

HISTORIC PRESERVATION COMMISSION AGENDA

City Hall – Conference Room #6

JANUARY 22, 2025

12:00 P.M.

12:00 P.M. CALL TO ORDER:

ROLL CALL: Burns, Emerson, Miller, Anderson, Sardell, Shaffer, Harro, McCracken, Shepperd

DEMOLITION REVIEW: ** ITEM BELOW IS CONSIDERED AN ACTION ITEM*

• **918 E. Pennsylvania Ave.**

Applicant/Owner: Corey Stach

Request: Complete Demolition

Age of Property:1949

Architectural Style: Minimal Traditional

Historic District: Garden District, pending listing in the National Register of Historic Places

Contributing Nature of the Property: "Contributing"

Order of Demolition Review Discussion:

- Staff Presentation - Overview of Process and Background Information
- Report by Subcommittee
- Applicant Presentation
- Public Input
- Applicant Response
- Commission Discussion and Recommendations

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____ ,


to continue meeting to _____, __, at __ p.m.; motion carried unanimously.

Motion by _____,seconded by _____ , to adjourn meeting; motion carried unanimously.


Coeur d'Alene Tribe Land Acknowledgement

We respectfully acknowledge that we are on the traditional land of the first people, the Coeur d'Alene, who have occupied the lands that include the City of Coeur d'Alene, Coeur d'Alene Lake and the Spokane River for time immemorial. The Schitsu'umsh are "Those who are found here" or "The discovered people" and they have been telling their story in song and dance for thousands of years in celebration and in hardship. We are fortunate that the Coeur d'Alenes have blessed the land and formed strong relationships to continue as stewards to protect and preserve the land, lake, and other resources. We acknowledge the Tribe's 5 Core Values for decisions related to the land and the future of the Coeur d'Alene people. We are honored to learn, grow, play and live upon the traditional territory of the Coeur d'Alene Tribe and to have the opportunity to work together to improve our land and strengthen our communities for future generations. Time Immemorial. Present. Future.

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STAFF REPORT



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**HISTORIC PRESERVATION COMMISSION
STAFF REPORT**

FROM: HILARY PATTERSON, COMMUNITY PLANNING DIRECTOR
DATE: JANUARY 22, 2025
SUBJECT: HP-DR-1-25: DEMOLITION REVIEW
LOCATION: 918 E PENNSYLVANIA AVENUE (DOUBLE LOT), LOTS 5 AND 6, BLOCK
2, TAYLOR ADDITION

APPLICANT/OWNER:

Corey Stach
3329 Stach Road
Coeur d'Alene, ID 83814

APPLICANT'S REQUEST:

Corey Stach with Stach Construction is requesting demolition review by the Historic Preservation Commission of a complete demolition of the single-family dwelling unit located at 918 E. Pennsylvania that was built in 1949 and is located in the Garden District.

DECISION POINT:

Should the HPC request a site visit to evaluate the structure for possible preservation, salvage and photographic documentation prior to issuance of the demolition permit, or determine at the meeting if the applicant may proceed with the demolition?

DEMOLITION REVIEW AUTHORITY AND PROCESS:

The City Council adopted Ordinance No. 3741 on November 19, 2024, adding § 2.85.055 to the Municipal Code, requiring demolition review for historic buildings originally constructed prior to 1960. This Section established a review process whenever the owner of property requests a demolition permit for a building or structure originally constructed prior to 1960. The goals of the Demolition Review Process are to provide education about historic preservation to owners of such buildings and structures, ensure photographic documentation of Historic Buildings and Structures, preserve items of historical interest, provide input on new design opportunities and community context, and encourage feedback on historic preservation.

For properties meeting the criteria, the following process will apply:

1. When an owner or the owner's representative submits an application for a demolition permit to the Building Department, the Building Official or designee shall verify if the building or structure was originally constructed prior to 1960. If so, a demolition permit shall not be issued and the Building Official or designee shall notify the Community Planning Director of the application.
2. Within seven (7) days of receiving notice from the Building Official or designee of the application for a demolition permit for a building or structure originally constructed prior to 1960, the Community Planning Director or designee shall determine if it is located within an historic district, or if it is individually listed on the National Register of Historic Places or is considered to be eligible for listing, whether as a contributing or noncontributing property.
3. If Community Planning Director or designee determines that the building or structure was originally constructed prior to 1960, and/or it is located within an historic district, and/or individually listed on the

National Register of Historic Places or is considered to be individually eligible for listing, whether as a contributing or noncontributing property, the Community Planning Director or designee shall refer the application for a demolition permit to the Commission subcommittee charged with reviewing applications for demolition permits. Otherwise, the Community Planning Director or designee shall inform the Building Official that a demolition permit may be issued.

4. Within seven (7) days of the referral, a member of the Commission subcommittee shall review the application and conduct a windshield survey of the property. The member shall determine whether to refer the application to the Commission for further review or approve the issuance of the demolition permit.

5. If the matter is referred to the Commission for further review, it shall be placed on the agenda for the next regular Commission meeting. The applicant, and any abutting and adjoining property owners will be notified of the meeting by mail or personal service at least forty-eight (48) hours prior to the meeting. The matter shall be the first action item on the Commission agenda and the Commission shall take public comment from any interested person. No public hearing will be conducted, but the applicant and staff will be allowed to present to the Commission. Following any presentations and receipt of public comment, the Commission shall make recommendations to the property owner for preservation, if feasible, and possible modifications to the building or structure if the building or structure is to be preserved. The Commission may request a site visit to take photographs to document the interior and exterior of the building or structure, and/or salvage of significant items such as doors, windows, mantles, fireplaces, stained glass, molding, etc. The Commission will forward its recommendations to the property owner and the Community Planning Director.

6. The Community Planning Director or designee shall promptly notify the Building Official of the Commission's recommendations and whether the demolition permit may be issued or if additional documentation is required prior to demolition.

7. *Nothing in this Section shall be construed so as to deny a property owner the right to demolish any building or structure on his or her property, subject to the process outlined herein.*

Because the structure at issue was originally constructed in 1949, it is within the Garden District which is pending listing as a historic district in the National Register of Historic Places, and the architecture is Minimal Traditional and is considered "contributing," the Historic Preservation Commission (HPC) Subcommittee determined it required a Demolition Review meeting with the HPC. A "contributing property" is one which "significantly contributes to the historical character of an existing or potential historic district, when considering the historical integrity of a district."

The Code anticipates the participation of the property owner and/or applicant in order to provide meaningful dialogue with the HPC and public, to help answer questions to determine if the structure and or elements are worthy of salvage and/or photographing prior to demolition, and to receive feedback on the structure that is proposed to replace the existing single-family dwelling as it relates to design and community/neighborhood context. The applicant signed the application form acknowledging the new demolition review process and his willingness to participate in the meeting and agreed to have a member of the HPC and/or Museum of North Idaho come take photographs of the structure prior to demolition, and allow a member of the HPC and/or a representative from the Museum of North Idaho to salvage items from the property prior to demolition if they are determined to be of historical significance and will otherwise be discarded.

The following dates are provided to show compliance with the new Code and review timeframes.

- Demolition Permit Application: 1/2/25
- HPC Subcommittee Windshield Survey: 1/3/25
- HPC Subcommittee Determination: 1/3/25
- Applicant Notification of HPC Meeting Date: 1/6/25
- Neighbor Notification of HPC Meeting Date: 1/15/25
- HPC Demolition Review Meeting Date: 1/22/25

PROPERTY LOCATION MAP:

Coeur d'Alene Garden District Historic District
Name of Property

Kootenai County, Idaho
County and State

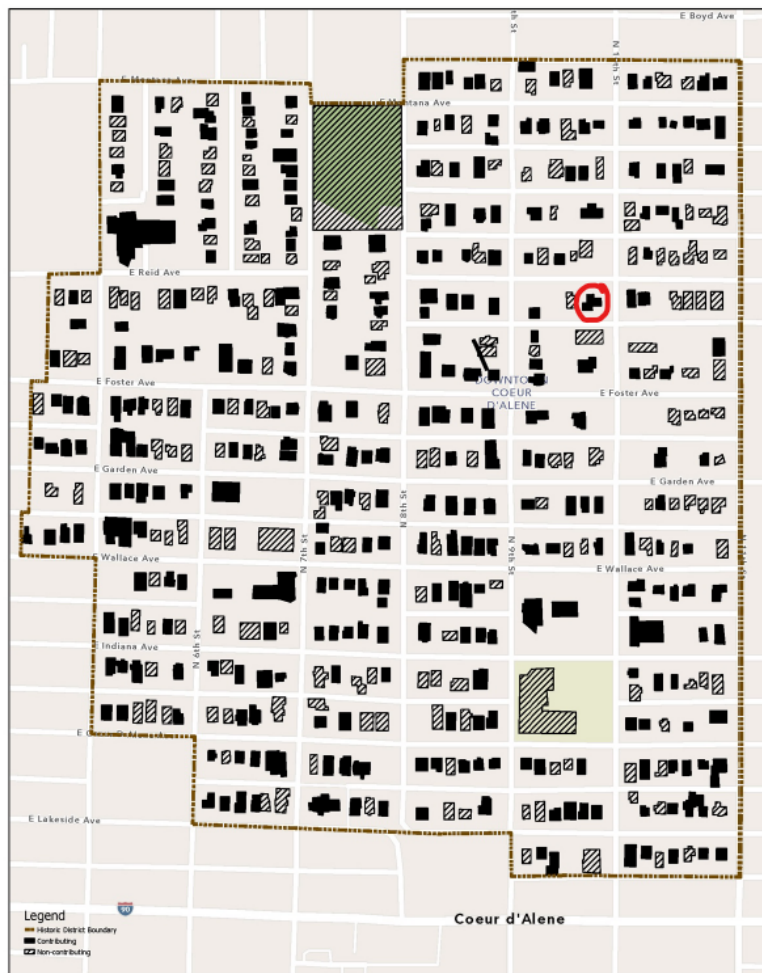
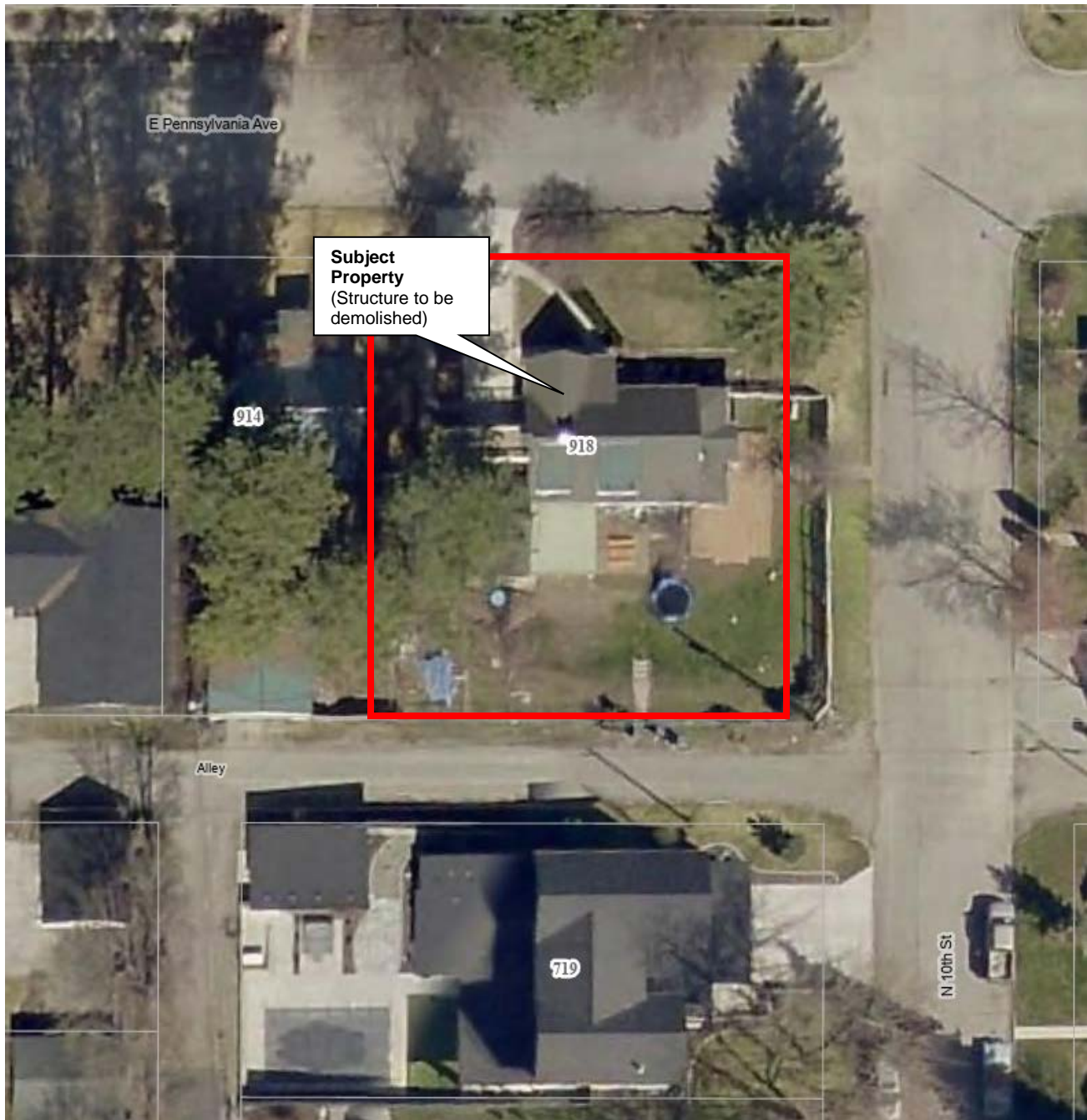


Figure 4: NRHP Evaluation Map 1
Garden District Historic District



AERIAL PHOTO:



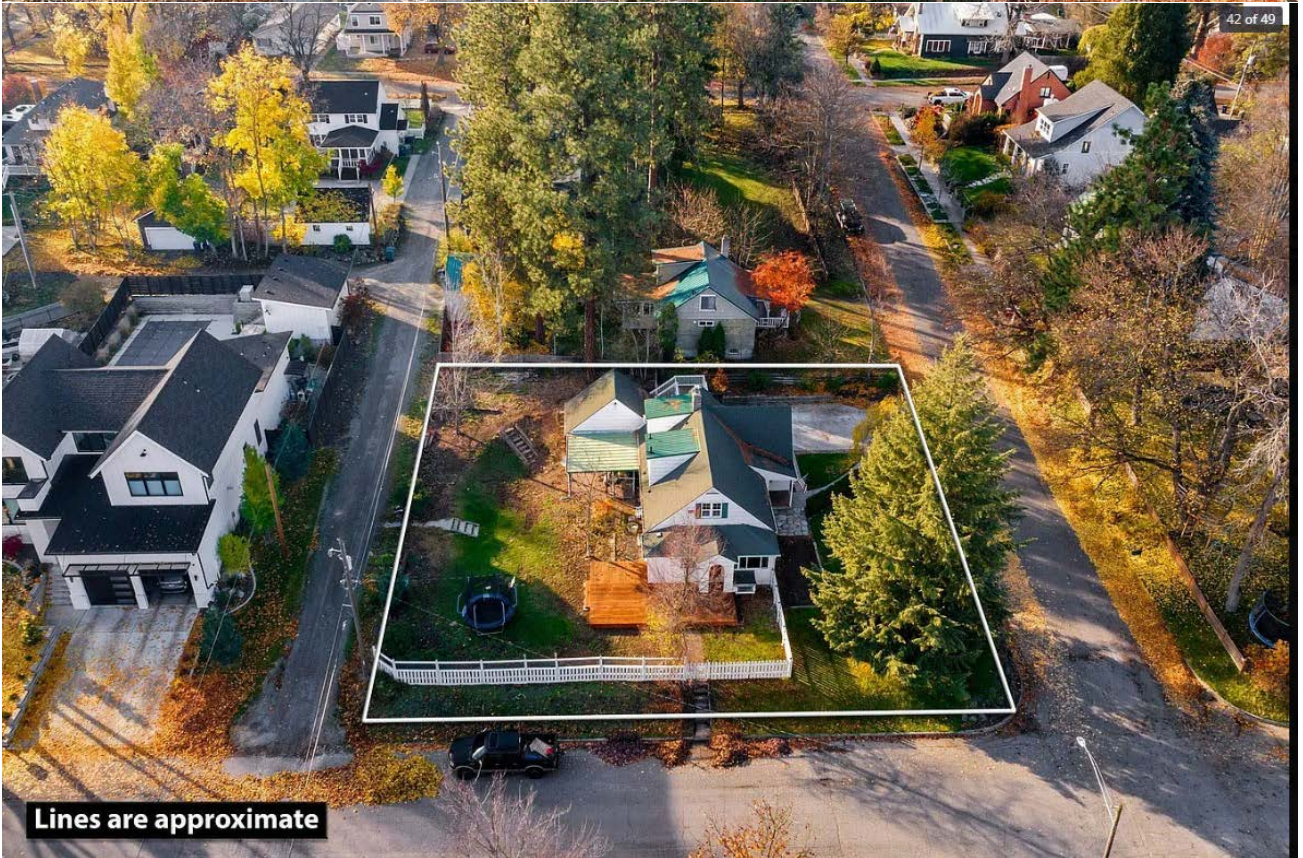
EXTERIOR PHOTOS PROVIDED BY THE APPLICANT



EXTERIOR PHOTOS FROM GOOGLE STREET VIEW AND ZILLOW

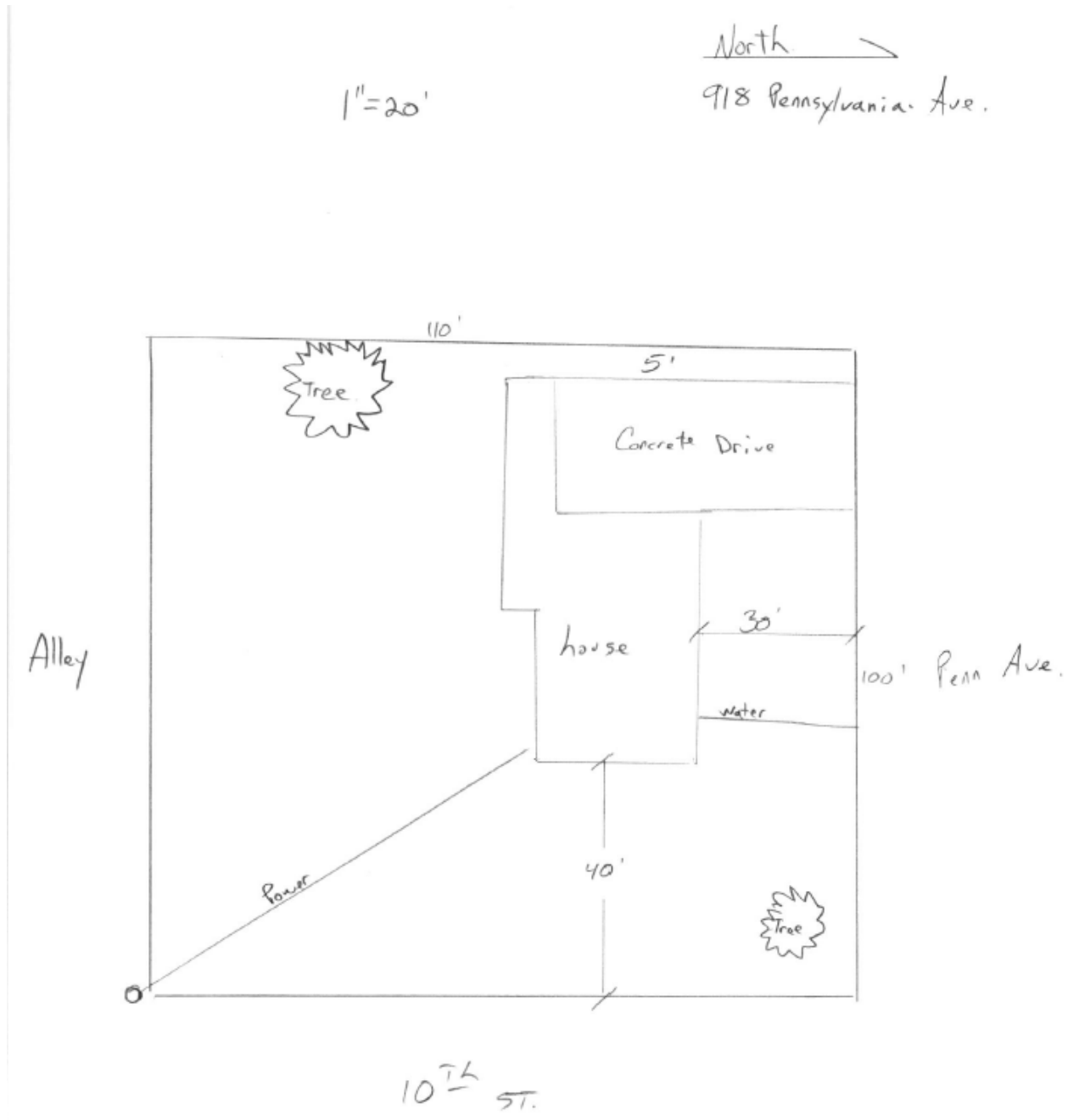
NOTE: The front of the home faces Pennsylvania and existing driveway is off of the street





Lines are approximate

SITE PLAN OF CURRENT CONDITIONS PROVIDED BY THE APPLICANT



ELEVATION OF PROPOSED SINGLE-FAMILY RESIDENCE ON LOT 5



FRONT ELEVATION

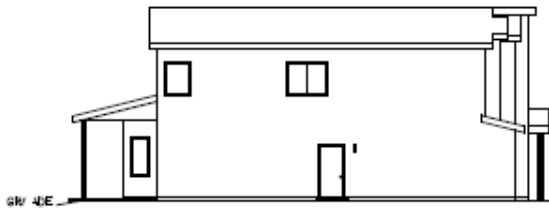
SCALE 1/4"=1'-0"

ROOF LOADS:
 D.L. = 15#/SF
 S.L. = 40#/SF
 FLOOR LOADS:
 D.L. = 12#/SF
 L.L. = 40#/SF
 DECK LOADS:
 D.L. = 7#/SF
 L.L. = 40#/SF
 WIND = 115 MPH EXP. "B" (3 SEC. DUST)
 SECTORS: DESIGN CATEGORY C



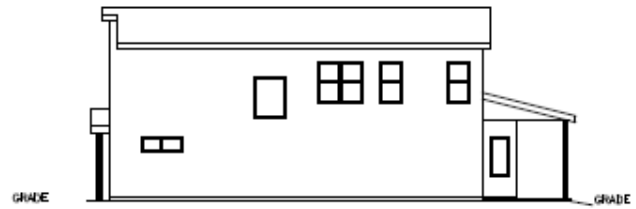
BACK ELEVATION

SCALE 1/8"=1'-0"



LEFT ELEVATION

SCALE 1/8"=1'-0"

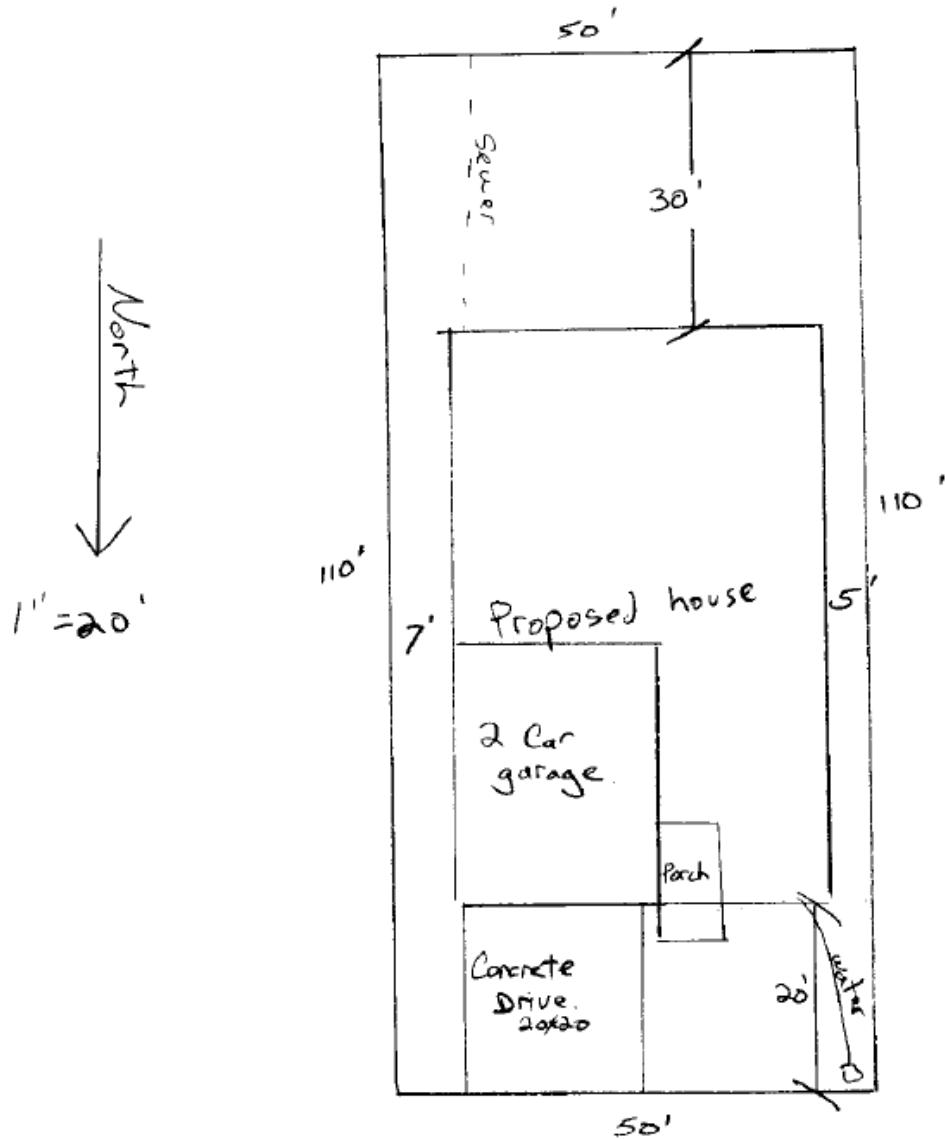


RIGHT ELEVATION

SCALE 1/8"=1'-0"

SITE PLAN FOR PROPOSED SINGLE-FAMILY RESIDENCE ON LOT 5

Lot 5 Blk 2 Taylors Add To CDA
918 Pennsylvania Ave.



GARDEN DISTRICT & ARCHITECTURAL INFORMATION:

The following information is from the National Register Nomination for the Garden District prepared by Kirk Huffaker of Huffaker Preservation Strategies in 2024. As noted above, the district is pending listing in the National Register of Historic Places.

The Garden District is considered the City's first neighborhood. The neighborhood was platted in 1886 with the majority of the buildings dating between 1890 and 1950, and the primary use is single family residential.

Character defining features of the neighborhood:

- Consistent setbacks
- Primary use is single-family residential
- Wood construction
- One-to-two story height
- Sidewalks with park strips
- Mature street trees
- Alleys
- Garages as outbuildings along the alley
- Grass lawns at the front of the residences
- Also, the earliest locations of CDA's houses of worship and schools.

This building is considered contributing to this district, a district that is made of 58% of the primary resources contributing. Its demolition will remove that status and push the percentage of non-contributing higher.

On page 4 of the report, it says, "There are a total of 511 contributing buildings in the district and 366 non-contributing buildings. Within the contributing buildings category, there are 308 contributing primary resources with 203 additional contributing outbuildings. Given that there are a total of 366 non-contributing buildings (255 primary resources and 101 outbuildings), contributing buildings make up 58% of the total (62% primary, 54% outbuildings) while non-contributing make up 42% of the total (38% primary, 46% outbuildings)."

Criteria for Contributing Resources:

Contributing/Individually Eligible structures are built within the historic period and retain integrity; excellent example of style or type; unaltered or only minor alterations or additions; individually eligible for the National Register for architectural significance; also, buildings of known historical significance.

Contributing structures are built within the historic period and retain integrity; good example of type or style, but not as well preserved or well executed as a Contributing/Individually Eligible building, more substantial alterations, or additions than Contributing/eligible; eligible for the National register as part of a historic district or primarily for historical, rather than architectural reasons. (Additions do not detract and alterations may be reversible).

