



# *The City of Spartanburg Board of Architectural Design & Historic Review*

## **AGENDA**

**October 9, 2025, at 5:30 P.M.  
Spartanburg County Council Chambers  
366 N. Church Street – Spartanburg, SC 29303**

*(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)*

- I. Call To Order.**
- II. Roll Call.**
- III.** Freedom of Information Act Compliance – Public notification of the City of Spartanburg’s Board of Architectural Design & Historic Review meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg’s Zoning Ordinance.
- IV. Rules and Procedures for Meeting Conduct.**
- V. Approval of Agenda.**
- VI. Disposition of Minutes from the September 11, 2025, Meeting.**
- VII. Old Business:**
  - 1.** COA: 25-004-00023: Certificate of Appropriateness for Major Works – 232 Hydrick Street (TMS # 7-12-14-166.00) in the Hampton Heights. The applicant is seeking approval for new construction. The property is located in the R-8 (General Residential) zoning district. **Owner: City of Spartanburg | Applicant: James White Enterprises, LLC.**  
**Case Deferred**
  - 2.** COA: 25-004-00049: Certificate of Appropriateness for Major Works – 511 S Irwin Avenue (TMS # 7-16-02-134.00) in the Hampton Heights. The applicant is seeking approval for a detached garage, and window replacement. The property is located in the R-8 (General Residential) zoning district. **Owner: Sarah Brodie | Contractor: Will Hammond.**
- VIII. New Business:** None.
- IX. Staff Updates:** ACOG Continued Education and Orientation for newly appointed board members.
- X. Adjournment.**

*For more information, please contact the City of Spartanburg Planning Department at [planning@cityofspartanburg.org](mailto:planning@cityofspartanburg.org) or call (864) 596-2068.*

**Meeting Minutes of the Board of Architectural Design and Historic Review  
Thursday, September 11, 2025, at 5:30 PM  
Spartanburg County Council Chambers**

The City of Spartanburg Board of Architectural Design and Historic Review (HARB ) met in County Council Chambers on Thursday, September 11, 2025, at 5:30 PM with the following members in attendance: **Bill Michels, Sylvelie Franke, Rod McCants, Dave Williams, Julie Gilmore, Kenneth Brown, and Brandon Gaffney** Representing the Planning Department - **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II.**

**Roll Call:**

Mr. Michels: Bill Michels  
Mr. Williams: Dave Williams  
Mr. Brown: Kenneth Brown  
Mr. Gaffney: Brandon Gaffney  
Ms. Gilmore: Julie Gilmore  
Ms. Franke: Sylvelie Franke

Mr. Michels: Freedom of Information Act Compliance – Public notification of the City of Spartanburg Board of Architectural Design and Historic Review (HARB ) this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

**Approval of Agenda:**

**A motion was made by Mr. Williams, seconded by Mr. Brown to approve the agenda. The motion was approved with a vote of 7-0.**

**Approval of Meeting Minutes from August 10, 2025.**

**A motion was made by Mr. Brown, seconded by Mr. Gaffney to approve the meeting minutes as amended. The motion was approved with a vote of 7-0.**

**Old Business:**

**COA: 25-004-00049: Certificate of Appropriateness for Major Works – 511 S Irwin Avenue (TMS # 7-16-02-134.00) in the Hampton Heights. The applicant is seeking approval for a detached garage, and window replacement. The property is located in the R-8 (General Residential) zoning district. Owner: Sarah Brodie | Contractor: Will Hammond.**

**Case Deferred**

**New Business:**

**COA: 25-004-00023: Certificate of Appropriateness for Major Works – 232 Hydrick St. (TMS # 7-12-14-166.00) in the Hampton Heights Historic District. The applicant is seeking approval to construct a new single-family dwelling unit. The property is located in the R-8 SFD Single-Family Zoning District. Owner: City of Spartanburg / Applicant: Oak and Ave Property Group / Contractor: James White Enterprises.**

**Project Description and History**

The project site is located on an approximately 7,500 square foot lot in the Hampton Heights Historic District on the west side of Hydrick Street near the intersection with West Henry Street. The site is

currently vacant. The applicant proposes to build a 2,617 square foot single-family dwelling unit on the lot.

The proposed residential structure is a one-and-a-half story Craftsman style home measuring 35 feet in width and 63 feet 2 inches in length, with a peak ridge height of 30 feet 8 inches. The house will be constructed on a brick foundation with a crawl space.

A full-width front porch measuring 9 feet in depth will span the entire facade. The porch decking will consist of painted wood deck boards and will be supported by brick foundations with painted wood columns. Wooden porch railings will enclose the porch and extend down the stairs.

The applicant is proposing to clad the house in Hardie Plank lap siding. The two front porch windows will be black wood, one over one double pane windows. The dormer and side windows will be black wood framed six over six double pane windows. The front door is proposed to be a craftsman style mahogany stained wood door. The roof will be comprised of architectural shingles. A split strip driveway is proposed along the side of the home with a concrete parking pad located in the rear yard.

## **Analysis**

### *Zoning Ordinance and Historic Design Manual Consistency*

The design guidelines are outlined in the Hampton Heights Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the guidelines is to provide property owners with guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City.

The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site has a zoning designation of R-8 SFD, Single Family District, which allows for single family dwelling units. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the Board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation, and the five criteria listed in the findings. Normally, when a new house is proposed in most other areas of the city, only a building permit is required. However, due to the location, the proposed house is subject to Section 6.0, New Construction Guidelines, of the Historic Districts Design Manual.

### **6.2 Recognizing the Prevailing Character of Existing Development**

- *Identify and respect the prevailing character of adjacent historic buildings and surrounding developments.*

The surrounding homes near the proposed development are predominantly bungalows in character.

The

proposed residence incorporates defining features of the Craftsman Bungalow style, including prominent columns and a full-width front porch. The scale and design of the front porch are consistent

with those found on other Craftsman-style homes within the district.

#### **6.2.1 Building Setback and Orientation:**

- *The orientation of a new building and its site placement shall appear to be consistent with dominant patterns within the area of influence, if such patterns are apparent.*

The applicant's submission of the site plan indicates that the structure will be located 8 feet from the north side setback and 18 feet 4 inches from the south side setback. The structure will be located 10 feet from the front property line, which appears to be consistent with adjacent properties.

### **6.2.2 Directional Emphasis:**

- *A new building's directional emphasis shall be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.*

The structure will exhibit horizontal directional emphasis and face Hydrick Street, consistent with other structures on the street.

### **6.2.3 Shape:**

- *Roof Pitch: The roof pitch of a new building shall be consistent with those of existing buildings within the area of influence, if dominant patterns are apparent.*

The roof pitch of the proposed house will be 4:12 at the front of the house and transition to 8:12 near the center of the dormer. This roof pitch is consistent with Craftsman Bungalow style homes in the district.

- *Porch Form: The shape and size of a new porch shall be consistent with those of existing historic buildings within the area of influence, if dominant patterns are apparent.*

The front porch extends along the entire length of the home's facade, 33 feet and extends 9 feet out from the home. This porch size is consistent with other Craftsman style front porches in the district. The structure has four brick foundation columns with painted wood columns. This style is consistent with other Craftsman homes in the district.

- *Building Elements: The principal elements and shapes used on the front façade of a new building shall be compatible with those of existing buildings in the area of influence, if dominant patterns are apparent.*

The applicant is proposing a craftsman style home with symmetrical features. The door will be located in the center of the facade flanked by one-over-one double-pane windows on either side. The dormer will be located in the center of the structure with two six over six windows. The north side of the home will have a 3 foot by 14 foot bump-out addition on the first floor. The principal elements and shapes are consistent with adjacent structures and other Craftsman style homes in the historic district.

### **6.2.4: Massing:**

- *The massing of a new building shall be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are apparent.*

The proposed structure is a 1.5 story home. The ridge height of the proposed building is 30 feet 8 inches. The design also includes a dormer in the front of the house that will extend from the peak of the roof to the front porch. Adjacent homes on the street range in height from 1 to 2 stories. The scale and form of the structure are appropriate for the surrounding neighborhood.

### **6.2.5: Proportion:**

- *The proportions of a new building shall be consistent with dominant patterns of existing buildings in the area of influence, if such patterns are apparent.*

There is no information in the submission that provides the proportion of the structure in relation to other structures. Based on staff observations at the project site, the proportion of the proposed structure is consistent with the design guidelines.

### **6.2.6 Rhythm:**

- *New construction in a historic area shall respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.*

There is no information in the submission that provides the rhythm of the structure in relation to other structures. Based on staff observations at the project site, the rhythm of the proposed structure is consistent with the design guidelines.

### **6.2.7 Scale/Height:**

- *New construction in historic areas shall be consistent with dominant patterns of scale with the area of influence, if such patterns are present.*

The structure is a 1.5 story home. The structure is 35 feet 10 inches wide, 60 feet 4 inches long, and has a peak ridge height of 30 feet 8 inches. The front porch extends along the entire front facade and will be 9 feet in depth. Adjacent homes on the street range from 1 to 2 stories. The proposed scale and height are consistent with adjacent homes and the design guidelines. The size of the front porch is similar to that of other properties in the surrounding area.

## **Findings**

### **Certificate of Appropriateness, Section 510.6 (C)**

#### ***a. The character and appropriateness of the design***

The character of the surrounding homes can be described as bungalows. Although the housing style is not specifically mentioned in the submission, the features are typical of a Craftsman Bungalow with its prominent front porch and columns. The size and design of the front porch are typical of the surrounding properties. The site plan shows a split strip driveway on the south side of the lot leading to a concrete parking pad in the rear yard. The proposed setback is 10 feet, which is consistent with adjacent structures on Hydrick Street. The zoning ordinance requires 30 feet, and a Board of Zoning Appeals (BZA) approval is required for a reduction of this requirement.

#### ***b. The scale of the buildings***

The proposed home is 1.5 stories. The structure is 35 feet 10 inches wide, 60 feet 4 inches long, and has a peak ridge height of 30 feet 8 inches. The front porch extends along the entire front facade and will be 9 feet in depth. Adjacent homes on the street range from 1 to 2 stories. The proposed scale and height are consistent with adjacent homes and the design guidelines. The size of the front porch is similar to that of other properties in the surrounding area.

#### ***c. The texture and materials***

The proposed house will be clad with Hardie Plank lap siding. The material creates the appearance of wood siding, which is consistent with surrounding homes. The visible width of the siding is unclear but should not exceed 5 inches. A sample of the siding should be provided for review by staff.

The front porch is proposed with painted wood columns with brick foundations. The porch decking will be painted wood deck boards. This material is consistent with homes in the historic district. The railing that encloses the porch and extends along the stairs will be wood. This material is consistent with the design guidelines and adjacent homes. The home's foundation will be brick and includes a crawl space. The foundation is consistent with the design guidelines.

The roof will have a 4:12 pitch at the front of the home which transitions to an 8:12 pitch near the center. The roof is proposed to be composed of charcoal architectural shingles. The roof material and design are consistent with the design guidelines.

A craftsman style mahogany-stained door is proposed for the front of the house. This type and style of door is consistent with the historic design guidelines and other doors in the adjacent properties. The proposal shows one over one black wood windows on the porch. The dormer and side windows are six over six black wood windows. All windows are double pane glass. The drawings do not show any trim around the window perimeter. Traditional window trim and sills should be included in the final designs for staff review.

***d. The relationship of such elements to similar features of structures in the immediate surroundings –***

The proposed Bungalow is an appropriate design for the site. It will match the prevailing character of the surrounding homes, most of which are some form of Bungalow. The porch is a character defining feature of the Bungalow. There are multiple structures on Hydrick Street with similar styles of front porches. It is not clear how some of the features are consistent with other character defining features in the neighborhood. No examples of existing features in the neighborhood were provided as examples for this submission.

***e. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –***

The structure will be similar to other homes in the neighborhood, including the front porch, windows, and doors. The siding proposed in the applicant's site plan appears to be consistent with the building materials of surrounding homes. The construction makes use of an otherwise vacant and underutilized lot in the historic district.

**Staff Recommendation**

Staff recommends approval of the proposed design contingent upon incorporation of the following revisions to ensure consistency with the Hampton Heights Design Guidelines:

1. Siding: A sample of the Hardie Plank lap siding shall be provided to the Planning Department for review prior to approval.
2. Window Trim: Revise drawings to show trim around the window perimeter. Traditional window trim and sills should be included.

**Applicant:**

Chris CEEJ Jefferson, 507 Itaska Ct.

**Public Speakers:**

None.

**Discussion:**

The board reviewed the proposed project and emphasized the importance of consistency in design and the need for accurate, detailed architectural drawings that clearly show materials, layout, and the overall intent of the project. Specific comments were made about the front door, window placement, and glazing, as well as the railing design. Donald Love the HARB consultant architect expressed support for the suggestions. The board also reviewed submitted photos and material samples as part of their evaluation.

**A motion was made by Mr. Brown, seconded by Mr. Gaffney, to table this for better iterations of documentation and greater detail. The board requested to see full window specifications, porch railing detail, Hardie plank siding, the corner detail where Hardie plank meets each corner of the house, stucco detail, and confirmation that the bedroom windows meet building code requirements. The motion passed by a vote of 7 to 0.**

**Staff Announcements:**

Staff provided updates on cases that have been brought up last month and violations.

**The meeting was adjourned at 6:15 PM.**

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Bill Michels, Chairman

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PO Box 1749 • Spartanburg, SC 29304 • Phone: (864) 596-2068 • email: [planning@cityofspartanburg.org](mailto:planning@cityofspartanburg.org)  
website: [www.cityofspartanburg.org](http://www.cityofspartanburg.org)

October 2, 2025

**TO:** The Board of Architectural Design and Historic Review

**RE:** Certificate of Appropriateness for Major Works

**Address:** 511 S Irwin Ave (TMS: 7-16-02-134.00)

**Historic District:** Hampton Heights Historic District

**Zoning:** R-8 SFD (Single Family District)

**Owner/Applicant:** Sarah Brodie

**Contractor:** Will Hammond

**Request:** The applicant is seeking approval to construct a new one-car garage at the end of the driveway.

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### **Project Description and History**

The project site is located on an approximately 20,000 square foot lot in the Hampton Heights Historic District on the east side of S Irwin Ave and north of S Hampton Dr. The residential structure was constructed in 1940. It is a one-story home with mid-century minimal traditional architecture.

The proposed structure is a one-car garage with a loft. The garage is 24 feet long, 16 feet wide, and has a peak ridge height of 18 feet 7 inches. The garage will be located at the end of the driveway, 150 feet from the front property line. The garage door that faces the street is proposed as a carriage-style door. The siding is proposed as shingle siding that will match the house. The roof is proposed as metal/tin roofing.

This application was presented to the Board of Architectural Design and Historic Review in August 2025. The Board voted to table the application pending a clearer understanding of the applicant's proposed garage façade design and the submission of a site plan indicating the garage's location on the property.

### **Analysis**

#### *Zoning Ordinance and Historic Design Manual Consistency*

The design guidelines are outlined in the Hampton Heights Design Guidelines for the City of Spartanburg Historic District Preservation Principles and Approaches. The purpose of the guidelines is to provide property owners with guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City.

The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the standards listed in the Ordinance.

The project site has a zoning designation of R-8 SFD, Single Family District. Section 510.6 of the City of Spartanburg Zoning Ordinance list standards for reviewing a Certificate of Appropriateness. Specifically, Section 510.6 (C)(2) states that in reviewing applications for new construction or alteration, the Board shall consider the U.S. Secretary of the Interior's Standards for Rehabilitation and the five criteria listed in the findings.

## **Hampton Heights Design Guidelines**

### **Findings**

#### **Certificate of Appropriateness, Section 510.6 (C)**

##### ***a. The character and appropriateness of the design***

Section 10.2.6 Accessory Buildings of the Hampton Heights Design Guidelines states, "...A number of historic garages and garage apartments remain intact in the Hampton Heights neighborhood. These accessory buildings are generally located to the rear of the main house and are important site elements of the overall historic property. They often reflect the architectural style and character of the main house in their materials and design. Many of these accessory buildings have been lost over the years. Guideline: New accessory buildings, such as garages or storage houses, shall be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement and/or duplicate the architecture of the adjacent residence do not require the same amount of buffering but may remain more visible within the local district."

- The proposed structure will be located behind the primary building. Its siding will consist of painted cedar shingles to match the material and appearance of the main house. In response to feedback from the August HARB meeting, the applicant has removed the garage door awning and gable window over the garage door. With this revision, the exterior architectural features are now consistent with the style of the primary structure. According to the submitted site plan, the proposed garage will be partially screened from view by the main building and existing landscaping along the property line. The awning over the single door on the south side of the garage will not be visible from the front of the house.

##### ***b. The scale of the buildings***

- The proposed garage will be 24 feet long, 16 feet wide, and has a peak ridge height of 18 feet 7 inches. The structure also includes a coverage porch facing the yard that extends 6 feet over the side door. The height of the porch is 8 feet. The roof pitch is 11:12, which matches the primary structure. The scale of the garage is consistent with other garages in the historic district.

##### ***c. The texture and materials***

- The proposed garage will use painted cedar shingle siding that matches the existing house. The roof is proposed as a metal/tin roof. Based on staff research with the historic consultant, metal/tin roofing is an appropriate material for a garage roof. Carriage style

garage doors are proposed to face the street. The window shown on the drawings will be omitted in the construction, as shown in the supplementary materials. Renderings of the proposed garage are included in the application. According to the design guidelines, all textures and materials are consistent with the historic district.

***d. The relationship of such elements to similar features of structures in the immediate surroundings –***

- The proposed garage design is consistent with similar garages in the surrounding area. The siding material is consistent with the primary structure. Homes in the surrounding areas have garages with similar features to the proposal.

***e. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –***

- The structure will be similar to other accessory structures in the neighborhood. The garage's features will duplicate the architectural style of the primary structure. The overall features are harmonious with the historic district, and much of the proposed garage is also buffered by the primary structure and adjacent landscaping.

**Staff Recommendation**

Staff recommends approval of the proposed garage. The structure is consistent with the Historic Design Guidelines.

**Zoning Conditions:**

Area above garage is not to be used as a dwelling unit or office for a home occupation.

Submitted by:

*Dominick Calace*

Dominick Calace  
Planner I  
City of Spartanburg Planning Department

**Attachments:**

Conditions of Approval  
Site Map  
Zoning Map  
Site Photos  
Application and Materials

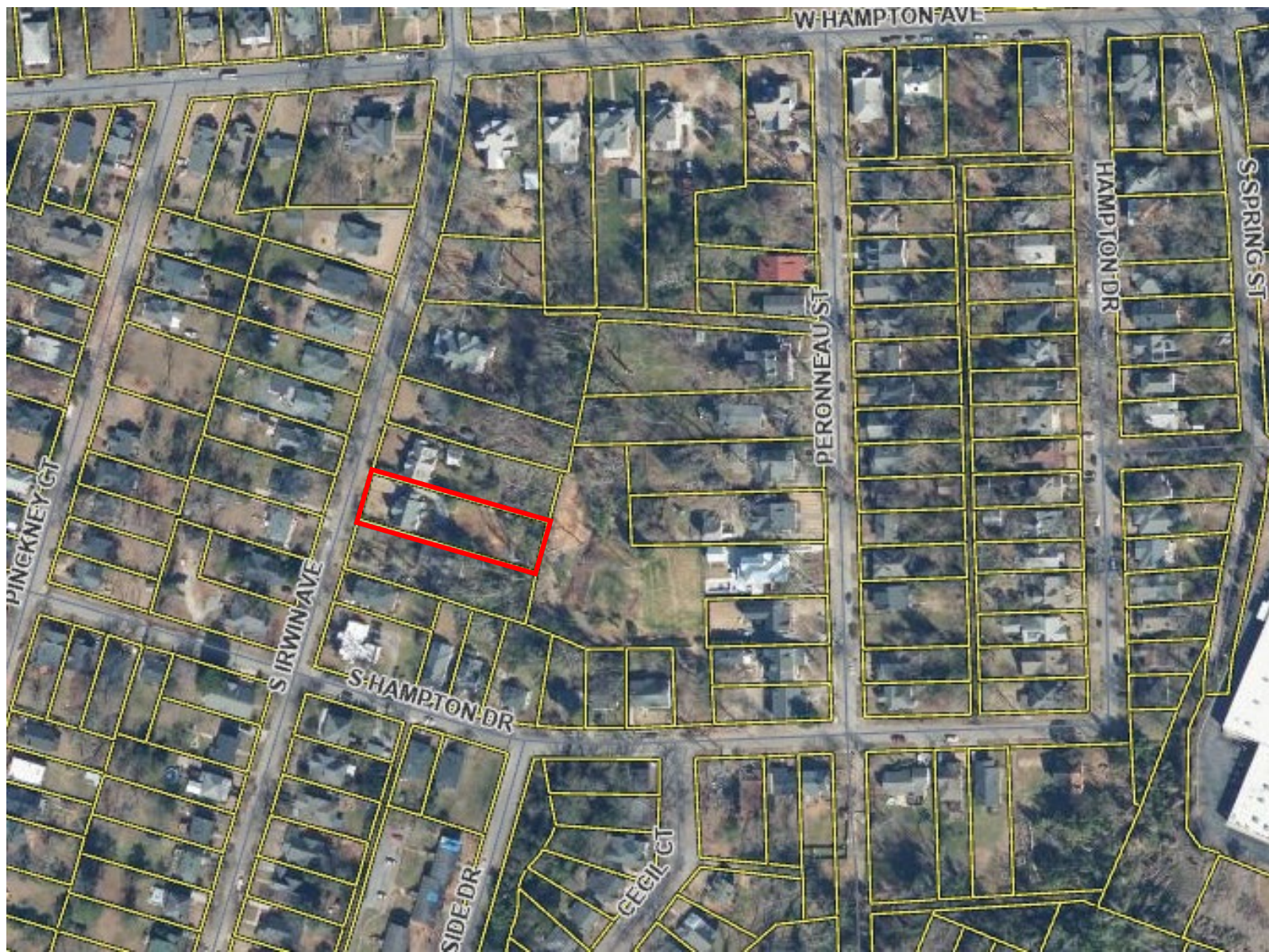
**CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT:  
511 S Irwin Ave (TMS: 7-16-02-134.00) - Hampton Heights Historic District**

