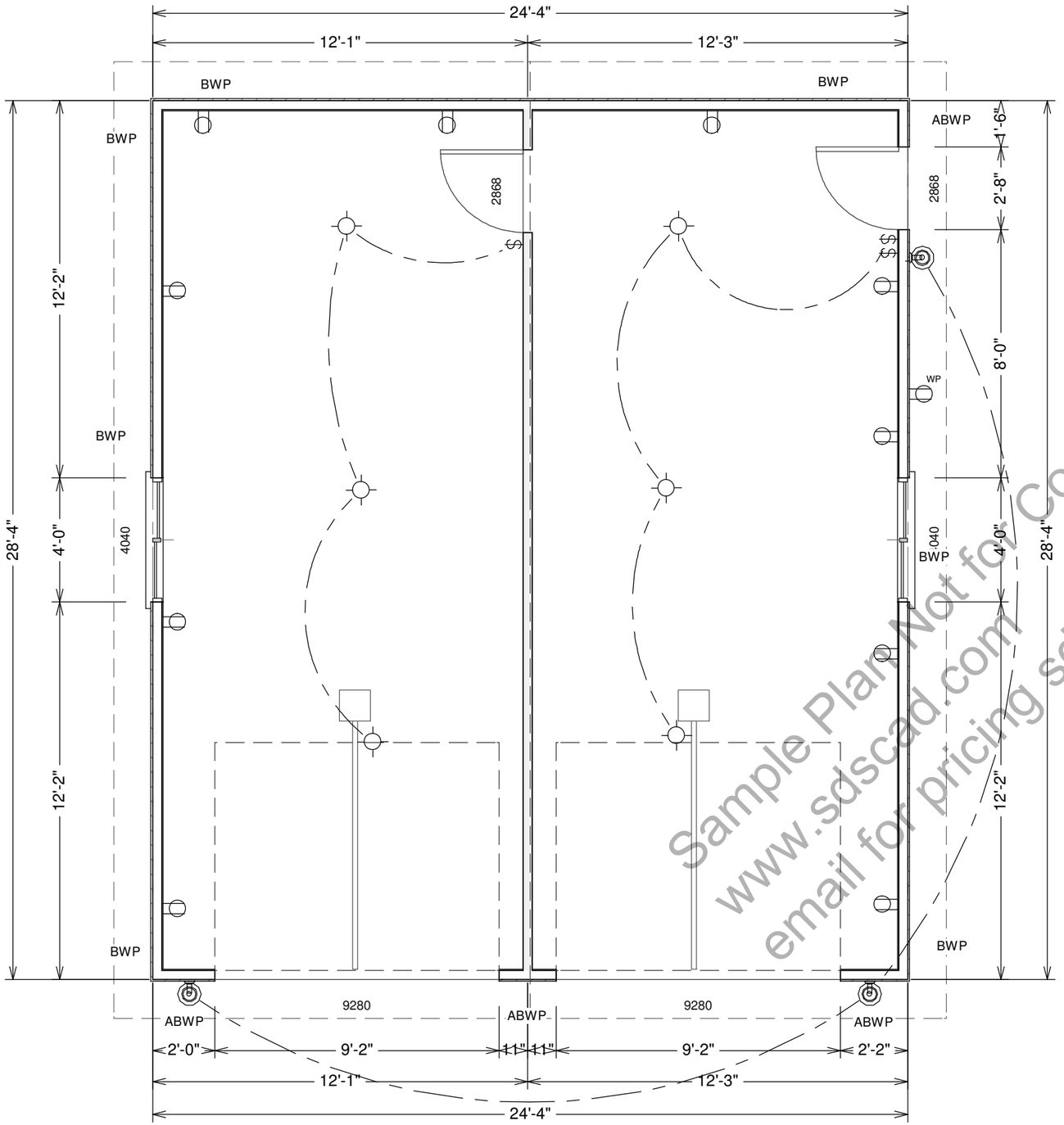


SCALE 1/4"=1'

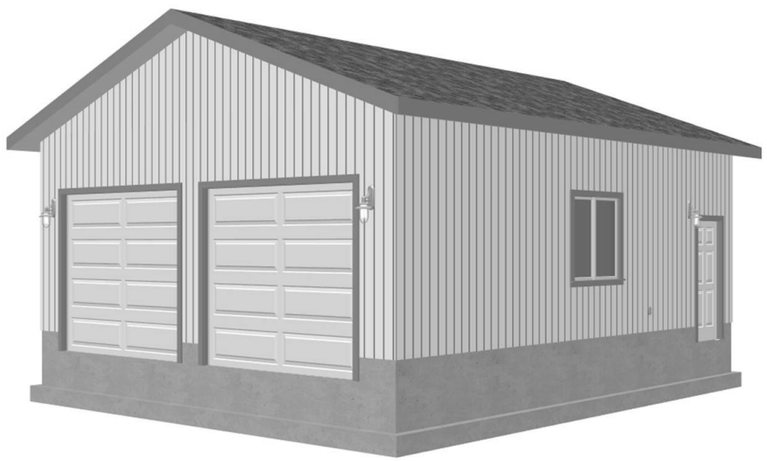
GARAGE MAIN FLOOR PLAN

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.

