Header Notes:

Headers 4' or less use 1 Ply 8.50 or 2 Ply 2x10 Dim. Lumber
Headers 5' or less use 2 Ply 8.50
Headers 6' or less use 2 Ply 8.50 or 3 Ply 11.88 ML
Headers 10' or less use 3 Ply 11.88 or 5 Ply 14.00 ML
Headers 10' or more refer to TJIRport Layout

3' Hallway Clearance
2018 IRC, Section R106 and R311.6
Safety Glazing 2018 IRC, Sections R106 and R308.4.6

Window Callouts:

Width x Height (ex. 3060 is 30" wide by 60" Tall) Door same
SH= Single Hung DH is Double Hung
SV is Slide Vent P is Fixed or Picture
T or Temp is Tempered Safety Glass
Tru is Transom OBS Obscured

Exhaust and Ventilation:

Whole House Fan	90 CFM
Kitchen Fan	100 CFM
Laundry	50 CFM
Bathrooms	50 CFM
Bedrooms	10 CFM fresh air
Living Areas	10 CFM fresh air

Contractor to indicate location of fans if not indicated on plans already.

Smoke Alarms

2018 IRC Code Section 106, R314
All smoke alarms shall be listed in accordance with UL 217 & installed in
accordance with NFPA 72
- One in each sleeping area.
- Outside of each separate sleeping area in the immediate vicinity of the bedrooms
- On each additional story including an finish & finished basements and habitable attics but not including crawl spaces and uninhabitable attics.

In dwellings or dwelling units with splits levels and without an intervening door between the adjacent levels a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Alarm devices shall be interconnected with battery backup that the actuation of one alarm will activate all of the alarms

Carbon Monoxide Alarms

2018 IRC Section 106 & R315.1
New Construction an approved carbon monoxide alarm installed outside of each sleeping area in the immediate vicinity of bedroom and dwelling units.
They shall be listed as complying with UL 2034 and installed accordingly

Furnace:

Location of furnace and water heater 2018 IRC, Section R106, and M1306
Provide all sources of ignition in the garage a min. of 18" above the floor
2018 IRC, Sections R106, and M1307.3
Provide a protection post in the garage to prevent vehicle damage to furnace and water heater. 2018 IRC, Section R106, M1307.3.1

Garage Portals:

CS-PF
Alternate Braced Wall Panel Garage Portal Design CS-PF

Garage Portals:

PFH
Alternate Braced Wall Panel Garage Portal Design PFH

FIRE WALLS:

2018 IRC SECTION R302.2
R302.2.2 Common walls. "The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing."

FIREBLOCKING:

2018 IRC SECTION R302.11
R302.11 Fireblocking. In combustible construction, fire-blocking shall be provided to cut off both vertical and hori-zontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.
Fireblocking shall be provided in wood-framed construction in the following locations:
1.In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
1.1.Vertically at the ceiling and floor levels.
1.2.Horizontally at intervals not exceeding 10 feet (3048 mm).

Ventilation R408.1

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation opening shall not be less than 1 sf for each 150 sf of under floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. If the vapor retarder is used the min. net area of ventilation openings shall not be less than 1 sf for each 1500 sf.
One such vent shall be within 3' of each corner of building.

Crawl Space:

Through Floor min 18"x24" or through perimeter wall min 16"x24" required crawl space opening. If applicable, refer to mechanical code for extreme requirements where mechanical equipment is located under floors.
2018 IRC, Section R106, R406.4 M1306.1.4

Foundation Wall System:

(*USES IN SEISMIC D ZONE-BONNEVILLE COUNTY)
- 2x6 Treated Sill Plate
over Fearn Sill Sealer
with † Anchor Bolts @ 72" (*32") O.C. 10" Long, 7" Embedded Min., 12" from all Corners or Splices
Concrete Wall Greater than 9' need to have an Architects or Engineer Seal if a anchor (1) Hook, Bar to top 12" and one at mid-height
5'-1' to 9' (1) Hook, Bar in top 12" & one bar at each third point
Min. (2) Anchor Bolts per Sill Plate w/ nut & ROUND plate Washer 2 1/2 Ø x¼" Min. For each Bolt (3"x3"x¼" SQUARE)
over Concrete Foundation wall Constructed w/ 2018 IRC R401-406
With Asphalt Emulsion on Exterior Side
over Continuous Concrete Footings
- Constructed w/ 2018 IRC Section R108.1
over Undisturbed Soil

Window Well System:

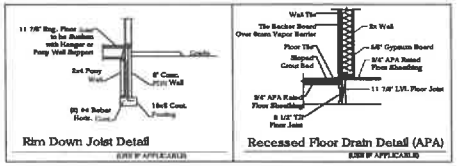
2018 IRC Code
Min. egress window opening will be 5.7 sq. ft ? Sill height no higher than 44" above FFL.
Window wells provide a net clear of 9 sq. ft. 36min horz. projection & width of 36"
Exception:
Window Wells with depth greater than 44" will have a permanently affixed ladder or steps
Ladder or Steps 18"-width builds, 3"-from walls,
Spaced no more than 12' O.C.
One egress ladder shall be provided within a window well of an unfinished basement

Fasteners for Preservative treated wood

2018 IRC Code Section R408.1.1
Fastner for Preservative treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper
Exceptions:
1. One half inch (12.7mm) diameter or greater steel bolts.
2. Fasteners other than nail & tamper resis shall be permitted to be of mechanical deposited of coated steel with coating weights in accordance with ASTM B695 class 55 min.

Frost Protection 403.1.4.1

Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:
1. Extended below the frost line specified in Table R301.2.
2. Constructed in accordance with Section 403.3
3. Constructed in accordance with ASCE 32 or
4. Erected on Solid Rock
Exceptions:
- Protection of freestanding accessory structures with an area of 400 sf or less of light frame construction with an eve height of 10' or less shall not be required.
- Decks not supported by a dwelling need not be provided with footings that extend below the frost line.
- Footings shall not heave on frozen soil unless the frozen condition is permanent.



