



GARAGE PLAN

1

GARAGE

Client:

Robert Brown
10492 E. Peterson Park Rd.
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231.944.2942
www.rjbdesigns.net

 **RJB**
Designs LLC

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CARPENTRY:

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GENERAL NOTES AND SPECIFICATIONS

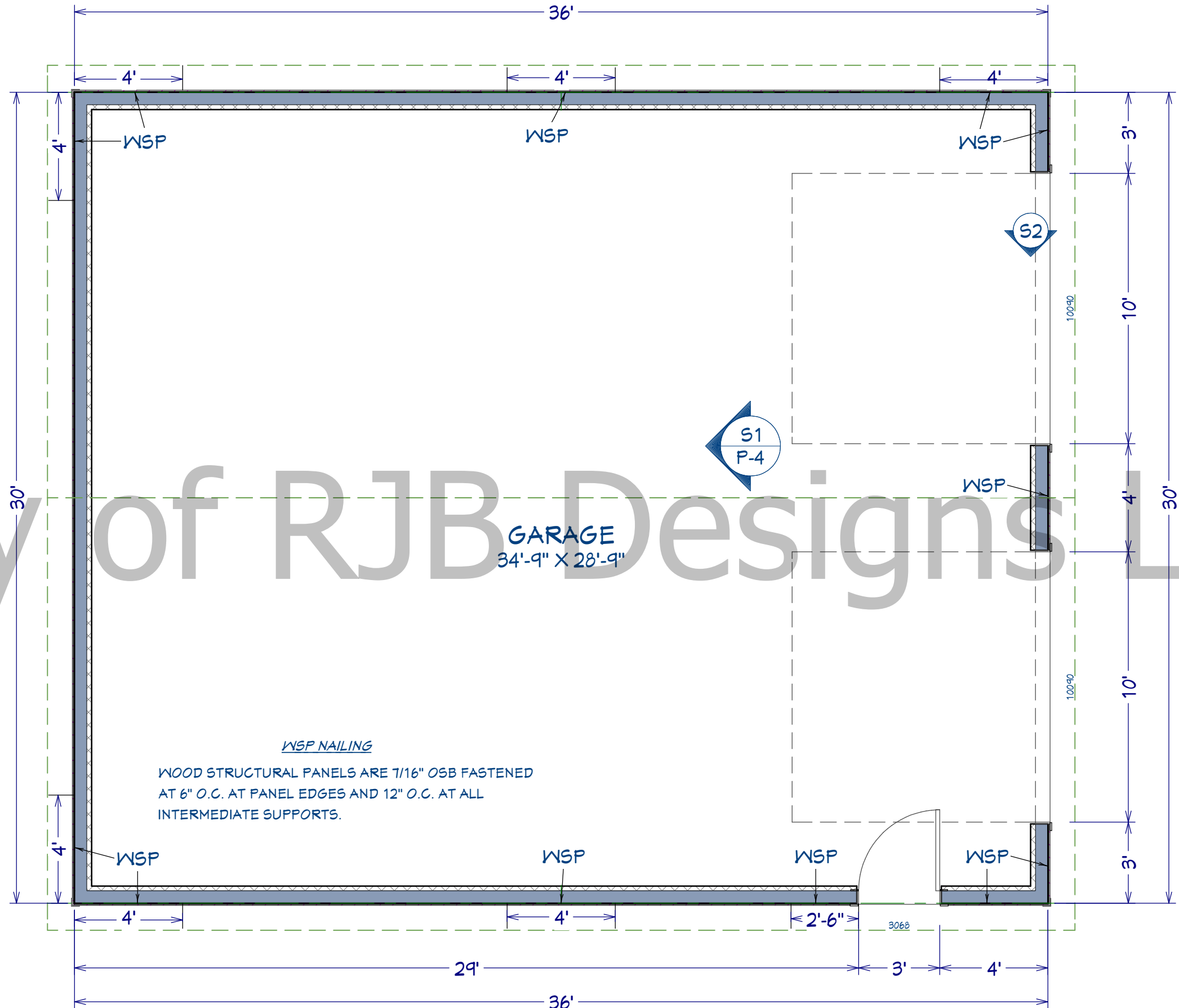
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GARAGE
 34'-9" X 28'-9"

WSP NAILING

WOOD STRUCTURAL PANELS ARE 7/16" OSB FASTENED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

FLOOR PLAN

SCALE: 1/4"=1'

3

FOUNDATION

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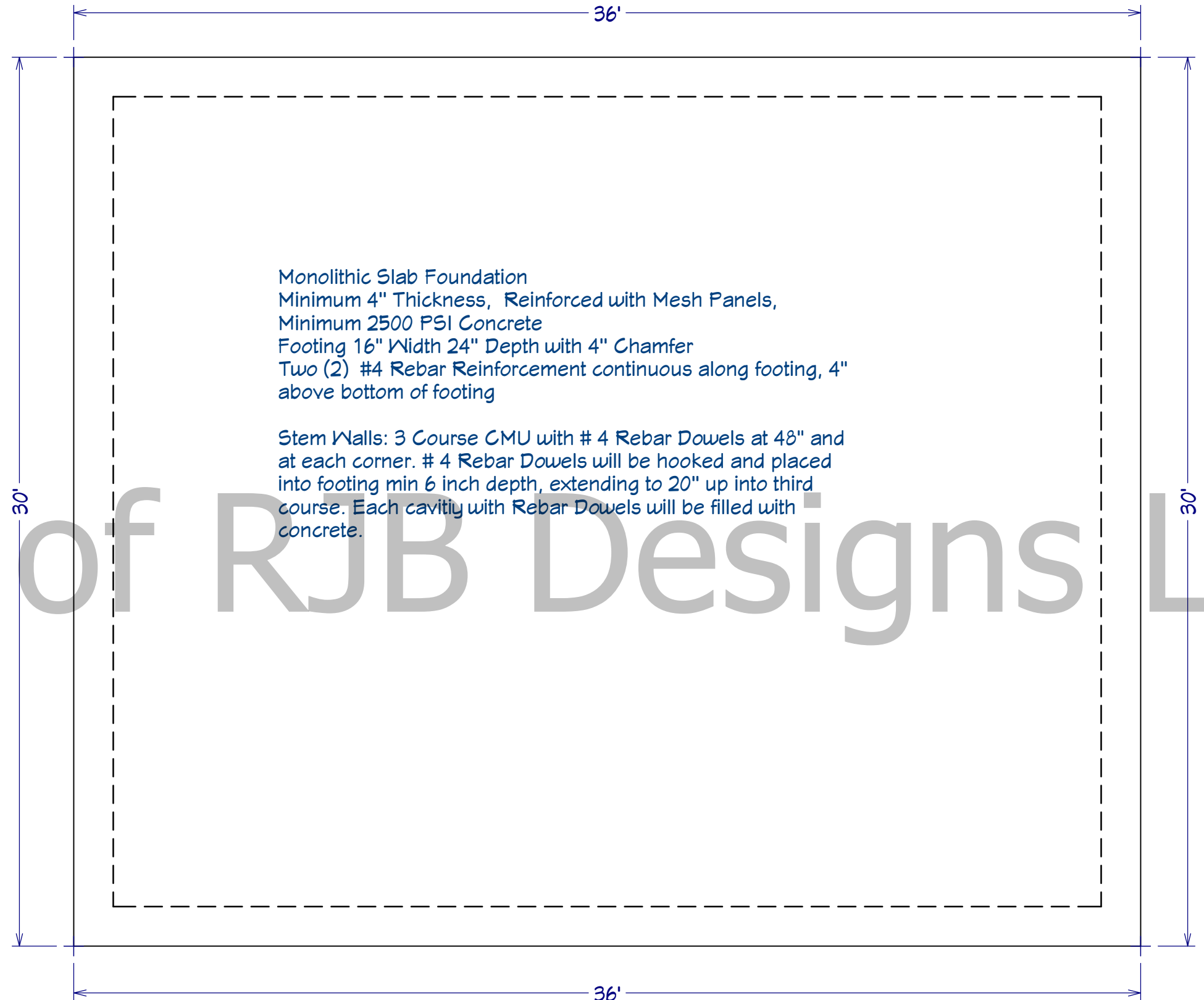
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Monolithic Slab Foundation
 Minimum 4" Thickness, Reinforced with Mesh Panels,
 Minimum 2500 PSI Concrete
 Footing 16" Width 24" Depth with 4" Chamfer
 Two (2) #4 Rebar Reinforcement continuous along footing, 4"
 above bottom of footing

