

1. DESIGN CRITERIA:

A. DESIGNED USING INTERNATIONAL BUILDING CODE, 2018 EDITION	
B. ROOF LIVE LOAD/SNOW LOAD	= 17 PSF
C. ROOF DEAD LOAD	= 10 PSF
D. FLOOR LIVE LOAD	= 40 PSF
E. FLOOR DEAD LOAD	= 12 PSF
F. WIND SPEED	= 115 MPH
G. EXPOSURE TYPE	= B
H. SEISMIC PARAMETERS, S _s	= 0.15 %
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 D1556.
- 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 (3) 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 FC = 3,000 PSI
 2. SLABS ON GRADE FC = 3,500 PSI
- B. MINIMUM CLEAR PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
1. PLACED DIRECTLY AGAINST EARTH 3"
 2. FORMED SURFACES 45 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 60, BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60.
- 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 A165, 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 4X6 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.
- I. ROOF SHEATHING: 1 5/8" CDX MIN. (32/16) SPAN RATING 100 @ 2 1/2" O.C. EDGE AND 1 1/2" O.C. FIELD U.N.O.
- J. FLOOR SHEATHING: 3/4" CDX MIN. (48/24) SPAN RATING 100 @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
- K. EXT. WALL SHEATHING: 1 5/8" CDX MIN. (24/0) SPAN RATING ALL SPAN RATINGS TO MEET LOCAL CODES.
- L. ORIENTED STRAND BOARD (OSB) WITH THE SAME SPAN RATING MAY BE SUBSTITUTED.
- M. 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.)
- N. 2X DIMENSIONAL STUDS ARE TO BE STANDARD (DF-L) #2 OR BETTER WESTERN WHITE WOODS (WWO)
- O. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY THE ADOPTED CODE.
- P. 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.
- Q. METAL HANGERS AND CONNECTIONS ARE 'SIMPSON' AND SHALL BE INSTALLED PER 'SIMPSON' RECOMMENDATIONS.
- R. 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.
- S. SHEATHING SHALL BE APA RATED EXPOSURE 1
- T. STAGGER SHEATHING END JOINTS 4'-0"
- U. PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION.
- V. FRAME INTERIOR BEARING WALLS SHORT TO ACCOUNT FOR LOG SETTLING.
- W. FRAME INTERIOR POSTS SHORT TO ACCOUNT FOR LOG SETTLING. USE REMOVABLE SHIMS OR SETTLING JACK AS NECESSARY.
- X. ALL WINDOW SIZES ARE NOMINAL; VERIFY ACTUAL LOG OPENINGS WITH LOG # WINDOW MANUFACTURERS.
- Y. ALL MICROSLAM LVL'S SHALL HAVE THE MINIMUM SECTION PROPERTIES OF FB = 2900 PSI, FV = 285 PSI, E = 2,000,000 PSI.
- Z. ALL ROOF OPENINGS GREATER THAN 12X12" SHALL BE FRAMED IN OPENINGS.
- AA. GLUE LAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 FOR SIMPLY SUPPORTED AND 24F-V6 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 EDITION LRFD MANUAL OF AISC "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 LOADINGS 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.

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)						
THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE						
TABLE 110.2.1 (1) AND (2)						
CLIMATE ZONE	INSULATION REQUIREMENTS	CEILING REQUIREMENTS	FLOOR REQUIREMENTS	WALL REQUIREMENTS	GLAZING REQUIREMENTS	DOOR REQUIREMENTS
4	30"	4"	24" OR 15" x 12"	55	15.0%	18.0%



MAIN LEVEL	3260	sq. ft.
UPPER LEVEL	650	sq. ft.
TOTAL LIVING SPACE	3910	sq. ft.
UNFINISHED/MECH.	57	sq. ft.
GARAGE	1018	sq. ft.
COVD PORCH/DECK	670	sq. ft.