Rim Down Joist Detail (USE IF APPLICABLE)

Recessed Floor Drain Detail (APA) (USE IF APPLICABLE)

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	FASTENER SPACING OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches o.c.)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[a]
				Nails[a]	Screws[b]	
Application without adhesive						
½	Type X at garage ceiling beneath habitable room	Perpendicular	24	6	6	1½" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1

GENERAL NOTES:

1. THIS DRAWING IS DRAWN BY A DESIGN SPECIALIST NOT AN ARCHITECT. ALL DETAILS SHOULD BE LOOKED OVER AND APPROVED BY CONTRACTOR BEFORE CONSTRUCTION BEGINS.
2. THESE PLAN STILL NEED: FLOOR LAYOUT, TRUSS DETAILS, AND ENGINEER STAMP (IF NEEDED).
3. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED BY THE BUILDER.
4. ANY PROPOSED FIELD CHANGES SHALL HAVE PRIOR APPROVAL FROM THE ENGINEER.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATION FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. INSTALL SIMPSON HARDWARE AS PER MANUFACTURERS REQUIREMENTS.
7. DETAILS ARE REPRESENTATIONS/ DEPICTIONS ONLY. FOLLOW WRITTEN CALLOUTS.
8. (2018 IRC CHAPTER 14)HEATING & COOLING EQUIPMENT / APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

STAIRS:

1. (R311.7.1) MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4-1/2" ON EITHER SIDE OF THE STAIRWAY.
2. (R311.7.2) MIN HEAD ROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 20"
3. (R311.7.3) MAX RISE OF STAIR WAY BETWEEN LEVELS AND LANDINGS IS 151"
4. (R311.7.5) MAX RISE = 7-3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. 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.
7. (3) 1-1/4" X 11-7/8" LVL STIFFENERS REQUIRED AT ALL STAIRWAYS.
8. (R302.7) MIN OF 1/2" GYPSUM WALL BOARD ON ALL ACCESSIBLE WALLS AND ENCLOSED UNDERSIDE OF STAIRS

RAILINGS:

1. 1. 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)
2. PROVIDE 1-1/4" TO 2-3/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL OF 12" PAST LAST TREAD.
3. 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.
4. 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"
5. GUARD RAIL SHALL HAVE INTERMEDIATED RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

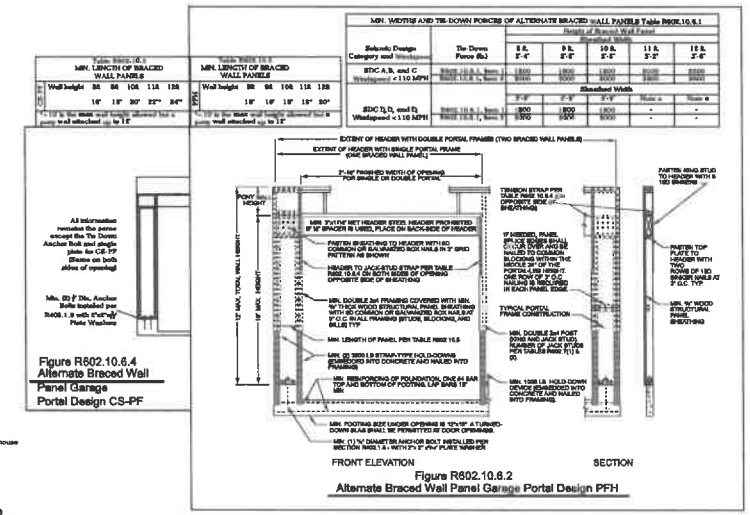
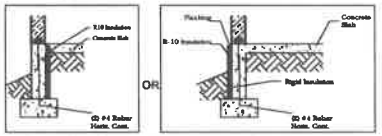


Figure R602.10.6.4
Alternate Braced Wall Panel Garage Portal Design CS-PF

Figure R602.10.6.2
Alternate Braced Wall Panel Garage Portal Design PFH

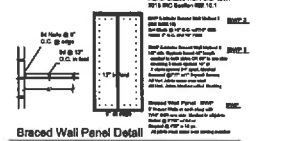
Concrete Steps Into House (USE IF APPLICABLE)



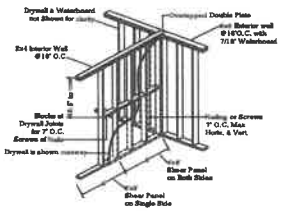
R102.2.10 (R402.2.10) Perimeter Slab Insulation Detail (USE IF APPLICABLE)

APA SIMPLIFIED WALL BRACING: (IF APPLICABLE)

IBWP 5-INTERIOR BRACED WALL METHOD 5:
1/2" MIN. GYPSUM SEE PLAN FOR LENGTH.
2 STUDS IF ACED 24" APART, BLOCKED SCREWED @7"/7" WITH 1" DRYWALL SCREWS.
ALL VERTICLE JOINTS OCCUR OVER STUD.
ALL HORIZONTAL JOINTS BLOCKED WITH 2X4 BLOCKING.
ABOVE EACH IBWP) A 12X4 TRUSS BLOCK IS REQUIRED AS WELL AT EACH CORNER, NOT OVER WINDOW.
ALL EXTERIOR WALLS ARE BRACED WALLS.



Braced Wall Panel Detail
All exterior wall are braced walls.



