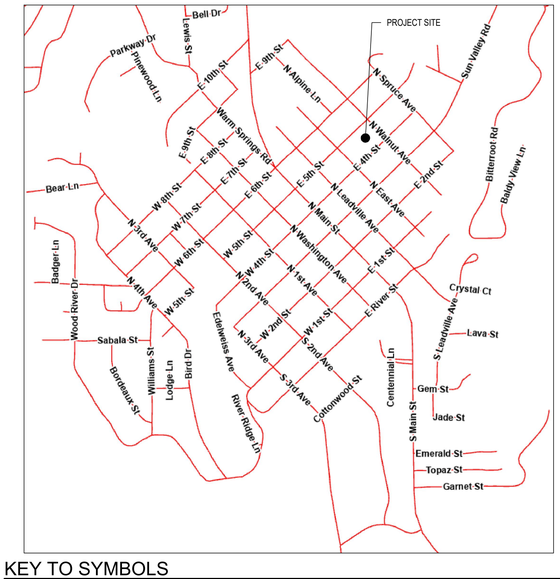
THE HISTORIC BONNING CABIN

Emergency stabilization

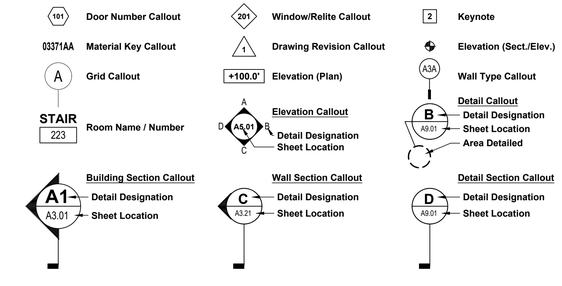
500 East Avenue Ketchum, Idaho 83340

VICINITY MAP

NOT TO SCALE.



KEY TO SYMBOLS



PROJECT DATA

SITE DATA

Legal Address:	500 East Avenue Ketchum, Idaho 83340
Legal Description:	KETCHUM LOT 1 BLK 46 MUSEUM
Parcel Number:	RPK00000460010
Site Area:	0.189 acres

BUILDING DATA

Building Area:	360 SQFT.
No. of Stories:	1
Building Height:	14'-0"
Construction Type:	III-B
Fire Sprinkler:	NO
Fire Alarm:	NO

SHEET INDEX

PROJECT TEAM

ARCHITECT:
BYRON W. FOLWELL, ARCHITECT LLC.
Contact: Byron Folwell, Architect
email: bfolwell@gmail.com
199 N. CAPITOL BOULEVARD, SUITE #602
BOISE, IDAHO 83702
TEL: 208.409.9050
FAX: 208.336.0371

OWNER:
CITY OF KETCHUM
P.O. BOX 2315
191 5th ST., WEST
KETCHUM, ID 83340
TEL: 208.726.3841

STRUCTURAL ENGINEER:
McCLENDON ENGINEERING, INC.
Contact: Sarah McClendon, PE.
email:sarah@mcclendonengineering.com
1412 W IDAHO ST., STE. 240
BOISE, ID 83702
TEL: 208.342.2919

PERMIT INFORMATION

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ARCHITECT

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EMERGENCY STABILIZATION

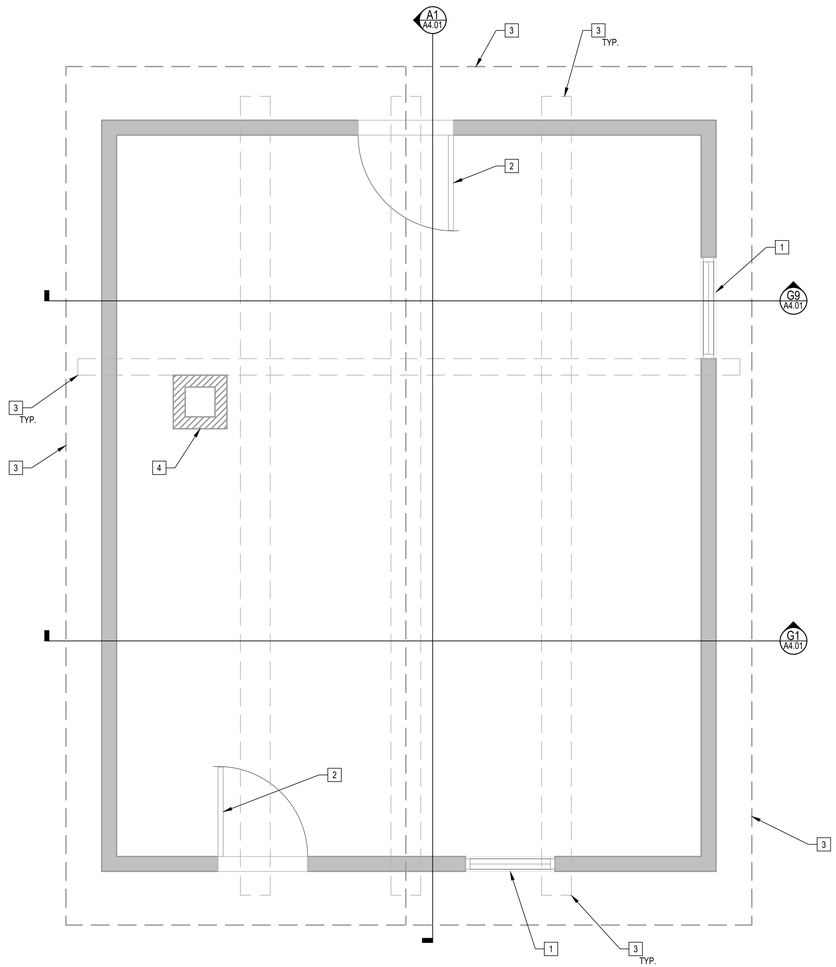
BIDDERS ARE INSTRUCTED TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS. INFORMATION REGARDING THE COMPLETE WORK OF SPECIFIC TRADES IS DISPERSED THROUGHOUT THE ENTIRE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED BY REFERENCE TO OTHER THAN COMPLETE DOCUMENT SETS.

Emergency Stabilization:
THE HISTORIC BONNING CABIN

500 East Avenue
Ketchum, Idaho 83340

SHEET TITLE	COVER SHEET
SCALE	AS NOTED
PROJECT #	BWF2404
DATE	9/30/2024
FILE NAME	BWF2301000
REVISIONS	

A0.00



NOTE:
SEE STRUCTURAL PLANS FOR DIMENSIONS AND CALLOUTS. FIELD VERIFY AND NOTIFY ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REFERENCE NOTES

1. EXISTING WOOD FRAMED WINDOW TO REMAIN.
2. EXISTING WOOD DOOR TO REMAIN.
3. DASHED LINE INDICATES EXISTING ROOF STRUCTURE OVERHANG.
4. EXISTING BRICK CHIMNEY TO REMAIN. COORDINATE BRACING WITH ARCHITECT AND ENGINEER DURING DEMOLITION AND CONSTRUCTION WORK.

ARCHITECTURAL GENERAL NOTES

1. ALL INFORMATION SHOWN IN THE DRAWINGS AND SPECIFICATIONS IS FOR ILLUSTRATION, CLARIFICATION, AND DESCRIPTIVE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO FAMILIARIZE THEMSELF WITH EXISTING CONDITIONS, MEASUREMENTS, AND OBSERVATIONS. QUANTIFYING OF ALL ITEMS, MATERIALS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, AND SHALL BRING ANY AND ALL OBSERVED DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. NO MEASUREMENTS OR QUANTITIES SHOULD BE SCALED FROM THE DRAWINGS.
3. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY OWNER.
4. CONTRACTOR SHALL PROVIDE ANY NECESSARY MEANS AND MEASURES TO PROTECT WORKERS AND VISITORS ON PROJECT SITE DURING CONSTRUCTION.
5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT.
6. CONTRACTOR SHALL KEEP THE WORK AREA FREE OF DEBRIS AND PERFORM DAILY PROJECT SITE CLEANUP AS WELL AS FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE TRASH COLLECTION RECEPTACLES AS REQUIRED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS, BUILDING ITEMS, UTILITIES, AND FACILITIES THAT ARE TO REMAIN INTACT THROUGHOUT CONSTRUCTION.
8. CONTRACTOR TO MAINTAIN PROTECTIONS IN A SAFE WORKING ORDER.
9. EXISTING STRUCTURE TO BE SECURE AND WEATHER TIGHT AS REQUIRED TO PREVENT DAMAGE. MAINTAIN WEATHER COVERING OF AREA DURING CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE THROUGHOUT DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL PROVIDE FIRE EXIT ACCESS TO THE EXTERIOR OF BUILDING AND SHALL MAINTAIN AN OPEN AND CLEARLY MARKED EXIT ACCESS ON PROJECT SITE.
11. CONTRACTOR HAS SOLE RESPONSIBILITY TO COORDINATE ANY SUBSTITUTIONS WITH ALL OTHER DISCIPLINES. EQUIPMENT OF GREATER POWER, DIMENSIONS, CAPACITIES, AND RATINGS MAY BE FURNISHED PROVIDED SUCH PROPOSED EQUIPMENT IS APPROVED IN WRITING AND CONNECTING MECHANICAL AND ELECTRICAL SERVICES, CIRCUIT BREAKERS, CONDUIT, MOTORS, BASES, AND EQUIPMENT SPACES ARE INCREASED. NO ADDITIONAL COSTS WILL BE APPROVED FOR THESE INCREASES, IF LARGER EQUIPMENT IS APPROVED. IF MINIMUM ENERGY RATINGS OR EFFICIENCIES OF THE EQUIPMENT ARE SPECIFIED, THE EQUIPMENT MUST MEET THE DESIGN REQUIREMENTS AND COMMISSIONING REQUIREMENTS.
12. DATUM ELEVATION AT GRADE: = 100'-0". FOR REFERENCE ONLY.

