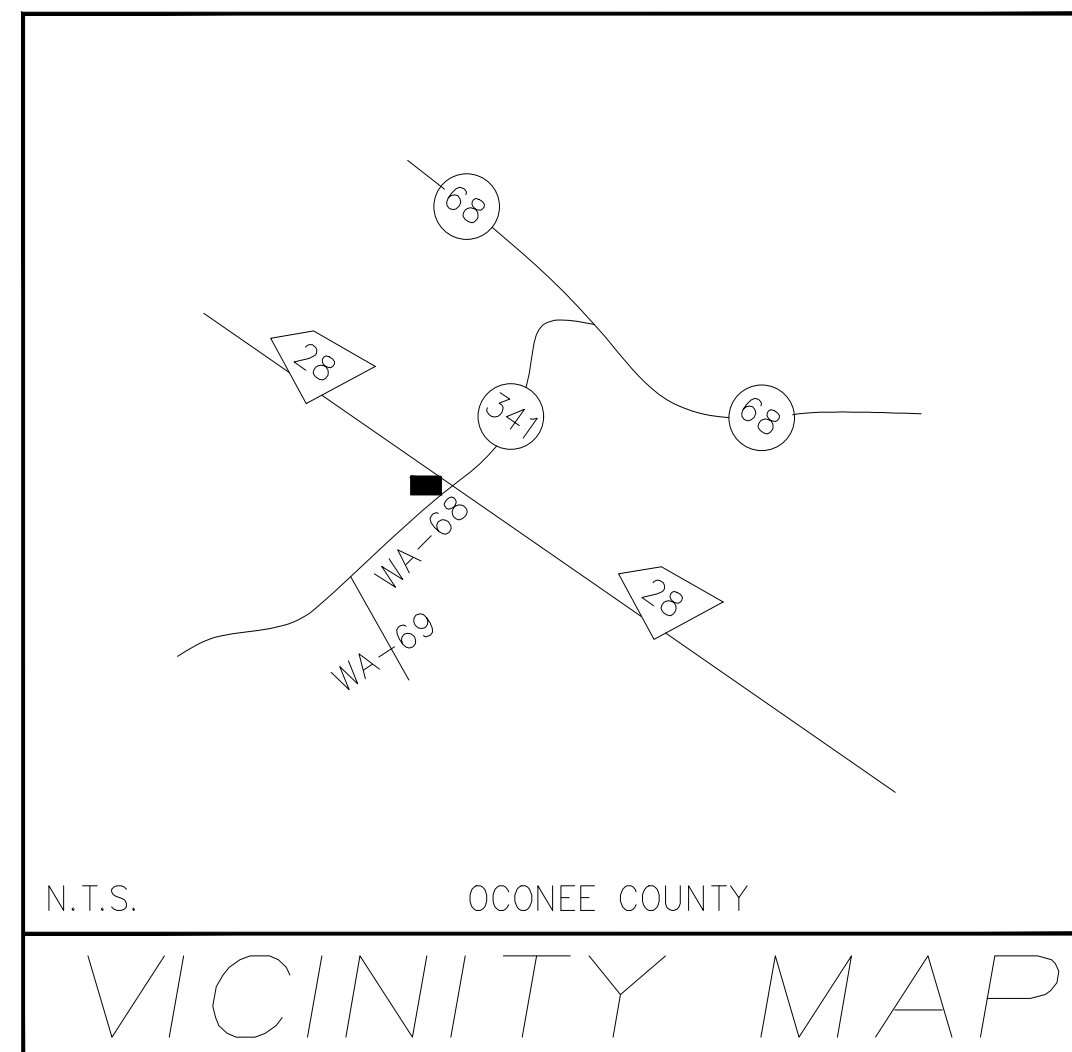
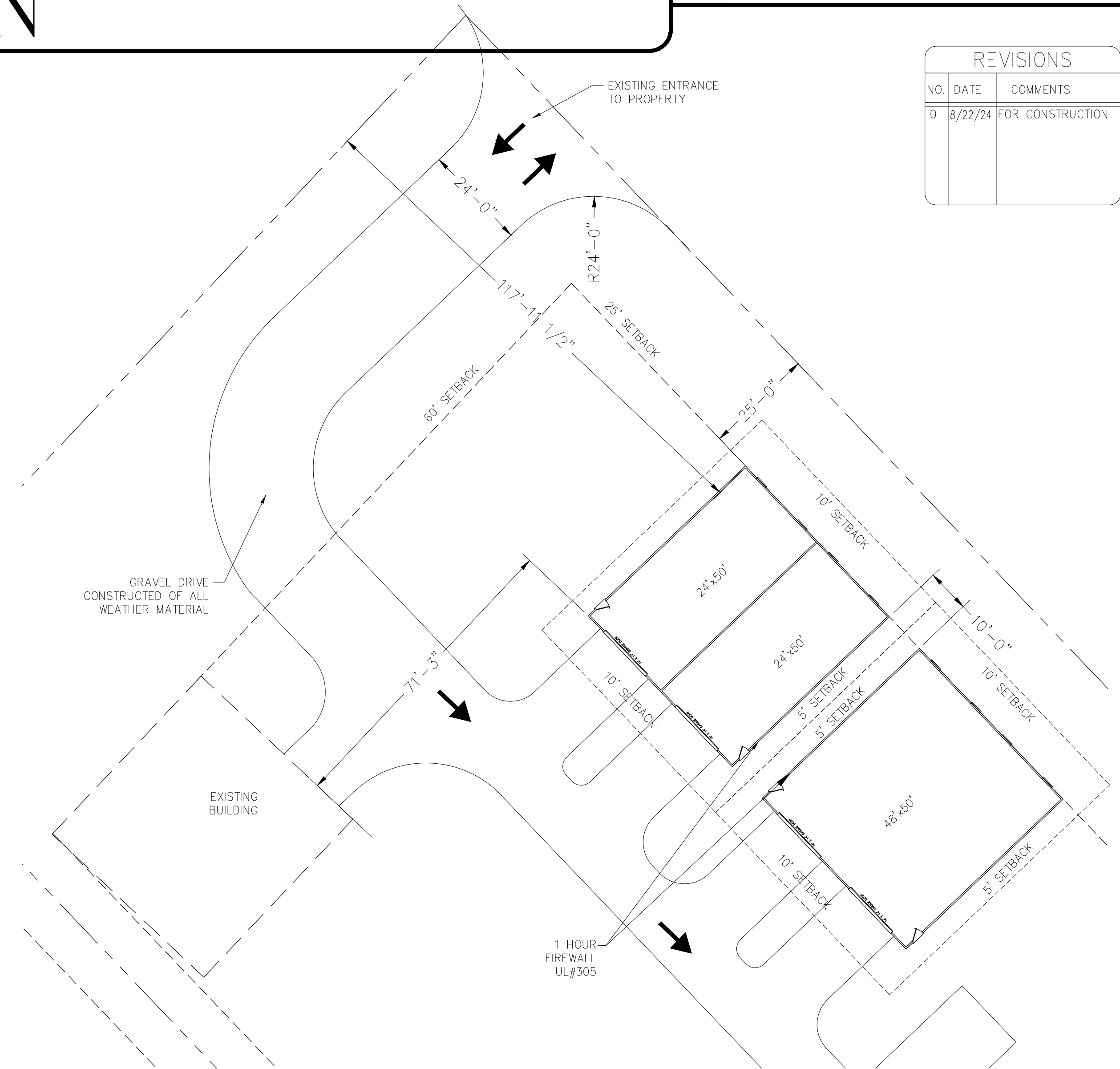