UNIT BREAKDOWN

UNIT	1ST FLOOR	2ND FLOOR	TOTAL SQFT	GARAGE SF	# OF BEDS	BATH	LOFT
A	635	1063	1698	463	3	2 1/2	YES
B	634	1062	1696	463	3	2 1/2	YES
C	636	1063	1698	463	3	2 1/2	YES
D	634	1062	1696	463	3	2 1/2	YES
E	636	1063	1698	463	3	2 1/2	NO
F	634	1062	1696	463	4	2 1/2	NO

GENERAL NOTES & 2018 IRC CODES

JACKNIFE VENTURES

Drawn By: TRENT YORGASON
Reviewed By:
Structural Reviewer:
City Reviewer:

PEBBLE CREEK TOWNHOMES
REAR LOAD 22' 6PLEX
SMITH RANCH RD REXBURG, ID 83440

GENERAL NOTES

Sheet: G-102
Scale:

JACKNIFE VENTURES

Author	2/20/2026	Drawn By:	
		Reviewed By:	
		Structural Reviewer:	
		City Reviewer:	

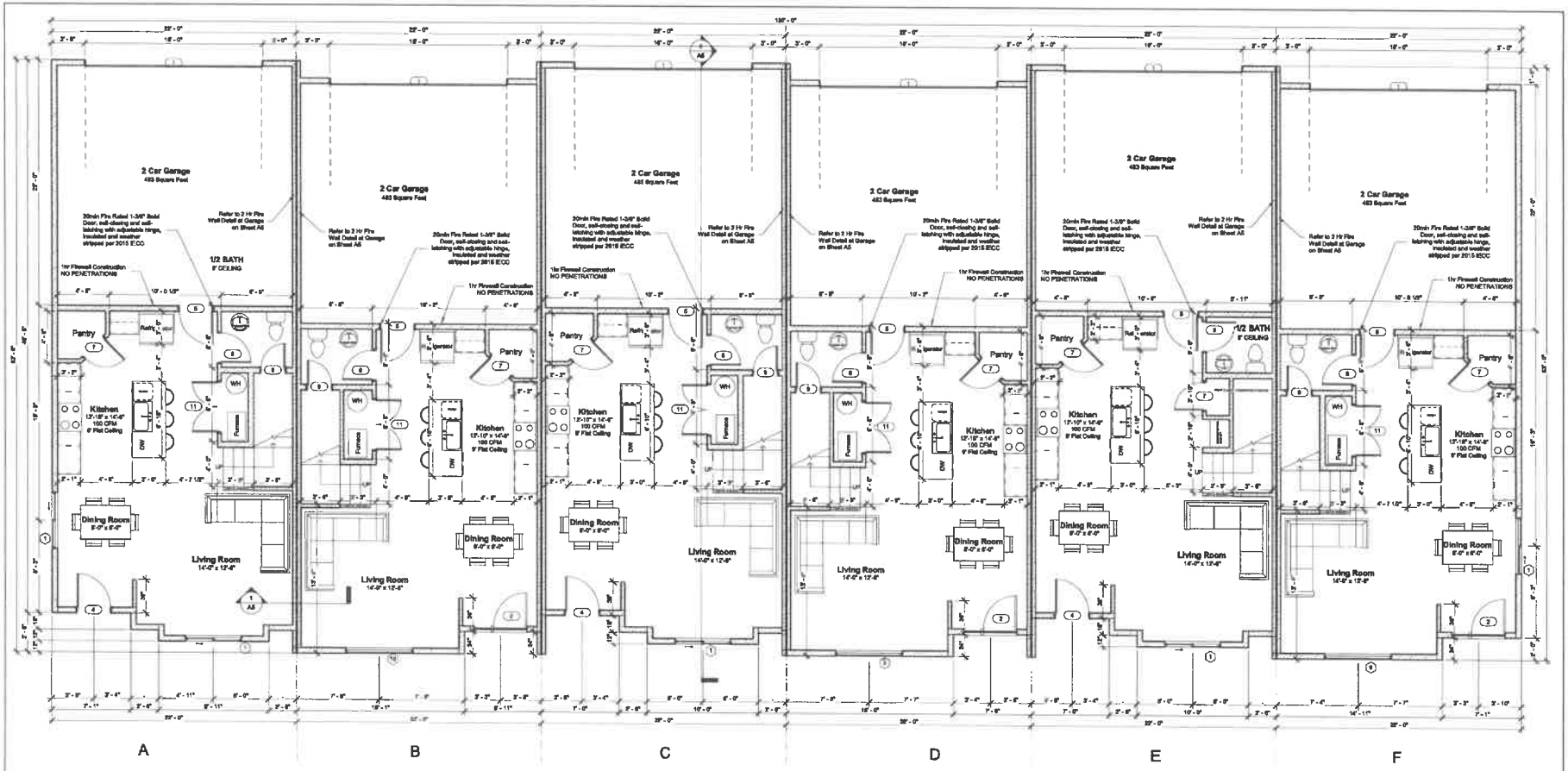
PEBBLE CREEK TOWNHOMES
REAR LOAD 22', 6PLEX
SMITH RANCH RD REXBURG, ID 83440

ELEVATIONS

Sheet: A1

Scale: 3/16" = 1'-0"

Scale:	Sheet: A1.1	3D ELEVATIONS	**PEBBLE CREEK TOWNHOMES** **REAR LOAD 22' 6PLEX** SMITH RANCH RD REXBURG, ID 83440	Rev Date 2/20/2026 Drawn By: SUMMIT BUILDING GROUP Rev Date Reviewed By: Rev Date Structural Review: Rev Date City Review: Rev Date	JACKNIFE VENTURES



Door Schedule		
Door Type	Type	Count
1	192" x 96" GARAGE DOOR	6
2	3068 OBSCURED GLASS DOOR WITH 18 SIDE LITE	3
4	36" x 80" 3068 Front Door Half Glass	3
5	36" x 80" 3068 20min Fire Rated Self Closing	6
7	30" x 80" 2668	26
8	32" x 80" 2868	33
9	26" x 80" 2268	10
10	48" x 80" Double 2068 Closet	13
11	54" x 80" Double 2868 Closet	6

