



SCOTT AND LORI CUMMINGS  
RESIDENCE

**MY DESIGN**

BROOKE PINNOCK  
PO Box 364, Sugar City, Idaho 83448  
208-589-7267  
mydesignbybrooke@gmail.com

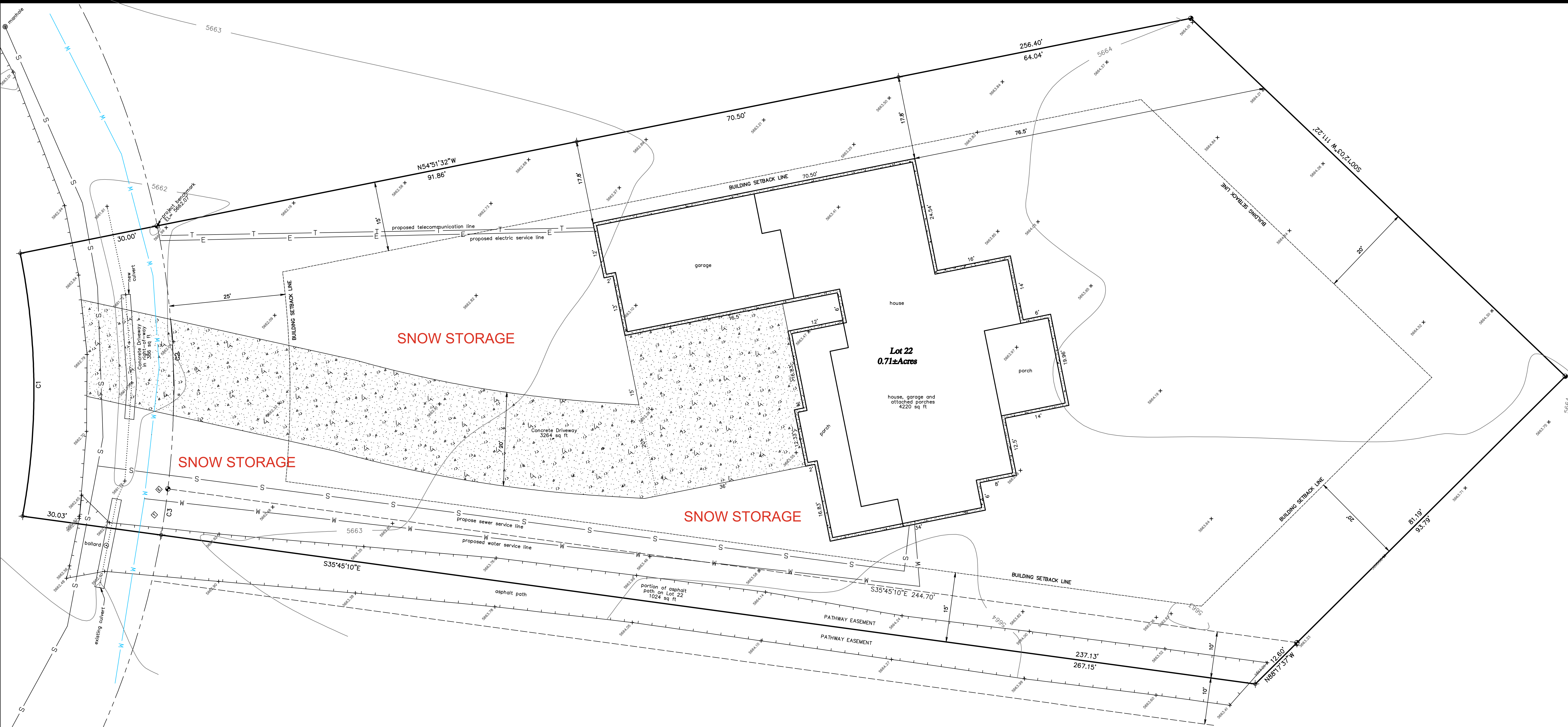
PREPARED FOR:  
SCOTT AND LORI CUMMINGS  
RESIDENCE  
247 ASTER LOOP  
LINCOLN COUNTY, WY

AREAS	
MAIN FLOOR SQ. FT.	2507
TOTAL SQ. FT.	2507
GARAGE SQ. FT.	964

DESIGNED BY	OWNER
DATE	01/27/2026
DRAWN BY	BP
PROJECT#	2026-14
SCALE	1/4"=1'

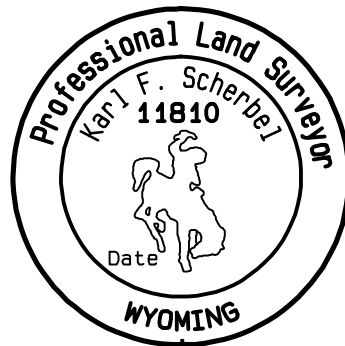
PAGE  
**A-1**

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**CERTIFICATE OF SURVEYOR**

I, Karl F. Scherbel, of Afton, Wyoming, hereby certify that this map was made from notes taken during an actual survey made by me and by persons under my supervision during February 2026 and from records in the Office of the Clerk of Lincoln County and that it correctly represents that survey and those records.



**IMPERVIOUS AREA**

Building Footprint:	4220 sq ft
Driveway:	3650 sq ft
existing asphalt path:	1024 sq ft
Total impervious area:	8894 sq ft
Total lot area:	30883 sq ft
Percent impervious area:	29%

Note:  
No cut or fill slopes greater than 2.5:1

SQFT Off street Parking	3264
20%	652.8
SQFT Snow Storage approx.	2,638.50

**LEGEND**

- indicates a 5/8" steel reinforcing rod with an aluminum cap inscribed, "PLS 6447", found.
- indicates a 5/8" X 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", with appropriate details, set this survey.
- ⊕ indicates a calculated position, no monument found or set.
- ⬠ indicates a telecommunication junction box.
- ⬠ indicates an electrical junction box.
- ⊙ fiberglass marker for underground power line.
- ⊙ fiberglass marker for underground gas line.
- indicates a platted lot line of record.
- - - indicates an easement line.
- - - indicates a right-of-way line.
- W- indicates a culinary water line.
- S- indicates a sanitary sewer line.
- - - indicates a building setback line.
- - - indicates edge of asphalt surface.
- ..... indicates the toe of a slope.

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	56.75'	21°40'37"	150.00'	S45°58'58"W	56.41'	28.72'
C2	56.75'	18°03'50"	180.00'	S44°10'33"W	56.52'	28.61'
C3	10.00'	3°11'03"	180.00'	S54°48'00"W	10.00'	5.00'

-ADVANCE PLAT-  
SUBJECT TO CORRECTION  
AND APPROVAL

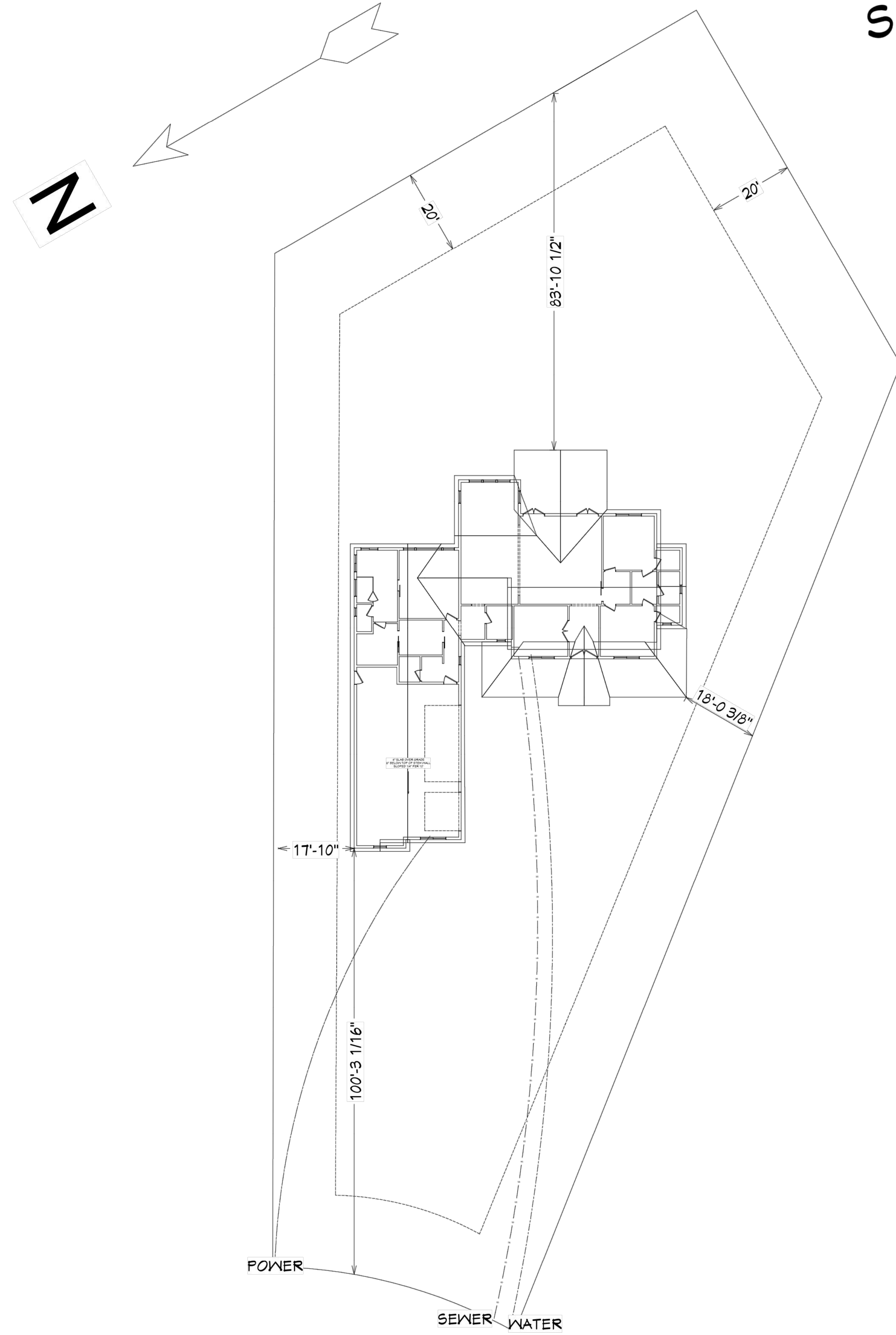
**SITE PLAN  
FOR  
SCOTT CUMMINGS AND LORI CUMMINGS  
OF  
ALPINE MEADOWS LOT 22  
WITHIN THE INCORPORATED LIMITS  
OF THE TOWN OF ALPINE  
LINCOLN COUNTY, WYOMING**

DATE:	3 March 2026
DRAWN BY:	Kyle Staley
CALCULATED BY:	Karl F. Scherbel
CATEGORY/PART:	Towns
FIELD BOOK:	
COMPUTER FILE:	AMLotSitePlan.pro

**SURVEYOR SCHERBEL, LTD.**  
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG DIVEY-MARBLETON, WYO. 83119 TEL. 307-276-3347  
BOX 725 AFTON, WYO. 83110 TEL. 307-285-9319 ALPINE, WYO. 83128 TEL. 307-285-9319  
JACKSON, WYO. TEL. 307-733-5903; LAVA, ID. TEL. 208-776-5930; MONTPELIER, ID. TEL. 208-847-2800

ALPINE MEADOWS SUBDIVISION  
 SCOTT & LORI CUMMINGS  
 247 ASTER LOOP  
 LOT 22  
 PARCEL # 00R0018258



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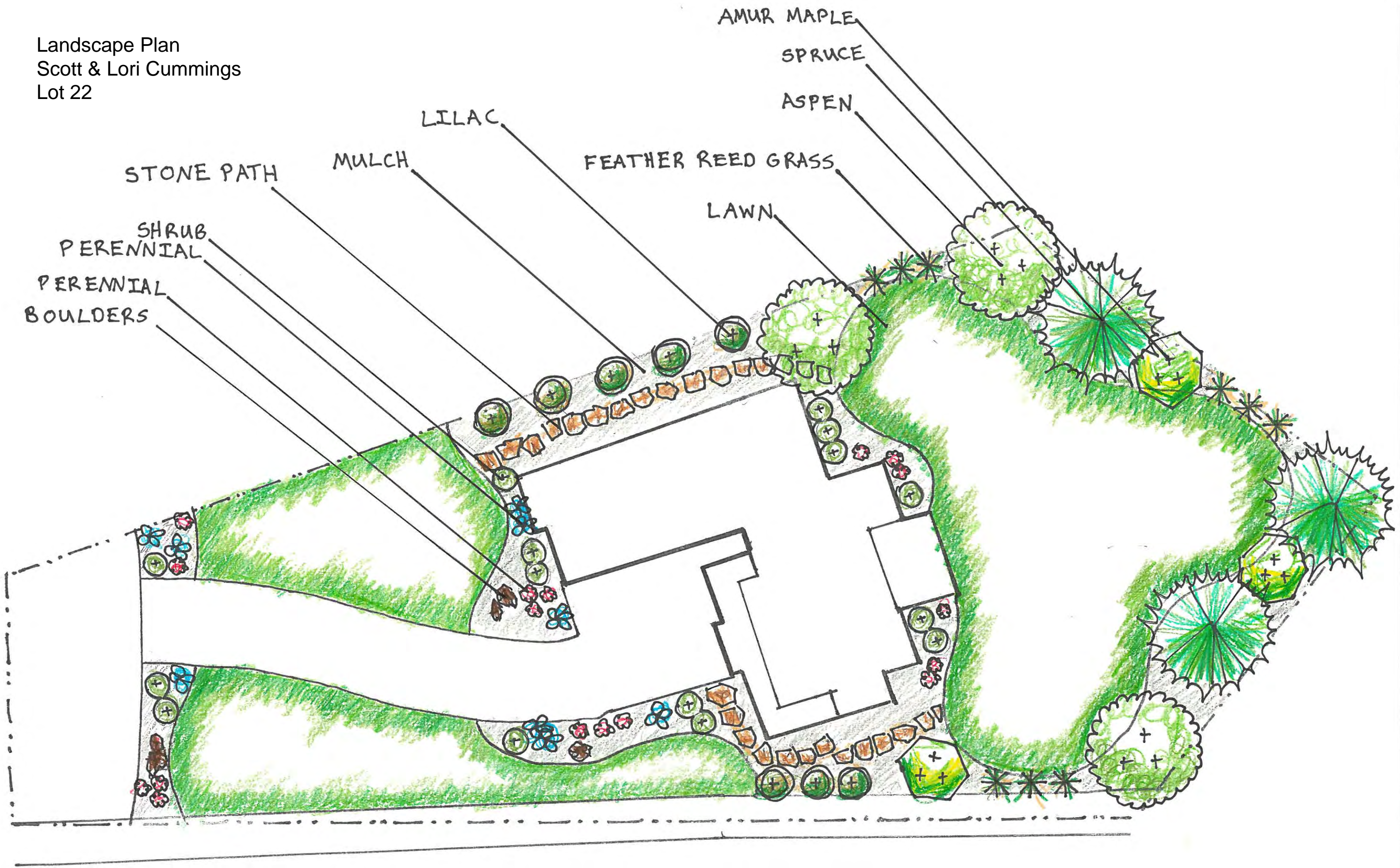
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PAGE  
**SITE**