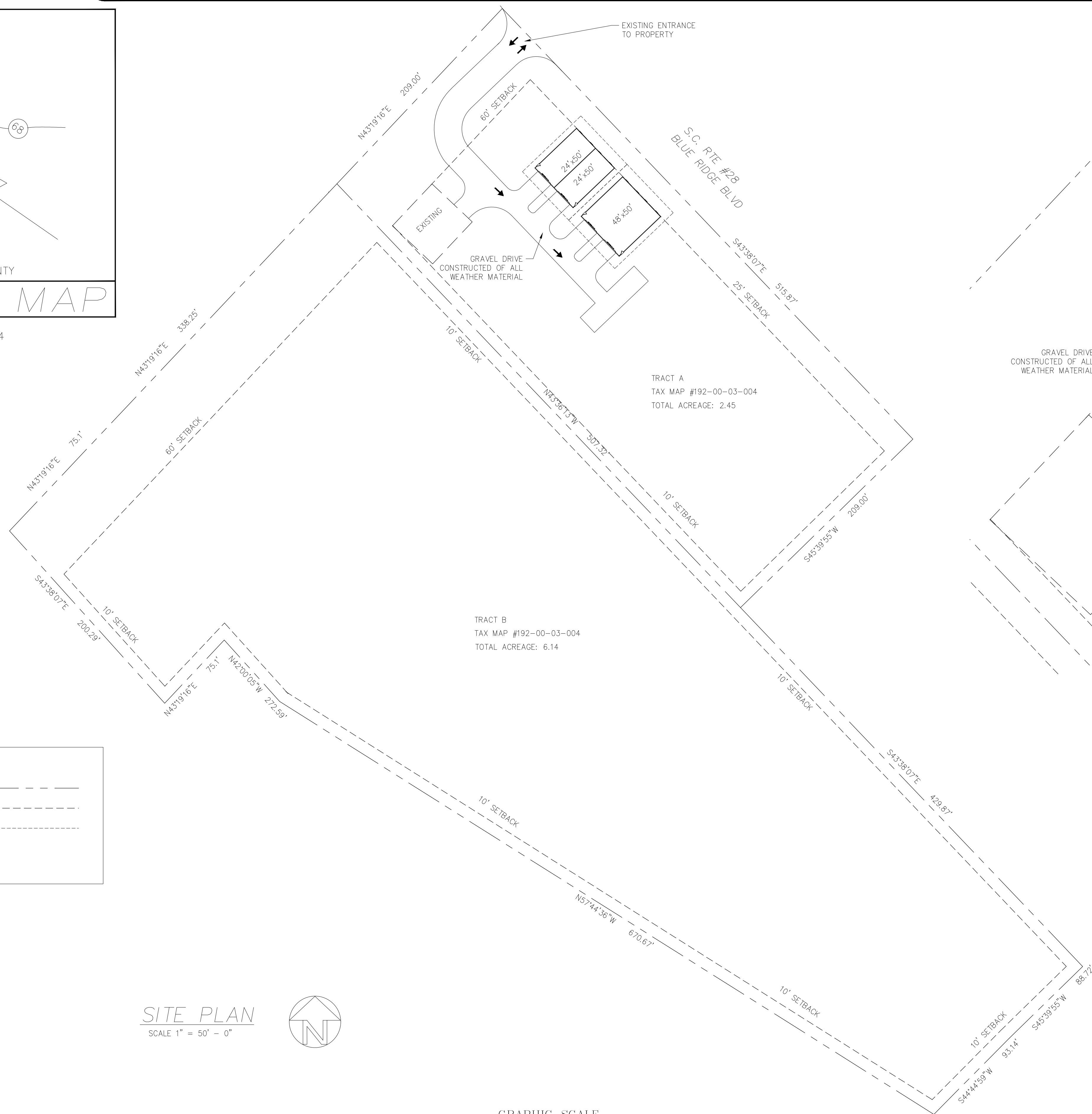


OCONEE COUNTY

REVISIONS		
NO.	DATE	COMMENTS
0	8/22/24	FOR CONSTRUCTION



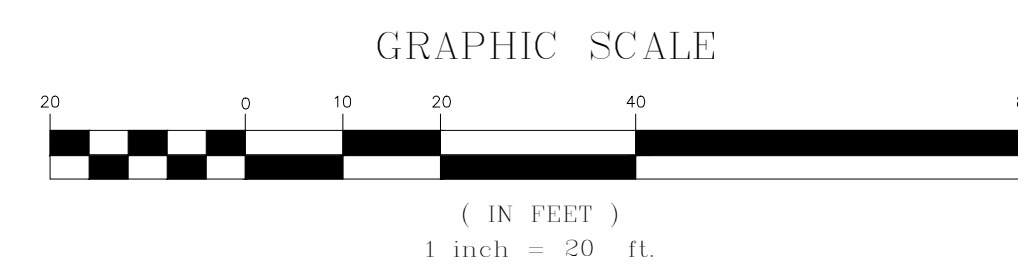
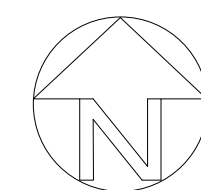
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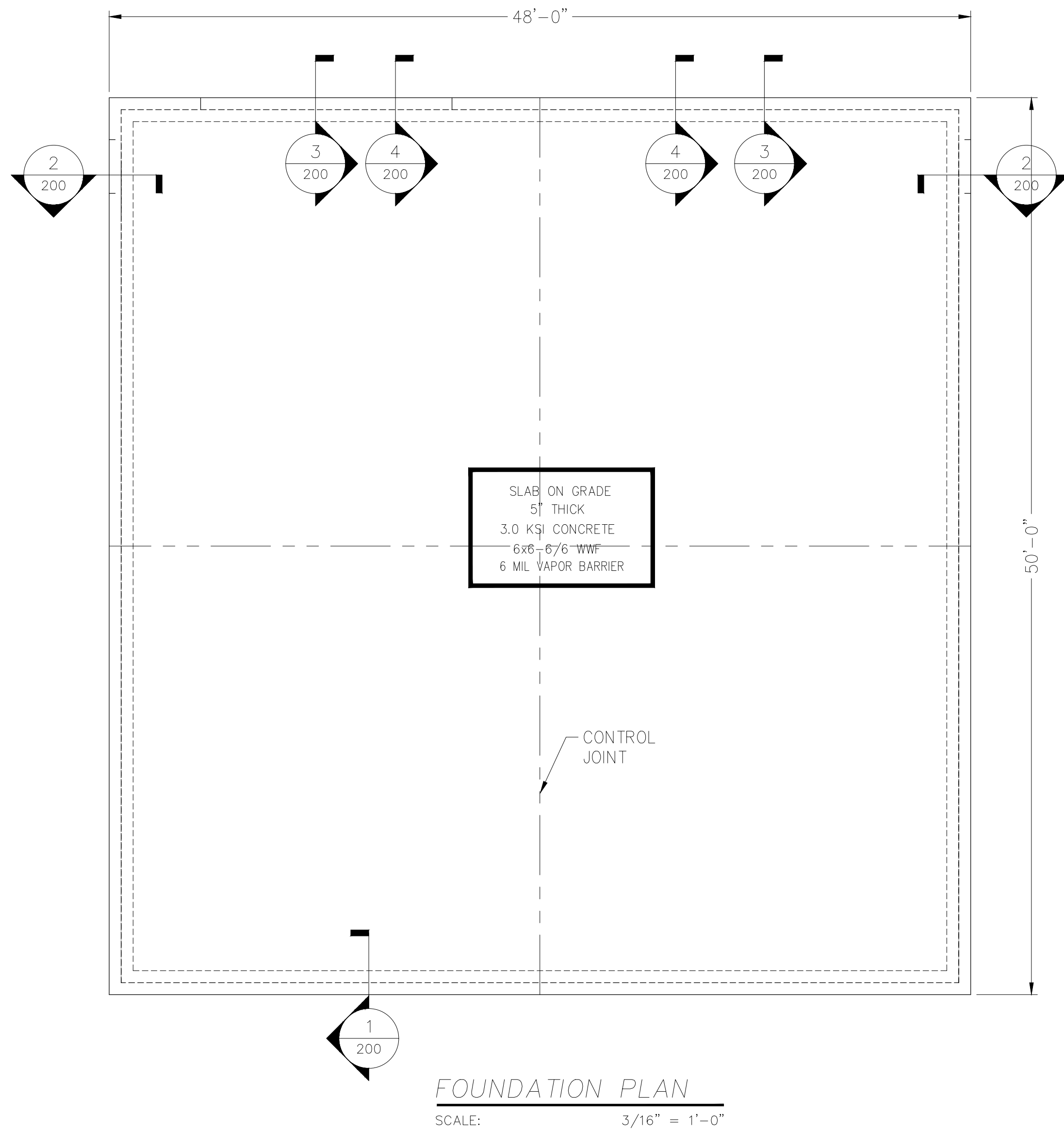
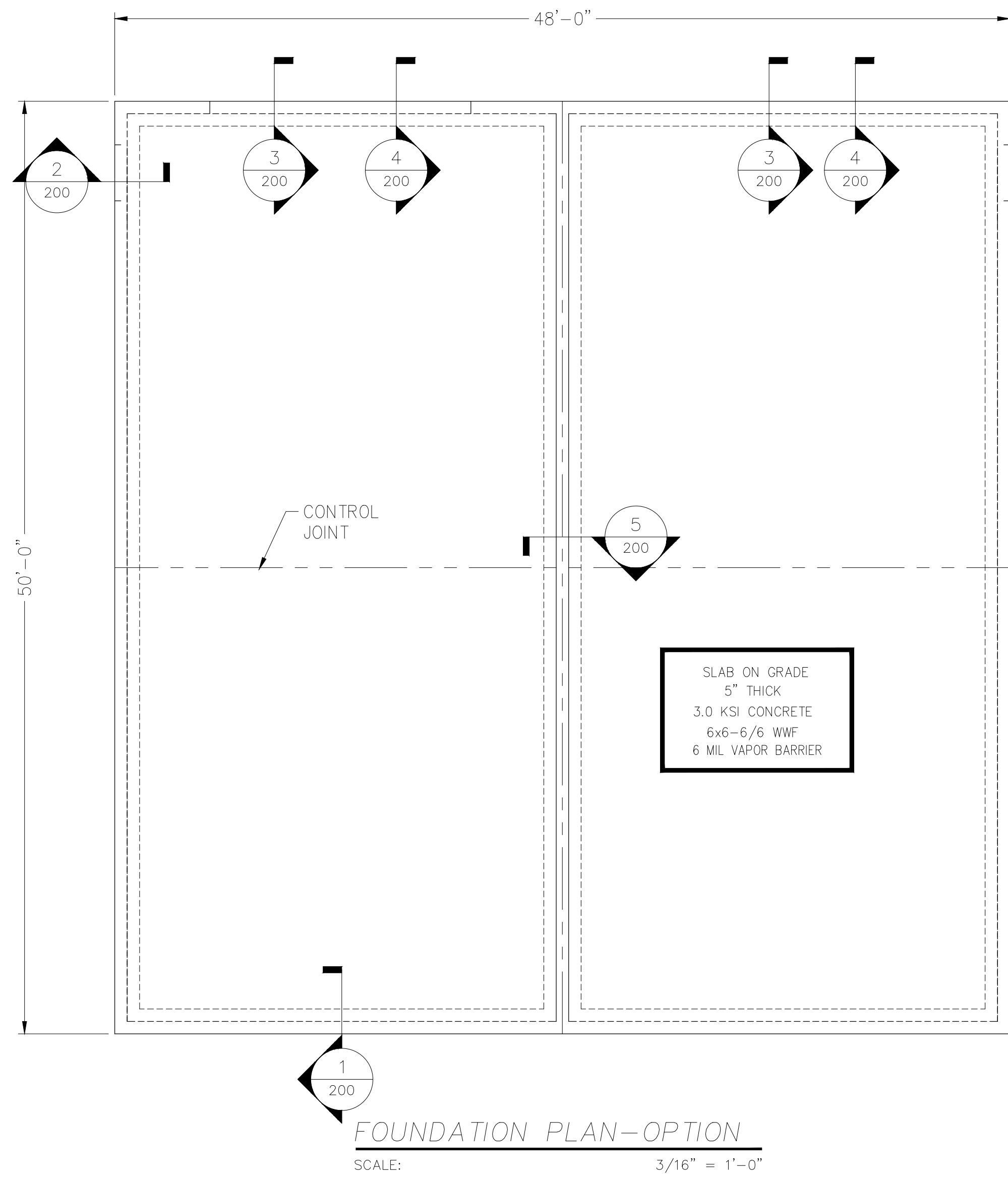