**Stem Walls: 3 Course CMU with # 4 Rebar Dowels at 48" and
 at each corner. # 4 Rebar Dowels will be hooked and placed
 into footing min 6 inch depth, extending to 20" up into third
 course. Each cavity with Rebar Dowels will be filled with
 concrete.**

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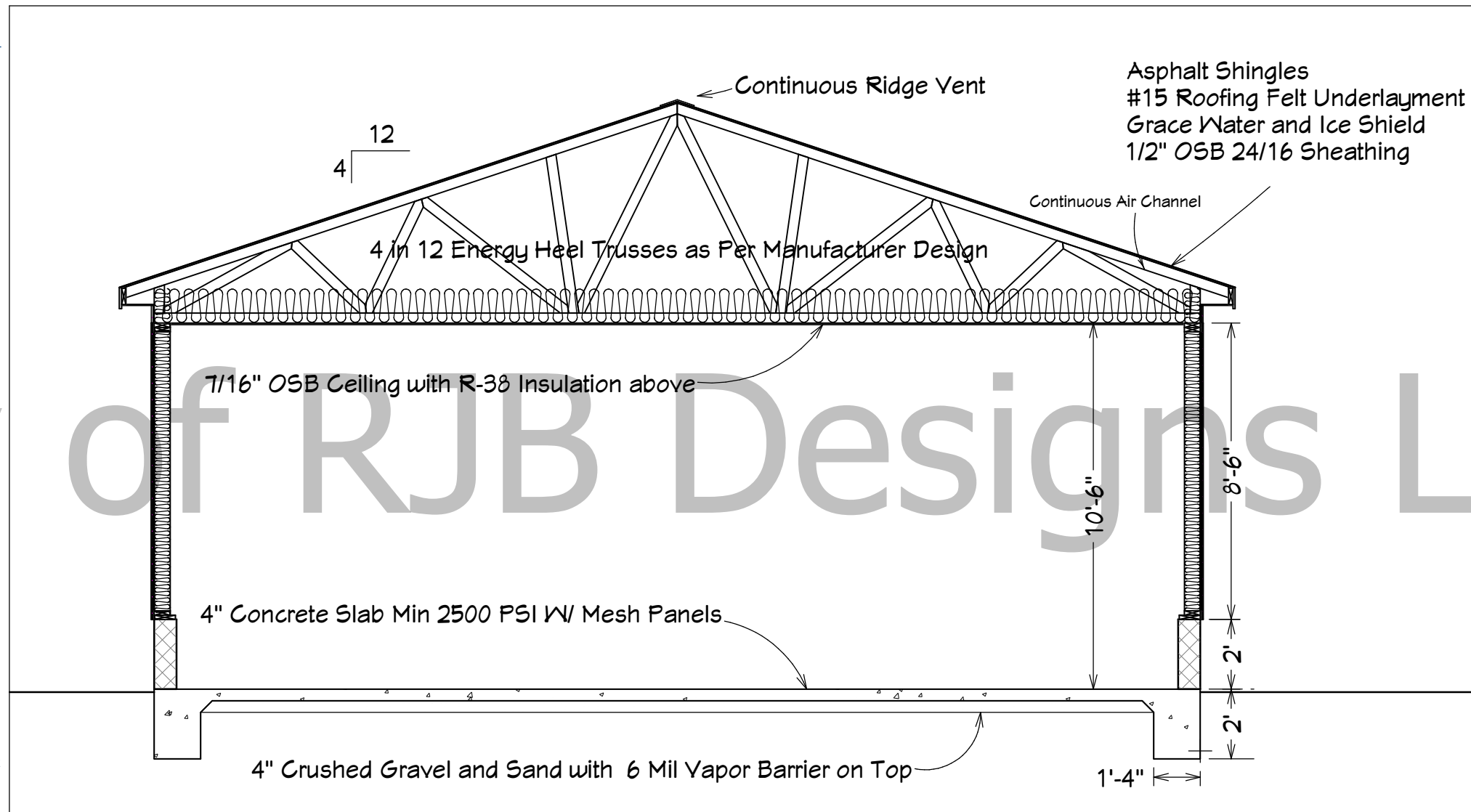
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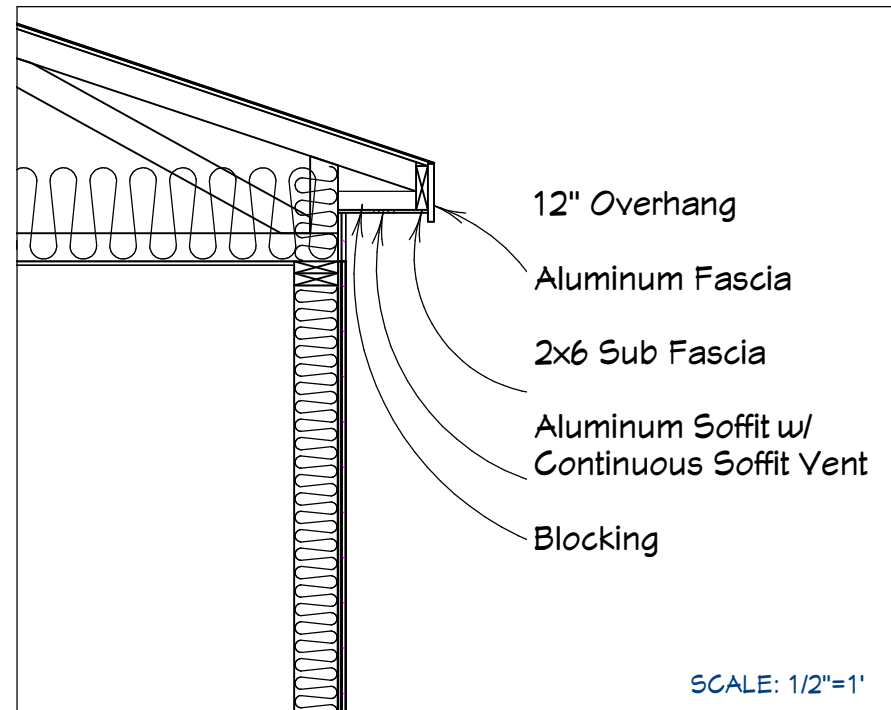
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SECTION 1