WORK PROCEDURE NOTES

A. PHOTODOCUMENTATION
- PROVIDE PHOTOGRAPHS THAT ARE IN CLEAR, IN FOCUS, AND WITH CONTRAST SUFFICIENT TO EXAMINE DETAILS.
- DIFFUSED NATURAL LIGHTING IS BEST (OVERCAST DAYLIGHT).
- PHOTOS WITH DIRECT SUNLIGHT SHOULD AVOID CONCEALING IMPORTANT DETAIL IN SHADOW.
- PHOTOGRAPH AREA OF INTEREST FROM A VARIETY OF DIRECTIONS AND PERSPECTIVES TO ACHEIVE CLARITY AND COVERAGE.

B. FIELD WORK REPORTS.
- PROVIDE FIELD REPORTS FOR EVERY DAY OF SIGNIFICANT WORK.
- INCLUDE THE FOLLOWING IN THE FIELD REPORT FORM:
  - DATE & TIME
  - WORK LOCATION
  - WEATHER CONDITIONS & MEAN TEMPERATURE
  - DURATION OF WORK DAY
  - NUMBER OF WORKERS ON SITE
  - DESCRIPTION OF WORK PERFORMED
  - OBSERVATIONS
  - NOTES TO THE ARCHITECT (IF ANY)

GENERAL INFORMATION

FLOOR AREAS

MAIN FLOOR:	360 SQFT.
TOTAL AREA:	360 SQFT.

WALL TYPES

EXISTING EXTERIOR WALLS - APPROX. 4x6 TIMBERS

PERMIT INFORMATION

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EMERGENCY STABILIZATION

LICENSED ARCHITECT BYRON W FOLWELL IDAHO 9/30/2024 STATE OF IDAHO

BIDDERS ARE INSTRUCTED TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS. INFORMATION REGARDING THE COMPLETE WORK OF SPECIFIC TRADES IS DISPERSED THROUGHOUT THE ENTIRE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED BY REFERENCE TO OTHER THAN COMPLETE DOCUMENT SETS.

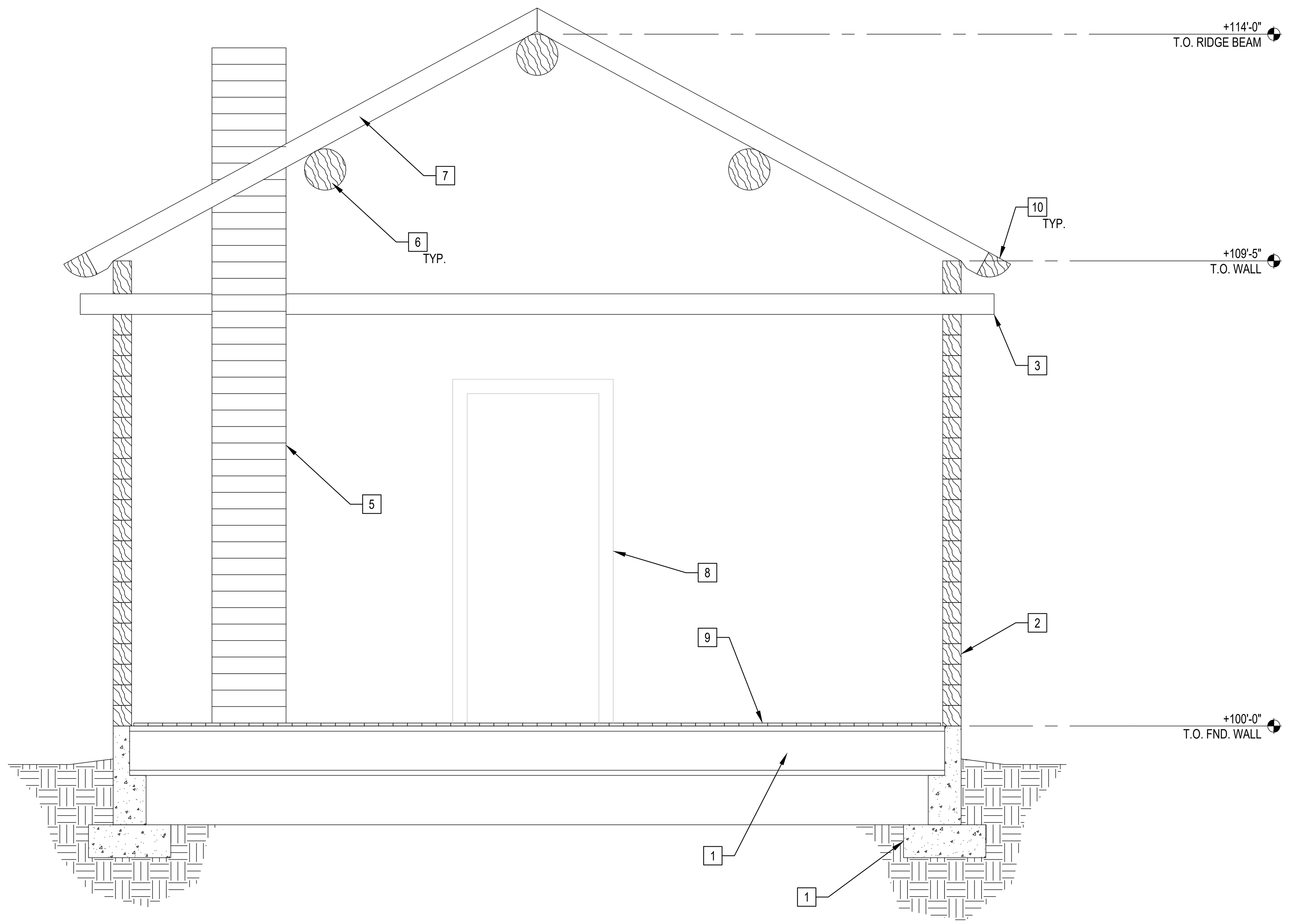
Emergency Stabilization:
THE HISTORIC BONNING CABIN

