



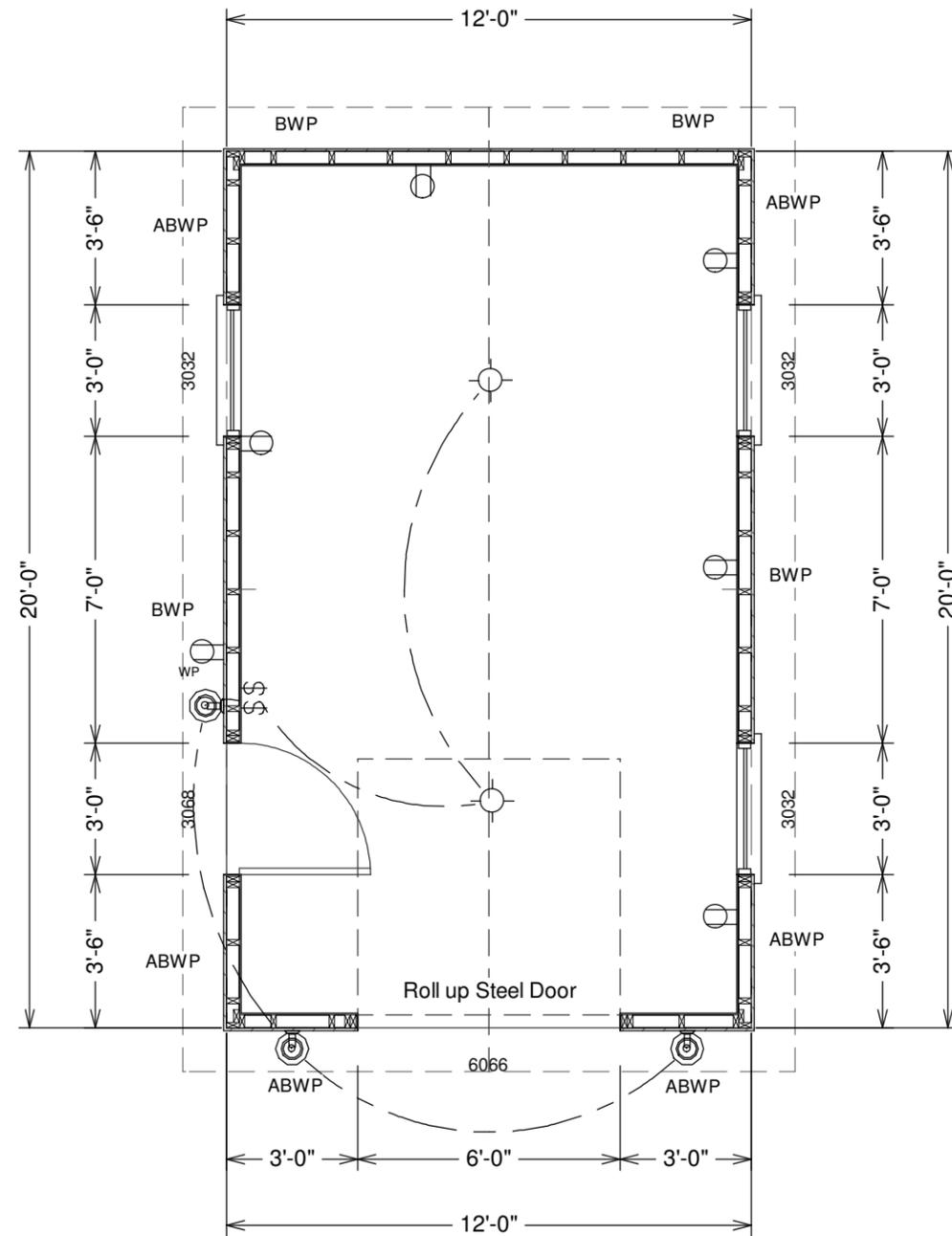
BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS. GARAGE TO BE
BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

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.

#G441 12' X 20' X 8', Workshop Garage By SDS-CAD Specialized Design Systems

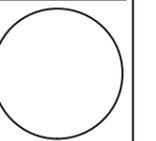
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page
Page 6	Materials List

30 year dimensional shingles and horizontal siding over structural panel. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered trusses 24" o.c. framing is 2" x 4" on 16" centers. 8' ceiling height.