SOFFIT DETAIL

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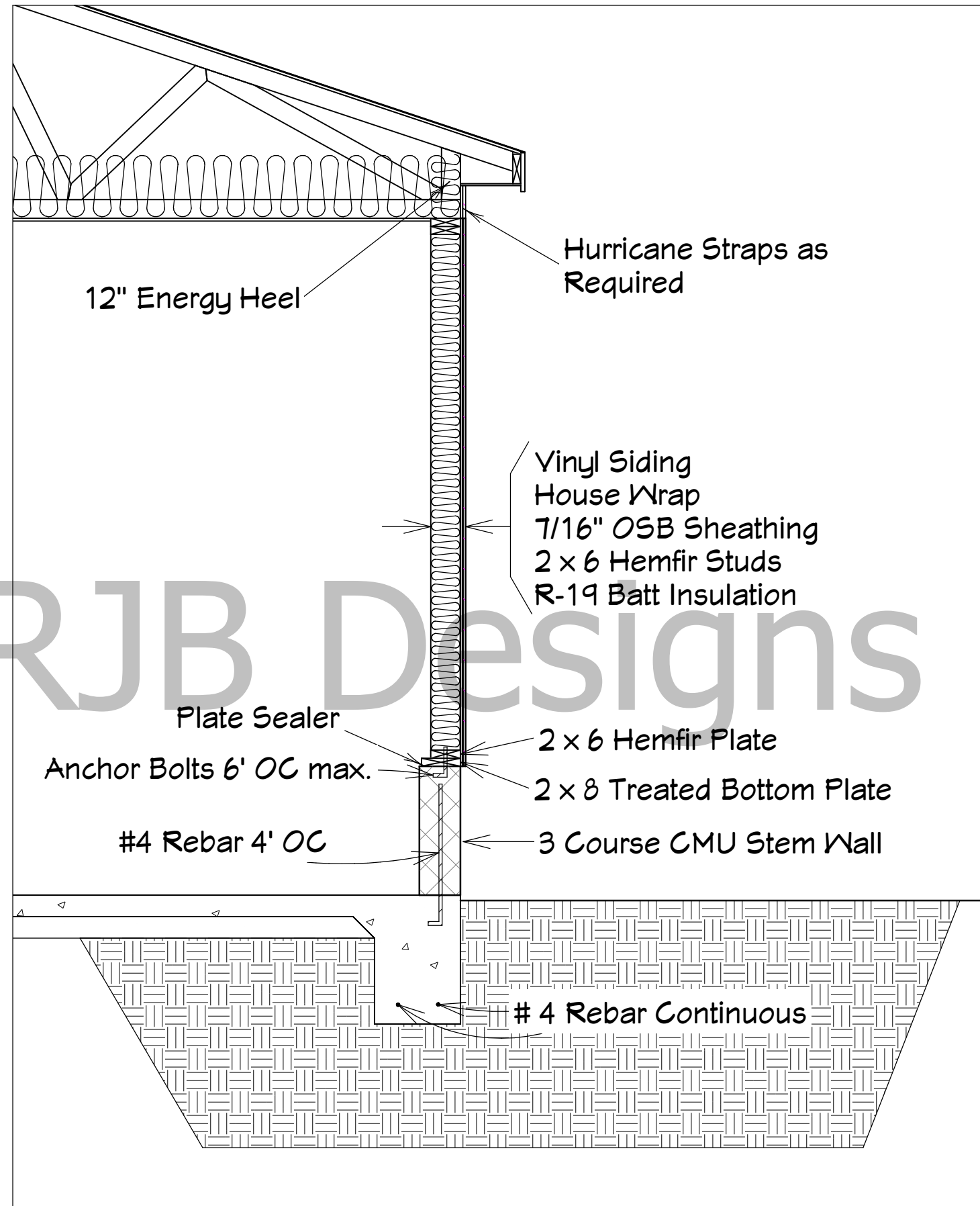
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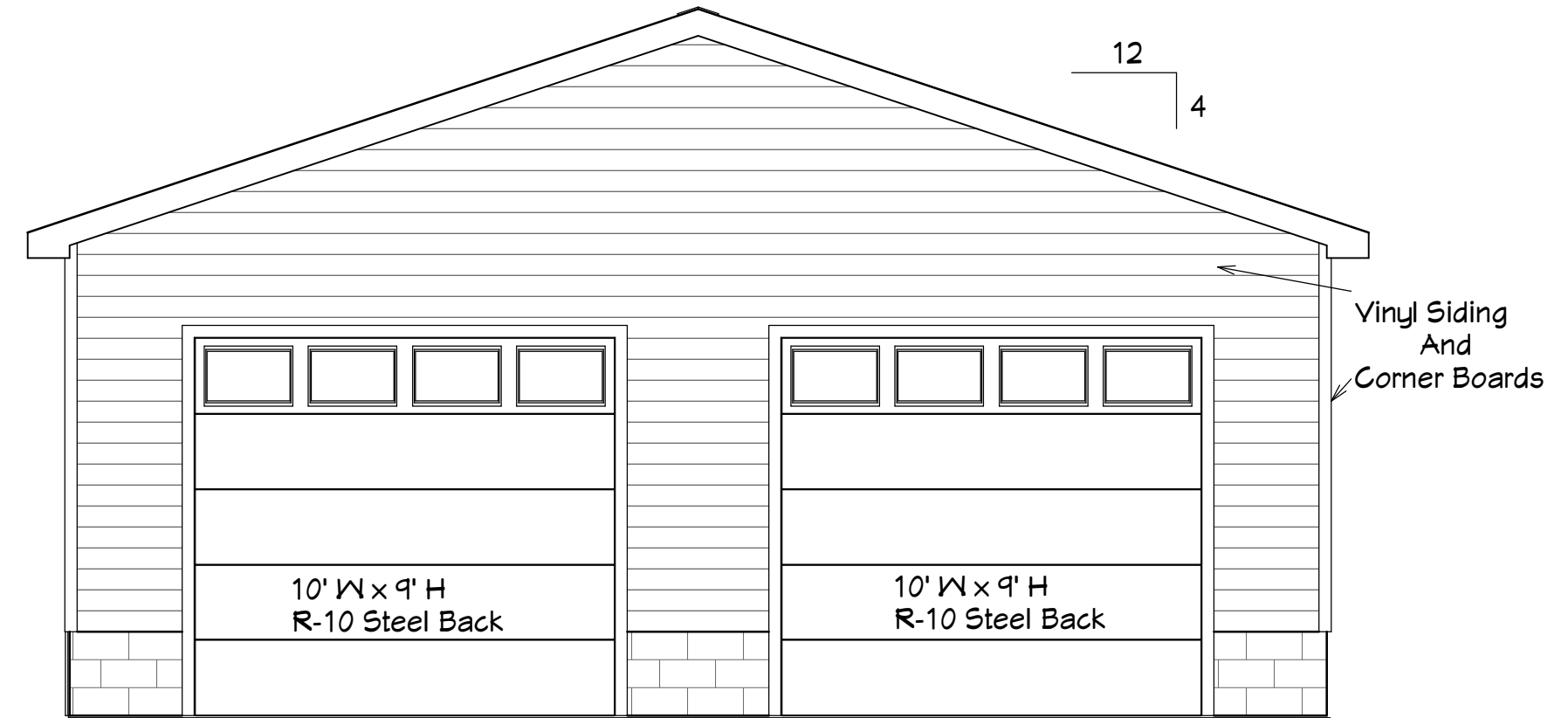
