

30 year dimensional shingles and Metal Vertical 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 6" on 16" centers. 9" ceiling height sides 14' ceiling height center.

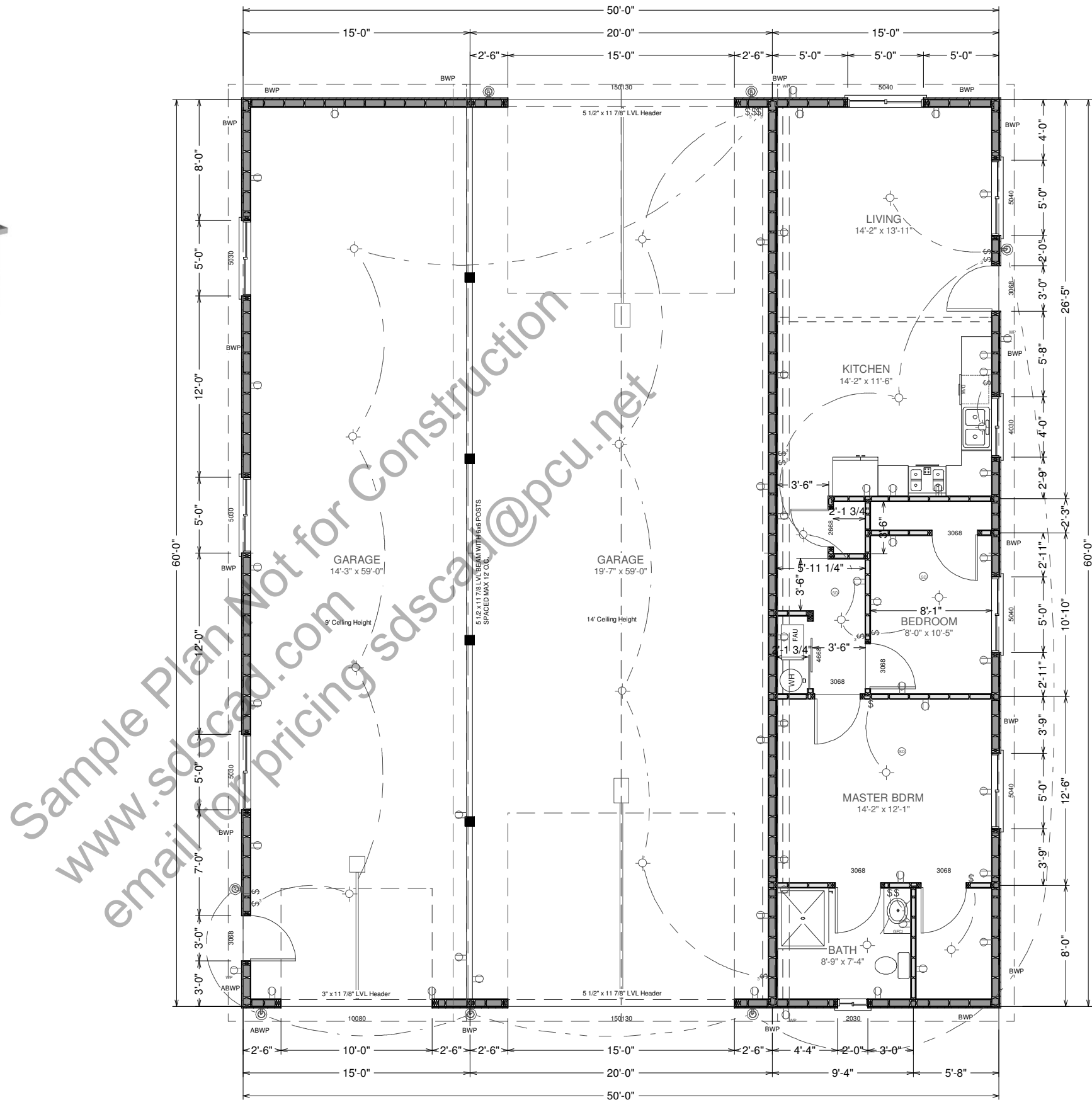


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE

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 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.

50' x 60' - 9' Sides 14' Center Garage Plan With Apartment Plan #g450 By SDS-CAD Specialized Design Systems

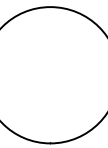
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page
Page 6&7	Materials



GARAGE MAIN FLOOR PLAN

SCALE 1/8"=1'

