

Lumber & Truss Package — Bid Request

Project: Brines Residence, 9218 Henley Street, Lot 5 Golf Vista Estates Phase 1, Victor, ID 83455 **Plan #:** 25-02-053 | South Fork Design Group, LLC | Engineer: Ray McDougal, PE **Owner:** Jeff Brines **Code:** 2018 IRC, Seismic Category D1 **Snow Load:** Per Teton County, ID requirements (verify with engineer — typically 60–80 PSF ground snow load for Victor)

Project Summary

Single-family residence, 4,959 SF finished (2,479 main level + 2,480 basement) plus 840 SF attached garage. Full basement with 9' ceilings (unfinished at this phase). Main level with 9' plate height throughout, vaulted ceilings in great room/dining/kitchen. Complex roof with multiple pitches (4/12, 6/12, 7/12, 8/12), manufactured trusses, parallel chord trusses, overbuild zones, and a decorative timber truss at the front entry.

Requesting a complete material package bid and engineered truss package. Full plan set (18 sheets) available for detailed takeoff. The specs below are pulled from the plans to help you scope it — they are not a substitute for your own takeoff from the drawings.

1. Floor Framing System (S-201)

The main floor spans the full basement footprint (~54' x 46' with offsets). The basement is open below, with a central glulam beam carrying the floor joists.

- **Floor joists:** 11-7/8" I-Joist 210 @ 16" O.C. over pressure-treated sill plate
- **Main beam:** 5-1/2" x 16-1/2" Glulam 24F-V4 (Douglas Fir, 2400 PSI), below floor joists
- **Subfloor:** 3/4" T&G OSB per manufacturer's spec, glued and nailed (10d ring shank nails, 3/12 spacing)
- **Stair opening headers:** (2) 1-3/4" x 11-7/8" 1.9E LVL each side of stair blockout
- **Stair opening hangers:** Simpson MIU3.56/11
- **Squash blocking:** At all points where bearing loads transfer through the floor from above
- **Rim board / band joist:** Per I-joist manufacturer requirements

Note: Sill plate over foundation walls is pressure-treated. Provide sill seal gasket material.

2. Basement Level Framing (S-301)

The basement is unfinished, but the structural wall framing within the basement is part of this package.

- **Basement wall studs:** 2x6 @ 16" O.C., double top plate

- **Anchoring:** 5/8" Titen HD anchors @ 6' O.C. to foundation walls
- **Columns per schedule:**
 - C2: (4) 2x4 SPF #2 or better
 - C3: (5) 2x4 SPF #2 or better
 - C8: Per plan (verify — appears on basement framing)
- **Headers:**
 - H1: (2) 2x10 SPF

3. Main Level Wall Framing (S-302, R-101, G-102)

- **Exterior walls:** 2x6 @ 16" O.C., U.N.O. (per G-102 general framing notes)
- **Rear wall (tall gable section):** 1-1/2" x 5-1/2" LSL studs @ 16" O.C. (per R-101 detail — this wall extends to the gable peak and requires the dimensional stability of LSL)
- **Interior bearing walls:** 2x4 or 2x6 as indicated on framing plans
- **Interior non-bearing partitions:** 2x4 @ 16" O.C. (typical)
- **Plate height:** 9'-1 1/8" (9' finished ceilings)
- **Double top plates** on all bearing walls; single top plate where engineering allows

Wall Sheathing & Shear Walls

- **Shear wall SW2 (exterior):** 7/16" OSB with 8d nails @ 4" O.C. all panel edges & 12" O.C. field (no staple option)
- **General wall sheathing:** 7/16" OSB or per code minimum
- **Water-resistant barrier:** Over all exterior sheathing (material by others, but sheathing in this package)

Header Schedule (per R-101 / S-302)

ID	Ply	Size	Material
H1	2	2x10	SPF
H3	2	1-3/4" x 9-1/2"	1.9E LVL
H4	2	1-3/4" x 11-7/8"	1.9E LVL
H7	2	2x8	SPF

ID	Ply	Size	Material
H9	N/A	5-1/2" x 9"	24F-V4 Glulam

Column Schedule (per S-302)

ID	Material
C2	(4) 2x4 SPF #2 or better
C3	(5) 2x4 SPF #2 or better
C4	(3) 2x6 SPF #2 or better
C5	6x6 SPF #1 or better
C9	6x6 DF-L #1 or better

Opening Framing (per R-102 Detail 205)

Opening Size	King Studs	Bearing Studs
Less than 4'	(1)	(1)
4' to 8'	(2)	(2)
8' to 12'	(3)	(3)

4. Roof Truss Package (S-401, A-301 Sections)

This is a complex roof with multiple truss types, pitches, and overbuild conditions. **Trusses must be designed and engineered by the truss manufacturer** to meet all design loads including snow, drift, wind, seismic (D1), and any point loads indicated on the framing plan.

