

DESIGN CRITERIA

CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL & GAS CODE (IFGC)
2017 DAHO STATE PLUMBING CODE (ISPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
(ALL W/ LOCAL AMENDMENTS FOR RESIDENTIAL PORTION)

FROST DEPTH: 24 INCHES
SEISMIC ZONE: C
CLIMATE ZONE: 5
BASIC WIND SPEED: 115 MPH
SOIL BEARING CAPACITY: 1500 PSF
ROOF LOADS: 25 PSF LIVE (SNOW)
40 PSF DEAD
FLOOR LOADS: 20 PSF LIVE
20 PSF DEAD

MASONRY TAKEOFF (ESTIMATE)

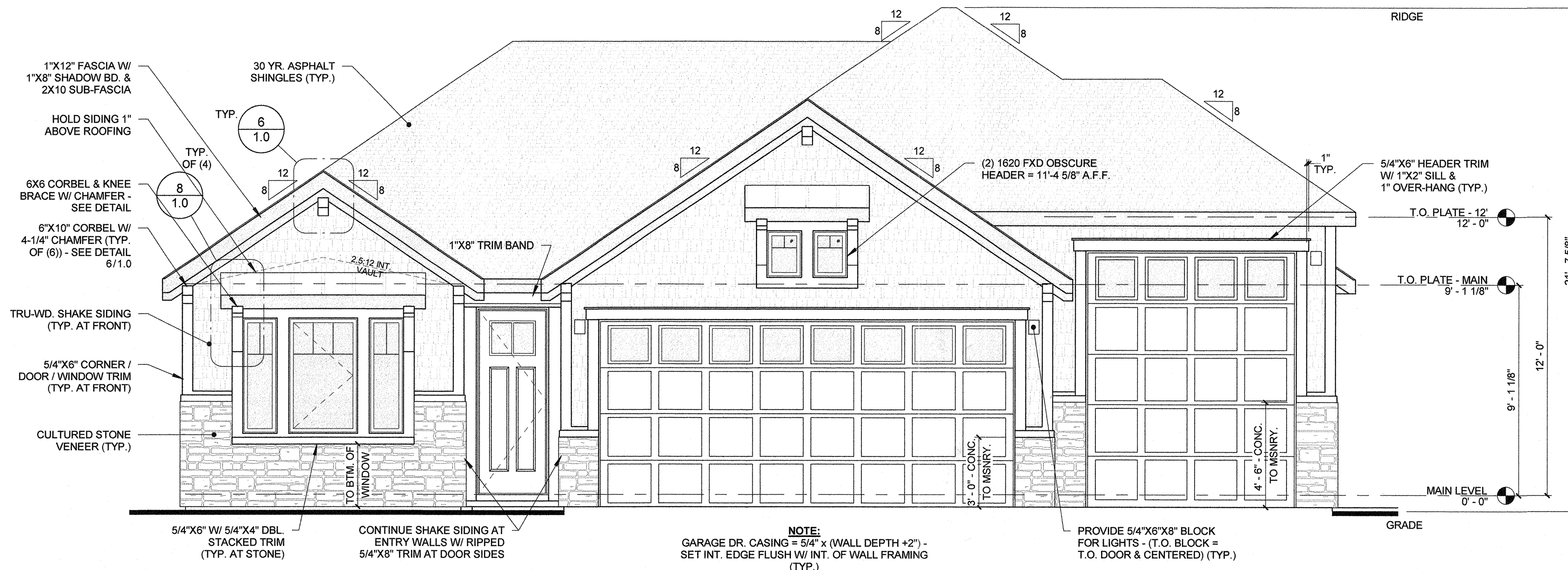
MASONRY - STONE (COBBLEFIELD) 125 SF

SIDING TAKEOFF (ESTIMATE)

EXTERIOR - 8" SIDING / CLAPBOARD 2084 SF
EXTERIOR - SHAKE 554 SF
EXTERIOR - SOFFIT BOARD SIDING 4 SF

GENERAL NOTES

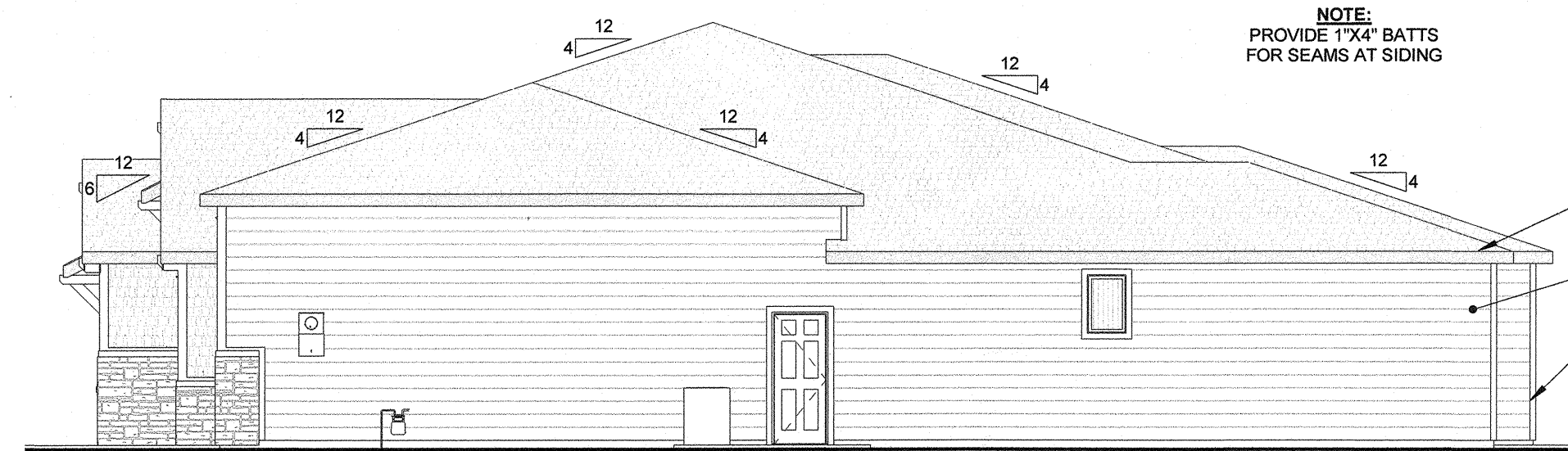
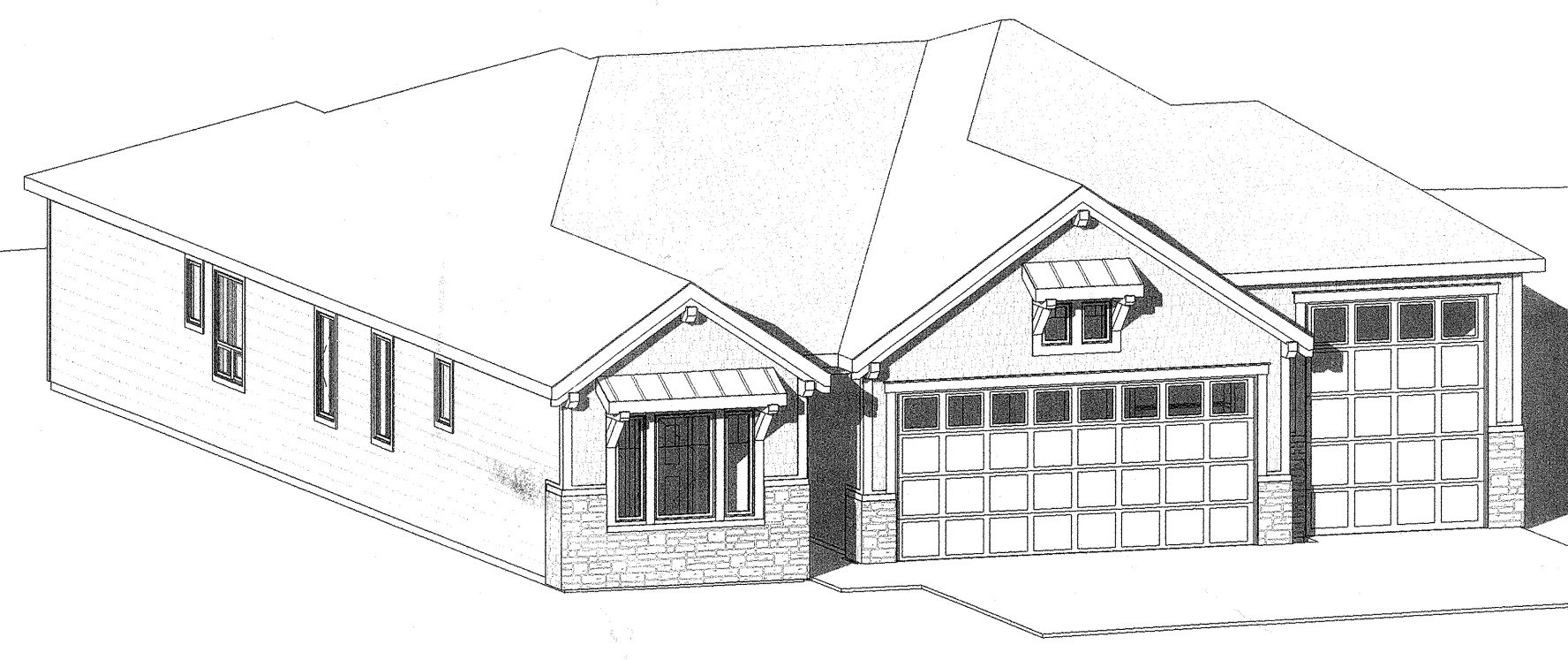
- ALL SETBACKS AND EASEMENTS ARE TO BE LOCATED AND VERIFIED PRIOR TO CONSTRUCTION.
- FINISH GRADE SHALL SLOPE AWAY FROM THE FND. 5% FOR THE FIRST 10-FT. AND 2% THEREAFTER.



