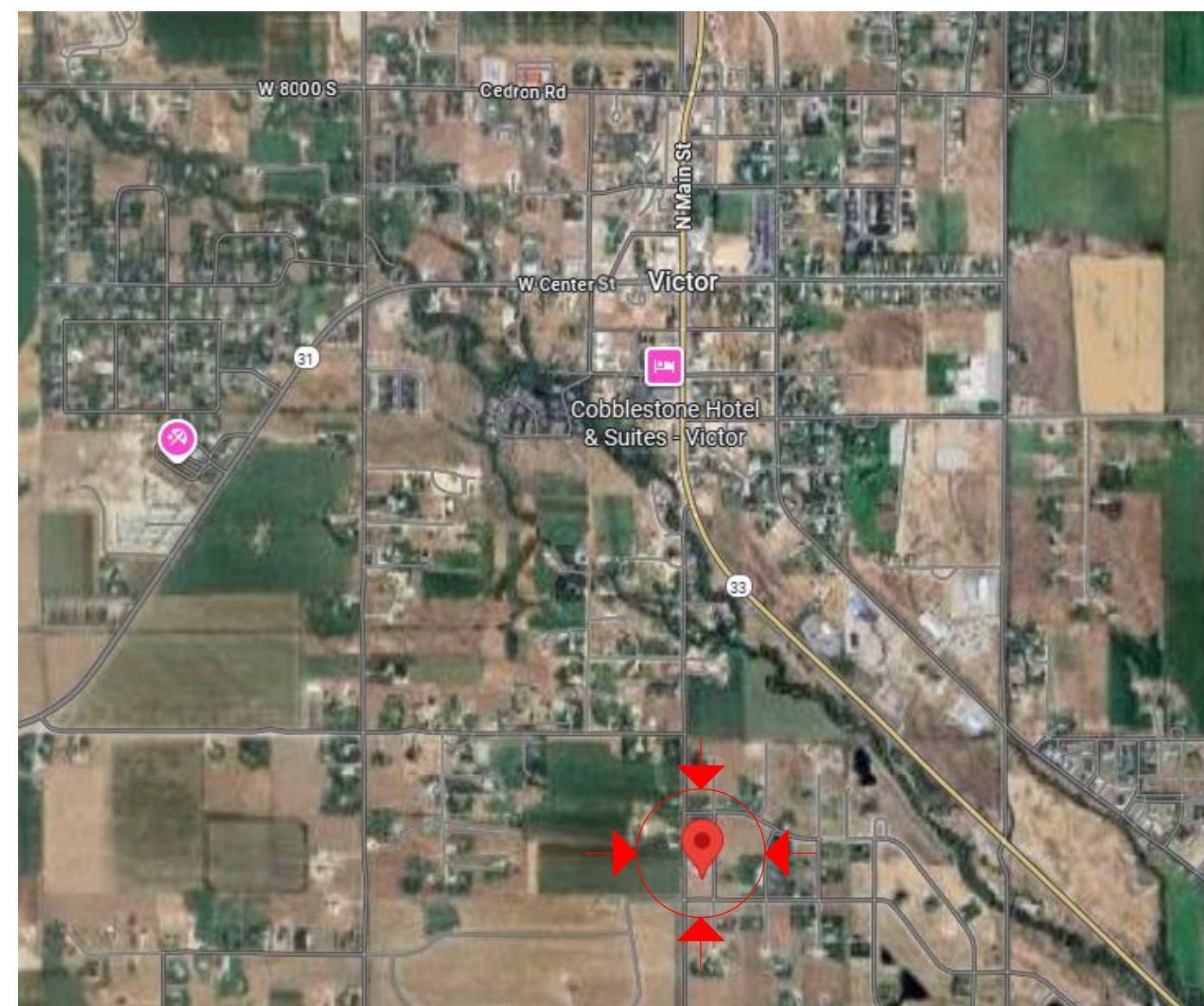




Brines Residence



5 VICINITY MAP
NOT TO SCALE

43.58971, -111.11094

FINISHED SQUARE FOOTAGE	
ID	AREA
MAIN FLOOR	2,479
BASEMENT	2,480
	4,959 ft ²

UNFINISHED SQUARE FOOTAGE	
ID	AREA
GARAGE	840
	840 Ft ²

LOCATION:	VICTOR, ID
ROOF SNOW:	85 PSF
GROUND SNOW:	99 PSF
WIND SPEED:	115 MPH
EXPOSURE:	C
FROST DEPTH:	36"
SEISMIC:	D1
Ss	0.81
S1	0.23
SDS	0.69
SD1	0.4
REGULATION:	IRC 2018

INDEX OF SHEETS

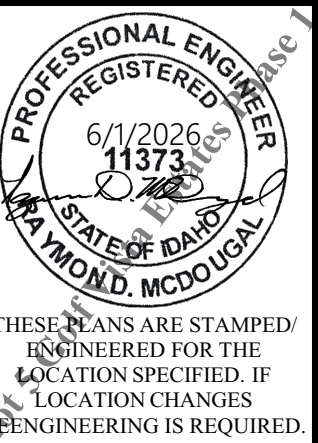
G-101	COVER SHEET
G-102	GENERAL NOTES
C-101	SITE INFO
C-102	RECORDED SURVEY
A-101	BASEMENT LEVEL
A-102	MAIN LEVEL
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	SECTIONS
S-101	FOUNDATION
S-201	FLOOR FRAMING
S-301	BASEMENT WALL FRAMING
S-302	MAIN WALL FRAMING
S-401	ROOF FRAMING
R-101	WALL DETAIL
R-102	DETAILS
E-101	MEP MARKUP PLAN

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236

SOUTH FORK
DESIGN



THESE PLANS ARE STAMPED AND ENGINEERED FOR THE LOCATION SPECIFIED. IF LOCATION CHANGES REENGINEERING IS REQUIRED.

REVISION DATE	DESCRIPTION

G-101

PLN# 25-02-053

GENERAL STRUCTURAL NOTE:

- (IBC SECTION 101.3) THE STRUCTURAL SYSTEMS AND MEMBERS DEPICTED HEREIN HAVE BEEN DESIGNED PRIMARILY TO SAFEGUARD AGAINST MAJOR STRUCTURAL DAMAGE AND LOSS OF LIFE, NOT TO LIMIT DAMAGE OR MAINTAIN FUNCTION.
- THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEER'S IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. NOT EVERY CONDITION OR FRAMING ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS.
- WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY REFERENCED ON THE PLANS BUT SHALL APPLY NONETHELESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
- ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION
- INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018 EDITION
- ACI 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- NATIONAL DESIGN SPECIFICATION (NDS) & SUPPL. FOR WOOD CONST. - 2018 EDITION
- SPECIAL DESIGN PROVISION FOR WIND & SEISMIC - 2015 EDITION
- ASCE 7-16 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

GENERAL NOTES

- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED BY THE BUILDER.
- ANY PROPOSED FIELD CHANGES SHALL HAVE PRIOR APPROVAL FROM THE ENGINEER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATION FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- INSTALL SIMPSON HARDWARE AS PER MANUFACTURERS REQUIREMENTS.
- DETAILS ARE REPRESENTATIONS/ DEPICTIONS ONLY. FOLLOW WRITTEN CALLOUTS.
- NO CHANGES PERMITTED WITHOUT EXPRESS WRITTEN PERMISSION OF ENGINEER OF RECORD.
- (2018 IRC CHAPTER 14) HEATING & COOLING EQUIPMENT / APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

FOUNDATION NOTE:

- SEE FOUNDATION WALL SCHEDULE FOR FOUNDATION WALL SIZE, REBAR SPACING, & J-BOLT/ ANCHOR LOCATIONS.
- PRESSURE TREATED SILL PLATE AT PERIMETER OF FOUNDATION
- SEE FOOTING SCHEDULE FOR FOOTING SIZE AND REBAR PLACEMENT. ALL FOOTINGS TO BEAR ON APPROVED STRUCTURAL FILL OR UNDISTURBED SOIL.
- (IBC 1806.2) FOOTING DESIGN IS BASED ON SOIL LOAD-BEARING CAPACITY OF 1500 PSF BASED ON A CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT. IF CONTRACTORS ENCOUNTER EXPANSIVE SOILS OR OTHER PROBLEMS, THE SITE MUST BE APPROVED BY A SOILS ENGINEER PRIOR TO POURING FOOTINGS IN THAT AREA. BEAR FOOTING ON SAME TYPE OF UNDISTURBED SOIL OR ROCK THROUGHOUT THE ENTIRE STRUCTURE.
- CONCRETE FOR FOOTINGS AND FOUNDATION WALLS TO HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. 2500 PSI USED IN DESIGN, THEREFORE NO SPECIAL INSPECTIONS ARE REQUIRED.
- LAP REBAR SPLICES IN ACCORDANCE WITH 2018 IRC 403.1.5.4. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF 1/5 THE REQUIRED LAP LENGTH AND 6 INCHES.
- REINFORCING STEEL SHALL BE GRADE 60 FOR ALL REBAR.
- (2018 IRC SECTION 406) DAMP PROOF FOUNDATION WALLS IN ACCORDANCE TO SECTION 406.
- CRAWL SPACE VENTILATION @ 1:150 RATIO & PLACE (1) VENT WITHIN 3' OF EACH CORNER.
- (2018 IRC R408.4) 18" X 24" MINIMUM CRAWLSPACE ACCESS HOLE.
- THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3.5" (98 MM), A6-MIL (0.006 INCH; 0.15 MM) POLYETHYLENE VAPOR RETARDER. CONTROL JOINTS @ 25' O.C. MAX EA. DIR. OR CENTERED PER OWNER PREFERENCE.
- COMPLY W/ ACI 306R COLD WEATHER CONCRETE STANDARDS IF THE MEAN DAILY TEMPERATURE IS EXPECTED TO DROP BELOW 40°F FOR 3 OR MORE SUCCESSIVE DAYS. DO NOT PLACE CONCRETE AGAINST FROZEN EARTH.
- COMPLY WITH ACI 305R HOT WEATHER CONCRETE STANDARDS.
- CONTROL JOINTS IN LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED IN CHECKERBOARD FASHION IN LENGTHS NOT TO EXCEED 20 FEET IN ANY DIRECTION.
- ALL CONSTRUCTION JOINTS SHALL BE LOCATED AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE, U.N.O ON THE DRAWINGS. ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH THE JOINTS.
- ANCHOR BOLTS SHALL BE A36/ F1554 GRADE 36 OR BETTER. CONTRACTOR SHALL COMPLY WITH FOUNDATION ANCHORAGE PER IRC 2018 R403.1.6(.1)
- (2018 IRC R403.1.3.1) CONTRACTOR SHALL COMPLY WITH CONCRETE STEM WALLS WITH CONCRETE FOOTINGS FOR REINFORCEMENT U.N.O ON FOUNDATION WALLS
- (2018 IRC R403.1.3.5.3) ALL REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH TIE WIRE OR OTHER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING THE CONCRETE PLACEMENT OPERATION. CAST AGAINST EARTH SHALL HAVE A MIN. COVER OF 3", REMOVABLE FORMS THAT WILL BE EXPOSED TO EARTH OR WEATHER SHALL BE 1.5" FOR NO. 5 BARS AND SMALLER, AND FOR NO. 6 BARS AND LARGER, 2". FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL NOT BE EXPOSED TO THE EARTH OR WEATHER, AND FOR CONCRETE CAST IN STAY-IN-PLACE FORMS, MIN. COVER SHALL BE 3/4".

EXCAVATION, BACKFILL, AND GRADING:

- ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL, OR ENGINEERED FILL TO COMPACTION OF 95% IN 8" LIFTS. SHALLOW FOUNDATIONS SHALL COMPLY WITH (IBC 1809).
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST LINE.
- (R401.3) FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'.
- (2018 IRC R404.1.7) BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- ALL RETAINING WALLS REQUIRE DRAINAGE PER R405.1; CONNECT TO APPROVED DISCHARGE POINT. APPROVED FILTER MEMBRANE REQUIRED AROUND PERFORATED PIPE OR COVERING SURROUNDING ROCK (R405.1 FOR OTHER DRAIN TYPES AND MATERIALS)

GENERAL FRAMING NOTE:

- EXTERIOR WALL FRAMING SHALL BE CONVENTIONAL 2x6 FRAMING @ 16" O.C. U.N.O.
- IF LUMBER GRADING IS NOT SPECIFIED, ASSUME SPF#2 OR BETTER.
- WOOD STRUCTURAL PANELS TO CONFORM TO IBC 2306.3 SHALL BE CONSTRUCTED IN ACCORDANCE WITH SDPWS 4.3.6 & 4.3.7. (SEE SHEAR OR BRACE WALL PANEL SCHEDULE FOR WALL SHEATHING AND FASTENING.)
- ENSURE THAT WALLS TALLER THAN 10' HAVE BLOCKING @ PANEL EDGES AND FIRE BLOCKING.
- ENSURE THAT INTERIOR BEARING WALLS ARE SUPPORTED IN FLOOR BY BLOCKING OR DOUBLE JOISTS.
- ENSURE THAT COLUMNS INDICATED ON MAIN OR UPPER FLOORS ARE DIRECTLY SUPPORTED BY BEAMS OR COLUMNS IN LOWER FLOORS OR SOLID BLOCKING. PROVIDE POSITIVE CONNECTIONS BETWEEN UPPER AND LOWER.
- INSTALL ALL HANGERS, HOLD DOWNS, TIES, AND ANCHORS & CAPS AS SPECIFIED PER MANUFACTURER DOCUMENTATION.
- ENSURE THAT WINDOWS & DOORS ARE FLASHED AND SEALED OVER AN APPROVED WALL/ROOFING MEMBRANE TO ENSURE MOISTURE PROTECTION
- INSTALL SIDING PER MANUFACTURER REQ., INCLUDING RAIN SCREEN OR OTHER APPROVED SIDING.
- ENSURE TIMBER CONNECTIONS ARE ADEQUATELY SUPPORTED AND BRACED WHERE THEY CONNECT TO THE LIGHT FRAME STRUCTURE.
- (IBC 2308.4.2.4) DO NOT NOTCH ANY STRUCTURAL WOOD MEMBER UNLESS SHOWN ON THE DRAWINGS
- INSTALL AND FOLLOW ALL MANUFACTURERS GUIDELINES FOR ENGINEERING WOOD I MEMBERS AND LVL PRODUCTS. DO NOT NOTCH OR CUT FLANGES OF ENGINEERED WOOD I MEMBERS, UNLESS APPROVED PER MANUFACTURER.
- PLYWOOD FACE GRAIN MUST BE PERPENDICULAR TO ITS SUPPORTS.
- WHEREVER POSSIBLE NAILS SHOULD BE DRIVEN PERPENDICULAR TO THE GRAIN INSTEAD OF TOENAIL.
- GLUE-LAMINATED BEAMS SHALL COMPLY WITH THE FOLLOWING:
 - (IBC REPORT 2519) I.B.C. COMBINATION 24F-V4 FOR SIMPLE SPANS, 24F-V8 FOR MULTIPLE SPANS OR CANTILEVER BEAMS. LUMBER SHALL BE DOUGLAS FIR 2400 PSI. CAMBER FOR DEAD LOAD AS SHOWN ON DRAWINGS.
 - FAILURE OF GLUE-LAMINATED BEAM PLACEMENT REQUIRES MANUFACTURER CONSULTING WHETHER REMOVAL OF BEAM IS NECESSARY.
 - WET USE ADHESIVES SHALL BE USED ON ALL GLULAM MEMBERS SUBJECTED TO POSSIBLE MOISTURE.

DECKS:

- (R507) WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH SECTION 507. (SEE FLOOR FRAMING PAGE FOR DECK SIZING AND MATERIAL TYPE)
- (R317) WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER, WOOD FRAMING LESS THAN 18" ABOVE GRADE SHALL BE IN COMPLIANCE WITH R317.1 (IRC 2018). CONTRACTOR TO VERIFY FINAL HEIGHT FROM FINISHED GRADE.

STAIRS:

- (R311.7.1) MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4-1/2" ON EITHER SIDE OF THE STAIRWAY.
- (R311.7.2) MIN HEAD ROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
- (R311.7.3) MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 151"
- (R311.7.5) MAX RISE = 7-3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN ABSENCE OF NOSING.)
- EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
- A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
- (3) 1-1/4" X 11-7/8" LVL STRINGERS REQUIRED AT ALL STAIRWAYS.
- (R302.7) MIN OF 1/2" GYPSUM WALL BOARD ON ALL ACCESSIBLE WALLS AND ENCLOSED UNDERSIDE OF STAIRS

RAILINGS:

- HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS. SEE (SECTION R311.7.8.5) FOR GRIP SIZE OPTIONS (REFERENCE 2018 IRC R311 & R312)
- PROVIDE 1-1/4" TO 2-5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD.
- HANDRAILS DEEPER THEN 2-5/8" SHALL HAVE A FINGER GROOVE 3/4" X 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS AND LANDING, THAT ARE LOCATED MORE THAN 30" ABOVE LEVEL BELOW. GUARD HEIGHT SHALL NOT BE LESS THAN 36"
- GUARD RAIL SHALL HAVE INTERMEDIATED RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

ROOF FRAMING NOTE:

- ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY SUPPLIER TO MEET THE DESIGN LOADS HEREIN INDICATED IN ADDITION TO ANY AND ALL DRIFTING LOADS, WIND LOADS, EQUIPMENT LOADS AND OTHER LOADS AS INDICATED ON FRAMING PLAN.
- TRUSS MANUFACTURER TO PROVIDE TRUSS TO TRUSS CONNECTION DETAILS
- SIMPSON H1 TIES OR BETTER @ EA. TRUSS.
- PROVIDE GANG STUDS UNDER ALL GIRDER TRUSSES, PLY TO MATCH PLY OF GIRDER TRUSS U.N.O.
- 5/8 OSB DECKING W/ 16 GAUGE STAPLES OR BETTER @ 3/12 SPACING.
- ICE /WATER BARRIER @ ALL EDGES, EAVES, GABLES, RIDGES & VALLEYS TO 24" OF INTERIOR DIMENSION. (SEE #6 IN WEATHER PROTECTION AND FLASHING SECTION)
- ROOFING FELT (SEE WEATHER PROTECTION AND FLASHING SECTION)
- DRIP EDGE & SHINGLES/METAL PER OWNER/BUILDER.
- (2) SIMPSON H2.5A CLIPS @ EACH GIRDER TRUSS U.N.O.
- PROVIDE ATTIC VENTILATION @ 1:150 OR PER LOCAL CODE. ENCLOSED ATTICS AND RAFTERS SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.

WEATHER PROTECTION / FLASHING:

- INSTALL (1) LAYER OF GRADE "D" OR BETTER (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
- ANY ROOF PITCH BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" FELT OR BETTER UNDERLAYMENT.
- (IRC 2018 R905.1.2 / R905.2.7) INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER.
- INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE TO ALL ROOF VALLEY CONDITIONS.
- INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
- INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK/STONE VENEER.
- INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATION FINISH SYSTEM (EIFS / STUCCO). OVERLAP ALL SEAMS.
- PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATION, (OR BRICK AND EIFS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD ENTERED DWELLING.
- PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
- PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

FIRE PROTECTION AND WARNING:

- (R302.6) PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
- (R302.7) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
- (R302.5.1) DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20MIN WHEN TESTED.
- (R302.5.1) MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS.
- (R314) SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRED IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER.

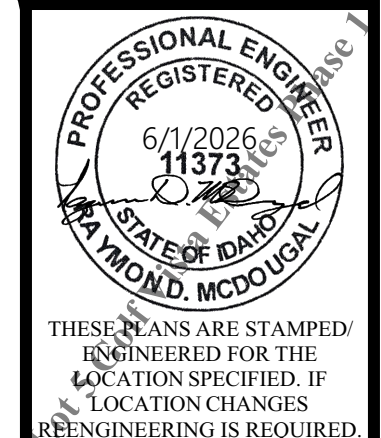
RADON MITIGATION:

- RADON MITIGATION PER IRC AF 101 IN CRAWL SPACE OR UNDER SLAB-ON-GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF. VENT/FAN LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.

ENGINEER: RAY MCDUGAL, PE
 EIT: BA, BR
 DRAWN BY: WBS, LW
 CHKD BY:
 PLOT DATE: 6/1/2026

Jeff Brines
 Lot 5 Golf Vista Estates Phase 1
 Victor, ID

South Fork Design Group, LLC
 127 E. Main St, Suite 111
 Rexburg, ID 83440
 www.southforkdesign.com
 208-852-6236



REVISION DATE	DESCRIPTION

Copyright 2026 | South Fork Design | All Rights Reserved.

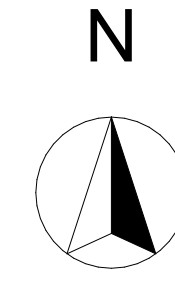
SITE PLAN NOTE:

1. SOUTH FORK DESIGN GROUP DOES NOT PROVIDE SURVEYING, CIVIL ENGINEERING OR GEO TECHNICAL ENGINEERING. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ACQUIRE THESE SERVICES IF APPLICABLE. FINAL PLACEMENT OF STRUCTURE IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
2. U.N.O. THE SITE PLAN IS BASED ON MEASUREMENTS OBTAINED FROM PUBLIC RECORD DOCUMENTS OR GIS SYSTEM INFORMATION AND MAY NOT BE EXACT.
3. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO OBTAIN NECESSARY SURVEY DATA, INCLUDING TOPOGRAPHICAL INFORMATION.
4. LOCATION OF UTILITIES SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION.
5. WHERE SEPTIC AND/OR FRESH WATER WELLS ARE NECESSARY, PERMITS AND LOCATION SHOULD BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION (TYPICALLY HEALTH DEPT)
6. INDICATED LOCATIONS OF SEPTIC, WELL, AND/OR UTILITIES ARE ASSUMED OR SUGGESTED AND SHOULD BE VERIFIED AND APPROVED BY THE OWNER/CONTRACTOR AND THE AUTHORITY HAVING JURISDICTION.

