

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION INTERNATIONAL RESIDENTIAL CODE, ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS. (2017 ORSC)
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF (LL)
STAIRS	100 PSF (LL)
GARAGE FLOOR	50 PSF (2000# PT.)
DECKS	60 PSF (LL)
WIND	≤100 MPH
SEISMIC	D1

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
- INSULATION: PATH 1

ROOF (VAULTED)	R-38
ROOF (FLAT)	R-49
WALLS (2X4 EXTERIOR)	R-13
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-30
- THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE INSULATION BAFFLES AT EAVE VENTS
- ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

FOUNDATION NOTES

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE:

-BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER :	2,500 PSI
-BASEMENT & INTERIOR SLABS ON GRADE :	2,500 PSI
-BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER :	3,000 PSI
-PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER :	3,500 PSI

(AS PER I.R.C. TABLE R402.2)
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.
- CONCRETE SIDEWALKS TO HAVE 3/4 IN. TOOLED JOINTS AT 5 FT. (MINIMUM) O.C.
- REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
- FOOTING TO BE CONTINUOUS ACROSS OPENINGS W/ REBAR (SEE TYPICAL WALL DETAIL)
- ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 8 HEADERS UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JSTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE I.R.C. (R302.11 AND 302.12)
- LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16
F. GLU-LAM BEAMS	FB-2400, DRY ADH.
- NAILING SCHEDULE: NOTE - ALL NAILS COMMON NAILS

BRIDGING TO JOIST	2-8d	TOE NAIL
BOTTOM PL. OR TOP PL. TO STUD	4-8d	TOE NAIL
	2-16d	END NAIL
COLLAR TIE RAFTER	3-10d	FACE NAIL
		EA. RFRTR.
BLOCKING BETWEEN TRUSSES TO TOP PLATE	3-8d	TOE NAIL
STUD TO STUDS	16d @ 24"	FACE NAIL
STUD TO STUD AT WALL CORNERS	16d @ 16"	FACE NAIL
TOP PL. TO TOP PL.	16d @ 16"	FACE NAIL
CONTINUOUS HEADER TO STUD	4-16d	TOE NAIL
CLG. JST. TO TOP PL.	3-8d	TOE NAIL
		EA. JST.
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	(SEE DETAIL)	FACE NAIL
TRUSS OR RAFTER TO TOP PL.	3-16d	TOE NAIL
		2 ON ONE SIDE, 1 ON OPPOSITE SIDE OF EA.
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
PLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PL. LAP AT CORNERS	2-16d	FACE NAIL
TOP PL. AT SPLICES	8-16d	FACE NAIL
		(24" LAP)
- ALL STEEL BRACKETS SIMPSON PART NUMBERS OR EQUIVALENTS.

