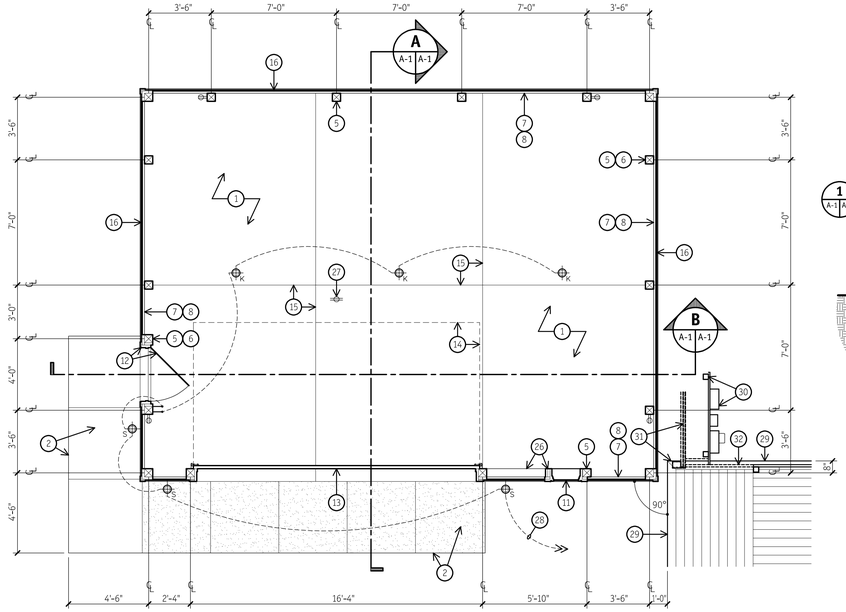


GARAGE PLAN

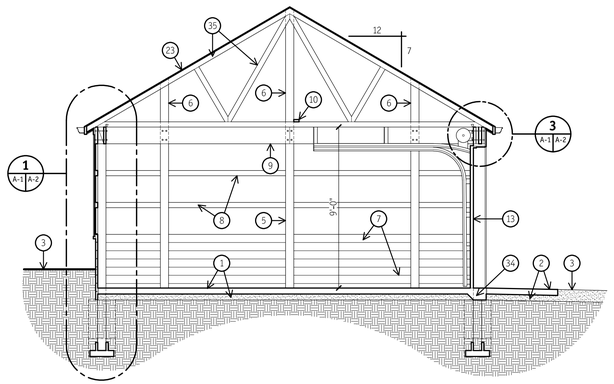
SCALE: 1/4" = 1'-0"

0' 2.5' 5.0' 7.5' 10.0'

GRAPHIC SCALE

PLAN NORTH

TRUE NORTH

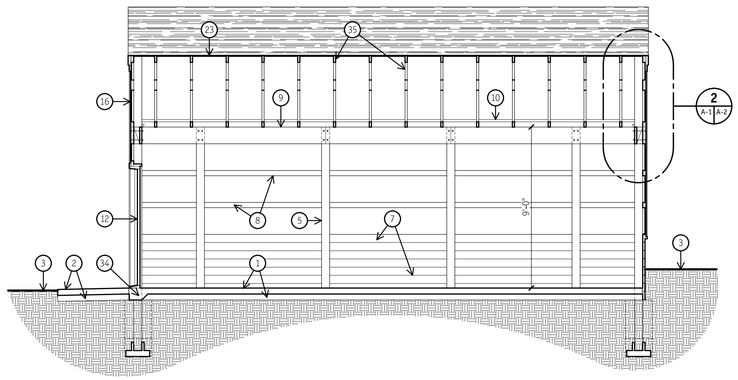


A A-1 A-1 BUILDING SECTION

SCALE: 1/4" = 1'-0"

0' 2.5' 5.0' 7.5' 10.0'

GRAPHIC SCALE

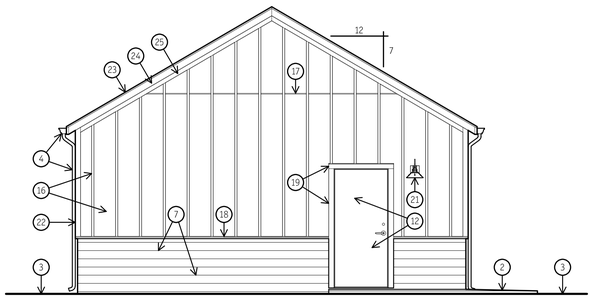


B A-1 A-1 BUILDING SECTION

SCALE: 1/4" = 1'-0"

0' 2.5' 5.0' 7.5' 10.0'

GRAPHIC SCALE



WEST ELEVATION

SCALE: 1/4" = 1'-0"

