DETACHED GARAGE — 24'-0" × 24'-0"

Plan RS-261107-8B2F · Designed by the owner using the RASE Services garage configurator (Sample Owner) · 2026-11-07

PROJECT DATA

Building use	Private detached garage (accessory building)
Outside dimensions	24'-0" wide × 24'-0" deep (to outside of framing)
Footprint area	576 ft² / 53.5 m²
Wall / ceiling height	9'-0" top of slab to top of wall plate
Roof	Gable, 6/12 pitch, gable end at front, 12" overhangs, you may need to get engineered roof trusses
Siding	Horizontal lap (style shown is illustrative; material by owner)
Roofing	Asphalt shingles shown (illustrative; roofing material by owner)
Ridge height (approx.)	15'-0" above slab (excl. truss heel/fascia)
Wall framing	2x6 studs @ 16" o.c., double top plate, treated sill plate
Roof framing	Engineered wood trusses @ 24" o.c. by truss manufacturer
Openings	2 overhead door(s), 1 man door(s), 2 window(s) — see A.03
Floor	Concrete slab on grade — see Slab-on-grade detail notes (this sheet) and A.07 typical foundation details

SHEET INDEX

A.01 Cover

A.02 Code and loft stairs note

A.03 Floor plan, doors and windows

A.04 Elevations

A.05 Header and sill schedule

A.06 Header details and construction materials

A.07 Foundation

GENERAL NOTES

1. This plan must be reviewed for compliance with the building code in force where the garage will be built (e.g. National Building Code of Canada or provincial code; IRC or state code in the US), local zoning, setbacks and by-laws. The owner is responsible for obtaining all permits.

2. This drawing is not engineered. An engineer's or designer's stamp may be required by the authority having jurisdiction, particularly for walls over 10 ft, large door openings, high snow loads or larger buildings.

3. Verify all dimensions on site before construction. Do not scale drawings — written dimensions govern.

4. Exterior walls: 2x6 studs @ 16" o.c. with sheathing, sheathing membrane and siding per code. Where permitted, 2x4 studs may be used; this gains about 2" of interior space per wall but window/door jambs must be adjusted.

5. Roof trusses to be designed and supplied by a truss manufacturer for local snow and wind loads; provide truss layout and drawings to the building official when required.

6. Headers, jack/king studs and sills: see sheet A.05 (a guide, not engineered) and the typical construction details on sheet A.06. Code, loft and stair notes: see sheet A.02. Overhead door openings require a properly braced portal wall.

7. Overhead doors limited to 10' wide on the front and 12' on the rear per local requirement — confirm with your municipality.

8. Foundation and slab to suit local soil and frost depth per code — see Slab-on-grade detail notes and sheet A.07 (typical details, not engineered).

9. Electrical, plumbing, heating and ventilation are not included and must be installed by qualified persons under separate permit where required.

10. Finished ceiling height assumed approximately equal to the wall height shown (9'-0").

11. Material and construction costs are not part of the drawing sheets. See the Material list page for a materials takeoff and an approximate regional cost range. That estimate is approximate, covers materials only (no labour, erection, equipment, delivery, permits or taxes), and is not a quote; prices may vary by your region or your supplier. Final figures come from a site visit or a formal quote from your supplier or builder.

SITE NOTE

Permit requirements and size thresholds for accessory buildings vary by municipality, province and state. Confirm with your local building or planning office. Attach a site plan showing property lines, setbacks and the garage location where required.

SLAB-ON-GRADE DETAIL NOTES

All sizes, thicknesses and spacings below are typical and subject to local code, soil conditions and frost depth.

1. Base: compacted granular base, typically about 6" of crushed stone.

2. Vapour barrier: poly vapour barrier under the slab, often 6 or 10 mil. Rigid insulation under the slab is optional.

3. Slab: typically 4" minimum for a standard garage, using 3,000–3,500 psi concrete. Where a car lift is installed, thicken the slab at the lift to the lift maker's requirement, often 5–6" (see Car-lift note 4).

4. Reinforcement: welded wire mesh, rebar or fibre reinforcement, with mesh or rebar kept in the middle of the slab depth.

5. Edge / foundation: thickened slab edge, or a separate frost wall and footing, taken down to local frost depth or frost-protected with insulation per code.

6. Control joints: saw-cut about 1/4 of the slab depth, typically every 10–12 ft each way, kept clear of the lift's anchor bolts.

7. Slope: slope the floor slightly toward the overhead door, typically about 1/8" to 1/4" per foot.

8. Anchor bolts: 1/2" (12.7 mm) anchor bolts (or approved straps) fasten the treated sill plate to the slab or foundation: OBC 9.23.6.1 max. 2.4 m (7'-10") o.c., min. 100 mm embedment, within 300 mm of plate ends; IRC R403.1.6 max. 6' o.c., 7" embedment, within 12" of plate ends.

CAR LIFT: Confirm the lift maker's slab and anchor requirements before you pour, and don't put a control joint

GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
SCALE	**N.T.S.**
WALL / CEILING HT.	**9'-0"**

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

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Notes: see sheet A.02 General notes. Verify all dimensions on site.

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SHEET TITLE
COVER

A.01

SHEET 1 OF 7

SAMPLE

CODE, LOFT & STAIR NOTES

Typical notes, not engineered. Code references are OBC 2024 Part 9 (same as NBC 2020) with IRC 2021 equivalents — confirm current values with your building department.

LOFT STAIRS

Not applicable — this plan has no loft.

CODE NOTES (ALL GARAGES)

1. DETACHED ONLY: This plan is for a detached garage. An attached garage needs a gas-tight separation from the house, a self-closing weatherstripped door and gypsum board protection (OBC 9.10.9.16 / IRC R302.5–R302.6). Those details are not part of this plan.

2. NEAR A PROPERTY LINE: For walls within 1.2 m (4') of a property line, confirm the allowed windows and doors and the wall fire rating (OBC 9.10.14 / 9.10.15).

3. DESIGN LOADS: Record your site's snow and wind loads from OBC SB-1 (or your local code) in the title block. The A.05 header guide assumes a specified snow load of 2.5 kPa (IRC 50 psf ground snow); where your site is higher, all headers must be sized by an engineer.

4. ANCHOR BOLTS: 1/2" (12.7 mm) bolts at max. 2.4 m (7'-10") o.c., min. 100 mm embedment, within 300 mm of plate ends (OBC 9.23.6.1). IRC R403.1.6: max. 6' o.c., 7" embedment, within 12" of plate ends.

