

PRELIMINARY
NOT FOR CONSTRUCTION

1. DESIGN CRITERIA:
A. DESIGNED USING INTERNATIONAL BUILDING CODE, 2018 EDITION
B. ROOF LIVE LOAD/SNOW LOAD = 150 PSF
C. FLOOR LIVE LOAD = 40 PSF
D. FLOOR DEAD LOAD = 12 PSF
E. WIND SPEED = 115 MPH
F. EXPOSURE TYPE = B
G. DESIGN WIND PRESSURE, P_s = 15.8
H. MINIMUM PROEST 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 (DOES 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 4" LIFTS TO 95% MAXIMUM DRY DENSITY PER ASTM D960.
B. MINIMUM PROEST DEPTHS 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 ALLEVATE 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 STRENGTH 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: 4" 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 MANUFACTURER'S SPECIFIC BOLT PLAN FOR LOG WALL ANCHORS. DO NOT POUR FOUNDATION WITH OUT LOG MANUFACTURER'S 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 A 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 A185, F_y = 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 HOLDDOWS 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. @ POSTS PARALLEL WITH BEARING WALLS ABOVE.
G. MINIMUM HEADER AT BEARING WALL TO BE 4X6 WITH AXG BEARING STUD PLUS KING STUD EACH SIDE. HEADERS WITH LARGER LOADING WILL BE CALLED OUT IN PLANS.
H. ALL ROOF OPENINGS GREATER THAN 12X12' SHALL BE FRAMED IN OPENINGS.
I. GLE LAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 FOR SHARPLY SUPPORTED AND 24F-V6 FOR CANTILEVERED BEAMS. F_b = 2,400 PSI, F_v = 145 PSI, E = 1,600,000 PSI. PROVIDE WET USE GULF 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 (F_y = 48KSI)
C. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD.
D. ALL WORK SHALL BE IN ACCORDANCE WITH THE 8TH 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 F70K ELECTRODES.
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 LOGS AND FRAMED ROOF SYSTEMS.
C. ALL PRE-MANUFACTURED ROOF TRUSSES SHALL BE DESIGNED FOR THE ROOF LOADS SHOWN AND ACCOUNT FOR ANY REQUIRED ADDITIONAL DEPT. VALLEY OR GAVE 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 EMBEDDING 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)						
NEW PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE						
CLIMATE ZONE		TABLE 110.1.1 (PART 2)				
CLIMATE ZONE	CEILING FLOOR AREA	CEILING FLOOR AREA	CEILING FLOOR AREA	CEILING FLOOR AREA	CEILING FLOOR AREA	CEILING FLOOR AREA
1	20	40	60	80	100	120



LIVING SPACE	3540	sq. ft.
UNFINISHED/MECH.	30	sq. ft.
GARAGE	441	sq. ft.
COVERED PORCH/DECK	1275	sq. ft.
UNCOVERED DECK	292	sq. ft.

PAGE	SHEET INDEX
A1	TITLE
A2	COVER SHEET
A3	SITE PLAN
A4	LANDSCAPE PLAN
A5	FLOOR PLAN - 1ST LEVEL
A6	ELEVATIONS

PROJECT NO.
26-013

4 BDRM 3-1/2 BATH
JUG MOUNTAIN RANCH PH 2 - LOT 19 VALLEY CO. ID



SHEET SIZE
36" x 48"

INITIAL DATE: 06/15/2026
PRINT DATE: 7/21/2026

DRAWN BY:
Steve

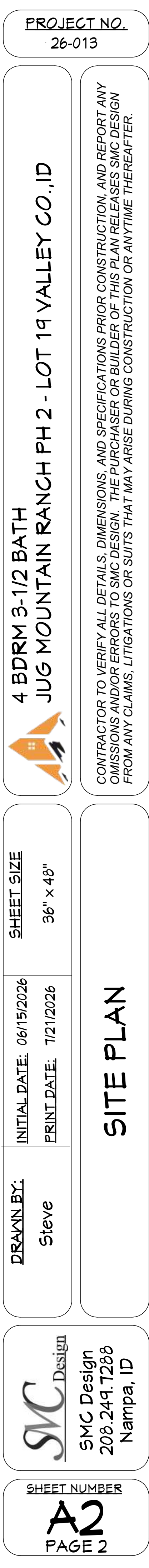
SMC Design
SMC Design
208.249.1288
Nampa, ID