500 East Avenue
Ketchum, Idaho 83340

SHEET TITLE	FLOOR PLAN
SCALE	AS NOTED
PROJECT #	BWF2404
DATE	9/30/2024
FILE NAME	BWF2404201
REVISIONS	

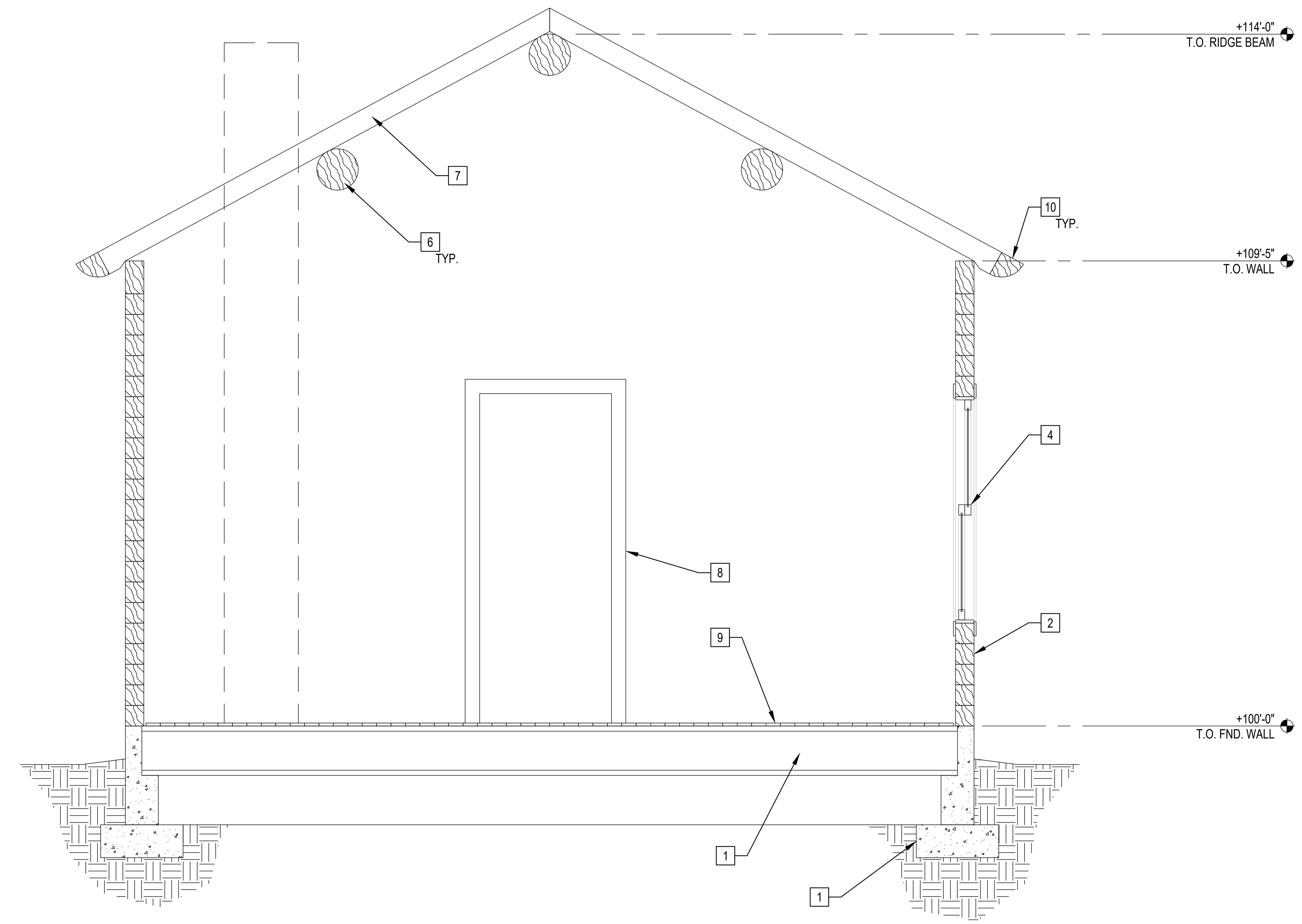
A2.01

A1 EXISTING FLOOR PLAN
SCALE: 1/2" = 1'-0"



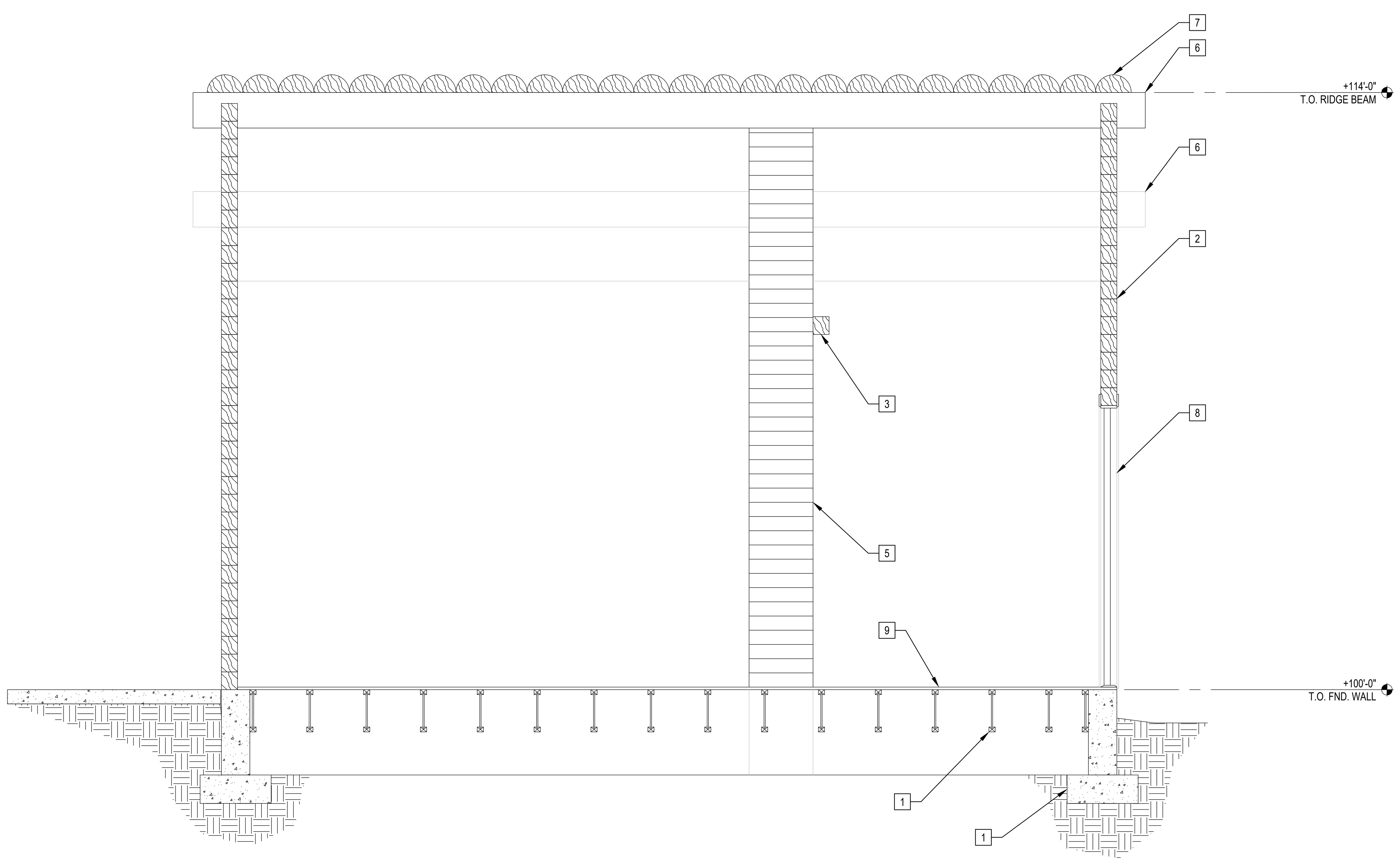
G1 BUILDING SECTION

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



G9 BUILDING SECTION

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



A1 BUILDING SECTION

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

REFERENCE NOTES

1. EXISTING FLOOR STRUCTURE. FIELD VERIFY STRUCTURE TYPE AND SIZING.
2. EXISTING WOOD TIMBER WALLS.
3. EXISTING THRU-WALL WOOD BEAM.
4. EXISTING WOOD FRAMED WINDOW.
5. EXISTING BRICK CHIMNEY TO REMAIN. COORDINATE BRACING WITH ARCHITECT AND ENGINEER DURING DEMOLITION AND CONSTRUCTION WORK.
6. EXISTING LOG ROOF BEAM.
7. EXISTING SAWN TIMBER ROOF FRAMING.
8. EXISTING WOOD DOOR & FRAME.
9. EXISTING WOOD FLOORING.
10. EXISTING SAWN TIMBER EAVE.