5. FROST DEPTH: Typically 1.2 m (4'-0") in Ontario (OBC 9.12.2.2). Confirm with your municipality.

6. IF HEATED OR INSULATED: Insulation, air barrier and vapour barrier per OBC 9.25.

7. VENTILATION: Roof / attic ventilation per OBC 9.19.1 (min. 1:300 of the insulated ceiling area).

GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
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PLAN NO.	**RS-261107-8B2F**
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SCALE	**N.T.S. (notes)**
WALL / CEILING HT.	**9'-0"**

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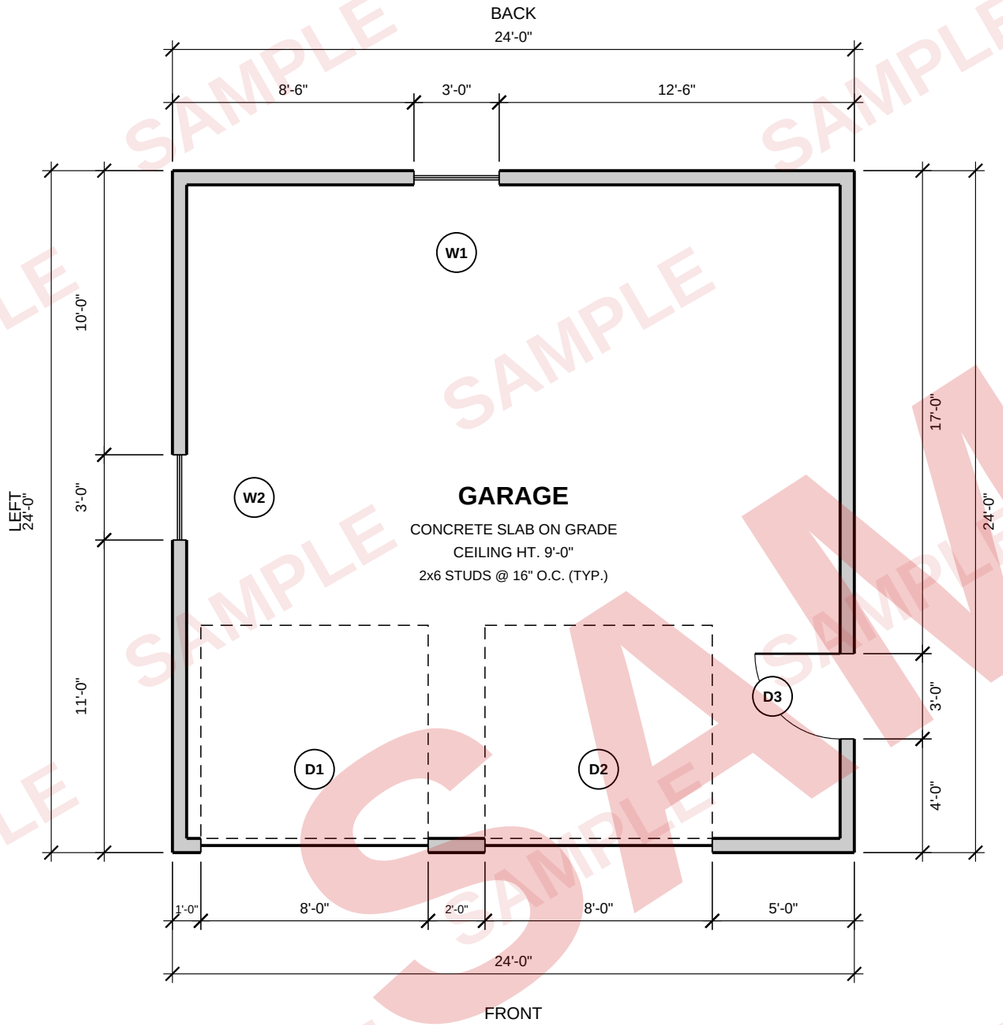
SHEET TITLE
CODE AND LOFT STAIRS NOTE

A.02

SAMPLE

FLOOR PLAN

Scale: 3/16" = 1'-0" · Front of garage at bottom



N

Orient north on site plan

DOOR & WINDOW SCHEDULE

MARK	TYPE	SIZE (W × H)	WALL	HEAD / SILL
D1	Overhead door	8'-0" × 7'-0"	Front	H 7'-0"
D2	Overhead door	8'-0" × 7'-0"	Front	H 7'-0"
D3	Ext. man door	36" × 80"	Right	H 6'-8"
W1	Window	36" × 36"	Back	H 6'-8" / S 3'-8"
W2	Window	36" × 36"	Left	H 6'-8" / S 3'-8"

- Sizes are nominal unit sizes; rough openings per manufacturer.
- Window and man-door heads at 6'-8" above slab unless noted.
- Overhead doors: sectional, track/opener per manufacturer.
- Man door: insulated steel, outswing/inswing per owner; swing shown inward.
- Headers, jack/king studs and sills: see A.05 header & sill schedule.
- Windows in garages: check spatial separation (limiting distance) rules if close to a property line.

PLAN LEGEND

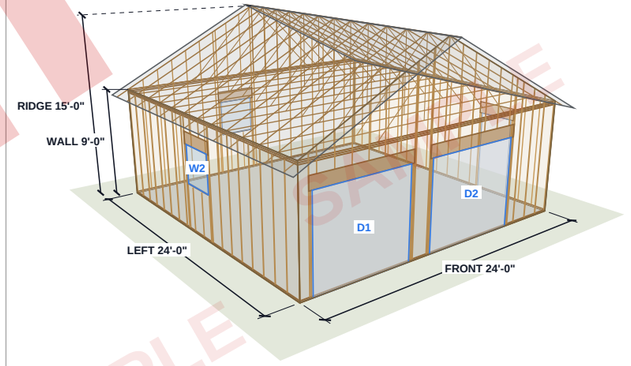
2x6 exterior wall (6" drawn)

Overhead door (open position)

D/W Door / window mark (see schedule)

PERSPECTIVE (not to scale)

View from the front-left corner



GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
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DESIGN LOADS (OBC SB-1 / LOCAL CODE)
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PLAN NO.	**RS-261107-8B2F**
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WALL / CEILING HT.	**9'-0"**

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SHEET TITLE
FLOOR PLAN, DOORS AND WINDOWS

