

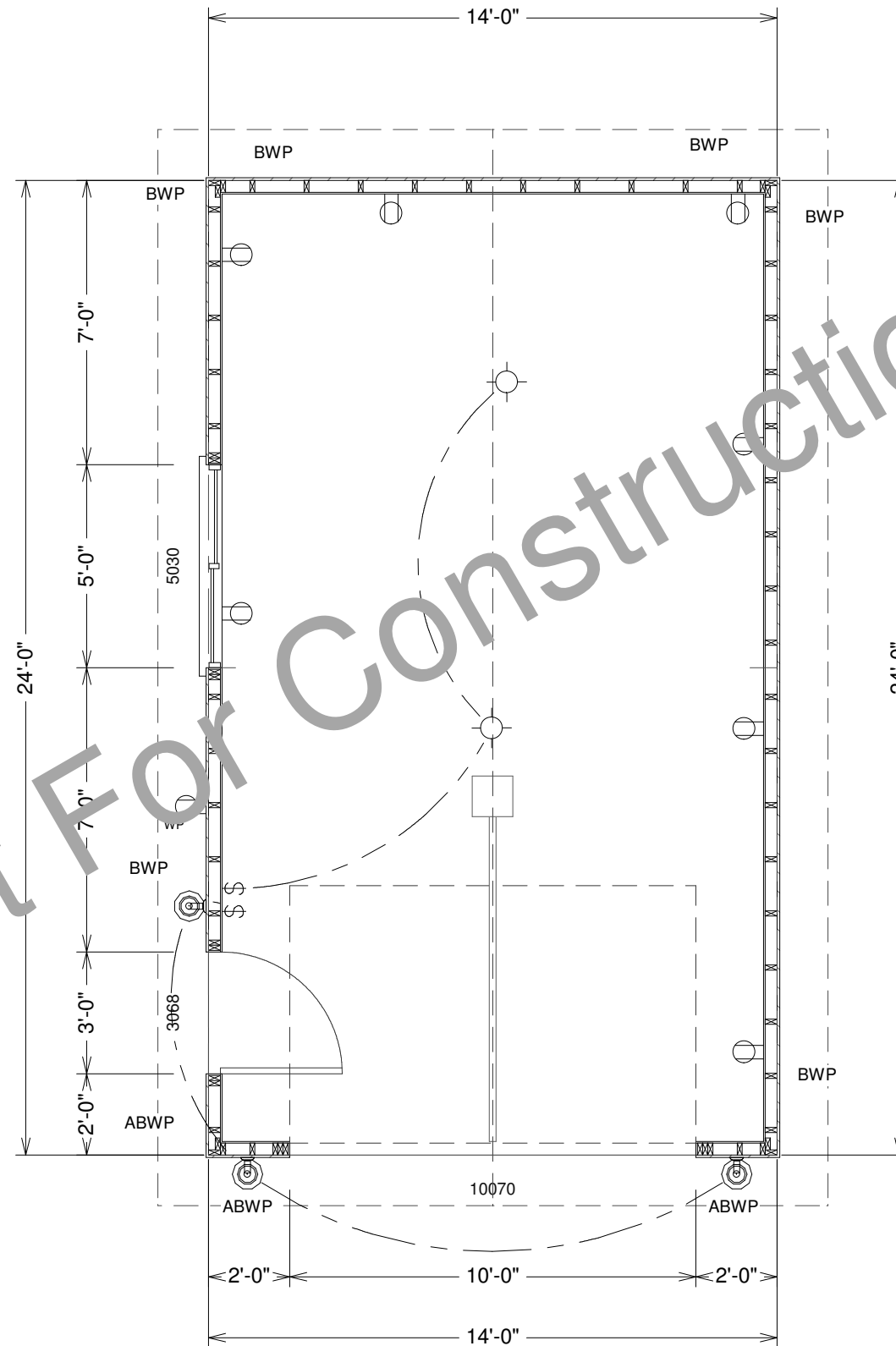
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

#G389 14' X 24' X 8', Custom detached garage
By SDS-CAD Specialized Design Systems