**Owner/Applicant: Sarah Brodie**

**Contractor: Will Hammond**

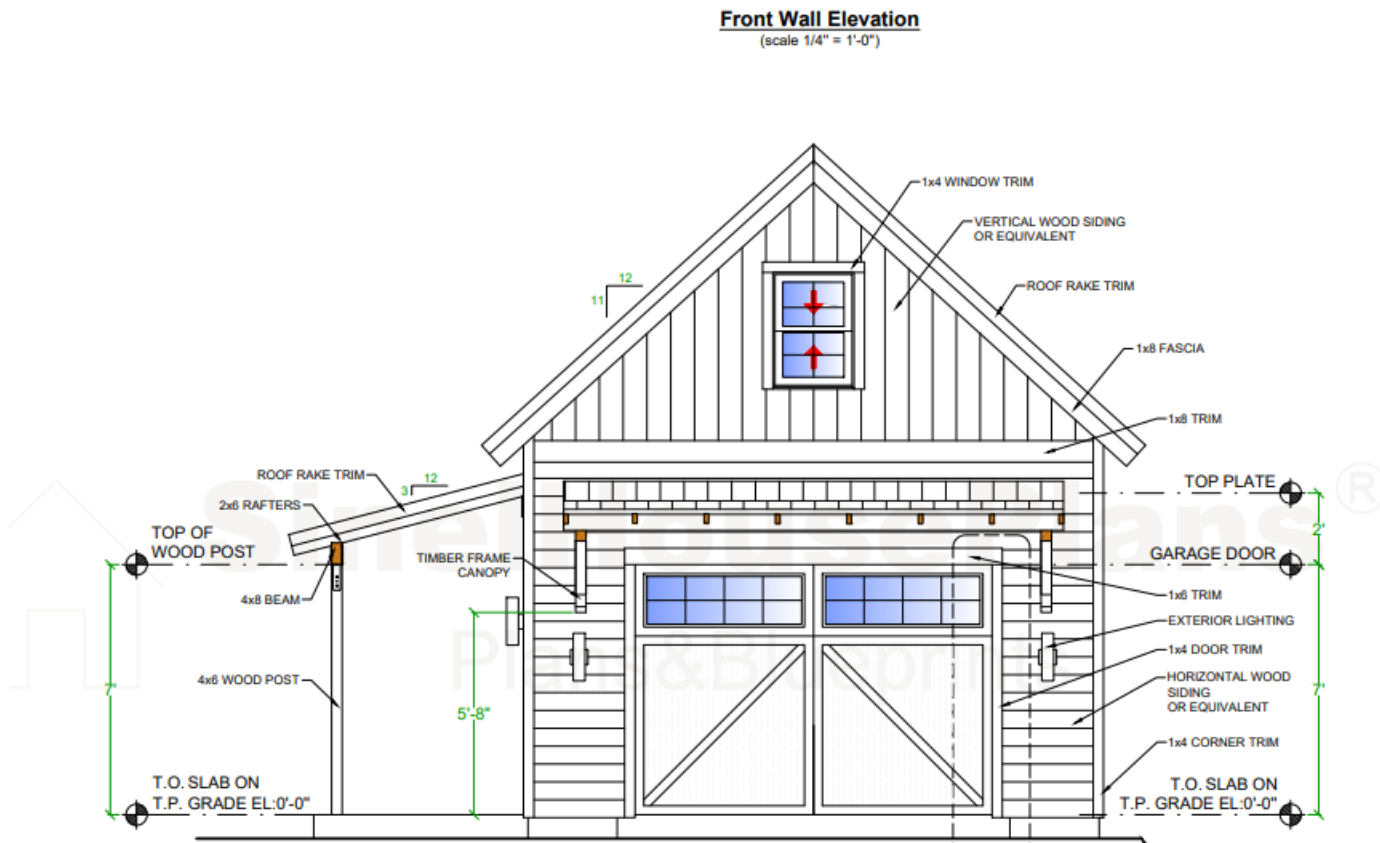
1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
4. This permit shall be exercised within **six months of the date of final approval**, or it shall become null and void. Extensions may be granted with the permission of the Board.
5. A building permit shall be obtained from the Building Department prior to commencement of work.
6. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

## Site Map – 511 S. Irwin Ave



## Zoning Map – 511 S. Irwin Ave





Changes to the above building plans are as follows.

1. Single entry door on the right side instead of the left.
2. Post that supports the single door awning to match the awning post style on the house.
3. Omit the awning above the garage door.
4. Omit the gable window above the garage door.
5. Cedar shingle siding to match the house.
6. Metal roof

All dimensions and elevations remain the same

Site lines – 5 feet from neighbor's fence and 20 feet from the end of the current driveway

## PROJECT DATA

|                                                                                                            |                                       |
|------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <ul style="list-style-type: none"> <li>- 1-CAR GARAGE</li> <li>- COVERAGE PORCH</li> <li>- LOFT</li> </ul> |                                       |
| <b>TOTAL AREA:</b>                                                                                         | - 670 SF                              |
| <b>PROPOSED HEIGHT:</b>                                                                                    | - OVERALL HEIGHT +/- 18'-7"           |
| <b>OVERALL DIMENSIONS:</b>                                                                                 | - LENGTH - 24'-0"<br>- WIDTH - 16'-0" |

Carriage style garage doors:



Metal roof:



Cedar shingle siding:



## Site Plan: 511 S Irwin Ave - Garage Location



## 1-CAR GARAGE WITH LOFT

 sinel1office@gmail.com



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### PROJECT DATA

|                                                                                                        |                             |
|--------------------------------------------------------------------------------------------------------|-----------------------------|
| <ul style="list-style-type: none"><li>- 1-CAR GARAGE</li><li>- COVERAGE PORCH</li><li>- LOFT</li></ul> |                             |
| TOTAL AREA:                                                                                            | - 670 SF                    |
| PROPOSED HEIGHT:                                                                                       | - OVERALL HEIGHT +/- 13'-7" |
| OVERALL DIMENSIONS:                                                                                    | - LENGTH - 24'-0"           |
|                                                                                                        | - WIDTH - 16'-0"            |



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**1-Car Garage With Loft**

Cover page

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## **Disclaimer**

### **Terms and Conditions:**

The architectural drawing is intended for use by one household. The duplication, publication, sale or distribution of any portion of these plans without prior written consent from the original designer will be subject to the appropriate penalties for copyright infringement.

For multiple production unlimited options and permits for this model, please contact SinelHousePlans at [sinel1office@gmail.com](mailto:sinel1office@gmail.com)

### **Building Codes:**

Variations in building codes, specific local development covenants, or site conditions may require modification to the design of the project plans. You are ultimately responsible for complying with all applicable permit, building codes and other regulatory requirements. Be sure to review the plans with your local building inspector and acquire all appropriate building permits prior to starting your project. The project plans have been designed in accordance with the Uniform Building Code.

### **Accuracy:**

Every effort has been made to prepare a complete set of drawings, instructions and material lists. However, there always exists a possibility for errors or omissions. Therefore, you and/or your building contractor(s) shall assume the responsibility of verifying all conditions and dimensions contained within a project plan prior to the start of construction. You and/or your building contractor(s) shall assume the responsibility of verifying all conditions and dimensions contained within a project plan prior to the start of construction.

### **Liability:**

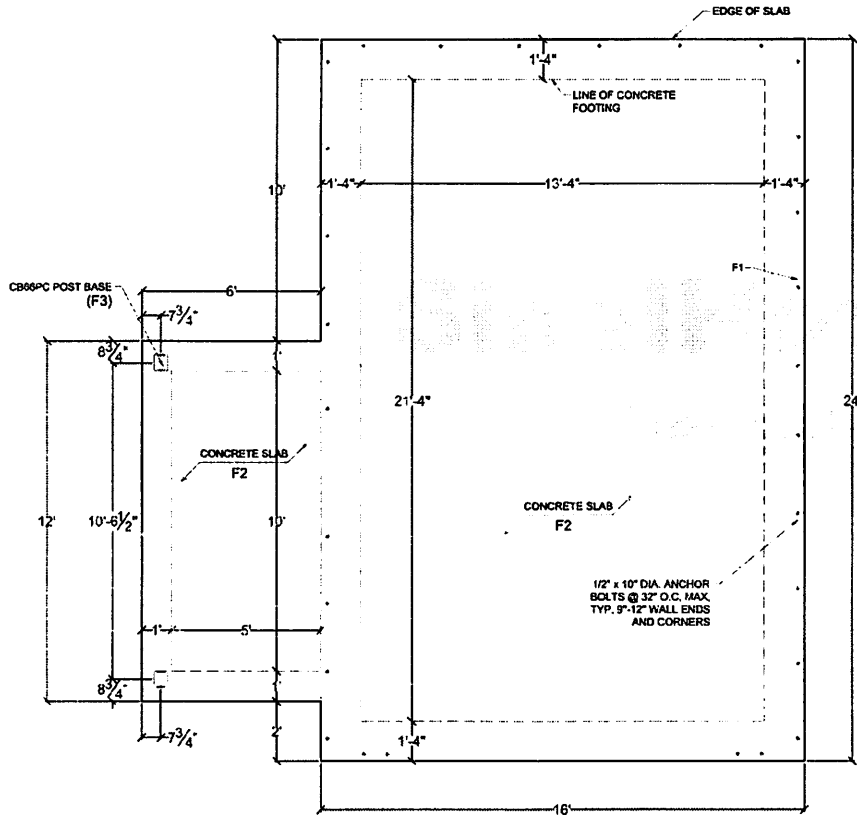
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### **Material Lists:**

Material Lists are based upon the drawings contained in this plan set. Actual quantities may vary based upon actual site conditions.

|                                                                                                                                                |                               |                |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------|
|  <b>SinelHousePlans<sup>®</sup></b><br>Plans & Blueprints | <b>1-Car Garage With Loft</b> | <b>Page</b>    |
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**Slab Foundation Plan**  
(scale 1/4" = 1'-0")



## Foundation Materials

| Description              | Dimension, / Area SF/ | Qty. |
|--------------------------|-----------------------|------|
| Anchor Bolt, Washer (F1) | 1/2" x 10"            | 29   |
| Concrete (F2)            | 456 SF                |      |
| Post Base (F3)           | CB66PC                | 2    |

(Footing not included in square footage)

3,000 PSI 4" CONCRETE SLAB ON GRADE  
WI #4'S @ 16" O.C. 4" CRUSHED FILL  
OVER, COMPACTED GRADE, SLOPE TO  
FRONT OF GARAGE.

**Slab Foundation Notes:**

- 1/2" X10 ANCHOR BOLTS ARE TO BE PLACED AT 32" O.C.
  - FOOTING TO BE INSTALLED ON UNDISTURBED OR COMPACTED SOIL, PROVIDE 4" GRAVEL UNDER CONCRETE SLAB.
  - USING A CONCRETE SLAB INSTEAD OF A FRAMED FLOOR WILL LOWER THE FLOOR HEIGHT BECAUSE YOU ARE NOT INSTALLING 6" FLOOR JOISTS.
  - CHECK LOCAL BUILDING REQUIREMENTS FOR FROST PENETRATION DEPTHS AND REQUIRED DEPTH OF FOOTINGS.
  - REMOVE BOLTS WHEN THEY ARE IN THE WAY OF A DOORS LOCATION.
  - BOLT LAYOUT PATTERN WILL VARY DEPENDING ON DOOR LOCATION. VERIFY DOOR LOCATION AND INSTALL A BOLT WITHIN 6"- 9" OF THE DOOR OPENING AND NOT IN THE DOOR OPENING.
1. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
  2. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
  3. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.



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### 1-Car Garage With Loft

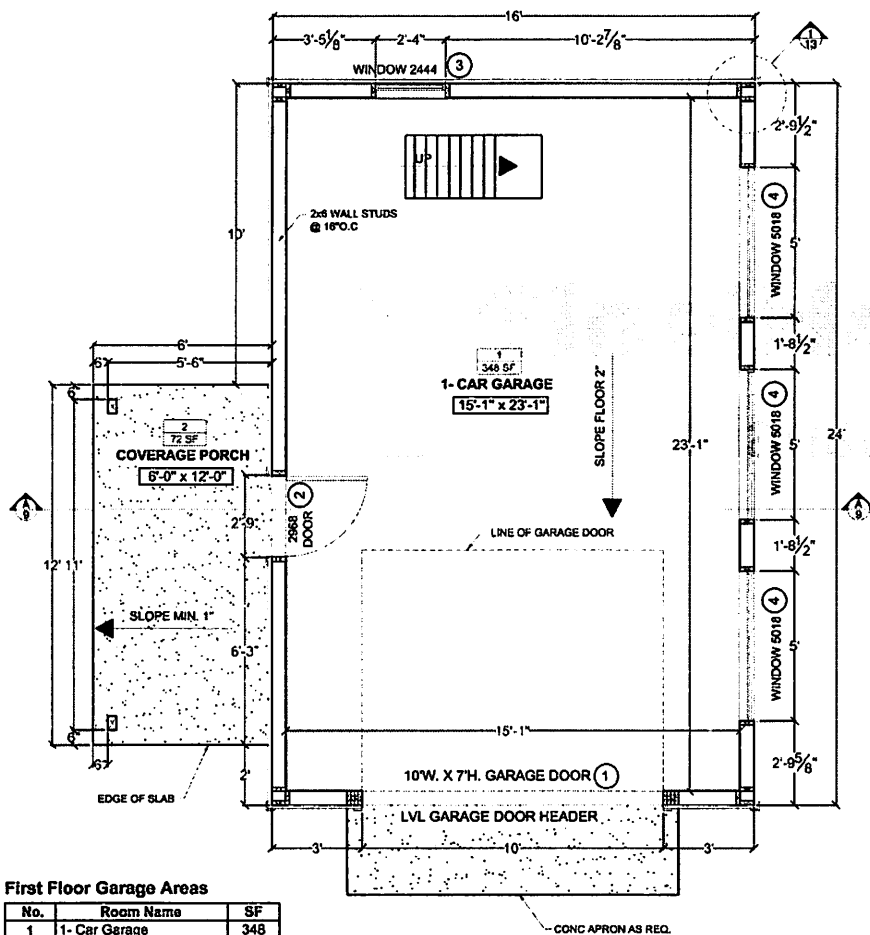
### Slab Foundation Plan

Page

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**First and Loft Floor Plan**  
(scale 1/4" = 1'-0")

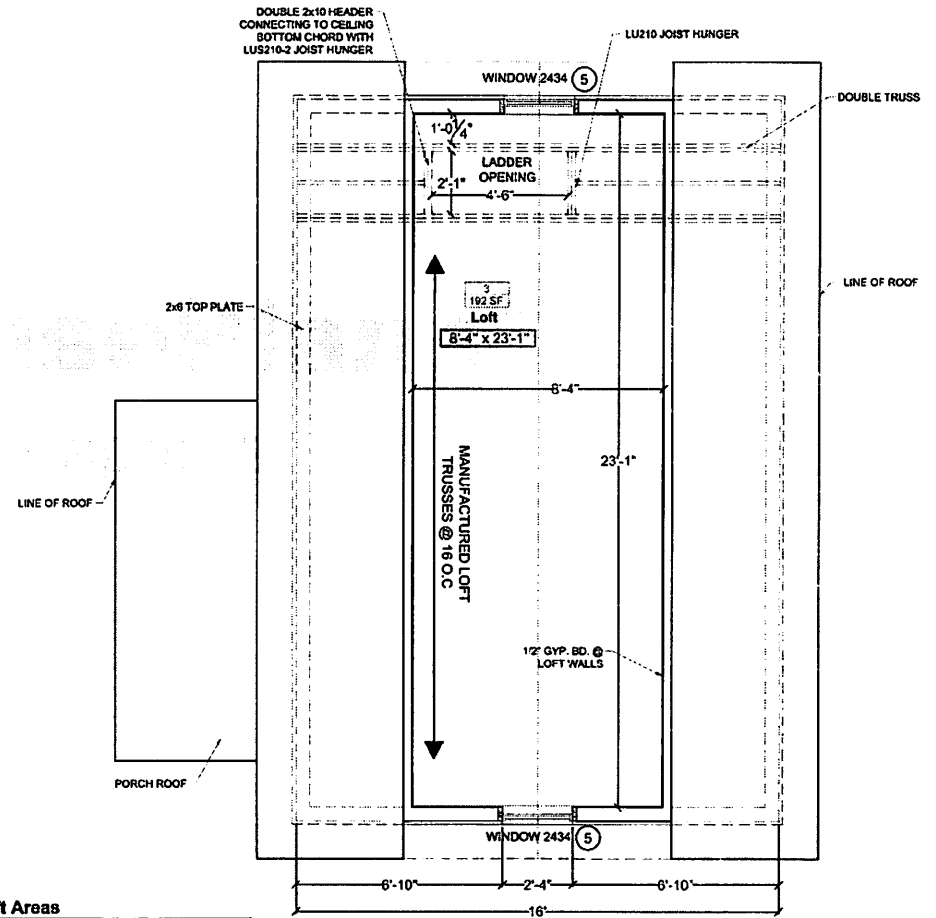
**First Floor Plan**  
(scale 1/4" = 1'-0")



### First Floor Garage Areas

| No. | Room Name             | SF  |
|-----|-----------------------|-----|
| 1   | 1- Car Garage         | 348 |
| 2   | Coverage Porch        | 72  |
|     | Usable area           | 420 |
|     | Total area with walls | 456 |

**Loft Plan**  
(scale 1/4" = 1'-0")



### Loft Areas

| No. | Room Name             | SF  |
|-----|-----------------------|-----|
| 1   | Loft                  | 192 |
|     | Total area with walls | 214 |



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### 1-Car Garage With Loft

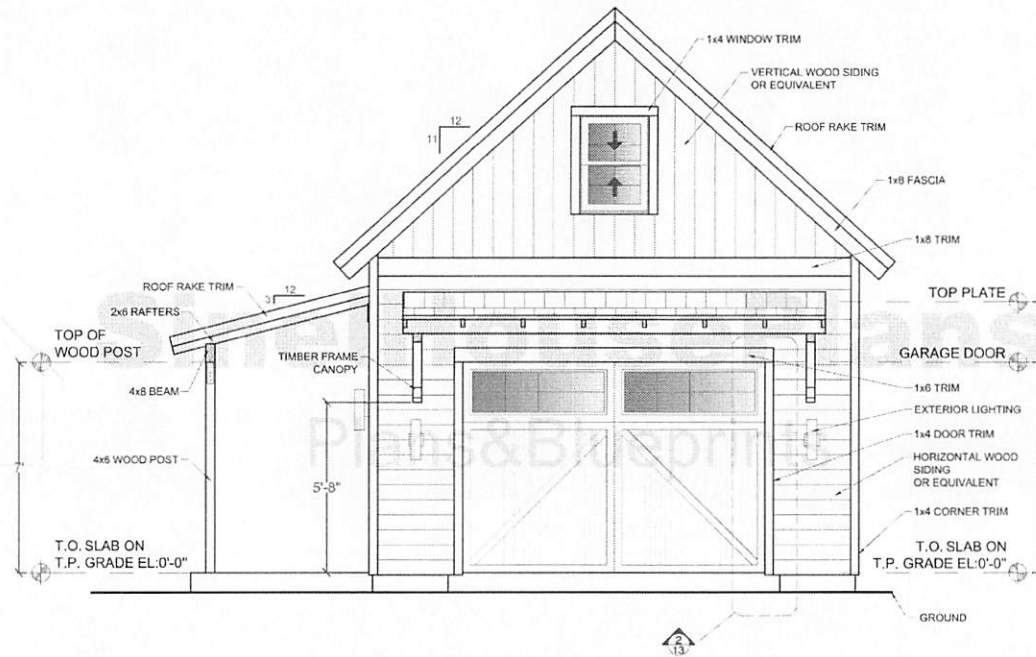
### First and Loft Floor Plan

Page

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# **Front Wall Elevation**

(scale 1/4" = 1'-0")



## **WALL SYSTEM:**

### **EXTERIOR:**

SHINGLES HOUSE WRAP.

WALL SHEATHING: 3/8" OR 1/2" PLYWOOD OR OSB.

SIDING: HORIZONTAL AND VERTICAL WOOD SIDING.

PROVIDE FOR DOORS AND WINDOWS 1X4, 1X6 TRIM, 1X4 TRIM FOR WALL CORNERS.

**EXTERIOR WALL FRAMING:** 2X6 DF OR SPF #2 STUDS @ 16" O.C.

2-2X6, 2-2X8 AND 2-2X12 HEADERS @ OPENINGS CAULKING AT ALL STUD AND PLATE JOINTS.

MINIMUM R-21 CAVITY INSULATION OR DENSE PACK CELLULOSE.

CAULK & SEAL @ EXT. DOORS AND WINDOWS.

### **INTERIOR SURFACE:**

USE VAPOR BARRIER WITH WOOD PANELING OR 1/2" DRYWALL ON WALLS & CEILING.

INTERIOR: LATEX PAINT.

PLEASE CONTACT YOUR LOCAL ENGINEER TO CHOOSE BUILDING MATERIAL.

SUITABILITY IN YOUR REGION.

## **ROOF AND FLOOR SYSTEM :**

STANDING SEAM METAL ROOF OR COMPOSITE

SHINGLES

1/2" CDX SHEATHING

ENGINEERED

TRUSSES @ 16" O.C. AND 2X8 RAFTERS @ 24" O.C.

