

GENERAL BUILDING DATA

Items	Feet
Width	24'-0"
Length	24'-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.

**REVIEWED FOR CODE
COMPLIANCE
LANE COUNTY**
 INITIALED _____
 DATE: ___/___/20___
**LANE COUNTY
READY-BUILD
UTILITY OCCUPANCY ONLY**

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 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 0.229" 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
6'-0"	6 x 8 df #2	Window/Door
6'-0"	6 x 8 Glulam 24F - V4	Window/Door
6'-0"	(3) 2 x 8 df #2	Window/Door
16'-0"	6 x 16 df #1	Garage Opening
16'-0"	5.125"x 10.5" Glulam 24F-V4	Garage opening
16'-0"	5.25"x 9.25" Versa Lam 3100	Garage Opening

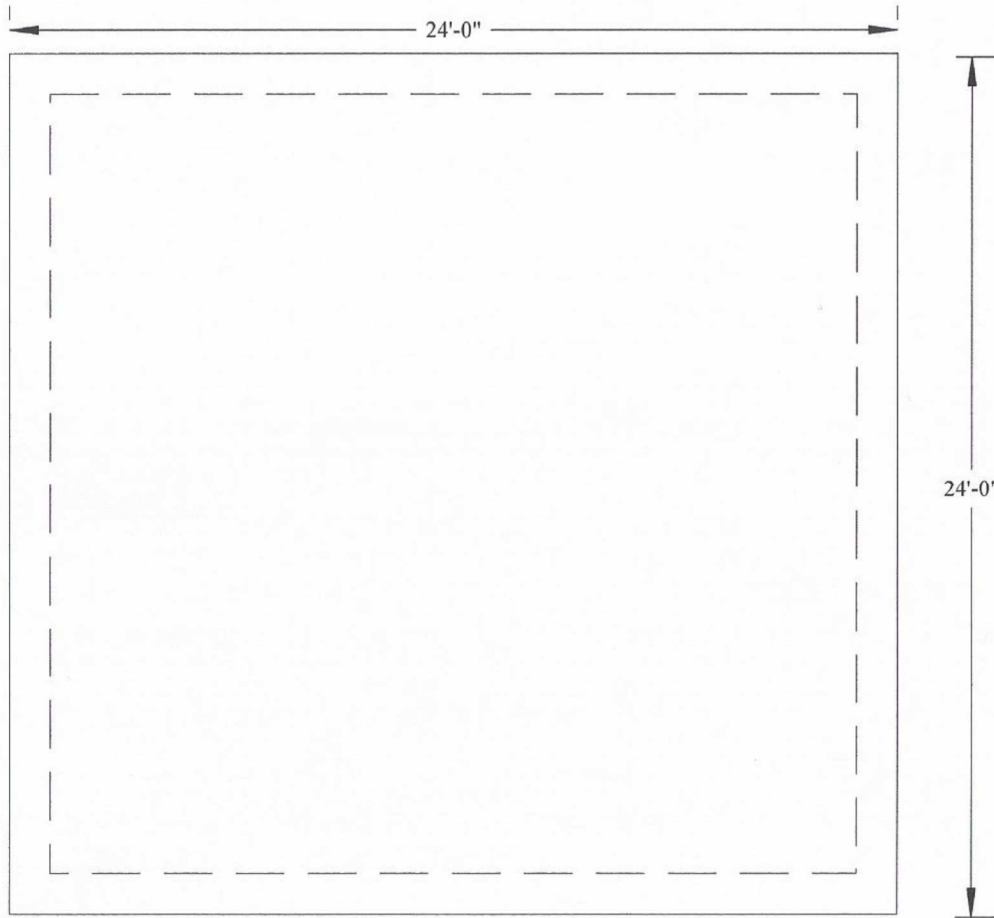


LANE COUNTY
 LAND MANAGEMENT DIVISION
 3050 N. DELTA HWY
 EUGENE, OREGON 97408
 PHONE: 541-682-4651
 FAX: 541-682-3947

**READY BUILD PLAN #2014-03
 PRESCRIPTIVE FRAME GARAGE
 24'x 24'x 10'**

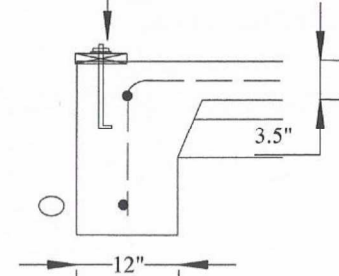
**BUILDING
 CODE
 ORSC 2017**

**COVER
 SHEET
 S01**

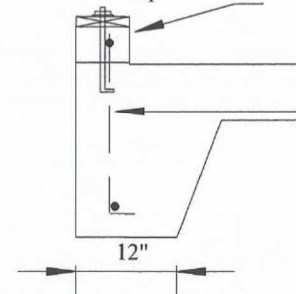


All anchor bolts to use 3" x 3" x 0.229" plate washers at braced wall panels.

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

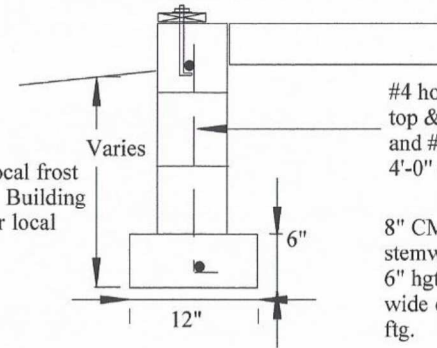


ANCHOR BOLTS MUST HAVE 7" EMBEDMENT DEPTH
1/2" x 10" anchor bolts 6'-0" o.c. on 2 x 6 P.T. sill plate on 8" CMU



#4 horizontal top & bottom, and #4 vertical 4'-0" o.c.

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 ftg.

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

FOUNDATION

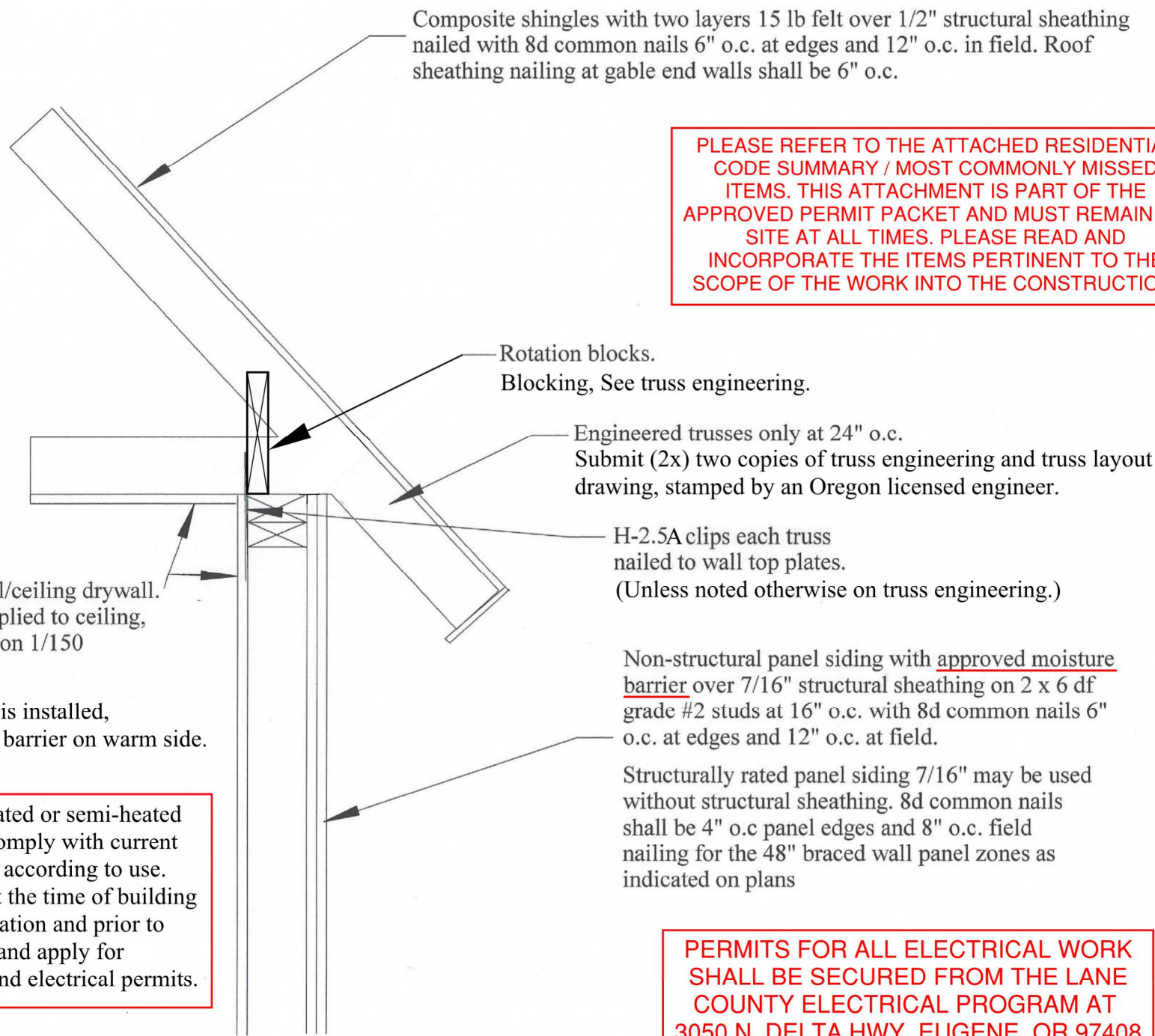
S02

BUILDING CODE ORSC 2017

READY BUILD PLAN #2014-03
PRESCRIPTIVE FRAME GARAGE
24' x 24' x 10'

LANE COUNTY
LAND MANAGEMENT DIVISION
3050 N. DELTA HWY
EUGENE, OREGON 97408
PHONE: 541-682-4651
FAX: 541-682-3947





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.

PLEASE REFER TO THE ATTACHED RESIDENTIAL CODE SUMMARY / MOST COMMONLY MISSED ITEMS. THIS ATTACHMENT IS PART OF THE APPROVED PERMIT PACKET AND MUST REMAIN ON SITE AT ALL TIMES. PLEASE READ AND INCORPORATE THE ITEMS PERTINENT TO THE SCOPE OF THE WORK INTO THE CONSTRUCTION.

