

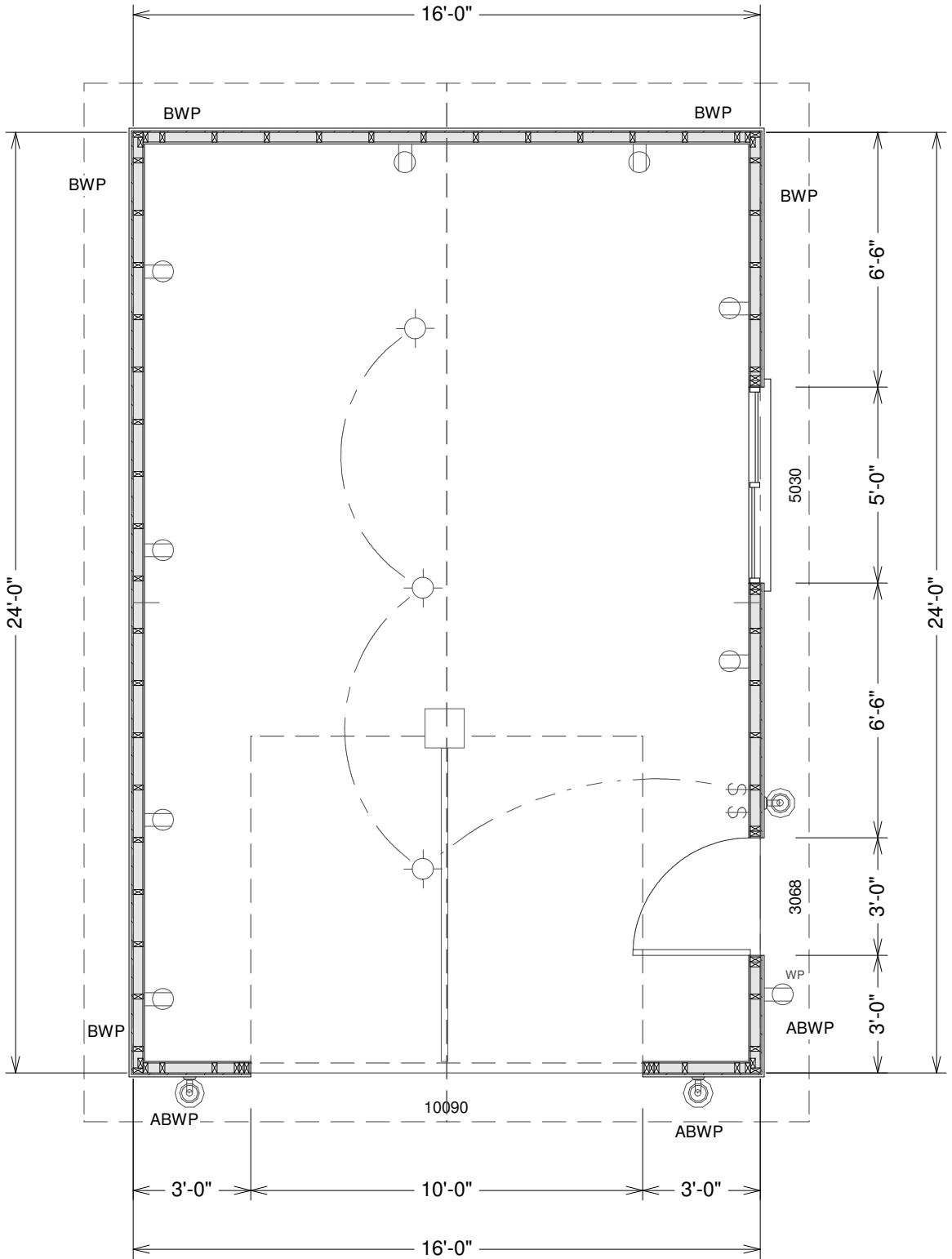
BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS. GARAGE TO BE  
BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE

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 16 x 24 - 10' Garage Plan  
Plan #g273  
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

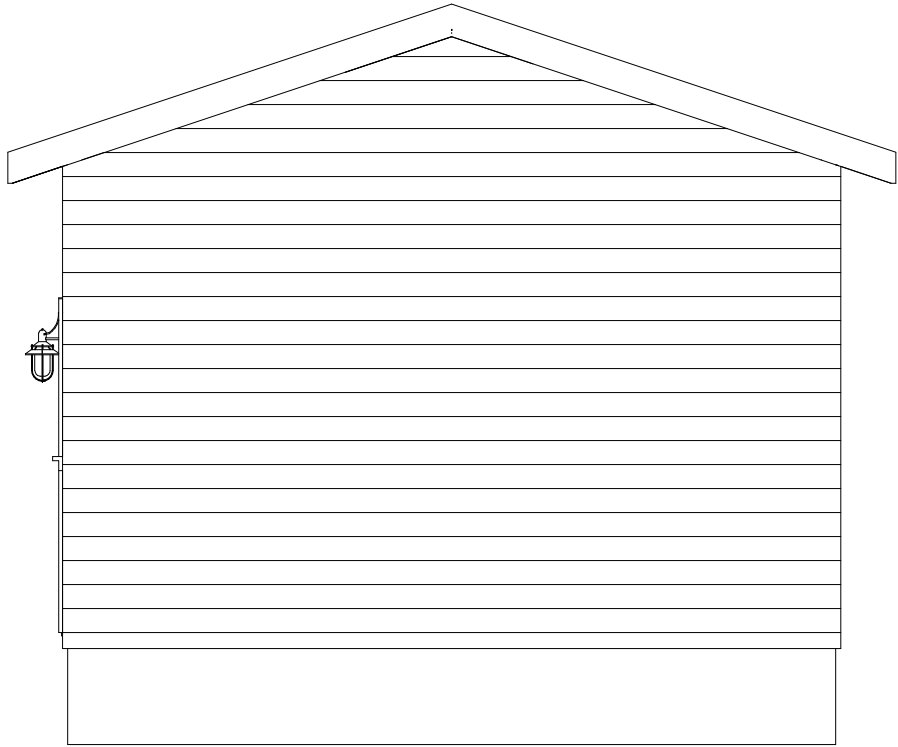
30 year dimensional shingles and horizontal siding over structural sheathing. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 4" on 16" centers. 10' ceiling height.



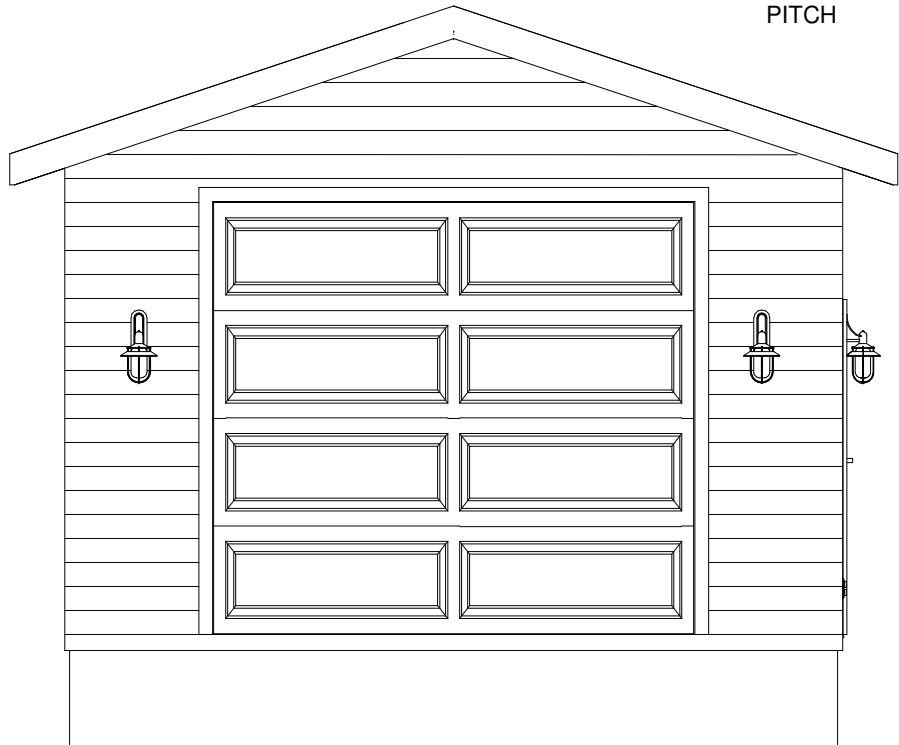
SCALE 1/4"=1'