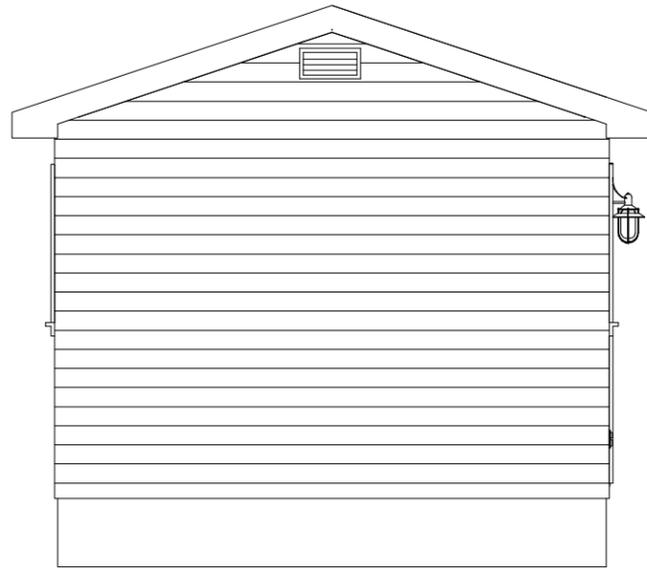


SCALE 1/4"=1'

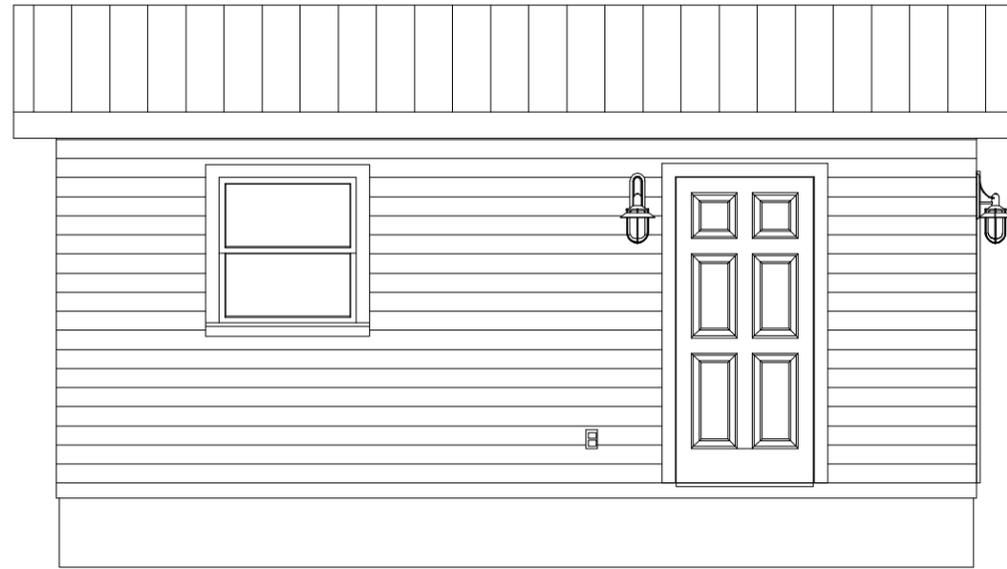
GARAGE MAIN FLOOR PLAN



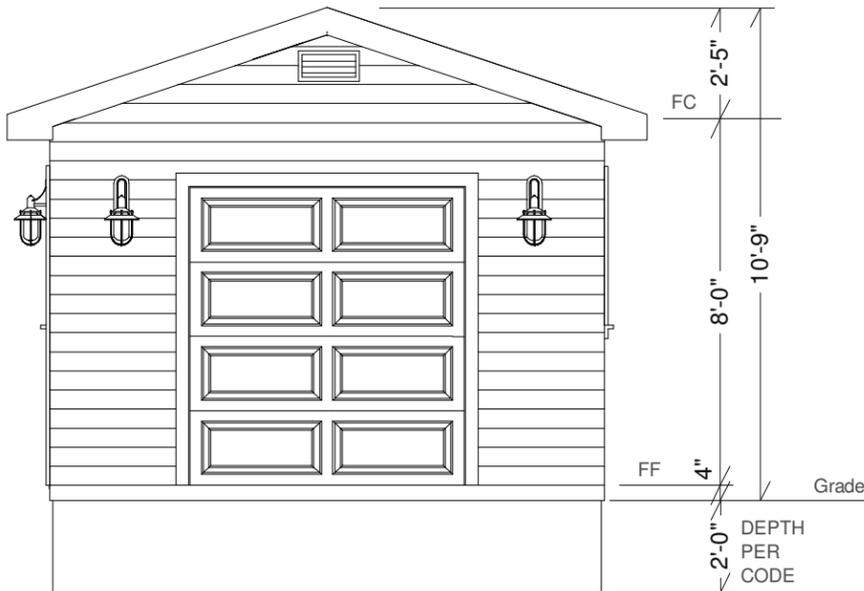
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REAR ELEVATION