R21, R-30 AND R-38 INSULATION

1/2" G.W.B. (FIRE RATING)

3/4" SHEATHING CEILING FLOOR



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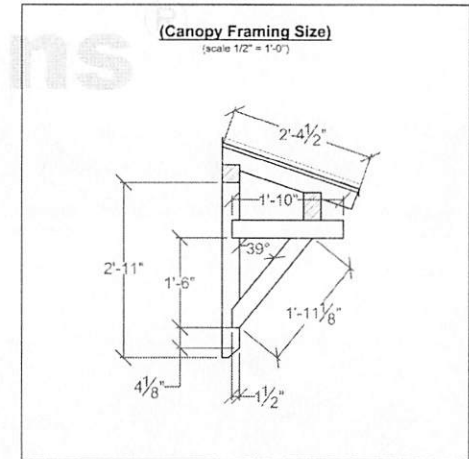
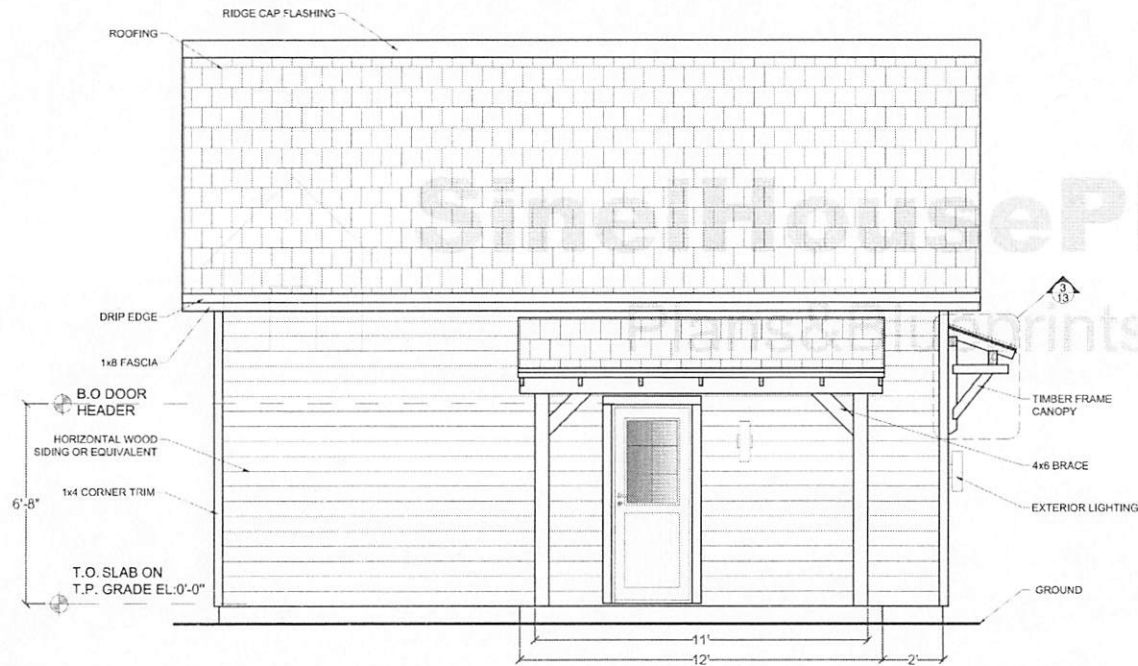
**1-Car Garage With Loft**

**Front Wall Elevation**

Page

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**Left Wall Elevation**  
(scale 1/4" = 1'-0")



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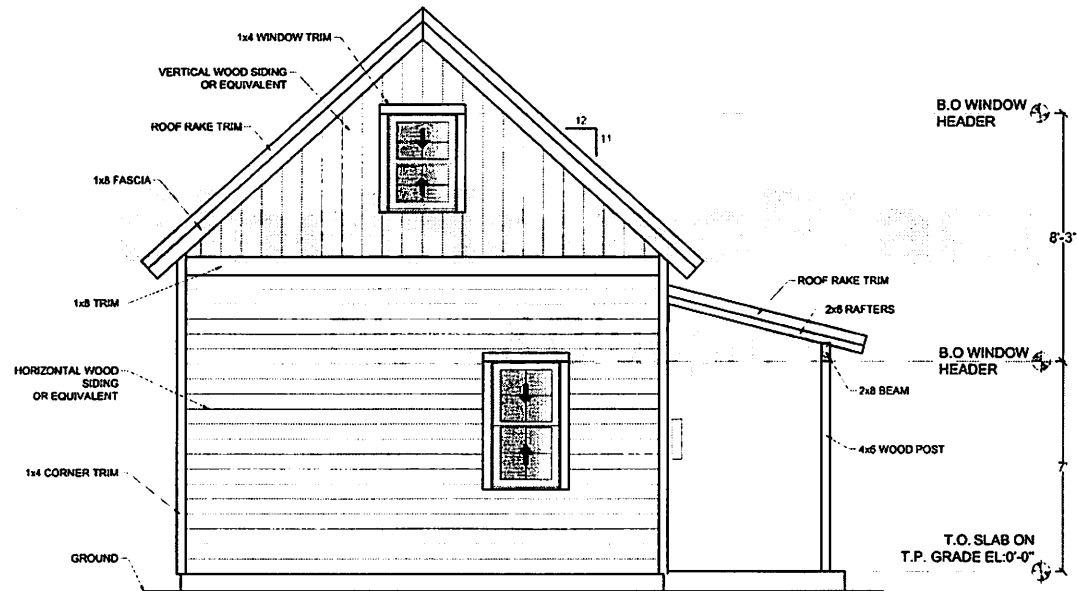
**1-Car Garage With Loft**

Left Wall Elevation

Page

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**Rear Wall Elevation**  
(scale 1/4" = 1'-0")



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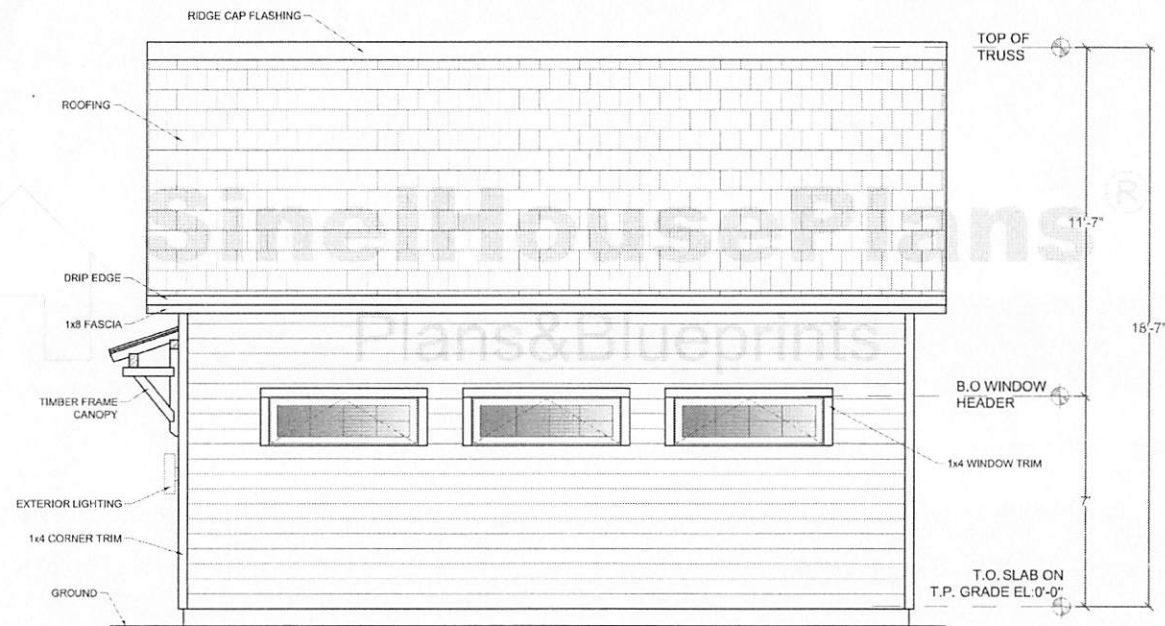
**1-Car Garage With Loft**

**Rear Wall Elevation**

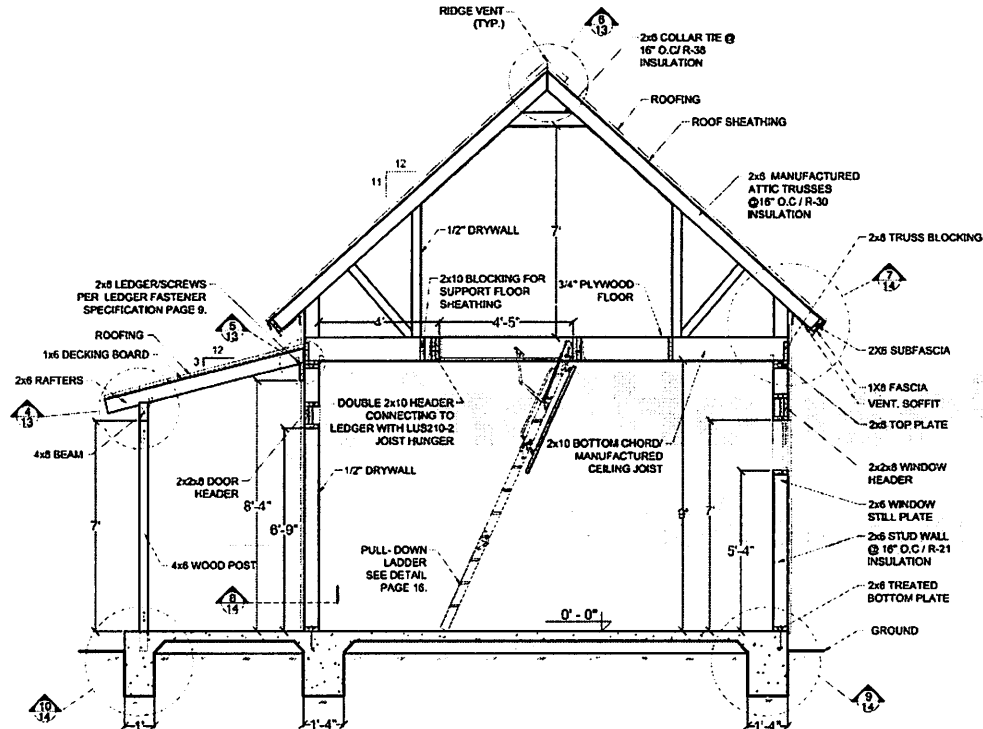
**Page**

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**Right Wall Elevation**  
(scale 1/4" = 1'-0")



**Cross Section A - A**  
(scale 1/4" = 1'-0")



**NAILING SCHEDULE:**

|                            |                                                  |              |
|----------------------------|--------------------------------------------------|--------------|
| JOIST TO SILL OR GIRDER    | 3-8d                                             | TOE NAIL     |
| BRODING TO JOIST           | 2-8d                                             | TOE NAIL     |
| 2\" SUBFLOOR TO GIRDER     | 2-16d                                            | SID & FACE   |
| SOLE PL. TO JOIST          | 16d @ 16\"                                       | FACE NAIL    |
| TOP PLATE TO STUD          | 2-16d                                            | END NAIL     |
| STUD TO SOLE PLATE         | 3-8d                                             | TOE NAIL     |
|                            | 2-16d                                            | TOE NAIL     |
|                            | 3-10d                                            | FACE NAIL    |
| <b>COLLAR TIE RAFTER</b>   |                                                  |              |
| BLOCKING BETWEEN JOISTS    | 3-8d                                             | TOE NAIL     |
| OR RAFTERS TO TOP PLATE    | 10d @ 24\"                                       | FACE NAIL    |
| DOUBLE STUDS               | 16d @ 16\"                                       | FACE NAIL    |
| DOUBLE TOP PLATE           | 16d @ 16\"                                       | FACE NAIL    |
| CONTINUOUS HEADER (2PC)    | 16d @ 16\"                                       | EDGE NAIL    |
| CL G. JST. TO PLATE        | 3-8d                                             | TOE NAIL     |
| CL G. JST. LAP OVER PLATE  | 3-16d                                            | FACE NAIL    |
| CL G. JST. TO RAFTER       | 3-16d                                            | FACE NAIL    |
| RAFTER TO TOP PLATE        | 2-16d                                            | TOE NAIL     |
| MULTI-UP CORNER STUDS      | 10d @ 24\"                                       | FACE NAIL    |
| PLYWOOD SUBFLOOR           | 8d @ 12\"                                        | EDGE NAIL    |
|                            | 8d @ 12\"                                        | INTERIOR     |
| PLY WALL & ROOF SHEATHING  | 8d @ 12\"                                        | EDGE NAIL    |
|                            | 8d @ 12\"                                        | INTERIOR     |
| TOP PLATE AT INTERSECTIONS | 2-16d                                            | FACE NAIL    |
| MULTIPLE JOISTS            | 10d @ 24\"                                       | STAGGER NAIL |
| EA. LAYER (UP TO 3)        |                                                  | TOP & BOTTOM |
| MULTIPLE JOISTS (OVER 3)   | 1/2\" DIA. BOLTS W/ WASHERS EA. SIDE @ 24\" O.C. |              |
| 1X8 SPACED SHEATHING       | 2-8d                                             | FACE NAIL    |

7. MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2X JOISTS WHERE APPLICABLE.

IT IS STRONGLY ADVISED TO CONSULT A STATE LICENSED STRUCTURAL ENGINEER TO ANALYZE THE DESIGNS HEREIN AND PROVIDE STRUCTURAL ENGINEERING DRAWINGS AND CALCULATIONS REQUIRED BY YOUR LOCAL BUILDING DEPARTMENT. EXAMPLES OF THIS WOULD BE, BUT NOT LIMITED TO:

- EARTHQUAKE-PRONE AREAS OF CALIFORNIA AND THE PACIFIC COAST
- HURRICANE RISK AREAS SUCH AS FLORIDA AND THE GULF STATES
- CAROLINAS AND ATLANTIC COAST
- NEW YORK, NEW JERSEY, NEVADA AND SECTIONS OF ILLINOIS

ADDITIONALLY, THESE PLANS DO NOT HAVE A PROFESSIONAL STAMP ATTACHED. IF YOUR BUILDING DEPARTMENT REQUIRES ONE, THEY WILL ONLY ACCEPT A STAMP FROM A PROFESSIONAL LICENSED IN THE STATE WHERE YOU PLAN TO BUILD. IN THIS CASE, YOU WILL NEED TO TAKE THE PLANS TO A LOCAL ENGINEER OR ARCHITECT FOR REVIEW AND STAMPING. IN ADDITION, PLANS WHICH ARE USED TO CONSTRUCT HOMES IN NEVADA ARE REQUIRED TO BE DRAWN BY A LICENSED NEVADA ARCHITECT.

**STRUCTURAL ENGINEERING NOTES:**

ANY STRUCTURAL ENGINEERING PLANS, CALCULATIONS, REQUIREMENTS, OR SPECIFICATIONS (INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL CONSTRUCTION DETAILS) SHOWN WITHIN THESE PLANS ARE INTENDED ONLY AS A GUIDE.

BECAUSE OF THE DIFFERENCES IN BUILDING CODES, ZONE REQUIREMENTS, ORDINANCES AND BUILDING REGULATIONS, THESE PLANS MAY NEED TO BE MODIFIED TO COMPLY WITH LOCAL REQUIREMENTS REGARDING SNOW LOADS, ENERGY CODES, SOIL AND SEISMIC CONDITIONS AND A WIDE RANGE OF OTHER MATTERS. IN ADDITION, YOU MAY NEED TO OBTAIN PERMITS OR INSPECTIONS FROM LOCAL GOVERNMENT AGENCIES BEFORE AND WHILE IN CONSTRUCTION.

**LEDGER FASTENER SPECIFICATION**

| REFERENCE ALLOWABLE SHEAR LOADS FOR LEDGER TO STUD, EITHER DIRECT TO STUD OR WITH INTERMEDIATE LAYER OF WOOD STRUCTURAL PANEL SHEATHING |                                                    |                           |                        |                            |      |        |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------|------------------------|----------------------------|------|--------|
| MODEL NO. (LEDGER DIRECT TO STUD)                                                                                                       | MODEL NO. (LEDGER TO STUD, WITH 1/2\" WSP BETWEEN) | LEDGER NOMINAL SIZE (IN.) | NO. OF SCREWS PER STUD | ALLOWABLE SHEAR LOAD (LB.) |      |        |
|                                                                                                                                         |                                                    |                           |                        | SP                         | DFL  | SPF/HF |
| SDWS224000B                                                                                                                             | SDWS225000B                                        | 2x6                       | 2                      | 785                        | 630  | 565    |
|                                                                                                                                         |                                                    | 2x8                       | 3                      | 1000                       | 890  | 855    |
|                                                                                                                                         |                                                    | 2x10                      | 4                      | —                          | 1040 | 1040   |
| SDWH194000B                                                                                                                             | SDWH196000B                                        | 2x6                       | 2                      | 630                        | 630  | 540    |
|                                                                                                                                         |                                                    | 2x8                       | 3                      | 630                        | 815  | 815    |
|                                                                                                                                         |                                                    | 2x10                      | 4                      | —                          | 1170 | 975    |



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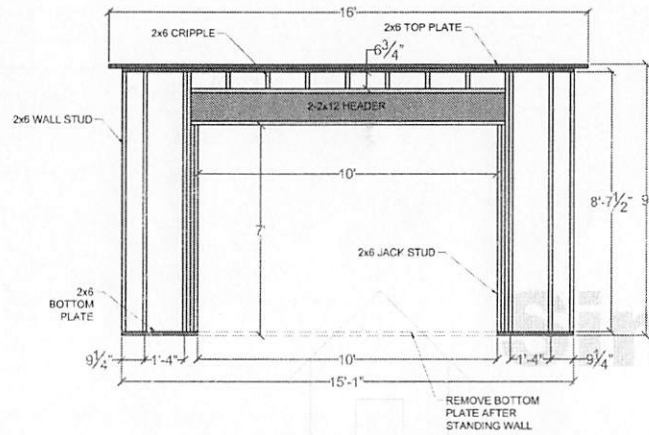
**1-Car Garage With Loft**

**Cross Section A-A**

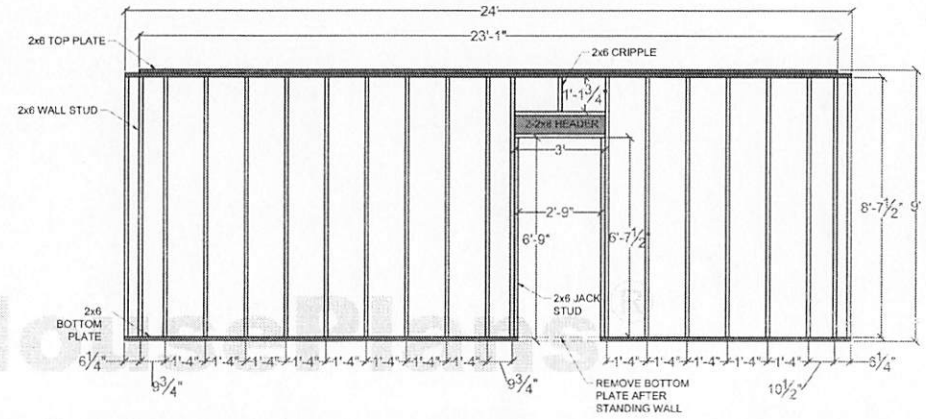
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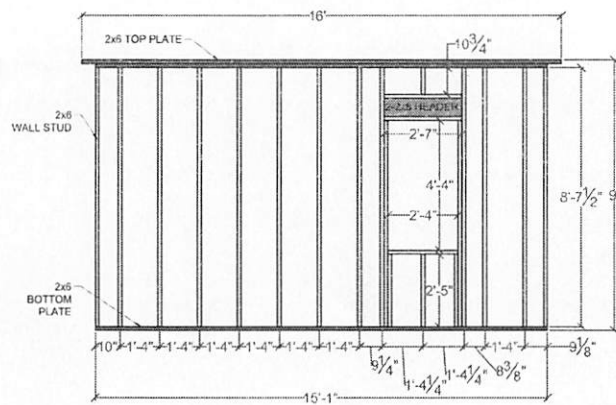
**Front Wall Framing**  
(scale 1/4" = 1'-0")



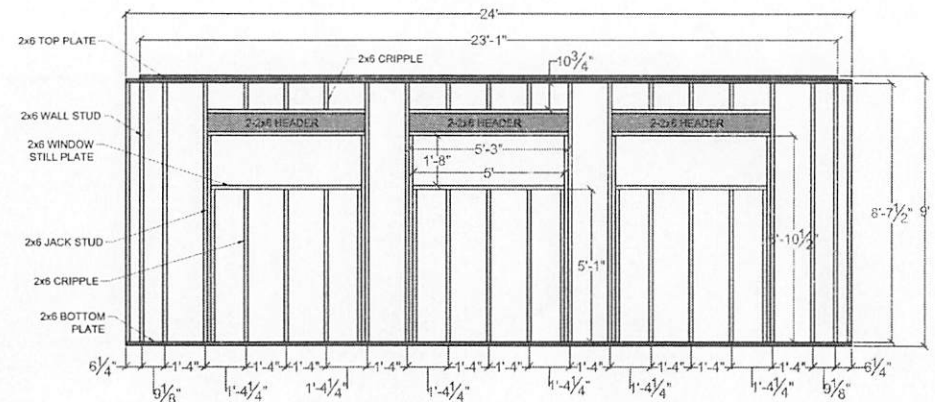
**Left Wall Framing**  
(scale 1/4" = 1'-0")



**Rear Wall Framing**  
(scale 1/4" = 1'-0")



**Right Wall Framing**  
(scale 1/4" = 1'-0")



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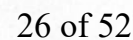
**1-Car Garage With Loft**

**Wall Framing**

**Page**

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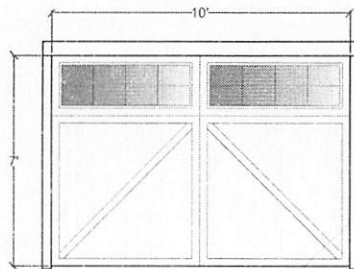
(scale 1/4" = 1'-0")



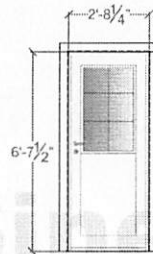
## Window & Door Schedule

(scale 1/4" = 1'-0")

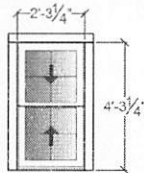
① OVERHEAD GARAGE DOOR W/ OPENER



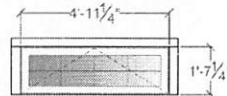
② EXTER. CLAD PATIO DOOR - INSWING



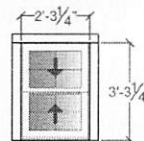
③ DOUBLE HUNG WINDOW



④ TRANSOM-VENTING WINDOW



⑤ DOUBLE HUNG WINDOW



### Door, Window

| Description                 | Dimension, (Rough Opening) | Length | Qty. |
|-----------------------------|----------------------------|--------|------|
| Garage Door                 | 10'-0" (w) x 7'-0" (h)     |        | 1    |
| Exterior Door 2968          | 2'-9" (w) x 6'-8" (h)      |        | 1    |
| Double Hung Window 2444     | 2'-4" (w) x 4'-4" (h)      |        | 1    |
| Transom-Venting Window 5018 | 5'-0" (w) x 1'-8" (h)      |        | 3    |
| Double Hung Window 2434     | 2'-4" (w) x 3'-4" (h)      |        | 2    |

### DOOR NOTES:

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- TEMPERED GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS IDENTIFIED IN CRC R308. HAZARDOUS LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
  - GLAZING IN ALL DOORS.
  - GLAZING IN BATH & SHOWER ENCLOSURES.
  - GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
  - PANELS OVER 9 S.F. WITH THE LOWEST EDGE LESS THAN 18" ABOVE FIN. FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE FIN. FLOOR.

