1. DESIGN CRITERIA:

A. DESIGNED USING INTERNATIONAL BUILDING CODE, 2018 EDITION
B. ROOF LIVE LOADS/SNOW LOAD = 150 PSF
C. ROOF DEAD LOAD = 17 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, Ss = 51 %
S1 = 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 D1IO.

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 (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 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".

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 N1102.1.1 (R402.1.2)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT						
CLIMATE ZONE	WINDOW U-FACTOR	CEILING R-VALUE	WOOD WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
6	.30	49	20+5 OR 13+10	30	10, 4FT	15/19

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 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 #5 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 MANUFACTURED 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 A185, 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 4X8 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.
1. ROOF SHEATHING: 19/32" CDX MIN. (32/16) SPAN RATING 100 @ 2 1/2" O.C. EDGE AND 12" O.C. FIELD U.N.O.
2. FLOOR SHEATHING: 3/4" CDX MIN. (48/24) SPAN RATING 100 @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
3. EXT. WALL SHEATHING: 15/32" CDX MIN. (24/0) SPAN RATING ALL SPAN RATINGS TO MEET LOCAL CODES.

I. ORIENTED STRAND BOARD (OSB) WITH THE SAME SPAN RATING MAY BE SUBSTITUTED.

J. 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.)

K. 2X DIMENSIONAL STUDS ARE TO BE STANDARD (DF-L) #2 OR BETTER WESTERN WHITE WOODS (WWW)

L. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY THE ADOPTED CODE.

M. 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.

N. METAL HANGERS AND CONNECTIONS ARE 'SIMPSON' AND SHALL BE INSTALLED PER 'SIMPSON' RECOMMENDATIONS.

O. 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.

P. SHEATHING SHALL BE APA RATED EXPOSURE 1

Q. STAGGER SHEATHING END JOINTS 4'-0"

R. PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION.

S. FRAME INTERIOR BEARING WALLS SHORT TO ACCOUNT FOR LOG SETTLING.

T. FRAME INTERIOR POSTS SHORT TO ACCOUNT FOR LOG SETTLING. USE REMOVABLE SHIMS OR SETTLING JACK AS NECESSARY.

U. ALL WINDOW SIZES ARE NOMINAL; VERIFY ACTUAL LOG OPENINGS WITH LOG & WINDOW MANUFACTURERS.

V. ALL MICROLAM LVL'S SHALL HAVE THE MINIMUM SECTION PROPERTIES OF FB = 2900 PSI, FV = 285 PSI, E = 2,000,000 PSI.

W. ALL ROOF OPENINGS GREATER THAN 12'X12' SHALL BE FRAMED IN OPENINGS.

X. GLUE-LAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 FOR SIMPLY SUPPORTED AND 24F-V8 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 ASTMS00, 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 LOADING 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.

FROM NORTHWEST

FROM NORTHEAST

FROM SOUTHEAST

GARAGE AREA 576 sq. ft.

SHEET INDEX

SCAN FOR CURRENT PLAN

PROJECT NO. 26-009

24' x 24' GARAGE FOR DAVEY
139 E LAKE ST. MCCALL, ID

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR 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: 4/15/2025
PRINT DATE: 5/26/2026

DRAWN BY: Steve

COVER SHEET

SMC Design
SMC Design
208.249.7288
Nampa, ID

SHEET NUMBER
A1
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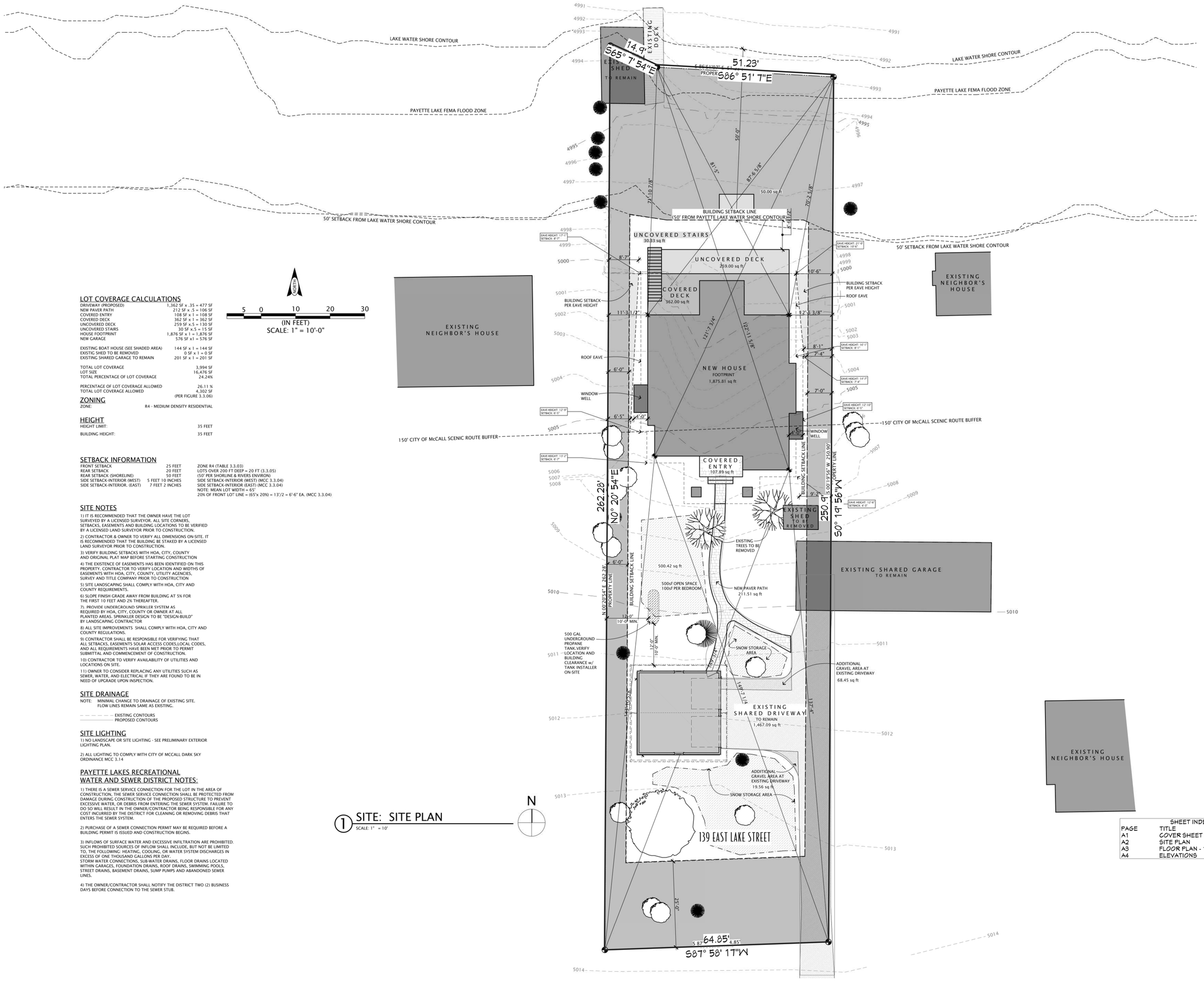

LOT COVERAGE CALCULATIONS

DRIVEWAY (PROPOSED)	1,362 SF x .35 = 477 SF
NEW PAVER PATH	212 SF x .5 = 106 SF
COVERED ENTRY	108 SF x 1 = 108 SF
COVERED DECK	362 SF x 1 = 362 SF
UNCOVERED DECK	259 SF x.5 = 130 SF
UNCOVERED STAIRS	30 SF x.5 = 15 SF
HOUSE FOOTPRINT	1,876 SF x 1 = 1,876 SF
NEW GARAGE	576 SF x1 = 576 SF
EXISTING BOAT HOUSE (SEE SHADED AREA)	144 SF x 1 = 144 SF
EXISTIG SHED TO BE REMOVED	0 SF x 1 = 0 SF
EXISTING SHARED GARAGE TO REMAIN	201 SF x 1 = 201 SF
TOTAL LOT COVERAGE	3,994 SF
LOT SIZE	16,476 SF
TOTAL PERCENTAGE OF LOT COVERAGE	24.24%
PERCENTAGE OF LOT COVERAGE ALLOWED	26.11 %
TOTAL LOT COVERAGE ALLOWED	4,302 SF
	(PER FIGURE 3.3.06)

ZONING

ZONE: R4 - MEDIUM DENSITY RESIDENTIAL

HEIGHT

HEIGHT LIMIT: 35 FEET

BUILDING HEIGHT: 35 FEET

SETBACK INFORMATION

FRONT SETBACK	25 FEET	ZONE R4 (TABLE 3.3.03)
REAR SETBACK	20 FEET	LOTS OVER 200 FT DEEP = 20 FT (3.3.05)
REAR SETBACK (SHORELINE)	50 FEET	(50' PER SHORLINE & RIVERS ENVIRON)
SIDE SETBACK-INTERIOR (WEST)	5 FEET 10 INCHES	SIDE SETBACK-INTERIOR (WEST) (MCC 3.3.04)
SIDE SETBACK-INTERIOR. (EAST)	7 FEET 2 INCHES	SIDE SETBACK-INTERIOR (EAST) (MCC 3.3.04)
		NOTE: MEAN LOT WIDTH = 65'
		20% OF FRONT LOT' LINE = (65'x 20%) = 13'/2 = 6'-6" EA. (MCC 3.3.04)

SITE NOTES

1) IT IS RECOMMENDED THAT THE OWNER HAVE THE LOT SURVEYED BY A LICENSED SURVEYOR. ALL SITE CORNERS, SETBACKS, EASEMENTS AND BUILDING LOCATIONS TO BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.

2) CONTRACTOR & OWNER TO VERIFY ALL DIMENSIONS ON-SITE. IT IS RECOMMENDED THAT THE BUILDING BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.

3) VERIFY BUILDING SETBACKS WITH HOA, CITY, COUNTY AND ORIGINAL PLAT MAP BEFORE STARTING CONSTRUCTION

4) THE EXISTENCE OF EASEMENTS HAS BEEN IDENTIFIED ON THIS PROPERTY. CONTRACTOR TO VERIFY LOCATION AND WIDTHS OF EASEMENTS WITH HOA, CITY, COUNTY, UTILITY AGENCIES, SURVEY AND TITLE COMPANY PRIOR TO CONSTRUCTION

5) SITE LANDSCAPING SHALL COMPLY WITH HOA, CITY AND COUNTY REQUIREMENTS.

6) SLOPE FINISH GRADE AWAY FROM BUILDING AT 5% FOR THE FIRST 10 FEET AND 2% THEREAFTER.

7). PROVIDE UNDERGROUND SPRIKLER SYSTEM AS REQUIRED BY HOA, CITY, COUNTY OR OWNER AT ALL PLANTED AREAS. SPRINKLER DESIGN TO BE "DESIGN-BUILD" BY LANDSCAPING CONTRACTOR

8) ALL SITE IMPROVEMENTS SHALL COMPLY WITH HOA, CITY AND COUNTY REGULATIONS.

9) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL SETBACKS, EASEMENTS SOLAR ACCESS CODES,LOCAL CODES, AND ALL REQUIREMENTS HAVE BEEN MET PRIOR TO PERMIT SUBMITTAL AND COMMENCEMENT OF CONSTRUCTION.

10) CONTRACTOR TO VERIFY AVAILABILITY OF UTILITIES AND LOCATIONS ON SITE.

11) OWNER TO CONSIDER REPLACING ANY UTILITIES SUCH AS SEWER, WATER, AND ELECTRICAL IF THEY ARE FOUND TO BE IN NEED OF UPGRADE UPON INSPECTION.

SITE DRAINAGE

NOTE: MINIMAL CHANGE TO DRAINAGE OF EXISTING SITE. FLOW LINES REMAIN SAME AS EXISTING.

– – – – – – EXISTING CONTOURS
———— PROPOSED CONTOURS

SITE LIGHTING

1) NO LANDSCAPE OR SITE LIGHTING - SEE PRELIMINARY EXTERIOR LIGHTING PLAN.

2) ALL LIGHTING TO COMPLY WITH CITY OF MCCALL DARK SKY ORDINANCE MCC 3.14

PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT NOTES:

1) THERE IS A SEWER SERVICE CONNECTION FOR THE LOT IN THE AREA OF CONSTRUCTION, THE SEWER SERVICE CONNECTION SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION OF THE PROPOSED STRUCTURE TO PREVENT EXCESSIVE WATER, OR DEBRIS FROM ENTERING THE SEWER SYSTEM. FAILURE TO DO SO WILL RESULT IN THE OWNER/CONTRACTOR BEING RESPONSIBLE FOR ANY COST INCURRED BY THE DISTRICT FOR CLEANING OR REMOVING DEBRIS THAT ENTERS THE SEWER SYSTEM.

2) PURCHASE OF A SEWER CONNECTION PERMIT MAY BE REQUIRED BEFORE A BUILDING PERMIT IS ISSUED AND CONSTRUCTION BEGINS.

3) INFLOWS OF SURFACE WATER AND EXCESSIVE INFILTRATION ARE PROHIBITED. SUCH PROHIBITED SOURCES OF INFLOW SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: HEATING, COOLING, OR WATER SYSTEM DISCHARGES IN EXCESS OF ONE THOUSAND GALLONS PER DAY.
STORM WATER CONNECTIONS, SUB-WATER DRAINS, FLOOR DRAINS LOCATED WITHIN GARAGES, FOUNDATION DRAINS, ROOF DRAINS, SWIMMING POOLS, STREET DRAINS, BASEMENT DRAINS, SUMP PUMPS AND ABANDONED SEWER LINES.

4) THE OWNER/CONTRACTOR SHALL NOTIFY THE DISTRICT TWO (2) BUSINESS DAYS BEFORE CONNECTION TO THE SEWER STUB.

5 0 10 20 30
(IN FEET)
SCALE: 1" = 10'-0"

① SITE: SITE PLAN
SCALE: 1" = 10'

SCAN FOR CURRENT PLAN

PROJECT NO.
26-009

24' x 24' GARAGE FOR DAVEY
139 E LAKE ST. MCCALL, ID

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SITE PLAN

SHEET INDEX

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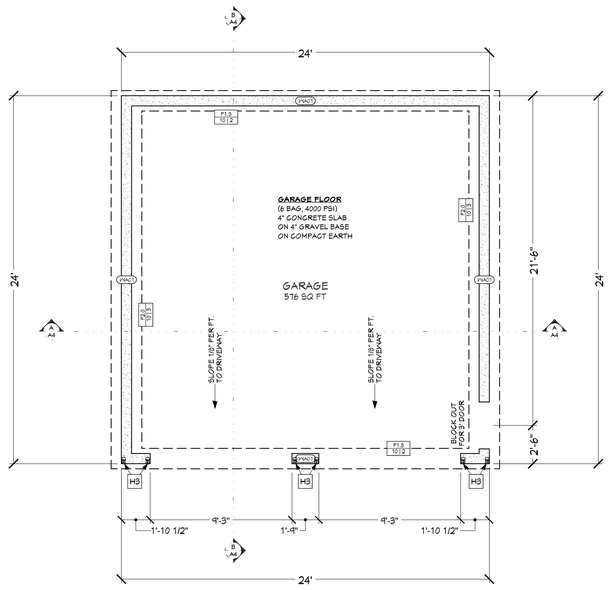
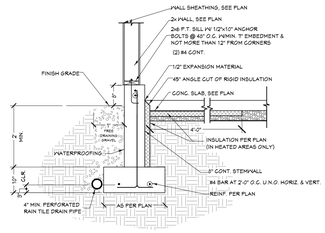


FOUNDATION PLAN
1/4 IN = 1 FT

WALL SCHEDULE	
NUMBER	WALL TYPE(S)
W.C.1	8" CONCRETE STEM WALL

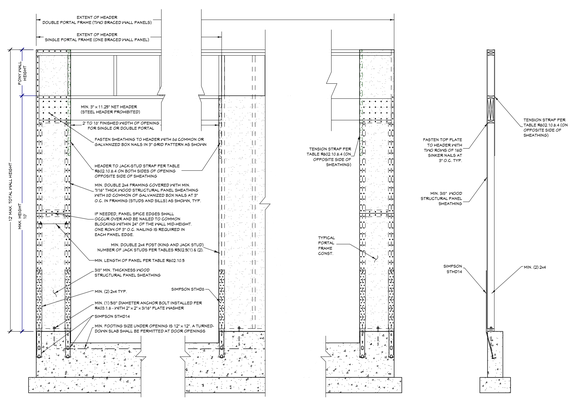


FOUNDATION @ GARAGE DETAIL
1/2 IN = 1 FT

CONTINUOUS FOOTING SCHEDULE (ALL FOOTINGS 1'-0" I.) UNO)

CALLOUT	FOOTING SIZE	REINFORCEMENT
F1.3 10\2	16" X 10"	(2) #4 CONT. REBAR
F2.0 10\9	24" X 10"	(3) #4 CONT. REBAR

HOLD-DOWN SCHEDULE			
CALLOUT	STRAP TYPE	FASTENERS	ROF STUDS
H3	STHD14 (RU WHERE APPLICABLE)	(30) 16D SINKERS	2



PORTAL FRAME DETAIL
3/8 IN = 1 FT

BRACED PANEL LENGTH TABLE - BASED ON WIND SPEED (115 mph)						
WALL LINE	WIND FACTORS	WIND BRACING AMOUNT	SEISMIC FACTORS	SEISMIC BRACING AMOUNT	REQUIRED BRACING	QUALIFIED BRACING
1st LEVEL						
1	0.89	3.83	EXEMPT	EXEMPT	3.83	4
2	0.89	3.83	EXEMPT	EXEMPT	3.83	8
A	0.89	3.83	EXEMPT	EXEMPT	3.83	8
B	0.89	3.83	EXEMPT	EXEMPT	3.83	8

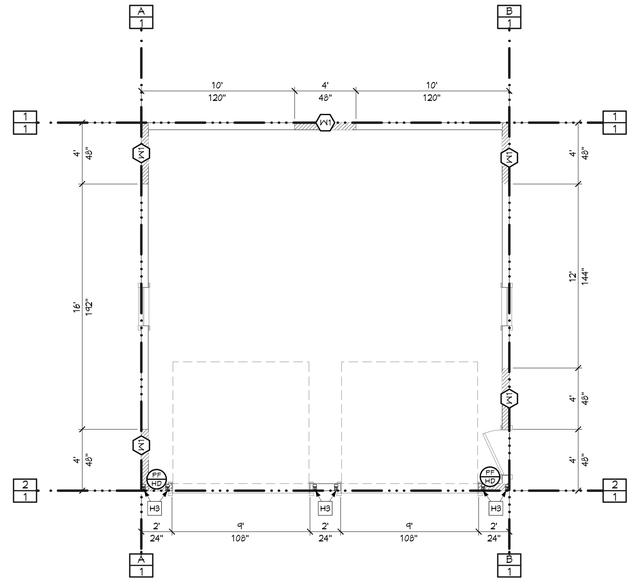
*** ADJUSTMENT CALCULATION METHOD:**

REQUIRED BRACING LENGTH (FT) × **EXPOSURE FACTOR FTNT: b** × **ROOF TO EAVE TOTAL FTNT: c** × **WALL HEIGHT TOTAL FTNT: d** × **NUMBER BRACED LINES FTNT: e** = **REQUIRED BRACING LENGTH (FT)**

FOUNDATION NOTES:
ALL ANGLE 45° UNO
8" THICK WALLS CONCRETE FOUNDATION WALLS
ALL INTERIOR DIMENSIONS ARE TO CENTER OF FOOTING

FOUNDATION CONCRETE (EST.)

FOOTING	5 Cu Yd
STEM WALLS	5 Cu Yd
CONCRETE SLAB	7 Cu Yd
TOTAL CONCRETE	17 Cu Yd



WALL BRACING PLAN - 1ST LEVEL
1/4 IN = 1 FT

BRACED WALL PANEL SCHEDULE		
BWP	METHOD	FASTENERS
PW1	WSP	7/16" OSB SHEATHING ONE SIDE W/8d NAILS @ 6" O.C. (EDGES), 12" O.C. (FIELD), BLKG. @ ALL EDGES (EXCEPT FOR GB METHOD
PF H10	PFH	SEE PORTAL FRAME DETAIL

SCAN FOR CURRENT PLAN

PROJECT NO.
26-009

24' x 24' GARAGE FOR DAVEY
139 E LAKE ST. MCCALL, ID

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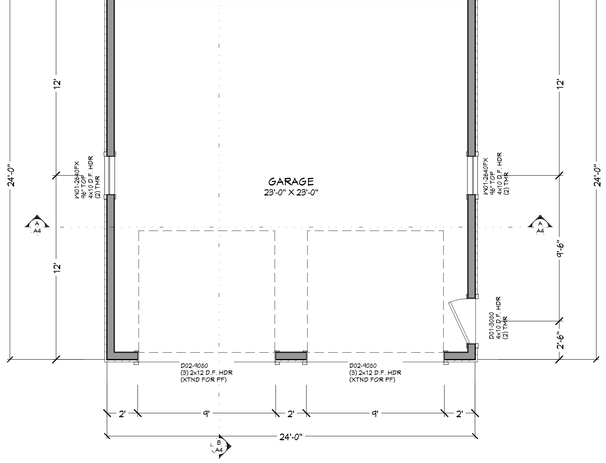
FLOOR PLAN - 1ST LEVEL



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

HEADER SCHEDULE	
NO.	TYPE
H01	(1) 4X10 D.F.
H02	(3) 2X12 D.F.

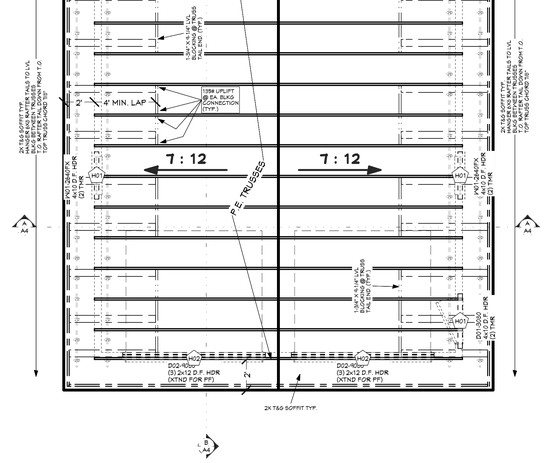
MAIN LEVEL NOTES:
ALL ANGLE 45° UNO
2x6 EXT. WALLS @ 16" O.C.
9'-1 1/8" PLATE HEIGHT UNO
ALL PARTITION DIMENSIONS ARE TO FACE OF STUD

GARAGE AREA 576 sq. ft.

ROOF FRAMING NOTES:
ALL EAVE OVERHANGS 24" UNO
ALL GABLE OVERHANGS 24" UNO

ROOF MATERIALS

RIDGE CAP	28 Ft
RIDGE VENT	28 Ft
METAL ROOFING	910 Sq. Ft.
OSB	28 Ea
GABLE FASCIA	55 Ft
EAVE FASCIA	56 Ft
DRIP EDGE	121 Ft



ROOF LAYOUT - 1ST LEVEL
1/4 IN = 1 FT

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

DOOR SCHEDULE											
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	TEMPERED	FIRE	COMMENTS	HEADER	CALC #	NUMBER
DO1	1	1	3080 L RX	36"	96"	HINGED				4X10 D.F.	1	DO1
DO2	2	1	9080	108"	96"	GARAGE				(3) 2X12 D.F.	2	DO2

WINDOW/DOOR LABEL LEGEND	
TMR	NUMBER OF TRIMMERS @ EACH END (1 TRIMMER REQD UNO)
KS	KING STUD (1 KING STUD UNO)
FS	FULL SPAN HEADER (NO MID BEARING POINTS)
MB	FULL WIDTH HEADER W/MID SPAN BEARING POINTS

WINDOW SCHEDULE											
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS	HEADER	CALC#	NUMBER
WO1	2	1	2640FX	30"	48"			FIXED GLASS		4X10 D.F.	1	WO1

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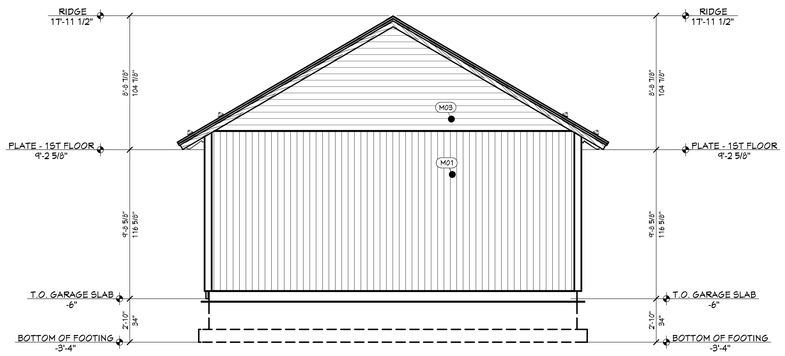
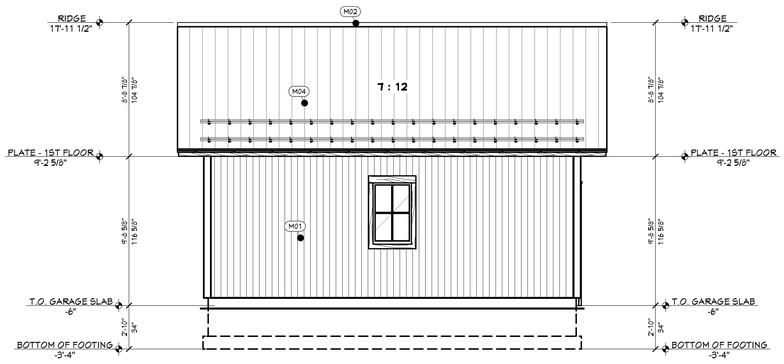
SCAN FOR CURRENT PLAN

FT FRONT ELEVATION
1/4 IN = 1 FT

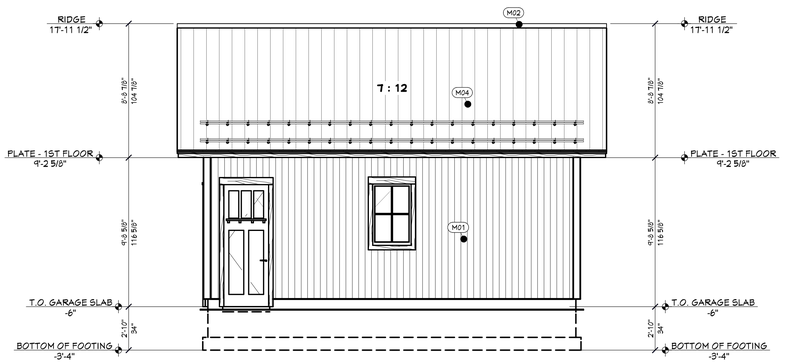


RE REAR ELEVATION
1/4 IN = 1 FT

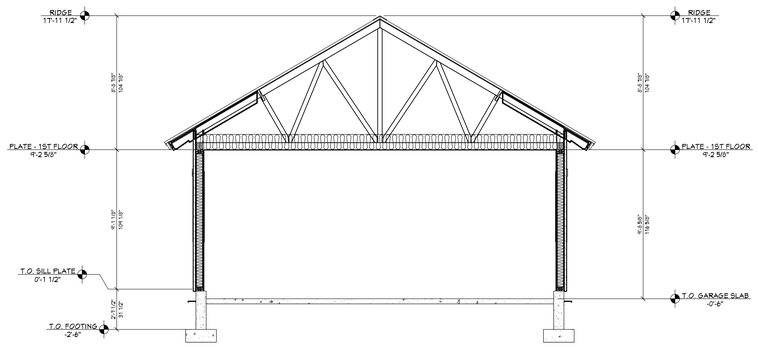


LT LEFT ELEVATION
1/4 IN = 1 FT

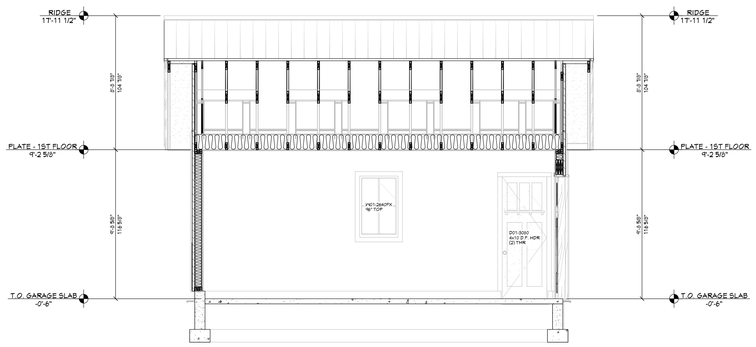
EXTERIOR MATERIALS	
CALLOUT	DESCRIPTION
M01	BOARD ON BOARD SIDING (MATCH HOUSE)
M02	CONTINUOUS RIDGE VENT
M03	LAP SIDING (MATCH HOUSE)
M04	STANDING SEAM METAL ROOFING COLOR = BLACK NO CENTER RIDGES, SEAM HEIGHT 1" TALL TEE PANEL, MANUFACTURER: BERRIDGE



RT RIGHT ELEVATION
1/4 IN = 1 FT



A VIEW A - A
1/4 IN = 1 FT



B VIEW B - B
1/4 IN = 1 FT

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

PROJECT NO.
26-009

24' x 24' GARAGE FOR DAVEY
194 E LAKE ST. MCCALL, ID

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR 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: 4/15/2025
PRINT DATE: 5/26/2026

DRAWN BY:
Steve

ELEVATIONS

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