918 E. Pennsylvania Ave., (GD-0421) 55-19083, is on page 42 of the National Register District Nomination and is a Contributing resource.

This property is located within the Taylor Addition that was completed in 1906. The Taylor Addition plat extended the Garden District from Pennsylvania Avenue to Hastings Avenue and from 8th Street to the rail lines which demarcated the right-of-way for the Inland Empire Railway Company.

The Minimal Traditional-style residences, as the name suggests, exhibit an overall simplicity of form and architectural detail, lending these characteristically small houses and AP Pearce of maximum size. McAlester details the style's additional features to include a "Low-or intermediate-pitched roof, more often gabled; small house, generally one story in height; roof eaves usually have little or no overhang; double hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers" There are 50 examples of the Minimal Traditional style with a range of construction dates between 1930-1963. Contributing resources number 34 examples of the style and non-contributing examples number 16.

Within the district, most outbuildings, including garages, face the alleys and are typically out of view from the public right of way except for corner properties. Over time, new garages have been constructed with more recent examples being two bays with additional storage or living space above. These garages have continued to increase in size as demands for automobile and storage space have increased. In addition, larger scale outbuildings have resulted from a few accessory dwelling units being incorporated into them.

The report says, "In the local context, the district is significant for the diversity of its architectural styles and strong integrity of those resources." The Garden district retains a good degree of the seven aspects of integrity.

However, there are concerns with changes over time and integrity. Pages 42-43 of the report says, "The largest issue in the Garden District has been recent construction of additions that are out of scale with the original building, and teardowns and new construction that is not compatible with the massing and scale of historic buildings. Until the last five years, new construction that replaced historic buildings was compatible in size, massing, and style, and fit on the original lot, which maintained the integrity of the development pattern within the neighborhood. More recently though the scale of new construction has ballooned with some building including built-in garages, which make the buildings even larger than they were historically designed to be."

HPC SUBCOMMITTEE REPORT:

Subcommittee Comments
Demolition Permit Review
918 E. Pennsylvania Ave.

Summary: The Demolition Permit was reviewed by the Coeur d'Alene Historic Preservation Commission Subcommittee on January 3, 2025. The initial information did not include plans or inspirational photos of the building that would replace the historic resource, however, drawings for the primary lot were supplied by the end of day January 3, 2025.

Also used in this evaluation was National Register Nomination for the Garden District and Zillow.com which offered decent views of the house and its interior at the time it was for sale in November of 2024.

The historic house is within the boundaries of the Garden District National Register Nomination and is categorized as contributing to the history and architectural style of the historic neighborhood.

The architectural style is “Minimal Traditional” with a one- and one-half story massing with a cross-gable roof and minimal eaves. The house is clad in wide horizontal wood siding that is likely original, however, the windows have been replaced with vinyl sliders and decorative shutters. Other character defining features are a single-story gabled roof entryway that passes under and semi-circular arch along 10th Street. Though it appears that this was once the main elevation, the elevation facing E. Pennsylvania Ave. has become the main entry elevation. The driveway is also along Pennsylvania Ave. and provides access to the garage that sits behind the primary residential elevation.

Within the context of the Garden District neighborhood, the minimal traditional style reflects an overall simplicity of form and architectural detail, lending these characteristically small houses the appearance of maximum size. It was most popular from 1940 and through the early 1950s, especially and directly after World War II when there was great need for affordable and quickly constructed housing financed by the 1944 G.I. Bill.

The windshield survey concluded that the subject property looks like many of the other houses on the block and also the blocks to the east and west. Many of these houses are original.

There is concern that the proposed structure is out of context with the rest of the neighborhood, particularly with the double garage in the front. The unknown design and context of new construction in the adjacent lot is also a concern.

All three Historic Preservation Subcommittee members reviewed and responded on January 3, 2025 and were concerned about the following items.

1. The property is a contributing historic resource and sits in a significant location within the heart of the designated historic district.
2. Expressed concern that there are two property tax lots and the new construction proposal only illustrates what might replace the historic resource. The other lot is still within the historic district and there was concern with how the neighborhood context and building scale would be addressed.
3. The proposed new construction does not address other neighborhood qualities or contexts including:
 - a. New construction is two full stories high compared to surrounding one to one-and-one-half story structures. The scale and volume of the proposed building is not compatible with most of the surrounding neighborhood.
 - b. The roof geometry of the proposed construction is modern and in a style that is not sympathetic to the traditional roof forms of the historic period.
 - c. The new garage is placed at the front of the house rather than to the back or alley like contextual examples surrounding it.
 - d. New driveway is the dominant feature of the front yard compared to open lawn and landscaping that is most common through most of the district.
4. The demolition of the historic resource reduces the number of contributing resources within the historic district creating concern for the districts’ integrity moving forward.

HISTORIC PRESERVATION COMMISSION'S ROLE

The HPC is tasked with considering the demolition permit request, hearing from staff, the applicant and public, and making recommendations to the property owner for preservation, if feasible, and possible modifications to the building or structure if the building or structure is to be preserved. The Commission may request a site visit to take photographs to document the interior and exterior of the building or structure, and/or salvage of significant items such as doors, windows, mantles, fireplaces, stained glass, molding, etc. Following any site visit, the Commission will forward its recommendations to the property owner and the Community Planning Director on the demolition permit.

The HPC may not delay a demolition determination based on the design of the proposed replacement structure, but may hear public comments and offer input on the proposed structure that will replace the historic resource related to new design opportunities and community context.

Coeur d'Alene's Historic Preservation Commission (HPC) was established in 2019 with the goal of preserving the city's historic buildings and neighborhoods for future generations to enjoy. The commission is tasked with promoting the educational, cultural, economic, and general welfare of the public of the City of Coeur d'Alene through the identification, evaluation, and designation of those buildings, sites, districts, areas, structures, and objects that constitute or contain significant elements of historic, architectural, archaeological, and cultural interest reflecting the heritage of the City, the State, and/or the Nation.

DECISION POINT

The HPC should determine if a site visit is required to evaluate the structure for possible preservation, salvage and photographic documentation prior to issuance of the demolition permit, or determine at the meeting if the applicant may proceed with the demolition.

Attachments:

Demolition Permit Application

Proposed Building Plans for Lot 5



**Demolition Permit
Application**

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CITY OF COEUR D'ALENE Demolition Permit Application

Address: 918 Pennsylvania Ave. Approximate Square Footage: 2200

Legal Description: Lot 5+6 Block 2 Subdivision Taylors Add OR Serial Number

Check all that Apply: [] Commercial [x] Residential [] Outbuilding [] Interior only [] Partial Demo [x] Complete Demo
[] Has a basement [x] No Basement

DESCRIPTION OF WHAT IS BEING DEMOLISHED: House

Year structure was originally constructed (applicant to provide from County Assessor's data) 1949

Is the structure listed in the National Register of Historic Places and/or located in a Historic District? [] Yes [x] No [] Unsure

Photos of the structure are required if the demolition is of a structure with an original date of construction that was prior to 1960. (Provide a minimum of two exterior photos, one of the front street view and one of the rear) Have photos been submitted? [x] Yes [] No

A site plan is required for a complete demolition and/or if there is a basement. Has a site plan been submitted? [x] Yes [] No

If it is a partial or interior demolition, you must provide a floor plan reflecting where the demolition is taking place and what is being removed. Has a floor plan been submitted? [] Yes [x] No

For structures that were originally constructed prior to 1960, image(s) showing the proposed structure(s)/additions must be provided. (Provide a front building elevation and/or photo example of what is proposed to replace the existing structure) Have image(s) been submitted with this application? [x] Yes [] No

Owner: Stach Construction Contact Person: Corey Stach Phone: (208) 661-4927

Address: 3329 Stach Rd. City CDA State ID Zip 83814

Contractor: Stach Construction Contact Person: Corey Stach Phone: (208) 661-4927

Address: 3329 Stach Rd. City CDA State ID Zip 83814

Contractor Registration No.: RCE 34536 Expiration: 4/10/24

Permit Fee: [x] \$70 Residential [] \$110 Commercial



CITY OF COEUR D'ALENE Demolition Permit

By signing this application, I acknowledge the following:

- I understand the requirements for capping any abandoned sewer, water, or gas lines on the property and will arrange for inspections by the City Departments involved.
- I understand that I must also contact the Building Department for a final inspection after the site is cleaned and graded.
- I understand that I may need to contact the Environmental Protection Agency (EPA) regarding any possible asbestos containing materials on site.
- I understand the demolition is subject to the Inadvertent Discovery Plan requirements. Further, I acknowledge I will have a copy of the plan on the job site with project-specific details, and that the demolition will be in compliance with all requirements.
- I understand there are new historic preservation measures in place that may require the permit to be reviewed by the Historic Preservation Commission if the original date of construction is prior to 1960, which may delay my permit being issued. If review is required, I will be required to work with the Planning Department to provide the necessary information and participate in an informational meeting with the Commission and members of the public, which takes place the fourth Wednesday of the month at noon.
- I agree to have a member of the Historic Preservation Commission and/or a representative from the Museum of North Idaho come take photographs of the structure prior to demolition, if it is determined that the property has historical significance.
- I agree to allowing a member of the Historic Preservation Commission and/or a representative from the Museum of North Idaho to salvage items from the property prior to demolition (e.g., door, windows, mantle, fireplace, stained glass, mouldings, etc.), if they are determined to be of historical significance and will otherwise be discarded.

APPROVALS/CONDITIONS:

- The attached sheet from the City Wastewater Department (WWTP) must be made available to the City Plumbing Inspectors for inspection of the capped sewer line. The owner/contractor must schedule an inspection (after the sewer line is capped and prior to covering the line) with the City Building Department at 208-769-2391. The signed WWTP sheet must be returned to the City Building Department after inspection.
- The attached sheet from the EPA has been provided for information only. Please contact the EPA office in Boise 208-323-8287 to obtain information about their requirements.

Owner/Authorized Agent _____

Date: _____

1/2/24



CITY OF COEUR D'ALENE Demolition Permit

NOTICE

This attachment is part of the Demolition Permit number _____ issued _____ for
(address) _____

When demolishing buildings that have a connection to the City water and wastewater system, it is necessary to cap the existing abandoned sewer and water line. The City's plumbing inspectors must approve the caps before you backfill the excavation. **All sewer stubs are to be capped 5 feet from the property line. All water lines should be capped back to the meter stub. You are required to have the capped lines inspected prior to backfilling.** Call the City Building Department at 769-2391 a minimum of one business day prior to the time you need the inspection. Capping of the abandoned line is necessary to prevent damage to the City's water and wastewater system.

I have read the above and I understand that a sewer and water inspection is required prior to backfilling and, it is my responsibility to schedule this inspection with the City Building Department. I will make this form available to the City inspectors at the time of inspection. **After obtaining a sign-off, I will return the completed form to the City Building Department.**

Owner/Authorized Agent Signature

Date

INSPECTION SIGN-OFF

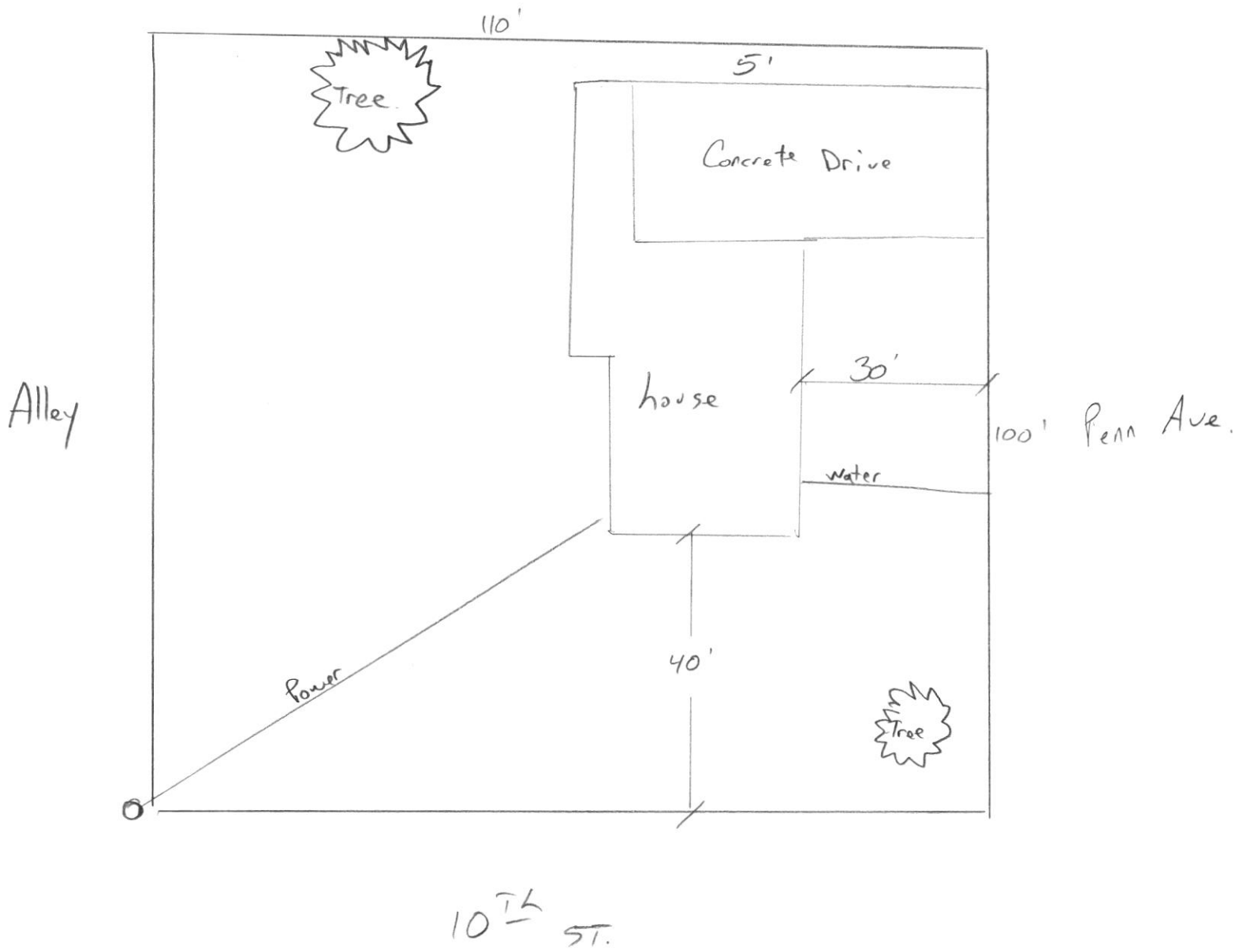
Capped sewer line inspected and approved by: _____

Date: _____

1" = 20'

North →

918 Pennsylvania Ave.







PAGE SCHEDULE	
PAGE A-1	ELEVATIONS & ROOF PLAN
PAGE A-2	MAIN & UPPER FLOOR
PAGE A-3	FOUNDATION
PAGE A-4	STRUCTURAL DETAILS
PAGE A-5	FLOOR FRAMING (MAIN & UPPER)
PAGE A-6	SHEAR BRACING (MAIN & UPPER)

1432 SF MAIN
1778 SF UPPER
3210 SF TOTAL LIVING
464 SF GARAGE AREA

BUILDING PLANS SHALL COMPLY TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, (ENGINEERED TRUSS PLANS WILL BE ON SITE DURING FRAMING INSPECTION APPROVED SET OF BUILDING PLANS WILL BE ON SITE DURING CONSTRUCTION ADDRESS WILL BE POSTED ON SITE DURING CONSTRUCTION

ENGINEERED TRUSS SHEETS must be on job site for framing inspection
 ENGINEERED "I" JOIST SHEET must be on job site for framing inspection

NO POINT LOADING TO TRUSS BELOW UNLESS TRUSS IS DESIGNED FOR THE POINT LOAD. SUGGEST USING STRONG BACK TO DISTRIBUTE THE LOAD

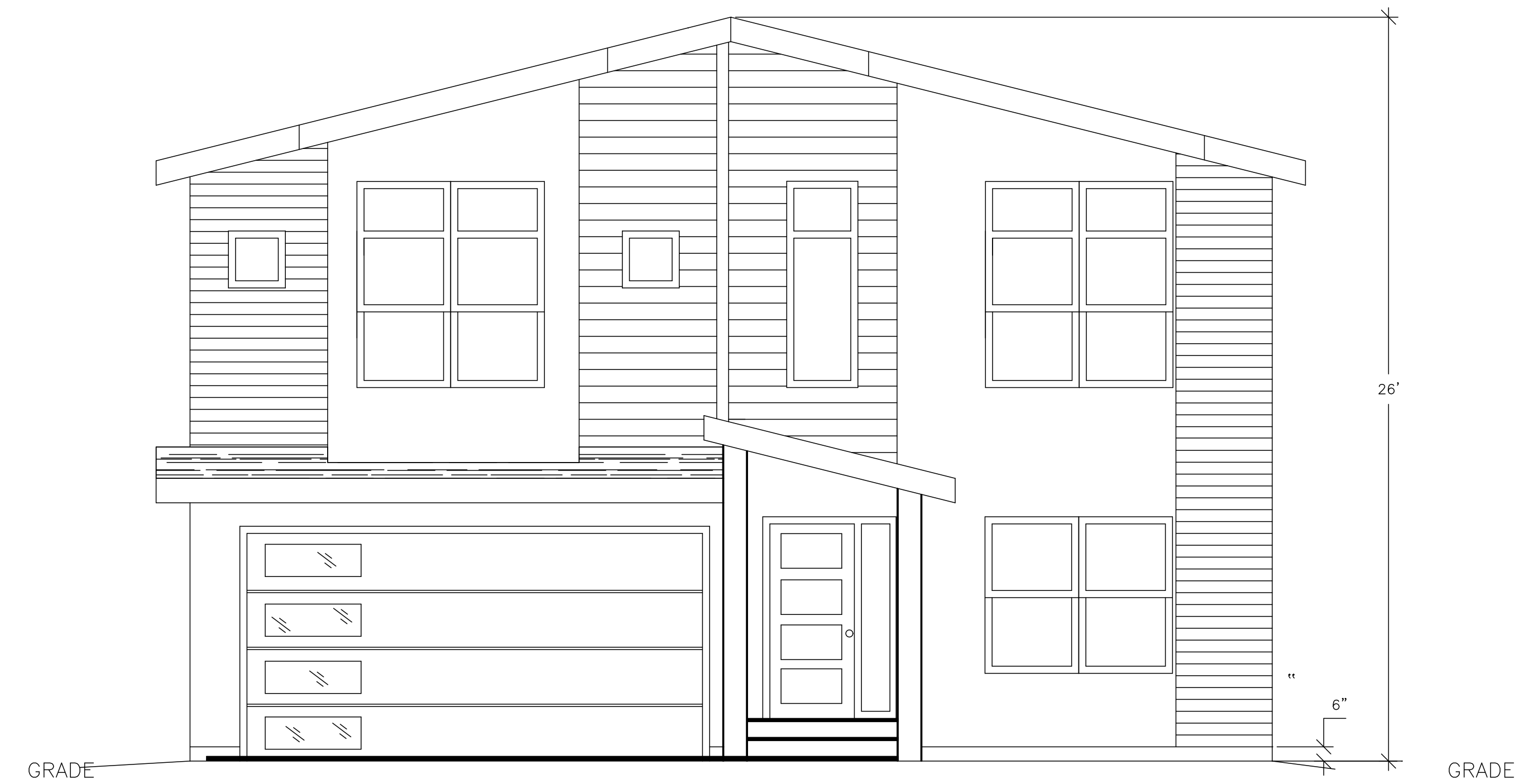
3/12 ROOF SLOPE (HOUSE)

ROOF LOADS:
 D.L. = 15#/SF
 S.L. = 40#/SF
 FLOOR LOADS:
 D.L. = 12#/SF
 L.L. = 40#/SF
 DECK LOADS:
 D.L. = 7#/SF
 L.L. = 40#/SF
 WIND = 115 MPH EXP "B" (3 SEC GUST)
 SEISMIC DESIGN CATEGORY C

COMPOSITION ROOFING
 ROOF VENTILATION
 1 SQ' OF VENT PER EVERY 150 SQ' OF ATTIC AREA
 ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURERS INSTRUCTIONS TO SOLIDLY SHEATHED ROOFS, BUT NOT LESS THAN 4 NAILS PER EACH 36" TO 40" STRIP SHINGLES AND 2 NAILS PER EACH INDIVIDUAL SHINGLES 9" TO 18" WIDE SHALL BE USED.
 SEE TRUSS DATA SHEET
 ENGINEERED ROOF TRUSSES AT 24" O.C.
 ATTACH TO TOP PLATE W/ SIMPSON H1 HURRICANE ANCHORS. BRACING PER TRUSS DATA SHEETS & B W T-76 WITH W BRACING AT BOTH GABLE ENDS ALSO WEB BRACING WHERE NEEDED
 TOP PLATE REQUIREMENTS
 MIN. 4" LAP SPLICE W/ 11 - 16d NAILS OR SIMPSON ST6215 STRAP

SITE DRAINAGE
 FINAL GRADE AROUND STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' OR DRAINS/SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% (1/4" PER FOOT) AWAY FROM STRUCTURE.

CALL 811 BEFORE EXCAVATION
 APPROVED PLANS AND SUPPORTING DOCUMENTS MUST BE ON SITE FOR ALL INSPECTIONS
 ENGINEERED TRUSS SHEETS MUST BE ON SITE FOR FRAMING INSPECTION



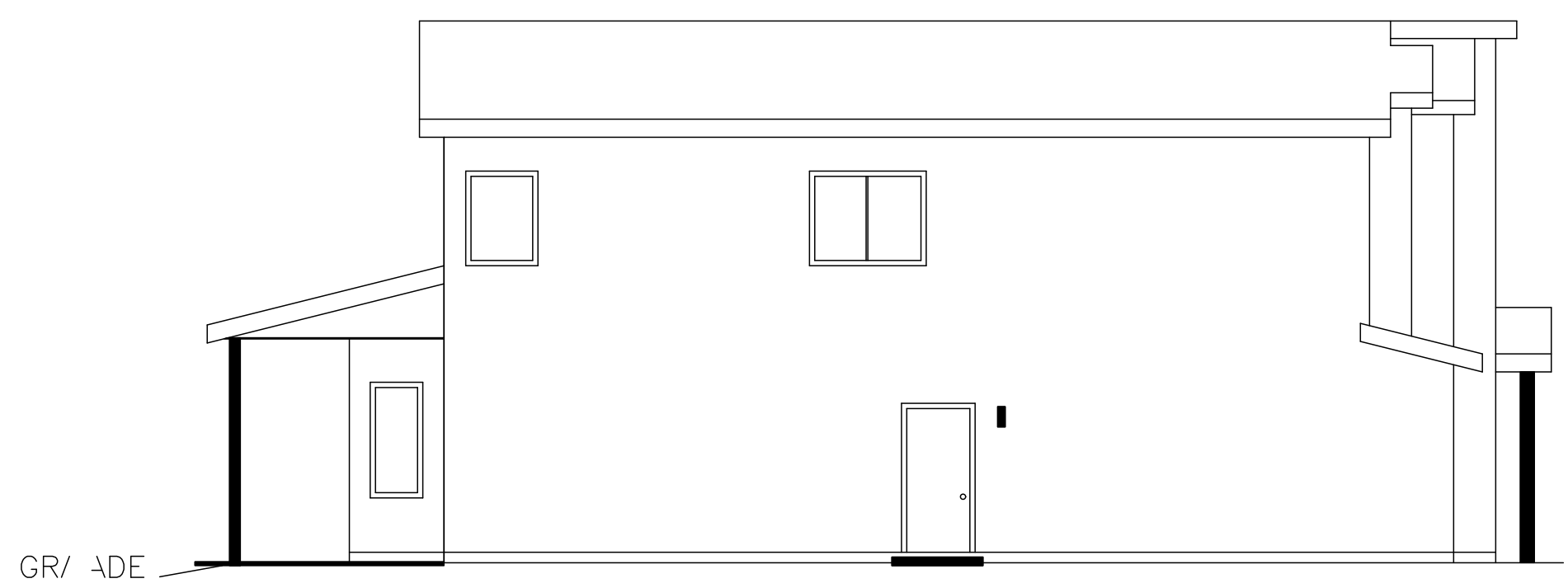
FRONT ELEVATION

SCALE 1/4"=1'-0"



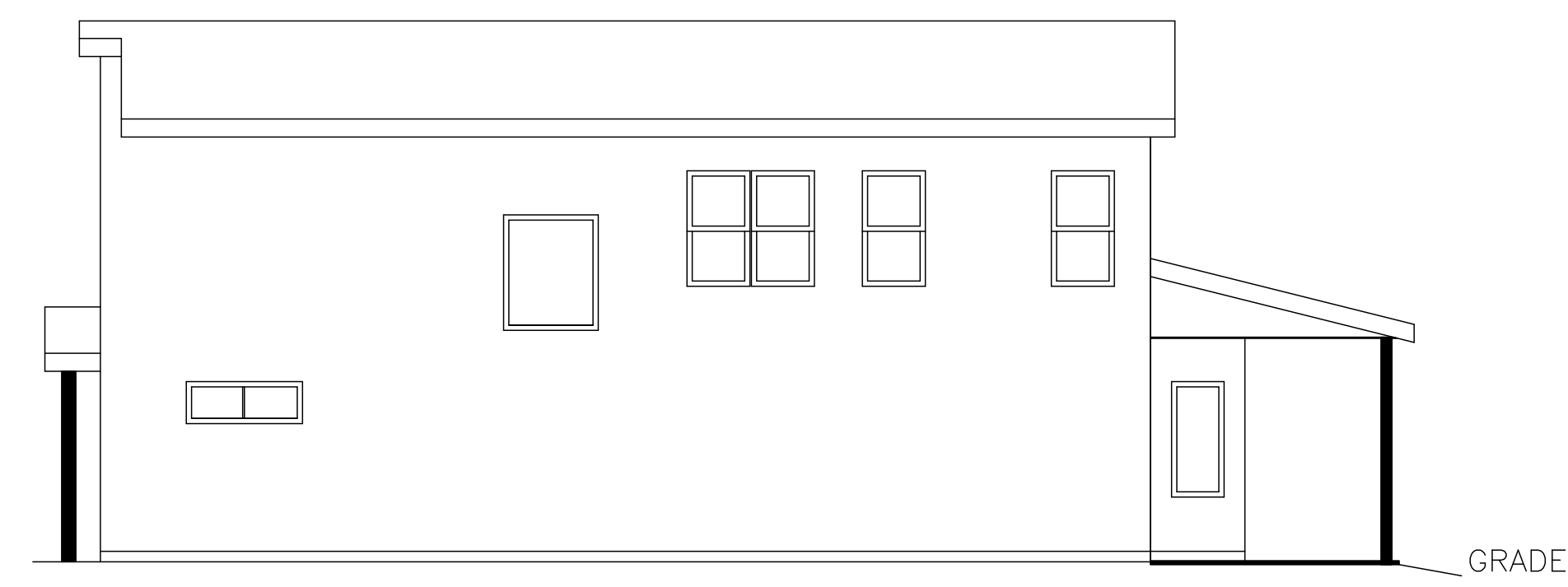
BACK ELEVATION

SCALE 1/8"=1'-0"