Truss Types Required

- **Standard manufactured trusses** — Multiple zones across the main roof
- **Parallel chord trusses** — Over the great room/dining area (vaulted ceiling below)
- **Mono trusses** — Over the master bedroom wing (4/12 pitch)
- **Girder truss** — Supporting perpendicular trusses at roof plane transitions

- **Structural gable end truss** — At gable ends (per S-401)

Roof Pitches

- 4/12 (mono truss section — master bedroom wing)
- 6/12 (multiple areas — hips and secondary planes)
- 7/12 (central roof — over garage/entry)
- 8/12 (main roof — great room, bedrooms, primary ridge)

Truss Design Requirements (per G-102)

- Designed and engineered by supplier to meet all design loads as indicated on framing plan, including drifting snow loads, wind loads, and equipment loads
- Truss manufacturer to provide truss-to-truss connection details
- Gang studs under all girder trusses — ply to match ply of girder truss, U.N.O.
- Extend truss tails 1' addition (per S-401 note — see section detail)
- Overbuild per manufacturer at all transition zones (multiple areas noted on S-401)

Ridge Heights (from A-301 Sections)

- T.O. Ridge (main): 24'-6 5/8" from T.O. footing
- T.O. Ridge (bedroom wing): 20'-3 3/16" from T.O. footing
- T.O. Plate (garage): 20'-1 1/8" from T.O. footing

Provide: Sealed engineered truss drawings, full truss package delivery, and loading plan/sequence. Include any special bracing requirements or temporary support requirements in the truss engineering package.

5. Roof Decking & Overbuild Framing (S-401, R-102)

- **Roof decking:** 5/8" OSB with 16-gauge staples or better @ 3/12 spacing (per G-102 Roof Framing Note #5)
- **Overbuild rafters:** 2x4 overbuild rafters per manufacturer at all overbuild zones (see Detail 302, R-102 — spans per snow load table)
- **Conventional rafters at garage porch:** 2x6 @ 16" O.C. with birdsmouth cut or Simpson VPA (per S-401 note)
- **Heavy timber rafters (garage front):** 6" x 10" D.F.-L #1 or better (3 rafters per S-401)
- **Ridge beam at garage porch:** Per detail 307, R-102

6. Timber Truss & Heavy Timber Elements (R-102 Detail)

A decorative/structural timber truss is called out at the front entry. Include the following heavy timber members:

- 8x8 D.F.-L #1 or better (truss chords)
- 6x8 D.F.-L #1 or better (truss webs)
- 6x10 D.F.-L #1 or better (truss beam)
- 6x6 D.F.-L #1 or better (timber posts — carrying truss to bearing)
- Decorative blocks per detail
- Hardware: (2) 5/8" split lag bolts per connection, 10" #6 rebar drift pins

Note: Confirm with owner whether timber truss members should be rough-sawn, S4S, or hand-hewn finish. This affects pricing significantly.

7. Stair Package (G-102 Notes, R-102 Detail 206)

- **Stringers:** (3) 1-1/4" x 11-7/8" LVL per stairway (required per G-102 Note 7)
 - **Treads & risers:** 15 treads, 10" run, 7-25/64" rise (builder to field verify final rise and run)
 - **Stair width:** Min 36" clear with max handrail projection of 4-1/2" on either side
 - **Headroom:** Min 6'-8" from nosing line
 - **LVL dropped to match stringers** (per Detail 206, keynote 11)
 - **Rim board** at stair opening per detail
 - **Simpson slope-able hangers** at stringer-to-header connections (per Detail 206, keynote 8)
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8. Simpson Hardware & Connectors

The plans call out specific Simpson hardware throughout. **Include all Simpson hardware in your package bid or quote it as a separate line item.** This is a significant cost center and we need it priced clearly.

Foundation / Hold-Down Hardware (per S-101)

Simpson ID	Qty	Notes
HDU5	7	Hold-downs
STHD10KJ	14	Strap ties

Simpson ID	Qty	Notes
ABU88Z	2	Adjustable post base
CPT66Z	3	Column post tie

Framing Hardware (per plan details)

- **Simpson H1 ties** — One per truss (every truss, per G-102 Roof Note #3)
- **Simpson H1.56 clips** — (3) per girder truss (per G-102 Roof Note #9)
- **Simpson MIU3.56/11** — Joist hangers at stair blockout (per S-201)
- **Simpson VPA** — Ridge-to-rafter connections where called out (per S-401)
- **Simpson SDWS 16300** — Truss screws or better, min 4" penetration into ridge (per Detail 307)
- **Anchor bolts:** A36/F1554 Grade 36 or better, 5/8" w/ 7" embed @ 32" O.C. (per foundation notes)
- **Additional hangers, straps, ties** as determined by truss engineering and framing plan details

Note to bidder: The foundation hardware (HDU5, STHD10KJ, ABU88Z, CPT66Z) needs to be on-site before the concrete pour for embeds. Coordinate delivery timing accordingly — this is a separate delivery from the main lumber drop.