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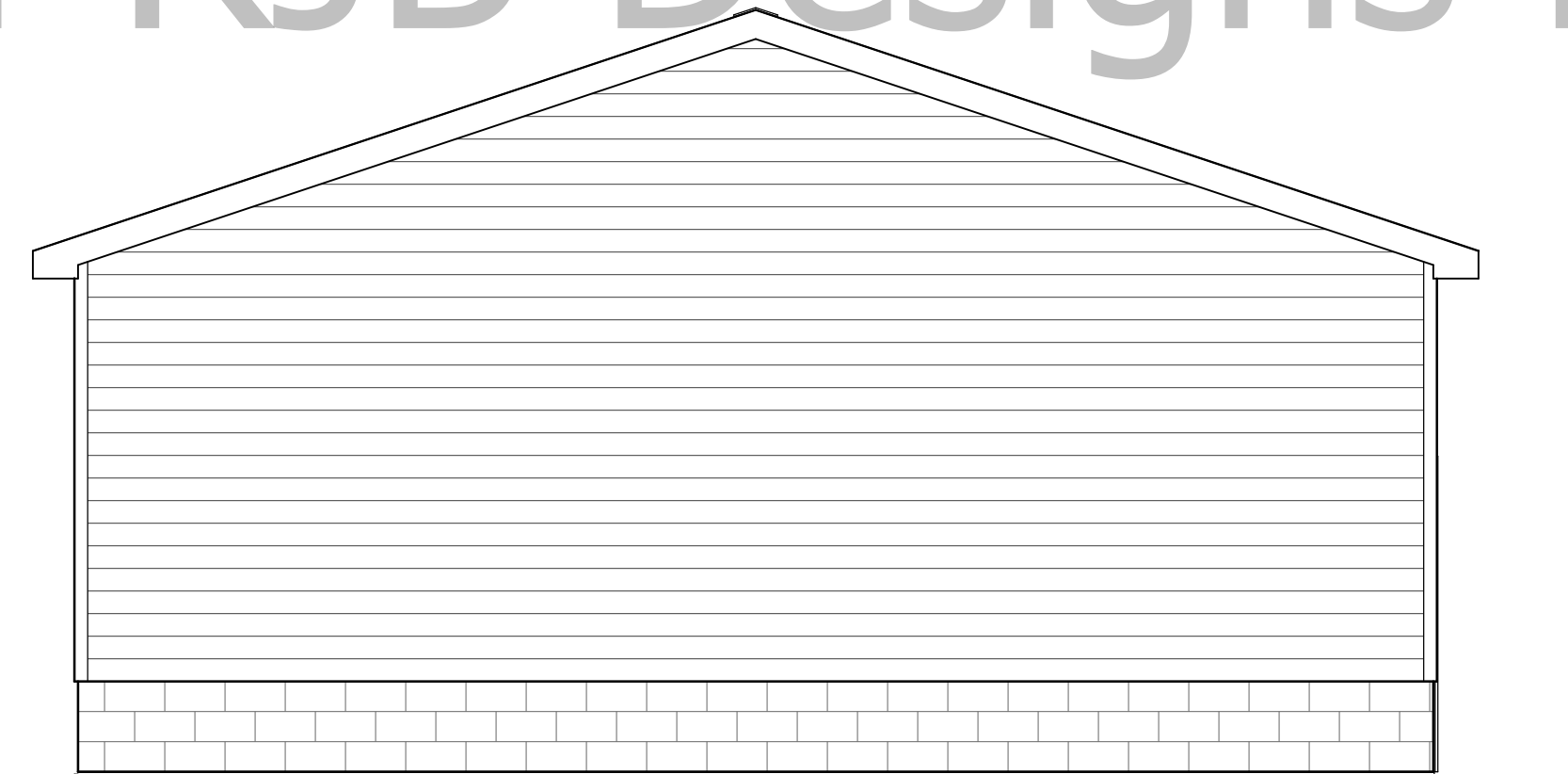
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NORTH ELEVATION