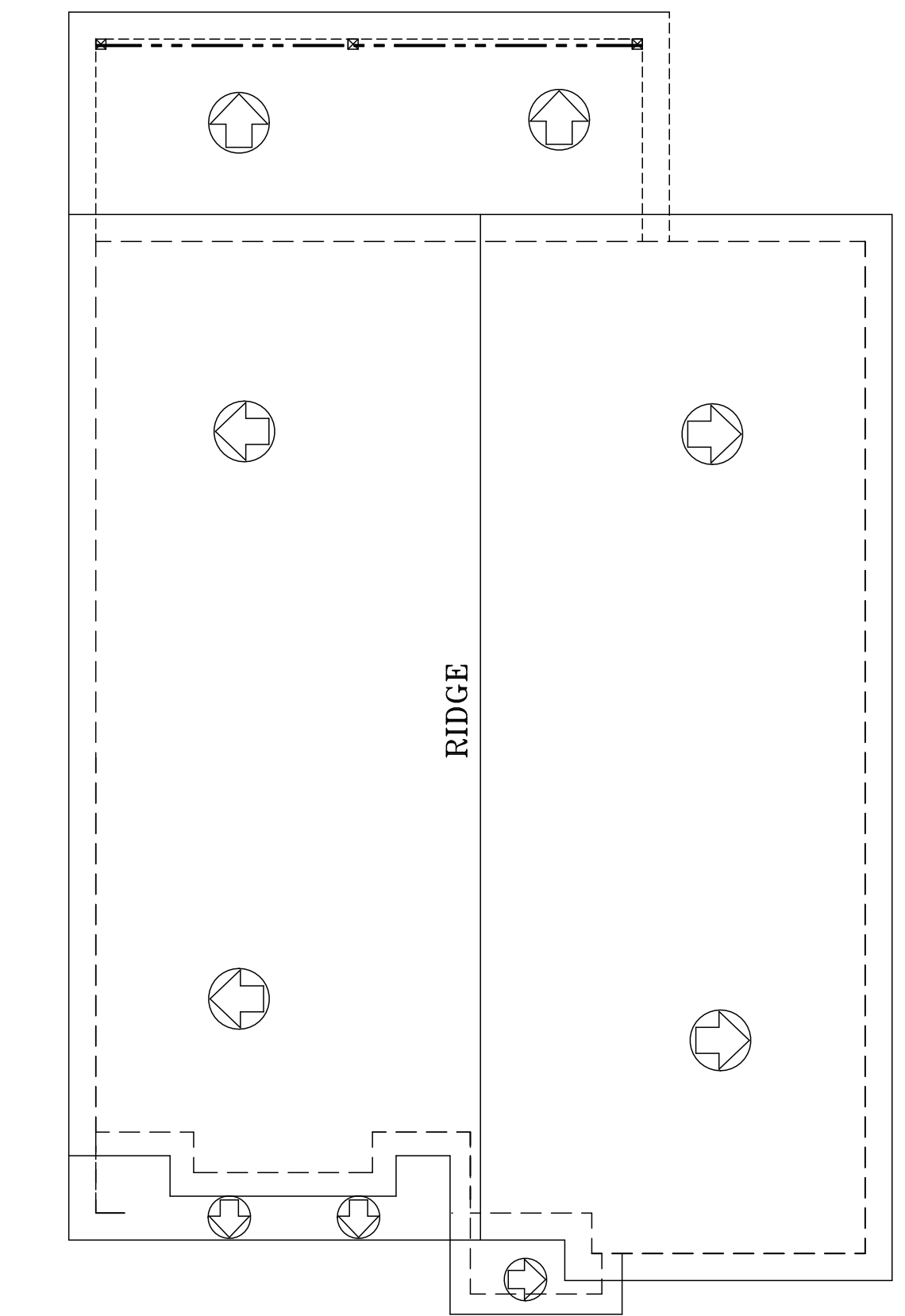
LEFT ELEVATION

SCALE 1/8"=1'-0"



RIGHT ELEVATION

SCALE 1/8"=1'-0"



ROOF PLAN

SCALE 1/8"=1'-0"

ELEVATIONS
WITH ROOF PLAN

1432 SF MAIN
1778 SF UPPER
3210 SF TOTAL LIVING
464 SF GARAGE AREA

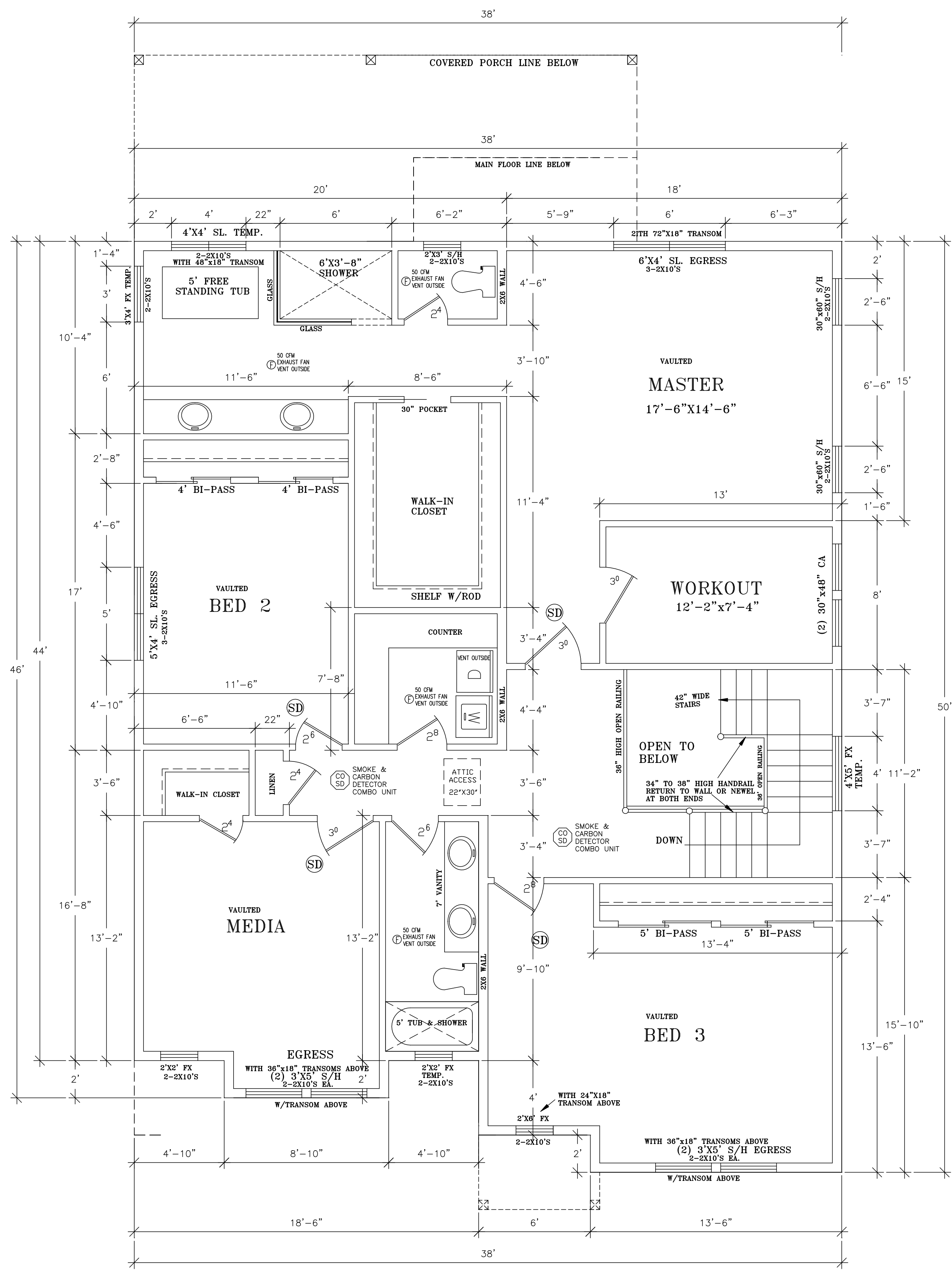
BUILDING CONTRACTOR / HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTORS BEFORE CONSTRUCTION BEGINS

DESIGNER/DRAFTER
DESIGNER HOMES
 208-704-2518

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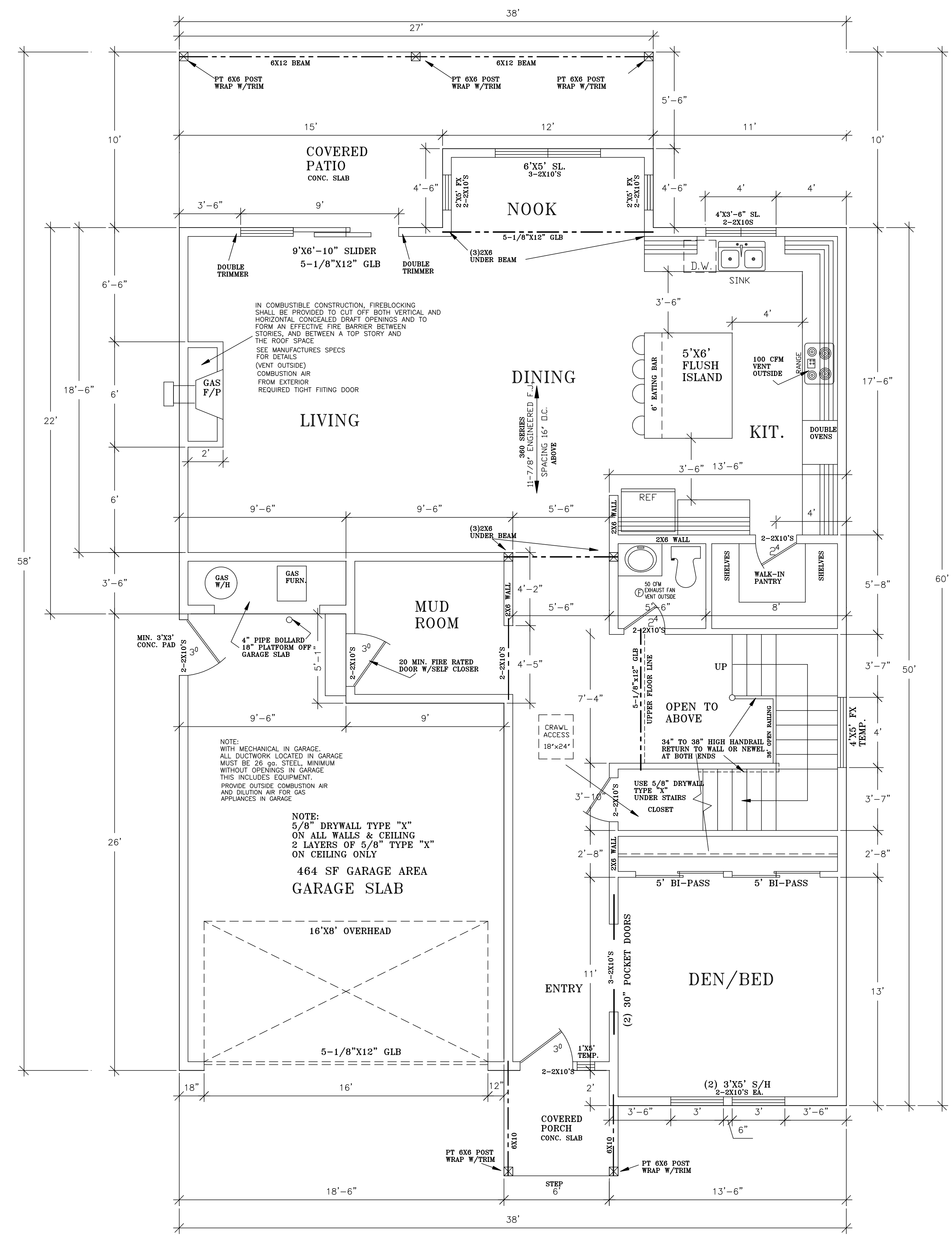
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PLAN # 3210 SF



9' PLATE
1778 SF UPPER
UPPER LIVING
SCALE 1/4"=1'-0" (APPROX.)

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9' PLATE
1432 SF LIVING
MAIN FLOOR LIVING
SCALE 1/4"=1'-0" (APPROX.)

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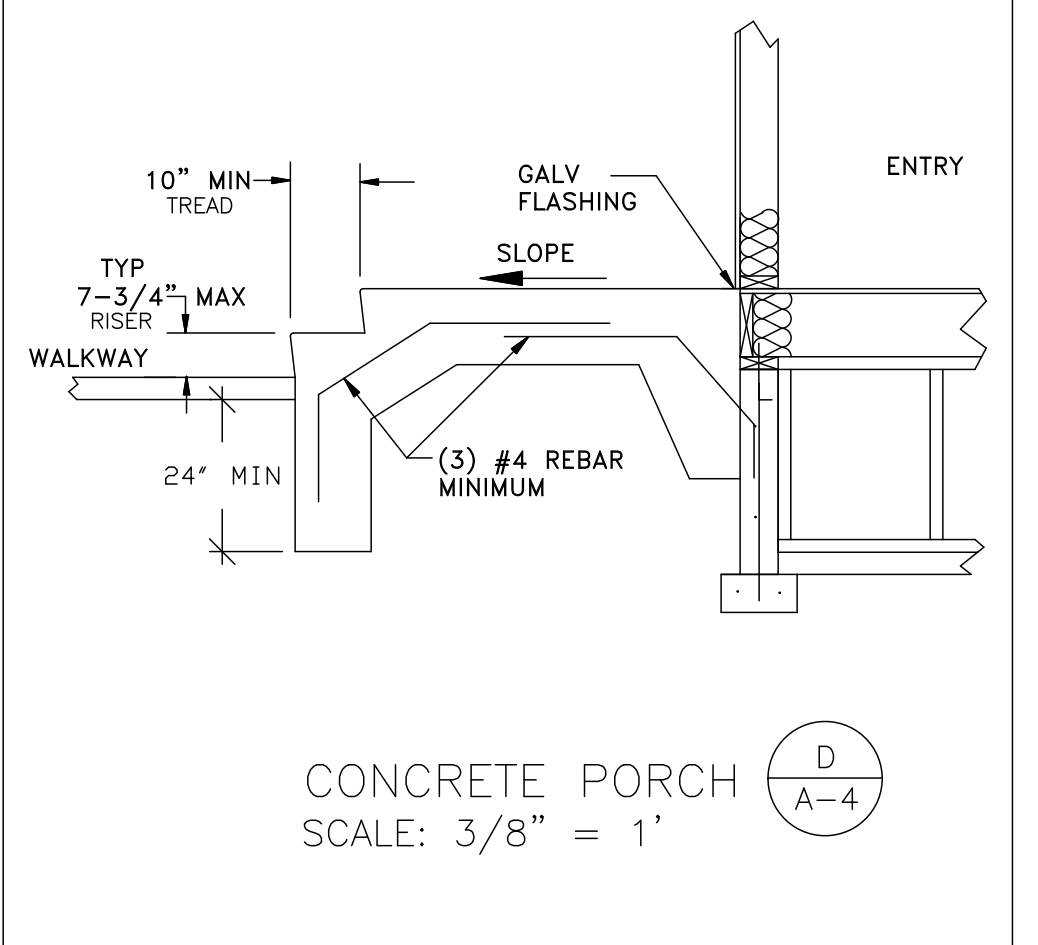
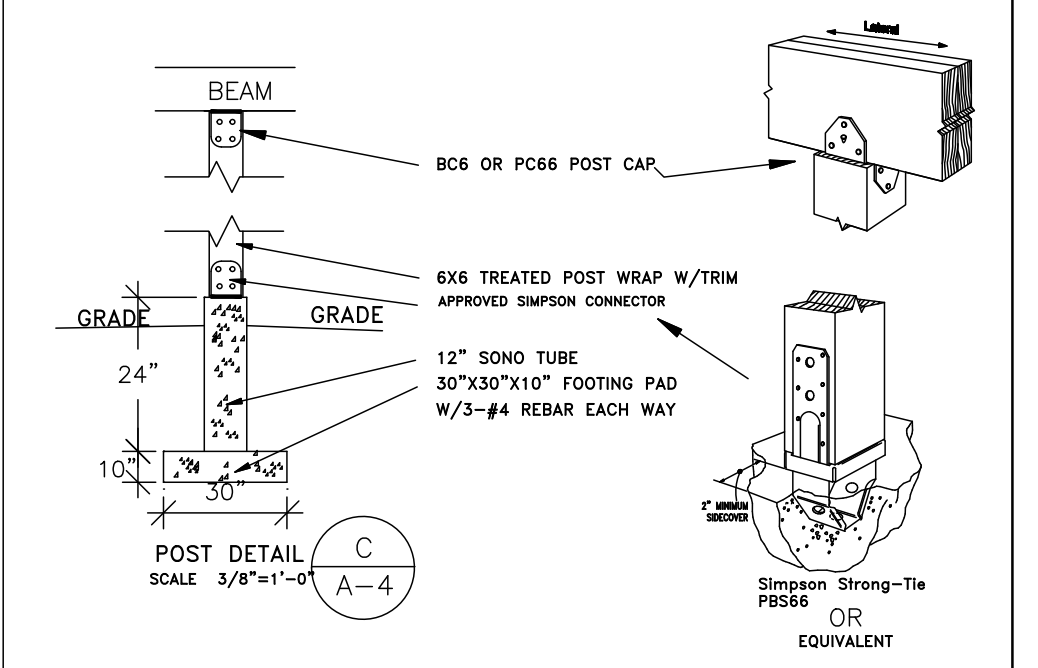
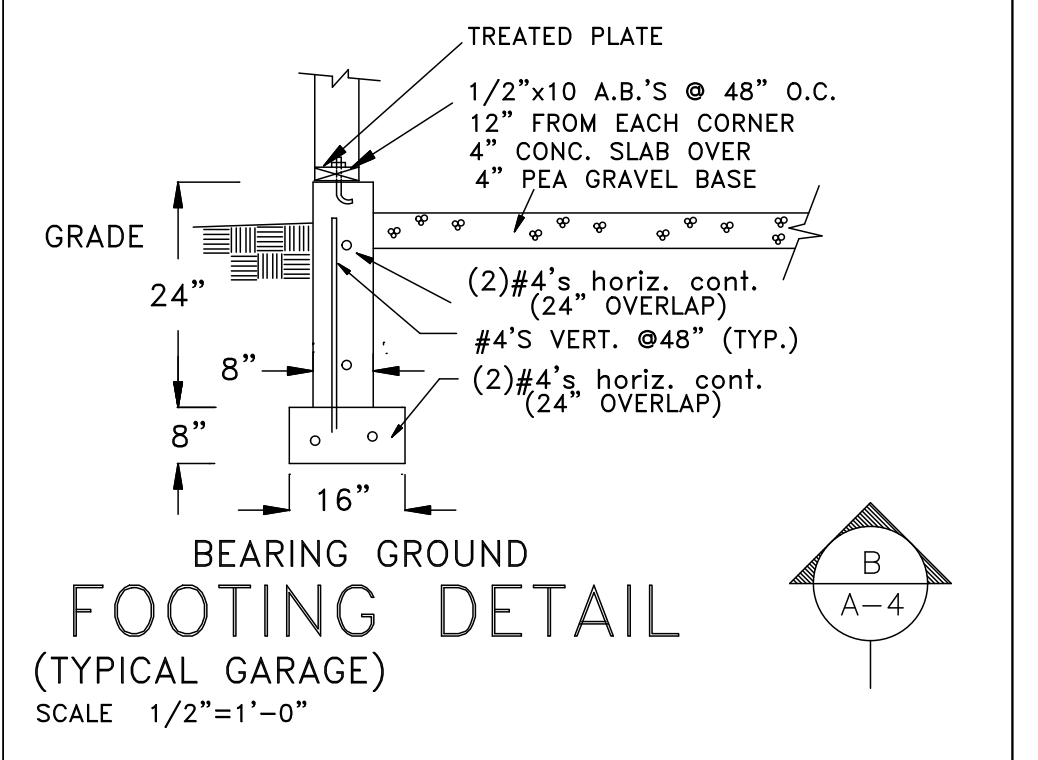
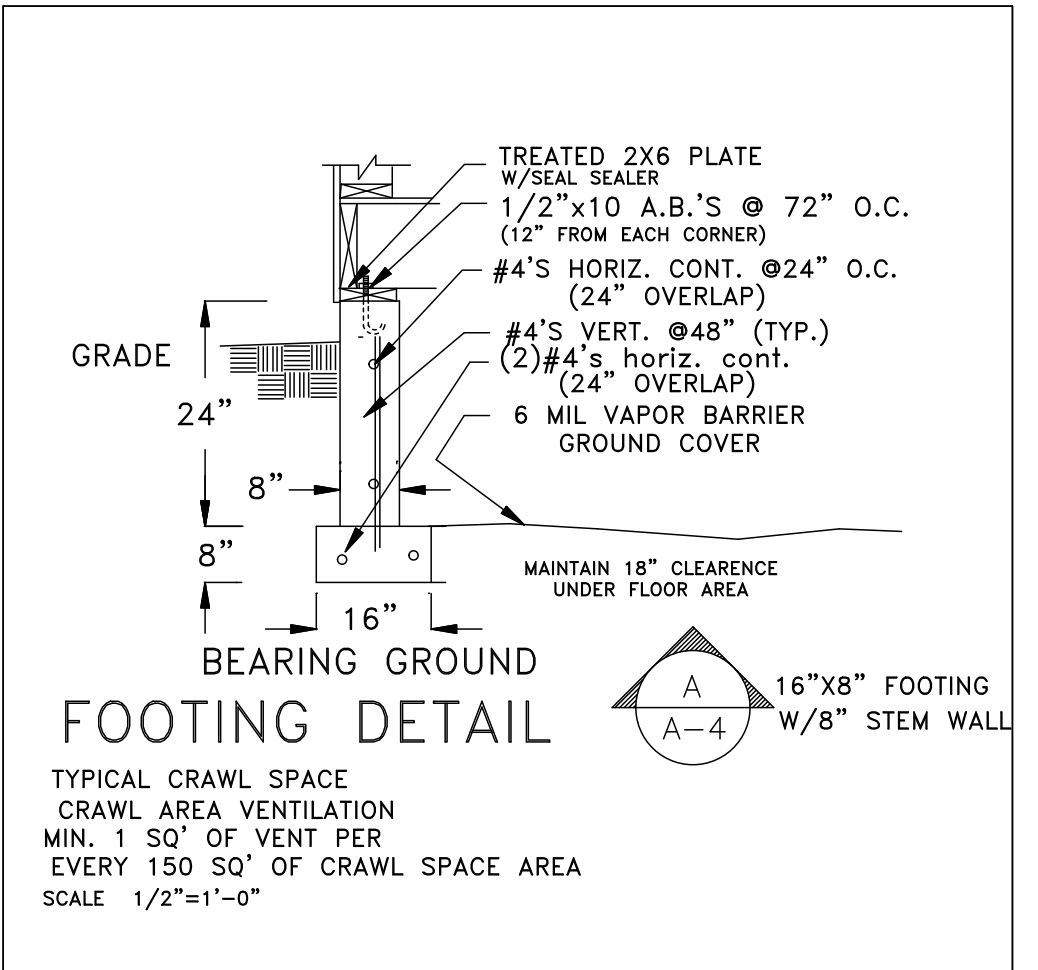
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208-704-2518

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PLAN # 3210 SF



FOUNDATION NOTES:

ALL CONSTRUCTION PER 2018 EDITION OF INTERNATIONAL RESIDENTIAL CODE
THIS FOUNDATION IS DESIGNED FOR MINIMUM CLASS 5 SOIL ACCORDING TO I.R.C.

THIS FOUNDATION IS DESIGNED FOR A MINIMUM 1,500#/sf BEARING ACCORDING TO I.R.C. TABLE R401.4.1. IF ACTUAL CONDITIONS VARY FROM THIS, INCLUDING PRESENCE OF GROUND WATER OR UNSTABLE CONDITIONS, A LICENSED SOILS ENGINEER SHOULD BE CONSULTED AND THE FOUNDATION REDESIGNED BY THE STRUCTURAL ENGINEER.

BEARING GROUND - MINIMUM OF 24" INTO UNDISTURBED NATURAL GROUND BELOW TOPSOIL AND FILL AND ALSO TO BE BELOW FROST PENETRATION.

ANY FILL UNDER FOUNDATIONS MUST BE ENGINEERED FILL APPROVED BY A LICENSED SOILS ENGINEER

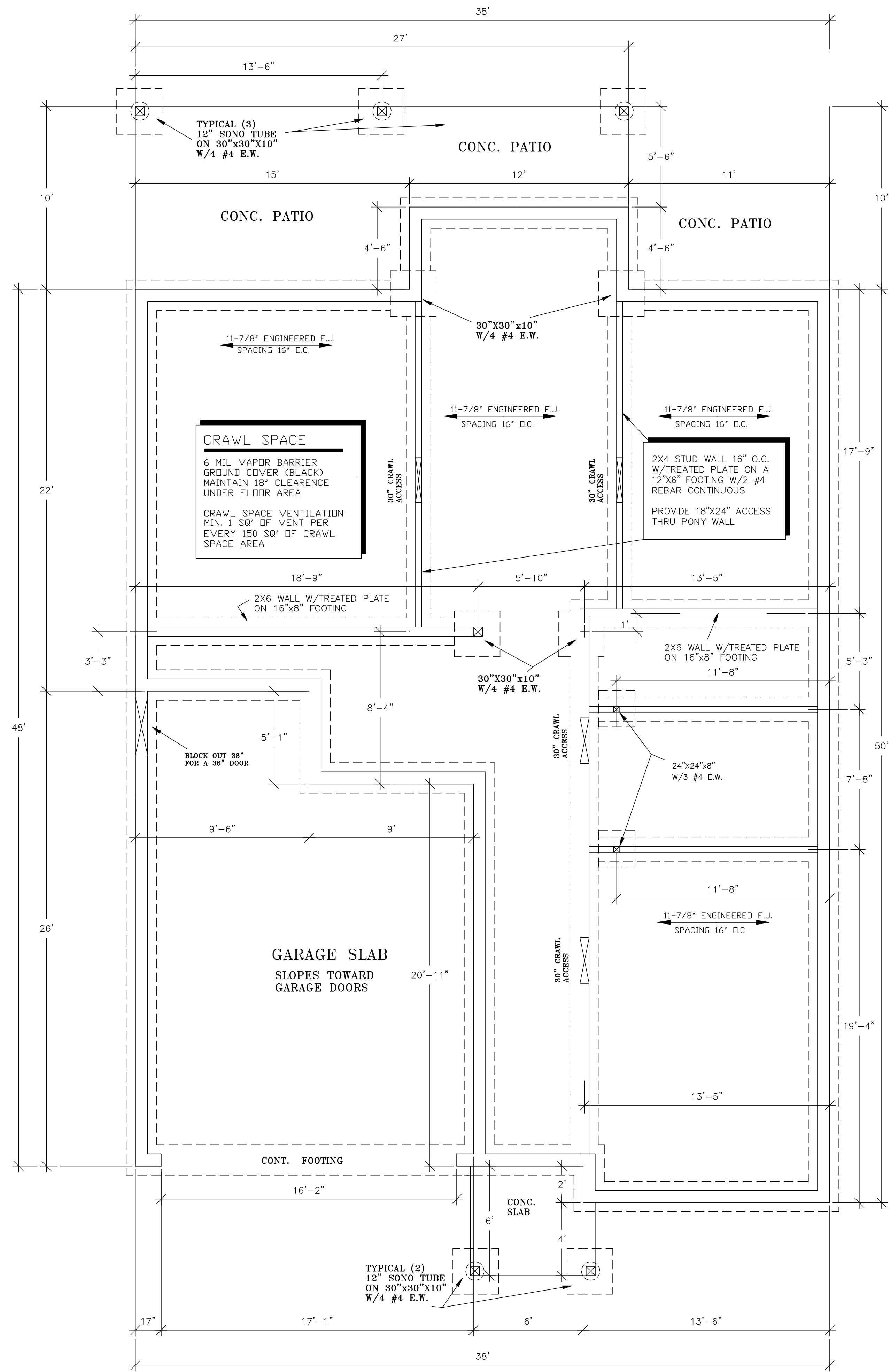
2500psf USED IN DESIGN - ENGINEER DOES NOT REQUIRE SPECIAL INSPECTION

GRADE 40 REBAR MINIMUM (UNLESS NOTED OTHERWISE)

TO MITIGATE FROST HEAVE OF ON-GRADE CONCRETE SUBJECT TO FREEZE-THAW CONDITIONS, UNDERLYING FROST SUSCEPTIBLE SOIL SHOULD BE REPLACED TO DEPTH OF FROST PENETRATION WITH NON-FROST-SUSCEPTIBLE SOIL COMPACTED TO 95%.

CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS, ELEVATIONS AND DETAILS WITHIN THE STRUCTURAL DRAWINGS AS WELL AS WITH THE ARCHITECTURAL DRAWINGS. IF OMISSIONS OR DISCREPANCIES ARE NOTED, CONTRACTOR TO CONTACT THE STRUCTURAL ENGINEER FOR CLARIFICATION BEFORE BID AND/OR CONSTRUCTION.

CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS AND DETAILS, INCLUDING VERIFICATION OF FILL HEIGHTS FOR RETAINING WALL SELECTION. IF OMISSIONS OR DISCREPANCIES ARE NOTED, CONTRACTOR TO CONTACT THE ENGINEER BEFORE BID AND/OR CONSTRUCTION



FOUNDATION
SCALE 1/4"=1'-0" (APPROX.)
THIS PDF DRAWING IS NOT TO SCALE USE DIMENSIONS GIVEN IN DRAWING

FOUNDATION

BUILDING CONTRACTOR / HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTORS BEFORE CONSTRUCTION BEGINS

DESIGNER/DRAFTER
DESIGNER HOMES
208-704-2518

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PLAN # 3210 SF

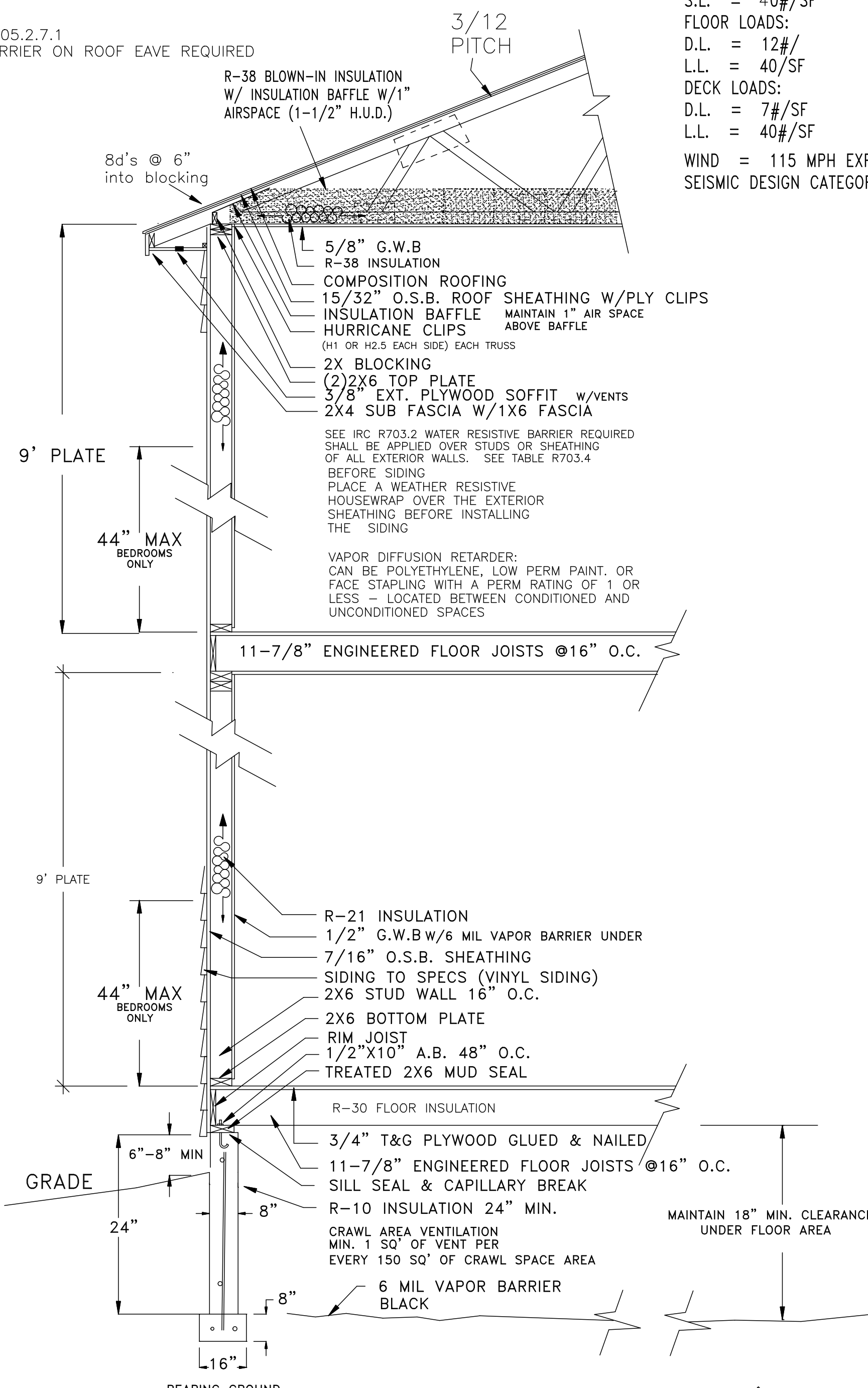
3/12 ROOF SLOPE (HOUSE)

ROOF LOADS:
 D.L. = 15#/SF
 S.L. = 40#/SF
 FLOOR LOADS:
 D.L. = 12#/SF
 L.L. = 40#/SF
 DECK LOADS:
 D.L. = 7#/SF
 L.L. = 40#/SF
 WIND = 115 MPH EXP "B" (3 SEC GUST)
 SEISMIC DESIGN CATEGORY C

COMPOSITION ROOFING

ROOF VENTILATION
 1 SQ' OF VENT PER EVERY
 150 SQ' OF ATTIC AREA
 ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO
 MANUFACTURER'S INSTRUCTIONS TO SOLIDLY SHEATHED
 ROOFS, BUT NOT LESS THAN 4 NAILS PER EACH 36" TO
 40" STRIP SHINGLES AND 2 NAILS PER EACH INDIVIDUAL
 SHINGLES 9" TO 18" WIDE SHALL BE USED.
 SEE TRUSS DATA SHEET
 ENGINEERED ROOF TRUSSES AT 24" O.C.
 ATTACH TO TOP PLATE W/ SIMPSON H1
 HURRICANE ANCHORS. BRACING PER
 TRUSS DATA SHEETS & B W T-76
 WITH W BRACING AT BOTH GABLE ENDS
 ALSO WEB BRACING WHERE NEEDED
 TOP PLATE REQUIREMENTS
 MIN. 4" LAP SPLICE W/11 - 16d
 NAILS OR SIMPSON ST6215 STRAP

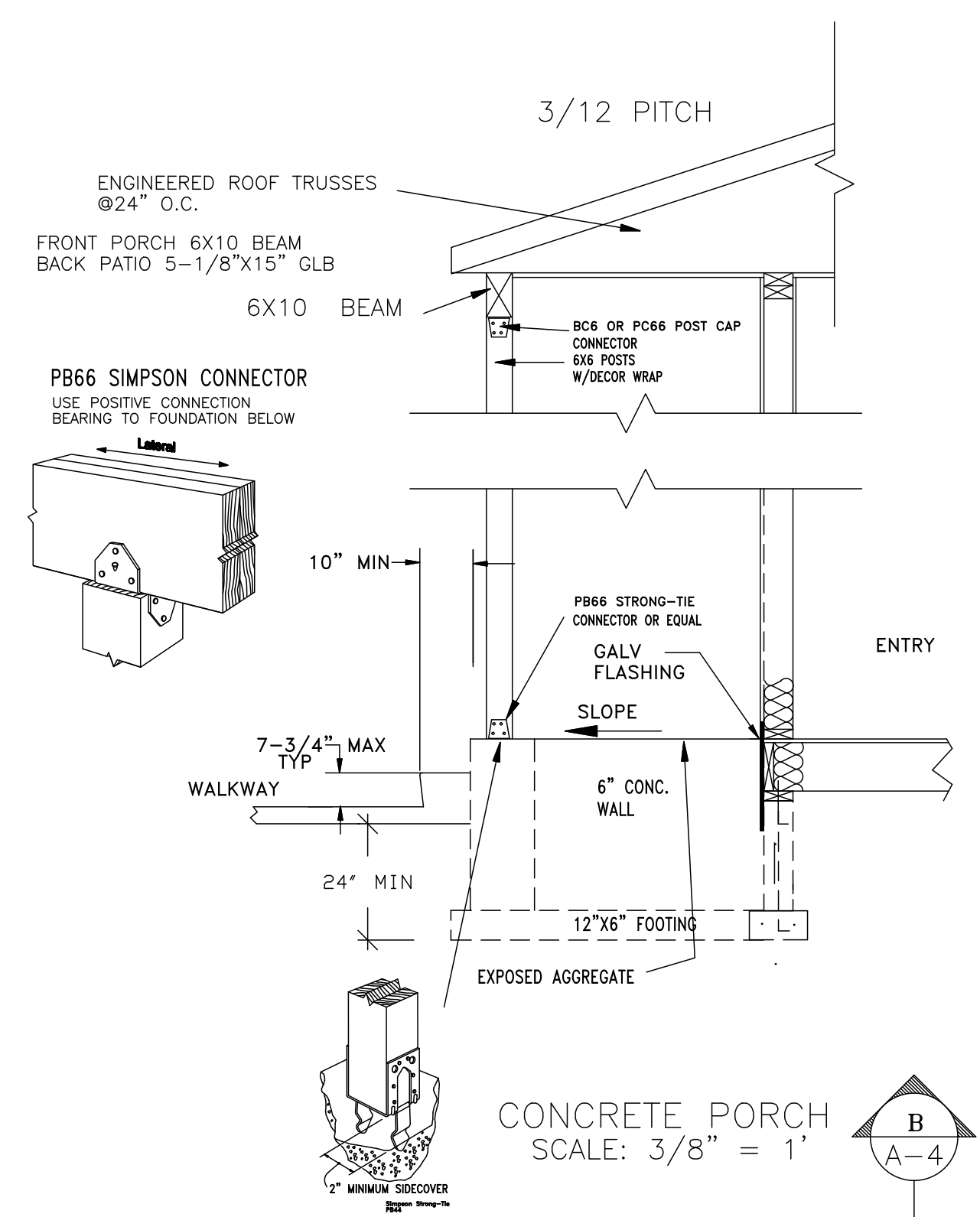
IRC R905.2.7.1
 ICE BARRIER ON ROOF EAVE REQUIRED



STRUCTURAL DETAIL
 CRAWL SPACE (TYPICAL)
 SCALE 1/2"=1'-0"

FRAMING NOTES

PLYWOOD TO BE STRUCTURAL II, CC, CD OR OTHER GRADES COVERED IN PRODUCT STANDARD PS 1-07, PS 2-04, & APA PRP-108 (THICKNESSES SHOWN ARE NOMINAL)
 GLB = GLUE LAMINATED BEAMS (UNBALANCED, 24F-1.8E WS)
 PSL = PARALLAM BEAMS & COLUMNS (2.0E, 2900Fb)
 LVL = MICROLAM BEAMS (1.8E, 2200Fb UNLESS NOTED OTHERWISE)
 STRUCTURAL FRAMING LUMBER IS DFL No. 2 or BETTER
 15/32" OSB ROOF SHEATHING NAILED WITH 8d COMMON NAILS @ 6"o.c. AT SUPPORTED ENDS OF EACH PANEL, 12"o.c. AT OTHER SUPPORTS, AND 6"o.c. AT PERIMETER AND AROUND OPENINGS - UNLESS NOTED OTHERWISE
 3/4" T&G APA (48/24) FLOOR SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS @ 6"o.c. AT SUPPORTED ENDS OF EACH PANEL, 12"o.c. AT OTHER SUPPORTS, AND 6"o.c. AT PERIMETER AND AROUND OPENINGS - UNLESS NOTED OTHERWISE
 7/16" OSB SHEATHING EXTERIOR WALL SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS @ 6"o.c. AT ALL EDGES (ALL EDGES MUST BE BLOCKED AT SHEAR PANELS) AND 12"o.c. AT ALL OTHER SUPPORTS - UNLESS NOTED OTHERWISE
 PRE-MANUFACTURED TRUSSES, RAFTERS, JOISTS, CONNECTORS, HANGERS, ETC. MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS WITH BRACING, FULL NAILING, ETC. - OBTAINING AND COMPLYING WITH INSTALLATION REQUIREMENTS IS THE CONTRACTOR'S RESPONSIBILITY
 ALL POSTS MUST BE CONTINUOUS FROM MEMBER SUPPORTED AT TOP TO SUPPORTING MEMBER AT BOTTOM. BUTT SPLICES MUST BE LINED WITH SHEET METAL AND RESTRAINED AGAINST LATERAL MOVEMENT (AS AT FLOOR LINE).



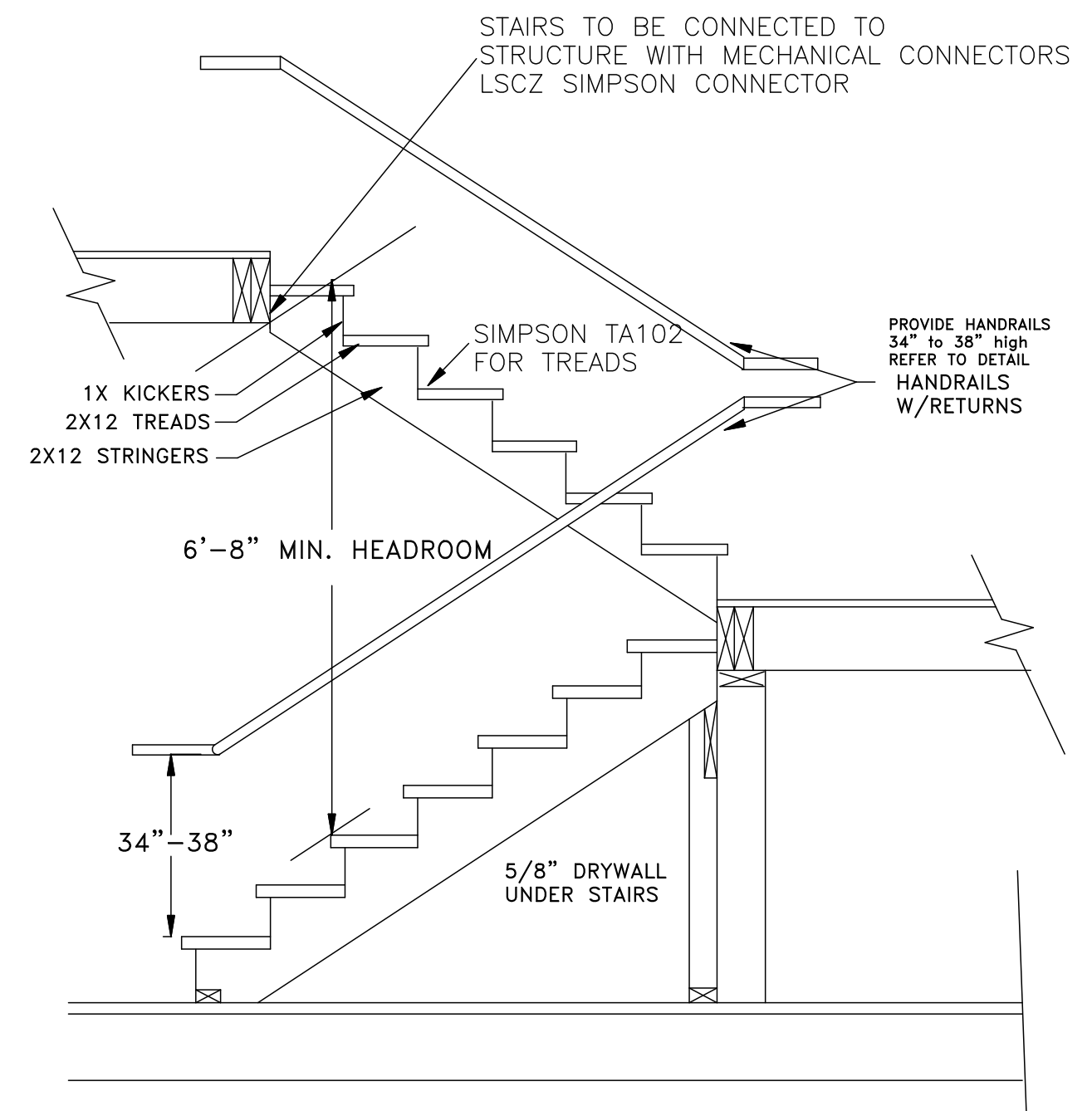
CONCRETE PORCH
 SCALE: 3/8" = 1'

STAIRWAY

STAIRS
 THE RISE OF STEPS ON A STAIRWAY SHALL NOT EXCEED 7-3/4" AND THE RUN SHALL BE NOT LESS THAN 10". THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

HANDRAILS
 STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL, AND HANDRAILS SHALL BE INSTALLED ON OPEN SIDES OF STAIRWAYS. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. MUST TERMINATE AT WALL AT BOTH ENDS

HEADROOM
 EVERY REQUIRED STAIRWAY SHALL HAVE HEADROOM CLEARANCE OF NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE TREAD NOSINGS TO THE NEAREST SOFFIT ABOVE.



REFER TO R311.5
 STAIR DETAIL
 R311.5 (I.R.C.)

STRUCTURAL DETAILS

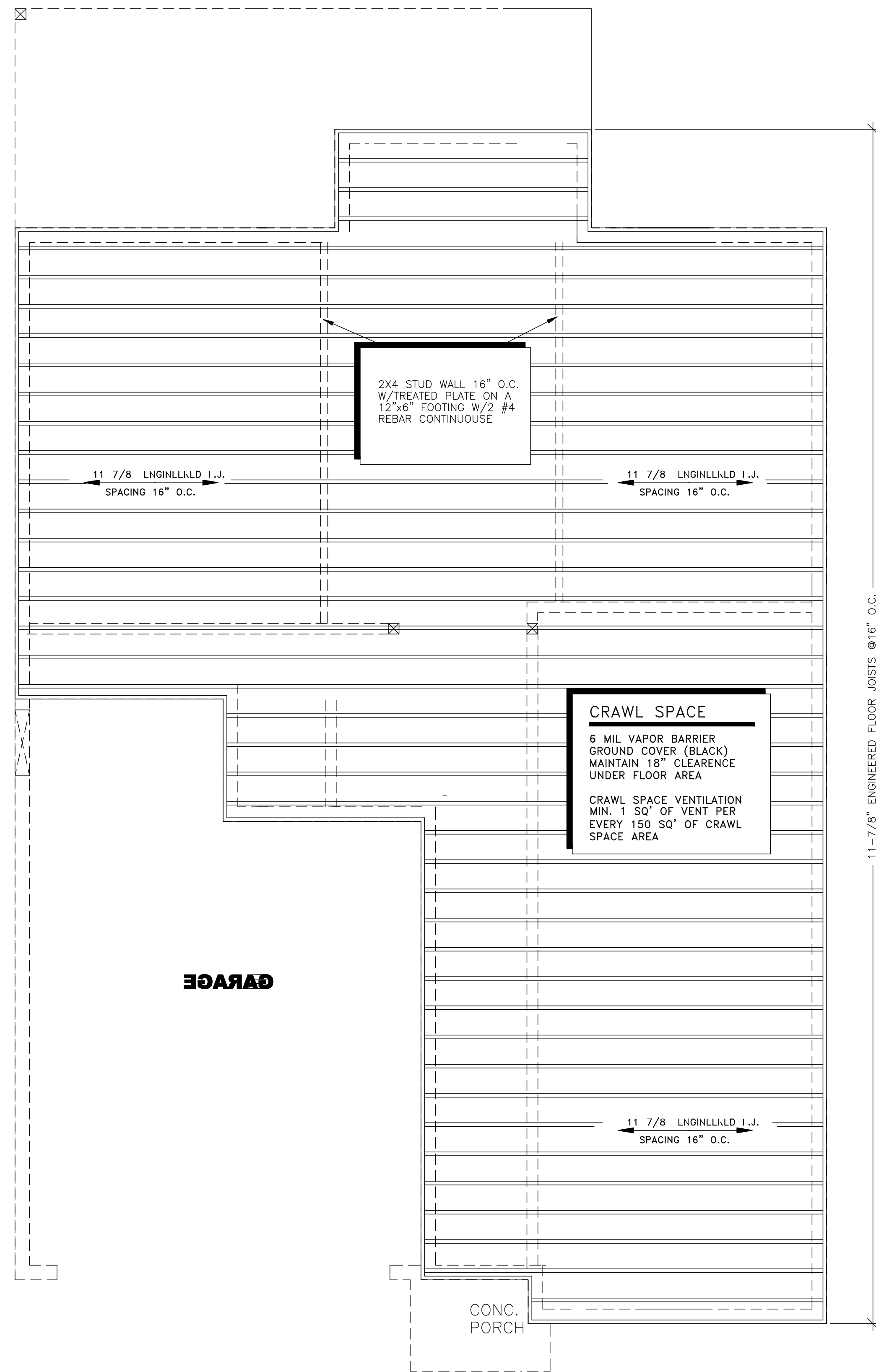
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DESIGNER/DRAFTER
DESIGNER HOMES
 208-704-2518

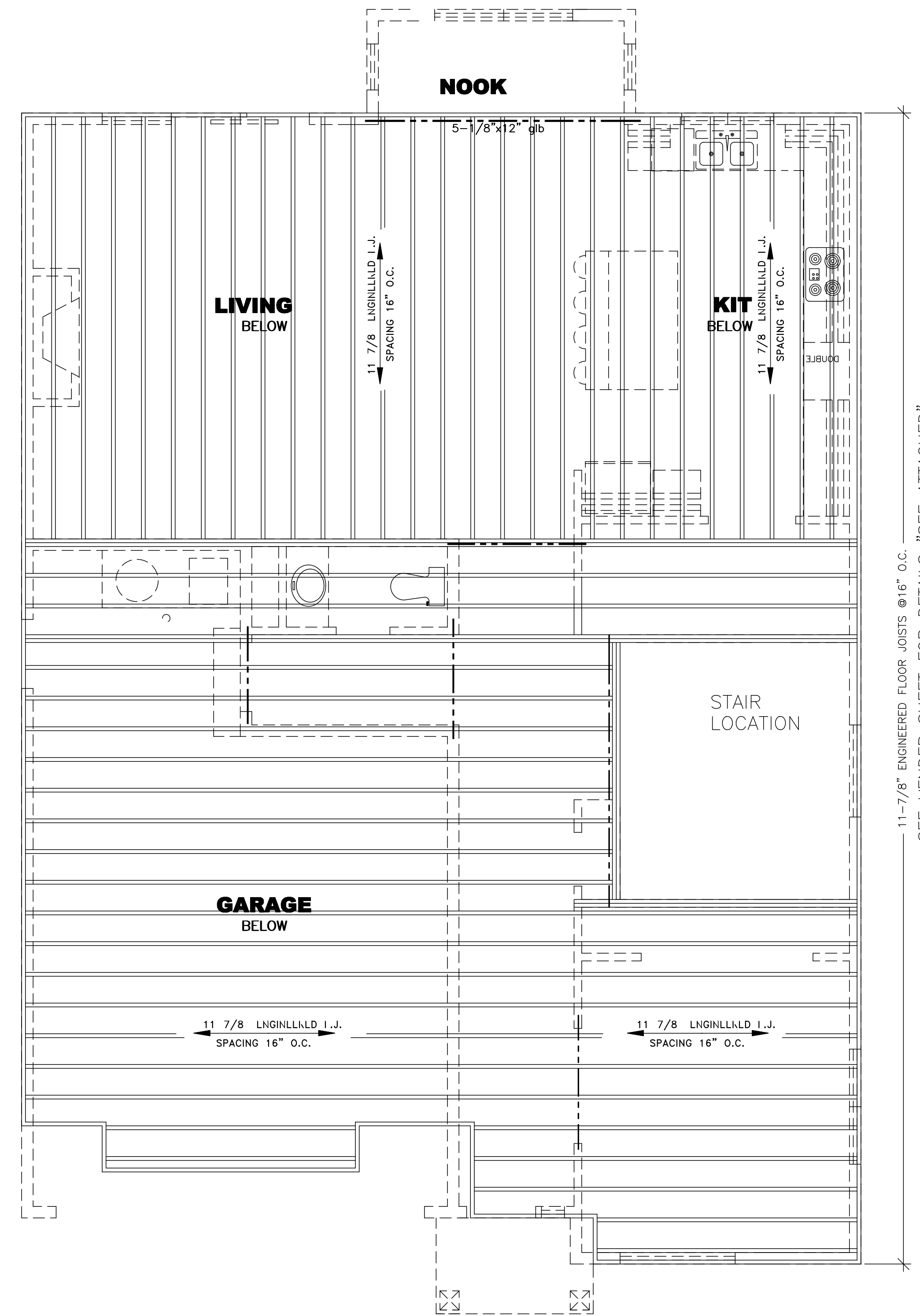
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PLAN # 3210 SF



MAIN FLOOR FRAMING
SCALE 1/4"=1'-0"



UPPER FLOOR FRAMING
SCALE 1/4"=1'-0"

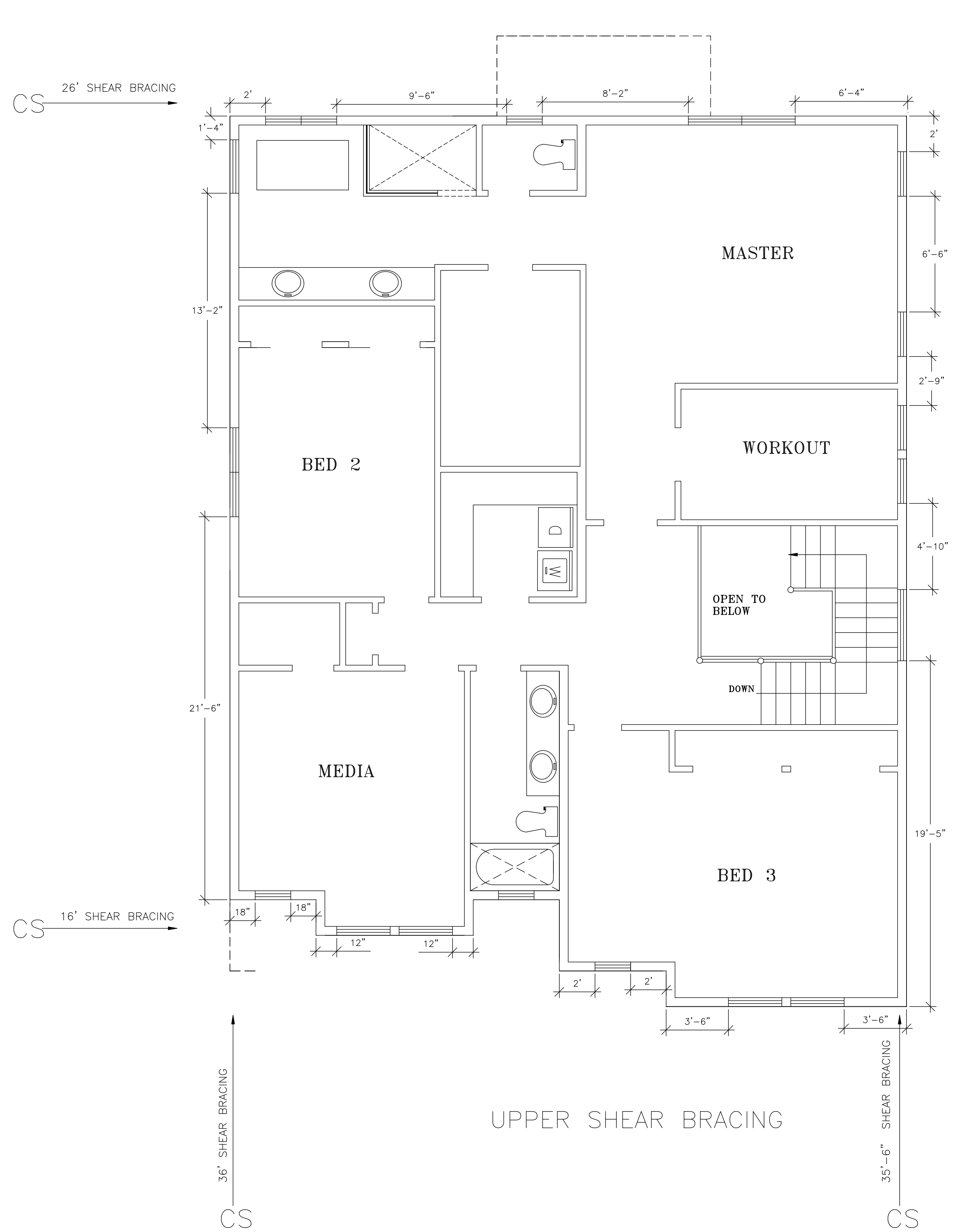
BUILDING CONTRACTOR / HOME OWNER
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BEFORE CONSTRUCTION BEGINS