#G446 B&J Garage Rebuild
442 East Center, Logan Utah
By SDS-CAD Specialized Design Systems

30 year dimensional architectural asphalt shingles and structural panel siding. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered scissor on 24" o.c. and framing is 2" x 4" on 16" centers. 10' ceiling height.



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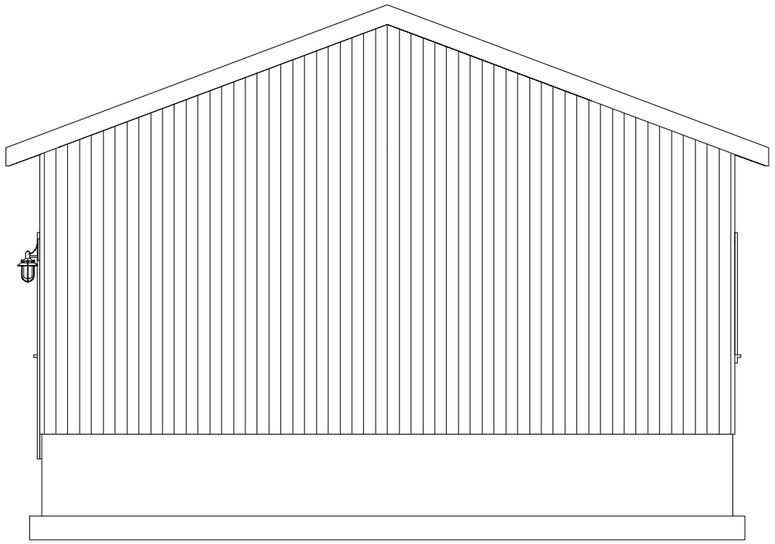
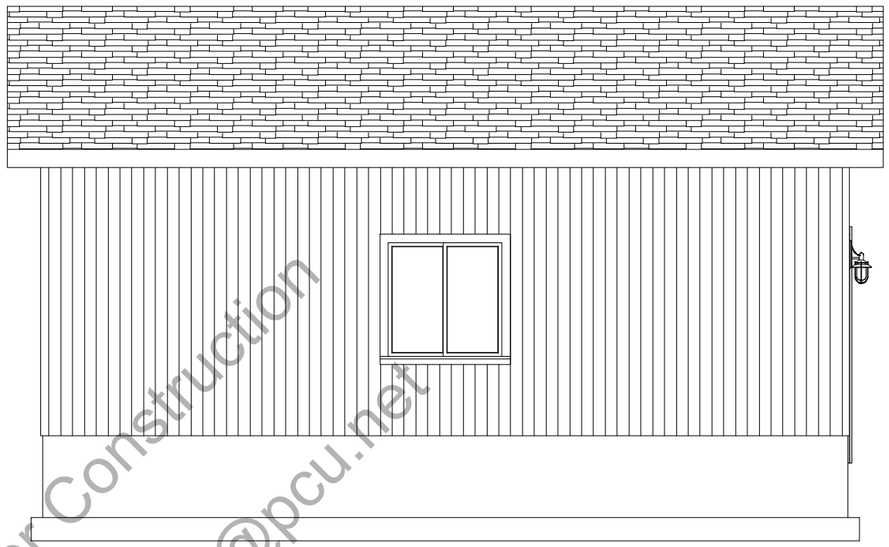
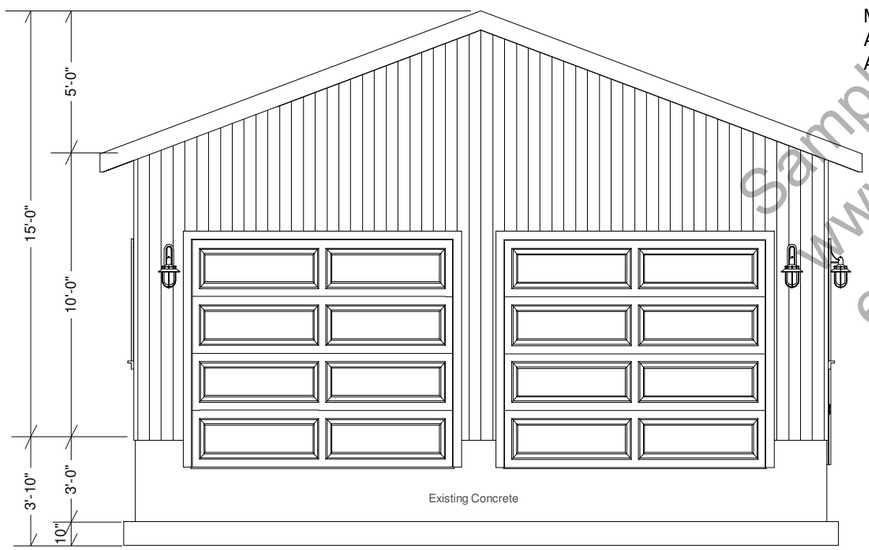


