

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC

ROOF: 50 PSF SNOW LOAD
8 PSF TOP CHORD DL
7 PSF BOTTOM CHORD DL
5 PSF NET WIND UPLIFT

FLOOR: 40 PSF LL
10 PSF TOP CHORD DL
5 PSF BOTTOM CHORD DL

SOIL: 2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION

FROST DEPTH: "2-0"

SEISMIC ZONE: C
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF. FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE "SIMPSON WEDGE-ALL STUD ANCHORS" OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

NAILING NOTES: (PER LOCAL CODES)

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK/G
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" PLANKS

1/2" PLYWOOD ROOF AND WALL SHEATHING

3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" OC
W/(2) @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16" OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (3)-10d
TOE NAIL (2)-16d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND WASHER

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HJ OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 1" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

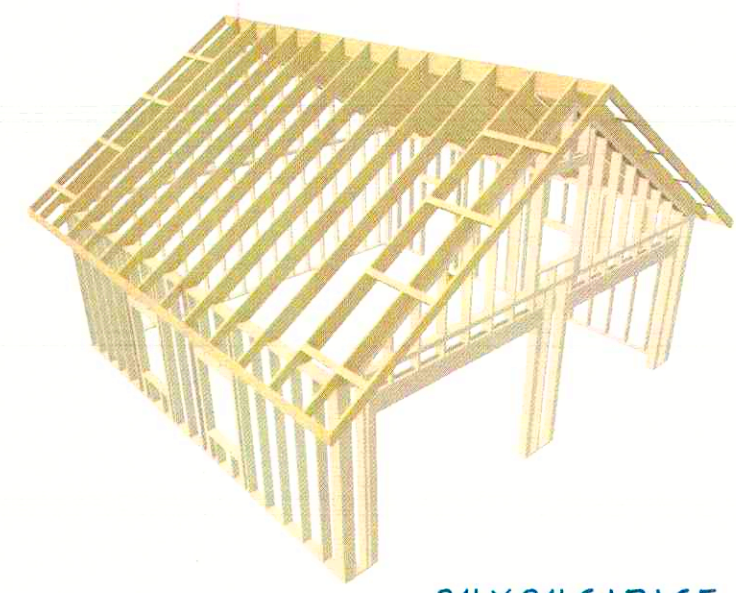
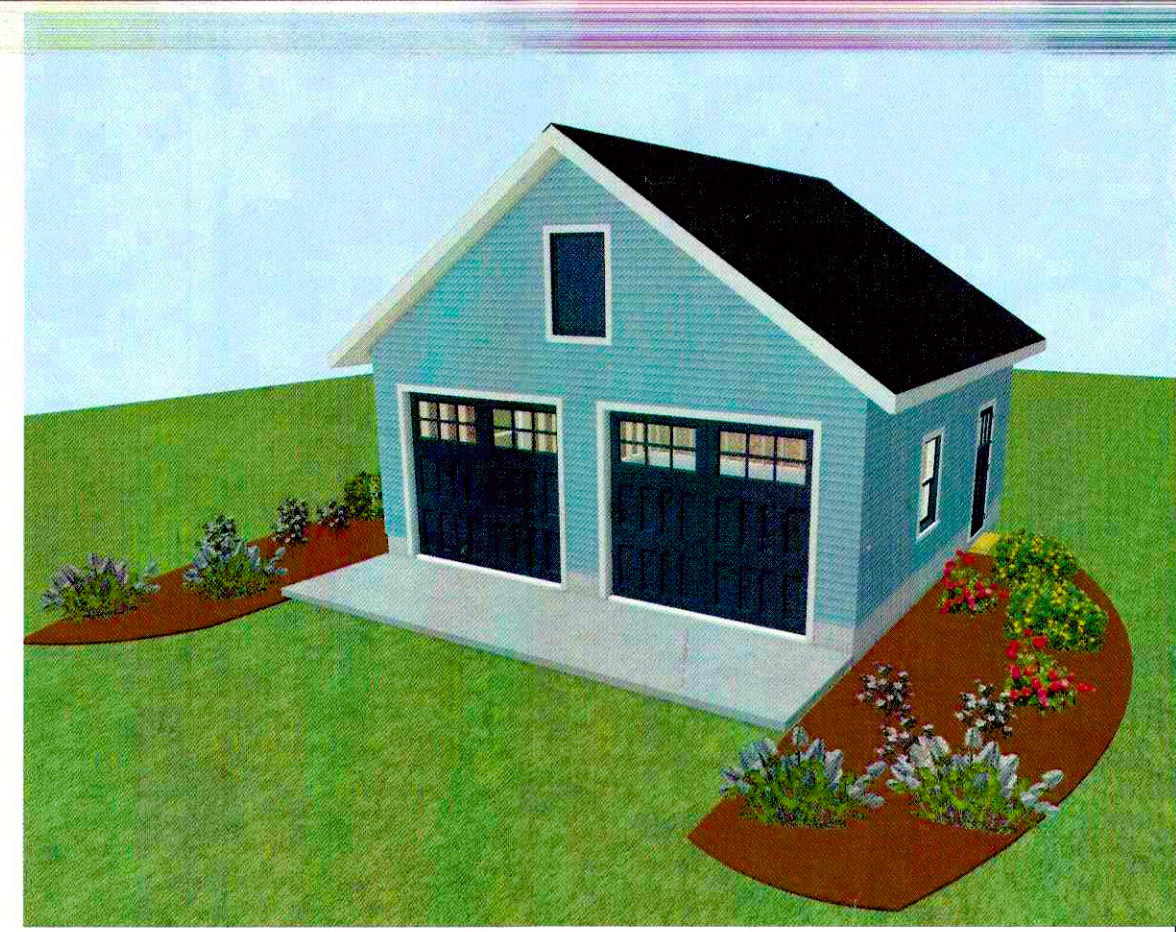
CAUTION!

