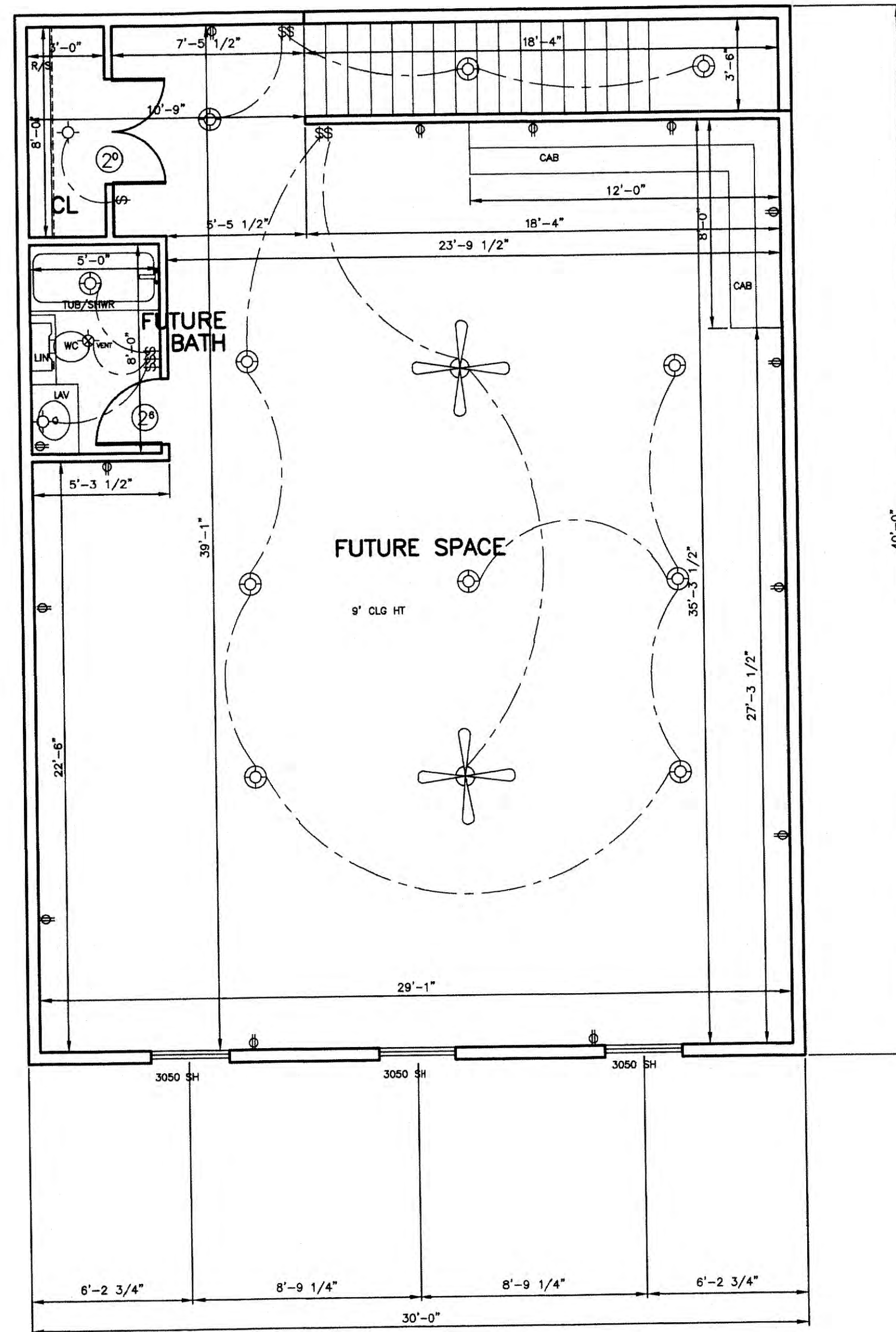
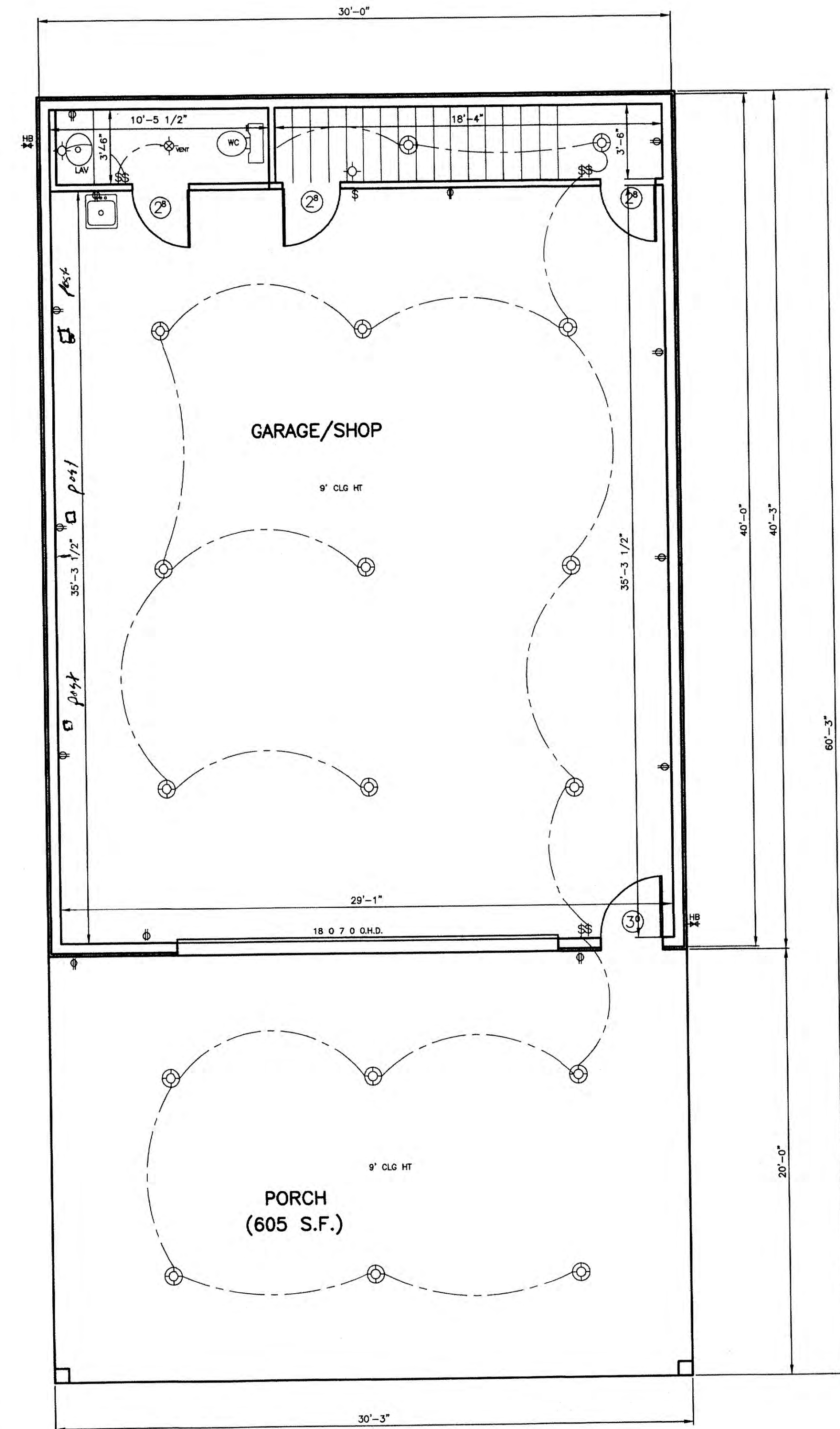


