

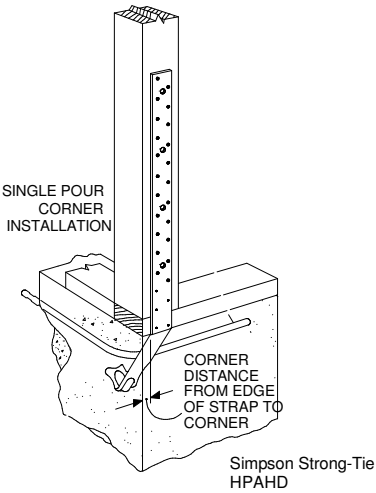
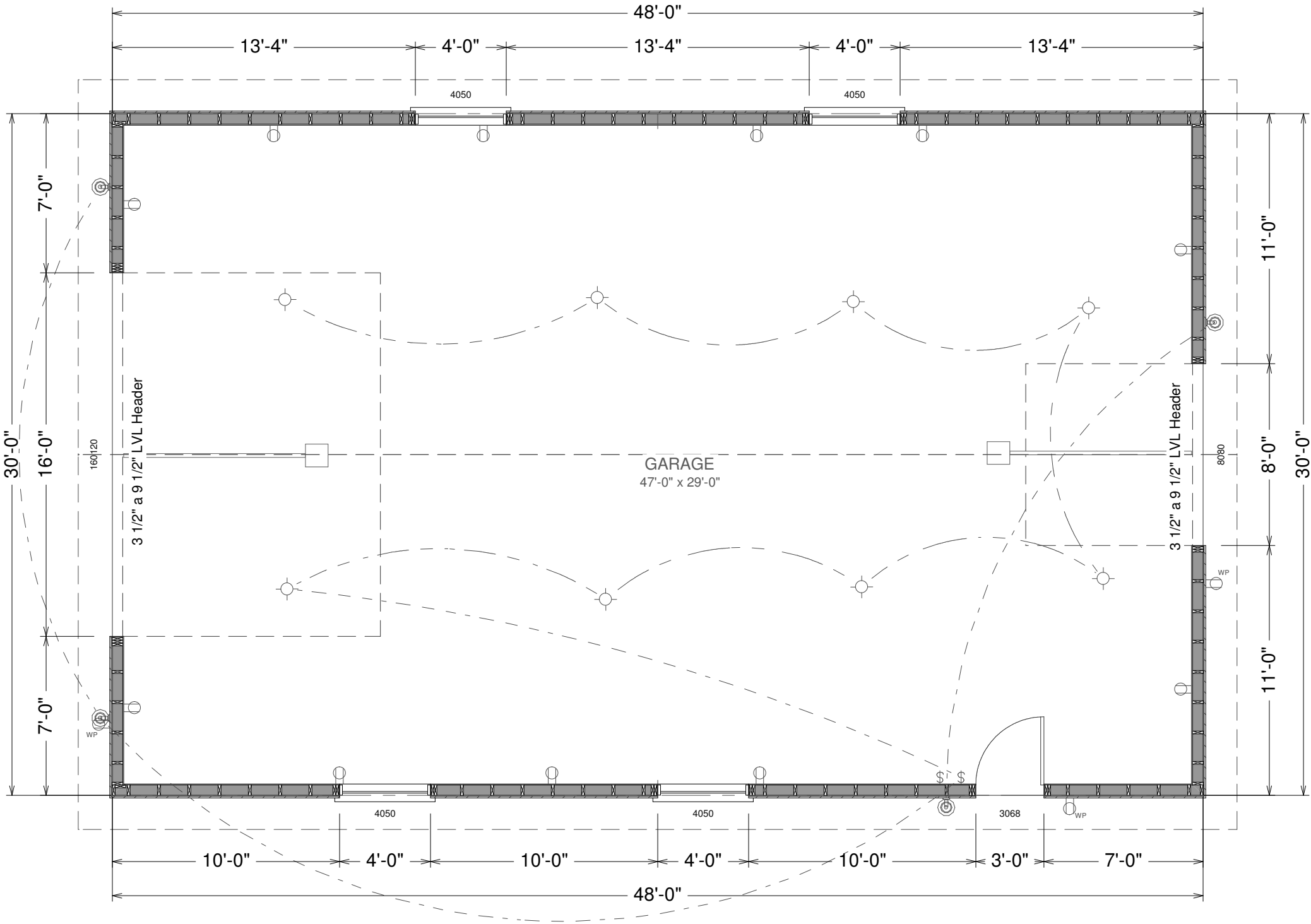
Custom 30 x 48 - 14' Tall Garage