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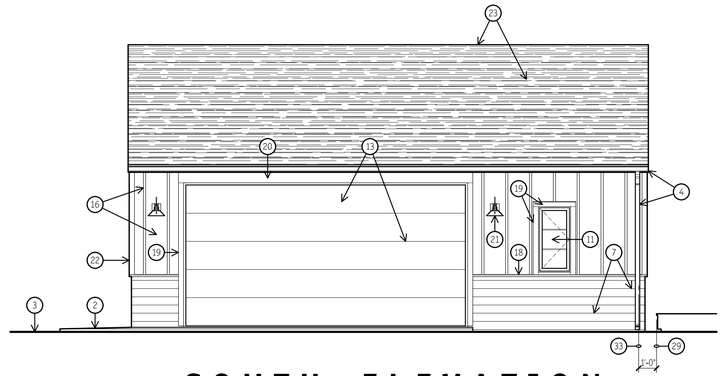
GRAPHIC SCALE



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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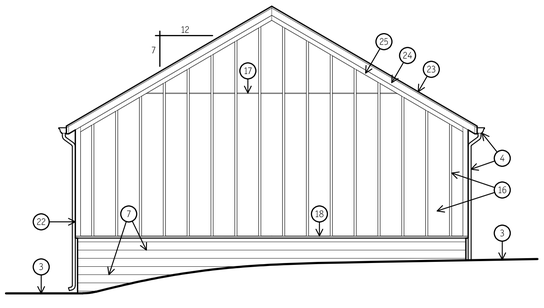
GRAPHIC SCALE

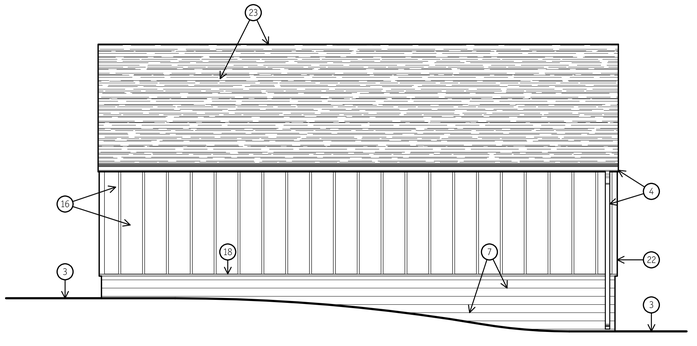


EAST ELEVATION

SCALE: 1/4" = 1'-0"

0' 2.5' 5.0' 7.5' 10.0'

GRAPHIC SCALE



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0' 2.5' 5.0' 7.5' 10.0'

GRAPHIC SCALE

KEYED NOTES:

1. 4" THICK CAST-IN-PLACE CONCRETE SLAB GARAGE FLOOR WITH 21# 6 X 6 W1.4 X W1.4 WELDED WIRE MESH INSTALLED OVER 4" COMPACTED AGGREGATE BASE. CONCRETE SURFACE TO HAVE A TROWELED FINISH.
2. 4" THICK CAST-IN-PLACE CONCRETE SLAB APRON/WALK WITH 21# 6 X 6 W1.4 X W1.4 WELDED WIRE MESH INSTALLED OVER 4" COMPACTED AGGREGATE BASE. CONCRETE SURFACE TO HAVE A BROOM FINISH AND SLOPE AWAY FROM GARAGE @ 1/4" PER FOOT.
3. FINISH GRADE OR GRAVEL DRIVE.
4. ALUMINUM GUTTER AND DOWNPOUT. PROVIDE PRECAST CONCRETE SPLASH BLOCKS.
5. 6" X 6" PRESERVATIVE TREATED POST. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
6. EXTEND 6" X 6" POSTS UP TO BOTTOM OF ROOF DECKING AT GABLE END WALLS.
7. 2" X 6" PRESERVATIVE TREATED TONGUE & GROOVE WAINSCOT PLANKS.
8. TWO 2" X 4" HORIZONTAL GIRTS EVENLY SPACED BETWEEN TOP OF WAINSCOT PLANKS AND BOTTOM OF PERIMETER BEAM.
9. PERIMETER BEAM CONSTRUCTED WITH ONE 2" X 12" ON EACH SIDE OF 6" X 6" POSTS. ATTACH BEAMS TO EACH POST WITH FOUR 5/8" DIAMETER GALVANIZED CARRIAGE BOLTS. NOTCH POSTS TO RECEIVE INTERIOR BEAM.
10. CONTINUOUS 2" X 4" BRACE NAILED TO TOP SIDE OF TRUSS BOTTOM CHORD.
11. 1'-8" X 3'-6" CASEMENT WINDOW. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. 3'-0" X 6'-8" SIDE ENTRY DOOR, FRAME, AND HARDWARE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. 16'-0" X 8'-0" OVERHEAD DOOR AND OPENER. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
14. OVERHEAD DOOR IN OPEN POSITION INDICATED WITH DASHED LINES.
15. SAWCUT OR TOOLED CONCRETE CONTROL JOINTS.
16. 3/8" THICK ROUGH SAWN FIR PANELING INSTALLED OVER 7/16" THICK OSB SHEATHING WITH 1" X 2" ROUGH SAWN CEDAR BATTENS @ 16" CENTERS. ARRANGE PLYWOOD SO VERTICAL JOINTS ARE HIDDEN BEHIND BATTENS AS INDICATED.
17. Z-FLASHING AT HORIZONTAL PANELING JOINTS.
18. 2" X 2" POLY-ASH WAINSCOT CAP WITH Z-FLASHING ON TOP.
19. 1" X 4" POLY-ASH HEAD AND/OR JAMB CASING TRIM.
20. 1" X 12" POLY-ASH HEAD TRIM AT OVERHEAD DOOR.
21. INSTALL OWNER PROVIDED SCONCE TYPE LIGHT FIXTURE. COORDINATE EXACT PLACEMENT WITH THE OWNER.
22. 1" X 4" POLY-ASH CORNER TRIM.
23. ASPHALT-FIBERGLASS SHINGLES (TO MATCH EXISTING HOUSE SHINGLES) OVER 7/16" THICK OSB ROOF DECKING (WITH PANEL CLIPS) WITH SYNTHETIC UNDERLAYMENT.
24. 2" X 6" POLY-ASH FASCIA AND/OR RAKE TRIM WITH ALUMINUM EDGE/DRIP FLASHING.
25. 1" X 4" POLY-ASH GABLE TRIM BELOW RAKE TRIM.
26. 2" X 6" HORIZONTAL FRAMING BETWEEN POSTS WITH VERTICAL JAMB FRAMING AS REQUIRED FOR WINDOW OPENING.
27. DUPLEX ELECTRICAL RECEPTACLE FOR OVERHEAD DOOR OPERATOR MOUNTED TO ROOF TRUSS.
28. GARAGE SCONCE LIGHT FIXTURES ACTIVATED BY HOUSE SWITCH.
29. EDGE OF EXISTING DECK.
30. EXISTING ELECTRIC METER SOCKET, TRANSFER SWITCH, AND DISCONNECT MOUNTED TO POST MOUNTED PANELBOARD.
31. REPAIR CORNER OF EXISTING DECK WITH MATCHING MATERIALS AS REQUIRED AFTER REMOVAL OF EXISTING GARAGE STRUCTURE.
32. REMOVE PORTION OF HORIZONTAL RAILING AS INDICATED WITH DASHED LINES.
33. CENTERLINE OF NEW SOUTHEAST CORNER POST.
34. THICKEN CONCRETE SLAB TO 8" AT DOORWAY OPENINGS.
35. PRE-ENGINEERED ROOF TRUSSES (24" CENTERS MAXIMUM SPACING).

LEGEND:

- DUPLEX ELECTRICAL RECEPTACLE
- LIGHT SWITCH (SINGLE POLE, 2 WAY, OR 3 WAY AS REQUIRED)
- SCONCE WALL LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE (CEILING MOUNTED)

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signature:

drawn by:
C. CHAMBERS

checked by:
C. CHAMBERS

date:
26 SEPTEMBER 2024

revisions:

sheet contents:
FLOOR PLAN & EXTERIOR ELEVATIONS & BUILDING SECTIONS

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www.chambers-architecture.com

sheet number:
A-1

SPECIFICATIONS (CONTINUED):

GENERAL CONDITIONS:

A THE WORK INCLUDED UNDER THIS CONTRACT HEADING SHALL CONSIST OF FURNISHING ALL OF THE MATERIAL AND LABOR NECESSARY TO CONSTRUCT THE PROJECT TITLED "A NEW GARAGE" AS DETAILED IN THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS). ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS. IN NO CASE SHALL WORK BE INSTALLED CONTRARY TO OR BELOW THE MINIMUM LEGAL STANDARDS, OR IN VIOLATION OF APPLICABLE CODES.
B THE CONTRACTOR WARRANTS THAT HE HAS INVESTIGATED THE SITE AND IS ACQUAINTED WITH THE CONDITIONS TO BE ENCOUNTERED FOR PERFORMING THE WORK, INCLUDING CHARACTER, QUALITY, AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED.
C ALL REQUIRED PERMITS FOR CONSTRUCTION SHALL BE PAID FOR AND SECURED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL INSPECTIONS. AT THE COMPLETION OF THE PROJECT, ALL INSPECTION REPORTS, CERTIFICATES OF APPROVAL, ETC., SHALL BE TURNED OVER TO THE OWNER.
D THE CONTRACTOR IS TO CARRY LIABILITY, WORKMAN'S COMPENSATION, AND OTHER INSURANCES AS NECESSARY TO MAINTAIN PROTECTION FROM CLAIMS ARISING OUT OF OR RESULTING FROM CONSTRUCTION OPERATIONS.
E ALTERNATIVE MANUFACTURERS FOR SPECIFIED PRODUCTS MUST HAVE IDENTICAL AND/OR SIMILAR FEATURES AND PERFORMANCE CHARACTERISTICS TO THE PRODUCTS SPECIFIED. THE OWNER RESERVES THE RIGHT TO REJECT ALTERNATIVE MANUFACTURERS IF THE FEATURES AND CHARACTERISTICS OF THE PROPOSED PRODUCTS ARE DEEMED TOO DISSIMILAR FROM THE SPECIFIED ITEMS.
F ALL EQUIPMENT, FIXTURES, AND CONSTRUCTION/FINISH MATERIALS ARE TO BE STORED, HANDLED, AND INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND THE MANUFACTURER'S RECOMMENDATIONS FOR EACH SPECIFIC ITEM.
G UNLESS OTHERWISE CALLED FOR, WARRANTIES ON ALL WORK, MATERIAL, FIXTURES, AND EQUIPMENT SHALL EXTEND FOR A PERIOD OF ONE YEAR AND WILL COMMENCE ON THE DATE OF COMPLETION AS DETERMINED AND AGREED UPON BY THE OWNER AND CONTRACTOR.
H UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL ITEMS NOTED FOR DEMOLITION ARE TO BE REMOVED OFF SITE TO A LEGAL LANDFILL AT NO ADDITIONAL CHARGE TO THE OWNER.
I THE CONTRACTOR SHALL MAINTAIN A DUMPSTER ON SITE AND SHALL CLEAN THE CONSTRUCTION SITE IN A THOROUGH AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER DURING THE PROGRESS OF THE WORK. COORDINATE LOCATION OF DUMPSTER WITH THE OWNER.
J THE CONTRACTOR IS TO PROVIDE AND MAINTAIN A PORTABLE TOILET ON SITE FOR USE BY THE CONSTRUCTION WORKERS. COORDINATE LOCATION OF TOILET WITH THE OWNER.
K THE CONTRACTOR IS TO CLEAN THE PORTIONS OF THE BUILDING AND GROUNDS THOROUGHLY AND PROFESSIONALLY WITHIN THE SCOPE OF WORK AT THE COMPLETION OF THE PROJECT.
L THE CONTRACTOR IS TO PROVIDE MAINTENANCE MATERIALS AT THE COMPLETION OF THE PROJECT FOR FUTURE REPAIRS AND TOUCH-UP.
M THE CONTRACTOR SHALL PROVIDE A BID ALLOWANCE FOR THE FOLLOWING ITEMS (MATERIAL AND LABOR). SPECIFICS ON MATERIAL/PRODUCT SIZES, FINISHES, STYLES, PATTERNS, ETC., ARE TO BE COORDINATED WITH THE OWNER.
  - OVERHEAD DOOR, OPERATOR, AND ALL ACCESSORIES.
  - PRE-HUNG SIDE ENTRY DOOR AND HARDWARE.
N THE CONTRACTOR SHALL INSTALL THE FOLLOWING OWNER PROVIDED ITEMS (LABOR AND RELATED MATERIAL).
  - EXTERIOR WALL SCONCE LIGHT FIXTURES.
O THE CONTRACT FOR THE WORK BETWEEN THE OWNER AND CONTRACTOR WILL BE WRITTEN ON AIA DOCUMENT A101 OR THE CONTRACTOR'S STANDARD AGREEMENT FORM. THE CONTRACT IS TO INCLUDE A BREAKDOWN OF PAYMENT DRAWS THAT ARE COMMENSURATE WITH THE WORK PERFORMED.

SITE WORK:

A PIERS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED FILL. THE ASSUMED ALLOWABLE NET BEARING CAPACITY IS 1,500 PSF. THE CONTRACTOR IS TO VISUALLY EXAMINE SOIL CONDITIONS PRIOR TO PLACEMENT OF CONCRETE FOOTINGS AND PIERS. IF INADEQUATE SOIL CONDITIONS ARE SUSPECTED, THE CONTRACTOR SHALL CONTACT THE OWNER TO DETERMINE HOW BEST TO PROCEED.
B BACKFILLING OF SOIL ON NORTH AND EAST SIDES IS TO BE PLACED AND COMPACTED IN LIFTS NO GREATER THAN 12". FINISH GRADE (NOT INCLUDING GRAVEL DRIVEWAY) IS TO BE SEEDED AND MULCHED.
C EXCESS SOIL RESULTING FROM EXCAVATION AND GRADING OPERATIONS IS TO BE REMOVED AND DISPOSED OF OFF-SITE, OR AT AN ON-SITE LOCATION AS DIRECTED BY THE OWNER.

CONCRETE:

A CONCRETE SHALL ATTAIN THE FOLLOWING ULTIMATE 28 DAY COMPRESSIVE STRENGTHS:
  - 4,000 PSI FOR EXTERIOR CONCRETE PADS OR SLABS ON GRADE.
  - 3,000 PSI CONCRETE PIERS.
  - EXTERIOR CONCRETE IS TO BE 4% TO 6% AIR ENTRAINED.
B INTERIOR CONCRETE SLABS ARE TO HAVE A TROWELED FINISH. EXTERIOR CONCRETE SLABS ARE TO HAVE A LIGHT BROOM FINISH. COORDINATE EXACT FINISH REQUIREMENTS WITH THE OWNER.
C REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, GRADE 60.