SITE INFO
 SMB BROKERS LLC
 PARCEL NUMBER: RPBO2680000050
 ZONE: RS16, RESIDENTIAL SINGLE FAMILY
 ACRES: 0.46

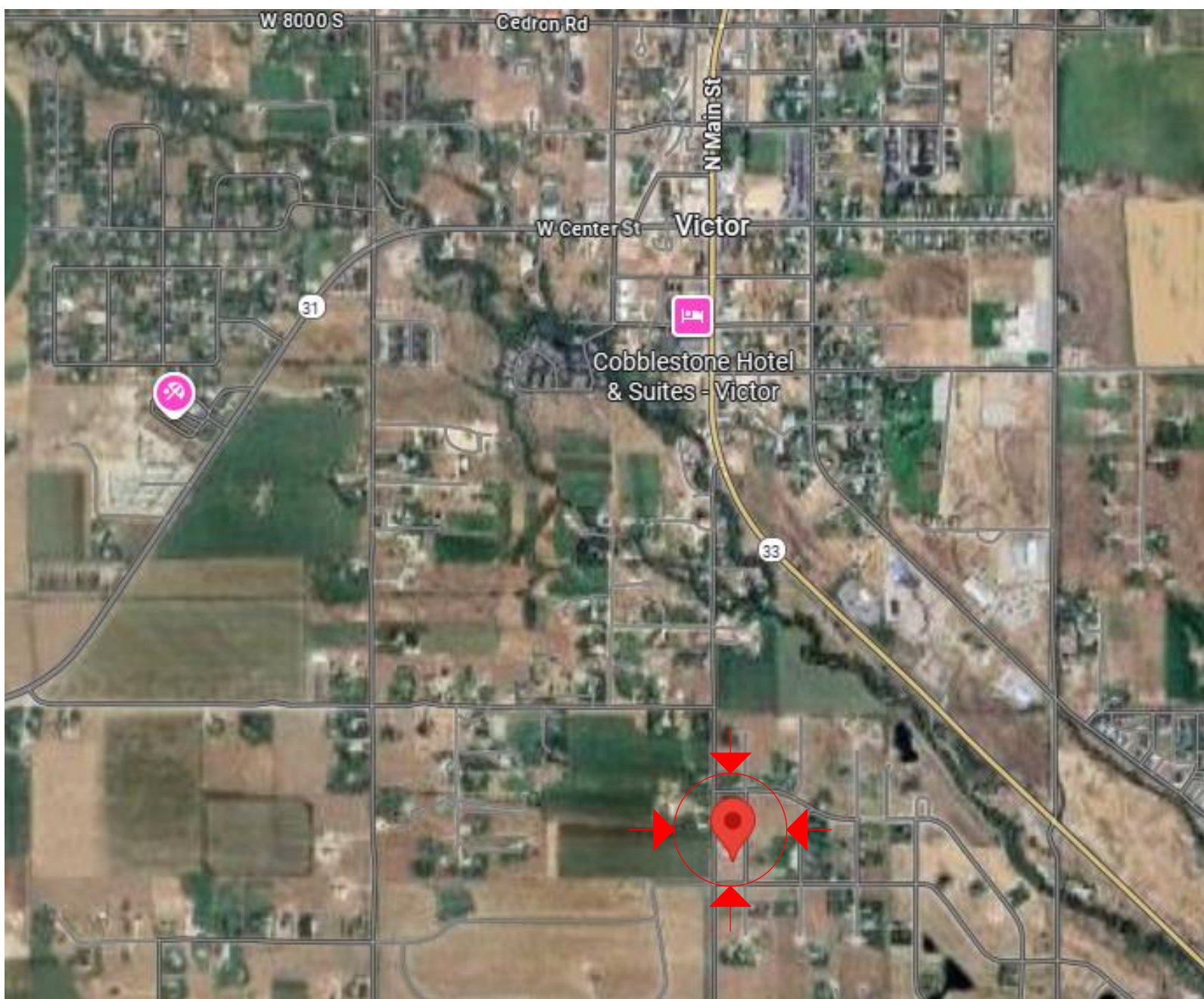
9218 HENLEY STREET
 VICTOR, ID 83455

SETBACKS
 FRONT: 25'
 SIDE INTERIOR: 10'
 REAR: 25'

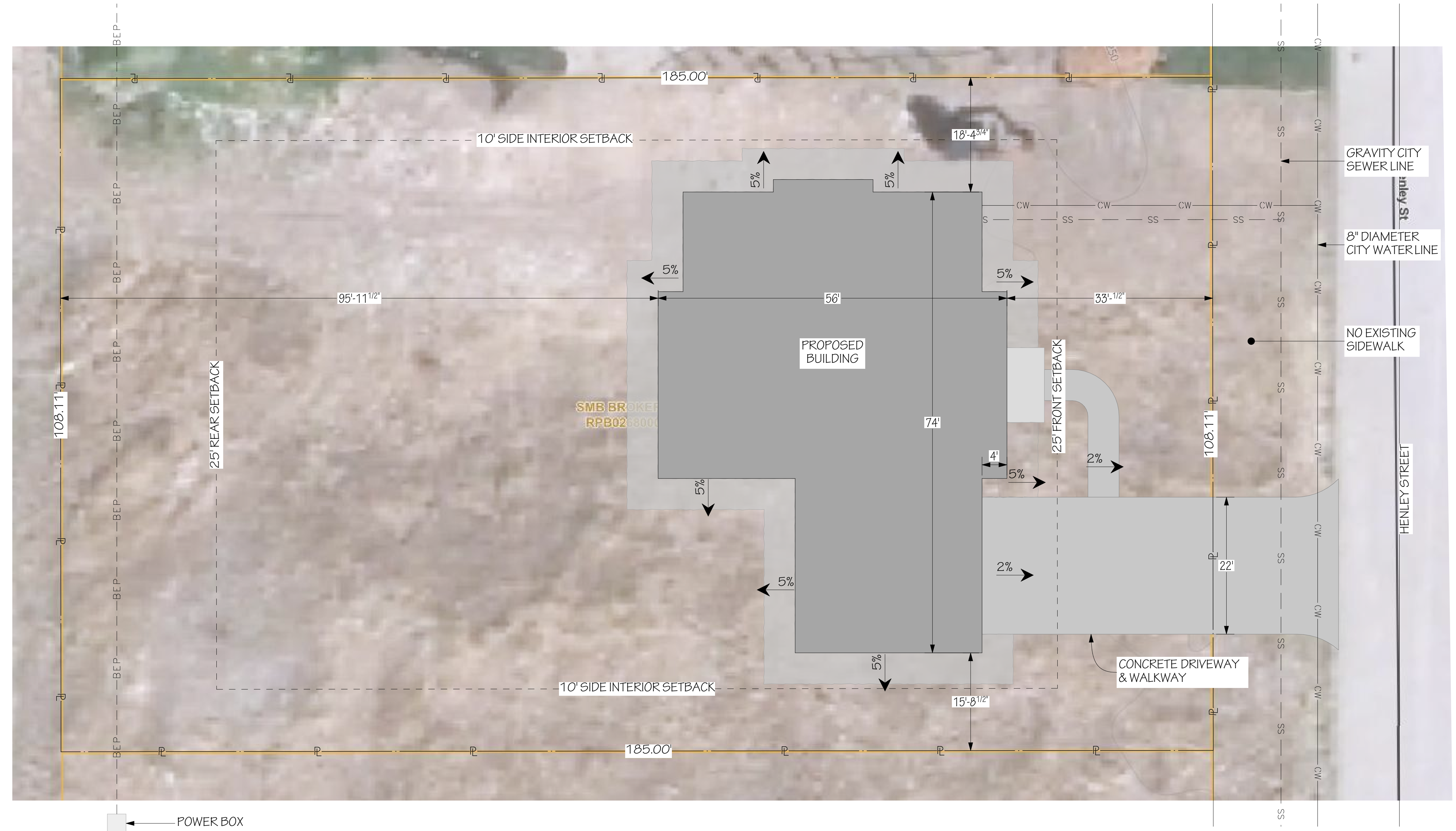


LEGEND

	PROPERTY LINE
	EASEMENT BOUNDARY
	SET BACK
	ELECTRICAL POWER (BELOW GROUND)
	DATA, FIBER, CABLE (BELOW GROUND)
	CITY SANITARY SEWER (BELOW GROUND)
	SEPTIC SUPPLY & LEACH FIELD LINES (BELOW GROUND)
	COLD WATER SUPPLY CITY OR WELL (BELOW GROUND)
	CENTERLINE OF ROAD
	EDGE OF ROAD
	AREA OF DISTURBANCE BOUNDARY
	LOCATION OF EXISTING TREES OR SHRUBBERY



VICINITY MAP
 NOT TO SCALE



ENGINEER: RAY MCDUGAL, PE
 EIT: BA, BR
 DRAWN BY: WBS, LW
 CHKD BY:
 PLOT DATE: 6/1/2026

Jeff Brines
 Lot 5 Golf Vista Estates Phase I
 Victor, ID

South Fork Design Group, LLC
 127 E. Main St, Suite 111
 Rexburg, ID 83440
 www.southforkdesign.com
 208-852-6236



Copyright 2026 | South Fork Design | All Rights Reserved.

SHEET TITLE:	SITE INFO
REVISION DATE	DESCRIPTION

REFERENCE PLAN,
DO NOT SCALE.
SURVEY RECORDED VIA TETON COUNTY (ID) GIS SERVER DATABASE

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

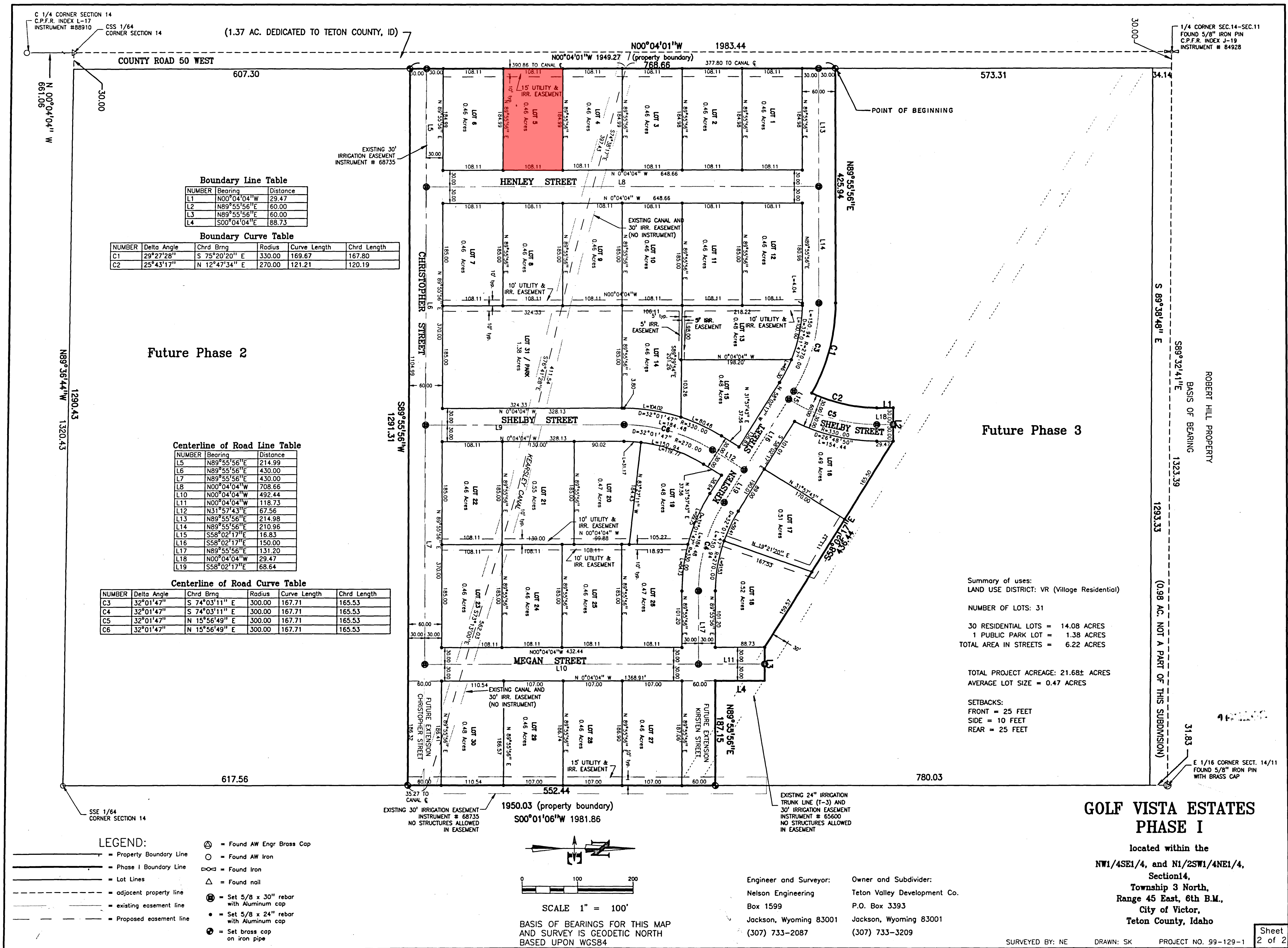
Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



SHEET TITLE:	RECORDED SURVEY
REVISION DATE	DESCRIPTION

C-102
PLN# 25-02-053



Boundary Line Table

NUMBER	Bearing	Distance
L1	N00°04'04"W	29.47
L2	N89°55'56"E	60.00
L3	N89°55'56"E	60.00
L4	S00°04'04"E	88.73

Boundary Curve Table

NUMBER	Delta Angle	Chrd Brng	Radius	Curve Length	Chrd Length
C1	29°27'28"	S 75°20'20" E	330.00	169.67	167.80
C2	25°43'17"	N 12°47'34" E	270.00	121.21	120.19

Centerline of Road Line Table

NUMBER	Bearing	Distance
L5	N89°55'56"E	214.99
L6	N89°55'56"E	430.00
L7	N89°55'56"E	430.00
L8	N00°04'04"W	708.66
L10	N00°04'04"W	492.44
L11	N00°04'04"W	118.73
L12	N31°57'43"E	67.56
L13	N89°55'56"E	214.98
L14	N89°55'56"E	210.96
L15	S58°02'17"E	18.83
L16	S58°02'17"E	150.00
L17	N89°55'56"E	131.20
L18	N00°04'04"W	29.47
L19	S58°02'17"E	68.64

Centerline of Road Curve Table

NUMBER	Delta Angle	Chrd Brng	Radius	Curve Length	Chrd Length
C3	32°01'47"	S 74°03'11" E	300.00	167.71	165.53
C4	32°01'47"	S 74°03'11" E	300.00	167.71	165.53
C5	32°01'47"	N 15°56'49" E	300.00	167.71	165.53
C6	32°01'47"	N 15°56'49" E	300.00	167.71	165.53

Summary of uses:
LAND USE DISTRICT: VR (Village Residential)

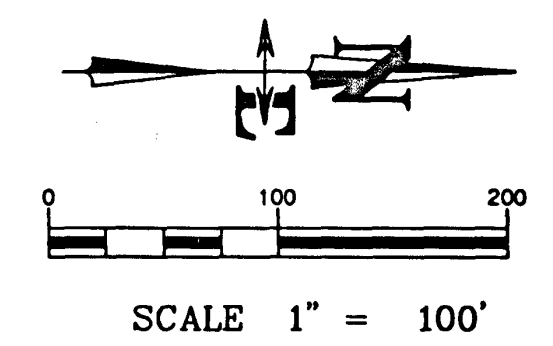
NUMBER OF LOTS: 31

30 RESIDENTIAL LOTS = 14.08 ACRES
1 PUBLIC PARK LOT = 1.38 ACRES
TOTAL AREA IN STREETS = 6.22 ACRES

TOTAL PROJECT ACREAGE: 21.68± ACRES
AVERAGE LOT SIZE = 0.47 ACRES

SETBACKS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 25 FEET

- LEGEND:**
- = Property Boundary Line
 - - - = Phase I Boundary Line
 - = Lot Lines
 - - - = adjacent property line
 - - - = existing easement line
 - - - = Proposed easement line
 - ⊙ = Found AW Engr Brass Cap
 - = Found AW Iron
 - ⊙ = Found Iron
 - ⊙ = Found nail
 - ⊙ = Set 5/8 x 30" rebar with Aluminum cap
 - ⊙ = Set 5/8 x 24" rebar with Aluminum cap
 - ⊙ = Set brass cap on iron pipe



SCALE 1" = 100'
BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS GEODETIC NORTH BASED UPON WGS84

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

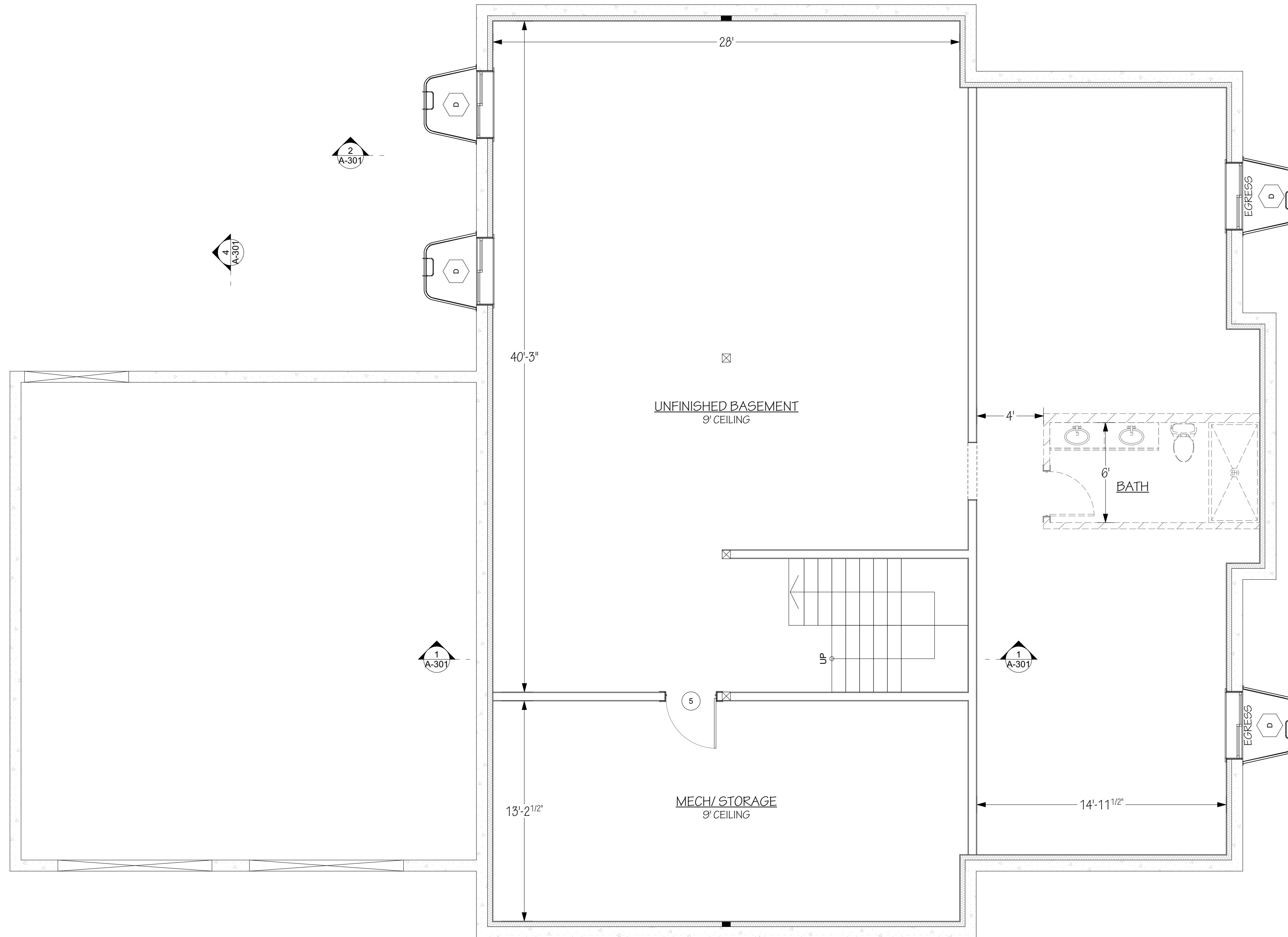
Owner and Subdivider:
Teton Valley Development Co.
P.O. Box 3393
Jackson, Wyoming 83001
(307) 733-3209

**GOLF VISTA ESTATES
PHASE I**
located within the
NW1/4SE1/4, and N1/2SW1/4NE1/4,
Section 14,
Township 3 North,
Range 45 East, 6th B.M.,
City of Victor,
Teton County, Idaho

SURVEYED BY: NE DRAWN: SK PROJECT NO. 99-129-1 Sheet 2 of 2

WINDOW SCHEDULE						
BUILDER/SUPPLIER TO ASSURE WINDOWS COMPLY WITH TEMPERED GLASS AND EGRESS REQUIREMENTS PER IRC						
ID	TYPE	QTY	W	HT	HEAD HEIGHT	NOTES
A	TBD	2	2'	3'	8'	
B	TBD	4	2'-6"	5'	8'	
C	TBD	3	3'	2'-6"	6'-8"	
D	TBD	4	4'	4'	6'-8"	
E	TBD	1	4'	4'-6"	8'	
F	TBD	2	4'	6'	8'	
G	TBD	1	5'	4'-6"	8'	
H	TBD	1	5'	5'	8'	
I	TBD	2	6'	3'	12'-6"	
J	TBD	3	6'	6'	8'	
K	TBD	1	6'	6'	15'-6"	

DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	W	HT	NOTES
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Interior	---	4'	6'-8"	
7	1	Exterior	20 MIN	3'	6'-8"	
8	1	Exterior	---	3'	8'	
9	1	Exterior	---	6'	8'	
10	1	Exterior	---	6'	6'-8"	
11	2	Exterior	---	9'	9'	



BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

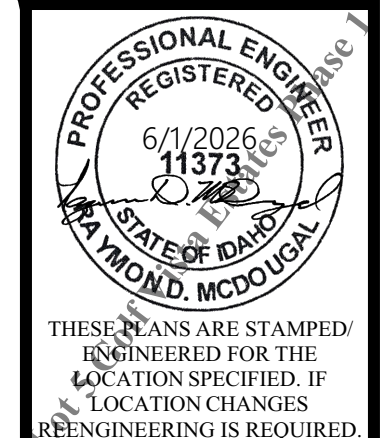
UNFINISHED SQUARE FOOTAGE	
ID	AREA
GARAGE	840
	840 ft ²