SHEET NUMBER
A1
PAGE 1

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COVER SHEET

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PLANT SCHEDULE			
NUMBER	QTY	COMMON NAME	SCIENTIFIC NAME
1	1	PLANTING AREA	POPULUS TREULOIDES
2	1	PLANTING AREA	CORNUS STOLONIFERA
3	1	PLANTING AREA	HYDRANGEA LYNCHII
4	1	PLANTING AREA	CHAMAENOPHYS VULGARIS
5	1	PLANTING AREA	PLANTING AREA

LANDSCAPE PLAN
1 IN = 8 FT

PROJECT NO.
26-013

4 BDRM 3-1/2 BATH
JUG MOUNTAIN RANCH PH 2 - LOT 14 VALLEY CO. ID



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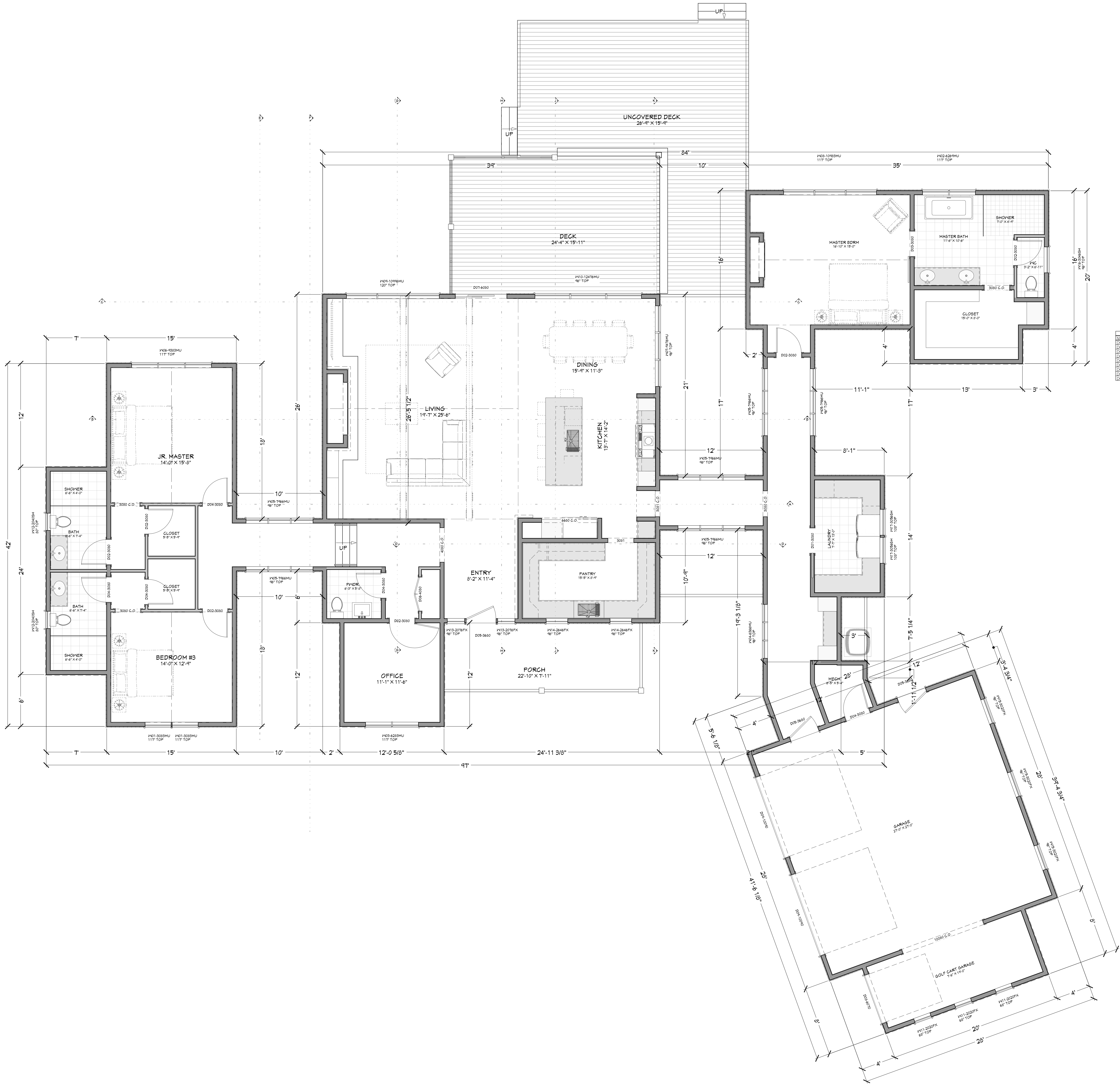
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SHEET NUMBER
A3
PAGE 3

