

New Residences

TrailCreek TownHouses

Division No. 1

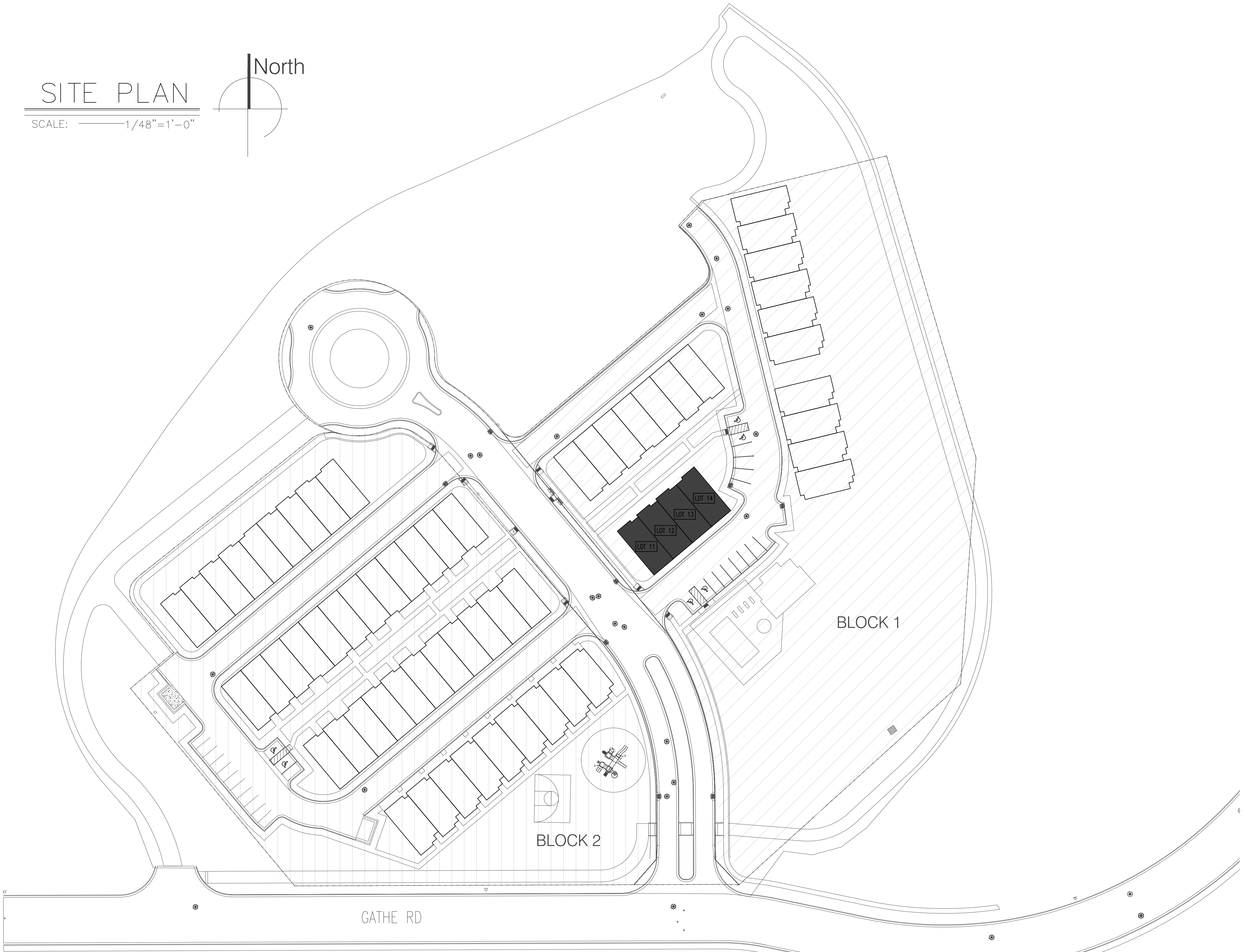
Pocatello, Idaho



SITE PLAN

SCALE: 1/48"=1'-0"

