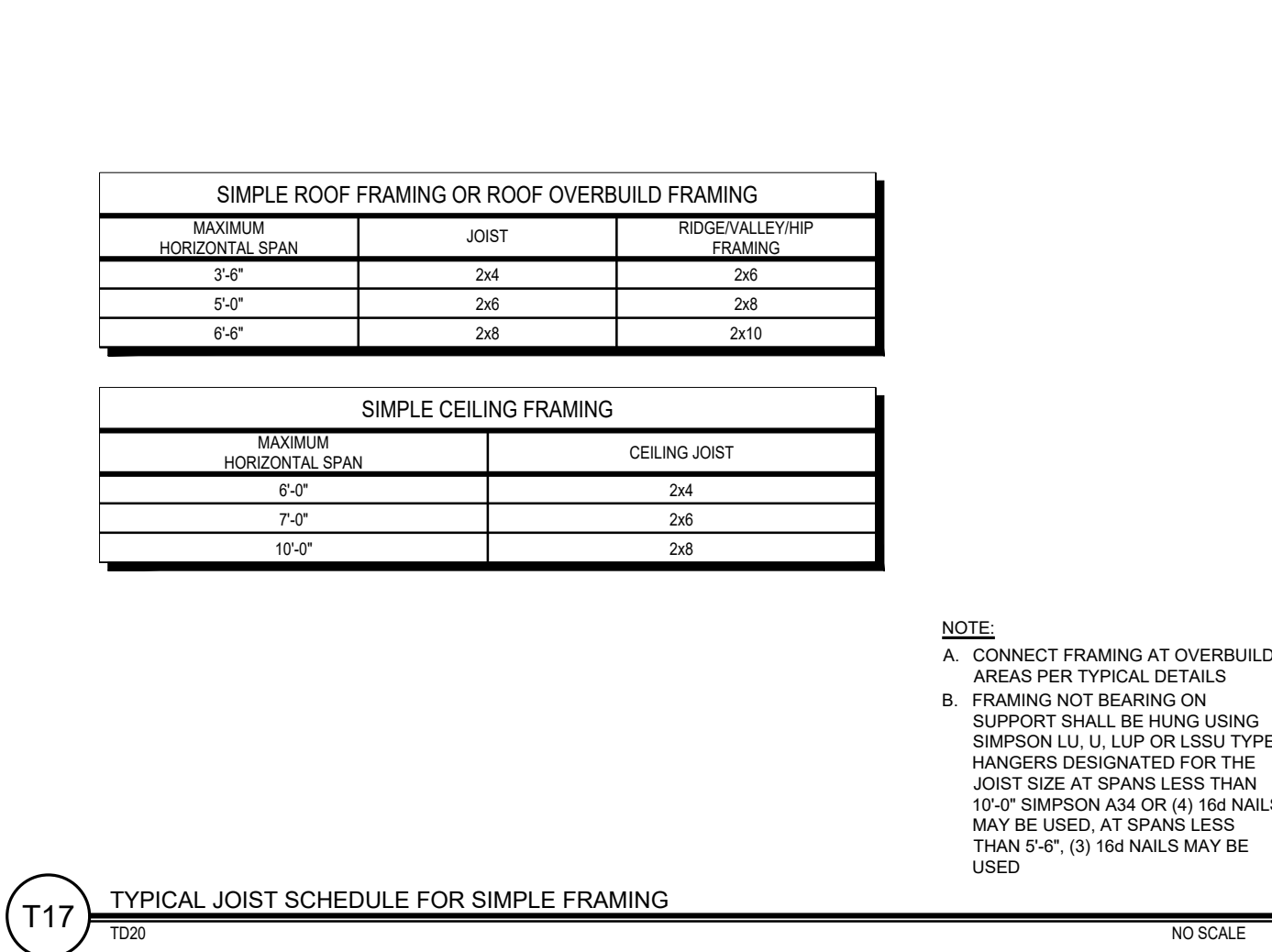
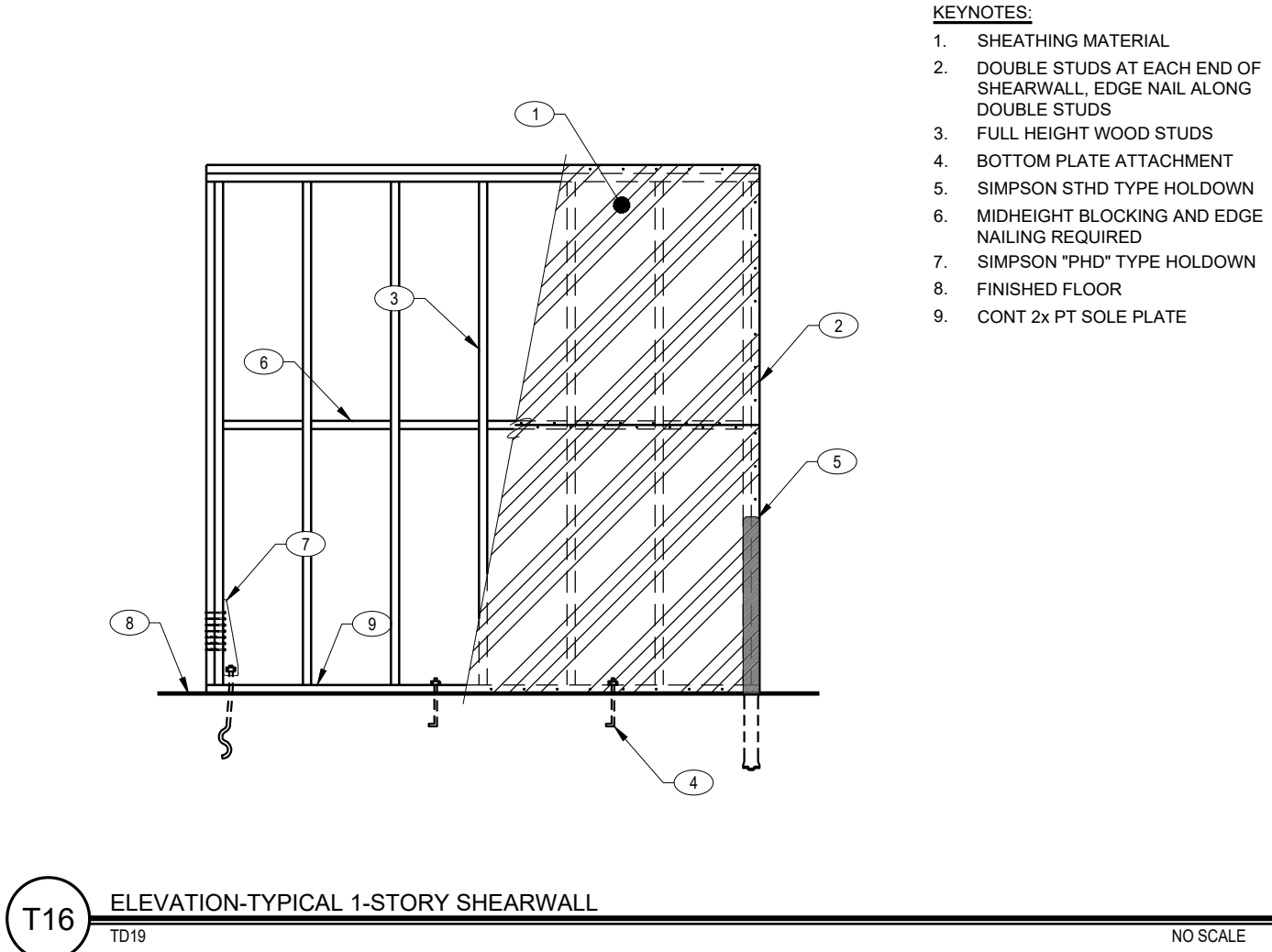
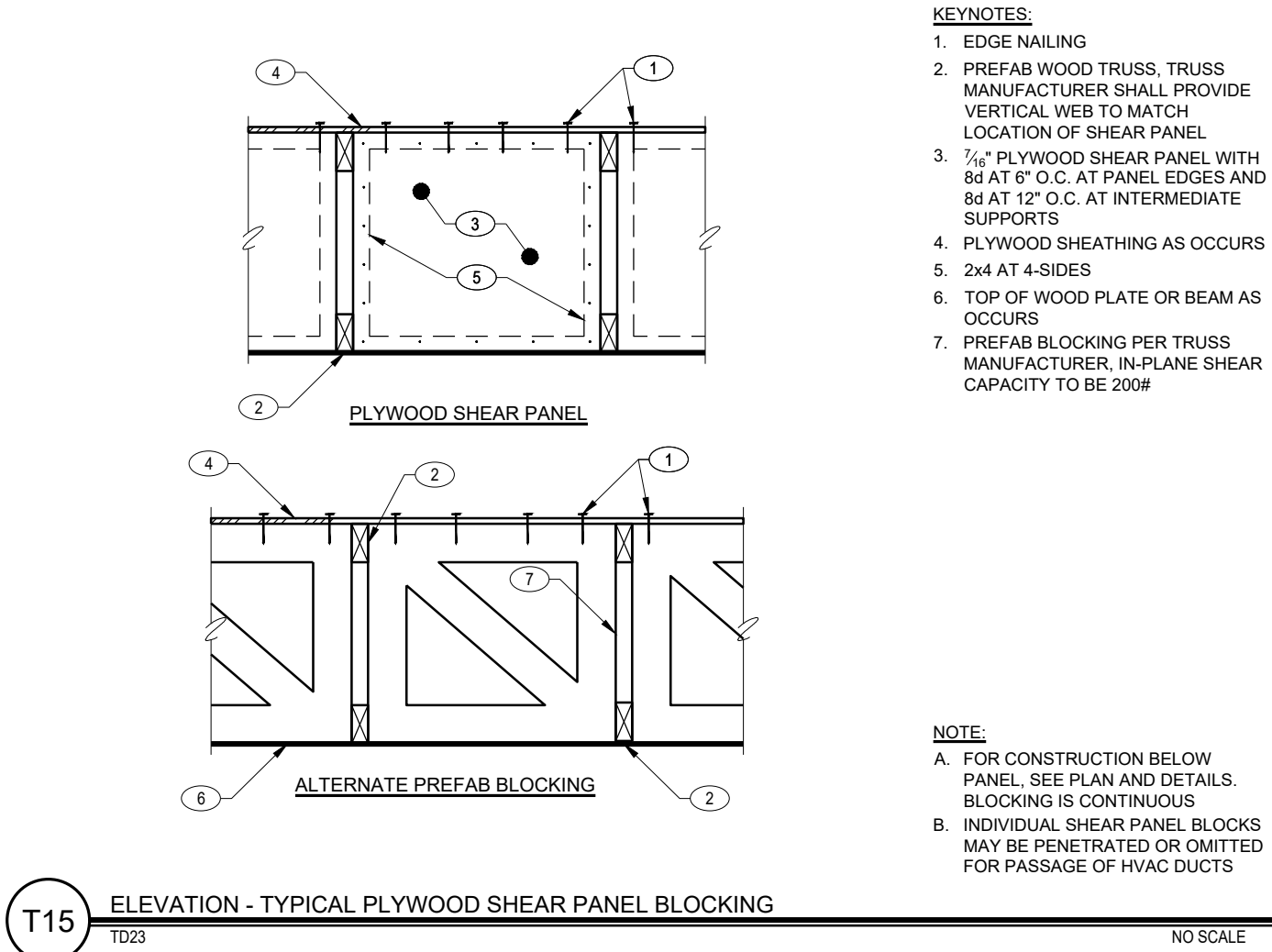
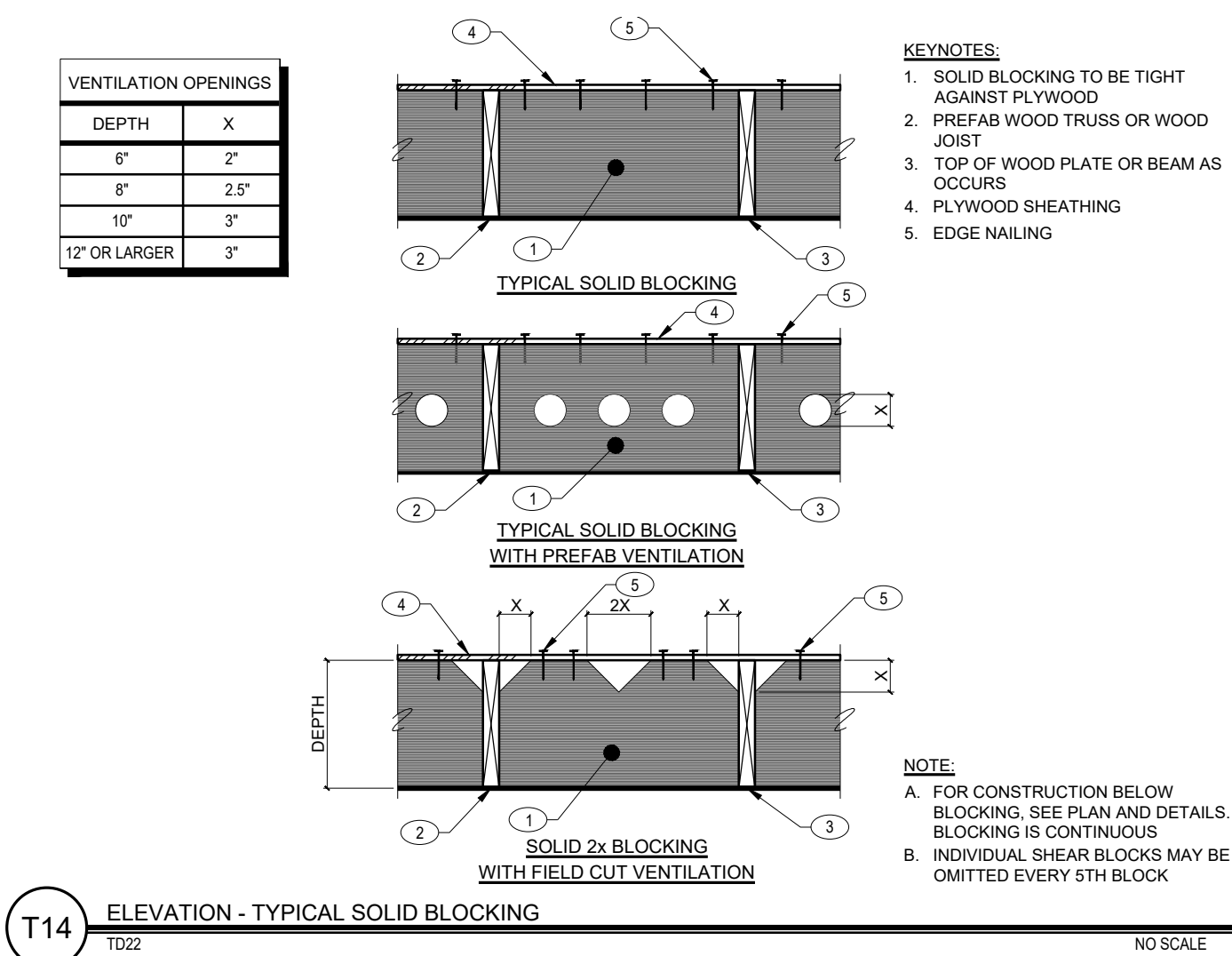
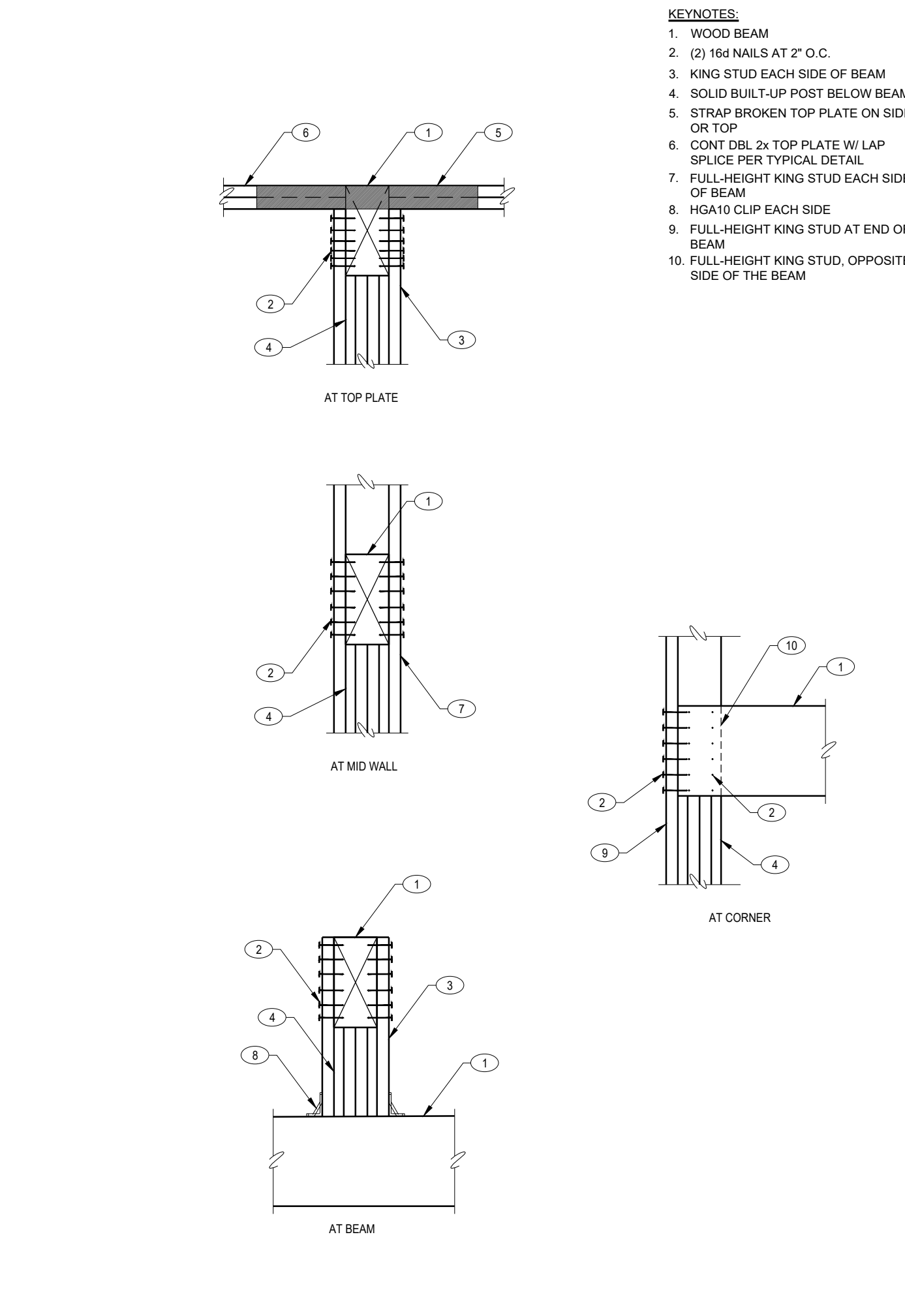
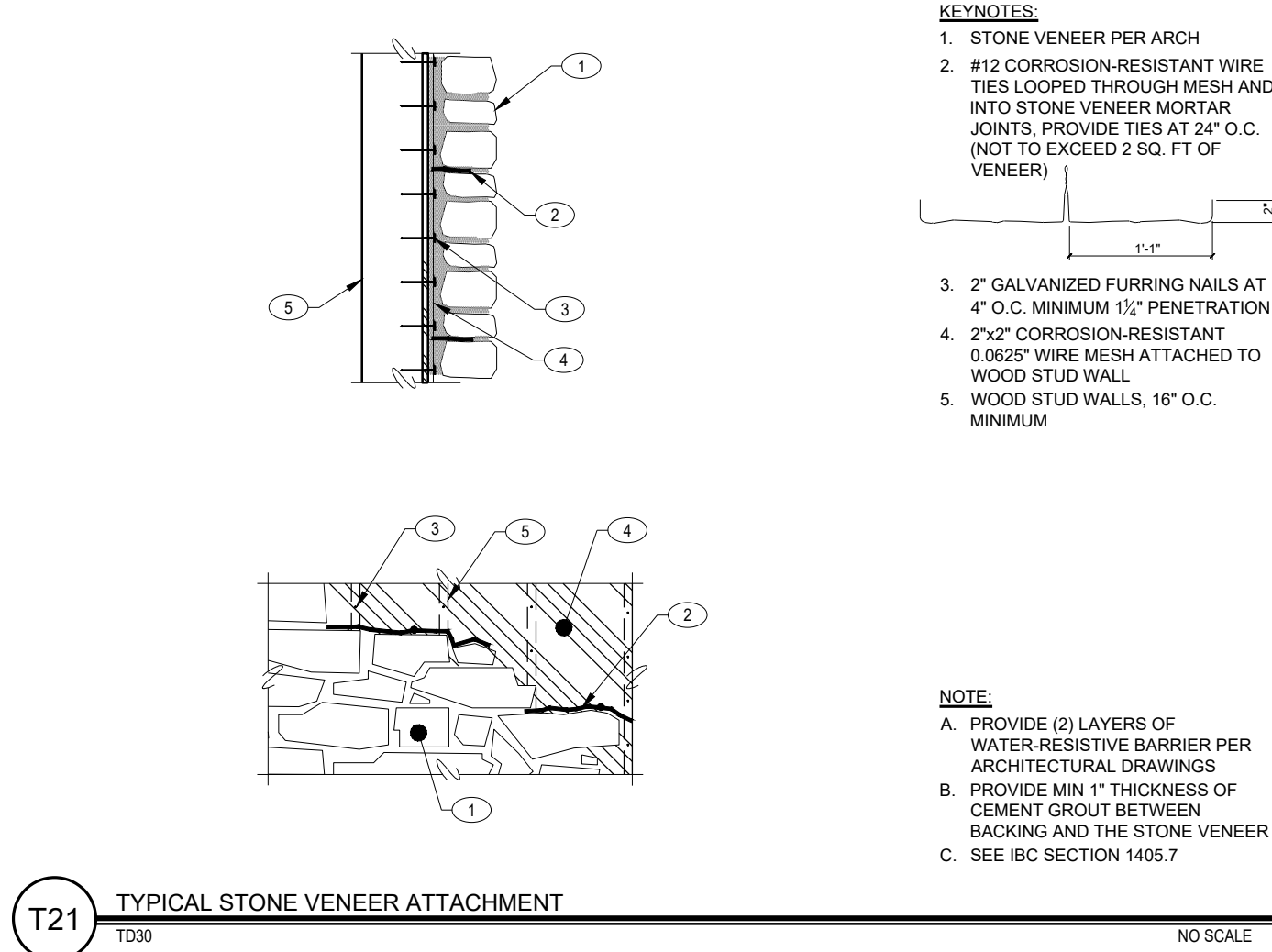
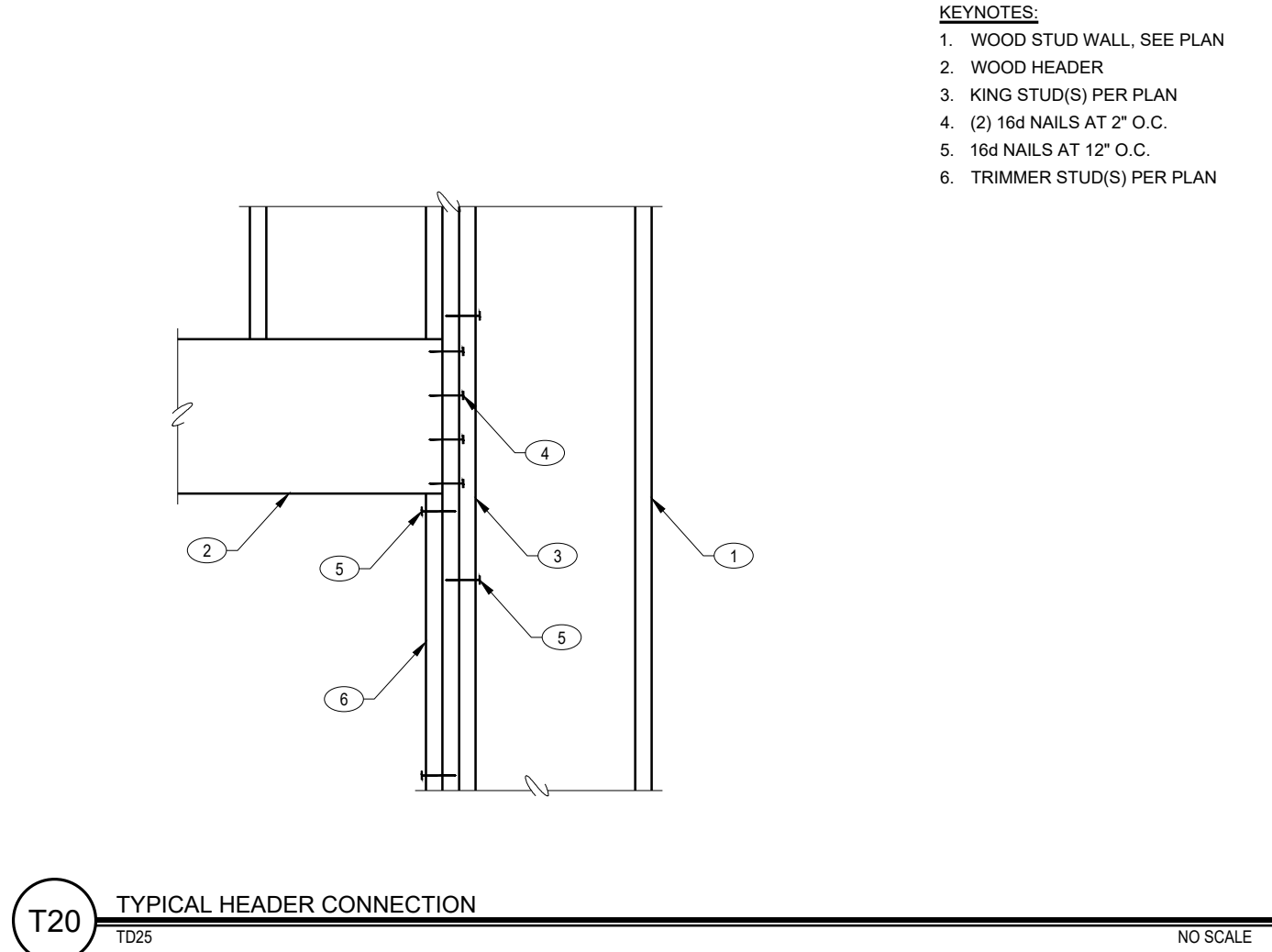
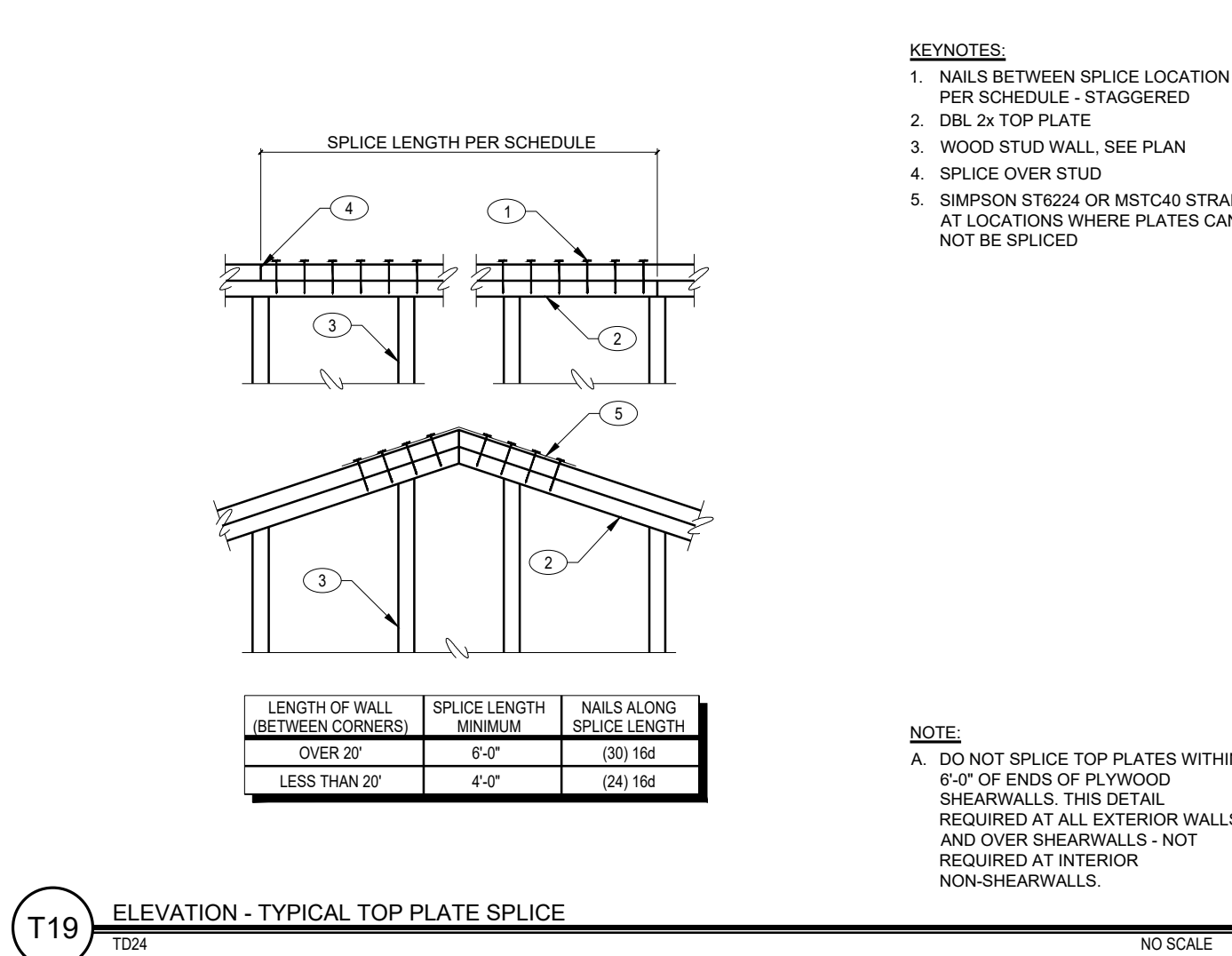
MECHANICAL ANCHORS:	PER ICC ESR-1385
HILTI KWIK BOLT-3 EXPANSION ANCHORS	PER ICC ESR-1385
HILTI KWIK BOLT-TZ EXPANSION ANCHORS	PER ICC ESR-3785
SIMPSON TITEN HD	PER ICC ESR-1056
SIMPSON STRONG BOLT-2	PER IAPMO ER-240

## ANCHORAGE TO HOLLOW/MULTI-WYTHE MASONRY:

ADHESIVE ANCHORS:	PER ICC ESR-4143
HILTI HIT-HY 10 PLUS MASONRY ADHESIVE ANCHORING SYSTEM	PER ICC ESR-4143
SIMPSON AT-XP	PER IAPMO ER-261
SIMPSON SET	PER ICC ESR-1772

- SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY EITHER AN ICCER OR IAPMO ER SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
- INSTALL THE ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
- THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
- ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

ABBREVIATIONS	
A.B.C. --- AGGREGATE BASE COURSE	H.W.M. --- HORIZONTAL
A.C. --- AIR CONDITIONER	K(K/P) --- 1000 POUNDS
A.F.F. --- ABOVE FINISHED FLOOR	LS --- LONG STUD
ALT --- ALTERNATE	L.L. --- LIVE LOAD
A.B. --- ANCHOR BOLT	LS(H) --- LONG LEG HORIZONTAL
BM --- BEAM	LV --- LONG LEG VERTICAL
B.F.F. --- BELOW FINISHED FLOOR	MIN --- MINIMUM
B.M. --- BEAM	MAX --- MAXIMUM
B.O.D. --- BOTTOM OF BEAM	M.P.R(S) --- MANUFACTURER(S)
B.O.F. --- BOTTOM OF FOOTING	M.C.P. --- MECHANICAL CONTROL JOINT
B.R.G. --- BEARING	M.E.C.H. --- MECHANICAL
C.L. --- CENTERLINE	N/A --- NOT APPLICABLE
C.I.P. --- CAST IN PLACE	N.T.S. --- NOT TO SCALE
C.C. --- CENTERLINE OF COLUMN	ON CENTER
C.L.B. --- CENTERLINE OF BEAM	O.F.W. --- OUTSIDE FACE OF WALL
C.L.C. --- CENTERLINE OF COLUMN	O.P.C. --- OPENCAST CONCRETE
C.L.F. --- CENTERLINE OF FOOTING	P.C. --- PRECAST CONCRETE
C.L.W. --- CENTERLINE OF WALL	PREFAB --- PREFABRICATED
CLR --- CLEAR	CONC --- CONCRETE
C.S.G. --- CONCRETE CONTROL JOINT	PREF --- PREFAB ROOF TRUSSES
C.S.J. --- CONCRETE SAWCUT JOINT	PSI --- POUNDS PER SQUARE INCH
C.M.U. --- CONCRETE MASONRY UNIT	PSI --- POUNDS PER SQUARE



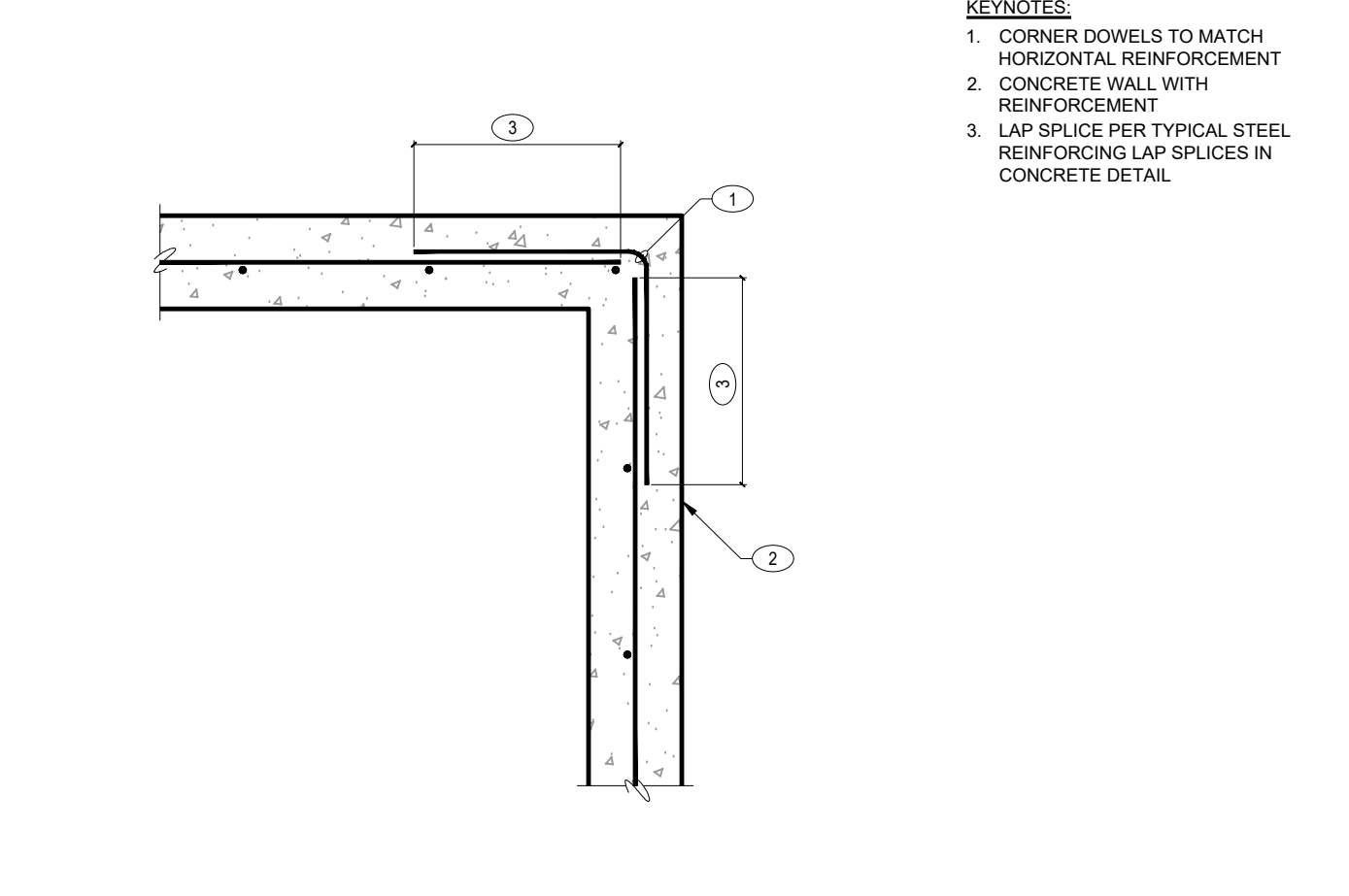
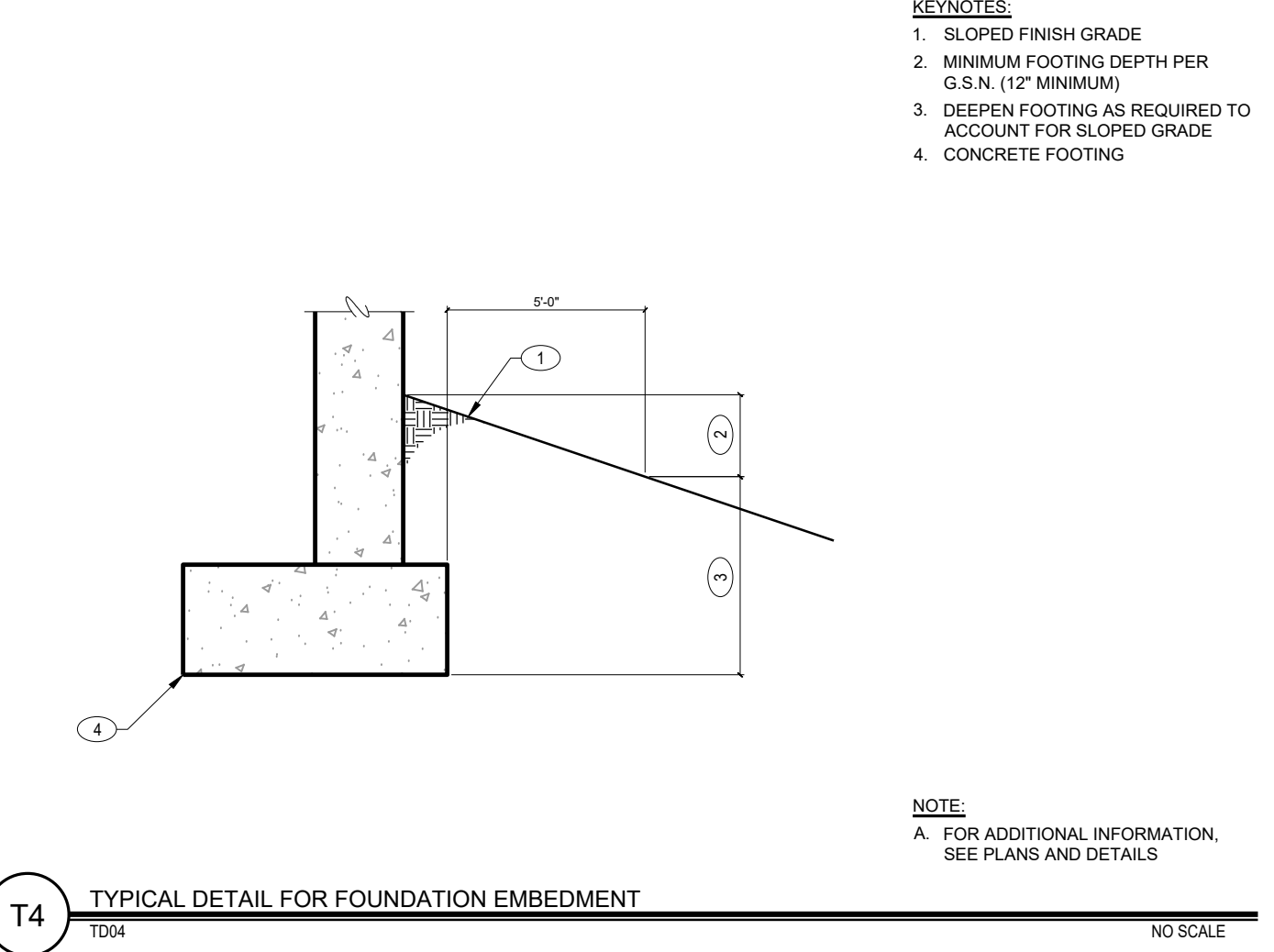
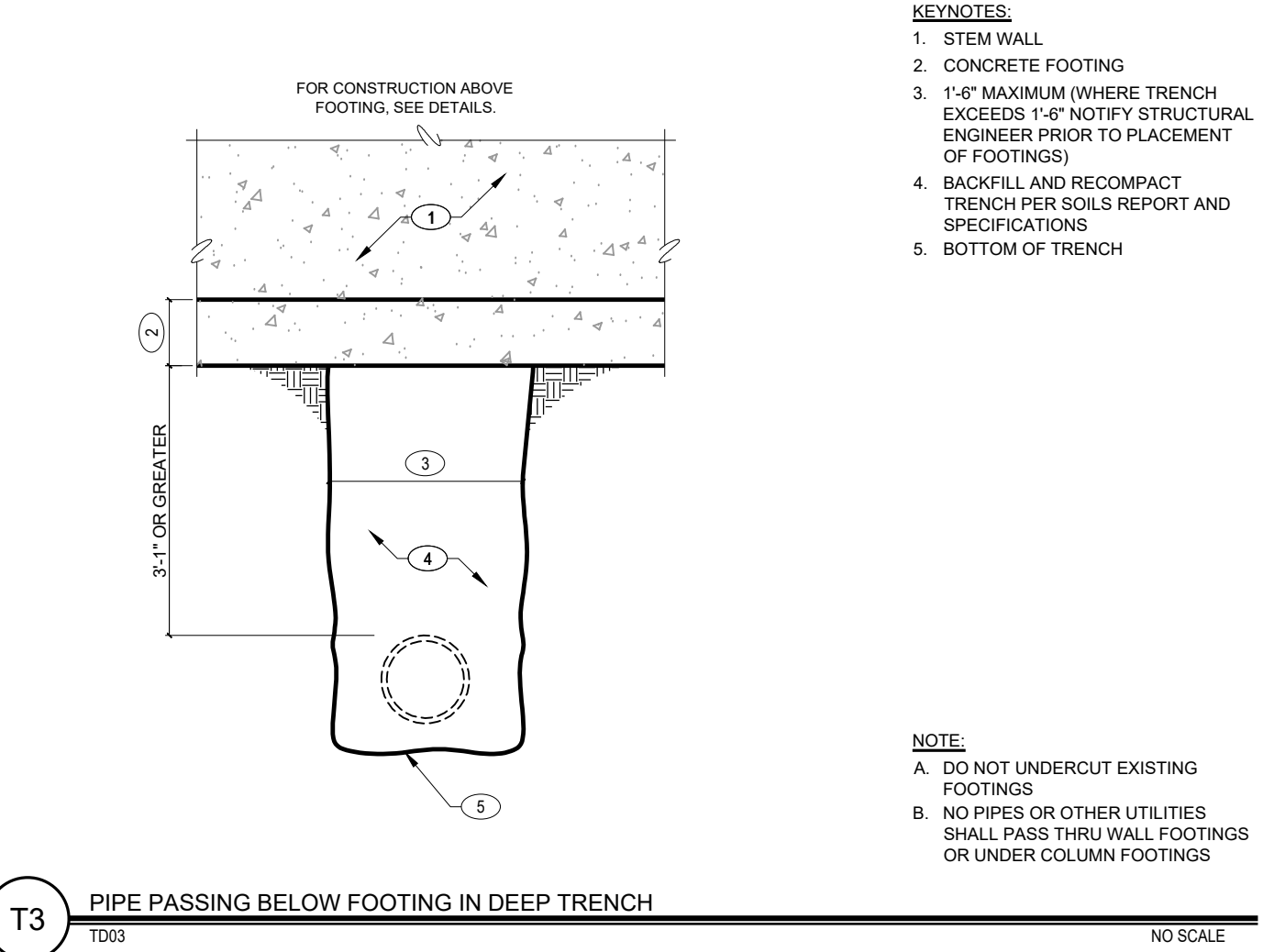
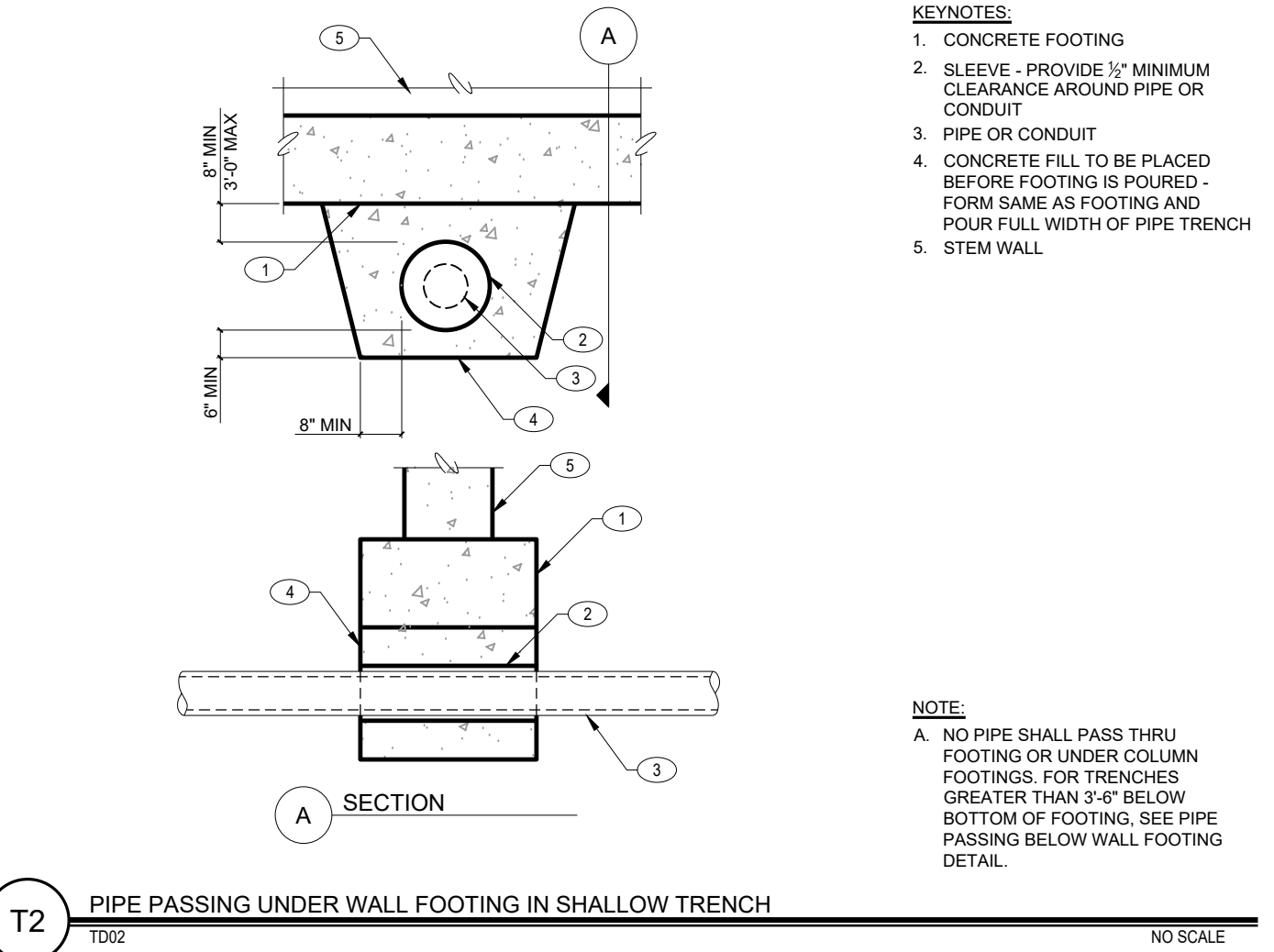
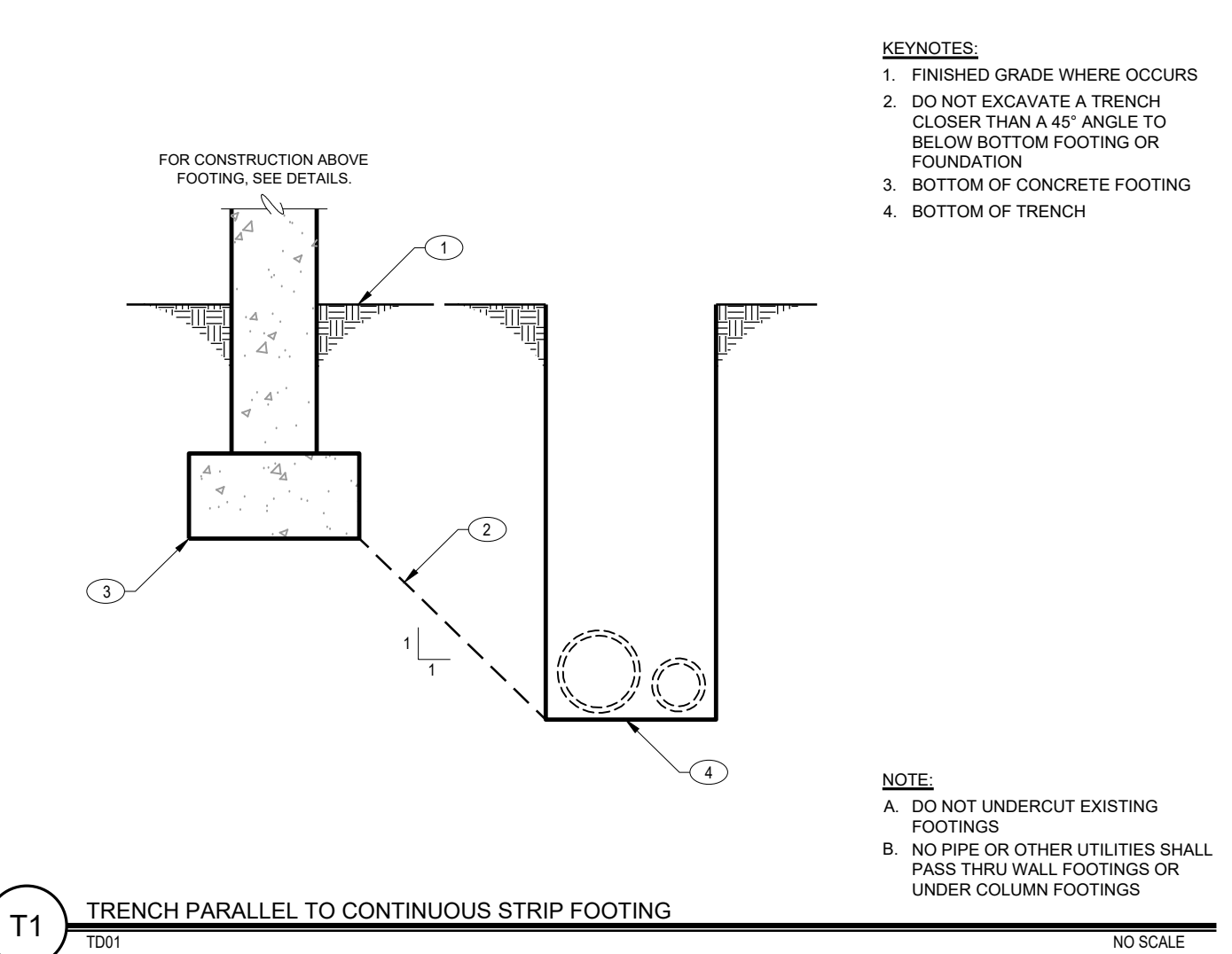
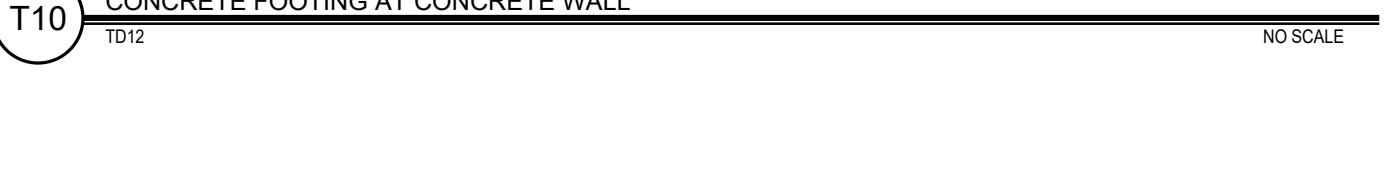
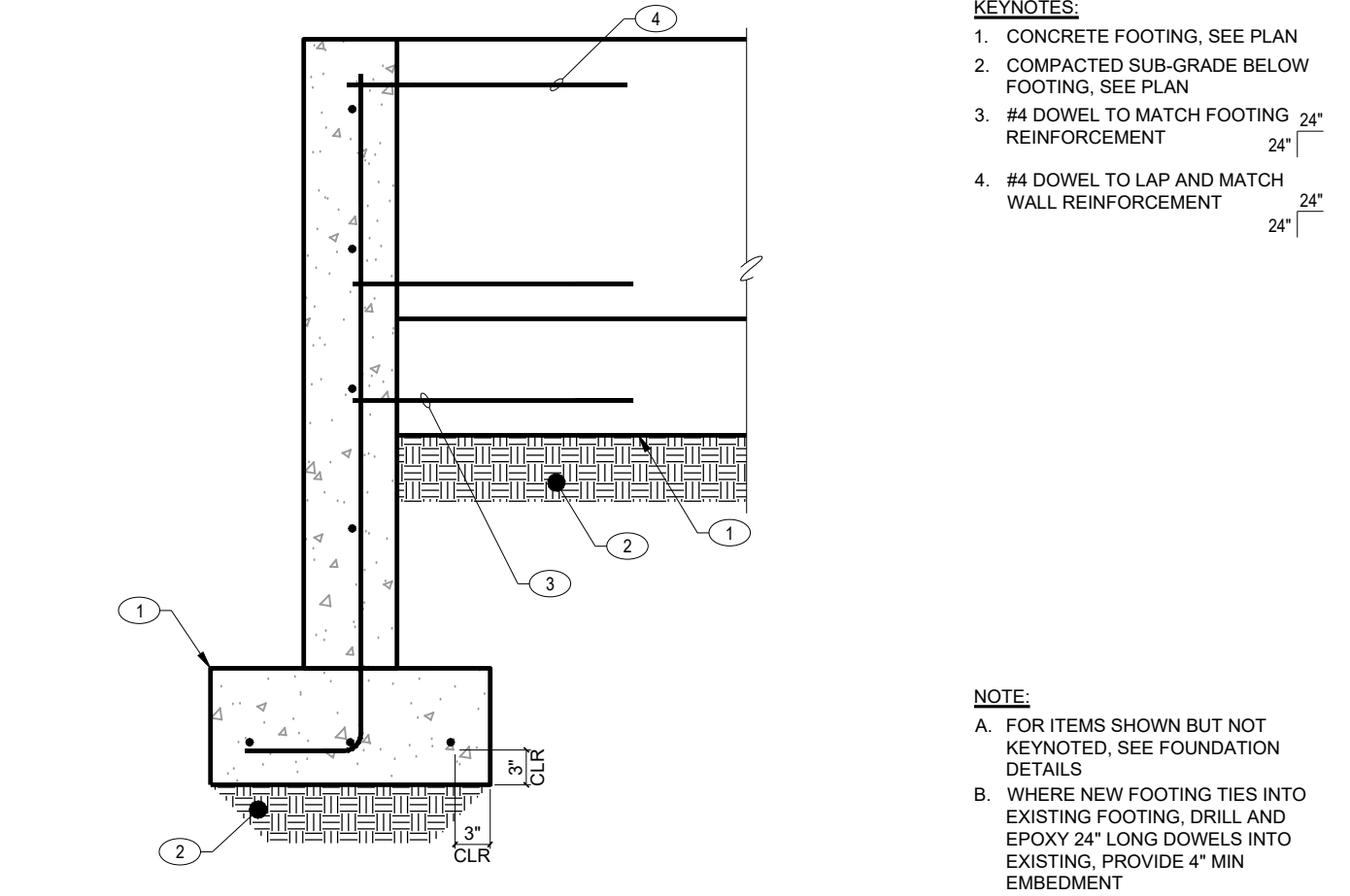
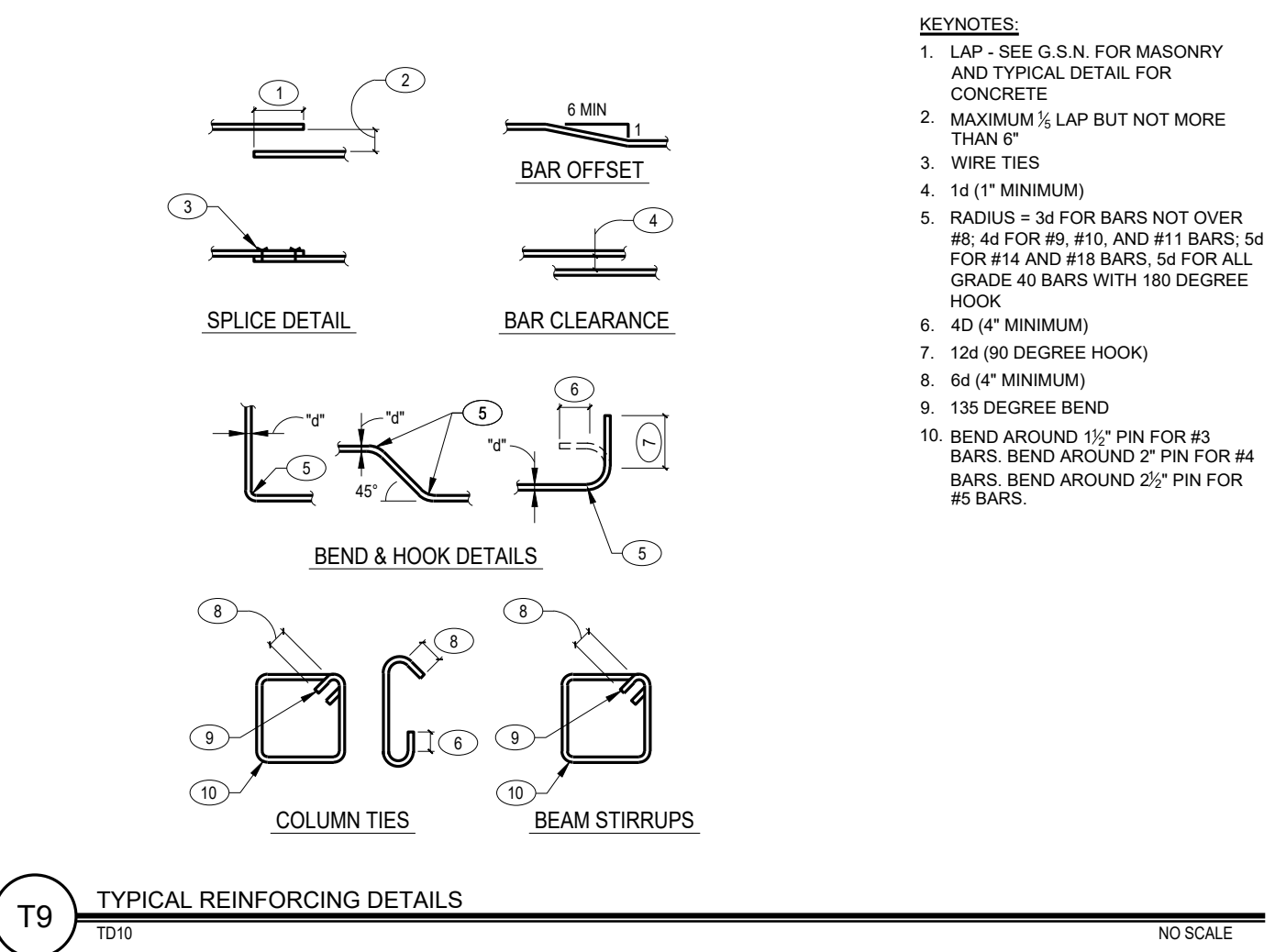
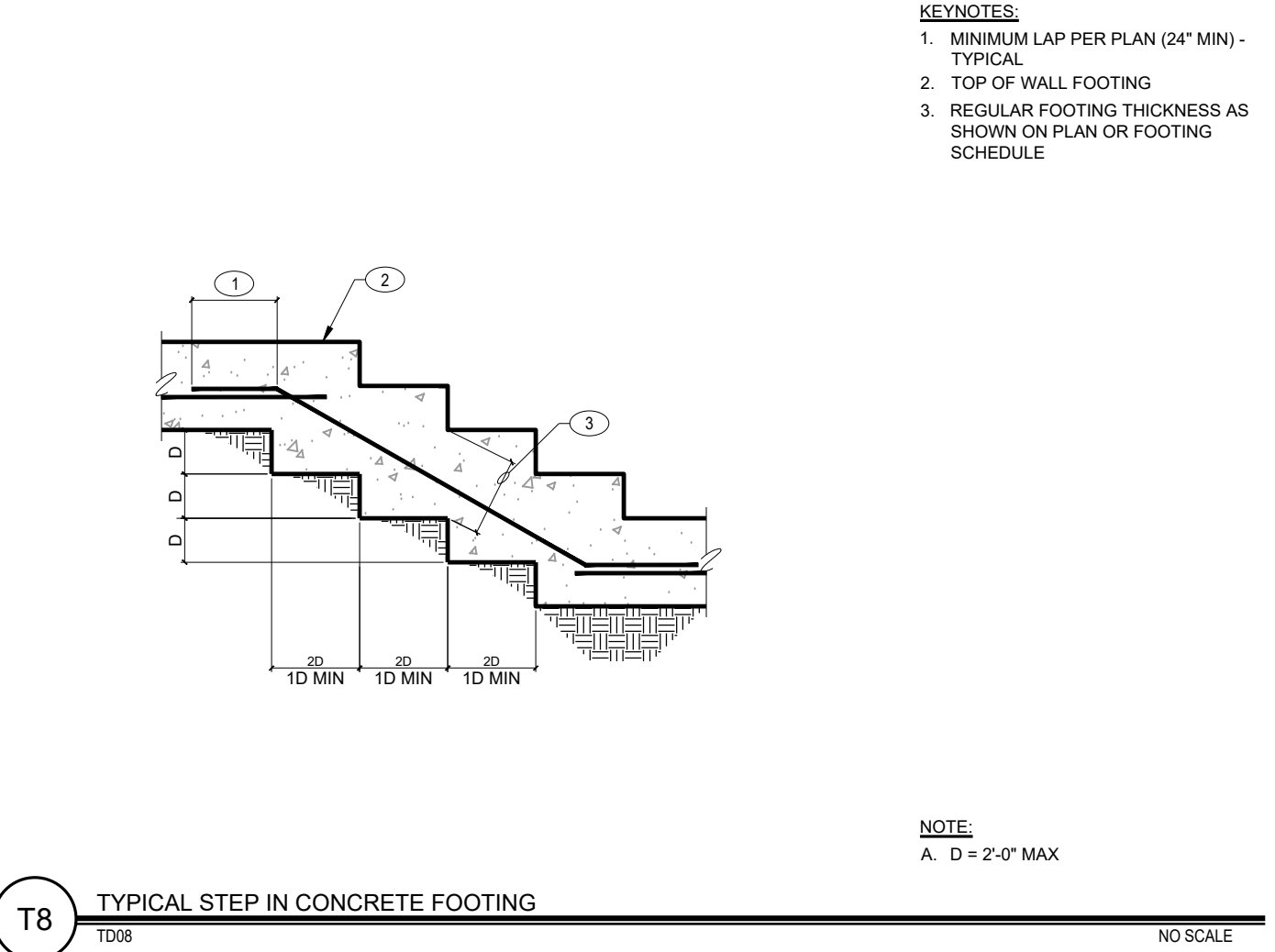
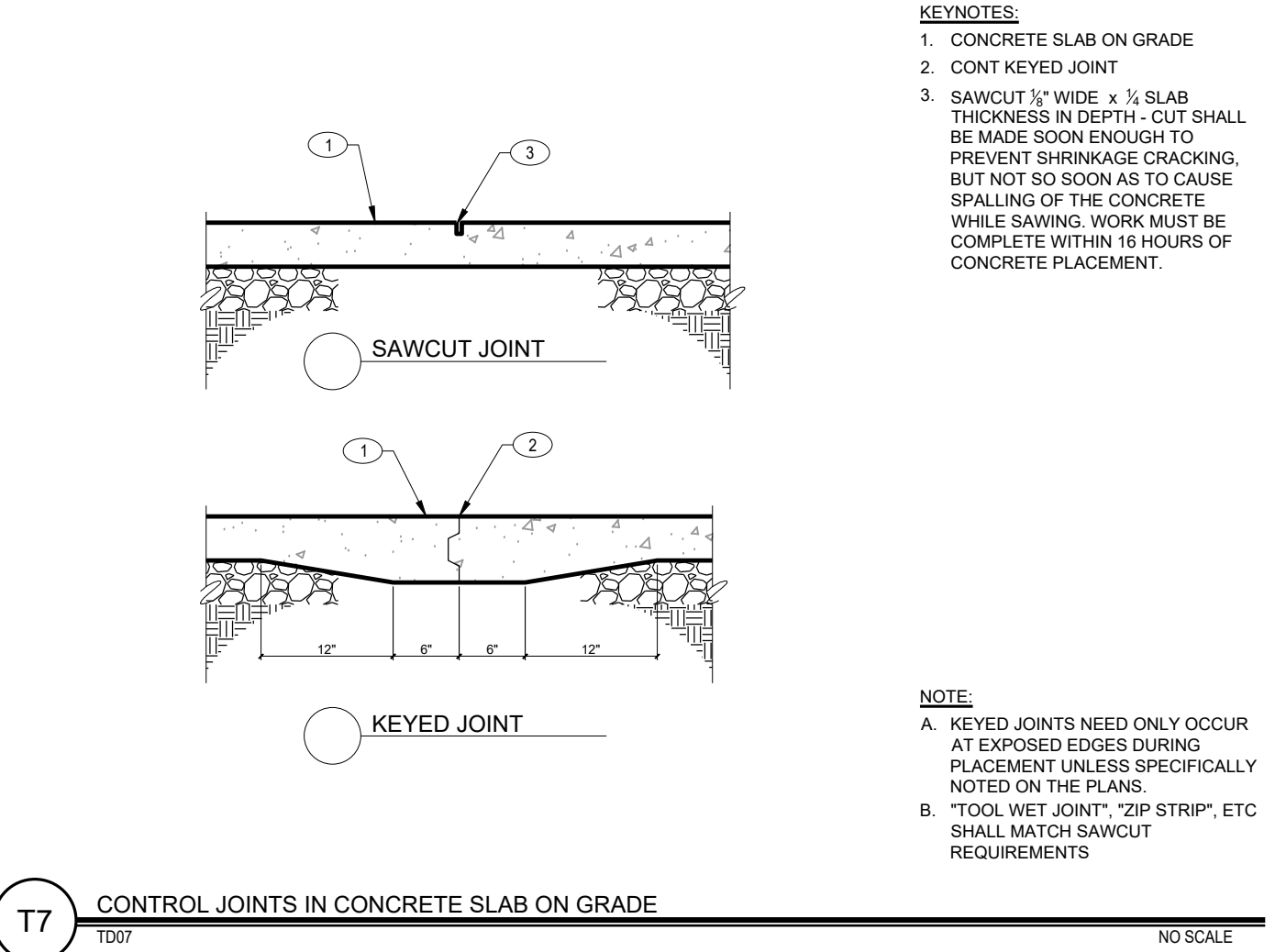
BAR SIZE	CLASS B TENSION SPLICE LENGTHS					
	f <sub>c</sub> = 3,000 PSI		f <sub>c</sub> = 4,000 PSI		f <sub>c</sub> = 5,000 PSI	
	HORIZONTAL BARS W/ ≥12" OF CONC. BELOW	VERTICAL AND BOTTOM HORIZONTAL BARS	HORIZONTAL BARS W/ ≥12" OF CONC. BELOW	VERTICAL AND BOTTOM HORIZONTAL BARS	HORIZONTAL BARS W/ ≥12" OF CONC. BELOW	VERTICAL AND BOTTOM HORIZONTAL BARS
#3	12"	12"	12"	12"	12"	12"
#4	19"	15"	17"	13"	15"	12"
#5	29"	23"	26"	20"	23"	18"
#6	32"	25"	28"	21"	25"	19"
#7	54"	41"	47"	36"	42"	32"
#8	70"	54"	61"	47"	54"	42"
#9	89"	68"	77"	59"	69"	53"
#10	112"	87"	97"	75"	87"	67"