Landscape Plan  
Scott & Lori Cummings  
Lot 22



☐ CONTROLLER

POC POINT OF CONNECTION

⊕ VALVES

● ROTORS

⊕ SPRAYHEADS w/ ROTARY NOZZLES

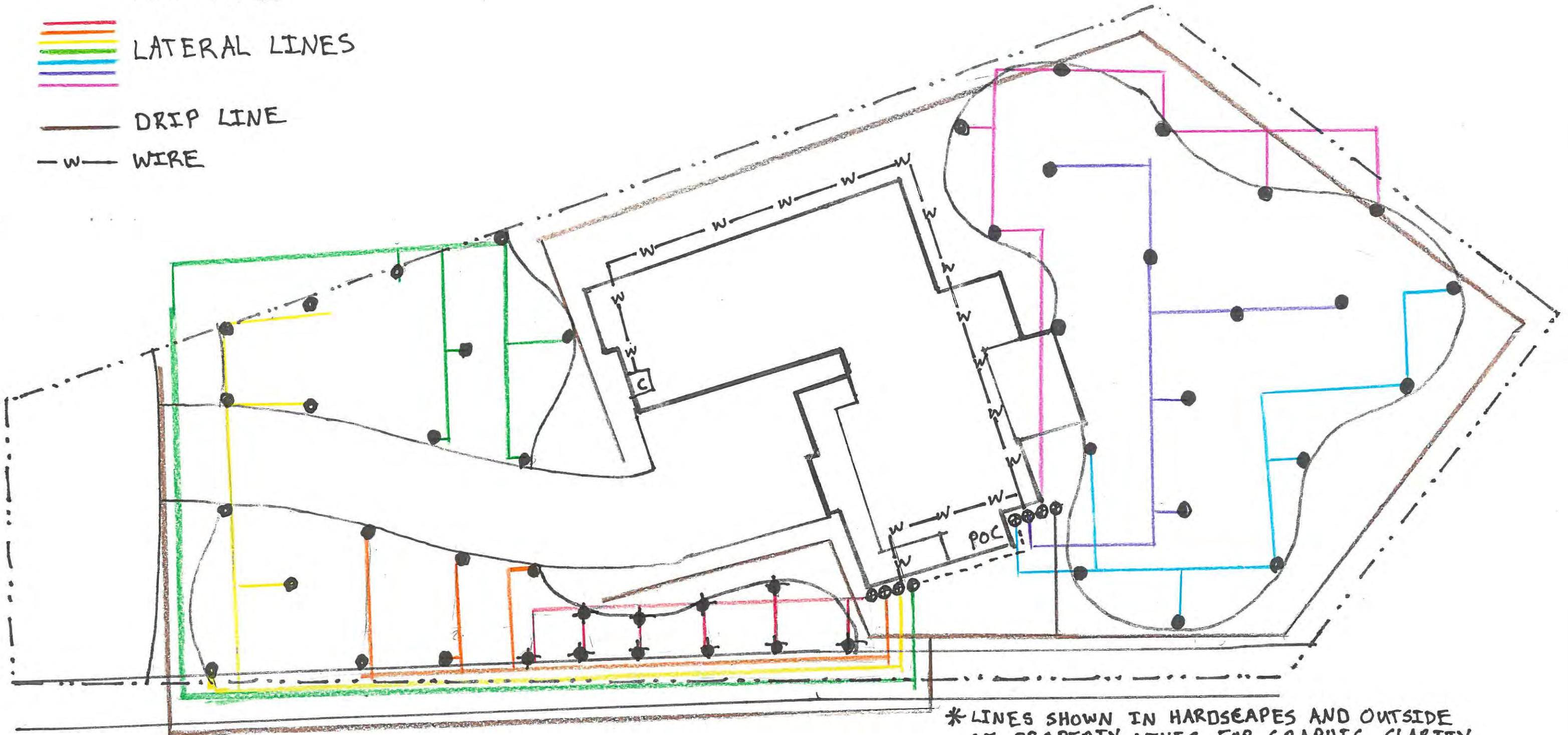
--- MAIN LINE

▬▬▬ LATERAL LINES

— DRIP LINE

-w- WIRE

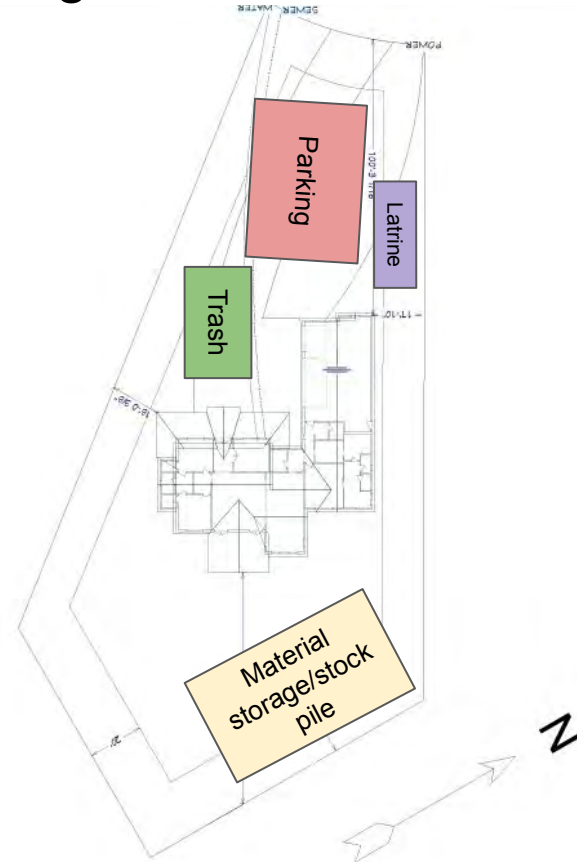
Landscape Plan  
Scott & Lori Cummings  
Lot 22

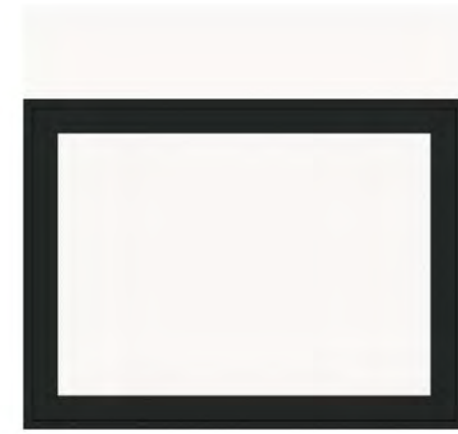


\*LINES SHOWN IN HARDCAPES AND OUTSIDE OF PROPERTY LINES FOR GRAPHIC CLARITY

# Lot 22 Construction Plan Scott & Lori Cummings

- Materials & Stockpile Storage: To minimize site impact, materials (concrete, framing, roofing, siding, stone, and drywall) will arrive in phases. All materials will be stockpiled in the southeast corner of the property.
- Work Hours: Monday through Friday, 7:00 AM – 6:00 PM, and Saturday, 8:00 AM – 3:00 PM.
- Sanitary Facilities: Portable toilets will be provided on-site from groundbreaking until we receive the Certificate of Occupancy.
- Trash Removal: A dump trailer or dumpster will be kept on-site for all construction debris, which will be regularly hauled to the dump.
- Noise Mitigation: Noisy activities will be limited to standard working hours to avoid disturbing the neighborhood during early mornings or late evenings.
- Construction Timeline: We anticipate a timeline of one year from groundbreaking to completion.
- Worker Parking: All employee vehicles will be parked on the property; no street parking will be used.





**OVERALL COLOR CONCEPT**

**WINDOWS & DOORS - BLACK CLAD - ANDERSEN 100 SERIES**  
[HTTPS://WWW.ANDERSENWINDOWS.COM/WINDOWS-AND-DOORS/SERIES/100-SERIES](https://www.andersenwindows.com/windows-and-doors/series/100-series)

**CUMMINGS RESIDENCE**

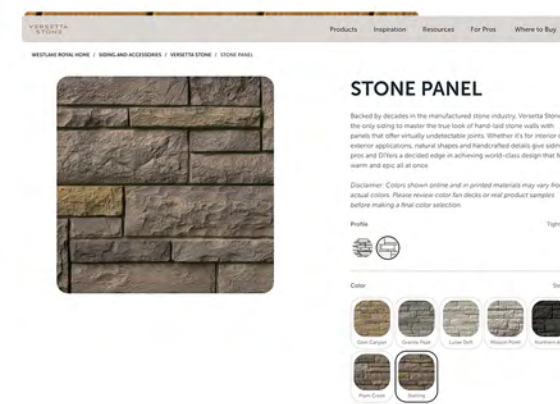
LOT 22  
ALPINE MEADOWS  
ALPINE, WYOMING

COLOR BOARD



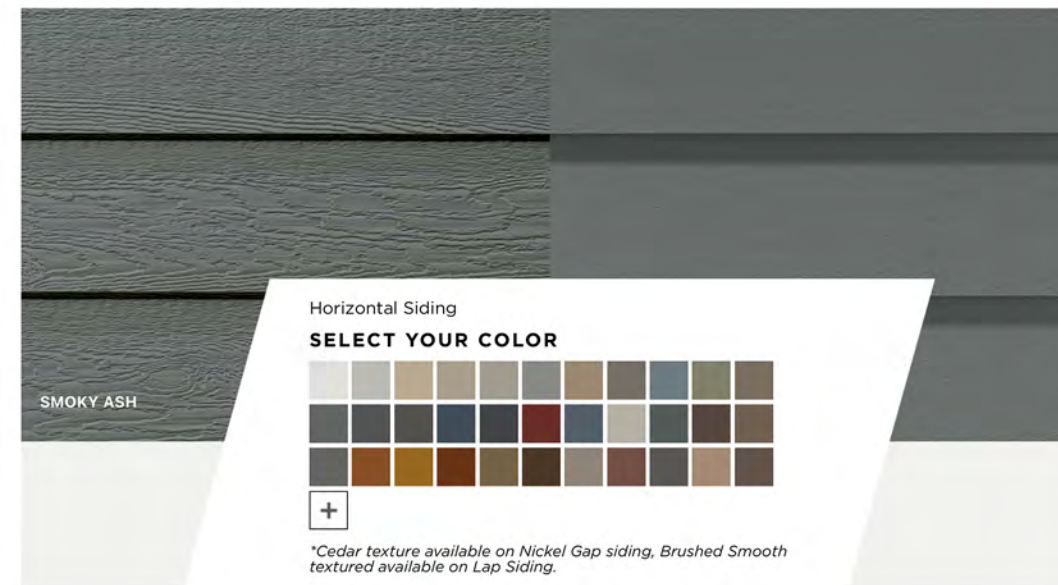
**EXTERIOR LIGHT FIXTURE**

[HTTPS://WWW.FERGUSONHOME.COM/VISUAL-COMFORT-SL-01191/S2004696?UID=4747067&SEARCHID=1BF1CJCVI](https://www.fergusonhome.com/visual-comfort-sl-01191/s2004696?UID=4747067&SEARCHID=1BF1CJCVI)



**EXTERIOR VERSETTA STONE**

**TIGHT CUT - STERLING**  
[HTTPS://BIT.LY/4SAEFET](https://bit.ly/4SAEFET)



**EXTERIOR 12" RIGIDSTACK LAP SIDING**

**SMOKY ASH**  
[HTTPS://DIAMONDKOTESIDING.COM/SIDING/LAP-SIDING/](https://diamondkotesiding.com/siding/lap-siding/)



Matte Black

**ROOF - BRIDGER STEEL - TRUSNAP - 1 1/2" X 12" STANDING SEAM METAL ROOF**

**ABYSS BLACK**  
[HTTPS://WWW.BRIDGERSTEEL.COM/STANDING-SEAM/TRU-SNAP](https://www.bridgersteel.com/standing-seam/tru-snap)

# ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

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# ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