SITE PLAN— ENLARGED
SCALE 1" = 20' - 0"

PROPERTY LINE — — — — —
SETBACK LINE - - - - -
SETBACK LINE
INDIVIDUAL BLDGS - - - - -

SITE PLAN
SCALE 1" = 50' - 0"





1. Foundations are designed for 2000 psf bearing. All structural fill within five feet of the building line shall be tested by a geotechnical professional and must have an in place density of 95% of modified proctor. It is recommended that fill be placed in maximum of 8 inch lifts. If, after excavation, the condition of the soil indicates a safe bearing capacity of less than 2000 psf on soil, the structural engineer of record shall be notified and the footings revised if necessary. Column footings and wall footings shall be poured monolithic with tops of adjacent footings at the same elevation. All footings shall bear on original undisturbed soil, where possible.
2. All concrete shall be proportioned for a minimum compressive strength at 28 days as

Slab on grade	3000 psi
Foundations, piers	3000 psi
Elevated slab	3000 psi
3. All work shall conform to ACI-301, ACI-318, ACI-318, ACI-347, ACI-315 and ACI-304. Use excavated material as backfill if acceptable to testing agency. If excavated back fill material is not available, use select fill material acceptable to engineer.
4. Form work for concrete exposed to view shall be EXT-DFFPA ply form, Class-1; form work not exposed to view can be either plywood or standard cut lumber. Heavy equipment for spreading and compacting back fill shall not be operated closer to wall, grade beam, etc., than a distance equal to the height of back fill above top wall footing & bottom of grade beam.
5. All reinforcing steel shall conform to ASTM A615, Grade 40 for No.3 bars and smaller, Grade 60 for No.4 bars and larger.
6. Type and location of construction & control joints shall be as shown on drawings.
7. After concrete floor slab has hardened sufficiently to prevent fine material from working into surface, it shall be worked to a uniform "steel trowel" finish.
8. Floor sealing compound shall be a liquid compound. Installation in strict accordance with manufacturer's recommendations.
9. All grouting shall be high strength, non-shrink, non-staining grout of single manufacturer. All grouting shall be compacted in place without air pockets or voids. (NIC)
10. Concrete cover requirements to be as follows:
Concrete cast against the earth 3"
Concrete exposed to weather and/or
in contact with the earth
 #5 bar or > 2"
 #5 bar or < 1-1/2"
11. Where reinforcing bars are interrupted by openings or embeds, provide 50% area of such bars on each side of interruption with 30 bar diameters of lap.
12. The latest version of the Standard Specifications for Structural Concrete ACI 301-96 Field Reference Manual must be retained and used on site for the duration of the project.
13. Chamfer all exposed corners of formed concrete.
14. Contractor to furnish certified dwgs from the vendor of the pre-engineered building for confirmation of foundation design and completion of design/details.
15. Foundation and slab on grade construction must comply with IBC Chapter 18.19, and all other applicable standards and specifications.
16. Provide a vapor barrier under the slab on grade per IBC 1907.1, 6 mil minimum (see plans). Back filling of walls and piers shall be placed such that symmetrical loading shall be maintained on both sides. Where design conditions require back filling each side to unequal heights, then walls or piers shall be firmly shored in position, and shores shall remain until floors or other permanent bracing elements are placed and properly set to provide full support.
17. Provide positive drainage away from the building area, both during construction and permanently.
18. Maintain stability of excavations until properly backfilled. Keep excavations free of any loose material. Dewater excavations and remove any wet material prior to the placing of concrete work.
19. Grade shall be such that thickness of foundation, slab on grade, etc., is not reduced by more than 5% of that shown on drawings.
20. Contractor may use Fibermesh in lieu of WWM.
21. All exposed concrete to be er entrained per IBC 1904.2.
22. Concrete walls shall have vertical expansion joints spaced no greater than 50 ft.