SOUTH ELEVATION

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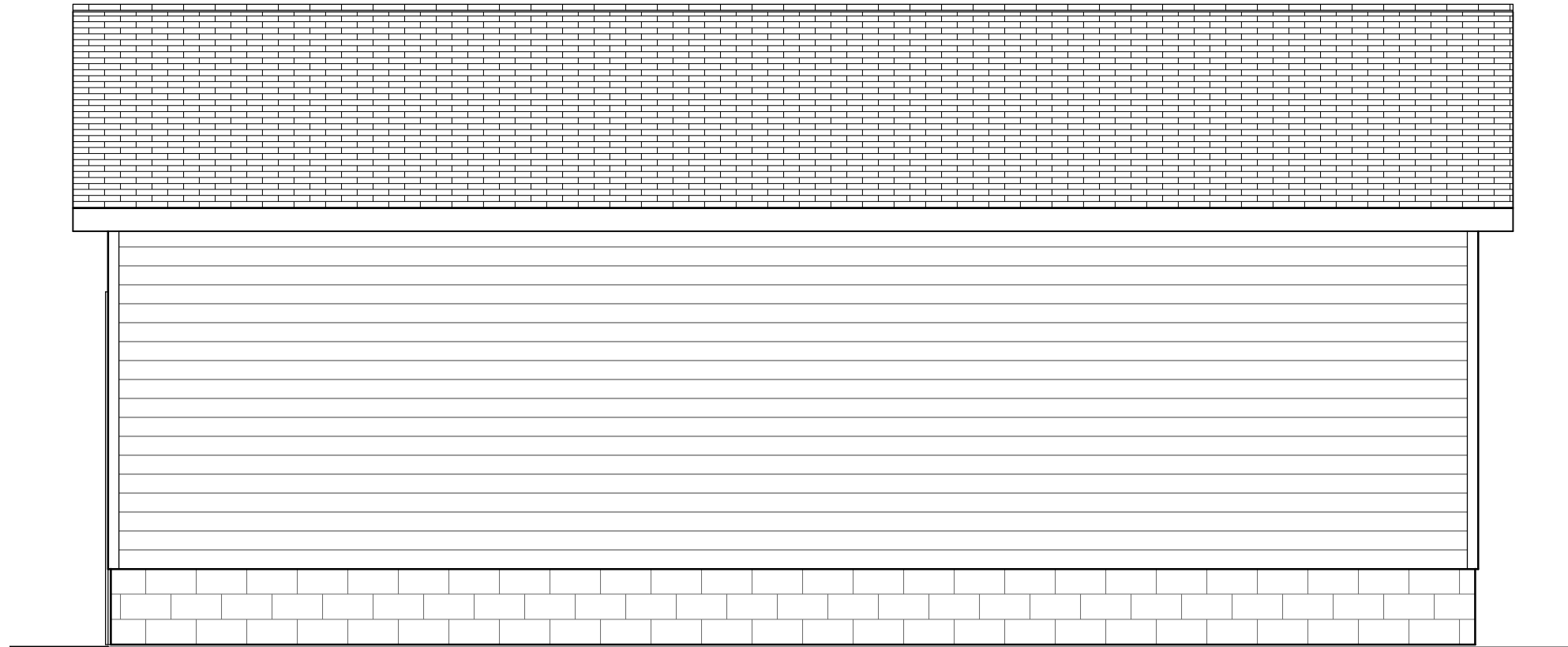
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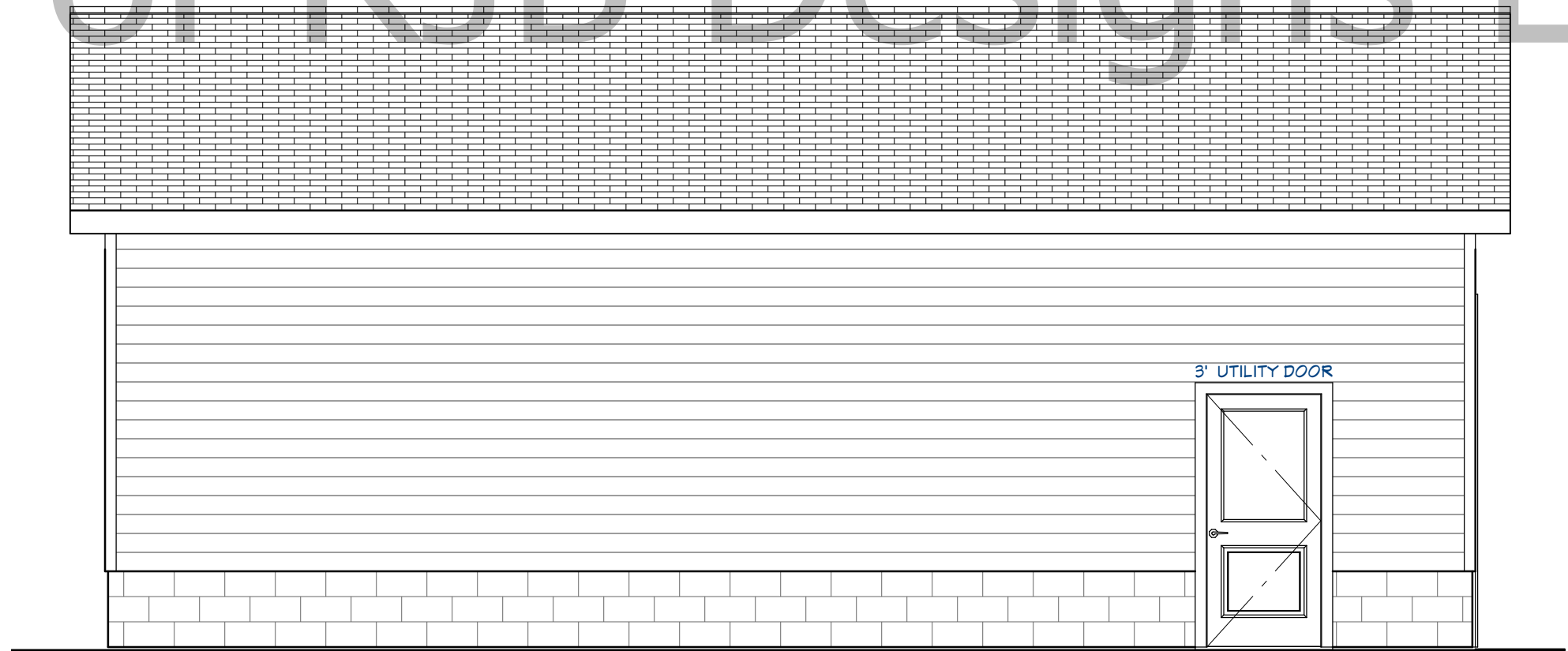
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

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.



WEST ELEVATION



EAST ELEVATION

SCALE: 1/4"=1'

7

ELEVATIONS

Client:

Robert Brown
10492 E. Peterson Park Rd.
Northport, MI 49670
231.944.2942
www.rjbdesigns.net



CARPENTRY:

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 HU 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 TABLES R804.3 AND R602.3(3).

