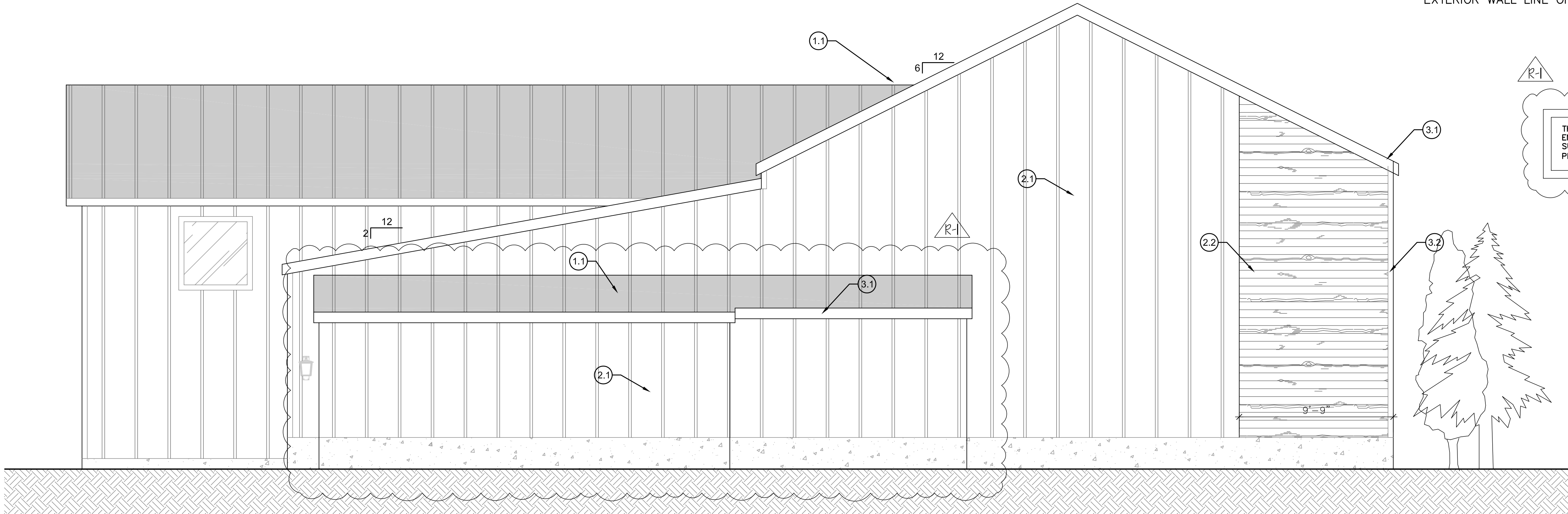




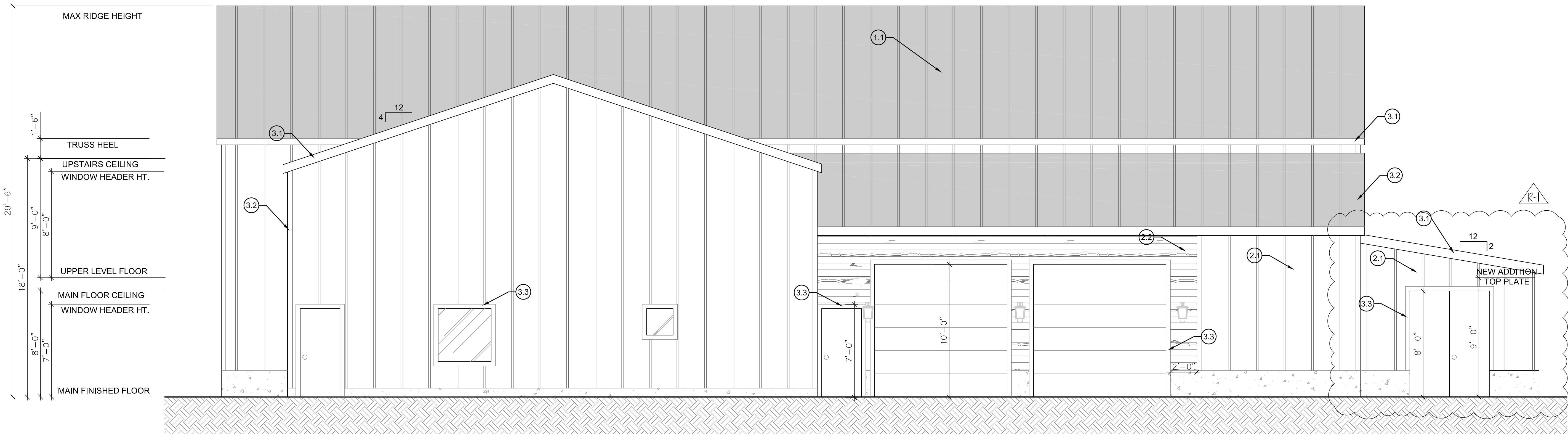
ROOF KEYNOTES		ELEVATION KEYNOTES		WALL KEYNOTES		TRIM KEYNOTES	
1	1.1	PAINTED METAL ROOFING OVER 15# BUILDING FELT (DOUBLE AT EAVES) ON 7/16" SOLID WAFERBOARD SHEATHING WITH H-CLIPS, PREFABRICATED ROOF TRUSSES AT 24" O.C., 5/8" GYP. BD. CEILING FINISH, R-38 INSULATION.	2	2.1	PAINTED METAL SIDING	3.1	FASCIA TBD
				2.2	6" HARDI-PLANK LAP SIDING OVER TYVEK BLDG. WRAP	3.2	5/4" X 4" PROTRIM CORNER
						3.3	4" WINDOW AND DOOR TRIM
						3.4	5/4 X 2" WINDOW AND DOOR TRIM

THESE CALL-OUTS ARE TYPICAL AND MEANT TO BE CARRIED THROUGHOUT THE DESIGN, THEREFORE NOT ALL ELEMENTS OF DESIGN HAVE BEEN CALLED OUT TO MINIMIZE REDUNDANCY. COORDINATE THROUGH CONTRACTOR/OWNER FOR QUESTIONS.

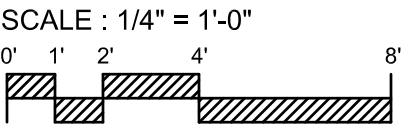
R905.2.7.1 AN ICE BARRIER SHALL BE USED IN LIEU OF NORMAL ROOFING UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.



**1 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



FOR  
DESIGN  
ONLY

R-1 REVISION #1 7/16/2024

GAVIN REMODEL  
468211 HWY 95  
SAGLE, ID 83860

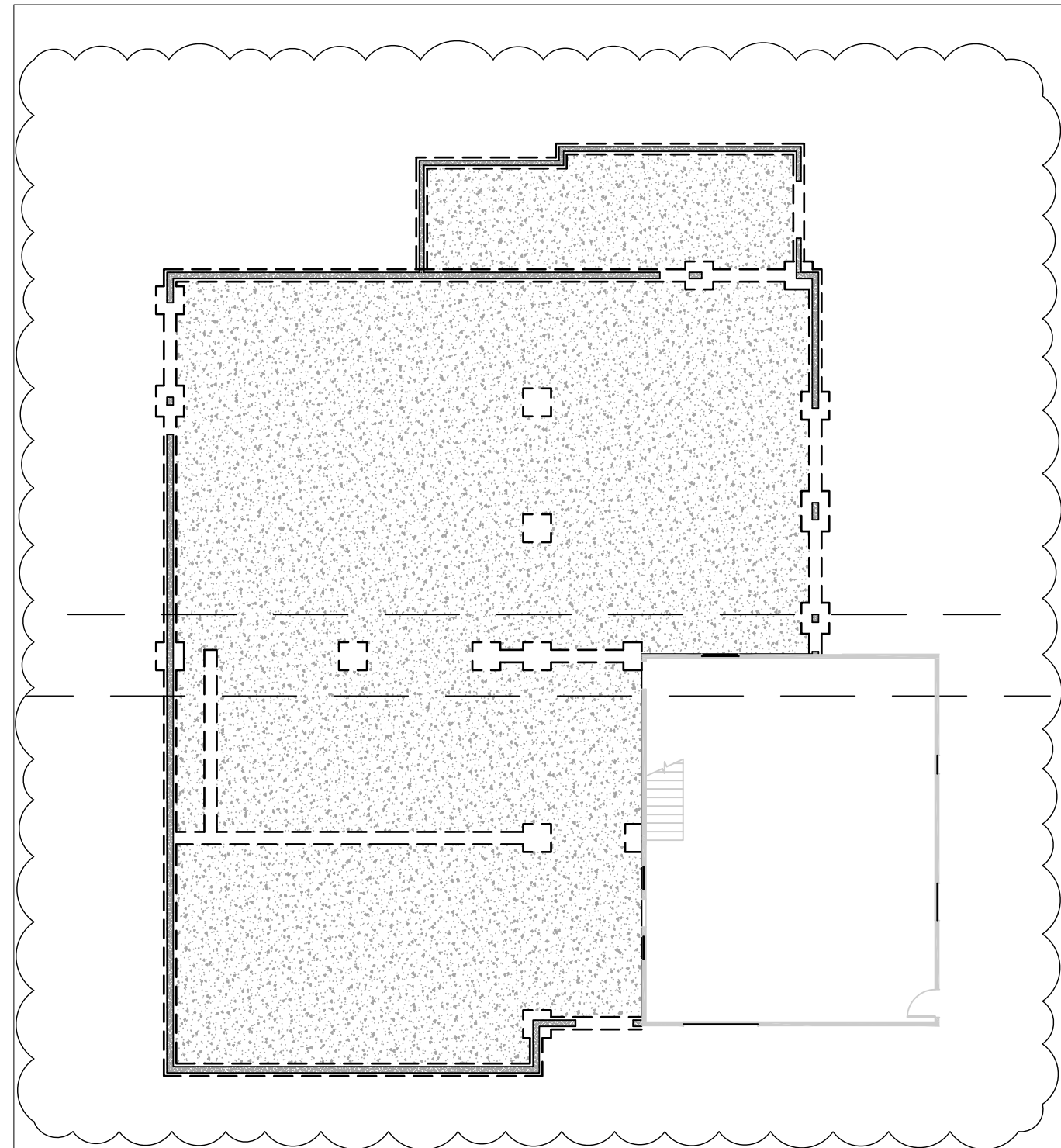
ELEVATIONS

SCALE: AS SHOWN  
SCALES SHOWN ARE FOR  
24" X 36" PRINTS ONLY  
DATE: 06-19-2024

THE DIMENSIONS  
SHOWN ON THE  
PLANS SHALL BE  
ATTAINED WITHIN  
LIMITS OF  
PRECISION THAT  
GOOD CONSTRUCTION  
PRACTICES  
WILL PERMIT

**A-2**





**2 OVERALL FOUNDATION PLAN**  
SCALE: N.T.S.

**FOUNDATION PLAN GENERAL NOTES**

PROVIDE BITUMINOUS DAMP PROOFING BELOW FINISH GRADE AT ALL CONCRETE FOOTINGS AND FOUNDATION WALLS.

CONC. TO BE MIN. F'c of 2,500 PSI, REINFORCING STEEL TO MIN. GRADE 60

ALL FOUNDATIONS, FOOTINGS AND PIERS SHALL BE PLACED 12" BELOW THE UNDISTURBED GROUND SURFACE AND BELOW FROST LEVEL 24" MIN.

FOOTINGS AND PIERS TO REST ON UNDISTURBED SOLID SOIL OR COMPACTED STRUCTURAL FILL.

2X6 PRESSURE TREATED SILL W/ SILL SEALING GASKET TYPICAL AT TOP OF ALL FOUNDATION WALLS WHERE FRAMING OCCURS ABOVE.

INSTALL SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLTS EMBEDDED IN CONCRETE 7" MIN. @ 6'-0" O.C. W/ BOLT LOCATED 1'-0" MIN. FROM END OF EACH PIECE.

STEP FOUNDATION WALL AS REQUIRED TO RESPOND TO FINAL SITE GRADING CONDITIONS

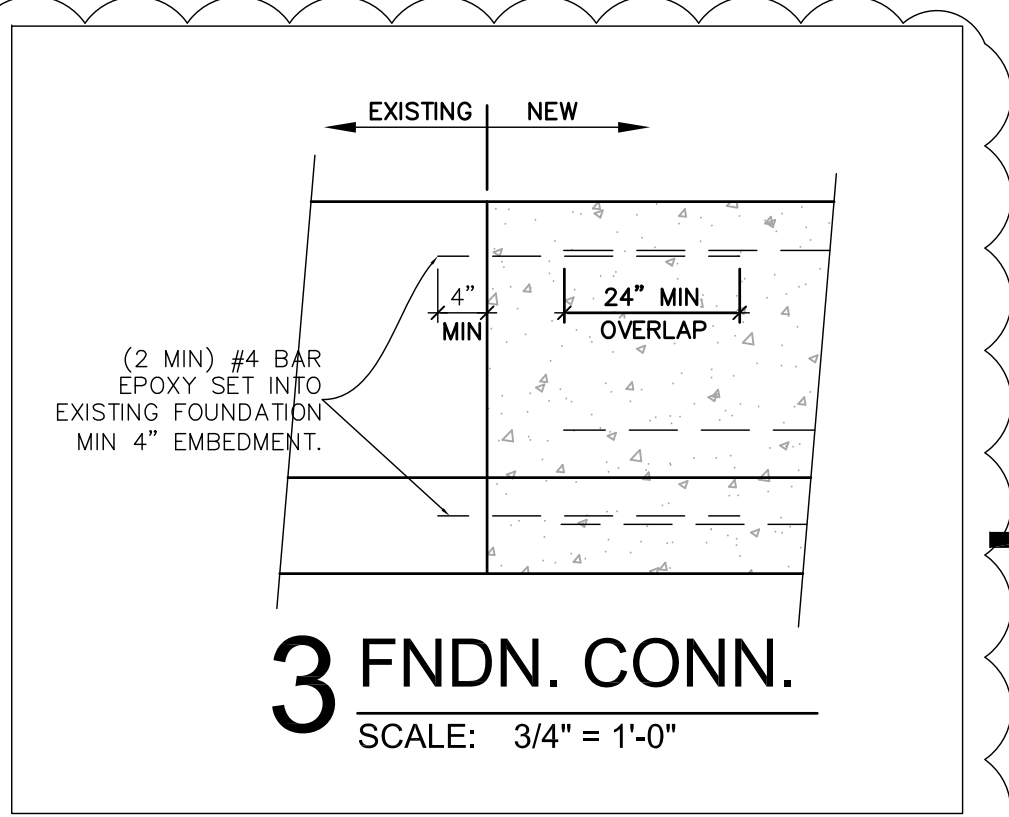
CONTRACTOR TO VERIFY SOIL CONDITIONS DURING EXCAVATION AND NOTIFY DESIGNER OF CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. SINCE NO GEOTECHNICAL REPORT HAS BEEN PROVIDED, IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SOIL CONDITIONS AND THE PRESENCE OF GROUNDWATER AT TIME OF EXCAVATION.

PROVIDE ACTIVE RADON MITIGATION SYSTEM PER LOCAL JURISDICTION STANDARDS

IF SOLID ROCK SOIL CONDITIONS EXIST UPON EXCAVATION FOR FOOTINGS, PROVIDE EPOXY SET REBAR INTO ROCK FOR FOOTING STABILITY. REMOVE ALL SOIL FROM ROCK AND ADEQUATELY CLEAN SURFACE PRIOR TO CONCRETE POUR.

VERIFY LOCATION OF GARAGE SLAB CONTROL JOINTS IN FIELD. SLOPE GARAGE SLAB DOWN TOWARDS OVERHEAD DOOR.

CONTRACTOR IS RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND BELOW SLABS WHERE REQUIRED. ALL REINFORCEMENT IS TO MEET LOCAL CODES AND IS TO BE INSPECTED BY BUILDING DEPT. OFFICIALS.



