

**GENERAL NOTES**

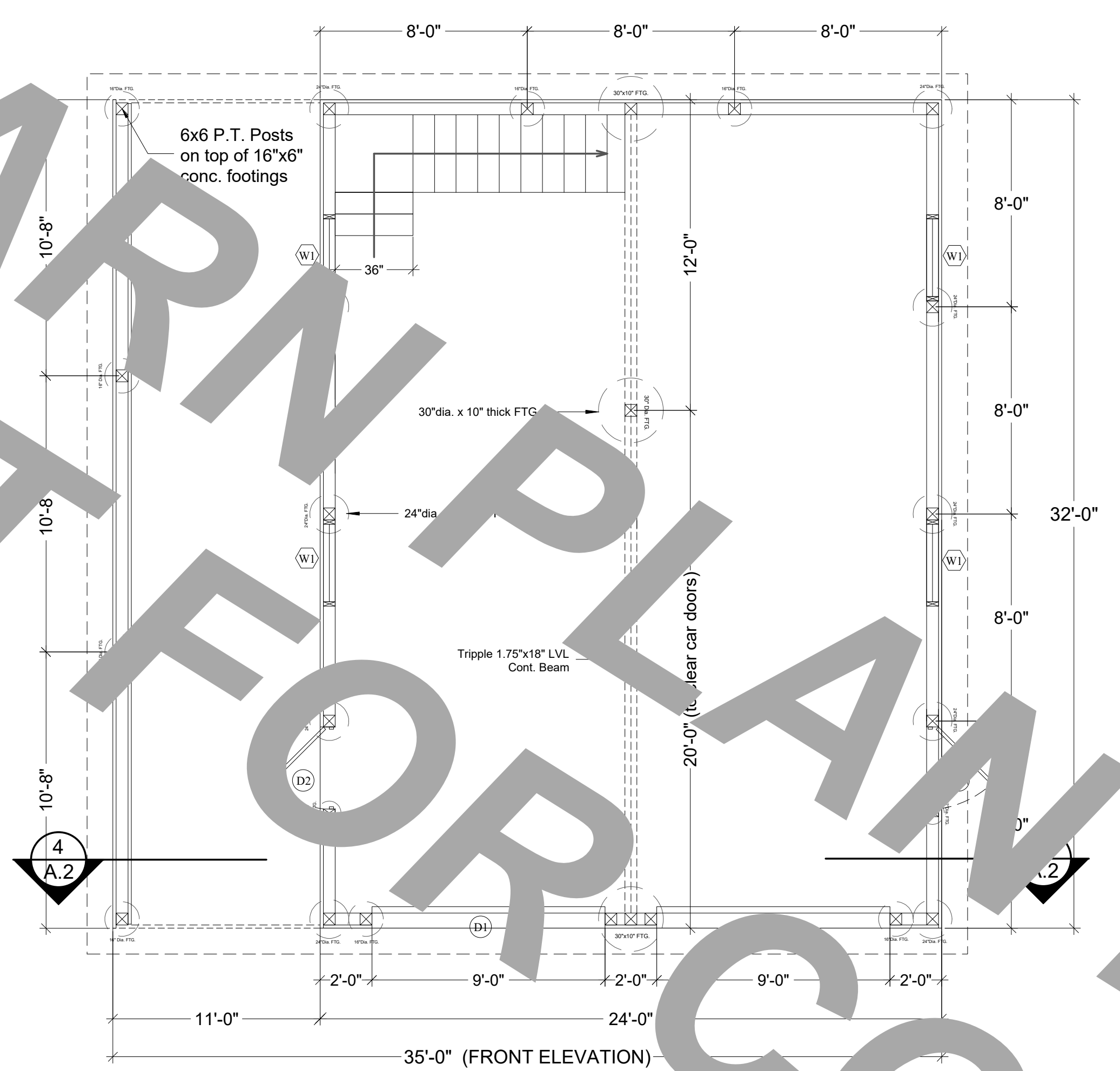
1. PROVIDE EROSION PROTECTION AS REQD BY ALL LOCAL AUTHORITIES.
  2. PROVIDE P.T. WD. WHERE IN CONTACT W/ EPOXY, FLASHING, FLASHING, WATERPROOFING, MASONRY, CONCRETE, ETC.
  3. ALL WOOD FASTENERS, HANGERS, ETC. SHALL BE AS PER THE MANUFACTURER'S RECOMMENDATIONS. ALL WOOD SHALL BE DRY (MAX. 19% MOISTURE) AT TIME OF INSTALLATION. RECEIVE MIN. #90 GALV OR GREATER PROTECTION BY FINISHING. PROVIDE PROTECTIVE COATING FOR TYPE OF P.T. CHEMICAL USED IN ENVIRONMENT.
  4. CONFORM TO ELECTRIC REQTS. OF NEC. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN. ALL ELECTRICAL WORK SHALL BE INSPECTED BY THE LOCAL ELECTRICAL PER FIELD INSPECTION. ANY ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  5. LIGHTNING PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH NFPA 780.
  6. FRAMING POSTS SHALL BE PRESSURE TREATED 6x6 MAIN & LEAN-TO POSTS. PRESSURE TREATED 4x6 DOOR POSTS.
  7. CONC. FOOTERS ARE SIZE 12" x 12" WITH 4#4 BARS. MIN. SOIL BEARING CAPACITY SHALL BE 3000 PSF.
  8. CONCRETE SLAB SHALL BE 4" THICK WITH WIRE-MESH.
  9. TOTAL AREA OF GARAGE FLOOR SHALL BE APPROX. 1,258 SQ.F.
- DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHALL BE AS SHOWN ON DRAWING. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ESTIMATING, ORDERING AND INSTALLING WORK. ALL WORK SHALL CONFORM TO CODES AND REQUIREMENTS OF LOCAL, COUNTY, STATE, NATIONAL BUILDING SAFETY CODES AND OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

