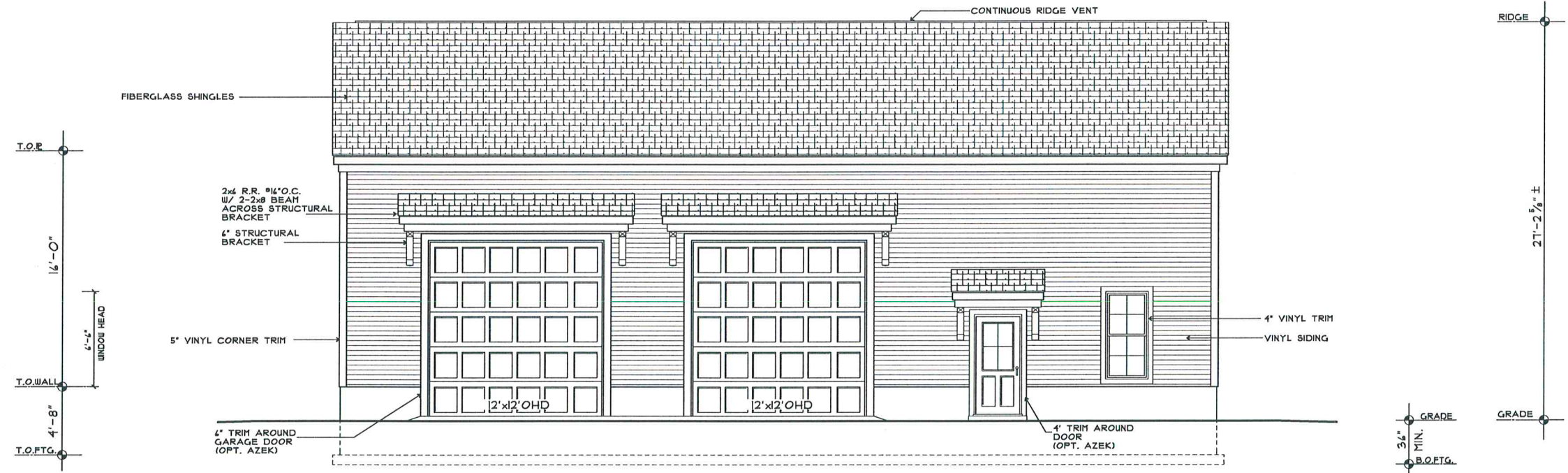


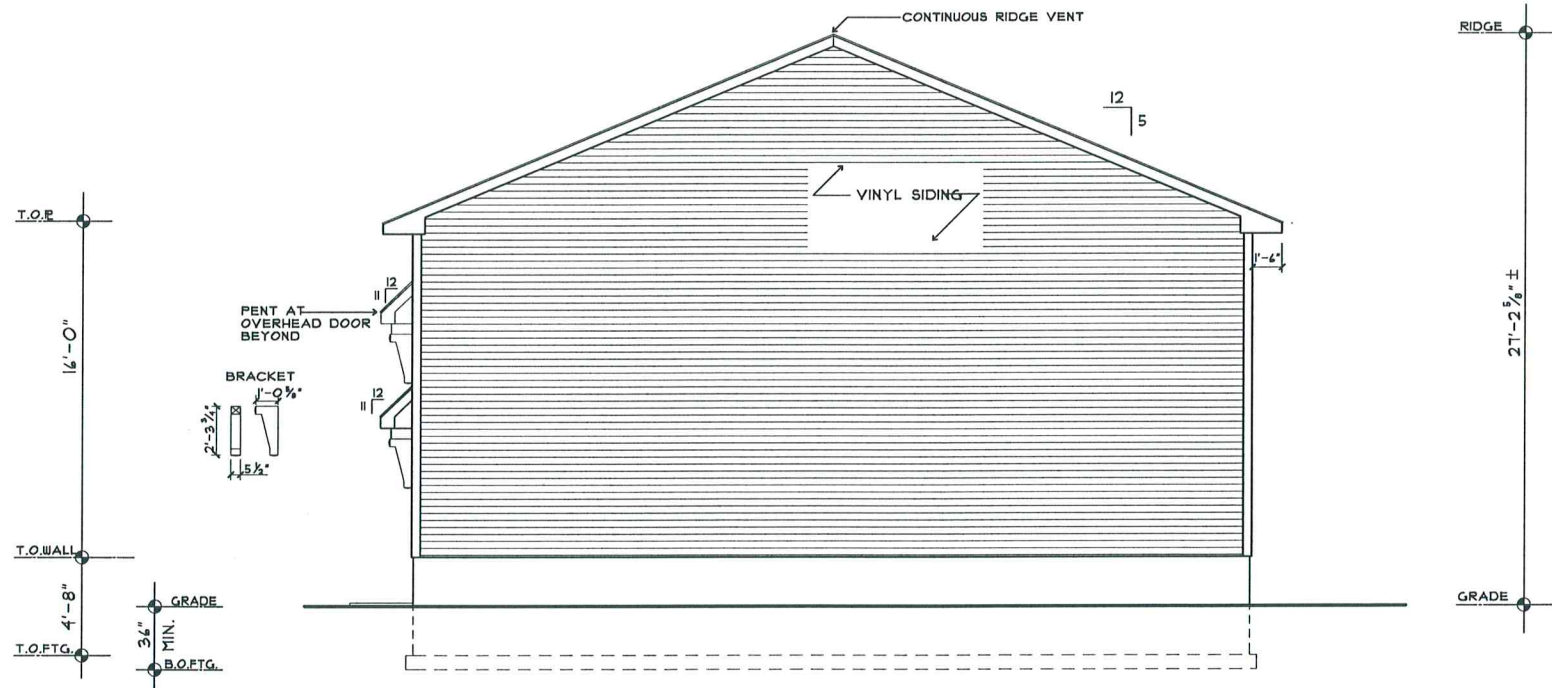
SHI.-REV
DATE



FRONT ELEVATION

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

(LEFT SIDE & REAR ELEVATION SIMILAR)



RIGHT SIDE ELEVATION

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

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RESIDENTIAL & COMMERCIAL

BISHOP & SMITH
REGISTERED ARCHITECTS

PRELIMINARY PLANS
(FOR BIDDING)

SCALE AS NOTED
DATE
DRAWN BY SJB
CHECKED BY

PROJECT 2-BAY GARAGE
LOCATION
OWNER MICHAEL TIPPIN

CAD FILE # 21-

COMM. NO.

DRAWING NO.

A-4 of 4

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ROOF ASSEMBLY TIE-DOWN & BEARING INFORMATION

PLEASE NOTE: ROOF ASSEMBLIES SUBJECT TO WIND UPLIFT ARE REQUIRED TO HAVE ROOF TIE-DOWNS INSTALLED AT BEARING LOCATIONS AS PER SECTION R802.10 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. THESE ATTACHMENTS AND ANY ADDITIONAL BEARING REQUIREMENTS WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DOCUMENTS ARE PROVIDED AND REVIEWED BY THE ARCHITECT. AFTER THIS REVIEW, A LETTER OF APPROVAL WILL BE PROVIDED INDICATING ALL REQUIRED ROOF ASSEMBLY TIE-DOWNS AND ADDITIONAL BEARING REQUIREMENTS. THIS REVIEW IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

PLEASE NOTE:

UPON RECEIPT OF SEALED PLANS, IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THAT ALL DESIGN ISSUES AND REQUIREMENTS HAVE BEEN MET AND ALL PARTIES INVOLVED HAVE REVIEWED THE PLANS FULLY. ANY QUESTIONS OR DISCREPANCIES REGARDING THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

TYPICAL VINYL WINDOWS SHOWN ON PLAN BLDG./OWNER AND WINDOW SUPPLIER TO VERIFY EGRESS SIZES AND ADJUST AS REQ'D. PLEASE REVIEW HAZARDOUS WINDOW LOCATIONS NOTE ON GN-1 SHEET FOR TEMP. GLASS REQUIREMENTS BEFORE ORDERING WINDOWS.

SOLID BEARING LEGEND

NOTE: MINIMUM REQUIRED BEARING FOR ALL HEADERS TO BE A SINGLE JACK STUD UNDER EACH END FOR OPENINGS 3'-0" OR LESS AND A DOUBLE JACK STUD UNDER EACH END FOR OPENINGS 4'-0" OR LESS UNLESS OTHERWISE NOTED.

(SB) DOUBLE STUD	(CD-1)
(SB1) 3-2x4 STUDS	(SB2) 4-2x4 STUDS
(SB3) 5-2x4 STUDS	(SB4) 3-2x6 STUDS
(SB5) 4-2x6 STUDS	(SB6) 5-2x6 STUDS
(SB7) 3 1/2" x 3 1/2" PSL. or LVL. POST	(SB8) 3 1/2" x 5 1/4" PSL. or LVL. POST
(SB9) 3 1/2" x 7" PSL. or LVL. POST	(SB10) 5 1/4" x 5 1/4" PSL. or LVL. POST
(SB11) 5 1/4" x 7" PSL. or LVL. POST	

WHEN GIRDER TRUSSES ARE INSTALLED ON DOUBLE TOP PLATE OF WALL, THERE ARE SPECIAL BEARING REQUIREMENTS.

(TB) BEARING AT THIS LOCATION WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DRAWINGS ARE PROVIDED TO THE ARCHITECT FOR REVIEW AND LETTER OF APPROVAL.

ADDITIONAL KING STUD TABLE

IRC TABLE 602.1.5	HEADER SPAN	WIND ZONE	WIND ZONE
		≤130	≤115
VERIFY WIND ZONE PRIOR TO START OF CONSTRUCTION. WIND ZONE INFORMATION AND ADDITIONAL FRAMING INFO. IS FOUND ON ALL BW SHEETS. ALL INFORMATION MUST BE REVIEWED IN FULL. NOTIFY ARCHITECT FOR INFORMATION WHICH NEEDS FURTHER CLARIFICATION.	4'	1	1
	6'	2	1
	8'	2	2
	10'	3	2
	12'	3	2
	14'	3	2
	16'	4	2
	18'	4	2