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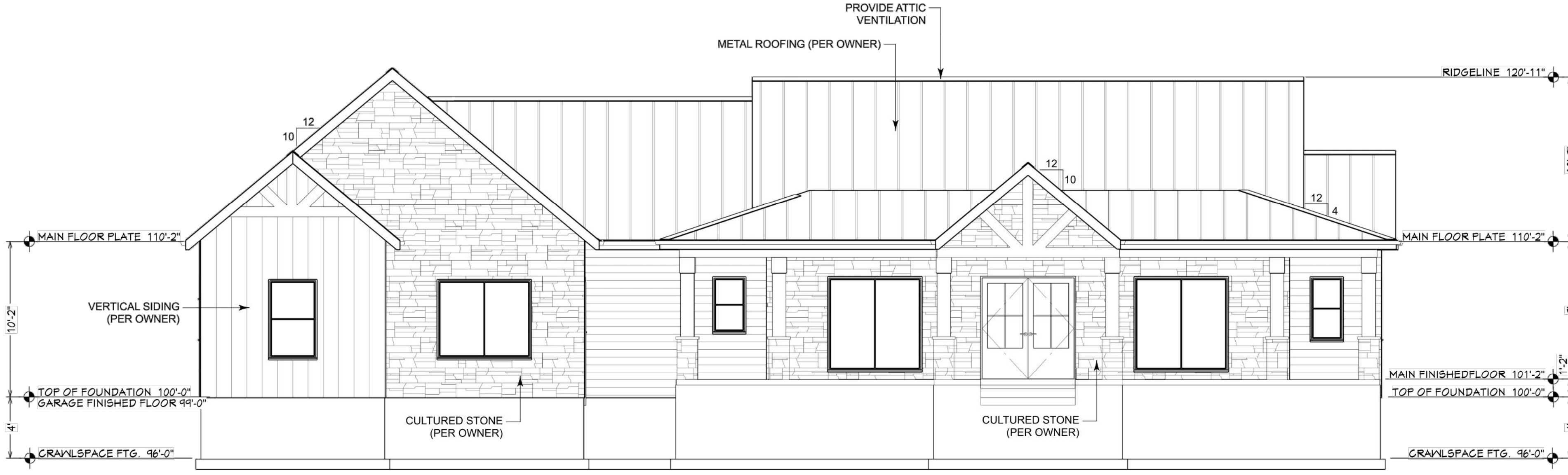
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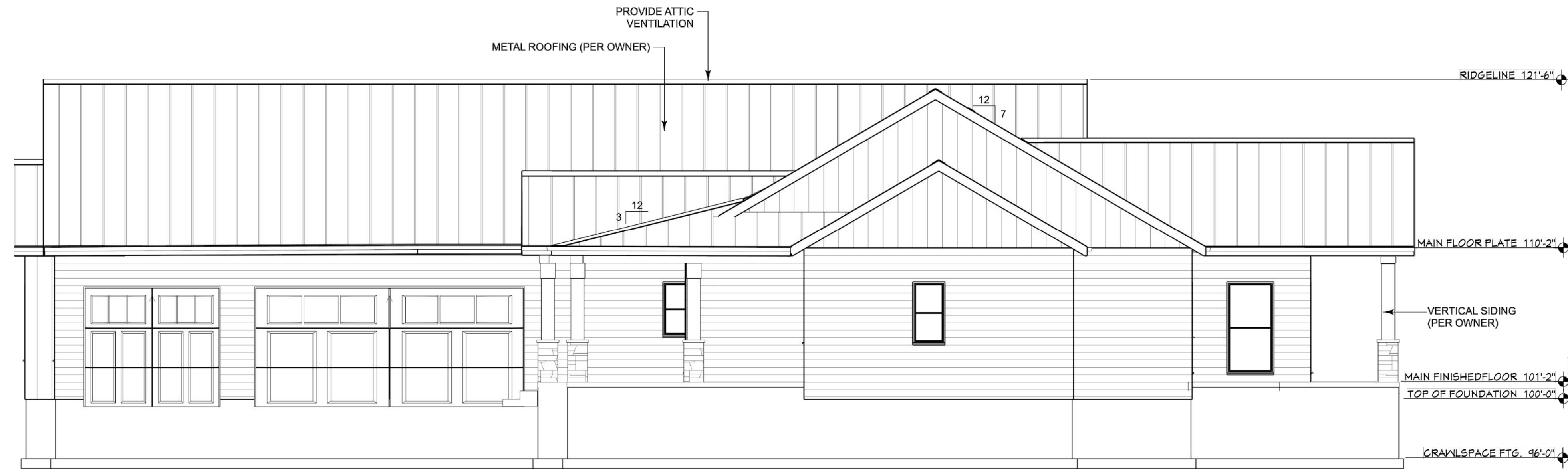
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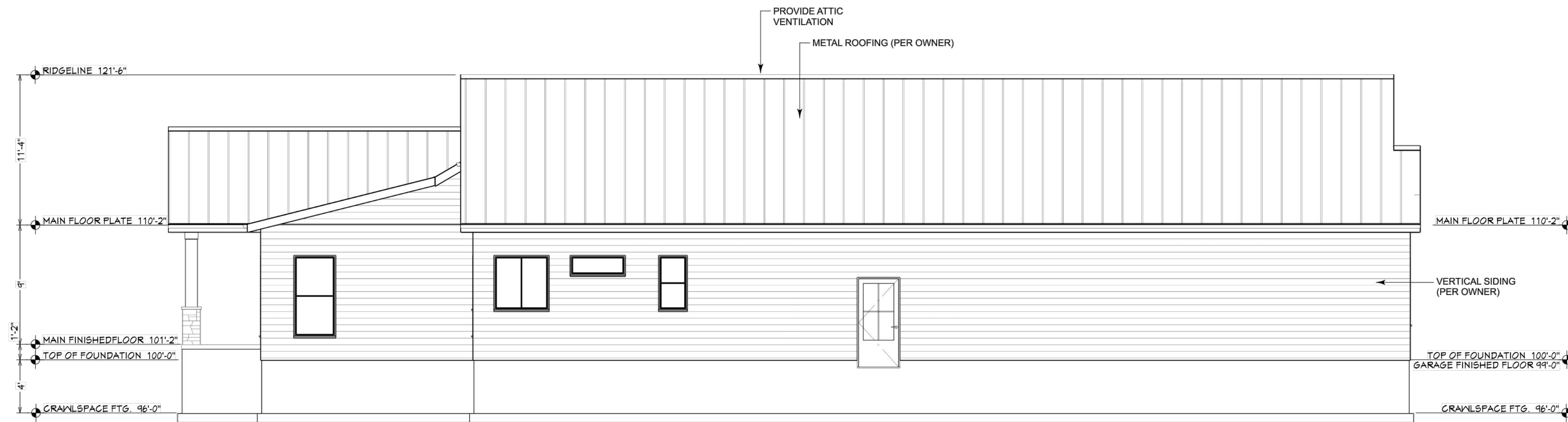
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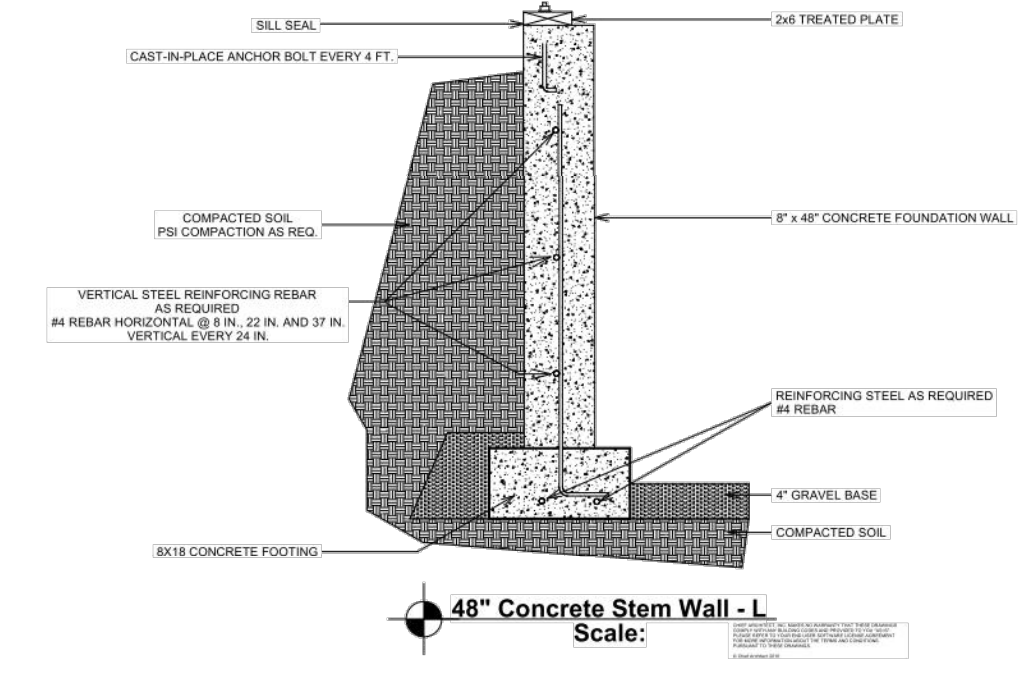
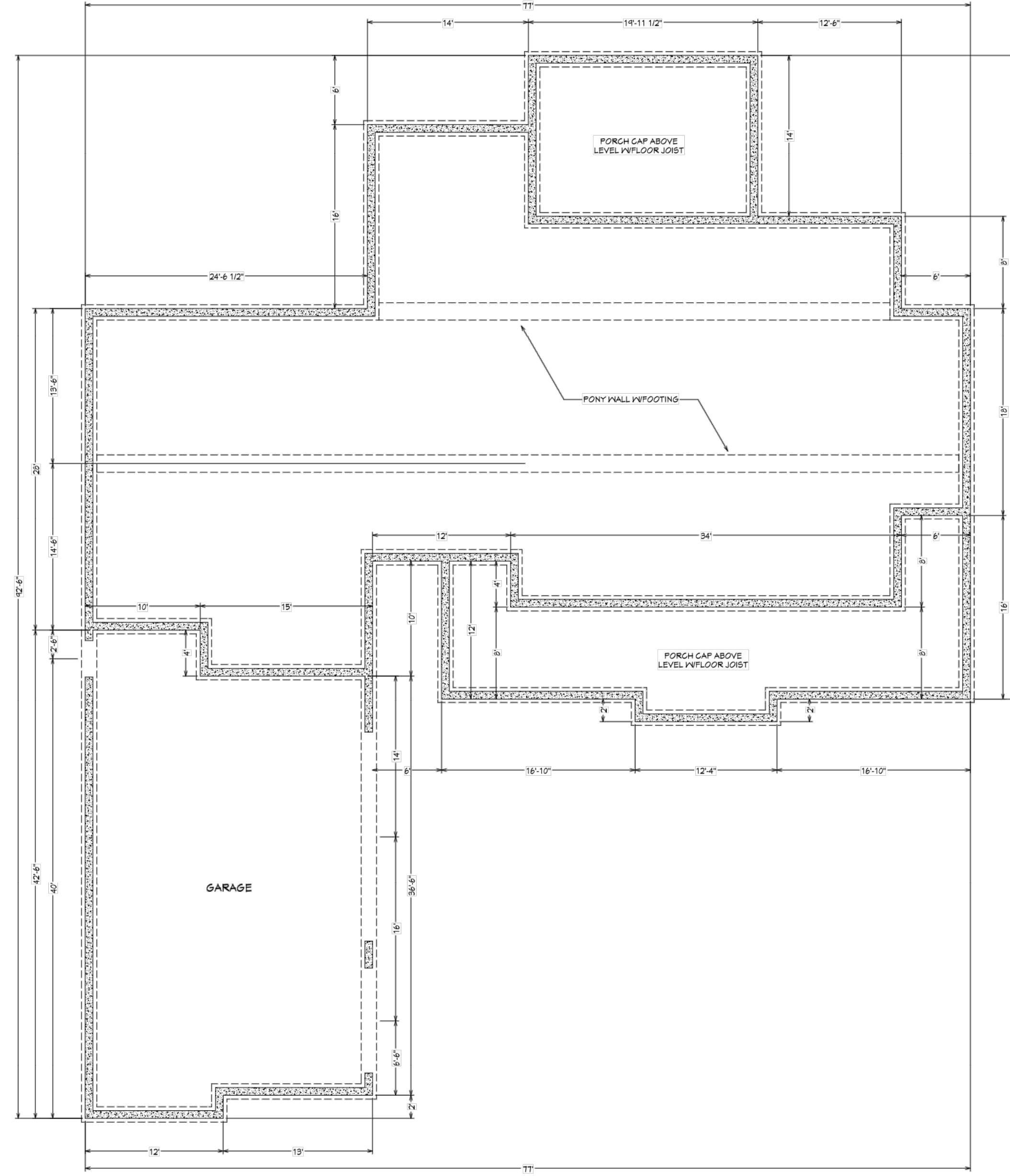
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# FOOTING AND FOUNDATION PLAN

FOOTING: 8" X 18"  
FOUNDATION WALLS: 48" X 8"



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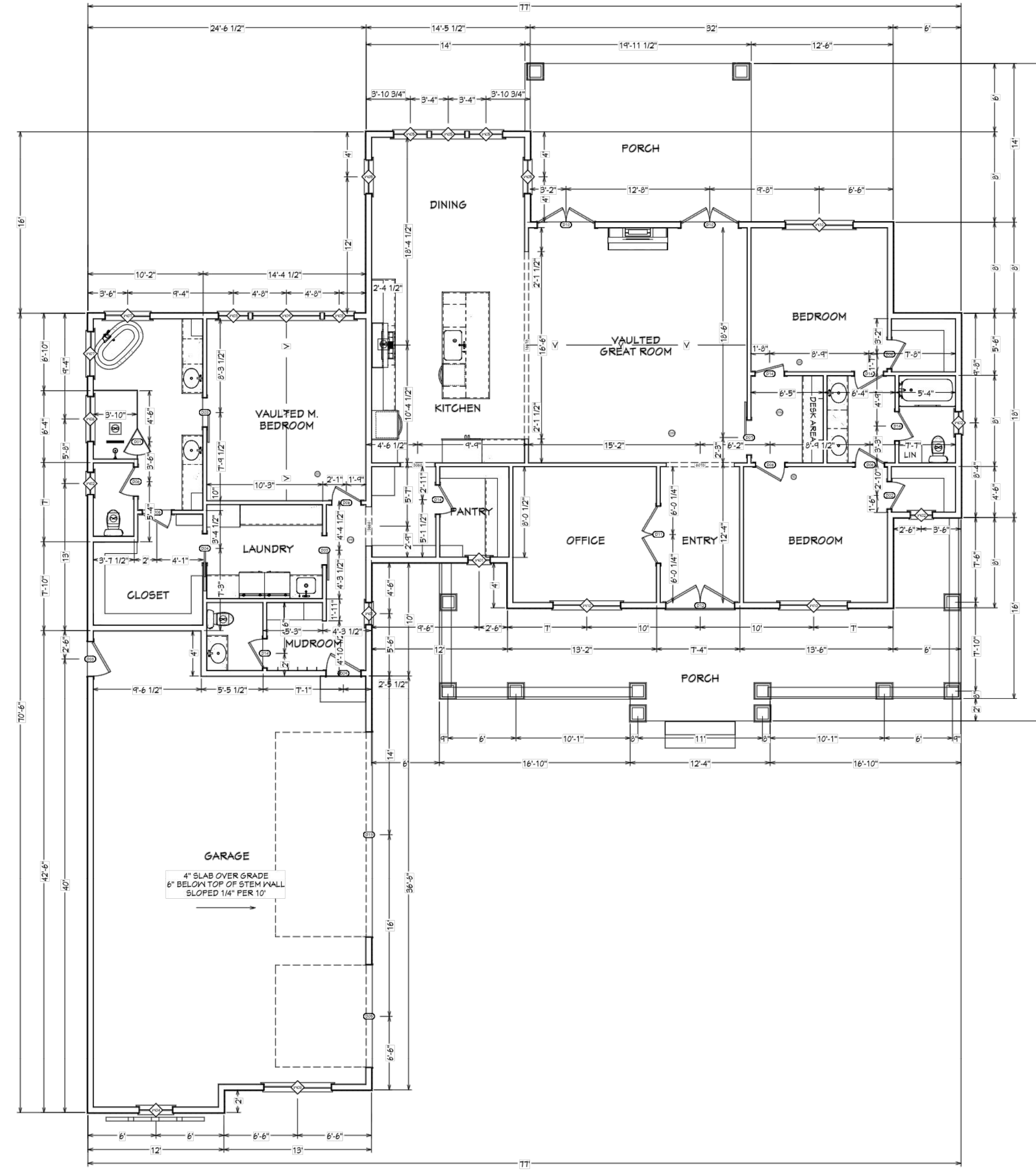
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**A-4**