Window Schedule		
Type Mark	Type	Count
1	5060 Slider	22
2	6020 Slider w/ 6030 Fixed Above	1
3	4020 Fixed Tempered	4
4	3040 Fixed Tempered	2
5	3060 SH	3
6	2660 SH	1
7	4060 Fixed w/ 2060 Slider On Left	2
8	4060 Fixed w/ 2060 Slider On Right	1
9	4040 fixed w/ 2040 Slider on right w/ 6010 Fixed Above	1
10	4040 fixed w/ 2040 Slider on left w/ 6010 Fixed Above	1

UNIT BREAKDOWN

UNIT	1ST FLOOR	2ND FLOOR	TOTAL SQFT	GARAGE SF	# OF BEDS	BATH	LOFT
A	835	1063	1898	483	3	2 1/2	YES
B	834	1062	1896	483	3	2 1/2	YES
C	835	1063	1898	483	3	2 1/2	YES
D	834	1062	1896	483	3	2 1/2	YES
E	835	1063	1898	483	3	2 1/2	NO
F	834	1062	1896	483	4	2 1/2	NO

JACKNIFE VENTURES

Drawn By:	Trent Yorgason	Plan Date	2/20/2026
Reviewed By:		Plan Date	
Structural Review:		Plan Date	
City Review:		Plan Date	

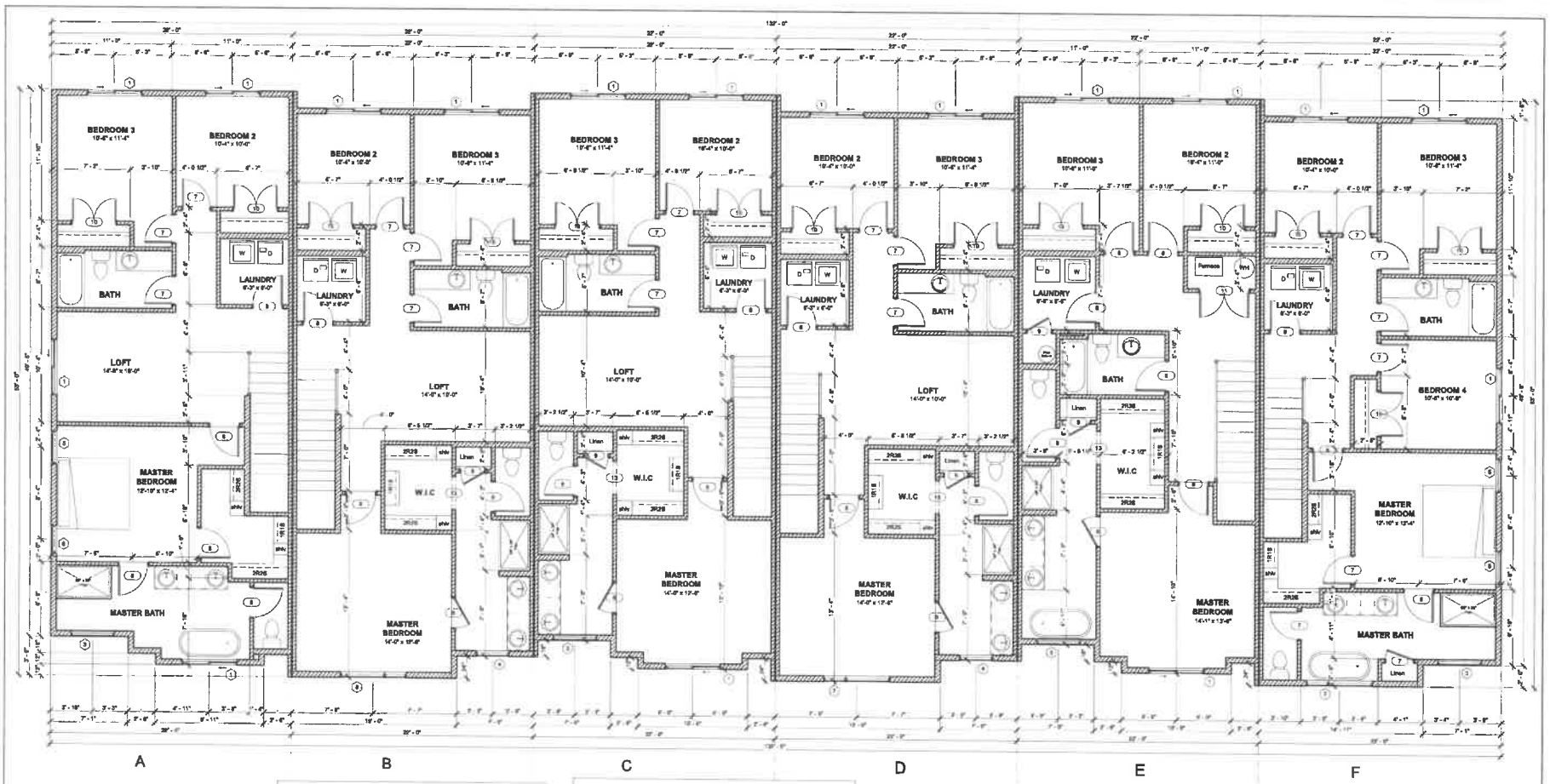
PEBBLE CREEK TOWNHOMES REAR LOAD 22' 6PLEX

SMITH RANCH RD REXBURG, ID 83440

1ST FLOOR PLAN

Sheet: A3

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



Door Schedule

Door Type	Type	Count
1	192" x 96" GARAGE DOOR	6
2	3068 OBSCURED GLASS DOOR WITH 18 SIDE LITE	3
4	36" x 80" 3068 Front Door Half Glass	3
5	36" x 80" 3068 20min Fire Rated Self Closing	6
7	30" x 80" 2668	26
8	32" x 80" 2868	33
9	28" x 80" 2268	10
10	48" x 80" Double 2068 Closet	13
11	54" x 80" Double 2668 Closet	6