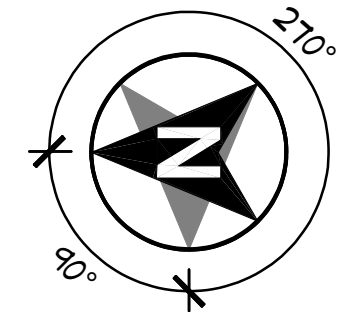
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NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	DOOR SCHEDULE	TRANSFER	TYPE	COMMENTS	HEADER	CALC #	NUMBER
D01	1	1	3000 L	36"	80"	DOOR					2X		D01
D02	5	1	3000 L	36"	80"	HINGED					2X		D02
D03	1	1	3000 R	36"	80"	DOOR					2X		D03
D04	5	1	3000 R	36"	80"	HINGED					2X		D04
D05	1	1	3000 R	36"	80"	HINGED					2X		D05
D06	1	1	3000 R	36"	80"	HINGED					2X		D06
D07	1	1	3000 R	36"	80"	HINGED					2X		D07
D08	1	1	3000 R	36"	80"	HINGED					2X		D08
D09	1	1	3000 R	36"	80"	HINGED					2X		D09
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D14	1	1	3000 R	36"	80"	HINGED					2X		D14
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W12	1	1	3000 L	36"	80"	WINDOW					2X		W12
W13	1	1	3000 L	36"	80"	WINDOW					2X		W13
W14	1	1	3000 L	36"	80"	WINDOW					2X		W14
W15	1	1	3000 L	36"	80"	WINDOW					2X		W15
W16	1	1	3000 L	36"	80"	WINDOW					2X		W16
W17	1	1	3000 L	36"	80"	WINDOW					2X		W17



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

LIVING SPACE	3590	Sq. Ft.
UNFINISHED/MECH.	39	Sq. Ft.
GARAGE	441	Sq. Ft.
COVD PORCH/DECK	1275	Sq. Ft.
UNCOVD DECK	242	Sq. Ft.