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# MAIN FLOOR PLAN



ATTIC ACCESS R807  
 ATTIC LID SILL R402.2.4

GARAGE/HOUSE DOOR SELF CLOSING R302.1

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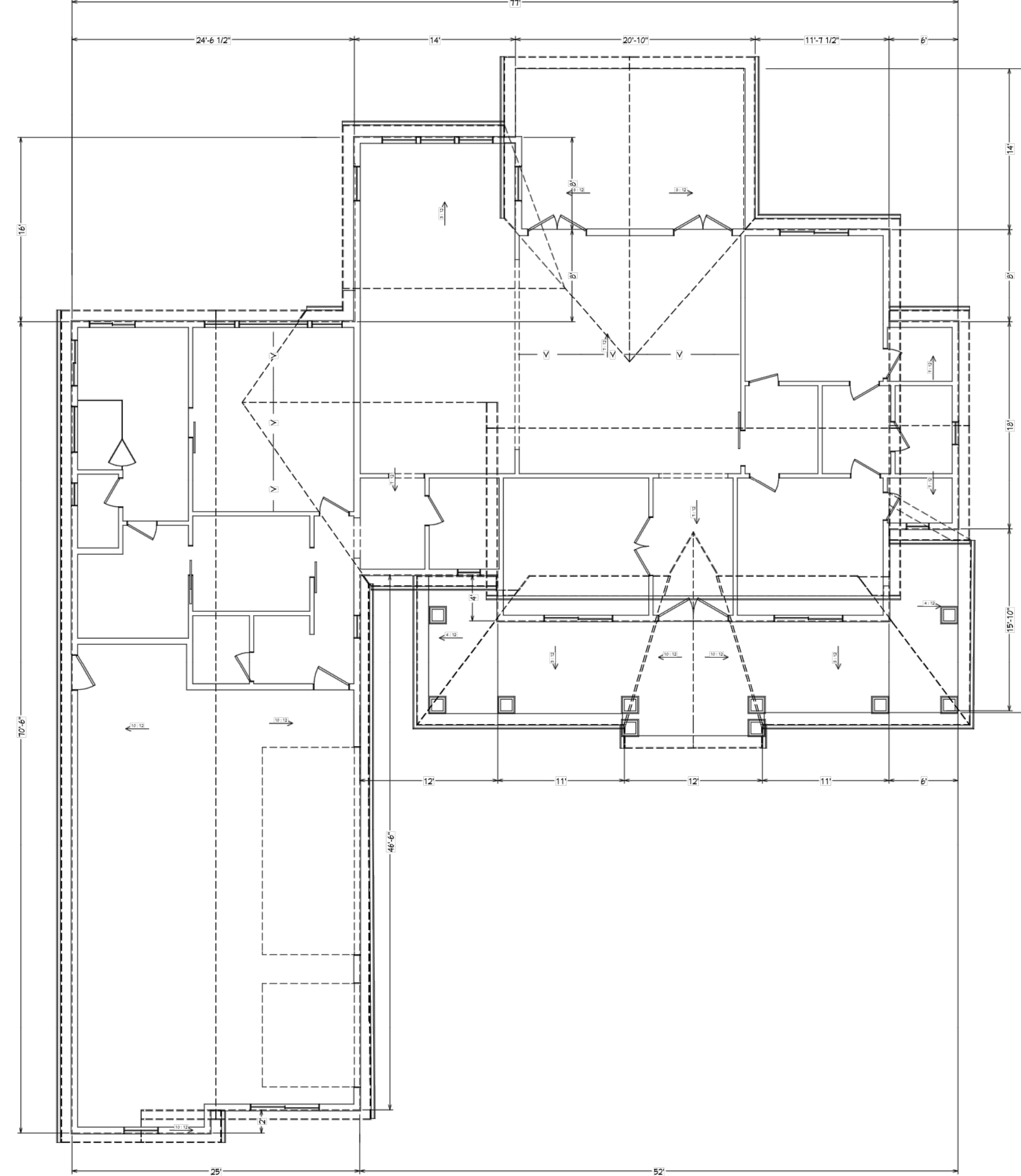
PAGE  
**A-5**



SEE TRUSS  
MANUFACTURER'S  
DETAILED TRUSS PLAN

# ROOF AND TRUSS PLAN

ROOF PITCH AS NOTED



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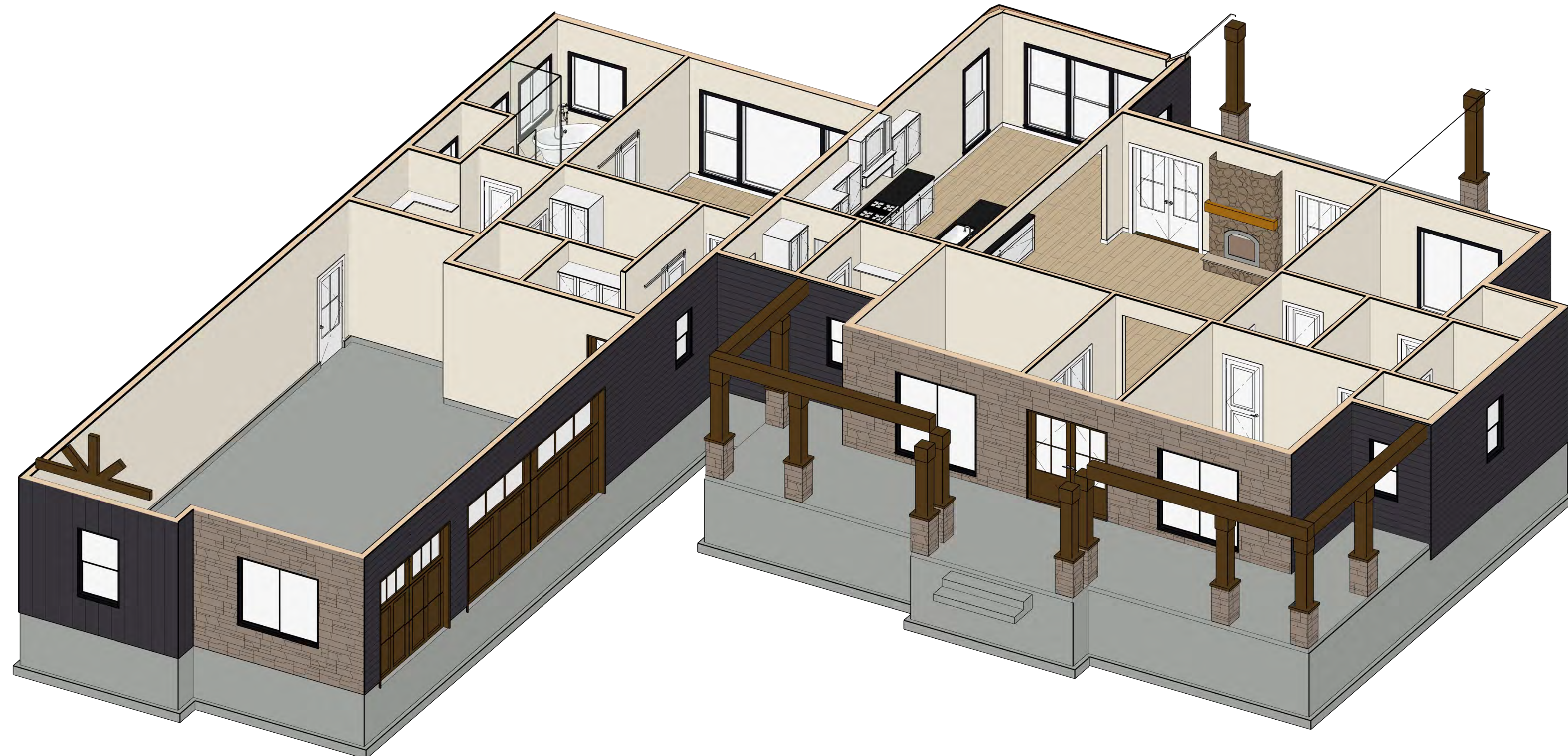
# DOOR AND WINDOW SCHEDULE

DOOR SCHEDULE						
ID	EXTERIOR ELEVATION NUMBER	LABEL	QTY	FLOOR	ROOM	DESCRIPTION
D01	2460	1	1	2460 R	207X00"	SHOWER-GLASS SLAB
D02	2460	1	1	2460 R IN	307X02 1/2"	HINGED-DOOR P04
D03	2460	2	1	2460 L	327X02 1/2"	BARN-DOOR P04
D04	2460	1	1	2460 L	61.1147X02 1/2"	POCKET-DOOR P04
D05	1050	1	1	1050	1107X00"	GARAGE-GARAGE DOOR CHD05
D06	2460	5	1	2460 R IN	327X02 1/2"	HINGED-DOOR P04
D07	3060	1	1	3060 L	307X02 1/2"	BARN-DOOR P04
D08	3060	1	1	3060 L EX	307X00"	EXT. HINGED-GLASS PANEL
D09	3060	1	1	3060 R EX	307X00"	EXT. HINGED-GLASS PANEL
D10	3060	2	1	3060 L R EX	627X00"	EXT. DOUBLE HINGED-GLASS PANEL
D11	3060	1	1	3060 L R IN	627X02 1/2"	DOUBLE HINGED-DOOR P04
D12	6060	1	1	6060 L R EX	147X00"	EXT. DOUBLE HINGED-GLASS PANEL
D13	1050	1	1	1050	2107X00"	GARAGE-GARAGE DOOR CHD05
D14	2460	5	1	2460 L IN	327X02 1/2"	HINGED-DOOR P04

WINDOW SCHEDULE						
ID	EXTERIOR ELEVATION NUMBER	LABEL	QTY	FLOOR	ROOM	DESCRIPTION
W01	2036SH	2	1	2036SH	247X42"	SINGLE HUNG 27X07" (2)
W02	2040SH	3	1	2040SH	247X40"	SINGLE HUNG 27X07" (2)
W03	2605SH	2	1	2605SH	327X12"	SINGLE HUNG 27X07" (2)
W04	3050SH	1	1	3050SH	367X07"	SINGLE HUNG 27X07" (2)
W05	3060SH	6	1	3060SH	367X12"	SINGLE HUNG 27X07" (2)
W06	4014FK	1	1	4014FK	487X16"	FIXED GLASS 27X07" (2)
W07	4040LS	2	1	4040LS	487X40"	LEFT SLIDING 27X07" (2)
W08	6050LS	1	1	6050LS	127X07"	LEFT SLIDING 27X07" (2)
W09	6060FK	1	1	6060FK	127X12"	FIXED GLASS 27X07" (2)
W10	6060LS	3	1	6060LS	127X12"	LEFT SLIDING 27X07" (2)

## INSULATION NOTE:

ATTIC - R49 BLOW FIBERGLASS  
 GARAGE ATTIC - R30 BLOW FIBERGLASS  
 GARAGE WALLS - R19 BATTING  
 KNEE WALLS - R21 KRAFT  
 EXTERIOR WALLS - NET w/BLOW IN FIBERGLASS  
 FIRE WALLS - DOUBLE NET w/BLOW IN FIBERGLASS  
 FOUNDATION WALLS - 2" CLOSED CELL FOAM



