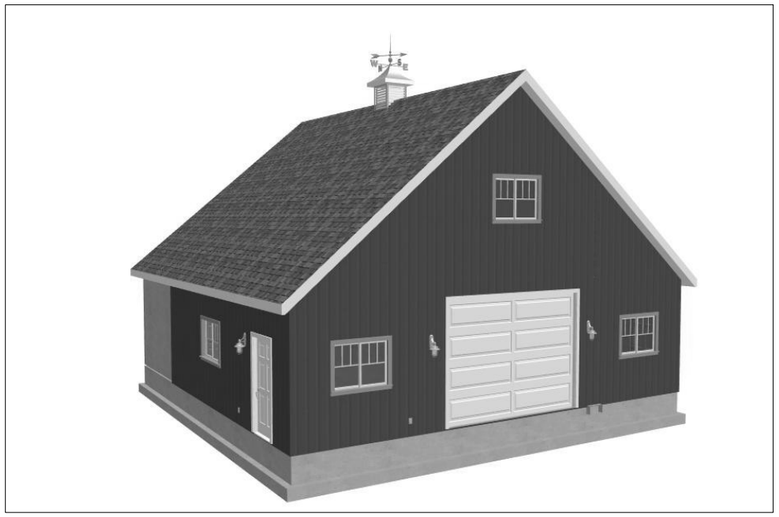
30 year dimensional shingles and Metal Verticle siding over structural sheathing. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 4" on 16" centers. 10" ceiling height.

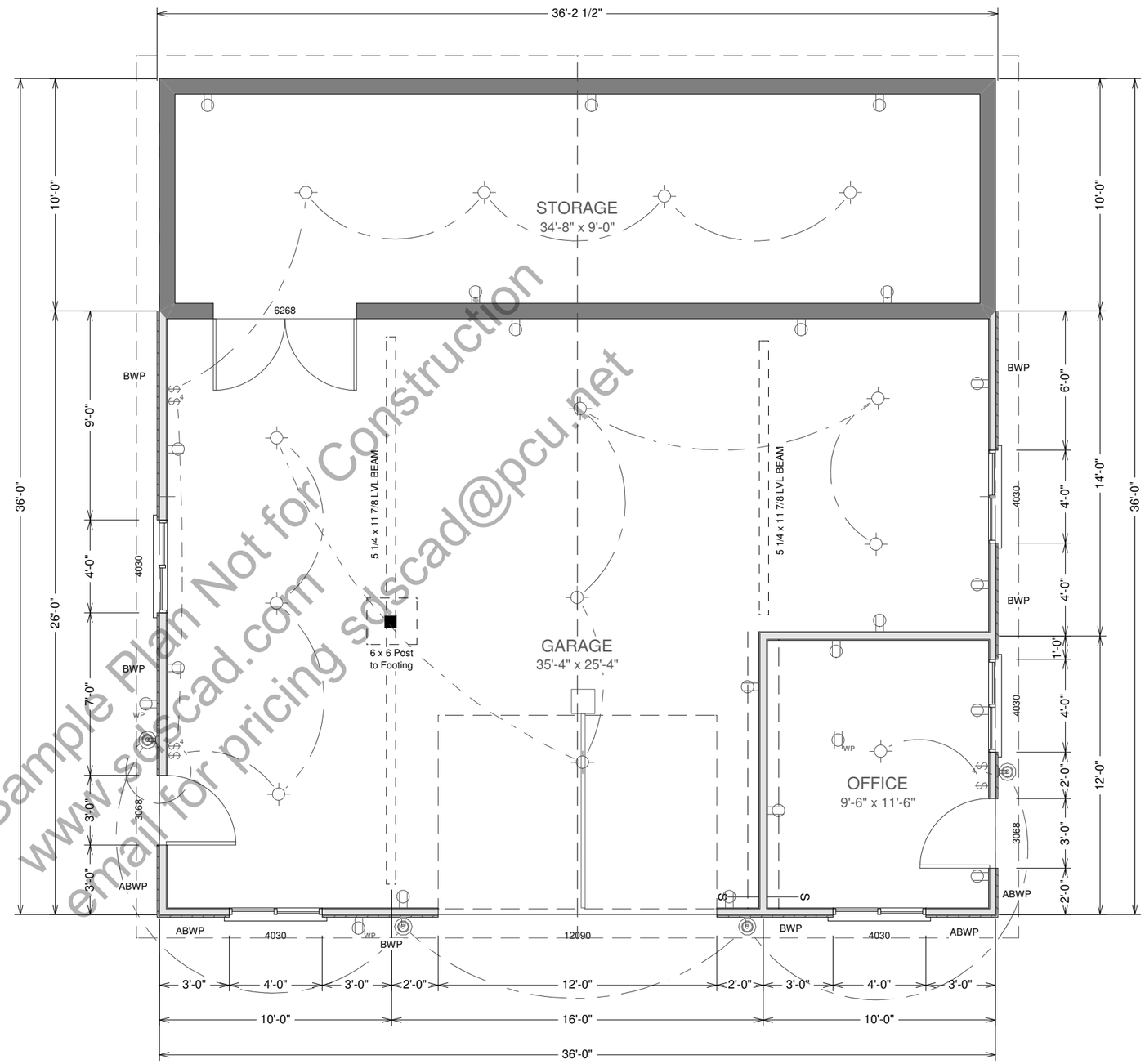


To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD 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.

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

36 x 36 - 10' Sides Garage Plan
Plan #g313
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



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GARAGE MAIN FLOOR PLAN

SCALE
3/16"=1'

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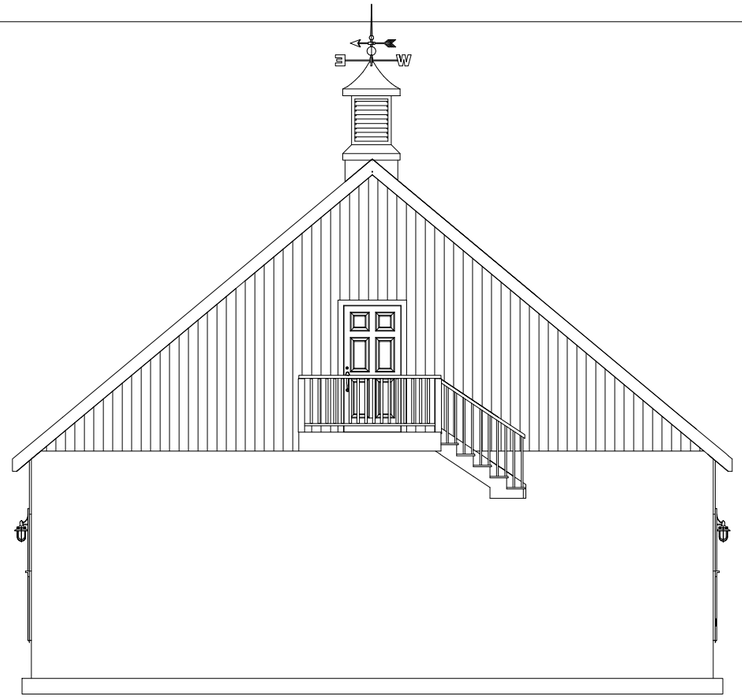
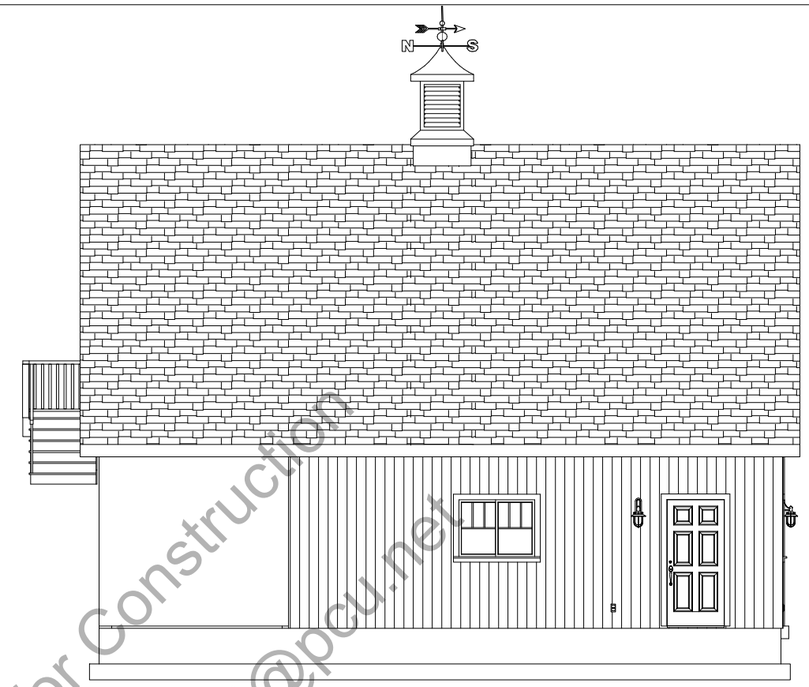
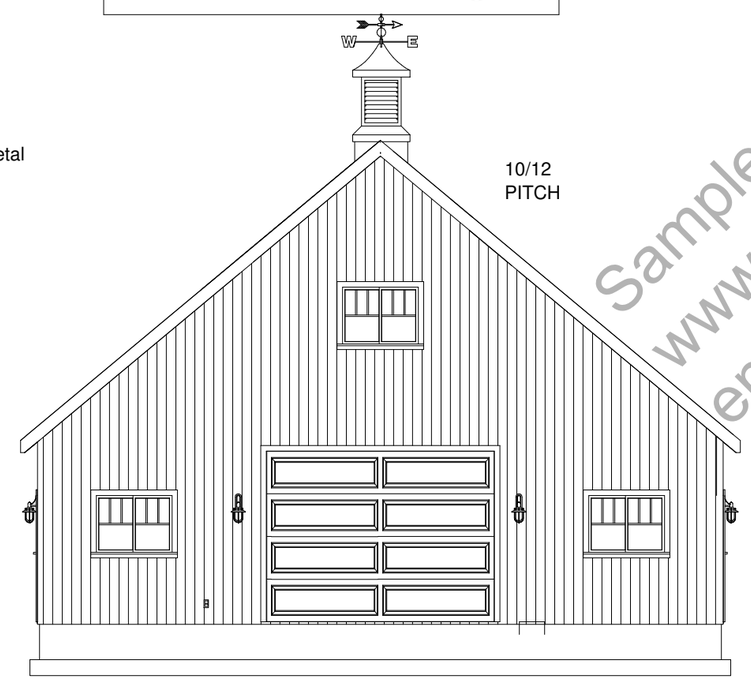


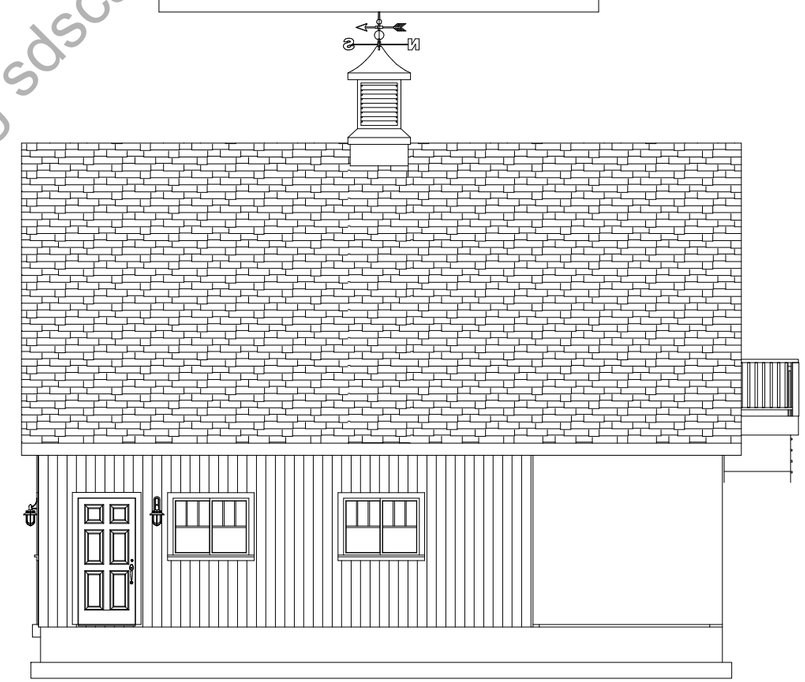
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

SCALE
1/8"=1'

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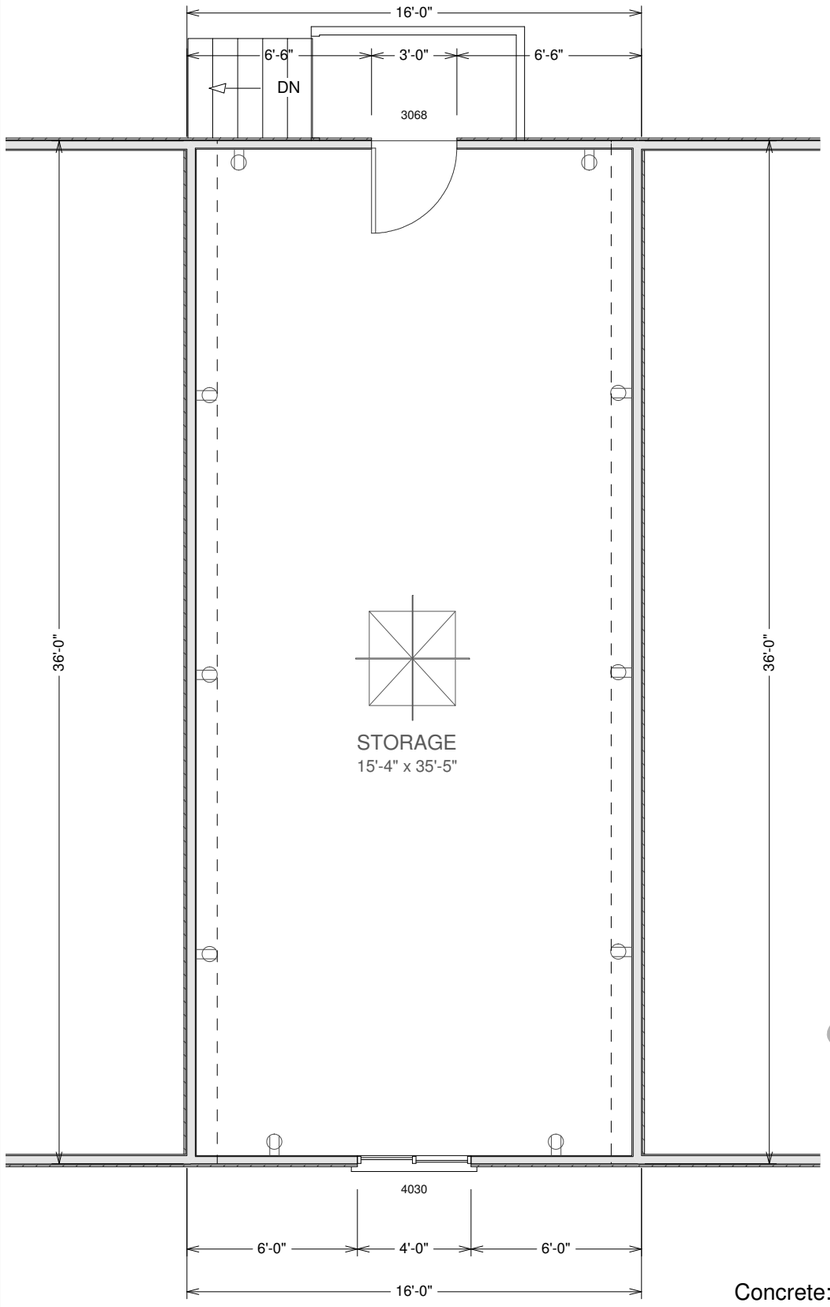
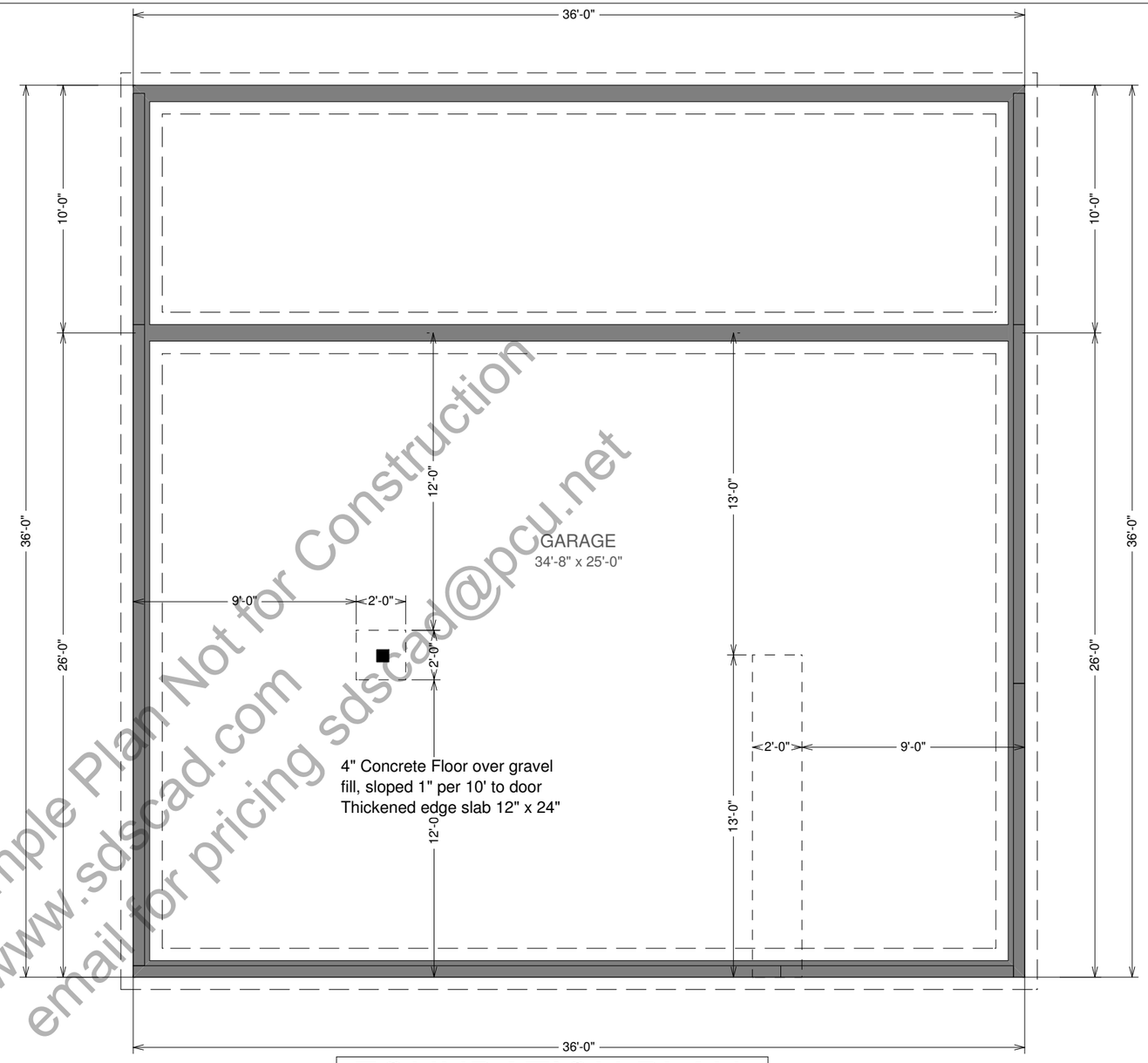


2ND FLOOR PLAN

SCALE
3/16"=1'



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FOUNDATION PLAN

SCALE 3/16"=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 lamp 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

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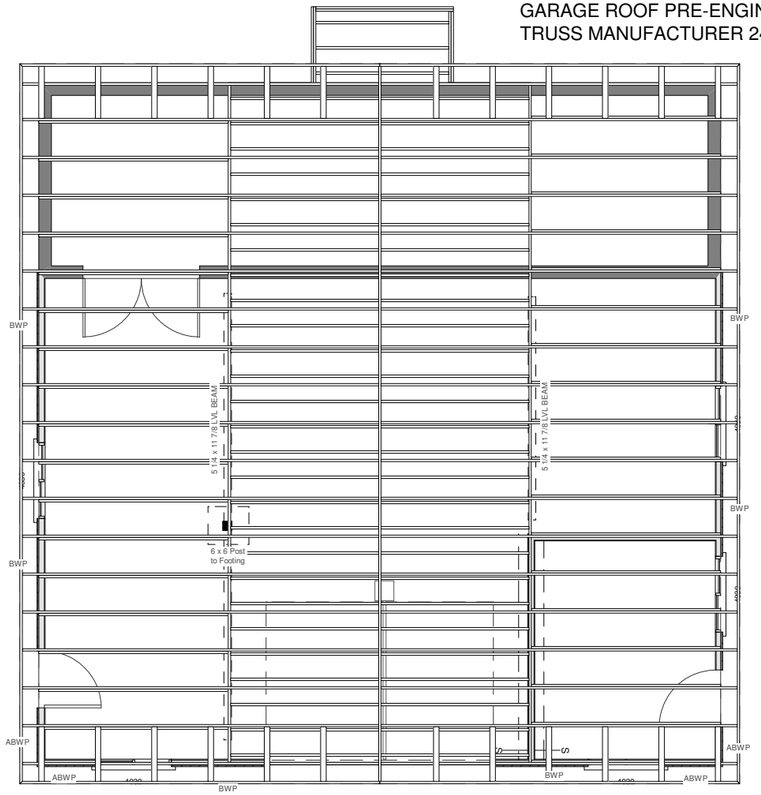
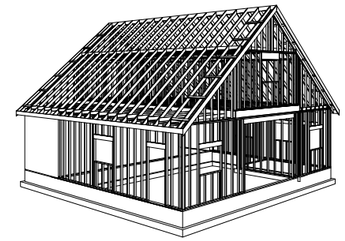
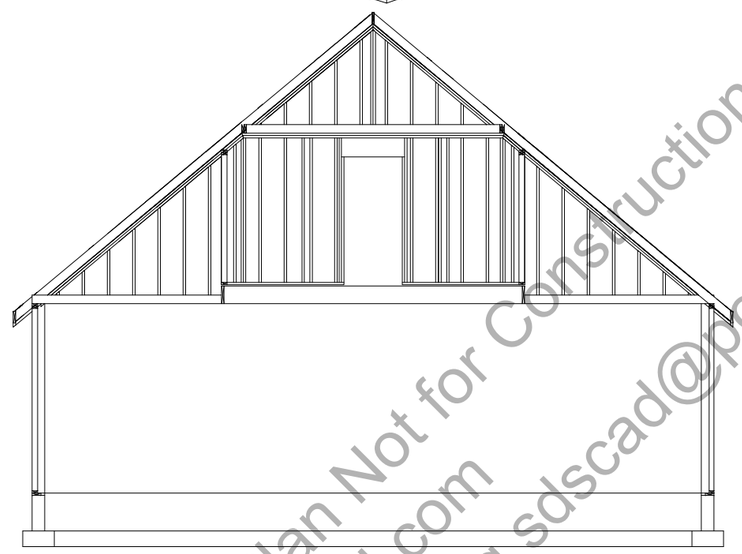
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY
TRUSS MANUFACTURER 24" o.c.

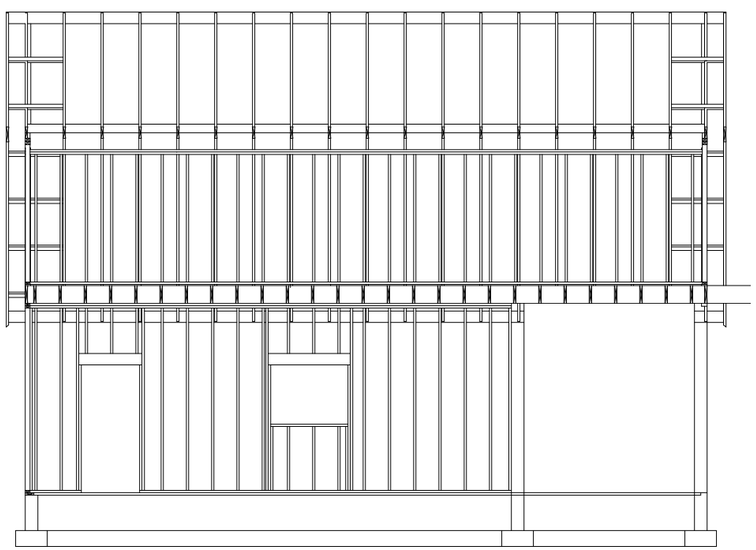


10' Tall 2 x 4 Walls

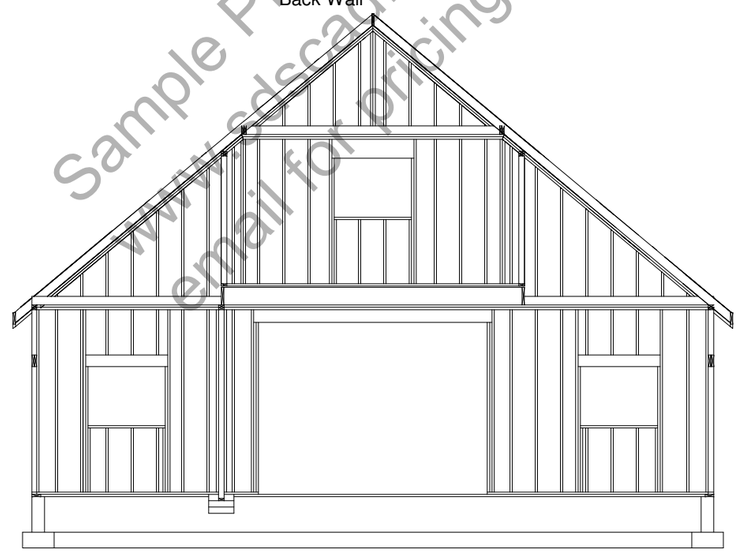




Back Wall



Cross Section



Front Wall

WALL FRAMING SECTIONS

SCALE 1/8"=1'

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.

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 ½" 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 ½" thick, 24/0, CDX or 5/8 wafer.

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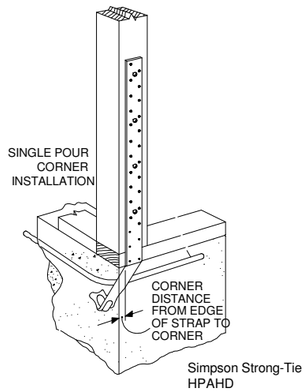
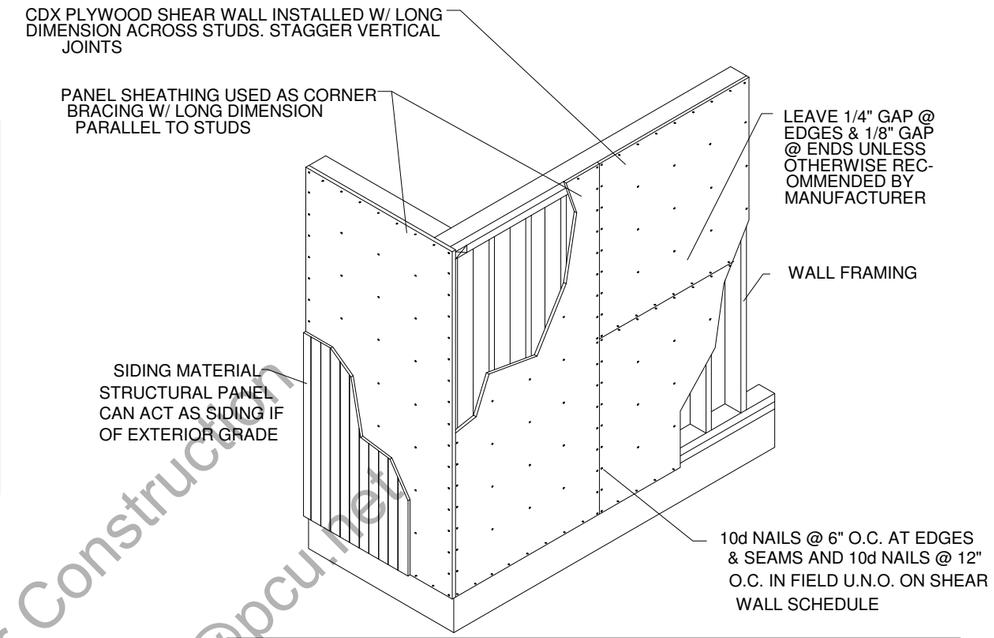


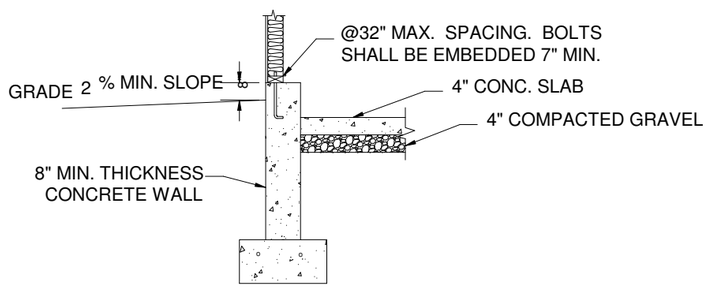
HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See additional detail for all (BWP) Braced Wall Panels

TYPICAL ALTERNATE BRACED WALL PANEL (ABWP)

NOTE: TYPICAL DETAILS FOR BASIC CONSTRUCTION PURPOSES AND BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

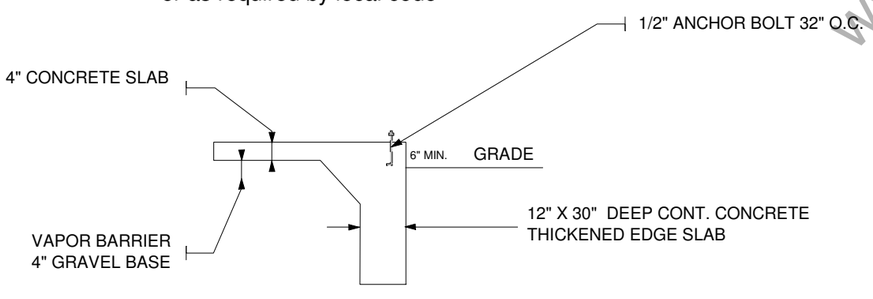


TYPICAL BRACED WALL PANEL (BWP)

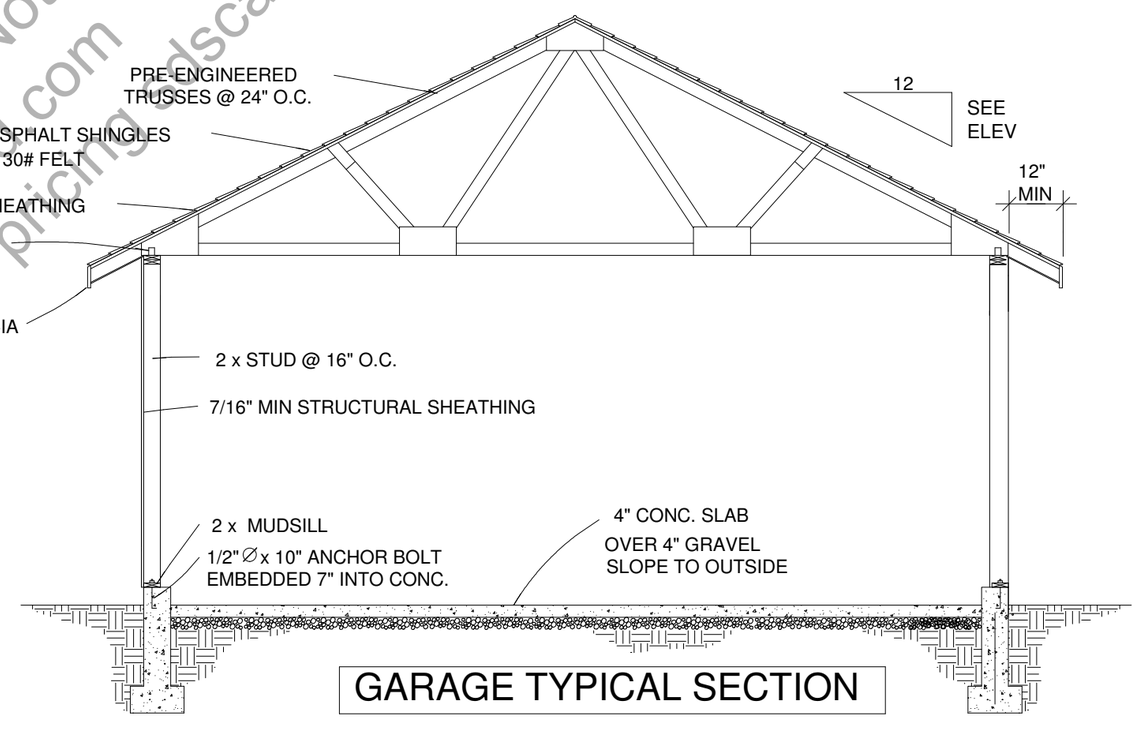


Footing and concrete wall option

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



Monolithic slab foundation option



GARAGE TYPICAL SECTION

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General								
GN1		0	22 1/2 high wall	8" Concrete Stem Wall	106	0	ft	
GN2		0	24 high wall	8" Concrete Stem Wall	71	0	ft	
GN3		1	120 high wall	8" Concrete Stem Wall	91	0	ft	
GN4		1	120 high wall	Siding-4	88	0	ft	
GN5		1	120 high wall	Interior-4	22	0	ft	
GN6		1	8 high wall	Siding-4	36	0	ft	
GN7		1		heated ceiling area	720.00	0.00	sq ft	
GN8		1		heated wall area	1251.00	0.00	sq ft	
GN9		1		heated door area	61.00	0.00	sq ft	
GN10		1		heated glass area	24.00	0.00	sq ft	
GN11		2	96 high wall	Siding-4	103	0	ft	
GN12		2	14 13/16 high wall	Siding-4	20	0	ft	
GN13		2	15 high wall	Siding-4	19	0	ft	
GN14		2		heated ceiling area	576.00	0.00	sq ft	
GN15		2		heated wall area	650.00	0.00	sq ft	
GN16		2		heated glass area	84.00	0.00	sq ft	
GN17		3	38 7/16 high wall	Siding-4	30	0	ft	
								Subtotal:
Foundation								
FO1		0	8" thick	Concrete Grey	8.40	0.00	cu yd	
FO2		0	1/2x6"	foam sill seal	177	0	ft	
FO3		0		foundation bolts	35	0		
FO4		0	20x10"h	concrete footing	9.10	0.00	cu yd	
FO5		0	no. 4	rebar (footing)	373	0	ft	
FO6		0	no. 4	horiz. rebar (wall)	1120	0	ft	
FO7		0	no. 4	vert. rebar (wall)	346	0	ft	
FO8		0	1179 sq ft	concrete slab	14.55	0.00	cu yd	
FO9		0	1179 sq ft	steel mesh for slab	1178.00	0.00	sq ft	
FO10		1	5x8"	foundation girder	36	0	ft	
								Subtotal:
Subfloor								
SF1		1	2x6"-16'+	mudsill - lumber	106	0	ft	
SF2		2	8'x4'x3/4"	Sheet Plywood	19	0		
SF3		2	2x6"-10'	ceiling joists - lumber	36	0		
SF4		2	2x12"-16'+	rim joists - lumber	111	0	ft	
SF5		2	2x12"-16'	rim joists - lumber	1	0		
SF6		2	2x12"-16'+	floor joists - lumber	21	0	ft	
SF7		2	2x12"-16'	floor joists - lumber	27	0		
SF8		2	2x6"-16'	ceiling joists - lumber	27	0		
								Subtotal:
Framing								
F1		1	8" thick	Concrete Grey	21.44	0.00	cu yd	
F2		1	2x3-16ft+	fir plate	307	0	ft	
F3		1	2x3-16ft+	fir stud stock	194	0	ft	
F4		1	2x12-16ft+	header - lumber	25	0	ft	
F5		1	2x3"-115 1/2"	fir stud	40	0		
F6		1	2x3"-8 1/2"	fir stud	10	0		
F7		1	2x4"-115 1/2"	fir stud	42	0		
F8		1	2x7-16ft+	header - lumber	57	0	ft	
F9		1	2x4-16ft+	fir plate	146	0	ft	
F10		1	2x4-16ft+	fir stud stock	51	0	ft	
F11		1	2x4"-28 3/4"	fir stud	3	0		
F12		1	2x3-3 1/2"	Framing Fir Stud 16" OC	35	0		
F13		1	4x12"	door/window header	7	0	ft	
F14		1	2x3"-28 3/4"	fir stud	3	0		
F15		2	2x3-16ft+	fir plate	96	0	ft	
F16		2	2x3"-91 1/2"	fir stud	29	0		
F17		2	2x4"-91 1/2"	fir stud	50	0		
F18		2	2x12-16ft+	header - lumber	67	0	ft	
F19		2	2x3-16ft+	fir stud stock	40	0	ft	
F20		2	2x4-16ft+	fir plate	317	0	ft	
F21		2	2x4-16ft+	fir stud stock	199	0	ft	
F22		3	2x4-16ft+	fir plate	64	0	ft	
F23		3	2x4-16ft+	fir stud stock	42	0	ft	
								Subtotal:
Siding								
S1		1	4'x8'x1/2"	Sheet Osb	29	0		
S2		1	7" wide	Red Metal Siding	1419	0	ft	
S3		1		house wrap	1433.00	0.00	sq ft	
S4		2	7" wide	Red Metal Siding	1651	0	ft	
S5		2	4'x8'x1/2"	Sheet Osb	30	0		
S6		2		house wrap	876.00	0.00	sq ft	
S7		3	7" wide	Red Metal Siding	99	0	ft	
S8		3	4'x8'x1/2"	Sheet Osb	2	0		
								Subtotal:
Ext Trim								
EX1		1	1x4-16ft+	exterior sill	23	0	ft	
EX2		1	1x4-16ft+	ext. window casing	56	0	ft	
EX3		1	1x4-16ft+	garage door casing - color white	29	0	ft	
EX4		1	5 in	garage door jamb - color white	29	0	ft	
EX5		1	1x5-36"	door threshold	2	0		
EX6		1	1x4-16ft+	ext. door casing - color white	35	0	ft	
EX7		1	5 in	ext. door jamb - color white	35	0	ft	
EX8		1	1x8-74"	door threshold	1	0		
EX9		1	1x4-16ft+	ext. door casing	21	0	ft	
EX10		1	8 in	ext. door jamb	21	0	ft	
EX11		2	1x5-36"	door threshold	1	0		
EX12		2	1x4-16ft+	ext. door casing - color white	17	0	ft	
EX13		2	5 in	ext. door jamb - color white	17	0	ft	
EX14		2	1x4-16ft+	exterior sill	32	0	ft	
EX15		2	1x4-16ft+	ext. window casing	78	0	ft	
								Subtotal:
Roofing								
R1		1	2x8"-16'+	ridge board - lumber	76	0	ft	
R2		1	2x6"-12'	rafters - lumber	38	0		
R3		1	2x8"-38'	rafters - lumber	4	0		
R4		1	2x8"-12'	rafters - lumber	4	0		
R5		1	2x4"-16'+	rafters - lumber	33	0	ft	
R6		1	bend to slope	roof/wall flashing	72	0	ft	
R7		1		ridge cap	38	0	ft	
R8		1		Roofing Dimensional Comp.	1603.00	0.00	sq ft	
R9		1	4x8' sheets	roof sheathing	50	0		
R10		1	2x8"	gable fascia	84	0	ft	
R11		1	2x8"	eave fascia	228	0	ft	
R12		1		metal drip edge	312	0	ft	
R13		2	2x8"-16'+	ridge board - lumber	38	0	ft	
R14		2	2x6"-10'	rafters - lumber	38	0		
R15		2	2x8"-38'	rafters - lumber	2	0		
R16		2	2x8"-10'	rafters - lumber	4	0		
R17		2	2x4"-16'+	rafters - lumber	33	0	ft	
								Subtotal:
Insulation								
IN1		1	12x24x48" batts	ceiling insulation	90	0		
IN2		1	4x16x93" batts	wall insulation	36	0		
IN3		1	6x16x93" batts	wall insulation	80	0		
IN4		2	12x16x48" batts	ceiling insulation	108	0		
IN5		2	4x16x93" batts	wall insulation	60	0		
								Subtotal:

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

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Wall Brd								
WB1		0		Color Bone White	867.00	0.00	sq ft	
WB2		0	4'x8'x3/4"	Sheet Sheetrock	27	0		
WB3		1	4'x8'x1/2"	Sheet Sheetrock	42	0		
WB4		1		Color Bone White	1202.00	0.00	sq ft	
WB5		1	4'x8'x3/4"	Sheet Sheetrock	38	0		
WB6		2	4'x8'x1/2"	Sheet Sheetrock	28	0		
WB7		2	4'x8'x3/4"	Sheet Sheetrock	21	0		
WB8		2		Color Bone White	543.00	0.00	sq ft	
WB9		3	4'x8'x1/2"	Sheet Sheetrock	2	0		
								Subtotal:
Windows								
W1		1	48x36	right sliding	5	0		
W2		2	48x36	right sliding	7	0		
								Subtotal:
Doors								
D1		1	144x96	garage 2-Panel Garge Door	1	0		
D2		1	36x80x1 3/4R	ext. 6-Panel - color white	1	0		
D3		1		handle: Lever (decorative)	4	0		
D4		1		handle: Exterior Handle (ext.)	2	0		
D5		1		lock: Dead Bolt (interior)	4	0		
D6		1		lock: Dead Bolt (exterior)	4	0		
D7		1		hinge: hidden	12	0		
D8		1	37x80x1 3/8R	ext. 3 Panel Door - color brite white	1	0		
D9		1		handle: Lever (decorative)	2	0		
D10		1	37x80x1 3/8L	ext. 3 Panel Door - color brite white	1	0		
D11		1	36x80x1 3/4L	ext. 6-Panel - color white	1	0		
D12		2	36x80x1 3/4R	ext. 6-Panel - color white	1	0		
D13		2		handle: Lever (decorative)	1	0		
D14		2		handle: Exterior Handle (ext.)	1	0		
D15		2		lock: Dead Bolt (interior)	1	0		
D16		2		lock: Dead Bolt (exterior)	1	0		
D17		2		hinge: hidden	3	0		
								Subtotal:
Int Trim								
T1		1	1x4-16ft+	window apron	23	0	ft	
T2		1	1x4-16ft+	sill	23	0	ft	
T3		1	1x4-16ft+	interior casing	111	0	ft	
T4		1	1x6-16ft+	base molding	129	0	ft	
T5		2	1x4-16ft+	interior casing	96	0	ft	
T6		2	1x4-16ft+	window apron	32	0	ft	
T7		2	1x4-16ft+	sill	32	0	ft	
T8		2	43x11 1/2-1"	stair tread	5	0		
T9		2	43x7"	riser	5	0		
T10		2	2" wide	int. railing	142	0	in	
T11		2	1 3/16" diam.	square baluster	10	0		
T12		2	5 treads	stair stringer	2	0		
T13		2	1x6-16ft+	base molding	108	0	ft	
								Subtotal:
Fixtures								
FX1		1	12W113D	Garage Door Opener	1	0		
FX2		2	48W48D	Cupola (w/ weathervane)	1	0		
								Subtotal:
Electrical								
E1		1	wall mount	Duplex	18	0		
E2		1	wall mount	Caged Lantern	4	0		
E3		1	wall mount	Four Way	3	0		
E4		1	wall mount	Single Pole	3	0		
E5		1	ceiling mount	Half Dome Light - lighting grey	13	0		
E6		1	floor mount	Duplex (weatherproof) - color light gra	1	0		
E7		2	wall mount	Duplex	10	0		
								Subtotal:
Decks-Walks								
DW1		2	3 1/2" wide	ext. railing	12	0	ft	
DW2		2	3 1/2" wide	railing shoe	12	0	ft	
DW3		2	1 1/2" square.	baluster	25	0		
DW4		2	4" square	half rail post	1	0		
DW5		2	4" square	rail post	3	0		
								Subtotal:
								Total:

Sample Plan Not for Construction
www.sdscad.com
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Computer Generated Materials List
for reference only and gives
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materials as per the 3D CAD model

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