**3 FNDN. CONN.**  
SCALE: 3/4" = 1'-0"

**CONTRACTOR GENERAL NOTES**

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.

STEP FOOTING AS REQ'D TO MATCH EXISTING GRADE

- 1 FOOTING TBD
- 2 SIMPSON COLUMN BASE TBD

THIS REVISION HAS NOT BEEN ENGINEERED. PLEASE SEE SUPPLEMENTAL ENGINEERED PLANS DATED 5/2/2024



FOR  
DESIGN  
ONLY

R-1 REVISION #1 7/16/2024

GAVIN REMODEL  
468211 HWY 95  
SAGLE, ID 83860

PLAN  
FOUNDATION

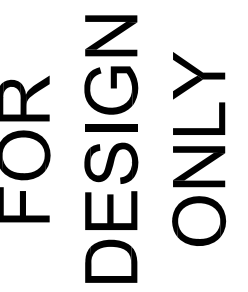
SCALE: AS SHOWN  
SCALES SHOWN ARE FOR 24" X 36" PRINTS ONLY  
DATE: 06-19-2024

THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT

**A-4**

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GAVIN REMODEL  
468211 HWY 95  
SAGLE, ID 83860

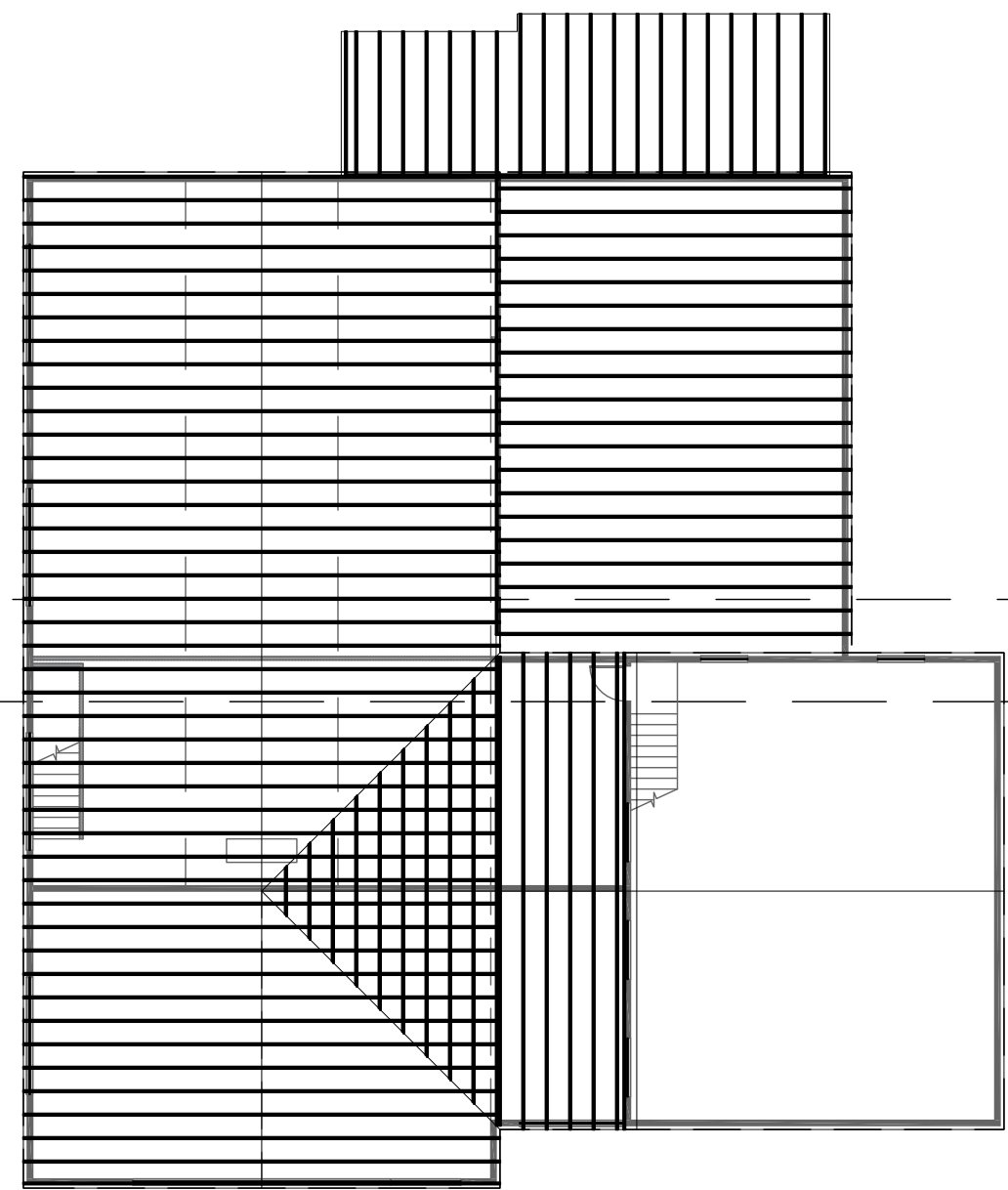
MAIN  
FLOOR PLAN

THE DIMENSIONS  
SHOWN ON THE  
PLANS SHALL BE  
ATTAINED WITHIN  
LIMITS OF  
PRECISION THAT  
GOOD CONSTRUCTION  
PRACTICES  
WILL PERMIT

