1. DESIGN CRITERIA:

A. DESIGNED USING INTERNATIONAL BUILDING CODE, 2012 EDITION
B. ROOF LIVE LOAD/SNOW LOAD = 25 PSF
C. ROOF DEAD LOAD = 15 PSF
D. FLOOR LIVE LOAD = 40 PSF
E. FLOOR DEAD LOAD = 12 PSF
F. WIND SPEED = 90 MPH
G. EXPOSURE TYPE = "B"
H. SEISMIC CATEGORY= "C"
I. MINIMUM FROST DEPTH =24 INCHES

2. FOUNDATIONS & SLAB ON GRADE:

A. ALL FOOTING AND FOUNDATION DESIGNS ARE BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 PSF BEARING ON COMPETENT NATIVE SOIL (CODE MINIMUM). IF THE SITE HAS A LOWER BEARING CAPACITY THAN ASSUMED THE FOUNDATION PLAN WILL NEED TO BE REDESIGNED. IF SOIL IS DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% MAXIMUM DRY DENSITY PER ASTM D1go.

B. MINIMUM FROST DEPTH FROM LOWEST ADJACENT FINISH GRADE TO BOTTOM OF FOOTING SHALL BE MAINTAINED FOR ALL EXTERIOR FOOTINGS.

C. CONTRACTOR TO VERIFY LOCATIONS FOR STEP FOOTINGS AND FOUNDATION WALLS BASED ON SITE RELATED FINISHED GRADE. IF NECESSARY. FOOTING STEPS ARE TO BE A MAXIMUM OF (2) VERTICALLY TO (1) HORIZONTALLY.

D. ALL SLABS SHALL HAVE REINFORCING PER PLANS & CONTROL JOINTS @ 10'-0" SPACING MAX.

E. ALL STRUCTURAL FILL BELOW FOOTINGS SHALL EXTEND OUT PAST FOOTINGS AT A SLOPE OF 1 HORIZONTAL TO 2 VERTICAL TO COMPETENT SOILS.

F. PROVIDE ADEQUATE DRAINAGE BEHIND ALL WALLS TO ALLEVIATE ANY STANDING WATER.

G. ALL CONCRETE PAD & APRON LOCATIONS TO BE SECURED TO FOUNDATION WITH #4 DOWELS @ 24" O.C. EXTEND EXPOSED SIDES A MINIMUM OF 24" BELOW FINISHED GRADE.

H. MINIMUM CONCRETE SLAB DEPTH IS 4".

3. CONCRETE:

A. THE MINIMUM COMPRESSIVE STRENGTHS FOR CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS (DESIGNED USING 2,500 PSI):
   1. ALL FOOTINGS, FOUNDATIONS, AND STEM WALLS f'C =3,000 PSI
   2. SLABS ON GRADE f'C =3,500 PSI

B. MINIMUM CLEAR PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
   1. PLACED DIRECTLY AGAINST EARTH 3"
   2. FORMED SURFACES #5 BARS OR SMALLER 1-1/2"
   3. STRUCTURAL SLABS 1"

C. SAWN CONTROL & CONSTRUCTION JOINTS SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE. FILLING OF SAWN JOINTS WHERE REQUIRED SHALL BE DELAYED AS LONG AS POSSIBLE TO ALLOW MAXIMUM SHRINKAGE TO OCCUR IN SLABS.

D. ALL EMBEDDED ANCHOR BOLTS SHALL BE A36 OR A307 STEEL W/ 7" MIN. EMBEDMENT. ANCHOR BOLTS TO BE WITHIN 1'-0" OF SILL PLATE ENDS, WITH A MIN. OF TWO PER WALL AND NO CLOSER THAN 6" FROM CONCRETE WALL CORNERS. REFER TO LOG MANUFACTURERS SPECIFIC BOLT PLAN FOR LOG WALL ANCHORS. DO NOT POUR FOUNDATION WITH OUT LOG MANUFACTURERS BOLT PLAN.

E. WET SETTING OF REINFORCING BARS IN FOOTINGS AND WALLS IS NOT ALLOWED.

F. BLOCK-OUT ALL STEM WALLS @ ENTRIES AS REQUIRED.

G. CONCRETE FORM WORK TO BE OF ADEQUATE STRENGTH AND BRACED TO PREVENT DEFORMATION.

H. PROTECT ALL CONCRETE FROM FREEZING.

I. ALL LOWER LEVEL AND RETAINING WALLS WHICH HAVE FILL HIGHER THAN AN INTERIOR FLOOR LEVEL SHALL HAVE AN APPROVED WATERPROOFING MEMBRANE APPLIED.

J. PROVIDE ADEQUATE TEMPORARY BRACING OF CONCRETE AND/OR CMU RETAINING WALLS DURING BACKFILL PRIOR TO INSTALLATION OF MAIN FLOOR FRAMING AND BASEMENT CONCRETE SLAB ON GRADES. WALL DESIGNS ARE BASED ON TOP OF WALL RESTRAINED BY FINISHED FLOOR SYSTEM AND RESISTING SLIDING BY HAVING BASEMENT CONCRETE SLAB ON GRADE FLOOR INSTALLED.

K. IT IS RECOMMENDED THAT ALL GRADING, EXCAVATION, AND INSTALLATION OF FOUNDATIONS BE PERFORMED UNDER THE INSPECTION AND TESTING OF A QUALIFIED GEOTECHNICAL CONSULTANT DURING THE CRITICAL STAGES OF CONSTRUCTION.

L. STAIN # TEXTURE OF EXPOSED CONCRETE SURFACES PER OWNER'S DIRECTION.

4. REINFORCING STEEL:

A. ASTM A615, GRADE 40. BARS TO BE WELDED SHALL BE ASTM A706, GRADE 40.

B. MINIMUM LENGTH OF LAPPED SPLICES SHALL BE 48 TIMES BAR DIAMETER UNLESS NOTED OTHERWISE. STAGGER SPLICES IN WALLS SO THAT NO TWO ADJACENT BARS ARE SPLICED IN THE SAME LOCATION.

C. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, FY = 75,000 PSI.

D. REINFORCING SHALL BE CONTINUOUS THROUGH ALL COLD JOINTS.

E. PROVIDE CORNER BARS W/ 18" LEGS AT CORNERS AND INTERSECTING WALLS AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.

F. PROVIDE #4 HORIZONTALS AT TOP OF WALL, CONT. IN FOOTINGS, AND ABOVE ALL OPENINGS. PROVIDE #4 HORIZONTALS AT ALL INTERSECTING FLOORS AND ROOF LEVELS, BOTTOM OF ALL WINDOWS AND AT 10'-0" O.C. MAXIMUM OR PER PLANS.

G. PROVIDE #4 VERTICALS AT 24" O.C. W/ STANDARD HOOK EXTENDING INTO FOOTING AT EACH SIDE OF WALL OPENINGS AND AT EACH END OF WALLS.

H. PROVIDE FOUNDATION HOLDOWNS AT ALL SHEAR WALL LOCATIONS PER PLAN, IF APPLICABLE.

5. WOOD FRAMING:

A. STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) #2 OR BETTER.

B. WOOD INSTALLED WITHIN 1" OF CONCRETE OR MASONRY SHALL BE REDWOOD OR PRESSURE TREATED.

C. PROVIDE WET USE ADHESIVES.

D. MAXIMUM LUMBER MOISTURE CONTENTS SHALL BE 15%.

E. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH THE ADOPTED CODE.

F. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS AND POSTS. PROVIDE BLOCKING @ 24" O.C. @ JOISTS PARALLEL WITH BEARING WALLS ABOVE.

G. MINIMUM HEADER AT BEARING WALL TO BE 4X8 WITH 4X6 BEARING STUD PLUS KING STUD EACH SIDE. HEADERS WITH LARGER LOADING WILL BE CALLED OUT IN PLANS.

H. BLOCK AND NAIL ALL HORIZONTAL PANEL EDGES AT SHEAR WALLS.
   1. ROOF SHEATHING: 19/32" CDX MIN. (32/16) SPAN RATING 10D @ 2 1/2" O.C. EDGE AND 12" O.C. FIELD U.N.O.
   2. FLOOR SHEATHING: 3/4" CDX MIN. (48/24) SPAN RATING 10D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
   3. EXT. WALL SHEATHING: 15/32" CDX MIN. (24/0) SPAN RATING ALL SPAN RATINGS TO MEET LOCAL CODES.

I. ORIENTED STRAND BOARD (OSB) WITH THE SAME SPAN RATING MAY BE SUBSTITUTED.

J. ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. AND AT INTERIOR NON-LOAD BEARING PARTITIONS TO BE 2X4 @ 16" O.C. STUD WALLS (U.N.O.)

K. 2X DIMENSIONAL STUDS ARE TO BE STANDARD (DF-L) #2 OR BETTER WESTERN WHITE WOODS (WWW)

L. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY THE ADOPTED CODE.

M. OVER-FRAMING SHALL BE DONE SUCH THAT VERTICAL LOADS ARE TRANSFERRED TO MAIN STRUCTURE BELOW BY DIRECT BEARING AT SPACING NOT TO EXCEED 24" O.C.

N. METAL HANGERS AND CONNECTIONS ARE "SIMPSON" AND SHALL BE INSTALLED PER "SIMPSON" RECOMMENDATIONS.

O. ENGINEERED "I" JOISTS TO BE DESIGNED, CERTIFIED, ERECTED, INSTALLED, AND BRACED PER MANUFACTURER'S SPECS. ALL REFERENCES ON PLANS ARE FOR TRUS-JOIST, A WEYERHAEUSER BUSINESS PRODUCT. USE THESE PRODUCTS OR AN EQUIVALENT APPROVED MANUFACTURER.

P. SHEATHING SHALL BE APA RATED EXPOSURE 1

Q. STAGGER SHEATHING END JOINTS 4'-0"

R. PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION.

S. FRAME INTERIOR BEARING WALLS SHORT TO ACCOUNT FOR LOG SETTLING.

T. FRAME INTERIOR POSTS SHORT TO ACCOUNT FOR LOG SETTLING. USE REMOVABLE SHIMS OR SETTLING JACK AS NECESSARY.

U. ALL WINDOW SIZES ARE NOMINAL; VERIFY ACTUAL LOG OPENINGS WITH LOG # WINDOW MANUFACTURERS.

V. ALL MICRO=LAM LVL'S SHALL HAVE THE MINIMUM SECTION PROPERTIES OF FB = 2600 PSI, FV = 285 PSI, E = 1,900,000 PSI.

W. ALL ROOF OPENINGS GREATER THAN 12"X12" SHALL BE FRAMED IN OPENINGS.

X. GLUE-LAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 FOR SIMPLY SUPPORTED AND 24F-V8 FOR CANTILEVERED BEAMS, FB = 2400 PSI, FV = 165 PSI, E = 1,600,000 PSI. PROVIDE WET USE GLUE ON ALL EXTERIOR LOCATIONS.

6. STRUCTURAL STEEL:

A. BOLTS AND LAGS SHALL CONFORM TO ASTM A36 (U.N.O.)

B. STEEL TUBES TO CONFORM TO ASTM500, GRADE B (FY = 40KSI)

C. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD.

D. ALL WORK SHALL BE IN ACCORDANCE WITH THE 9TH EDITION, OR 1ST EDTION LRFD MANUAL OF ASC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"

E. ALL WELDING SHALL BE PERFORMED PER AWS D1.1 WITH A MINIMUM WELD SIZE OF 3/16" AND WITH E70XX ELECTRODE.

F. MACHINE BOLTS SHALL BE ASTM A325 (U.N.O.)

G. PROVIDE LOCK WASHERS BETWEEN NUT AND CONNECTED STEEL.

H. ALL STEEL, INCLUDING NUTS, BOLTS, AND WASHERS EXPOSED TO WEATHER, SHALL BE GALVANIZED.

7. PRE-MANUFACTURED METAL PLATED TRUSSES:

A. PRE-MANUFACTURED TRUSS PROVIDER TO VERIFY ALL LOADING PATTERNS TO FOOTINGS BELOW.

B. PRE-MANUFACTURED TRUSS PROVIDER TO PROVIDE SUPPORT @ TRUSSES FOR LOADING SHOWN ON ALL PLANS, SECTIONS AND DETAILS. VERIFY SECOND FLOOR LOADING AND SPECIAL CASE POINT LOADING FROM LOG AND FRAMED ROOF SYSTEMS.