FRONT ELEVATION

1/4" = 1'-0"

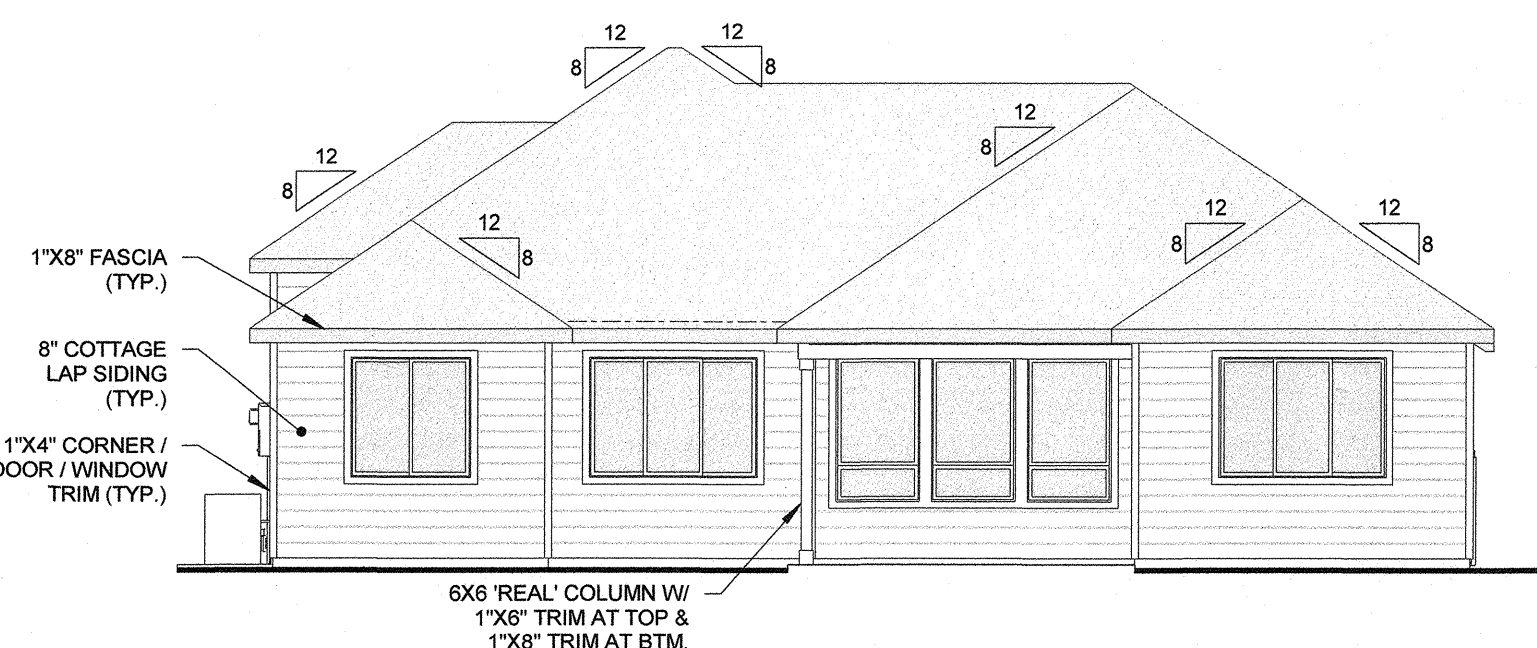
1



RIGHT ELEVATION

1/8" = 1'-0"

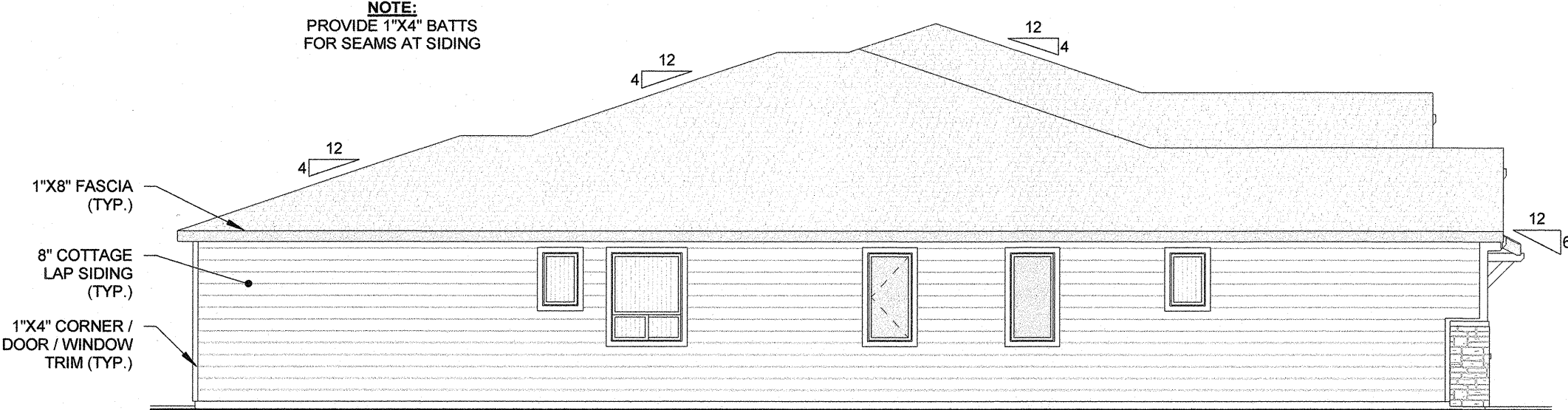
2



REAR ELEVATION

1/8" = 1'-0"

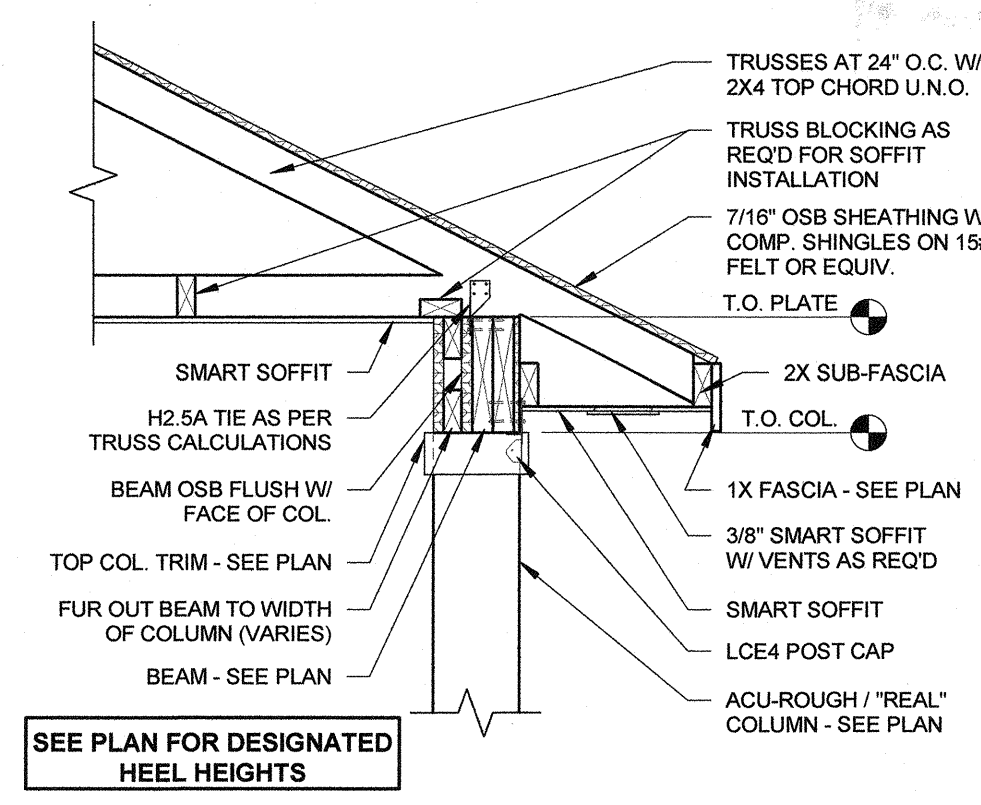
3



LEFT ELEVATION

1/8" = 1'-0"

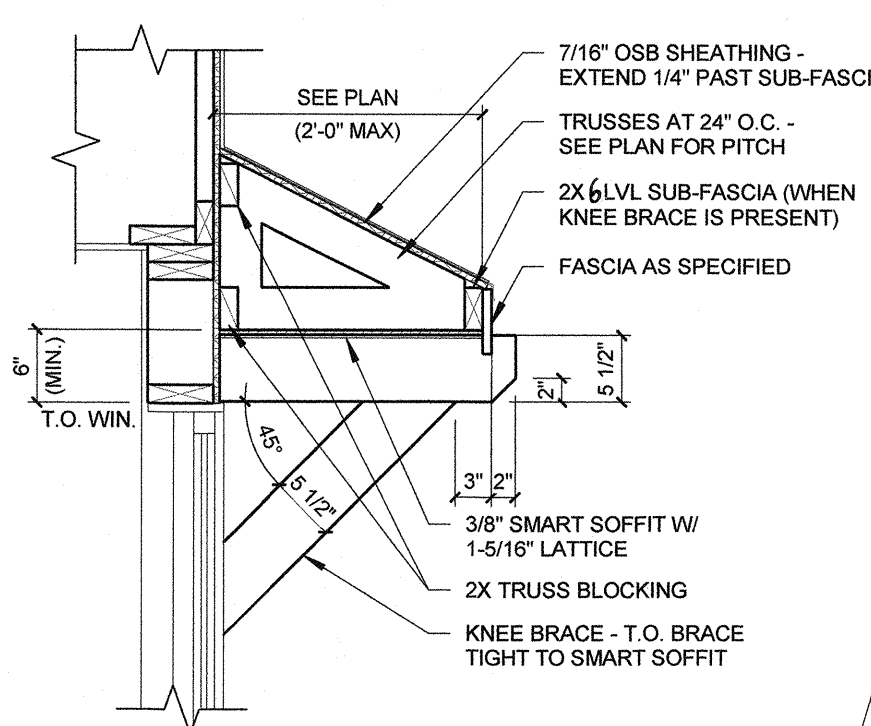
4



TYP. PATIO

3/4" = 1'-0"

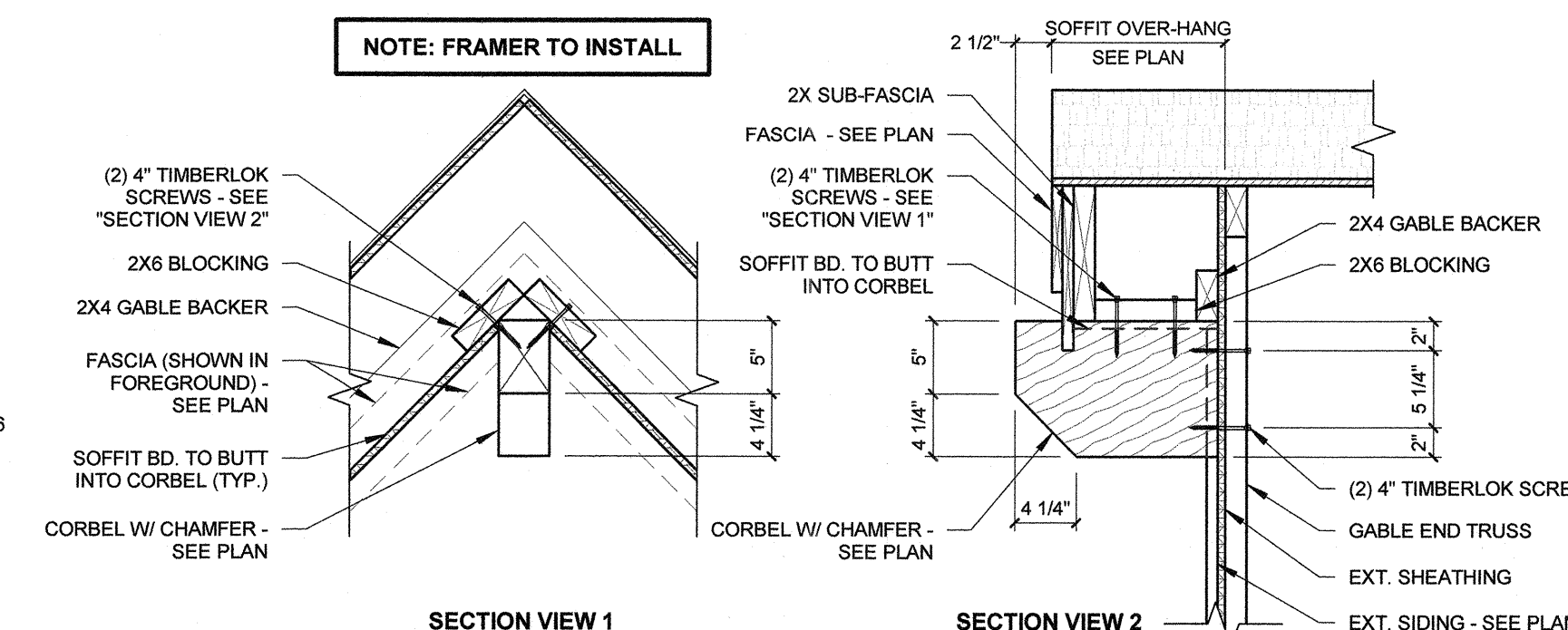
7



E.BROW W/ BRACE

3/4" = 1'-0"