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PROJECT NO.
26-005

BHOTR PHASE 3 LOT 105 4 BDRM WBUNK RM 5-1/2 BATH
10 MOONFLOWER COURT VALLEY CO.,ID

SHEET SIZE
30" x 42"

INITIAL DATE: 06/06/2026
PRINT DATE: 8/10/2026

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SHEET NUMBER
A1
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COVER SHEET

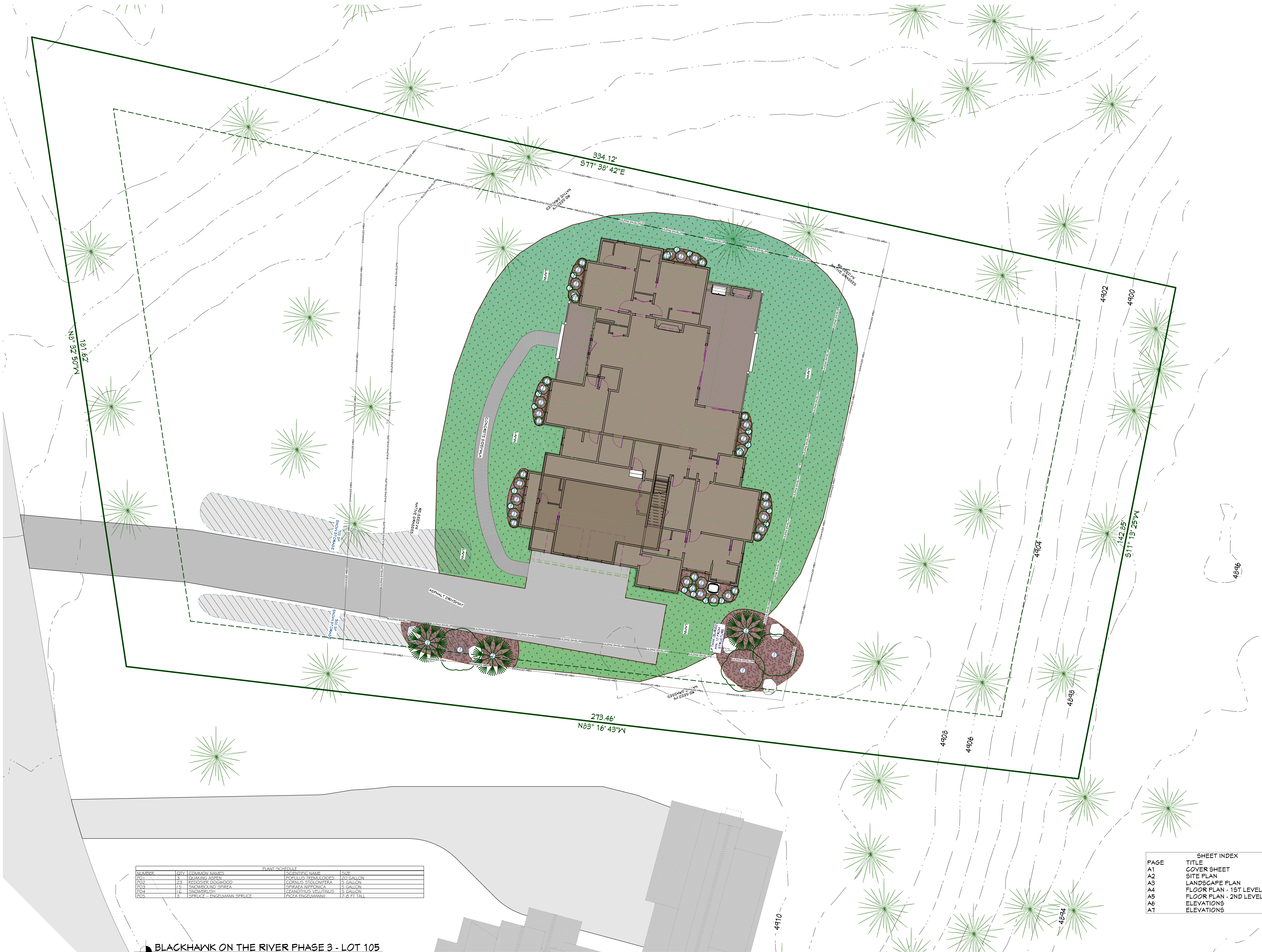


COVERAGE:
LOT AREA = 47,811 SF
BUILDING FOOTPRINT = 5,005 SF
PATIOS & DECKS x 50% = 5F
DRIVEWAYS & WALKWAYS x 35% = 1,231 SF