PERMIT INFORMATION

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EMERGENCY STABILIZATION

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Emergency Stabilization:

THE HISTORIC BONNING CABIN

500 East Avenue
Ketchum, Idaho 83340

SHEET TITLE	BUILDING SECTIONS
SCALE	AS NOTED
PROJECT #	BWF2404
DATE	9/30/2024
FILE NAME	BWF2404401
REVISIONS	

A4.01

GENERAL NOTES:

A. CONSTRUCTION DOCUMENTS:
1. THE CONTRACTOR SHALL REVIEW THE APPROVED CONSTRUCTION DOCUMENTS AND NOTIFY THE ENGINEER OF ANY ERRORS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR USING QUALIFIED SUB CONTRACTORS EXPERIENCED IN THIS TYPE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL EVERYTHING REQUIRED TO PROVIDE A COMPLETE STRUCTURE AS SHOWN HEREIN. IF THERE IS AN OMISSION ON THE PLANS, SUCH OMISSION SHALL NOT BE CONSTRUED TO MEAN THAT THE CONTRACTOR IS NOT REQUIRED TO FURNISH OR PROVIDE EVERYTHING THAT IS NECESSARY TO COMPLETE THE PROJECT TO THE MINIMUM REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE AND ALL OTHER SPECIFICATIONS, CODES AND STANDARDS NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF ANY UNIDENTIFIED EXISTING UNDERGROUND UTILITIES ARE DISCOVERED. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS.
5. THE APPROVED STRUCTURAL DRAWINGS ARE PART OF THE OVERALL CONSTRUCTION DOCUMENT SET AND SHALL BE REFERENCED IN CONJUNCTION WITH OTHER APPROVED CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE AND GEOTECHNICAL DOCUMENTS.
   a. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: HORIZONTAL AND VERTICAL DIMENSIONS NOT SHOWN ON THE STRUCTURAL PLANS. SIZE AND LOCATIONS OF DOOR AND WINDOW OPENINGS. SIZE AND LOCATIONS OF ROOF AND FLOOR OPENINGS. SIZE AND LOCATIONS OF INTERIOR NON-BEARING AND NON STRUCTURAL WALLS. CEILING ASSEMBLIES; WALL, FLOOR AND ROOF FINISHES; AND HANDRAILS.
   b. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: SIZE AND LOCATION OF PIPES, SLEEVES, AND DUCT PENETRATIONS. EQUIPMENT SIZES AND LOCATION. EQUIPMENT CURBS AND MOUNTING BRACKETS OR ANCHORS.
   c. SEE CIVIL, GEOTECHNICAL, OR LANDSCAPE DRAWINGS AND REPORTS FOR THE FOLLOWING: SITE TOPOGRAPHY, EXCAVATIONAND COMPACTION REQUIREMENTS, FINISH GRADE SLOPE AND DRAINAGE, AND SITE ELEVATION.
6. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING AND/OR SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. CONTRACTOR AT HIS/HER OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DESIGN BRACING, SHORING, ETC. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
7. UNDER NO CIRCUMSTANCES CAN STRUCTURAL COMPONENTS BE SUBSTITUTED, OMITTED, SPLICED, OR ALTERED FROM THE APPROVED SET OF CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

B. DIMENSIONS AND NOTATIONS:
1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
2. FOR ANY MISSING DIMENSIONS REFER TO THE ARCHITECTURAL DRAWINGS OR THE DRAWINGS OF APPLICABLE TRADE.
3. ABBREVIATIONS USED ON THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED TYPICAL ABBREVIATIONS FOR THE INDUSTRY. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY ABBREVIATIONS THAT ARE UNKNOWN TO THE CONTRACTOR.

C. TYPICAL NOTES AND DETAILS:
1. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER STANDARD TYPICAL NOTES AND DETAILS.
2. STANDARD TYPICAL NOTES AND DETAILS ARE TO BE USED WHEN REFERRED TO OR WHEN NO OTHER MORE RESTRICTIVE OR DIFFERENT DETAILS ARE SHOWN ON THE DRAWINGS.
3. WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED.

D. SHOP DRAWINGS (DEFERRED SUBMITTALS):
1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN A TIMELY FASHION PRIOR TO FABRICATION AND CONSTRUCTION. UNLESS OTHERWISE STATED, A MINIMUM OF 5 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS SHALL BE CONSIDERED AN ACCEPTABLE TIME PERIOD FOR THE STRUCTURAL ENGINEER REVIEW PROCESS.
2. A MINIMUM OF (2) HARD COPY SETS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. THE STRUCTURAL ENGINEER WILL MAINTAIN (1) SET FOR REFERENCE PURPOSES. THE CONTRACTOR SHALL MAINTAIN (1) SET AT THE JOB SITE DURING THE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
4. SHOP DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS. THE STRUCTURAL ENGINEER REVIEW DOES NOT GIVE PERMISSION TO DEVIATE FROM THE APPROVED CONSTRUCTION DOCUMENTS. WHERE THE SHOP DRAWINGS AND THE CONSTRUCTION DOCUMENTS DIFFER, THE MORE STRICT OF THE TWO SHALL GOVERN UNLESS WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PERMITS OTHERWISE.

E. INSPECTIONS, SPECIAL INSPECTIONS, AND SITE VISITS (STRUCTURAL OBSERVATIONS):
1. INSPECTIONS BY THE BUILDING OFFICIAL ARE REQUIRED FOR CONSTRUCTION WORK FOR WHICH A PERMIT IS REQUIRED PER SECTION 110 OF THE IBC. CONTRACTOR IS REQUIRED TO COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL PROVISIONS OF THE IBC OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
2. SPECIAL INSPECTIONS ARE IN ADDITION TO, AND DO NOT REPLACE, THE INSPECTIONS BY THE BUILDING OFFICIAL PER CHAPTER 17 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PERSON TO INSPECT AS REQUIRED ON THESE DOCUMENTS THE MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
3. SITE VISITS OR STRUCTURAL OBSERVATIONS BY THE STRUCTURAL ENGINEER DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF INSPECTIONS OR SPECIAL INSPECTIONS PER SECTION 110 AND CHAPTER 17 OF THE IBC. SITE VISITS ARE NOT CONTINUOUS OR DETAILED. SITE VISITS DO NOT VALIDATE CONTRACTORS PERFORMANCE, MEANS, OR METHODS. SITE VISITS ARE FOR VISUAL OBSERVATION FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.

F. CODE REQUIREMENTS:
ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. ANY OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF IDAHO.
3. SPECIFICATIONS, CODES AND STANDARDS NOTED SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BE PROPERLY REGISTERED IN THE STATE OF IDAHO PER IDAHO STATE LAW.
5. ALL STRUCTURAL MATERIAL MUST HAVE CURRENT ICC-ES REPORTS AVAILABLE UPON REQUEST TO PROVE CODE APPROVAL & INDUSTRY TOLERANCES.

DESIGN CRITERIA:

A. 2018 INTERNATIONAL BUILDING CODE (IBC).
1. RISK CATEGORY: II
2. NATURE OF OCCUPANCY: TEMPORARY

B. DESIGN LOADS:
1. ROOF:
   a. LIVE LOAD = 120 PSF (SNOW)
   b. DEAD LOAD = 20 PSF
2. FLOOR- LIVE LOADS:
   a. PUBLIC = 100 PSF
3. FLOOR- DEAD LOADS:
   a. WOOD = 15 PSF

C. IBC SEISMIC DESIGN:
1. SEISMIC DESIGN CATEGORY: D
2. IMPORTANCE FACTOR I_E = 1.0
3. SOIL SITE CLASS: D-DEFAULT
4. SEISMIC COEFFICIENTS:
   S_{DS} = 0.54
   S_{D1} = 0.284
5. RESPONSE MODIFICATION: R= 1.5
   SEISMIC FORCE RESISTING SYSTEM: TIMBER FRAMES
6. DESIGN BASE SHEAR:
   V= 0.257W
7. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

D. IBC WIND LOAD:
1. BASIC DESIGN WIND SPEED = 115 MPH
2. EXPOSURE = B
3. ANALYSIS METHOD= ENCLOSED
4. DESIGN BASE PRESSURE (ASD):
   P = 20 PSF

FOUNDATIONS:

A. MAXIMUM ALLOWABLE FOUNDATION SOIL BEARING PRESSURE:
1. 1500 PSF (DEAD + LIVE LOAD)
2. 1995 PSF (GRAVITY + LATERAL LOAD)

B. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 30 INCHES MINIMUM BELOW ADJACENT FINISHED GRADE.

C. THE INTERIOR FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW FINISH FLOOR, U.N.O.

D. STRUCTURAL BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. BRACE WALLS AND PIERS AS REQUIRED DURING BACKFILLING OPERATIONS.

E. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DOCUMENTS, INCLUDING THE STRUCTURAL DRAWINGS, WITH THE GEOTECHNICAL REPORT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE STRUCTURAL ENGINEER.

F. DEFINITIONS:
1. STRUCTURAL WALLS - ANY LOAD BEARING WALL, SHEAR WALL, AND ANY WALL THAT REQUIRES A FOOTING.

WOOD:

A. REFERENCE STANDARDS AND GOVERNING AGENCIES:
1. NDS FOR WOOD CONSTRUCTION
2. APA PANEL DESIGN SPECIFICATION
3. AWPA U1 - USE CATEGORY SYSTEM: USER SPECIFICATION FOR TREATED WOOD
4. TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION
5. WWPA - WESTERN WOOD PRODUCTS ASSOCIATION

B. DEFERRED SUBMITTALS:
1. ENGINEERED WOOD PRODUCTS:
   a. ANY ALTERNATE PROPRIETARY FRAMING SYSTEM(S) SHALL BE OF THE SAME DEPTH AND LOAD CARRYING CAPACITY AS THE TRUS-JOIST SYSTEM(S) SHOWN ON THE DRAWINGS. ICC REPORTS FOR THE ALTERNATE PROPRIETARY FRAMING SYSTEM(S) SHALL BE SUBMITTED SHOWING TESTING APPROVAL AND MATERIAL STRENGTH EQUIVALENCY.
   b. ALL SUBMITTED ENGINEERED WOOD PRODUCTS CALCULATIONS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF IDAHO.

