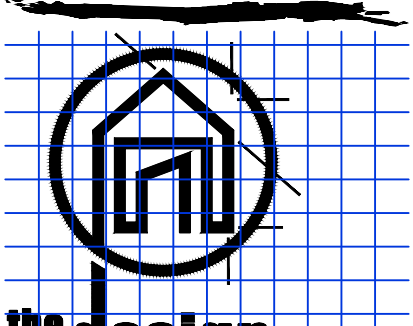




PEGRAM GARAGE

ZUMBRO LAKE, MN



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FINAL
APPROVED FOR
CONSTRUCTION

PEGRAM GARAGE
NICK & NICOLE PEGRAM
ZUMBRO LAKE
PEGRAM & DEXTER CONSTRUCTION

MINNESOTA

PROJECT #: 22097
DRAWN BY: RCI
CHECKED BY: AJT
PRELIM DATE: APRIL 19, 2022
FINAL SET DATE: MAY 10, 2022
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EXTERIOR ELEVATIONS

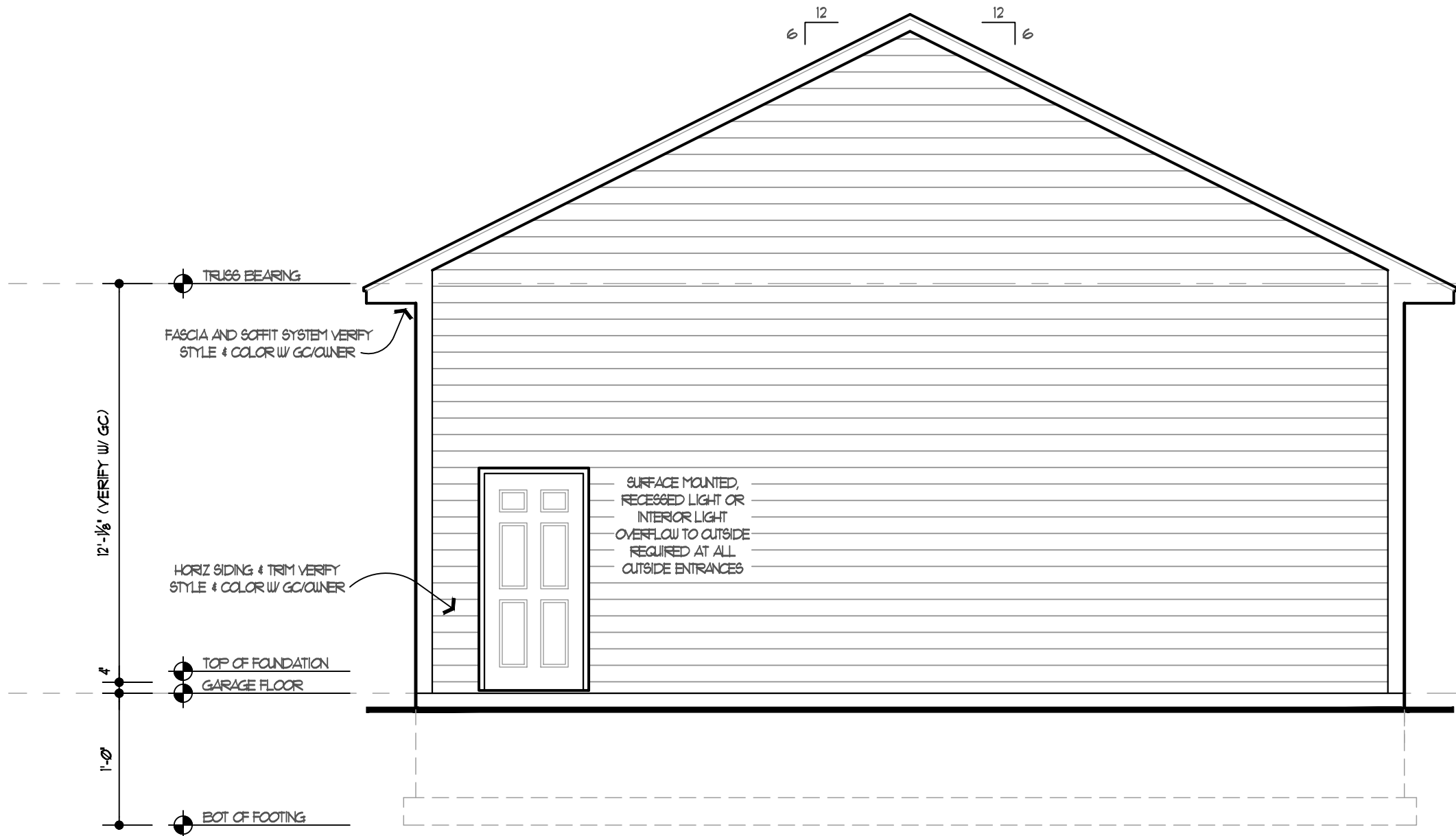
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EXTERIOR FLASHING
AN APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED AT THE EXTERIOR WALL ENVELOPE TO PREVENT THE PENETRATION OF WATER INTO THE BUILDING INCLUDING THE FOLLOWING AREAS: WINDOWS & DOOR OPENINGS, CHIMNEYS & MASONRY CONSTRUCTION UNDER & AT ENDS OF COPING & SILLS, ABOVE PROJECTING WOOD TRIM WHERE DECKS ATTACH TO WALLS, WHERE CONCRETE PORCH ATTACH TO WALL, ROOF & WALL INTERSECTIONS, & BUILT IN GUTTERS

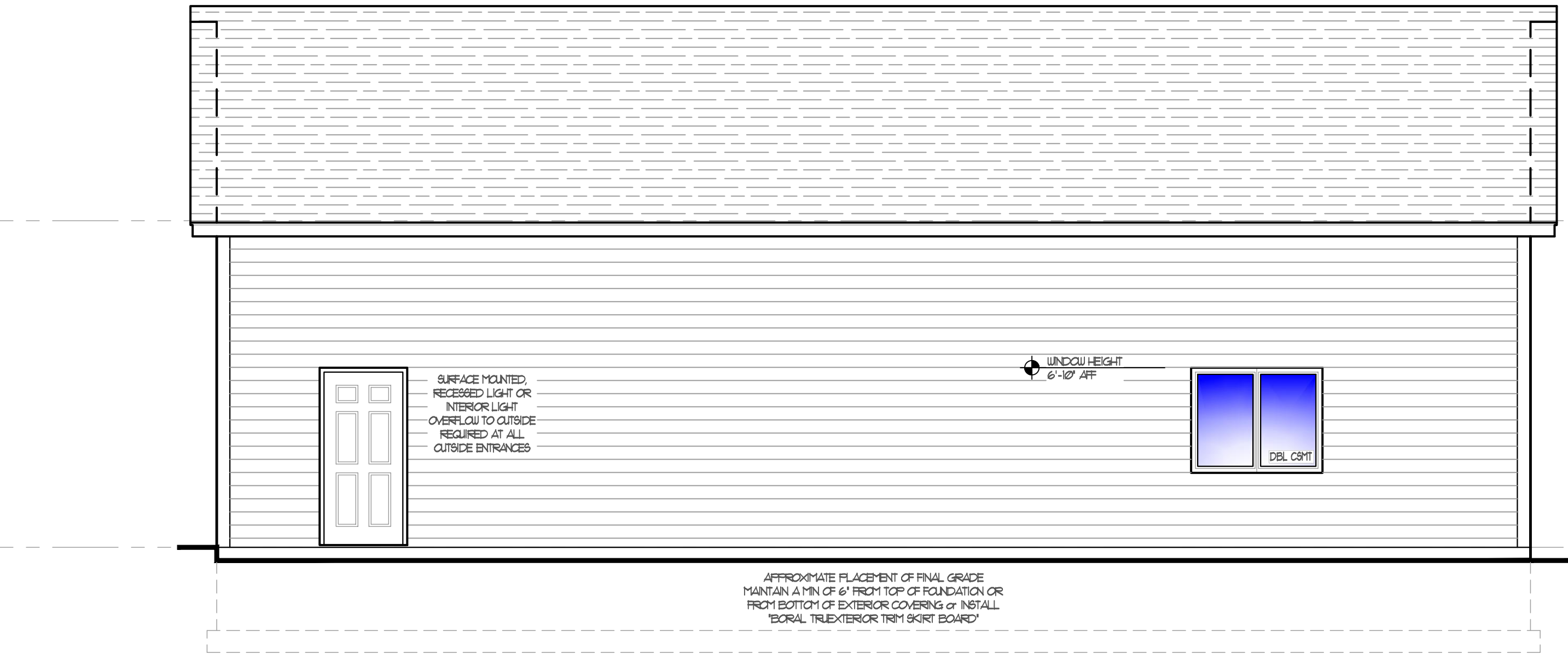
250° ASPHALT SHINGLES OVER 30° CODE APPROVED ROOFING FELT & 1/2" ROOF SHEATHING VERIFY STYLE & COLOR OF ROOFING W/ GCOWNER

PROVIDE ATTIC VENTILATION AS REQ'D FOR L3000 (1:150 ROOF & 1:150 SOFFIT)

4 LEFT ELEVATION
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")



3 REAR ELEVATION
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

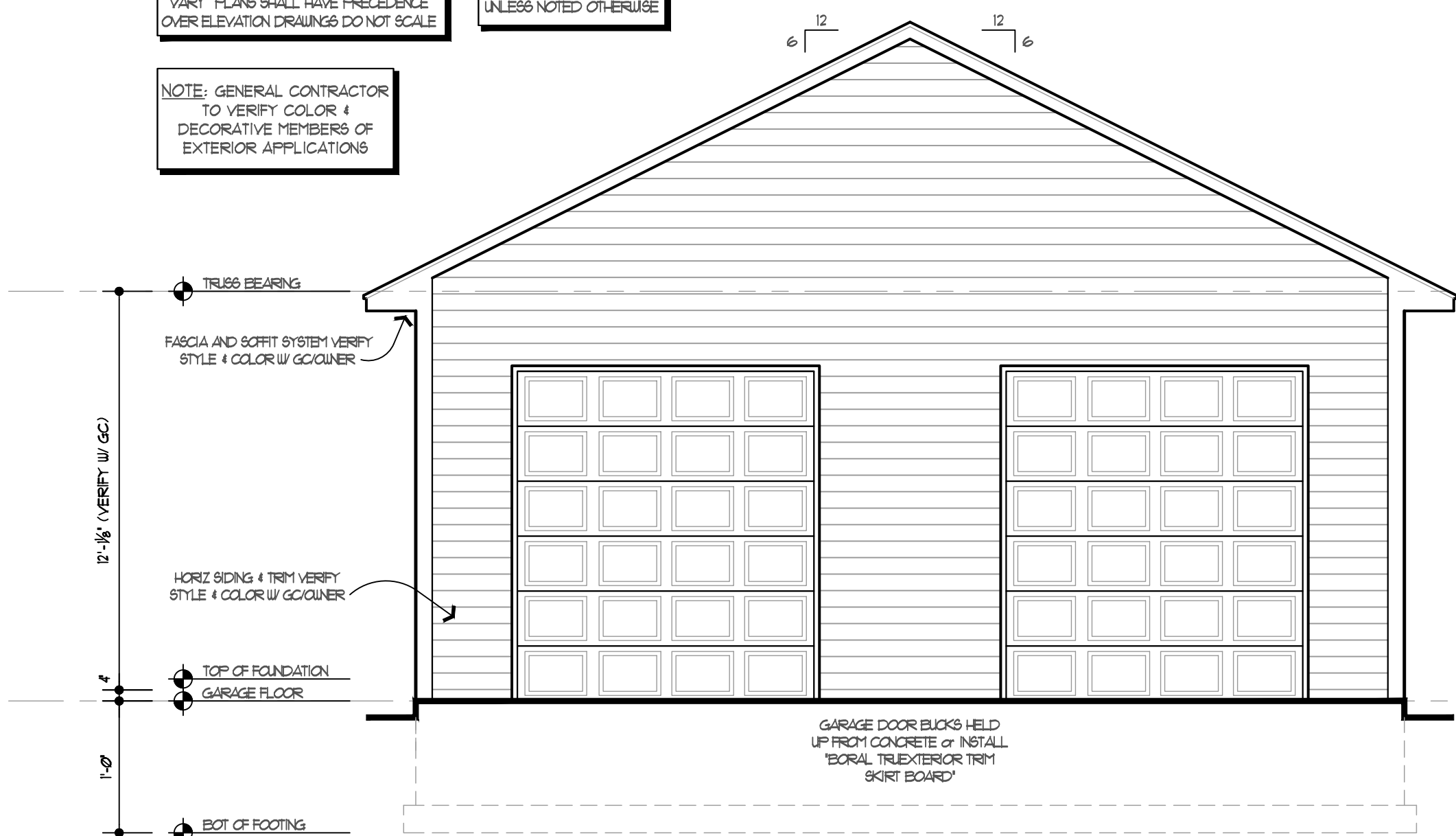


2 RIGHT ELEVATION
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

NOTE: THESE ELEVATIONS ARE DIAGRAMMATIC ONLY. ALL DIMENSIONS, WINDOW & DOOR LOCATIONS & SIZES MAY VARY. PLANS SHALL HAVE PRECEDENCE OVER ELEVATION DRAWINGS. DO NOT SCALE.

NOTE: GENERAL CONTRACTOR TO VERIFY COLOR & DECORATIVE MEMBERS OF EXTERIOR APPLICATIONS.

TYPICAL OVERHANGS:
GABLES TO BE 12"
EAVES TO BE 12"
UNLESS NOTED OTHERWISE

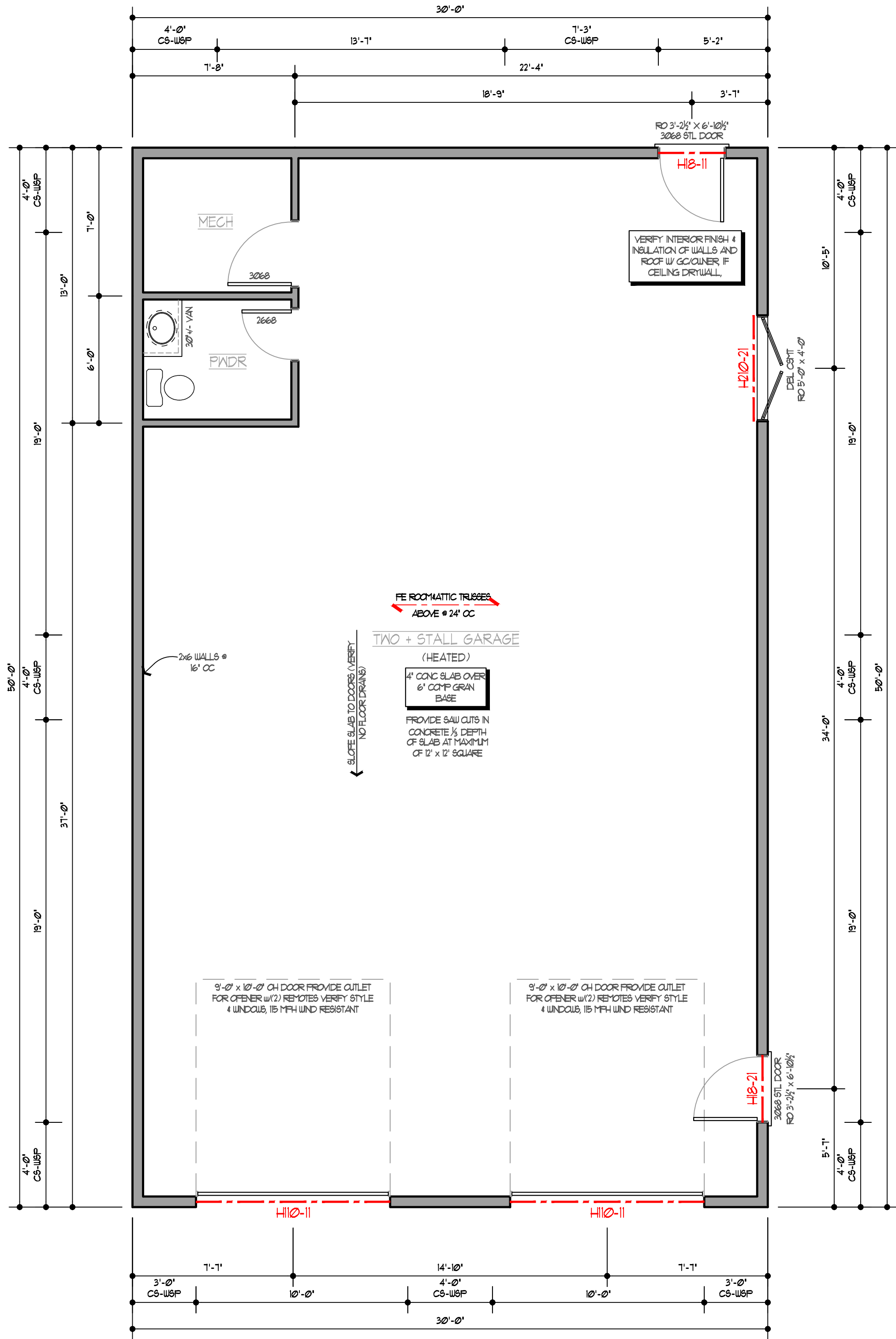


1 FRONT ELEVATION
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")





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2 GARAGE PLAN
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

WINDOW ABBREVIATIONS:	DOOR ABBREVIATIONS:
DH - DOUBLE HUNG	2668 - 2'-6" x 6'-8"
SH - SINGLE HUNG	FR - PAIR
CSHT - CASEMENT	FD - DOCKET DOOR
AIN - AWNING	CO - CASED OPENING
(F) - FIXED	BF - BI-FOLD DOORS
(L) - LEFT SWING	BD - BARN DOOR
(S) - STATIONARY	
(R) - RIGHT SWING	
(E) - EGRESS	
(T) - TIGHTERED	
(H) - 4" OPEN LIMITER	
(V) - VENTING (FOR AWNING)	
(G) - GRILLS	
(B) - BLINDS BY WINDOW SILLER	

LVL & DIMENSIONAL HEADER KEY:

NO OF KING STUDS
NO OF TRIMMERS

NOTE: 2020 MN CODE
ALLIGUS FOR SINGLE
MEMBER HEADERS. MAY
CLOSE ATTENTION TO
REQUIRED SUPPORT TO
MAXIMIZE INSULATION

DEPTH OF 2x HEADER OR LVL OF
L&L MEMBER (32 + 9/2) (178+11/2)

NUMBER OF MEMBERS

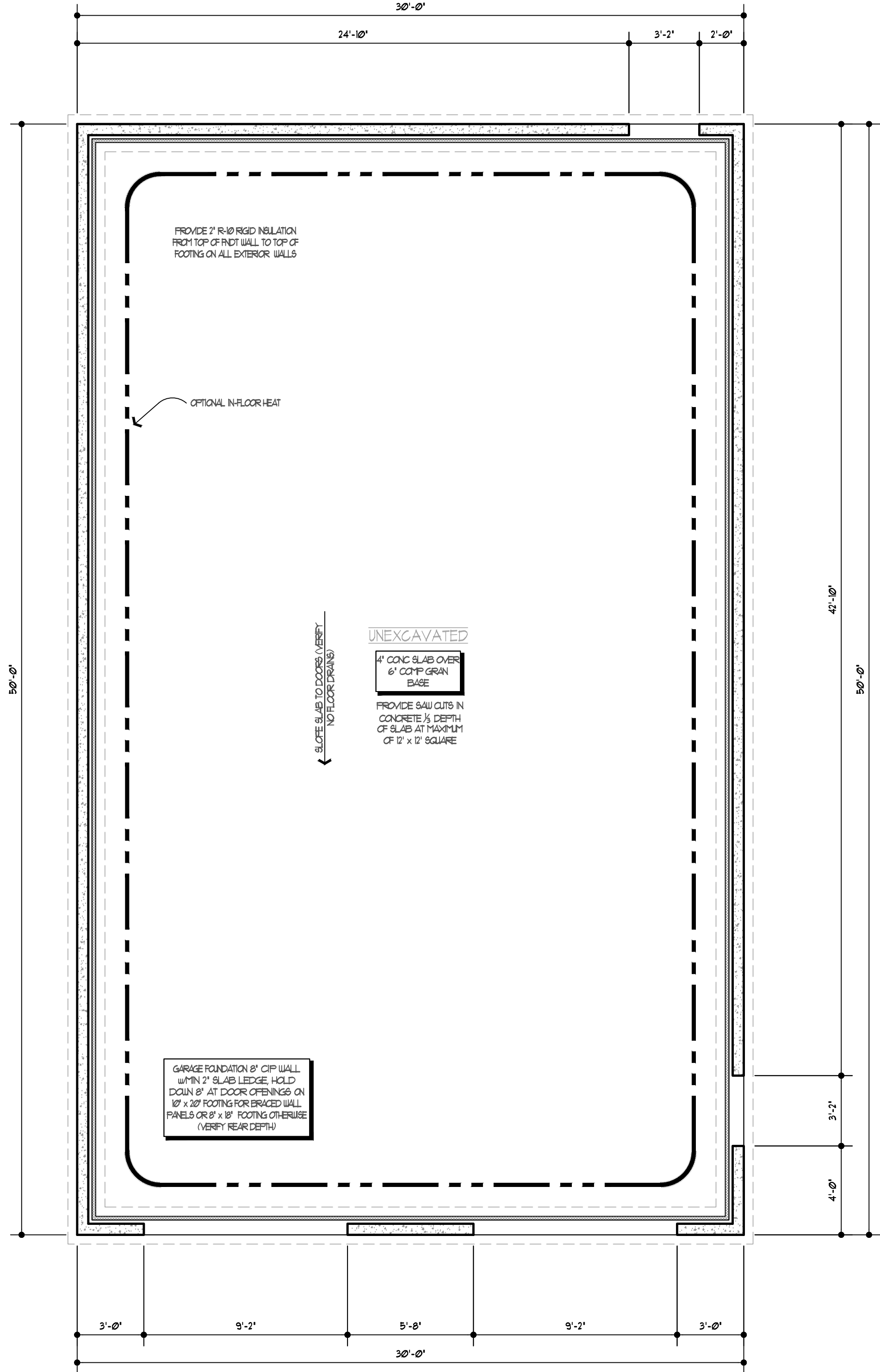
2x or LVL or L&L HEADER

* LVL MEMBERS ARE 3/4" THICK (TYP)

- MAIN LEVEL PLAN NOTES:
1. PROVIDE SOLID BLOCKING AT EACH END OF GIRDER TRUSSES AS REQUIRED.
 2. WINDOW SUPPLIER TO VERIFY WINDOW SIZE, CALL NUMBER & ROUGH OPENING AND THEY MEET CODE REQUIREMENTS WHERE NEEDED. SEE EXTERIOR ELEVATIONS FOR HEIGHT AFF.
 21. PROVIDE MINIMUM U VALUE OF 32 AND SHGC OF 30
 22. WINDOW SILL WITHIN 24" OF THE FINISHED FLOOR & MORE THAN 1" ABOVE FINISHED GRADE OR SURFACE BELOW HAVE 4" LIMITER
 23. IF MANUFACTURER SPECIFICATION CALLOUTS ARE LISTED THEN RO'S HAVE BEEN REVEALED.
 3. ALL EXTERIOR WALLS TO HAVE WEATHER RESISTIVE AIR BARRIER PLACED OVER THE EXTERIOR FACE OF SHEATHING, INCLUDING THE GABLE ENDS OF ALL TRUSSES
 4. BATHROOMS
 - 41. WITHOUT GLAZING OF AT LEAST 15 SF OPERABLE ARE REQUIRED TO HAVE MECHANICAL VENTILATION PROVIDES A MIN VENTILATION RATE OF 50 cfm INTERMITTENT VENTILATION OR 20 cfm FOR CONTINUOUS VENTILATION
 - 42. BATH TUB / SHOWER ACCESS
 5. INTERIOR ROOM DIMENSION ARE TO CENTER OF WALL AND AFFORDMATE AND SUBJECT TO CHANGE. VERIFY WITH EXTERIOR DIMENSION STRINGS
 6. INSULATION VALUES TO BE POSTED & ELECTRONIC COPY TO BUILDING OFFICIAL PRIOR TO FINAL INSPECTION

NOTE: GC TO VERIFY ALL TRUSS SPECS & POINT LOADS FROM TRUSS SUPPLIER BEFORE CONSTRUCTION. GC TO NOTIFY TDC DESIGNER IF MODIFICATION ARE NEEDED PER TRUSS SPECS

NOTE: ALL HEADERS & BEAMS ARE STRUCTURED TO MAXIMIZE MATERIAL USAGE & COST SAVINGS. SUPPLIER TO NOTIFY GC IF DIFFER THEN SHOWN. UP SIZING OF MATERIAL DOES COVERS REQUIREMENTS



1 FOUNDATION PLAN
SCALE: 1/4"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")



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UPON SUBMITTAL OF THESE PLANS FOR PERMIT, AND USING FOR INTERESTED CONSTRUCTION TO ADEE PER PLANS NEEDED BY THE DESIGN CONNECTION AS A GUIDE FOR BUILDERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. THE DESIGN CONNECTION WILL REVEAL ITS PLANS TO CORRECT ERRORS OR OMISSIONS OR DISCREPANCIES. THE DESIGN CONNECTION WILL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, ALTERATIONS OR OTHER CONSTRUCTION THEREAFTER. THE GENERAL CONTRACTOR AND / OR OWNER SHALL ASSUME ALL RESPONSIBILITY FOR DIMENSIONS AND DETAILS INCLUDING CONSTRUCTION TECHNIQUES, SPECIFICATIONS, STRUCTURAL AND / OR SAFETY ORDINANCES. THIS STRUCTURE IS DESIGNED FOR INFRASTRUCTURE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SHORING BRACING AND / OR TEMPORARY TRIMMING AS REQUIRED UNTIL COMPLETION OF THE PROJECT.

**FINAL
APPROVED FOR
CONSTRUCTION**

PEGRAM GARAGE
NICK & NICOLE PEGRAM
ZUMBRO LAKE MINNESOTA
PEGRAM & DEXTER CONSTRUCTION

PROJECT #: 22097
DRAWN BY: RCJ
CHECKED BY: AJT
PRELIM DATE: APRIL 19, 2022
FINAL SET DATE: MAY 10, 2022
REVISION:

PRINTED: May 10, 2022
GARAGE & FOUNDATION PLAN

A2.0



GENERAL PROJECT NOTES

- BUILDING CODES USED FOR DESIGN:
 - INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.
 - MINNESOTA RESIDENTIAL CODE, 2020 EDITION.
 - FOUNDATIONS:
 - IN LIEU OF SOIL BORINGS, FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF, AND A LATERAL PRESSURE OF 50 PCF. IT WILL BE THE RESPONSIBILITY OF OTHERS TO VERIFY THESE ASSUMPTIONS TO INSURE THAT DAMAGING DIFFERENTIAL SETTLEMENT WILL NOT OCCUR. FOOTINGS SHALL REST ON GRANULAR COMPACTED FILL OR NATURAL UNDISTURBED SOIL OR ON ROCK. INSPECT THE EXISTING SOIL AT FOOTING ELEVATIONS PRIOR TO FOOTING CONSTRUCTION, NOTIFY DESIGNER OR ENGINEER IF EXISTING SOILS ARE NOT SUITABLE.
 - WALL FOOTING ELEVATIONS CHANGES SHALL BE STEPPED AT A RATIO OF 1 (VERTICAL) TO 2 (HORIZONTAL). MAXIMUM VERTICAL STEP SHALL BE 4'-8" UNLESS OTHERWISE NOTED.
 - EXISTING WALL FOOTINGS FOR HEATED STRUCTURES SHALL HAVE A MINIMUM SOIL COVERING OF 3'-6" (42"). FOOTINGS AND PIERS FOR UNHEATED STRUCTURES SHALL HAVE A MINIMUM SOIL COVER OF 5'-0" (60") MEASURED FROM THE BOTTOM OF FOOTING.
 - DESIGN LOADS:
 - DESIGN LIVE LOADS:

ROOFS	LIVE-35 PSF/DEAD-17 PSF
WIND	**** 115 MPH
FLOORS	LIVE-40 PSF/DEAD-15 PSF
DECKS	LIVE-40 PSF/DEAD-10 PSF
**** EXPOSURE B	
 - DESIGN STRESSES:
 - CONCRETE:

STRENGTH AT 28 DAYS (PSI)	TYPE MIX	LOCATION
3000	STD. WT.	INTERIOR SLABS & WALLS
4000	STD. WT.	INTERIOR SLABS & WALLS
3000	AIR-ENTRAINED STD. WT.	FOOTINGS
 - MASONRY $f_m = 1500$ PSI (# 28 Day)
 - REINFORCEMENT $F_y = 60,000$ PSI ASTM A615
 - WIDE FLANGE SHAPES $F_y = 50,000$ PSI ASTM A572
 - STRUCTURAL TUBING $F_y = 46,000$ PSI ASTM A500 GRADE B
 - STANDARD STEEL PIPE $F_y = 36,000$ PSI ASTM A53 GRADE B
 - PLATES $F_y = 36,000$ PSI ASTM A36
 - MISC. STRUCTURAL SHAPES $F_y = 36,000$ PSI ASTM A36
 - BOLTS $F_u = 120,000$ PSI ASTM A325
 - ANCHOR BOLTS $F_u = 60,000$ PSI ASTM A307
 - WELD ELECTRODE $F_u = 10,000$ PSI
 - WELDED WIRE FABRIC ASTM A105
 - CONCRETE COVERAGE FOR REINFORCEMENT:

FOOTINGS	3"
FOUNDATION WALLS	2"
	1"
COLUMNS	1 1/2" TO TIES
EXPOSED EXTERIOR CONCRETE	2"
SLAB ON GRADE	CENTER OF SLAB
 - MASONRY COVERAGE FOR REINFORCEMENT:

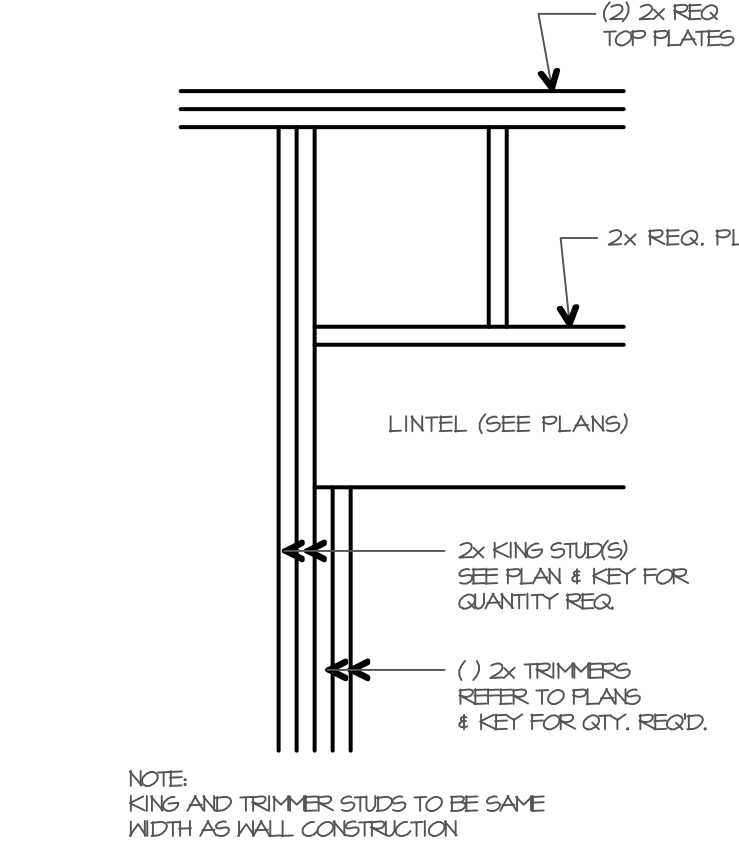
WALLS	3 1/2" MIN (CENTER REBAR IN WALL U.N.O.)
PILASTERS	3" TO TIES
 - CONCRETE:
 - CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
 - UNLESS SPECIFIED BELOW, CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28 DAY COMPRESSIVE STRENGTH (F') BEFORE FORMS MAY BE REMOVED:

WALLS, COLUMNS AND BEAM SIDES	40 PERCENT
JOIST FRAMING AND BEAM BOTTOMS	70 PERCENT
FLOOR SYSTEMS	80 PERCENT
 - REINFORCED MASONRY:
 - HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90 TYPE 1, IN ADDITION TO THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION. (BASED ON NET AREA). MINIMUM FACE SHELL THICKNESS TO BE 1 1/4" FOR 8" BLOCK, 1 3/8" FOR 10" BLOCK, AND 1 1/2" FOR 12" BLOCK.
 - MASONRY UNITS SHALL HAVE BEEN CURED FOR NOT LESS THAN 28 DAYS WHEN PLACED IN THE STRUCTURE.
 - GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL BE PROPORTIONED AS FOLLOWS: 1 PORTLAND CEMENT, 2 1/2 FINE AGGREGATE, 2 FEA GRAVEL, $F_c = 3000$ PSI AT 28 DAYS; GROUT SLUMP SHALL BE 4" TO 10". DONELS AS SHOWN SHALL MATCH SIZE AND NUMBER OF REINFORCING UNLESS OTHERWISE NOTED. HOOK INTO FOOTING 1'-0" MIN. AND LAP 20 DIAM. WITH MAIN STEEL.
 - TYPE "S" MORTAR REQUIRED FOR BEARING WALLS BELOW GRADE. TYPE "N" MORTAR REQUIRED FOR BEARING WALLS ABOVE GRADE. MORTAR SHALL BE OF A PORTLAND CEMENT TYPE MIX.
 - ALL STEEL BEAMS BEARING ON MASONRY SHALL BE WELDED TO BEARING PLATE AND HAVE 2 CORES MINIMUM FILLED WITH GROUT DIRECTLY BELOW THE BEARING POINT EXCEPT AS NOTED ON THE PLANS.
 - CONTRACTOR TO PROVIDE A MINIMUM 1'-6"x8" STRIP FOOTING OR THICKENED SLAB WITH (2) #4 BARS CONTINUOUS UNDER ALL INTERIOR BEARING WALLS, UNLESS NOTED OTHERWISE.
 - DO NOT LAY MASONRY WHEN OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES F OR IS EXPECTED TO FALL BELOW 40 DEGREES F, UNLESS ALL MEASURES ARE IN PLACE AND FOLLOWED FOR HEATING AND PROTECTING MASONRY ACCORDING TO THE COLD WEATHER CONSTRUCTION PROCEDURES DEFINED IN THE UNIFORM BUILDING CODE SECTION 2104.
 - PROTECT MASONRY WALLS FROM EXCESSIVE MOISTURE AFTER LAYING. COVER TOPS OF WALLS WITH WEATHER RESISTIVE MEMBRANE WHEN WORK IS NOT IN PROGRESS.
 - FOR ALL OPENINGS, THROUGH MASONRY WALLS INCLUDING MECHANICAL AND ELECTRICAL OPENINGS, PROVIDE THE FOLLOWING UNLESS OTHERWISE NOTED:
 - STEEL ANGLE LINTELS:
 - BEAR 8" ON EACH END.
 - GROUT 2-CORES SOLID FOR 3 - COURSES AT BEARING (U.N.O.)
 - 1-3-1/2 X 3-1/2 X 1/4 ANGLE FOR EACH 4" THICKNESS OF WALL FOR SPANS UP TO 4'-0"
 - 1-5 X 3-1/2 X 5/16 (LLV) ANGLE FOR EACH 4" THICKNESS OF WALL FOR SPANS UP TO 5'-0"
 - 1-6 X 3-1/2 X 5/16 (LLV) ANGLE FOR EACH 4" THICKNESS OF WALL FOR SPANS UP TO 6'-0"
 - BLOCK LINTELS (8" HIGH U.N.O.):
 - BEAR 8" ON EACH END.
 - GROUT 2-CORES SOLID FOR 3 - COURSES AT BEARING (U.N.O.)
 - WALL TYPE SPAN 12" BLOCK 8" BLOCK 6" BLOCK
 - NON-BEARING LESS THAN 3'-4" 2-#4 BOT 2-#4 BOT 1-#4 BOT
 - NON-BEARING 3'-5" TO 6'-4" 2-#4 BOT 2-#5 BOT 1-#5 BOT
 - BEARING LESS THAN 4'-6" 2-#5 BOT 2-#5 BOT
 - BEARING 4'-7" TO 6'-4" (16" HIGH) 2-#6 T&B 2-#6 T&B
- DIMENSION LUMBER:
 - DIMENSION LUMBER TO BE SPRUCE-PINE-FIR NO.1/NO.2 OR BETTER. (REFER TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS - LATEST EDITION FOR ALLOWABLE STRESSES).
 - ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.
 - WOOD LINTELS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNLESS OTHERWISE NOTED.
 - ALL NAILED CONNECTIONS SHALL BE FABRICATED AS FOLLOWS: (MINIMUM REQUIREMENTS FOR 10D NAILS).
 - PROVIDE 1-1/2" END DIST. AND 1-1/4" EDGE DIST.
 - SPACE NAILS 1-1/2" O.C.
 - ALL NAILS ARE TO BE CLINCHED.
 - ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH "SIMPSON" JOIST HANGERS OR EQUAL. USE TYPE REQUIRED FOR LOADING.

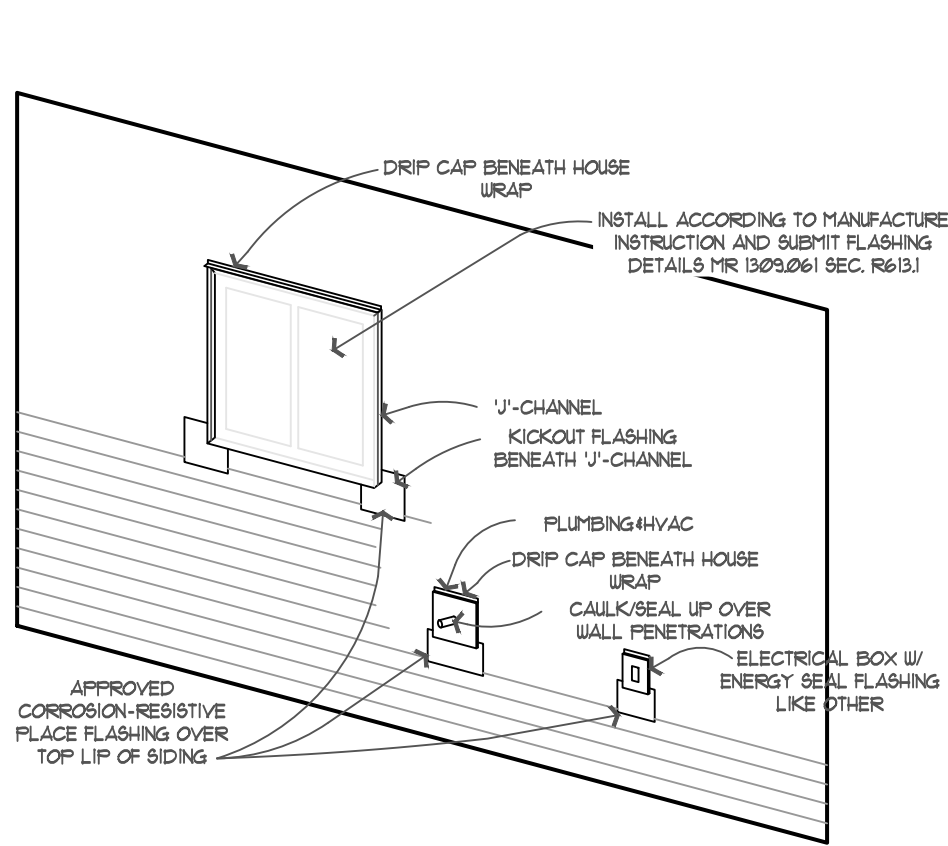
- WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.), UNLESS NOTED OTHERWISE.
- ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATION WALLS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS TO BE NAILED AS FOLLOWS:

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3-8d
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL
2-16d, END NAIL	
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	6d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C.
ALONG EACH EDGE	
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
(NOT APPLICABLE TO TRESS CONNECTIONS)	
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER AND BEAMS, 3 OR MORE PIECES	20d AT 32" O.C.
AT TOP AND BOTTOM, STAGGERED	
PLYWOOD (NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS) UNO	8d

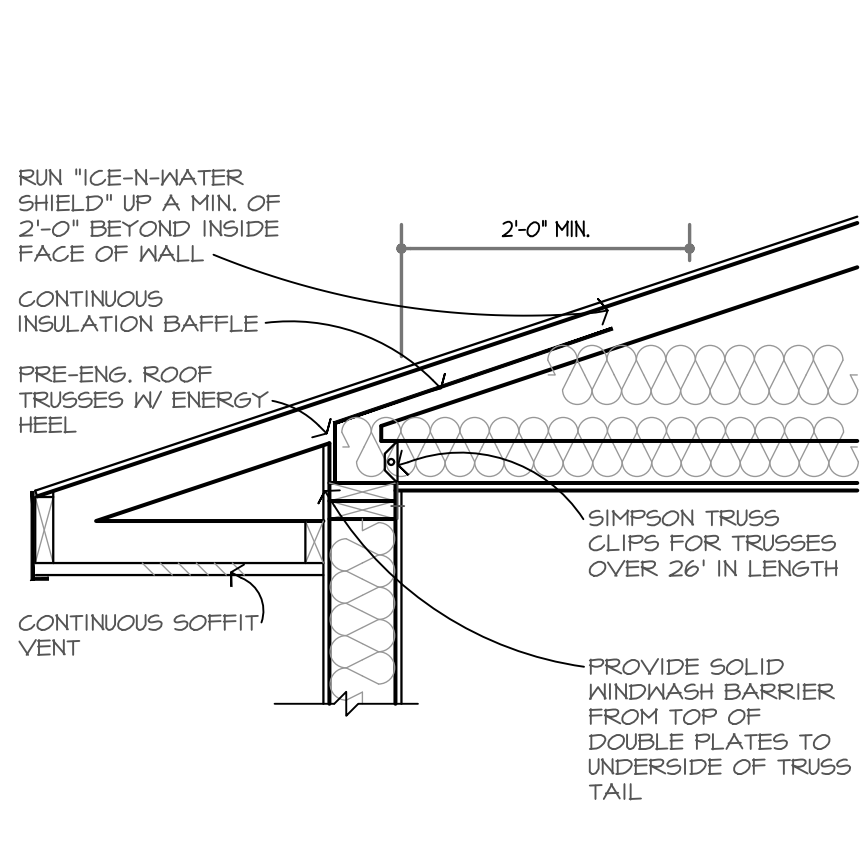
- WOOD SHEATHING:
 - EACH PANEL OF CONSTRUCTION SHEATHING SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE-TRADE MARK OF THE AMERICAN PLYWOOD ASSOCIATION.
 - GRADE AND TYPE SHALL BE AS FOLLOWS: ROOF SHEATHING: 32/16 APA RATED SHEATHING EXPOSURE 1 EXTERIOR WALL: 24/16 APA RATED SHEATHING EXPOSURE 1 FLOORS: 24/16 APA RATED SHEATHING EXPOSURE 1 NAIL ALL SHEATHING 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH 8d NAILS.
- LAMINATED VENEER LUMBER (LVL) & PARALLEL STRAND LUMBER (PSL)
 - ALL LVL HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: ALLOWABLE BENDING STRESS, $F_b = 2600$ PSI ALLOWABLE SHEAR STRESS, $F_v = 285$ PSI MODULUS OF ELASTICITY, $E = 1,400,000$ PSI
 - ALL PSL HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: ALLOWABLE BENDING STRESS, $F_b = 2900$ PSI ALLOWABLE SHEAR STRESS, $F_v = 290$ PSI MODULUS OF ELASTICITY, $E = 2,000,000$ PSI
 - LVL & PSL MEMBERS SHALL BE ONE OF THE FOLLOWING: "MICRO-LAM" BY TRUSJOIST/MACMILLAN CORPORATION. "GANG-LAM" BY LOUISIANA PACIFIC. "PARALLAM" BY TRUSJOIST/MACMILLAN CORPORATION. MULTIPLE-PLY MEMBERS SHALL BE FASTENED ACCORDING TO MANUFACTURERS INSTRUCTIONS UNLESS NOTED OTHERWISE.
- ROOF AND FLOOR TRUSSES:
 - TRUSSES, JACK RAFTERS AND VALLEY RAFTERS SHALL BE DESIGNED TO MEET ALL LOADING AND SPANS AS INDICATED ON THE PLANS.
 - TRUSSES AND RAFTERS SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER WITH ONE SET ON SITE AND ONE FOR BUILDING AND SAFETY.
 - SUPPLIER SHALL BE RESPONSIBLE FOR ALL BRACING AND/OR BRIDGING REQUIRED FOR THE DESIGN OF THE TRUSS MEMBERS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND/OR BRIDGING REQUIRED DURING CONSTRUCTION.
 - ALL LUMBER USED IN THE FABRICATION OF TRUSSES SHALL BE STRESS GRADED. CONNECTOR PLATES SHALL BE MADE OF GRADE "A" GALVANIZED STEEL, MINIMUM 20 GAUGE PER LATEST TPI SPECIFICATIONS.
 - FLOOR TRUSSES UNDER PARTIAL PARTITIONS SHALL BE DOUBLED.
 - PROVIDE SUPPLEMENTAL UPLIFT STEEL BRACKETS FOR EVERY ROOF TRUSS OF 26 FEET OR GREATER.
 - WHEN USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.
- WOOD WEB JOISTS:
 - JOISTS SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS AS INDICATED ON THE PLANS.
 - ALL WOOD WEB JOISTS TO BE SUPPLIED AND MANUFACTURED ACCORDING TO THE SPECIFICATIONS OF THE TRUSJOIST/MACMILLAN CORPORATION OR THE LOUISIANA PACIFIC CORPORATION.
 - BRIDGING OF FLOOR JOISTS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
- BRICK TIES: (FOR STUD BACK UP)
 - THERE SHALL BE A MINIMUM OF ONE BRICK TIE FOR EVERY 2 SQ. FT. OF WALL AREA. THESE SHALL BE SPACED AT A MAXIMUM OF 24 INCHES ON CENTER. TIES SHALL BE OF MINIMUM # 6A, CORROSION RESISTANT WIRE AND SHALL BE OF AN ADJUSTABLE TYPE SUCH AS AN ADJUSTABLE DRAFT OR EQUAL. CORRUGATED GALVANIZED SHEET TIES ARE NOT ACCEPTABLE. ALL TIES MUST BE ATTACHED THROUGH THE SHEATHING TO THE STUDS PER MANUFACTURERS RECOMMENDATIONS.
- BACKFILLING:
 - NO BACKFILLING AND COMPACTING OF EARTH SHALL BE PERMITTED AGAINST FOUNDATION WALLS UNTIL SUPPORTING SLABS HAVE BEEN 3/6 OF THEIR DESIGN STRENGTH OR UNLESS POURED AND HAVE REACHED 75 ADEQUATE BRACING SUBMITTED FOR REVIEW IS PROVIDED. MOVEMENT OF WALLS.
 - BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL.
- CONSTRUCTION PROCEDURES:
 - CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS NECESSARY TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
 - COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, INCLUDING THE OCCUPATION SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.
 - THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE NOTED. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING SHORING FOR THE EARTH BANKS, FORMS SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.
- MISCELLANEOUS:
 - PLACEMENT OF ANCHOR BOLT, PIPE SLEEVES, PADS AND OPENINGS FOR EQUIPMENT SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE OTHER SUBCONTRACTORS.
 - ALL CORE DRILLING SHALL BE DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. NO CORE DRILLING SHALL BE CUT, VERIFY LOCATION OF REINFORCING BEFORE CORE DRILLING. THERE SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. MAXIMUM CORE HOLE THROUGH SLABS SHALL BE PIPE DIAMETER PLUS 1".
 - SEAL ALL TIE CUTS IN CONCRETE FLOORS.
 - SEAL SUMP PUMP BASKET TO CONCRETE FLOOR.
 - WITH R-R RIGID EXTERIOR FOUNDATION INSULATION, PROVIDE HIGH EFFICIENCY EATING EQUIPMENT. MIN 92% EFFICIENCY FURNACE AND 13 SEER AIR CONDITIONING CONDENSER.
- COORDINATION WITH CONSTRUCTION DRAWINGS:
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE CONSTRUCTION DRAWINGS. WHERE DISCREPANCIES OCCUR IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION.



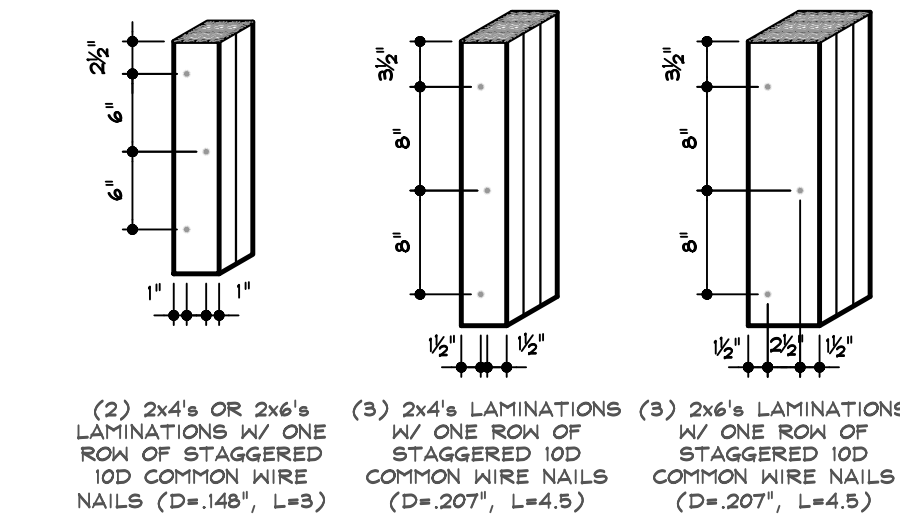
6 TYP. HEADER DETAIL NOT TO SCALE



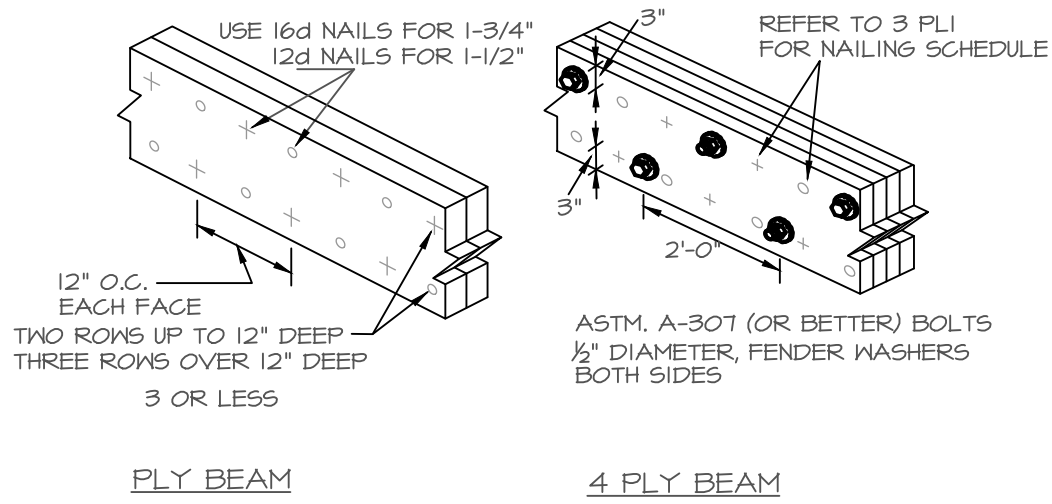
5 WALL PENT FLASHING NOT TO SCALE



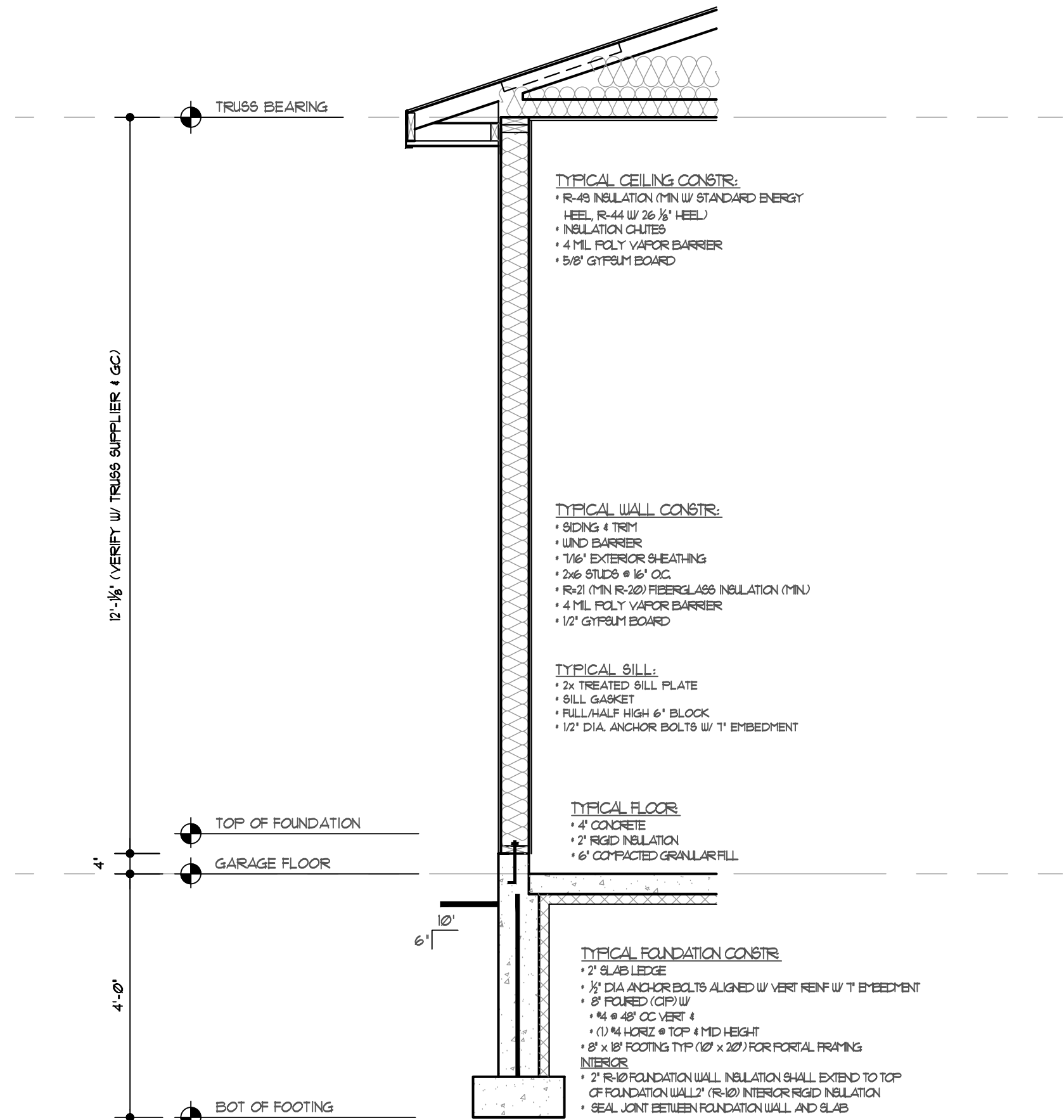
4 TRUSS CLIP NOT TO SCALE



3 NAILING SCHEDULE NOT TO SCALE



2 BEAM DETAIL NOT TO SCALE



1 GARAGE SECTION SCALE: 1/2"=1'-0" (22" x 34") SCALE: HALF SCALE (11" x 17")



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FINAL
APPROVED FOR
CONSTRUCTION

PEGRAM GARAGE
NICK & NICOLE PEGRAM
MINNESOTA
ZUMBRO LAKE
PEGRAM & DEXTER CONSTRUCTION

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