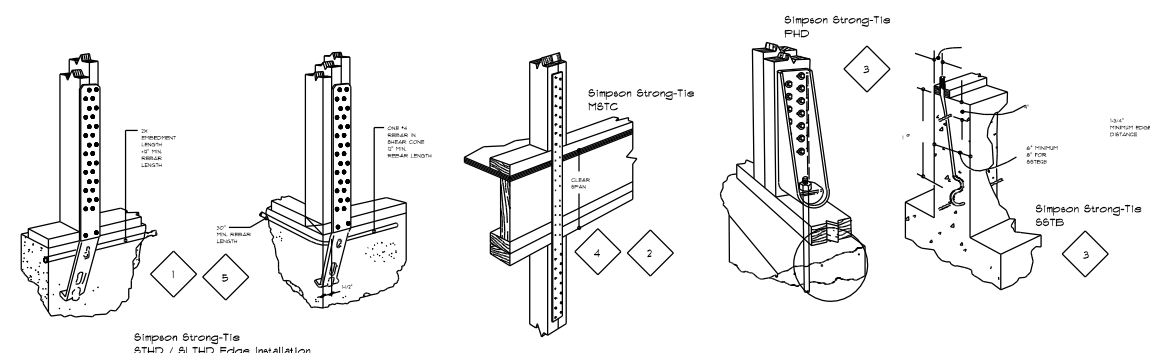
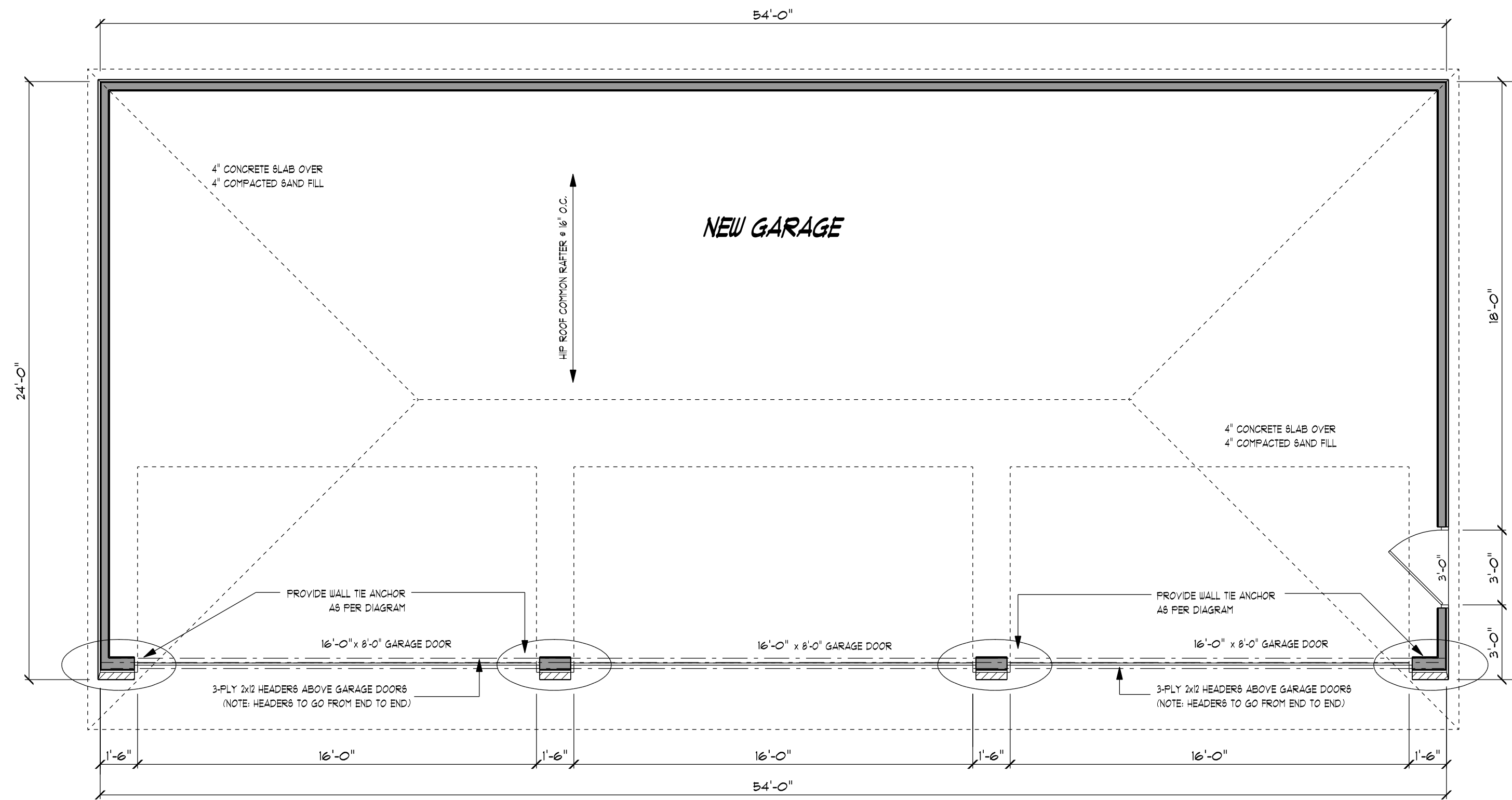


**HOLD DOWN KEY**

- 1 SIMPSON L5THD8 OR L5THD8RJ (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.
- 2 TO CLEAR SPAN FLOOR USE SIMPSON M5TC40 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.
- 3 SIMPSON PHD5 WITH 14-8D6 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON S8TB20 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE POUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALL-THREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.
- 4 TO CLEAR SPAN FLOOR USE SIMPSON M5TC78 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.
- 5 SIMPSON STHD10 OR STHD10RJ (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"

**GENERAL NOTES:**

1. 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 LHR RATED WALL & AT FLOOR/CEILING
4. PROVIDE BLOCKING FOR DRYWALL, BOARDS, & BULKHEADS
5. ALL ELECTRICAL TO CITY CODES
6. ALL HEAT TO CITY CODES
7. ALL PLUMBING TO CITY CODES
8. ELECTRICAL, HEAT, & PLUMBING SHALL OBTAIN 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 REQUIRED 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 IS 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 WAIVERS & 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# 313-218-1500

8401 N. TELEGRAPH RD.  
DEARBORN HEIGHTS MI. 48127

Date: \_\_\_\_\_  
JOB Notes: \_\_\_\_\_

Owner  
**ERIC RAGLAND**

3771 STURTEVANT  
DETROIT MI. 48206

Project  
"NEW THREE BAY GARAGE"  
"WITH BRICK FRONT"

3771 STURTEVANT  
DETROIT MI. 48206

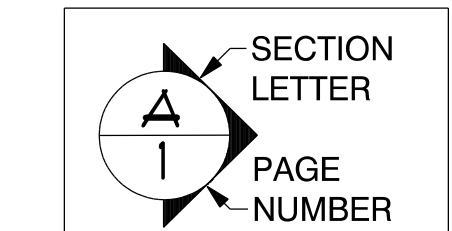
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Owner Review: \_\_\_\_\_

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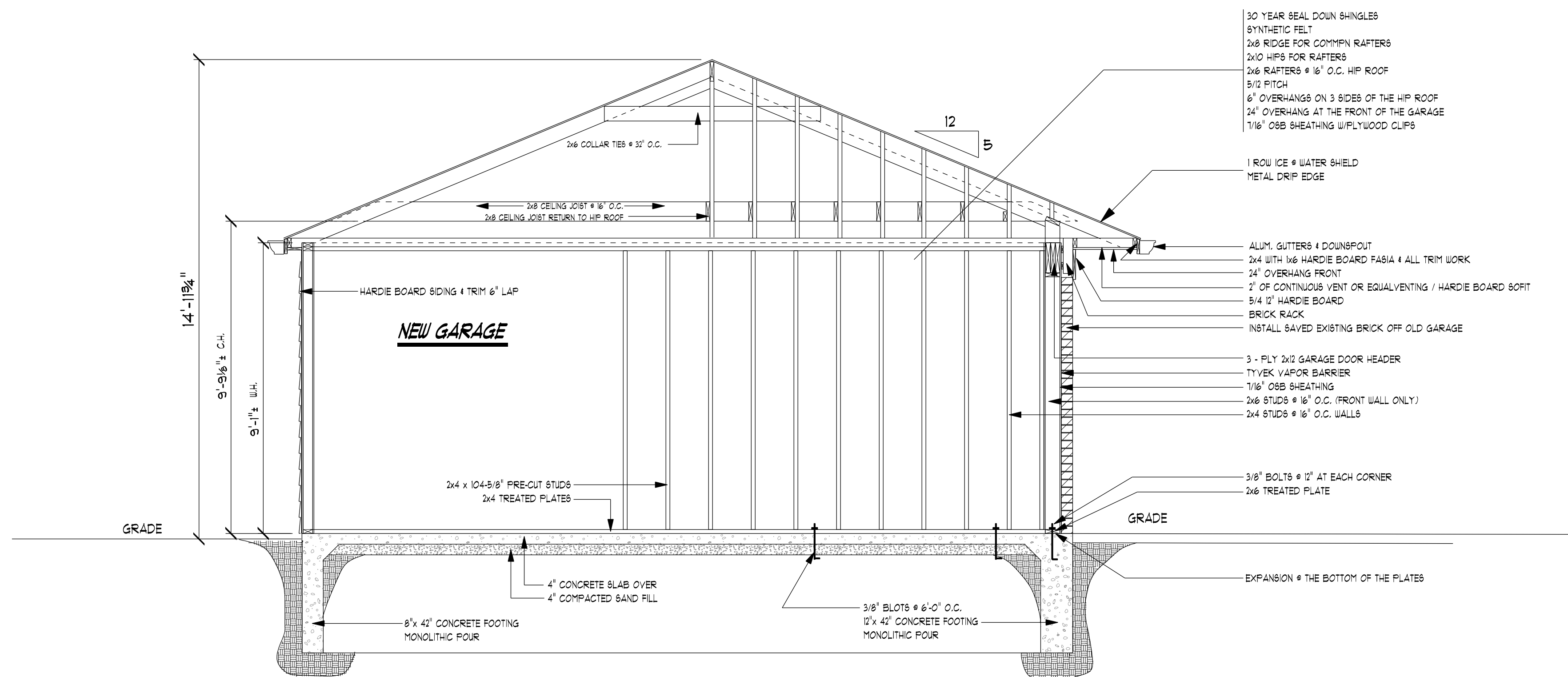
**GARAGE FLOOR PLAN  
ELEVATIONS  
SECTION**

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

**PAGE 1 OF 2**



Drawing # 09102023



**GARAGE WALL SECTION**

SCALE 3/8" = 1'-0"

SYMBOL	DESCRIPTION
[Solid black bar]	NEW 2X6 WALL W/ SIDING & DRYWALL
[Solid grey bar]	NEW 2X4 WALL W/ DRYWALL
[Horizontal lines bar]	EXISTING 2X4 WALL W/ SIDING & DRYWALL
[Dotted bar]	EXISTING CONSTRUCTION TO REMAIN
[Dashed bar]	CUT EXISTING TRUSSES & SAVE BOTTOM CHORD
[Horizontal lines with dots bar]	EXISTING 2X6 WALLS W/ SIDING & DRYWALL
[Horizontal lines with diagonal bar]	EXISTING 2X6 WALLS W/ BRICK
[Solid black bar with dots]	8"x 42" CONCRETE FOOTING
[Solid black bar]	4" CONCRETE SLAB