## A-6



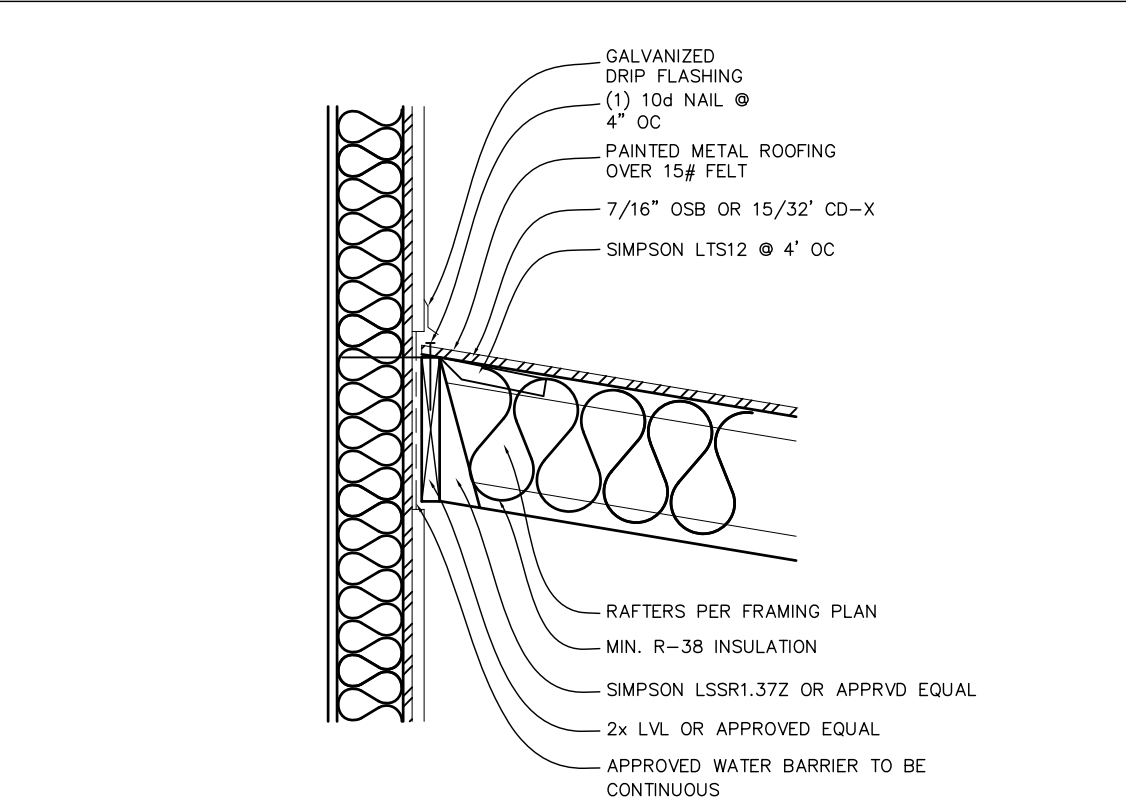
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