9. Fasteners & Adhesives

Include or quote separately:

- 10d ring shank nails (subfloor — 3/12 nailing pattern)
- 8d nails (shear wall — 4"/12" pattern)
- 16d sinkers (general framing)
- 16-gauge staples (roof decking — 3/12 pattern)
- Subfloor adhesive (per I-joist manufacturer — compatible with T&G OSB)
- Sill seal gasket
- Construction adhesive for engineered wood per manufacturer specs

10. Items NOT in This Package

The following are specifically excluded — do not include in your bid:

- Concrete, rebar, and foundation materials (separate concrete scope)

- Roofing materials (shingles/metal, underlayment, ice & water shield — separate roofing scope)
 - Siding and exterior trim
 - Windows and doors (TBD per schedules on A-101/A-102 — separate bid)
 - Insulation
 - Drywall / interior finish
 - Plumbing, electrical, HVAC
 - Basement finish framing (future scope — basement is unfinished)
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11. Delivery & Logistics

- **Site:** 9218 Henley Street, Victor, ID 83455 (Golf Vista Estates Phase 1, Lot 5)
 - **Access:** Confirm truck access and staging area with owner before delivery
 - **Delivery phasing:** Owner prefers phased delivery if possible to reduce site exposure:
 - **Phase 1 (pre-concrete):** Foundation hardware (Simpson hold-downs, anchor bolts, embeds)
 - **Phase 2 (post-foundation):** Floor system (I-joists, glulam beam, subfloor, rim board, sill plate)
 - **Phase 3 (framing start):** Wall lumber, sheathing, headers, engineered wood
 - **Phase 4 (walls up):** Truss package, roof decking, overbuild framing, timber truss elements
 - **Boom truck delivery:** Required for truss package at minimum. Confirm if standard delivery or boom for all phases.
 - **Material protection:** All engineered wood (I-joists, LVL, glulam) must arrive wrapped and be stored off-ground. Lumber yard responsible for condition at delivery; site protection after unloading is builder's responsibility.
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12. Bid Format Requested

Please provide:

1. **Itemized material package** broken into the categories above (floor system, wall framing, roof/truss, hardware, fasteners, timber elements, stairs) — not just a lump sum
2. **Truss engineering** — Include cost of truss design, sealed drawings, and delivery. Identify truss manufacturer.
3. **Delivery cost** — Per phase and total. Note any boom truck surcharges.
4. **Lead times:**
 - Lumber/engineered wood: _____ weeks from order

- Truss package (design + fabrication + delivery): _____ weeks from order
- Simpson hardware: _____ weeks from order

5. **Price hold duration** — How long is this quote valid?
 6. **Substitution policy** — If quoting alternative products (e.g., different I-joist brand, alternative to specified LVL), identify clearly and confirm engineering equivalence.
 7. **Terms** — Net 30, deposit required, progress billing, etc.
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13. Questions for Bidder to Address

- What is your recommended I-joist brand/series for the 11-7/8" 210-series spec? (Weyerhaeuser TJI 210, LP SolidStart, equivalent?)
 - Can the glulam beam ship in one piece at the required length, or will it need a field splice? If spliced, where does the engineer allow it? (Bidder to coordinate with engineer if needed.)
 - What is the truss manufacturer's typical turnaround in the Teton Valley market right now? We need realistic timelines.
 - Do you stock 1-1/2" x 5-1/2" LSL studs or is that a special order? (Required for rear wall per R-101.)
 - Confirm availability of all Simpson hardware called out — any long-lead items?
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Plans & Documents Available

Full 18-sheet plan set provided for takeoff, including:

- A-101 / A-102: Basement & Main Level Architectural Plans
- A-201 / A-202: Elevations
- A-301: Building Sections (4 sections with dimensions)
- S-101: Foundation Plan (footing schedule, wall schedule, Simpson tie schedule)
- S-201: Main Level Floor Framing
- S-301: Basement Level Wall Framing
- S-302: Main Level Wall Framing (shear wall, column, header schedules)
- S-401: Roof Framing Plan
- R-101: Rear Wall Detail (LSL stud callout, header locations)
- R-102: Construction Details (eave, gable, overbuild, timber truss, stair, attic access, opening framing)
- G-102: General Notes (framing specs, code references, material requirements)

Contact Jeff Brines to arrange plan set delivery and site visit.