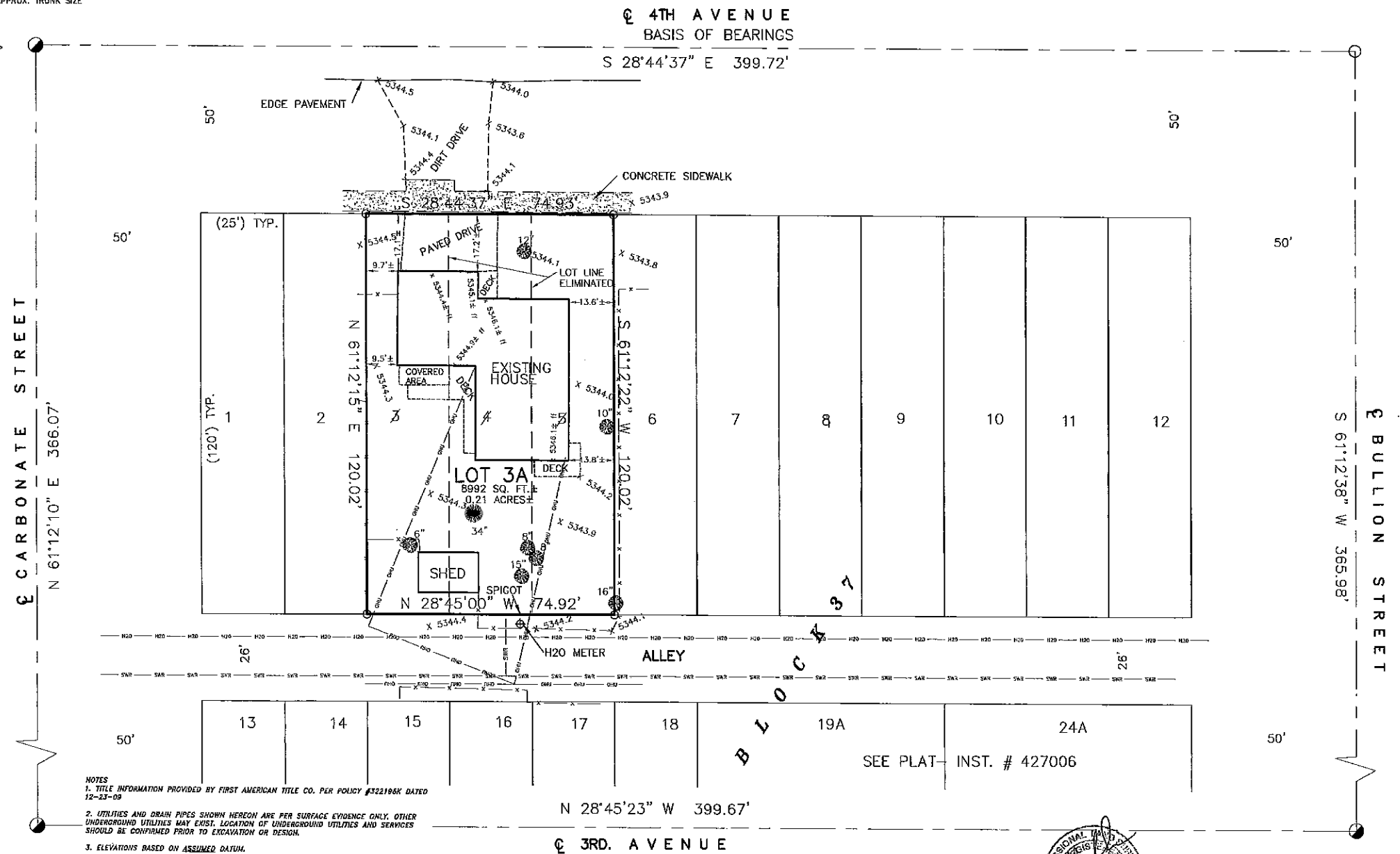
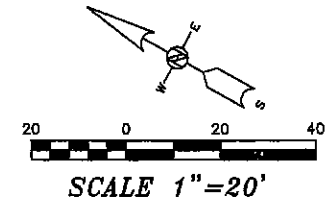


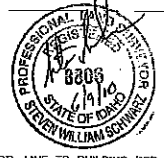
LEGEND

- FND. 5/8" REBAR NO CAP
- FND. 1/2" REBAR LS 907
- () RECORD INFORMATION
- FOUND ALUM. CAP
- CONIFEROUS TREE W/APPROX. TRUNK SIZE
- DECIDUOUS TREE W/APPROX. TRUNK SIZE
- OHU — OVERHEAD UTILITY LINES
- Z — PREVIOUS LOT NUMBER ELIMINATED
- S42 — APPROX. SEWER LINE PER CITY MAPS
- W20 — APPROX. WATER LINE PER CITY MAPS
- X — FENCE
- X 5344.1 SPOT ELEV.

PRELIMINARY LOT LINE SHIFT PLAT SHOWING
 LOT 3A, BLOCK 37 HAILEY TOWNSITE
 WHEREIN THE LOT LINES BETWEEN LOTS 3, 4 & 5, BLOCK 37 ARE ELIMINATED TO CREATE LOT 3A, BLOCK 37
 LOCATED WITHIN
 SECTION 9, T. 2 N., R. 18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 JUNE, 2010



- NOTES
1. TITLE INFORMATION PROVIDED BY FIRST AMERICAN TITLE CO. PER POLICY #322188K DATED 12-23-09
 2. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 3. ELEVATIONS BASED ON ASSUMED DATUM.
 4. BUILDING WALLS SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 5. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.