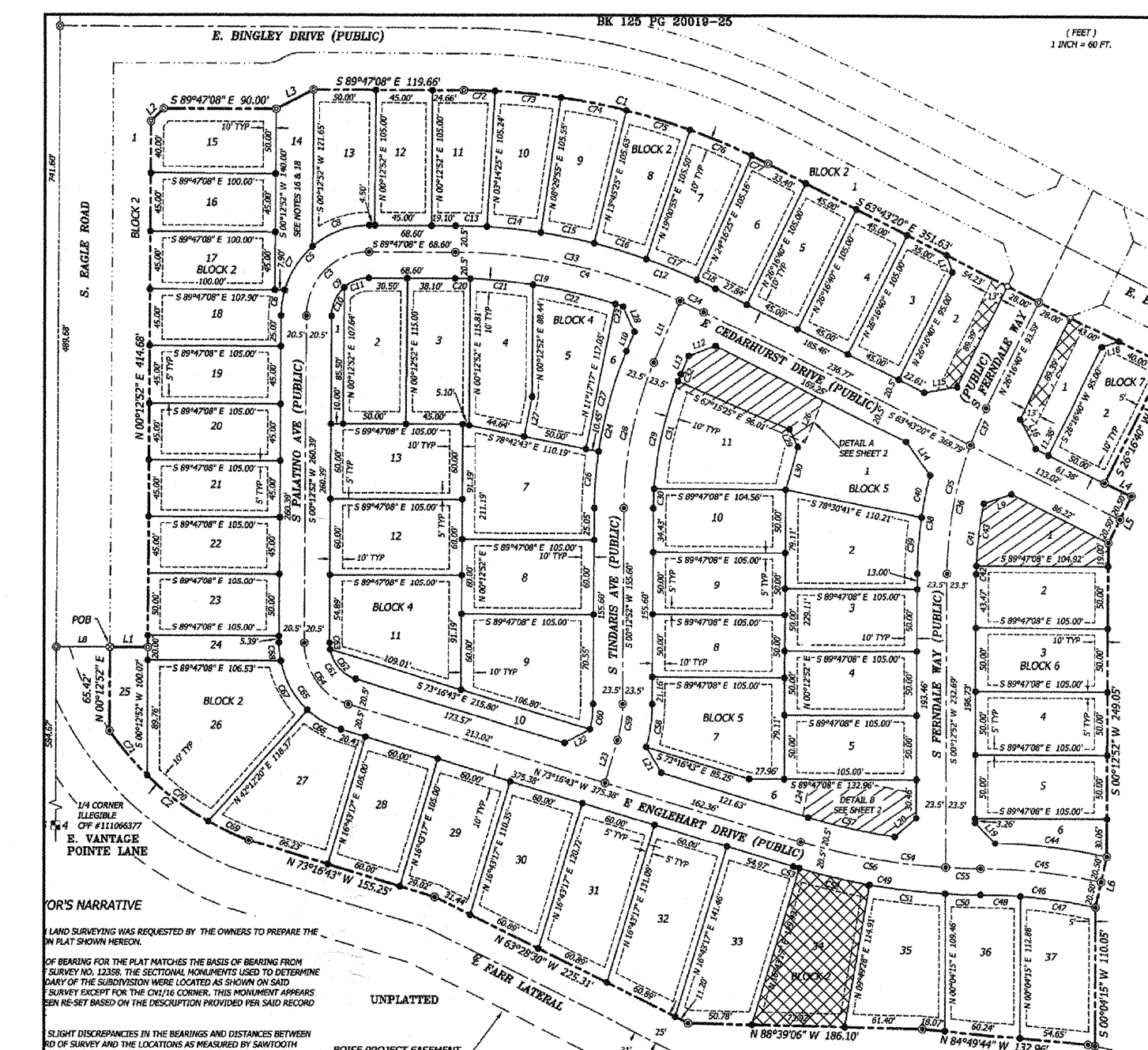
8



CORBEL DETAIL (PEAK)

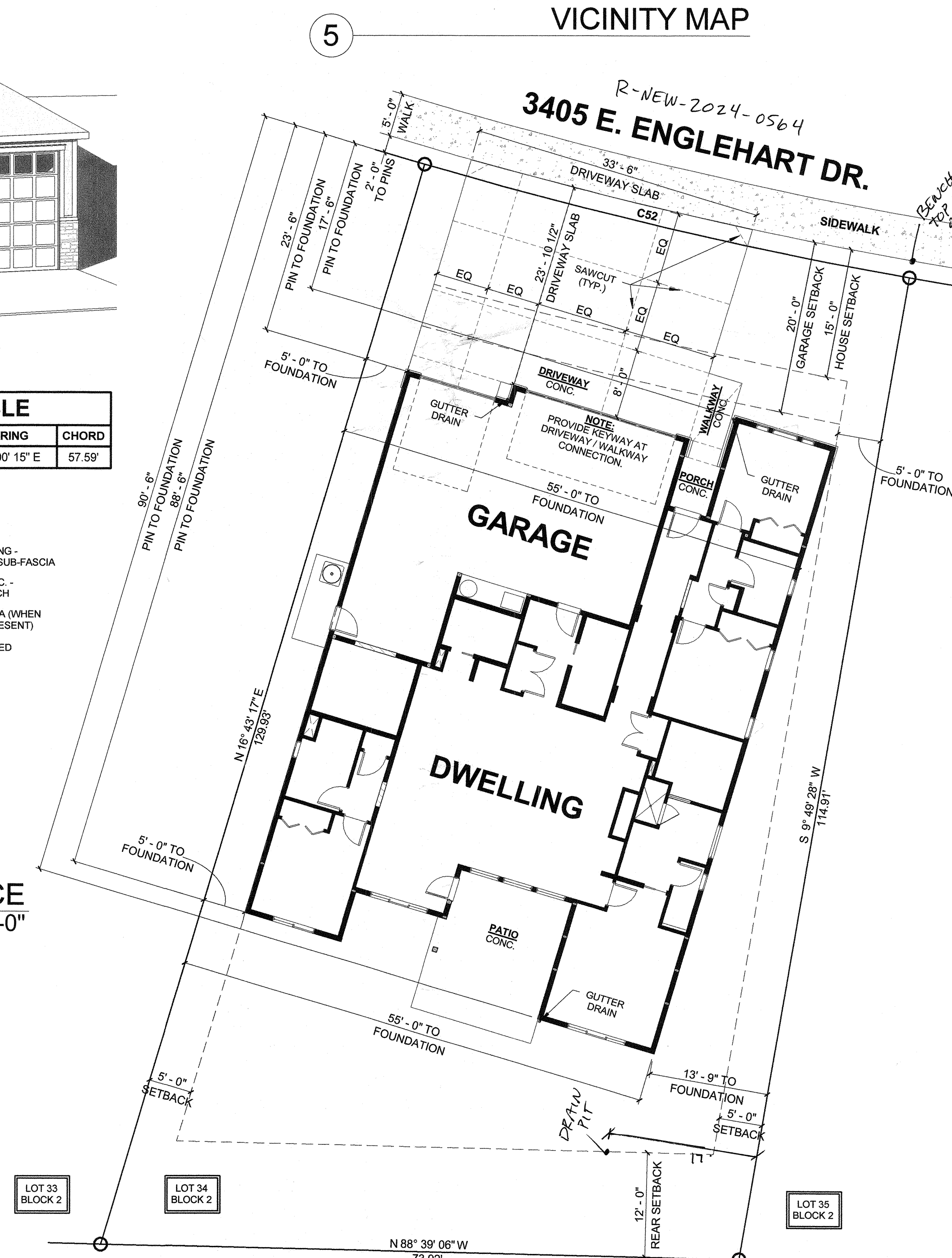
1" = 1'-0"

6



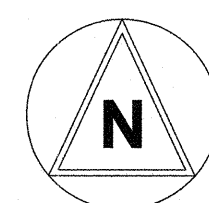
VICINITY MAP

5



SITE PLAN

1" = 10'-0"



GREYHAWK B

MAIN LEVEL 2162 SF
2162 SF

COV. PATIO 137 SF
COV. PORCH 27 SF
GARG./STOR. 975 SF

PROJECT INFO:

LOT: 34
BLOCK: 2
SKYBREAK
SUBDIVISION #2

DRAWN BY: RA
PLOT DATE: 4/17/2024 11:25:37 AM
MSTR DATE: 03.25.24

Intercom
fws

BLACKROCK
HOMES

SHEET TITLE:

ELEVATIONS / SITE

SHEET NUMBER:

1.0

FLOOR PLAN GENERAL NOTES:

- ALL EXTERIOR / BEARING WALLS 2X DF NO.2 STUDS AT 16" O.C. U.N.O.
ALL INTERIOR WALLS 2X DF NO. 2 STUDS AT 16" O.C. U.N.O.
- HEADER HEIGHTS:
MAIN LEVEL - HEADER TIGHT TO PLATE (T.O. R.O. 8' 1-3/8" A.F.F.) U.N.O.
- ALL WINDOWS / DOORS NOT DIMENSIONED SHALL BE CENTERED WITHIN THE ROOM/SPACE.
- USE 5/8" TYPE X DRYWALL ON ALL GARAGE INTERIOR WALLS AND CEILINGS.
- PROVIDE CORROSION RESISTANT HEAD, JAMB AND SILL FLASHING PER 2018 CODE R703.4.
- SAFETY GLAZING REQUIRED PER IRC R308.4:
A. ALL GLASS WITHIN 18" OF FINISHED FLOOR.
B. GREATER THAN 9 SQ. FT. IN AREA.
C. ALL GLASS WITHIN 24" ARC OF DOORS.
- FRAMER TO VERIFY CABINET LAYOUT W/ CONTRACTOR.
- USE LVL STUDS AT **ALL 2X6 END WALL** CONDITIONS.