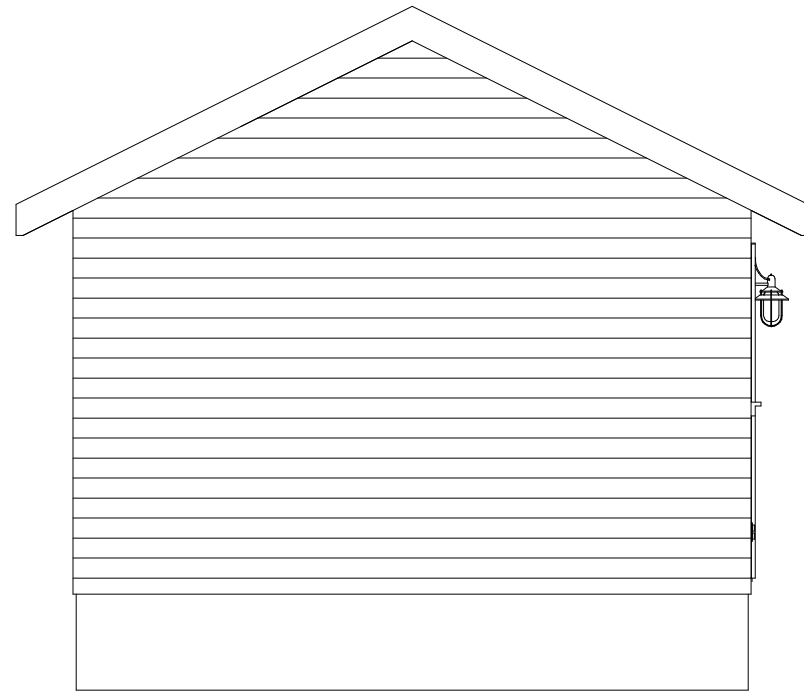
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page

30 year dimensional shingles and horizontal siding over structural panel. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered trusses 24" o.c. framing is 2" x 4" on 16" centers. 8' ceiling height.

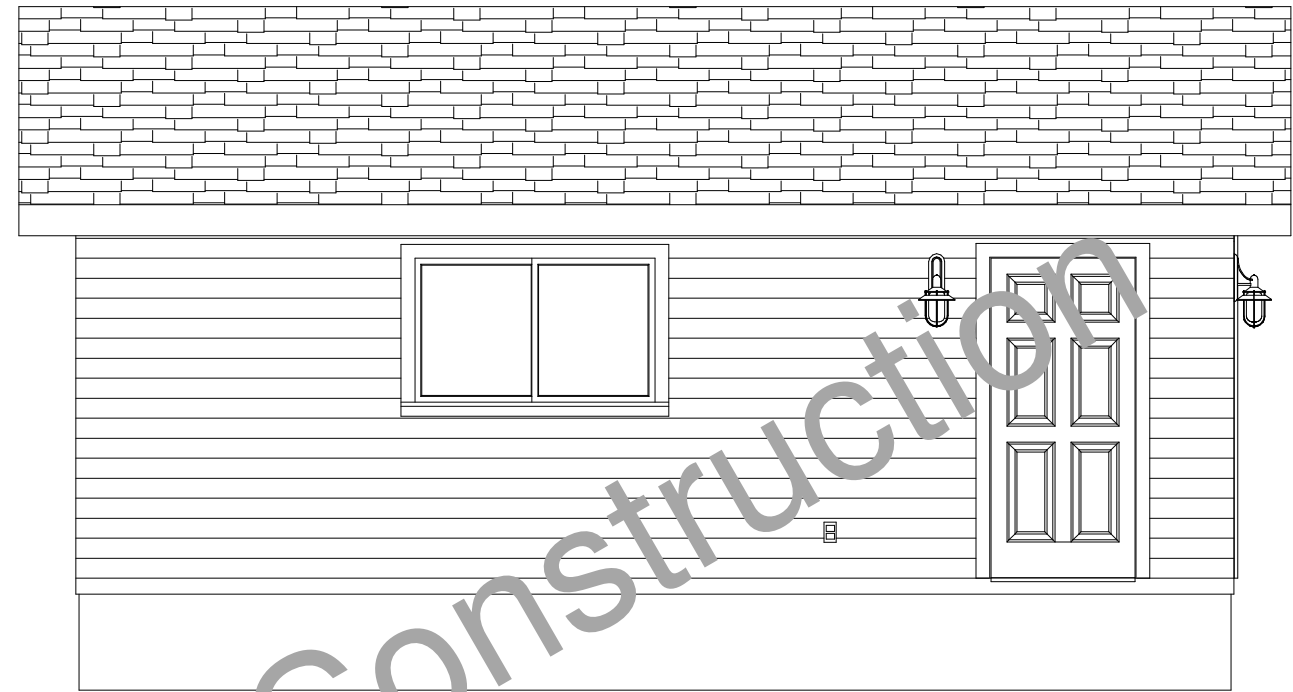


SCALE 1/4"=1'