**CODE INFO. ON STRUCTURE:**

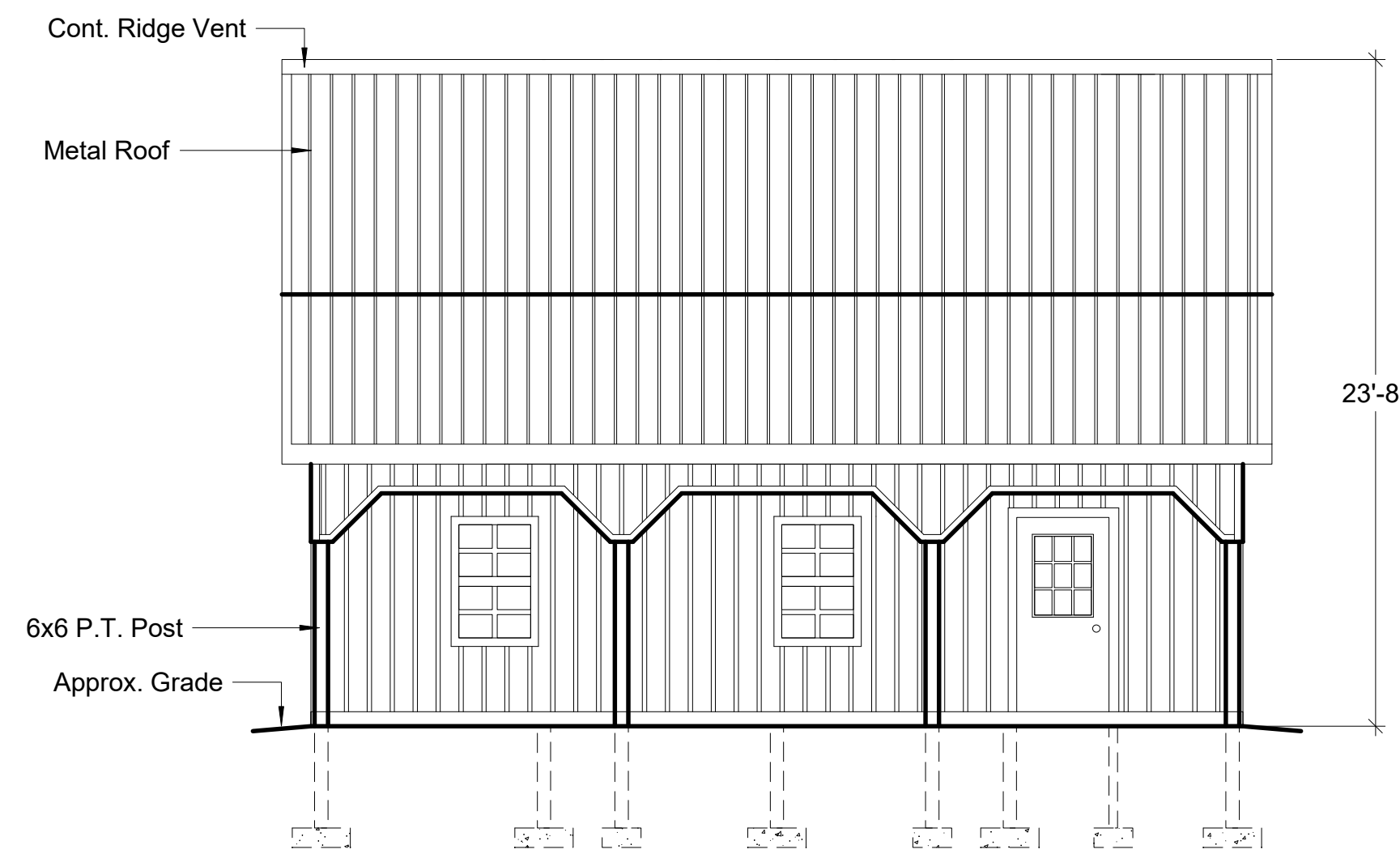
CONSTRUCTION TO CONFORM WITH DESIGN DOCUMENTS & ALL CODE REQTS.

1. FOUNDATIONS DESIGNED FOR ASSUMED ALLOWABLE NETSOIL BEARING PRESSURE OF 3000 PSF
2. DESIGN LIVE LOADINGS AS FOLLOWS:
  - LOFT (SECOND FLOOR) - 40 PSF
  - SNOW: 45 PSF PLUS DRIFT
  - WIND: 90 MPH (EXPOSURE C)
  - SEISMIC USE GROUP: 1
  - SITE CLASS: D
  - SEISMIC FORCE RESIST. WD. FRAME WEATHERING: SEVERE
3. DEAD LOADS AS FOLLOWS:
  - MAIN ROOF RAFTERS w/ METAL - 7 PSF
  - LEAN-TO RAFTERS w/ METAL - 7 PSF
  - WOOD FLOORING - 10 PSF
4. PLACE FILL & BACKFILL IN MAX. 8" LIFTS. COMPACT EACH LAYER UNDER FOOTINGS & SLABS TO A DRY DENSITY OF MIN. 95%. DO NOT BUILD ON SOILS LESS THAN INDICATED DESIGN STRENGTH.
5. CONCRETE TO HAVE 28-DAY MIN. COMPRESSIVE STRENGTH AS FOLLOWS:
  - 4000 PSI AT EXT. SLABS
  - 3000 PSI ALL OTHER LOCATIONS
 PROVIDE COVERING OF REINF. PER IBC TABLE 1907.7.1. PROVIDE CORNER BARS TO MATCH CONTIN. REIN. LAP ALL REIN. MIN 24" W.W.F. TO LAP MIN. 8".
6. ALL STRUCTURAL WOOD TO BE GRADED LUMBER - MIN. S.P.F. OR #2 HEM-FIR UNLESS NOTED OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE OF MEANS OF CONSTRUCTION, INCL. PROVIDING GUYS, BRACING & SHORING AS REQUIRED FOR ALL LOADING CONDITIONS THROUGHOUT CONSTRUCTION. CONTRACTOR IS NOT TO STORE MATERIALS IN EXCESS OF DESIGN LIVE LOADS WITHOUT APPROVAL OF ARCH.
8. ALL STAIRS & RAILING TO CONFORM w/ LOCAL LOADING REQTS. IN CODE.
9. CONCRETE FLOOR SLAB-ON-GRADE TO INCLUDE CONTROL JOINTS A MAXIMUM OF 12' O.C. AND 1/4" OF THE SLAB THICKNESS. ALL TOPSOIL, ORGANICS AND CLAY TO BE REMOVED FROM FLOOR SLABS PRIOR TO CONCRETE OR FILL PAACEMENT. FILL TO BE NON-EXPANSIVE GRANULAR SOIL. PLACED IN 6-8 INCH LIFTS AND COMPACTED TO 95% OF THE MAXIMUM PROCTOR DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