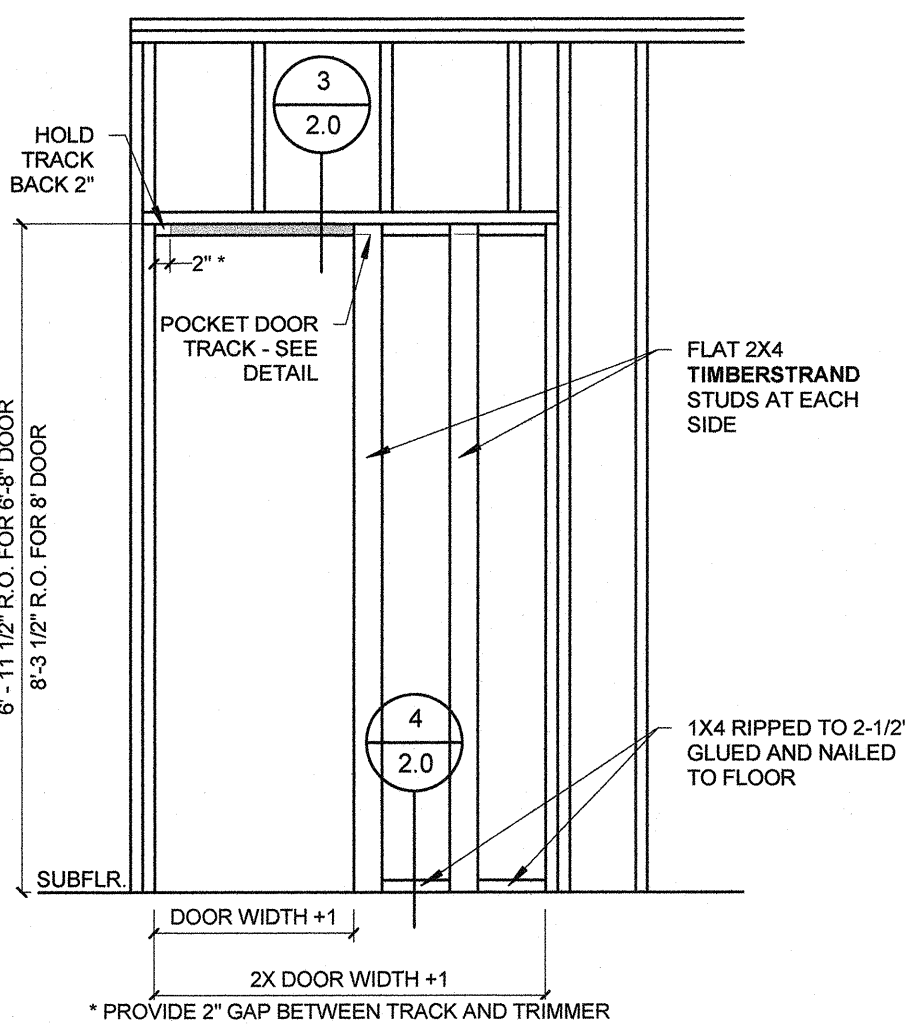
■ DENOTES FUR DOWN CEILING LOCATIONS

□ T.O. PLATE = 9' 1-1/8" A.F.F.

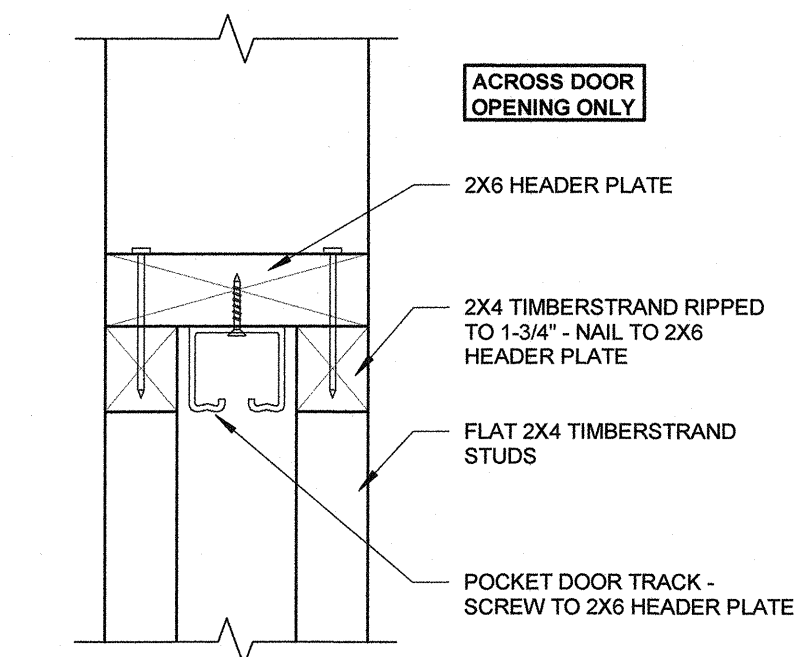
■ T.O. PLATE = 12' 1-1/8" A.F.F. (RV BAY GARAGE)

■ 2X WALL W/ INSULATED 2X6 WALL ON TOP TO & FRAMED TO UNDERSIDE OF TRUSSES - SEE "6-SIDED FRAMING" DETAIL.

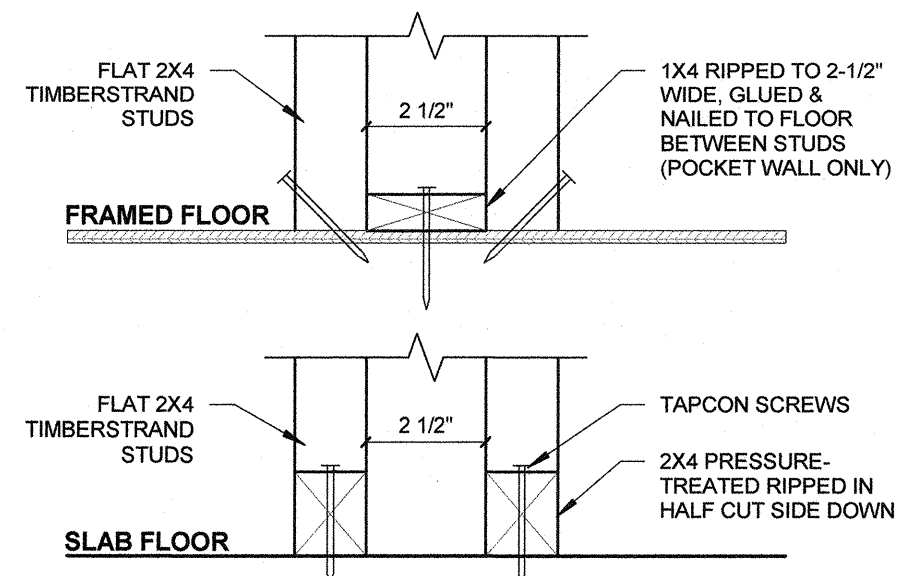
X SHELVING DESIGNATION - SEE "SHELVING DETAIL" SHEET.



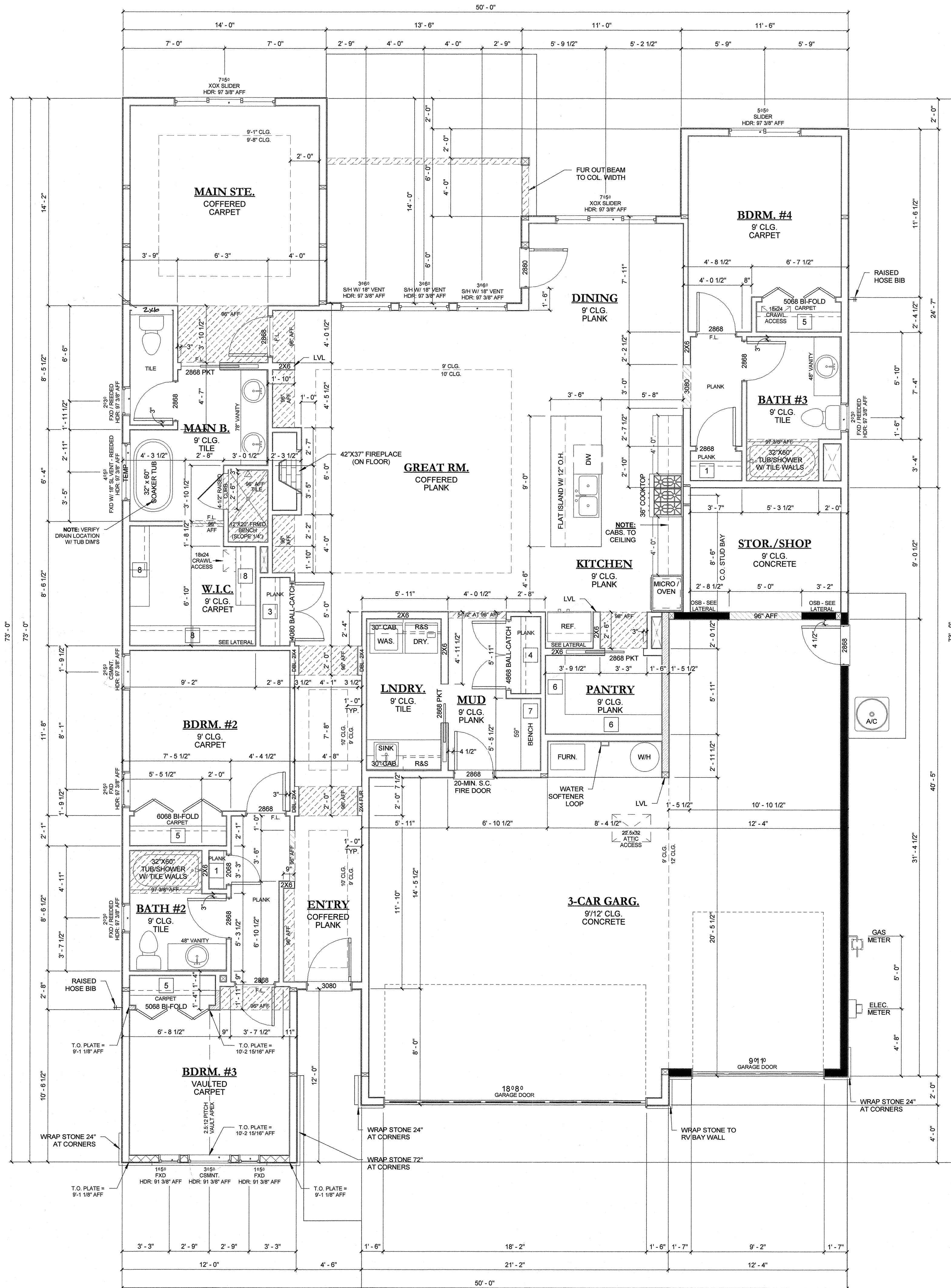
2 PKT. DR. SECTION
1/2" = 1'-0"