GARAGE MAIN FLOOR PLAN

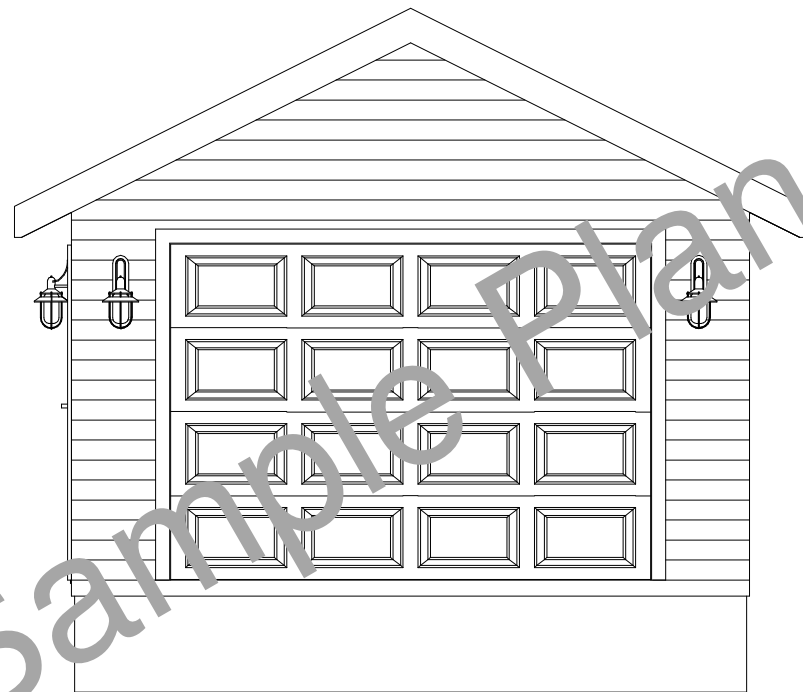


REAR ELEVATION

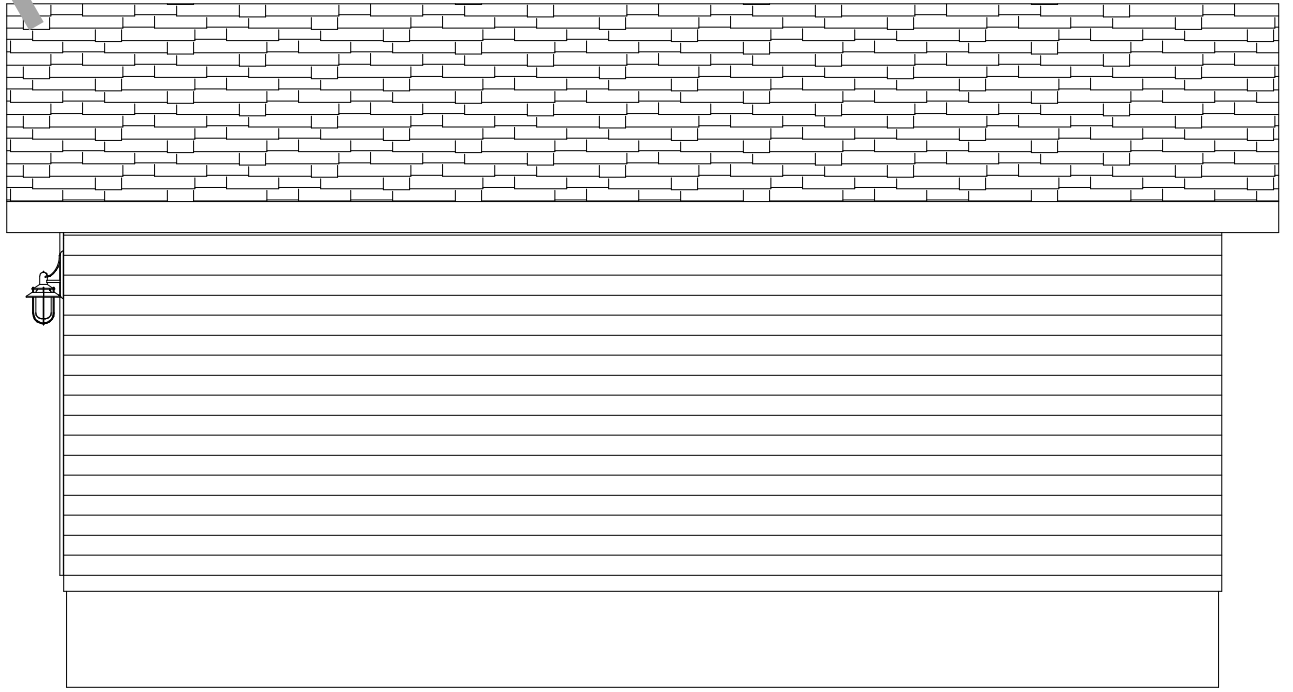


LEFT ELEVATION

Asphalt Shingles