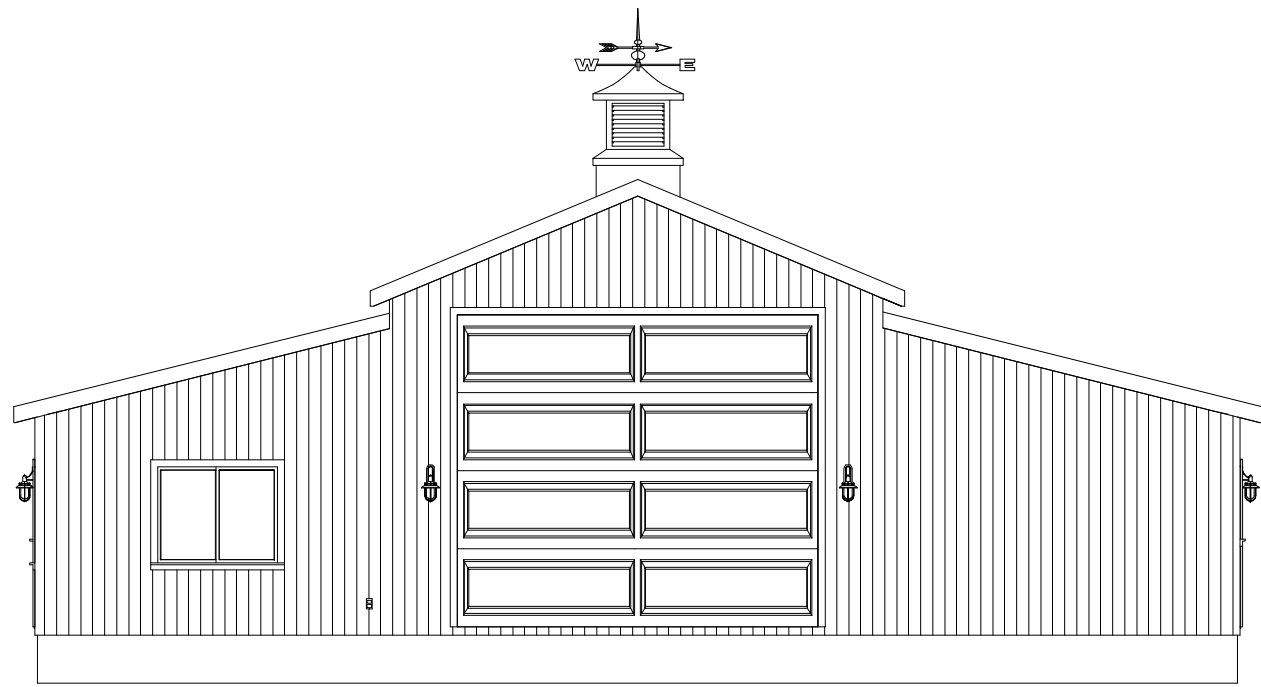
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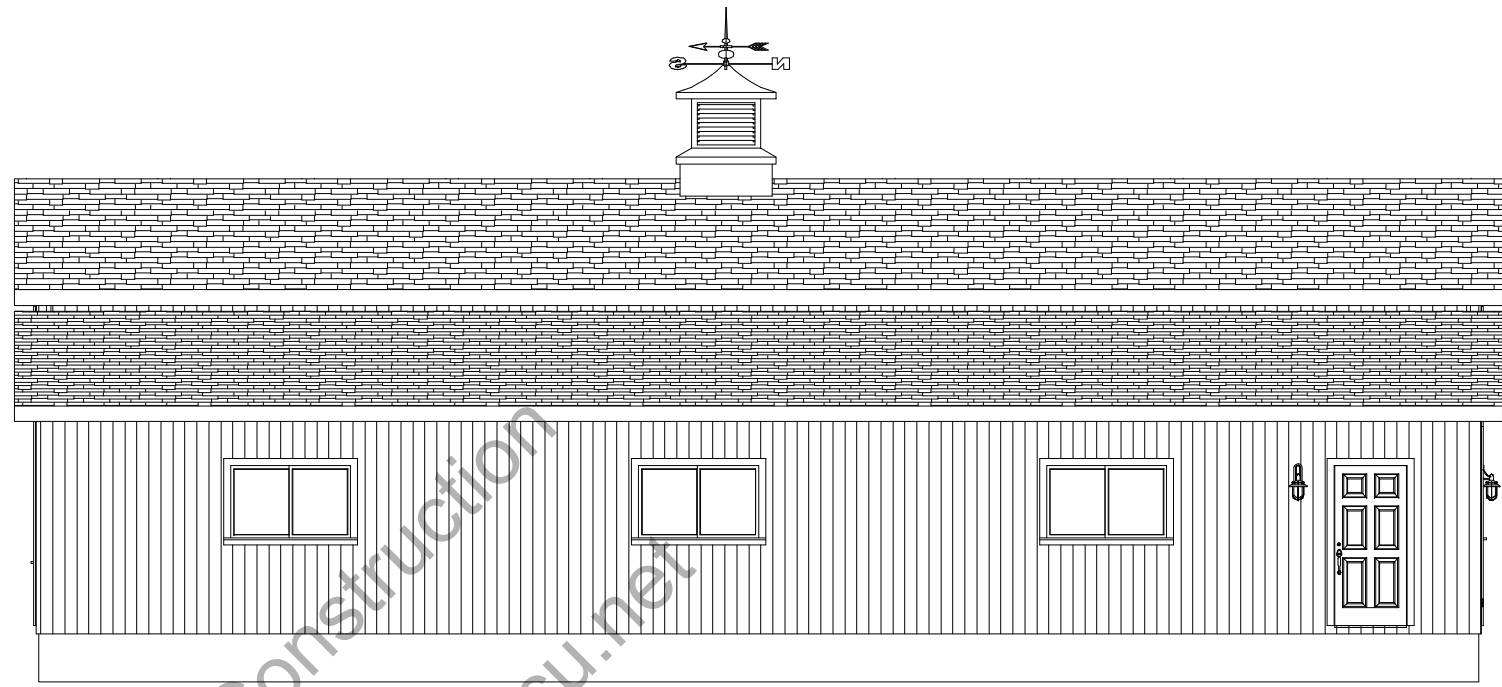
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