DESIGNER/DRAFTER
DESIGNER HOMES
208-704-2518

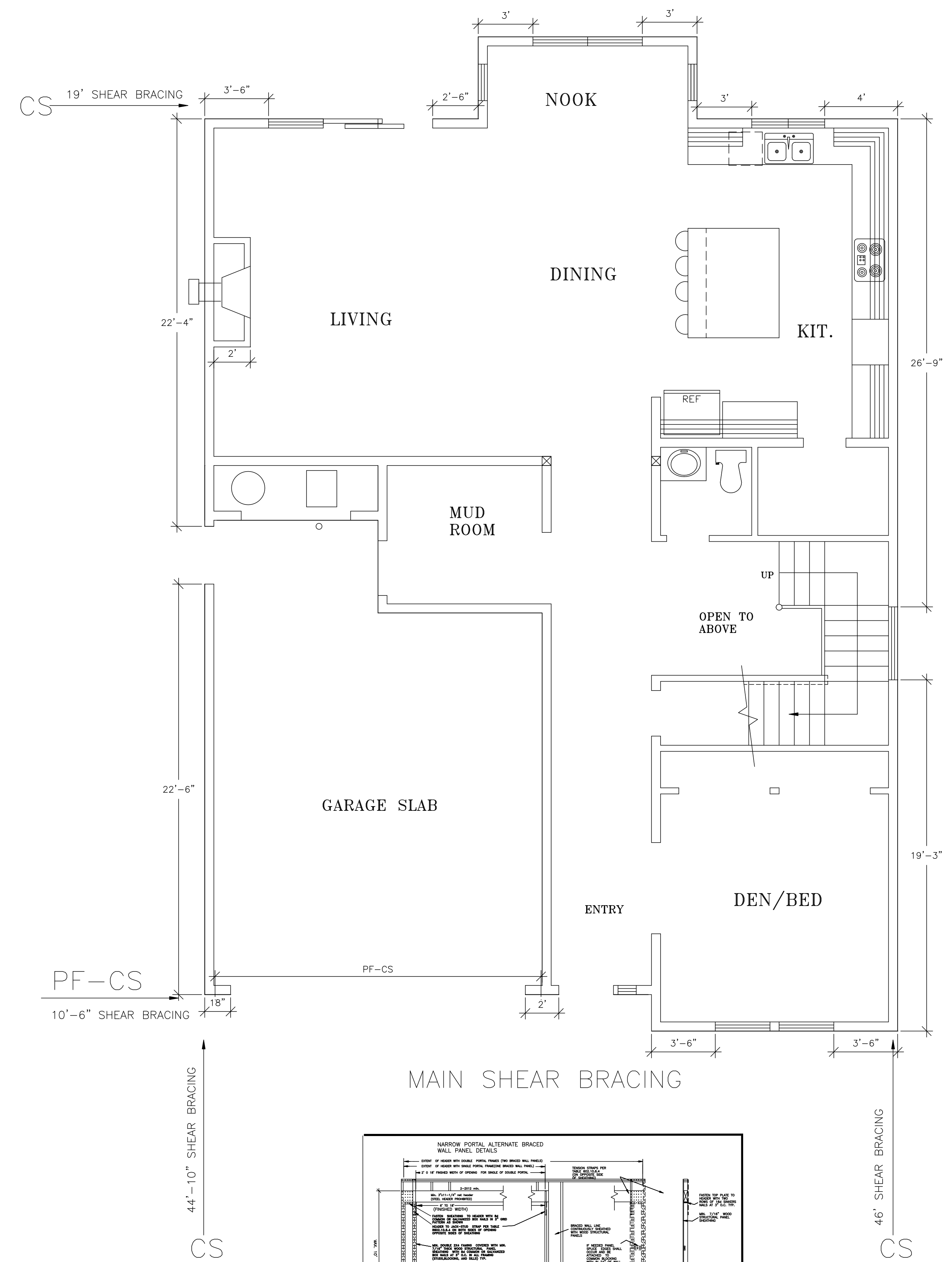
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PLAN # 3210 SF



UPPER SHEAR BRACING



MAIN SHEAR BRACING

R602.10.3 BRACED WALL PANEL CONSTRUCTION METHODS

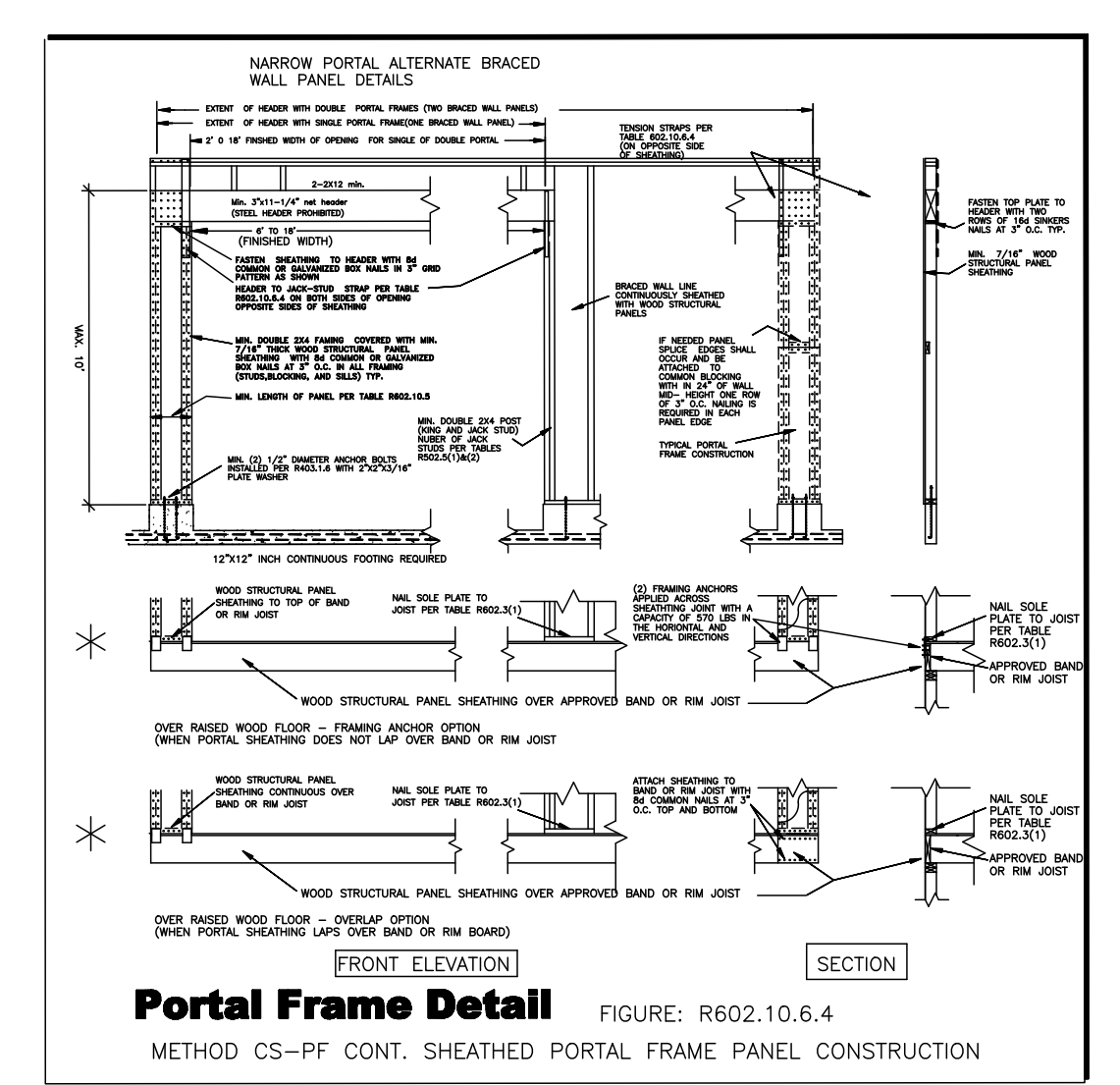
WOOD STRUCTURAL PANES - WSP
 WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 7/16" FOR 16" STUD SPACING NAILING 0.097-0.099 NAIL 1-1/2" 6" EDGES. 12" FIELD

DRYWALL SHEAR
 7" O.C. NAILING WITH ALL EDGES BLOCKED

EACH PANEL SHALL BE SHEATHED ON ONE FACE WITH A SINGLE LAYER OF 3/8 INCH MINIMUM THICKNESS WOOD STRUCTURAL PANEL FASTENED WITH 8d COMMON OR GALVANIZED BOX NAILS 3 INCH O.C. IN ALL FRAMING. THE SHEATHING SHALL EXTEND UP AND OVER THE HEADER AND SHALL BE NAILED TO THE HEADER IN A 3 INCH GRID PATTERN

NOTE: STAPLES NOT PERMITTED IN ANY WALL PANEL

SHEAR NAIN ENTIRE STRUCTURE
 SHEAR BRACING
 SCALE 1/4"=1'-0"



SHEAR BRACING
 MAIN & UPPER

BUILDING CONTRACTOR / HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTORS BEFORE CONSTRUCTION BEGINS

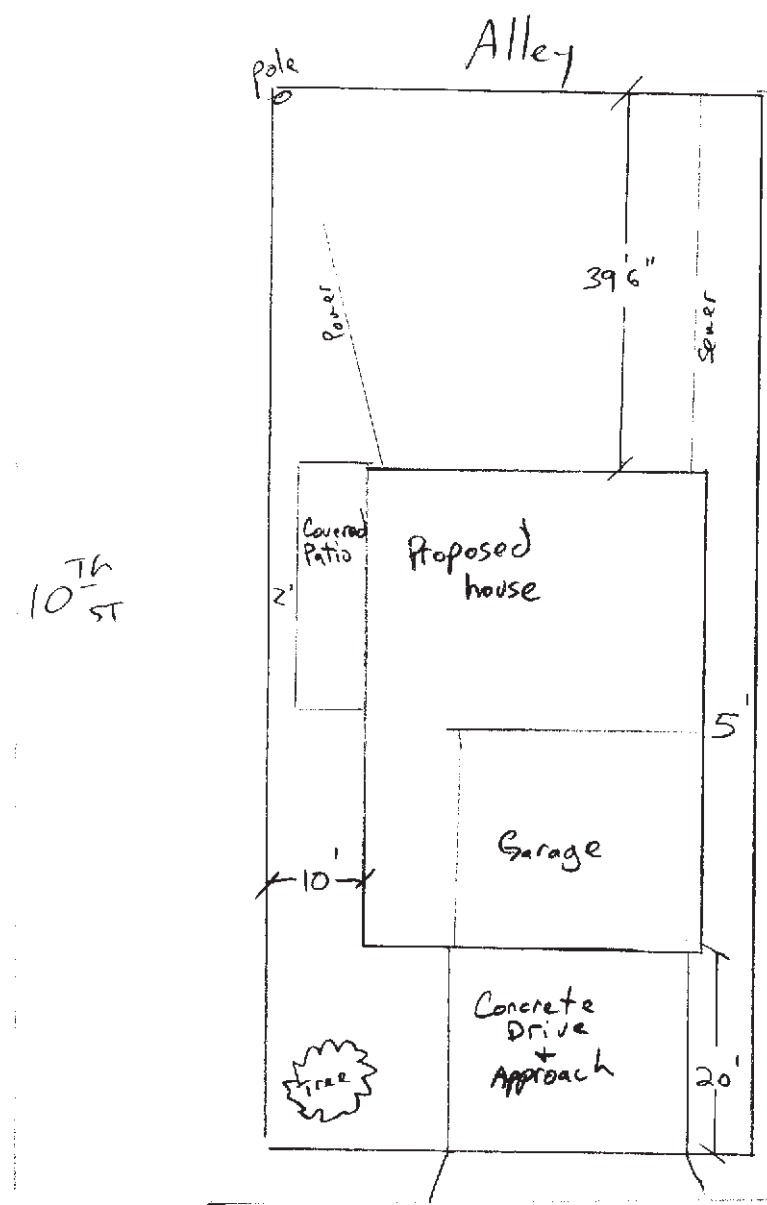
DESIGNER/DRAFTER
DESIGNER HOMES
 208-704-2518

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PLAN # 3210 SF

1"=20'
LT 6 Bk 2 Taylors Add.



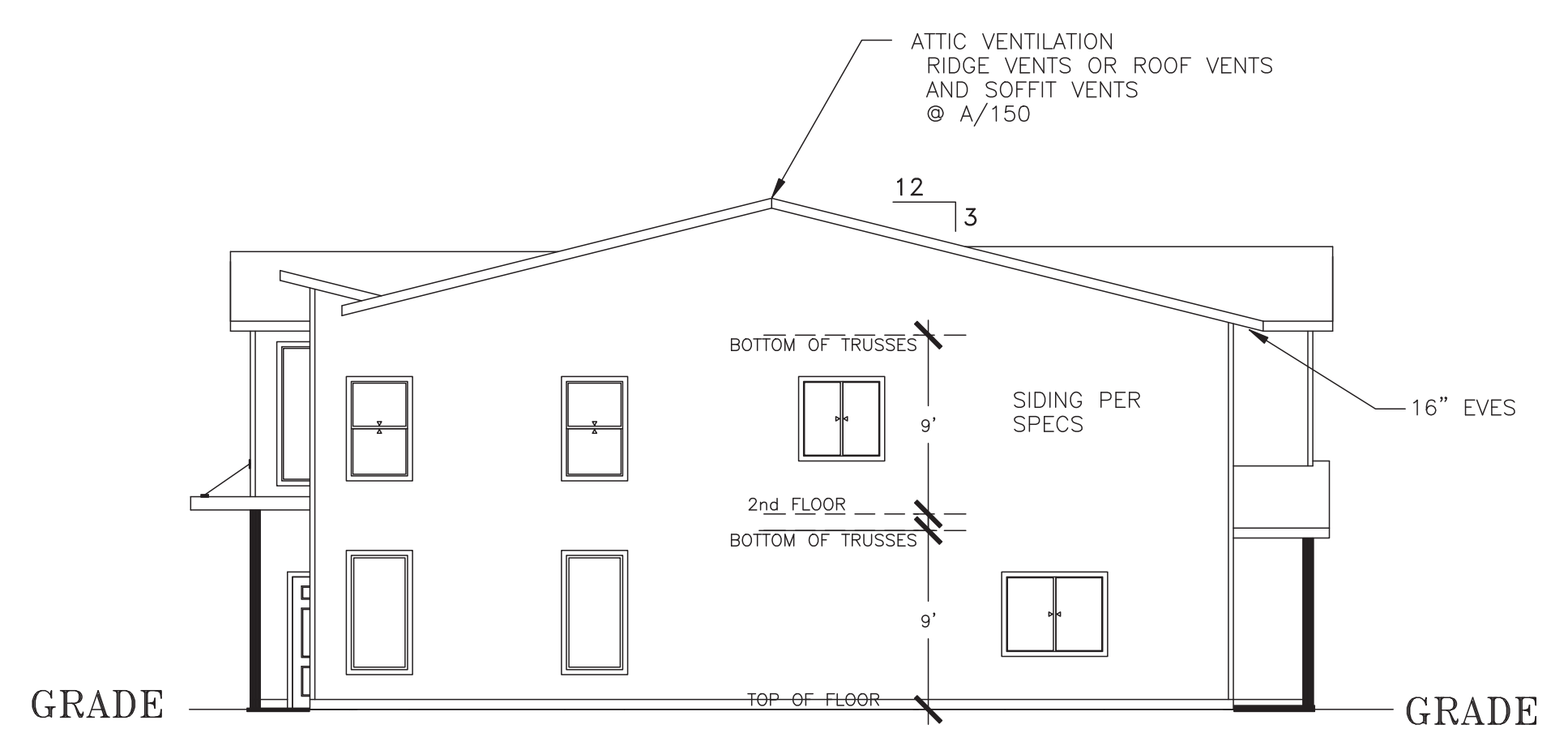
Pennsylvania Ave.



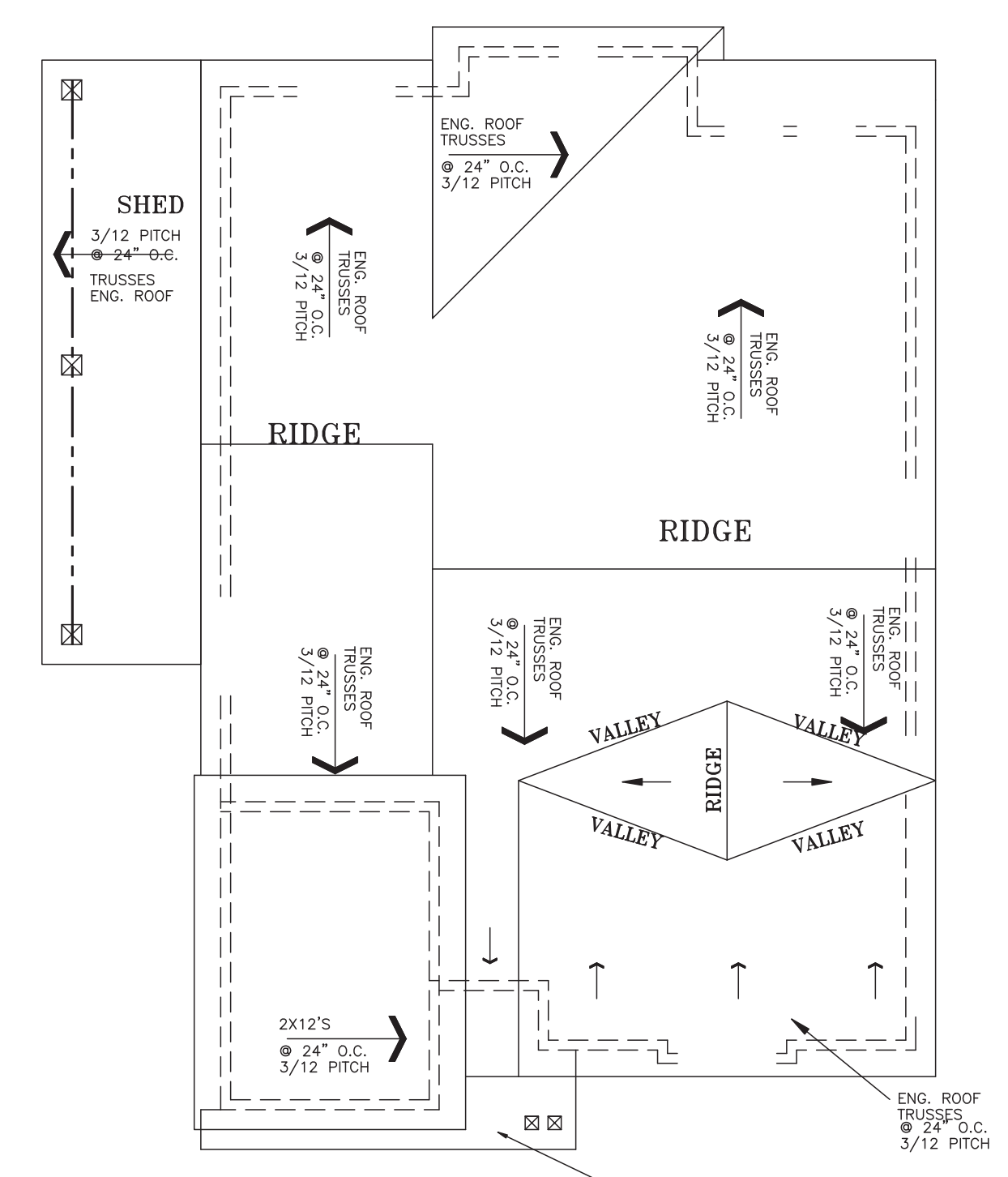
FRONT ELEVATION
SCALE: 1/4" = 1'



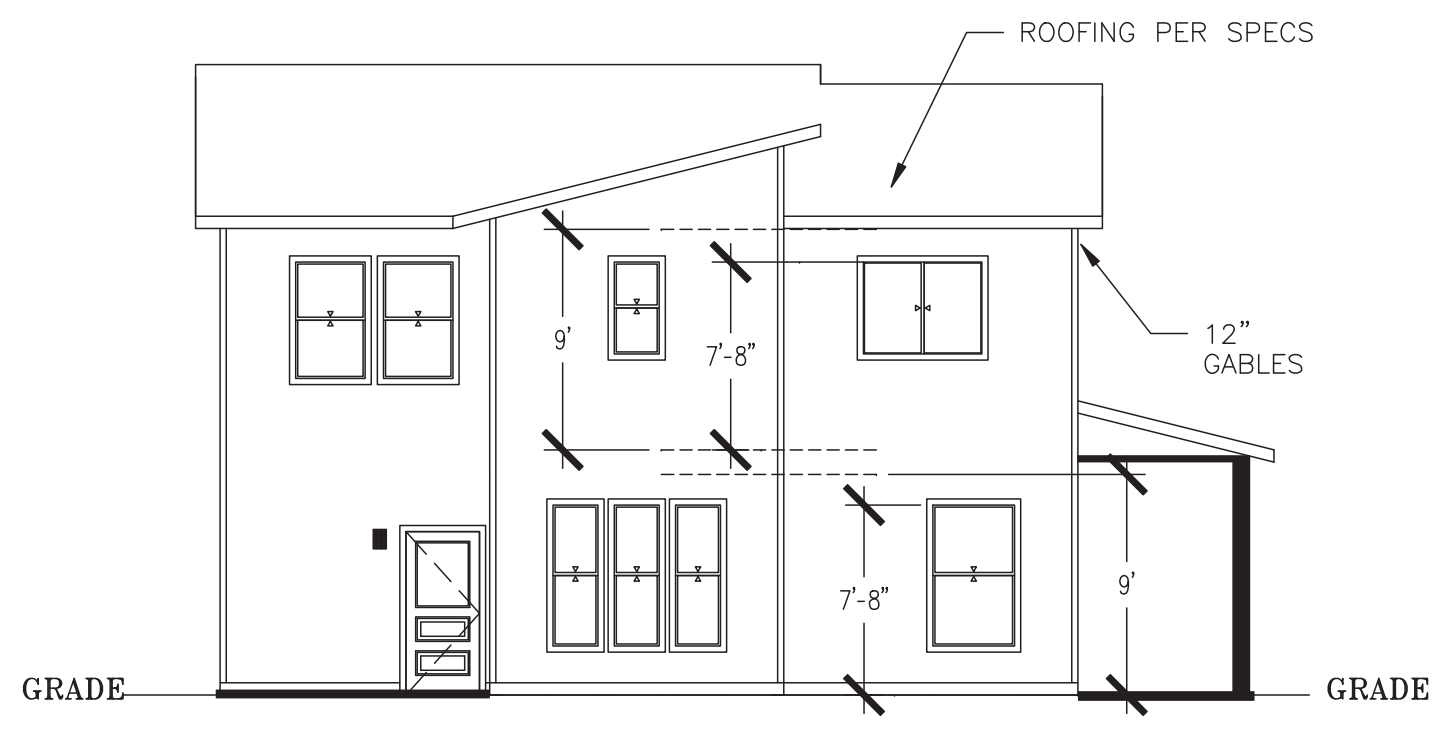
LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



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



BACK ELEVATION
SCALE: 1/8" = 1'

PAGE SCHEDULE	
PAGE A-1	ELEVATIONS & ROOF PLAN
PAGE A-2	MAIN & UPPER FLOOR
PAGE A-3	FOUNDATION
PAGE A-4	STRUCTURAL DETAILS
PAGE A-5	SHEAR BRACING (MAIN & UPPER)

HABITABLE LIVING AREA	
MAIN FLOOR	1230 SQ. FT.
UPPER LEVEL	1520 SQ. FT.
TOTAL	2750 SQ. FT.
GARAGE	488 SQ. FT.

BUILDING PLANS SHALL COMPLY TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.
(ENGINEERED TRUSS PLANS WILL BE ON SITE DURING FRAMING INSPECTION
APPROVED SET OF BUILDING PLANS WILL BE ON SITE DURING CONSTRUCTION
ADDRESS WILL BE POSTED ON SITE DURING CONSTRUCTION

ROOF LOADS:
D.L. = 15#/SF
S.L. = 40#/SF
FLOOR LOADS:
D.L. = 12#/SF
L.L. = 40#/SF
DECK LOADS:
D.L. = 7#/SF
L.L. = 40#/SF
**WIND = 115 MPH EXP "B" (3 SEC GU
SEISMIC DESIGN CATEGORY C**

SITE DRAINAGE
FINAL GRADE AROUND STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' OR DRAINS/SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% (1/4" PER FOOT) AWAY FROM STRUCTURE.