TOTAL COVERAGE = 6,244 OR 13%
MINIMUM REQUIRED SNOW STORAGE = 1168 SF

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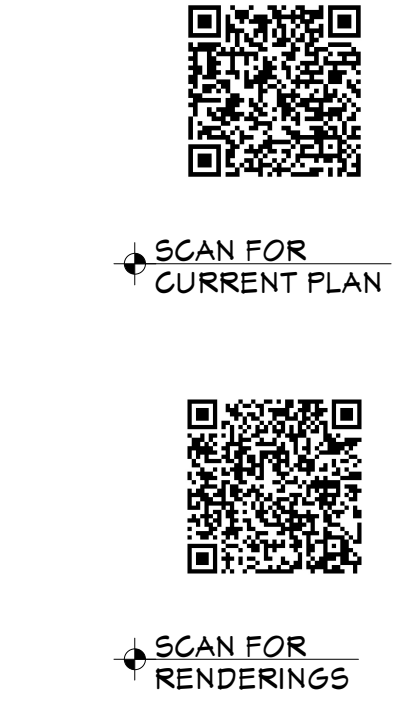




PLANT SCHEDULE				
NUMBER	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
PO1	3	QUAKING ASPEN	POPULUS TREMULOIDES	20 GALLON
PO2	23	REDOSIELE DOGWOOD	CORNUS STOLONIFERA	5 GALLON
PO3	15	SNOWBOUND SPIREA	SPIRAEA JAPONICA	5 GALLON
PO4	16	SNOWBUSH	CEANOCHUS VITUTINUS	5 GALLON
PO5	5	SPRUCE - ENGELMANN SPRUCE	PICEA ENGELMANNII	7.5 FT. TALL

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BLACKHAWK ON THE RIVER PHASE 3 - LOT 105
1 IN = 10 FT