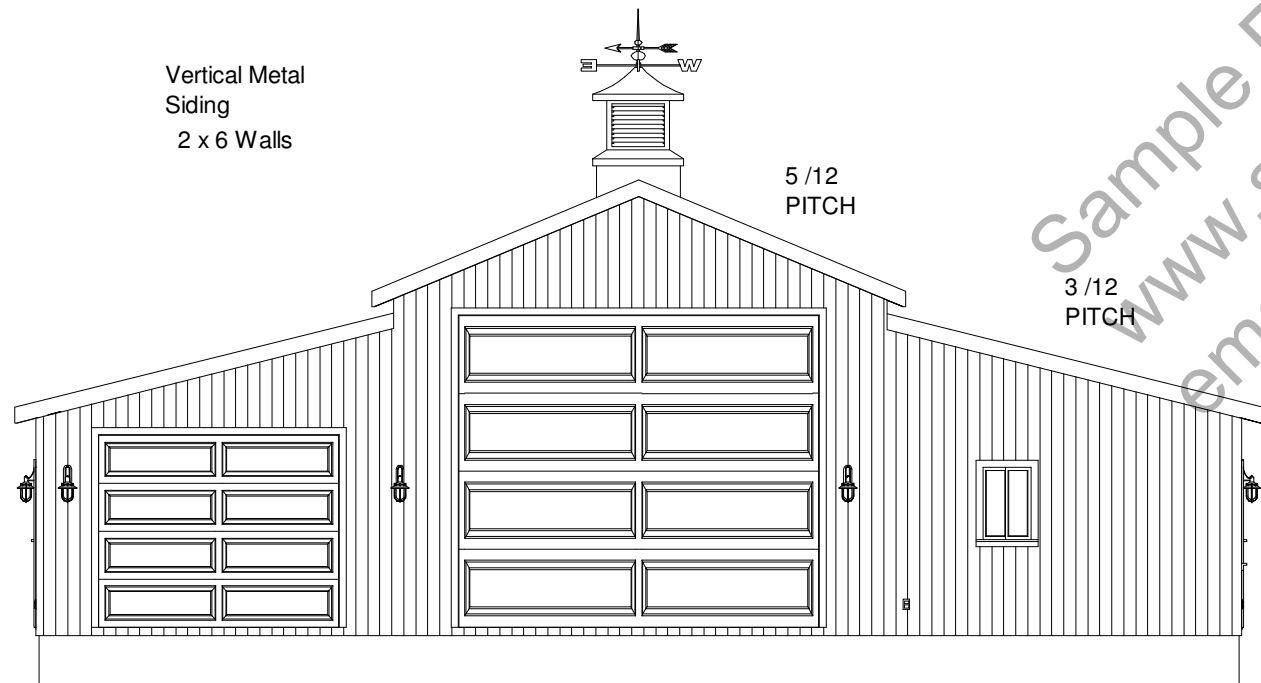
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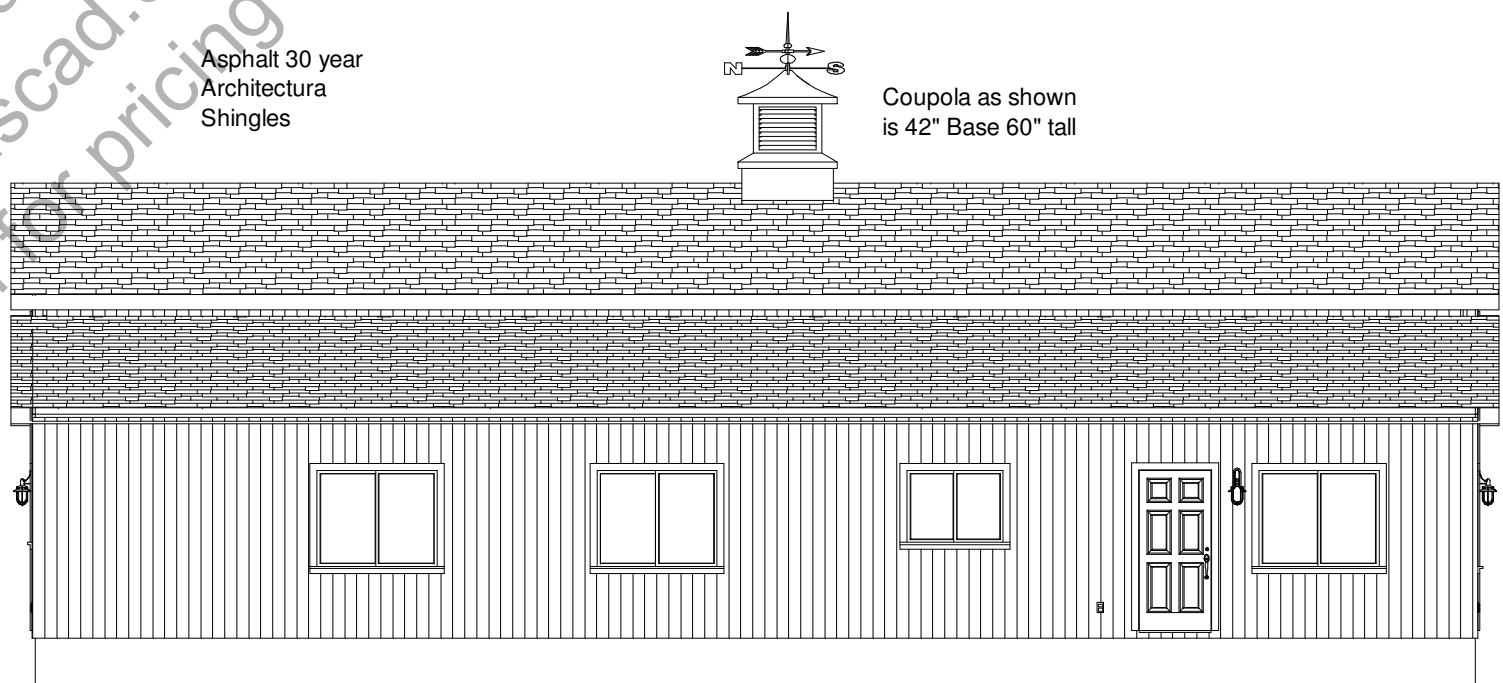
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

