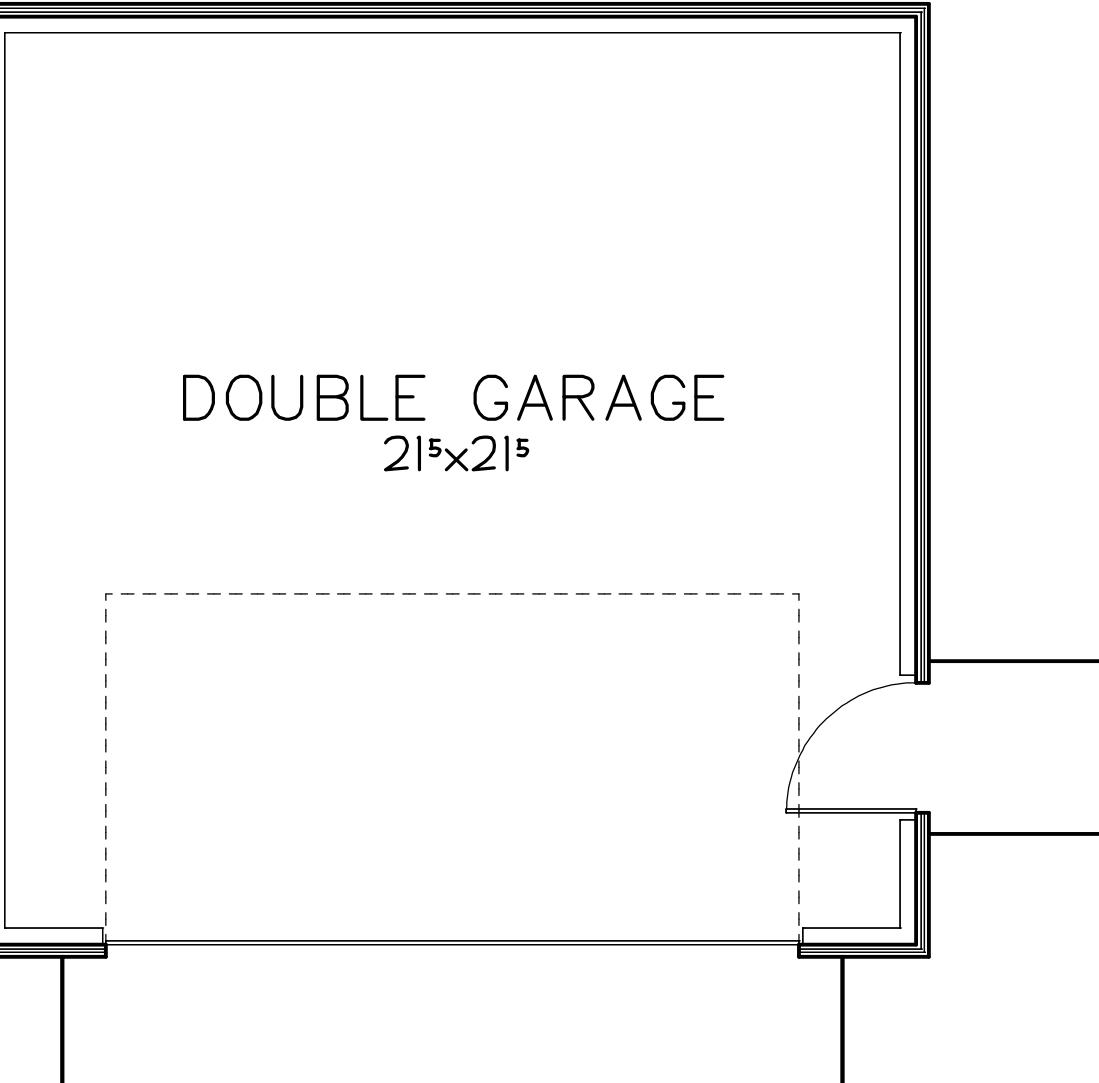


DOUBLE GARAGE  
21'x21'



AREA = 484 SQ. FT.

| BRICK VENEER STEEL ANGLE LINTEL SCHEDULE |                     |   |
|--|---------------------|---|
| OPENING SIZE                             | ANGLE SIZE          | COMMENTS  |
| 0'-0" TO 6'-11"                          | L3.1/2"x3.1/2"x1/4" |   |
| 7'-0" TO 8'-11"                          | L4"x3.1/2"x1/4"     |   |
| 9'-0" TO 9'-11"                          | L5"x3.1/2"x1/4"     |   |
| 10'-0" TO 18'-0"                         | L5"x3.1/2"x1/4"     | CONNECT STEEL ANGLE TO LVL<br>SEAM WITH 1/2" DIA x 3" LAG<br>SCREWS AT 16" O.C. |