C. ALL PRE-MANUFACTURED ROOF TRUSSES SHALL BE DESIGNED FOR THE ROOF LOADS SHOWN AND ACCOUNT FOR ANY REQUIRED ADDITIONAL DRIFT, VALLEY, OR EAVE LOAD PER CODE. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD (E.O.R.) FOR REVIEW AND COMPLIANCE.

8. GENERAL STRUCTURAL NOTES:

A. CONTRACTOR TO VERIFY ALL OPENINGS, BUILDING DIMENSIONS, COLUMN LOCATIONS AND DIMENSIONS WITH OWNER AND LOG MANUFACTURER PRIOR TO POURING OF ANY CONCRETE FOUNDATIONS OR CONSTRUCTION.

B. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SUCH CHANGES ARE AUTHORIZED IN WRITING TO THE ENGINEER OF RECORD.

C. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE SHORING AND/OR TEMPORARY STRUCTURAL STABILITY FOR ALL PARTS OF THE STRUCTURE DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR FINAL CONFIGURATION.

D. NOTCHING AND/OR CUTTING OF ANY STRUCTURAL MEMBER IN THE FIELD IS PROHIBITED, UNLESS PRIOR CONSENT IS GIVEN BY THE ENGINEER OF RECORD.

9. SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS:

A. PER IBC SECTION 1702, WHEN SPECIFICALLY REQUIRED BY THE LOCAL JURISDICTION, A REPRESENTATIVE FROM THE ENGINEER OF RECORD'S OFFICE SHALL BE PRESENT TO PERFORM ON-SITE STRUCTURAL OBSERVATION VISITS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SIGNIFICANT TIMES OF CONSTRUCTION WITH THE ENGINEER OF RECORDS OFFICE PRIOR TO THE DAY OF CONSTRUCTION AND/OR PLACEMENT (MINIMUM OF 7 DAYS). SIGNIFICANT TIMES OF CONSTRUCTION ARE AS FOLLOWS:
   1. PLACEMENT OF STRUCTURALLY RELATED REINFORCED CONCRETE FOUNDATIONS, INCLUDING REBAR.
   2. PLACEMENT OF PERIMETER LOAD BEARING WALLS, LOAD SUPPORTING BEAMS AND/OR HEADERS AND LATERAL RESISTING CONNECTION ELEMENTS.
   3. COMPLETION OF STRUCTURAL SYSTEMS AS REQUIRED AND/OR DEFINED BY THE LOCAL JURISDICTION.

B. STRUCTURAL OBSERVATIONS DO NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS REQUIRED BY THE IBC SECTION 1701 OR OTHER SECTIONS OF THE CODE AS REQUIRED BY THE LOCAL BUILDING JURISDICTION.

C. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE LATEST IBC AND THE LOCAL BUILDING JURISDICTION.

D. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PERSON WHO SHALL SHOW COMPETANCE TO THE SATISFACTION OF THE BUILDING OFFICIAL, OWNER, ARCHITECT AND ENGINEER OF RECORD FOR THE PARTICULAR OPERATION. ALL SPECIALINSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND ENGINEER OF RECORD WITH THE PROJECT INFORMATION AND ADDRESS.

2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE

TABLE N1102.1.1 (R402.1.1)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	WINDOW U-FACTOR	CEILING R-VALUE	WOOD WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
5	.32	49	20 OR 13+5	30	10, 4FT	15/19

LIVING SPACE	3465 sq. ft.
GARAGE	3775 sq. ft.
COV'D PORCH/DECK	1049 sq. ft.

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PROFESSIONAL ENGINEER LICENSED 15386 03/07/19 STATE OF IDAHO KYLE B. JONES

REVISION TABLE			
LABEL	DATE	DESCRIPTION	
A	10/18/2019	REVISED MULTIPLE WINDOW SIZES AND SPACINGS	
B	1/8/2019	REVISED PER ENGINEERED REDLINES	

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN,ID

Kouba Homes

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR CONSTRUCTION, AND REPORT ANY OMISSIONS AND/OR ERRORS TO SMC DESIGN. THE PURCHASER OR BUILDER OF THIS PLAN RELEASES SMC DESIGN FROM ANY CLAIMS, LITIGATIONS OR SUITS THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

DRAWN BY: Steve

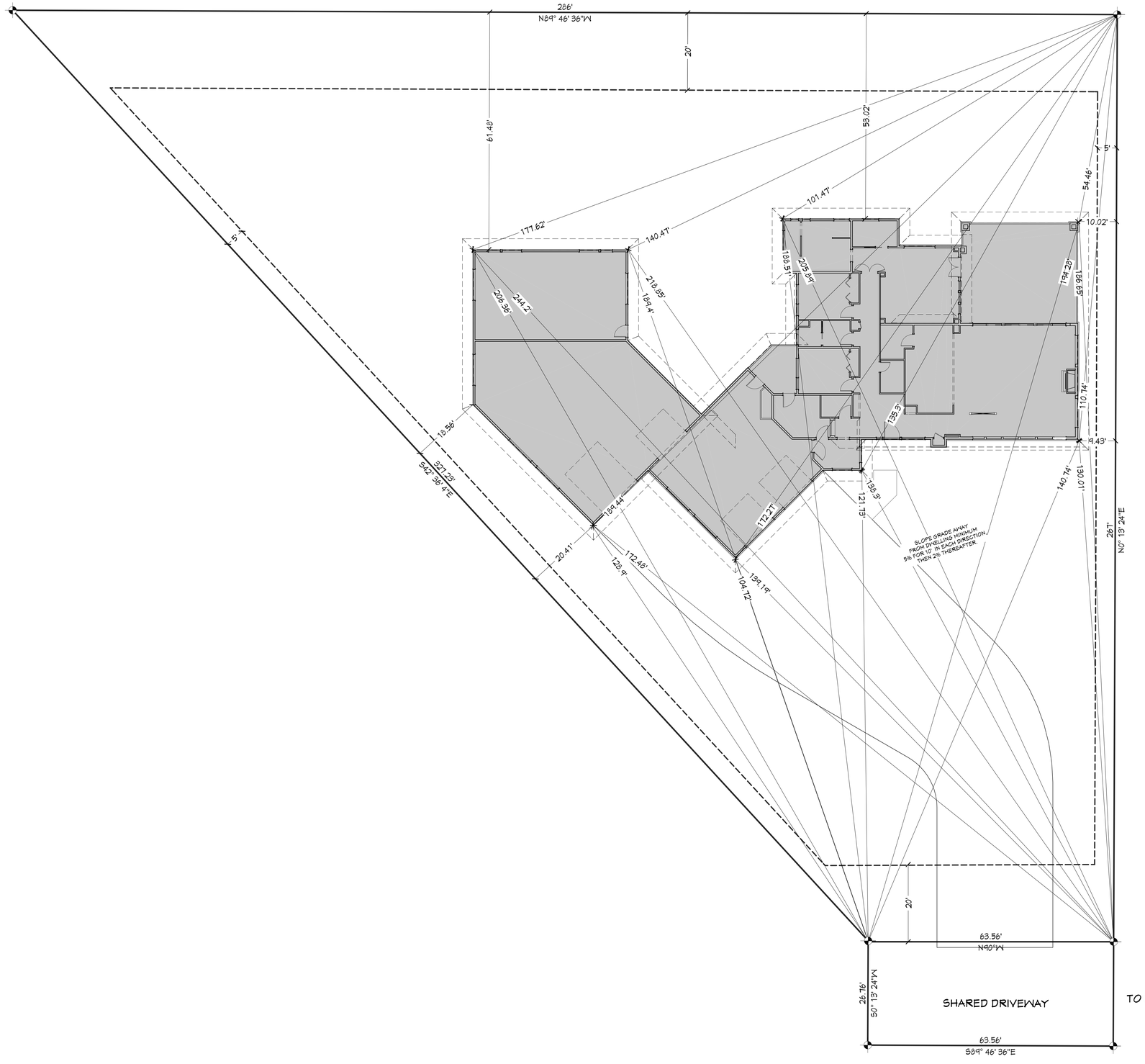
INITIAL DATE: 9/15/2018
PRINT DATE: 1/7/2019

SHEET SIZE: ARCH E (36" x 48")

COVER SHEET

SMC Design
SMC Design
208.249.1288
Nampa, ID

SHEET NUMBER
A1
PAGE 1 OF 13



OVERTON ACRES BLK #1 LOT #5 - SCALE: 1 " = 10'-0"

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PROFESSIONAL ENGINEER
LICENSED
15386
INDUSTRIAL
STATE OF IDAHO
KALEB JONES

REVISION TABLE

LABEL	DATE	DESCRIPTION
A	10/18/2019	REVISED MULTIPLE WINDOW SIZES AND SPACINGS
B	11/8/2019	REVISED PER ENGINEERED REDLINES

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN, ID

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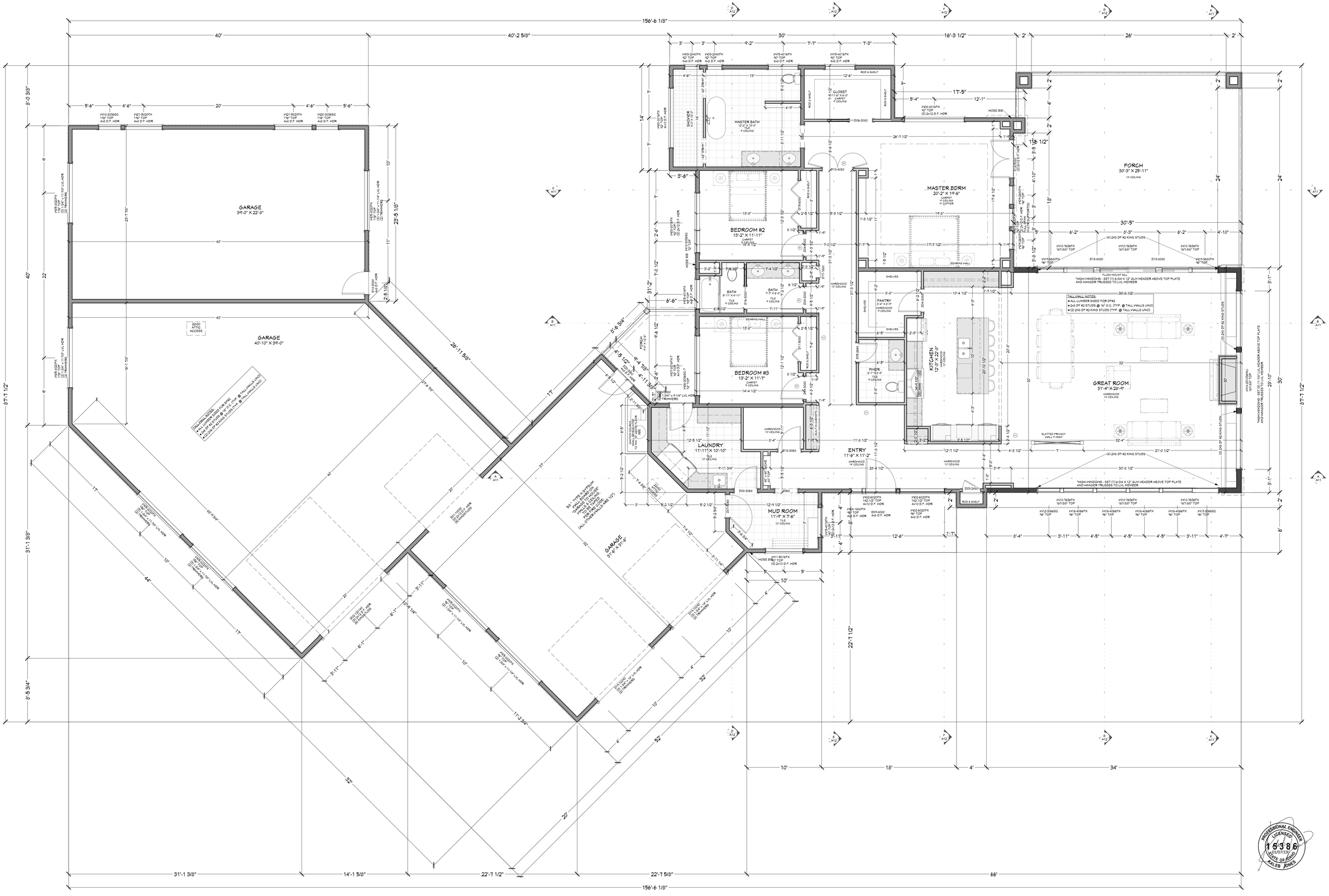
SMC Design
208.249.7298
Nampa, ID

