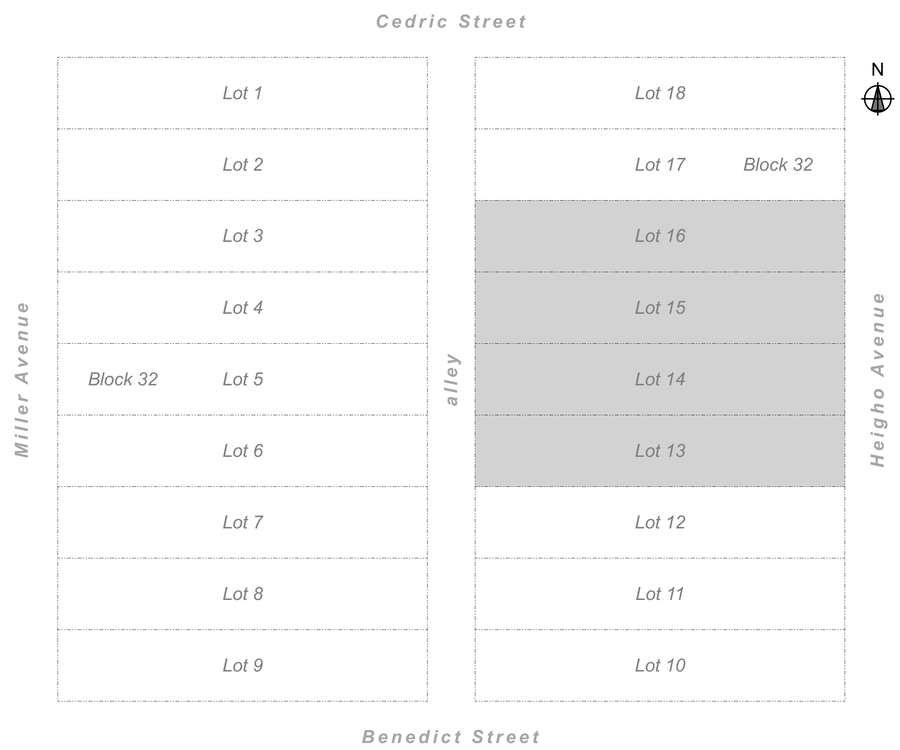
PRESCRIPTIVE ENERGY COMPLIANCE										
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)										
The purposed building has been designed to meet or exceed the requirements of the International Energy Conservation Code										
INSULATION AND FENESTRATION BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE	CRAWL SPACE R-VALUE
6	0.32	0.55	NR	49	20+5 or 13+10	15/20	30	15/19	10, 4ft	15/19

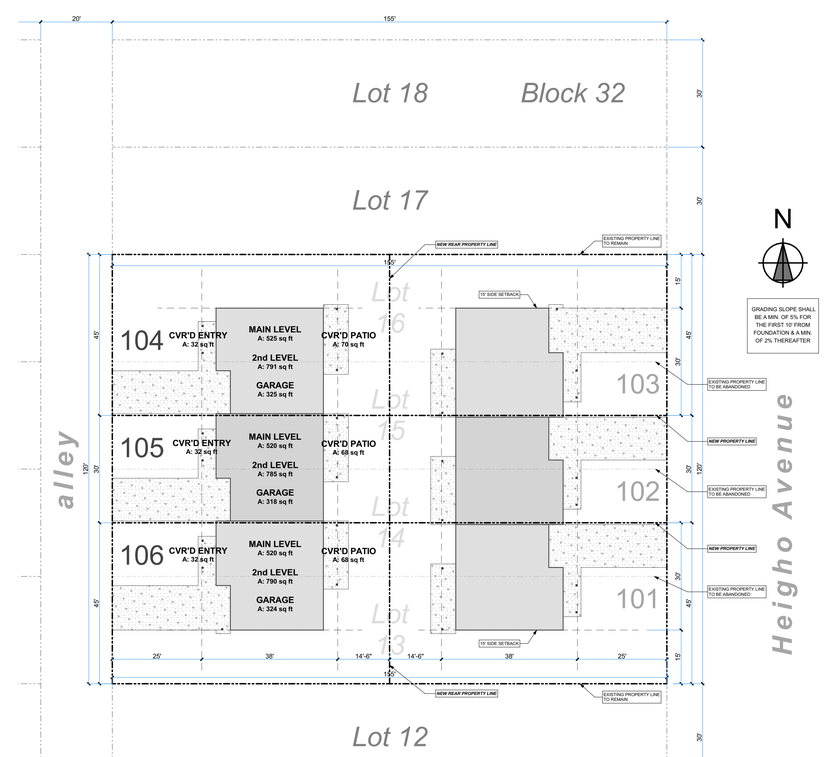
- Code enforced to 2021 IBC and 2018 IRC requirements
- The building department may require new residences in whole to be engineer stamped or at minimum (beams, headers, trusses, structural members, basements, retaining walls, etc)
- all commercial plans shall be engineer stamped

Design loads for Adams County:

- Wind load – 85 miles per hour
- snow roof loads: Council, Salmon River, Indian Valley areas: 80lbs per sqft
  New Meadows area: 100 lbs.
  Rock Flat, Bear: 120 lbs.
  Brundage MTN area: 240 lbs.
- Frost depth: 24 inches
- Seismic Zone: D
- Wind exposure – C 85miles per hour
- Set back required by County:
  20 ft off property line
  80 ft from the center line of a right-of-way
- R-38 Ceiling
- R-19 Walls
- R-30 Floor



2 A-101 VICINITY MAP
SCALE: 1" = 30'



1 A-101 SITE PLAN
SCALE: 1" = 20'

AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com
SOIGNÉ HOMES

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

DUERRE DESIGN
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Date: Friday, June 6, 2025
Drawn By: Chad Duerre
Project Title: Soigne - New Meadows 104-106 - 1.pln
Drawing Title: SITE PLAN
Drawing No: A-101

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

MAIN LEVEL
A: 525 sq ft

2nd LEVEL
A: 791 sq ft

CVR'D PATIO
A: 70 sq ft

CVR'D ENTRY
A: 32 sq ft

GARAGE
A: 325 sq ft

WALL NOTES:

1) 2x6 DF #2 EXT. DWELLING WALLS @ 16" O.C. w/ R-21 F.G. BATT INSUL. U.N.O.

2) 2x6 DF #2 EXT. GARAGE WALLS @ 16" O.C. U.N.O.

3) (1) KING STUD & (1) TRIMMER @ ALL OPENINGS U.N.O.

MAIN LEVEL
A: 520 sq ft

2nd LEVEL
A: 785 sq ft

CVR'D PATIO
A: 68 sq ft

CVR'D ENTRY
A: 32 sq ft

GARAGE
A: 318 sq ft

WALL NOTES:

1) 2x6 DF #2 EXT. DWELLING WALLS @ 16" O.C. w/ R-21 F.G. BATT INSUL. U.N.O.

2) 2x6 DF #2 EXT. GARAGE WALLS @ 16" O.C. U.N.O.

3) (1) KING STUD & (1) TRIMMER @ ALL OPENINGS U.N.O.

MAIN LEVEL
A: 520 sq ft

2nd LEVEL
A: 790 sq ft

CVR'D PATIO
A: 68 sq ft

CVR'D ENTRY
A: 32 sq ft

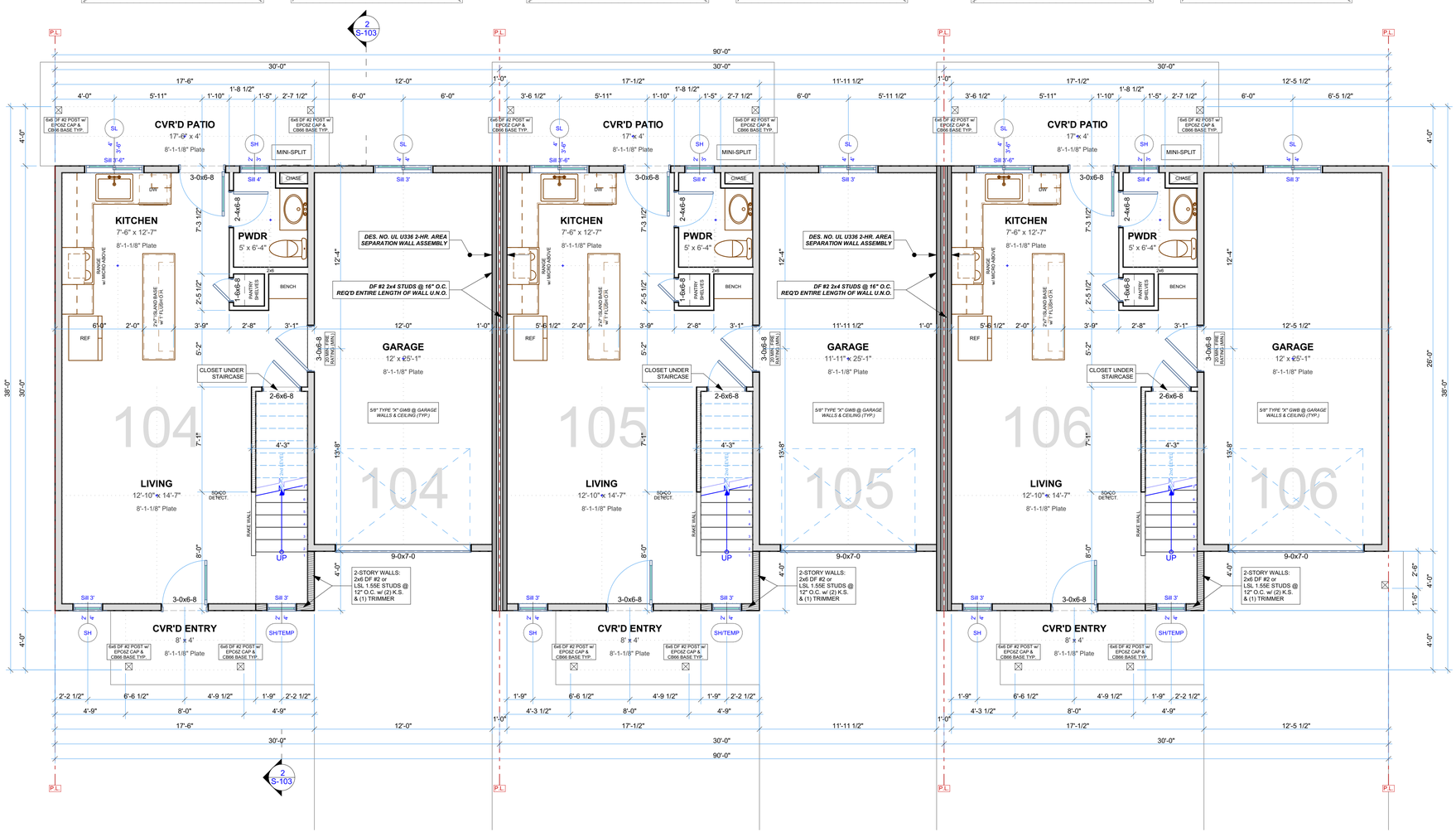
GARAGE
A: 324 sq ft

WALL NOTES:

1) 2x6 DF #2 EXT. DWELLING WALLS @ 16" O.C. w/ R-21 F.G. BATT INSUL. U.N.O.

2) 2x6 DF #2 EXT. GARAGE WALLS @ 16" O.C. U.N.O.

3) (1) KING STUD & (1) TRIMMER @ ALL OPENINGS U.N.O.



1 A-102 **1st FLOOR PLAN** 0 2' 4' 8'

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

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

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SOIGNÉ HOMES

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

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Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: 1st FLOOR PLAN

Drawing No: A-102

WALL NOTES:

1) 2x6 DF #2 EXT. DWELLING WALLS @ 16" O.C. w/ R-21 F.G. BATT INSUL. U.N.O.

2) 2x6 DF #2 EXT. GARAGE WALLS @ 16" O.C. U.N.O.

3) (1) KING STUD & (1) TRIMMER @ ALL OPENINGS U.N.O.

2nd LEVEL
A: 791 sq ft

WALL NOTES:

1) 2x6 DF #2 EXT. DWELLING WALLS @ 16" O.C. w/ R-21 F.G. BATT INSUL. U.N.O.

2) 2x6 DF #2 EXT. GARAGE WALLS @ 16" O.C. U.N.O.

3) (1) KING STUD & (1) TRIMMER @ ALL OPENINGS U.N.O.

2nd LEVEL
A: 785 sq ft

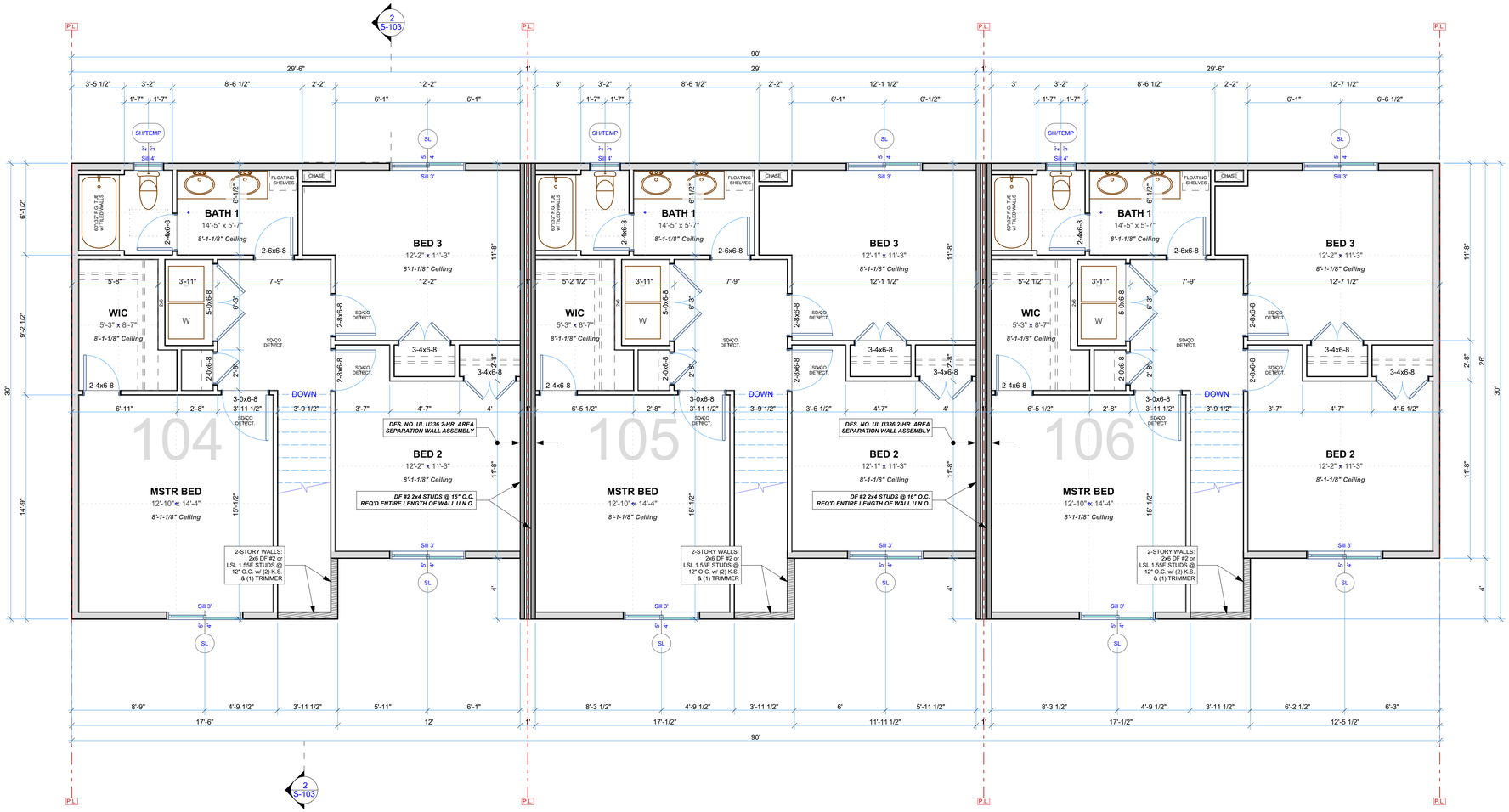
WALL NOTES:

1) 2x6 DF #2 EXT. DWELLING WALLS @ 16" O.C. w/ R-21 F.G. BATT INSUL. U.N.O.

2) 2x6 DF #2 EXT. GARAGE WALLS @ 16" O.C. U.N.O.

3) (1) KING STUD & (1) TRIMMER @ ALL OPENINGS U.N.O.

2nd LEVEL
A: 790 sq ft



1 A-103 **2nd FLOOR PLAN** 0 2' 4' 8'

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

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

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A new townhome multiplex at:
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REV	Date:	Description:

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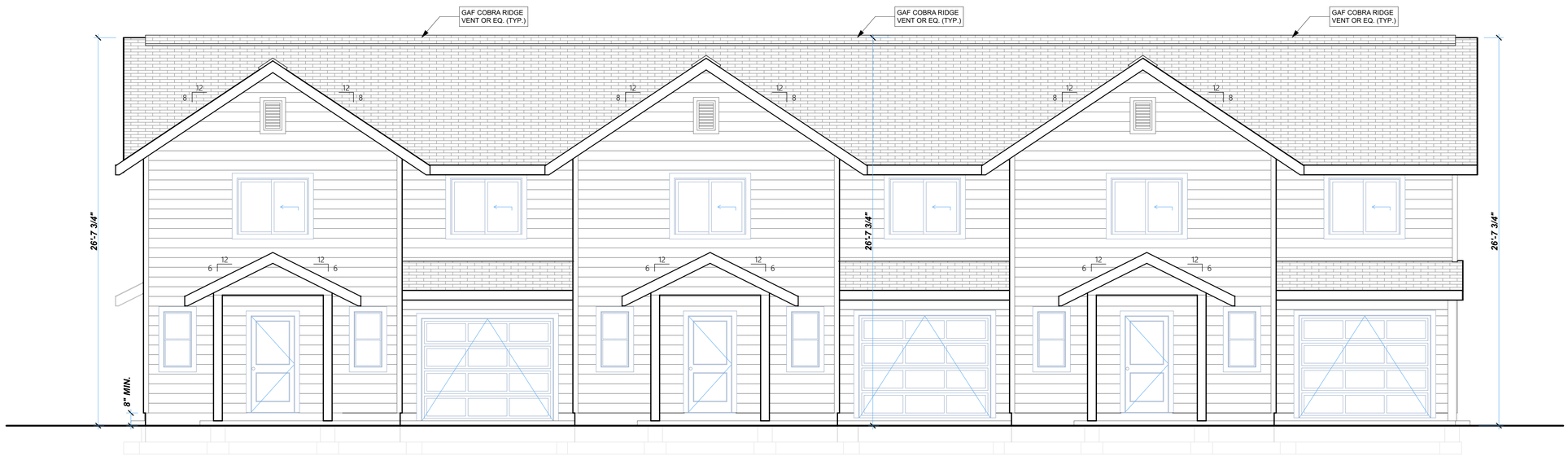
Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: 2nd FLOOR PLAN

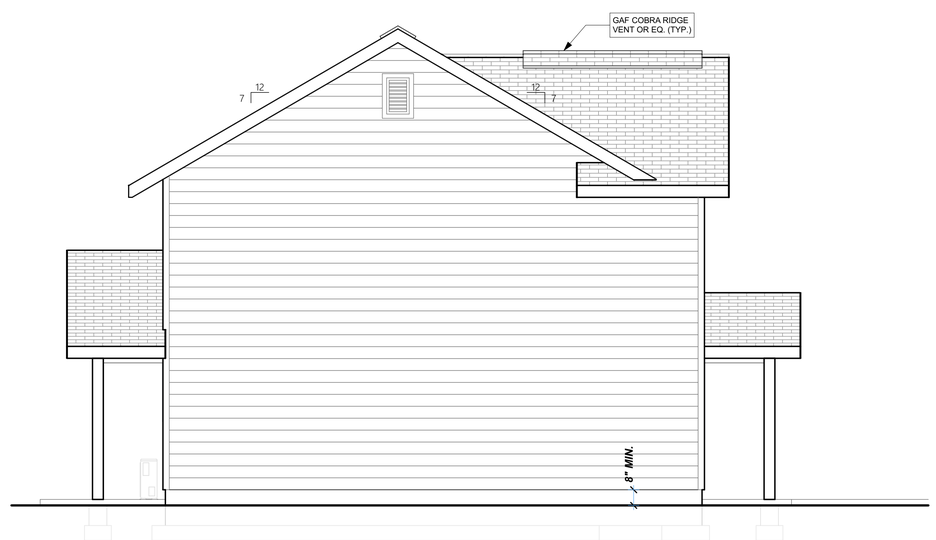
Drawing No: A-103



1
A-201

FRONT ELEVATION

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



2
A-201

LEFT ELEVATION

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

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

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New Meadows, Idaho - Adams County

REV	Date:	Description:

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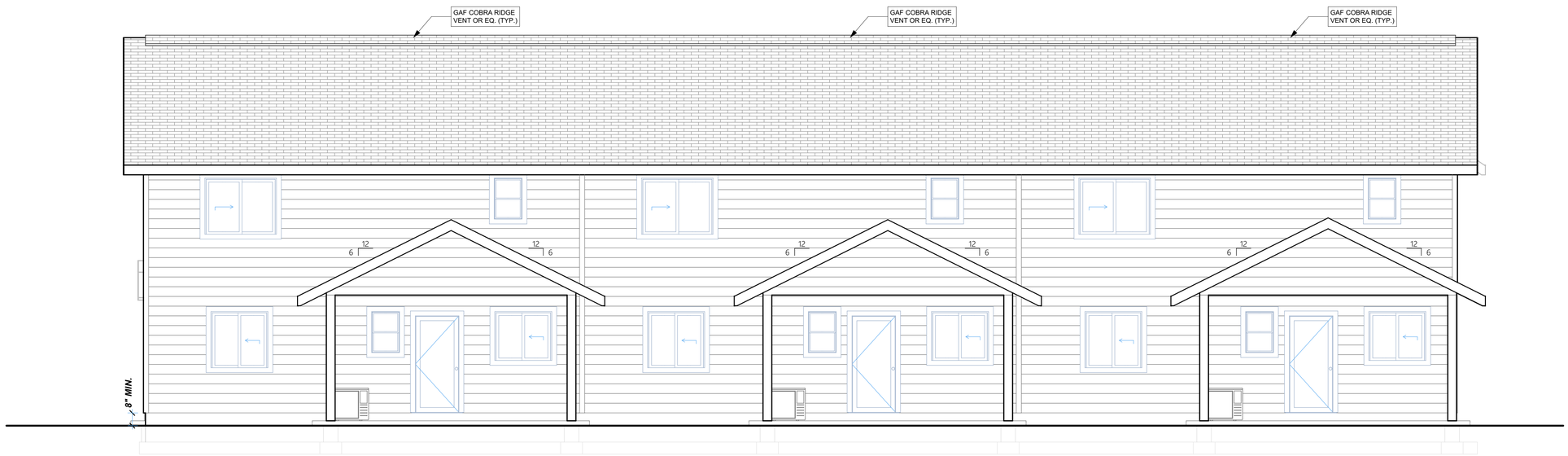
Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: ELEVATIONS 1

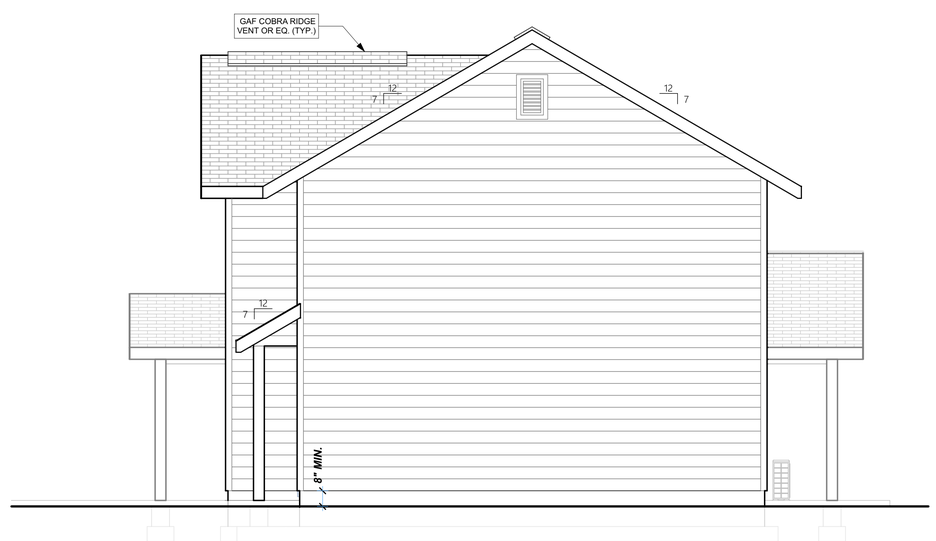
Drawing No: A-201



1
A-202

REAR ELEVATION

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



2
A-202

RIGHT ELEVATION

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

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

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austin@soignehomes.com

A new townhome multiplex at:
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Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

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Date: Friday, June 6, 2025

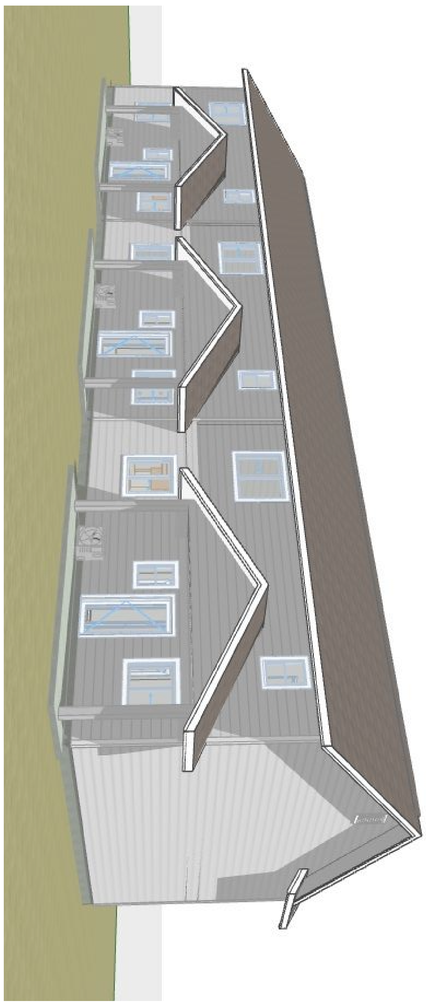
Drawn By: Chad Duerre

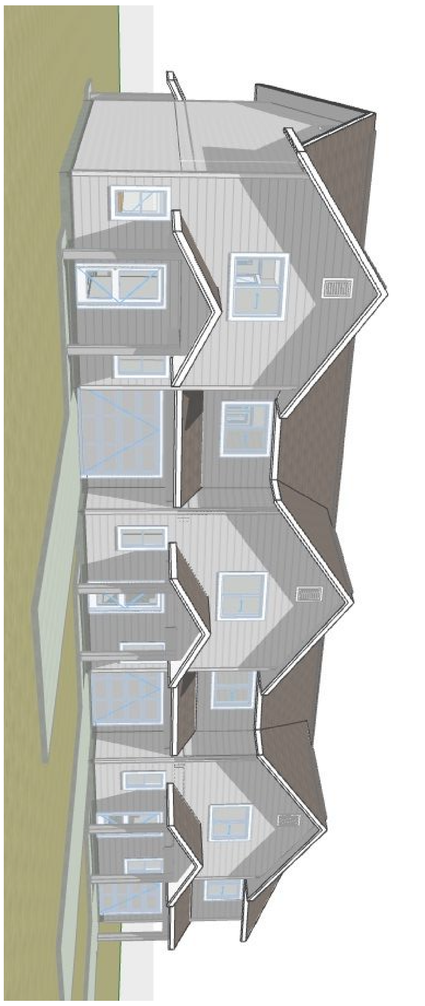
Project Title: Soigne - New Meadows 104-106 - 1.pln

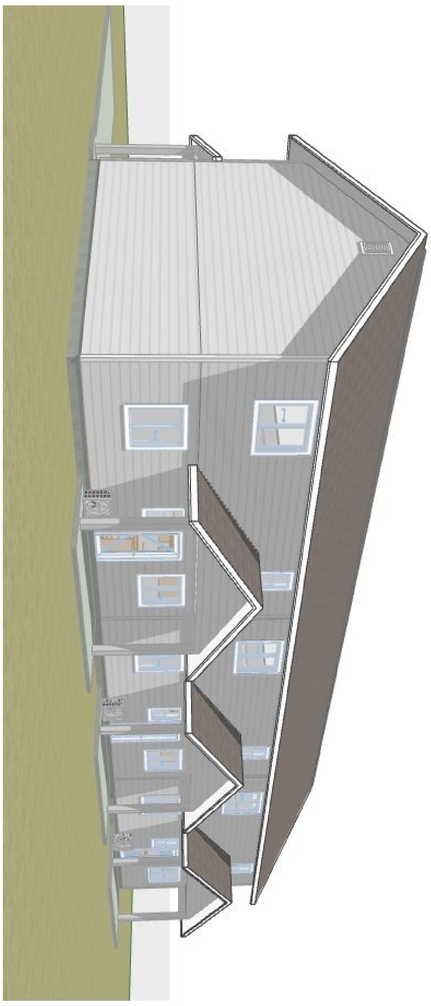
Drawing Title: ELEVATIONS 2

Drawing No: A-202

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln







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Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: RENDERINGS

Drawing No: A-203

DUERRE DESIGN

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REV	Date:	Description:

A new townhome multiplex at:

Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com
SOIGNÉ HOMES

FOUNDATION NOTES:

1) 4" CONC. SLAB FLOOR ON CLASS ONE VAPOR BARRIER OVER 4" COMPACTED GRAVEL
2) RIGID FOAM INSULATION @ INT. PERIMETER OF STEM WALL (PRESCRIPTIVE)
3) 6"x24" CONC. STEM WALL ON CONC. FOOTINGS PER PLAN
4) FOUNDATION RE-BAR PATTERNS PER ENGINEERING
5) 1/2"x10" J-BOLT EMBEDDED IN CONC. STEM WALL MAX 72" O.C. w/IN 12" OF EACH CORNER & OPENINGS U.N.O.
6) POST CAPS & BASES PER ENGINEERING

P1.5	18"x18"x8" FOOTING	w/ (2) #4 BAR E.W.
P3.5	42"x42"x8" FOOTING	w/ (4) #4 BAR E.W.

F1	12"x8" FOOTING	w/ (2) #4 BAR CONT.
F1.3	16"x8" FOOTING	w/ (2) #4 BAR CONT.
F2.0	24"x8" FOOTING	w/ (2) #4 BAR CONT.

FOUNDATION NOTES:

1) 4" CONC. SLAB FLOOR ON CLASS ONE VAPOR BARRIER OVER 4" COMPACTED GRAVEL
2) RIGID FOAM INSULATION @ INT. PERIMETER OF STEM WALL (PRESCRIPTIVE)
3) 6"x24" CONC. STEM WALL ON CONC. FOOTINGS PER PLAN
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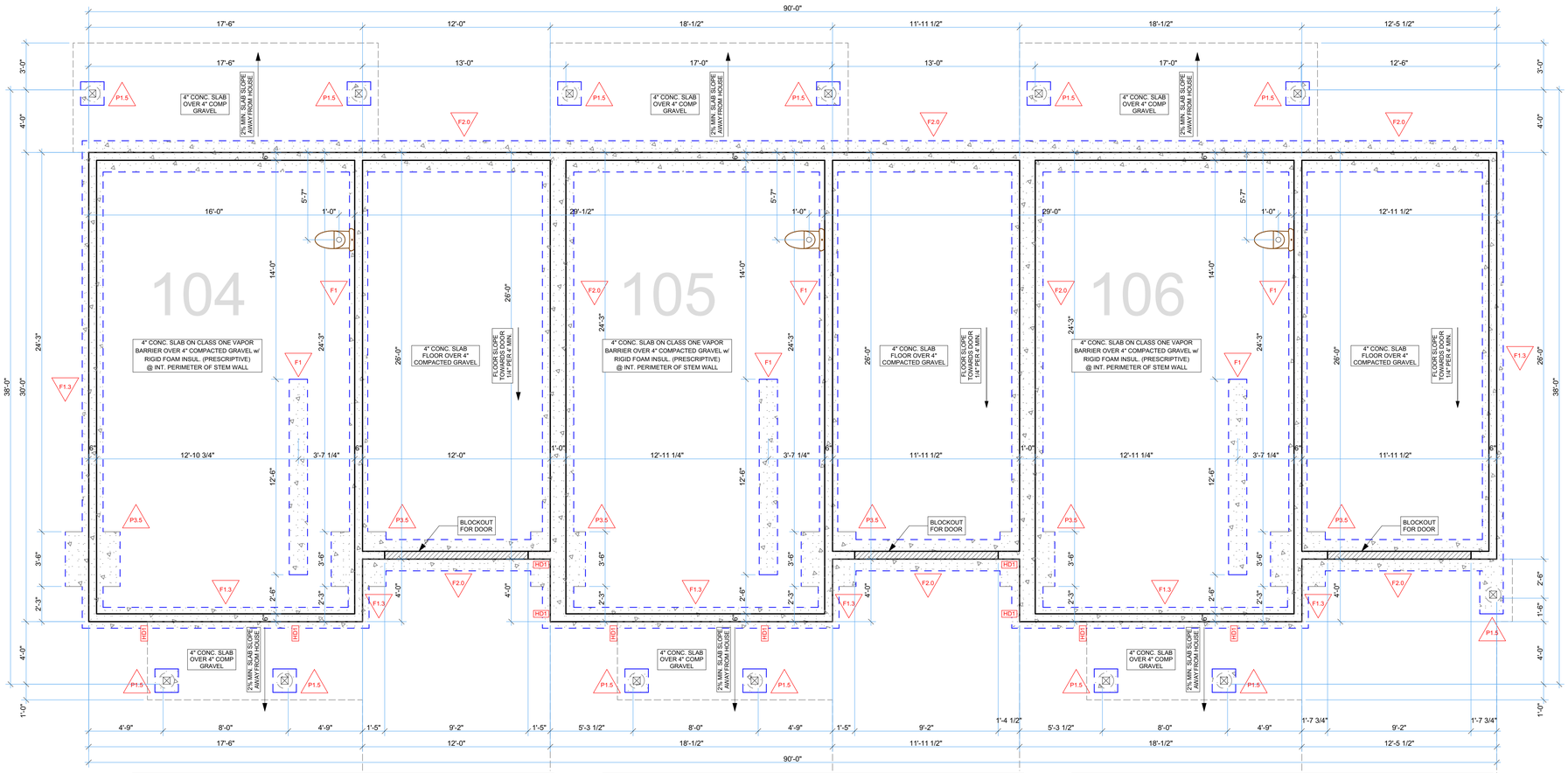
F1	12"x8" FOOTING	w/ (2) #4 BAR CONT.
F1.3	16"x8" FOOTING	w/ (2) #4 BAR CONT.
F2.0	24"x8" FOOTING	w/ (2) #4 BAR CONT.

FOUNDATION NOTES:

1) 4" CONC. SLAB FLOOR ON CLASS ONE VAPOR BARRIER OVER 4" COMPACTED GRAVEL
2) RIGID FOAM INSULATION @ INT. PERIMETER OF STEM WALL (PRESCRIPTIVE)
3) 6"x24" CONC. STEM WALL ON CONC. FOOTINGS PER PLAN
4) FOUNDATION RE-BAR PATTERNS PER ENGINEERING
5) 1/2"x10" J-BOLT EMBEDDED IN CONC. STEM WALL MAX 72" O.C. w/IN 12" OF EACH CORNER & OPENINGS U.N.O.
6) POST CAPS & BASES PER ENGINEERING



HOLDOWN SCHEDULE:

MARK	STRAP TYPE	STRAP FASTENERS	# OF STUDS		ANCHOR BOLT TYPE	# OF STUDS	ANCHOR BOLT FASTENERS
HD1	LSTHD8 OR LSTHD8RJ W/ RIM	(20) 16d SINKERS	2	OR	DTT2Z W/1/2Øx10"	2	(8) 1/4"x1-1/2" SDS

HOLDOWN SCHEDULE:

MARK	STRAP TYPE	STRAP FASTENERS	# OF STUDS		ANCHOR BOLT TYPE	# OF STUDS	ANCHOR BOLT FASTENERS
HD1	LSTHD8 OR LSTHD8RJ W/ RIM	(20) 16d SINKERS	2	OR	DTT2Z W/1/2Øx10"	2	(8) 1/4"x1-1/2" SDS

HOLDOWN SCHEDULE:

MARK	STRAP TYPE	STRAP FASTENERS	# OF STUDS		ANCHOR BOLT TYPE	# OF STUDS	ANCHOR BOLT FASTENERS
HD1	LSTHD8 OR LSTHD8RJ W/ RIM	(20) 16d SINKERS	2	OR	DTT2Z W/1/2Øx10"	2	(8) 1/4"x1-1/2" SDS

1 S-101 FOUNDATION

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

0 2' 4' 8'

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

SOIGNÉ HOMES

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REV	Date:	Description:

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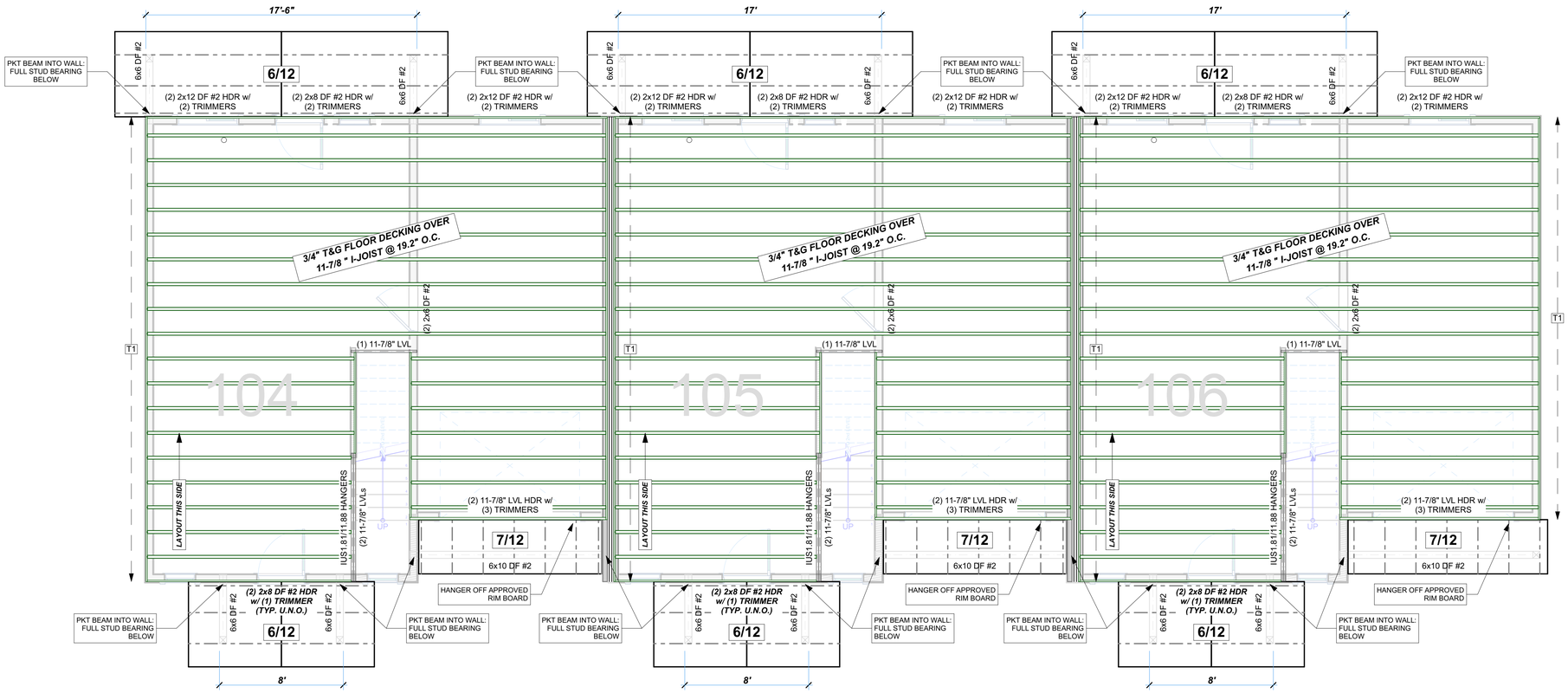
Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: FOUNDATION

Drawing No: S-101



GABLE / DRAG TRUSS OR RIM KEY NOTES:		
T1	-	ATTACH GABLE / DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS OR RIM

GABLE / DRAG TRUSS OR RIM KEY NOTES:		
T1	-	ATTACH GABLE / DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS OR RIM

GABLE / DRAG TRUSS OR RIM KEY NOTES:		
T1	-	ATTACH GABLE / DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS OR RIM

1
S-102

2nd FLOOR FRAMING

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

0 2' 4' 8'

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

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austin@soignehomes.com

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New Meadows, Idaho - Adams County

Description:	Date:	REV

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Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: 2nd FLOOR FRAMING

Drawing No: S-102

ROOF FRAMING NOTES:

1. P.E. ROOF TRUSSES @ 24" O.C. U.N.O.
2. 1x8 H.B. FASCIA OVER 2x6 DF SUB-FASCIA (TYP.)
3. 24" RAKE O.H. & 18" GABLE O.H. U.N.O.
4. DROP GABLE TCs FOR OUTLOOKERS AS REQ'D
5. 1 SF ROOF VENTILATION PER 300 SF OF ROOF PER CODE

TOTAL ROOF SF: 2,950 (984 SF/UNIT)

7,670 / 300 = 10 SF (4 SF/UNIT)

ROOF FRAMING NOTES:

1. P.E. ROOF TRUSSES @ 24" O.C. U.N.O.
2. 1x8 H.B. FASCIA OVER 2x6 DF SUB-FASCIA (TYP.)
3. 24" RAKE O.H. & 18" GABLE O.H. U.N.O.
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2. 1x8 H.B. FASCIA OVER 2x6 DF SUB-FASCIA (TYP.)
3. 24" RAKE O.H. & 18" GABLE O.H. U.N.O.
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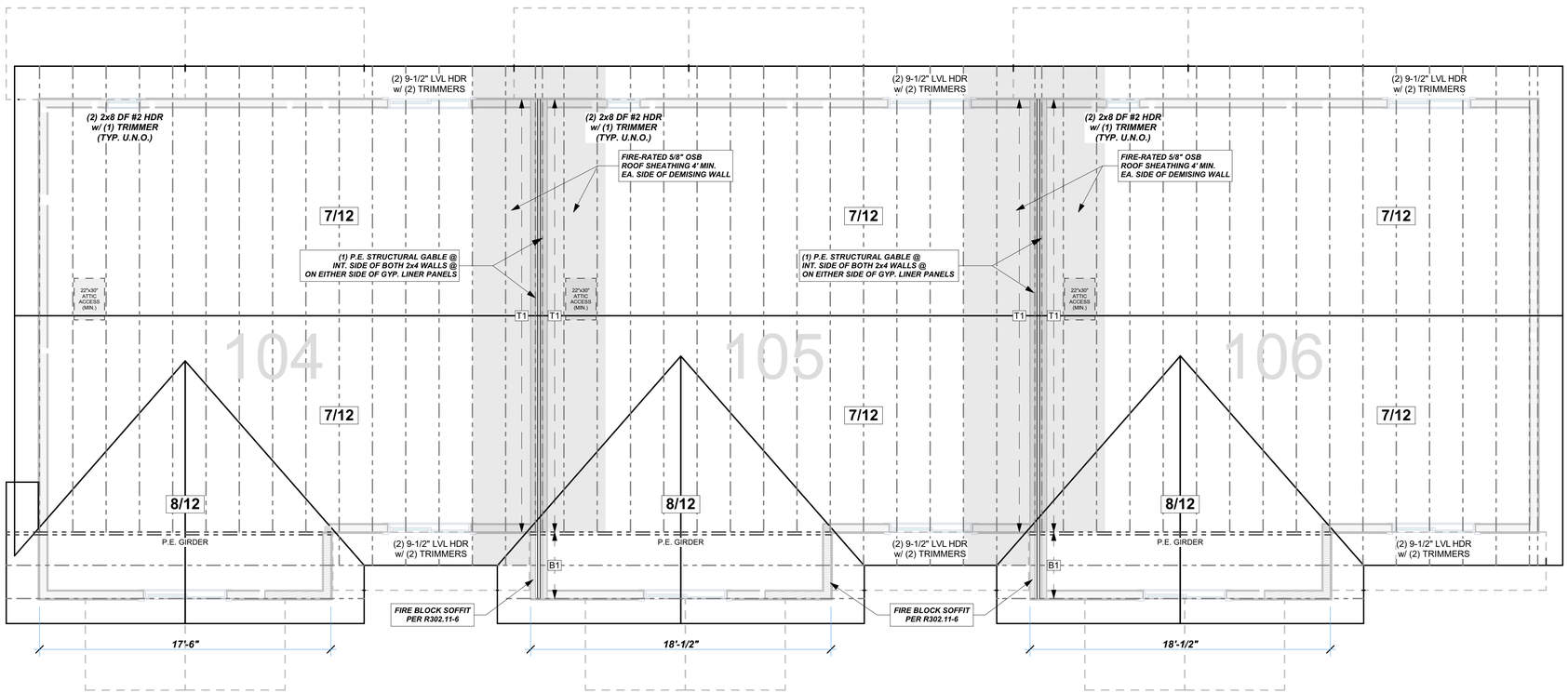
5. 1 SF ROOF VENTILATION PER 300 SF OF ROOF PER CODE

TOTAL ROOF SF: 2,950 (984 SF/UNIT)

7,670 / 300 = 10 SF (4 SF/UNIT)



BLOCKING KEY NOTES:

MARK		DESCRIPTION
B1	-	FULL HEIGHT BLOCKING BETWEEN EVERY OTHER TRUSS BAYS W/ (6)10d TOENAILS FROM BLOCKING TO TOP PLATE, NAIL ROOF SHEATHING TO BLOCKING 3" O.C.

TYP. NOTES:

1 FASTEN GABLE/RIM TO SHEAR WALLS BELOW W/ 10d TOENAILS @ 12" O.C. UNO
2 FASTEN TRUSS HEELS TO SHEAR WALLS W/ H2.5A AND (2) 10d TOENAILS @ EACH

GABLE / DRAG TRUSS OR RIM KEY NOTES:

T1	-	ATTACH GABLE / DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS OR RIM

BLOCKING KEY NOTES:

MARK		DESCRIPTION
B1	-	FULL HEIGHT BLOCKING BETWEEN EVERY OTHER TRUSS BAYS W/ (6)10d TOENAILS FROM BLOCKING TO TOP PLATE, NAIL ROOF SHEATHING TO BLOCKING 3" O.C.

TYP. NOTES:

1 FASTEN GABLE/RIM TO SHEAR WALLS BELOW W/ 10d TOENAILS @ 12" O.C. UNO
2 FASTEN TRUSS HEELS TO SHEAR WALLS W/ H2.5A AND (2) 10d TOENAILS @ EACH

GABLE / DRAG TRUSS OR RIM KEY NOTES:

T1	-	ATTACH GABLE / DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS OR RIM

BLOCKING KEY NOTES:

MARK		DESCRIPTION
B1	-	FULL HEIGHT BLOCKING BETWEEN EVERY OTHER TRUSS BAYS W/ (6)10d TOENAILS FROM BLOCKING TO TOP PLATE, NAIL ROOF SHEATHING TO BLOCKING 3" O.C.

TYP. NOTES:

1 FASTEN GABLE/RIM TO SHEAR WALLS BELOW W/ 10d TOENAILS @ 12" O.C. UNO
2 FASTEN TRUSS HEELS TO SHEAR WALLS W/ H2.5A AND (2) 10d TOENAILS @ EACH

GABLE / DRAG TRUSS OR RIM KEY NOTES:

T1	-	ATTACH GABLE / DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS OR RIM

1 S-102 ROOF FRAMING

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

0 2' 4' 8'

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

SOIGNÉ HOMES

AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

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CHAD DUERRE
208.982.2338
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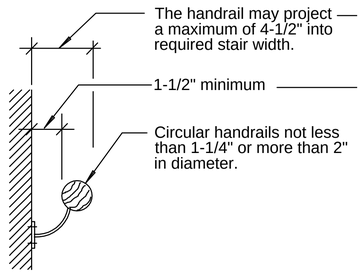
Date: Friday, June 6, 2025

Drawn By: Chad Duerre

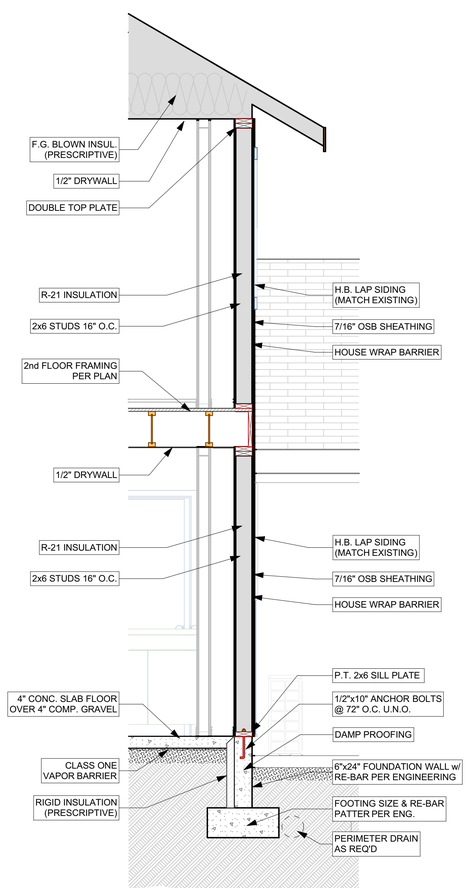
Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: ROOF FRAMING

Drawing No: S-102

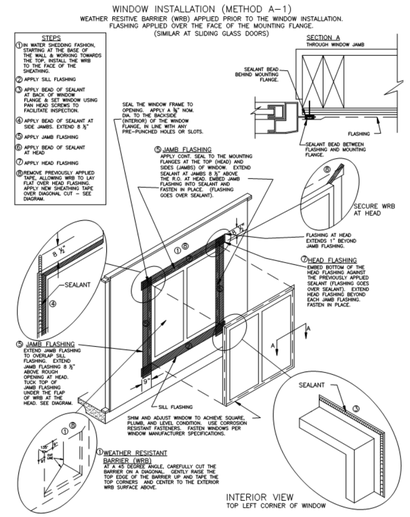


5 S-103 TYP. WALL HANDRAIL DETAIL

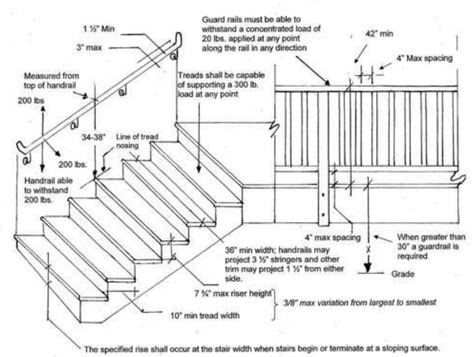


6 S-103 TYP. EXT. WALL DETAIL

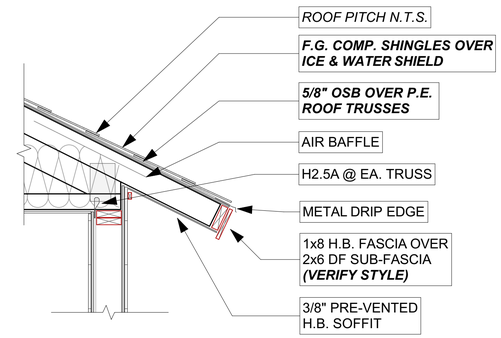
SCALE: 1/2" = 1'-0"



3 S-103 FLASHING DETAIL



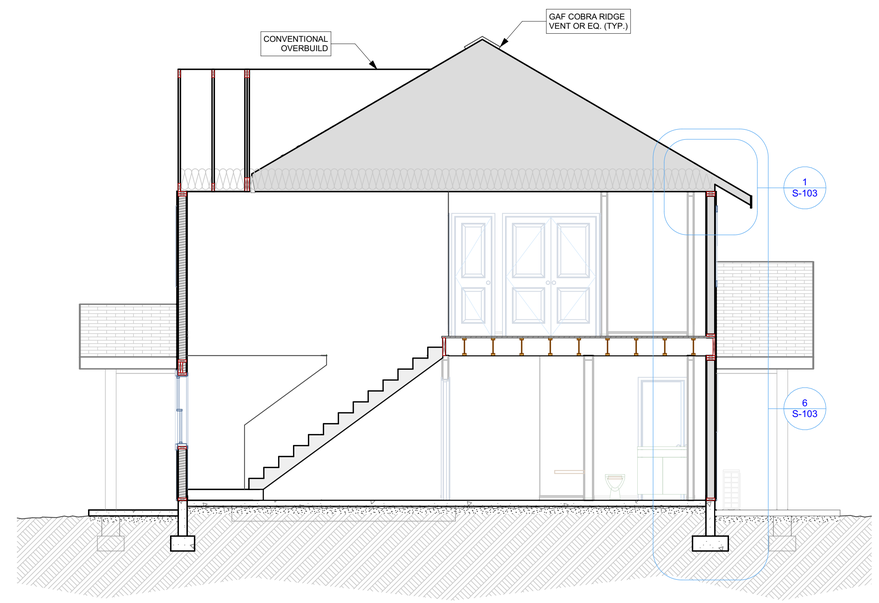
4 S-103 STAIR DETAIL



VERIFY FASICA STYLE (PLUMB CUT VS. SQUARE CUT) w/ BUILDER

1 S-103 TYP. SOFFIT DETAIL

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



2 S-103 DWELLING SECTION

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

AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com
SOIGNÉ HOMES

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

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Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: SECTIONS/ DETAILS

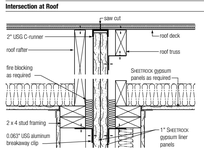
Drawing No: S-103

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

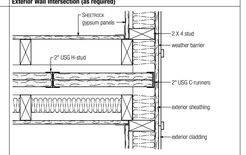
Design Details

Basic Interfaces

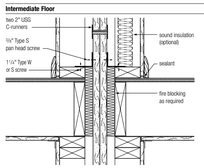
Intersection at Roof



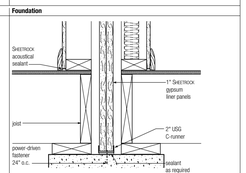
Exterior Wall Intersection (as required)



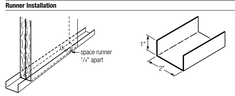
Intermediate Floor



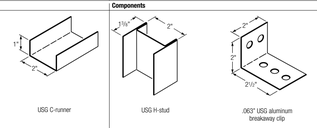
Foundation



Runner Installation

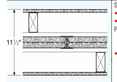


Components



Performance Selector

All details, specifications and data contained in this literature are intended as a general guide. These products must not be used in a design or construction of any given structure without complete and detailed evaluation by a qualified structural engineer or architect to verify suitability of a particular product for use in the structure.

2-Hour Fire-rated Construction	Non-load-bearing		Acoustical Performance			Reference	
Construction Detail	Description	Test Number	STC			ARL	Index
	• 1" SHEETROCK gypsum liner panels • 2" USG H-studs 24" o.c. – minimum 3/4" air space both sides separating liner panels from adjacent construction	UL Des U336				SA925	1
	Separation wall (non-load-bearing) • 1" SHEETROCK gypsum liner panels • 2" USG H-studs 24" o.c. Protected wall (bearing or non-load-bearing) of wood or steel studs each side min 3/4" from liner panels • 1/2" SHEETROCK gypsum panels	UL Des U336	46	RAL-TL-88-353		SA925	2
			54	RAL-TL-88-348 Based on 2" mineral wool batt on one side			
			57	RAL-TL-88-351 Based on 2x4s and 3" mineral wool batt one side			
			58	RAL-TL-88-347 Based on 2x4s and 2" mineral wool batt on both sides			
			60	RAL-TL-88-350 Based on 2x4s and 3" mineral wool batt on both sides			

Components

USG area separation wall systems have been comprehensively tested for fire resistance ratings only when all of the system components are used together. Substitutions of any of the components are not recommended and are not supported by USG. Refer to the appropriate product material safety data sheet for complete health and safety information.

Gypsum Liner Panels

SHEETROCK® Brand Gypsum Liner Panels
- Noncombustible core encased in water-resistant 100% recycled green face and back paper
- UL/ULC Classified for fire resistance (type SLX)
- Panels are 1" thick and 24" wide with beveled edges and are available in 8'-12' lengths
- Refer to product submittal sheet WB2278 for complete information

SHEETROCK® BRAND MOLD TOUGH® Gypsum Liner Panels
- Noncombustible core encased in a moisture- and mold-resistant, 100% recycled blue face and back paper
- UL/ULC Classified for fire resistance (type SLX)
- Panels are 1" thick and 24" wide with beveled edges and are available in 8'-12' lengths
- Refer to product submittal sheet WB2313 for complete information

SHEETROCK® Brand Glass-Mat Liner Panels
- Noncombustible core encased in moisture- and mold-resistant green glass-mat
- Direct substitute for SHEETROCK gypsum liner panels or SHEETROCK MOLD TOUGH liner panels where prolonged weather exposure is anticipated
- UL/ULC Classified for fire resistance (type SLX)
- Panels are 1" thick and 24" wide with beveled edges and are available in 8'-12' lengths
- Refer to product submittal sheet WB2463 for complete information

Metal Framing Components

USG® Steel C-Runner, USG Steel H-Stud
- Galvanized steel (G40) per ASTM A1003

USG Aluminum Breakaway Clip
- Performs as a breakaway fuse by melting or yielding from the rise in temperature on the fire side of the wall
- Allows the fire-engulfed structure to collapse independent of the area separation wall

Related Products

SHEETROCK® Acoustical Sealant
- Highly elastic, water-based sealant
- Refer to product submittal sheet J678 for complete information

SHEETROCK® All Purpose Joint Compound
- Versatile performer; tape, finish, texture, laminate or skim coat
- Combines single-package, ready-mixed convenience with good taping and topping performance
- Refer to product submittal sheet J60A for complete information

Overview

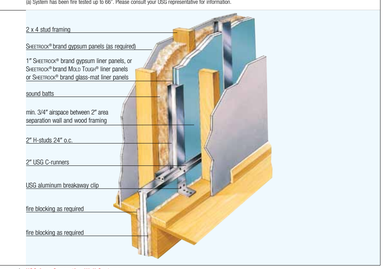
Effective fire resistance and sound attenuation are important considerations in townhouse design.

An area separation wall can be used in townhouses up to four stories (44') tall and with all common floor-ceiling heights[a]. It must either be continuous from the foundation to the underside of the protected roof sheathing, or continue through the roof to form a parapet.

The area separation wall is designed to allow for collapse of the construction on the fire-exposed side, without collapse of the entire wall. To do this, aluminum breakaway clips attach the separation wall to the adjacent framing. When one side of the separation wall is exposed to fire, the clips are designed to soften and break away. This allows the structure on the fire side of the separation wall to collapse, while the clips on the unexposed side of the separation wall continue to support the separation wall. The area separation wall remains intact, protecting the adjacent townhouse.

Note
(a) System has been fire tested up to 66'. Please consult your USG representative for information.

Typical Area Separation Wall Assembly



Application Guide Specifications

This guide specification is provided to assist you in specification of USG area separation wall systems. If you have additional questions or would like more information regarding this or other USG products and systems, please contact USG at 800 USG 4YOU.

Part 1: General

1.1 Scope

Specify to meet project requirements.

1.2 Qualifications

A. All materials, unless otherwise indicated, shall be manufactured by USG, and shall be installed in accordance with its current printed directions.

B. System must be built in accordance with applicable model code research reports.

1.3 Delivery and Storage of Materials

All materials shall be delivered in their original unopened packages and stored in an enclosed shelter providing protection from damage and exposure to the elements. Damaged or deteriorated materials shall be removed from the premises. Installed panels should be protected from the environment and dry before enclosing the wall.

Warning: Store all SHEETROCK gypsum panels flat. Panels are heavy and can fall over, causing serious injury or death. Do not move unless authorized. Use caution not to exceed floor limits or cause tripping hazards.

1.4 Environmental Conditions

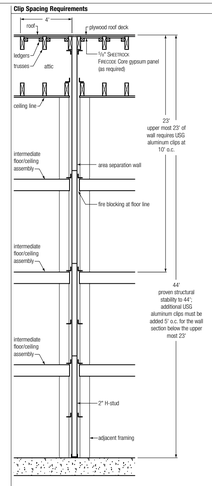
In cold weather during gypsum panel joint finishing, temperature within the building shall be maintained within the range of 55 to 70° F (13 to 21° C). Adequate ventilation shall be provided to carry off excess moisture. Storage and installation of products must be protected at all times from adverse environmental conditions and elements.

Part 2: Products

2.1 Materials

A. 1" SHEETROCK gypsum liner panels (MOLD TOUGH and glass-mat), 24"-wide, beveled-edge lengths as required.
B. USG Steel H-studs (200HS25), galvanized, lengths as required.
C. USG Steel C-runners (200CR25) galvanized, x 10' length.
D. USG aluminum angle clip—2" x 2-1/2" x 0.063" aluminum breakaway clips.
E. Joint treatment—Select a USG joint system.
F. Fasteners—Screws (1-1/4" Type W) (1-1/4" Type S) (3/8" Type S, pan head).
G. Sound batts 1", 1-1/2", 2" or 3" x 16" or 24" x 48".
H. SHEETROCK acoustical sealant.

Clip Spacing Requirements



Notes
As allowed by code, 5/8" SHEETROCK FIRECODE Core gypsum panels may be used as underlayment to roof sheathing with panels extending 4' on both sides of area separation wall and possibly roof side at rake end. Clip placement on page 10 is for typical construction.
System has been fire tested up to 66'. Please consult your USG representative for information.

Part 3: Execution

3.1 Solid Wall

A. Foundation
Position 2" C-runner and securely attach to foundation with power-driven fasteners at both ends and spaced 24" o.c. Space adjacent runner sections 1/4" apart. Caulk under runner at foundation with a minimum of 1/4" bead of acoustical sealant.

B. First Floor
Install H-studs and liner panels to a convenient height (max. 2') above the floor line. Install two thicknesses of 1" liner panels vertically in C-runner with long edges in H-stud. Install H-studs and liner panels alternately until wall is completed. Cap top of panels with horizontal C-runner. Fasten C-runner flanges at all corners both sides with 3/8" Type S screws.

C. Intermediate Floors and Bottom of Trusses
Cap top of liner panels and H-studs with C-runner. Attach C-runner for next row of panels to the C-runner below with end joints staggered at least 12". Fasten the C-runners together with double 3/8" screws at ends and 24" o.c. Attach all H-studs and vertical C-runners to adjacent framing with aluminum breakaway clips. Clips attaching H-studs and vertical C-runners to adjacent framing on both sides require attachment to the H-stud and C-runner with one 3/8" Type S screw. Clips attaching H-studs and vertical C-runners to adjacent framing on only one side and with exterior exposure on the other side require attachment to the H-stud and C-runner with two 3/8" Type S screws. Attachment to the adjacent framing is with one 1-1/4" Type W or Type S screw. Locate horizontal C-runner joint within 2" of the intermediate floor. Install fire blocking between the solid wall system and adjacent framing at floor lines, bottom of truss line, and any other locations required by the applicable code.

D. Roof
Continue installing H-studs and liner panels for succeeding stories as described. Cut the liner panels and H-studs to roof pitch and length as necessary to follow the roof pitch. At roof, cap liner panels and H-studs with C-runner. Attach all H-studs to adjacent framing with aluminum breakaway clips. Clips attaching H-studs and vertical C-runners to adjacent framing on only one side and with exterior exposure on the other side require attachment to each vertical framing member with two 3/8" Type S screws.

3.2 Exterior Wall

USG area separation wall systems are suitable for exterior walls with an appropriate weather barrier installed over the system and under an exterior cladding. Exterior exposure is limited to 15 psf wind load and requires vertical clip spacing of 4' o.c. maximum. Exterior exposure requires attachment of the aluminum breakaway clips to each vertical steel framing member with two 3/8" Type S screws. Attachment of the clips to adjacent framing is with one 1-1/4" Type W or Type S screw. Uppermost clips should be placed as close to the roof line as practical attachment allows.