FINISHED SQUARE FOOTAGE	
ID	AREA
MAIN FLOOR	2,479
BASEMENT	2,480
	4,959 ft ²

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

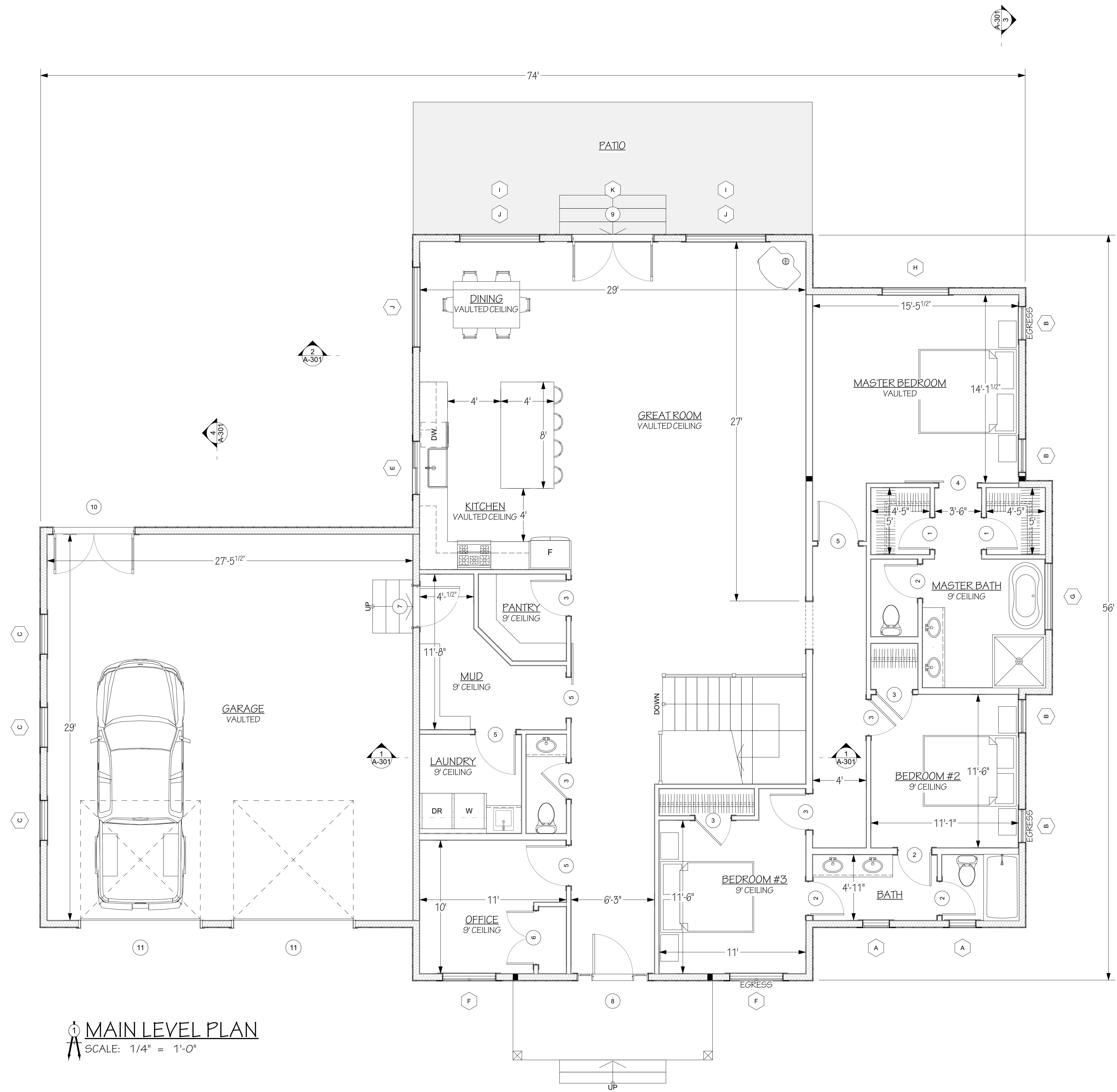
South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



REVISION DATE	DESCRIPTION

WINDOW SCHEDULE						
BUILDER/SUPPLIER TO ASSURE WINDOWS COMPLY WITH TEMPERED GLASS AND EGRESS REQUIREMENTS PER IRC						
ID	TYPE	QTY	W	HT	HEAD HEIGHT	NOTES
A	TBD	2	2'	3'	8'	
B	TBD	4	2'-6"	5'	8'	
C	TBD	3	3'	2'-6"	6'-8"	
D	TBD	4	4'	4'	6'-8"	
E	TBD	1	4'	4'-6"	8'	
F	TBD	2	4'	6'	8'	
G	TBD	1	5'	4'-6"	8'	
H	TBD	1	5'	5'	8'	
I	TBD	2	6'	3'	12'-6"	
J	TBD	3	6'	6'	8'	
K	TBD	1	6'	6'	15'-6"	

DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	W	HT	NOTES
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Interior	---	4'	6'-8"	
7	1	Exterior	20 MIN	3'	6'-8"	
8	1	Exterior	---	3'	8'	
9	1	Exterior	---	6'	8'	
10	1	Exterior	---	6'	6'-8"	
11	2	Exterior	---	9'	9'	



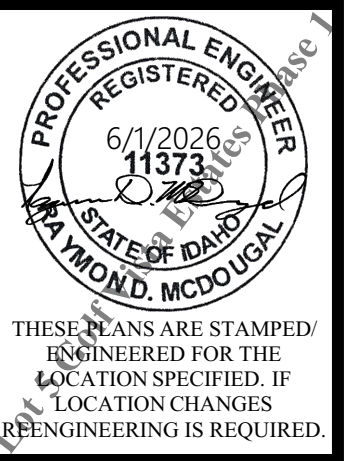
1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

UNFINISHED SQUARE FOOTAGE		FINISHED SQUARE FOOTAGE	
ID	AREA	ID	AREA
GARAGE	840	MAIN FLOOR	2,479
	840 ft ²	BASEMENT	2,480
			4,959 ft ²

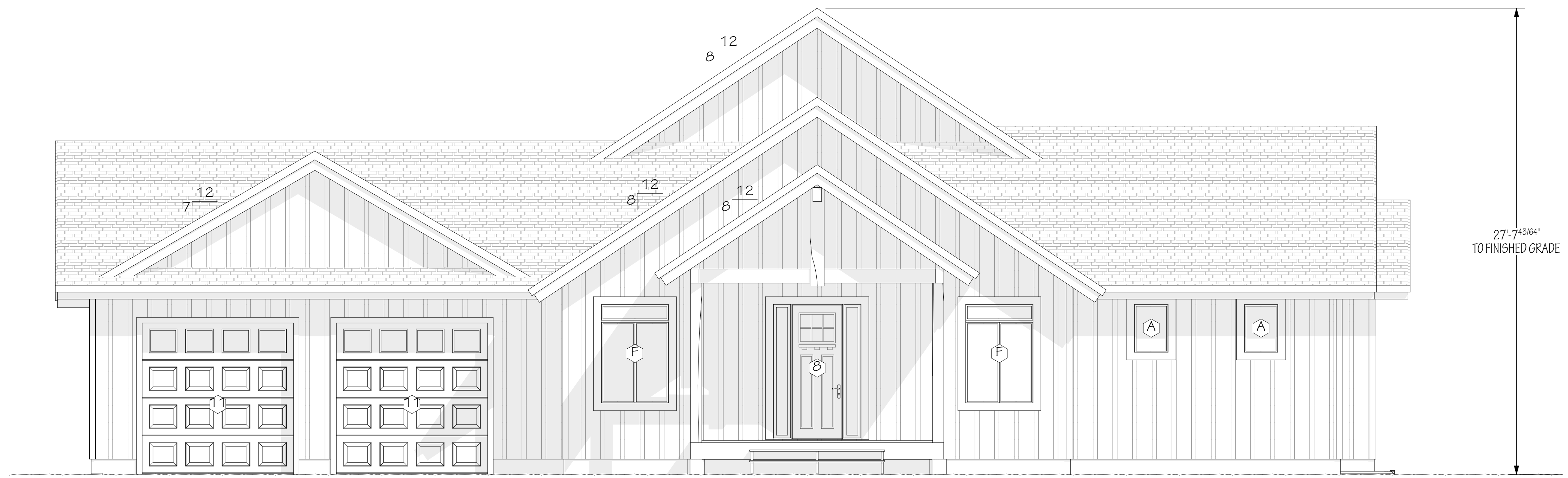
ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



REVISION DATE	DESCRIPTION



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

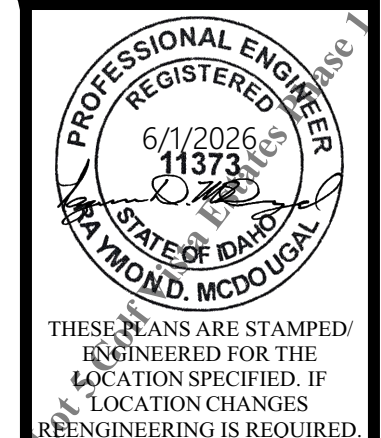


2 BACK ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

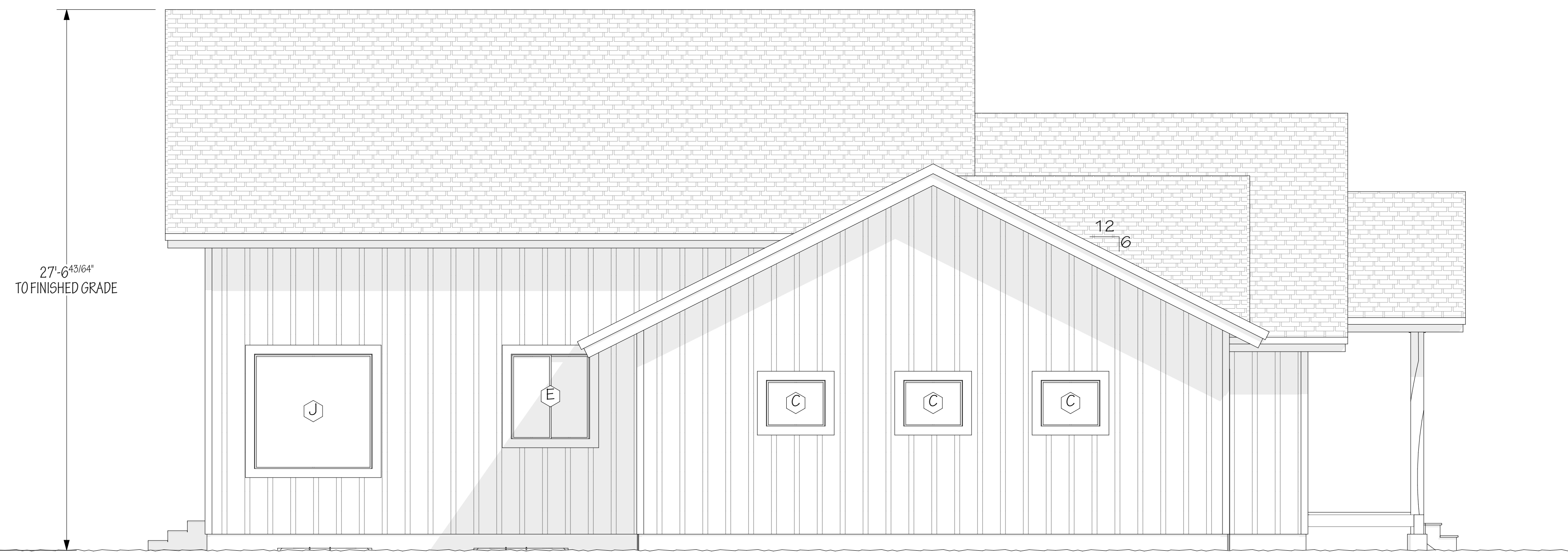
South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



THESE PLANS ARE STAMPED AND ENGINEERED FOR THE LOCATION SPECIFIED. IF LOCATION CHANGES, REENGINEERING IS REQUIRED.

ELEVATIONS	REVISION DATE	DESCRIPTION

ELEVATIONS	REVISION DATE	DESCRIPTION



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



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

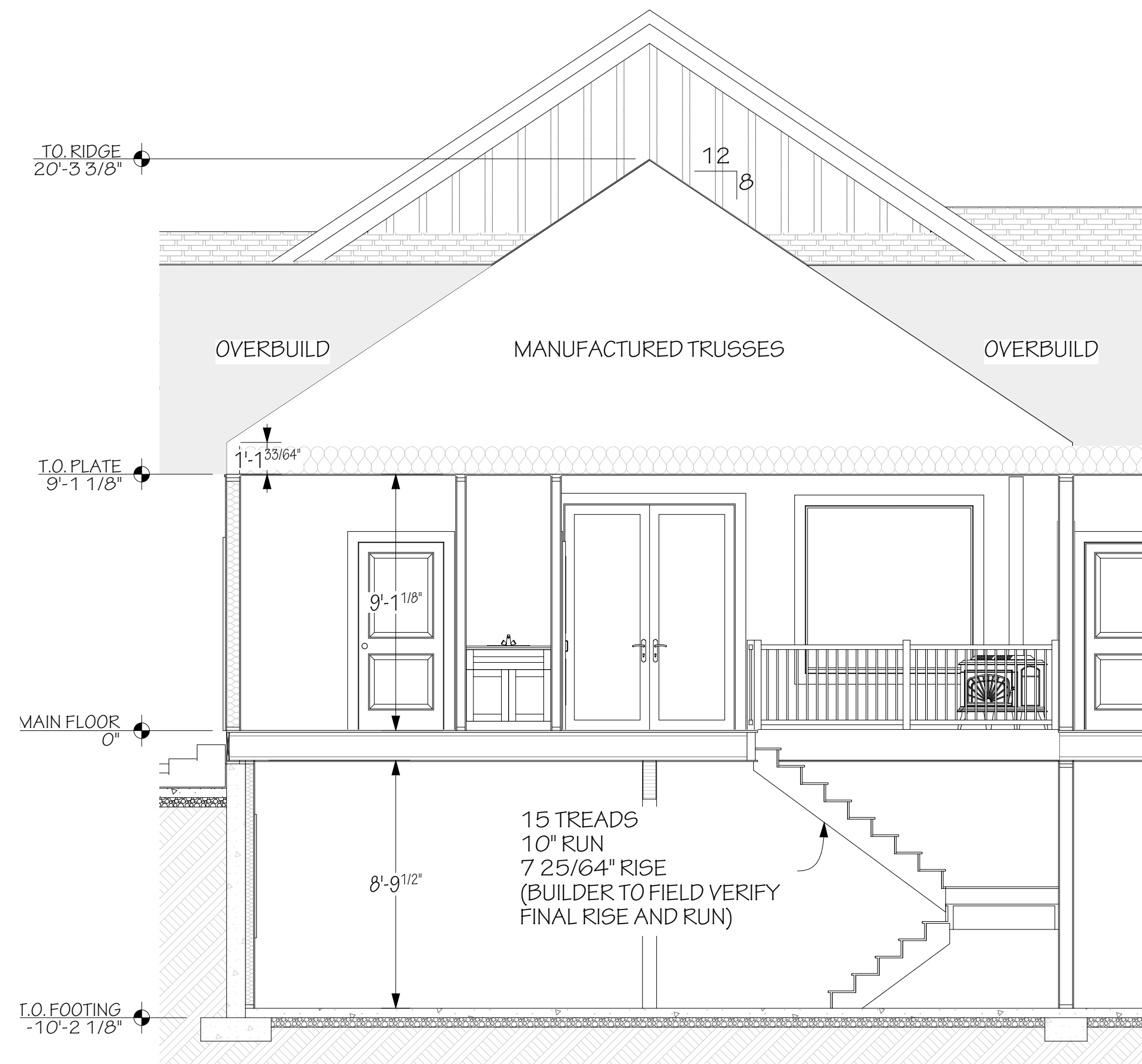
Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236

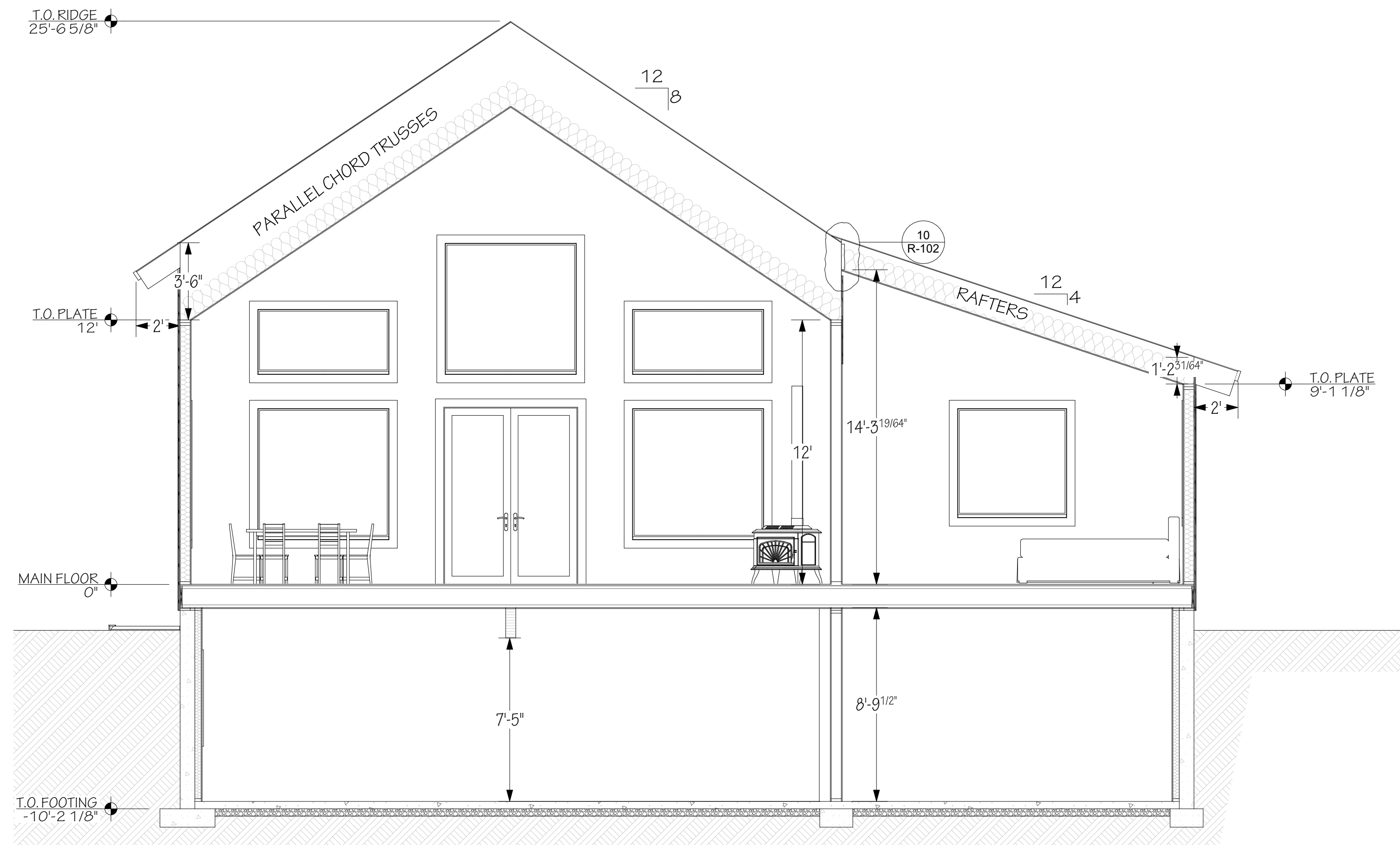


THESE PLANS ARE STAMPED AND ENGINEERED FOR THE LOCATION SPECIFIED. IF LOCATION CHANGES REENGINEERING IS REQUIRED.