REV.	DATE	REVISIONS
8-	22-24	FOR CONSTRUCTION

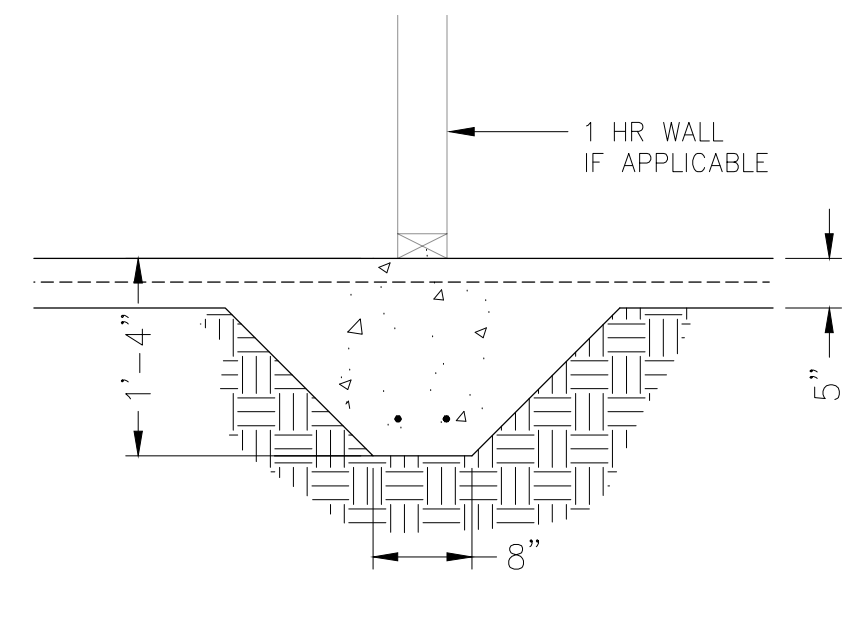
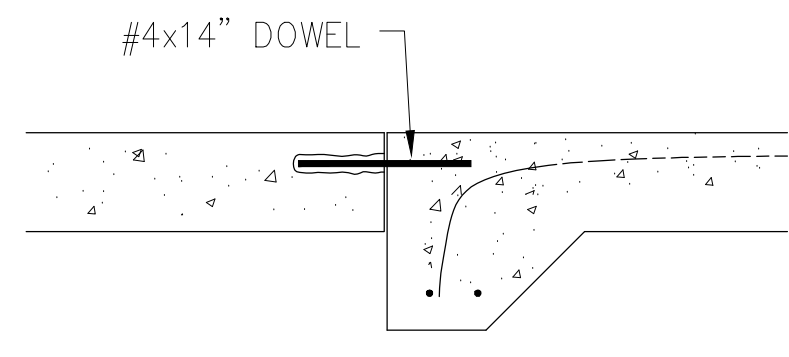
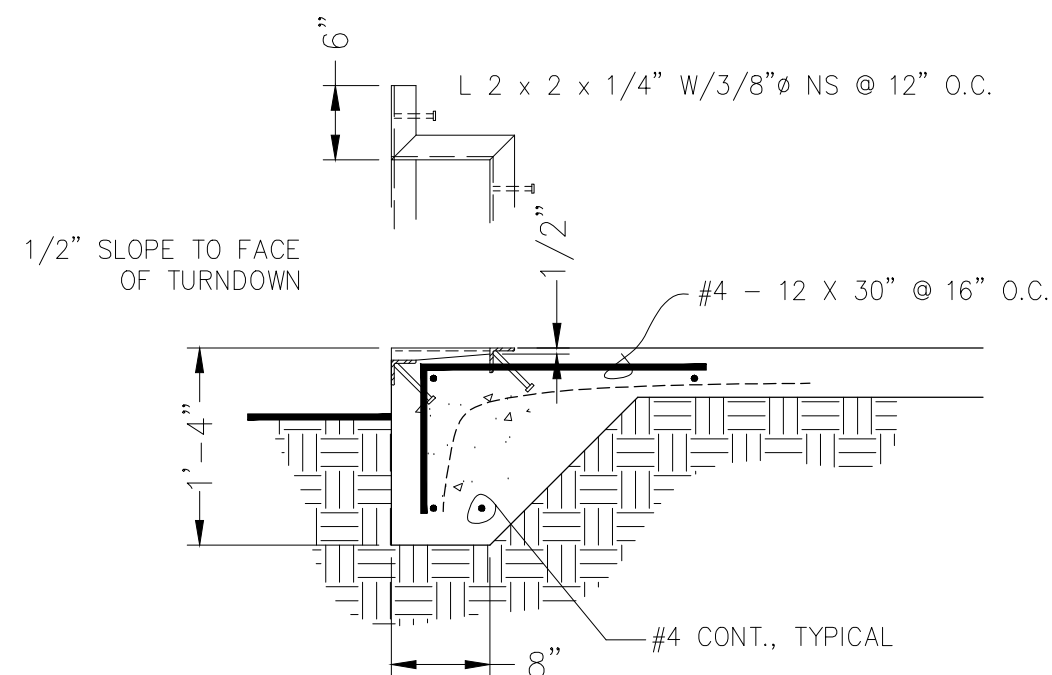
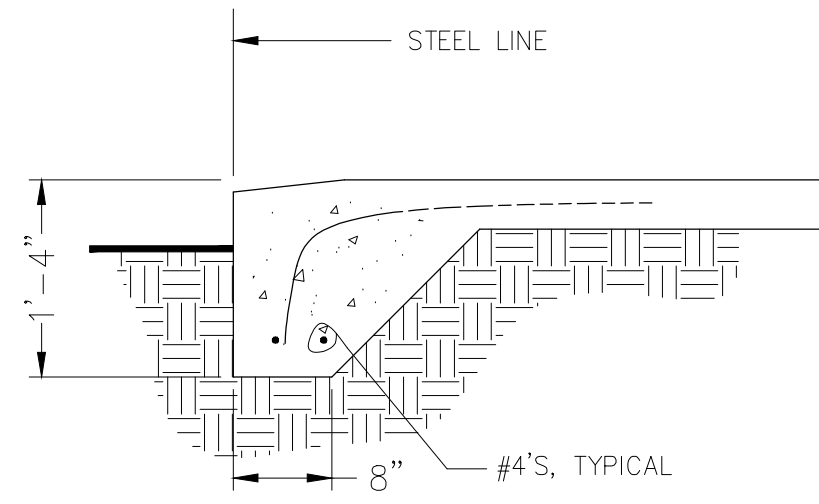
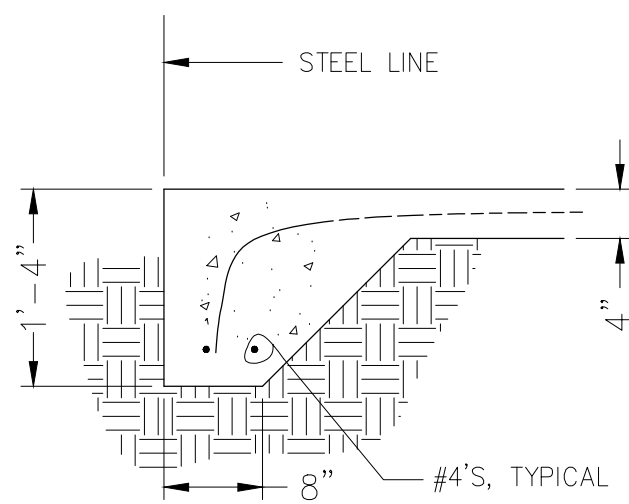
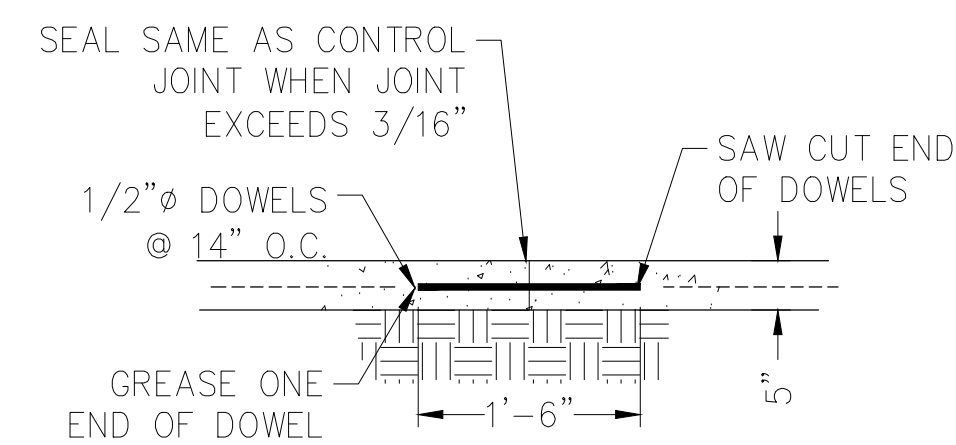
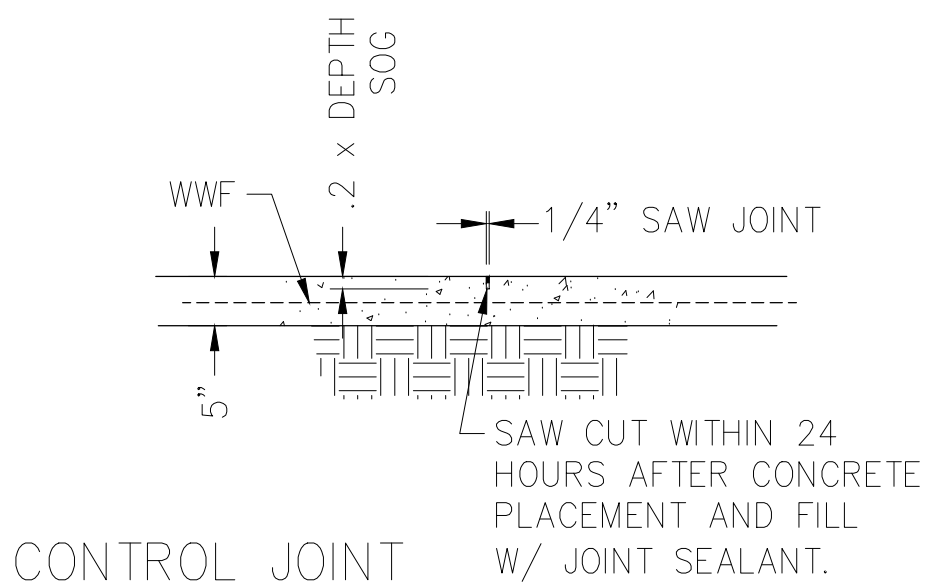
GARAGE CLUB
303-807-9141