1
S-105

UL DES U336 2-HOUR FIRE RATED CONSTRUCTION

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A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

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CHAD DUERRE
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Date: Friday, June 6, 2025
Drawn By: Chad Duerre
Project Title: Soigne - New Meadows 104-106 - 1.pln
Drawing Title: DEMISING WALL DETAILS
Drawing No: S-105

OSB SHEAR WALL SCHEDULE:

MARK	SHEATHING	SIDES OF WALL	SHEET NAILING PERIMETER / FIELD		SHEET STAPLING PERIMETER / FIELD	BLKG	NAILING (UNO) BOTTOM PLATE INTO RIM
SW1	7/16" APA RATED	1	8d @ 6 / 12	OR	16ga x 1-1/2" @ 3 / 12 (NOT FOR WALLS >10')	YES	(2) 16d NAILS PER 16" BAY
SW2	7/16" APA RATED	1	8d @ 4 / 12	OR	16ga x 1-1/2" @ 2 / 12 (NOT FOR WALLS >10')	YES	(3) 16d NAILS PER 16" BAY

GYP. SHEAR WALL SCHEDULE:

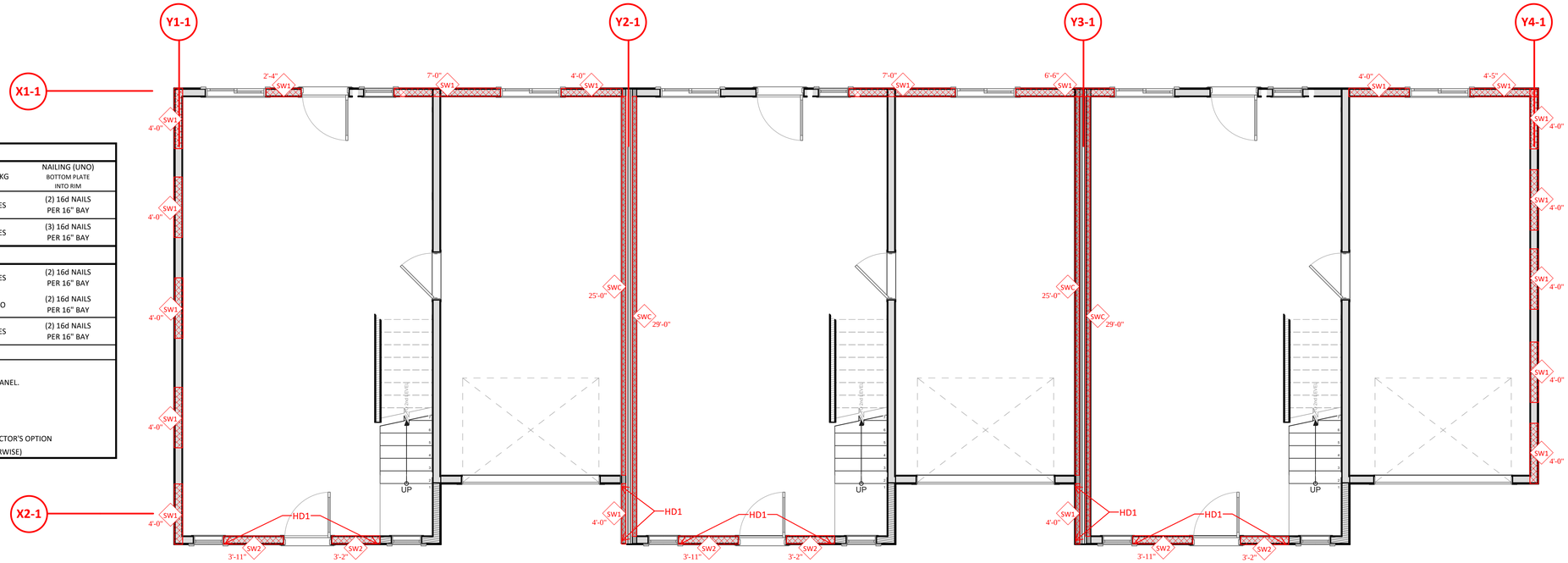
SWB	1/2" GYP. BOARD (MIN)	1	5d COOLER @ 6 / 6 (6d @ 5/8" GYP.)	OR	#6 TYPE S OR W DRYWALL SCREWS 1-1/4" LONG 6 / 6	YES	(2) 16d NAILS PER 16" BAY
OR	1/2" GYP. BOARD (MIN)	1	5d COOLER @ 4 / 4 (6d @ 5/8" GYP.)	OR	#6 TYPE S OR W DRYWALL SCREWS 1-1/4" LONG 4 / 4	NO	(2) 16d NAILS PER 16" BAY
SWC	1/2" GYP. BOARD (MIN)	1	5d COOLER @ 4 / 4 (6d @ 5/8" GYP.)	OR	#6 TYPE S OR W DRYWALL SCREWS 1-1/4" LONG 4 / 4	YES	(2) 16d NAILS PER 16" BAY

TYP. NOTES:

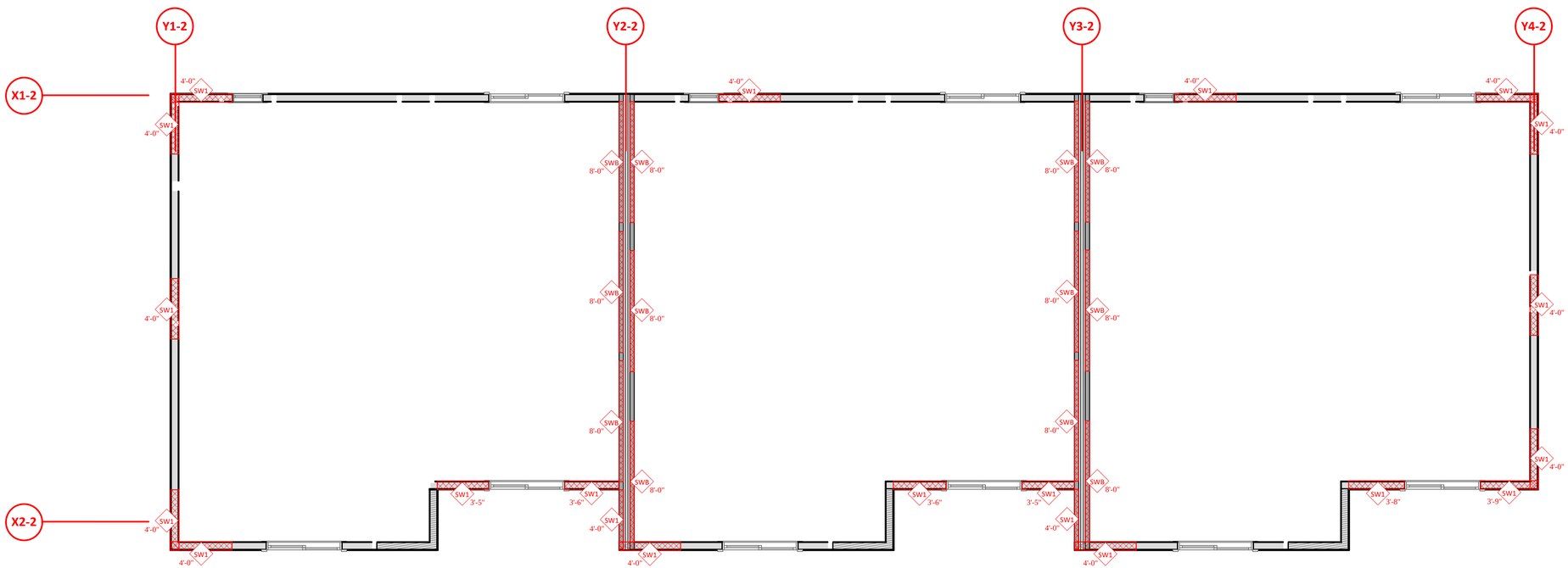
1 ALL SHEATHING PANEL EDGES SHALL BE BLOCKED UNO
2 PROVIDE SAME NAILING PATTERN ABOVE AND BELOW OPENINGS AS ADJACENT SHEAR PANEL.
3 ALL EXTERIOR WALLS SHALL BE SHEARWALL "SW1" WITHOUT BLKG UNO
4 FASTEN GABLE/RIM TO SHEAR WALLS BELOW W/ 10d TOENAILS @ 12" O.C. UNO
5 FASTEN TRUSS HEELS TO SHEAR WALLS W/ H2.5A AND (2) 10d TOENAILS @ EACH
6 GYP BOARD SHEAR WALLS MAY BE SUBSTITUTED WITH AN SW1 SHEAR WALL @ CONTRACTOR'S OPTION
7 WALL SHEATHING CAN BE APPLIED TO EITHER SIDE OF THE WALL. (UNLESS NOTED OTHERWISE)

HOLDOWN SCHEDULE:

MARK	STRAP TYPE	STRAP FASTENERS	# OF STUDS		ANCHOR BOLT TYPE	# OF STUDS	ANCHOR BOLT FASTENERS
HD1	LSTHD8 OR LSTHD8RJ W/ RIM	(20) 16d SINKERS	2	OR	DTT2Z W/1/2Øx10"	2	(8) 1/4"x1-1/2" SDS



1 S-201 1st FLOOR BRACING PLAN



2 S-201 2nd FLOOR BRACING PLAN

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

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REV	Date:	Description:

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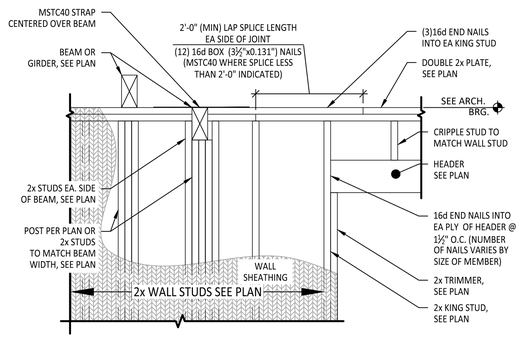
Date: Friday, June 6, 2025
Drawn By: Chad Duerre
Project Title: Soigne - New Meadows 104-106 - 1.pln
Drawing Title: ENG. BRACING PLAN
Drawing No: S-201



3 S-202 TYP. WALL FRAMING DETAIL

524 CLEVELAND BLVD. #230
CALDWELL, IDAHO 83605
(208) 453-6512
Completed by: JDJ
Review/Check: KKJ
Project Name: 13-16 Heigho Ave. 101-103
SRE Project #: 2025-9929
City and State: New Meadows, Idaho

SITE SPECIFIC DESIGN CRITERIA:

Snow Criteria:

Roof Load (P_f)	100 psf	
Ground Load (P_g)	100 psf	
Exposure Factor (C_e)	1.0	Partially
Thermal Factor (C_t)	1.0	Typical
Importance (I_s)	1.0	

Wind Criteria:

Wind Speed (V_{ult})	115 mph	
Wind Exposure	C	Open Terrain
Wind Importance (I_w)	1.0	
Building Category	II	

Seismic Criteria:

Site Class	D	Stiff Soil		
S_s	0.40	Fa	1.30	
S_1	0.13	Fv	1.50	
S_{DS}	0.35	S_{D1}	0.13	
Risk Category	II	Other		
Seismic Importance (I_e)	1.0			
Seismic Design Category (SDC)	C			

Seismic Criteria (continued):

Wall Material	Design Base Shear	Response Coeff., R	
OSB	.06Wp	6.5	Typ @ Ext
GYP	.21Wp	2	Typ @ Int
Cant. Col.	.28Wp	1.5	

Soil Criteria:

Brg. Strength: 1500 psf

STRUCTURE SPECIFIC DESIGN CRITERIA:

Live Loads:

Typ Residential	40 psf
Garage (P.V.)	50 psf
Sleeping Area's	30 psf

Roof Dead Loads:

Deck	1.5
Insulation	2.0
Roofing	3.0
Joist	2.5
Ceiling	3.0
Misc	4.5
TOTAL	17 psf

Roof not engineered for Tile, Slate or Concrete.

Exterior Wall Dead Loads:

Studs	2.0
Siding	2.5
Insulation	0.5
Gyp. Board	2.5
Sheathing	1.5
Misc	3.0
TOTAL	12 psf

Floor Dead Loads:

Deck	2.5
Joist	2.0
Ceiling	2.0
Flooring	2.5
Misc	3.0
TOTAL	12 psf

Floor joists not engineered for concrete overlay.

Interior Wall Dead Loads:

Studs	2.0
Gyp. Board	2.5
Misc	3.0
TOTAL	8 psf

Deck Dead Load

Decking	4.4
Joist	2.0
	0.0
Misc	3.0
TOTAL	10 psf

Deck not engineered for hot tub loading.
Deck not engineered for concrete overlay.

524 CLEVELAND BLVD. #230
CALDWELL, IDAHO 83605
(208) 453-6512
Completed by: JDJ
Review/Check: KKJ
Project Name: 13-16 Heigho Ave. 104-106
SRE Project #: 2025-9930
City and State: New Meadows, Idaho

Structural Calculations

Project Title: 13-16 Heigho Ave.

Address: Units 104, 105, 106
Location: New Meadows, Idaho

Job #: 2025-9930

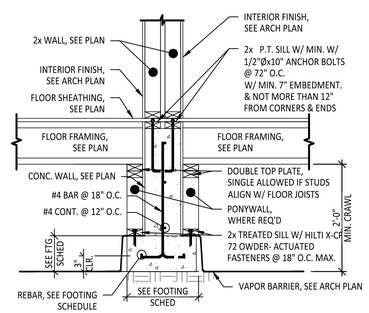
PROFESSIONAL ENGINEER LICENSED 15386 5/28/2026 STATE OF IDAHO KALEB JONES

For 13-16 Heigho Ave. only

Disclaimer:
1. Calculations are not to be used for determining lengths of structural members.
2. Calculations are single use and location specific to property listed above.
3. Calulations shall not to be reproduced, reused, or altered in any way.
4. Calculations based on drawings received prior to stamp date. Any changes made after stamp date must be reviewed and approved by Engineer of Record prior to construction.
5. All work to conform to all local, state, and national codes.

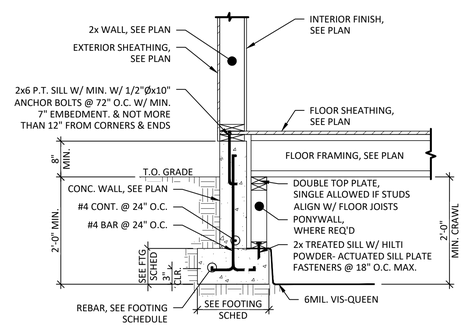
Prepared in accordance with 2018 IBC. Calculations expire by: 5/28/2026

524 CLEVELAND BLVD. #230
CALDWELL, IDAHO 83605
(208) 453-6512
Completed by: JDJ
Review/Check: KKJ
Project Name: 13-16 Heigho Ave. 101-103
SRE Project #: 2025-9929
City and State: New Meadows, Idaho



2 S-202 FIRE WALL FOUNDATION DETAIL

524 CLEVELAND BLVD. #230
CALDWELL, IDAHO 83605
(208) 453-6512
Completed by: JDJ
Review/Check: KKJ
Project Name: 13-16 Heigho Ave. 101-103
SRE Project #: 2025-9929
City and State: New Meadows, Idaho



1 S-202 TYP. FOOTING DETAIL

AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com
SOIGNÉ HOMES

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

REV	Date:	Description:

DUERRE DESIGN
CHAD DUERRE
208 982 2338
chad@duerredesign.com

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All errors and omissions must be reported to DUERRE DESIGN, LLC.

Date: Friday, June 6, 2025
Drawn By: Chad Duerre
Project Title: Soigne - New Meadows 104-106 - 1.pln
Drawing Title: ENGINEERING DETAILS
Drawing No: S-202

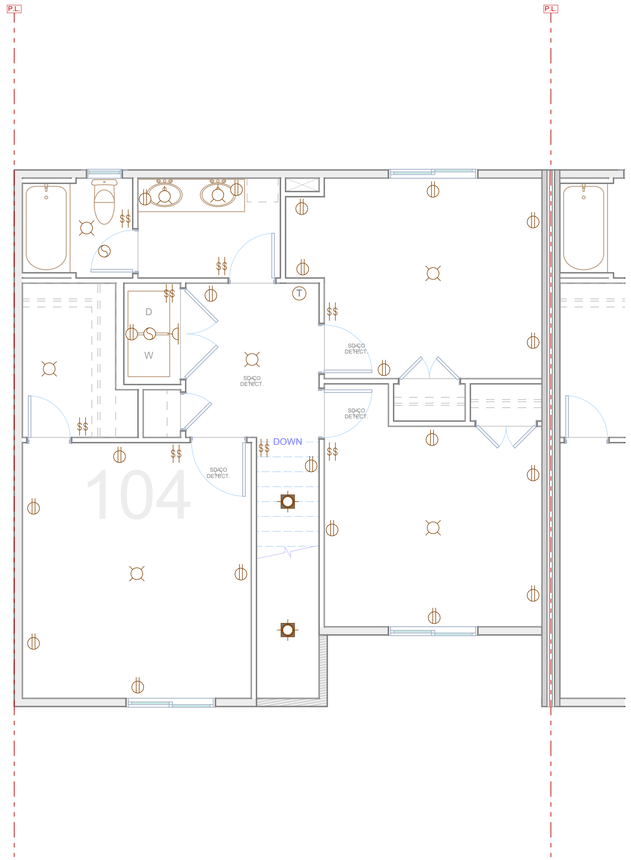
D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

PER CONTRACTOR & PROFESSIONALLY LICENSED HVAC & ELECTRICAL SUB-CONTRACTORS

TO MEET ALL APPLICABLE CODES

LEGEND:

- LIGHT FIXTURE:
- RECESSED CAN LIGHT:
- WALL SCONCE:
- VANITY LIGHT:
- EXHAUST FAN:
- SWITCH:
- THERMOSTAT:
- 110V OUTLET:
- ~~SUPPLY REGISTER:~~
- ~~COLD AIR RETURN:~~



2 ME-101 2nd MECH_ELECT (TYP. OF ALL UNITS)

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

PER CONTRACTOR & PROFESSIONALLY LICENSED HVAC & ELECTRICAL SUB-CONTRACTORS

TO MEET ALL APPLICABLE CODES

LEGEND:

- LIGHT FIXTURE:
- RECESSED CAN LIGHT:
- WALL SCONCE:
- VANITY LIGHT:
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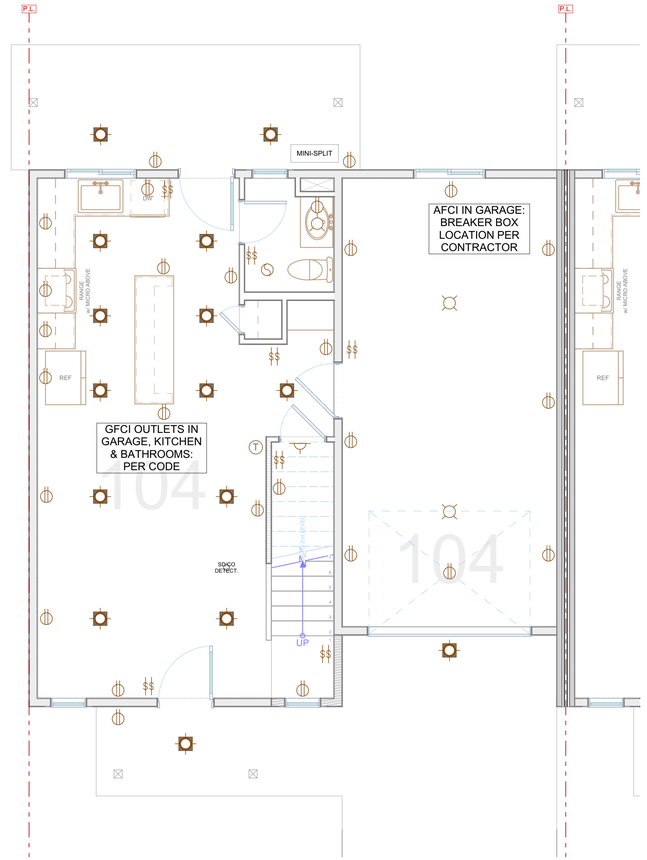
- 110V OUTLET:
- ~~SUPPLY REGISTER:~~
- ~~COLD AIR RETURN:~~



1 ME-101 1st MECH_ELECT (TYP. OF ALL UNITS)

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

FULL BUILDING SCHEDULES

FOUNDATION WALLS		
WIDTH	LENGTH	CUBIC YDS
6"		
	320.02'	11.49
	320.02'	11.49 cu yard
1'		
	58.50'	4.34
	58.50'	4.34 cu yard
	378.52'	15.83 cu yard

FOOTING CONCRETE		
WIDTH	LENGTH	CUBIC YDS
---	---	---
	0.00'	0.00 cu yard
1'-2"	106.50'	3.84
	106.50'	3.84 cu yard
1'-4"	110.08'	4.52
	110.08'	4.52 cu yard
1'-6"	20.75'	0.97
	20.75'	0.97 cu yard
2'	168.00'	10.36
	168.00'	10.36 cu yard
3'-6"	21.00'	2.28
	21.00'	2.28 cu yard
	426.33'	21.97 cu yard

CONCRETE FLATWORK		
	SQ FT	CUBIC YDS
DRIVEWAY 1	464.75	5.74
DRIVEWAY 2	463.34	5.72
DRIVEWAY 3	483.84	5.97
FLOOR 1	478.50	5.91
FLOOR 2	479.74	5.92
FLOOR 3	479.74	5.92
GARAGE 1	304.58	3.76
GARAGE 2	303.52	3.75
GARAGE 3	304.58	3.76
PATIO 1	136.50	1.69
PATIO 2	133.30	1.65
PATIO 3	133.30	1.65
	4,165.69 sq ft	51.44 cu yard

ROOF SURFACE	
PITCH	SURFACE AREA

0	0.00 sq ft
26.57°	
	611.88
12	611.88 sq ft
30.26°	
	2,907.14
5	2,907.14 sq ft
33.69°	
	773.96
6	773.96 sq ft
23	4,292.98 sq ft

WINDOW SCHEDULE				
#	SIZE		AREA	STYLE
	WIDTH	HEIGHT		
3	4'	3'-6"	14.00	
3	4'	4'	16.00	
6	2'	3'	6.00	
6	2'	4'	8.00	
9	5'	4'	20.00	
			354.00 sq ft	

DOOR & OPENING SCHEDULE		
#	SIZE	
	W	HT
3	1'-6"	6'-8"
3	2'	6'-8"
3	5'	6'-8"
3	9'	7'
6	2'-6"	6'-8"
6	2'-8"	6'-8"
6	3'-4"	6'-8"
9	2'-4"	6'-8"
12	3'	6'-8"

D:\DDB\DD+B\DD+B - Soigne New Meadows Triplexes\Soigne - New Meadows 104-106 - 1.pln

SOIGNÉ HOMES
AUSTIN BROWN
(406) 551-5335
austin@soignehomes.com

A new townhome multiplex at:
Lots 13-16 Heigho Ave.
Units 104, 105 & 106
New Meadows, Idaho - Adams County

Description:	Date:	REV

DUERRE DESIGN
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Date: Friday, June 6, 2025

Drawn By: Chad Duerre

Project Title: Soigne - New Meadows 104-106 - 1.pln

Drawing Title: MECH_ELECT/ SCHEDULES

Drawing No: ME-101