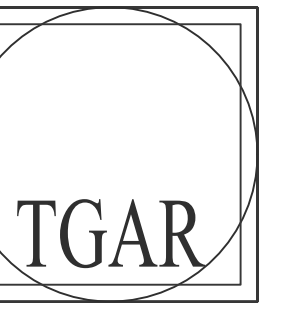


TWENTY SHEDS, LLC

STORAGE BUILDING

**SW CORNER HWY 45 & 2
UNION GROVE, WI 53105**

MAY 06, 2025



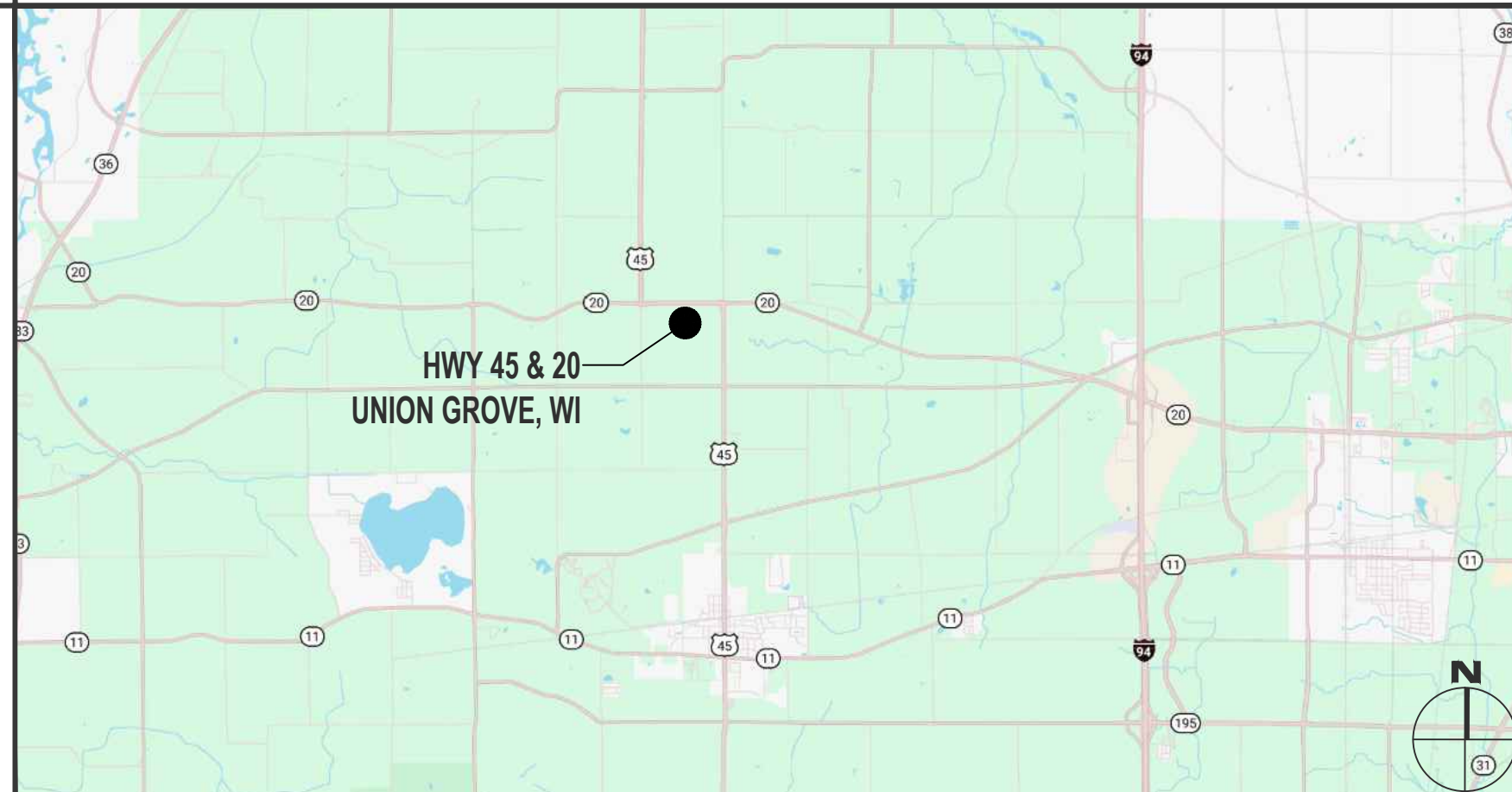
TIGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD
1500 North Fifth Street
Milwaukee, Wisconsin 53140
Ph: (262) 818-4620
E-mail: toeyg@gar.biz

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS & DIMENSIONS.
2. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES.
4. UNLESS NOTED OTHERWISE (U.N.O.) ALL DETAILS SHOWN ARE TO BE CONSIDERED TO BE TYPICAL.
5. ALL WORK SHALL BE IN COMPLIANCE WITH STATE & LOCAL CODES FOR THE RESPECTIVE TRADES.

VICINITY MAP



CONSULTANTS

OWNER: TWENTY SHEDS, LLC
ATTN: JOHN KURT
4324 SHIANNE STREET
UNION GROVE, WI 53105
PHONE: (262) 878-2397
EMAIL: john@kurkconcrete.com

ARCHITECT: TGAR GROUP, INC.
ANTHONY GARZA
1213 55TH STREET
KENOSHA, WI 53140
PHONE: (262) 818-4620
EMAIL: TONYG@TGAR.BIZ

SHEET INDEX

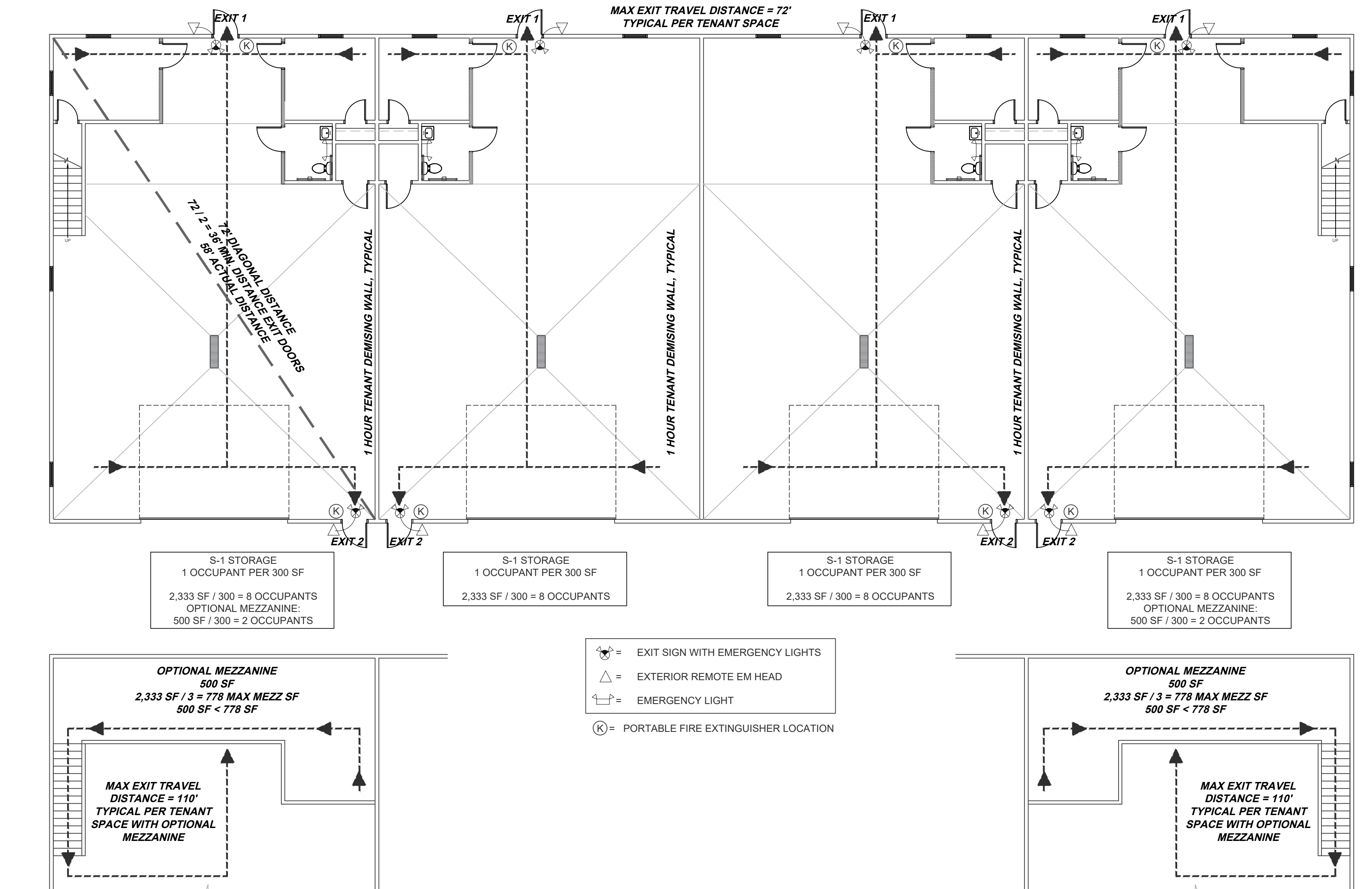
T1.0 TITLE SHEET & CODE DATA

CIVIL
C1 CONCEPTUAL SITE PLAN

ARCHITECTURAL

A1.0	FOUNDATION PLAN
A2.0	FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A4.0	SCHEDULES & DETAILS
A5.0	ROOF PLAN
A6.0	WALL SECTIONS & DETAILS

LIFE SAFETY



CODE DATA

APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE adopted under SPS 361.05 (IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE adopted under SPS 361.05 (IEBC)
2015 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2013 NATIONAL FIRE PROTECTION ASSOCIATION
CC/ANSI A117.1-2009

BUILDING USE AND OCCUPANCY (303.3):	S-1 STORAGE	
CONSTRUCTION CLASSIFICATION:	TYPE: VB - UNSPRINKLERED	
ALLOWABLE SQUARE FOOTAGE (506.2):	15,750 SF (SEE CALCULATION BELOW)	
ALLOWABLE AREA CALCULATION:	EQUATION 5-5:	$l_1 = [F/P - 0.25] W / 30$ $l_1 = [440 / 440 - 0.25] 30 / 30$ $l_1 = 0.75$
	EQUATION 5-1:	$A_0 = A_v + (NS \times l_1)$ $A_0 = 9,000 + (9000 \times 0.75)$ $A_0 = 9,000 + 6,750$ $A_0 = 15,750 \text{ SF}$
ALLOWABLE HEIGHT/STORIES (504.3/504.4):	40 FEET / 1 STORY	
ACTUAL SQUARE FOOTAGE:	9,600 SF (WITH 4 OPTIONAL MEZZANINES: 11,600 SF)	
ACTUAL HEIGHT/STORIES:	1 STORY @ ±26.5 FEET	
BUILDING STREET EXPOSURE:	4 SIDES	
EXIT ACCESS TRAVEL DISTANCE (1017.2):	200' FOR UNSPRINKLERED MAXIMUM / ACTUAL 110' MAX EXIT TRAVEL DISTANCE AS SHOWN	
MIN. # OF EXITS / EXITS PROVIDED (1006.3.1):	2 EXITS REQUIRED / 2 PROVIDED PER TENANT SPACE	
MIN. DISTANCE BETWEEN EXITS (1007.1.1):	DIAGONAL DIMENSION = $72' / 2 = 36'$ MIN DISTANCE / ACTUAL DISTANCE = $58' > 35'$	
OCCUPANT LOAD (1004):	36 OCCUPANTS (8 OCCUPANTS PER TENANT SPACE / 10 PER TENANT SPACE w/ MEZZANINE)	
PLUMBING FIXTURES (2902.1): PER SPACE:	8 (10 w/ OPTIONAL MEZZANINE) OCCUPANTS -- SEPARATE FACILITIES NOT REQUIRED (< 15 OCCUPANTS)	
REQUIRED:	WATERCLOSETS	LAVATORIES
	1 PER 100 1 REQUIRED PER TENANT SPACE	1 PER 100 1 REQUIRED PER TENANT SPACE
PROVIDED:	1 WC PROVIDED PER TENANT SPACE	1 LAV PROVIDED PER TENANT SPACE

PTS	DATE
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05/06/2025

WENTY SHEDS LLC
STORAGE BUILDING

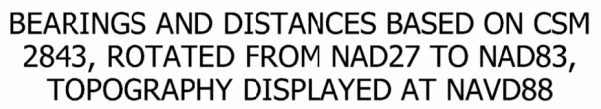
HWY 45 & 20
UNION GROVE, WI

AL IN CHARGE:	AGG
ED BY:	AGG
BY:	TCD
D BY:	AGG
ED:	DATE: 05/06/2025
DESCRIPTION	

TITLE SHEET

NOT TO SCALE

T NO.: SHEET NO.:
T1.0

DATE

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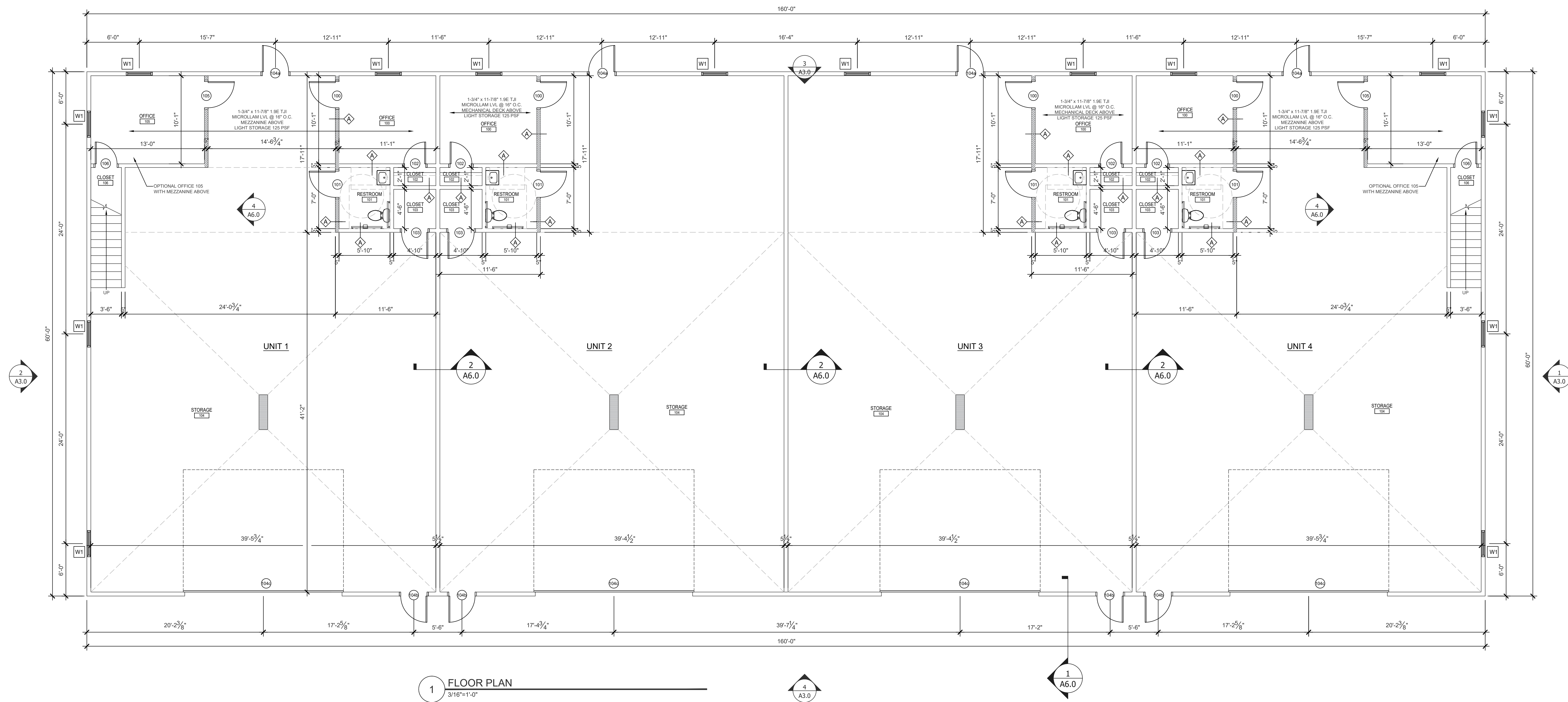
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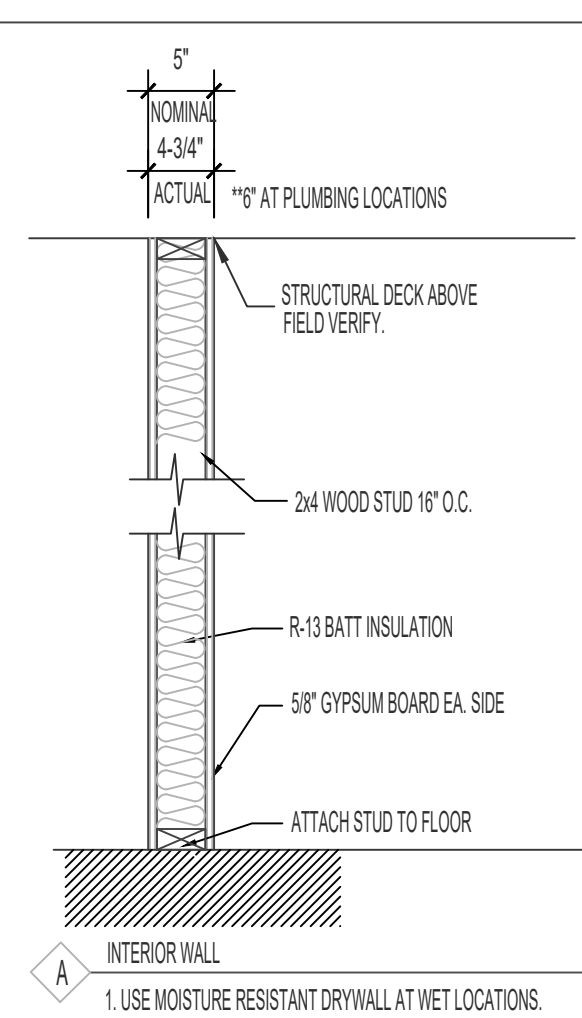
TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD
1213 18th Street
Kenosha, Wisconsin 53140
Ph.: (262) 818-4620
E-mail: tony@tgargroup.com



1 FLOOR PLAN
3/16"=1'-0"

WALL TYPES



ELECTRICAL DESIGN/BUILD

1. MEET ALL STATE, LOCAL AND NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. RECONFIGURE EMERGENCY SYSTEMS TO ACCOMMODATE NEW LAYOUT INCLUDING BUT NOT LIMITED TO EMERGENCY EXIT LIGHTS, EXIT SIGNS, SMOKE DETECTORS, ALARMS.
3. RECONFIGURE ALL ELECTRICAL POWER AND LIGHTING ITEMS TO ACCOMMODATE NEW LAYOUT.
4. PROVIDE NECESSARY CONDUIT FOR REMODELED OR NEW ELECT POWER AND LIGHTING.
5. OWNER TO PROVIDE CONDUIT AS NECESSARY AND CABLEING FOR PHONES, COMPUTERS AND TV.

MECHANICAL / HVAC DESIGN/BUILD

1. PROVIDE HVAC DESIGN AND INSTALLATION, DUCTWORK AND ACCESSORIES.
2. PROVIDE VENTILATION SYSTEMS TO ACCOMMODATE NEW LAYOUT INCLUDING BUT NOT LIMITED TO EMERGENCY EXIT LIGHTS, EXIT SIGNS, SMOKE DETECTORS, ALARMS.
3. MECHANICAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS TO DETERMINE EXTENT OF WORK REQUIRED BASED ON PLANS INDICATED.
4. INDOOR AIR DESIGN CONDITIONS: SUMMER 75 DEGREE FAHRENHEIT DB / 50% RELATIVE HUMIDITY. WINTER 70 DEGREE FAHRENHEIT DB / 50% RELATIVE HUMIDITY.
5. REVIEW WITH OWNER ALL SALVAGEABLE COMPONENTS BEING REMOVED PRIOR TO DISCARDING OR REMOVING MATERIALS.
6. COORDINATE ALL CAPPING OF MISCELLANEOUS SYSTEMS WHICH END AT FIXTURES, WALLS, OR CEILINGS TO BE REMOVED. CAPPING SHALL BE COMPLETED IN SUCH A MANNER THAT WILL NOT INTERFERE WITH NEW WORK OR BE VISIBLE IN FINISHED SPACES.
7. COORDINATE REMOVAL, RELOCATION, AND REROUTING (AS REQUIRED) OF ALL MECHANICAL OR ELECTRICAL PIPES, CONDUITS, VENTS, CONTROLS, ETC., WHICH ARE LOCATED IN WALLS, FLOORS, OR CEILINGS TO BE REMOVED.

SYMBOL DESIGNATION

- WALL TYPES TAG (SEE SHEET A2.0)
- DOOR TAG (SEE SHEET A4.0 FOR DOOR SCHEDULES & DETAILS)
- ROOM TAG (SEE SHEET A4.0 FOR ROOM SCHEDULE)
- WINDOW TAG (SEE SHEET A4.0 FOR WINDOW DETAILS)

TWENTY SHEDS LLC STORAGE BUILDING

HWY 45 & 20
UNION GROVE, WI

PRINCIPAL IN CHARGE: AGG
DESIGNED BY: AGG
DRAWN BY: TCD
CHECKED BY: AGG
APPROVED: DATE 05/06/2025
SHEET DESCRIPTION

FLOOR PLAN

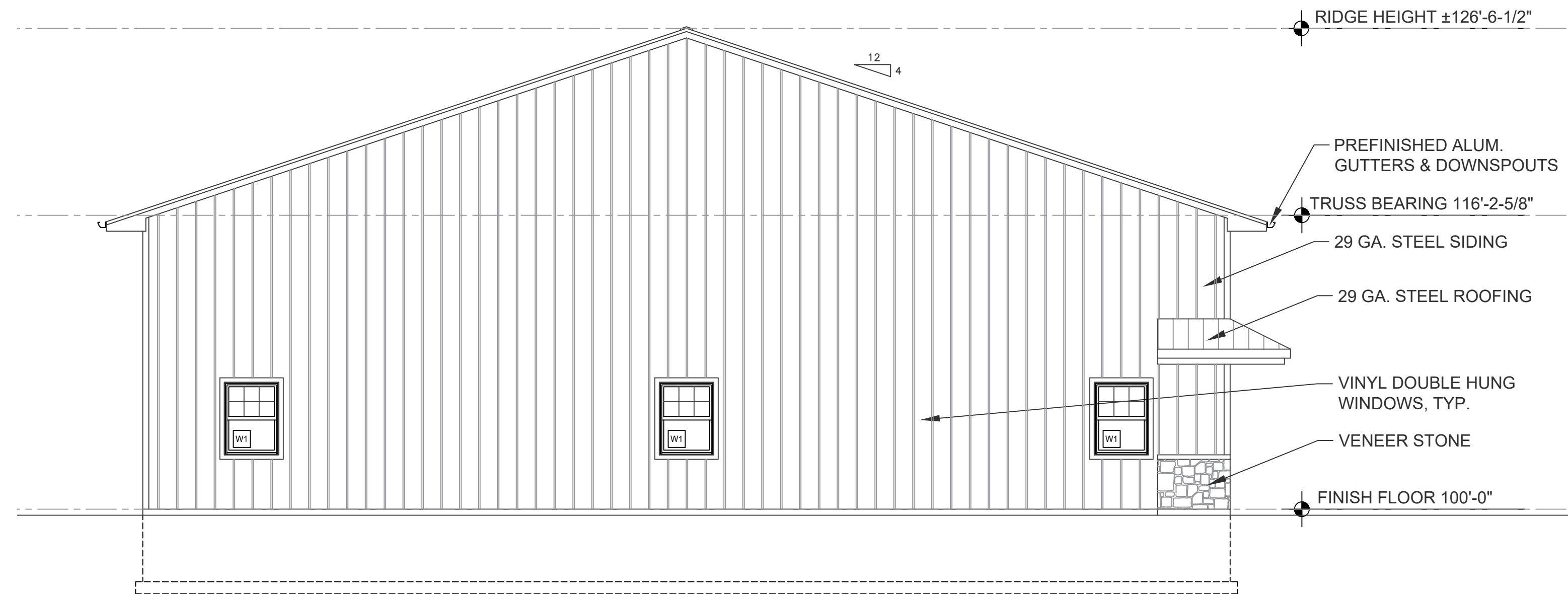
SCALE INDICATED
PROJECT NO.: SHEET NO.:
A2.0



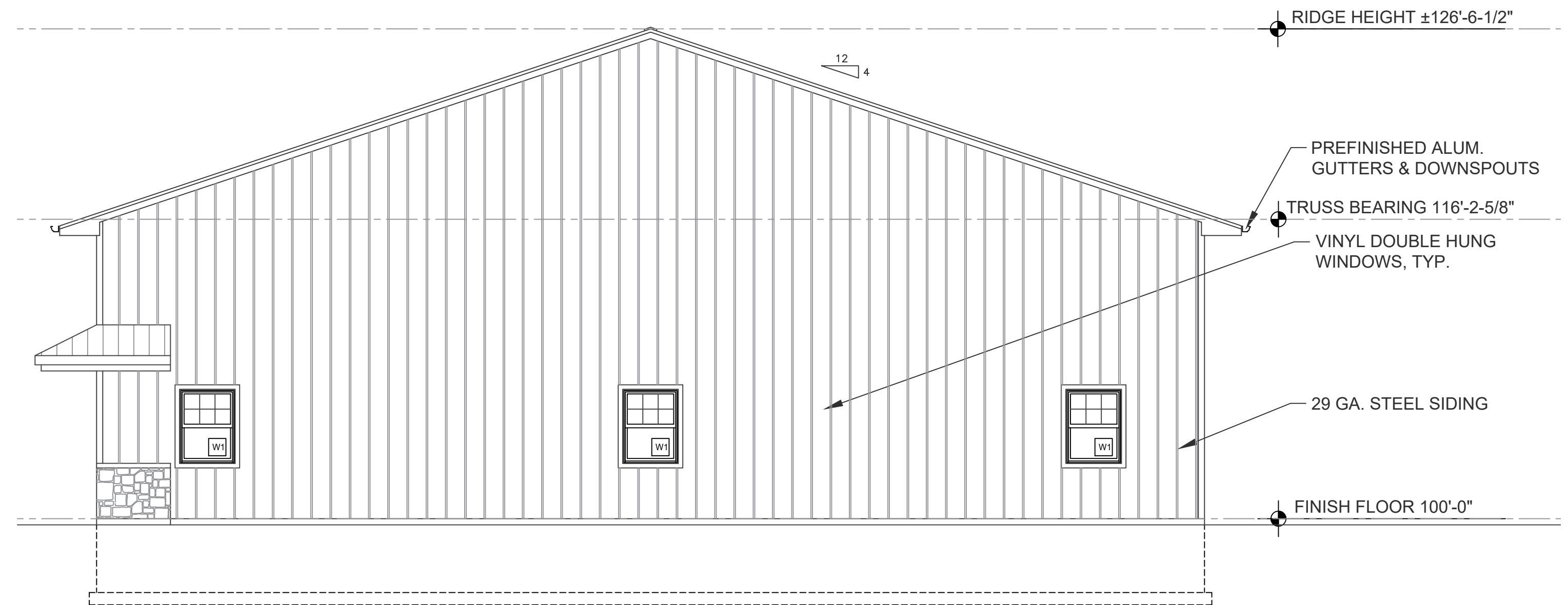
TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

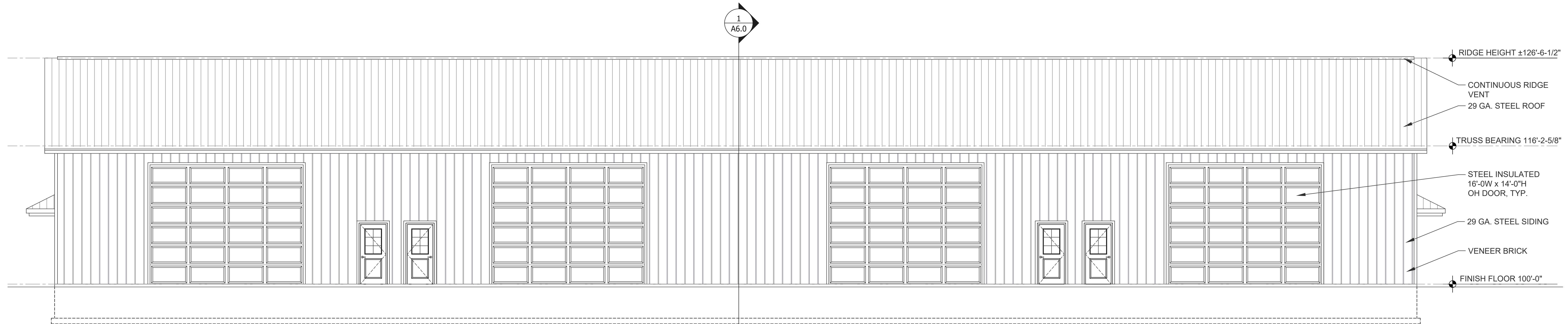
1213 7th Street
Kenosha, Wisconsin 53140
Ph.: (262) 818-4620
E-mail: tony@tgar.net



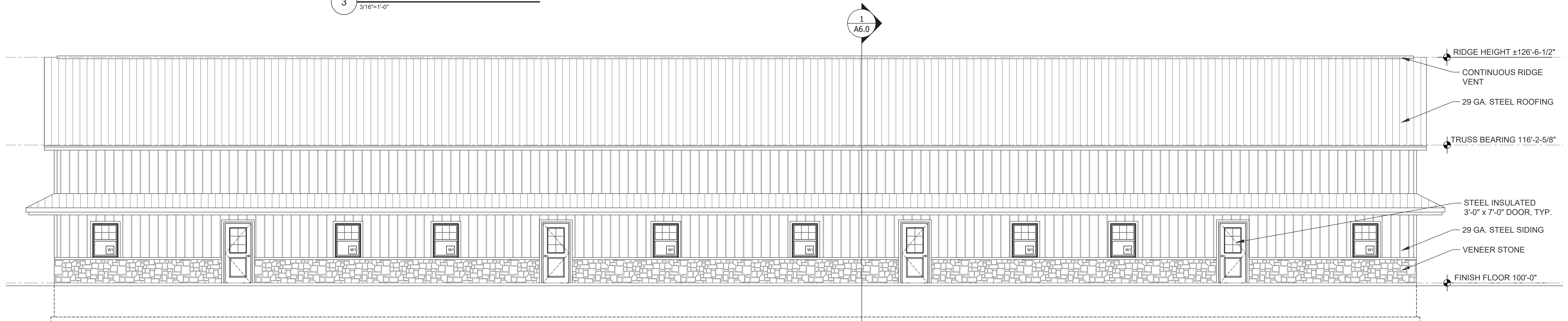
2 SIDE ELEVATION
3/16"=1'-0"



1 SIDE ELEVATION
3/16"=1'-0"



3 FRONT ELEVATION
3/16"=1'-0"



4 REAR ELEVATION
3/16"=1'-0"

COMMENTS DATE

ANTHONY GARZA
ARCHITECT
05/06/2025

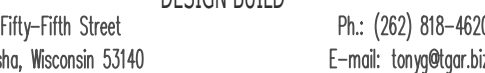
TWENTY SHEDS LLC
STORAGE BUILDING

HWY 45 & 20
UNION GROVE, WI

PRINCIPAL IN CHARGE: AGG
DESIGNED BY: AGG
DRAWN BY: TCD
CHECKED BY: AGG
DATE: 05/06/2025
SHEET DESCRIPTION

EXTERIOR
ELEVATIONS

SCALE INDICATED
PROJECT NO.: SHEET NO.:
A3.0



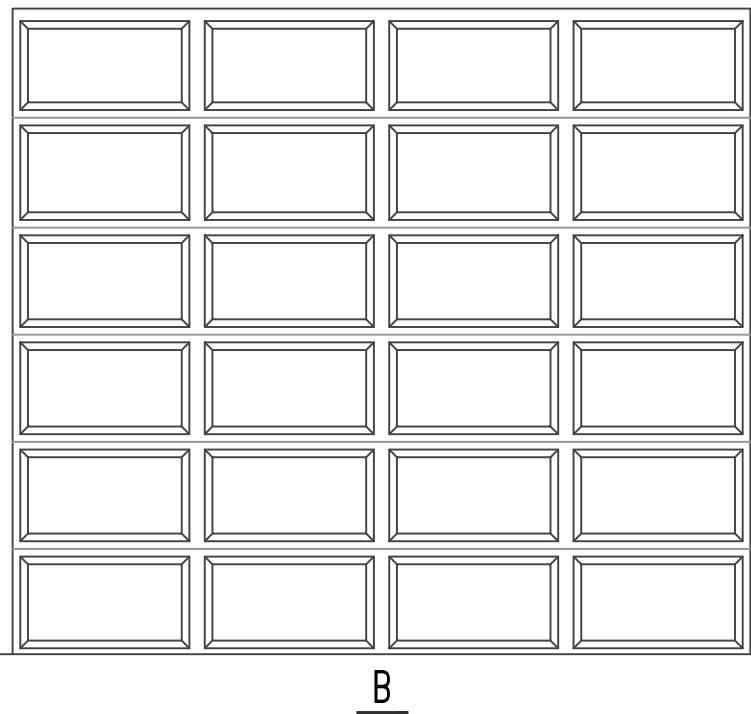
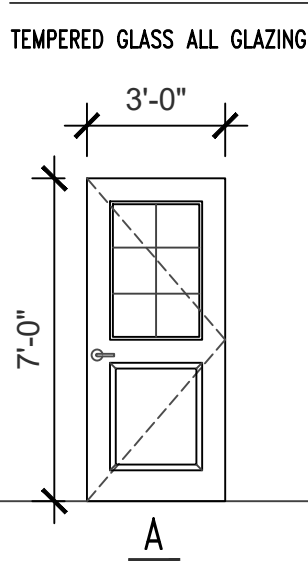
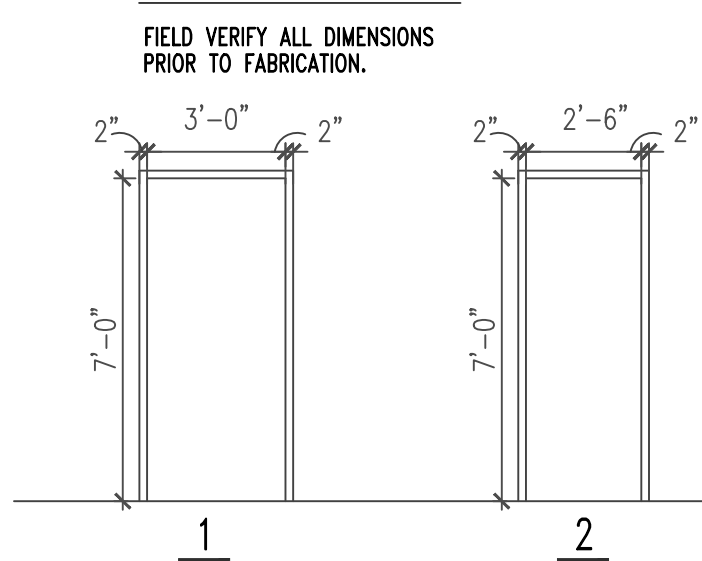
FINISH SELECTION KEY	
B-1	4" RUBBER BASE, 6" BASE @ BATHROOMS
P-1	TWO (2) COATS SHERWIN WILLIAMS SW8071 LATEX PAINT. EGGSHELL FINISH. COLOR BY OWNER.
P-2	TWO (2) COATS SHERWIN WILLIAMS EPOXY PAINT. SEMI-GLOSS FINISH. COLOR BY OWNER.
SC	SEALED CONCRETE
AS	1/2" ASPEN SHEATHING

DOOR SCHEDULE

DR #		FLOOR AREA	GENERAL					HARDWARE														NOTES	
			SIZE	DOOR TYPE	FRAME TYPE	MATERIAL		DETAIL	BUTTS		LATCH SETS	LOCK SETS	MISC.			ACCESSORIES							
						DOOR	FRAME		LEAF IN STANDARD	LEAF OUT BEARING PASSAGE (UNSECURED)			ENTRANCE (C/NORMAL)	PRIVACY (C/NORMAL)	OFFICE (C/NORMAL)	PUSH/PULL	WALL STOP	FLOOR STOP	HEAVY DUTY CLOSER	STANDARD DUTY CLOSER	THRESHOLD		
DR #	FLOOR AREA	SIZE	DOOR TYPE	FRAME TYPE	DOOR	FRAME	DETAIL	LEAF IN STANDARD	LEAF OUT BEARING PASSAGE (UNSECURED)	ENTRANCE (C/NORMAL)	PRIVACY (C/NORMAL)	OFFICE (C/NORMAL)	PUSH/PULL	WALL STOP	FLOOR STOP	HEAVY DUTY CLOSER	STANDARD DUTY CLOSER	THRESHOLD	PANIC-HARDWARE	DROP CAP	WEATHERSTRIPPING	NOTES	
	UNIT 1																						
100	OFFICE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●				●					●						
101	CLOSET	2'-6" x 7'-0" x 1.75"	C	2	HM	HM		●	●														
102	RESTROOM	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●			●				●		●						
103	CLOSET	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●	●														
104a	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●						●		●		●	●		
104b	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●						●		●		●	●		
104c	STORAGE	18'-0" x 14'-0" x 1.75"	B																			SEE OVERHEAD DOOR NOTES	
105	OPTIONAL OFFICE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●				●			●		●						
106	OPTIONAL CLOSET	2'-6" x 7'-0" x 1.75"	C	2	HM	HM		●	●														
	UNIT 2																						
100	OFFICE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●				●			●		●						
101	CLOSET	2'-6" x 7'-0" x 1.75"	C	2	HM	HM		●	●														
102	RESTROOM	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●						●			●						
103	CLOSET	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●	●														
104a	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●									●		●		●		
104b	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●							●		●		●		
104c	STORAGE	18'-0" x 14'-0" x 1.75"	B																			SEE OVERHEAD DOOR NOTES	
	UNIT 3																						
100	OFFICE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●				●			●		●						
101	CLOSET	2'-6" x 7'-0" x 1.75"	C	2	HM	HM		●	●														
102	RESTROOM	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●			●				●		●						
103	CLOSET	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●	●														
104a	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●							●		●		●		
104b	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●							●		●		●		
104c	STORAGE	18'-0" x 14'-0" x 1.75"	B																			SEE OVERHEAD DOOR NOTES	
	UNIT 4																						
100	OFFICE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●				●			●		●						
101	CLOSET	2'-6" x 7'-0" x 1.75"	C	2	HM	HM		●	●														
102	RESTROOM	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●			●				●		●						
103	CLOSET	3'-0" x 7'-0" x 1.75"	C	1	HM	HM		●	●														
104a	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●								●		●	●		
104b	STORAGE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●		●							●		●		●		
104c	STORAGE	18'-0" x 14'-0" x 1.75"	B																			SEE OVERHEAD DOOR NOTES	
105	OPTIONAL OFFICE	3'-0" x 7'-0" x 1.75"	A	1	HM	HM		●				●			●		●						
106	OPTIONAL CLOSET	2'-6" x 7'-0" x 1.75"	C	2	HM	HM		●	●														

GENERAL NOTES:

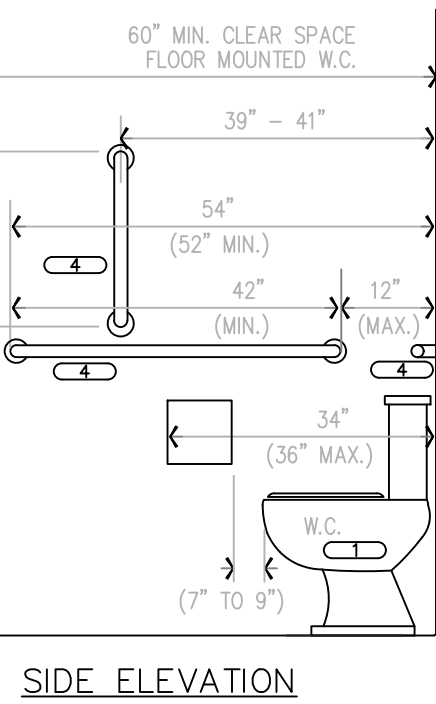
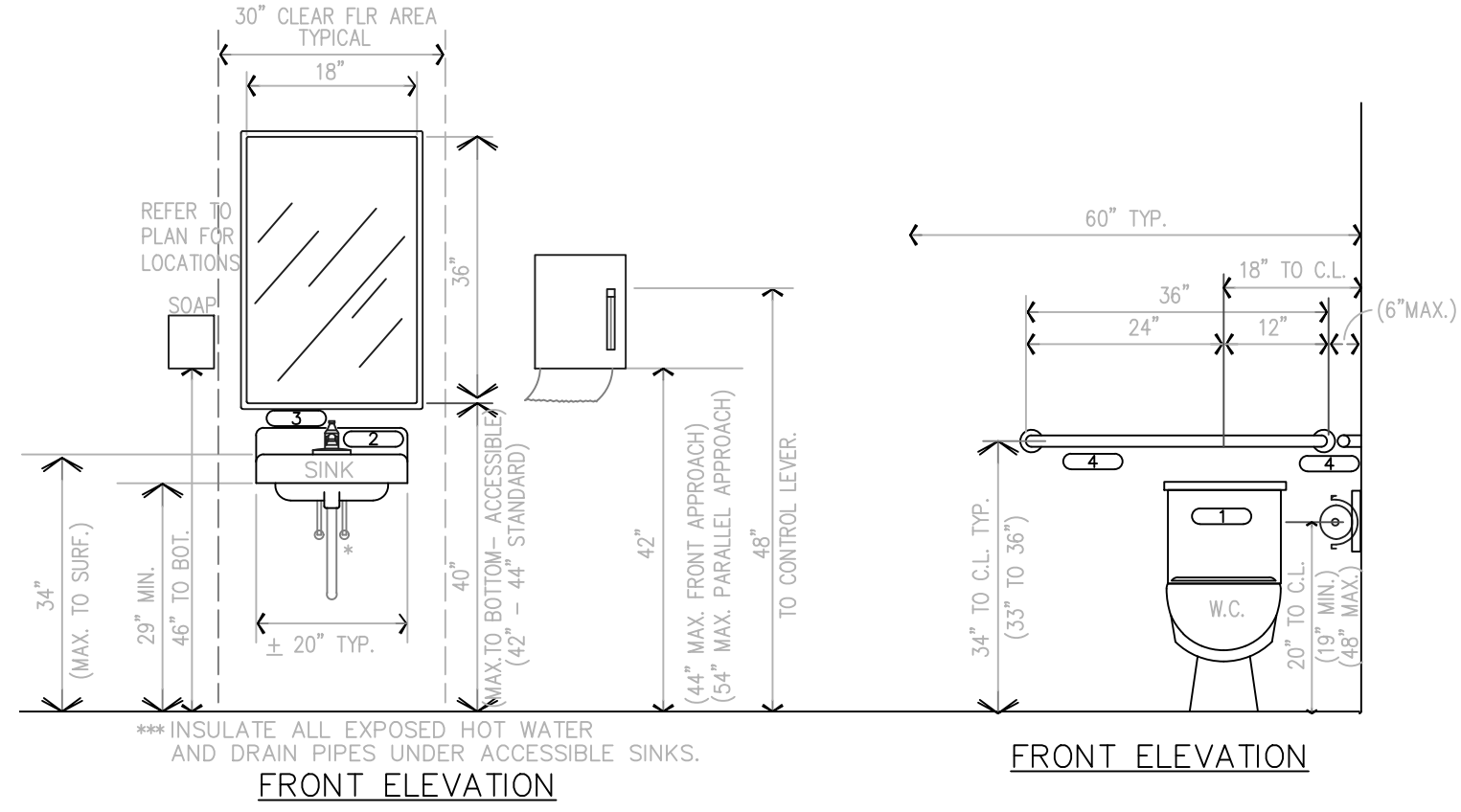
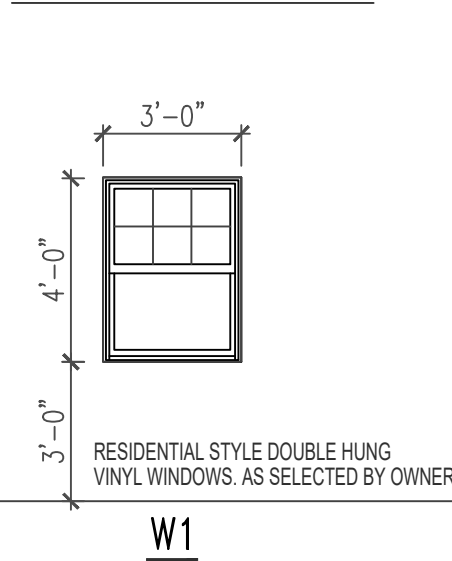
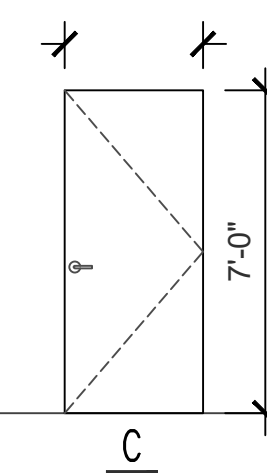
1. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
2. ALL DOOR HANDLES ARE LEVEL STYLE OR ARE PROVIDED WITH PANIC HARDWARE.
3. LOOKS TO EXCESS DOORS SHALL BE RECALLY OPERABLE FROM THE SIDE OF EXCESS, IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. DOOR HANDLES, PULLS, HATCHES, LOOKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE "TIGHT GRASPING, TIGHT FINGERING OR TRUSTING OF THE WREST TO OPERATE."
4. ALL LEVER HANDLES TO BE MOUNTED AT 48" A.F.F.
5. ALL HARDWARE SHALL BE COMMERCIAL GRADE 1, CONFORM WITH ACCESSIBILITY STANDARDS AND HAVE STAINLESS STEEL FINISH.



RAYNOR TRICORE A 3" THICK WHITE PREFINISHED INSULATED, 2 SIDED STEEL OVERHEAD DOOR. DOOR WILL HAVE LIFT CLEARANCE 2" TRACK ANGLE MOUNTED TO STEEL TRACKS AND FULLY WEATHERSTRIPPED. THIRD SECTION WILL HAVE 2 - 24" X 8" X 5/8" THERMO-LITES.

INCLUDE RAYNOR R8J 311 INDUSTRIAL DUTY JACKSHAFT ELECTRIC OPERATOR, 1/3 H.P., 110 VOLT, SINGLE PHASE MOTOR WITH 1-24 VOLT INTERIOR 3 BUTTON CONTROL STATION.

PROVIDE WEATHERSTRIPPING AT SILL, HEAD AND JAMB TO PREVENT CONTACT OF ALUMINUM TO STEEL.



TOILET ROOM ACCESSORIES SCHEDULE (PER RESTROOM)					
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS	QUANTITY
	HAND DRYER	DYSON	307174-01	SURFACE MTD.	1
	MIRROR	BOBRICK	B-165	2'X3' FRAMED	1
	SANITARY NAPKIN RECEPTACLE	BOBRICK	B-270	WOMENS TOILET	1
	42" GRAB BAR (SIDE WALL)	BOBRICK	B-6806x42	NOTE 3 & 4	1
	36" GRAB BAR (REAR WALL)	BOBRICK	B-6806x36	NOTE 3 & 4	1
	TOUCHLESS SOAP DISPENSER	BOBRICK	B-2013	STAINLESS STEEL	1
	TOILET TISSUE DISPENSER	BOBRICK	B-274	SURFACE MTD.	1
	18" GRAB BAR (SIDE WALL)	BOBRICK	B-6806x18	NOTE 3 & 4	1

NOTES:

1. REFER TO DETAIL FOR MOUNTING HEIGHTS.
2. EQUIVALENT SUBSTITUTE FIXTURES MUST BE APPROVED BY OWNER AND/OR ARCHITECT
3. PROVIDE WOOD BLOCKING AS REQ. AT GYP WALLS FOR INSTALLATION OF SINKS.
4. REFER TO PLAN FOR LOCATION.

(TOILET ACCESSORIES TYPICAL FOR ALL BATHROOMS)

*** TOILET ROOM ACCESSIBILITY SIGNAGE FOR ALL TOILET ROOMS SHALL BE LOCATED ON THE WALL WHICH THE LATCH SIDE OF THE DOOR IS LOCATED. THE TACTILE CHARACTERS SHALL BE LOCATED BETWEEN 48 INCHES AND 60 INCHES AFF.

[illegible]

COMMENTS	DATE
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05/06/2025

TWENTY SHEDS LLC
STORAGE BUILDING

HWY 45 & 20
UNION GROVE, WI

PRINCIPAL IN CHARGE:	AGG
DESIGNED BY:	AGG
DRAWN BY:	TCD
CHECKED BY:	AGG
APPROVED:	DATE: 05/06/2025
SHEET DESCRIPTION	

SCHEDULES & DETAILS

SCALE: INDICATED	
PROJECT NO.:	SHEET NO: A4.0

1 ROOF PLAN
3/16"=1'-0"

NOTES:

1. DESIGN FABRICATE TRANSPORT AND ERECT METAL PLATE CONNECTED WOOD TRUSSES IN ACCORDANCE WITH LATEST STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA) STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
2. DESIGN FOR LOADS IN ADDITION TO MEMBER WEIGHTS AS NOTED ON THE DRAWINGS AND PER APPLICABLE CODE REQUIREMENTS.
3. ALL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.
4. ALL PERMANENT AND TEMPORARY BRACING SHALL BE DESIGNED BY THE TRUSS MANUFACTURER.

- ## ROOF NOTES
- 1) PRE-ENGINEERED ROOF TRUSSES BRACED PER MANUFACTURER'S SPECIFICATIONS @ 48" O.C.
 - 2) 2x4 PURLINS @ 24" O.C.
 - 3) 29 GAUGE STEEL ROOFING
 - 4) INSTALL COUNTER-FLASHING AND METAL COPINGS.
 - 5) PROVIDE 10 YEAR WARRANTY FOR ROOF MATERIALS AND LABOR PER MANUFACTURER'S FULL AND COMPLETE WARRANTY FOR LABOR AND MATERIALS.
 - 6) 20 LB BLOWN IN FIBERGLASS INSULATION
 - 7) PROVIDE ICE & WATER SHIELD AT ALL HIPPS & VALLEYS AND UP 4'-0" ON ALL EDGES
 - 8) ALL COPING CAPS/BREAK METAL FLASHINGS TO HAVE COLOR SELECTED FROM MANUFACTURER'S STANDARD COLOR SCHEME.
 - 9) EXTERIOR SIDE OF DOWNSPOUTS & GUTTERS TO HAVE COLOR SELECTED FROM MANUFACTURER'S STANDARD COLOR SCHEME.
 - 10) 24" OVERHANG AT EAVES, 12" OVERHANG AT GABLES

TWENTY SHEDS LLC
STORAGE BUILDING



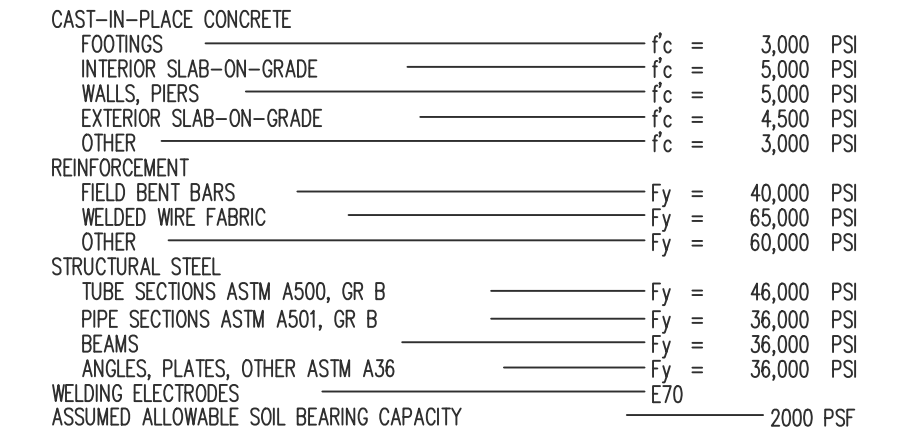
1. NOT ALLOWABLE SOIL BEARING PRESSURE IS PRESUMED TO BE 2.000 PSF. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL ALLOWABLE SOIL BEARING CAPACITY OF THE EXISTING GROUND. VERIFY LOAD CAPACITY EITHER VISUALLY OR BY SOIL BORINGS.
2. ALL FOUNDATIONS SHALL BE ON UNDISTURBED NON-COMPRESSED NORMATIVE APPROVED SOILS COMPACTED IN PLACE TO 95% MAXIMUM MODIFIED PROCTOR DENSITY (ASTM D1557).
3. CONCRETE FOR FOOTINGS AND FOUNDATION WALLS - PSR per PERMITS ON THIS SHEET. FOR REBAR, SEE REBAR SCHEDULE. CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH THE 3185 STANDARDS.
4. TYPE FOUNDATION BACK FILL SHALL BE APPROVED WELD DRAWING NON-COMPRESSED GRANULAR FILL.
5. ALL CONCRETE REINFORCEMENT SHALL BE K60 AS/ASTM A 615 DEFORMED STEEL BARS.
6. ALL HORIZONTAL REINFORCING IN FOOTINGS AND FOUNDATION WALLS SHALL BE CONTINUOUS AROUND ALL CORNERS AND AT ALL INTERSECTIONS.
7. MINIMUM TOP OF FOUNDATION WALLS TO BE 1' MINIMUM ABOVE FINISH GRADE.
8. MECHANICAL GROUND SHALL BE 4.000 PSI MINIMUM COMPRESSIVE STRENGTH.
9. GEOTECHNICAL, ELECTRICAL, PLUMBING AND TRADE DESIGN TO BE DONE BY OTHERS. COORDINATE ALL REQUIRED OPENING SIZES AND LOCATIONS WITH THE APPROPRIATE PLANS.
10. DO NOT SCALE DRAWINGS.
11. DETAILS SHOWN ARE MEANT TO BE TYPICAL UNLESS INDICATED OTHERWISE.
12. TOP OF FOOTING
13. TOP OF FOUNDATION WALL
14. TOP OF FOUNDATION PIER
15. FINISH FLOOR ELEVATION OF 10'-0" IS FOR REFERENCE PURPOSE ONLY.
16. COORDINATE FINISH FLOOR ELEVATION WITH OWN DRAWINGS.
17. DO NOT SCALE DRAWINGS, ANY INACCURACIES FOUND IN THE FIELD OR ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT OR OWNER.

REMOVE EXISTING TOP SOIL AND VEGETATION FROM WITHIN THE BUILDING AREA AND FROM UNDER ALL PAVED AREAS. PROCEED TO EXCAVATE MATERIAL TO THE PROPOSED SLAB-ON-GRADE SUB GRADE WHERE EXPOSED MATERIAL SHOULD BE PROOF-ROLLED WITH A HEAVY RUBBER Tired VEHICLE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER. SOILS WHICH HEAVE, PUMP OR DO NOT READILY COMPACT SHOULD BE EXCAVATED AND REPLACED WITH ENGINEERED FILL.

SUGRADE PREPARATION FOR FOOTING SHALL CONSIST OF EXCAVATION TO REQUIRE ALLOWABLE BEARING CAPACITY SOILS AT OR NEAR DESIGN FOOTING ELEVATIONS. WHERE UNSUITABLE SOILS IS ENCOUNTERED AT NOMINAL FOOTING DEPTH, IT SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL. FOOTING BEARING CONDITIONS AND OVER-EXCAVATION PROCEDURES MUST BE CHECKED IN THE FIELD BY A QUALIFIED GEOTECHNICAL ENGINEER.

GRANULAR STRUCTURAL SOILS SHOULD BE PLACED IN 8" MAXIMUM LAYERS COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557 (MODIFIED PROCTOR). ALTERNATIVELY, FILL MAY CONSIST OF APPROVED COHESIVE SOILS PLACED IN 8" MAXIMUM LAYERS COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY PER ASTM D-1557 (MODIFIED PROCTOR). MOISTURE CONDITION FILL MATERIAL AS REQUIRED TO OBTAIN PROPER COMPACTION. COHESIVE SOILS OR GRANULAR SOILS WITH A SIGNIFICANT PERCENTAGE OF COHESIVE FINES SHALL BE CONDITIONED SO THAT THE MOISTURE CONTENT AT COMPACTION SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

- 1) REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACD DETAILING MANUAL SP-66 (34).
- 2) ALL LAPS SHALL BE CLASS "B" PER ACD 318-95 LAPS. OTHERWISE NOTE THE SPACING OF LAPS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS USE TOP BAR LENGTHS FOR ALL HORIZONTAL LAP SPACING. PROVIDE FOR TOP BARS IN SLABS AND BEAMS TO BE LAPPED.
- 3) LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- 4) CORNER BARS WITH CLASS "B" PER 318-95 LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS PER ACD SP-66 (44) FIGURE 11, EXCLUDING UPPER RIGHT DETAIL.
- 5) HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OR AN OPENING TO A CORNER, SHALL BE STAGGERED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- 6) PLAN REINFORCING FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP PER ACD.



ALL FLOOR, CEILING, FLOORS AND CEILING MATERIAL SHALL BE SFF #2
AND DRED TO 100% MOISTURE CONTENT. ALL OTHER FRAMING
MATERIAL SHALL BE SFF #2 AND DRED TO 100% MOISTURE CONTENT U.N.O.
PURLINS, SFF #2 AND DRED TO 10% MOISTURE CONTENT.

ALL WALL STUDS ARE SFF #2 AND DRED TO 100% MOISTURE CONTENT

ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U
STUDS, BRACING (U.N.O.) ALL FLOOR BEAMS FRAMING TO BEAMS
SHALL BE SFF #2 AND DRED TO 100% MOISTURE CONTENT. ROOF
2X12 JOISTING OR HINGERS FOR ALL WOOD JOIST SPANS GREATER THAN
8'-0".

ALL BEAMS, ORDERS AND DOUBLE TRUSSES FRAMING TO WALLS ARE TO
BE SUPPORTED BY A MINIMUM OF TWO STUDS, CHECKS, OR SHAKES. REFER TO
BUD 230.6.9.5 AND 230.6.9.6 FOR HANGER SPANS AND SIZES.

ALL HEADERS ARE TO HAVE NO SPITS, CHECKS, OR SHAKES. REFER TO
BUD 230.6.9.5 AND 230.6.9.6 FOR HANGER SPANS AND SIZES.

ANCHOR BOLTS SHALL BE (RA1M) A MINIMUM 1"2" DIAMETER X 6" LONG
AT EACH SIDE OF 4" X 6" PANEL CONNECTIONS, AND MINIMUM TWO PER
END OF THE MEMBER. STUDS SHALL BE USED TO CONNECT ROOF MEMBER
TO BEAMS. BEAMS SHALL BE ACCORDING TO TABLE 230.6.9.1 OF THE INTERNATIONAL BUILDING
CODE 2000. MOST STUDS SHALL BE GLEUED AND NAILED WITH 3-60D NAILS
AT 12" O.C.

7. MICROLAMs TO BE INSTALLED PER TRUSJOIST CORPORATION. PARALLAMs ARE TO BE INSTALLED PER "PARALLAM PSL INSTALLATION GUIDE". GLULAMs ARE TO HAVE $F_{bH} = 3000$ PSI. T/J'S TO BE INSTALLED PER TRUSS JOIST MACMILLIAN'S BUILDER'S GUIDE TO THE SILENT FLOOR SYSTEM. PSL'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS.

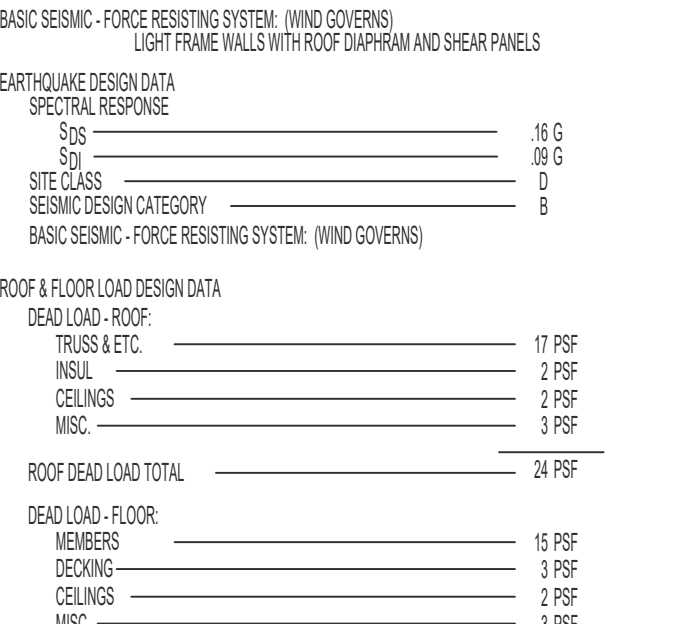
8. EXTERIOR WALLS ARE TO USE 15/32" x 4'-0" APA RATED PLYWOOD W/ 8D COMMON OR GALVANIZED BOX NAILS AT 4" O/C AT ALL EDGES (BLOCKING IS REQUIRED) AND 12" O/C AT THE FIRST AND SECOND FLOOR. SHEARWALLS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR AND TO BE Nailed, PER ABOVE, TO ALL PLATES.

9. ALL PRE-ENGINEERED TRUSSES TO CONFORM TO WTCA STANDARDS & HIB-91 SUMMARY SHEET FOR HANDLING AND STORAGE AND BRACING. ALL TRUSSES WITH A SPAN GREATER THAN 30'-0" TO HAVE BOTTOM CHORDS BE A MINIMUM OF 2x6 U.N.O. TRUSSES ARE TO BE SPACED NO GREATER

12. ALL DRAFTSTOPPING TO INSTALLED IN ACCORDANCE WITH IBC 716.

12. ALL DRAFTSTOPPING TO INSTALLED IN ACCORDANCE WITH IBC 716.

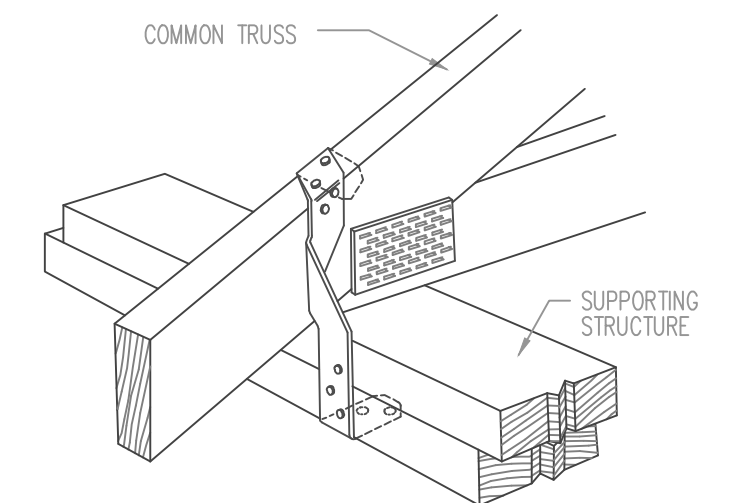
LOADING CATEGORY/SEISMIC USE GROUP		I
IMPORTANCE FACTORS		
SEISMIC IMPORTANCE FACTOR, I_E	E	1.0
SNOW IMPORTANCE FACTOR, I_S	S	1.0
WIND IMPORTANCE FACTOR, I_W	W	1.0
WIND LOAD DESIGN DATA (WIND GOVERNS)		
BASIC WIND SPEED, <mathv< math=""></mathv<>	115	MPH (3-SECOND)
WIND EXPOSURE CATEGORY	III	C ALL FOUR DIR.
WIND IMPORTANCE FACTOR, I_W		
COMPONENTS AND CLADDING		
ZONE 1		-15.6 12.3
ZONE 2		-18.5 -8.3
ZONE 3		-30.0 0.0
ZONE 4		-35.7 0.0
ZONE 5		-21.9 0.0
WALLS		
ZONE 5	312	28.4
ZONE 1	312	28.4
ZONE 2	270	25.1



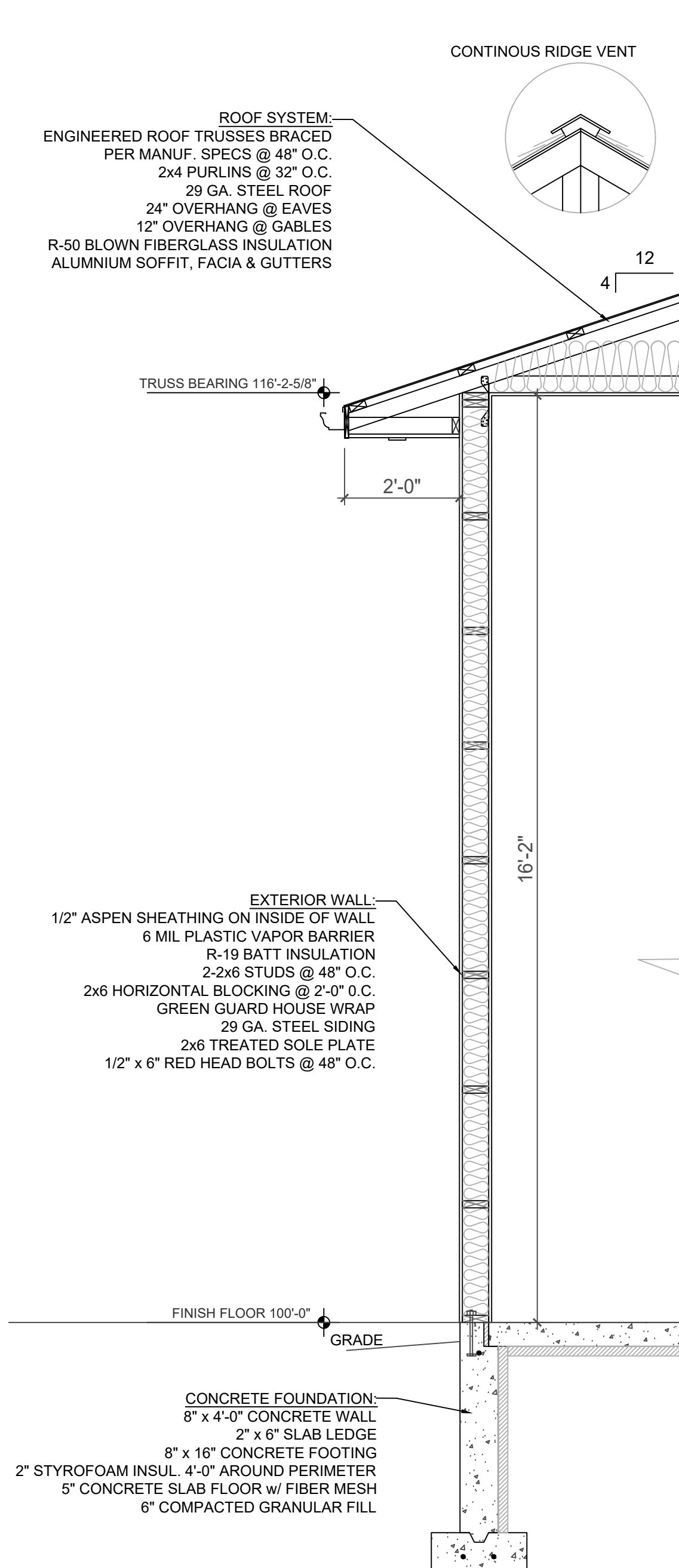
CONNECTION	WALING ¹
JOIST TO BELL OR GROSS: TORNAL	3-8#
PROBING TO STUD: TORNAL, EACH END	2-8#
SOLE PLATE TO JOIST OR BLOODING: FACE WAL	1#6 @ 16" O.C.
TOP PLATE TO STUD: END WAL	2-1#6
STUD TO SOLE PLATE	4-8# TORNAL OR 2-1#6 EXTERNAL
DOUBLE STUDS: FACE WAL	1#6 @ 14" O.C.
DOUBLED TOP PLATER: FACE WAL	1#6 @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS: FACE WAL	2-1#6
CONTINUOUS HEADER, TWO PIECES	1#6 @ 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TORNAL	3-8#
CEILING JOISTS TO STUD: TORNAL	4-8#
CEILING JOISTS LAPS OVER PARTITIONS: FACE WAL	3-1#6
CEILING JOISTS TO PARALLEL RAFTERS: FACE WAL	3-1#6
RAFTER TO PLATE, TORNAL	3-8#
1" BRACE TO EACH STUD AND PLATE, FACE WAL	2-1#6
1" X 4" BRACING OR LESS TO EACH BEARING, FACE WAL	2-8#
UNDER 2" X 4" BRACING OR LESS TO EACH BEARING, FACE WAL	3-8#
BUILT-UP CORNER STUDS	1#6 @ 14" O.C.
BUILT-UP GIRDERS AND BEAMS	2#6 @ 12" O.C. AT TOP BOT AND STAGGERED 2-2#6 AT ENDS & EACH SIDE
PLYWOOD AND PARTICLE BOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS	5 6# ² 9# OR 6# 4
1950" 3/4"	
COMBINATION SUBFLOOR - UNDERCAMENT (TO FRAMING) 3/4" AND LESS	6# ⁴
7/8" - 1"	6# ⁴

NOTES:

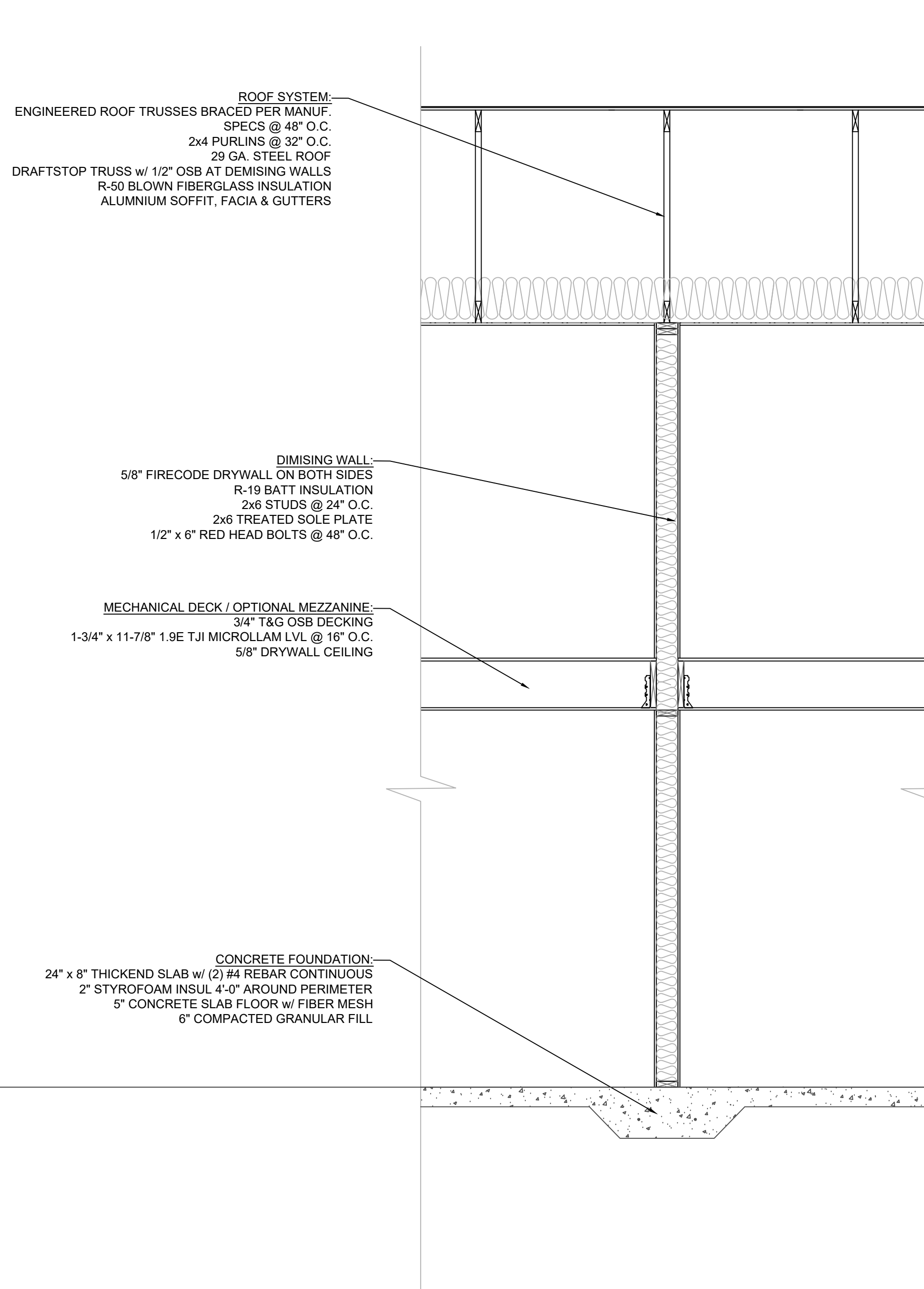
1)	COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2)	COMMON OR DEFORMED SHANK.
3)	COMMON.
4)	DEFORMED SHANK.
5)	NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SPACES.



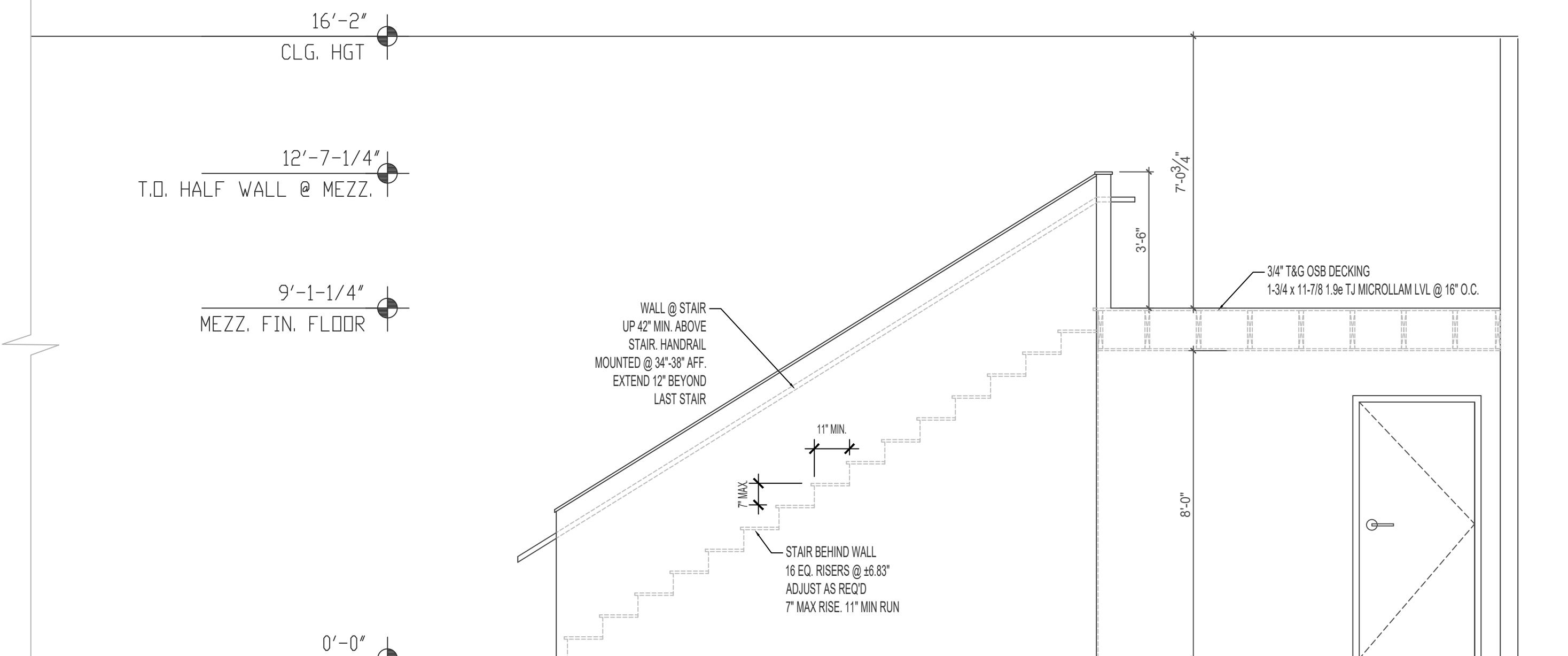
4 TYP. TRUSS CONNECTION DETAIL
NOT TO SCALE



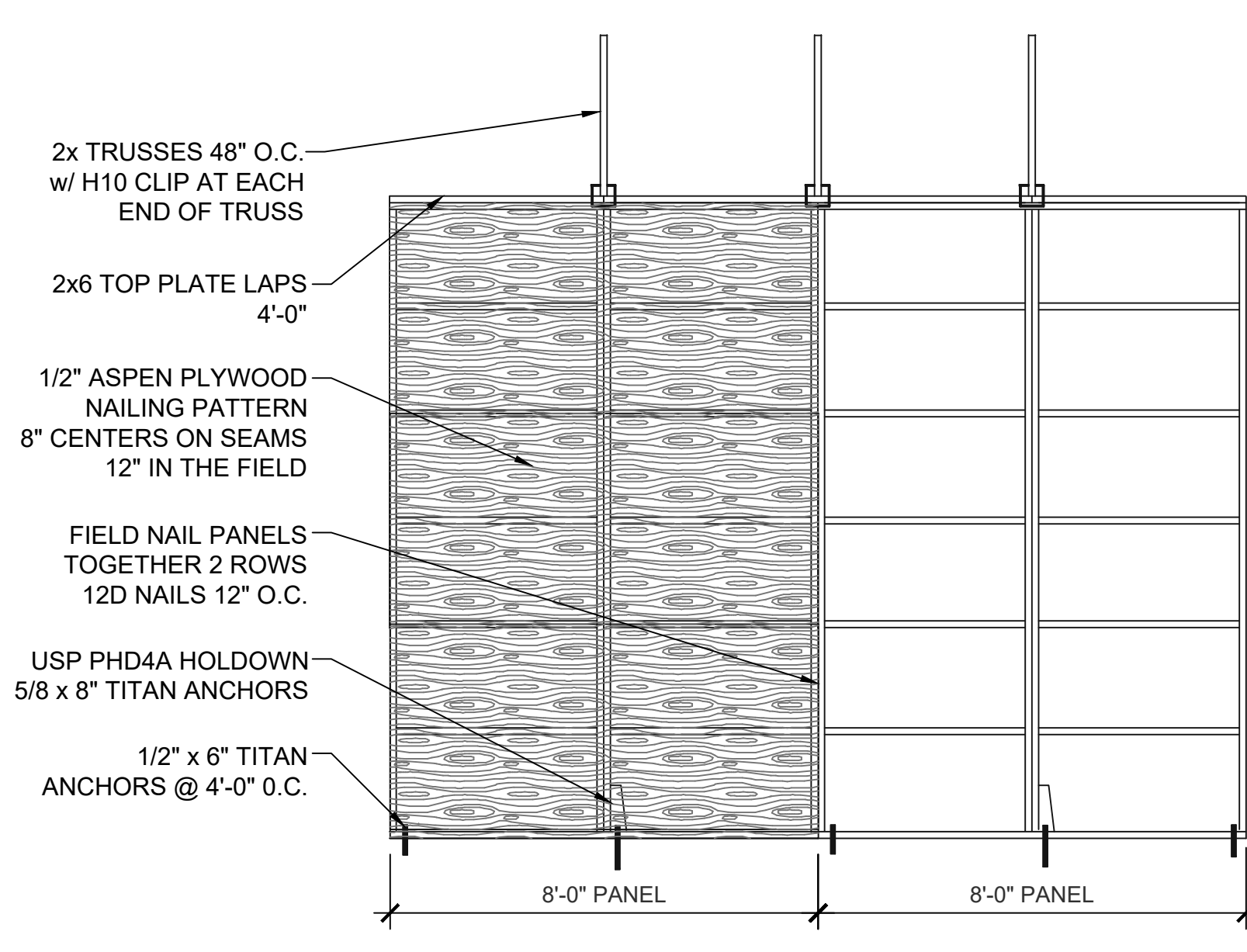
1 WALL SECTION
1/2"=1'-0"



2 DEMISING WALL SECTION
1/2" = 1'-0"



4 OPTIONAL MEZZANINE STAIR DETAIL



3 WALL PANEL DETAIL

PRINCIPAL IN CHARGE:	AGG
DESIGNED BY:	AGG
DRAWN BY:	TCD
CHECKED BY:	AGG
APPROVED:	DATE: 05/06/2025
SHEET DESCRIPTION	

SCALE: INDICATED

PROJECT NO.:	SHEET NO.:
	A6.0