Additional professional services will be required to tailor this plan to your situation, including but not limited to: assurance of compliance with codes and regulations; review of specifications for materials and equipment; supervision of site selection, bid letting and construction; and Provision for utilities, waste management, roads or other access. Furthermore, any deviation from the given specifications may result in structural failure, property damage, and personal injury including loss of life.

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ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL UTILITY COMPANY AND LOCAL CODES AND REGULATIONS.



24' X 24' GARAGE
NO SCALE

TABLE OF CONTENT		
LABEL	TITLE	DESCRIPTION
1	TITLE PAGE AND CONSTRUCTION NOTES	
2	FLOOR PLAN	
3	ROOF FRAMING PLAN	
4	ALL ELEVATION	
5	WALL FRAMING ELEVATION	
6	DETAILS AND SCHEDULES	



SHEET NUMBER
1
REVISION #

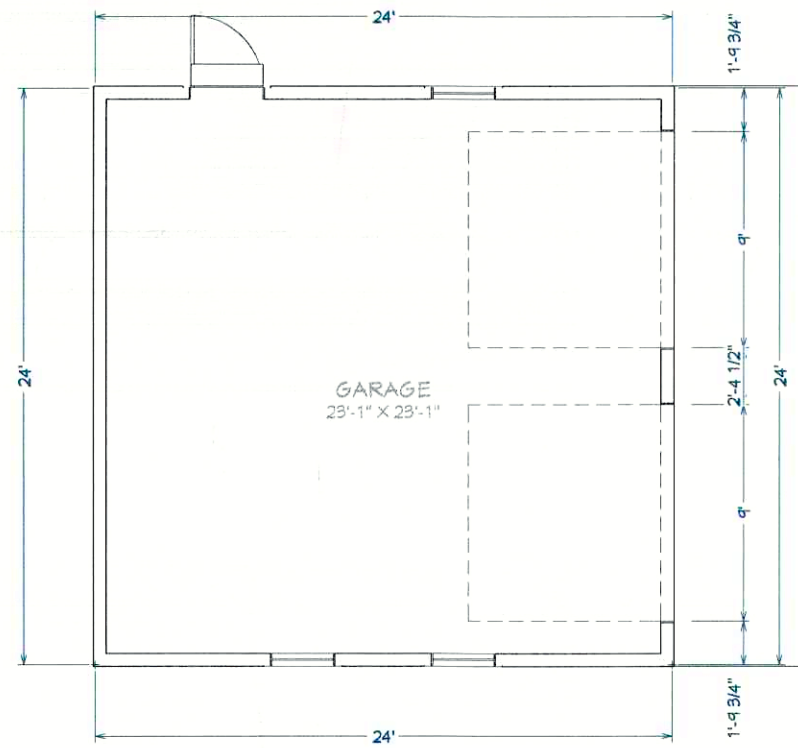
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GARAGE PLAN - 00101

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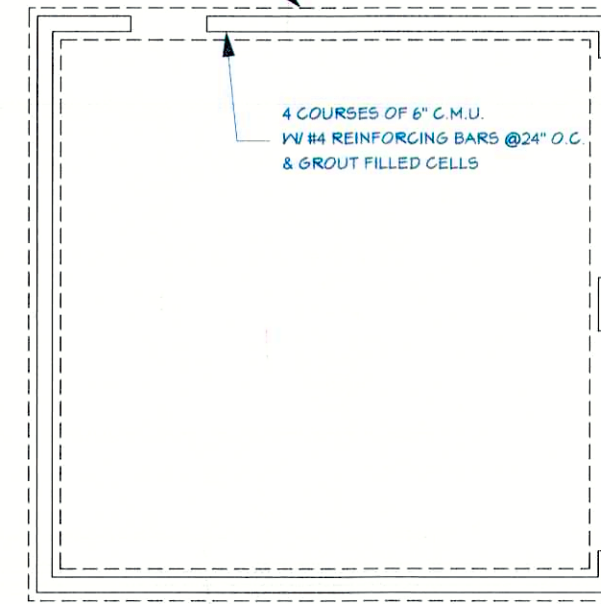
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CMU (BLOCK) STEM WALL
	GARAGE WALLS



FLOOR PLAN

1/8" = 1'

16" WIDE CONCRETE TRENCH FOOTING
 W#4 REINFORCING BARS @12" O.C.
 EACH DIRECTION @ 42" DEEP
 (#4 REBAR (18" LONG))