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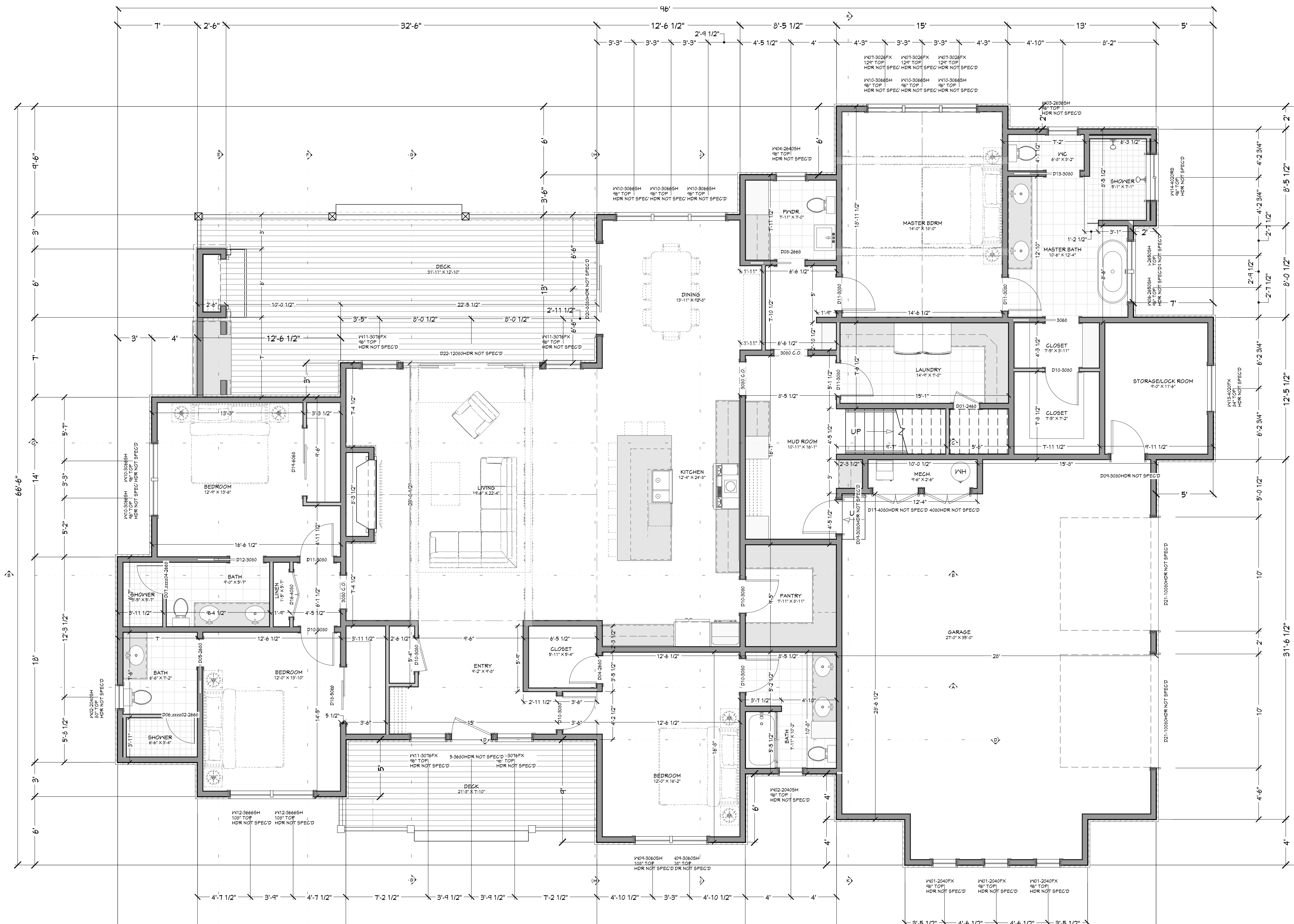
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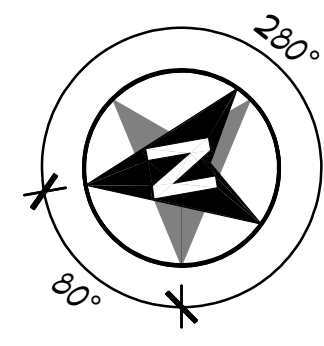
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FLOOR PLAN - 1ST LEVEL
1/4 IN = 1 FT



MAIN LEVEL NOTES:
ALL ANGLE 45° UNO
2x6 EXT. WALLS @ 16" O.C.
10'-1 1/8" PLATE HEIGHT UNO
ALL PARTITION DIMENSIONS
ARE TO FACE OF STUD

DOOR SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	TEMPERED FIBRE	COMMENTS	CALC. #
D01	1	1	246A R IN	24"	80"	HINGED			
D02	1	1	246A R IN	24"	80"	HINGED			
D03	1	1	246A R	24"	80"	POCKET			
D04	1	1	246A L IN	30"	80"	HINGED			
D05	1	1	246A R	30"	80"	POCKET			
D06	1	1	246A R	30"	80"	POCKET	YES		
D07	1	1	246A R	30"	80"	SHOWMR	YES		
D08	1	1	246A R	30"	80"	POCKET			
D09	2	1	3080 L FX	36"	96"	HINGED			
D10	6	1	3080 L IN	36"	96"	HINGED			
D11	4	1	3080 R IN	36"	96"	HINGED			
D12	1	1	3080 L	36"	96"	POCKET			
D13	4	1	3080 R	36"	96"	POCKET			
D14	1	1	306A L	36"	80"	POCKET			
D15	1	1	3080 R FX	42"	96"	HINGED			
D16	1	1	4080 LR IN	48"	96"	DOUBLE HINGED			
D17	2	1	4080 LR FX	48"	96"	DOUBLE HINGED			
D18	1	1	506A L IN	60"	80"	SLIDER			
D19	1	1	606A R IN	72"	80"	SLIDER			
D20	1	1	6080 R FX	96"	96"	SLIDER			
D21	2	1	10080	120"	96"	GARAGE			
D22	1	1	12080 L FX	144"	96"	GUARD SLIDER			

