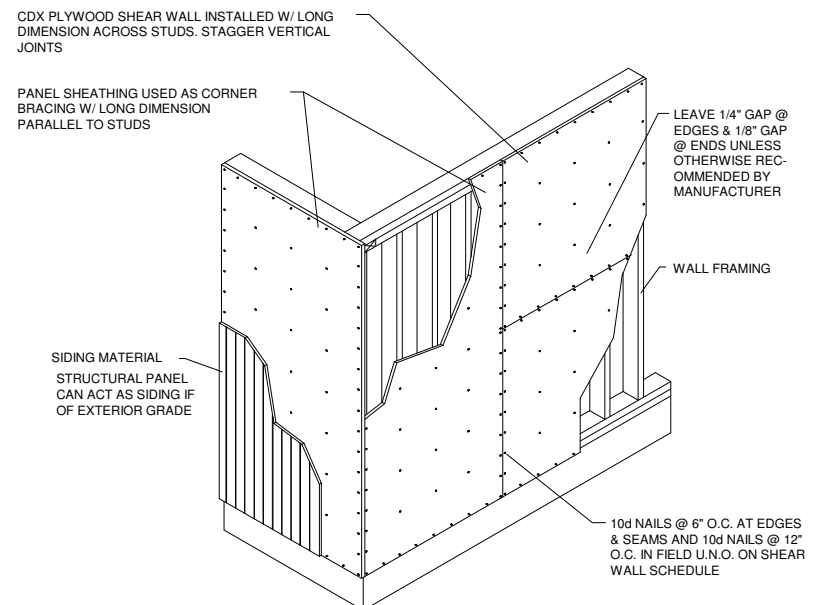


# Custom 22' x 40' - 16' Tall Garage Plan #g227 By SDS-CAD Specialized Design Systems

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

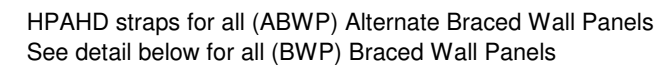
## GARAGE MAIN FLOOR PLAN

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TYPICAL BRACED WALL PANEL (BWP)

N.T.S.



Residential Design

## SDS-CAD Specialized Design Systems



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BY

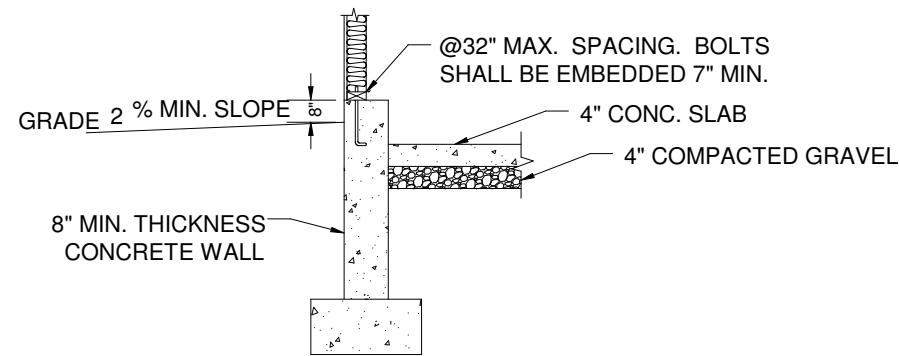
BY

## DISCUSSION

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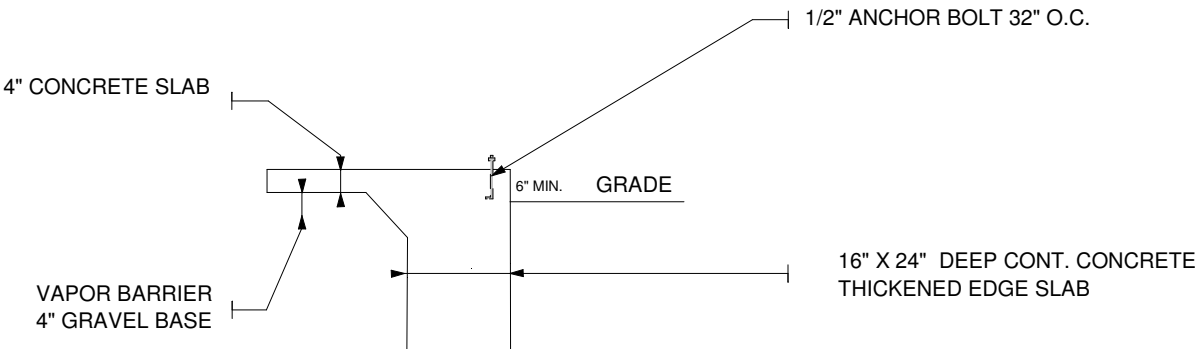
SET NO.

27

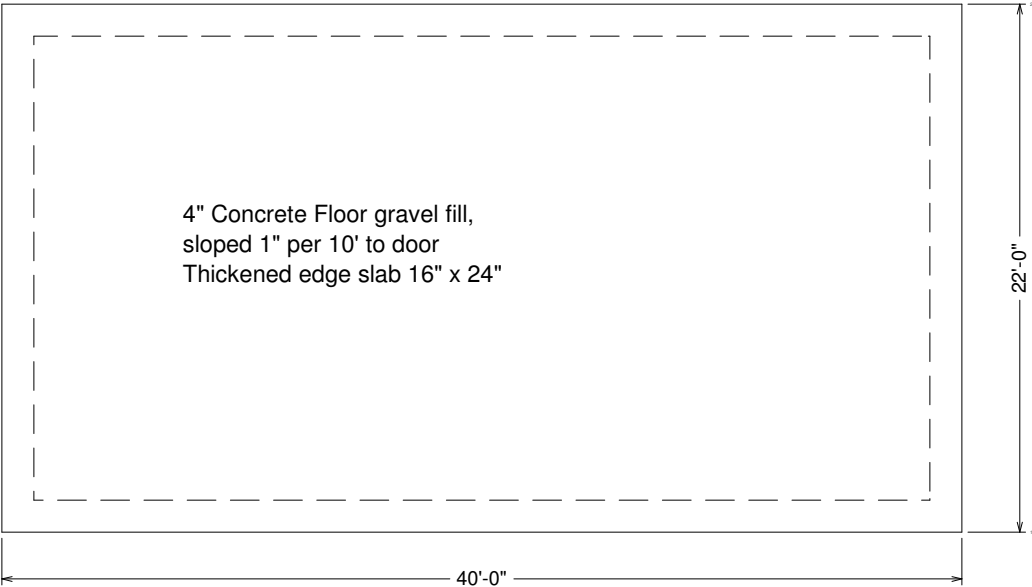


## Footing and concrete wall option

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



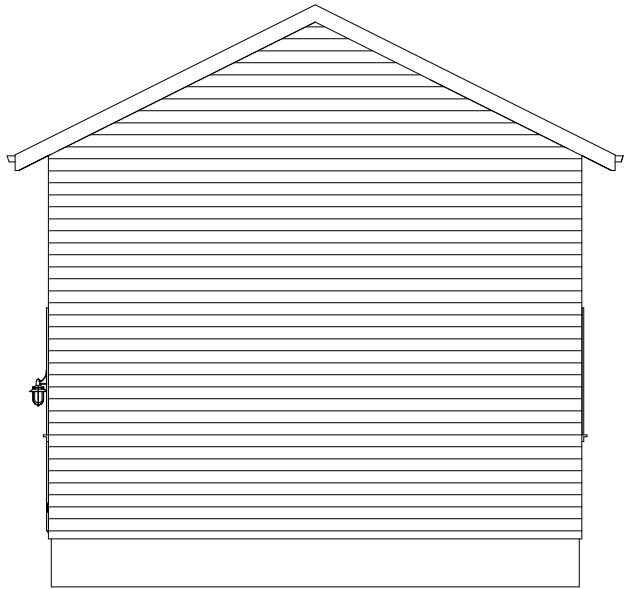
## Monolithic slab foundation option



## FOUNDATION PLAN

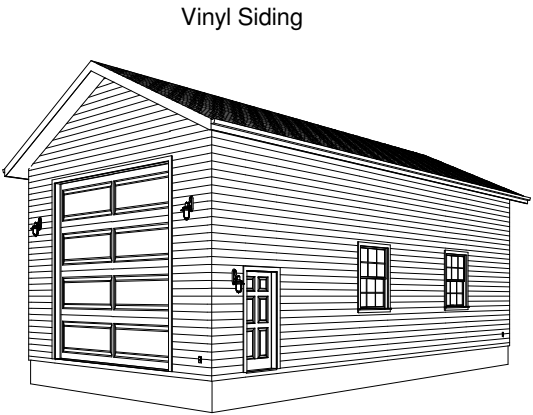
SCALE 1/8"=1'

- 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  $F_y=60$  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

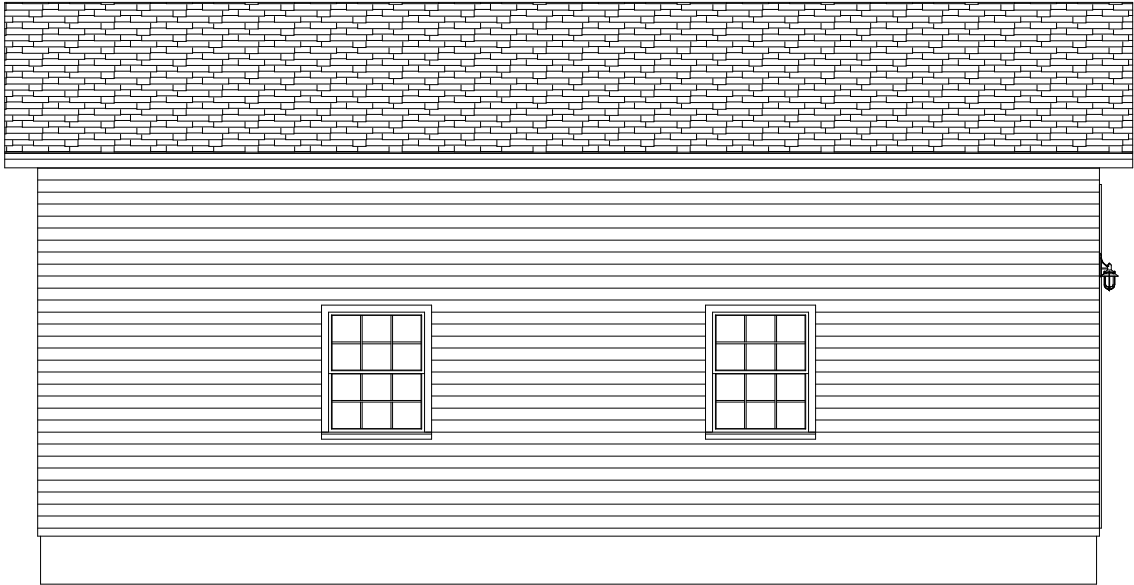


REAR ELEVATION

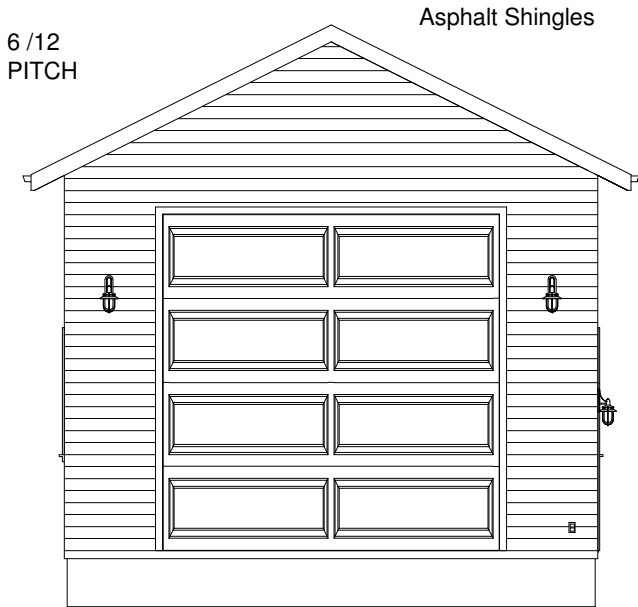
SCALE 1/8"=1'



Vinyl Siding



LEFT ELEVATION

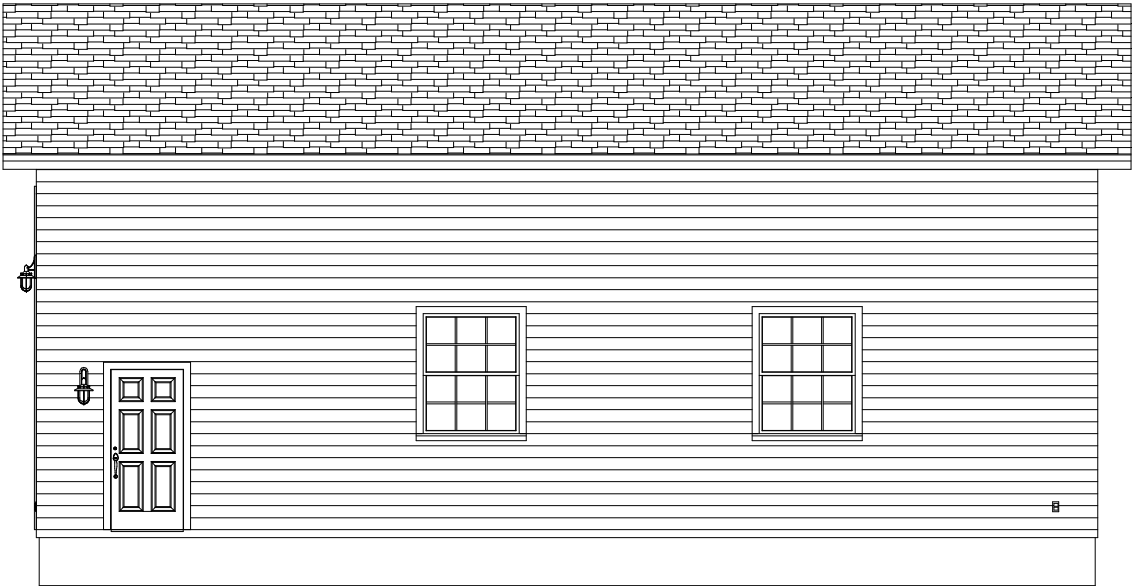


6 /12  
PITCH

Asphalt Shingles

FRONT ELEVATION

14' Tall 2 x Walls



RIGHT ELEVATION

Residential Design

SDS-CAD  
Specialized Design Systems

Garage for

CLIENT

DATE

DRAWN BY

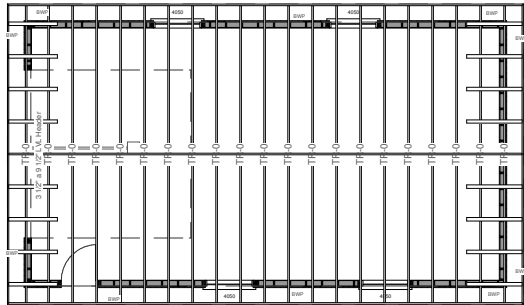
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DATE

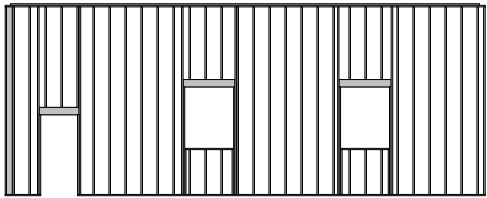
REVISIONS

JOB NO.

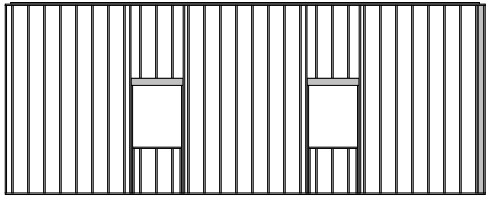
SHEET NO.  
4  
OF  
7



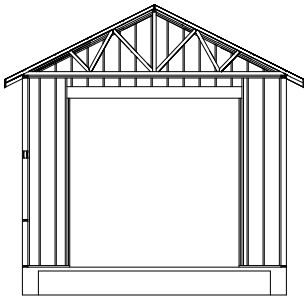
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



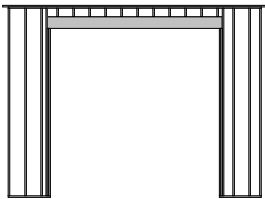
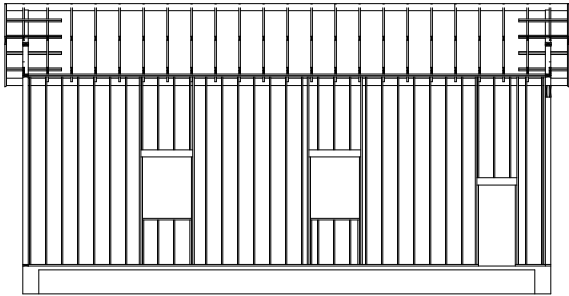
Front Wall



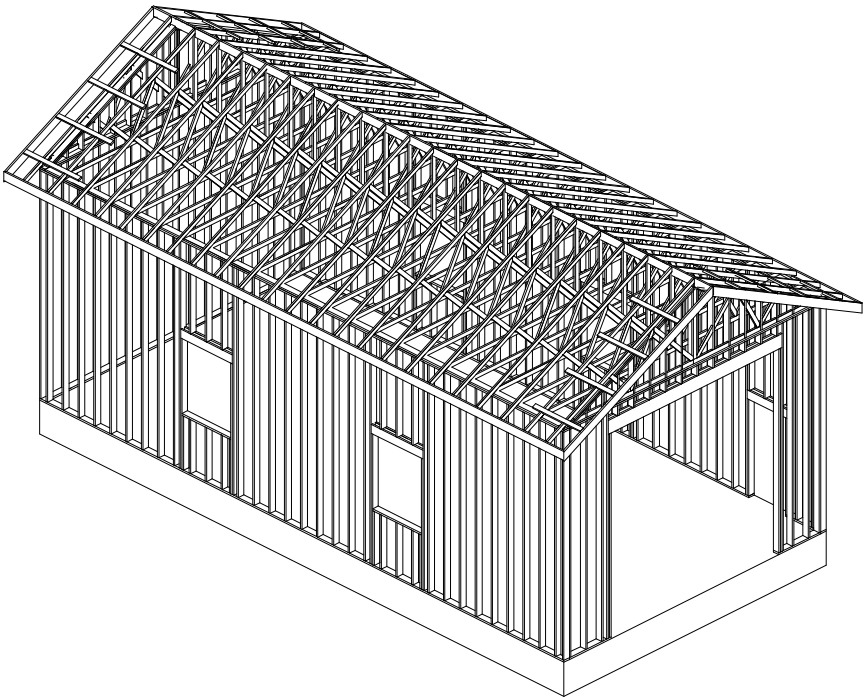
Back Wall



Cross Section



Side Walls



14' Tall 2 x 6 Walls  
With Fire Blocking

# WALL FRAMING SECTIONS

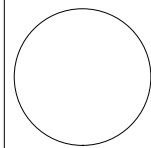
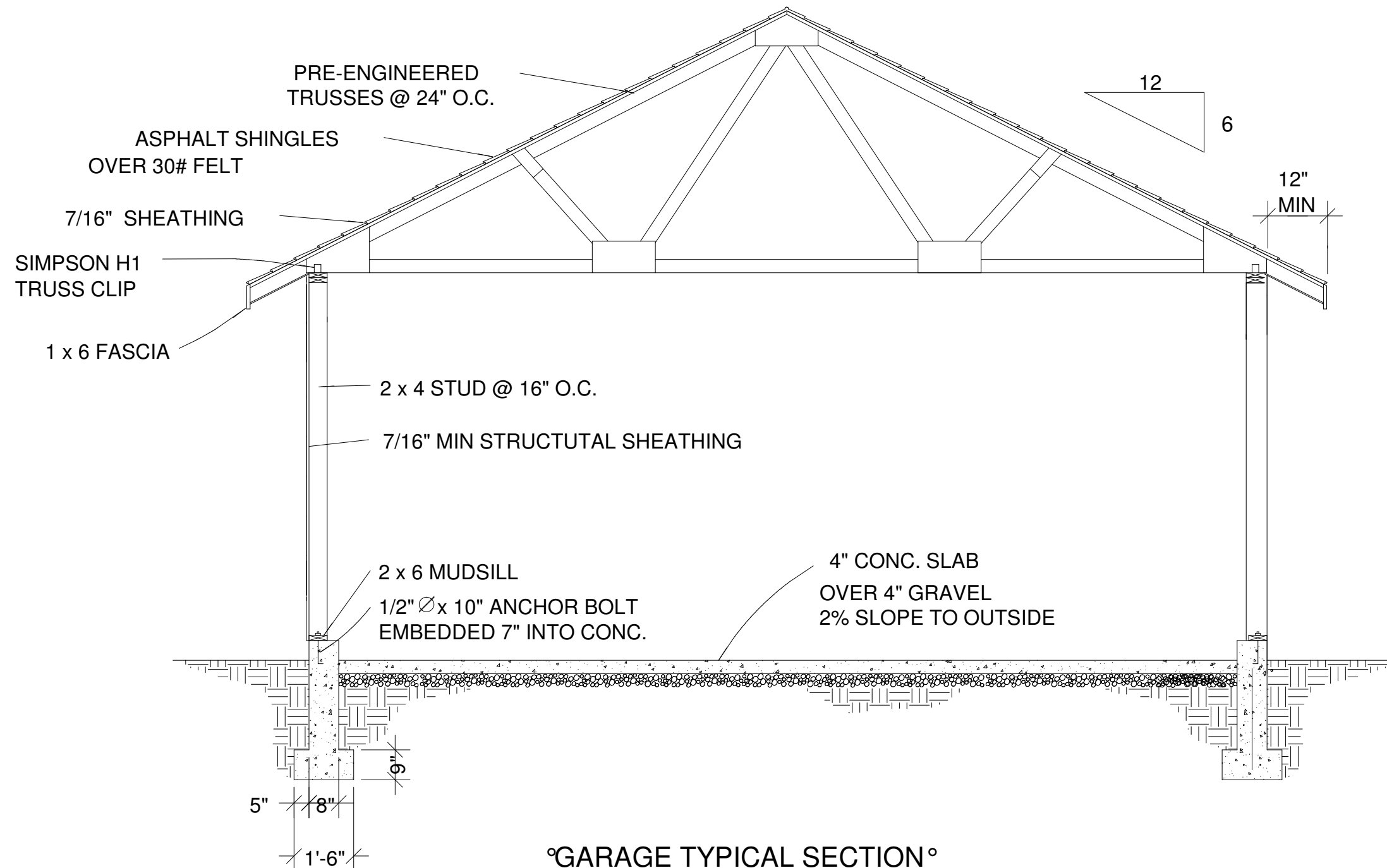
SCALE 1/8"=1'

## 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.



Garage for

CLIENT \_\_\_\_\_  
DATE \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHKD BY \_\_\_\_\_  
DATE \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
JOB NO. \_\_\_\_\_

Computer Generated Materials List for reference only and gives approximated materials as per the 3D CAD model									
General									
GN1	1	192 high wall	Siding-6	130	0	ft	Subtotal:		
GN2	1		heated ceiling area	968.00	0.00	sq ft			
GN3	1		heated floor area	968.00	0.00	sq ft			
GN4	2	64 1/4 high wall	Siding-6	42	0	ft			
Foundation									
FO1	1	968 sq ft	concrete slab	11.95	0.00	cu yd	Subtotal:		
FO2	1	968 sq ft	steel mesh for slab	968.00	0.00	sq ft			
FO3	1	1/2x6"	foam sill seal	132	0	ft			
FO4	1		foundation bolts	23	0				
FO5	1	16x20"h	concrete footing	10.43	0.00	cu yd	Subtotal:		
FO6	1	no. 4	rebar (footing)	257	0	ft			
Framing									
F1	1	2x6-16ft+	fir plate	407	0	ft	Subtotal:		
F2	1	2x6-16ft+	fir stud stock	290	0	ft			
F3	1	2x7-16ft+	header - lumber	41	0	ft			
F4	1	2x6"-187 1/2"	fir stud	91	0				
F5	1	2x6"-100 3/4"	fir stud	3	0		Subtotal:		
F6	1	2x6"-8 1/2"	fir stud	11	0				
F7	1	2x12-16ft+	header - lumber	29	0	ft			
F8	2	2x6-16ft+	fir plate	93	0	ft			
F9	2	2x6-16ft+	fir stud stock	98	0	ft	Subtotal:		
Siding									
S1	1	7" wide	Siding Aluminum Tan	3634	0	ft	Subtotal:		
S2	1	4'x8'x5/8"	Sheet Plywood-hrz	66	0				
S3	1		house wrap	2113.00	0.00	sq ft			
S4	2	7" wide	Siding Aluminum Tan	229	0	ft			
S5	2	4'x8'x5/8"	Sheet Plywood-hrz	4	0		Subtotal:		
Ext Trim									
EX1	0	4" thick	- concrete grey	24.46	0.00	cu yd	Subtotal:		
EX2	1	1x4-16ft+	exterior sill	18	0	ft			
EX3	1	1x4-16ft+	ext. window casing	61	0	ft			
EX4	1	1x7-36"	door threshold	1	0				
EX5	1	1x4-16ft+	ext. door casing	17	0	ft	Subtotal:		
EX6	1	7 in	ext. door jamb	17	0	ft			
EX7	1	1x4-16ft+	garage door casing	43	0	ft			
EX8	1	7 in	garage door jamb	43	0	ft			
Roofing									
R1	1	2x8"-16'+	ridge board - lumber	47	0	ft	Subtotal:		
R2	1	TR-0 297"	roof truss	23	0				
R3	1	2x8"-48'	rafters - lumber	2	0				
R4	1	2x8"-16'	rafters - lumber	4	0				
R5	1	2x4"-16'+	rafters - lumber	69	0	ft	Subtotal:		
R6	1		ridge cap	47	0	ft			
R7	1		Roofing Dimensional Comp.	1314.00	0.00	sq ft			
R8	1	4x8' sheets	roof sheathing	41	0				
R9	1	2x8"	gable fascia	56	0	ft	Subtotal:		
R10	1	2x8"	eave fascia	94	0	ft			
R11	1		metal drip edge	150	0	ft			
R12	1		gutter	94	0	ft			
R13	1		downspout	2	0		Subtotal:		
Insulation									
IN1	1	12x16x48" batts	ceiling insulation	181	0		Subtotal:		
IN2	1	12x16x48" batts	floor insulation	181	0				
Wall Brd									
WB1	1	4'x8'x1/2"	Sheet Sheetrock	66	0		Subtotal:		
WB2	1		Color Bone White	903.00	0.00	sq ft			
WB3	1	4'x8'x3/4"	Sheet Sheetrock	28	0				
WB4	2	4'x8'x1/2"	Sheet Sheetrock	4	0				
Windows									
W1	1	48x60	double hung	4	0		Subtotal:		
Doors									
D1	1		handle: Lever (decorative)	1	0		Subtotal:		
D2	1		handle: Exterior Handle (ext.)	1	0				
D3	1		lock: Dead Bolt (interior)	1	0				
D4	1		lock: Dead Bolt (exterior)	1	0				
D5	1		hinge: hidden	3	0		Subtotal:		
D6	1	36x80x1 3/4R	ext. 6-Panel	1	0				
D7	1	168x168	garage 2-Panel Garge Door	1	0				
Int Trim									
T1	1	1x4-16ft+	window apron	18	0	ft	Subtotal:		
T2	1	1x4-16ft+	sill	18	0	ft			
T3	1	1x4-16ft+	interior casing	78	0	ft			
Fixtures									
FX1	1	12W108D	Garage Door Opener	1	0		Subtotal:		
Electrical									
E1	1	wall mount	Duplex	9	0		Subtotal:		
E2	1	wall mount	Single Pole	2	0				
E3	1	wall mount	Caged Lantern	3	0				
E4	1	wall mount	Duplex (weatherproof) - color lig2t gra	0	0				
E5	1	ceiling mount	Half Dome Light - lighting grey 6	0	0		Subtotal:		
						Total:			

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