

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 Building Codes Division of any discrepancies, changes, omissions, or substitutions that are not permitted without the approval of the 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.

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

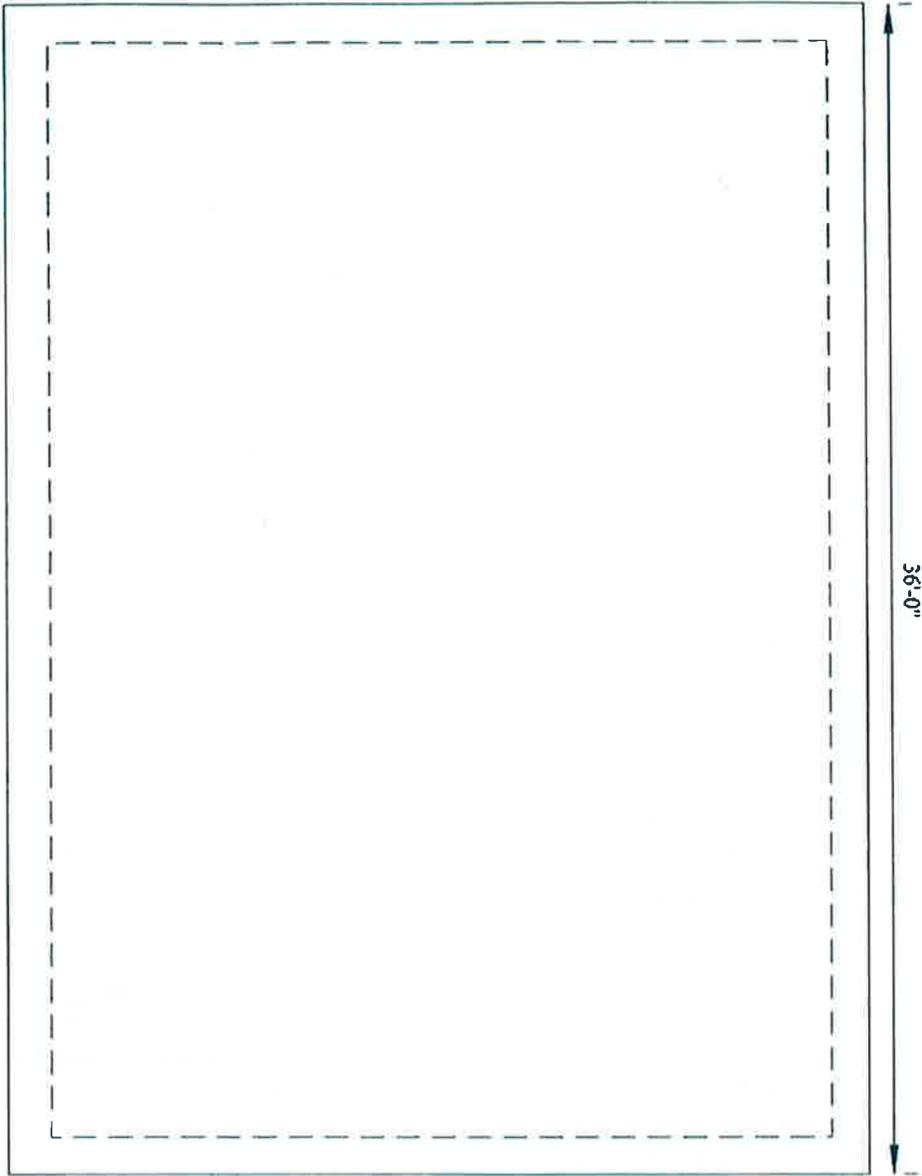
Span	Material	Location
8'-0"	6 x 10 df #2	Garage Opening
8'-0"	5.125"x 7.5" Glulam 24F - V4	Garage Opening
8'-0"	(3) 2"x 8" df #2	Garage Opening
16'-0"	6 x 14 df #1	Garage Opening
16'-0"	5.125"x 12" Glulam 24F-V4	Garage opening
16'-0"	5.25"x 11.25" Versa Lam 3100	Garage Opening

CITY OF GRANTS PASS
101 NORTHWEST A STREET
GRANTS PASS, OR 97526
TEL: 541-450-6060

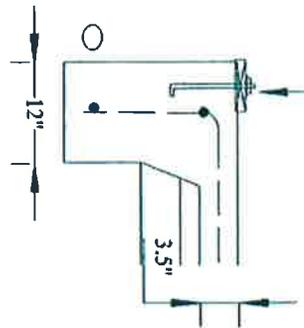
READY BUILD PLAN #2014-04
PRESCRIPTIVE FRAME GARAGE
24'x 36'x 10'

BUILDING
CODE
ORSC 2011

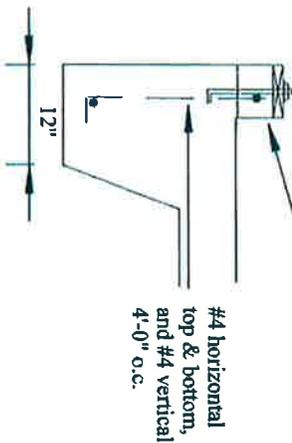
COVER
SHEET
S01



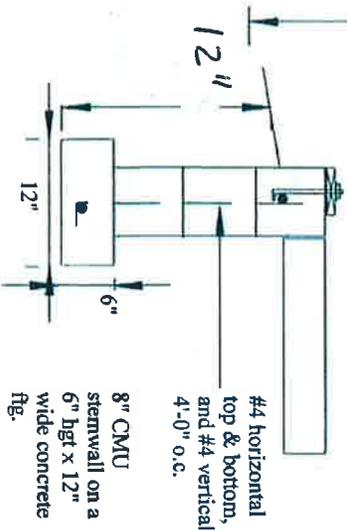