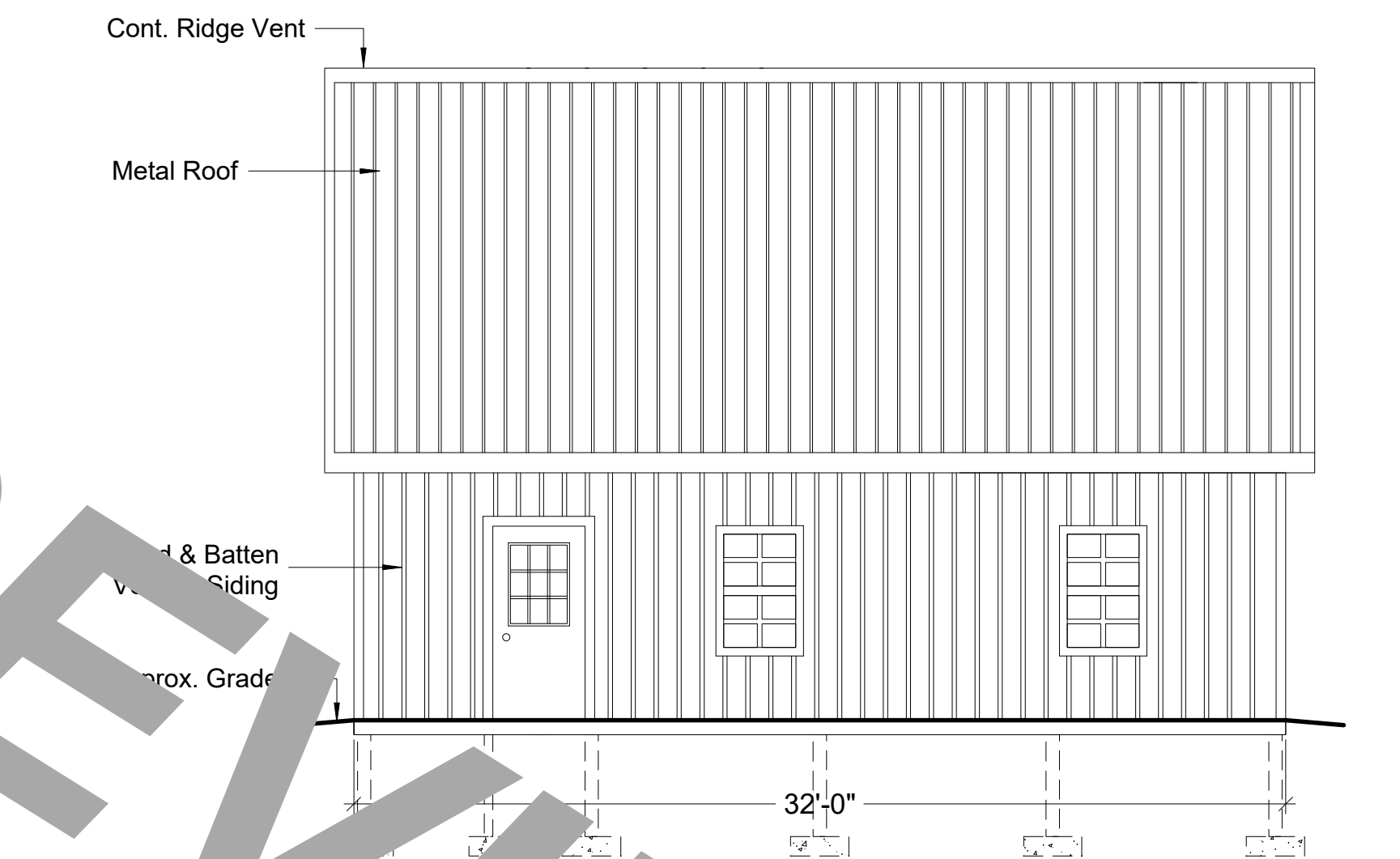
PROVIDE LOCAL INFO WIND & SNOW LOADS



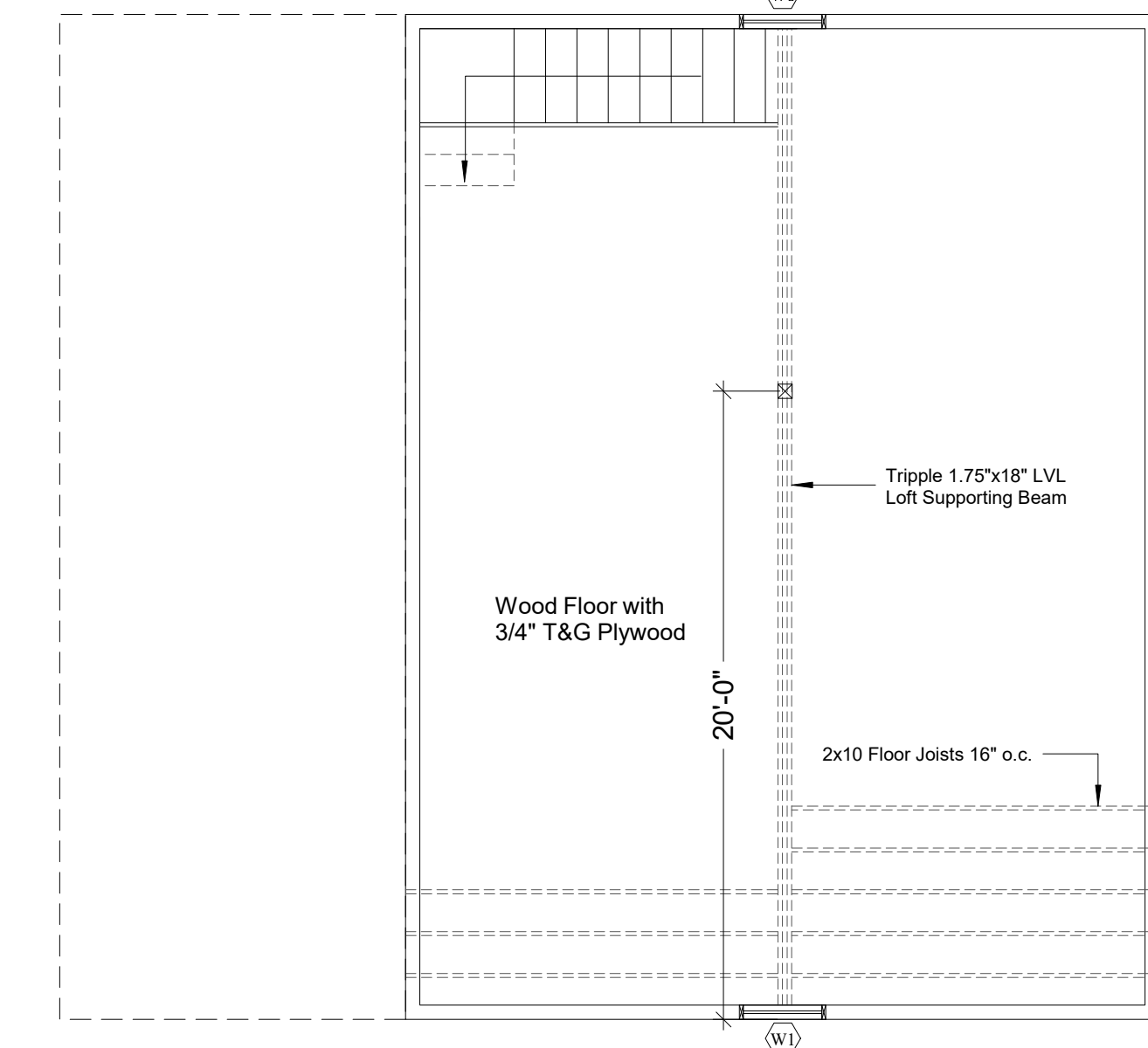
**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