Window Schedule

Type Mark	Type	Count
1	5050 Slider	22
2	6020 Slider w/ 6030 Fixed Above	1
3	4020 Fixed Tempered	4
4	3040 Fixed Tempered	2
6	3050 SH	3
6	2650 SH	1
7	4060 Fixed w/ 2050 Slider On Left	2
8	4060 Fixed w/ 2050 Slider On Right	1
9	4040 fixed w/ 2040 Slider on right w/ 6010 Fixed Above	1
10	4040 fixed w/ 2040 Slider on left w/ 6010 Fixed Above	11

UNIT BREAKDOWN

UNIT	1ST FLOOR	2ND FLOOR	TOTAL SQFT	GARAGE SF	# OF BEDS	BATH	LOFT
A	636	1063	1699	483	3	2 1/2	YES
B	634	1062	1696	483	3	2 1/2	YES
C	636	1063	1699	483	3	2 1/2	YES
D	634	1062	1696	483	3	2 1/2	YES
E	636	1063	1699	483	3	2 1/2	NO
F	634	1062	1696	483	4	2 1/2	NO

JACKNIFE VENTURES

Drawn By: Trent Yorgeson
Reviewed By:
Structural Review:
City Review:
2/20/2026

PEBBLE CREEK TOWNHOMES REAR LOAD 22' 6PLEX

SMITH RANCH RD REXBURG, ID 83440

2ND FLOOR PLAN

Sheet: A4

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

Roof System: (A)
2018 IRC Code Section R801, R905
Architectural Grade, 25 year Asphalt Shingles R905
over #15 building felt
over 7/16" Str. OSB roof sheeting
w/Clips & nailed 6" O.C.-Edges, 12" O.C.-field
over 2 & 2 X 12 Pitch Engineered Trusses @ 24" O.C.
(Framed According to Engineered Truss Layout)
with R-49 Blown in Attic Insulation
with 5/8" Sheet Rock on Interior Side
Taped Prep'd for Interior Finishes
Contractor to indicate 22"x30" Attic Access Location
2018 IRC Ice Protection Ice Barrier consisting of
2 layers of cemented under-layment and extend from the
eave's edge 24" min. from inside exterior wall

Soffit System: (B)
2018 IRC Code
2x8 Fascia Board
with style "D" Metal Drip Edge
with 3/8" Soffit Sheeting
with 3" Continuous Soffit Venting
with addt'l 2x4 Support as Required

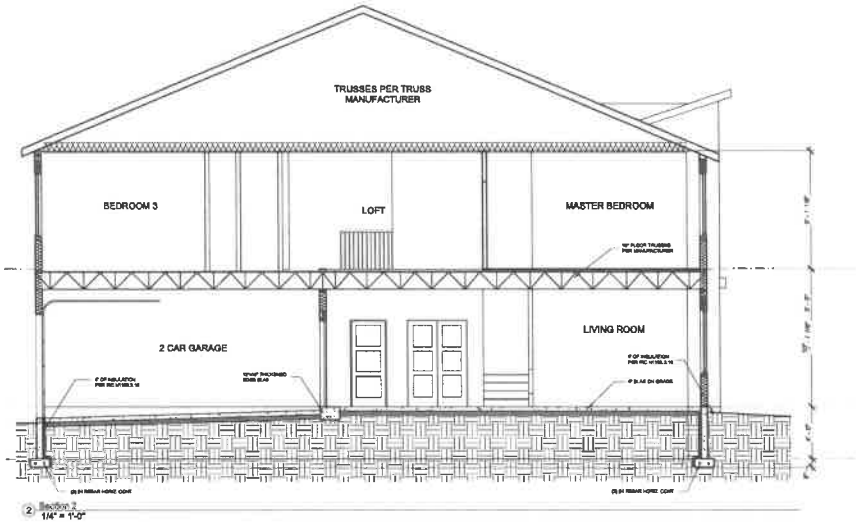
Exterior Walls: (C)
2018 IRC Code R602, R603, R703
Siding and Face Stone over Weather Resistive Barrier 7/16"
APA OSB & Nailing Pattern 6"-edge 12"-field
2x6 Stud framed @ 24" O.C. UNO
with (2) 2x6 Top Plates
with (1) 2x6 Bottom Plate
with min. R-21 Batt Insulation
with 1/2" Sheetrock Inside Occupancy separation between house, attic, and garage
Taped Prep'd for Interior Finishes

Interior Walls: (D)
2018 IRC Code
2x4 Stud framed @ 24" O.C.
with (2) 2x4 Top Plates
with (1) 2x4 Bottom Plate
with 1/2" Sheetrock Both Sides
Taped Prep'd for Interior Finishes

Floor System: (E)
2018 IRC Code Section R502, R503, R504
3/4" T&G OSB Sub-floor Glued & Nailed
over 12" Engineered Floor Trusses
Series, Placement, & O.C. Spacing as determined & indicated on TJXpert Layout. (Version 6.0 or later)
connected to Rim Joist, typical using gal. metal ties not less than .068" x 1.5" wide
fastened with 10d nails ea. side
over 1/2" Sheetrock on Ceiling Side
Taped and Prep'd for Interior Finishes

Foundation Wall System: (G)
(*USE IN SEISMIC D ZONE-BONNEVILLE COUNTY)
2x6 Treated Sill Plate
over Foam Sill Sealer
with † Anchor Bolts @ 72" (*32") O.C. 10' Long, 7" Embedded Min. 15" from all Corners or Splices
Concrete Wall Grease then 8" need to have an Architects or Engineer Seal 8' & under (1) Horiz. Bar in top 12" and one at mid-height 8'-1' to 9' (1) Horiz. Bar in top 12" & one bar at each third point Min. (2) Anchor Bolts per Sill Plate w/ nut & ROUND plate Washer 2 1/2 @ 2" Min. For each Bolt (*3"x3"x3/8" SQUARE)
over Concrete Foundation wall Consistent w/ 2018 IRC R401-403
With Asphalt Emulsion on Interior Side
over Continuous Concrete Footings
Consistent w/ 2018 IRC Section R106.1
over Undisturbed Soil