C. CARPENTRY
1. WOOD FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADES, OR BETTER, UNLESS NOTED OTHERWISE (U.N.O.):
   a. BLOCKING: DOUGLAS FIR LARCH NO. 2, OR BETTER
   b. BRIDGING: DOUGLAS FIR LARCH NO. 2, OR BETTER
   c. BEAMS/HEADERS/JOISTS: DOUGLAS FIR LARCH NO. 2, OR BETTER
   d. POSTS/BUILT-UP COLUMNS: DOUGLAS FIR LARCH NO. 2, OR BETTER
2. MAXIMUM MOISTURE CONTENT OF ALL LUMBER AT THE TIME OF CLOSURE SHALL BE 19%.
3. SPLICING OF WOOD MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER.
4. HOLES MAY BE DRILLED IN JOIST/BEAM IF SPECIFICALLY INDICATED ON THESE DRAWINGS. ANY OTHER HOLES OR NOTCHES ARE NOT ALLOWED.
5. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR REDWOOD.

D. ENGINEERED OR COMPOSITE WOOD PRODUCTS
1. ALL ENGINEERED WOOD PRODUCTS SHALL BE TRUS-JOIST PRODUCTS OR APPROVED EQUAL.
2. ALL ENGINEERED WOOD PRODUCTS SHALL BE DESIGNED FOR THE LOADS SPECIFIED AND SHALL CONFORM TO THE LATEST SPECIFICATIONS.
3. ALL ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. SPLICING OF ENGINEERED WOOD MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER.

E. ACCESSORIES AND FASTENERS:
1. ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
   a. POST TO CONCRETE CONNECTIONS SHALL BE SIMPSON BASES, U.N.O.
   b. POST TO BEAM CONNECTIONS SHALL BE SIMPSON, U.N.O.
2. NAILING SHALL BE IN ACCORDANCE WITH THE 2018 IBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
3. NAILS SHALL BE COMMON WIRE NAILS (EXCEPT 16d NAILS MAY BE BOX WIRE NAILS).
4. METAL FINISH MATERIAL:
   a. HIGH HUMIDITY AND PRESERVATIVE TREATED WOOD LOCATIONS: HOT DIPPED GALVANIZED STEEL PER ASTM A 153.
   b. INTERIOR AND DRY LOCATIONS: STANDARD PAINTED OR ZINC GALVANIZED COATING.

F. DEFINITIONS:
1. APA RATED SHEATHING: A COMMON TRADE NAME THAT APPLIES TO A GRADE OR PANEL FOR USE AS SUBFLOORING, WALL SHEATHING, AND ROOF SHEATHING. PANELS ARE MADE WITH RESIN ADHESIVES THAT PROVIDE A MOISTURE RESISTANT BOND AND ARE DESIGNATED AS: EXPOSURE 1. PANELS CAN BE MANUFACTURED AS EITHER: PLYWOOD OR OSB.
2. APA STRUCTURAL 1 RATED SHEATHING: A SPECIAL SHEATHING GRADE DESIGNED FOR USE WHERE SHEAR AND/OR CROSS PANEL STRENGTH PROPERTIES ARE OF MAXIMUM IMPORTANCE. PANELS ARE MADE WITH RESIN ADHESIVES THAT PROVIDE A MOISTURE RESISTANT BOND AND ARE DESIGNATED AS: EXPOSURE 1. PANELS CAN BE MANUFACTURED AS EITHER: PLYWOOD OR OSB.

POST INSTALLED ANCHORS IN CONCRETE:

A. POST INSTALLED EXPANSION OR EPOXY ANCHORS SHALL BE PREAPPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.

B. HOLES MUST BE DRILLED AND CLEANED PER MANUFACTURER'S INSTRUCTIONS. ANCHORS MUST BE INSTALLED AND SPECIAL INSPECTED PER MANUFACTURER'S INSTRUCTIONS.

C. ANCHORS SHALL NOT BE INSTALLED WITHIN 1½" OF MASONRY HEAD JOINTS.

D. IF NO OTHER MORE STRICT SPECIFICATION IS DETAILED THEN THE EPOXY USED SHALL BE: SIMPSON 'SET-3G' AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. USE A SIMPSON 'IXP' ANCHOR, THREADED ROD, OR REBAR AS APPLICABLE.

E. UNDER NO CIRCUMSTANCES WILL AN EXPANSION BOLT AND/OR EPOXY SYSTEM BE APPROVED WITHOUT A CURRENT ICC ES REPORT THAT MEETS THE REQUIREMENTS OF THE GOVERNING JURISDICTION AND IS IN ACCORDANCE WITH ACI 318 AS ADOPTED BY THE IBC.

SPECIAL INSPECTION PROGRAM:

A. THE OWNER SHALL EMPLOY AN APPROVED AGENCY FOR SPECIAL INSPECTION SERVICES TO PERFORM SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC.

B. AN APPROVED AGENCY SHALL BE AN ESTABLISHED AND RECOGNIZED AGENCY REGULARLY ENGAGED IN CONDUCTING TESTS OR FURNISHING INSPECTION SERVICES.

C. A SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL SHOW COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. A SPECIAL INSPECTOR SHALL ALSO DEMONSTRATE A THOROUGH WORKING KNOWLEDGE OF CHAPTER 17 OF THE IBC AS SUMMARIZED BELOW. IF THERE IS ANY OMISSION ON THE SUMMARIZED LIST BELOW, SUCH OMISSION SHALL NOT BE CONSTRUED TO MEAN THAT THE SPECIAL INSPECTOR IS NOT REQUIRED TO INSPECT EVERYTHING THAT IS NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF THE IBC.

D. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER FOR REVIEW IN A TIMELY FASHION.

E. SPECIAL INSPECTION REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE BUILDING OFFICIAL AND THE ENGINEER.

SPECIAL INSPECTION:

A. SPECIAL INSPECTION AS HEREIN REQUIRED OF THE FOLLOWING MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.

B. STRUCTURAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OF RECORD DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTION REQUIRED BY SECTION 110, 1704, 1705, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

C. THE SPECIAL INSPECTION STATEMENT ON THIS SHEET LISTS THE ITEMS THAT REQUIRE SPECIAL INSPECTION AND VERIFICATION, THE CODE SECTION- REFERENCE FOR ADDITIONAL INFORMATION, AND THE REQUIRED FREQUENCY OF INSPECTION.

STRUCTURAL OBSERVATIONS:

A. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEMS BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.

B. THE STRUCTURAL OBSERVER SHALL BE EITHER THE ENGINEER OF RECORD OR A REGISTERED DESIGN PROFESSIONAL APPROVED BY THE ENGINEER OF RECORD.

C. THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEMS TO BE STRUCTURALLY OBSERVED.

D. THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR STRUCTURAL OBSERVATION SHALL SUBMIT SEPARATE WRITTEN OBSERVATION REPORTS FOR EACH REQUIRED SIGNIFICANT CONSTRUCTION STAGE TO BE OBSERVED. THIS WRITTEN REPORT, INCLUDING ANY OBSERVED DEFICIENCIES, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, THE OWNER'S REPRESENTATIVE, THE CONTRACTOR, AND THE BUILDING OFFICIAL.

SPECIAL INSPECTION STATEMENT:

A TO BE USED IN CONJUNCTION WITH CHAPTER 17 OF THE 2018 IBC

S.I. TABLE 2

SPECIAL CASES: SECTION 1705.1.1	
INSPECTION OF MECHANICAL ANCHORS IN CONCRETE:	
REQUIRED VERIFICATION & INSPECTION	FREQUENCY
1. THE SPECIAL INSPECTOR MUST BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, CONCRETE INTEGRITY, HOLE DIMENSIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS, ANCHOR EMBEDMENT AND TIGHTENING TORQUE.	CONTINUOUS
INSPECTION OF ADHESIVE ANCHORS IN CONCRETE:	
REQUIRED VERIFICATION & INSPECTION	FREQUENCY
1. VERIFY HOLE DRILLING METHOD; HOLE LOCATION, DIAMETER AND DEPTH; HOLE CLEANING; ANCHORAGE ELEMENT TYPE, MATERIAL, DIAMETER AND LENGTH; ADHESIVE BRAND, TYPE AND EXPIRATION DATE; CONTINUOUS INSPECTION OF ADHESIVE MIXING AND INSTALLATION	CONTINUOUS
2. PROOF LOAD TESTING (INCLUDE TESTING INSTRUCTIONS OF THE PLANS)	DEPENDS

ABBREVIATIONS

A

A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL

B

B	BOTTOM
BLDG.	BUILDING
BM	BEAM
BOT	BOTTOM
BRG.	BEARING

C

C	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNITS
COM	COMMON
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
COORD.	COORDINATE

D

(D)	DEPTH
DET	DETAIL
D.F.	DOUGLAS FIR
D.F.L.	DOUGLAS FIR- LARCH
DIAG	DIAGONAL
DIAM	DIAMETER
DIMS	DIMENSION
DWG	DRAWING

E

(E)	EXISTING
EA.	EACH
E.B.	EXPANSION BOLT/ANCHOR
E.J.	EXPANSION JOINT
ELEV	ELEVATION
E.N.	EDGE NAIL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING

F

FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FRMG	FRAMING
FTG	FOOTING
(F.V.)	FIELD VERIFY

G

GA	GAUGE
GALV	GALVANIZE
GLB	GLU-LAM BEAM
GYP	GYPSUM BOARD

H

H.A.S.	HEADED ANCHOR STUD
H.D.	HOLD DOWN
HDR	HEADER
HORIZ	HORIZONTAL

I

IN	INCHES

L

(L)	LENGTH
LB	POUND
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER

M

MANUF	MANUFACTURER
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS

N

NO.	NUMBER
N.T.S.	NOT TO SCALE

O

O.C.	ON CENTER
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OWSJ	OPEN WEB STEEL JOIST

P

PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE
PLY	PLYWOOD
PSL	PARALLEL STRAND LUMBER
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED

R

REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
R.S.	ROUGH SAWN
RTU	ROOF TOP UNIT

S

SCHED	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SK	SKETCH
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STAG	STAGGERED
STD	STANDARD
STRUCT	STRUCTURAL

T

T.A.S.	THREADED ANCHOR STUD
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
THRU	THROUGH
TJI	TRUS JOIST I-JOIST
TO	TOP OF
TRANSV	TRANSVERSE
TYP	TYPICAL

U

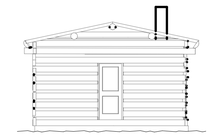
UNO	UNLESS OTHERWISE NOTED

V

V.I.F.	VERIFY IN FIELD
VERT	VERTICAL

W

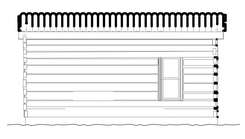
(W)	WIDTH
W	WIDE FLANGE
WD	WOOD
W.P.	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCEMENT



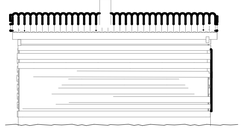
NORTH ELEVATION

SOUTH ELEVATION

ELEVATIONS FOR REFERENCE ONLY



EAST ELEVATION



WEST ELEVATION

SHEET INDEX

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PROJECT #: 1095.24

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Suite 240
Boise, Idaho 83702
Tel: 208.342.2919

PROFESSIONAL ENGINEER — LICENSED — 10722 — 09/30/24 — STATE OF IDAHO — SARAH C. McCLENDON

PROJECT
HISTORIC BONNING CABIN
EMERGENCY TEMPORARY STABILAZATION
500 E AVENUE,KETCHUM, IDAHO 83340

SHEET #
S1.0
GENERAL STRUCTURAL NOTES

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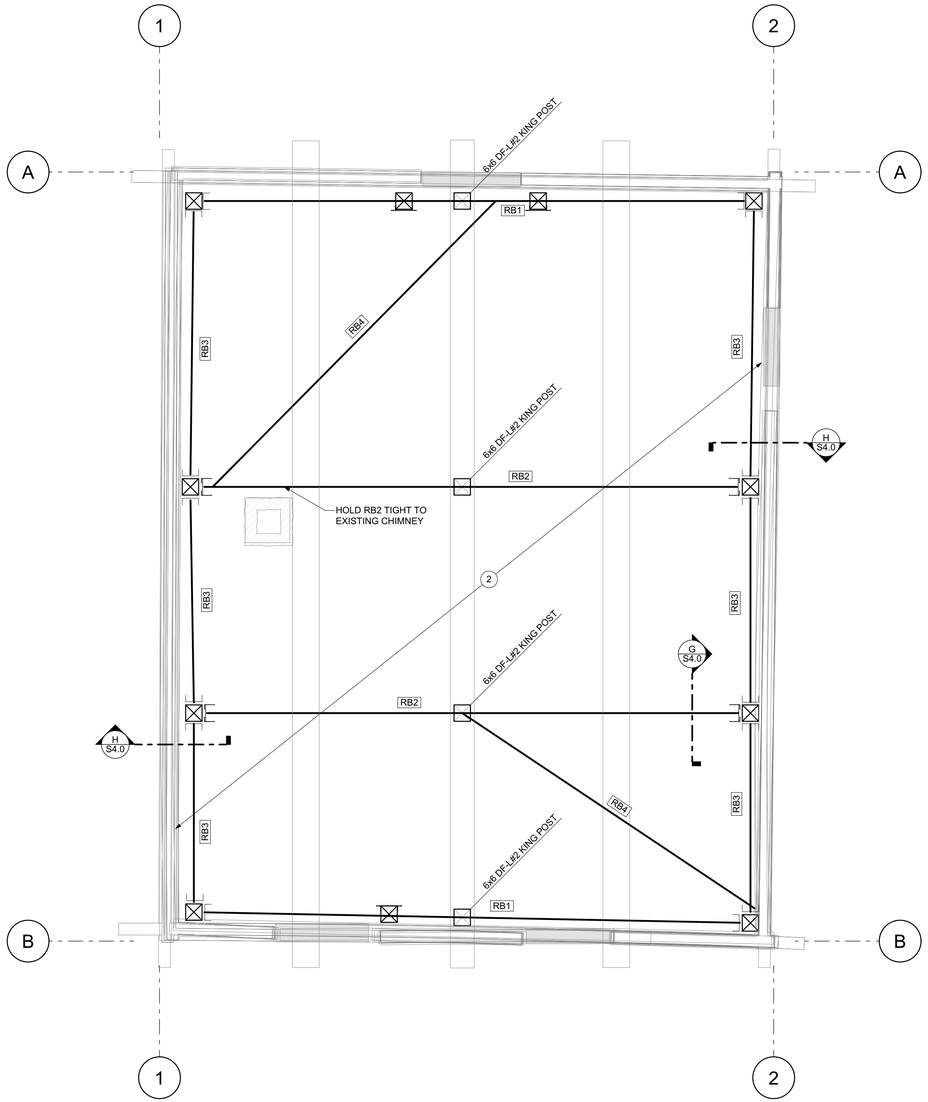
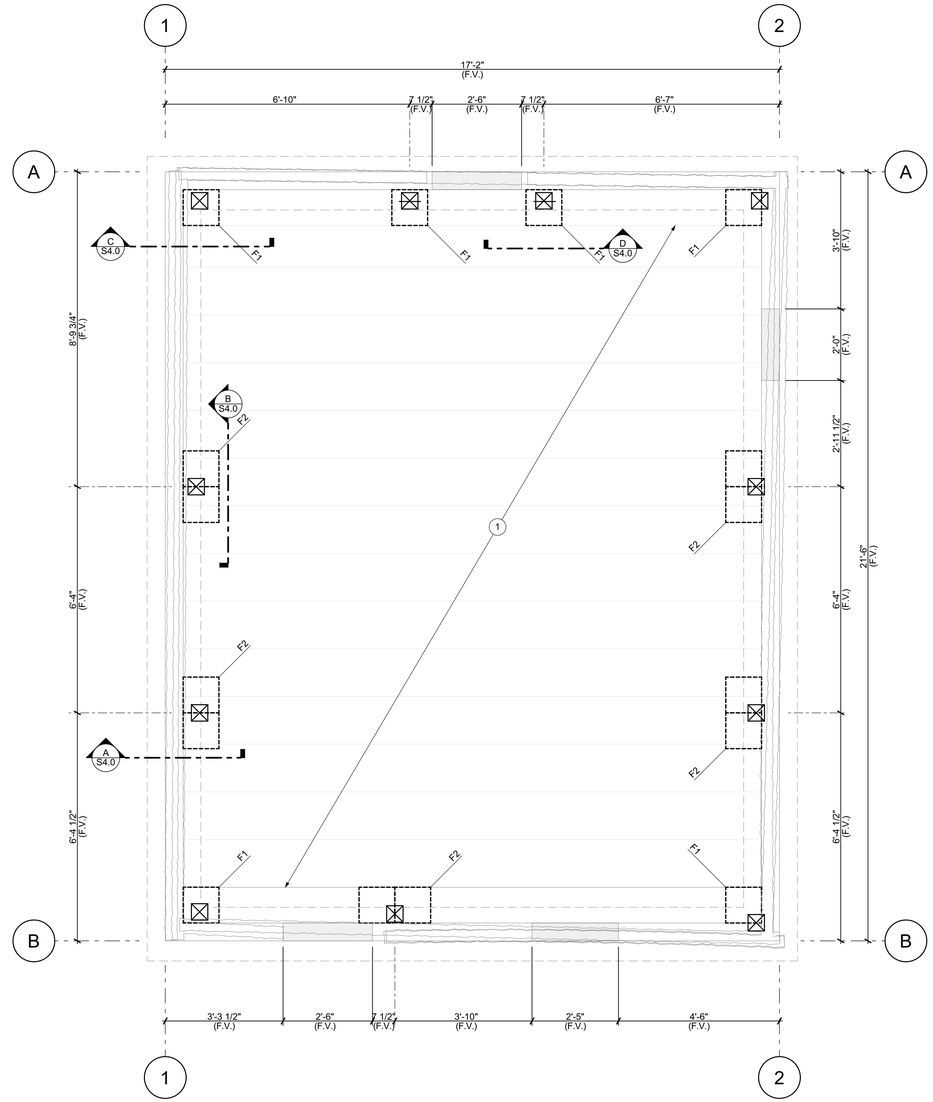


ROOF FRAMING PLAN

1/2" = 1'-0"



FOUNDATION PLAN

1/2" = 1'-0"

STRUCTURAL PLAN NOTES:

1. FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. FOR ANY DIMENSION DISCREPANCIES FOUND BETWEEN THE ARCH. PLANS AND THESE PLANS USE THE DIMENSIONS FROM THE ARCH. PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.
3. STRUCTURAL WALLS ARE CONSIDERED TO BE ALL LOAD BEARING WALLS, SHEAR WALLS AND ANY WALL THAT REQUIRES A FOOTING.
4. FOR GENERAL STRUCTURAL NOTES SEE SHEET S1.0.
5. T.O.FTG. = TOP OF FOOTING ELEVATION (F.V.)
6. T.O.W. = TOP OF WALL ELEVATION (F.V.)
7. DIMENSIONS ON EXISTING MEMBERS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
8. (E) = EXISTING FRAMING MEMBER
9. (F.V.)= FIELD VERIFY DIMENSION OR EXISTING FRAMING CONDITION

STRUCTURAL PLAN LEGEND:

INDICATES EXISTING TIMBER WALL

INDICATES WOOD 6x6 DF-L #2 POST, U.N.O.

RB1 — INDICATES WOOD BEAM AND COLUMNS.
RB1: 6x8 DF-L#2 CONT. OVER CENTRAL POSTS - HOLD TIGHT TO BOTTOM OF EXISTING ROOF LOGS.
RB2: 6x12 DF-L#1 - HOLD TIGHT TO BOTTOM OF EXISTING ROOF LOGS.
RB3: 6x8 DF-L#2
RB4: 6x8 DF-L#2 DIAGONAL BRACE

INDICATES EXISTING WALL OPENING

STRUCTURAL PLAN KEYNOTES:

(1) INDICATES EXISTING FLOOR FRAMING - FIELD VERIFY SIZE, SPACING & ORIENTATION.

(2) INDICATES EXISTING ROOF LOG BEAMS (F.V.)

COLUMN FOOTING SCHEDULE

FOOTING MARK	WIDTH x LENGTH (W) x (L)	DEPTH (D)	NOTES
F1	(1) 12" SQ. PIER	8"	PRE-CAST CONC. PIER W/ PRE-DRILLED POST BASE HOLE
F2	(2) 12" SQ. PIERS	8"	PRE-CAST CONC. PIER W/ PRE-DRILLED POST BASE HOLE

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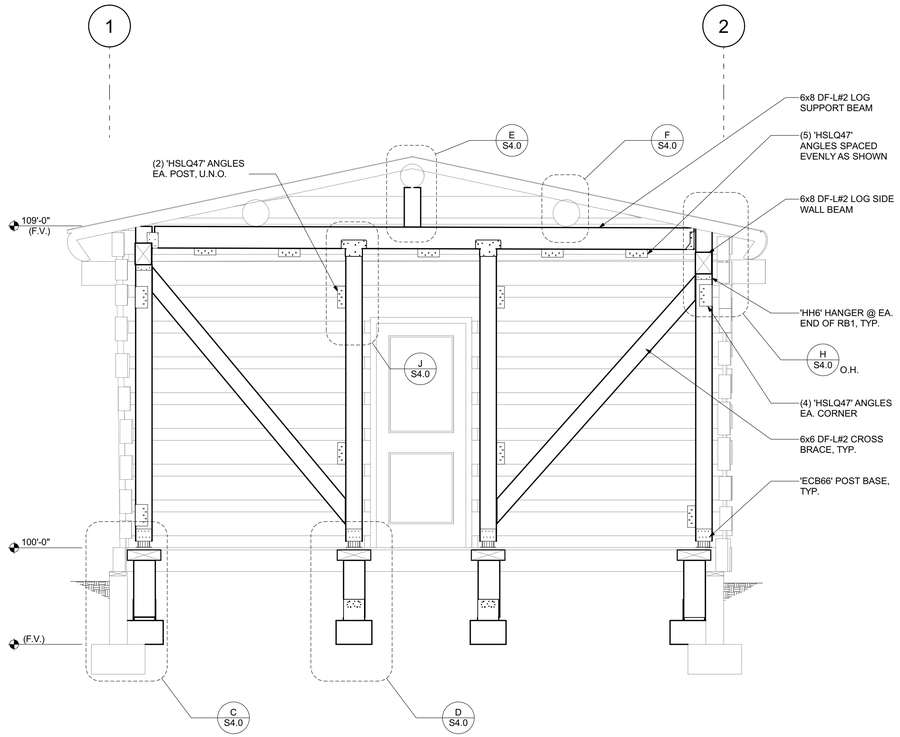
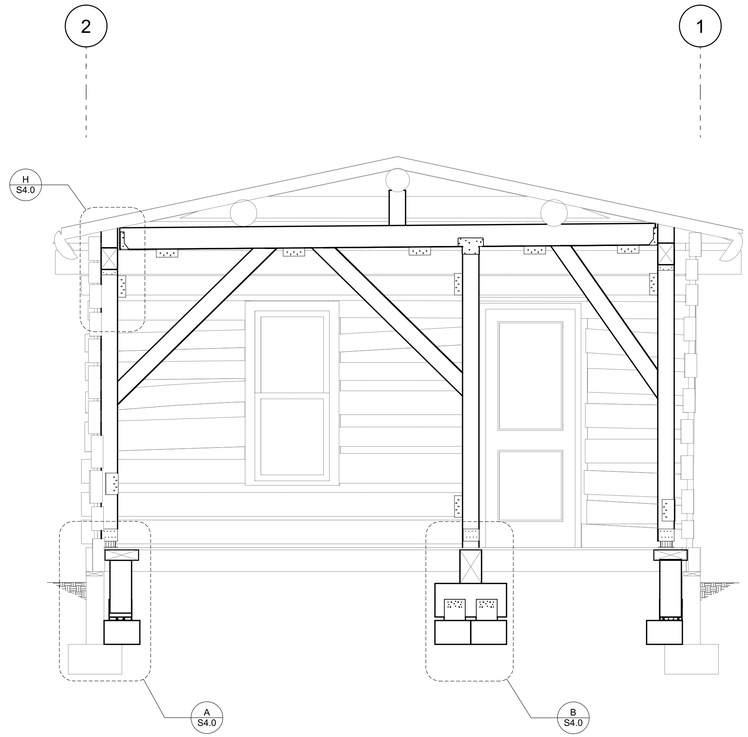
SHEET # S2.0