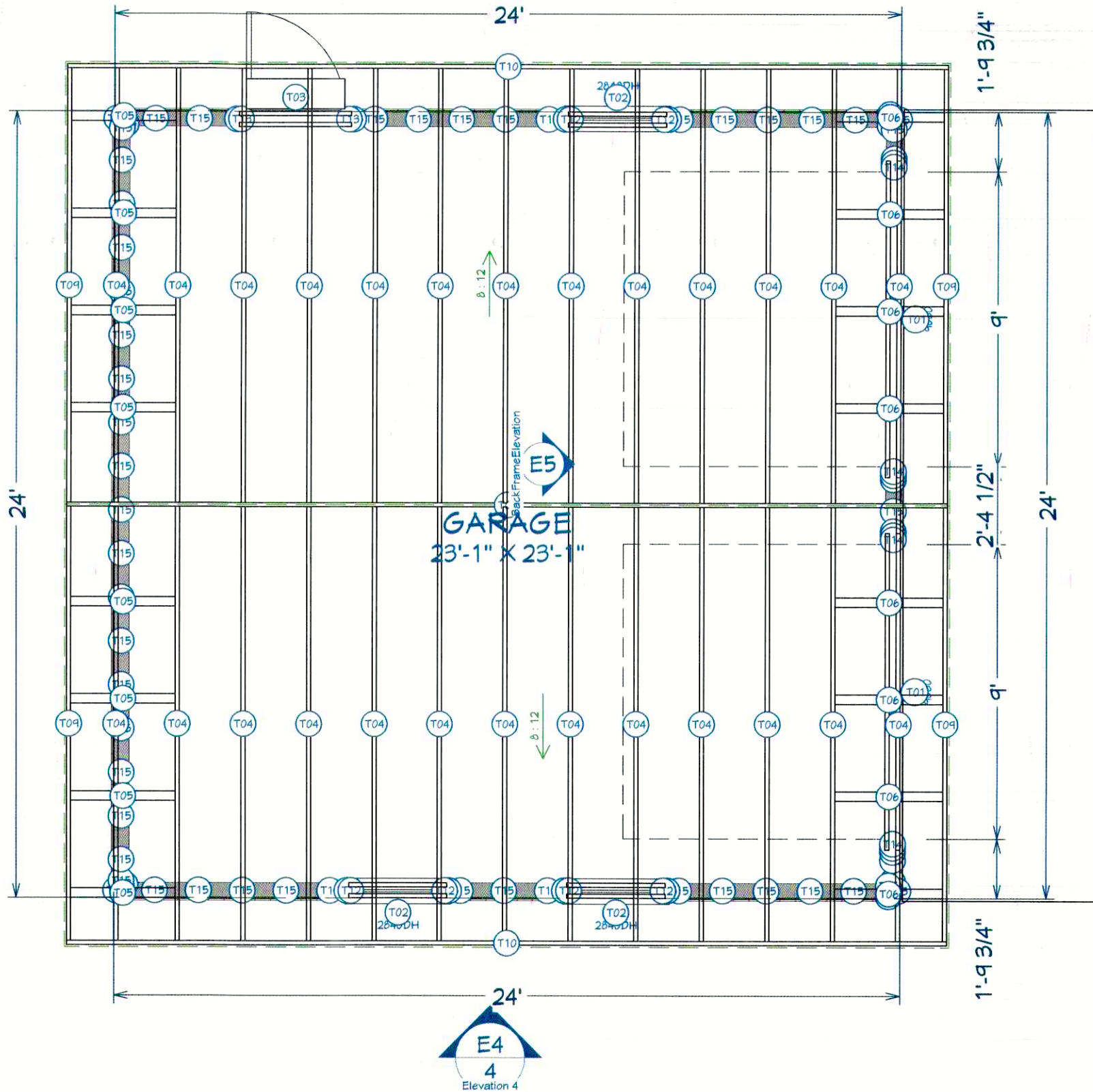


FOUNDATION PLAN

1/8" = 1'

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Back Elevation
E6
4



E4
4
Elevation 4

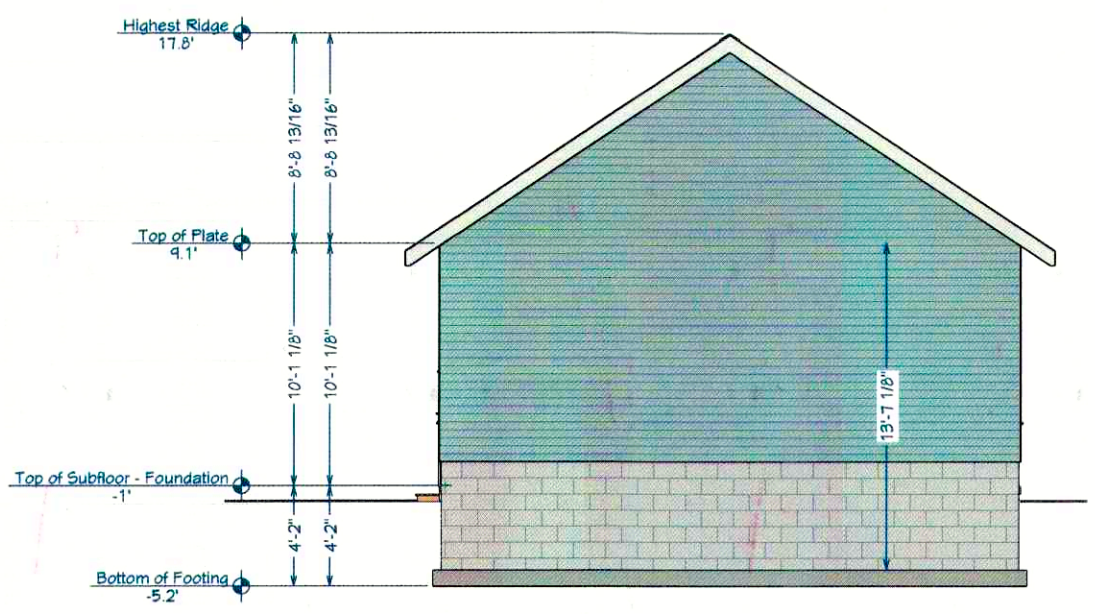
ROOF FRAMING PLAN

1/4" = 1'