Vertical Metal Siding
2 x 6 Walls

5 / 12
PITCH

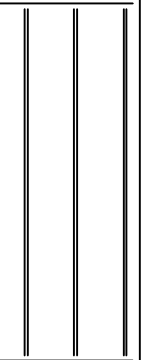
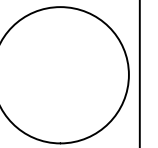
3 / 12
PITCH

Asphalt 30 year
Architectura
Shingles

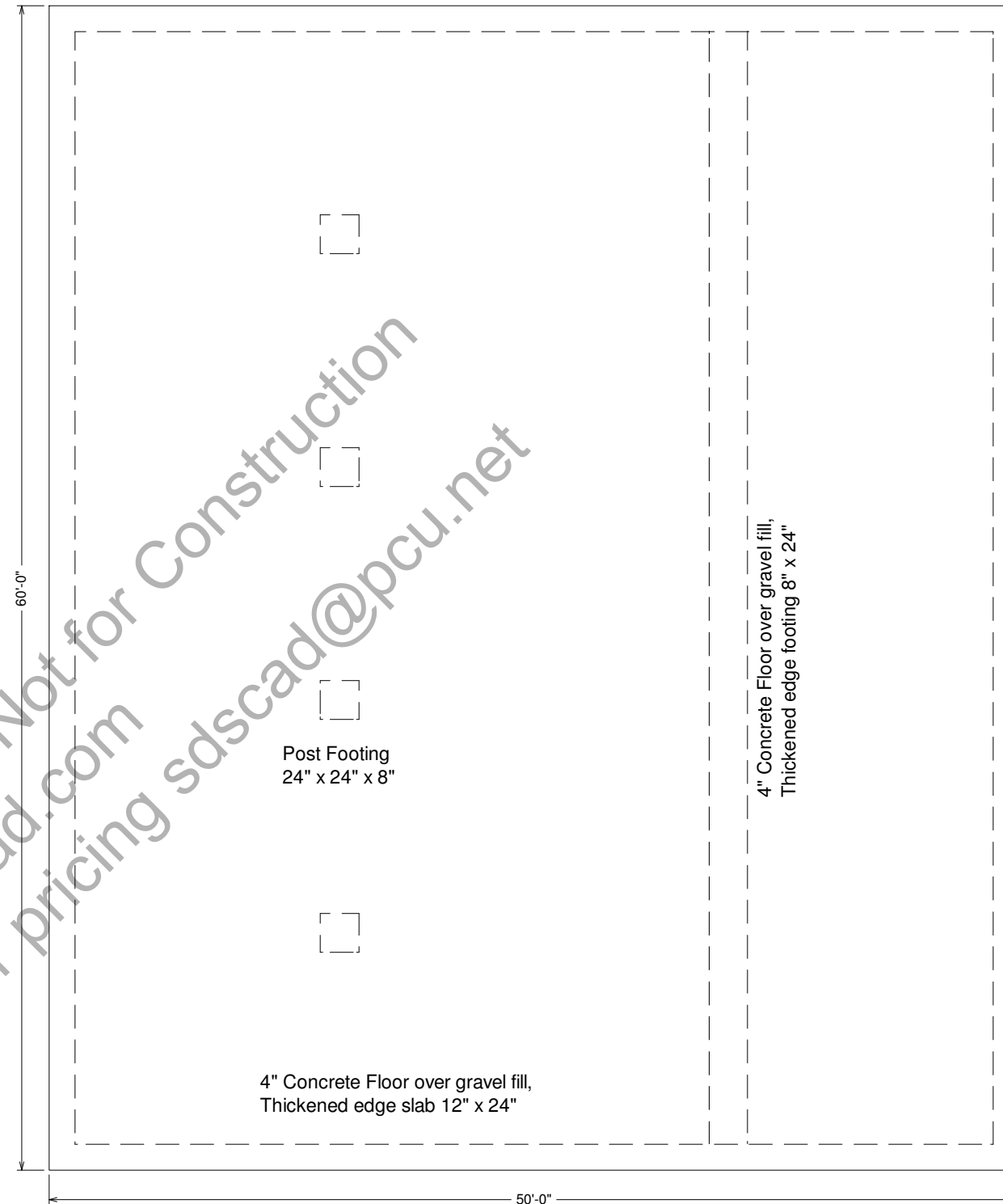
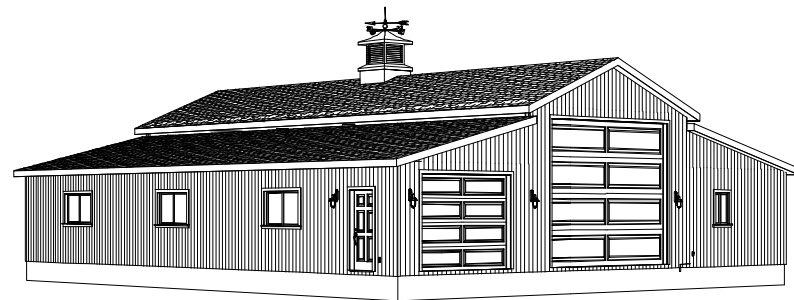
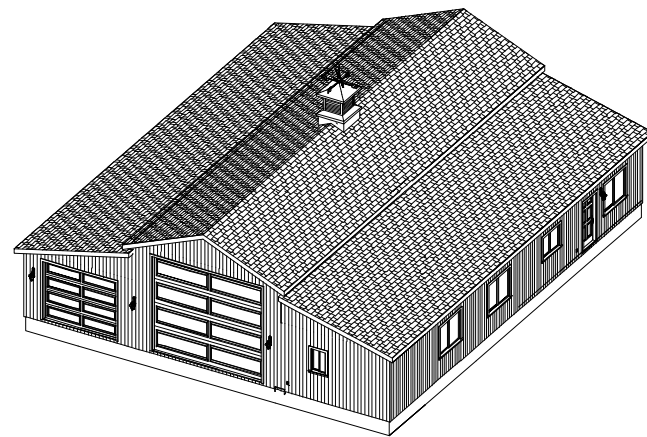
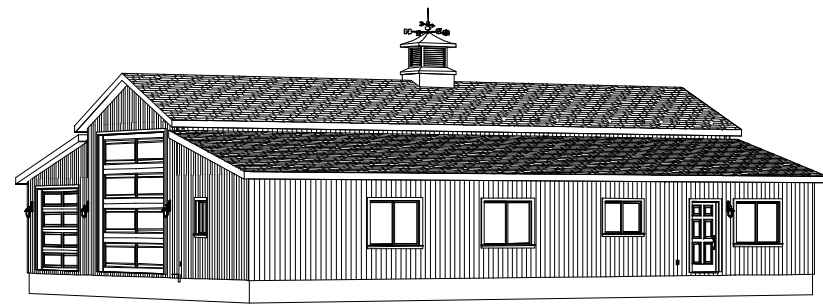
Coupola as shown
is 42" Base 60" tall

SCALE
1/8"=1'

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

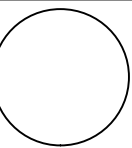
PICTORIAL VIEWS

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 and 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

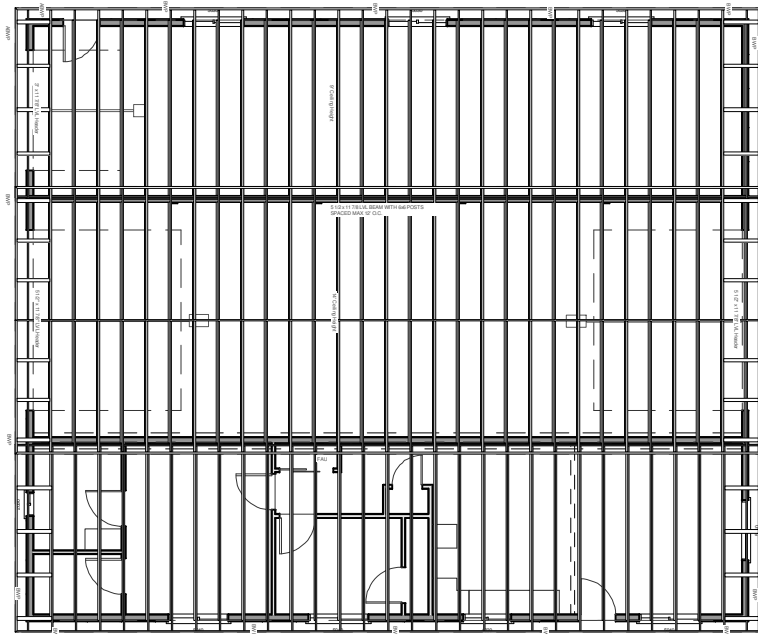
FOUNDATION PLAN

SCALE 1/8"=1'