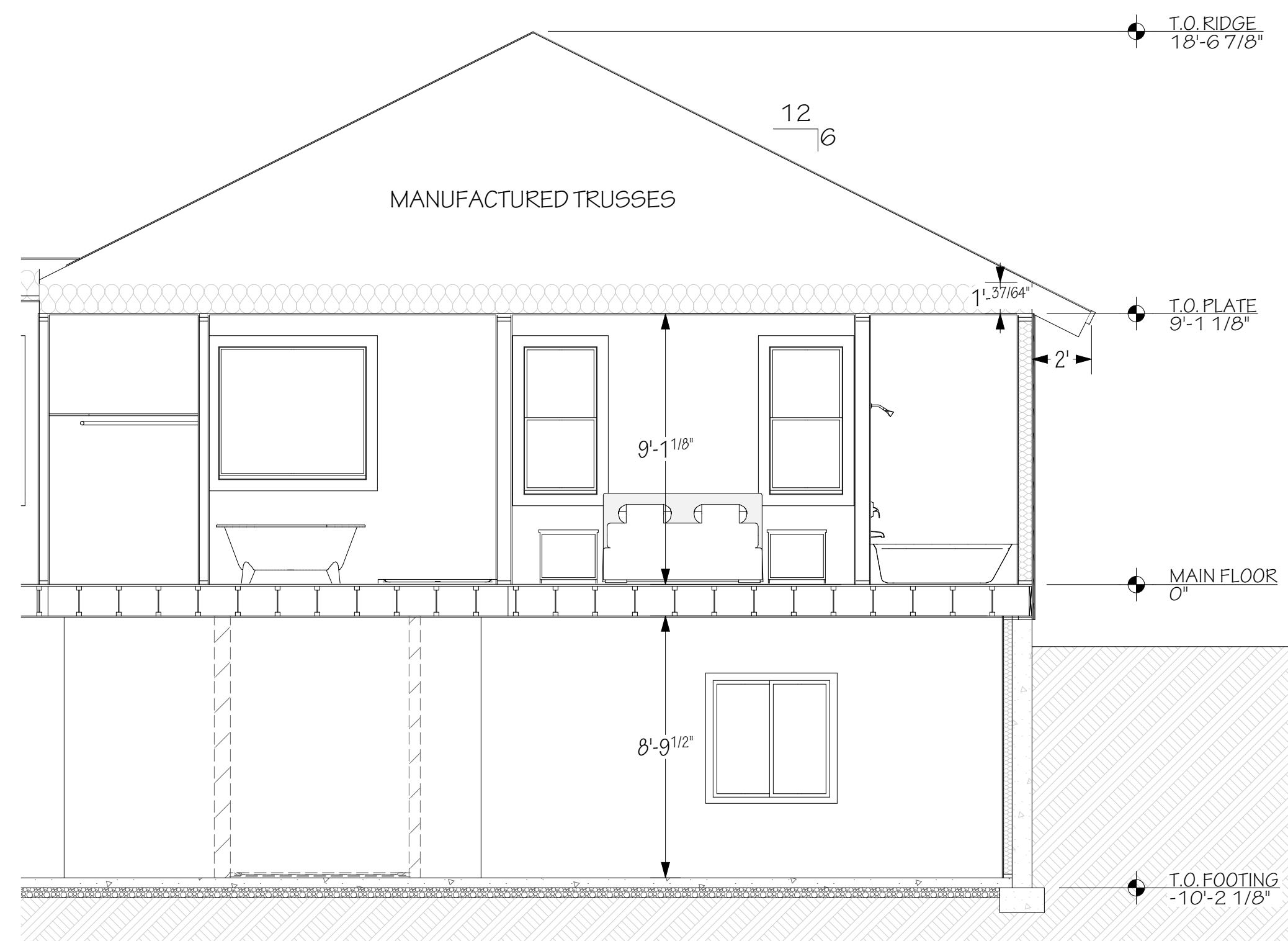
ELEVATIONS	REVISION DATE	DESCRIPTION



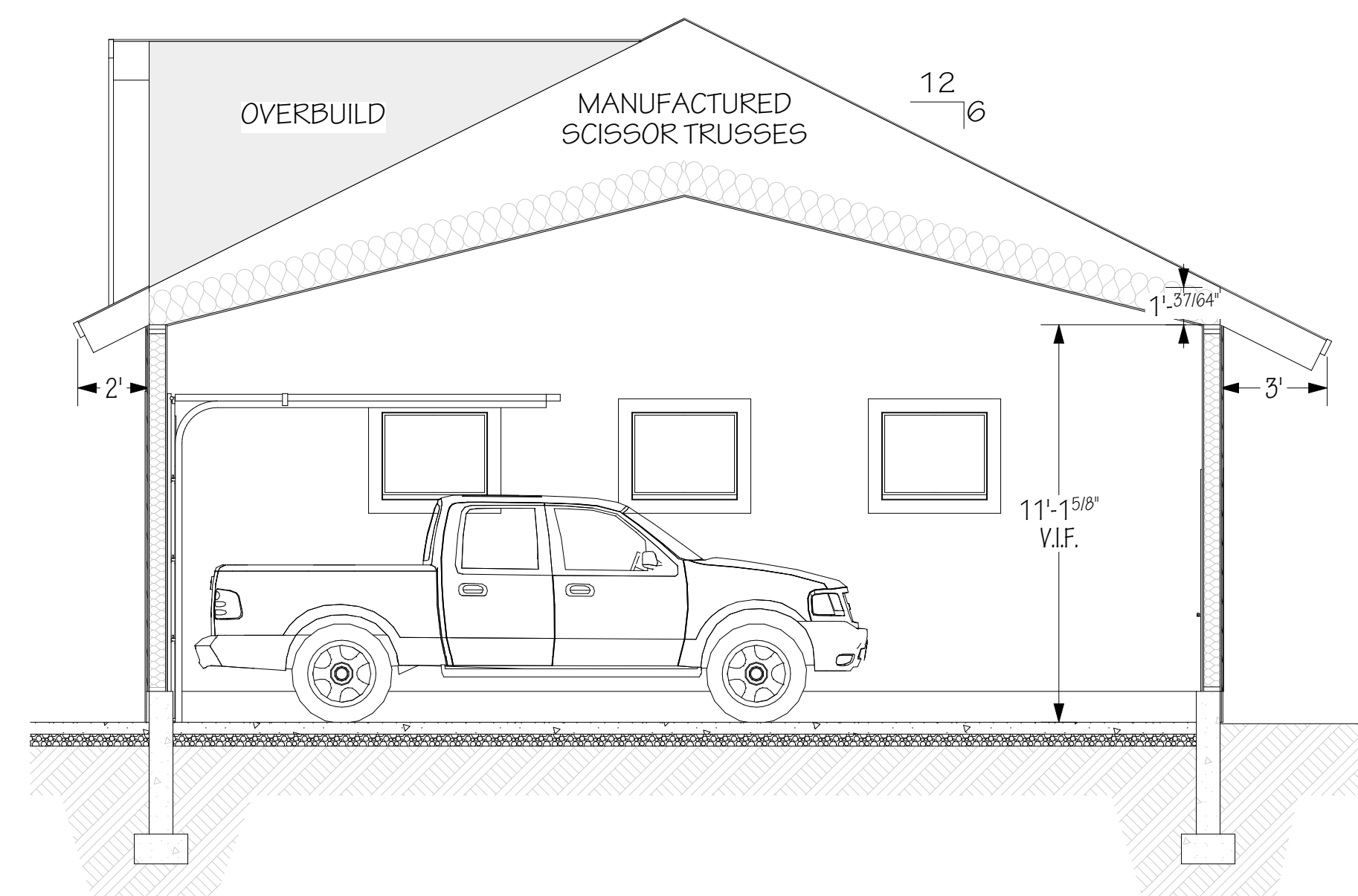
1 SECTION @ STAIRS
SCALE: 1/4" = 1'-0"



2 SECTION @ GREAT ROOM
SCALE: 1/4" = 1'-0"



3 SECTION @ BEDROOM #2
SCALE: 1/4" = 1'-0"

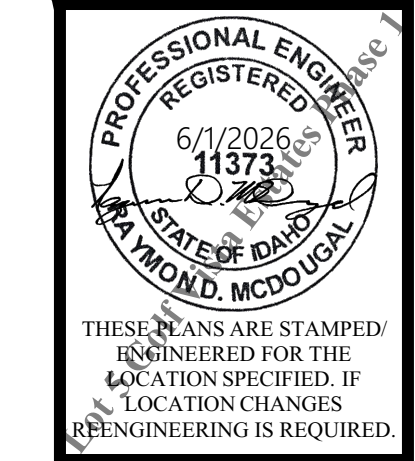


4 SECTION @ GARAGE
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



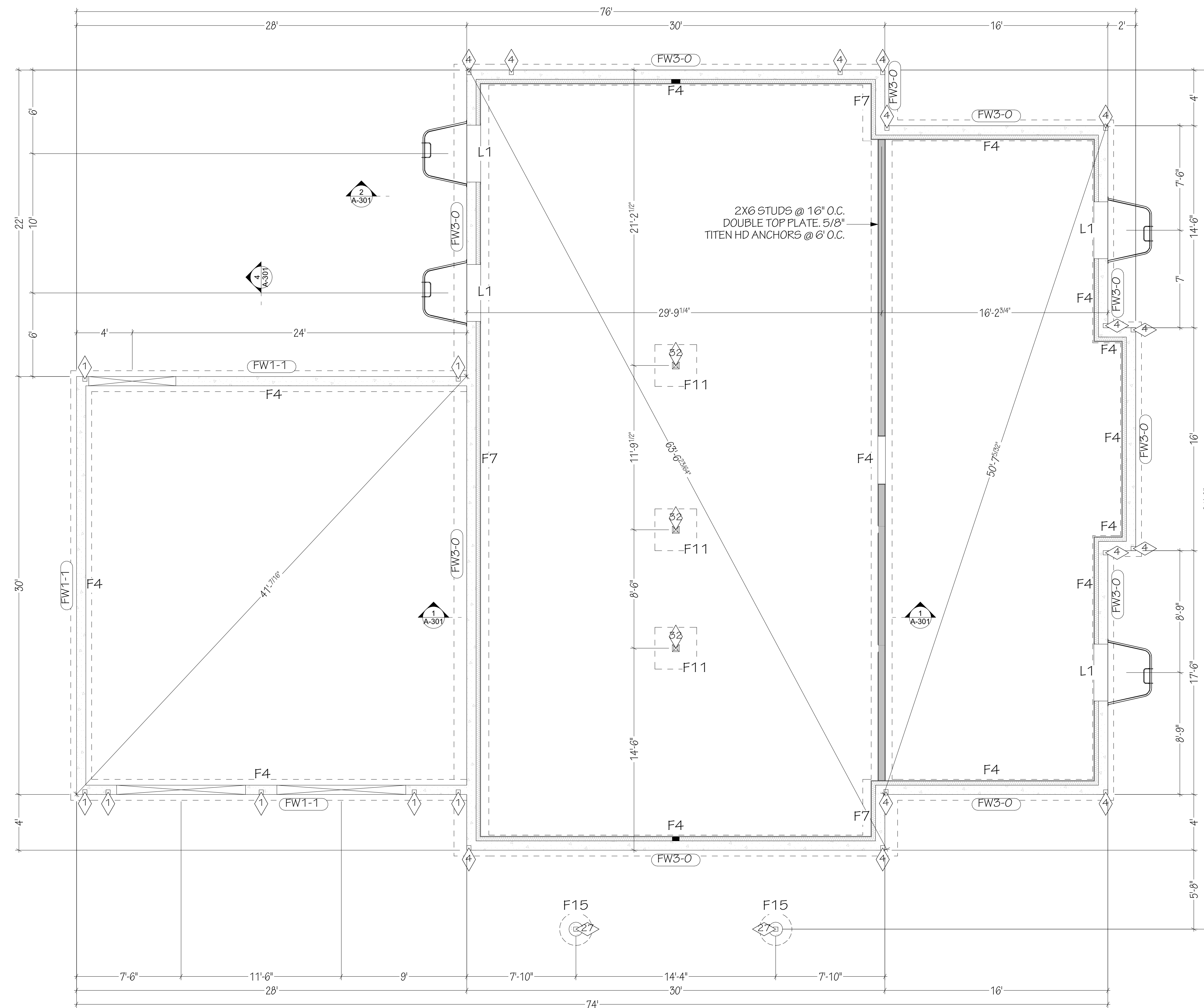
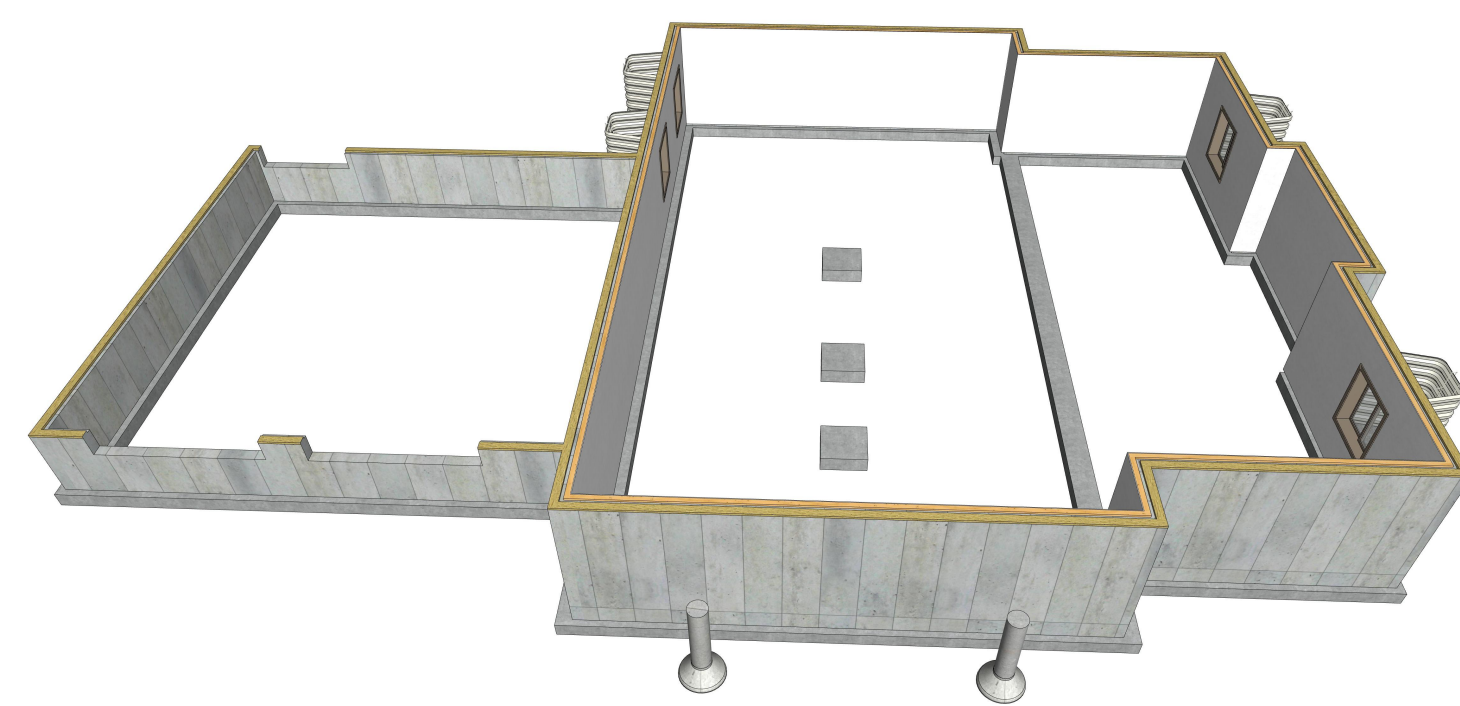
REVISION DATE	DESCRIPTION

FOOTING SCHEDULE					
ID	WIDTH	DEPTH	FOOTING TYPE	FOOTING REBAR	PIER (IF REQUIRED)
F4	18"	10"	CONTINUOUS FOOTING	(2) #4 BAR CONT.	---
F7	30"	10"	CONTINUOUS FOOTING	(3) #4 BAR CONT.	---
F11	36"	12"	36" X 36" X 12" SPREAD FOOTER	(4) #4 BOTH WAYS	---
F15	---	---	BIGFOOT 28	SEE PIER REBAR FOR SIZING	12" SONOTUBE (4) #4 BAR #3 TIES 8" O.C. W/ #3 TIES @ 3" O.C. IN TOP 12".

FOUNDATION WALLS									
WALL ID	WIDTH	HEIGHT	VERT BAR	VERT SPACING	HORIZ BAR	HORIZ SPACING	BAR IN TOP 12"	J-BOLT SIZE	J-BOLT SPACING
FW1-1	8"	48"	#4	24" O.C.	#4	24" O.C.	(1)	5/8" W/7" EMBED	32" O.C.
FW3-0	8"	108"	#4	16" O.C.	#4	16" O.C.	(2)	5/8" W/7" EMBED	32" O.C.

LINTEL SCHEDULE					
ID	LINTEL HEIGHT	TOP BAR	BOTTOM BAR	STIRRUP SIZE	STIRRUP SPACING
L1	12"	(2) #4	(2) #4	NA	NA

SIMPSON TIES				
SYM	ID	QTY	TYPE	SPACING
⬡	1	7	HDU5	
⬡	4	14	STHD10RJ	
⬡	7	4	DTT1Z	
⬡	27	2	ABU88Z	
⬡	32	3	CPT66Z	

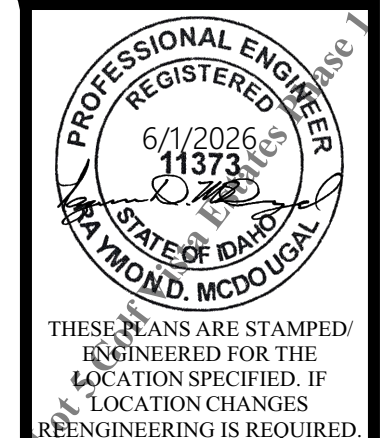


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

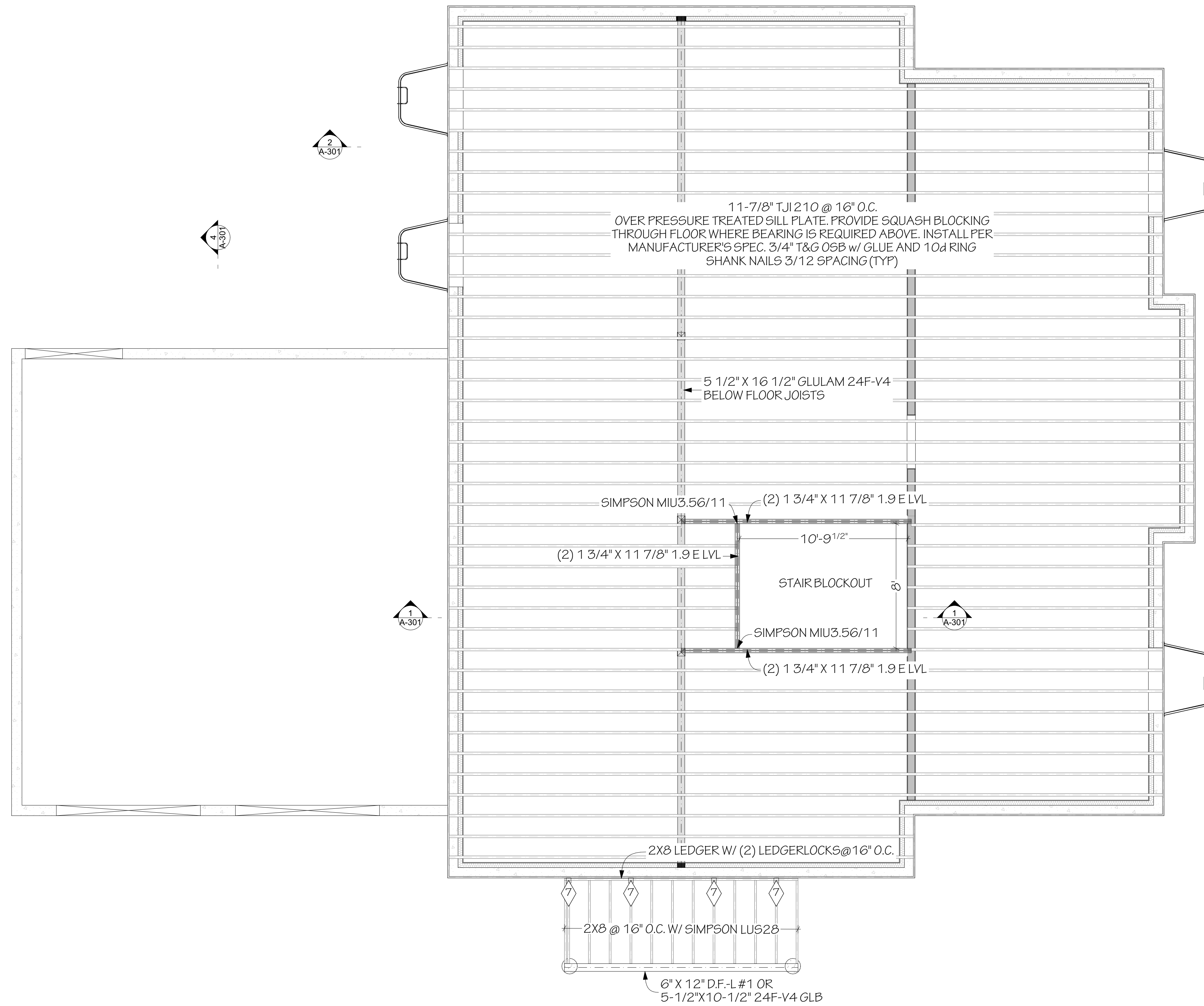
Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



FOUNDATION	REVISION DATE	DESCRIPTION

S-101
PLN# 25-02-053

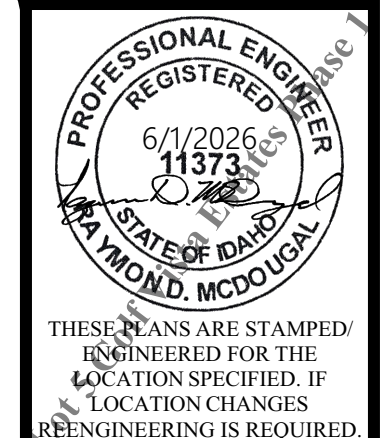


1 MAIN LEVEL FLOOR FRAMING
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



THESE PLANS ARE STAMPED AND ENGINEERED FOR THE LOCATION SPECIFIED. IF LOCATION CHANGES REENGINEERING IS REQUIRED.

REVISION DATE	DESCRIPTION

S-201
PLN# 25-02-053

Copyright 2026 | South Fork Design | All Rights Reserved.