E1
4
Elevation 1

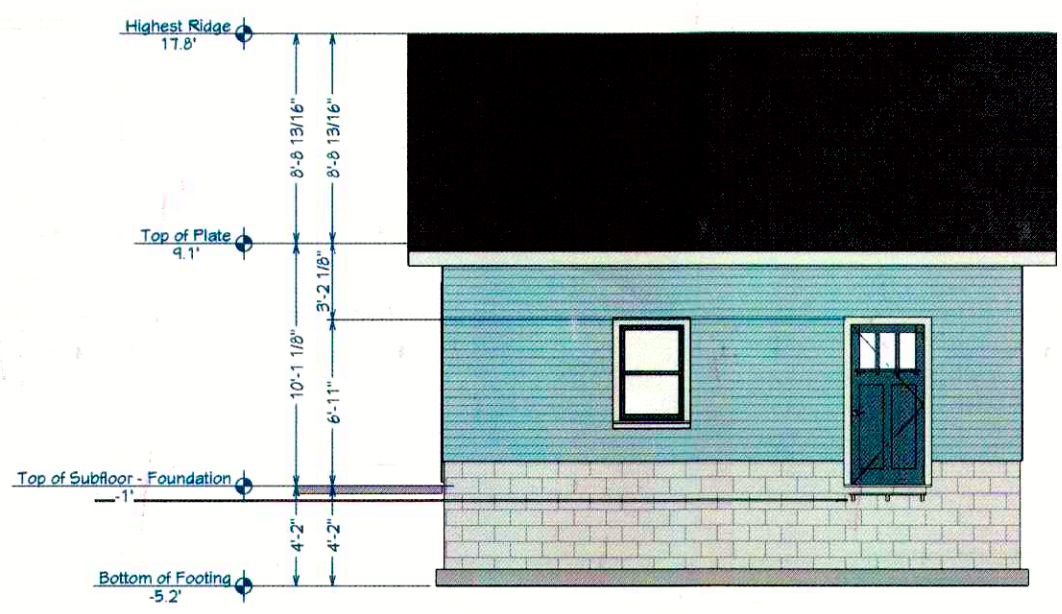
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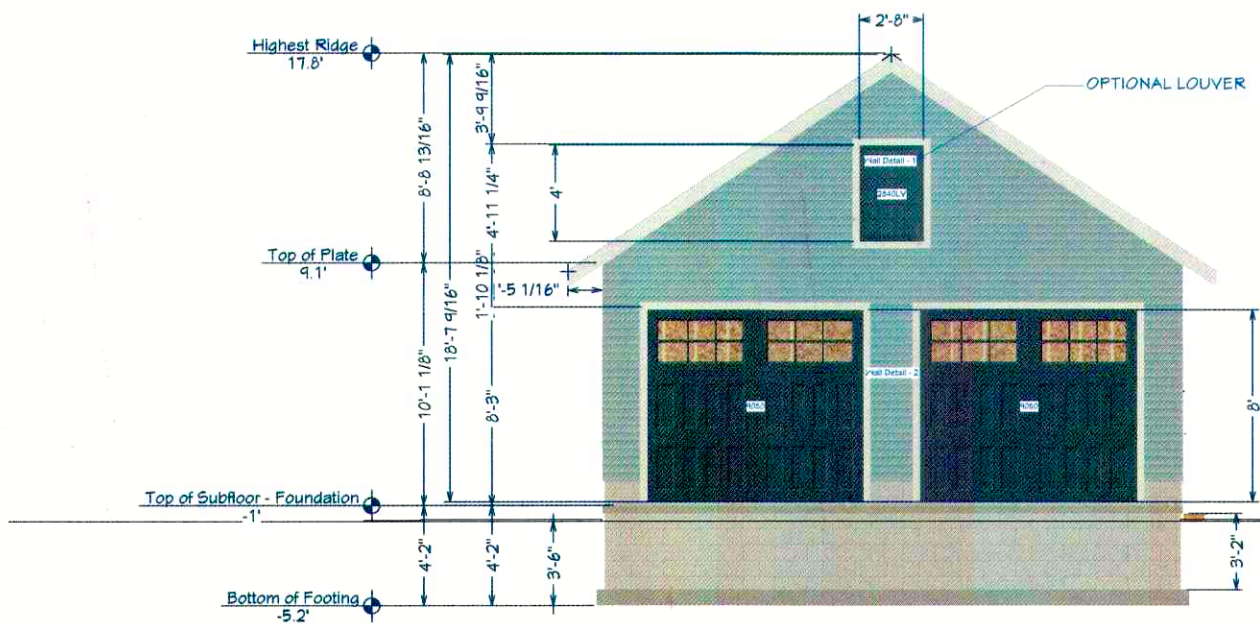
BACK ELEVATION

