



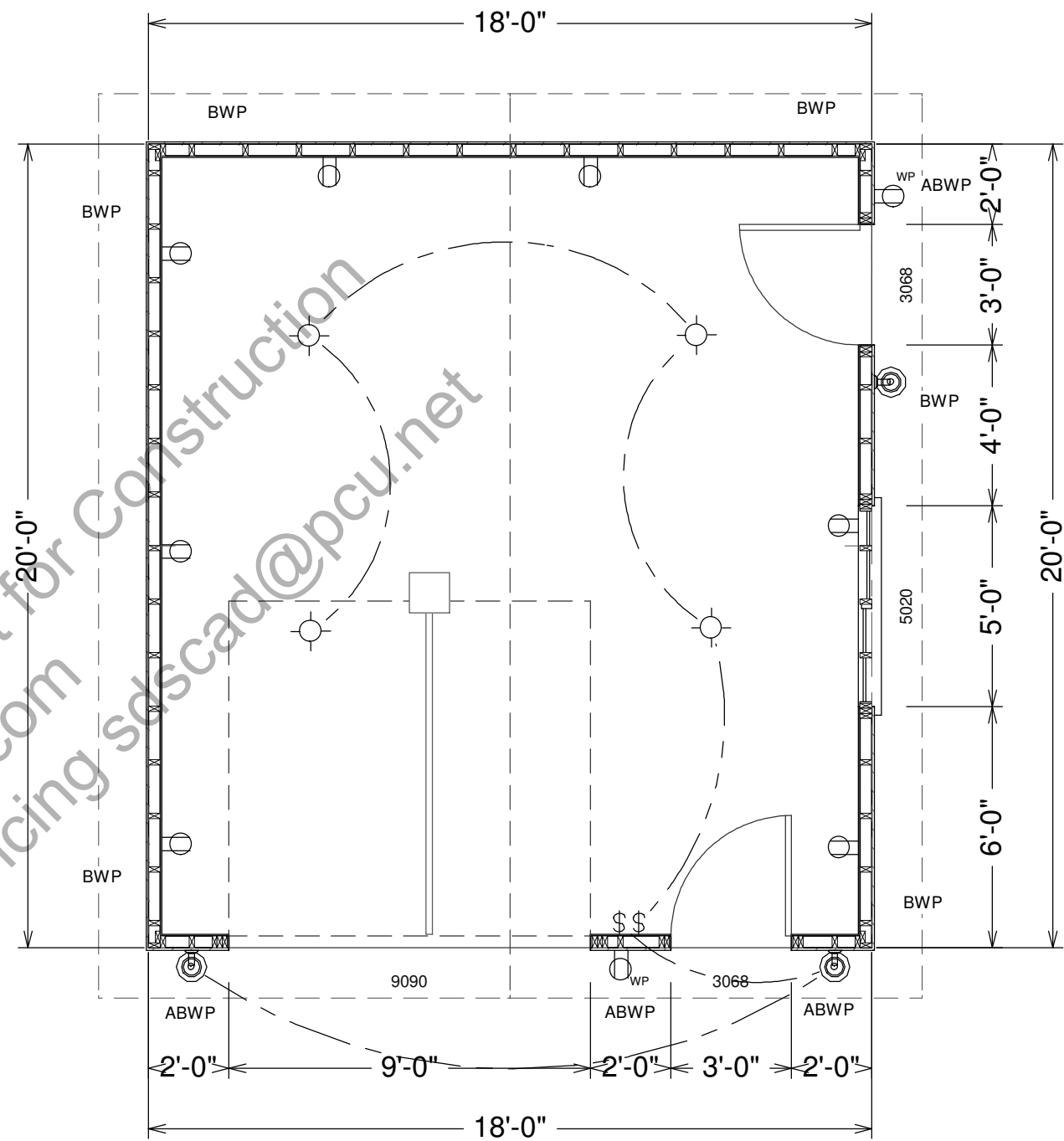
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

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 expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD is not liable for errors once construction has begun. While every effort 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.

#G447 18 x 20 x 10 Custom Garage
By SDS-CAD Specialized Design Systems

Page 1	Title Main Floor Plan
Page 2	Elevation Views
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25 year Architectural shingles and horizontal siding over structural panel. Nailing schedule is 6" on ends 12" on centers 6d nails. Framing is 2" x 4" on 16" centers. 10' ceiling height.



SCALE 1/4"=1'

GARAGE MAIN FLOOR PLAN

Residential Design

SDS-CAD Specialized Design Systems

P.O. Box 374 Mendon, Utah - www.sdscad.com - 435-753-1814 - John@jplans.us

CLIENT _____

DATE _____

DESIGNED BY _____

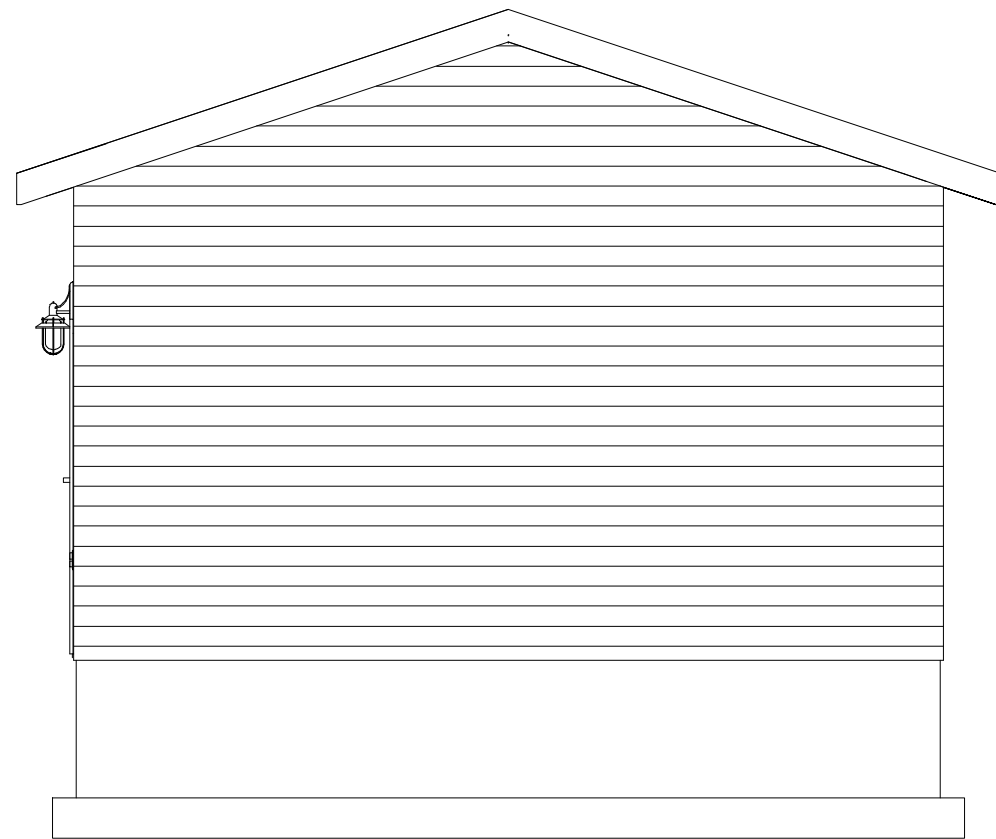
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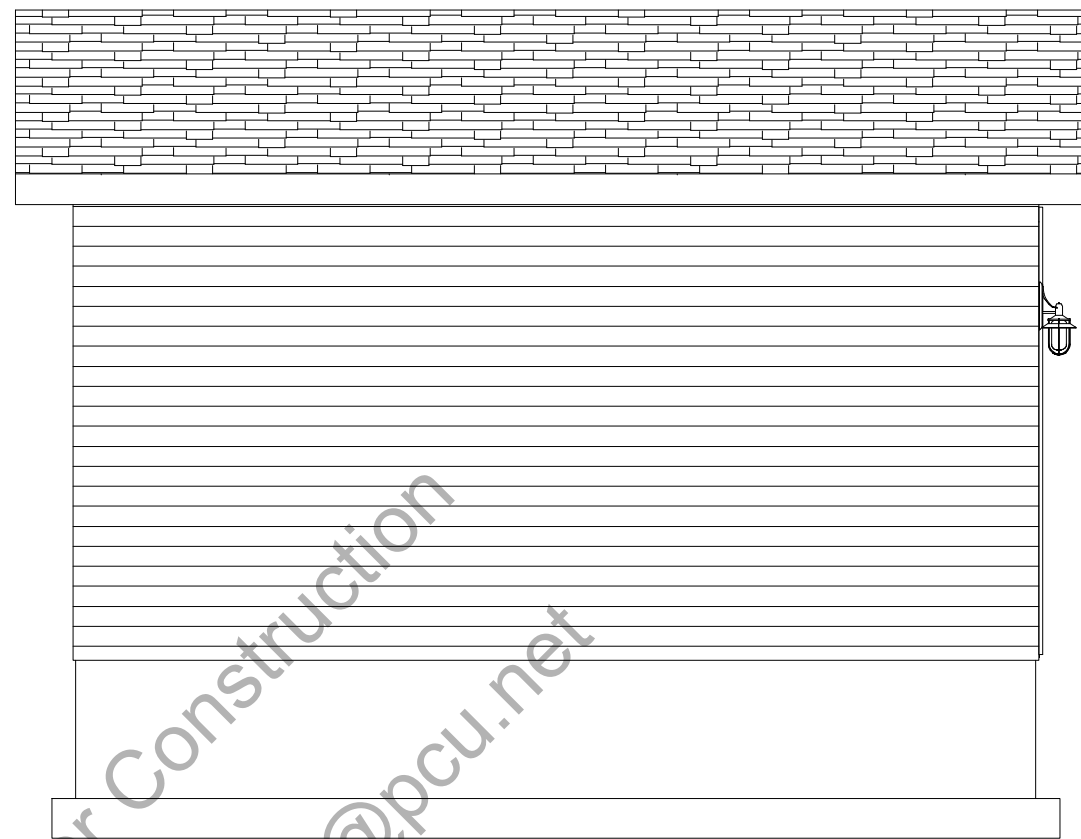
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SHEET NO. 1 OF 6

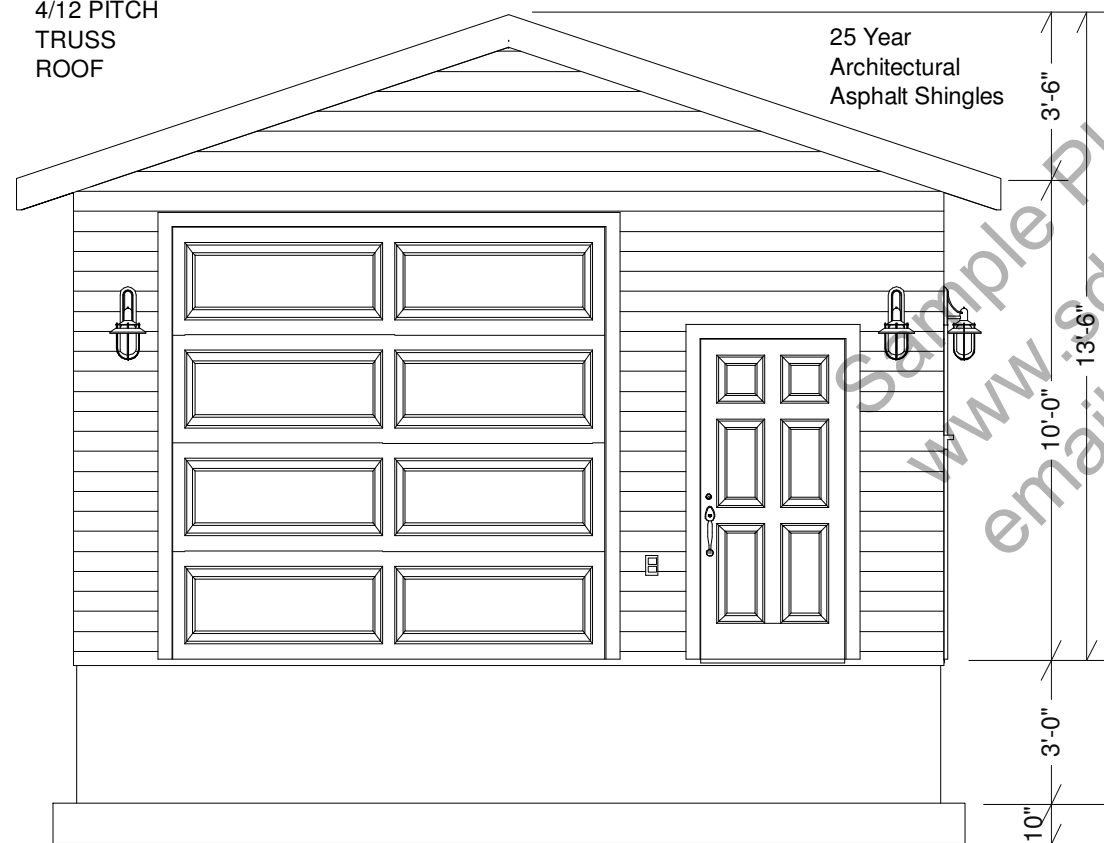


REAR ELEVATION



LEFT ELEVATION

4/12 PITCH
TRUSS
ROOF



FRONT ELEVATION

25 Year
Architectural
Asphalt Shingles

FC

13'-6"

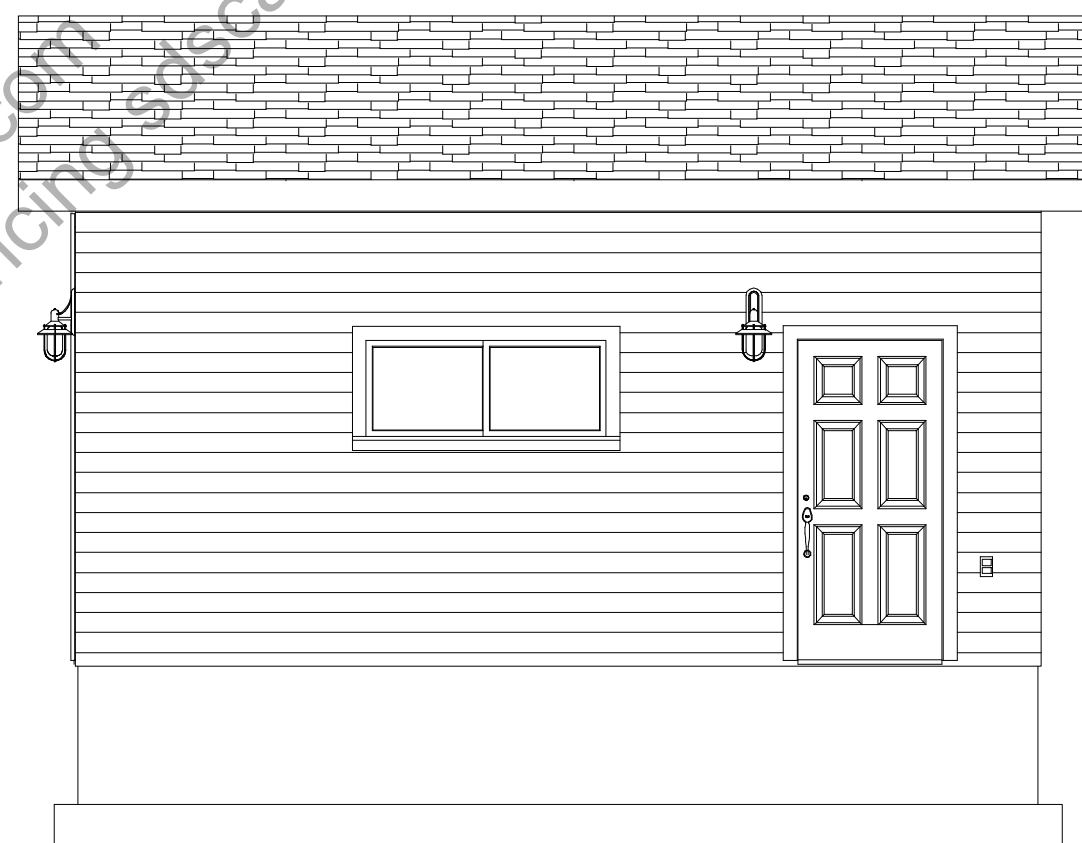
10'-0"

10' Tall 2 x
4 Walls

FF

Horizontal
Siding Over
Structural Panel

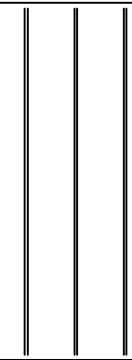
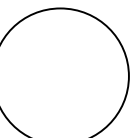
10"



RIGHT ELEVATION

SCALE
1/4"=1'

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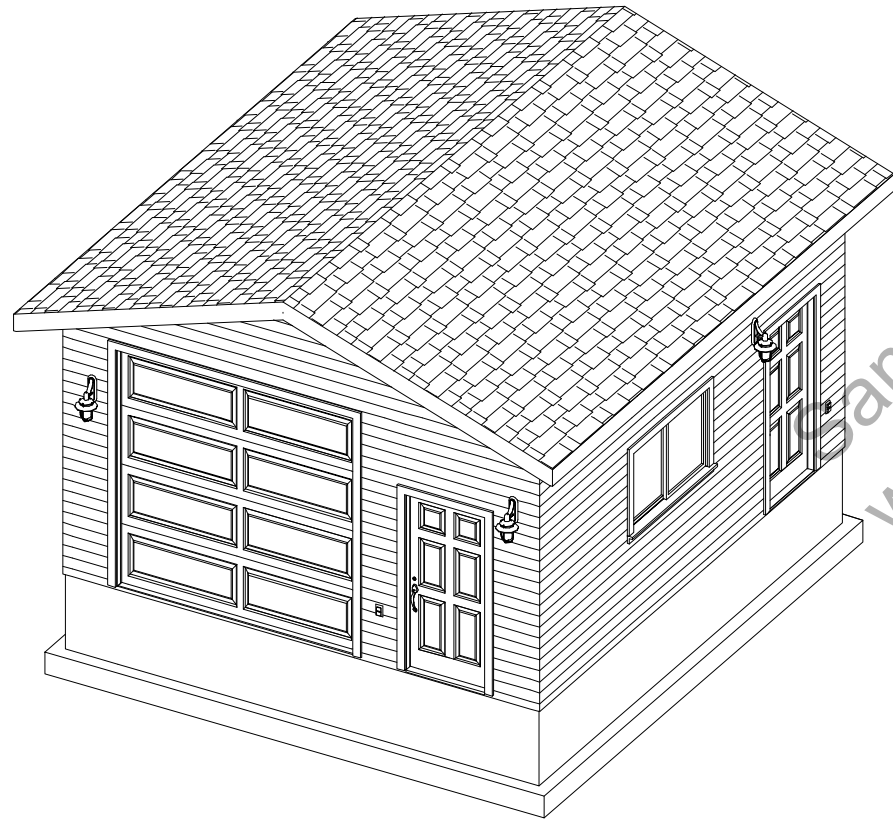
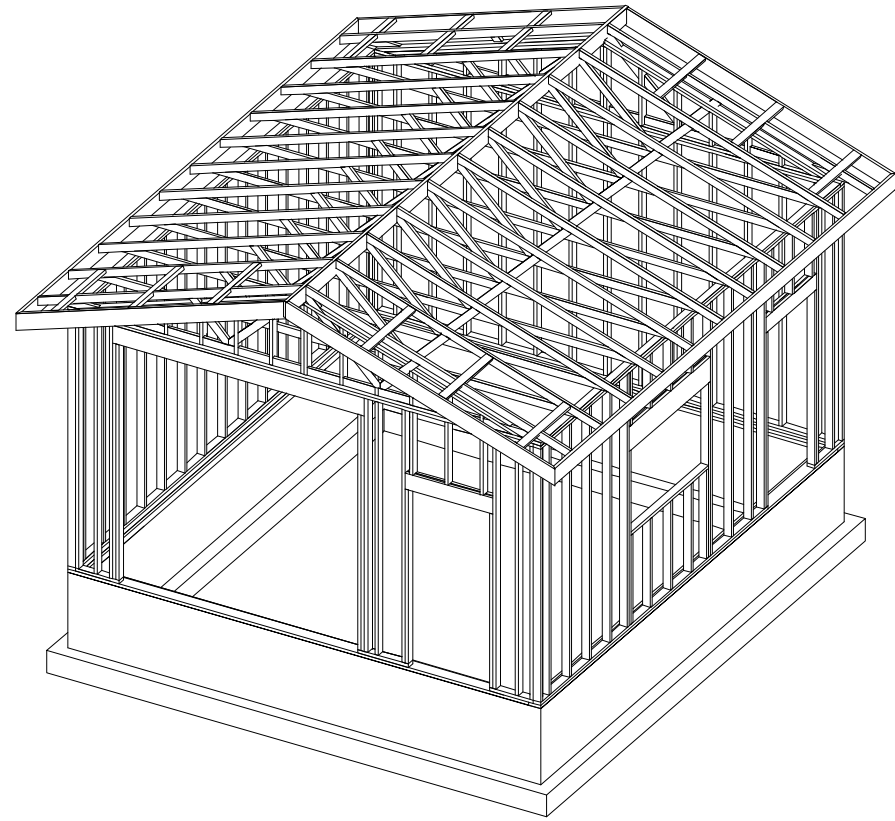
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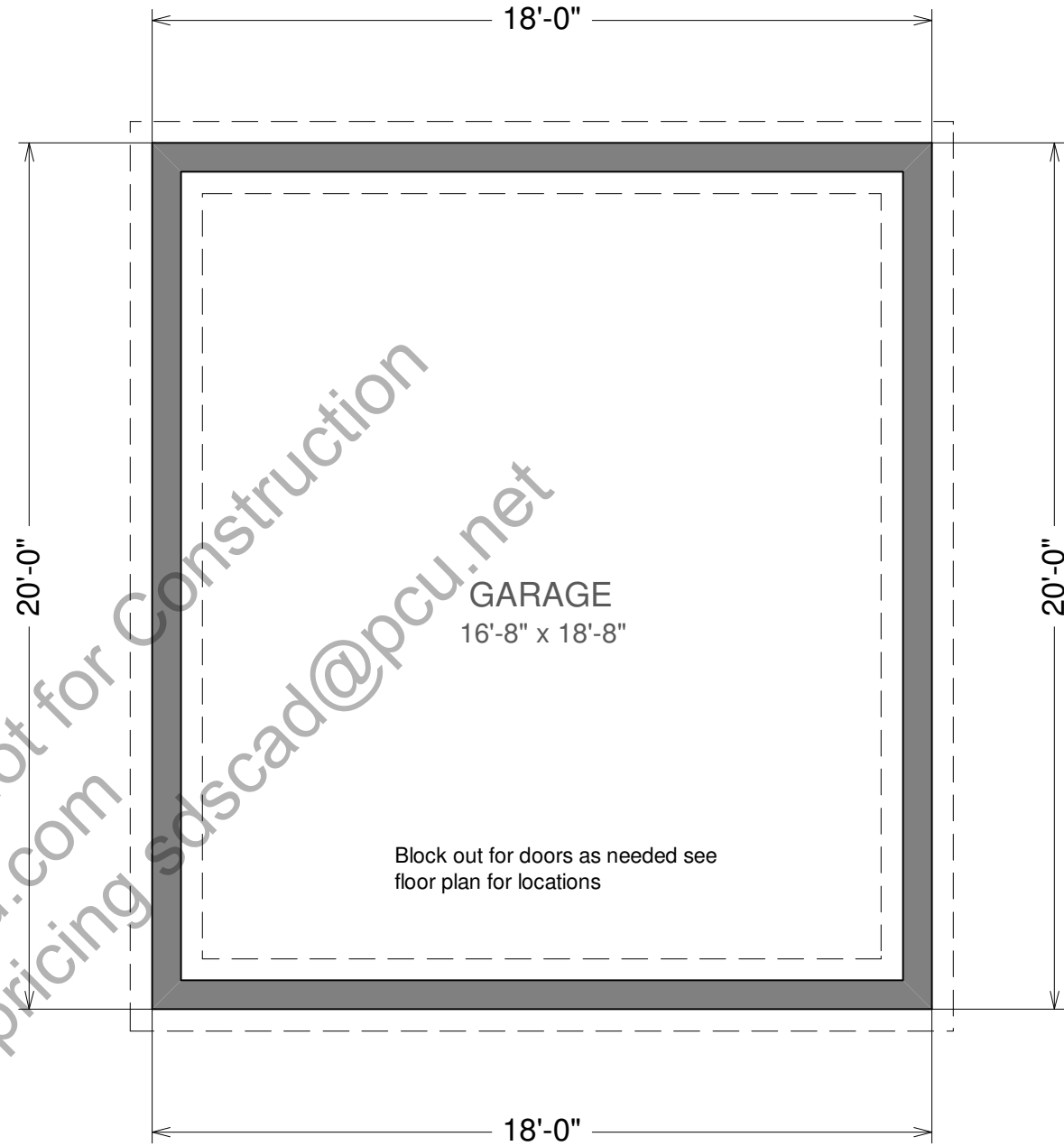
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PICTORIAL VIEW



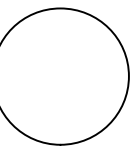
FOUNDATION PLAN

SCALE 1/4"=1'

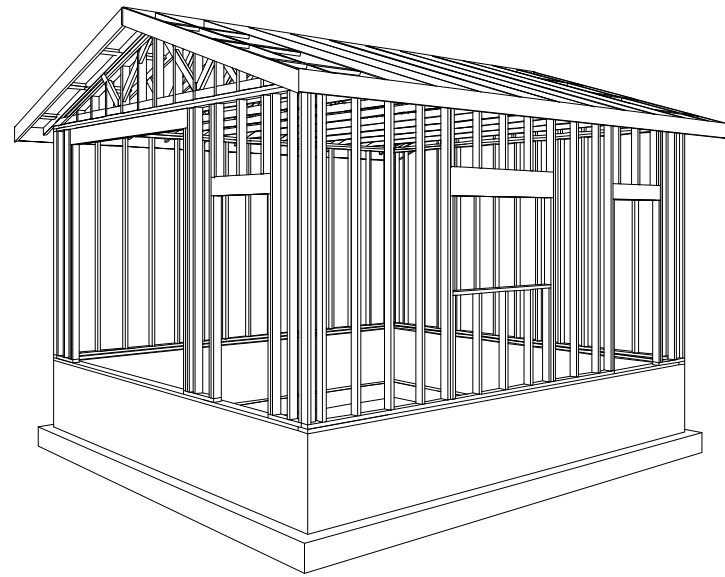
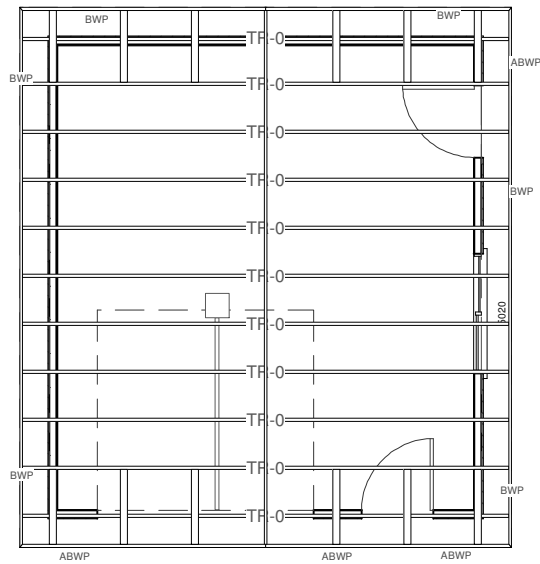
Concrete:

1. All slabs are to be 5" 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. If required 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 1500 psf, Fc 2500 psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.

Sample Plan Not for Construction
 www.sdscad.com
 email for pricing sdscad@pcu.net

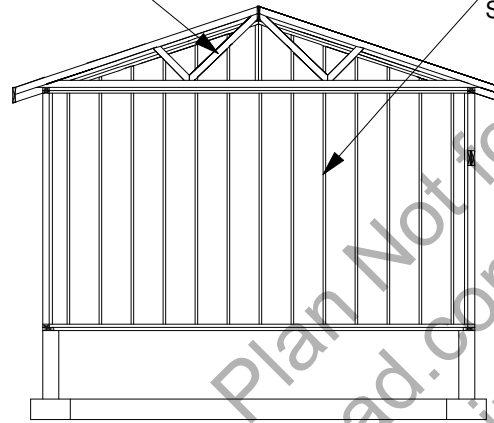


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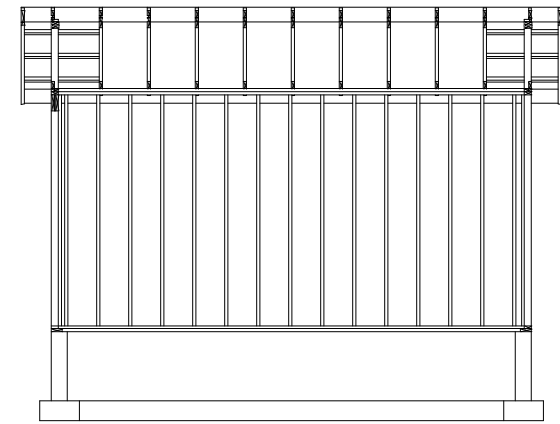


4/12 Pitch
Engineered
Truss

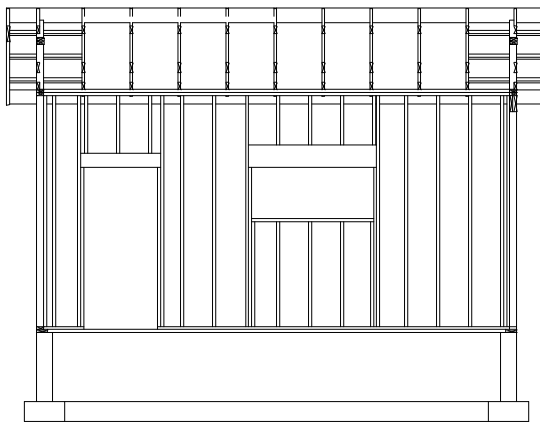
2 x 4 x 10'
Studs



Back Wall



Front Wall



Cross Section

General framing: (Douglas Fir)

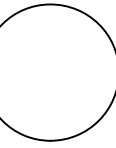
1. Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2'-0" to 4'-0" Span 2-2x4's
 - 4' + to 6'-0" Span 2-2x6's
 - 6' + to 8'-0" Span 2-2x8's
 - 8' + to 10'-0" Span 2-2x10's
 - 10' + to 12'-0" Span 2-2x12's or as noted on 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"x4" 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. Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
5. 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.
6. Minimum header sizes shall be according to the header size table unless otherwise noted.
7. Basis of design roof live/snow load of 40 psf, and roof dead load of 15 psf.
8. Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 wafer.
9. 4/12 Pitch Engineered Attic Scissor Trusses

WALL FRAMING SECTIONS

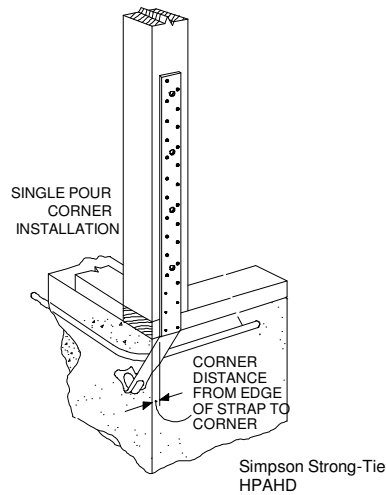
SCALE 1/8"=1'



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JOB NO.	
SHEET NO.	



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 CONSTRUCTION TO MEET BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

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

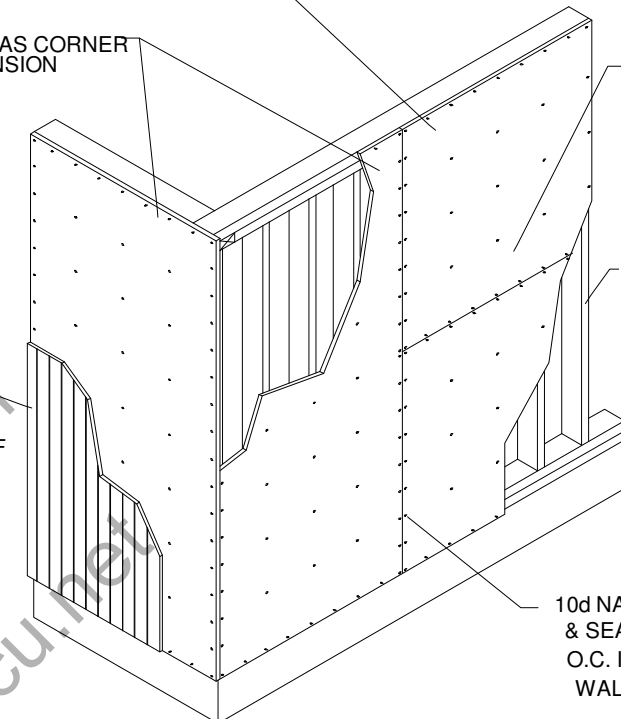
PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS

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

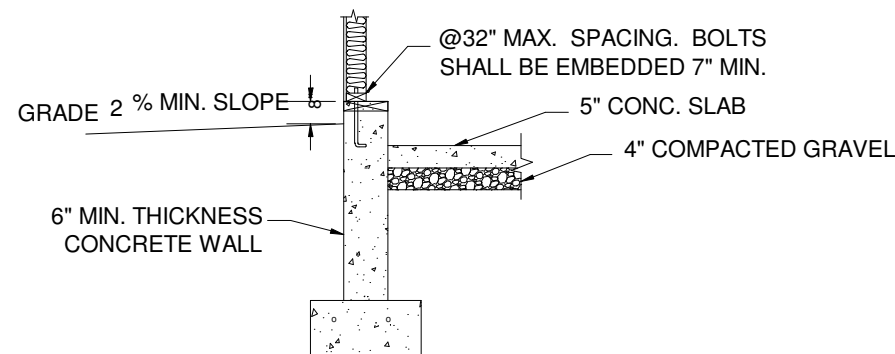
SIDING MATERIAL STRUCTURAL PANEL CAN ACT AS SIDING IF OF EXTERIOR GRADE

WALL FRAMING

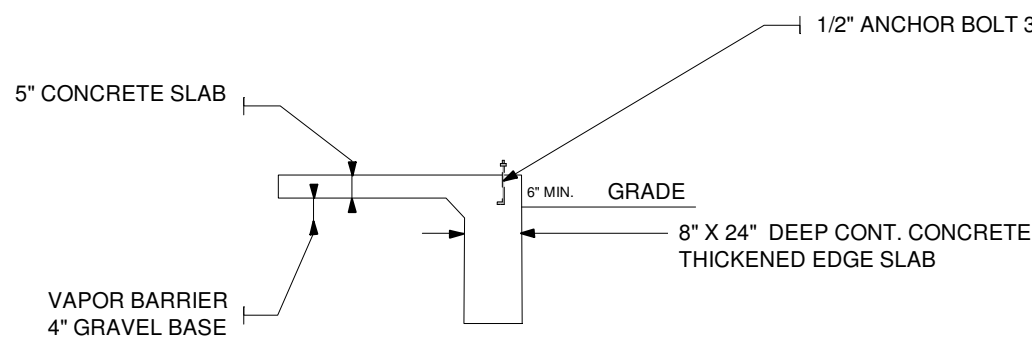
10d NAILS @ 6" O.C. AT EDGES & SEAMS AND 10d NAILS @ 12" O.C. IN FIELD U.N.O. ON SHEAR WALL SCHEDULE



TYPICAL BRACED WALL PANEL (BWP)



Footing and concrete wall option



Monolithic slab foundation option

PRE-ENGINEERED TRUSSES @ 24" O.C.
ASPHALT SHINGLES OVER 30# FELT
5/8" SHEATHING
SIMPSON H1 TRUSS CLIP
1 x 6 FASCIA

PRE-ENGINEERED TRUSSES @ 24" O.C.

ASPHALT SHINGLES OVER 30# FELT

5/8" SHEATHING

SIMPSON H1 TRUSS CLIP

1 x 6 FASCIA

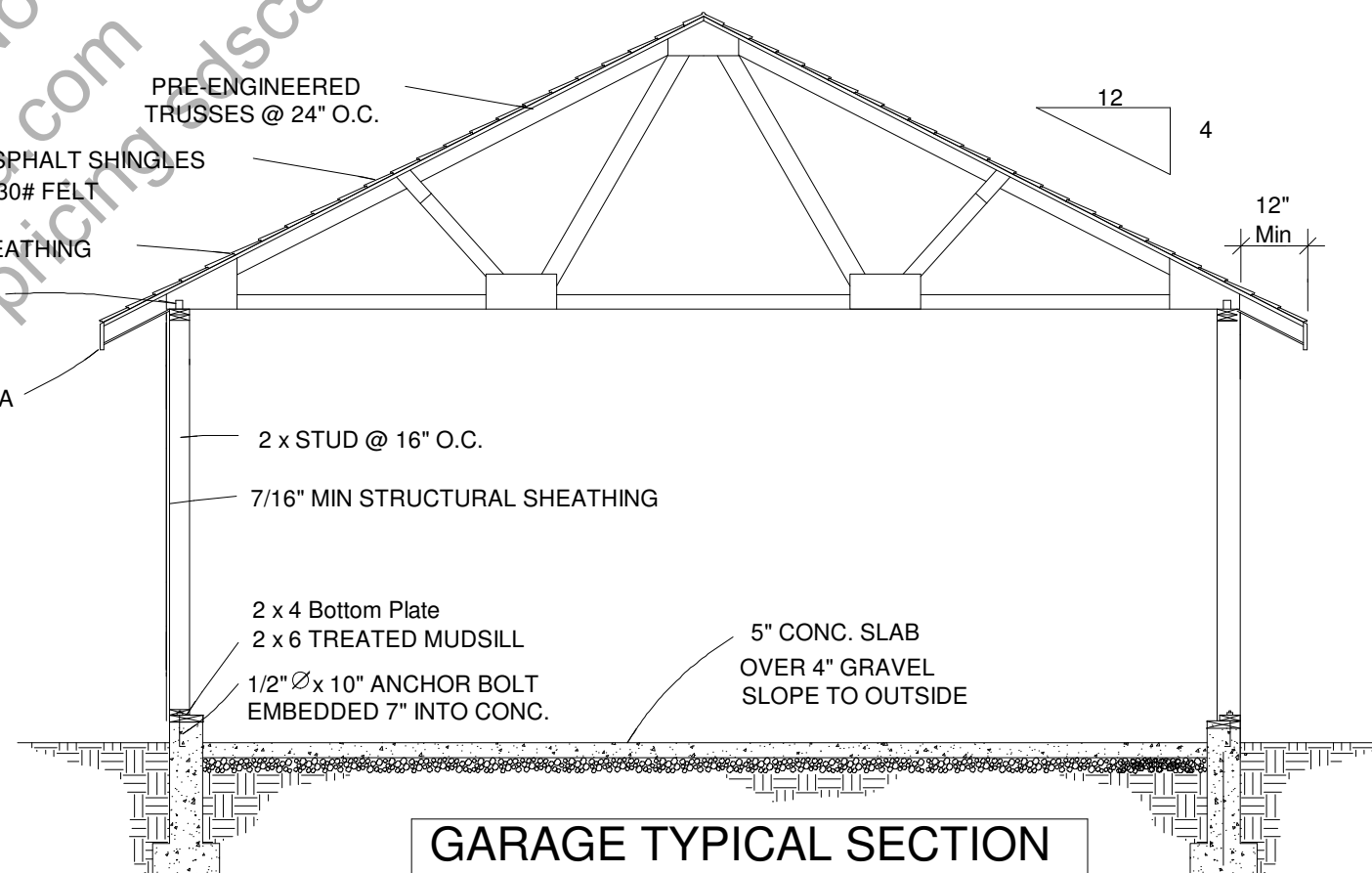
2 x STUD @ 16" O.C.

7/16" MIN STRUCTURAL SHEATHING

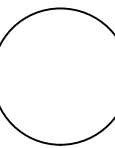
2 x 4 Bottom Plate
2 x 6 TREATED MUDSILL

1/2" Ø x 10" ANCHOR BOLT EMBEDDED 7" INTO CONC.

5" CONC. SLAB OVER 4" GRAVEL SLOPE TO OUTSIDE



GARAGE TYPICAL SECTION



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DETAILS	
SHEET NO.	

General							
GN1	0	34 1/2 high wall	8" Concrete Stem Wall	73	0	ft	
GN2	1	120 high wall	Siding-4	75	0	ft	
GN3	1		heated ceiling area	360.00	0.00	sq ft	
GN4	2	34 13/16 high wall	Siding-4	34	0	ft	
							Subtotal:
Foundation							
FO1	0	8" thick	Concrete Grey	5.20	0.00	cu yd	
FO2	0	1/2x6"	foam sill seal	73	0	ft	
FO3	0		foundation bolts	16	0		
FO4	0	20x10"h	concrete footing	3.76	0.00	cu yd	
FO5	0	no. 4	rebar (footing)	163	0	ft	
FO6	0	no. 4	horiz. rebar (wall)	651	0	ft	
FO7	0	no. 4	vert. rebar (wall)	218	0	ft	
FO8	0	311 sq ft	concrete slab	3.84	0.00	cu yd	
FO9	0	311 sq ft	steel mesh for slab	311.00	0.00	sq ft	
							Subtotal:
Subfloor							
SF1	1	2x6"-16'+	mudsill - lumber	74	0	ft	
Framing							
F1	1	2x4-16ft+	fir plate	229	0	ft	
F2	1	2x4"-115 1/2"	fir stud	58	0		
F3	1	2x7-16ft+	header - lumber	13	0	ft	
F4	1	2x4-16ft+	fir stud stock	106	0	ft	
F5	1	2x4"-28 3/4"	fir stud	6	0		
F6	1	2x11-16ft+	header - lumber	11	0	ft	
F7	1	2x8-16ft+	header - lumber	19	0	ft	
F8	2	2x4-16ft+	fir plate	70	0	ft	
F9	2	2x4-16ft+	fir stud stock	37	0	ft	
							Subtotal:
Siding							
S1	1	7" wide	Siding Wood White	1495	0	ft	
S2	1		house wrap	754.00	0.00	sq ft	
S3	2	7" wide	Siding Wood White	121	0	ft	
							Subtotal:
Ext Trim							
EX1	1	1x5-36"	door threshold	2	0		
EX2	1	1x4-16ft+	ext. door casing	35	0	ft	
EX3	1	5 in	ext. door jamb	35	0	ft	
EX4	1	1x4-16ft+	exterior sill	6	0	ft	
EX5	1	1x4-16ft+	ext. window casing	10	0	ft	
EX6	1	1x4-16ft+	garage door casing	28	0	ft	
EX7	1	5 in	garage door jamb	28	0	ft	
							Subtotal:
Roofing							
R1	1	TR-0 243"	roof truss	11	0		
R2	1	2x8"-16'+	ridge board - lumber	22	0	ft	
R3	1	2x8"-24'	rafters - lumber	2	0		
R4	1	2x8"-12'	rafters - lumber	4	0		
R5	1	2x4"-16'+	rafters - lumber	37	0	ft	
R6	1		ridge cap	22	0	ft	
R7	1		Roofing Dimensional Comp.	486.00	0.00	sq ft	
R8	1	4x8' sheets	roof sheathing	16	0		
R9	1	2x8"	gable fascia	43	0	ft	
R10	1	2x8"	eave fascia	45	0	ft	
R11	1		metal drip edge	88	0	ft	
							Subtotal:
Insulation							
IN1	1	12x16x48" batts	ceiling insulation	67	0		
Wall Brd							
WB1	0		Color Bone White	311.00	0.00	sq ft	
WB2	0	4'x8'x3/4"	Sheet Sheetrock	10	0		
WB3	1	4'x8'x1/2"	Sheet Sheetrock	24	0		
WB4	1		Color Bone White	335.00	0.00	sq ft	
WB5	1	4'x8'x3/4"	Sheet Sheetrock	10	0		
WB6	2	4'x8'x1/2"	Sheet Sheetrock	2	0		
							Subtotal:
Windows							
W1	1	60x24	right sliding	1	0		
Doors							
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 3/4R	ext. 6-Panel - color Almond	2	0		
D7	1	108x108	garage 2-Panel Garge Door	1	0		
							Subtotal:
Int Trim							
T1	1	1x4-16ft+	interior casing	45	0	ft	
T2	1	1x4-16ft+	window apron	6	0	ft	
T3	1	1x4-16ft+	sill	6	0	ft	
							Subtotal:
Fixtures							
FX1	1	12W108D	Garage Door Opener	1	0		
Electrical							
E1	1	wall mount	Duplex	7	0		
E2	1	wall mount	Duplex (weatherproof) - color light gra	2	0		
E3	1	wall mount	Caged Lantern	3	0		
E4	1	wall mount	Single Pole	2	0		
E5	1	ceiling mount	Half Dome Light - lighting grey	4	0		
							Subtotal:
							Total:

Computer Generated Materials List
 From the 3D CAD Model
 Verify Before Construction

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