Stair System: (H)
2018 IRC R308.7, 311.7.2, R311.7 R312.1.3
Eq. Stair Risers 7 3/4" Max. height, Eq. Stair Treads 10" Min. depth over (3) 11.5" MIN. Stair Stringers bolted at bottom with P.T. 2x4 -3 planes with 2" x 9" 0 bolt and top securely mounted to framing with Simpson A35 Connector at Stairs
Stringer to Ledger or alternate approved connection.
with Cont. Handrail System mounted 36"above stair plane.
with a Min. 6'-8" Head Clearance above stair plane.
with all other Railing System to be min. 42" above FFL a must current building codes for vert. and horiz. loading.
Slats Spacing to no more than 4" sphere to pass thru.
½" Gypsum Board under stairs
2% Slope Max 1 to 48



2 Section 2
1/4" = 1'-0"

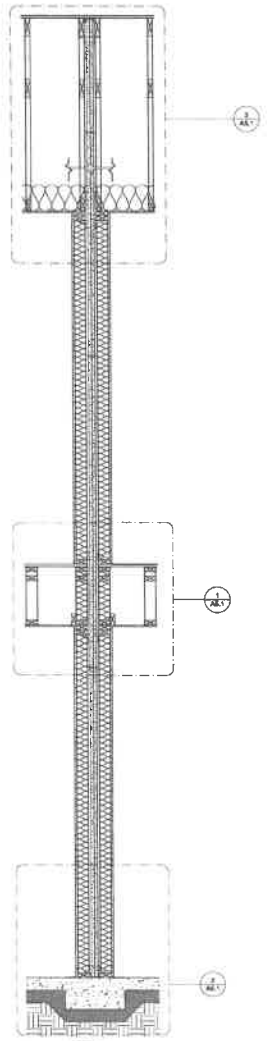

1 FIRE WALL SECTION
3/4" = 1'-0"

Table R402.1.2 - Insulation & Fenestration Requirements by Components

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R-Value
6	0.30	0.55	49*	22 or 13+5*

Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawlspace Wall R-Value
30	15/19*	10 & 4 ft.	15/19*

Notes:
13+5 means R13 cavity + R5 continuous insulation.
15/19 means 15 continuous and 19 cavity insulation
R30 ceiling insulation may be used under certain conditions as per N1102.2.2

JACKNIFE VENTURES

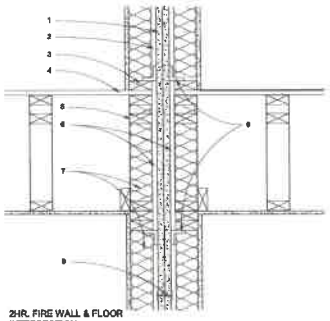
Date:	2/20/2026
Drawn By:	Author
Reviewed By:	
Structural Review:	
City Review:	

PEBBLE CREEK TOWNHOMES
REAR LOAD 22' 6PLEX
SMITH RANCH RD REXBURG, ID 83440

BUILDING SECTION

Sheet: A5

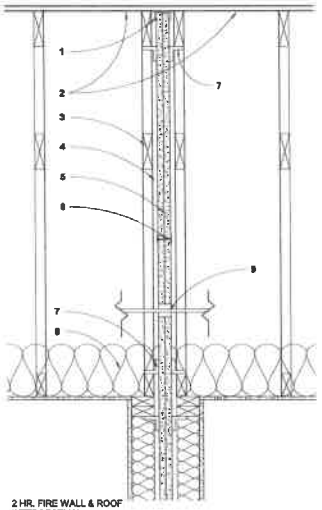
Scale: As Indicated



KEYNOTES:

1 - TWO LAYERS 1" X 24" SHEETROCK BRAND GLASS-MAT GYPSUM LINER PANELS
2 - 3/4" MINIMUM AIRSPACE
3 - 2X4 BOTTOM PLAT
4 - OSB FLOOR SHEATHING
5 - FLOOR TRUSSES PER MANUFACTURER
6 - 3/4" FIREBLOCKING
7 - GLASS FIBER INSULATION FRICTION FITTED INTO STUD AND TRUSS CAVITY.
8 - 3-1/4" min ALUMINUM BURN CLIP
9 - H STUD WITH 1-3/8" FLANGE

2HR. FIRE WALL & FLOOR INTERSECTION
1 1 1/2" = 1'-0"



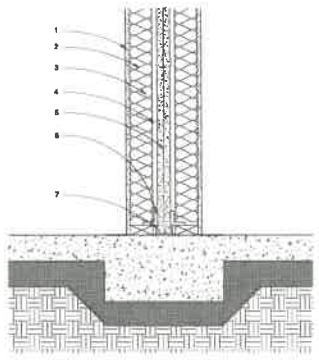
KEYNOTES:

1 - 2" CEILING RUNNER
2 - FIRE RATED SHEATHING TO EXTEND 4" EACH SIDE OF THE FIRE WALL
3 - ROOF TRUSSES PER MANUFACTURER
4 - 3/4" MINIMUM AIRSPACE
5 - TWO LAYERS 1" X 24" SHEETROCK BRAND GLASS-MAT GYPSUM LINER PANELS
6 - H STUD WITH 1-3/8" FLANGE
7 - 3-1/4" min ALUMINUM BURN CLIP
8 - ROOF INSULATION
9 - S.E.R. CABLE PENETRATION. (REQUIRES 3/4" BEAD OF FIRE CAULK AROUND CABLE)

2 HR. FIRE WALL & ROOF INTERSECTION
3 1 1/2" = 1'-0"

2 HR. FIRE WALL NOTES:

1 - FIRE WALL MUST GO FROM END OF WALL TO END OF WALL AND FROM FOUNDATION TO TOP ROOF SHEATHING
2 - FIREBLOCKING MUST BE INSTALLED IN CONCEALED SPACES OF STUD WALLS :
A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.