FRONT ELEVATION



RIGHT ELEVATION

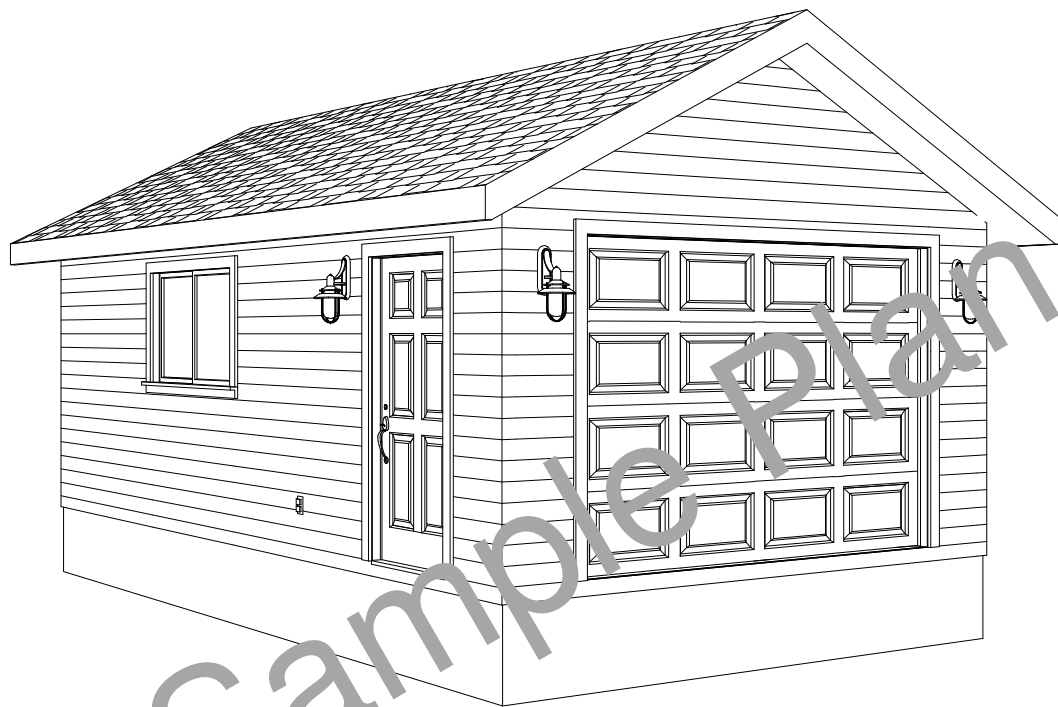
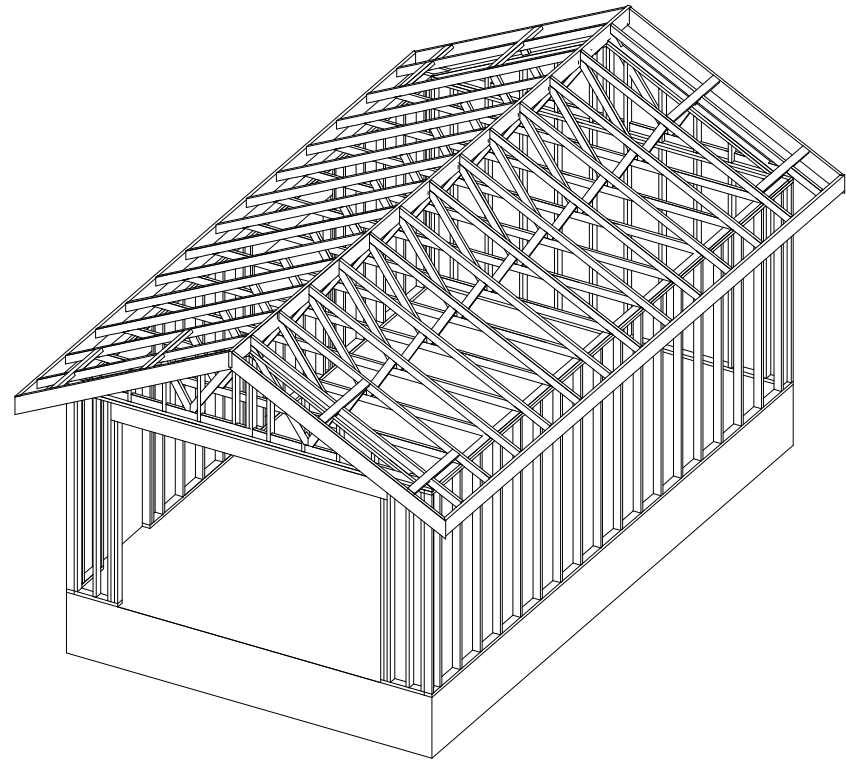
6/12 PITCH
ENGINEERED
TRUSS

8' Tall 2 x Walls
Horizontal Siding
Over Structural
Panel

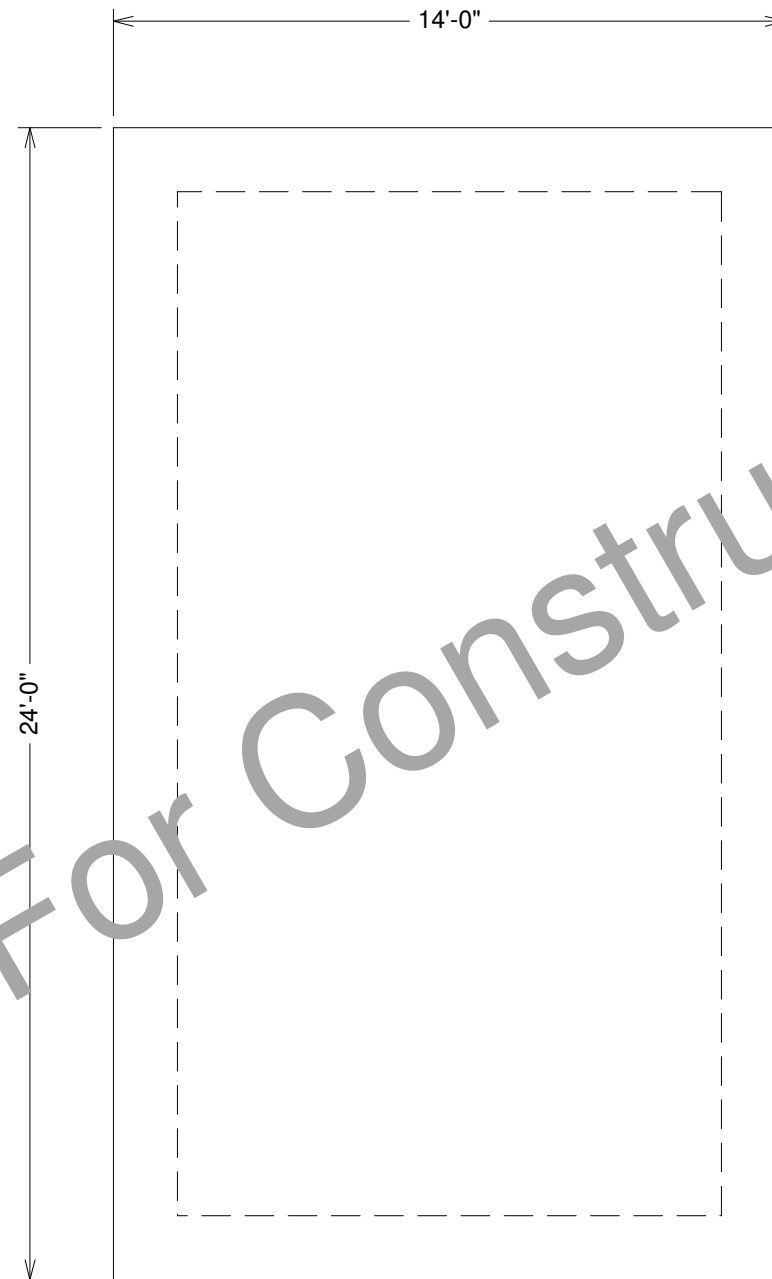
SCALE
1/4"=1'

Sample Plan Not For Construction

CLIENT	
DATE	
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DATE	
REVISIONS	
JOB NO.	



PICTORIAL VIEWS



FOUNDATION PLAN

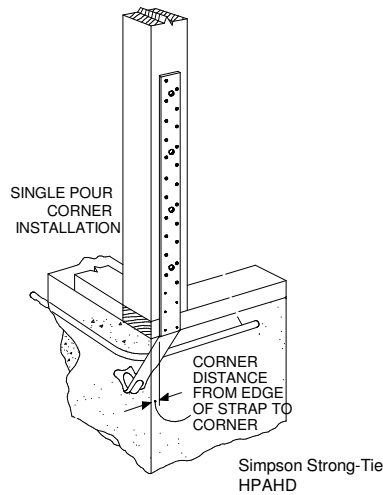
SCALE 1/4"=1'

Concrete:

1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. If required reinforcing to be ASTM A615-Bars with Fy=60 ksi and 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on Fc 2000 psf, Fc 2500 psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
6. All footings minimum 24" below final grade
7. Sloped 1" per 10' to door Thickened edge slab 12" x 24"

Sample Plan Not For Construction

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HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See additional detail for all (BWP) Braced Wall Panels

TYPICAL ALTERNATE BRACED WALL PANEL (ABWP)

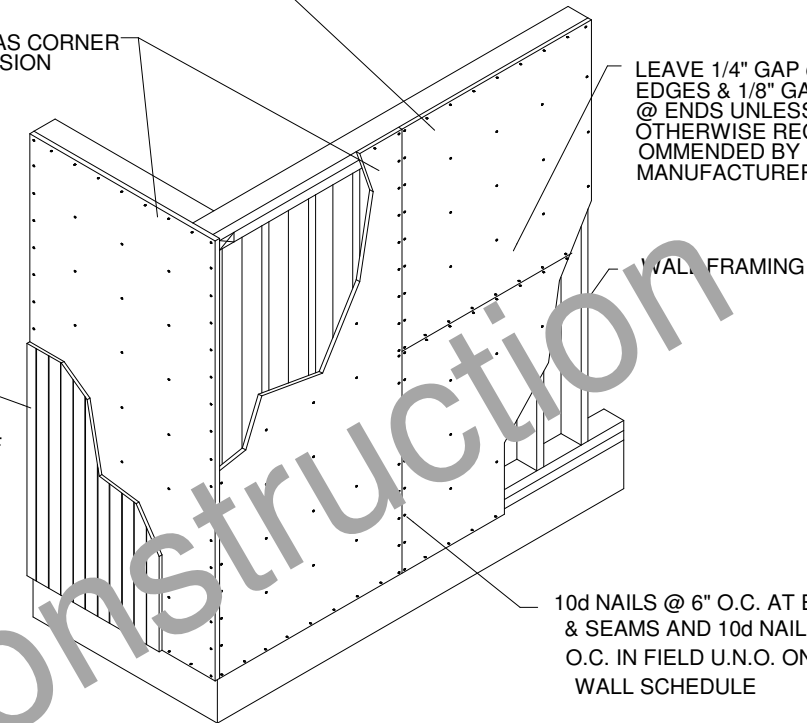
NOTE: TYPICAL DETAILS FOR CONSTRUCTION TO MEET BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