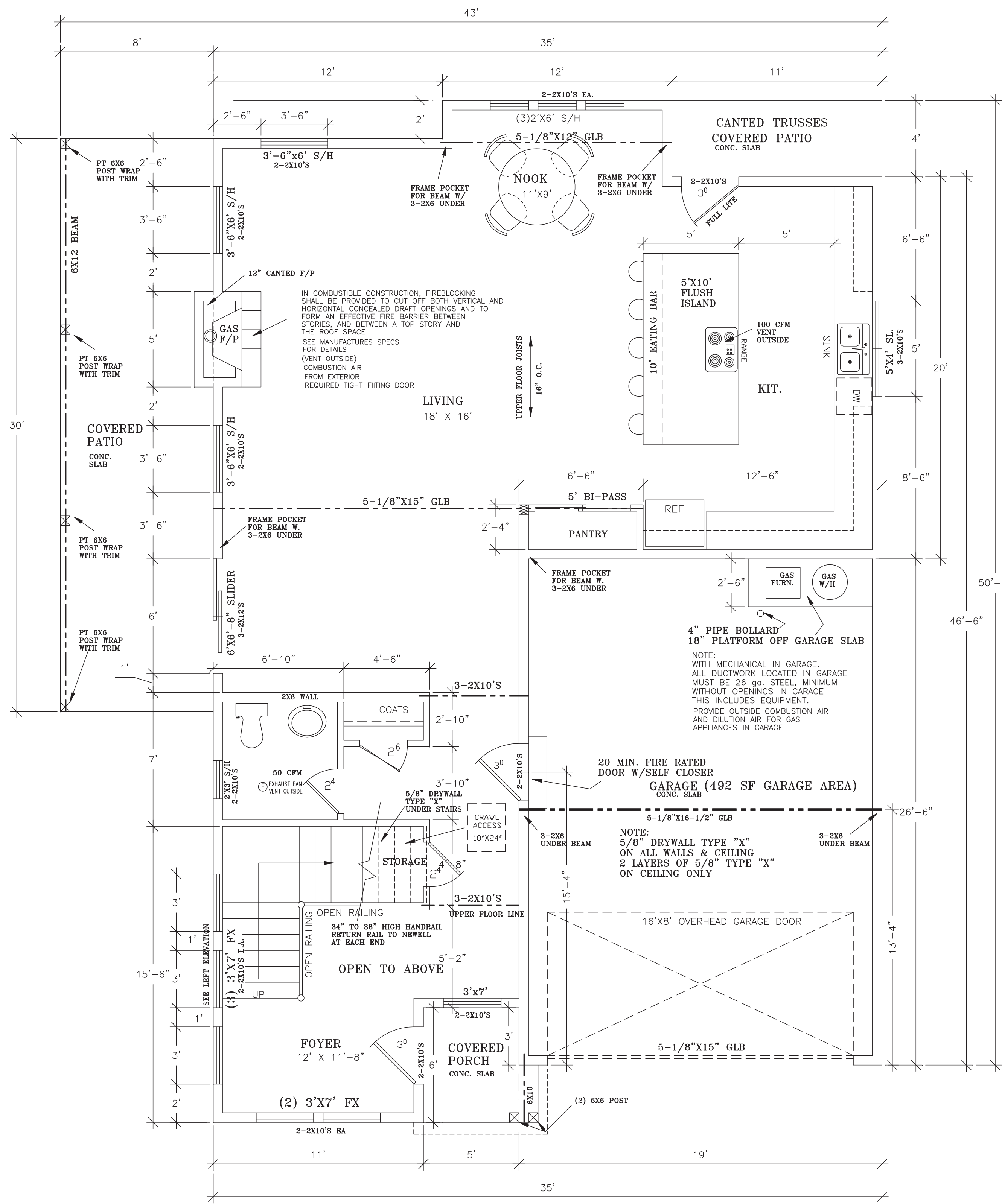
CALL 811 BEFORE EXCAVATION
APPROVED PLANS AND SUPPORTING DOCUMENTS MUST BE ON SITE FOR ALL INSPECTIONS
ENGINEERED TRUSS SHEETS MUST BE ON SITE FOR FRAMING INSPECTION

ENGINEERED TRUSS SHEETS must be on job site for framing inspection
ENGINEERED "I" JOIST SHEET must be on job site for framing inspection

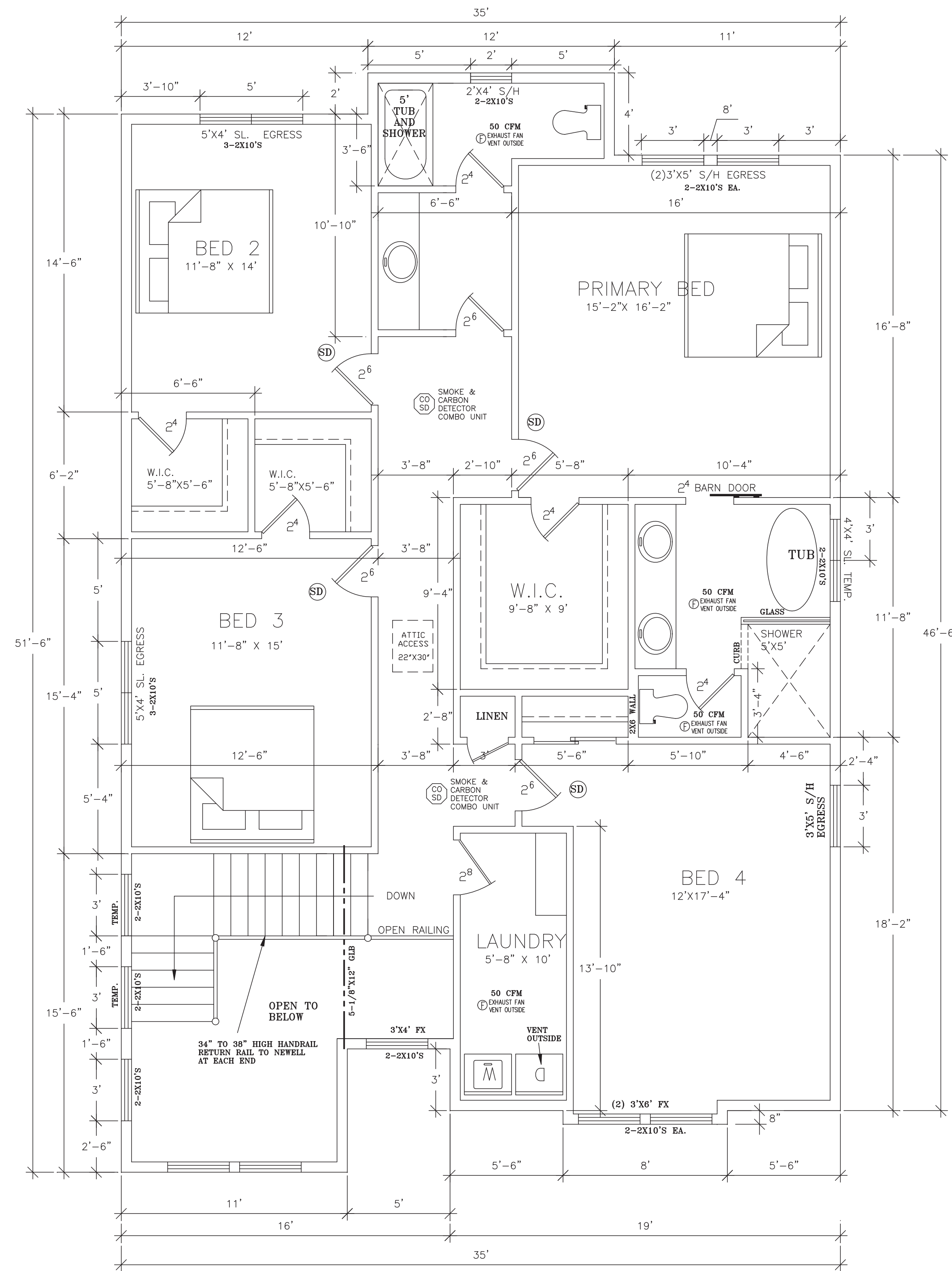
NO POINT LOADING TO TRUSS BELOW UNLESS TRUSS IS DESIGNED FOR THE POINT LOAD. SUGGEST USING STRONG BACK TO DISTRIBUTE THE LOAD

3/12 ROOF SLOPE (HOUSE)
COMPOSITION ROOFING
1 50' OF VENT PER EVERY 150 50' OF ATTIC AREA
ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURERS INSTRUCTIONS TO SOLIDLY SHEATHED ROOFS, BUT NOT LESS THAN 4 NAILS PER EACH 56" TO 40" STRIP SHINGLES AND 2 NAILS PER EACH INDIVIDUAL SHINGLES 9" TO 18" WIDE SHALL BE USED.

SEE TRUSS DATA SHEET
ENGINEERED ROOF TRUSSES AT 24" O.C. ATTACH TO TOP PLATE W/ SIMPSON H1 HURRICANE ANCHORS. BRACING PER TRUSS DATA SHEETS & B W T-76 WITH W BRACING AT BOTH GABLE ENDS ALSO WEB BRACING WHERE NEEDED
TOP PLATE REQUIREMENTS
MIN. 4" LAP SPLICE W/11 - 16d NAILS OR SIMPSON STR215 STRAP



9' PLATE
1230 SF LIVING AREA
MAIN FLOOR
SCALE 1/4"=1'-0"



9' PLATE
1520 SF LIVING AREA
UPPER FLOOR
SCALE 1/4"=1'-0"

1230 SF MAIN FLOOR
1520 SF UPPER FLOOR
2750 SF TOTAL LIVING

FLOOR PLAN
MAIN & UPPER

2750 SF

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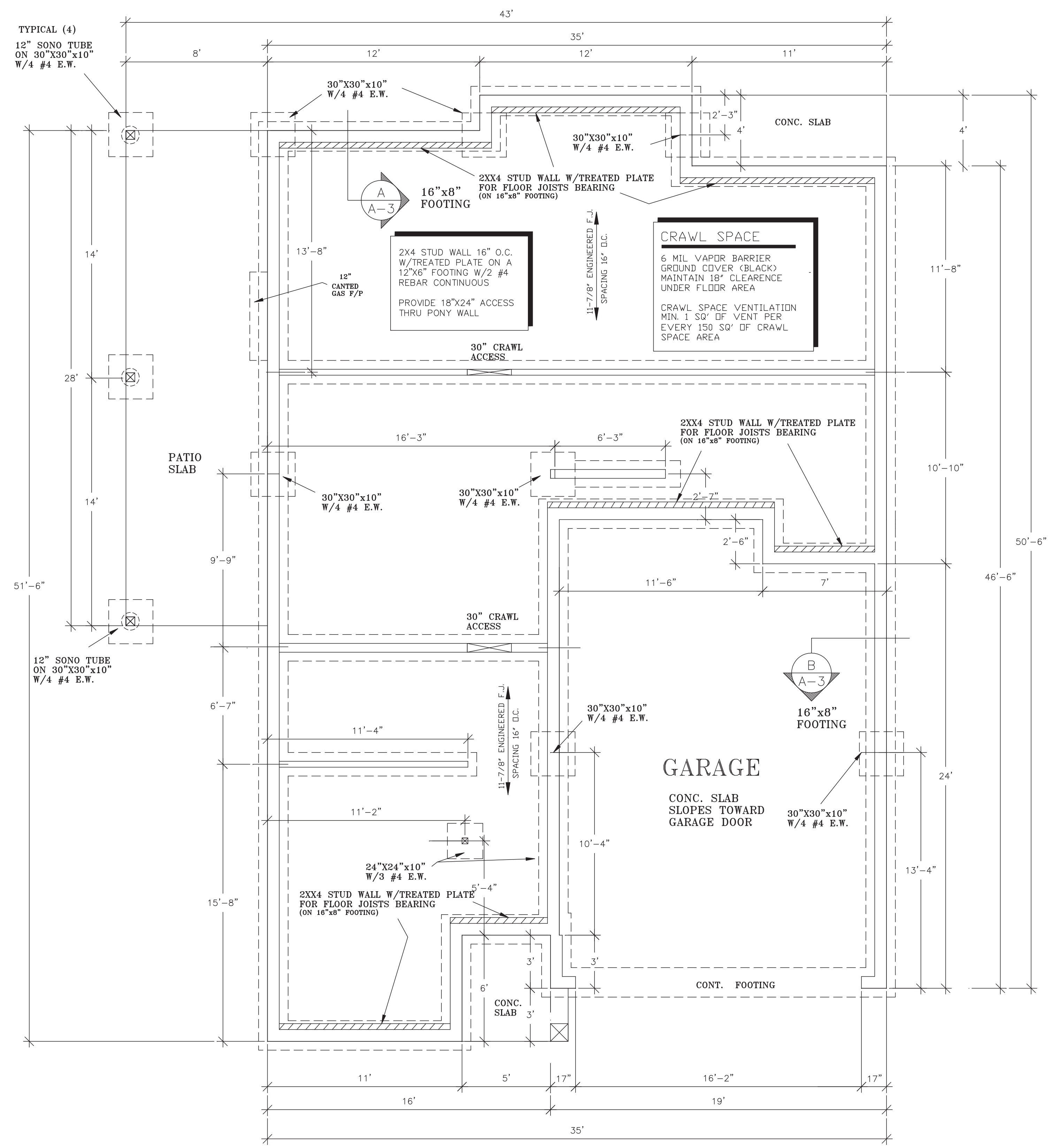
DESIGNER/DRAFTER
DESIGNER HOMES
CONTRACTOR:

RESIDENCE:

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PLAN #
2750 SF

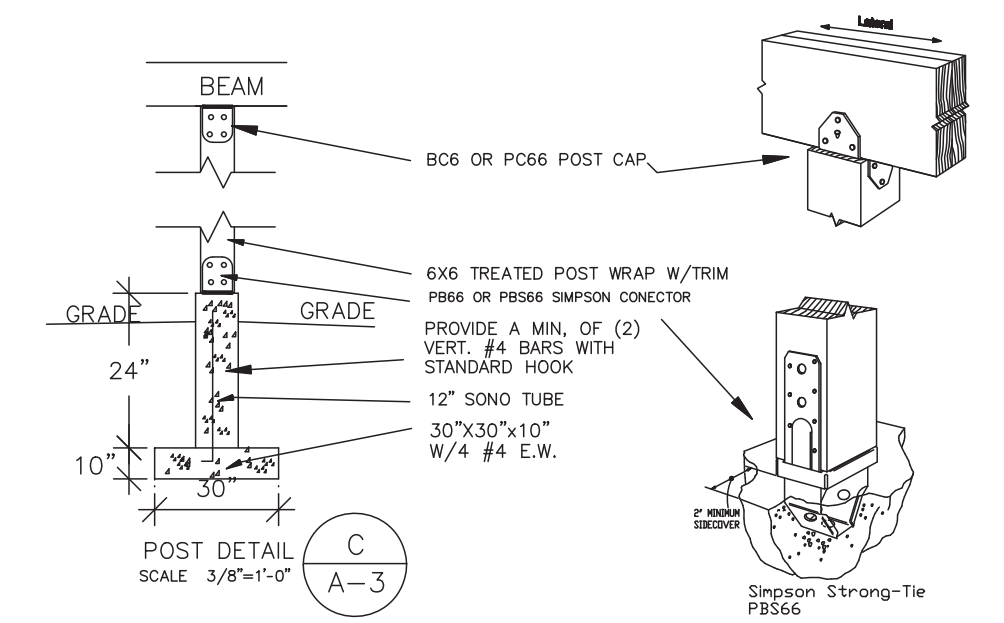
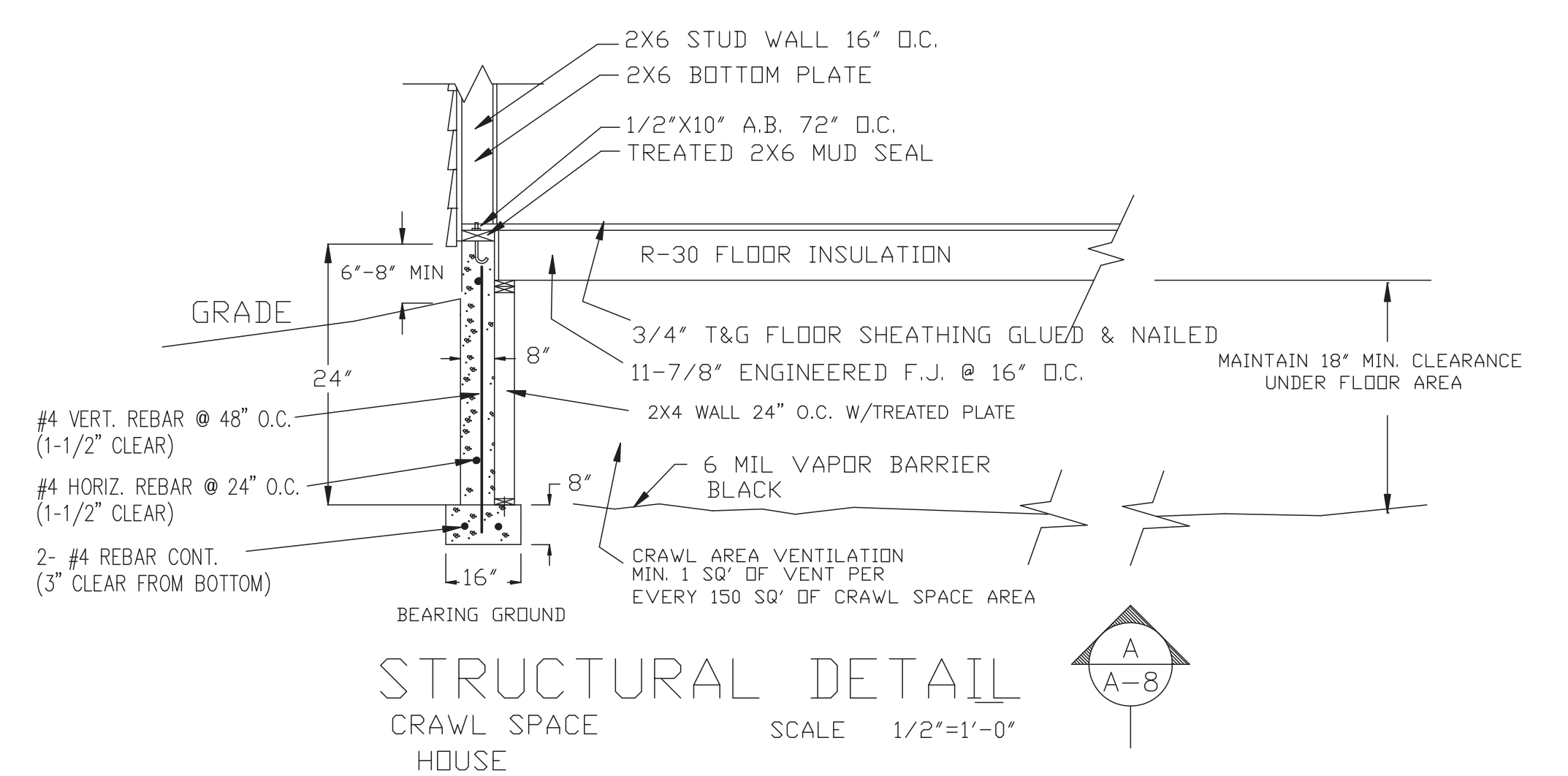
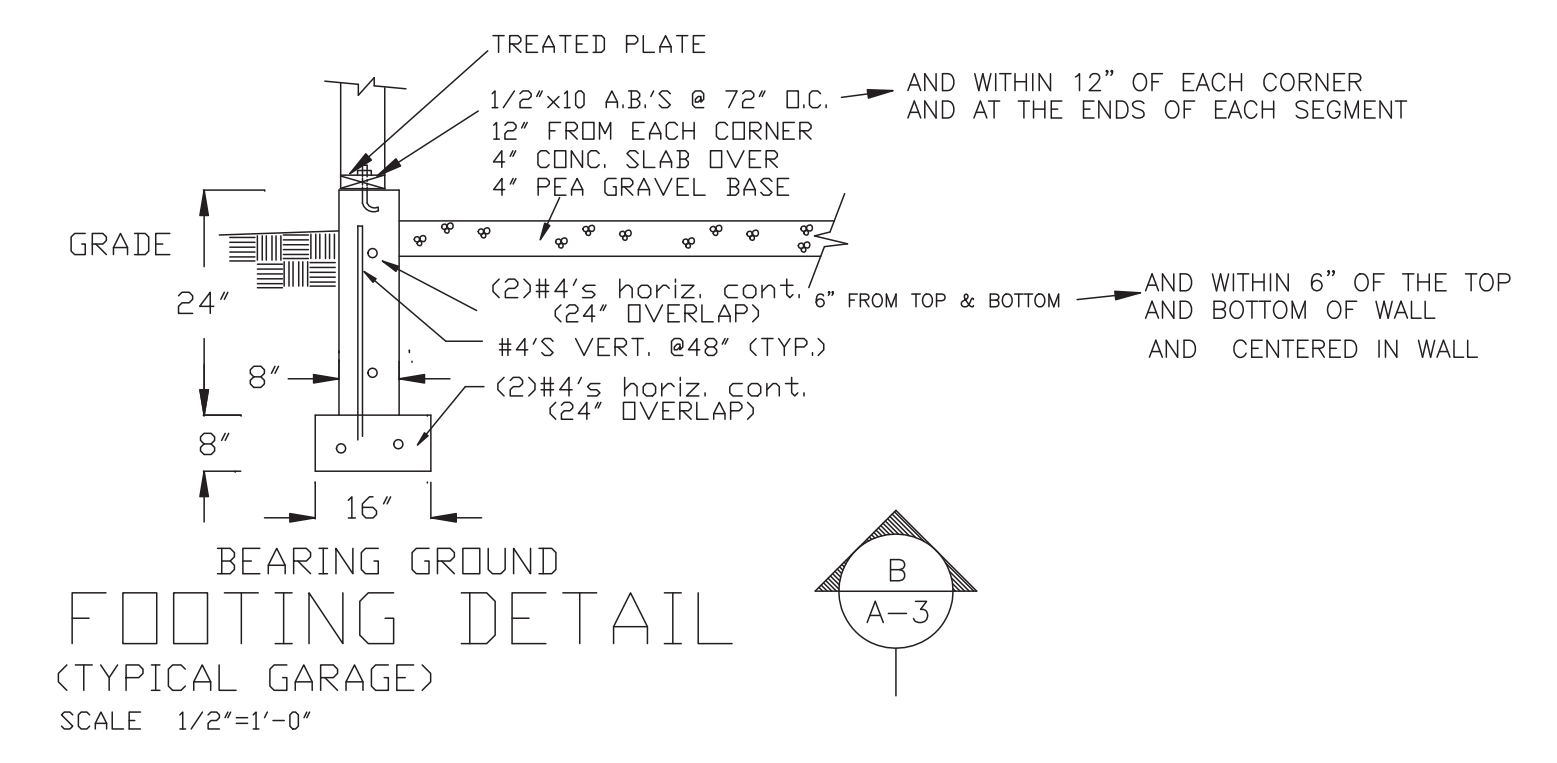
A-2



FOUNDATION
SCALE 1/4"=1'-0" (APPROX.)

FOUNDATION VENTILATION
1230/150 x 144 = 1181 sq in total
'net free area' (NFA) of ventilation required
1181/100 sq' in. NFA = 12 vents required

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THIS FOUNDATION IS DESIGNED FOR A MINIMUM 1,500#/SF
BEARING ACCORDING TO I.R.C. TABLE R401.4.1. IF ACTUAL
CONDITIONS VARY FROM THIS, INCLUDING PRESENCE OF
GROUND WATER OR UNSTABLE CONDITIONS, A LICENSED SOILS
ENGINEER SHOULD BE CONSULTED AND THE FOUNDATION
REDESIGNED BY THE STRUCTURAL ENGINEER.

BEARING GROUND - MINIMUM OF 24" INTO UNDISTURBED
NATURAL GROUND BELOW TOPSOIL AND FILL AND ALSO TO
BE BELOW FROST PENETRATION.

ANY FILL UNDER FOUNDATIONS MUST BE ENGINEERED FILL
APPROVED BY A LICENSED SOILS ENGINEER

2500psi USED IN DESIGN - ENGINEER DOES
NOT REQUIRE SPECIAL INSPECTION

GRADE 40 REBAR MINIMUM (UNLESS NOTED OTHERWISE)

TO MITIGATE FROST HEAVE OF ON-GRADE CONCRETE
SUBJECT TO FREEZE-THAW CONDITIONS, UNDERLYING FROST
SUSCEPTIBLE SOIL SHOULD BE REPLACED TO DEPTH OF
FROST PENETRATION WITH NON-FROST-SUSCEPTIBLE SOIL
COMPACTED TO 95

CONTRACTOR TO COORDINATE AND VERIFY DIMENSIONS,
ELEVATIONS AND DETAILS WITHIN THE STRUCTURAL DRAWINGS
AS WELL AS WITH THE ARCHITECTURAL DRAWINGS. IF
OMISSIONS OR DISCREPANCIES ARE NOTED, CONTRACTOR TO
CONTACT THE STRUCTURAL ENGINEER FOR CLARIFICATION
BEFORE BID AND/OR CONSTRUCTION.

FOUNDATION

2750 SF

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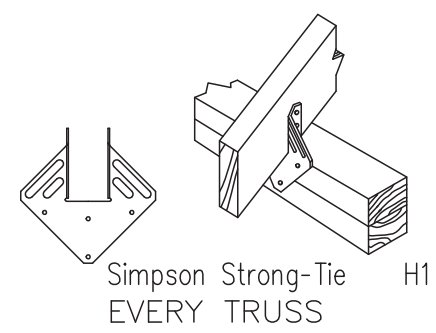
DESIGNER/DRAFTER
DESIGNER HOMES
CONTRACTOR:

RESIDENCE:

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PLAN #
2750 SF

A-3



3/12 PITCH

COMPOSITION ROOFING

ROOF VENTILATION
1 SQ' OF VENT PER EVERY
150 SQ' OF ATTIC AREA
ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO
MANUFACTURER'S INSTRUCTIONS TO SOLIDLY SHEATHED
ROOFS, BUT NOT LESS THAN 4 NAILS PER EACH 36" TO
40" STRIP SHINGLES AND 2 NAILS PER EACH INDIVIDUAL
SHINGLES 9" TO 18" WIDE SHALL BE USED.

SEE TRUSS DATA SHEET
ENGINEERED ROOF TRUSSES AT 24" O.C.
ATTACH TO TOP PLATE W/ SIMPSON H1
HURRICANE ANCHRS. BRACING PER
TRUSS DATA SHEETS & B W T-76
WITH W BRACING AT BOTH GABLE ENDS
ALSO WEB BRACING WHERE NEEDED

TOP PLATE REQUIREMENTS
MIN. 4" LAP SPLICE W/11 - 16d
NAILS OR SIMPSON ST6215 STRAP

ROOF LOADS:
D.L. = 15#/SF
S.L. = 40#/SF
FLOOR LOADS:
D.L. = 12#/SF
L.L. = 40#/SF
DECK LOADS:
D.L. = 7#/SF
L.L. = 40#/SF
WIND = 115 MPH EXP "B" (3 SEC GUST)
SEISMIC DESIGN CATEGORY C

STAIRWAY

STAIRS

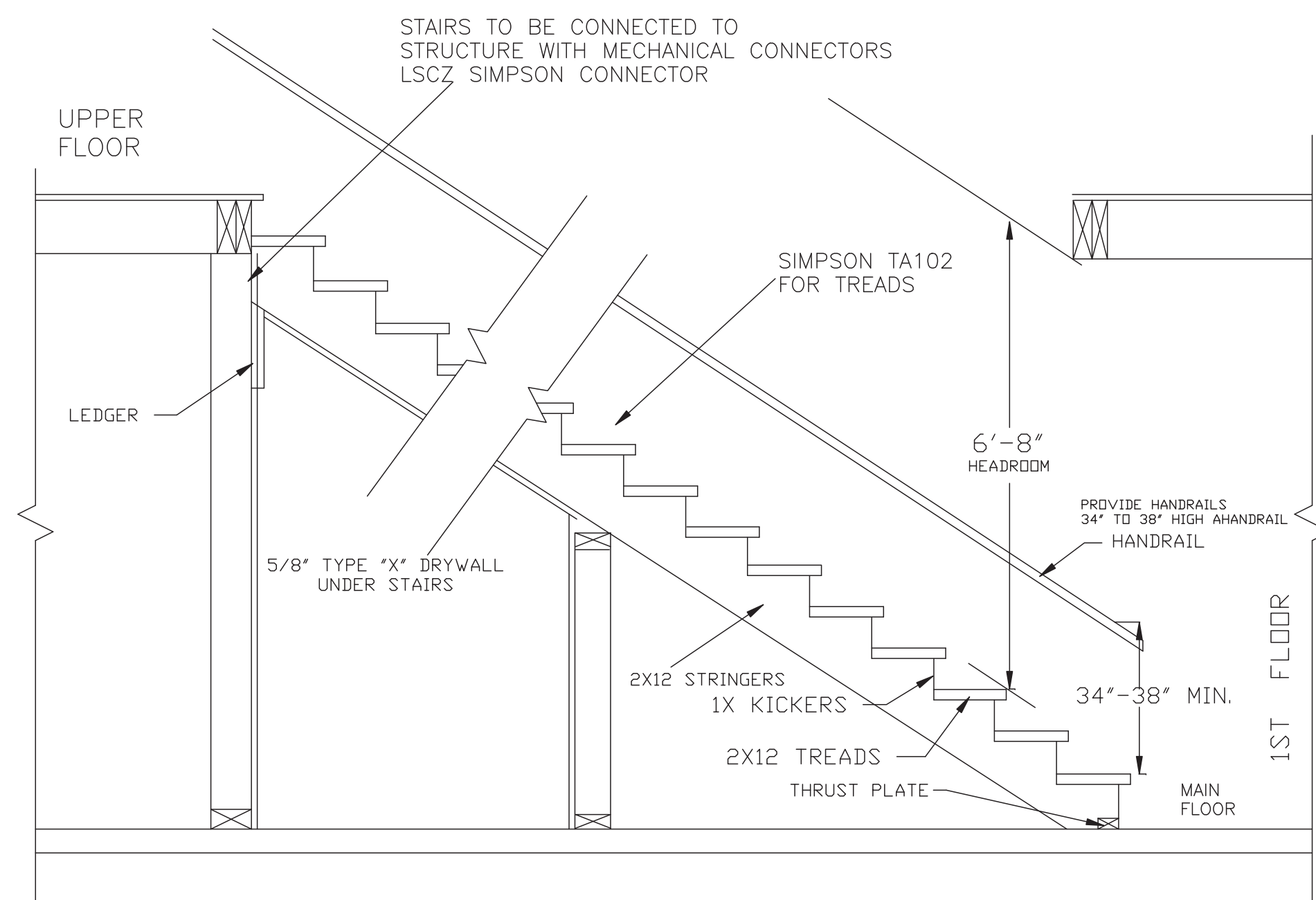
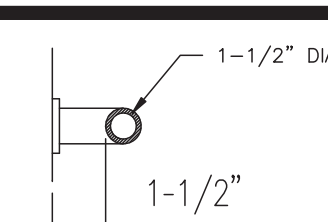
THE RISE OF STEPS ON A STAIRWAY SHALL NOT EXCEED 7-3/4"
AND THE RUN SHALL BE NOT LESS THAN 10". THE LARGEST TREAD
RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE
SMALLEST BY MORE THAN 3/8". THE GREATEST RISER HEIGHT WITHIN
ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY
MORE THAN 3/8".