DARREN DEAN

FOUNDATION PLAN

**SOMMER GENERAL
CONTRACTORS
864-828-0289**

200



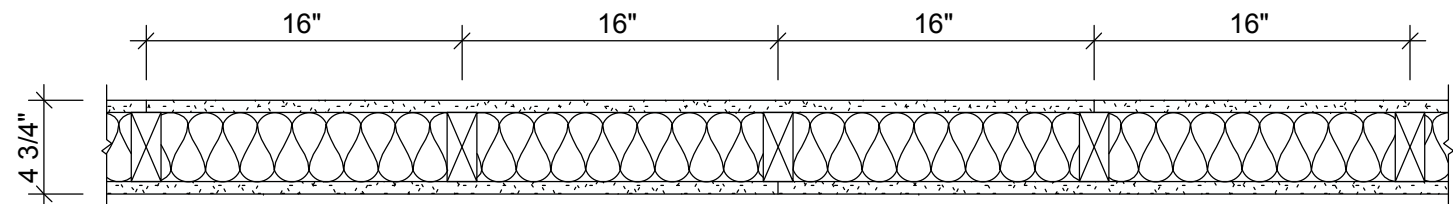


WINDOW SCHEDULE				
WINDOW TAG	SIZE			REMARKS
	WIDTH	HEIGHT	THICK'NS	
W1	3'-0"	5'-0"		TINTED GLASS 1/4" TWS*2.55

ROOM FINISH SCHEDULE

* DOOR HARDWARE TO BE HANDICAPPED ACCESSIBLE

FIRE RATING:	1 HOUR
STC RATING:	34
SOUND TEST:	RAL-TL11-130
SYSTEM THICKNESS:	4-3/4" [121 MM]
LOCATION:	INTERIOR
FRAMING TYPE:	WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)
WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD AND FASTENER THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACING ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHEN AUSTRIAL PERFORMANCE IS REFERRED TO IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

USG Corporation
550 West Adams Street
Chicago, IL 60661 USA
www.USG.com
T. 800-USG4YOU