3 PKT. DOOR TRACK
3" = 1'-0"



4 PKT. DOOR FLOOR
3" = 1'-0"



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

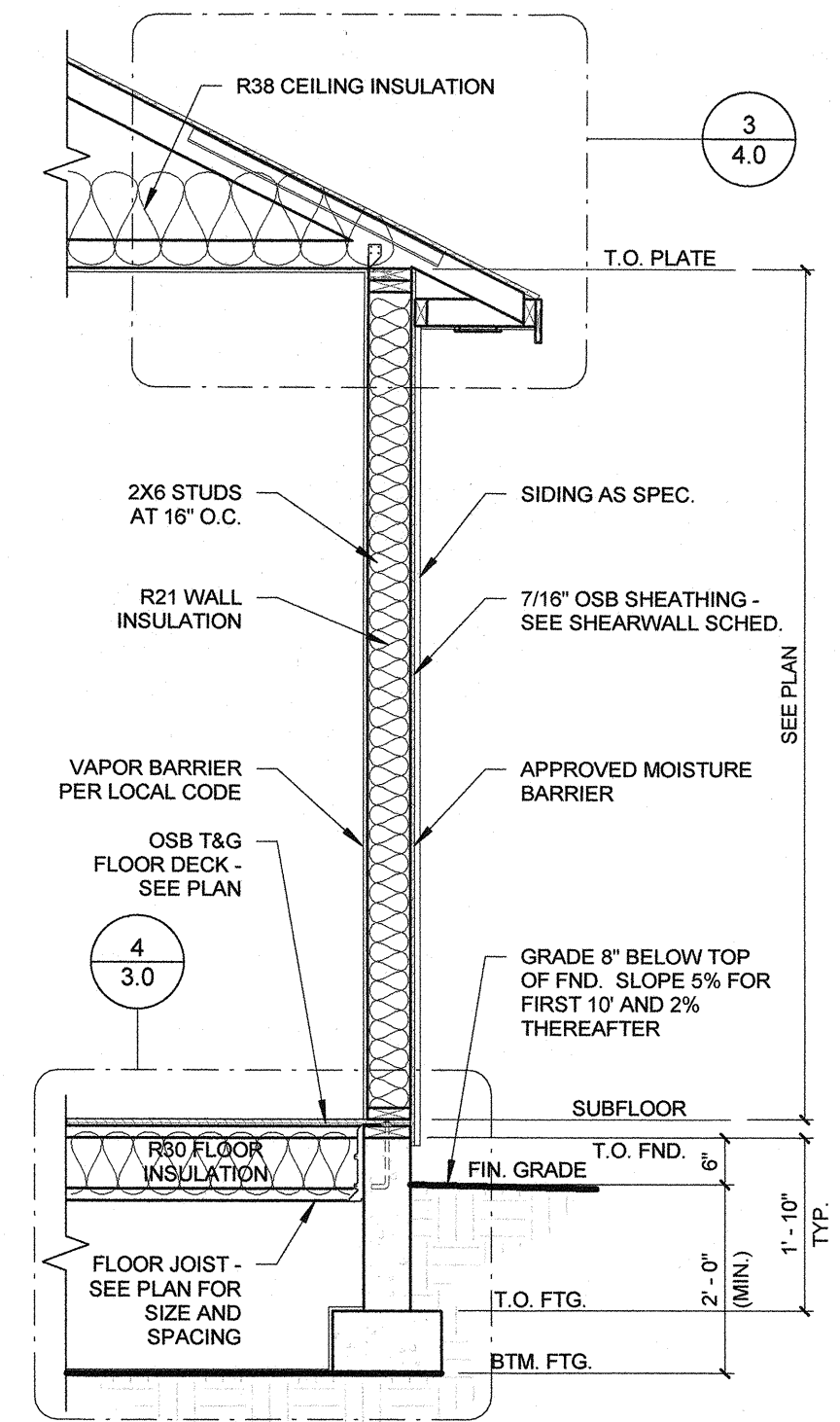
WINDOW SCHEDULE		
COUNT	TYPE	SIZE
1	CASEMENT	2650
1	CASEMENT	3050
2	FIXED	1620
2	FIXED	1650
1	FIXED	2650
3	FIXED - REEDED	2030
3	SINGLE HUNG W 18-IN VENT	3680
1	SINGLE HUNG W SLIDER VENT - REEDED	4050
1	SLIDER	5050
2	XOX - SIDE SLIDERS	7050
17		

LUMBER SUPPLIER: 2-DAY NOTICE FOR 1ST DROP	BMC / CLAY PEUGH PHONE: 208-941-4402
TRUSS SUPPLIER: 2-DAY NOTICE FOR 1ST DROP	INTEFRAME / NATE PHONE: 208-713-3992
WINDOW SUPPLIER: 2-DAY NOTICE FOR DROP	ATKINSONS / DAKOTA PHONE: 208-954-6480
BLACKROCK SUPERINTENDENT:	JAYDEN PHONE: 208-999-1431

FLOORING TAKEOFF (ESTIMATE)	
CARPET	669 SF
PLANK	959 SF
TILE	269 SF

DOOR / WIND. FRM'G SCHEDULE			
	TYPE	R.O. WIDTH	R.O. HEIGHT
EXTERIOR	WINDOWS	CALL-OUT	1/4" UNDER CALL-OUT
	SLIDING GLASS DR.	CALL-OUT	1/4" UNDER CALL-OUT
	FRONT DOOR	2" OVER CALL-OUT	82-1/4" OR 99"
	HOUSE/PATIO SWING DR.	2" OVER CALL-OUT	82-1/4"
	ATRIUM	3" OVER CALL-OUT	83" OR 99"
INTERIOR	GARAGE / HOUSE	2" OVER CALL-OUT	83"
	GARAGE / WORLD	2" OVER CALL-OUT	82-1/2"
	STANDARD INTERIOR	2" OVER CALL-OUT	83" OR 99"
	BI-FOLD	1-1/2" OVER CALL-OUT	82"
	BI-PASS	1" OVER CALL-OUT	83"
	BALL CATCH	2" OVER CALL-OUT	83" OR 99"
	FRENCH	3" OVER CALL-OUT	83" OR 99"
	POCKET	SEE POCKET DOOR FRAMING DETAIL	

NOTE: ALL DOOR R.O.'S TO BE 3" FROM ADJ. WALL, U.N.O.



5 TYP. WALL
1/2" = 1'-0"

GREYHAWK B

MAIN LEVEL 2162 SF
2162 SF

COV. PATIO 137 SF
COV. PORCH 27 SF
GARG./STOR. 975 SF

PROJECT INFO:
LOT: 34
BLOCK: 2
SKYBREAK SUBDIVISION #2

DRAWN BY: RA
PLOT DATE: 4/17/2024 11:25:40 AM
MSTR DATE: 03.25.24

BLACKROCK HOMES



FOR TALL WALL, TALL WALL LATERAL AND GARAGE DOOR HEADERS ONLY

SHEET TITLE:
FLOOR PLANS / TYP. WALL

SHEET NUMBER:
2.0

1. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF - SANDY LOAM AND CLAY. OTHER CONDITIONS MAY REQUIRE SPECIAL PROVISIONS IN FOUNDATION DESIGN AND CONSTRUCTION.

PROVIDE (2) #4 HORIZONTAL REBAR AT TOP & BOTTOM IN STEM WALL & (2) #4 HORIZONTAL REBAR IN FOOTING. ALSO PROVIDE VERTICAL #4 REBAR AT 16" ON CENTER - ALTERNATE HOOKS IN FOOTING. EXTEND REINFORCING 24" MINIMUM AROUND CORNERS BEFORE TERMINATING.

2. WHERE FLOOR JOISTS ARE PERPENDICULAR TO FOUNDATION, CENTER ANCHOR BOLTS IN STEIN WALL.
3. PROVIDE SOLID BLOCKING THROUGH FLOOR CAVITY AT ALL POINT LOAD LOCATIONS.
4. PROVIDE 18" CRAWL SPACE CLEARANCE UNDER GIRDERS AND MINIMUM 24" CLEARANCE UNDER FLOOR JOISTS.
5. COVER ENTIRE CRAWL SPACE WITH 6MIL. VISQUEEN VAPOR BARRIER.
6. USE 7/8" T&G OSB DECKING OVER 9-1/2" I-JOISTS AT 24" ON CENTER (13'-6" MAX. CLEAR SPAN). FRAMING SUB-CONTRACTOR MAY NEED TO ADJUST JOIST SPACING AS REQUIRED FOR PLUMBING ITEMS THAT REQUIRE A DRAIN THROUGH THE FLOOR ABOVE.
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WOOD OR EQUALLY WATER RESISTANT PER CODE.
8. USE (1) 2"x2"x3/16" PLATE WASHER AT EVERY ANCHOR BOLT LOCATION. (NOTE: DO NOT COUNTER SINK ANCHOR BOLTS INTO SOLE PLATE.)
9. PROVIDE R-30 INSULATION BETWEEN FLOOR JOISTS OVER ALL UNHEATED AREAS.

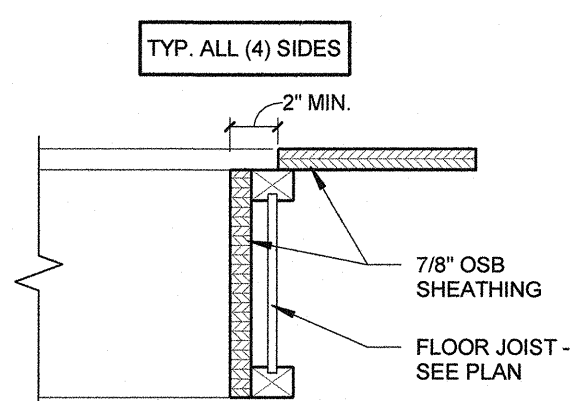
 PROVIDE JOIST BLOCKING.
NOTE: USE 1-1/8" x 9-1/2" RIM OR
1-3/4" X 9-1/2" LVL TIGHT BETWEEN JOISTS.

10. PROVIDE 1/2" DIAMETER X 10" ANCHOR BOLTS AT 72" ON CENTER AT ALL EXTERIOR PRESSURE TREATED PLATE LOCATIONS. INSTALL (2) BOLTS PER PLATE AT 12" MAXIMUM AWAY FROM END OF PLATES OR END OF STEM WALL. **NOTE:** FROM EXTERIOR EDGE OF STEM WALL - SET IN 2" AT 2X4 WALLS & 2-3/4" AT 2X6 WALLS.
11. WALL FRAMING OUTLINE.
12. 9" FOOTING BLOCK-OUT FOR CONDUIT.
13. GROUND ROD.
14. 30" DIAMETER SONO-TUBE, BTM. OF SONO-TUBE 24" MIN. BELOW GRADE TOP OF SONO-TUBE 10" BELOW TOP OF FOUNDATION. THICKEN SLAB OVER SONO-TUBE. INSTALL PER MANUF.
15. SEWER CLEAN-OUT - SET 6" BELOW TOP OF STEM WALL.
16. DIG CRAWL 6" DEEPER FOR HVAC ACCESS - SEE DASHED LINE.
17. MECHANICAL DROP.
18. HOLD SILL PLATE FLUSH TO THIS SIDE OF STEM WALL.
19. GUTTER DRAIN LOCATION.
20. 6"X16" FOUNDATION VENT - PER CODE R408 (TYP.).
21. DOUBLE 2X4 JOIST SUPPORT.
22. BLOCK OUT FOR MAN DOOR.