ROOF FRAMING & FOUNDATION PLANS



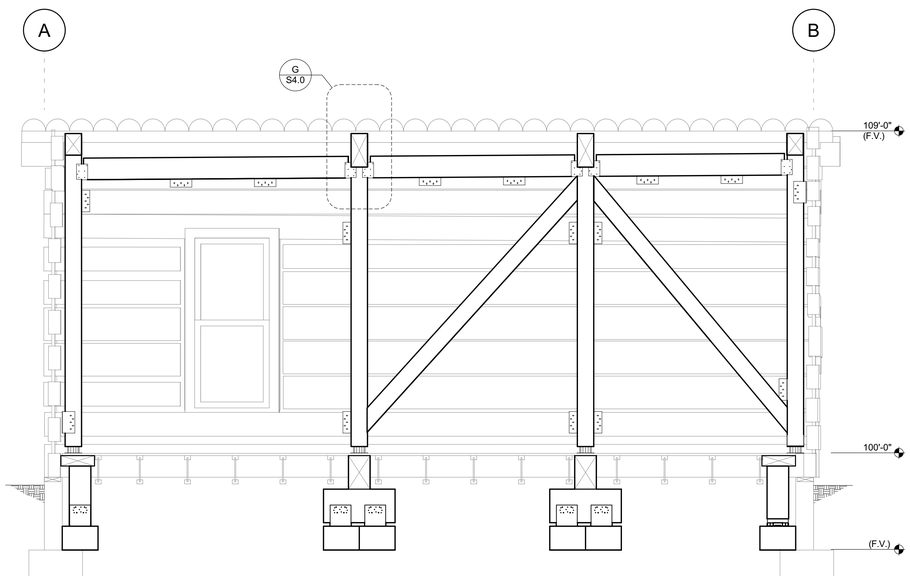
1 NORTH INTERIOR FRAME

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



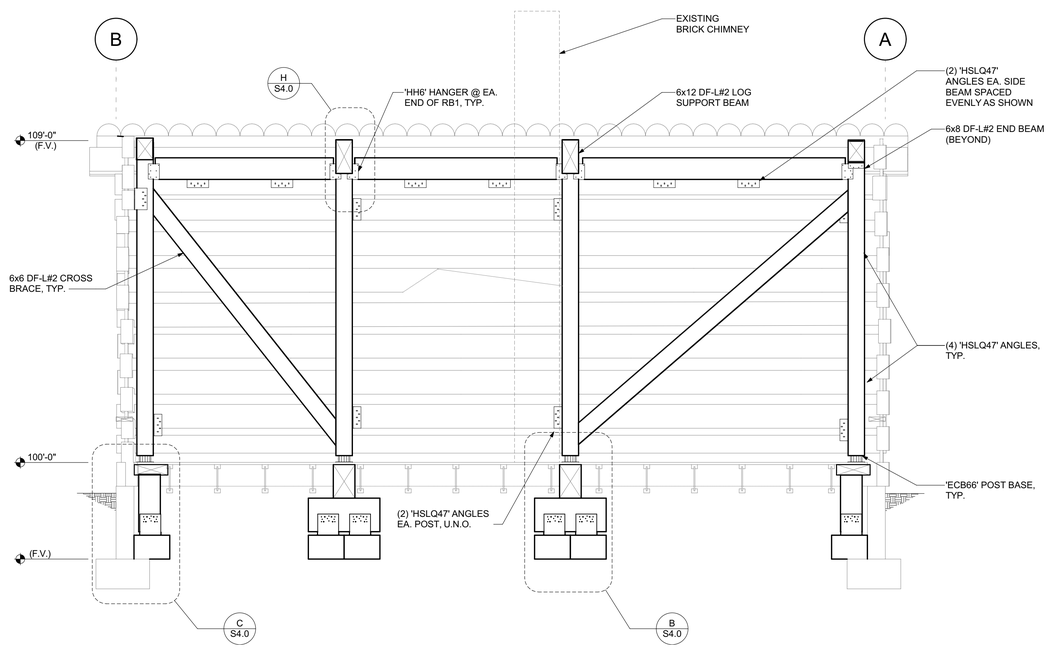
2 SOUTH INTERIOR FRAME

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



3 EAST INTERIOR FRAME

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



4 WEST INTERIOR FRAME

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

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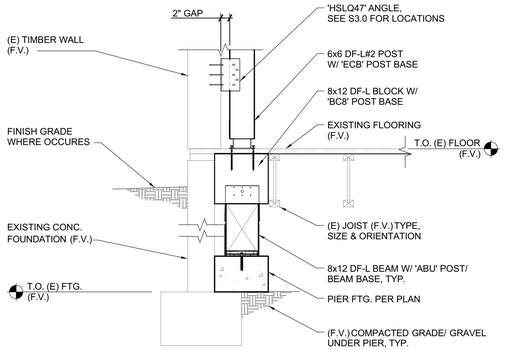
SHEET #

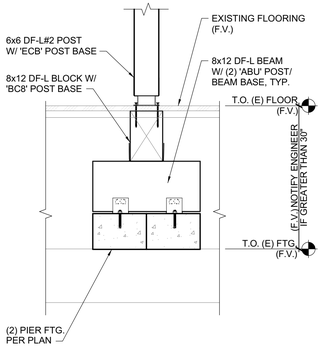
S3.0

INTERIOR FRAMES



A S4.0 F2 PIER FOOTING DETAIL

SCALE: 3/4"=1'-0"



B S4.0 F2 PIER FOOTING DETAIL

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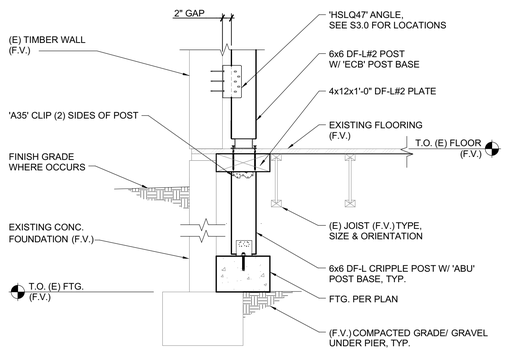
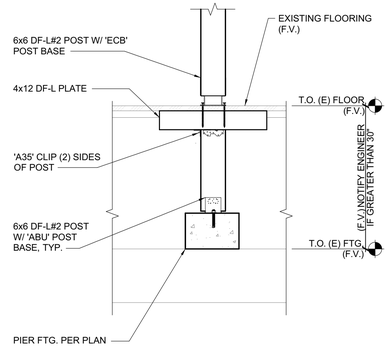


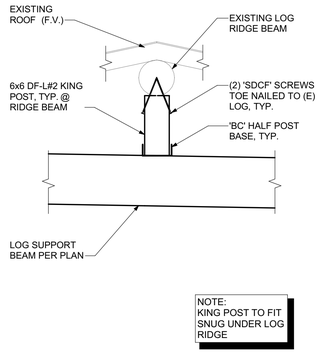
C S4.0 F1 PIER FOOTING DETAIL

SCALE: 3/4"=1'-0"



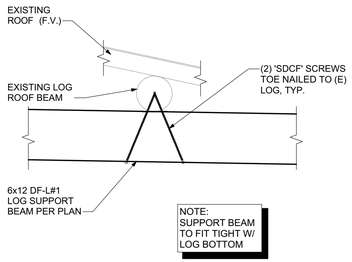
D S4.0 F1 PIER FOOTING DETAIL

SCALE: 3/4"=1'-0"



E S4.0 KING POST @ EXISTING LOG

SCALE: 3/4"=1'-0"



F S4.0 LOG SUPPORT BEAM

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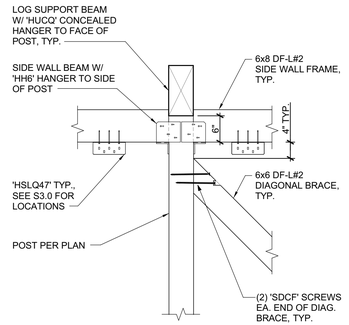
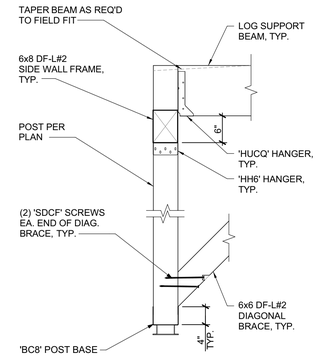


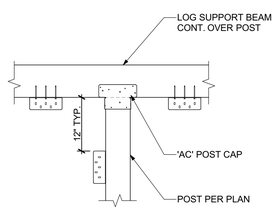
G S4.0 BEAM TO POST CONNECTION DETAIL

SCALE: 3/4"=1'-0"



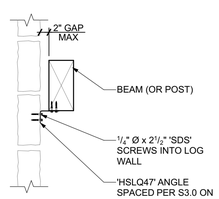
H S4.0 BEAM TO POST CONNECTION DETAIL

SCALE: 3/4"=1'-0"



J S4.0 BEAM OVER POST

SCALE: 3/4"=1'-0"



K S4.0 ANGLE CONNECTION DETAIL

SCALE: 3/4"=1'-0"

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SHEET # S4.0

DETAILS