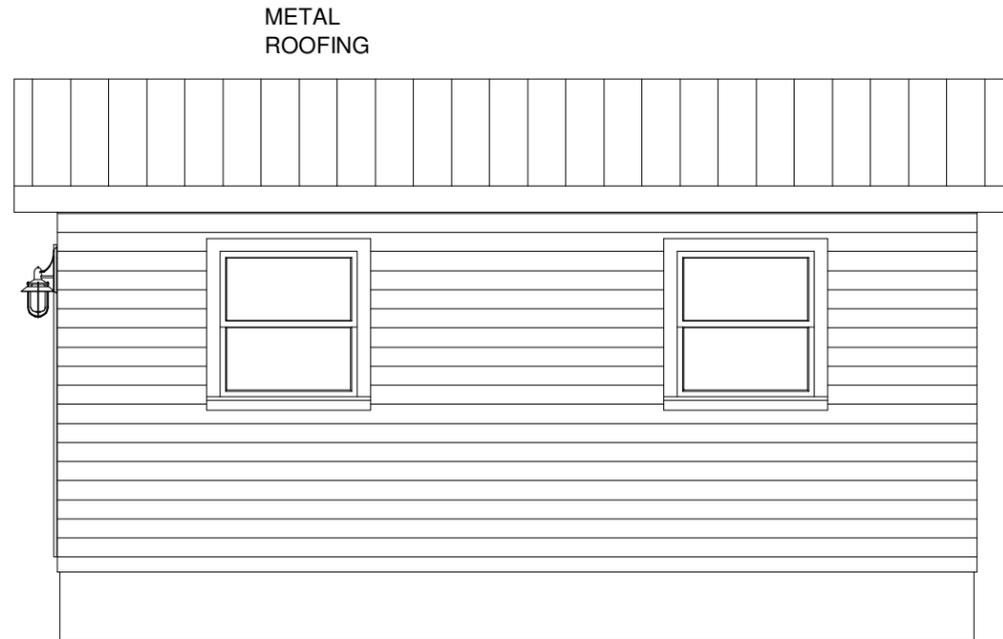
LEFT ELEVATION



FRONT ELEVATION

4 / 12 PITCH
ENGINEERED
TRUSS

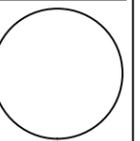
8' Tall 2 x 4 Walls
Finish to match
Cottage
Lap siding with
7" exposure
Trim with pine
boards
Paint to match



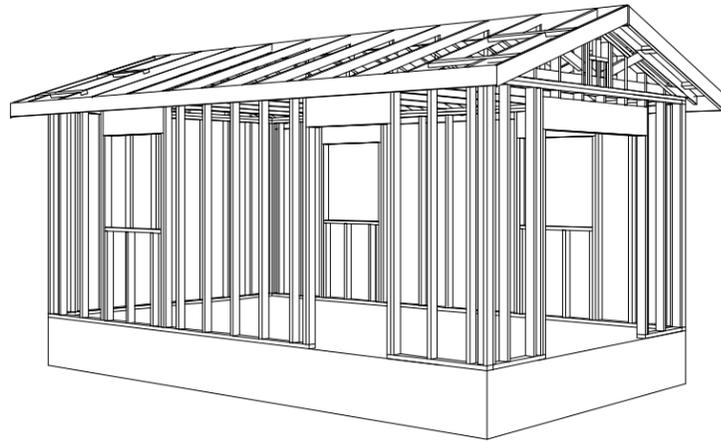
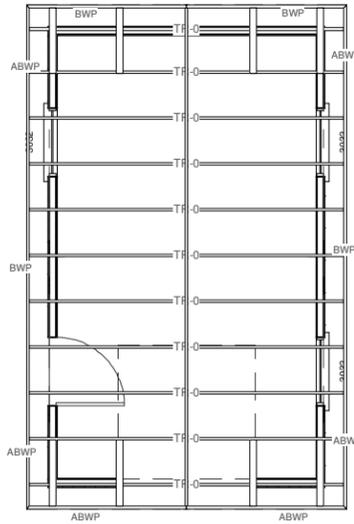
RIGHT ELEVATION

SCALE
1/4"=1'

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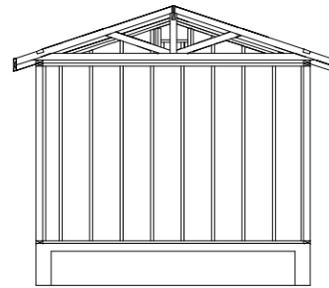
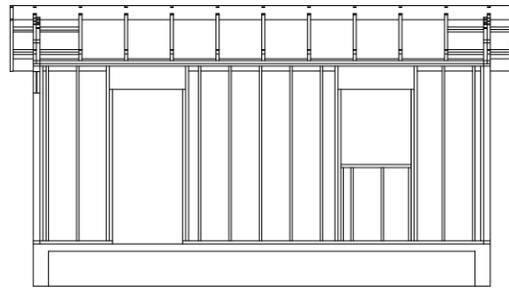


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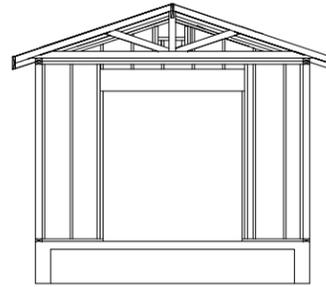
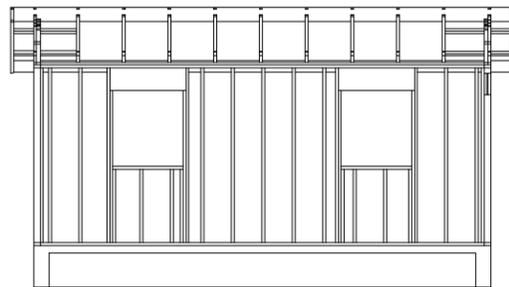


GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.

8' Tall 2 x 4 Walls



Back Wall



Cross Section

Front Wall

WALL FRAMING SECTIONS

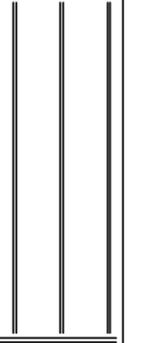
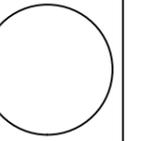
SCALE 1/8"=1'

General framing: (Douglas Fir)

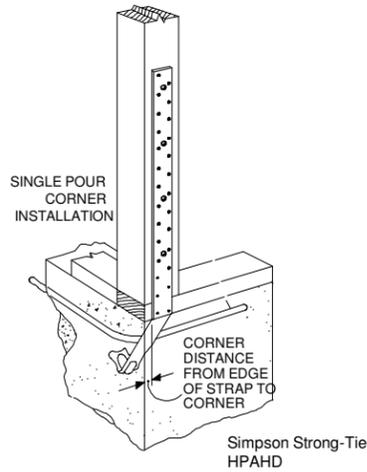
1. Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2'-0" to 4'-0" Span 2-2x4's
 - 4' + to 6'-0" Span 2-2x6's
 - 6' + to 8'-0" Span 2-2x8's
 - 8' + to 10'-0" Span 2-2x10's
 - 10' + to 12'-0" Span 2-2x12's or as noted on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



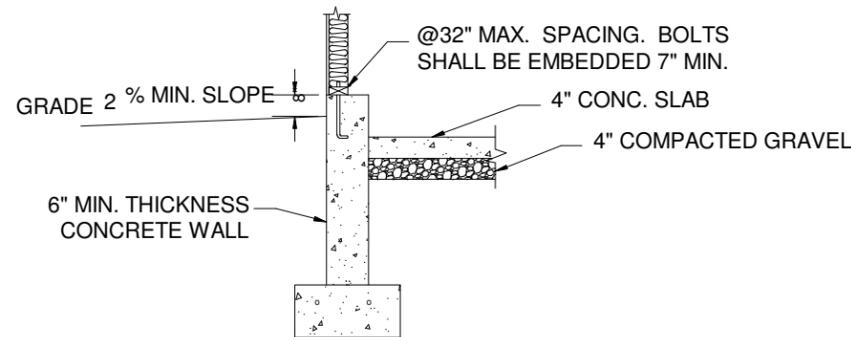
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HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See additional detail for all (BWP) Braced Wall Panels