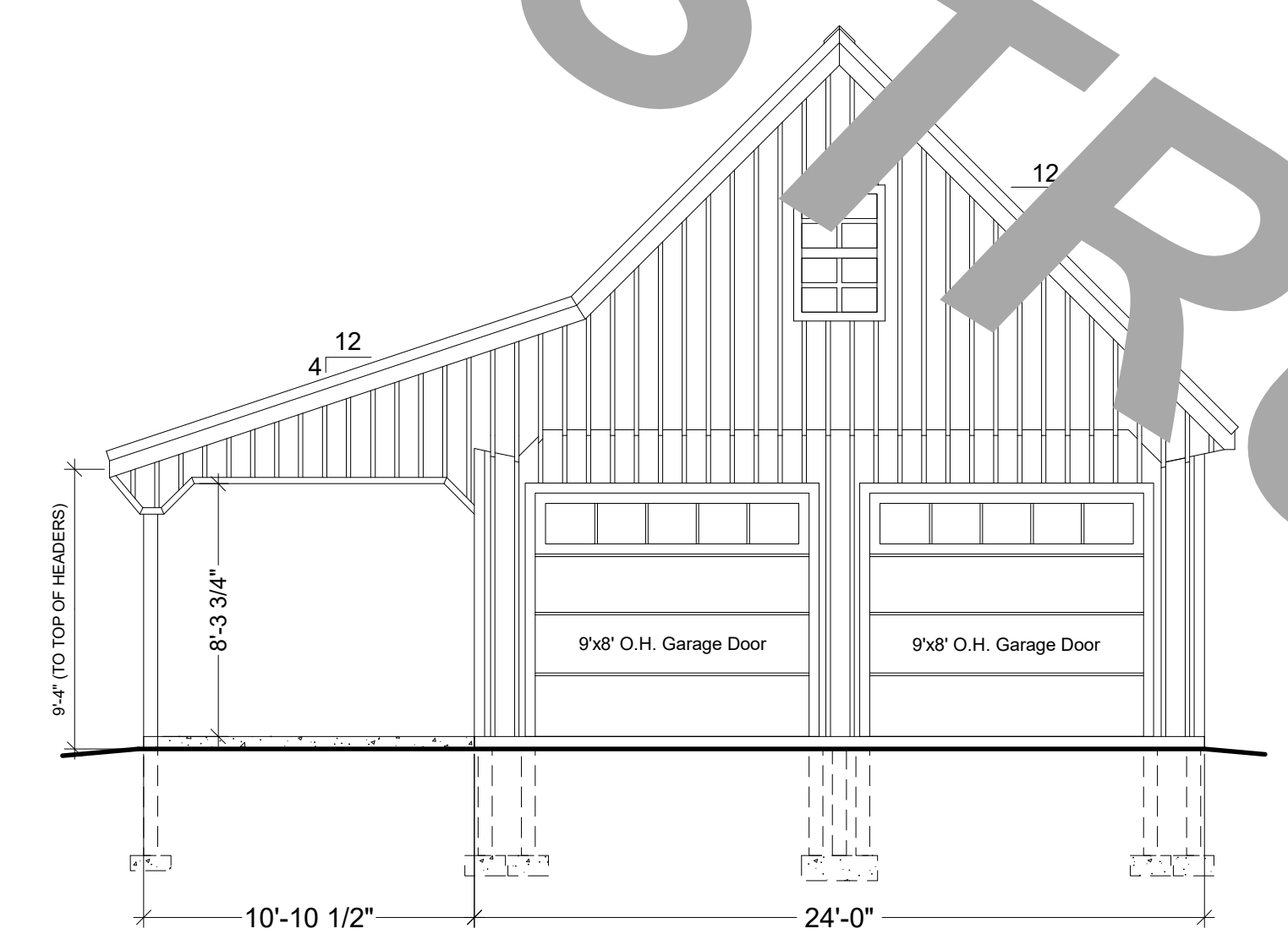
**2 LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