1/2" = 1'



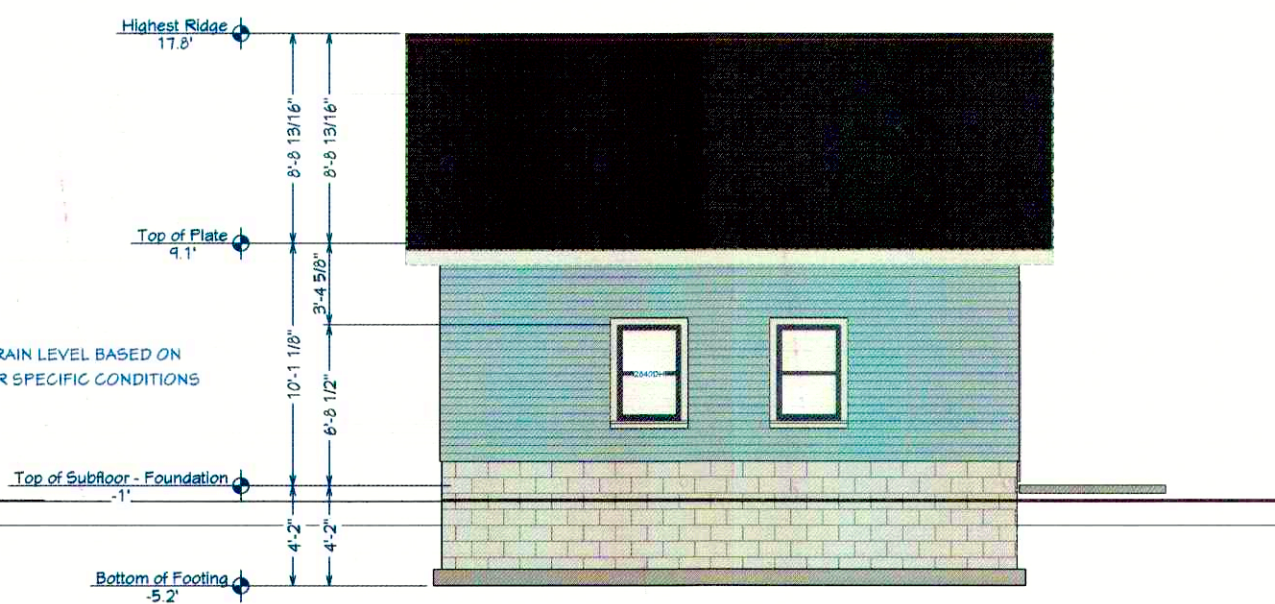
FRONT ELEVATION

1/2" = 1'



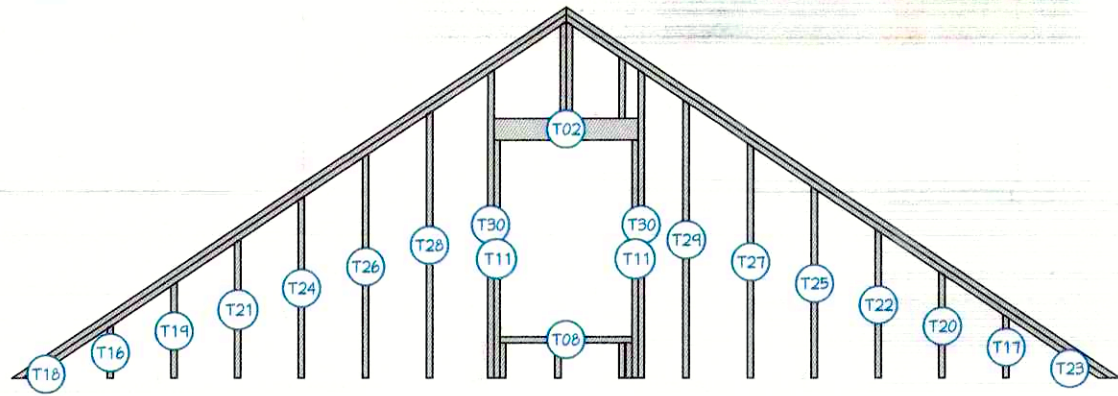
FRONT ELEVATION

1/2" = 1'