KEYNOTES:

1 - SINGLE LAYER OF 1/2" GYPSUM BOARD
2 - GLASS FIBER INSULATION FRICTION FITTED INTO STUD CAVITY.
3 - 2X4 WOOD STUD
4 - 3/4" MINIMUM AIRSPACE
5 - TWO LAYERS 1" X 24" SHEETROCK BRAND GLASS-MAT GYPSUM LINER PANELS
6 - 3-1/4" min ALUMINUM BURN CLIPS
7 - 2" FLOOR RUNNER

2HR. FIRE WALL AT FOUNDATION
2 1 1/2" = 1'-0"

AREA SEPARATION FIRE WALLS

GA FILE NO. ASW 0612	PROPRIETARY	2 HOUR FIRE	65 to 69 STC SOUND

GYPSUM PANELS, STEEL STUDS

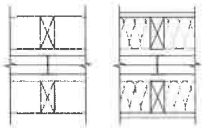
Fire Design:
Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels.

A 3/4" minimum airspace must be maintained between steel components and adjacent framing (as indicated by dashed lines in sketch). As an alternate to an airspace, the steel components are covered with 6" wide battens of 1/2" gypsum panel or 1" mineral fiber insulation. As an alternate to battens, one or both faces of the separation wall are covered with 1" mineral fiber insulation stapled to the gypsum liner panels or 1/2" proprietary type X gypsum panel screw attached to the steel components.

Height limitation 66 feet. (NLB)

Refer to the manufacturer for the thermal protection of the framing.

Sound Design:
Sound tested with 2 x 4 stud wall faced with 1/2" gypsum panel each side of assembly and 3" glass fiber insulation in stud cavity on both sides.



Thickness: 9-1/2" (Fire) 11-1/2" (Sound)

Approx.Weight: 8.2 psf (Fire) 12.4 psf (Sound)

Fire Test: UL R1319, 09NK11805, 9-3-09, UL Design U316; UL R1319, 94NK40690, 1-27-95, UL Design V411, WHI 495-P9V-0245, 4-25-83

Sound Test: RAL TL20-180, 7-23-20

PROPRIETARY GYPSUM PANELS

United States Gypsum Company
- 1" Sheetrock® Brand Glass-Mat Gypsum Liner Panels
- 1/2" Sheetrock® Brand UltraLight Panels

JACKNIFE VENTURES

Drawn By:	Trent Yorgason	Rev Date	2/20/2026
Reviewed By:	Checker	Rev Desc	
Structural Review:	Designer	Rev Date	
City Review:		Rev Desc	
		Rev Date	

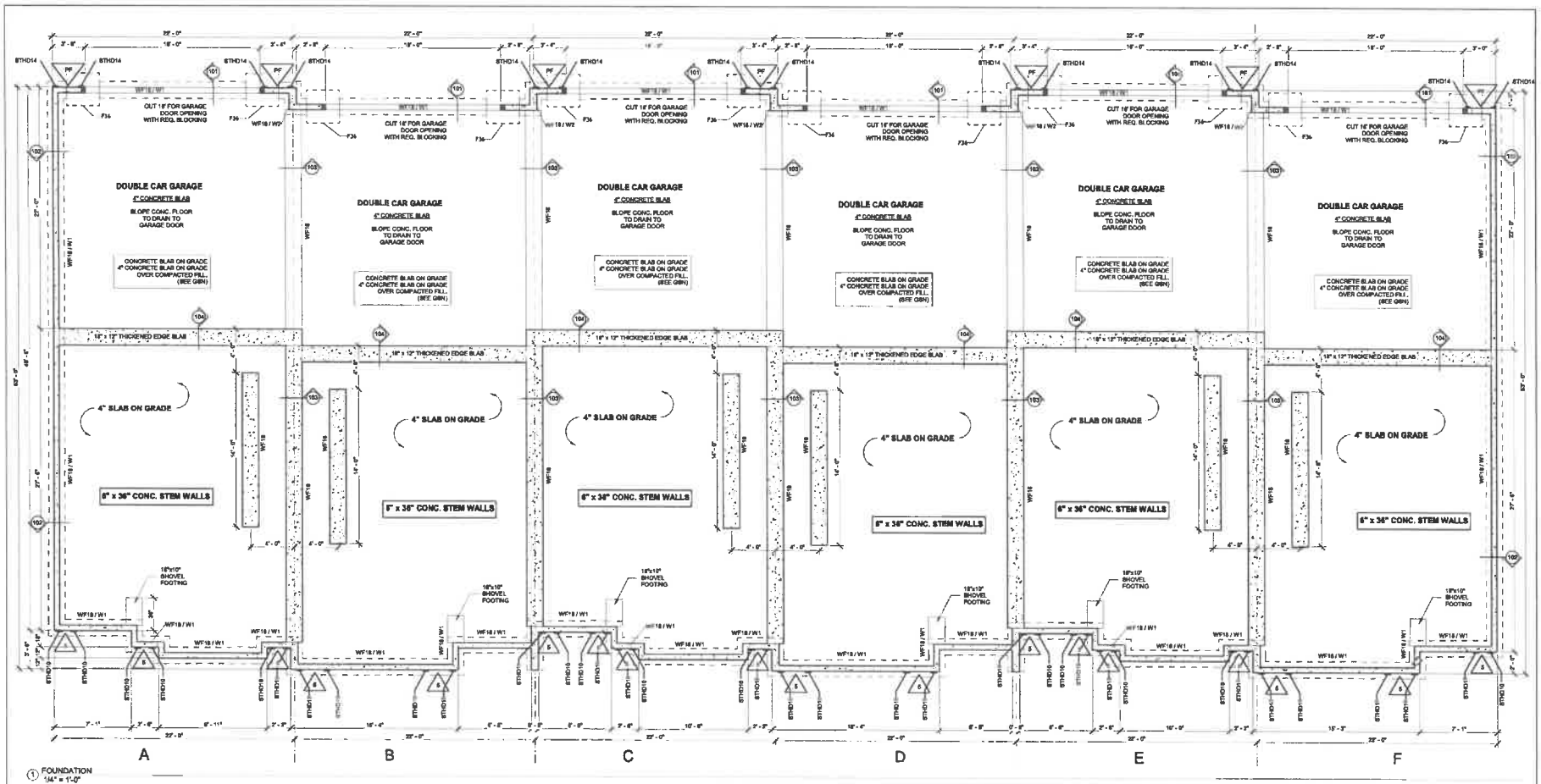
PEBBLE CREEK TOWNHOMES REAR LOAD 22' 6PLEX