**NOTE:**

1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.

2. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE BEAMS, SLABS AND WALLS SHALL BE CLASS "B" TENSION LAP SPLICES.

**T6** STEEL REINFORCING LAP SPLICES IN CONCRETE  
T014 NO SCALE



PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

CLIENT: CLIENT

DATE: 3/14/24

PROJECT MANAGER: MB

CAD OPERATOR: DM

JOB NO.: #24-017

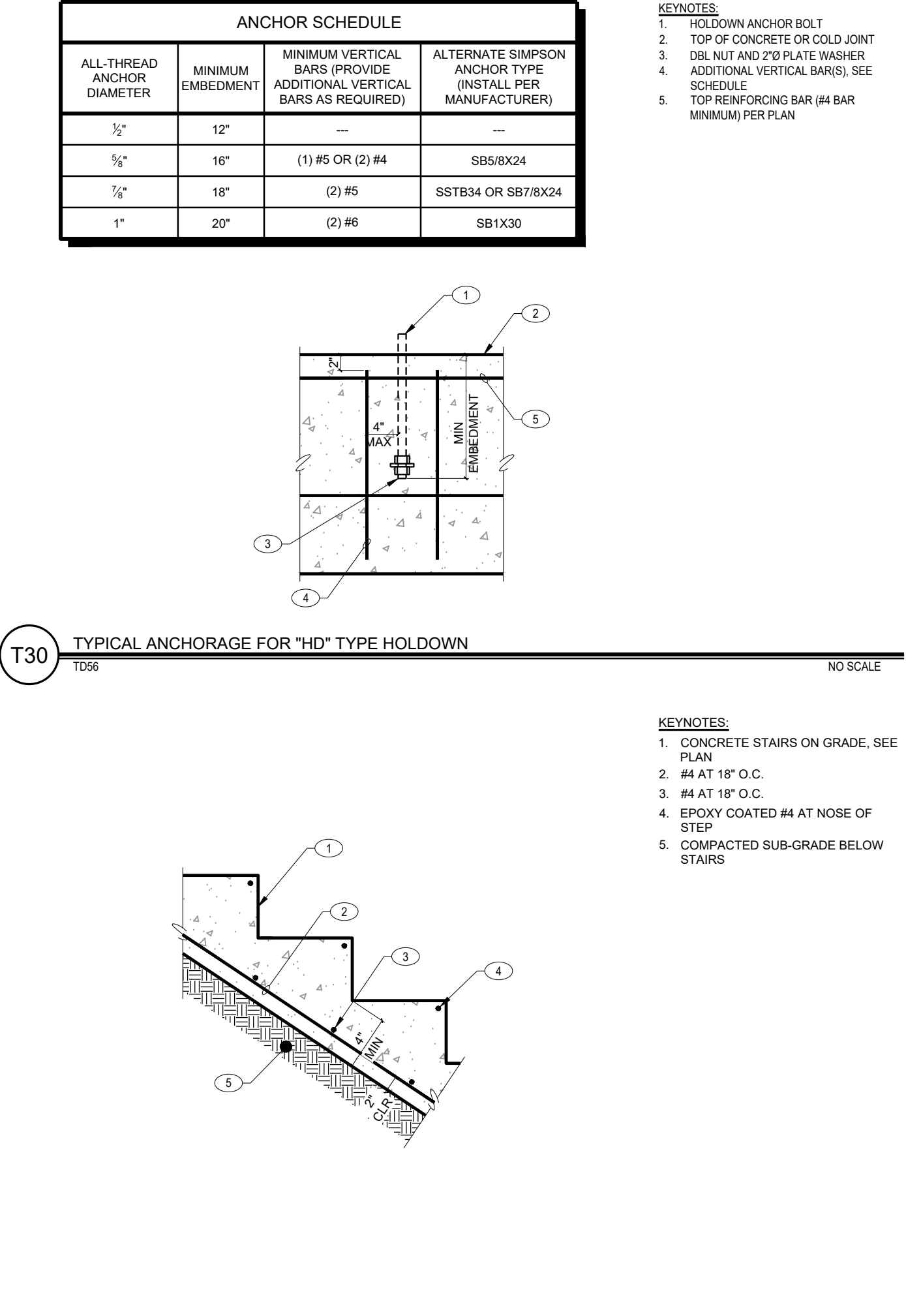
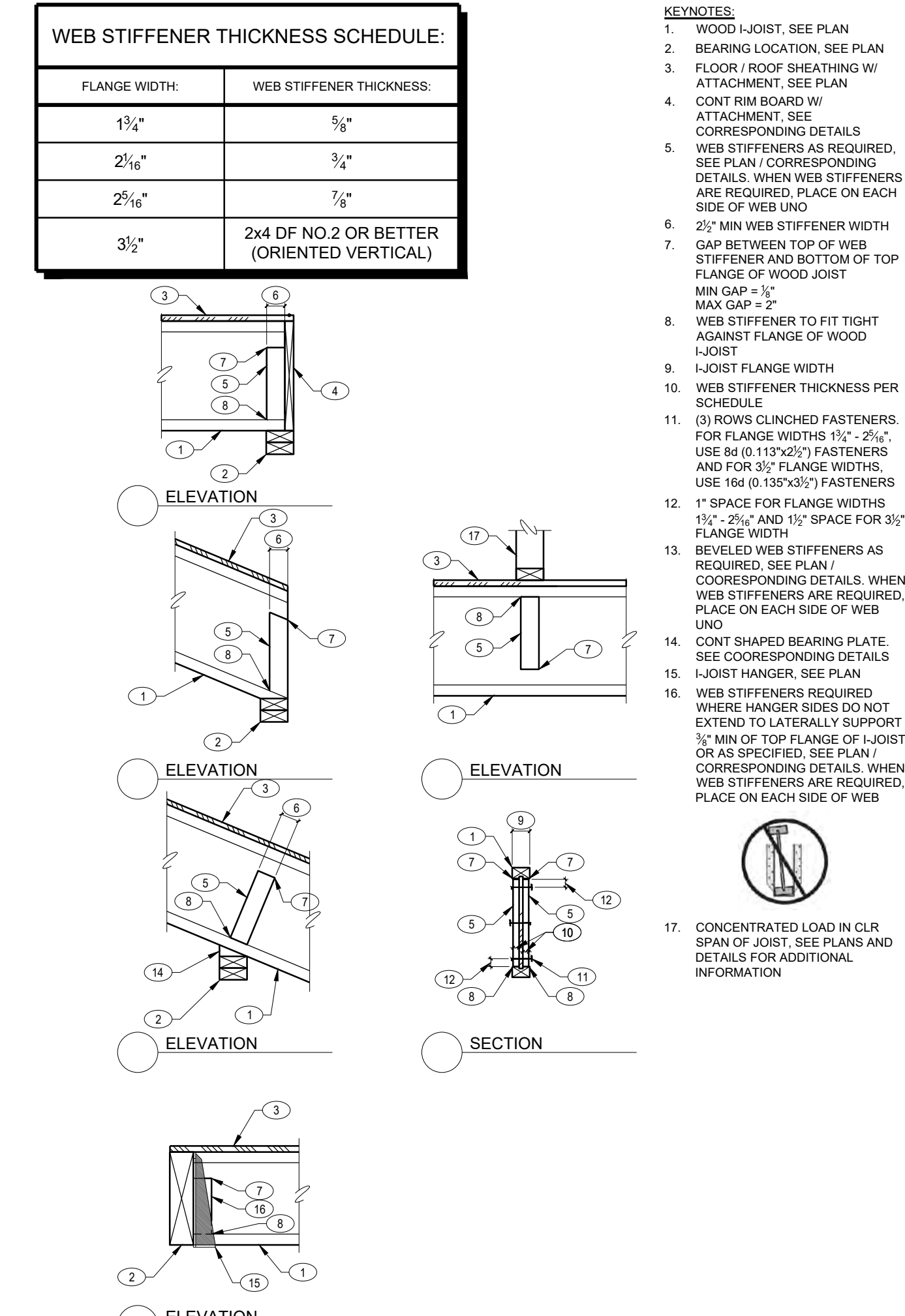
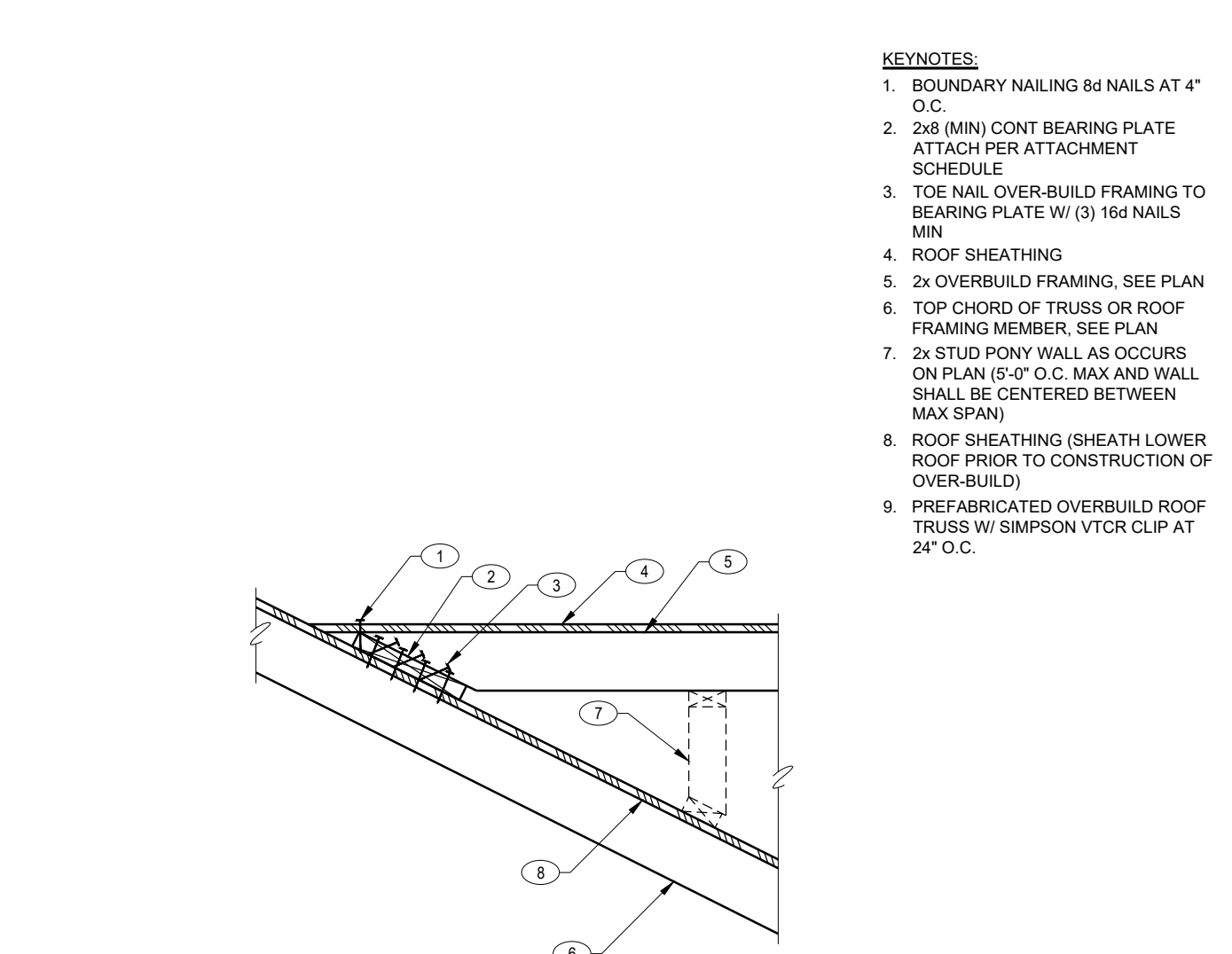
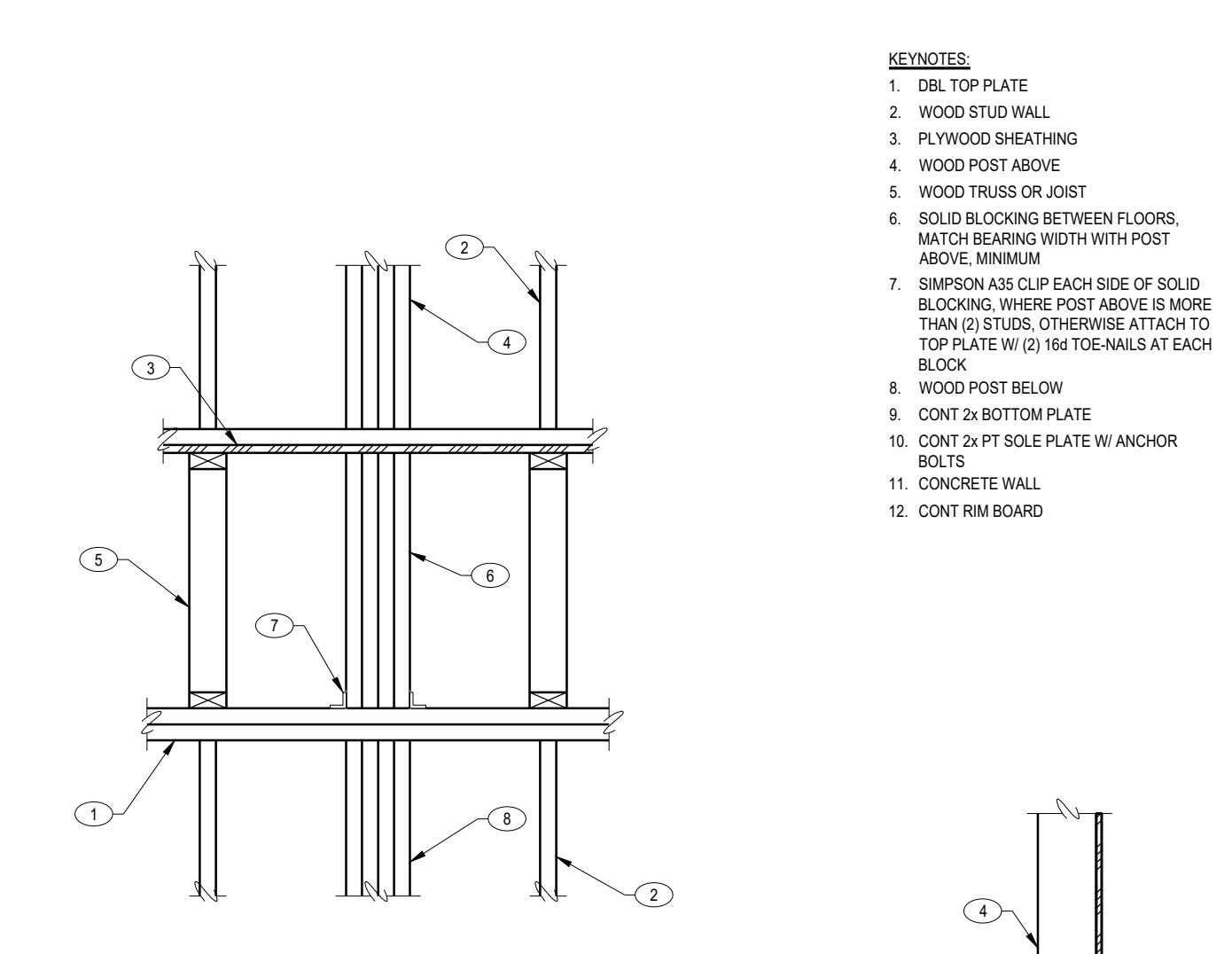
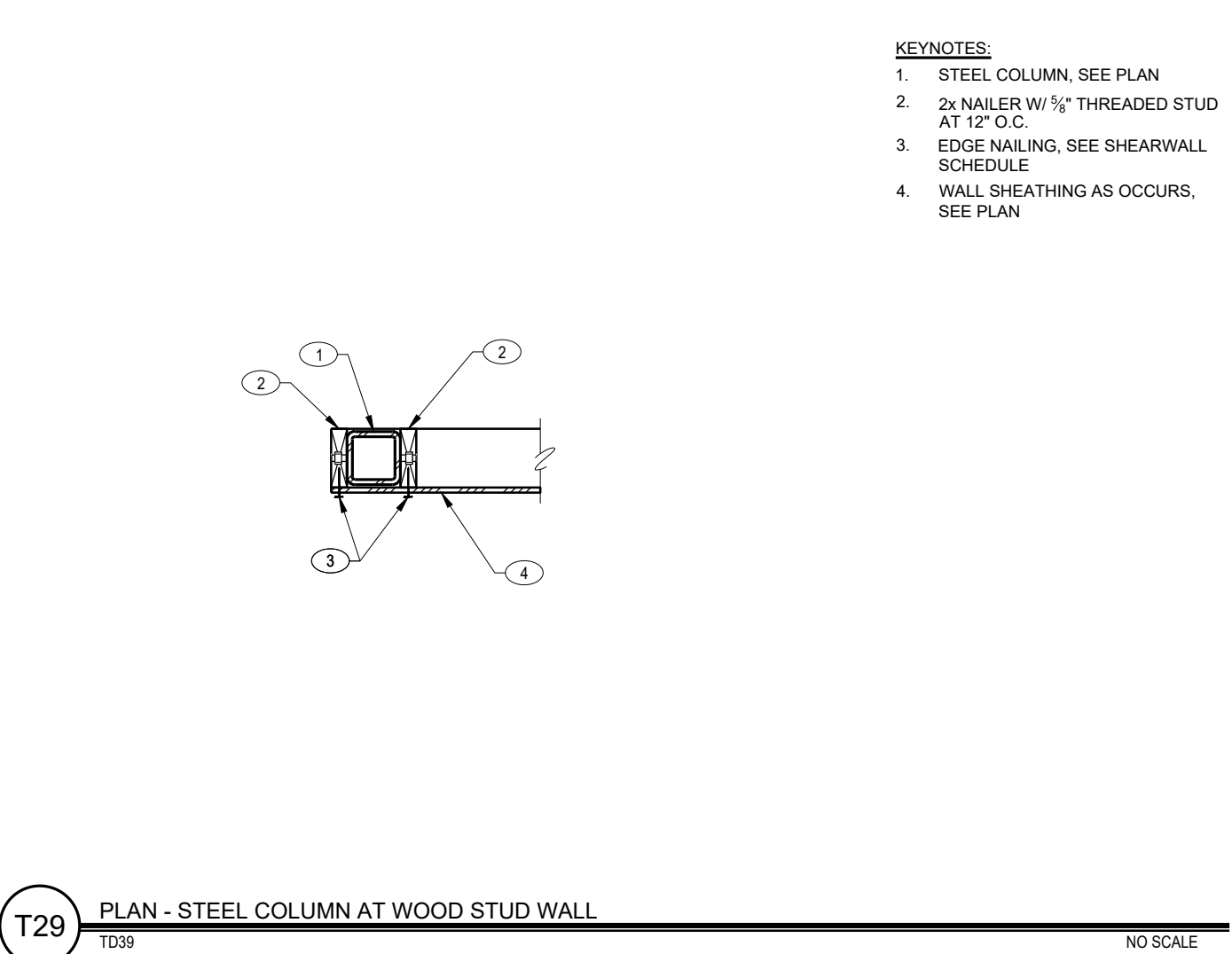
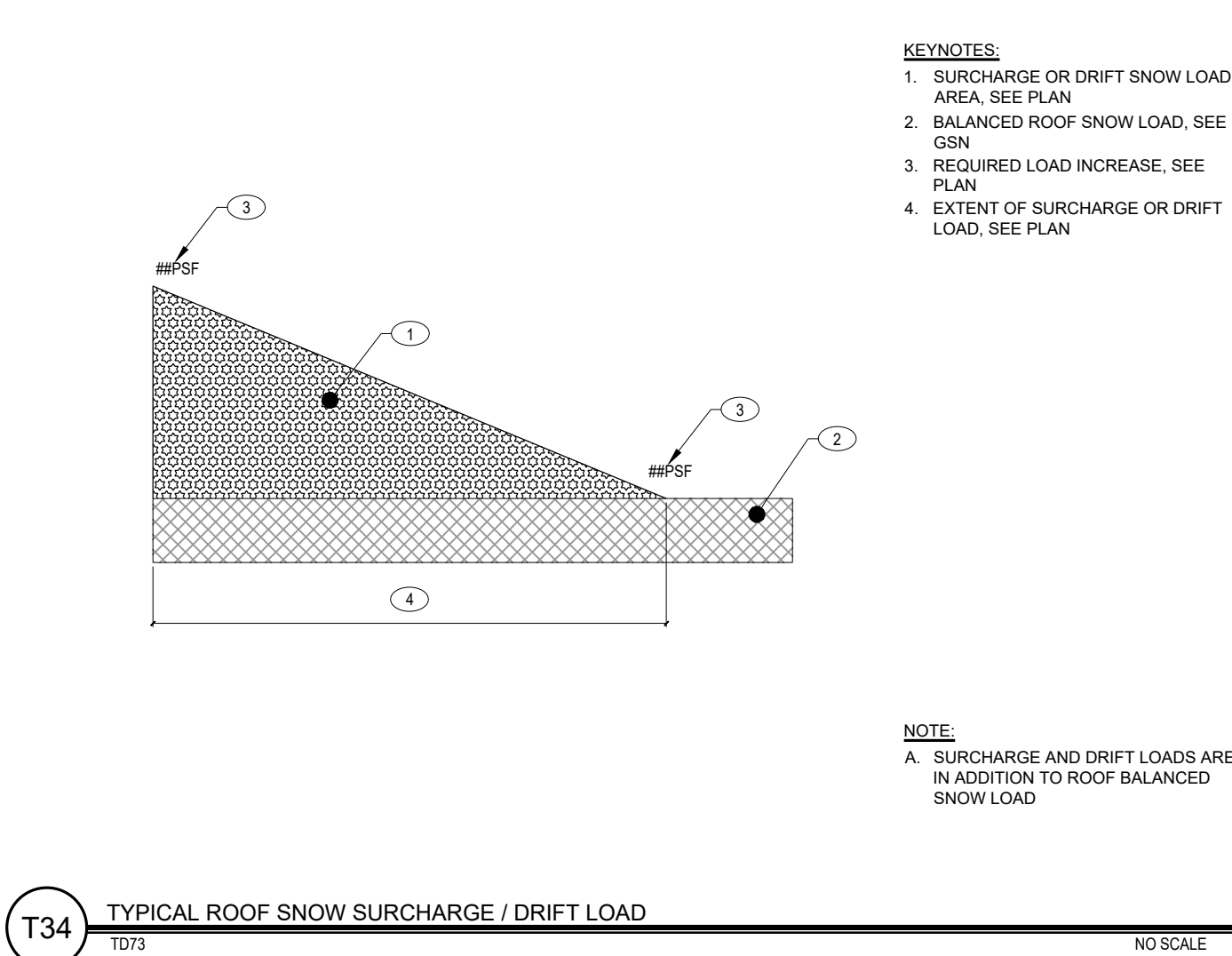
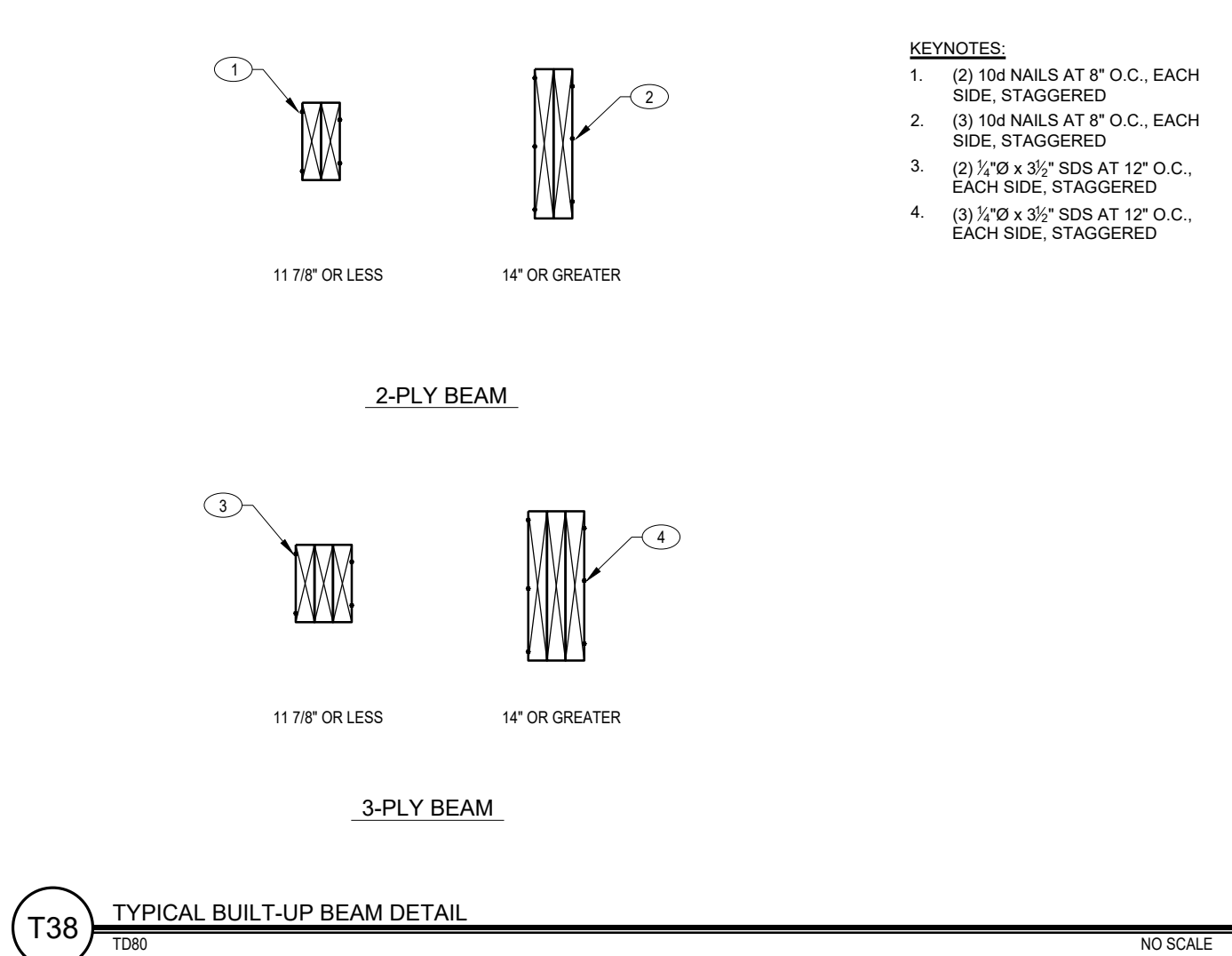
PH: 208.640.5673

WWW.KORE-4.COM

DATE: 3/14/24 | CURRENT REV: 1

TYPICAL DETAILS

**S1.1**



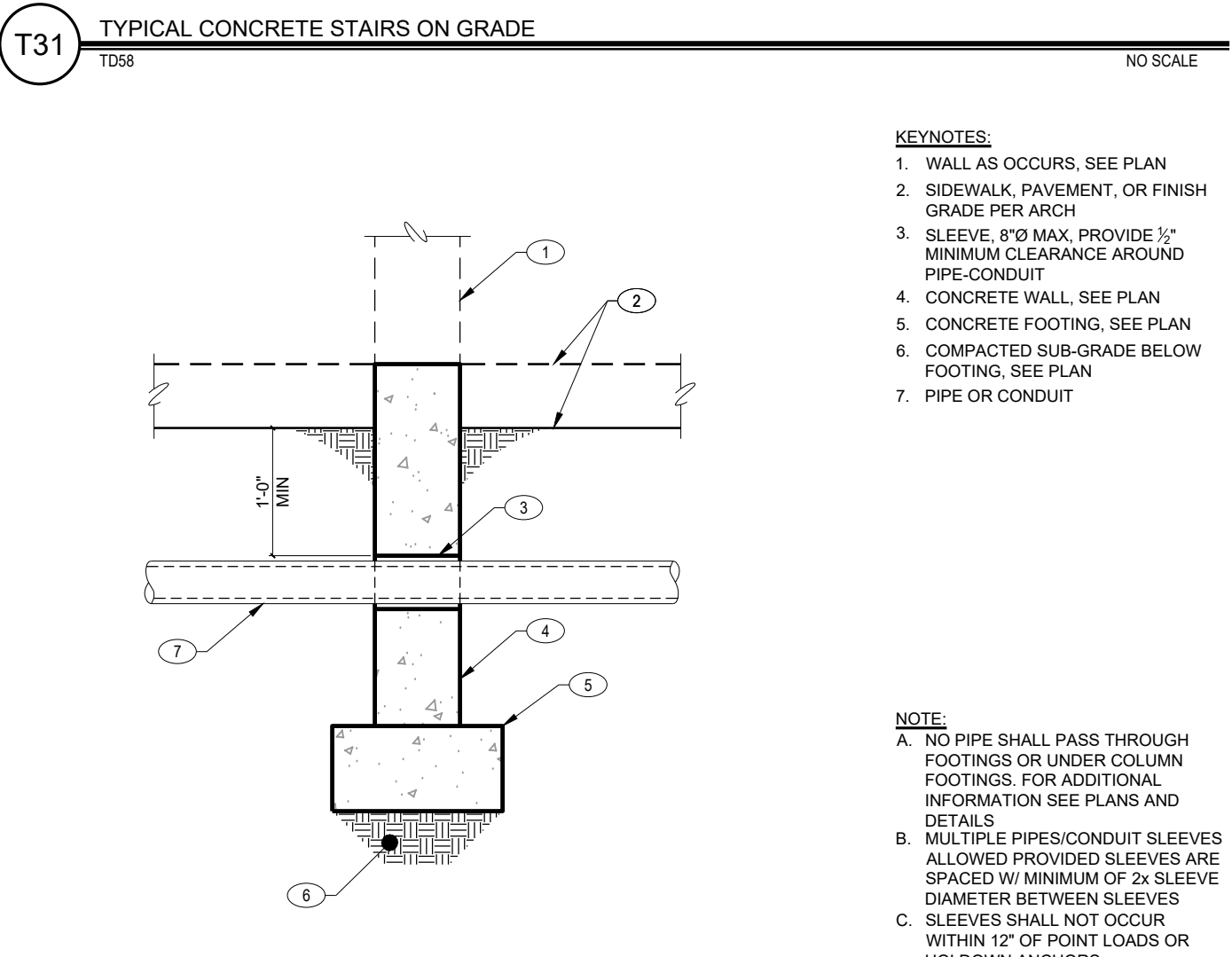
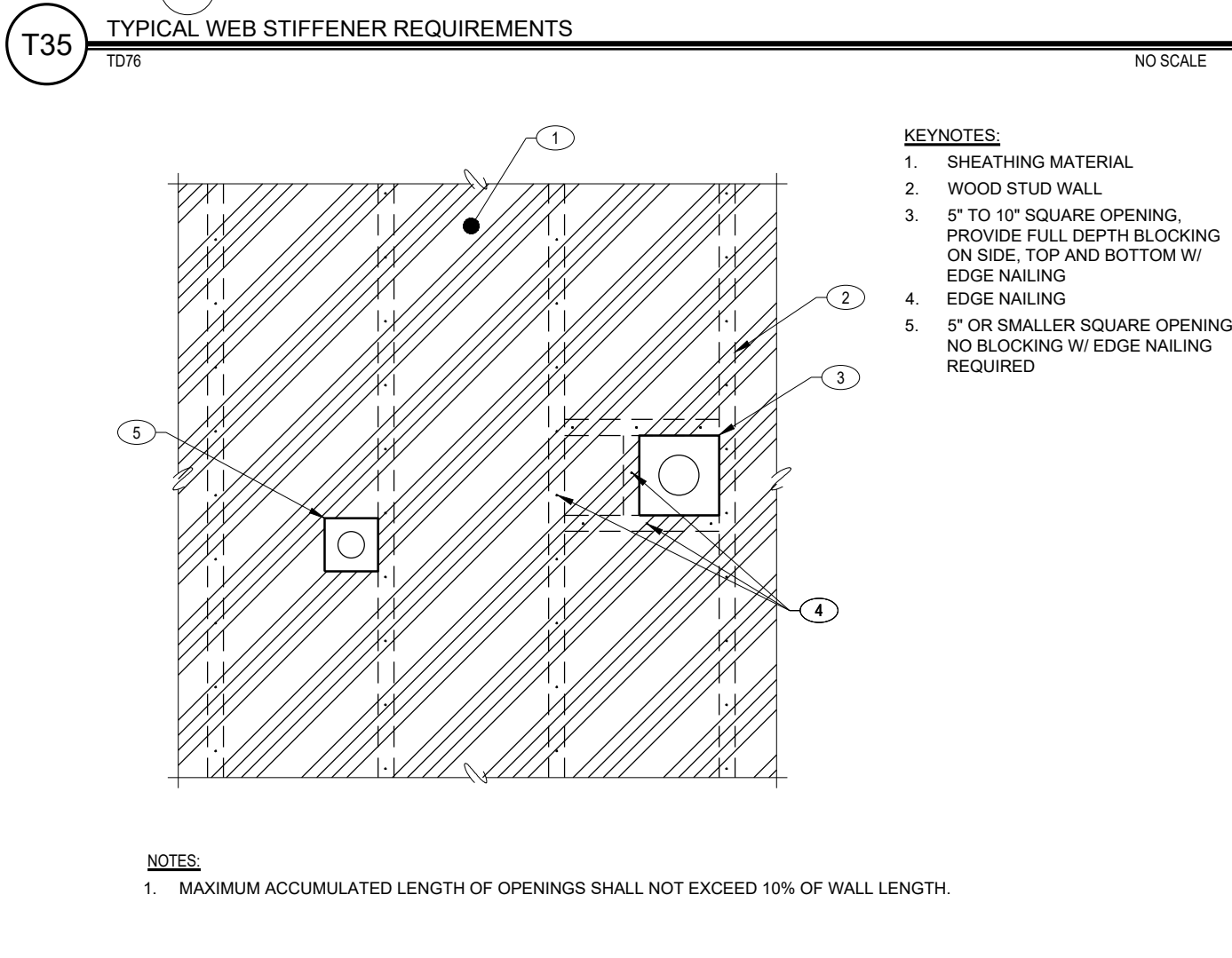
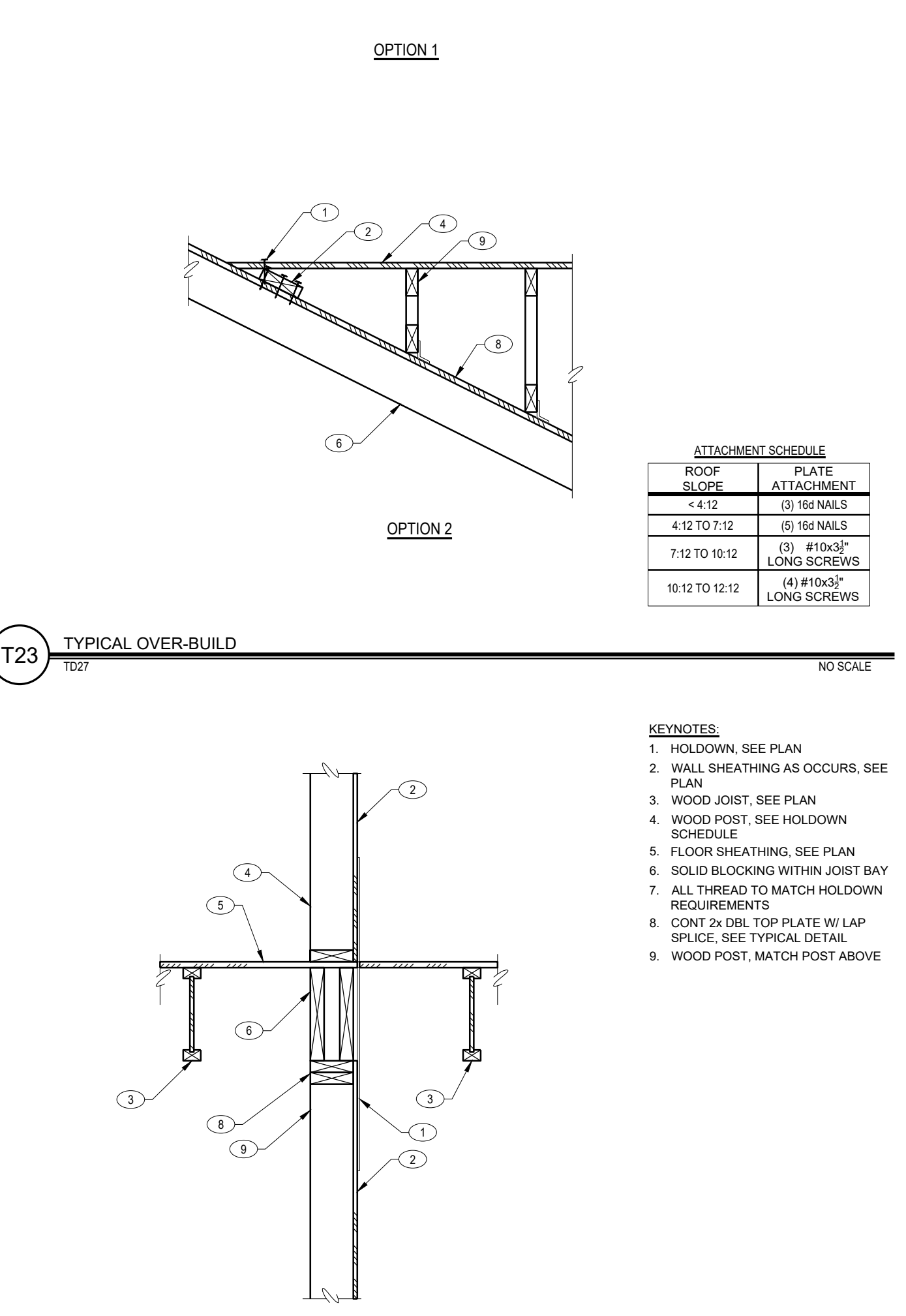
CONNECTION	NAILING	TYPE
JOIST OR TRUSS BEARING ON SILL OR ORDER	(2)-8d COMMON (2) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	TOENAIL
BRIDGING TO JOIST	(2)-8d COMMON (2) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3) 12" x 13" AT 18" O.C. 7x 14 GAUGE STAPLES AT 12" O.C.	FACE NAIL
TOP PLATE TO STUD	(3)-3" x 13" NAILS (5d Nail)	END NAIL
SOLE PLATE TO STUD	(3)-3" x 13" NAILS (5d Nail)	END NAIL
DOUBLE STUDS, FACE NAIL	16d (3) 12" x 13" AT 24" O.C. 7x 14 GAUGE STAPLES AT 12" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d (3) 12" x 13" AT 18" O.C. 7x 14 GAUGE STAPLES AT 12" O.C.	FACE NAIL
DOUBLE TOP PLATES - LAP SPICE	(3)-16d COMMON (3) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS AND TOP PLATE	(3)-8d COMMON (2) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	TOENAIL
RIM JOIST TO TOP PLATE	8d (2) 12" x 13" AT 6" O.C. 7x 14 GAUGE STAPLES AT 6" O.C.	TOENAIL
TOP PLATES, LAPS AND INTERSECTIONS	(3)-16d COMMON (3) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	(3)-3" x 13" NAILS (5d Nail)	FACE NAIL AT 18" O.C. ALONG EDGES
CEILING JOISTS TO PLATE	(2)-8d COMMON (2) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3)-16d COMMON (3) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3)-3" x 13" NAILS (5d Nail)	FACE NAIL
RAFTER OR TRUSS TO PLATE	(2)-8d COMMON (2) 12" x 8 (13") (3)-3" x 13" NAILS (5d Nail)	TOENAIL
CONTINUOUS HEADER TO STUD	(4)-8d COMMON (2) 12" x 8 (13")	TOENAIL
BUILT UP CORNER STUDS	16d COMMON (3) 12" x 8 (13") AT 24" O.C. 7x 14 GAUGE STAPLES AT 18" O.C.	FACE NAIL

**NOTE**

A. MINIMUM NAILING SPECIFIED HEREIN SHALL BE PROVIDED UNLESS NOTED OTHERWISE ON PLANS, DETAILS OR GENERAL STRUCTURAL NOTES

B. NAILING NOT NOTED ON THESE PLANS OR DETAILS SHALL BE PER 18 C. TABLE 2006-10.1

**T27** MINIMUM NAILING SCHEDULE - UNLESS NOTED OTHERWISE  
T04 NO SCALE



MATERIAL	7/16" SHEARWALL OR ROOF SHEATHING	ALTERNATE FASTENER
8d COMMON AT 12" O.C.	15 GA STAPLE AT 12" O.C.	15 GA STAPLE AT 12" O.C.
16d COMMON AT 6" O.C.	15 GA STAPLE AT 6" O.C.	15 GA STAPLE AT 6" O.C.
8d COMMON AT 4" O.C.	15 GA STAPLE AT 4" O.C.	15 GA STAPLE AT 4" O.C.
8d COMMON AT 3" O.C.	15 GA STAPLE AT 3" O.C.	15 GA STAPLE AT 3" O.C.
8d COMMON AT 2" O.C.	15 GA STAPLE AT 2" O.C.	15 GA STAPLE AT 2" O.C.
8d COMMON AT 1" O.C.	15 GA STAPLE AT 1" O.C.	15 GA STAPLE AT 1" O.C.

**NOTE**

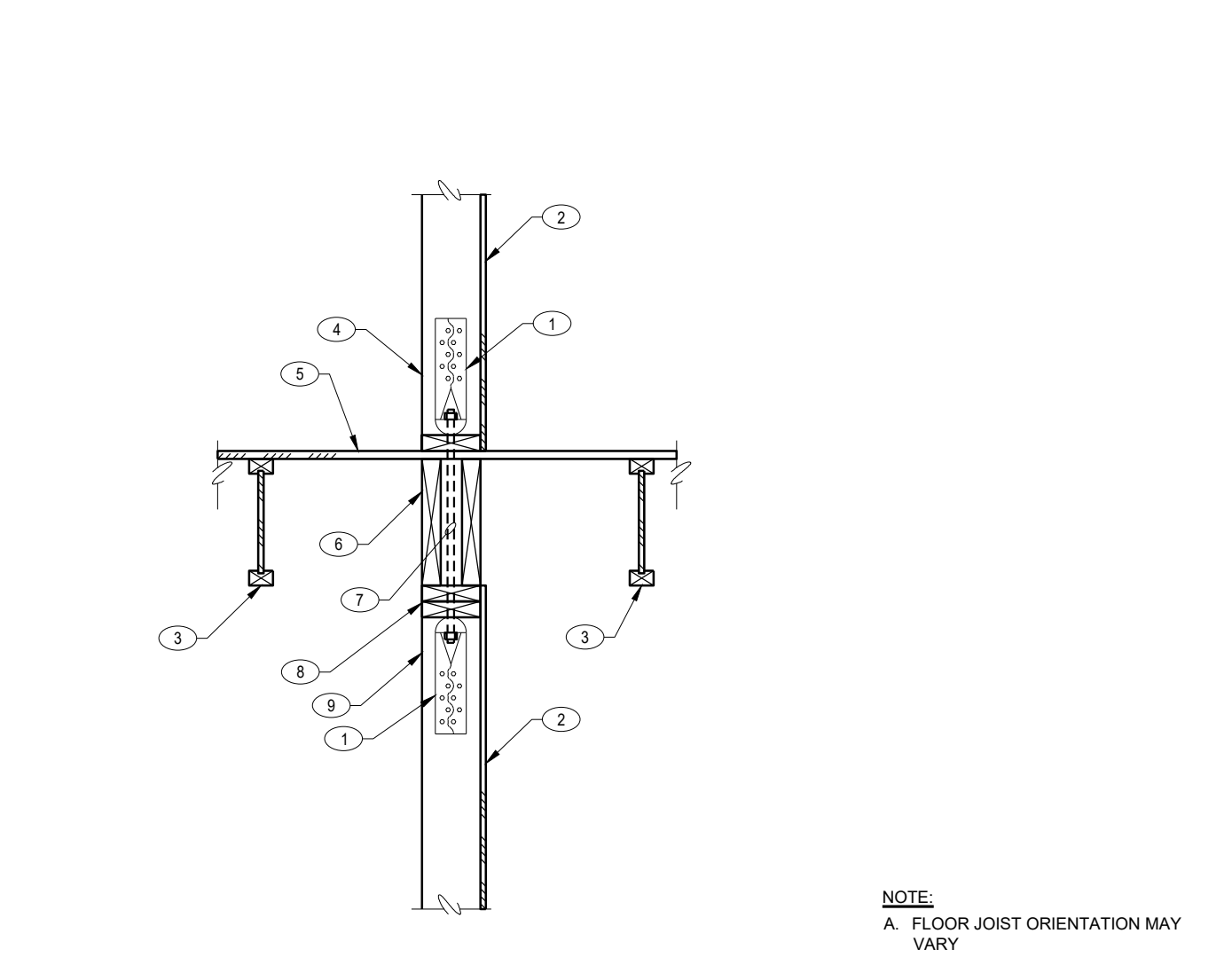
1. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 1/4" INCH OUTSIDE DIMENSION, AND INSTALLED WITH CROWN PARALLEL TO THE LONG DIMENSION OF FRAMING MEMBER

2. FRAMING SHALL BE 3x OR WIDER WHEN NAIL SPACING IS LESS THAN 18 INCHES ON CENTER

3. ALL STAPLES SHALL HAVE 1 1/2" LONG LEGS MINIMUM.

4. STAPLE SIZES AND SPACING PER REPORT NO. ICC-ESR-1530

**T25** ALTERNATE SHEATHING STAPLE OPTION  
T02 NO SCALE



POST (P) SCHEDULE			
NOTES: 1. FOR CONNECTIONS AT EITHER END OF POST. SEE DETAILS. 2. UNO. SEE GENERAL STRUCTURAL NOTES (GSN) FOR LUMBER SPECIES AND GRADE.			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P5	6x8	DOUG FIR NO. 1	SEE TYPICAL DETAILS
P6	12x12	DOUG FIR NO. 1	SEE TYPICAL DETAILS

SHEARWALL TYPE SCHEDULE				
NOTES: 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS. 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM. 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 1" LONG AND SHALL BE EMBEDDED 7" INTO CONCRETE. 4. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN PER SUPPLEMENTAL INSTRUCTIONS. 5. ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE. 6. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE. 7. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (I.N.O.). LAP SPICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (2x) 16d NAILS TOTAL BETWEEN SPICE JOINTS. 8. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. 9. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.				
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/4" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6	1/4" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/4" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/4" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS, LOOKING AT ADJOINING PANEL EDGES.	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: SDS 1/2"x4" AT 8" O.C.

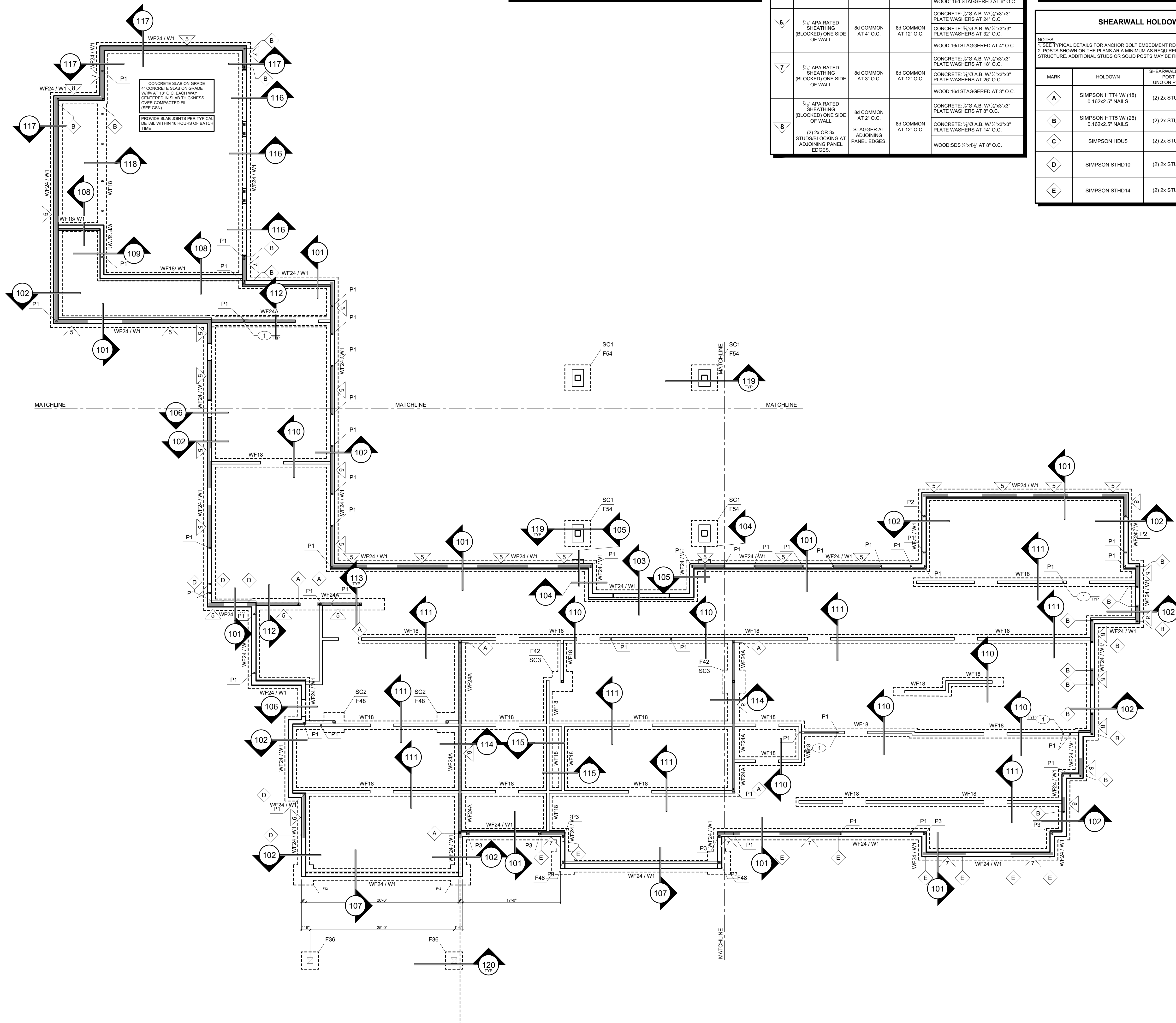
FOOTING SCHEDULE				
NOTES: 1. FOR CONSTRUCTION ABOVE FOOTING. SEE DETAILS. 2. FOR MINIMUM CLEARANCE (CLR) OF REINFORCING. SEE GENERAL STRUCTURAL NOTES (GSN).				
MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING
F42	42"	42"	12"	(5) #4 EACH WAY BOTTOM
F54	54"	54"	12"	(4) #5 EACH WAY TOP AND BOTTOM
WF18	CONT	18"	10"	(2) #4 CONT BOTTOM
WF18A	CONT	18"	10"	(2) #4 CONT TOP AND BOTTOM
WF24	CONT	24"	10"	(3) #4 CONT BOTTOM
WF24A	CONT	24"	12"	(3) #4 CONT TOP AND BOTTOM

FOUNDATION PLAN NOTES	
A	VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
B	ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
C	THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMAS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
D	WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
E	WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
F	AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
G	AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
H	W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
I	WF18, WF24, ETC. - AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
J	F36, F48, ETC. - AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
K	P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
L	SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
M	ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS UNO.
N	VERIFY EXACT SIZE AND LOCATION OF DEEPENED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
O	FOR SIDEWALK AND LANDING LOCATIONS. SEE ARCHITECTURAL DRAWINGS.
P	VERIFY EXACT SIZE AND LOCATION OF OPENINGS IN PRECAST CONCRETE WALL PANELS WITH ARCHITECTURAL DRAWINGS.