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

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4 BDRM 3-1/2 BATH
JUG MOUNTAIN RANCH PH 2 - LOT 19 VALLEY CO. ID



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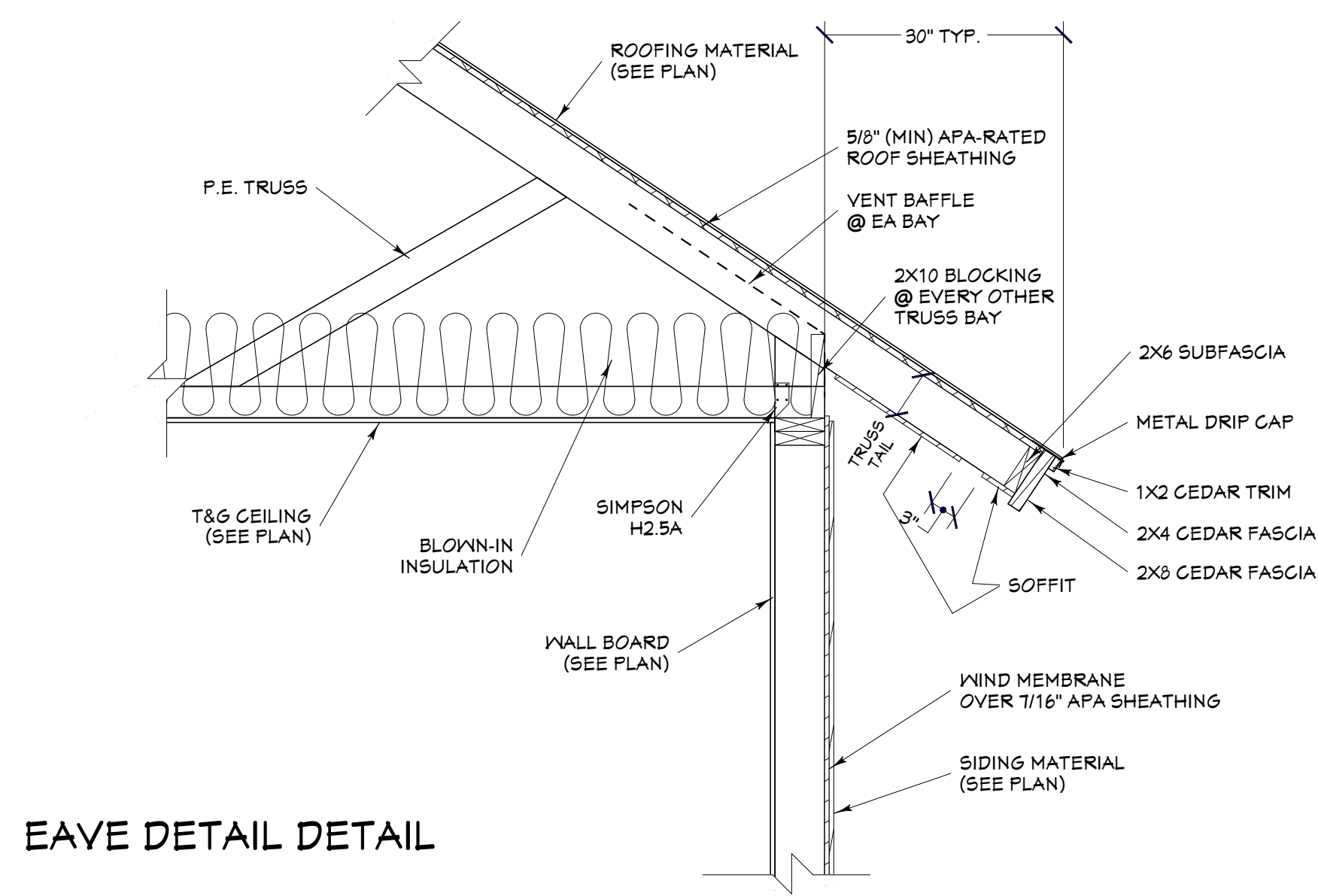
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508.249.1288
Nampa, ID

