



Garage Plans By Behm Design



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Call Jay Behm

1-800-210-6776
(or 918-340-5083)

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- 16' Wide
- 18' Wide
- 20' Wide
- 22' Wide
- 24' Wide
- 26' Wide
- 28' Wide
- 30' Wide
- Vacation Home Plans

FREE PDF Download:

Garage Plans By Behm Design - PDF Garage Plans > 28' Wide > 952-2 - 28' x 34'

952-2 - 28' x 34'

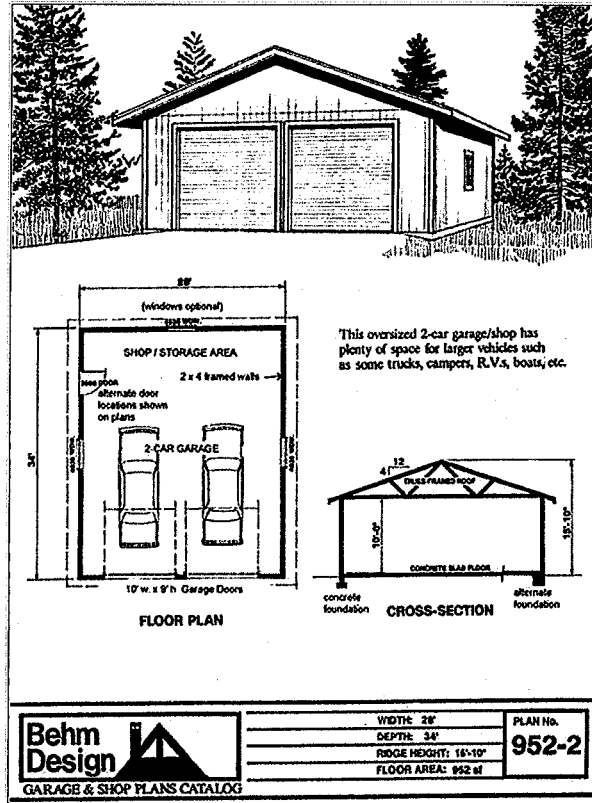
*- will be modified to
be 28' x 32'*

: \$209.96

Quantity: Add to Cart

price includes 4 copies of planset + materials list

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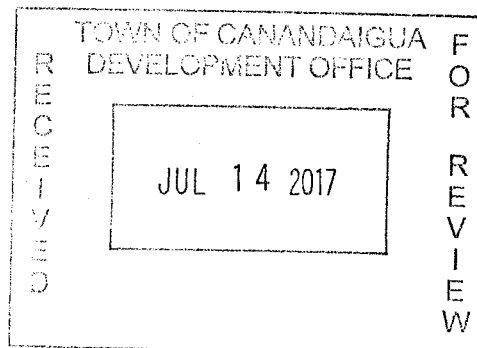


Hi Jay -
I have attached my picture of my new garage (your plan No. 856-1) it came out great! The thorough garage plans were easily approved in my county and city (an they have strict standards for design plans) Thank you...M.C. OH

Hey Jay I want to tell you of what great value the garage plans were for us. Our garage was built in the fall of 2009. I went the summer house a few days ago and it was a perfect New England coast summer days and the new garage looked really great!

Jay, the garage plan you sent me were just right! I got a very accurate building quote and I could check contractor's progress and verify that he followed the plans. The low price of the garage plans was perfect for my project and there were no disagreements. The plans answered all the questions that would come up - 'Just build it like it shows in the plan'. So, thanks again!...R.M, NY

Home: Garage Plans By Behm Design | Heavy Duty Garages | Basic Garage Plans | Entire Collection | One Car Garage Plans | Two Car Garage Plans | Three Car Garage Plans | Four Car Garage Plans | Garage Plans With Apartments | Attached Garage Plans | Garage Plans With Attic Trusses | Automotive Lift Garage Plans | Garage Plans With Brick Veneer | Code Compliant Shed Plans | Colonial Style Garages | Compact Garage Plans | Craftsman Style Garages | Designer Garages | Garage Plans With Dormers | Economy Garage Plans | Flat Roof Garage Plans | Gambrel Roof Garage Plans | Garage Plans Under 1000 sq ft | Hipped Roof Garage Plans | Garage Plans With Lofts | Modern Style Garage Plans | Monitor Garages | One Story Garage Plans | Two Story Garage Plans | RV / Motorhome Garage Plans | Shop Garage Plans | Storage Garage Plans | SUV Garage Plans | Truck Sized Garages | Garages Under 18' High | Utility Garages Under 20' High | Oversized Garage Plans | Victorian Style Garage | 12' Wide Garage Plans | 14' Wide Garage Plans | 16' Wide Garage Plans | 18' Wide Garage Plans | 20' Wide Garage Plans | 22' Wide Garage Plans | 24' Wide Garage Plans | 26' Wide Garage Plans | 28' Wide Garage Plans | 30' Wide Garage Plans | 32' Wide Garage Plans | Washington State Designs |



Building Materials List for Plan # 952-2

- Local building code approved substitutions may be made to this list -
 Variations in construction methods and materials can require modification of this list. Every attempt is made for greater accuracy, but typographical or human error is possible. Quantities are based on the materials supplier is recommended before materials package is finalized and/or shipped.

Concrete & Reinforcements For Monolithic Slab-Footing

4" Reinforcing Steel Bar ASTM A-615 grade 40	440 #	22-20' pos
W8 x 6 - w/ 4 x 1/4 wire mesh	821 #	220' 4" mid
Concrete & Reinforcements For Stemwall/Footing Foundation		
Poured-in-place concrete	(min) 17.5 cy	
4" Reinforcing Steel Bar ASTM A-615 grade 40	712 #	36-20' pos
W8 x 6 - w/ 4 x 1/4 wire mesh	861 #	216' 8" mid

Rough Framing

2 x 4 x 11.5-12' HFDF "Stud" wall framing (10 ft. to cut - ok)	114 pos	
2 x 4 HFDF No. 2 for plates and lockouts	308 #	
2 x 4 HFDF No. 2 for wall horiz. blocking	134 #	
2 x 10 DF No. 1 Header	64 #	
2 x 8 DF No. 1 Header	4 pos	
2 x 8 DF No. 1 Header	3 pos	
2 x 4 x 22-1/2" Engine Blocking with screened vent holes	1 pos	
Truss: 4:12, 28' span, ind (2) end trusses	24 pos	
Sheathing Materials	16 pos	
15/32" 5-ply C-D APA Plywood and glue P-1340 Roof	40 sheets	
7/16" o.s.b. wall sheathing	39 sheets	
Vapor Barrier	48 #	
Roof 15# bituminous felt paper in 36" wide roll	500 #	
Wall 7# bituminous felt paper in 42" wide roll	500 #	
Floor 005" black polyethylene membrane	500 #	

Sliding Materials

6" o.s.b. sheathed boric sliding boards w/ 1" lip	1163 #	of sliding area
(alternates) 7/16" o.s.b. (or 5/8" 11-11 (plywood) panel)		
Trim: 5/4 x 4	4 x 10 sheet	35 sheets
Trim: 5/4 x 3	8' length	8 pos
Trim: 5/4 x 2	12' length	2 pos
Trim: 5/4 x 1	10' length	4 pos
Trim: 5/4 x 1	12' length	2 pos

Roofing Materials

Composition Roofing Shingles	1177 #	
Flashing	4 pos	
Underlayment	4 pos	
Window and Door Assemblies	36 #	
4020 sliding window	3 pos	
3066 exterior door	1 ea.	
10'4" w/ x 8'4" h. steel roll-up (or alt. sectional wood) garage door	2 ea.	
Anchor bolts: 1/2" dia. x 10" ASTM A-307	25 pos.	
Flue vent: 2" square x 3/8" thick	25 pos.	
Sealant: 1/16" (or equal)	32 pos.	
Sealant: 5/16" (or equal)	4 pos.	
164 exterior nails @ 145 mils / lb.	50 lbs.	
84 common nails @ 145 mils / lb.	35 #	

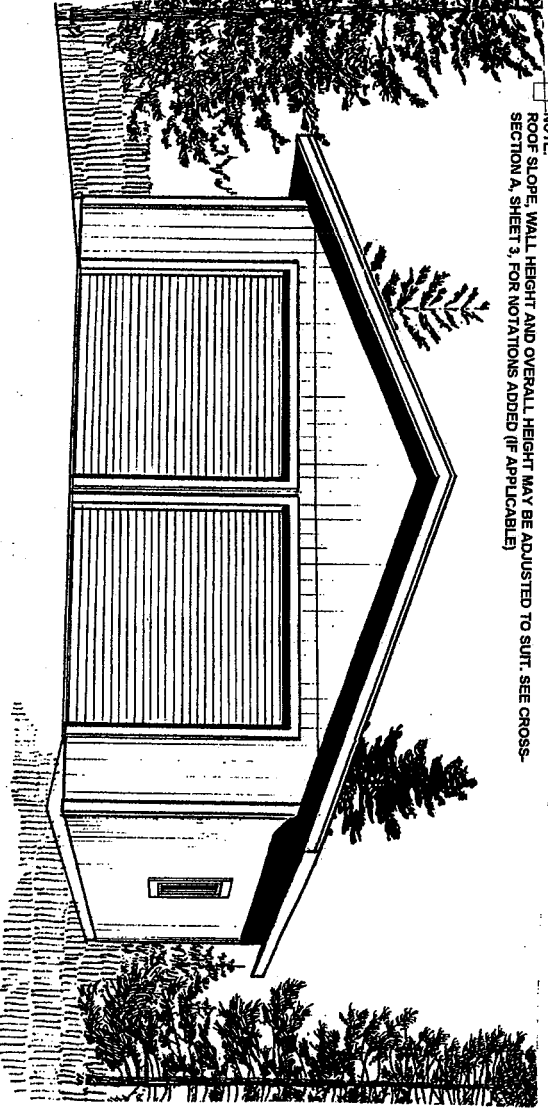
- To achieve connections, call 1-800-210-6776 Thank you.

(NOTE: ELECTRICAL & MECHANICAL NOT INCLUDED IN THIS LIST)

GRADE-TO-ROOF HEIGHT: 15'-10"

GROSS FLOOR AREA: 852 SQ. FT.

NOTE:
 ROOF SLOPE, WALL HEIGHT AND OVERALL HEIGHT MAY BE ADJUSTED TO SUIT. SEE CROSS-SECTION A, SHEET 3, FOR NOTATIONS ADDED (IF APPLICABLE)



#952-2

(SHOWN WITH ALTERNATE PANEL SIDING)

28' x 34'

Note: Plan to be modified to be 28' x 32'

Building Code Compliance
 This plan was prepared to comply with the International Residential Code (IRC)
 Parameters For Design
 Wind Speed: 100 mph, 3 sec. gust
 Wind Exposure: 'B'
 Seismic Category: 'C'
 Snow Load: 30#/sq. ft.
 Building Data
 Occupancy: 'U'
 Construction Type: 'V'

Behm Design
 www.behmdesign.com

QUESTIONS?
 CALL US
 1-800-210-6776

PLAN NO.
 952-2

DESIGN
 DRAWN
 DATE 3/04/16
 REVISED

SHEET CONTENTS
 PROJECT ILLUSTRATION
 PROJECT DATA
 BUILDING MATERIALS LIST

1

OF 7



NOTE:
COMPLY WITH LOCAL ELECTRICAL CODES
AND STANDARDS AS APPLICABLE

LEGEND

SWITCH LOCATION

☐ CEILING MOUNTED LIGHT FIXTURE

110 VOLT DUPLEX OUTLET

EXTERIOR WALL-MTD. LIGHT FIXTURE

ELECTRIC PANEL OR SUB-PANEL

SECRET

2021



LEGEND

SWITCH LOCATION

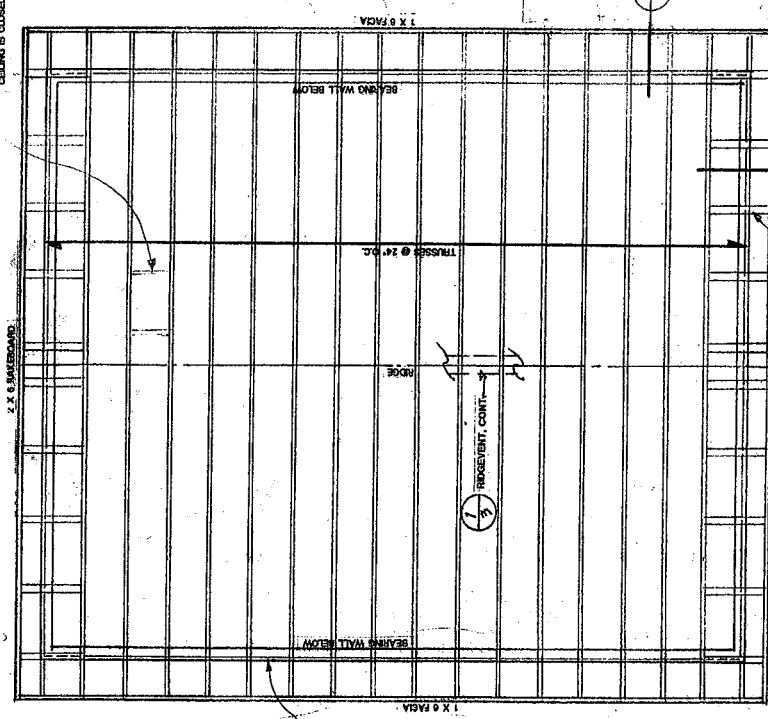
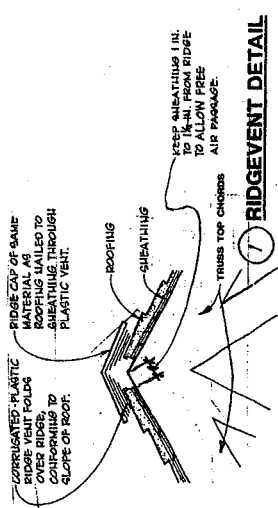
☐ CEILING MOUNTED LIGHT FIXTURE

110 VOLT DUPLEX OUTLET

EXTERIOR WALL-MTD. LIGHT FIXTURE

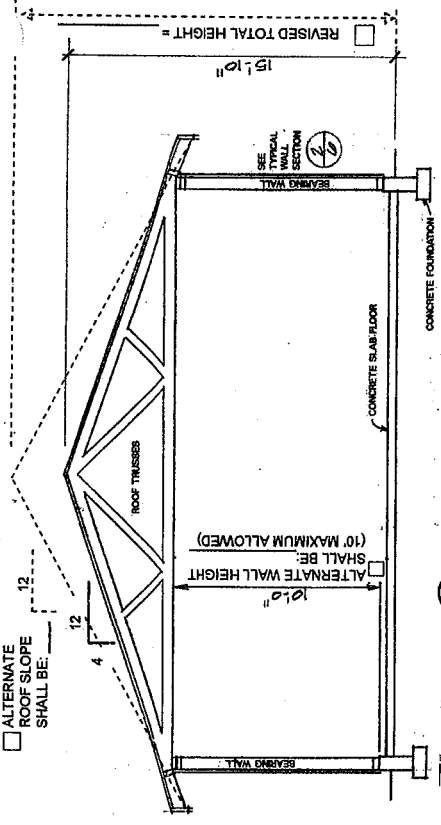
ELECTRIC PANEL OR SUB-PANEL

SECRET

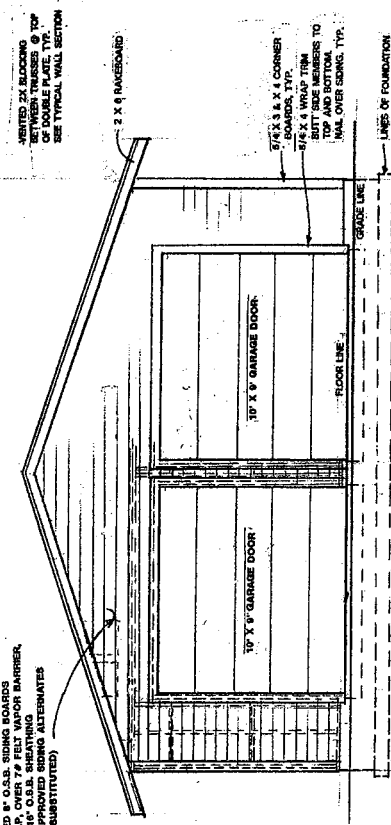


NOTE: SUPERIOR DATA AND DIMENSIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER AND SHALL BE STATE APPROVED.
FOR ROOF SLOPE, SEE EXTERIOR ELEVATIONS.
ARROW LINE INDICATIONS ILLUSTRATE EXTENT OF SPANNING MEMBERS, NOT DIRECTION OF SPAN.

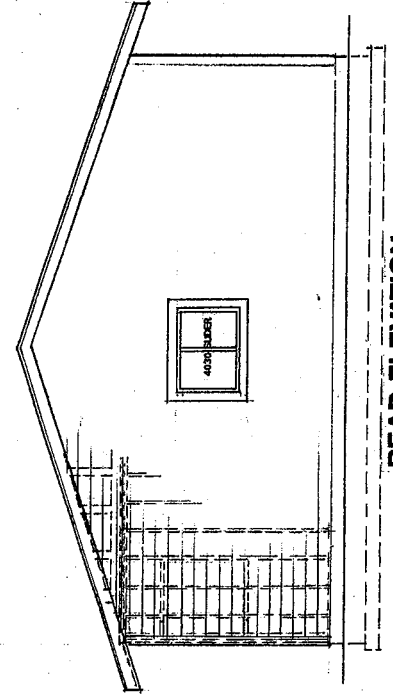
NOTE: WINDOW SIZES INDICATED ARE MINIMUM SIZES. MATCH WITH AVAILABLE PRODUCTS. USE NEAREST DIMENSIONS, TYP.
NOTE: DOOR AND DOOR LOCATIONS SEE FLOOR PLANS FOR CENTERLINE DIMENSIONS.
NOTE: EXTERIOR DOORS SHALL BE WEATHERSTRIPPED PER APPLICABLE LOCAL CODES. FLASH ABOVE DOORS AND WINDOWS.



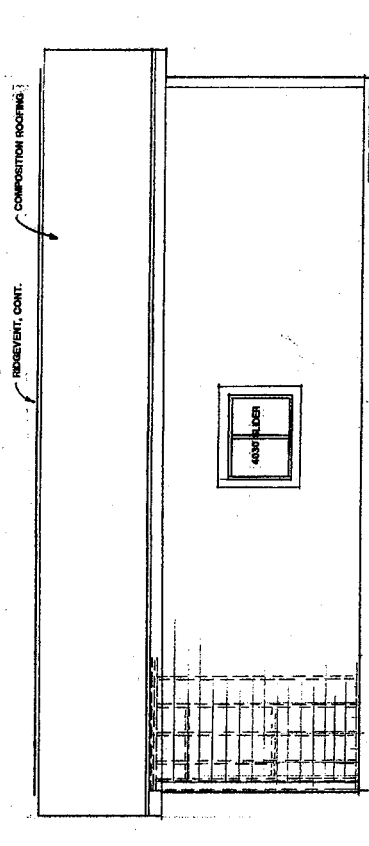
NOTE: CROSS-SECTIONS ILLUSTRATE GENERAL STRUCTURE OF BUILDING. SEE TYPICAL WALL SECTION AND RESPECTIVE FRAMING PLANS.
ALTERNATE BEARING: 7/16" TEXTURED O.S.B. PANELS OVER 150 FEET VAPOR BARRIER.
SEWING: 1" X 6" O.S.B. BEARING BOARDS WITH 1/2" CORP 7/16" VAPOR BARRIER OVER 7/16" O.S.B. SHEATHING (CODE APPROVED BIDDING ALTERNATES MAY BE SUBSTITUTED)



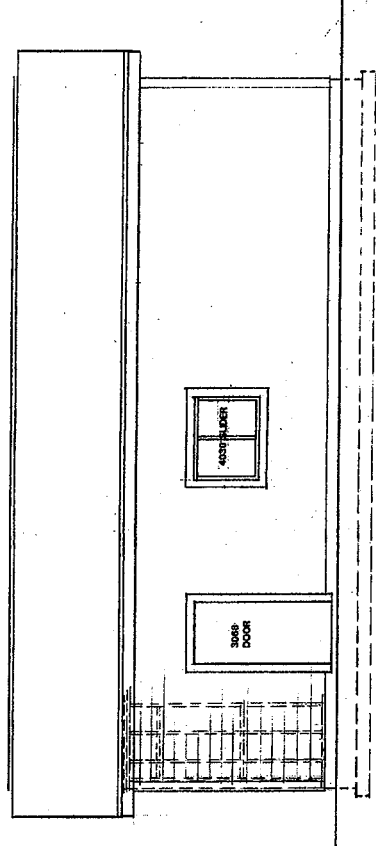
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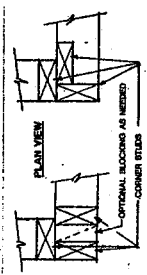
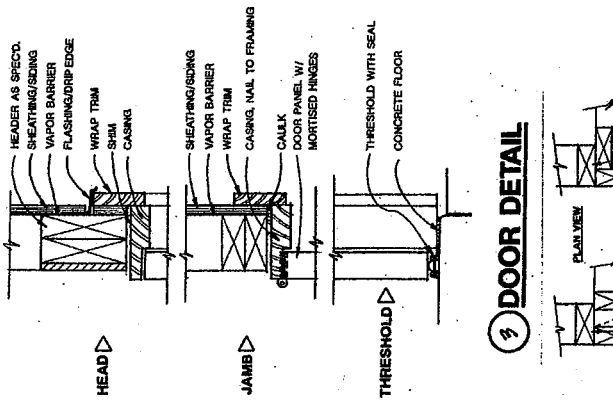
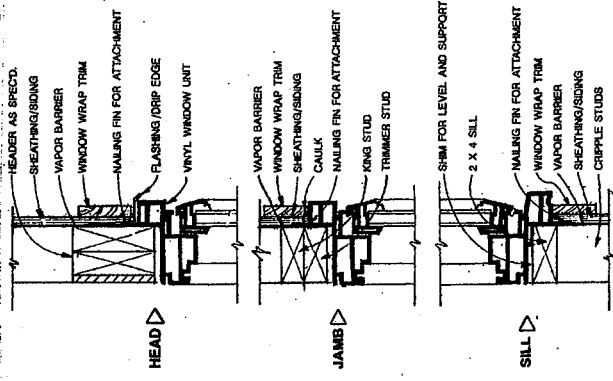
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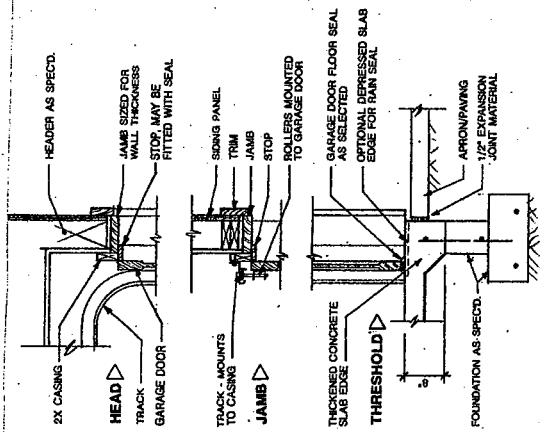
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

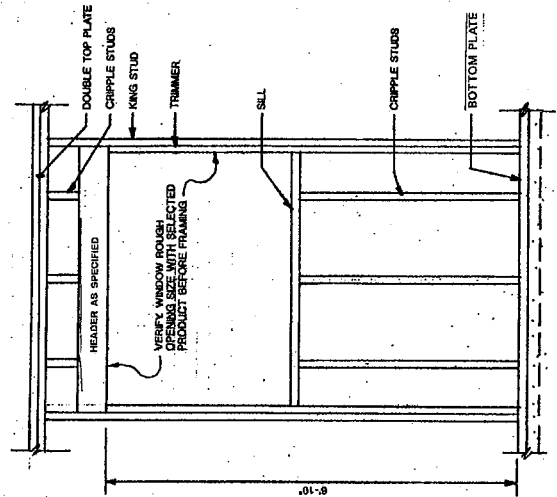
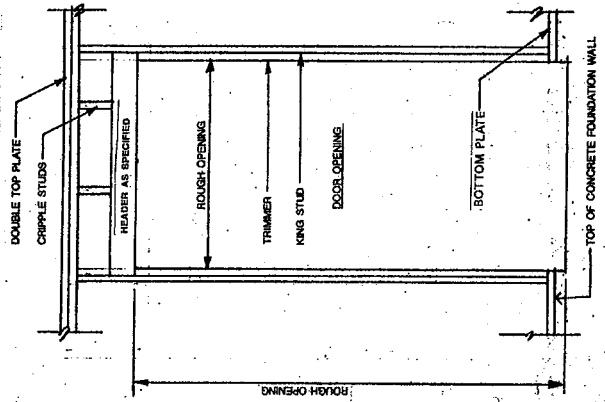
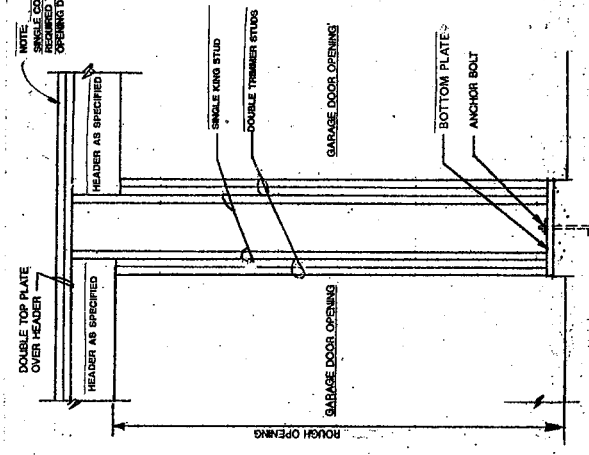