CDX PLYWOOD SHEAR WALL INSTALLED W/ LONG DIMENSION ACROSS STUDS. STAGGER VERTICAL JOINTS

PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS

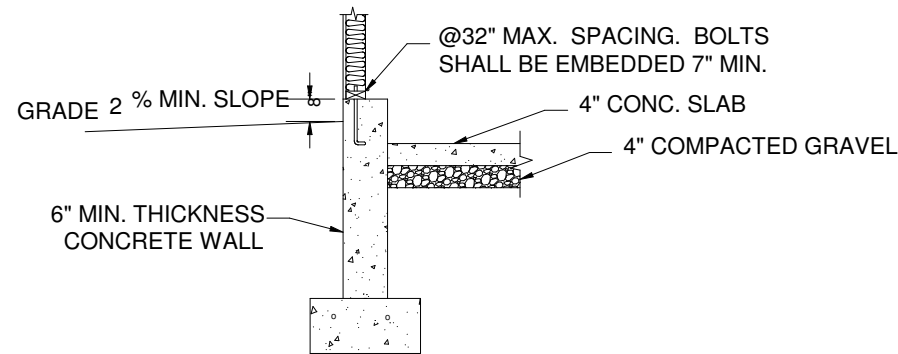
LEAVE 1/4" GAP @ EDGES & 1/8" GAP @ ENDS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER

SIDING MATERIAL STRUCTURAL PANEL CAN ACT AS SIDING IF OF EXTERIOR GRADE



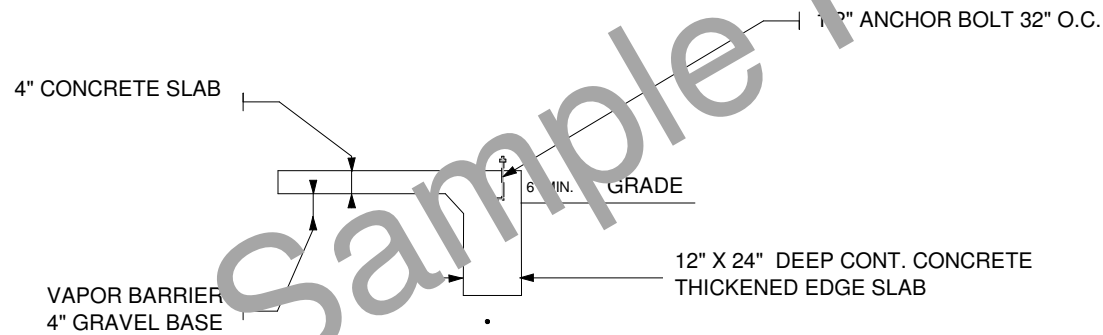
10d NAILS @ 6" O.C. AT EDGES & SEAMS AND 10d NAILS @ 12" O.C. IN FIELD U.N.O. ON SHEAR WALL SCHEDULE

TYPICAL BRACED WALL PANEL (BWP)

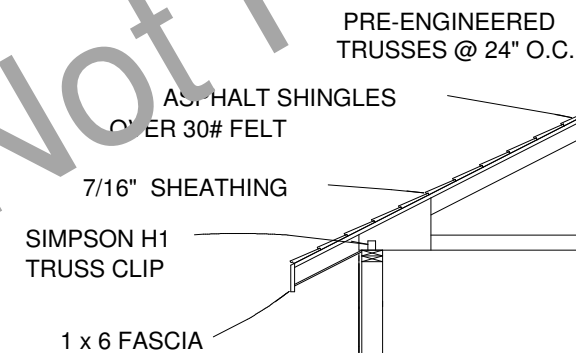


Footing and concrete wall option

Bottom of footing to be a min of 24" below grade or as required by local code



Monolithic slab foundation option



PRE-ENGINEERED TRUSSES @ 24" O.C.

ASPHALT SHINGLES OVER 30# FELT

7/16" SHEATHING

SIMPSON H1 TRUSS CLIP

1 x 6 FASCIA

2 x STUD @ 16" O.C.

7/16" MIN STRUCTURAL SHEATHING

2 x MUDSILL

1/2" Ø x 10" ANCHOR BOLT EMBEDDED 7" INTO CONC.