SHEAR WALL SCHEDULE		
ID	LOCATION	TYPE
SW2	EXTERIOR	7/16" OSB W/ 8d @ 4" O.C. ALL PANELEDGES & 12" O.C. FIELD (NO STAPLE OPTION)

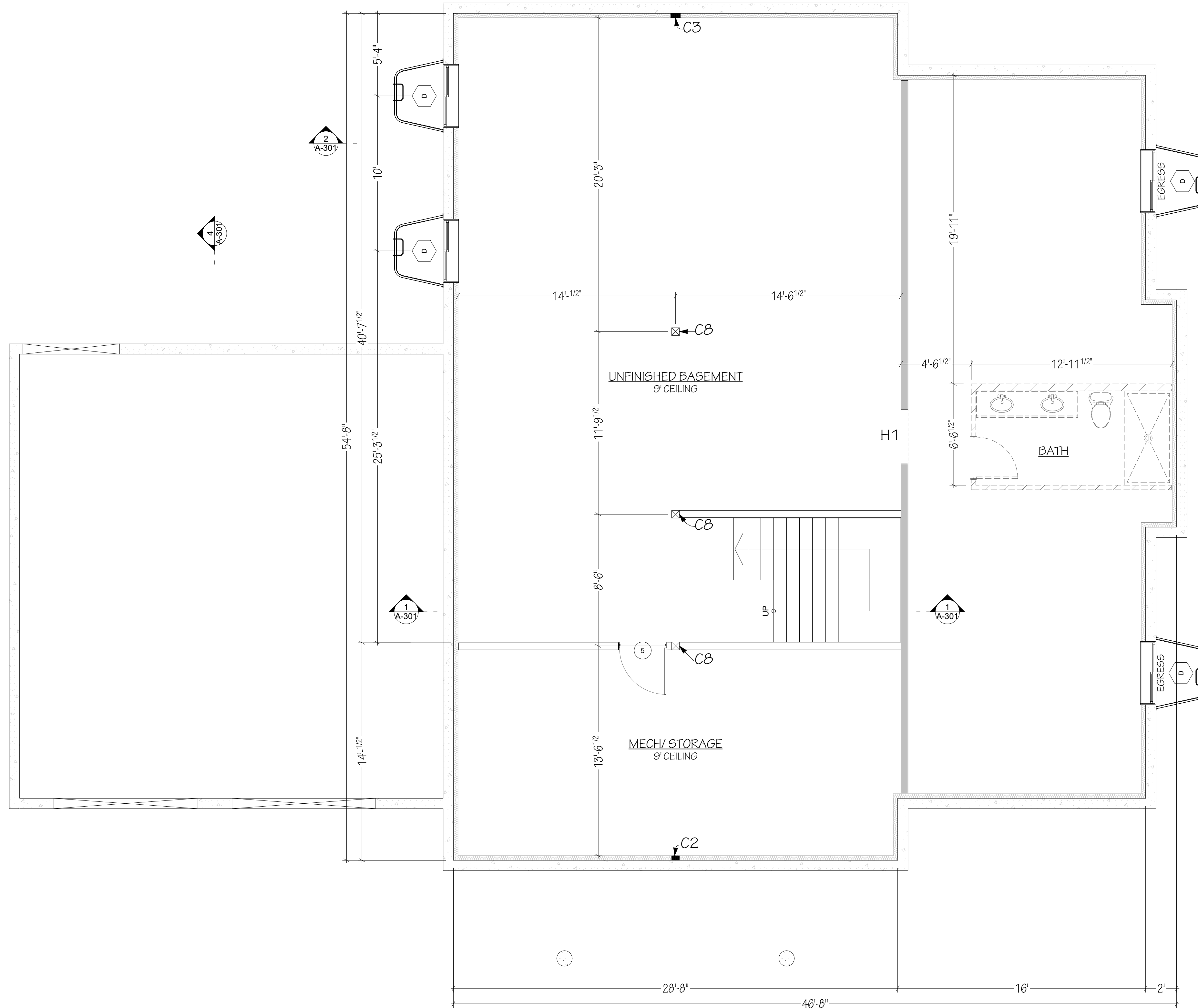
COLUMN SCHEDULE	
ID	MATERIAL
C2	(4) 2X4 SPF #2 OR BETTER
C3	(5) 2X4 SPF #2 OR BETTER
C4	(3) 2X6 SPF #2 OR BETTER
C8	6X6 SPF #1 OR BETTER
C9	8X8 DF-L #1 OR BETTER

HEADERS			
ID	PLY	SIZE	NOTE
H1	2	2X10 SPF	
H3	2	1-3/4 x 9-1/2 1.9E LVL	
H3	NA	SIZING PER ENGINEER	
H4	2	1-3/4 x 11-7/8 1.9E LVL	
H7	2	2X8 SPF	
H7	NA	SIZING PER ENGINEER	
H9	NA	5-1/2 x 9 24F-V4 GLB	

WINDOW SCHEDULE
 BUILDER/SUPPLIER TO ASSURE WINDOWS COMPLY WITH TEMPERED GLASS AND EGRESS REQUIREMENTS PER IRC

ID	TYPE	QTY	W	HT	HEAD HEIGHT	NOTES
A	TBD	2	2'	3'	8'	
B	TBD	4	2'-6"	5'	8'	
C	TBD	3	3'	2'-6"	6'-8"	
D	TBD	4	4'	4'	6'-8"	
E	TBD	1	4'	4'-6"	8'	
F	TBD	2	4'	6'	8'	
G	TBD	1	5'	4'-6"	8'	
H	TBD	1	5'	5'	8'	
I	TBD	2	6'	3'	12'-6"	
J	TBD	3	6'	6'	8'	
K	TBD	1	6'	6'	15'-6"	

DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	W	HT	NOTES
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Interior	---	4'	6'-8"	
7	1	Exterior	20 MIN	3'	6'-8"	
8	1	Exterior	---	3'	8'	
9	1	Exterior	---	6'	8'	
10	1	Exterior	---	6'	6'-8"	
11	2	Exterior	---	9'	9'	

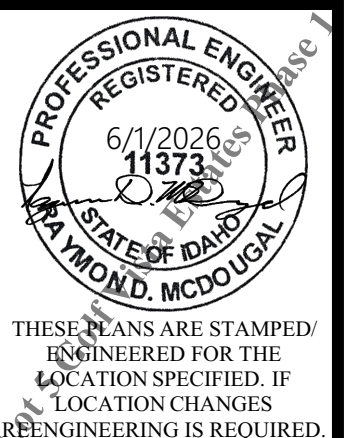


BASEMENT LEVEL WALL FRAMING
 SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
 EIT: BA, BR
 DRAWN BY: WBS, LW
 CHKD BY:
 PLOT DATE: 6/1/2026

Jeff Brines
 Lot 5 Golf Vista Estates Phase I
 Victor, ID

South Fork Design Group, LLC
 127 E. Main St. Suite 111
 Rexburg, ID 83440
 www.southforkdesign.com
 208-852-6236



REVISION DATE	DESCRIPTION

S-301
 PLN# 25-02-053

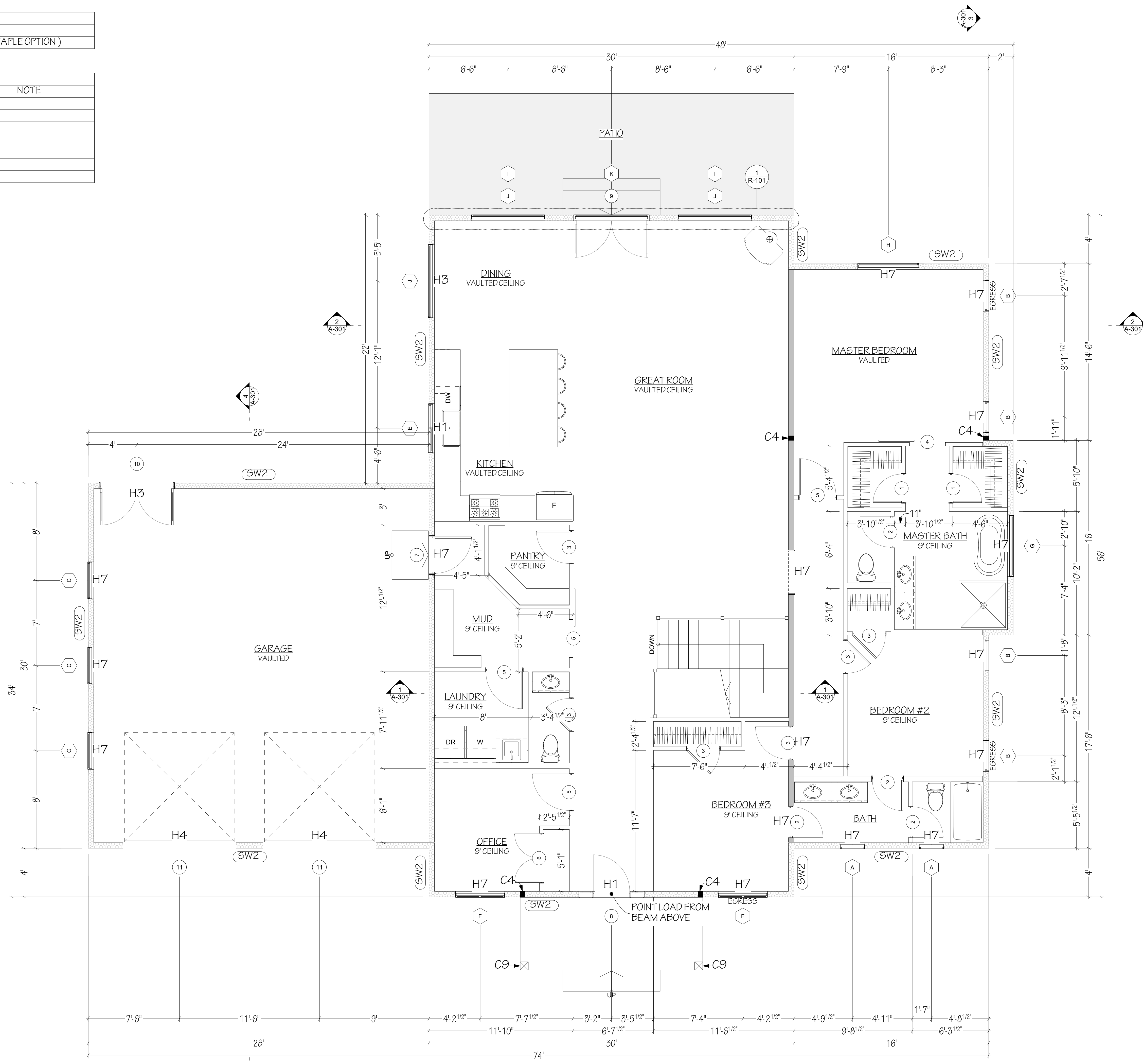
SHEAR WALL SCHEDULE		
ID	LOCATION	TYPE
SW2	EXTERIOR	7/16" OSB W/ 8d @ 4" O.C. ALL PANEL EDGES & 12" O.C. FIELD (NO STAPLE OPTION)

COLUMN SCHEDULE	
ID	MATERIAL
C2	(4) 2X4 SPF #2 OR BETTER
C3	(5) 2X4 SPF #2 OR BETTER
C4	(3) 2X6 SPF #2 OR BETTER
C8	6X6 SPF #1 OR BETTER
C9	8X8 DF-L #1 OR BETTER

HEADERS			
ID	PLY	SIZE	NOTE
H1	2	2X10 SPF	
H3	2	1-3/4 x 9-1/2 1.9E LVL	
H3	NA	SIZING PER ENGINEER	
H4	2	1-3/4 x 11-7/8 1.9E LVL	
H7	2	2X8 SPF	
H7	NA	SIZING PER ENGINEER	
H9	NA	5-1/2 x 9 24F-V4 GLB	

WINDOW SCHEDULE						
BUILDER/SUPPLIER TO ASSURE WINDOWS COMPLY WITH TEMPERED GLASS AND EGRESS REQUIREMENTS PER IRC						
ID	TYPE	QTY	W	HT	HEAD HEIGHT	NOTES
A	TBD	2	2'	3'	8'	
B	TBD	4	2'-6"	5'	8'	
C	TBD	3	3'	2'-6"	6'-8"	
D	TBD	4	4'	4'	6'-8"	
E	TBD	1	4'	4'-6"	8'	
F	TBD	2	4'	6'	8'	
G	TBD	1	5'	4'-6"	8'	
H	TBD	1	5'	5'	8'	
I	TBD	2	6'	3'	12'-6"	
J	TBD	3	6'	6'	8'	
K	TBD	1	6'	6'	15'-6"	

DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	W	HT	NOTES
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Interior	---	4'	6'-8"	
7	1	Exterior	20 MIN	3'	6'-8"	
8	1	Exterior	---	3'	8'	
9	1	Exterior	---	6'	8'	
10	1	Exterior	---	6'	6'-8"	
11	2	Exterior	---	9'	9'	

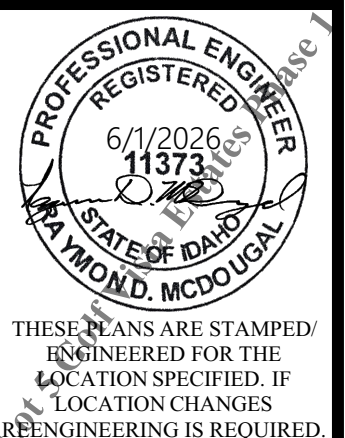


1 MAIN LEVEL WALL FRAMING
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

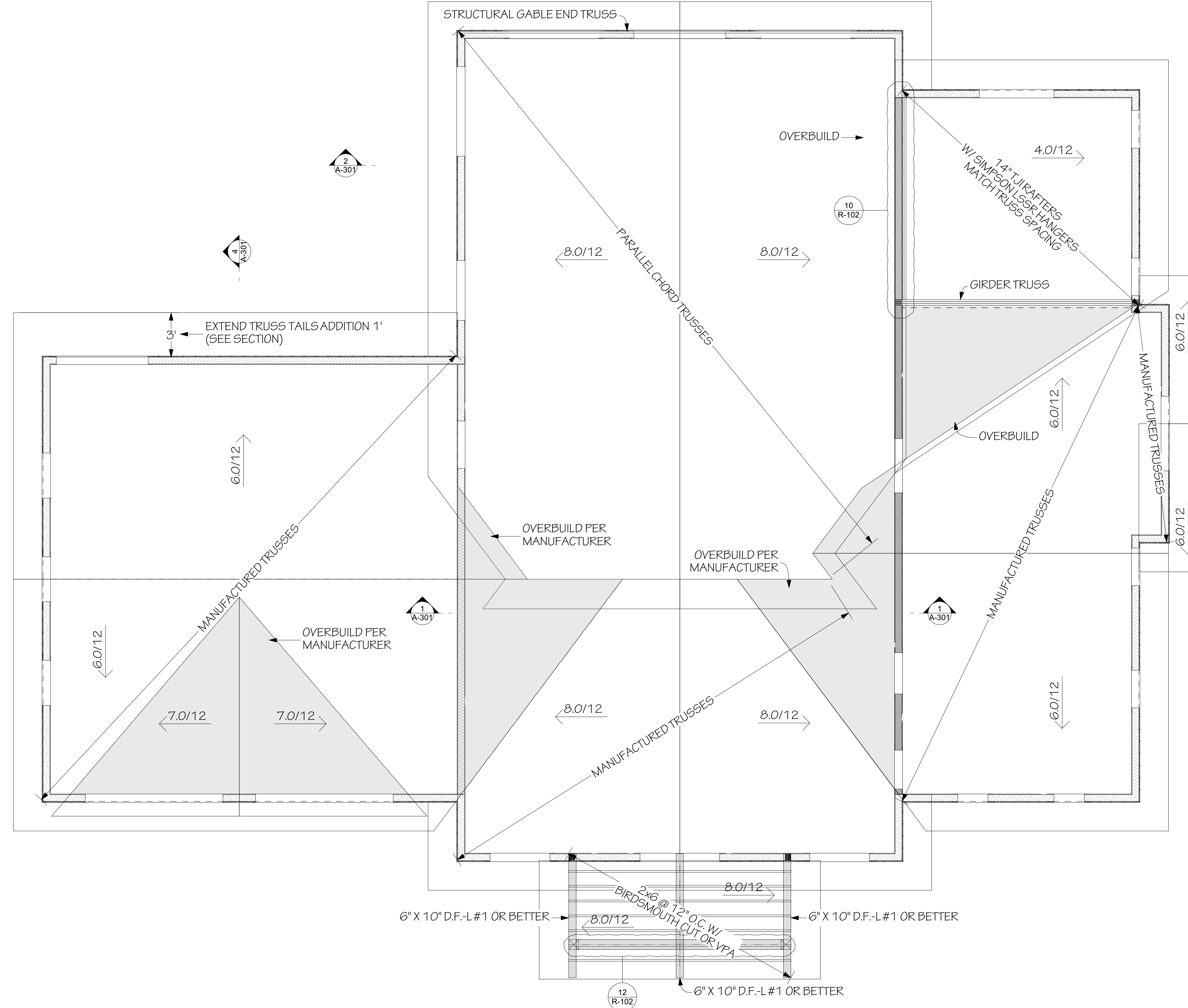
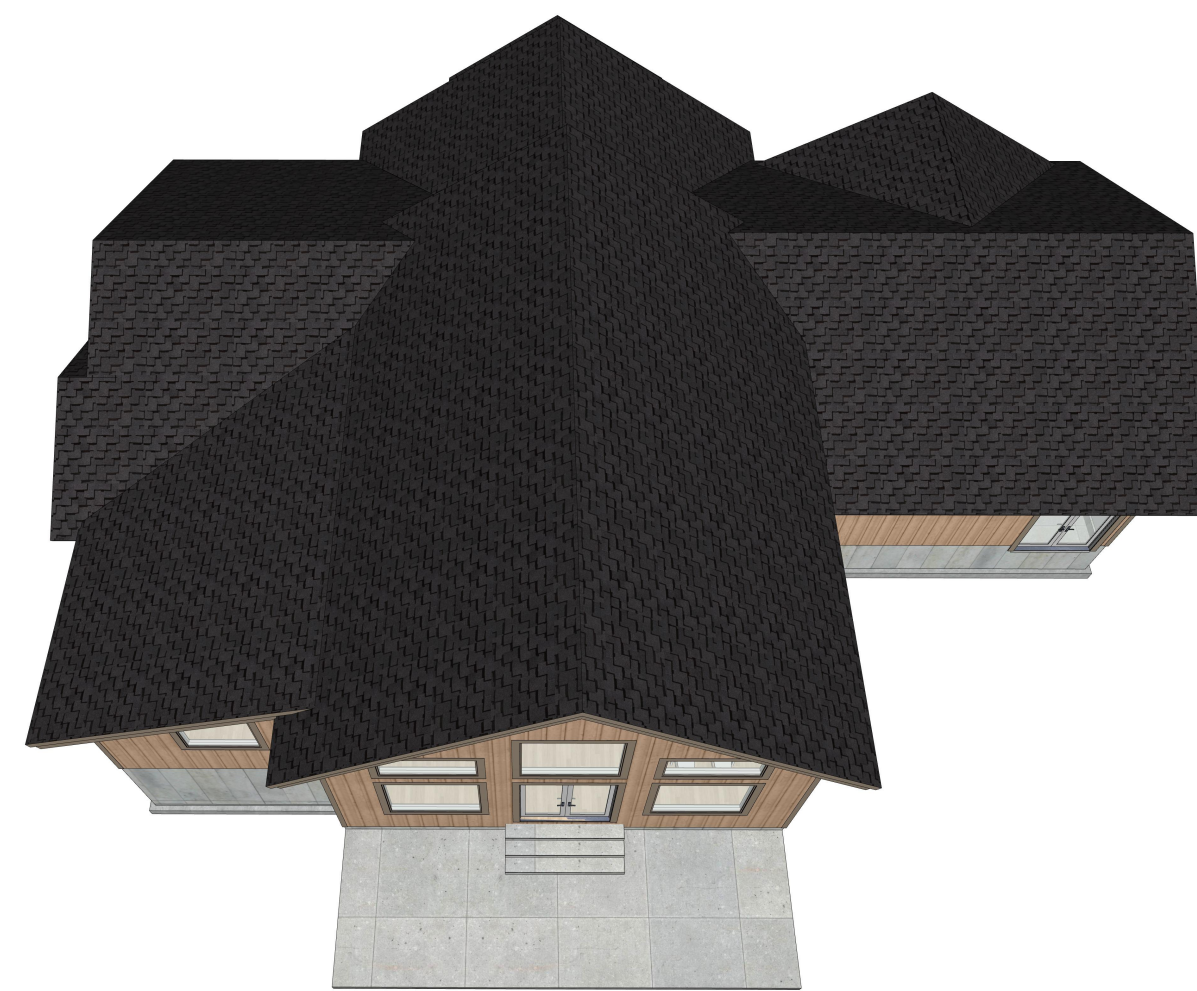
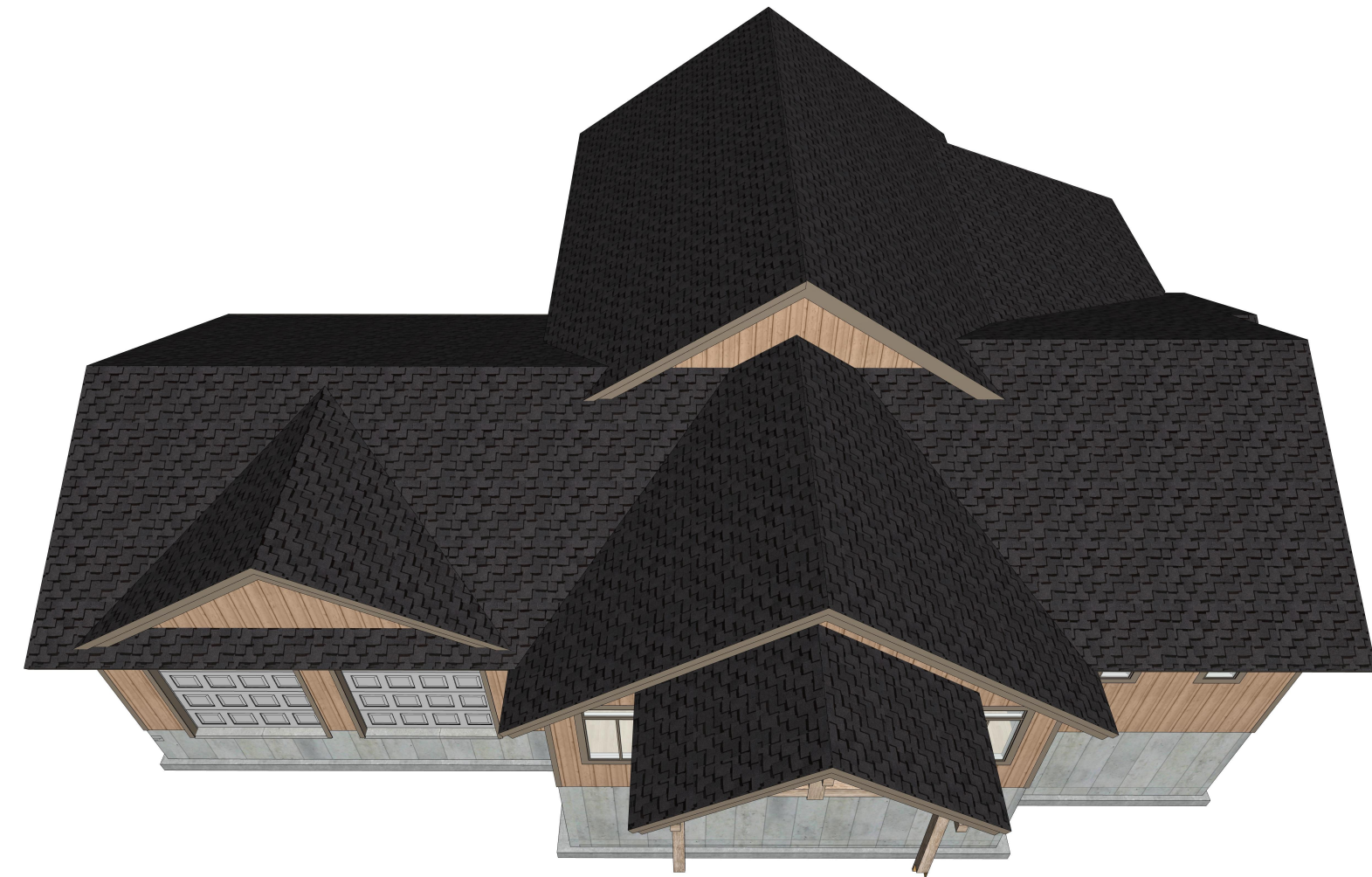
Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