NOTE: ALL FOOTINGS 'F1' UNLESS NOTED OTHERWISE

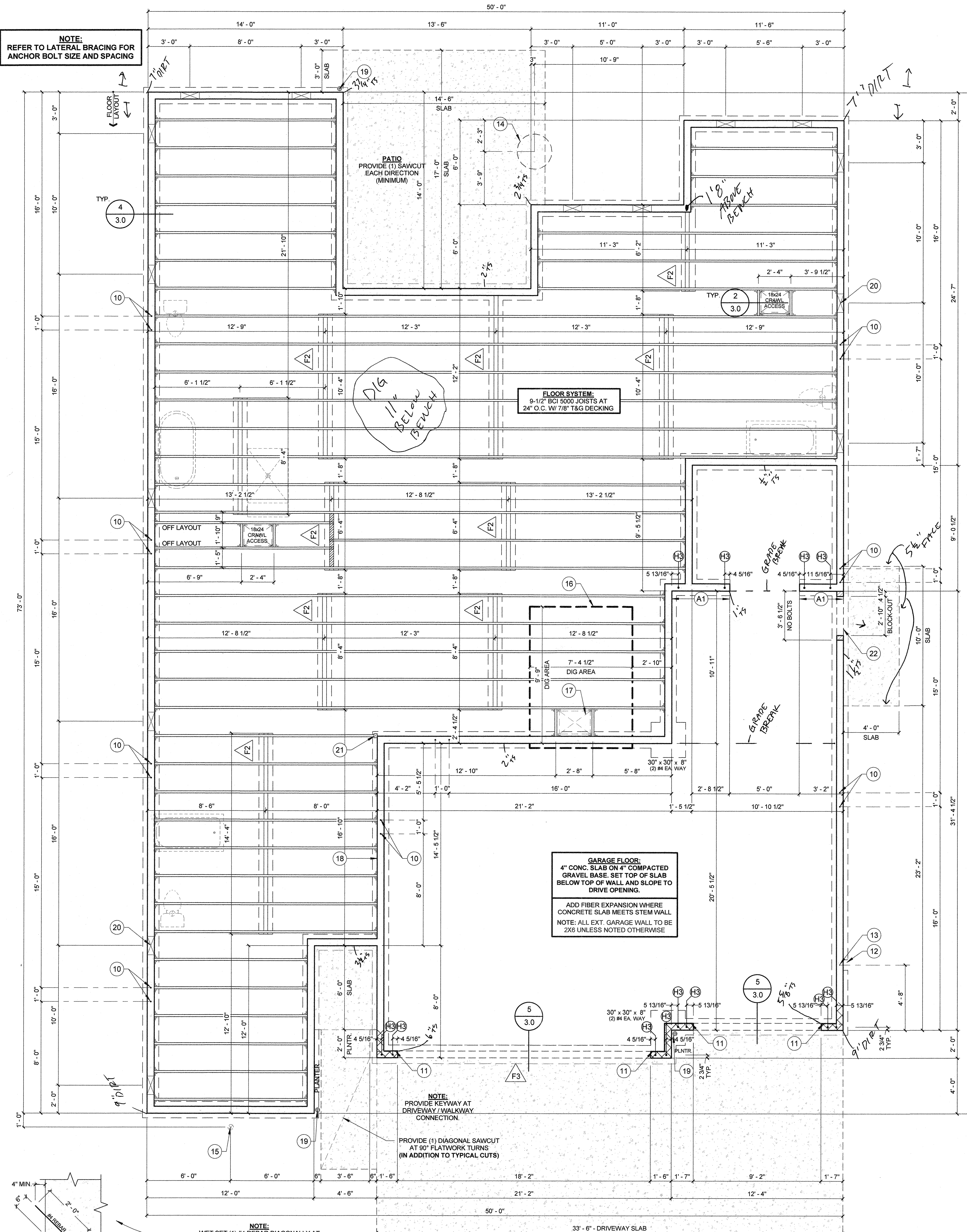
NOTE: SEE FND./FRAMING SHEETS FOR DIMENSIONS

NOTE: SEE FND./FRAMING SHEETS FOR DIMENSIONS



2

NOTE:
REFER TO LATERAL BRACING FOR
ANCHOR BOLT SIZE AND SPACING



1

OSB T&G FLOOR DECK - SEE PLAN

FLOOR JOIST - SEE PLAN FOR SIZE AND SPACING

JOIST BLOCKING

2X PONY WALL - TOP OF WALL = BOTTOM OF JOIST - STUD LAYOUT TO MATCH JOIST SPACING

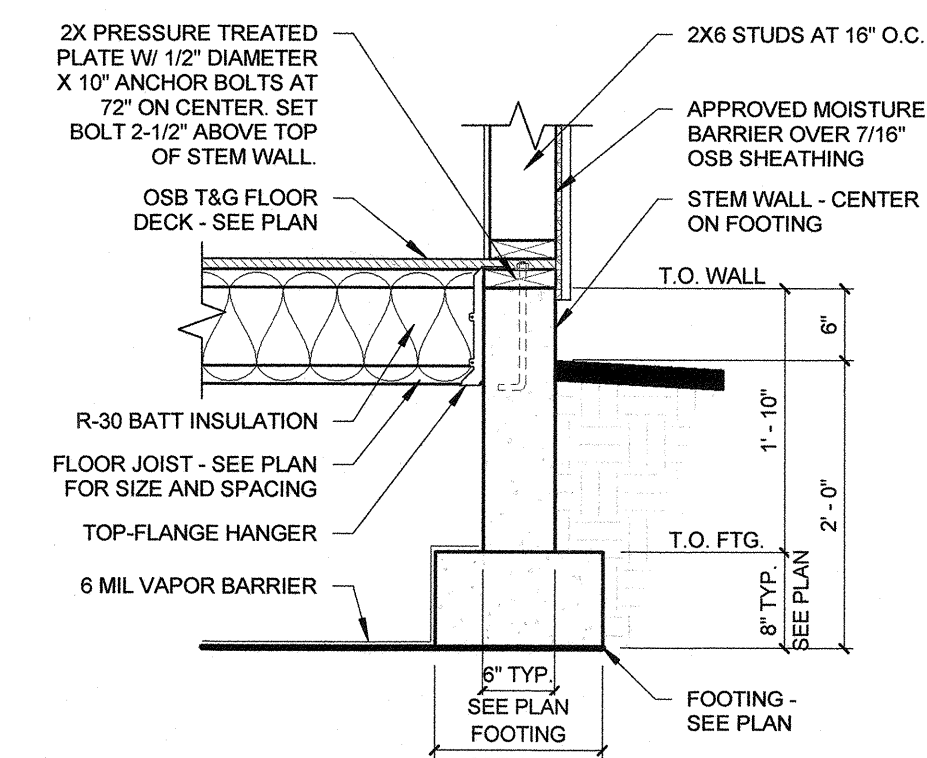
6 MIL. VAPOR BARRIER

FOOTING - SEE PLAN

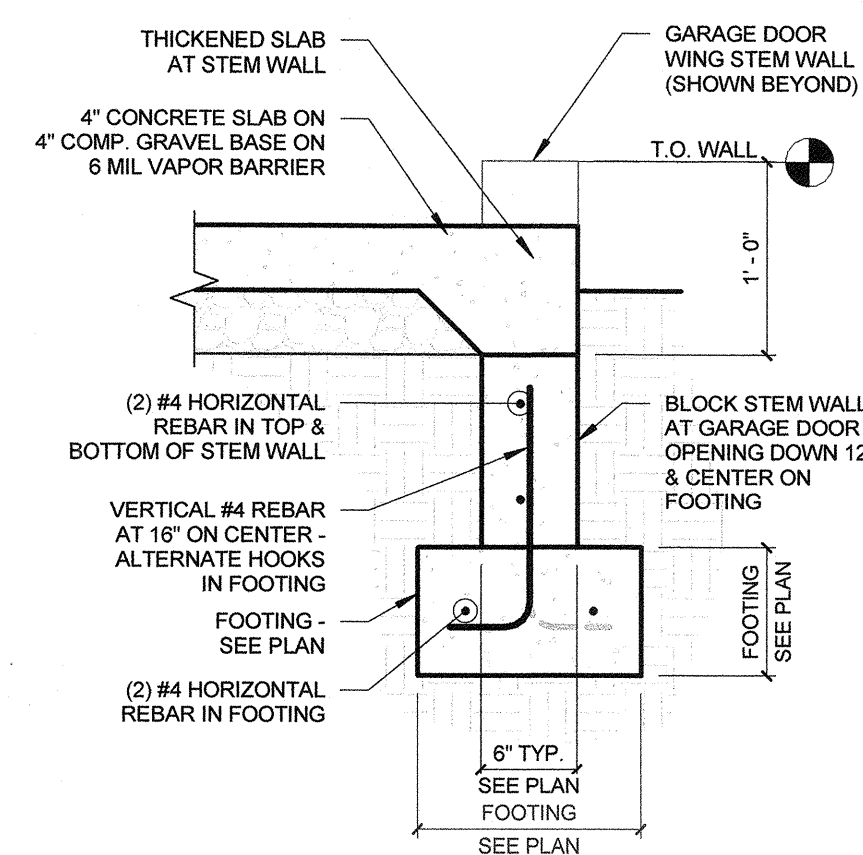
8" TYP. SEE PLAN

1" - 0" TYP. SEE PLAN (IN)

3

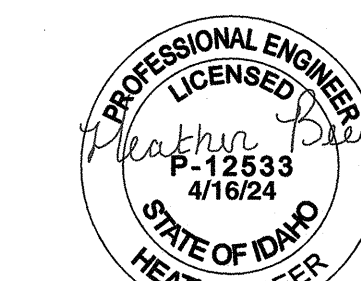


4



5

BLACK ROCK



SHEET NUMBER:

3.0

1. SEE FLOOR PLAN FOR PLATE HEIGHTS.
2. REFER TO LATERAL BRACING FOR SHEATHING REQ'S PRIOR TO FRAMING.
3. PROVIDE (2) STUDS UNDER ALL BEARING POINTS U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS TO FOUNDATION. SOLID BLOCK BETWEEN ALL FLOOR CAVITIES, MATCHING COLUMN SIZE ABOVE.
4. UNLESS OTHERWISE NOTED, PROVIDE (1) KINGSTUD AND (1) TRIMMER AT ALL OPENINGS LESS THAN 6'-0" AND (2) KINGSTUDS AND (2) TRIMMERS AT ALL OPENINGS GREATER THAN 6'-0".
5. TRUSS-TO-TRUSS CONNECTIONS PROVIDED BY TRUSS MFR. TRUSS MFR. SHALL VERIFY ALL DIMENSIONS OFF OF FND. PLAN AND FLOOR PLAN PRIOR TO TRUSS FABRICATION AND NOTIFY BLACKROCK HOMES OF ANY LAY-OUT CHANGES.
6. CONTRACTOR SHALL INSTALL TRUSSES AS PER TRUSS MANUFACTURER'S SPECIFICATIONS, INCLUDING PROVIDING FASTENERS TO RESIST ANY UPLIFT.
7. ROOF SHEATHING - 7/16" APA RATED OSB WITH:
 - A. **8D NAILS:** AT 6" O.C. ALONG EDGES AND DIAPHRAGM BOUNDARIES AND 12" O.C. IN THE FIELD.
 - B. **16 GA STAPLES:** AT 3" O.C. ALONG EDGES AND DIAPHRAGM BOUNDARIES AND 6" O.C. IN THE FIELD.
8. EXTERIOR WALLS TO BE 2X DF No. 2 STUDS AT 16" O.C.
INTERIOR (NON-BEARING) WALLS TO BE 2X DF No. 2 STUDS AT 16" O.C.
9. PROVIDE ATTIC VENTILATIONS AS REQUIRED BY CODE.
10. FRAMER TO GAP SHEATHING 1/8".
11. USE LVL STUDS AT ALL 2X6 END WALL CONDITIONS.
12. STRAP ALL EXTERIOR BEAMS W/ LSTA24 TO SUPPORTING COLUMNS U.N.O.
13. STRAP ALL BEAMS THAT DISRUPT TOP PLATE CONTINUITY W/ LSTA24 U.N.O. (CENTER STRAP ON DOUBLE TOP PLATE).