4 GARAGE DOOR DETAIL
3/4" = 1'-0"



NOTE: DOOR AND WINDOW COMPONENTS SHOWN ARE GENERIC AND ACTUAL PRODUCTS MAY VARY SLIGHTLY IN CONFIGURATION.

NOTE: SINGLE CONT. TOP PLATE MAY BE USED IF REQUIRED TO HAVE SUFFICIENT VERTICAL OPENING DIMENSION



5 GARAGE DOOR SEPARATOR FRAMING DETAIL

4 DOOR FRAMING DETAIL

1 WINDOW FRAMING DETAIL



- FASTENING REQUIREMENTS -

[illegible]

TABLE 1 (REVISED)			
FASTENERS SCHEDULE FOR ROOF STRUCTURES - MEMBERS			
ITEM	DESCRIPTION OF FASTENER ELEMENT	MINIMUM ALLOWED TYPE OF FASTENER	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, two nail	3-6d (15" x 0.1137)	—
2	Ceiling joists to plate, two nail	3-6d (15" x 0.1137)	—
3	Outlet joists not attached to parallel rafters, lap over joist, two nail	3-10d	—
4	Ceiling joists not attached to parallel rafters, lap over joist, two nail	3-10d (15" x 0.1287)	—
5	Header to plate, two nail	3-10d (15" x 0.1287)	—
6	Header to ridge, valley or hip rafter, two nail	2-16d (15" x 0.1587)	—
		4-16d (15" x 0.1587)	—
		5-16d (15" x 0.1587)	—
Wall			
7	Blocking between studs	16d (17" x 0.1287)	24" oc.
8	Blocking between studs with 1/2" spacer	16d (17" x 0.1137)	18" oc. along each side
9	Conditioned header to stud, two nail	3-6d (15" x 0.1137)	18" oc. along each side
10	Conditioned header to stud, two nail	4-6d (15" x 0.1137)	24" oc.
11	Double top plate, two nail	16d (17" x 0.1287)	24" oc.
12	Double top plate, two nail	16d (17" x 0.1287)	24" oc.
13	Double top plate, minimum, all-rafters, offset end of joists, two nail in lap end	8-16d (17" x 0.1287)	—
14	Double top plate to plate or blocking, two nail	16d (15" x 0.1137)	18" oc.
15	Double top plate to plate or blocking at band end, two nail	3-16d (15" x 0.1137)	18" oc.
16	Stud to sole plate, two nail	3-6d (15" x 0.1137)	—
		3-16d (15" x 0.1137)	—
17	Top or sole plate to stud, end nail	2-16d (15" x 0.1137)	—
18	Top plate, joist to truss and interruption, two nail	2-16d (15" x 0.1287)	—
19	1" truss to stud nail and plate, two nail	2-6d (15" x 0.1137)	—
20	1" x 6" blocking to each header, two nail	2-6d (15" x 0.1137)	—
21	1" x 6" blocking to each header, two nail	2-6d (15" x 0.1137)	—
		2-6d (15" x 0.1137)	—
22	When 1" x 6" blocking to each header, two nail	3-6d (15" x 0.1137)	—
		4-6d (15" x 0.1137)	—
Floor			
23	Plate to sill or girder, two nail	3-6d (15" x 0.1137)	—
24	1" x 6" addition or toe to each plate, four nail	2-6d (15" x 0.1137)	—
25	1" x 6" addition or toe to each plate, four nail	2-6d (15" x 0.1137)	—
26	1" x 6" addition to plate or girder, three nail and two nail	2-6d (15" x 0.1137)	—
27	2" x 6" addition to plate or girder, three nail (not applicable also)	16d (17" x 0.1287)	—
28	2" x 6" addition to plate or girder, three nail - floor & roof	2-16d (15" x 0.1587)	—
		4-16d (15" x 0.1587)	—
29	2" x 6" addition to plate or girder, three nail	16d (17" x 0.1287)	—
		3-16d (15" x 0.1137)	—
		4-16d (15" x 0.1137)	—

[illegible]

TABLE 1. PROPOSED RESEARCH AND DEVELOPMENT WORKS TO BE COMPLETED BY THE RESEARCH GROUPS									
RESEARCH GROUP	RESEARCH AREA	PROPOSED RESEARCH TOPICS	PROPOSED RESEARCH METHODS	PROPOSED RESEARCH DURATION (MONTHS)	PROPOSED RESEARCH BUDGET (\$1000)	PROPOSED RESEARCH BUDGET (\$1000)	PROPOSED RESEARCH BUDGET (\$1000)	PROPOSED RESEARCH BUDGET (\$1000)	PROPOSED RESEARCH BUDGET (\$1000)
RESEARCH GROUP 1	RESEARCH AREA 1	PROPOSED RESEARCH TOPICS 1	PROPOSED RESEARCH METHODS 1	PROPOSED RESEARCH DURATION (MONTHS) 1	PROPOSED RESEARCH BUDGET (\$1000) 1	PROPOSED RESEARCH BUDGET (\$1000) 1	PROPOSED RESEARCH BUDGET (\$1000) 1	PROPOSED RESEARCH BUDGET (\$1000) 1	PROPOSED RESEARCH BUDGET (\$1000) 1
RESEARCH GROUP 2	RESEARCH AREA 2	PROPOSED RESEARCH TOPICS 2	PROPOSED RESEARCH METHODS 2	PROPOSED RESEARCH DURATION (MONTHS) 2	PROPOSED RESEARCH BUDGET (\$1000) 2	PROPOSED RESEARCH BUDGET (\$1000) 2	PROPOSED RESEARCH BUDGET (\$1000) 2	PROPOSED RESEARCH BUDGET (\$1000) 2	PROPOSED RESEARCH BUDGET (\$1000) 2
RESEARCH GROUP 3	RESEARCH AREA 3	PROPOSED RESEARCH TOPICS 3	PROPOSED RESEARCH METHODS 3	PROPOSED RESEARCH DURATION (MONTHS) 3	PROPOSED RESEARCH BUDGET (\$1000) 3	PROPOSED RESEARCH BUDGET (\$1000) 3	PROPOSED RESEARCH BUDGET (\$1000) 3	PROPOSED RESEARCH BUDGET (\$1000) 3	PROPOSED RESEARCH BUDGET (\$1000) 3
RESEARCH GROUP 4	RESEARCH AREA 4	PROPOSED RESEARCH TOPICS 4	PROPOSED RESEARCH METHODS 4	PROPOSED RESEARCH DURATION (MONTHS) 4	PROPOSED RESEARCH BUDGET (\$1000) 4	PROPOSED RESEARCH BUDGET (\$1000) 4	PROPOSED RESEARCH BUDGET (\$1000) 4	PROPOSED RESEARCH BUDGET (\$1000) 4	PROPOSED RESEARCH BUDGET (\$1000) 4
RESEARCH GROUP 5	RESEARCH AREA 5	PROPOSED RESEARCH TOPICS 5	PROPOSED RESEARCH METHODS 5	PROPOSED RESEARCH DURATION (MONTHS) 5	PROPOSED RESEARCH BUDGET (\$1000) 5	PROPOSED RESEARCH BUDGET (\$1000) 5	PROPOSED RESEARCH BUDGET (\$1000) 5	PROPOSED RESEARCH BUDGET (\$1000) 5	PROPOSED RESEARCH BUDGET (\$1000) 5

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