DRAWN BY: Steve
INITIAL DATE: 3/15/2018
PRINT DATE: 1/1/2019
SHEET SIZE: ARCH E (36" x 48")

SITE PLAN

SHEET NUMBER
A2



FLOOR PLAN - 1ST LEVEL 1/4 " = 1'-0"

WINDOW SCHEDULE									
NUMBER	QTY.	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS	NUMBER
WD1	26	0	4JDDLV	16 "	15 "			FOUNDATION VENT	FOUNDATION VENT	WD1
WD2	6	0	6050PX	72 "	24 "			FIXED GLASS		WD2
WD3	2	0	6040PX	72 "	48 "			FIXED GLASS		WD3
WD4	1	1	L60PX	118 "	96 "			FIXED GLASS		WD4
WD5	7	1	5020PX	60 "	24 "			FIXED GLASS		WD5
WD6	1	1	5036SC	36 "	42 "		YES	SINGLE CASEMENT-HR		WD6
WD7	1	1	5016PX	60 "	16 "		YES	FIXED GLASS		WD7
WD8	3	1	5016PX	60 "	16 "			FIXED GLASS		WD8
WD9	3	1	7C60PA	90 "	60 "			DOUBLE AWNING-B		WD9
WD10	6	1	7E36PX	90 "	42 "			FIXED GLASS		WD10
WD11	1	1	5016PX	60 "	16 "			FIXED GLASS		WD11
WD12	1	1	5036SC	36 "	78 "			SINGLE CASEMENT-HL		WD12
WD13	1	1	5036SC	36 "	78 "			SINGLE CASEMENT-HR		WD13
WD14	1	1	2S1C36	256 "	42 "			MULTIPLY UNIT		WD14
WD15	4	1	4016PX	48 "	16 "			FIXED GLASS		WD15
WD16	4	1	4078PX	48 "	78 "			FIXED GLASS		WD16
WD17	2	1	3036SC	36 "	42 "			SINGLE CASEMENT-HR		WD17
WD18	2	1	5042PX	42 "	48 "			FIXED GLASS		WD18
WD19	2	1	5036SC	36 "	42 "			SINGLE CASEMENT-HL		WD19
WD20	1	1	5050PX	50 "	24 "			FIXED GLASS		WD20
WD21	2	1	5020PX	60 "	24 "			FIXED GLASS		WD21

DOOR SCHEDULE									
NUMBER	QTY.	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	TEMPERED	FIRE	COMMENTS	NUMBER
DO1	1	1	1D0360	120 "	96 "	GARAGE				DO1
DO2	1	1	1-2068-6O	144 "	108 "	GARAGE				DO2
DO3	1	1	2-6O R IN	28 "	96 "	HINGED				DO3
DO4	4	1	2668 L IN	30 "	96 "	HINGED				DO4
DO5	6	1	2-6O L IN	30 "	80 "	HINGED				DO5
DO6	1	1	6068 L	36 "	96 "	POCKET				DO6
DO7	1	1	3068 R EX	36 "	80 "	HINGED	YES			DO7
DO8	1	1	3068 R EX	36 "	80 "	HINGED				DO8
DO9	1	1	4068 L EX	48 "	96 "	HINGED				DO9
D10	1	1	4068 LR IN	48 "	96 "	DOUBLE HINGED				D10
D11	1	1	5068 LR	60 "	96 "	4 DR. BIFOLD				D11
D12	1	1	5068 LR EX	60 "	96 "	DOUBLE HINGED				D12
D13	2	1	6068 L EX	36 "	96 "	GLIDER				D13
D14	1	1	6068 L EX	72 "	96 "	SLIDER				D14
D15	1	1	6068 LR	72 "	96 "	4 DR. BIFOLD				D15
D16	1	1	6068 R EX	72 "	96 "	SLIDER				D16
D17	1	1	1260 L IN	18 "	96 "	HINGED				D17
D18	1	1	1260 R IN	18 "	96 "	HINGED			SECRET DOOR	D18
D19	2	1	1D0660	120 "	108 "	GARAGE				D19
D20	2	1	3060 R EX	36 "	96 "	HINGED				D20

MAIN LEVEL NOTES:

ALL ANGLE 45° UNO
2x6 EXT. WALLS @ 16" O.C.
9'-1 1/8" PLATE HEIGHT UNO
ALL PARTITION DIMENSIONS ARE TO FACE OF STUD

LIVING SPACE	3465 sq. ft.
GARAGE	3775 sq. ft.
COV'D PORCH/DECK	1049 sq. ft.

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PROFESSIONAL ENGINEER LICENSED 15386 03/07/19 STATE OF IDAHO KALEB JONES

REVISION TABLE		
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A	10/18/2018	REVISED MULTIPLE WINDOW SIZES AND SPACINGS
B	1/3/2019	REVISED PER ENGINEERED REDLINES

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 #5 MERIDIAN, ID

Kouba Homes

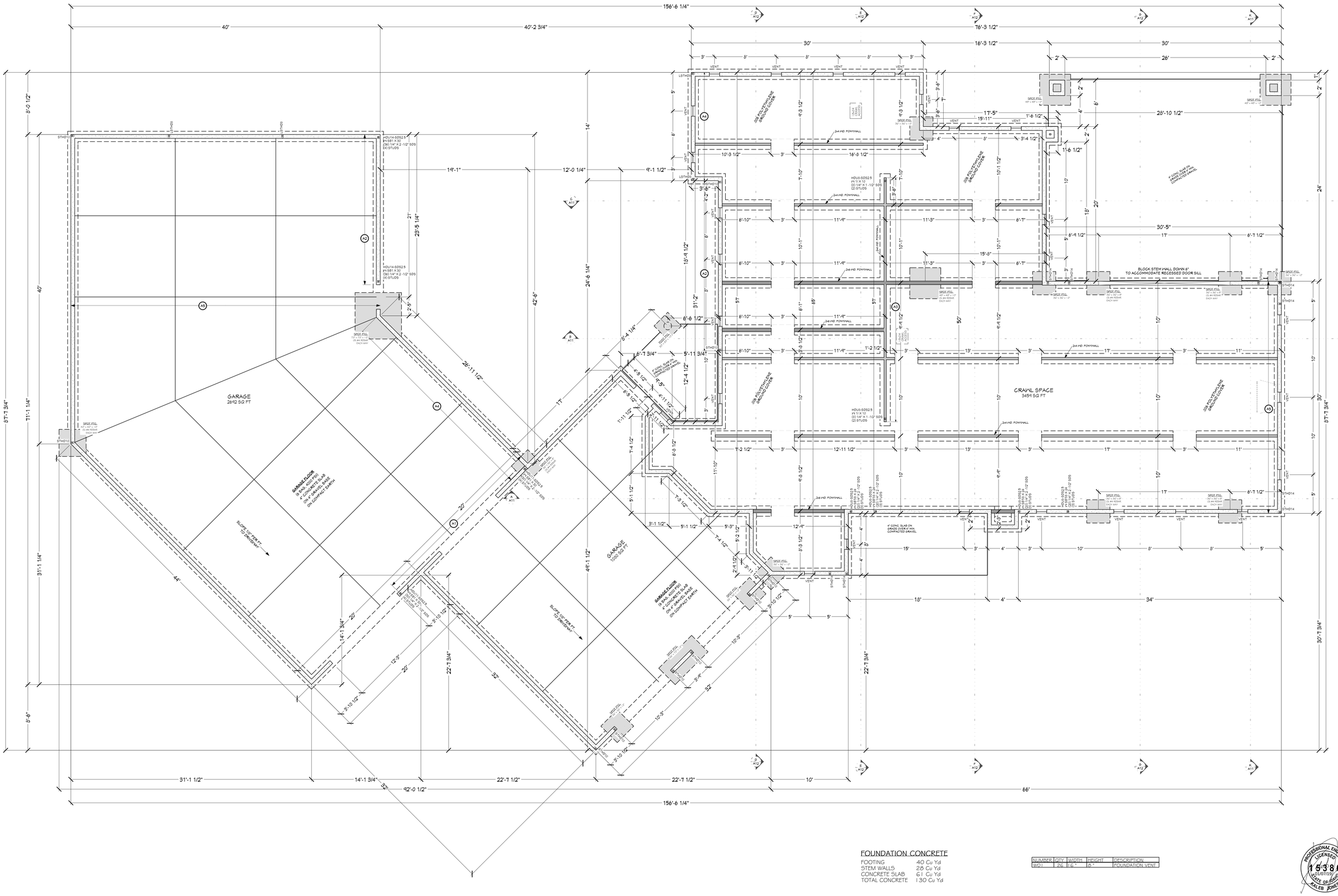
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR CONSTRUCTION, AND REPORT ANY OMISSIONS AND/OR ERRORS TO SMC DESIGN. THE PURCHASER OR BUILDER OF THIS PLAN RELEASES SMC DESIGN FROM ANY CLAIMS, LITIGATIONS OR SUITS THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

DRAWN BY: Steve
INITIAL DATE: 3/15/2018
PRINT DATE: 1/7/2019
SHEET SIZE: ARCH E (36" x 48")

FLOOR PLAN OVERVIEW - 1ST LEVEL

SMC Design
208.249.1268
Nampa, ID

SHEET NUMBER
A3
PAGE 3 OF 13



FOUNDATION PLAN 1/4 " = 1'-0"

FOUNDATION CONCRETE

FOOTING	40 Cu Yd
STEM WALLS	28 Cu Yd
CONCRETE SLAB	61 Cu Yd
TOTAL CONCRETE	130 Cu Yd

☐FOOTING SCHEDULE☐

	WIDTH	DEPTH	REINFORCEMENT
F1	16"	8"	

ALL FOOTINGS "F1" UNO

ANCHOR BOLT KEY NOTES:	
TAG	DESCRIPTION
A1	- ½"Ø ANCHOR BOLTS @ 12" O.C.
A2	- ½"Ø ANCHOR BOLTS @ 24" O.C.
A3	- ½"Ø ANCHOR BOLTS @ 36" O.C.
A4	- ½"Ø ANCHOR BOLTS @ 48" O.C.
A5	- ½"Ø ANCHOR BOLTS @ 60" O.C.

NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
WO1	26	16"	16"	FOUNDATION VENT

FOUNDATION NOTES:

ALL ANGLE 45° UNO
6" THICK WALLS CONCRETE
FOUNDATION WALLS
ALL INTERIOR DIMENSIONS
ARE TO CENTER OF FOOTING

PROFESSIONAL ENGINEER LICENSED 15386 (10/7/19) STATE OF IDAHO KALEB JONES

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A	10/18/2019	REVISED MULTIPLE WINDOW SIZES AND SPACINGS
B	1/3/2019	REVISED PER ENGINEERED REDLINES

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN,ID

Kouba Homes

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SHEET SIZE: ARCH E (36" x 48")
INITIAL DATE: 9/15/2018
PRINT DATE: 1/7/2019
DRAWN BY: Steve

FOUNDATION

SMC Design
208.249.7268
Nampa, ID

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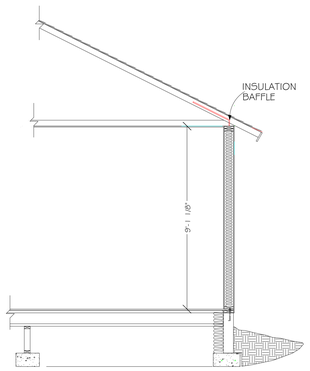


TYPICAL ROOF MATERIALS
STANDING SEAM METAL ROOFING
P.E. TRUSSES @ MFG SPECS
(SEE TRUSS LAYOUT FOR TRUSS TYPE)
1/2" WAFER BOARD W/CLIPS
INSULATION BAFFLE
R-38 ROCKWOOL (BLOWN)

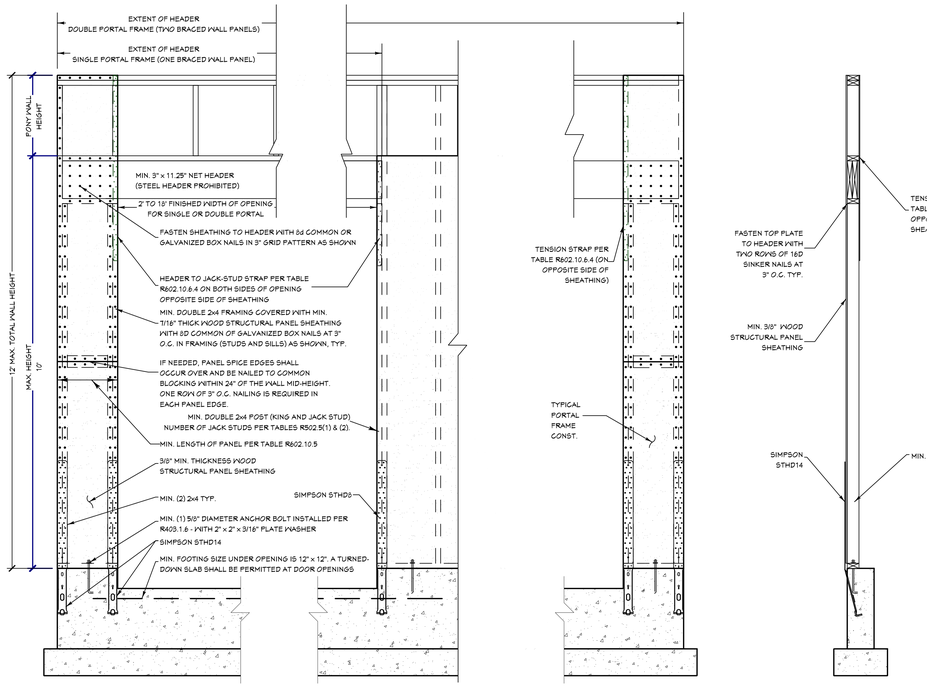
TYPICAL EAVE MATERIALS
12" FASCIA BOARD (TYP.)
SOFFIT VENTS 8" x 16" @ 0'-0" O.C.
4" CONT. METAL GUTTER W/4"
DRAIN SPOUTS AND SPLASH BLOCKS

TYPICAL WALL MATERIALS
2x6 STUDS @ 16" O.C.
1/2" GYPSUM BOARD
.004 MIL. POLYETHYLENE
5 1/2" R-21 F.G. INSULATION
7/16" OSB SHEAR PANELS
STUCCO FINISH
(SEE PLAN FOR WALL MATERIAL LOCATIONS)

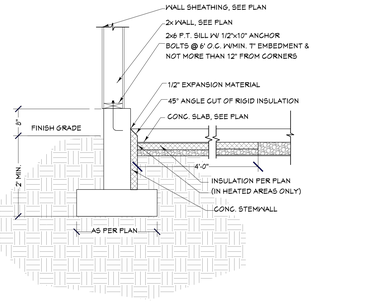
TYPICAL FLOOR MATERIALS
3/0" PART. BOARD @ VINYL
3/4" OSB DECKING
I-JOISTS (SEE FLOOR FRAMING LAYOUT)

TYPICAL FOUNDATION MATERIALS
2x6 P.T. PLATE
1/2" x 10" A. BOLT @ 6' O.C.
6" x 16" FND. VENTS W/SCREEN & DAMPER
.006 MIL. POLYETHYLENE
2x4 PONY WALLS ON CONC. FOOTINGS
R-13 CAVITY INSULATION @ PERIMETER WALLS
6" x 24" CONC. STEM WALL (5 1/2 BAG, 3500psi)
SEE FOUNDATION PLAN FOR FOOTING SIZES

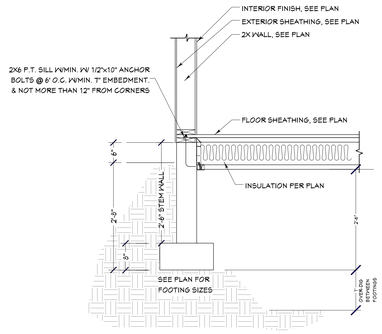
TYPICAL CROSS SECTION 3/8 " = 1'-0"



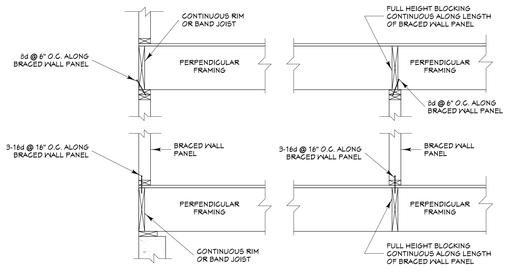
PORTAL FRAME DETAIL WITH HOLD DOWNS
SCALE: 3/4 in = 1 ft



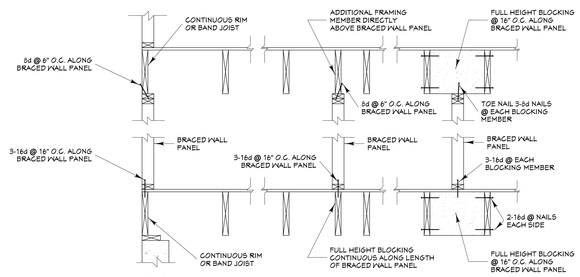
FOUNDATION @ GARAGE DETAIL
SCALE: 3/4 " = 1'-0"



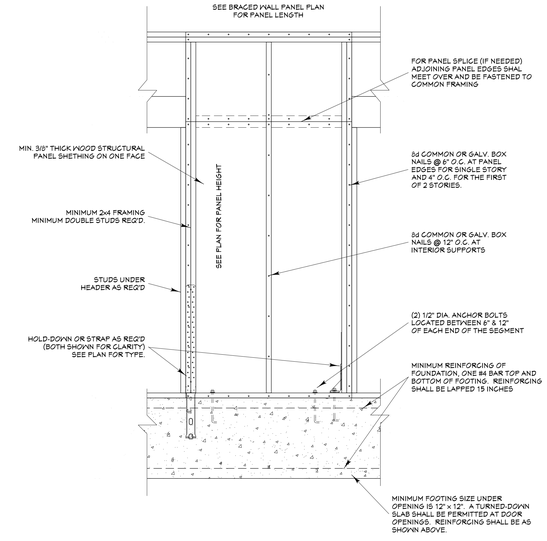
FOUNDATION @ CRAWL SPACE DETAIL
SCALE: 3/4 " = 1'-0"



BRACED WALL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING
SCALE: 3/4 in = 1 ft



BRACED WALL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING
SCALE: 3/4 in = 1 ft



ALTERNATE BRACED WALL DETAIL
SCALE: 3/4 in = 1 ft

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A9	ROOF OVERVIEWS
A11	SECTION VIEWS
A12	SECTION VIEWS

PROFESSIONAL ENGINEER
LICENSED
15386
STATE OF IDAHO
KALEB JONES

DRAWN BY: Steve
INITIAL DATE: 9/15/2018
PRINT DATE: 1/7/2019
SHEET SIZE: ARCH E (36" x 48")

DETAIL VIEWS

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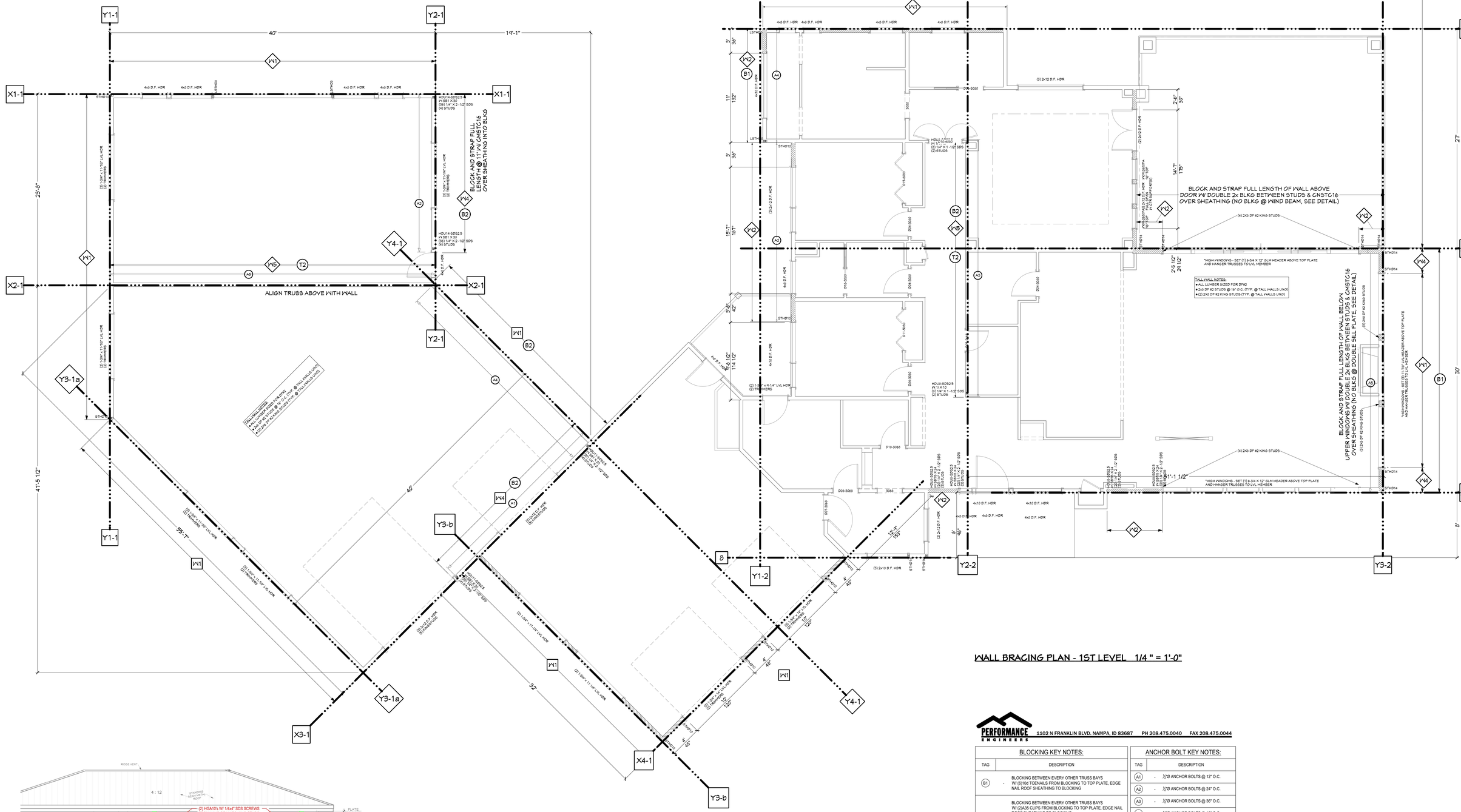

WALL BRACING PLAN - 1ST LEVEL 1/4 " = 1'-0"

PERFORMANCE ENGINEERS 1102 N FRANKLIN BLVD. NAMPA, ID 83687 PH 208.475.0040 FAX 208.475.0044

BLOCKING KEY NOTES:

TAG		DESCRIPTION
B1	-	BLOCKING BETWEEN EVERY OTHER TRUSS BAYS W/ (6)10d TOENAILS FROM BLOCKING TO TOP PLATE, EDGE NAIL ROOF SHEATHING TO BLOCKING
B2	-	BLOCKING BETWEEN EVERY OTHER TRUSS BAYS W/ (2)A35 CLIPS FROM BLOCKING TO TOP PLATE, EDGE NAIL ROOF SHEATHING TO BLOCKING -OR- BLOCKING BETWEEN EVERY TRUSS BAY W/ (6)10d TOENAILS FROM BLOCKING TO TOP PLATE, EDGE NAIL ROOF SHEATHING TO BLOCKING
B3	-	BLOCKING BETWEEN EVERY TRUSS BAY W/ (2)A35 CLIPS FROM BLOCKING TO TOP PLATE, EDGE NAIL ROOF SHEATHING TO BLOCKING
B4	-	BLOCKING BETWEEN EVERY TRUSS BAY W/ (3)A35 CLIPS FROM BLOCKING TO TOP PLATE, EDGE NAIL ROOF SHEATHING TO BLOCKING

GABLE/DRAG TRUSS OR RIM KEY NOTES:

TAG		DESCRIPTION
T1	-	ATTACH GABLE/DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 12" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS
T2	-	ATTACH GABLE/DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS
T3	-	ATTACH GABLE/DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 4" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS
T4	-	ATTACH GABLE/DRAG TRUSS OR RIM TO TOP PLATE W/ 10d TOENAILS @ 3" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS
T5	-	ATTACH GABLE/DRAG TRUSS OR RIM TO TOP PLATE W/ A35 @ 12" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS
T6	-	ATTACH GABLE/DRAG TRUSS OR RIM TO TOP PLATE W/ A35 @ 6" O.C., EDGE NAIL SHEATHING ABOVE TO TRUSS

ANCHOR BOLT KEY NOTES:

TAG		DESCRIPTION
A1	-	½"Ø ANCHOR BOLTS @ 12" O.C.
A2	-	½"Ø ANCHOR BOLTS @ 24" O.C.
A3	-	½"Ø ANCHOR BOLTS @ 36" O.C.
A4	-	½"Ø ANCHOR BOLTS @ 48" O.C.
A5	-	½"Ø ANCHOR BOLTS @ 60" O.C.