**GARAGE MAIN FLOOR PLAN**

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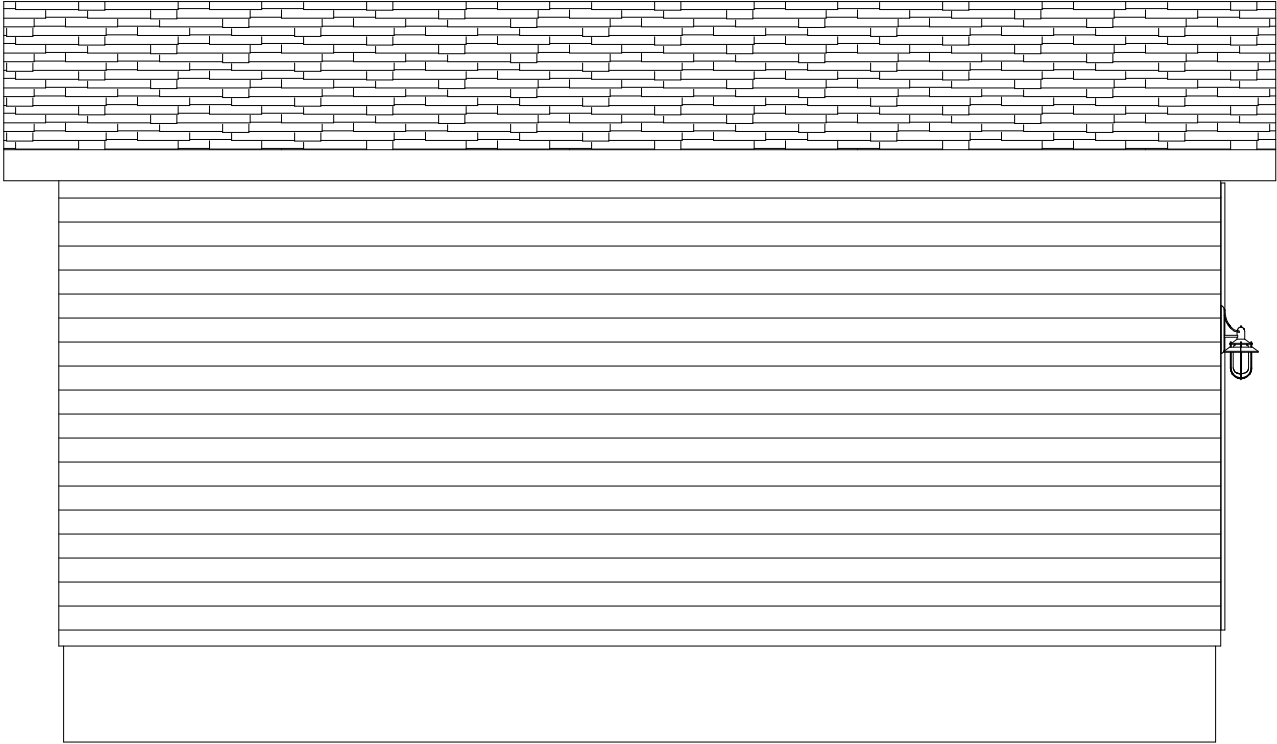
REAR ELEVATION



4 /12  
PITCH

FRONT ELEVATION

SCALE 1/4"=1'



LEFT ELEVATION

Asphalt Shingles



10' Tall 2 x  
Walls  
Horizontal  
Siding  
over Structural  
Panel

RIGHT ELEVATION

Residential Design

SDS-CAD  
Specialized Design Systems

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

CLIENT \_\_\_\_\_

DATE \_\_\_\_\_

DRWN BY \_\_\_\_\_

CHKD BY \_\_\_\_\_

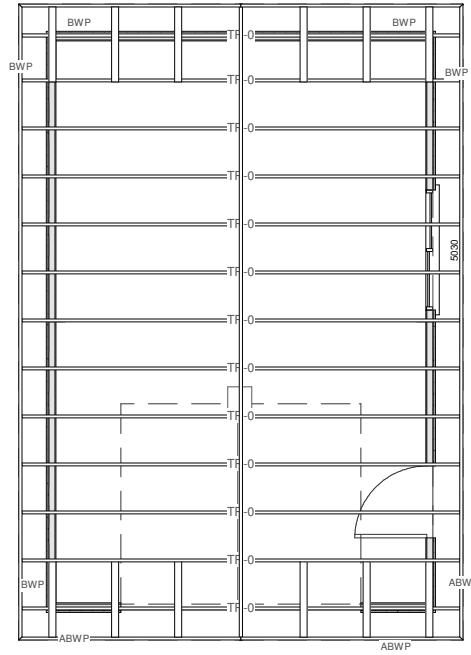
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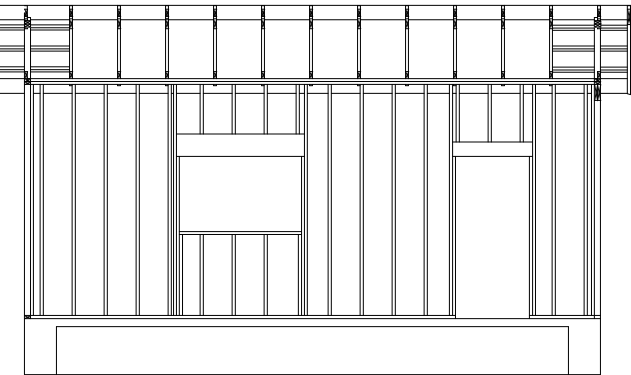
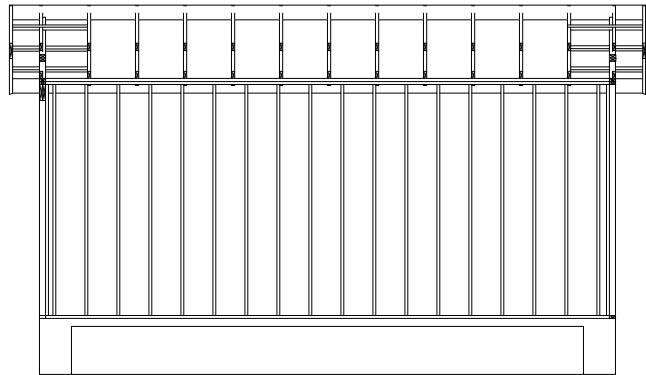
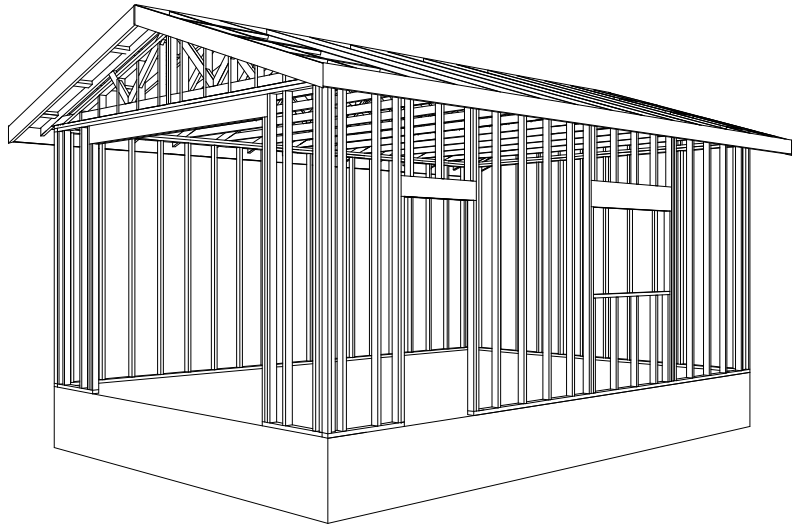
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SHEET NO. 2 OF 6



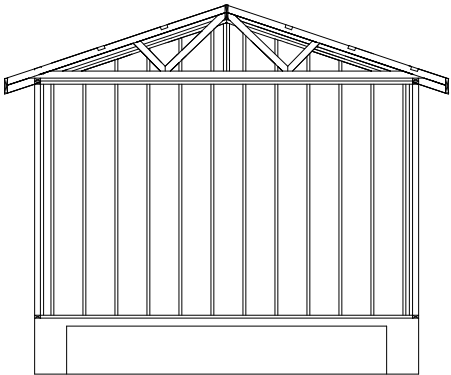


GARAGE ROOF  
PRE-ENGINEERED TRUSSES AS  
SUPPLIED BY TRUSS  
MANUFACTURER 24" o.c.

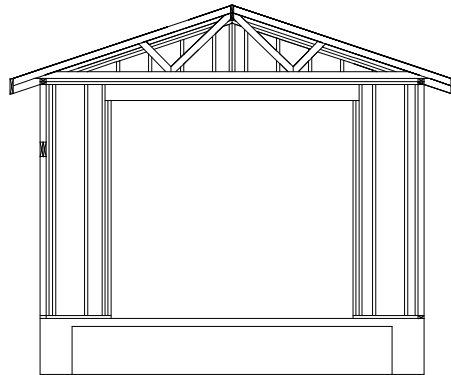


Cross Section

10' Tall 2 x  
Walls



Back Wall



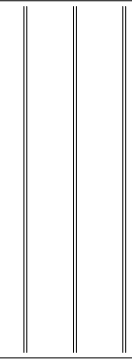
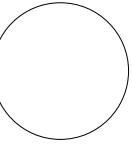
Front Wall

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"x 4" 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:

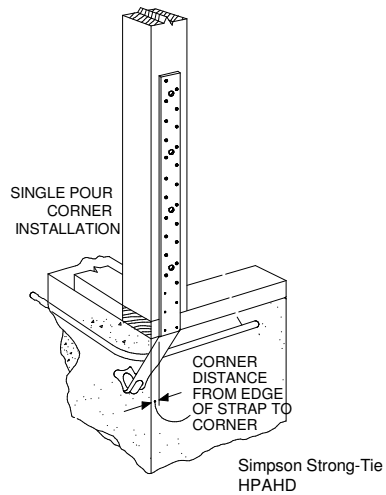
- Fascia to be 2"x Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacture's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required 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.



CLIENT \_\_\_\_\_  
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REVISIONS \_\_\_\_\_  
JOB NO. \_\_\_\_\_

WALL FRAMING SECTIONS

SCALE 1/8"=1'



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 LOCAL BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS**

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

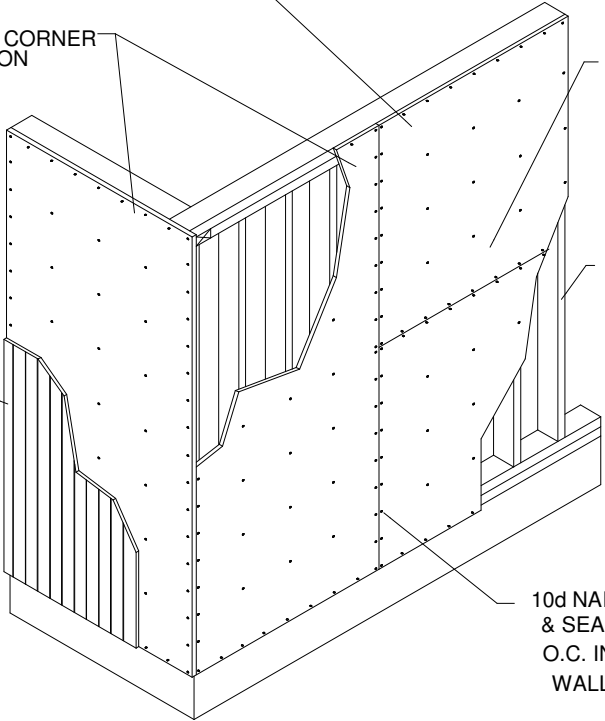
PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS

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

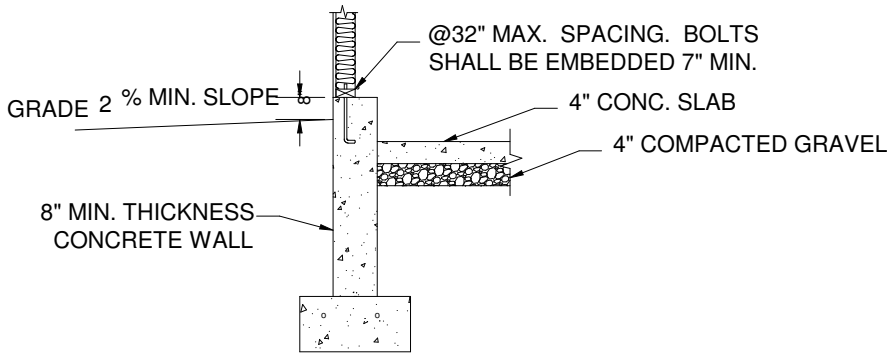
WALL FRAMING

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

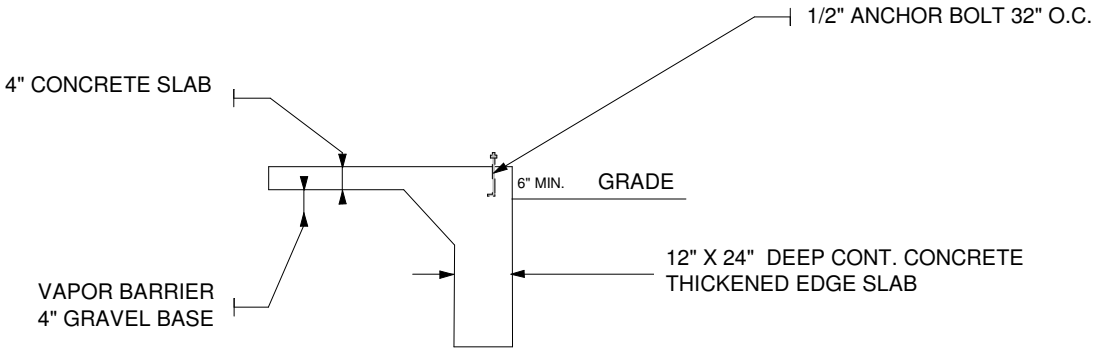


**TYPICAL BRACED WALL PANEL (BWP)**

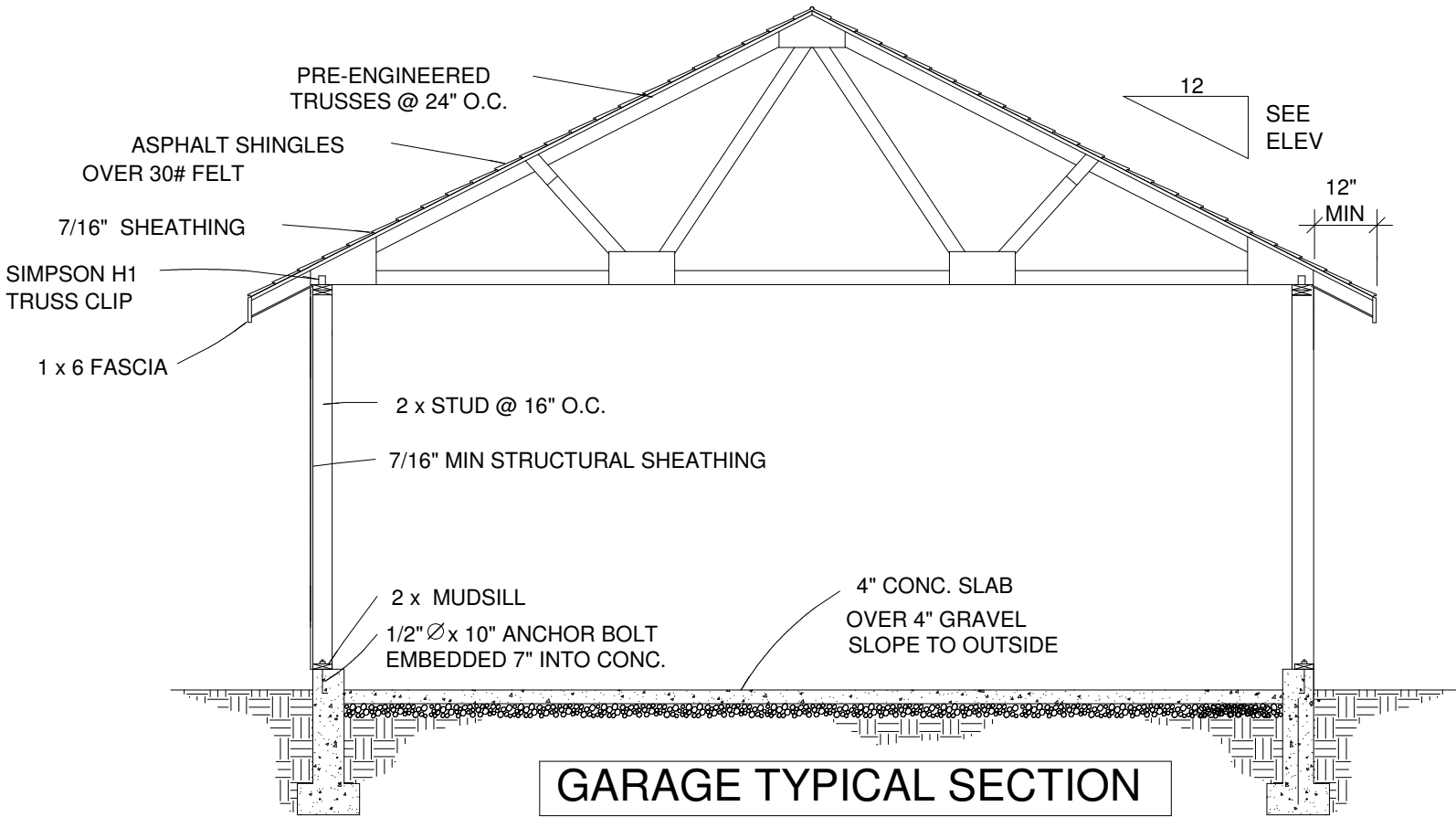


**Footing and concrete wall option**

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				120 high wall	Siding-4	79	0	ft	
GN1	1				heated ceiling area	384.00	0.00	sq ft	
GN2	1				heated floor area	384.00	0.00	sq ft	
GN3	1				heated wall area	667.00	0.00	sq ft	
GN4	1				heated glass area	15.00	0.00	sq ft	
GN5	1				heated door area	110.00	0.00	sq ft	
GN6	1								
GN7	2			30 13/16 high wall	Siding-4	30	0	ft	
									Subtotal:
Subfloor									
SF1	1			8'x4'x3/4"	Sheet Plywood	12	0		
Framing									
F1	1			2x3-16ft+	fir plate	242	0	ft	
F2	1			2x3"-115 1/2"	fir stud	63	0		
F3	1			2x7-16ft+	header - lumber	7	0	ft	
F4	1			2x3-16ft+	fir stud stock	88	0	ft	
F5	1			2x3"-28 3/4"	fir stud	3	0		
F6	1			2x11-16ft+	header - lumber	11	0	ft	
F7	1			2x8-16ft+	header - lumber	21	0	ft	
F8	2			2x3-16ft+	fir plate	62	0	ft	
F9	2			2x3-16ft+	fir stud stock	33	0	ft	
									Subtotal:
Siding									
S1	1			7" wide	Siding Aluminum Tan	1375	0	ft	
S2	1			4'x8'x1/2"	Sheet Osb	26	0		
S3	1				house wrap	812.00	0.00	sq ft	
S4	2			7" wide	Siding Aluminum Tan	79	0	ft	
S5	2			4'x8'x1/2"	Sheet Osb	2	0		
									Subtotal:
Ext Trim									
EX1	0			4" thick	- concrete grey	12.12	0.00	cu yd	
EX2	1			1x4-16ft+	exterior sill	6	0	ft	
EX3	1			1x4-16ft+	ext. window casing	12	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+	garage door casing	29	0	ft	
EX8	1			5 in	garage door jamb	29	0	ft	
									Subtotal:
Roofing									
R1	1			TR-0 219"	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	38	0	ft	
R6	1				ridge cap	26	0	ft	
R7	1				Roofing Dimensional Comp.	517.00	0.00	sq ft	
R8	1			4x8' sheets	roof sheathing	17	0		
R9	1			2x8"	gable fascia	39	0	ft	
R10	1			2x8"	eave fascia	53	0	ft	
R11	1				metal drip edge	92	0	ft	
									Subtotal:
Insulation									
IN1	1			12x24x48" batts	ceiling insulation	48	0		
IN2	1			12x16x48" batts	floor insulation	72	0		
IN3	1			4x16x93" batts	wall insulation	62	0		
									Subtotal:
Flooring									
FL1	1			2 1/4" wide	Flooring Oak-Golden	1941	0	ft	
Wall Brd									
WB1	1			4'x8'x1/2"	Sheet Sheetrock	25	0		
WB2	1				Color Bone White	361.00	0.00	sq ft	
WB3	1			4'x8'x3/4"	Sheet Sheetrock	12	0		
WB4	2			4'x8'x1/2"	Sheet Sheetrock	2	0		
									Subtotal:
Windows									
W1	1			60x36	right sliding	1	0		
Doors									
D1	1			36x80x1 3/4L	ext. 3068 19	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			120x108	garage 2-Panel Garge Door	1	0		
									Subtotal:
Int Trim									
T1	1			1x4-16ft+	window apron	6	0	ft	
T2	1			1x4-16ft+	sill	6	0	ft	
T3	1			1x4-16ft+	interior casing	30	0	ft	
T4	1			1x6-16ft+	base molding	78	0	ft	
									Subtotal:
Fixtures									
FX1	1			12W108D	Garage Door Opener	1	0		
Electrical									
E1	1			wall mount	Duplex	8	0		
E2	1			wall mount	Duplex (weatherproof) - color light gra	1	0		
E3	1			wall mount	Single Pole	2	0		
E4	1			wall mount	Caged Lantern	3	0		
E5	1			ceiling mount	Half Dome Light - lighting grey	3	0		
									Subtotal:
									Total:

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