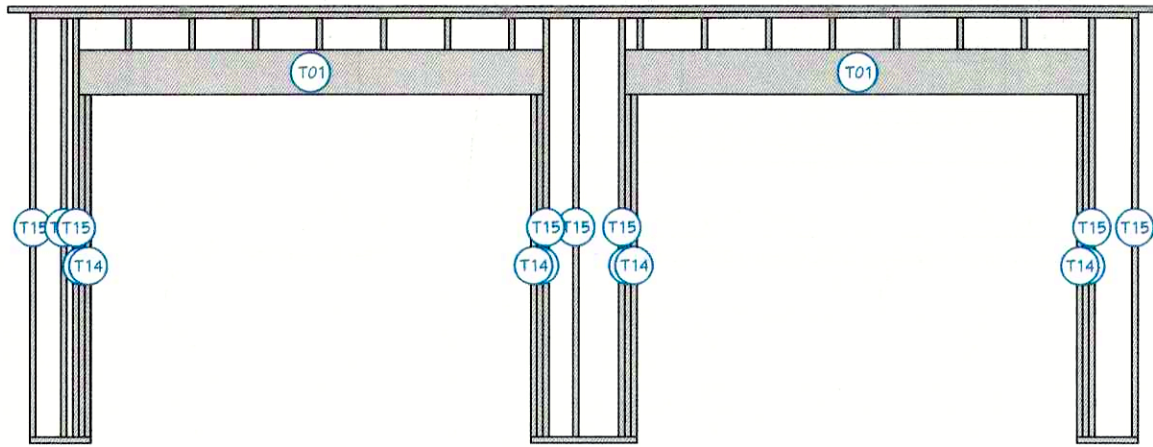


LEFT ELEVATION

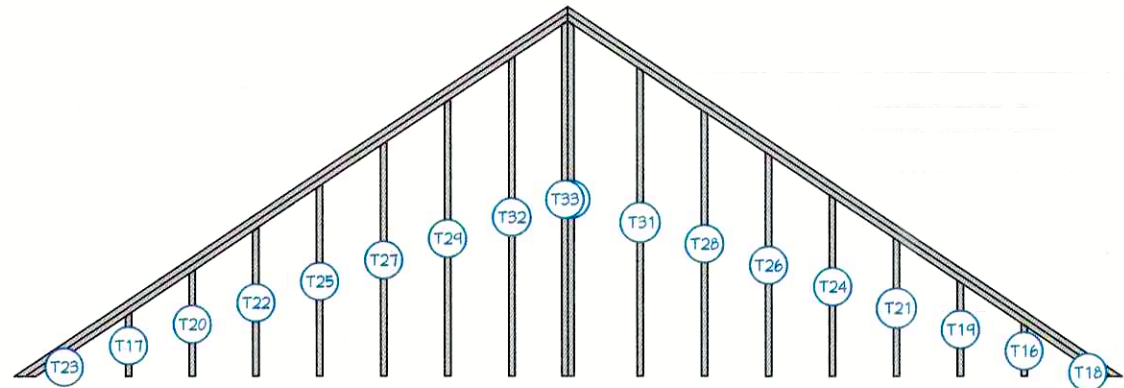
1/2" = 1'



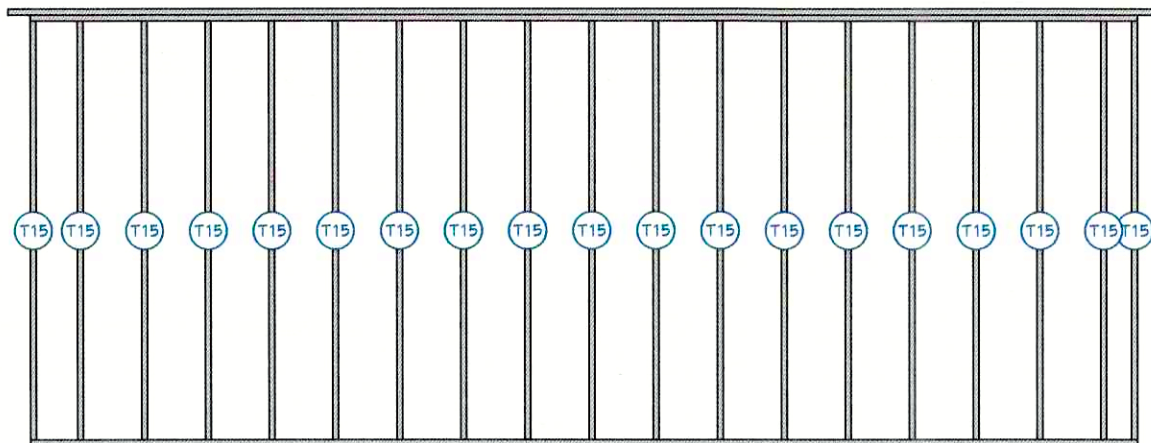
Wall Layer 4 - Viewed From Outside



Wall Layer 4 - Viewed From Outside



Wall Layer 4 - Viewed From Outside



Wall Layer 4 - Viewed From Outside

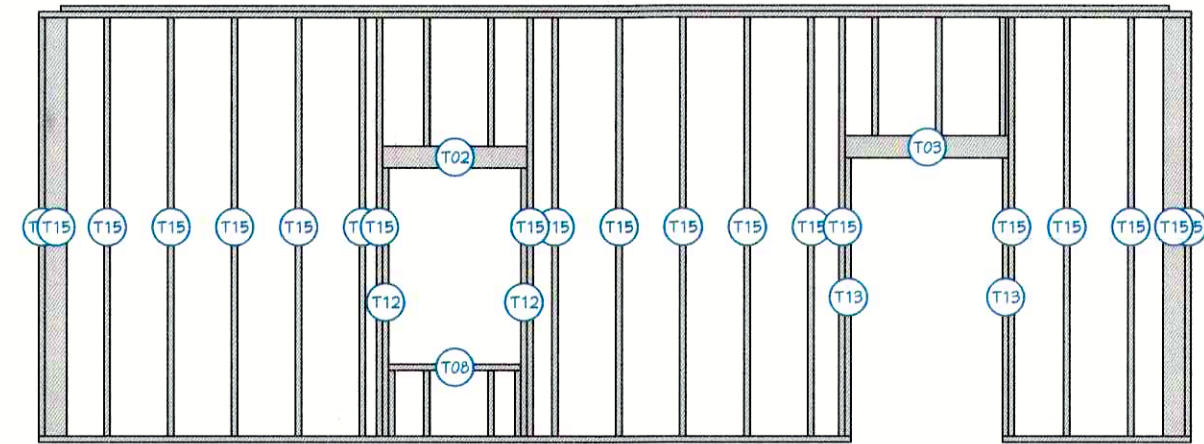
FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