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SHEAR WALL SCHEDULE

MARK	SHEATHING	SIDES OF WALL	SHEET NAILING PERIMETER / FIELD		SHEET STAPLING PERIMETER / FIELD	BLOCKING	NAILING (UNO) BOTTOM PLATE INTO RIM
W1	7/16" APA RATED	1	8d @ 6 / 12	OR	16ga x 1½" @ 3 / 12	YES	(2) 16d NAILS PER 16" BAY
W2	7/16" APA RATED	1	8d @ 4 / 12	OR	16ga x 1½" @ 2 / 12	YES	(3) 16d NAILS PER 16" BAY
W3	7/16" APA RATED	1	8d @ 3 / 12			YES	(4) 16d NAILS PER 16" BAY
W4	7/16" APA RATED	2	8d @ 3 / 12			YES	(5) SDS SCREWS PER 16" BAY
W5	1/2" GYP. BOARD	2	5d COOLER @ 4 / 4			YES	(2) 16d NAILS PER 16" BAY
W6	1/2" GYP. BOARD	1	5d COOLER @ 4 / 4			NO	(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 "W1" 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

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Kouba Homes

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INITIAL DATE: 9/15/2016
PRINT DATE: 1/7/2019
DRAWN BY: Steve

PROFESSIONAL ENGINEER LICENSED 15386 01/07/19 STATE OF IDAHO KALEB JONES

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A9	ROOF OVERVIEWS
A11	SECTION VIEWS
A12	SECTION VIEWS

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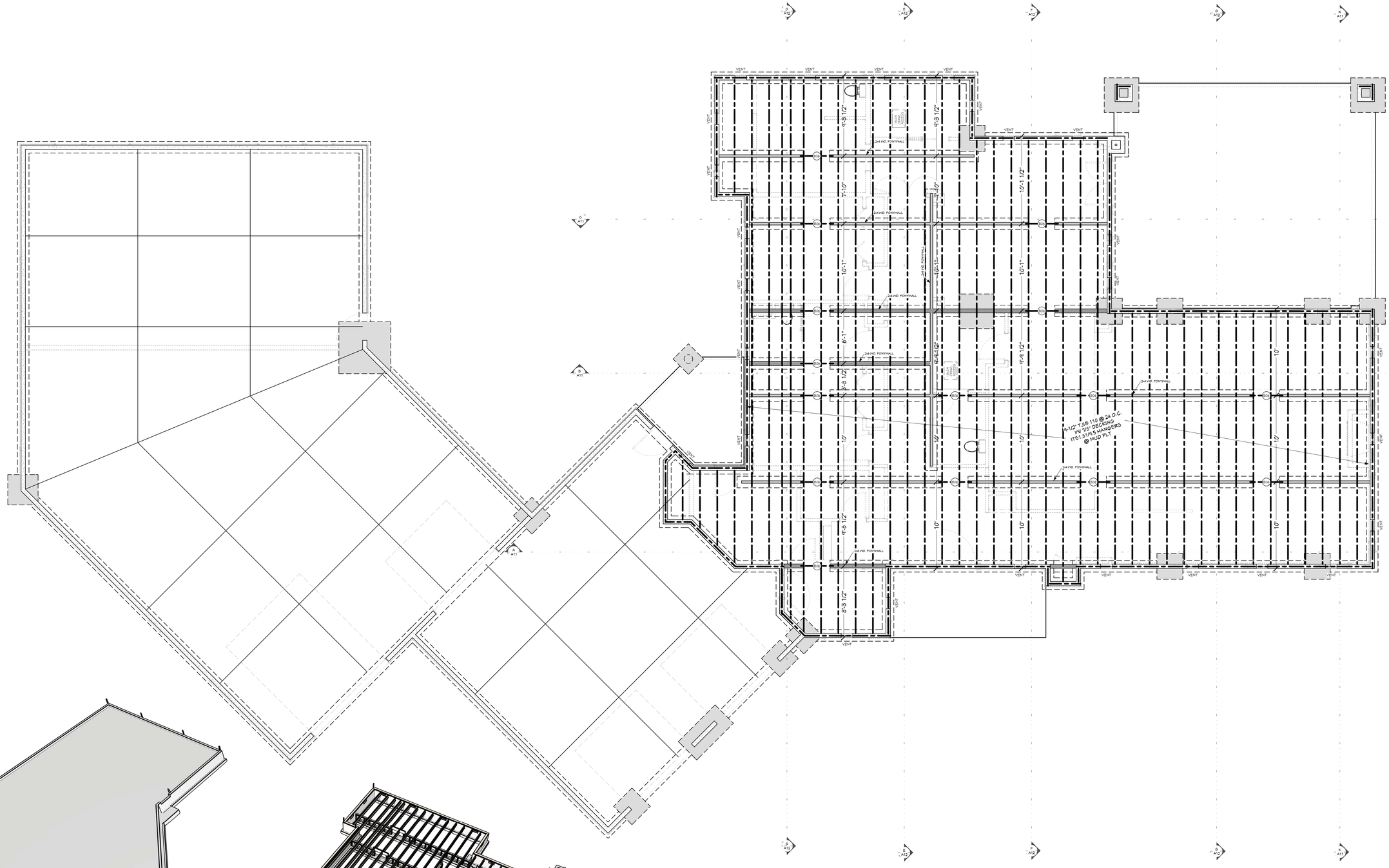
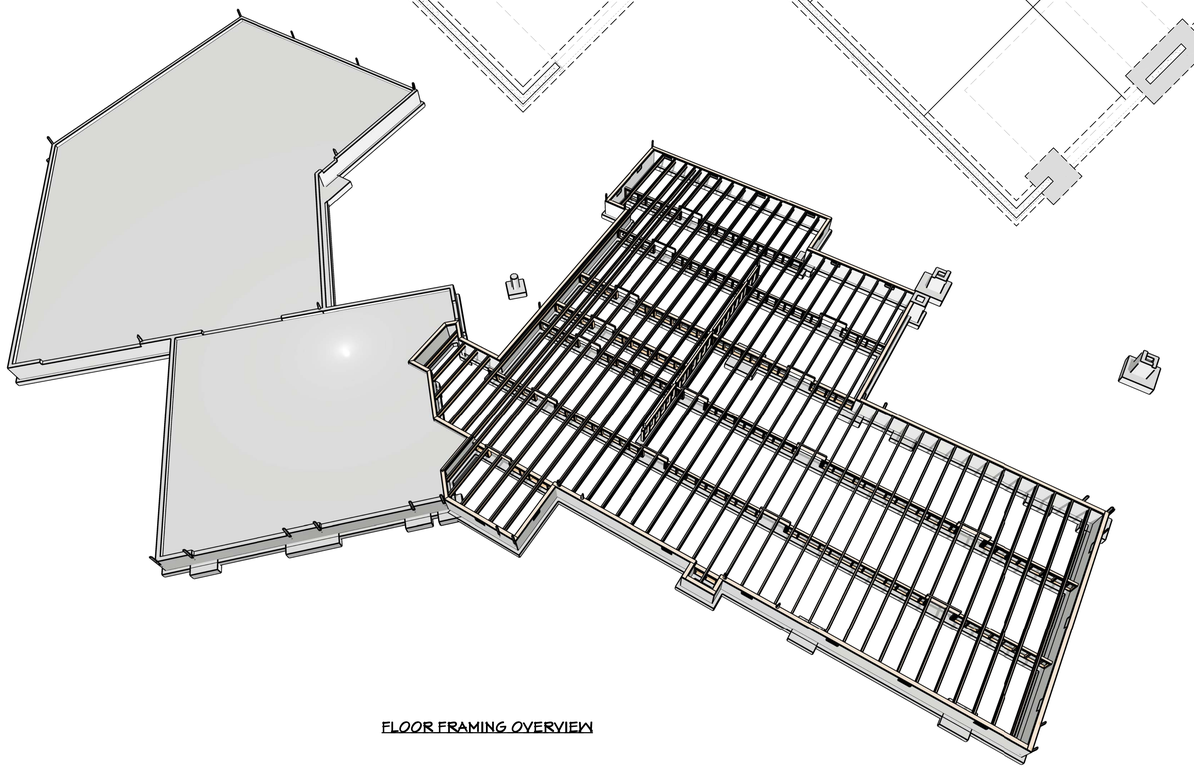
WALL BRACING - 1ST LEVEL



FLOOR FRAMING - 1ST LEVEL 1/4 " = 1'-0"



FLOOR FRAMING OVERVIEW

BEAM SCHEDULE

NO	QTY	SIZE	TYPE	NOTES
B01	3	2X12	LUMBER	GALC BM #1
B02	5	2X12	LUMBER	GALC BM #2
B03	1	6 3/4 X 21	GLULAM	GALC BM #3
B04	1	6 3/4 X 21	GLULAM	GALC BM #4
B05	1	6 3/4 X 21	GLULAM	GALC BM #5
B06	15	1 3/4 X 9 1/2	LVL	

HEADER SCHEDULE

NO	TYPE
H01	(1) 4X10 D.F.
H02	(1) 4X6 D.F.
H03	(1) 6 3/4 X 11 5/16 GLM
H04	(1) 6 3/4 X 12 GLM
H05	(2) 1 3/4 X 11 1/4 LVL
H06	(2) 1 3/4 X 11 7/8 LVL
H07	(2) 1 3/4 X 9 1/4 LVL
H08	(2) 2X12 D.F.
H09	(3) 1 3/4 X 11 1/4 LVL
H10	(3) 1 3/4 X 11 7/8 LVL
H11	(3) 1 3/4 X 14 LVL
H12	(3) 2X10 D.F.
H13	(3) 2X12 D.F.