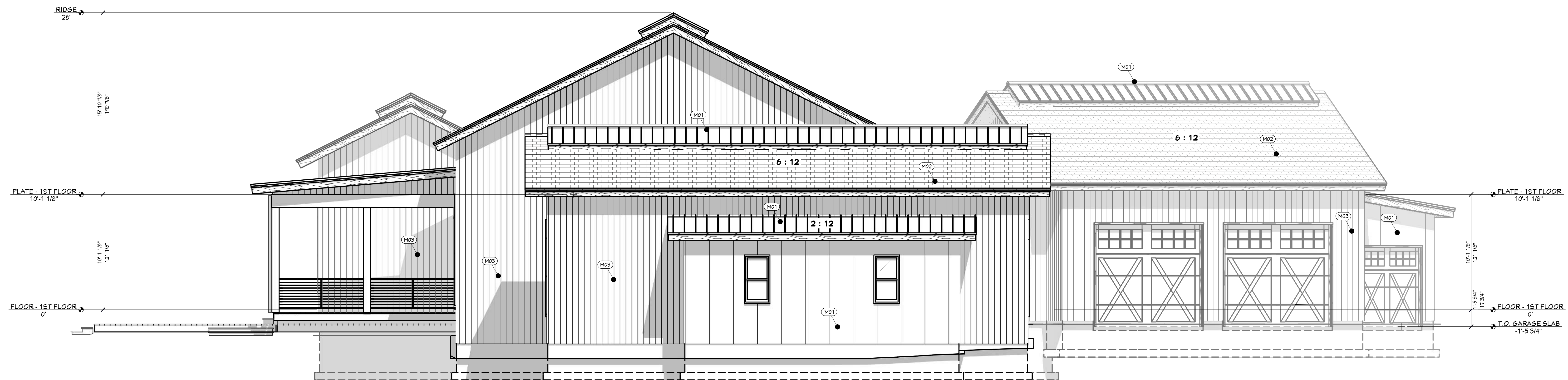
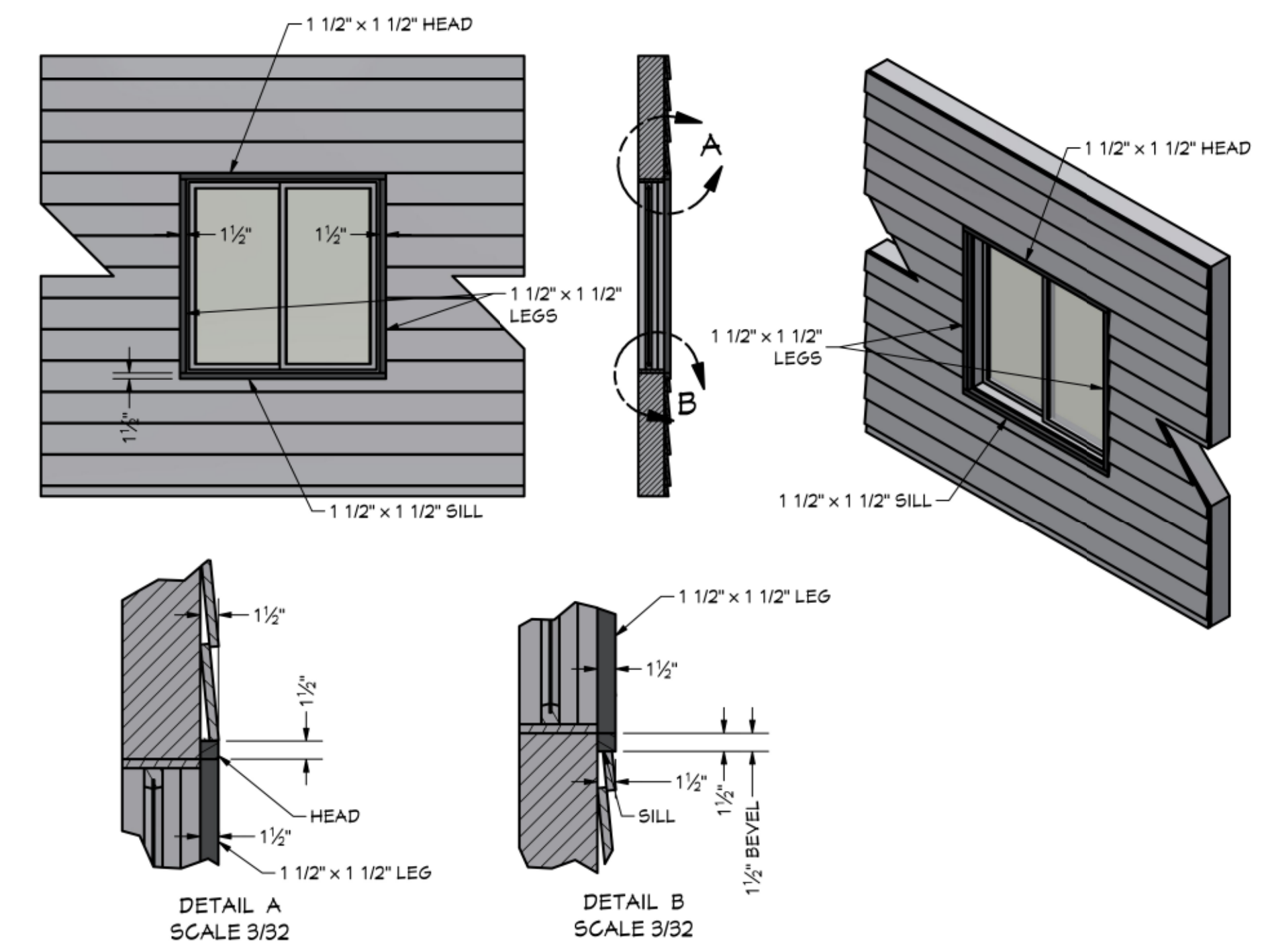
FLOOR PLAN - 1ST LEVEL