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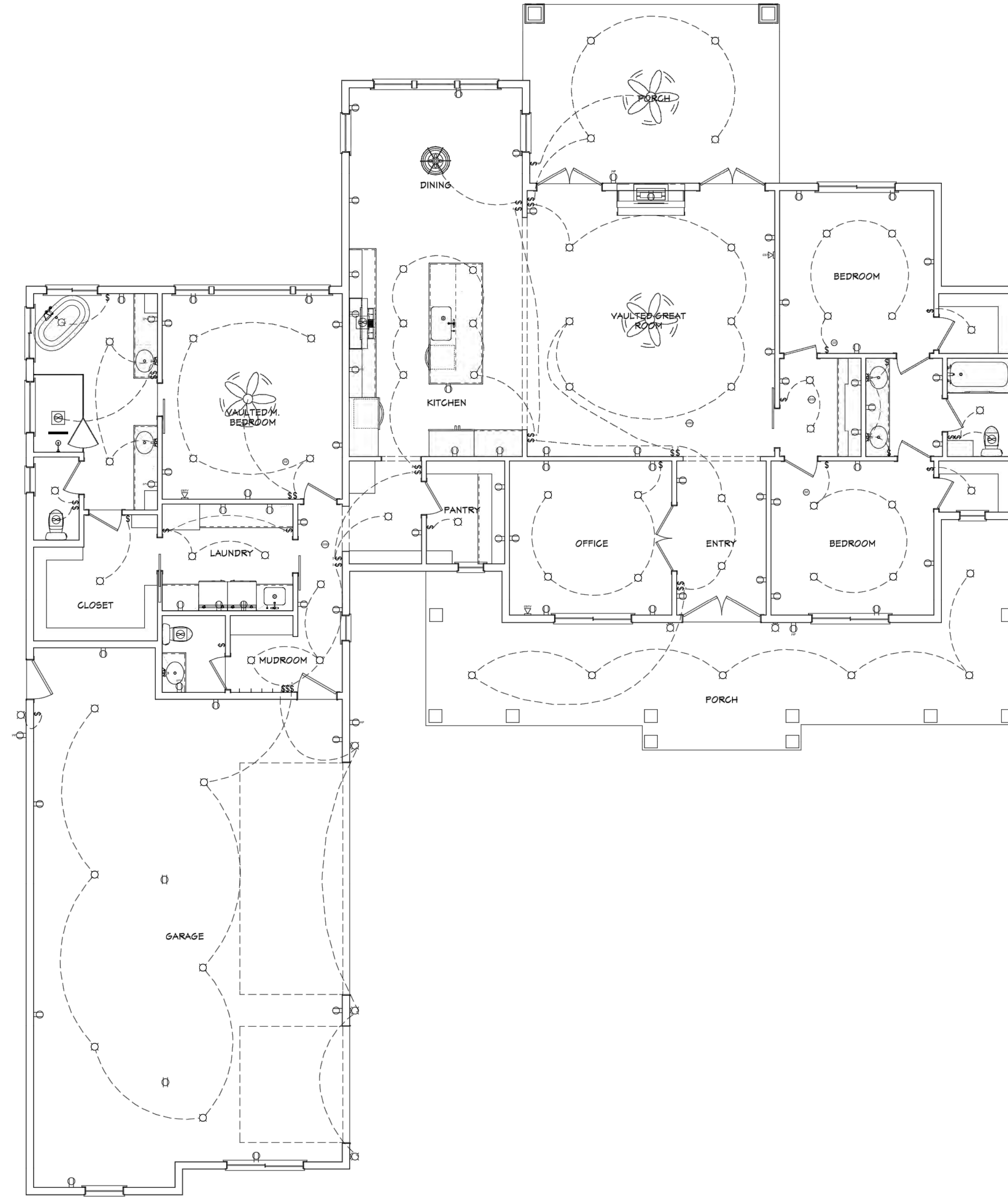
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**A-8**

# ELECTRICAL PLAN



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

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**11.1**

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# SCOTT & LORI CUMMINS HOME DESIGN CRITERIA:

IBC 2021 EDITION, ASD LOAD COMBINATIONS

**\*\*OWNER'S/CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.\*\***

CONSTRUCTION TYPE: PERIMETER CONCRETE FOOTINGS/FOUNDATIONS, CONCRETE SLAB ON GRADE FLOOR, WOOD LIGHT FRAMED BEARING/SHEAR WALLS, I-JOISTS WITH WOOD FLOOR DIAPHRAGM & PRE-MANUFACTURED WOOD ROOF TRUSSES & WOOD ROOF DIAPHRAGM.

ADDRESS: 247 ASTER LOOP, ALPINE, WYOMING 83128

WALL DEAD LOAD: 12 PSF FLOOR DEAD LOAD: 15 PSF FLOOR LIVE LOAD: 40 PSF

ROOF DEAD LOAD: 25 PSF SNOW LOAD  $P_g$ : 100 PSF GROUND SNOW  $P_g$ : 142.9 PSF

SOIL BEARING PRESSURE: 1500 PSF (PER IBC MINIMUM)

ASCE 7 HAZARD DESIGN TOOL: LATITUDE: 43.169712 LATITUDE: -111.022141 ELEVATION: 5654 FT

WIND LOADING: 115 MPH EXPOSURE "C"

SEISMIC:  $S_s = 1.09g$   $S_1 = 0.3g$   $S_{M5} = 1.32g$   $S_{D5} = 0.88g$   $I_e = 1.0$

SITE CLASS: "D" DEFAULT ASCE 7-16 SECTION 11.4.4  $F_a = 1.211$

$R = 6.5$  (LIGHT FRAMED WOOD SHEATHED BEARING WALL SYSTEM)

$p = 1.3$  (EXTREME IRREGULARITY)

$C_s = (S_{D5} * I_e)/R = (0.88)(1.0)/6.5 = 0.135$   $E = .7pV = .7C_{sp}W = 0.123W$   $W = \text{DEAD LOAD} + 0.2 \text{ SNOW}$

## MATERIALS:

DIMENSIONAL LUMBER: DOUGLAS FIR LARCH (DF) #2 OR BETTER

ENGINEERED LUMBER VERSA-LAM (V.L.): SINGLE PLY 1-3/4" BCI 2.1E 2800 PSI

GLU-LAM BEAM: BOISE CASCADE GRADE 24F-V4 BEAM

CONCRETE STRENGTH: 3000 PSI MIN @ 28 DAYS (FOOTINGS)  
4000 PSI MIN @ 28 DAYS (FOR ALL OTHER CONCRETE)

REINFORCING STEEL: ASTM A615 GRADE 60 KSI

ANCHOR BOLTS: ASTM A307

STRUCTURAL STEEL: W-SECTIONS ASTM A992,  $F_y = 50$  KSI

STRUCTURAL STEEL TUBE: ASTM A500 GRADE C  $F_y = 50$  KSI

STRUCTURAL BOLTS: ASTM A325 TYPE "N" CONNECTION

## FOOTINGS/FOUNDATIONS:

VERIFY ALL DIMENSIONS W/ OWNER PRIOR TO PLACEMENT OF ANY CONCRETE.

FOOTINGS: (FROST DEPTH 3'-0" MINIMUM BOTTOM OF FOOTING)  
EXTERIOR: SEE FOUNDATION PLAN & FOOTING SCHEDULE

PIERS (CP1): 12"Ø SONOTUBE W/ (4) #4 VERTS W/ STD HOOK & #3 TIES @ 8" OC, (3) TIES TOP 6", 6X6 POST W/ SIMPSON ABU66Z BASE.

CONCRETE FOUNDATION WALLS: SEE FOUNDATION WALL SCHEDULE & FOUNDATION PLAN  
PROVIDE #4 L CORNER BARS 24" X 24" TO LAP W/ HORIZONTAL WALL REBAR EVERY BAR EVERY CORNER

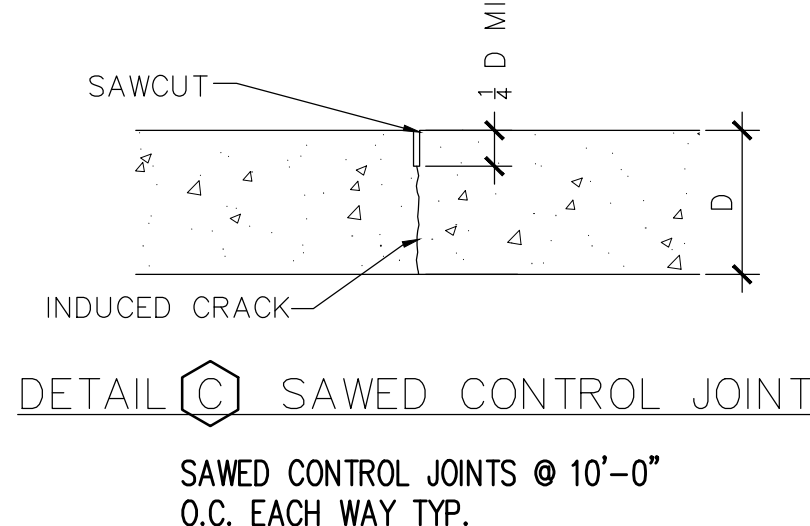
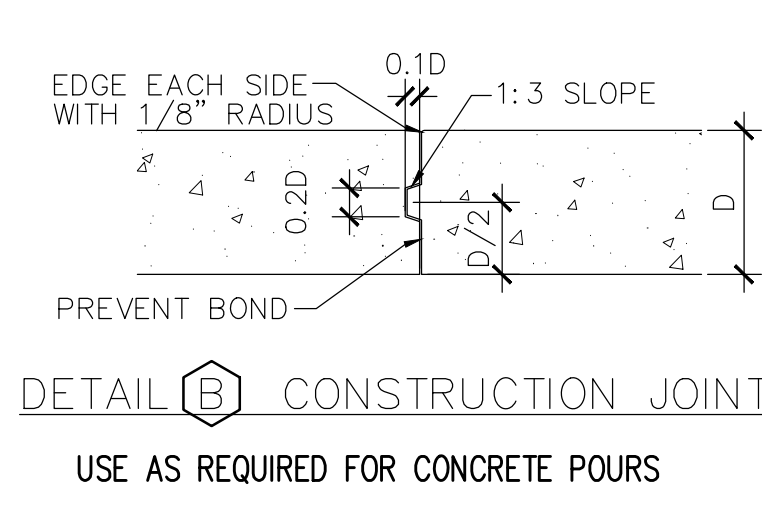
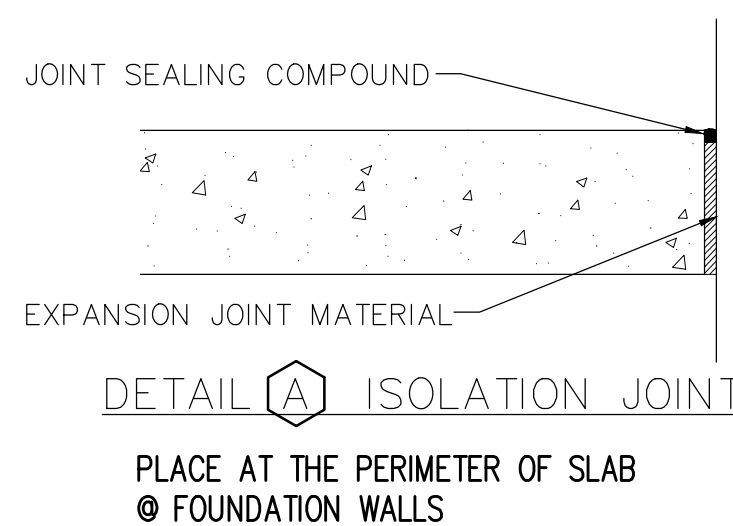
SILL PLATE: 2X6 W/ 5/8" DIAMETER J-BOLT W/ 3/16" X 3" X 3" STEEL SQUARE PLATE WASHER @ 32" OC OR 24" OC  
SEE MAIN FLR PLAN FOR LOCATIONS (8" MIN EMBED) MINIMUM OF (2) ANCHOR BOLTS PER WALL SECTION. ALL EXTERIOR WALLS.

TYPICAL 4" CONCRETE SLAB ON GRADE. PLACE SLAB OVER 4" FREE DRAINING COMPACTED GRAVEL OVER PREPARED SUB-GRADE. LOCATE CONTROL/CONSTRUCTION JOINTS AT A MAX. SPACING OF 10'-0" IN EACH DIRECTION SAW CUT CONTROL JOINTS 1/4 DEPTH MIN. WITHIN 24 HOURS OF CONCRETE PLACEMENT. OPTIONAL REINFORCING #4 @ 24" OC BOTH WAYS PER OWNER.

ALL FOOTINGS SHALL BE CENTERED ON WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.

WATERPROOF & INSULATE ALL EXTERIOR WALLS BELOW GRADE AS PER ARCHITECTURAL DRAWINGS.

INSTALL SIMPSON STHDU14 OR HTT4 HOLD DOWNS AS INDICATED ON DRAWINGS.



SLAB

## STRUCTURAL NOTES:

EXTERIOR MAIN WALL FRAMING (W1): 9'-0" TALL 2X6 DF @ 16" OC

EXTERIOR GARAGE WALL FRAMING (W2): 10'-1" TALL 2X6 DF @ 16" OC

INTERIOR CRAWL SPACE BEARING WALL (W3): 4'-0" TALL 2X4 DF @ 16" OC

INTERIOR FRAMING WALL: 9'-1" TALL 2X4 DF @ 16" OC

SHEAR WALL 1  $\Delta$ : 7/16" OSB NAILING: 8d RING SHANK COMMON NAILS @ 6" OC ALONG PANEL EDGES, 12" OC IN FIELD, SOLID BLOCK ALL PANEL EDGES.

SHEAR WALL 2  $\Delta$ : SAME AS SW1 ABOVE EXCEPT 8d NAILS @ 4" OC.

SHEAR WALL 3  $\Delta$ : SAME AS SW1 ABOVE EXCEPT 8d NAILS @ 3" OC.

ALTERNATE STAPLING SHEAR WALLS: 16 GAUGE, 7/16" CROWN X 1-1/2" LONG STAPLE

SW1: STAPLES AT 4" OC ALONG PANEL EDGES & 8" OC IN FIELD, SOLID BLOCK ALL PANEL EDGES.

SW2: SAME AS ABOVE EXCEPT STAPLES AT 3" OC ALL PANEL EDGES.

SW3: NO ALTERNATE STAPLE PATTERN.

WRAP GARAGE DOOR UPPER CORNERS W/ FULL PANEL WALL SHEATHING TO ELIMINATE SPLICES AT CORNER INTERSECTION.

ALL WOOD HEADERS SHALL HAVE (1) TRIMMER STUD & (1) KING STUD UNLESS NOTED OTHERWISE  
OPENINGS UP TO 8'-0" USE: (2) TRIMMERS & (1) KINGS  
OPENINGS UP TO 12'-0" USE: (2) TRIMMERS & (2) KINGS  
OPENINGS UP TO 18'-0" USE: (2) TRIMMERS & (3) KINGS

EXTERIOR WALL HEADERS: SEE HEADER SCHEDULE FOR SIZE & REQUIREMENTS

ROOF FRAMING: PRE-MANUFACTURED WOOD ROOF TRUSSES @ 24" OC, CERTIFIED & STAMPED BY TRUSS MANUFACTURER.

ALL ROOF TRUSSES ARE TO BE ENGINEERED BY MANUFACTURER FOR:  
DEAD LOAD BOTTOM CHORD = 5 PSF DEAD LOAD TOP CHORD = 10 PSF  
SNOW LOAD = SEE DESIGN CRITERIA

ROOF SHEATHING: 19/32" OSB SHEATHING NAILED W/ 10d RING SHANK COMMON NAILS @ 6" OC ALONG PANEL EDGES AND 12" OC IN FIELD, SOLID BLOCKING NOT REQUIRED.