### WINDOW NOTES:

- VERIFY ALL WINDOW DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- AT LEAST ONE OPENING PER BEDROOM SHALL PROVIDE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND A FINISHED SILL HEIGHT NO LESS THAN 42" AND NOT MORE THAN 44" ABOVE THE FLOOR (R310.1).
  - 20" MIN. CLEAR WIDTH
  - 24" MIN. CLEAR HEIGHT
  - 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
  - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
    - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
  - GLAZING IN RAILINGS.
  - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
  - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
  - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
  - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- ALL WINDOWS SHALL BE DUAL-PANE, LOW-E WINDOWS.



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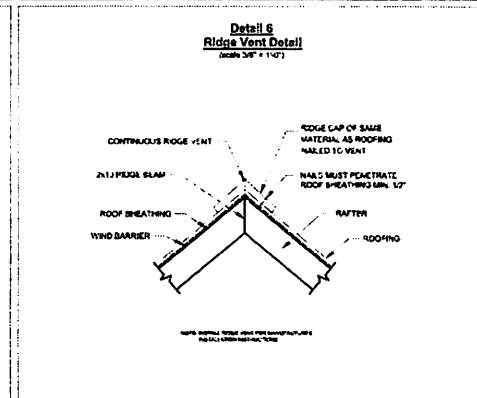
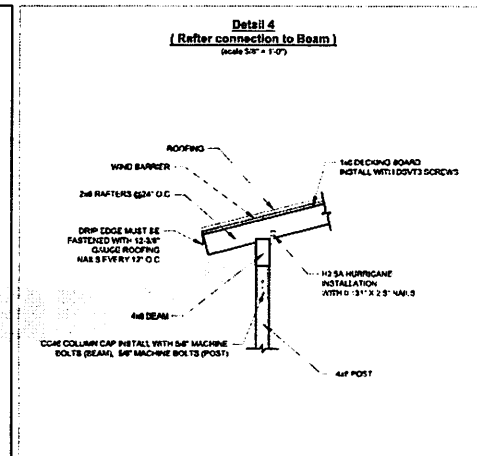
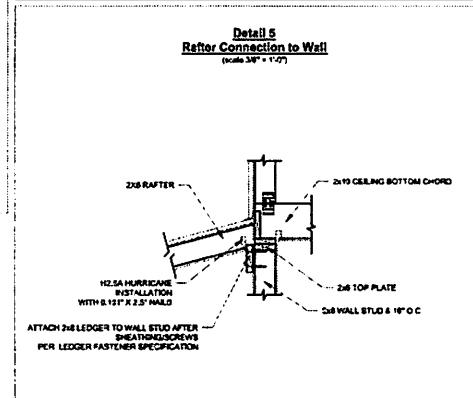
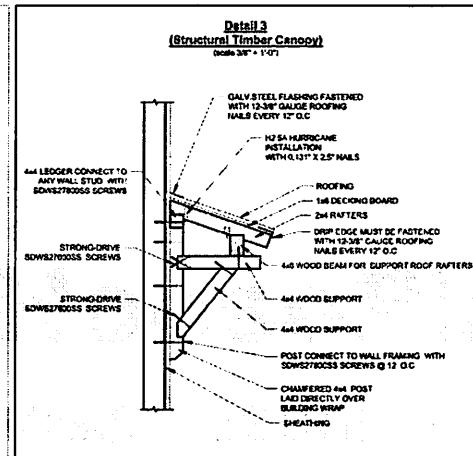
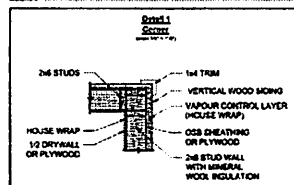
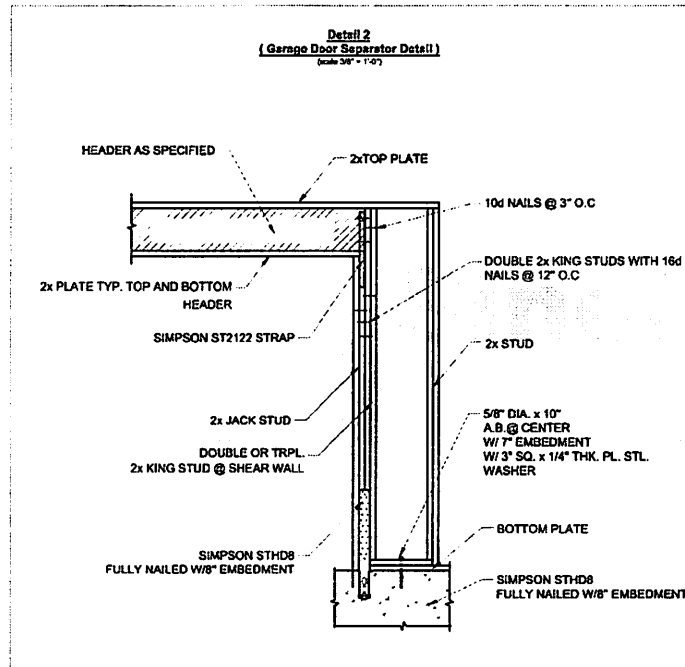
**1-Car Garage With Loft**

**Window & Door Schedule**

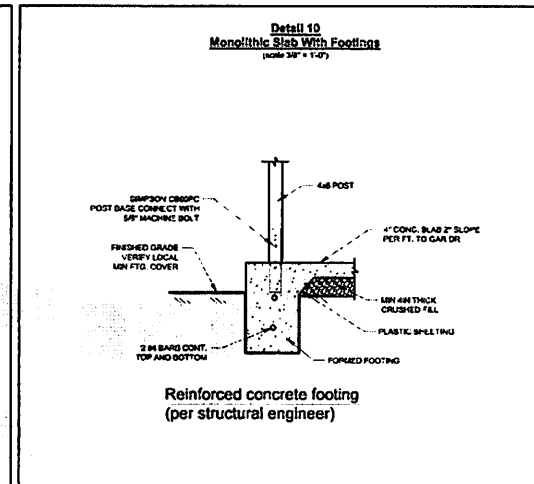
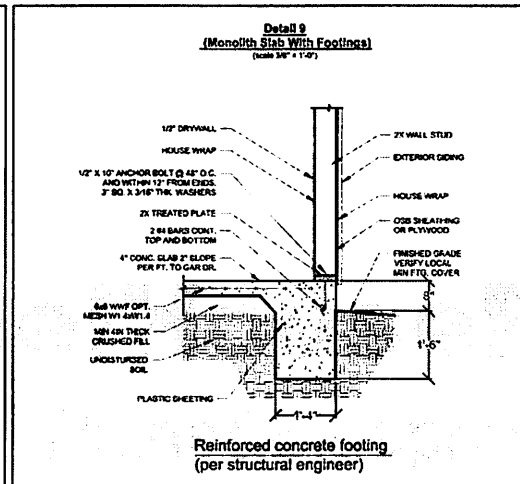
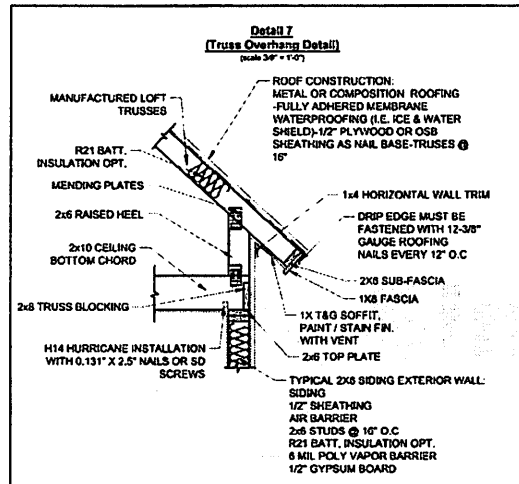
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# **Constructions Details** (scale 1/4" = 1'-0")



## **Constructions Details** (scale 1/4" = 1'-0")



### **CB66PC Post Base Installation:**

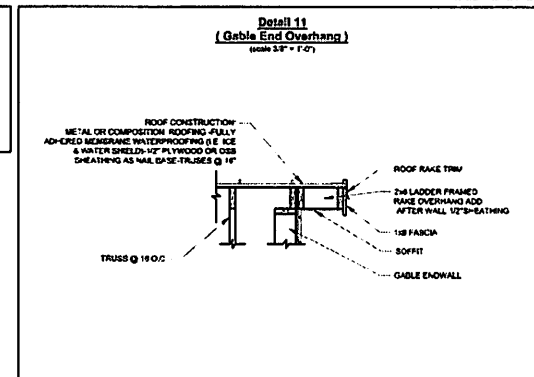
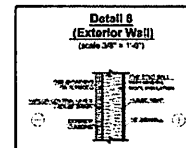
All references to bolts are for structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM Standard A307, Grade A. Nuts shall be ASTM A563, Grade A or better, unless noted otherwise.

Unless otherwise noted, bending steel in the field may cause fractures at the bend line. Fractured steel will not carry load and must be replaced.

A fastener that splits the wood will not take the design load. Evaluate splits to determine if the connection will perform as required. Dry wood may split more easily and should be evaluated as required. If wood tends to split, consider pre-boring holes with diameters not exceeding 0.75 of the nail diameter (2015/ 2018 NDS 12.1.5.3). Use a 5/32" bit for Strong-Drive® SDS Heavy-Duty Connector screws and a 3/32" bit for Strong-Drive SD9/SD10 Connector screws Or 5/8" Machine Bolts.

### **CC46 Column Cap Installation:**

Use all specified fasteners; see page 13. (Detail 5)  
Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter (per 2015 NDS, section 12.1.3.2); bolt holes should be drilled from one side all the way through the beam to maintain hole tolerances  
Contact engineered wood manufacturers for connections that are not through the wide face



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**1-Car Garage With Loft**

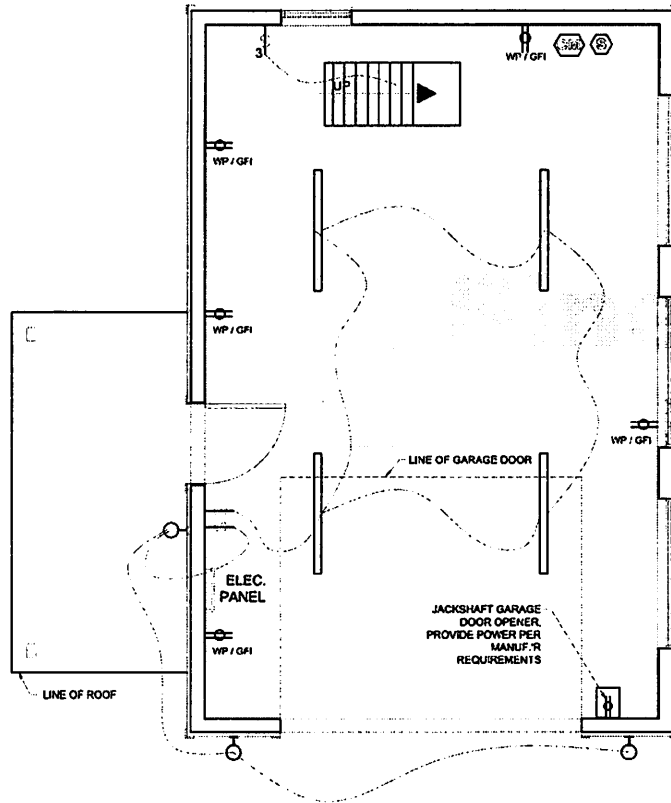
**Construction Details**

**Page**

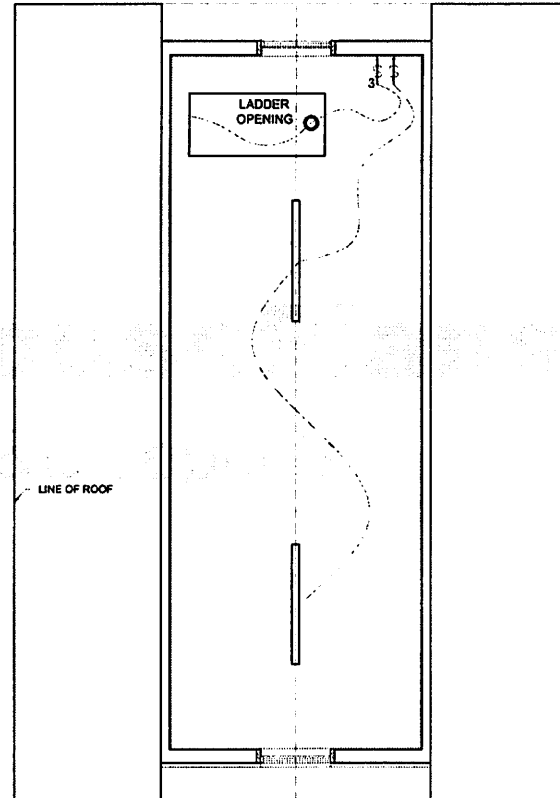
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**Electric Plan**  
(scale 1/4" = 1'-0")

**First Floor**  
(scale 1/4" = 1'-0")



**Loft**  
(scale 1/4" = 1'-0")



**ELECTRICAL NOTES (AS APPLIES):**

1. ANY ELECTRICAL / LIGHTING PLANS, REQUIREMENTS, OR SPECIFICATIONS SHOWN WITHIN THESE PLANS ARE INTENDED ONLY AS A GUIDE. BECAUSE OF THE DIFFERENCES IN BUILDING CODES, ZONE REQUIREMENTS, ORDINANCES AND BUILDING REGULATIONS, THESE PLANS MAY NEED TO BE MODIFIED TO COMPLY WITH LOCAL REQUIREMENTS. IT IS STRONGLY ADVISED TO CONSULT A LOCAL LICENSED ELECTRICIAN AND YOUR LOCAL BUILDING DEPARTMENT.
2. OWNER TO VERIFY FINAL LOCATION OF ALL SWITCHES & RECEPTACLES.
3. CONFIRM BREAKER AND BRANCH CIRCUIT SIZES REQUIRED FOR ANY HVAC AND PLUMBING EQUIPMENT BEFORE INSTALLING BRANCH CIRCUITS OR ORDERING LOAD CENTERS.
4. RATING OF DISCONNECT SWITCHES SHALL BE NOT LESS THAN THE RATING OF THE BRANCH CIRCUIT CONDUCTORS.
5. PROVIDE SCHEDULE 40 PVC CONDUIT FOR MECHANICAL PROTECTION OF SERVICE CONDUCTORS FROM THE UTILITY FURNISHED PAD MOUNTED TRANSFORMED TO THE METER BASE. CONDUIT SHALL BE 2" MINIMUM AND INSTALLATION SHOULD BE AS REQUIRED BY LOCAL ELECTRIC SERVICE PROVIDER. COORDINATE ROUTING OF THESE CONDUITS IN THE FIELD WITH THE UTILITY AND WITH THE OTHER SITE WORK. TOP OF ELECTRICAL METER SHALL BE MOUNTED 4'-8" ABOVE FINISH GRADE.
6. EXTERIOR LIGHTING ATTACHED TO THE BUILDING SHALL BE CONTROLLED BY MOTION SENSOR & PHOTOCONTROL.

**ELECTRICAL LEGEND**

|  |                                                      |
|--|------------------------------------------------------|
|  | 110 VOLT DUPLEX RECEPTACLE                           |
|  | 110 V. WEATHERPROOF RECEPTACLE                       |
|  | 110 VOLT GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLE |
|  | SINGLE POLE SWITCH                                   |
|  | 220 V.                                               |
|  | AC PWR'D. SMOKE DETECTOR                             |
|  | RECESSED L.E.D. DOWN LIGHT                           |
|  | WALL-MOUNTED WATERPROOF EXTERIOR BRACKET LIGHT       |
|  | EXTERIOR CEILING RECESSED L.E.D DOWN LIGHT           |
|  | LONG SURFACE MOUNTED TUBE LIGHT (96W/9D)             |

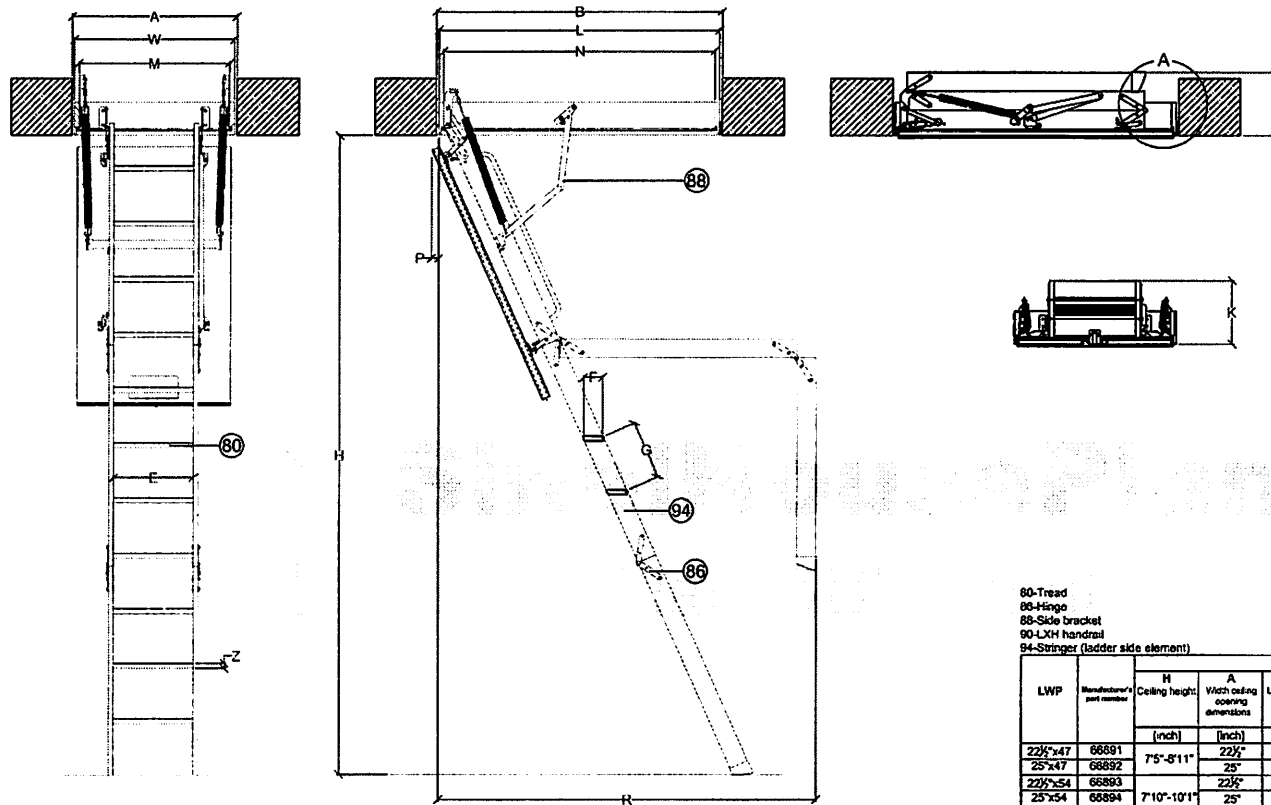
**SMOKE DETECTOR NOTES:**

SMOKE ALARM TO BE HARD-WIRED W/ BATTERY BACKUP.

**CARBON MONOXIDE ALARM NOTES:**

CARBON MONOXIDE ALARM TO BE HARD-WIRED WITH BATTERY BACKUP.

**Ladder Technical Drawing**  
(scale 1/4" = 1'-0")



80-Tread  
88-Hinge  
88-Side bracket  
90-LXH handrail  
94-Stringer (ladder side element)

| Q<br>Distance<br>between<br>steps | S<br>Steps<br>width | E<br>Steps<br>length | P<br>Boards<br>movement after<br>opening |
|-----------------------------------|---------------------|----------------------|------------------------------------------|
| (inch)                            | (inch)              | (inch)               | (inch)                                   |
| 9 1/2"                            | 3 1/2"              | 13 1/2"              | 1 1/2"                                   |

|          |                            | ATTIC LADDER LWP    |                                       |                                        |                           |                 |                    |                   |                                 |                                |
|----------|----------------------------|---------------------|---------------------------------------|----------------------------------------|---------------------------|-----------------|--------------------|-------------------|---------------------------------|--------------------------------|
| LWP      | Manufacturer's part number | H<br>Ceiling height | A<br>Width ceiling opening dimensions | B<br>Length ceiling opening dimensions | K<br>Folded ladder height | R<br>Projection | C<br>Landing space | T<br>Frame height | WxL<br>Outside frame dimensions | MxN<br>Internal box dimensions |
|          |                            | (inch)              | (inch)                                | (inch)                                 | (inch)                    | (inch)          | (inch)             | (inch)            | (inch)                          | (inch)                         |
| 22½"x47" | 66891                      | 7'5"-8'11"          | 22½"                                  | 47"                                    | 10½"                      | 64½"            | 57½"               | 5½"               | 22"x46½"                        | 20½"x44½"                      |
| 25"x47"  | 66892                      |                     | 25"                                   | 47"                                    |                           |                 |                    |                   | 24½"x46½"                       | 23"x44½"                       |
| 22½"x54" | 66893                      | 22½"                | 54"                                   | 72"                                    |                           | 64"             | 22"x53½"           |                   | 20½"x51½"                       |                                |
| 25"x54"  | 66894                      | 25"                 | 54"                                   | 75½"                                   |                           | 65½"            | 24½"x53½"          |                   | 23"x51½"                        |                                |
| 30"x54"  | 66895                      | 30"                 | 54"                                   |                                        |                           |                 | 20½"x53½"          |                   | 28"x51½"                        |                                |
| 22½"x54" | 66893                      | 22½"                | 54"                                   |                                        |                           |                 | 22"x53½"           |                   | 20½"x51½"                       |                                |
| 25"x54"  | 66894                      | 8'8"-10'8"          | 25"                                   | 54"                                    |                           | 75½"            | 65½"               |                   | 24½"x53½"                       | 23"x51½"                       |
| 30"x54"  | 66895                      |                     | 30"                                   | 54"                                    | 20½"x53½"                 |                 |                    | 28"x51½"          |                                 |                                |

LWP



## GENERAL CONSTRUCTION NOTES

### DIVISION 1. GENERAL DATA

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENT LOCAL & NATIONAL BUILDING CODES, AND ANY OTHER GOVERNING BODY HAVING JURISDICTION OVER THE PROJECT.
2. THE PROJECT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS SHOWN OTHERWISE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR OMISSIONS.
5. CHANGES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE MADE IN WRITING ONLY AND SIGNED BY BOTH THE OWNER AND THE GENERAL CONTRACTOR.
6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. EXISTING UTILITIES: THE GENERAL CONTRACTOR SHALL NOTIFY ALL PERSONS WORKING AT THE PROJECT SITE OF EXISTING UTILITIES.
8. THE GENERAL CONTRACTOR SHALL LOCATE AND IDENTIFY ACTIVE UTILITY SERVICE AND TEMPORARILY DISCONNECT AND/OR DEACTIVATE THEM WHEN THEY CONSTITUTE A HAZARD TO WORK IN PROGRESS.
9. CONSTRUCTION UTILITIES: THE GENERAL CONTRACTOR MAY USE THE (OWNERS / CLIENTS) WATER, GAS, AND POWER DURING THE COURSE OF CONSTRUCTION.
10. WEATHER PROTECTION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PROJECT RELATED WORK AREAS FROM DAMAGE CAUSED BY RAIN AND OTHER NATURAL ELEMENTS. ALL WORK DAMAGED BY RAIN AND THE NATURAL ELEMENTS SHALL BE CORRECTED AND/OR REPAIRED BY THE GENERAL CONTRACTOR.
11. CLEANUP: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEANUP, INCLUDING GLASS AND HARDWARE.
12. ENERGY CONSERVATION STANDARDS: ALL WORK SHALL COMPLY WITH THE ENERGY CONSERVATION STANDARDS FOR RESIDENTIAL BUILDINGS AS REQUIRED BY LOCAL CODES / AGENCIES.
13. SECURITY PROVISIONS: THE GENERAL CONTRACTOR SHALL REVIEW WITH THE OWNER THE PROJECT SECURITY PROVISIONS PRIOR TO THE COMMENCEMENT OF WORK.
14. SCREEDS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURE.
15. A) W.D. FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MIN. (1 3/4" THICK RECOMMENDED) WITH SOLID CORE CONSTRUCTION.
16. B) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMBS OR JOINED BY RABBIT TO THE JAMB.
17. C) PROVIDE DEAD BOLTS WITH HARDENED INSERTS. DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON THE EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT A KEY.
18. D) SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
19. E) STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR EXPANDING-LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
20. F) CLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL.
21. G) OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
22. H) THE GENERAL CONTRACTOR SHALL REVIEW WITH THE OWNER THE ITEMS TO BE REMOVED AND SAVED, VERSUS REMOVED AND TRASHED, VERSUS REMOVED AND REINSTALLED.
23. PRIOR TO THE COMMENCEMENT OF WORK AS APPLIES.
24. I) SANITARY FACILITY: GENERAL CONTRACTOR TO PROVIDE PORTABLE TOILETS DURING THE DURATION OF THE JOB.