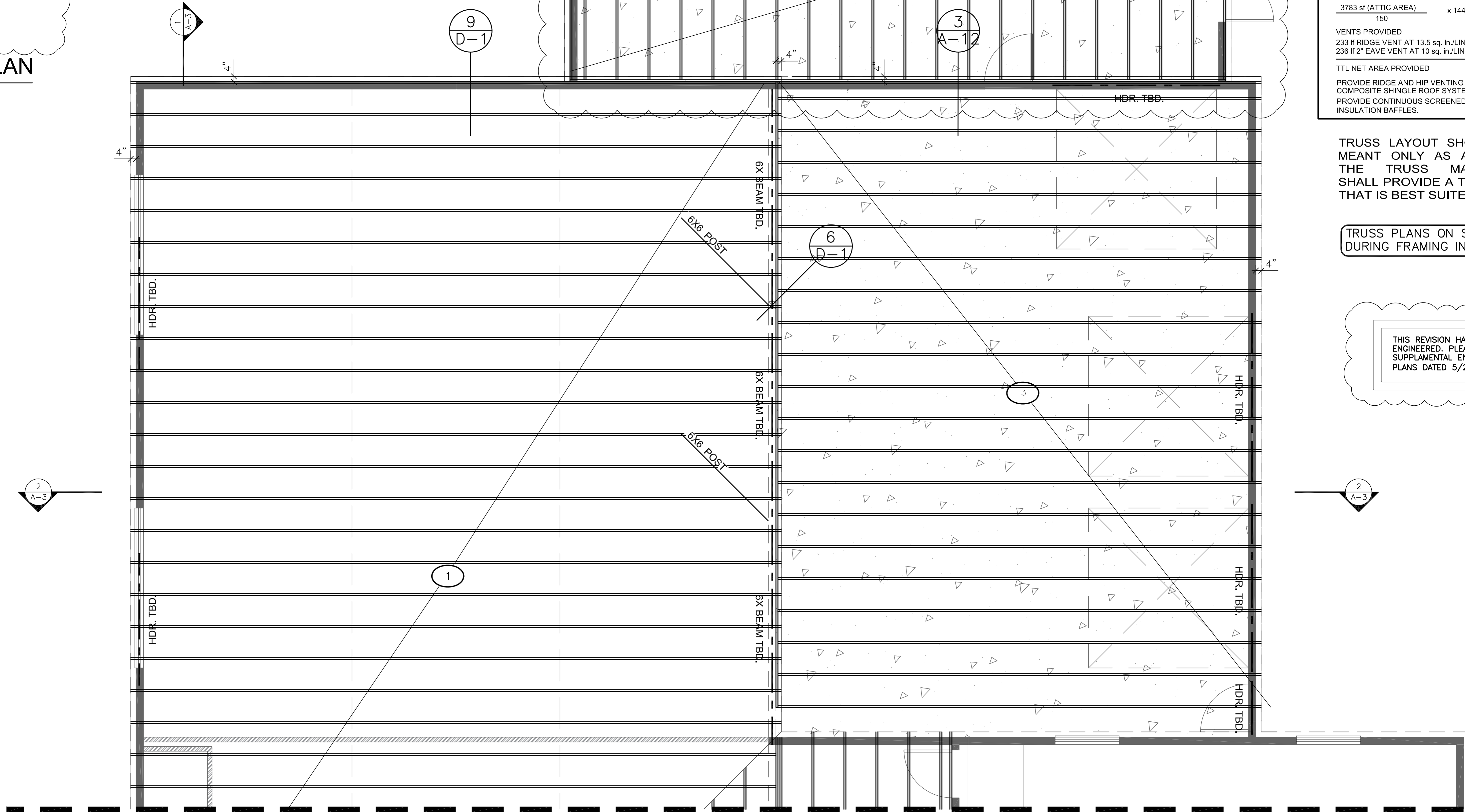
**2 OVERALL ROOF FRAMING PLAN**  
SCALE: N.T.S.