HANDRAILS

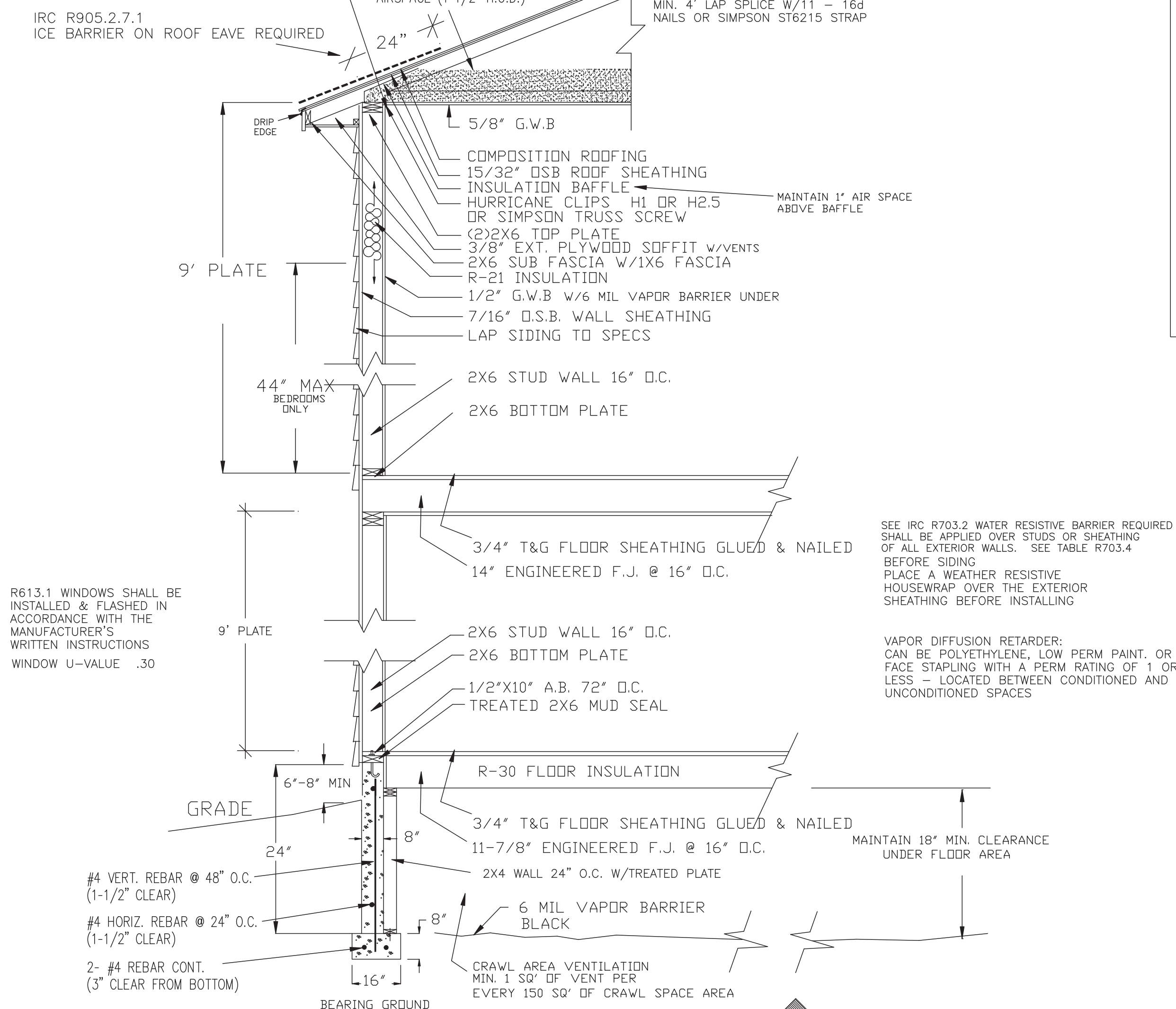
STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL, AND HANDRAILS
SHALL BE INSTALLED ON OPEN SIDES OF STAIRWAYS.
HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38"
ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL
LENGTH OF THE STAIR. HANDRAILS PROJECTING FROM A WALL SHALL
HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
MUST TERMINATE AT WALL AT BOTH ENDS

HEADROOM

EVERY REQUIRED STAIRWAY SHALL HAVE HEADROOM CLEARANCE OF NOT LESS
THAN 6'-8" MEASURED VERTICALLY FROM THE TREAD NOSINGS
TO THE NEAREST SOFFIT ABOVE.



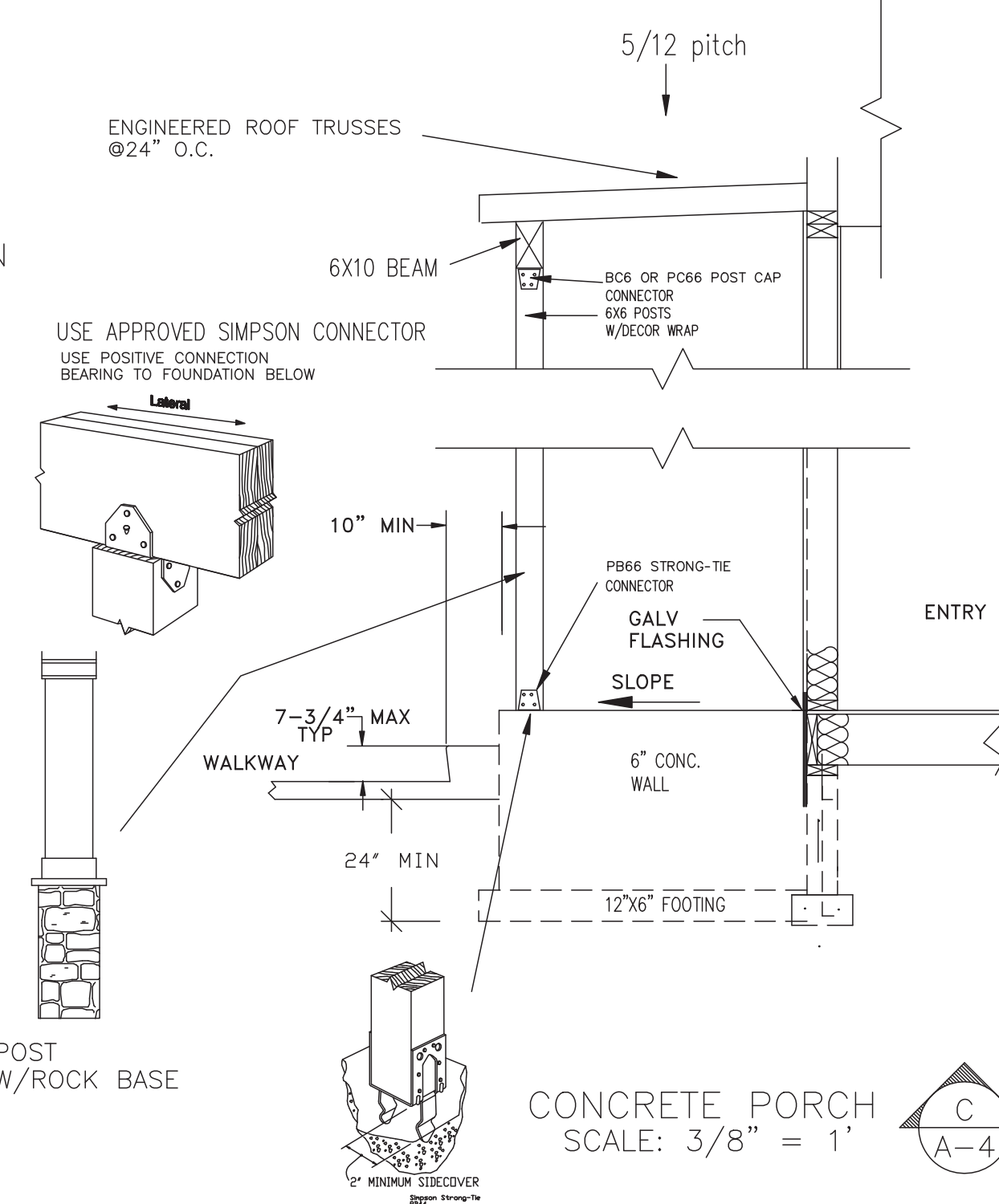
STAIR DETAIL



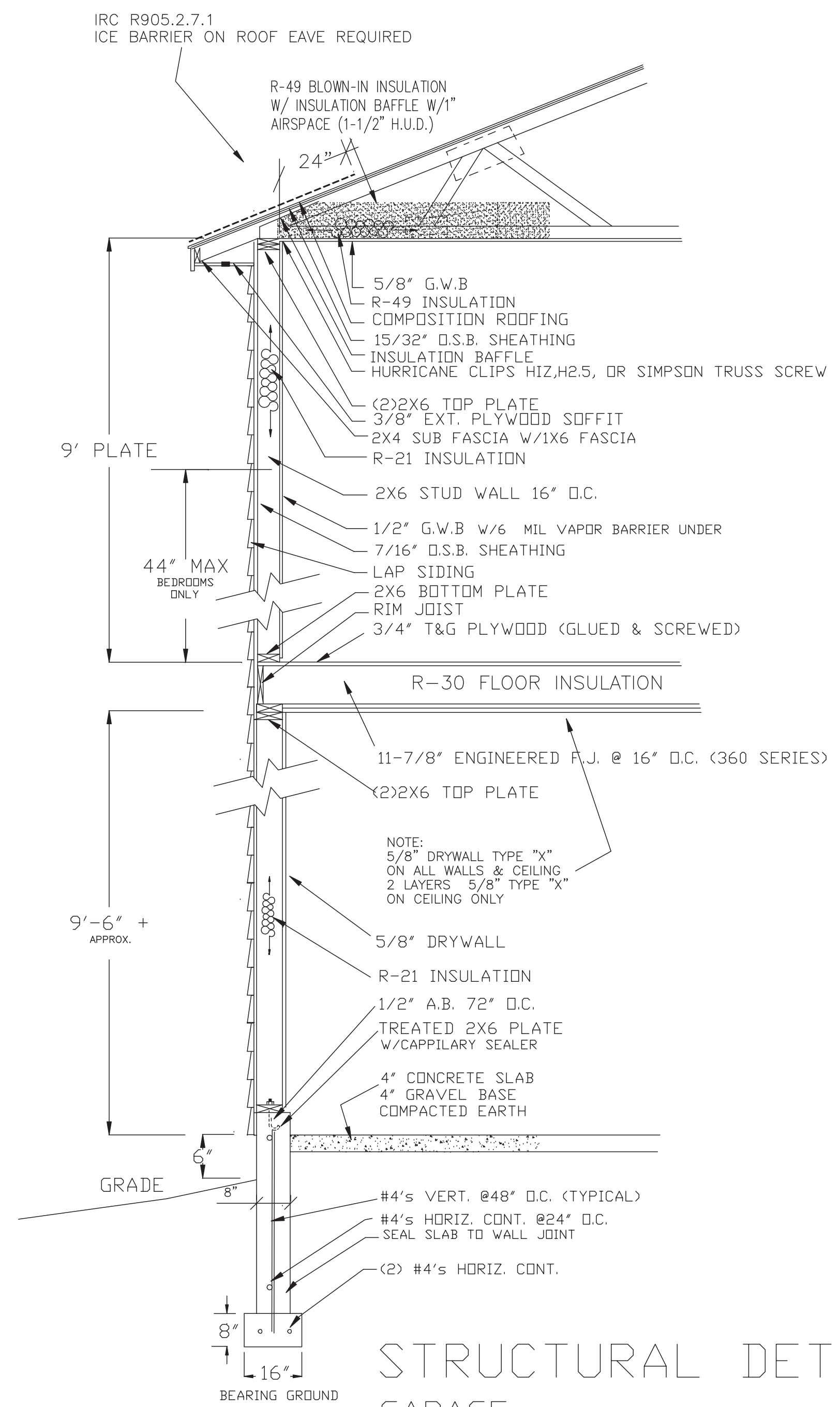
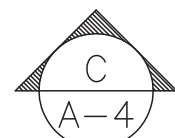
STRUCTURAL DETAIL
CRAWL SPACE
HOUSE
SCALE 1/2" = 1'-0"



MIN. DEPTH FOR FROST PROTECTION IN
KOOTENAI COUNTY IS 24"
MEASURED FROM GROUND SURFACE
TO BOTTOM OF THE FOOTING



CONCRETE PORCH
SCALE: 3/8" = 1"



STRUCTURAL DETAIL
GARAGE

FASTENERS USED IN PRESSURE
TREATED WOOD SHALL BE
MINIMUM HOT DIPPED GALVANIZED STEEL

FRAMING NOTES

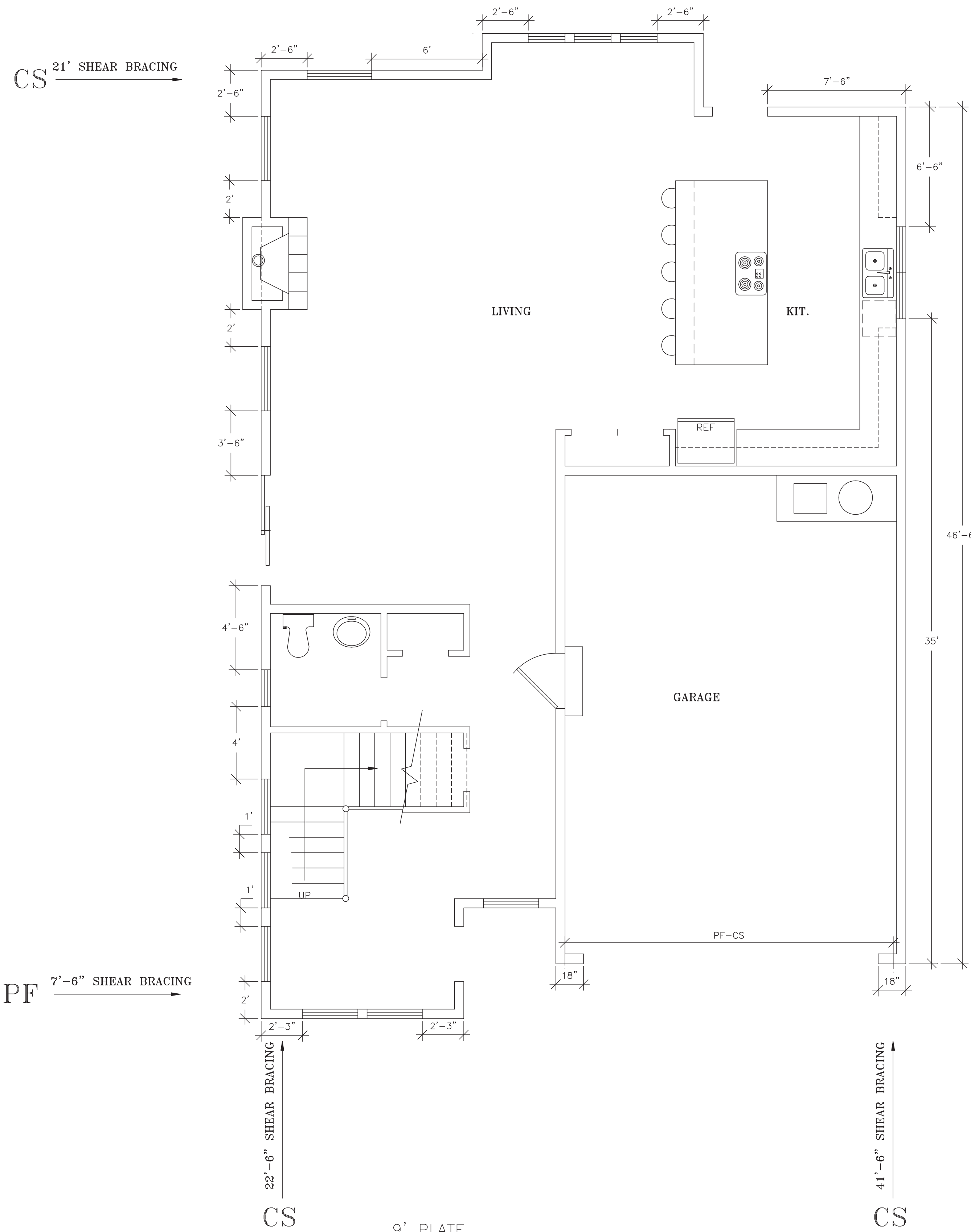
PLYWOOD TO BE STRUCTURAL II, CC, CD OR OTHER GRADES
COVERED IN PRODUCT STANDARD PS 1-07, PS 2-04, & APA
PRP-108 (THICKNESSES SHOWN ARE NOMINAL)
GLB = GLUE LAMINATED BEAMS (UNBALANCED, 24F-1.8E WS)
PSL = PARALLAM BEAMS & COLUMNS (2.0E, 2900Fb)
LVL = MICROLAM BEAMS (1.8E, 2200Fb) UNLESS NOTED
OTHERWISE
STRUCTURAL FRAMING LUMBER IS DFL No. 2 or BETTER
15/32" OSB ROOF SHEATHING NAILED WITH 8d
COMMON NAILS @ 6" O.C. AT SUPPORTED ENDS OF EACH
PANEL, 12" O.C. AT OTHER SUPPTS, AND 6" O.C. AT PERIMETER
AND AROUND OPENINGS - UNLESS NOTED OTHERWISE

3/4" T&G APA (48/24) FLOOR SHEATHING GLUED AND NAILED
WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED ENDS OF
EACH PANEL, 12" O.C. AT OTHER SUPPORTS, AND 6" O.C. AT
PERIMETER AND AROUND OPENINGS - UNLESS NOTED
OTHERWISE
7/16" OSB SHEATHING EXTERIOR WALL SHEATHING NAILED
WITH 8d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. AT ALL
EDGES (ALL EDGES MUST BE BLOCKED AT SHEAR PANELS)
AND 12" O.C. AT ALL OTHER SUPPORTS - UNLESS NOTED
OTHERWISE
PRE-MANUFACTURED TRUSSES, RAFTERS, JOISTS,
CONNECTORS, HANGERS, ETC. MUST BE INSTALLED PER THE
MANUFACTURER'S INSTRUCTIONS WITH BRACING, FULL NAILING,
ETC. - OBTAINING AND COMPLYING WITH INSTALLATION
REQUIREMENTS IS THE CONTRACTOR'S RESPONSIBILITY
ALL POSTS MUST BE CONTINUOUS FROM MEMBER SUPPORTED
AT TOP TO SUPPORTING MEMBER AT BOTTOM. BUTT SPLICES
MUST BE LINED WITH SHEET METAL AND RESTRAINED AGAINST
LATERAL MOVEMENT (AS AT FLOOR LINE).

STRUCTURAL
DETAILS

2750 SF

THIS PDF DRAWING
IS NOT TO SCALE
USE DIMENSIONS GIVEN
IN DRAWING
BUILDING CONTRACTOR / HOME OWNER
TO REVIEW AND VERIFY ALL
DIMENSIONS, SPECS, AND CONNECTORS
BEFORE CONSTRUCTION BEGINS
DESIGNER/DRAFTER
DESIGNER HOMES
CONTRACTOR:
RESIDENCE:
MUST HAVE COPY OF DRAWINGS
ON JOB SITE
PLAN #
2750 SF
A-4



MAIN SHEAR BRACING

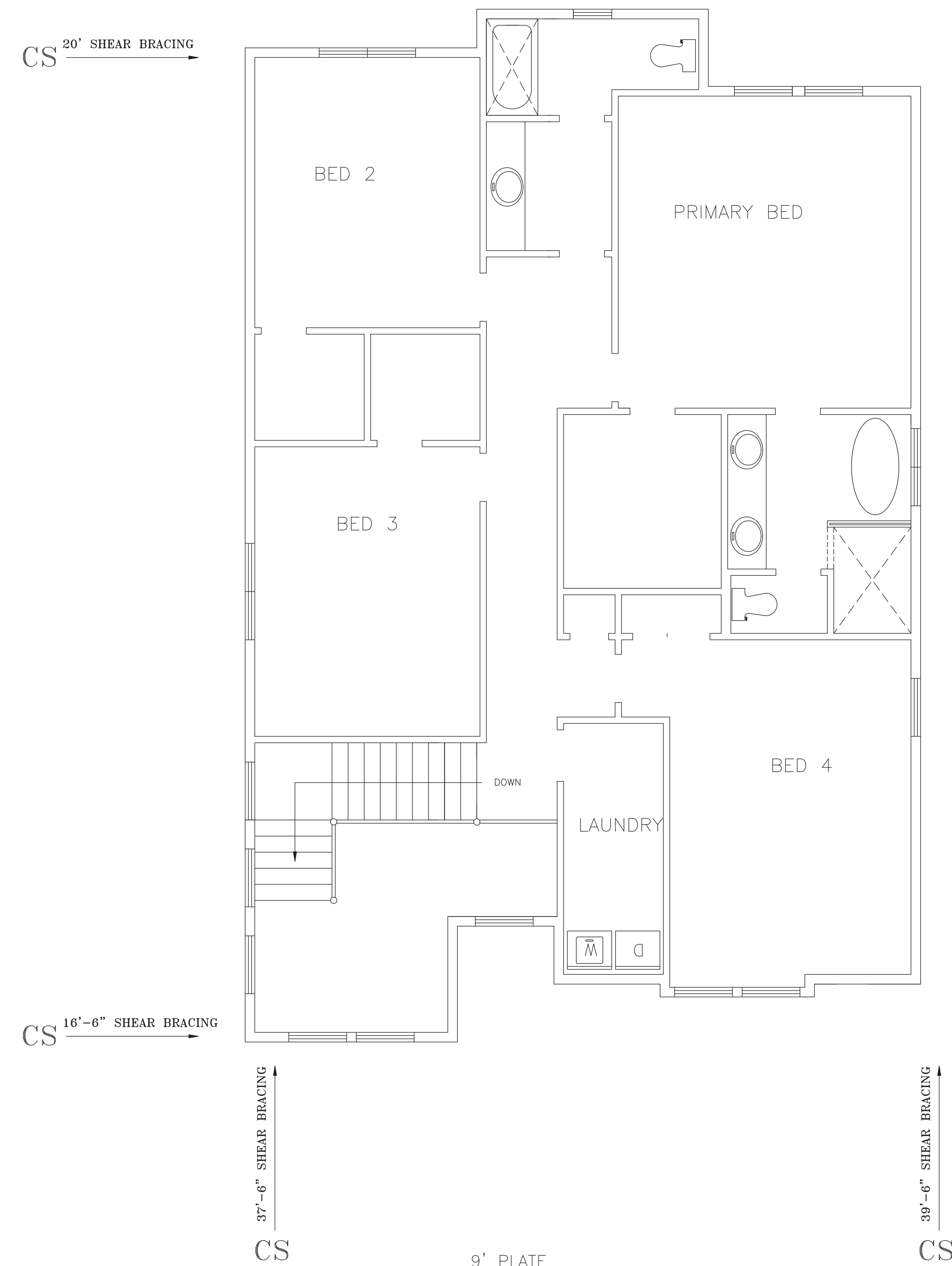
SCALE 1/4"=1'-0"

R602.10.3 BRACED WALL PANEL
CONSTRUCTION METHODS

WOOD STRUCTURAL PANES - WSP
WOOD STRUCTURAL PANEL SHEATHING WITH
A THICKNESS NOT LESS THAN 7/16" FOR
16" STUD SPACING NAILING
0.097-0.099 NAIL 1-1/2" 6" EDGES. 12" FIELD

EACH PANEL SHALL BE SHEATHED ON ONE FACE WITH A SINGLE LAYER OF 3/8" MINIMUM THICKNESS WOOD STRUCTURAL PANEL FASTENED WITH 8d COMMON OR GALVANIZED BOX NAILS 3" INCH O.C. IN ALL FRAMING. THE SHEATHING SHALL EXTEND UP AND OVER THE HEADER AND SHALL BE NAILED TO THE HEADER IN A 3" INCH GRID PATTERN.

NOTE: STAPLES NOT PERMITTED IN ANY WALL PANEL



UPPER SHEAR BRACING

SCALE 1/4"=1'-0"

9' PLATE

SHEAR BRACING

SCALE 1/4"=1'-0"

NOTE:
SHEAR NAIL ENTIRE STRUCTURE

CS

GWB

CS/GWB

CS-PF

COMPLETELY SHEATHED WITH 7/16" OSB
WITH 8d NAILS 6" O.C. EDGES & 12" O.C. CENTER FIELD

1/2" GYPSUM WALL BOARD WITH EDGES BLOCKED
#1-1/4 SCREWS 6" O.C. EDGES AND 12" O.C. FIELD

EXTERIOR WALL CONT. SHEATHED AS ABOVE
AND INTERIOR WALL WITH GYPSUM WALL BOARD AS DESCRIBED ABOVE

CONT. SHEATHED PORTAL FRAME IN
ACCORDANCE WITH IRC FIG. R602.10.6.3

SHEAR BRACING
MAIN & UPPER

2750 SF

THIS PDF DRAWING IS NOT TO SCALE USE DIMENSIONS GIVEN IN DRAWING

BUILDING CONTRACTOR / HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTORS BEFORE CONSTRUCTION BEGINS

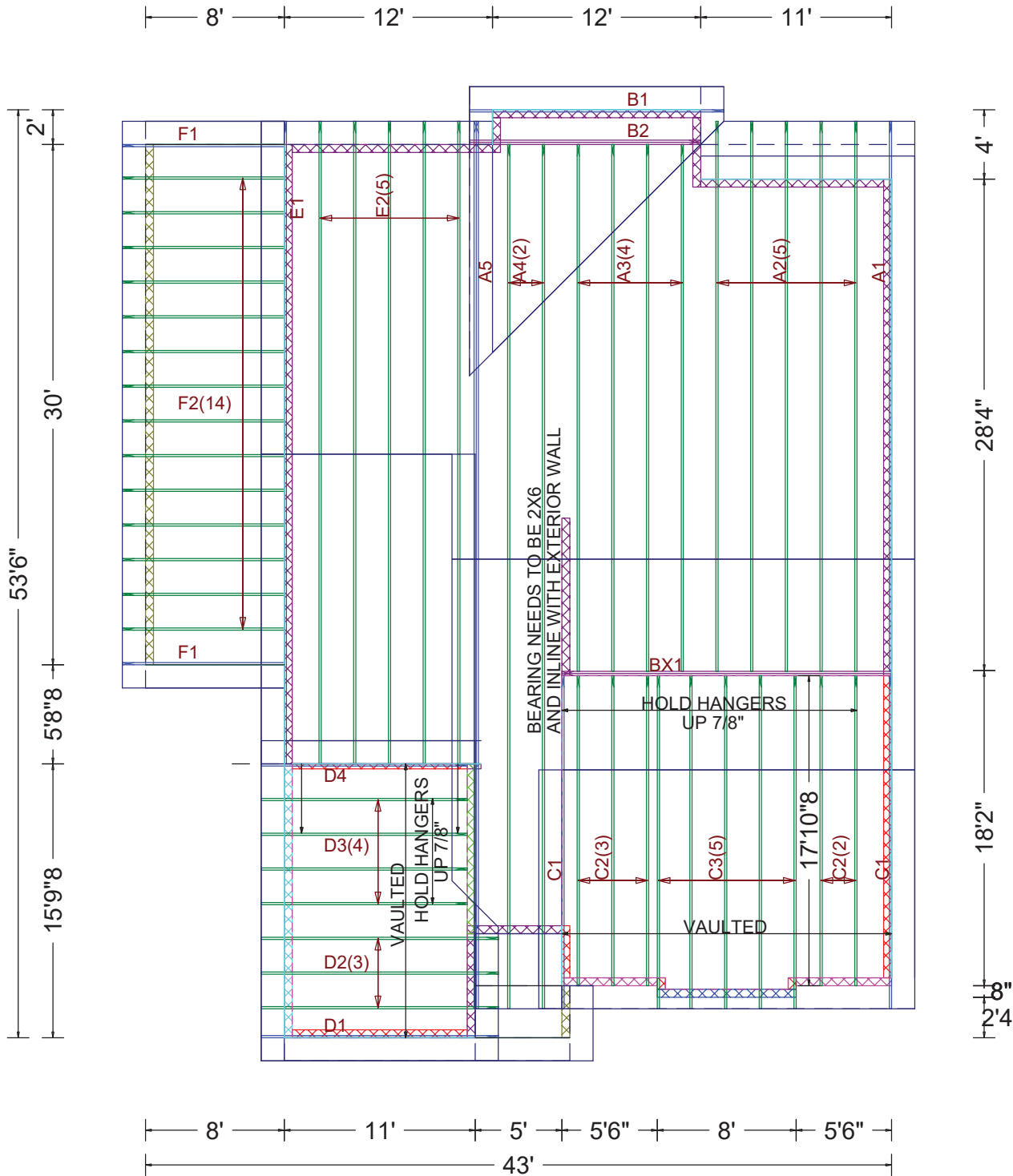
DESIGNER/DRAFTER
DESIGNER HOMES
CONTRACTOR:

RESIDENCE:

MUST HAVE COPY OF DRAWINGS ON JOB SITE

PLAN #
2750 SF

A-5



CUSTOMER RESPONSIBLE TO REVIEW AND VERIFY ALL TRUSS INFORMATION PRIOR TO ORDER

SEE CALCS. FOR INFORMATION ON CODE, LOADING & BRACING SPACING: 24" O.C. U.N.O.