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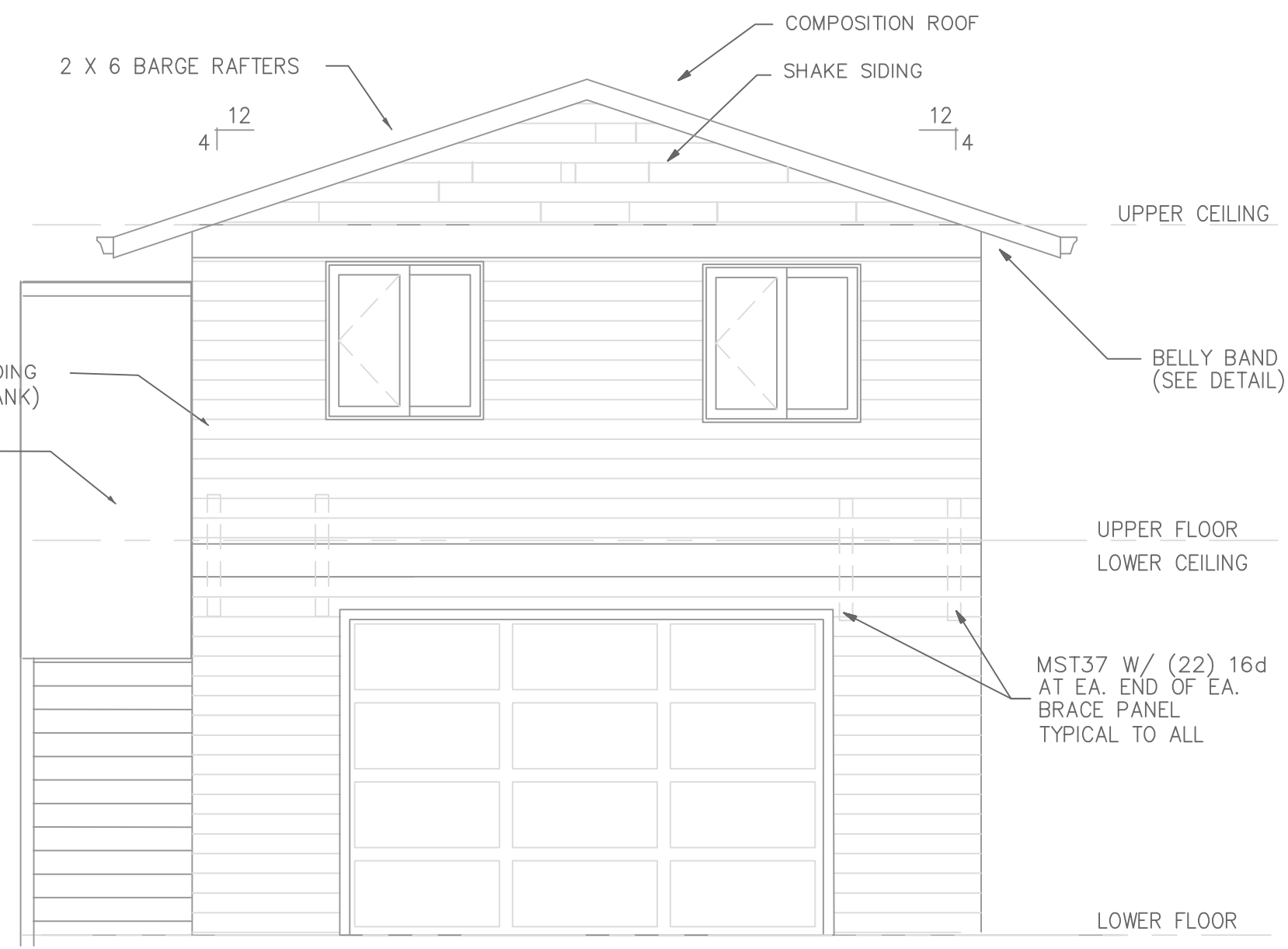
PLAN NUMBER: **G2024BG**

20' X 24' GARAGE WITH STORAGE ABOVE

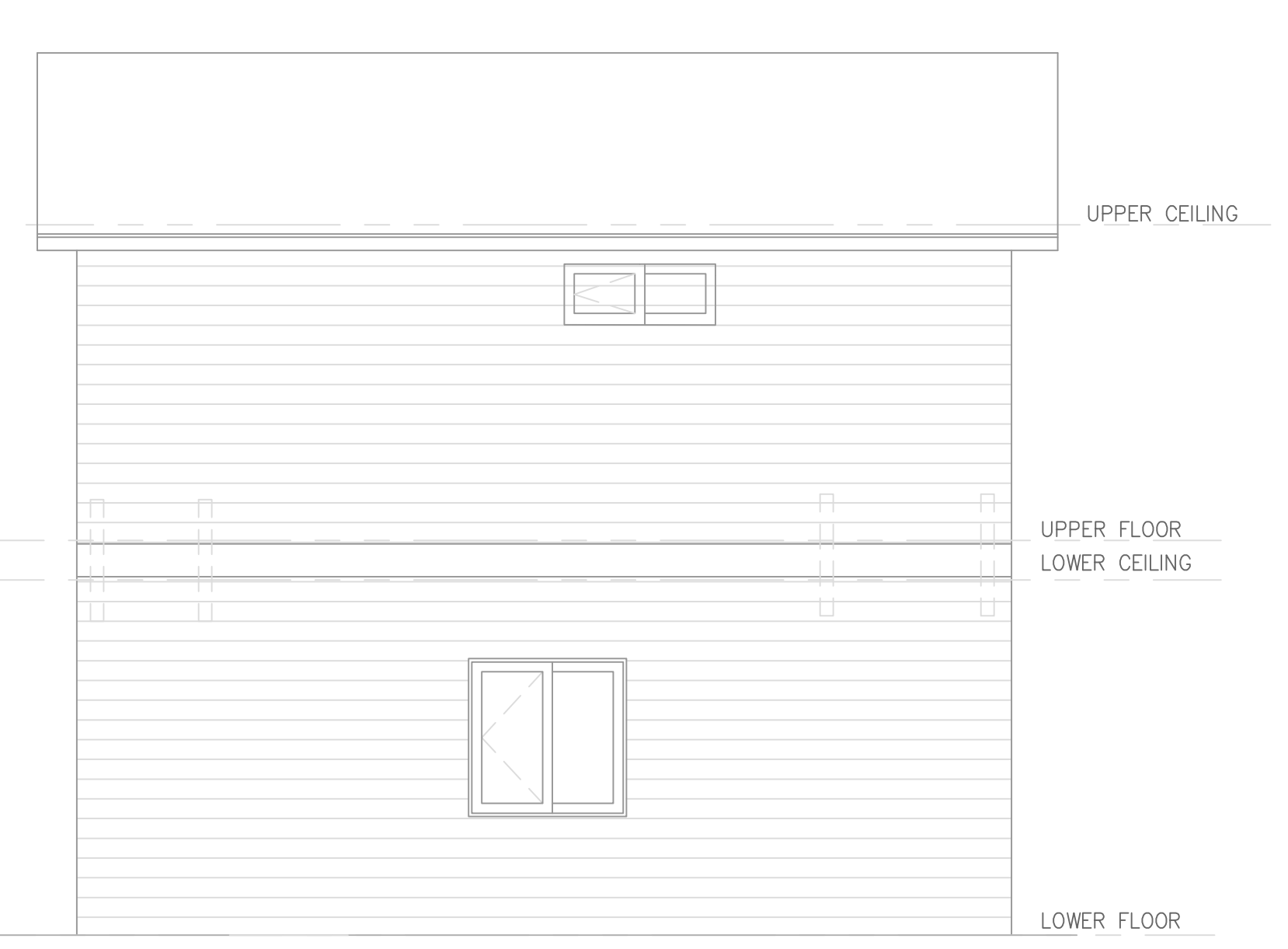
SHEET 1 OF 2



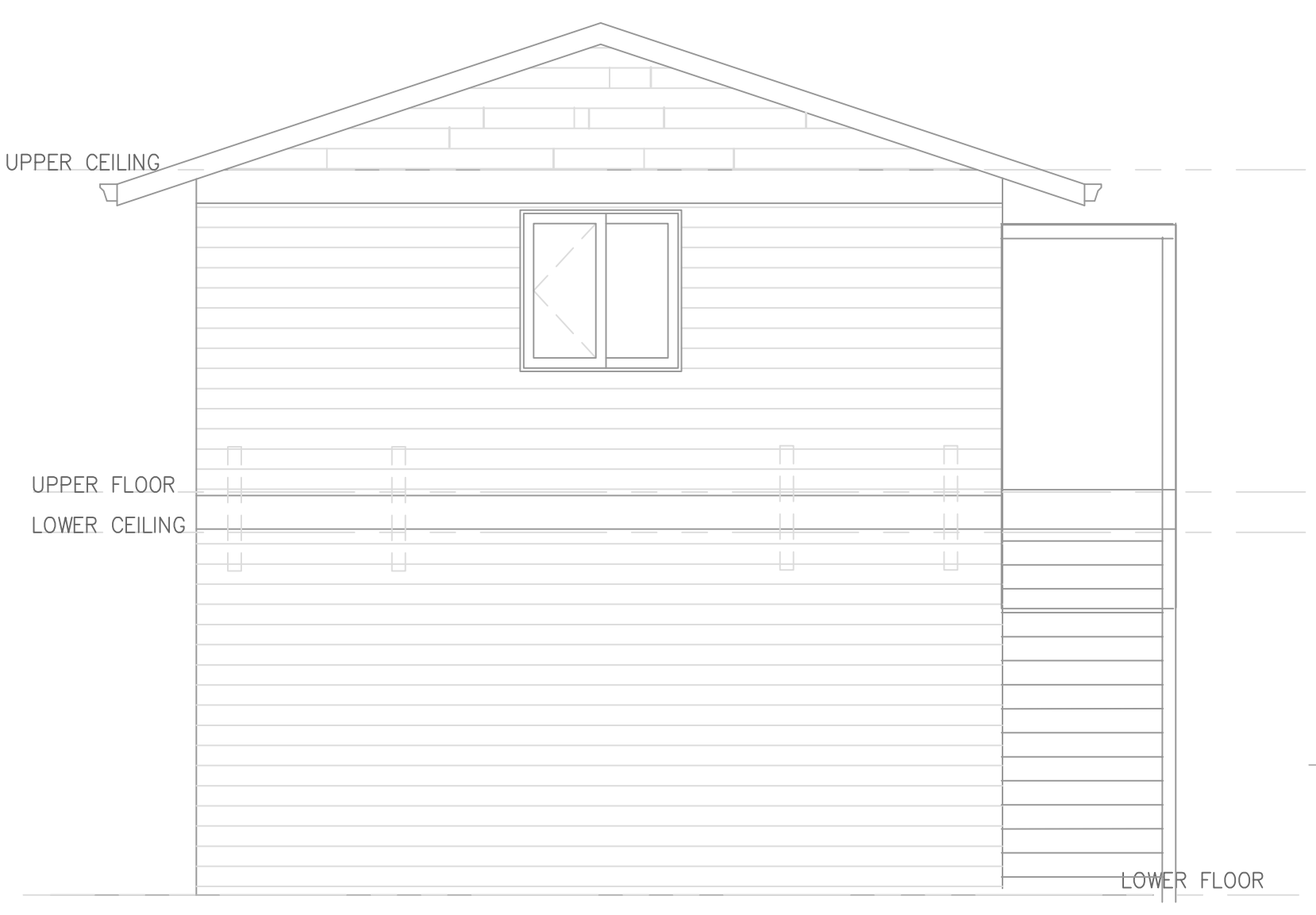
LEFT ELEVATION
1/4" = 1'-0"



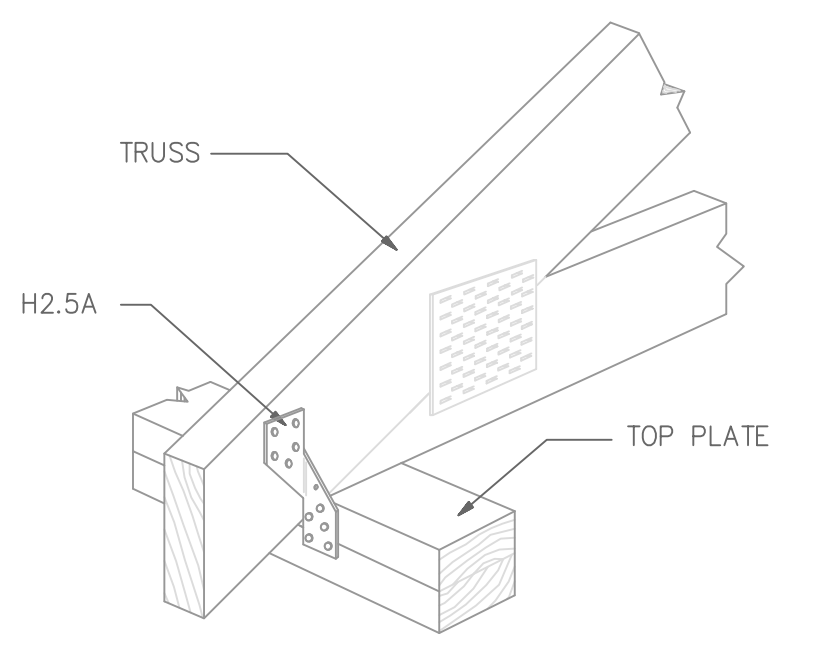
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



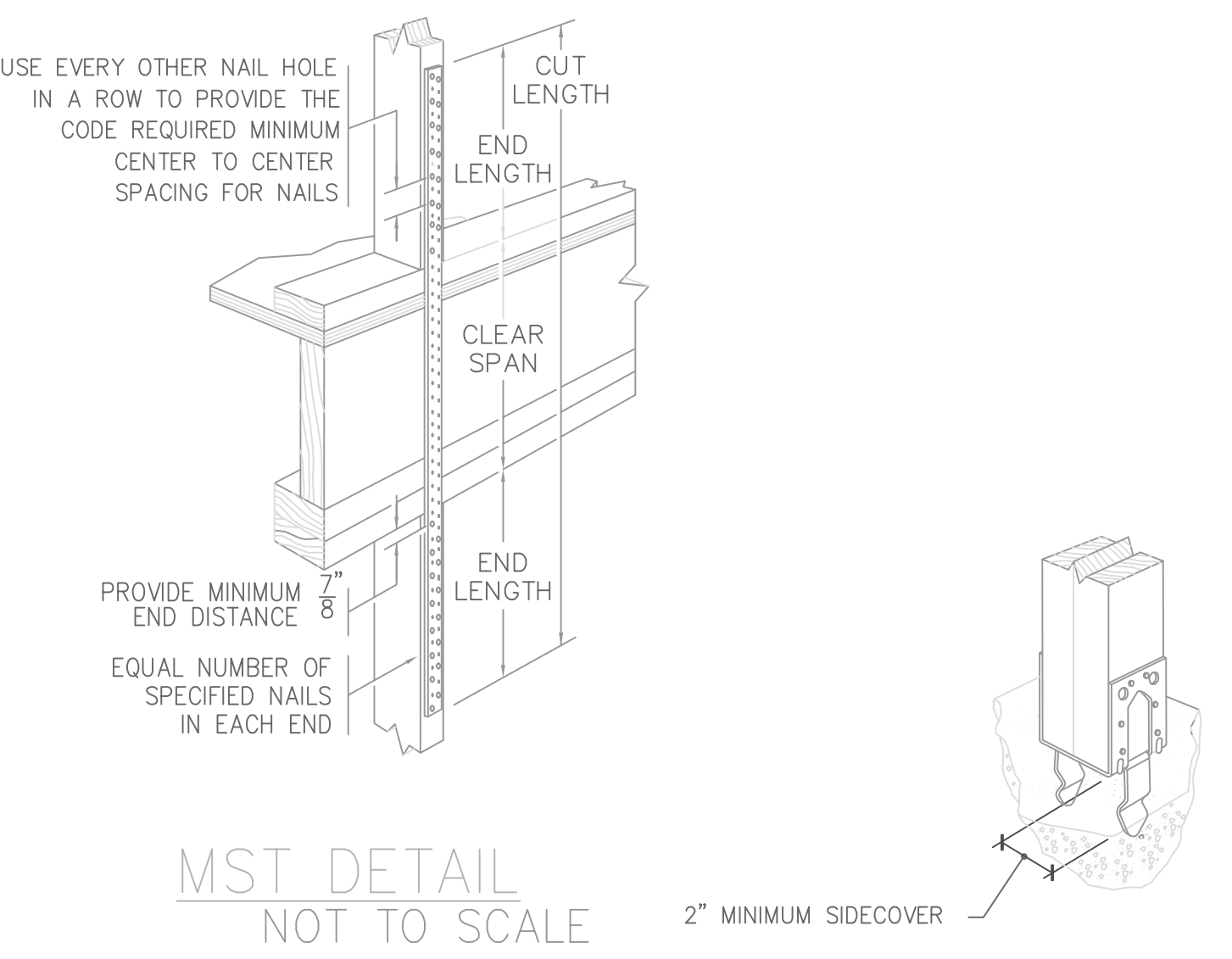
REAR ELEVATION
1/4" = 1'-0"



SIMPSON' H2.5A DETAIL
NOT TO SCALE

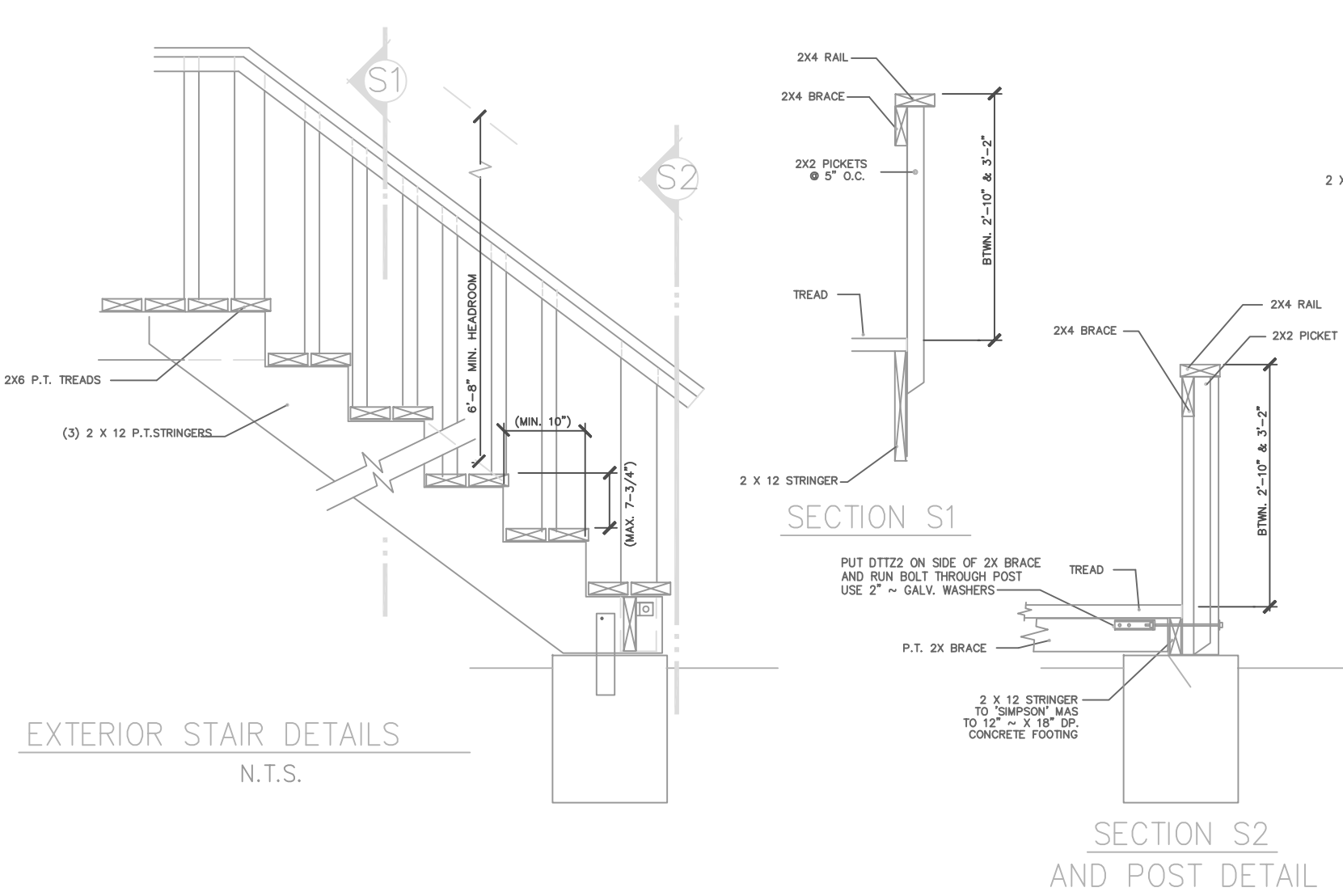
ELECTRICAL LEGEND

S	SWITCH, SINGLE POLE
S3	SWITCH, 3-WAY
⊕	DUPLEX OUTLET
⊕	220 VOLT OUTLET
[Symbol]	8' FLUORESCENT FIXTURE
[Symbol]	4' FLUORESCENT FIXTURE
[Symbol]	STANDARD INCANDESCENT
[Symbol]	RECESSED INCANDESCENT
[Symbol]	SERVICE PANEL
[Symbol]	SMOKE DETECTOR
[Symbol]	EXHAUST FAN VENTED TO EXTERIOR
[Symbol]	CADET HEATER

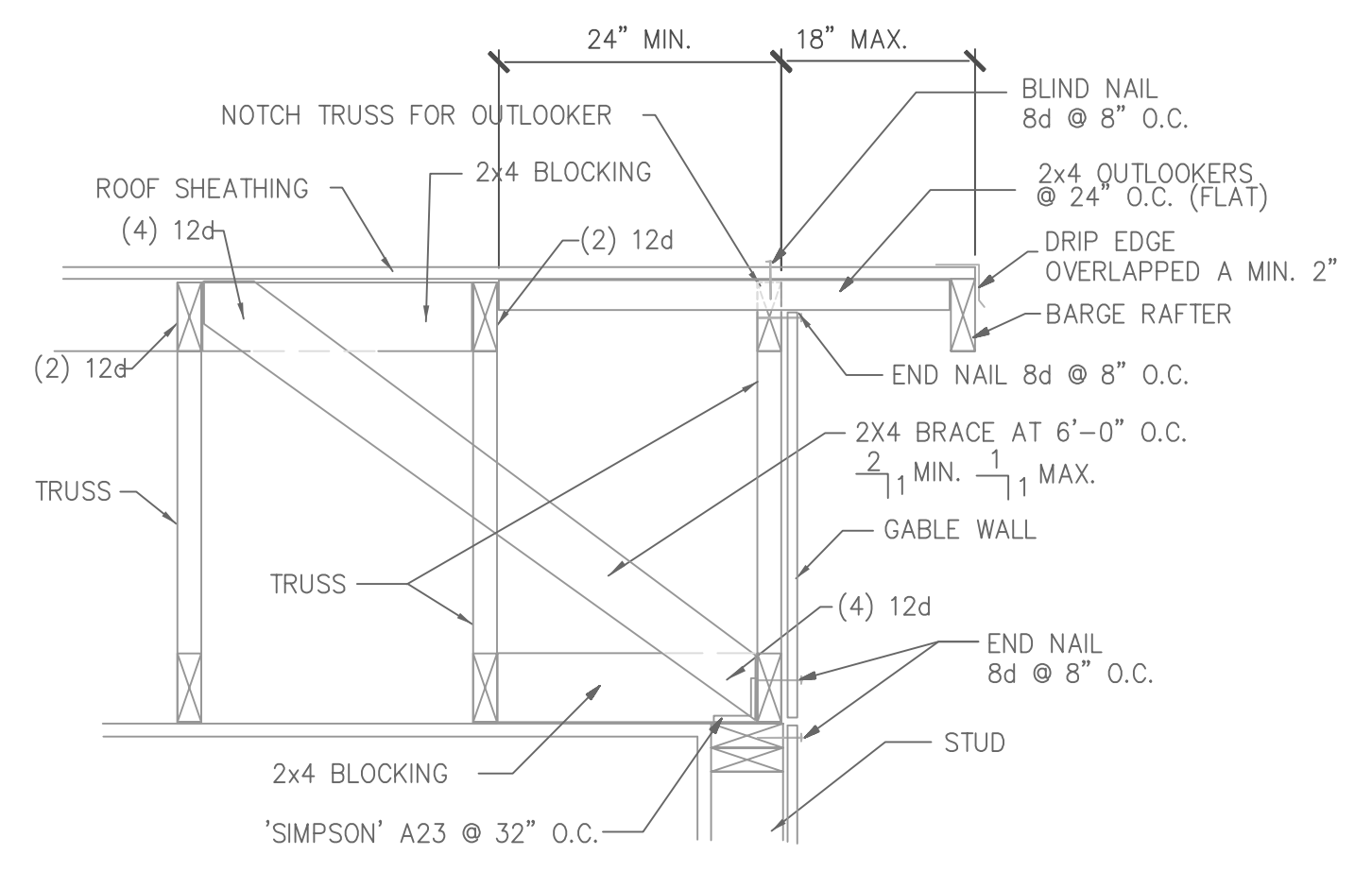


MST DETAIL
NOT TO SCALE

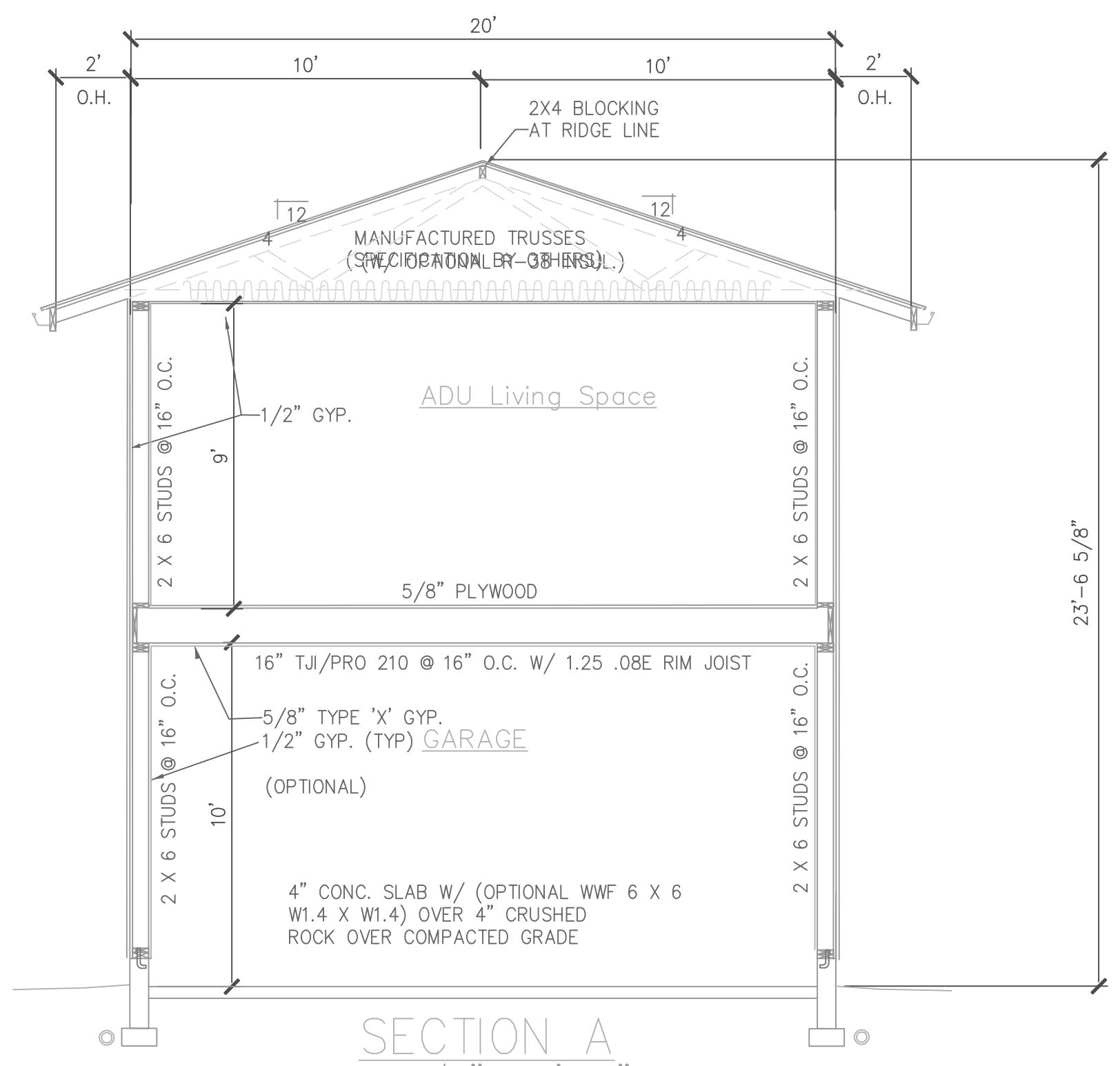
SIMPSON' PB DETAIL
NOT TO SCALE



EXTERIOR STAIR DETAILS
N.T.S.



GABLE END DETAIL
NOT TO SCALE



SECTION A
1/4" = 1'-0"

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION. THE BUYER AGREES THAT CAD NORTHWEST HAS NO LIABILITY FOR COSTS OR CHARGES RESULTING FROM DESIGN ERRORS OR OMISSIONS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