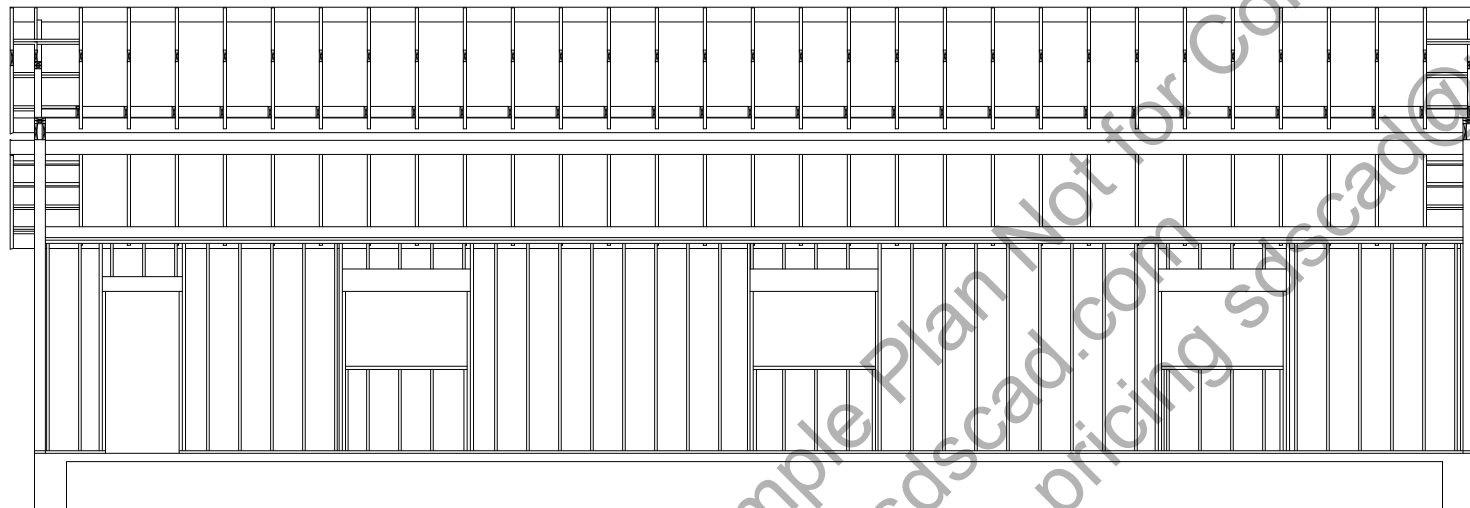
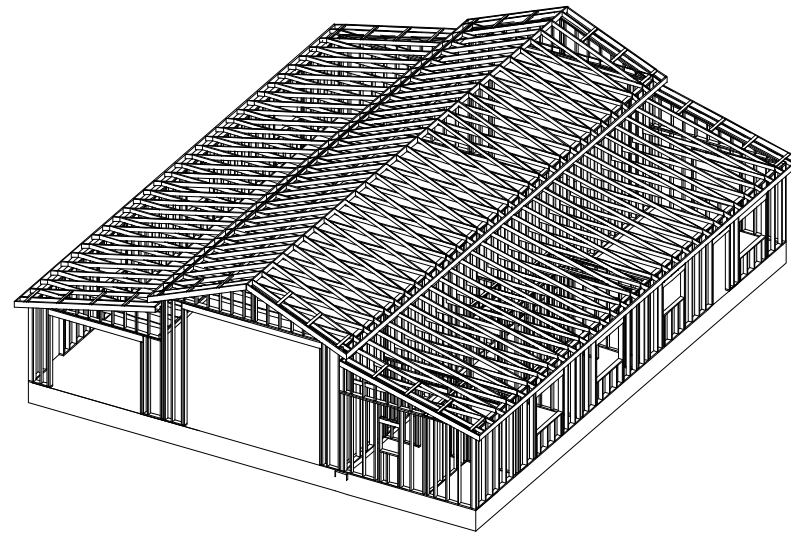


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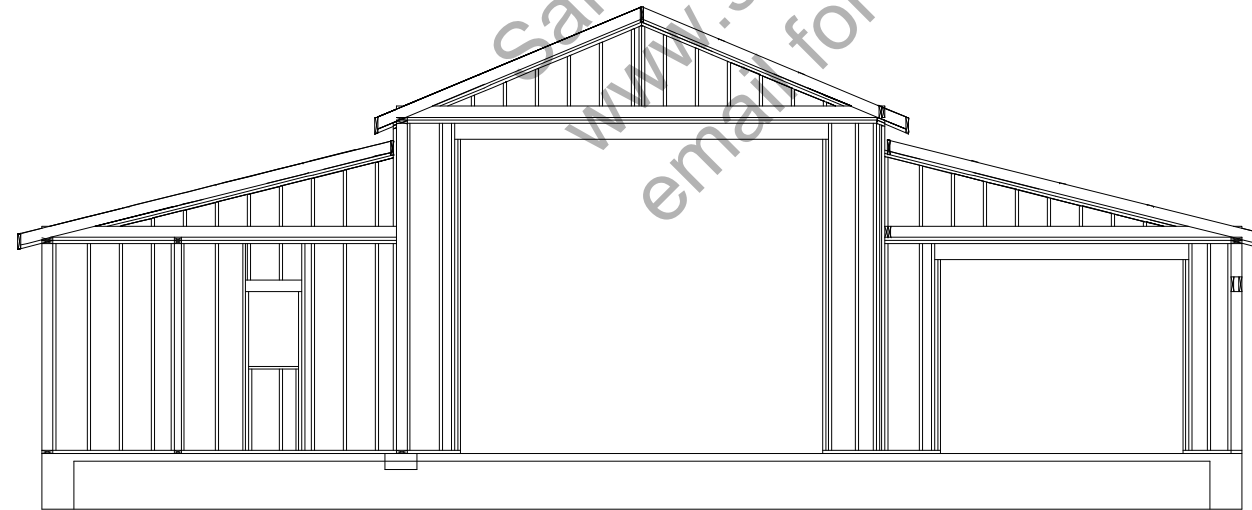
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GARAGE ROOF
PRE-ENGINEERED TRUSSES
AS SUPPLIED BY TRUSS
MANUFACTURER 24" o.c.



Cross Section
9' Tall 2 x 6 Walls



Front Wall

WALL FRAMING SECTIONS

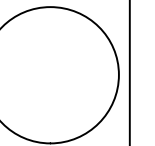
SCALE 1/8"=1'

General framing: (Douglas Fir)

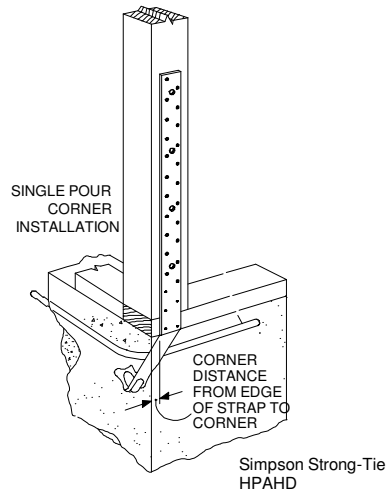
1. Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2'-0" to 4'-0" Span 2-2x4's
 - 4' + to 6'-0" Span 2-2x6's
 - 6' + to 8'-0" Span 2-2x8's
 - 8' + to 10'-0" Span 2-2x10's
 - 10' + to 12'-0" Span 2-2x12's or as noted on 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 manufacturer'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.



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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)

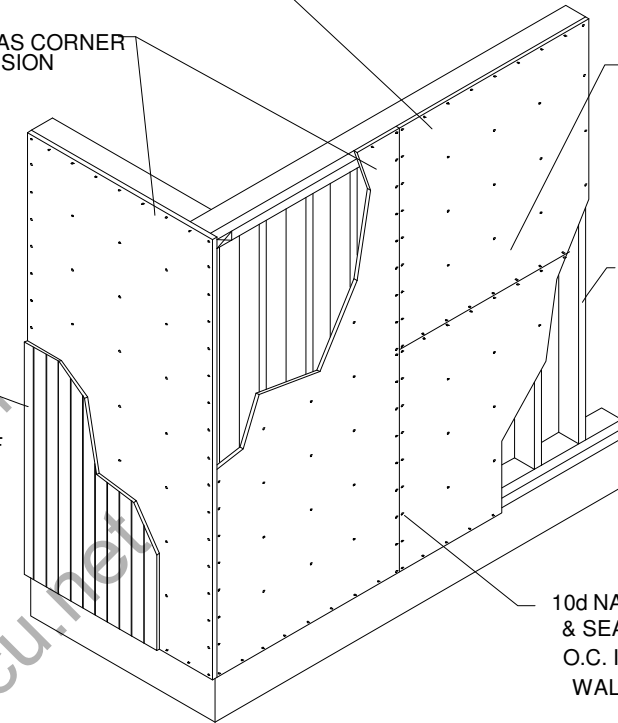
NOTE: TYPICAL DETAILS FOR BASIC CONSTRUCTION PURPOSES AND BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

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

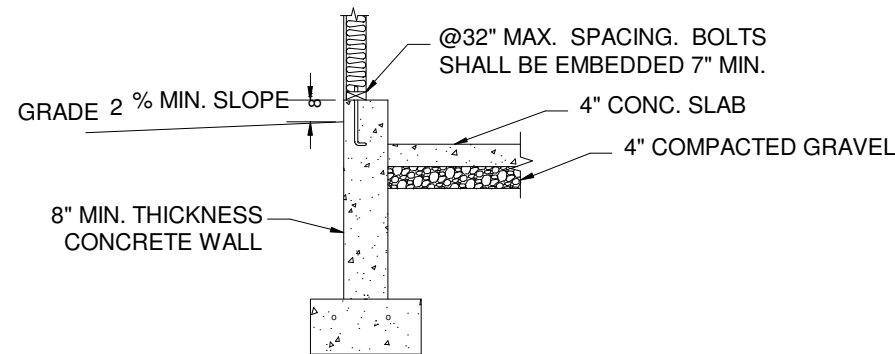
LEAVE 1/4" GAP @ EDGES & 1/8" GAP @ ENDS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER

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



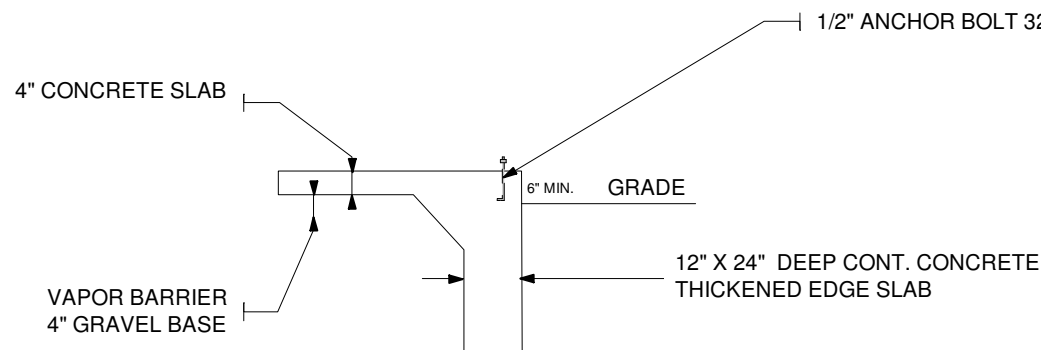
10d NAILS @ 6" O.C. AT EDGES & SEAMS AND 10d NAILS @ 12" O.C. IN FIELD U.N.O. ON SHEAR WALL SCHEDULE

TYPICAL BRACED WALL PANEL (BWP)



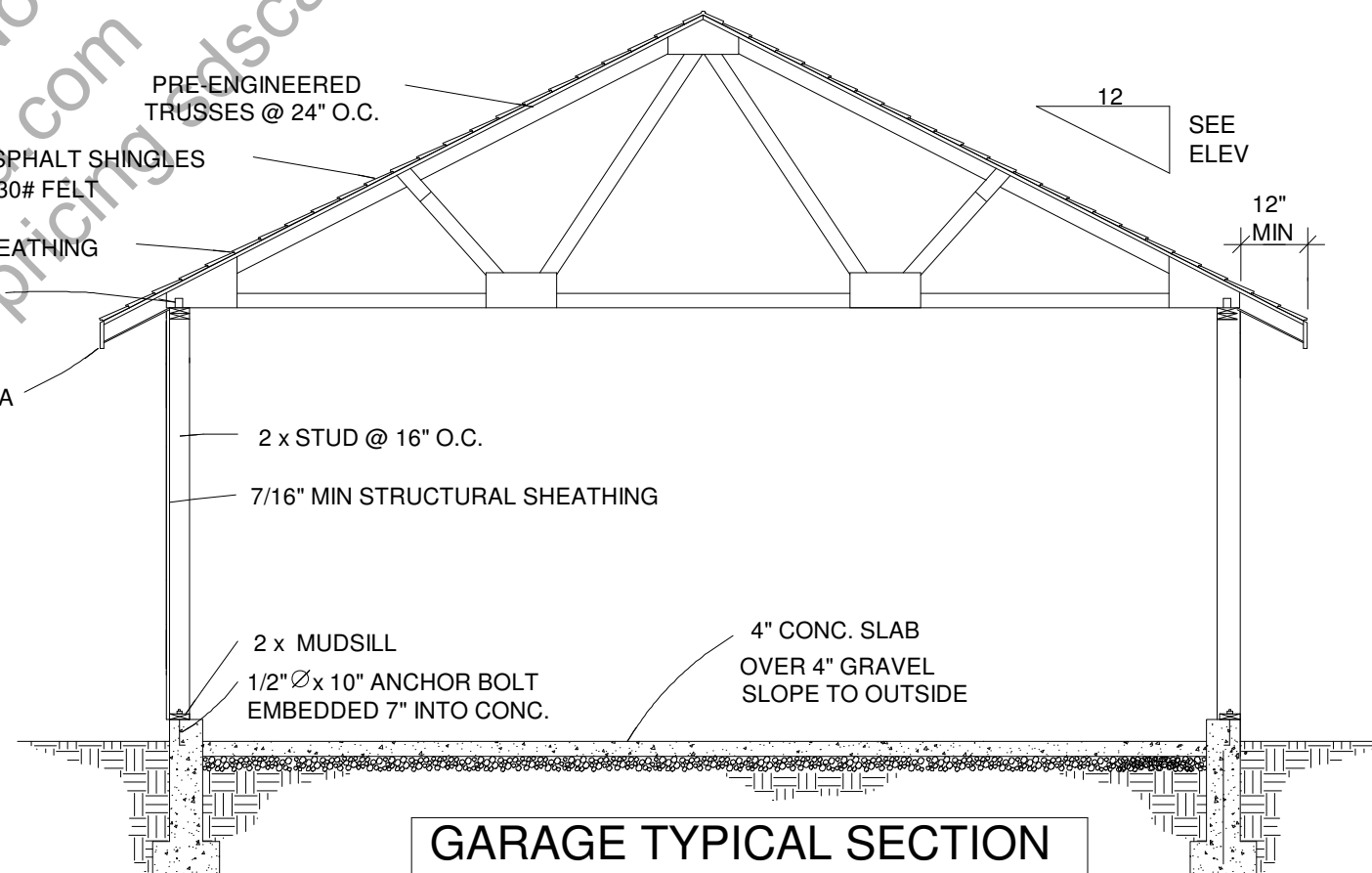
Footing and concrete wall option

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

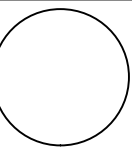


Monolithic slab foundation option

PRE-ENGINEERED TRUSSES @ 24" O.C.
ASPHALT SHINGLES OVER 30# FELT
7/16" SHEATHING
SIMPSON H1 TRUSS CLIP



GARAGE TYPICAL SECTION



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JOB NO.	
DETAILS	
SHEET NO.	

General							
GN1	1	168 high wall	Siding-6	159	0	ft	
GN2	1	108 high wall	Siding-6	119	0	ft	
GN3	1	108 high wall	Interior-4	84	0	ft	
GN4	1		heated ceiling area	3000.00	0.00	sq ft	
GN5	1		heated floor area	3000.00	0.00	sq ft	
GN6	1		heated wall area	1499.00	0.00	sq ft	
GN7	1		heated glass area	98.00	0.00	sq ft	
GN8	1		heated door area	20.00	0.00	sq ft	
GN9	2	21 13/16 high wall	Siding-4	14	0	ft	
GN10	2	21 11/16 high wall	Siding-4	14	0	ft	
GN11	2	13 3/8 high wall	Siding-4	35	0	ft	
GN12	2	13 1/8 high wall	Siding-4	35	0	ft	
							Subtotal:
Foundation							
FO1	1	1/2x6"	foam sill seal	400	0	ft	
FO2	1		foundation bolts	70	0		
FO3	1	16x8"h	concrete footing	1.96	0.00	cu yd	
FO4	1	no. 4	rebar (footing)	790	0	ft	
FO5	1	no. 4	horiz. rebar (wall)	1848	0	ft	
FO6	1	no. 4	vert. rebar (wall)	840	0	ft	
FO7	1	2086 sq ft	concrete slab	25.75	0.00	cu yd	
FO8	1	2086 sq ft	steel mesh for slab	2086.00	0.00	sq ft	
FO9	1	16x20"h	concrete footing	27.10	0.00	cu yd	
							Subtotal:
Subfloor							
SF1	1	8'x4'x3/4"	Sheet Plywood	29	0		
SF2	1	2x6"-60'	ceiling joists - lumber	4	0		
SF3	1	2x6"-16'	ceiling joists - lumber	59	0		
SF4	1	2x6"-22'	ceiling joists - lumber	30	0		
							Subtotal:
Framing							
F1	1	2x6-16ft+	fir plate	874	0	ft	
F2	1	2x6"-163 1/2"	fir stud	63	0		
F3	1	2x6-16ft+	fir stud stock	505	0	ft	
F4	1	2x11-16ft+	header - lumber	84	0	ft	
F5	1	2x6"-103 1/2"	fir stud	126	0		
F6	1	2x8-16ft+	header - lumber	83	0	ft	
F7	1	2x4"-103 1/2"	fir stud	84	0		
F8	1	2x7-16ft+	header - lumber	55	0	ft	
F9	1	2x6"-16 3/4"	fir stud	6	0		
F10	1	2x6-16ft+	header - lumber	10	0	ft	
F11	1	2x4"-163 1/2"	fir stud	3	0		
F12	1	2x4-16ft+	fir plate	245	0	ft	
F13	1	2x4"-16 3/4"	fir stud	11	0		
F14	1	2x4-16ft+	fir stud stock	80	0	ft	
F15	1	2x4"-18 1/2"	fir stud	2	0		
F16	1	2x4"-12 3/4"	fir stud	3	0		
F17	2	2x4-16ft+	fir plate	197	0	ft	
F18	2	2x4-16ft+	fir stud stock	146	0	ft	
							Subtotal:
Siding							
S1	1	4'x8'x5/8"	Sheet Plywood-hrz	96	0		
S2	1	7" wide	Red Metal Siding	4792	0	ft	
S3	1		house wrap	2228.00	0.00	sq ft	
S4	2	7" wide	Red Metal Siding	370	0	ft	
S5	2	4'x8'x1/2"	Sheet Osb	6	0		
							Subtotal:
Ext Trim							
EX1	0	4" thick	concrete grey	58.24	0.00	cu yd	
EX2	1	1x4-16ft+	garage door casing - color white	111	0	ft	
EX3	1	7 in	garage door jamb - color white	111	0	ft	
EX4	1	1x4-16ft+	exterior sill - color white	46	0	ft	
EX5	1	1x4-16ft+	ext. window casing - color white	113	0	ft	
EX6	1	1x4-16ft+	ext. door casing - color white	35	0	ft	
EX7	1	1x7-36"	door threshold	2	0		
EX8	1	7 in	ext. door jamb - color white	35	0	ft	
EX9	1	1x4-36"	door threshold	2	0		
EX10	1	1x4-16ft+	ext. door casing	35	0	ft	
EX11	1	4 in	ext. door jamb	35	0	ft	
							Subtotal:
Roofing							
R1	1	2x8"-16'+	ridge board - lumber	185	0	ft	
R2	1	2x6"-18'	rafters - lumber	31	0		
R3	1	2x8"-62'	rafters - lumber	6	0		
R4	1	2x8"-18'	rafters - lumber	4	0		
R5	1	2x4"-16'+	rafters - lumber	78	0	ft	
R6	1	2x6"-16'	rafters - lumber	31	0		
R7	1	2x6"-14'	rafters - lumber	62	0		
R8	1	2x8"-14'	rafters - lumber	4	0		
R9	1	bend to slope	roof/wall flashing	119	0	ft	
R10	1		ridge cap	62	0	ft	
R11	1		Roofing Dimensional Comp.	3503.00	0.00	sq ft	
R12	1	4x8' sheets	roof sheathing	110	0		
R13	1	2x8"	gable fascia	113	0	ft	
R14	1	2x8"	eave fascia	372	0	ft	
R15	1		metal drip edge	485	0	ft	
							Subtotal:
Insulation							
IN1	1	12x24x48" batts	ceiling insulation	375	0		
IN2	1	12x16x48" batts	floor insulation	562	0		
IN3	1	6x16x93" batts	wall insulation	140	0		
							Subtotal:
Flooring							
FL1	1	12x12x1/4	Tile Tan	262	0		
FL2	1	2 1/4" wide	Flooring Oak-Golden	2811	0	ft	
							Subtotal:
Wall Brd							
WB1	1	4'x8'x1/2"	Sheet Sheetrock	143	0		
WB2	1		Color Bone White	2824.00	0.00	sq ft	
WB3	1	4'x8'x3/4"	Sheet Sheetrock	97	0		
WB4	1	4'x8'x1/2"	(wp) - sheet sheetrock	1	0		
WB5	2	4'x8'x1/2"	Sheet Sheetrock	6	0		
							Subtotal:
Windows							
W1	1	60x48	right sliding	4	0		
W2	1	48x36	right sliding	1	0		
W3	1	24x36	right sliding	1	0		
W4	1	60x36	right sliding	3	0		
							Subtotal:

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

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Doors						
D1	1	180x156	garage 2-Panel Garge Door	2	0	
D2	1	36x80x1 3/4L	ext. 6-Panel - color white	1	0	
D3	1		handle: Lever (decorative)	4	0	
D4	1		handle: Exterior Handle (ext.)	4	0	
D5	1		lock: Dead Bolt (interior)	4	0	
D6	1		lock: Dead Bolt (exterior)	4	0	
D7	1		hinge: hidden	20	0	
D8	1	120x96	garage 2-Panel Garge Door	1	0	
D9	1	36x80x1 3/4R	ext. 6-Panel - color white	1	0	
D10	1	36x80x1 3/4R	6-Panel	2	0	
D11	1	36x80x1 3/4R	ext. 6-Panel	2	0	
D12	1	36x80x1 3/8L	3 Panel Door - color brite white	1	0	
D13	1	30x80x1 3/8R	3 Panel Door - color brite white	1	0	
D14	1	54x80	slider	1	0	
						Subtotal:
Cabinets						
C1	1	BD3636x21	bath base cab	1	0	
C2	1	34x6"	bath cab. drawer	1	0	
C3	1	21W1D	RP-2-REC	9	0	
C4	1		hidden cab. hinge	18	0	
C5	1		countertop - countertop pepper	6.00	0.00	sq ft
C6	1		front cap (bath)	5	0	ft
C7	1		backsplash (bath)	3	0	ft
C8	1	CBD3636	crnr base cab	1	0	
C9	1	10 1/4x6"	kit. cab. drawer	2	0	
C10	1		countertop - countertop pepper	23.00	0.00	sq ft
C11	1		front cap (kit.)	22	0	ft
C12	1		backsplash (kit.)	13	0	ft
C13	1	BS3636	kit. base cab	1	0	
C14	1	34x6"	kit. cab. drawer	1	0	
C15	1		countertop - countertop pepper	4.00	0.00	sq ft
C16	1		countertop front cap	2	0	ft
C17	1		backsplash	2	0	ft
C18	1	BDR2436	kit. base cab	1	0	
C19	1	22x6"	kit. cab. drawer	1	0	
C20	1	BD3036	kit. base cab	1	0	
C21	1	28x6"	kit. cab. drawer	1	0	
						Subtotal:
Int Trim						
T1	1	1x4-16ft+	window apron	46	0	ft
T2	1	1x4-16ft+	sill	46	0	ft
T3	1	1x4-16ft+	interior casing	360	0	ft
T4	1	4 3/4" wide	int. railing	716	0	in
T5	1	4 3/4" wide	railing shoe	716	0	in
T6	1	1 1/2" diam.	square baluster	135	0	
T7	1	4 3/4" square	newel	7	0	
T8	1	4 3/4" square	half newel	2	0	
T9	1	4 in	interior jamb	88	0	ft
T10	1	1x6-16ft+	base molding	302	0	ft
						Subtotal:
Fixtures						
FX1	1	12W175D	Garage Door Opener	2	0	
FX2	1	12W113D	Garage Door Opener	1	0	
FX3	1	48W42D	Shower [48]	1	0	
FX4	1	31W34D	Toilet	1	0	
FX5	1	20W16D	Oval 20"	1	0	
FX6	1	32W21D	Double Sink [32]	1	0	
FX7	2	60W60D	Cupola (w/ weathervane)	1	0	
						Subtotal:
Appliance						
A1	1	20W20D	Water Heater 40G	1	0	
A2	1	18W29D	Gas Furnace [18W29D]	1	0	
A3	1	36W32D	Side-by-Side (ice maker)	1	0	
A4	1	30W26D	Gas (medium)	1	0	
A5	1	24W22D	Dishwasher [24]	1	0	
						Subtotal:
Electrical						
E1	1	wall mount	Duplex	41	0	
E2	1	wall mount	Three Way	8	0	
E3	1	wall mount	Single Pole	9	0	
E4	1	wall mount	Duplex (weatherproof) - color light gra	4	0	
E5	1	wall mount	Caged Lantern	7	0	
E6	1	wall mount	Half Cone - lighting grey	1	0	
E7	1	wall mount	GFCI	1	0	
E8	1	wall mount	220V	1	0	
E9	1	ceiling mount	Half Dome Light - lighting grey	17	0	
						Subtotal:
Hardware						
H1	1		kit. cab drawer glide	6	0	
						Total:

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