FT FRONT ELEVATION
1/4 IN = 1 FT



EAVE DETAIL DETAIL

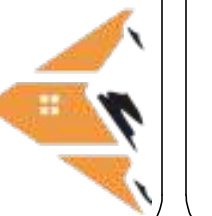


LT LEFT ELEVATION
1/4 IN = 1 FT

PAGE	SHEET INDEX
A1	TITLE
A2	COVER SHEET
A3	SITE PLAN
A4	LANDSCAPE PLAN
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A6	ELEVATIONS

PROJECT NO.
26-013

4 BDRM 3-1/2 BATH
JUG MOUNTAIN RANCH PH 2 - LOT 14 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
36" x 48"

INITIAL DATE: 06/15/2026
PRINT DATE: 7/21/2026

DRAWN BY:
Steve

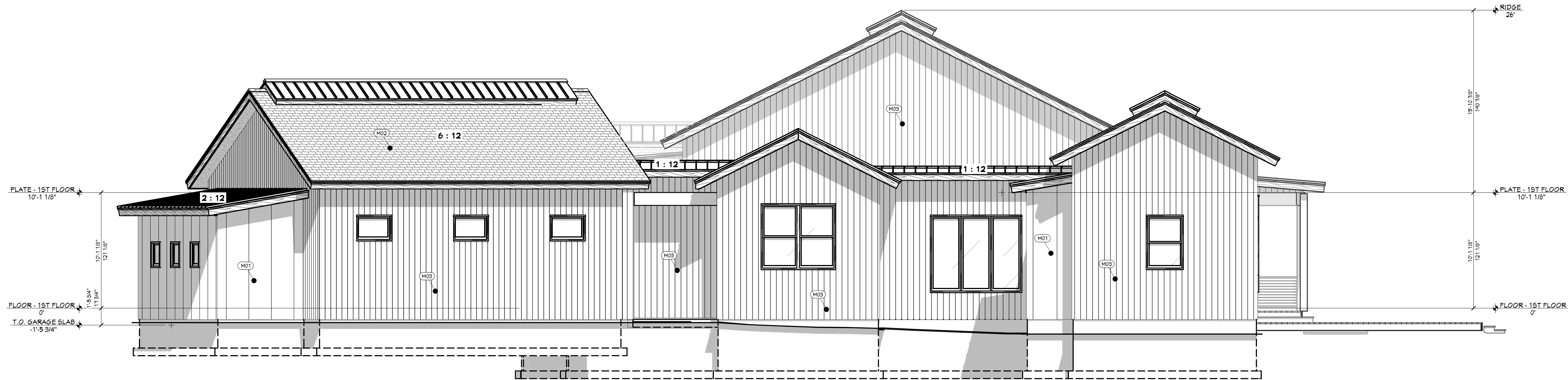
ELEVATIONS

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SHEET NUMBER
A5
PAGE 5



RE REAR ELEVATION
1/4 IN = 1 FT



RT RIGHT ELEVATION
1/4 IN = 1 FT

PAGE	SHEET INDEX
A1	COVER SHEET
A2	SITE PLAN
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A6	ELEVATIONS

PROJECT NO.
26-013

4 BDRM 3-1/2 BATH
JUG MOUNTAIN RANCH PH 2 - LOT 14 VALLEY CO. ID



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SHEET SIZE
36" x 48"

INITIAL DATE: 06/19/2026
PRINT DATE: 7/21/2026

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SHEET NUMBER
A6
PAGE 6