**SITE PLAN**  
SCALE: 1"=40'-0"



**2ND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

ENERGY CODE ITEMS	
GLAZING U-FACTOR=	.3
GLAZING SHGC =	.25
WALL INSULATION R VALUE=	R19
CEILING INSULATION R VALUE =	R49
FLOOR INSULATION R VALUE =	R38
TOTAL EXT. WALL AREA =	1260 S.F.
TOTAL EXT. OPENINGS=	36 S.F.
PERCENTAGE OF WALL/OPENINGS=	2 %
PER 2021 IRC AND 2021 IECC	



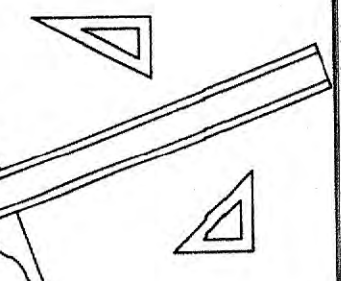
**1ST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

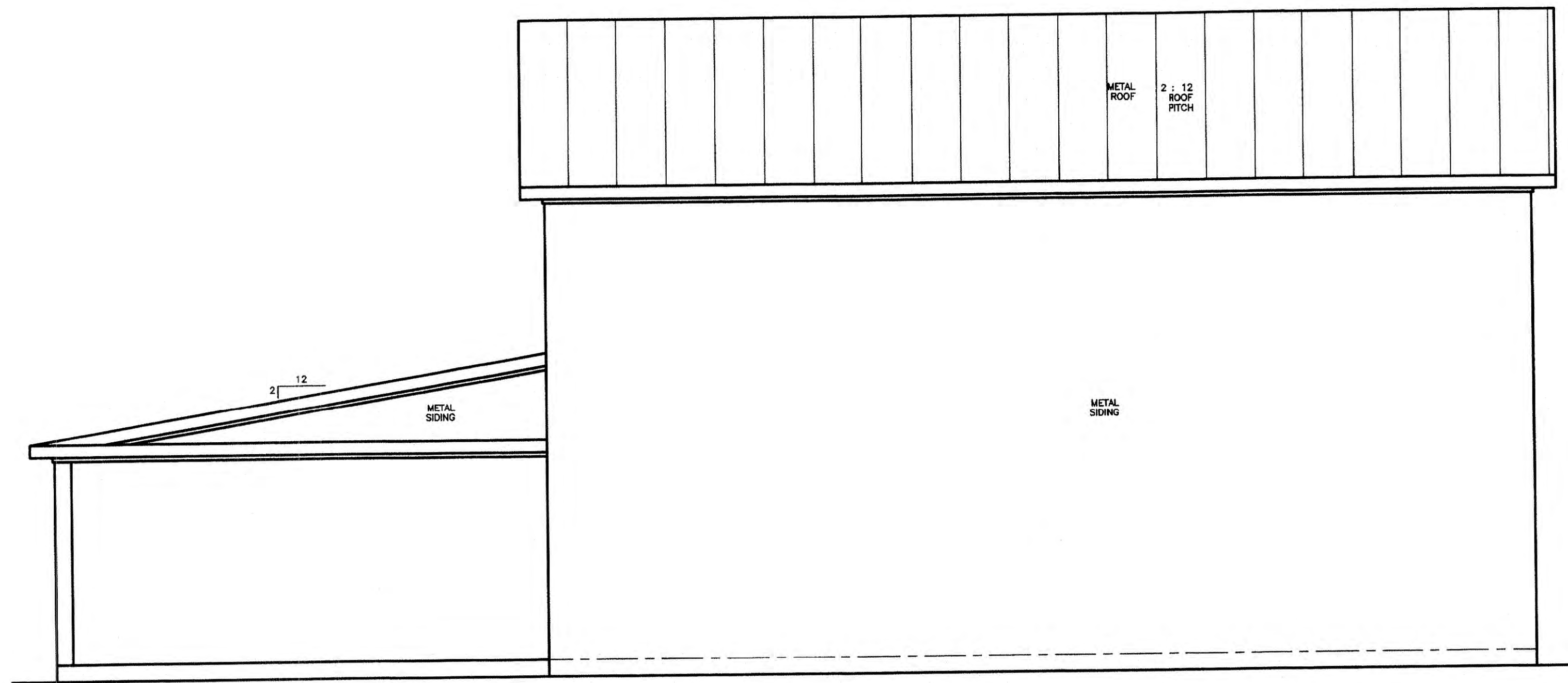
FUTURE AREA = 1125 S.F.  
COVERED AREA = 605 S.F.  
GARAGE AREA = 1200 S.F.

KISSINGER DRAFTING & DESIGN  
MAY NOT BE HELD RESPONSIBLE  
AND ASSUMES NO LIABILITY  
FOR ANY HOME CONSTRUCTED  
FROM THESE PLANS