### DIVISION 9. FINISHES

#### GYPSUM DRYWALL

1. ALL EXISTING ROOMS' SURFACES, APPLIANCES, EQUIPMENT, AND HARDWARE TO BE PROPERLY PROTECTED FROM DAMAGE CAUSED BY DRYWALL MUD APPLICATIONS AND SANDING.
2. DRYWALL TO BE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED, TAPED, FILLED, AND SANDED SMOOTH, READY FOR PAINT.
3. DRYWALL TO BE PROPERLY CUT-IN ELECTRICAL OUTLETS AND FIXTURES. DRYWALL SUBCONTRACTOR TO VERIFY SIZE OF FINISH TRIM PRIOR TO INSTALLATION OF DRYWALL.
4. ALL DRYWALL METAL TO BE PLUMB, LEVEL, AND FREE OF NICKS/SCORNS UPON COMPLETION OF INSTALLATION.
5. LOWER 4'-0" OF BATHROOM AND LAUNDRY ROOM WALLS TO BE GREENBOARD.

#### PAINT

1. SCOPE: FURNISH AND INSTALL ALL PAINT COMPLETE INCLUDING REQUIRED SEAL COATS, PRIME COATS, AND FINISH COATS.
2. PAINTING SUBCONTRACTOR IS TO PROTECT HIS WORK AND ALL ADJACENT WORK AT ALL TIMES WITH SUITABLE COVERINGS. UPON COMPLETION OF THE WORK, HE SHALL REMOVE ALL PAINT, STAIN, FINISH COATS, OVERSPRAY, AND SPOTS FROM ALL FLOORS, WALLS, DOORS, GLASS AND HARDWARE.
3. NEW INTERIOR PLASTER AND DRYWALL TO BE SEALED WITH ONE COAT OF PVA SEALER PRIOR TO PRIME AND FINISH COAT APPLICATIONS.
4. WOOD TRIM TO BE PAINTED WITH AN OIL BASE SEMI-GLOSS ENAMEL.
5. TILE: ALL TILE IN SHOWERS TO HAVE ASPHALT BASE PAPER WITH METAL LATH AND PORTLAND CEMENT. SHOWER TO HAVE ONE NICHE MIN. FOR SHAMPOOS.

### DIVISION 15. ELECTRICAL

1. ALL HOLES CUT INTO STUCCO OR DRYWALL BY MECHANICAL TRADES TO BE CUT CLEANLY TO A STUD AND BY USE OF A SAW.
2. SCOPE: FURNISH AND INSTALL ALL ELECTRICAL WORK COMPLETE INCLUDING TRENCHING, BACKFILLING, METERS, PANELS, UNDERGROUND SERVICE AND DISTRIBUTION, CONDUIT, OUTLET BOXES, WIRING, PLASTER RINGS, CIRCUIT BREAKERS, AND EQUIPMENT AND FIXTURES AS PER THE APPLIANCE AND EQUIPMENT SCHEDULE AND THE LIGHTING FIXTURE SCHEDULE. PROVIDE AND CONNECT THE REQUIRED SERVICE TO ALL APPLIANCES AND EQUIPMENT SHOWN ON THE DRAWINGS.
3. CONDUIT: ALL CONDUIT TO BE FLEXIBLE METAL CONDUIT.
4. SMOKE DETECTORS: SMOKE ALARMS TO BE INTERCONNECTED & HARD-WIRED W/ BATTERY BACKUP IN THE FOLLOWING:
  1. IN EACH BEDROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOM.
  3. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
  4. SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP

### PLUMBING

1. SCOPE: FURNISH AND INSTALL ALL PLUMBING COMPLETE INCLUDING DRAINS, VENTS, ROOF JACKS, SUPPLY LINES, AND APPLIANCES AND EQUIPMENT AS PER APPLIANCE AND EQUIPMENT SCHEDULE.
2. ALL SUPPLY LINES TO BE COPPER.
3. PROVIDE ULTRA-FLUSH WATER CLOSETS AT ALL TOILET LOCATIONS.
4. PROVIDE 72 IN. HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES.
5. WATER HEATER MUST BE STRAPPED TO THE WALL IN (2) PLACES.

### HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

1. SCOPE: FURNISH AND INSTALL ALL HVAC COMPLETE INCLUDING SUPPLY AND RETURN LINES, HEATING AND AIR CONDITIONING EQUIPMENT, THERMOSTAT, AND REGISTERS AS PER THE APPLIANCE AND EQUIPMENT SCHEDULE.

### FLASHING

1. SCOPE: FURNISH AND INSTALL ALL FLASHING COMPLETE INCLUDING BUILDING PAPER AND METAL FLASHINGS.
2. ALL METAL FLASHING TO BE GALVANIZED SHEET STEEL, AS PER ASTM-B3.
3. ALL METAL FLASHING TO BE 24 GA. MINIMUM UNLESS NOTED OTHERWISE.

### ROOFING

1. SCOPE: FURNISH AND INSTALL ALL ROOFING COMPLETE INCLUDING METAL DRIP CAP, ROOF JACKS AND VENTILATORS, UNDERLAYMENT PAPER AND FINISH AS SHOWN.
2. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS "A" FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL790.
3. PROVIDE ONE LAYER NO. 72 MINERAL-SURFACED NON-PERFORATED CAP SHEET.
4. MEETING ASTM D3909 BETWEEN ROOF COVERING & COMBUSTIBLE ROOF DECKING WHERE APPLICABLE.
5. ROOF GUTTERS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS.
6. ALL CRICKETS TO BE TORCH DOWN WITH FIBERGLASS BASE SHEET.
7. ALL VALLEYS TO HAVE GALVANIZED VALLEY FLASHING. SHINGLES TO BE CUT 3" TO CENTERLINE OF VALLEY.

### WALLS

1. INSULATION: ROOF (VAULTED) R-30, ROOF (FLAT) R-38, FLOOR (OVER UNHEATED SPACE) R-25
2. WALLS: ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 FIBERGLASS INSULATION MIN.
3. CEILING: ALL EXTERIOR CEILINGS TO BE INSULATED WITH R-38 FIBERGLASS INSULATION MIN.

### WEATHERSTRIPPING

1. ALL EXTERIOR DOORS AND WINDOWS TO BE PROPERLY WEATHERSTRIPPED TO PREVENT INFILTRATION OF AIR AND MOISTURE.
- DESIGN LOADS:

ROOF 30 PSF (LIVE LOAD)  
FLOOR 40 PSF (LL)  
GARAGE FLOOR 50 PSF (2500 PT)  
DECK 60 PSF (LL)  
WIND 100 MPH  
SEISMIC D1



**SinelHousePlans®**  
Alternate Braced Wall Panel

**1-Car Garage With Storage**

**General Construction Notes**

**Page**

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# Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: [planning@cityofspartanburg.org](mailto:planning@cityofspartanburg.org)  
 website: [www.cityofspartanburg.org](http://www.cityofspartanburg.org)

## Certificate of Appropriateness (COA) Historic Properties

Owner: Sarah Brodie Phone: 773-425-8484  
 Address: 511 South Irwin Ave. Email: brodiescores@yahoo  
 City: Spartanburg State: S.C. Zip: 29306

Applicant: same as above Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contractor: Will Hammond Phone: 864) 431-4021  
 Address: 108 Eastwood Circle Email: will@hcontracting.com  
 City: Spartanburg State: SC Zip: 29302

Address of Property: 511 South Irwin Av  
 Tax Map Number: 7-16-02-134.00 Zoning District R-8SFD

### Please select the activity requested:

- ☐ Alteration of Structure/Property  
☒ Repair of Structure/Property  
☐ Addition to Existing Structure

- ☐ New Construction on Vacant Lot  
☐ Demolition of Structure  
☒ Other

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant: Signature: Paul Brodie Date: 7/16/25

Staff Use Only / Received by: \_\_\_\_\_

Date Received: \_\_\_\_\_ Time: \_\_\_\_\_ Permit Number: \_\_\_\_\_

## Certificate of Appropriateness (COA) Additional Items

Please attach to this Application any of the applicable items:

- |                                                           |                                                                          |
|-----------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Site Plans or Surveys            | <input type="checkbox"/> Detail Drawing(s), Floor Plans(s) or Sketch(es) |
| <input type="checkbox"/> Photographs of Existing property | <input type="checkbox"/> Material(s) and Sample(s)                       |
| <input type="checkbox"/> Photographs of Changes requested | <input type="checkbox"/> Other                                           |

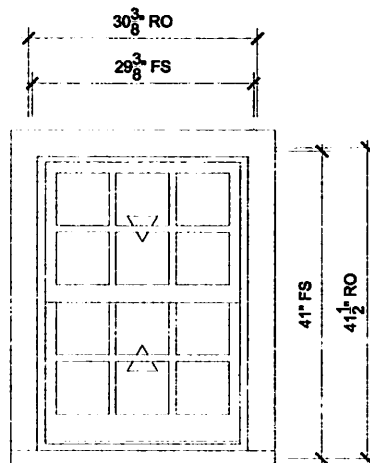
### Description of Proposed work (attach extra sheets as needed):

Detached Garage - Build a new one car garage at the end of the driveway on the left side of the house. See attached floor plans for dimensions. Carriage style doors will face the street and shingle siding will match those on the house. Roof will be metal/tin.

Windows –Replace the 2 side facing attic windows which have deteriorated frames and sashes beyond repair. Exterior casing will remain in place. We are sealing and finishing the attic for use as a spare bedroom. We are replacing windows with 'like for like' single pane all wood windows with model of window printed and attached.

Please read and initial the following statements:

- LB I am the owner of the property, or
- \_\_\_\_\_ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- LB The information on this application represents an accurate description of the proposed work.
- LB I have omitted nothing that might affect the decision of the Historic Architect Review Board.
- LB I will attend (or send a representative to attend) the public hearing of this application before the Historic Architect Review Board.
- LB I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.



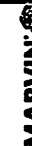
01  
SCALE: 3/4" = 1'-0"

- ① Head
- ② Jamb
- ③ Sill
- ④ Divided Lite
- ⑤ Checkrail

## SPECIFICATIONS

Product Line: Ultimate Wood  
Unit Description: Double Hung  
Exterior Finish: Primed  
Species: Pine  
Interior Finish: Primed  
Exterior Casing: Special Casing 18  
Subsill: Simulated Thick Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering any Marvin products furnished with these shop drawings, the purchaser must obtain the written approval and signature of the purchaser must be returned to the Architectural Division of Marvin Windows & Doors, P.O. Box 100, Winwood, Minnesota 55793. The purchaser must also obtain the written approval and signature of the architect. The purchaser must be responsible for the accuracy of the drawings and the responsibility in guaranteeing product coordination with the drawings.

PROJECT: 511 S Ingh St : Marvin Wood Historic Windows  
DIST/DEALER: NEELY'S WINDOWS DOORS & MORE  
DRAWN: TAYLOR FRANCE  
QUOTE#: BXRYPCK PK VER:0004.16.01 CREATED: 07/10/2025 REVISION:

SHEET  
1

Q: 2

## 1-CAR GARAGE WITH LOFT

 sinel1office@gmail.com



### Content

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### PROJECT DATA

|                                                                                                        |                             |
|--------------------------------------------------------------------------------------------------------|-----------------------------|
| <ul style="list-style-type: none"><li>- 1-CAR GARAGE</li><li>- COVERAGE PORCH</li><li>- LOFT</li></ul> |                             |
| TOTAL AREA:                                                                                            | - 670 SF                    |
| PROPOSED HEIGHT:                                                                                       | - OVERALL HEIGHT +/- 13'-7" |
| OVERALL DIMENSIONS:                                                                                    | - LENGTH - 24'-0"           |
|                                                                                                        | - WIDTH - 16'-0"            |



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Plans & Blueprints

**1-Car Garage With Loft**

Cover page

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## **Disclaimer**

### **Terms and Conditions:**

The architectural drawing is intended for use by one household. The duplication, publication, sale or distribution of any portion of these plans without prior written consent from the original designer will be subject to the appropriate penalties for copyright infringement.

For multiple production unlimited options and permits for this model, please contact SinelHousePlans at [sinel1office@gmail.com](mailto:sinel1office@gmail.com)

### **Building Codes:**

Variations in building codes, specific local development covenants, or site conditions may require modification to the design of the project plans. You are ultimately responsible for complying with all applicable permit, building codes and other regulatory requirements. Be sure to review the plans with your local building inspector and acquire all appropriate building permits prior to starting your project. The project plans have been designed in accordance with the Uniform Building Code.

### **Accuracy:**

Every effort has been made to prepare a complete set of drawings, instructions and material lists. However, there always exists a possibility for errors or omissions. Therefore, you and/or your building contractor(s) shall assume the responsibility of verifying all conditions and dimensions contained within a project plan prior to the start of construction. You and/or your building contractor(s) shall assume the responsibility of verifying all conditions and dimensions contained within a project plan prior to the start of construction.

### **Liability:**

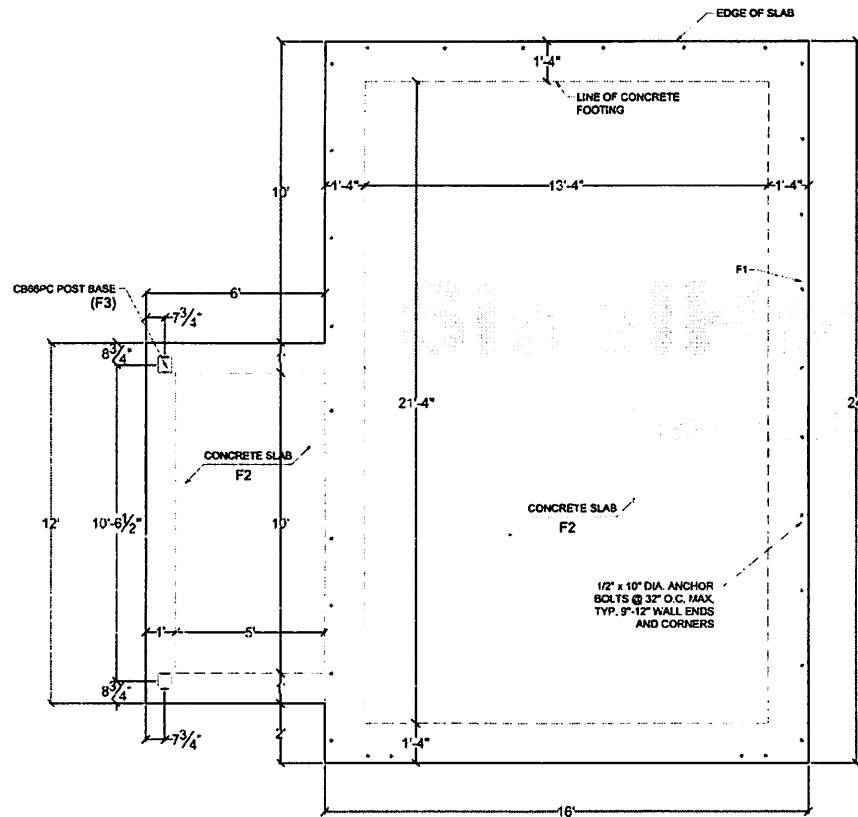
**SinelHousePlans** -Plans and Publications shall have no liability or responsibility for your action or inaction in connection with any project plan, or for any damage or liability that arises during the construction and/or use of any project or project plan. Always read and observe all of the safety precautions provided by any tool or equipment manufacturer and follow all accepted safety procedures. If you decide to use these plans, you should use only quality materials and should always follow good safety practices. In the event that you are unable to complete the project on your own, you should contact a certified contractor to ensure that construction is completed in accordance with the highest standards.

### **Material Lists:**

Material Lists are based upon the drawings contained in this plan set. Actual quantities may vary based upon actual site conditions.

|                                                                                                                                     |                               |                |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------|
|  <b>SinelHousePlans®</b><br>Plans & Blueprints | <b>1-Car Garage With Loft</b> | <b>Page</b>    |
|                                                                                                                                     | <b>Disclaimer</b>             | <b>2 of 17</b> |

**Slab Foundation Plan**  
(scale 1/4" = 1'-0")



**Foundation Materials**

| Description              | Dimension, / Area SF/ | Qty. |
|--------------------------|-----------------------|------|
| Anchor Bolt, Washer (F1) | 1/2" x 10"            | 29   |
| Concrete (F2)            | 456 SF                |      |
| Post Base (F3)           | CB66PC                | 2    |

(Footing not included in square footage)

3,000 PSI 4" CONCRETE SLAB ON GRADE  
W/ #4'S @ 16" O.C. 4" CRUSHED FILL  
OVER, COMPACTED GRADE, SLOPE TO  
FRONT OF GARAGE.

**Slab Foundation Notes:**

- 1/2" X 10" ANCHOR BOLTS ARE TO BE PLACED AT 32" O.C.
- FOOTING TO BE INSTALLED ON UNDISTURBED OR COMPACTED SOIL. PROVIDE 4" GRAVEL UNDER CONCRETE SLAB.
- USING A CONCRETE SLAB INSTEAD OF A FRAMED FLOOR WILL LOWER THE FLOOR HEIGHT BECAUSE YOU ARE NOT INSTALLING 6" FLOOR JOISTS.
- CHECK LOCAL BUILDING REQUIREMENTS FOR FROST PENETRATION DEPTHS AND REQUIRED DEPTH OF FOOTINGS.
- REMOVE BOLTS WHEN THEY ARE IN THE WAY OF A DOORS LOCATION.
- BOLT LAYOUT PATTERN WILL VARY DEPENDING ON DOOR LOCATION. VERIFY DOOR LOCATION AND INSTALL A BOLT WITHIN 6"- 9" OF THE DOOR OPENING AND NOT IN THE DOOR OPENING.
- 1. HOLD-DOWN CONNECTER BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
- 2. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- 3. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.