WINDOW/DOOR LABEL LEGEND									
NAME	NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	FGRESS	TEMPERED FIBRE	DESCRIPTION
W01	3	1	2040PX	24"	48"				FIXED GLASS
W02	2	1	2040SH	24"	48"				SINGLE HUNG
W03	1	1	2636SH	30"	42"				SINGLE HUNG
W04	1	1	2640SH	30"	42"				SINGLE HUNG
W05	2	2	2646SH	30"	54"				SINGLE HUNG
W06	2	1	2650SH	30"	60"				SINGLE HUNG
W07	3	1	3024PX	36"	90"				FIXED GLASS
W08	2	2	3040PX	36"	48"				FIXED GLASS
W09	2	1	3066SH	36"	72"				SINGLE HUNG
W10	4	1	3066SH	36"	72"				SINGLE HUNG
W11	4	1	3072PX	36"	90"				FIXED GLASS
W12	2	1	3666SH	42"	72"				SINGLE HUNG
W13	1	1	4020PX	48"	24"				FIXED GLASS
W14	1	1	4020SH	48"	24"				RIGHT SLIDING
W15	1	2	4046LS	48"	54"				LEFT SLIDING
W16	1	2	4046RS	48"	54"				RIGHT SLIDING

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UPPER LEVEL	650	sq. ft.
TOTAL LIVING SPACE	3910	sq. ft.
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SCAN FOR CURRENT PLAN

SCAN FOR RENDERINGS

PROJECT NO.

26-005

BHOTR PHASE 3 LOT 105 4 BDRM WBUNK RM 5-1/2 BATH

10 MOONFLOWER COURT VALLEY CO.,ID

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06/06/2026

PRINT DATE:

8/10/2026

SHEET SIZE

30" x 42"

FLOOR PLAN - 1ST LEVEL

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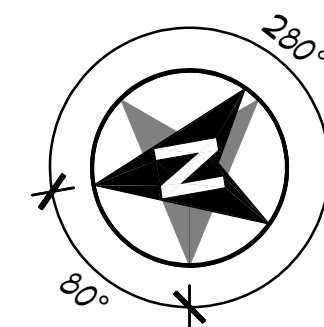
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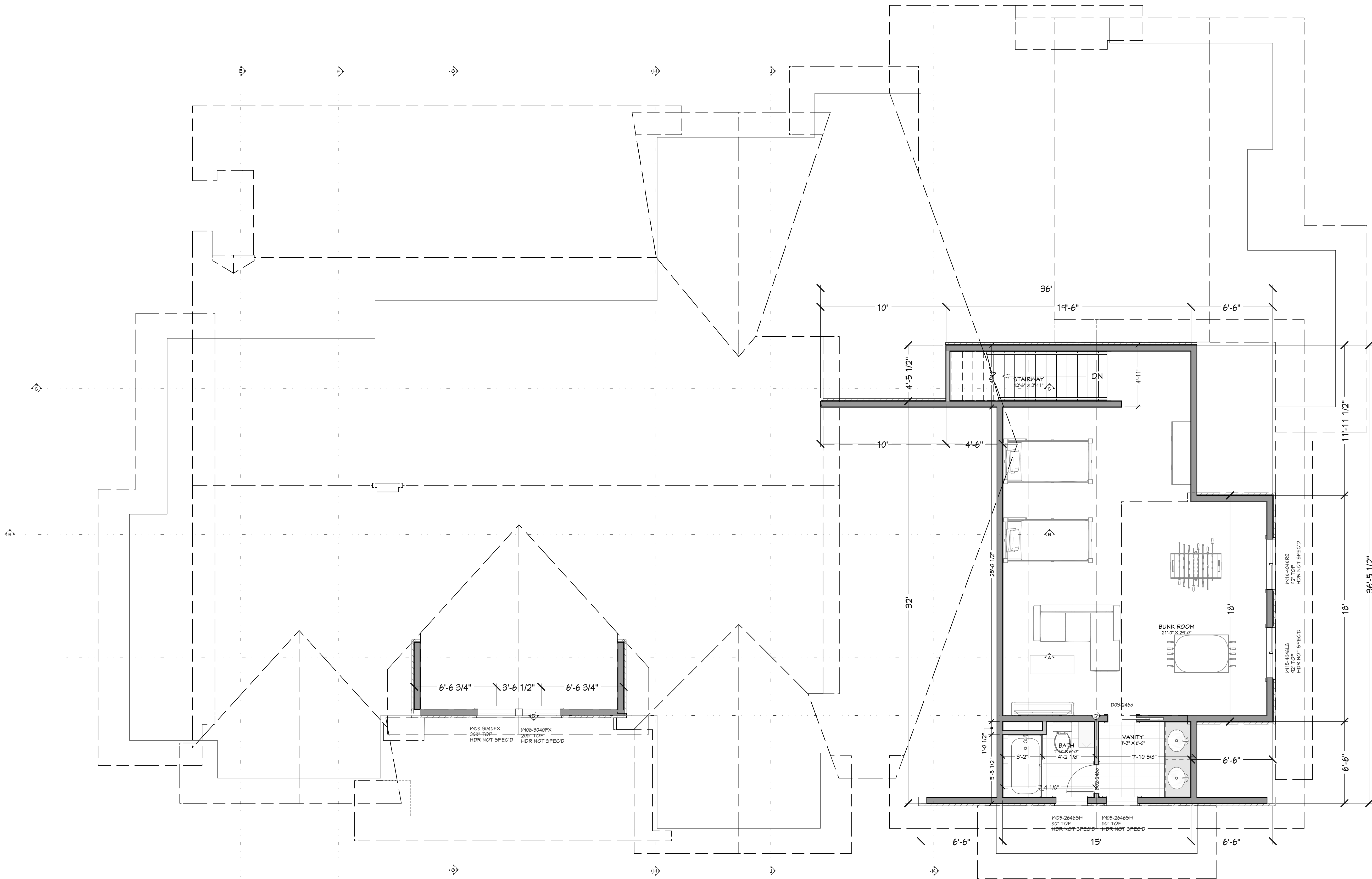
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FLOOR PLAN - 2ND LEVEL