METALS:

A ALL NAILS USED TO SECURE EXTERIOR TRIM AND LUMBER COMPONENTS ARE TO BE MANUFACTURED FROM NON-CORROSIVE MATERIALS (STAINLESS STEEL, HOT DIPPED GALVANIZED, ETC.).
B WOOD CONSTRUCTION CONNECTORS (JOIST HANGERS, HURRICANE TIES, ETC.) ARE TO BE SIMPSON STRONG-TIE PRODUCTS. IF REQUIRED CONNECTORS ARE NOT SPECIFIED IN THE DRAWINGS, THE CONTRACTOR SHALL CHOOSE THE APPROPRIATE CONNECTOR FOR ANY GIVEN CIRCUMSTANCE.
C METAL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER ARE TO BE STAINLESS STEEL, HOT DIPPED GALVANIZED, OR Z-MAX COATING IN ACCORDANCE WITH ASTM B695 OR ASTM G185 STANDARDS, OR BETTER.
D ALL NAILING APPLICATIONS ARE TO COMPLY WITH ASTM F1667 AND THE FASTENING SCHEDULE OF THE OHIO RESIDENTIAL BUILDING CODE.

WOOD AND PLASTICS:

A ALL DIMENSIONAL LUMBER USED FOR MISCELLANEOUS FRAMING SHALL BE #2 SPRUCE-PINE-FIR (SPF). ALL DIMENSIONAL LUMBER USED FOR STRUCTURAL ELEMENTS (LINTELS, BEAMS, RAFTERS, JOISTS, ETC.) SHALL BE #2 SOUTHERN YELLOW PINE (SYP). DIMENSIONAL LUMBER EXPOSED TO THE ELEMENTS SHALL BE PRESERVATIVE TREATED.
B PRE-ENGINEERED ROOF TRUSSES SHALL BE MANUFACTURED BY A STRUCTURAL BUILDING COMPONENTS ASSOCIATION MEMBER COMPANY. ALL TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE COMMENTARY AND RECOMMENDATIONS FOR BRACING WOOD TRUSSES.
C EXTERIOR BATTEN MATERIAL IS TO ROUGH SAWN CEDAR.
D EXTERIOR CLADDING IS TO BE 3/8" THICK ROUGH SAWN FIR PLYWOOD GLUED AND NAILED TO OSB WALL SHEATHING.
E POLY-ASH TRIM MATERIAL IS TO BE TRUEXTERIOR TRIM IN SIZES NOTED ON THE PLANS. INSTALL TRIM IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES WITH SMOOTH FINISH FACE EXPOSED. ALL POLY-ASH TRIM IS TO BE PRIMED AND PAINTED.
F WALL SHEATHING IS TO BE 7/16" THICK HUBER ENGINEERED WOODS OSB SHEATHING & TAPE ZIP SYSTEM. INSTALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES UTILIZING ALL ACCESSORIES NECCESARY FOR A COMPLETE INSTALLATION.
G OSB ROOF DECKING IS TO BE APA RATED 7/16" THICK MATERIAL WITH PANEL CLIPS.
H EXPOSED SOFFIT MATERIAL IS TO BE 5/8" THICK AC EXTERIOR FIR PLYWOOD.

THERMAL AND MOISTURE PROTECTION:

A ALL SEALANT IS TO BE COMMERCIAL GRADE POLYURETHANE ADHESIVE SEALANT. WHERE NOT PAINTED, SEALANT COLOR IS TO MATCH THE COLOR OF THE SURFACE TO WHICH IT IS APPLIED.
B ASPHALT FIBERGLASS SHINGLES ARE TO HAVE A THREE-PIECE LAMINATED FIBERGLASS CONSTRUCTION, A UL CLASS A FIRE RESISTANCE RATING, A CLASS F 110 MPH WIND RESISTANCE RATING, AND A MINIMUM WEIGHT OF 305# PER SQUARE. MANUFACTURER, STYLE, AND COLOR IS TO MATCH THE EXISTING HOUSE SHINGLES. INSTALL SHINGLES OVER SYNTHETIC UNDERLAYMENT.
C GUTTERS ARE TO BE 5" SEAMLESS K-STYLE ALUMINUM, 0.032" THICK. DOWNSPOUTS ARE TO BE 2" X 3" ALUMINUM, 0.032" THICK. GUTTERS, DOWNSPOUTS, AND ACCESSORIES ARE TO HAVE A BAKED-ON ENAMEL FINISH IN COLOR TO BE SELECTED BY OWNER FROM STANDARD OPTIONS. GUTTERS TO HAVE A MINIMUM SLOPE OF 1/16" PER FOOT AND ARE TO BE SECURED TO FASCIA WITH HEAVY DUTY HANGERS AT 36" CENTERS. DOWNSPOUTS ARE TO BE SECURED TO FACE OF WALLS WITH HEAVY DUTY STRAPS AT 36" CENTERS. INSTALL GUTTERS, DOWNSPOUTS, AND ACCESSORIES IN ACCORDANCE WITH INDUSTRY STANDARDS. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT DOWNSPOUT EXITS.
D MISCELLANEOUS METAL FLASHING AND DRIP EDGE MATERIAL IS TO BE ALUMINUM WITH MINIMUM .019" THICKNESS. FLASHING MATERIAL IS TO HAVE STANDARD POLYESTER OR KYNAR PAINTED FINISH TO BE SELECTED BY OWNER.

DOORS AND WINDOWS:

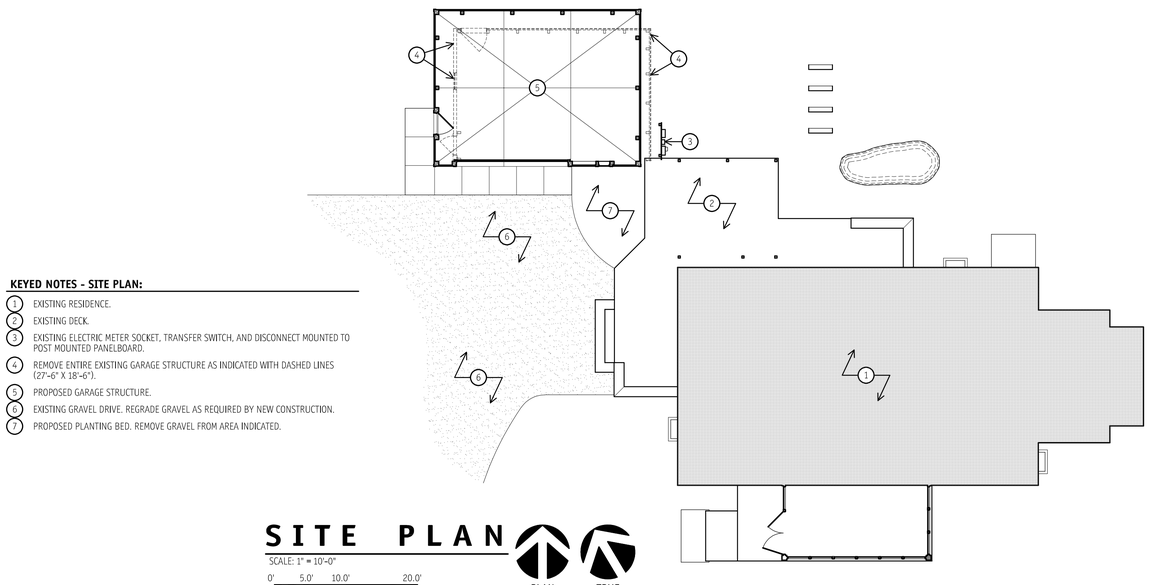
A OVERHEAD GARAGE DOOR IS AN ALLOWANCE ITEM (LOW-HEADROOM SECTIONAL TYPE DOOR). PROVIDE DOOR OPENER WITH 2 REMOTES AND A KEYLESS ENTRY PAD. COORDINATE/VERIFY DOOR MANUFACTURER, FINISH, AND STYLE WITH THE OWNER.
B PRE-HUNG SIDE ENTRY DOOR AND HARDWARE IS AN ALLOWANCE ITEM. DOOR IS TO BE A FACTORY PRIMED STEEL DOOR WITH INSULATED CORE BORED TO RECEIVE HANDLE LOCKSET AND DEADBOLT. COORDINATE/VERIFY DOOR MANUFACTURER, FINISH, AND STYLE WITH THE OWNER.
C CASEMENT WINDOW IS TO BE KOLBE VISTALUXE WD PRODUCT WITH ALUMINUM CLAD EXTERIOR AND FACTORY PAINTED WOOD INTERIOR. WINDOW DETAILS AND FINISHES ARE TO MATCH THE EXISTING HOUSE WINDOWS.

FINISHES:

A THE EXPOSED SURFACES OF THE MATERIALS LISTED BELOW ARE TO RECEIVE ONE COAT OF PRIMER FOLLOWED WITH TWO FINISH COATS OF PAINT (TOTAL OF THREE COATS). FACTORY PRIMED SURFACES DO NOT REQUIRE A FIELD APPLIED PRIMER COAT. COORDINATE PAINT COLOR AND SHEEN SELECTIONS WITH THE OWNER.
  - EXTERIOR POLY-ASH TRIM AND STEEL ENTRY DOOR - SHERWIN WILLIAMS EXTERIOR MULTI-PURPOSE OIL BASED PRIMER AND EXTERIOR EMERALD ACRYLIC LATEX PAINT.
B THE EXPOSED SURFACES OF THE MATERIALS LISTED BELOW ARE TO RECEIVE TWO FINISH COATS OF STAIN. COORDINATE PAINT COLOR SELECTIONS WITH THE OWNER.
  - EXTERIOR ROUGH SAWN FIR PLYWOOD CLADDING AND CEDAR BATTENS - BENJAMIN MOORE WOODLUXE SEMI-TRANSPARENT OIL-BASED STAIN.
C ALL PAINTED AND STAINED SURFACES ARE TO BE PREPARED AND PRIMER/PAINT MATERIALS APPLIED IN ACCORDANCE WITH THE PAINT MANUFACTURER'S GUIDELINES AND PDCA STANDARDS.
D PRIOR TO PAINTING, FILL ALL GAPS WITH SEALANT BETWEEN TRIM MEMBERS AND TRIM MEMBERS AND SIDING. SEALANT JOINTS SHALL BE UNIFORMLY SMOOTH AND FLUSH WITH ADJACENT SURFACES. SET FINISH NAILS APPROXIMATELY 1/8" BELOW TRIM OR PLYWOOD SURFACE, FILL HOLES WITH WOOD FILLER, THEN SAND SMOOTH.

ELECTRICAL:

A INSTALL ELECTRICAL RECEPTACLES AT 24" FROM TOP OF SLAB TO TOP OF BOX. INSTALL LIGHT SWITCHES AT 48" FROM TOP OF SLAB TO TOP OF BOX. ONCE RECEPTACLE AND SWITCH BOXES ARE INSTALLED (BUT PRIOR TO WIRING), OWNER SHALL HAVE THE OPPORTUNITY TO INSPECT LOCATIONS AND MAKE ADJUSTMENTS.
B COORDINATE THE MOUNTING HEIGHTS OF WALL SCONCE LIGHT FIXTURES WITH THE OWNER.
C COORDINATE COLOR AND STYLE OF RECEPTACLES, SWITCHES, AND COVER PLATES WITH THE OWNER.
D PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. INSTALL ALL MATERIAL AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES AND THE NATIONAL ELECTRIC CODE.



KEYED NOTES - SITE PLAN:

1. EXISTING RESIDENCE.
2. EXISTING DECK.
3. EXISTING ELECTRIC METER SOCKET, TRANSFER SWITCH, AND DISCONNECT MOUNTED TO POST MOUNTED PANELBOARD.
4. REMOVE ENTIRE EXISTING GARAGE STRUCTURE AS INDICATED WITH DASHED LINES (27'-6" X 18'-6").
5. PROPOSED GARAGE STRUCTURE.
6. EXISTING GRAVEL DRIVE. REGRADE GRAVEL AS REQUIRED BY NEW CONSTRUCTION.
7. PROPOSED PLANTING BED. REMOVE GRAVEL FROM AREA INDICATED.

SITE PLAN

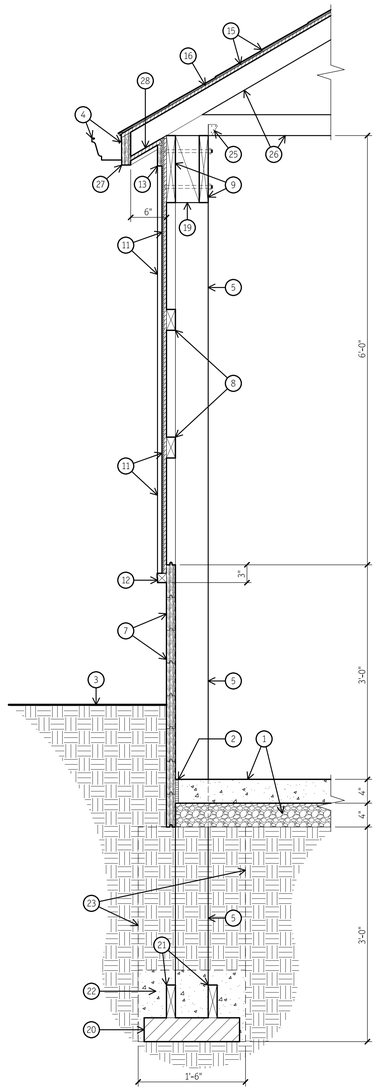
SCALE: 1" = 10'-0"

0' 5.0' 10.0' 20.0'

GRAPHIC SCALE

PLAN NORTH

TRUE NORTH



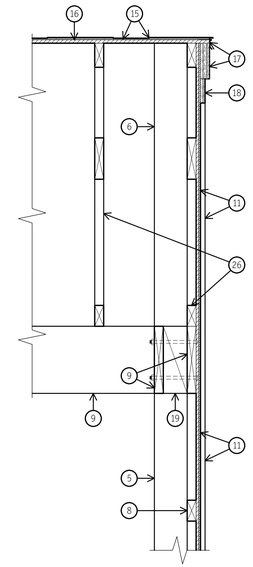
1 DETAIL

A-1 | A-2

SCALE: 1" = 1'-0"

0' 1.0' 2.0'