Plan #g226

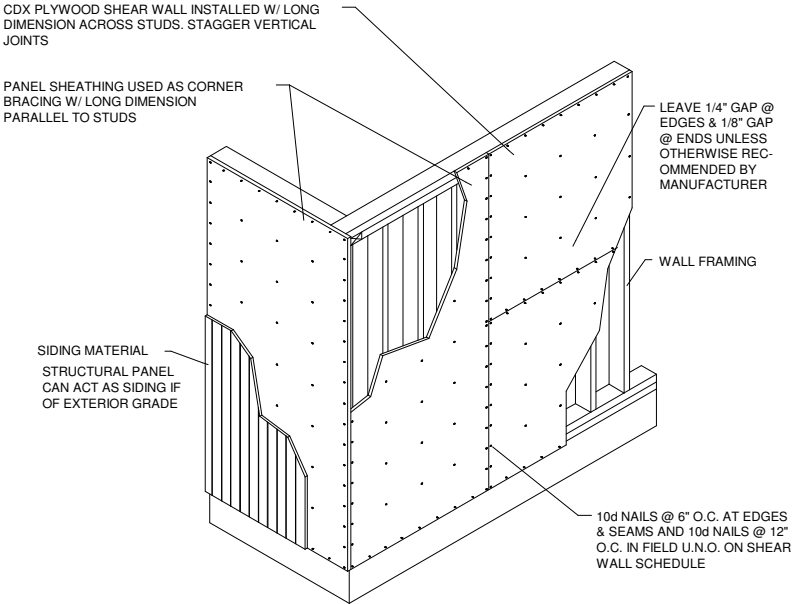
By SDS-CAD Specialized Design Systems

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30 year dimensional shingles and sturdy panel siding running vertical with 8" on center groove. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 4" on 16" centers. 9' ceiling height.



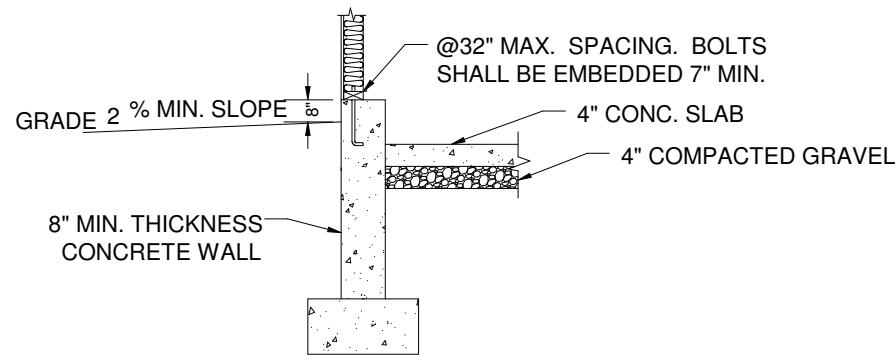
HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See detail below for all (BWP) Braced Wall Panels



TYPICAL BRACED WALL PANEL (BWP)
N.T.S.

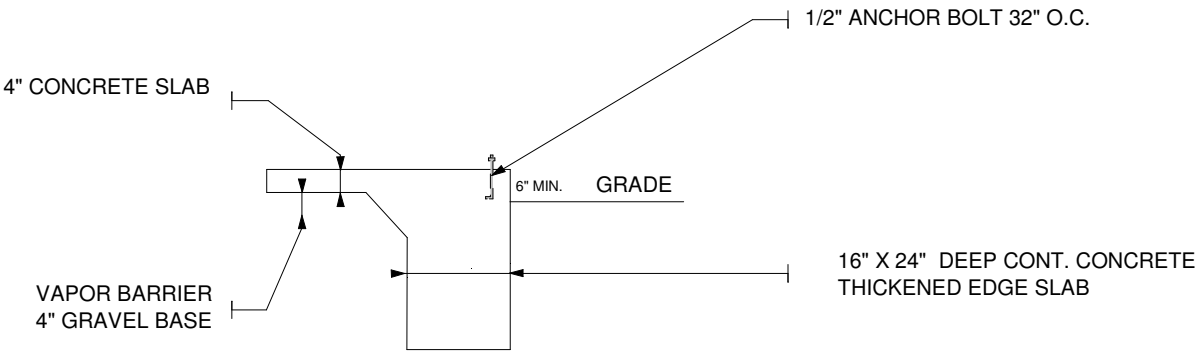
GARAGE MAIN FLOOR PLAN

SCALE 3/16"=1'

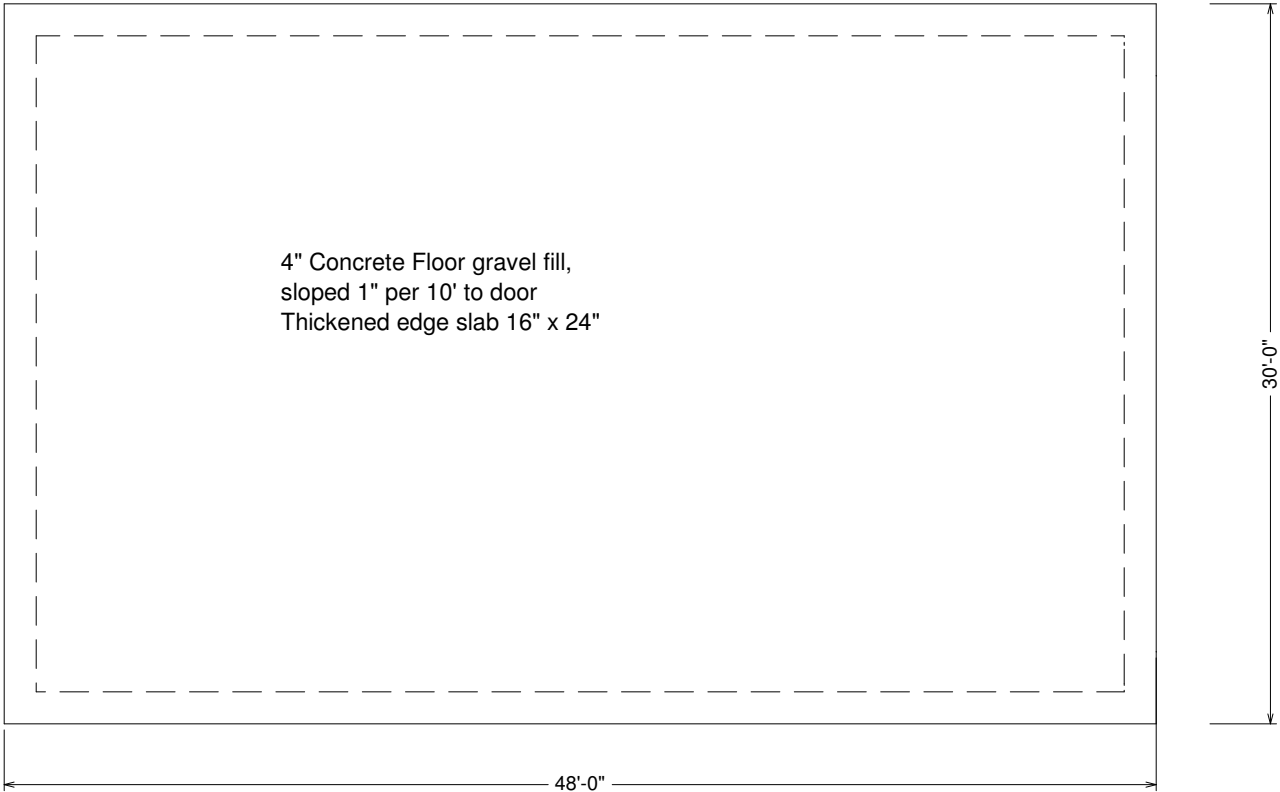


Footing and concrete wall option

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



Monolithic slab foundation option



FOUNDATION PLAN

SCALE 1/8"=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

Residential Design

SDS-CAD
Specialized Design Systems

Garage for

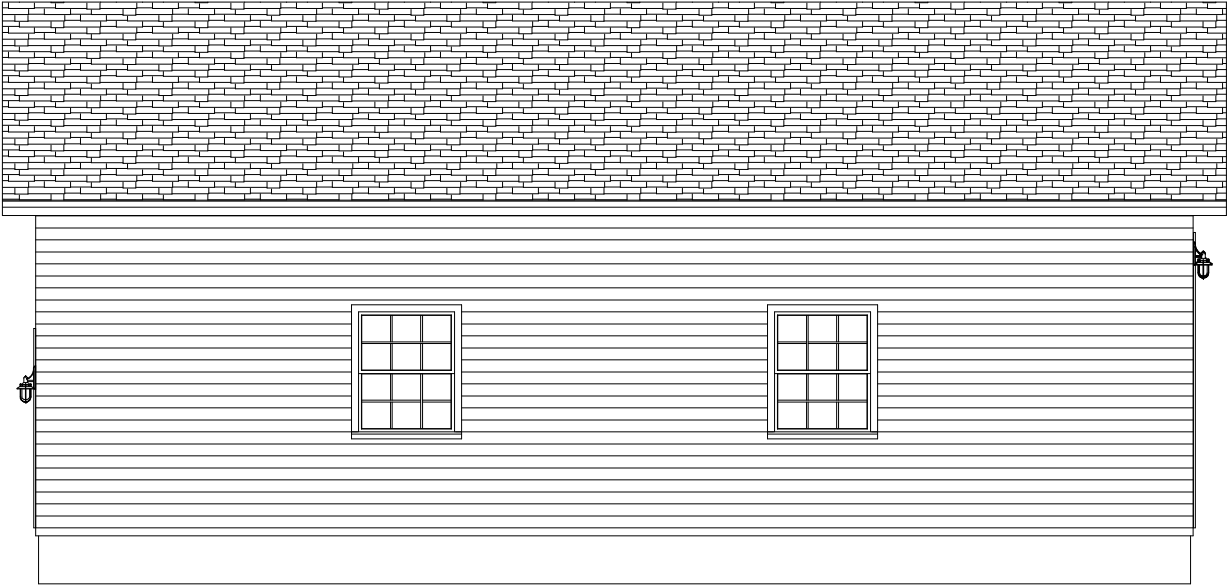
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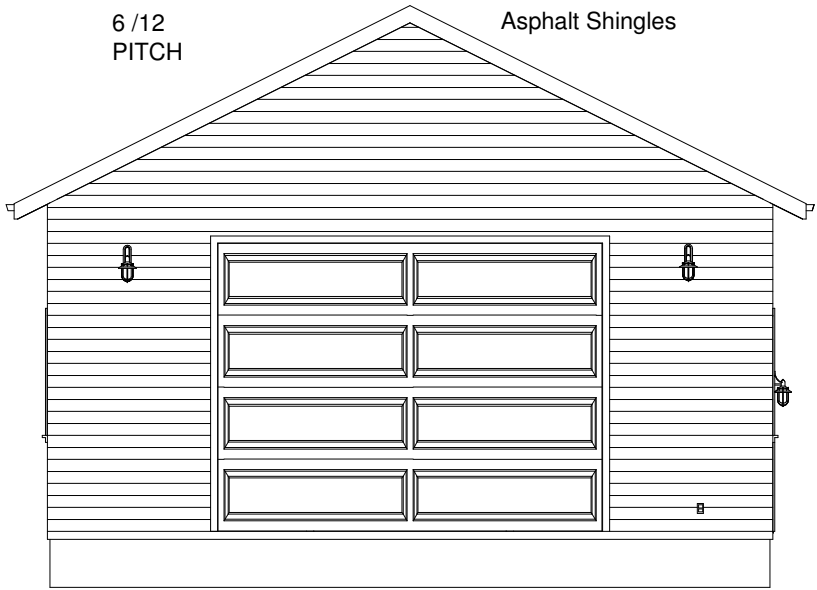
REAR ELEVATION

SCALE 1/8"=1'

Vinyl Siding

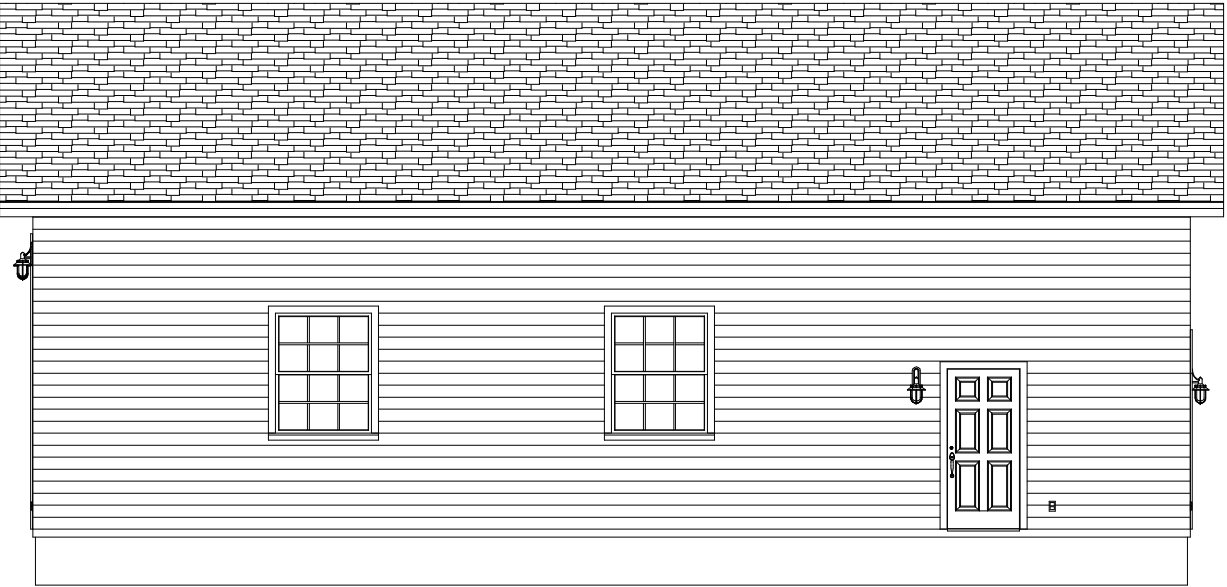


LEFT ELEVATION

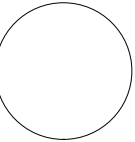


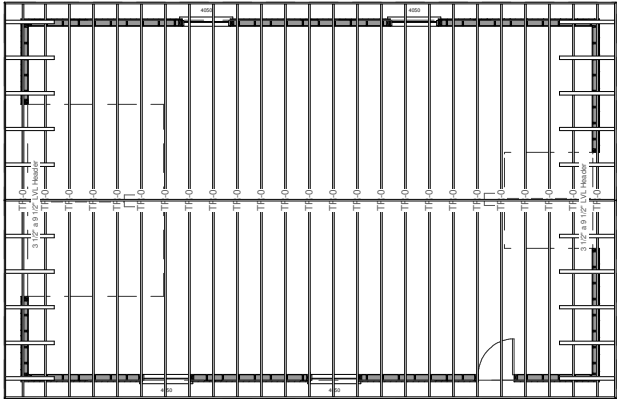
FRONT ELEVATION

14' Tall 2 x Walls

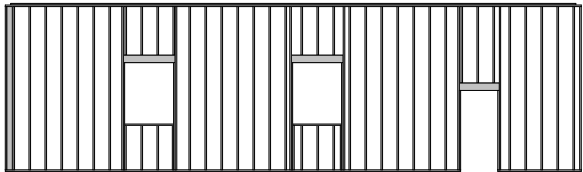


RIGHT ELEVATION

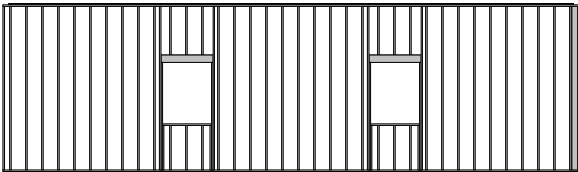




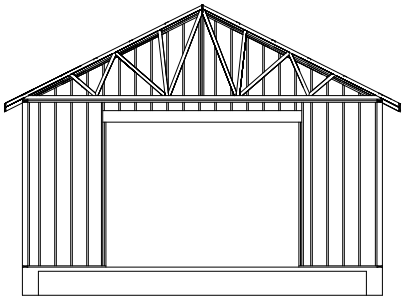
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



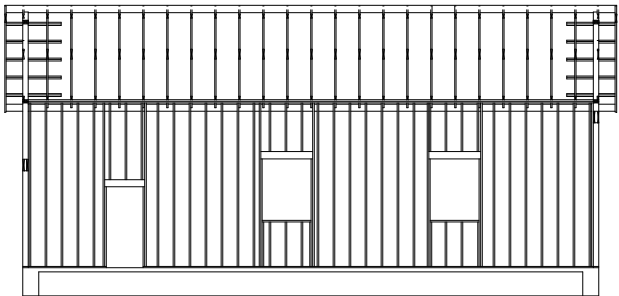
Front Wall



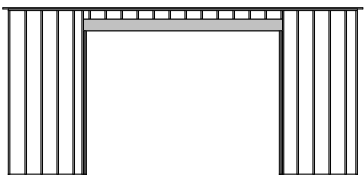
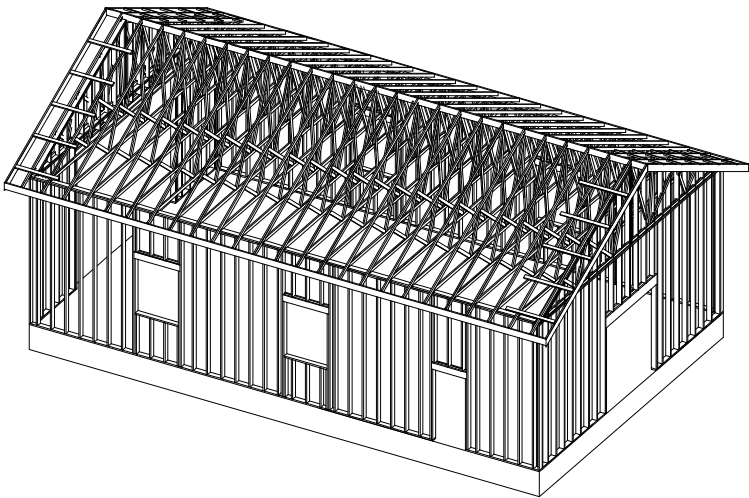
Back Wall



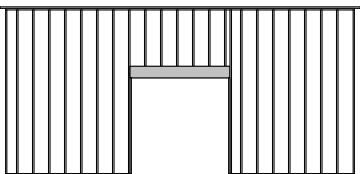
14' Tall 2 x 6 Walls
With Fire Blocking



Cross Section



Side Walls



WALL FRAMING SECTIONS

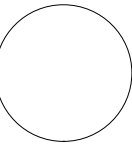
SCALE 1/8"=1'

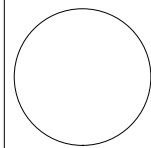
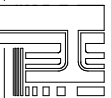
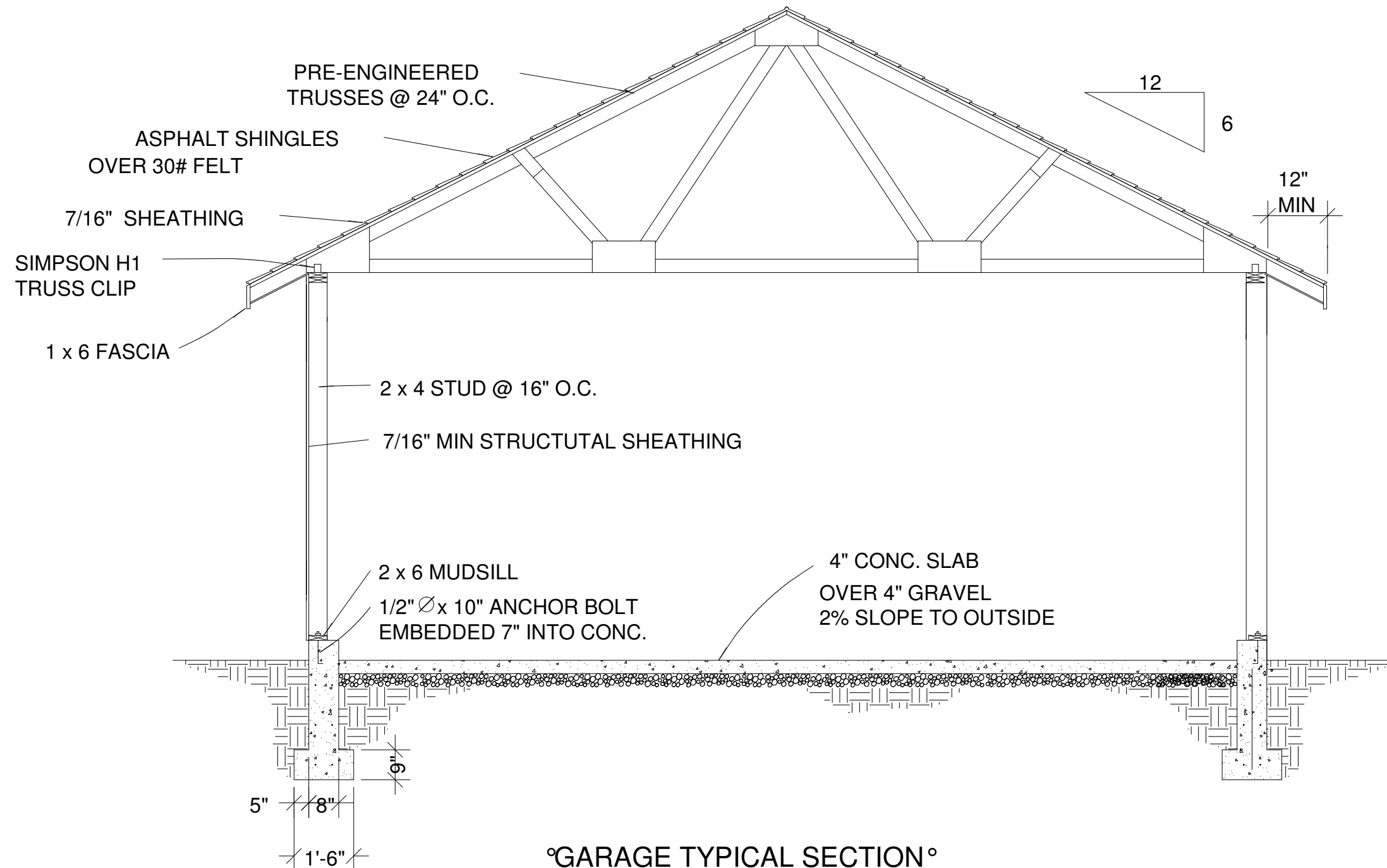
Roof Framing:

1. Fascia to be 2"x Douglas Fir.
2. For soffit size see details.
3. For spans and dimensions refer to floor plans.
4. Trusses are to be an approved truss design from the truss manufacture's engineer.
5. Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
6. 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.
7. Minimum header sizes shall be according to the header size table unless otherwise noted.
8. Basis of design roof live/snow load of 37 psf, and roof dead load of 15 psf.
9. Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 wafer.

General framing: (Douglas Fir)

1. 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
2. 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:
 - a. Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch.
3. Fire stopping:
 - a. 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.
 - b. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
4. CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
5. Exterior wall framing to be 2"x6" 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.
6. All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
7. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
8. Nailing to be per current U.B.C. unless otherwise noted.
9. All bearing partitions shall have double top plates.
10. Structural glued laminated timbers to be stamped by an approved agency.
11. Use redwood or pressure treated sole plates at all exterior walls.
- 12.





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Computer Generated Materials List for reference only and gives approximated materials as per the 3D CAD model									
General									
GN1	1	168 high wall	Siding-6	154	0	ft			
GN2	1		heated ceiling area	1440.00	0.00	sq ft			
GN3	1		heated floor area	1440.00	0.00	sq ft			
GN4	2	88 1/4 high wall	Siding-6	58	0	ft			Subtotal:
Foundation									
FO1	1	1440 sq ft	concrete slab	17.77	0.00	cu yd			
FO2	1	1440 sq ft	steel mesh for slab	1440.00	0.00	sq ft			
FO3	1	1/2x6"	foam sill seal	156	0	ft			
FO4	1		foundation bolts	27	0				
FO5	1	16x20"h	concrete footing	12.40	0.00	cu yd			
FO6	1	no. 4	rebar (footing)	305	0	ft			Subtotal:
Framing									
F1	1	2x6-16ft+	fir plate	479	0	ft			
F2	1	2x6"-163 1/2"	fir stud	102	0				
F3	1	2x6-16ft+	fir stud stock	272	0	ft			
F4	1	2x7-16ft+	header - lumber	41	0	ft			
F5	1	2x6"-56 1/2"	fir stud	6	0				
F6	1	2x12-16ft+	header - lumber	50	0	ft			
F7	1	2x6"-76 3/4"	fir stud	3	0				
F8	1	2x6"-8 1/2"	fir stud	13	0				
F9	2	2x6-16ft+	fir plate	129	0	ft			
F10	2	2x6-16ft+	fir stud stock	179	0	ft			Subtotal:
Siding									
S1	1	7" wide	Siding Aluminum Tan	3677	0	ft			
S2	1	4x8x5/8"	Sheet Plywood-hrz	69	0				
S3	1		house wrap	2196.00	0.00	sq ft			
S4	2	7" wide	Siding Aluminum Tan	432	0	ft			
S5	2	4x8x5/8"	Sheet Plywood-hrz	7	0				Subtotal:
Ext Trim									
EX1	0	4" thick	- concrete grey	32.66	0.00	cu yd			
EX2	1	1x4-16ft+	exterior sill	18	0	ft			
EX3	1	1x4-16ft+	ext. window casing	61	0	ft			
EX4	1	1x4-16ft+	garage door casing	66	0	ft			
EX5	1	7 in	garage door jamb	66	0	ft			
EX6	1	1x7-36"	door threshold	1	0				
EX7	1	1x4-16ft+	ext. door casing	17	0	ft			
EX8	1	7 in	ext. door jamb	17	0	ft			Subtotal:
Roofing									
R1	1	2x8"-16'+	ridge board - lumber	51	0	ft			
R2	1	TR-0 393"	roof truss	25	0				
R3	1	2x8"-52'	rafters - lumber	2	0				
R4	1	2x8"-20'	rafters - lumber	4	0				
R5	1	2x4"-16'+	rafters - lumber	86	0	ft			
R6	1		ridge cap	51	0	ft			
R7	1		Roofing Dimensional Comp.	1882.00	0.00	sq ft			
R8	1	4x8' sheets	roof sheathing	59	0				
R9	1	2x8"	gable fascia	74	0	ft			
R10	1	2x8"	eave fascia	102	0	ft			
R11	1		metal drip edge	176	0	ft			
R12	1		gutter	102	0	ft			
R13	1		downspout	2	0				Subtotal:
Insulation									
IN1	1	12x16x48" batts	ceiling insulation	270	0				
IN2	1	12x16x48" batts	floor insulation	270	0				Subtotal:
Wall Brd									
WB1	1	4x8x1/2"	Sheet Sheetrock	68	0				
WB2	1		Color Bone White	1363.00	0.00	sq ft			
WB3	1	4x8x3/4"	Sheet Sheetrock	43	0				
WB4	2	4x8x1/2"	Sheet Sheetrock	7	0				Subtotal:
Windows									
W1	1	48x60	double hung	4	0				
Doors									
D1	1	96x96	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. 6-Panel	1	0				
D8	1	192x144	garage 2-Panel Garge Door	1	0				Subtotal:
Int Trim									
T1	1	1x4-16ft+	window apron	18	0	ft			
T2	1	1x4-16ft+	sill	18	0	ft			
T3	1	1x4-16ft+	interior casing	78	0	ft			Subtotal:
Fixtures									
FX1	1	12W108D	Garage Door Opener	2	0				
Electrical									
E1	1	wall mount	Duplex	11	0				
E2	1	wall mount	Caged Lantern	4	0				
E3	1	wall mount	Duplex (weatherproof) - color lig	3it gra	0				
E4	1	wall mount	Single Pole	2	0				
E5	1	ceiling mount	Half Dome Light - lighting grey	8	0				Subtotal:
Total:									