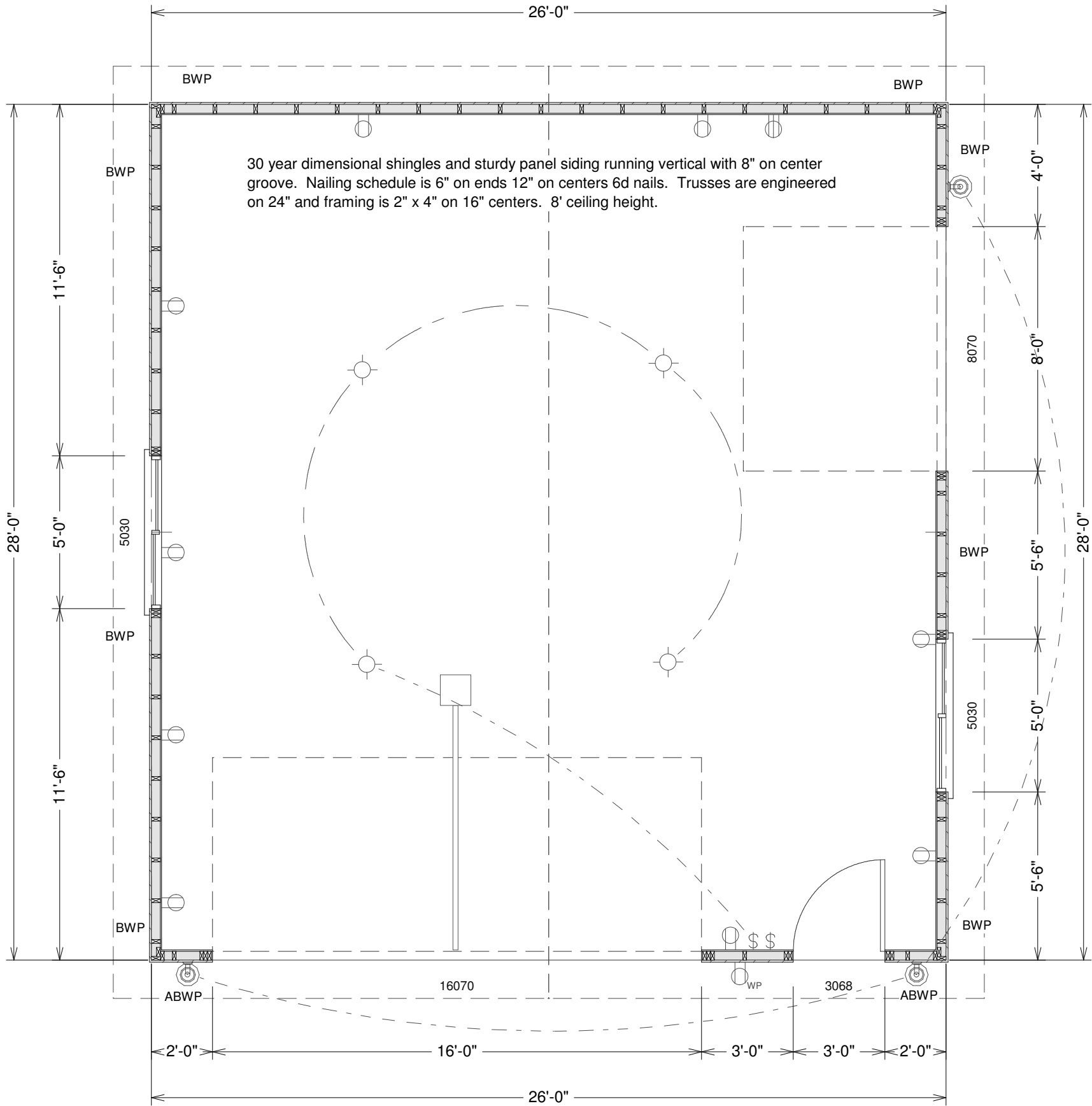


BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS. GARAGE TO BE
BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE

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 expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD is not liable for errors once construction has begun. While every affort 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.

Custom 26 x 28 - 8' Garage Plan
Plan #g270
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
Page 6	Materials List



SCALE 1/4"=1'

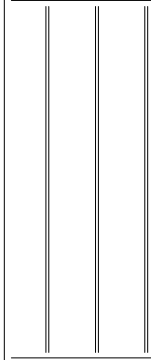
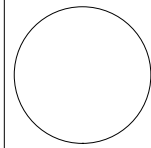
GARAGE MAIN FLOOR PLAN

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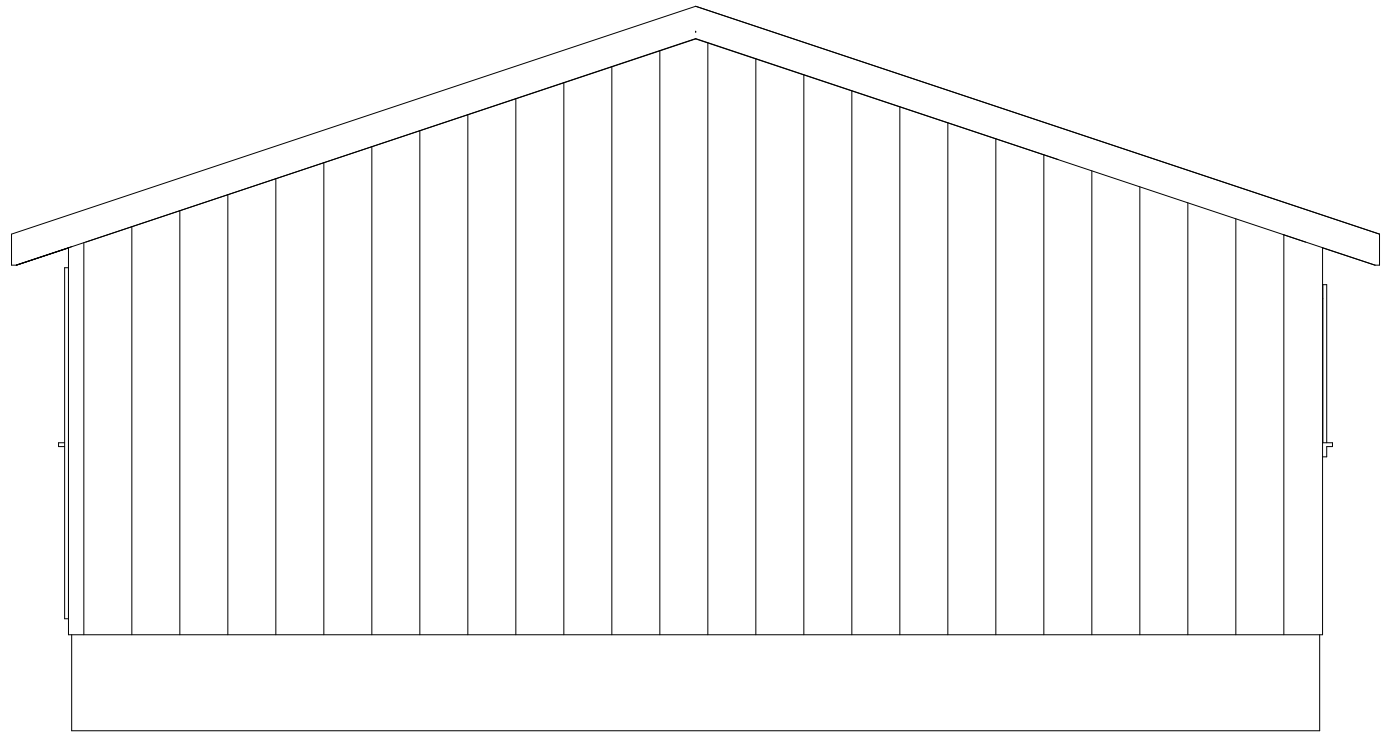
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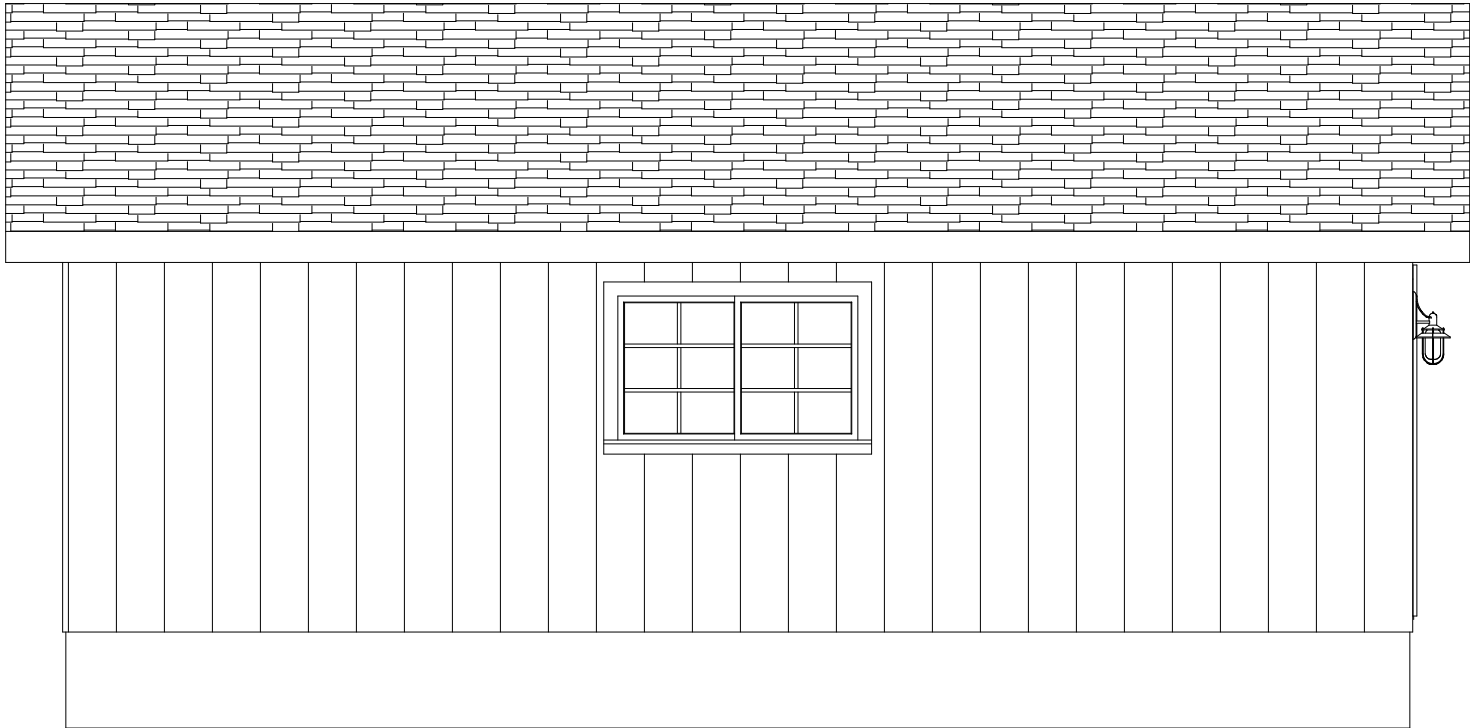
P.O. Box 374 Meriden, Utah - www.sdscad.com - 435-753-1614 - john@sdscad.com



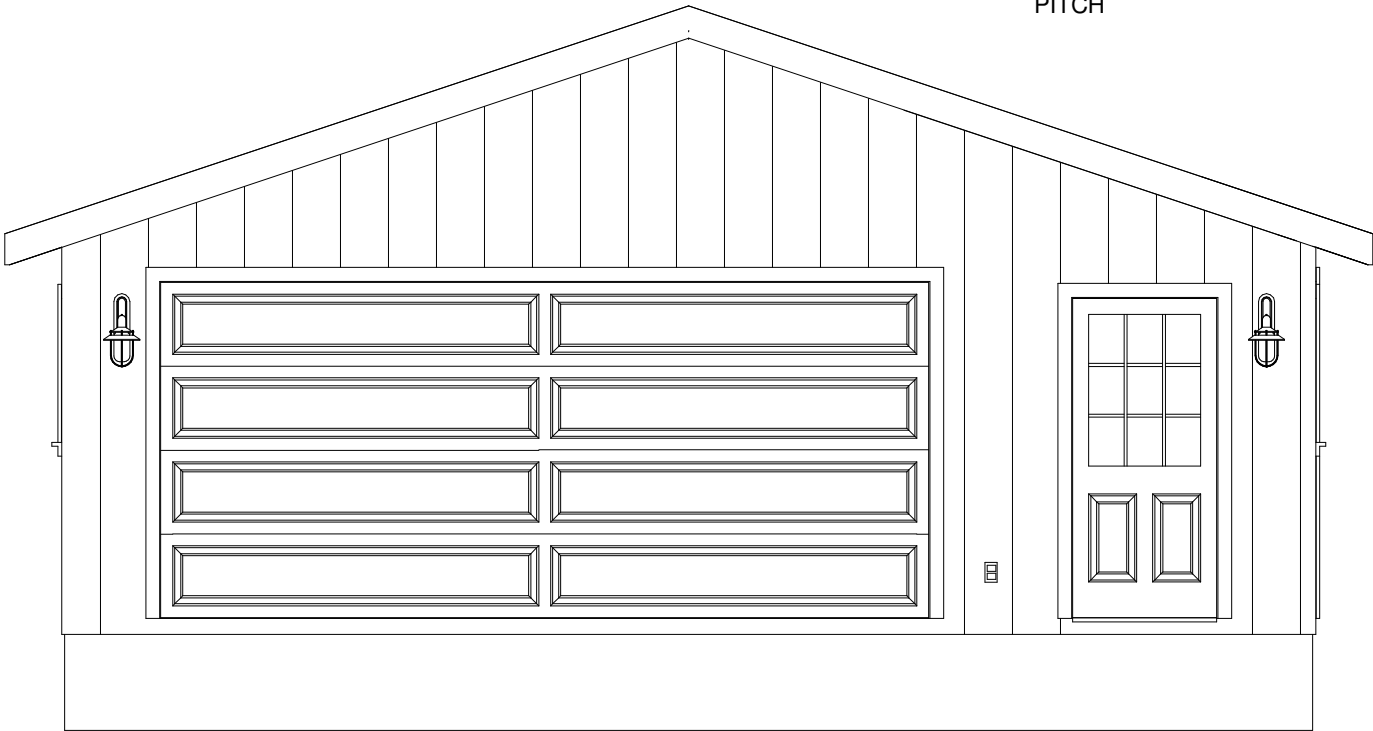
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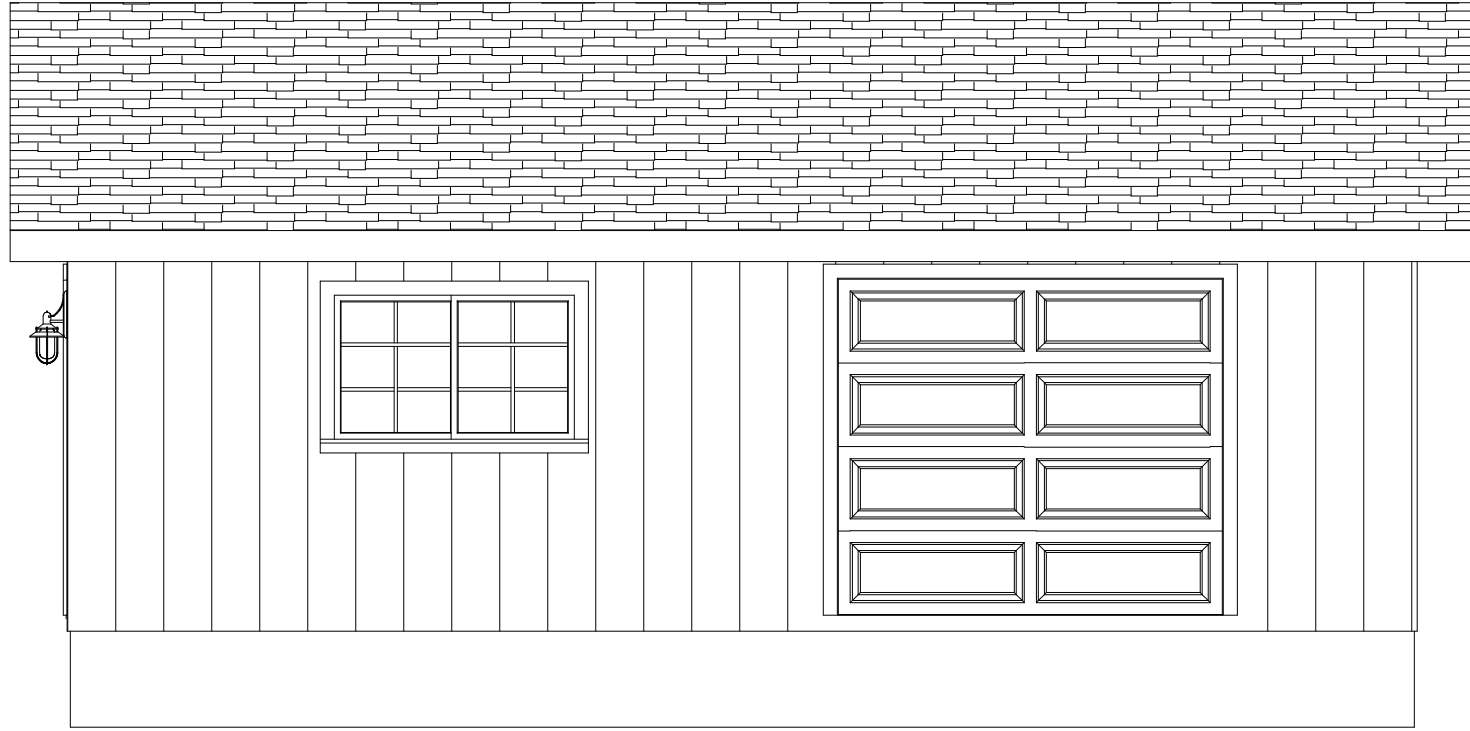
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

8' Tall 2 x Walls
Sturdy Panel
Structural Siding

Asphalt Shingles


4 /12
PITCH

SCALE 1/4"=1'

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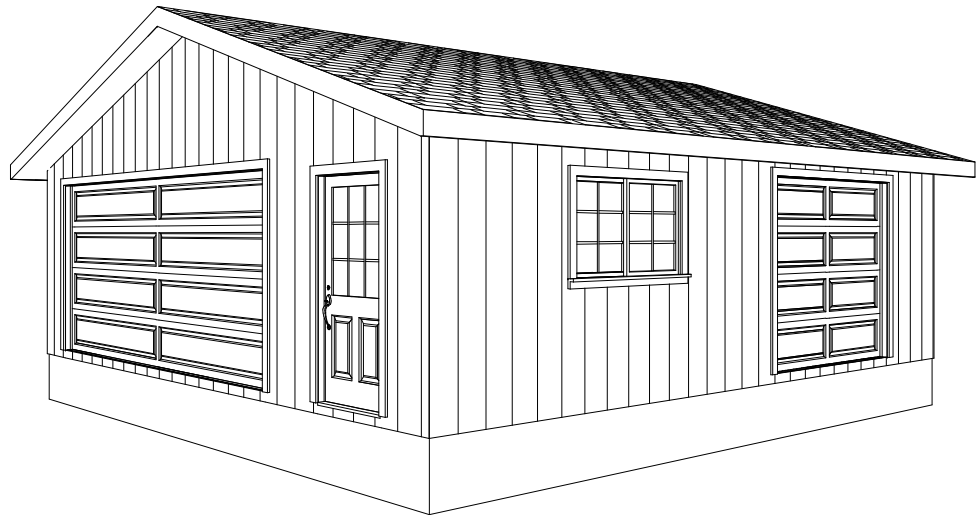
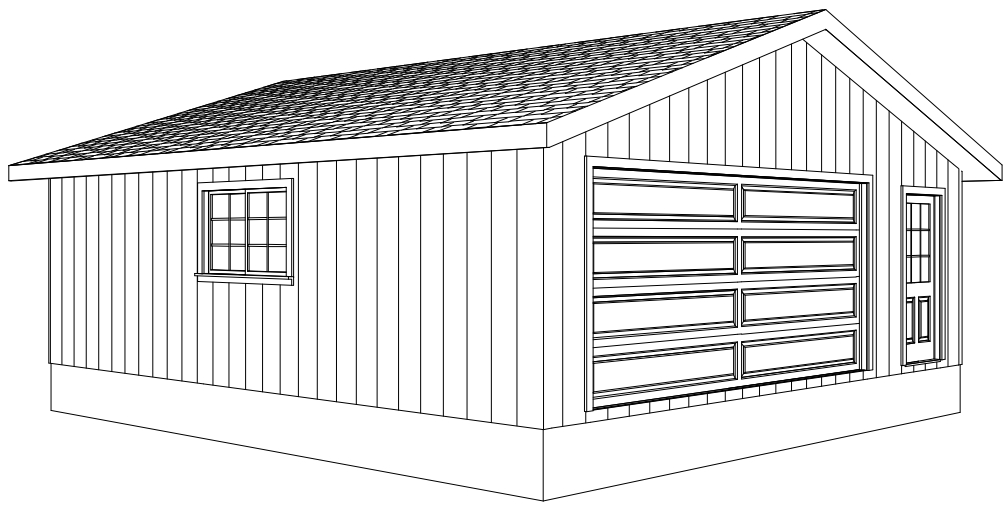
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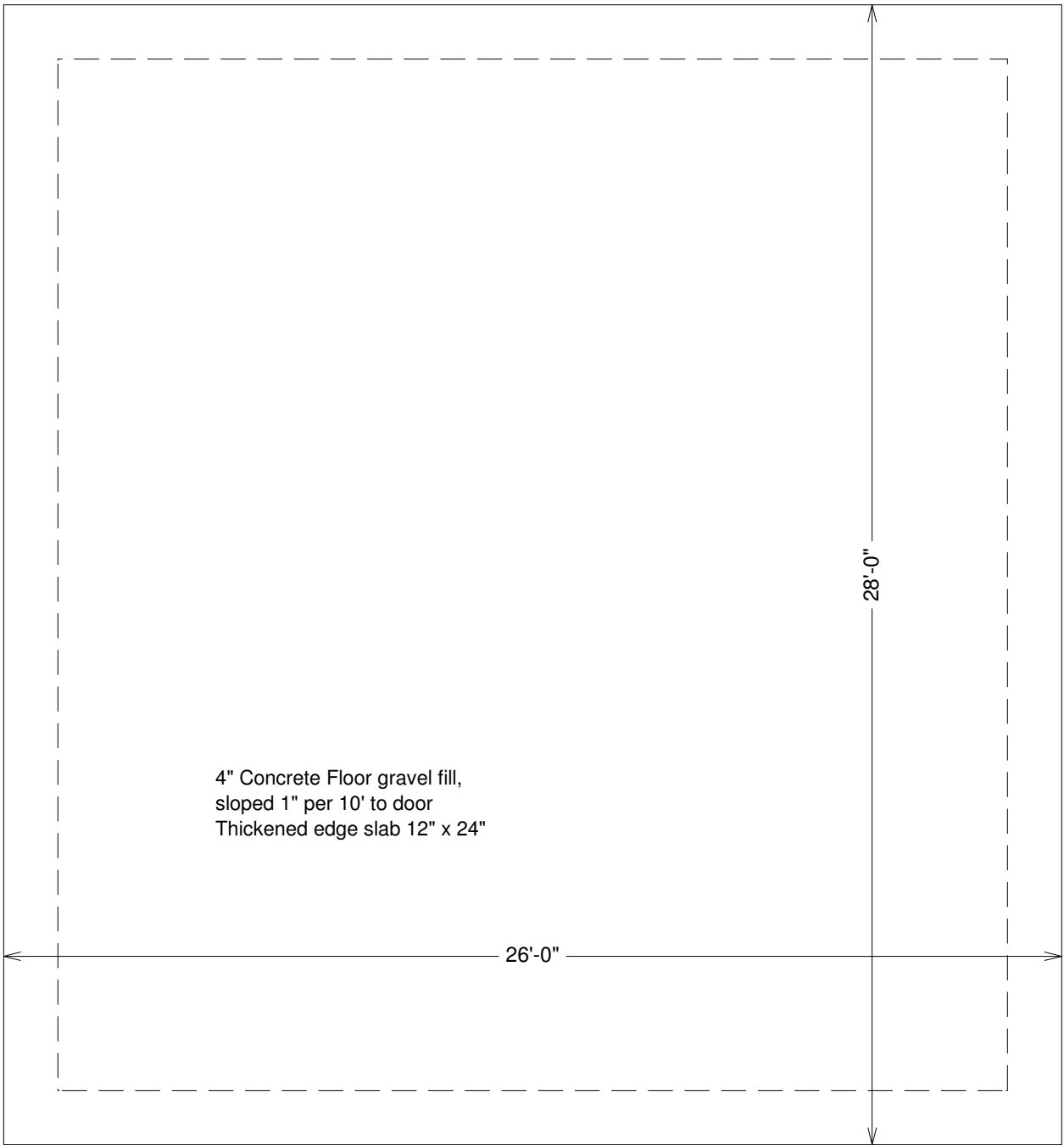
2

of

6



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. Reinforcing to be ASTM A615-Bars with Fy=60 ksi lap 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

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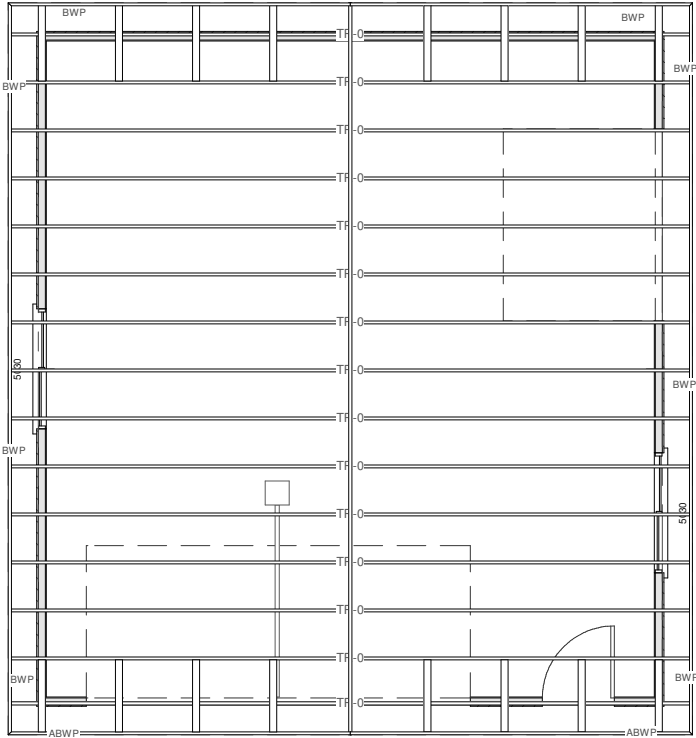
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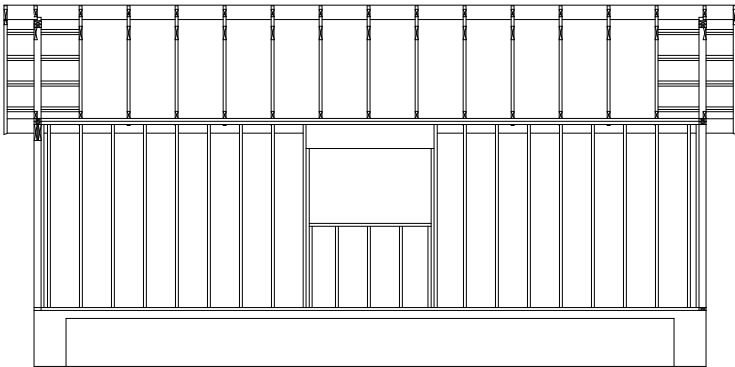
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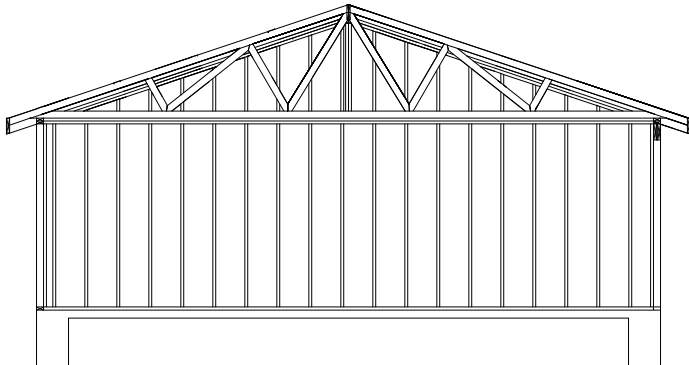
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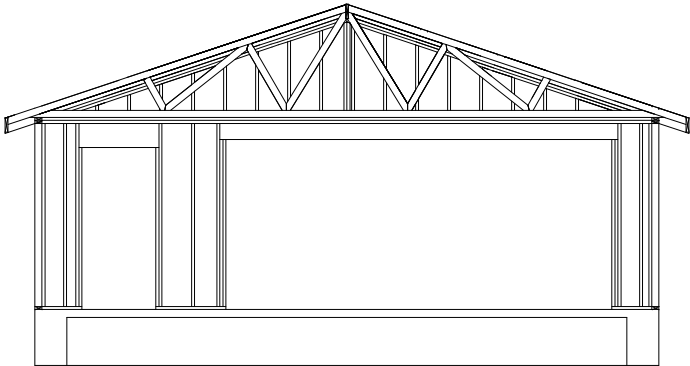
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



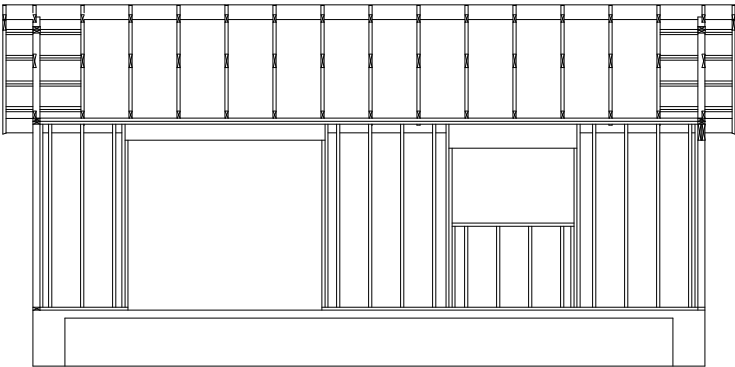
8' Tall 2 x Walls



Back Wall



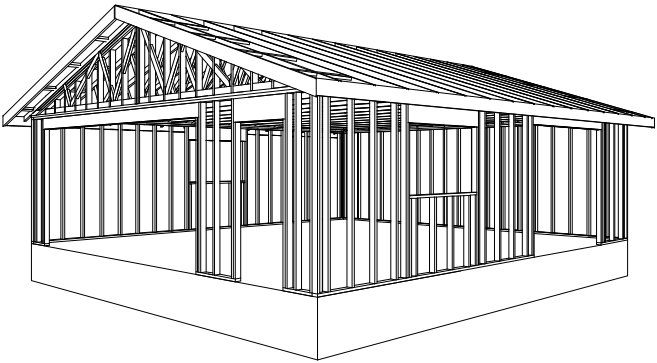
Front Wall



Cross Section

WALL FRAMING SECTIONS

SCALE 1/8"=1'

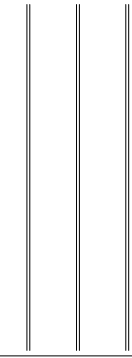
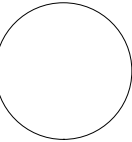


General framing: (Douglas Fir)

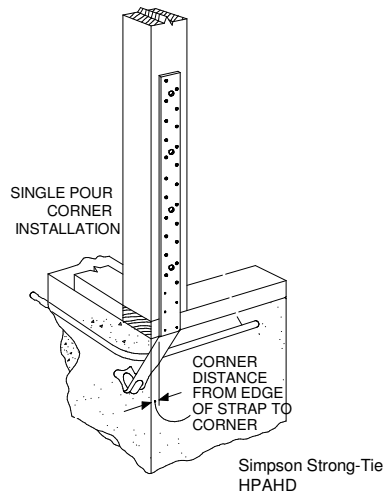
- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
2'-0" to 4'-0" Span 2-2x4's
4' + to 6'-0" Span 2-2x6's
6' + to 8'-0" Span 2-2x8's
8' + to 10'-0" Span 2-2x10's
10' + to 12'-0" Span 2-2x12's or as noted on plan
- Brace all exterior walls and cross-stud partitions at each end of building and at least every 25' of length by one of the following:
 - Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
 - Plywood sheathing of a minimum thickness of 7/16 inch.
- Fire stopping:
 - Fireblock stud spaces over 10' in height, furred spaces, soffits, drop ceilings, cove ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
Firestopping shall consist of 2" nominal lumber.
 - Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, framing at non-bearing walls to be 2"x4" studs at 24" o.c. and at bearing walls 2"x4" studs at 16" o.c. with double top plate.
- Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2"x Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacture's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall be 1 1/2" minimum thickness and full depth of joists, rafters, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Basis of design roof live/snow load of 37 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 wafer.



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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 HONORBUILT CONSTRUCTION TO MEET IDAHO BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

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

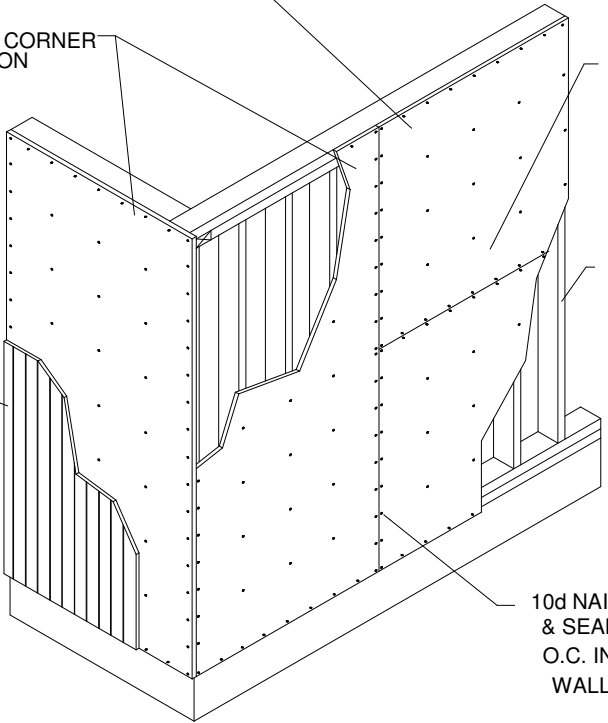
PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS

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

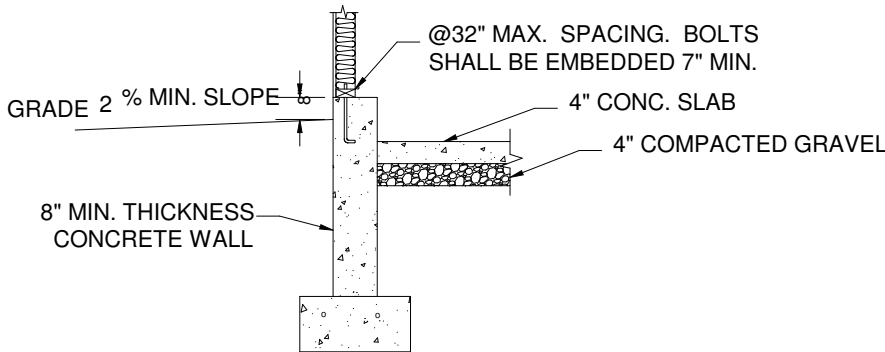
WALL FRAMING

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

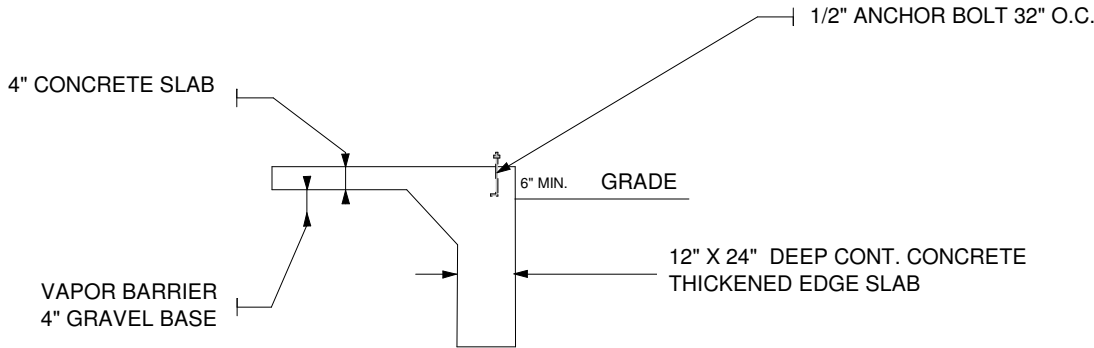


TYPICAL BRACED WALL PANEL (BWP)

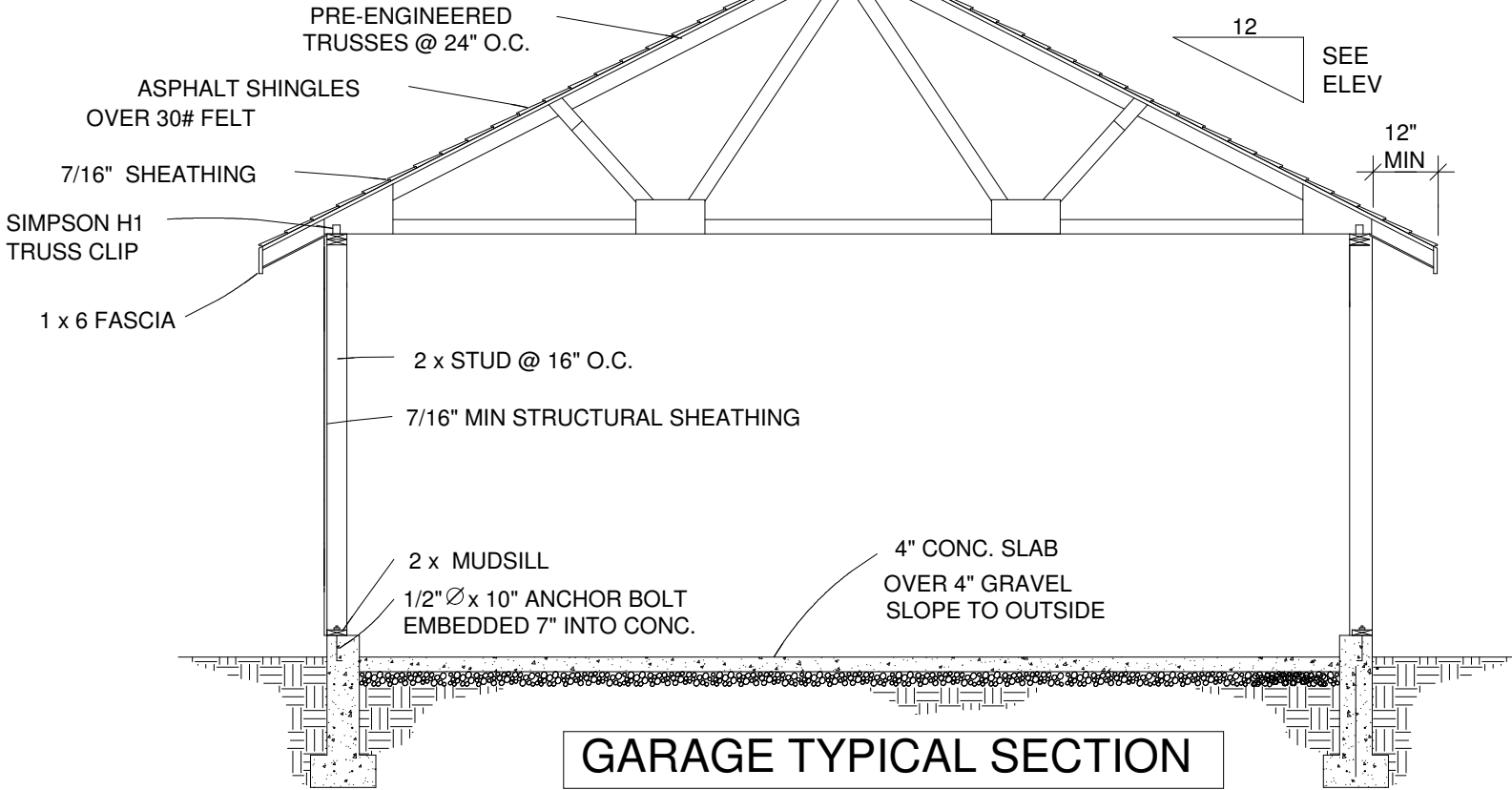


Footing and concrete wall option

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



Monolithic slab foundation option



GARAGE TYPICAL SECTION

General				96 high wall	Siding-4	107	0	ft
GN1	1				heated ceiling area	728.00	0.00	sq ft
GN2	1				heated floor area	728.00	0.00	sq ft
GN3	1				heated wall area	637.00	0.00	sq ft
GN4	1				heated glass area	30.00	0.00	sq ft
GN5	1				heated door area	188.00	0.00	sq ft
GN6	2			50 13/16 high wall	Siding-4	50	0	ft
Subtotal:								
Subfloor								
SF1	1			8'x4'x3/4"	Sheet Plywood	23	0	
Framing								
F1	1			2x4-16ft+	fir plate	330	0	ft
F2	1			2x4"-91 1/2"	fir stud	71	0	
F3	1			2x4-16ft+	fir stud stock	119	0	ft
F4	1			2x8-16ft+	header - lumber	50	0	ft
F5	1			2x12-16ft+	header - lumber	28	0	ft
F6	2			2x4-16ft+	fir plate	104	0	ft
F7	2			2x4-16ft+	fir stud stock	87	0	ft
Subtotal:								
Siding								
S1	1			96" wide	Sturdy Panel	83	0	ft
S2	1				house wrap	885.00	0.00	sq ft
S3	2			96" wide	Sturdy Panel	13	0	ft
Subtotal:								
Ext Trim								
EX1	0			4" thick	- concrete grey	19.13	0.00	cu yd
EX2	1			1x4-16ft+	garage door casing	54	0	ft
EX3	1			5 in	garage door jamb	54	0	ft
EX4	1			1x4-16ft+	exterior sill	11	0	ft
EX5	1			1x4-16ft+	ext. window casing	24	0	ft
EX6	1			1x5-36"	door threshold	1	0	
EX7	1			1x4-16ft+	ext. door casing	17	0	ft
EX8	1			5 in	ext. door jamb	17	0	ft
Subtotal:								
Roofing								
R1	1			TR-0 339"	roof truss	15	0	
R2	1			2x8"-16'+	ridge board - lumber	30	0	ft
R3	1			2x4"-16'+	rafters - lumber	49	0	ft
R4	1			2x8"-32'	rafters - lumber	2	0	
R5	1			2x8"-16'	rafters - lumber	4	0	
R6	1				ridge cap	30	0	ft
R7	1				Roofing Dimensional Comp.	916.00	0.00	sq ft
R8	1			4x8' sheets	roof sheathing	29	0	
R9	1			2x8"	gable fascia	60	0	ft
R10	1			2x8"	eave fascia	61	0	ft
R11	1				metal drip edge	121	0	ft
Subtotal:								
Insulation								
IN1	1			12x24x48" batts	ceiling insulation	91	0	
IN2	1			12x16x48" batts	floor insulation	136	0	
IN3	1			4x16x93" batts	wall insulation	59	0	
Subtotal:								
Flooring								
FL1	1			2 1/4" wide	Flooring Oak-Golden	3736	0	ft
Wall Brd								
WB1	1			4'x8'x1/2"	Sheet Sheetrock	27	0	
WB2	1				Color Bone White	692.00	0.00	sq ft
WB3	1			4'x8'x3/4"	Sheet Sheetrock	22	0	
WB4	2			4'x8'x1/2"	Sheet Sheetrock	4	0	
Subtotal:								
Windows								
W1	1			60x36	right sliding	2	0	
Doors								
D1	1			96x84	garage 2-Panel Garge 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 3/4R	ext. 3068 19	1	0	
D8	1			192x84	garage 2-Panel Garge Door	1	0	
Subtotal:								
Int Trim								
T1	1			1x4-16ft+	window apron	11	0	ft
T2	1			1x4-16ft+	sill	11	0	ft
T3	1			1x4-16ft+	interior casing	42	0	ft
T4	1			1x6-16ft+	base molding	105	0	ft
Subtotal:								
Fixtures								
FX1	1			12W108D	Garage Door Opener	1	0	
Electrical								
E1	1			wall mount	Duplex	9	0	
E2	1			wall mount	220V	1	0	
E3	1			wall mount	Caged Lantern	3	0	
E4	1			wall mount	Duplex (weatherproof) - color light gra	1	0	
E5	1			wall mount	Single Pole	2	0	
E6	1			ceiling mount	Half Dome Light - lighting grey	4	0	
Subtotal:								
Total:								

Computer Generated Materials List
for reference only and gives
approximated
materials as per the 3D CAD model