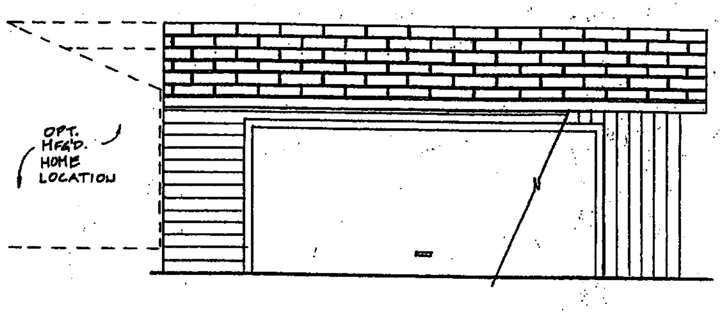
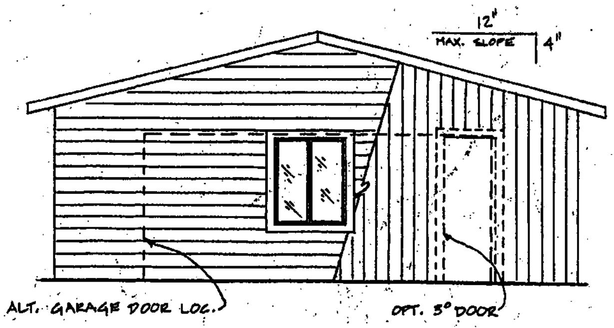


FRONT ELEVATION
N.T.S.



SIDE ELEVATION
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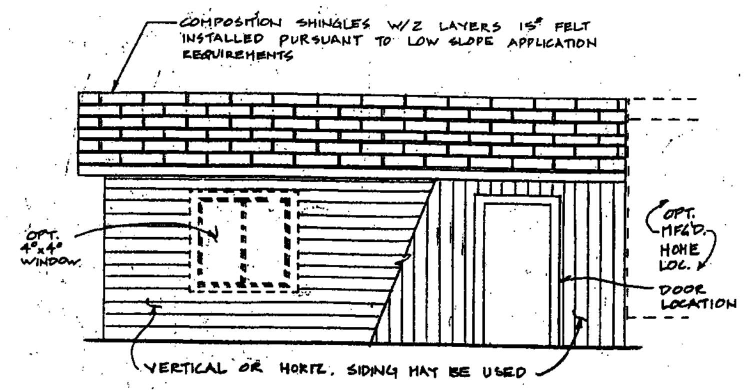

REAR ELEVATION
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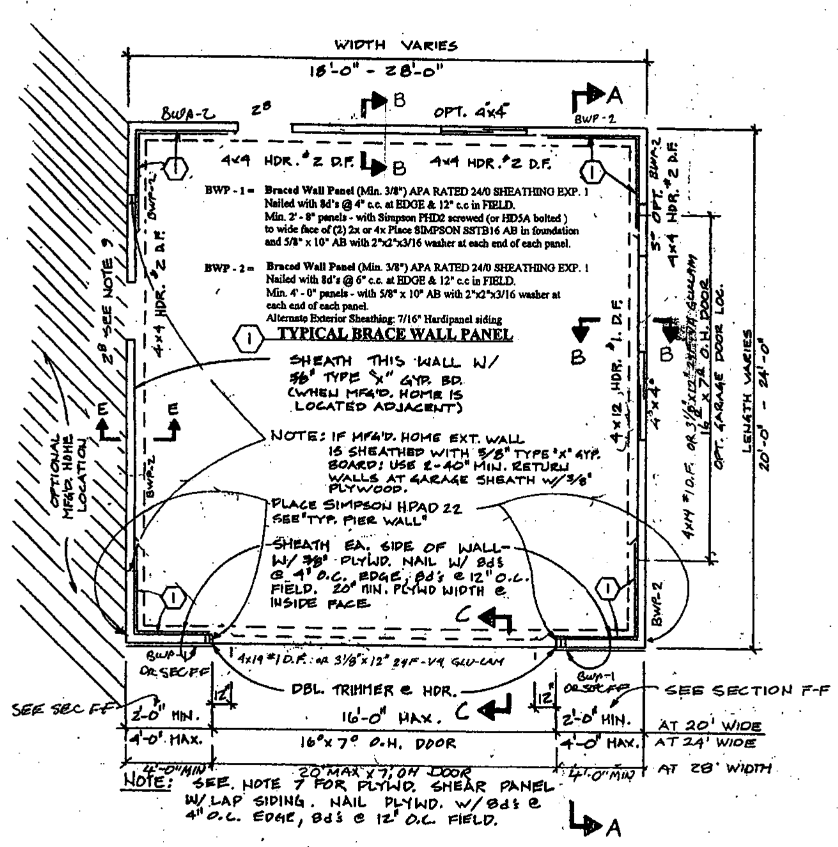
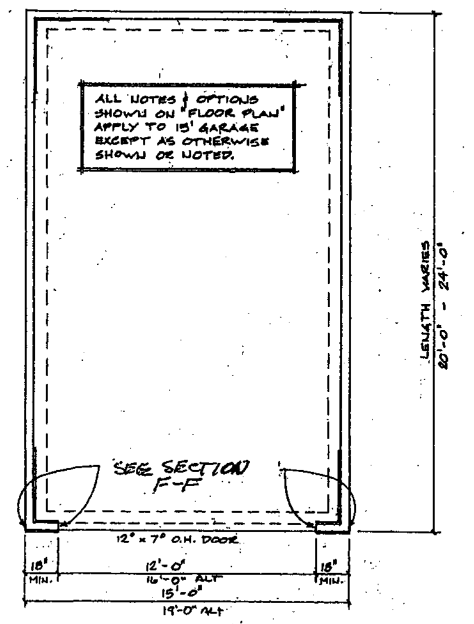
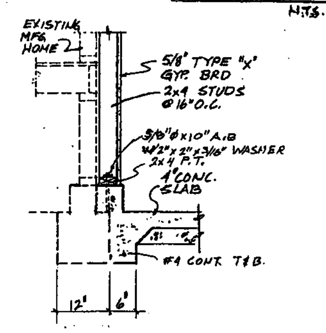


FLOOR PLAN
SCALE ¼"=1'-0"

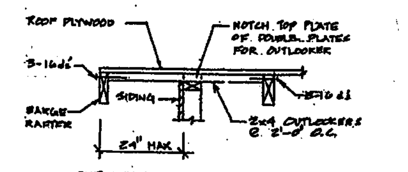


ALT. FLOOR PLAN
SCALE ¼"=1'-0"

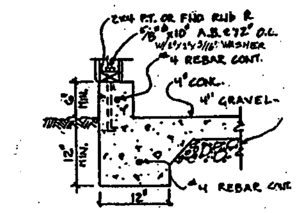


GARAGE WALL CONST. @ MFG'D. HOME W/GYP. BOARD SHEATHING

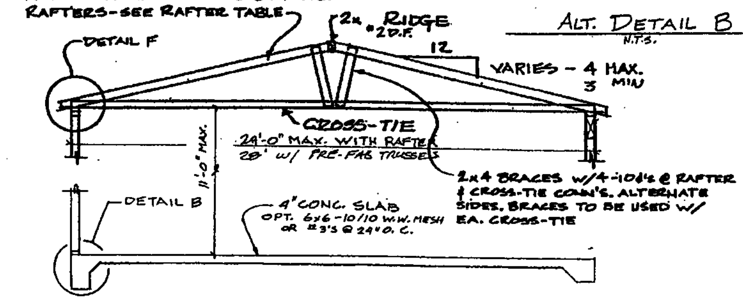
SECTION E-E
N.T.S.



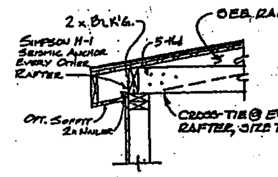
OUTLOOKER DETAIL



ALT. DETAIL B
N.T.S.



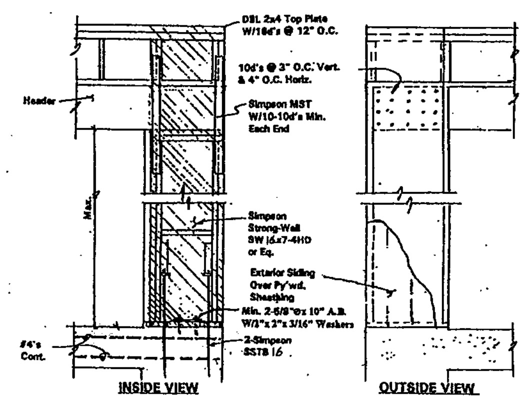
SECTION A-A
NTS



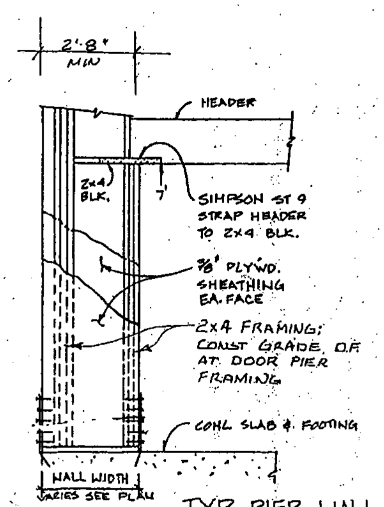
DETAIL F
N.T.S.

RAFTER TABLE

GARAGE WIDTH	MAX. RAFTER SPAN	GRADE - 20 PSF LL.
15'-20'	9'-6"	2X6 DF# 2 @24" O.C.
22'	10'-10'	2X6@24 DF#2
24'	11'-10"	2X8 @24 DF#2 2X6 @16 DF#2
28'	13'-10"	2X8 @24 DF#2 2X6 @16 DF#2

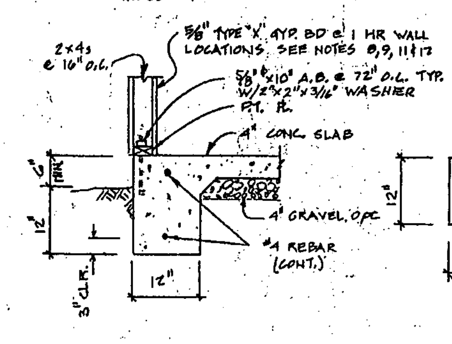


SECTION F - F
N.T.S.

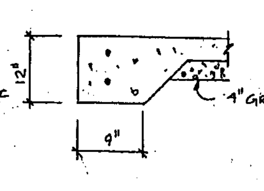


BWP-1

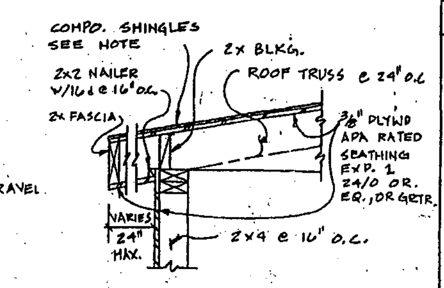
TYP. PIER WALL
N.T.S.



DETAIL B
N.T.S.



SECTION C-C
N.T.S

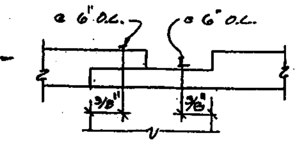


DETAIL D
N.T.S.

EXTERIOR SIDING

NAILING SCHEDULE

⅝" Plywood:	Nails-	8d's @ 4" o.c. Edge 8d's @12" o.c. Field
½" Plywood:	Nails-	8d's @ 6½" o.c. Edge 8d's @12" o.c. Field
MANSONITE, CLADWOOD SIDING		
	Nails-	8d's @ 6" o.c. Edge 8d's @12" o.c. Field
HARDIPANEL SIDING:		per Report No. NER - 405
	Nails-	No. 11 ga. 1-1/2" long galv. roofing nail @ 4" o.c. Edge & 12" o.c. Field

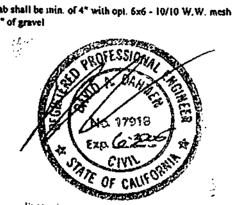


LUMBER SCHEDULE: Unless otherwise shown

2x4 Studs	Stud grade D.F.
2x4 Top Plate:	STD D.F. or BTR
2x4 Bottom Plate	P.T. STD DF or BTR

GENERAL NOTES

1. Design loads: Roof Live Load: 20 P.S.F.
   Roof Dead Load: 10 P.S.F.
   Wind Load: 80 MPH EXP. C 22.6 P.S.F.
   Seismic Zone: 4
2. Footing shall be placed on firm undisturbed soil or compacted engineered fill. Max. soil design bearing pressure of 1000 PSF
3. Concrete: Concrete to have a minimum of 2000 PSI breaking strength at 28 days. Reinforcing steel A615-40
4. ⅝"ø conc. expansion anchors may be used at occasional plate break instead of A.B. (Subject to Approval of Local Enforcement Agency)
5. All construction shall be in accordance with Chapter 23, 1998 C.B.C.
6. Nailing shall conform to table 23-II-B-1 of the CBC, unless otherwise shown heron.
7. If horizontal lap siding is used, provide a 4' wide sheet of plywood (min. 3/8") plate to plate at each corner as shown. The plywood is not required on any wall/walls adjacent to the mfg'd. home that are sheathed with the 5/8" gypsum board.
8. A private garage may be located immediately adjacent to the maf'd. home if the interior of the garage wall adjacent to the mfg'd. home is constructed of materials approved for one-hour fire-resistive construction. If there are openings in the mfg'd. home wall adjacent to the garage wall, a minimum of three feet separation shall be maintained. A minimum of six feet separation shall be maintained between the mfg'd. home and a private garage which does not meet the requirements for one-hour fire-resistive construction. A three feet separation shall be maintained from a private garage and any lot line which does not border on a roadway. SEE NOTE 9.
9. One -hour fire-resistive construction shall be: ⅝" type X Gyp. Bd. applied to the interior face of the wall, nailed with 6d cooler nails at 7" c.c., all edges blocked, all joints taped. ½" Gyp. sheathing board applied to the exterior face of the wall, nailed with 6d cooler nails at 7" c.c.,overlaid with min. ⅜" exterior siding nailed as shown hereon. All edges shall be blocked with 2x lumber.
10. Wall adjacent to existing building shall not have any openings, except a door. The door shall be self-closing, tight fitting solid-wood door 1⅜" in thickness, or a self-closing tight fitting solid core door having a fire-protection rating of not less than 20 minutes when tested in accordance with Part II of UBC Standard
11. ROOF CONSTRUCTION: Composition shingle over 15 lb, felt with lapped edges over ½" APA rated EXP 1 plywood roof sheathing with staggered joints over pre-engineered roof trusses at 24" o.c. with 8d's @ 6" o.c. on edges and 12" o.c. in field.
12. SLAB CONSTRUCTION: Slab shall be min. of 4" with opt. 6x6 - 10/10 W.W. mesh or #3's @ 24" each way over 4" of gravel



APPROVAL

REVISIONS	BY

PACIFIC CONSULTING ENGINEERS
4020 El Camino Ave. Suite A-2
Sacramento, Calif. 95821 Phone: 916-482-7378

EMPIRE MANUFACTURED HOME SPECIALIST

STANDARD
GARAGE PLAN & DETAILS

DRAWN	
CHECKED	
DATE	2/19/03
SCALE	NOTED
JOB NO	03-319
SHEET	1
OF 1 SHEETS	