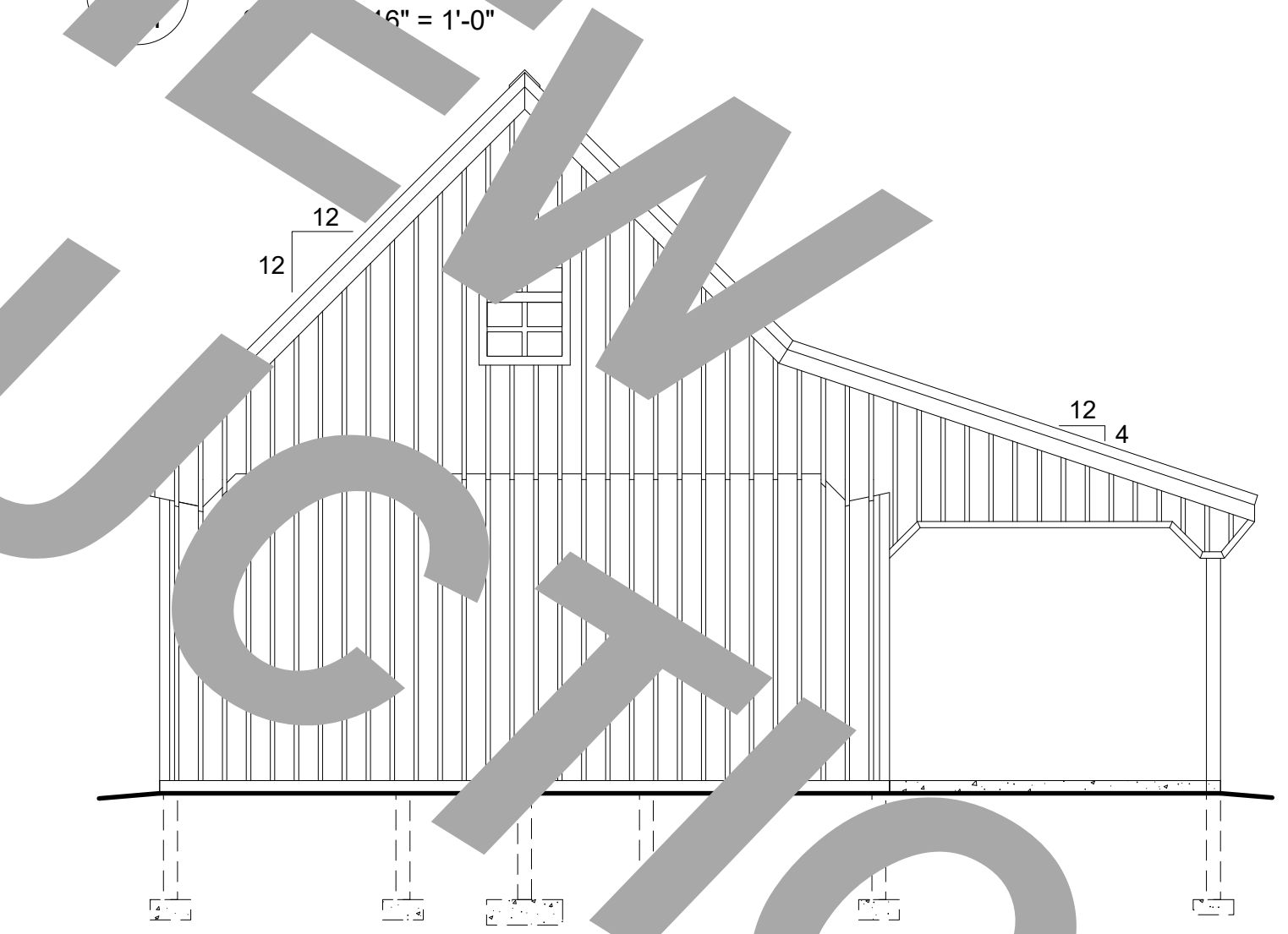
**3 RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 LOFT WOOD FLOOR**  
SCALE: 3/16" = 1'-0"