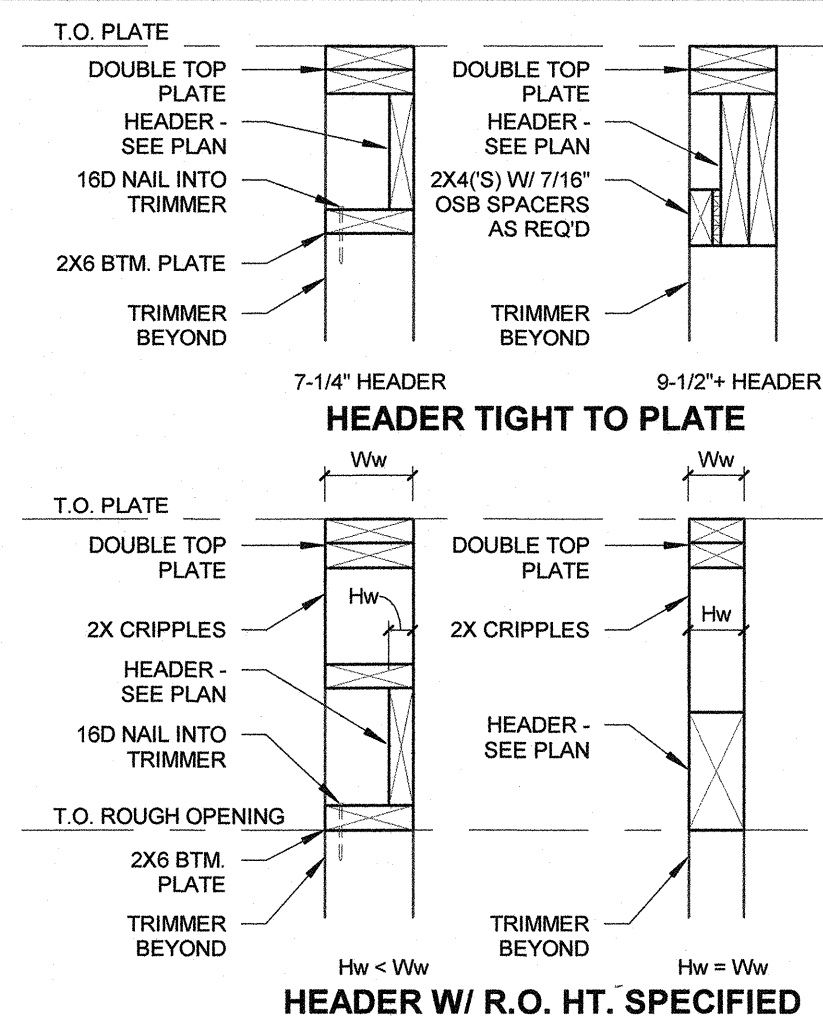
 DENOTES ROOF OVER-BUILD

1. (2) 2X6 TRIMMERS.
2. (2) 2X6 KINGSTUDS W/ (1) 2X6 TRIMMER AT EA. SIDE.
3. (1) 2X6 TRIMMER W/ (2) 2X6 KINGSTUDS.
4. ALIGN FACE OF TRUSS W/ EDGE OF WALL.
5. STEP UP BTM. CHORD OF TRUSS 12" & PROVIDE "6-SIDED FRAMING" - SEE DETAIL.
6. LINE OF COFFERED CEILING BELOW.
7. GIRDER TRUSS HANGER PROVIDED BY TRUSS CO. (TYP.).
8. 2X6 LEDGER W/ (3) 16d NAILS AT EA. STUD - B.O. LEDGER = T.O. PLATE.
9. 6X6 COLUMN W/ ABU66 POST BASE & LCE4 POST CAP.
10. 6X6 CORBEL & KNEE BRACE W/ CHAMFER - SEE DETAIL.
11. 6X6 CORBEL W/ 4-1/4" CHAMFER (TYP. OF (11)) - SEE DETAIL.
12. GUTTER DOWN SPOUT LOCATION.
13. 1X12 FASCIA W/ 1X8 SHADOW BD. & 2X10 SUB-FASCIA - TYP. AT FRONT GABLES.
14. 1-3/4"x7-1/4" LSL/LVL AT INT. PERIMETER OF COFFER FOR INSUL. STOP.
15. FRAME 2'-10 7/8" TALL 2X6 PONY WALL ON TOP OF PLATE.
16. PROVIDE 2X NAILER W/ (2) 16d NAILS AT EA. STUD - GYP. BACKING.

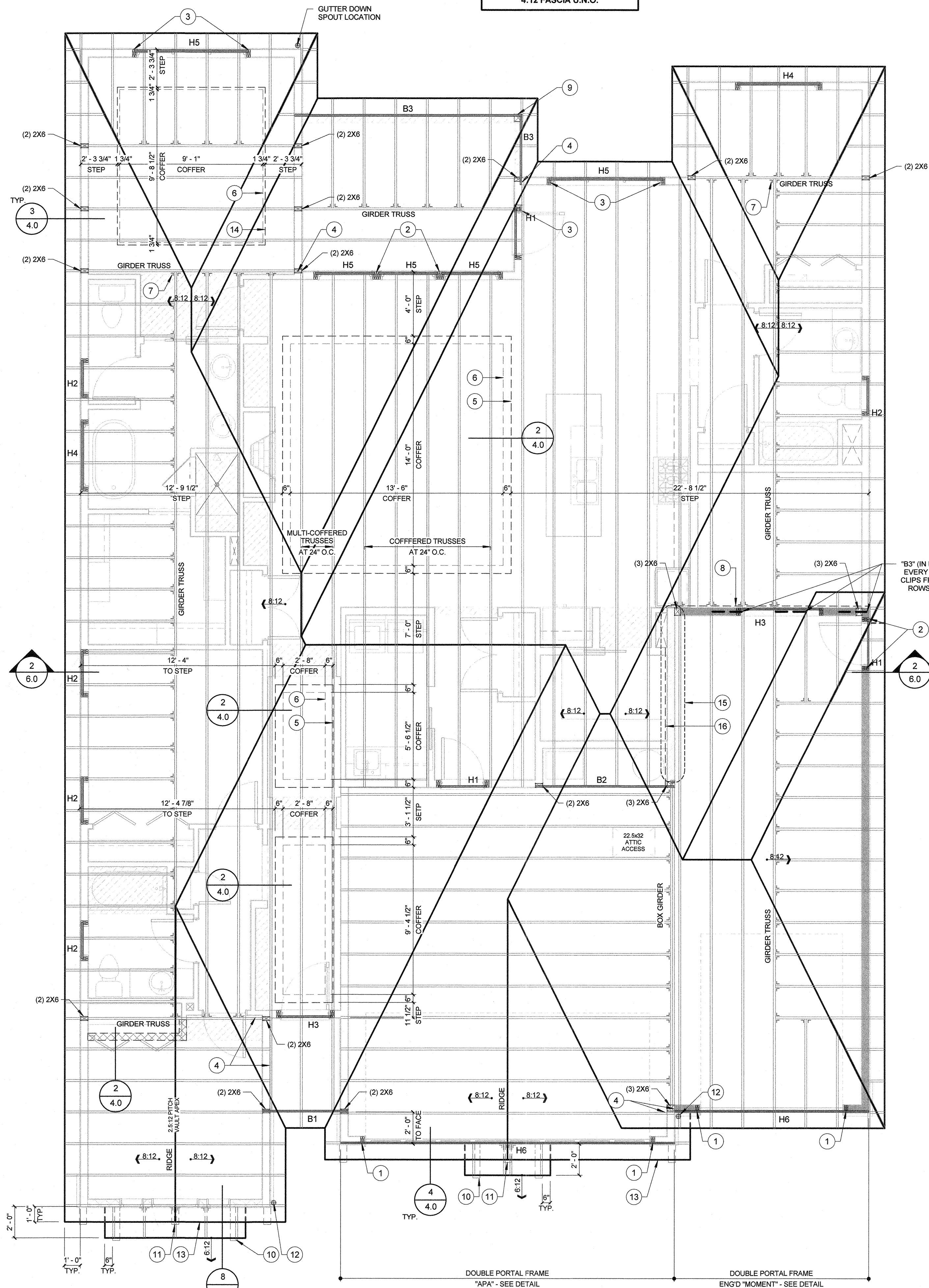
VENT TYPE (SQ. INCHES)	REQ'D QTY.	TOTAL FREE AREA
14"x24" GABLE VENTS (162)	X	X
12"x18" GABLE VENTS (100)	X	X
ROOF VENTS (50)	18	900
SOFFIT VENTS (56)	16	896
		TOTAL = 1796

- VENTS TO BE DISTRIBUTED EVENLY ON EACH SIDE OF HOUSE.
- LOCATE ALL ROOF VENTS WITHIN 3'-0" OF ROOF RIDGE.
- NO SOFFIT VENTS IN FIRE-RATED SOFFIT AREAS.

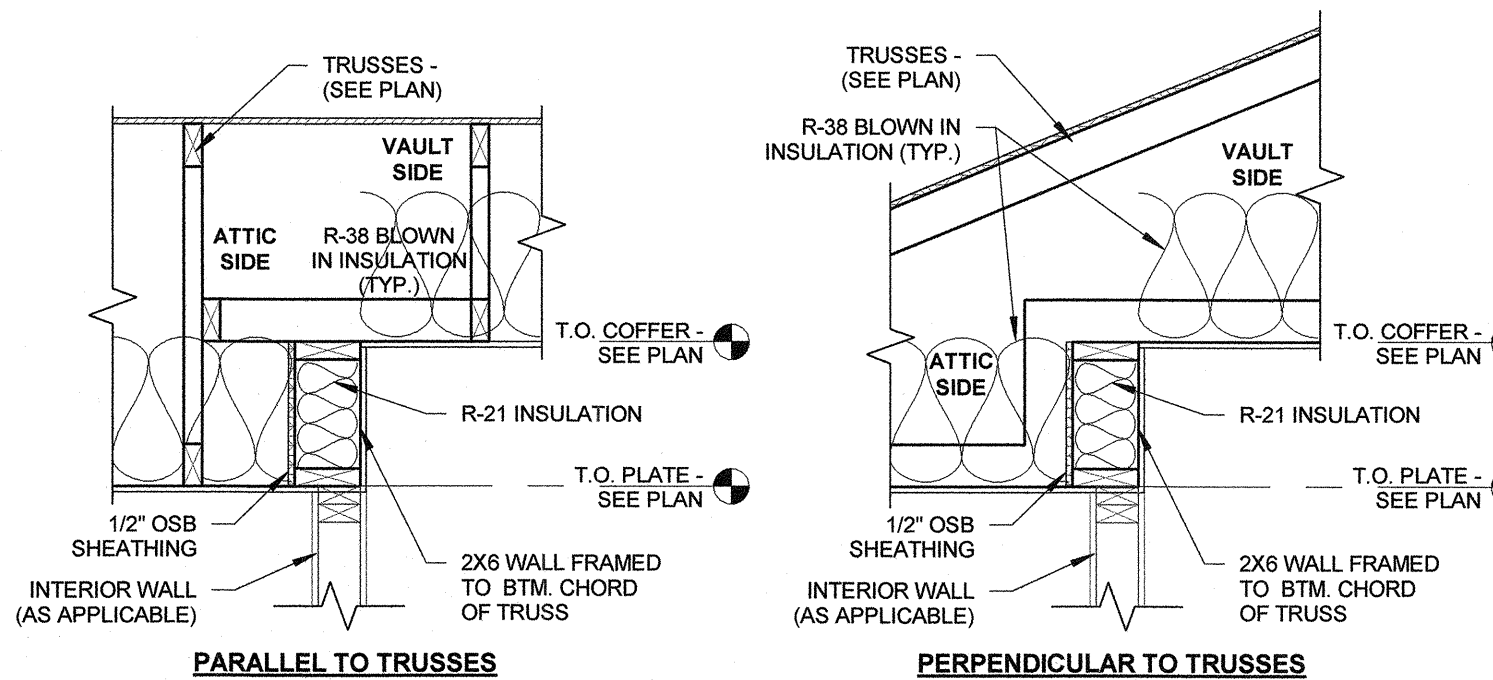
1. REFER TO TYPICAL HEADER DETAILS PRIOR TO FRAMING.
2. ALL R.O. HEIGHTS ARE FROM TOP OF ASSOCIATED SUBFLOOR U.N.O.
3. REFER TO DOOR / WINDOW FRAMING SCHEDULE FOR DOOR R.O. OPENINGS.