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**1-Car Garage With Loft**

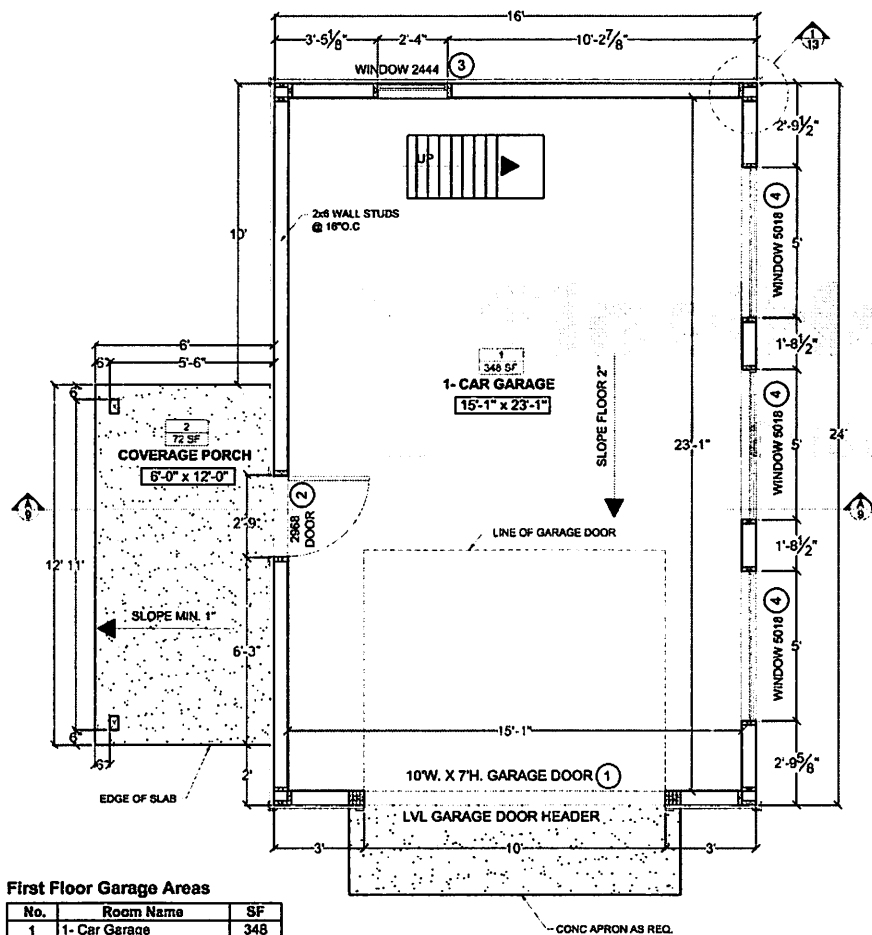
**Slab Foundation Plan**

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**First and Loft Floor Plan**  
(scale 1/4" = 1'-0")

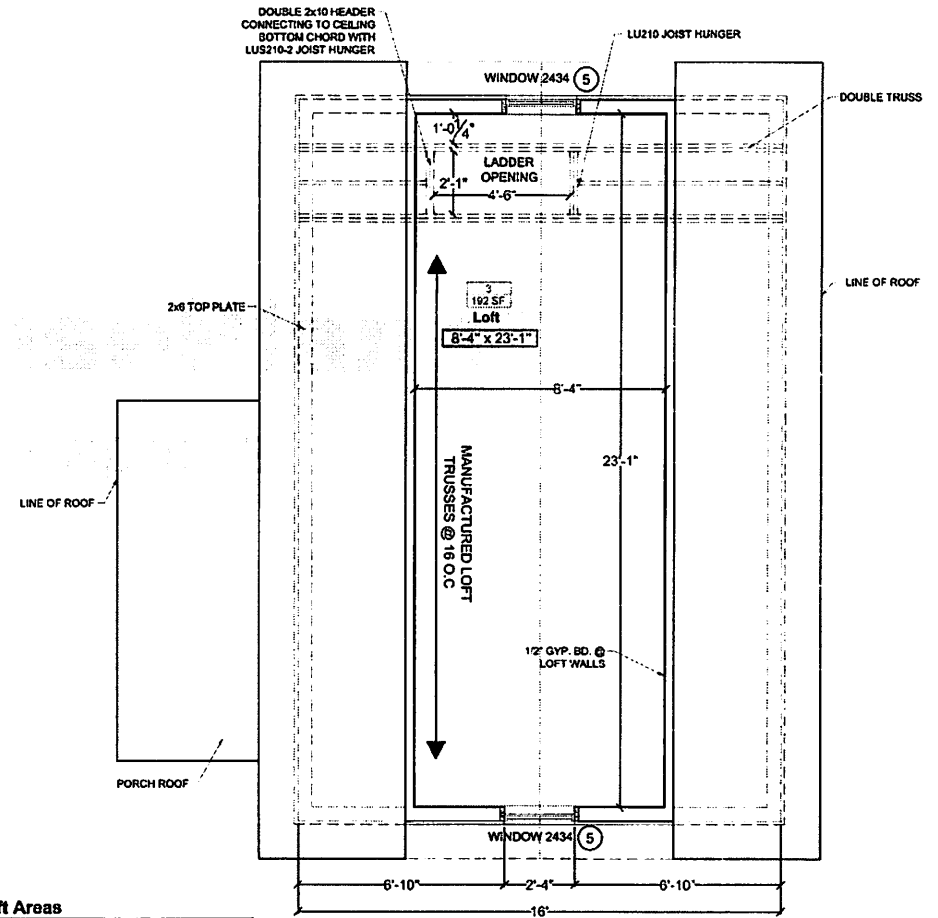
**First Floor Plan**  
(scale 1/4" = 1'-0")



**First Floor Garage Areas**

| No. | Room Name             | SF  |
|-----|-----------------------|-----|
| 1   | 1- Car Garage         | 348 |
| 2   | Coverage Porch        | 72  |
|     | Usable area           | 420 |
|     | Total area with walls | 456 |

**Loft Plan**  
(scale 1/4" = 1'-0")



**Loft Areas**

| No. | Room Name             | SF  |
|-----|-----------------------|-----|
| 1   | Loft                  | 192 |
|     | Total area with walls | 214 |



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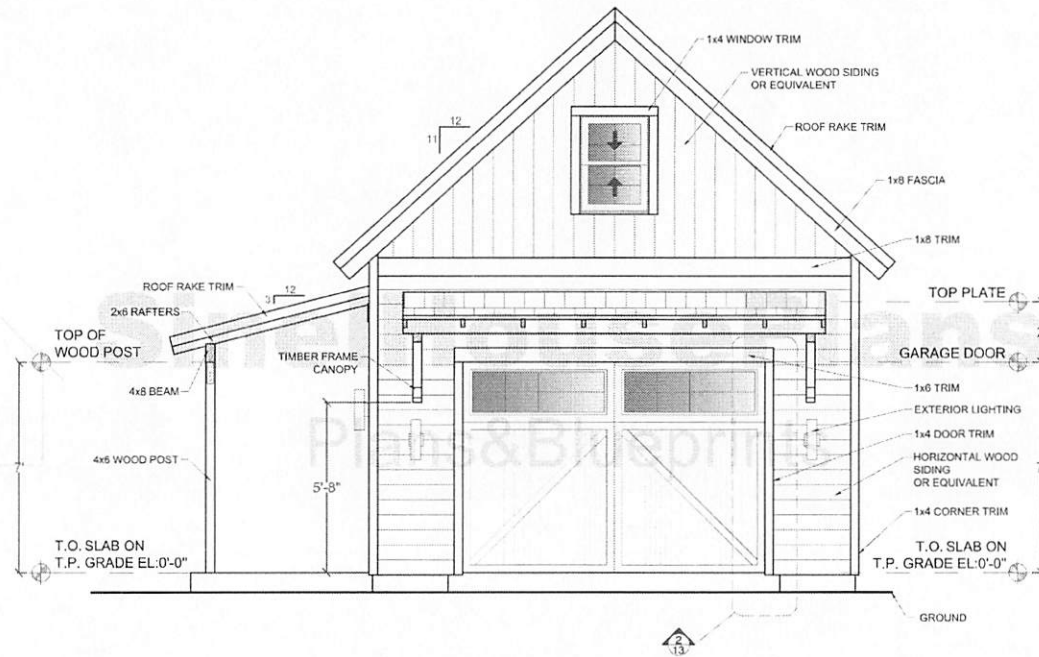
**1-Car Garage With Loft**

**First and Loft Floor Plan**

**Page**

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**Front Wall Elevation**  
(scale 1/4" = 1'-0")



**WALL SYSTEM:**

**EXTERIOR:**

SHINGLES HOUSE WRAP.  
WALL SHEATHING: 3/8" OR 1/2" PLYWOOD OR OSB.  
SIDING: HORIZONTAL AND VERTICAL WOOD SIDING.  
PROVIDE FOR DOORS AND WINDOWS 1x4, 1x6 TRIM, 1x4 TRIM FOR WALL CORNERS.  
**EXTERIOR WALL FRAMING:** 2x6 DF OR SPF #2 STUDS @ 16" O.C.  
2-2X6, 2-2X8 AND 2-2X12 HEADERS @ OPENINGS CAULKING AT ALL STUD AND PLATE JOINTS.  
MINIMUM R-21 CAVITY INSULATION OR DENSE PACK CELLULOSE.  
CAULK & SEAL @ EXT. DOORS AND WINDOWS.

**INTERIOR SURFACE:**

USE VAPOR BARRIER WITH WOOD PANELING OR 1/2" DRYWALL ON WALLS & CEILING.  
INTERIOR: LATEX PAINT.  
PLEASE CONTACT YOUR LOCAL ENGINEER TO CHOOSE BUILDING MATERIAL  
SUITABILITY IN YOUR REGION.

**ROOF AND FLOOR SYSTEM :**

STANDING SEAM METAL ROOF OR COMPOSITE  
SHINGLES  
1/2" CDX SHEATHING  
ENGINEERED  
TRUSSES @ 16" O.C. AND 2x8 RAFTERS @ 24" O.C.  
R21, R-30 AND R-38 INSULATION  
1/2" G.W.B. (FIRE RATING)  
3/4" SHEATHING CEILING FLOOR



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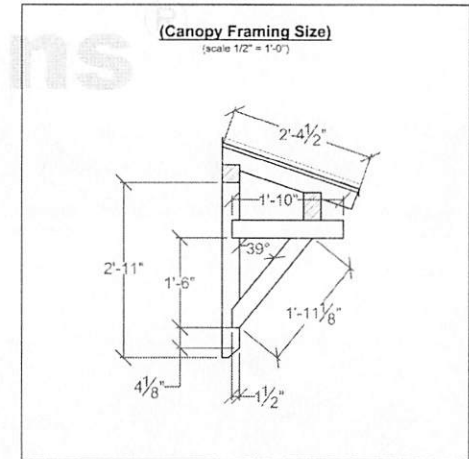
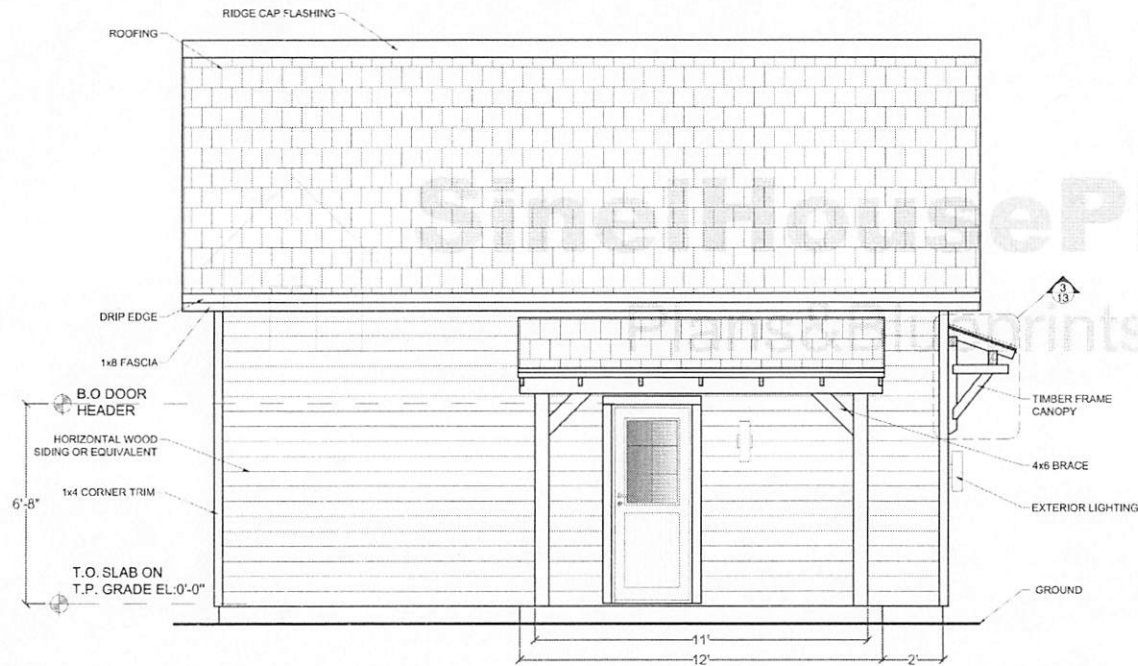
**1-Car Garage With Loft**

**Front Wall Elevation**

Page

5 of 17

**Left Wall Elevation**  
(scale 1/4" = 1'-0")



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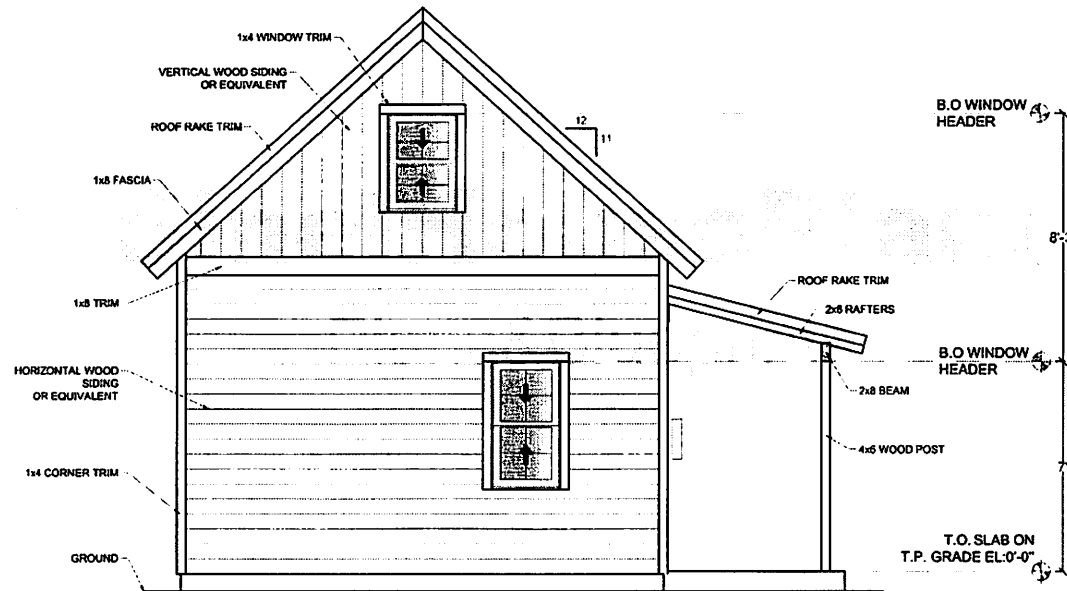
**1-Car Garage With Loft**

Left Wall Elevation

Page

6 of 17

**Rear Wall Elevation**  
(scale 1/4" = 1'-0")



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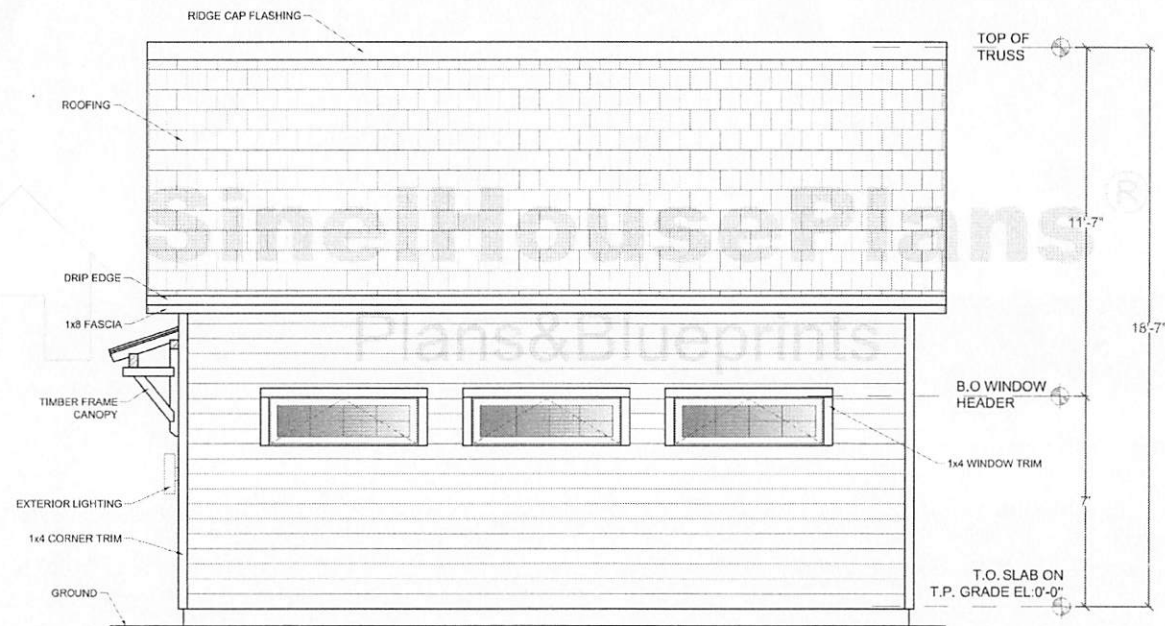
**1-Car Garage With Loft**

**Rear Wall Elevation**

**Page**

**7 of 17**

**Right Wall Elevation**  
(scale 1/4" = 1'-0")



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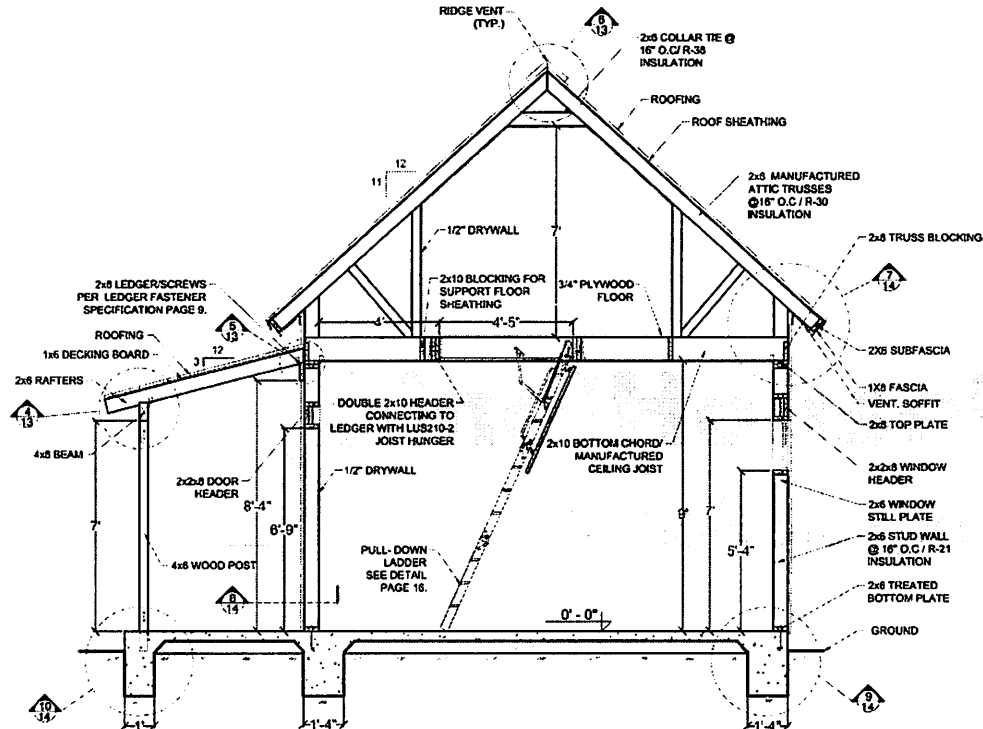
**1-Car Garage With Loft**

**Right Wall Elevation**

Page

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**Cross Section A - A**  
(scale 1/4" = 1'-0")



**NAILING SCHEDULE:**

|                            |                                                |              |
|----------------------------|------------------------------------------------|--------------|
| JOIST TO SILL OR GIRDER    | 3-8d                                           | TOE NAIL     |
| BRODING TO JOIST           | 2-8d                                           | TOE NAIL     |
| 2" SUBFLOOR TO GIRDER      | 2-16d                                          | SID & FACE   |
| SOLE PL. TO JOIST          | 16d @ 16"                                      | FACE NAIL    |
| TOP PLATE TO STUD          | 2-16d                                          | END NAIL     |
| STUD TO SOLE PLATE         | 3-8d                                           | TOE NAIL     |
|                            | 2-16d                                          | TOE NAIL     |
|                            | 3-10d                                          | FACE NAIL    |
| <b>COLLAR TIE RAFTER</b>   |                                                |              |
| BLOCKING BETWEEN JOISTS    | 3-8d                                           | TOE NAIL     |
| OR RAFTERS TO TOP PLATE    | 10d @ 24"                                      | FACE NAIL    |
| DOUBLE STUDS               | 16d @ 16"                                      | FACE NAIL    |
| DOUBLE TOP PLATE           | 16d @ 16"                                      | FACE NAIL    |
| CONTINUOUS HEADER (2PC)    | 16d @ 16"                                      | EDGE NAIL    |
| CL G. JST. TO PLATE        | 3-8d                                           | TOE NAIL     |
| CL G. JST. LAP OVER PLATE  | 3-16d                                          | FACE NAIL    |
| CL G. JST. TO RAFTER       | 3-16d                                          | FACE NAIL    |
| RAFTER TO TOP PLATE        | 2-16d                                          | TOE NAIL     |
| MULTI-UP CORNER STUDS      | 10d @ 24"                                      | FACE NAIL    |
| PLYWOOD SUBFLOOR           | 8d @ 12"                                       | EDGE NAIL    |
|                            | 8d @ 12"                                       | INTERIOR     |
| PLY WALL & ROOF SHEATHING  | 8d @ 12"                                       | EDGE NAIL    |
|                            | 8d @ 12"                                       | INTERIOR     |
| TOP PLATE AT INTERSECTIONS | 2-16d                                          | FACE NAIL    |
| MULTIPLE JOISTS            | 10d @ 24"                                      | STAGGER NAIL |
| EA. LAYER (UP TO 3)        |                                                | TOP & BOTTOM |
| MULTIPLE JOISTS (OVER 3)   | 1/2" DIA. BOLTS W/ WASHERS EA. SIDE @ 24" O.C. |              |
| 1X8 SPACED SHEATHING       | 2-8d                                           | FACE NAIL    |

7. MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2X JOISTS WHERE APPLICABLE.

IT IS STRONGLY ADVISED TO CONSULT A STATE LICENSED STRUCTURAL ENGINEER TO ANALYZE THE DESIGNS HEREIN AND PROVIDE STRUCTURAL ENGINEERING DRAWINGS AND CALCULATIONS REQUIRED BY YOUR LOCAL BUILDING DEPARTMENT. EXAMPLES OF THIS WOULD BE, BUT NOT LIMITED TO:

- EARTHQUAKE-PRONE AREAS OF CALIFORNIA AND THE PACIFIC COAST
- HURRICANE RISK AREAS SUCH AS FLORIDA AND THE GULF STATES
- CAROLINAS AND ATLANTIC COAST
- NEW YORK, NEW JERSEY, NEVADA AND SECTIONS OF ILLINOIS

ADDITIONALLY, THESE PLANS DO NOT HAVE A PROFESSIONAL STAMP ATTACHED. IF YOUR BUILDING DEPARTMENT REQUIRES ONE, THEY WILL ONLY ACCEPT A STAMP FROM A PROFESSIONAL LICENSED IN THE STATE WHERE YOU PLAN TO BUILD. IN THIS CASE, YOU WILL NEED TO TAKE THE PLANS TO A LOCAL ENGINEER OR ARCHITECT FOR REVIEW AND STAMPING. IN ADDITION, PLANS WHICH ARE USED TO CONSTRUCT HOMES IN NEVADA ARE REQUIRED TO BE DRAWN BY A LICENSED NEVADA ARCHITECT.

**STRUCTURAL ENGINEERING NOTES:**

ANY STRUCTURAL ENGINEERING PLANS, CALCULATIONS, REQUIREMENTS, OR SPECIFICATIONS (INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL CONSTRUCTION DETAILS) SHOWN WITHIN THESE PLANS ARE INTENDED ONLY AS A GUIDE.