North



GENERAL NOTES

- ~Not all notes applicable per project~
- All construction to comply with IBC, ADA, and Fair Housing, as well as all other local and national codes that may apply. Civil has been waived by architect.
 - Contractor to coordinate if all interior demising walls to have sound insulation.
 - All mechanical and electrical to be bidder designed.
 - Provide Attic Ventilation of 1/150 per IBC 1202.2.1
 - The maximum length of a clothes dryer exhaust vent is 35'. A reduction in the maximum length of 2.5' for each 45 degrees, and 5.0 for every 90 degree bend shall apply. or per manu instructions.
 - A 22" x 30" min. attic space access point is req'd. Unless specified, the Contractor is to locate it.
 - Grade Away from Foundation Walls Shall Fall At a Minimum of 1:20 Within the First 10 Feet (IBC 1804.4)
 - Flashing shall be Installed in such a Manner so as to Prevent Moisture Entering the Wall and Roof Through Joints in Copings, Through Moisture Permeable Materials, and other Penetrations through the Roof Plane.
 - An Ice Barrier shall consist of not less than two layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24" inside the exterior wall line of the building. IBC 1507.1.2
 - The private garage shall be separated from the dwelling unit and its attic area by means of GWB, not less than 1/2" thick, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8" Type X GWB or equivalent and 1/2" GWB applied to structures supporting the separation from habitable rooms above garage. Door openings between a private garage and dwelling unit shall be equipped with either solid wood doors or solid, or honeycomb core steel doors not less than 1-3/8" thick, or doors with section 716.2.2.1 with a fire protection rating of not less than 20 min. Doors shall be self-closing and self-latching. (IBC 406.3.2.1)
 - Where Ceramic Tile is used Cement, Fiber-Cement or Glass Mat Gypsum Backer shall be Installed in Accordance with Mfg Recommendations Shall Be used as Backer for Wall Tile in Tub and Shower Areas and Wall Panel in Shower Area.

MINIMUM EXHAUST RATES (M1507)

- KITCHEN
- 100 CFM Intermittent or 25 CFM Continuous
- BATHROOMS – Mechanical Exhaust Capacity
- 50 CFM Intermittent or 20 CFM Continuous

If Natural Ventilation is Less Than 5 air changes per hr Then A Whole-House Mechanical Ventilation System Capable of Supplying Outdoor Air of 15 Cubic Ft Per Minute Per Occupant. Contractor and/or Electrical Sub-Contractor to indicate exact location of fan units if not already indicated on the plan set.

The included text is provided for the contractor's convenience. All text as found in the IBC-2018 codes shall override any text within these plans if there is a conflict.

SMOKE ALARM (907.2.9)

If not already indicated on plans, Contractor and/or Electrical Subcontractor shall indicate on plans the location of all smoke alarms. Smoke alarms are required in each sleeping room, outside each sleeping area, and on each level or story of the structure. All smoke alarms to be interconnected such that the actuation of one alarms will actuate all alarms. Smoke alarms are required to be wired to the primary power source and have battery backup.

CARBON MONOXIDE DETECTION (915.1)

If not already indicated on plans, Contractor and/or Electrical Subcontractor shall indicate on plans the location of all carbon monoxide alarms. Smoke alarms are required outside each sleeping area within which fuel-fired appliances are installed and dwelling units that have attached garages.

MINIMUM INSULATION R-VALUE

Ceiling	R-49
Walls	R-22

Code Review

Code: 2018 International Building Code
Construction: V-B, (602.5/T-601)
Type:
Group:
Occupancy: R-2 (310.3) Town Homes
Floor Area: Separated R-2's @ 1,472 sq.ft. each, Connected Townhomes @ 4 = 5,888 sq.ft.
Allowable Area: V-B = 7,000 sq.ft., increase area allowed by building official with (T-506.2)
Allowable: 2HR fire barrier separation
Stories: (T-504.4) V-B = 2 stories allowed
Fire Sprinkler: N/A
Fire Separation: 2-Hour Fire Barrier (706.1.1.2)
(T-706.4.9)
Vertical Continuity: 2-Hour WP 3820, of GA-600-2020 Fire Resistance Design Manual (706.6, Exc. 2)

Prescriptive Code is being used for the Energy Code base on the following:

Climate Zone: 6
Ceiling: R-49 Insulation
Wood Stud Framed Walls: R-22 Cavity
Below Grade Walls: R-10 Continuous Insulation
Swinging Doors: U-Factor 0.37
Fixed Fenestration: U-Factor: 0.32, SHGC: N/R
Entrance Doors (Glass > 50%): U-Factor 0.77, SHGC 0.45, On S.E.W Faces