BRICK VENEER STEEL ANGLE LINTEL NOTES:  
1. ALL LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 12" PER FOOT OF LENGTH ON THE WALL. THIS SHALL NOT EXCEED 12".  
2. LINTELS ARE DESIGNED TO SUPPORT UNIFORM LOADS CONSISTING ONLY OF WEIGHT OF WALL. WITHIN A 60 DEGREE ISOCLES TRIANGLE AREA ABOVE OPENING.  
3. ALL STEEL LINTELS ARE TO HAVE LONG LEGS VERTICAL.  
4. ALL ANGLE LINTELS SHALL BE CORROSION RESISTANT.

| CONCRETE FOOTING SCHEDULE  |       |        |                       |      |                        |       |          |    |       |       |      |
|----------------------------|-------|--------|-----------------------|------|------------------------|-------|----------|----|-------|-------|------|
| MARK                       | WDTH  | LENGTH | CROSSWISE REINFORCING |      | LENGTHWISE REINFORCING |       | COMMENTS |    |       |       |      |
|                            |       |        | NO.                   | SIZE | LENGTH                 | SPACE |          |    |       |       |      |
| <b>CONTINUOUS FOOTINGS</b> |       |        |                       |      |                        |       |          |    |       |       |      |
| FC1.1                      | 1"-6" | CONT.  | 10"                   | N/A  | N/A                    | N/A   | 2        | #4 | CONT. | 12"   |      |
| FC1.7                      | 1"-8" | CONT.  | 10"                   | N/A  | N/A                    | N/A   | 2        | #4 | CONT. | 14"   |      |
| FC2.0                      | 2"-0" | CONT.  | 12"                   | N/A  | N/A                    | N/A   | 3        | #4 | CONT. | 9"    |      |
| FC2.6                      | 2"-6" | CONT.  | 12"                   | #4   | 2"-0"                  | 12"   | 4        | #4 | CONT. | 8"    |      |
| FC3.0                      | 3"-0" | CONT.  | 12"                   | #4   | 2"-6"                  | 12"   | 5        | #4 | CONT. | 7.5"  |      |
| FC3.5                      | 3"-6" | CONT.  | 12"                   | #4   | 3"-0"                  | 12"   | 5        | #4 | CONT. | 9"    |      |
| <b>SQUARE FOOTINGS</b>     |       |        |                       |      |                        |       |          |    |       |       |      |
| FS2.0                      | 2"-0" | 2"-0"  | 12"                   | 3    | #4                     | 1"-6" | 9"       | 3  | #4    | 1"-6" | 9"   |
| FS2.2                      | 2"-6" | 2"-6"  | 12"                   | 4    | #4                     | 2"-0" | 8"       | 4  | #4    | 2"-0" | 8"   |
| FS3.0                      | 3"-0" | 3"-0"  | 12"                   | 5    | #4                     | 2"-6" | 7.5"     | 5  | #4    | 2"-6" | 7.5" |
| FS3.5                      | 3"-6" | 3"-6"  | 12"                   | 5    | #4                     | 3"-0" | 9"       | 5  | #4    | 3"-0" | 9"   |
| FS4.0                      | 4"-0" | 4"-0"  | 12"                   | 6    | #4                     | 3"-6" | 8.4"     | 6  | #4    | 3"-6" | 8.4" |
| FS4.5                      | 4"-6" | 4"-6"  | 12"                   | 7    | #4                     | 4"-0" | 8"       | 7  | #4    | 4"-0" | 8"   |
| FS5.0                      | 5"-0" | 5"-0"  | 14"                   | 8    | #4                     | 4"-6" | 7.7"     | 8  | #4    | 4"-6" | 7.7" |

CONCRETE FOOTING NOTES:  
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 1/2" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.  
2. ALSO PROVIDE SCHEDULED REINFORCING AT TOP OF FOOTING WHEN NOTED ON PLANS  
3. FC - CONTINUOUS FOOTING; FS - SQUARE FOOTING