LUMBER SPECIES:

- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE HEMFIR
- B. ALL STUDS TO BE DF#2 OR BETTER.
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF#2 OR BETTER
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 1/2" OSB INT-APA RATED 24/16.
 WALL SHEATHING SHALL BE 7/16" OSB.
- F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

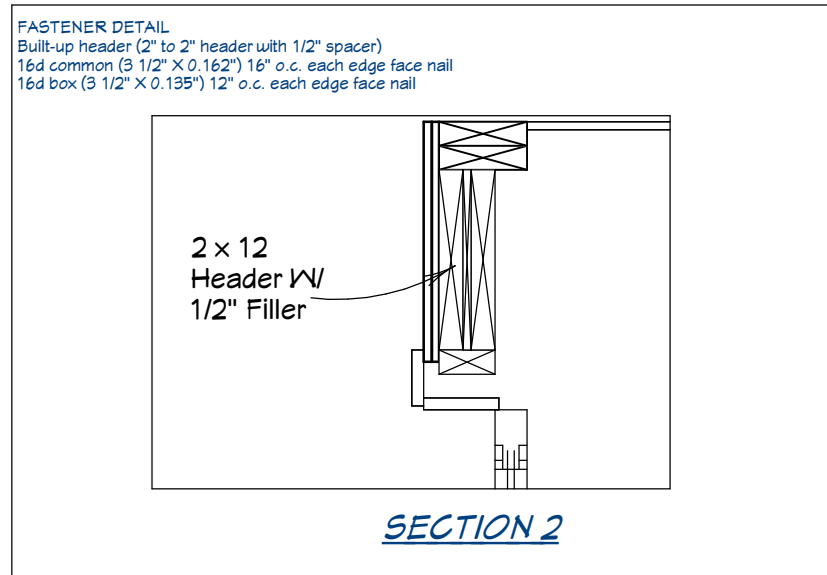
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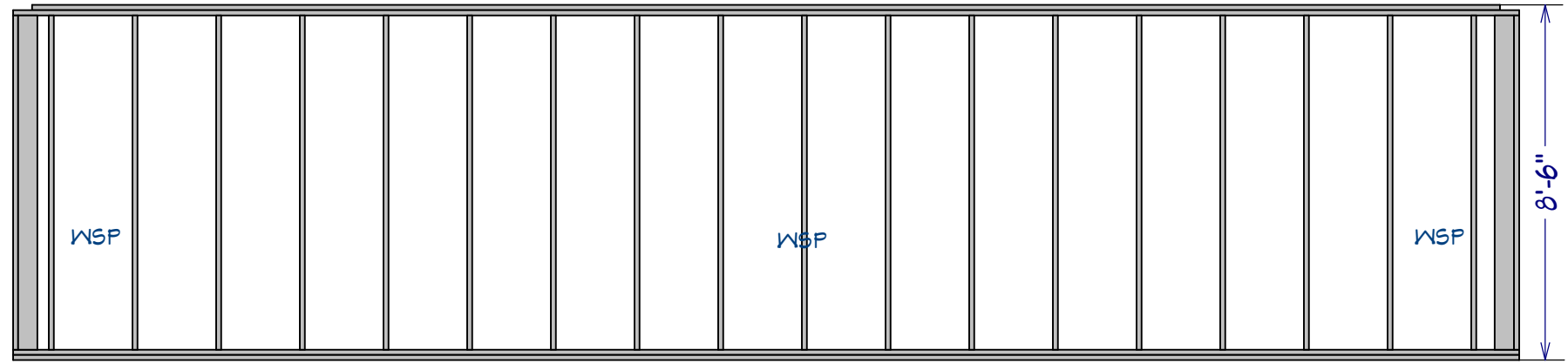
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HEADER DETAIL

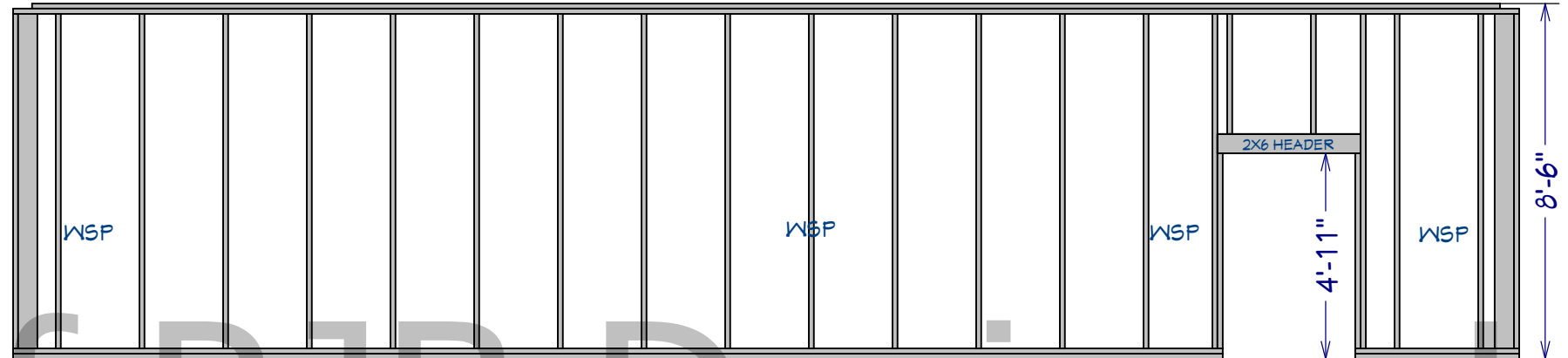


WSP NAILING

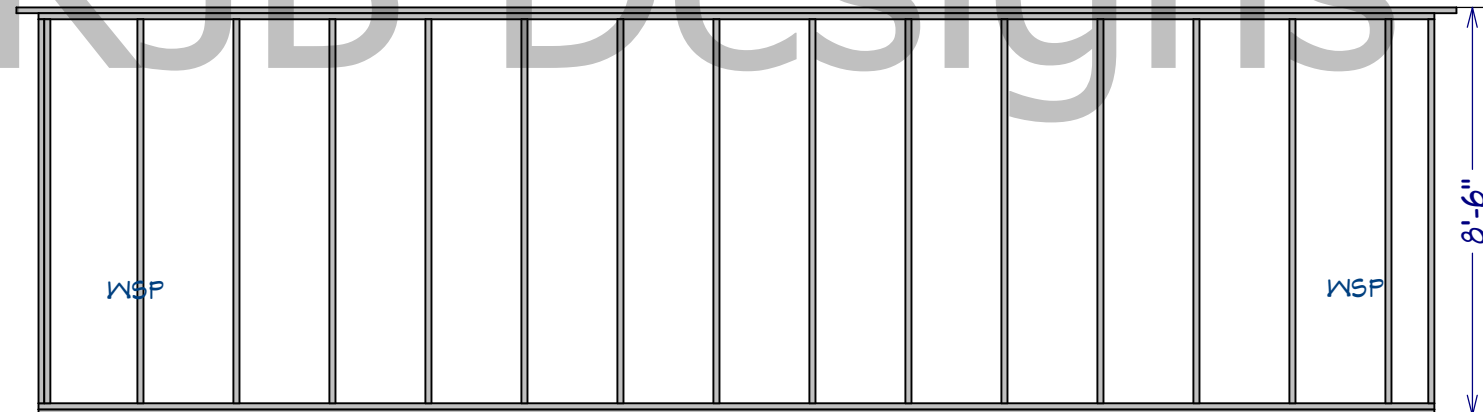
WOOD STRUCTURAL PANELS ARE 7/16" OSB FASTENED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.