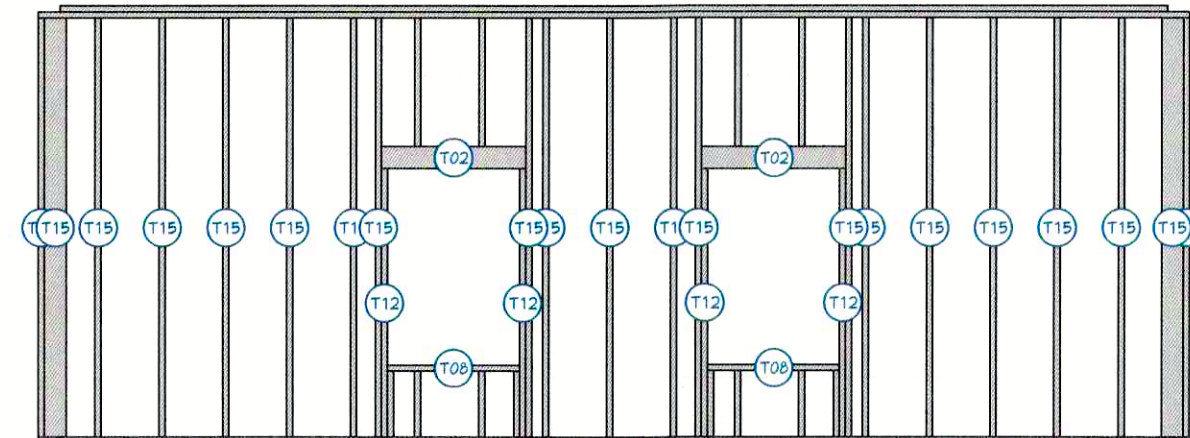
PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