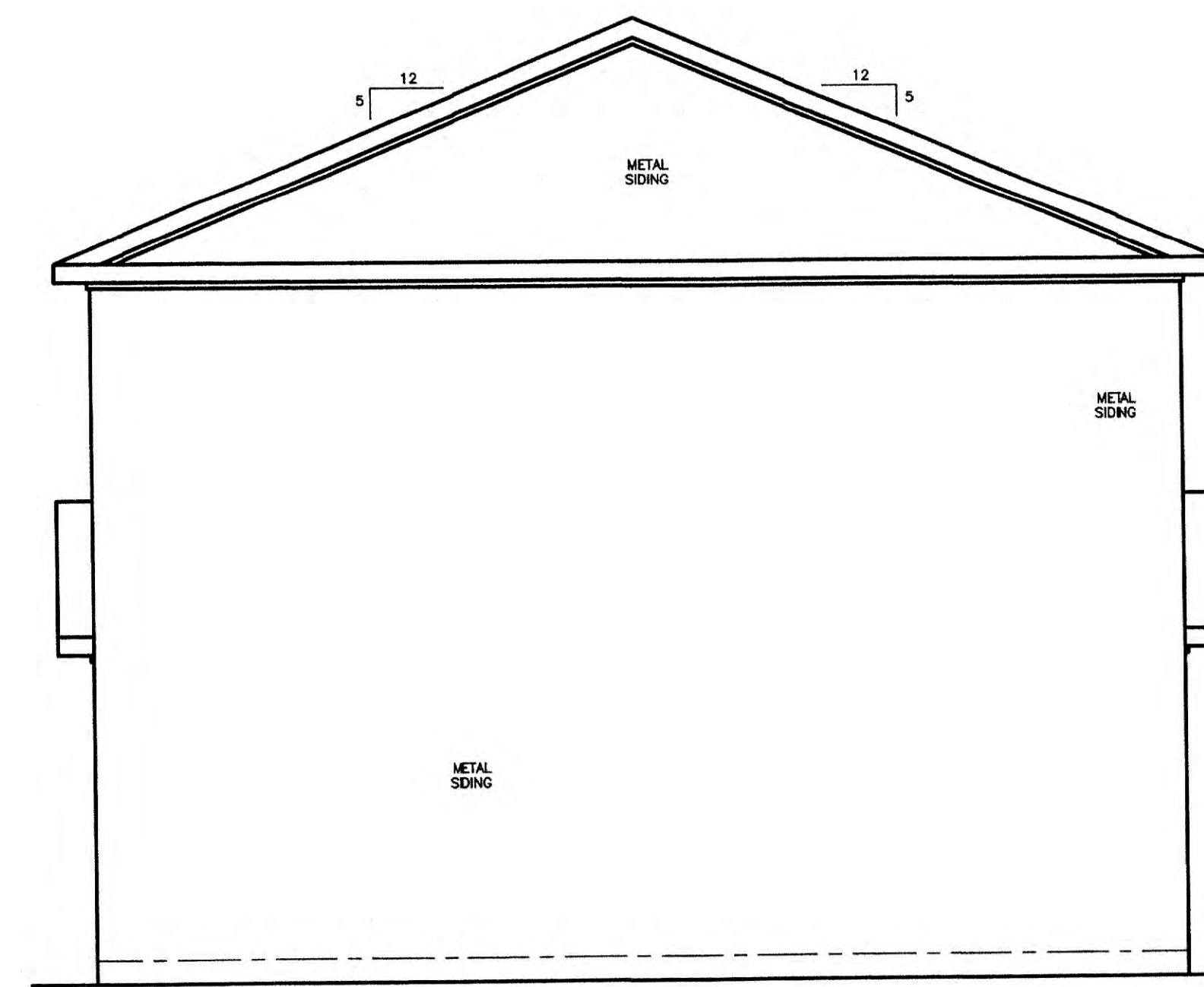
DATE: JUN '24  
SHEET  
**A1**  
OF 2

**A NEW GARAGE/SHOP FOR**  
**BOB OWENS**  
★KISSINGER DRAFTING & DESIGN★  
3010 EAST VILLA MARIA RD.  
BRYAN, TEXAS 77803 (979) 268-3848

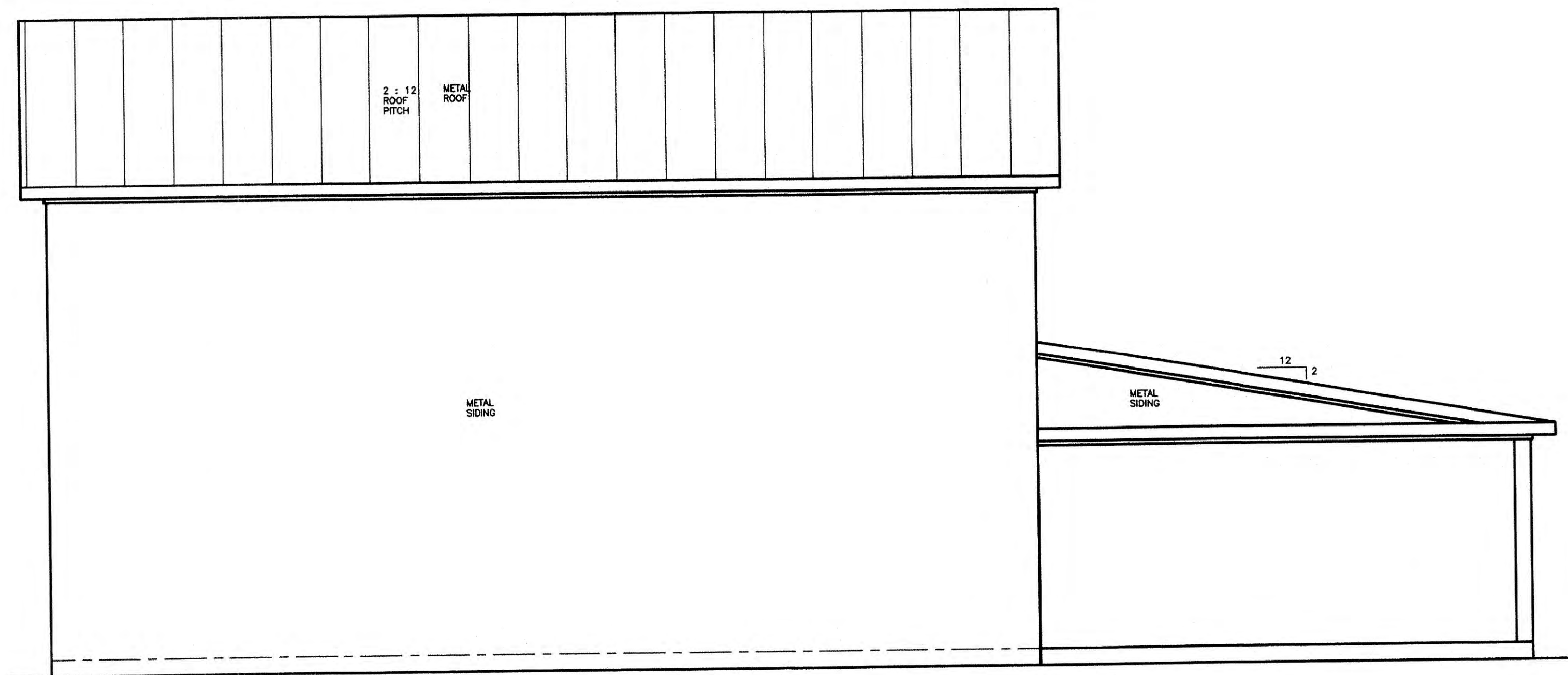




RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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



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

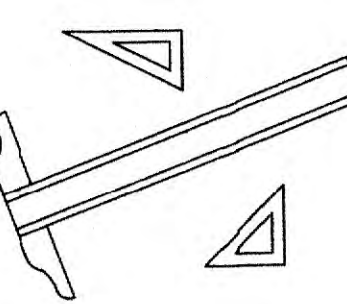


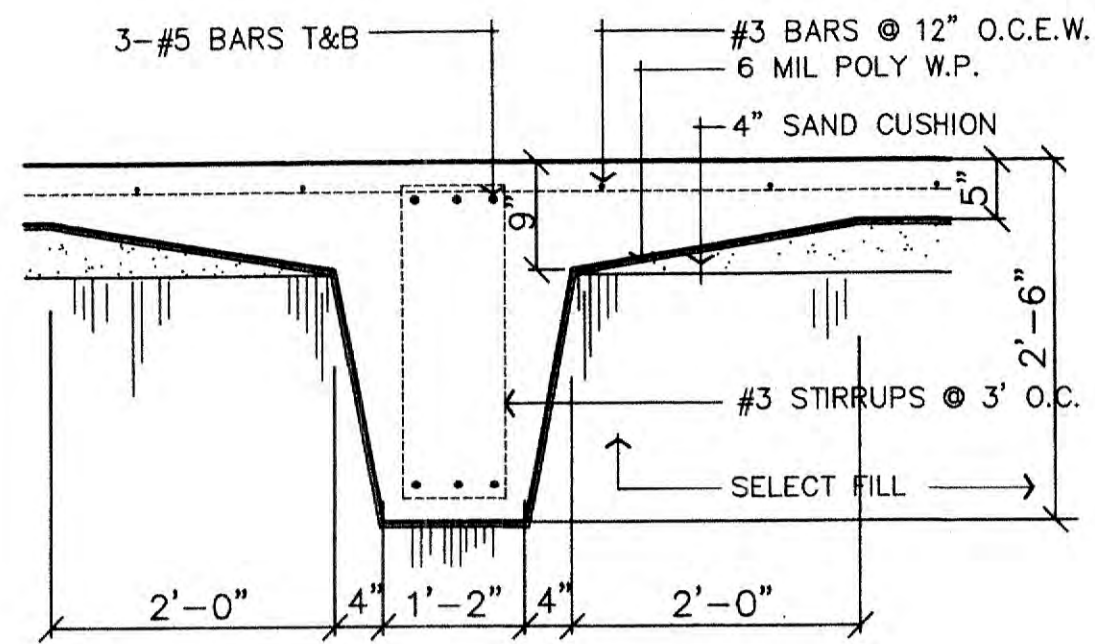
FRONT ELEVATION  
SCALE: 1/4"=1'-0"

KISSINGER DRAFTING & DESIGN  
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DATE: JUN '24  
SHEET  
**A2**  
OF 2

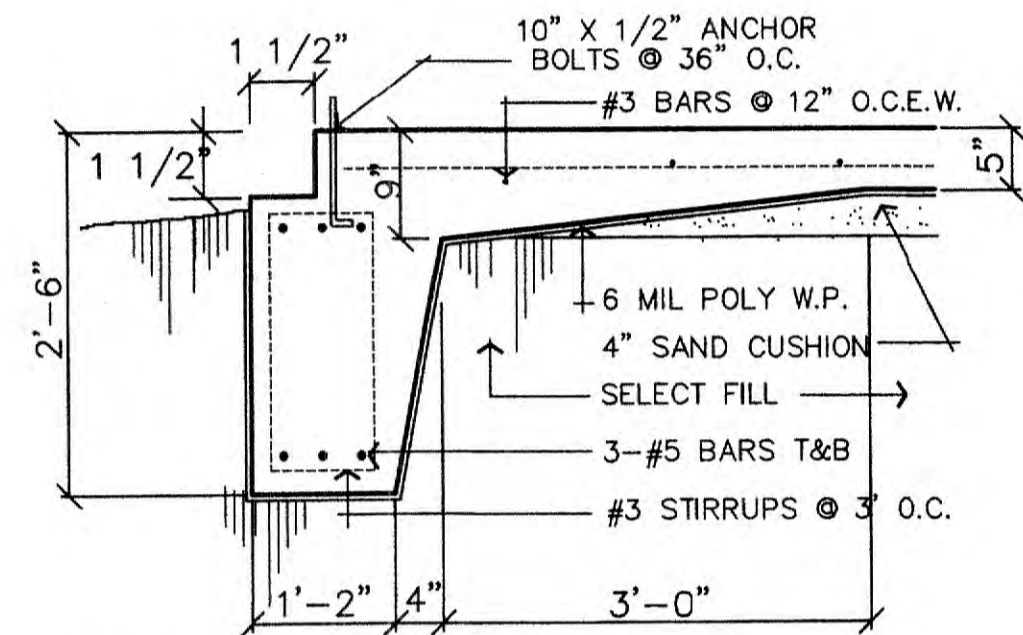
A NEW GARAGE/SHOP FOR  
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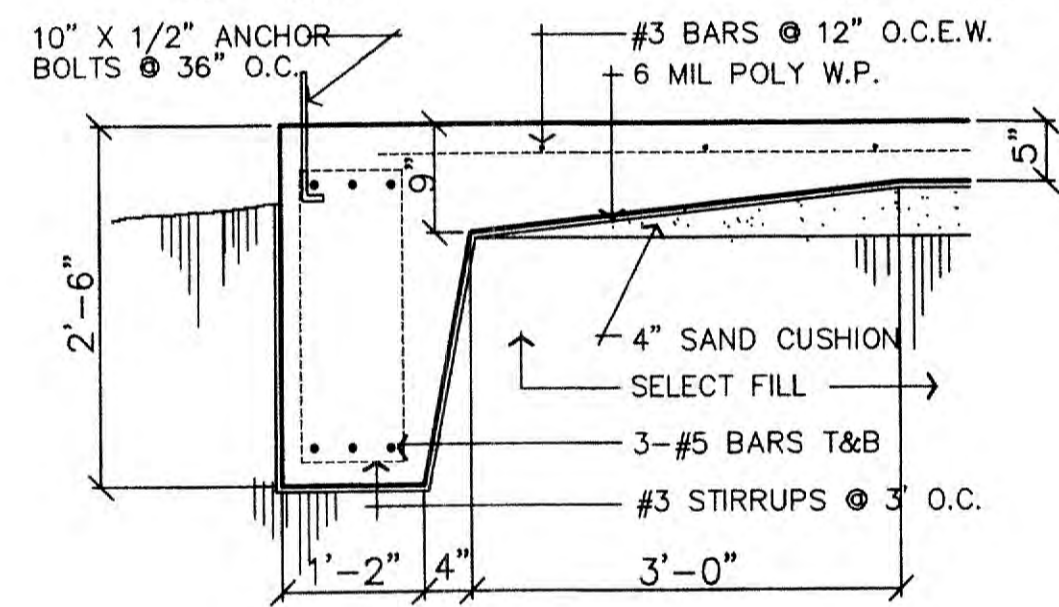
**INTERIOR BEAM DETAIL**

SCALE: 3/4" = 1'-0"



**EXTERIOR BEAM DETAIL**

SCALE: 3/4" = 1'-0"



**EXTERIOR BEAM DETAIL**

SCALE: 3/4" = 1'-0"

**GENERAL**

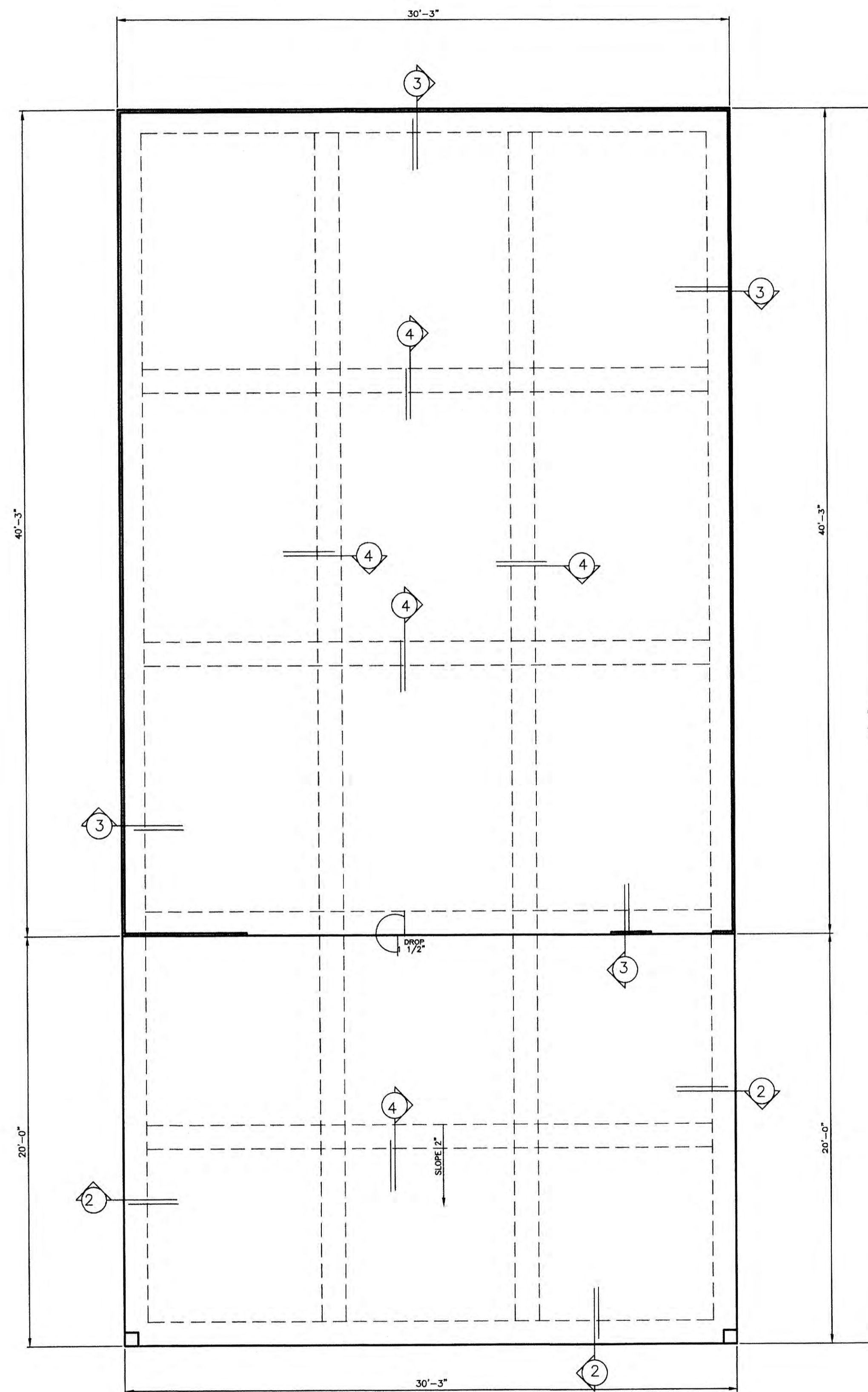
1. EXTEND ALL GRADE BEAMS 6" INTO UNDISTURBED SOIL OR 95% A.S.H.O. COMPACTED FILL.
2. NO TUB PITS OR PLUMBING LINES ARE ALLOWED IN GRADE BEAMS.
3. TREAT SOIL AREAS UNDERSLAB WITH DURSBAN OR EQUAL TERMITE TREATMENT.
4. PLACE 6 MIL POLY DAMPROOFING CONTINUOUS UNDER FOUNDATION AREA; LAP ALL JOINTS 12" MINIMUM AND SEAL LAPS WITH 2" TAPE.

**CONCRETE**

1. ALL CONCRETE SHALL BE 3000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS.
2. ALL CONCRETE SHALL CONTAIN WATER REDUCING AGENT EQUAL TO MASTER BUILDERS POZZOLITH 344N, THREE OUNCES PER SACK OF CEMENT.

**REINFORCING STEEL**

1. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL BARS WITH #4 OR LARGER HAVING A YIELD STRENGTH OF NOT LESS THAN 60,000 PSI AND #3 BARS SHALL HAVE A YIELD STRENGTH OF 40,000 PSI.
2. ALL REINFORCING STEEL SHALL BE FREE FROM RUST OR OTHER BOND REDUCING AGENTS.
3. ALL LAPS, HOOKS, BENDS, SPLICES, ETC. SHALL CONFORM TO C.R.S.I. STANDARDS AND THE ACI CODE, LATEST EDITION.
4. ALL REINFORCING BAR HOOKS, WHERE REQUIRED, SHALL BE 90 DEGREE HOOKS.
5. LAP ALL REINFORCING BARS A MINIMUM OF 40 BAR DIAMETERS.
6. MINIMUM COVERAGE FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI CODE, LATEST EDITION.



**FOUNDATION PLAN**

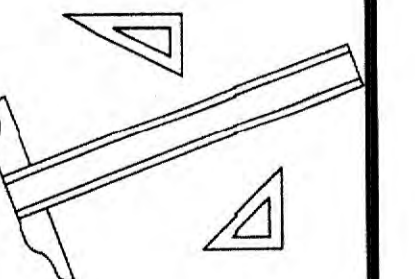
SCALE: 1/4" = 1'-0"

FUTURE AREA = 1125 S.F.  
COVERED AREA = 605 S.F.

KISSINGER DRAFTING & DESIGN  
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DATE: JUN '24  
SHEET  
**A3**  
OF 2

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CEILING JOISTS MAX. SPAN	FLOOR JOISTS MAX. SPAN	RAFTER MAX. SPAN	HEADER SCHEDULE
LIMITED ATTIC STORAGE	40 PSF LIVE LOAD	SLOPES OVER 3/12	BEAM MAX. SPAN
2 X 6 @ 16" O.C. 13'-2"	2 X 12 @ 12" O.C. 21'-7"	2 X 6 @ 12" O.C. 16'-1"	2-2 X 4 ON EDGE 3'-6"
2 X 8 @ 16" O.C. 17'-5"	2 X 12 @ 16" O.C. 18'-10"	2 X 6 @ 16" O.C. 13'-11"	2-2 X 6 ON EDGE 4'-6"
2 X 10 @ 16" O.C. 20'-9"	2 X 12 @ 24" O.C. 15'-4"	2 X 6 @ 24" O.C. 11'-4"	2-2 X 8 ON EDGE 6'-0"
DO NOT EXCEED GIVEN DIM.	DO NOT EXCEED GIVEN DIM.	20 PSF LIVE LD.-7PSF DEAD LD.	2-2 X 10 ON EDGE 7'-6"

OR YOU CAN SUBSTITUTE ENGINEERED BEAMS

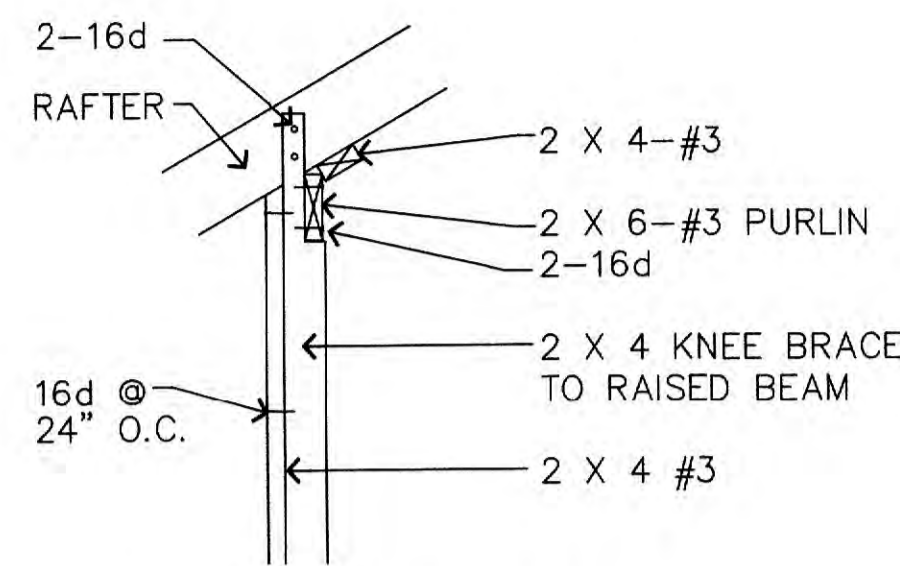
GENERAL FRAMING NOTES

- CEILING JOISTS AND RAFTERS TO BE 2 X 6 @ 24" O.C. UNLESS OTHERWISE NOTED ON PLAN.
- RIDGES & HIP RAFTERS TO BE 2 X 8 OR 2 X 10
- PROVIDE 2-2 X 4 STRONG BACK @ MIDSPAN OF SPANS OVER 12'-0" WITH 2 X 4 COLLAR TIES @ 4'-0" O.C.
- PROVIDE 2 X 6 SCISSOR JOISTS @ CATHEDRAL CEILINGS.
- 2 X 4 STUDS SHALL BE DOUBLED @ THE SIDES OF ALL WALL OPENINGS, TRIPLED @ ALL CORNERS AND TRIPLED @ BEARING CONDITIONS.
- PROVIDE SINGLE SOLE PLATE AND DOUBLE TOP PLATE.
- PROVIDE 1 X 4 DIAGONAL LET-IN WIND BRACING @ CORNERS OF EXTERIOR WALLS OR 1/2" PLYWOOD
- ALL STRUCTURAL FRAMING TO BE NO.2 MATERIAL WITH 19% M.C. (MAX.) AT TIME OF INSTALLATION.