SHEARWALL HOLDOWN SCHEDULE				
NOTES: 1. SEE TYPICAL DETAILS FOR ANCHOR BOLT EMBEDMENT REQUIREMENTS. 2. POSTS SHOWN ON THE PLANS ARE A MINIMUM AS REQUIRED TO SUPPORT THE GRAVITY LOADS OF THE STRUCTURE. ADDITIONAL STUDS OR SOLID POSTS MAY BE REQUIRED DEPENDENT ON HOLDOWN TYPES.				
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN	ANCHOR BOLT DIA
A	SIMPSON HTT4 W/ (18) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	1/2"
B	SIMPSON HTTS W/ (26) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	1/2"
C	SIMPSON HDUS	(2) 2x STUDS	N/A	1/2"
D	SIMPSON STDH10	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	1/2" (FOR ALTERNATE)
E	SIMPSON STDH14	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	1/2" (FOR ALTERNATE)

PLAN KEYNOTES	
(X)	THICKEN FOOTING AS REQUIRED FOR HOLDOWN ANCHOR EMBEDMENT

WALL (W) SCHEDULE				
MARK	THICKNESS AND TYPE	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
W1	8" CONCRETE	#4 AT 18" O.C.	#4 AT 18" O.C.	---



OVERALL FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

CLIENT: CLIENT

STRUCTURAL ENGINEER SEAL: PROFESSIONAL ENGINEER 11697

PROJECT MANAGER: MB  
CAD OPERATOR: DM  
JOB NO.: #24-017

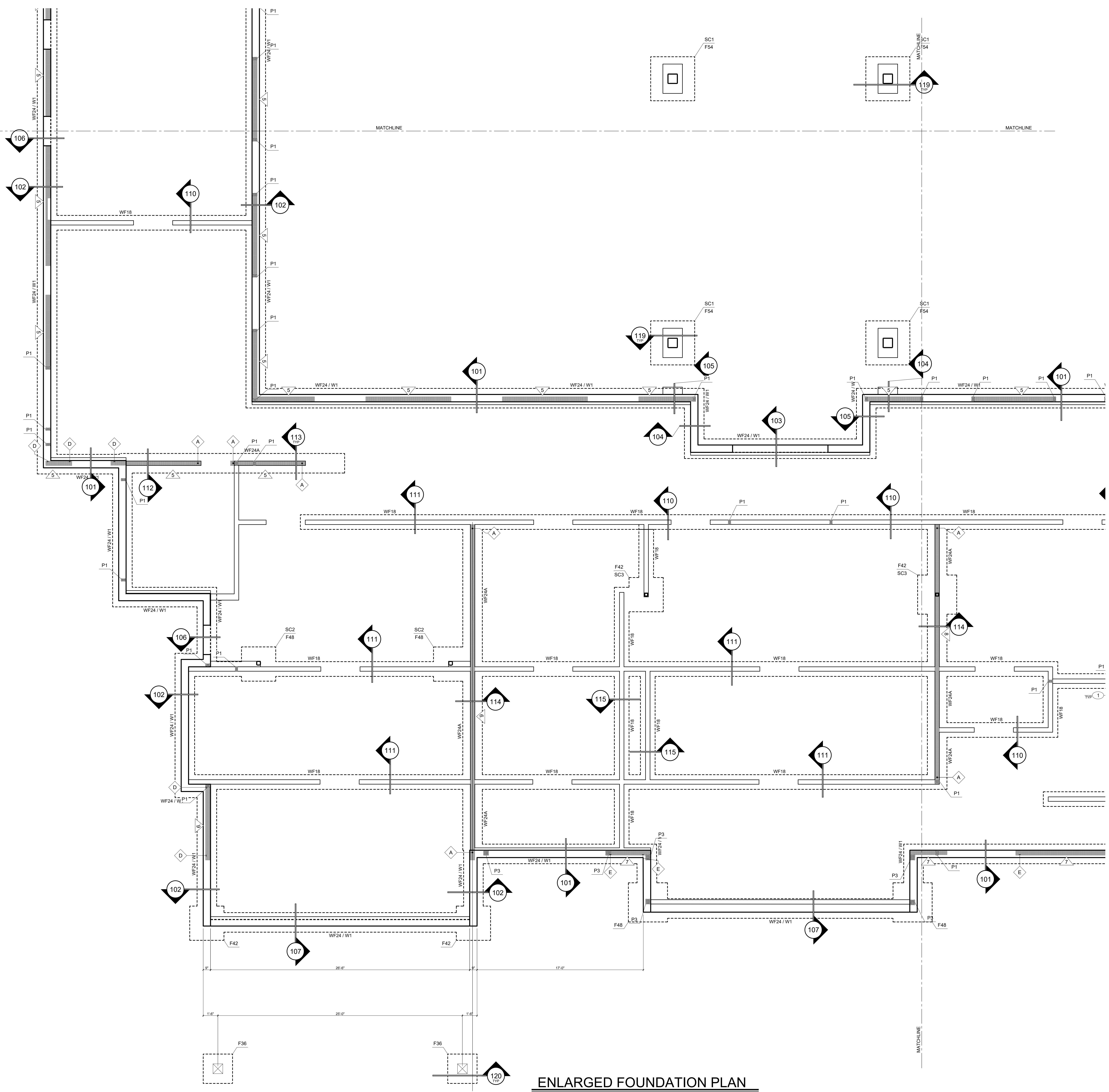
Computing Engineering  
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Civil  
GIS  
PH: 208.640.9573  
WWW.KORE-4.COM

DATE: 3/14/24 | CURRENT REV: A

OVERALL FOUNDATION PLAN

S2.0





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

- FOUNDATION PLAN NOTES**
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
  - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL, NON-BEARING WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - WF18, WF24, ETC. - AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
  - F36, F48, ETC. - AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
  - VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
  - FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.
  - VERIFY EXACT SIZE AND LOCATION OF OPENINGS IN PRECAST CONCRETE WALL PANELS WITH ARCHITECTURAL DRAWINGS.

- PLAN KEYNOTES**
- THICKEN FOOTING AS REQUIRED FOR HOLDOWN ANCHOR EMBEDMENT

**FOOTING SCHEDULE**

NOTES:  
1. FOR CONSTRUCTION ABOVE FOOTING, SEE DETAILS.  
2. FOR MINIMUM CLEARANCE (C/C) OF REINFORCING, SEE GENERAL STRUCTURAL NOTES (GSN).

MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING	REMARKS
F42	42'	42"	12"	(5) #4 EACH WAY BOTTOM	---
F54	54'	54"	12"	(4) #5 EACH WAY TOP AND BOTTOM	---
WF18	CONT	18"	10"	(2) #4 CONT BOTTOM	---
WF18A	CONT	18"	10"	(2) #4 CONT TOP AND BOTTOM	---
WF24	CONT	24"	10"	(3) #4 CONT BOTTOM	---
WF24A	CONT	24"	12"	(3) #4 CONT TOP AND BOTTOM	---

**WALL (W) SCHEDULE**

MARK	THICKNESS AND TYPE	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
W1	8" CONCRETE	#4 AT 18" O.C.	#4 AT 18" O.C.	---

**SHEARWALL TYPE SCHEDULE**

NOTES:  
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.  
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTERS (O.C.) MAXIMUM.  
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 3" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN PER SUPPLIER'S INSTRUCTIONS).  
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.  
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (2) NO. 1 LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED 2" ON CENTER (O.C.) (2) NO. 16d NAILS TOTAL BETWEEN SPLICE JOINTS.)  
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.  
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 12" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 4" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 3" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	#4 COMMON AT 2" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: 16d STAGGERED AT 8" O.C.

**SHEARWALL HOLDOWN SCHEDULE**

NOTES:  
1. SEE TYPICAL DETAILS FOR ANCHOR BOLT EMBEDMENT REQUIREMENTS.  
2. POSTS SHOWN ON THE PLANS ARE A MINIMUM AS REQUIRED TO SUPPORT THE GRAVITY LOADS OF THE STRUCTURE. ADDITIONAL STUDS OR SOLID POSTS MAY BE REQUIRED DEPENDENT ON HOLDOWN TYPES.

MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN	ANCHOR BOLT DIA.
A	SIMPSON HTT4 W/ (18) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	1/2"
B	SIMPSON HTT5 W/ (26) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	1/2"
C	SIMPSON HDU5	(2) 2x STUDS	N/A	1/2"
D	SIMPSON STD10	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	1/2" (FOR ALTERNATE)
E	SIMPSON STD14	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	1/2" (FOR ALTERNATE)

**DESCRIPTION**

REV	DATE	BY	DESCRIPTION

**CLIENT**  
SHEEP MEADOW  
113 SHEEP MEADOW  
KETCHUM, ID

**PROJECT MANAGER:** MB  
**CAD OPERATOR:** DM

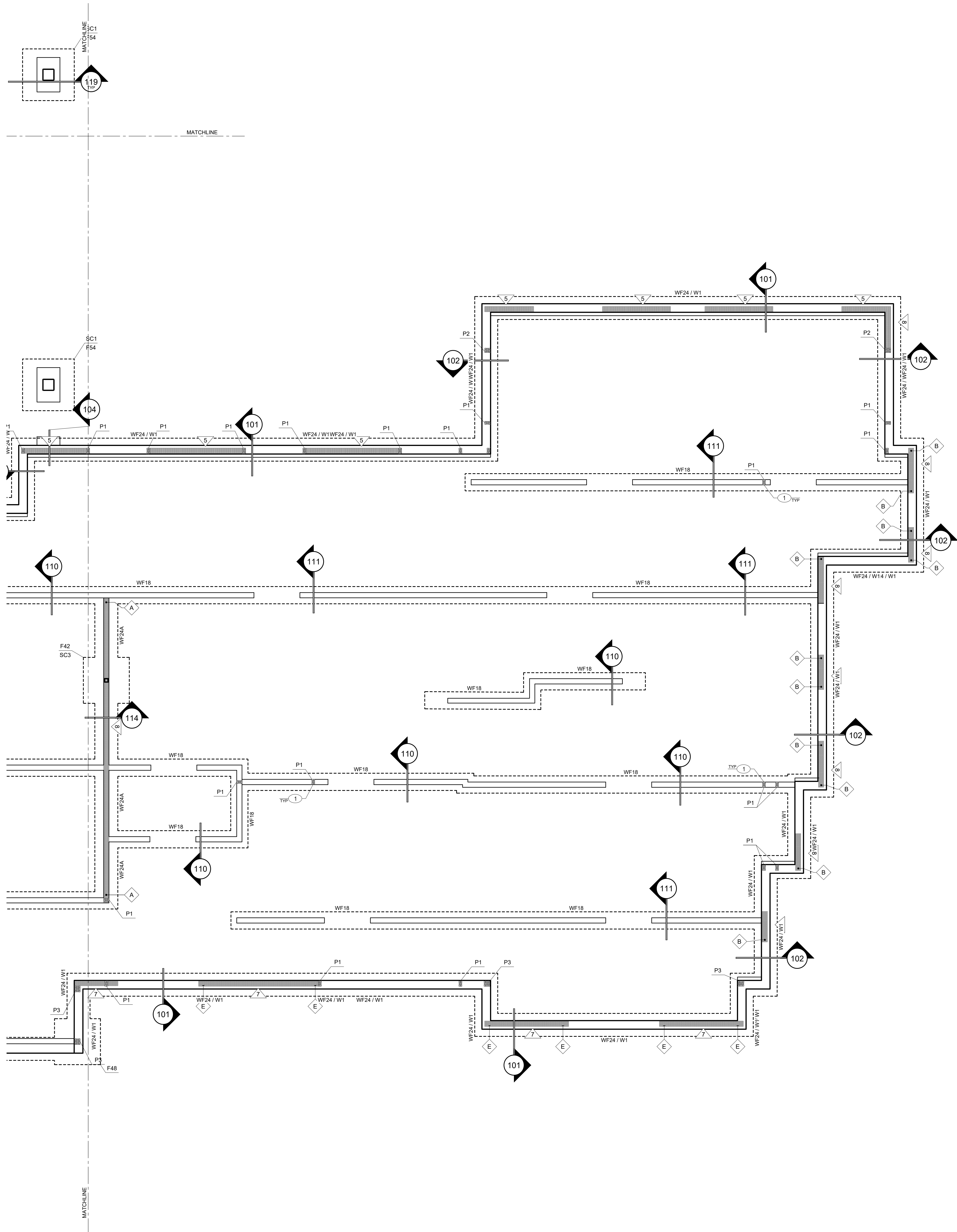
**JOB NO.:** #24-017

**Consulting Engineering  
Land Development  
Structural  
Civil  
GIS**

PH: 208.640.5573  
WWW.KORE-4.COM

**ENLARGED FOUNDATION PLAN**  
**S2.0A**

DATE: 3/14/24 | CURRENT REV: A



**FOUNDATION PLAN NOTES**

- A. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
- B. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
- C. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMAS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
- D. [Symbol] WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
- E. [Symbol] WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL, NON-BEARING WALLS.
- F. [Symbol] [Symbol] [Symbol] [Symbol] AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
- G. [Symbol] [Symbol] AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDDOWN. SEE HOLDDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- H. W1, W2, ETC. AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
- I. WF18, WF24, ETC. AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
- J. F36, F48, ETC. AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
- K. P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
- L. SC1, SC2, ETC. AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
- M. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
- N. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
- O. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.
- P. VERIFY EXACT SIZE AND LOCATION OF OPENINGS IN PRECAST CONCRETE WALL PANELS WITH ARCHITECTURAL DRAWINGS.

**PLAN KEYNOTES**

- 1. THICKEN FOOTING AS REQUIRED FOR HOLDOWN ANCHOR EMBEDMENT

**FOOTING SCHEDULE**

NOTES:  
 1. FOR CONSTRUCTION ABOVE FOOTING, SEE DETAILS.  
 2. FOR MINIMUM CLEARANCE (CUR) OF REINFORCING, SEE GENERAL STRUCTURAL NOTES (GSN).

MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING	REMARKS
F42	42'	42"	12"	(5) #4 EACH WAY BOTTOM	---
F54	54'	54"	12"	(4) #5 EACH WAY TOP AND BOTTOM	---
WF18	CONT	18"	10"	(2) #4 CONT BOTTOM	---
WF18A	CONT	18"	10"	(2) #4 CONT TOP AND BOTTOM	---
WF24	CONT	24"	10"	(3) #4 CONT BOTTOM	---
WF24A	CONT	24"	12"	(3) #4 CONT TOP AND BOTTOM	---

**SHEARWALL HOLDOWN SCHEDULE**

NOTES:  
 1. SEE TYPICAL DETAILS FOR ANCHOR BOLT EMBEDMENT REQUIREMENTS.  
 2. POSTS SHOWN ON THE PLANS ARE A MINIMUM AS REQUIRED TO SUPPORT THE GRAVITY LOADS OF THE STRUCTURE. ADDITIONAL STUDS OR SOLID POSTS MAY BE REQUIRED DEPENDENT ON HOLDOWN TYPES.

MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN	ANCHOR BOLT DIA.
A	SIMPSON HTT4 W (18) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	5/8"
B	SIMPSON HTT5 W (26) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	5/8"
C	SIMPSON HDU5	(2) 2x STUDS	N/A	7/8"
D	SIMPSON STD10	(2) 2x STUDS	HTT4 W (18) 0.162 x 2.5" NAILS	5/8" (FOR ALTERNATE)
E	SIMPSON STD14	(2) 2x STUDS	HTT4 W (18) 0.162 x 2.5" NAILS	5/8" (FOR ALTERNATE)

**SHEARWALL TYPE SCHEDULE**

NOTES:  
 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC, SOME TYPES MAY NOT BE USED ON THE PLANS.  
 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.  
 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 17" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.  
 4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.  
 5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL, UNLESS NOTED OTHERWISE (I.E.C.). LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (2) 16d NAILS TOTAL BETWEEN SPLICE JOINTS.)  
 6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.  
 7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 8" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 8" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 4" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 3" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 28" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	#4 COMMON AT 2" O.C.	#4 COMMON AT 12" O.C.	CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 1/2" x 8" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: 16d STAGGERED AT 4" O.C.

**WALL (W) SCHEDULE**

MARK	THICKNESS AND TYPE	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
W1	8" CONCRETE	#4 AT 18" O.C.	#4 AT 18" O.C.	---

REVISION	DATE	DESCRIPTION

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**PROJECT:**  
 SHEEP MEADOW  
 113 SHEEP MEADOW  
 KETCHUM, ID

**CLIENT:**  
 CLIENT

**STRUCTURAL ENGINEER:**  
 PROFESSIONAL SEAL: 11697  
 DATE: 3/14/24

**PROJECT MANAGER:** MB  
**CAD OPERATOR:** DML  
**JOB NO.:** #24-017

Consulting Engineering  
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 10800 E. 10th St., Suite 100  
 Boise, ID 83725

**ENLARGED FOUNDATION PLAN**

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

**ENLARGED FOUNDATION PLAN**

**S2.0B**

SHEARWALL HOLDOWN SCHEDULE				
NOTES: 1. SEE TYPICAL DETAILS FOR ANCHOR BOLT EMBEDMENT REQUIREMENTS. 2. POSTS SHOWN ON THE PLANS ARE A MINIMUM AS REQUIRED TO SUPPORT THE GRAVITY LOADS OF THE STRUCTURE. ADDITIONAL STUDS OR SOLID POSTS MAY BE REQUIRED DEPENDENT ON HOLDOWN TYPES.				
MARK	HOLDOWN	SHEARWALL END POST UNCL ON PLAN	ALTERNATE HOLDOWN	ANCHOR BOLT DIA.
A	SIMPSON HTT4 W/ (18) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	5/8"
B	SIMPSON HTT5 W/ (26) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	5/8"
C	SIMPSON HDU5	(2) 2x STUDS	N/A	5/8"
D	SIMPSON STDH10	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	5/8" (FOR ALTERNATE)
E	SIMPSON STDH14	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	5/8" (FOR ALTERNATE)

SHEARWALL TYPE SCHEDULE				
NOTES: 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS. 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM. 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE EXPANSION BOLTS OR SPLIT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS. 4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE. 5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (U.N.O.). LAP SPLICE TOP PLATE MINIMUM 4'-0" WITH 16x NAILS STAGGERED AT 2' ON CENTER (O.C.) (2x) 16x NAILS TOTAL BETWEEN SPLICE JOINTS. 6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. 7. BLOCK ALL PANEL EDGES, EDGE NAIL SHEATHING AT BLOCKED EDGES.				
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8x COMMON AT 8" O.C.	8x COMMON AT 12" O.C.	CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16x STAGGERED AT 6" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8x COMMON AT 4" O.C.	8x COMMON AT 12" O.C.	CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 36" O.C. WOOD: 16x STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8x COMMON AT 3" O.C.	8x COMMON AT 12" O.C.	CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 24" O.C. WOOD: 16x STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES	8x COMMON AT 2" O.C.	8x COMMON AT 12" O.C.	CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 6" O.C. CONCRETE: 1"x3" A.B. W/ 1"x3"x3" PLATE WASHERS AT 12" O.C. WOOD: SDS 1"x45" AT 8" O.C.

**FOUNDATION PLAN NOTES**

A. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.

B. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.

C. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMAS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.

D. WALLS WITH SOLID LINES DESIGNATE STRUCTURAL (BEARING) WALLS.

E. WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.

F. AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.

G. AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.

H. W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.

I. WF18, WF24, ETC. - AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.

J. F36, F48, ETC. - AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.

K. P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.

L. S1, S2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.

M. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.

N. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.

O. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.

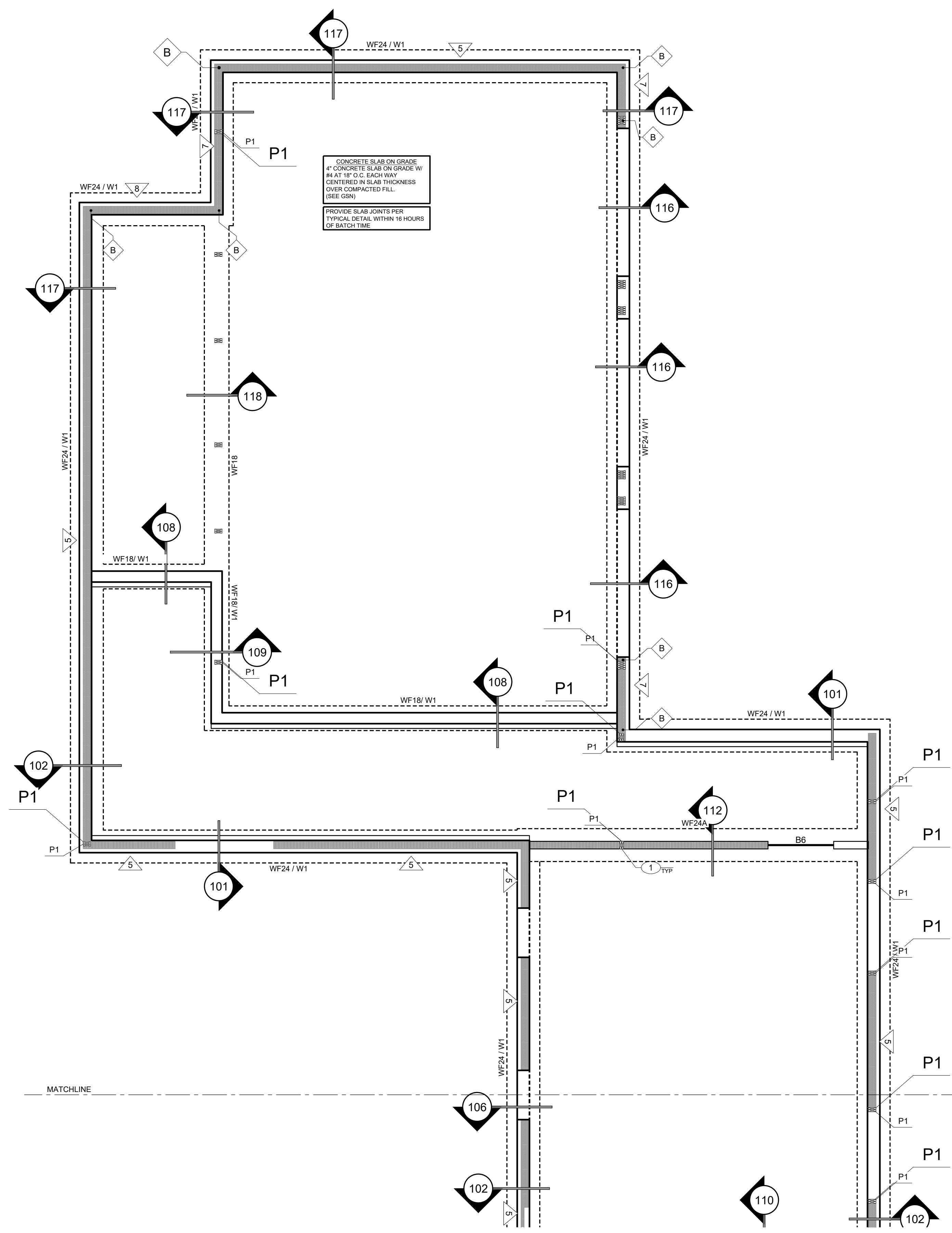
P. VERIFY EXACT SIZE AND LOCATION OF OPENINGS IN PRECAST CONCRETE WALL PANELS WITH ARCHITECTURAL DRAWINGS.

**PLAN KEYNOTES**

1. THICKEN FOOTING AS REQUIRED FOR HOLDOWN ANCHOR EMBEDMENT

FOOTING SCHEDULE					
NOTES: 1. FOR CONSTRUCTION ABOVE FOOTING, SEE DETAILS. 2. FOR MINIMUM CLEARANCE (CLR) OF REINFORCING, SEE GENERAL STRUCTURAL NOTES (GSN).					
MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING	REMARKS
F42	42'	42"	12"	(5) #4 EACH WAY BOTTOM	---
F54	54'	54"	12"	(4) #5 EACH WAY TOP AND BOTTOM	---
WF18	CONT	18"	10"	(2) #4 CONT BOTTOM	---
WF18A	CONT	18"	10"	(2) #4 CONT TOP AND BOTTOM	---
WF24	CONT	24"	10"	(3) #4 CONT BOTTOM	---
WF24A	CONT	24"	12"	(3) #4 CONT TOP AND BOTTOM	---

WALL (W) SCHEDULE				
MARK	THICKNESS AND TYPE	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
W1	8" CONCRETE	#4 AT 18" O.C.	#4 AT 18" O.C.	---



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

**PROJECT:** SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

**CLIENT:** CLIENT

**STRUCTURAL ENGINEER SEAL:** PROFESSIONAL SEAL: 11697, MABEL B. STEER, REGISTERED PROFESSIONAL ENGINEER, STATE OF IDAHO, LICENSE NO. 11697

**PROJECT MANAGER:** MB

**CAD OPERATOR:** DM

**JOB NO.:** #24-017

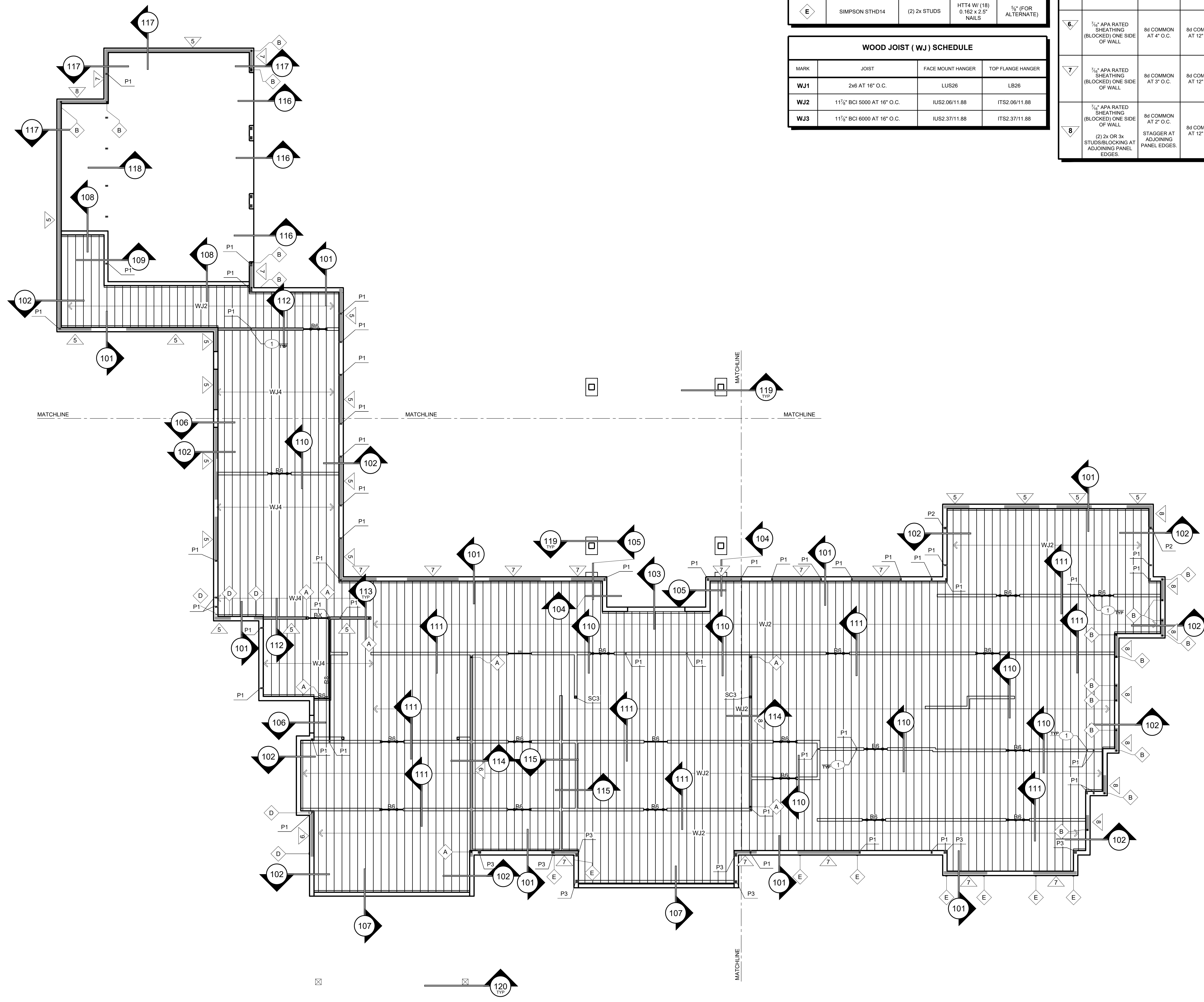
**Consulting Engineering Land Development Land Surveying Structural Civil GIS**

PH: 208.840.9573  
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12800 N. W. 108th, UT

DATE: 3/14/24 | CURRENT REV: 1

**ENLARGED FOUNDATION PLAN**

**S2.0C**



SHEARWALL HOLDOWN SCHEDULE				
NOTES: 1. SEE TYPICAL DETAILS FOR ANCHOR BOLT EMBEDMENT REQUIREMENTS. 2. POSTS SHOWN ON THE PLANS ARE A MINIMUM AS REQUIRED TO SUPPORT THE GRAVITY LOADS OF THE STRUCTURE. ADDITIONAL STUDS OR SOLID POSTS MAY BE REQUIRED DEPENDENT ON HOLDOWN TYPES.				
MARK	HOLDOWN	SHEARWALL END UNCL ON PLAN	ALTERNATE HOLDOWN	ANCHOR BOLT DIA.
A	SIMPSON HTT4 W/ (18) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	5/8"
B	SIMPSON HTT5 W/ (26) 0.162x2.5" NAILS	(2) 2x STUDS	N/A	5/8"
C	SIMPSON HDU5	(2) 2x STUDS	N/A	5/8"
D	SIMPSON STDH10	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	5/8" (FOR ALTERNATE)
E	SIMPSON STDH14	(2) 2x STUDS	HTT4 W/ (18) 0.162 x 2.5" NAILS	5/8" (FOR ALTERNATE)

WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LUS26	LB26
WJ2	1 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	1 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

SHEARWALL TYPE SCHEDULE			
NOTES: 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS. 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM. 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBEDDED INTO CONCRETE. EXPANSION BOLTS OR SPLIT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS. 4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE. 5. PROVIDE CONTINUOUS DOUBLES 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (U.O.C.) LAP SPLICE TOP PLATE MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (2x) 16d NAILS TOTAL BETWEEN SPLICE JOINTS. 6. PROVIDE FULL HEIGHT DOUBLES AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. 7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/LOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.

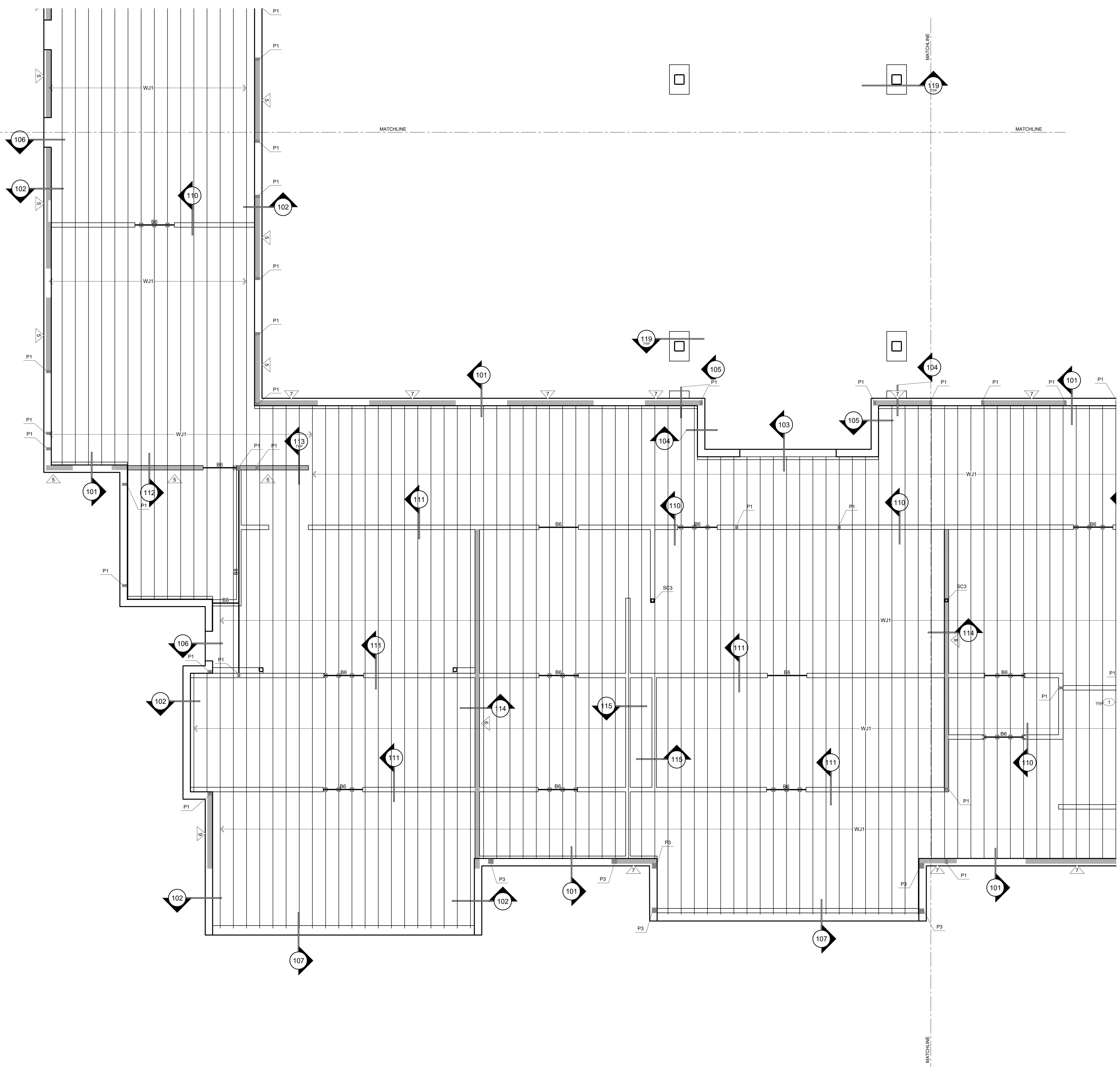
- ### FLOOR FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - DOUBLE TOP PLATE IS NOTICED, STEPPED OR BROKEN, PROVIDE A SIMPSON MTC60 STRIP AT DISCONTINUITY.
  - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNCL.
  - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: (1) O.C. OPENINGS 6" OR LESS: (1) TS & (1) KS, OPENINGS 6"-17" TO 24": (1) TS & (2) KS, 8"-17" TO 24": (2) TS & (2) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
  - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
  - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
  - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "C" SHEARWALLS UNCL.

- ### PLAN KEYNOTES
- SOLID BLOCKING BETWEEN FLOOR BELOW POSTS ABOVE PER TYPICAL DETAIL.

BEAM (B) SCHEDULE	
MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 1 1/2"x8 1/2" LVL
B2	(3) 2x8 OR 6x8 OR (3) 1 1/2"x8 1/2" LVL
B3	(3) 2x10 OR 6x10 OR (3) 1 1/2"x7 1/2" LVL
B4	(2) 1 1/2"x8 1/2" LVL OR 3 1/2"x8 1/2" LVL
B5	(3) 1 1/2"x8 1/2" LVL OR 3 1/2"x8 1/2" LVL
B6	(2) 1 1/2"x11 1/2" LVL OR 3 1/2"x11 1/2" LVL
B7	(3) 1 1/2"x11 1/2" LVL OR 3 1/2"x11 1/2" LVL
B8	(3) 1 1/2"x14 LVL
B9	(3) 1 1/2"x18 LVL OR 3 1/2"x18 LVL
B10	(3) 1 3/4"x18 LVL OR 5 1/4"x18 LVL
B11	6 1/2"x15 GLB
B12	8 1/2"x30 GLB
B13	8 1/2"x36 GLB

PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID CLIENT: CLIENT  
 DATE: 3/14/24  
 PROJECT MANAGER: MB  
 CAD OPERATOR: DM  
 JOB NO.: #24-017  
 Computing Engineering  
 Land Development  
 Land Surveying  
 Structural  
 Civil  
 GIS  
 PH: 208.640.9573  
 WWW.KORE-4.COM  
 KORE-4  
 Idaho Falls, ID 2389n.UT  
 DATE: 3/14/24 | CURRENT REV: 1  
**OVERALL FLOOR FRAMING PLAN**  
**S2.1**

**OVERALL FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



- ### FLOOR FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON HST C&D STRAP AT DISCONTINUITY.
  - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. LIND.
  - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: (1) 6" O. OPENINGS 6" OR LESS, (1) TS & (1) KS, OPENINGS 6"-11" TO 7'-0", (1) TS & (2) KS, 9'-1" TO 12'-0", (2) TS & (2) KS, 12'-0" OR MORE. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
  - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
  - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
  - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "X" SHEARWALLS UNL.

- ### PLAN KEYNOTES
- SOLID BLOCKING BETWEEN FLOOR BELOW POSTS ABOVE PER TYPICAL DETAIL.

### BEAM (B) SCHEDULE

MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 1½x8½ LVL
B2	(3) 2x8 OR 6x8 OR (3) 1½x8½ LVL
B3	(3) 2x10 OR 6x10 OR (3) 1½x7½ LVL
B4	(2) 1½x8½ LVL OR 3½x8½ LVL
B5	(3) 1½x8½ LVL OR 3½x8½ LVL
B6	(2) 1½x11½ LVL OR 3½x11½ LVL
B7	(3) 1½x11½ LVL OR 3½x11½ LVL
B8	(3) 1½x14 LVL
B9	(3) 1½x16 LVL OR 5½x16 LVL
B10	(3) 1 3/4x18 LVL OR 5 1/4x18 LVL
B11	6½x15 GLB
B12	8½x30 GLB
B13	8½x36 GLB

### WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LUS26	LB26
WJ2	1½" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	1½" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

### SHEARWALL TYPE SCHEDULE

**NOTES:**  
 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.  
 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.  
 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE.  
 4. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.  
 5. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE.  
 6. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (O.C.) (2) 164 NAILS TOTAL BETWEEN SPICE JOINTS.)  
 7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.  
 8. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	½" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6	½" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	½" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 20" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	½" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: ½"Ø A.B. W/ ½"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: 8DS ½"x4½" AT 8" O.C.

PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

CLIENT: CLIENT

DATE: 3/14/24

PROJECT MANAGER: MB

CAD OPERATOR: DM

JOB NO.: #24-017

PH: 208.640.5673

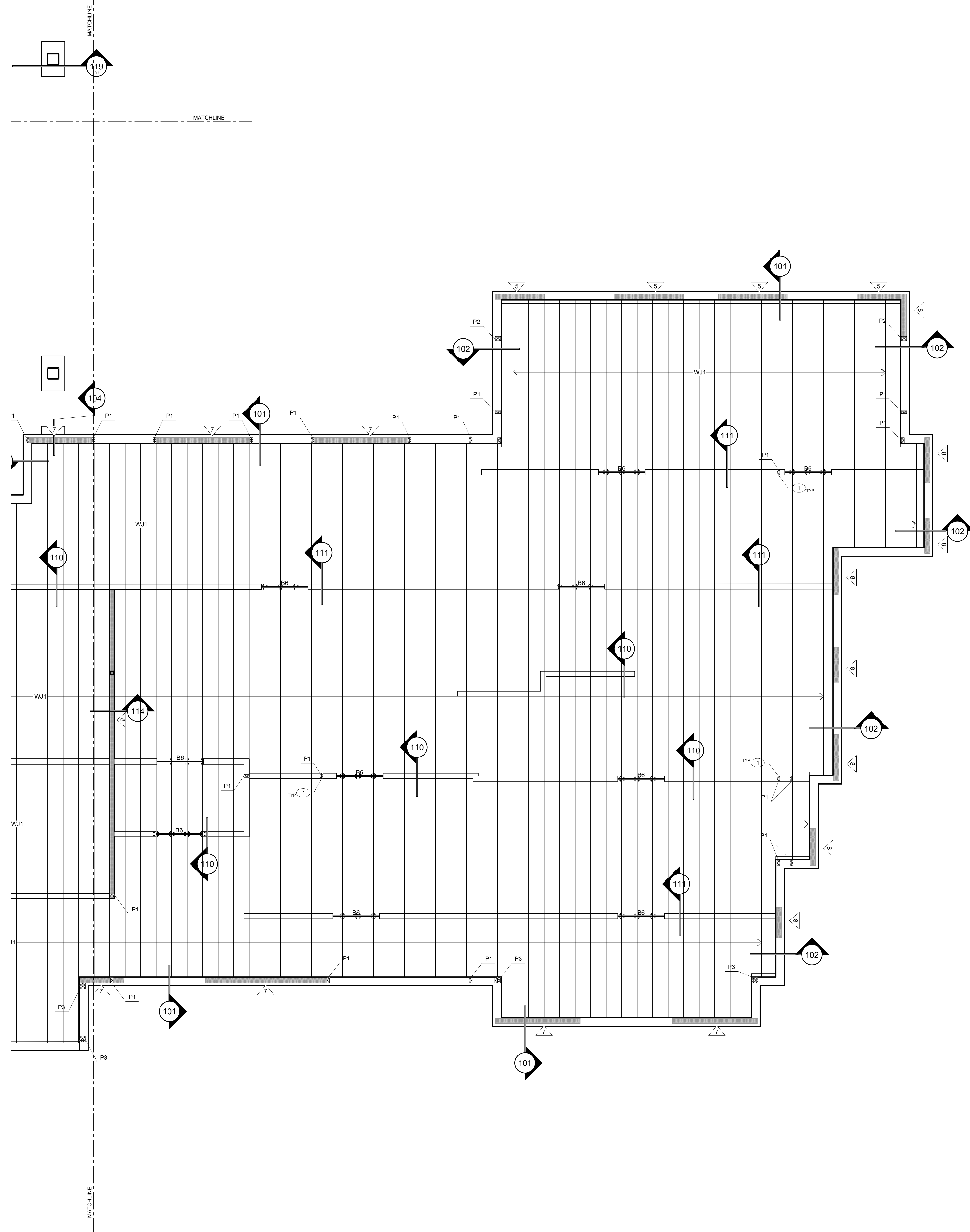
WWW.KORE-4.COM

DATE: 3/14/24 | CURRENT REV: 1

## ENLARGED FLOOR FRAMING PLAN

# S2.1A

120  
ENLARGED FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



- ### FLOOR FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MST C&D STRAP AT DISCONTINUITY.
  - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. LIND.
  - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: L X O: OPENINGS 6" OR LESS: (1) TS & (1) KS, OPENINGS 6"-17" TO 7'-0": (1) TS & (2) KS, 8"-17" TO 2'-0": (2) TS & (2) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
  - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
  - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - BC1, BC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
  - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "X" SHEARWALLS UNL.

- ### PLAN KEYNOTES
- SOLID BLOCKING BETWEEN FLOOR BELOW POSTS ABOVE PER TYPICAL DETAIL.

### BEAM (B) SCHEDULE

MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 1 1/2x6 1/2 LVL
B2	(3) 2x8 OR 6x8 OR (3) 1 1/2x8 1/2 LVL
B3	(3) 2x10 OR 6x10 OR (3) 1 1/2x7 1/2 LVL
B4	(2) 1 1/2x9 1/2 LVL OR 3 1/2x9 1/2 LVL
B5	(3) 1 1/2x9 1/2 LVL OR 3 1/2x9 1/2 LVL
B6	(2) 1 1/2x11 1/2 LVL OR 3 1/2x11 1/2 LVL
B7	(3) 1 1/2x11 1/2 LVL OR 3 1/2x11 1/2 LVL
B8	(3) 1 1/2x14 LVL
B9	(3) 1 1/2x16 LVL OR 3 1/2x16 LVL
B10	(3) 1 3/4x18 LVL OR 5 1/4x18 LVL
B11	6 1/2x15 GLB
B12	8 1/2x30 GLB
B13	8 1/2x36 GLB

### WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LU526	LB26
WJ2	1 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	1 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

### SHEARWALL TYPE SCHEDULE

**NOTES:**

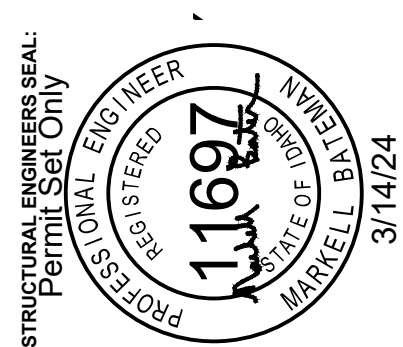
- SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.
- FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.
- A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE.
- PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (L X O). LAP SPLICE TOP PLATE A MINIMUM 6" WITH 16d NAILS STAGGERED AT 7" ON CENTER (O.C.) (2x) 16d NAILS TOTAL BETWEEN SPLICE JOINTS.)
- PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
- BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 20" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: SDS 1/2"x4 1/2" AT 8" O.C.

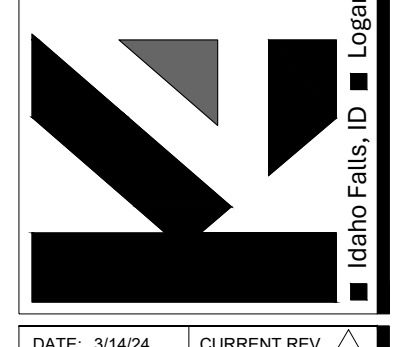
NO.	DATE	BY	DESCRIPTION

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PROJECT: SHEEP MEADOW  
113 SHEEP MEADOW  
KETCHUM, ID  
CLIENT: CLIENT



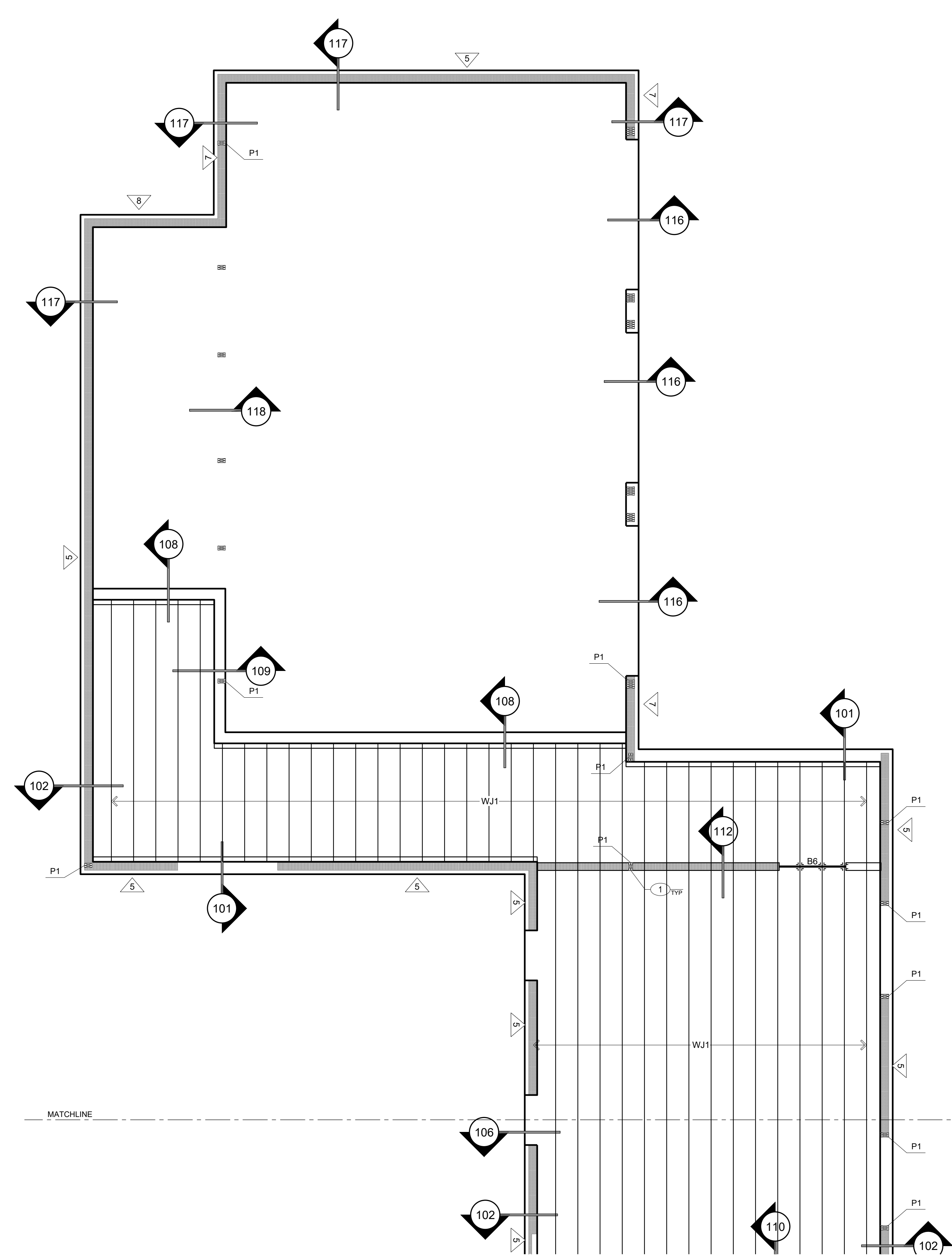
PROJECT MANAGER: MB  
CAD OPERATOR: DM  
JOB NO.: #24-017  
PH: 208.640.5673  
WWW.KORE-LEGAL.COM



DATE: 3/14/24 | CURRENT REV: 1

ENLARGED FLOOR FRAMING PLAN  
**S2.1B**

ENLARGED FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



### FLOOR FRAMING PLAN NOTES

- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
- ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
- DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MST C&D STRIP AT DISCONTINUITY.
- TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. LIND.
- PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: (1) O.C. OPENINGS 6" OR LESS (1) TS & (1) KS, OPENINGS 6"-1" TO 7'-0" (1) TS & (2) KS, 8"-1" TO 12'-0" (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
- WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
- WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
- AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
- AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
- WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
- P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
- BC1, BC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
- W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
- FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "X" SHEARWALLS LIND.

### PLAN KEYNOTES

- SOLID BLOCKING BETWEEN FLOOR BELOW POSTS ABOVE PER TYPICAL DETAIL.

### BEAM (B) SCHEDULE

MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 1 1/2x8 1/2 LVL
B2	(3) 2x8 OR 6x8 OR (3) 1 1/2x8 1/2 LVL
B3	(3) 2x10 OR 6x10 OR (3) 1 1/2x7 1/2 LVL
B4	(2) 1 1/2x8 1/2 LVL OR 3 1/2x8 1/2 LVL
B5	(3) 1 1/2x8 1/2 LVL OR 3 1/2x8 1/2 LVL
B6	(2) 1 1/2x11 1/2 LVL OR 3 1/2x11 1/2 LVL
B7	(3) 1 1/2x11 1/2 LVL OR 3 1/2x11 1/2 LVL
B8	(3) 1 1/2x14 LVL
B9	(3) 1 1/2x18 LVL OR 3 1/2x18 LVL
B10	(3) 1 3/4x18 LVL OR 5 1/4x18 LVL
B11	6 1/2x15 GLB
B12	8 1/2x30 GLB
B13	8 1/2x36 GLB

### WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LUS26	LB26
WJ2	1 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	1 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

### SHEARWALL TYPE SCHEDULE

**NOTES:**

- SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.
- FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.
- A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE.
- PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (O.C.) LAP SPICE TOP PLATE A MINIMUM 6" WITH 16d NAILS STAGGERED AT 7" ON CENTER (O.C.) (2x) 16d NAILS TOTAL BETWEEN SPICE JOINTS.)
- PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
- BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 20" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 1/2" O.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: SDS 1/2"x4 1/2" AT 8" O.C.

ENLARGED FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"

PROJECT: SHEEP MEADOW  
113 SHEEP MEADOW  
KETCHUM, ID

CLIENT: CLIENT

DATE: 3/14/24

PROJECT MANAGER: MB  
CAD OPERATOR: DM

JOB NO.: #24-017

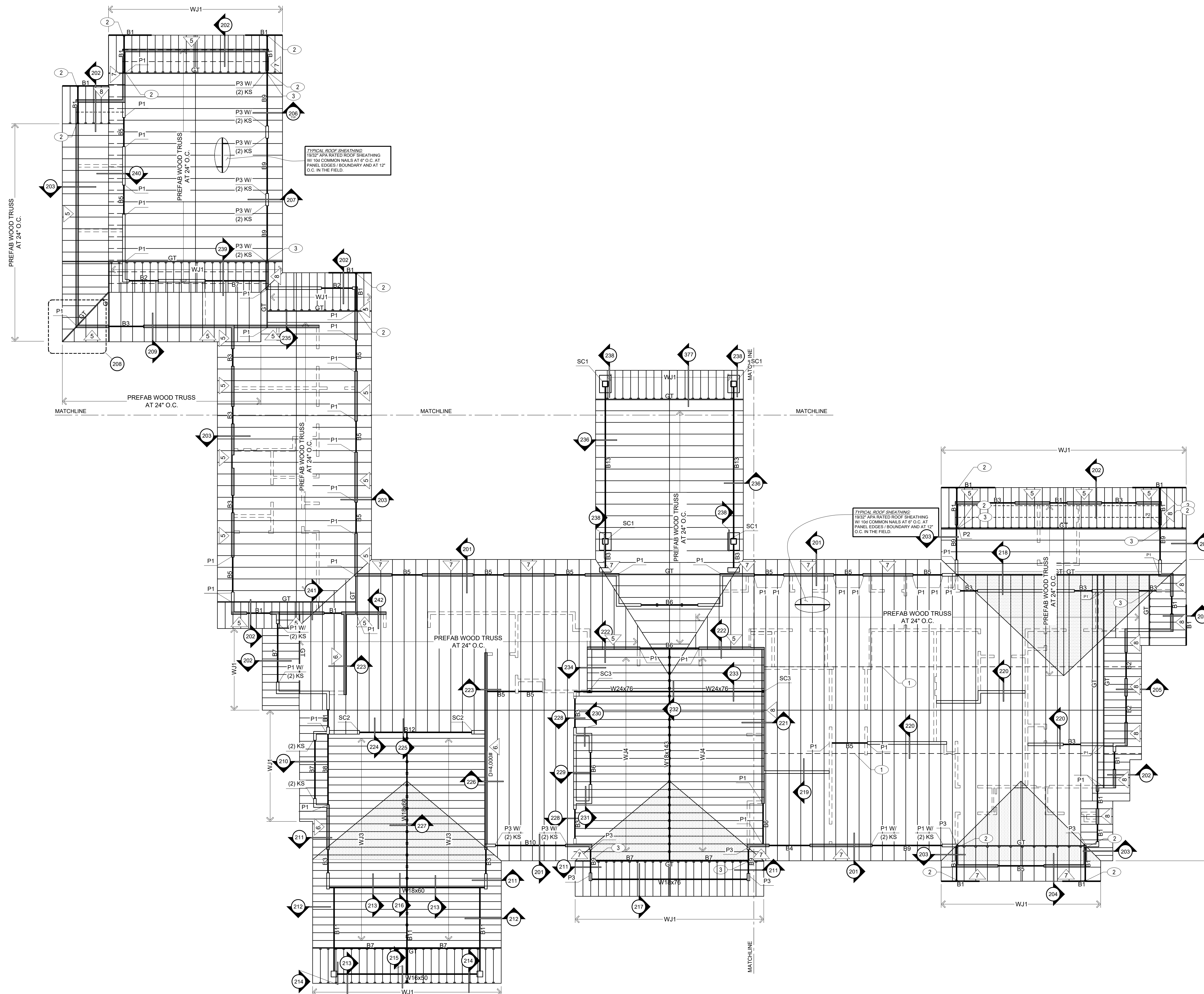
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ENLARGED FLOOR FRAMING PLAN  
S2.1C

DATE: 3/14/24 | CURRENT REV: 1



WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LUS26	LB26
WJ2	1 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	1 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

STEEL COLUMN (SC) SCHEDULE		
MARK	SIZE	BASE CONNECTION
SC1	HSS12x12x1/4	SEE DETAIL
SC2	HSS5x5x1/4	1/2"x11"x11" PLATE W/ (4) 3/8" ANCHOR BOLTS W/ 10" MINIMUM EMBEDMENT
SC3	HSS4x4x1/4	1 1/2"x10"x10" PLATE W/ (4) 3/8" ANCHOR BOLTS W/ 6" MINIMUM EMBEDMENT

- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - IF DOUBLE TOP PLATE IS NOTICED, STEEPED OR BROKEN, PROVIDE A SIMPSON MST240 STRAP AT DISCONTINUITY.
  - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 2'-0" ALLOW ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
  - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: U.N.O. OPENINGS 6'-0" OR LESS: (1) TS & (1) KS, OPENINGS 6'-1" TO 9'-0": (1) TS & (2) KS, 9'-1" TO 12'-0": (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS. WALLS WITH DASHED LINES DESIGNATE NONSTRUCTURAL (NON-BEARING) WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES A JOIST. SEE JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - THE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2 SA OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2 SA CLIPS, UNO.
  - "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
  - THE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2 SA CLIP, UNO.
  - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, U.N.O.
  - OVERBUILD PONY WALLS (MAX 5'-8" SPACING FOR 2x6 OVERBUILD FRAMING AT 16" O.C. W/ SIMPSON LUS26 HANGER) PER TYPICAL OVERBUILD DETAIL.
  - CS14, CS18, ETC. - AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER "TYPICAL STRAP AT OPENING" DETAIL.
  - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
  - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "F" SHEARWALLS UNO.
  - CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER, CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR STRUCTURAL STEEL TOLERANCES OF STEEL BEAMS AND STEEL DECK.
  - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.