Architectural Abbreviations

AB	Anchor Bolt
Arch.	Architectural
AFF	Above Finish Floor
Cntr.	Contractor
Conc.	Concrete
Elec.	Electrical
ETR.	Existing to Remain
Exist.	Existing
e.w.	Each Way
FD	Floor Drain
FRP	Fiber Reinforced Plastic
turn.	Furnace
ga.	Gauge
GWB	Gypsum Wall Board
HB	Hose Bibb
Horiz.	Horizontal
HM	Hollow Metal
HW	Hardwood
Mech.	Mechanical
o.c.	On Center
OFD	Overflow Drain
OSB	Oriented Strand Board
p-lam	Plastic Laminat
RD	Roof Drain
ref.	Refrigerator
reqd.	Required
SS	Stainless Steel
Struct.	Structural
T.&P	Tape, Texture and Paint
typ.	Typical
Vert.	Vertical
w/	with
WH	Water Heater
WS	Water Softener
DH	Double-Hung window
SH	Single-Hung window
HS	Horizontal Slider window
F X	Fixed window (non-operable)
CS-PF	Cont. Sheathed Portal Frame

NOTES:

- All Dimensions for Exterior Walls are Measured from Inside of Sheathing.
- Unless Otherwise Specified All Dimensions Are Measured from Framing.
- Unless Otherwise Specified All Angles Are 45 Degrees.
- Unless Otherwise Specified All Exterior Walls Are to be 2x6 with Ceilings. 9'-0"
- Unless Otherwise Specified All Foundation Walls Are to be 8" Concrete, tall. 3'-0"
- Unless Otherwise Specified All Window Headers Are to be at Approx 6'-8" Above Floor.

HEADER TABLE

Unless noted otherwise the following header list Shall be used. Headers 5' or Less = (2) 2x6 Dim. Lumber.

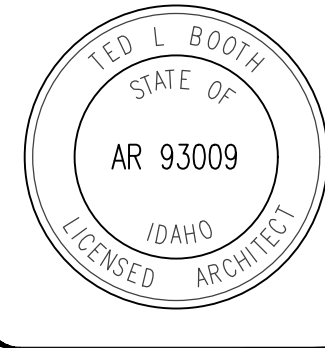
BASED ON 35 psf LOAD

JOB SPECIFIC INFORMATION

-Footing 8"x 16" w/ (2) #4 Cont w/ Vert bar #4 bar @ 32" o.c. extending 14" into stem wall.
-Shovel Footing - 8"x16" w/ (2) #4
-Foundation Wall - 8" Wall w/ Vert #4 @ 16" o.c., (1) #4 Horz within 12" of top of wall and (1) #4 bar near third points of wall & anchor bolts @ 32" o.c.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH CONCRETE (IBC 2018 Table 1808.8.1)

Bsmnt walls, fnd and other concrete not exposed to the weather 2,500 psf
Bsmnt walls, fnd and other concrete exposed to the weather 3,000 psf
Parches, carport slabs and steps exposed to the weather and garage floor slabs 3,000 psf



ORIGINAL SIGNED BY:
TED L. BOOTH
DATE ORIGINAL
SIGNED:
6/2/2025
ON FILE AT:
BOOTH
ARCHITECTURE

DRAWING SCALE
APPLIES TO
24"x36" SHEET SIZE

New TownHouses for:
Scheme A x 4 TownHouses
Trail Creek Ridges
TrailCreek TownHouses - Division 1
Pocatello, ID 83204

340 East Clark Street, Suite A
Pocatello, Idaho 83201
Phone (208) 233-4548
Fax (208) 233-0263
email ted@bootharchitecture.com

BOOTH
Architecture PLLC

Code Review
Details & Notes
Area Site Plan

Date
6/2/2025

Sheet No. **A0.0**

THESE PLANS ARE SITE SPECIFIC AND TO BE USED ONLY FOR THIS DEVELOPMENT. REPRODUCTION OF THESE PLANS IN OTHER LOCATIONS TO BE COORDINATED WITH BOOTH ARCHITECTURE.