PREPARED BY: BENCHMARK ASSOCIATES P.A.
 P.O. BOX 733 - 103 BELL DRIVE
 KETCHUM, IDAHO, 83340
 PHONE (208)726-8512 FAX (208)726-9514
 Copyright © 2010 by Benchmark Associates.
 DATE OF SURVEY 6/2010
 PROJECT NO. 10810
 DRAWN BY: SHS
 PREPARED FOR: LMJ BUILDERS

REVISED 6/9/10 TO SHOW OFFSET DIMENSIONS FROM PROP. LINE TO BUILDING PER CLIENT REQUEST

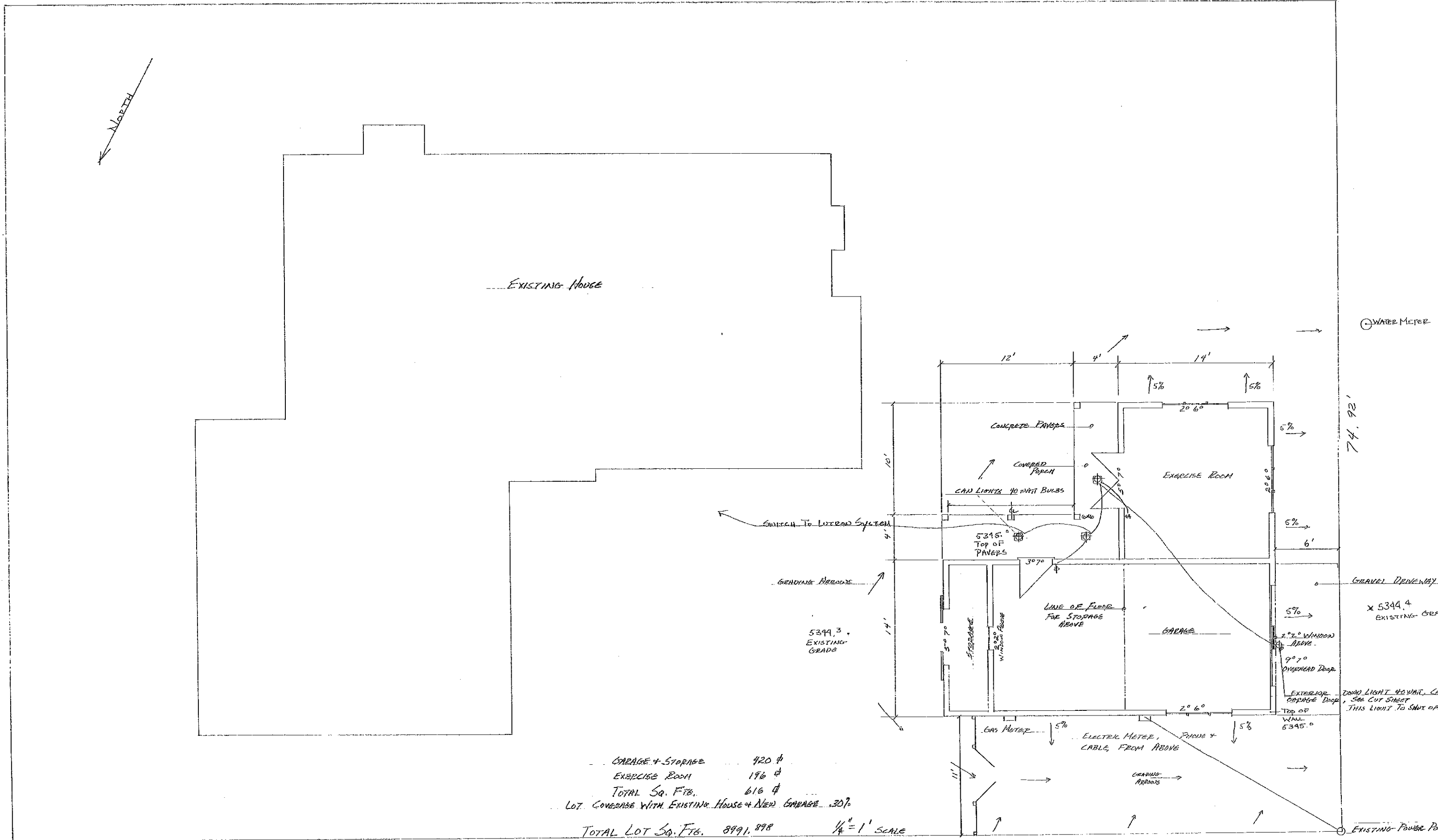
CRAIG & LAURA JOHNSON
 DETACHED GARAGE & EXERCISE ROOM
 117N 4th AVE. HAILEY, IDAHO

RECEIVED
 JUL 14 2010
 CITY OF HAILEY

120.02'

