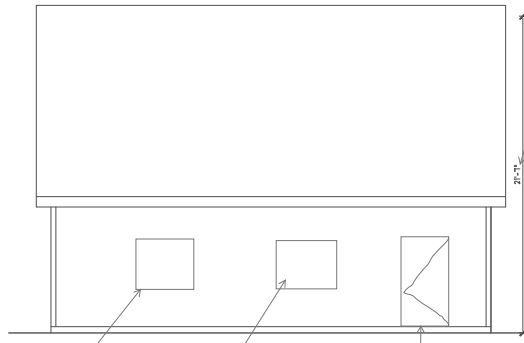
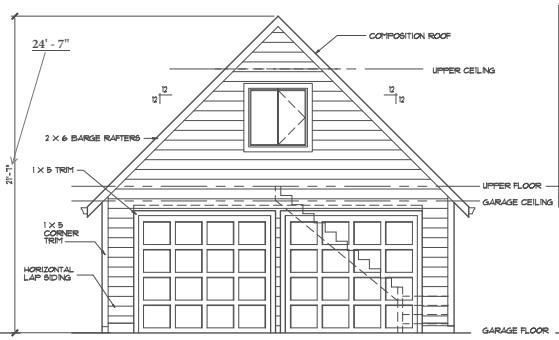
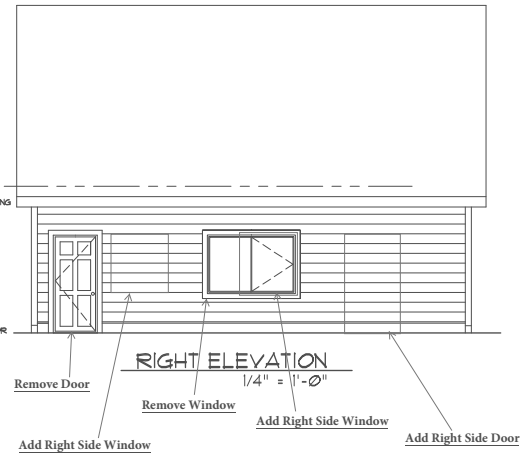


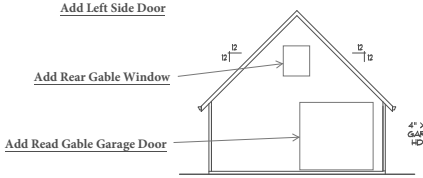
LEFT ELEVATION
1/4" = 1'-0"



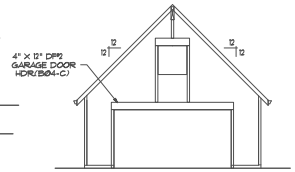
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
(16' DOOR OPTION) 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION INTERNATIONAL RESIDENTIAL CODE, ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS. (2015 IRC.)
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	40 PSF (LL)
STAIRS	100 PSF (LL)
GARAGE FLOOR	50 PSF (2000# PT.)
DECKS	60 PSF (LL)
WIND	≤ 100 MPH
SEISMIC	D1

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION: PATH 1

ROOF (VAULTED)	R-38
ROOF (FLAT)	R-38
WALLS (2X4 EXTERIOR)	R-13
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-30

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
9. ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE:

- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER :	2,500 PSI
- BASEMENT & INTERIOR SLABS ON GRADE :	2,500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER :	3,000 PSI
- PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER :	3,500 PSI

(AS PER IRC, TABLE R402.2)

5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.
6. CONCRETE SIDEWALKS TO HAVE 3/4 IN. TOOLED JOINTS AT 5 FT. (MINIMUM) O.C.
7. REINFORCING STEEL TO BE A-615 GRADE 40, WELDED WIRE MESH TO BE A-185.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
9. FOOTING TO BE CONTINUOUS ACROSS OPENINGS W/ REBAR (SEE TYPICAL WALL DETAIL)
10. ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

FRAMING NOTES

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 8 HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
3. PROVIDE DOUBLE JSTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE I.R.C. (R302.11 AND 302.12)
5. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16
F. GLU-LAM BEAMS	Fb-2400, DRY ADH.

6. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d	TOE NAIL
	2-16d	TOE NAIL
COLLAR TIE RAFTER	3-10d	FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOE NAIL
DOUBLE STUDS	10d @ 24"	FACE NAIL
DOUBLE TOP PL.	16d @ 16"	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
BUILT-UP CORNER STUDS	10d @ 24"	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
PLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PL. AT INTERSECTIONS	2-16d	FACE NAIL
MULTIPLE JOISTS	10d @ 32"	STAGGER NAIL
EA. LAYER (UP TO 3)		TOP & BOTTOM
MULTIPLE JOISTS (OVER 3)	1/2" DIA. BOLTS W/ WASHERS EA. SIDE @ 24" O.C.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL

7. MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.
8. ALL STEEL BRACKETS SIMPSON PART NUMBERS OR EQUIVILENTS.

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION. THE BUYER AGREES THAT CAD NORTHWEST HAS NO LIABILITY FOR COSTS OR CHARGES RESULTING FROM DESIGN ERRORS OR OMISSIONS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
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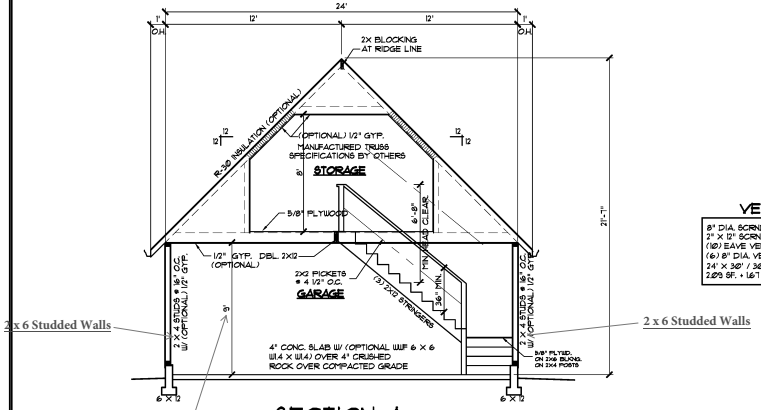
Phone: (503) 625-6330

PLAN NUMBER: G2430A

(TRUSS ROOF VERSION)

(TRUSS ROOF VERSION)
24' X 30' TWO CAR GARAGE PLAN
W/ STORAGE

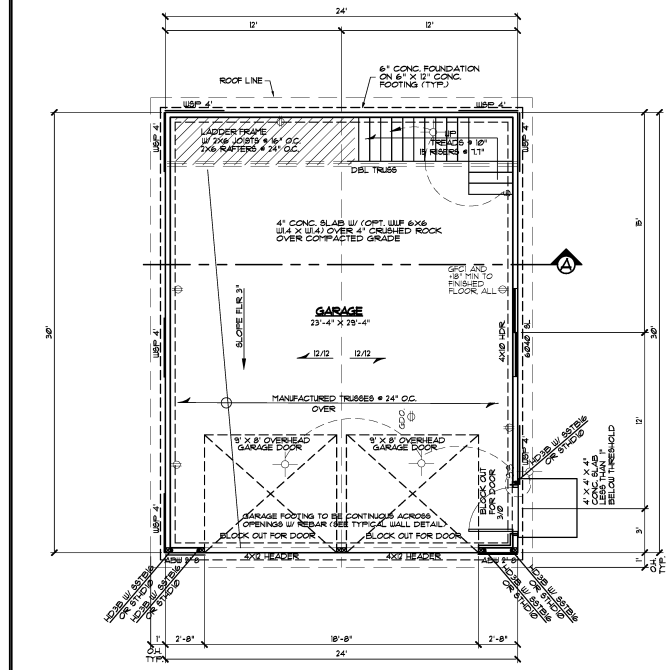


SECTION A
1/4" = 1'-0"

12' Interior Height with a 2 foot above grade concrete foundation knee wall

VENT CALCULATION

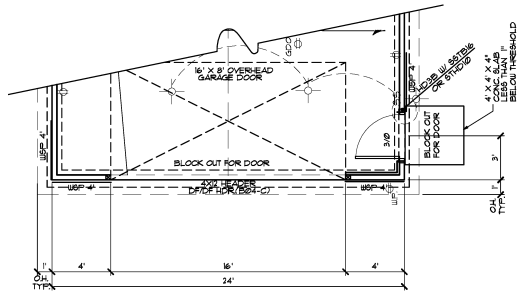
8" DIA. SCRND. VENT = Ø.349 SF.
2" X 12" SCRND. EAVE VENT = Ø.167 SF
(18) EAVE VENTS X Ø.167 = 1.67 SF
(6) 8" DIA. VENTS X Ø.349 SF = 2.09 SF.
24' X 30' / 300 = 2.4 SF
2.09 SF. + 1.67 SF. = 3.76 SF. IS GREATER THAN 2.4 SF.



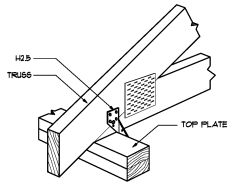
FOUNDATION, FLOOR AND ROOF PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

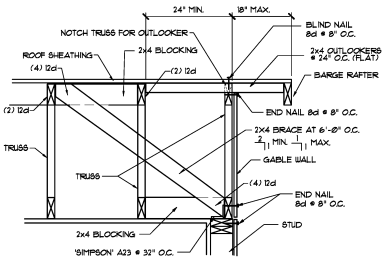
S	SWITCH, SINGLE POLE
S3	SWITCH, 3-WAY
	DUPLEX OUTLET
	220 VOLT OUTLET
	8' FLUORESCENT FIXTURE
	4' FLUORESCENT FIXTURE
	STANDARD INCANDESCENT
	RECESSED INCANDESCENT
	SERVICE PANEL
SD	SMOKE DETECTOR
	EXAUST FAN VENTED TO EXTERIOR
	CADET HEATER



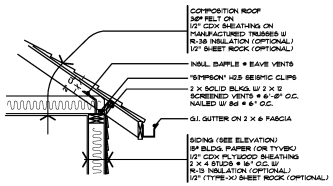
FOUNDATION, FLOOR AND ROOF PLAN
(16' DOOR OPTION) 1/4" = 1'-0"

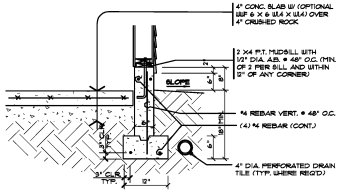


SIMPSON' H2.5 DETAIL
NOT TO SCALE



GABLE END DETAIL
NOT TO SCALE





TYPICAL WALL SECTION
3/4" = 1'-0"

WOOD STRUCTURAL PANEL DEFINITION

A WOOD STRUCTURAL PANEL CONSTRUCTED AS PER CURRENT EDITION 'IRC (WSP)

STRUCTURAL PANEL SHEATHING MIN. T1-11, 3/8 PLYWOOD
ONE SIDE NAIL W/ 8d @ 6" O.C. ON THE EDGES AND
8d @ 12" O.C. IN THE FIELD.

PROVIDE PERIMETER MEMBERS AT OPENINGS. USE EXTERIOR GLUE PLYWOOD.
PROVIDE FRAMING MEMBERS OR BLOCKING AT EDGES OF ALL PLYWOOD SHEETS.
PROVIDE ANCHOR BOLTS AT EACH END OF EACH BRACE PANEL.
SEE TYPICAL WALL DETAIL.

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PLAN NUMBER:
G2430A

24' X 30' TWO CAR GARAGE PLAN
W/ STORAGE

SHEET
2 OF 3

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION. THE BUYER AGREES THAT CAD NORTHWEST HAS NO LIABILITY FOR COSTS OR CHARGES RESULTING FROM DESIGN ERRORS OR OMISSIONS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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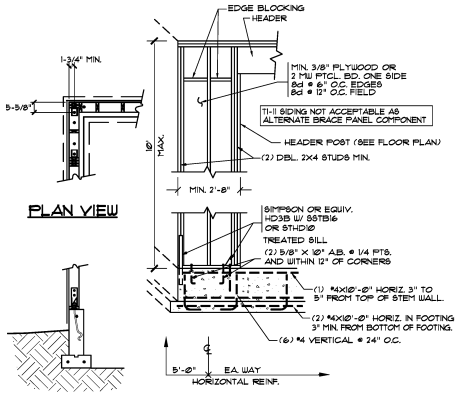
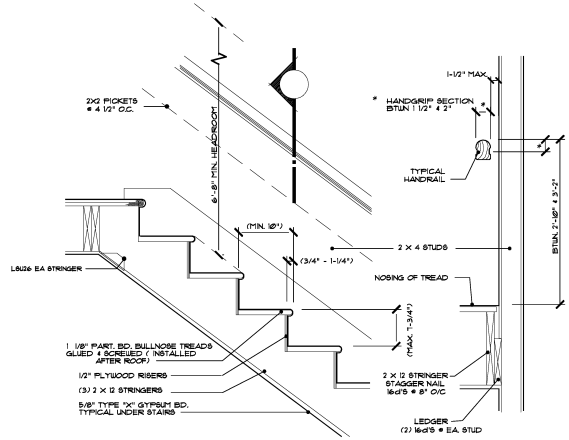
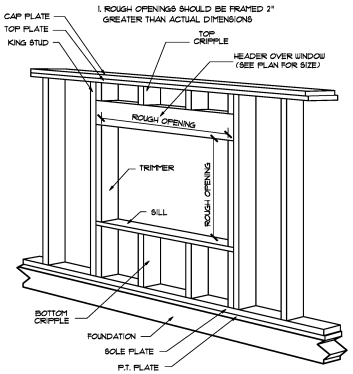


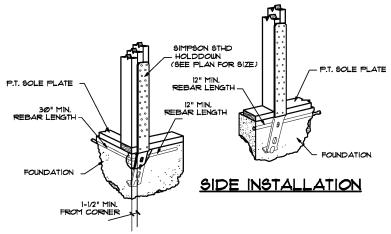
1. AN ALTERNATE BRACED WALL PANEL CONSTRUCTED AS PER IRC 2015 (ABW) R602.10.6.1
2. WOOD STRUCTURAL PANEL SHEATING (NOT SIDING) REQUIRED.
3. DOUBLE POUR REQUIRES #4 VERTICALS @ 24" O.C. ENGAGING FOOTING FOR 10' (CENTERED ON PANEL)
4. CONTINUOUS FOOTING REQUIRED FOR ENTIRE LENGTH OF BRACED WALL LINE.

ABW ALTERNATE BRACED WALL DETAIL
SINGLE STORY — NOT TO SCALE

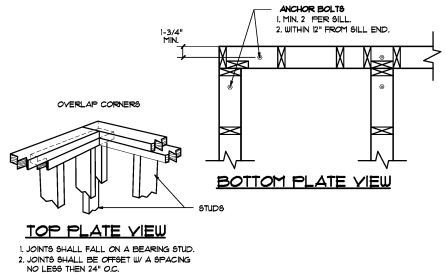




TYPICAL WINDOW FRAMING
N.T.S.

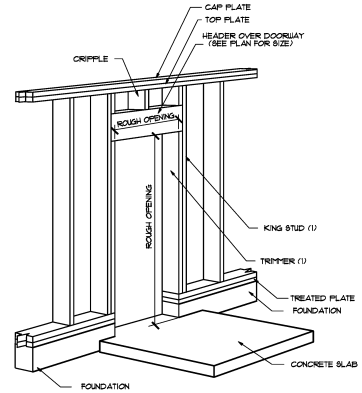


STHD DETAIL
N. T. S.



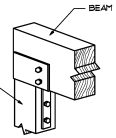
1. JOINTS SHALL FALL ON A BEARING STUD.
2. JOINTS SHALL BE OFFSET W/ A SPACING NO LESS THEN 24" O.C.

TYPICAL CORNER DETAIL
NOT TO SCALE

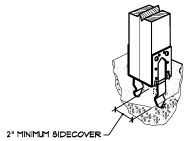


1. ROUGH OPENINGS SHOULD BE FRAMED 1" GREATER THAN THE ACTUAL HEIGHT OF THE DOOR AND 2" MORE THAN THE WIDTH OF THE DOOR.

DOOR FRAMING DETAIL
N.T.S.



SIMPSON' ECC DETAIL
NOT TO SCALE



SIMPSON' PB DETAIL
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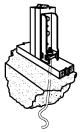
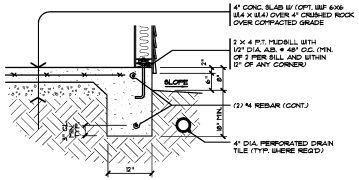


HD DETAIL
N. T. S.



ALTERNATE FOUNDATION SECTION
NOT TO SCALE

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SHEET 3 OF 3