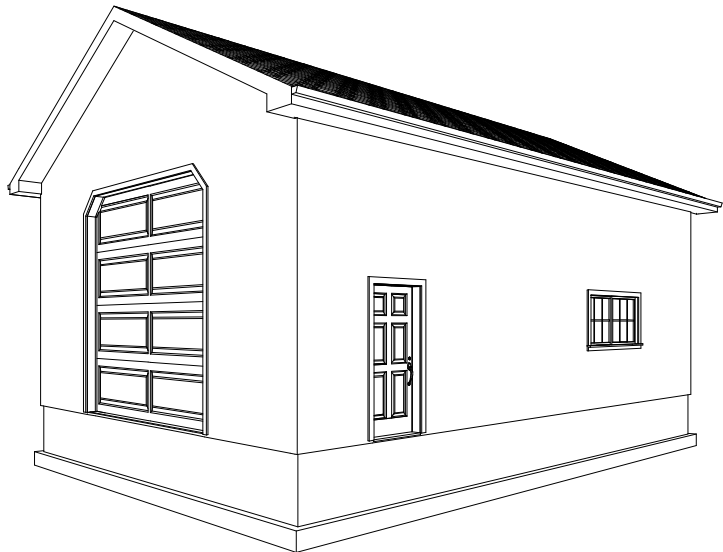


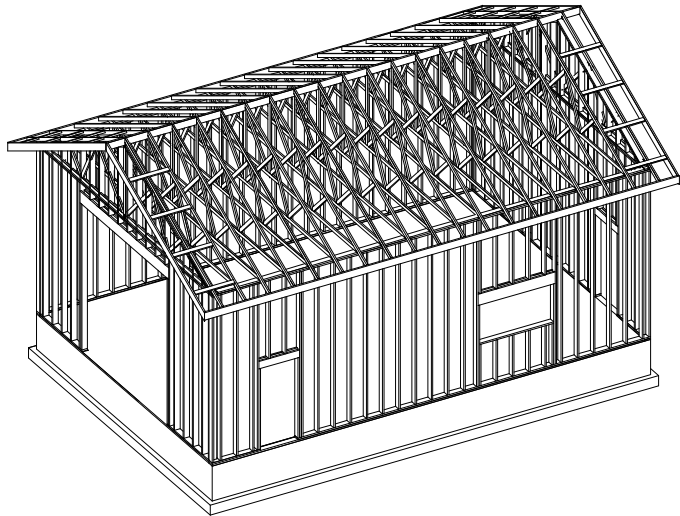


Custom 25' x 36' - 14' Tall Garage  
Plan #g230

By SDS-CAD Specialized Design Systems




- Page 1 Title Page
- Page 2 Main Floor Plan
- Page 3 Foundation Plan
- Page 4 Elevation Views
- Page 5 Framing and Details
- Page 6 Typical Section
- Page 7 Materials List



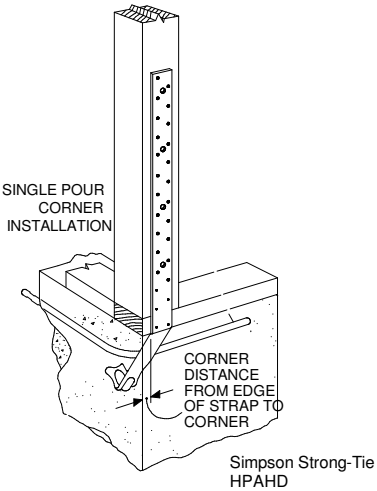
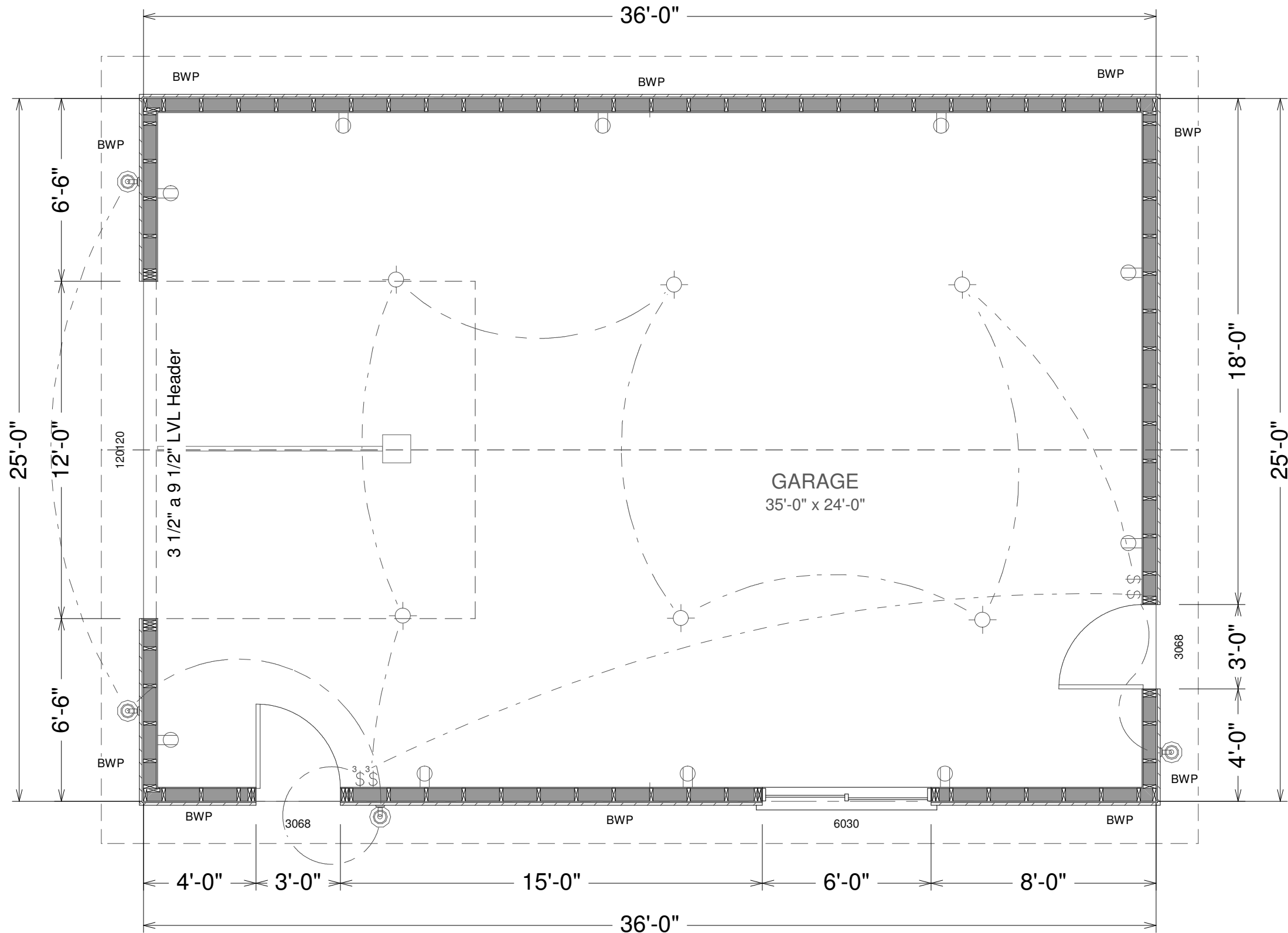
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SHEET NO:  
1  
OF  
7



HPAHD straps for all (ABWP) Alternate Braced Wall Panels See detail on page 3 for all (BWP) Braced Wall Panels

# GARAGE MAIN FLOOR PLAN

SCALE 1/4"=1'

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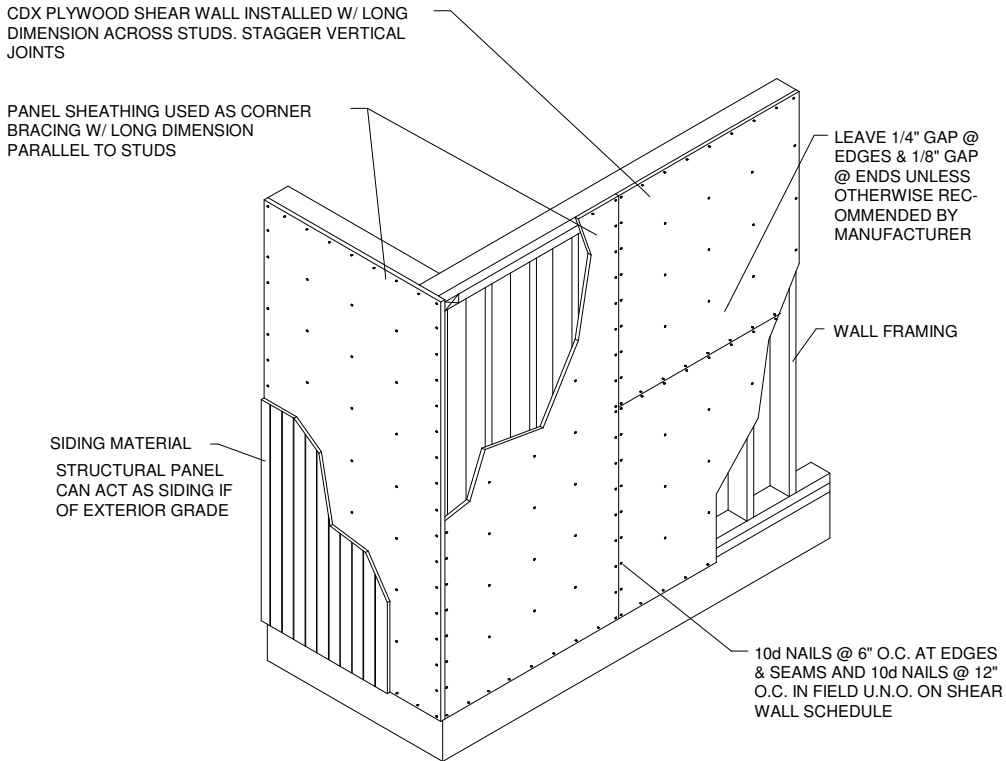
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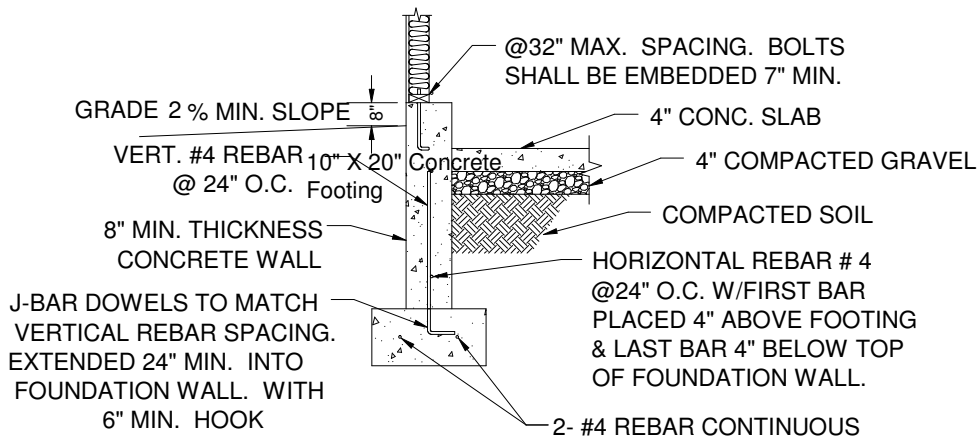
SHEET NO.  
2  
OF  
7



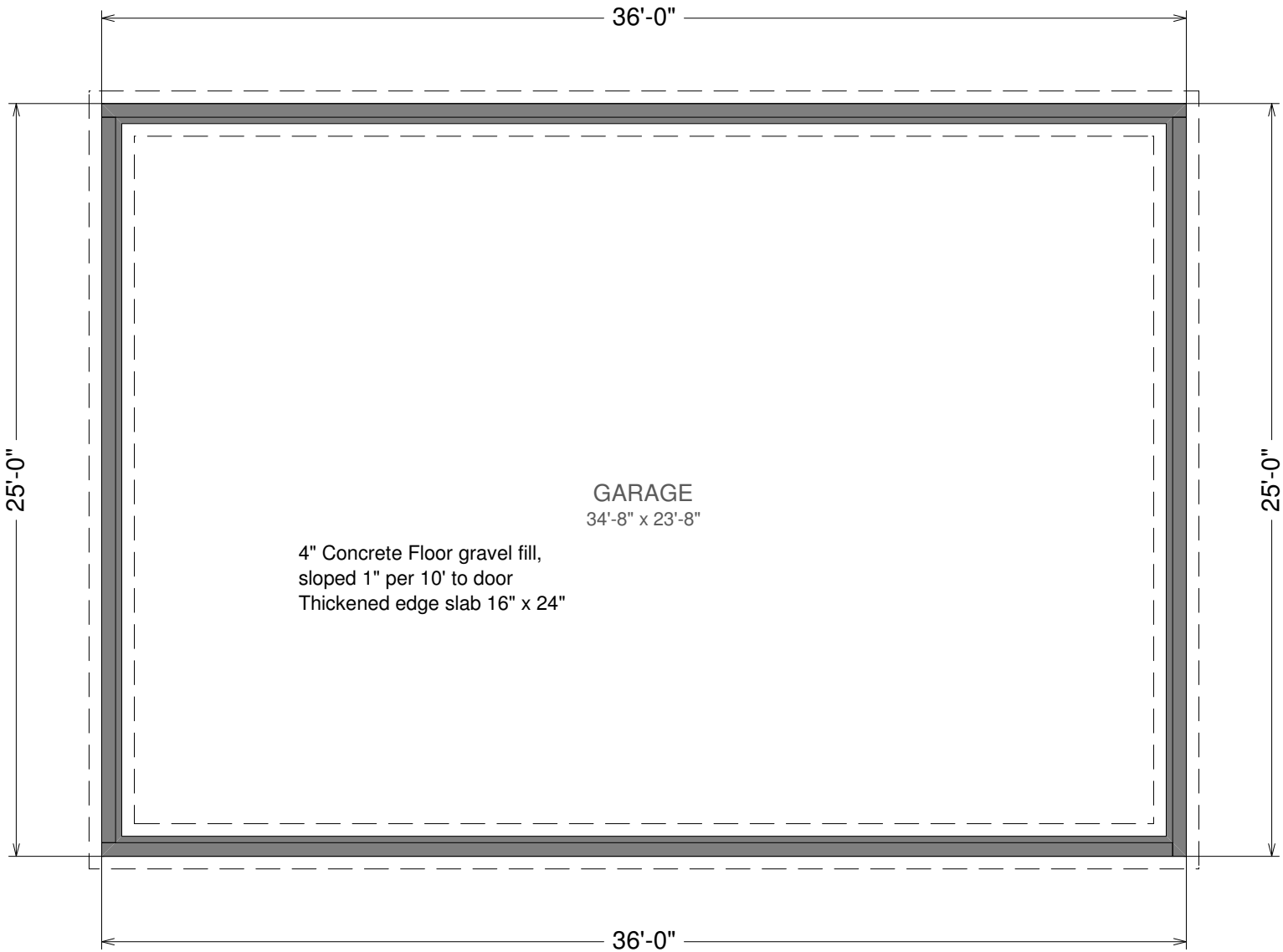
TYPICAL BRACED WALL PANEL (BWP)

N.T.S.

Bottom of footing to be a min of 30" below grade or as required by local code



GARAGE WALL SECTION

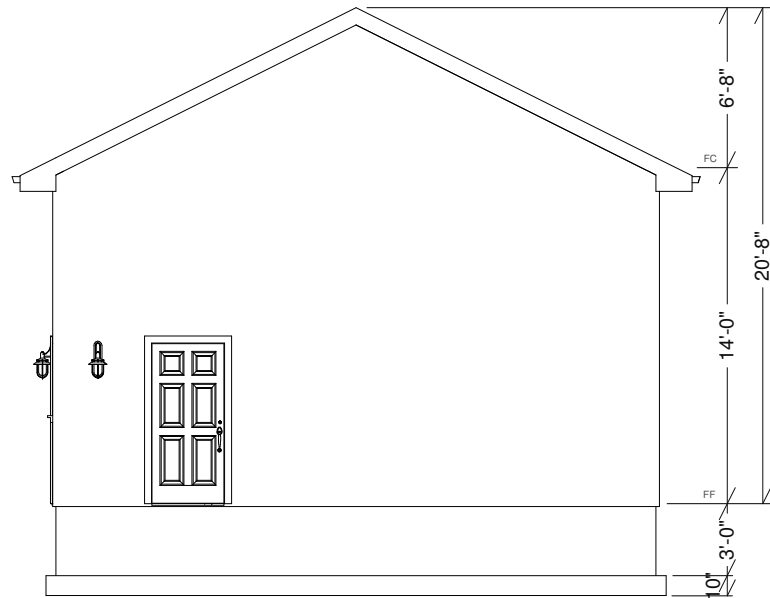


## FOUNDATION PLAN

SCALE 1/8"=1'

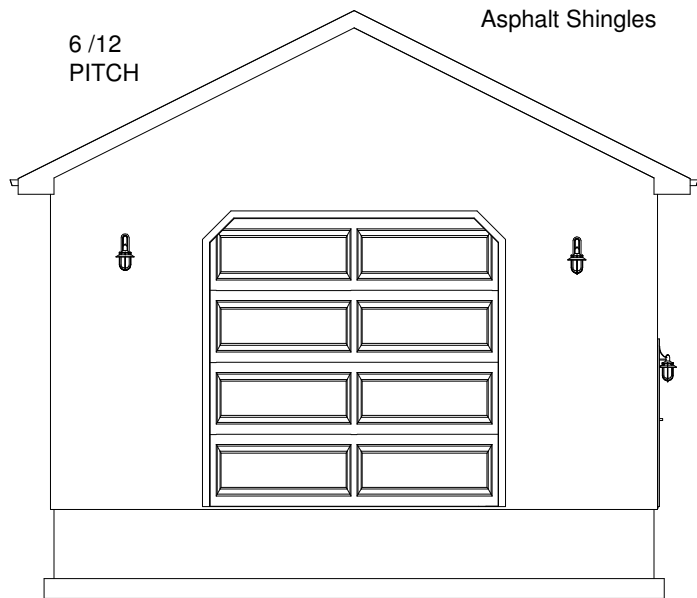
Concrete:

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  $F_y=60$  ksi lap 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on  $F_c$  2000 psf,  $F_c$  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

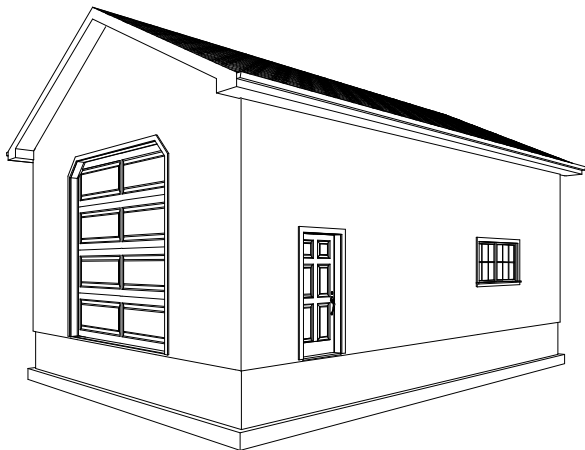


REAR ELEVATION

SCALE 1/8"=1'

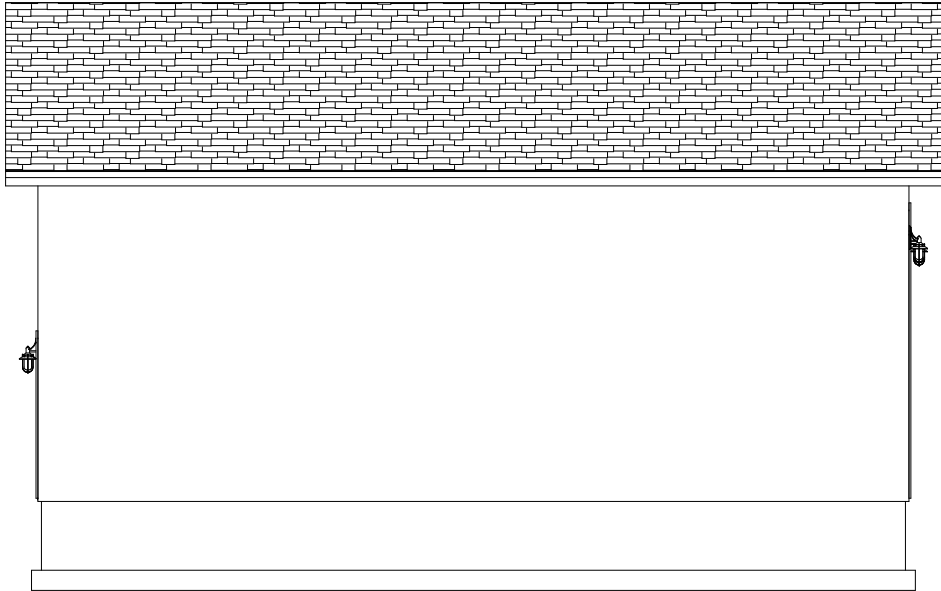


FRONT ELEVATION

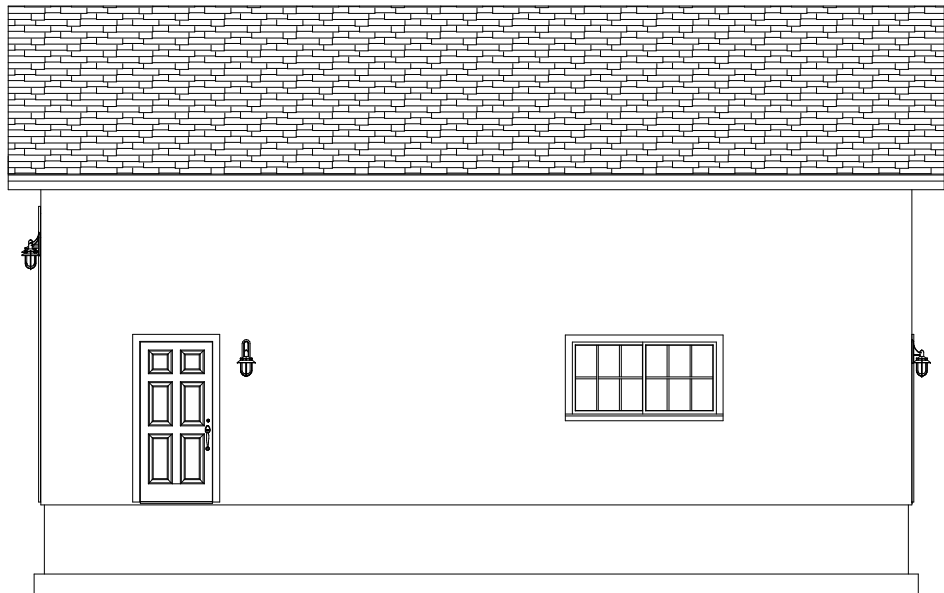


Stucco and trim to match home

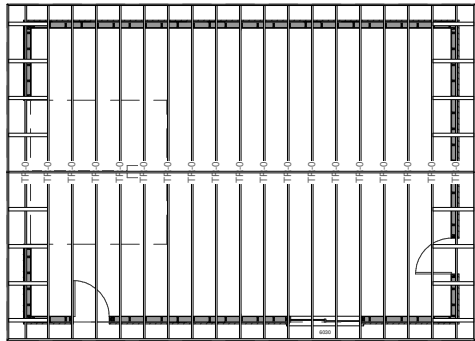
14' Tall 2 x 6 Walls



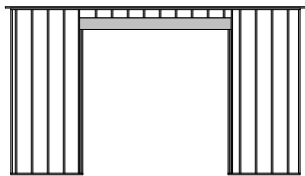
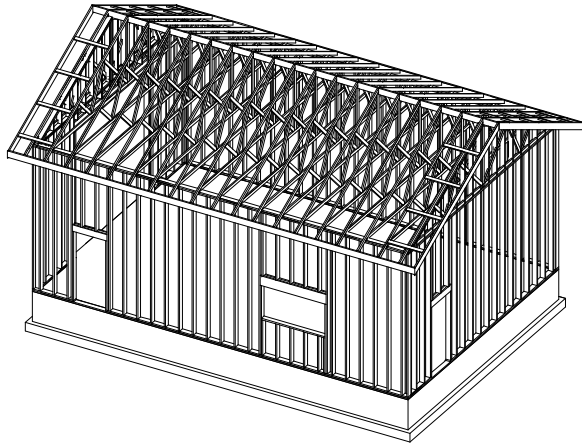
LEFT ELEVATION



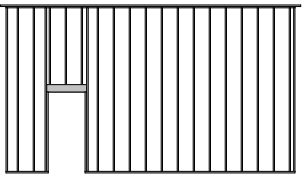
RIGHT ELEVATION



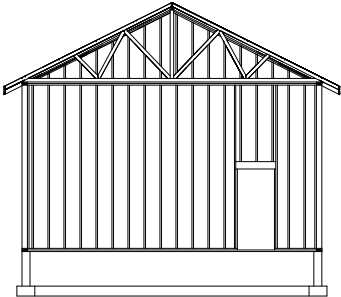
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



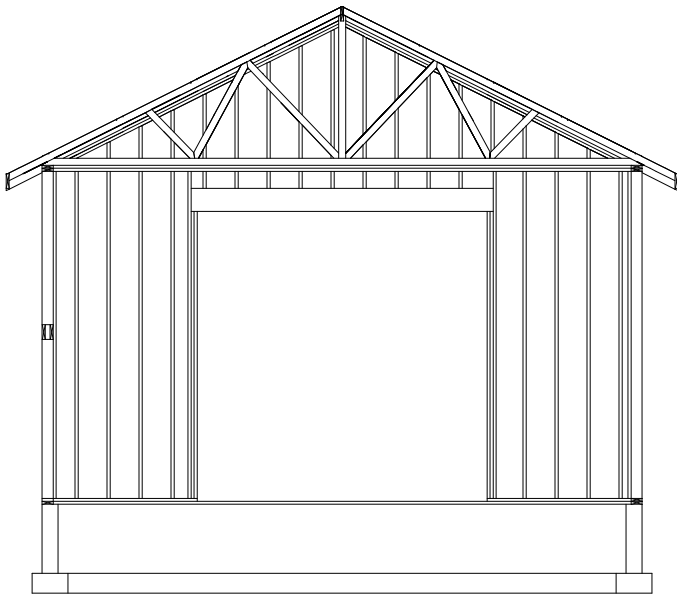
Front Wall



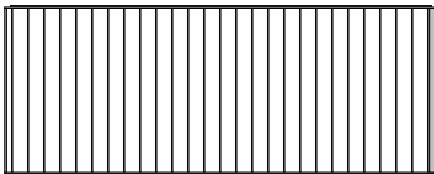
Back Wall



Cross Section



Side Walls



14' Tall 2 x 6 Walls  
With Fire Blocking



# WALL FRAMING SECTIONS

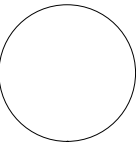
SCALE 1/8"=1'

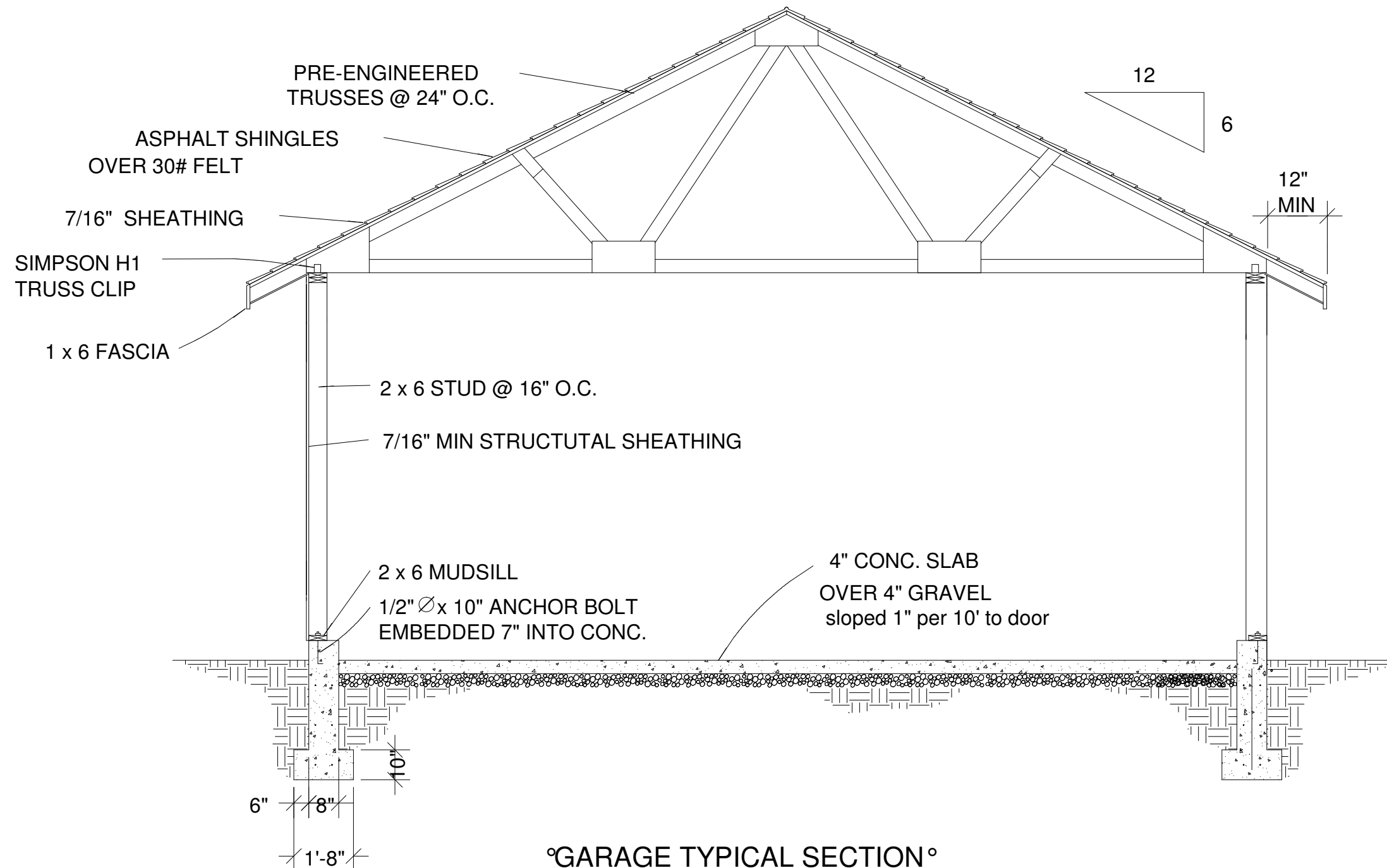
## Roof Framing:

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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General									
GN1	0	34 1/2 high wall	8" Concrete Stem Wall	119	0	ft			
GN2	1	168 high wall	Stucco-6	121	0	ft			
GN3	1		heated ceiling area	900.00	0.00	sq ft			
GN4	2	73 1/4 high wall	Stucco-6	48	0	ft			Subtotal:
Foundation									
FO1	0	8" thick	Concrete Grey	8.48	0.00	cu yd			
FO2	0	1/2x6"	foam sill seal	119	0	ft			
FO3	0		foundation bolts	24	0				
FO4	0	18x10"h	concrete footing	5.54	0.00	cu yd			
FO5	0	no. 4	rebar (footing)	255	0	ft			
FO6	0	no. 4	horiz. rebar (wall)	1019	0	ft			
FO7	0	no. 4	vert. rebar (wall)	356	0	ft			
FO8	0	820 sq ft	concrete slab	10.12	0.00	cu yd			
FO9	0	820 sq ft	steel mesh for slab	820.00	0.00	sq ft			Subtotal:
Subfloor									
SF1	1	2x6"-16"+	mudsill - lumber	120	0	ft			
Framing									
F1	1	2x6-16ft+	fir plate	366	0	ft			
F2	1	2x6"-163 1/2"	fir stud	88	0				
F3	1	2x6-16ft+	fir stud stock	138	0	ft			
F4	1	2x6"-76 3/4"	fir stud	5	0				
F5	1	2x7-16ft+	header - lumber	13	0	ft			
F6	1	2x11-16ft+	header - lumber	13	0	ft			
F7	1	2x12-16ft+	header - lumber	25	0	ft			
F8	1	2x6"-8 1/4"	fir stud	9	0				
F9	2	2x6-16ft+	fir plate	107	0	ft			
F10	2	2x6-16ft+	fir stud stock	125	0	ft			Subtotal:
Siding									
S1	1	4'x8'x5/8"	Sheet Plywood-hrz	53	0				
S2	1	1 1/8" thick	Siding Stucco	1486.00	0.00	sq ft			
S3	1		house wrap	1688.00	0.00	sq ft			
S4	2	1 1/8" thick	Siding Stucco	150.00	0.00	sq ft			
S5	2	4'x8'x5/8"	Sheet Plywood-hrz	5	0				Subtotal:
Ext Trim									
EX1	1	1x8-36"	door threshold	2	0				
EX2	1	1x4-16ft+	ext. door casing - color white	35	0	ft			
EX3	1	8 in	ext. door jamb - color white	35	0	ft			
EX4	1	1x4-16ft+	exterior sill - color white	7	0	ft			
EX5	1	1x4-16ft+	ext. window casing - color white	13	0	ft			
EX6	1	1x4-16ft+	garage door casing - color white	36	0	ft			
EX7	1	8 in	garage door jamb - color white	36	0	ft			Subtotal:
Roofing									
R1	1	2x8"-16"+	ridge board - lumber	39	0	ft			
R2	1	TR-0 333"	roof truss	19	0				
R3	1	2x8"-40"	rafters - lumber	2	0				
R4	1	2x8"-16'	rafters - lumber	4	0				
R5	1	2x4"-16"+	rafters - lumber	53	0	ft			
R6	1		ridge cap	39	0	ft			
R7	1		Roofing Dimensional Comp.	1221.00	0.00	sq ft			
R8	1	4x8' sheets	roof sheathing	39	0				
R9	1	2x8"	gable fascia	63	0	ft			
R10	1	2x8"	eave fascia	78	0	ft			
R11	1		metal drip edge	141	0	ft			
R12	1		gutter	78	0	ft			
R13	1		downspout	2	0				Subtotal:
Insulation									
IN1	1	12x16x48" batts	ceiling insulation	168	0				
Wall Brd									
WB1									
WB2	0	4'x8'x3/4"	Color Bone White	820.00	0.00	sq ft			
WB3	0	4'x8'x3/4"	Sheet Sheetrock	26	0				
WB4	1	4'x8'x1/2"	Sheet Sheetrock	54	0				
WB5	1	4'x8'x3/4"	Color Bone White	840.00	0.00	sq ft			
WB6	2	4'x8'x1/2"	Sheet Sheetrock	26	0				
Subtotal:									
Windows									
W1	1	72x36	right sliding	1	0				
Doors									
D1									
D1	1		handle: Lever (decorative)	2	0				
D2	1		handle: Exterior Handle (ext.)	2	0				
D3	1		lock: Dead Bolt (interior)	2	0				
D4	1		lock: Dead Bolt (exterior)	2	0				
D5	1		hinge: hidden	6	0				
D6	1	36x80x1 3/4L	ext. 6-Panel - color white	2	0				
D7	1	144x144	garage 2-Panel Garge Door	1	0				Subtotal:
Subtotal:									
Int Trim									
T1	1	1x4-16ft+	interior casing	48	0	ft			
T2	1	1x4-16ft+	window apron	7	0	ft			
T3	1	1x4-16ft+	sill	7	0	ft			
Subtotal:									
Fixtures									
FX1	1	12W108D	Garage Door Opener	1	0				
Electrical									
E1	1	wall mount	Duplex	10	0				
E2	1	wall mount	Single Pole	2	0				
E3	1	wall mount	Caged Lantern	4	0				
E4	1	wall mount	Three Way	2	0				
E5	1	ceiling mount	Half Dome Light - lighting grey	6	0				Subtotal:
Subtotal:									
Total:									

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