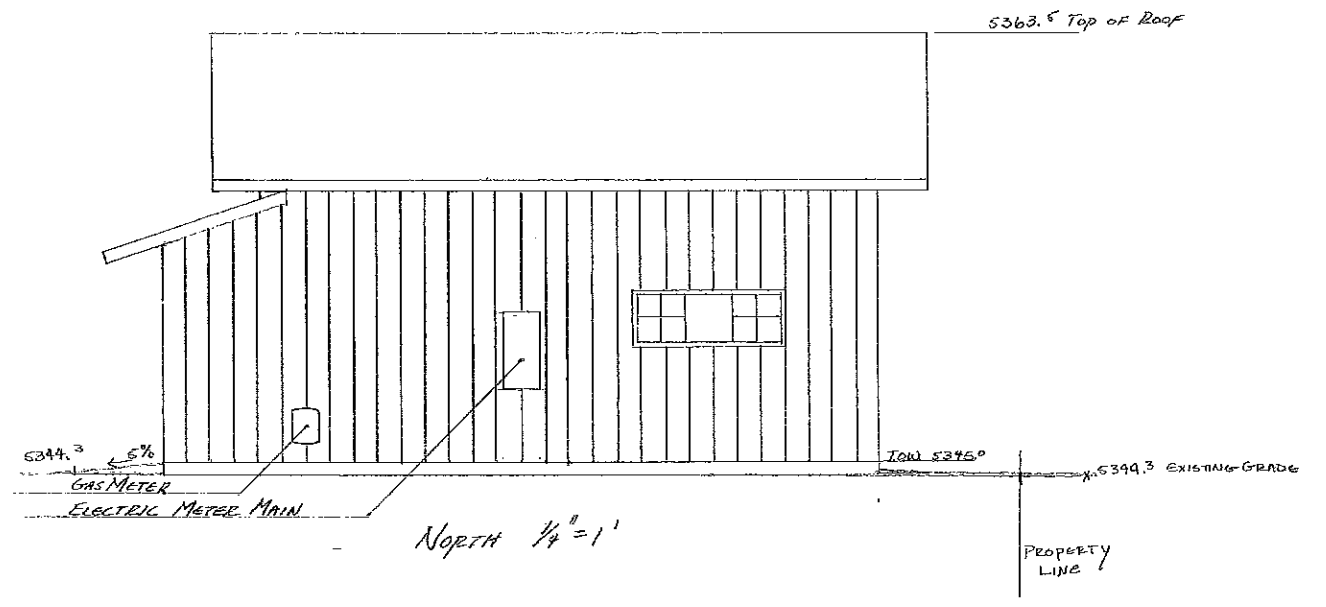
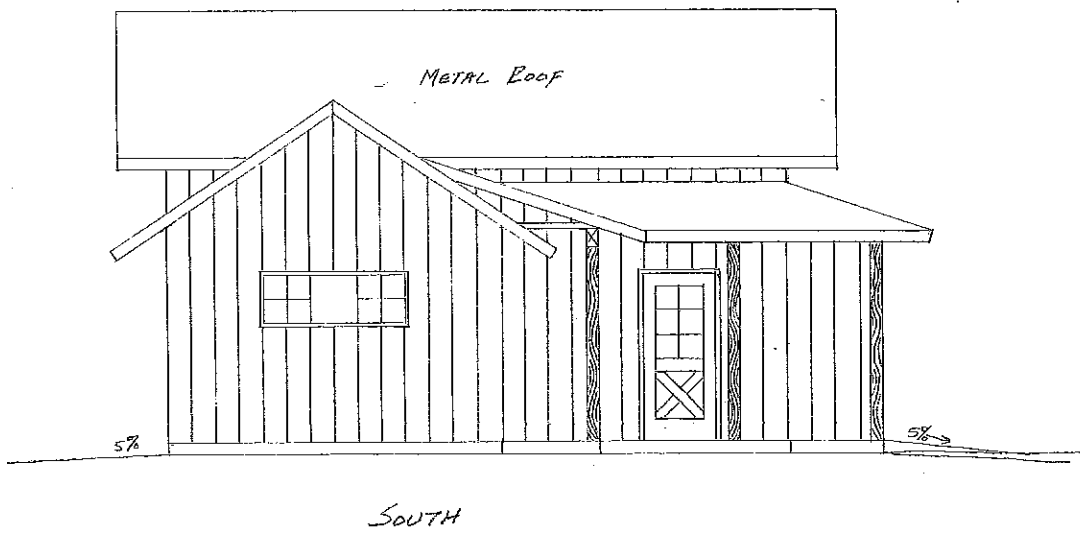
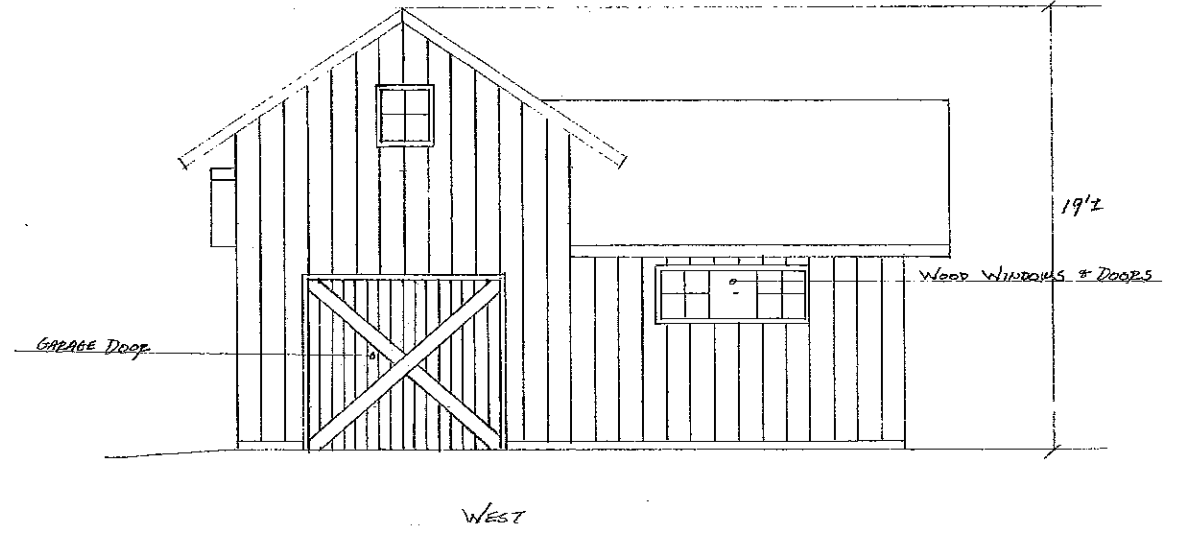
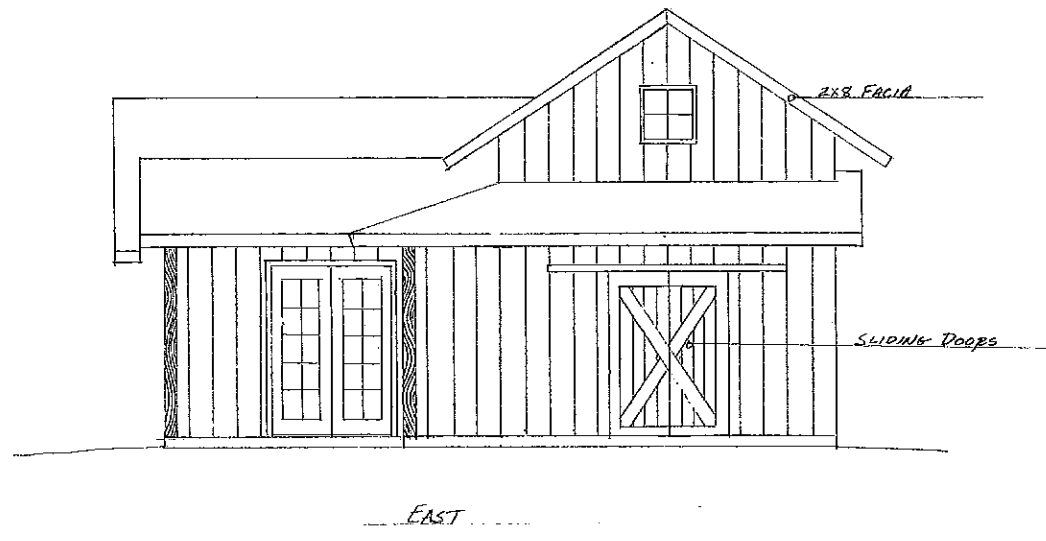
← NORTH