REVISION DATE	DESCRIPTION

S-302
PLN# 25-02-053

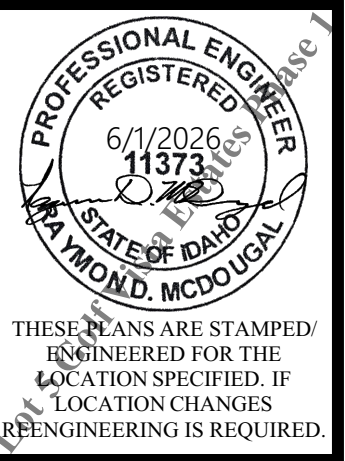


1 ROOF FRAMING
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236

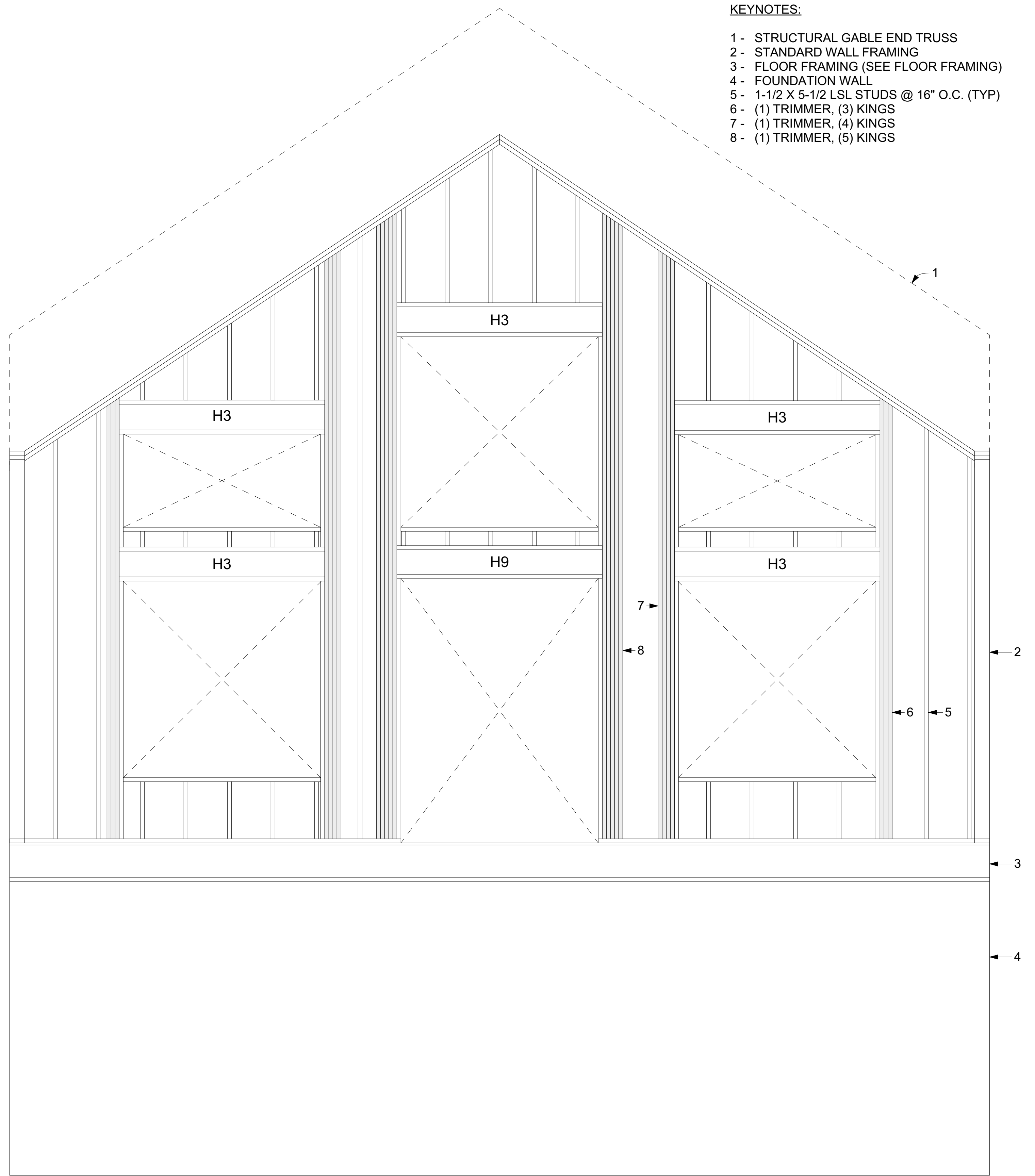


REVISION DATE	DESCRIPTION

S-401
PLN# 25-02-053

- KEYNOTES:**
- 1- STRUCTURAL GABLE END TRUSS
 - 2- STANDARD WALL FRAMING
 - 3- FLOOR FRAMING (SEE FLOOR FRAMING)
 - 4- FOUNDATION WALL
 - 5- 1-1/2 X 5-1/2 LSL STUDS @ 16" O.C. (TYP)
 - 6- (1) TRIMMER, (3) KINGS
 - 7- (1) TRIMMER, (4) KINGS
 - 8- (1) TRIMMER, (5) KINGS

HEADERS			
ID	PLY	SIZE	NOTE
H1	2	2X10 SPF	
H3	2	1-3/4 x 9-1/2 1.9E LVL	
H3	NA	SIZING PER ENGINEER	
H4	2	1-3/4 x 11-7/8 1.9E LVL	
H7	2	2X8 SPF	
H7	NA	SIZING PER ENGINEER	
H9	NA	5-1/2 x 9 24F-V4 GLB	

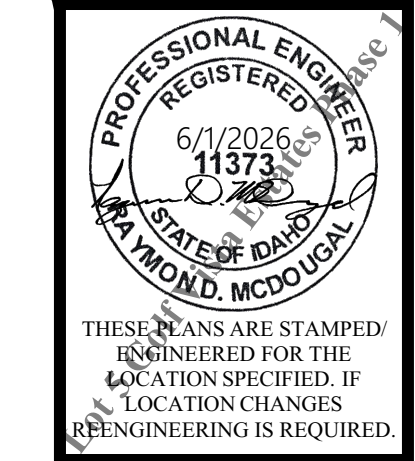


REAR WALL DETAIL (EXTERIOR VIEW)
 SCALE: 1/2" = 1'-0"

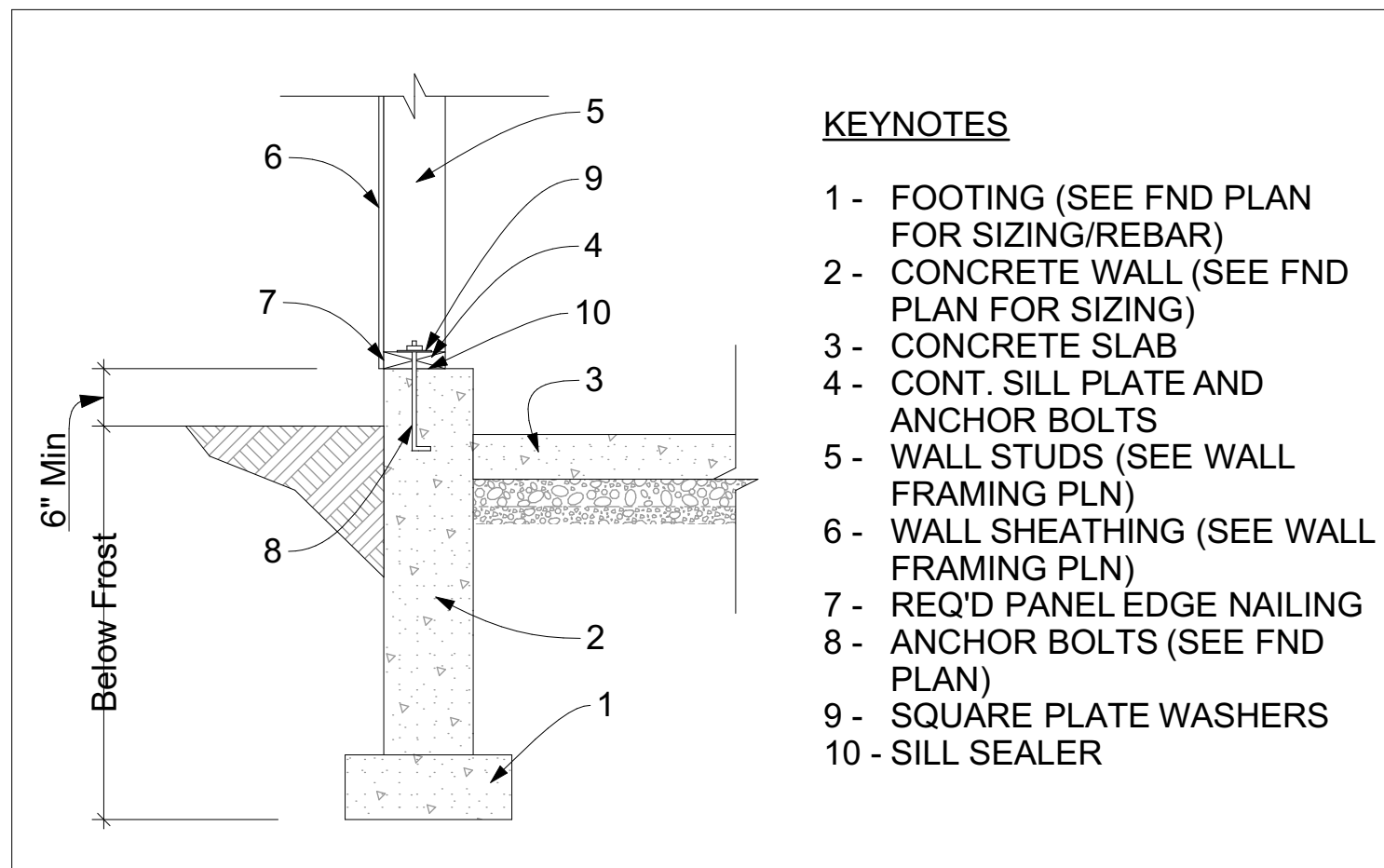
ENGINEER: RAY MCDUGAL, PE
 EIT: BA, BR
 DRAWN BY: WBS, LW
 CHKD BY:
 PLOT DATE: 6/1/2026

Jeff Brines
 Lot 5 Golf Vista Estates Phase I
 Victor, ID

South Fork Design Group, LLC
 127 E. Main St. Suite 111
 Rexburg, ID 83440
 www.southforkdesign.com
 208-852-6236



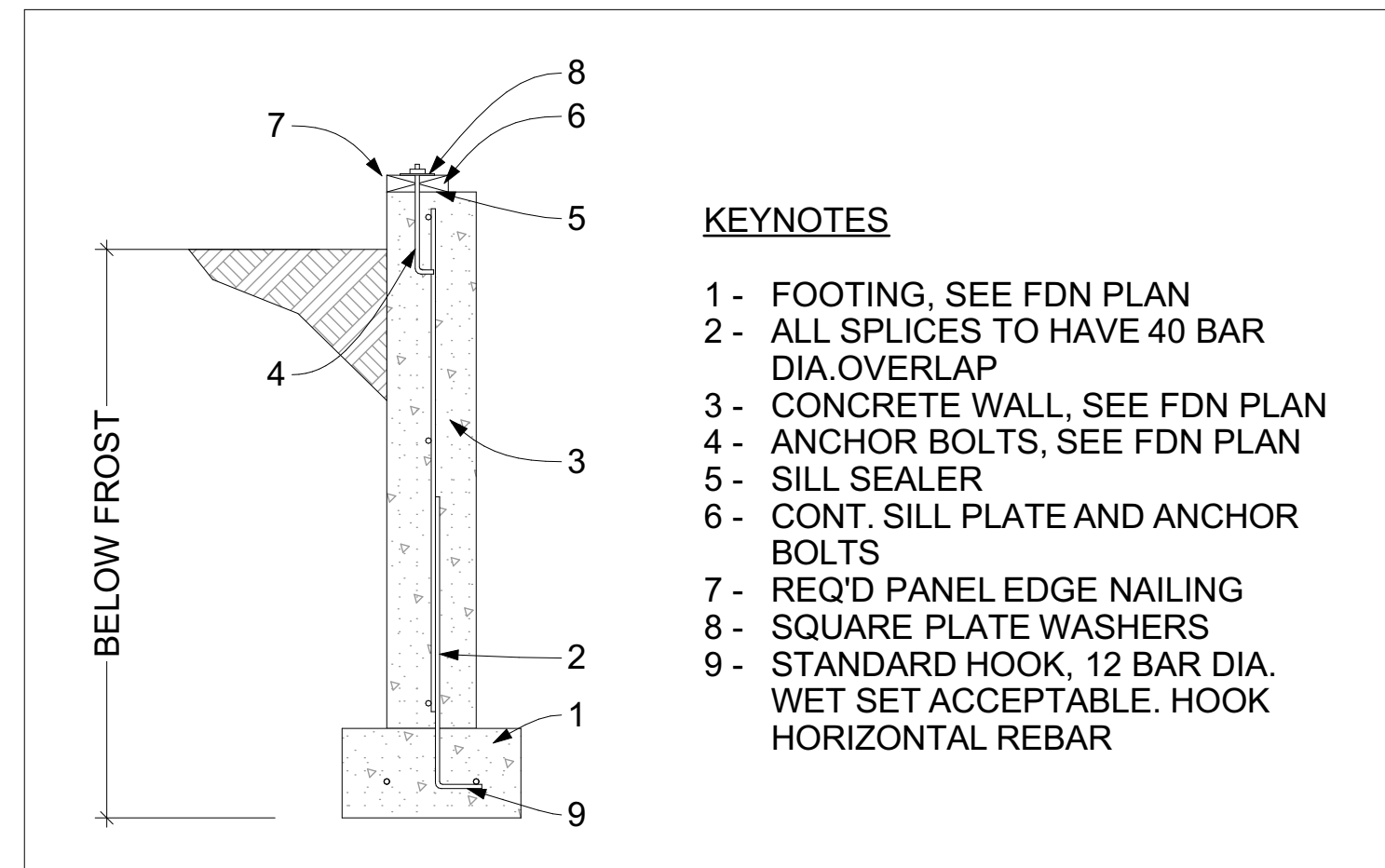
REVISION DATE	DESCRIPTION



KEYNOTES

- 1- FOOTING (SEE FND PLAN FOR SIZING/REBAR)
- 2- CONCRETE WALL (SEE FND PLAN FOR SIZING)
- 3- CONCRETE SLAB
- 4- CONT. SILL PLATE AND ANCHOR BOLTS
- 5- WALL STUDS (SEE WALL FRAMING PLN)
- 6- WALL SHEATHING (SEE WALL FRAMING PLN)
- 7- REQ'D PANEL EDGE NAILING
- 8- ANCHOR BOLTS (SEE FND PLAN)
- 9- SQUARE PLATE WASHERS
- 10- SILL SEALER

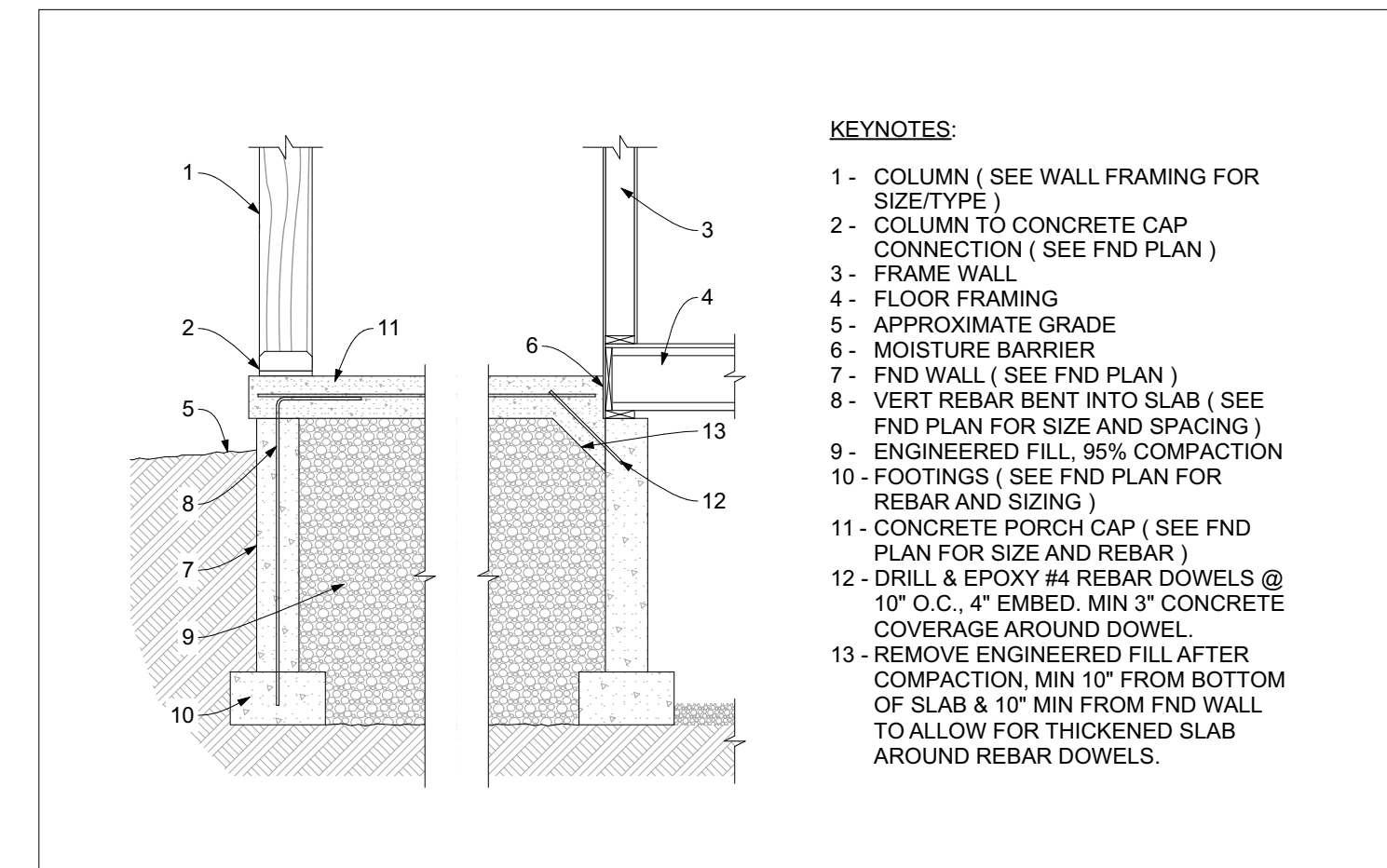
1 101-STUD WALL TO CONCRETE WALL CONNECTION
NOT TO SCALE



KEYNOTES

- 1- FOOTING, SEE FND PLAN
- 2- ALL SPLICES TO HAVE 40 BAR DIA. OVERLAP
- 3- CONCRETE WALL, SEE FND PLAN
- 4- ANCHOR BOLTS, SEE FND PLAN
- 5- SILL SEALER
- 6- CONT. SILL PLATE AND ANCHOR BOLTS
- 7- REQ'D PANEL EDGE NAILING
- 8- SQUARE PLATE WASHERS
- 9- STANDARD HOOK, 12 BAR DIA. WET SET ACCEPTABLE. HOOK HORIZONTAL REBAR

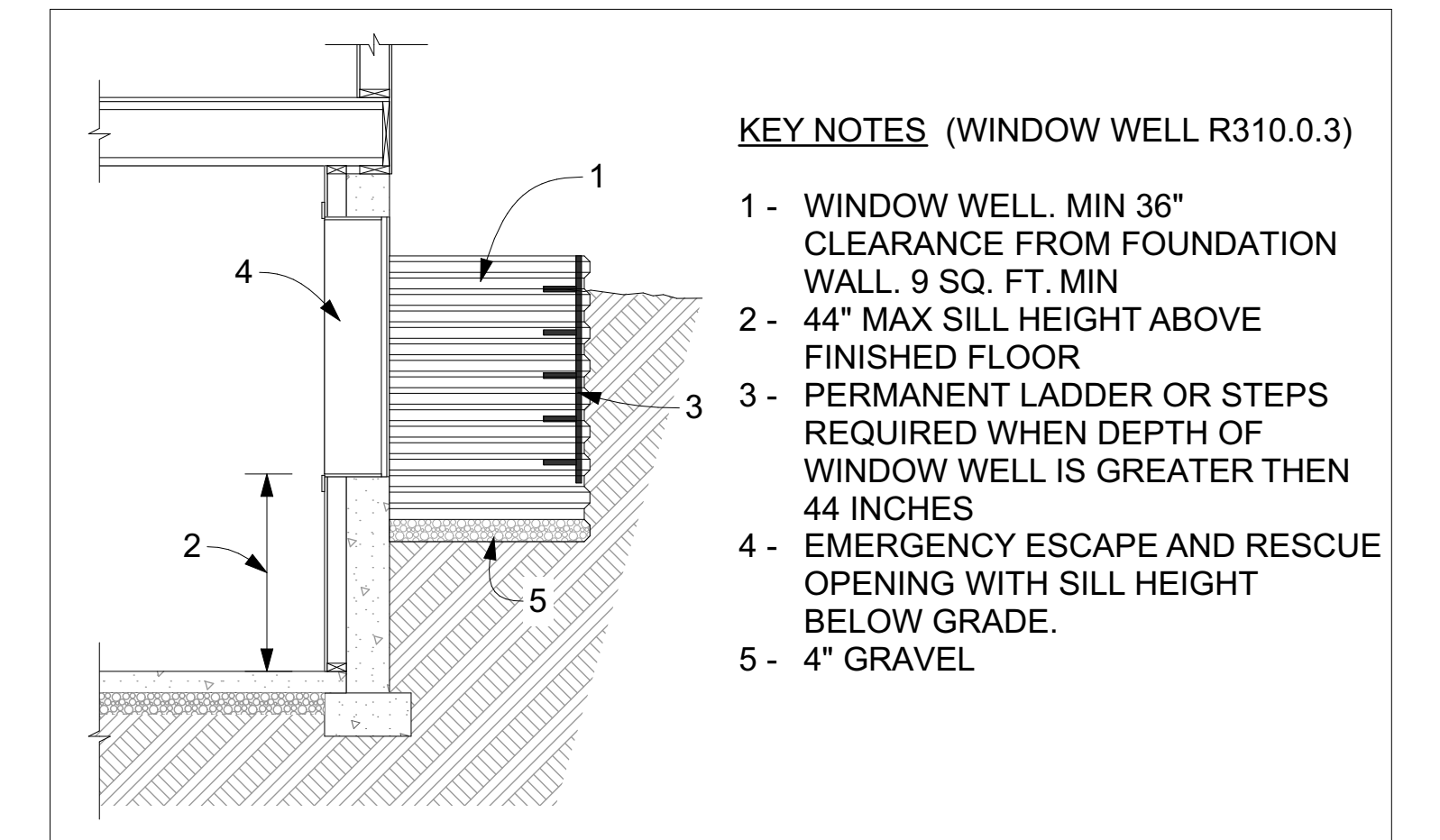
2 109-FOUNDATION WALL
NOT TO SCALE



KEYNOTES:

- 1- COLUMN (SEE WALL FRAMING FOR SIZE/TYPE)
- 2- COLUMN TO CONCRETE CAP CONNECTION (SEE FND PLAN)
- 3- FRAME WALL
- 4- FLOOR FRAMING
- 5- APPROXIMATE GRADE
- 6- MOISTURE BARRIER
- 7- FND WALL (SEE FND PLAN)
- 8- VERT REBAR BENT INTO SLAB (SEE FND PLAN FOR SIZE AND SPACING)
- 9- ENGINEERED FILL, 95% COMPACTION
- 10- FOOTINGS (SEE FND PLAN FOR REBAR AND SIZING)
- 11- CONCRETE PORCH CAP (SEE FND PLAN FOR SIZE AND REBAR)
- 12- DRILL & EPOXY #4 REBAR DOWELS @ 10" O.C., 4" EMBED, MIN 3" CONCRETE COVERAGE AROUND DOWEL
- 13- REMOVE ENGINEERED FILL AFTER COMPACTION, MIN 10" FROM BOTTOM OF SLAB & 10" MIN FROM FND WALL TO ALLOW FOR THICKENED SLAB AROUND REBAR DOWELS.