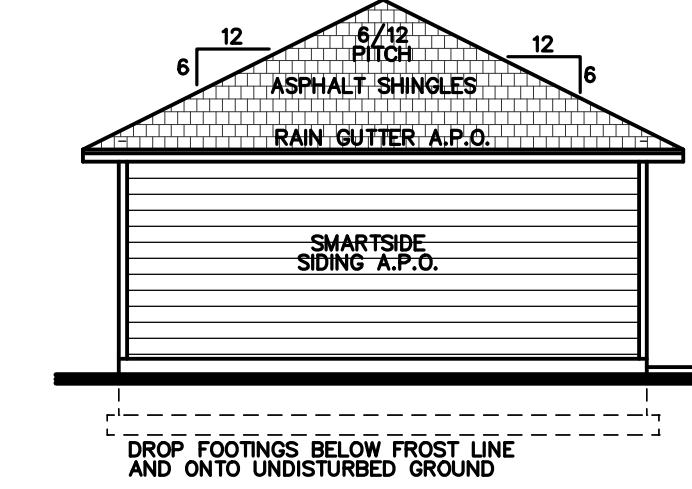
| METAL HOLDOWN SCHEDULE           |  |   |  |
|----------------------------------|--|---|--|
| MARK                             | SIMPSON HOLDOWN                              | ATTACHMENT  | COMMENTS   |
| LSTHDB OR LSTHDBR                | LSTHDB OR LSTHDBR (RIM JOIST)                | (20)-16d SINKER NAILS   | STHD10, STHD14, HT4, OR HDU4 MAY BE USED IN LIEU OF LSTHDB |
| STHD10R OR <sup>2</sup> STHD10RJ | STHD10R OR <sup>2</sup> STHD10RJ (RIM JOIST) | (28)-16d SINKER NAILS   | STHD10, STHD14, OR HDU4 MAY BE USED IN LIEU OF LSTHDB      |
| STHD14 OR <sup>2</sup> STHD14RJ  | STHD14 OR <sup>2</sup> STHD14RJ (RIM JOIST)  | (30)-16d SINKER NAILS   | HT4, OR HDU4 MAY BE USED IN LIEU OF STHD14 ATTACHMENT      |
| HT4                              | HT4  | ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN.  | SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT                     |
| HDU4                             | HDU4-SDS2.5                                  | (10)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN. | SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT                     |
| HDU5                             | HDU5-SDS2.5                                  | (10)-SDS1/4x1/3 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EPOXIED 8" MIN. INTO TOP OF FDTN. | SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT                     |
| HDQ8                             | HDQ8-SDS3                                    | (20)-SDS1/4x3 SCREWS WITH 7/8" DIA. A307 ALL-THREAD ROD EPOXIED 11" MIN. INTO TOP OF FDTN.  | SEE DETAIL 5/S4.2 FOR EPOXY ATTACHMENT                     |

METAL HOLDOWN NOTES:  
1. ALL HOLDOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS 5/S4.3 AND 9/S4.2.  
2. USE RIM JOIST MODEL IF STRAP IS LOCATED AT A RIM JOIST, OTHERWISE, A NON-RIM JOIST MODEL MAY BE USED.

| CONCRETE FOUNDATION WALL SCHEDULE |                    |                            |   |  |
|-----------------------------------|--------------------|----------------------------|---|--|
| MARK                              | WIDTH <sup>3</sup> | MAX. HEIGHT <sup>4,5</sup> | VERTICAL <sup>6</sup> HORIZONTAL <sup>7,8</sup> | COMMENTS                               |
| CFW2.0NR                          | 8" MIN.            | MEET MIN. FROST DEPTH      | #4 AT 18" O.C.                                  | #4 AT 12" O.C. SEE DETAIL 2/SB.11/S4.1 |
| CFW3.0                            | 8" MIN.            | MEET MIN. FROST DEPTH      | #4 AT 24" O.C.                                  | #4 AT 12" O.C. SEE DETAIL 2/SB.11/S4.1 |
| CFW4.0                            | 8" MIN.            | 4"-0"                      | #4 AT 24" O.C.                                  | #4 AT 15" O.C. SEE DETAIL 6/S4.1       |
| CFW6.0                            | 8" MIN.            | 6"-0"                      | #4 AT 24" O.C.                                  | #4 AT 18" O.C. SEE DETAIL 5/S4.1       |
| CFW8.0                            | 8" MIN.            | 8"-0"                      | #4 AT 24" O.C.                                  | #4 AT 19" O.C. SEE DETAIL 5/S4.1       |
| CFW10.0                           | 8" MIN.            | 10"-0"                     | #4 AT 9" O.C.                                   | #4 AT 18" O.C. SEE DETAIL 5/S4.1       |