**5 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

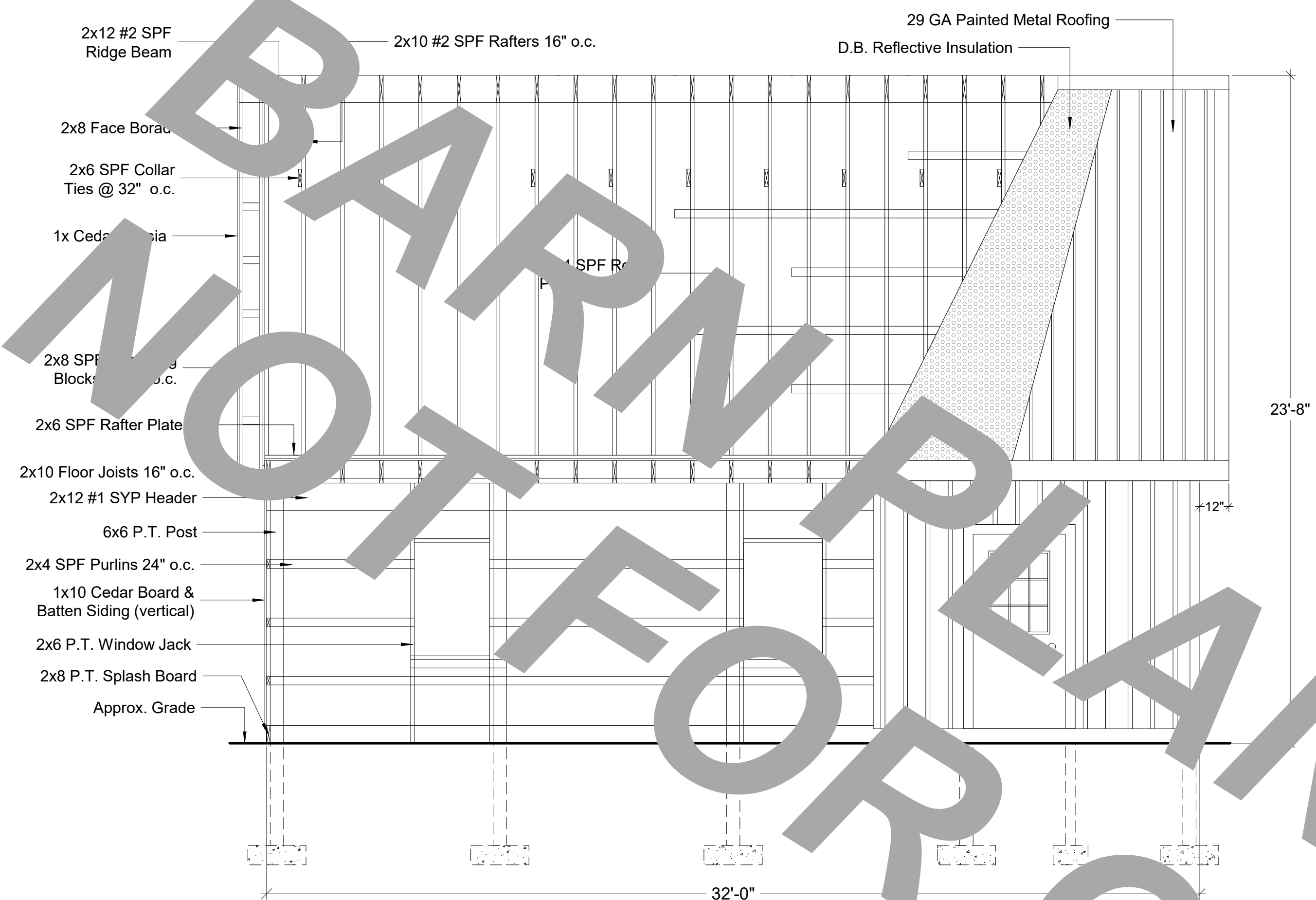


**6 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

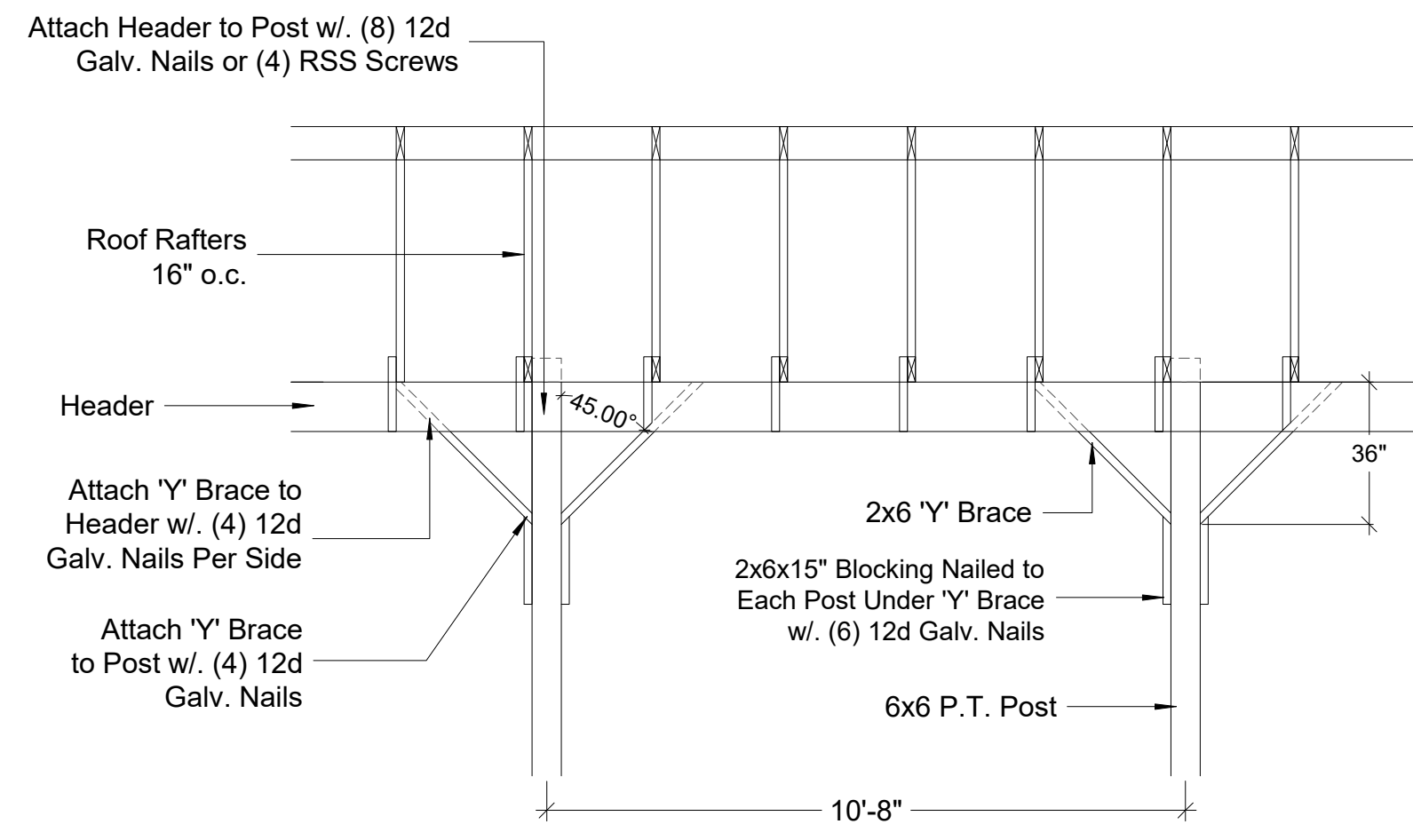
**SYMBOL LEGEND**

- D1 - 9'-0"x8'-0" INS. O.H. GARAGE DOOR WITH WINDOWS
- D2 - 3068 OUT-SWING ENTRY WITH 9-LITE WINDOW
- W1 - 30"x48" SINGLE HUNG VINYL INS. WINDOW
- 1 - DETAIL NUMBER
- A.1 - SHEET DETAIL IS LOCATED
- 1 - SECTION NUMBER
- A.1 - SHEET SECTION IS LOCATED

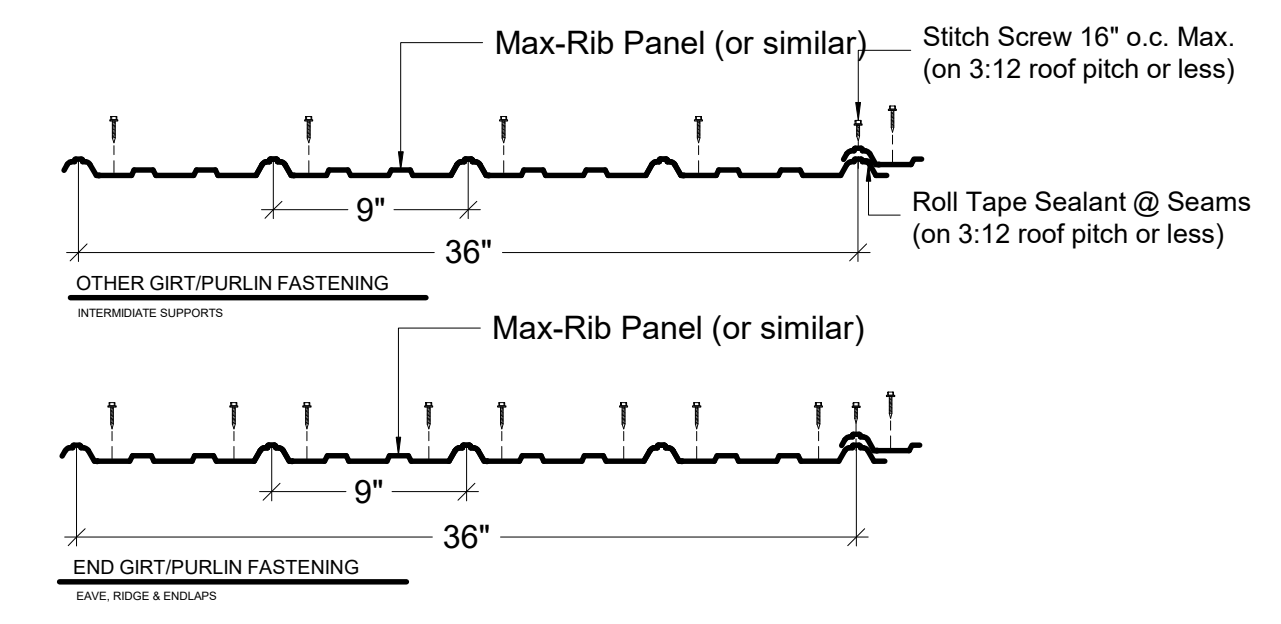
FILE INFO.
BUILDERS' INFORMATION
NOTES ON COPYRIGHT: THIS DRAWING IS COPYRIGHTED AND MAY ONLY BE USED TO CONSTRUCT THE BUILDING AS SHOWN HEREIN. FOR ANY OTHER USE, THE USER MUST OBTAIN WRITTEN PERMISSION FROM THE ARCHITECT. ALL RIGHTS RESERVED.
24' x 32' GARAGE WITH 11' LEAN-TO OVERHANG FOR SEAL
PROJECT NO.
DRAWN BY
FILE INFO.
REVISIONS
DATE
DRAWING TITLE FLOOR PLAN EXTERIOR ELEVATIONS LOFT PLAN
SHEET NO. <b>A.1</b>



