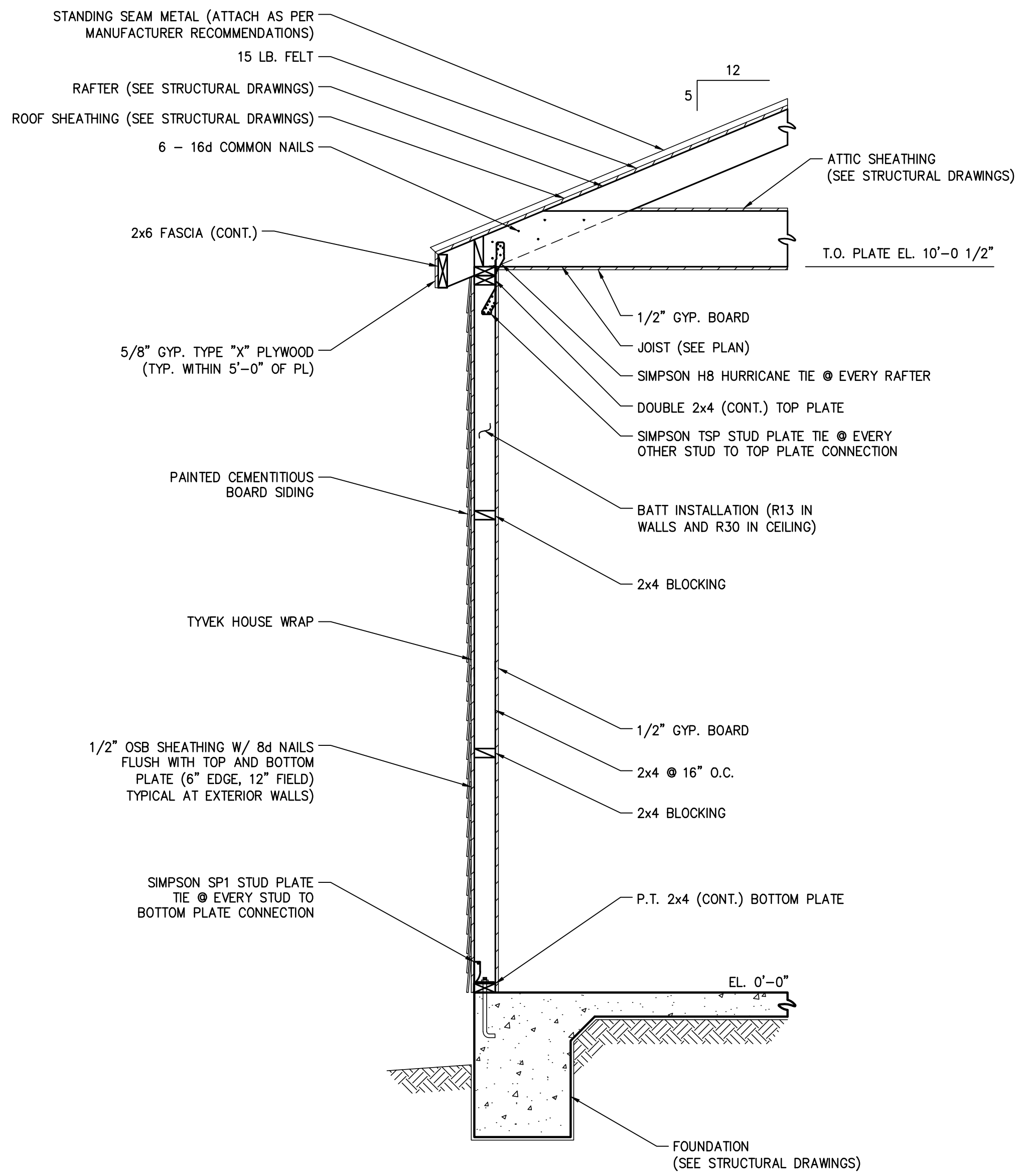


**GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN NOTES:**

- TOP OF FINISHED FIRST FLOOR EL. 0'-0" (MATCH EXISTING).
- 10'-0" CEILING HEIGHT.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZES. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
- INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT, AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- ADD CAT WALK IN ATTIC TO MECHANICAL SYSTEMS.
- PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 IRC 2021.



**ARCHITECTURAL SECTION**  
SCALE: 3/4" = 1'-0"

MK	SIZE		TYPE	FUNCTION	GLASS	REMARKS
	W	H				
1	3'-0"	6'-8"	WOOD	SWING	TBS	VERIFY STYLE WITH OWNER
2	3'-0"	6'-8"	WOOD	SWING	TBS	VERIFY STYLE WITH OWNER
3	3'-0"	6'-8"	MASONITE	SWING	-	VERIFY STYLE WITH OWNER
4	2'-6"	6'-8"	MASONITE	SWING	-	VERIFY STYLE WITH OWNER
5	2'-0"	6'-8"	MASONITE	SWING	-	VERIFY STYLE WITH OWNER
6	10'-0"	9'-0"	METAL	SLIDE	-	VERIFY STYLE WITH OWNER

**ABBREVIATION:**

TBS - TO BE SELECTED

**NOTE:**

- THE ABOVE SIZES ARE NOMINAL, VERIFY WITH DOOR SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.

[A] WINDOW SCHEDULE								
MK	SIZE		FUNCTION	MATERIAL	FINISH	GLAZING	SCREEN	REMARKS
	WIDTH	HEIGHT						
A	8'-0"	4'-0"	S.H.	VINYL	WHITE	-	-	VERIFY STYLE WITH OWNER

**ABBREVIATIONS:**

I.G.C. - INSULATED GLASS CLEAR  
S.H. - SINGLE HUNG

**NOTES:**

- THE ABOVE SIZES ARE NOMINAL, VERIFY WITH WINDOW SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.
- WINDOW MANUFACTURER TO VERIFY TEMPERED WINDOWS.
- WINDOW MATERIAL IS FOR BID ONLY. FINAL APPROVAL BY OWNER.

THESE DRAWINGS ARE NOT TO BE SCALED FROM. SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

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**REVISIONS:**

NO.	DATE	DESCRIPTION

**TITLE:**

**GARAGE FLOOR PLAN, SCHEDULES, NOTES, AND ARCHITECTURAL SECTION**

ISSUED DATE: 02/24/26  
DRAWN BY: ---  
CHECKED BY: ---  
PROJECT #: -----

**A1.0**

## GENERAL STRUCTURAL NOTES:

- THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF THE OWNER AND FOR THE SPECIFIC PROJECT IDENTIFIED HEREIN.
- CONSTRUCTION MUST BE PERFORMED BY A CONTRACTOR PROPERLY LICENSED BY THE LOUISIANA STATE LICENSING BOARD FOR CONTRACTORS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, AND CODE COMPLIANCE. THE CONTRACTOR SHALL CONFORM IN ALL RESPECTS TO THE RULES, REGULATIONS AND STATUTES GOVERNING CONSTRUCTION SAFETY.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
- STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND VERIFYING ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE MEANS AND MEASURES TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT DURING CONSTRUCTION. THESE SHALL INCLUDE BUT NOT BE LIMITED TO NECESSARY SHORING, TEMPORARY BRACING, DEWATERING, ETC.
- CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
- ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
- STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
- DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION, SUPERVISION, OR INSPECTION OF THE WORK, NOR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER ENTITIES OR PERSONS PERFORMING OR SUPERVISING ANY PORTION OF THE WORK.
- NO FIELD OBSERVATIONS ARE PROVIDED UNDER THIS SEAL, UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
- BY PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR AGREES TO THESE TERMS AND ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE AND EXECUTION IN ACCORDANCE WITH DESIGN INTENT.

## FOUNDATION NOTES:

- NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE SOIL SUPPORT FOR THE FOUNDATION DESIGN AND SHALL REPORT UNEXPECTED CONDITIONS TO THE ENGINEER OF RECORD.
- UNLESS SHOWN OTHERWISE, GRADE BEAMS TO BE CENTERED ON COLUMNS AND WALLS.
- GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
- ALLOWABLE SOIL BEARING = 1500 LBS. PER SQ. FT. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE AS DESCRIBED IN SECTION R401.4 AND TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
- PLACE 10 MIL. WATERPROOF MEMBRANE BENEATH ALL INTERIOR SLABS AND BEAMS ON GRADE. LAP 12" TO ACCOMMODATE CONCRETE POURING DIRECTION.

## CONCRETE NOTES:

- APPLICABLE CODES OR STANDARDS:  
ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
  - ACI 117 - SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
  - ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE
  - ACI 304 - RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
  - ACI 308 - RECOMMENDED PRACTICE FOR CURING CONCRETE
  - ACI 315 AND 315R - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
  - ACI 316 - RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES
  - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
  - ACI 336 - SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS
  - ACI 347 - RECOMMENDED PRACTICE FOR CONCRETE FORM WORK
  - ASTM STANDARDS FOR THE MATERIALS LISTED.
- MATERIALS:  
MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
  - CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)
  - PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.
  - AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
  - REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.
  - WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.
  - STEEL PLAIN WIRE SHALL MEET ASTM A82.

## CONCRETE NOTES (CONT.):

- SLUMPS:  
CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.
  - CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 6 INCHES.
  - CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.
- EXPOSED EDGE CONDITIONS:
  - EXPOSED EDGES OF CONCRETE ABOVE GRADE SHALL BE CHAMFERED 3/4" AT 45 DEGREES (AS SHOWN ON SECTIONS IF REQUIRED).
- BONDING:  
BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".
  - FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.
  - FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.
- CONCRETE PROTECTION FOR REINFORCEMENT:  
CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - 3" FOR CONCRETE GRADE BEAMS AND FOOTINGS DEPOSITED DIRECTLY AGAINST THE GROUND.
  - 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
  - 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND
  - 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
- PLACEMENT:  
PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - BARs SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
  - REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAIRD WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
  - PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.
  - CONTINUOUS BOTTOM BARS SHOULD BE LAP SPICED 6" AT CENTER OF SUPPORT.
  - LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.
  - COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.
  - PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.
  - PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL.
  - WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.
- SPLICES:  
REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.
  - PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.
- EXPANSION JOINTS AND JOINT SEALERS:  
EXPANSION JOINTS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK SEAL-TIGHT ASPHALT EXPANSION JOINT FILLER OR APPROVED EQUAL.
  - EXPANSION JOINTS SHALL SEPARATE PAVING FROM FOUNDATION GRADE BEAMS, FOOTINGS, ETC. AS SHOWN ON DRAWINGS.
- EMBEDMENTS:  
CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.
  - CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.
  - CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.
  - IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.
  - CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.
  - OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.
  - CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.

## CONCRETE NOTES (CONT.):

- DRILLING HOLES OR CORING HOLES IN EXISTING CONCRETE:  
DRILLING OR CORING HOLES IN EXISTING CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - PRIOR TO DRILLING OR CORING HOLES, THE CONTRACTOR SHALL LOCATE ALL EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC. THROUGH NON-DESTRUCTIVE TESTING SUCH AS WITH AN X-RAY, RADAR, ETC.
  - CONTRACTOR SHALL MARK THE LOCATION OF ALL REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, AND OTHER EXISTING INTERFERENCES ON THE SURFACE OF THE CONCRETE.
  - CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ALL CONFLICTS BETWEEN NEW HOLES AND EXISTING REINFORCING, POST-TENSIONING, CONDUIT, PIPING, ETC.
  - CONTRACTOR SHALL DRILL SMALL PILOT HOLES AT NEW HOLE LOCATIONS TO VERIFY NO CONFLICTS EXIST. IF NO CONFLICTS EXIST, COMPLETE THE INSTALLATION. IN THE CASE OF STEEL TO BE FASTENED TO THE EXISTING CONCRETE WITH MULTIPLE ANCHORS, FABRICATE FROM A FIELD TEMPLATE, THE STEEL TO BE FASTENED TO THE CONCRETE BY THE ANCHORS AND COMPLETE THE INSTALLATION.
  - CONTRACTOR SHALL EXERCISE CARE WHEN INSTALLING NEW HOLES TO PREVENT "NICKING" OR CUTTING EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC.
- QUALITY CONTROL TESTING DURING CONSTRUCTION
  - GENERAL: EMPLOY A TESTING AGENCY TO PERFORM TESTS AND TO SUBMIT TEST REPORTS.
  - SAMPLING AND TESTING FOR QUALITY CONTROL DURING CONCRETE PLACEMENT SHALL INCLUDE THE FOLLOWING, AS DIRECTED BY ARCHITECT.
    - SAMPLING FRESH CONCRETE: ASTM C 172, EXCEPT MODIFIED FOR SLUMP TO COMPLY WITH ASTM C 94
    - SLUMP: ASTM C 143; ONE TEST AT POINT OF DISCHARGE FOR EACH DAY'S POUR OF EACH TYPE OF CONCRETE, ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY SEEMS TO HAVE CHANGED.
    - AIR CONTENT: ASTM C 173, VOLUMETRIC METHOD FOR LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE; ASTM C 231, PRESSURE METHOD FOR NORMAL WEIGHT CONCRETE; ONE FOR EACH DAY'S POUR OF EACH TYPE OF AIR-ENTRAINED CONCRETE.
    - CONCRETE TEMPERATURE: ASTM C 1064; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F (4 DEG C) AND BELOW, WHEN 80 DEG F (27 DEG C) AND ABOVE, AND ONE TEST FOR EACH SET OF COMPRESSIVE-STRENGTH SPECIMENS.
    - COMPRESSION TEST SPECIMEN: ASTM C 31, ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPRESSIVE-STRENGTH TEST, UNLESS OTHERWISE DIRECTED. MOLD AND STORE CYLINDERS FOR LABORATORY-CURED TEST SPECIMENS EXCEPT WHEN FIELD-CURED TEST SPECIMENS ARE REQUIRED.
    - COMPRESSIVE-STRENGTH TESTS: ASTM C 39; ONE SET FOR EACH DAY'S POUR EXCEEDING 5 CU. YD. PLUS ADDITIONAL SETS FOR EACH 50 CU. YD. MORE THAN THE FIRST 25 CU. YD. OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY; ONE SPECIMEN TESTED 7 DAYS, TWO SPECIMENS TESTED AT 28 DAYS, AND ONE SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.
  - WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE STRENGTH TESTS FOR A GIVEN CLASS OF CONCRETE, CONDUCT TESTING FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
  - TEST RESULTS WILL BE REPORTED IN WRITING TO ARCHITECT, STRUCTURAL ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TEST.
  - NONDESTRUCTIVE TESTING: IMPACT HAMMER, SONOSCOPE, OR OTHER NONDESTRUCTIVE DEVICE MAY BE PERMITTED BY SHALL NOT BE USED AS THE SOLE BASIS FOR ACCEPTANCE OR REJECTION.
  - ADDITIONAL TEST: THE TESTING AGENCY WILL MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE WHEN TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS AND OTHER CHARACTERISTICS HAVE NOT BEEN ATTAINED IN THE STRUCTURE, AS DIRECTED BY ARCHITECT. TESTING AGENCY MAY CONDUCT TESTS TO DETERMINE ADEQUACY OF CONCRETE BY CORED CYLINDERS COMPLYING WITH ASTM C 42, OR BY OTHER METHODS AS DIRECTED.

THESE DRAWINGS ARE NOT TO BE SCALED FROM SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

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REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:

GARAGE  
GENERAL  
STRUCTURAL  
NOTES

ISSUED DATE: 02/24/26

DRAWN BY: ---

CHECKED BY: ---

PROJECT #: -----

S1.0A

## WOOD FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:  
ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
  - (A) IRC – INTERNATIONAL RESIDENTIAL CODE (IRC)
  - (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
  - (C) AWC – WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)
  - (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)
2. WALL SYSTEMS:  
WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE).
3. MATERIALS:  
MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.
  - (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
  - (C) FLOOR PLYWOOD SHEATHING SHALL BE 3/4" THICK.
  - (D) WALL PLYWOOD SHEATHING SHALL BE 1/2" THICK.
  - (E) ATTIC PLYWOOD SHEATHING SHALL BE 1/2" THICK.
  - (F) ROOF PLYWOOD SHEATHING SHALL BE 5/8" THICK.
  - (G) MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVELTRUSS JOIST COMPANY'S "MICROLLAM" OR APPROVED EQUAL.
  - (H) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.
  - (I) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.
  - (J) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING OR APPROVED EQUAL.
  - (K) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.
4. CONNECTIONS:  
CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. ALL EXPOSED NAILS, SCREWS, OR BOLTS SHALL BE POLYMER COATED OR GALVANIZED.
  - (B) NO STAPLES SHALL BE PERMITTED.
  - (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2021 TABLE R602.3.
  - (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.
  - (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL BE ATTACHED TOGETHER WITH (3) ROWS OF 12d NAILS SPACED AT 12".
  - (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF NAILS SPACED AT 8".
  - (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
  - (H) PLYWOOD ROOF SHEATHING VERTICAL JOINTS SHALL BE STAGGERED EVERY 4 FEET OR LESS.
  - (I) FLOOR JOISTS SHALL HAVE BRIDGING AT 8'-0" O.C. (MAX.).
  - (J) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4" RAMSETS AT 16" O.C.
  - (K) PRE-ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PPG, LVL, ETC. SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
5. OPENINGS:  
OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
  - (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12's OR THREE 2x10's (4'-0" MAX.).
  - (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFCM TABLE 3.23C.
  - (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.23D.
  - (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.22F.

## DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).
  - (A) DESIGN BUILDING CODE – 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - (B) DESIGN GRAVITY LOADS:
 

FIRST FLOOR	DL = 50 PSF LL = 40 PSF
ATTIC	DL = 10 PSF LL = 20 PSF
ROOF	DL = 15 PSF LL = 20 PSF
  - (C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-16:

### MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5-1
BASIC WIND SPEED	V <sub>ult.</sub> = 155 MPH V <sub>osd.</sub> = 122.5 MPH	FIGURE 26.5-1B
DIRECTIONALITY	K <sub>d</sub> = 0.85	FIGURE 26.6-1
EXPOSURE CATEGORY	D	SECTION 26.7
TOPOGRAPHIC FACTOR	K <sub>zt</sub> = 1.0	FIGURE 26.8-1
GUST EFFECT FACTOR	0.85	SECTION 26.9
ENCLOSURE CLASSIFICATION	ENCLOSED	SECTION 26.10
INTERNAL PRESSURE COEFFICIENT	C <sub>pi</sub> = +/-0.18	SECTION 26.11
VELOCITY	q <sub>h</sub> = 39.33 PSF	SECTION 28.3.2

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### REVISIONS:

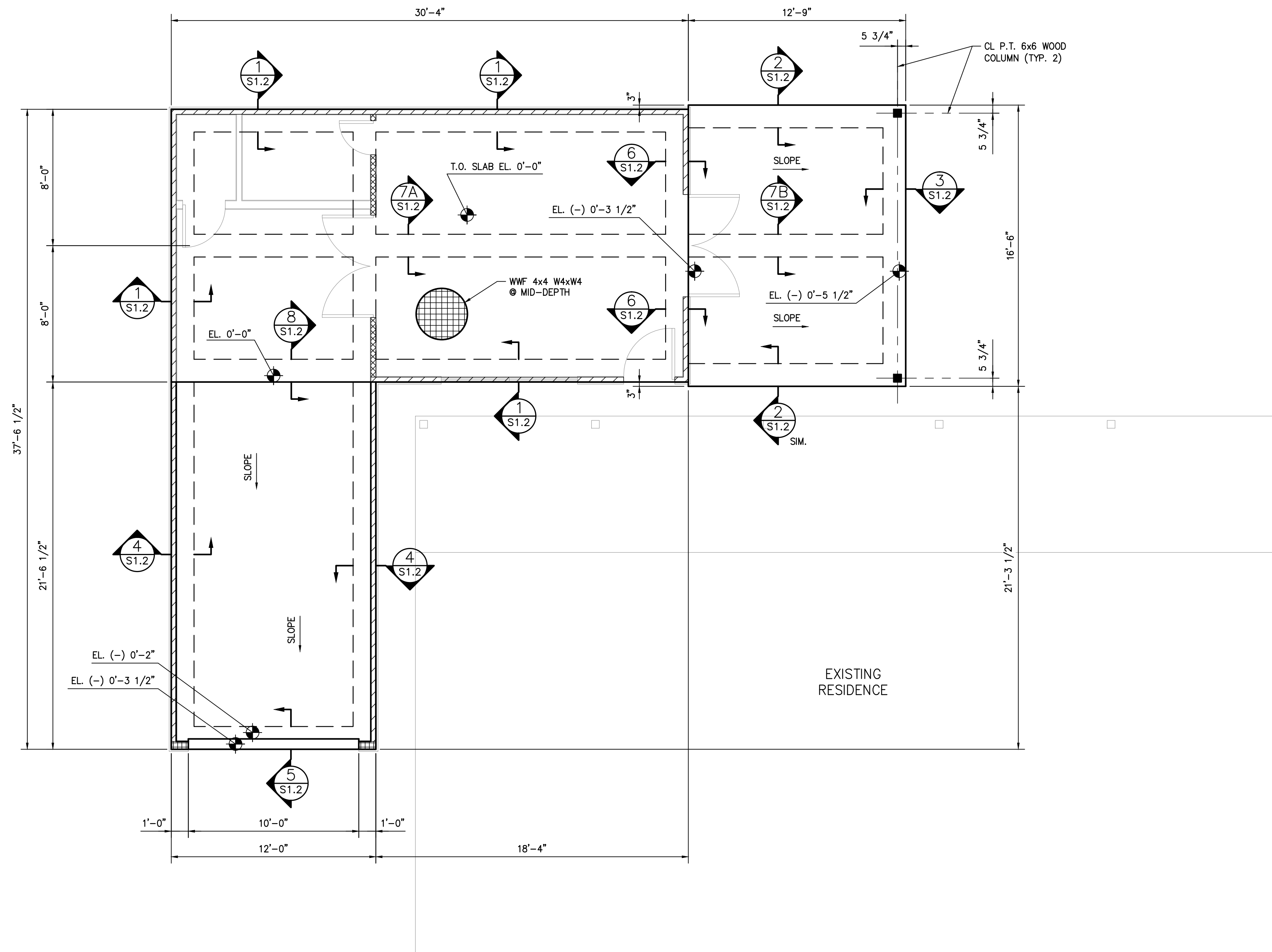
NO.	DESCRIPTION	DATE

### TITLE:

GARAGE  
GENERAL  
STRUCTURAL  
NOTES

ISSUED DATE: 02/24/26  
DRAWN BY: ---  
CHECKED BY: ---  
PROJECT #: -----

# S1.0B



GARAGE FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S1.0A - S1.0B.
2. TOP OF 4" SLAB ELEVATION 0'-0"; (REFERENCE ARCHITECTURAL DRAWINGS).
3. MEASUREMENTS ARE TO EDGE OF FRAMING.
4. - SYMBOL ON PLAN INDICATES 2x6 EXTERIOR LOAD-BEARING WALL SYSTEM:
  - A. 2x6 STUD @ 16" O.C. (MAX.)
  - B. TREATED 2x6 BOTTOM PLATE
  - C. DOUBLE 2x6 TOP PLATE
  - D. SHEATHING - SEE WOOD FRAMING NOTES
  - E. BLOCKING @ 48" O.C. (MAX.)
5. - SYMBOL ON PLAN INDICATES 2x4 EXTERIOR LOAD-BEARING WALL SYSTEM:
  - A. 2x4 STUD @ 16" O.C. (MAX.)
  - B. TREATED 2x4 BOTTOM PLATE
  - C. DOUBLE 2x4 TOP PLATE
  - D. SHEATHING - SEE WOOD FRAMING NOTES
  - E. BLOCKING @ 48" O.C. (MAX.)
6. - SYMBOL ON PLAN INDICATES 2x4 INTERIOR LOAD-BEARING WALL SYSTEM:

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REVISIONS:

NO.	DATE	DESCRIPTION

TITLE:

GARAGE FOUNDATION PLAN

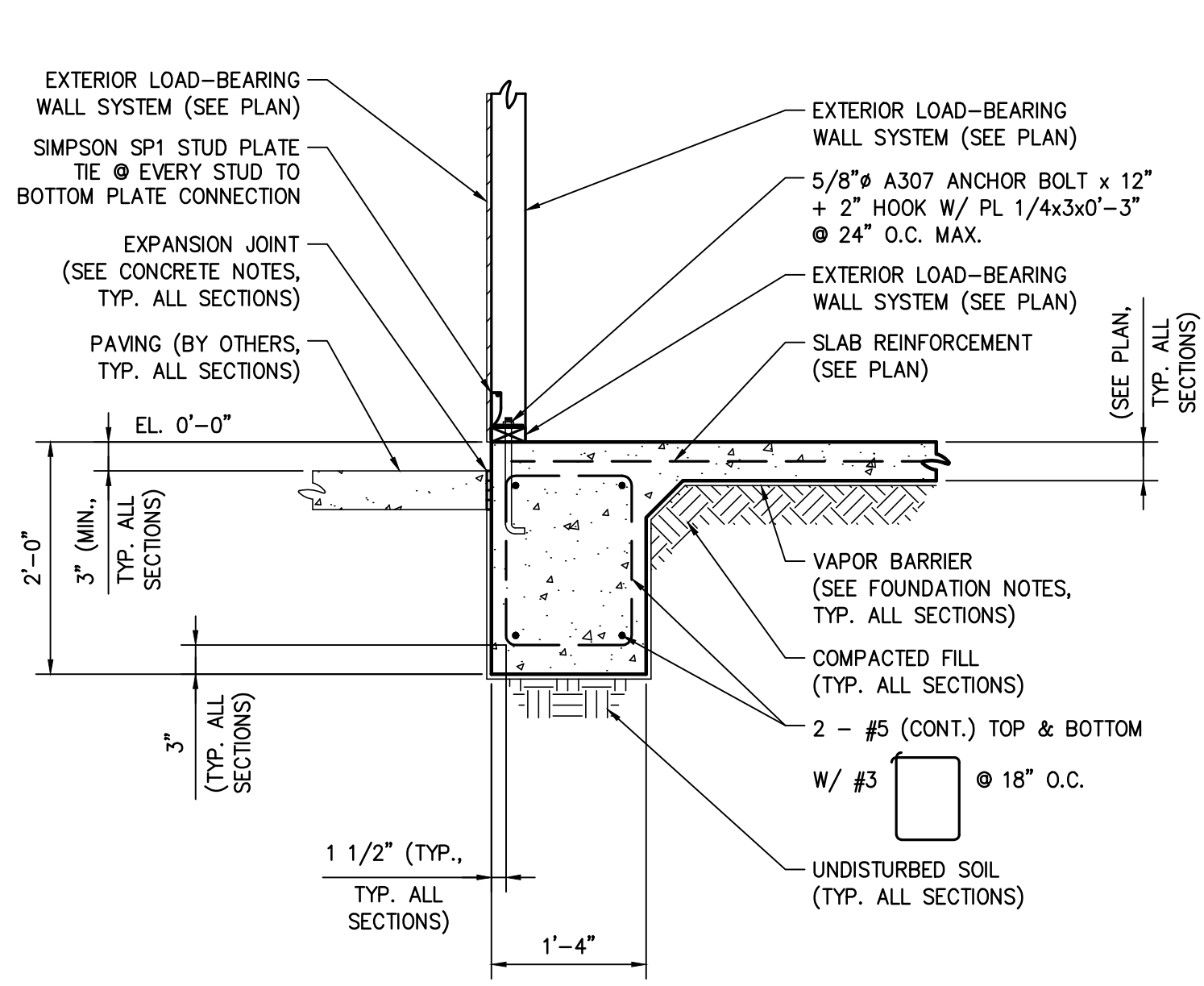
ISSUED DATE: 02/24/26

DRAWN BY: ---

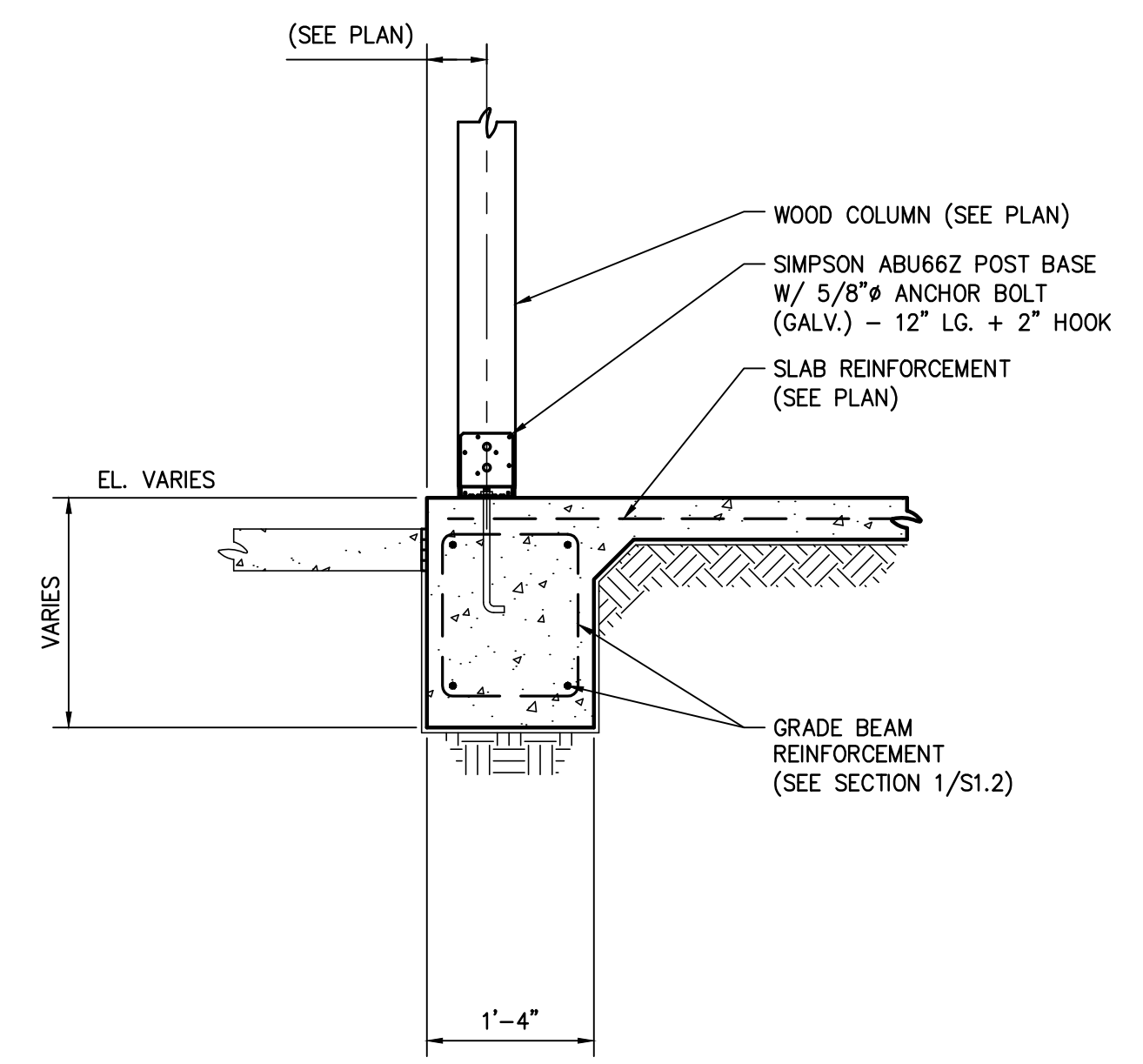
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PROJECT #: -----

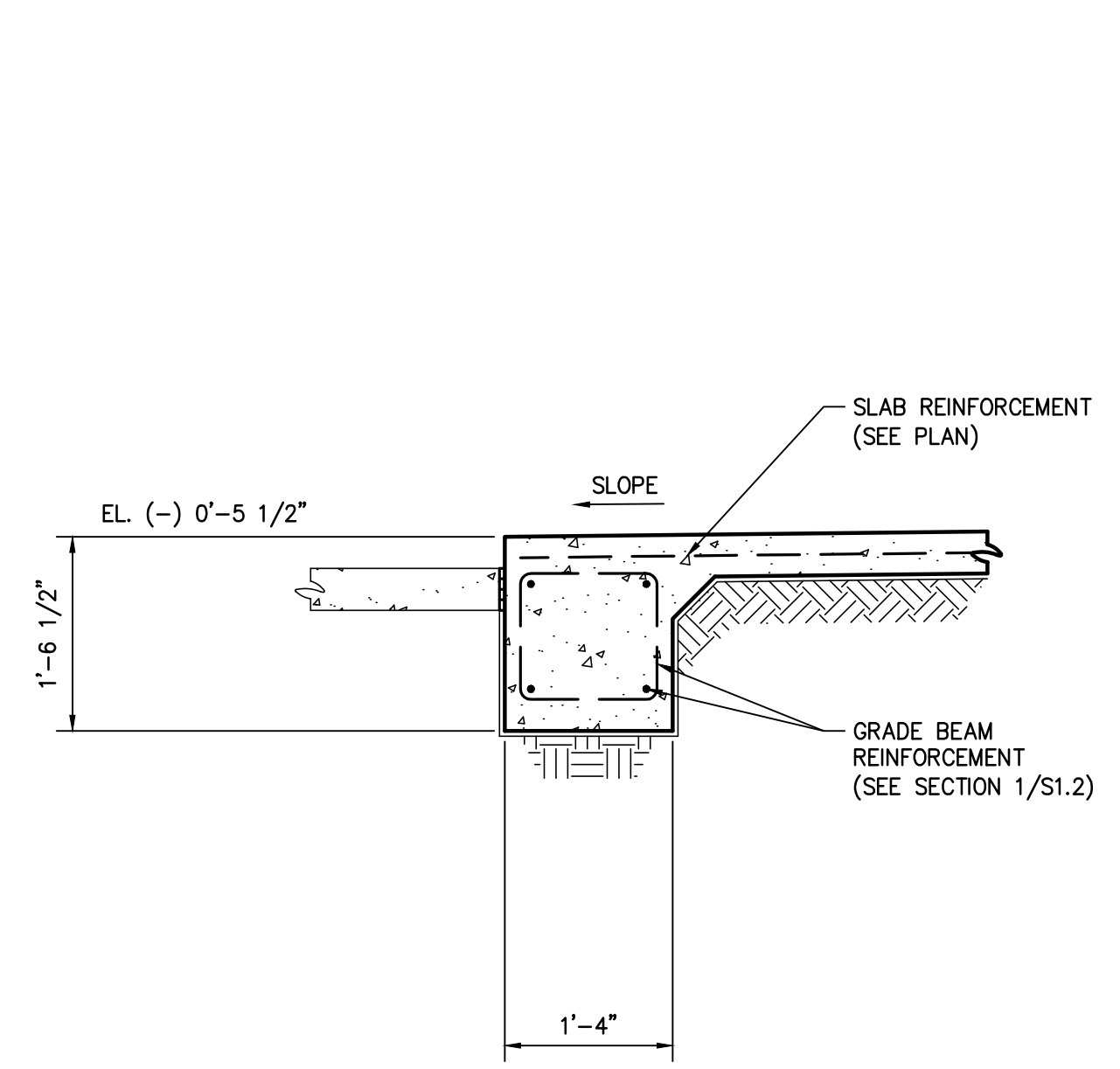
S1.1



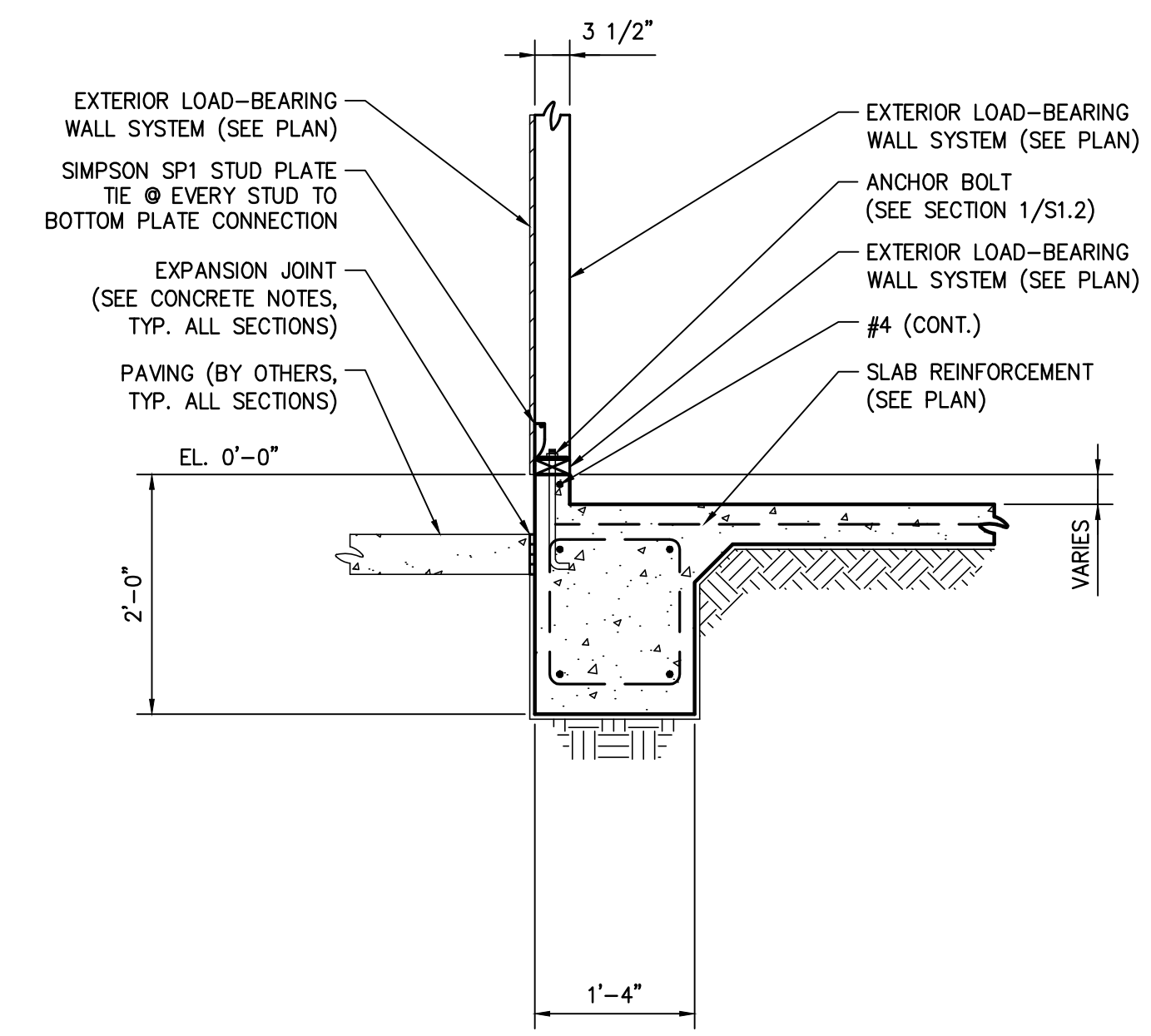
SECTION 1  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



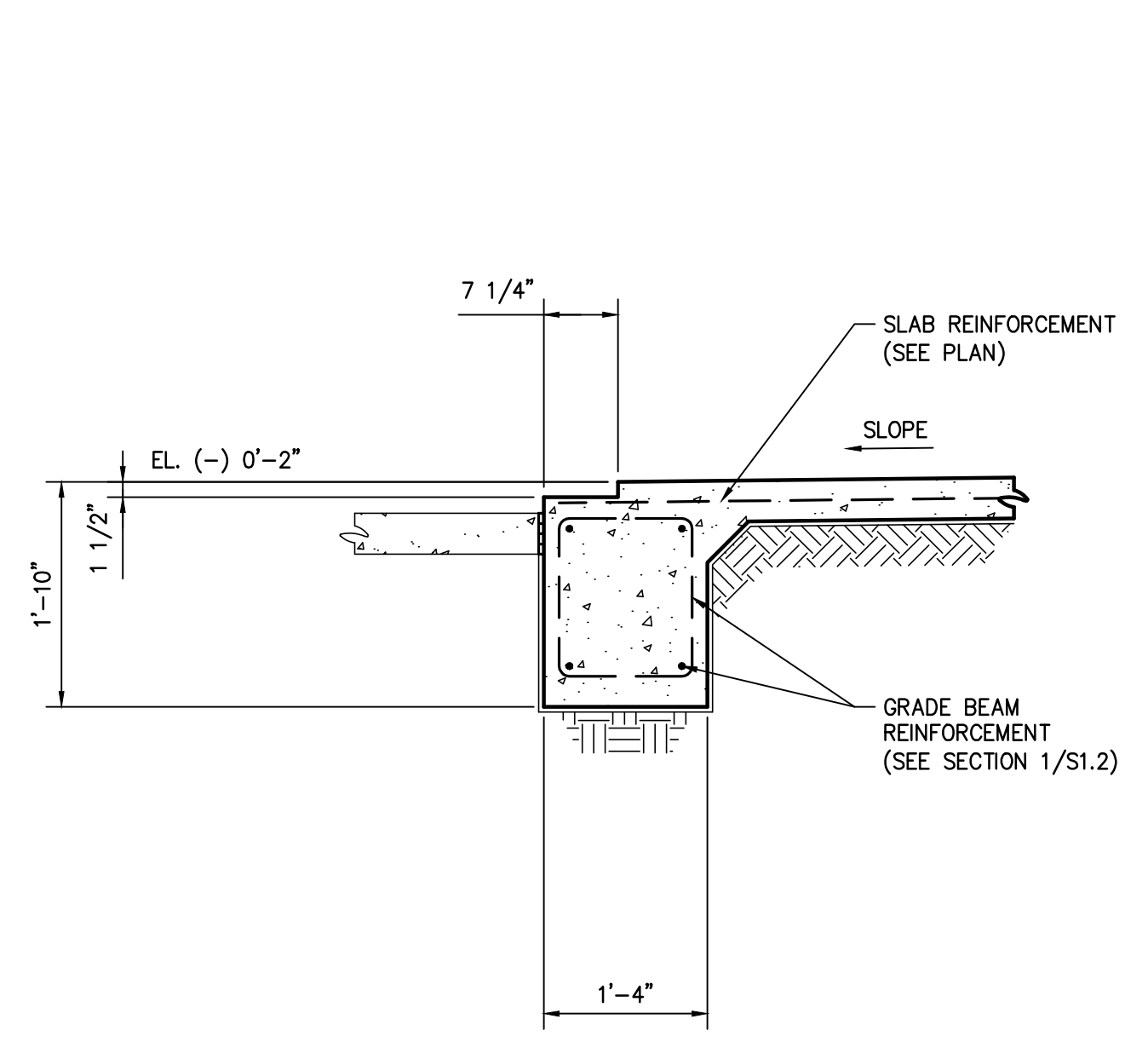
SECTION 2  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



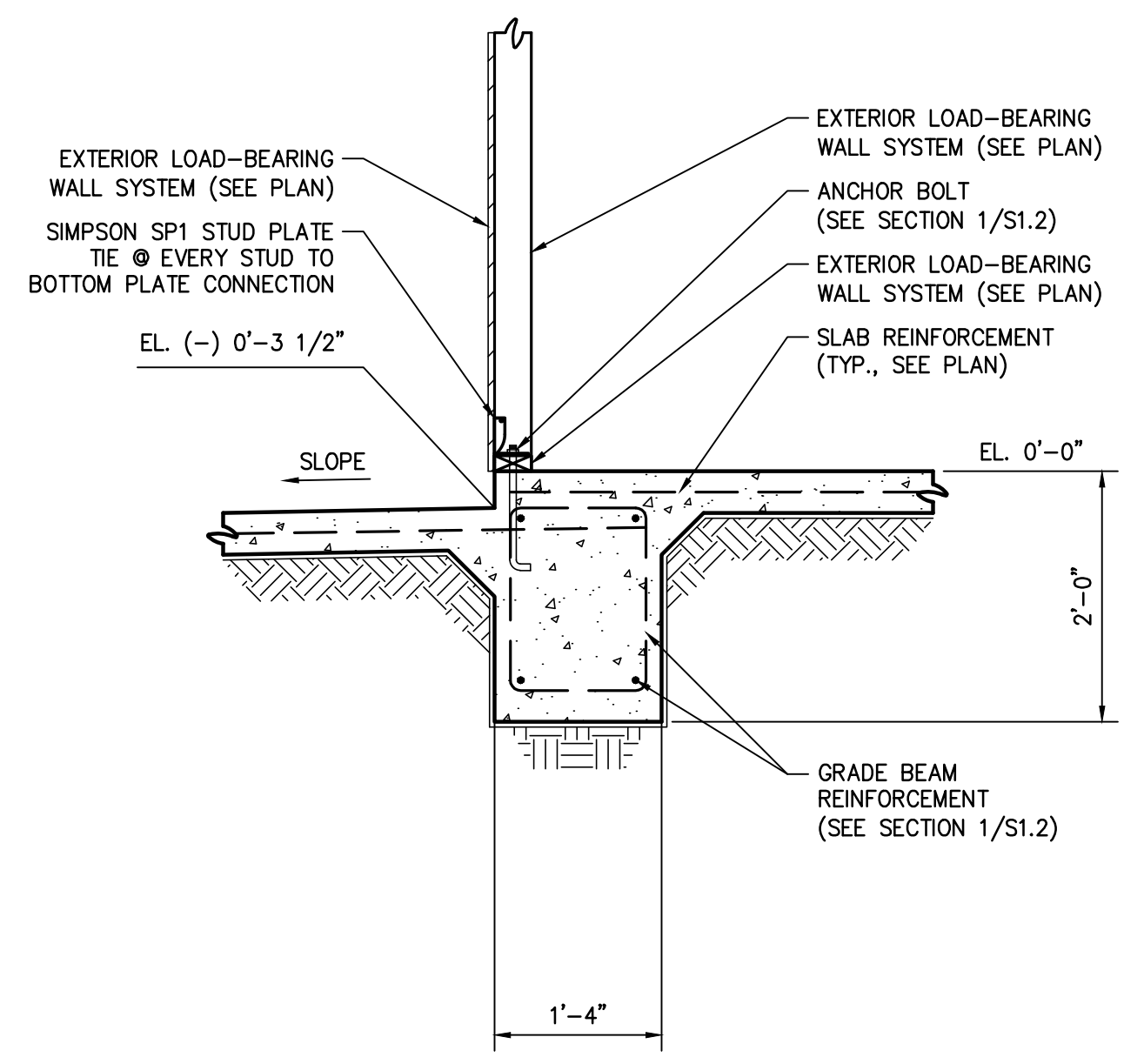
SECTION 3  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



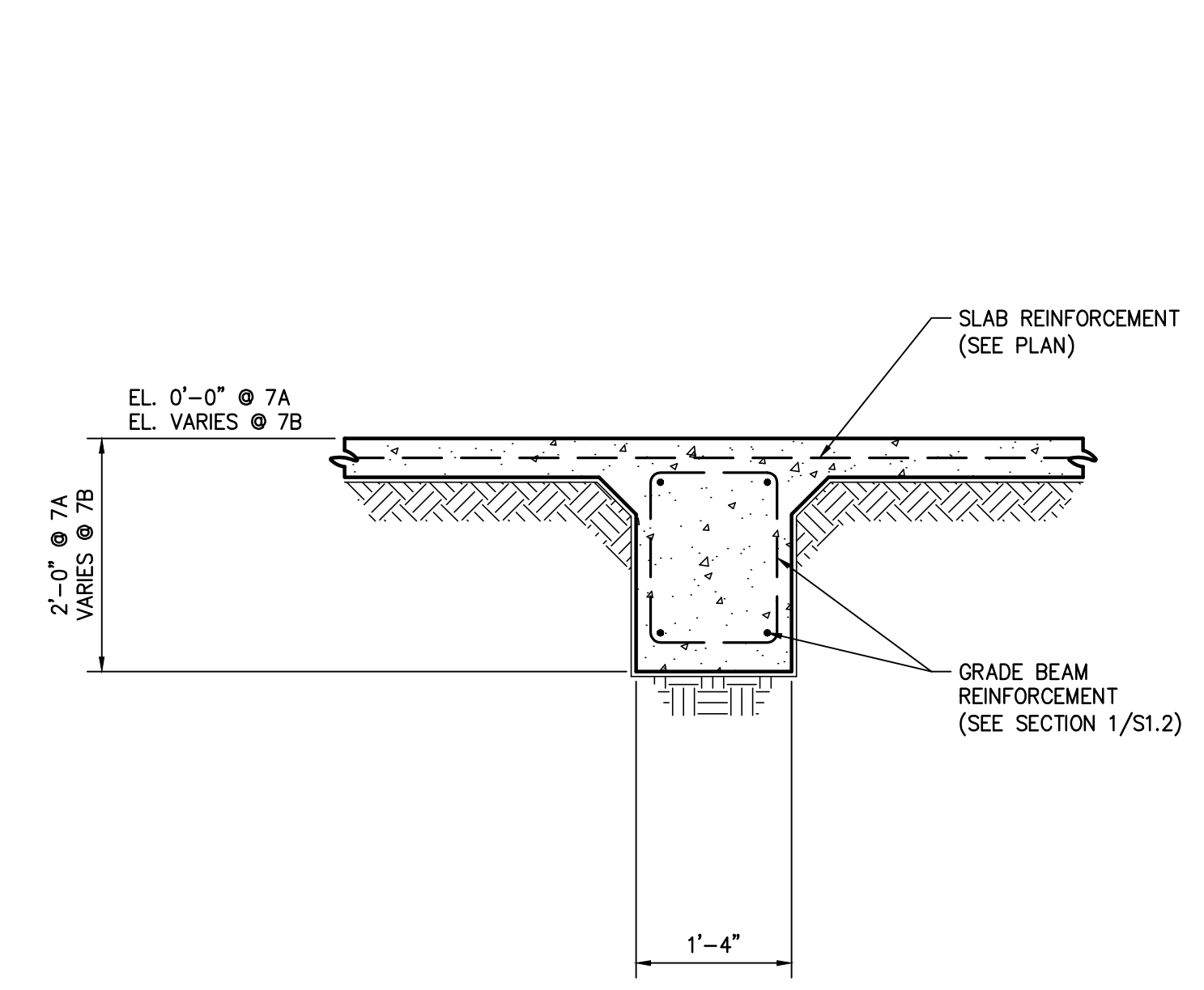
SECTION 4  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



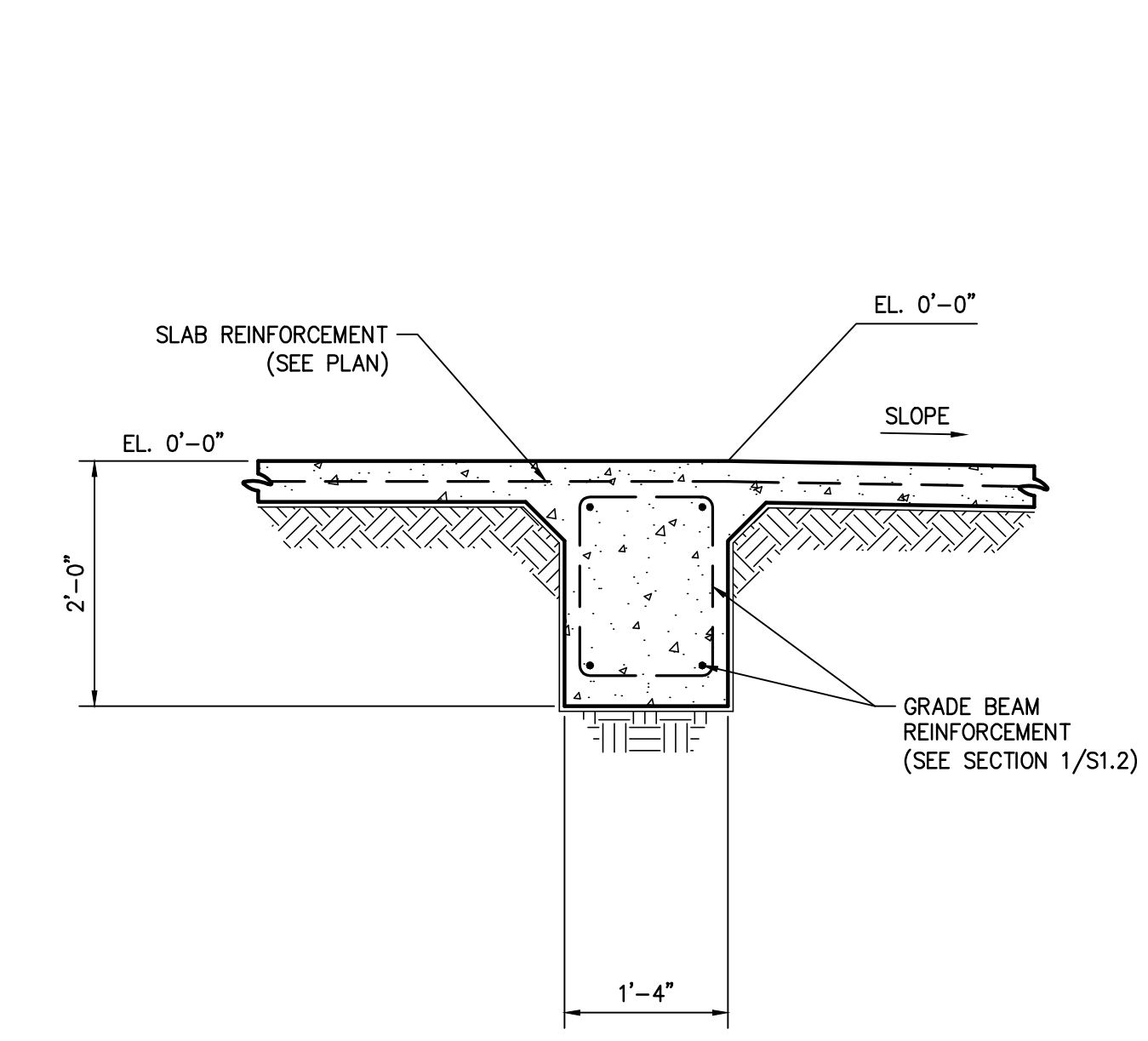
SECTION 5  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



SECTION 6  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



SECTION 7  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2



SECTION 8  
SCALE: 3/4" = 1'-0"  
S1.1|S1.2

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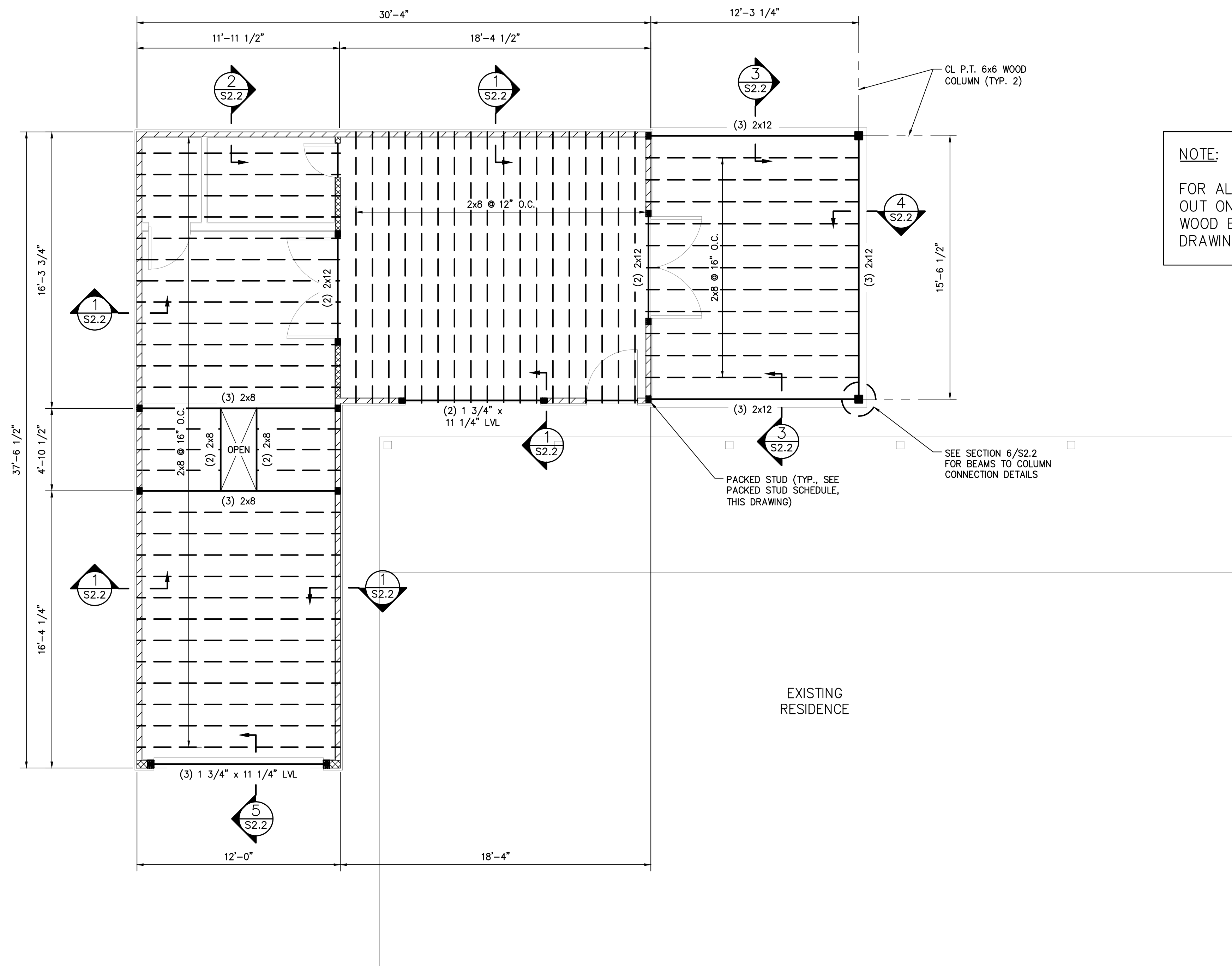
REVISIONS:


TITLE:

GARAGE FOUNDATION SECTIONS

ISSUED DATE: 02/24/26  
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CHECKED BY: ---  
PROJECT #: -----

S1.2



**NOTE:**  
FOR ALL CONNECTIONS NOT CALLED OUT ON PLAN, SEE WOOD BEAM TO WOOD BEAM CONNECTION DETAIL, DRAWING S2.2.

**GARAGE CEILING FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

- PLAN NOTES:**
- FOR ALL NOTES, SEE DRAWING S1.0A - S1.0B.
  - UNLESS SHOWN ON PLANS, SEE WOOD FRAMING NOTES FOR HEADER SIZING.
  - MEASUREMENTS ARE TO EDGE OF FRAMING.
  - PROVIDE BLOCKING WHERE JOIST SPAN EXCEED 8'-0".
  - PROVIDE DOUBLE KING STUDS (MIN.) AT EACH SIDE OF WINDOW OPENINGS IN EXTERIOR LOAD-BEARING STUD WALLS.
  - |  |   |
|--|---|
|  | - SYMBOL ON PLAN INDICATES 2x6 EXTERIOR LOAD-BEARING WALL SYSTEM: |
|  | A. 2x6 STUD @ 16" O.C. (MAX.)                                     |
|  | B. TREATED 2x6 BOTTOM PLATE                                       |
|  | C. DOUBLE 2x6 TOP PLATE   |
|  | D. SHEATHING - SEE WOOD FRAMING NOTES                             |
|  | E. DOUBLE BLOCKING  |
  - |  |   |
|--|---|
|  | - SYMBOL ON PLAN INDICATES 2x4 EXTERIOR LOAD-BEARING WALL SYSTEM: |
|  | A. 2x4 STUD @ 16" O.C. (MAX.)                                     |
|  | B. TREATED 2x4 BOTTOM PLATE                                       |
|  | C. DOUBLE 2x4 TOP PLATE   |
|  | D. SHEATHING - SEE WOOD FRAMING NOTES                             |
|  | E. DOUBLE BLOCKING  |

PACKED STUD SCHEDULE					
INTERIOR BEAM COLUMNS			HEADERS IN EXTERIOR WALLS		
BEAM SIZE	MIN. NUMBER OF STUDS REQUIRED (EACH SIDE)	OPENING SIZE	MIN. NUMBER OF JACK STUDS REQUIRED (EACH SIDE)	MIN. NUMBER OF KING STUDS REQUIRED (EACH SIDE)	
(2) 2x8 or (2) 2x10 or (2) 2x12	3	0'-0" - 4'-0"	1	2	
(3) 2x8 or (3) 2x10 or (3) 2x12	3	4'-1" - 6'-0"	2	2	
(2) LVL	3	6'-1" - 8'-0"	2	3	
		8'-1" - 10'-0"	3	4	

**NOTES:**

- PACKED STUD IS REQUIRED UNDER EACH BEAM END (UNLESS SHOWN OTHERWISE).
- ALL PACKED STUDS SHALL BE CARRIED DOWN TO THE FOUNDATION.
- FULL HEIGHT STUDS ARE REQUIRED FOR PACKED STUD CONSTRUCTION.
- SEE PACKED STUD DETAIL, DRAWING S2.2

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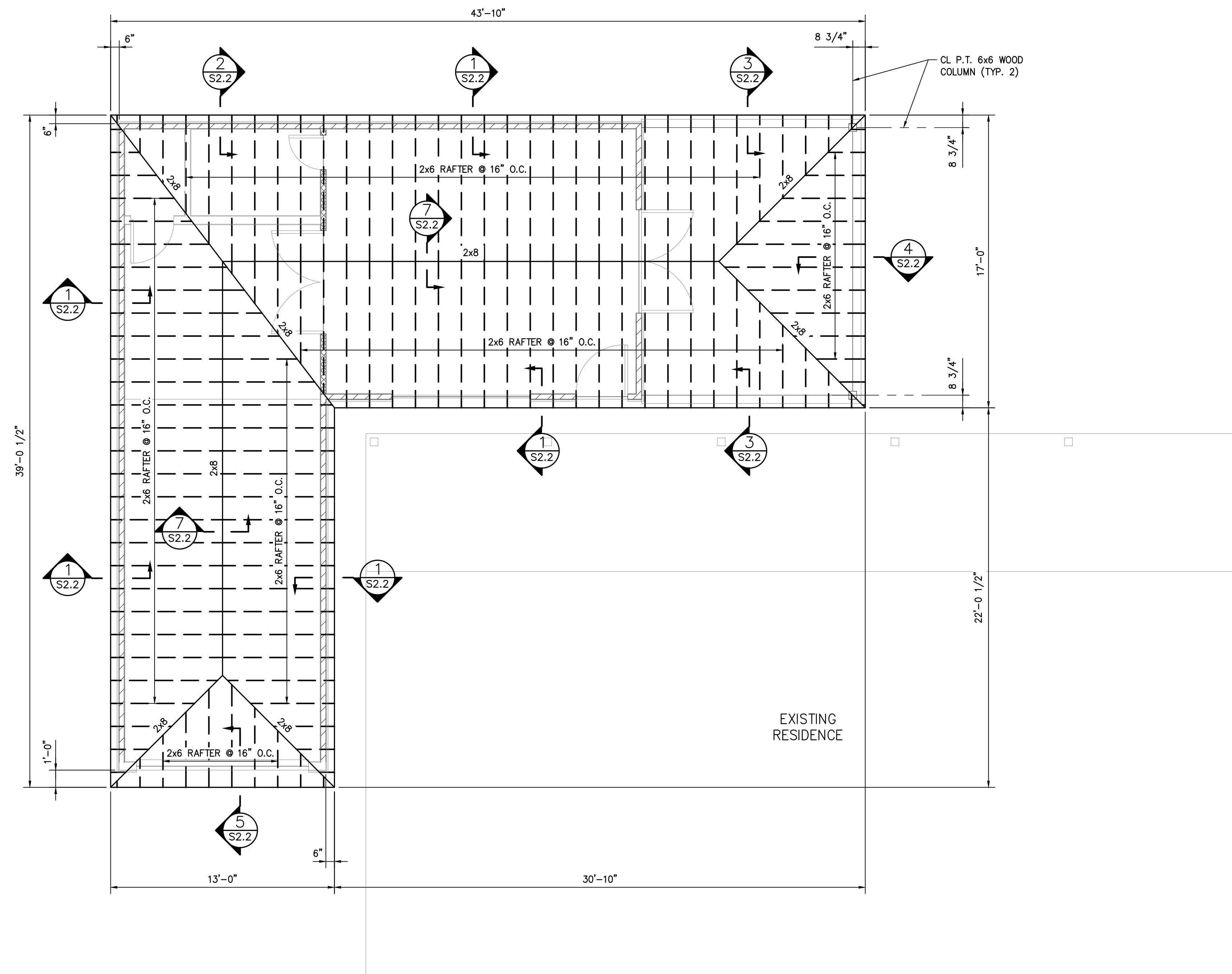
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**REVISIONS:**


**TITLE:**  
**GARAGE CEILING FRAMING PLAN**

ISSUED DATE: 02/24/26  
DRAWN BY: ---  
CHECKED BY: ---  
PROJECT #: -----

**S2.0**



**GARAGE ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN NOTES:**

1. FOR ALL NOTES, SEE DRAWING S1.0A - S1.0B.
2. FOR ALL PLAN NOTES, SEE DRAWING S2.0.

THESE DRAWINGS ARE NOT TO BE SCALED FROM. SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

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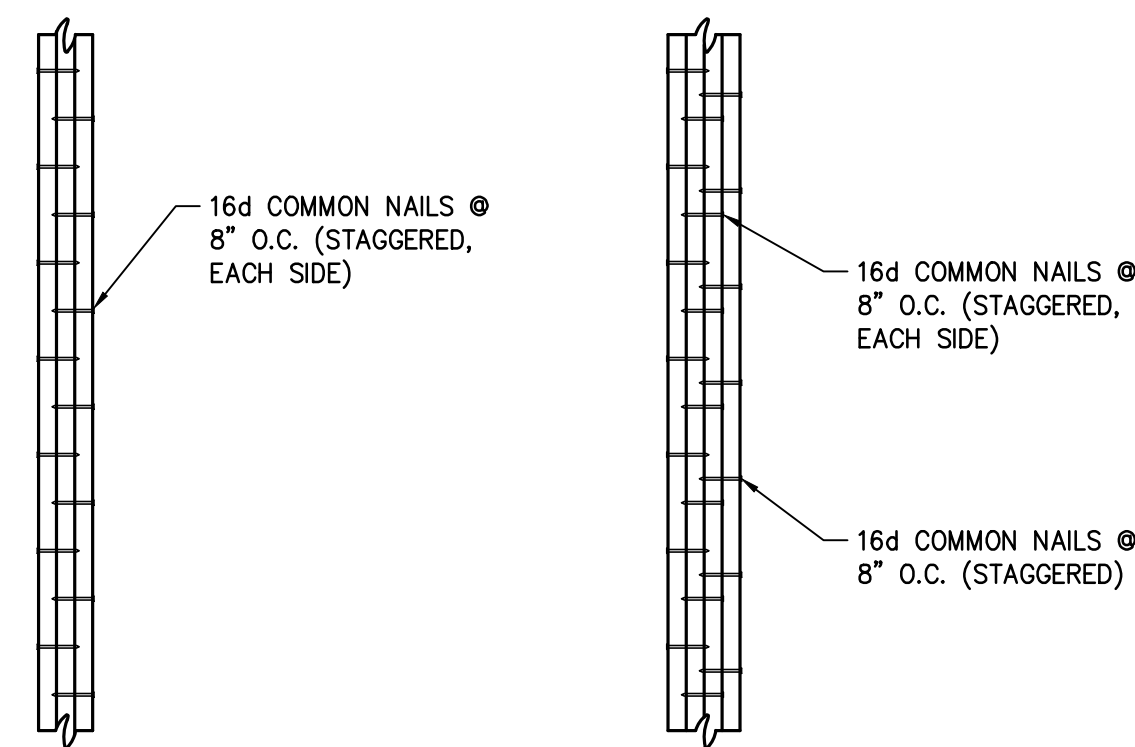
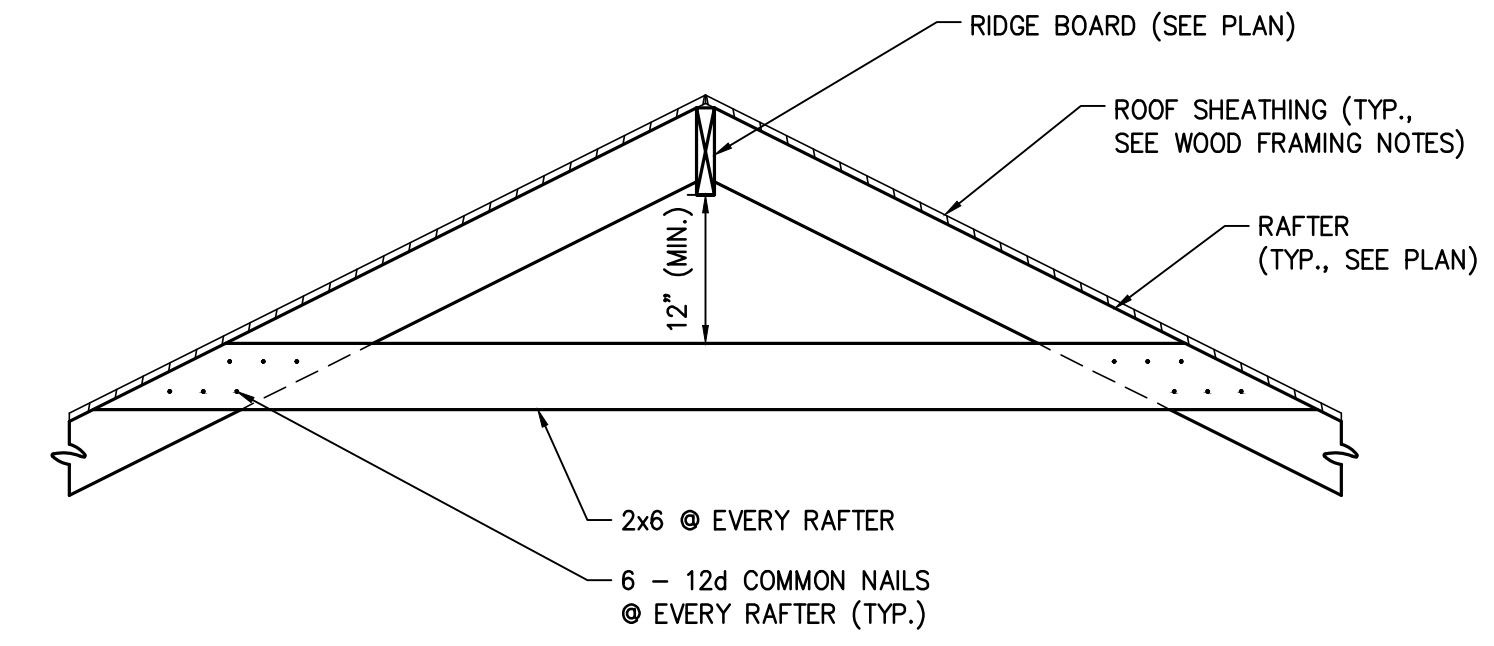
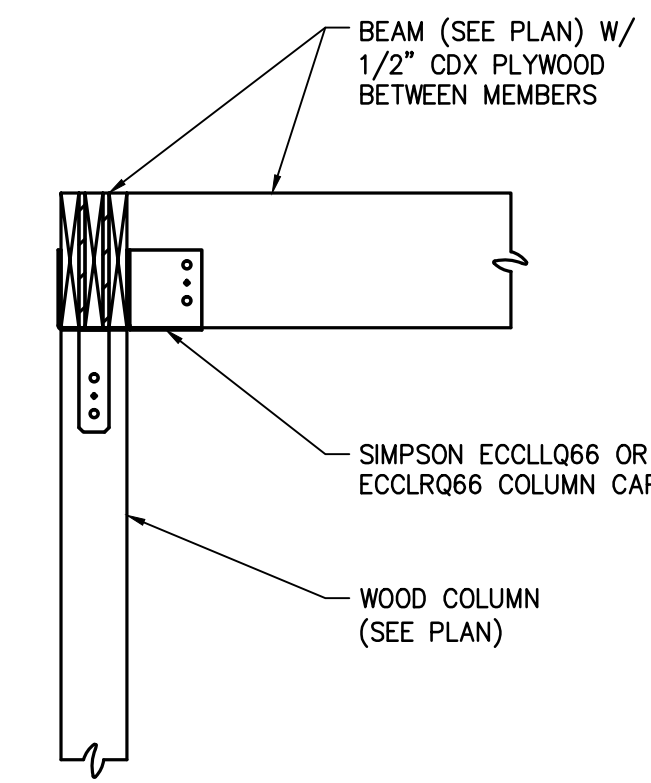
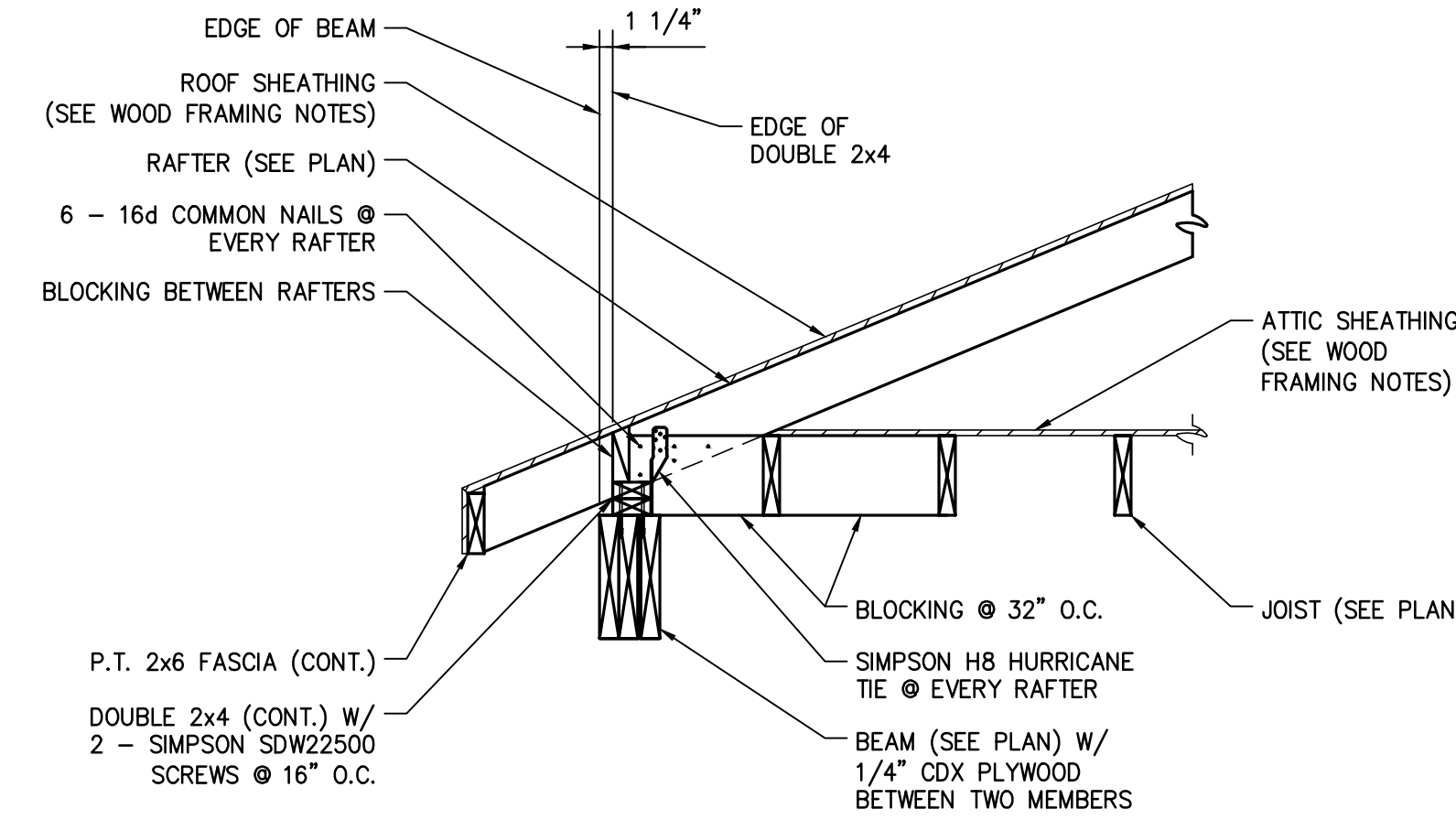
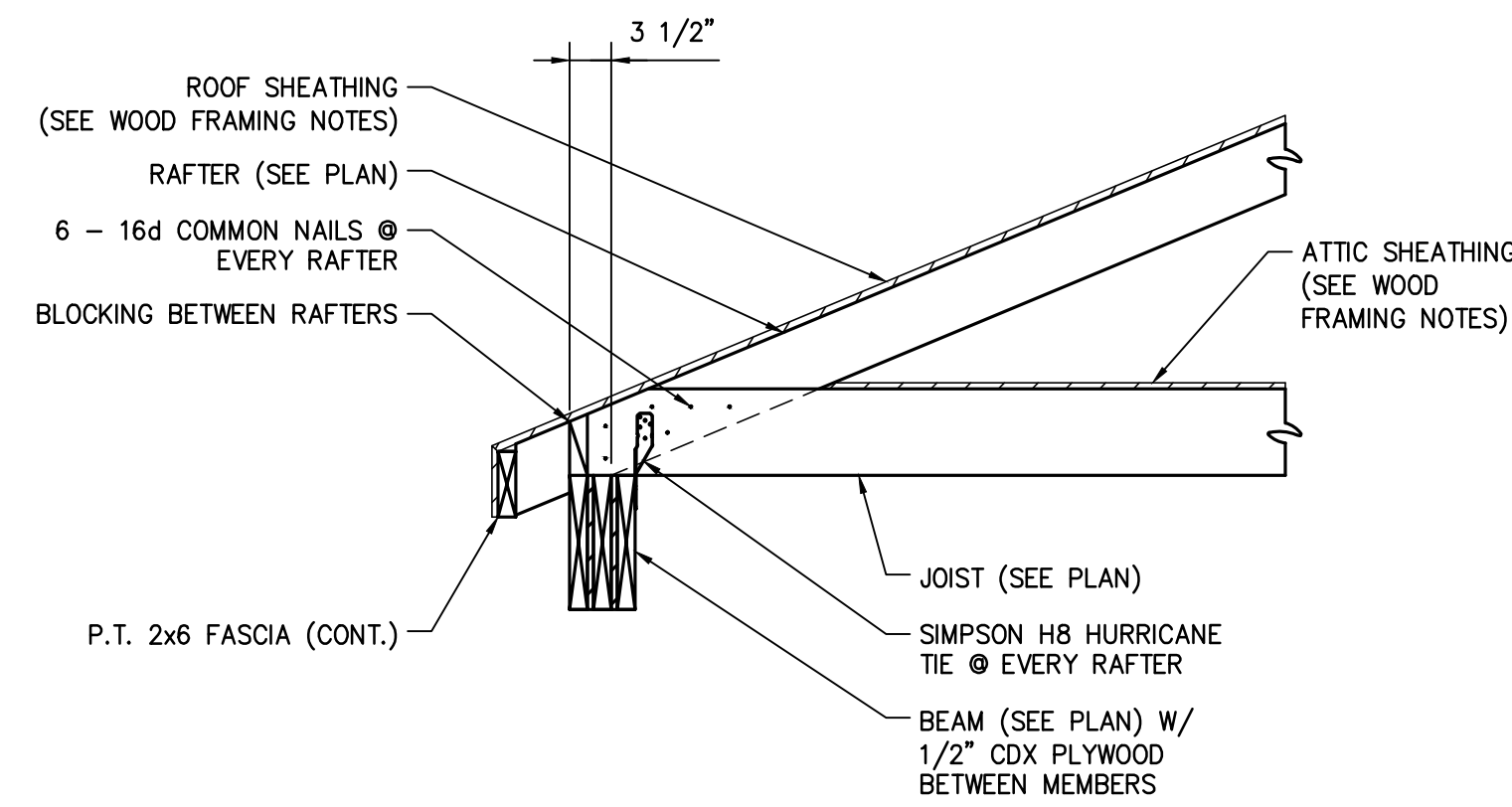
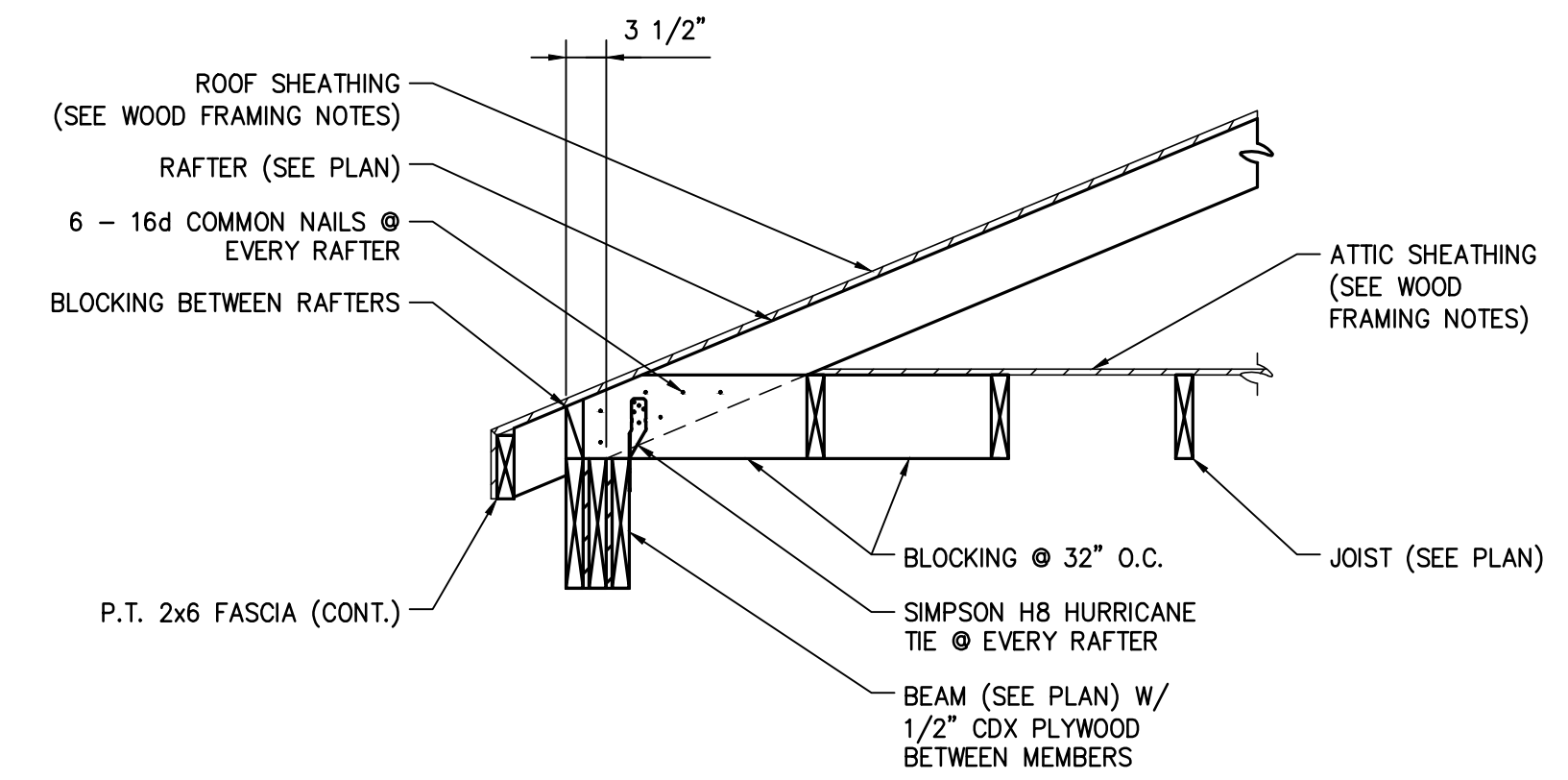
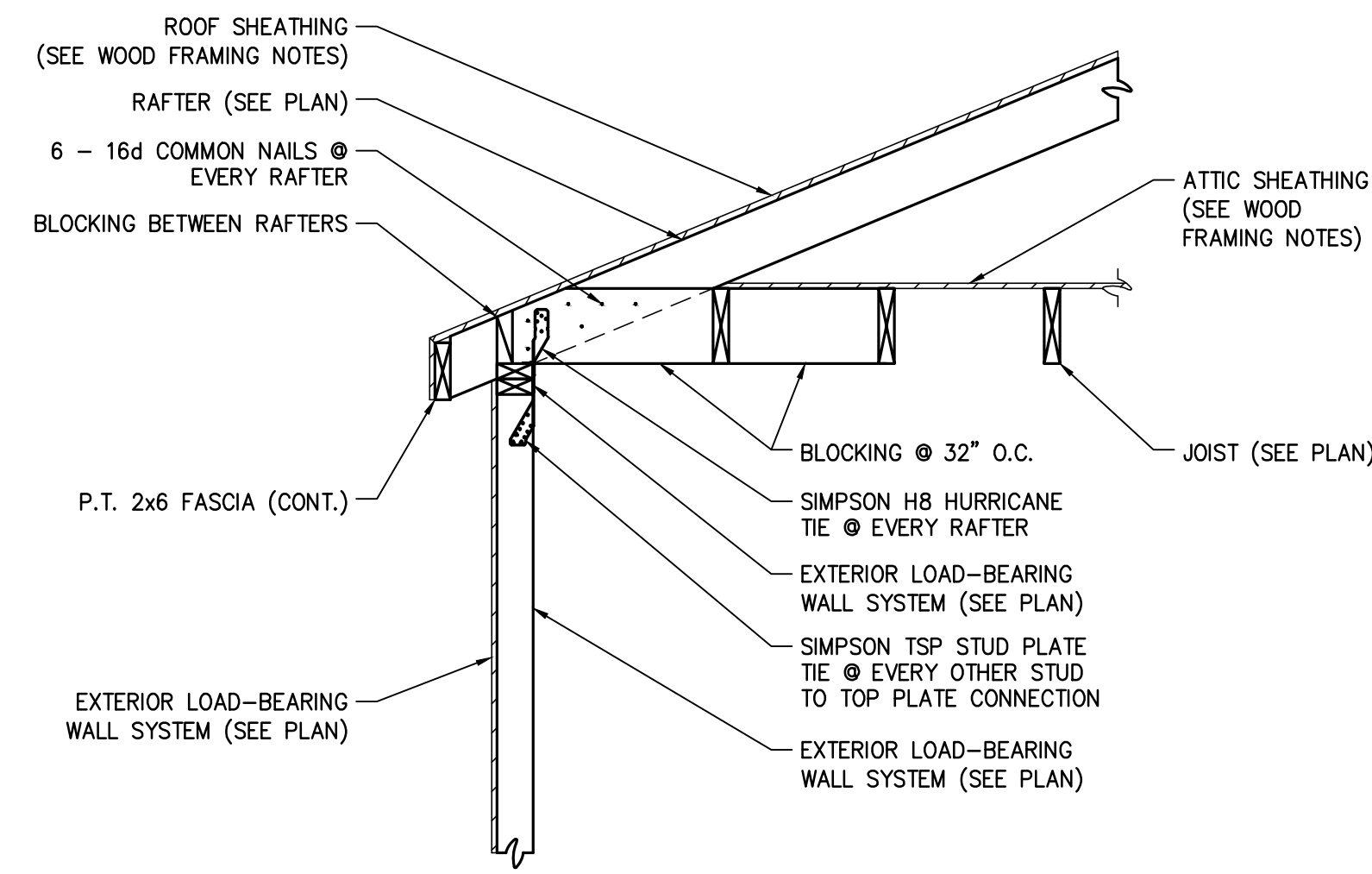
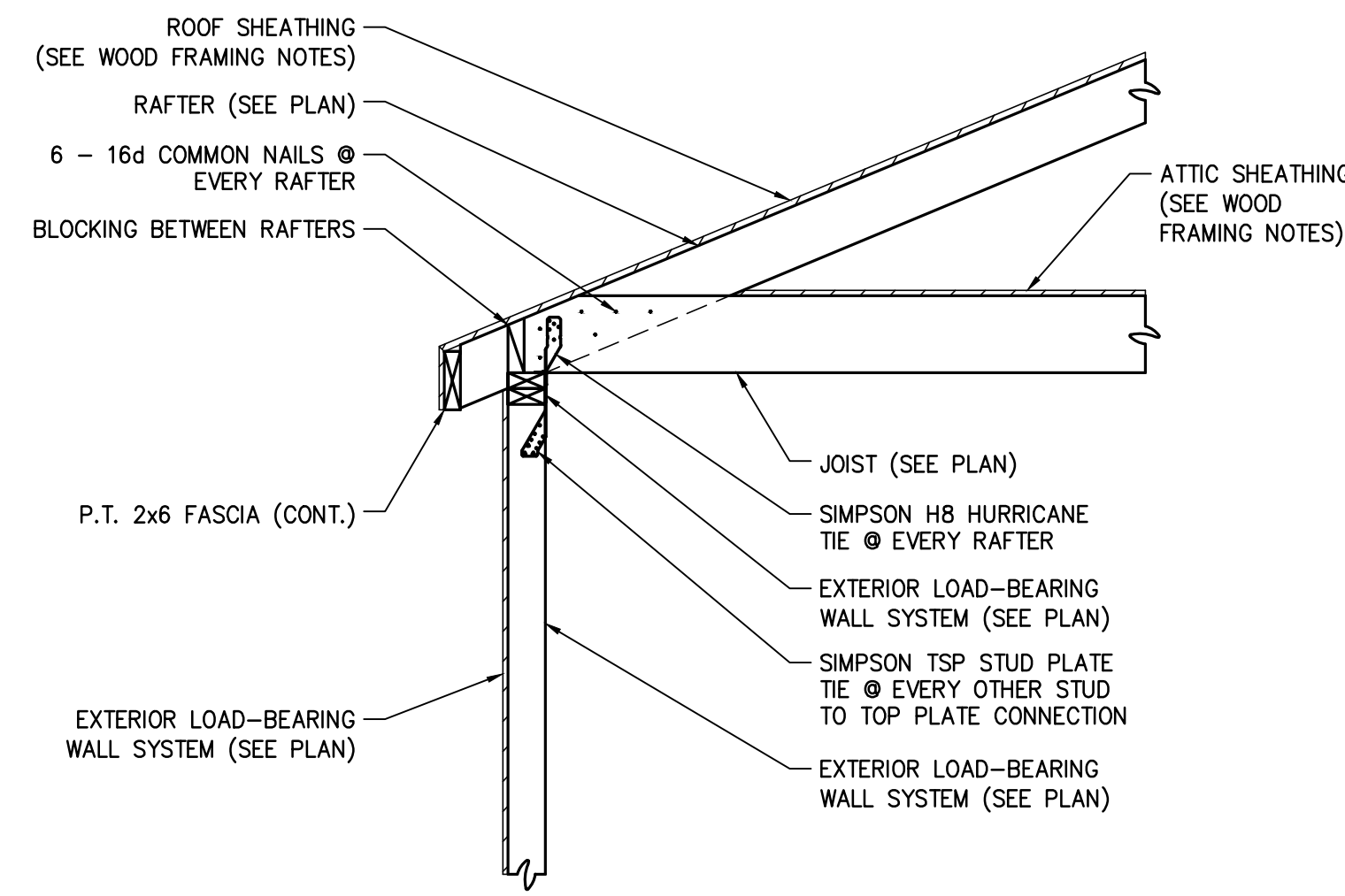
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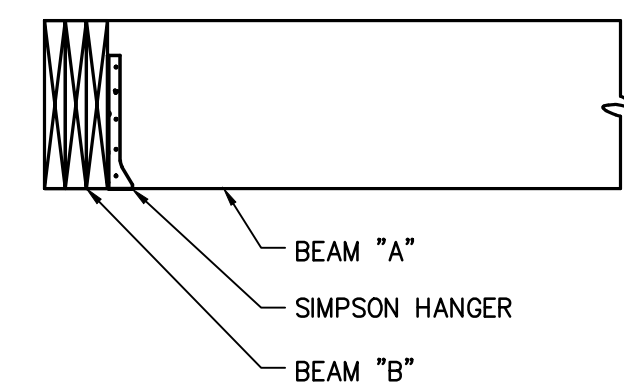
**GARAGE ROOF FRAMING PLAN**

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CHECKED BY: ---  
PROJECT #: -----

**S2.1**



PACKED STUD DETAIL  
SCALE: N.T.S.



BEAM "A"	BEAM "B"	SIMPSON HANGER
2x8	(2) 2x8	LUS28
(2) 2x8	(3) 2x8	HU28-2 (MAX.)

WOOD BEAM TO WOOD BEAM CONNECTION DETAIL  
SCALE: N.T.S.

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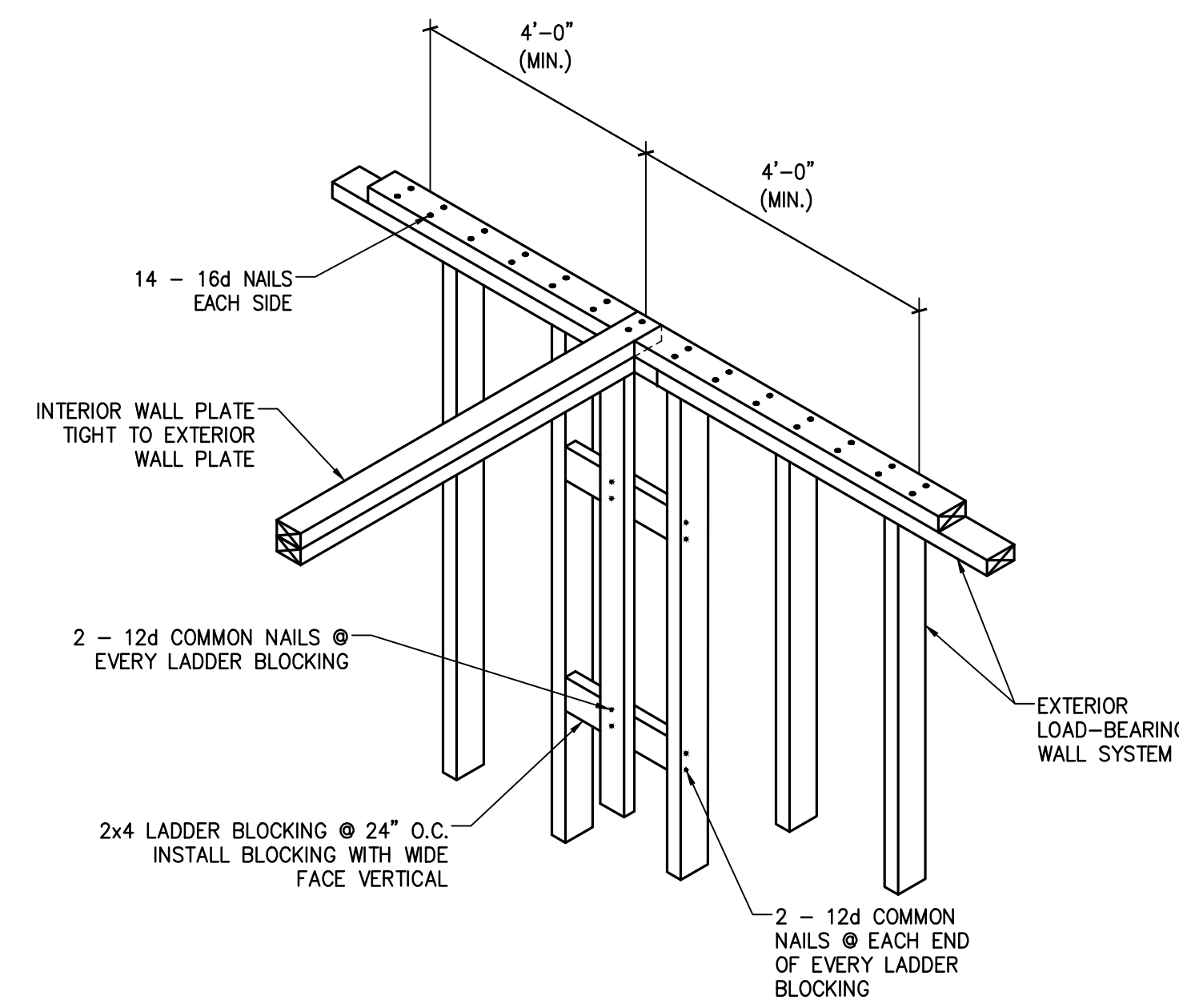
REVISIONS:


TITLE:

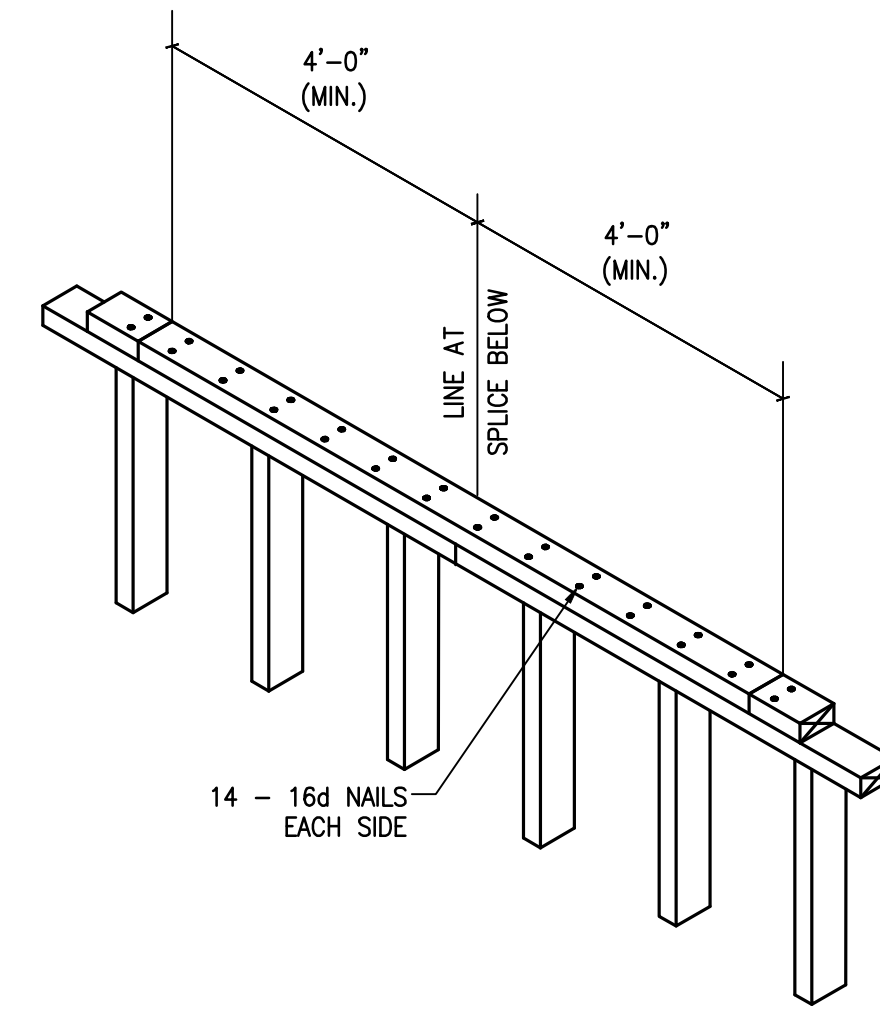
GARAGE FRAMING SECTIONS AND DETAILS

ISSUED DATE: 02/24/26  
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CHECKED BY: ---  
PROJECT #: -----

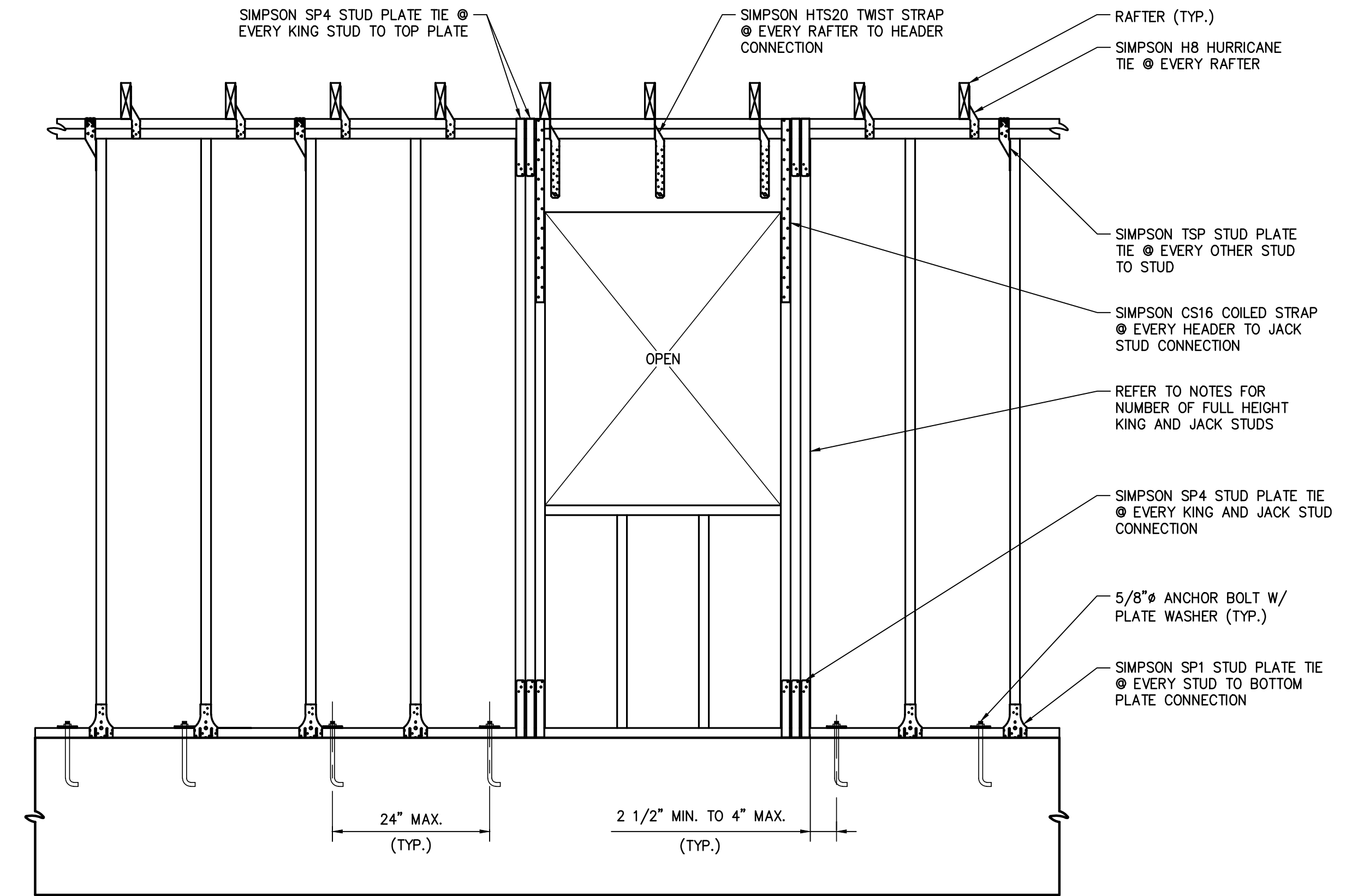
S2.2



**INTERIOR WALL INTERSECTION DETAIL**  
SCALE: N.T.S.



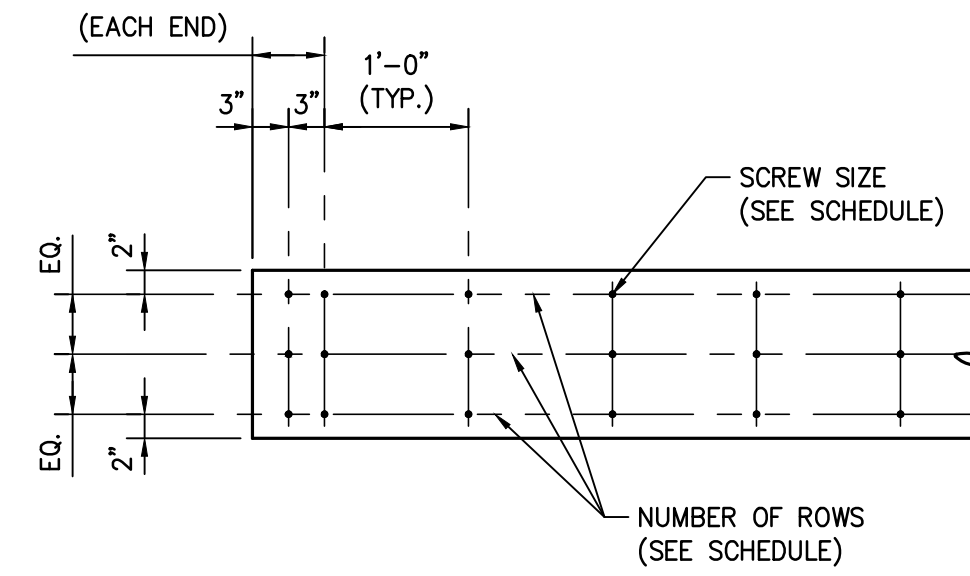
**TOP PLATE SPLICE DETAIL**  
SCALE: N.T.S.



**CONTINUOUS LOAD PATH @ OPENINGS**  
SCALE: 3/4" = 1'-0"

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BEAM AND HEADER MEMBER SIZE	NUMBER OF ROWS	SIMPSON SCREW
(2) 2x8	2	SDW22338
(2) 2x10	2	SDW22338
(2) 2x12	3	SDW22338
(3) 2x8	2	SDW22438
(3) 2x10	2	SDW22438
(3) 2x12	3	SDW22438
(2) 1 3/4" x 11 1/4" LVL	4	SDW22500

**NOTE:**  
ALL BEAM AND HEADER MEMBERS TO BE PROPERLY SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS TOGETHER.

**BEAM AND HEADER FASTENING PATTERN DETAIL**  
SCALE: N.T.S.

REVISIONS:


TITLE:

**GARAGE FRAMING DETAILS**

ISSUED DATE: 02/24/26  
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CHECKED BY: ---  
PROJECT #: -----

**S2.3**