A.03

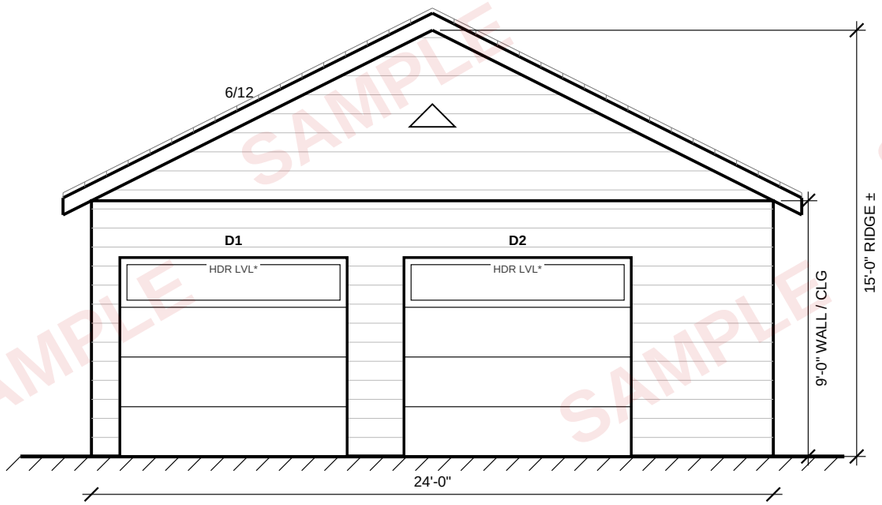
SHEET 3 OF 7

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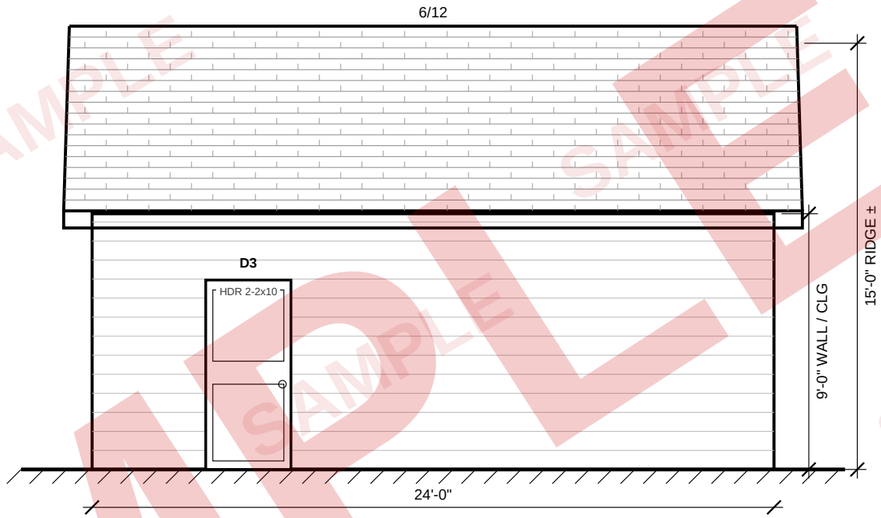
SAMPLE

ELEVATIONS

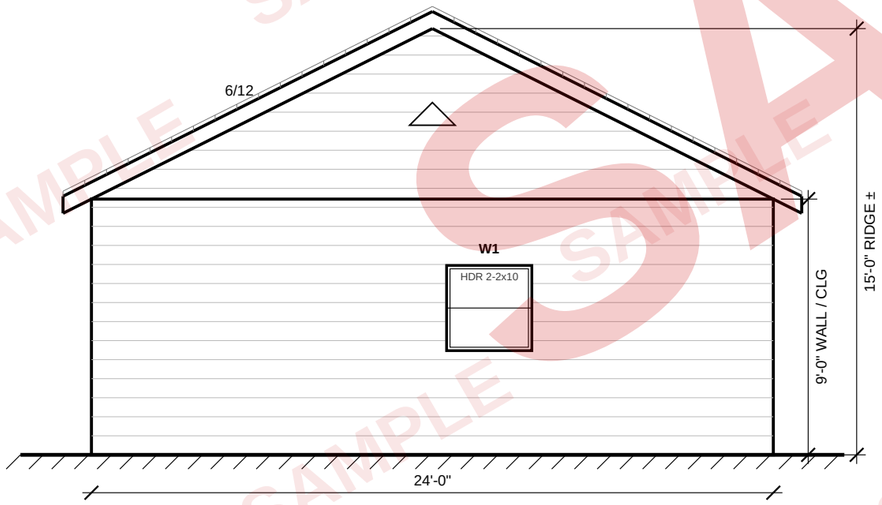
Scale: 3/16" = 1'-0" · Wall height 9'-0" (top of slab to top of plate) · Roof 6/12 · HDR = header (see A.05); LVL* = engineered beam by supplier, sized by engineer



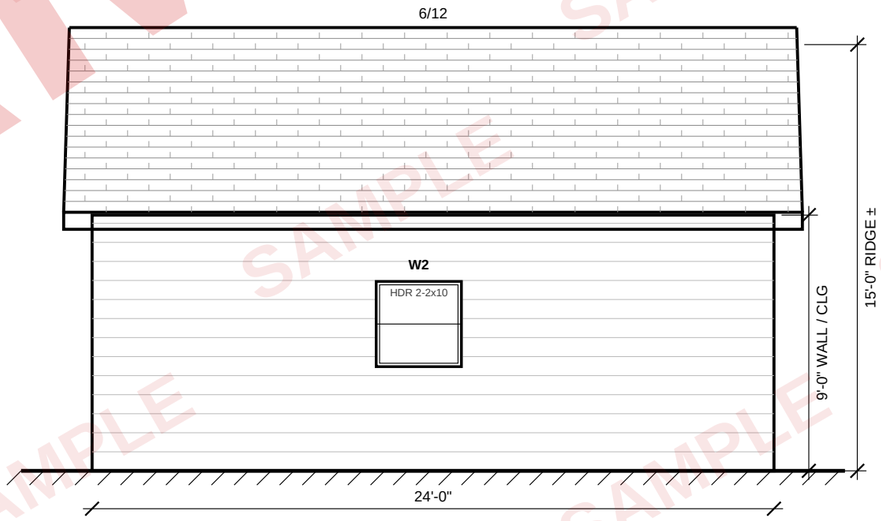
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
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WALL / CEILING HT.	**9'-0"**

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SHEET TITLE
ELEVATIONS

A.04

SAMPLE

HEADER & SILL SCHEDULE

2x6 exterior walls @ 16" o.c., wood roof trusses @ 24" o.c., roof and ceiling only (no floor above). Truss span 24'-0" (trusses bear on the left & right walls).

HEADER SCHEDULE — OPENINGS IN THIS PLAN

MARK	TYPE / SIZE	WALL	ROUGH OPENING (W × H)	HEADER (2x6 WALL)	JACK / KING STUDS EACH END	SILL
D1	Overhead door 8' × 7'	Front (gable end)	8'-0" × 7'-0" (typ.)	LVL / engineered beam by supplier — sized by engineer	per engineer / supplier (min. 2) jack / 2 king	None — slab edge / door stop & weatherseal
D2	Overhead door 8' × 7'	Front (gable end)	8'-0" × 7'-0" (typ.)	LVL / engineered beam by supplier — sized by engineer	per engineer / supplier (min. 2) jack / 2 king	None — slab edge / door stop & weatherseal
D3	Man door 36" × 80"	Right (bearing)	3'-2" × 6'-10 1/2" (typ.)	2-2x10 (2-38×235 mm), No. 1/No. 2 — one size over table min. 2-2x8	2 jack / 1 king	None — threshold on slab (sill gasket / sloped threshold)
W1	Window 36" × 36"	Back (gable end)	3'-0 1/2" × 3'-0 1/2" (typ.)	2-2x10 (2-38×235 mm), No. 1/No. 2 — one size over table min. 2-2x8	2 jack / 1 king	1 flat 2x6, cripples @ 16" o.c.
W2	Window 36" × 36"	Left (bearing)	3'-0 1/2" × 3'-0 1/2" (typ.)	2-2x10 (2-38×235 mm), No. 1/No. 2 — one size over table min. 2-2x8	2 jack / 1 king	1 flat 2x6, cripples @ 16" o.c.

HEADER GUIDANCE BY SPAN (REFERENCE — ALL BUCKETS)

ROUGH OPENING UP TO	HEADER (ONE SIZE OVER MIN.)	TABLE MINIMUM (BOTH CODES)	JACKS EACH END	KINGS EACH END (IRC R602.7.5)	USED FOR
3'-0"	2-2x10 (2-38×235 mm)	2-2x8	2	1	small windows
4'-0"	2-2x10 (2-38×235 mm)	2-2x8	2	1	windows to 36", man doors
6'-0"	3-2x12 (3-38×286 mm)	3-2x10	2	2	windows to 48"
8'-0"	LVL / engineered beam by supplier — sized by engineer	none fits a 2x6 wall (4-ply 2x12 = 6" thick)	per engineer / supplier (min. 2)	2	8' overhead doors
9'-0"	LVL / engineered beam by supplier — sized by engineer	none fits a 2x6 wall (4-ply 2x12 = 6" thick)	per engineer / supplier (min. 2)	3	9' overhead doors
10'-0"	LVL / engineered beam by supplier — sized by engineer	none fits a 2x6 wall (4-ply 2x12 = 6" thick)	per engineer / supplier (min. 2)	3	10' overhead doors (front max)
12'-0"	LVL / engineered beam by supplier — sized by engineer	none fits a 2x6 wall (4-ply 2x12 = 6" thick)	per engineer / supplier (min. 2)	3	12' overhead doors (rear max)
16'-0"	LVL / engineered beam by supplier — sized by engineer	none fits a 2x6 wall (4-ply 2x12 = 6" thick)	per engineer / supplier (min. 2)	4	14'–16' overhead doors (side walls only)
18'-0"	LVL / engineered beam by supplier — sized by engineer	none fits a 2x6 wall (4-ply 2x12 = 6" thick)	per engineer / supplier (min. 2)	4	18' overhead doors (side walls only)
over 18'	LVL / engineered beam by supplier — sized by engineer	beyond tables	per engineer	per engineer	20' overhead doors (side walls only)

NOTES

1. Header sizes are based on IRC 2021 Table R602.7(1) and OBC 2024 / NBC 2020 Part 9 lintel span tables (9.23.12.3.-A to -C, 9.23.4.2.-L) and selected one size larger than the minimum for snow loads up to 50 psf ground snow (IRC) / 2.5 kPa specified snow load (OBC/NBC). They are a guide only and are not engineered. Your building department, a qualified designer (BCIN in Ontario) or a professional engineer must confirm all structural members before construction.

2. Design basis: IRC 2021 Table R602.7(1) (50 psf ground snow, 36 ft building width) and OBC 2024 / NBC 2020 Span Tables 9.23.12.3.-A to -C and 9.23.4.2.-L (2.5 kPa specified snow load, 4.9 m supported length). Built-up headers No. 1/No. 2 S-P-F, D.Fir-L or Hem-Fir; the lowest species value in each table was used. Spans are clear spans (rough opening). Where the snow load is above 50 psf ground snow (IRC) or 2.5 kPa specified snow load (OBC/NBC), where truss spans exceed 9.8 m (32'-1"), or where girder trusses or point loads bear on a header, headers must be engineered.

3. 8' and wider openings: the code tables have no 2-ply or 3-ply sawn header that meets this basis and fits a 2x6 wall, so an LVL / glulam / engineered beam supplied and sized by the supplier or an engineer is required (shown as LVL*).

4. Fill 2-ply and 3-ply headers to the 5-1/2" wall thickness with rigid insulation or a plywood spacer per local practice. Bearing: min. 38 mm (1-1/2") for spans to 3 m, 76 mm (3") over 3 m (OBC Span Tables 9.23.12.3., note 4).

5. Gable-end (non-bearing) walls use the same sizes as bearing walls (conservative).

6. Sills: window rough sill = flat 2x6 (single up to 4'-0" rough opening, doubled over 4'-0") with cripples @ 16" o.c. — more than AWC WFCM 2015 High Wind Guide Table 10 (1 flat 2x6 to 8 ft). Overhead and man doors have no framed sill: the door sits on the slab; detail slab edge, threshold and weatherseal per manufacturer.

7. Rough openings shown are typical (window +1/2", pre-hung man door +2" W / +2-1/2" H, sectional door = door size). Confirm with the door/window manufacturer.

SOURCES

- IRC 2021 Table R602.7(1) — header spans, exterior bearing walls (roof and ceiling) — https://up.codes/viewer/arkansas/irc-2021/chapter/6/wall-construction
- IRC 2021 Table R602.7.5 — full-height studs at each end of headers — https://up.codes/s/supports-for-headers
- OBC 2024 9.23.12.3 and Span Tables 9.23.12.3.-A/-B/-C (= NBC 2020) — https://codeindex.ca/article/9.23.12.3
- OBC 2024 Span Table 9.23.4.2.-L — built-up lintels, roof and ceiling only — https://codeindex.ca/article/9.23.4.2
- AWC WFCM 2015 High Wind Guide 115 mph Exp. C, Table 10 (window sill plates) — https://awc.org/wp-content/uploads/2021/12/AWC-WFCM2015-HWG115C-1703.pdf

SEE DETAIL SHEET A.06 FOR HOW TO BUILD THE HEADERS AND SILLS.

GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
SCALE	**N.T.S. (tables)**
WALL / CEILING HT.	**9'-0"**

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

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OWNER-DESIGNED DRAFT — NOT FOR CONSTRUCTION UNTIL YOUR LOCAL BUILDING DEPARTMENT ISSUES A PERMIT

SHEET TITLE
HEADER AND SILL SCHEDULE

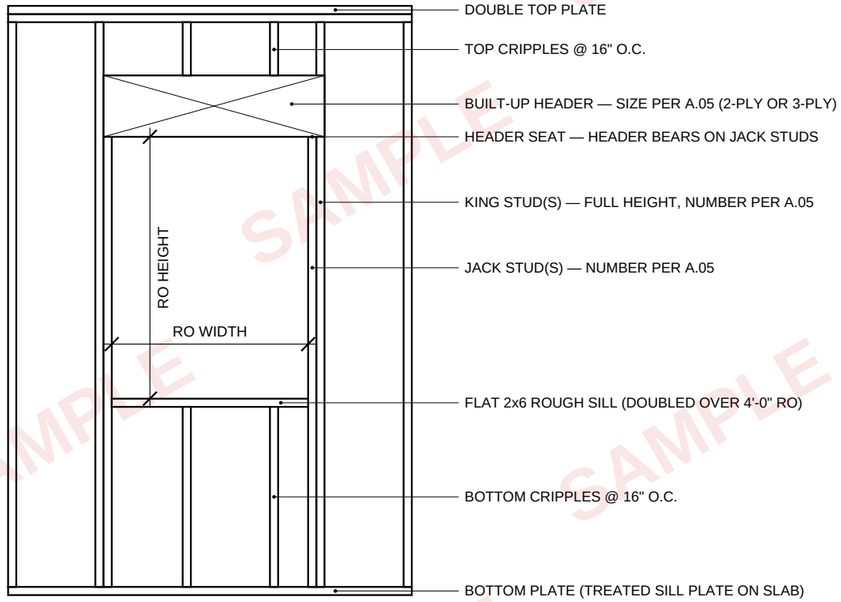
A.05

SAMPLE

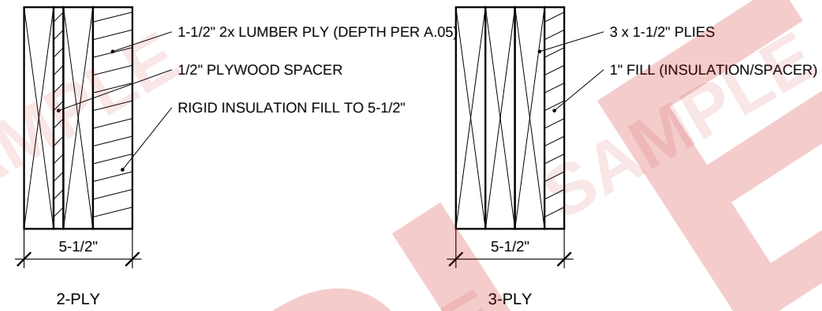
HEADER & SILL CONSTRUCTION DETAILS (TYPICAL — NOT ENGINEERED)

2x6 exterior wall (5-1/2") · header sizes, jack and king studs: see the schedule on sheet A.05 · details not to scale

1 TYPICAL WINDOW ROUGH OPENING — 2x6 WALL (ELEVATION)



2 BUILT-UP HEADER CROSS-SECTIONS (5-1/2" WALL)



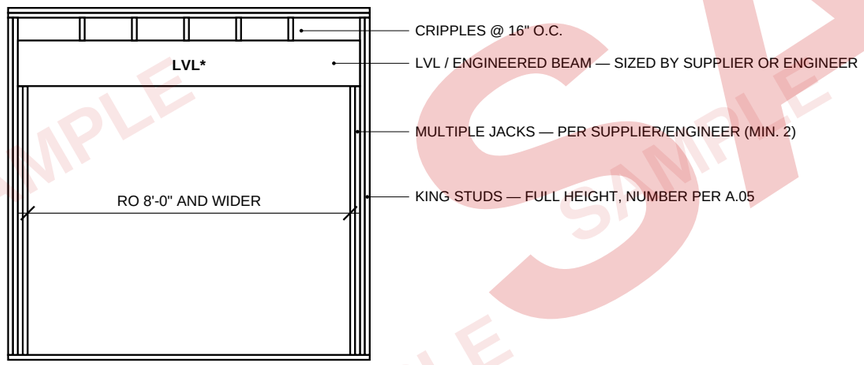
Fill 2-ply and 3-ply headers to the 5-1/2" wall thickness with rigid insulation or a plywood spacer, per local practice.

Nail the plies together per the nailing schedule of the code that applies (IRC Table R602.3(1) / OBC 9.23.3.). This guide does not set a nailing pattern.

Bearing: min. 1-1/2" (38 mm) for spans up to 3 m, and 3" (76 mm) over 3 m (OBC Span Tables 9.23.12.3., note 4).

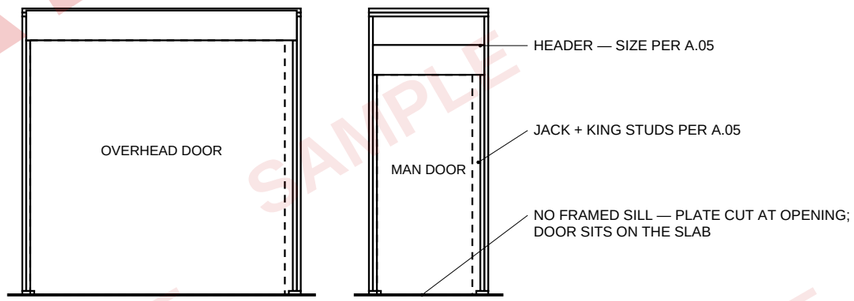
Built-up headers: No. 1/No. 2 S-P-F, D.Fir-L or Hem-Fir, sized one size over the table minimum (see A.05).

3 LVL / ENGINEERED HEADER — 8'-0" AND WIDER OPENINGS



* LVL = laminated veneer lumber, supplied and sized by the supplier or an engineer.

4 OVERHEAD & MAN DOOR JAMB / HEAD — NO FRAMED SILL



Overhead door: rough opening = door size; door seats on the slab edge with a door stop and bottom weatherseal per the door manufacturer.

Man door: pre-hung rough opening +2" W / +2-1/2" H; sill gasket / sloped threshold on the slab, per the door manufacturer.

Overhead door openings need a properly braced portal wall (see A.01 general notes).

NOTE: These header and sill details are typical only and must be checked by a structural engineer before construction.

Read the disclaimer on the last page before using this drawing.

GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
SCALE	**N.T.S. (details)**
WALL / CEILING HT.	**9'-0"**

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

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SHEET TITLE
HEADER DETAILS AND CONSTRUCTION MATERIALS

A.06

SHEET 6 OF 7

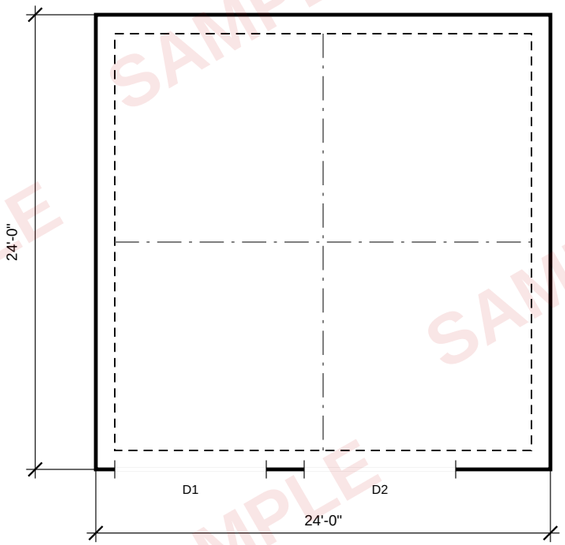
SAMPLE

FOUNDATION — TYPICAL DETAILS (NOT ENGINEERED)

Slab on grade with a thickened edge (Detail A) or, where required, a frost wall and footing (Detail B, alternate). Typical only — verify with local code, soil and frost depth.

SLAB PLAN

Scale: 1/8" = 1'-0"



FRONT

– – – – – Inside line of thickened edge — 12" wide × 10" deep typical (Detail A)

—— · —— · Saw-cut control joints, schematic: about 12'-0" × 12'-0" bays (max. 12'-0"), cut 1/4 of slab depth within 24 h

D1, D2 … = door openings (see A.03). Slab edge / threshold at overhead doors per door maker.

FOUNDATION NOTES

1. NOT ENGINEERED — typical details only. Some jurisdictions require an engineered or stamped foundation (e.g. large spans, poor soils, high snow loads, buildings over ~55 m² in Ontario without a BCIN/owner exemption, or any dimension over ~12 m / truss span over ~9.8 m).

2. Slab 4" min. on 6" compacted crushed stone and 6 mil (or 10 mil) poly. Concrete typically 32 MPa / 3,000–3,500 psi, air-entrained where exposed to freeze-thaw or de-icing salts.

3. Reinforcement: 6x6 welded wire mesh (W1.4×W1.4 or equiv.) or rebar / fibre per local practice, kept at mid-depth on chairs. Lap mesh one full square.

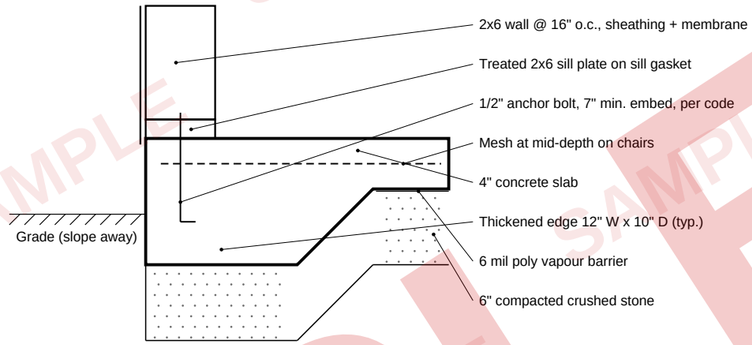
4. Thickened edge (Detail A) where permitted for accessory buildings; otherwise frost wall and footing to local frost depth (Detail B) or frost-protected shallow foundation with rigid insulation per code.

5. Owner/builder to fill in frost depth (typically 1.2 m / 4'-0" in Ontario — confirm with your municipality) and confirm soil bearing with the local building department or a geotechnical engineer.

6. Concrete, stone and mesh quantities — see the Material list page. Frost-wall concrete is not quantified.

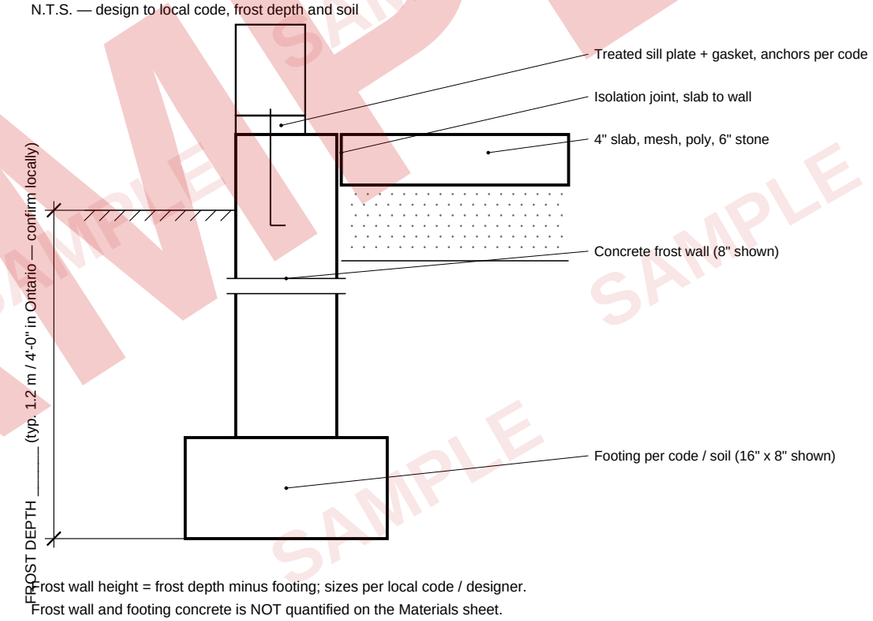
DETAIL A — THICKENED SLAB EDGE (TYPICAL)

N.T.S. — verify sizes locally



DETAIL B — FROST WALL + FOOTING (ALTERNATE)

N.T.S. — design to local code, frost depth and soil



Frost wall height = frost depth minus footing; sizes per local code / designer.

Frost wall and footing concrete is NOT quantified on the Materials sheet.

A frost-protected shallow foundation (rigid insulation) may be allowed by code.

Read the disclaimer on the last page before using this drawing.

GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER

Sample Owner

DRAWING TOOL

RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP

_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)

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PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
SCALE	**1/8" = 1'-0" (plan)**
WALL / CEILING HT.	**9'-0"**

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

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SHEET TITLE

FOUNDATION (NOT ENGINEERED)

A.07

SHEET 7 OF 7

SAMPLE

MATERIALS TAKEOFF — PRICES HIDDEN

Postal code / ZIP: (not entered) · Build location: Ontario (from postal code / ZIP) · Material prices not shown

Note: prices may vary by your region or your supplier. Materials only — approximate, not a quote.

A postal code / ZIP was not entered when this PDF was made — NO material dollar amounts are printed (including ready-mix concrete and mesh). Re-print after entering your postal code / ZIP on the Print step (or the Material estimate card) to unlock regional prices.

ITEM	QTY	UNIT	NOTES (no prices — enter postal code / ZIP to unlock)
SLAB			
Ready-mix concrete, 32 MPa air-entrained (C-2) — 4" slab + 10"×12" thickened edge (6.80 m³ + 8%)	7.5	m³	Canada Building Materials — East Region price list, Jan 2026 (Ontario)
Crushed stone base, 6" compacted *	18	tonne	* placeholder — get a local quote
6 mil poly under slab (1,000 sf roll) †	1	roll	† derived from Atlantic baseline (not local shelf)
Welded wire mesh 6x6, 4' x 8' sheet (+15% laps/cuts) †	21	sheet	† derived from Atlantic baseline (not local shelf)
Anchor bolt 1/2" x 10" with nut & washer (Simpson) @ 6' o.c. †	23	each	† derived from Atlantic baseline (not local shelf)
WALLS			
2x6x10' studs @ 16" o.c. (incl. corners, openings, +10%) †	95	each	† derived from Atlantic baseline (not local shelf)
2x6x14' plates (1 bottom, 2 top) †	22	each	† derived from Atlantic baseline (not local shelf)
Headers over openings (opening width + 1') *	30	lf of opening	* placeholder — get a local quote
7/16" OSB wall sheathing incl. gables †	35	sheet	† derived from Atlantic baseline (not local shelf)
Tyvek HomeWrap 9' x 100' (900 sf) †	2	roll	† derived from Atlantic baseline (not local shelf)
SIDING & TRIM			
Vinyl lap siding, Mitten Sentry Double 4" (8.33 sf/panel) — 858 sf net †	114	panel	† derived from Atlantic baseline (not local shelf)
Vinyl outside corner post 3" x 10' (Mitten) †	4	piece	† derived from Atlantic baseline (not local shelf)
J-trim at openings, rakes and eaves †	18	piece	† derived from Atlantic baseline (not local shelf)
Soffit & fascia, 12" overhangs (eaves + rakes) *	110	lf	* placeholder — get a local quote
ROOF			
Roof trusses 24'-0" span @ 24" o.c. (24'-0"/2 + 1, incl. 2 gable ends) — get a truss plant quote *	13	each	* placeholder — get a local quote
7/16" OSB roof sheathing (756 sf roof) †	26	sheet	† derived from Atlantic baseline (not local shelf)
Synthetic underlayment, IKO Roofgard 4' x 250' (1,000 sf) †	1	roll	† derived from Atlantic baseline (not local shelf)
Drip edge, aluminum 4" x 10' (eaves + rakes) †	12	piece	† derived from Atlantic baseline (not local shelf)
3-tab shingles — 7.6 sq × 3 + 15% †	27	bundle	† derived from Atlantic baseline (not local shelf)
Hip & ridge cap, IKO Hip & Ridge 12 (36.5 lf/bundle) †	1	bundle	† derived from Atlantic baseline (not local shelf)
Roofing nails 1" galv. coil (7,200/box) †	1	box	† derived from Atlantic baseline (not local shelf)
DOORS & WINDOWS			
D1 8' x 7' insulated sectional door (equiv. to Econo 8' x 7' insulated (R-6.6)) †	1	each	† derived from Atlantic baseline (not local shelf)
D2 8' x 7' insulated sectional door (equiv. to Econo 8' x 7' insulated (R-6.6)) †	1	each	† derived from Atlantic baseline (not local shelf)
D3 Steel exterior door 36" x 80", vinyl-clad jamb, inswing †	1	each	† derived from Atlantic baseline (not local shelf)
W1 Vinyl slider window 36" x 36" (GENTEK Regency) †	1	each	† derived from Atlantic baseline (not local shelf)
W2 Vinyl slider window 36" x 36" (GENTEK Regency) †	1	each	† derived from Atlantic baseline (not local shelf)
HARDWARE			
Framing nails 3-1/4" HDG spiral coil (2,500/box) †	1	box	† derived from Atlantic baseline (not local shelf)
Misc. fasteners & connectors (sheathing/siding nails, hurricane ties, sill gasket, flashing tape, caulk) *	576	ft² of floor	* placeholder — get a local quote
Quantities only — material prices (concrete, mesh, lumber, etc.) require a postal code / ZIP			

Note: prices may vary by your region or your supplier. Quantities only on this print — no unit prices, line totals, subtotals or currency amounts.

Enter your postal code / ZIP, then re-print to unlock the approximate regional material cost (including ready-mix concrete and welded wire mesh).

Quantities are estimates from the plan dimensions with waste allowances (lumber/sheathing/siding +10%, shingles +15%, concrete +8%, mesh +15%); concrete = 4" slab + 10" × 12" thickened edge (7.5 m³ ordered). Frost wall / footing (A.07 Detail B) concrete is not included. Not engineered — confirm quantities with your supplier.

The plan fee (paid in USD) is separate and is not part of this materials sheet.

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GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
SCALE	**N.T.S. (table)**
WALL / CEILING HT.	**9'-0"**

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

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SHEET TITLE
MATERIAL LIST

PERSONAL USE
not a city page

SAMPLE

PERMIT CHECKLIST

Plan RS-261107-8B2F · 24'-0" × 24'-0" single-story · 576 ft² (53.5 m²) · configurator v12.8.31

PERMIT AND BUILD KIT CHECKLIST

What your city or building department may want — general guidance only; your building department decides. Tick each item as you go.

You are fully responsible for everything needed to get your garage approved and built safely and legally. This includes, but is not limited to:

Rules and approvals

- ☐ following all building codes, municipal bylaws and other laws that apply to your garage and your property, including fire separation and fire rating;
- ☐ applying for, paying for and getting your building permit and any other approvals;
- ☐ checking zoning, setbacks, lot coverage, height limits and permitted uses;
- ☐ checking easements, rights-of-way, deed restrictions, restrictive covenants, and any homeowners' association (HOA), condominium or subdivision rules;
- ☐ getting any conservation authority approval or permit (for example near water, wetlands, slopes or flood areas), and any heritage, septic, entrance or other approvals your property needs;
- ☐ booking and passing all required inspections.

Documents your municipality may ask for

- ☐ a lot survey;
- ☐ a site plan showing where the garage sits on your lot;
- ☐ truss drawings from your truss supplier;
- ☐ beam and header sizing sheets from your LVL or beam supplier;
- ☐ frost depth and footing or foundation design for your area and soil;
- ☐ engineering, if your building department or the drawing requires it;
- ☐ any other documents, reviews or forms your municipality asks for.

Before and during construction

- ☐ checking every dimension, size and quantity on the drawing;
- ☐ calling for utility locates before you dig (in Ontario, contact Ontario One Call; elsewhere, your local call-before-you-dig service);
- ☐ hiring qualified trades and professionals where the law requires them or where the work is beyond your skills (for example electrical, gas and heating work);
- ☐ site safety, and the quality of the work and materials;
- ☐ any change made on site or to the Draft Drawing, by you or anyone working for you.

If your building department asks for changes. If your municipality, an inspector, an engineer or a supplier requires changes, extra documents or extra work, that is your responsibility and at your cost, including the cost of any professional you need to hire.

If you find an error. Check the drawing carefully when you get it. If you find something that looks wrong, do not use that part of the drawing. You may tell us at raseservices@hotmail.com, and you should get it checked by your building department or a qualified professional.

Checklist. The Permit and Build Kit checklist is general guidance only. Every municipality is different, and we do not promise it is complete for your area.

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by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
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DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

PLAN NO.	**RS-261107-8B2F**
DATE	**2026-11-07**
SCALE	**N.T.S.**
WALL / CEILING HT.	**9'-0"**

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

DISCLAIMER

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Notes: see sheet A.02 General notes. Verify all dimensions on site.

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OWNER-DESIGNED DRAFT — NOT FOR CONSTRUCTION UNTIL YOUR LOCAL BUILDING DEPARTMENT ISSUES A PERMIT

SHEET TITLE
PERMIT CHECKLIST

PERSONAL USE

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SAMPLE

If you apply for a permit, these are the pages you may bring to your building department. It decides what it needs.

A.01	Cover
A.02	Code and loft stairs note
A.03	Floor plan, doors and windows
A.04	Elevations
A.05	Header and sill schedule
A.06	Header details and construction materials
A.07	Foundation

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SAMPLE

DISCLAIMER & ACCEPTANCE RECORD

Plan RS-261107-8B2F · 24'-0" × 24'-0" single-story · 576 ft² (53.5 m²) · configurator v12.8.31

Part 1. Disclaimer

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You are responsible for everything else. Building code, bylaw, fire separation and fire rating requirements are not included; confirm them with your building department. Code notes and material prices are general and may not match your area. Structural sizes taken from standard span tables are starting sizes only, and we do not check that they suit your building. Items beyond standard span tables are "by others": your supplier or a licensed engineer must size them. Check every dimension before ordering materials or building. Any edit to the drawing, and any change made on site, is your responsibility.

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TITLE BLOCK CREDIT

Designed by the owner using the RASE Services garage configurator
Owner-designer: Sample Owner · Initials: SO · Accepted: 2026-11-07
Plan ID: RS-261107-8B2F / v12.8.31 · Site: _____

AI CREDIT

Configurator software built with help from AI tools. All design choices made by the owner.

ACCEPTANCE RECORD

Owner-designer (full name)	**Sample Owner**
Initials	**SO**
Accepted (date & time)	**2026-11-07 09:10 (UTC-6)**
Plan ID / version	**RS-261107-8B2F / configurator v12.8.31**
Terms version	**1.0**
Site postal code / ZIP	**(not entered)**
Garage footprint	**576 ft² / 53.5 m² (55 m² or less)**

Statements accepted at checkout

☑ **I have read and accept the disclaimer and the Terms of Sale.** I understand this is a draft drawing that I designed myself with a drawing tool. RASE Services does not prepare, review, check or certify it. It is not engineered or stamped, and it is not for construction until my local building department issues a permit. It is for a garage or accessory building only, not a dwelling. I accept it "as is", with no guarantee of a permit. As the owner, I am fully responsible for all codes, bylaws, permits, approvals, inspections, supplier or engineering documents, and for checking every dimension before I order materials or build.

Owner-designer statement: not required — this garage is 55 m² (592 sq ft) or less.

Read the disclaimer on the last page before using this drawing.

GARAGE PLANNER

by RASE Services (drawing tool)
Canada

PROJECT

DETACHED GARAGE

24'-0" × 24'-0" · 9' WALLS

576 ft² (53.5 m²) footprint

OWNER / DESIGNER
Sample Owner

DRAWING TOOL
RASE Services (layout configured by owner)

SITE POSTAL CODE / ZIP
_____

DESIGN LOADS (OBC SB-1 / LOCAL CODE)
Ss ____ kPa · Sr ____ kPa · wind q50 ____ kPa

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