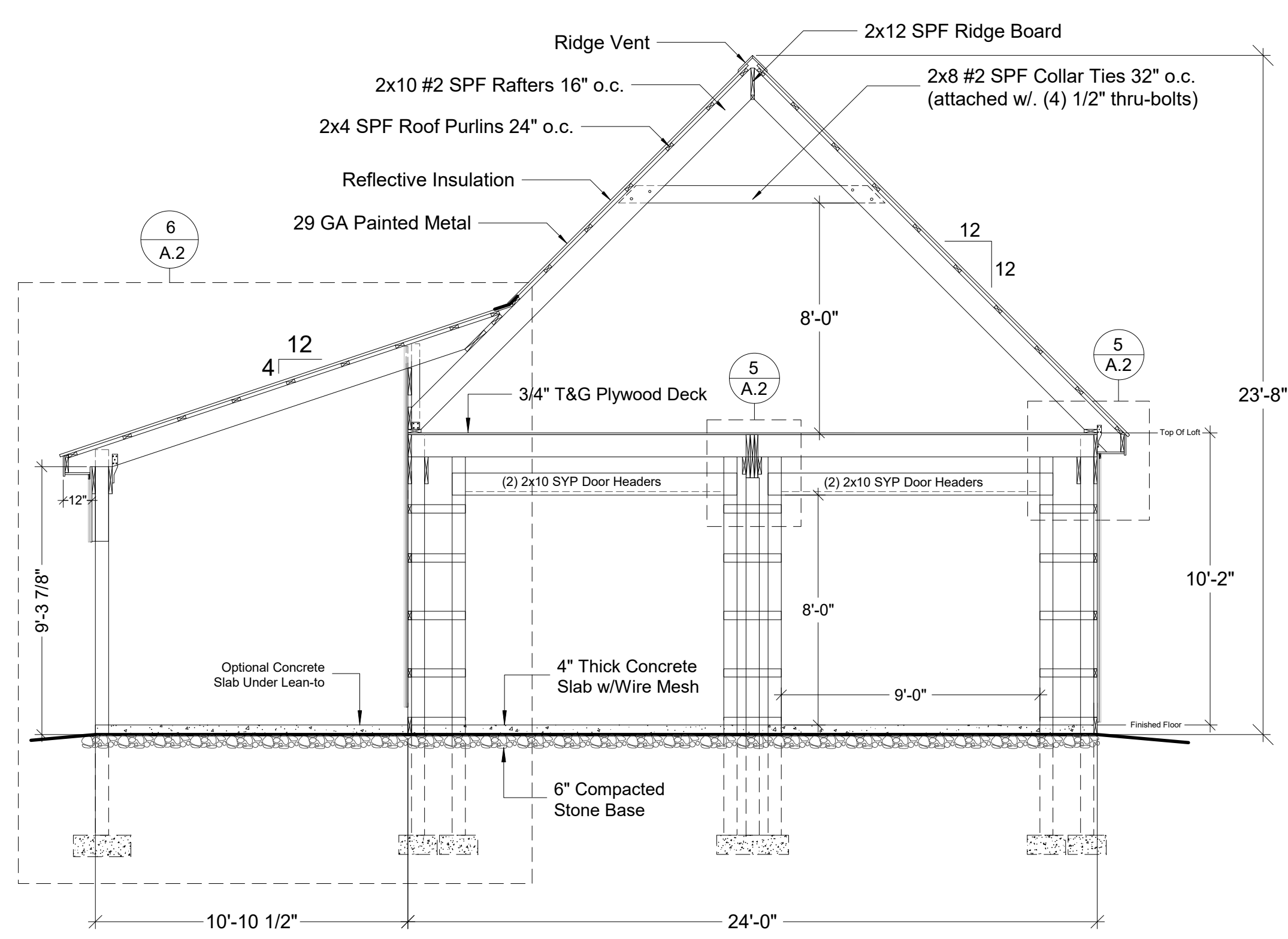
1 BUILDING SECTION  
A.2 SCALE: 5/16" = 1'-0"



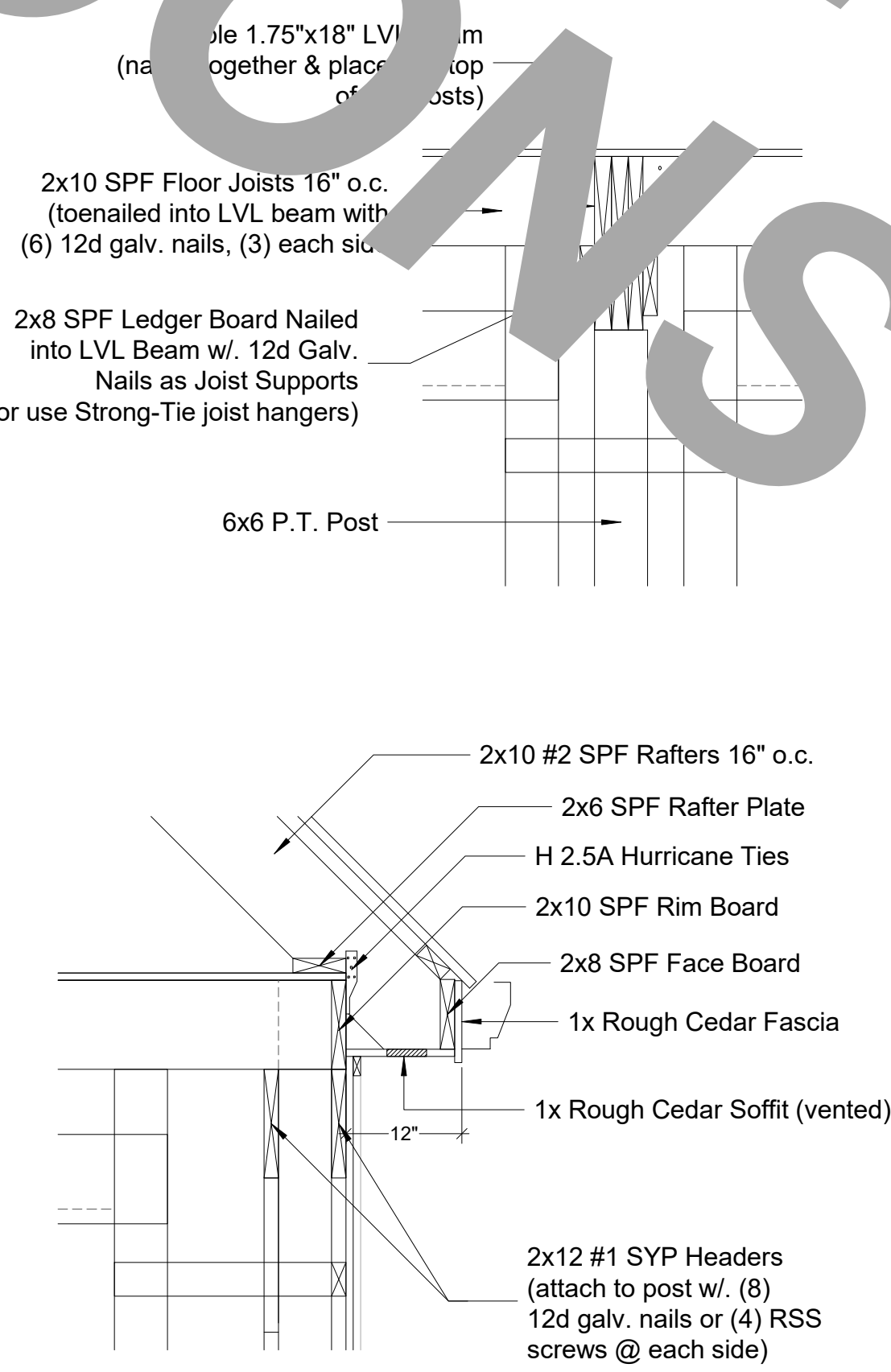
2 TYP. 'Y' BRACE DTL.  
A.2 SCALE: 9/16" = 1'-0"