GRAPHIC SCALE



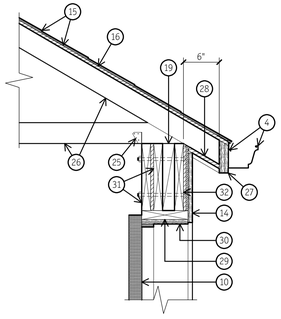
2 DETAIL

A-1 | A-2

SCALE: 1" = 1'-0"

0' 1.0' 2.0'

GRAPHIC SCALE



3 DETAIL

A-1 | A-2

SCALE: 1" = 1'-0"

0' 1.0' 2.0'

GRAPHIC SCALE

KEYED NOTES - MISCELLANEOUS DETAILS:

1. 4" THICK CAST-IN-PLACE CONCRETE SLAB GARAGE FLOOR WITH 21# 6 X 6 W1.4 X W1.4 WELDED WIRE MESH INSTALLED OVER 4" COMPACTED AGGREGATE BASE. CONCRETE SURFACE TO HAVE A TROWELED FINISH.
2. 1/2" THICK EXPANSION JOINT.
3. FINISH GRADE.
4. ALUMINUM GUTTER AND DRIP FLASHING.
5. 6" X 6" PRESERVATIVE TREATED POST.
6. EXTEND 6" X 6" POSTS UP TO BOTTOM OF ROOF DECKING AT GABLE END WALLS.
7. 2" X 6" PRESERVATIVE TREATED TONGUE & GROOVE WAINSCOT PLANKS.
8. TWO 2" X 4" HORIZONTAL GIRTS EVENLY SPACED BETWEEN TOP OF WAINSCOT PLANKS AND BOTTOM OF PERIMETER BEAM.
9. PERIMETER BEAM CONSTRUCTED WITH ONE 2" X 12" ON EACH SIDE OF 6" X 6" POSTS. ATTACH BEAMS TO EACH POST WITH FOUR 5/8" DIAMETER GALVANIZED CARRIAGE BOLTS. NOTCH POSTS TO RECEIVE INTERIOR BEAM.
10. 16'-0" X 8'-0" OVERHEAD DOOR AND OPENER. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. 3/8" THICK ROUGH SAWN FIR PANELING INSTALLED OVER 7/16" THICK OSB SHEATHING WITH 1" X 2" ROUGH SAWN CEDAR BATTENS @ 16" CENTERS. ARRANGE PLYWOOD SO VERTICAL JOINTS ARE HIDDEN BEHIND BATTENS AS INDICATED.
12. 2" X 2" POLY-ASH WAINSCOT CAP WITH Z-FLASHING ON TOP.
13. 1" X 4" POLY-ASH SOFFIT TRIM.
14. 1" X 12" POLY-ASH HEAD TRIM AT OVERHEAD DOOR.
15. ASPHALT-FIBERGLASS SHINGLES (TO MATCH EXISTING HOUSE SHINGLES) OVER SYNTHETIC UNDERLAYMENT.
16. 7/16" THICK OSB ROOF DECKING WITH PANEL CLIPS.
17. 2" X 6" POLY-ASH RAKE TRIM WITH ALUMINUM EDGE FLASHING.
18. 1" X 4" POLY-ASH TRIM BELOW RAKE TRIM.
19. 2" X 12" BLOCKING (24" CENTERS MAXIMUM SPACING).
20. 4" X 8" X 16" SOLID CONCRETE MASONRY UNIT SET ON UNDISTURBED SOIL.
21. 12" LONG PRESERVATIVE TREATED 2" X 6" UPLIFT BLOCKS ON EACH SIDE OF POSTS.
22. ONE 80# BAG OF CONCRETE MIX PER POST HOLE.
24. 18" DIAMETER AUGER-CAST POST HOLE.
25. SECURE ENDS OF EACH TRUSS TO PERIMETER BEAM WITH HURRICANE TIE (SIMPSON H2.5A).
26. PRE-ENGINEERED ROOF TRUSSES (24" CENTERS MAXIMUM SPACING).
27. 2" X 6" ROUGH SAWN CEDAR FASCIA TRIM.
28. 5/8" THICK PLYWOOD SOFFIT.
29. 2" X 10" PLATE BELOW BEAM (CUT TO FIT).
30. 1" X 10" POLY-ASH TRIM (CUT TO FIT).
31. OVERHEAD DOOR BEAM CONSTRUCTED WITH TWO 2" X 12" PLANKS WITH 1/2" THICK OSB PLATE BETWEEN. NOTCH POSTS ON EACH SIDE OF OPENING TO RECEIVE BEAM.
32. 2" X 12" PEREMETER BEAM SECURED TO EXTERIOR FACE OF 6" X 6" POSTS AND OVERHEAD DOOR BEAM WITH FOUR 5/8" DIAMETER GALVANIZED CARRIAGE BOLTS.

STATE OF OHIO — CHARLES C. CHAMBERS 10397 — REGISTERED ARCHITECT

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