STEEL ANGLE LINTEL TABLE (MIN. BEARING 4")

CLEAR SPANS	5'-0" OR LESS	6'-0" OR LESS	7'-0" OR LESS	8'-0" OR LESS	9'-0" OR LESS	10'-0" OR LESS
ANGLE SIZES	<3 1/2" X 3 1/2" X 5/16"	<4" X 3 1/2" X 5/16"	<4" X 3 1/2" X 5/16"	<5" X 3 1/2" X 5/16"	<5" X 3 1/2" X 3/8"	<6" X 3 1/2" X 3/8"

- CUT PURLIN BRACE BIRD MOUTH TO FIT PURLIN ANGLE
- PURLIN TO BE @ RIGHT ANGLE TO RAFTER
- DO NOT PRE-BUILD "T" BRACE, INSTALL 2 X 4 BRACE FIRST, THEN JAMB 2 X 4 AGAINST RAFTER & NAIL TO KNEE BRACE

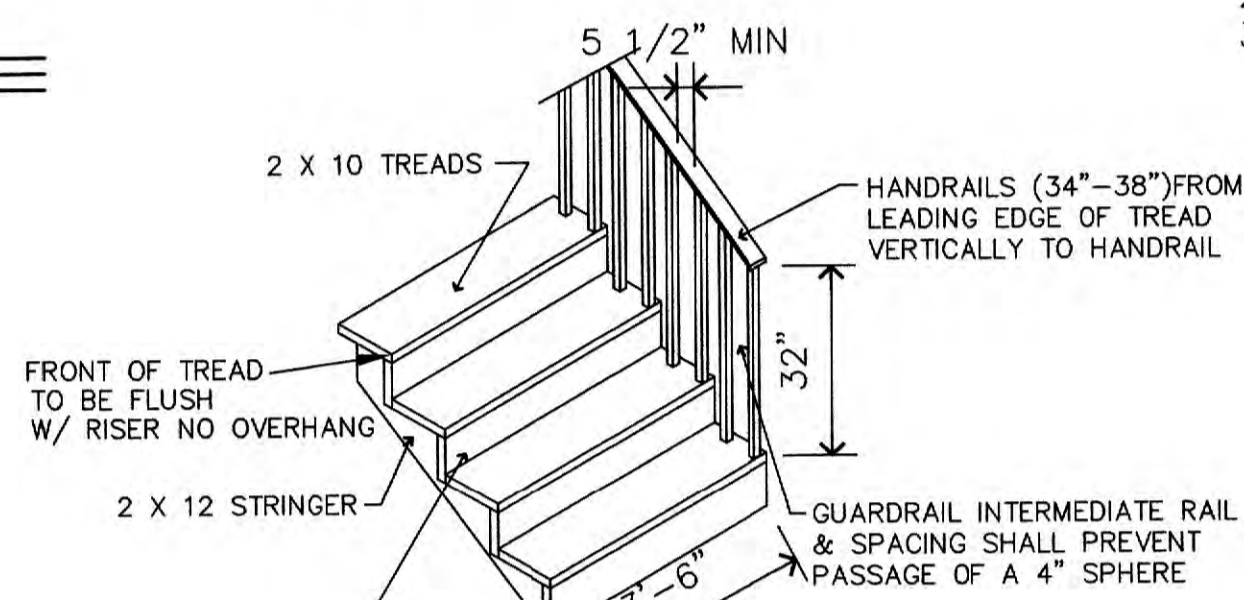


PURLIN DETAIL "A"

SCALE: 3/4" = 1'-0"

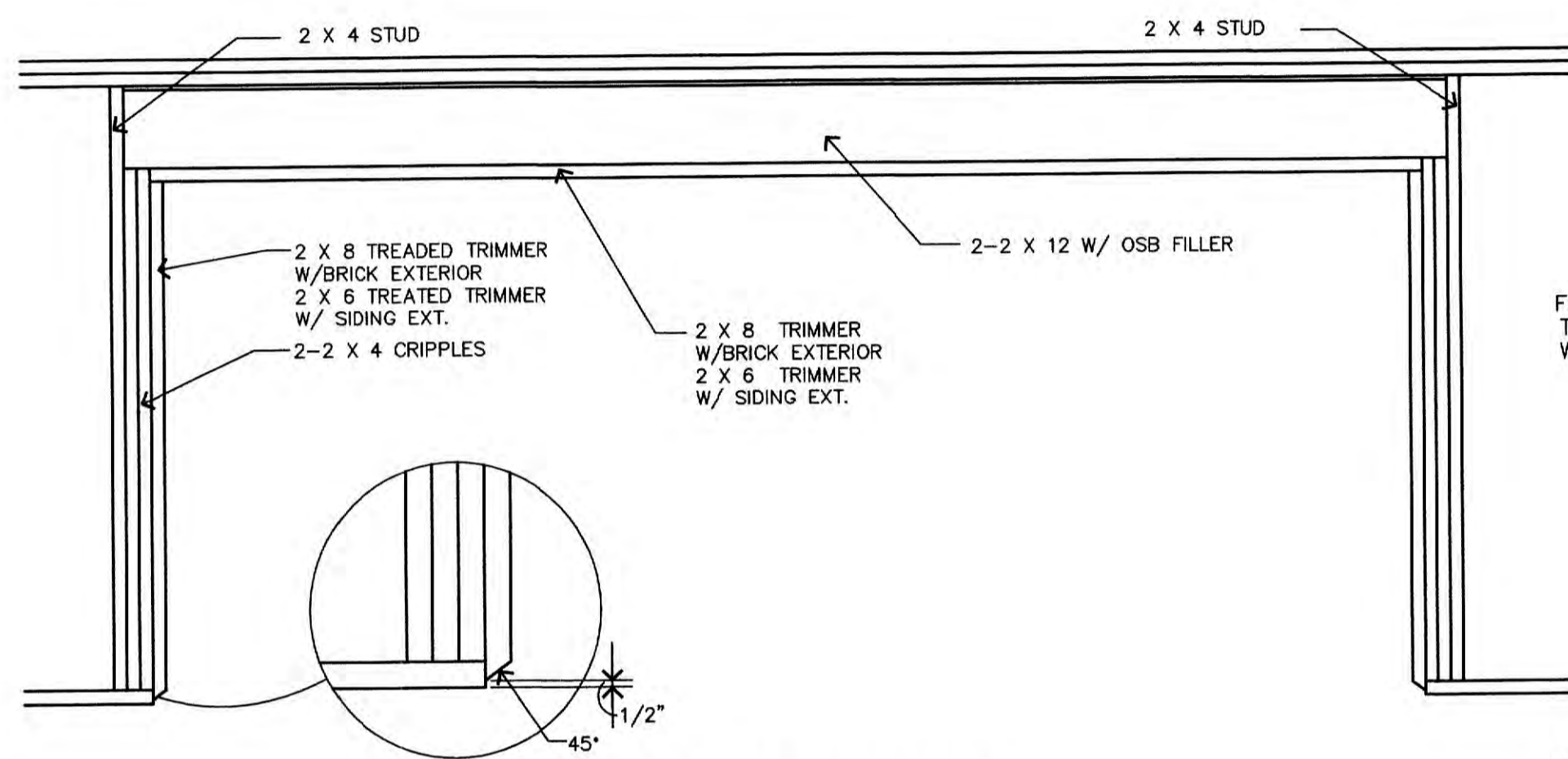
- CUT PURLIN BRACE BIRD MOUTH TO FIT PURLIN ANGLE
- PURLIN TO BE @ RIGHT ANGLE TO RAFTER
- DO NOT PRE-BUILD "T" BRACE, INSTALL 2 X 4 BRACE FIRST, THEN JAMB 2 X 4 AGAINST RAFTER & NAIL TO KNEE BRACE