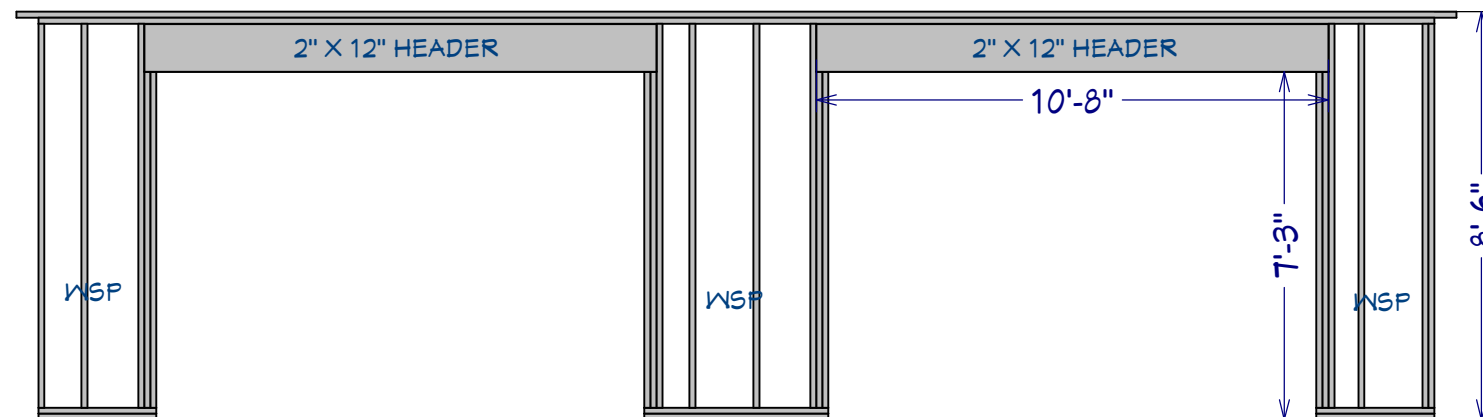
WEST WALL - Viewed From Outside



EAST WALL - Viewed From Outside



SOUTH WALL - Viewed From Outside



NORTH WALL - Viewed From Outside

8

WALL FRAMING
DETAIL

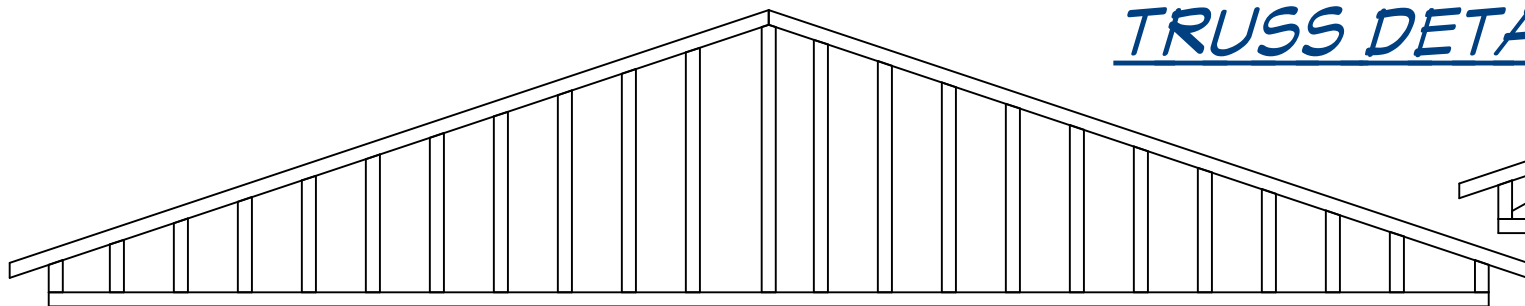
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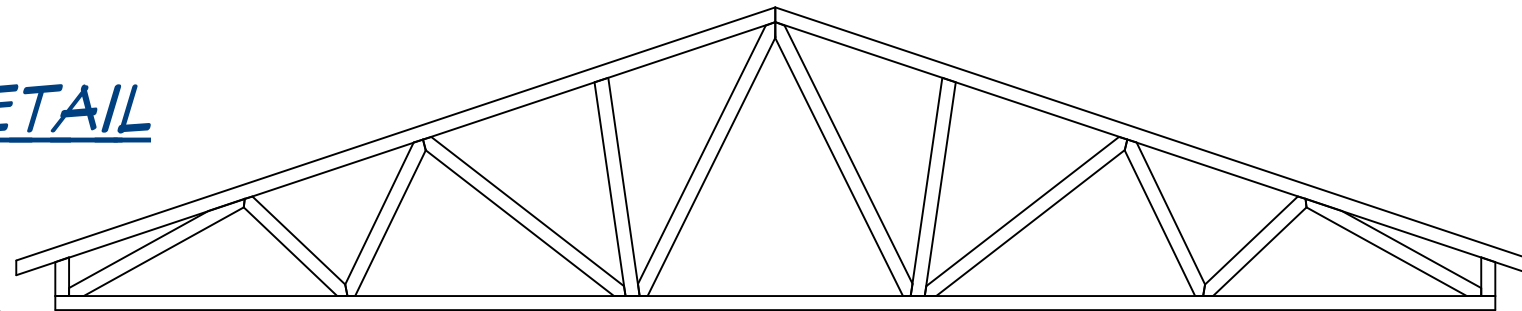
RJB
Designs LLC

SCALE: 1/4"=1'

TRUSS DETAIL

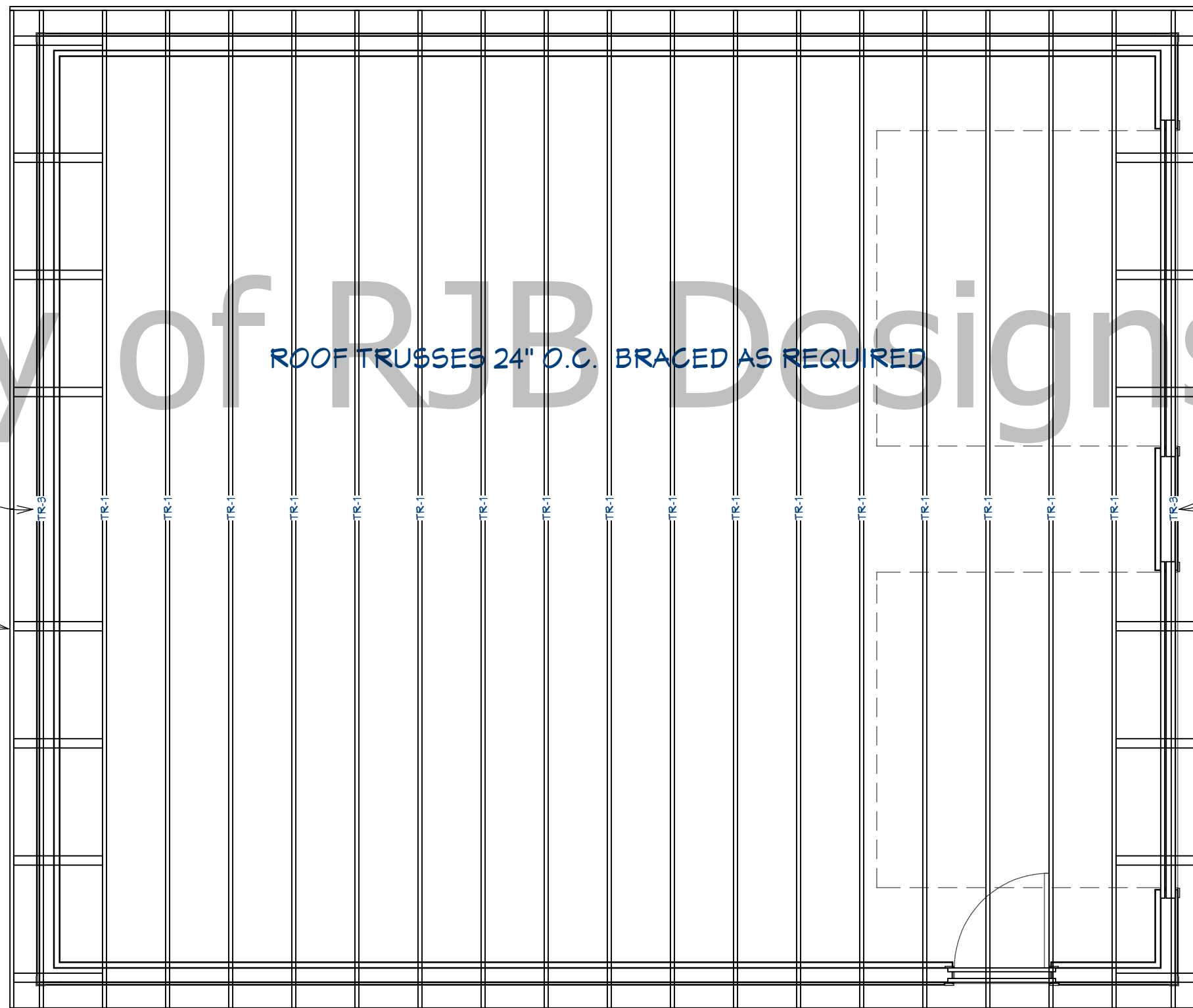


TR-3 (2) REDUCED GABLE END TRUSS



TR-1 (17) 12" ENERGY HEEL

TRUSSES DISPLAYED MAY NOT BE DEPICT EXACT MANUFACTURER SPECIFICATIONS



ROOF TRUSSES 24" O.C. BRACED AS REQUIRED

REDUCED GABLE END TRUSS

2 X 4 LOOKOUTS

REDUCED GABLE END TRUSS

9

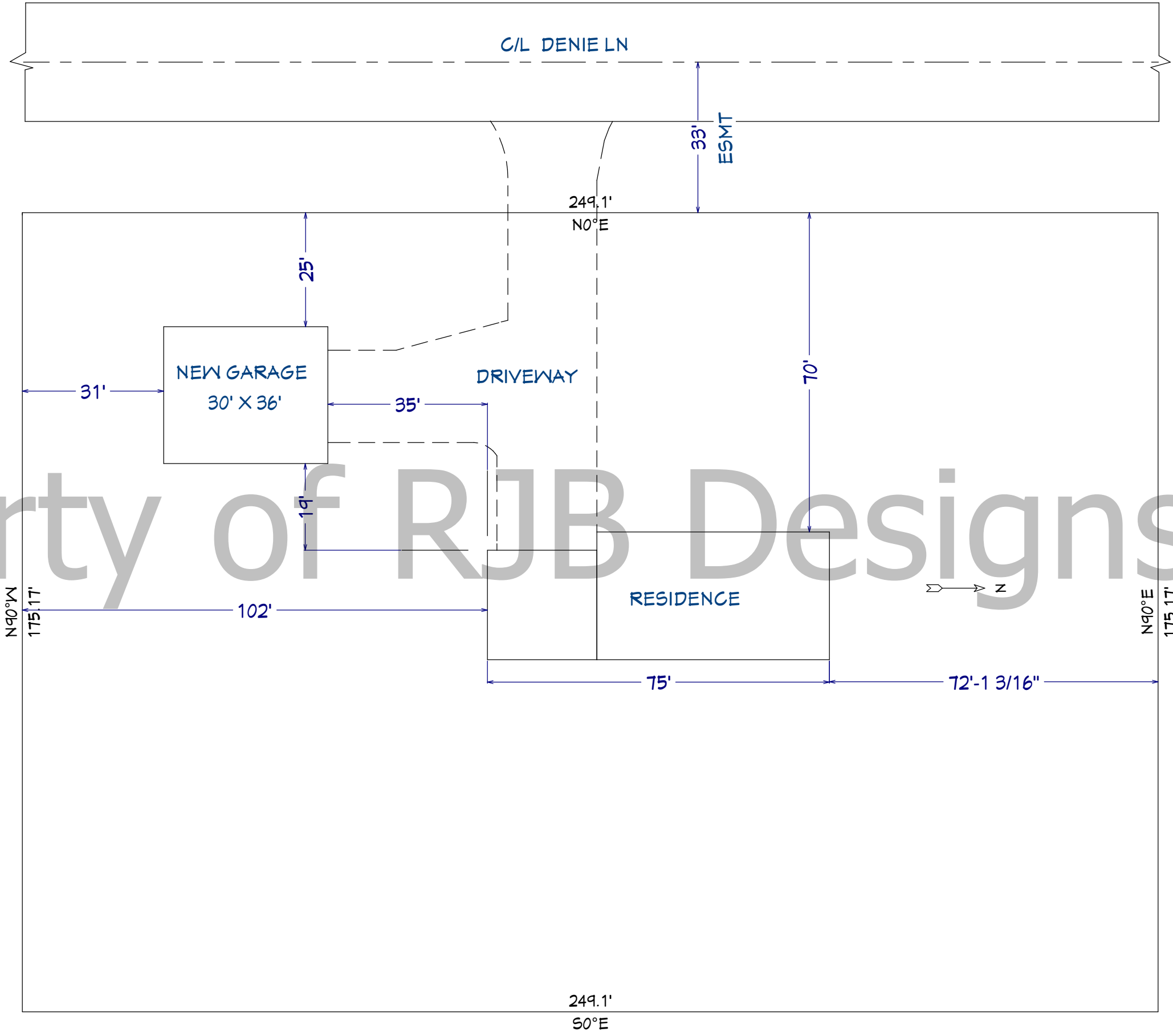
TRUSS DETAIL

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SCALE: 1/4"=1'



SITE PLAN

Property of RJB Designs LLC

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