

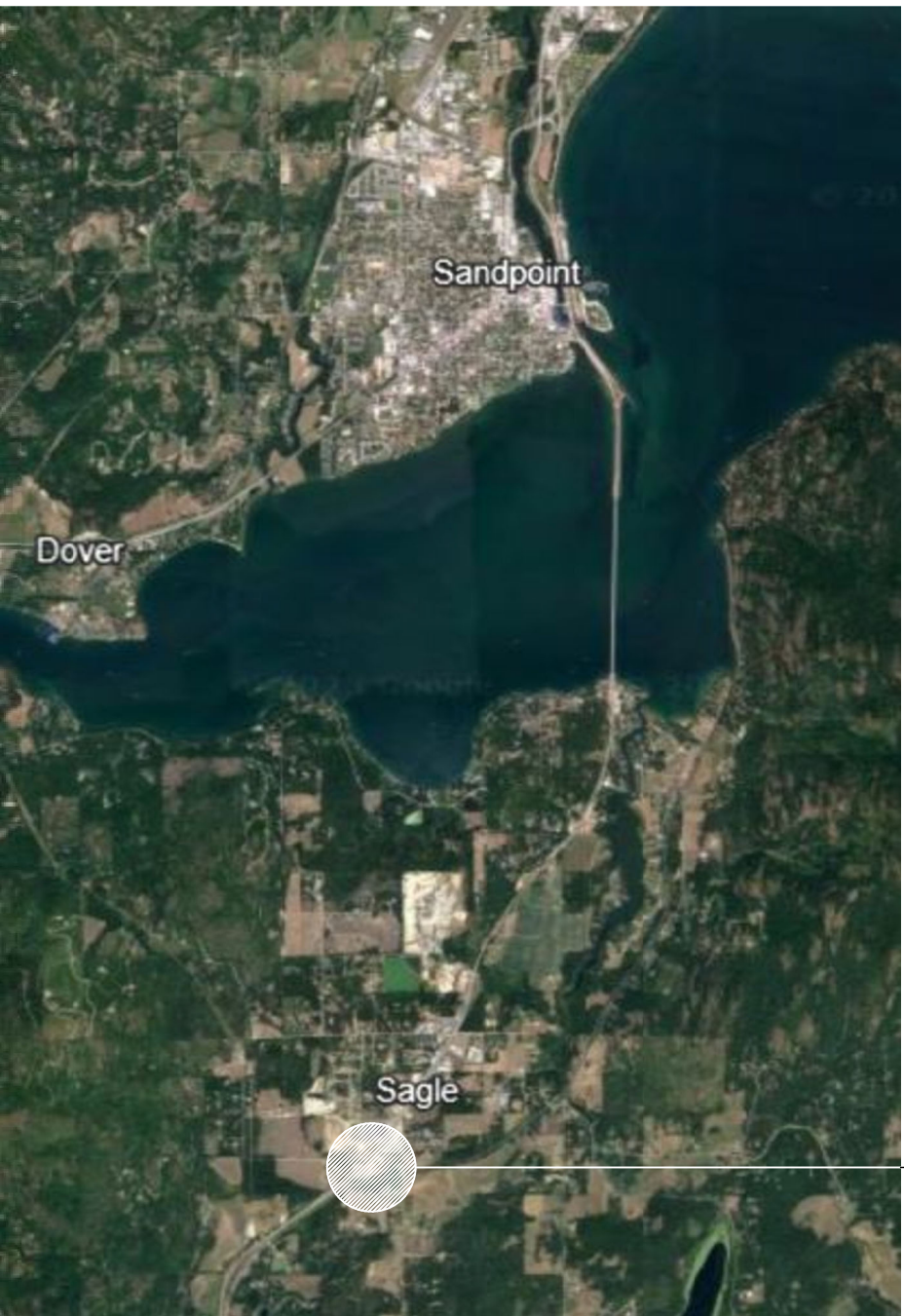


AREA SUMMARY

EXISTING BUILDING	1280 SQ. FT.
PROPOSED ADDITION	5763 SQ. FT.
<hr/>	
TOTAL COVERAGE	= 7043 SQ. FT.
LOT SIZE	= 19602 SQ. FT.
COVERAGE %	= 35.9%

TABLE OF CONTENTS

A-0 COVER PAGE/SITE PLAN
A-1 ELEVATIONS
A-2 ELEVATIONS
A-4 FOUNDATION PLAN
A-6 MAIN FLOOR PLAN
A-12 ROOF FRAMING PLAN



LEGEND

SETBACK LINE — — — — —
EASEMENT - - - - -
PROPERTY LINE _____
BUILDING OUTLINE _____
STREET CENTERLINE — — — — —
DRIVEWAY _____

SITE INFO.	
ZONE:	C
SETBACKS:	
ROAD:	25
SIDES:	5
MAX. ALLOWED COVERAGE:	35%
COVERAGE:	35.9%
MAX. BLDG. HT.:	45'
BLDG. HT.:	26'-7"

PROJECT LOCATION

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

GENERAL NOTES

THESE PLANS SHALL COMPLY WITH THE
FOLLOWING CODES

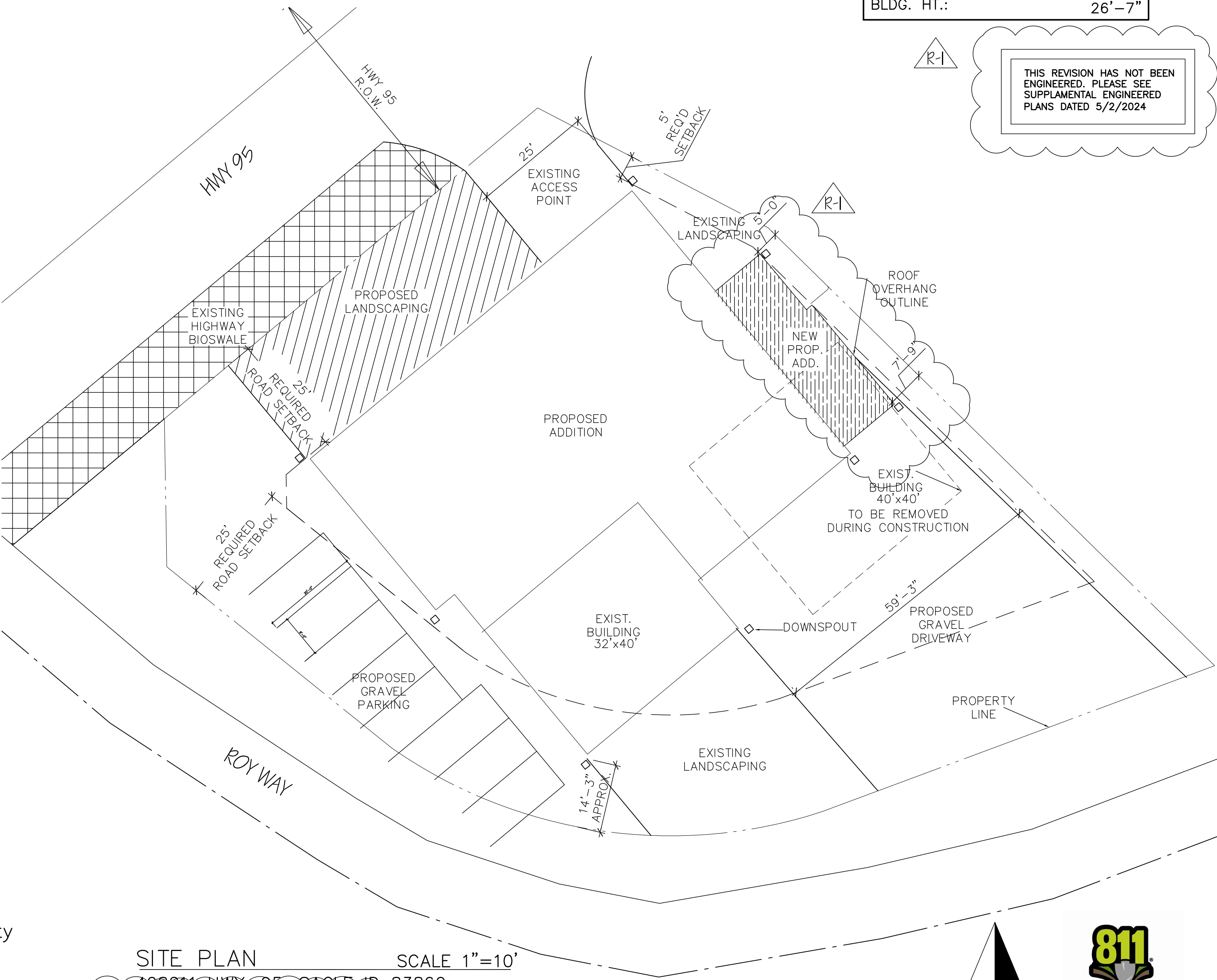
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ALL APPLICABLE STATE AND LOCAL CODES

MINIMUM DESIGN STANDARDS

SEISMIC DESIGN CATEGORY - C
BASIC WIND SPEED - 90 MPH (115 MPH, 3 SECOND GUSTS)
FROST DEPTH - 24" MIN.
ROOF SNOW LOAD - 60 LBS. PFS
SOIL BEARING CAPACITY - 1500 PSF

1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION AS PER (IECC 402.4.1)
2. LIGHTING – A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HI-EFFICIENCY
3. FASTENERS TO BE USED IN PRESSURE TREATED WOOD SHALL BE MINIMUM HOT DIPPED GALVANIZED STEEL
4. DRYER DUCTING LENGTH – WHERE EXHAUST DUCTS ARE CONCEALED WITHIN BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION
5. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS AS PER (IRC-M1411.6)
6. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER (IRC-R315.1)
7. APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL AS PER (IRC 106.3.1)
8. VALLEY LINING IS REQUIRED – MAY USE MINIMUM 36" WIDE SMOOTH ROLL ROOFING OR ICE AND WATER SHIELD AS PER (IRC 905.2.8.2)
9. 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 AS PER (IRC R905.2.7.1)
10. FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING AS PER (1ECC 402.2.6)
11. WATER RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS PER (IRC R703.2)
12. ALL SHEAR WALLS TO BE MARKED WITH A PAINTED "S" PER THE PLANS
13. TYPE X GYP. BD. FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MINIMUM 1-7/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS AS PER (IRC R702.3.5 FOOTNOTE e)
14. SLAB ON GRADE REMOVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL IN AREA WITHIN FOUNDATION WALLS AS PER (IRC 506.2)
15. ALL JOINTS, SEAMS AND OTHER CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED.

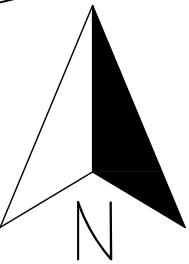
Selkirk Design Company LLC, a residential design firm and not being an engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If an error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of Selkirk Design Company.



SITE PLAN

SCALE 1"=10'

468211 HWY. 95, SAGLE ID 83860
PROPOSED ADDITION = 5736 S.F.
EXISTING = 1280 S.F.

The logo for Selkirk Design Co. features a large, stylized blue 'S' icon to the left of the company name. The name 'SELKIRK' is in a bold, sans-serif font, and 'DESIGN CO.' is in a smaller, all-caps sans-serif font below it.

FOR
DESIGN
ONLY

R-REVISION #1 7/16/2024

GAVIN REMODEL
468211 HWY 95
SAGLE, ID 83860

SITE PLAN
COVER PAGE/

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-0