### HOLD DOWN KEY

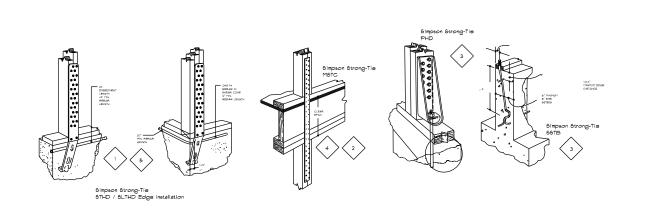
SIMPSON LSTHD8 OR LSTHD8RJ (FOR RIM JOIST APPLICATION) WITH 24-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 8" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.

TO CLEAR SPAN FLOOR USE SIMPSON MSTC40 WITH 36-16d SINKERS. USE 18-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 18-16d SINKERS TO DBL OR 4x STUD OR HEADER, SEE DETAIL FROM SIMPSON CATALOG, 16" CLEAR SPAN.

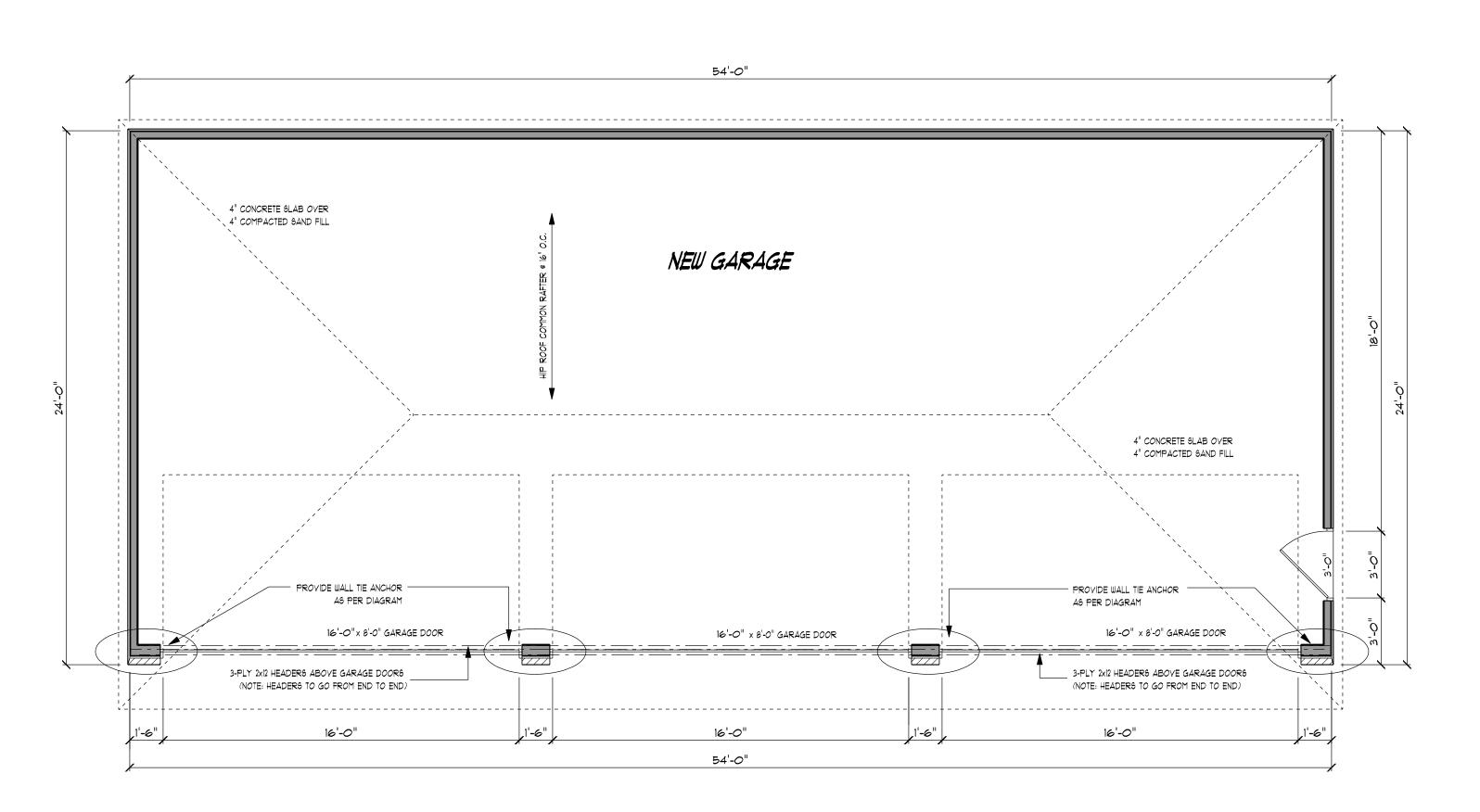
SIMPSON PHD5 WITH 14-SDS 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON SSTB20 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE POUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN,

TO CLEAR SPAN FLOOR USE SIMPSON MSTC78 WITH 80-16d SINKERS, USE 40-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 40-16d SINKERS TO DBL OR 4x STUD. SEE DETAIL FROM SIMPSON CATALOG. 18" CLEAR SPAN.

SIMPSON STHDIO OR STHDIORJ (FOR RIM JOIST APPLICATION) WITH 28-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 10" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION



DIFFERENT METHODS OF WALL TIE DOWN



# NEW GARAGE FLOOR PLAN

SCALE 1/4"= 1'-0"

#### 30 YEAR SEAL DOWN SHINGLES SYNTHETIC FELT 2x8 RIDGE FOR COMMPN RAFTERS 2x10 HIPS FOR RAFTERS 2x6 RAFTERS @ 16" O.C. HIP ROOF 5/12 PITCH 6" OVERHANGS ON 3 SIDES OF THE HIP ROOF 24" OVERHANG AT THE FRONT OF THE GARAGE 1/16" OSB SHEATHING W/PLYWOOD CLIPS 2x6 COLLAR TIES @ 32" O.C. I ROW ICE @ WATER SHIELD METAL DRIP EDGE 2x8 CEILING JOIST @ 16" O.C. 2x8 CEILING JOIST RETURN TO HIP ROOF - ALUM, GUTTERS & DOWNSPOUT - 2x4 WITH IX6 HARDIE BOARD FASIA & ALL TRIM WORK - 24" OVERHANG FRONT 2" OF CONTINUOUS VENT OR EQUALVENTING / HARDIE BOARD SOFIT HARDIE BOARD SIDING & TRIM 6" LAP - 5/4 12" HARDIE BOARD - BRICK RACK NEW GARAGE - INSTALL SAVED EXISTING BRICK OFF OLD GARAGE - 3 - PLY 2x12 GARAGE DOOR HEADER TYVEK VAPOR BARRIER - 7/16" OSB SHEATHING - 2x6 STUDS @ 16" O.C. (FRONT WALL ONLY) — 2x4 STUDS @ 16" O.C. WALLS -3/8" BOLTS @ 12" AT EACH CORNER 2x4 x 104-5/8" PRE-CUT STUDS — - 2x6 TREATED PLATE 2x4 TREATED PLATES — GRADE - EXPANSION @ THE BOTTOM OF THE PLATES ----- 4" COMPACTED SAND FILL 3/8" BLOTS @ 6'-0" O.C. 12"x 42" CONCRETE FOOTING - 8"x 42" CONCRETE FOOTING MONOLITHIC POUR MONOLITHIC POUR

# WALL LEGEND DESCRIPTION SYMBOL NEW 2X6 WALL W/ SIDING & DRYWALL NEW 2X4 WALL W/ DRYWALL EXISTING 2X4 WALL W/ SIDING & DRYWALL EXISTING CONSTRUCTION TO REMAIN CUT EXISTING TRUSSES & SAVE BOTTOM CORD EXISTING 2x6 WALLS W/ SIDING & DRYWALL EXISTING 2x6 WALLS W/ BRICK 8"x 42" CONCRETE FOOTING 4" CONCRETE SLAB

## GENERAL NOTES:

I. FIELD VERIFY ALL DIMENSIONS OF INTERIOR, EXTERIOR WALLS, & ROOF PITCH 2. DIMENSIONS SHOWN FROM DRYWALL TO DRYWALL 3. PROVIDE ALL FIRE STOPS PER CODE, INCLUDING AT ALL I-HR RATED WALL & AT FLOOR/CEILINGS 4. PROVIDE BLOCKING FOR DRYWALL, SOFFITS, & BULKHEADS

5. ALL ELECTRICAL TO CITY CODES 6. ALL HEAT TO CITY CODES 7. ALL PLUMBING TO CITY CODES

#### 8. ELECTRICAL, HEAT, & PLUMBING SHALL PULL SEPARATE PERMITS DEMOLITION NOTES:

REMOVE EXISTING DECKS AT THE REAR OF THE HOUSE AND REBUILD TO NEW CONDITIONS AS PER SCOPE OF WORK PROVIDED BY ITALY AMERICAN CONSTRUCTION INC.

THE DESIGNER HAS ATTEMPTED TO INDICATE ALL AREAS REQUIRING DEMOLITION TO THE BEST OF HIS ABILITIES. THE CONTRACTOR SHALL BE REQUIRES TO ACHIEVE COMPLETION OF THE PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR SPECIFIC CONSTRUCTION METHODS AND SAFETY.

THE CONTRACTOR SHALL VERIFY THAT ALL WALLS INDICATED TO BE REMOVED ARE NON-LOAD BEARING' PRIOR TO DEMOLITION, THE CONTRACTOR 16 RESPONSIBLE TO PROVIDE ALL SHORING NECESSARY TO ENSURE THE INTEGRITY OF EXISTING ADJACENT ASSEMBLIES.

# BUILDER'S RESPONSIBILITIES:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE TRADES, SUBCONTRACTORS, & MATERIAL SUPPLIERS

CONTRACTOR SHALL ONLY HIRE SUBCONTRACTORS THAT HAVE CURRENT WORKERS COMPENSATION INSURANCE OR WAYERS \$ LIABILITY INSURANCE

#### OWNER'S RESPONSIBILITIES:

THE OWNER MAY INCURE ADDITIONAL COST TO THE PROJECT: 1. IF ADDITIONAL ENGINEERING IS NEEDED TO THE PLANS REQUESTED BY THE BUILDING DEPARTMENT 2. ADDITIONAL INSPECTION REQUESTED BY THE BUILDING DEPARTMENT 3. ANY PROFESSIONAL SERVICES REQUESTED BY OWNER & OTHERS

4. CHANGES TO THE PROJECT NOT IN THE SCOPE OF WORK

AS REQUESTED BY THE OWNER

**ITALY AMERICAN** CONSTRUCTION

FAMILY OWNED SINCE 1954

PHONE# 313-278-7500

8401 N. TELEGRAPH RD. DEARBORN HEIGHTS MI. 48127

Job Notes:	

Owner

ERIC RAGLAND

3777 STURTEYANT DETROIT MI. 48206

"NEW THREE BAY GARAGE" "WITH BRICK FRONT"

> 3777 STURTEYANT DETROIT MI. 48206

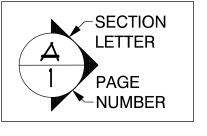
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Drawing Title

GARAGE FLOOR PLAN ELEYATIONS SECTION

Date: 9/10/2023 Drawn By: M.K. Revisions: 1

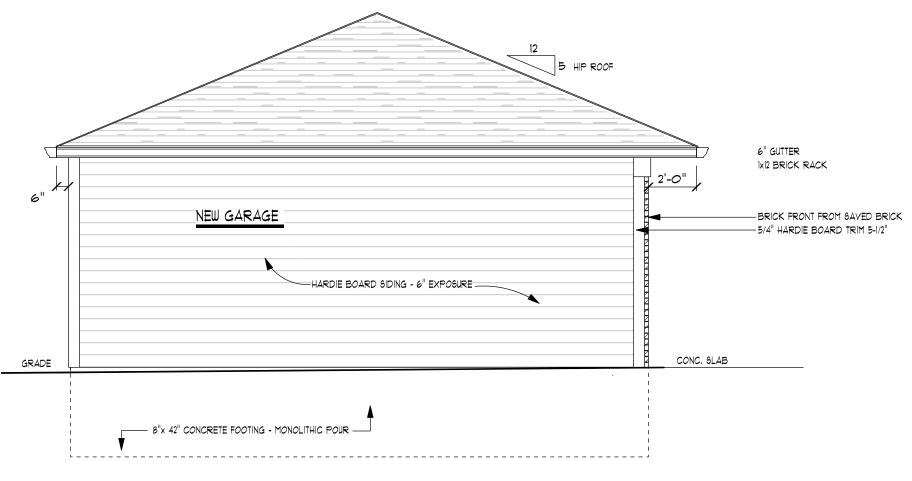
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Drawing # 09102023

GARAGE WALL SECTION

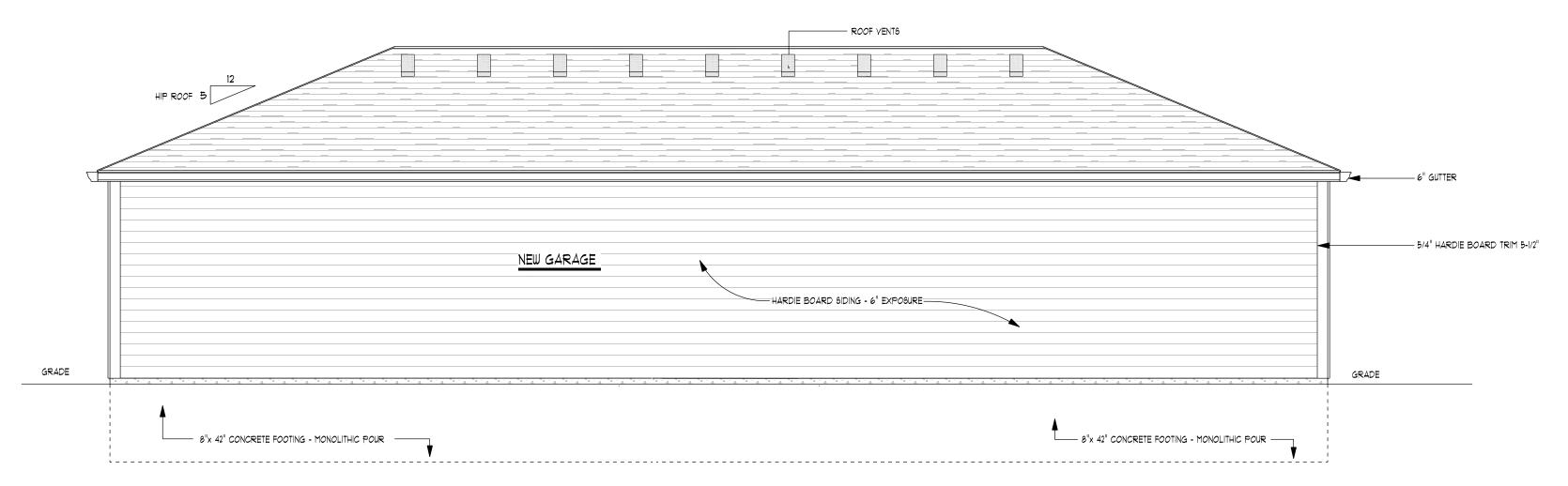
SCALE 3/8" = 1'-0"

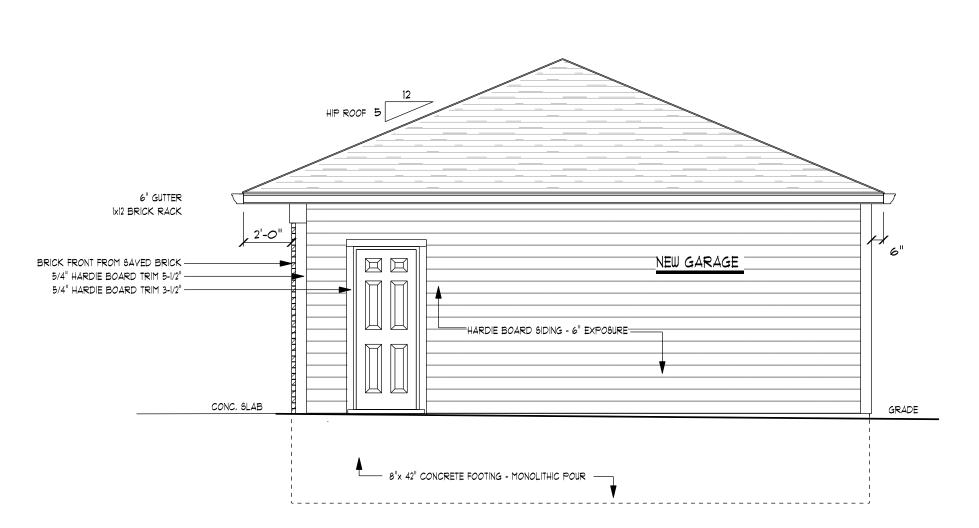


HIP ROOF 5 NEW GARAGE — 6" GUTTER — 1x12 BRICK RACK - BRICK FRONT 16'x 8' GARAGE DOOR WOPENER & KEYLESS ENTERY — 16'x 8' GARAGE DOOR W/OPENER & KEYLESS ENTERY ———— 12"x 42" CONCRETE FOOTING - MONOLITHIC POUR -

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







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

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

**ITALY AMERICAN** CONSTRUCTION

FAMILY OWNED SINCE 1954

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8401 N. TELEGRAPH RD. DEARBORN HEIGHTS MI. 48127

On Site

Job Notes:

ERIC RAGLAND

3777 STURTEYANT DETROIT MI. 48206

"NEW THREE BAY GARAGE" "WITH BRICK FRONT"

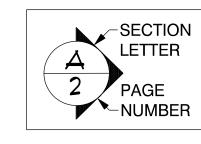
> 3TTT STURTEYANT DETROIT MI. 48206

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Owner Review	
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GARAGE FLOOR PLAN ELEVATIONS SECTION

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PAGE 2 OF 2



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