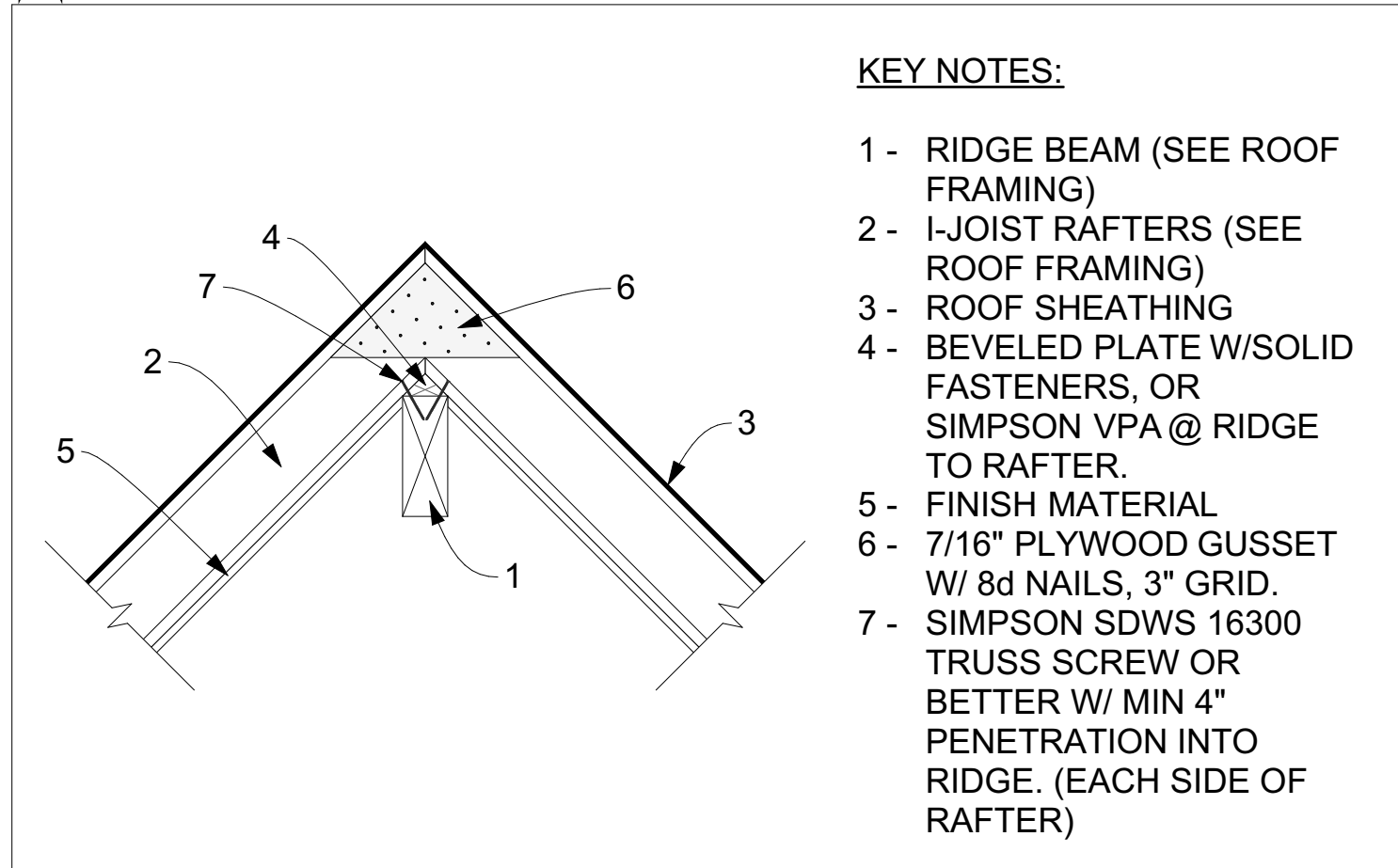
3 116 CONCRETE PORCH CAP
NOT TO SCALE



KEY NOTES (WINDOW WELL R310.0.3)

- 1- WINDOW WELL, MIN 36" CLEARANCE FROM FOUNDATION WALL, 9 SQ. FT. MIN
- 2- 44" MAX SILL HEIGHT ABOVE FINISHED FLOOR
- 3- PERMANENT LADDER OR STEPS REQUIRED WHEN DEPTH OF WINDOW WELL IS GREATER THEN 44 INCHES
- 4- EMERGENCY ESCAPE AND RESCUE OPENING WITH SILL HEIGHT BELOW GRADE.
- 5- 4" GRAVEL

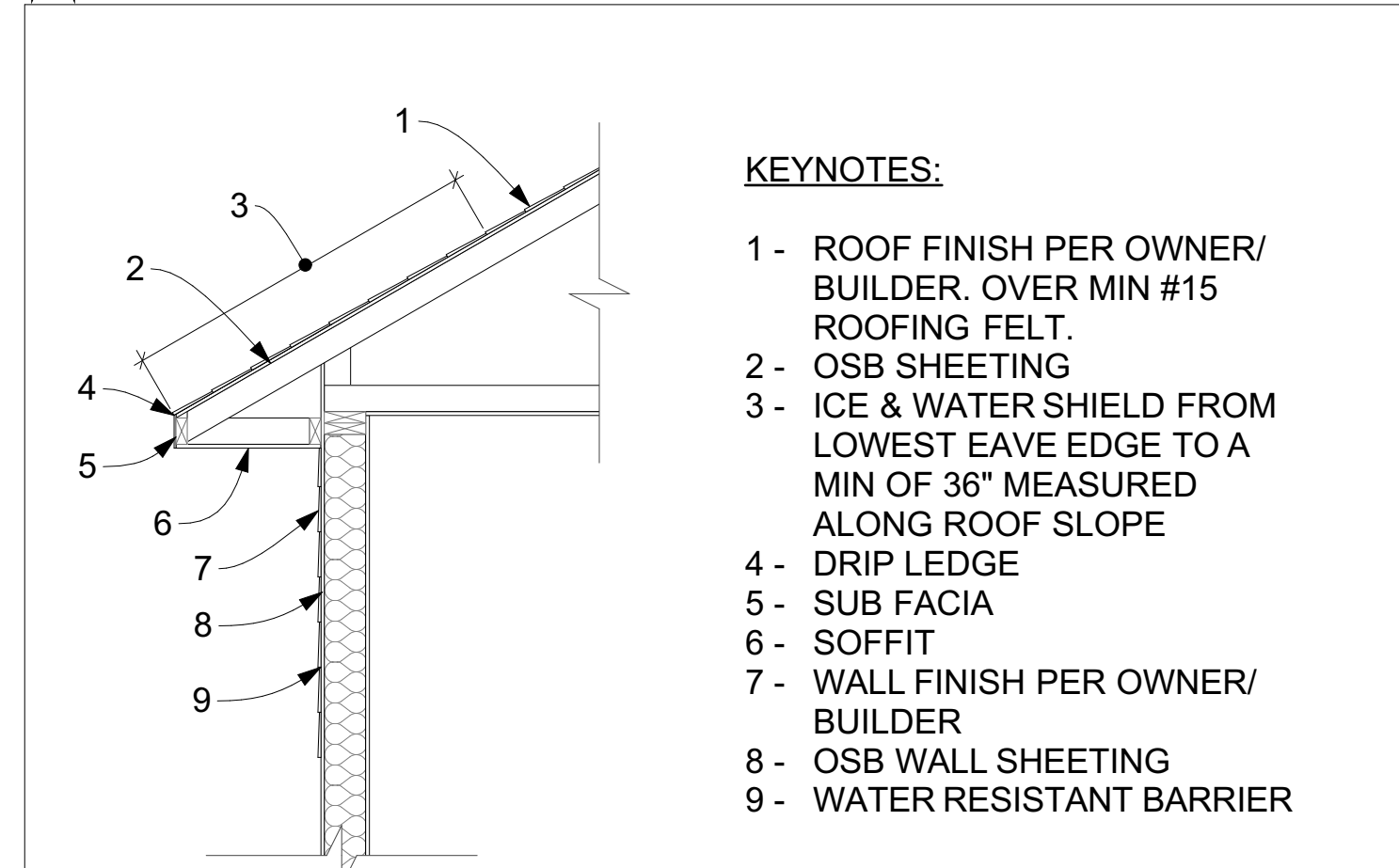
4 107-WINDOW WELL EGRESS
NOT TO SCALE



KEY NOTES:

- 1- RIDGE BEAM (SEE ROOF FRAMING)
- 2- JOIST RAFTERS (SEE ROOF FRAMING)
- 3- ROOF SHEATHING
- 4- BEVELED PLATE W/SOLID FASTENERS, OR SIMPSON VPA @ RIDGE TO RAFTER.
- 5- FINISH MATERIAL
- 6- 7/16" PLYWOOD GUSSET W/ 8d NAILS, 3" GRID.
- 7- SIMPSON SDWS 16300 TRUSS SCREW OR BETTER W/ MIN 4" PENETRATION INTO RIDGE. (EACH SIDE OF RAFTER)

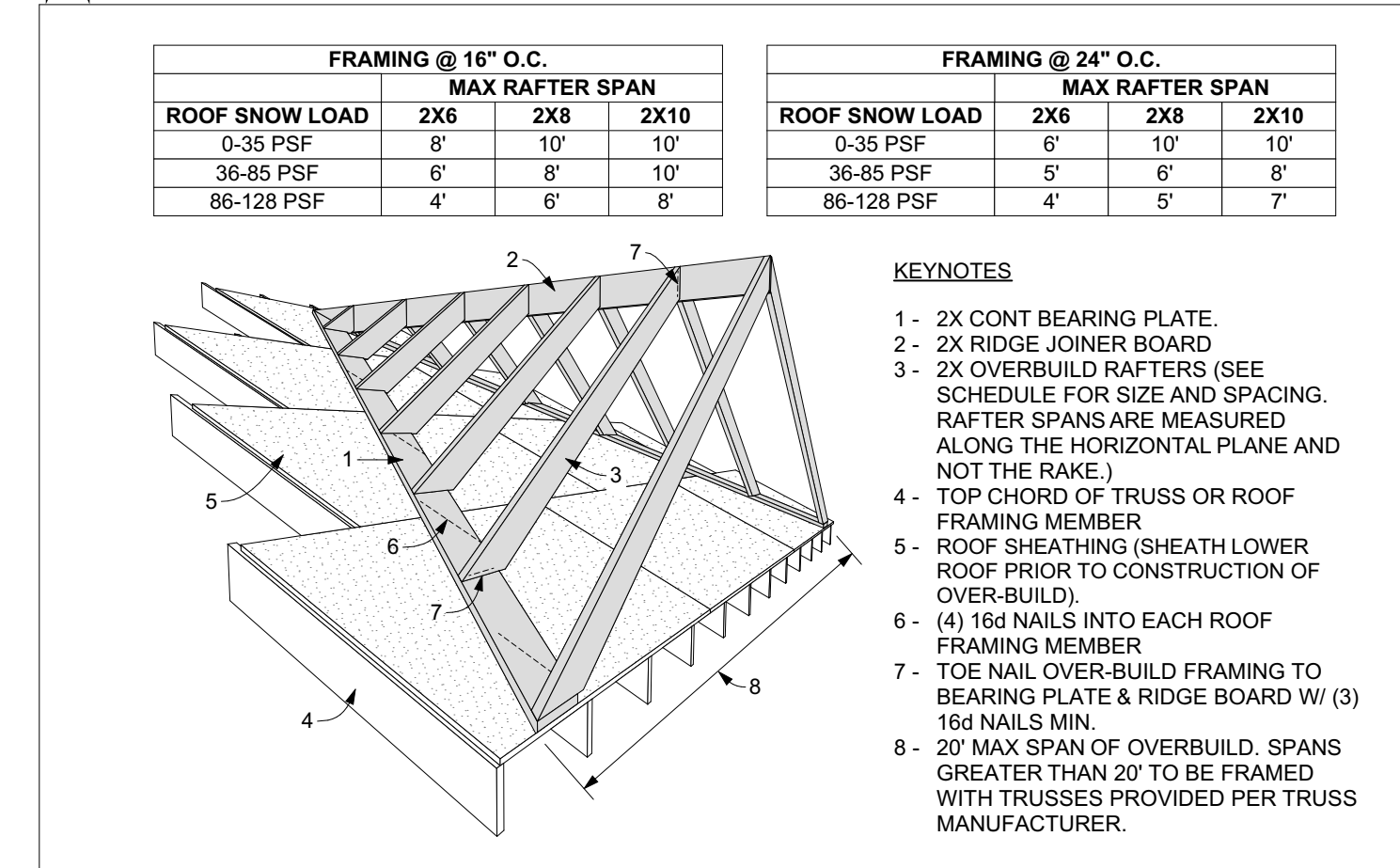
5 307-RIDGE-TO-RAFTER
NOT TO SCALE



KEYNOTES:

- 1- ROOF FINISH PER OWNER/ BUILDER, OVER MIN #15 ROOFING FELT.
- 2- OSB SHEETING
- 3- ICE & WATER SHIELD FROM LOWEST EAVE EDGE TO A MIN OF 36" MEASURED ALONG ROOF SLOPE
- 4- DRIP LEDGE
- 5- SUB FACIA
- 6- SOFFIT
- 7- WALL FINISH PER OWNER/ BUILDER
- 8- OSB WALL SHEETING
- 9- WATER RESISTANT BARRIER

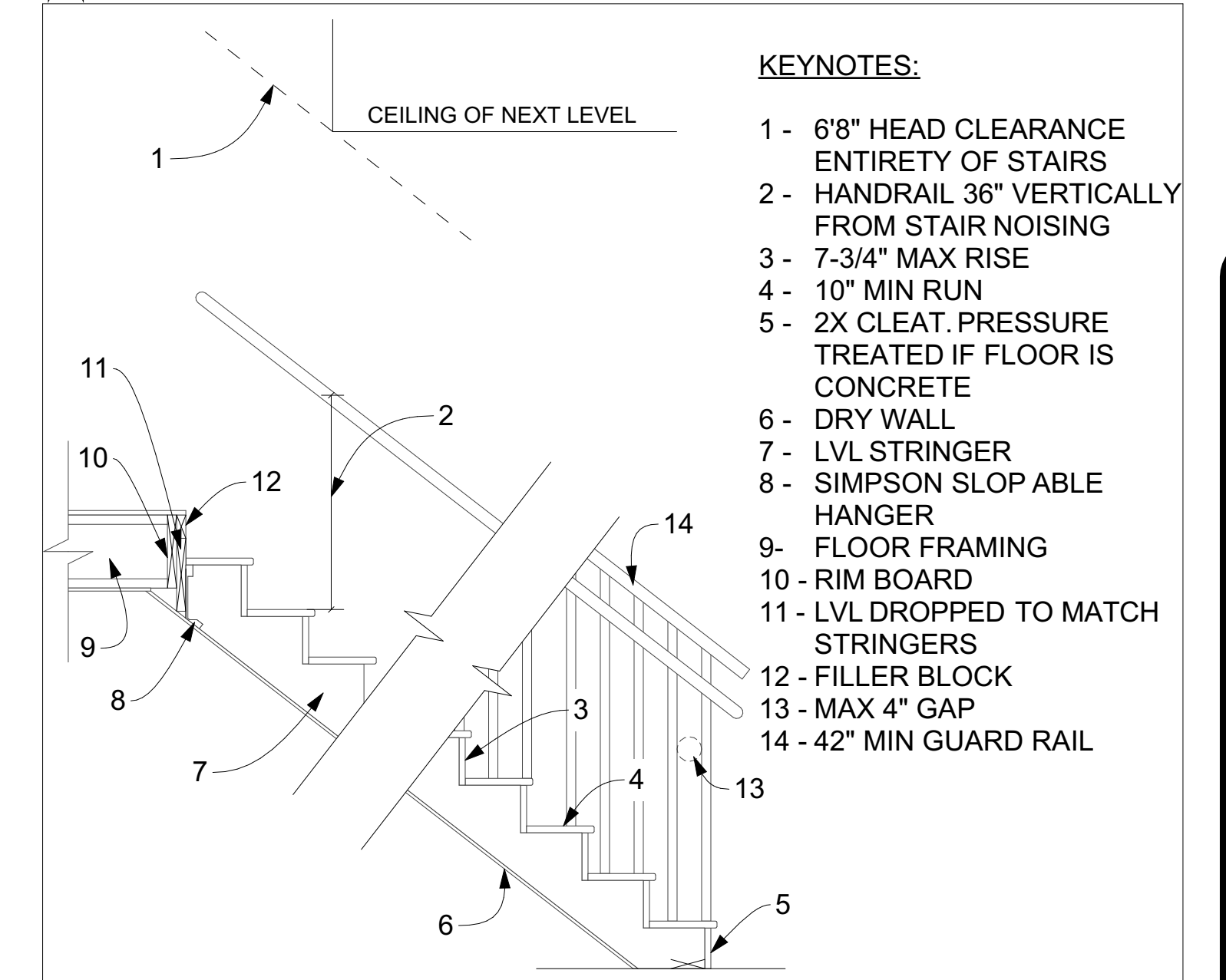
6 301-ROOF EAVE
NOT TO SCALE



KEYNOTES:

- 1- 2X CONT BEARING PLATE.
- 2- 2X RIDGE JOINDER BOARD
- 3- 2X OVERBUILD RAFTERS (SEE SCHEDULE FOR SIZE AND SPACING. RAFTER SPANS ARE MEASURED ALONG THE HORIZONTAL PLANE AND NOT THE RAKE.)
- 4- TOP CHORD OF TRUSS OR ROOF FRAMING MEMBER
- 5- ROOF SHEATHING (SHEATH LOWER ROOF PRIOR TO CONSTRUCTION OF OVER-BUILD).
- 6- (4) 16d NAILS INTO EACH ROOF FRAMING MEMBER
- 7- TOE NAIL OVER-BUILD FRAMING TO BEARING PLATE & RIDGE BOARD W/ (3) 16d NAILS MIN.
- 8- 20" MAX SPAN OF OVERBUILD. SPANS GREATER THAN 20" TO BE FRAMED WITH TRUSSES PROVIDED PER TRUSS MANUFACTURER.