PROFESSIONAL ENGINEER LICENSED 15386 (5/31/2019) STATE OF IDAHO KALEB JONES

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OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN,ID

Kouba HOMES

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FLOOR LAYOUT - 1ST LEVEL

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Nampa, ID

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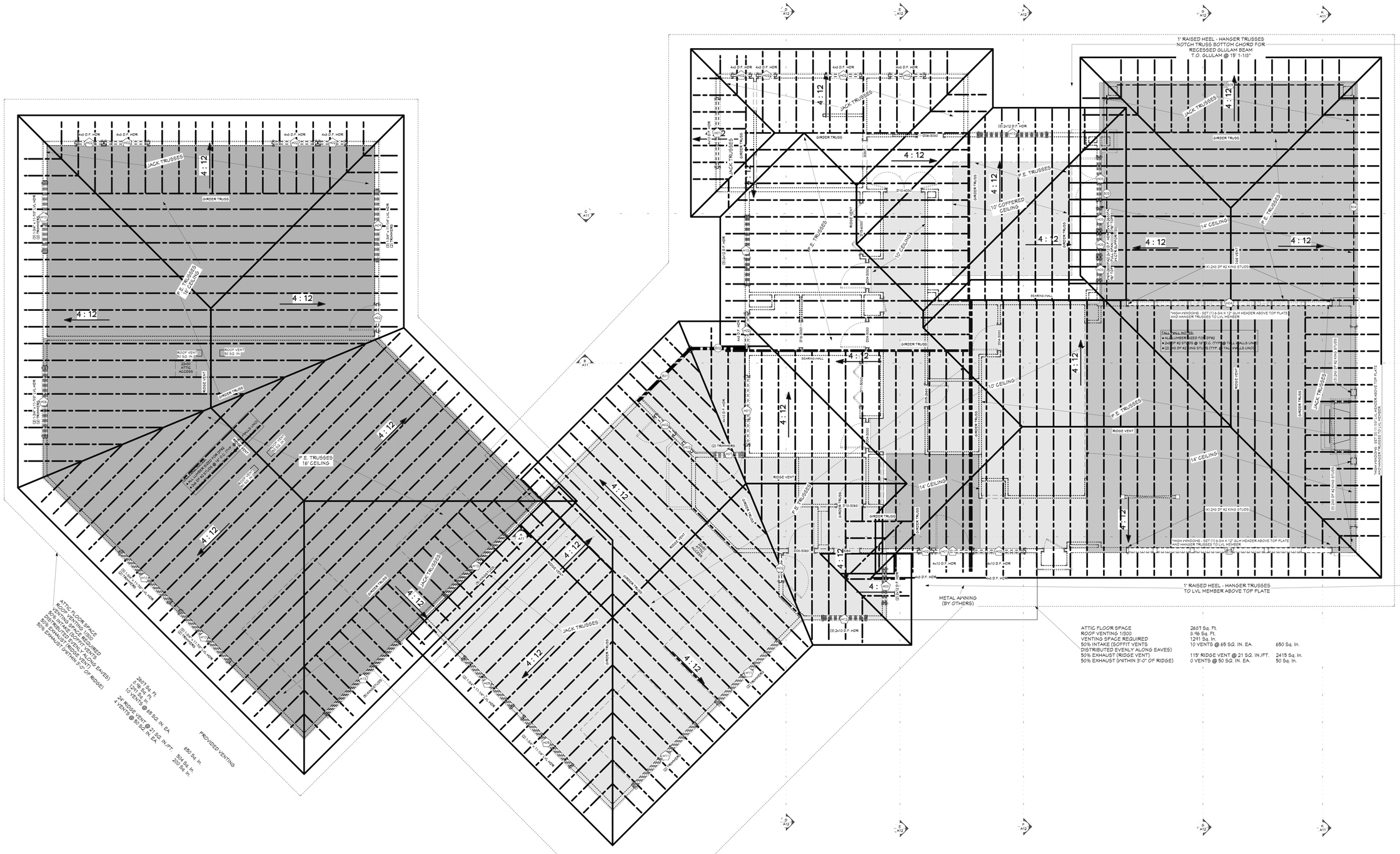

BEAM SCHEDULE				
NO.	QTY	SIZE	TYPE	NOTES
B01	3	2X12	LUMBER	CALC BM #1
B02	3	2X12	LUMBER	CALC BM #2
B03	1	6 3/4 X 21	GLULAM	CALC BM #3
B04	1	6 3/4 X 21	GLULAM	CALC BM #4
B05	1	6 3/4 X 21	GLULAM	CALC BM #5
B06	19	1 3/4 X 11 1/2	LVL	

HEADER SCHEDULE	
NO.	TYPE
H01	(1) 4X10 D.F.
H02	(1) 4X6 D.F.
H03	(1) 6 3/4 X 11 5/16 GLM
H04	(1) 8 3/4 X 12 GLM
H05	(2) 1 3/4 X 11 7/8 LVL
H06	(2) 1 3/4 X 11 7/8 LVL
H07	(2) 1 3/4 X 9 1/4 LVL
H08	(2) 2X12 D.F.
H09	(3) 1 3/4 X 11 7/8 LVL
H10	(3) 1 3/4 X 11 7/8 LVL
H11	(3) 1 3/4 X 14 LVL
H12	(5) 2X10 D.F.
H13	(2) 2X12 D.F.

ROOF MATERIALS

RIDGE CAP	509 Ft
VALLEY FLASHING	158 Ft
90 DEG. FLASHING	51 Ft
RIDGE VENT	154 Ft
STANDING SEAM METAL ROOFING (12" WIDE)	10305 Ft
OSB	322 Ea
GABLE FASCIA	33 Ft
EAVE FASCIA	686 Ft
DRIP EDGE	713 Ft

ROOF FRAMING NOTES:

ALL EAVE OVERHANGS 36" UNO

PROFESSIONAL ENGINEER LICENSED 15386 01/07/19 STATE OF IDAHO KALEB JONES

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ROOF LAYOUT - 1ST LEVEL 1/4 " = 1'-0"

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ROOF LAYOUT - 1ST LEVEL

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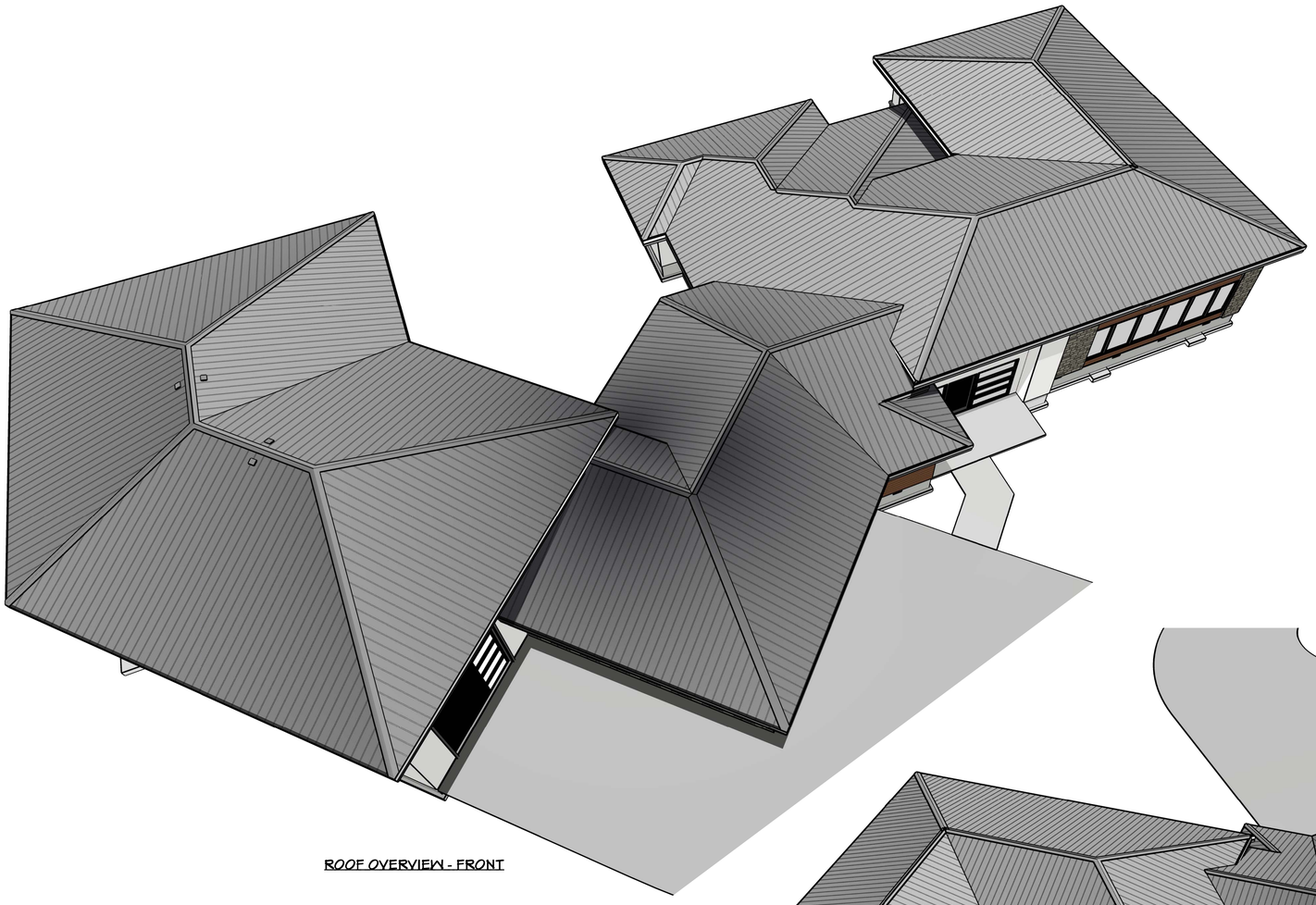
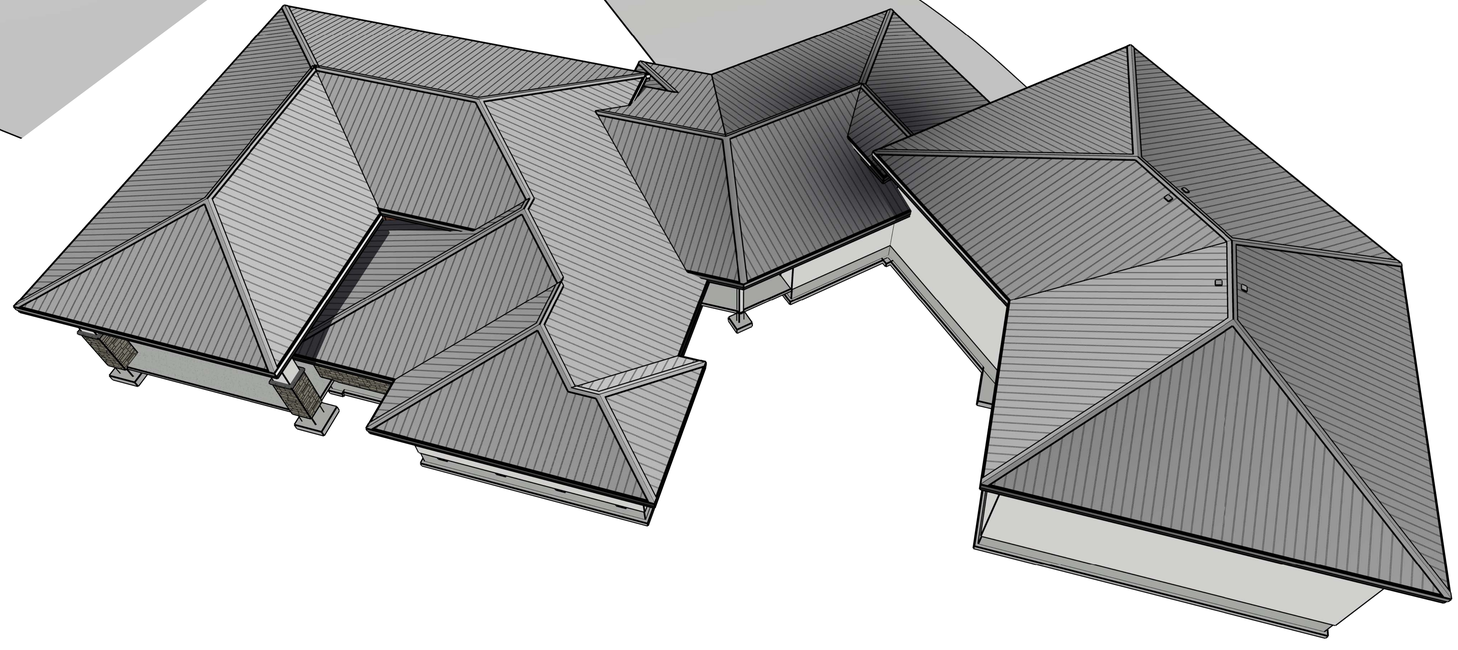