ALL DIMENSIONS ARE FEET - INCHS - SIXTEENTHS

OVERFRAMING BY OTHERS TRUSSES BY REQUEST ONLY

ALL WALLS SHOWN ARE USED AND NEEDED AS BEARING WALLS U.N.O.

TOP CHORD SIZE: 2X4
 HEEL HEIGHT: STANDARD 2X6
 OVERHANG LENGTH: 16"
 GABLES DROPPED FOR: NONE
 FLAT SOFFITS
 ROOF PITCH: 3/12
 CEILING PITCH: 3/12

HURRICANE TIES @ ALL BEARING LOCATIONS (TYP) NOT INCLUDED UNLESS REQUESTED

ANY QUESTIONS ON PLACEMENT CALL PRIOR TO INSTALLATION!

Roof Plane Sheathing Area = 2530 sq. ft
 Gable Sheathing Area = 541 sq. ft
 Total Sheathing Area = 3070 sq. ft
 Fascia Material = 317 linear ft
 Valley Flashing Material = 0 linear ft
 Ridge Cap Material = 61 linear ft
 Hip Ridge Material = 25 linear ft

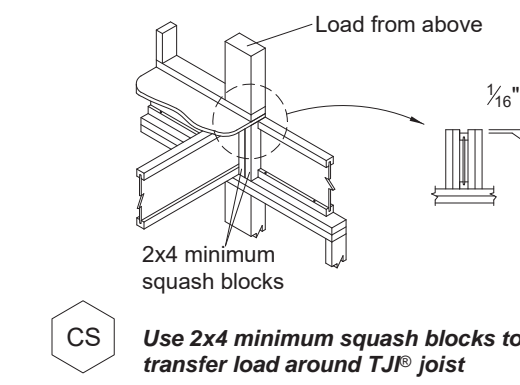
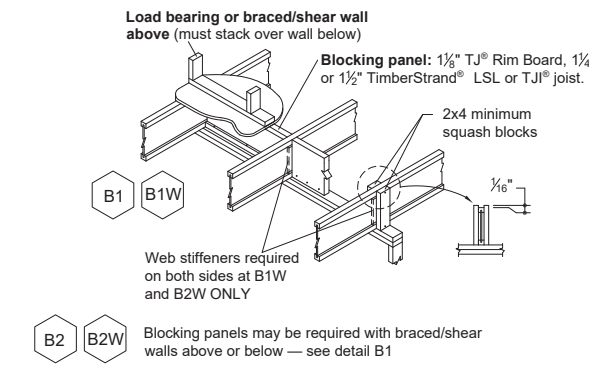
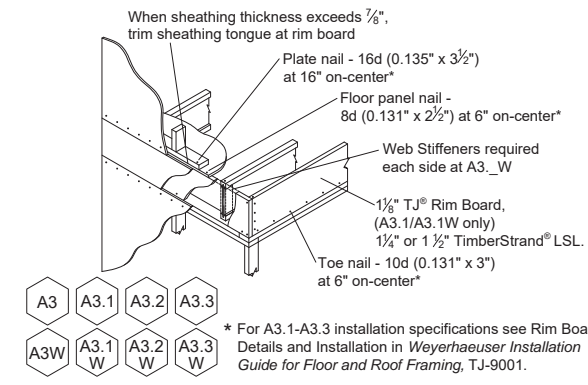
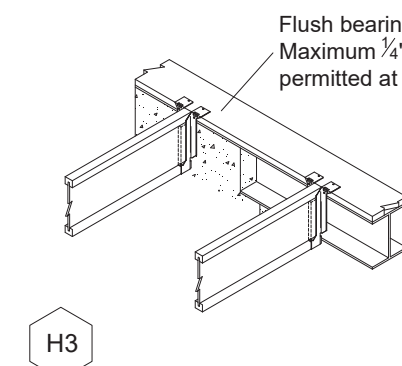
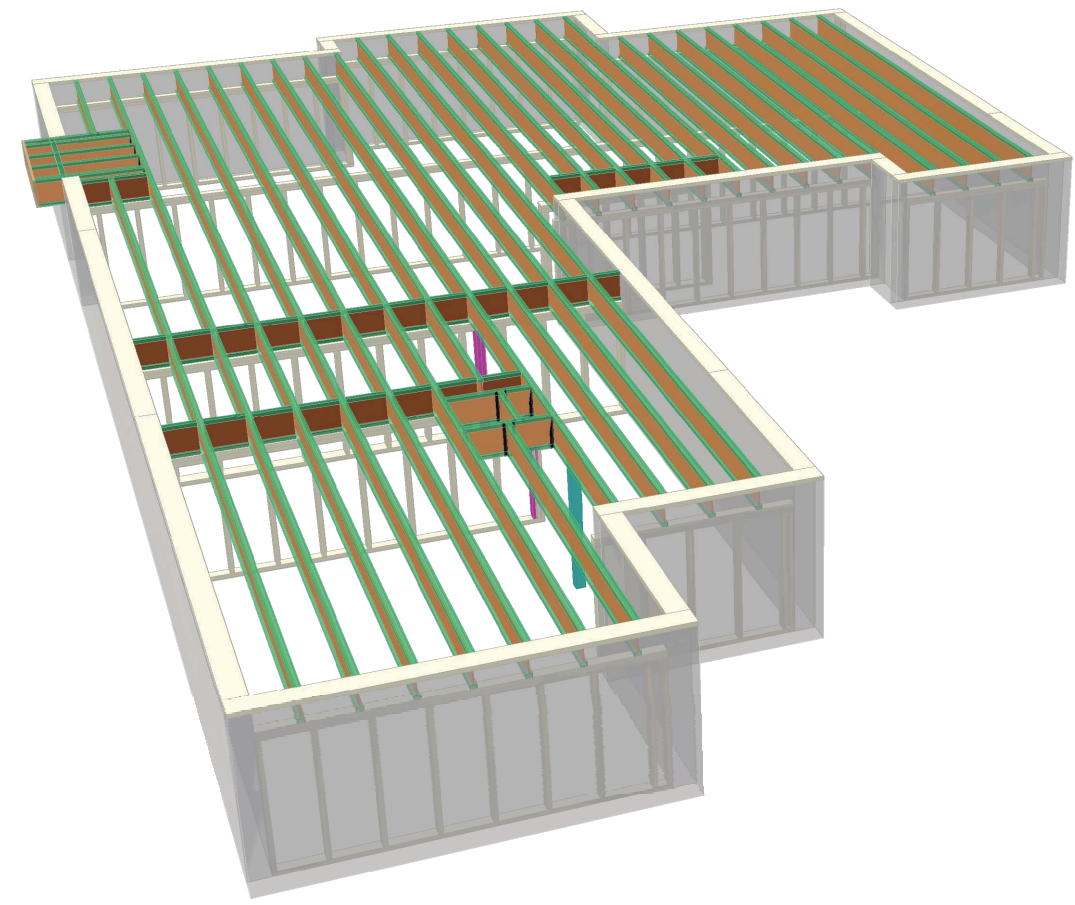
Total Truss Quantity = 62.

TRUSS TO TRUSS CONNECTORS (34)HUS26 @ A2,A3,A4,C2,C3,D3,E2

PLATE HEIGHT FROM FINISHED 1ST FLOOR

- 9-1-2
- 19-5-0
- 21-11-4
- 23-9-4
- 23-11-4
- RAKE WALL
- LOAD BEARING BEAM ABOVE

LAYOUT DIRECTION →



Double TJ-Pro joist blocking: Double TJ-Pro joist blocking used only in situations where blocking is required. Check with your local code official for details.

Joist Depth (in)	TJ-Pro Flange (in)	Block Size (in)	Block Spacing (in)	Notes
10 1/2	3 1/2	2x4	16	Use 2x4 minimum squash blocks
12	4	2x4	16	Use 2x4 minimum squash blocks
14	4 1/2	2x4	16	Use 2x4 minimum squash blocks
16	5	2x4	16	Use 2x4 minimum squash blocks
18	5 1/2	2x4	16	Use 2x4 minimum squash blocks
20	6	2x4	16	Use 2x4 minimum squash blocks
22	6 1/2	2x4	16	Use 2x4 minimum squash blocks
24	7	2x4	16	Use 2x4 minimum squash blocks



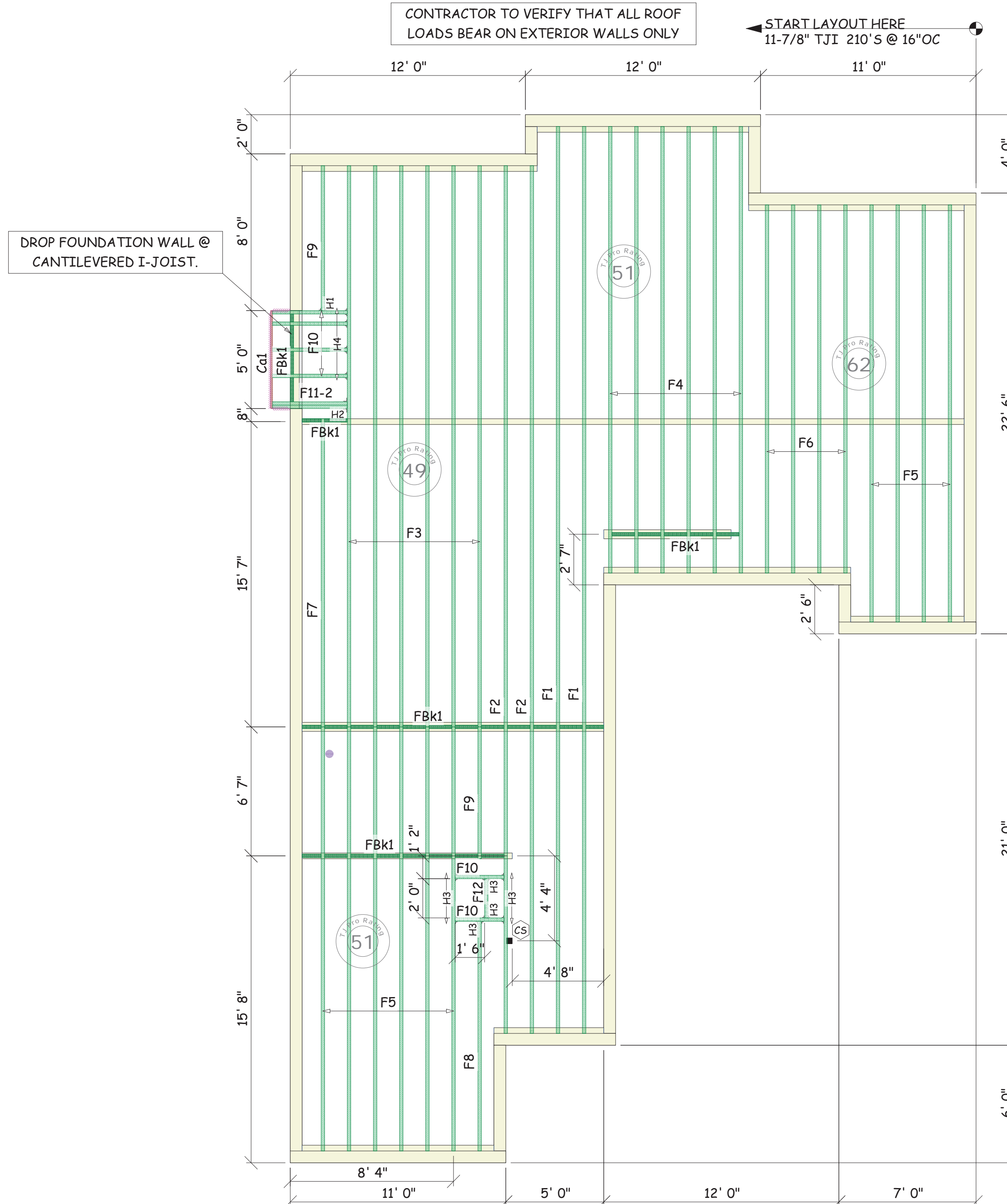
Main Floor Framing Plan
Scale: 1/4" = 1'-0"

LEVEL NOTES	
Current Date:	12/26/2024
File Name:	cda241346.jvl
Level Name:	MAIN FLOOR
Building Code - Design Methodology:	IBC 2018
TJ-Pro Rating (Weighted Average):	54
Minimum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 49, joist = F1(4217)
Maximum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 62, joist = F5(4079)
FLOOR	
Floor Container:	FC3
Use/Occupancy:	ResidentialLivingAreas
Floor Area Loading is:	40.0 lb/ft ² Live Load & 15.0 lb/ft ² Dead Load
Maximum Allowed Deflection:	L/480 Live Load & L/240 Total Load
TJ-Pro Rating Information:	
Weighted Average:	54
Directly Applied Ceiling:	None
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x48"x96" Weyerhaeuser Edge Panel (0/24) T&G FF
Perpendicular Partition:	No
Strapping at max 8' o.c.:	None
Blocking at max 8' o.c.:	No
Poured Flooring:	No

Total Lengths		
Length	Product	
924' 5 3/4"	11 7/8" TJI 210 joist	
6' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	

Material List				
PlotID	Length	Product	Plies	Net Qty
F1	48' 0"	11 7/8" TJI 210 joist	1	2
F2	46' 0"	11 7/8" TJI 210 joist	1	2
FBk1	34' 5 3/4"	11 7/8" TJI 210 joist	1	1
F3	30' 0"	11 7/8" TJI 210 joist	1	6
F4	24' 0"	11 7/8" TJI 210 joist	1	6
F5	22' 0"	11 7/8" TJI 210 joist	1	10
F6	20' 0"	11 7/8" TJI 210 joist	1	4
F7	16' 0"	11 7/8" TJI 210 joist	1	1
F8	12' 0"	11 7/8" TJI 210 joist	1	1
F9	8' 0"	11 7/8" TJI 210 joist	1	2
F11-2	4' 0"	11 7/8" TJI 210 joist	2	2
F10	4' 0"	11 7/8" TJI 210 joist	1	6
F12	2' 0"	11 7/8" TJI 210 joist	1	1
Ca1	6' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1

Framing Connector Summary						
PlotID	Qty	Manuf	Product	Backer Blks	Filler	Web Stiff
H1	1	Simpson	ITS2.06/11.88	2	No	No
H2	1	Simpson	MIU4.28/9	2	No	Yes
H3	7	User	ITS2.06/11.88	Required	No	Not Required
H4	4	User	ITS2.06/11.88	Required	No	Required



This drawing may contain deviations from the original project documents. It is the responsibility of the contractor to notify the project design professional of these deviations to verify conformance with the original design intent of the project. This drawing is for sizing & estimating of the specified engineered wood products.

Joist may be shifted up to 3" if floor panel edge is supported and span rating is not exceeded. DO NOT CUT JOIST FLANGES.

Customer: COEUR D'ALENE BUILDERS

Job Name: STACH - 920 PENNSYLVANIA

Level: MAIN FLOOR

Job #: CD2421346

Address/Lot: [Redacted]

City, State: [Redacted]

Plan/Modif: [Redacted]

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

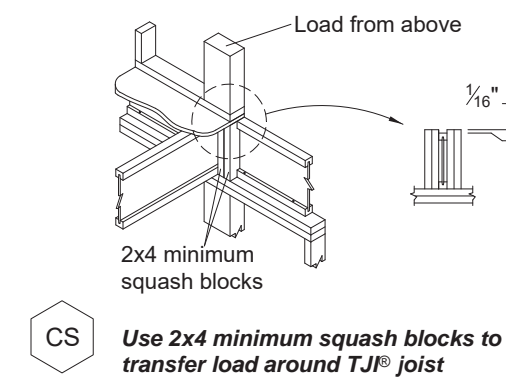
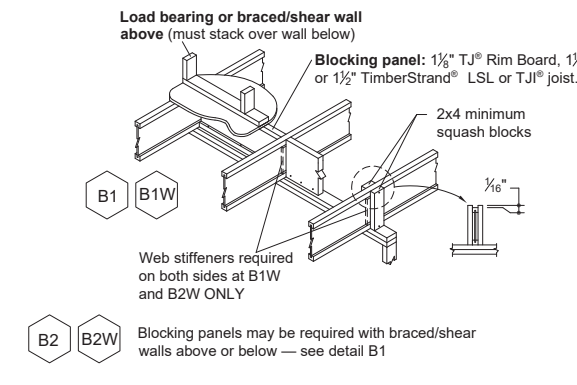
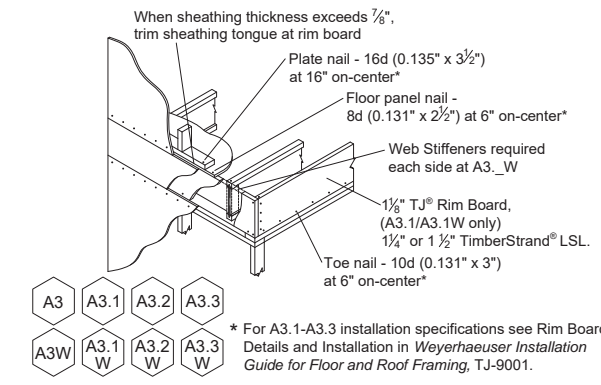
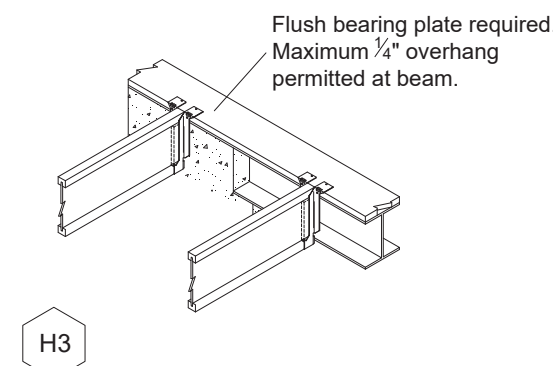
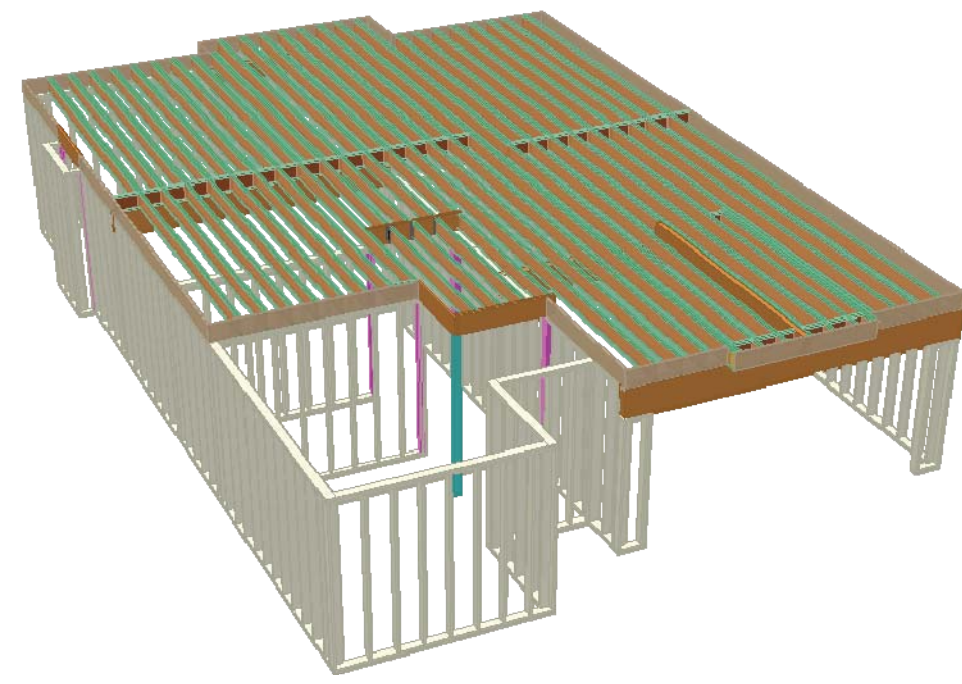
Drawn By: [Redacted]

Checked By: [Redacted]

Release Date: [Redacted]

Revision Date: [Redacted]

Sheet: 1 of 2



Double TJI joist blocking details. Check notes when posted.

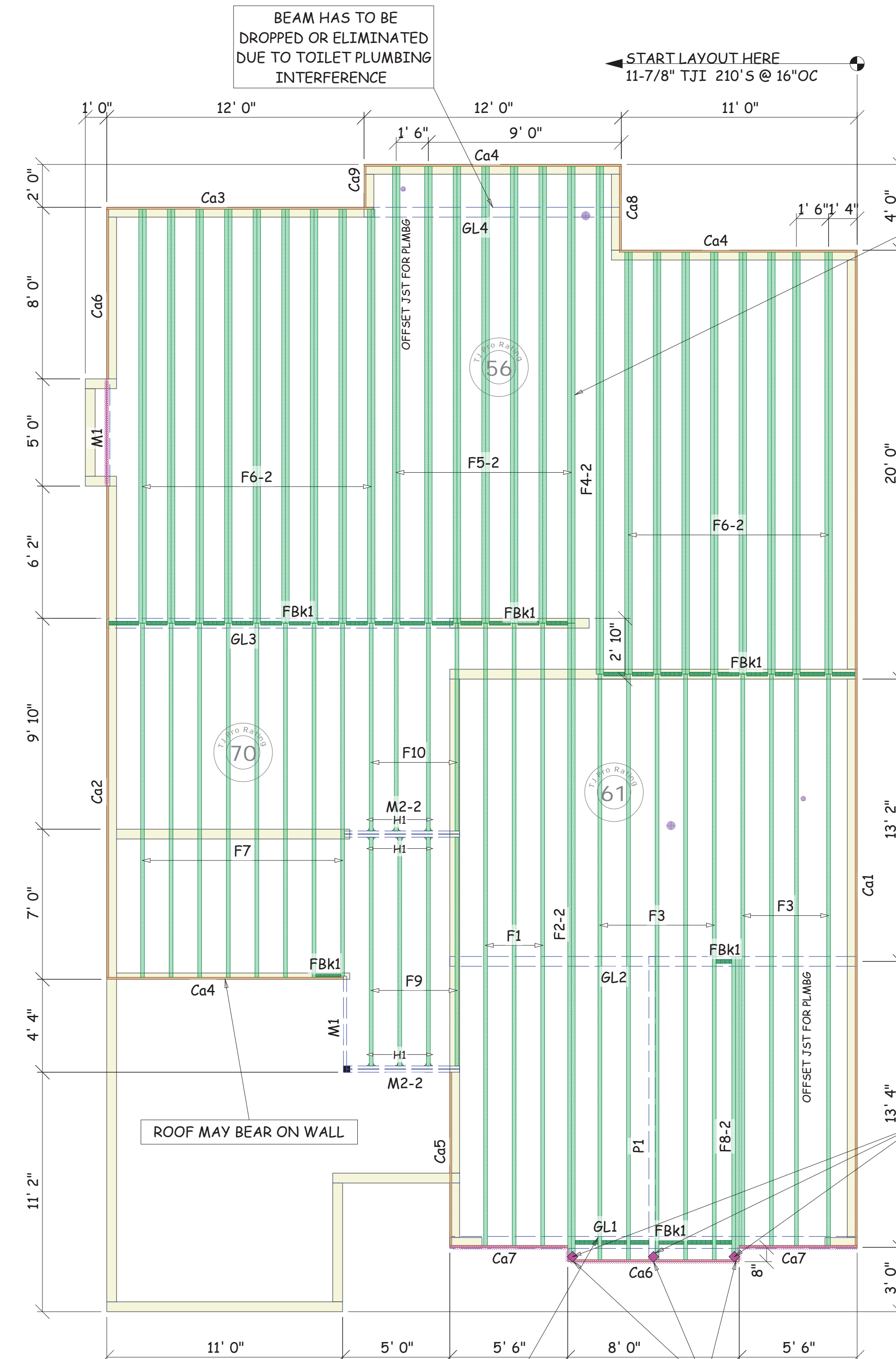
For Approx TJI joist height conditions refer to International Residential Code (IRC) Table R502.3.1	Blocking Type	Spacing	Notes
10\"/>			



LEVEL NOTES	
Current Date:	12/26/2024
File Name:	cda241346.jvl
Level Name:	UPPER FLOOR
Building Code - Design Methodology:	IBC 2018
TJ-Pro Rating (Weighted Average):	60
Minimum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 50, joist = F4-2(4029)
Maximum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 81, joist = F10(4044)
FLOOR	
Floor Container:	FC4
Use/Occupancy:	ResidentialLivingAreas
Floor Area Loading is:	40.0 lb/ft ² Live Load & 15.0 lb/ft ² Dead Load Operator Added Additional Loads
Maximum Allowed Deflection:	L/480 Live Load & L/240 Total Load
TJ-Pro Rating Information:	
Weighted Average:	60
Directly Applied Ceiling:	Varies
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x48"x96" Weyerhaeuser Edge Panel (0/24) T&G FF
Perpendicular Partition:	Varies
Strapping at max 8' o.c.:	None
Blocking at max 8' o.c.:	No
Poured Flooring:	No

Total Lengths	
Length	Product
1735' 2 7/16"	11 7/8" TJI 210 joist
36' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL
16' 0"	3 1/2" x 11 7/8" 2.2E Parallam PSL
20' 0"	6 3/4" x 18" 24F-V4 DF Glulam
19' 0"	5 1/2" x 16 1/2" 24F-V4 DF Glulam
17' 0"	5 1/2" x 15" 24F-V4 DF Glulam
12' 0"	5 1/2" x 11 7/8" 24F-V4 DF Glulam
163' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim

Material List				
PlotID	Length	Product	Plies	Net Qty
FBk1	33' 2 7/16"	11 7/8" TJI 210 joist	1	1
F2-2	30' 0"	11 7/8" TJI 210 joist	2	2
F1	30' 0"	11 7/8" TJI 210 joist	1	3
F3	28' 0"	11 7/8" TJI 210 joist	1	9
F4-2	24' 0"	11 7/8" TJI 210 joist	2	2
F5-2	22' 0"	11 7/8" TJI 210 joist	2	14
F6-2	20' 0"	11 7/8" TJI 210 joist	2	34
F7	18' 0"	11 7/8" TJI 210 joist	1	8
F8-2	16' 0"	11 7/8" TJI 210 joist	2	2
F9	12' 0"	11 7/8" TJI 210 joist	1	4
F10	10' 0"	11 7/8" TJI 210 joist	1	4
M2-2	6' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	4
M1	6' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	2
P1	16' 0"	3 1/2" x 11 7/8" 2.2E Parallam PSL	1	1
GL1	20' 0"	6 3/4" x 18" 24F-V4 DF Glulam	1	1
GL2	19' 0"	5 1/2" x 16 1/2" 24F-V4 DF Glulam	1	1
GL3	17' 0"	5 1/2" x 15" 24F-V4 DF Glulam	1	1
GL4	12' 0"	5 1/2" x 11 7/8" 24F-V4 DF Glulam	1	1
Ca1	48' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1
Ca2	23' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1
Ca3	13' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1
Ca4	12' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	3
Ca5	9' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1
Ca6	8' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	2
Ca7	6' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	2
Ca8	4' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1
Ca9	2' 0"	1-1/8" x 11-7/8" x 16' Tolko OSB Rim	1	1



CONTRACTOR TO VERIFY THAT ALL ROOF LOADS BEAR ON EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE.

BEAM/DOUBLE JOIST REQUIRED @ POINT LOADS ABOVE

BEAM CHANGED DUE TO FAILURE

ROOF BEAM MUST BEAR HERE

Framing Connector Summary						
PlotID	Qty	Manuf	Product	Backer Blks	Filler	Web Stiff
H1	9	Simpson	ITS2.06/11.88	No	No	No

Upper Floor Framing Plan
Scale: 1/4" = 1'-0"

This drawing may contain deviations from the original project documents. It is the responsibility of the contractor to notify the project design professional of these deviations to verify conformance with the original design intent of the project. This drawing is for sizing & estimating of the specified engineered wood products.
Joist may be shifted up to 3" if floor panel edge is supported and span rating is not exceeded. DO NOT CUT JOIST FLANGES.

Drawn By:	Checked By:	Release Date:
12/23/2024		

Customer:	COEUR D'ALENE BUILDERS
Job Name:	STACH - 920 PENNSYLVANIA
Level:	UPPER FLOOR
Job #:	CD241346

Address/Lot:
City, State:
Plan/Modif#:

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

Sheet: 2 of 2