

## MATERIALS LIST

On site building conditions and construction methods as well as human error will cause the quantities and / or materials in this list to vary. Verify quantities, types and quality of materials to be ordered before ordering. Increases for waste not added.

FOOTING, FOUNDATION and FLOOR CONCRETE		ROOFING	
QTY.	DESCRIPTION	QTY.	DESCRIPTION
4 cu. yd.	Footings (10" x 20") 72 lf.	5 squares	(442 s.f.) Fiberglass asphalt shingles
5 cu. yd.	Poured Foundation (2'-8" tall) 72 lf.	500 s.f.	15lb felt
3.75 cu. yd.	Floor (When poured with foundation wall)	10	10" roof drip edge metal
7.5 + 4 yd.	Monolithic footing and floor	18 lf	Ridgevent
230	8 x 8 x 16 C.M.U. Blocks (2'-8" tall)	WINDOW and DOOR	
2.5 cu. yd	Concrete block fill	1	4040 Vinyl sliding Window. Operation per owner
350 s.f.	min 6 mil polyethylene	1	3068 Pre hung door. verify jamb size, brick modd., door swing, threshold and boring for lockset
FOUNDATION HARDWARE		1	10 ft. x 8 ft. Sectional Overhead Garage Door. Verify panel design, insulation, opener
29	1/2" x 10" Anchor bolts	FASTENERS	
29	3/8" x 3" Cold washers	10 lbs. -	120 Sinker Nails - Framing
4	LST HD 10 Simpson Strap	13 lbs. -	6d 2 1/2" Vinyl coated nails - Roof and wall sheathing
20	20 - #4 Rebar (2 bars in footing, 2 bars in walls)	10 - lbs.	1 1/2" long, 1/2" gauge, 3/8" head - Roofing Shingles
29	30" - #4 Rebar pre-bent "L" hooks	Site	Verify Sliding Fasteners
BEAMS AND HEADERS			
2	2x10x8 Window and Door Headers		
2	16 x 2x12 #2 Doug Fir		
WALL FRAMING			
QTY.	DESCRIPTION		
56	2 x 4 x 104 1/2" HF/DF Stud		
5	2 x 4 x 16 Pressure treated bottom plate		
10	2 x 4 x 16 HF/DF Top plate		
6	2 x 4 x 16 HF/DF Blocking and Misc. framing		
2	2 x 6 x 12 HF/DF Garage Door Casing		
4	2 x 6 x 8 HF/DF Garage Door Casing		
17	4 x 9 x 7/8" O.S.B. Sheathing		
80'	2x4 Sill Plate Insulation		
ROOF FRAMING			
4	2 x 4 x 16 HF/DF Blocking and Misc. framing		
4	2 x 4 x 16 HF/DF Lookouts		
7	2 x 6 x 16 HF/DF Eaves and Gables		
18	4 x 8 x 7/8" O.S.B. Sheathing		
22	Simpson HZ.5 hurricane ties or equal		
1 Bag	HC-Clips		
ROOF TRUSSES			
9	16' Engineered Common Trusses		
2	16' Engineered reduced height gable end trusses		
SIDING (siding material take off for vinyl siding)			
620 s.f.	Vinyl, stucco, wood, cement siding		
4	9" Corner Trim		
8	10'-0"x4" Door and Window Trim		
2	12 x 18 louvered and screened gable vent		

## CODE SUMMARY

**APPLICABLE CODE:**  
**INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION**  
**PRESCRIPTIVE METHOD BUILDING REQUIREMENTS**

**DESIGN PARAMETERS: (VERIFY LOCALLY)**  
**WIND SPEED** 100 MPH  
**SEISMIC CATEGORY** A, B AND C  
**WIND EXPOSURE** B+  
**SNOW LOAD** 30# / SQ. FT.








**ZONING CLASSIFICATION:** "U"  
**CONSTRUCTION TYPE:** "V"

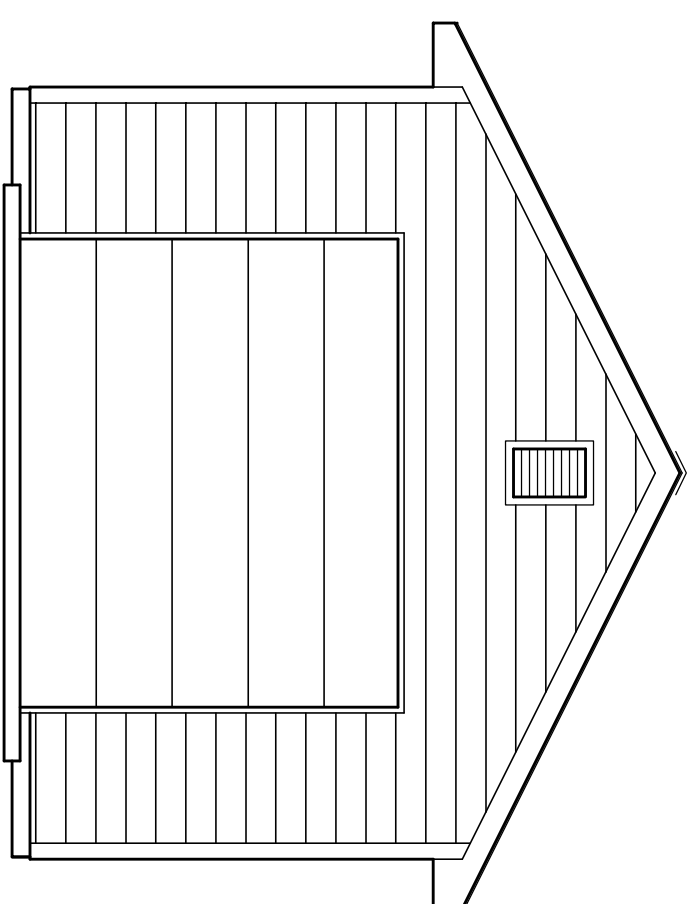
**BUILDING AREAS:**  
**MAIN FLOOR USEABLE** 320 SQ.FT.  
**UPPER FLOOR USEABLE** NOT USED  
**TOTAL SQ. FT.** 320

**GRADE TO RIDGE HEIGHT** 14'-0"

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, COUNTRY, CITY AND UTILITY COMPANY CODES AND REGULATIONS.

## SYMBOLS

	DETAIL REF. SECTION REF. DRAWING NUMBER
	ELEVATION SECTION REF. DRAWING NUMBER
	KEY NOTE
	HEADER
	HOLD DOWN LOCATION
	SHEAR WALL
	DATUM POINT



16x20 GARAGE PLANS

## PROJECT INFORMATION

**OWNER:** \_\_\_\_\_ LIC # \_\_\_\_\_

**GENERAL CONTRACTOR:** \_\_\_\_\_

**SITE LEGAL DESCRIPTION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ASSESSORS TAX PARCEL NUMBER:** (A.P.N. \_\_\_\_\_)

**PROJECT STREET ADDRESS:** \_\_\_\_\_

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.  
 THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
  - SPECIFICATIONS (OWNERS LIST OF PRODUCTS TO BE USED WHEN BUILDING)
  - CONTRACT FORMS & CONDITIONS
  - MODIFICATIONS & REVISIONS
- CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO THE OWNER AND/OR BUILDER. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS.

## SHEET INDEX

A0.1	TITLE SHEET
<b>CIVIL DRAWINGS</b>	
A1.1	SITE PLAN
<b>ARCHITECTURAL DRAWINGS</b>	
A2.1	MAIN FLOOR PLAN & WALL FRAMING PLANS & ELECTRICAL
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION & ROOF FRAMING PLAN
A4.2	DETAILS
A4.3	DETAILS
<b>STRUCTURAL DRAWINGS</b>	
S1.1	FTG. & FOUNDATION FLOOR PLAN
S1.2	PORTAL FRAMING DETAILS

PLAN NO. 16x20-1C1D

# GARAGE PLANS

Big Idea Designs  
 www.icreatables.com  
 707-901-SHED(7433)

TITLE SHEET  
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 INFO.

A0.1