

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	8 + squares	(800 s.f.) Fiberglass asphalt shingles
5 cu. yd.	Footings (10' x 20") 96 lf.	15lb felt	10' roof drip edge metal
5 cu. yd.	Poured Foundation (2'-8" tall) 96 lf.	18 lf	Ridgevent
10.5 + 7 yd.	Floor (When poured with foundation wall)		
310	Monolithic footing and floor		
3.5 cu. yd	8 x 8 x 16 C.M.U. Blocks (2'-9" tall)		
600 s.f.	Concrete block fill		
	min 6 mil polyethylene		
FOUNDATION HARDWARE		WINDOW and DOOR	
22	3/8" x 10" Anchor bolts	1	4040 Vinyl sliding Window. Operation per owner
4	3" x 3" Cut washers	1	3038 Sliding Window
4	LST1HD10 Simpson Strap	1	2028 Single hung window
2	2 x 6 x 16 HF/DF Garage Door Casing	2	3850 Single hung window,
4	2 x 6 x 8 HF/DF Garage Door Casing	1	3069 Pre hung door, verify jamb size, brick mold, door swing, threshold and boring for lockset
32	20' - #4 Rebar (2 bars in footing, 2 bars in walls)	1	16 ft. x 8 ft. Sectional Overhead Garage Door- Verify panel design, insulation, opener
34	30' - #4 Rebar pre-bent "L" hooks		
BEAMS AND HEADERS		FASTENERS	
6	2x10x8 Window and Door Headers	20 lbs. -	12d Sinker Nails - Framing
2	17' - 1.75X11.875 LVL	30 lbs. -	8d 2 1/2" Vinyl coated nails - Roof and wall sheathing
1	10' - 1.75X11.875 LVL	10 lbs. -	1 1/2" long, 12 gauge, 3/8" head - Roofing Shingles
WALL FRAMING			
QTY.	DESCRIPTION		
70	2 x 4 x 104 5/8" HF/DF Stud (main floor)		
150	2x4x92 58" HF/DF Stud (upper floor)		
30	2x4x16' HF/DF Upper Floor Plates		
5	2 x 4 x 16 Pressure treated bottom plate		
9	2 x 4 x 16 HF/DF Top plate (lower floor)		
10	2 x 4 x 16 HF/DF Blocking and Misc. framing		
2	2 x 6 x 16 HF/DF Garage Door Casing		
4	2 x 6 x 10 HF/DF Garage Door Casing		
80'	4 x 8 x 7/8" O.S.B. Sheathing (3' O.S.B. may be substituted)		
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		
8	2 x 6 x 16 HF/DF Eaves and Gables		
28	4 x 8 x 7/8" O.S.B. Sheathing		
16	Simpson H2.5 hurricane ties or equal		
1 bag	H-Clips		
ROOF TRUSSES			
11	2x' Engineered Common Trusses		
2	2x' Engineered reduced height gable end trusses		
SIDING (sliding material take off for vinyl siding)			
2054 s.f.	Vinyl, stucco, wood, cement siding		
8	9" Corner Trim		
6	16'-0" x 4" Door and Window Trim		
2	12' x 18' Insulated and screened gable vent		

CODE SUMMARY

APPLICABLE CODE:
INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 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 576 SQ.FT.
UPPER FLOOR USEABLE 576 SQ.FT.
TOTAL SQ. FT. 1152 SQ.FT.

GRADE TO RIDGE HEIGHT 30'-2"

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

PROJECT INFORMATION

OWNER: _____ LIC # _____

GENERAL CONTRACTOR: _____

SITE LEGAL DESCRIPTION: _____

ASSESSORS TAX PARCEL NUMBER: (A.P.N. _____)

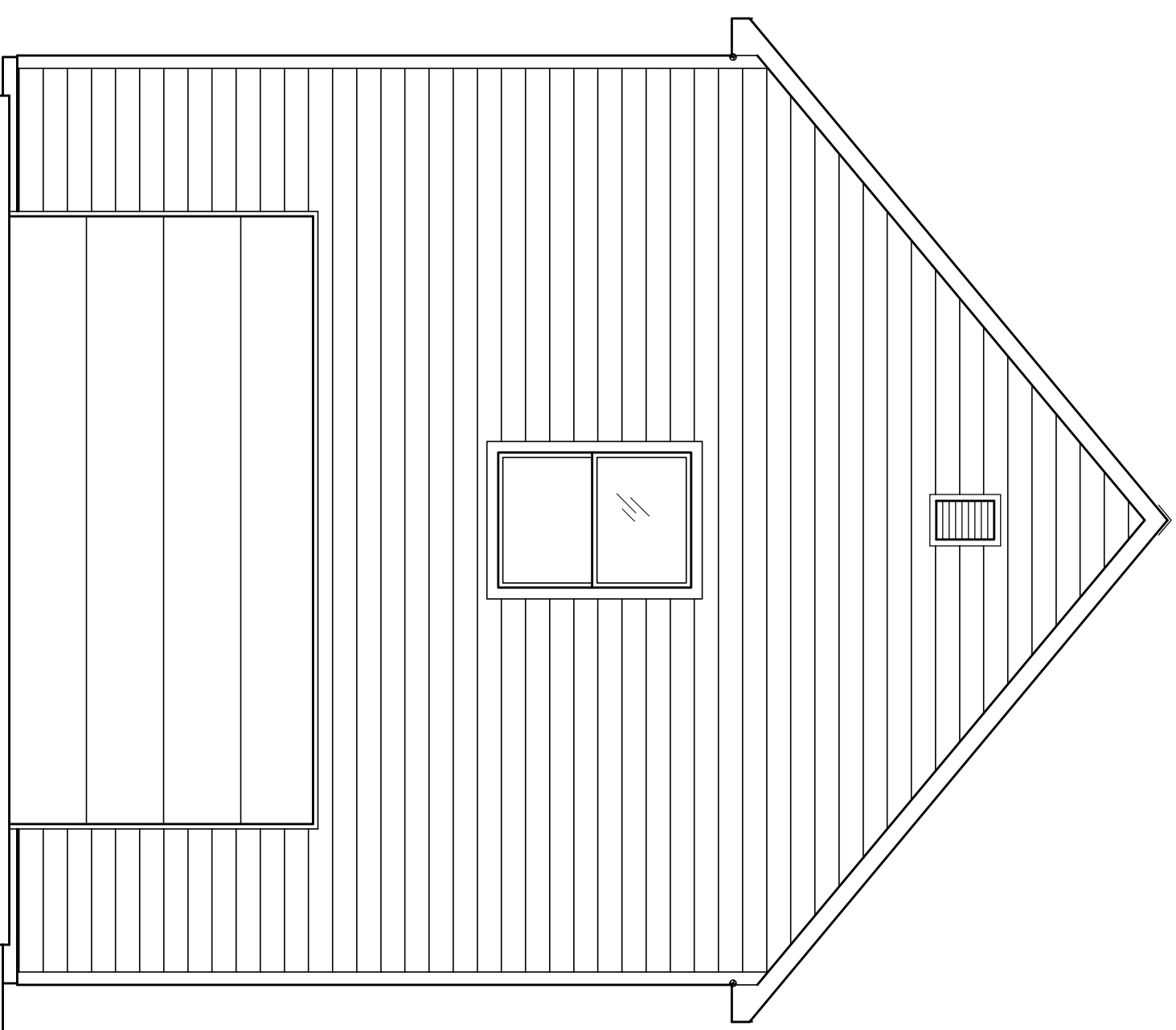
PROJECT STREET ADDRESS: _____

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.



24X24 GARAGE WITH APARTMENT PLANS

SHEET INDEX

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

PLAN NO. 24x24-2C1D-A

GARAGE PLANS

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

TITLE SHEET
MATERIALS
INDEX
PROJECT
INFO.

A0.1