7 302-ROOF GABLE OVERBUILD
NOT TO SCALE



KEYNOTES:

- 1- 6"8" HEAD CLEARANCE ENTIRETY OF STAIRS
- 2- HANDRAIL 36" VERTICALLY FROM STAIR NOISING
- 3- 7-3/4" MAX RISE
- 4- 10" MIN RUN
- 5- 2X CLEAT, PRESSURE TREATED IF FLOOR IS CONCRETE
- 6- DRY WALL
- 7- LVL STRINGER
- 8- SIMPSON SLOP ABLE HANGER
- 9- FLOOR FRAMING
- 10- RIM BOARD
- 11- LVL DROPPED TO MATCH STRINGERS
- 12- FILLER BLOCK
- 13- MAX 4" GAP
- 14- 42" MIN GUARD RAIL

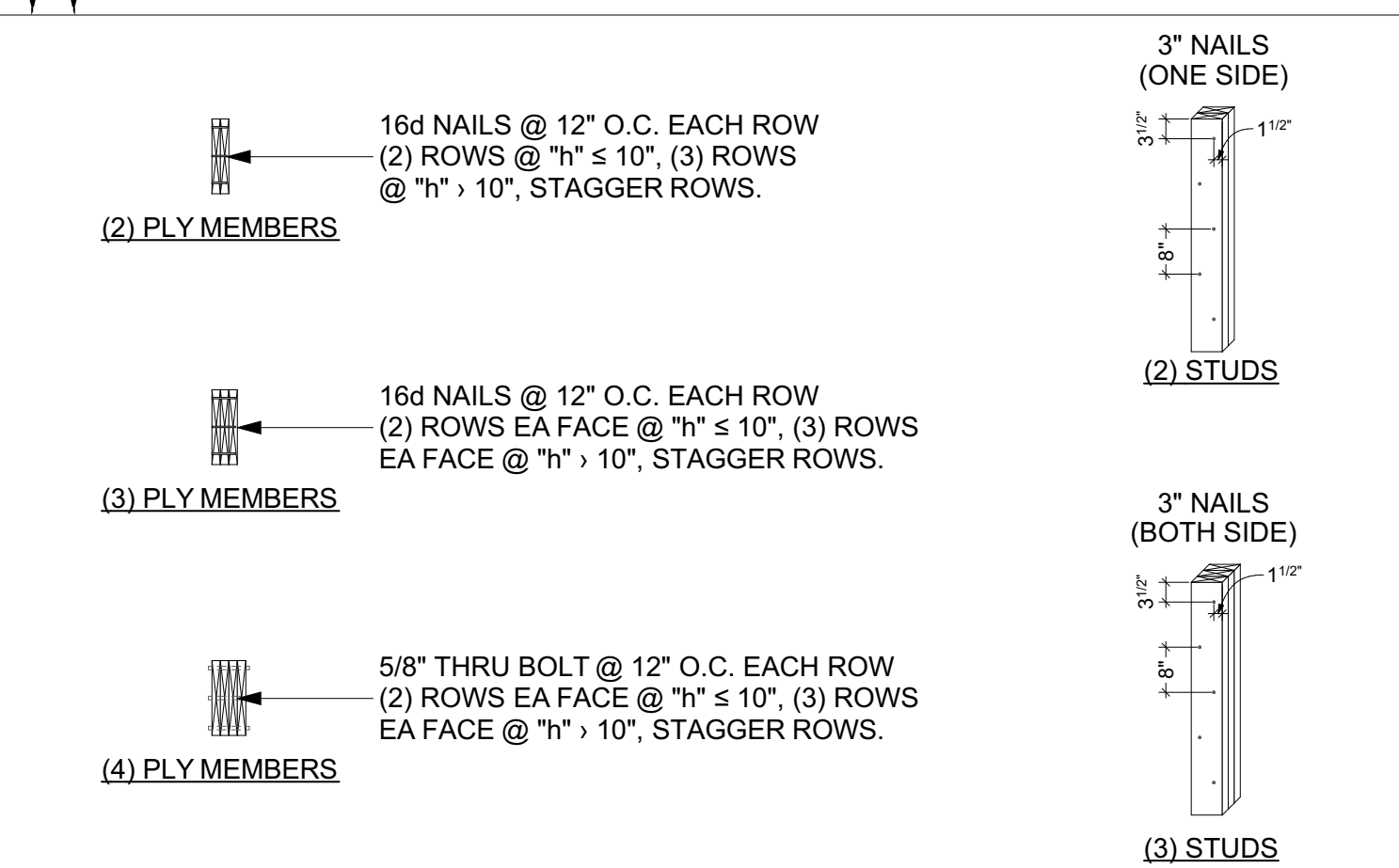
8 206-TYPICAL RESIDENTIAL STAIR FRAMING
NOT TO SCALE

SIZE OF OPENING	KING STUDS	BEARING STUDS
LESS THAN 4'-0"	(1)	(1)
4'-0" TO 8'-0"	(2)	(2)
8'-0" TO 12'-0"	(3)	(3)

KEYNOTES

- 1- DBL TOP PLATE.
- 2- CRIPPLE STUDS.
- 3- 2X PLATE CONT.
- 4- (4) 16d EACH END OF HEADER
- 5- HEADER, SEE FRAMING PLANS
- 6- BEARING STUDS (SEE ABOVE SCHEDULE)
- 7- KING STUDS (SEE ABOVE SCHEDULE)
- 8- (4) 16d EACH SIDE

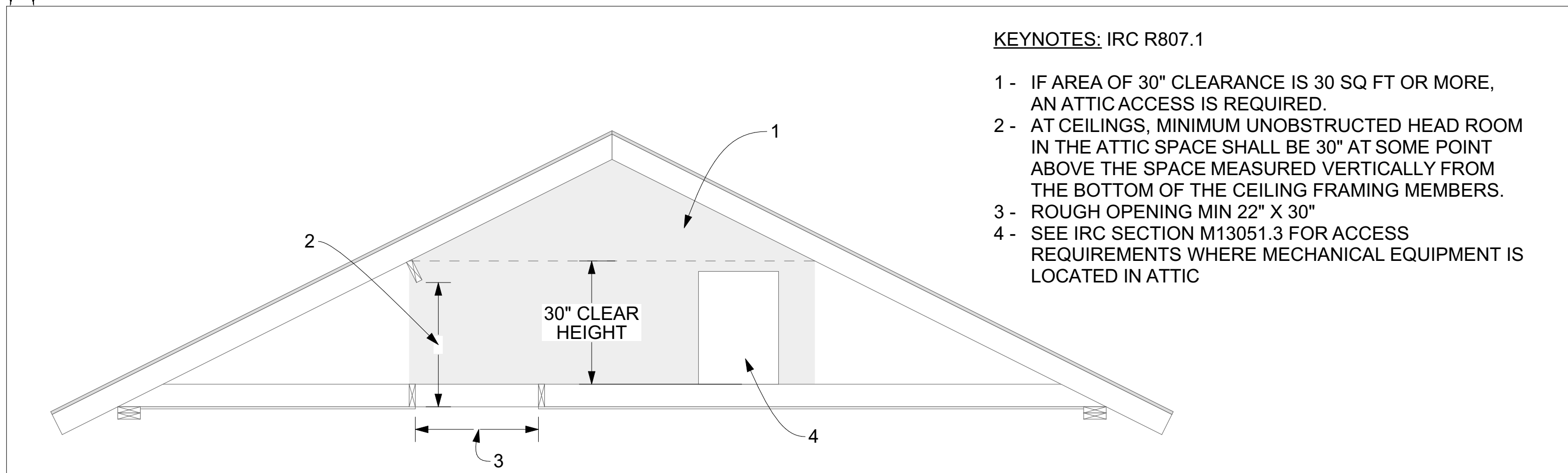
9 205-TYPICAL OPENING FRAMING
NOT TO SCALE



KEY NOTES:

- 1- RAFTERS
- 2- (5) LEDGERLOKS PER TRUSS
- 3- SIMPSON LSSR HANGERS
- 4- 2X6 SISTERED TO TRUSS
- 5- PARALLEL CHORD TRUSS

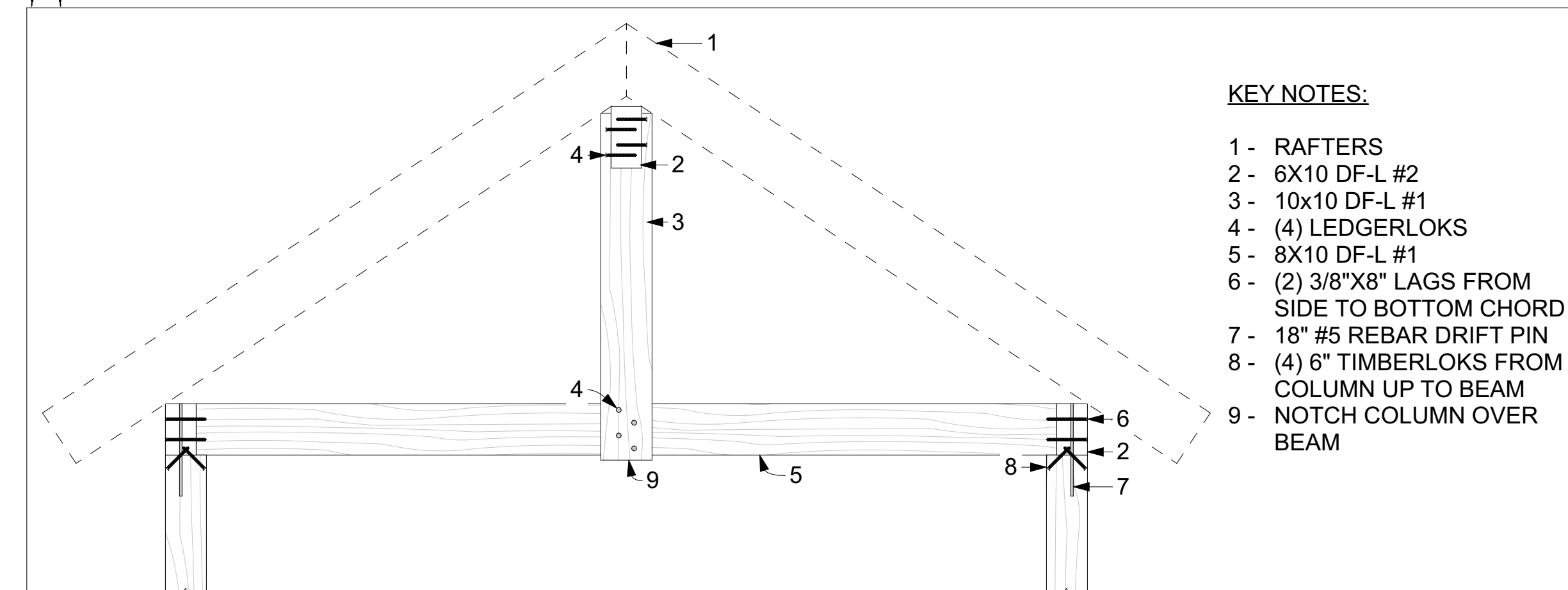
10 RAFTER LEDGER
NOT TO SCALE



KEYNOTES: IRC R807.1

- 1- IF AREA OF 30" CLEARANCE IS 30 SQ FT OR MORE, AN ATTIC ACCESS IS REQUIRED.
- 2- AT CEILINGS, MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE SPACE MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS.
- 3- ROUGH OPENING MIN 22" X 30"
- 4- SEE IRC SECTION M13051.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTIC

11 309 ATTIC ACCESS
NOT TO SCALE



KEY NOTES:

- 1- RAFTERS
- 2- 6X10 DF-L #2
- 3- 10X10 DF-L #1
- 4- (4) LEDGERLOKS
- 5- 8X10 DF-L #1
- 6- (2) 3/8"X8" LAGS FROM SIDE TO BOTTOM CHORD
- 7- 18" #5 REBAR DRIFT PIN
- 8- (4) 6" TIMBERLOKS FROM COLUMN UP TO BEAM
- 9- NOTCH COLUMN OVER BEAM

12 TIMBER TRUSS
NOT TO SCALE

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHKD BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase 1
Victor, ID

South Fork Design Group, LLC
127 E. Main St, Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236

SOUTH FORK DESIGN

PROFESSIONAL ENGINEER
6/1/2026
11373
RAY MCDUGAL
STATE OF IDAHO
RAY MCDUGAL, MCDUGAL

REVISION DATE	DESCRIPTION

MEP DRAWING NOTE:

1. THESE DRAWINGS ARE PROVIDED FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS TO MAKE NOTATIONS AND CHANGES ACCORDING TO THE DIRECTION OF THE HOMEOWNER AND GENERAL CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO ENSURE THAT ALL TRADE-SPECIFIC DESIGN IS DONE ACCORDING TO THE LATEST CODE STANDARDS AND THE HOME OWNERS PREFERENCE.
3. THE TRADE CONTRACTORS SHALL PRESENT ALL MATERIAL AND FIXTURE SELECTIONS FOR HOME OWNER APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
4. IF THE INSTALLATION OF ANY PIPES, DUCTWORK, WIRES OR OTHER MATERIAL REQUIRE MODIFICATION OF THE SPECIFIED STRUCTURE, THE GENERAL CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OR DESIGNER TO VERIFY THAT SUCH MODIFICATION WILL NOT NEGATIVELY EFFECT THE STRENGTH OF THE EFFECTED STRUCTURAL ELEMENT.

ATTIC/CRAWLSPACE GENERAL NOTE:

OPENINGS TO ATTIC AND CRAWLSPACE SHALL COMPLY WITH CODE M1305.1.3 & M1305.1.2 IN THAT ALL APPLIANCES SHALL BE ACCESSIBLE WITHIN 20 FEET OF THE ACCESS OPENINGS.

R302.6 Dwelling-Garage Fire Separation



The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

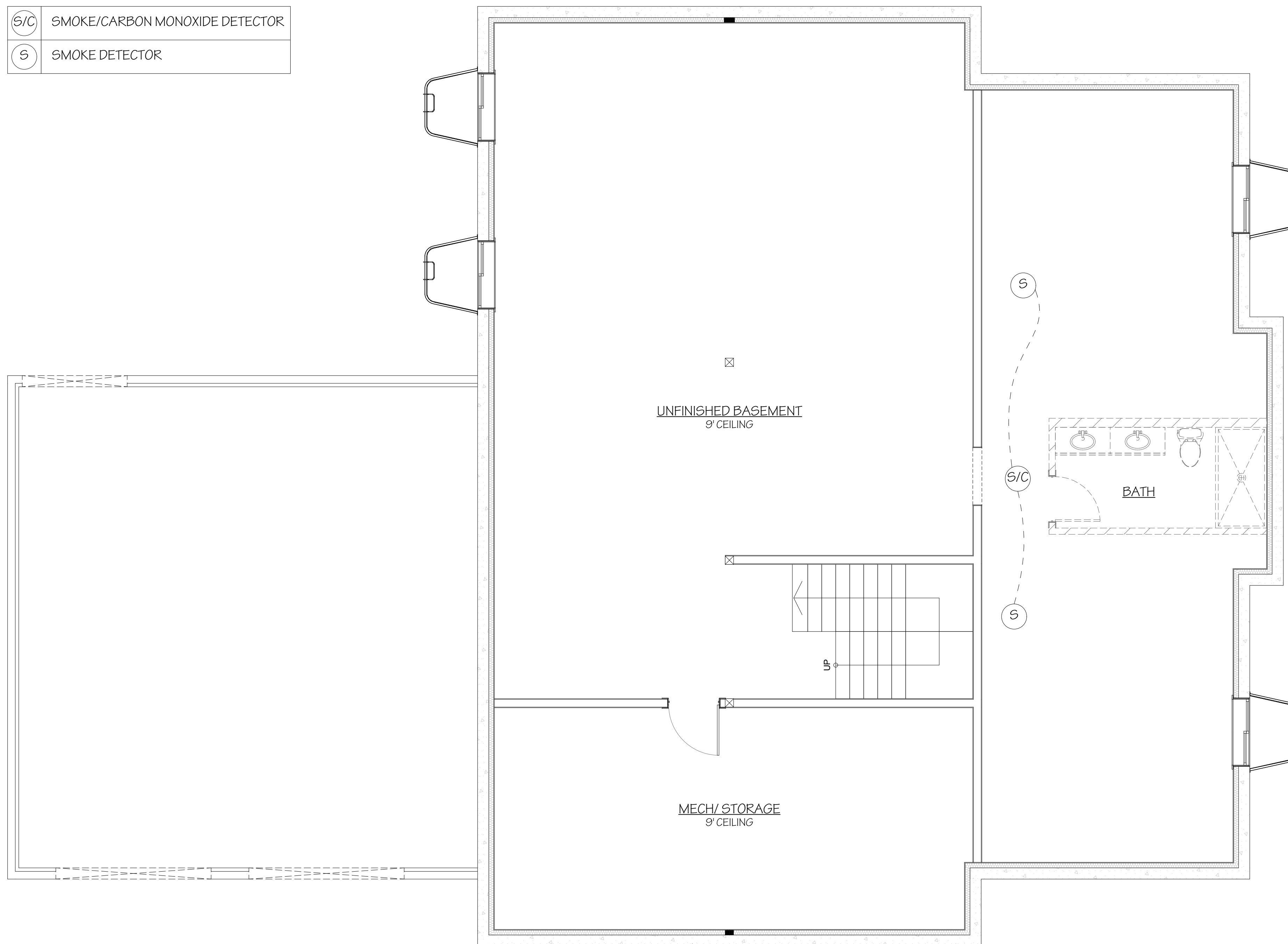
TABLE R302.6

DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

	SMOKE/CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR



BASEMENT LEVEL MEP
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHK'D BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



SHEET TITLE:	MEP MARKUP PLAN
REVISION DATE	DESCRIPTION

E-101
PLN# 25-02-053

Copyright 2026 | South Fork Design | All Rights Reserved.

MEP DRAWING NOTE:

1. THESE DRAWINGS ARE PROVIDED FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS TO MAKE NOTATIONS AND CHANGES ACCORDING TO THE DIRECTION OF THE HOMEOWNER AND GENERAL CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO ENSURE THAT ALL TRADE-SPECIFIC DESIGN IS DONE ACCORDING TO THE LATEST CODE STANDARDS AND THE HOME OWNERS PREFERENCE.
3. THE TRADE CONTRACTORS SHALL PRESENT ALL MATERIAL AND FIXTURE SELECTIONS FOR HOME OWNER APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
4. IF THE INSTALLATION OF ANY PIPES, DUCTWORK, WIRES OR OTHER MATERIAL REQUIRE MODIFICATION OF THE SPECIFIED STRUCTURE, THE GENERAL CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OR DESIGNER TO VERIFY THAT SUCH MODIFICATION WILL NOT NEGATIVELY EFFECT THE STRENGTH OF THE EFFECTED STRUCTURAL ELEMENT.

ATTIC/CRAWLSPACE GENERAL NOTE:

OPENINGS TO ATTIC AND CRAWLSPACE SHALL COMPLY WITH CODE M1305.1.3 & M1305.1.2 IN THAT ALL APPLIANCES SHALL BE ACCESSIBLE WITHIN 20 FEET OF THE ACCESS OPENINGS.

R302.6 Dwelling-Garage Fire Separation



The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

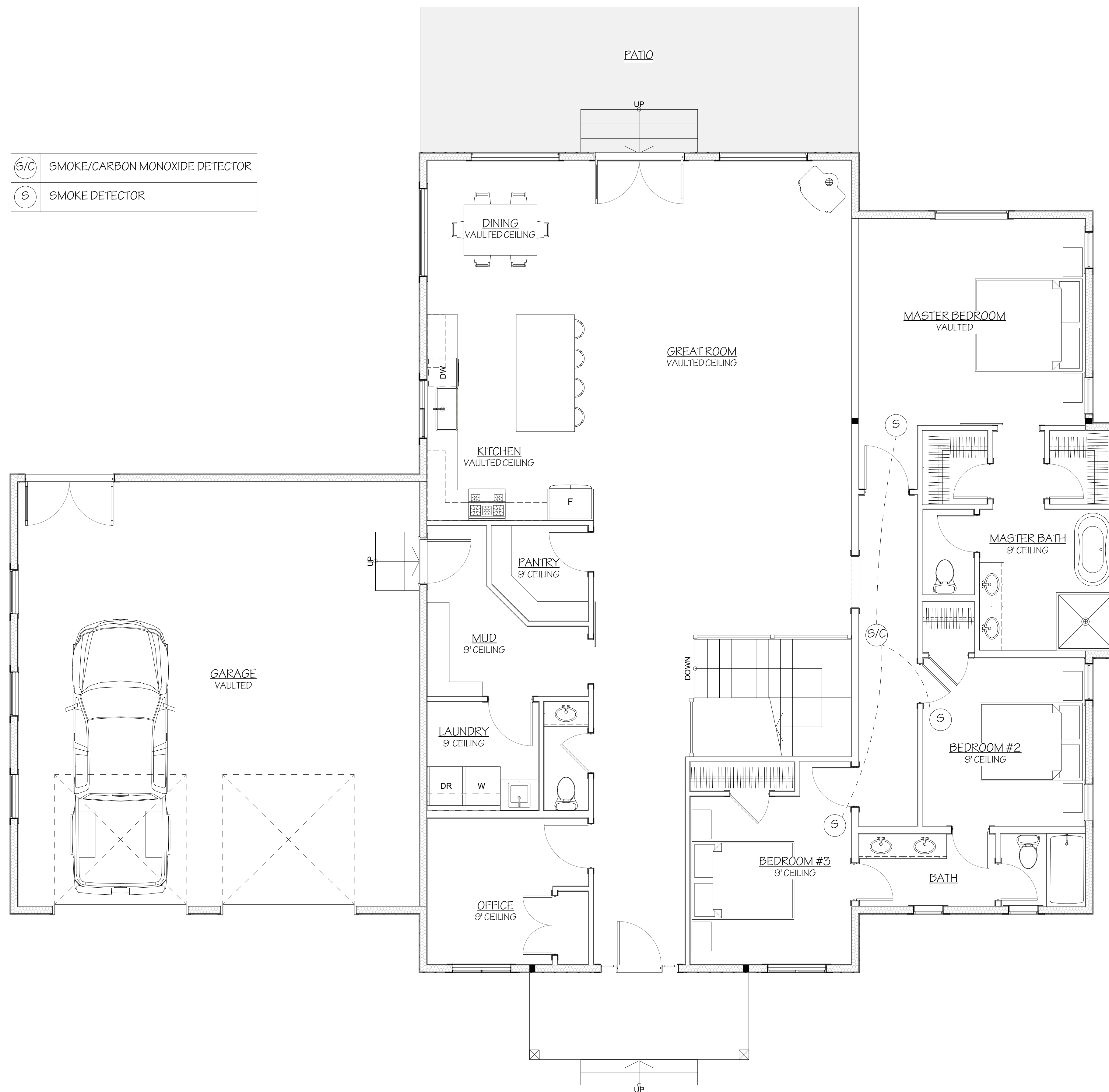
TABLE R302.6

DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

	SMOKE/CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR



MAIN LEVEL MEP
SCALE: 1/4" = 1'-0"

ENGINEER: RAY MCDUGAL, PE
EIT: BA, BR
DRAWN BY: WBS, LW
CHK'D BY:
PLOT DATE: 6/1/2026

Jeff Brines
Lot 5 Golf Vista Estates Phase I
Victor, ID

South Fork Design Group, LLC
127 E. Main St. Suite 111
Rexburg, ID 83440
www.southforkdesign.com
208-852-6236



Copyright 2026 | South Fork Design | All Rights Reserved.

SHEET TITLE:	MEP MARKUP PLAN
REVISION DATE	DESCRIPTION