- ### PLAN KEYNOTES
- 12'-0" WIDE ATTIC TRUSS W/ 1/2" FLOOR SHEATHING AT BOTTOM CHORD
  - INVERTED LUS26-3 SIMPSON HANGER
  - PROVIDE 2x SOLID STUD PACK BETWEEN HEADER AND GIRDER TRUSS

### BEAM (B) SCHEDULE

MARK	SIZE
B1	(3) 2x8 OR 6x8 OR (3) 1 1/2"x8 1/2" LVL
B2	(3) 2x8 OR 6x8 OR (3) 1 1/2"x8 1/2" LVL
B3	(3) 2x10 OR 6x10 OR (3) 1 1/2"x7 1/2" LVL
B4	(2) 1 1/2"x8 1/2" LVL OR 3 1/2"x8 1/2" LVL
B5	(3) 1 1/2"x8 1/2" LVL OR 5 1/2"x8 1/2" LVL
B6	(2) 1 1/2"x11 1/2" LVL OR 3 1/2"x11 1/2" LVL
B7	(3) 1 1/2"x11 1/2" LVL OR 5 1/2"x11 1/2" LVL
B8	(3) 1 1/2"x14 LVL
B9	(3) 1 1/2"x18 LVL OR 5 1/2"x18 LVL
B10	(3) 1 3/4"x18 LVL OR 5 1/2"x18 LVL
B11	8 1/2"x15 GLB
B12	8 1/2"x30 GLB
B13	8 1/2"x36 GLB

### SHEARWALL TYPE SCHEDULE

NOTES:  
 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.  
 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.  
 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 12" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.  
 4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE.  
 5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (U.N.O.). LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (24) 16d NAILS TOTAL BETWEEN SPLICE JOINTS.  
 6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.  
 7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 8" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 26" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 1/2" Ø A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: 5DS 1/2"x4 1/2" AT 8" O.C.

OVERALL ROOF FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

CLIENT: CLIENT

DATE: 3/14/24

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
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PROJECT MANAGER: MB  
 CAD OPERATOR: DM  
 JOB NO.: #24-017

Consulting Engineering  
 Land Development  
 Land Surveying  
 Structural  
 Civil  
 GIS

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DATE: 3/14/24 | CURRENT REV: 1

OVERALL ROOF FRAMING PLAN  
**S2.2**



**ROOF FRAMING PLAN NOTES**

- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
- ALL SCHEDULED MEMBER DESIGNATIONS MAY NOT NECESSARILY BE EQUIVALENT TO THE SCHEDULES ARE TYPICAL TO THIS PROJECT.
- IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON METAL STRAP AT DISCONTINUITY.
- TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEEDED 30" ALLOW ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
- PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: LVL: (1) OPENINGS 6" OR LESS, (1) TS (1) KS. OPENINGS 6" TO 6'-0" (2) TS (2) KS. OPENINGS 6'-0" TO 12'-0" (2) TS (2) KS. FOR ATTACHMENT, SEE TYPICAL MEMBER CONNECTION DETAIL.
- WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
- WALLS WITH DASHED LINES DESIGNATE NONSTRUCTURAL (NON-BEARING) WALLS.
- AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
- BE, BS, ETC. AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
- WJ1, WJ2, ETC. AS SHOWN ON PLAN INDICATES A JOIST. SEE JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
- P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
- SC1, SC2, ETC. AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
- W1, W2, ETC. AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
- THE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2 SA OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2 SA CLIP, UNLESS OTHERWISE NOTED.
- "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
- THE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2 SA CLIP, UNLESS OTHERWISE NOTED.
- PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH UNLESS OTHERWISE NOTED.
- OVERBUILD PONY WALLS (MAX 5'-0" SPACING FOR 2x6 OVERBUILD FRAMING AT 16" O.C. W/ SIMPSON LUS26 HANGER) PER TYPICAL OVERBUILD DETAIL.
- CS16, CS18, ETC. AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER TYPICAL STRAP AT OPENING DETAIL.
- PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
- FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "D" SHEARWALLS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER. CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR STRUCTURAL STEEL TOLERANCES OF STEEL BEAMS AND STEEL DECK.
- FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.

**PLAN KEYNOTES**

- 12'-0" WIDE ATTIC TRUSS W/ 1/2" FLOOR SHEATHING AT BOTTOM CHORD
- INVERTED LUS26-3 SIMPSON HANGER
- PROVIDE 2x SOLID STUD PACK BETWEEN HEADER AND GIRDER TRUSS

**BEAM (B) SCHEDULE**

MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 11x15 LVL
B2	(3) 2x8 OR 6x8 OR (3) 11x15 LVL
B3	(3) 2x10 OR 6x10 OR (3) 11x17 LVL
B4	(2) 11x9 LVL OR 31x9 LVL
B5	(3) 11x9 LVL OR 31x9 LVL
B6	(2) 11x11 LVL OR 31x11 LVL
B7	(3) 11x11 LVL OR 31x11 LVL
B8	(3) 11x14 LVL
B9	(3) 11x16 LVL OR 31x16 LVL
B10	(3) 1 3/4x18 LVL OR 5 1/4x18 LVL
B11	61x15 GLB
B12	81x30 GLB
B13	81x36 GLB

**WOOD JOIST (WJ) SCHEDULE**

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LUS26	LS26
WJ2	11 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	11 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

**POST (P) SCHEDULE**

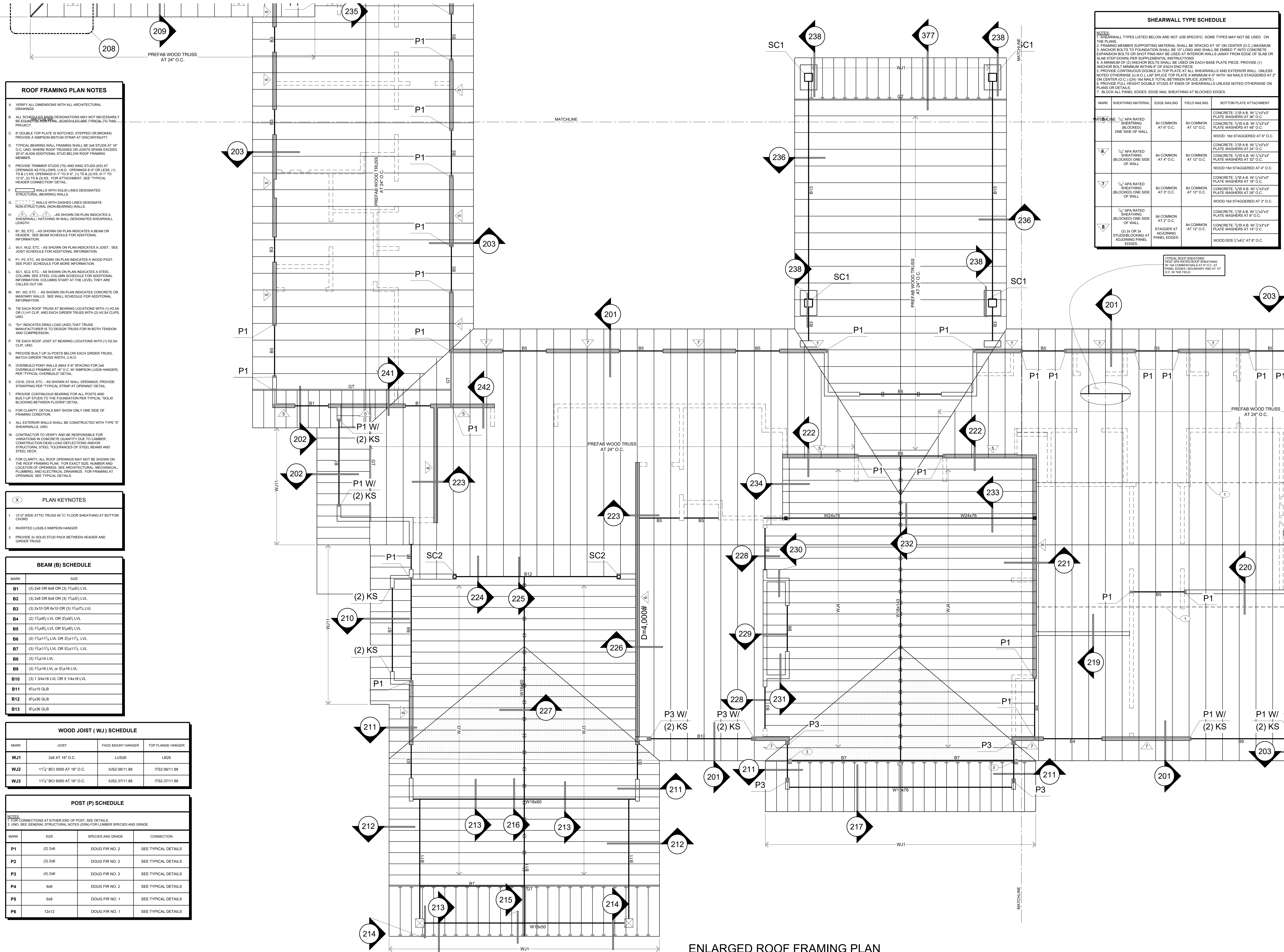
NOTES:  
1. FOR CONNECTIONS AT EITHER END OF POST, SEE DETAILS.  
2. UNLESS OTHERWISE NOTED, SEE GENERAL STRUCTURAL NOTES (GSN) FOR LUMBER SPECIES AND GRADE.

MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P5	6x6	DOUG FIR NO. 1	SEE TYPICAL DETAILS
P6	12x12	DOUG FIR NO. 1	SEE TYPICAL DETAILS

**SHEARWALL TYPE SCHEDULE**

NOTES:  
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.  
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.  
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 1" LONG AND SHALL BE EMBED 7" INTO CONCRETE.  
4. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.  
5. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.  
6. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL, UNLESS NOTED OTHERWISE (U.N.C.). LAP SPICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (2x) 16d NAILS TOTAL BETWEEN SPICE JOINTS.)  
7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.  
8. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
1	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. WOOD: 16d STAGGERED AT 6" O.C.
2	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. WOOD: 16d STAGGERED AT 4" O.C.
3	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. WOOD: 16d STAGGERED AT 3" O.C.
4	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: 16d STAGGERED AT 3" O.C.
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. WOOD: 16d STAGGERED AT 3" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. WOOD: 16d STAGGERED AT 3" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 8" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. WOOD: 16d STAGGERED AT 3" O.C.



**ENLARGED ROOF FRAMING PLAN**

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

**DESCRIPTION**

**DATE**

**REV.**

**PROJECT:** SHEEP MEADOW  
113 SHEEP MEADOW  
KETCHUM, ID

**CLIENT:** CLIENT

**PROJECT MANAGER:** MB

**CAD OPERATOR:** DML

**JOB NO.:** #24-017

**Computing Engineering**  
Land Development  
Land Surveying  
Structural  
Civil  
GIS

PH: 208.640.9573  
WWW.KORE-4.COM

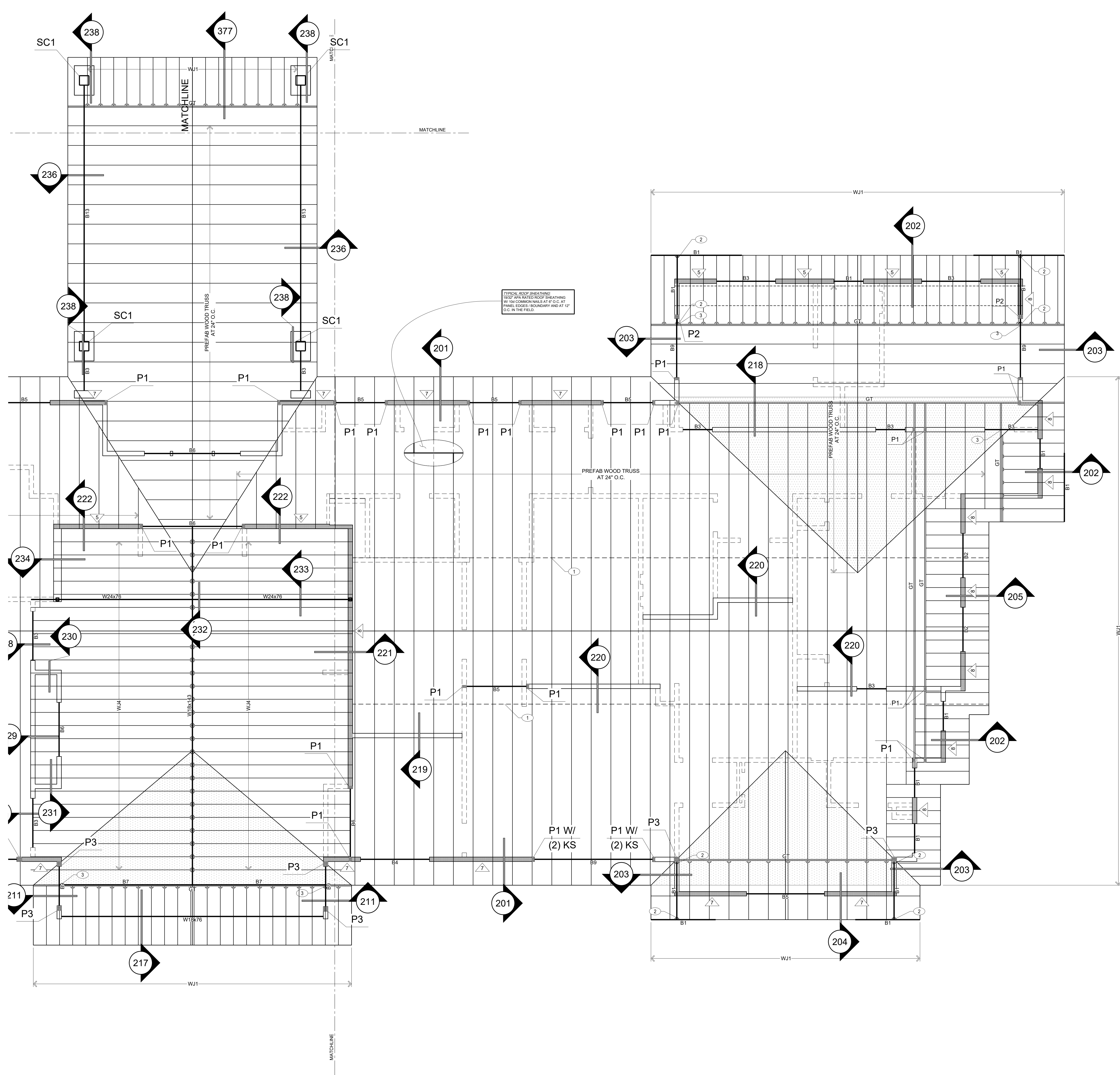
**ENLARGED ROOF FRAMING PLAN**

**S2.2A**

SHEARWALL TYPE SCHEDULE			
<b>NOTES:</b> 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS. 2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM. 3. ANCHOR BOLTS TO FOUNDATION SHALL BE 1/2" LONG AND SHALL BE EMBED 7" INTO CONCRETE. 4. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT EXTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS. 5. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE. 6. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (U.N.O.). LAP SPICE TOP PLATE A MINIMUM 4'-0" WITH 16# NAILS STAGGERED AT 2' ON CENTER (O.C.) (2# 16# NAILS TOTAL BETWEEN SPICE JOINTS). 7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. 8. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8# COMMON AT 6" O.C.	8# COMMON AT 12" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 36" O.C. WOOD: 16# STAGGERED AT 6" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8# COMMON AT 4" O.C.	8# COMMON AT 12" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. WOOD: 16# STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8# COMMON AT 3" O.C.	8# COMMON AT 12" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 18" O.C. WOOD: 16# STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES)	8# COMMON AT 2" O.C. STAGGER AT ADJOINING PANEL EDGES	8# COMMON AT 12" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. WOOD: SDS 1/2"x4" AT 8" O.C.

WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 @ 16" O.C.	LUS26	LB26
WJ2	1 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	1 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

POST (P) SCHEDULE			
<b>NOTES:</b> 1. FOR CONNECTIONS AT EITHER END OF POST, SEE DETAILS. 2. UNO. SEE GENERAL STRUCTURAL NOTES (GSN) FOR LUMBER SPECIES AND GRADE.			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P5	6x6	DOUG FIR NO. 1	SEE TYPICAL DETAILS
P6	12x12	DOUG FIR NO. 1	SEE TYPICAL DETAILS



- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC41 STRAP AT DISCONTINUITY.
  - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 2'-0" ALONG ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
  - PROVIDE TRAMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: U.N.O.; OPENINGS 6'-0" OR LESS: (1) TS & (1) KS, OPENINGS 6'-1" TO 9'-0": (1) TS & (2) KS, 9'-1" TO 12'-0": (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
  - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (IRON-BEARING) WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
  - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A JOIST. SEE JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - THE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2 SA (H1) CLIP, AND EACH GIRDER TRUSS WITH (2) H2 SA CLIPS, UNO.
  - "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
  - THE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2 SA CLIP, UNO.
  - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, UNO.
  - OVERBUILD PONY WALLS (MAX 8'-8" SPACING FOR 2x6 OVERBUILD FRAMING AT 16" O.C. W/ SIMPSON LUS26 HANGER) PER TYPICAL OVERBUILD DETAIL.
  - CS14, CS18, ETC. - AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER TYPICAL STRAP AT OPENING DETAIL.
  - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
  - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "F" MANUFACTURER'S TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
  - CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER. CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR STRUCTURAL STEEL TOLERANCES OF STEEL BEAMS AND STEEL DECK.
  - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.

- ### PLAN KEYNOTES
- 12'-0" WIDE ATTIC TRUSS W/ 1/2" FLOOR SHEATHING AT BOTTOM CHORD.
  - INVERTED LUS26-S SIMPSON HANGER.
  - PROVIDE 2x SOLID STUD PACK BETWEEN HEADER AND GIRDER TRUSS.

### BEAM (B) SCHEDULE

MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 1 1/2 x 6 1/2 LVL
B2	(3) 2x8 OR 6x8 OR (3) 1 1/2 x 8 1/2 LVL
B3	(3) 2x10 OR 6x10 OR (3) 1 1/2 x 10 1/2 LVL
B4	(2) 1 1/2 x 8 1/2 LVL OR 3 1/2 x 8 1/2 LVL
B5	(3) 1 1/2 x 9 1/2 LVL OR 5 1/2 x 9 1/2 LVL
B6	(2) 1 1/2 x 11 1/2 LVL OR 3 1/2 x 11 1/2 LVL
B7	(3) 1 1/2 x 11 1/2 LVL OR 5 1/2 x 11 1/2 LVL
B8	(3) 1 1/2 x 14 LVL
B9	(3) 1 1/2 x 16 LVL OR 5 1/2 x 16 LVL
B10	(3) 1 3/4 x 18 LVL OR 5 1/4 x 18 LVL
B11	8 1/2 x 15 GLB
B12	8 1/2 x 30 GLB
B13	8 1/2 x 36 GLB

ENLARGED ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

CLIENT: CLIENT

PROJECT MANAGER: MB

CAD OPERATOR: DML

JOB NO.: #24-017

Computing Engineering  
Land Development  
Land Surveying  
Structural  
Civil  
GIS

PH: 208.640.5673  
WWW.KORE-4.COM

DATE: 3/14/24 CURRENT REV: 1

ENLARGED ROOF FRAMING PLAN  
**S2.2B**

POST (P) SCHEDULE			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAILS
P5	6x8	DOUG FIR NO. 1	SEE TYPICAL DETAILS
P6	12x12	DOUG FIR NO. 1	SEE TYPICAL DETAILS

- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
  - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
  - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC40 STRAP AT DISCONTINUITY.
  - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 2'-0" ALLOW ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
  - PROVIDE TRAMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: U.N.O. OPENINGS 6'-0" OR LESS: (1) TS & (1) KS, OPENINGS 6'-1" TO 9'-0", (1) TS & (2) KS, 9'-1" TO 12'-0", (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
  - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
  - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
  - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
  - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES A JOIST. SEE JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
  - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
  - S1, S2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
  - W1, W2, ETC. - AS SHOWN ON PLAN INDICATES CONCRETE OR MASONRY WALLS. SEE WALL SCHEDULE FOR ADDITIONAL INFORMATION.
  - THE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2.5A OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2.5A CLIPS, UNO.
  - "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
  - THE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2.5A CLIP, UNO.
  - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, UNO.
  - OVERBUILD PONY WALLS (MAX 8'-8" SPACING FOR 2x6 OVERBUILD FRAMING AT 16" O.C. W/ SIMPSON LUS26 HANGER) PER "TYPICAL OVERBUILD" DETAIL.
  - CS14, CS18, ETC. - AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER "TYPICAL STRAP AT OPENING" DETAIL.
  - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER "TYPICAL 'SOLID BLOCKING BETWEEN FLOORS'" DETAIL.
  - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
  - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
  - CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER, CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR STRUCTURAL STEEL TOLERANCES OF STEEL BEAMS AND STEEL DECK.
  - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.

- ### PLAN KEYNOTES
- 12'-0" WIDE ATTIC TRUSS W/ 1/2" FLOOR SHEATHING AT BOTTOM CHORD.
  - INVERTED LUS26-3 SIMPSON HANGER.
  - PROVIDE 2x SOLID STUD PACK BETWEEN HEADER AND GIRDER TRUSS.

### BEAM (B) SCHEDULE

MARK	SIZE
B1	(3) 2x6 OR 6x6 OR (3) 1 1/2"x8 1/2" LVL
B2	(3) 2x8 OR 6x8 OR (3) 1 1/2"x8 1/2" LVL
B3	(3) 2x10 OR 6x10 OR (3) 1 1/2"x7 1/2" LVL
B4	(2) 1 1/2"x9 1/2" LVL OR 3 1/2"x8 1/2" LVL
B5	(3) 1 1/2"x9 1/2" LVL OR 5 1/2"x8 1/2" LVL
B6	(2) 1 1/2"x11 1/2" LVL OR 3 1/2"x11 1/2" LVL
B7	(3) 1 1/2"x11 1/2" LVL OR 5 1/2"x11 1/2" LVL
B8	(3) 1 1/2"x14 LVL
B9	(3) 1 1/2"x16 LVL OR 5 1/2"x16 LVL
B10	(3) 1 3/4"x18 LVL OR 5 1/2"x18 LVL
B11	6 1/2"x15 GLB
B12	8 1/2"x30 GLB
B13	8 1/2"x36 GLB

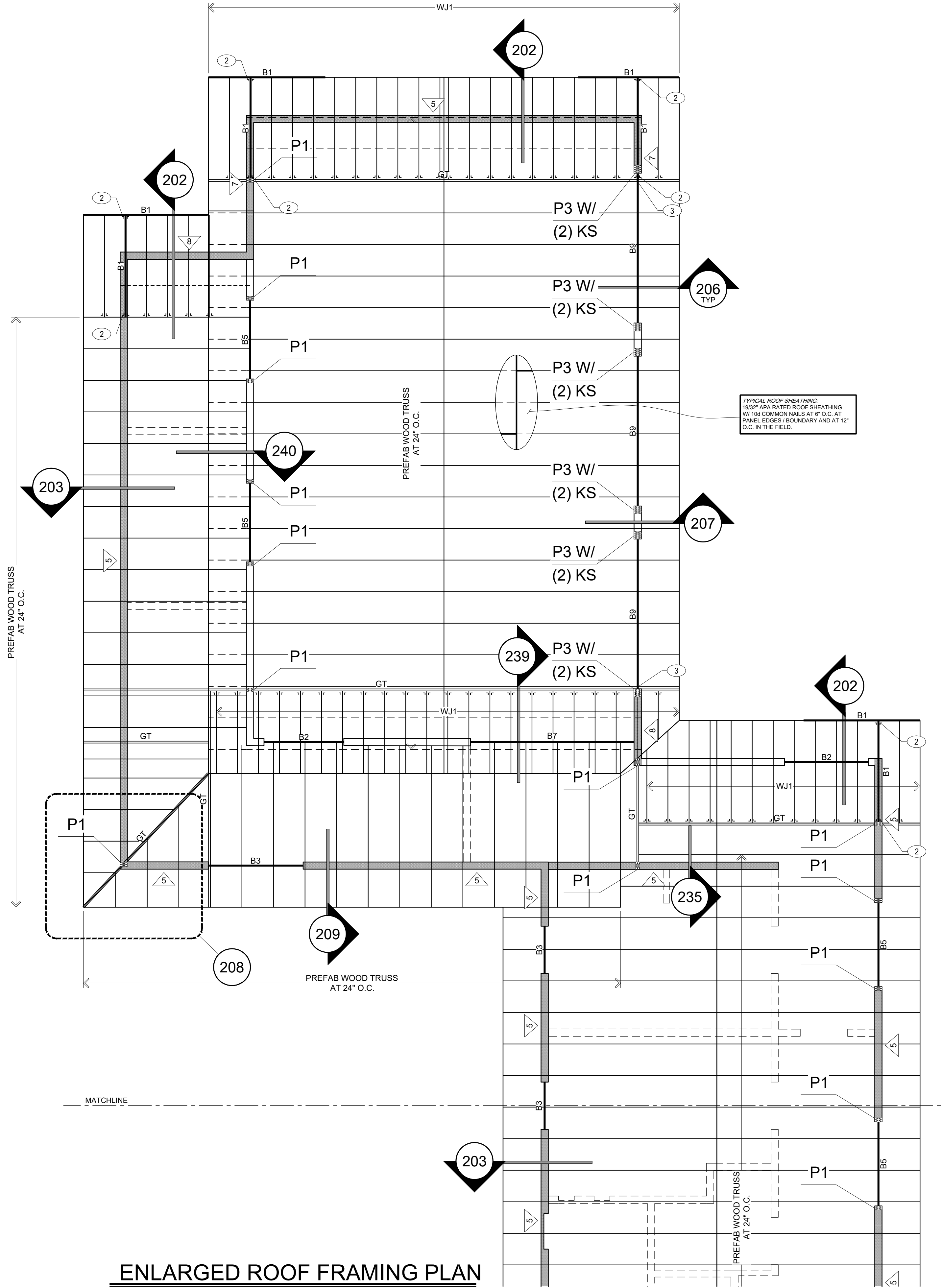
### WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	2x6 AT 16" O.C.	LUS26	LB26
WJ2	11 1/2" BCI 5000 AT 16" O.C.	IUS2.06/11.88	ITS2.06/11.88
WJ3	11 1/2" BCI 6000 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88

### SHEARWALL TYPE SCHEDULE

NOTES:  
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.  
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.  
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 16" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHCT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.  
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE.  
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL, UNLESS NOTED OTHERWISE (U.N.O.). LAP SPLICE TOP PLATE A MINIMUM 2'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (2x) 16d NAILS TOTAL BETWEEN SPLICE JOINTS.)  
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.  
7. BLOCK NAIL PANEL EDGES; EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 30" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 8" O.C.
6	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 20" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	1/2" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS BLOCKING AT ADJOINING PANEL EDGES	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 1/2" O.A.B. W/ 1/2"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: 8D8 1/2"x4 1/2" AT 8" O.C.



**ENLARGED ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

PROJECT: SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

CLIENT: CLIENT

DATE: 3/14/24

PROJECT MANAGER: MB

CAD OPERATOR: DML

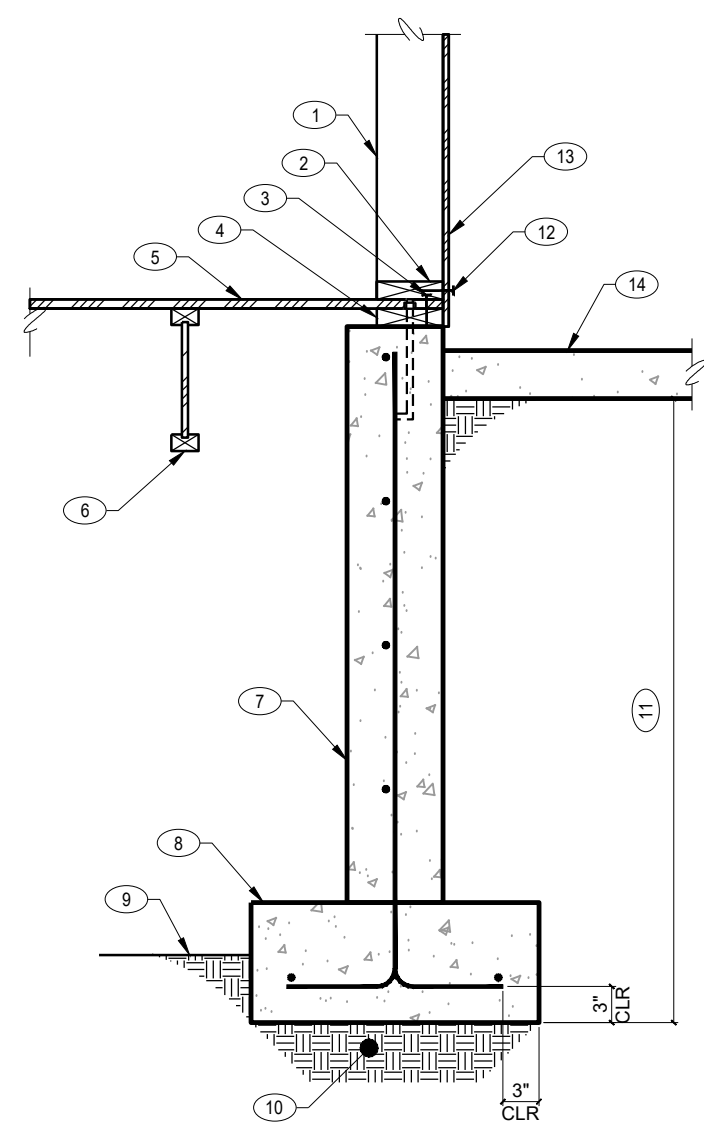
JOB NO.: #24-017

PH: 208.640.5673

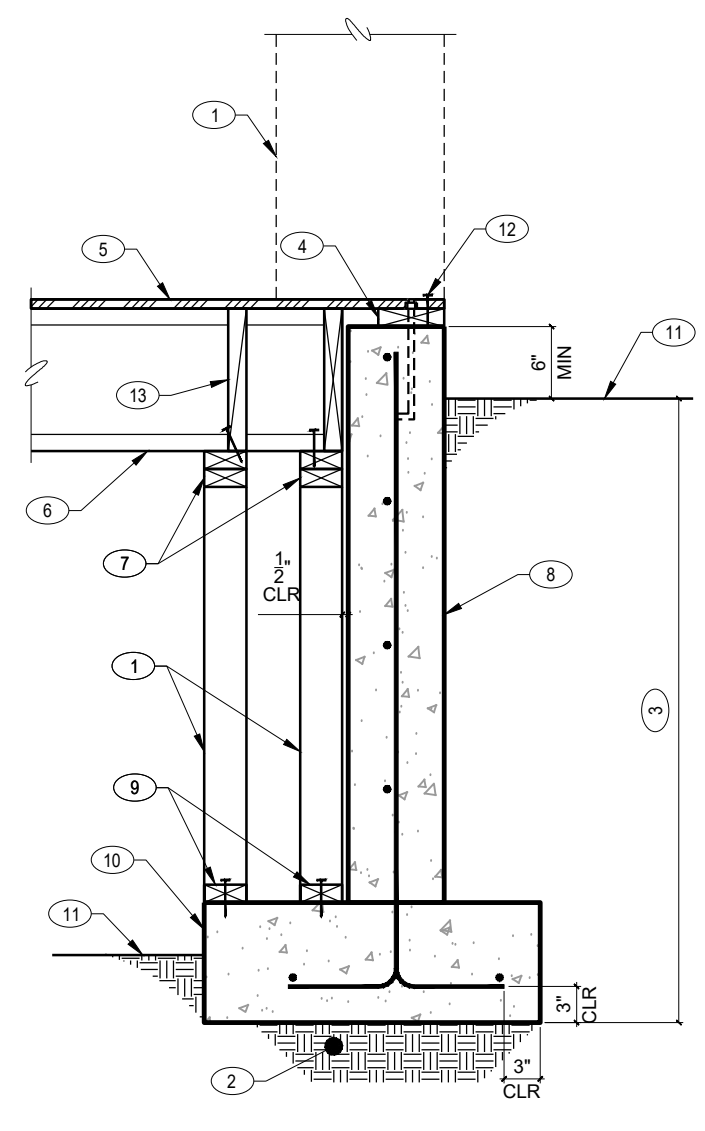
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ENLARGED ROOF FRAMING PLAN

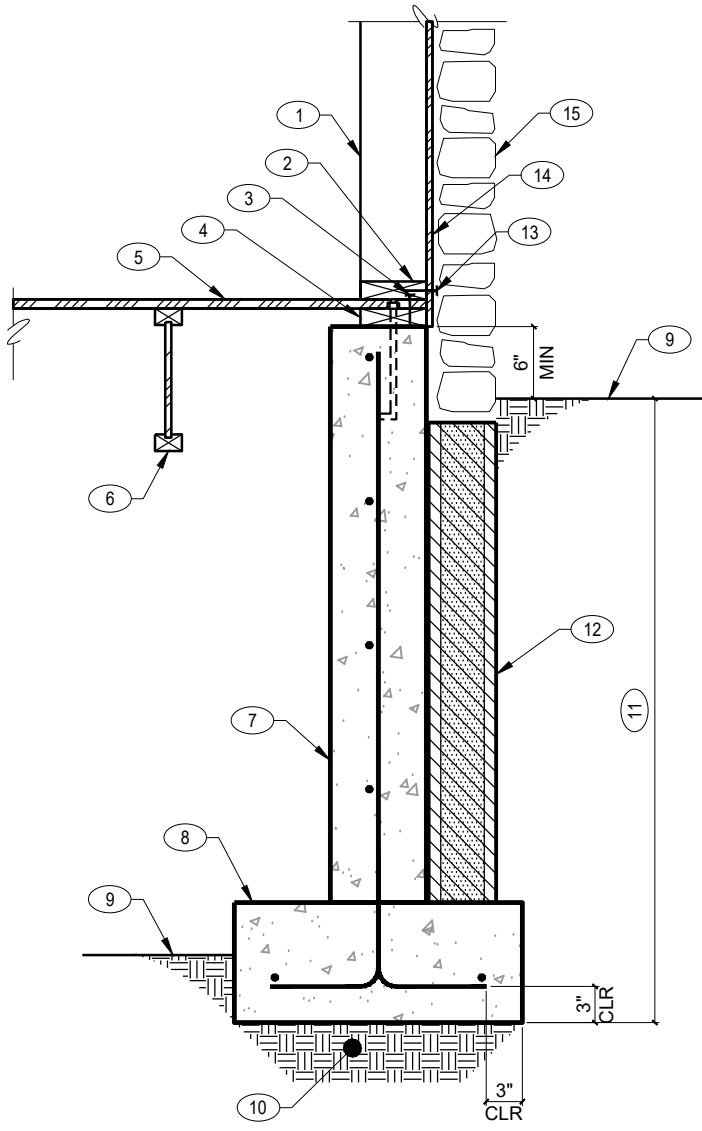
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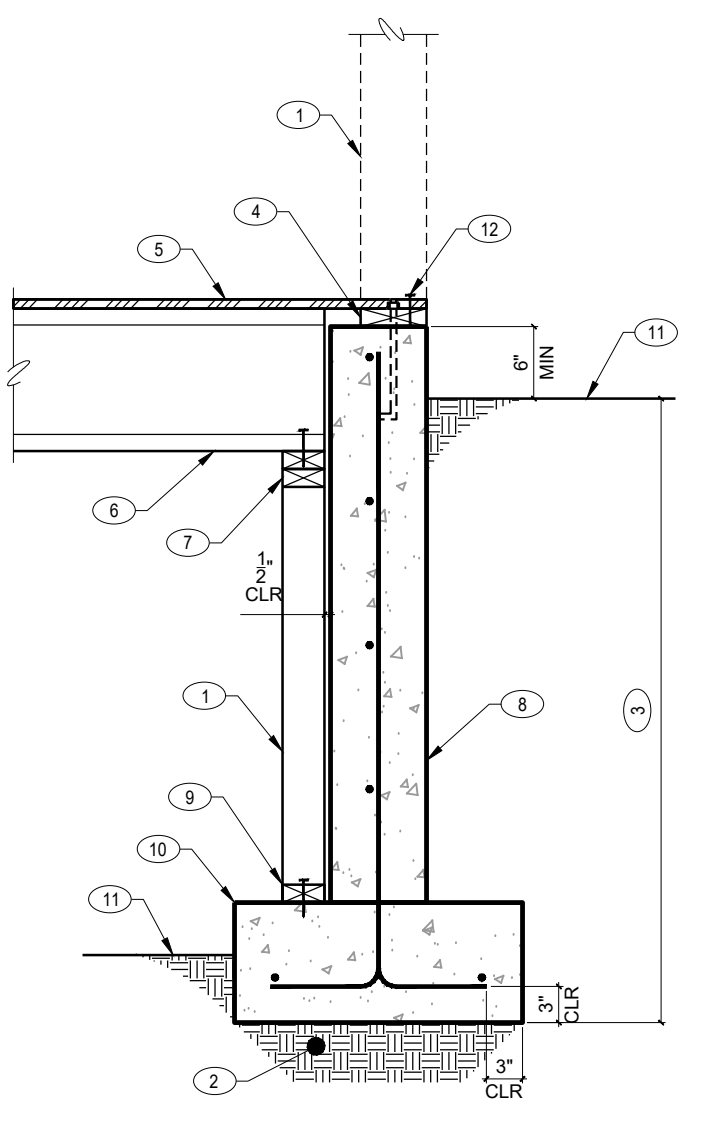
- NOTES:**
- WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - BOUNDARY NAILING, SEE PLAN
  - CONT 2x PT SOLE PLATE W/ ANCHOR BOLTS PER SHEARWALL SCHEDULE
  - FLOOR SHEATHING, SEE PLAN
  - WOOD JOIST, SEE PLAN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - CONCRETE SLAB, SEE PLAN



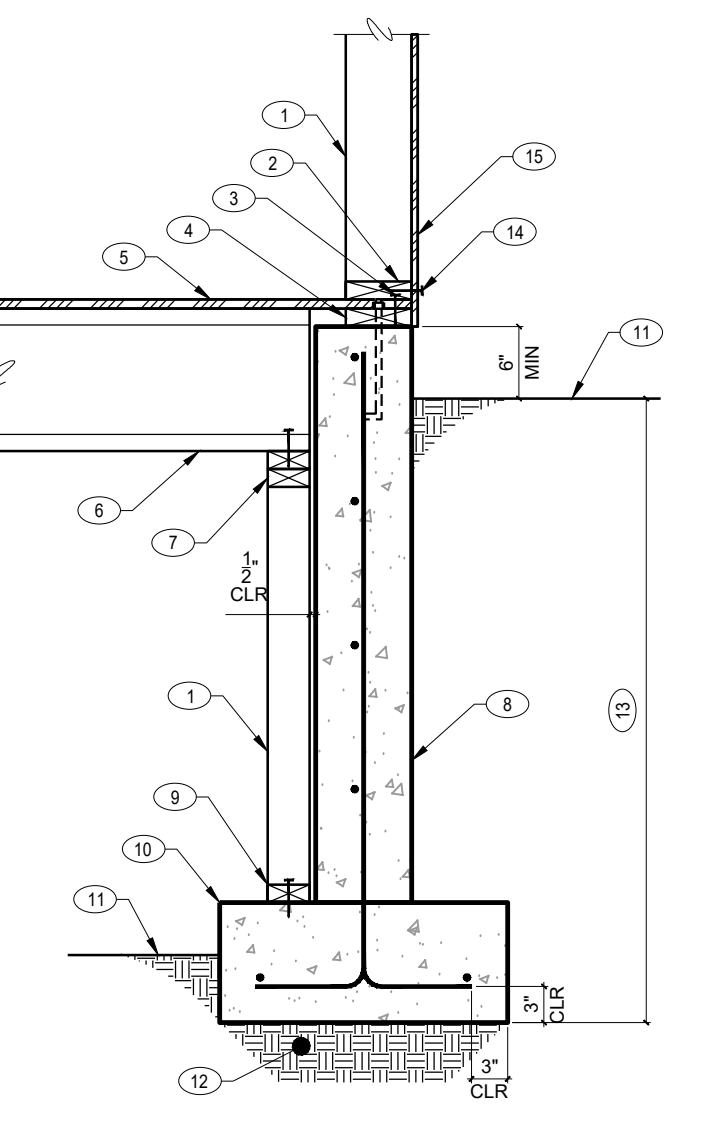
- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - STONE VENEER PER ARCH, ATTACH PER TYPICAL DETAIL



- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - STONE VENEER PER ARCH, ATTACH PER TYPICAL DETAIL



- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN



- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN

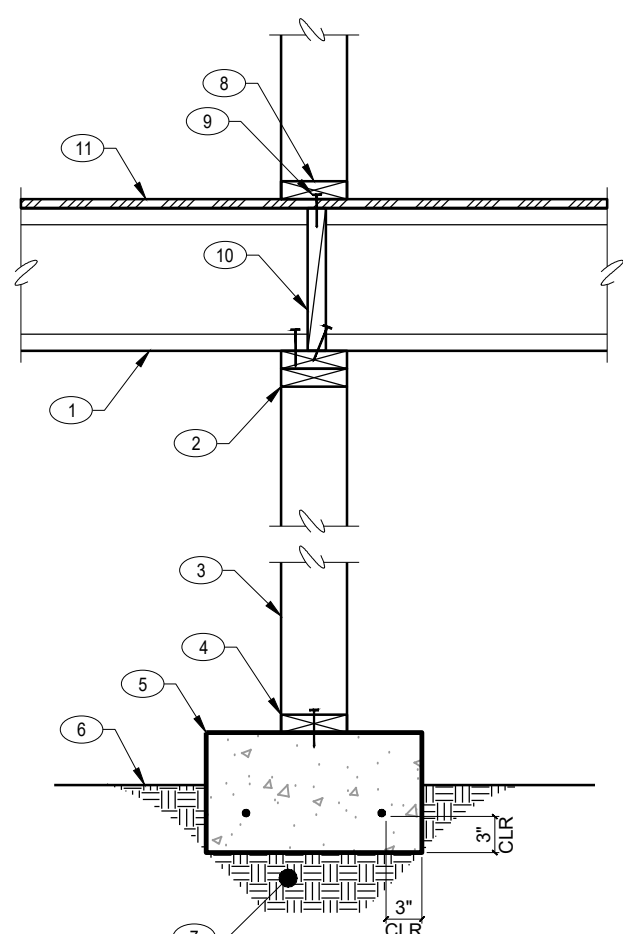
109 WOOD JOIST AT FOUNDATION NO SCALE

107 WOOD JOIST AT FOUNDATION NO SCALE

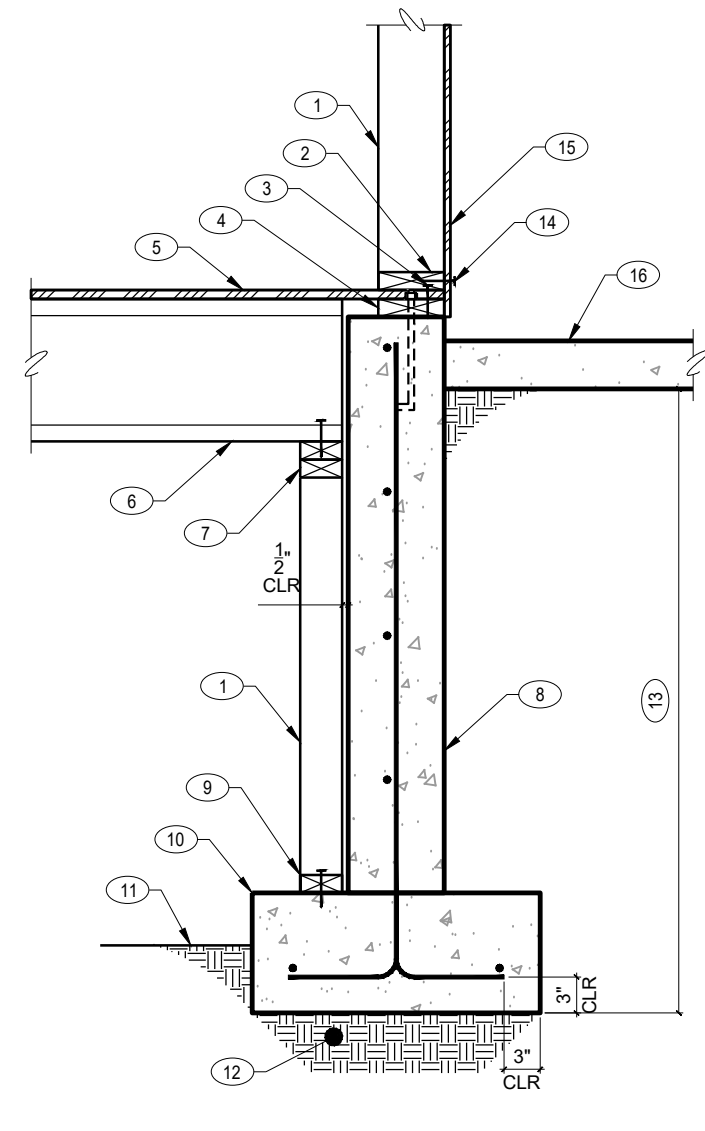
105 WOOD JOIST AT FOUNDATION NO SCALE

103 WOOD JOIST AT FOUNDATION NO SCALE

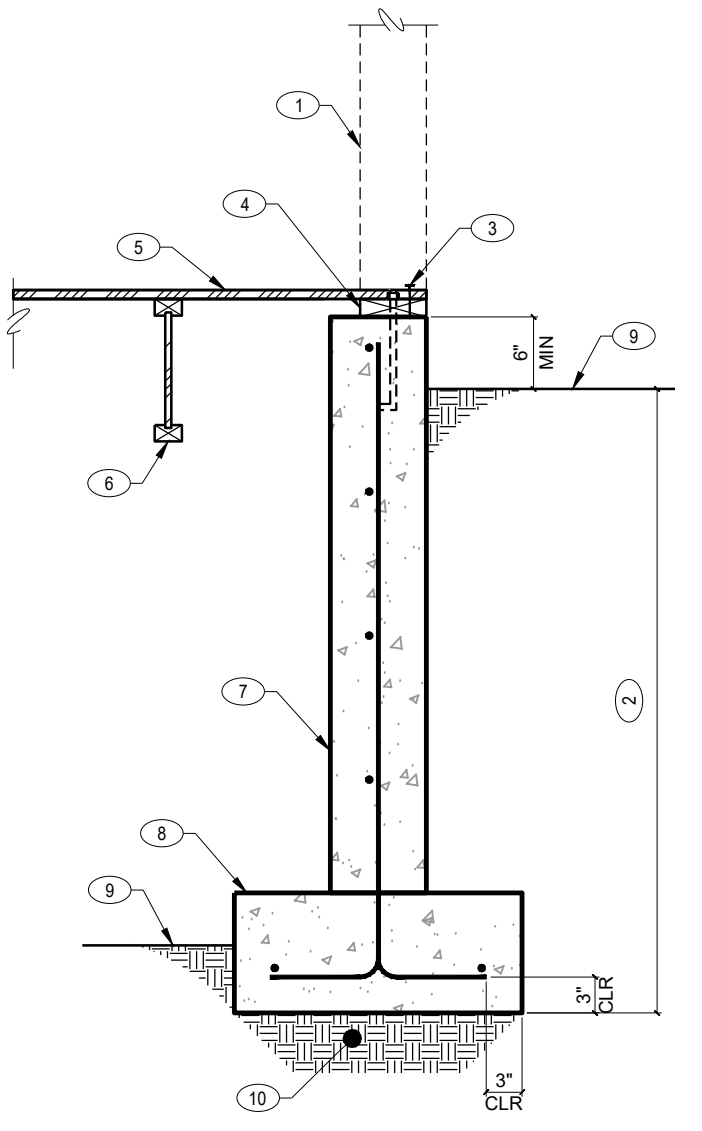
101 WOOD JOIST AT FOUNDATION NO SCALE



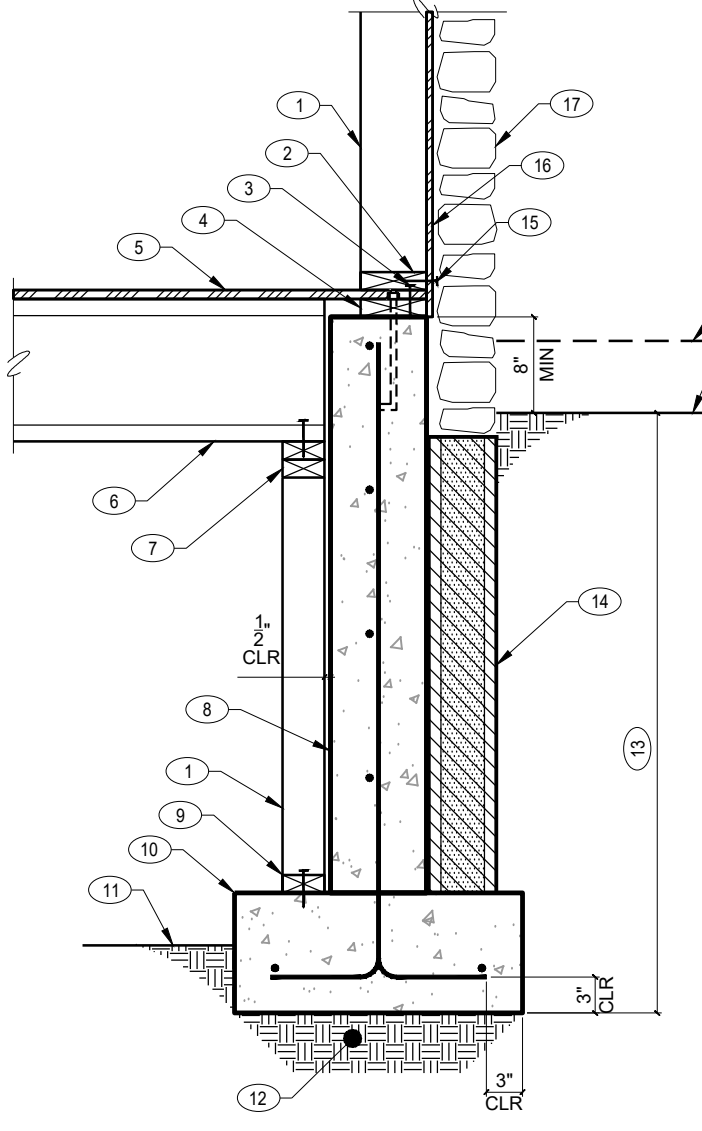
- NOTES:**
- WOOD JOIST W/ (2) 16d NAILS INTO DBL TOP PLATE
  - CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x PT SOLE PLATE W/ ANCHOR BOLTS PER SHEARWALL SCHEDULE
  - FLOOR SHEATHING, SEE PLAN
  - WOOD JOIST W/ (2) 16d NAILS INTO DBL TOP PLATE
  - CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - CONCRETE SLAB, SEE PLAN



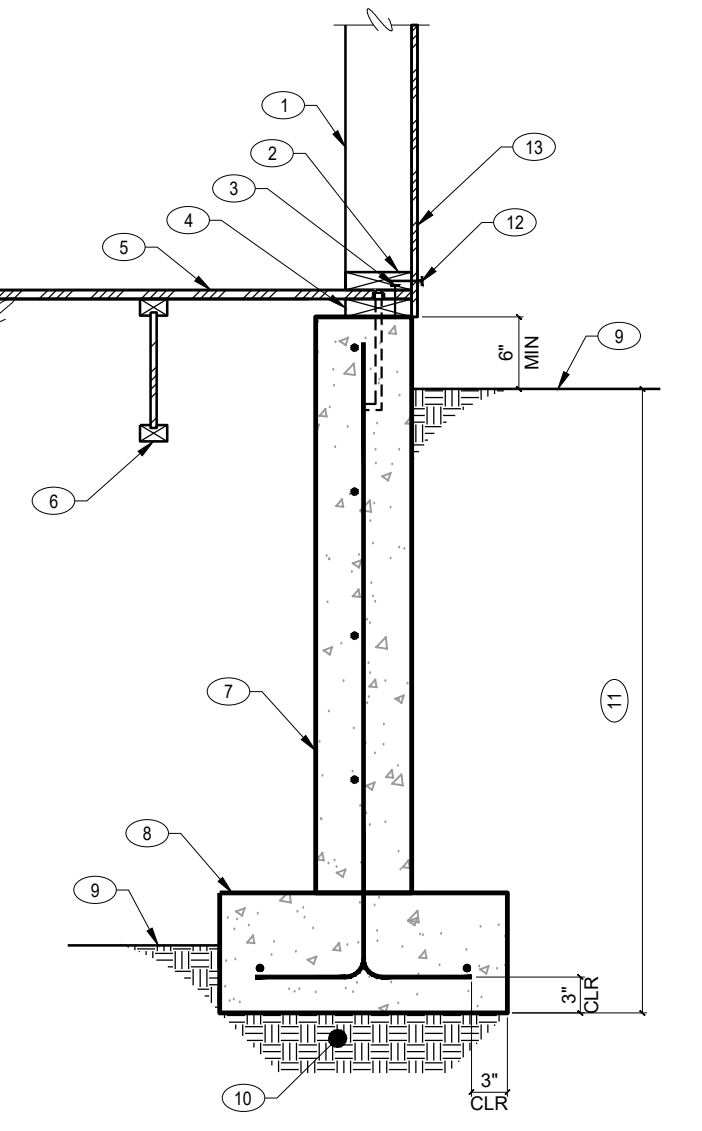
- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - CONCRETE SLAB, SEE PLAN



- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - STONE VENEER PER ARCH, ATTACH PER TYPICAL DETAIL



- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN



- NOTES:**
- WALL BEYOND
  - WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - MINIMUM FOOTING DEPTH, SEE GSN
  - CONCRETE WALL, SEE PLAN
  - CONCRETE FOOTING, SEE PLAN
  - SEEWALK, PAVEMENT, OR FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - MINIMUM FOOTING DEPTH, SEE GSN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN

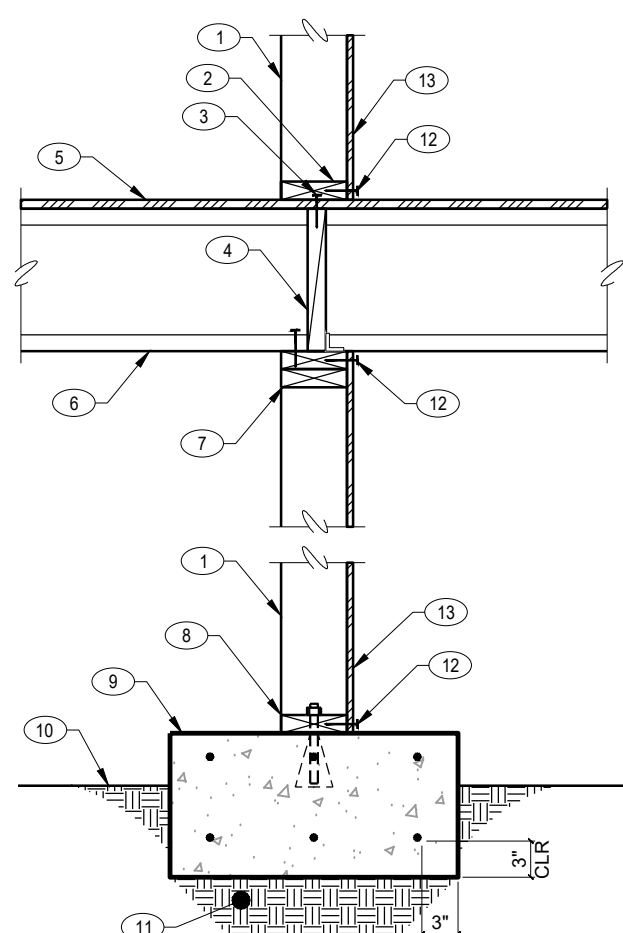
111 WOOD JOIST AT FOUNDATION NO SCALE

108 WOOD JOIST AT FOUNDATION NO SCALE

106 WOOD JOIST AT FOUNDATION NO SCALE

104 WOOD JOIST AT FOUNDATION NO SCALE

102 WOOD JOIST AT FOUNDATION NO SCALE



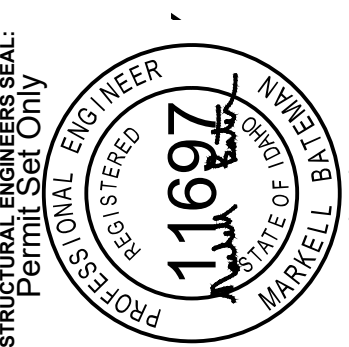
- NOTES:**
- WOOD STUD WALL, SEE PLAN
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - BOUNDARY NAILING, SEE PLAN
  - RM JOIST BLOCKING W/ A33 CLIP BETWEEN EACH JOIST
  - FLOOR SHEATHING, SEE PLAN
  - WOOD JOIST W/ (2) 16d NAILS INTO DBL TOP PLATE
  - CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - CONT 2x PT SOLE PLATE W/ ANCHOR BOLTS PER SHEARWALL SCHEDULE
  - CONCRETE FOOTING, SEE PLAN
  - FINISH GRADE PER ARCH
  - COMPACTED SUB-GRADE BELOW FOOTING, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WALL SHEATHING AS OCCURS, SEE PLAN

112 WOOD JOIST AT FOUNDATION NO SCALE

REV	DATE	DESCRIPTION
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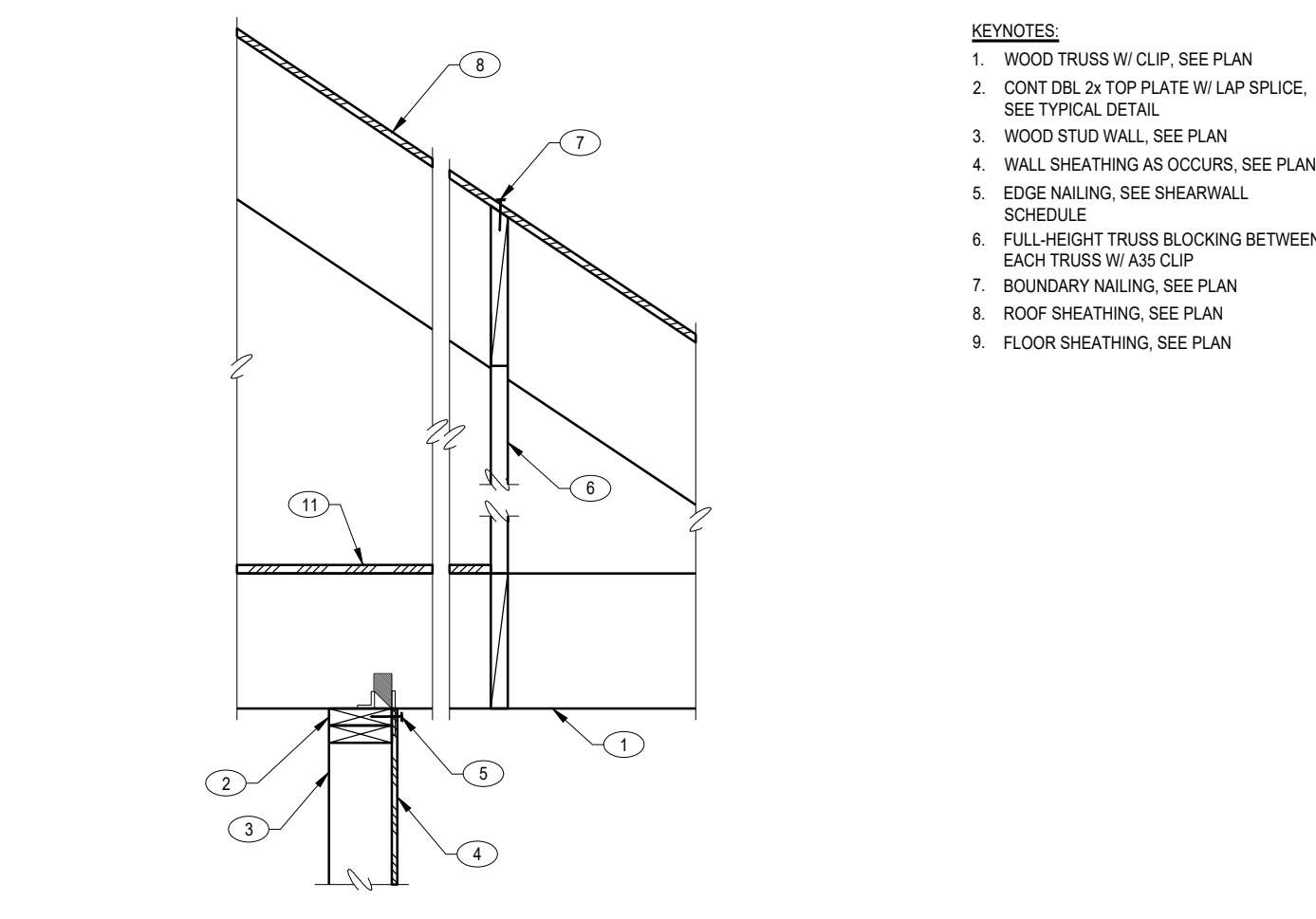
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PROJECT: SHEEP MEADOW  
113 SHEEP MEADOW  
KETCHUM, ID  
CLIENT: CLIENT



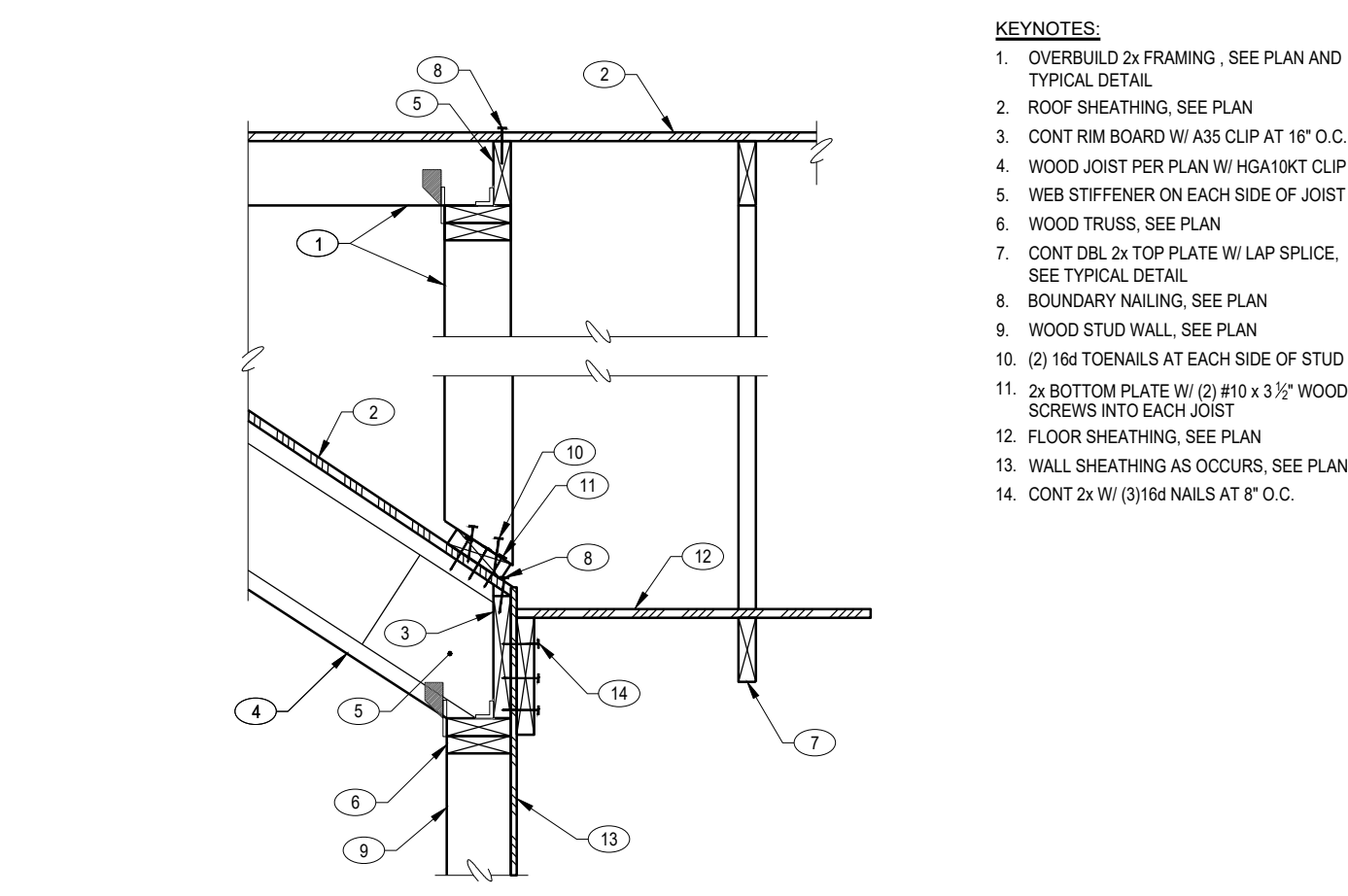
PROJECT MANAGER: MB  
CAD OPERATOR: DM  
JOB NO.: #24-017  
Computing/Engineering  
Land Development  
Land Surveying  
Structural  
Civil  
GIS  
PH: 208.640.5973  
WWW.KORE-4.COM  
Idaho Falls, ID 83404





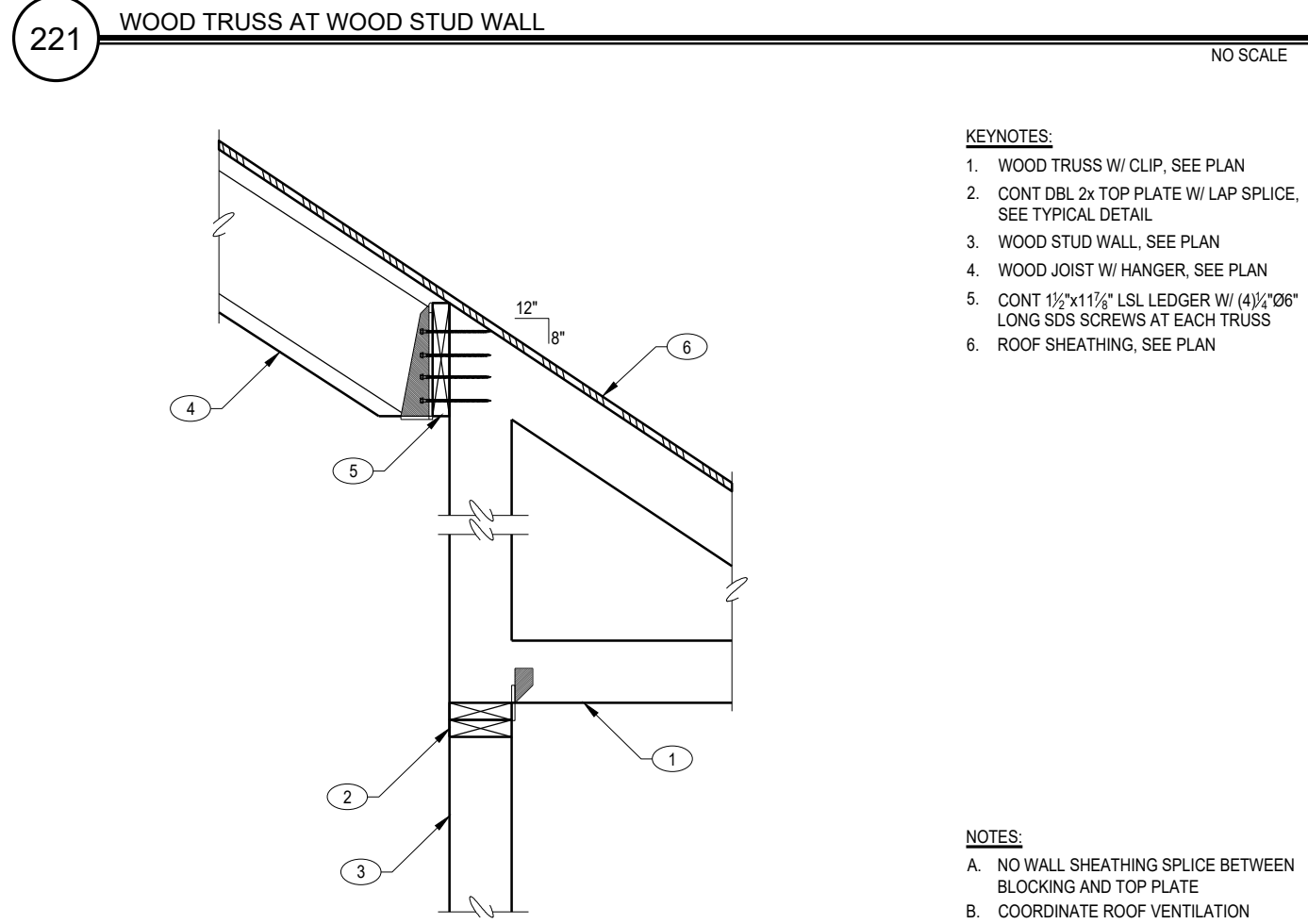
220 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - FULL-HEIGHT TRUSS BLOCKING BETWEEN EACH TRUSS W/ ASS CLIP
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - FLOOR SHEATHING, SEE PLAN



221 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- OVERBUILD 2x FRAMING, SEE PLAN AND TYPICAL DETAIL
  - ROOF SHEATHING, SEE PLAN
  - CONT RM BOARD OR ASS CLIP AT 18" O.C.
  - WOOD JOIST PER PLAN W/ HANGROCK CLIP
  - WEB STIFFENER ON EACH SIDE OF JOIST
  - WOOD TRUSS, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - BOUNDARY NAILING, SEE PLAN
  - WOOD STUD WALL, SEE PLAN
  - 2x 16x TOENAILS AT EACH SIDE OF STUD
  - 2x BOTTOM PLATE W/ (2) 18x 3 1/2" WOOD SCREWS INTO EACH JOIST
  - FLOOR SHEATHING, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - CONT 2x W/ (3) 16x NAILS AT 18" O.C.



222 WOOD TRUSS AT WOOD STUD WALL NO SCALE

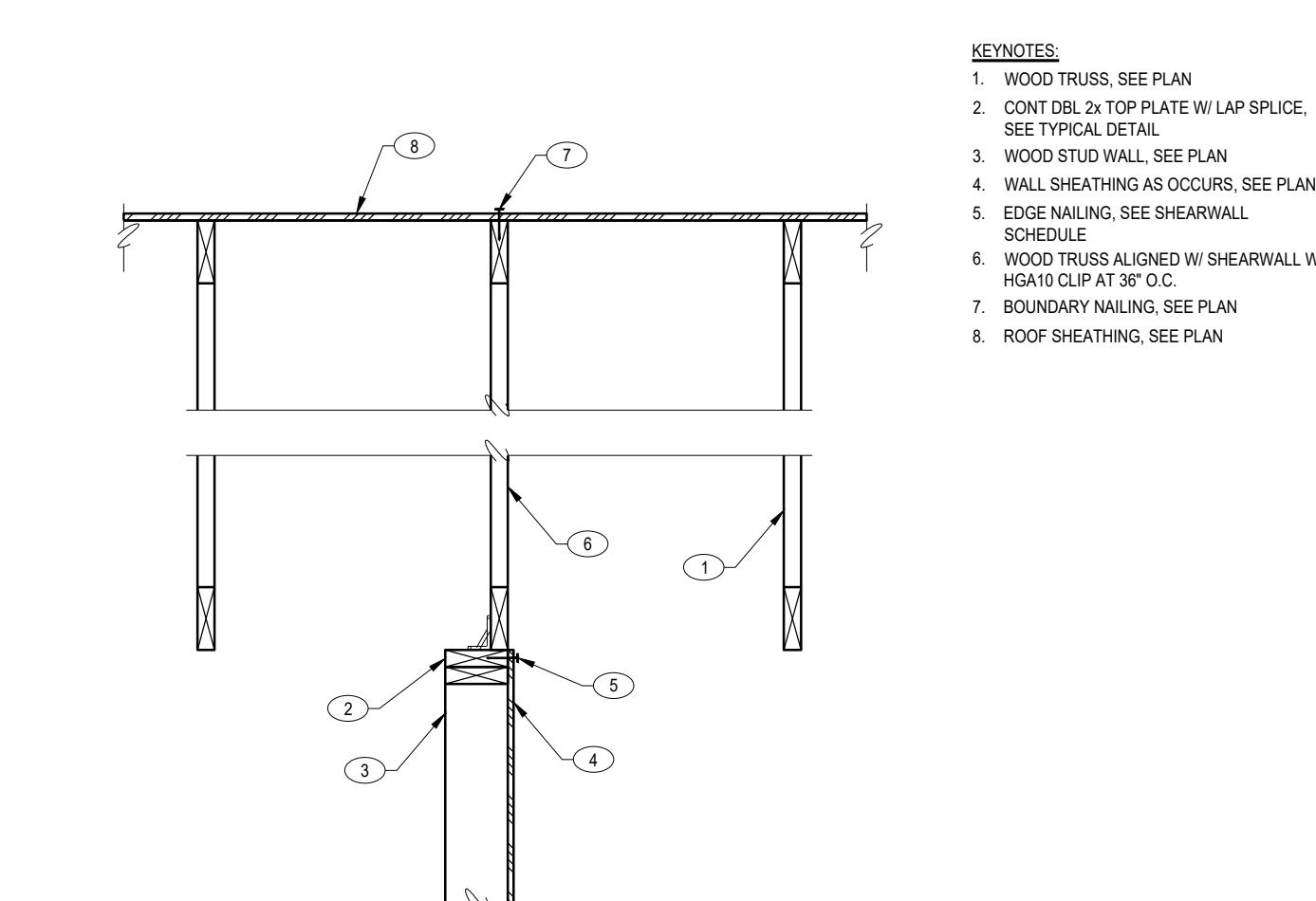
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WOOD JOIST W/ HANGER, SEE PLAN
  - CONT 15x11x1/8" LUGS OR 16x10x1/8" LONG SDS SCREWS AT EACH TRUSS
  - ROOF SHEATHING, SEE PLAN

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE

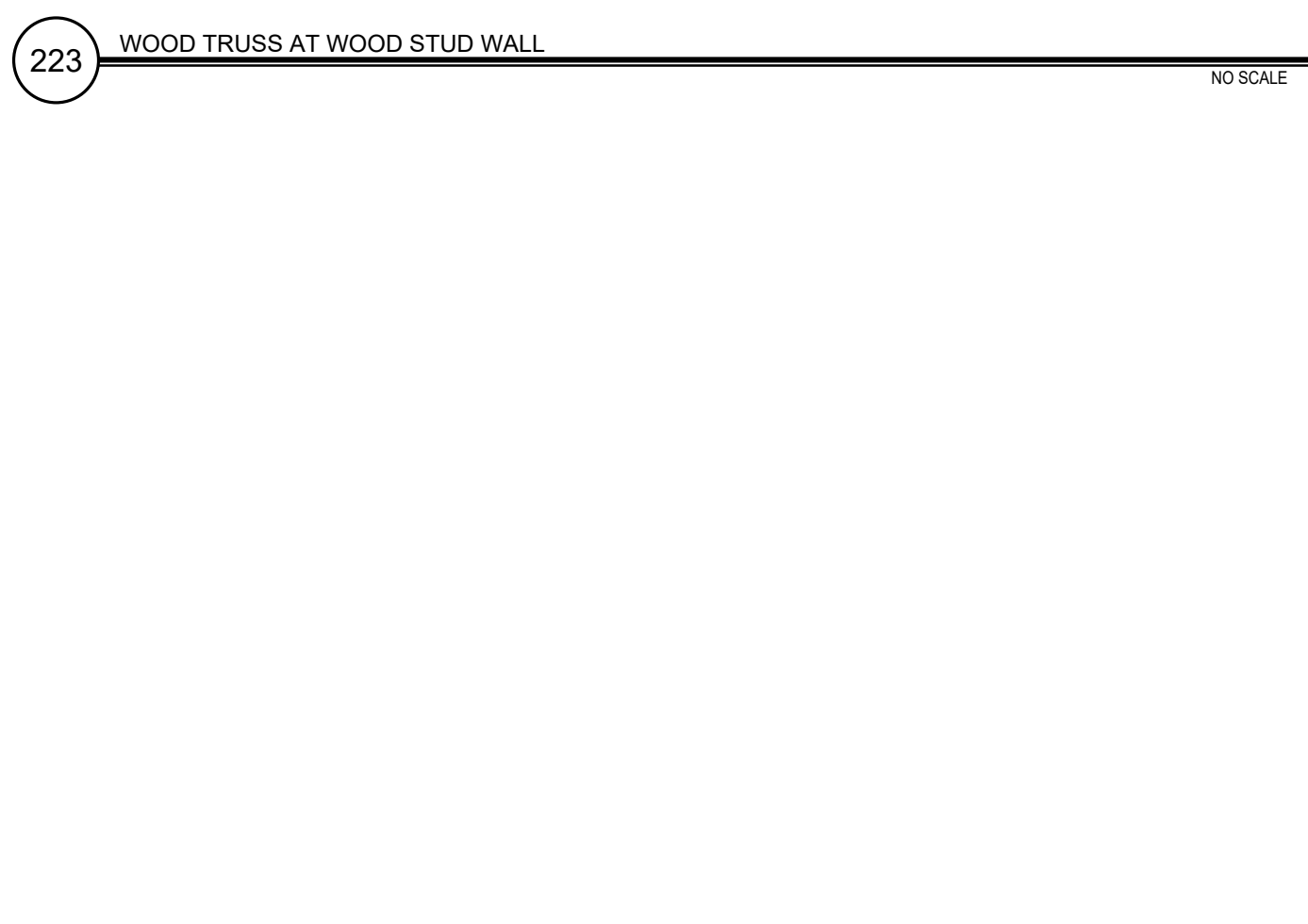
B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



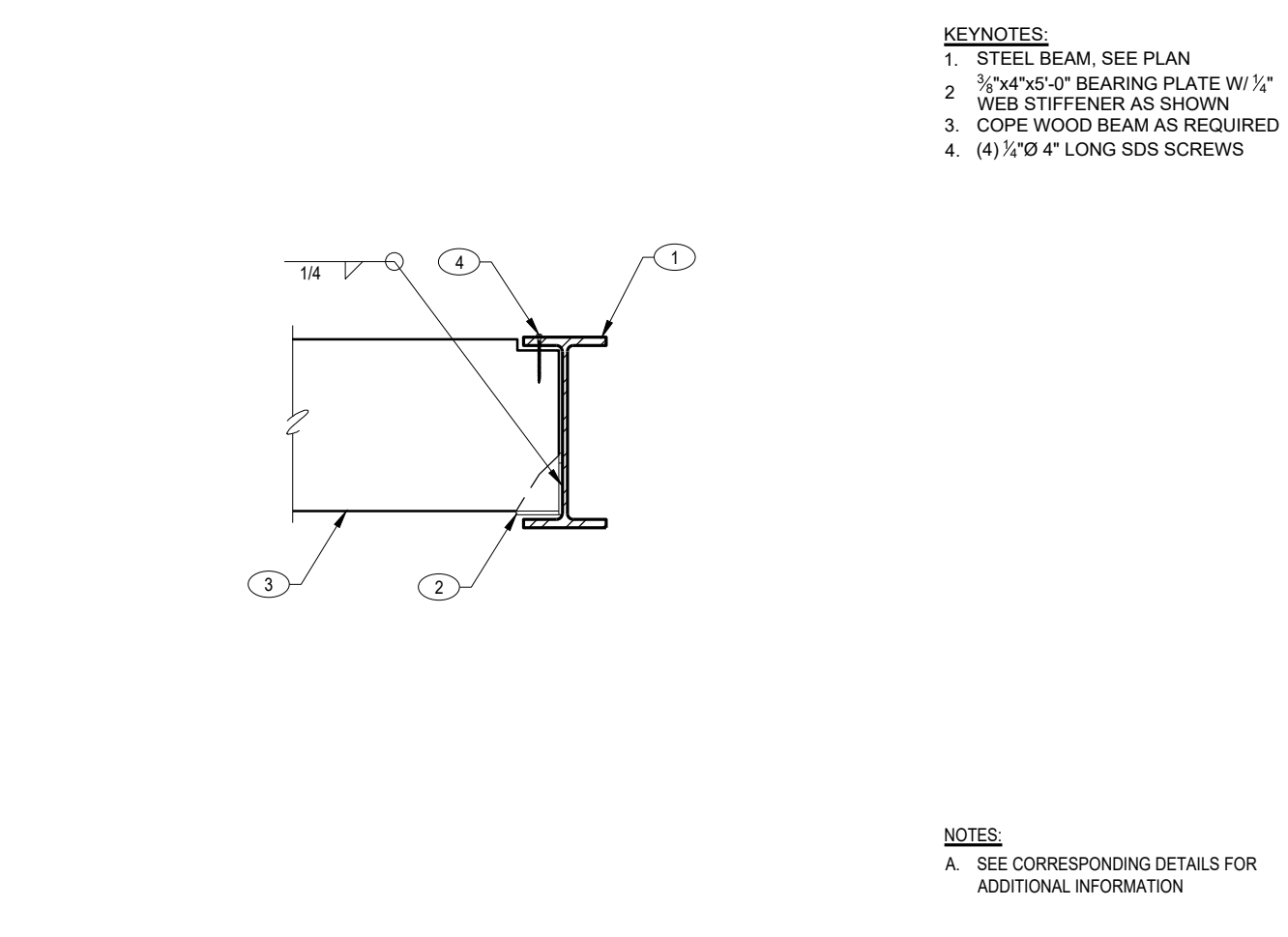
223 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - WOOD TRUSS NAILED W/ SHEARWALL W/ HEIGHT CLIP AT 36" O.C.
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN



224 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - FULL-HEIGHT TRUSS BLOCKING BETWEEN EACH TRUSS W/ ASS CLIP
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN

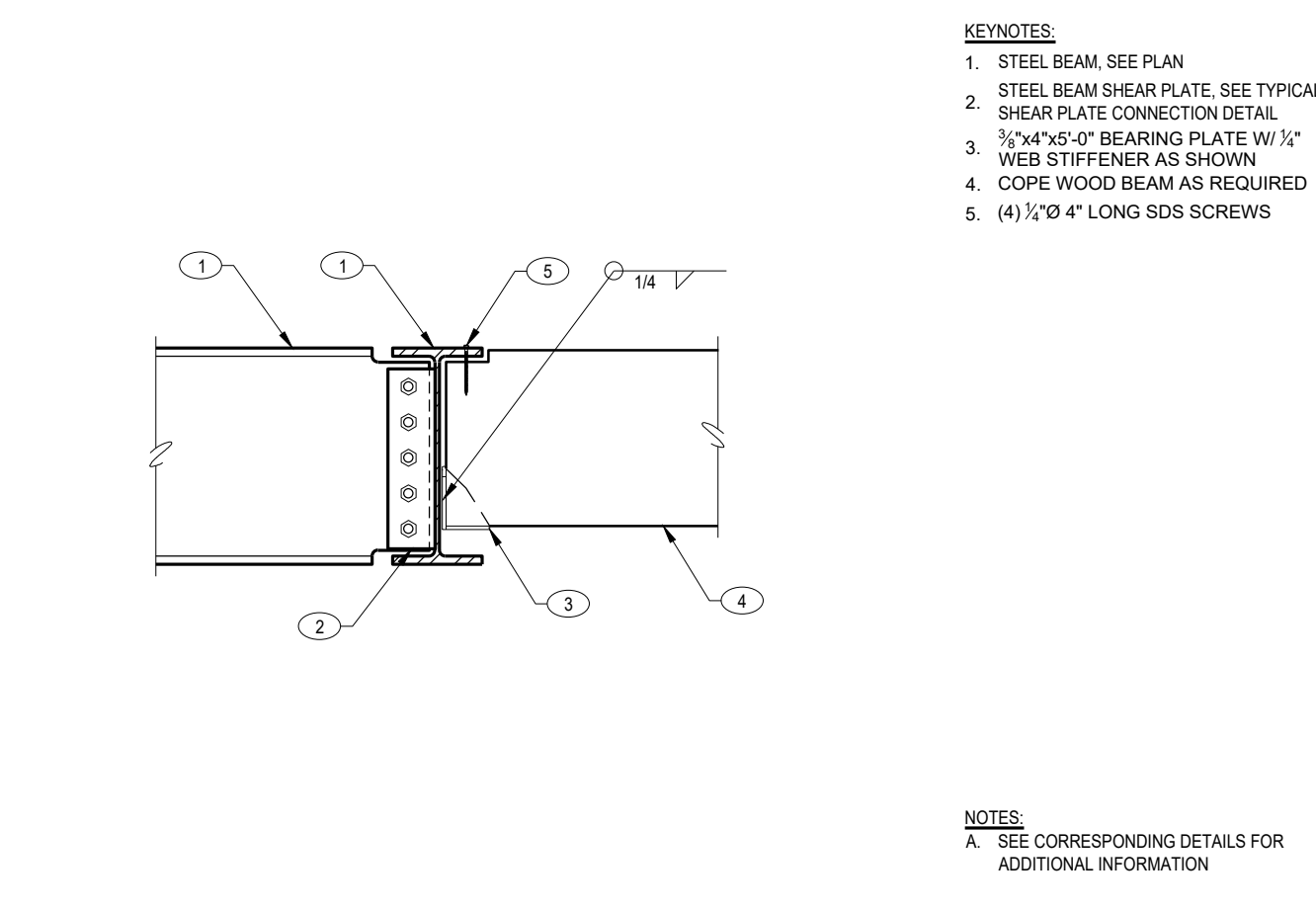


205 WOOD BEAM AT STEEL BEAM NO SCALE

- KEYNOTES**
- STEEL BEAM, SEE PLAN
  - 3/4" x 1/2" BEARING PLATE W/ 1/2" WEB STIFFENER AS SHOWN
  - COPE WOOD BEAM AS REQUIRED
  - 4) 1/2" x 4" LONG SDS SCREWS

**NOTES**

A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION



206 WOOD TRUSS AT WOOD BEAM NO SCALE

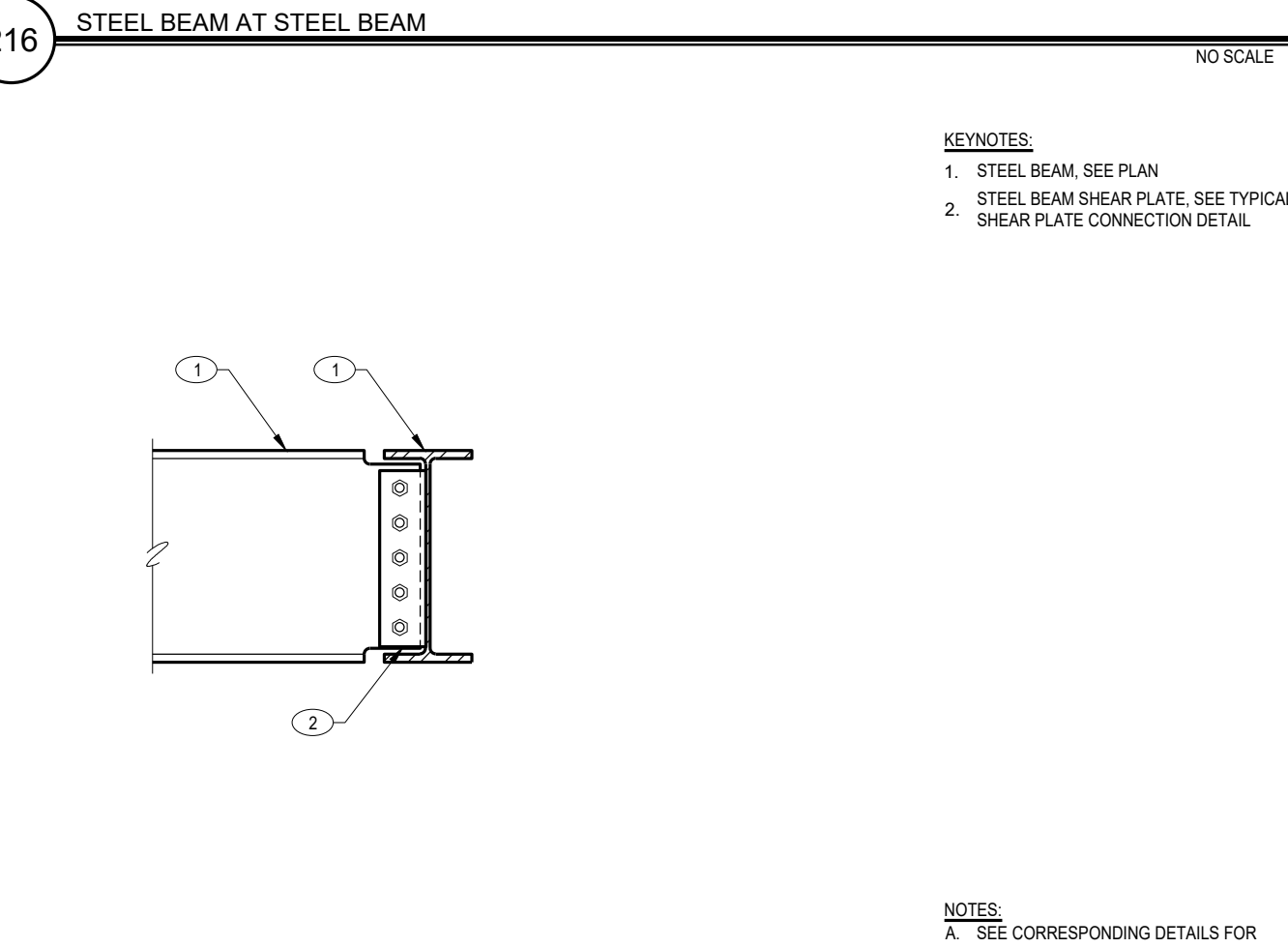
- KEYNOTES**
- WOOD JOIST W/ CLIP, SEE PLAN
  - (2) 16 SCREW AT BOTTOM OF JOIST
  - WOOD BEAM SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x6 TAIL AT EACH JOIST W/ (2) 16x NAILS AT 6" O.C. (STAGGERED)
  - 2x BLOCKING BETWEEN EACH JOIST
  - ROOF SHEATHING, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - WEB STIFFENER PER TYPICAL DETAIL
  - 2x4 BEVELED BLOCK W/ (6) 16x NAILS

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE, IF SHEATHING BREAKS PROVIDE ASS CLIP AT EACH BLOCK

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS

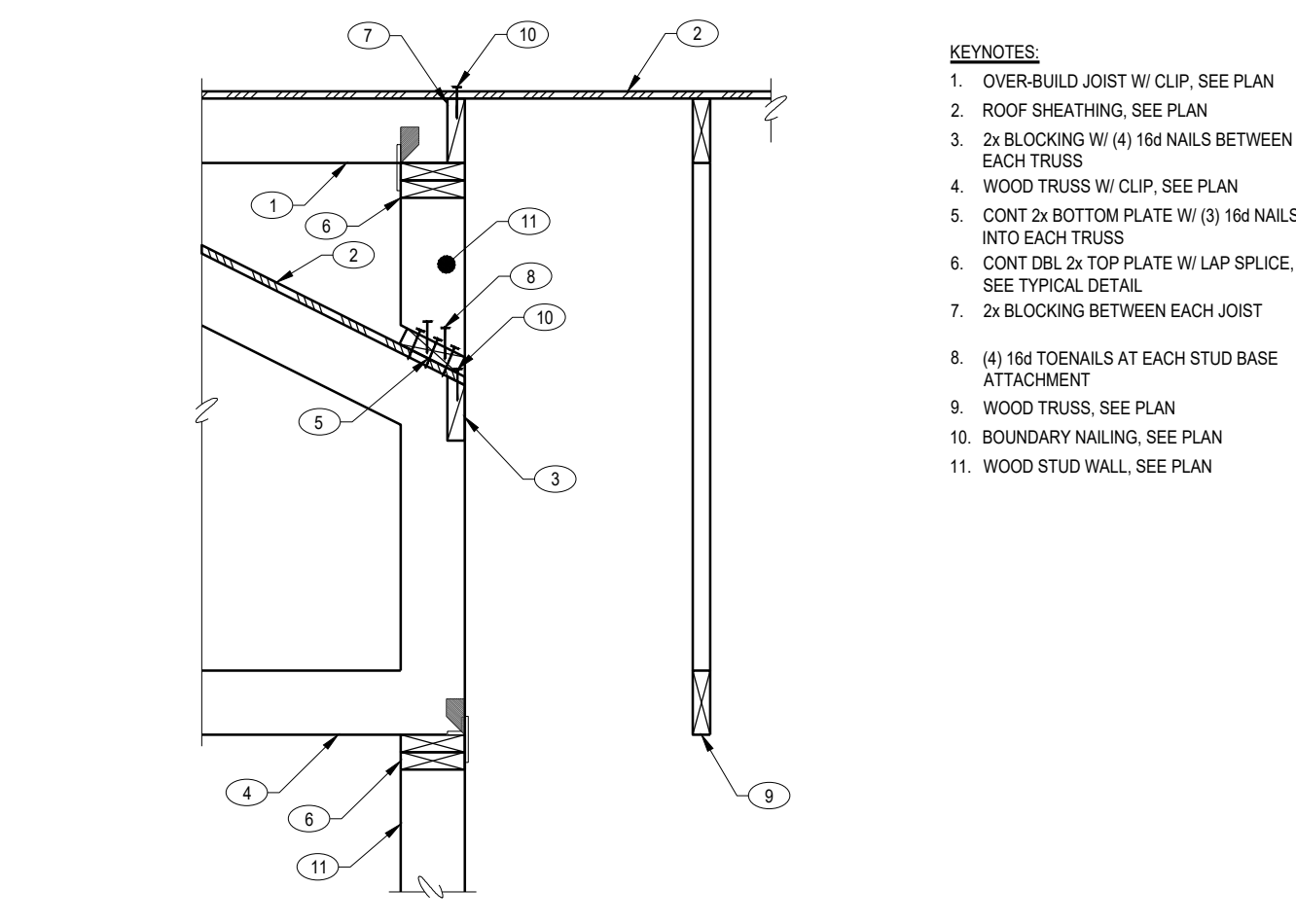


207 WOOD TRUSS AT WOOD BEAM NO SCALE

- KEYNOTES**
- STEEL BEAM, SEE PLAN
  - WOOD BEAM, SEE PLAN
  - WOOD JOIST W/ CLIP AND HANGER, SEE PLAN
  - CONT 2x W/ 1/2" Ø THREADED STUDS AT 18" O.C.
  - BOUNDARY NAILING, SEE PLAN
  - 2x BLOCKING W/ ASS CLIP BETWEEN EACH JOIST
  - ROOF SHEATHING, SEE PLAN

**NOTES**

A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION

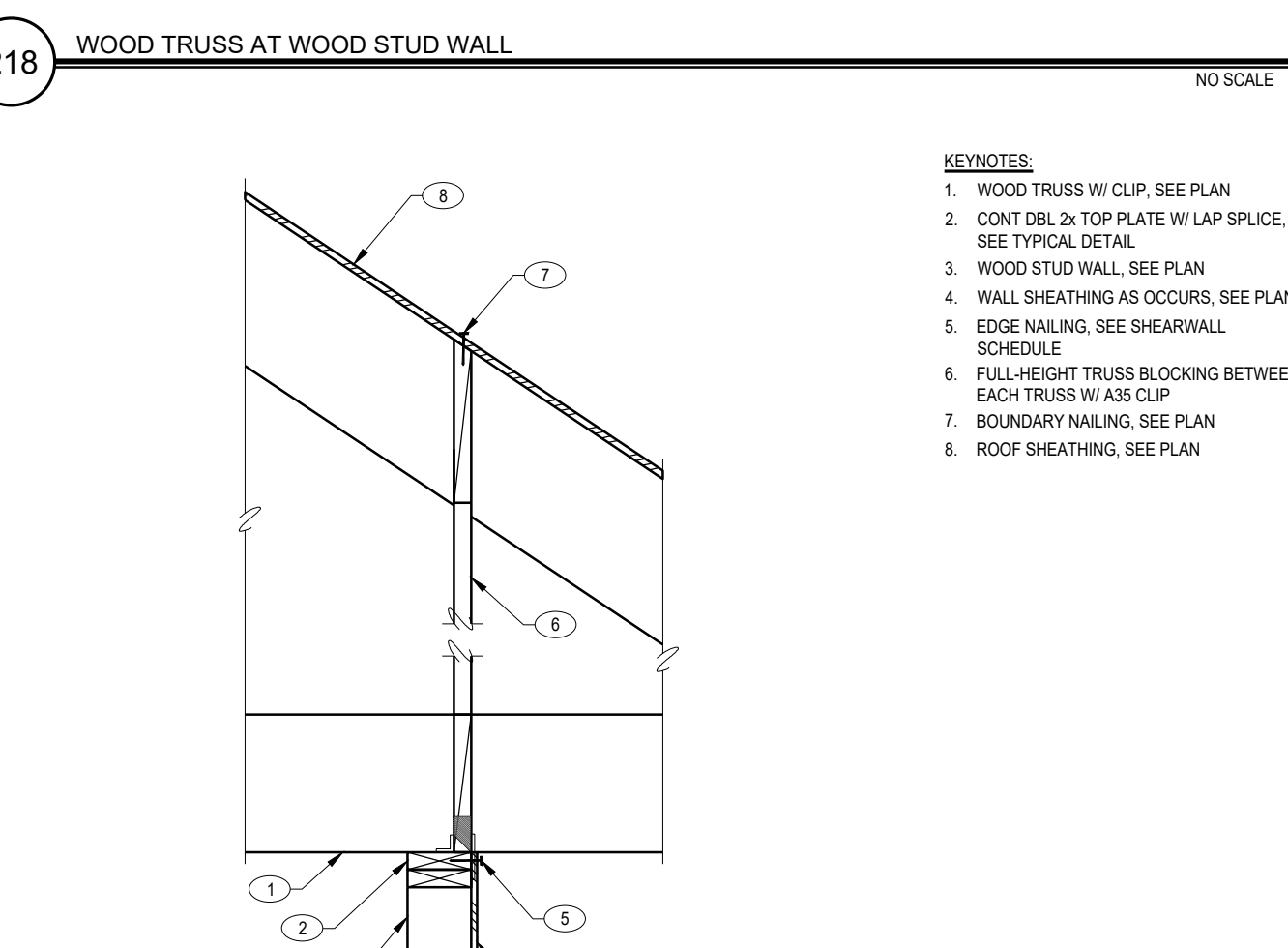


208 WOOD TRUSS AT WOOD BEAM NO SCALE

- KEYNOTES**
- OVERBUILD JOIST W/ CLIP, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - COPE WOOD BEAM AS REQUIRED
  - WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT 2x BOTTOM PLATE W/ (2) 16x NAILS INTO EACH TRUSS
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - 2x BLOCKING BETWEEN EACH JOIST
  - (4) 16x TOENAILS AT EACH STUD BASE ATTACHMENT
  - WOOD TRUSS, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - WOOD STUD WALL, SEE PLAN

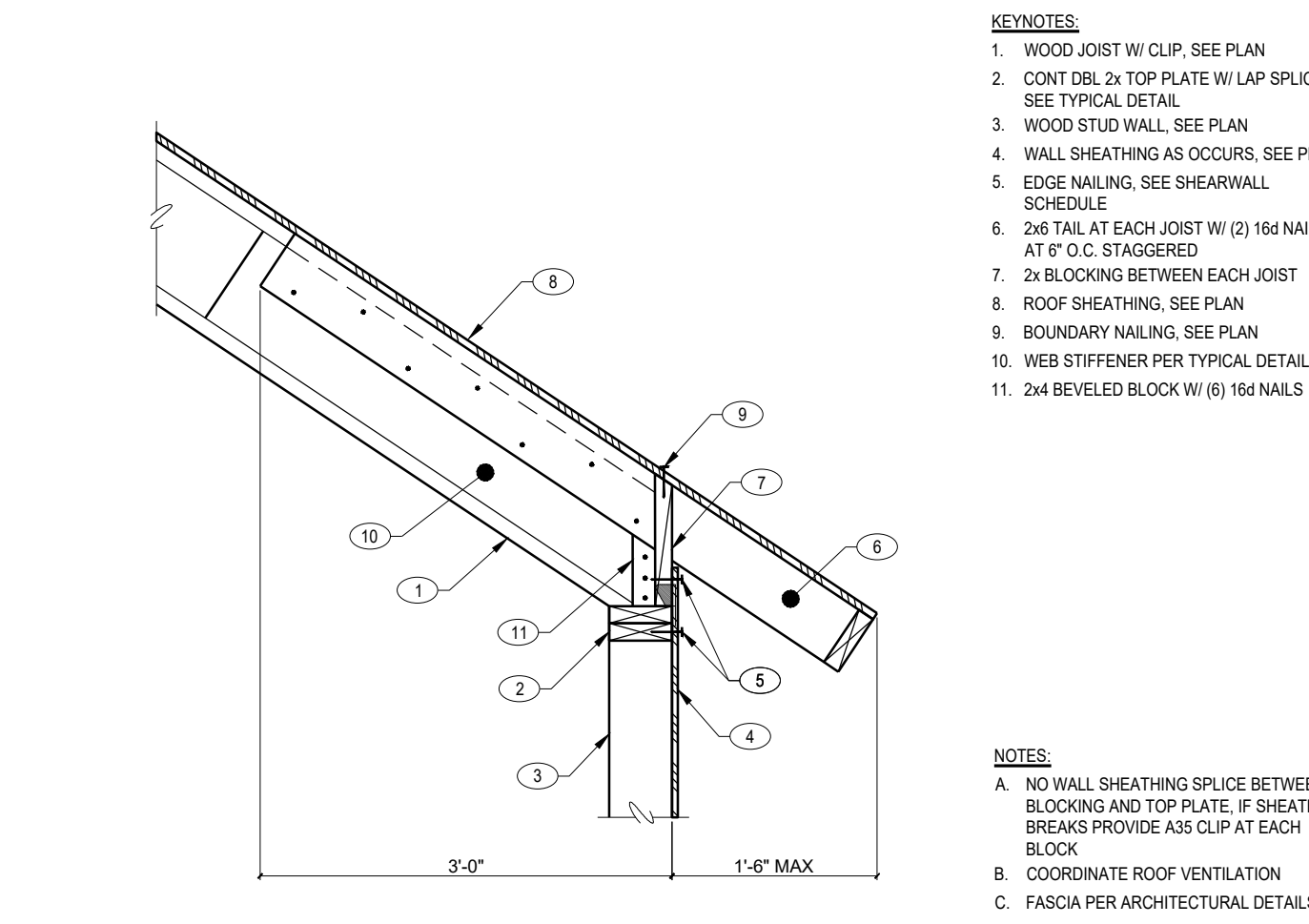
**NOTES**

A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION



209 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - FULL-HEIGHT TRUSS BLOCKING BETWEEN EACH TRUSS W/ ASS CLIP
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN



210 WOOD JOIST AT WOOD STUD WALL NO SCALE

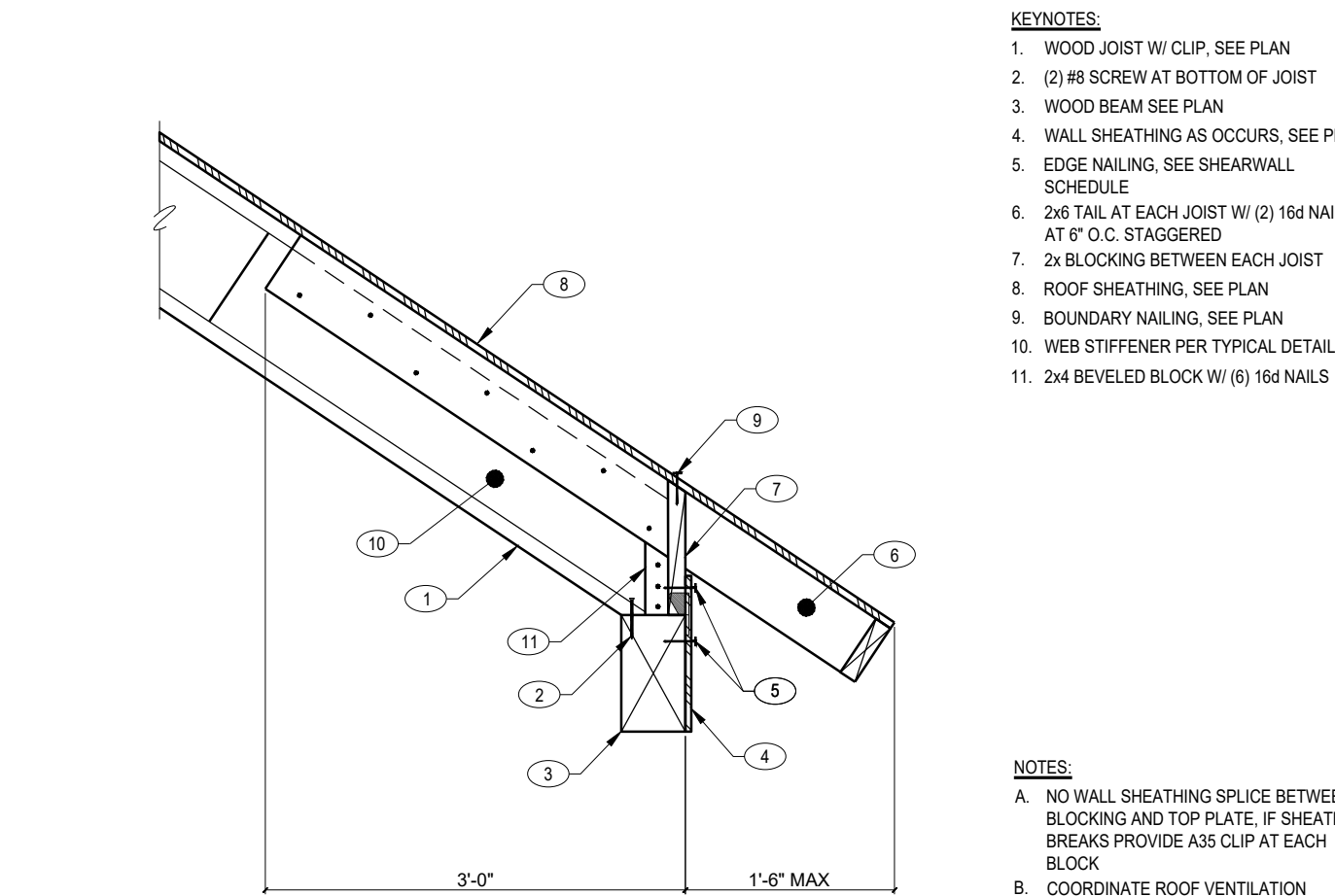
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x6 TAIL AT EACH JOIST W/ (2) 16x NAILS AT 6" O.C. (STAGGERED)
  - 2x BLOCKING BETWEEN EACH JOIST
  - ROOF SHEATHING, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - WEB STIFFENER PER TYPICAL DETAIL
  - 2x4 BEVELED BLOCK W/ (6) 16x NAILS

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE, IF SHEATHING BREAKS PROVIDE ASS CLIP AT EACH BLOCK

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



211 WOOD JOIST AT WOOD BEAM NO SCALE

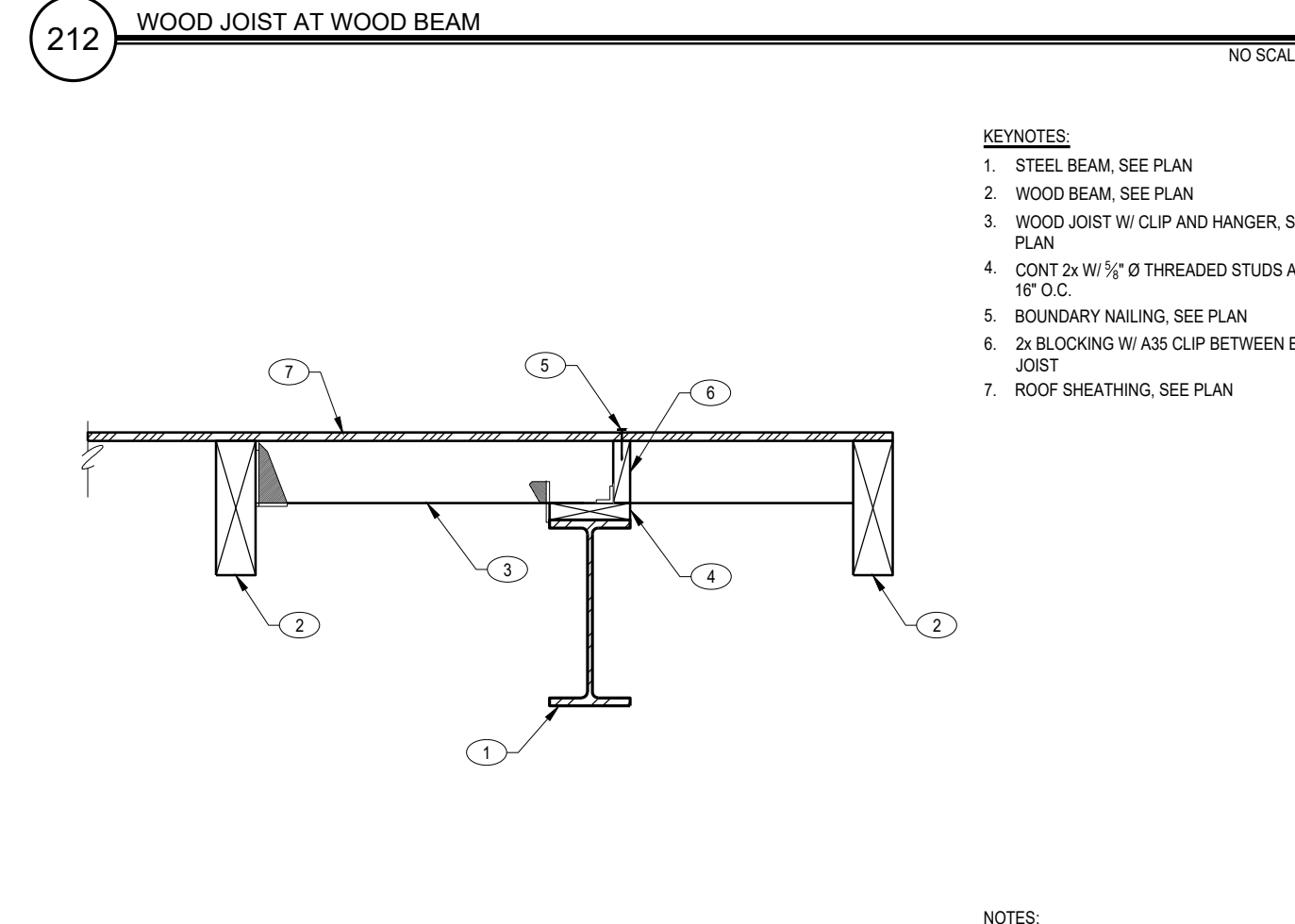
- KEYNOTES**
- WOOD JOIST W/ CLIP, SEE PLAN
  - (2) 16 SCREW AT BOTTOM OF JOIST
  - WOOD BEAM SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x6 TAIL AT EACH JOIST W/ (2) 16x NAILS AT 6" O.C. (STAGGERED)
  - 2x BLOCKING BETWEEN EACH JOIST
  - ROOF SHEATHING, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - WEB STIFFENER PER TYPICAL DETAIL
  - 2x4 BEVELED BLOCK W/ (6) 16x NAILS

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE, IF SHEATHING BREAKS PROVIDE ASS CLIP AT EACH BLOCK

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



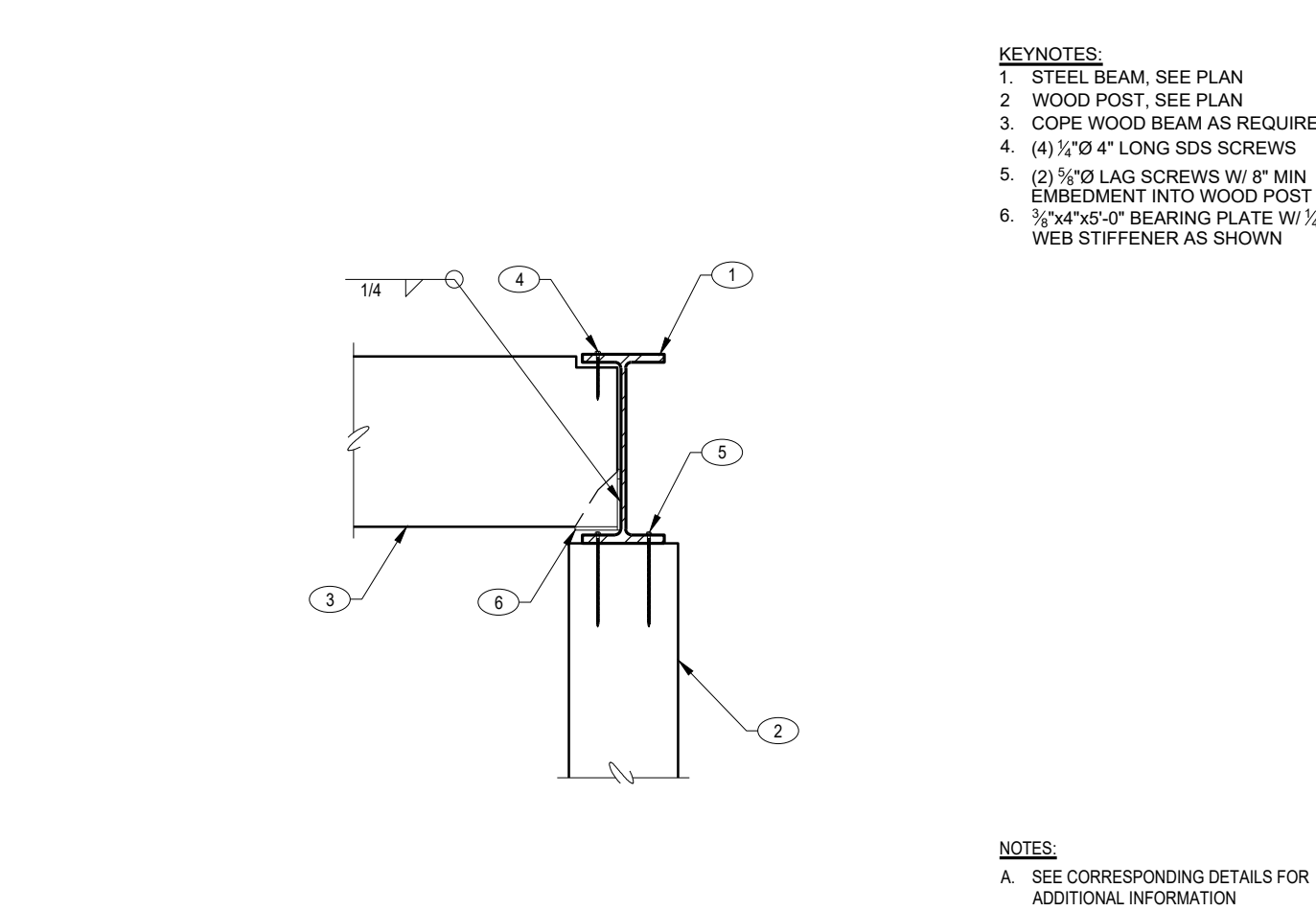
212 WOOD JOIST AT WOOD BEAM NO SCALE

- KEYNOTES**
- STEEL BEAM, SEE PLAN
  - WOOD BEAM, SEE PLAN
  - WOOD JOIST W/ CLIP AND HANGER, SEE PLAN
  - CONT 2x W/ 1/2" Ø THREADED STUDS AT 18" O.C.
  - BOUNDARY NAILING, SEE PLAN
  - 2x BLOCKING W/ ASS CLIP BETWEEN EACH JOIST
  - ROOF SHEATHING, SEE PLAN

**NOTES**

A. COORDINATE ROOF VENTILATION

B. FASCIA PER ARCHITECTURAL DETAILS

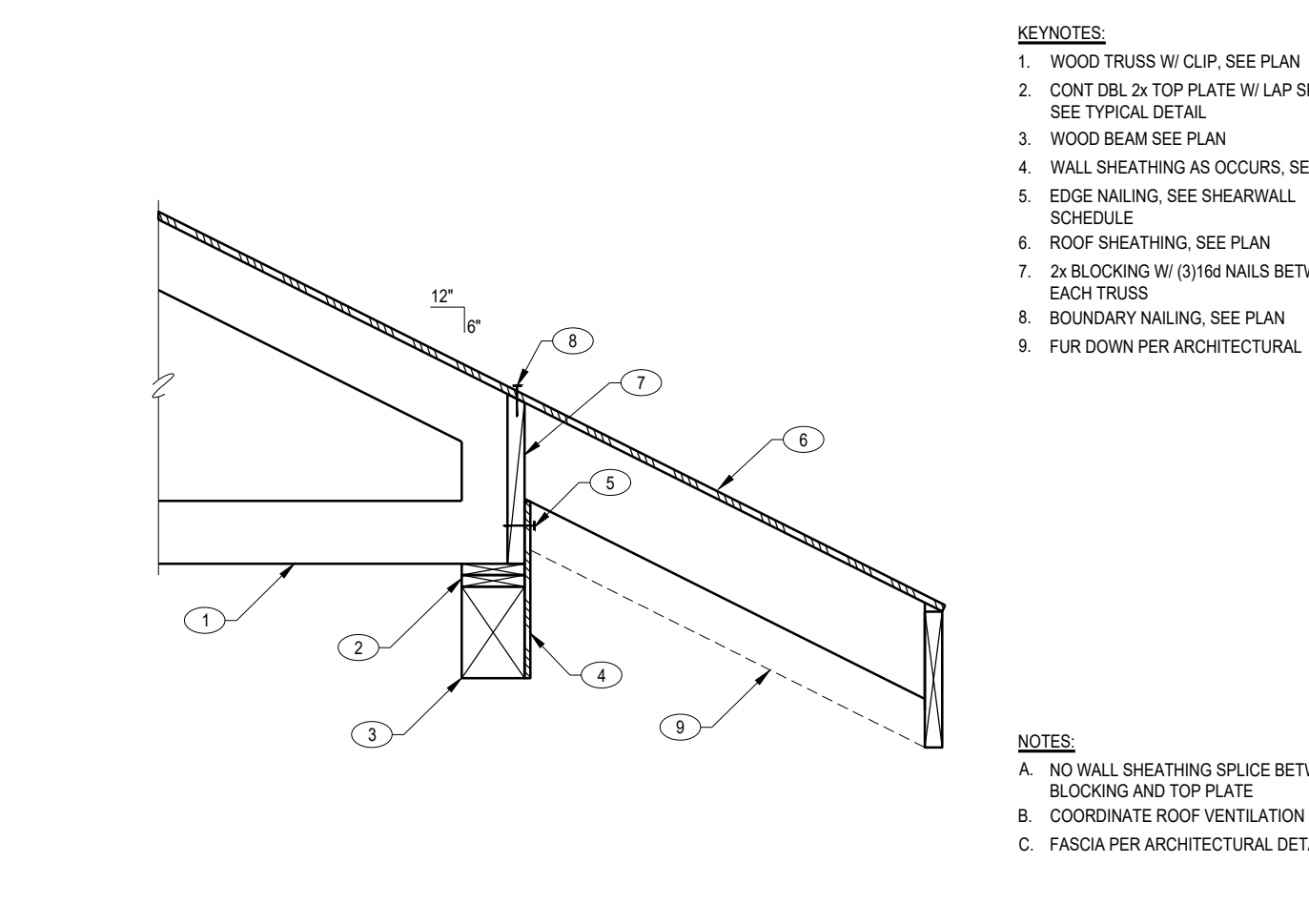


213 WOOD JOIST AT STEEL BEAM NO SCALE

- KEYNOTES**
- STEEL BEAM, SEE PLAN
  - WOOD POST, SEE PLAN
  - COPE WOOD BEAM AS REQUIRED
  - (4) 1/2" x 4" LONG SDS SCREWS
  - (2) 16x LUG SCREWS W/ 1/2" MIN. EMBEDMENT INTO WOOD POST
  - 3/4" x 1/2" BEARING PLATE W/ 1/2" WEB STIFFENER AS SHOWN

**NOTES**

A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION



200 WOOD TRUSS AT WOOD BEAM NO SCALE

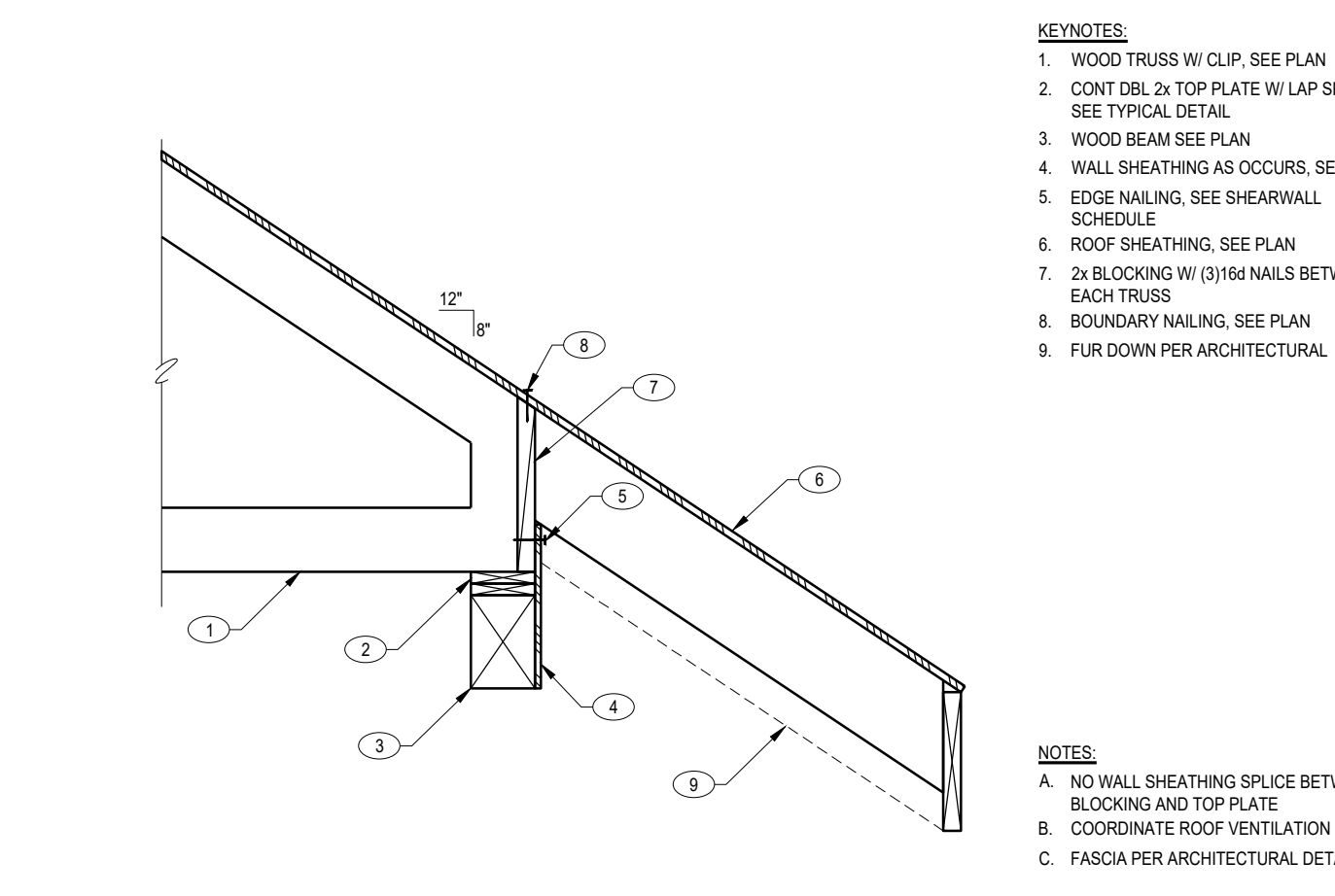
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD BEAM SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - ROOF SHEATHING, SEE PLAN
  - 2x BLOCKING W/ (3) 16x NAILS BETWEEN EACH TRUSS
  - BOUNDARY NAILING, SEE PLAN
  - FUR DOWN PER ARCHITECTURAL

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



201 WOOD TRUSS AT WOOD STUD WALL NO SCALE

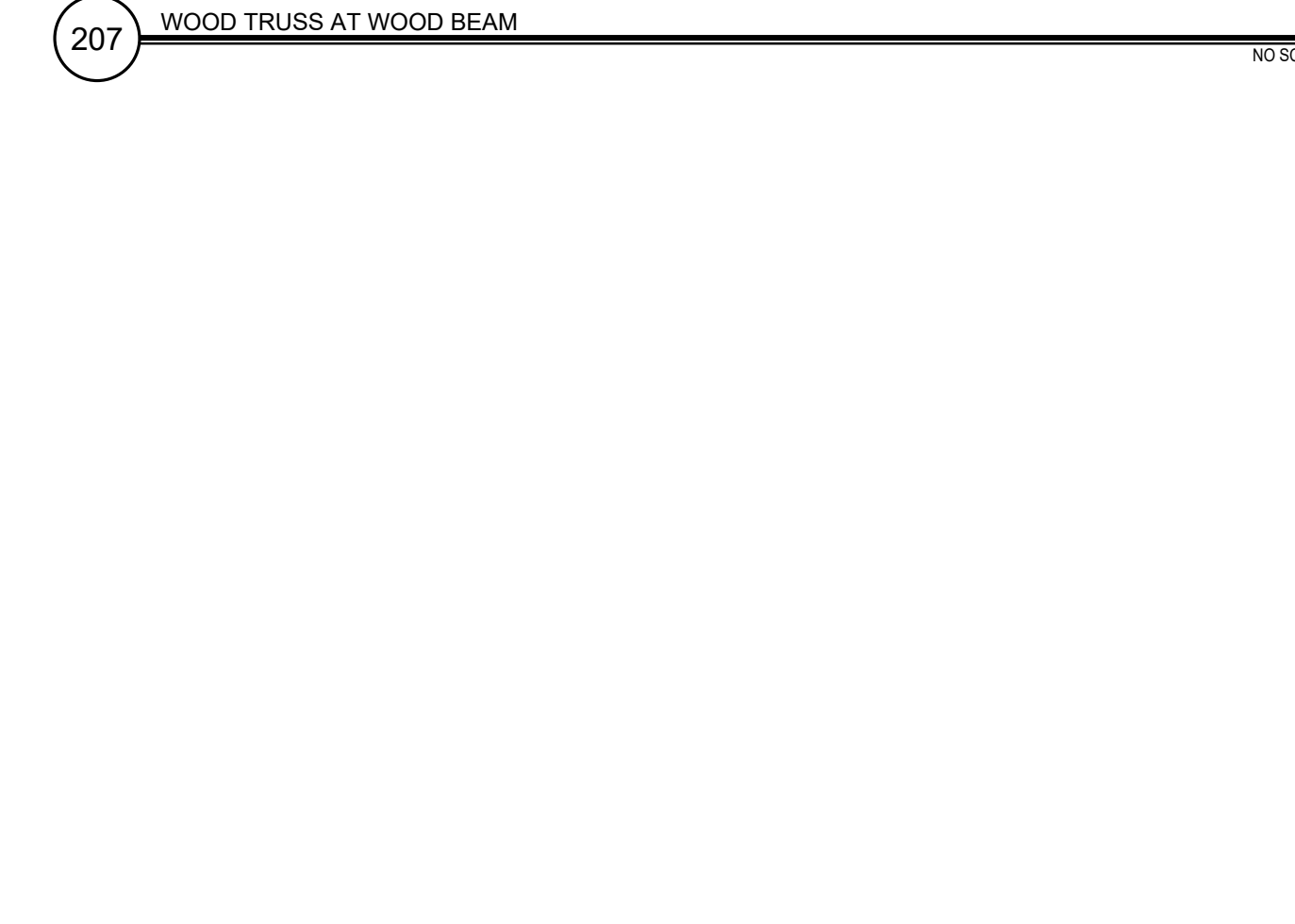
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - ROOF SHEATHING, SEE PLAN
  - 2x BLOCKING W/ (3) 16x NAILS BETWEEN EACH TRUSS
  - BOUNDARY NAILING, SEE PLAN
  - FUR DOWN PER ARCHITECTURAL

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



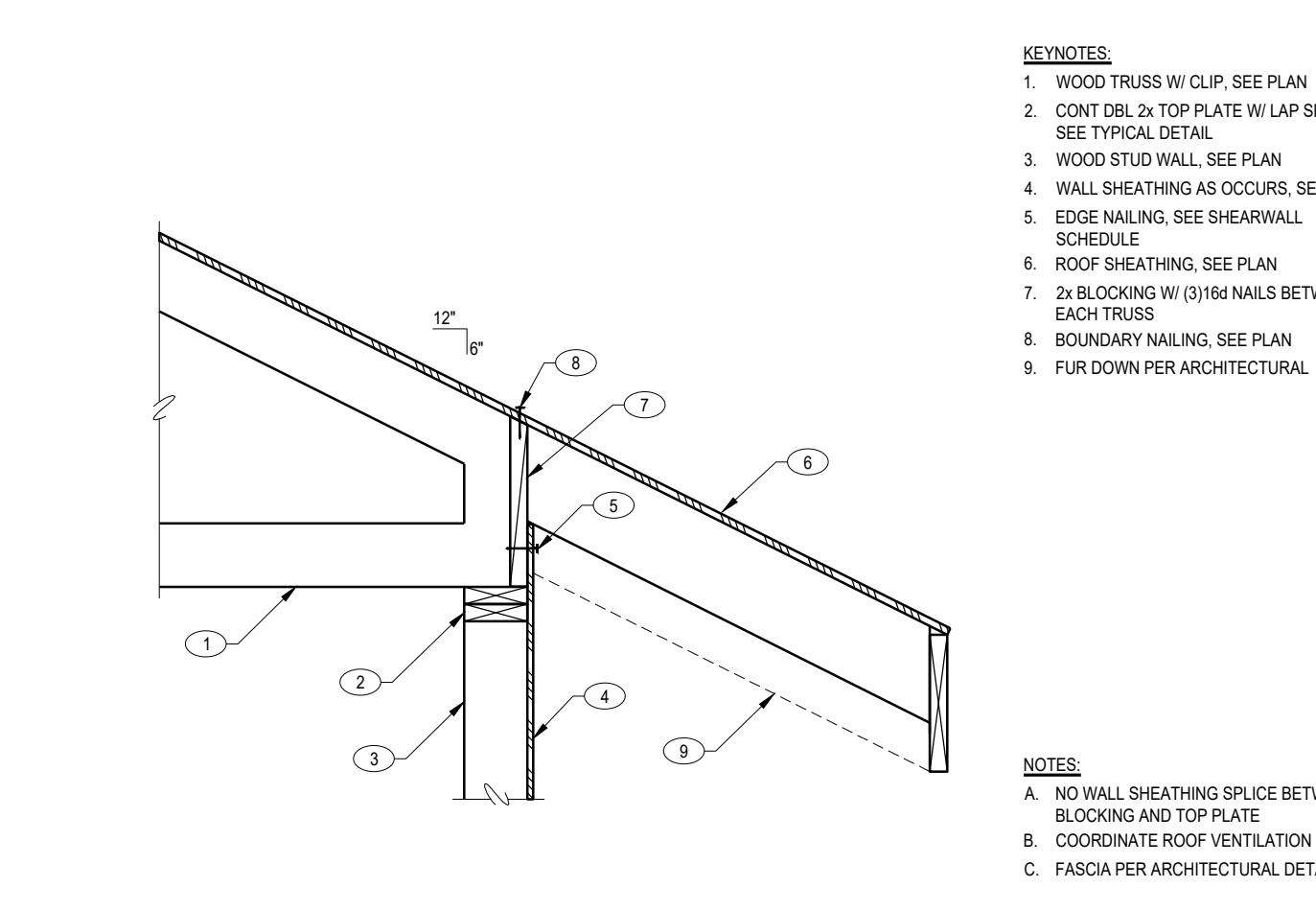
202 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS, SEE PLAN
  - WOOD TRUSS W/ HANGER, SEE PLAN
  - WOOD TRUSS W/ HANGROCK CLIP AT 36" O.C.
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x BLOCKING W/ LTH BETWEEN EACH JOIST
  - WOOD JOIST W/ CLIP AND HANGER SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - WOOD ORDER TRUSS, SEE PLAN
  - 2x BLOCKING BETWEEN EACH TRUSS W/ (3) 16x NAILS AT EACH BLOCK

**NOTES**

A. COORDINATE ROOF VENTILATION

B. FASCIA PER ARCHITECTURAL DETAILS



203 WOOD TRUSS AT WOOD STUD WALL NO SCALE

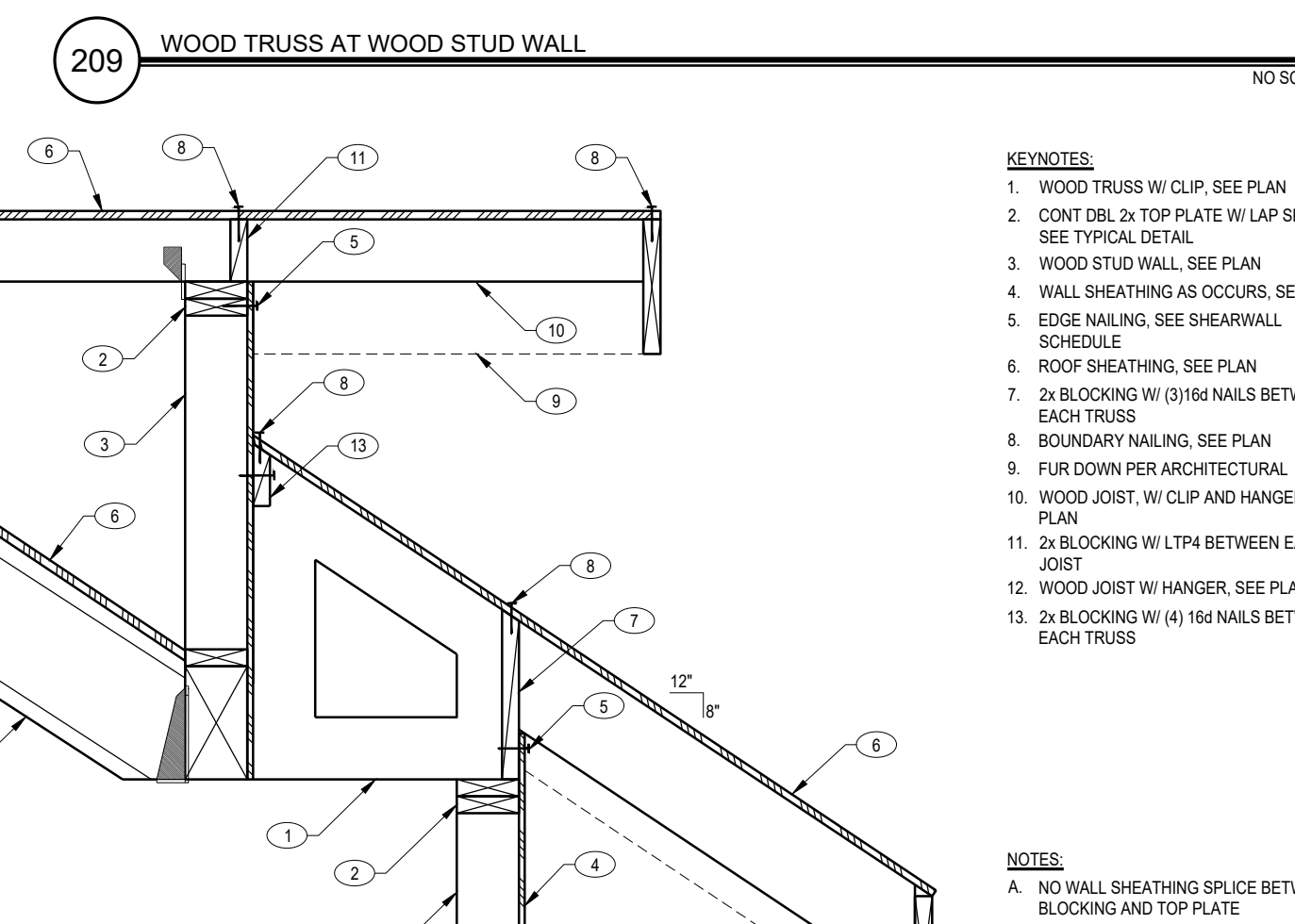
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - ROOF SHEATHING, SEE PLAN
  - 2x BLOCKING W/ (3) 16x NAILS BETWEEN EACH TRUSS
  - BOUNDARY NAILING, SEE PLAN
  - FUR DOWN PER ARCHITECTURAL

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



204 WOOD TRUSS AT WOOD STUD WALL NO SCALE

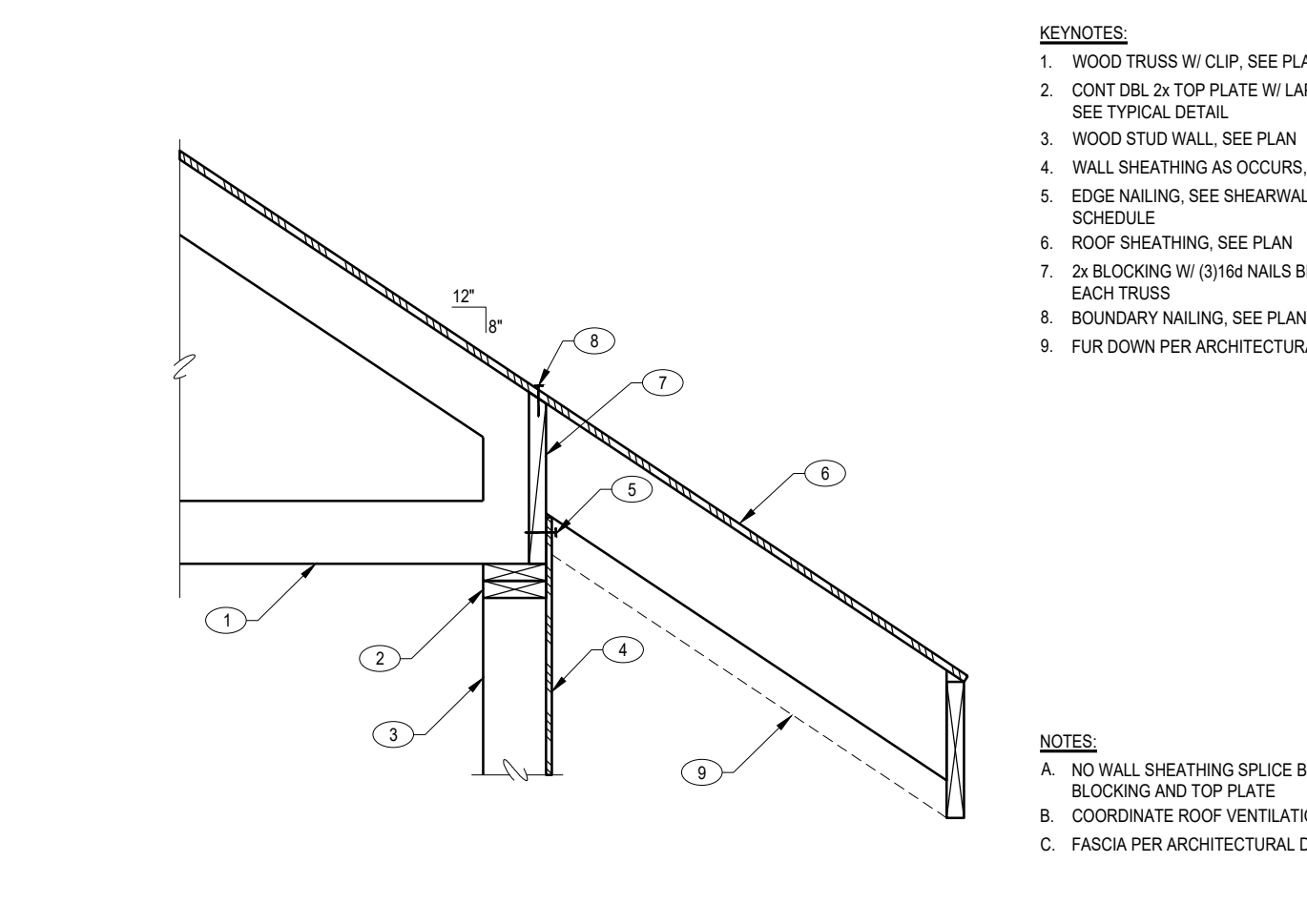
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - ROOF SHEATHING, SEE PLAN
  - 2x BLOCKING W/ (3) 16x NAILS BETWEEN EACH TRUSS
  - BOUNDARY NAILING, SEE PLAN
  - FUR DOWN PER ARCHITECTURAL
  - WOOD JOIST W/ CLIP AND HANGER SEE PLAN
  - 2x BLOCKING W/ LTH BETWEEN EACH JOIST
  - WOOD JOIST W/ HANGER, SEE PLAN
  - 2x BLOCKING W/ (4) 16x NAILS BETWEEN EACH TRUSS

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



205 WOOD TRUSS AT WOOD STUD WALL NO SCALE

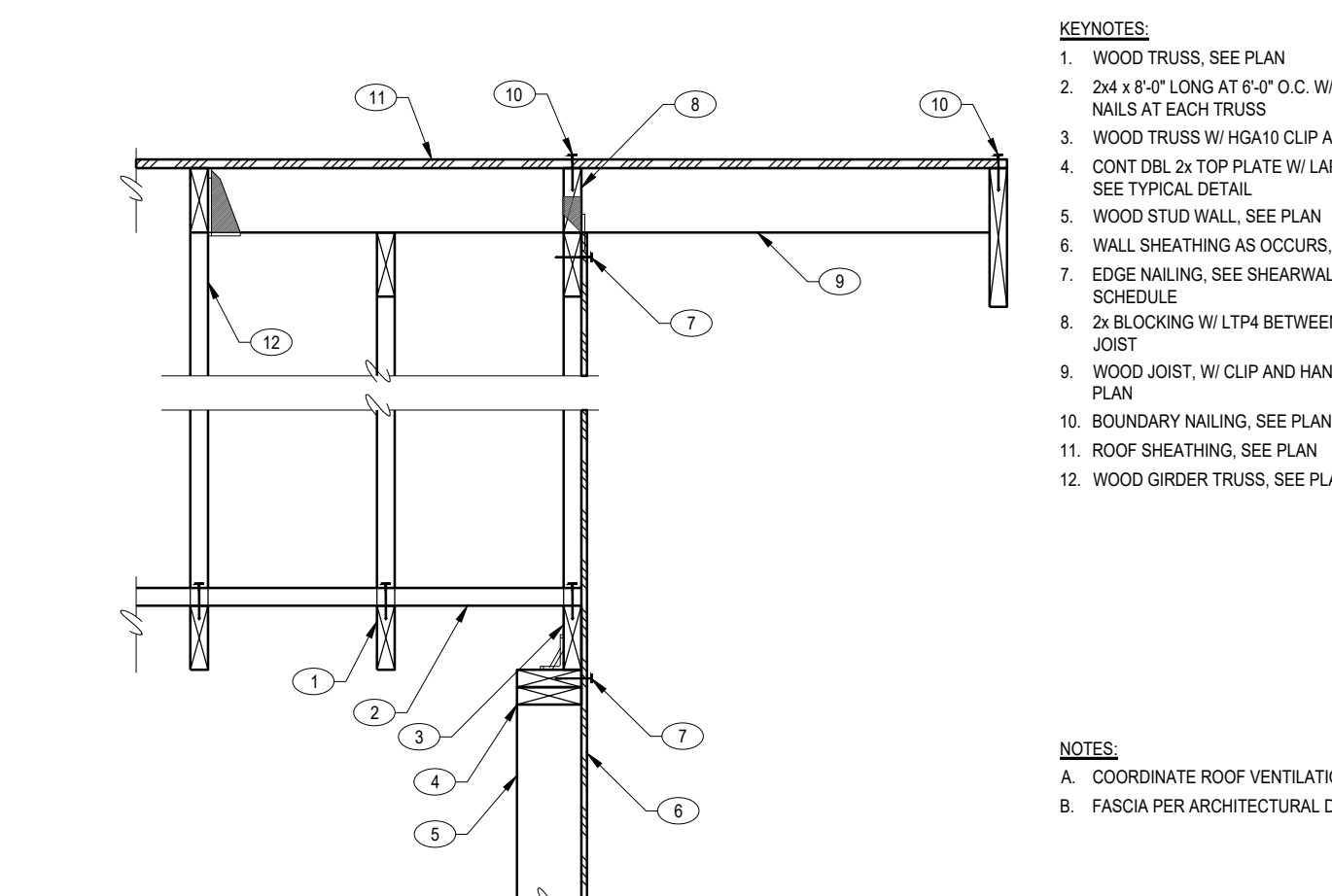
- KEYNOTES**
- WOOD TRUSS W/ CLIP, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - ROOF SHEATHING, SEE PLAN
  - 2x BLOCKING W/ (3) 16x NAILS BETWEEN EACH TRUSS
  - BOUNDARY NAILING, SEE PLAN
  - FUR DOWN PER ARCHITECTURAL

**NOTES**

A. NO WALL SHEATHING SPURCE BETWEEN BLOCKING AND TOP PLATE

B. COORDINATE ROOF VENTILATION

C. FASCIA PER ARCHITECTURAL DETAILS



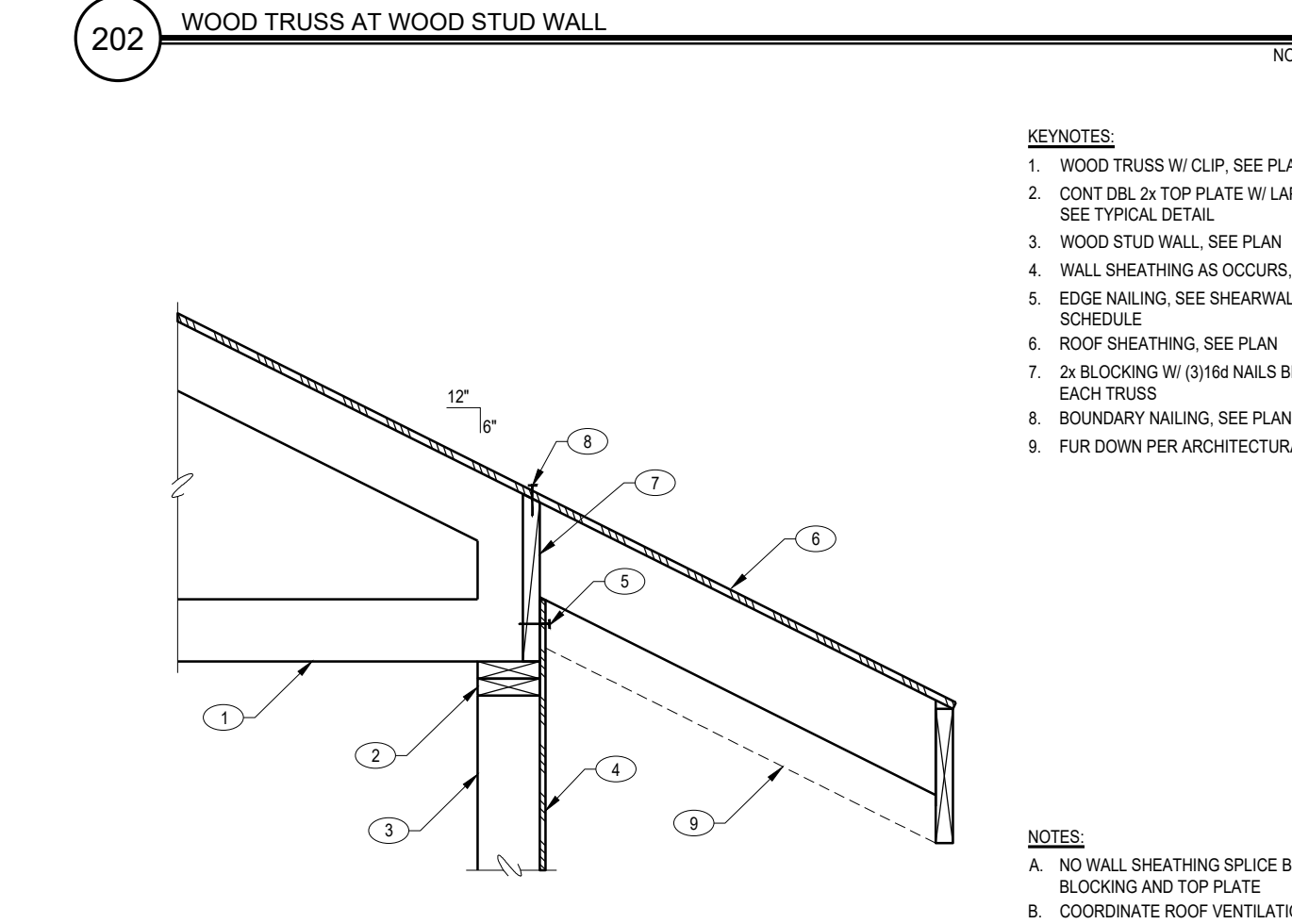
206 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS, SEE PLAN
  - 2x4 x 8" LONG AT 6" O.C. W/ (2) 16x NAILS AT EACH TRUSS
  - WOOD TRUSS W/ HANGROCK CLIP AT 36" O.C.
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x BLOCKING W/ LTH BETWEEN EACH JOIST
  - WOOD JOIST W/ CLIP AND HANGER SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - WOOD ORDER TRUSS, SEE PLAN

**NOTES**

A. COORDINATE ROOF VENTILATION

B. FASCIA PER ARCHITECTURAL DETAILS



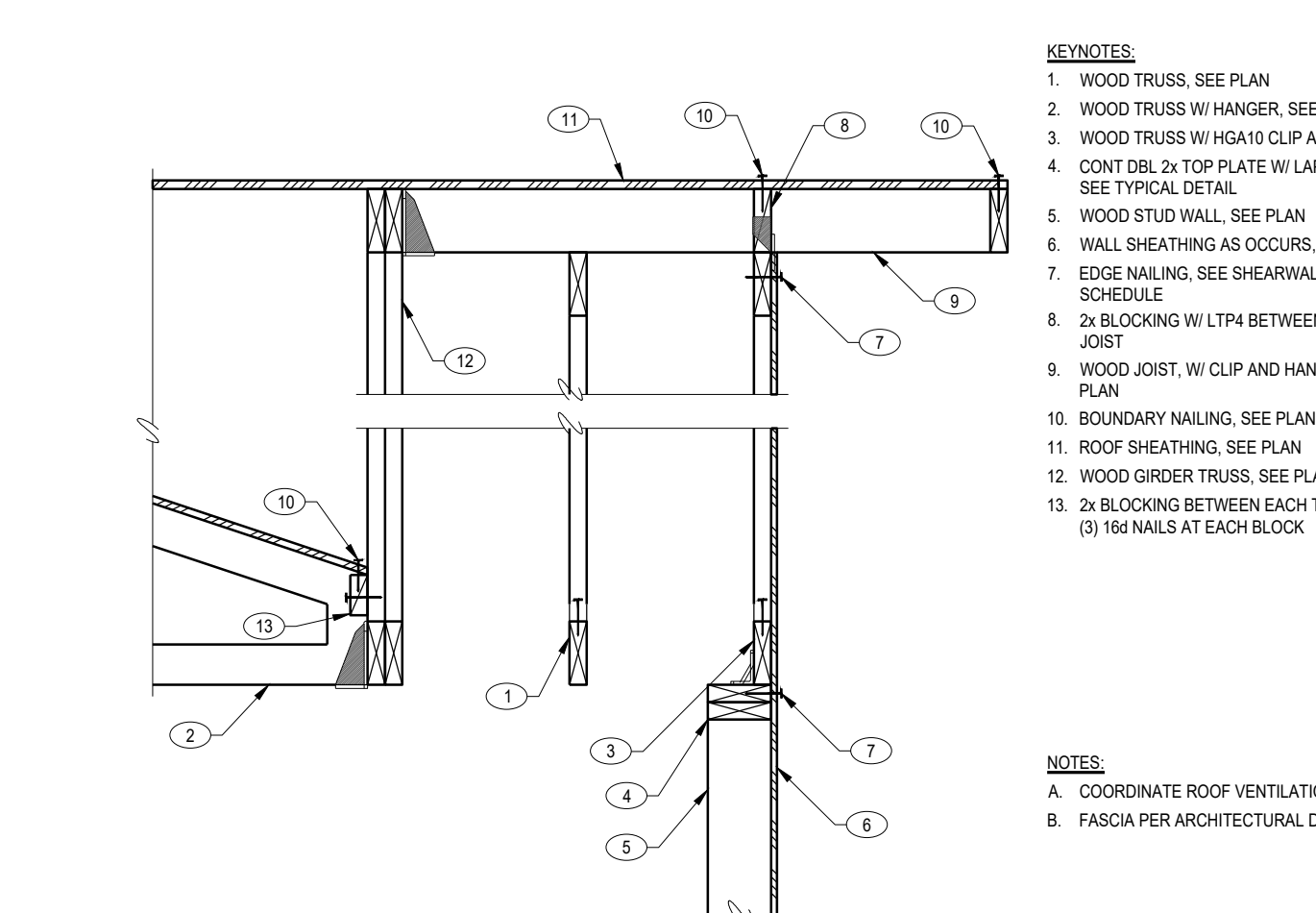
207 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS, SEE PLAN
  - WOOD TRUSS W/ HANGER, SEE PLAN
  - WOOD TRUSS W/ HANGROCK CLIP AT 36" O.C.
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x BLOCKING W/ LTH BETWEEN EACH JOIST
  - WOOD JOIST W/ CLIP AND HANGER SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - WOOD ORDER TRUSS, SEE PLAN
  - 2x BLOCKING BETWEEN EACH TRUSS W/ (3) 16x NAILS AT EACH BLOCK

**NOTES**

A. COORDINATE ROOF VENTILATION

B. FASCIA PER ARCHITECTURAL DETAILS



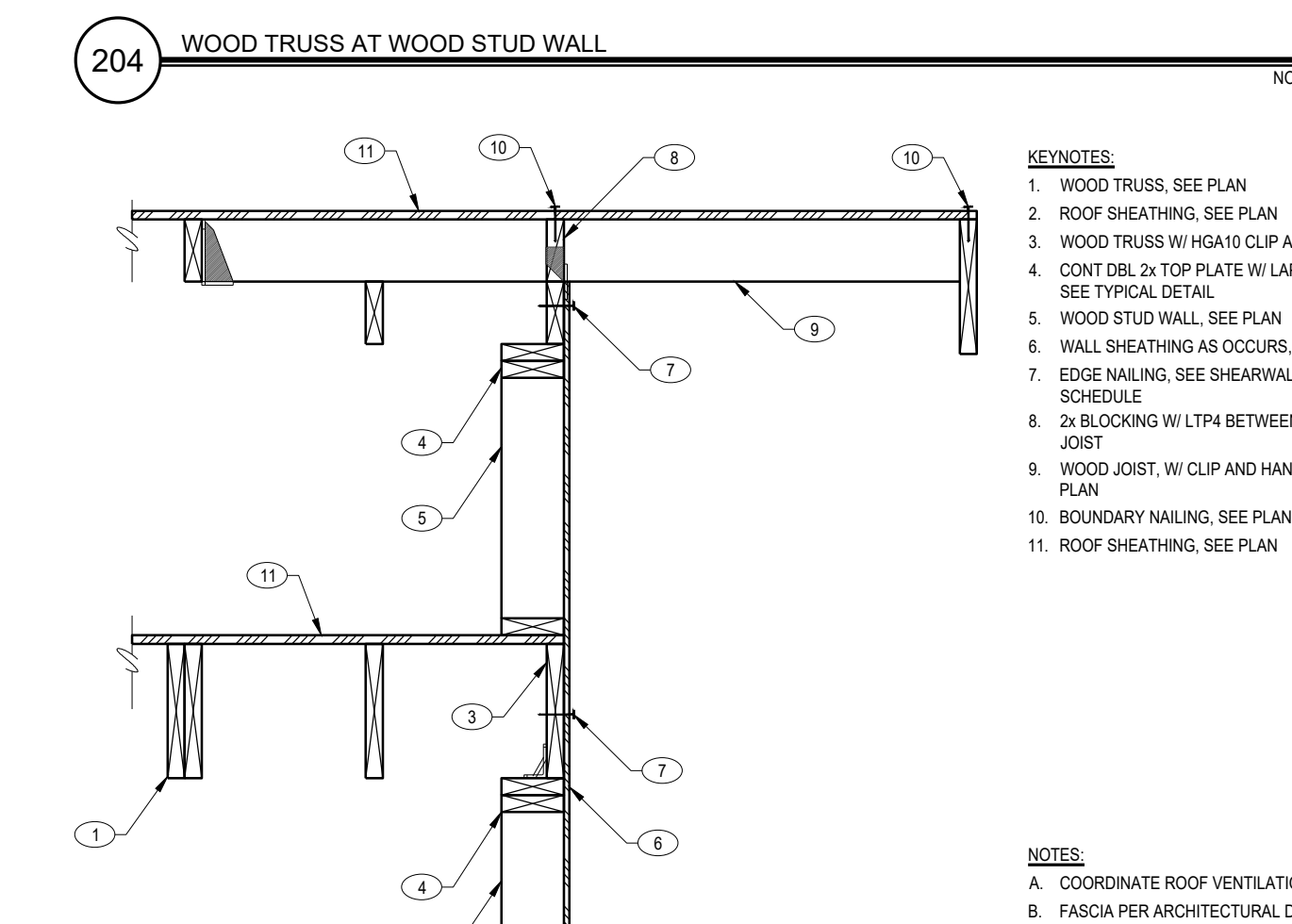
208 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS, SEE PLAN
  - WOOD TRUSS W/ HANGER, SEE PLAN
  - WOOD TRUSS W/ HANGROCK CLIP AT 36" O.C.
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x BLOCKING W/ LTH BETWEEN EACH JOIST
  - WOOD JOIST W/ CLIP AND HANGER SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - WOOD ORDER TRUSS, SEE PLAN
  - 2x BLOCKING BETWEEN EACH TRUSS W/ (3) 16x NAILS AT EACH BLOCK

**NOTES**

A. COORDINATE ROOF VENTILATION

B. FASCIA PER ARCHITECTURAL DETAILS



209 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES**
- WOOD TRUSS, SEE PLAN
  - WOOD TRUSS W/ HANGER, SEE PLAN
  - WOOD TRUSS W/ HANGROCK CLIP AT 36" O.C.
  - CONT DEL 2x TOP PLATE W/ LAP SPURCE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - 2x BLOCKING W/ LTH BETWEEN EACH JOIST
  - WOOD JOIST W/ CLIP AND HANGER SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - WOOD ORDER TRUSS, SEE PLAN
  - 2x BLOCKING BETWEEN EACH TRUSS W/ (3) 16x NAILS AT EACH BLOCK

**NOTES**

A. COORDINATE ROOF VENTILATION

B. FASCIA PER ARCHITECTURAL DETAILS

**PROJECT:** SHEEP MEADOW 113 SHEEP MEADOW KETCHUM, ID

**CLIENT:** CLIENT

**PROJECT MANAGER:** MB

**CAD OPERATOR:** DML

**JOB NO.:** #24-017

**DATE:** 3/14/24

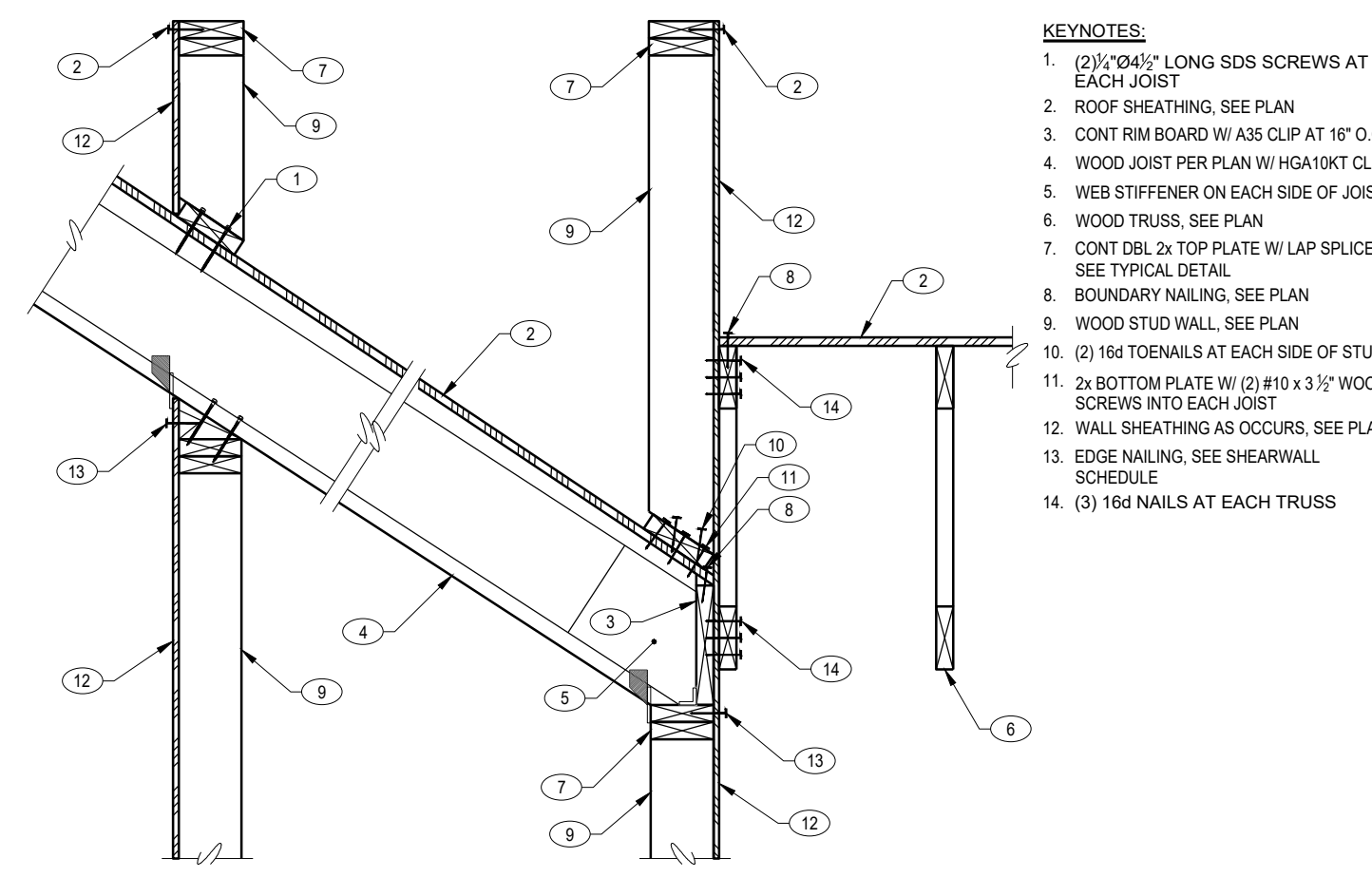
**COMPUTING ENGINEERING**  
Land Development  
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Civil  
GIS

**PH:** 208.640.9573  
**WWW:** www.KORE-4.com

**DATE:** 3/14/24 | **CURRENT REV.:** A

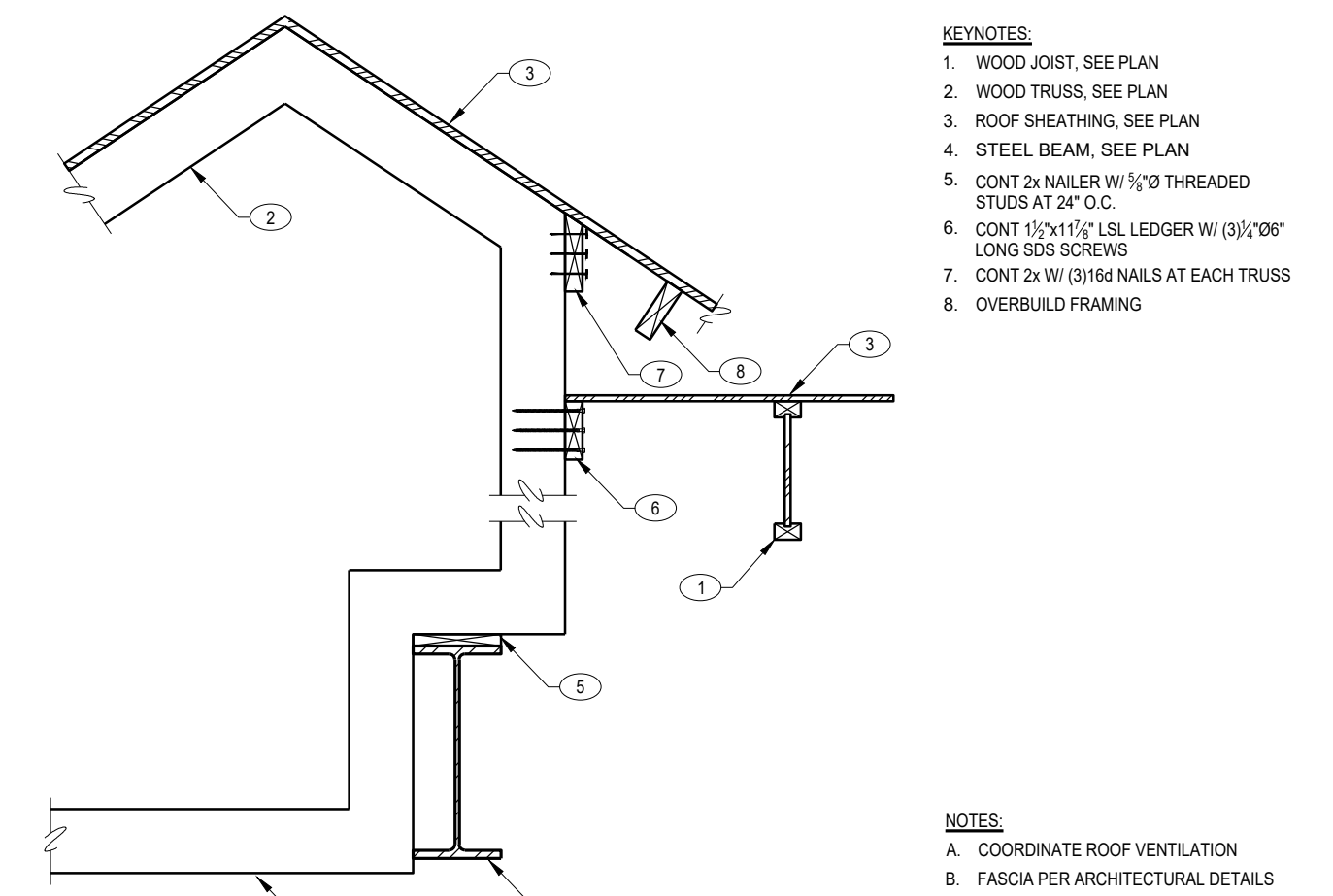
**ROOF FRAMING DETAILS**

**S5.0**



229 WOOD TRUSS AT WOOD STUD WALL NO SCALE

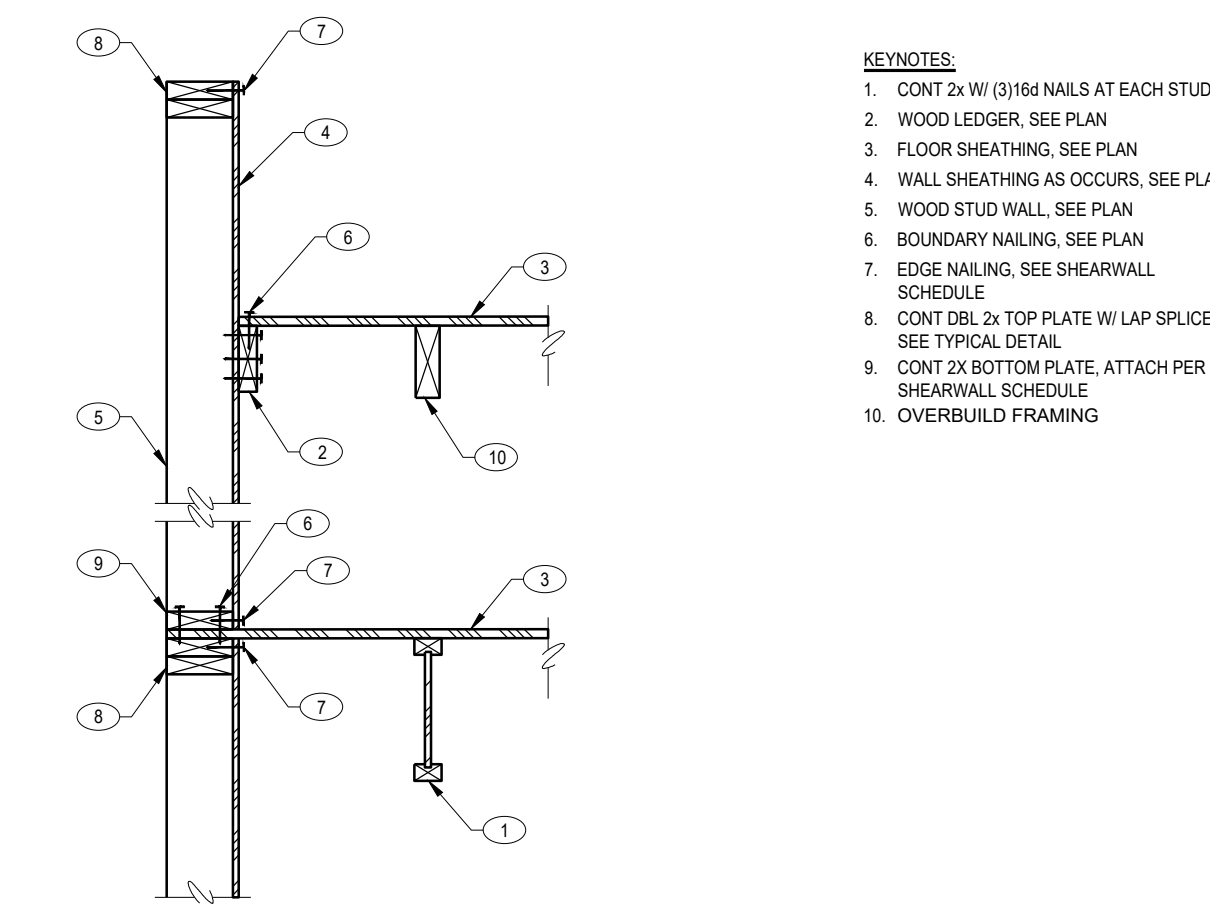
- KEYNOTES:**
- (2) 2x(24) LONG SDS SCREWS AT EACH JOIST
  - ROOF SHEATHING, SEE PLAN
  - CONT RIM BOARD W/ ASS CLIP AT 16" O.C.
  - WOOD JOIST PER PLAN W/ HGA/IKT CLIP
  - WEB STIFFENER ON EACH SIDE OF JOIST
  - WOOD TRUSS, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - BOUNDARY NAILING, SEE PLAN
  - WOOD STUD WALL, SEE PLAN
  - (2) 16d TCNAILS AT EACH SIDE OF STUD
  - 2x BOTTOM PLATE W/ (2) #10 x 3 1/2" WOOD SCREWS INTO EACH JOIST
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - (3) 16d NAILS AT EACH TRUSS



224 WOOD TRUSS AT STEEL BEAM NO SCALE

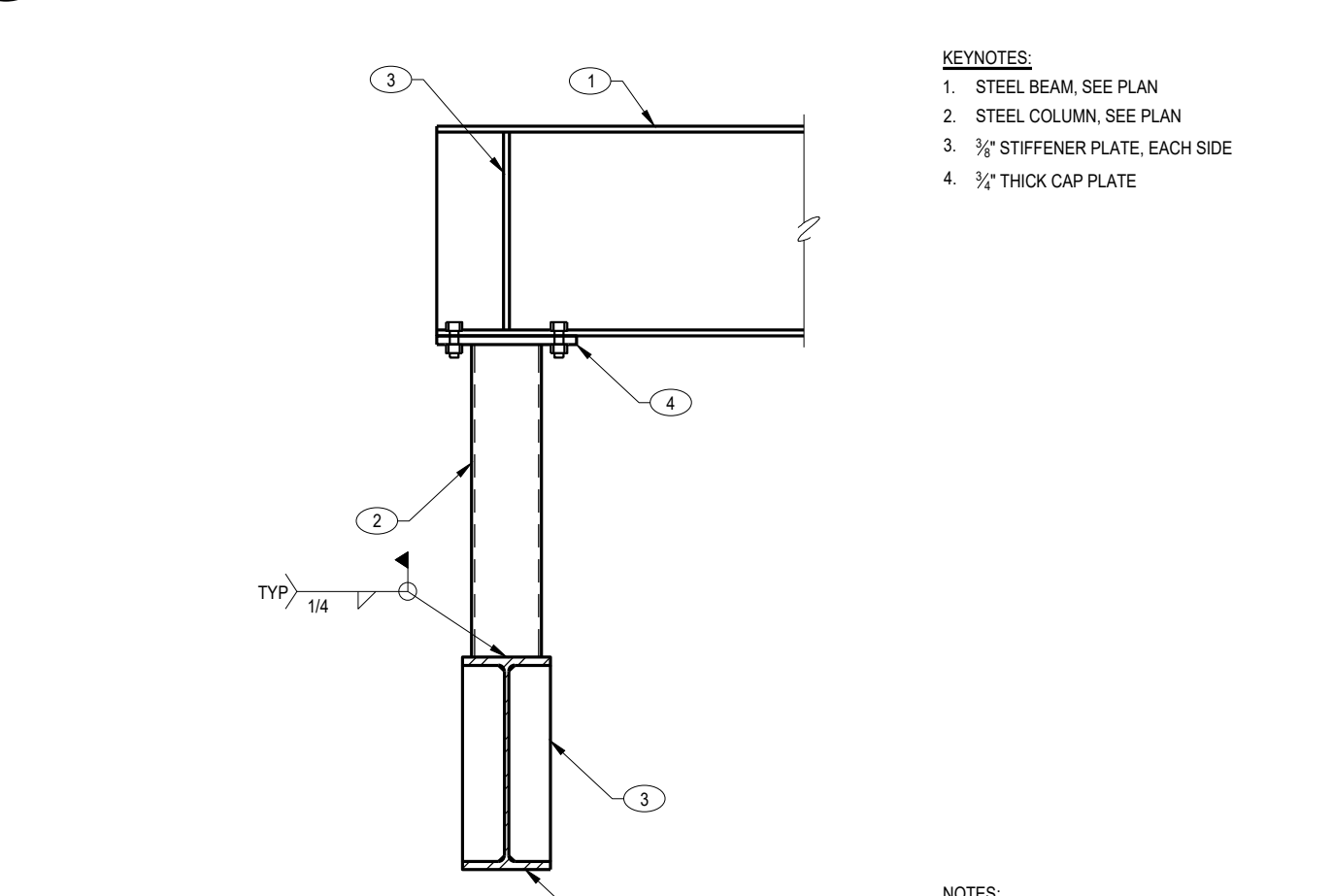
- KEYNOTES:**
- WOOD JOIST, SEE PLAN
  - WOOD TRUSS, SEE PLAN
  - ROOF SHEATHING, SEE PLAN
  - STEEL BEAM, SEE PLAN
  - CONT 2x WALKER W/ 1/2" THREADED STUDS AT 24" O.C.
  - CONT 1x 1 1/2" US LEGER W/ (3) 5/8" LONG SDS SCREWS
  - CONT 2x W/ 16d NAILS AT EACH TRUSS
  - OVERBUILD FRAMING

**NOTES:**  
A. COORDINATE ROOF VENTILATION  
B. FACED PER ARCHITECTURAL DETAILS



230 WOOD JOIST AT WOOD STUD WALL NO SCALE

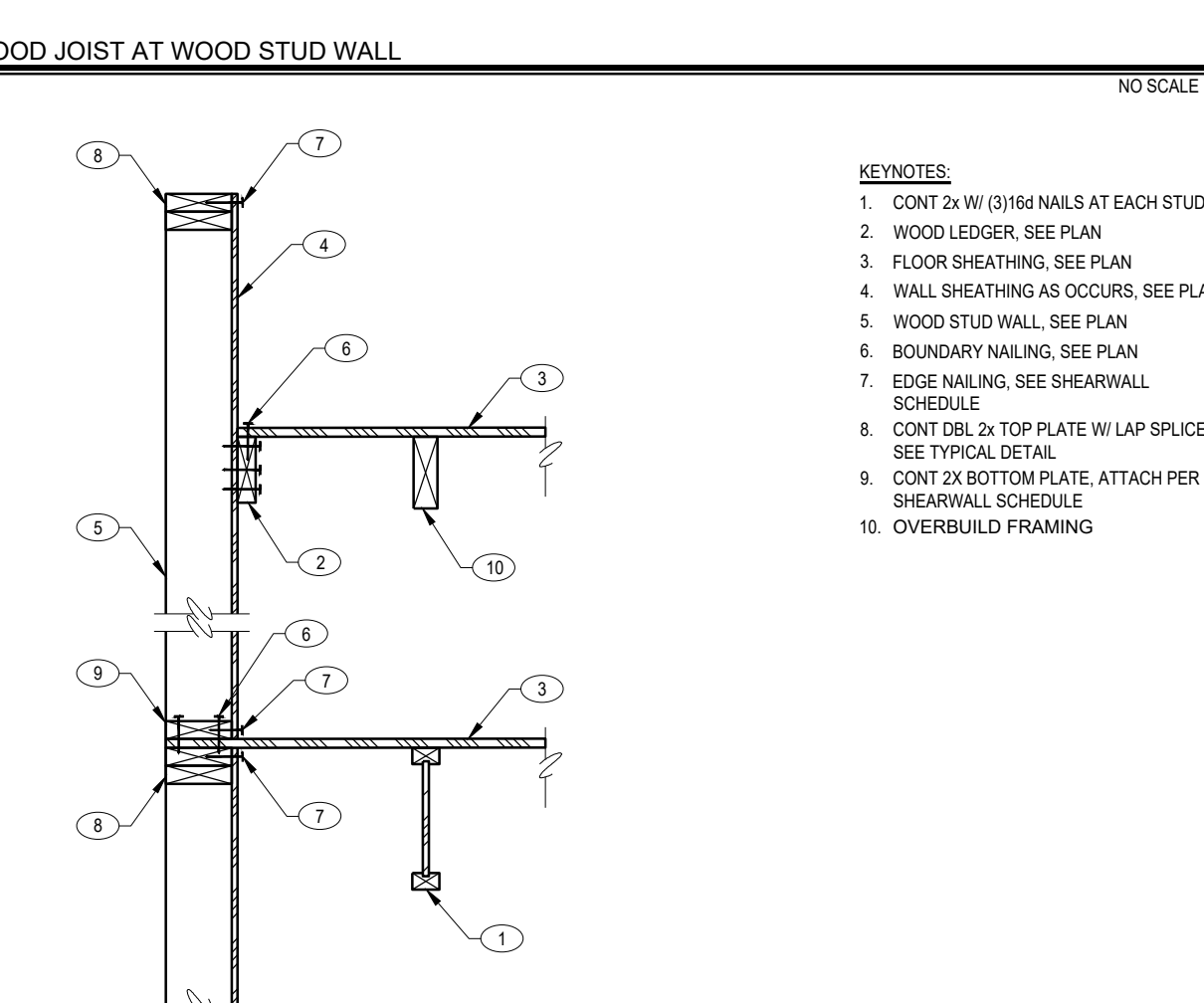
- KEYNOTES:**
- CONT 2x W/ (3) 16d NAILS AT EACH STUD
  - WOOD LEDGER, SEE PLAN
  - FLOOR SHEATHING, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - WOOD STUD WALL, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - CONT DEL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - OVERBUILD FRAMING



225 STEEL BEAMS AT STEEL COLUMN NO SCALE

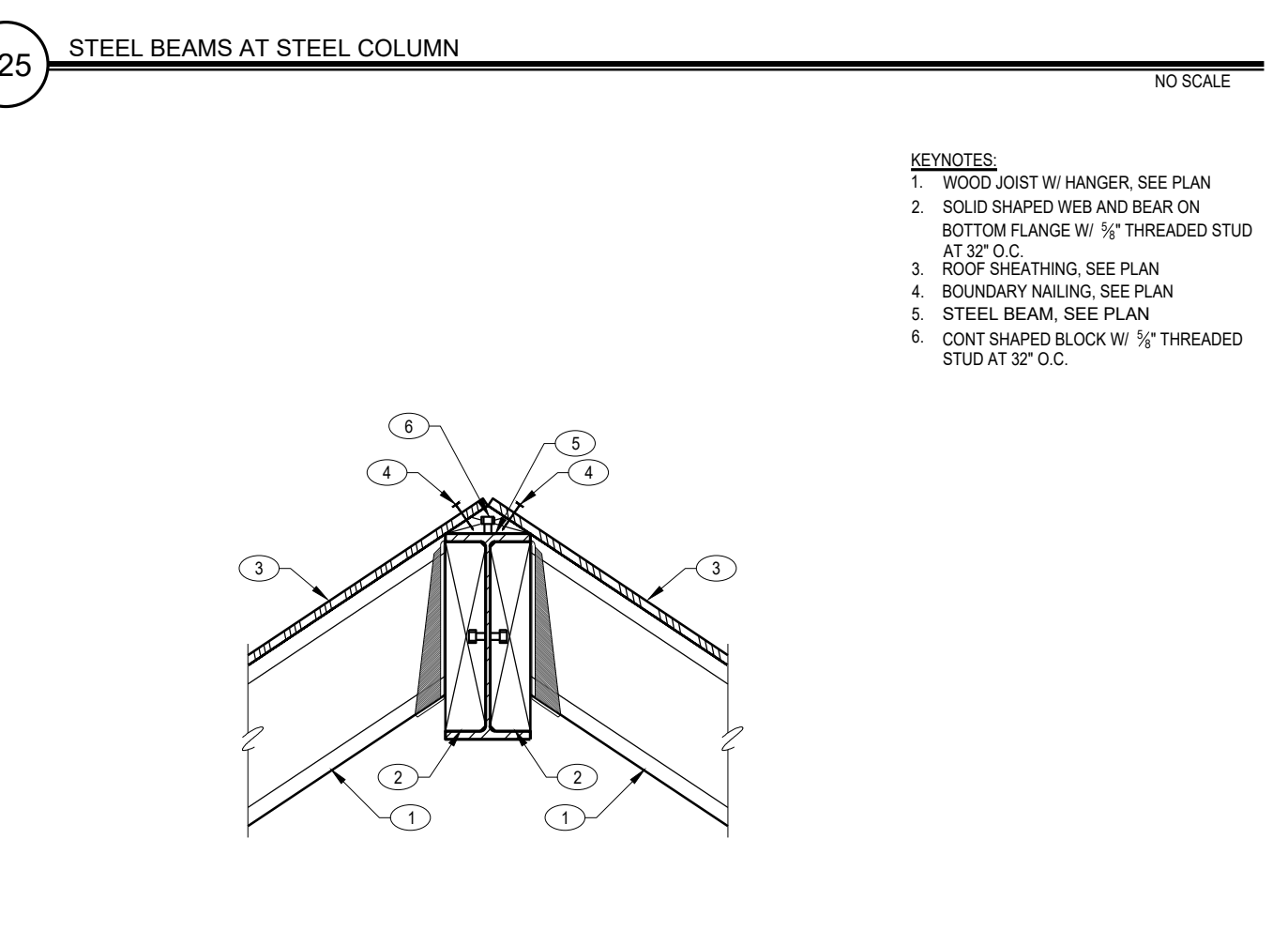
- KEYNOTES:**
- STEEL BEAM, SEE PLAN
  - STEEL COLUMN, SEE PLAN
  - 1/2" STIFFENER PLATE, EACH SIDE
  - 1/2" THICK CAP PLATE

**NOTES:**  
A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION



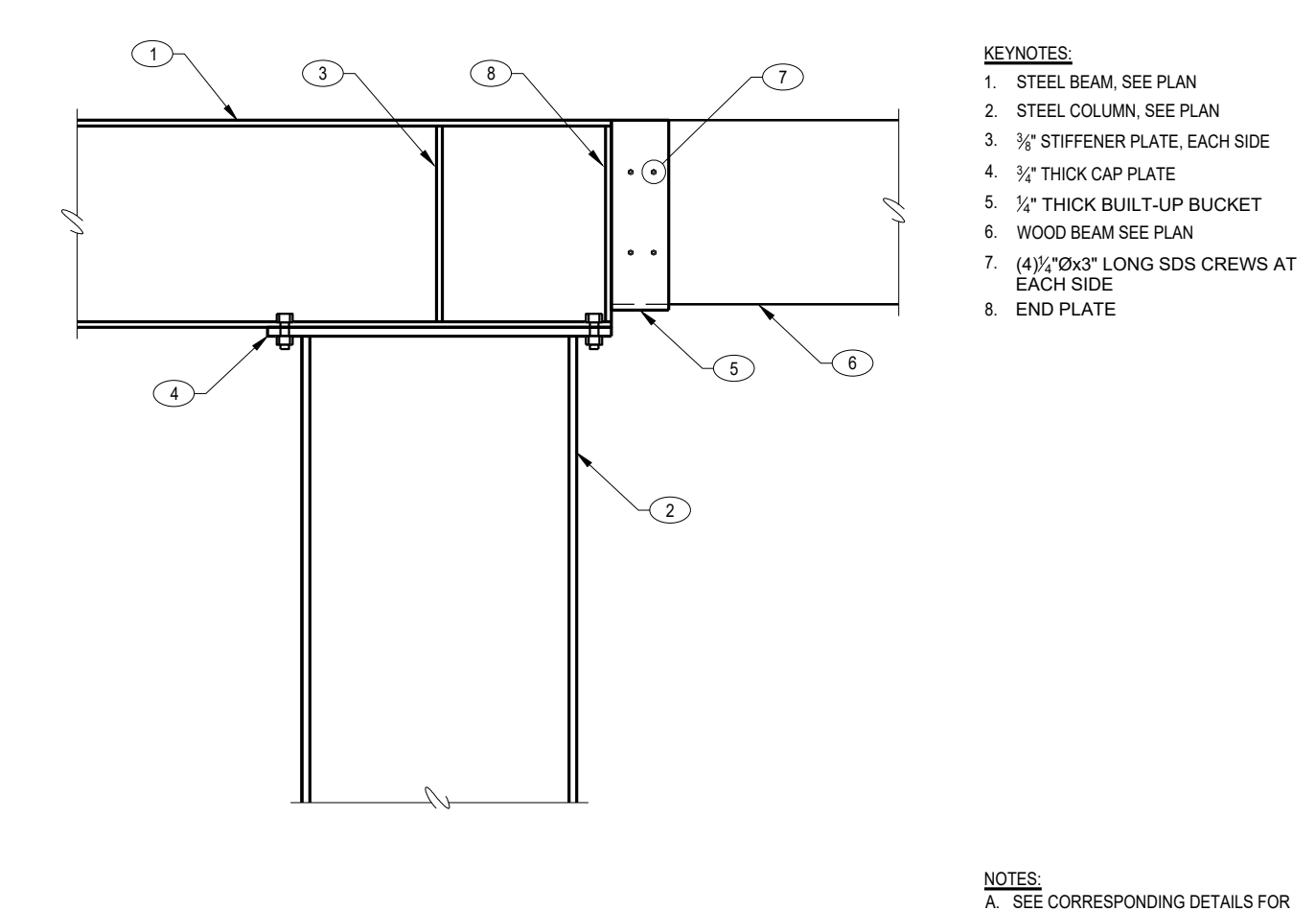
231 WOOD JOIST AT WOOD STUD WALL NO SCALE

- KEYNOTES:**
- CONT 2x W/ (3) 16d NAILS AT EACH STUD
  - WOOD LEDGER, SEE PLAN
  - FLOOR SHEATHING, SEE PLAN
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - WOOD STUD WALL, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE
  - CONT DEL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - CONT 2x BOTTOM PLATE, ATTACH PER SHEARWALL SCHEDULE
  - OVERBUILD FRAMING



226 WOOD JOIST AT STEEL BEAM NO SCALE

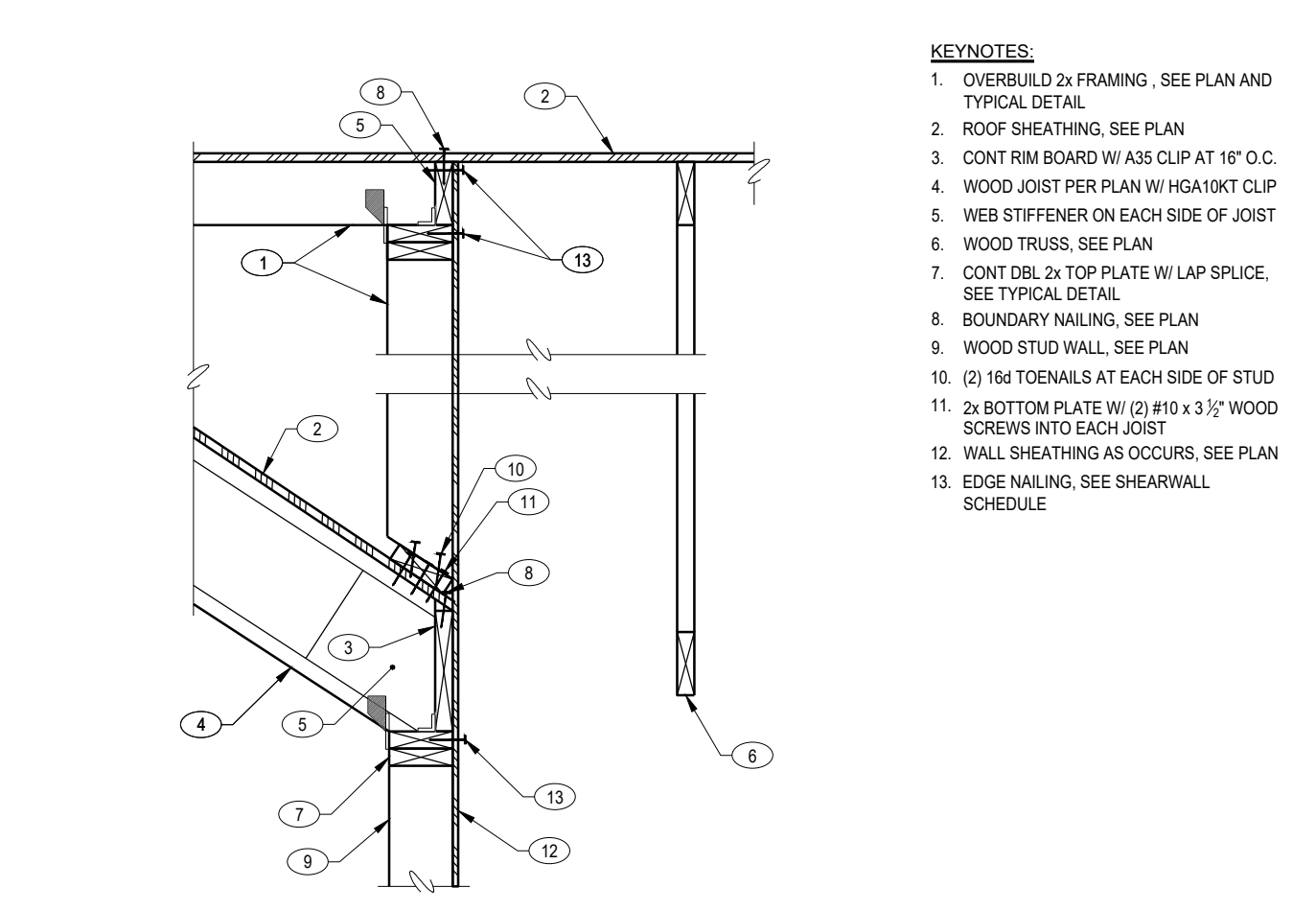
- KEYNOTES:**
- WOOD JOIST W/ HANGER, SEE PLAN
  - SOLID SHAPED WEB AND BEAM ON BOTTOM FLANGE W/ 1/2" THREADED STUD AT 24" O.C.
  - ROOF SHEATHING, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - STEEL BEAM, SEE PLAN
  - CONT SHAPED BLOCK W/ 1/2" THREADED STUD AT 24" O.C.



232 STEEL BEAMS AT STEEL COLUMN NO SCALE

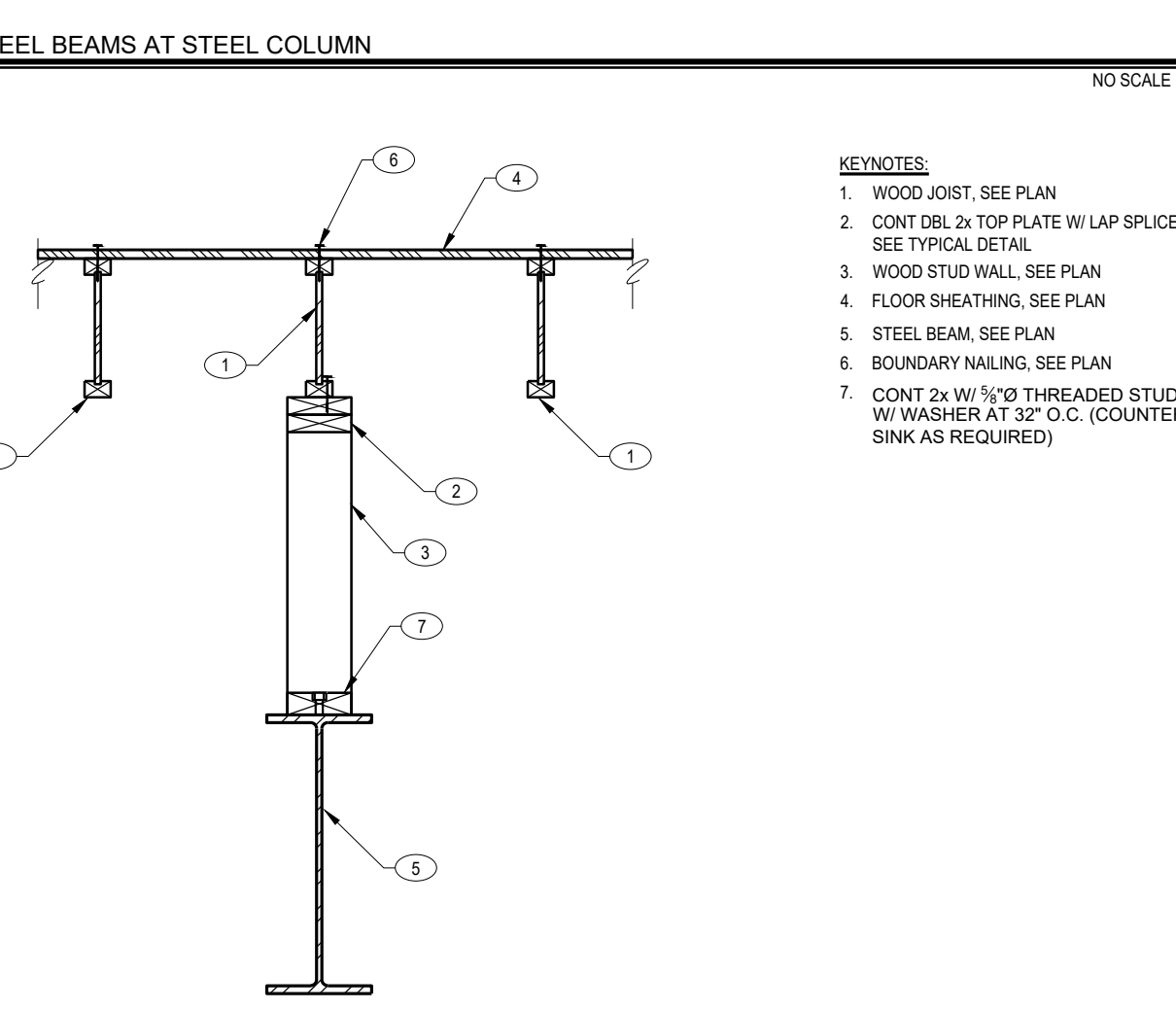
- KEYNOTES:**
- STEEL BEAM, SEE PLAN
  - STEEL COLUMN, SEE PLAN
  - 1/2" STIFFENER PLATE, EACH SIDE
  - 1/2" THICK CAP PLATE
  - 1/2" THICK BUILT-UP BUCKET
  - WOOD BEAM, SEE PLAN
  - (4) 1/2" LONG SDS SCREWS AT EACH END
  - END PLATE

**NOTES:**  
A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION



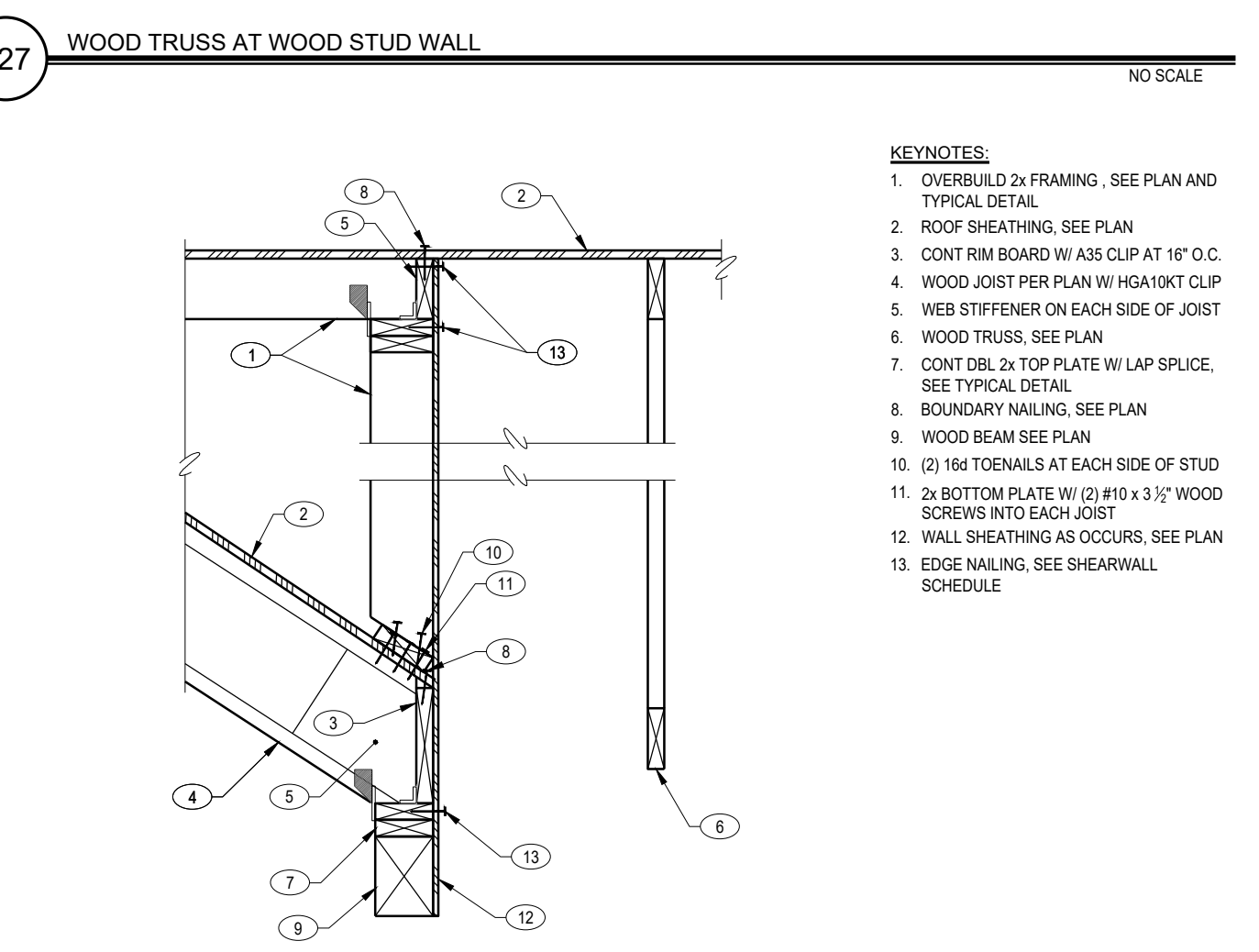
227 WOOD TRUSS AT WOOD STUD WALL NO SCALE

- KEYNOTES:**
- OVERBUILD 2x FRAMING, SEE PLAN AND TYPICAL DETAIL
  - ROOF SHEATHING, SEE PLAN
  - CONT RIM BOARD W/ ASS CLIP AT 16" O.C.
  - WOOD JOIST PER PLAN W/ HGA/IKT CLIP
  - WEB STIFFENER ON EACH SIDE OF JOIST
  - WOOD TRUSS, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - (2) 16d TCNAILS AT EACH SIDE OF STUD
  - 2x BOTTOM PLATE W/ (2) #10 x 3 1/2" WOOD SCREWS INTO EACH JOIST
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE



233 WOOD JOIST AT WOOD STUD WALL NO SCALE

- KEYNOTES:**
- WOOD JOIST, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - WOOD STUD WALL, SEE PLAN
  - FLOOR SHEATHING, SEE PLAN
  - STEEL BEAM, SEE PLAN
  - BOUNDARY NAILING, SEE PLAN
  - CONT 2x W/ 1/2" THREADED STUDS W/ WASHER AT 24" O.C. (COUNTER SINK AS REQUIRED)



228 WOOD TRUSS AT WOOD BEAM NO SCALE

- KEYNOTES:**
- OVERBUILD 2x FRAMING, SEE PLAN AND TYPICAL DETAIL
  - ROOF SHEATHING, SEE PLAN
  - CONT RIM BOARD W/ ASS CLIP AT 16" O.C.
  - WOOD JOIST PER PLAN W/ HGA/IKT CLIP
  - WEB STIFFENER ON EACH SIDE OF JOIST
  - WOOD TRUSS, SEE PLAN
  - CONT DEL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
  - BOUNDARY NAILING, SEE PLAN
  - WOOD BEAM, SEE PLAN
  - (2) 16d TCNAILS AT EACH SIDE OF STUD
  - 2x BOTTOM PLATE W/ (2) #10 x 3 1/2" WOOD SCREWS INTO EACH JOIST
  - WALL SHEATHING AS OCCURS, SEE PLAN
  - EDGE NAILING, SEE SHEARWALL SCHEDULE

REVISION	DATE	BY	DESCRIPTION

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**PROJECT:** SHEEP MEADOW  
113 SHEEP MEADOW  
KETCHUM, ID

**CLIENT:** CLIENT

**PROJECT MANAGER:** MB

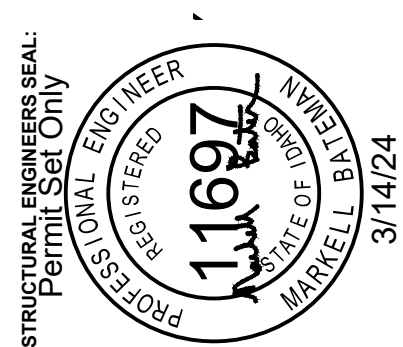
**CAD OPERATOR:** DML

**JOB NO.:** #24-017

**Consulting Engineering  
Land Surveying  
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**PH: 208.640.5573  
WWW.KORE-IL.COM**

**Idaho Falls, ID 83404**



**PROJECT MANAGER:** MB

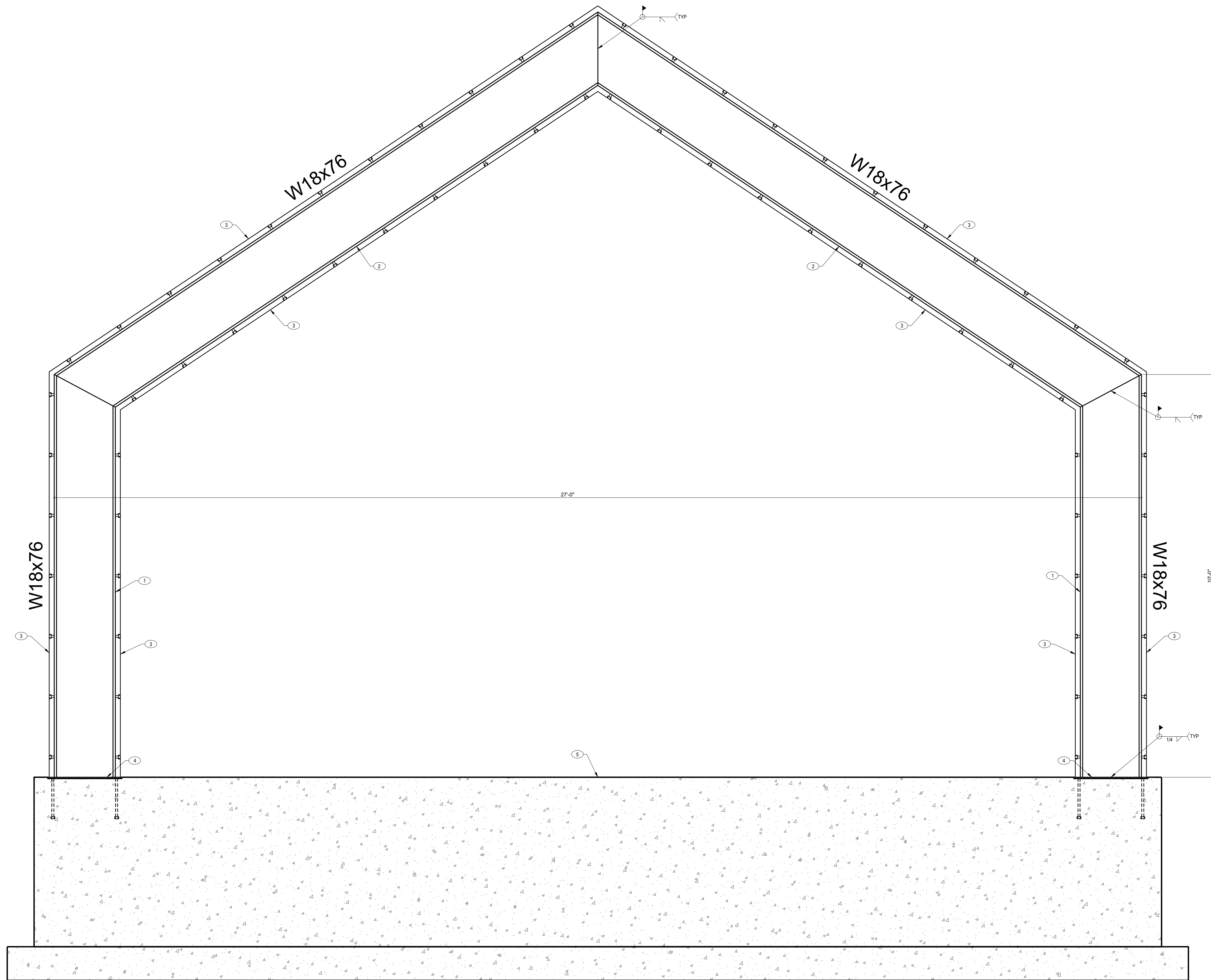
**CAD OPERATOR:** DML

**JOB NO.:** #24-017

**DATE:** 3/14/24 | **CURRENT REV.:** A







- REVISIONS**
1. STEEL COLUMN, SEE PLAN
  2. STEEL BEAM, SEE PLAN
  3. 2x NAILED W/ 1/8" THREADED STUDS AT 16" O.C.
  4. 1/2"x10" 1" PLATE W/ 1/4" 1/2"x12" LONG HEADED STUDS
  5. CONCRETE FOUNDATION, SEE PLAN

**NOTE**  
 A. SEE CORRESPONDING DETAILS FOR ADDITIONAL INFORMATION.  
 B. CONTRACTOR AND ARCHITECT TO VERIFY DIMENSIONS PRIOR TO FABRICATION.

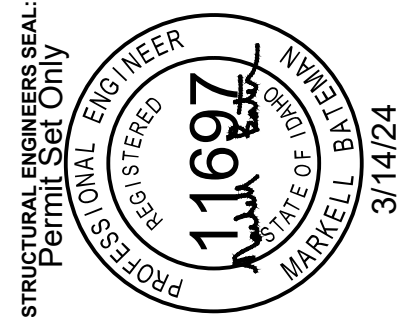
401 MOMENT FRAME AT FOUNDATION NO SCALE

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

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**PROJECT:**  
 SHEEP MEADOW  
 113 SHEEP MEADOW  
 KETCHUM, ID

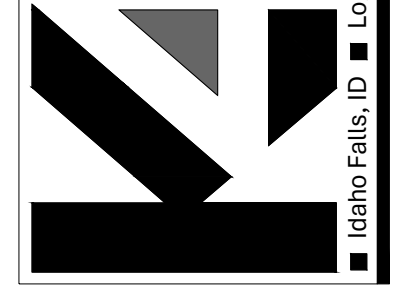
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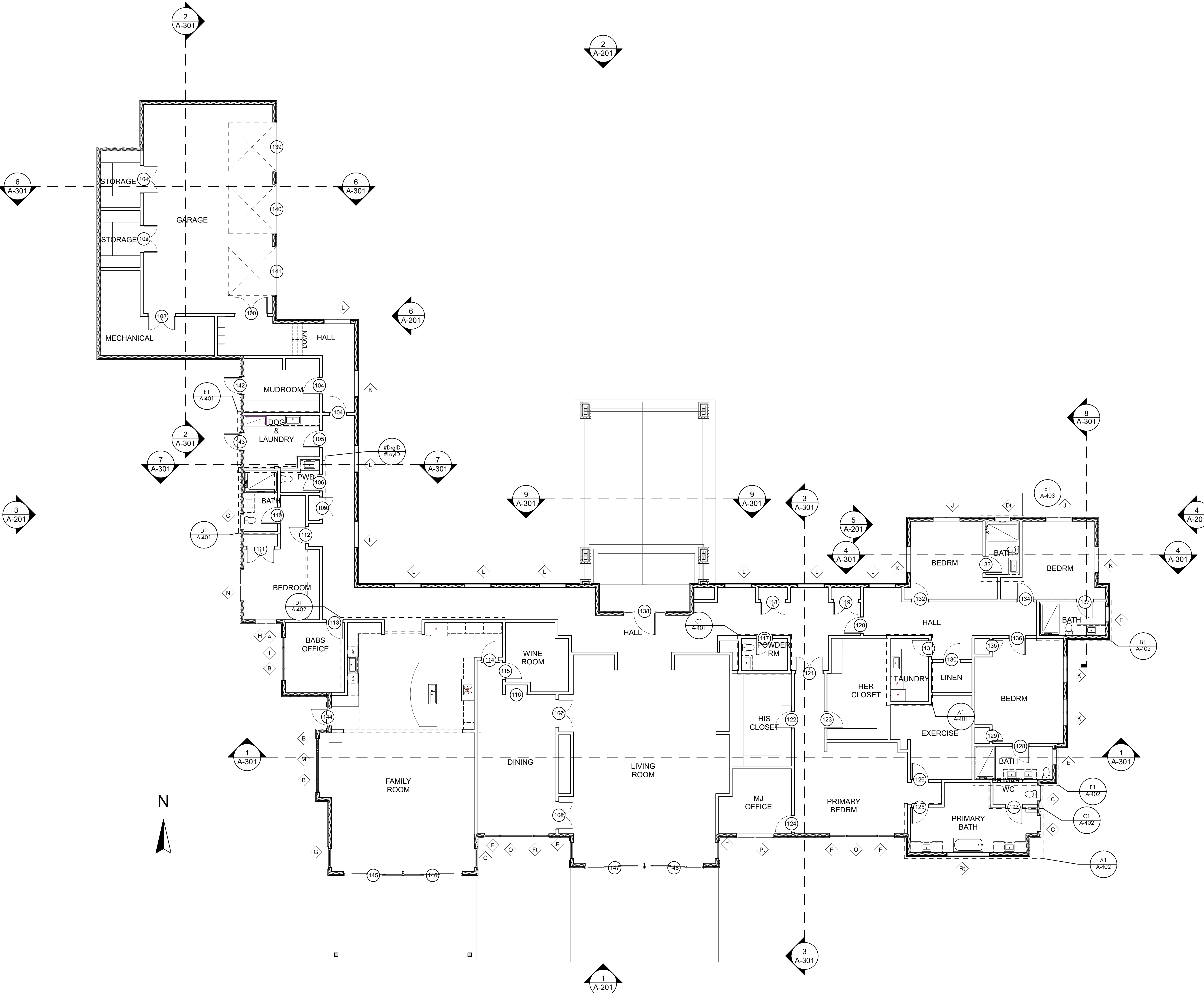
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**CAD OPERATOR:** DML  
**JOB NO.:** #24-017

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**1** FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**FLOOR PLAN GENERAL NOTES**

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 4" TO INSIDE CORNER OF INTERSECTING WALLS UNLESS SPECIFICALLY NOTED OTHERWISE
- C. SEE G-003 FOR TYPICAL DETAILS PERTAINING TO DOOR STOP BACKING AND STAGGERED OUTLET DETAILS.

**FLOOR PLAN LEGEND**

ROOM NAME  
ROOM NUMBER



LICENSED ARCHITECT  
AR 986227  
03/15/2024  
Original documents signed by:  
JONATHAN LYLE GALLUP  
STATE OF IDAHO  
Date original documents signed: 3/15/24

- STRUCTURAL**  
KORE 4  
2295 N YELLOWSTONE HWY, SUITE 6  
IDAHO FALLS, ID 83401  
PHONE: (208) 640-5673
- MECHANICAL / PLUMBING**  
XL ENGINEERING  
5257 WILD DUNES LN.  
IDAHO FALLS, ID 83404  
PHONE: (208) 709-3111
- ELECTRICAL**  
XL ENGINEERING  
5257 WILD DUNES LN.  
IDAHO FALLS, ID 83404  
PHONE: (208) 709-3111
- CIVIL**  
BENCHMARK ASSOCIATES  
100 BELL DR.  
KETCHUM, ID 83340  
PHONE: (208) 726-9512
- LANDSCAPE ARCHITECT**  
BYLA  
323 LEWIS ST., SUITE N  
KETCHUM, ID 83340  
PHONE: (208) 721-8931
- DESIGNER**  
COLOR FORM & SPACE  
44 RIDGE ROAD  
CONCORD, NH 03301  
PHONE: (415) 205-7922

113 SHEEP MEADOW KETCHUM, ID 83340

**JOHN RESIDENCE**

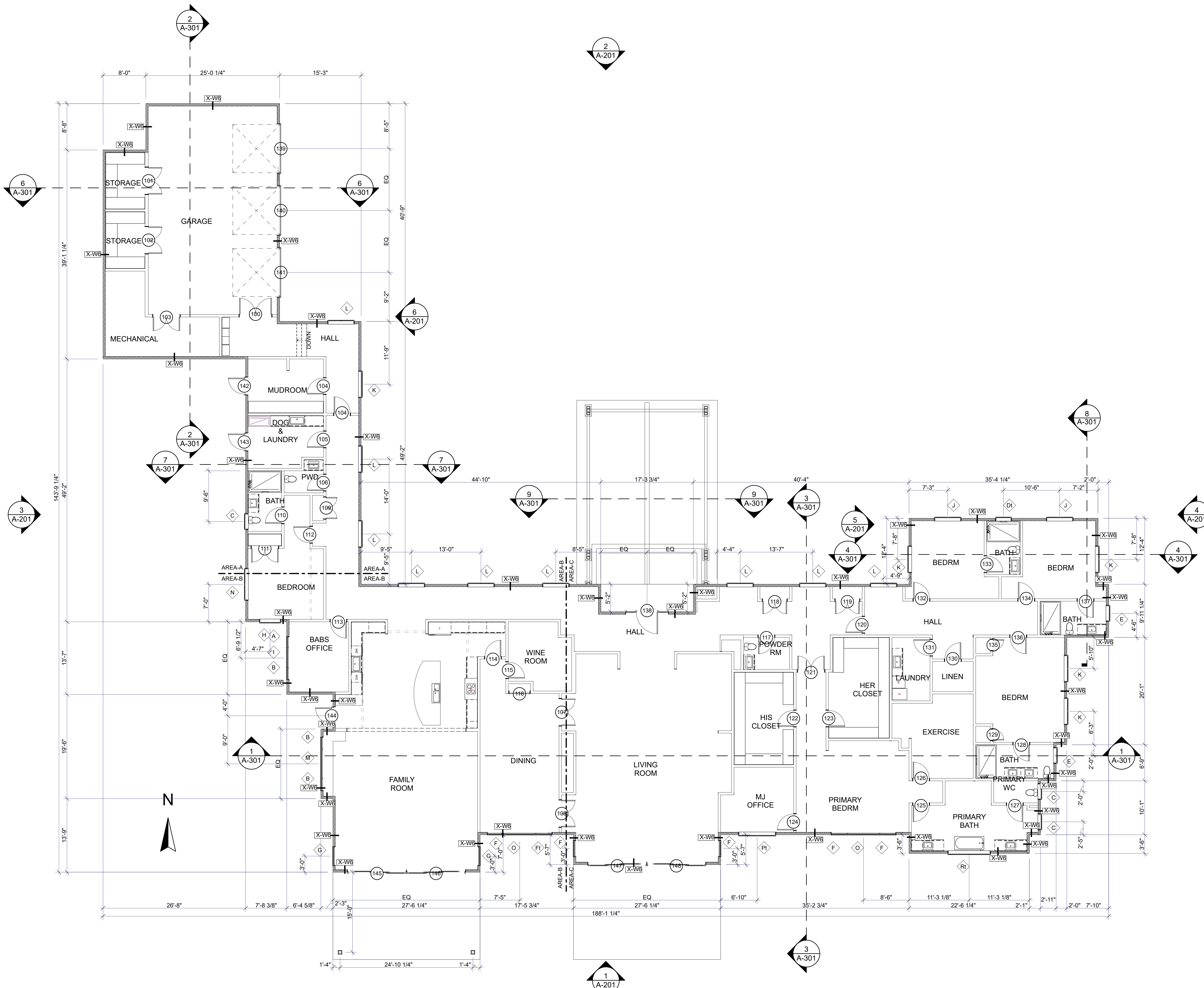
ID	DATE	DESCRIPTION
00	3/15/24	Issue for AHI review

Project No. 24010  
FIRST FLOOR PLAN

**A-100**

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**1** FIRST FLOOR DIMENSION PLAN  
SCALE: 1/8" = 1'-0"

**DIMENSIONED PLAN GENERAL NOTES**

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 4" TO INSIDE CORNER OF INTERSECTING WALLS UNLESS SPECIFICALLY NOTED OTHERWISE
- C. CRITICAL DIMENSIONS ARE SHOWN. IF DIMENSIONS ARE NOT INDICATED WITHIN A STRING OF DIMENSIONS, THE MISSING DIMENSION IS THE DESIRED SEGMENT THAT CAN ALLOW FOR SLIGHT ADJUSTMENTS IN LENGTH.

**FRAMED ASSEMBLIES LEGEND**

PREFIX	MATERIAL	THICKNESS	FIRE RATING	SUFFIX
X	Concrete	4	F5	S
Exterior Wall		(3 1/2")	0.5 hours	Sound Insul.
	Steel	6	F1	T
	(5 1/2")		1 hours	Thermal Insul.
	Wood	8	F2	sh
	(7 1/4")		2 hours	Sheathing
	M	10	F3	
	Masonry	(9 1/4")	3 hours	
	E	12		
	LSL	(11 1/4")		

**EXAMPLES:**  
**[X-WB]** - EXTERIOR WOOD FRAMED 2X6 SHEAR WALL, 1HR FIRE RATING  
**[S3F2S]** - INTERIOR STEEL FRAMED 2.625" STUD, 2HR FIRE RATING, SOUND INSULATION

**NOTE**  
 1. ASSEMBLIES WITHOUT A PREFIX ARE TO BE INTERIOR WALLS.  
 2. "THICKNESS" TO BE THE NOMINAL SIZE INDICATED IN THE ASSEMBLY TYPE.  
 3. ALL WALLS ARE TO BE FULL HEIGHT UNLESS NOTED OTHERWISE.  
 4. EXTERIOR WALLS ARE TO HAVE SHEATHING AND BE FULLY THERMALLY INSULATED.

**RESIN ARCHITECTURE**

305 1st STREET  
 IDAHO FALLS, ID 83401  
 PH: 208.757.2500

LICENSED ARCHITECT  
 AR 986227  
 03/15/2024  
 JONATHAN LYLE GALLUP  
 STATE OF IDAHO  
 Original documents signed by:  
 JONATHAN GALLUP  
 Date original documents signed:  
 3/15/24

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**DESIGNER**

COLOR FORM & SPACE  
 44 RIDGE ROAD  
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**JOHN RESIDENCE**  
 113 SHEEP MEADOW KETCHUM, ID 83340

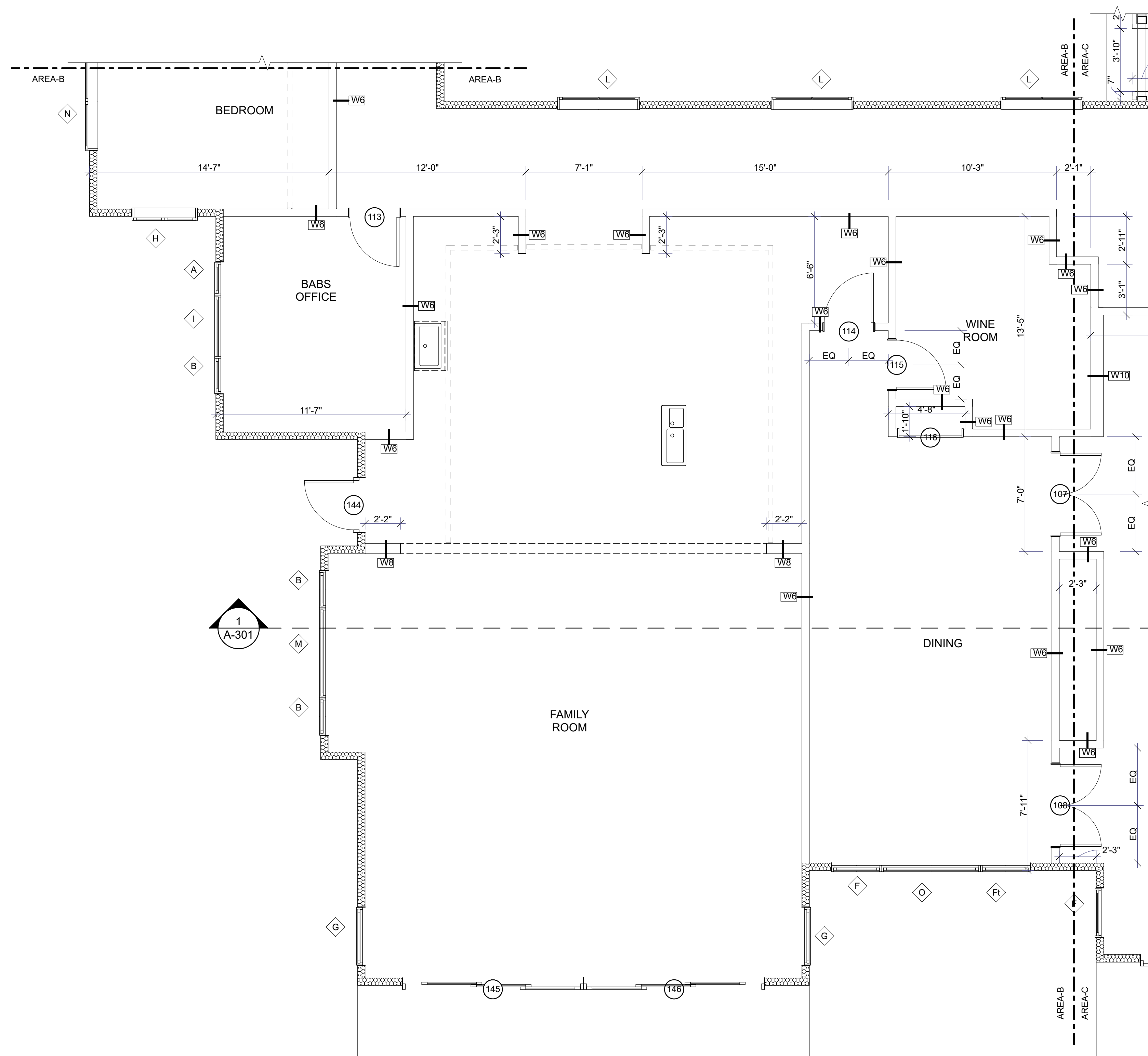
Project No. 24010  
**FIRST FLOOR DIMENSION PLAN**

**A-101**

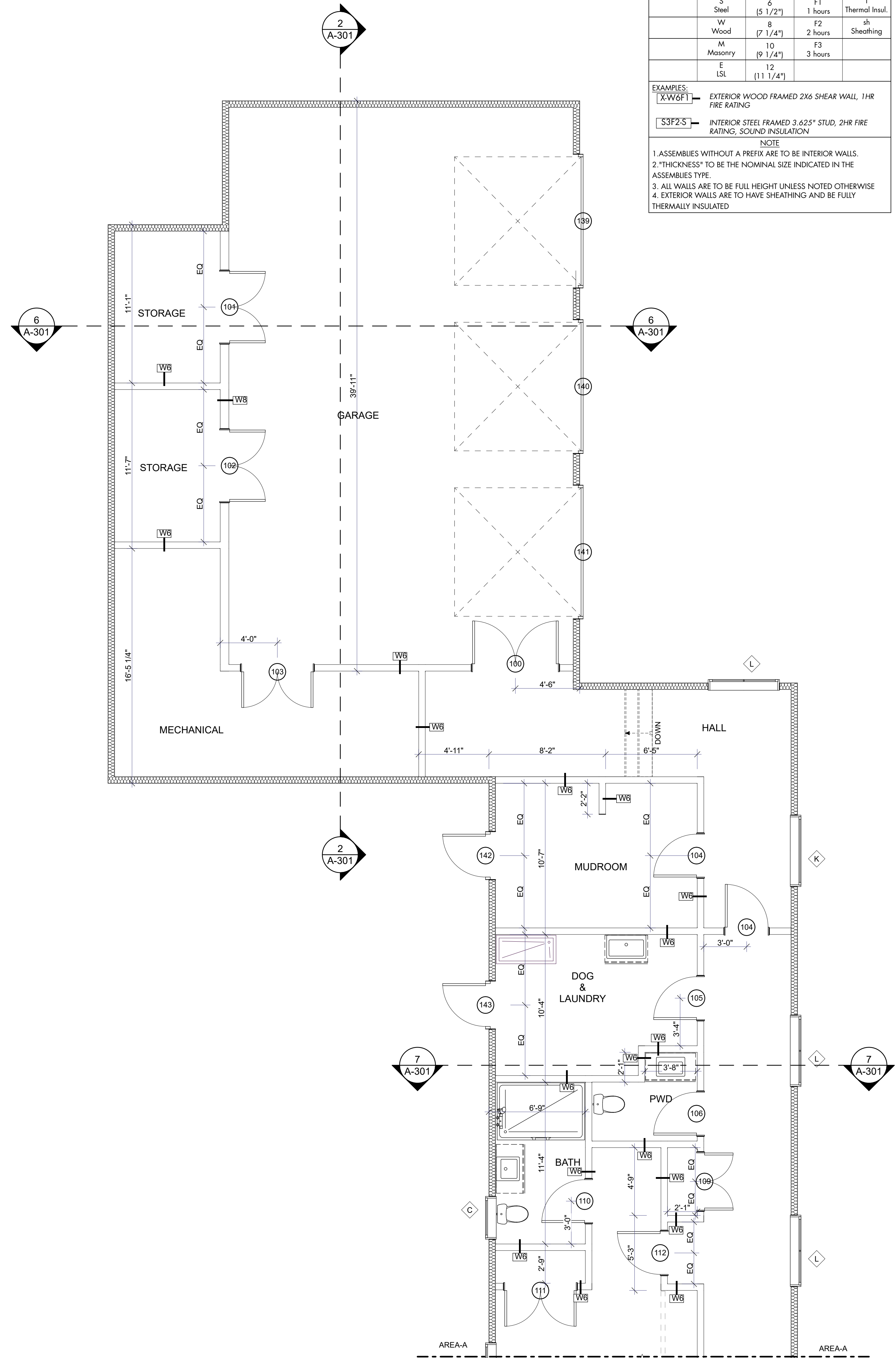
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**2 AREA-B DIMENSION PLAN**  
SCALE: 1/4" = 1'-0"



**1 AREA-A DIMENSION PLAN**  
SCALE: 1/4" = 1'-0"

**DIMENSIONED PLAN GENERAL NOTES**

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 4" TO INSIDE CORNER OF INTERSECTING WALLS UNLESS SPECIFICALLY NOTED OTHERWISE
- C. CRITICAL DIMENSIONS ARE SHOWN. IF DIMENSIONS ARE NOT INDICATED WITHIN A STRING OF DIMENSIONS, THE MISSING DIMENSION IS THE DESIRED SEGMENT THAT CAN ALLOW FOR SLIGHT ADJUSTMENTS IN LENGTH.

PREFIX	MATERIAL	THICKNESS	FIRE RATING	SUFFIX
X	Concrete	4	F 5	S
EW	Exterior Wall	(3 1/2")	0.5 hours	Sound Insul.
S	Steel	6	F1	T
W	Wood	(5 1/2")	1 hours	Thermal Insul.
WV	Wood	8	F2	sh
M	Masonry	(7 1/4")	2 hours	Sheathing
M	Masonry	(9 1/4")	3 hours	
E	LSL	12	(11 1/4")	

EXAMPLES:  
 [XVGF] - EXTERIOR WOOD FRAMED 2X6 SHEAR WALL, 1HR FIRE RATING  
 [S3F2S] - INTERIOR STEEL FRAMED 2.625" STUD, 2HR FIRE RATING, SOUND INSULATION

NOTE  
 1. ASSEMBLIES WITHOUT A PREFIX ARE TO BE INTERIOR WALLS.  
 2. "THICKNESS" TO BE THE NOMINAL SIZE INDICATED IN THE ASSEMBLY TYPE.  
 3. ALL WALLS ARE TO BE FULL HEIGHT UNLESS NOTED OTHERWISE.  
 4. EXTERIOR WALLS ARE TO HAVE SHEATHING AND BE FULLY THERMALLY INSULATED.

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 AR 986227  
 03/15/2024  
 JONATHAN LYLE GALLUP  
 STATE OF IDAHO

Original documents signed by:  
 JONATHAN GALLUP  
 Date original documents signed:  
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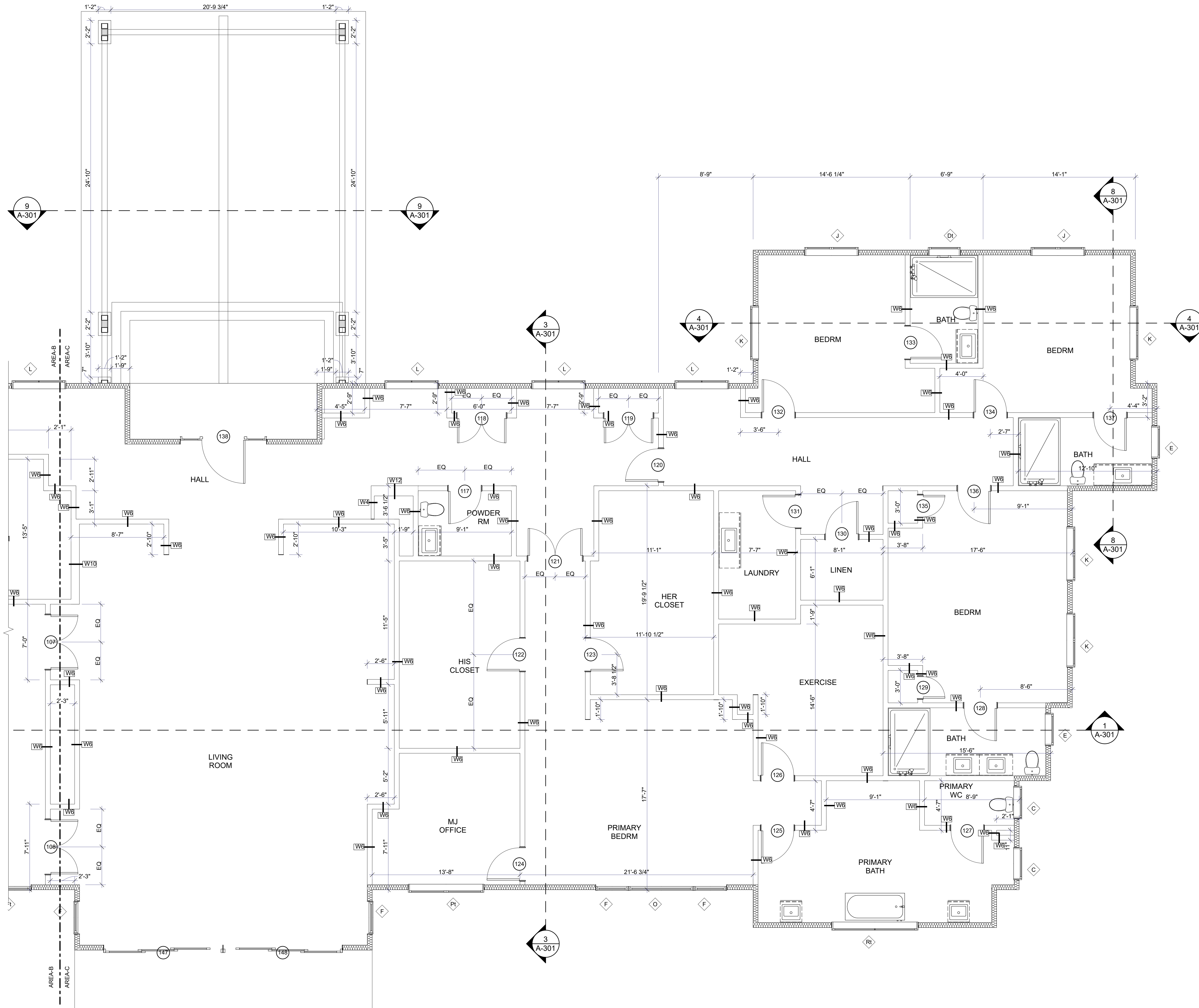
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JOHN RESIDENCE  
 113 SHEEP MEADOW KETCHUM, ID 83340

ID	DATE	DESCRIPTION
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Project No. 24010  
**ENLARGED AREA-A & B DIMENSION PLAN**

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**1 AREA-C DIMENSION PLAN**  
SCALE: 1/4" = 1'-0"

**DIMENSIONED PLAN GENERAL NOTES**

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
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FRAMED ASSEMBLIES LEGEND				
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X	Concrete	4	F5	S
Exterior Wall		(3 1/2")	0.5 hours	Sound Insul.
	Steel	6	F1	T
	(5 1/2")		1 hours	Thermal Insul.
	Wood	8	F2	sh
	(7 1/4")		2 hours	Sheathing
	Masonry	10	F3	
	(9 1/4")		3 hours	
	E LSL	12	(11 1/4")	

EXAMPLES:  
**[XW6F1]** EXTERIOR WOOD FRAMED 2X6 SHEAR WALL, 1HR FIRE RATING  
**[S3F2S]** INTERIOR STEEL FRAMED 2.625" STUD, 2HR FIRE RATING, SOUND INSULATION

NOTE  
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 4. EXTERIOR WALLS ARE TO HAVE SHEATHING AND BE FULLY THERMALLY INSULATED.

**RESIN ARCHITECTURE**

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LICENSED ARCHITECT  
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03/15/2024  
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STATE OF IDAHO

Original documents signed by:  
JONATHAN GALLUP  
Date original documents signed:  
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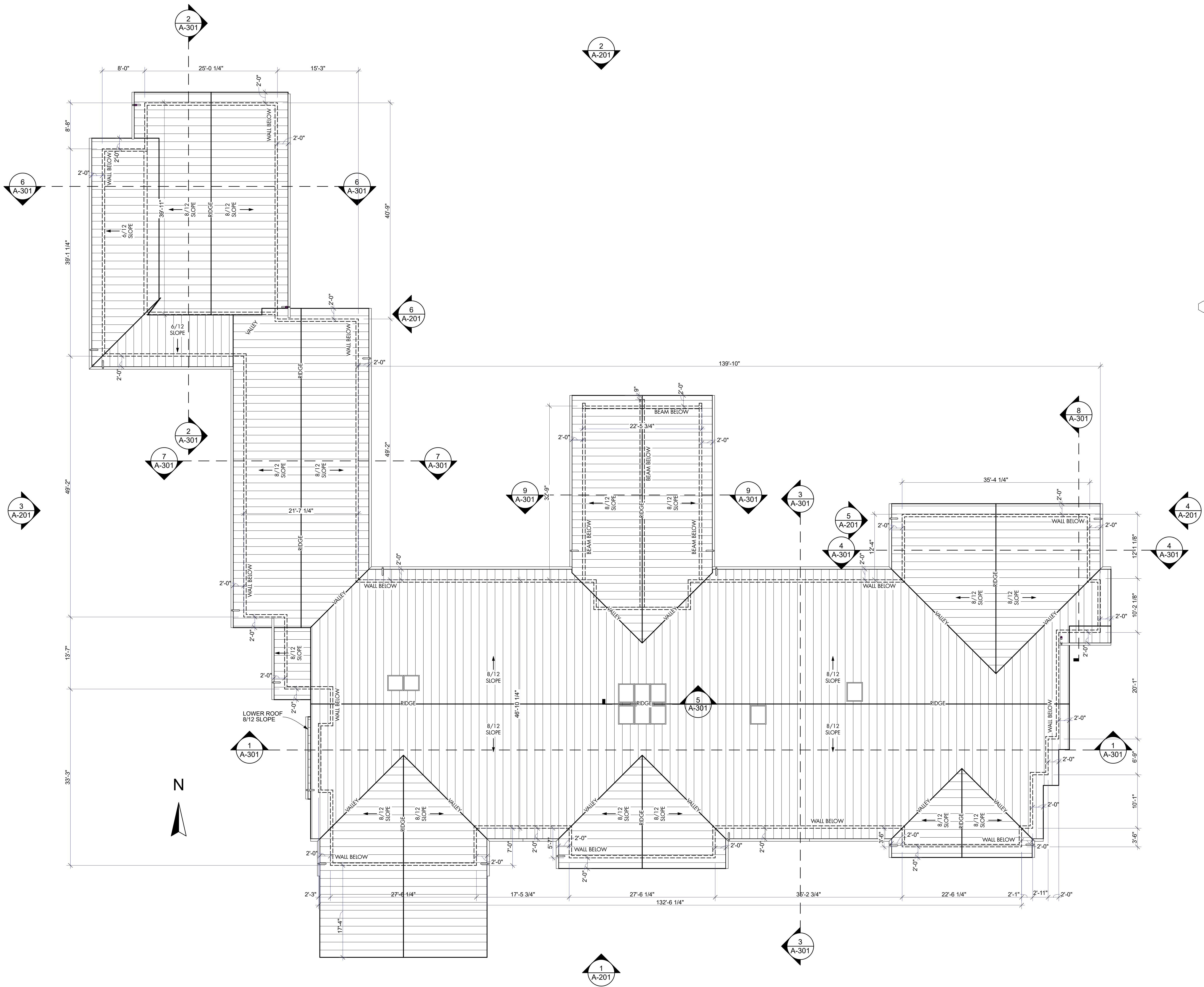
**JOHN RESIDENCE**  
113 SHEEP MEADOW KETCHUM, ID 83340

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Project No. 24010  
**ENLARGED AREA-C DIMENSION PLAN**

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**1** ROOF PLAN  
SCALE: 1/8" = 1'-0"



**ROOF PLAN GENERAL NOTES**

- A. G.C. TO PROVIDE PHYSICAL SAMPLES OF EXTERIOR FINISHES FOR ARCHITECT/OWNER TO REVIEW PRIOR TO ORDERING AND INSTALLATION
- B. CONFIGURATION OF ROOF SLOPES, CRICKETS & TRANSITIONS AS SHOWN ALLOWS FOR PROPER DRAINAGE ACROSS ROOF. CONTRACTORS SHALL ENSURE POSITIVE DRAINAGE IS ACHIEVED BASED ON FINAL PLACEMENT OF EQUIPMENT.

**ROOF PLAN LEGEND**

- STANDING SEAM METAL ROOF
- GUTTER & DOWNSPOUT
- HEAT TRACE TAPE, SEE ELECTRICAL

**RESIN ARCHITECTURE**  
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PH: 208.757.2500

LICENSED ARCHITECT  
AR 986227  
03/15/2024  
JONATHAN LYLE GALLUP  
STATE OF IDAHO

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Project No. 24010  
**ROOF PLAN**

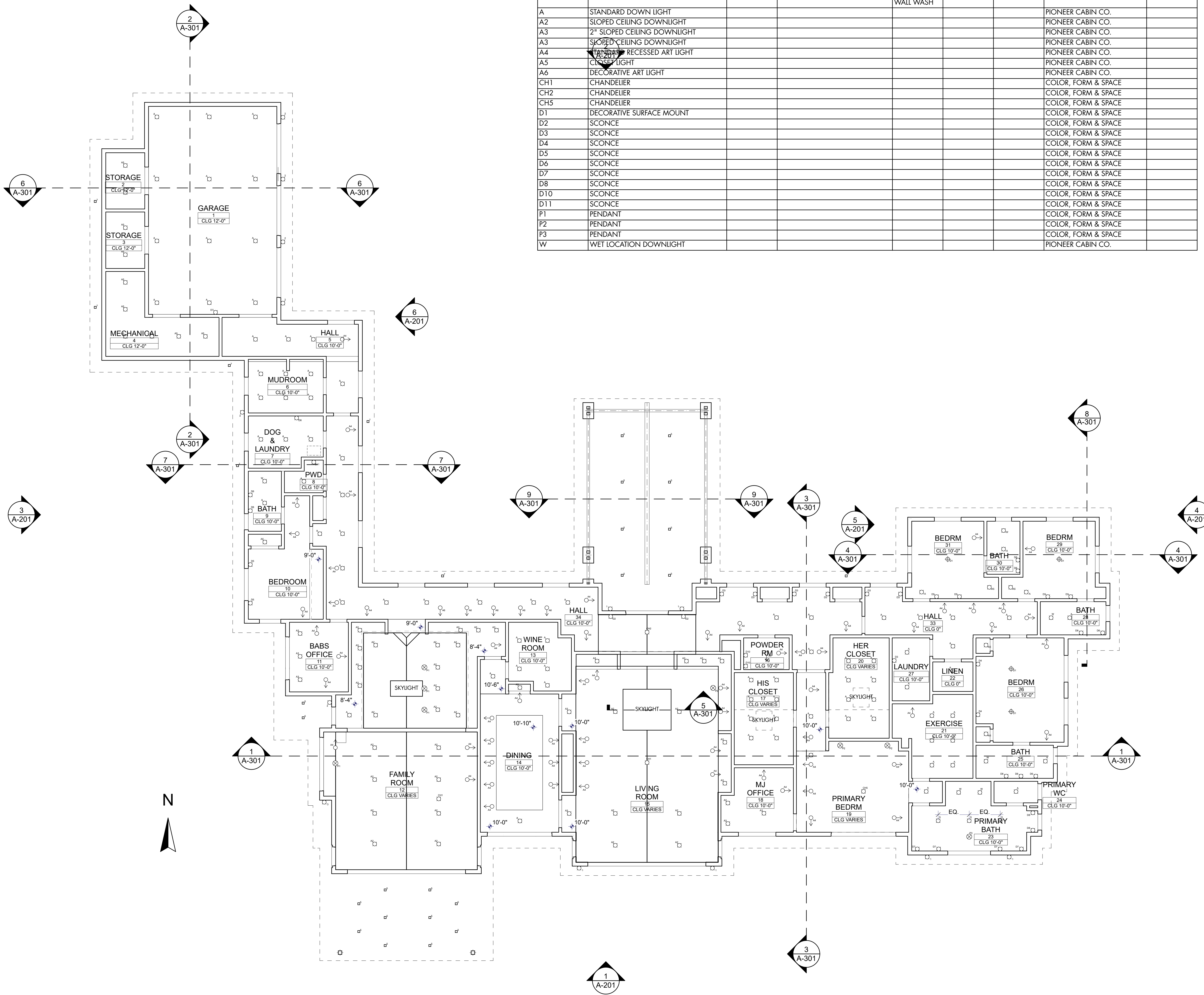
**A-121**

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**1** FIRST FLOOR RCP  
SCALE: 1/8" = 1'-0"



INTERIOR LIGHTING SCHEDULE								
TYPE	DESCRIPTION	ROOM	MANUFACTURER	MODEL NO.	SOURCE	WATTS	PROVIDED BY:	REMARKS
1	SCONCE	EXTERIOR	VISUAL COMFORT, TECH LIGHTING	ASPEN 15" OUTDOOR WALL SCONCE				FINISH: POWDER COAT BLACK
2	SCONCE	EXTERIOR	VISUAL COMFORT, TECH LIGHTING	ASPEN 26" OUTDOOR WALL SCONCE				FINISH: POWDER BLACK
3	WALL MOUNT	EXTERIOR	MAXIM LIGHTING	PATHFINDER 5" OUTDOOR WALL MOUNT				FINISH: BLACK
5	SLOPED CEILING DOWNLIGHT	EXTERIOR	LOTUS LED LIGHTS	5" SQUARE RECESSED DOWN LIGHTS LSG3-SSSL				FINISH: BLACK
7	SOFFIT DOWNLIGHT	EXTERIOR	VISUAL COMFORT & CO.	ELEMENT 2" LED ADJUSTABLE DOWNLIGHT/WALL WASH				FINISH: BLACK
A	STANDARD DOWN LIGHT						PIONEER CABIN CO.	
A2	SLOPED CEILING DOWNLIGHT						PIONEER CABIN CO.	
A3	2" SLOPED CEILING DOWNLIGHT						PIONEER CABIN CO.	
A3	SLOPED CEILING DOWNLIGHT						PIONEER CABIN CO.	
A4	RECESSED ART LIGHT						PIONEER CABIN CO.	
A5	CLOSET LIGHT						PIONEER CABIN CO.	
A6	DECORATIVE ART LIGHT						PIONEER CABIN CO.	
CH1	CHANDELIER						COLOR, FORM & SPACE	
CH2	CHANDELIER						COLOR, FORM & SPACE	
CH5	CHANDELIER						COLOR, FORM & SPACE	
D1	DECORATIVE SURFACE MOUNT						COLOR, FORM & SPACE	
D2	SCONCE						COLOR, FORM & SPACE	
D3	SCONCE						COLOR, FORM & SPACE	
D4	SCONCE						COLOR, FORM & SPACE	
D5	SCONCE						COLOR, FORM & SPACE	
D6	SCONCE						COLOR, FORM & SPACE	
D7	SCONCE						COLOR, FORM & SPACE	
D8	SCONCE						COLOR, FORM & SPACE	
D10	SCONCE						COLOR, FORM & SPACE	
D11	SCONCE						COLOR, FORM & SPACE	
P1	PENDANT						COLOR, FORM & SPACE	
P2	PENDANT						COLOR, FORM & SPACE	
P3	PENDANT						COLOR, FORM & SPACE	
W	WET LOCATION DOWNLIGHT						PIONEER CABIN CO.	

**CEILING PLAN GENERAL NOTES**

- A.
- CEILING PLAN LEGEND**
- OFFICE ROOM NUMBER
  - 108 CEILING HEIGHT
  - GYPSUM BOARD CEILING
  - CAN LIGHT, SEE ELECTRICAL
  - SUSPENDED LIGHT, SEE ELECTRICAL
  - 1'X4' LIGHT, SEE ELECTRICAL
  - 2'X4' CEILING GRID LIGHT, SEE ELECTRICAL
  - VANITY LIGHT, SEE ELECTRICAL
  - EXHAUST VENT, SEE MECHANICAL
  - SUPPLY DIFFUSER, SEE MECHANICAL
  - RETURN VENT, SEE MECHANICAL

**RESIN ARCHITECTURE**

305 1st STREET  
IDAHO FALLS, ID 83401  
PH: 208.757.2700

LICENSED ARCHITECT  
AR 986227  
03/15/2024  
JONATHAN LYLE GALLUP  
STATE OF IDAHO

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**JOHN RESIDENCE**  
113 SHEEP MEADOW KETCHUM, ID 83340

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**FIRST FLOOR RCP**



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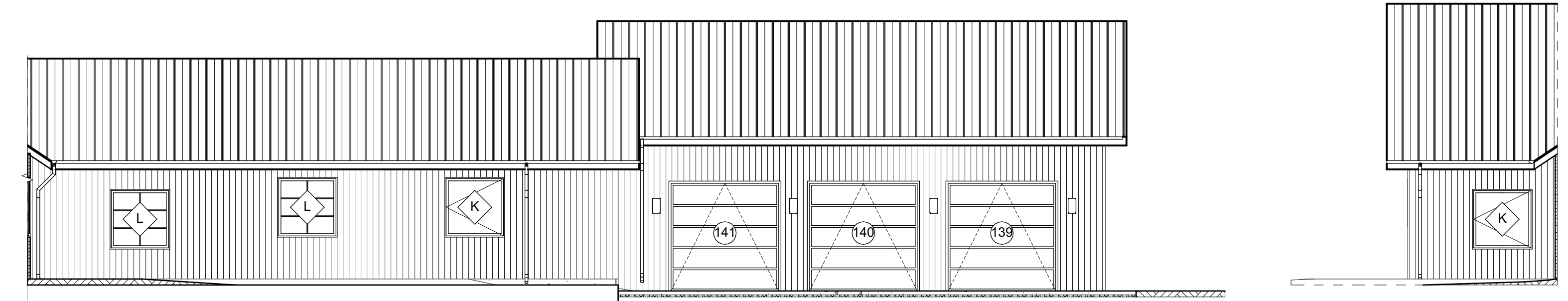
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**BUILDING ELEVATION GENERAL NOTES**

A. G.C. TO PROVIDE PHYSICAL SAMPLES OF EXTERIOR FINISHES FOR ARCHITECT/TOWNER TO REVIEW PRIOR TO ORDERING AND INSTALLATION

**BUILDING ELEVATION LEGEND**

-  6" VERTICLE SIDING
-  STONE

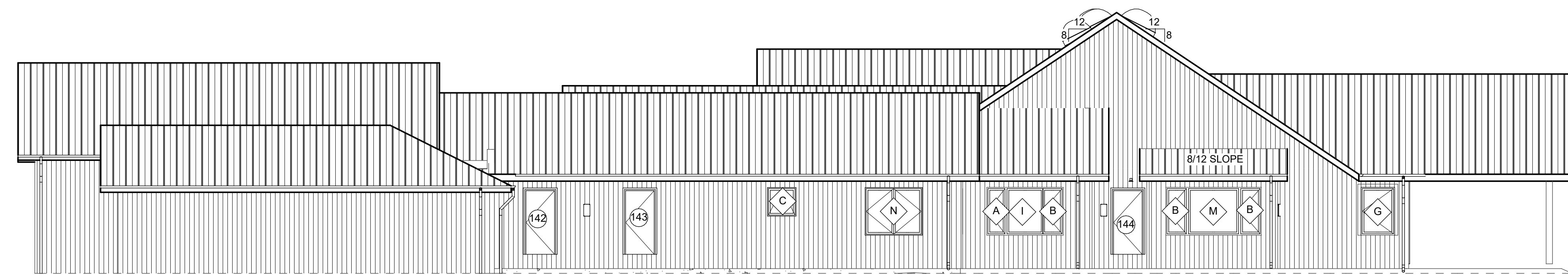


**6 EAST GARAGE ELEVATION**  
SCALE: 1/8" = 1'-0"

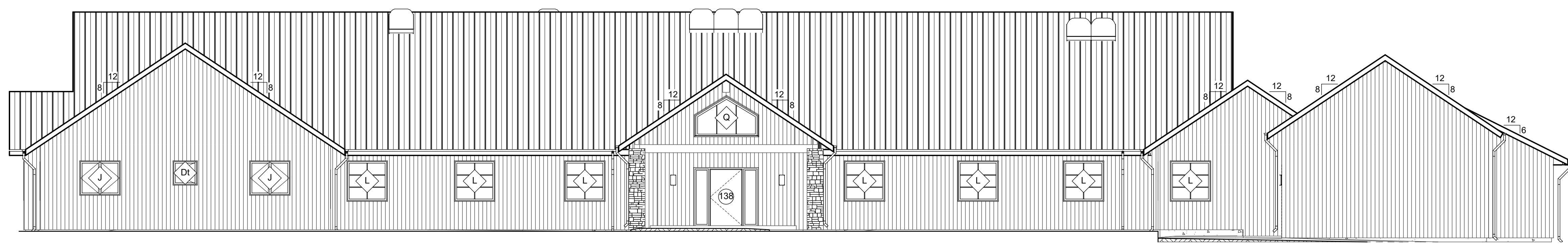
**5 WEST BEDRM 2 ELEVATION**  
SCALE: 1/8" = 1'-0"



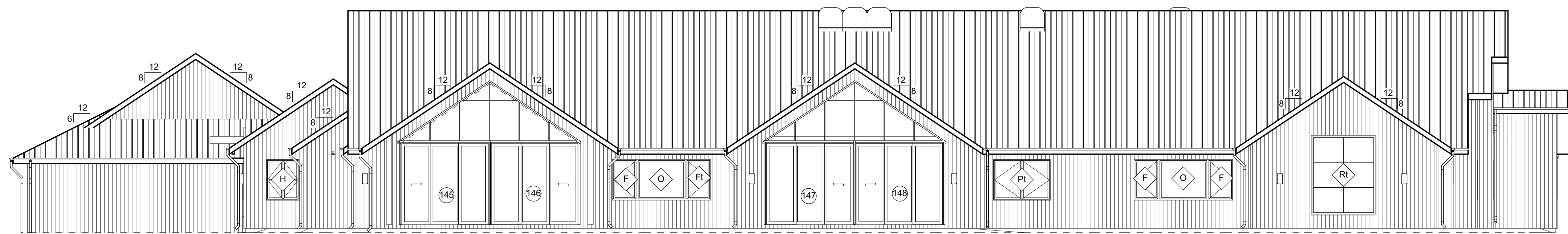
**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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- DESIGNER**  
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**JOHN RESIDENCE**  
113 SHEEP MEADOW KETCHUM, ID 83340

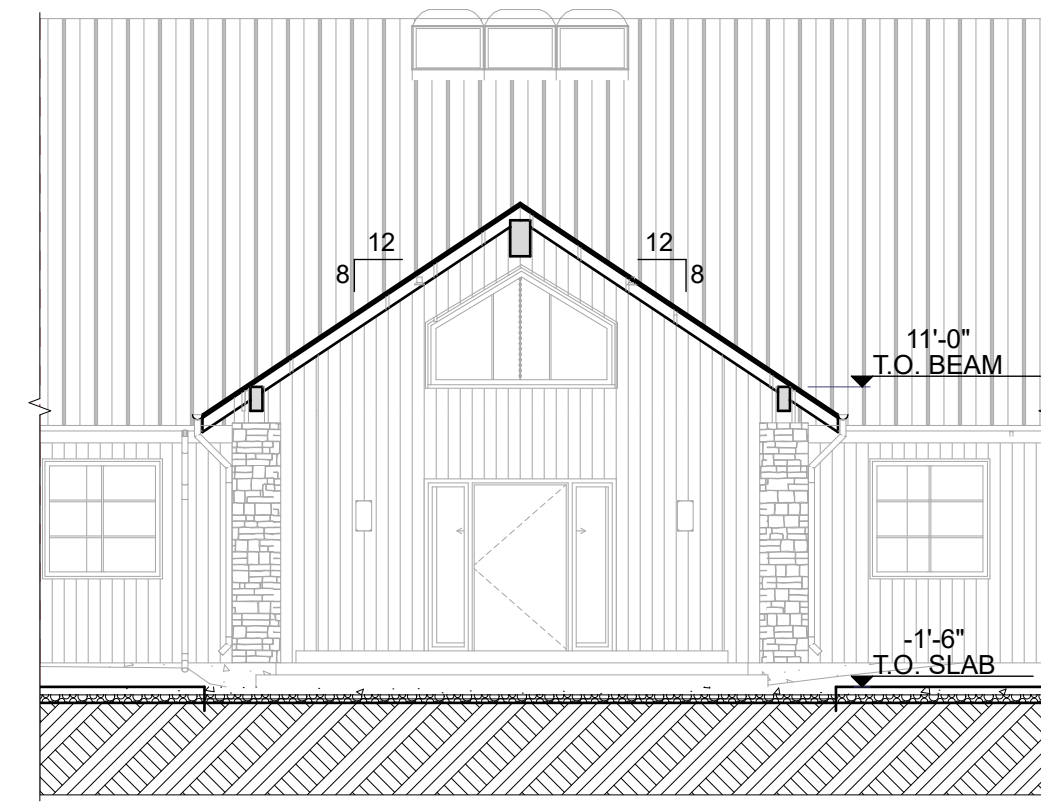
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Project No. 24010  
**EXTERIOR ELEVATIONS**

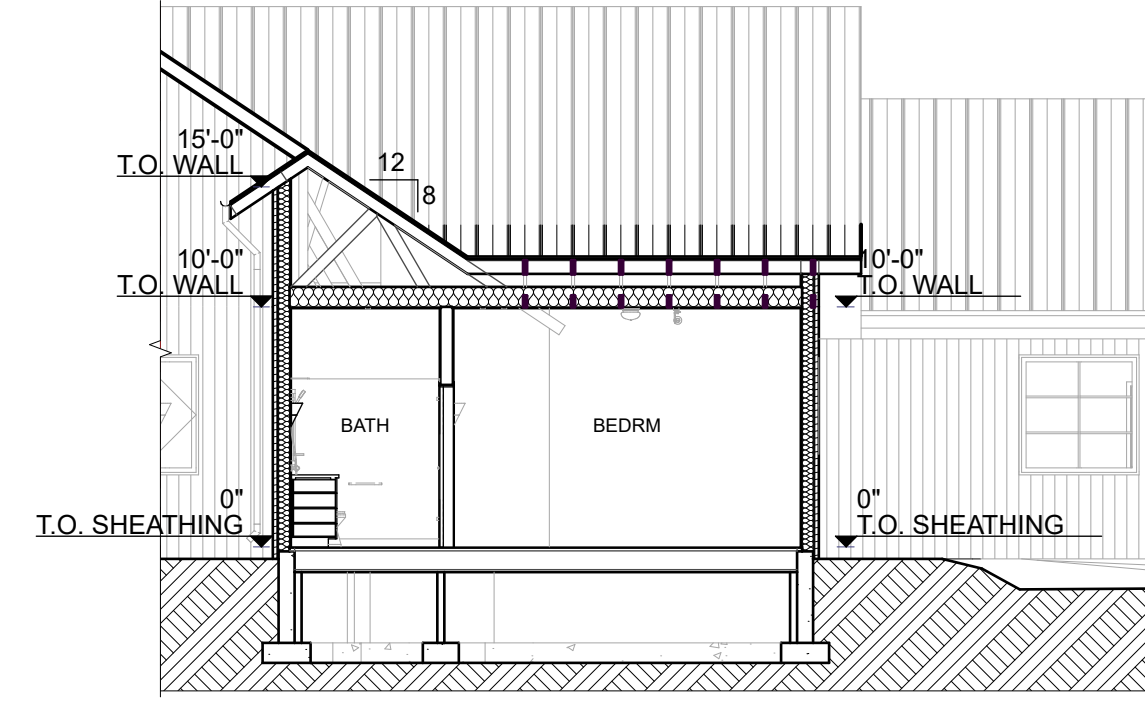
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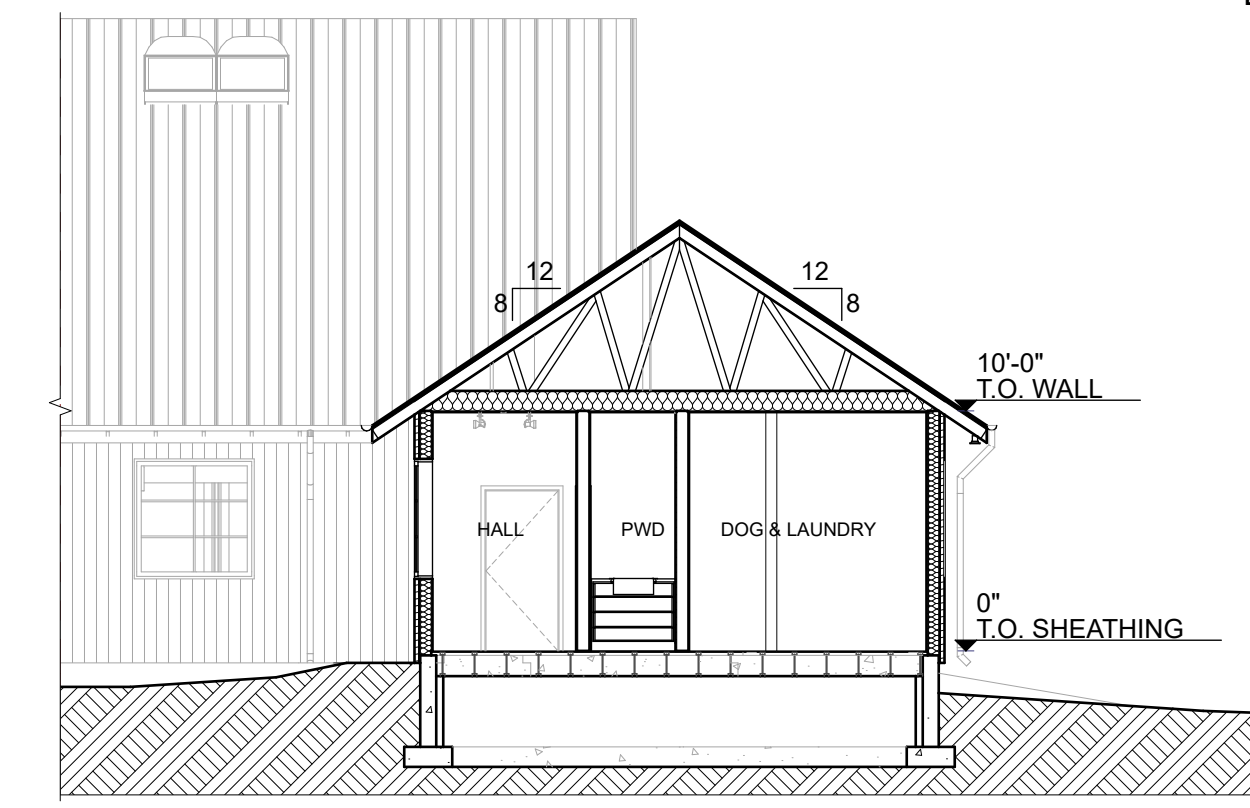
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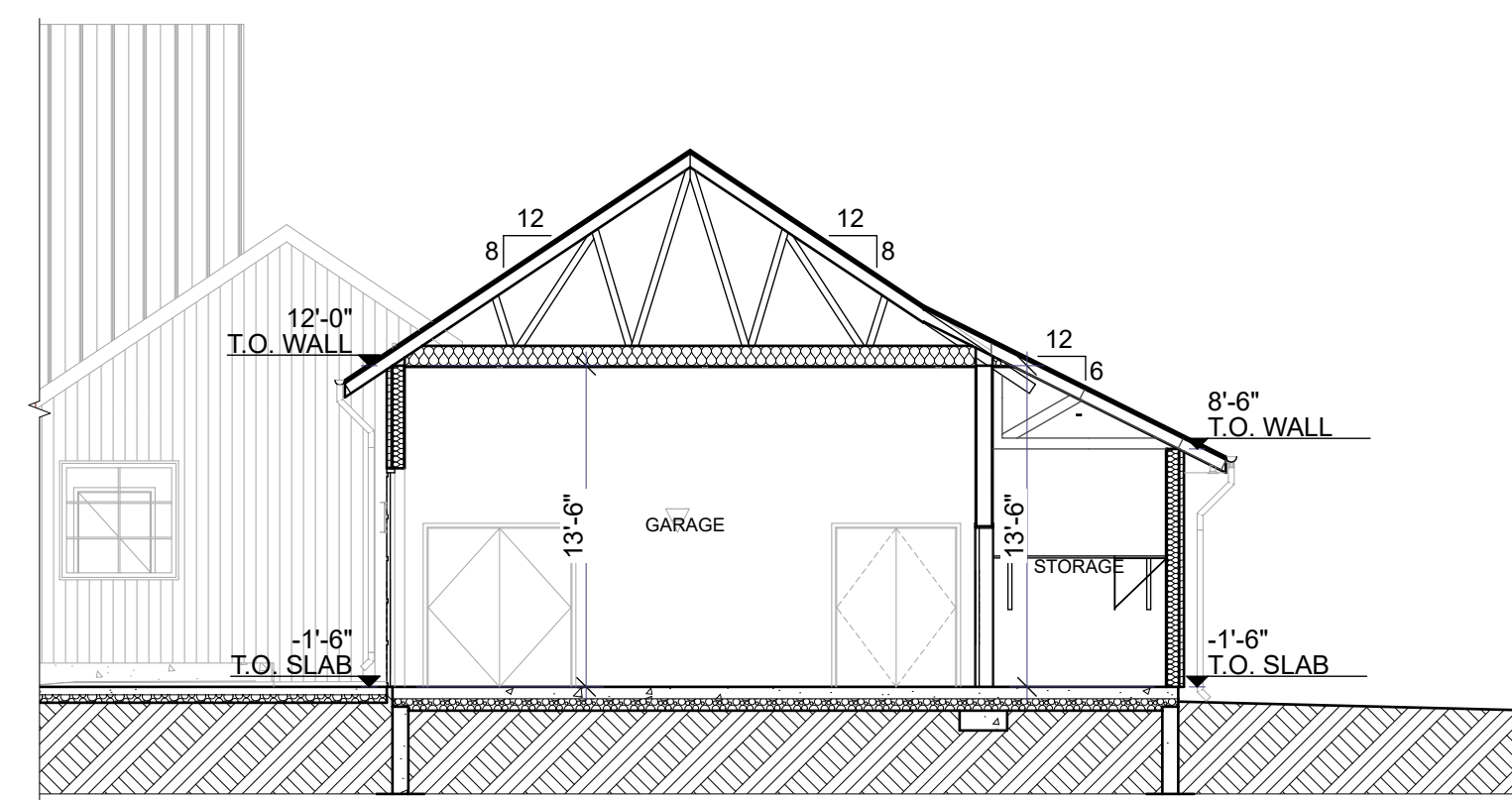
9 BUILDING SECTION 04  
SCALE: 1/8" = 1'-0"



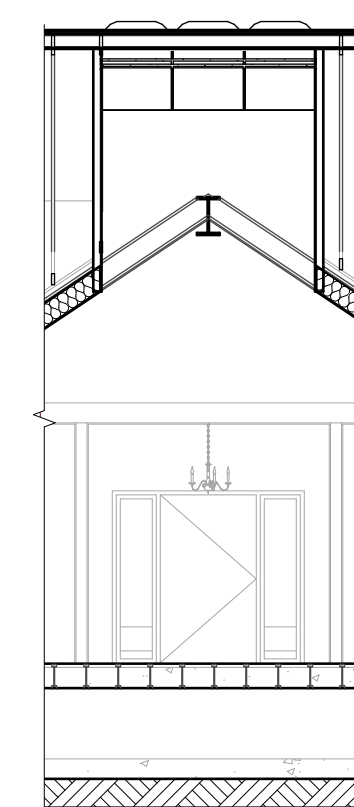
8 BUILDING SECTION 08  
SCALE: 1/8" = 1'-0"



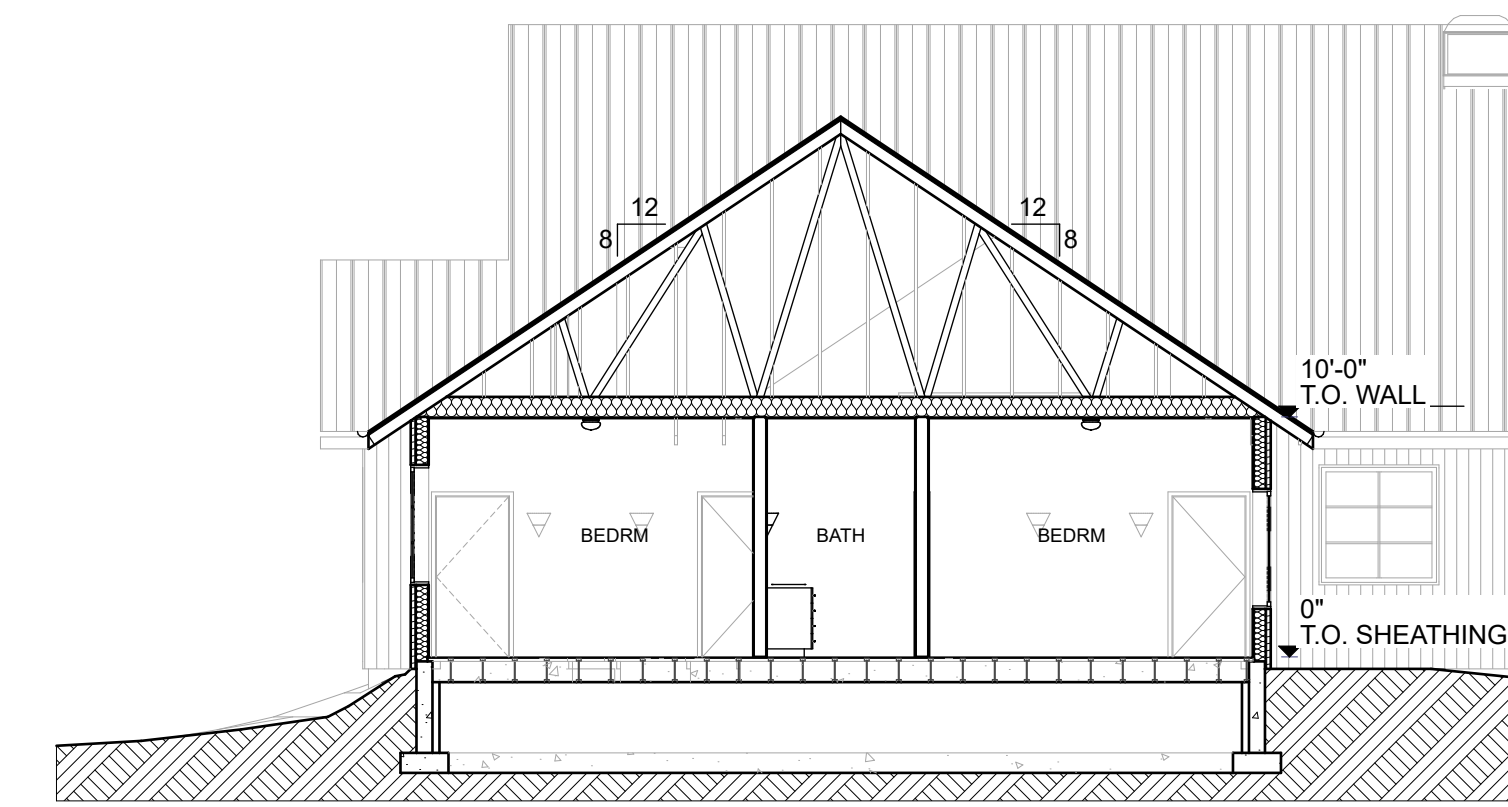
7 BUILDING SECTION 03  
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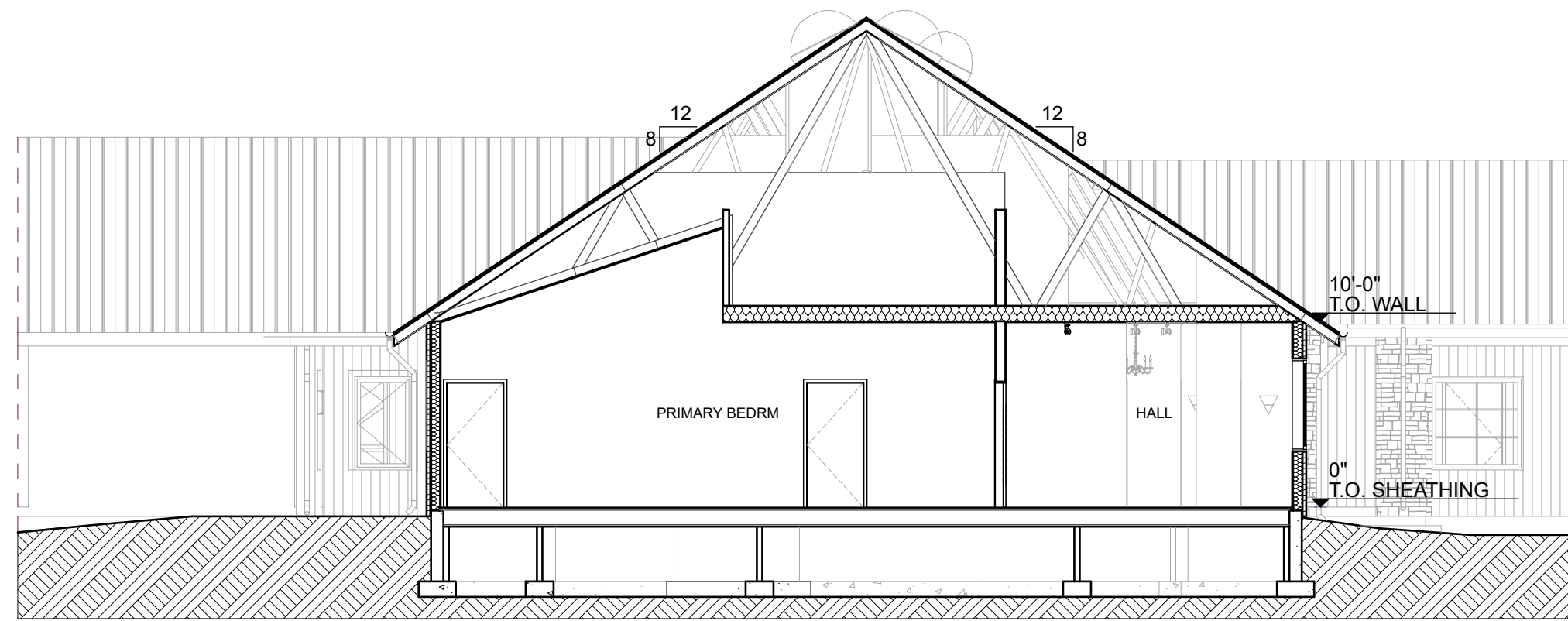
6 BUILDING SECTION 01  
SCALE: 1/8" = 1'-0"



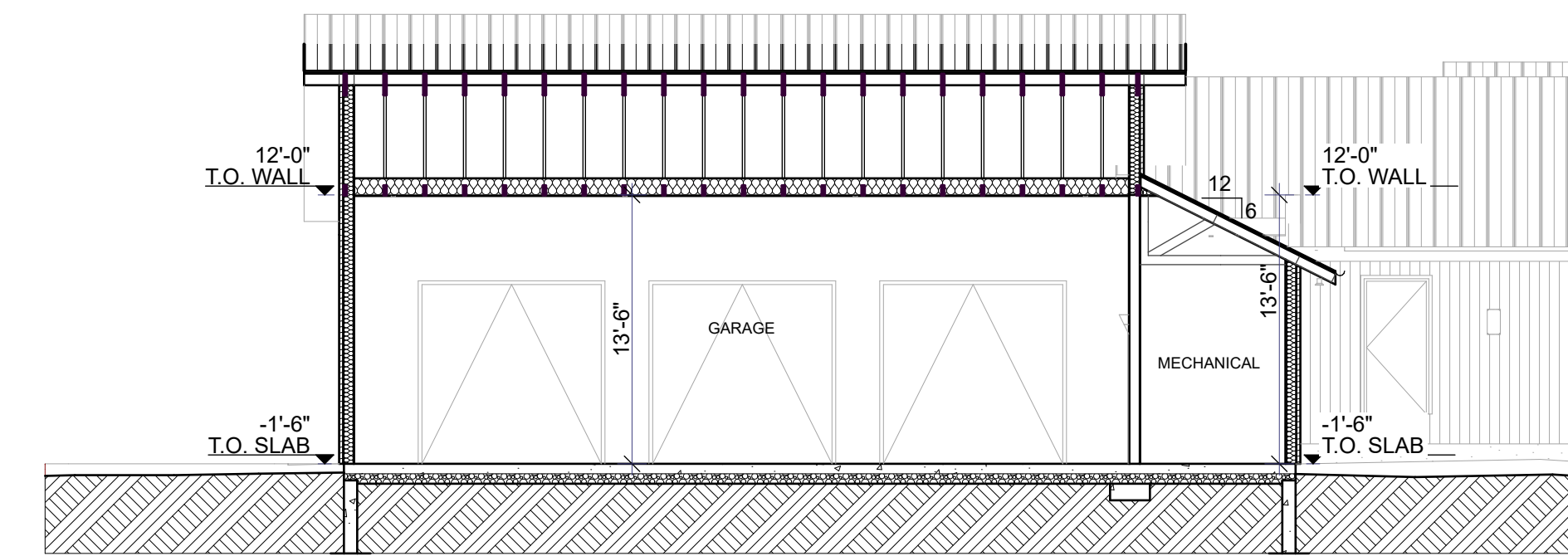
5 SKY LIGHT  
SCALE: 1/8" = 1'-0"



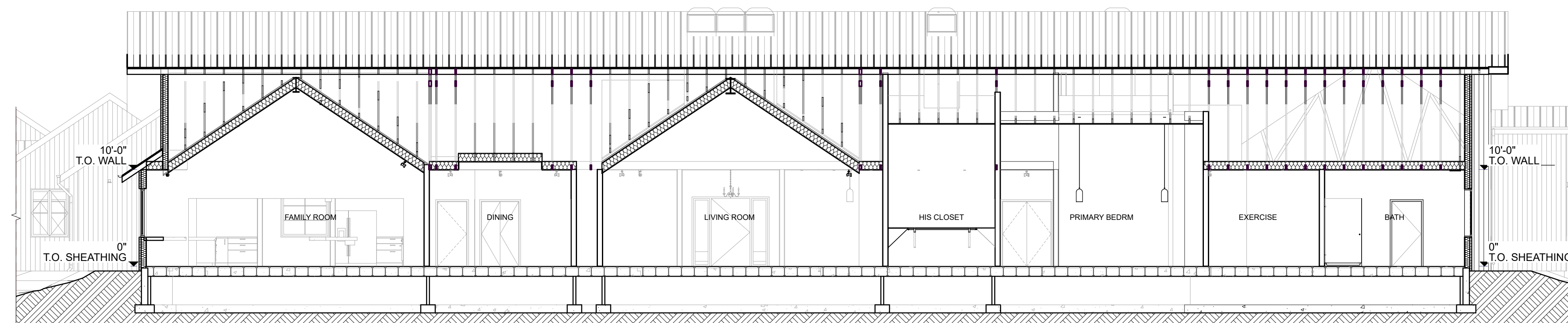
4 BUILDING SECTION 05  
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION 06  
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION 02  
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION 07  
SCALE: 1/8" = 1'-0"

**BUILDING SECTION GENERAL NOTES**

- A. ALL EXTERIORS WALLS TO CONSIST OF R-22 MIN. BLOW IN CELLULOSE INSULATION TO FILL THE FULL CAVITY AND IS TO BE CONTINUOUS THROUGHOUT THE ENTIRE STUD CAVITY.
- B. R-49 MIN. BLOW IN CELLULOSE ROOF INSULATION. INSULATION TO BE CONTINUOUS THROUGHOUT THE ENTIRE ROOF.

**RESIN ARCHITECTURE**

305 1st STREET  
KETCHUM, ID 83340  
PH: 208.757.2700

LICENSED ARCHITECT  
AR 986227  
03/15/24  
JONATHAN LYLE GALLUP  
STATE OF IDAHO  
Original documents signed by:  
JONATHAN GALLUP  
Date original documents signed:  
3/15/24

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<b>DESIGNER</b>
COLOR FORM & SPACE 44 RIDGE ROAD CONCORD, NH 03301 PHONE: (415) 205-7922

**JOHN RESIDENCE**  
113 SHEEP MEADOW KETCHUM, ID 83340

ID	DATE	DESCRIPTION
00	3/15/24	Issue for A/EI review

Project No. 24010  
**BUILDING SECTIONS**

HM = HOLLOW METAL; IM = INSULATED METAL; SCW = SOLIDCORE WOOD; WD = WOOD; A/G = ALUMINUM / GLASS;

ID	ROOM NAME	DOOR LEAF					DOOR FRAME		DETAILS			REMARKS
		NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	FINISH	TYPE (SEE DOOR LEGEND)	MATERIAL	FINISH	HEAD	JAMB	
100	GARAGE	6'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
101	GARAGE	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
102	GARAGE	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
103	MECHANICAL	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
104	MUDROOM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
104	HALL	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
105	DOG & LAUNDRY	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
106	PWD	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
107	DINING	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
108	DINING	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
109	HALL	4'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
110	BATH	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
111	BEDROOM	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
112	BEDROOM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
113	BABS OFFICE	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
114	DINING	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
115	WINE ROOM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
116	DINING	3'-10"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
117	POWDER RM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
118	HALL	4'-6"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
119	HALL	4'-6"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
120	HALL	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
121	PRIMARY BEDRM	5'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	C	WD	PRIMED			
122	HIS CLOSET	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
123	PRIMARY BEDRM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
124	MJ OFFICE	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
125	PRIMARY BATH	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
126	EXERCISE	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
127	PRIMARY BATH	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
128	BATH	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
129	BEDRM	2'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
130	HALL	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
131	LAUNDRY	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
132	BEDRM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
133	BATH	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
134	BEDRM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
135	BEDRM	2'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
136	BEDRM	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
137	BATH	3'-0"	6'-8"	1 3/4"	SC WOOD	PRIMED	B	WD	PRIMED			
138	HALL	4'-0"	7'-0"	1 3/4"	IM	PRIMED	A	WD	PRIMED			
139	GARAGE	9'-0"	9'-0"	1 3/4"	IM	PRIMED	E	-	-			
140	GARAGE	9'-0"	9'-0"	1 3/4"	IM	PRIMED	E	-	-			
141	GARAGE	9'-0"	9'-0"	1 3/4"	IM	PRIMED	E	-	-			
142	MUDROOM	3'-0"	6'-8"	1 3/4"	IM	PRIMED	B	WD	PRIMED			
143	DOG & LAUNDRY	3'-0"	6'-8"	1 3/4"	IM	PRIMED	B	WD	PRIMED			
144	FAMILY ROOM	3'-0"	6'-8"	1 3/4"	IM	PRIMED	B	WD	PRIMED			
145	FAMILY ROOM	10'-8"	10'-0"	1 3/4"	-	-	D	-	-			
146	FAMILY ROOM	10'-8"	10'-0"	1 3/4"	-	-	D	-	-			
147	LIVING ROOM	10'-8"	10'-0"	1 3/4"	-	-	D	-	-			
148	LIVING ROOM	10'-8"	10'-0"	1 3/4"	-	-	D	-	-			
opening	FAMILY ROOM	22'-3 1/4"	7'-0"	1 3/4"	SC WOOD	PRIMED		WD	PRIMED			

**DOOR LEGEND**

TYPE	A	B	C	D	E
STYLE	SINGLE, FLUSH W/ 2 SIDE LITES	SINGLE, FLUSH	DOUBLE FLUSH	SLIDING, FULL GLASS	OVERHEAD
VIEW					
Tempered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WD = WOOD; AL = ALUMINUM; FG = FIBERGLASS; MTL = METAL; V = VINYL

**WINDOW SCHEDULE**

ID	WINDOW SIZE		OPERATION	FRAME MATERIAL	FRAME FINISH	DETAILS			U-VALUE	TEMPERED	REMARKS
	NOMINAL WIDTH	NOMINAL HEIGHT				HEAD	JAMB	SILL			
A	2'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
B	2'-3"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
C	3'-0"	3'-0"	AWNING	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
Df	3'-0"	3'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input checked="" type="checkbox"/>	
E	3'-0"	5'-0"	AWNING	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
F	3'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
Ft	3'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input checked="" type="checkbox"/>	
G	3'-6"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
H	4'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
I	4'-0"	5'-0"	FIXED	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
J	5'-0"	4'-3"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
K	5'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
L	5'-0"	5'-0"	FIXED	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
M	5'-5 1/2"	5'-0"	FIXED	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
N	6'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
O	6'-0"	5'-0"	FIXED	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
Pt	7'-0"	5'-0"	CASEMENT	WD	TBD OWNER				.33 or better	<input checked="" type="checkbox"/>	
Q	7'-9"	5'-0"	FIXED	WD	TBD OWNER				.33 or better	<input type="checkbox"/>	
Rt	8'-0"	9'-10"	FIXED	WD	TBD OWNER				.33 or better	<input checked="" type="checkbox"/>	

**WINDOW LEGEND**

Element ID	A	B	C	Df	E	F	Ft	G	H	I
VIEW										

Element ID	J	K	L	M	N	O	Pt	Q	Rt
VIEW									

**DOOR GENERAL NOTES**

- INTERIOR DOORS TO BE TRIMMED TO A CLEARANCE OF 1/2" OFF FINISHED FLOOR SURFACE EXCEPT FOR RESTROOM DOORS - RESTROOM DOORS TO BE TRIMMED 1" OFF FINISHED FLOOR SURFACE
- DUE TO MULTIPLE USE, SOME OF THE DETAILS REFERRED TO IN THE DOOR SCHEDULE ARE REVERSED AND/OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLAN. THE GENERAL INTENT OF DETAILS SHALL IN ALL CASES BE FOLLOWED AND THE ARCHITECT CONSULTED SHOULD QUESTIONS ARISE.
- ALL DOORS, DOOR FINISHES, HARDWARE TYPES, HARDWARE FINISHES, FLOOR FINISHES, AND WALL FINISHES SHALL BE REVIEWED AND VERIFIED BY THE OWNER.
- REFER TO FLOOR PLAN A-101 FOR DOOR LOCATIONS

**DOOR HARDWARE NOTES:**

- HARDWARE FINISH BY OWNER
- TYPICAL HINGE SIZE TO BE 4.5 X 4.5, ALL DOORS 3'6" OR WIDER TO HAVE 5 X 4.5 HINGES.
- ALL DOOR HARDWARE SHALL BE MOUNTED 40" ABOVE FINISH FLOOR, U.N.O.

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 305 1st STREET  
 IDAHO FALLS, ID 83401  
 PH: 208.757.2700

LICENSED ARCHITECT  
 AR 986227  
 03/15/2024  
 JONATHAN LYLE GALLUP  
 STATE OF IDAHO  
 Original documents signed by:  
 JONATHAN GALLUP  
 Date original documents signed:  
 3/15/24

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**DESIGNER**

COLOR FORM & SPACE  
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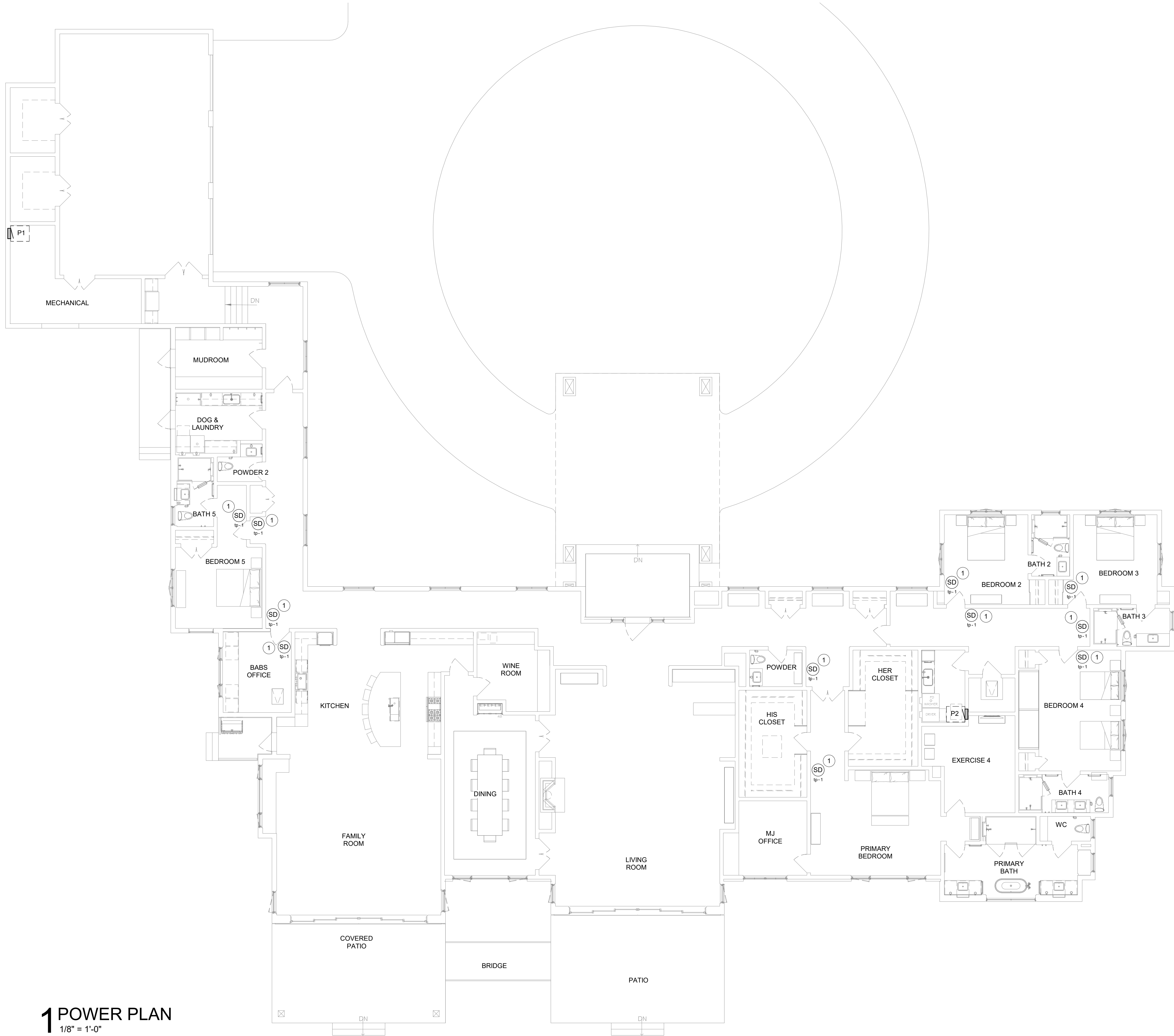
**JOHN RESIDENCE**  
 113 SHEEP MEADOW KETCHUM, ID 83340

ID	DATE	DESCRIPTION
00	3/15/24	Issue for A/EI review

Project No. 24010  
**DOOR & WINDOW SCHEDULE**

**A-601**





**1 POWER PLAN**  
1/8" = 1'-0"

**GENERAL NOTES**

- A ALL CONDUITS WITH CIRCUIT CONDUCTORS SHALL HAVE A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.
- B CONTRACTOR TO VERIFY EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION OF RELATED CIRCUIT. CIRCUIT(S) ARE TO BE SIZED AS REQUIRED BY LABEL RATING.
- C ELECTRICAL DEVICES NOTED WITH AN 'OC' SUBSCRIPT ARE TO BE MOUNTED ABOVE THE COUNTER BACK SPLASH. THE BOTTOM OF THE DEVICE COVERPLATE SHALL CLEAR THE TOP OF THE BACK SPLASH. COORDINATE THE MOUNTING HEIGHT WITH THE MILLWORK BEING INSTALLED.
- D COORDINATE HOMERUN CIRCUIT NUMBERS WITH PANEL SCHEDULES.
- E THIS PLAN DOES NOT REFLECT COMMUNICATION EQUIPMENT. COORDINATE WITH ARCHITECT FOR THE QUANTITY AND LOCATION OF RJ-45 PORTS. THE SERVER SHALL BE LOCATED NEAR THE ELECTRICAL SERVICE ENTRANCE. ALL RJ-45 PORTS SHALL BE CONNECTED TO THE SERVER VIA DEDICATED CAT. 6A ETHERNET CABLE. CONFIRM WITH THE ARCHITECT THAT TELEPHONE AND TV WILL BE INTERNET BASED AND THAT NO COAXIAL OR COPPER TELEPHONE WIRE IS NECESSARY.
- F ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL TAMPER-RESISTANT (TR) RECEPTACLES IN ALL 15A AND 20A LOCATIONS PER NEC 406.12(1).
- G ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION PER IN ALL 15A AND 20A LOCATIONS PER NEC 210.12(A).
- H ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI OR GFI) PROTECTION PER NEC 210.08(A). ALL SINGLE-PHASE RECEPTACLES RATED 125-VOLT, 50 AMPS OR LESS AND THREE-PHASE RECEPTACLES RATED 125-VOLT, 100 AMPS OR LESS SHALL BE GFCI PROTECTED. RECEPTACLES THAT ARE INACCESSIBLE ABOVE OR BEHIND APPLIANCES SHALL BE PROTECTED WITH GFCI PROTECTED CIRCUIT BREAKERS AT THE SOURCE PANEL.
- I PROVIDE COMBINATION EXIT/EGRESS LIGHTING AS SHOWN. LIGHT BARS SHALL BE AIMED TO ILLUMINATE THE EGRESS PATH WITH ARROW/CHEVRON INDICATING THE DIRECTION TO THE EXIT.
- J DAYLIGHT ZONE(S) ARE NOT REQUIRED TO HAVE DAYLIGHT-RESPONSIVE CONTROLS DUE TO AREA CONTAINING LESS THAN 150 TOTAL WATTS OF GENERAL LIGHTING PER IECC C405.2.3
- K INTERIOR LIGHTING IS CONTROLLED BY OCCUPANCY SENSOR OR DAYLIGHT SENSOR CONTROLS (SOME CEILING MOUNTED WIDE-AREA CONTROLS AND OTHERS WALL MOUNTED CONTROLS). A LOWER CASE LETTER "x" INDICATES THE ZONE OF CONTROL WHEN MORE THAN ONE CONTROLLER IS PRESENT IN A COMMON SPACE.
- L OCCUPANT SENSOR CONTROL FUNCTION:
  - L a AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
  - L b BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
  - L c SHALL INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.

**# KEYED NOTES**

- 1 ELECTRICAL CONTRACTOR SHALL INSTALL COMBINATION SMOKE/CO DETECTOR IN ALL SLEEPING/LIVING SPACES. DETECTORS SHALL BE NETWORKED AND POWERED FROM A COMMON SOURCE.

**REVISION HISTORY**

REV	DATE	DESCRIPTION
0		Revision 1

ELECTRICAL ENGINEER  
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NAME AND DATE FOR CURRENT RELEASE ONLY	
DESIGN:	DATE:
J. OWENS	02-00-24
APPROVED:	DATE:
M. OWENS	02-00-24

**XL ENGINEERING**  
IDAHO FALLS, IDAHO

PRIVATE RESIDENCE  
113 SHEEP MEADOWS  
KETCHUM, ID  
POWER PLAN LEVEL 1

PROJECT NUMBER: ####  
DWG: E21