ROOF OVERVIEW - FRONT



ROOF OVERVIEW - REAR

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ROOF OVERVIEWS

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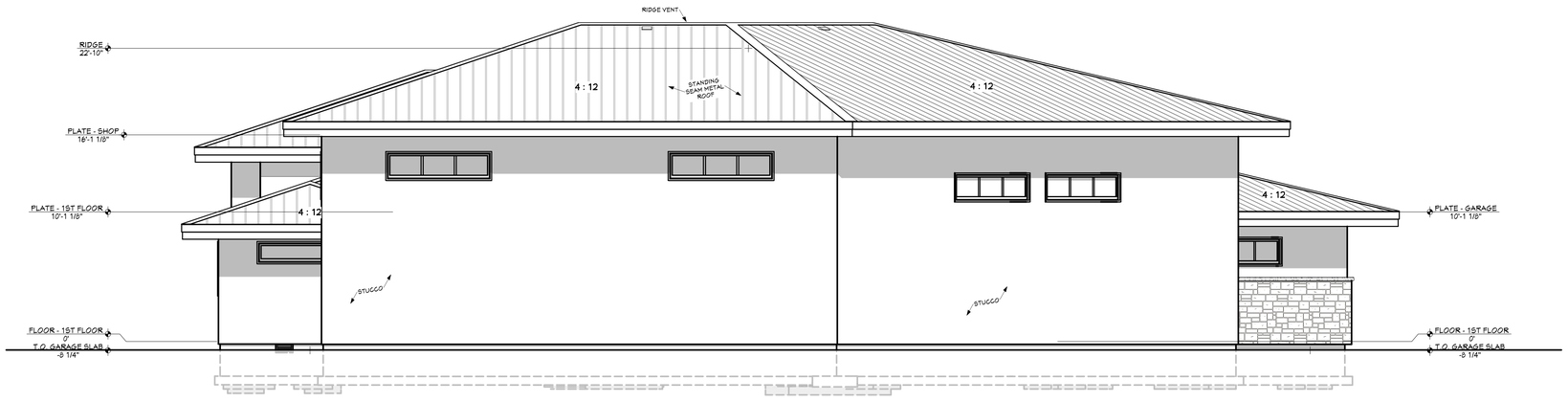
FRONT ELEVATION 1/4 " = 1'-0"



LEFT ELEVATION 1/4 " = 1'-0"

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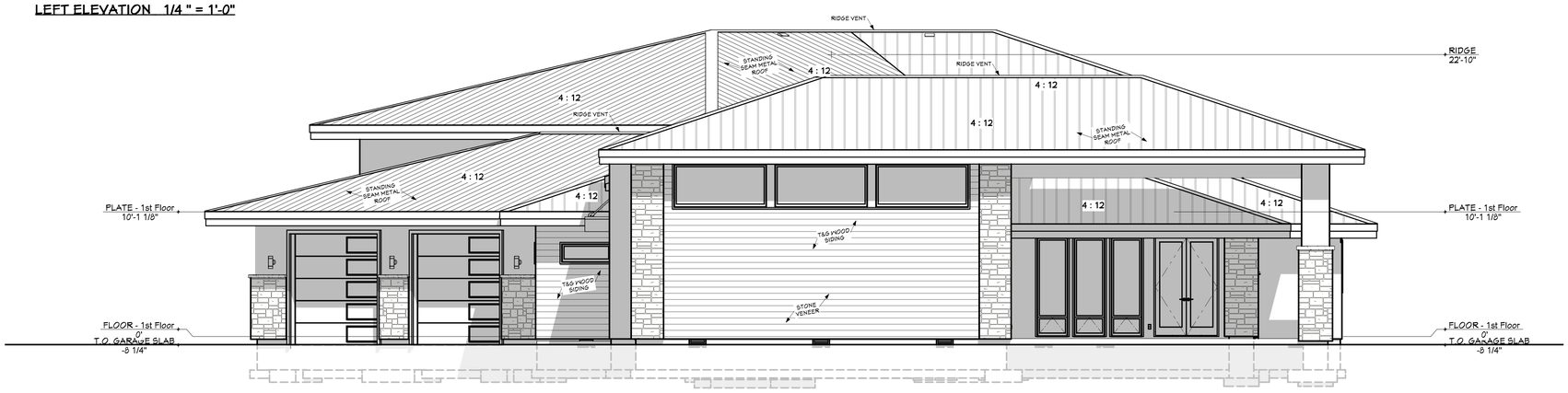
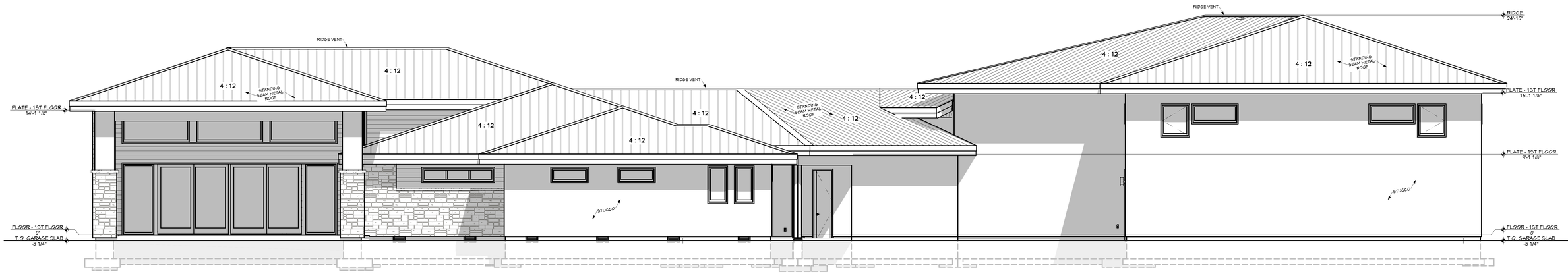


RIGHT ELEVATION 1/4 " = 1'-0"



REAR ELEVATION 1/4 " = 1'-0"

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN,ID

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR CONSTRUCTION, AND REPORT ANY OMISSIONS AND/OR ERRORS TO SMC DESIGN. THE PURCHASER OR BUILDER OF THIS PLAN RELEASES SMC DESIGN FROM ANY CLAIMS, LITIGATIONS OR SUITS THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

SHEET SIZE: ARCH E (36" x 48")

INITIAL DATE: 9/15/2018
PRINT DATE: 1/7/2019

DRAWN BY: Steve

ELEVATIONS

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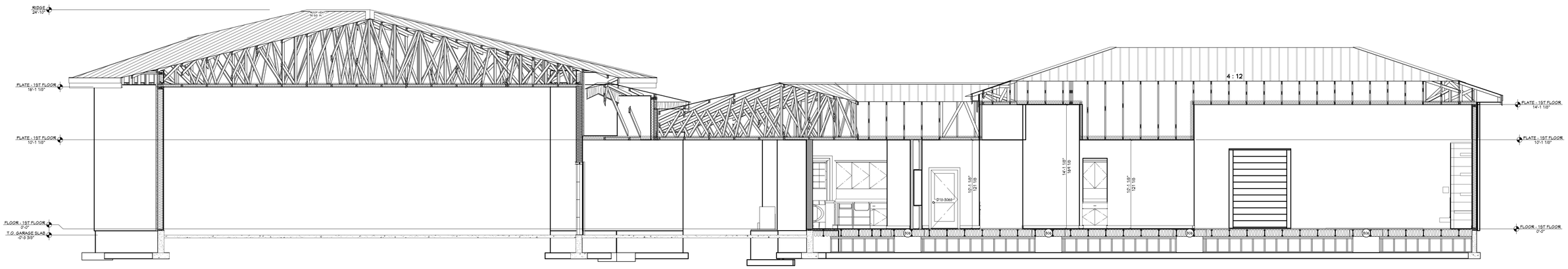
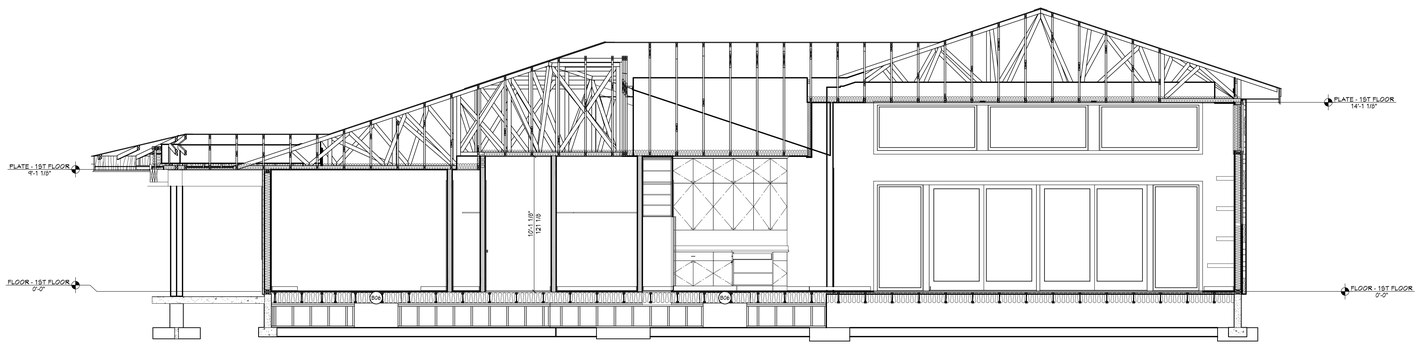
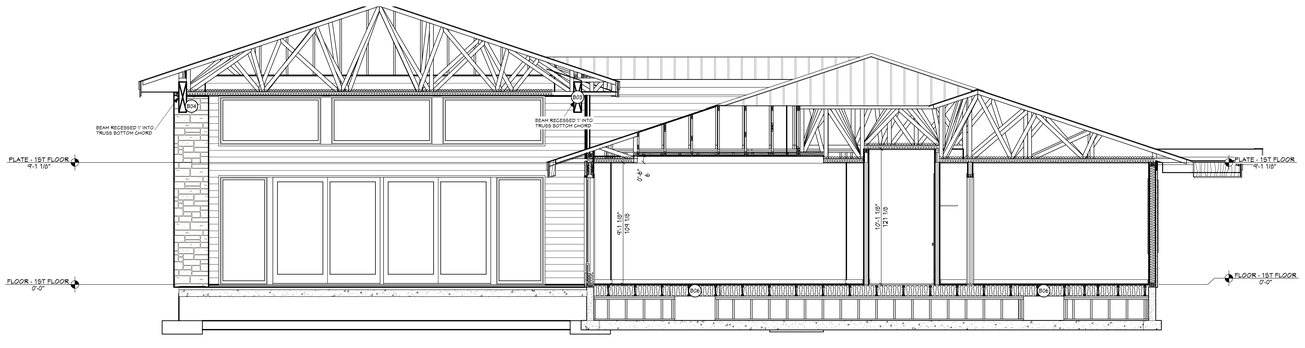


VIEW A - A 1/4 " = 1'-0"



VIEW B - B 1/4 " = 1'-0"



VIEW C - C 1/4 " = 1'-0"

HEADER SCHEDULE	
NO.	TYPE
H01	(1) 4X10 D.F.
H02	(1) 4X6 D.F.
H03	(1) 3 3/4 X 11 5/16 GLM
H04	(1) 6 3/4 X 12 GLM
H05	(2) 1 3/4 X 11 1/8 LVL
H06	(2) 1 3/4 X 11 7/8 LVL
H07	(2) 1 3/4 X 14 LVL
H08	(2) 2X12 D.F.
H09	(3) 1 3/4 X 11 1/4 LVL
H10	(3) 1 3/4 X 11 7/8 LVL
H11	(3) 1 3/4 X 14 LVL
H12	(3) 2X10 D.F.
H13	(3) 2X12 D.F.