2018 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION

USE GROUP U

CONST. TYPE 5-B

CU. FT. 52,800

SQ. FT. 1st. FLOOR 2,400

SHT.-REV
DATE

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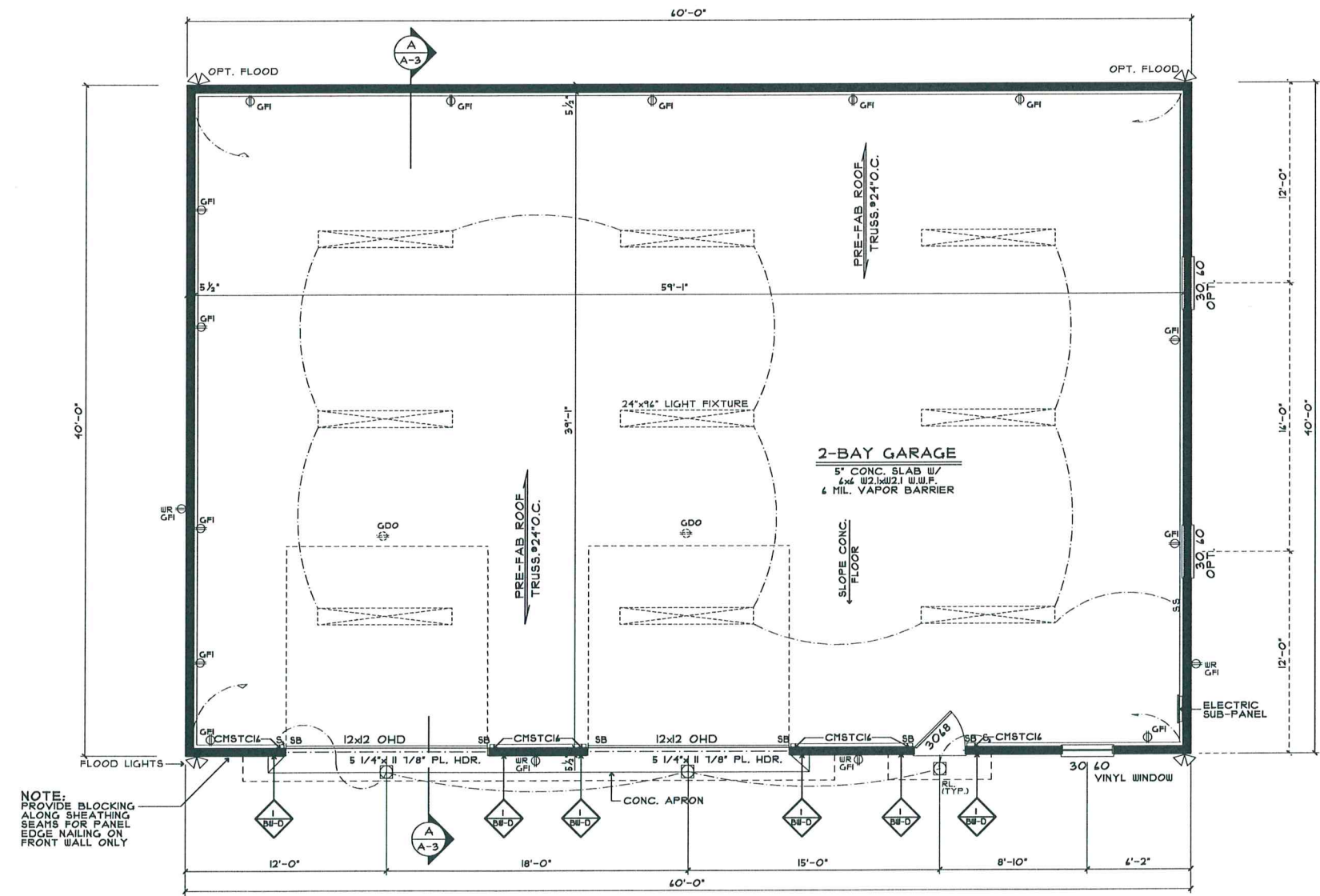
JACK S. SMITH RA
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SCALE AS NOTED
 DATE
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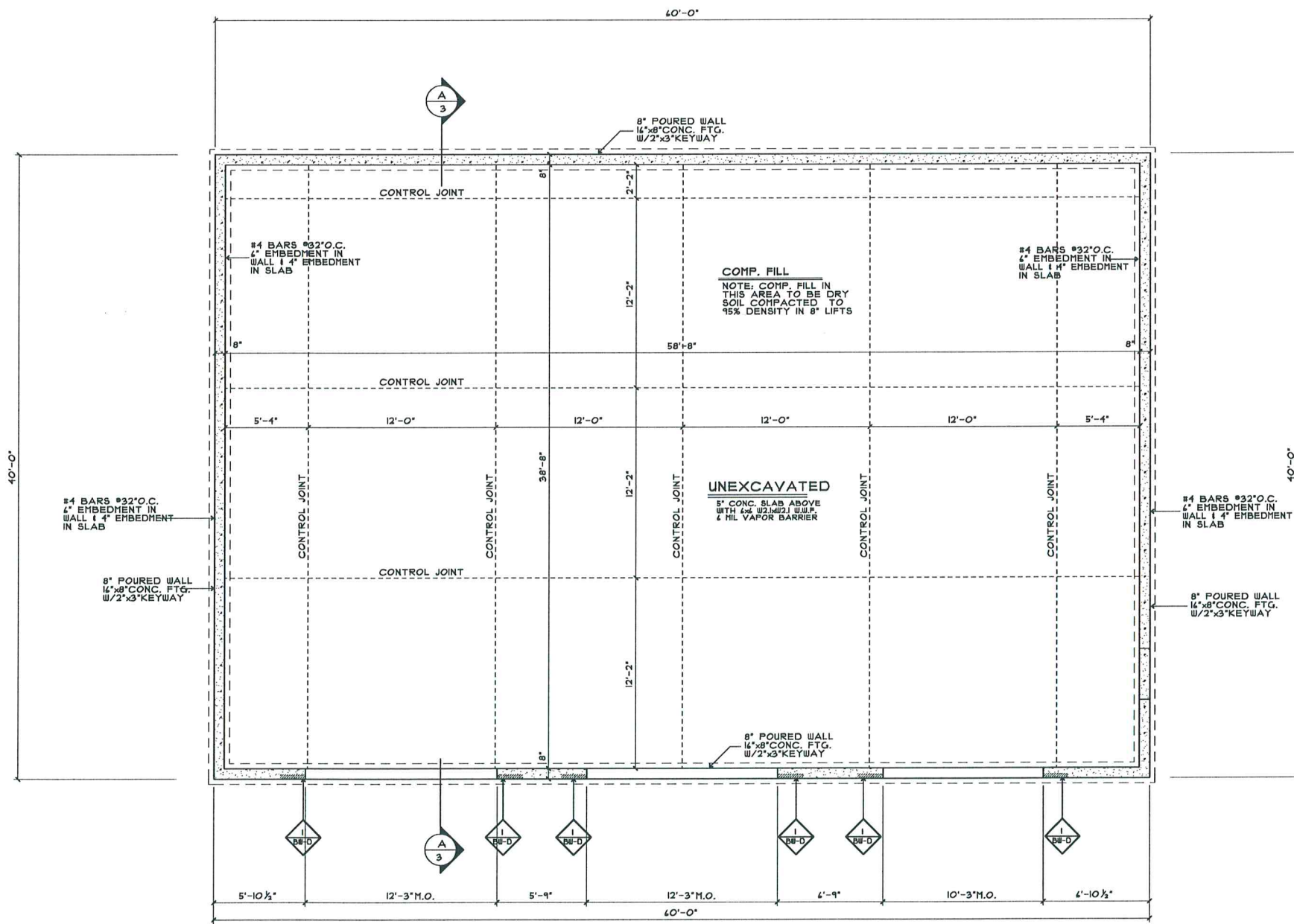
PROJECT **2-BAY GARAGE**
 LOCATION BLK-903 LOT-9
 140 LANDING STREET
 SOUTHAMPTON, NJ 08088
 OWNER **MICHAEL TIPPIN**

CAD FILE # 21-
 COMM. NO.
 DRAWING NO. **A-1 of 4**

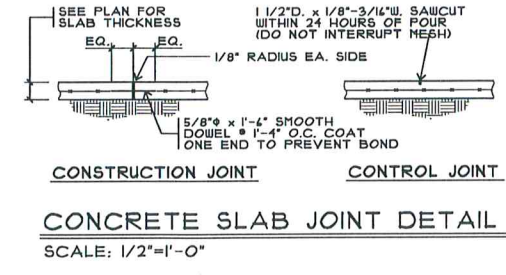


FLOOR PLAN
 SCALE: 1/4" = 1'-0" (ALL EXTERIOR WALLS TO BE 2x4)

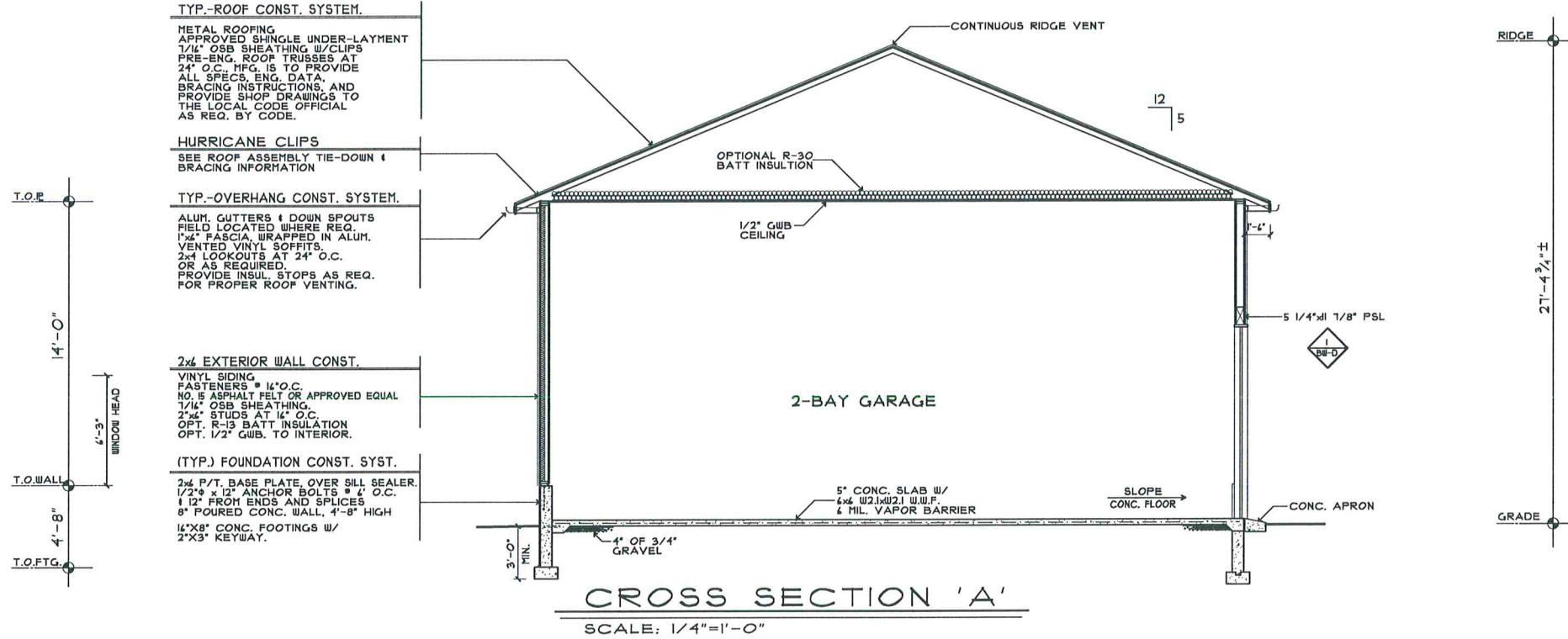
NOTE: BUILDER TO EXTEND GARAGE HEADERS 24" PAST EACH END & SPAN COMPLETELY BETWEEN GARAGE DOORS.



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



SIT.-REV	
	DATE
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<p align="center">BISHOP & SMITH REGISTERED ARCHITECTS</p>	
<p align="center">PRELIMINARY PLANS FOR BIDDING</p>	
PROJECT	2-BAY GARAGE
LOCATION	
OWNER	MICHAEL TIPPIN
CAD FILE #	21-
COMM. NO.	
DRAWING NO.	A-2 of 4



SHEET-REV		DATE
<p>JACK S. SMITH RA N.J. LICENSE A1-13765 DE. LICENSE S5-0007248 PA. LICENSE RA-404238 134 CHEW'S LANDING ROAD GLoucester TOWNSHIP, N.J. 856-227-1626 FAX 856-227-0733 email: bishopsmith@comcast.net</p>		
<p>BISHOP & SMITH REGISTERED ARCHITECTS</p>		
<p>RESIDENTIAL • COMMERCIAL</p>		
<p>PRELIMINARY PLANS (FOR BIDDING)</p>		
<p>PROJECT: 2-BAY GARAGE</p>	<p>DATE: _____</p>	<p>DATE: _____</p>
<p>LOCATION: _____</p>	<p>DRAWN BY: _____</p>	<p>SUB: _____</p>
<p>OWNER: MICHAEL TIPPIN</p>	<p>CHECKED BY: _____</p>	
<p>CAD FILE # 21-</p>	<p>COMM. NO. _____</p>	
<p>DRAWING NO. A-3 of 4</p>	<p>www.bishopandsmith-architects.com</p>	