WINDER STAIRS: TREADS A MINIMUM 6" ON NARROW EDGE  
TREAD WIDTH 12" FROM NARROW EDGE MIN 9"



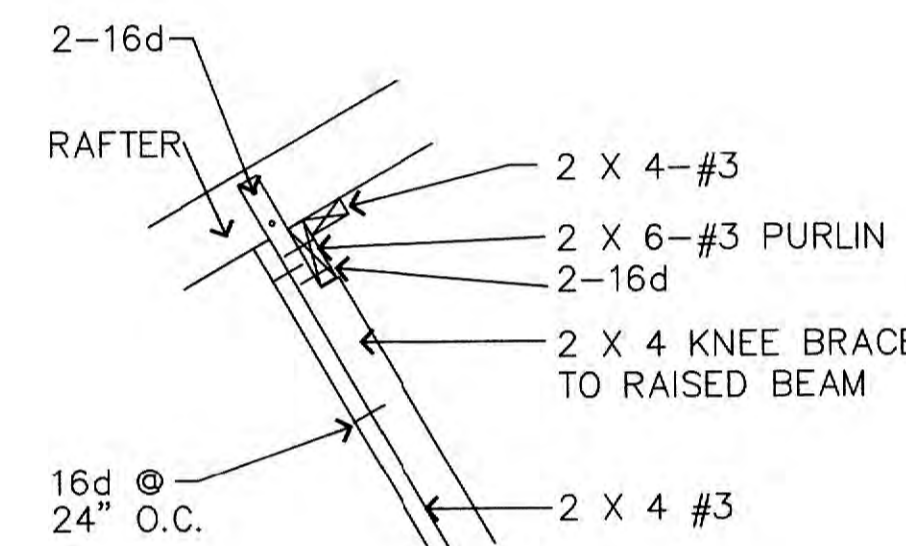
STAIR & RAIL DETAIL

SCALE: 1/2" = 1'-0"



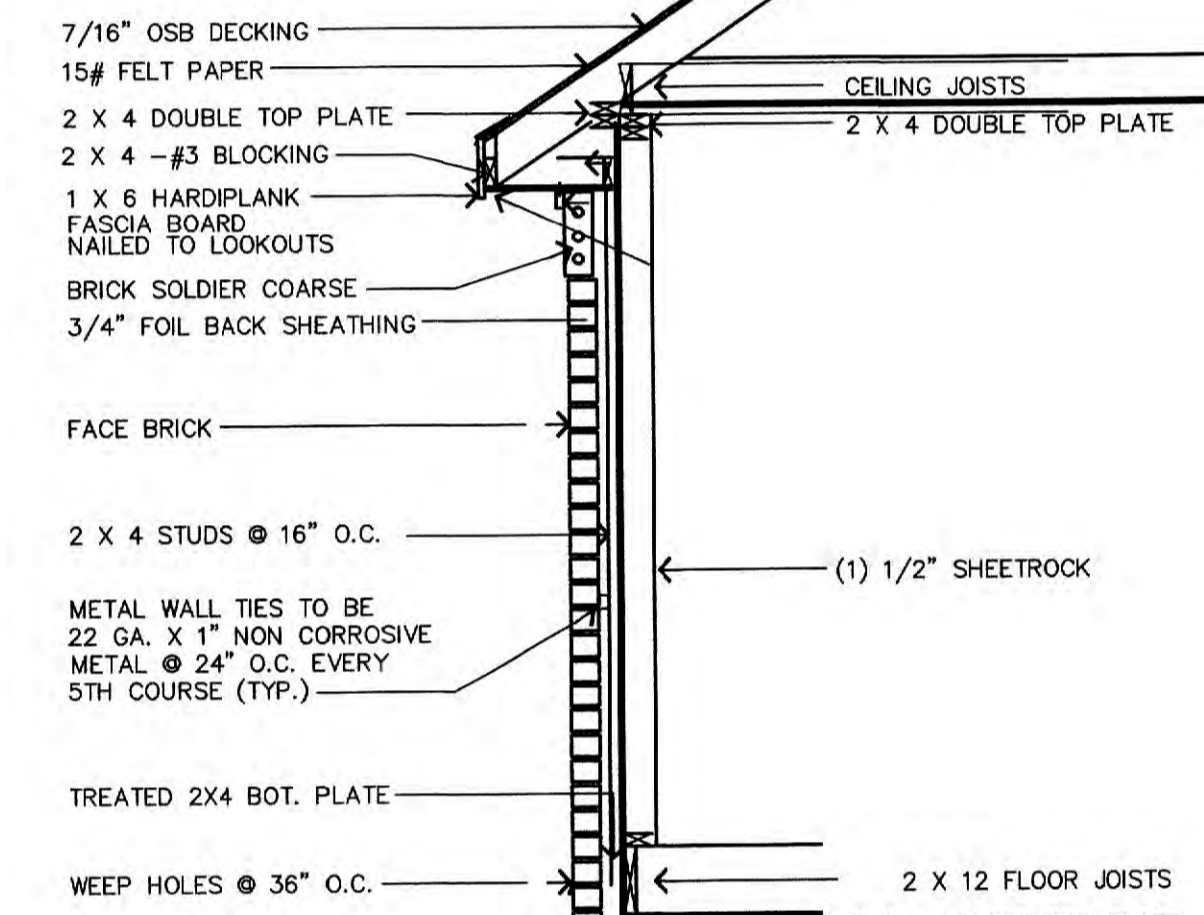
GARAGE DOOR HEADER DET.

SCALE: 1/2" = 1'-0"



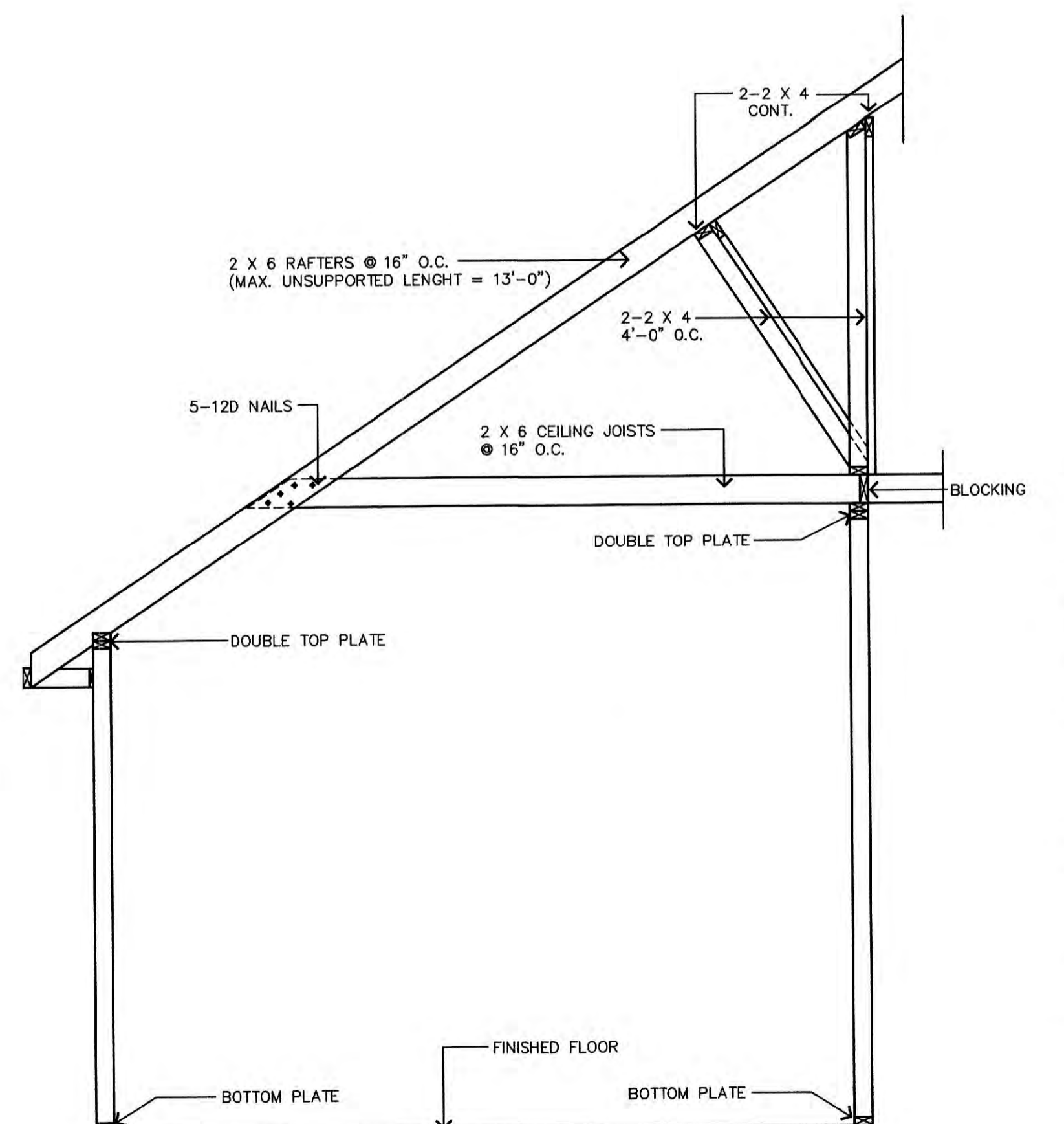
PURLIN DETAIL "B"

SCALE: 3/4" = 1'-0"



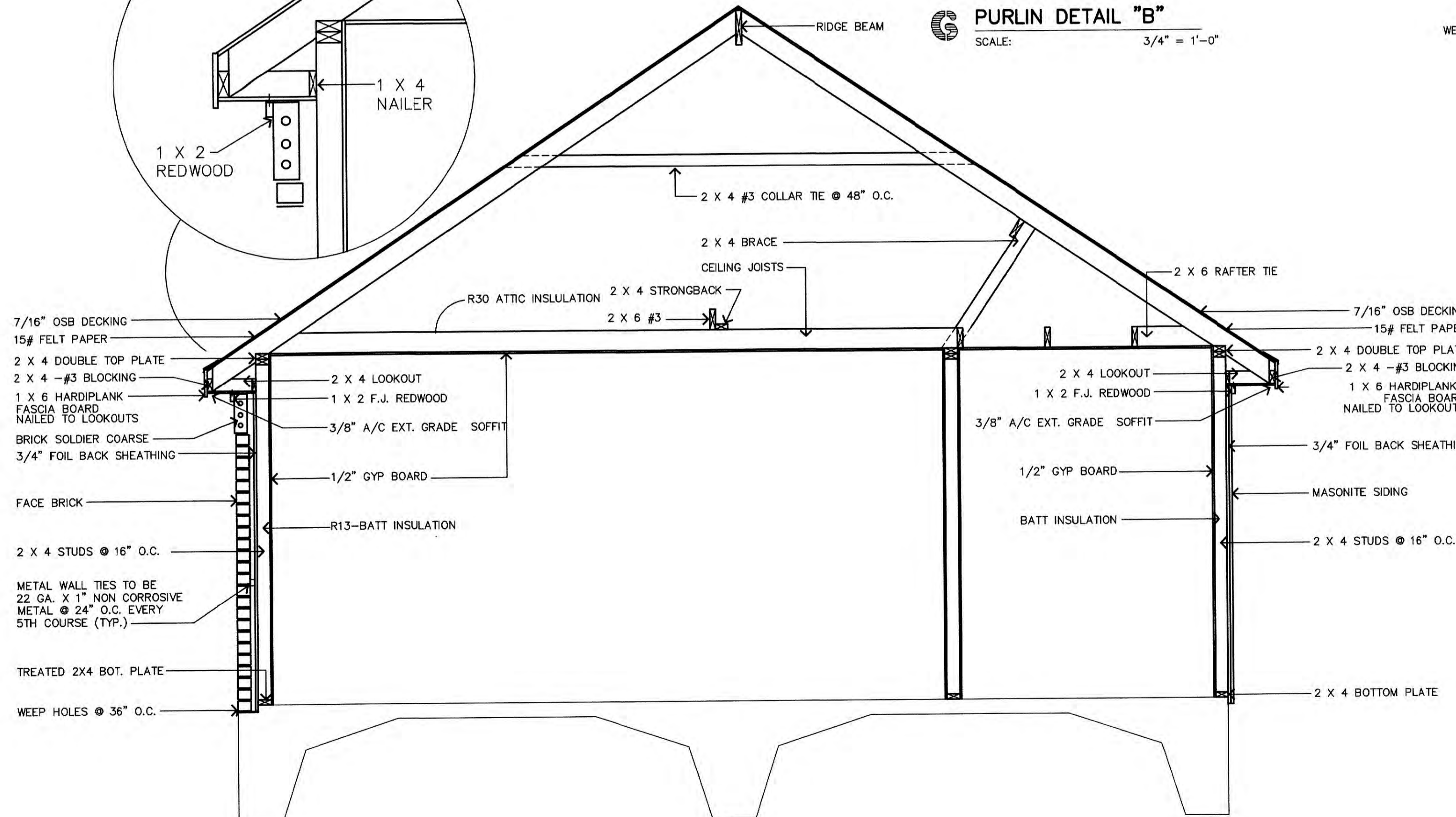
2 STORY DET

SCALE: 3/16" = 1'-0"



FRAMING SECTION-COVERED CEILING @ EXT. WALL

SCALE: 1/2" = 1'-0"



TYPICAL ONE STORY SECTION

SCALE: 1/2" = 1'-0"

DETAIL SHEET