4" CONC. SLAB OVER 4" GRAVEL SLOPE TO OUTSIDE

GARAGE TYPICAL SECTION

CLIENT	
DATE	
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REVISIONS	

General							
GN1	1	96 high wall	Siding-4	75	0	ft	
GN2	1		heated ceiling area	336.00	0.00	sq ft	
GN3	1		heated floor area	336.00	0.00	sq ft	
GN4	2	40 1/4 high wall	Siding-4	26	0	ft	
							Subtotal:
Foundation							
FO1	1	336 sq ft	concrete slab	4.14	0.00	cu yd	
FO2	1	336 sq ft	steel mesh for slab	336.00	0.00	sq ft	
FO3	1	1/2x6"	foam sill seal	76	0	ft	
FO4	1		foundation bolts	14	0		
FO5	1	16x20"h	concrete footing	5.82	0.00	cu yd	
FO6	1	no. 4	rebar (footing)	145	0	ft	
							Subtotal:
Framing							
F1	1	2x4-16ft+	fir plate	229	0	ft	
F2	1	2x4"-91 1/2"	fir stud	59	0		
F3	1	2x8-16ft+	header - lumber	21	0	ft	
F4	1	2x4-16ft+	fir stud stock	75	0	ft	
F5	1	2x12-16ft+	header - lumber	17	0	ft	
F6	2	2x4-16ft+	fir plate	58	0	ft	
F7	2	2x4-16ft+	fir stud stock	40	0	ft	
							Subtotal:
Siding							
S1	1	7" wide	Siding Wood White	1226	0	ft	
S2	1		house wrap	616.00	0.00	sq ft	
S3	2	7" wide	Siding Wood White	108	0	ft	
							Subtotal:
Ext Trim							
EX1	0	4" thick	- concrete grey	11.13	0.00	cu yd	
EX2	1	1x4-16ft+	garage door casing	25	0	ft	
EX3	1	5 in	garage door jamb	25	0	ft	
EX4	1	1x5-36"	door threshold	1	0		
EX5	1	1x4-16ft+	ext. door casing	17	0	ft	
EX6	1	5 in	ext. door jamb	17	0	ft	
EX7	1	1x4-16ft+	exterior sill	6	0	ft	
EX8	1	1x4-16ft+	ext. window casing	12	0	ft	
							Subtotal:
Roofing							
R1	1	TR-0 195"	roof truss	13	0		
R2	1	2x8"-16'+	ridge board - lumber	26	0	ft	
R3	1	2x8"-28'	rafters - lumber	2	0		
R4	1	2x8"-10'	rafters - lumber	4	0		
R5	1	2x4"-16'+	rafters - lumber	25	0	ft	
R6	1		ridge cap	26	0	ft	
R7	1		Roofing Dimensional Comp.	489.00	0.00	sq ft	
R8	1	4x8' sheets	roof sheathing	16	0		
R9	1	2x8"	gable fascia	37	0	ft	
R10	1	2x8"	eave fascia	53	0	ft	
R11	1		metal drip edge	90	0	ft	
							Subtotal:
Insulation							
IN1	1	12x24x48"	batts insulation	42	0		
IN2	1	12x16x48"	batts insulation	63	0		
							Subtotal:
Wall Brd							
WB1	1	4'x8'x1/2"	Sheet Sheetrock	19	0		
WB2	1		Color Bone White	311.00	0.00	sq ft	
WB3	1	4'x8'x3/4"	Sheet Sheetrock	10	0		
WB4	2	4'x8'x1/2"	Sheet Sheetrock	2	0		
							Subtotal:
Windows							
W1	1	60x36	right sliding	1	0		
Doors							
D1	1	120x84	garage 4-Panel Garage Door	1	0		
D2	1		handle: Lever (decorative)	1	0		
D3	1		handle: Exterior Handle (ext.)	1	0		
D4	1		lock: Dead Bolt (interior)	1	0		
D5	1		lock: Dead Bolt (exterior)	1	0		
D6	1		hinge: hidden	3	0		
D7	1	36x80x1 3/4"	Ext. 6-Panel - color white	1	0		
							Subtotal:
Int Trim							
T1	1	1x4-16ft+	interior casing	30	0	ft	
T2	1	1x4-16ft+	window apron	6	0	ft	
T3	1	1x4-16ft+	sill	6	0	ft	
							Subtotal:
Fixtures							
FX1	1	12W108D	Garage Door Opener	1	0		
Electrical							
E1	1	wall mount	Duplex	7	0		
E2	1	wall mount	Caged Lantern	3	0		
E3	1	wall mount	Duplex (weatherproof) - color light gra	1	0		
E4	1	wall mount	Single Pole	2	0		
E5	1	ceiling mount	Half Dome Light - lighting grey	2	0		
							Subtotal:
							Total: