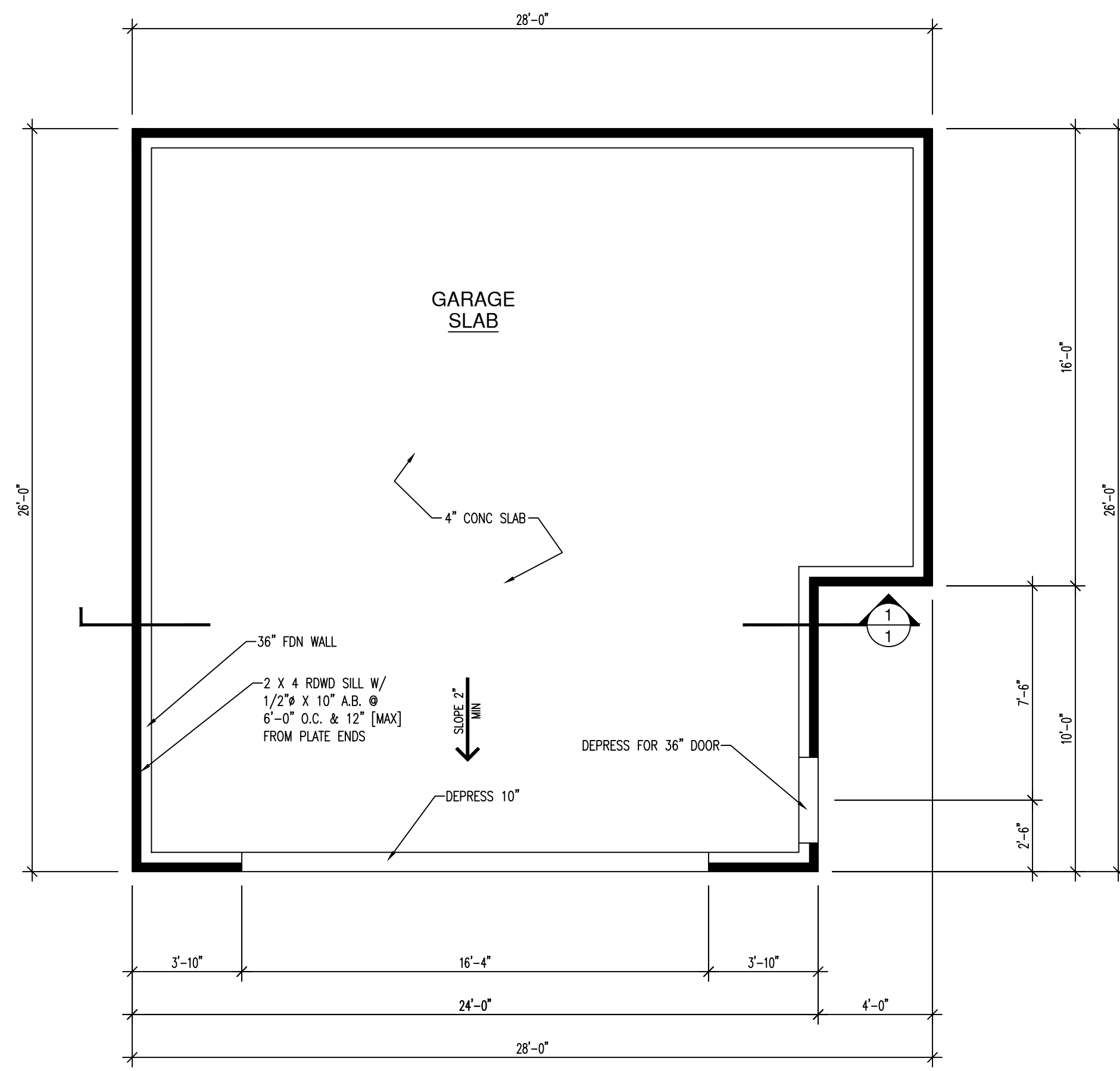
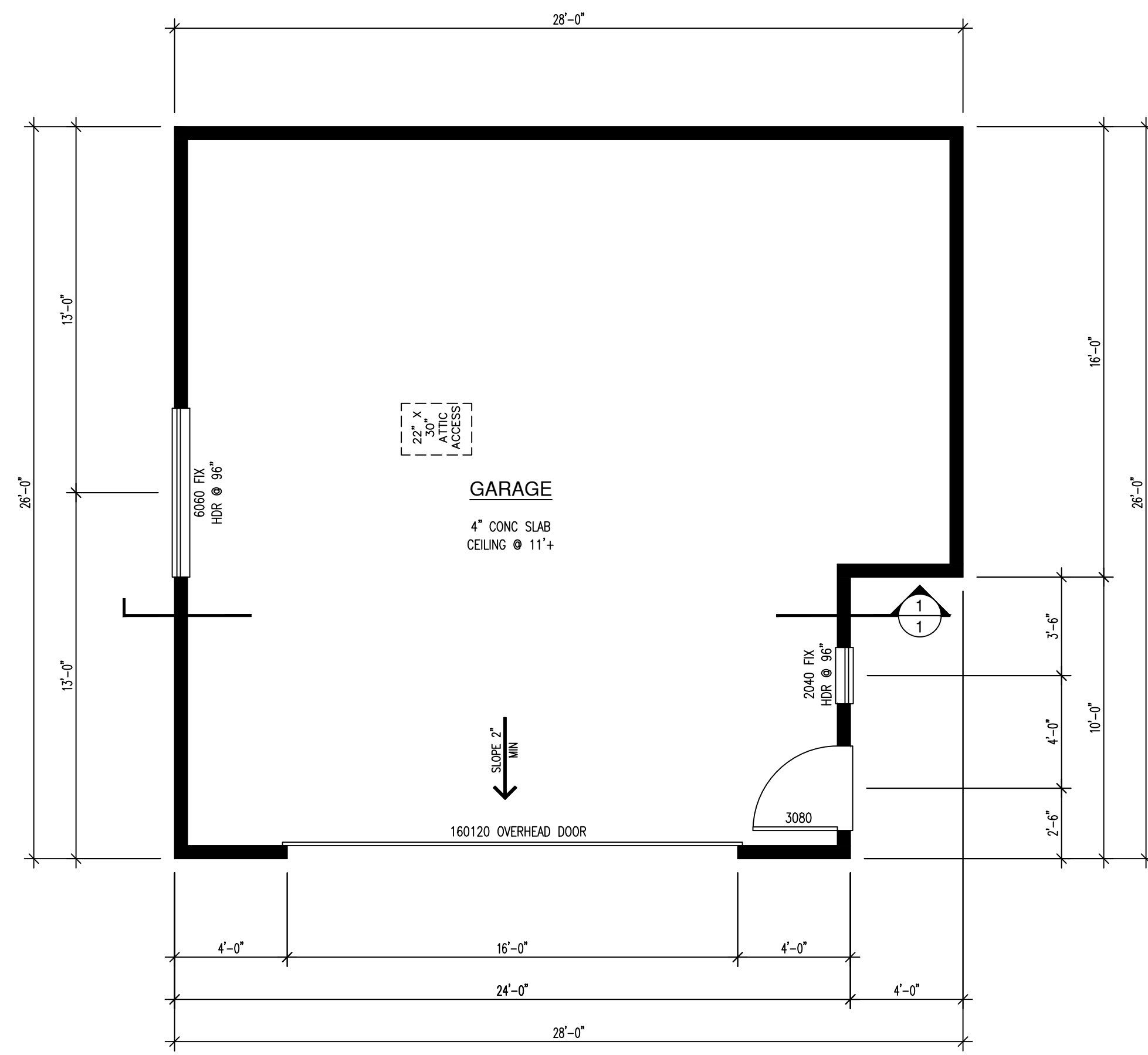


SILL PLATE NOTES:
WOOD SILL PLATE MUST BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MINIMUM OF 6'-0" O.C. THERE MUST BE A MINIMUM OF [2]-BOLTS PER SILL SECTION, WITH A BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 7 BOLT DIAMETERS [3 1/2"] FROM EACH END OF THE PLATE SECTION [RC SECTION R403.1.6]. BOLTS SHOULD BE AT LEAST 1/2" IN DIAMETER AND SHOULD EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY FOUNDATION. A NUT AND WASHER IS REQUIRED ON EACH BOLT TO HOLD THE PLATE TO THE FOUNDATION.

GENERAL NOTES:
NOTE: LP GAS BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWL SPACES.
NOTE: DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
NOTE: SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.



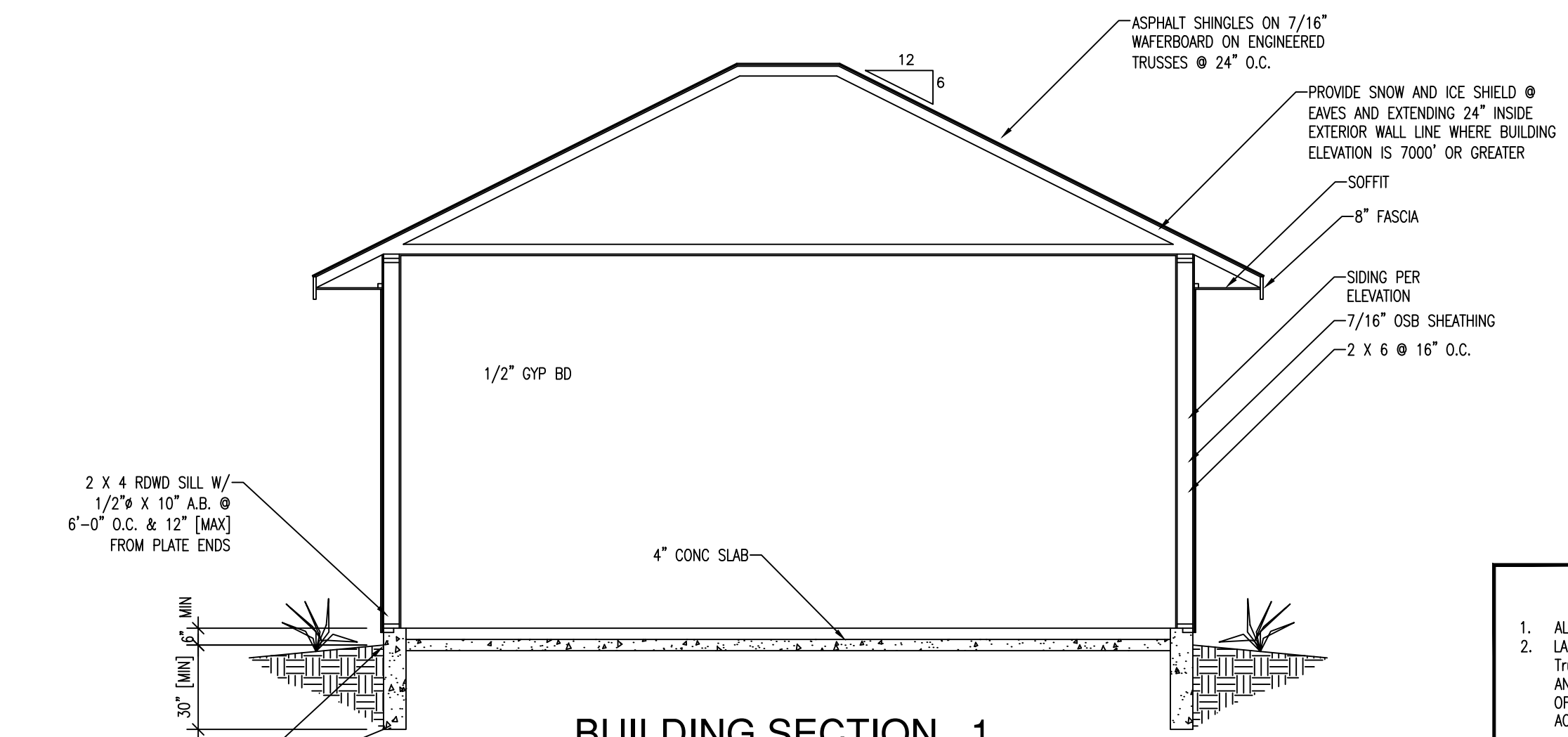
GARAGE FOUNDATION PLAN
1/4" = 1'-0"



GARAGE FLOOR PLAN 688 sq ft
1/4" = 1'-0"

NOTE:
ALL EXTERIOR WALLS SUPPORTING ROOF TO BE 2 X 6 STUDS @ 16" O.C. [TYP. U.N.O.]

MARK AND JERRY GRISSOM GARAGE
1410 TRUMPETERS CT
MONUMENT, CO., 80132
PRELIMINARY PLAN FOR ENGINEERING
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BUILDING SECTION 1
1/4" = 1'-0"

SHEATHING NOTES:
UNLESS OTHERWISE NOTED, REFERENCE R602.10.4 ALL EXTERIOR WALLS TO BE DONE AS PER THE WALL BRACING METHOD CS-WSP [CONTINUOUS SHEATHING STRUCTURE] WITH 7/16" OSB SHEATHING APA RATED STRUCTURAL 24/16. CONNECTION CRITERIA: 8d COMMON [2 1/2" X 0.131"] NAILS AT 4" SPACING [PANEL EDGES] AND AT 12" SPACING [INTERMEDIATE SUPPORTS] OR 16 ga X 1 3/4" STAPLES AT 3" SPACING [PANEL EDGES] AND 6" SPACING [INTERMEDIATE SUPPORTS]
A HIT4 HOLDDOWN AT KING STUDS [OR 2 X 6 POSTS PER PLAN] CENTERED ON TO FOUNDATION BELOW OR ST22 STRAP TO RIMBOARD

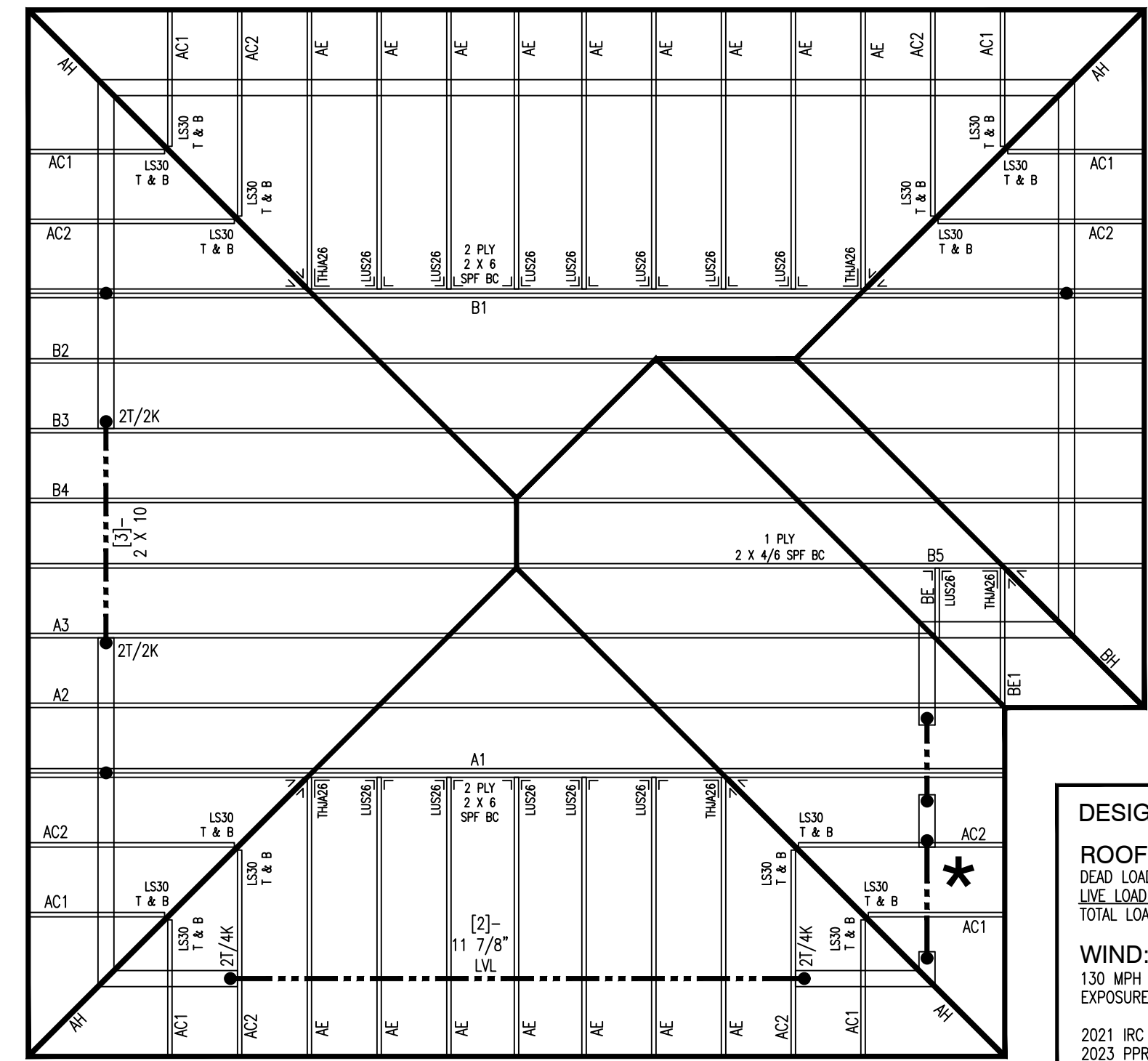
WOOD NOTES:

- ALL EXPOSED LUMBER TO BE TREATED OR WRAPPED TO PROTECT AGAINST THE ELEMENTS. LAMINATED VENEER LUMBER [LVL] AND PREFAB JOISTS SHALL BE MANUFACTURED BY TrusJoist Boise Cascade, OR SIMILAR, AND SHALL MEET APA PERFORMANCE STANDARDS, AND INSTALLED PER MFG'S SPECIFICATIONS. LVL MEMBERS TO HAVE A DESIGN MODULUS OF ELASTICITY OF 1.5E OR BETTER. MULTI-PLY BEAMS TO BE SECURED TOGETHER ACCORDING TO THE FOLLOWING:

#PLIES	TYPE	MIN LENGTH	FASTENER #/ROWS	O/C SPACING	LOCATION
2	16d SDS SCREW	3 1/4"	2	12	ONE SIDE
		3 1/2"	2	24	ONE SIDE
3	16d SDS SCREW	3 1/4"	2	12	BOTH SIDE
		3 1/2"	2	24	BOTH SIDE
4	16d SDS SCREW	5"	2	24	BOTH SIDE
	1/2" THRU-BOLT	8"	2	24	BOTH SIDE

- THE CONTRACTOR SHALL NOT CUT, NOTCH, SUBSTITUTE OR OTHERWISE MODIFY JOISTS, BEAMS, OR TRUSSES WITHOUT WRITTEN PERMISSION OF THE ENGINEER OF RECORD.
- T&I STANDGUARD, 2 X 6 ACQ TREATED, OR EQUIVALENT MUDSILL SECURED TO FOUNDATION WALL WITH 3/8" ANCHOR BOLTS @ 48" O.C. IN THE MIDDLE 1/4 OF SILL. INSTALL [2]-AT EACH CORNER [ONE EACH DIRECTION] AND [1]-WITHIN 12" OF PLICES AND PLATE ENDS. 7" [MINIMUM EMBEDMENT]

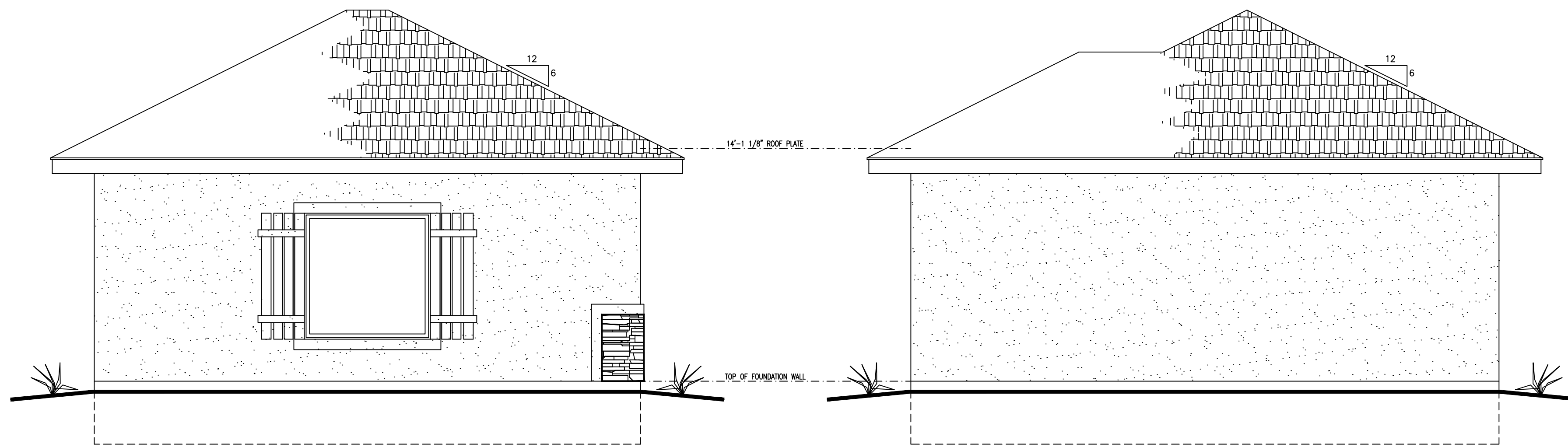
ROOF NOTES:
ALL WINDOW AND DOOR HEADERS SHALL BE DBL 2 X 8, GLUED AND NAILED.
3 1/2" X 4 3/8" 1.3E TIMBERSTRAND LSL UNLESS OTHERWISE NOTED
ALL 2X DIMENSIONAL LUMBER TO BE KD HEM-FIR #2.
PROVIDE ROOF VENTILATION AS REQ'D BY 2021 IRC, 1/150 OF AREA TO BE VENTILATED.
ROOF DECKING TO BE APA RATED 7/16" OSB 24/16.
ALL OVERHANGS TO BE 24" UNLESS SPECIFIED OTHERWISE.
BUILT-UP STUD COLUMNS: [TYP. U.N.O.] -INSTALL PER NDS SECTION 15.3.3 & 15.3.4 -SECURE COLUMN TOGETHER W/[2]-ROWS OF FASTENERS [NAILS OR STRUCTURAL SCREWS] @ 6" O.C. FOR THE ENTIRE COLUMN LENGTH. -FASTENERS MUST PENETRATE 3/4 OF THE OUTERMOST LAMINATION. -OR [2]-1/2" THRU-BOLTS @ 6" O.C. [STAGGERED] -MIN 1 1/4" EDGE DISTANCE [TYP] -ADJUST SPACING TO AVOID FASTENER CONFLICT IF INSTALLING [1]-ROW ON EACH SIDE -ALL LAMINATIONS TO BE SAME SIZE AND FULL LENGTH OF COLUMN.
ALL BEAMS AND 2-PLY TRUSSES SHALL HAVE A [3]-2 X 4/8 COLUMN AT EACH BEARING LOCATION-UNLESS NOTED OTHERWISE.
PROVIDE H2.5T CLIPS [1]-CLIP PER PLY, @ ALL TRUSS/ RAFTER BEARING LOCATIONS UNLESS OTHERWISE SPECIFIED. MULTIPLE HURRICANE CLIPS TO BE INSTALLED ON OPPOSITE SIDES [INTERIOR/ EXTERIOR] OF TOP PLATES/ SUPPORTING MEMBERS [TYP]



ROOF FRAMING PLAN
1/4" = 1'-0"

DESIGN LOADS:
ROOF:
DEAD LOAD = 15
LIVE LOAD = 40
TOTAL LOAD = 55 psf
WIND:
130 MPH [ULTIMATE] EXPOSURE C
2021 IRC 2023 PRRBC

NOTE:
ALL TRIMMERS AND KING STUDS TO BE AS FOLLOWS PER OPENING SIZE. UNLESS OTHERWISE NOTED.
1'-0" TO 3'-0" [1]-TRIMMER/ [1]-KING STUD PER SIDE
3'-1" TO 6'-0" [1]-TRIMMER/ [2]-KING STUD PER SIDE
6'-1" TO 8'-0" [2]-TRIMMER/ [3]-KING STUD PER SIDE



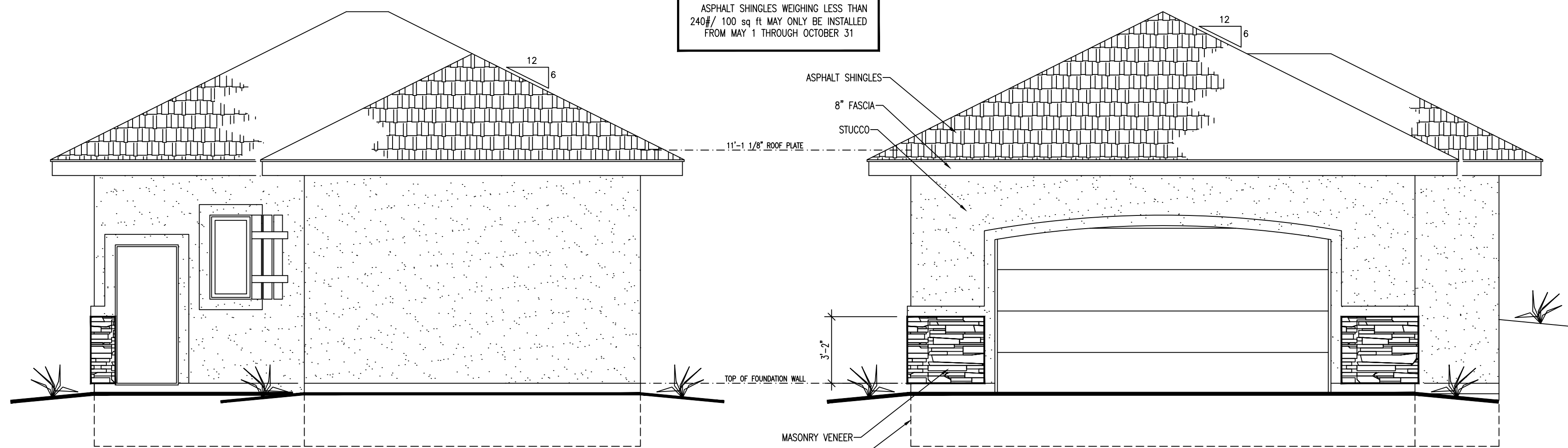
LEFT SIDE ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

NOTE:
 ALL TRIM TO BE 2 X 6 STUCCO POPOUT UNLESS NOTED OTHERWISE.
 PROVIDE GUTTER AND DOWNSPOUTS W/ 3' (MIN) EXTENSIONS AS REQUIRED.
 PROVIDE ROOF VENTILATION AS REQUIRED BY 2021 IRC. 1/150 OF AREA TO BE VENTILATED.
 PROVIDE 1" AIR SEPARATION BETWEEN INSULATION AND ROOF SHEATHING IN EAVES.
 ASPHALT SHINGLES WEIGHING LESS THAN 240#/ 100 sq ft MAY ONLY BE INSTALLED FROM MAY 1 THROUGH OCTOBER 31



RIGHT SIDE ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"

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