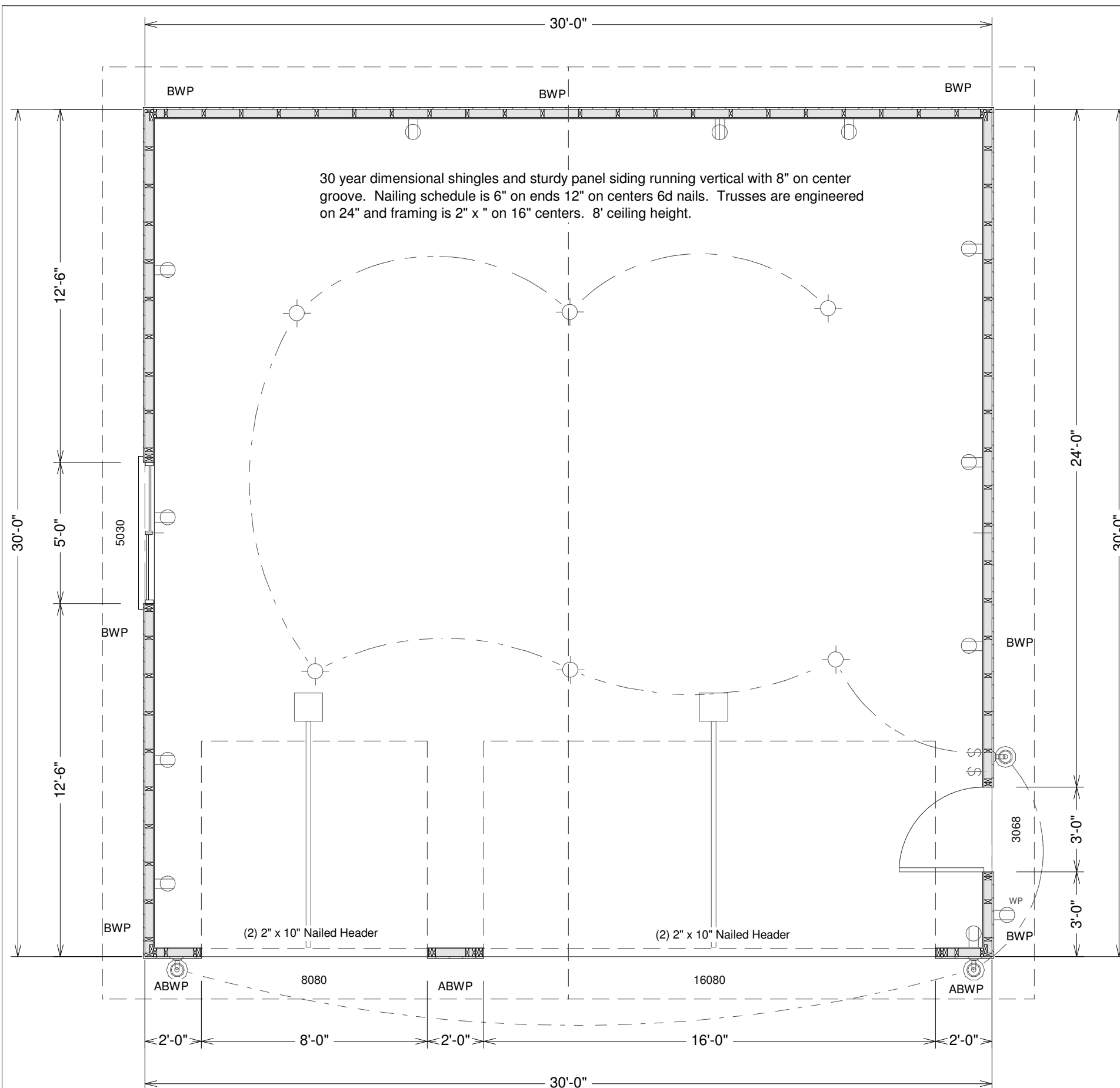


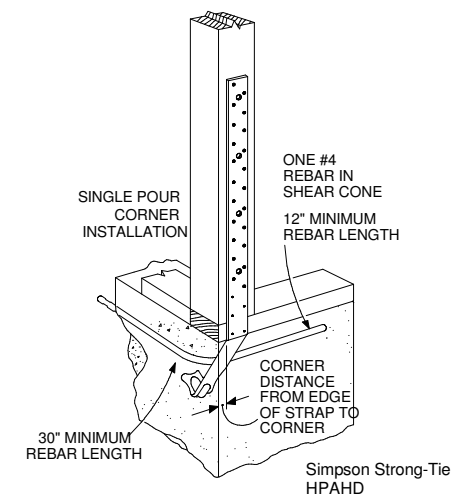
Custom 30 x 30 - 9 Garage Plan Plan #g234 By SDS-CAD Specialized Design Systems

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

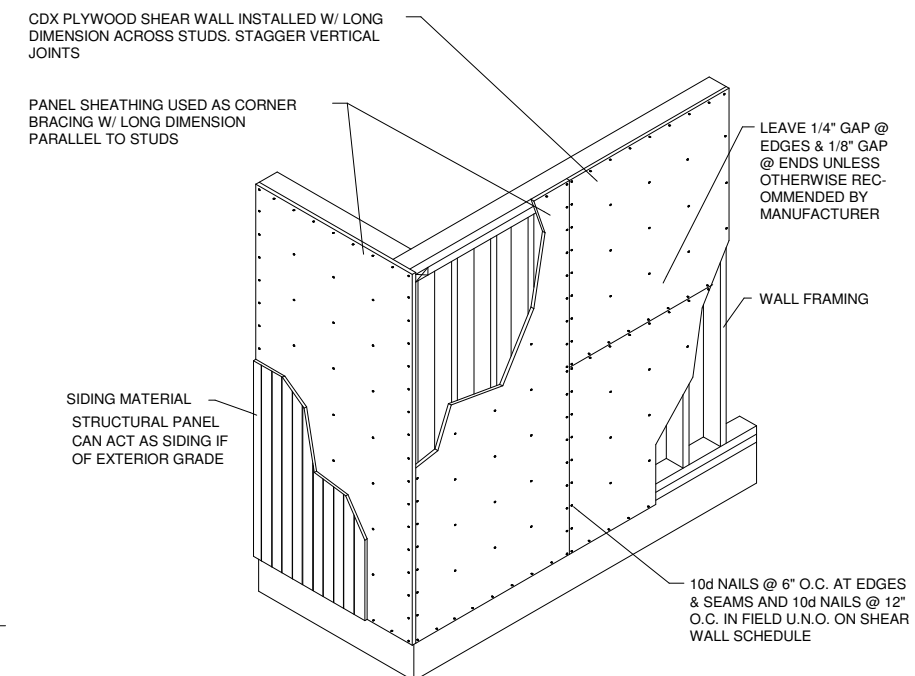


GARAGE MAIN FLOOR PLAN

SCALE 1/4"=1'

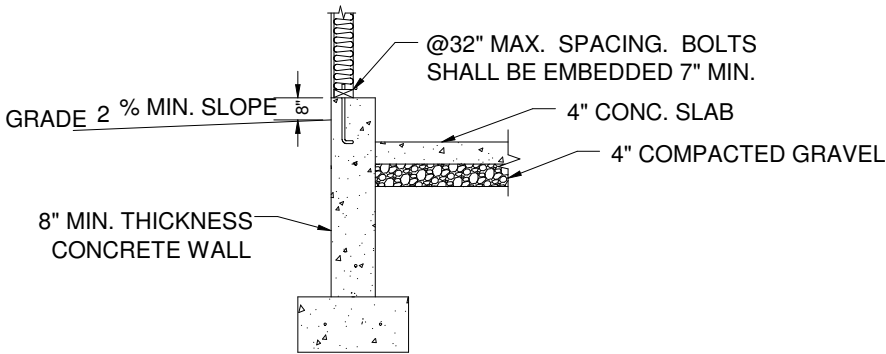


HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See detail below for all (BWP) Braced Wall Panels



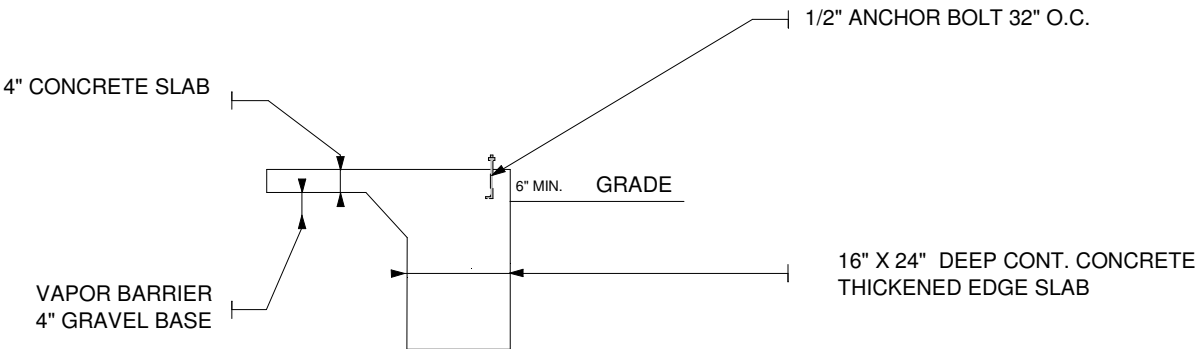
TYPICAL BRACED WALL PANEL (BWP)

N.T.S.

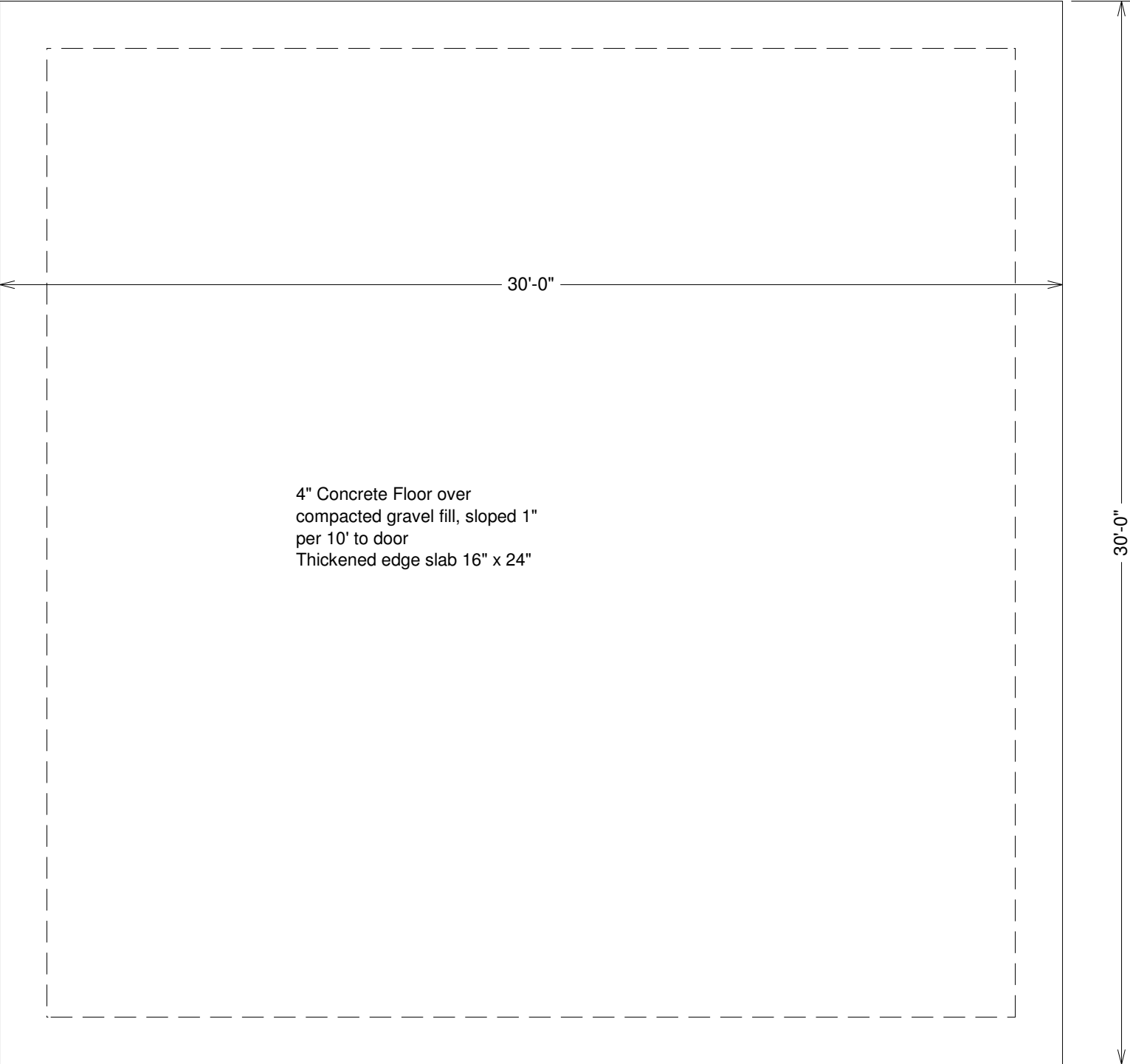


Footing and concrete wall option

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



Monolithic slab foundation option



FOUNDATION PLAN

SCALE 1/4"=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

Residential Design

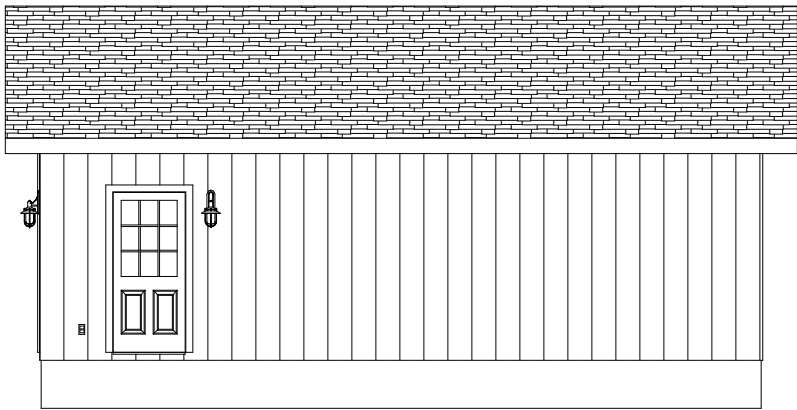
SDS-CAD
Specialized Design Systems

Garage for

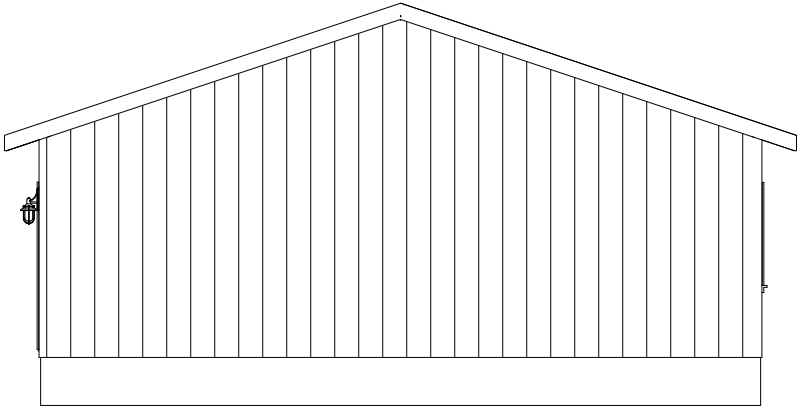
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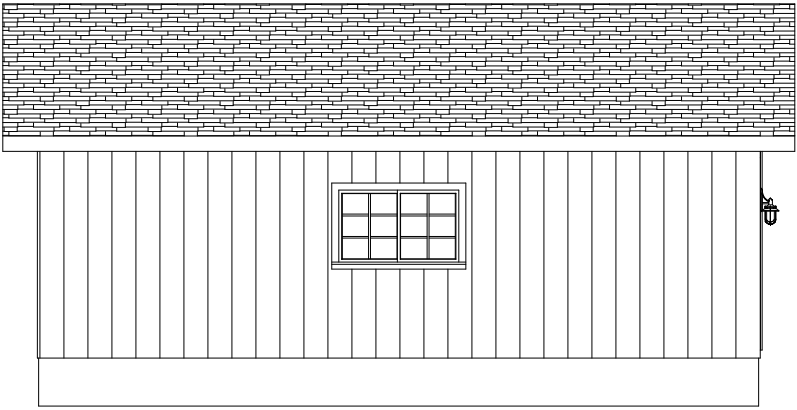


RIGHT ELEVATION

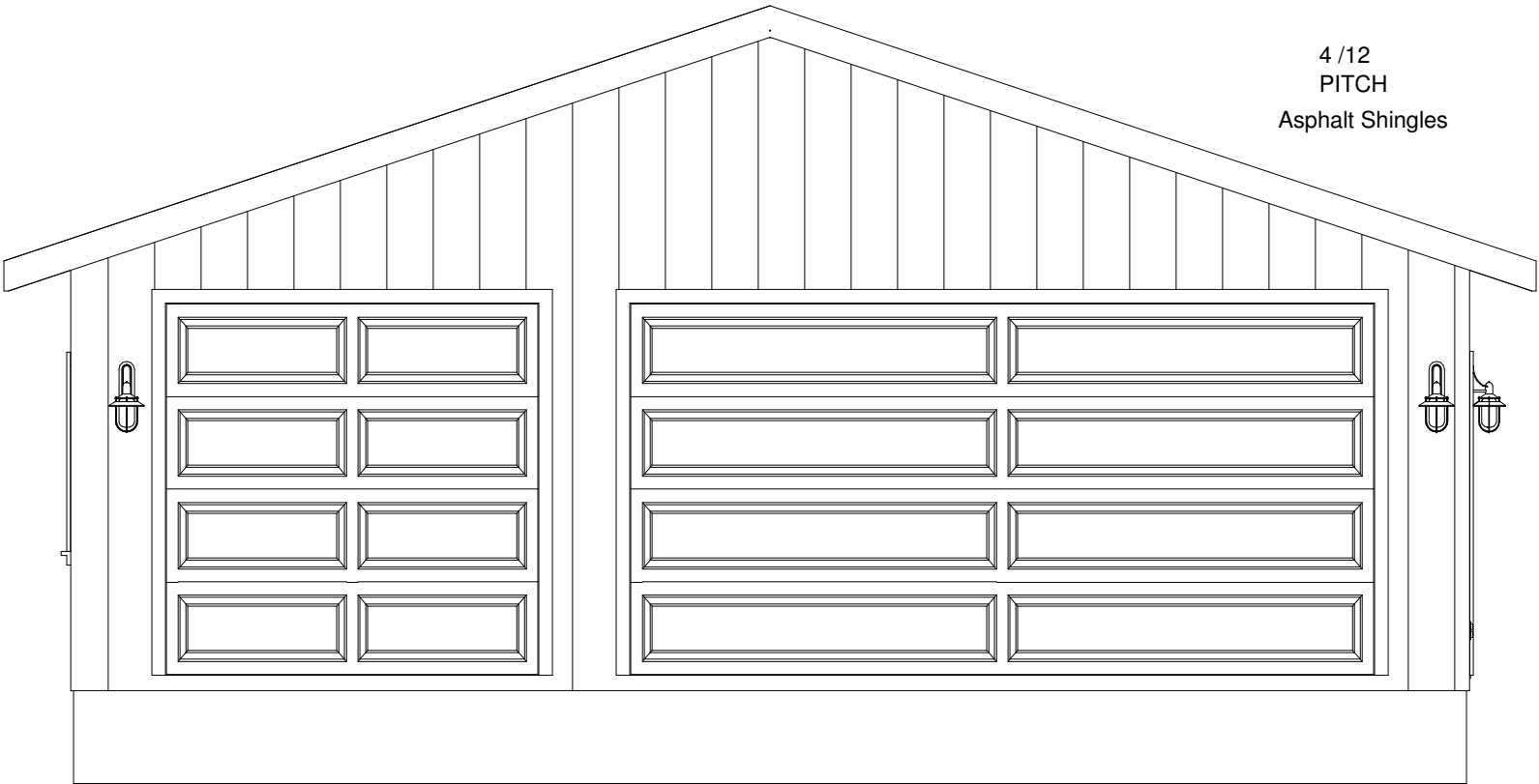


REAR ELEVATION

SCALE 1/8"=1'



LEFT ELEVATION

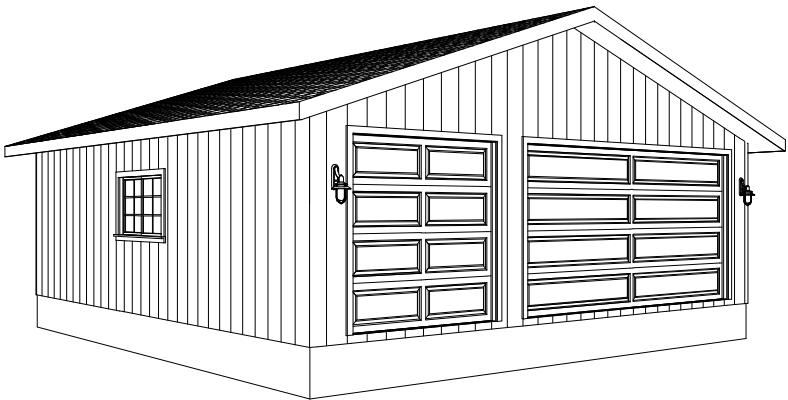
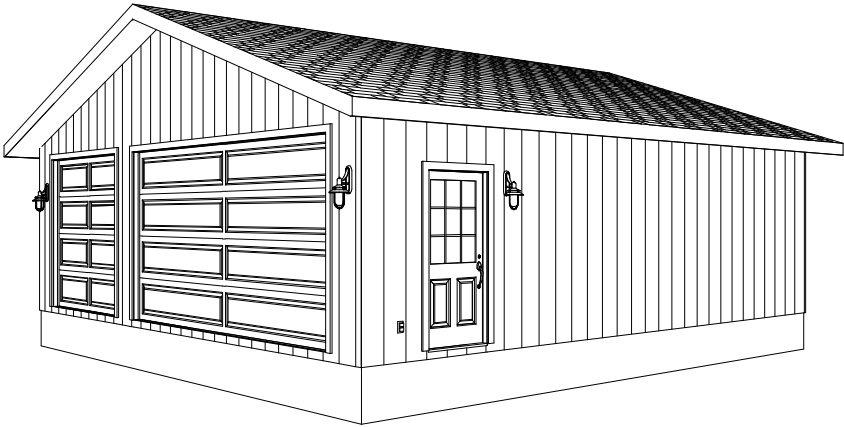


FRONT ELEVATION

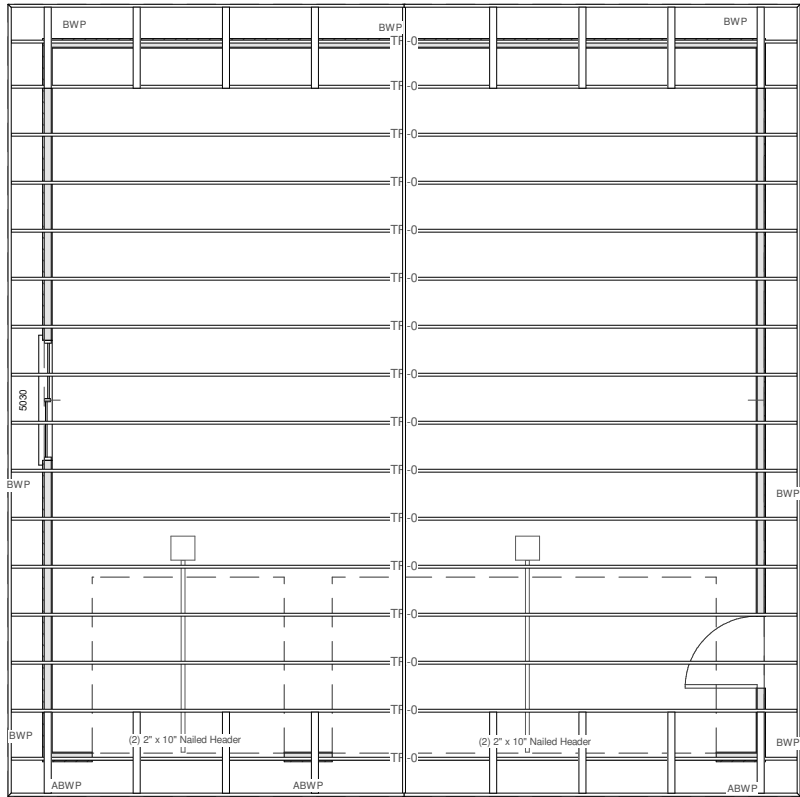
SCALE 1/4"=1'

4 /12
PITCH
Asphalt Shingles

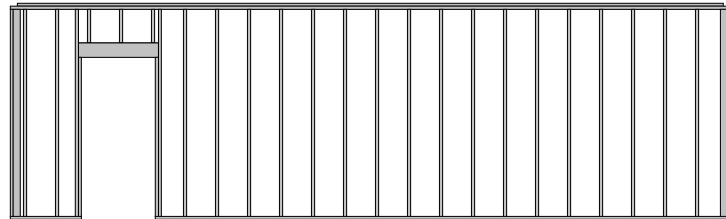
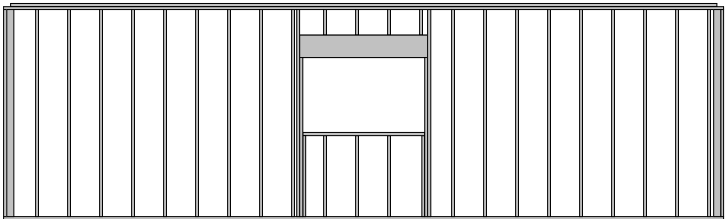
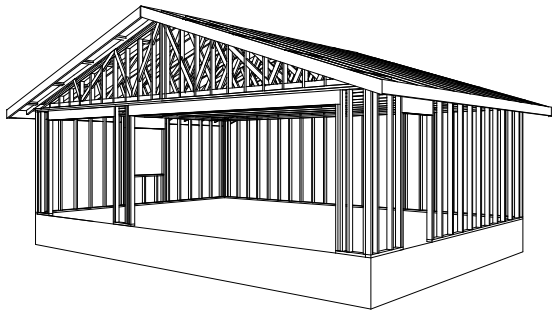
Sturdy Panel Structural Siding
9' Tall 2 x Walls



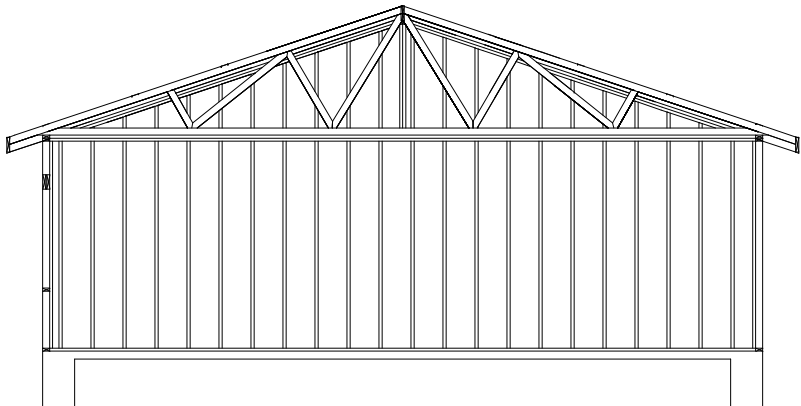
PICTORIAL



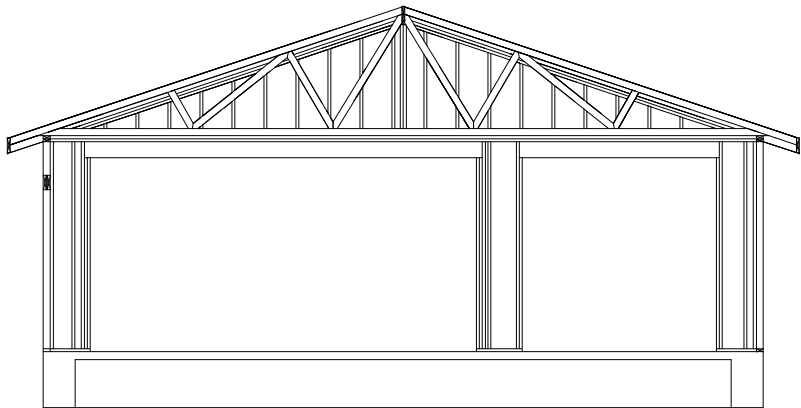
GARAGE ROOF
PRE-ENGINEERED TRUSSES AS
SUPPLIED BY TRUSS
MANUFACTURER 24" o.c.



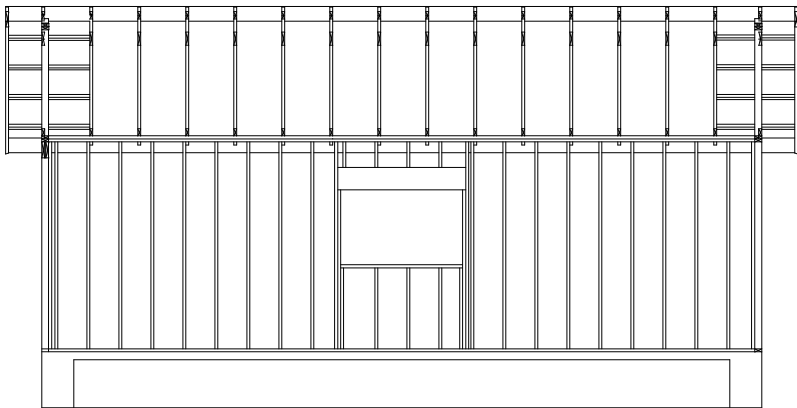
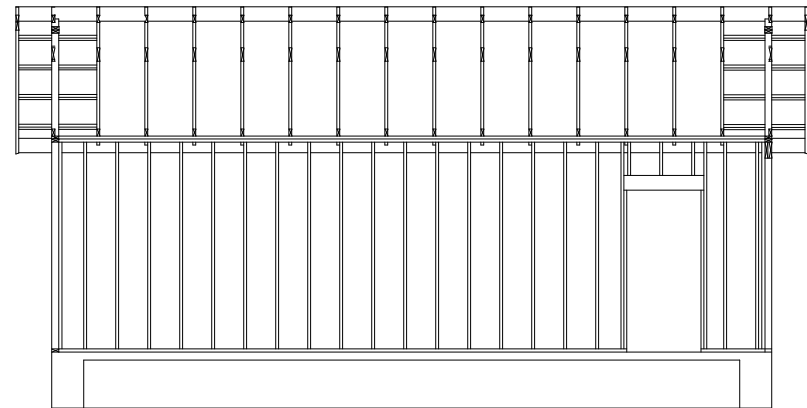
9' Tall 2 x Walls



Back Wall



Front Wall



Cross Section

WALL FRAMING SECTIONS

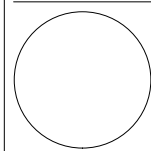
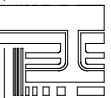
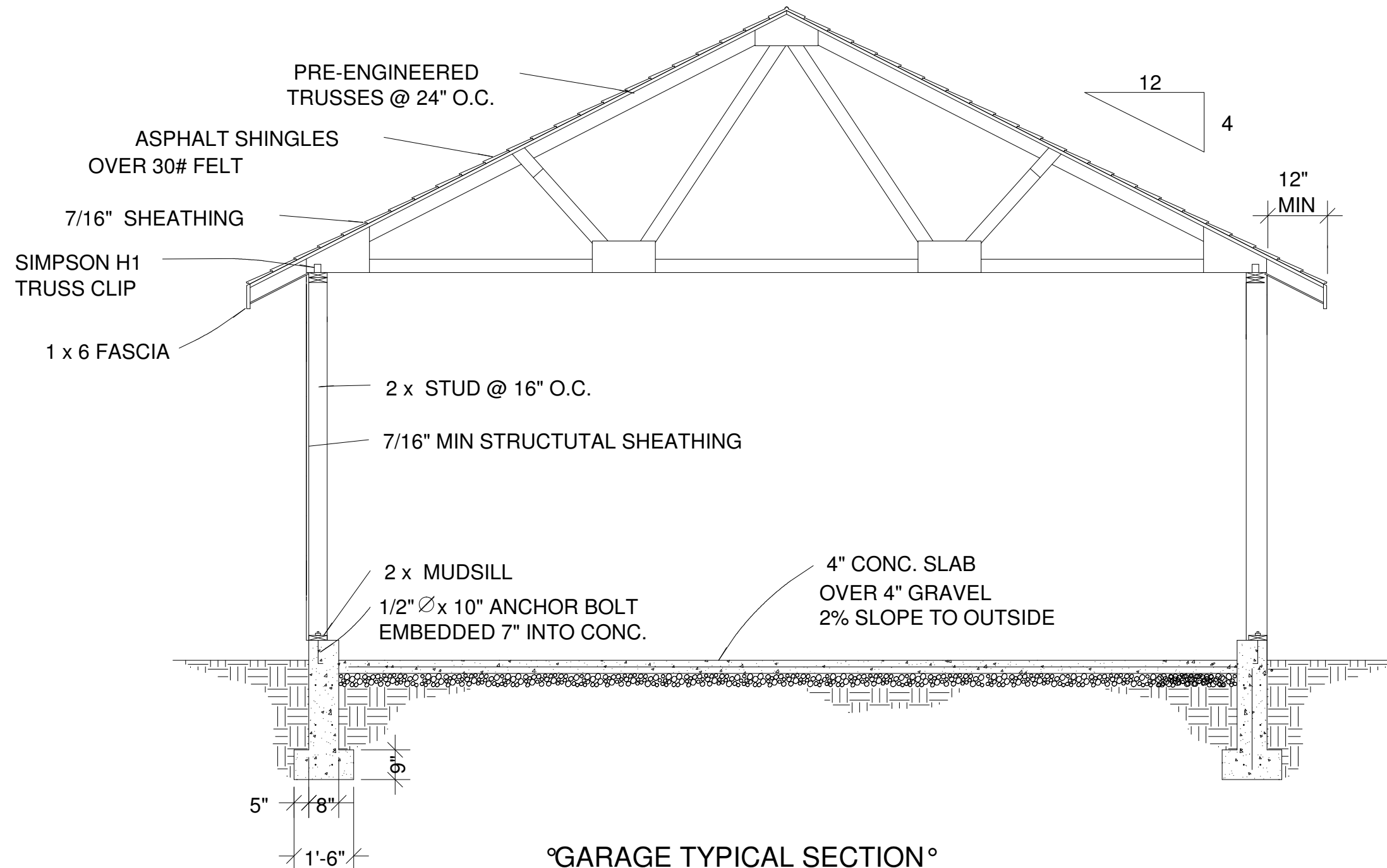
SCALE 1/8"=1'

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.
6. Shear wall to be 7/16" Sheathing, see detail.
7. All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
8. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
9. Nailing to be per current U.B.C. unless otherwise noted.
10. All bearing partitions shall have double top plates.
11. Structural glued laminated timbers to be stamped by an approved agency.
12. Use redwood or pressure treated sole plates at all exterior walls.



Garage for

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DATE	
DRAWN BY	
CHECKED BY	
DATE	
REVISIONS	
JOB NO.	