BECAUSE OF THE DIFFERENCES IN BUILDING CODES, ZONE REQUIREMENTS, ORDINANCES AND BUILDING REGULATIONS, THESE PLANS MAY NEED TO BE MODIFIED TO COMPLY WITH LOCAL REQUIREMENTS REGARDING SNOW LOADS, ENERGY CODES, SOIL AND SEISMIC CONDITIONS AND A WIDE RANGE OF OTHER MATTERS. IN ADDITION, YOU MAY NEED TO OBTAIN PERMITS OR INSPECTIONS FROM LOCAL GOVERNMENT AGENCIES BEFORE AND WHILE IN CONSTRUCTION.

**LEDGER FASTENER SPECIFICATION**

| REFERENCE ALLOWABLE SHEAR LOADS FOR LEDGER TO STUD, EITHER DIRECT TO STUD OR WITH INTERMEDIATE LAYER OF WOOD STRUCTURAL PANEL SHEATHING |                                                   |                           |                        |                            |      |        |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------|------------------------|----------------------------|------|--------|
| MODEL NO. (LEDGER DIRECT TO STUD)                                                                                                       | MODEL NO. (LEDGER TO STUD, WITH 1/2" WSP BETWEEN) | LEDGER NOMINAL SIZE (IN.) | NO. OF SCREWS PER STUD | ALLOWABLE SHEAR LOAD (LB.) |      |        |
|                                                                                                                                         |                                                   |                           |                        | SP                         | DFL  | SPF/HF |
| SDWS224000B                                                                                                                             | SDWS225000B                                       | 2x6                       | 2                      | 785                        | 630  | 565    |
|                                                                                                                                         |                                                   | 2x8                       | 3                      | 1000                       | 890  | 855    |
|                                                                                                                                         |                                                   | 2x10                      | 4                      | —                          | 1040 | 1040   |
| SDWH194000B                                                                                                                             | SDWH196000B                                       | 2x6                       | 2                      | 630                        | 630  | 540    |
|                                                                                                                                         |                                                   | 2x8                       | 3                      | 630                        | 815  | 815    |
|                                                                                                                                         |                                                   | 2x10                      | 4                      | —                          | 1170 | 975    |



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**1-Car Garage With Loft**

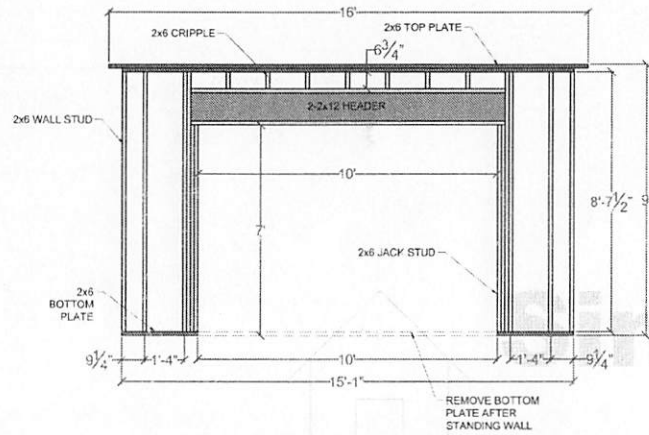
**Cross Section A-A**

**Page**

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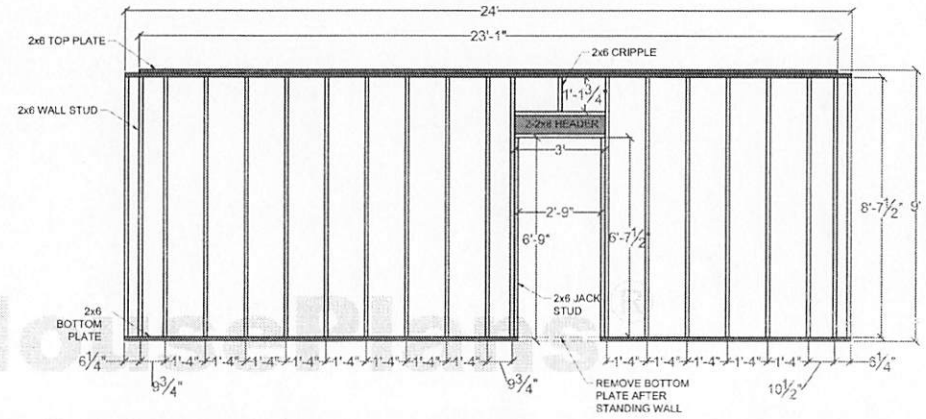
### Front Wall Framing

(scale 1/4" = 1'-0")



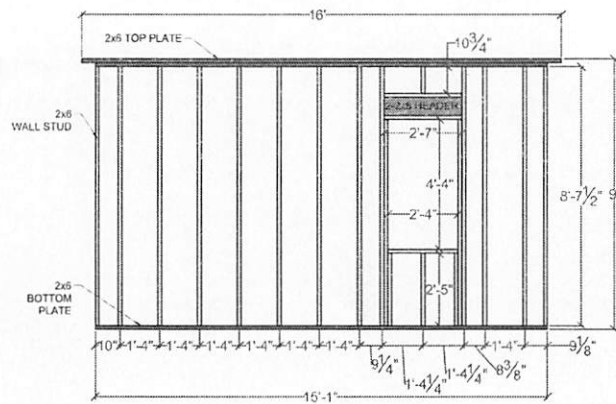
### Left Wall Framing

(scale 1/4" = 1'-0")



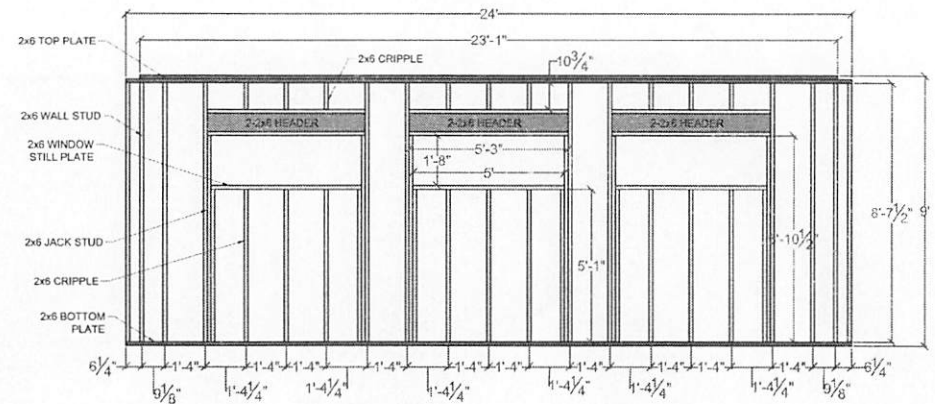
### Rear Wall Framing

(scale 1/4" = 1'-0")



### Right Wall Framing

(scale 1/4" = 1'-0")



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**1-Car Garage With Loft**

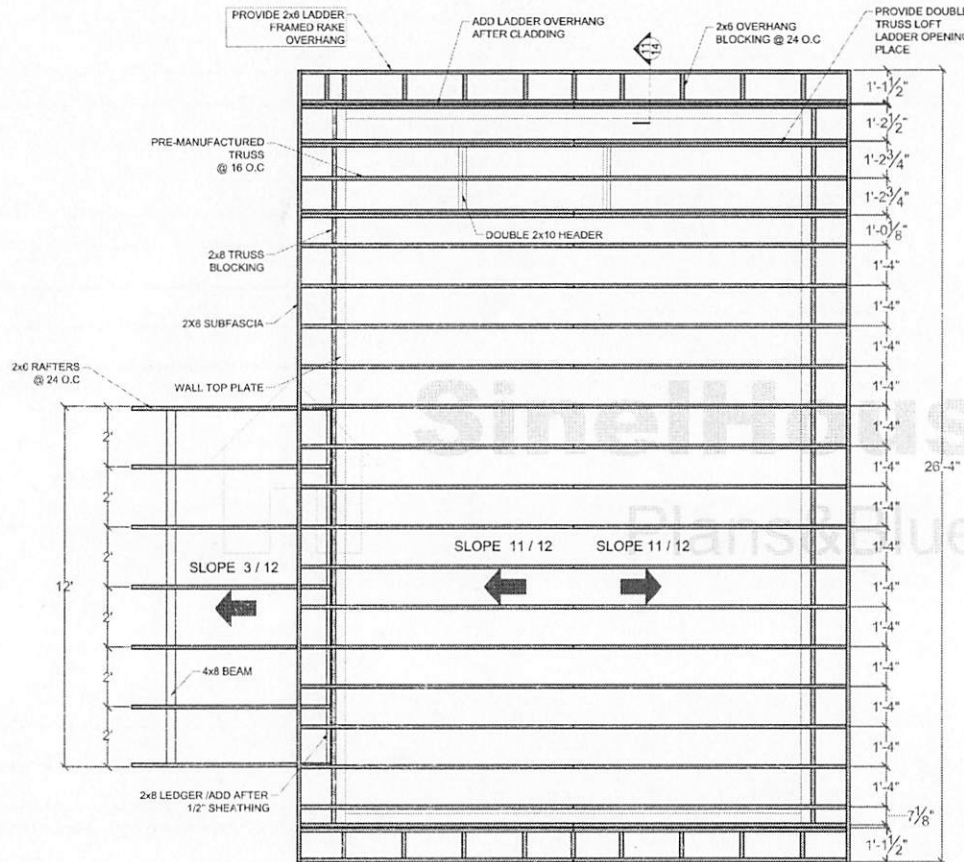
**Wall Framing**

**Page**

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### Roof Framing Plan

(scale 1/4" = 1'-0")

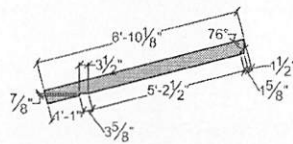


#### GENERAL:

THE ROOF FRAMING LAYOUT ON THIS PAGE IS INTENDED TO BE A SUGGESTED LAYOUT ONLY. DESIGN LOADS & WEATHER CONDITIONS VARY BY REGION. AS A RESULT THE SIZE, SPACING & LAYOUT OF ALL STRUCTURAL ELEMENTS IN THIS HOME DESIGN MUST BE APPROVED BY A STRUCTURAL ENGINEER AND CODE OFFICIAL BASED ON YOUR SPECIFIC SITE LOCATION PRIOR TO CONSTRUCTION.

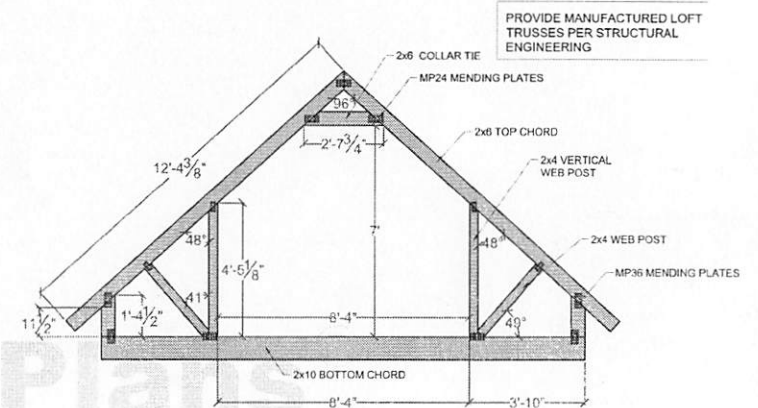
### Covered Porch Rafter

(scale 1/4" = 1'-0")



### Raised-Heel Truss Layout

(scale 1/4" = 1'-0")

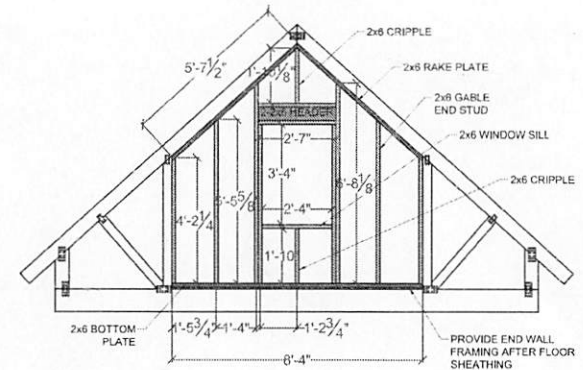


#### MP Mending Plates Legend:

- MP24
- MP36

### Gable End Truss Framing

(scale 1/4" = 1'-0")



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**1-Car Garage With Loft**

**Roof Framing Plan**

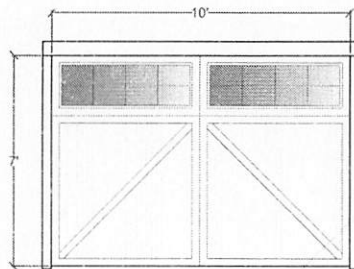
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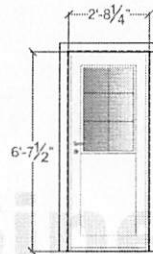
## Window & Door Schedule

(scale 1/4" = 1'-0")

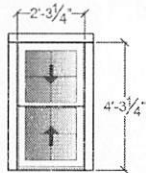
① OVERHEAD GARAGE DOOR W/ OPENER



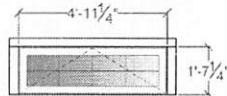
② EXTER. CLAD PATIO DOOR - INSWING



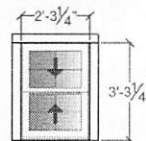
③ DOUBLE HUNG WINDOW



④ TRANSOM-VENTING WINDOW



⑤ DOUBLE HUNG WINDOW



### Door, Window

| Description                 | Dimension, (Rough Opening) | Length | Qty. |
|-----------------------------|----------------------------|--------|------|
| Garage Door                 | 10'-0" (w) x 7'-0" (h)     |        | 1    |
| Exterior Door 2968          | 2'-9" (w) x 6'-8" (h)      |        | 1    |
| Double Hung Window 2444     | 2'-4" (w) x 4'-4" (h)      |        | 1    |
| Transom-Venting Window 5018 | 5'-0" (w) x 1'-8" (h)      |        | 3    |
| Double Hung Window 2434     | 2'-4" (w) x 3'-4" (h)      |        | 2    |

### DOOR NOTES:

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- TEMPERED GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS IDENTIFIED IN CRC R308. HAZARDOUS LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
  - GLAZING IN ALL DOORS.
  - GLAZING IN BATH & SHOWER ENCLOSURES.
  - GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
  - PANELS OVER 9 S.F. WITH THE LOWEST EDGE LESS THAN 18" ABOVE FIN. FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE FIN. FLOOR.

### WINDOW NOTES:

- VERIFY ALL WINDOW DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- AT LEAST ONE OPENING PER BEDROOM SHALL PROVIDE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND A FINISHED SILL HEIGHT NO LESS THAN 42" AND NOT MORE THAN 44" ABOVE THE FLOOR (R310.1).
  - 20" MIN. CLEAR WIDTH
  - 24" MIN. CLEAR HEIGHT
  - 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
  - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
    - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
  - GLAZING IN RAILINGS.
  - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
  - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
  - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
  - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- ALL WINDOWS SHALL BE DUAL-PANE, LOW-E WINDOWS.



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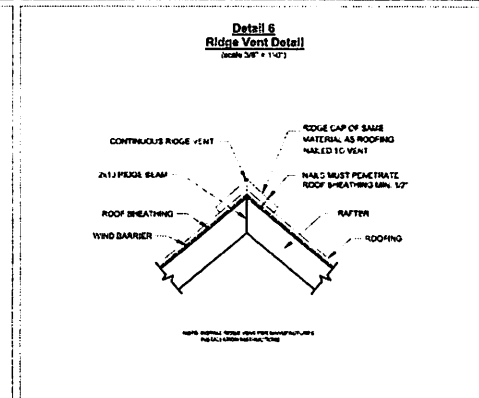
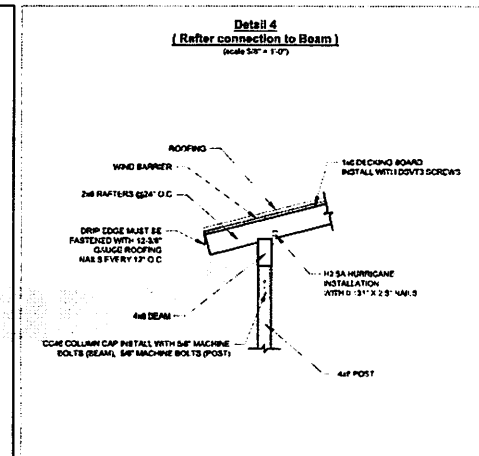
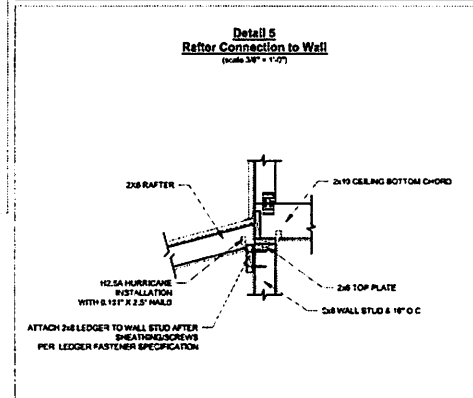
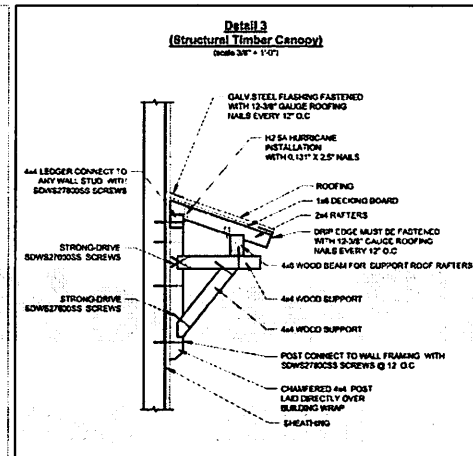
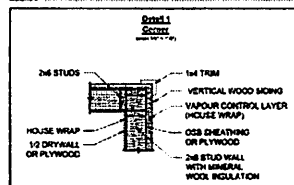
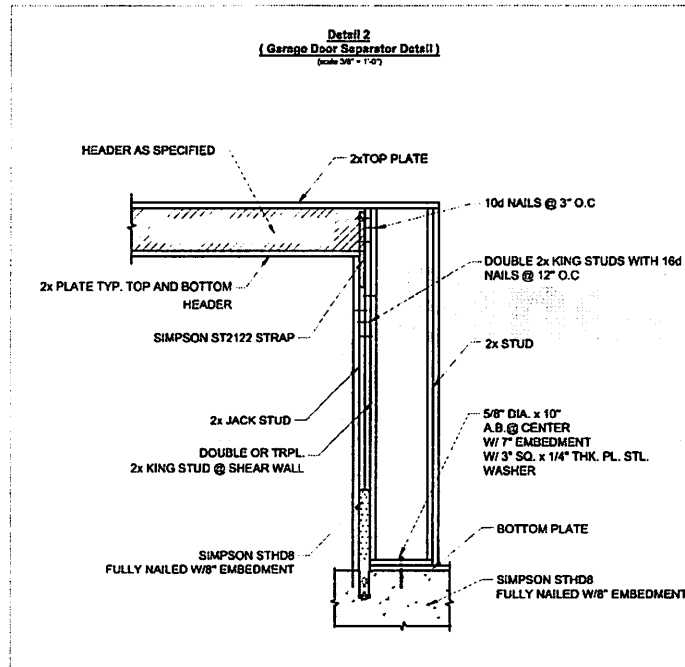
**1-Car Garage With Loft**

**Window & Door Schedule**

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**Constructions Details**  
(scale 1/4" = 1'-0")



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Plans & Blueprints

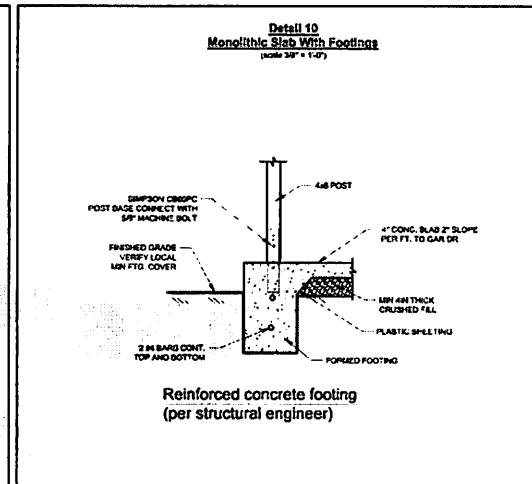
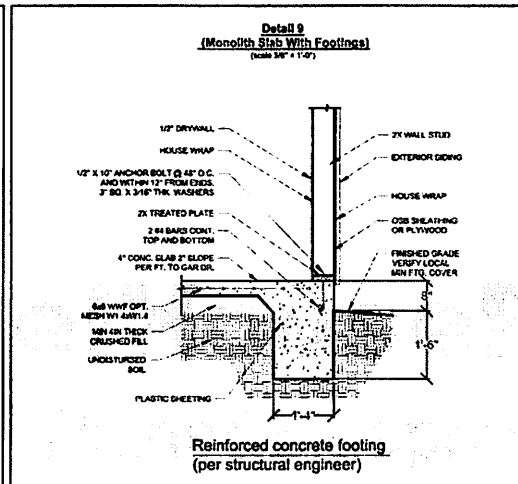
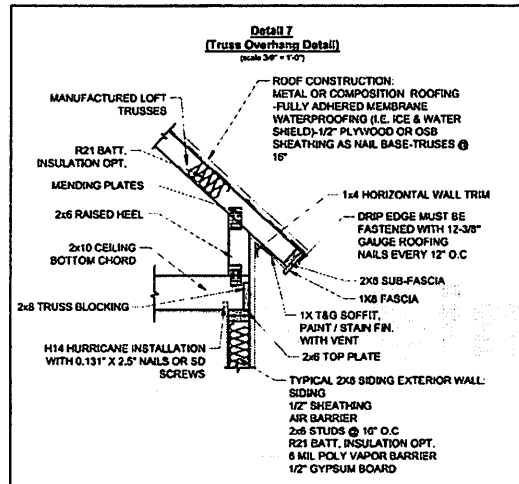
**1-Car Garage With Loft**

**Construction Details**

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## Constructions Details (scale 1/4" = 1'-0")



### CB66PC Post Base Installation:

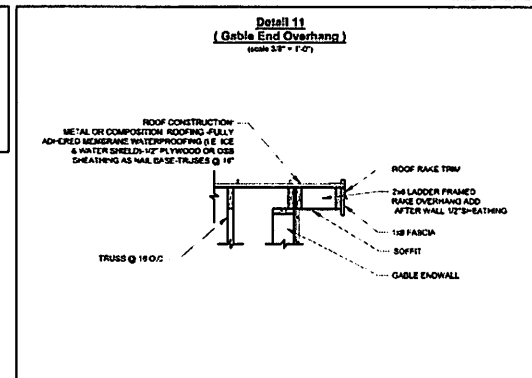
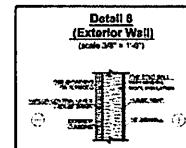
All references to bolts are for structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM Standard A307, Grade A. Nuts shall be ASTM A563, Grade A or better, unless noted otherwise.

Unless otherwise noted, bending steel in the field may cause fractures at the bend line. Fractured steel will not carry load and must be replaced.

A fastener that splits the wood will not take the design load. Evaluate splits to determine if the connection will perform as required. Dry wood may split more easily and should be evaluated as required. If wood tends to split, consider pre-boring holes with diameters not exceeding 0.75 of the nail diameter (2015/ 2018 NDS 12.1.5.3). Use a 5/32" bit for Strong-Drive® SDS Heavy-Duty Connector screws and a 3/32" bit for Strong-Drive SD9/SD10 Connector screws or 5/8" Machine Bolts.

### CC46 Column Cap Installation:

Use all specified fasteners; see page 13. (Detail 5)  
Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter (per 2015 NDS, section 12.1.3.2); bolt holes should be drilled from one side all the way through the beam to maintain hole tolerances  
Contact engineered wood manufacturers for connections that are not through the wide face



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**1-Car Garage With Loft**

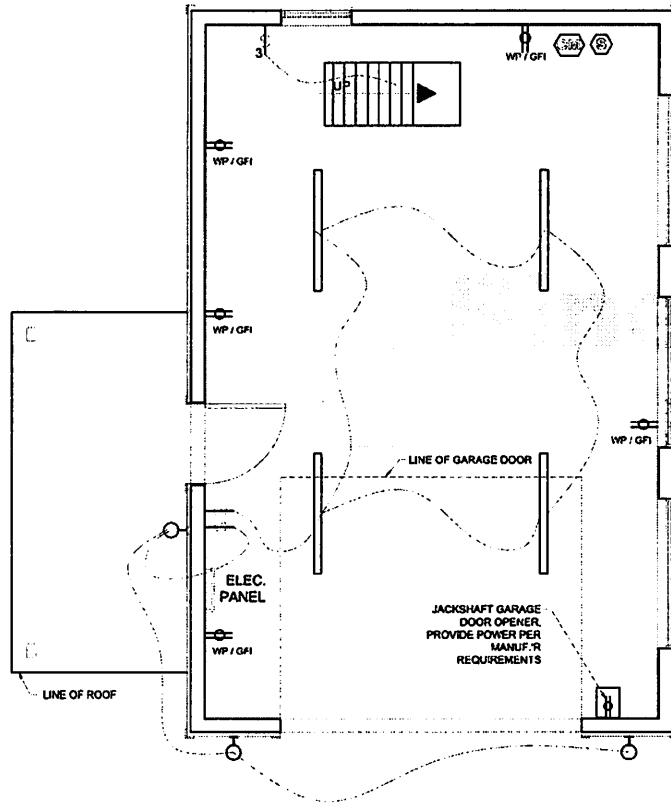
**Construction Details**

**Page**

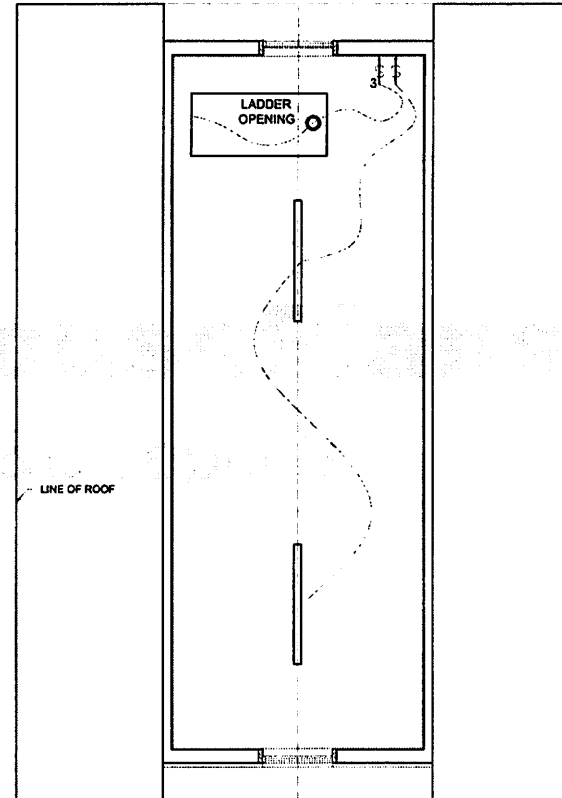
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**Electric Plan**  
(scale 1/4" = 1'-0")

**First Floor**  
(scale 1/4" = 1'-0")



**Loft**  
(scale 1/4" = 1'-0")



**ELECTRICAL NOTES (AS APPLIES):**

1. ANY ELECTRICAL / LIGHTING PLANS, REQUIREMENTS, OR SPECIFICATIONS SHOWN WITHIN THESE PLANS ARE INTENDED ONLY AS A GUIDE. BECAUSE OF THE DIFFERENCES IN BUILDING CODES, ZONE REQUIREMENTS, ORDINANCES AND BUILDING REGULATIONS, THESE PLANS MAY NEED TO BE MODIFIED TO COMPLY WITH LOCAL REQUIREMENTS. **IT IS STRONGLY ADVISED TO CONSULT A LOCAL LICENSED ELECTRICIAN AND YOUR LOCAL BUILDING DEPARTMENT.**
2. OWNER TO VERIFY FINAL LOCATION OF ALL SWITCHES & RECEPTACLES.
3. CONFIRM BREAKER AND BRANCH CIRCUIT SIZES REQUIRED FOR ANY HVAC AND PLUMBING EQUIPMENT BEFORE INSTALLING BRANCH CIRCUITS OR ORDERING LOAD CENTERS.
4. RATING OF DISCONNECT SWITCHES SHALL BE NOT LESS THAN THE RATING OF THE BRANCH CIRCUIT CONDUCTORS.
5. PROVIDE SCHEDULE 40 PVC CONDUIT FOR MECHANICAL PROTECTION OF SERVICE CONDUCTORS FROM THE UTILITY FURNISHED PAD MOUNTED TRANSFORMED TO THE METER BASE. CONDUIT SHALL BE 2" MINIMUM AND INSTALLATION SHOULD BE AS REQUIRED BY LOCAL ELECTRIC SERVICE PROVIDER. COORDINATE ROUTING OF THESE CONDUITS IN THE FIELD WITH THE UTILITY AND WITH THE OTHER SITE WORK. TOP OF ELECTRICAL METER SHALL BE MOUNTED 4'-8" ABOVE FINISH GRADE.
6. EXTERIOR LIGHTING ATTACHED TO THE BUILDING SHALL BE CONTROLLED BY MOTION SENSOR & PHOTOCONTROL.

**ELECTRICAL LEGEND**

|  |                                                      |
|--|------------------------------------------------------|
|  | 110 VOLT DUPLEX RECEPTACLE                           |
|  | 110 V. WEATHERPROOF RECEPTACLE                       |
|  | 110 VOLT GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLE |
|  | SINGLE POLE SWITCH                                   |
|  | 220 V.                                               |
|  | AC PWR'D. SMOKE DETECTOR                             |
|  | RECESSED L.E.D. DOWN LIGHT                           |
|  | WALL-MOUNTED WATERPROOF EXTERIOR BRACKET LIGHT       |
|  | EXTERIOR CEILING RECESSED L.E.D DOWN LIGHT           |
|  | LONG SURFACE MOUNTED TUBE LIGHT (96W9D)              |

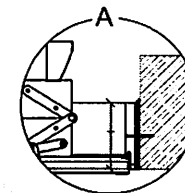
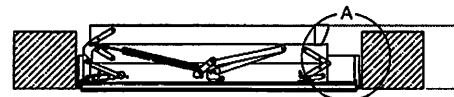
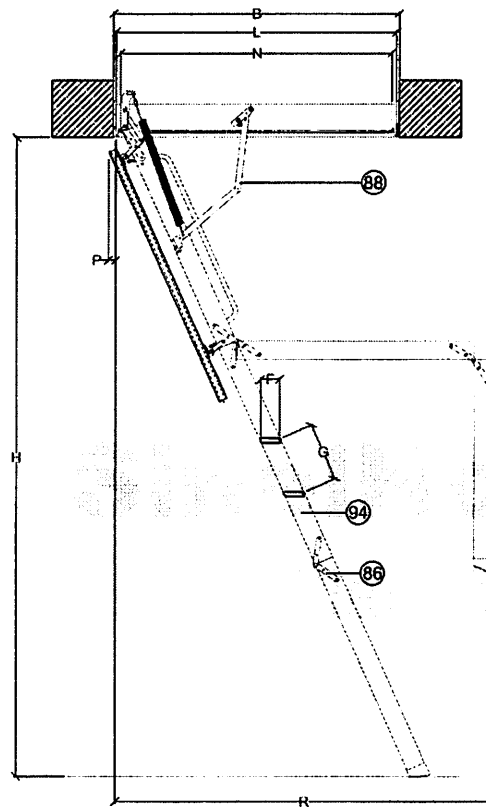
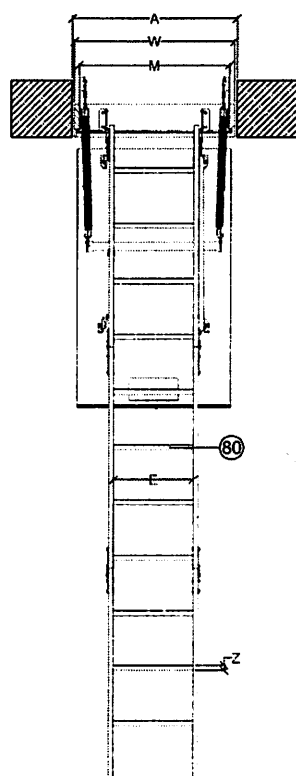
**SMOKE DETECTOR NOTES:**

SMOKE ALARM TO BE HARD-WIRED W/ BATTERY BACKUP.

**CARBON MONOXIDE ALARM NOTES:**

CARBON MONOXIDE ALARM TO BE HARD-WIRED WITH BATTERY BACKUP.

**Ladder Technical Drawing**  
(scale 1/4" = 1'-0")



80-Tread  
88-Hinge  
86-Side bracket  
90-LXH handrail  
94-Stringer (ladder side element)

| Q<br>Distance<br>between<br>steps | S<br>Steps<br>width | E<br>Steps<br>length | P<br>Boards<br>movement after<br>opening |
|-----------------------------------|---------------------|----------------------|------------------------------------------|
| (inch)                            | (inch)              | (inch)               | (inch)                                   |
| 9 1/2"                            | 3 1/4"              | 13 1/2"              | 1 1/2"                                   |

| ATTIC LADDER LWP |                               |                     |                                             |                                              |                                 |                 |                    |                   |                                    |                                   |  |
|------------------|-------------------------------|---------------------|---------------------------------------------|----------------------------------------------|---------------------------------|-----------------|--------------------|-------------------|------------------------------------|-----------------------------------|--|
| LWP              | Manufacturer's<br>part number | H<br>Ceiling height | A<br>Width ceiling<br>opening<br>dimensions | B<br>Length ceiling<br>opening<br>dimensions | K<br>Folded<br>ladder<br>height | R<br>Projection | C<br>Landing space | T<br>Frame height | WxL<br>Outside frame<br>dimensions | HxH<br>Internal box<br>dimensions |  |
|                  |                               | (inch)              | (inch)                                      | (inch)                                       | (inch)                          | (inch)          | (inch)             | (inch)            | (inch)                             | (inch)                            |  |
| 22½"x47          | 66891                         | 7'5"-8'11"          | 22½"                                        | 47"                                          | 10½"                            | 64½"            | 57½"               | 5½"               | 22"x46½"                           | 20½"x44½"                         |  |
| 25"x47           | 66892                         |                     | 25"                                         | 47"                                          |                                 |                 |                    |                   | 24½"x46½"                          | 23"x44½"                          |  |
| 22½"x54          | 66893                         | 7'10"-10'1"         | 22½"                                        | 54"                                          |                                 | 72"             | 64"                |                   | 22"x53½"                           | 20½"x51½"                         |  |
| 25"x54           | 66894                         |                     | 25"                                         | 54"                                          |                                 |                 |                    |                   | 24½"x53½"                          | 23"x51½"                          |  |
| 30"x54           | 66895                         | 8'8"-10'8"          | 30"                                         | 54"                                          |                                 | 75½"            | 65½"               |                   | 20½"x53½"                          | 28"x51½"                          |  |
| 22½"x54          | 66853                         |                     | 22½"                                        | 54"                                          |                                 |                 |                    |                   | 22"x53½"                           | 20½"x51½"                         |  |
| 25"x54           | 66854                         |                     | 25"                                         | 54"                                          |                                 |                 |                    |                   | 24½"x53½"                          | 23"x51½"                          |  |
| 30"x54           | 66855                         |                     | 30"                                         | 54"                                          |                                 |                 |                    |                   | 20½"x53½"                          | 28"x51½"                          |  |

LWP



**SinellHousePlans®**  
Plans & Blueprints

**1-Car Garage With Loft**

**Ladder Technical Drawing**

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## GENERAL CONSTRUCTION NOTES

### DIVISION 1. GENERAL DATA

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENT LOCAL & NATIONAL BUILDING CODES, AND ANY OTHER GOVERNING BODY HAVING JURISDICTION OVER THE PROJECT.
2. THE PROJECT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS SHOWN OTHERWISE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR OMISSIONS.
5. CHANGES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE MADE IN WRITING ONLY AND SIGNED BY BOTH THE OWNER AND THE GENERAL CONTRACTOR.
6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. EXISTING UTILITIES: THE GENERAL CONTRACTOR SHALL NOTIFY ALL PERSONS WORKING AT THE PROJECT SITE OF EXISTING UTILITIES.
8. THE GENERAL CONTRACTOR SHALL LOCATE AND IDENTIFY ACTIVE UTILITY SERVICE AND TEMPORARILY DISCONNECT AND/OR DEACTIVATE THEM WHEN THEY CONSTITUTE A HAZARD TO WORK IN PROGRESS.
9. CONSTRUCTION UTILITIES: THE GENERAL CONTRACTOR MAY USE THE (OWNERS / CLIENTS) WATER, GAS, AND POWER DURING THE COURSE OF CONSTRUCTION.
10. WEATHER PROTECTION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PROJECT RELATED WORK AREAS FROM DAMAGE CAUSED BY RAIN AND OTHER NATURAL ELEMENTS. ALL WORK DAMAGED BY RAIN AND THE NATURAL ELEMENTS SHALL BE CORRECTED AND/OR REPAIRED BY THE GENERAL CONTRACTOR.
11. CLEANUP: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEANUP, INCLUDING GLASS AND HARDWARE.
12. ENERGY CONSERVATION STANDARDS: ALL WORK SHALL COMPLY WITH THE ENERGY CONSERVATION STANDARDS FOR RESIDENTIAL BUILDINGS AS REQUIRED BY LOCAL CODES / AGENCIES.
13. SECURITY PROVISIONS: THE GENERAL CONTRACTOR SHALL REVIEW WITH THE OWNER THE PROJECT SECURITY PROVISIONS PRIOR TO THE COMMENCEMENT OF WORK.
14. SCREEDS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURE.
15. A) W.D. FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MIN. (1 3/4" THICK RECOMMENDED) WITH SOLID CORE CONSTRUCTION.
16. B) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMBS OR JOINED BY RABBIT TO THE JAMB.
17. C) PROVIDE DEAD BOLTS WITH HARDENED INSERTS. DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON THE EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT A KEY.
18. D) SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
19. E) STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR EXPANDING-LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
20. F) CLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL.
21. G) OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
22. H) THE GENERAL CONTRACTOR SHALL REVIEW WITH THE OWNER THE ITEMS TO BE REMOVED AND SAVED, VERSUS REMOVED AND TRASHED, VERSUS REMOVED AND REINSTALLED.
23. PRIOR TO THE COMMENCEMENT OF WORK AS APPLIES.
24. I) SANITARY FACILITY: GENERAL CONTRACTOR TO PROVIDE PORTABLE TOILETS DURING THE DURATION OF THE JOB.

### DIVISION 9. FINISHES

#### GYPSUM DRYWALL

1. ALL EXISTING ROOMS' SURFACES, APPLIANCES, EQUIPMENT, AND HARDWARE TO BE PROPERLY PROTECTED FROM DAMAGE CAUSED BY DRYWALL MUD APPLICATIONS AND SANDING.
2. DRYWALL TO BE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED, TAPED, FILLED, AND SANDED SMOOTH, READY FOR PAINT.
3. DRYWALL TO BE PROPERLY CUT-IN ELECTRICAL OUTLETS AND FIXTURES. DRYWALL SUBCONTRACTOR TO VERIFY SIZE OF FINISH TRIM PRIOR TO INSTALLATION OF DRYWALL.
4. ALL DRYWALL METAL TO BE PLUMB, LEVEL, AND FREE OF NICKS/SCRATCHES UPON COMPLETION OF INSTALLATION.
5. LOWER 4'-0" OF BATHROOM AND LAUNDRY ROOM WALLS TO BE GREENBOARD.

#### PAINT

1. SCOPE: FURNISH AND INSTALL ALL PAINT COMPLETE INCLUDING REQUIRED SEAL COATS, PRIME COATS, AND FINISH COATS.
2. PAINTING SUBCONTRACTOR IS TO PROTECT HIS WORK AND ALL ADJACENT WORK AT ALL TIMES WITH SUITABLE COVERINGS. UPON COMPLETION OF THE WORK, HE SHALL REMOVE ALL PAINT, STAIN, FINISH COATS, OVERSPRAY, AND SPOTS FROM ALL FLOORS, WALLS, DOORS, GLASS AND HARDWARE.
3. NEW INTERIOR PLASTER AND DRYWALL TO BE SEALED WITH ONE COAT OF PVA SEALER PRIOR TO PRIME AND FINISH COAT APPLICATIONS.
4. WOOD TRIM TO BE PAINTED WITH AN OIL BASE SEMI-GLOSS ENAMEL.
5. TILE: ALL TILE IN SHOWERS TO HAVE ASPHALT BASE PAPER WITH METAL LATH AND PORTLAND CEMENT. SHOWER TO HAVE ONE NICHE MIN. FOR SHAMPOOS.

### DIVISION 15. ELECTRICAL

1. ALL HOLES CUT INTO STUCCO OR DRYWALL BY MECHANICAL TRADES TO BE CUT CLEANLY TO A STUD AND BY USE OF A SAW.
2. SCOPE: FURNISH AND INSTALL ALL ELECTRICAL WORK COMPLETE INCLUDING TRENCHING, BACKFILLING, METERS, PANELS, UNDERGROUND SERVICE AND DISTRIBUTION, CONDUIT, OUTLET BOXES, WIRING, PLASTER RINGS, CIRCUIT BREAKERS, AND EQUIPMENT AND FIXTURES AS PER THE APPLIANCE AND EQUIPMENT SCHEDULE AND THE LIGHTING FIXTURE SCHEDULE. PROVIDE AND CONNECT THE REQUIRED SERVICE TO ALL APPLIANCES AND EQUIPMENT SHOWN ON THE DRAWINGS.
3. CONDUIT: ALL CONDUIT TO BE FLEXIBLE METAL CONDUIT.
4. SMOKE DETECTORS: SMOKE ALARMS TO BE INTERCONNECTED & HARD-WIRED W/ BATTERY BACKUP IN THE FOLLOWING:
  1. IN EACH BEDROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOM.
  3. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
  4. SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP

### PLUMBING

1. SCOPE: FURNISH AND INSTALL ALL PLUMBING COMPLETE INCLUDING DRAINS, VENTS, ROOF JACKS, SUPPLY LINES, AND APPLIANCES AND EQUIPMENT AS PER APPLIANCE AND EQUIPMENT SCHEDULE.
2. ALL SUPPLY LINES TO BE COPPER.
3. PROVIDE ULTRA-FLUSH WATER CLOSETS AT ALL TOILET LOCATIONS.
4. PROVIDE 72 IN. HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES.
5. WATER HEATER MUST BE STRAPPED TO THE WALL IN (2) PLACES.

### HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

1. SCOPE: FURNISH AND INSTALL ALL HVAC COMPLETE INCLUDING SUPPLY AND RETURN LINES, HEATING AND AIR CONDITIONING EQUIPMENT, THERMOSTAT, AND REGISTERS AS PER THE APPLIANCE AND EQUIPMENT SCHEDULE.

### FLASHING

1. SCOPE: FURNISH AND INSTALL ALL FLASHING COMPLETE INCLUDING BUILDING PAPER AND METAL FLASHINGS.
2. ALL METAL FLASHING TO BE GALVANIZED SHEET STEEL, AS PER ASTM-B3.
3. ALL METAL FLASHING TO BE 24 GA. MINIMUM UNLESS NOTED OTHERWISE.

### ROOFING

1. SCOPE: FURNISH AND INSTALL ALL ROOFING COMPLETE INCLUDING METAL DRIP CAP, ROOF JACKS AND VENTILATORS, UNDERLAYMENT PAPER AND FINISH AS SHOWN.
2. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS "A" FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL790.
3. PROVIDE ONE LAYER NO. 72 MINERAL-SURFACED NON-PERFORATED CAP SHEET.
4. MEETING ASTM D3909 BETWEEN ROOF COVERING & COMBUSTIBLE ROOF DECKING WHERE APPLICABLE.
5. ROOF GUTTERS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS.
6. ALL CRICKETS TO BE TORCH DOWN WITH FIBERGLASS BASE SHEET.
7. ALL VALLEYS TO HAVE GALVANIZED VALLEY FLASHING. SHINGLES TO BE CUT 3" TO CENTERLINE OF VALLEY.

### WALLS

1. INSULATION: ROOF (VAULTED) R-30, ROOF (FLAT) R-38 FLOOR (OVER UNHEATED SPACE) R-25
2. WALLS: ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 FIBERGLASS INSULATION MIN.
3. CEILING: ALL EXTERIOR CEILINGS TO BE INSULATED WITH R-38 FIBERGLASS INSULATION MIN.

### WEATHERSTRIPPING

1. ALL EXTERIOR DOORS AND WINDOWS TO BE PROPERLY WEATHERSTRIPPED TO PREVENT INFILTRATION OF AIR AND MOISTURE.
- DESIGN LOADS:

ROOF 30 PSF (LIVE LOAD)  
FLOOR 40 PSF (LL)  
GARAGE FLOOR 50 PSF (2500 PT)  
DECK 60 PSF (LL)  
WIND 100 MPH  
SEISMIC D1



**SinelHousePlans®**  
Alternate Braced Wall Panel

**1-Car Garage With Storage**

**General Construction Notes**

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