EXISTING HOUSE



GARAGE + STORAGE 420 #
 EXERCISE ROOM 196 #
 TOTAL SQ. FT. 616 #
 LOT COVERAGE WITH EXISTING HOUSE + NEW GARAGE 30%
 TOTAL LOT SQ. FT. 8991.898 1/4" = 1' SCALE

JOHNSON RESIDENCE GARAGE & EXERCISE ROOM ADDITION 7/13/10
 117 N 4TH AVE HAILEY, IDAHO



GENERAL NOTES AND STRUCTURAL SPECIFICATIONS

Any discrepancies in the drawing, notes and specifications, shall be reported to owner's representative for clarification. The contractor shall verify and coordinate dimensions prior to proceeding with any work or fabrication.

Roof: LL 100 psf (Snow) Floor: LL 50 psf
DL 20 psf TL 10 psf
TL 120 psf TL 60 psf

Seismic Design - 2006 IBC w/ 1/3 Snow Load & Design Soil Parameters

Soil - 2000 psf bearing pressure assumed on firm, drained, undisturbed granular strata. Owner and contractor to verify soil adequacy.

Concrete - 3000 psi in 28 days, minimum 5 sack mix, 4% minimum entrained air. Protect from freezing temperatures.

Anchor devices - Epoxy grouted anchors, if used, shall conform to Hilti HIT or Hilti HVA epoxy system or Engineer approved equivalent. Install per manufacturer's instructions. Wire brush and blow out holes.

Rebar - Grade 40 for #3 and #4, Grade 60 for #5 and larger.

Bolts - A307, UNO.

Nails - Common wire or galvanized box, substitutions for pneumatic nailers to be approved by Engineer of Record.

Framing per - 2006 IBC

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 MANUF. 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 LEAVE OVERHANGS AND OVER-FRAMES. SHOP DRAWINGS, DETAILS AND DESIGN CALCULATIONS OF TRUSSED AND ROOF SYSTEM MUST BE STAMPED BY A LICENSED IDAHO CIVIL ENGINEER, AND SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

Sawn Lumber - 2x DF-L #2 or better
- 4x DF-L #2 or better
- 6x and up DF-L #1 or better
exposed lumber to be pressure treated

Connections per Simpson Co.

Vertical Blocking in floor space is to match column above/below

Support exterior headers with double trimmers and king stud, UNO.

Provide Simpson ST6236 tie when top plates are terminated.

Nail multiple microlams (ML) together with (4) 16d's @ 16"oc ea.

Typical double top plate construction with 4' minimum lap and (2) 16d's at 16" oc, elsewhere typical, UNO.

Plywood or OSB:

Roof 5/8" CDX/OSB with 40/20 span rating
Floor 1/2" CDX/OSB with 48/24 span rating
Wall 1/2" CDX/OSB with 24/0 span rating
Block panel edges at shear walls

Safety - The engineer has not been retained nor compensated to provide design and/or construction review services related to the contractor's safety precautions or to means, methods, techniques, sequences or procedures for the contractor to perform his work. The undertaking of periodic site visits by the engineer shall not be construed as supervision of actual construction, nor make him responsible for providing a safe place for the performance of work by the contractor, subcontractors, suppliers or their employees, or for access.

FOUNDATION NOTES

THE ENGINEER HAS PREPARED THIS DRAWING TO THE BEST OF HIS ABILITY BASED ON THE DIMENSIONS, ELEVATIONS, & TOP OF CONCRETE PROVIDED BY THE OWNER. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, & TOP OF CONCRETE PRIOR TO COMMENCING CONSTRUCTION.

ALIGN HOLD DOWNS w/ END OF SHEARWALL ABOVE, ATTACH TO DBL STUDS, UNO, USE HOLD DOWN EMBED PER MFR.

DO NOT BACKFILL WALLS UNTIL FLOOR IS FRAMED AND SHEATHED, AND CONC. HAS CURED 7 DAYS, MIN.

☒ DENOTES (2) 2x6 TRIMMERS PLUS KING STUD OR (3) 2x6 STUDS MIN. UNO.

SOLID BLK'G IN THE FLOOR SPACE IS REQ'D BENEATH ALL POSTS, SOLID BLK'G SHALL MATCH THE FULL DIMENSION OF THE POST ABOVE, "I" JOISTS ARE NOT CONSIDERED SOLID BLK'G

HOLD REINF. AT 3" CLR FROM BOTTOM OF FTG.

SEE STRUCTURAL SPECIFICATIONS

SHEARWALL SCHEDULE

SYMBOL	DESCRIPTION
△	1/2" CDX/OSB, BLK. ALL EDGES, NAIL w/ 16d's @ 4"oc. EDGES, 12"oc. FIELD

FOOTING SCHEDULE

TYPE	SIZE	REINFORCEMENT AT 3" CLR FROM BOTTOM
F3	3'-0"x3'-0"x12"	(5) #4'S EACH WAY, EQ. SPACED

FRAMING NOTES

THE ENGINEER HAS PREPARED THIS DRAWING TO THE BEST OF HIS ABILITY BASED ON THE DIMENSIONS, ELEVATIONS & TOP OF CONCRETE PROVIDED BY THE OWNER. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS & TOP OF CONCRETE PRIOR TO COMMENCING CONSTRUCTION.