BEAM SCHEDULE				
NO.	QTY	SIZE	TYPE	NOTES
B01	3	2X12	LUMBER	CALC SM #1
B02	3	2X12	LUMBER	CALC SM #2
B03	1	6 3/4 X 23	GLULAM	CALC SM #3
B04	1	6 3/4 X 29	GLULAM	CALC SM #4
B05	1	6 3/4 X 23	GLULAM	CALC SM #5
B06	15	1 3/4 X 11 1/2	LVL	

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A3	FLOOR PLAN OVERVIEW - 1ST LEVEL
A4	FOUNDATION
A5	DETAIL VIEWS
A6	WALL BRACING - 1ST LEVEL
A7	FLOOR LAYOUT - 1ST LEVEL
A8	ROOF LAYOUT - 1ST LEVEL
A9	ROOF OVERVIEWS
A11	SECTION VIEWS
A12	SECTION VIEWS

REVISION TABLE

LABEL	DATE	DESCRIPTION
A	10/18/2019	REVISED MULTIPLE WINDOW SIZES AND SPACINGS
B	11/8/2019	REVISED PER ENGINEERED REDLINES

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN, ID

Kouba Homes

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SHEET SIZE: ARCH E (36" x 48")

INITIAL DATE: 9/15/2018
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SECTION VIEWS

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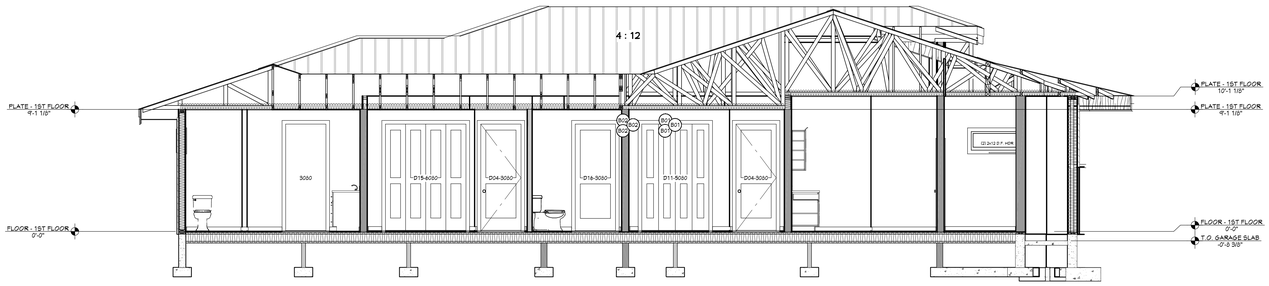
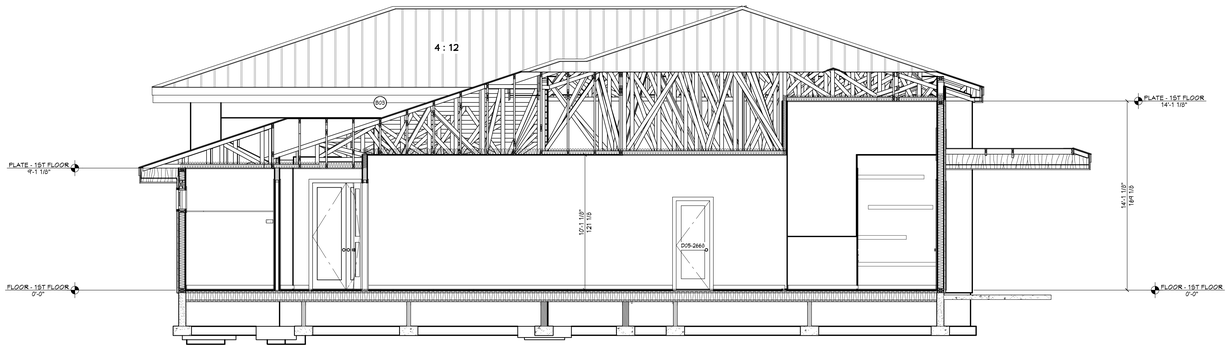
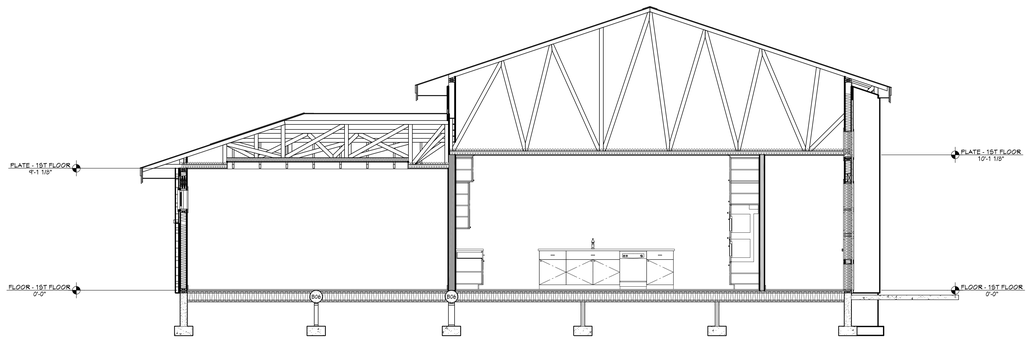
A11



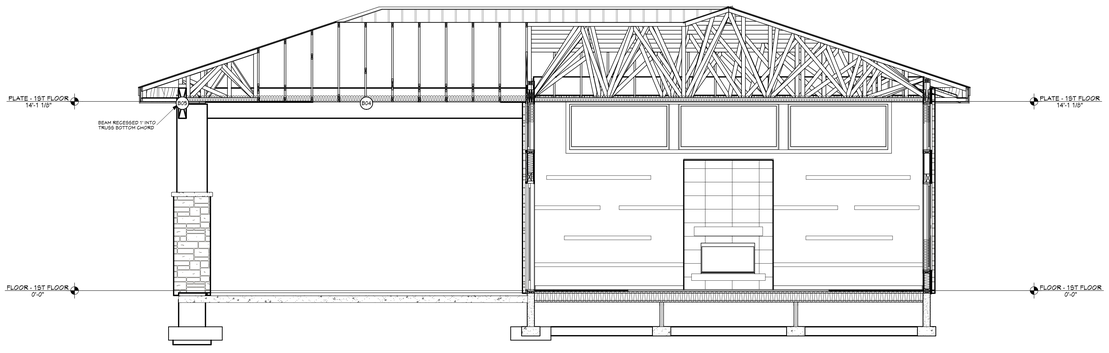
VIEW D - D 1/4 " = 1'-0"



VIEW E - E 1/4 " = 1'-0"



VIEW F - F 1/4 " = 1'-0"



VIEW G - G 1/4 " = 1'-0"

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A7	FLOOR LAYOUT - 1ST LEVEL
A8	ROOF LAYOUT - 1ST LEVEL
A9	ROOF OVERVIEWS
A11	SECTION VIEWS
A12	SECTION VIEWS

REVISION TABLE

LABEL	DATE	DESCRIPTION
A	10/18/2019	REVISED MULTIPLE WINDOW SIZES AND SPACINGS
B	11/8/2019	REVISED PER ENGINEERED REDLINES

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN, ID

Kouba Homes

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SHEET SIZE: ARCH E (36" x 48")

INITIAL DATE: 9/15/2018
PRINT DATE: 1/7/2019

DRAWN BY: Steve

SECTION VIEWS

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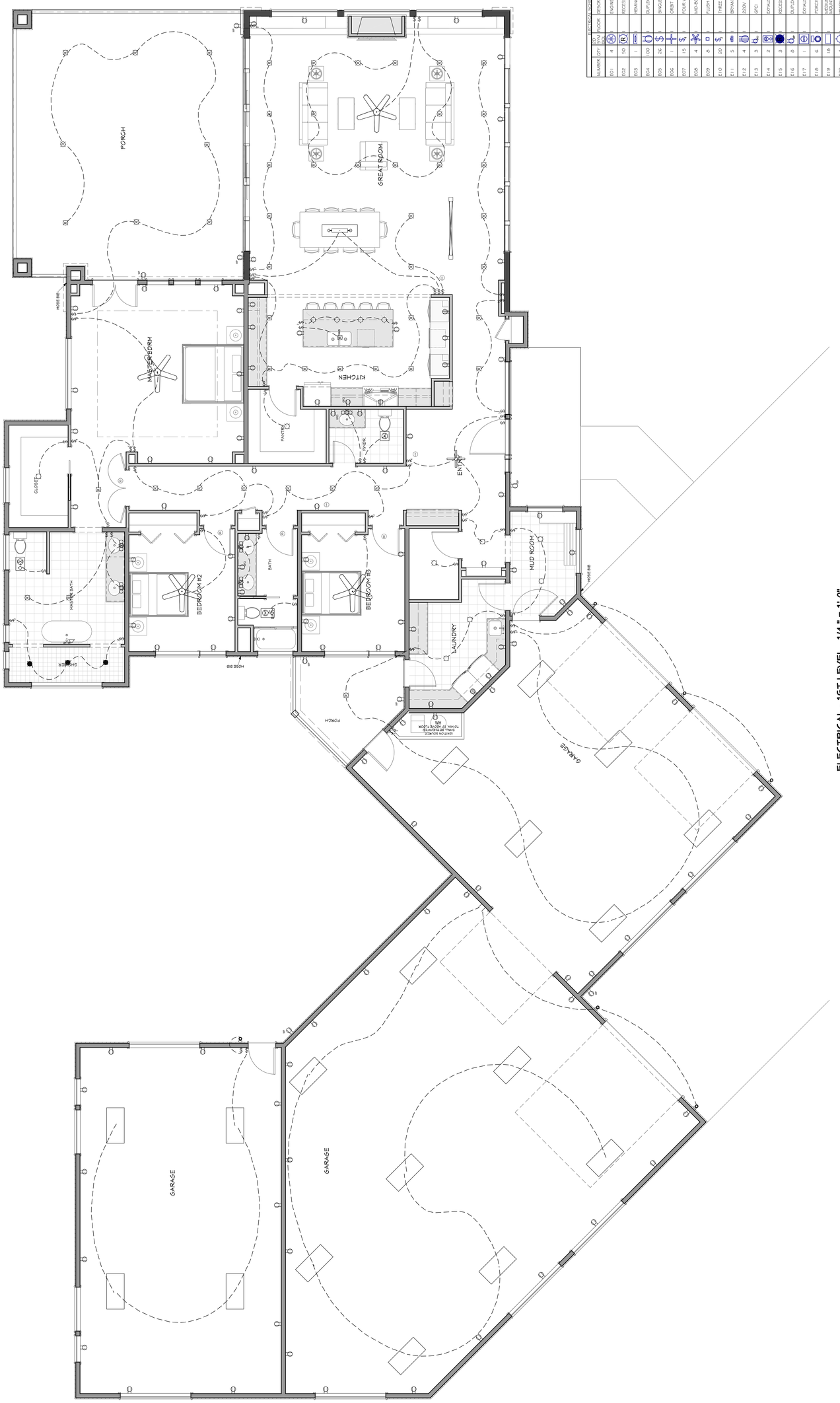

ELECTRICAL - 1ST LEVEL 1/4" = 1'-0"

ELECTRICAL SCHEDULE				
NUMBER	QTY	SYM ON PLAN	FLOOR	DESCRIPTION
E01	4			ENGINEERED TABLE LAMP
E02	50			RECESSED DOWN LIGHT 6
E03	1			STEAMBOAT CHANDELIER LONG
E04	100			DUPLEX
E05	26			SINGLE POLE
E06	1			ORENT CHANDELIER
E07	15			FOUR WAY
E08	4			MID-BODY MODERN
E09	6			FLUSH MOUNT CEILING LIGHT
E10	20			THREE WAY
E11	5			BRYANT SCONCE 3
E12	4			220V
E13	3			GFCI
E14	2			EXHAUST (LIGHT)
E15	3			RECESSED VAPOR LIGHT
E16	6			DUPLEX (WEATHERPROOF)
E17	1			EXHAUST
E18	6			PORCH LIGHT
E19	15			MEDIUM DOUBLE SURFACE FLUORESCENT (CEILING) (2)
E20	4			HEADHUGER PENDANT
E21	4			SMOKE DETECTOR
E22	3			COMBINE DETECTOR

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A11	SECTION VIEWS
A12	SECTION VIEWS

2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE PRESCRIPTIVE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE

THIS BUILDING IS CLIMATE ZONE 5

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT						
CLIMATE ZONE	WINDOW U-FACTOR	CEILING R-VALUE	WOOD WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
5	.32	49	20 OR 13+5	30	10, 4FT	15/19

REVISION TABLE		
LABEL	DATE	DESCRIPTION
A	10/18/2018	REVISED MULTIPLE WINDOW SIZES AND SPACINGS
B	1/3/2014	REVISED PER ENGINEERED REPLINES

PROJECT NO.
18-001

3 BDRM 2-1/2 BATH FOR THOMAS
OVERTON ACRES SUB LOT - BLK #1 LOT #5 MERIDIAN,ID

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ELECTRICAL - 1ST LEVEL

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DRAWN BY:	INITIAL DATE:	SHEET SIZE:
Steve	PRINT DATE: 1/1/2014	ARCH E (36" x 48")

SHEET NUMBER
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