ALTERNATE STAPLING ROOF DIAPHRAGM: 16 GAUGE, 7/16" CROWN X 2" LONG STAPLE @ 4" OC ALONG PANEL EDGES & 8" OC IN FIELD. SOLID BLOCKING NOT REQUIRED.

SHEATH ENTIRE ROOF DIAPHRAGM UNDER OVERBUILD ROOF SECTIONS.

INSTALL SIMPSON H1A ANCHORS TO TRUSS & B.W. DOUBLE TOP PLATES.

MID-POINT BLOCKING REQUIRED @ ALL ROOF JOISTS OVER 8'-0" SPAN.

USE METAL JOIST HANGERS WHERE REQUIRED, AS APPROVED BY TRUSS SUPPLIER.

TRUSS HANGERS MUST BE APPROVED BY TRUSS MANUFACTURER.

PROVIDE SIMPSON HUC48 MAX CONNECTION WHERE RB1 COMES INTO THE SIDE OF ANOTHER RB1 AT FRONT PORCH.

## SCHEDULES & NOTES:

FOOTING SCHEDULE										
MARK	WIDTH	LENGTH	DEPTH	LENGTHWISE REINFORCING			CROSSWISE REINFORCING			COMMENTS
				NO.	SIZE	SPACING	NO.	SIZE	SPACING	
F1.5C	1'-6"	CONT	10"	2	#4	-	-	-	-	INTERIOR THICKENED SLAB
F1.84C	1'-10"	CONT	10"	2	#4	-	-	-	-	EXTERIOR PERIMETER

SOIL BEARING PRESSURE=1500 PSF PER IBC 2021  
FROST DEPTH=3'-0" MIN. FINISHED GRADE TO BOTTOM OF FOOTING  
FOOTINGS:  $f'_c=3000$  PSI ALL OTHER CONCRETE:  $f'_c=4000$  PSI  
3" MIN. CONCRETE CLEAR COVER AROUND REBAR  
REBAR STEEL:  $F_y=60,000$  PSI

FOUNDATION WALLS						
WALL ID	WIDTH	HEIGHT	VERTICAL BAR	HORIZONTAL BAR	BARs TOP 2"	J-BOLT SIZE
FW1	8"	48"	#4 @ 18" OC	#4 @ 16" OC	(1)	5/8" W/ 8" EMBED @ 32" OC

FLOOR DIAPHRAGM								
MARK	SHEATHING	NAILING			WIDTH OF BACKING	HOLD DOWN OR STRAP	BLOCKED	COMMENTS
		SIZE	EDGE	FIELD				
FLOOR	3/4" T&G OSB	10d	6"	12"	2"		NO	GLUE TO FRAMING MEMBER BEFORE NAILING

ROOF DIAPHRAGM								
MARK	SHEATHING	NAILING			WIDTH OF BACKING	HOLD DOWN OR STRAP	BLOCKED	COMMENTS
		SIZE	EDGE	FIELD				
ROOF	19/32" OSB*	10d	6"	12"	2"		NO	

\* USE PANEL EDGE CLIPS CENTERED BETWEEN SUPPORTS

SHEAR WALL SCHEDULE									
SW #	SHEATHING	NAILING			WIDTH OF BACKING	HOLD DOWN OR STRAP	BLOCKED	PLATE ATTACHMENT	
		SIZE	EDGE	FIELD				#	#
$\Delta$	7/16" OSB	8d	6"	12"	2"	STHD14*	YES	5/8"Ø X 8" EMBEDMENT "J" BOLTS @ 32" OC (MIN. 2 PER PLATE)	
$\Delta$	7/16" OSB	8d	4"	12"	2"	STHD14*	YES	5/8"Ø X 8" EMBEDMENT "J" BOLTS @ 32" OC (MIN. 2 PER PLATE)	
$\Delta$	7/16" OSB	8d	3"	12"	2"	STHD14*	YES	5/8"Ø X 8" EMBEDMENT "J" BOLTS @ 24" OC (MIN. 2 PER PLATE)	

\* SIMPSON STRONG TIE PRODUCTS

ROOF/FLOOR FRAMING MEMBERS				
MARK	TYPE	SIZE/SPACING*	COMMENTS	
FJ1	BCI	11 7/8" BCI 6000-1.8 @ 16" OC	FULL LENGTH SPAN	
FB1	SAWN	(2) 2X8	CRAWL SPACE 4FT SPAN	
RB1	VERSA-LAM	(3) 1 3/4" X 9 1/2" V.L.	FRONT PORCH 11FT SPAN	
RB2	VERSA-LAM	(3) 1 3/4" X 14" V.L.	BACK PORCH 14FT SPAN	

\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

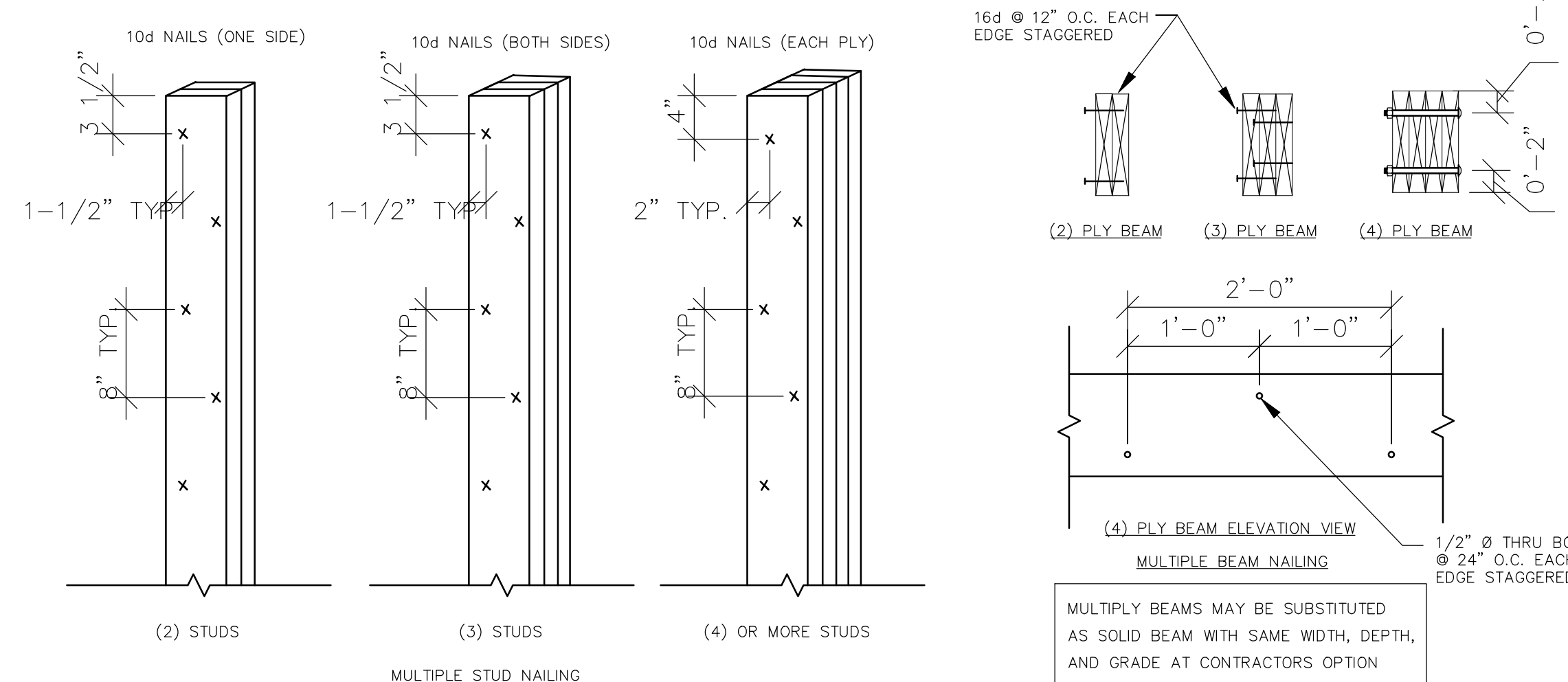
HEADER SCHEDULE						
MARK	TYPE	SIZE*	MAX. SPAN	LOCATION	# TRIMMERS *	# KING POSTS *
H1	SAWN	(2) 2X10	4'-3"	EXTERIOR WALL	1	1
H2	VERSA-LAM	(3) 1 3/4" X 9 1/2"	6'-6"	EXTERIOR WALL	2	1
H3	VERSA-LAM	5 1/4" X 9 1/2"	16'-6"	GARAGE DOOR	2	2
H4	VERSA-LAM	5 1/4" X 20"	16'-6"	GARAGE DOOR	3	3

\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

SIMPSON HOLD DOWN TIES		
SYM ID	QTY	TYPE
$\diamond$	8	STHD14 OR HDU5E
$\diamond$	21	STHD14RJ OR HDU5E
$\diamond$	12	ABU66Z

OVERBUILD FRAMING SCHEDULE			
MEMBER	SPACING	MAX. SPAN	
2X4	24"	5'-2"	
2X6	24"	7'-8"	
2X8	24"	9'-9"	
2X10	24"	11'-11"	

DIMENSIONAL LUMBER: D.F. LARCH #2 OR BETTER



## VERSA-LAM® Multiple Member Connectors

Side-Loaded Applications									
Number of Members	Maximum Uniform Side Load (plf)								
	Nailed		1/2" Dia. Through Bolt(1)			5/8" Dia. Through Bolt(1)			
2	2 rows @ 16" o.c.	15 rows @ 24" o.c.	2 rows @ 12" o.c. staggered	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered
3	350	525	755	1515	420	840	1685	1495	1495
4	use bolt schedule 335								
13/4" VERSA-LAM® (Depth of 18" and less)									
2	470	705	505	1010	2020	560	1120	2245	
3	use bolt schedule 335								
3/2" VERSA-LAM®									
2	use bolt schedule 855								
3	use bolt schedule 855								
4	use bolt schedule 855								

1. Design values apply to common bolts that conform to ANSIBASME standard B18.21-1981 (ASTM A307 Grades A307, SAE J429 Grades 1 or 2, or higher). A washer not less than a standard cut washer shall be between the wood and the bolt head and between the wood and the nut. The distance from the edge of the beam to the bolt holes must be at least 2" for 1/2" bolts and 2 1/2" for 5/8" bolts. Bolt holes shall be the same diameter as the bolt.

2. The nail schedules shown apply to both sides of a three member beam.

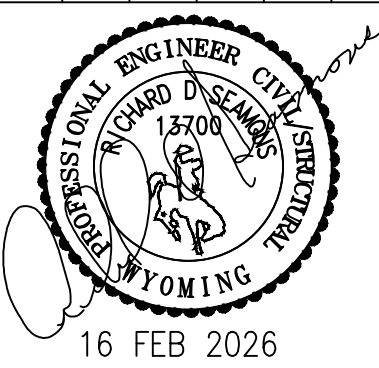
3. 7" wide beams must be top-loaded or loaded from both sides.

SEAMONS ENGINEERING, LLC  
847 N TREMONT  
TREMONT, UTAH 84337  
435-257-7199

SHEET TITLE: STRUCTURAL NOTES & SCHEDULES  
PROJECT: SCOTT & LORI CUMMINS HOME  
247 ASTER LOOP  
LOCATION: ALPINE, WYOMING 83128

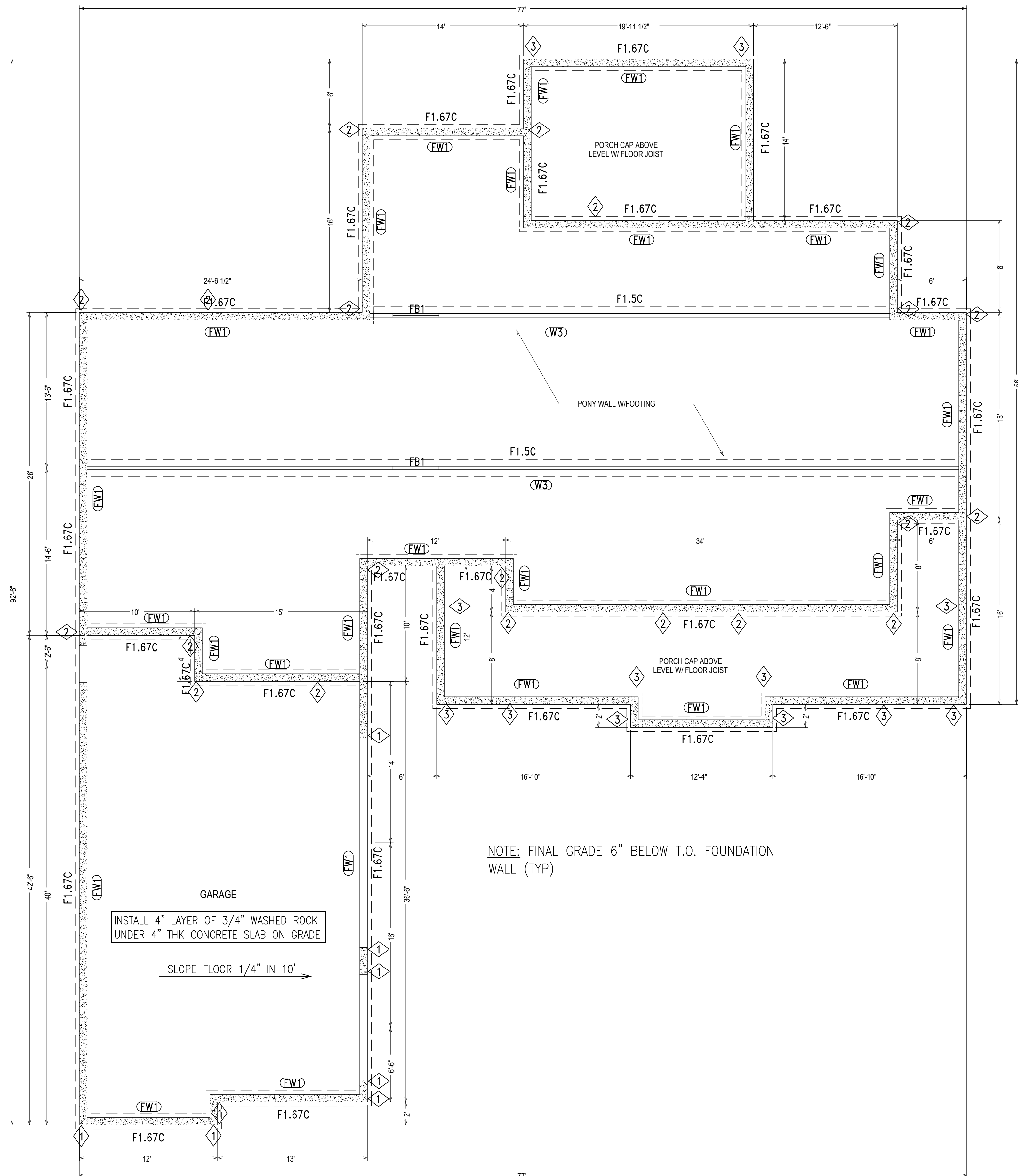
REVISIONS

DATE	BY	RS	CHANGE	ORIGINAL	RELEASE
16FEB26					



SHEET

S-1.1



FOOTING SCHEDULE										
MARK	WIDTH	LENGTH	DEPTH	LENGTHWISE REINFORCING			CROSSWISE REINFORCING			COMMENTS
				NO.	SIZE	SPACING	NO.	SIZE	SPACING	
F1.5C	1'-6"	CONT	10"	2	#4	-	-	-	-	INTERIOR THICKENED SLAB
F1.84C	1'-10"	CONT	10"	2	#4	-	-	-	-	EXTERIOR PERIMETER

SOIL BEARING PRESSURE=1500 PSF PER IBC 2021  
 FROST DEPTH=3'-0" MIN. FINISHED GRADE TO BOTTOM OF FOOTING  
 FOOTINGS:  $f'_c=3000$  PSI ALL OTHER CONCRETE:  $f'_c=4000$  PSI  
 3" MIN. CONCRETE CLEAR COVER AROUND REBAR  
 REBAR STEEL:  $F_y=60,000$  PSI

FOUNDATION WALLS						
WALL ID	WIDTH	HEIGHT	VERTICAL BAR	HORIZONTAL BAR	BAR TOP 2"	J-BOLT SIZE
FW1	8"	48"	#4 @ 18" OC	#4 @ 16" OC	(1)	5/8" W/ 8" EMBED @ 32" OC

SIMPSON HOLD DOWN TIES		
SYM ID	QTY	TYPE
①	8	STHD14 OR HDUSE
②	21	STHD14RJ OR HDUSE
③	12	ABU66Z

**NOTE:**  
 SEE SHT S-1.1 FOR ANCHOR BOLT & SILL PLATE REQUIREMENTS, FOOTING SCHEDULE, CONCRETE FOUNDATION WALL, SLAB ON GRADE & WALL FRAMING REQUIREMENTS.

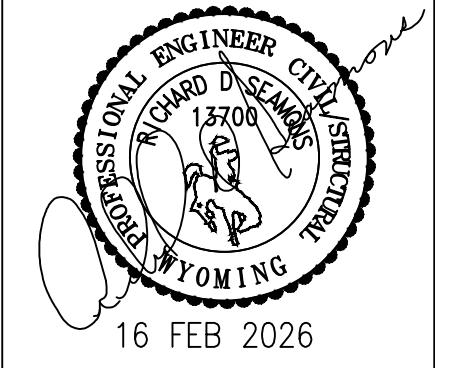
① ② SIMPSON HOLD DOWN SEE SHT S-1.1 FOR SCHEDULE & REQ'TS

**FOUNDATION PLAN VIEW**  
 SCALE: 3/16" = 1'-0"

SEAMONS ENGINEERING, LLC  
 847 N TREMONT  
 TREMONT, UTAH 84337  
 435-257-7199

SHEET TITLE: FOUNDATION PLAN & SCHEDULES  
 PROJECT: SCOTT & LORI CUMMINS HOME  
 247 ASTER LOOP  
 ALPINE, WYOMING 83128

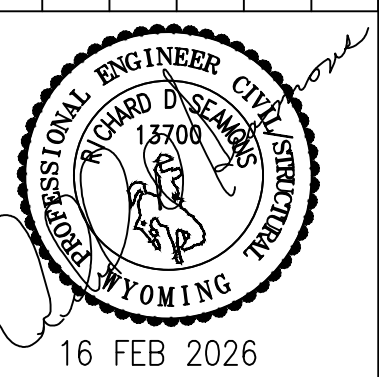
REVISIONS	
DATE	BY
16FEB26	RS



SHEET  
 S-1.2

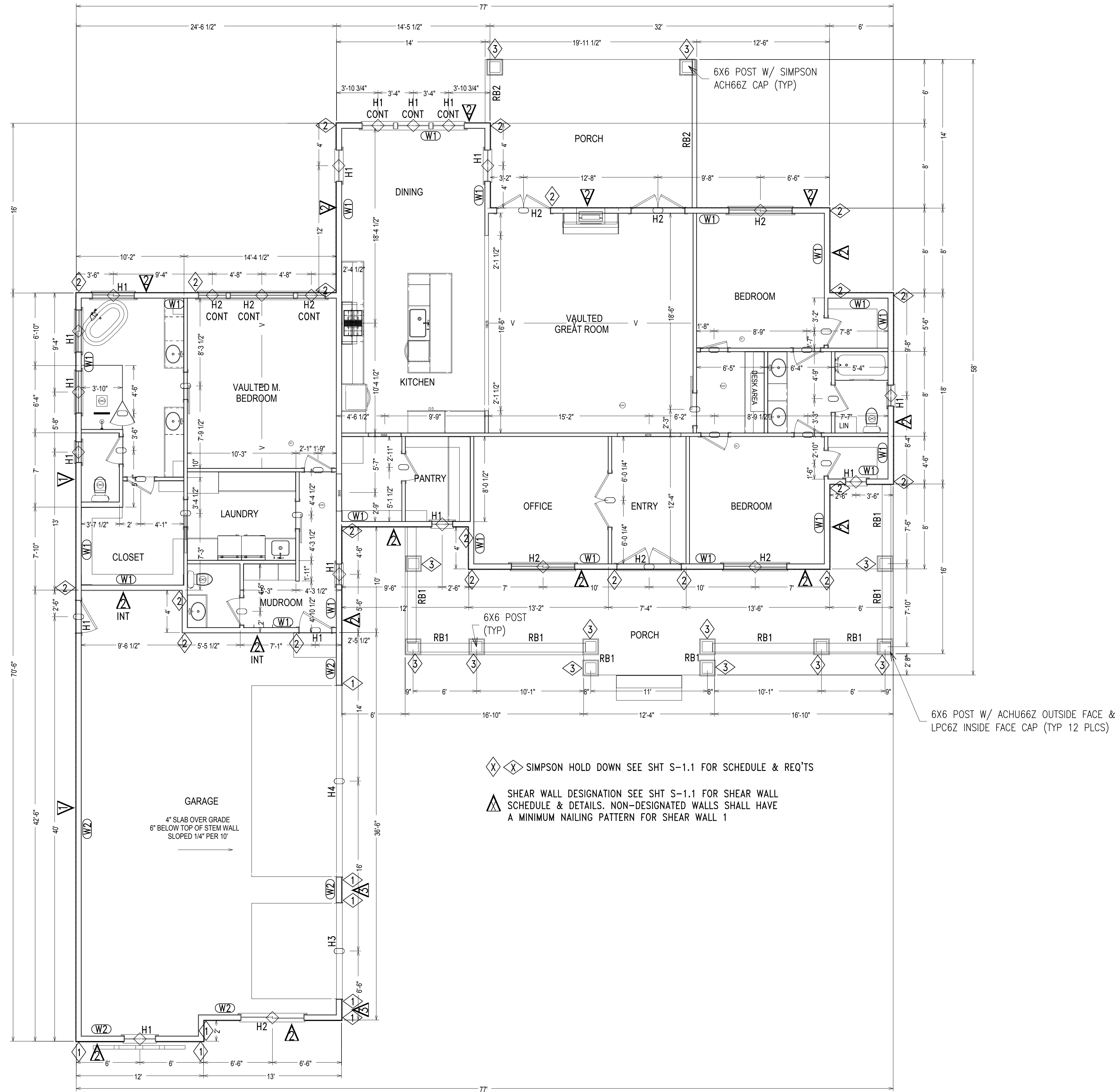
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16FEB26	RS	ORIGINAL RELEASE



SHEET

S-2.1



⊠ ⊠ SIMPSON HOLD DOWN SEE SHT S-1.1 FOR SCHEDULE & REQ'TS

⚠ SHEAR WALL DESIGNATION SEE SHT S-1.1 FOR SHEAR WALL SCHEDULE & DETAILS. NON-DESIGNATED WALLS SHALL HAVE A MINIMUM NAILING PATTERN FOR SHEAR WALL 1

6X6 POST W/ ACHU66Z OUTSIDE FACE & LPC6Z INSIDE FACE CAP (TYP 12 PLCS)

SHEAR WALL SCHEDULE

SW #	SHEATHING	SIZE	NAILING EDGE	FIELD	WIDTH OF BACKING	HOLD DOWN OR STRAP	BLOCKED	PLATE ATTACHMENT
Δ	7/16" OSB	8d	6"	12"	2"	STHD14*	YES	5/8" X 8" EMBEDMENT "J" BOLTS @ 32" OC (MIN. 2 PER PLATE)
Δ	7/16" OSB	8d	4"	12"	2"	STHD14*	YES	5/8" X 8" EMBEDMENT "J" BOLTS @ 32" OC (MIN. 2 PER PLATE)
Δ	7/16" OSB	8d	3"	12"	2"	STHD14*	YES	5/8" X 8" EMBEDMENT "J" BOLTS @ 24" OC (MIN. 2 PER PLATE)

\* SIMPSON STRONG TIE PRODUCTS

ROOF/FLOOR FRAMING MEMBERS

MARK	TYPE	SIZE/SPACING*	COMMENTS
FJ1	BCI	11 7/8" BCI 6000-1.8 @ 16" OC	FULL LENGTH SPAN
FB1	SAWN	(2) 2X8	CRAWL SPACE 4FT SPAN
RB1	VERSA-LAM	(3) 1 3/4" X 9 1/2" V.L.	FRONT PORCH 11FT SPAN
RB2	VERSA-LAM	(3) 1 3/4" X 14" V.L.	BACK PORCH 14FT SPAN

\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

HEADER SCHEDULE

MARK	TYPE	SIZE*	MAX. SPAN	LOCATION	# TRIMMERS *	# KING POSTS *
H1	SAWN	(2) 2X10	4'-3"	EXTERIOR WALL	1	1
H2	VERSA-LAM	(3) 1 3/4" X 9 1/2"	6'-6"	EXTERIOR WALL	2	1
H3	VERSA-LAM	5 1/4" X 9 1/2"	16'-6"	GARAGE DOOR	2	2
H4	VERSA-LAM	5 1/4" X 20"	16'-6"	GARAGE DOOR	3	3

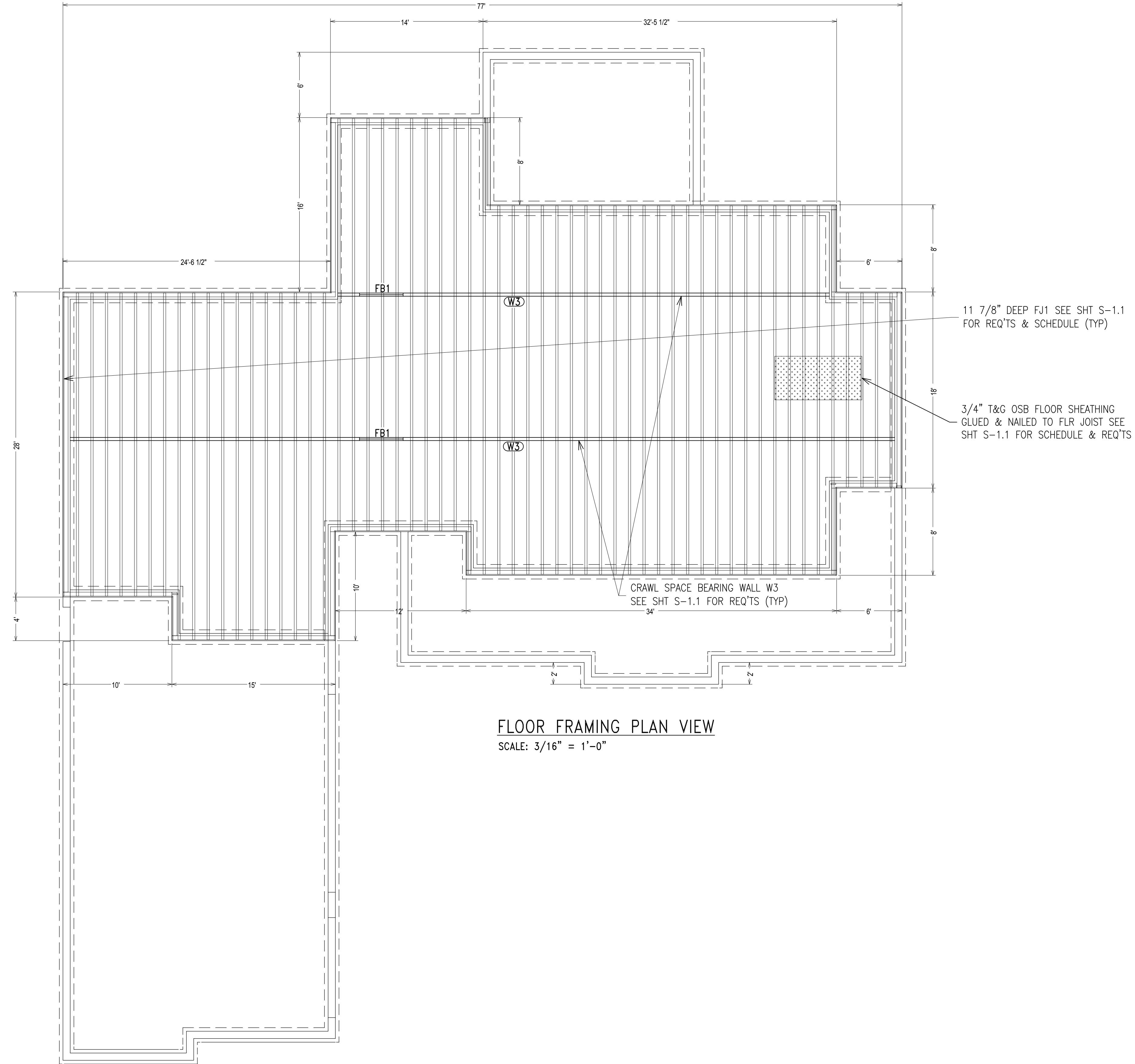
\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

NOTE:

SEE SHT S-1.1 FOR ANCHOR BOLT & SILL PLATE REQUIREMENTS, FOOTING SCHEDULE, CONCRETE FOUNDATION WALL, SLAB ON GRADE & WALL FRAMING REQUIREMENTS.

MAIN FLOOR PLAN VIEW

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



FLOOR FRAMING PLAN VIEW  
SCALE: 3/16" = 1'-0"

FLOOR DIAPHRAGM								
MARK	SHEATHING	NAILING		WIDTH OF BACKING	HOLD DOWN OR STRAP	BLOCKED		COMMENTS
		SIZE	EDGE					
FLOOR	3/4" T&G OSB	10d	6"	12"	2"		NO	GLUE TO FRAMING MEMBER BEFORE NAILING

ROOF/FLOOR FRAMING MEMBERS			
MARK	TYPE	SIZE/SPACING*	COMMENTS
FJ1	BCI	11 7/8" BCI 6000-1.8 @ 16" OC	FULL LENGTH SPAN
FB1	SAWN	(2) 2X8	CRAWL SPACE 4FT SPAN
RB1	VERSA-LAM	(3) 1 3/4" X 9 1/2" V.L.	FRONT PORCH 11FT SPAN
RB2	VERSA-LAM	(3) 1 3/4" X 14" V.L.	BACK PORCH 14FT SPAN

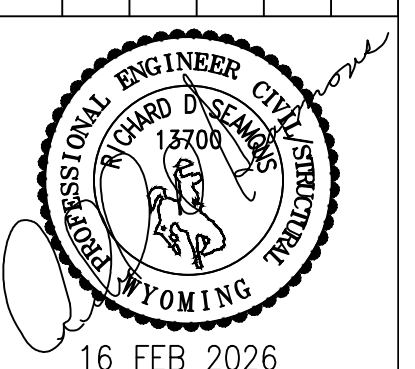
\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

**NOTE:**  
SEE SHT S-1.1 FOR ANCHOR BOLT & SILL PLATE REQUIREMENTS, FOOTING SCHEDULE, CONCRETE FOUNDATION WALL, SLAB ON GRADE & WALL FRAMING REQUIREMENTS.

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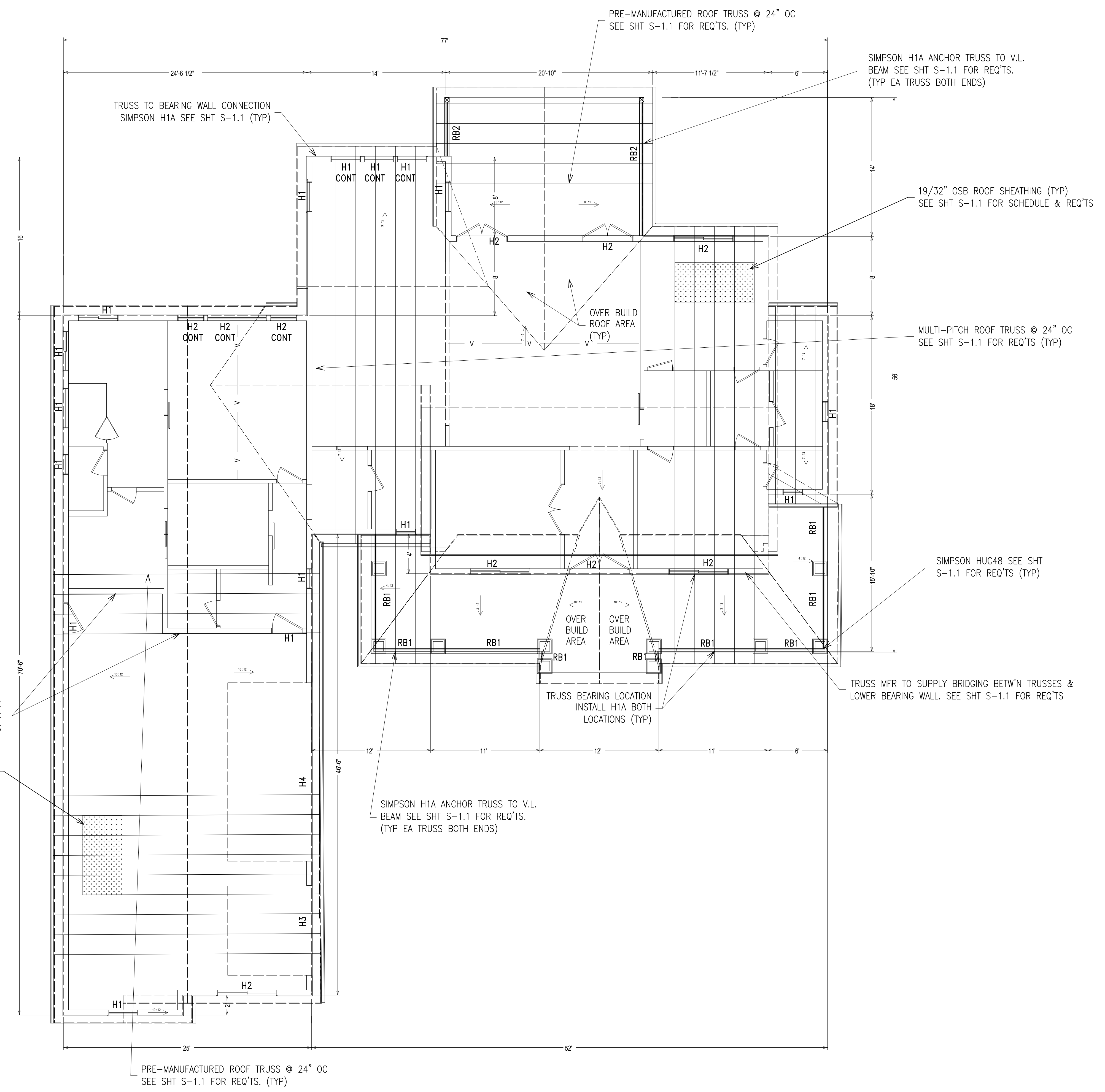
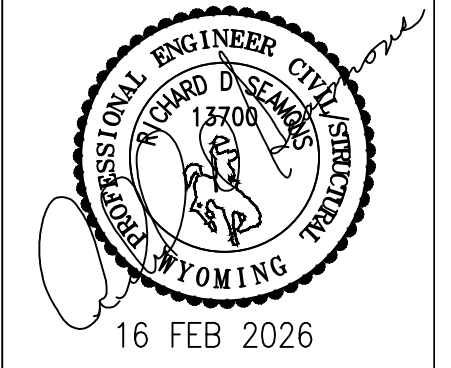
SHEET TITLE: FLOOR FRAMING PLAN & SCHEDULES  
PROJECT: SCOTT & LORI CUMMINS HOME  
247 ASTER LOOP  
ALPINE, WYOMING 83128

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S-2.2

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CHANGE			
ORIGINAL RELEASE			
DATE	16FEB26		



ROOF DIAPHRAGM

MARK	SHEATHING	SIZE	EDGE	FIELD	NAILING	WIDTH OF BACKING	HOLD DOWN OR STRAP	BLOCKED	COMMENTS
ROOF	19/32" OSB*	10d	6"	12"	2"			NO	

\* USE PANEL EDGE CLIPS CENTERED BETWEEN SUPPORTS

ROOF/FLOOR FRAMING MEMBERS

MARK	TYPE	SIZE/SPACING*	COMMENTS
FJ1	BCI	11 7/8" BCI 6000-1.8 @ 16" OC	FULL LENGTH SPAN
FB1	SAWN	(2) 2X8	CRAWL SPACE 4FT SPAN
RB1	VERSA-LAM	(3) 1 3/4" X 9 1/2" V.L.	FRONT PORCH 11FT SPAN
RB2	VERSA-LAM	(3) 1 3/4" X 14" V.L.	BACK PORCH 14FT SPAN

\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

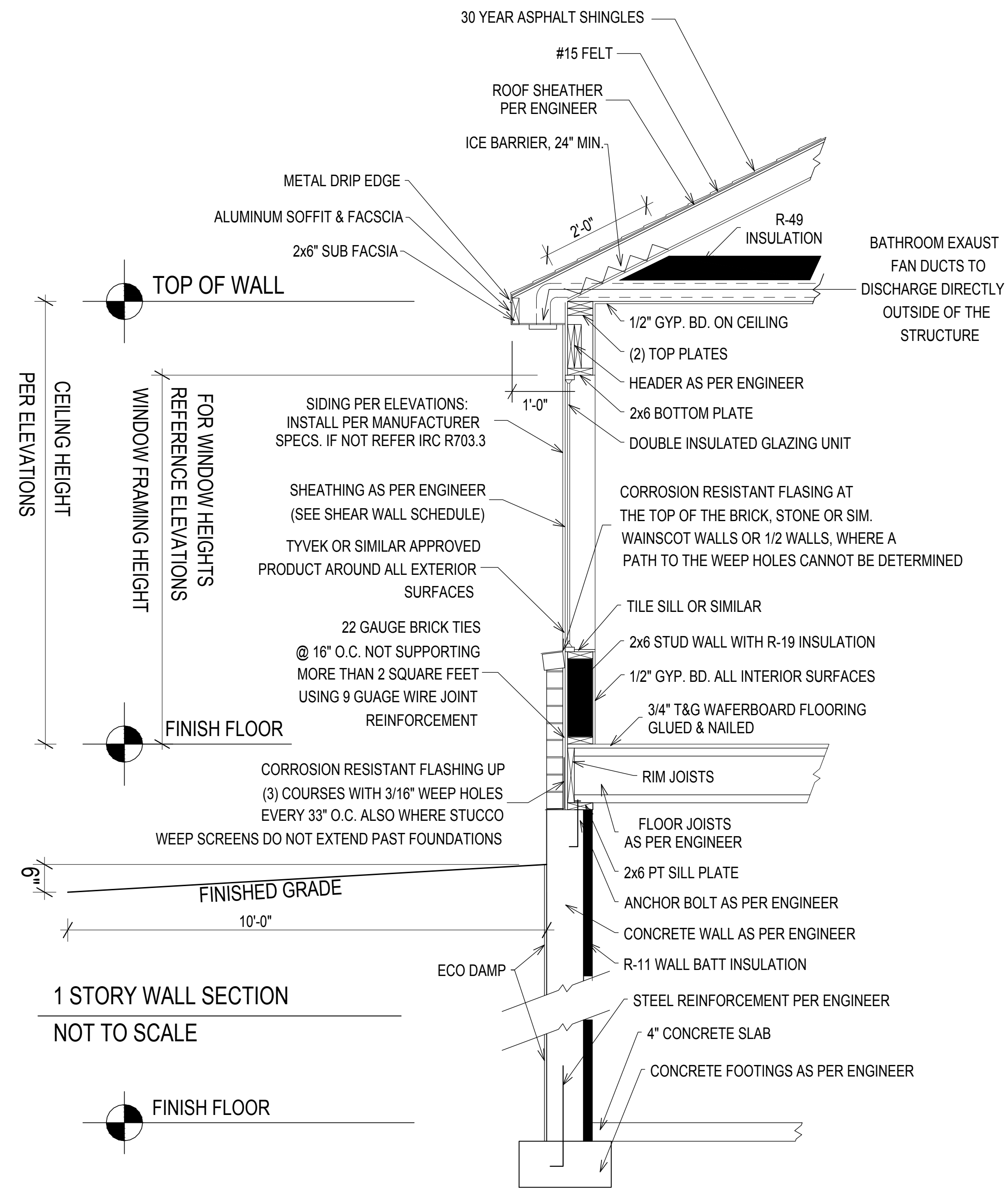
HEADER SCHEDULE

MARK	TYPE	SIZE*	MAX. SPAN	LOCATION	# TRIMMERS *	# KING POSTS *
H1	SAWN	(2) 2X10	4'-3"	EXTERIOR WALL	1	1
H2	VERSA-LAM	(3) 1 3/4" X 9 1/2"	6'-6"	EXTERIOR WALL	2	1
H3	VERSA-LAM	5 1/4" X 9 1/2"	16'-6"	GARAGE DOOR	2	2
H4	VERSA-LAM	5 1/4" X 20"	16'-6"	GARAGE DOOR	3	3

\* SEE DETAILS FOR NAILING OF MULTIPLE MEMBERS

NOTE:  
 SEE SHT S-1.1 FOR WALL & ROOF FRAMING REQUIREMENTS.

ROOF FRAMING PLAN VIEW  
 SCALE: 3/16" = 1'-0"



CEILING HEIGHT  
PER ELEVATIONS

WINDOW FRAMING HEIGHT  
FOR WINDOW HEIGHTS  
REFERENCE ELEVATIONS

TOP OF WALL

FINISH FLOOR

FINISHED GRADE  
10'-0"

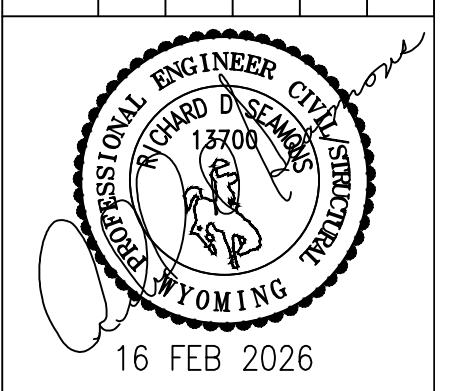
FINISH FLOOR

1 STORY WALL SECTION  
NOT TO SCALE

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TREMONT, UTAH 84337  
435-257-7199

SHEET TITLE: X-SECTION  
PROJECT: SCOTT & LORI CUMMINS HOME  
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S-4.1