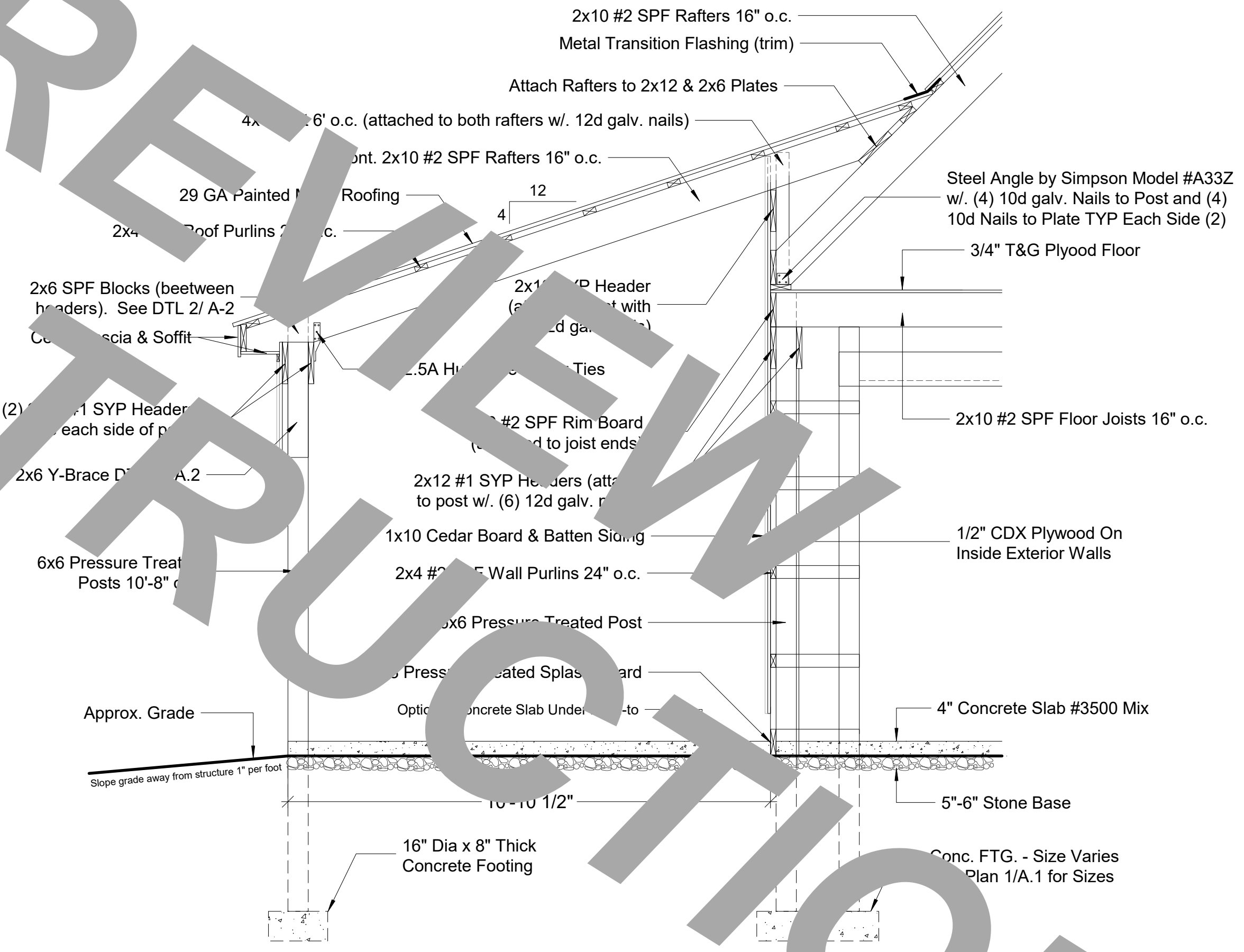
3 TYP. FRMG. & STITCH FASTENER PATTERNS  
A.2 USE ROLL TAPE & STITCH SCREWS ON 3:12 PITCH OR LESS



4 BUILDING SECTION  
A.2 SCALE: 1/4" = 1'-0"



5 DETAIL SECTIONS  
A.2 SCALE: 3/4" = 1'-0"



6 LEAN-TO and WALL SECTION  
A.2 SCALE: 7/16" = 1'-0"

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PROJECT NO.
DRAWN BY
FILE INFO.
REVISIONS
DATE
DRAWING TITLE
WALL SECTION 'Y' BRACE DETAIL LEAN-TO DETAIL BUILDING SECTION
SHEET NO.
A.2

24' x 32' GARAGE WITH 11' LEAN-TO OVERHANG FOR SEAL