1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate.



1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate on 8" CMU



1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate.



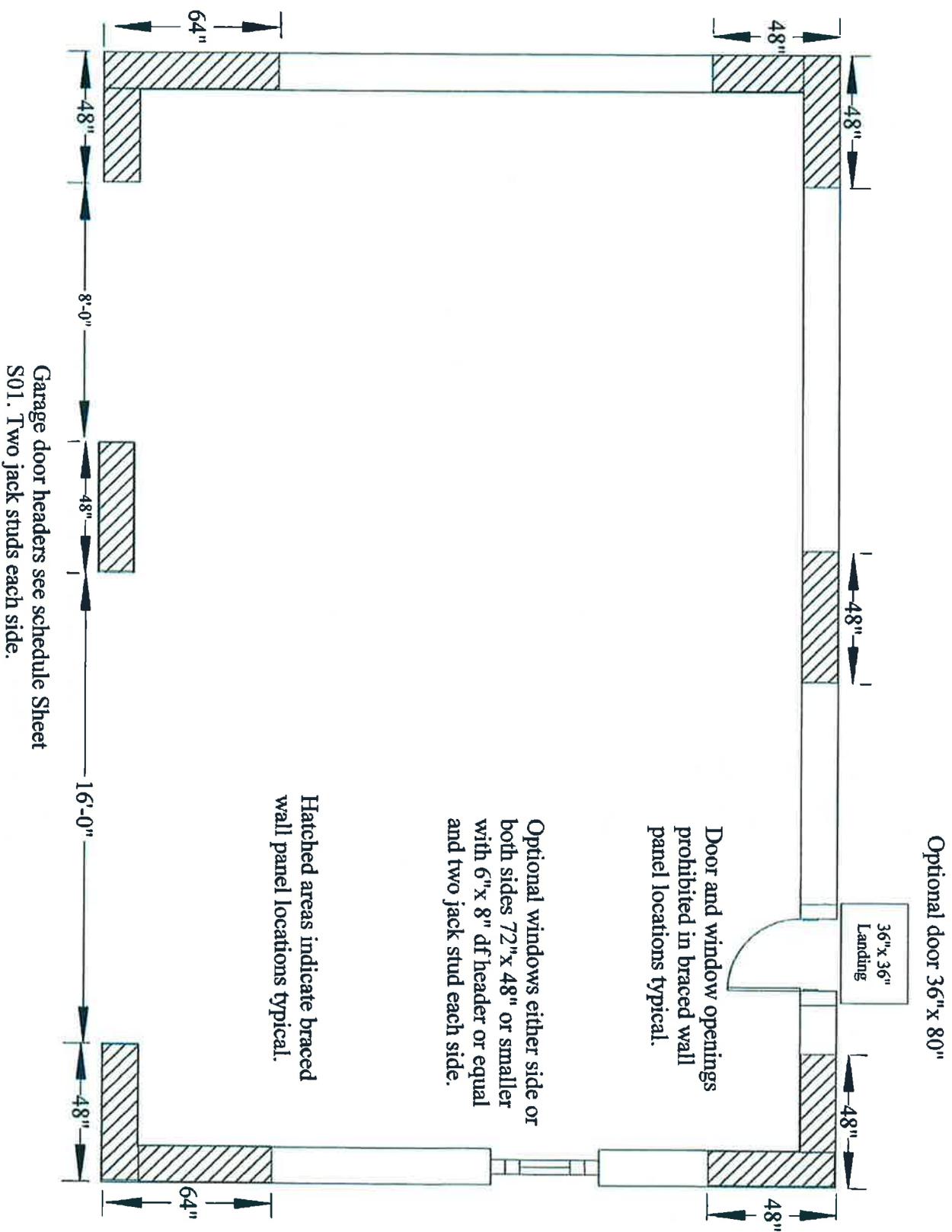
#4 horizontal top & bottom, and #4 vertical 4'-0" o.c.
8" CMU stemwall on a 6" hgt x 12" wide concrete fig.

CITY OF GRANTS PASS
101 NORTHWEST A STREET
GRANTS PASS, OR 97526
TEL: 541-450-6080

READY BUILD PLAN #2014-04
PRESCRIPTIVE FRAME GARAGE
24' x 36' x 10'

BUILDING CODE
ORSC 2011

FOUNDATION
S02



Optional door 36" x 80"

36" x 36"
Landing

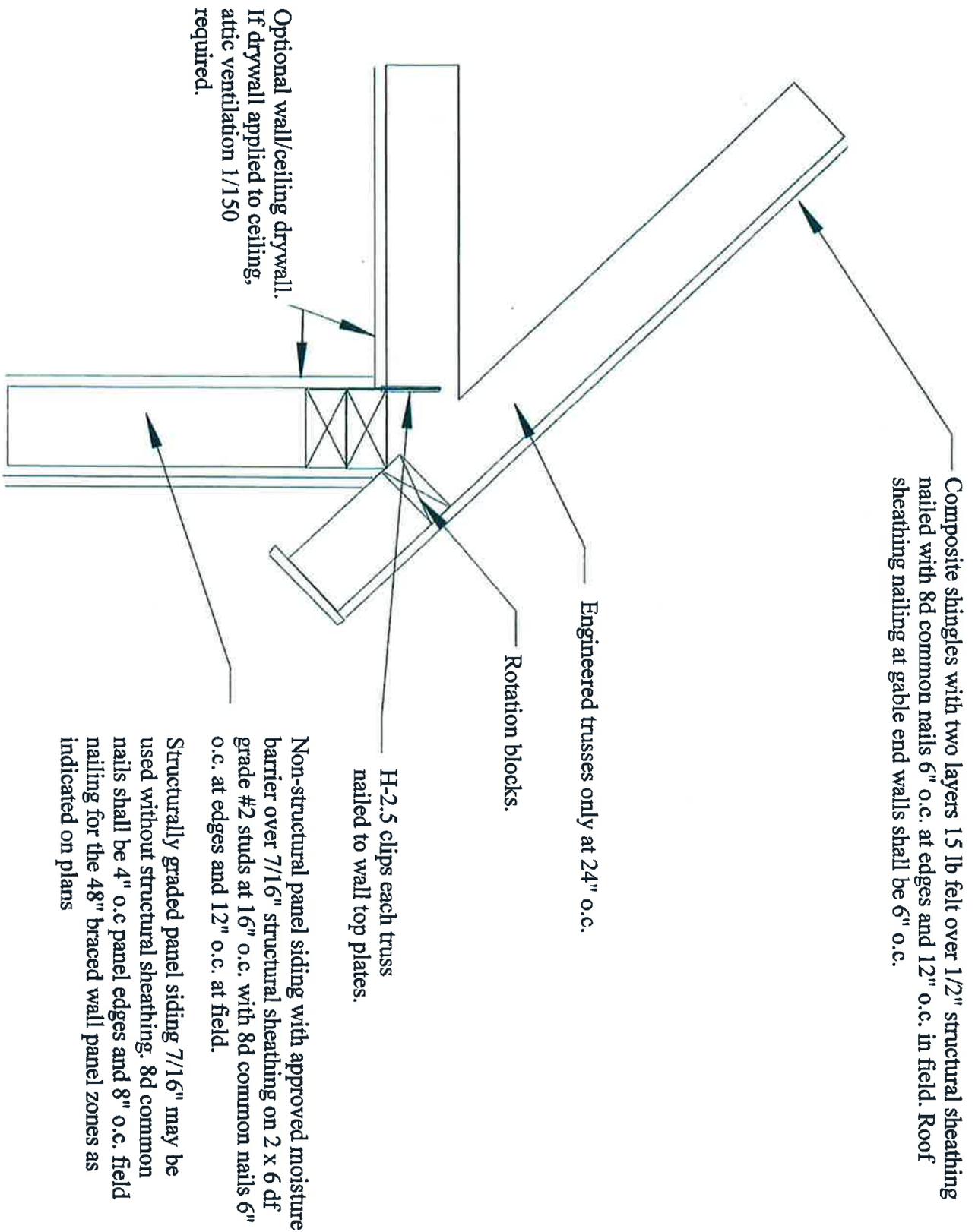
Door and window openings prohibited in braced wall panel locations typical.

Optional windows either side or both sides 72" x 48" or smaller with 6" x 8" df header or equal and two jack stud each side.

Hatched areas indicate braced wall panel locations typical.

Garage door headers see schedule Sheet S01. Two jack studs each side.

<p>CITY OF GRANTS PASS 101 NORTHWEST A STREET GRANTS PASS, OR 97526 TEL: 541-450-8060</p>	<p>READY BUILD PLAN #2014-04 PRESCRIPTIVE FRAME GARAGE 24'x 36'x 10'</p>	<p>BUILDING CODE ORSC 2011</p>	<p>FLOOR PLAN S03</p>
---	--	---	--

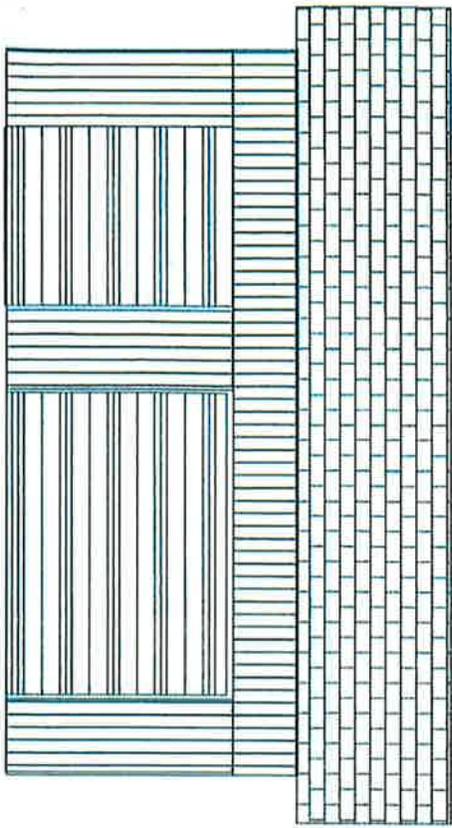


CITY OF GRANTS PASS
 101 NORTHWEST A STREET
 GRANTS PASS, OR 97526
 TEL: 541-450-6060

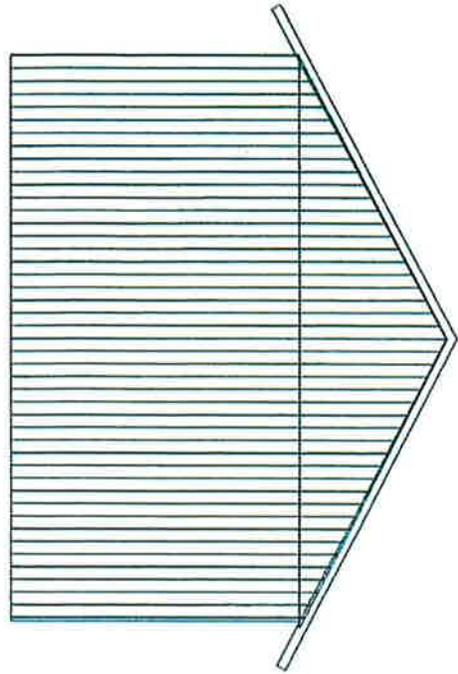
READY BUILD PLAN #2014-04
PRESCRIPTIVE FRAME GARAGE
 24'x 36'x 10'

BUILDING
CODE
ORSC 2011

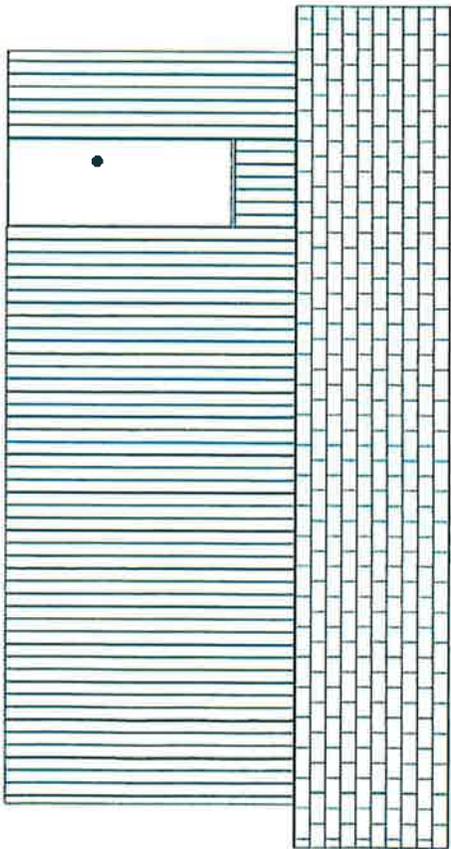
ROOF/WALL
DETAILS
S04



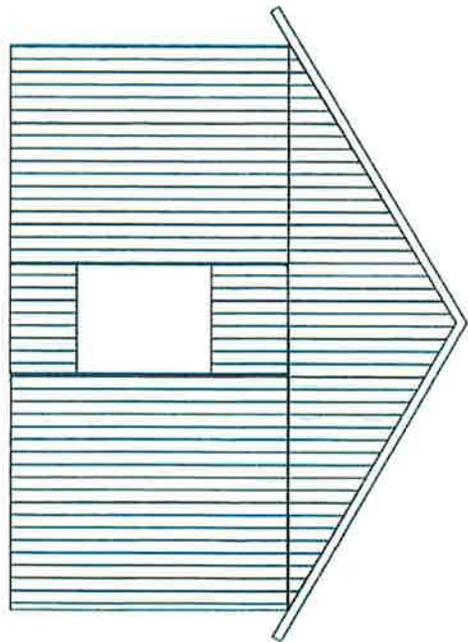
Front View



Side View



Rear View



Side View

CITY OF GRANTS PASS
 101 NORTHWEST A STREET
 GRANTS PASS, OR 97526
 TEL: 541-450-6060

READY BUILD PLAN #2014-04
PRESCRIPTIVE FRAME GARAGE
 24'x 36'x 10'

BUILDING
CODE
ORSC 2011

EXTERIOR
ELEVATIONS
S05