CONSULT LOCAL CODES IF FIRE BLOCKING NEEDED, PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

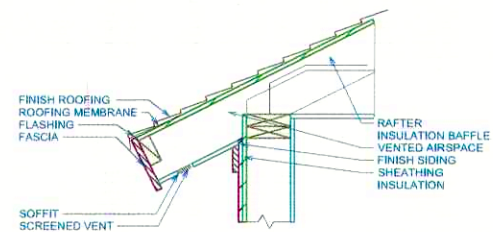


Wall Layer 4 - Viewed From Outside

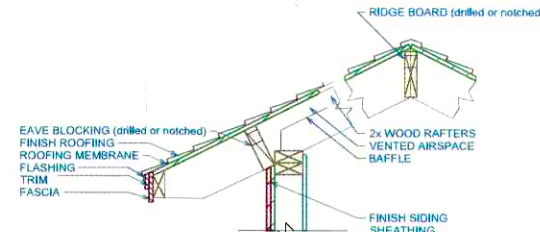


Wall Layer 4 - Viewed From Outside

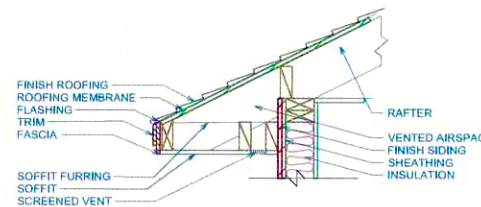
FRAMING SCHEDULE						
NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	HEADER	4	2X12	116"	FIR STUD 16" OC	LUMBER
T02	HEADER	8	2X6	36"	FIR STUD 16" OC	LUMBER
T03	HEADER	2	2X6	41"	FIR STUD 16" OC	LUMBER
T04	RAFTER	26	2X10	197 1/4"	FIR FRAMING	LUMBER
T05	RAFTER LOOKOUT	8	2X4	38 1/4"	FIR FRAMING	LUMBER
T06	RAFTER LOOKOUT	8	2X4	39 3/4"	FIR FRAMING	LUMBER
T07	RAFTER RIDGE	1	2X12	322 1/2"	FIR FRAMING	LUMBER
T08	SILL	4	2X6	33"	FIR STUD 16" OC	LUMBER
T09	SUBFASCIA	4	2X6	194 3/4"	FIR FRAMING	LUMBER
T10	SUBFASCIA	2	2X6	322 1/2"	FIR FRAMING	LUMBER
T11	TRIMMER	2	2X6	59 1/4"	FIR STUD 16" OC	LUMBER
T12	TRIMMER	6	2X6	67"	FIR STUD 16" OC	LUMBER
T13	TRIMMER	2	2X6	69 1/2"	FIR STUD 16" OC	LUMBER
T14	TRIMMER	8	2X6	85 1/2"	FIR STUD 16" OC	LUMBER
T15	WALL FRAMING	70	2X6	104 5/8"	FIR STUD 16" OC	LUMBER
T16	WALL FRAMING	2	2X6	12 3/4"	FIR STUD 16" OC	LUMBER
T17	WALL FRAMING	2	2X6	15 3/8"	FIR STUD 16" OC	LUMBER
T18	WALL FRAMING	2	2X6	2 1/16"	FIR STUD 16" OC	LUMBER
T19	WALL FRAMING	2	2X6	23 3/8"	FIR STUD 16" OC	LUMBER
T20	WALL FRAMING	2	2X6	26 1/16"	FIR STUD 16" OC	LUMBER
T21	WALL FRAMING	2	2X6	34 1/16"	FIR STUD 16" OC	LUMBER
T22	WALL FRAMING	2	2X6	36 3/4"	FIR STUD 16" OC	LUMBER
T23	WALL FRAMING	2	2X6	4 3/4"	FIR STUD 16" OC	LUMBER
T24	WALL FRAMING	2	2X6	44 3/4"	FIR STUD 16" OC	LUMBER
T25	WALL FRAMING	2	2X6	47 3/8"	FIR STUD 16" OC	LUMBER
T26	WALL FRAMING	2	2X6	55 3/8"	FIR STUD 16" OC	LUMBER
T27	WALL FRAMING	2	2X6	58 1/16"	FIR STUD 16" OC	LUMBER
T28	WALL FRAMING	2	2X6	66 1/16"	FIR STUD 16" OC	LUMBER
T29	WALL FRAMING	2	2X6	68 3/4"	FIR STUD 16" OC	LUMBER
T30	WALL FRAMING	2	2X6	76 1/4"	FIR STUD 16" OC	LUMBER
T31	WALL FRAMING	1	2X6	76 3/4"	FIR STUD 16" OC	LUMBER
T32	WALL FRAMING	1	2X6	79 3/8"	FIR STUD 16" OC	LUMBER
T33	WALL FRAMING	2	2X6	88 1/4"	FIR STUD 16" OC	LUMBER



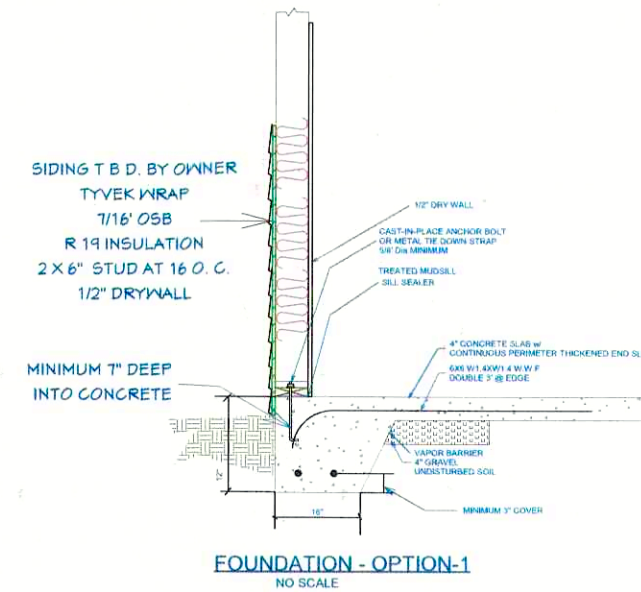
OPTION-1
Boxed in Eave Roof Section
NO SCALE



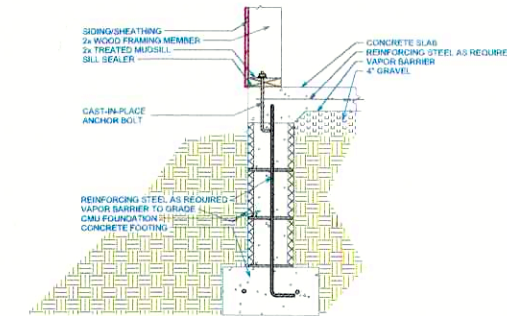
OPTION-2
Exposed Rafters Roof Section
(NO SCALE)



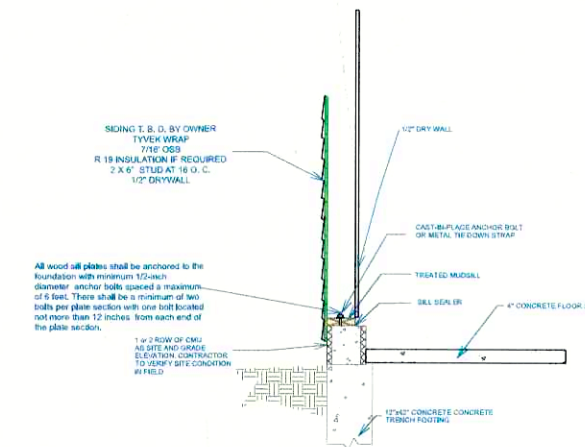
OPTION-3
Vented Soffit
NO SCALE



FOUNDATION - OPTION-1
NO SCALE



Monolithic Slab on CMU Frost Footing - OPTION 2



FOUNDATION WALL SECTION - OPTION 3
NO SCALE

CONSULT WITH LOCAL CODES
FOR FROST LINE DEPTH

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GARAGE PLAN - 00101

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