UPPER LEVEL NOTES:
ALL ANGLE 45° UNO
2x6 EXT. WALLS @ 16" O.C.
4'-1 1/8" PLATE HEIGHT UNO
ALL PARTITION DIMENSIONS
ARE TO FACE OF STUD





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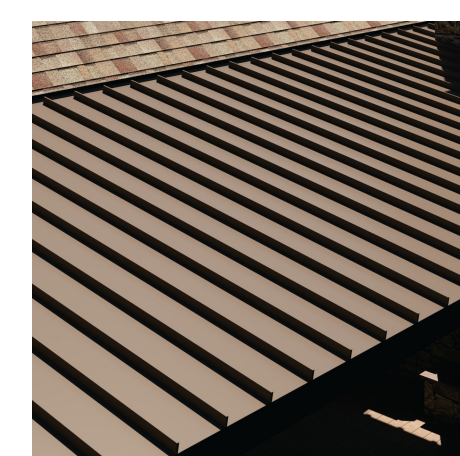
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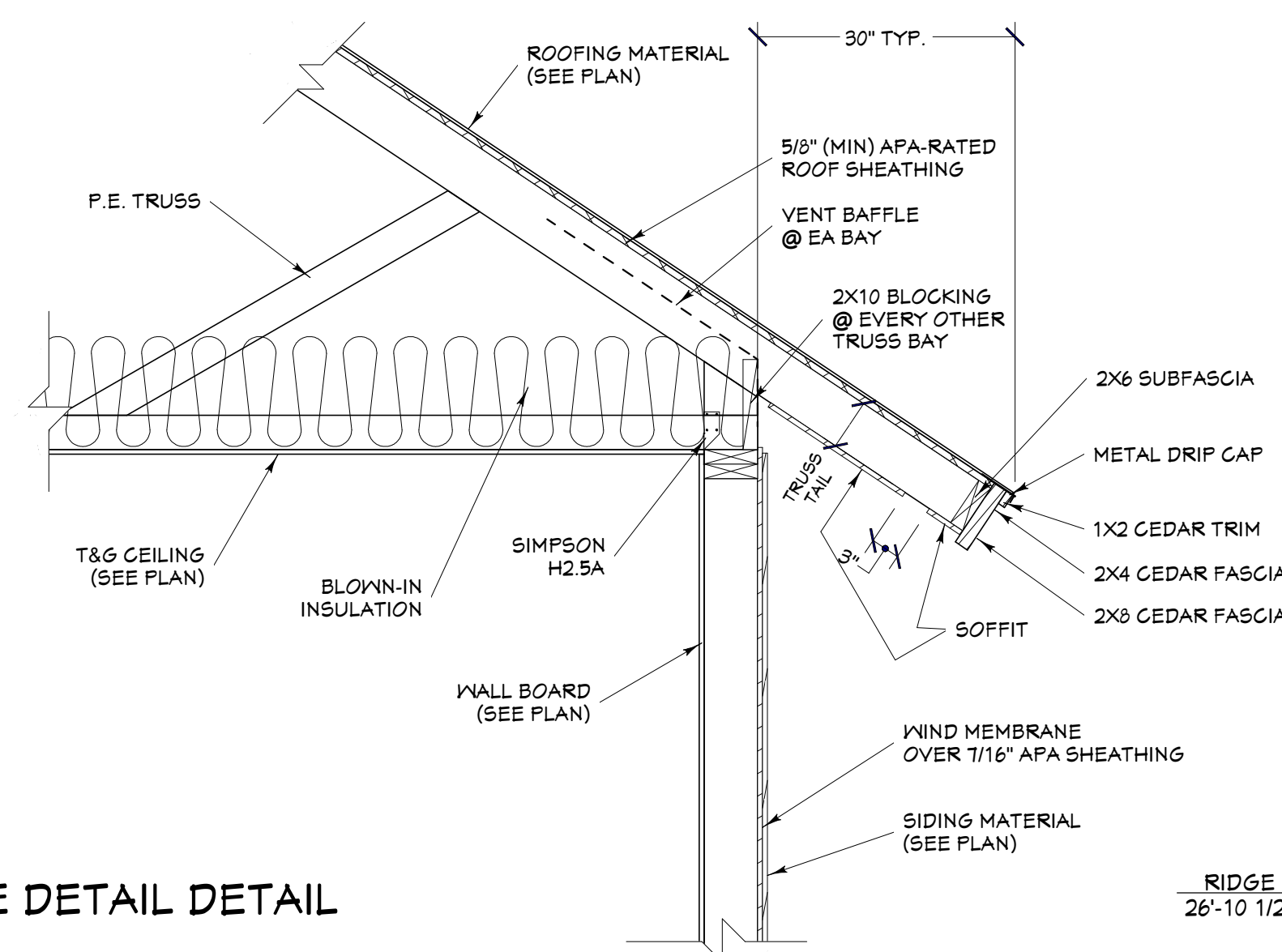
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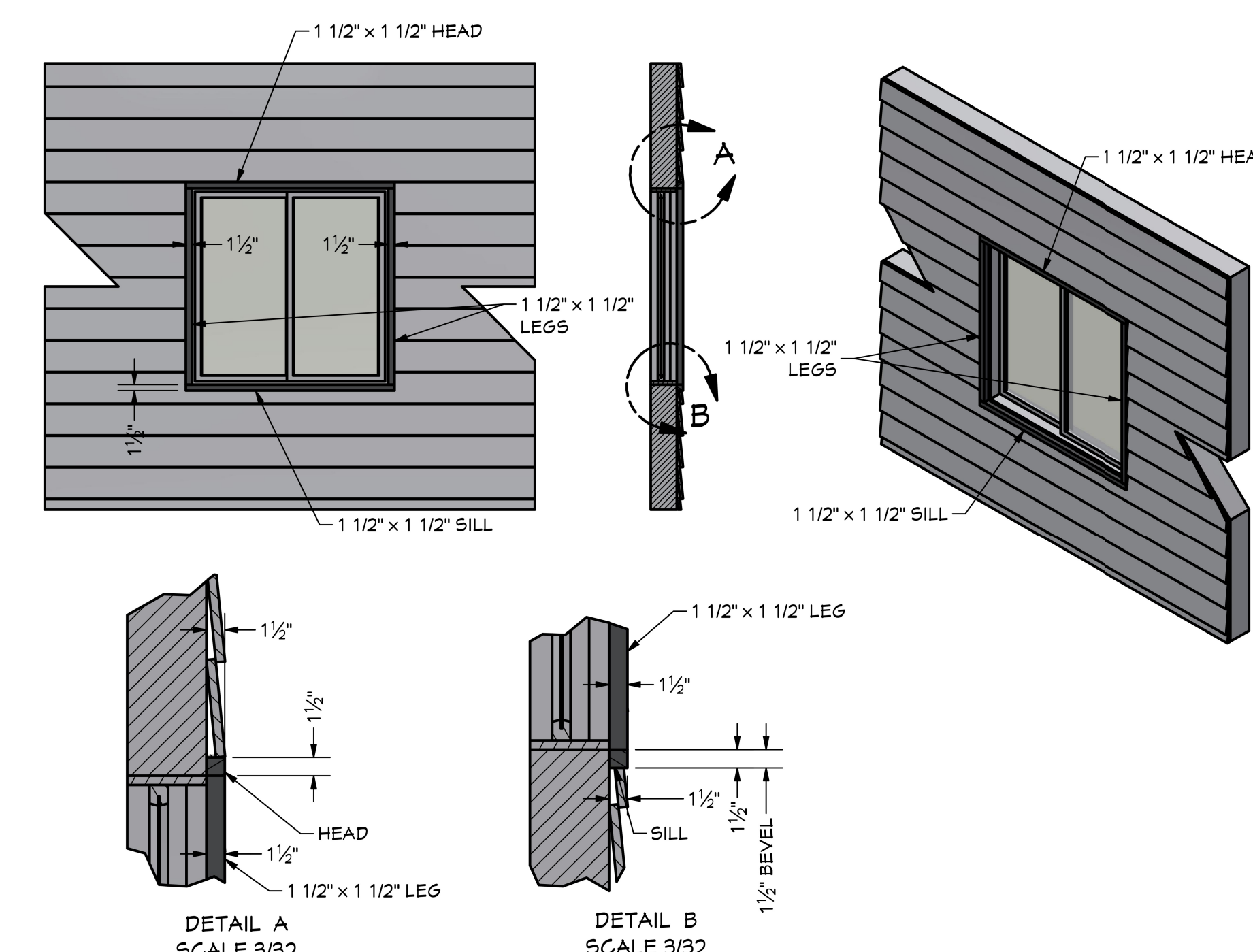
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FT FRONT ELEVATION
1/4 IN = 1 FT



EAVE DETAIL DETAIL



EXTERIOR MATERIALS	
CALLOUT	DESCRIPTION
M01	NATURAL BOARD & BATTEN SIDING - SUMMER WHEAT STAIN
M02	NATURAL STONE VENEER
M03	STANDING SEAM ROOFING - MANSARD BROWN
M04	TRUDEFINITION DURATION - DRIFTWOOD SHINGLES

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RT RIGHT ELEVATION
1/4 IN = 1 FT



SCAN FOR
CURRENT PLAN



SCAN FOR
RENDERINGS



RE REAR ELEVATION
1/4 IN = 1 FT



LT LEFT ELEVATION
1/4 IN = 1 FT

EXTERIOR MATERIALS	
CALLOUT	DESCRIPTION
(M01)	NATURAL BOARD & BATTEN SIDING - SUMMER WHEAT STAIN
(M02)	NATURAL STONE VENEER
(M03)	STANDING SEAM ROOFING - MANSARD BROWN
(M04)	TRUDEFINITION DURATION - DRIFTWOOD SHINGLES

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PROJECT NO.
26-005

BHOTR PHASE 3 LOT 105 4 BDRM WBUNK RM 5-1/2 BATH
10 MOONFLOWER COURT VALLEY CO., ID



CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR TO 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
30" x 42"

INITIAL DATE: 06/06/2026
PRINT DATE: 8/10/2026

DRAWN BY:
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ELEVATIONS

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SHEET NUMBER
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