

GENERAL BUILDING DATA

Items	Feet
Width	24'-0"
Length	36'-0"
Eave Height	10'-0"
Roof Pitch	4/12
Truss Spacing	2'-0"

DESIGN CRITERIA

Items	Unit
Wind Speed	105 mph
Exposure	C
Seismic Zone	D2
Snow Load	25 psf
Soil Bearing	1500 psf

GENERAL NOTES

The owner/contractor shall verify all dimensions and site conditions before starting work. The owner/contractor shall notify the local Building Codes Division of any discrepancies, changes, omissions, or substitutions that are not permitted without the approval of the local Building Department having jurisdiction. All workmanship shall conform to Oregon Residential Specialty Code.

The structure is designed to function as a unit upon completion. The owner/contractor is responsible for methods and sequences of assembling the structure. The owner/contractor is responsible for the stability of the structure during the construction and prior to completion of all walls, roof, and floor diaphragms.

MAN DOORS

3'-0" x 6'-8"

CONCRETE

Exterior walls shall be supported by continuous solid concrete foundations and shall extend below the local frost depth. (Check with your local Building Department for your frost depth).

Foundations and slab on grade shall have a minimum compressive strength of 2500 psi.

Finish grade shall slope 6" in the first 10'-0" away from the building.

Exterior siding shall be 6" minimum above finished grade or pressure treated lumber.

The area within the foundation walls shall have all vegetation, top soil, and foreign materials removed.

LATERAL BRACING

Braced wall panels shall be 7/16" thick structural sheathing minimum 48" in length located at each corner and not to exceed 25' o.c. as indicated on floor plan. Openings are prohibited in these locations. Nail spacing shall be 8d common nails 6" o.c. for edges and 12" o.c. for field nailing. Plate washers a minimum 3"x 3"x 3/16" shall be provided for the anchor bolts at each 48" braced wall panel.

Studs shall be continuous from foundation sill plate to wall top plate. Asphalt saturated felt or other approved material shall be applied over exterior wall structural sheathing.

ROOFS

All trusses are required to be designed and stamped by an Oregon registered engineer.

HEADERS

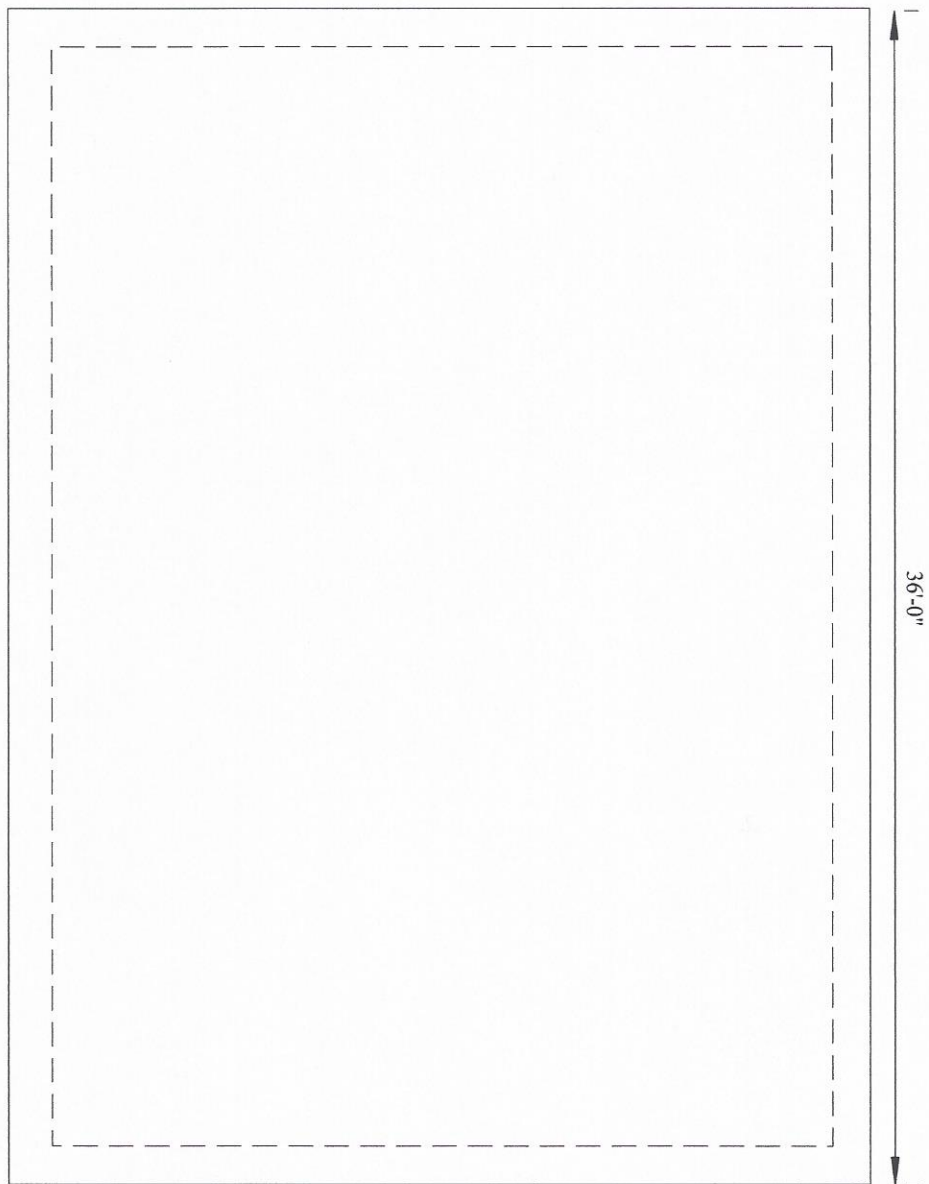
Span	Material	Location
8'-0"	6 x 10 df #2	Garage opening
8'-0"	5.125"x 7.5" Glulam 24F - V4	Garage opening
8'-0"	(3) 2 x 8 df #2	Garage opening
16'-0"	6 x 14 df #1	Garage opening
16'-0"	5.125"x 12" Glulam 24F-V4	Garage opening
16'-0"	5.25"x 11.25" Versa Lam 3100	Garage opening

BUILDING CODES DIVISION
 1535 EDGEWATER STREET NW
 SALEM OR 97306 P.O. BOX 14470
 TEL: (503) 378-4133 FAX: (503) 378 2322

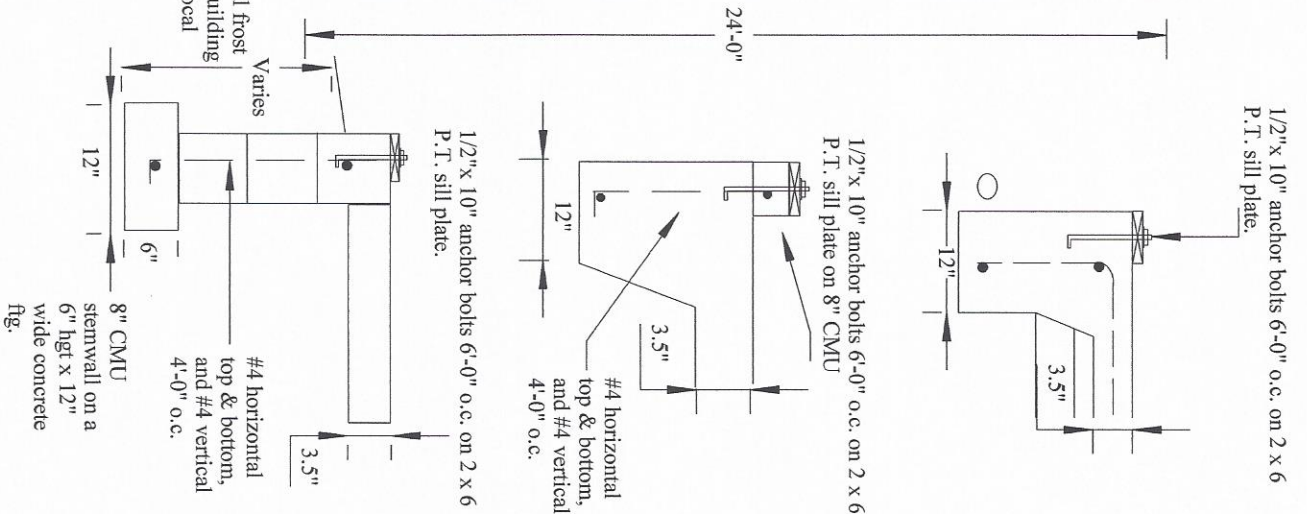
READY BUILD PLAN #2014-10
PRESCRIPTIVE FRAME
TWO CAR GARAGE/STORAGE
24'x 36'x 10'

BUILDING
CODE
ORSC 2014

COVER
SHEET
S01



Footing depth varies due to local frost depth. Check with your local Building Department to determine your local frost depth. (Typical)

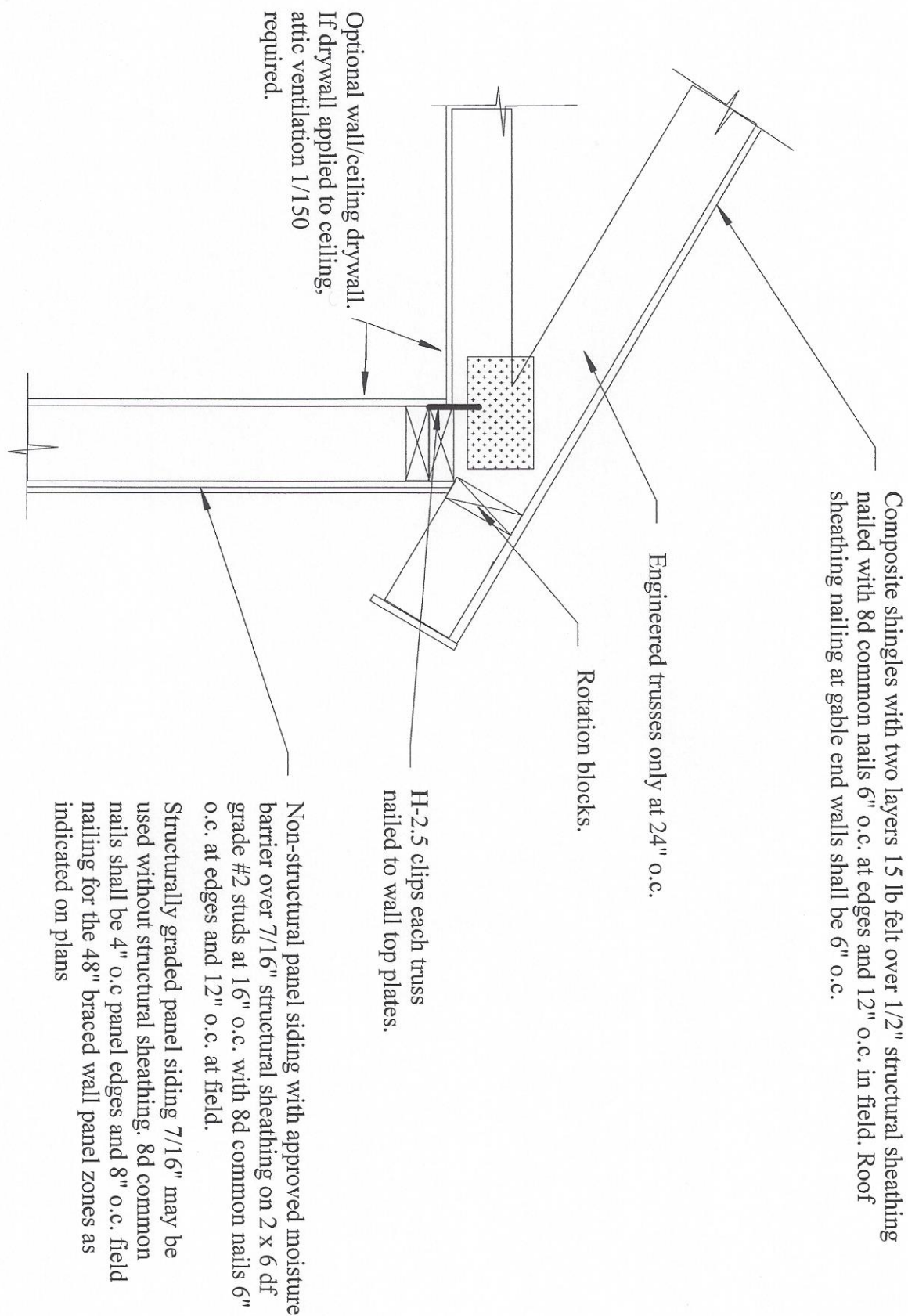


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BUILDING CODE
ORSC 2014

FOUNDATION
S02



Composite shingles with two layers 15 lb felt over 1/2" structural sheathing nailed with 8d common nails 6" o.c. at edges and 12" o.c. in field. Roof sheathing nailing at gable end walls shall be 6" o.c.

Engineered trusses only at 24" o.c.

Rotation blocks.

H-2.5 clips each truss nailed to wall top plates.

Optional wall/ceiling drywall. If drywall applied to ceiling, attic ventilation 1/150 required.

Non-structural panel siding with approved moisture barrier over 7/16" structural sheathing on 2 x 6 df grade #2 studs at 16" o.c. with 8d common nails 6" o.c. at edges and 12" o.c. at field.

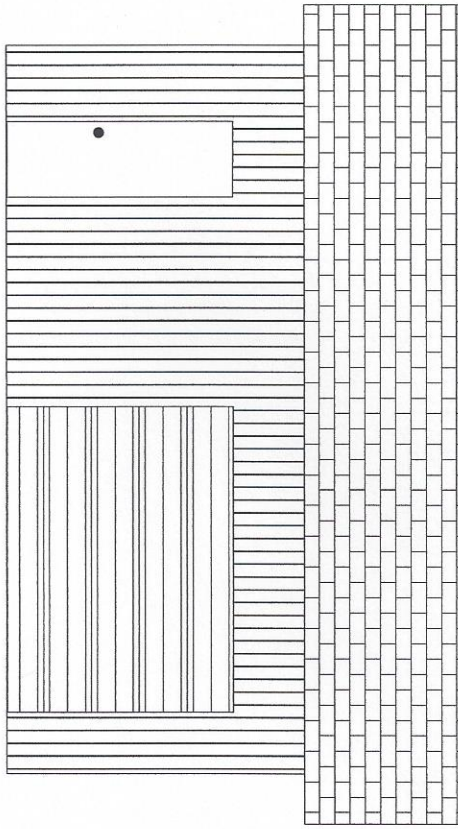
Structurally graded panel siding 7/16" may be used without structural sheathing. 8d common nails shall be 4" o.c. panel edges and 8" o.c. field nailing for the 48" braced wall panel zones as indicated on plans

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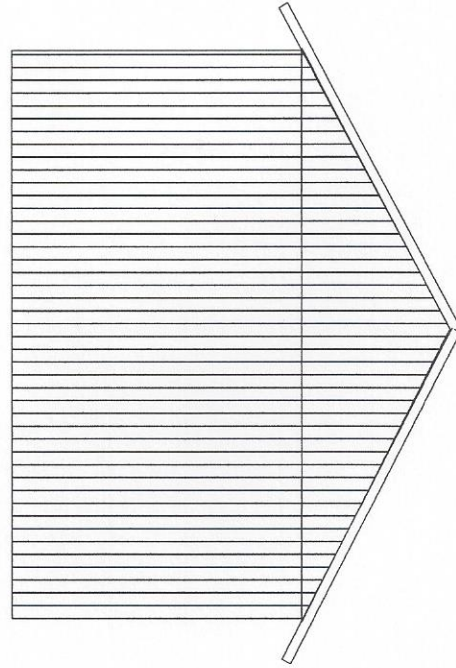
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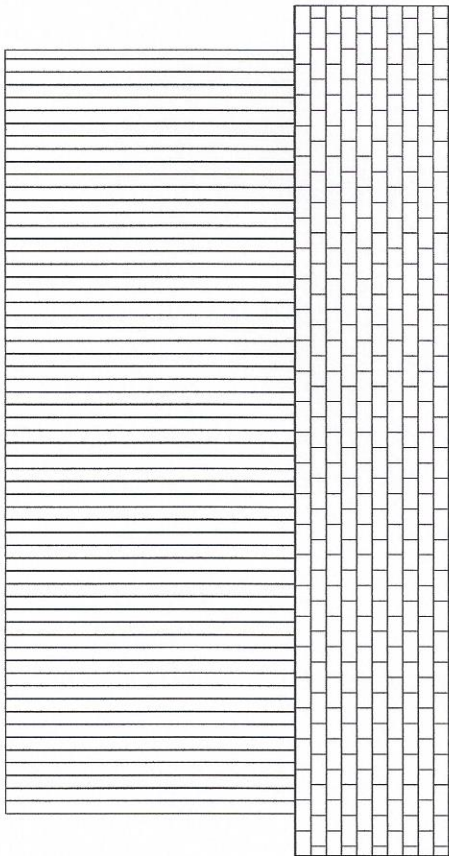
ROOF/WALL DETAILS
S04



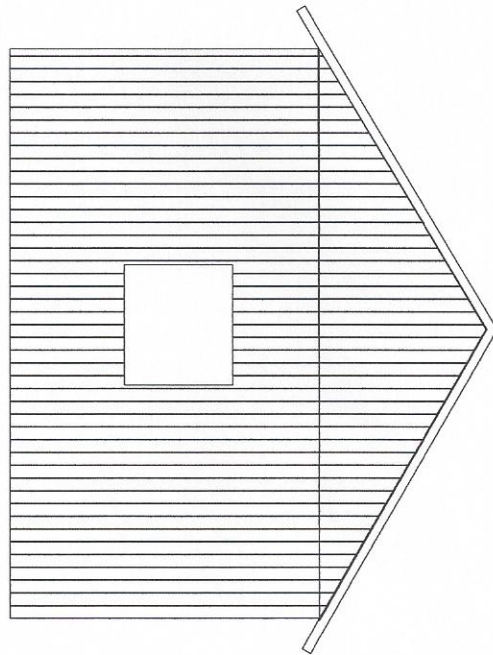
Front View



Side View



Rear View



Side View

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BUILDING
CODE
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EXTERIOR
ELEVATIONS
S05