SMITH RANCH RD REXBURG, ID 83440

FIRE SEPARATION DETAILS

Sheet: A5.1

Scale: 1 1/2" = 1'-0"



① FOUNDATION
1/4" = 1'-0"

WALL (W) SCHEDULE

MARK	THICKNESS AND TYPE	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
W1	6" CONCRETE	#4 AT 24" O.C	#4 AT 24" O.C	--
W2	6" CONCRETE	#4 AT 24" O.C	#4 AT 24" O.C	--

FOOTING SCHEDULE

NOTES:
1. FOR CLOSE PROXIMITY ABOVE FOOTING, SEE DETAILS
2. FOR MINIMUM CLEARANCE (CLR) OF REINFORCING, SEE GENERAL STRUCTURAL NOTES (GSN)

MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCING	REMARKS
F36	36"	24"	10"	(4) #4 EACH WAY BOTTOM	--
WF18	CONT	18"	10"	(2) #4 CONT BOTTOM	--

SHEARWALL TYPE SCHEDULE

NOTES:
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 15" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 6" OF EACH END PIECE
5. PROVIDE CONTINUOUS DOUBLE PLATE TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (L.N.O.). LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 3" ON CENTER (O.C.) (ONE) 16d NAILS TOTAL BETWEEN SPLICE JOINTS.)
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT 6" O.C. NOTED EDGES.

SHEARWALL TYPE SCHEDULE

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C	8d COMMON AT 12" O.C	CONCRETE: 1/2"ø A.B. W/ 3"x3"x3" PLATE WASHERS AT 39" O.C CONCRETE: 5/8"ø A.B. W/ 3"x3"x3" PLATE WASHERS AT 48" O.C WOOD: 16d STAGGERED AT 6" O.C
WF18	7/16" APA RATED SHEATHING	SEE PORTAL FRAME DETAIL	SEE PORTAL FRAME DETAIL	(1) 5/8"ø MIN W/ 3"x3"x3" PLATE WASHERS

UNIT BREAKDOWN

UNIT	1ST FLOOR	2ND FLOOR	TOTAL SQFT	GARAGE SF	# OF BEDS	BATH	LOFT
A	636	1053	1689	483	3	2 1/2	YES
B	634	1053	1688	483	3	2 1/2	YES
C	636	1053	1689	483	3	2 1/2	YES
D	634	1053	1688	483	3	2 1/2	YES
E	636	1053	1689	483	3	2 1/2	NO
F	634	1053	1688	483	4	2 1/2	NO

JACKNIFE VENTURES

Drawn By:	Trent Yorgason	2/20/2026
Reviewed By:		
Structural Review:		
City Review:		

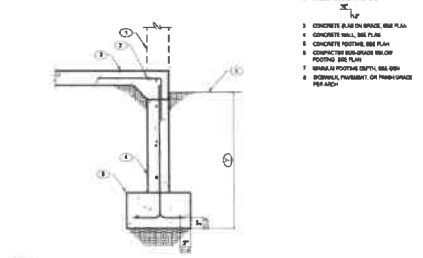
PEBBLE CREEK TOWNHOMES REAR LOAD 22' 6PLEX

SMITH RANCH RD REXBURG, ID 83440

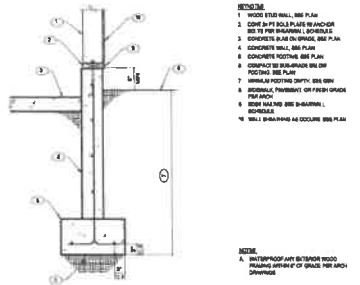
FOUNDATION PLAN

Sheet: S1.0

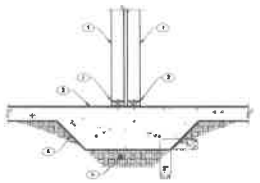
Scale: 1/4" = 1'-0"



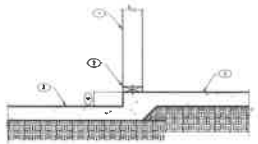
101 CONCRETE SLAB AT FOUNDATION



102 WOOD STUD WALL AT FOUNDATION



103 WOOD STUD WALL AT FOUNDATION



104 WOOD STUD WALL AT FOUNDATION

JACKNIFE VENTURES

Drawn By:	Trent Yorgason	Rev Date	2/20/2026
Reviewed By:	Checker	Rev Date	
Structural Reviewer:	Designer	Rev Date	
City Review:		Rev Date	
		Rev Date	

PEBBLE CREEK TOWNHOMES REAR LOAD 22' 6PLEX

SMITH RANCH RD REXBURG, ID 83440

STRUCTURAL DETAILS

Sheet: S1.1

Scale: