

Home Energy Rating Certificate



121 Board Loop
Ketchum, ID

Registry ID
Rating Number
Certified Energy Rater
Rating Date
Rating Ordered For

John Reuter
11/26/14
Miller

Use	kWh/yr	Cost	Percent
Heating	129.1	\$951	60%
Cooling	0	\$0	0%
Hot Water	16.2	\$117	7%
Lights/Appliances	24.9	\$471	30%
Photovoltaics	-0.0	\$-0	0%
Service Charges		\$46	3%
Total	173.6	\$1984	100%

Criteria
This home meets or exceeds the minimum criteria for the following:

Projected Rating: Based on Plans - Field Confirmation Required.

General Information
Conditioned Area: 2506 sq. ft.
Conditioned Volume: 36747 cubic ft.
Bedrooms: 2
House Type: Single-family detached
Foundation: Enclosed crawl space

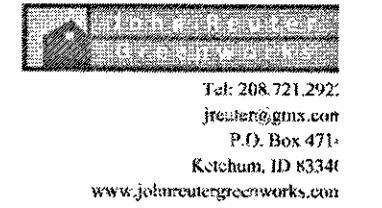
Mechanical Systems Features
Heating: Fuel-fired forced-air, Natural Gas, 80% AFUE.
Water Heating: Conventional, Natural Gas, 0.62 EF, 50.0 GPD
Duct Leakage to Outside: 100.00 CFM25
Ventilation System: Balanced, ERV, 190 cfm, 100.0 watts
Programmable Thermostat: Heat-Yes; Cool-Yes

Building Shell Features
Ceiling R-Value: NA
Sloped Attic: NA
Vaulted Ceiling: R-21.0
Above Grade Walls: R-21.0
Foundation Walls: R-10.0
Slab: None
Exposed Floor: R-0.0
Window Type: U-Value: 0.330, SHGC: 0.280
Infiltration Rate: Hg: 3.00 Cfg: 3.00 ACH50
Blower door test: Method

Lights and Appliance Features
Percent Interior Lighting: 50.00
Percent Garage Lighting: 0.00
Refrigerator (kWh/yr): 550.00
Dishwasher Energy Factor: 0.46
Range/Oven Fuel: Natural gas
Clothes Dryer Fuel: Electric
Clothes Dryer EF: 3.01
Ceiling Fan (cfm-watt): 0.00

RES-145 - Residential Energy Analysis and Rating Software v14.5.1
This information does not constitute any warranty of energy cost or savings. © 1982-2014 Architectural Energy Corporation, Boulder, Colorado.
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

Miller Residence Projected HERS Score



Building Conditioned Sq Footage: 2,506 sq ft
Code required HERS score: 70 or lower
Projected HERS score: 68
Estimated Annual Heating Cost: \$948

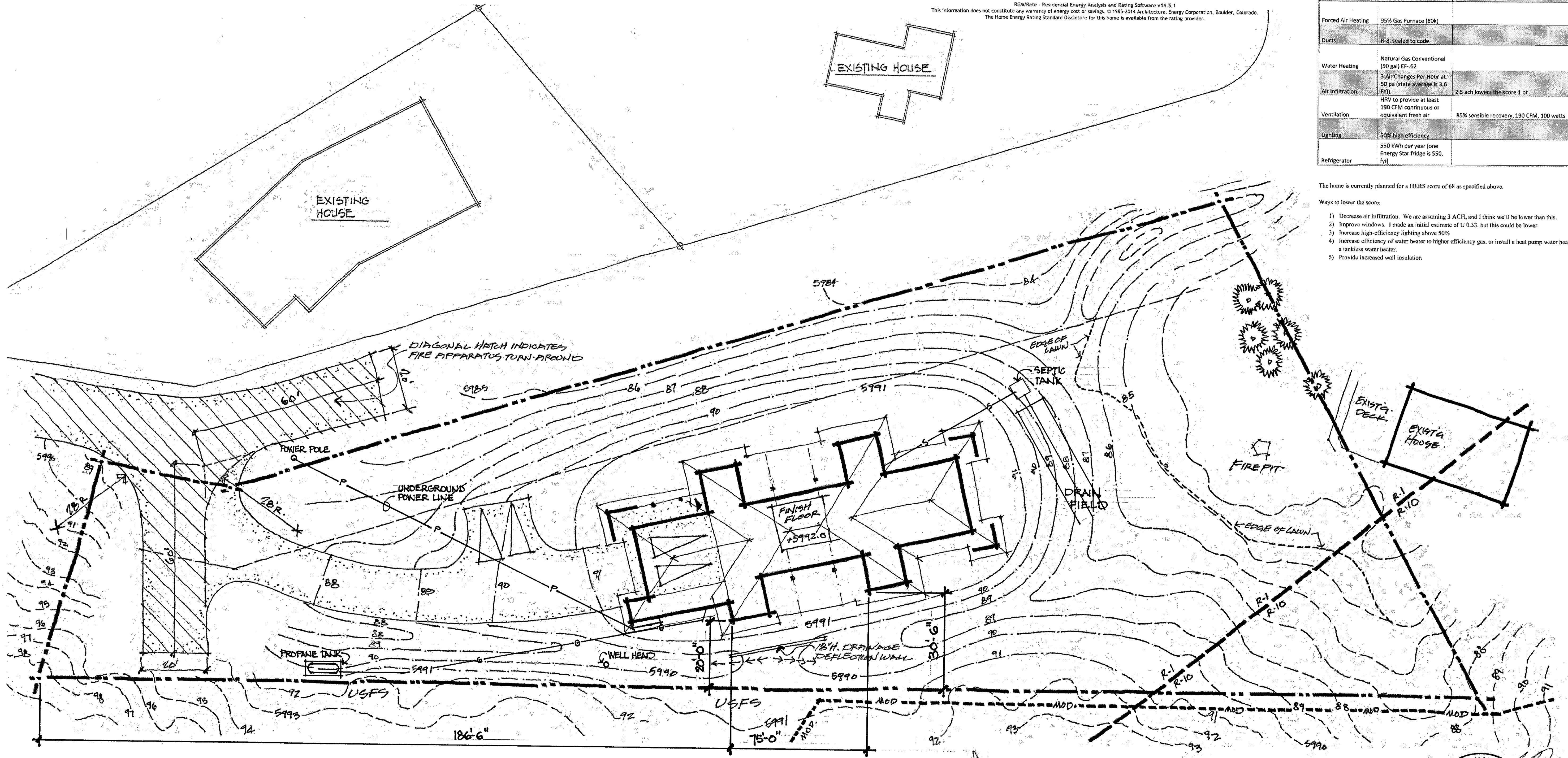
HERS Energy Score Plan:

Building Component	Specification	Notes
Area	2,506 sq ft	
Volume	49,277 ft ³	
Foundation	Enclosed Crawl	
Crawl	R-10 continuous insulation	
Floor Over Crawl	Uninsulated	
Above Grade Walls	2x6 16" OC R-21	
Windows	U-.33, SHGC 0.33	U-0.29 lowers the score 1 pts
Ceiling	R-50 cavity, whole envelope	
Forced Air Heating	95% Gas Furnace (80k)	
Ducts	R-6, sealed to code	
Water Heating	Natural Gas Conventional (50 gal) EF-.62	
Air Infiltration	3 Air Changes Per Hour at 50 pa (state average is 3.6 ACH50)	2.5 ach lowers the score 1 pt
Ventilation	HRV to provide at least 150 CFM continuous or equivalent fresh air	85% sensible recovery, 190 CFM, 100 watts
Lighting	50% high efficiency	
Refrigerator	550 kWh per year (one Energy Star fridge is 550, fy)	

The home is currently planned for a HERS score of 68 as specified above.

Ways to lower the score:

- 1) Decrease air infiltration. We are assuming 3 ACH, and I think we'll be lower than this.
- 2) Improve windows. I made an initial estimate of U 0.33, but this could be lower.
- 3) Increase high-efficiency lighting above 50%.
- 4) Increase efficiency of water heater to higher efficiency gas, or install a heat pump water heater or a tankless water heater.
- 5) Provide increased wall insulation.



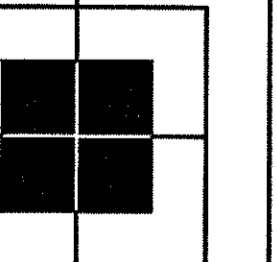
Site Plan

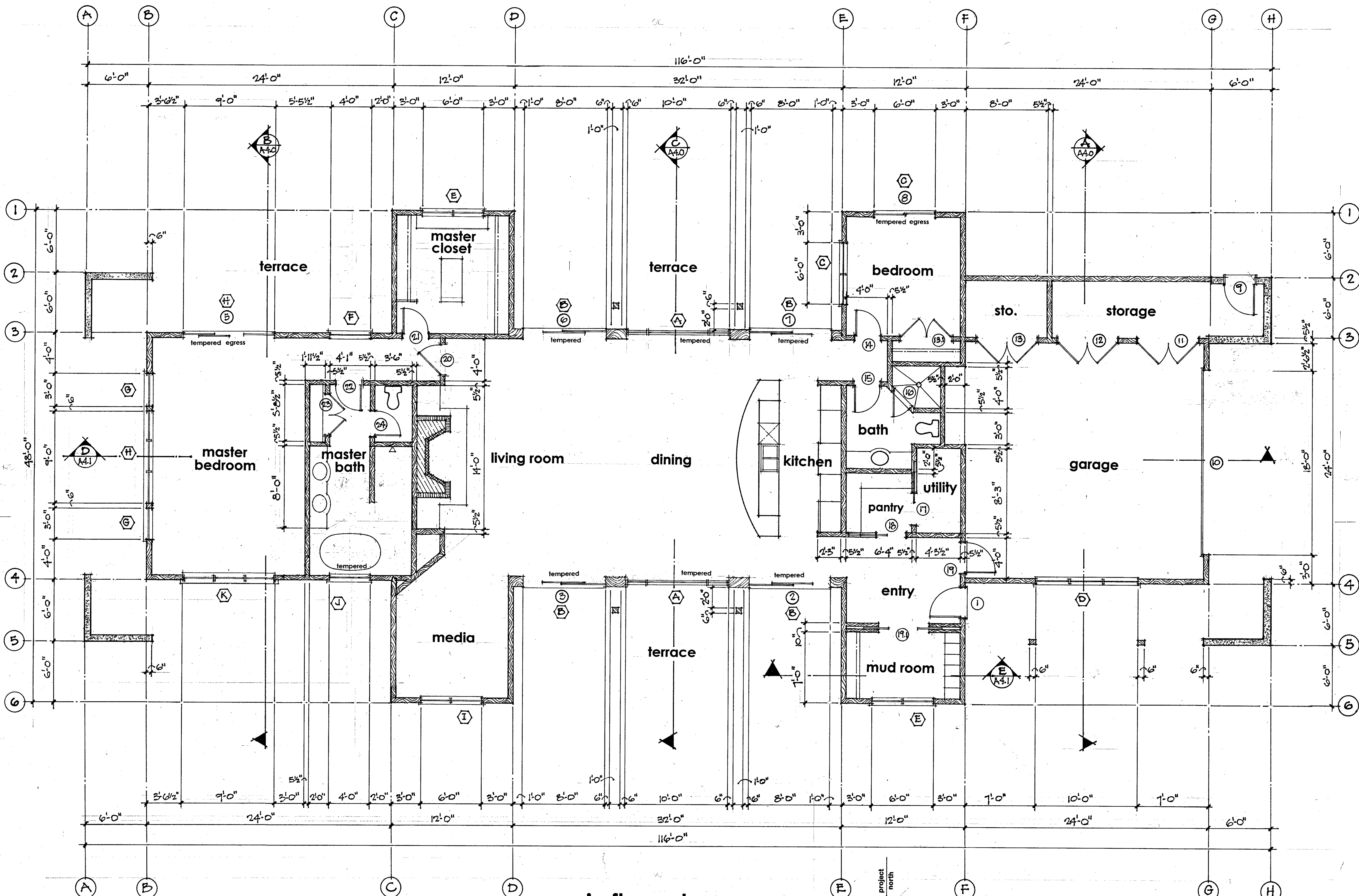
Scale: 1/16" = 1'-0"

PLOT DATE: 03-13-2015
SCHEMATICS: X
BID:
DESIGN REVIEW:
PERMIT:
CONSTRUCTION:
REVISIONS:

Miller Residence
CLIENT: Board's Lower Ranch Sub. Blaine Co., Idaho
LOCATION: Block 2, Lot 58, 121 Board Loop, Board's Lower Ranch Sub. Blaine Co., Idaho
JOB #: 0309.13

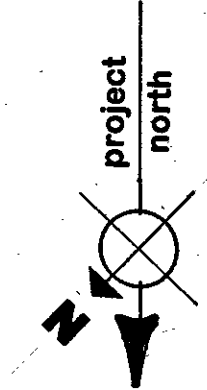
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Sun Valley, ID 83353 Ketchum, ID 83340



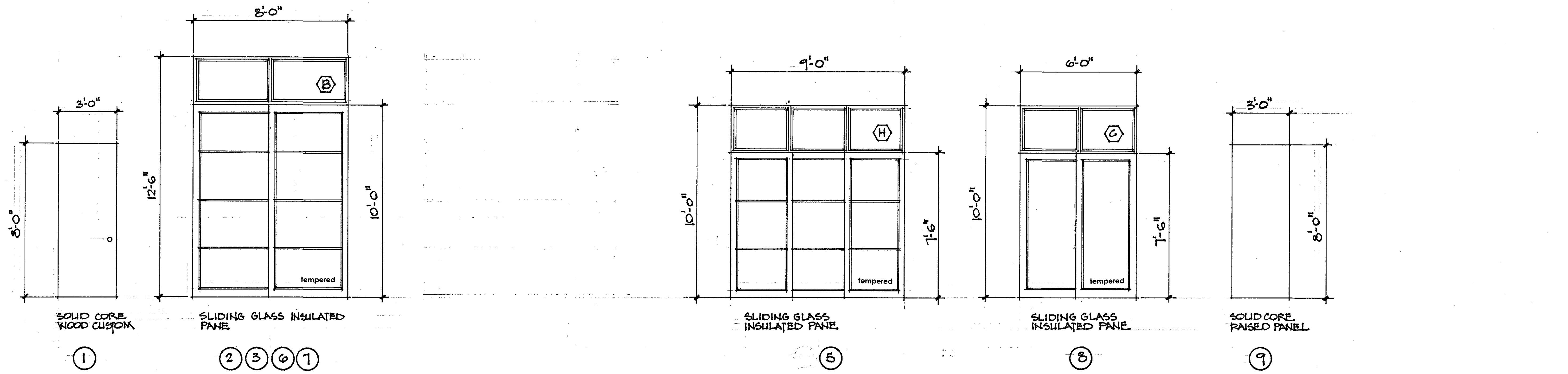


main floor plan

SCALE 1/4" = 1'-0"



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<p>McLaughlin & Associates Architects Chartered, AIA</p>	<p>miller residence 121 Board Loop Ketchum, ID 83340</p>
<p>MAILING: C.O. # 479 Sun Valley, ID 83353</p>	<p>CLIENT: LOCATION:</p>
<p>SHIPPING: TEL: 208-726-9392 FAX: 208-726-9423 Ketchum, ID 83340</p>	<p>SCALE: 1/4" = 1'-0"</p>



SOLID CORE WOOD CUSTOM

SLIDING GLASS INSULATED PANE

SLIDING GLASS INSULATED PANE

SLIDING GLASS INSULATED PANE

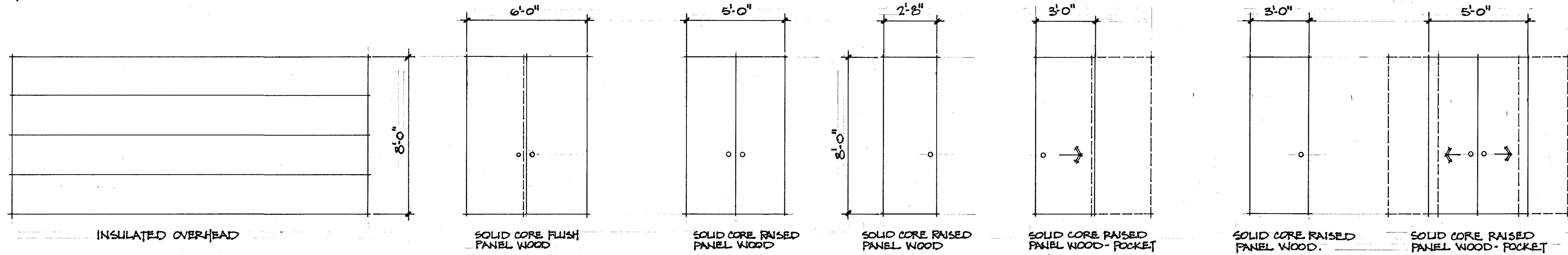
SOLID CORE RAISED PANEL

① (2) (3) (4) (7)

⑤

⑧

⑨



INSULATED OVERHEAD

SOLID CORE FLUSH PANEL WOOD

SOLID CORE RAISED PANEL WOOD

SOLID CORE RAISED PANEL WOOD

SOLID CORE RAISED PANEL WOOD - POCKET

SOLID CORE RAISED PANEL WOOD

SOLID CORE RAISED PANEL WOOD - POCKET

⑩

⑪ ⑫ ⑬

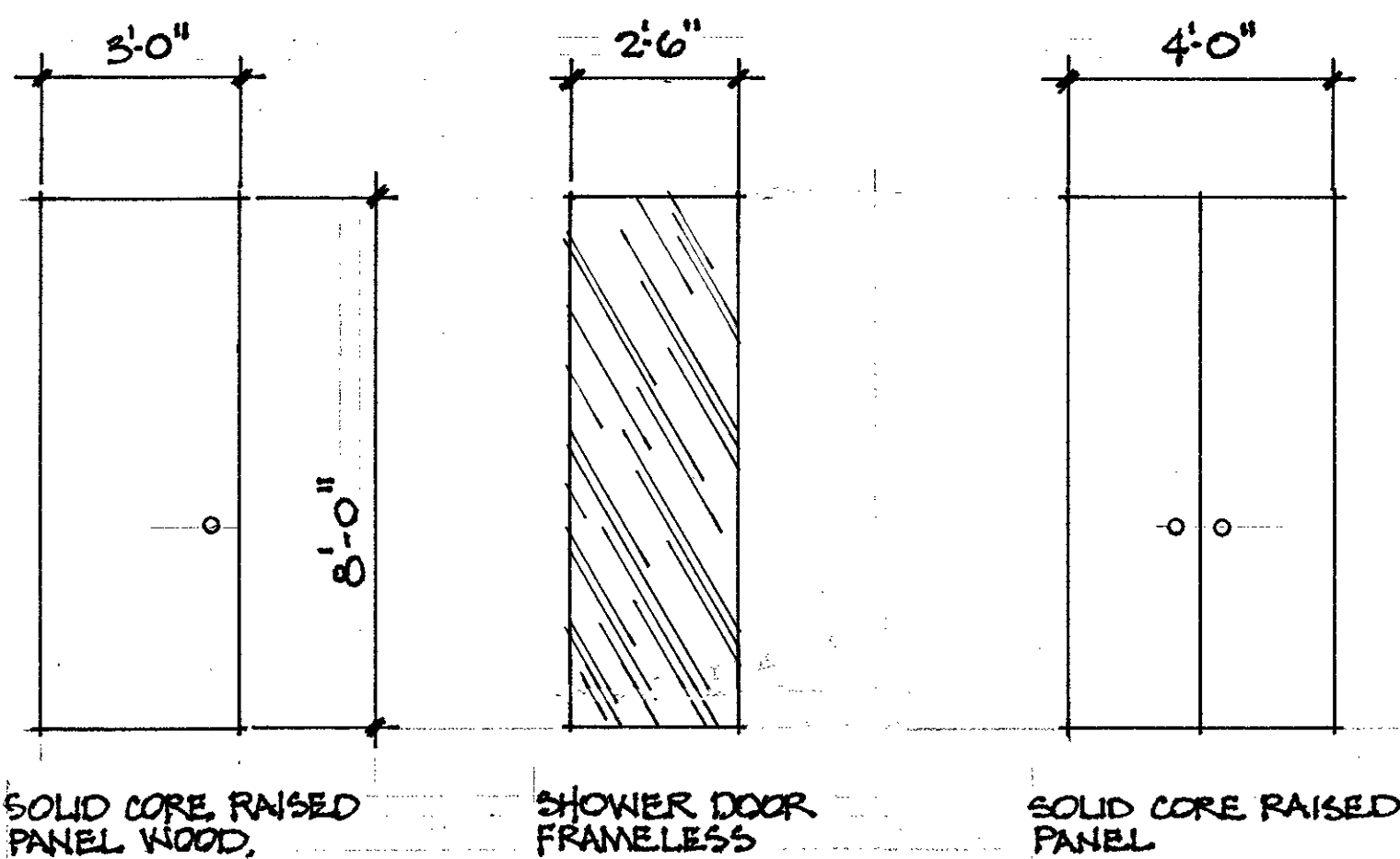
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SOLID CORE RAISED PANEL WOOD

SHOWER DOOR FRAMELESS

SOLID CORE RAISED PANEL

⑳

⑲ ⑳

㉓

door types

SCALE 3/8" = 1'-0"

DOOR HARDWARE SCHEDULE	
GROUP ONE Doors 1, 9, 19	(1-1/2) pr hinges (1) threshold (1) lockset (security) (3) pcs weatherstrip (1) sweep (1) stop
GROUP TWO Doors 2, 3, 6, 7	All lift/slide hardware supplied by door manufacturer lockset keyed by contractor
GROUP THREE Door 4, 5, 8	All sliding door hardware supplied by door manufacturer lockset keyed by contractor
GROUP FOUR Doors 10	All overhead door hardware by door manufacturer Sweep and gaskets by contractor
GROUP FIVE Doors 11, 12, 13	(3) pr hinges (1) threshold (1) lockset (passage) (1) pr slidebolts (1) astragal (4) pcs silencers
GROUP SIX Doors 13.1, 23	(3) pr hinges (2) pull knobs (2) roller catches (4) pcs silencers
GROUP SEVEN Doors 14, 15, 21, 22, 24	(1-1/2) pr hinges (1) lockset (privacy) (3) pcs silencers (1) stop
GROUP EIGHT Doors 16, 25	(3) patch hinges (1) acrylic pull
GROUP NINE Door 17, 18	Pocket hardware by contractor
GROUP TEN Door 16	(1-1/2) pr hinges (1) lockset (passage) (3) pcs silencers (1) stop

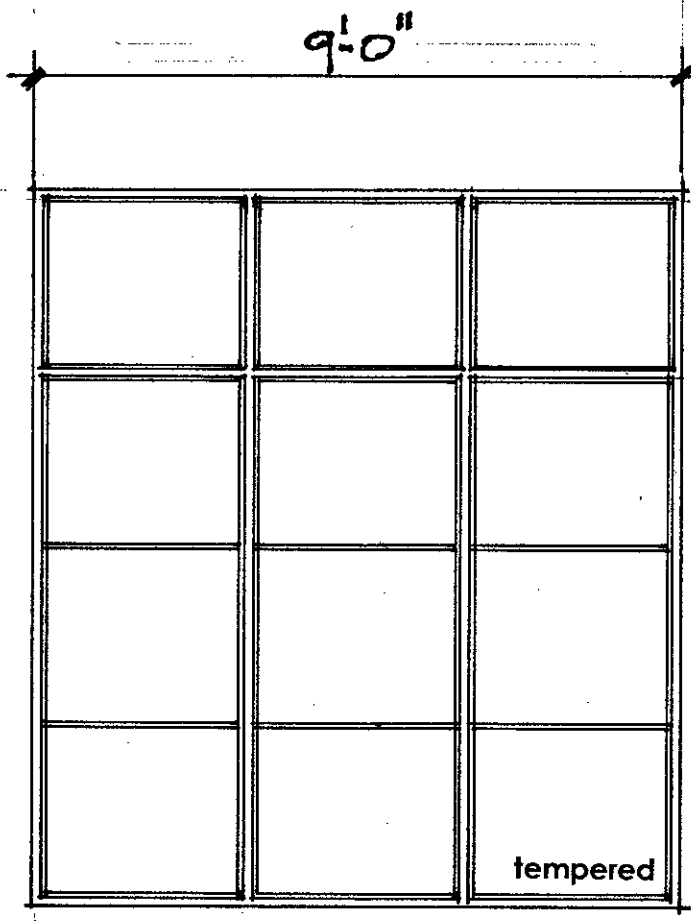
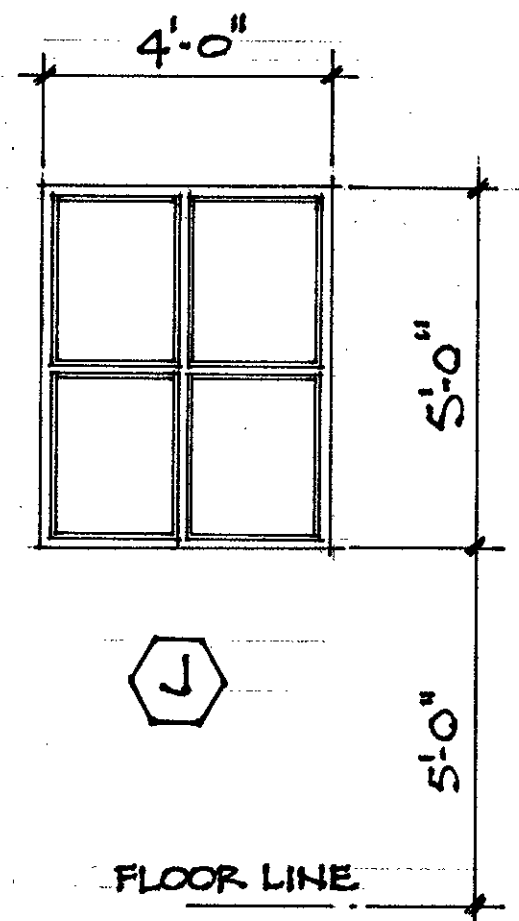
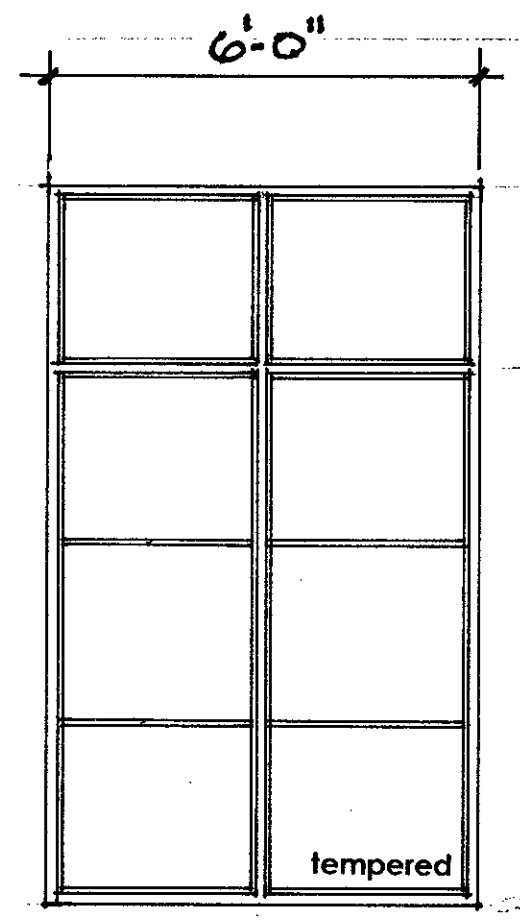
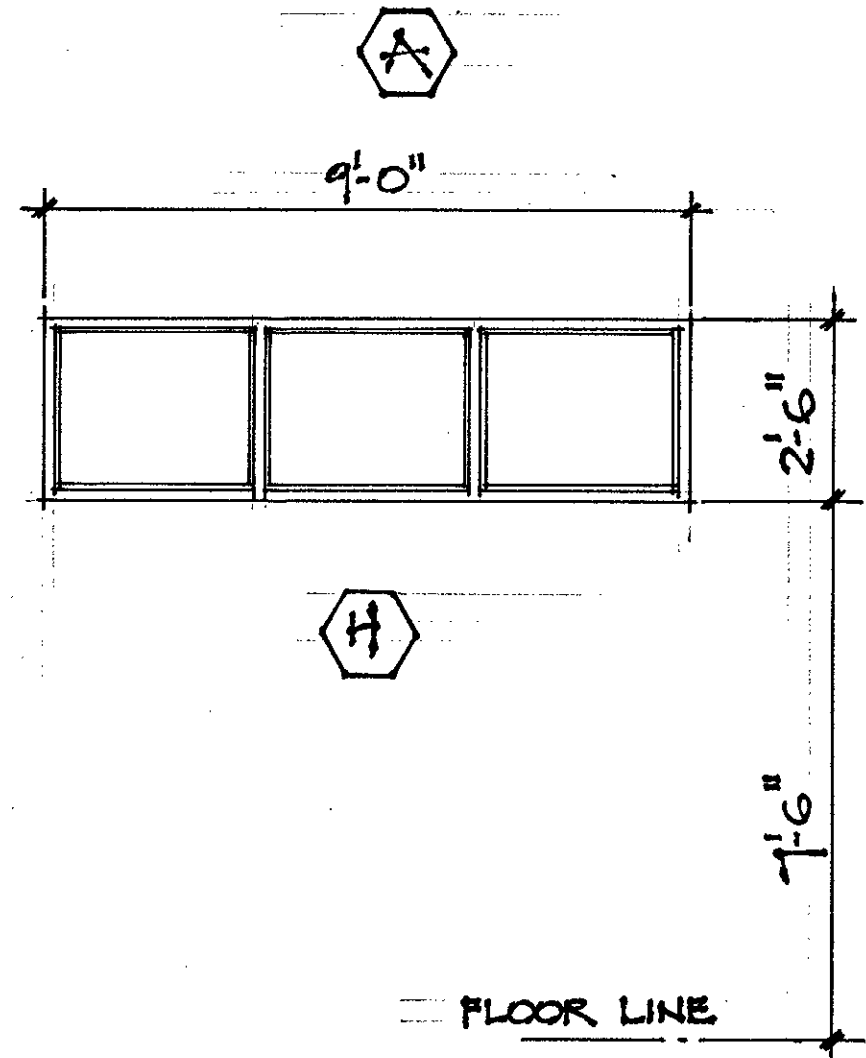
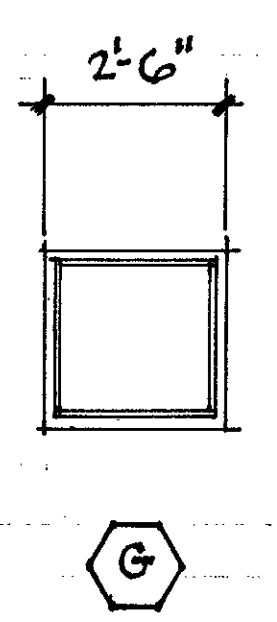
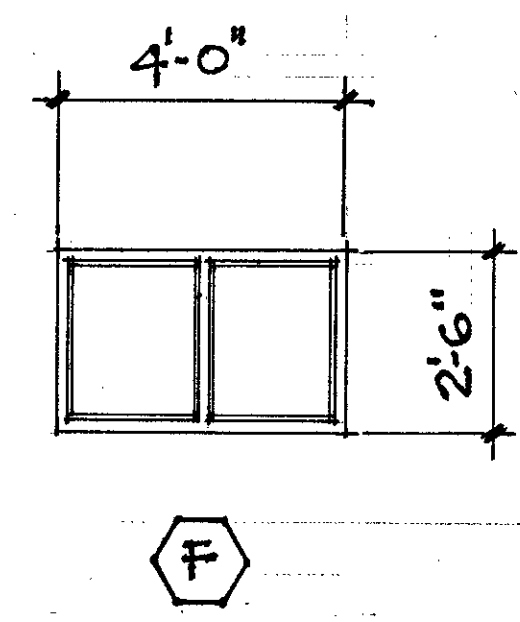
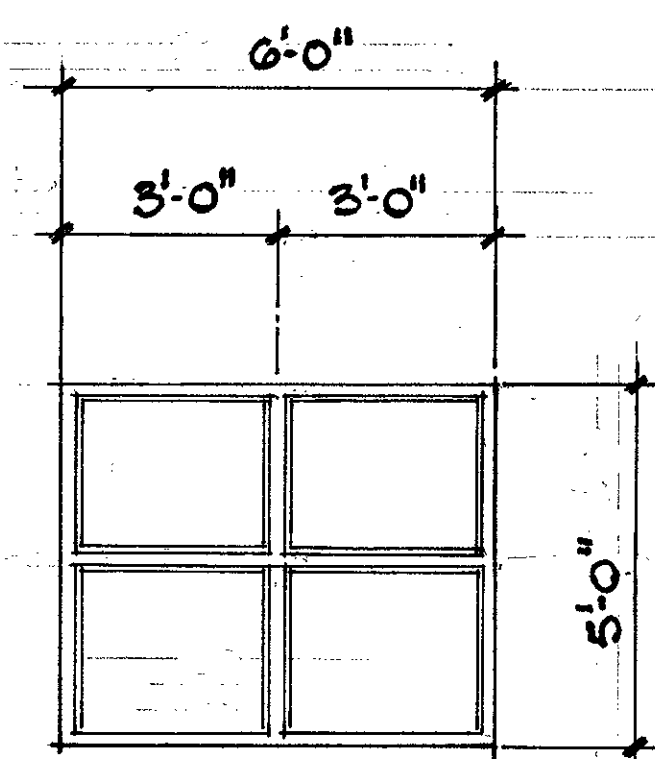
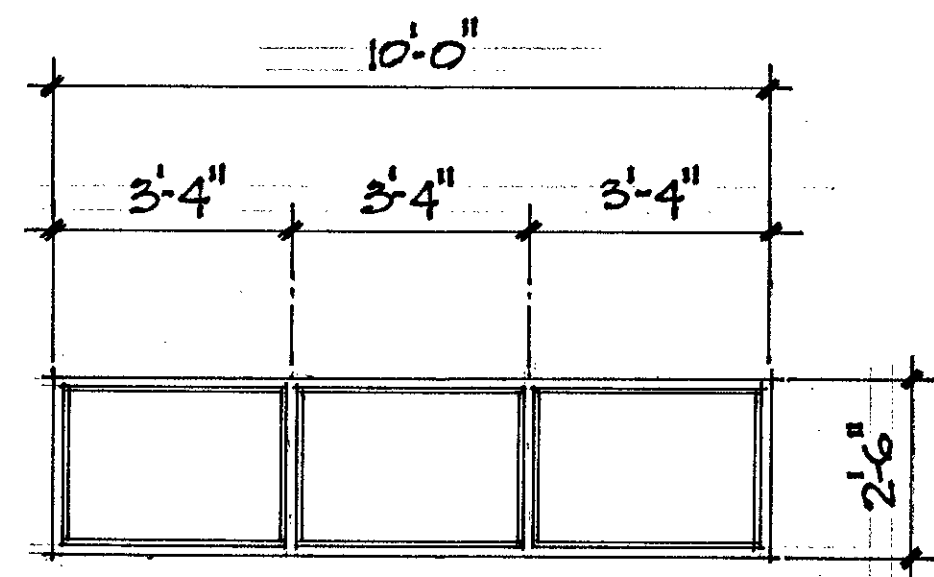
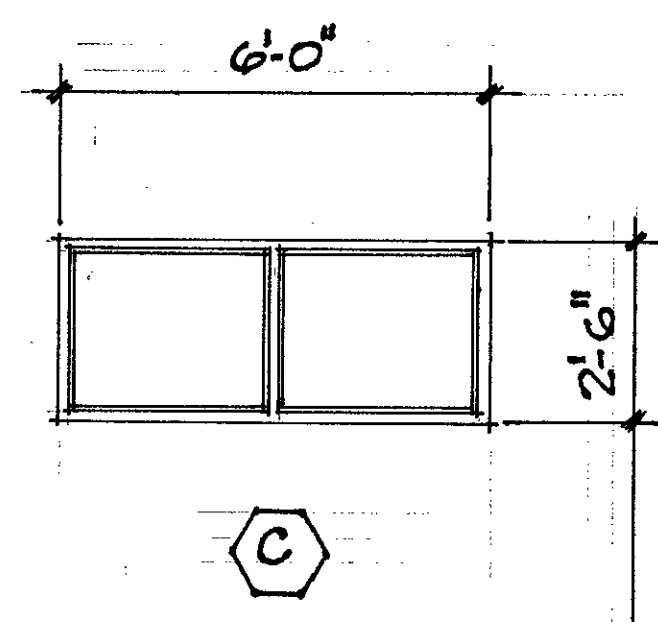
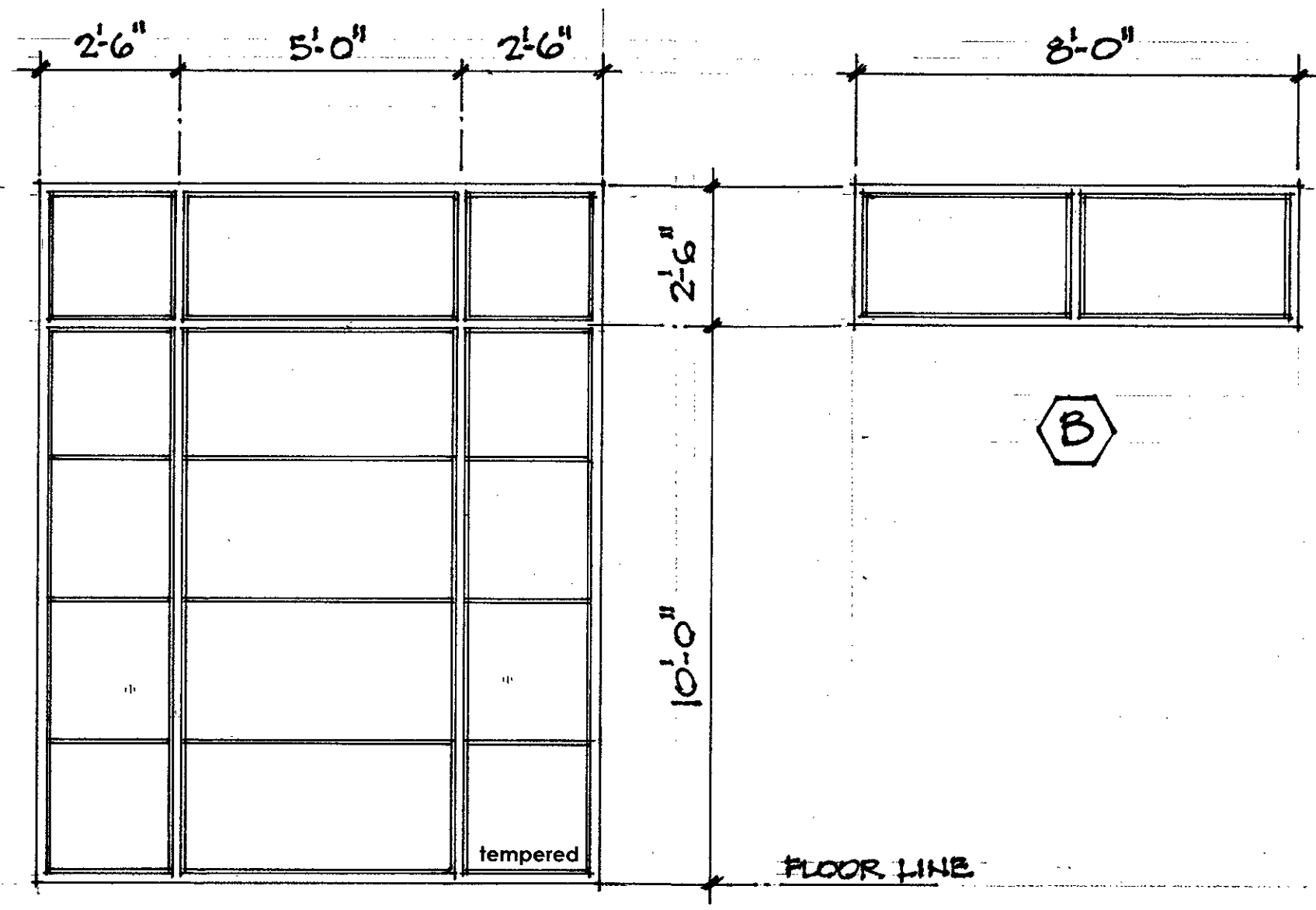
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 PERMIT: _____
 CONSTRUCTION: _____
 REVISIONS:
 ▲ 4-3-15
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CLIENT: **miller residence**
 LOCATION: 121 Board Loop
 Ketchum, ID 83340

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A-2.0



window types

SCALE 3/8" = 1'-0"

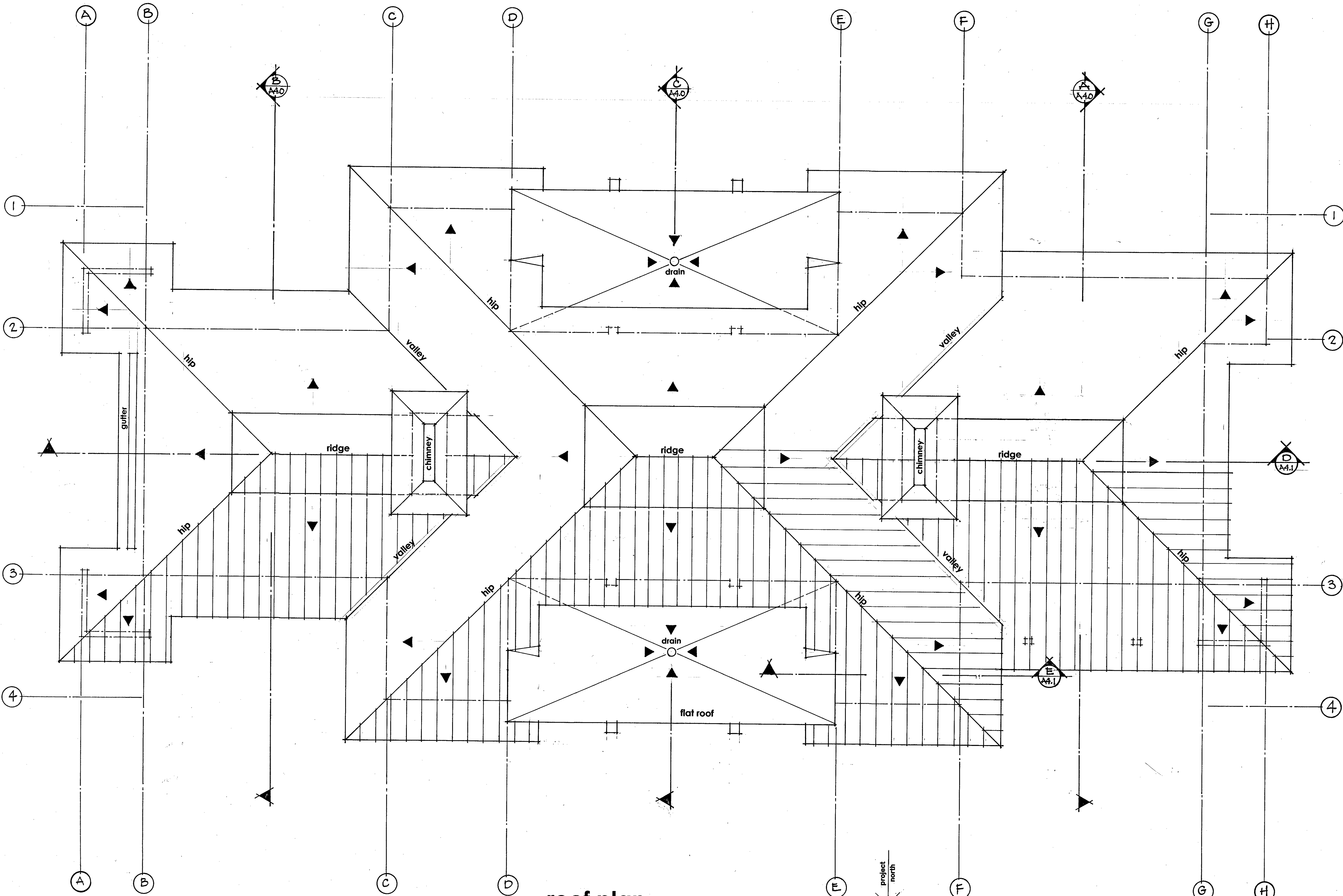
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miller residence
 121 Board Loop
 Ketchum, ID 83340

CLIENT: _____
 LOCATION: _____
 JOB #: _____

A-2.1



roof plan

SCALE 1/4"=1'-0"

PLOT DATE:	
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REVISIONS:	
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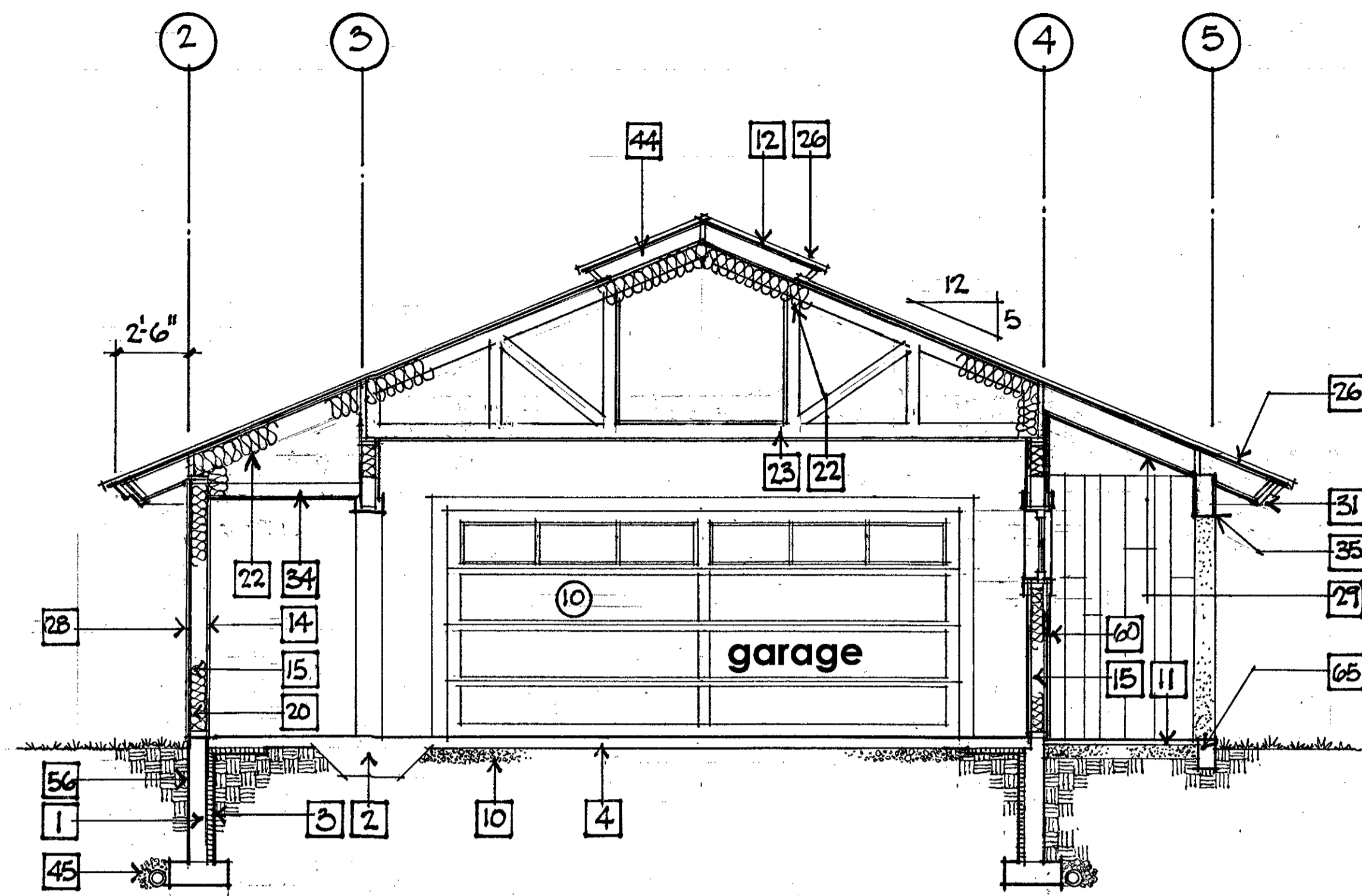
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 121 Board Loop
 Ketchum, ID 83340

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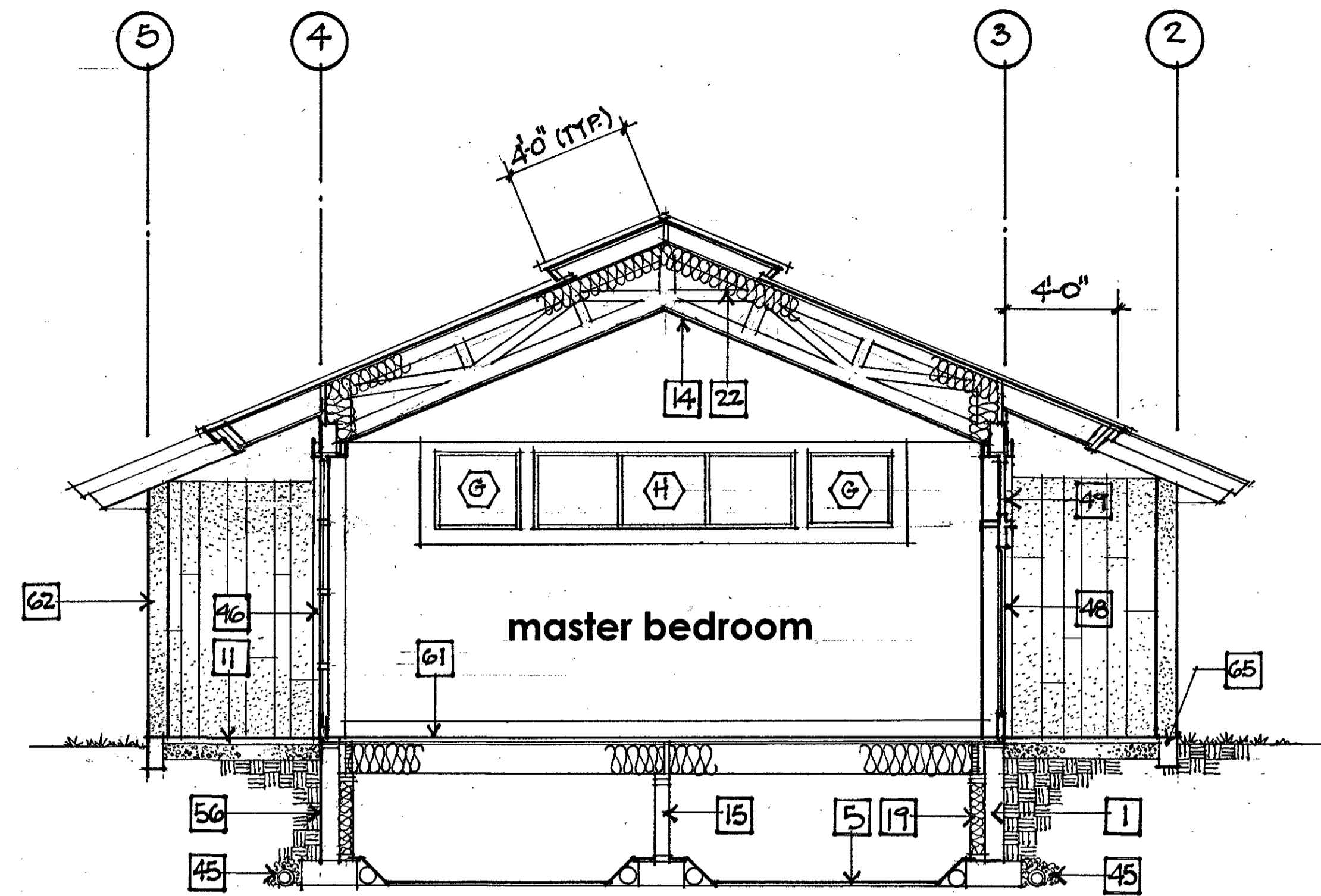
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cross section

SCALE 1/4" = 1'-0"



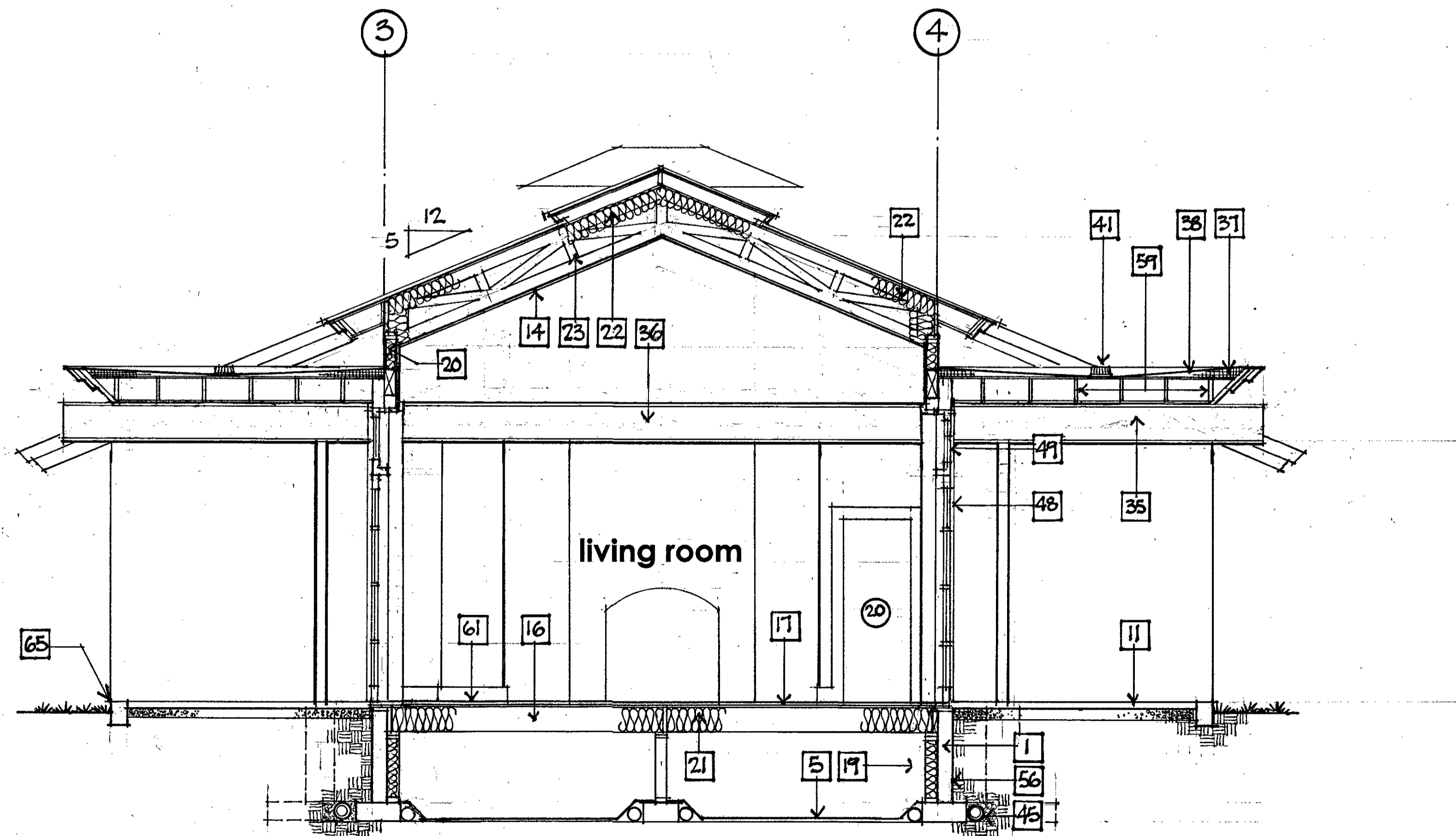
cross section

SCALE 1/4" = 1'-0"



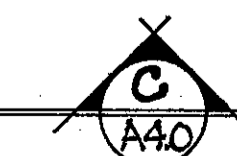
KEYNOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Foundation per structural 2. Footing per structural 3. 3" rigid perimeter insulation 4. 4" concrete slab per structural 5. Radon mitigation system in all crawlspaces 6. 4" concrete apron 7. 2x cripple studs @ 16" o/c 8. Header per structural 9. 2x treated mud sill cont. 10. 4" compacted granular fill 11. Conc pavers o/compact granular mat 12. Plywood sheathing per structural 13. 4-mil vapor retarder 14. 5/8" gypsum board 15. 2x6 studs @ 16" o/c 16. Floor joists per structural 17. 1-1/8 T&G floor sheathing 18. Tyvek house wrap (or equal) 19. R-19 insulation 20. R-23 insulation 21. R-30 insulation 22. R-49 insulation (FOAM) 23. Pre-manufactured wood truss 24. Truss panels per manufacturer 25. Ice & WaterShield laid solid 26. Standing seam rolled steel roof 27. Rolled roof chimney cap 28. 1x8 cedar T&G siding 29. 1x T&G cedar soffit 30. Cont. soffit vent 31. 2x cedar fascia 32. Stone veneer 33. Concrete cap 34. 2x ceiling framing @ 24" o/c 35. Wood beam per structural 36. Steel beam per structural 37. Tapered rigid insulation- slope to drain 38. 6-mil EPDM membrane o/insulation 39. Fire brick 40. Girder truss- 1 1/2" space @ fireplace | <ol style="list-style-type: none"> 41. Drain- route to drywell 42. Reinforced CMU per structural 43. Refractory flue liner 44. 2x6 boston joists @ 24" o/c 45. Perforated foundation drain in gravel 46. Metal clad wood window 47. Solid-core wood door 48. Solid-core door w/glazing 49. Transom window to match door 50. Exterior stucco siding 51. Copper head flashing 52. Cont. floor drain in garage, route to drywell 53. 1x6 T&G maple ceiling 55. Fill all framing voids w/insulation 56. Dampproofing cont. on foundation wall and top of footing 57. 6" curb and counterflashing 58. 5/8" plywood cap w/Kynar flashing 59. RAFTERS PER STRUCTURAL 60. 1x RED CEDAR SIDING 61. 1 1/2" TOPPING SLAB W/RADIANT HEATING TUBES 62. 8" CONCRETE WALL 63. 1 1/2" FURRING @ 24" o/c 64. 1 1/2" RIGID INSULATION 65. 6" CONC. CURB OR METAL BAND TO CONTAIN PAVERS |
|---|---|



cross section

SCALE 1/4" = 1'-0"



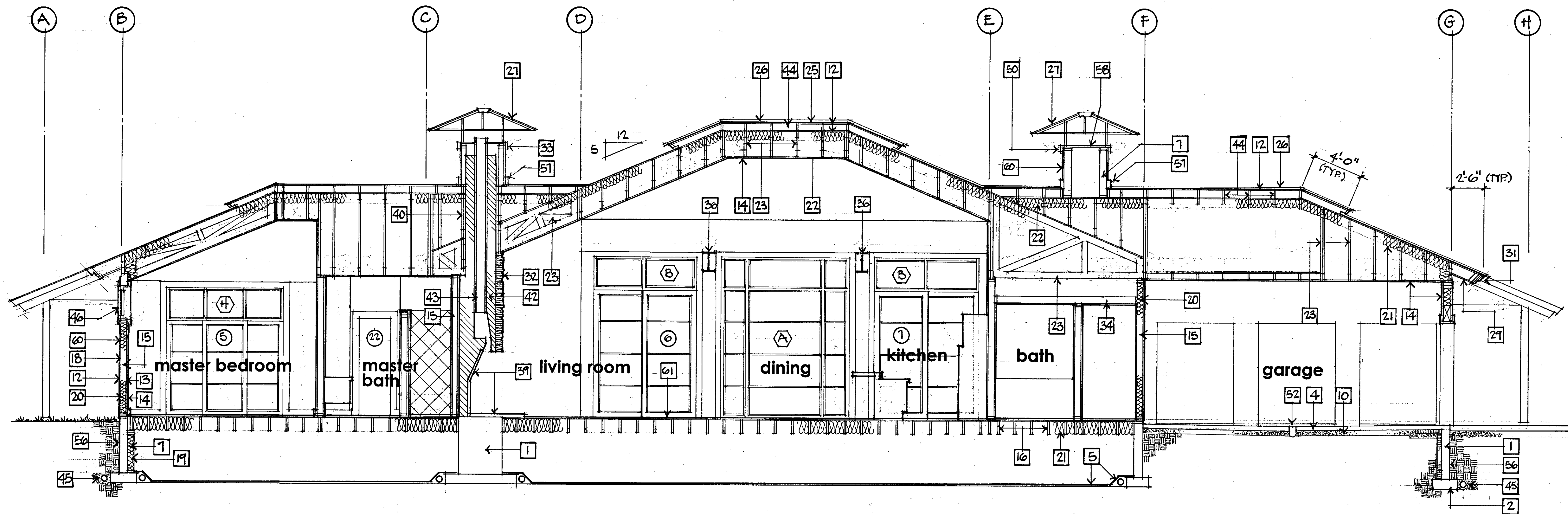
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 CONSTRUCTION:
 REVISIONS:
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 100 Locust Hill Ave., PAC: 208.726.9423
 SE, 83827, ID 83333, KETCHUM, ID 83340

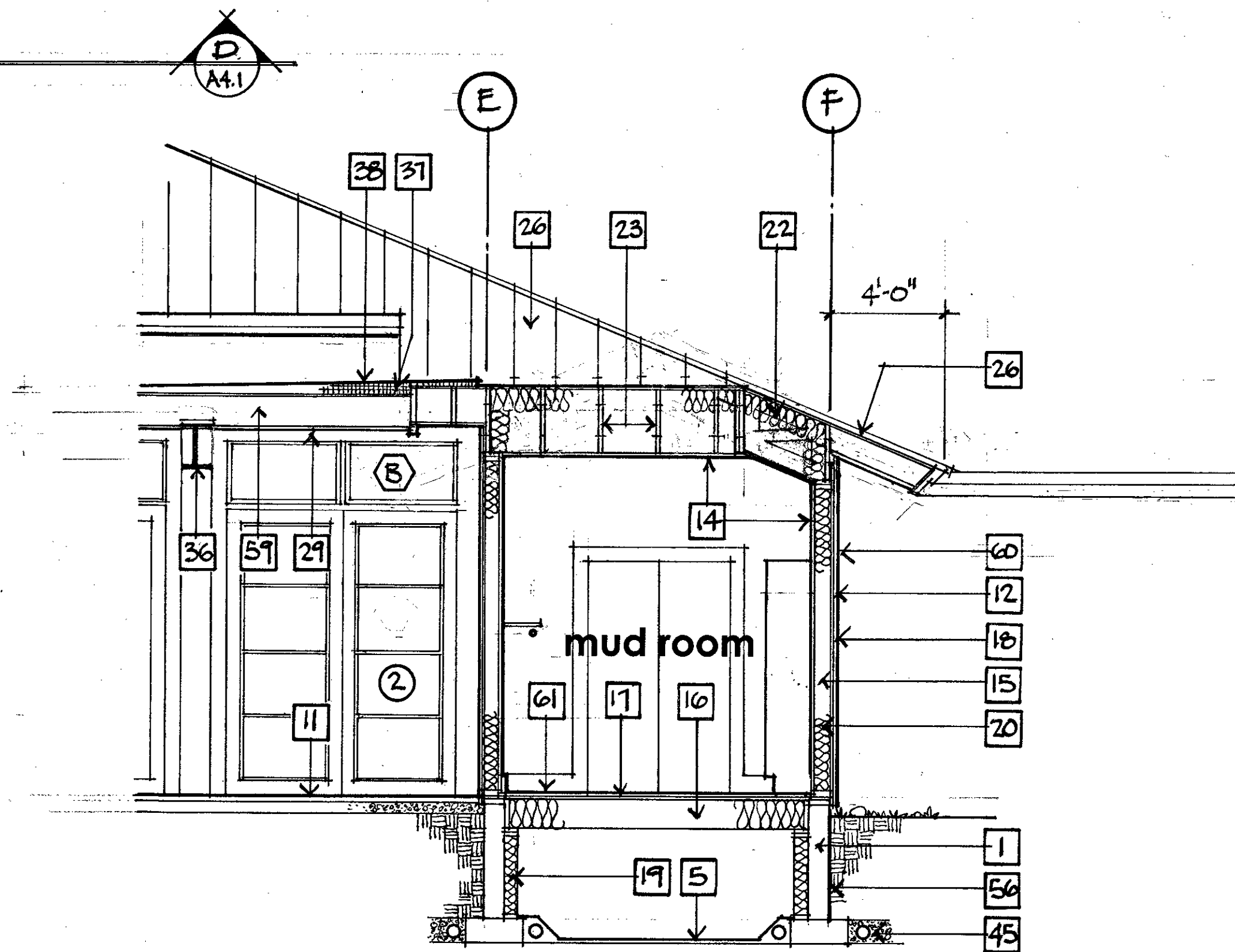
miller residence
 121 Board Loop
 Ketchum, ID 83340

CLIENT: LOCATION:



longitudinal section

SCALE 1/4" = 1'-0"



cross section

SCALE 1/4" = 1'-0"

KEYNOTES

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Foundation per structural 2. Footing per structural 3. 3" rigid perimeter insulation 4. 4" concrete slab per structural 5. Radon mitigation system in all crawlspaces 6. 4" concrete apron 7. 2x cripple studs @ 16" o/c 8. Header per structural 9. 2x treated mud sill cont. 10. 4" compacted granular fill 11. Conc pavers o/compact granular mat 12. Plywood sheathing per structural 13. 4-mil vapor retarder 14. 5/8" gypsum board 15. 2x6 studs @ 16" o/c 16. Floor joists per structural 17. 1-1/8" T&G floor sheathing 18. Tyvek house wrap (or equal) 19. R-19 insulation 20. R-23 insulation 21. R-30 insulation 22. R-49 insulation 23. Pre-manufactured wood truss 24. Truss panels per manufacturer 25. Ice & WaterShield laid solid 26. Standing seam rolled steel roof 27. Rolled roof chimney cap 28. 1x8 cedar T&G siding 29. 1x T&G cedar soffit 30. Cont. soffit vent 31. 2x cedar fascia 32. Stone veneer 33. Concrete cap 34. 2x ceiling framing @ 24" o/c 35. Wood beam per structural 36. Steel beam per structural 37. Tapered rigid insulation- slope to drain 38. 6-mil EPDM membrane o/insulation 39. Fire brick 40. Girder truss- 2'-" space @ fireplace | <ul style="list-style-type: none"> 41. Drain- route to drywell 42. Reinforced CMU per structural 43. Refractory flue liner 44. 2x6 boston joists @ 24" o/c 45. Perforated foundation drain in gravel 46. Metal clad wood window 47. Solid-core wood door 48. Solid-core door w/glazing 49. Transom window to match door 50. Exterior stucco siding 51. Copper head flashing 52. Cont. floor drain in garage, route to drywell 53. 1x6 T&G maple ceiling 55. Fill all framing voids w/insulation 56. Dampproofing cont. on foundation wall and top of footing 57. 6" curb and counterflashing 58. 5/8" plywood cap w/Kynar flashing 59. RAFTERS PER STRUCTURAL 60. 1x RED CEDAR SIDING 61. 1/2" TOPPING SLAB W/ RADIANT HEATING TUBES |
|---|--|

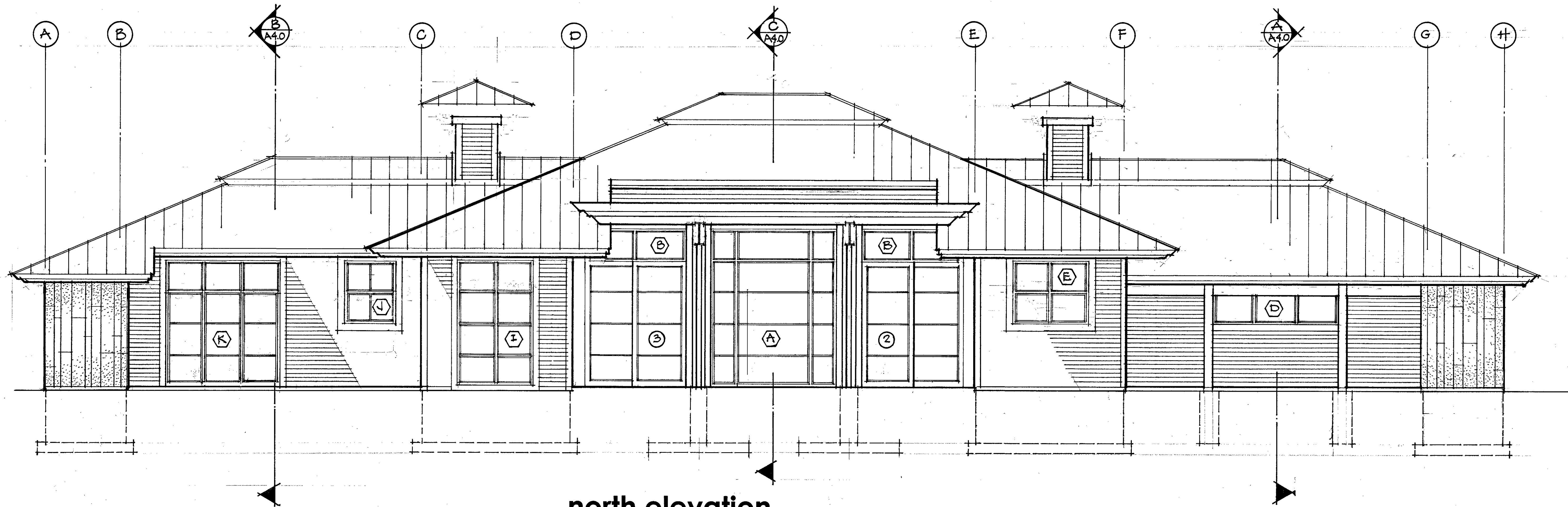
PLOT DATE: _____
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 BID: _____
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 CONSTRUCTION: _____
 REVISIONS: 4-3-15

CLIENT: miller residence
 LOCATION: 121 Board Loop
 JOB #:

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A-4.1



north elevation

SCALE 1/4" = 1'-0"

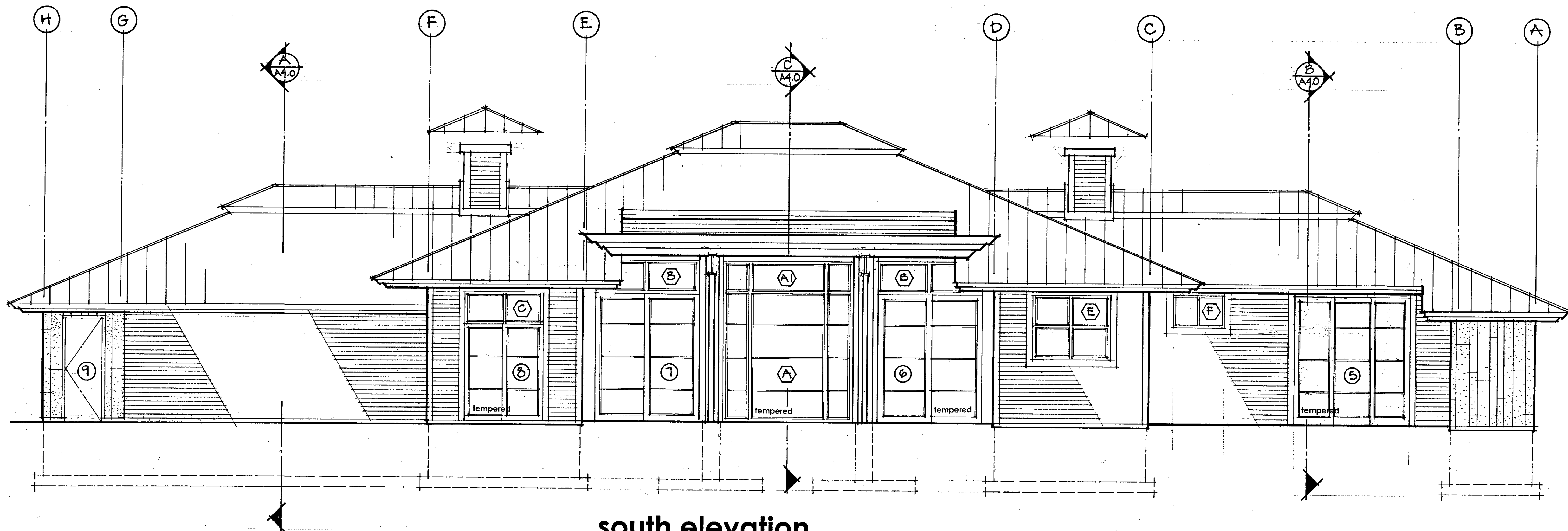
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CLIENT: **miller residence**
 LOCATION: 121 Board Loop
 JOB #:

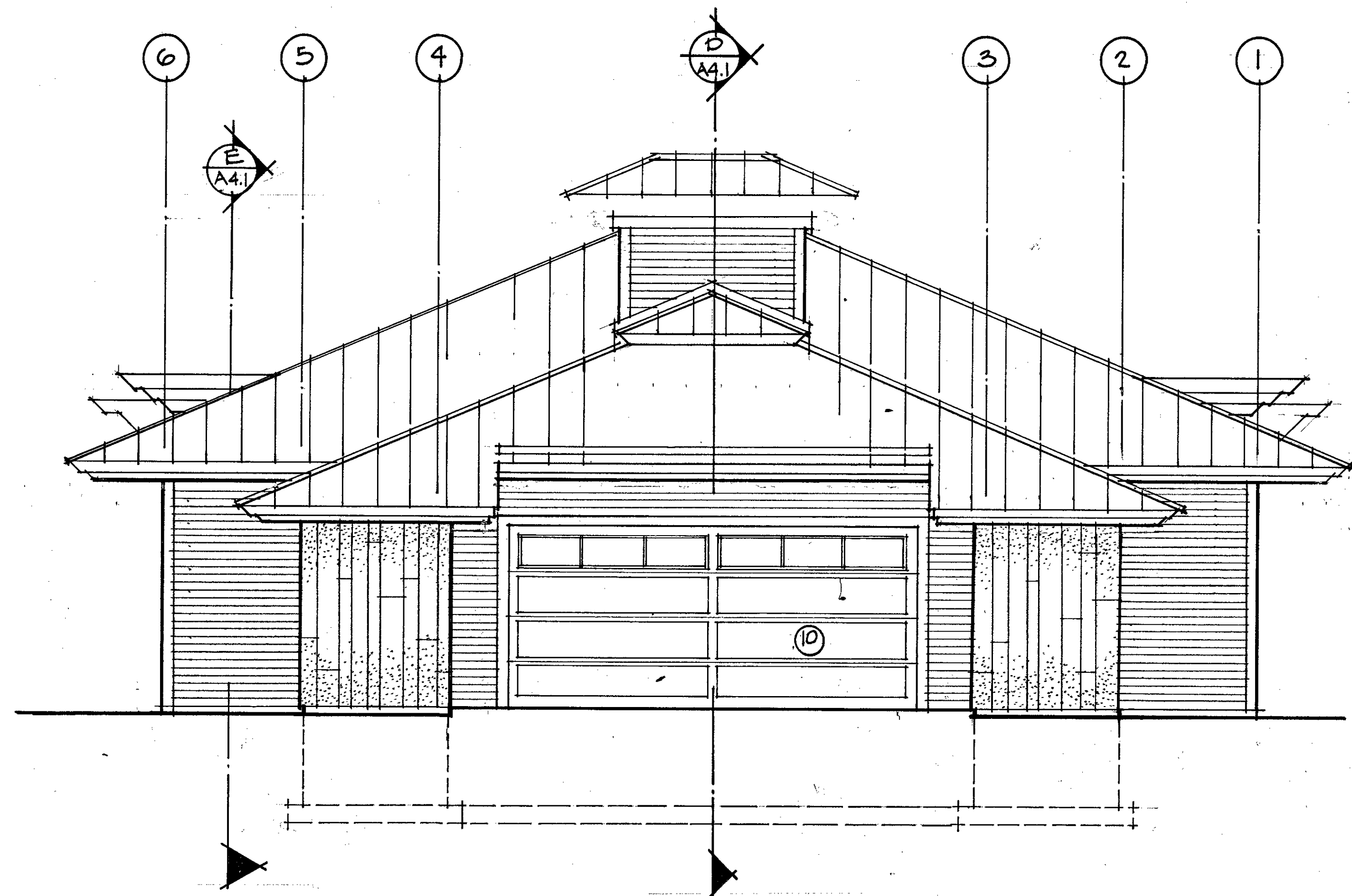
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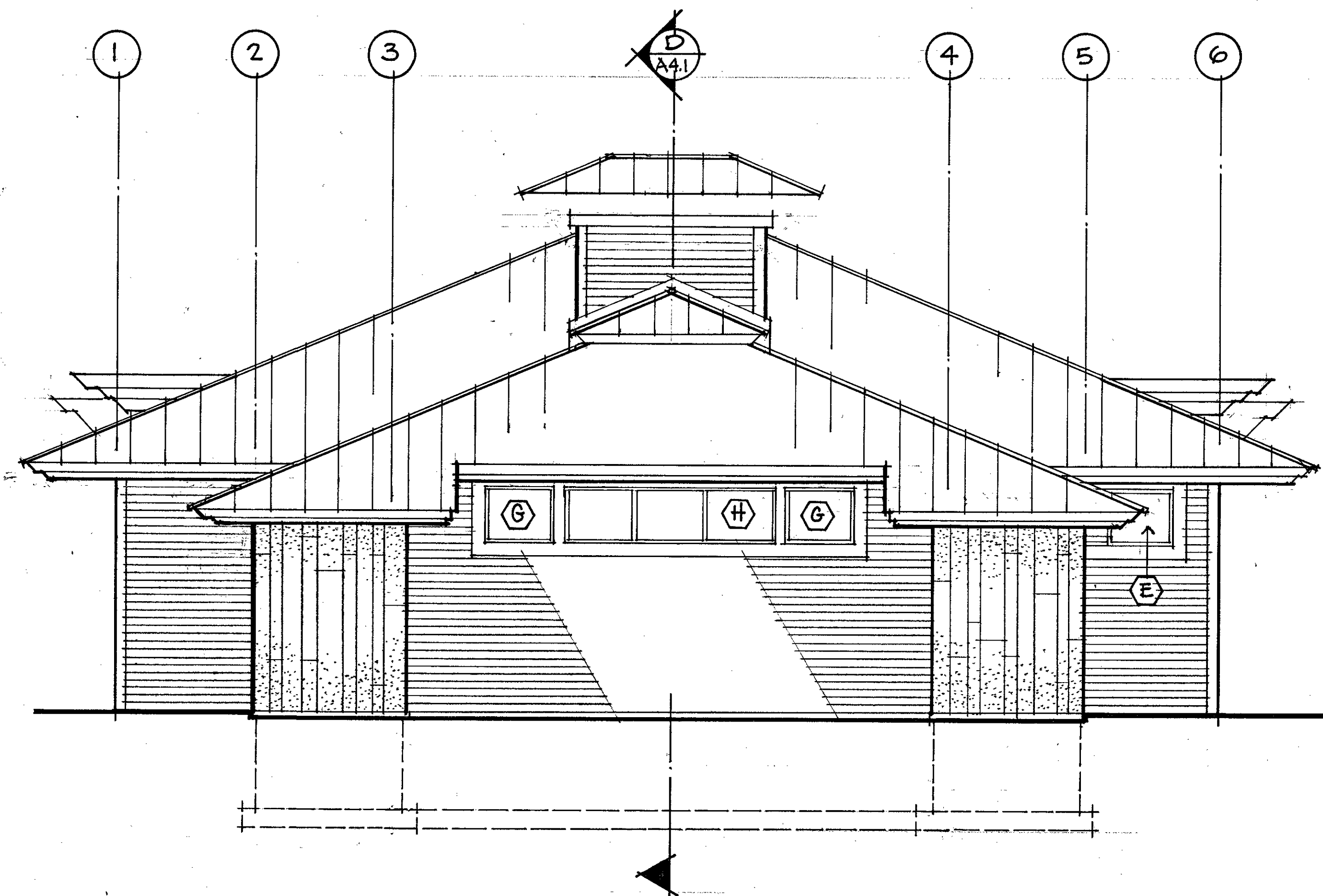
south elevation

SCALE 1/4"=1'-0"



west elevation

SCALE 1/4"=1'-0"



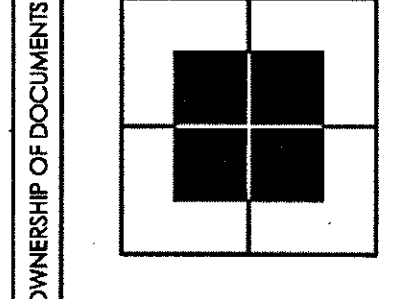
east elevation

SCALE 1/4"=1'-0"

PLOT DATE:	
SCHEMATICS:	X
BID:	
DESIGN REVIEW:	
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CLIENT: **miller residence**
 LOCATION: 121 Board Loop
 JOB #:

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 100 S. Lincoln Ave. FAX: 208-726-9423
 Sun Valley, ID 83353 Ketchum, ID 83340





PLOT DATE:
SCHEMATICS:
X
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CONSTRUCTION:
REVISIONS:
3-20-15 PERMIT

MURAR
ENGINEERING & DESIGN INC.
1674 WEST HILL ROAD
BOISE, IDAHO 83702
PHONE: 208.343.4125
FAX: 866.855.9379

Miller Residence
CLIENT: Board's Lower Ranch Sub. Blaine Co., Idaho
LOCATION: Block 2, Lot 58, 121 Board Loop, Board's Lower Ranch Sub. Blaine Co., Idaho
JOB #: 0309.13

McLaughlin & Associates Architects
Chartered, AIA
TEL: 208.726.6392
SHIPPING: 100 S. Broadway, Ave. FAC: 208.726.9253
MAILING: P.O. Box 4790, Sun Valley, ID 83353

S0.0

SECTION 1

- I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEERS WET STAMP IS AFFIXED TO DRAWINGS.
- II. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS SHALL BE REPORTED TO OWNERS REPRESENTATIVE FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
- IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER/ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
- V. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE
- VI. THESE DRAWINGS HAVE BEEN PREPARED PER THE INTERNATIONAL BUILDING CODE (IBC 2013) SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER

SECTION 2

- I. ROOF LOADING:
PITCHED ROOF: LIVE LOAD (SNOW) 125 PSF
DEAD LOAD (TRUSS/STICK) 25/15 PSF
TOTAL LOAD (TRUSS/STICK) 150/140 PSF
- II. FLOOR LOADING: LIVE LOAD 40 PSF
DEAD LOAD 10 PSF
TOTAL LOAD 50 PSF
- III. WIND LOADING: 115 MPH (3 SECOND GUST ULTIMATE)
EXPOSURE C PER ASCE 7-10
- IV. SEISMIC LOADING: SEISMIC CATEGORY D, SITE CLASS D PER IBC
- V. DESIGN SOIL PARAMETERS
2000 PSF BEARING PRESSURE ASSUMED PER IBC TABLE 1804.2 CLASS 4 MATERIAL(S).

SECTION 3 - CONCRETE

- I. GENERAL REQUIREMENTS
STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. MINIMUM CEMENT CONTENT SHALL BE 5 SACKS/CU.YD. MAXIMUM SIZE AGGREGATE SHALL BE 3/4" SLUMP NOT TO EXCEED 4". PROVIDE 4-6 % AIR ENTRAINMENT WHEN SUBJECTED TO FROST.
- II. CAST IN PLACE CONCRETE
A. CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH. PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL ENFORCEMENT.
- B. FOOTINGS
NO FOOTING SHALL BE PLACED ON DISTURBED SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 90% OF MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1-1/2) HORIZONTALLY.
- C. FOUNDATION WALLS
REINFORCE PER DRAWINGS. DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS FRAMED AND SHEATHED AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.
- D. CONCRETE PADS AND THICKENED SLABS
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
- E. CONCRETE SLABS
SLABS ON GRADE, AS NOTED ON THE DRAWINGS, TO BEAR ON 6" COMPACTED GRAVEL BASE. MINIMUM SLAB REINFORCEMENT TO BE #3'S @ 18" O.C. BOTH WAYS, PLACED 1" CLEAR FROM TOP FACE (U.N.O ON PLANS).

- F. FIREPLACE FOOTINGS AND CMU WALLS
REFER TO DRAWINGS.
- G. REINFORCEMENT
REINFORCEMENT SHALL BE ASTM A615, GRADE 60 FOR ALL BARS. ALL REBAR LAPPED 30 TIMES DIAMETER OR 24" WHICHEVER IS GREATER. REBAR AT FOOTING TO HAVE 3" CLEAR COVER WHEN CAST AGAINST EARTH, 2" WHERE EXPOSED TO AIR OR BACKFILL (U.N.O. ON DRAWING). PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALL AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
- H. ANCHOR BOLTS
ANCHOR BOLTS TO BE ASTM A307, 1/2" x 10" EMBEDDED IN FOUNDATION WALLS @ 48" O.C. (MAX) U.N.O. (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALL). BOLTS TO BE WITHIN 12" (MAX.) & 4" (MIN) TO ENDS OF SILL PLATES (COORDINATE WITH GENERAL CONTRACTOR) MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE
1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS BRACED IN STUD WALLS.
2. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWNS
3. 3/16"x3"x3" SQUARE STEEL PLATE WASHERS SHALL BE PLACED BETWEEN SILL PLATE AND NUT PER IBC 2308.12.8.
- J. CONSTRUCTION AND CRACK CONTROL JOINTS
ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS AND AT RE-ENTRANT CORNERS.
- K. VAPOR BARRIER
VAPOR BARRIER TO BE 6 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE IF REQUIRED, IF SLAB WILL HAVE FLOOR COVERING APPLIED, PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1 1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.
- L. EMBEDDED ITEMS FOR HD TYPE HOLDOWNS TO BE ASTM A307 HEX HEADED BOLT IN THE DIAMETER AS SPECIFIED BY THE MANUFACTURER FOR THE HD. ALL BOLTS TO HAVE 3" MIN. CONCRETE SIDE COVER. EMBEDMENT DEPTHS ARE 15" FOR BOLTS UP TO AND INCLUDING 3/4" DIA, 24" DEPTH FOR BOLTS OVER 3/4". TYPICAL REINFORCEMENT TO PASS UNINTERRUPTED ALONGSIDE HOLDOWN AS APPLICABLE COUPLER NUTS MAY BE USED TO EXTEND THE HOLDOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.
- M. EPOXY ANCHORS
EPOXY GROUTED ANCHORS SHALL CONFORM TO SIMPSON CO. ET EPOXY-TIE ADHESIVE FOR TEMPERATURES ABOVE 40 F, ET22C. EPOXY-TIE ADHESIVE FOR TEMPERATURES OF 25° F TO 40° F OR ENGINEER APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS, WIRE BRUSH AND BLOW OUT HOLES.

SECTION 4 - FRAMING LUMBER

- I. SAWN STRUCTURAL LUMBER
A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO. 2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO. 1 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.). STUD GRADE MAY BE USED FOR STUDS.
B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
C. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

- D. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW. VERTICAL BLOCKING AT WOOD "I" JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED. BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
- II. STRUCTURAL GLUED-LAMINATED TIMBER
ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, AND COMBINATION L2 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH AITC A190.1 AND ASTM D3737, PROVIDE WET-USE ADHESIVES MAXIMUM MOISTURE CONTENT SHALL BE 15%. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITH 1" OF MASONRY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.
- III. MANUFACTURED WOOD "I" JOISTS
WOOD "I" JOISTS AS MANUFACTURED BY THE TRUS JOIST CORPORATION OR EQUIVALENT SHALL BE DESIGNED AND CERTIFIED BY MANUFACTURER TO SUPPORT LOADINGS AS SHOWN ON THE DRAWINGS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS REQUIRES APPROVAL OF ENGINEER. JOISTS SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- IV. LAMINATED VENEER LUMBER (LVL)
PRODUCTS SPECIFIED HEREIN AS ML OR M=L AND PL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUS JOIST AS MICROLAM AND PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES AS ML AND PL. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
ATTACHMENT OF TWO (2) LAMINATIONS ARE TWO (2) ROWS 12d NAILS @ 12"oc 2" CLEAR FROM TOP AND BOTTOM OF BEAM. THREE (3) AND FOUR (4) LAMINATIONS REQUIRE TWO (2) ROWS OF 1/2" DIAMETER THRU BOLTS @ 12"oc 2" CLEAR FROM TOP AND BOTTOM OF BEAM.
- V. WOOD SHEATHING
1. ALL WOOD SHEATHING SHALL BE RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS SHOWN HEREIN OR ON DRAWINGS.
A. ROOF SHEATHING
5/8" WITH MINIMUM (40/20) SPAN RATING
B. FLOOR SHEATHING
3/4" T&G APA SPAN RATED TO 24"
C. EXTERIOR WALL AND SHEAR WALL SHEATHING
1/2" WITH MINIMUM (24/0) SPAN RATING
2. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING, FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD, U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER.
3. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD, U.N.O. IN SHEARWALL SCHEDULE OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.

- VI. WOOD SHEARWALLS
1. NO. 14 GAUGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.
2. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEARWALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
3. ALLOWABLE SHEAR VALUES IN SHEARWALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.
- VII. PRE-MANUFACTURED WOOD TRUSSES
WOOD TRUSSES SHALL BE FACTORY ASSEMBLED USING STRESS RATED MATERIALS DESIGNED TO SUPPORT LOADING SHOWN ON DRAWINGS. INSTALL AND BRACE PER MANUFACTURER. MANUFACTURER IS RESPONSIBLE FOR REVIEWING ALL CONNECTIONS AND FRAMING IN TRUSSED ROOF SYSTEMS ABOVE PLATE HEIGHT FOR COMPLETENESS AND COMPATIBILITY WITH TRUSS DESIGNS. THIS INCLUDES ALL EAVE OVERHANGS AND OVER-FRAMES. SHOP DRAWINGS, DETAILS AND DESIGN CALCULATIONS OF TRUSSED ROOF SYSTEM MUST BE STAMPED BY A LICENSED IDAHO CIVIL ENGINEER AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO FABRICATION.

- VIII. FASTENING
THE MEMBERS AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN TABLE 2304.9.1

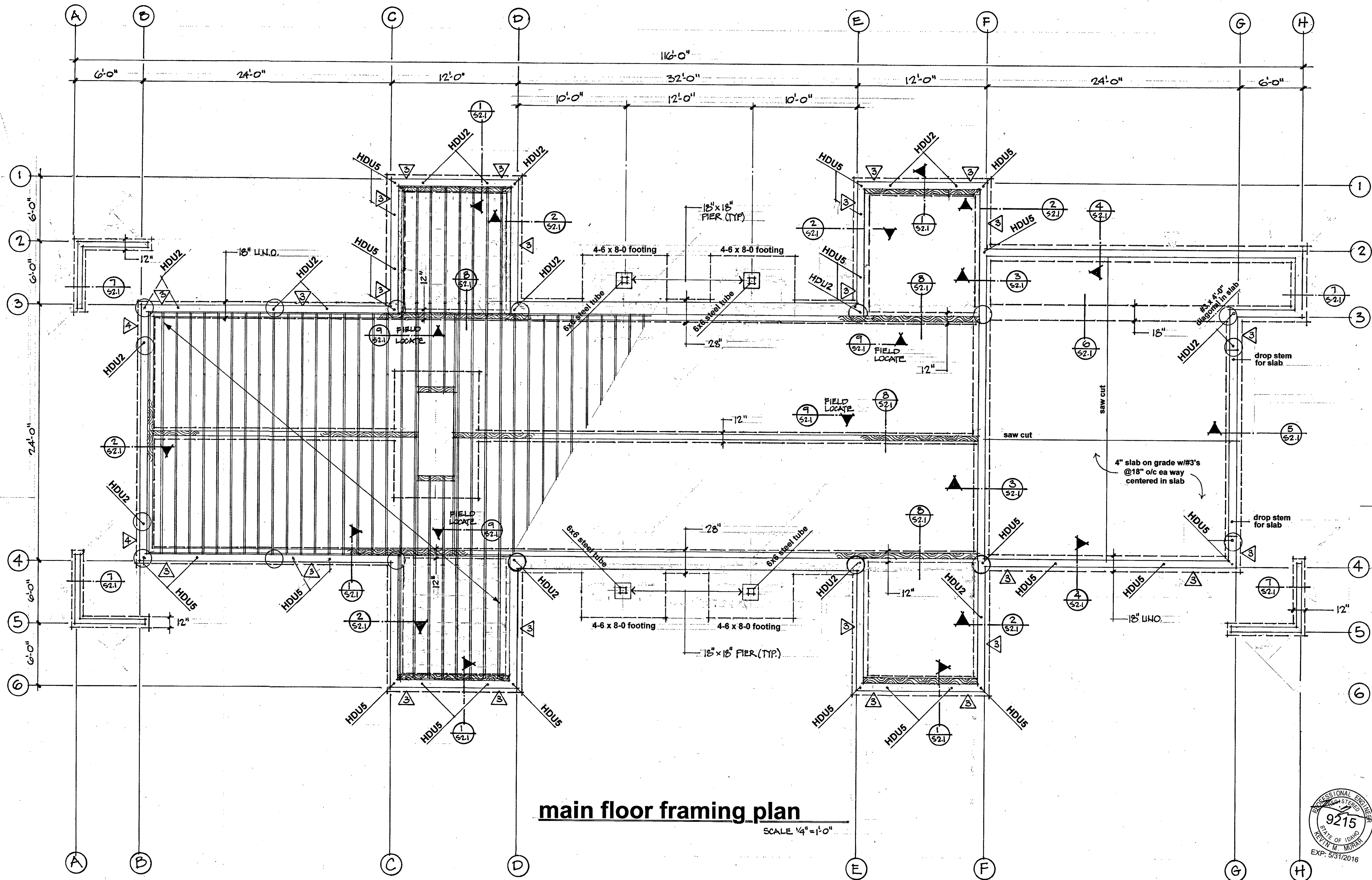
SECTION 5 - MASONRY

- 1. COMPRESSIVE STRENGTH OF THE MASONRY f'm = 1500 PSI SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD PER ACI 530.1-02 SPECIFICATIONS FOR MASONRY STRUCTURES SECTION 1.4B AND TABLE 2.
2. UNITS TO CONFORM TO ASTM C55 OR ASTM C90 AND SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140.
3. THE THICKNESS OF BED JOINTS CANNOT EXCEED 5/8"
4. PROPORTION AND MIX GROUT IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C476 DO NOT USE ADMIXTURES UNLESS APPROVED BY THE ENGINEER. MIX GROUT TO A CONSISTENCY THAT HAS A SLUMP BETWEEN 8 AND 11 INCHES.
5. SUPPORT ALL LINTELS DURING CONSTRUCTION SUCH THAT THE OPENINGS ARE LEVEL AND STRAIGHT.
6. MIX ALL CEMENTITIOUS MATERIALS AND AGGREGATES BETWEEN 3 AND 5 MINUTES IN A MECHANICAL BATCH MIXER WITH SUFFICIENT AMOUNT OF WATER TO PRODUCE A WORKABLE CONSISTENCY. DO NOT HAND MIX MORTAR. DISCARD ALL MORTAR WHICH HAS BEGUN TO STIFFEN OR IS NOT USED WITHIN 2 1/2 HOURS AFTER INITIAL MIXING.

SECTION 6 - SPECIAL INSPECTION

- SPECIAL INSPECTOR
1. OWNER WILL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM SPECIFIED INSPECTIONS AND TESTS PER IBC 1704.
2. MASONRY CONTINUOUS AND PERIODIC INSPECTIONS ARE REQUIRED PER IBC TABLE 1704.5.1.
3. SOIL BACKFILL SPECIAL INSPECTION IS REQUIRED FOR PLACING FILL AS REQUIRED PER IBC SECTION 1704.7.
4. CONCRETE SPECIAL INSPECTION IS NOT REQUIRED SINCE THE EXCEPTIONS IN IBC SECTION 1704.4 ARE MET.

STRUCTURAL GENERAL NOTES
NO SCALE



main floor framing plan
SCALE 1/4" = 1'-0"

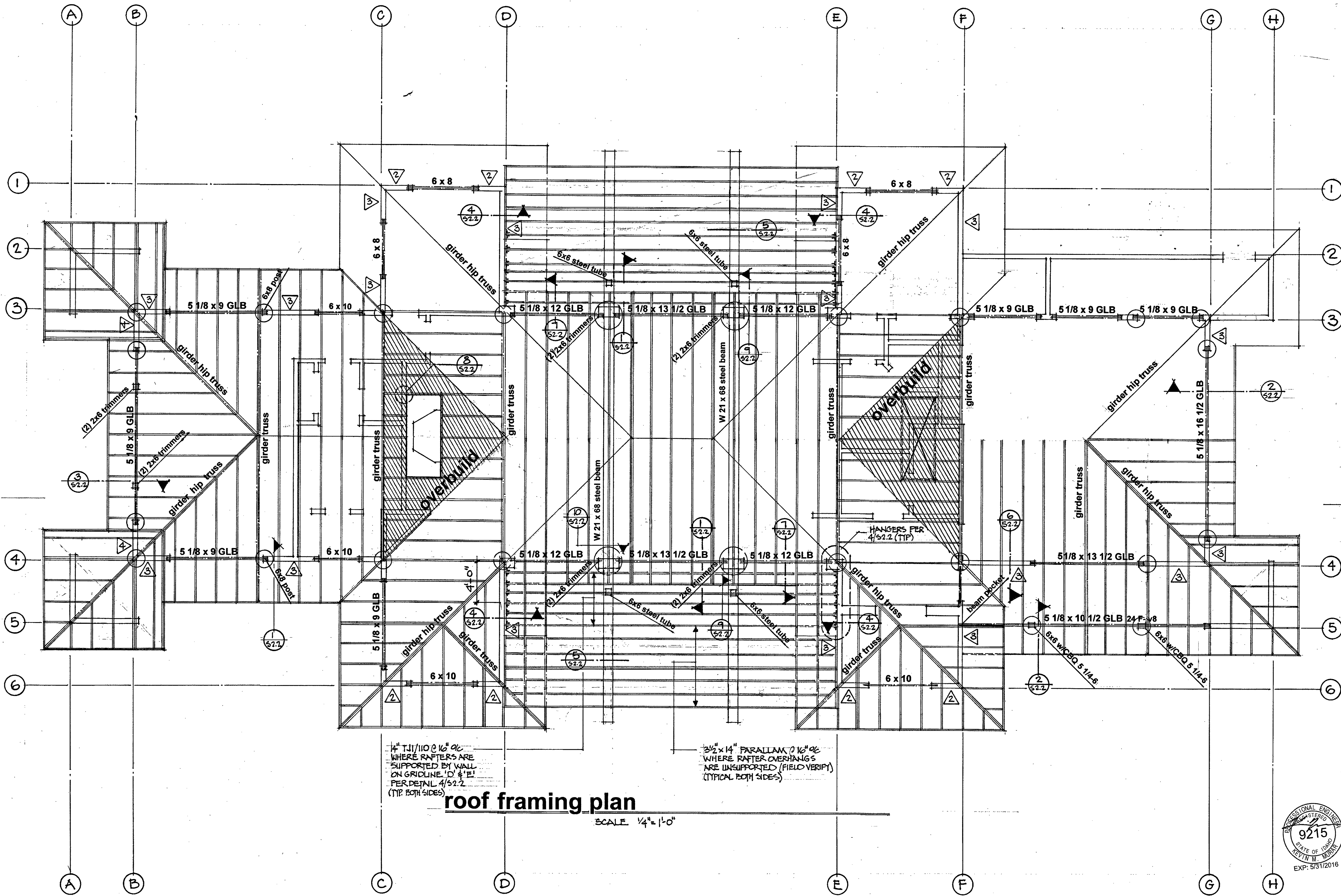
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2									
3									
4									

CLIENT: **miller residence**
 LOCATION: 121 Board Loop
 JOB #:

McLaughlin & Associates Architects
 Chartered, AIA
 OFFICE: 206726.992
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 900 S. Valley Ave., P.O. Box 206726
 Sun Valley, ID 83333 Ketchum, ID 83340

S-1.0

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1/4" T11/110 @ 16" o/c
WHERE RAFTERS ARE
SUPPORTED BY WALL
ON GRIDLINE 'D' & 'E'
PER DETAIL 4/52.2
(TYP. BOTH SIDES)

3/2" x 14" PARALLAM @ 16" o/c
WHERE RAFTER OVERHANGS
ARE UNSUPPORTED (FIELD VERIFY)
(TYPICAL BOTH SIDES)

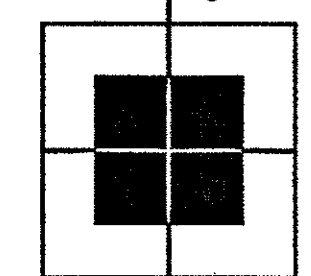
roof framing plan

SCALE 1/4" = 1'-0"

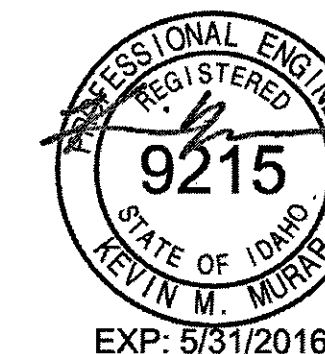
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CLIENT: **miller residence**
LOCATION: 121 Board Loop
JOB #:

McLaughlin & Associates Architects
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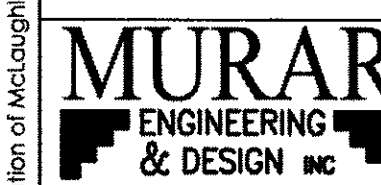
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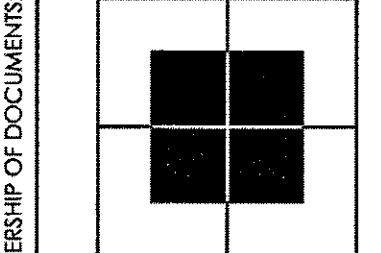
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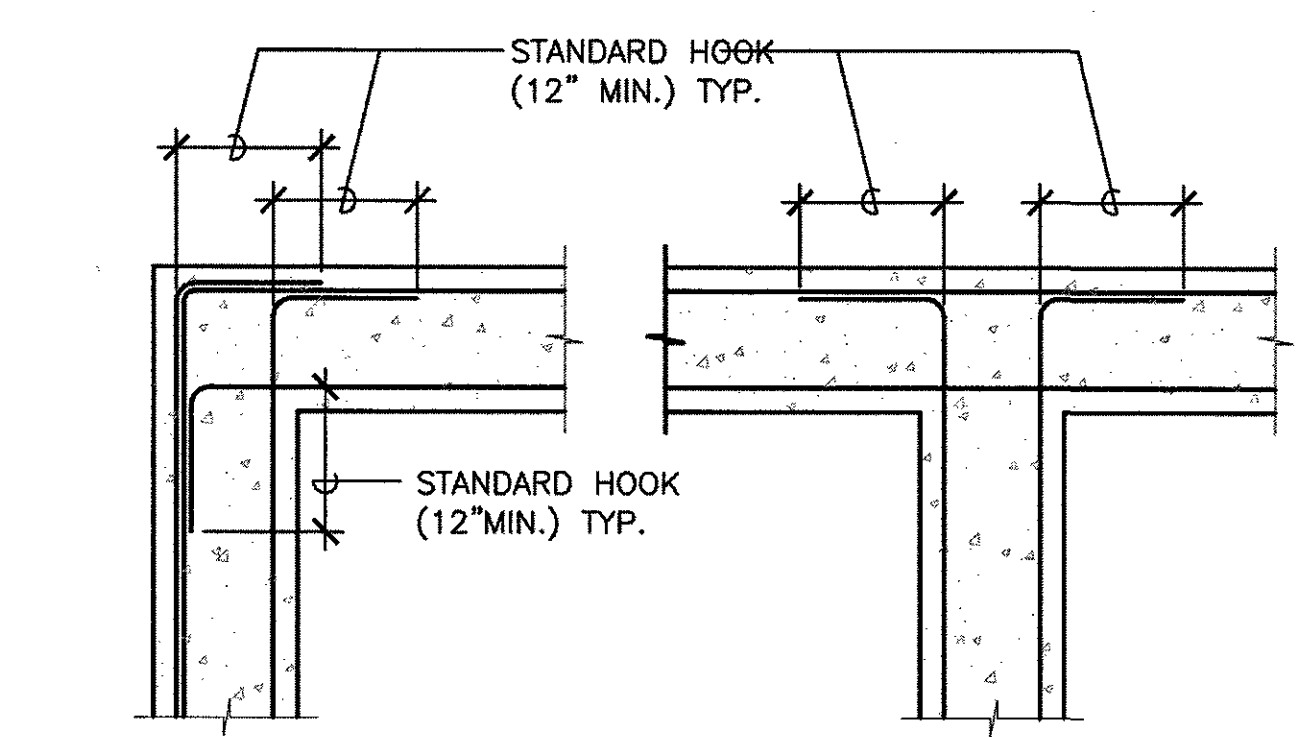
1674 WEST HILL ROAD
BOISE, IDAHO 83702
PHONE: 208.343.4125
FAX: 866.855.9379

Miller Residence
CLIENT: Board's Lower Ranch Sub. Blaine Co., Idaho
LOCATION: Block 2, Lot 58, 121 Board Loop, Board's Lower Ranch Sub. Blaine Co., Idaho
JOB #: 0309.13

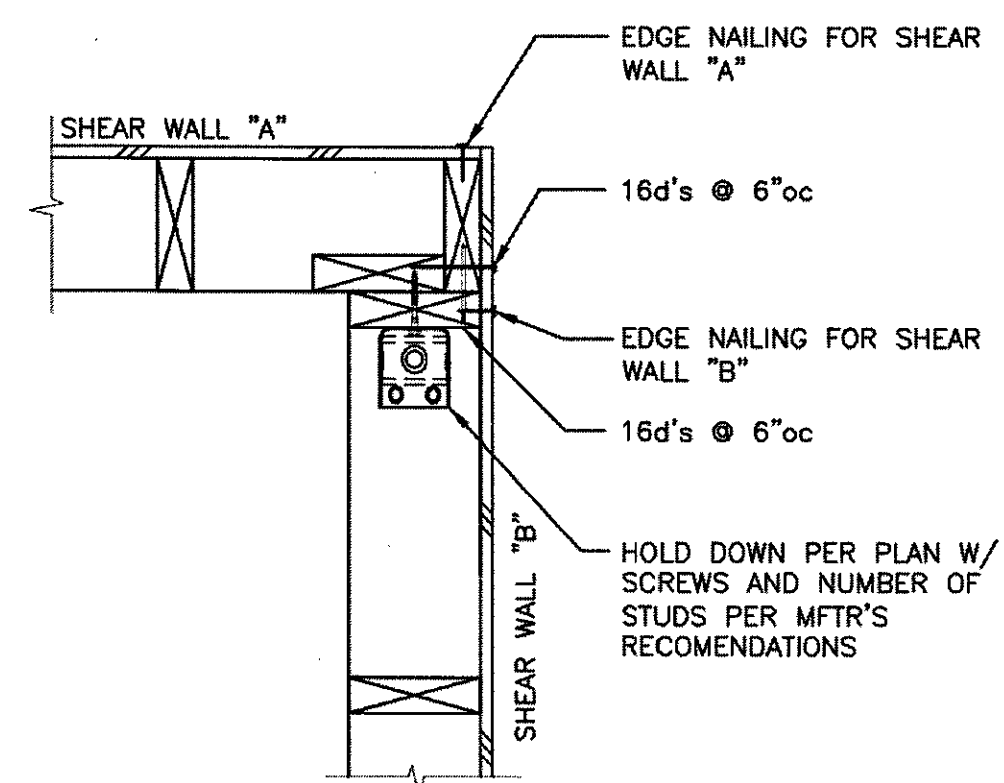
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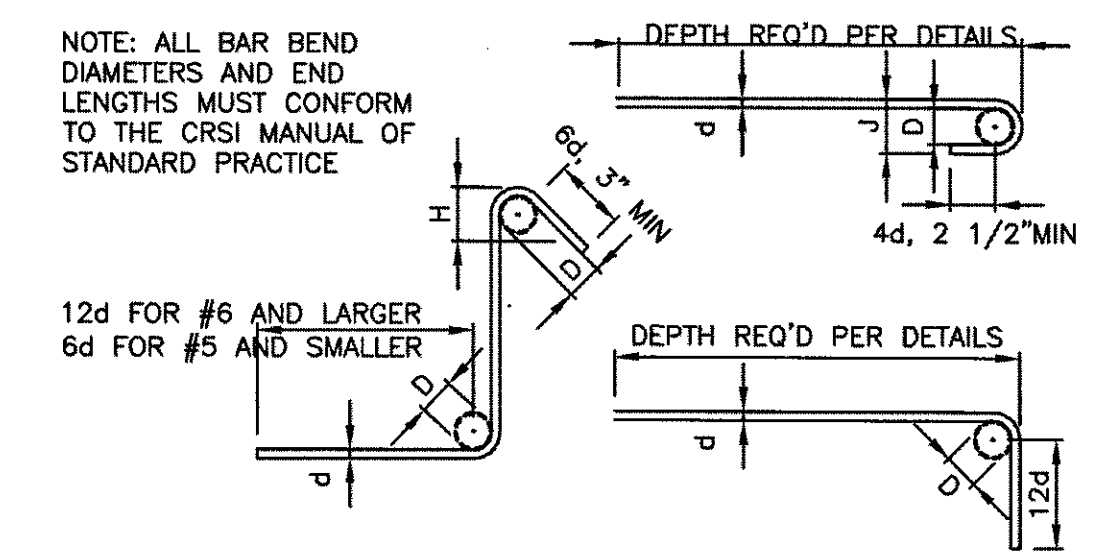
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1 3/4" SCALE

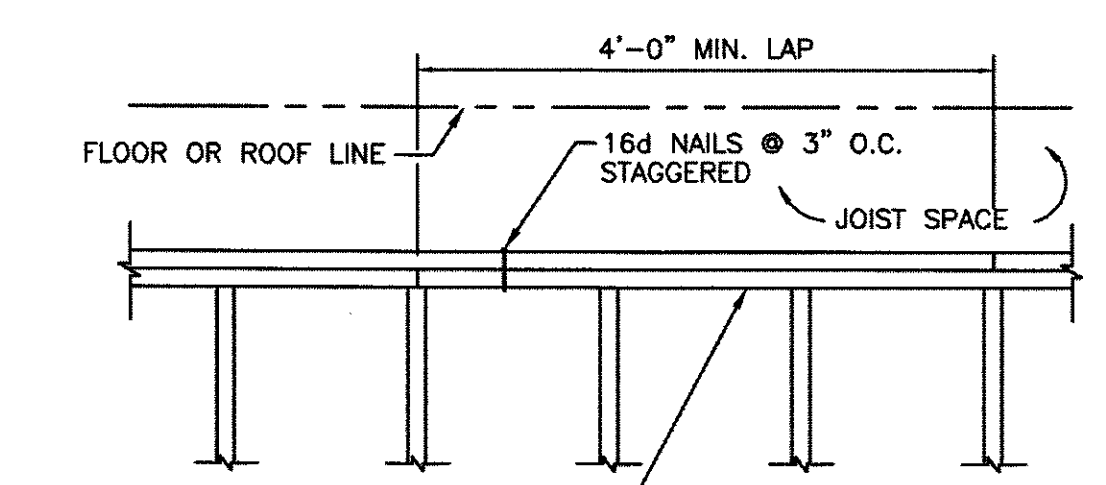


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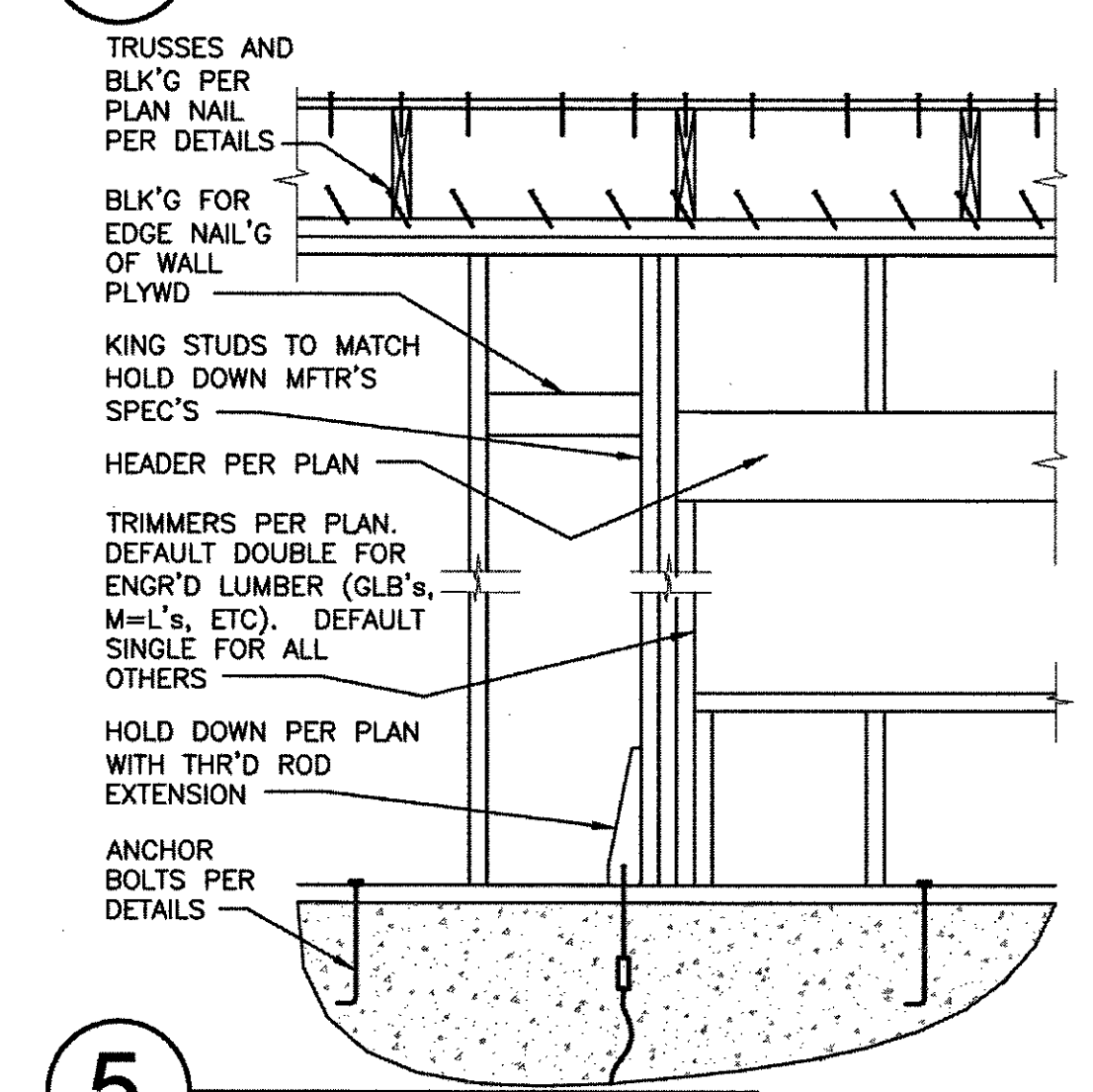


3 3/4" SCALE

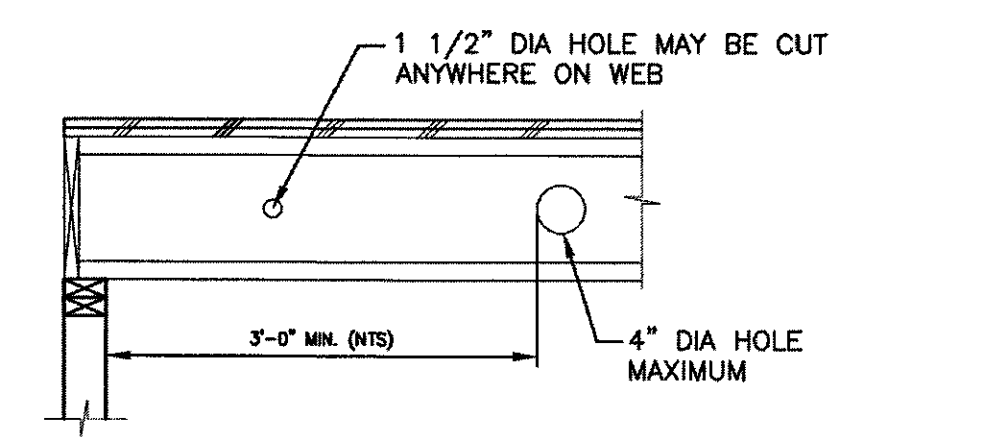
STANDARD TIES & STIRRUPS			STANDARD END HOOKS		
BAR SIZE	D	H	BAR SIZE	D	H
#3	1 1/2"	2 1/2"	#3	2 1/4"	3"
#4	2"	3"	#4	3"	4"
#5	2 1/2"	3 3/4"	#5	3 3/4"	5"
#6	4 1/2"	4 1/2"	#7	5 1/4"	7"
#7	5 1/4"	5 1/4"	#8	6"	8"
#8	6"	6"	#9	9 1/2"	11 3/4"
			#10	10 3/4"	1-1 1/4"



4 3/4" SCALE



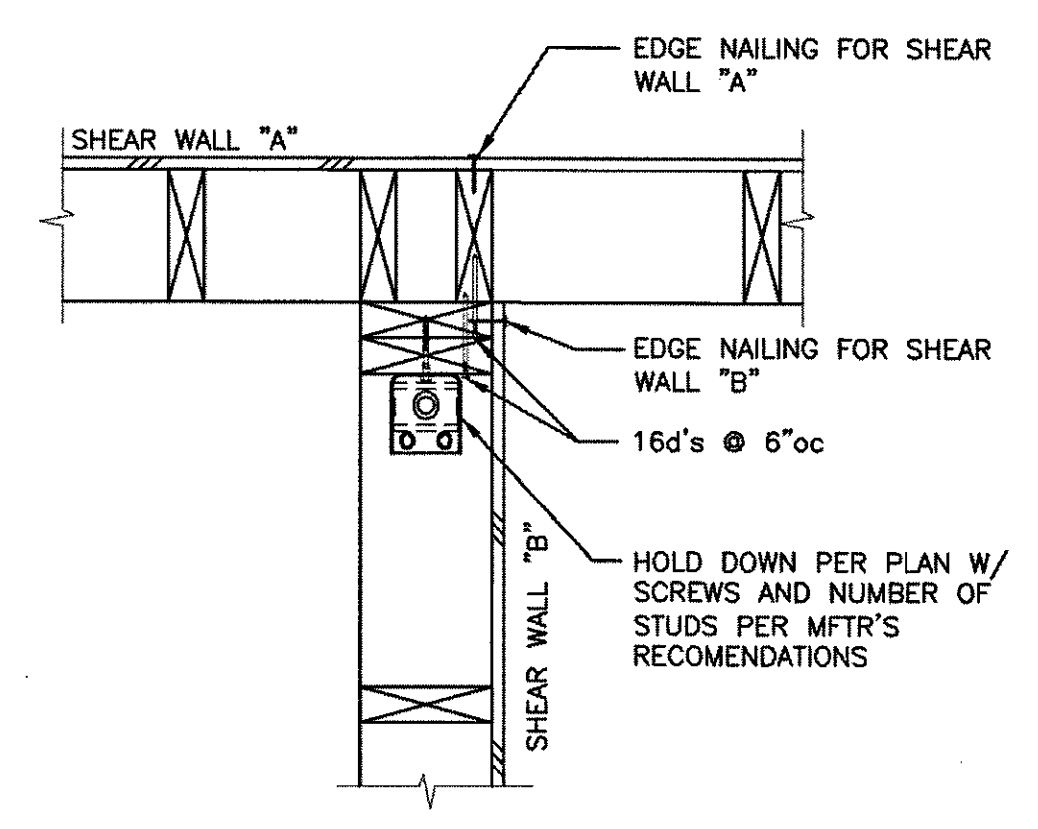
5 3/4" SCALE



6 3/4" SCALE

NOTES:
A. HOLE SHALL BE ROUND.
B. DO NOT CUT OR NOTCH FLANGES.
C. HOLE MAY BE LOCATED VERTICALLY ANYWHERE WITHIN WEB. LEAVE 1/8" MINIMUM WEB AT TOP AND BOTTOM OF HOLE.

ALLOWABLE HOLE LOCATIONS IN TJI JOIST



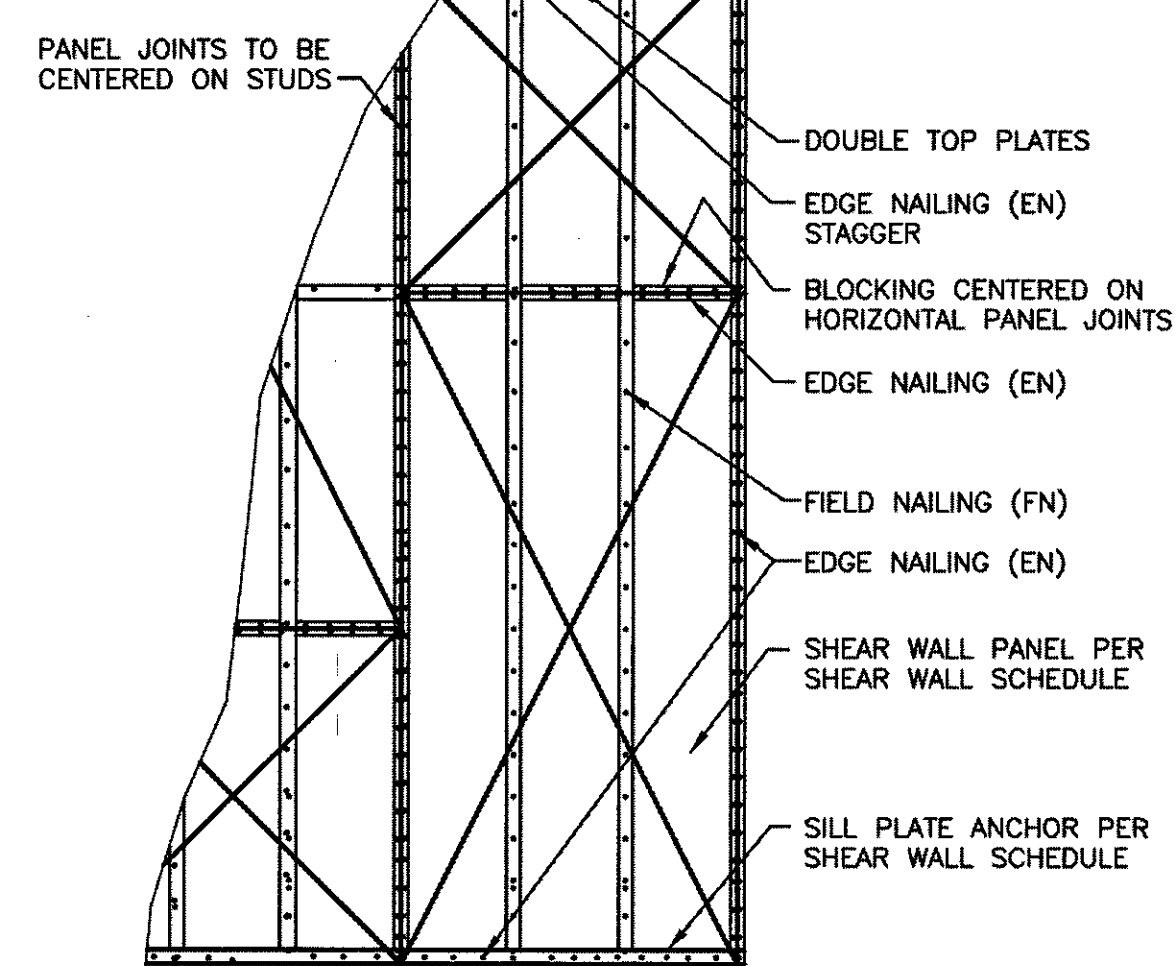
7 3/4" SCALE

CONC. SLAB-ON-GRADE THICKNESS	MAXIMUM SPACING OF CONTROL JOINTS (BASED ON THICKNESS OF SLAB)		CONTROL JOINT DEPTH
	MAX SIZE AGGREGATE LESS THAN 3/4"	MAX SIZE AGGREGATE 3/4" OR LARGER	
4"	8' O.C. MAX	10' O.C. MAX	7/8"
5"	10' O.C. MAX	13' O.C. MAX	1"
6"	12' O.C. MAX	15' O.C. MAX	1 1/4"

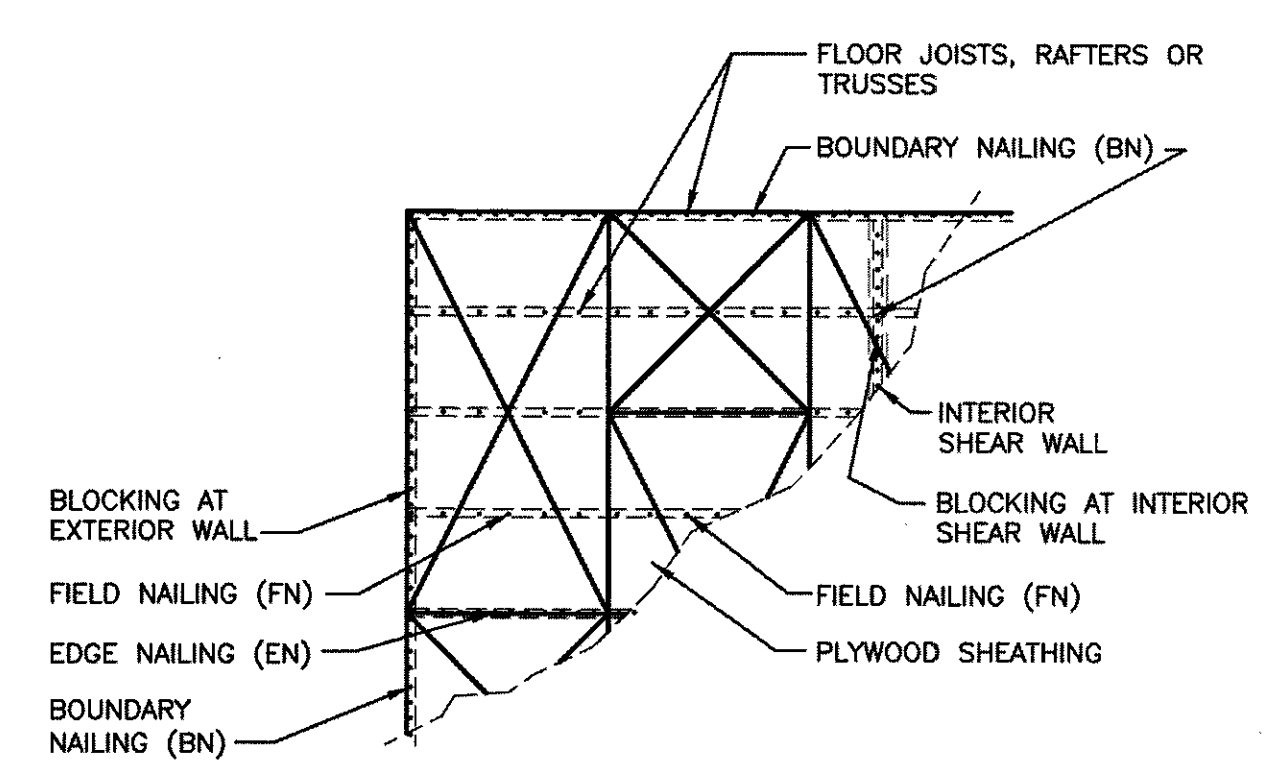
STUD	BEARING AND EXTERIOR		NON-BEARING	
	"N"	"D"	"N"	"D"
2x4	7/8"	1 3/8"	1 3/8"	2"
2x6	1 3/8"	2 1/8"	2 1/8"	3 1/4"
2x8	1 7/8"	3"	3"	4 1/2"
2x10	2 3/8"	3 3/4"	3 3/4"	5 3/8"

NOTES:
1. ONLY ONE MAXIMUM SIZE OF NOTCH OR BORED HOLE IS ALLOWED PER STUD
2. NON-BEARING STUD WALL IS DEFINED AS A PARTITION WALL SUPPORTING NO LOAD OTHER THAN ITS OWN WEIGHT.
3. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

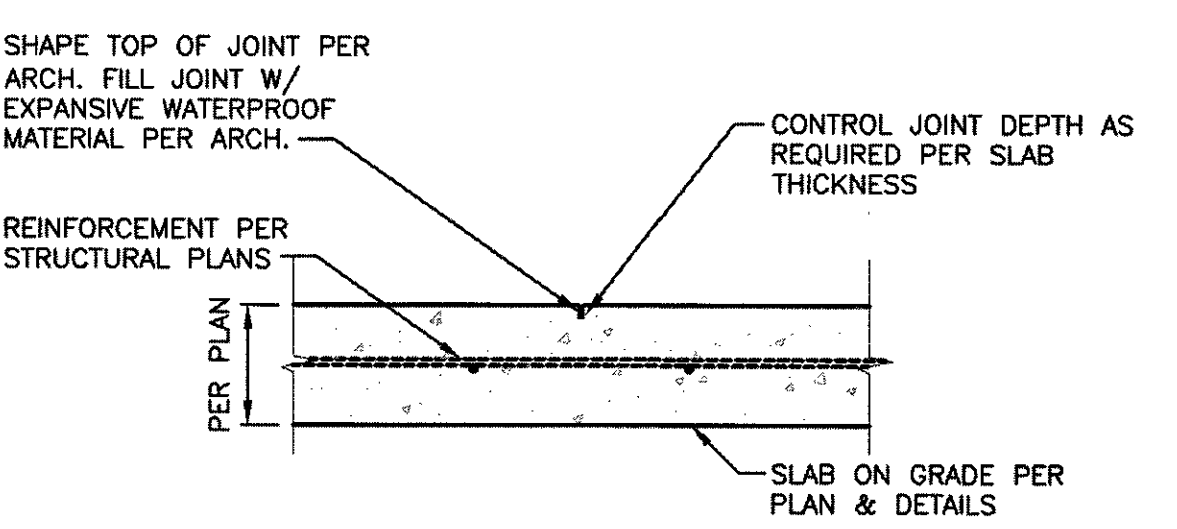
8 3/4" SCALE



9 3/4" SCALE

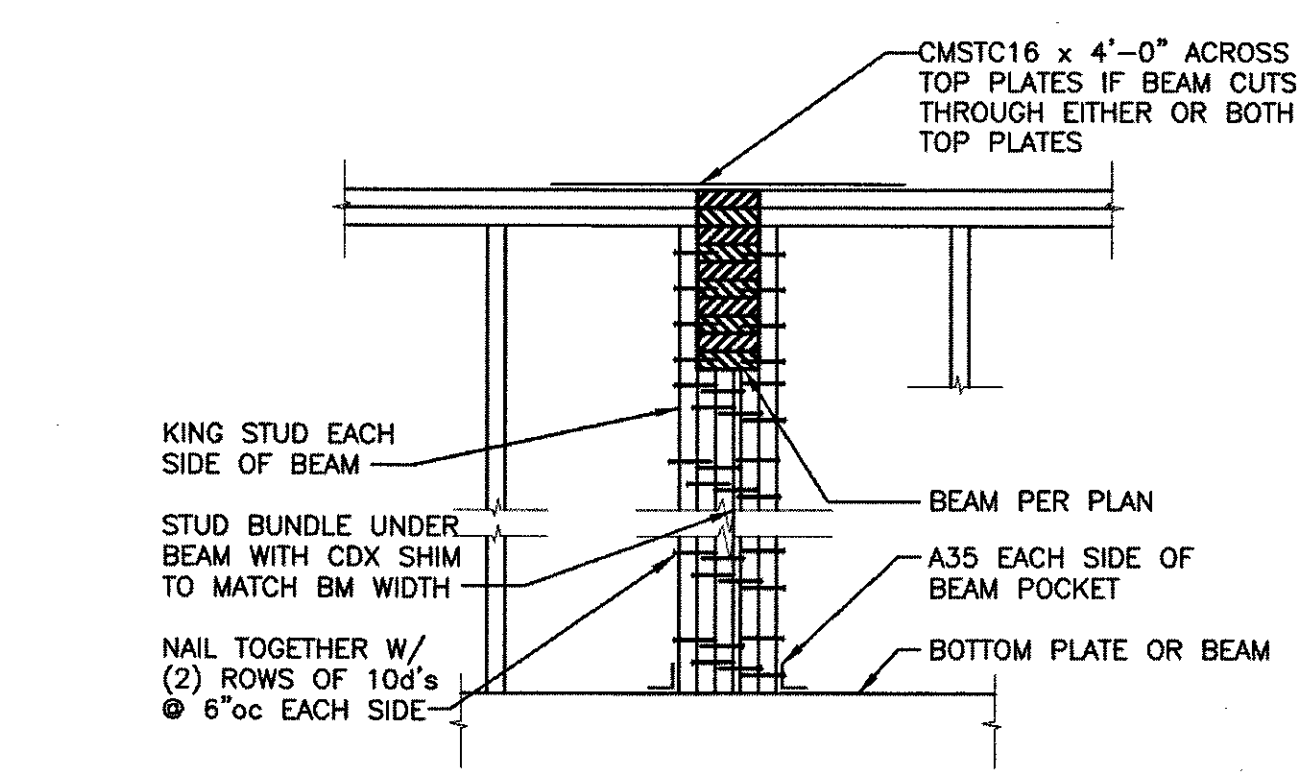


10 3/4" SCALE



11 3/4" SCALE

FINAL EXACT LOCATIONS AND CONFIGURATIONS OF CONTROL JOINTS SHALL BE APPROVED BY THE ARCHITECT AND COORDINATED BETWEEN THE ARCHITECT AND THE CONTRACTOR. THE CONTROL JOINT DETAIL AND SPACINGS SHOWN HERE ARE ONLY SUGGESTIONS. (THIS IS NOT A STRUCTURAL ISSUE.) THE USE OF CONTROL JOINTS IS INTENDED TO HELP CONTROL WHERE MOST OF THE CRACKING WILL OCCUR, FOR VISUAL PURPOSES, NOT TO PREVENT CRACKING.



12 3/4" SCALE



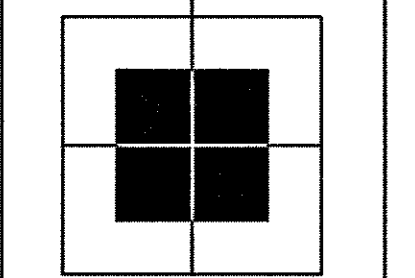
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REVISIONS:	
	3-20-15 PERMIT

MURAR
ENGINEERING & DESIGN INC

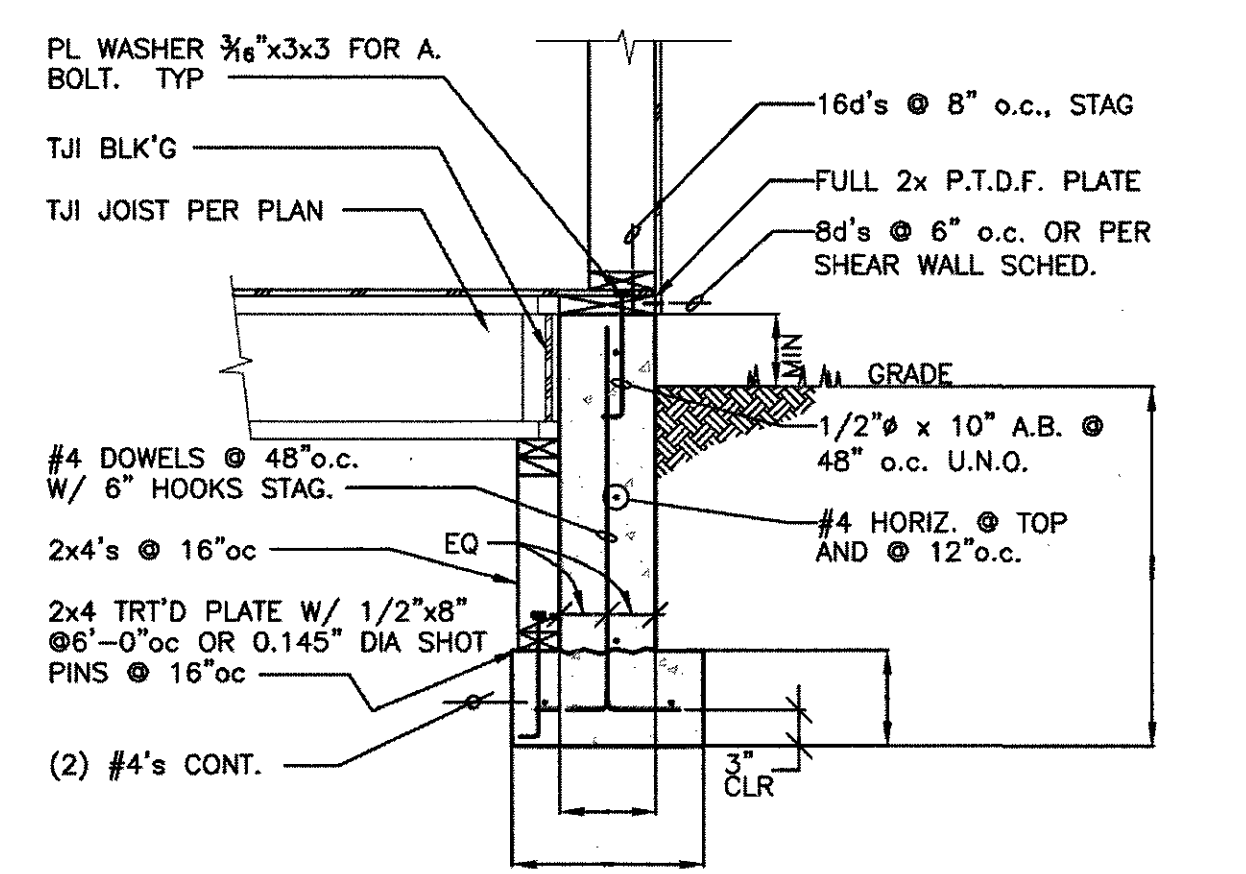
1674 WEST HILL ROAD
BOISE, IDAHO 83702
PHONE: 208.343.4125
FAX: 866.855.9379

Miller Residence
CLIENT: Board's Lower Ranch Sub. Blaine Co., Idaho
LOCATION: Block 2, Lot 68, 121 Board Loop.
JOB #: 0309.13

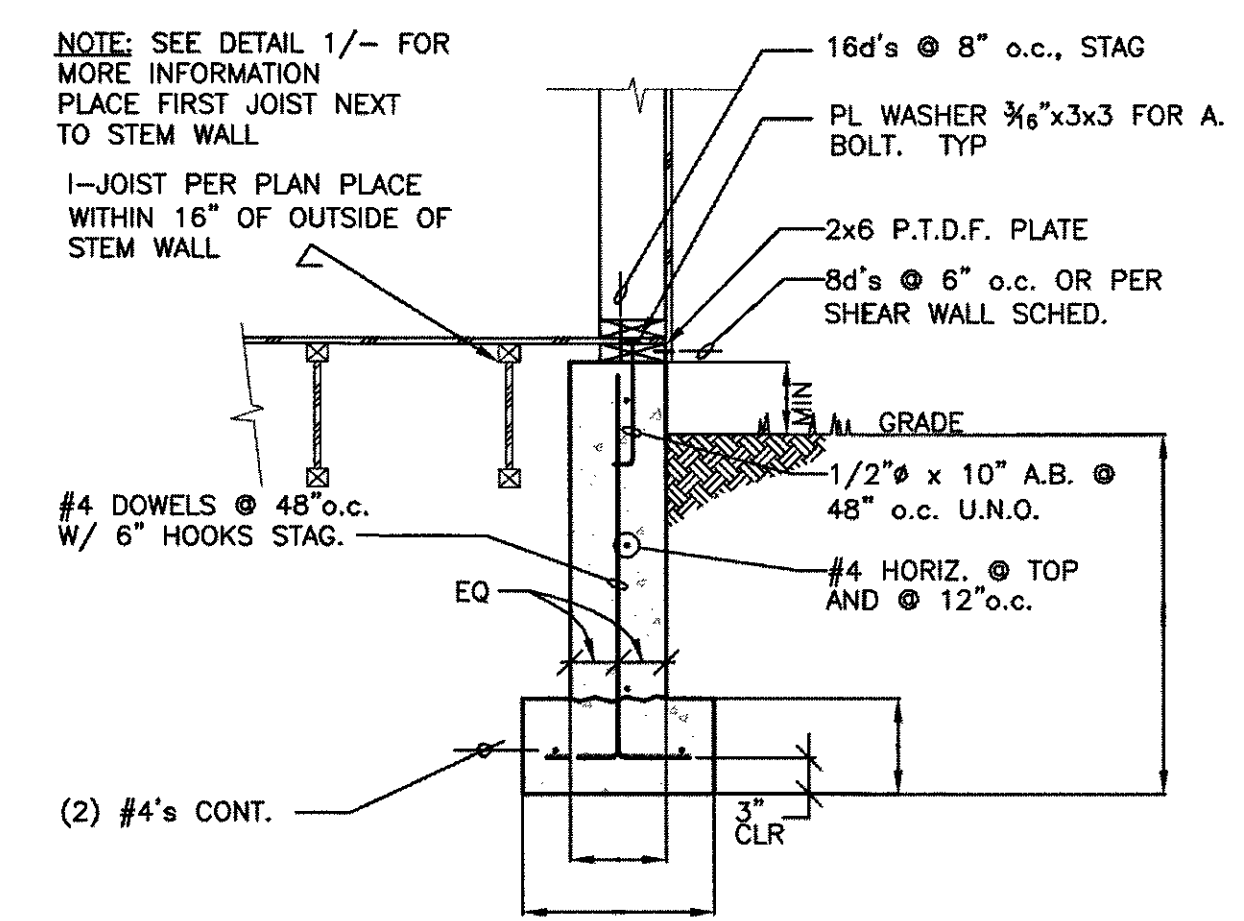
McLaughlin & Associates Architects
Chartered, AIA
REGISTERED ARCHITECTS
100 S. Capitol Ave.
P.O. Box 479
Sun Valley, ID 83353
TEL: 208.726.0929
FAX: 208.726.9423



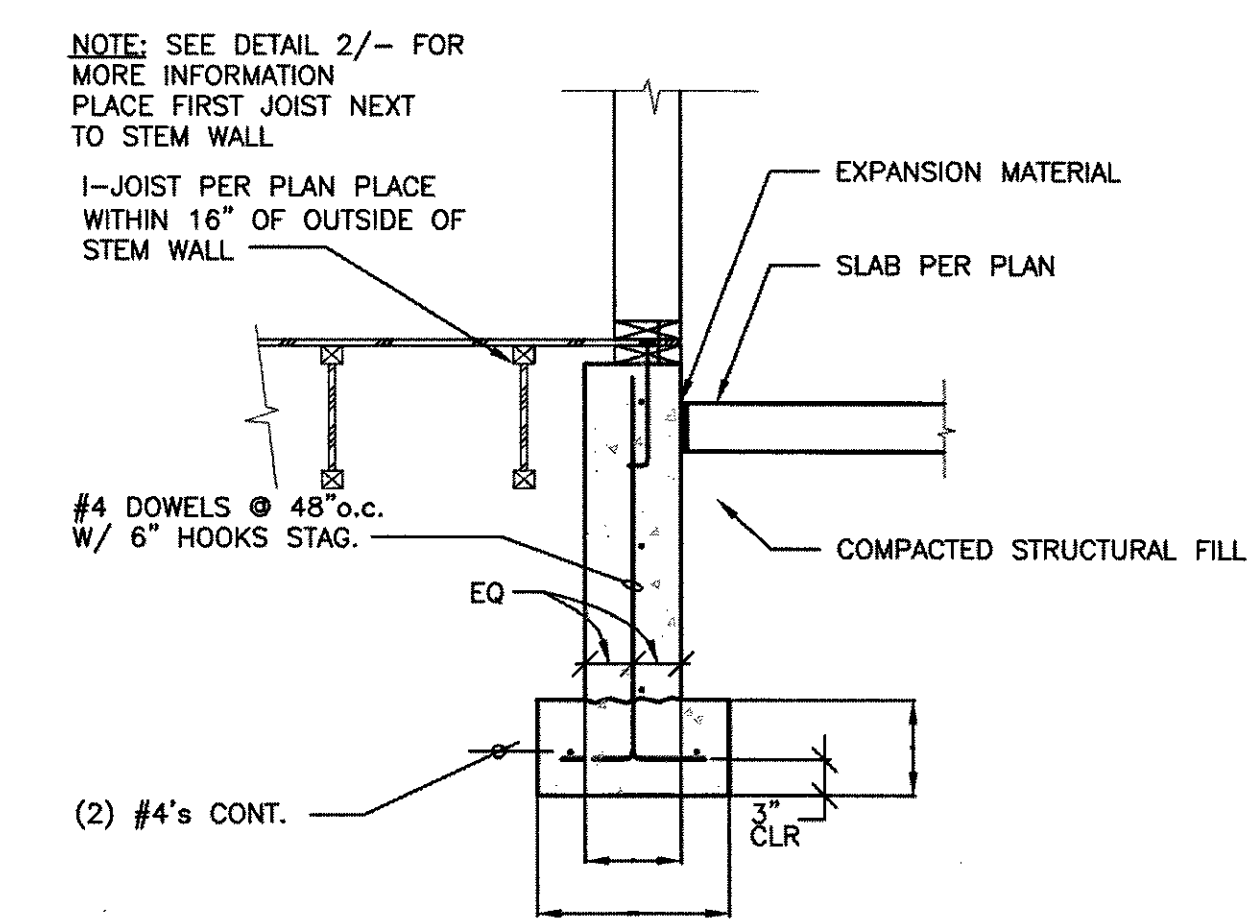
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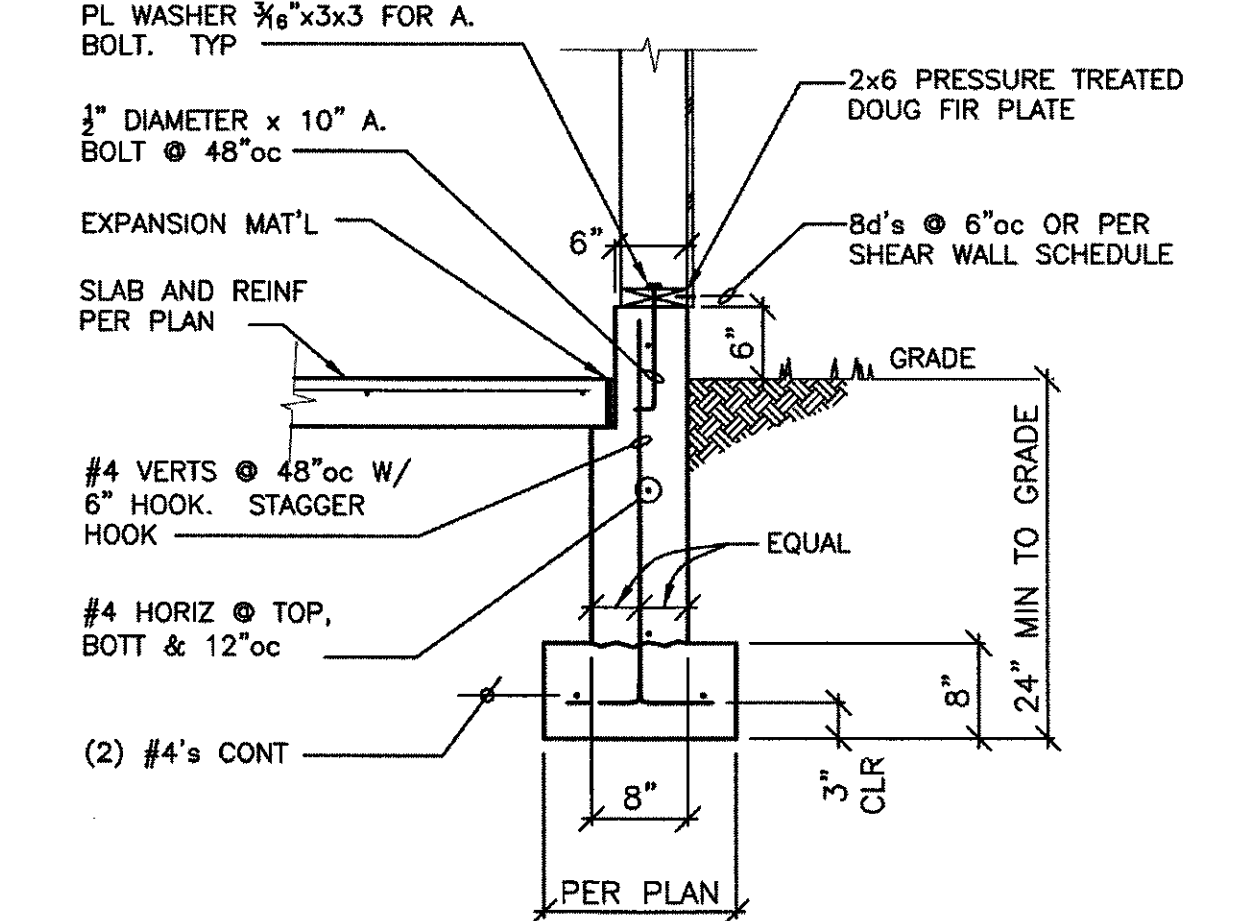
1 3/4" SCALE



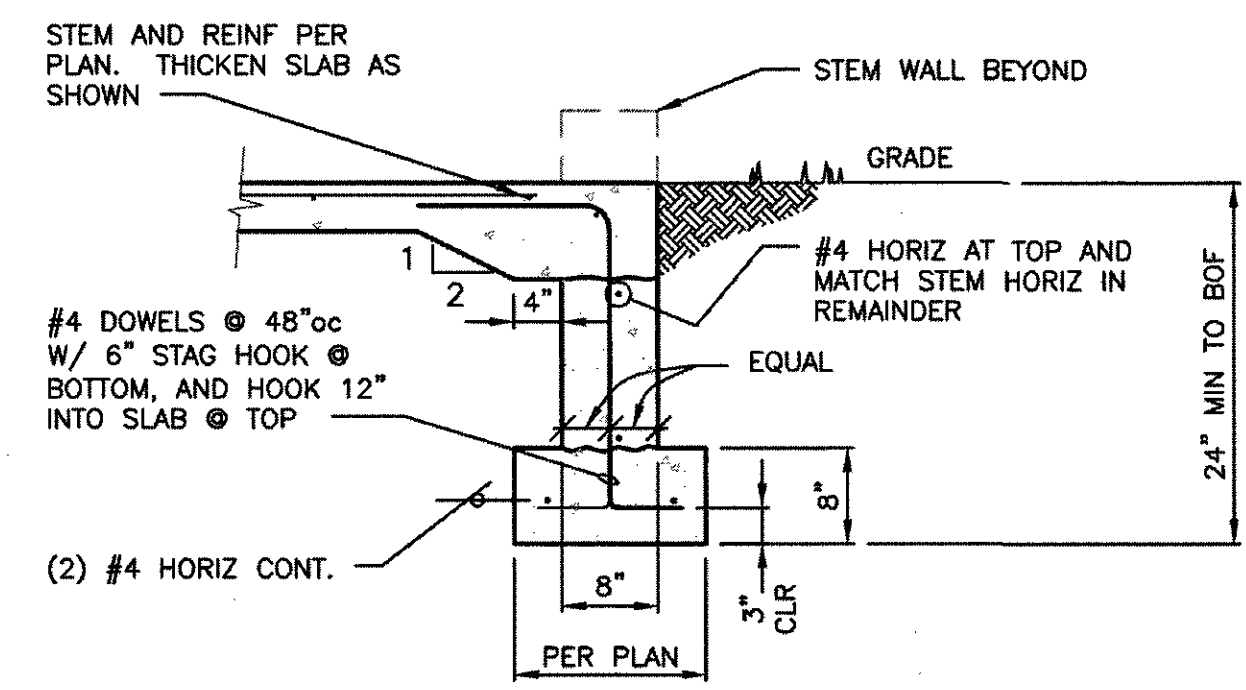
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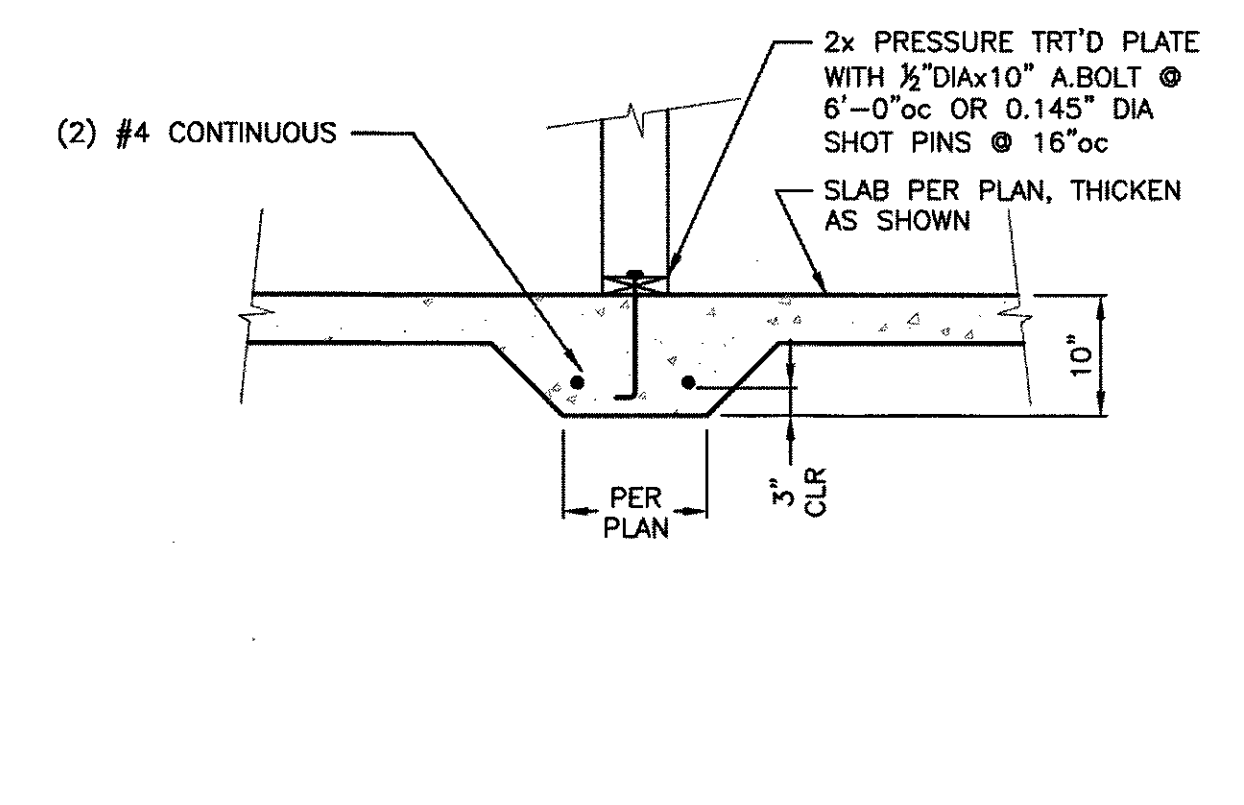
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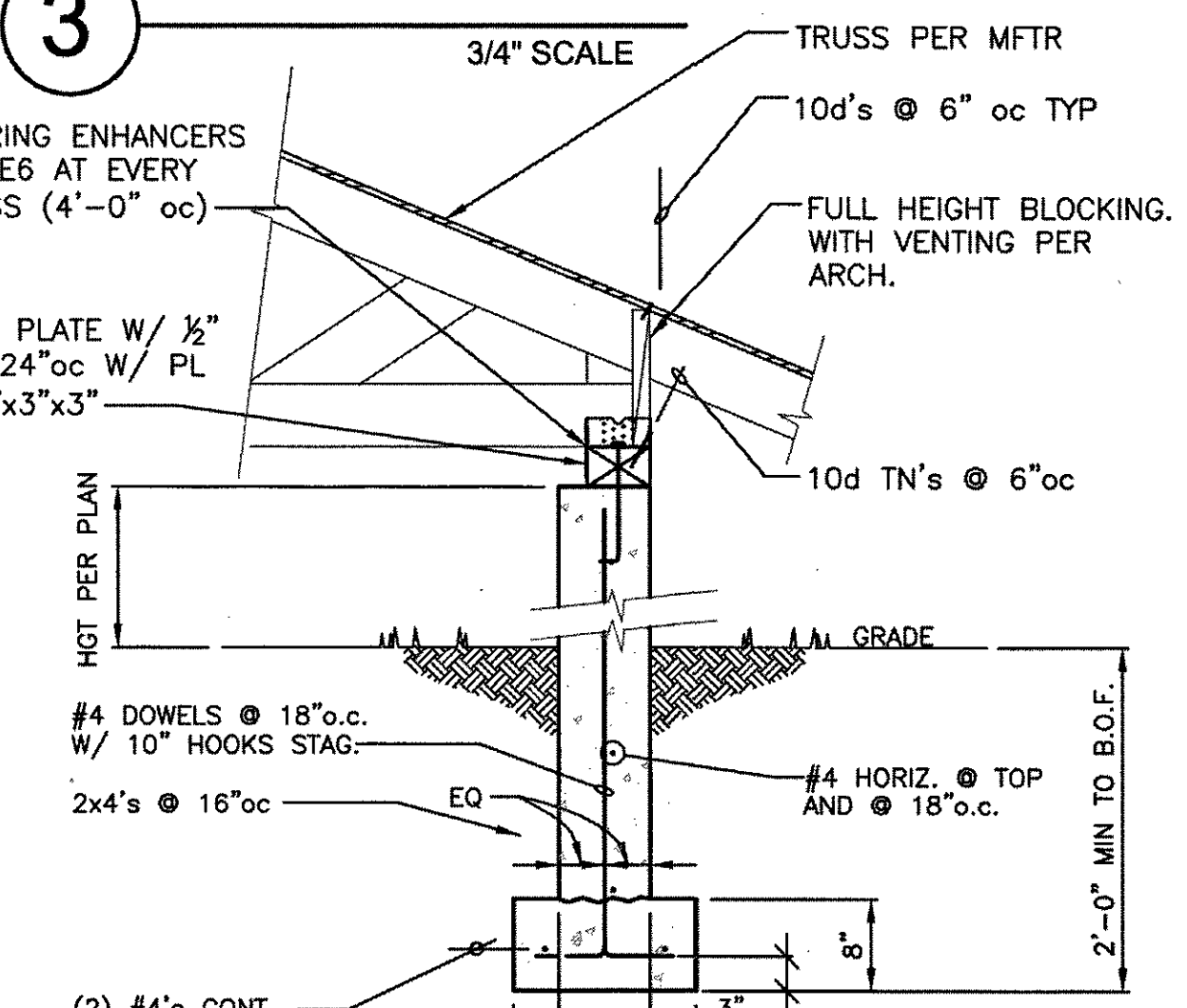
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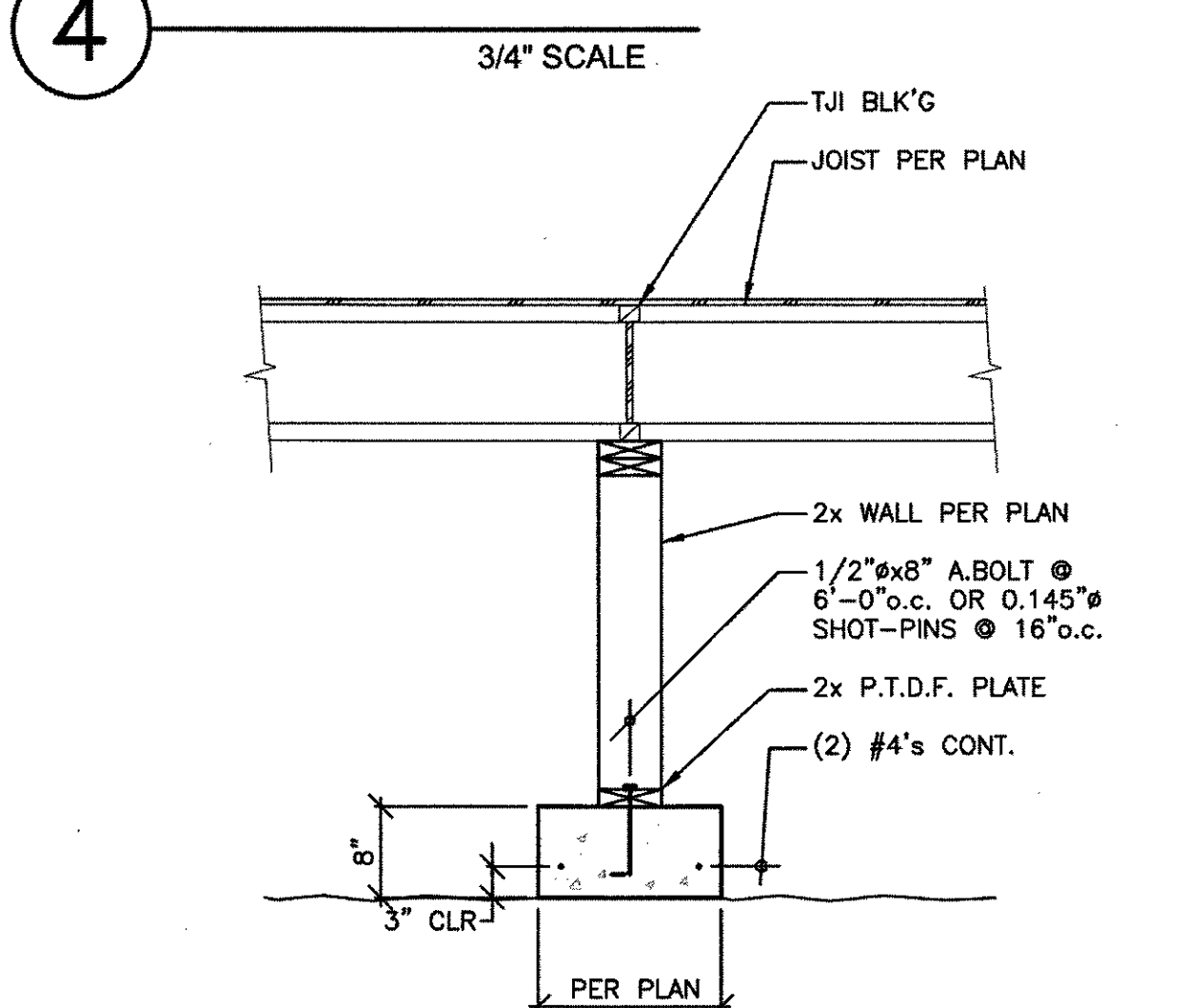
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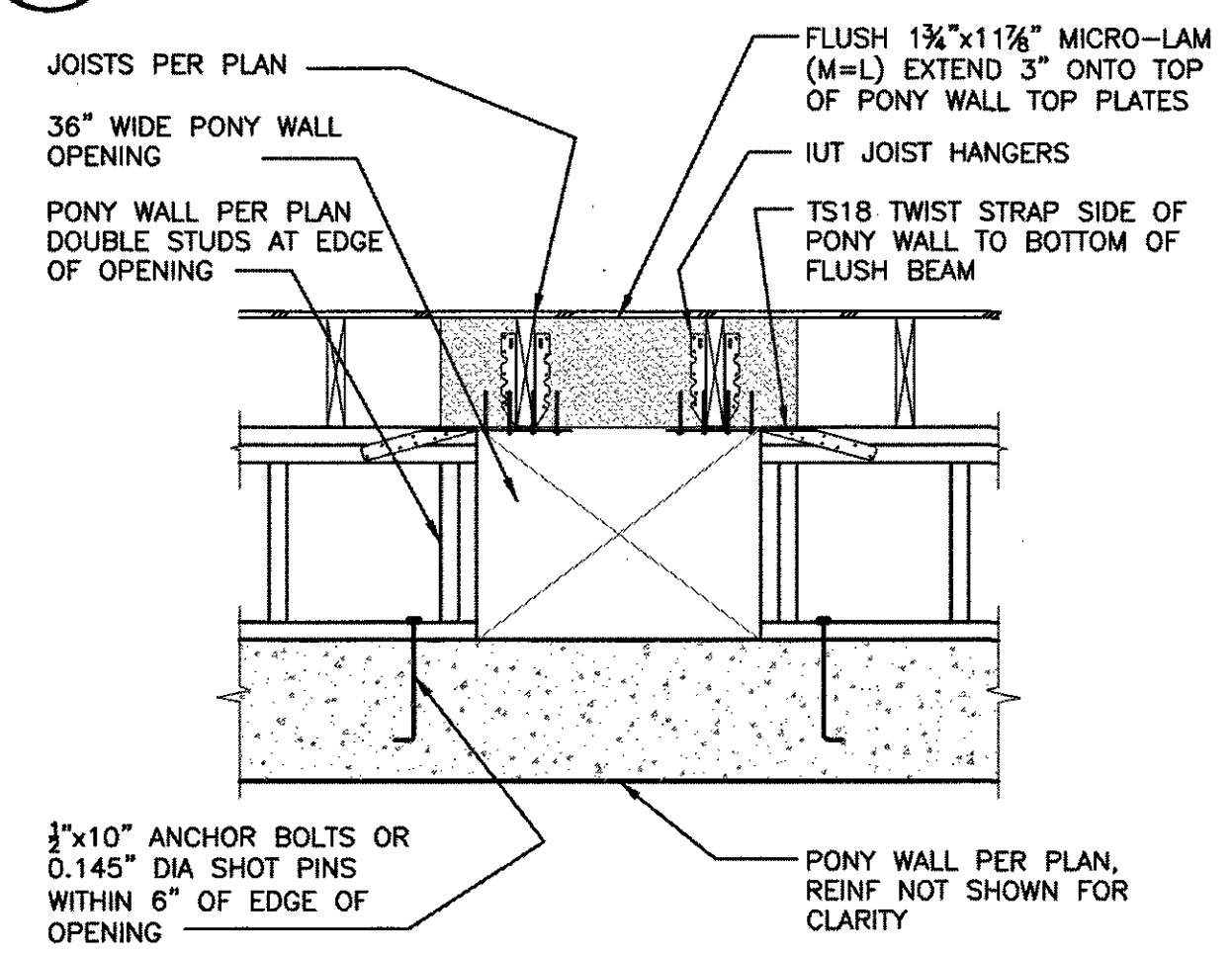
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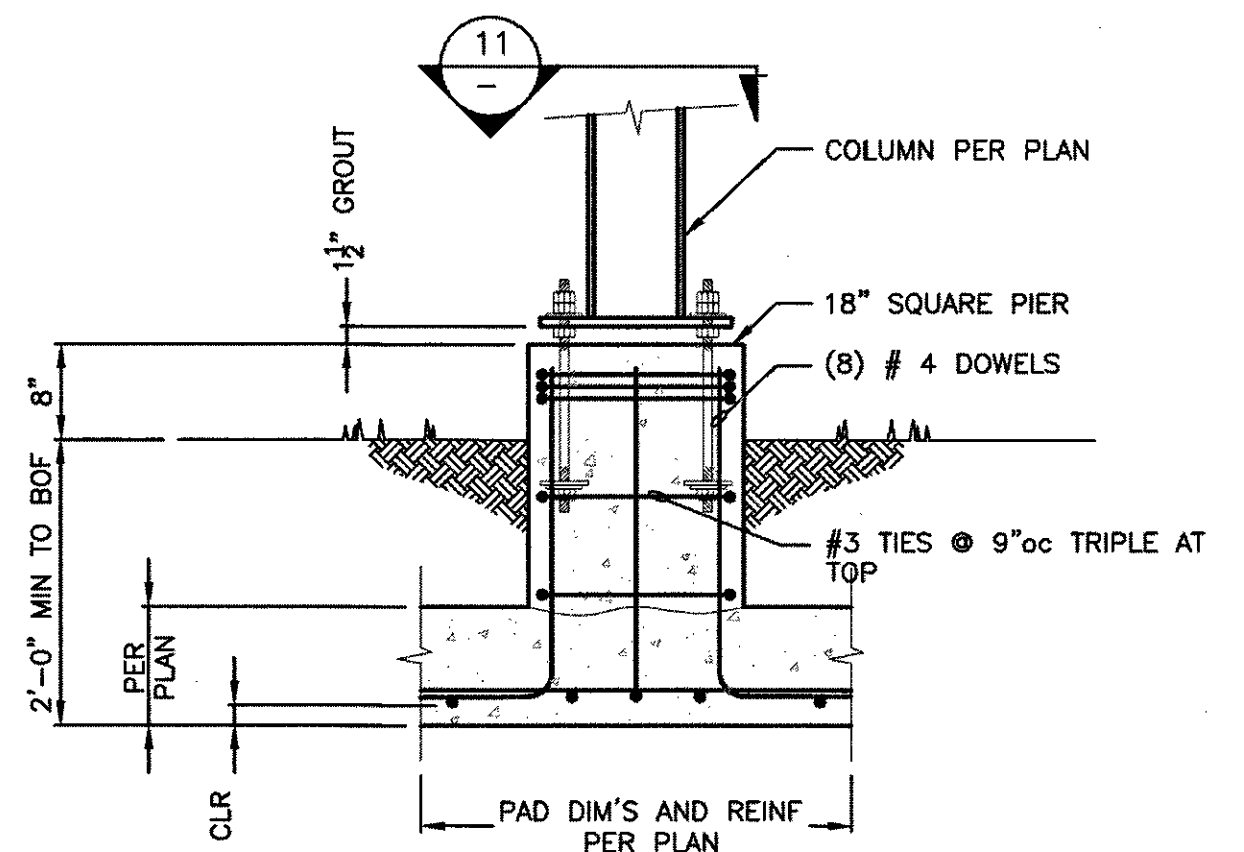
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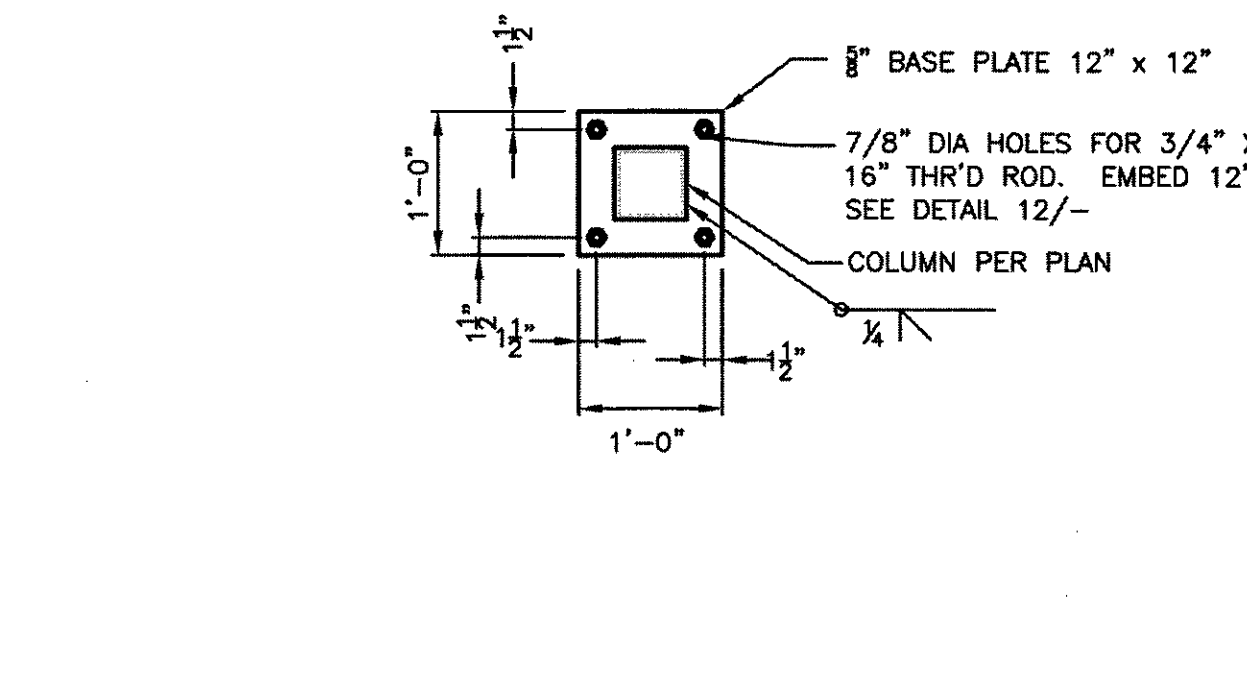
8 3/4" SCALE



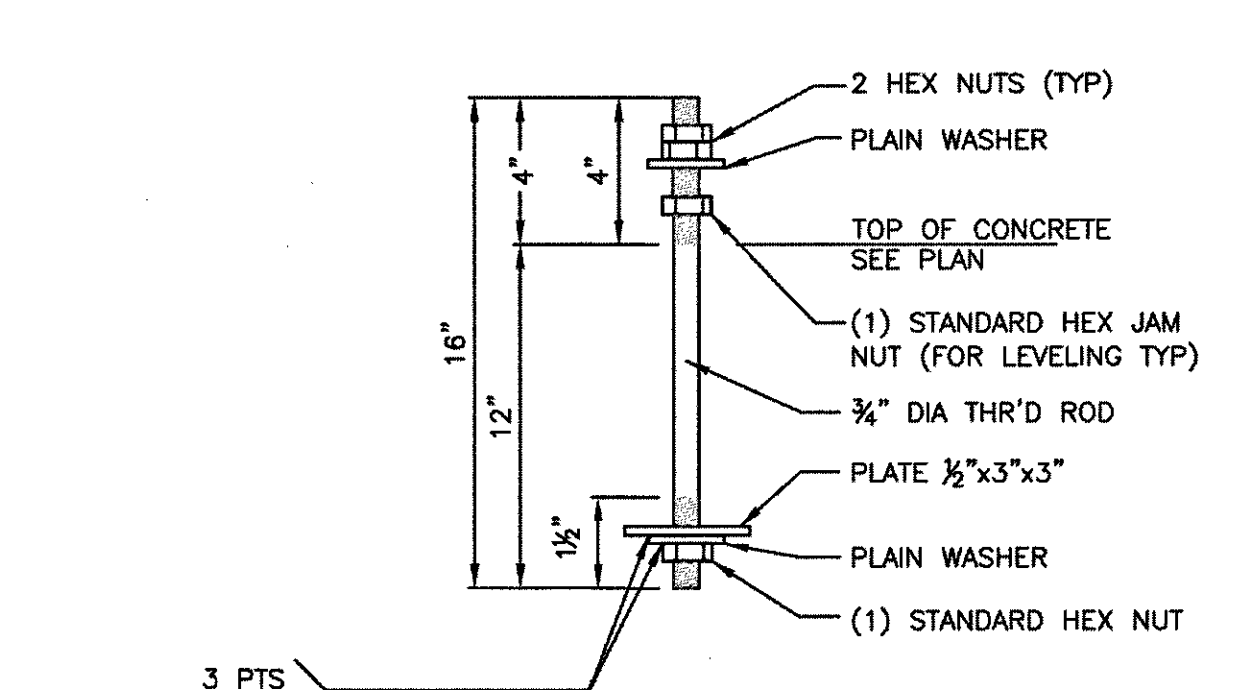
9 3/4" SCALE



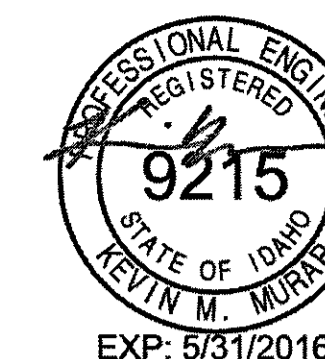
10 3/4" SCALE



11 3/4" SCALE



12 3/4" SCALE



PLOT DATE:

SCHEMATICS:
X

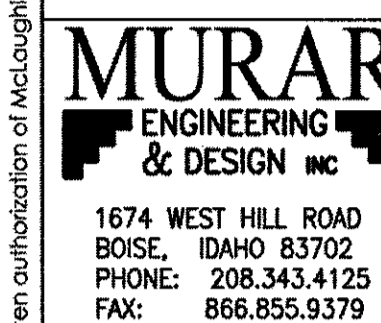
BID:

DESIGN REVIEW:

PERMIT:

CONSTRUCTION:

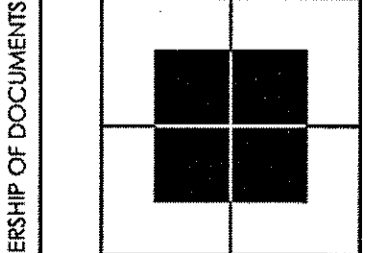
REVISIONS:
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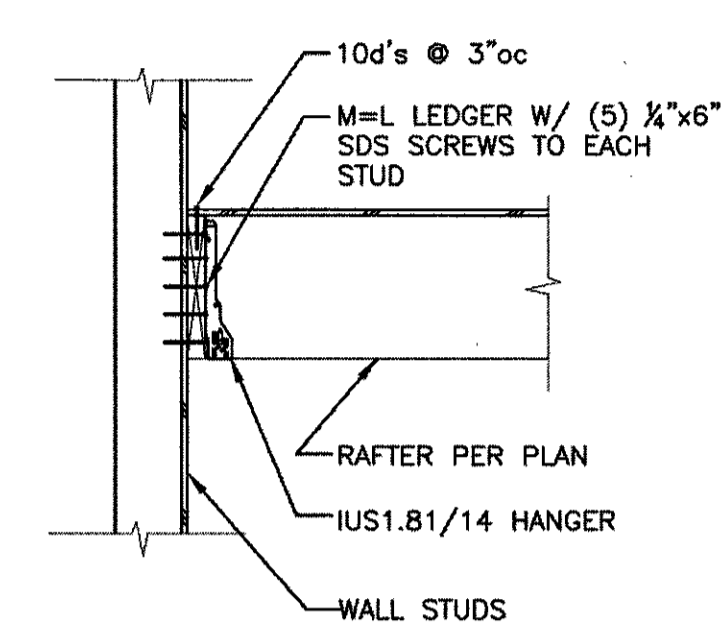
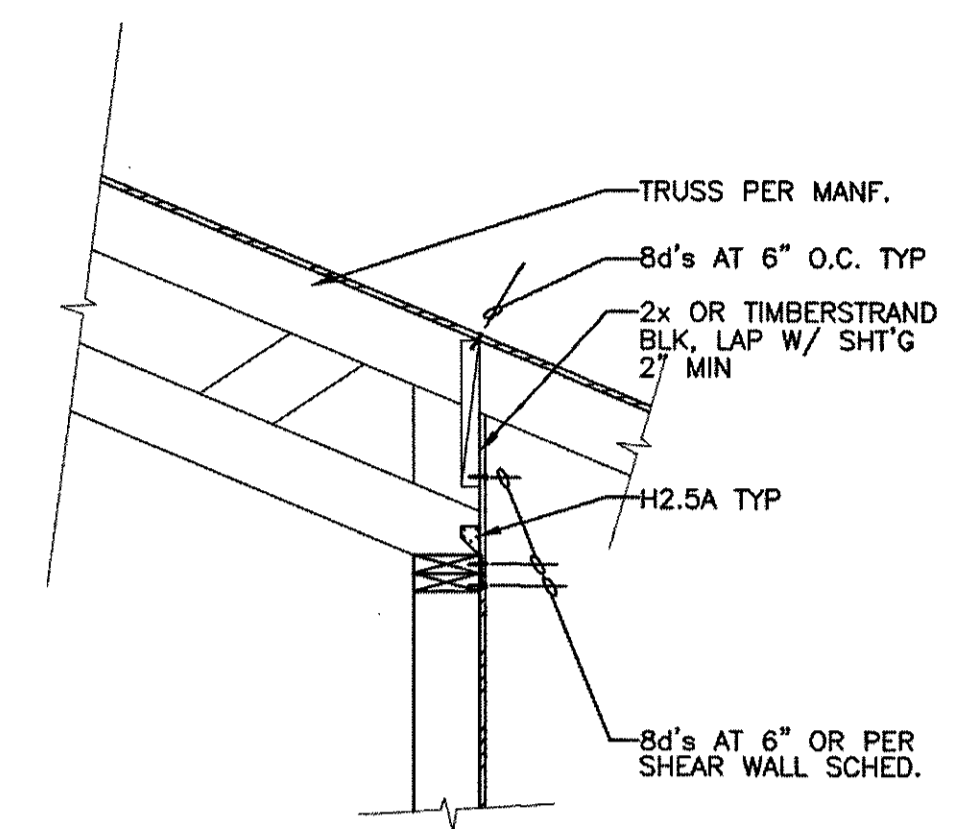
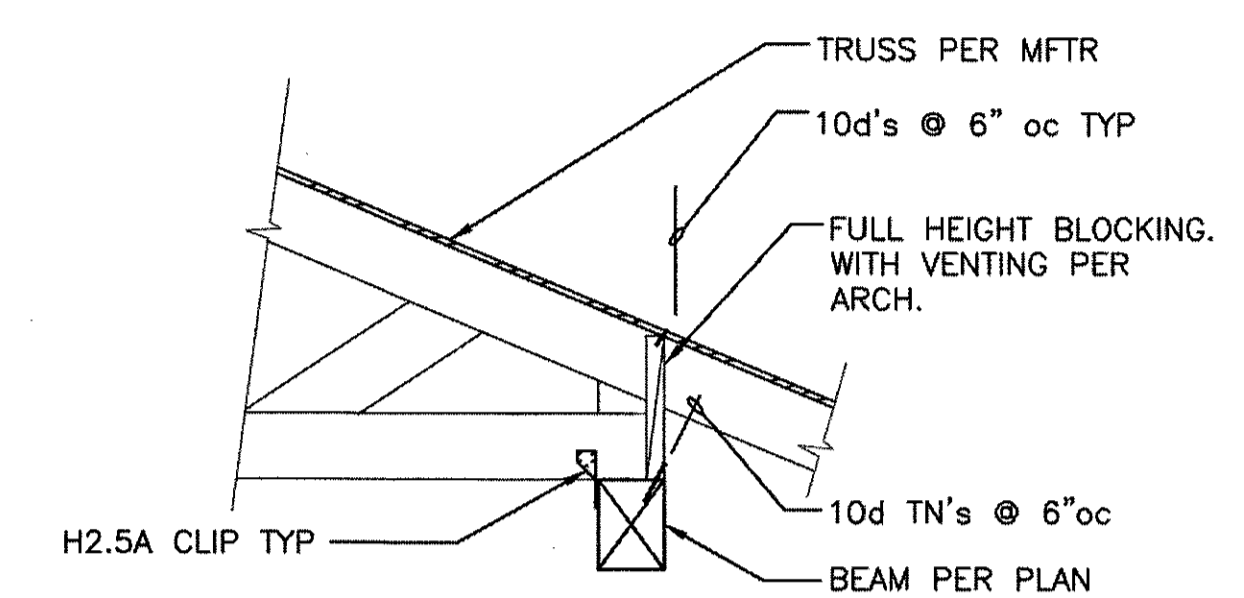
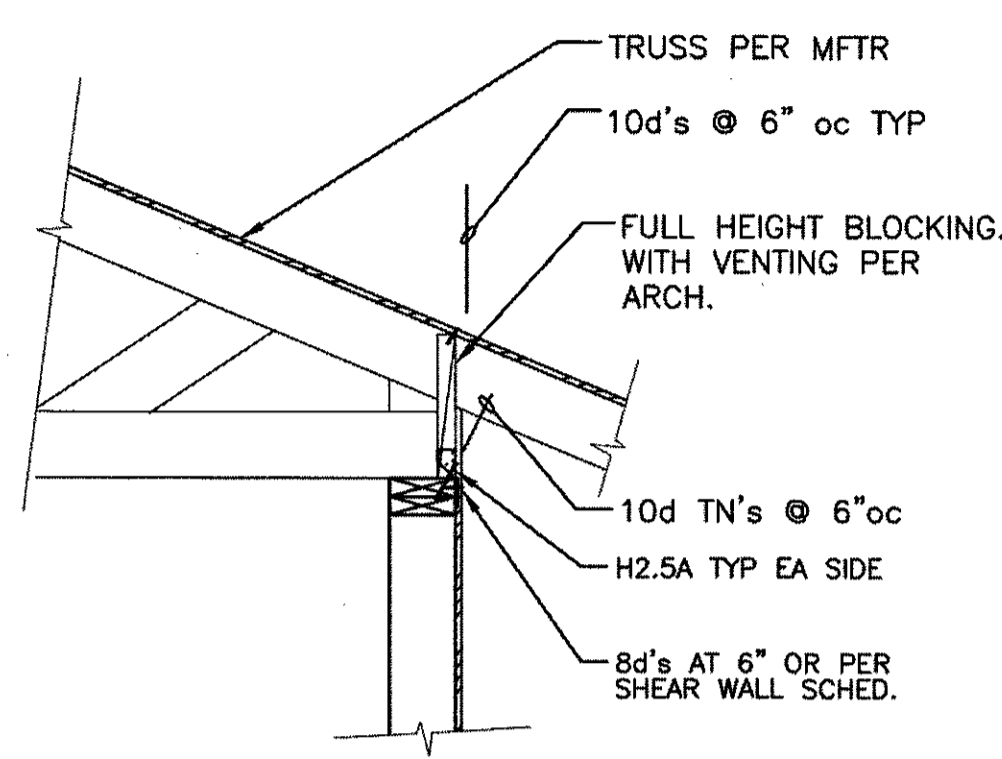
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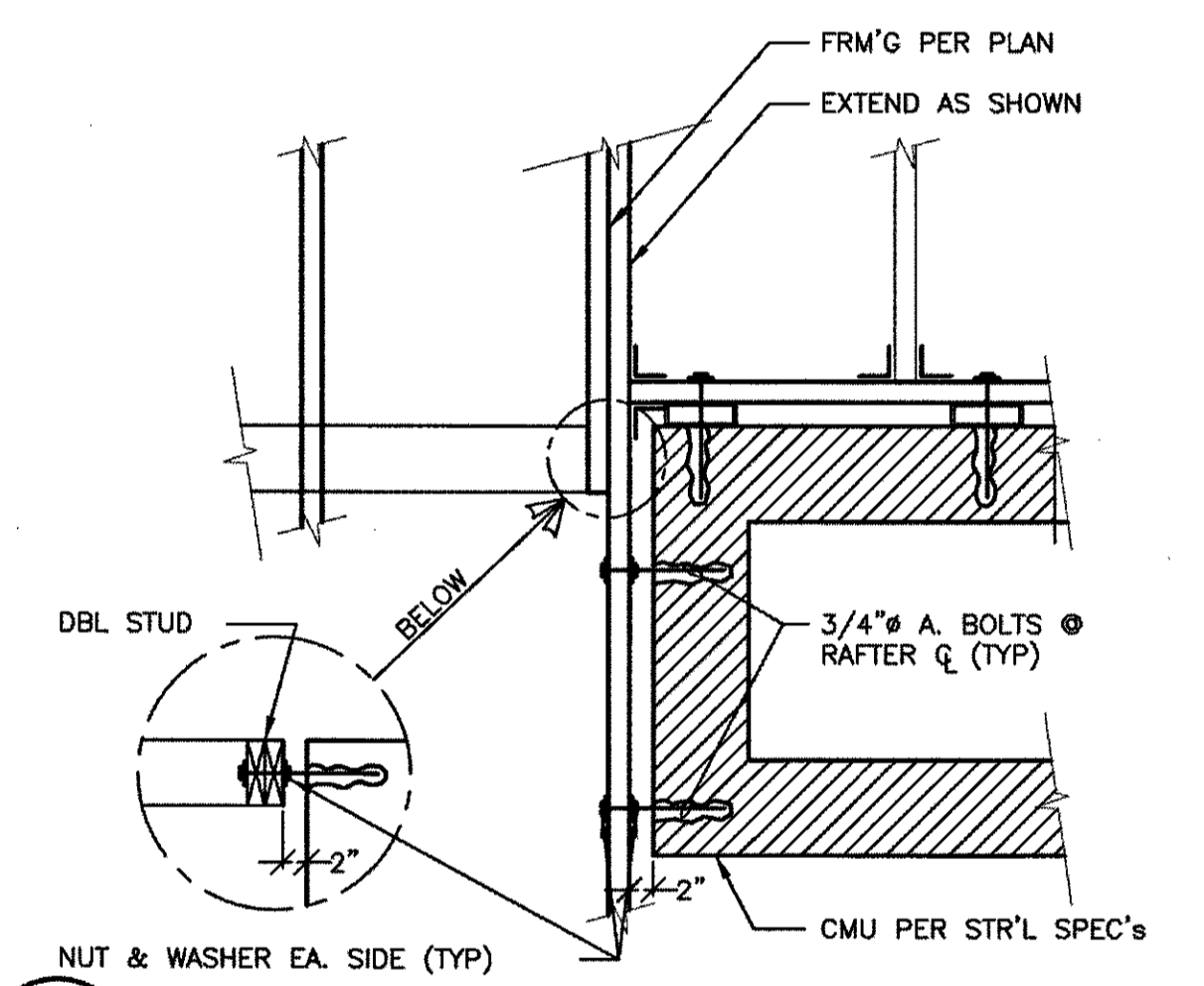
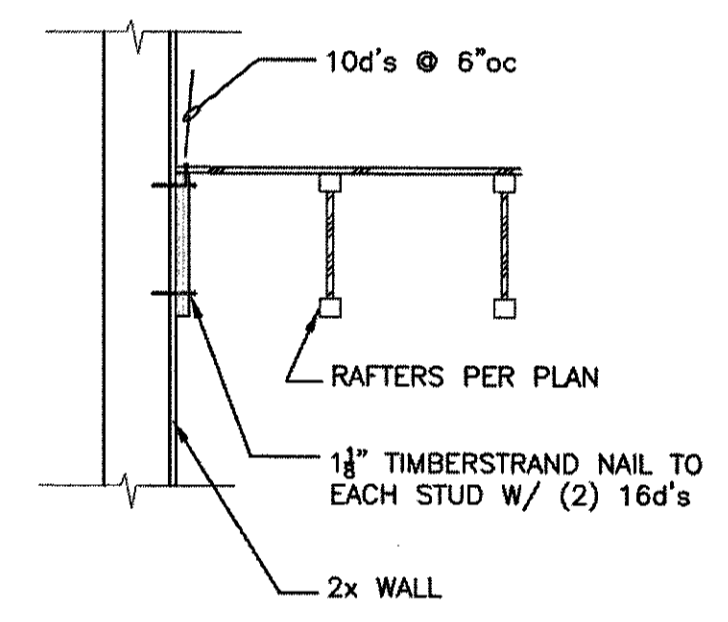
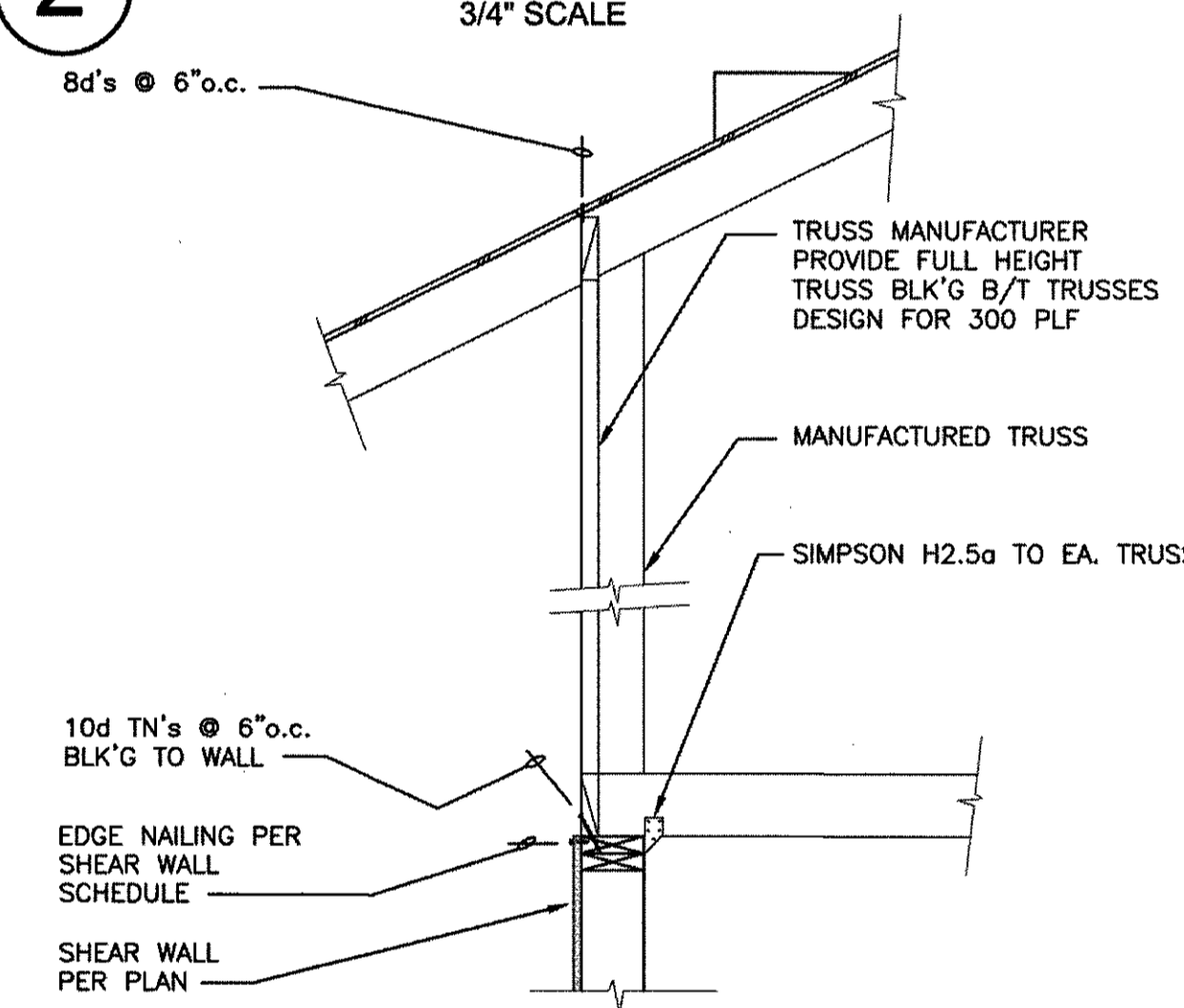
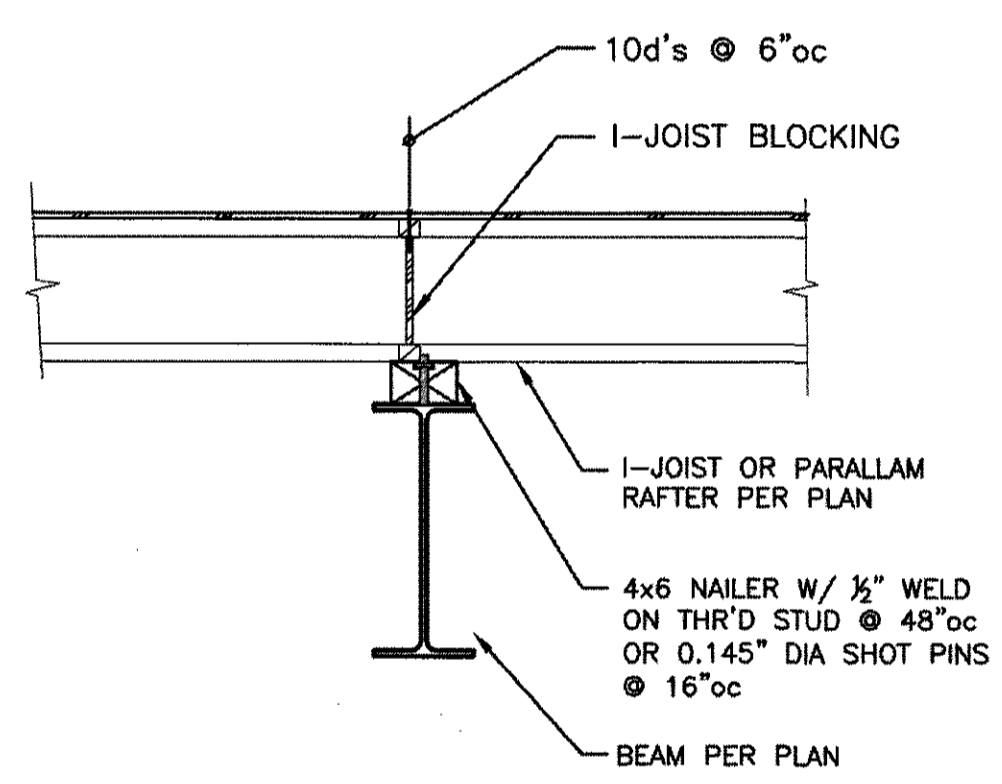


1 3/4" SCALE

2 3/4" SCALE

3 3/4" SCALE

4 3/4" SCALE

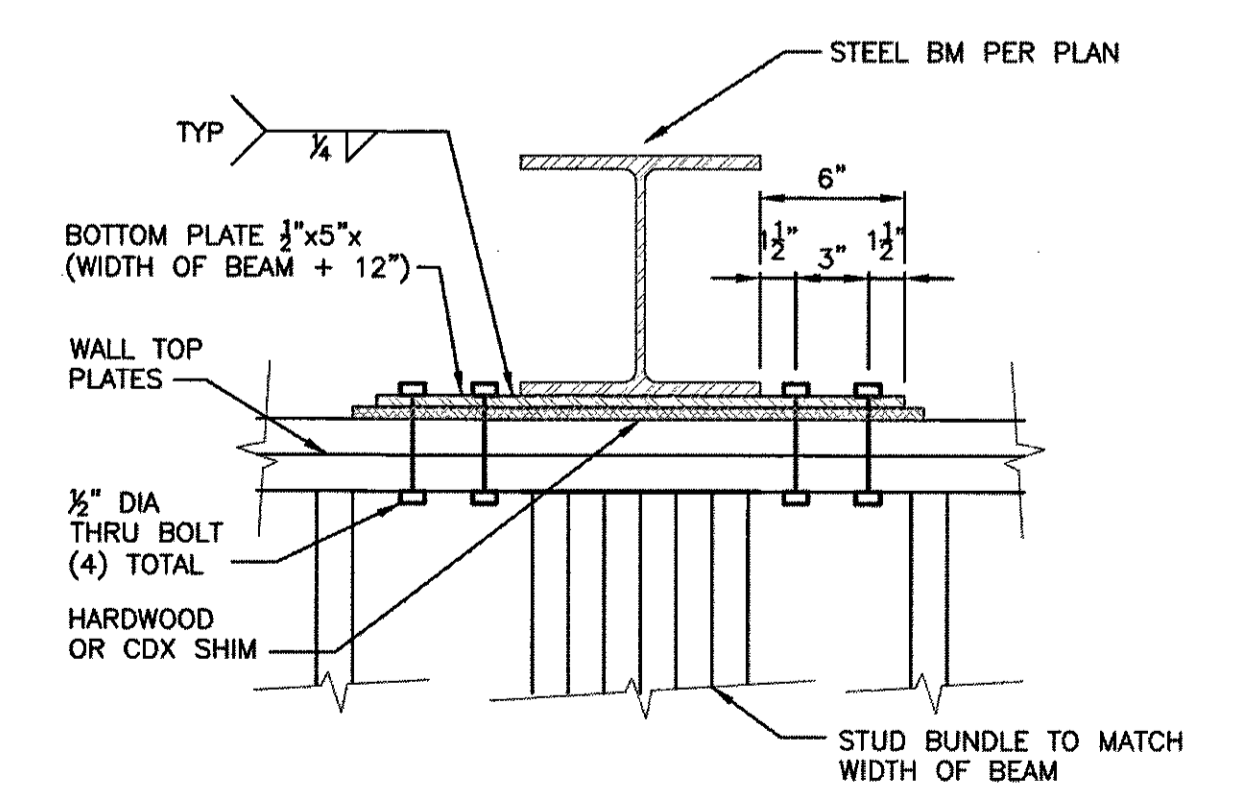
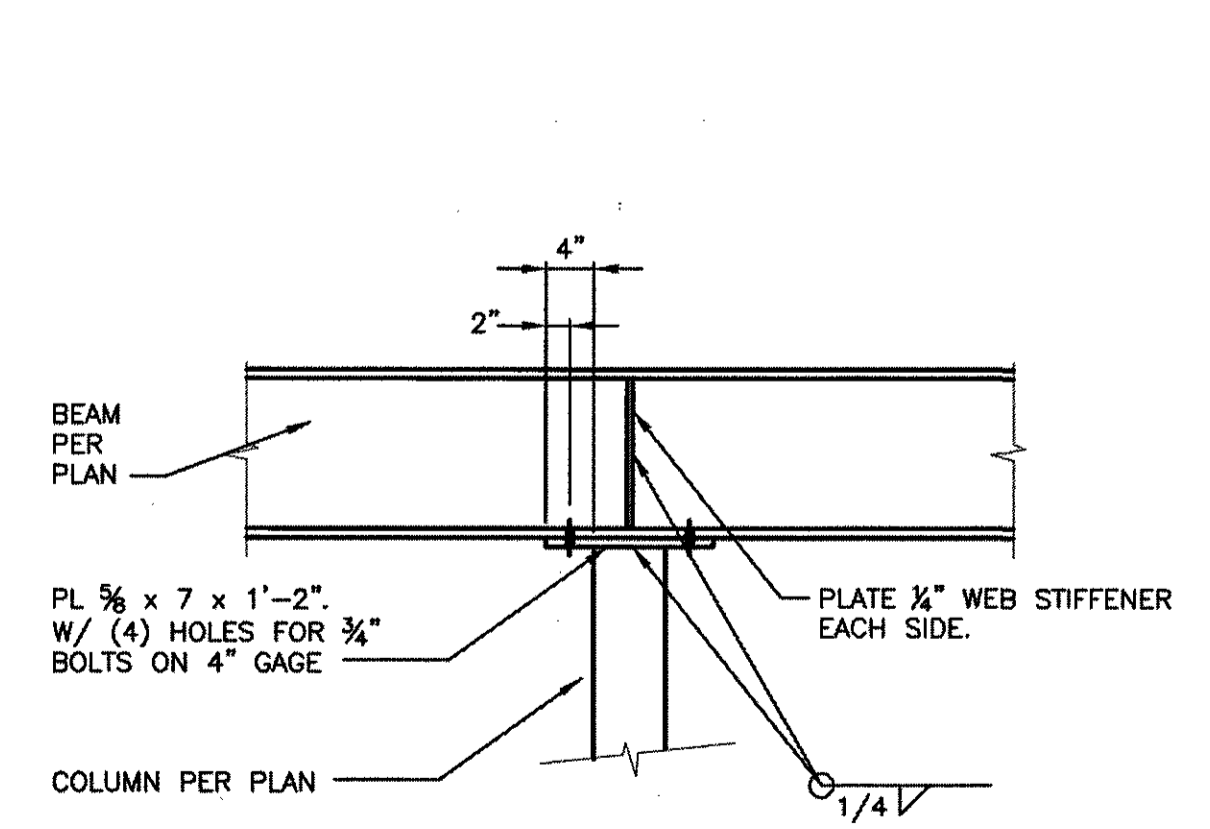


5 3/4" SCALE

6 3/4" SCALE

7 3/4" SCALE

8 3/4" SCALE



9 3/4" SCALE

10 3/4" SCALE

11 3/4" SCALE

SHEAR WALL SCHEDULE

BLOCK ALL EDGES. WALLS W/ SHEAR NOTED ON EACH SIDE TO HAVE THE SHEAR NAILING ON BOTH SIDES W/ 4x's AT EDGE NAILING CONDITIONS AND HALF SPACING OF A. BOLTS

SHEAR WALL MARK	SHEATHING MATERIAL	FIELD NAILING	EDGE NAILING	BOTTOM PLATE	STUDS AT EDGE NAILING	ANCHOR BOLT
▽	1/2" OSB	8d's @ 12" oc	8d's @ 6" oc	2x	2x	3/8"x10" @ 4'-0" oc
▽	1/2" OSB	8d's @ 12" oc	8d's @ 6" oc	2x	2x	3/8"x10" @ 4'-0" oc
▽	1/2" OSB	8d's @ 12" oc	8d's @ 4" oc	2x	2x	3/8"x10" @ 3'-10" oc
▽	1/2" OSB	8d's @ 12" oc	8d's @ 3" oc	2x	2x	3/8"x10" @ 3'-0" oc
▽	1/2" OSB	8d's @ 12" oc	8d's @ 2" oc	4x	4x	3/8"x10" @ 2'-6" oc

- NOTES:
- NOT ALL SHEAR WALLS LISTED MAY BE USED ON THIS PROJECT. DOUBLE STUDS AND DOUBLE PLATES MAY BE SUBSTITUTED FOR 3x STUDS. TITEN HD SCREWS MAY BE SUBSTITUTED FOR ANCHOR BOLTS EMBED 5".
 - NAILS OR STAPLES TO BE:
8d's = 2 1/2" x 0.131" COMMON OR 2 1/2" x 0.113" GALVANIZED BOX NAILS.
10d's = 3" x 0.148" COMMONS OR 3" x 0.128" GALVANIZED BOX NAILS.
1 1/2" 16 GAUGE STAPLES.
 - 1 1/2" 16 GAUGE STAPLES CAN BE SUBSTITUTED FOR 8d COMMONS OR 8d BOX NAILS WITH (3) STAPLES FOR EVERY (2) 8d's.
 - WHEN 10d NAILS ARE SPACED AT 3" OR LESS, EDGE MEMBERS TO BE 3x FRAMING MEMBERS OR DOUBLE STUDS.
 - WHEN 8d NAILS OR STAPLES ARE SPACED AT 2" OR LESS, EDGE MEMBERS TO BE 3x FRAMING MEMBERS OR DOUBLE STUDS.
 - PROVIDE PLATE WASHER 3x3x3/8" AT EACH ANCHOR BOLT AT SHEAR WALL.

NOT USED

STRUCTURAL DETAILS - FRAMING
3/4" SCALE