VENTING, INSULATION, VAPOR BARRIER, RADON, ETC. IS THE RESPONSIBILITY OF THE ARCHITECT/CONTRACTOR

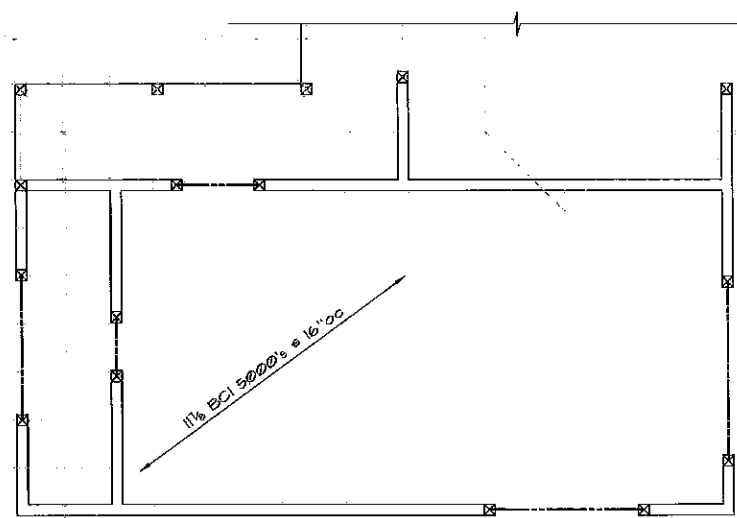
STITCH ALL STUD BUNDLES TOGETHER WITH (2) 16d COMMON @ 18" oc. MAX, ATTACH SHEATHING TO EACH STUD w/ 8d @ 8" oc.

DENOTES (2) 2x6 TRIMMERS PLUS KING STUD OR (3) 2x6 STUDS MIN. UNO.

SOLID BLK'G IN THE FLOOR SPACE IS REQ'D BENEATH ALL POSTS, SOLID BLK'G SHALL MATCH THE FULL DIMENSION OF THE POST ABOVE, "I" JOISTS ARE NOT CONSIDERED SOLID BLK'G

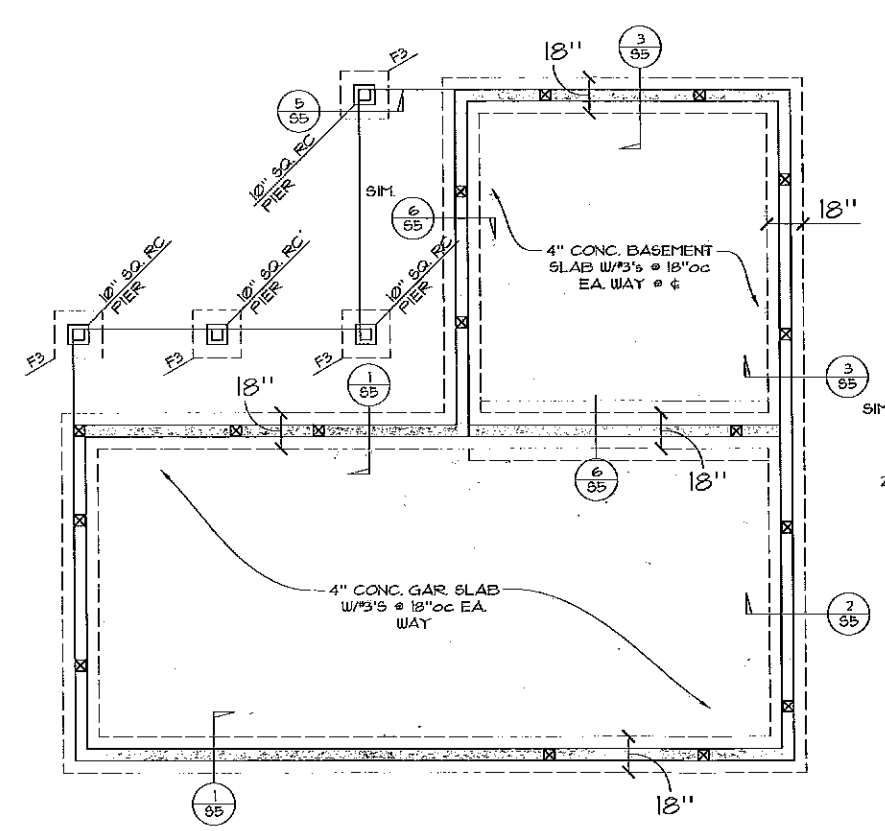
TYPICAL HEADER SUPPORTS ARE (2) TRIMMERS w/ KING STUD UNO. TYPICAL BEARING WALLS SHALL BE 2x6 STUDS @ 24" oc. W/DBL TOP PLATE ALIGN W/TRUSSES. TRUSS TO TRUSS CONNECTIONS BY TRUSS MFR.

FRAMING CONDITIONS MAY DEVELOP DURING CONSTRUCTION FOR WHICH NO SPECIFIC DETAIL APPLIES. NOTIFY ENGINEER PRIOR TO PROCEEDING.



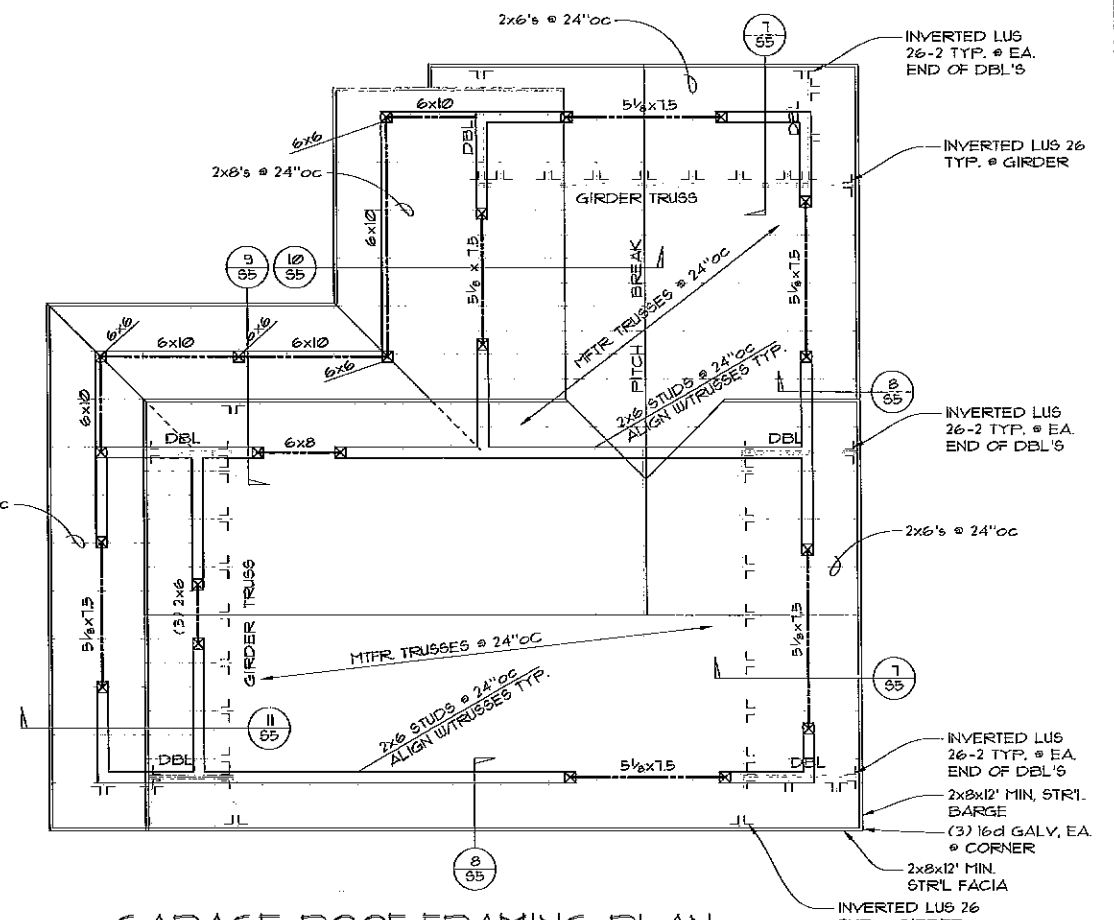
PARTIAL 2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0" "SEE ROOM FRM'G PLAN FOR FRM'G UNLESS NOTES OTHERWISE"



GARAGE FOUNDATION PLAN

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



GARAGE ROOF FRAMING PLAN

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



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STRUCTURAL ENGINEERS
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(208) 755-8005

JOHNSON GAR.

PROJECT: ???-

DATE: JULY 1

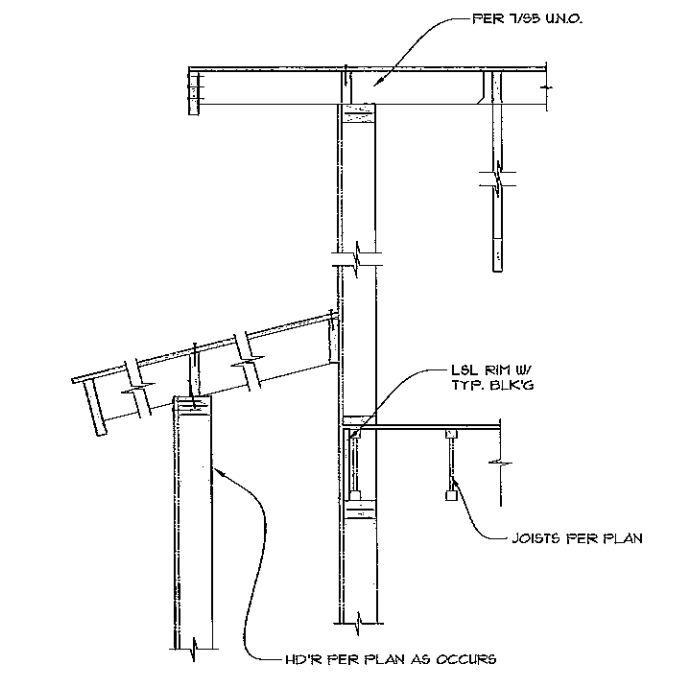
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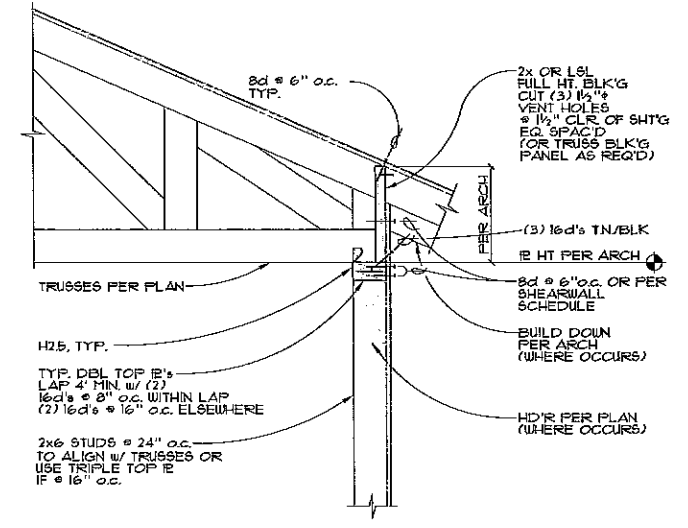
RC FRAMING

SHEET:

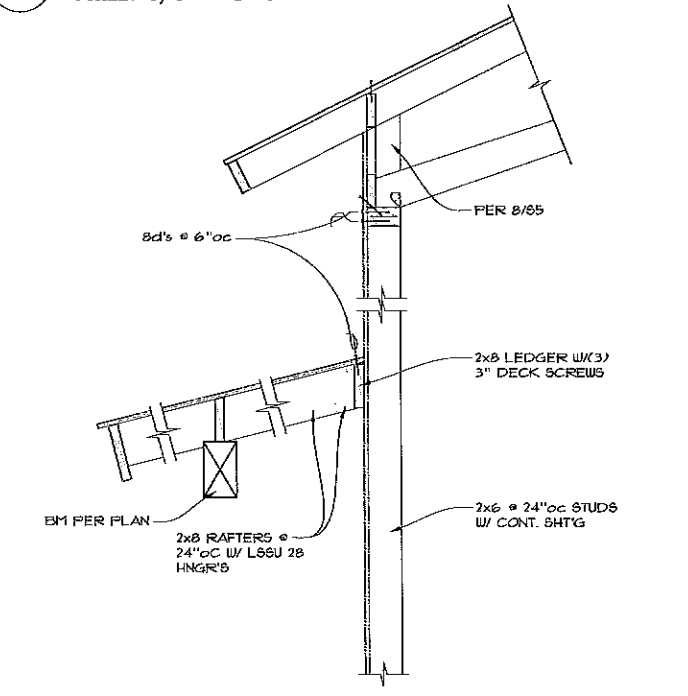
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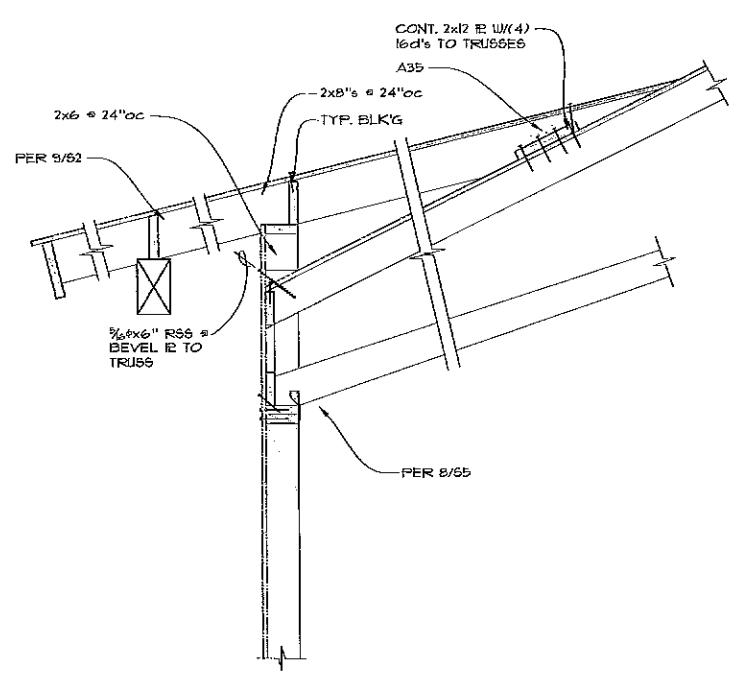
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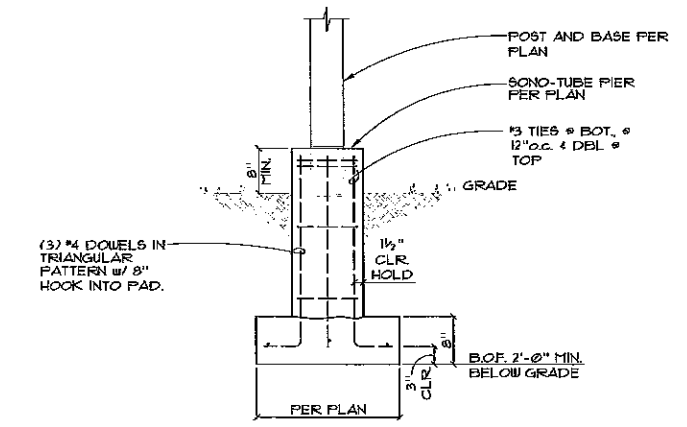
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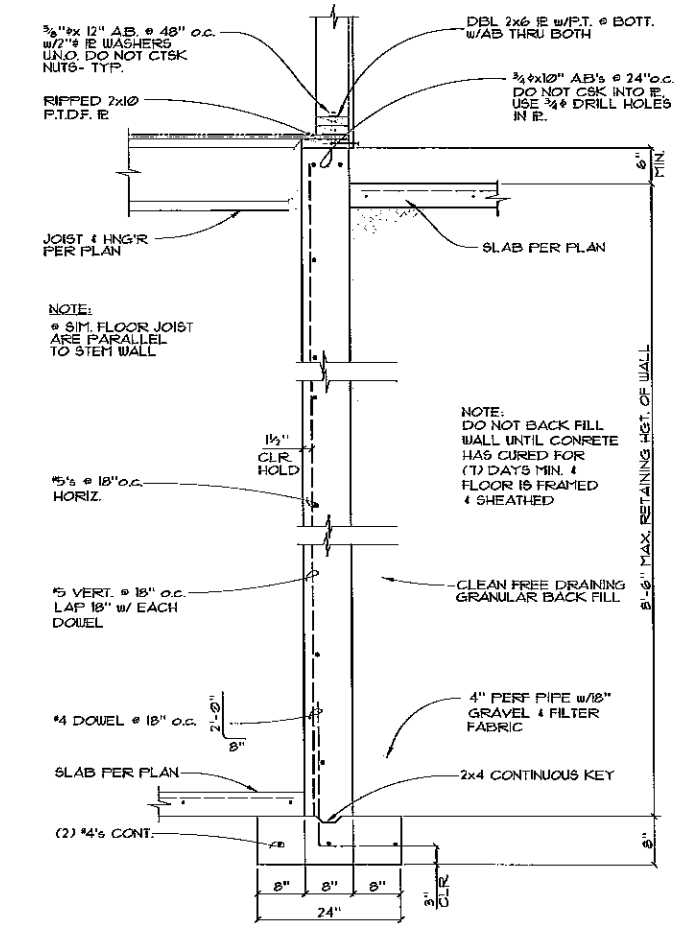
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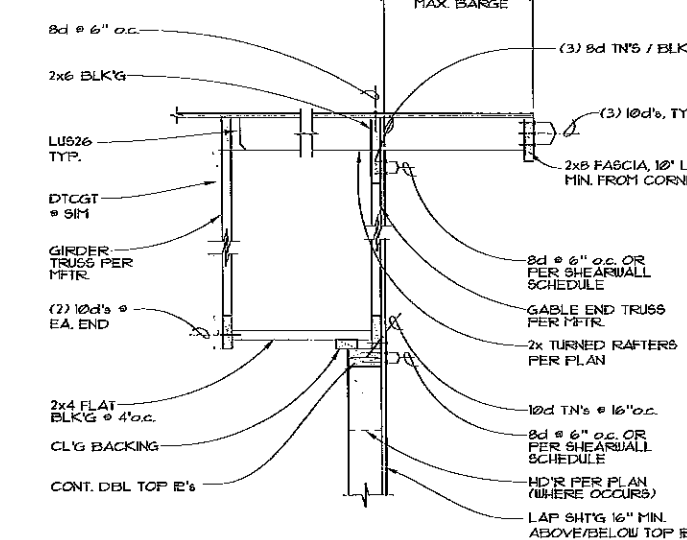
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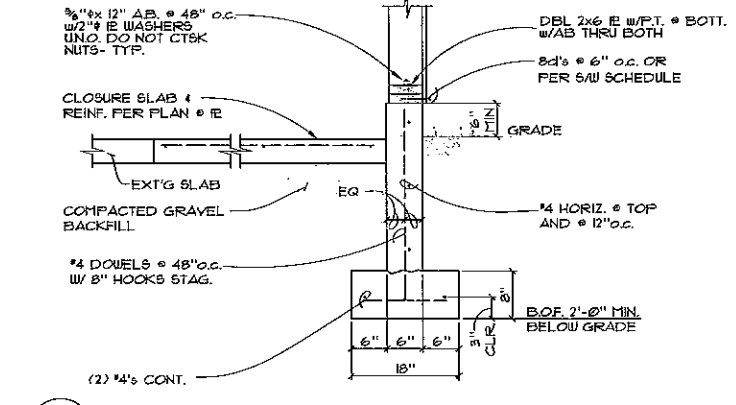
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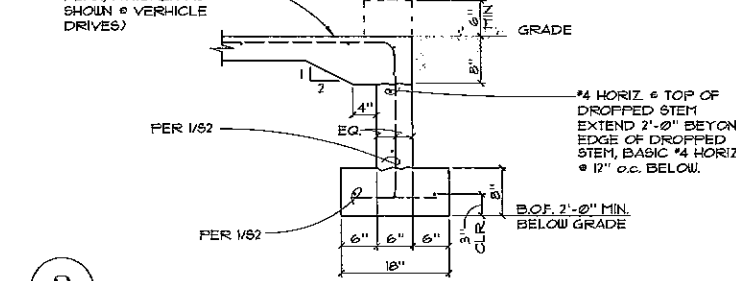
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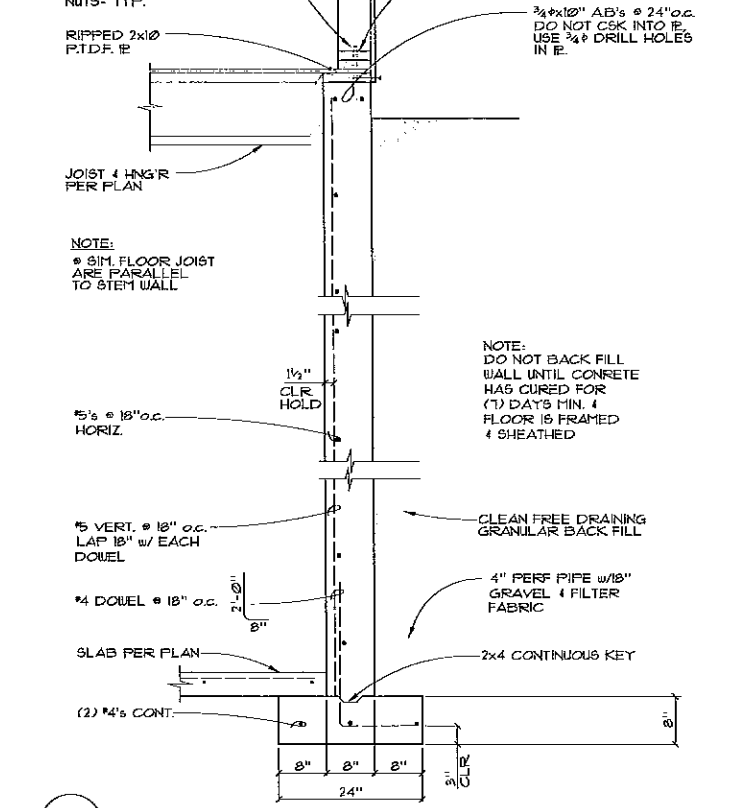
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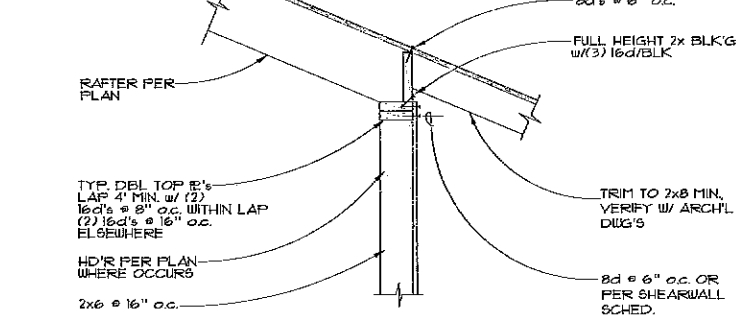
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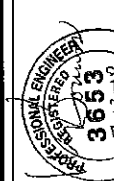
SCALE: 3/4" = 1'-0" 2



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



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



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JOHNSON GAR.

PROJECT: ???-
DATE: JULY 1
REVISION
TITLE: STRUC DET
SHEET: S