4:12 ROOF PITCH (TYP.) PROVIDE
6" HEEL AT ALL TRUSSES W/ 1X8
FASCIA & 2X4 SUB-FASCIA.
HEEL ALL 8:12 PITCHES TO MATCH
4:12 FASCIA U.N.O.



BEAM / HEADER SCHEDULE			
MARK	TYPE	COMMENTS	QTY.
B1	(1) 1 3/4" x 7 1/4" LVL	T.O. BM. = TIGHT TO PL.	1
B2	(2) 1 3/4" x 7 1/4" LVL	T.O. BM. = TIGHT TO PL.	1
B3	(2) 1 3/4" x 9 1/2" LVL	T.O. BM. = TIGHT TO PL.	1
H1	(1) 1 3/4" x 7 1/4" LVL	B.O. HEADER = T.O. R.O.	3
H2	(1) 2x8 DF #2	HDR. TIGHT TO PLATE	5
H3	(2) 1 3/4" x 7 1/4" LVL	B.O. HEADER = T.O. R.O.	2
H4	(2) 2x8 DF #2	HDR. TIGHT TO PLATE	2
H5	(2) 1 3/4" x 7 1/4" LVL	HDR. TIGHT TO PLATE	5
H6	(2) 1 3/4" x 11 7/8" LVL	GARAGE DOOR HEADER	2



2X SUB-FASCIA
 3/8" SMART SOFFIT
 EXTEND MOISTURE
 BEHIND BLOCKING
 T.O. PLATE
 7/16" OSB SHEATHING
 COMP. SHINGLES OR
 FELT OR EQUIV.
 R21 WALL INSULATION
 2X STUDS AT 16" O.C.
 2" GYPSUM WALLBOARD
 (WALLS / CEILINGS)
 R38 BLOWN
 INSULATION
 TRUSSES AT
 24" O.C.

DRAWN BY: RA
PLOT DATE: 4/17/2024 11:25:45 AM
MSTR DATE: 03.25.24

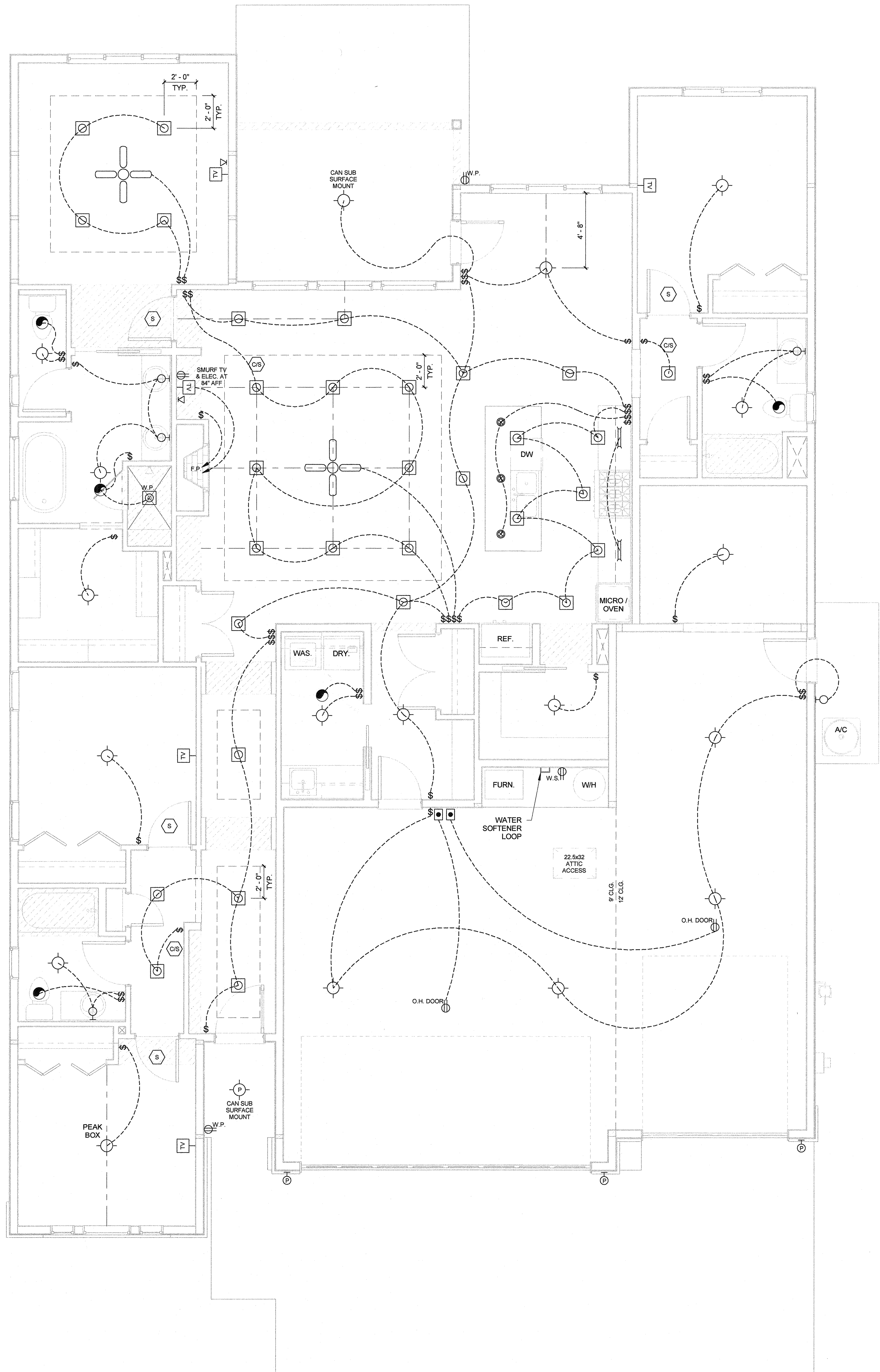
BLACKROCK



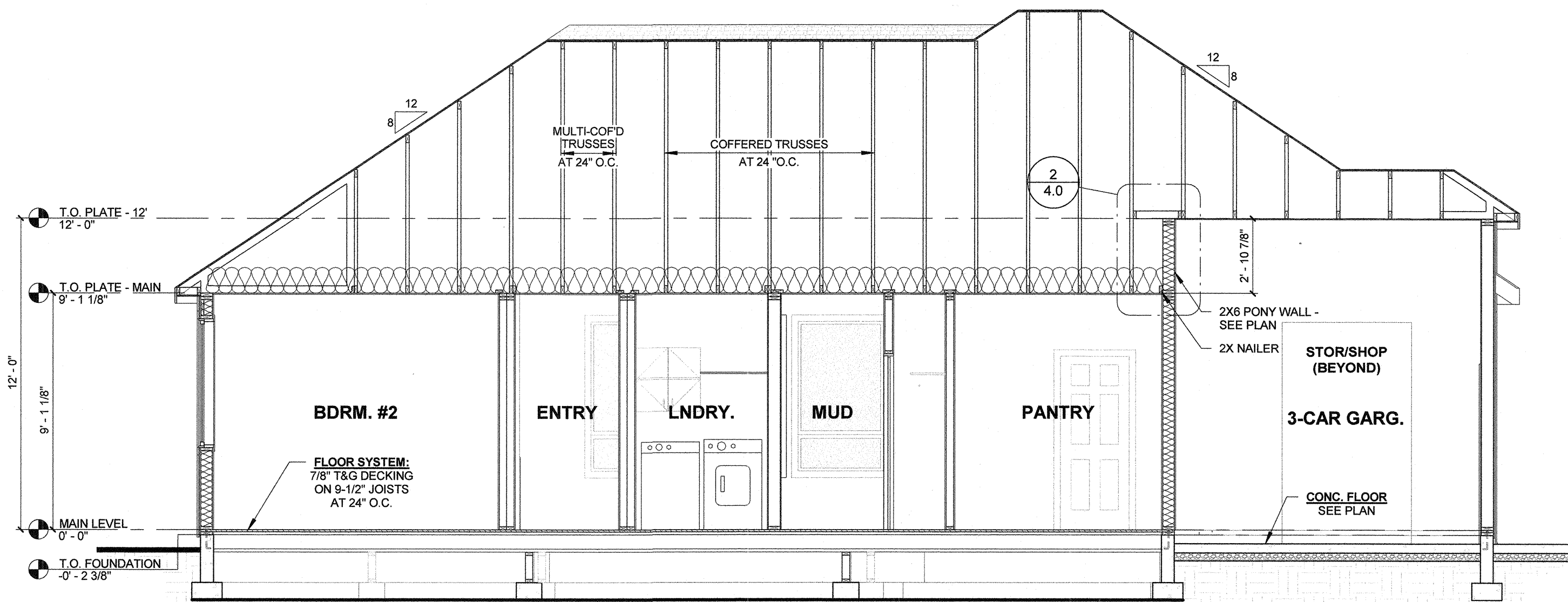
FOR TALL WALL, TALL WALL
LATERAL AND GARAGE
DOOR HEADERS ONLY

ROOF FRAMING PLAN

4.0



1 ELECTRICAL PLAN - MAIN LEVEL
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

ELECTRICAL SYMBOLS

LIGHT FIXTURES

- | | |
|-------------------------|-------------------------|
| CEILING MOUNTED FIXTURE | MINI RECESSED CAN LIGHT |
| WALL MOUNTED FIXTURE** | PENDANT LIGHT |
| RECESSED CAN LIGHT** | |

GENERAL

- | | |
|----------------|-------------------|
| SMOKE DETECTOR | CEILING FAN |
| CO DETECTOR | DATA PORT |
| TELEVISION | THERMOSTAT |
| | UNDER CAB. LIGHT |
| | 110 VOLT OUTLET |
| | 220 VOLT OUTLET |
| | WATERPROOF OUTLET |

* OUTLETS, SMOKE DETECTORS AND CO2 DETECTORS ARE TO BE PLACED PER CODE

** "P" - PHOTO CELL PRESENT

GREYHAWK B

MAIN LEVEL 2162 SF
2162 SF

COV. PATIO 137 SF
COV. PORCH 27 SF
GARG./STOR. 975 SF

PROJECT INFO:

LOT: 34
BLOCK: 2
SKYBREAK SUBDIVISION #2

DRAWN BY: RA
PLOT DATE: 4/17/2024 11:25:50 AM
MSTR DATE: 03.25.24

BLACKROCK
HOMES

SHEET TITLE:
ELECTRICAL PLAN & SECTION

SHEET NUMBER:

