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Remember, with a purchased plan you receive master drawings on 24" x 36" vellums that can be modified and reproduced for your project.

Your next step.

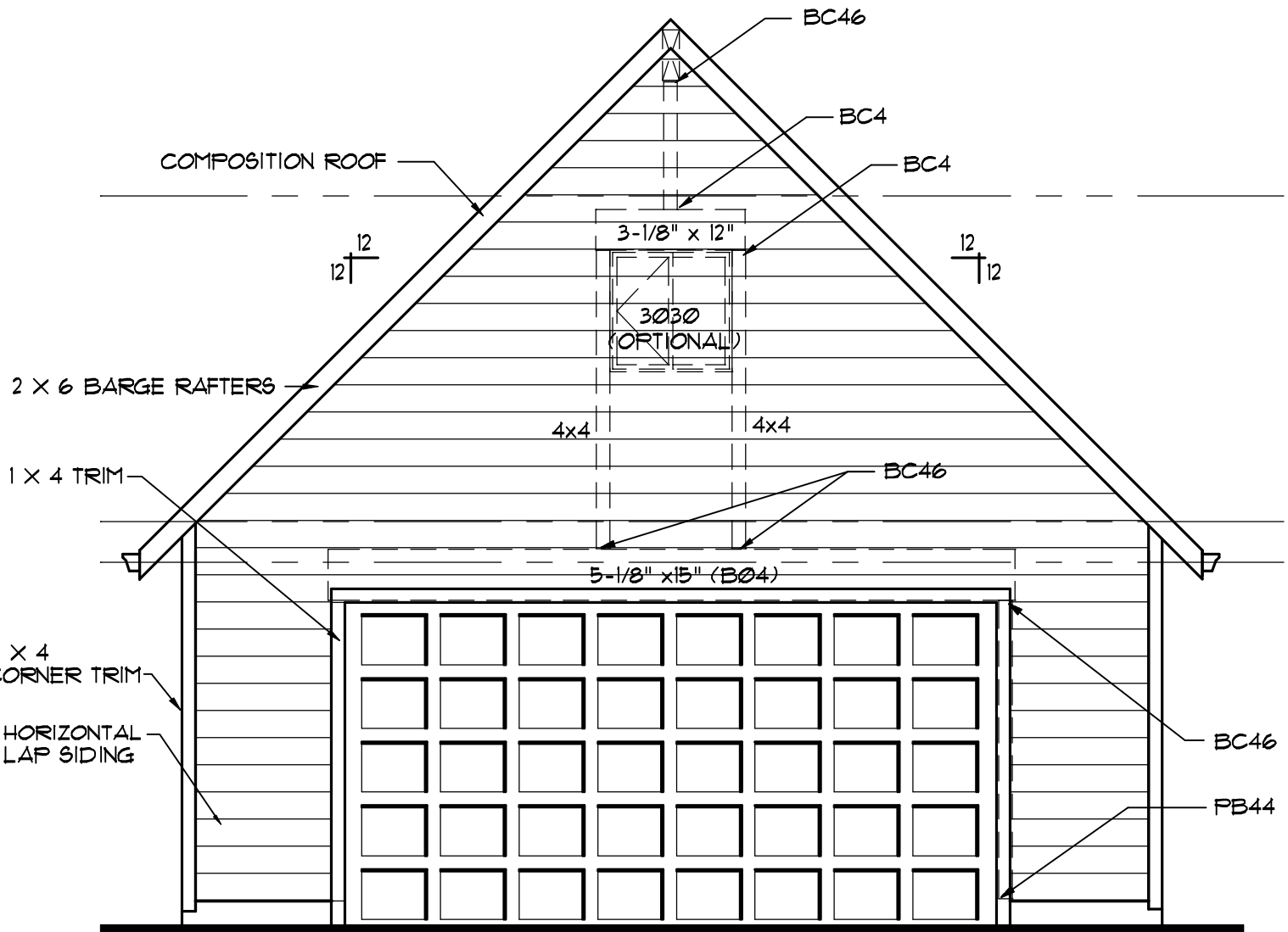
Order by phone with a credit card by calling:

**Tom Easton
(503) 625-6330**

**Cad Northwest Custom Home Design
22685 SW Conifer Dr
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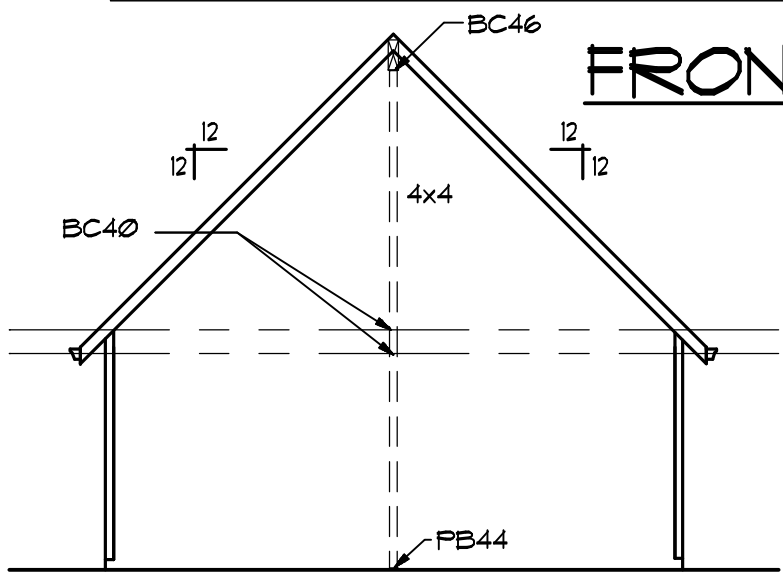
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FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

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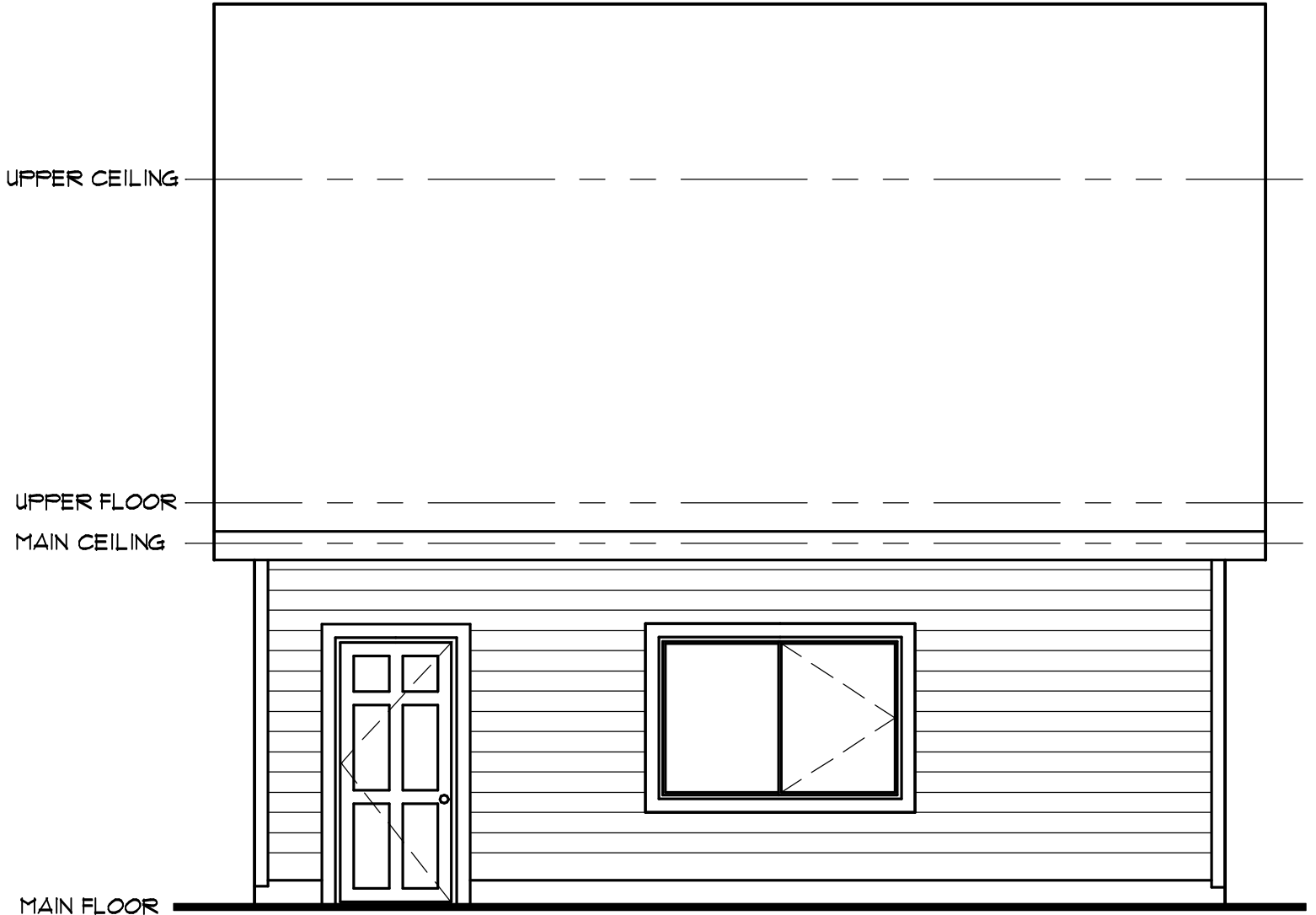
SHEET
1 OF 11

24' X 24' TWO CAR GARAGE
WITH LOFT

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RIGHT ELEVATION

1/4" = 1'-0"

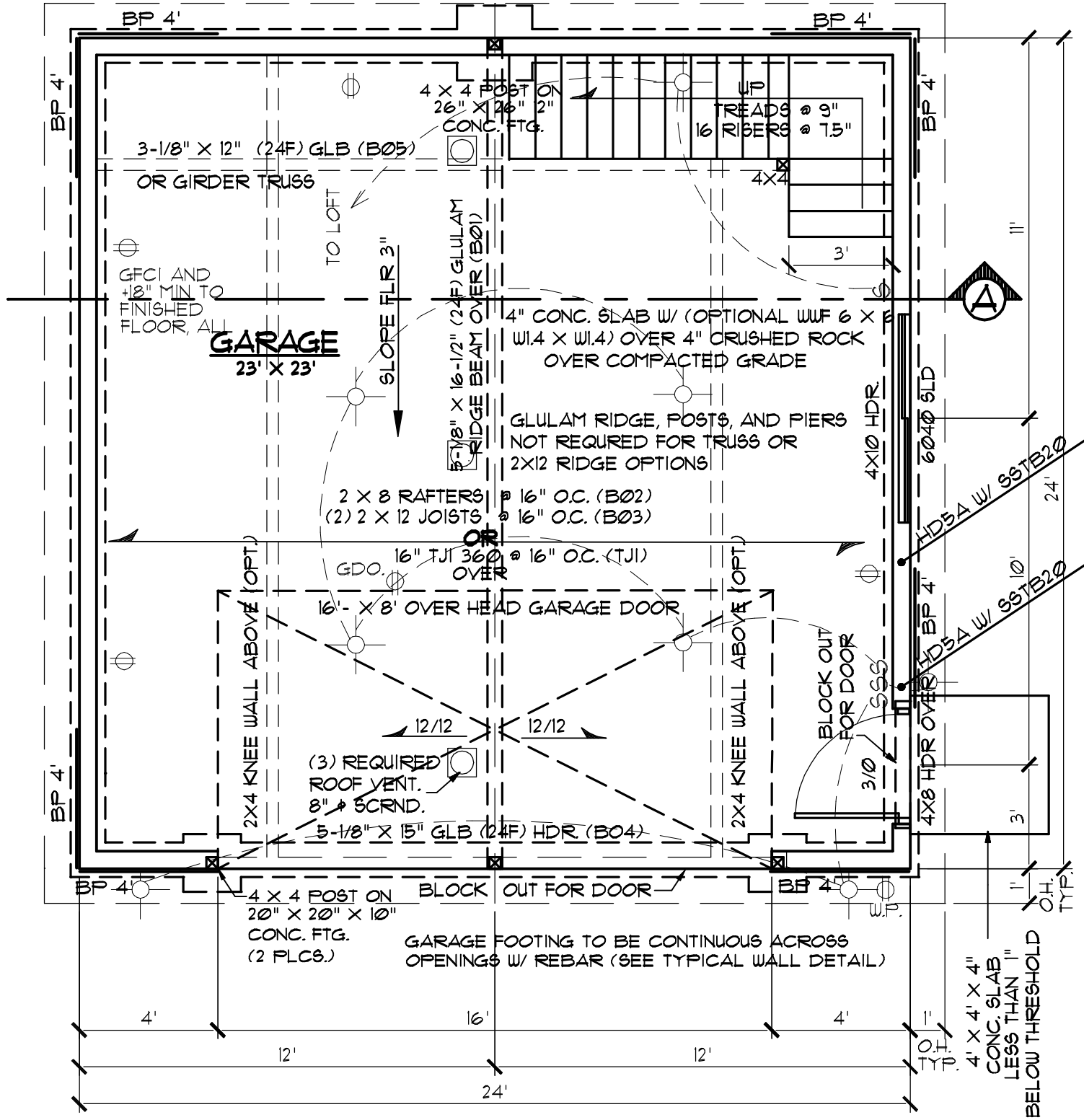


LEFT ELEVATION

1/8" = 1'-0"

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TRUSS VERSION
LADDER FRAME
 W/ 2X6 JOISTS @ 16" O.C.
 2X6 RAFTERS @ 24" O.C.



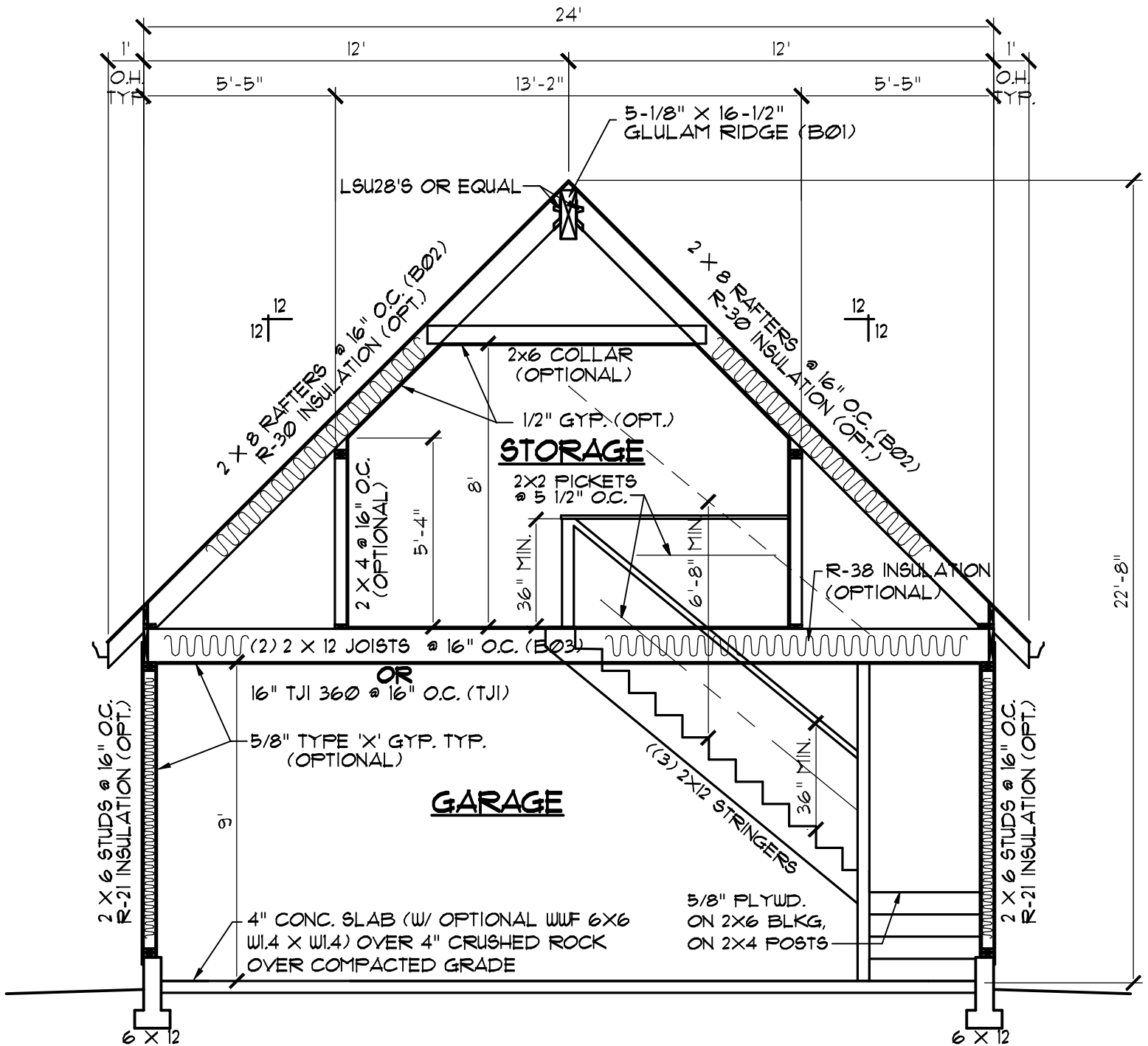
FOUNDATION, FLOOR AND ROOF PLAN

1/4" = 1'-0"

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SHEET 3 of 11
 24' X 24' TWO CAR GARAGE WITH LOFT

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SECTION A

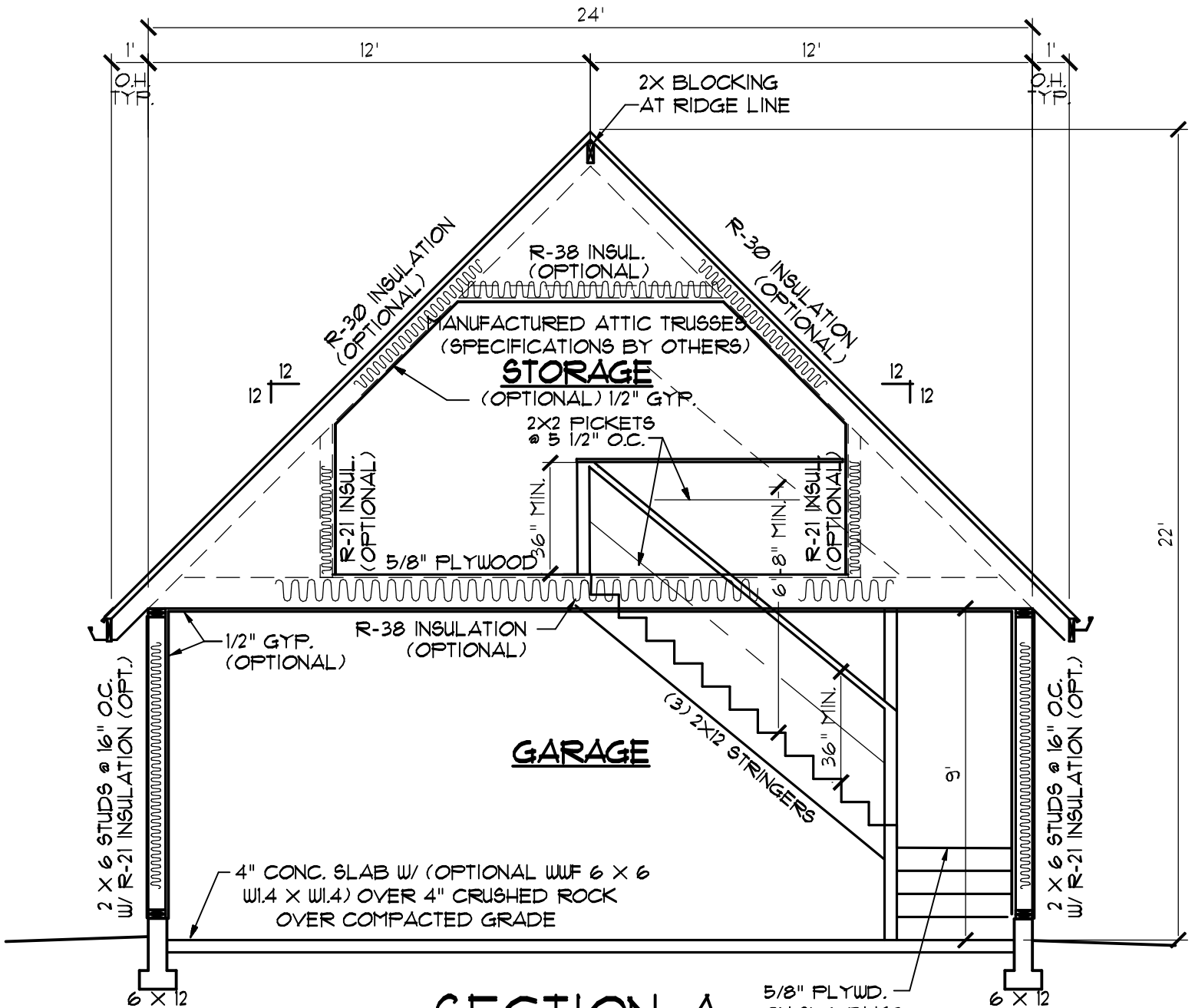
NOTE:

OPTIONAL TRUSSES
 MAY BE USED. THIS WILL
 ELIMINATE THE GLULAM RIDGE,
 RAFTERS, JOISTS,
 BEAMS, POSTS, AND
 THE GLULAM FOOTINGS.
 TRUSS SPECIFICATIONS
 ARE PROVIDED BY OTHERS.

1/4" = 1'-0"

FRAMED ROOF (SUPPORT RIDGE OPTION)

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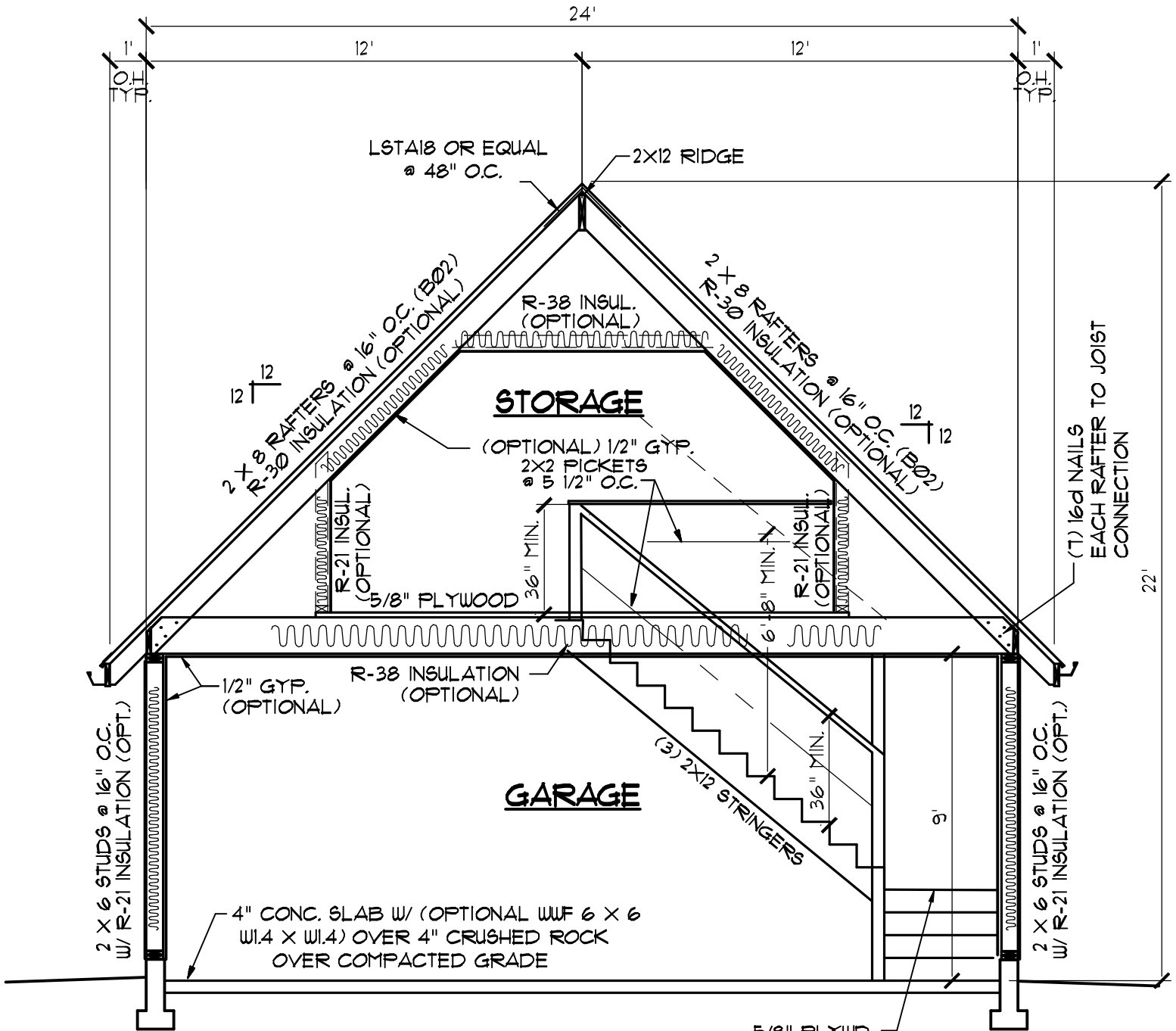
SECTION A

1/4" = 1'-0"

TRUSS ROOF OPTION

5/8" PLYWD.
ON 2X6 BLKG,
ON 2X4 POSTS

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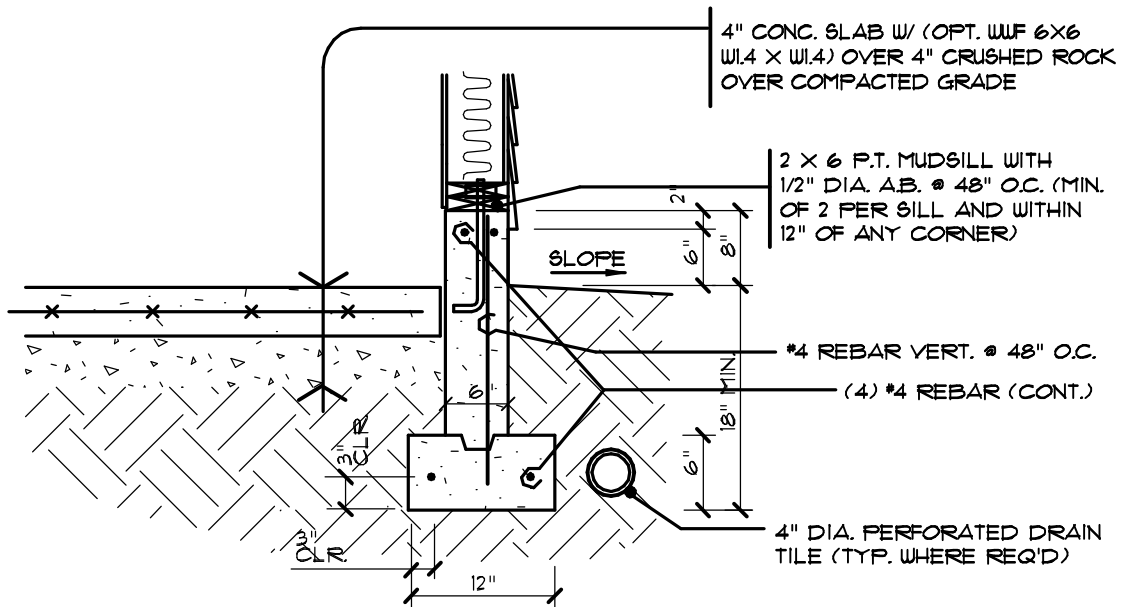
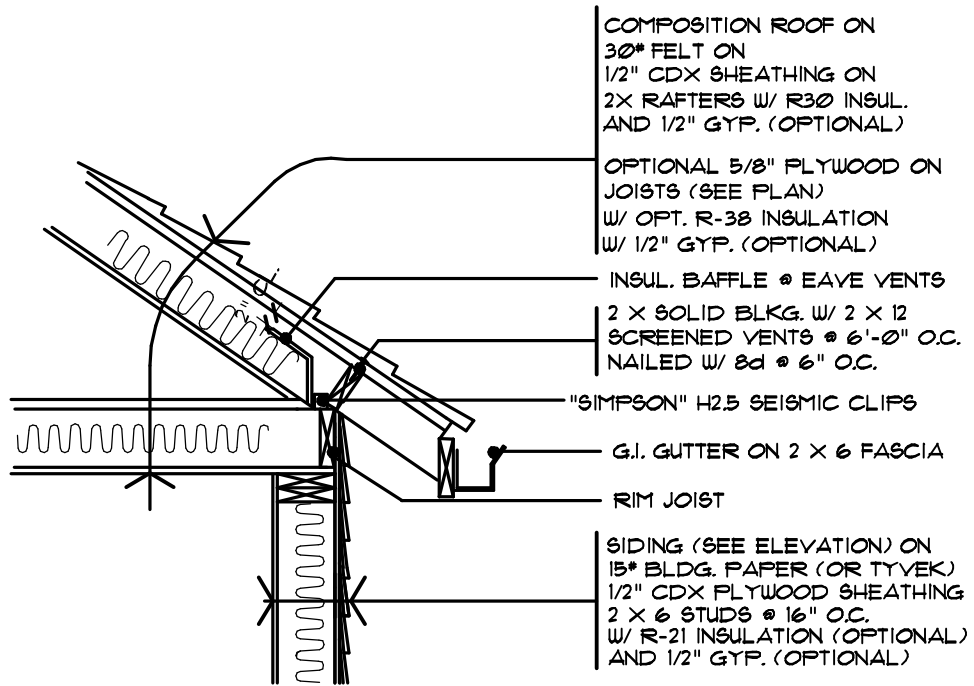
SECTION A

1/4" = 1'-0"

FRAMED ROOF (2X12 RIDGE OPTION)

5/8" PLYWD.
ON 2X6 BLKG,
ON 2X4 POSTS

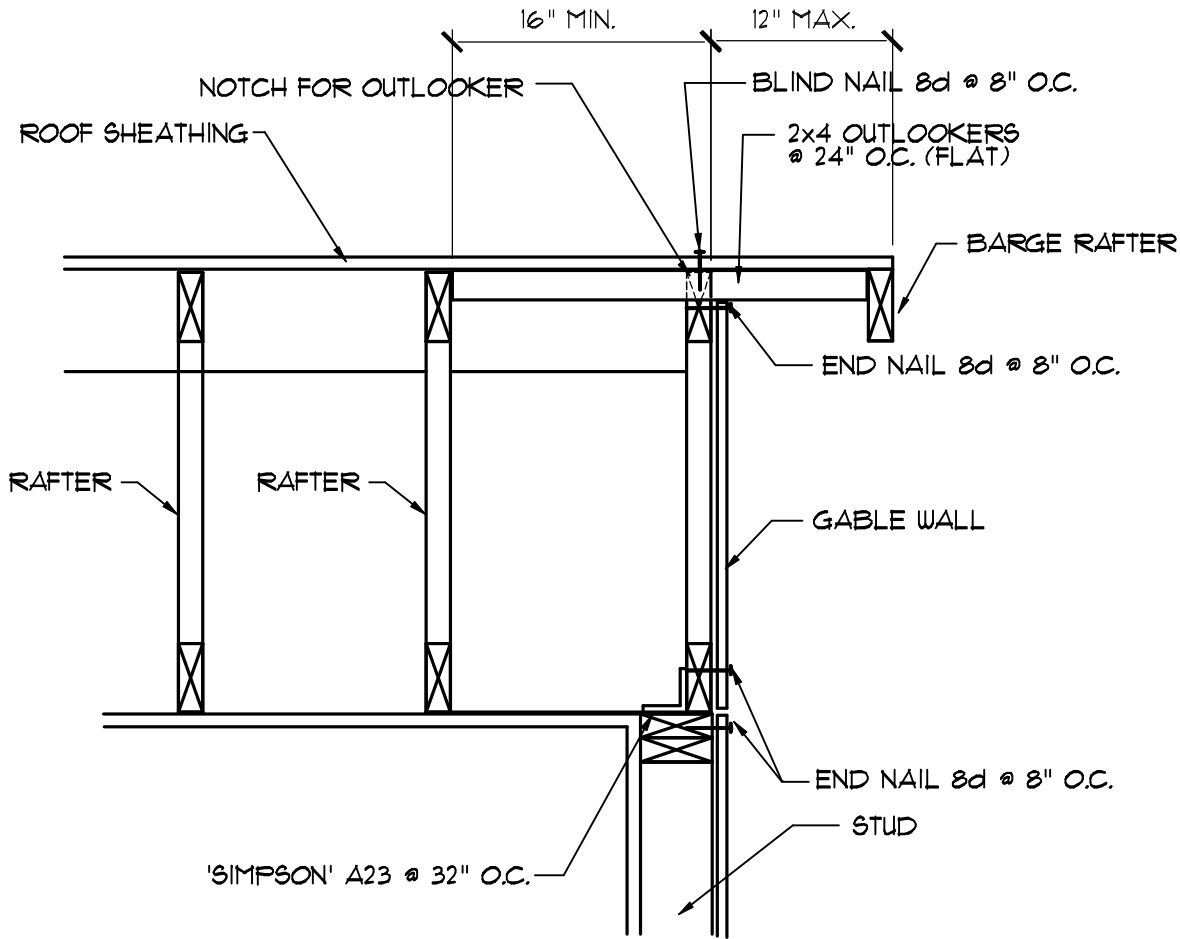
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TYPICAL WALL SECTION

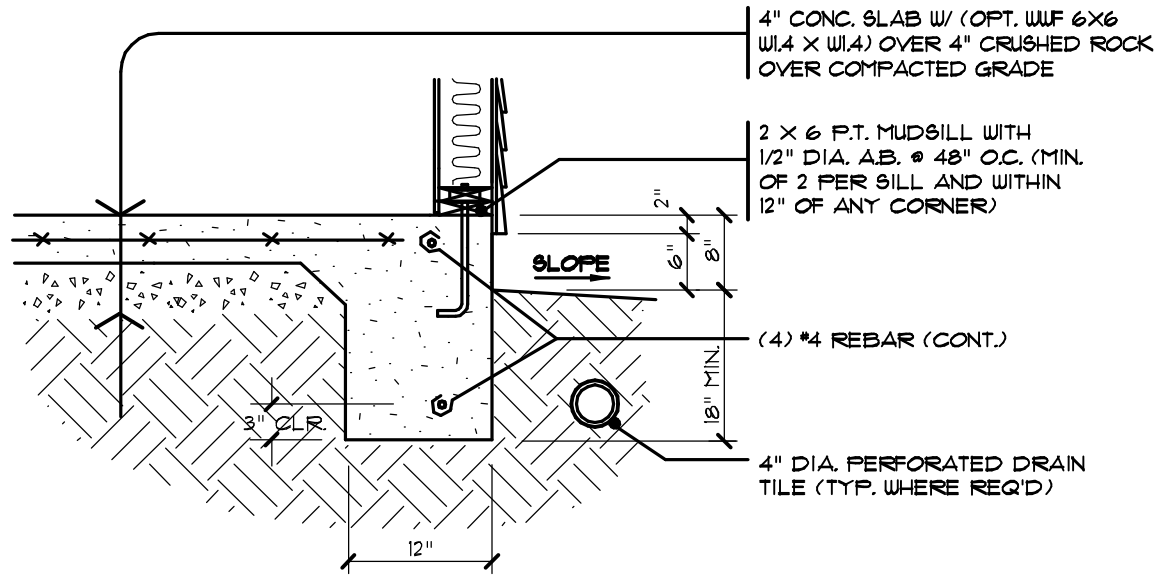
(FRAMED ROOF) NOT TO SCALE

CAD NORTHWEST IS NOT RESPONSIBLE FOR ANY COSTS OR CHARGES DUE TO ERRORS OR OMISSIONS ON THESE PLANS. YOU ARE ENCOURAGED TO HAVE THESE PLANS EVALUATED FOR YOUR AREA BY A PROFESSIONAL ENGINEER.



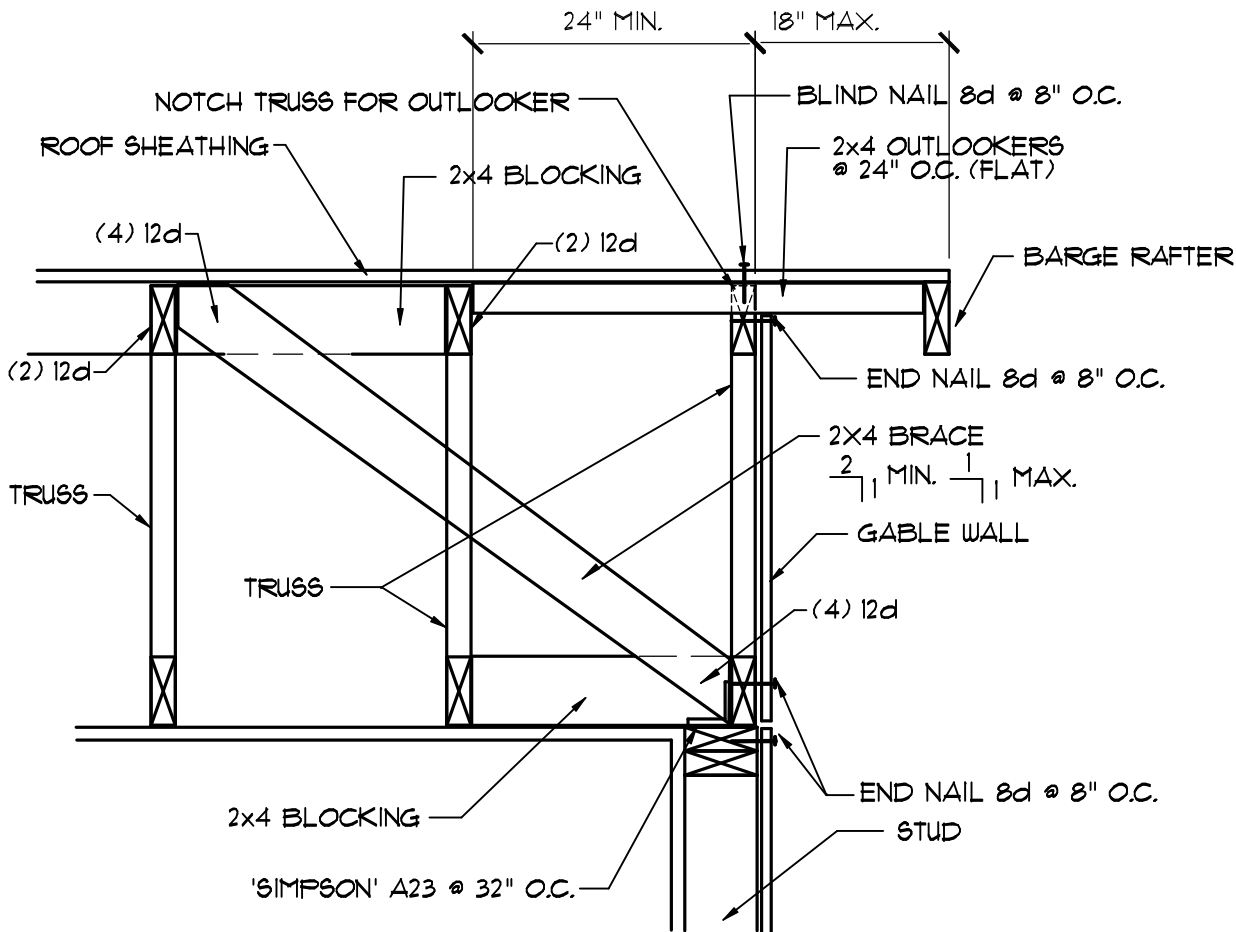
GABLE END DETAIL

(FRAMED ROOF) AT 6'-0" O.C.



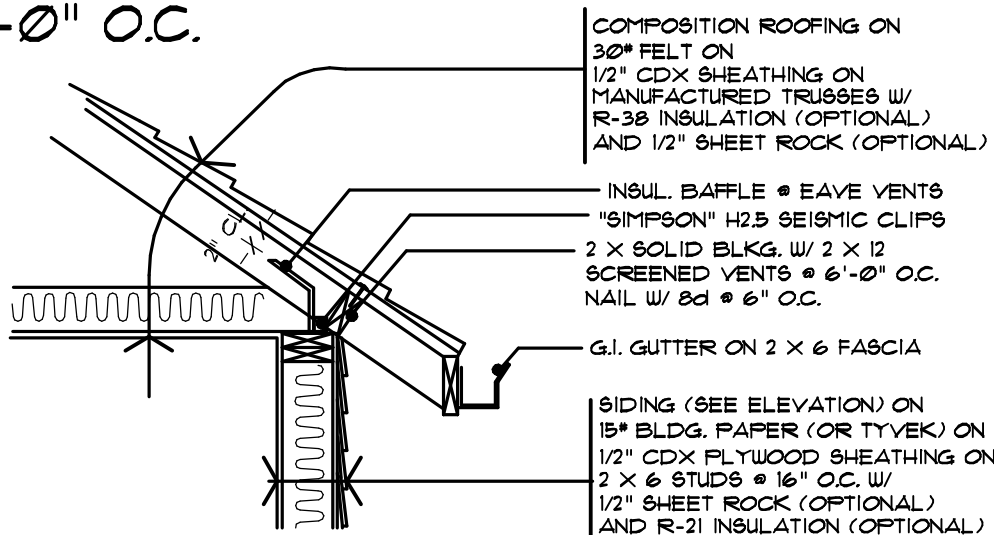
ALTERNATE FOUNDATION SECTION

NOT TO SCALE



GABLE END DETAIL

(TRUSS ROOF) AT 6'-0" O.C.



COMPOSITION ROOFING ON
30# FELT ON
1/2" CDX SHEATHING ON
MANUFACTURED TRUSSES W/
R-38 INSULATION (OPTIONAL)
AND 1/2" SHEET ROCK (OPTIONAL)

INSUL. BAFFLE @ EAVE VENTS
"SIMPSON" H2.5 SEISMIC CLIPS
2 X SOLID BLKG. W/ 2 X 12
SCREENED VENTS @ 6'-0" O.C.
NAIL W/ 8d @ 6" O.C.

G.I. GUTTER ON 2 X 6 FASCIA

SIDING (SEE ELEVATION) ON
15# BLDG. PAPER (OR TYVEK) ON
1/2" CDX PLYWOOD SHEATHING ON
2 X 6 STUDS @ 16" O.C. W/
1/2" SHEET ROCK (OPTIONAL)
AND R-21 INSULATION (OPTIONAL)

ALTERNATE ROOF SECTION

(TRUSS ROOF) NOT TO SCALE

CAD NORTHWEST IS NOT RESPONSIBLE FOR ANY COSTS OR CHARGES DUE TO ERRORS OR OMISSIONS ON THESE PLANS. YOU ARE ENCOURAGED TO HAVE THESE PLANS EVALUATED FOR YOUR AREA BY A PROFESSIONAL ENGINEER.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE (2006 EDITION), ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS.
- 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.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
(LIVE) FLOOR	40 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF (2000* FT.)
DECKS	60 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
- INSULATION: PATH 1

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-38
WALLS (2X4 EXTERIOR)	R-13
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-25
- THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
- ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

STAIR DETAIL

MIN. 3' WIDE 2X10 TREADS
 7.5" RISE ON 2X12 STRINGERS
 ON 4X4 P.T. POSTS ON
 METAL BRACKETS ON
 16"φ X 18" DP. CONC. FOOTINGS

PLATFORM MIN. 3' WIDE ON
 2X6 JOISTS @ 16" O.C. ON
 4X4 P.T. POSTS ON
 METAL BRACKETS ON
 16"φ X 18" DP. CONC. FOOTINGS

FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 8 HEADERS UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JSTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE I.R.C. (R602.8)
- LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS	NO. 2 DOUGLAS FIR
JOISTS AND RAFTERS	
B. SILLS, PLATES, BLOCKING	NO. 3 DOUGLAS FIR
BRIDGING ETC.	
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.
- NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUBFLOOR TO 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.	4-8d	TOE NAIL OR
	2-16d	END NAIL
DOUBLE STUDS	16d @ 16"	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.	3-8d	TOE NAIL
BUILT-UP CORNER STUDS	16d @ 24"	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 10"	INTERIOR
PLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PL. AT INTERSECTIONS	2-16d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15"	STAGGER NAIL
MULTIPLE JOISTS (OVER 3)	1/2" DIA. BOLTS W/WASHERS	
	E.A. SIDE @ 24" O.C.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL
- MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.

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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 I.R.C. 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. GARAGE 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.

BP BRACE PANEL DEFINITION

A BRACED WALL PANEL CONSTRUCTED AS PER 'IRC 2006' (METHOD 3.) NOT LESS THAN 48 INCHES WIDE OR MORE THAN 10 FEET HIGH.

BRACE PANEL SHEATHING MIN. T-1-11, 3/8 PLYWOOD ONE SIDE NAIL W/ 8d @ 6" O.C. ON THE EDGES AND 8d @ 12" O.C. IN THE FIELD.

(1/2" GYP. MAY BE USED ON PANELS 8'-0" AND LONGER).

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

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G2424A Garage Plan

Upper Floor Joists

B03

Date: 12/13/05

BeamChek 2.2

Choice **(2) 2x 12 DF-L #2 @ 16 in. oc** **BASE Fb = 875** **ADJ Fb = 1006**

Conditions Repetitive Use, '91 NDS

Min Bearing Area R1= 1.3 in² R2= 1.3 in² DL Defl 0.24 in

<u>Data</u>					
Beam Span	23.0 ft	Reaction 1	830 #	Reaction 1 LL	613 #
Beam Wt per ft	0 #	Reaction 2	837 #	Reaction 2 LL	613 #
Beam Weight	0 #	Maximum V	837 #		
Max Moment	4753 #	Max V (Reduced)	774 #		
TL Max Defl	L / 240	TL Actual Defl	L / 335		
LL Max Defl	L / 360	LL Actual Defl	L / 469		

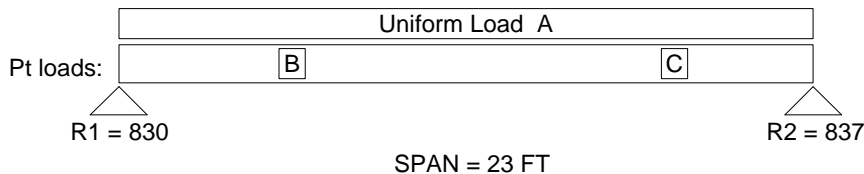
<u>Attributes</u>	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	63.28	33.75	0.82	0.59
Critical	56.68	12.22	1.15	0.77
Status	OK	OK	OK	OK
Ratio	90%	36%	72%	77%

<u>Values</u>	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Base Values	875	95	1.6	625
Base Adjusted	1006	95	1.6	625

<u>Adjustments</u>		
CF Size Factor	1.000	
Cd Duration	1.00	1.00
Cr Repetitive	1.15	
Ch Shear Stress		
Cm Wet Use		

The beam self-weight was not automatically added to the loads by BeamChek.

<u>Loads</u>	Uniform TL:	67 = A	Uniform LL:	53
	Point TL	Distance		
	B = 67	5.75		
	C = 67	18.42		



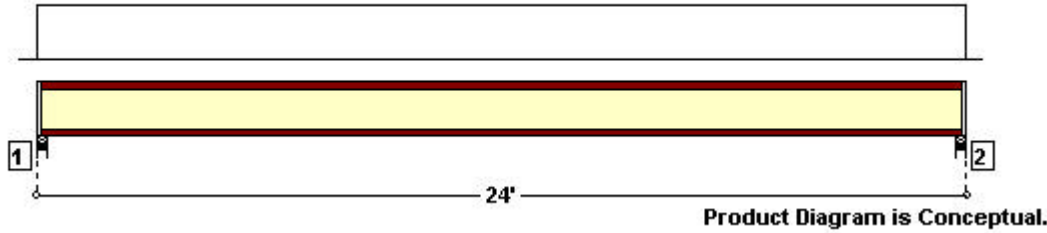
Uniform and partial uniform loads are lbs per lineal ft.



16" TJI® 360 @ 16" o/c

TJ-Beam(TM) 6.10 Serial Number: 7003019721
 User: 2 4/27/2004 10:26:33 AM
 Page 1 Engine Version: 1.10.3

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:

Analysis is for a Joist Member.
 Primary Load Group - Residential - Living Areas (psf): 30.0 Live at 100 % duration, 12.0 Dead

SUPPORTS:

	Input Width	Bearing Length	Vertical Reactions (lbs) Live/Dead/Uplift/Total	Detail	Other
1 Stud wall	3.50"	2.25"	480 / 192 / 0 / 672	A3: Rim Board	1 Ply 1 1/4" x 16" 0.8E TJ-Strand Rim Board®
2 Stud wall	3.50"	2.25"	480 / 192 / 0 / 672	A3: Rim Board	1 Ply 1 1/4" x 16" 0.8E TJ-Strand Rim Board®

-See TJ SPECIFIER'S / BUILDERS GUIDE for detail(s): A3: Rim Board

DESIGN CONTROLS:

	Maximum	Design	Control	Control	Location
Shear (lbs)	660	-656	2190	Passed (30%)	Rt. end Span 1 under Floor loading
Vertical Reaction (lbs)	660	660	1202	Passed (55%)	Bearing 2 under Floor loading
Moment (Ft-Lbs)	3893	3893	8405	Passed (46%)	MID Span 1 under Floor loading
Live Load Defl (in)		0.325	0.590	Passed (L/871)	MID Span 1 under Floor loading
Total Load Defl (in)		0.455	1.179	Passed (L/622)	MID Span 1 under Floor loading
TJPro		33	30	Passed	Span 1

-Deflection Criteria: STANDARD(LL:L/480,TL:L/240).

-Deflection analysis is based on composite action with single layer of 19/32" Panels (20" Span Rating) GLUED & NAILED wood decking.

-Bracing(Lu): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

TJ-Pro RATING SYSTEM

-The TJ-Pro Rating System value provides additional floor performance information and is based on a GLUED & NAILED 19/32" Panels (20" Span Rating) decking. The controlling span is supported by walls. Additional considerations for this rating include: Ceiling - None. A structural analysis of the deck has not been performed by the program. Comparison Value: 1.88

ADDITIONAL NOTES:

-IMPORTANT! The analysis presented is output from software developed by Trus Joist (TJ). TJ warrants the sizing of its products by this software will be accomplished in accordance with TJ product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJ Associate.

-Not all products are readily available. Check with your supplier or TJ technical representative for product availability.

-THIS ANALYSIS FOR TRUS JOIST PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.

-Allowable Stress Design methodology was used for Building Code IBC analyzing the TJ Distribution product listed above.

PROJECT INFORMATION:

G2424A Garage Plan

OPERATOR INFORMATION:

Tom Easton
 Cad Northwest

G2424A Garage Plan

Garage Door Header

B04

Date: 10/16/06

BeamChek 2.2

Choice

5-1/8x 15 GLB 24F-V4 DF/DF

BASE Fb = 2400

ADJ Fb = 2400

Conditions

Min Bearing Area R1= 7.9 in² R2= 7.9 in² DL Defl 0.63 in Suggested Camber 0.95 in

Data

Beam Span	16.0 ft	Reaction 1	5105 #	Reaction 1 LL	320 #
Beam Wt per ft	18.68 #	Reaction 2	5105 #	Reaction 2 LL	320 #
Beam Weight	299 #	Maximum V	5105 #		
Max Moment	31572 #'	Max V (Reduced)	5005 #		
TL Max Defl	L / 240	TL Actual Defl	L / 293		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	192.19	76.88	0.66	0.02
Critical	157.86	39.51	0.80	0.53
Status	OK	OK	OK	OK
Ratio	82%	51%	82%	4%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Base Values	2400	190	1.8	650
Base Adjusted	2400	190	1.8	650

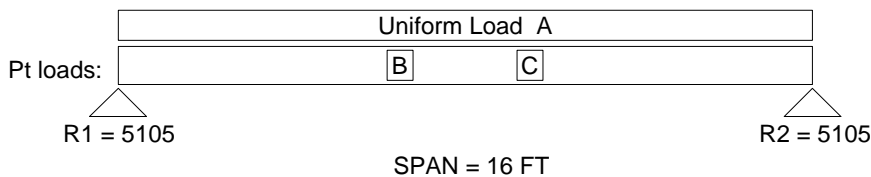
Adjustments

Cv Volume	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive				
Ch Shear Stress				
Cm Wet Use				

BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL:	62 = A	Uniform LL:	40
Point TL	Distance		
B = 4460	6.5		
C = 4460	9.5		



Uniform and partial uniform loads are lbs per lineal ft.

G2424A Garage Plan

Stair Beam

B05

Date: 10/16/06

BeamChek 2.2

Choice

3-1/8x 12 GLB 24F-V4 DF/DF

BASE Fb = 2400

ADJ Fb = 2400

Conditions

Min Bearing Area R1= 1.6 in² R2= 1.9 in² DL Defl 0.53 in Suggested Camber 0.80 in

Data

Beam Span	20.0 ft	Reaction 1	1011 #	Reaction 1 LL	400 #
Beam Wt per ft	9.11 #	Reaction 2	1221 #	Reaction 2 LL	400 #
Beam Weight	182 #	Maximum V	1221 #		
Max Moment	7896 '#	Max V (Reduced)	1162 #		
TL Max Defl	L / 240	TL Actual Defl	L / 338		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	75.00	37.50	0.71	0.18
Critical	39.48	9.17	1.00	0.67
Status	OK	OK	OK	OK
Ratio	53%	24%	71%	27%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Base Values	2400	190	1.8	650
Base Adjusted	2400	190	1.8	650

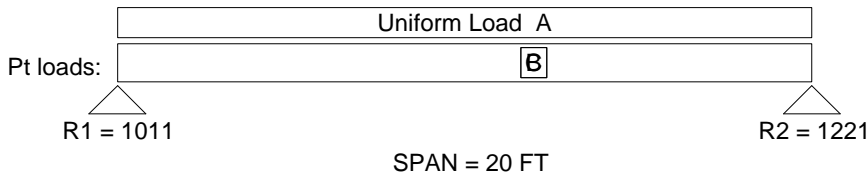
Adjustments

Cv Volume	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive				
Ch Shear Stress				
Cm Wet Use				

BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL:	50 = A	Uniform LL:	40
Point TL	Distance		
B = 450	12.0		
C = 600	12.0		



Uniform and partial uniform loads are lbs per lineal ft.

G2424A Garage Plan

Loft Window Hdr

B06

Date: 10/16/06

BeamChek 2.2

Choice **3-1/8x 12 GLB 24F-V4 DF/DF** **BASE Fb = 2400** **ADJ Fb = 2400**

Conditions DL adj: 12:12 pitch,
Min Bearing Area R1= 6.9 in² R2= 6.9 in² DL Defl 0.01 in Suggested Camber 0.02 in

<u>Data</u>	Beam Span	3.0 ft	Reaction 1	4460 #	Reaction 1 LL	56 #
	Beam Wt per ft	12.89 #	Reaction 2	4460 #	Reaction 2 LL	56 #
	Beam Weight	39 #	Maximum V	4460 #		
	Max Moment	6618 '#	Max V (Reduced)	4396 #		
	TL Max Defl	L / 240	TL Actual Defl	L / >1000		
	LL Max Defl	L / 360	LL Actual Defl	L / >1000		

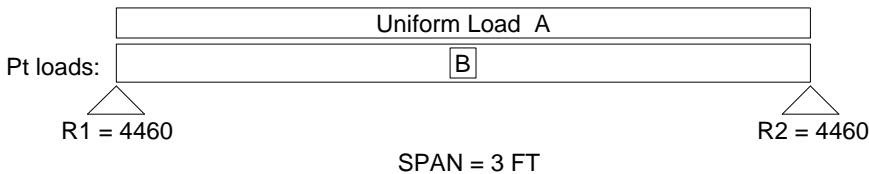
<u>Attributes</u>	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	75.00	37.50	0.01	<0.01
Critical	33.09	34.71	0.15	0.10
Status	OK	OK	OK	OK
Ratio	44%	93%	9%	0%

<u>Values</u>		Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Base Values		2400	190	1.8	650
Base Adjusted		2400	190	1.8	650

<u>Adjustments</u>	Cv Volume	1.000		
	Cd Duration	1.00	1.00	
	Cr Repetitive			
	Ch Shear Stress			
	Cm Wet Use			

BeamChek has automatically added the beam self-weight into the calculations.

<u>Loads</u>	Uniform TL:	51 = A	Uniform LL:	37
	Point TL	Distance		
	B = 8729	1.5		



Uniform and partial uniform loads are lbs per lineal ft.

MATERIAL LIST

G2424A Garage Plan

Standard W/ Framed Roof

This estimate is designed solely to provide the customer with a rough estimate of the amount of material used in the given project. The material estimate is based on normal and typical building and construction techniques. The actual amount of material used may vary from this estimate due to a number of factors. Consequently, no representation or warranty has been made that the amount of material used will not vary from the estimate.

	ITEM	CALC	SIZE	LENGTH	O.C.	QTY	
1	MAIN EXT STUDS		2X6	95.13	16"	57	EA
2	UPPER INT PLATES		2X4			144	LF
3	UPPER INT WALL STUDS		2X4	5'	16"	37	EA
4	UPPER CEILING S.R. (Optional)		1/2" GYP.			600	SF
5	UPPER INT WALL S.R. (Optional)		1/2" GYP.			240	SF
6	HEADER, (Ext Main Garage Door)	B04	5-1/8X15 GLB	17'		1	EA
7	HEADER, (Ext Main Door)	N/A	4X8	4'		1	EA
8	HEADER, (Main Window)	N/A	4X10	7'		1	EA
9	HEADER, (Upper Window)	N/A	3-1/8X12 GLB	4'		1	EA
10	RAFTERS	B02	2X8	19'	16"	38	EA
11	EAVE BLOCKING		2X	14.5"	16"	36	EA
12	H2.5 RAFTER TIE				16"	38	EA
13	ROOF SHEATH		1/2" CDX			956	SF
14	ROOF FELT		30# Felt			956	SF
15	ROOFING					956	SF
16	BARGE RAFTERS		2X6	19'		4	EA
17	MAIN EXT WALL S.R. (Optional)		1/2" GYP.			693	SF
18	MAIN CEILING S.R. (Optional)		1/2" GYP.			576	SF
19	EXT WALL SHEATH		1/2" CDX			981	SF
20	EXT WALL VAPOR		15# Felt			981	SF
21	EXT SIDING (See Plan)		Varies			981	SF
22	CONCRETE (Footing)		12" X 6"			1.78	CY
23	CONCRETE (Stem)		6" X 20"			2.96	CY
24	CONCRETE (Floor)		4"			7.11	CY
25	CONC. FOOTING, (Doorway Slab)		(1) 48" X 48" X 4" DP.			0.20	CY
26	CONC. FOOTING, (Ridge Support)		(1) 26" X 26" X 12" DP.			0.17	CY
27	CONC. FOOTING, (Garage Door)		(2) 20" X 20" X 10" DP.			0.17	CY
28	JOISTS	TJI	16 TJI 360	24'	16"	19	EA
29	RIM JOIST					96	LF
30	UPPER FLOOR PLYWOOD		5/8"			576	SF
31	RIDGE BEAM	B01	5-1/8X16-1/2 GLB	24'		1	EA
32	POST	N/A	4X4	8'		2	EA
33	POST	N/A	4X4	8'		2	EA
34	POST	N/A	4X4	4'		1	EA
35	POST	N/A	4X4	9'		1	EA
36	POST	N/A	4X4	11'		1	EA
37	STAIR BEAM	B05	3-1/8X12 GLB	21'		1	EA
38	ANCHOR BOLTS		1/2"		48"	20	EA
39	WIRE MESH		6X6 W1.4 X W1.4			576	SF