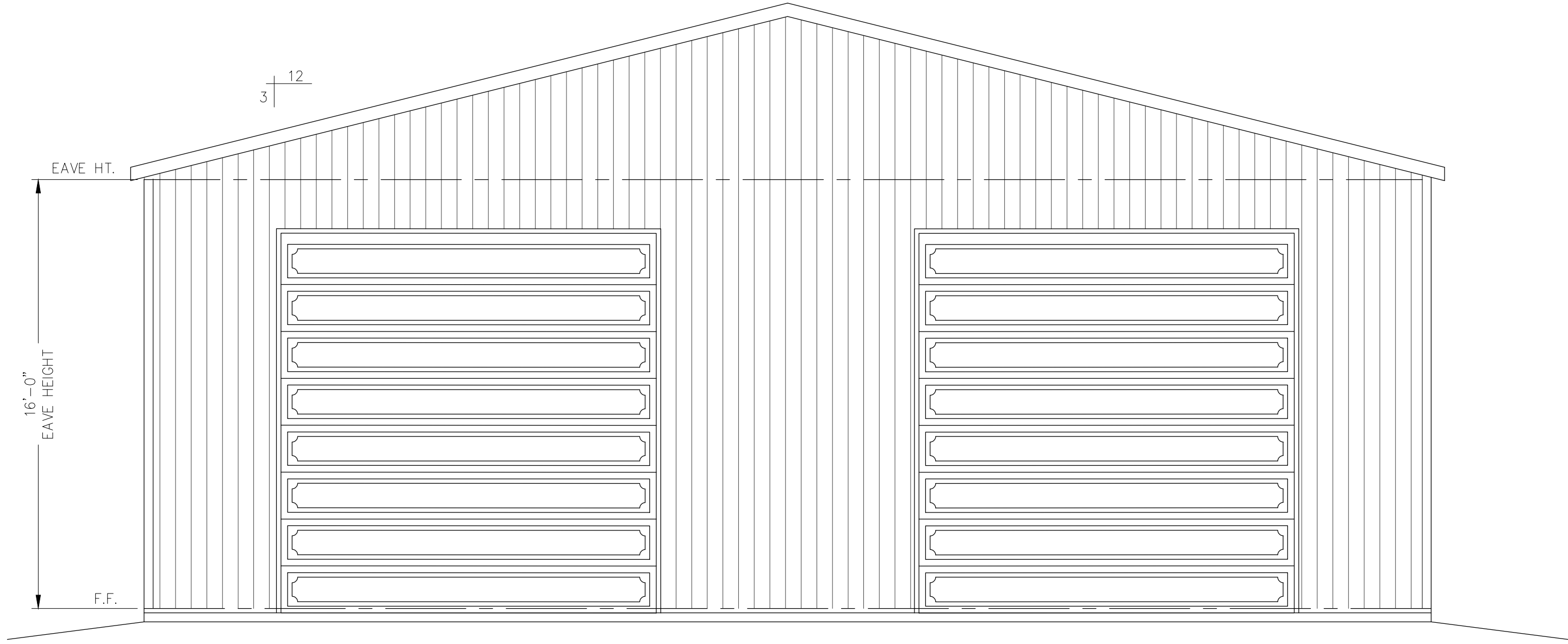
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**ISSUE
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Revision Date:

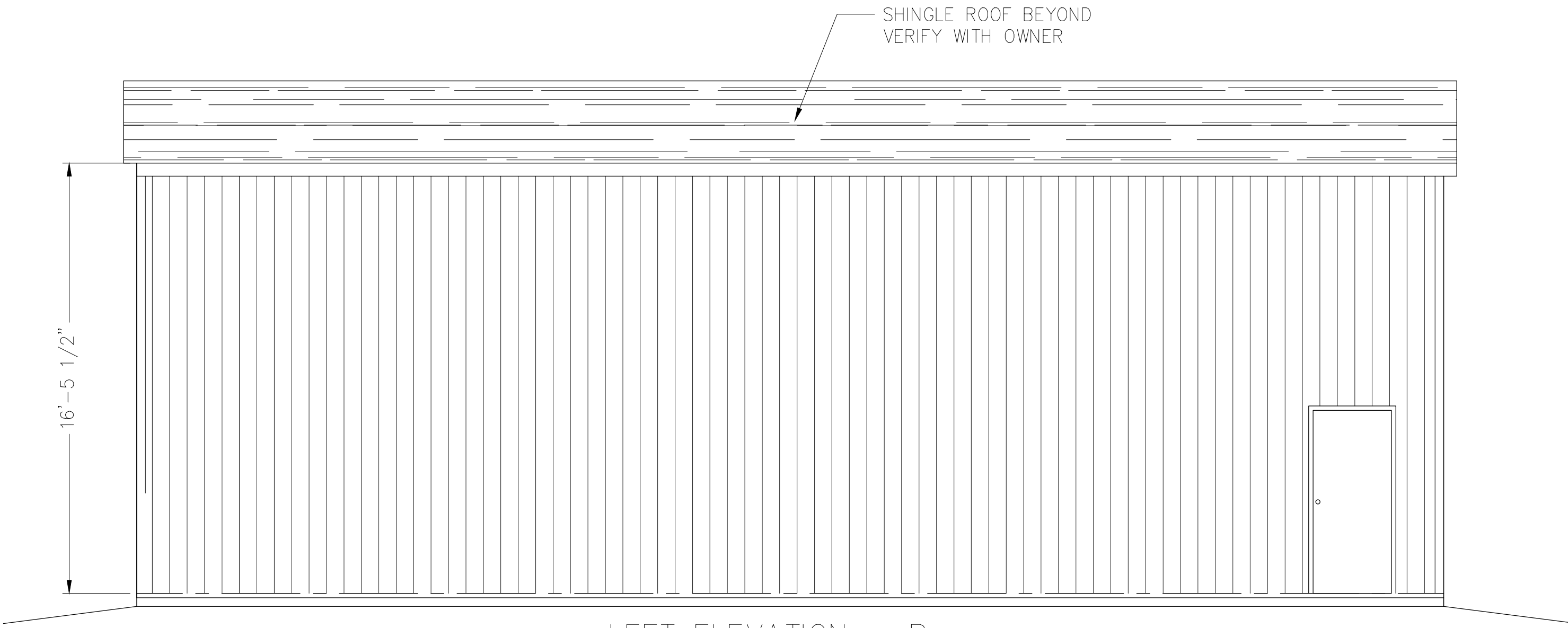
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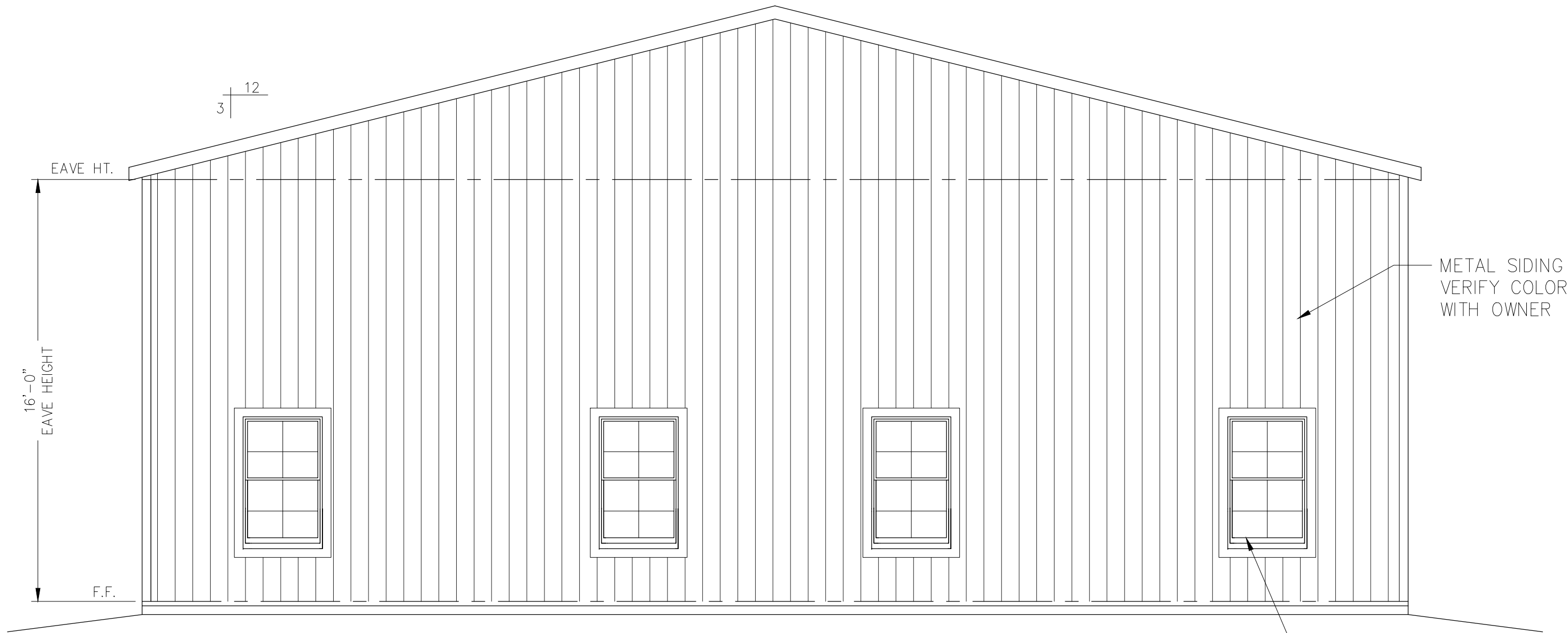
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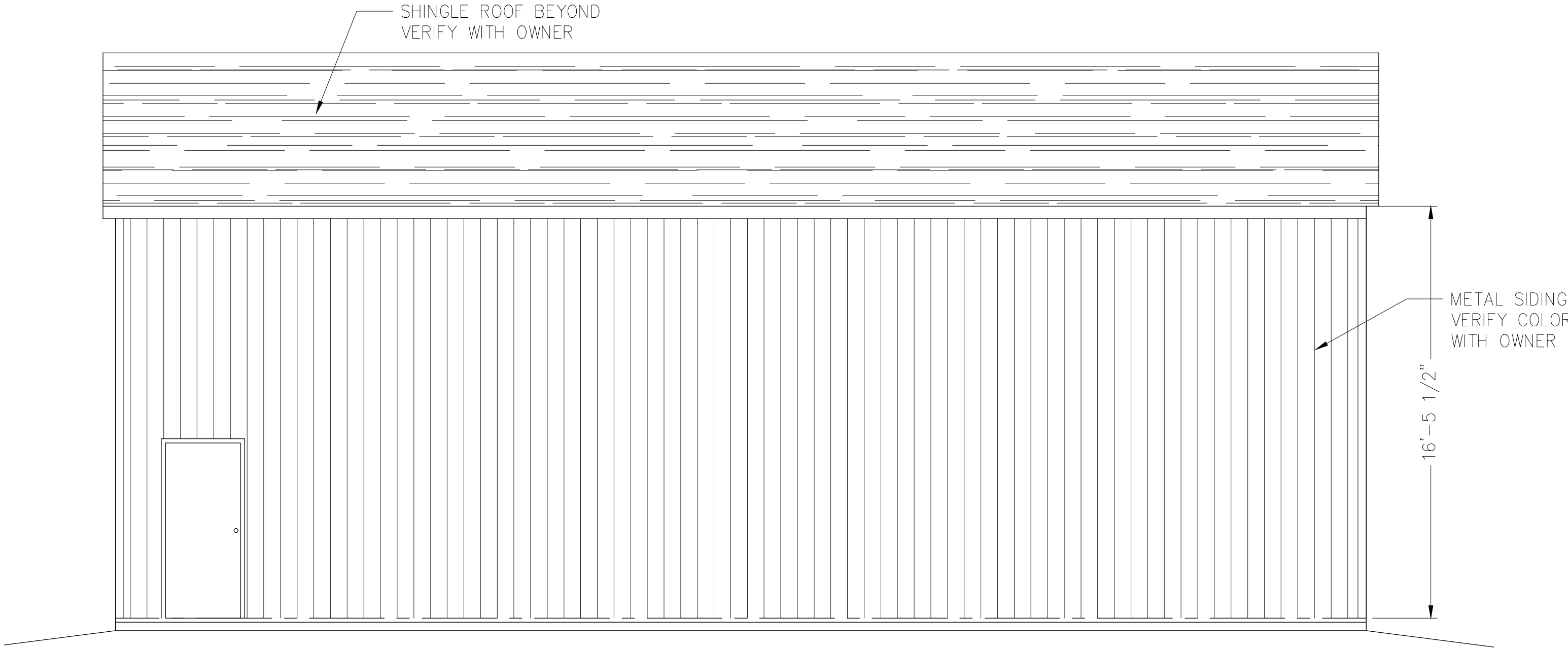
FRONT ELEVATION — B
SCALE: 1/4" = 1'-0"



LEFT ELEVATION — B
SCALE: 1/4" = 1'-0"



REAR ELEVATION — B
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION — B
SCALE: 1/4" = 1'-0"

REV. DATE	REVISIONS

GARAGE CLUB
303-807-9141

PROJECT GARAGE CLUB
ELEVATIONS — GARAGE
SHEET NAME

SOMMER GENERAL
CONTRACTORS
864-828-0289

A3