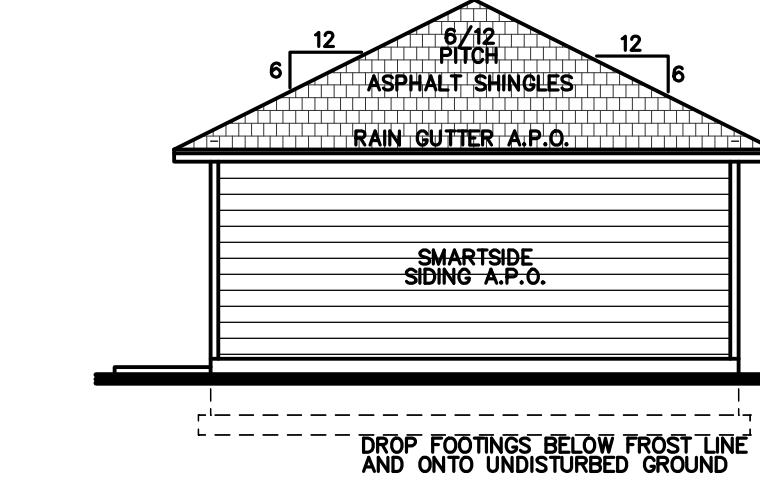
CONCRETE FOUNDATION WALL NOTES:  
1. LOCAL HORIZONTAL WALL WITHIN 4" OF TOP AND BOTTOM OF WALL.  
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS UNBALANCED WALL HEIGHT (HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED THAT SHOWN. ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED SPACING SHOWN.  
3. USE 1/2" MIN. SPACING FOR PLACEMENT OF REBAR IN THE CENTER OF THE WALL SECTION.  
4. PROVIDE NOTCHES AND DROPS IN TOPS OF FOUNDATION AS NOTED ON PLANS AND WHERE REQUIRED FOR DOOR OPENINGS.  
5. SEE DRAWINGS FOR ACTUAL HEIGHT.  
6. PROVIDE VERTICAL REBAR DOWELS TO MATCH VERTICAL WALL REBAR SIZE AND SPACING TO TIE Ftg. TO Fdt. WALL.  
7. SOIL SLOPES SHALL BE SATURATED CLASS 2 GRS, GP, SW, OR SP PER IBC TABLE 1610.1. SOIL SHALL NOT BE DRIED OUT.  
8. SEE PLAN FOR ACTUAL WALL WIDTH. FOR 12" OR THICKER WALLS, PROVIDE 2 LAYERS OF REINFORCING (2" FROM EACH FACE).

| MARK <sup>1</sup>                 | SIZE <sup>2,3</sup>    | COMMENT  | MARK        | SIZE <sup>2,3</sup>    | COMMENTS |
|-----------------------------------|------------------------|--|-------------|------------------------|----------|
| WB2-8DF <sup>4</sup> TYP. U.N.O.  | (2)-2x8 FOR 2x4 WALLS  | USE FOR BEAM/HEADER SPANS UP TO 5'-0" THAT ARE NOTED OTHERWISE IN BASEMENTS, WITH CEILING HEIGHTS GREATER THAN 7'-10" OR DECK HEIGHTS GREATER THAN 7'-10" (SEE W2/3-10DF) - SEE NOTE 4 BELOW | WB2-5.5VL   | (2)-1.3/4"x5.1/2" LVL  |          |
| WB2-8DF <sup>4</sup> TYP. U.N.O.  | (3)-2x8 FOR 2x6 WALLS  |  | WB2-7.25VL  | (2)-1.3/4"x7.1/4" LVL  |          |
| WB2-10DF <sup>4</sup> TYP. U.N.O. | (2)-2x10 FOR 2x4 WALLS | USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOTED OTHERWISE - SEE NOTE 4 BELOW  | WB2-9.5VL   | (2)-1.3/4"x9.1/2" LVL  |          |
| WB2-10DF <sup>4</sup> TYP. U.N.O. | (3)-2x10 FOR 2x6 WALLS |  | WB2-11.88VL | (2)-1.3/4"x11.7/8" LVL |          |
| WB2-12DF TYP. U.N.O.              | (2)-2x12 DF#2          |  | WB2-14VL    | (2)-1.3/4"x14" LVL     |          |
| WB3-6DF TYP. U.N.O.               | (2)-2x6 DF#2           |  | WB2-16VL    | (2)-1.3/4"x16" LVL     |          |
| WB3-8DF TYP. U.N.O.               | (2)-2x8 DF#2           |  | WB2-18VL    | (2)-1.3/4"x18" LVL     |          |
| WB3-10DF TYP. U.N.O.              | (2)-2x10 DF#2          |  | WB3-5.5VL   | (3)-1.3/4"x5.1/2" LVL  |          |
| WB3-12DF TYP. U.N.O.              | (2)-2x12 DF#2          |  | WB3-7.25VL  | (3)-1.3/4"x7.1/4" LVL  |          |
| WB3-15DF TYP. U.N.O.              | (2)-2x15 DF#2          |  | WB3-9.5VL   | (3)-1.3/4"x9.1/2" LVL  |          |
| WB3-18DF TYP. U.N.O.              | (2)-2x18 DF#2          |  | WB3-11.88VL | (2)-1.3/4"x11.7/8" LVL |          |
| WB3-21DF TYP. U.N.O.              | (2)-2x21 DF#2          |  | WB3-14VL    | (2)-1.3/4"x14" LVL     |          |
| WB3-24DF TYP. U.N.O.              | (2)-2x24 DF#2          |  | WB3-16VL    | (2)-1.3/4"x16" LVL     |          |
| WB3-27DF TYP. U.N.O.              | (2)-2x27 DF#2          |  | WB3-18VL    | (2)-1.3/4"x18" LVL     |          |
| WB3-30DF TYP. U.N.O.              | (2)-2x30 DF#2          |  | WB3-20VL    | (2)-1.3/4"x20" LVL     |          |
| WB3-33DF TYP. U.N.O.              | (2)-2x33 DF#2          |  | WB3-22VL    | (2)-1.3/4"x22" LVL     |          |
| WB3-36DF TYP. U.N.O.              | (2)-2x36 DF#2          |  | WB3-24VL    | (2)-1.3/4"x24" LVL     |          |
| WB3-39DF TYP. U.N.O.              | (2)-2x39 DF#2          |  | WB3-26VL    | (2)-1.3/4"x26" LVL     |          |
| WB3-42DF TYP. U.N.O.              | (2)-2x42 DF#2          |  | WB3-28VL    | (2)-1.3/4"x28" LVL     |          |
| WB3-45DF TYP. U.N.O.              | (2)-2x45 DF#2          |  | WB3-30VL    | (2)-1.3/4"x30" LVL     |          |
| WB3-48DF TYP. U.N.O.              | (2)-2x48 DF#2          |  | WB3-32VL    | (2)-1.3/4"x32" LVL     |          |
| WB3-51DF TYP. U.N.O.              | (2)-2x51 DF#2          |  | WB3-34VL    | (2)-1.3/4"x34" LVL     |          |
| WB3-54DF TYP. U.N                 |                        |  |             |                        |          |

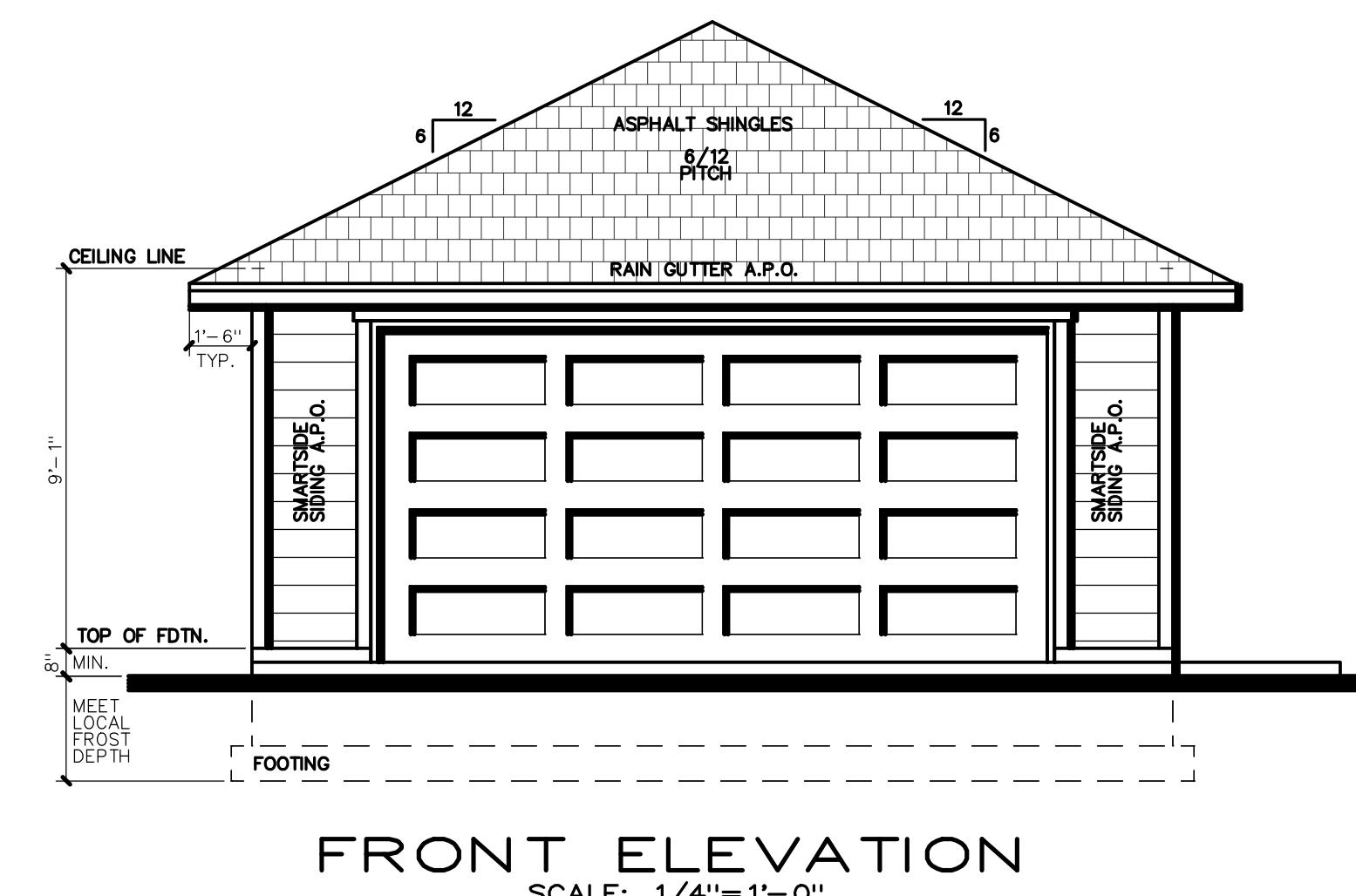


# LEFT ELEVATION

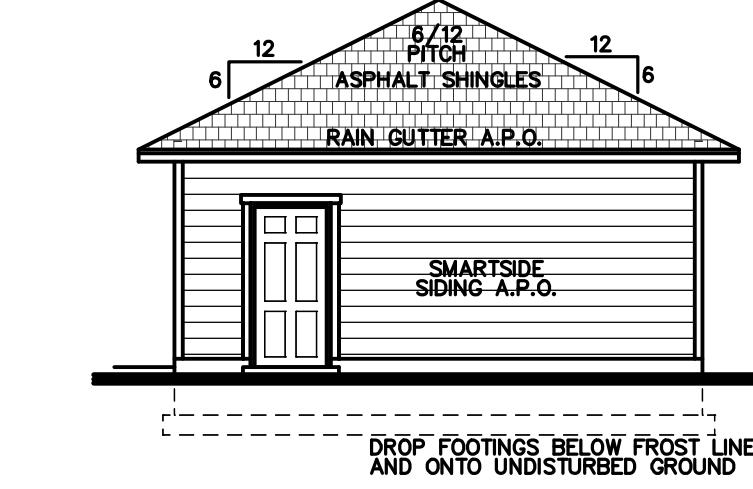
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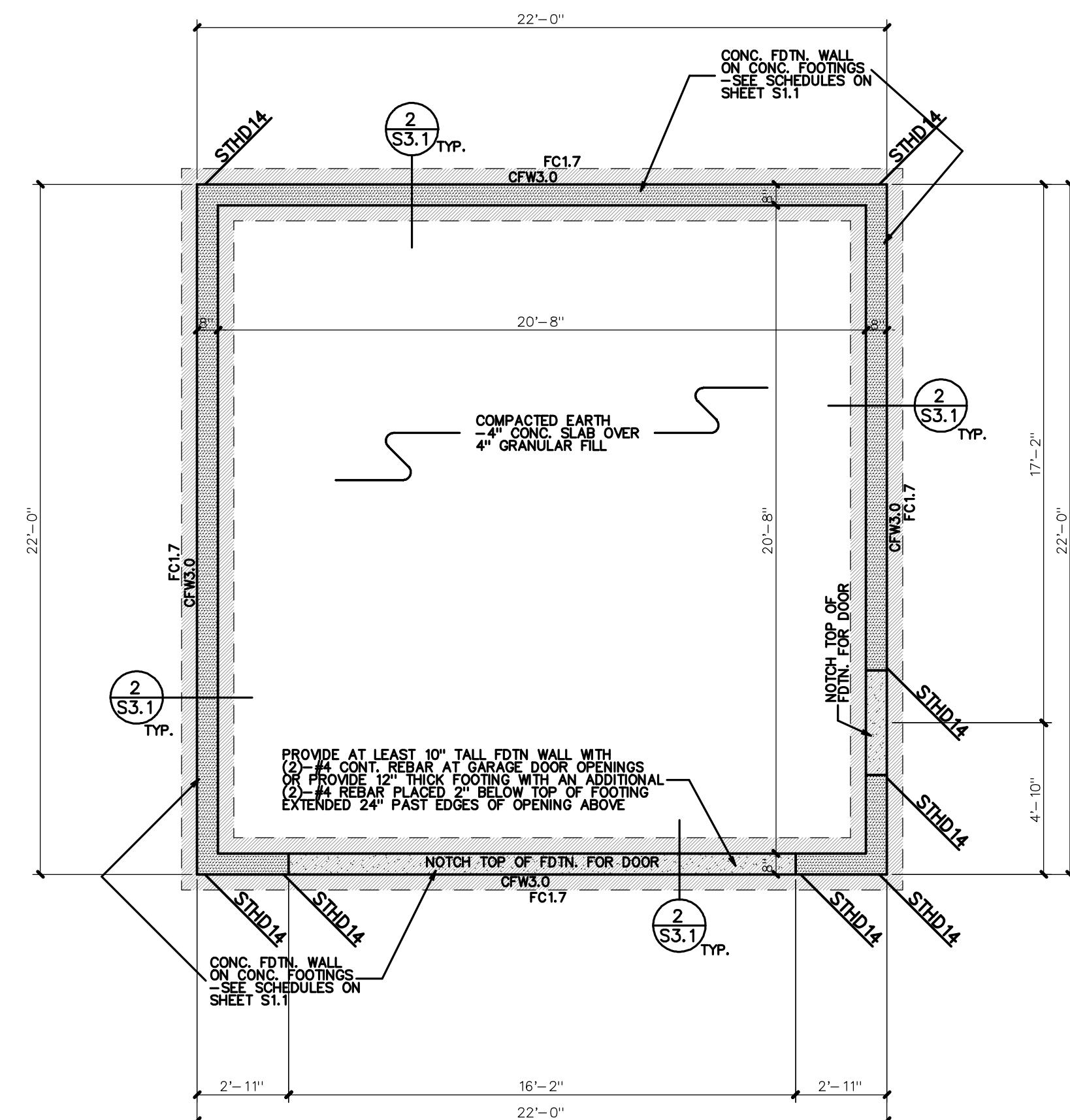
# REAR ELEVATION



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

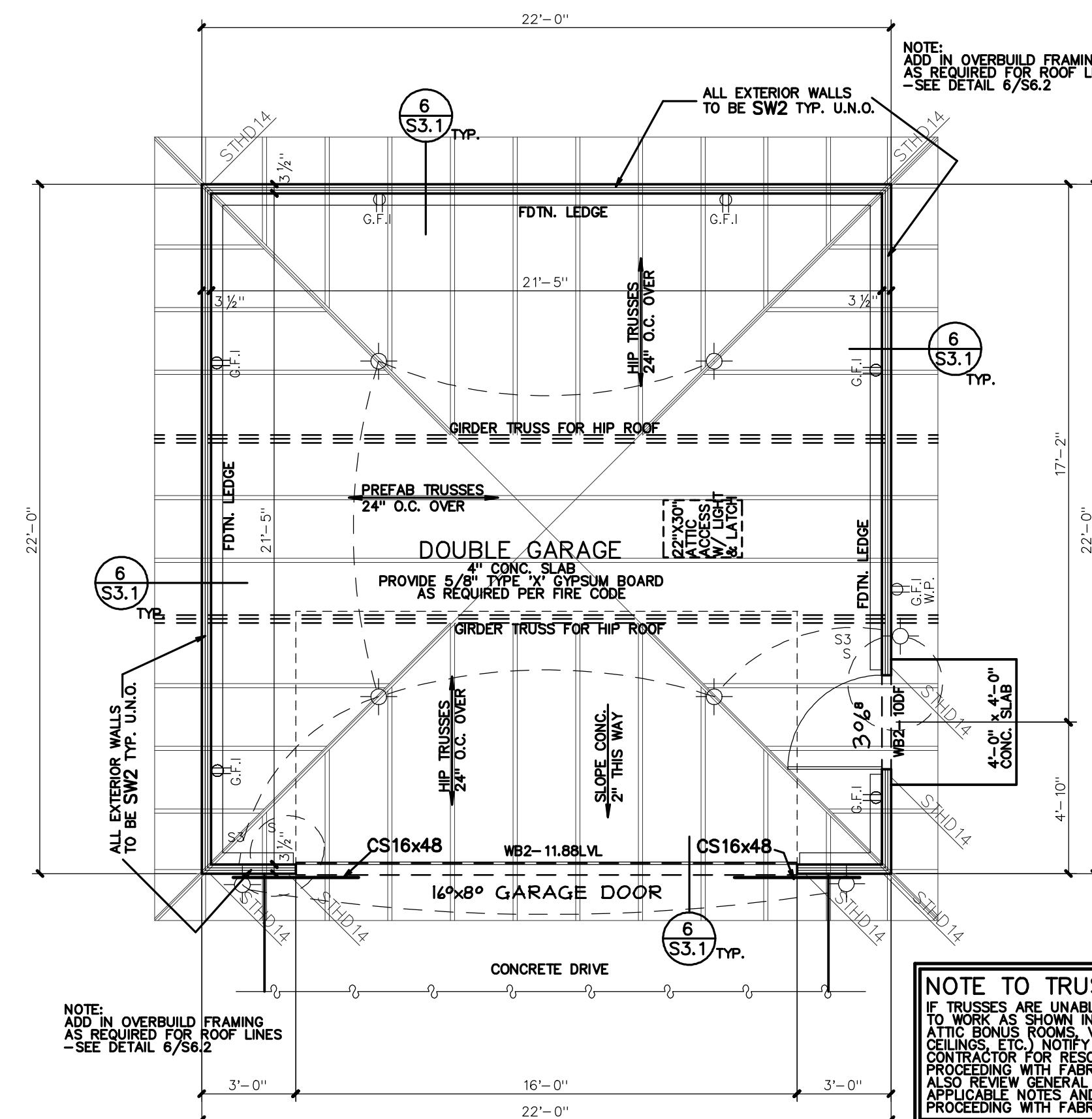


**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



# FOUNDATION PLAN

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



# MAIN FLOOR PLAN

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

**CONSTRUCTION COST NOTE**

THE BUILDING DESIGN SHOWN IN THESE PLANS WAS PROVIDED BY THE OWNER TO THE GENERAL CONTRACTOR. WE HAVE NOT ATTENDED THE SITE TO DETERMINE IF THE COST ESTIMATE SERVICES FOR THE CONSTRUCTION OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS PROVIDED BY THE GENERAL CONTRACTOR PROVIDED A DESIGN THAT IS SUITABLE FOR THE OWNER'S EXPECTATIONS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO DETERMINE IF THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WILL BE SATISFACTORY TO THE OWNER'S EXPECTATIONS.

**SITE AND LOT NOTE:**  
THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED, AND IT IS OUT OF THE SCOPE OF OUR SERVICES, TO EVALUATE THE SITE FOR SUITABILITY OF THE CONSTRUCTION OF THE HOME DESIGN SHOWN. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE/VERIFY THAT THE SITE CONDITIONS (INCLUDING GRADE HEIGHTS, DRAINAGE, SLOPES, RETAINING AREAS, ETC.) ARE OR WILL BE MADE SUITABLE TO WORK WITH THE HOME DESIGN SHOWN.

| DESIGN LOADS   |                                |
|--|--------------------------------|
| ROOF:  | SNOW - 30 psf<br>DEAD - 17 psf |
| FLOOR:   | LIVE - 40 psf<br>DEAD - 12 psf |
| DECK:  | LIVE - 60 psf<br>DEAD - 12 psf |
| GROUND SNOW LOAD - 43 psf  |                                |
| ULTIMATE DESIGN WIND SPEED, $V_{ULT}$ - 115 mph  |                                |
| NOMINAL DESIGN WIND SPEED, $V_{ASD}$ - 90 mph  |                                |
| SEISMIC DESIGN CATEGORY 'D'  |                                |
| SITE CLASS 'D'   |                                |
| SOIL BEARING PRESSURE - 1500 psf   |                                |
| CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF<br>SNOW LOADS WITH BUILDING OFFICIAL. (NO<br>GYP-CRETE OR LIGHTWEIGHT CONC. HAS BEEN |                                |

# NOTICE AND WARNING

WINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT CALL FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONNECTIONS AND OTHER INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

DATE: 5/19/2024

**CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.**

**PLANS AND ELEVATIONS**

**PLANS AND ELEVATIONS**

1234567890  
SHEET

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Almond View

|                             |                                    |
|-----------------------------|------------------------------------|
| <b>PLANS AND ELEVATIONS</b> |                                    |
| <b>SHEET<br/>TITLE:</b>     | <b>DATE:</b> 9/19/2024             |
| <b>JOB NO.:</b> 24025       | <b>DRAWN:</b> CWH                  |
|                             | <b>TYPE:</b> CHG TO 0484231103, #2 |