### TRUSS NOTES

1. MANUFACTURED WOOD TRUSS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE I.R.C., AND CONSTRUCTED IN THE SHOP OF AN APPROVED FABRICATOR, CERTIFIED BY THE BUILDING DEPARTMENT IN ACCORDANCE WITH I.R.C. STANDARDS, AND SHALL BE SO STAMPED.
2. SUPPLIER SHALL SUBMIT ENGINEERED SHOP DRAWINGS AND CALCULATIONS, SIGNED BY A STATE CERTIFIED ENGINEER, FOR REVIEW AND APPROVAL, TO THE BUILDER, DESIGN ENGINEER AND THE BUILDING DEPARTMENT PRIOR TO FABRICATION.
3. PROTECT TRUSSES AT TIME OF DELIVERY FROM PACKING AND OTHER DAMAGE. STORE TRUSSES A MINIMUM OF 4" ABOVE GRADE ON SOLID BLOCKING.
4. PROVIDE TEMPORARY BRACING DURING TRUSS INSTALLATION AS REQUIRED BY TRUSS ENGINEER AND AS SHOWN ON TRUSS SHOP DRAWINGS.
5. VERIFY SIZE AND TYPE OF TRUSS HANGERS WITH THE MANUFACTURER PRIOR TO INSTALLATION.
6. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
7. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OR ENGINEERING CALCULATIONS.
8. ENGINEERED TRUSS SHEETS MUST BE ON THE JOB SITE FOR FRAMING INSPECTION
9. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
10. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
11. SIMPSON H-2.5 HURRICANE CLIPS @ EACH TRUSS
12. PROVIDE MAX INTERIOR VAULT PITCH WHEN VAULTS ARE INDICATED
13. ROOF OVERHANGS TO BE 4" AT GABLE ENDS AND 4" AT EAVES UNLESS NOTED OTHERWISE ON PLANS.
14. ALL HEADERS TO BE (2) 2X10'S WITH SINGLE TOP PLATE OVER AND (2) JACK STUDS UNLESS OTHERWISE NOTED. OPENINGS OVER 5' REQUIRE (4) JACK STUDS, (2) PER SIDE.



**3 LEDGER DETAIL I-JOIST**  
SCALE: 3/4" = 1'-0"



SEE PAGE A-12

**1 ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

### FRAMING NOTES ROOF FRAMING

1. PREFABRICATED STANDARD ROOF TRUSS AT 24" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
2. PREFABRICATED GIRDER TRUSS AND ASSOCIATED HANGERS AND/OR HARDWARE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
3. PREFABRICATED PARALLEL CHORD TRUSS AT 16" O.C. DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
4. 2X10 DF #2 OVER-FRAMING AT 24" O.C.
5. 11-7/8" BCI 6000-1.8DF @ 24" O.C.

### ATTIC VENT CALCULATION

1 SQ. FT. NET AREA / 150 SQ. FT. ATTIC AREA  
3783 sq. (ATTIC AREA) x 144 = 3632 sq. in. (TTL REQ'D)  
150

VENTS PROVIDED  
233 lf RIDGE VENT AT 13.5 sq. in./LIN. FT. = 3145 sq. in. NET  
236 lf 2" EAVE VENT AT 10 sq. in./LIN. FT. = 2360 sq. in. NET

TTL NET AREA PROVIDED 5505

PROVIDE RIDGE AND HIP VENTING INTEGRAL TO COMPOSITE SHINGLE ROOF SYSTEM.  
PROVIDE CONTINUOUS SCREENED SOFFIT VENTS W/ INSULATION BAFFLES.

TRUSS LAYOUT SHOWN HERE IS MEANT ONLY AS A SCHEMATIC. THE TRUSS MANUFACTURER SHALL PROVIDE A TRUSS LAYOUT THAT IS BEST SUITED

TRUSS PLANS ON SITE  
DURING FRAMING INSPECTION

THIS REVISION HAS NOT BEEN  
ENGINEERED. PLEASE SEE  
SUPPLEMENTAL ENGINEERED  
PLANS DATED 5/2/2024