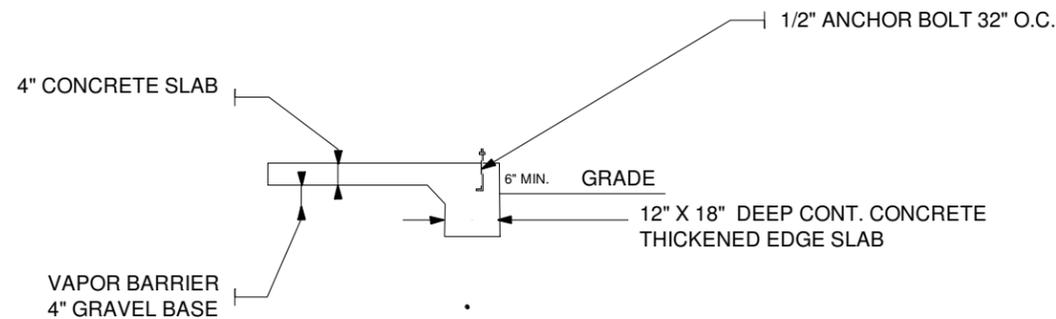
NOTE: TYPICAL DETAILS FOR CONSTRUCTION TO MEET BUILDING REQUIREMENTS. GARAGES TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

TYPICAL ALTERNATE BRACED WALL PANEL (ABWP)



Footing and concrete wall option

Bottom of footing to be a min of 12" below grade or as required by local code



Monolithic slab foundation option

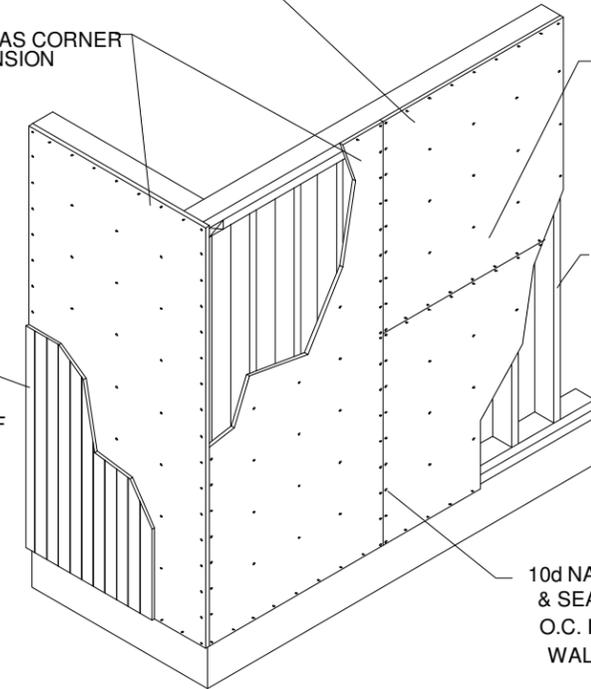
CDX PLYWOOD SHEAR WALL INSTALLED W/ LONG DIMENSION ACROSS STUDS. STAGGER VERTICAL JOINTS

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

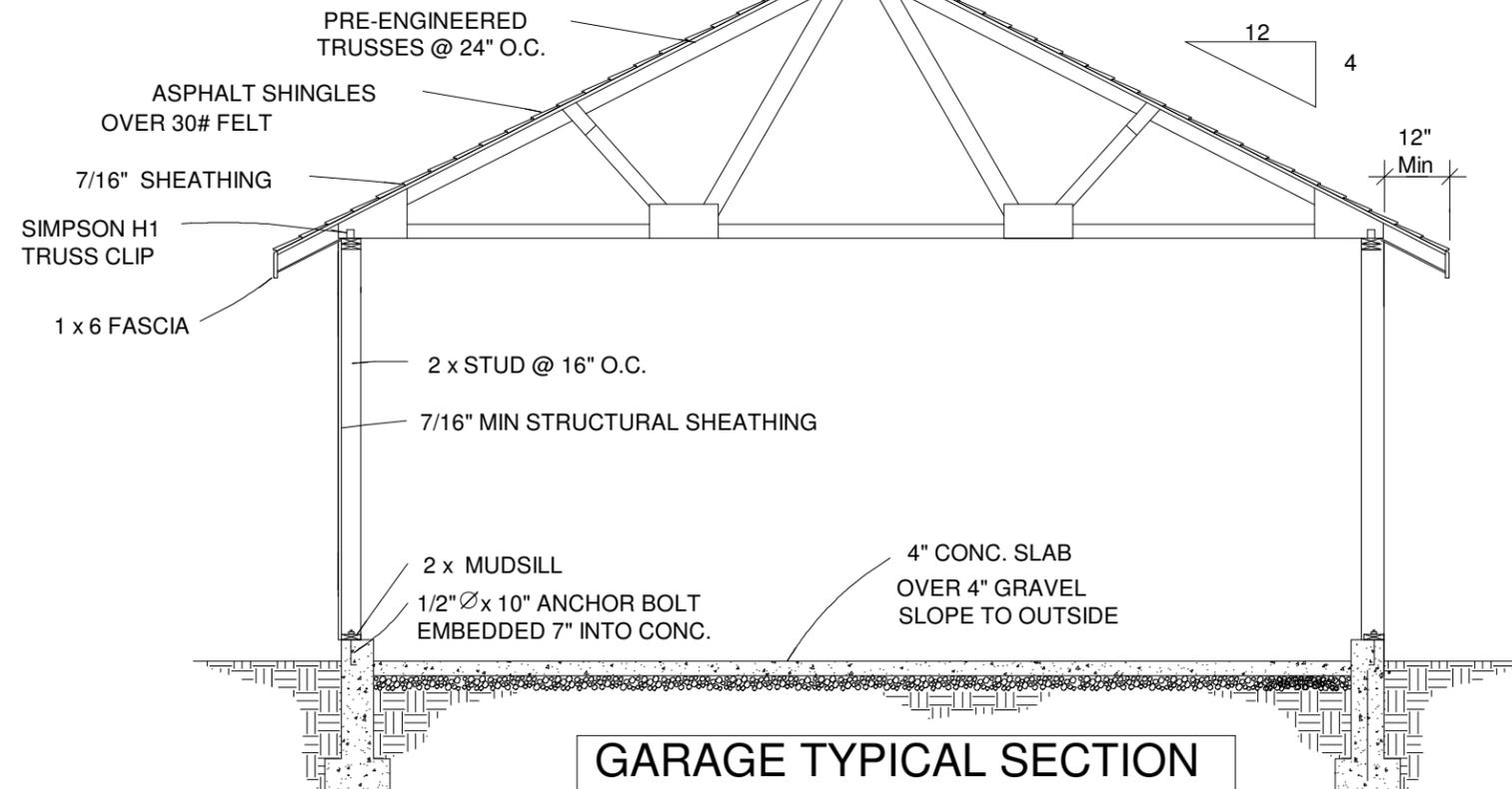
LEAVE 1/4" GAP @ EDGES & 1/8" GAP @ ENDS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER

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

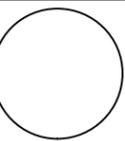
10d NAILS @ 6" O.C. AT EDGES & SEAMS AND 10d NAILS @ 12" O.C. IN FIELD U.N.O. ON SHEAR WALL SCHEDULE



TYPICAL BRACED WALL PANEL (BWP)



GARAGE TYPICAL SECTION



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DESIGNED BY	
CHECKED BY	
DATE	
REVISIONS	

JOB NO.	
DETAILS	

SHEET NO.	5
OF	5

General							
GN1	1	96 high wall	Siding-4	63	0	ft	
GN2	1		heated ceiling area	240.00	0.00	sq ft	
GN3	1		heated floor area	240.00	0.00	sq ft	
GN4	2	22 13/16 high wall	Siding-4	22	0	ft	
							Subtotal:
Foundation							
FO1	1	240 sq ft	concrete slab	2.96	0.00	cu yd	
FO2	1	240 sq ft	steel mesh for slab	240.00	0.00	sq ft	
FO3	1	1/2x6"	foam sill seal	64	0	ft	
FO4	1		foundation bolts	12	0		
FO5	1	16x20"h	concrete footing	4.83	0.00	cu yd	
FO6	1	no. 4	rebar (footing)	121	0	ft	
							Subtotal:
Framing							
F1	1	2x4-16ft+	fir plate	198	0	ft	
F2	1	2x4"-91 1/2"	fir stud	51	0		
F3	1	2x4-16ft+	fir stud stock	104	0	ft	
F4	1	2x12-16ft+	header - lumber	27	0	ft	
F5	1	2x4"-2 3/4"	fir stud	5	0		
F6	1	2x11-16ft+	header - lumber	13	0	ft	
F7	2	2x4-16ft+	fir plate	47	0	ft	
F8	2	2x4-16ft+	fir stud stock	28	0	ft	
							Subtotal:
Siding							
S1	1	7" wide	Siding Wood White	1037	0	ft	
S2	1		house wrap	519.00	0.00	sq ft	
S3	2	7" wide	Siding Wood White	49	0	ft	
							Subtotal:
Ext Trim							
EX1	0	4" thick	- concrete grey	7.41	0.00	cu yd	
EX2	1	1x4-16ft+	exterior sill	11	0	ft	
EX3	1	1x4-16ft+	ext. window casing	32	0	ft	
EX4	1	1x4-16ft+	garage door casing	20	0	ft	
EX5	1	5 in	garage door jamb	20	0	ft	
EX6	1	1x5-36"	door threshold	1	0		
EX7	1	1x4-16ft+	ext. door casing	17	0	ft	
EX8	1	5 in	ext. door jamb	17	0	ft	
							Subtotal:
Roofing							
R1	1	TR-0 165"	roof truss	11	0		
R2	1	2x8"-16'+	ridge board - lumber	22	0	ft	
R3	1	2x7"-22'	rafters - lumber	2	0		
R4	1	2x7"-16'+	rafters - lumber	30	0	ft	
R5	1	2x4"-16'+	rafters - lumber	23	0	ft	
R6	1		ridge cap	22	0	ft	
R7	1		Roofing Corrugated Metal	325.00	0.00	sq ft	
R8	1	4x8' sheets	roof sheathing	11	0		
R9	1	2x8"	gable fascia	30	0	ft	
R10	1	2x8"	eave fascia	44	0	ft	
R11	1		metal drip edge	74	0	ft	
							Subtotal:
Insulation							
IN1	1	12x24x48" batts	ceiling insulation	30	0		
IN2	1	12x16x48" batts	floor insulation	45	0		
							Subtotal:
Wall Brd							
WB1	1	4'x8'x1/2"	Sheet Sheetrock	16	0		
WB2	1		Color Bone White	219.00	0.00	sq ft	
WB3	1	4'x8'x3/4"	Sheet Sheetrock	7	0		
WB4	2	4'x8'x1/2"	Sheet Sheetrock	1	0		
							Subtotal:
Windows							
W1	1	36x38	double hung	3	0		
W2	2	14x6	14x6 Horiz	2	0		
							Subtotal:
Doors							
D1	1	72x78	garage 2-Panel Garge Door	1	0		
D2	1		handle: Lever (decorative)	1	0		
D3	1		handle: Exterior Handle (ext.)	1	0		
D4	1		lock: Dead Bolt (interior)	1	0		
D5	1		lock: Dead Bolt (exterior)	1	0		
D6	1		hinge: hidden	3	0		
D7	1	36x80x1 3/4R	ext. 6-Panel - color white	1	0		
							Subtotal:
Int Trim							
T1	1	1x4-16ft+	window apron	11	0	ft	
T2	1	1x4-16ft+	sill	11	0	ft	
T3	1	1x4-16ft+	interior casing	49	0	ft	
							Subtotal:
Electrical							
E1	1	wall mount	Duplex	5	0		
E2	1	wall mount	Caged Lantern	3	0		
E3	1	wall mount	Single Pole	2	0		
E4	1	wall mount	Duplex (weatherproof) - color light gra	1	0		
E5	1	ceiling mount	Half Dome Light - lighting grey	2	0		
							Subtotal:
							Total:

Computer generated materials list from the computer model
a great place to start with your material requirements.