Rotation blocks.
Blocking, See truss engineering.

Engineered trusses only at 24" o.c.
Submit (2x) two copies of truss engineering and truss layout drawing, stamped by an Oregon licensed engineer.

H-2.5A clips each truss nailed to wall top plates.
(Unless noted otherwise on truss engineering.)

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 rated 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

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

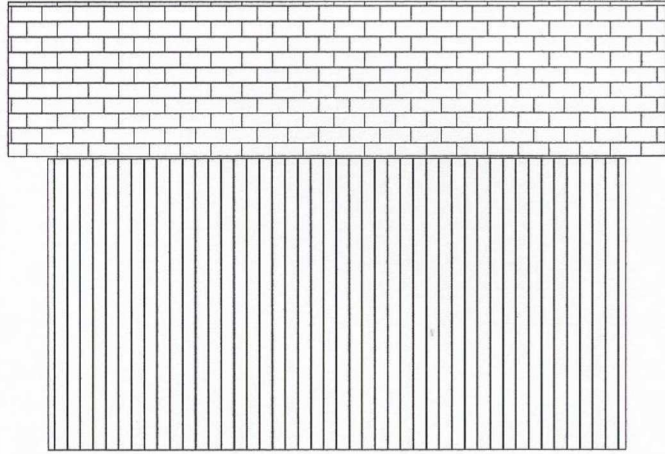
If insulation is installed, install vapor barrier on warm side.

Note: any heated or semi-heated space must comply with current energy codes according to use. Coordinate at the time of building permit application and prior to construction and apply for mechanical and electrical permits.

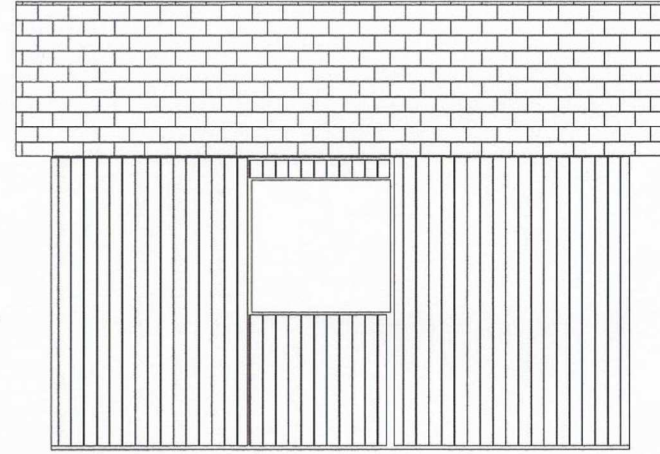
PERMITS FOR ALL ELECTRICAL WORK SHALL BE SECURED FROM THE LANE COUNTY ELECTRICAL PROGRAM AT 3050 N. DELTA HWY, EUGENE, OR 97408

<p>ROOF/WALL DETAILS</p> <p style="font-size: 2em; font-weight: bold;">S04</p>
<p>BUILDING CODE</p> <p>ORSC 2017</p>
<p>READY BUILD PLAN #2014-03</p> <p>PRESCRIPTIVE FRAME GARAGE</p> <p>24' x 24' x 10'</p>
<p>LANE COUNTY LAND MANAGEMENT DIVISION 3050 N. DELTA HWY EUGENE, OREGON 97408 PHONE: 541-682-4651 FAX: 541-682-3947</p>

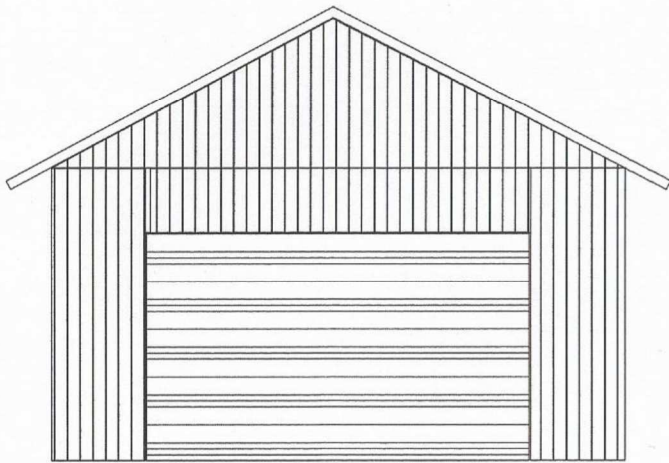

Side View



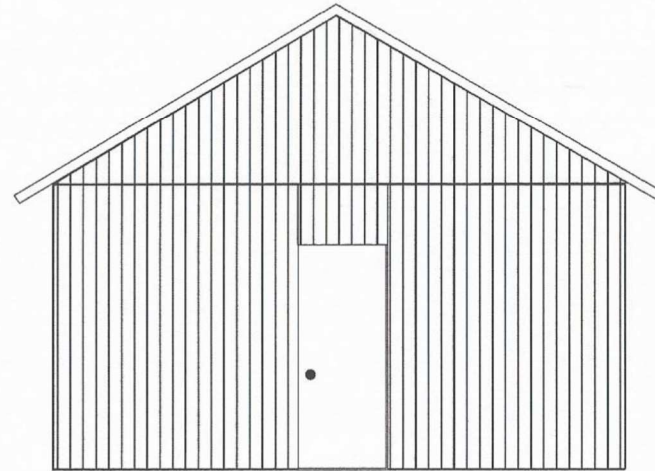
Side View



Front View



Rear View



**EXTERIOR
ELEVATIONS**
S05

**BUILDING
CODE**
ORSC 2017

READY BUILD PLAN #2014-03
PRESCRIPTIVE FRAME GARAGE
24'x 24'x 10'

LANE COUNTY
LAND MANAGEMENT DIVISION
3050 N. DELTA HWY
EUGENE, OREGON 97408
PHONE: 541-682-4651
FAX: 541-682-3947





LANE COUNTY
LAND MANAGEMENT DIVISION
3050 N. DELTA HWY
EUGENE, OREGON 97408
PHONE: 541-682-4651
FAX: 541-682-3947

Ready-build plans

Modifications to ready-build plans

Plans may be modified in the following ways and remain ready-build plans. The local jurisdiction must verify that the plan design criteria meets or exceeds the associated site criteria.

- Specified eave height is the maximum height. Eave height may be reduced.
- Specified roof pitch is the maximum pitch. Pitch may be reduced to 3:12.
- Specified frame spacing is the maximum spacing. Frame spacing may be reduced.
- Specified length is the maximum length. Length may be reduced, but must not be less than the width specified on the plan. Allowed openings must be reduced by the same length that was removed from the overall building length.
- Openings shown may be changed to walls except one three-foot wide by six-foot, eight-inch tall side-hinged door must be provided somewhere on the exterior. eight-inch tall side-hinged door must be provided somewhere on the exterior.

The division does not approve modifications to the plans. Plan modifications beyond the limits indicated above are expressly subject to local jurisdiction approval on a site-specific basis. indicated above are expressly subject to local jurisdiction approval on a site-specific basis.

LANE COUNTY DOES NOT APPROVE MODIFICATIONS TO READY-BUILD PLANS BEYOND THE LIMITS INDICATED ABOVE.

USE OF READY BUILD PLANS IMPLIES ACKNOWLEDGEMENT OF THESE REQUIREMENTS