REAR ELEVATION



LEFT ELEVATION

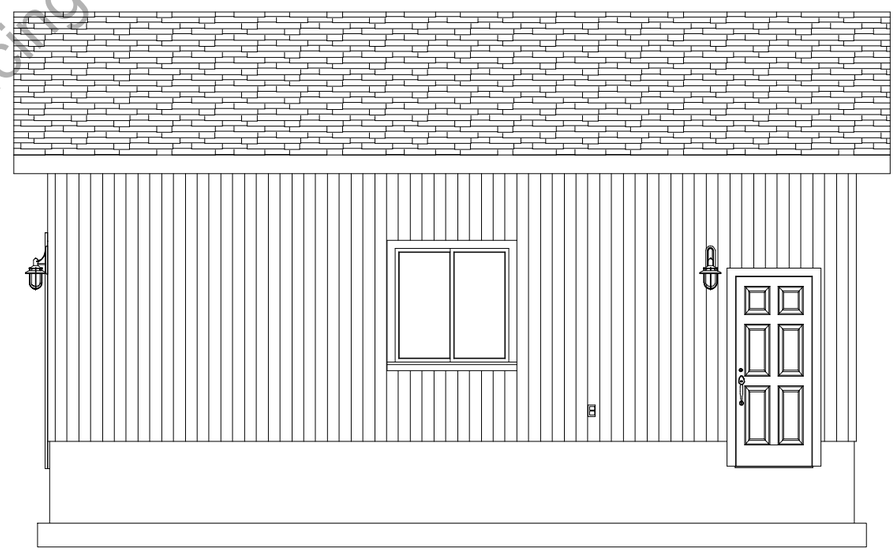
4/12 PITCH ROOF
ENGINEERED TRUSS
MAX PEAK HEIGHT 15'
ARCHITECTURAL
ASPHALT SHINGLES



10' Tall 2 x 4 Walls

Verticle Structural
Panel Siding or
as per owner

Asphalt Shingles



SCALE
3/16"=1'

FRONT ELEVATION

RIGHT ELEVATION

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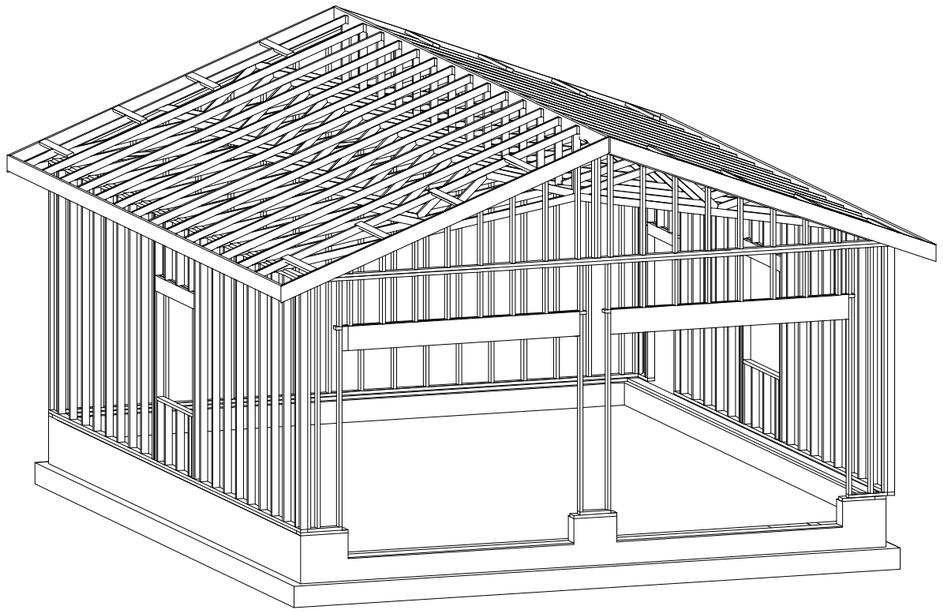
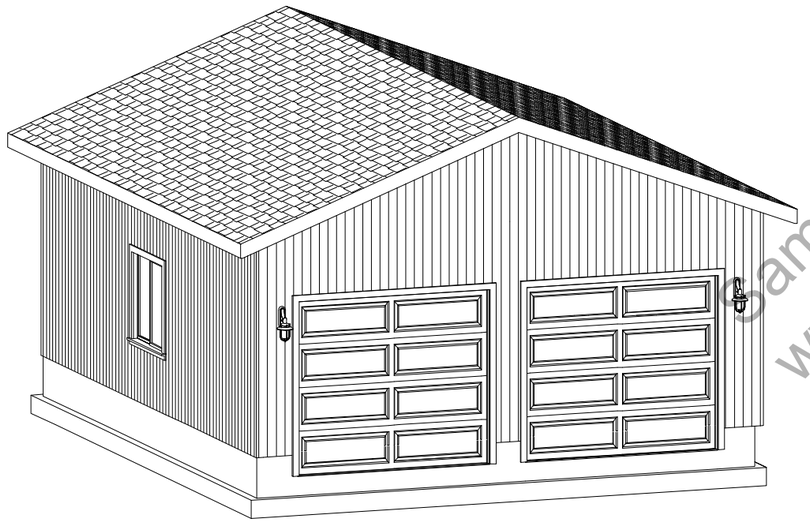
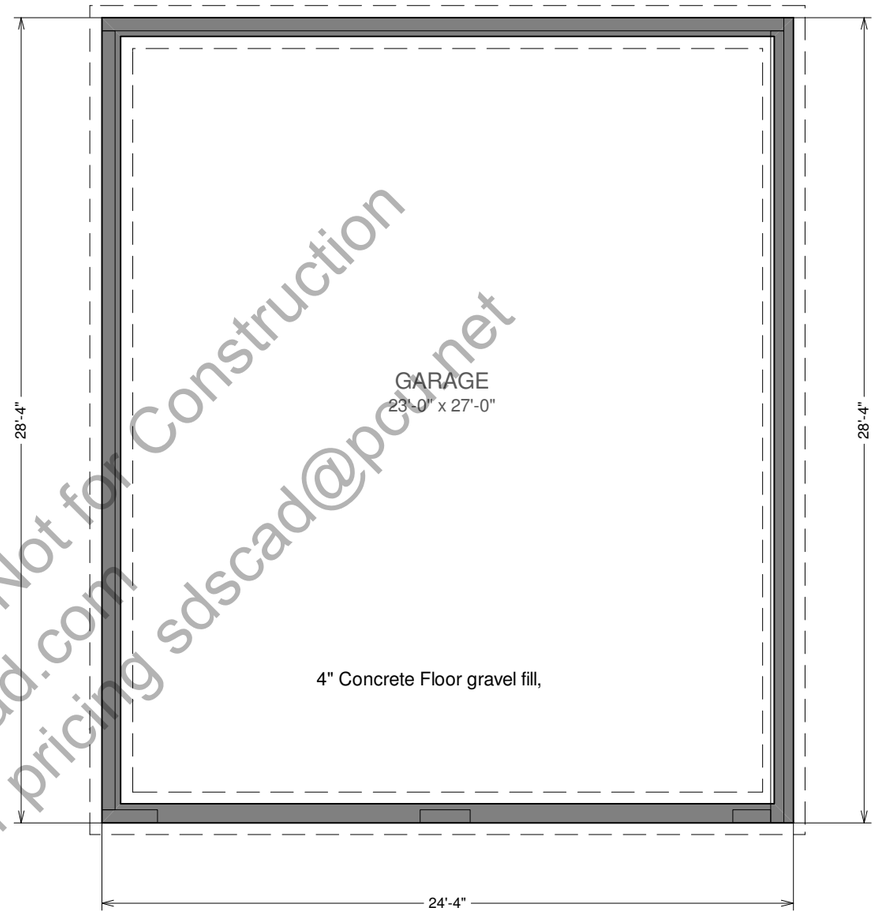




PICTORIAL VIEWS



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. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
3. All footings minimum 24" below final grade

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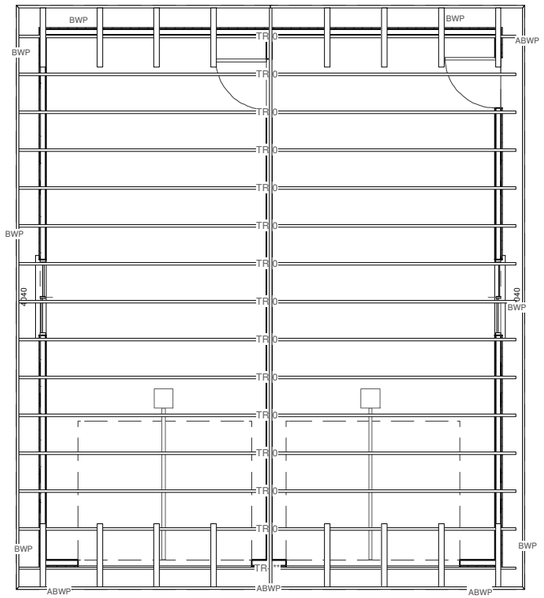
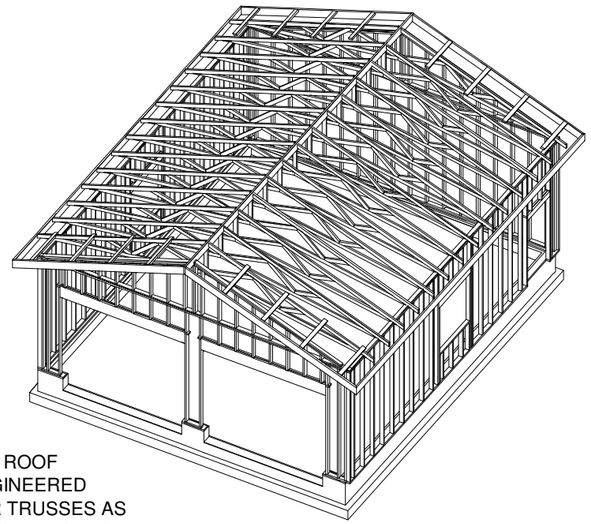
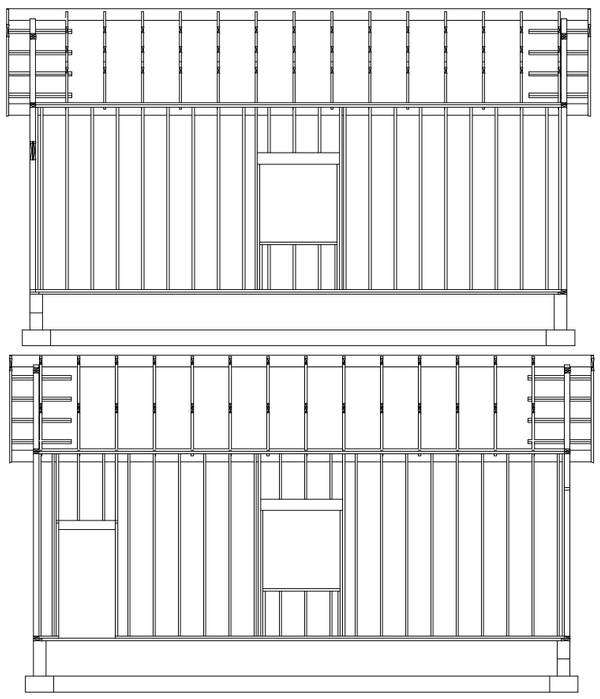
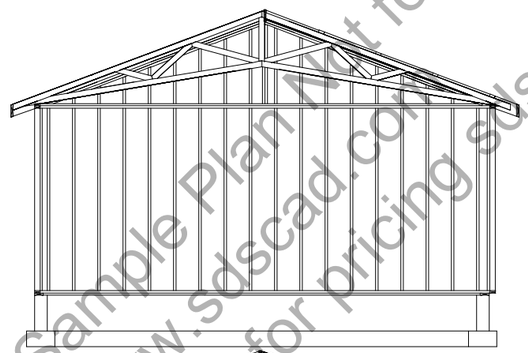


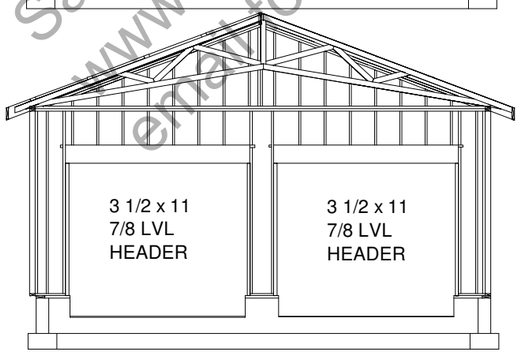


GARAGE ROOF
PRE-ENGINEERED
SCISSOR TRUSSES AS
SUPPLIED BY TRUSS
MANUFACTURER 24" o.c.



Optional Window Locations





10' Tall 2 x
4 Walls

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. 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.

WALL FRAMING SECTIONS

SCALE 1/8"=1'

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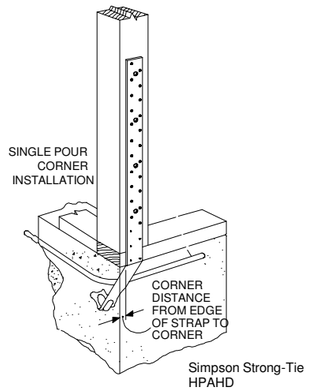
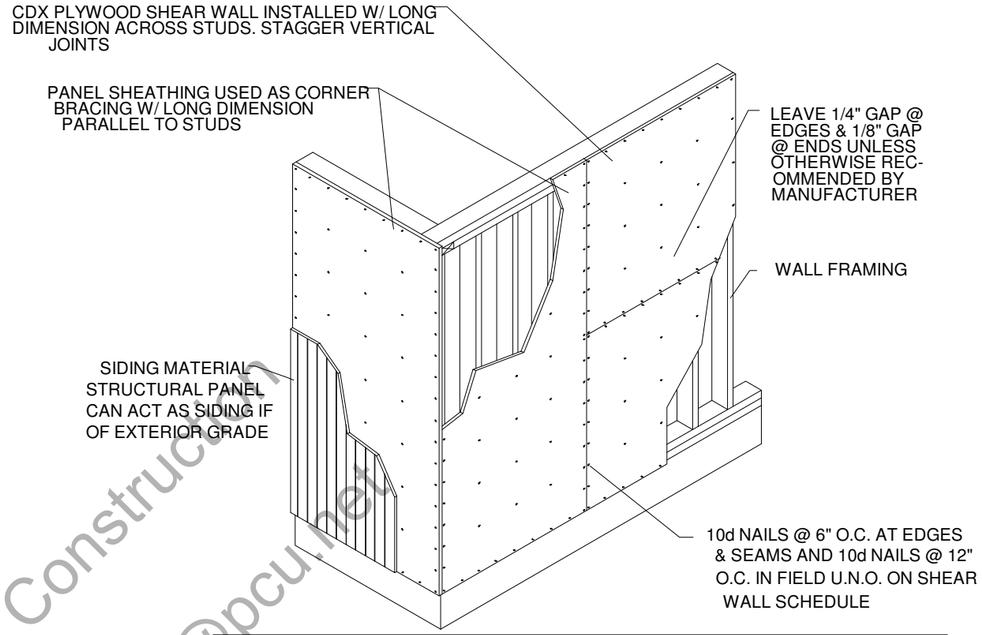


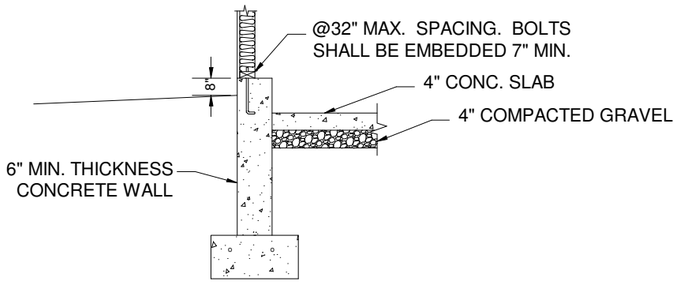
HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See additional detail for all (BWP) Braced Wall Panels

TYPICAL ALTERNATE BRACED WALL PANEL (ABWP)

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

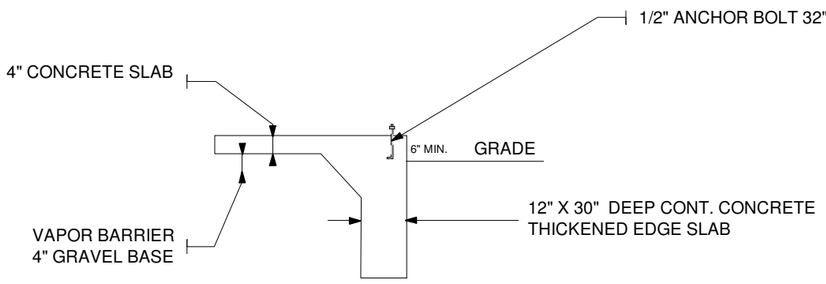


TYPICAL BRACED WALL PANEL (BWP)

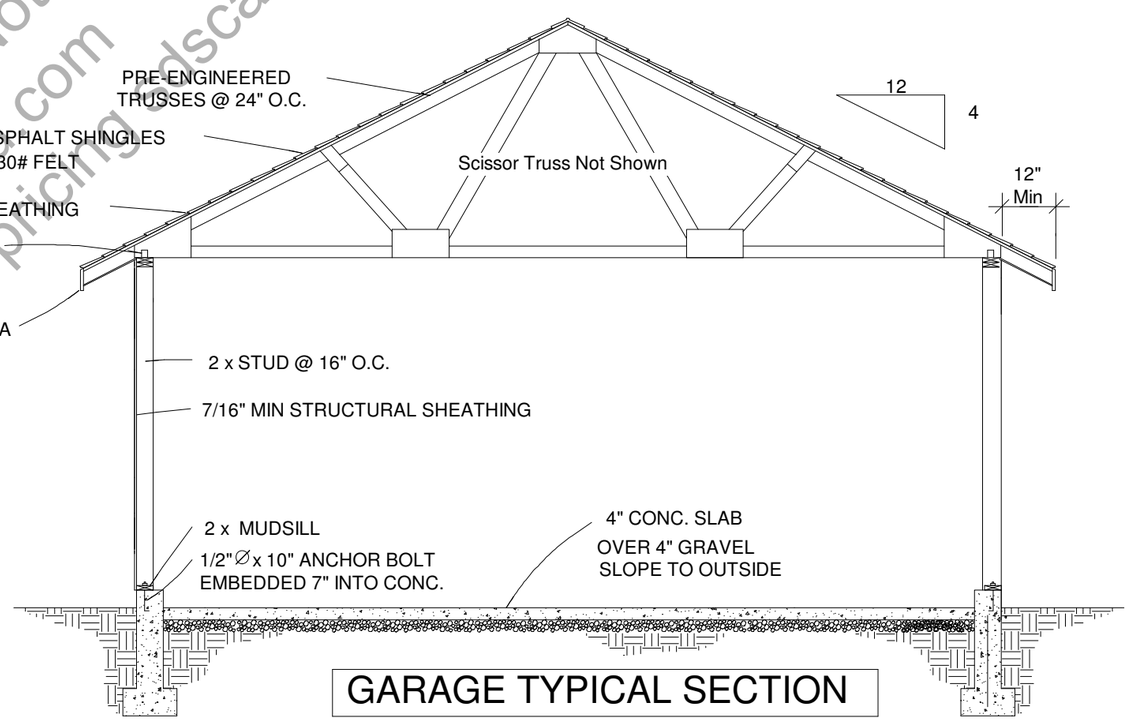


Footing and concrete wall option

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	34 1/2 high wall	8" Concrete Stem Wall	103	0	ft	
GN2		1	120 high wall	Siding-4	104	0	ft	
GN3		1	108 high wall	Siding-4	26	0	ft	
GN4		1	120 high wall	Frame-3 1/2	28	0	ft	
GN5		1		heated ceiling area	689.00	0.00	sq ft	
GN6		2	53 7/16 high wall	Siding-4	47	0	ft	
								Subtotal:
Foundation								
FO1		0	8" thick	Concrete Grey	7.28	0.00	cu yd	
FO2		0	1/2x6"	foam sill seal	103	0	ft	
FO3		0		foundation bolts	22	0		
FO4		0	18x10"h	concrete footing	4.76	0.00	cu yd	
FO5		0	no. 4	rebar (footing)	221	0	ft	
FO6		0	no. 4	horiz. rebar (wall)	885	0	ft	
FO7		0	no. 4	vert. rebar (wall)	299	0	ft	
FO8		0	621 sq ft	concrete slab	7.66	0.00	cu yd	
FO9		0	621 sq ft	steel mesh for slab	621.00	0.00	sq ft	
								Subtotal:
Subfloor								
SF1		1	2x6"-16'+	mudsill - lumber	84	0	ft	
Framing								
F1		1	2x4-16ft+	fir plate	520	0	ft	
F2		1	2x4"-115 1/2"	fir stud	76	0		
F3		1	2x7-16ft+	header - lumber	17	0	ft	
F4		1	2x4-16ft+	fir stud stock	50	0	ft	
F5		1	2x4"-42 7/16"	fir stud	2	0		
F6		1	2x6-16ft+	header - lumber	6	0	ft	
F7		1	2x4"-21 9/16"	fir stud	7	0		
F8		1	2x4"-21 1/2"	fir stud	7	0		
F9		1	2x12-16ft+	header - lumber	39	0	ft	
F10		1	2x4-103 1/2"	Framing Fir Stud 16" OC	25	0		
F11		1	2x4-115 1/2"	Framing Fir Stud 16" OC	40	0		
F12		1	4x12"	door/window header	3	0	ft	
F13		2	2x4-16ft+	fir plate	98	0	ft	
F14		2	2x4-16ft+	fir stud stock	87	0	ft	
								Subtotal:
Siding								
S1		1	7" wide	Siding Wood White	2044	0	ft	
S2		1		house wrap	1048.00	0.00	sq ft	
S3		2	7" wide	Siding Wood White	254	0	ft	
								Subtotal:
Ext Trim								
EX1		1	1x5-32"	door threshold	1	0		
EX2		1	1x4-16ft+	ext. door casing	34	0	ft	
EX3		1	5 in	ext. door jamb	17	0	ft	
EX4		1	1x4-16ft+	exterior sill	9	0	ft	
EX5		1	1x4-16ft+	ext. window casing	26	0	ft	
EX6		1	1x4-16ft+	garage door casing	53	0	ft	
EX7		1	5 in	garage door jamb	53	0	ft	
EX8		1	1x4-32"	door threshold	1	0		
EX9		1	4 in	ext. door jamb	17	0	ft	
								Subtotal:
Roofing								
R1		1	2x8"-16'+	ridge board - lumber	31	0	ft	
R2		1	TR-0 315"	roof truss	14	0		
R3		1	2x8"-32'	rafters - lumber	2	0		
R4		1	2x8"-16'	rafters - lumber	4	0		
R5		1	2x4"-16'+	rafters - lumber	52	0	ft	
R6		1		ridge cap	31	0	ft	
R7		1		Roofing Dimensional Comp.	884.00	0.00	sq ft	
R8		1	4x8' sheets	roof sheathing	28	0		
R9		1	2x8"	gable fascia	57	0	ft	
R10		1	2x8"	eave fascia	62	0	ft	
R11		1		metal drip edge	119	0	ft	
								Subtotal:
Insulation								
IN1		1	12x24x48" batts	ceiling insulation	86	0		
Wall Brd								
WB1		1	4'x8'x1/2"	Sheet Sheetrock	40	0		
WB2		1	7" wide	Siding Wood White	570	0	ft	
WB3		1		Color Bone White	647.00	0.00	sq ft	
WB4		1	4'x8'x3/4"	Sheet Sheetrock	20	0		
WB5		2	4'x8'x1/2"	Sheet Sheetrock	4	0		
								Subtotal:
Windows								
W1		1	48x48	right sliding	2	0		
Doors								
D1		1	32x80x1 3/4R	ext. 6-Panel	2	0		
D2		1		handle: Lever (decorative)	2	0		
D3		1		handle: Exterior Handle (ext.)	2	0		
D4		1		lock: Dead Bolt (interior)	2	0		
D5		1		lock: Dead Bolt (exterior)	2	0		
D6		1		hinge: hidden	6	0		
D7		1	110x96	garage 2-Panel Garge Door	2	0		
								Subtotal:
Int Trim								
T1		1	1x4-16ft+	interior casing	61	0	ft	
T2		1	1x4-16ft+	window apron	9	0	ft	
T3		1	1x4-16ft+	sill	9	0	ft	
								Subtotal:
Fixtures								
FX1		1	12W108D	Garage Door Opener	2	0		
Electrical								
E1		1	wall mount	Duplex	10	0		
E2		1	wall mount	Caged Lantern	3	0		
E3		1	wall mount	Duplex (weatherproof) - color light gra	1	0		
E4		1	wall mount	Single Pole	3	0		
E5		1	ceiling mount	Half Dome Light - lighting grey	6	0		
								Subtotal:
								Total:

Computer Generated Materials List
From The 3D Computer Model

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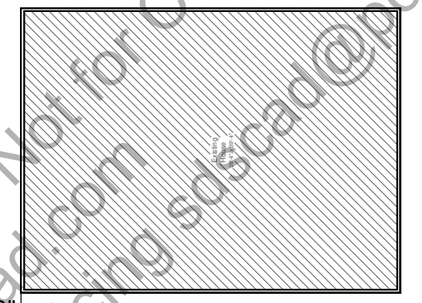
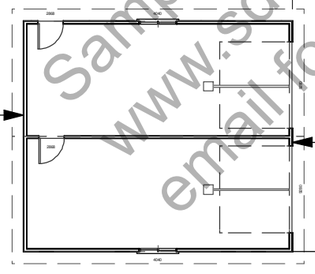
Residential Design

North

Existing garage to be
torn down and removed.
New garage to be built
on exiting foundation.



6'-0"



48'-0"

90'-0"

4'-0"

442 East Center Street

Plot Plan

Scale 1/16"=1'

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