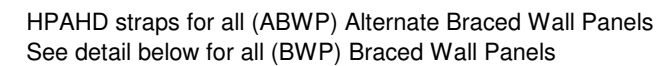


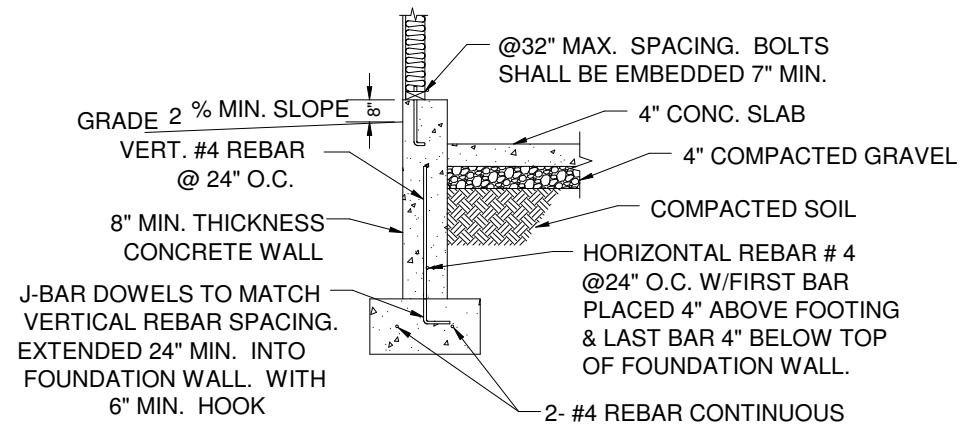
# Custom 24 x 22 Garage Plan Plan #g225 By SDS-CAD Specialized Design Systems

Page 1 Title Page  
Page 2 Main Floor Plan  
Page 3 Foundation Plan  
Page 4 Elevation Views  
Page 5 Framing and Details  
Page 6 Typical Section  
Page 7 Materials List

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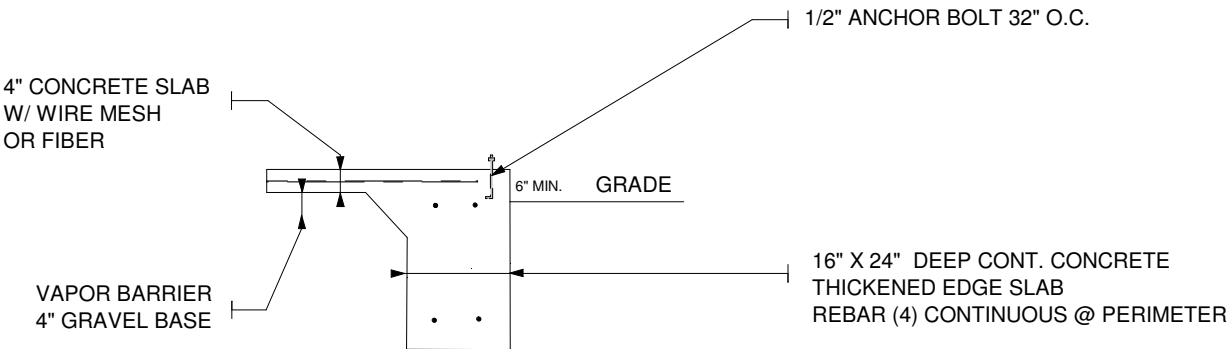
SCALE 1/4"=1'



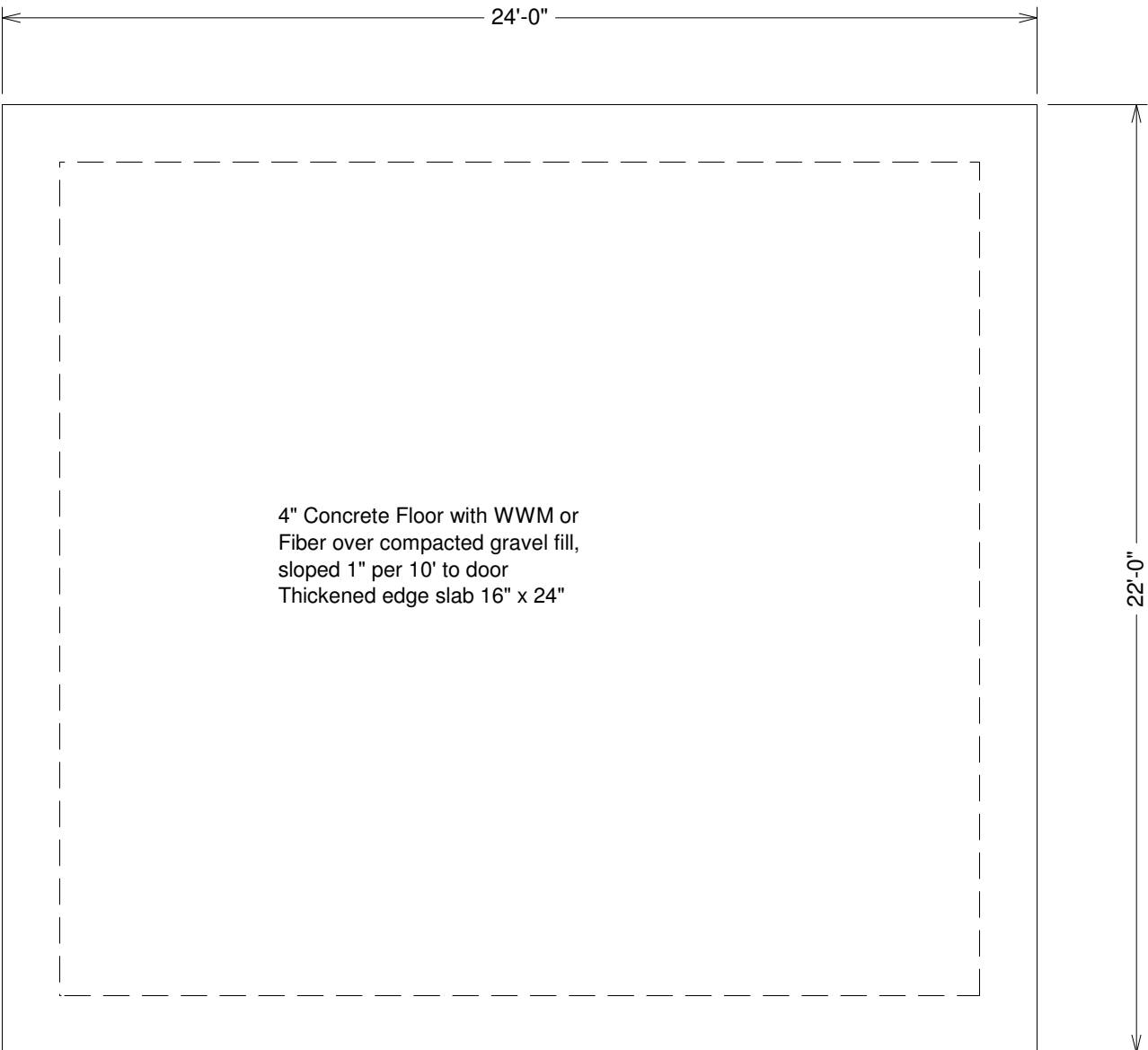


Footing and concrete wall option

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



Monolithic slab foundation option



FOUNDATION PLAN

SCALE 1/8"=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 lap 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

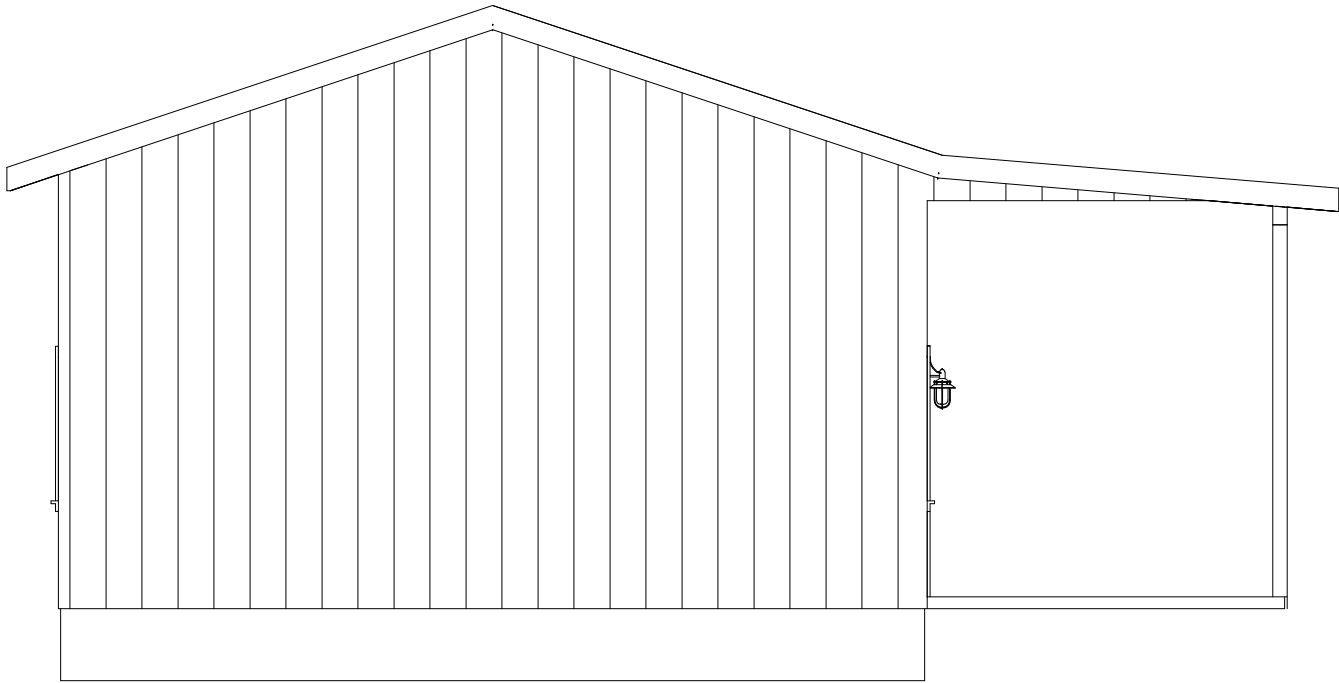
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CHKD BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
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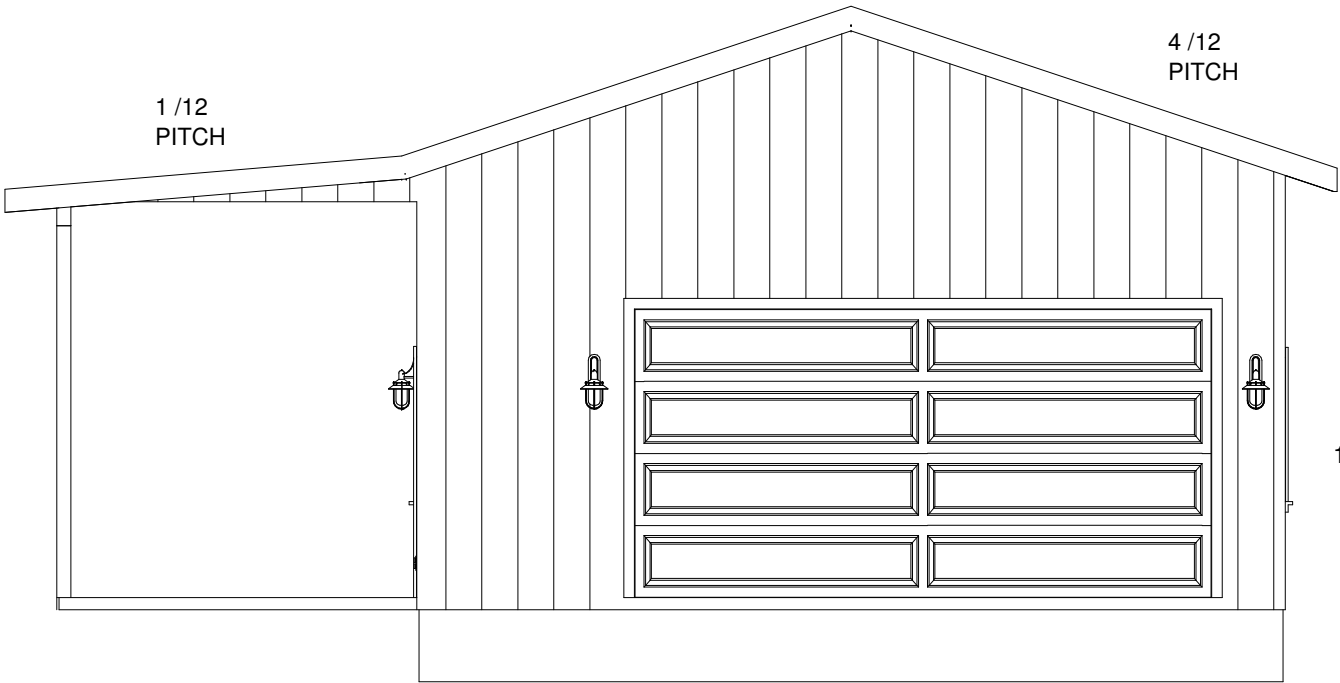
REAR ELEVATION

SCALE 3/16"=1'



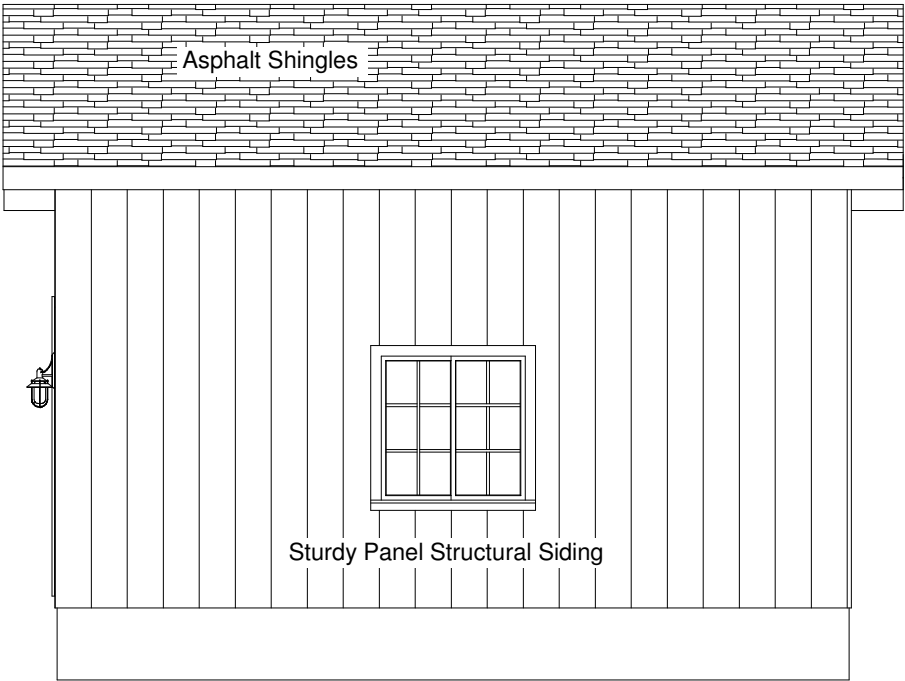
LEFT ELEVATION

SCALE 3/16"=1'



FRONT ELEVATION

SCALE 3/16"=1'



RIGHT ELEVATION

SCALE 3/16"=1'

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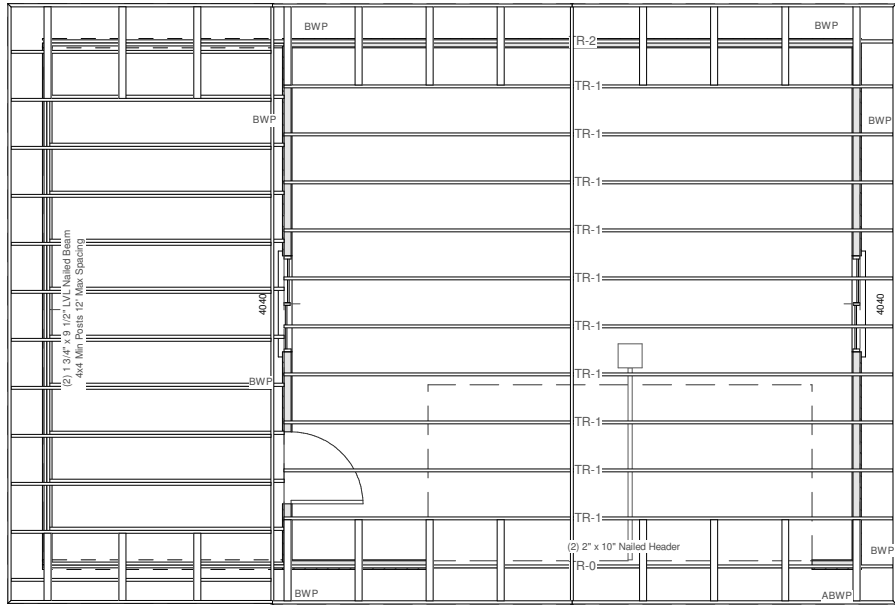
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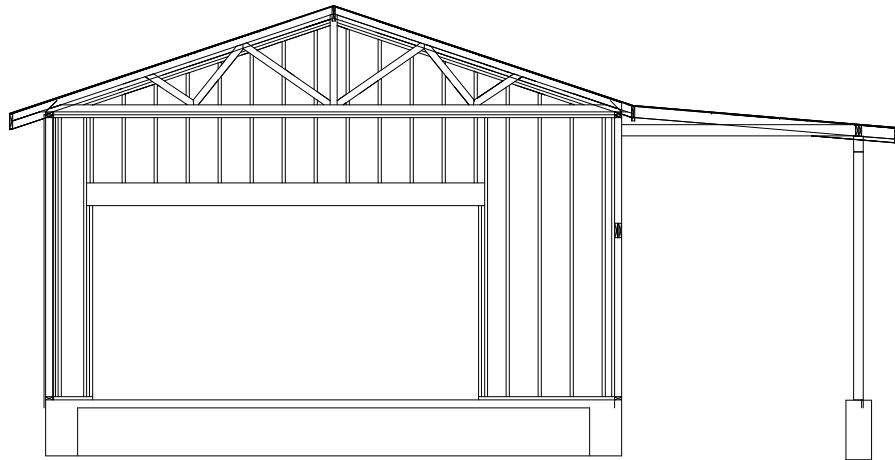
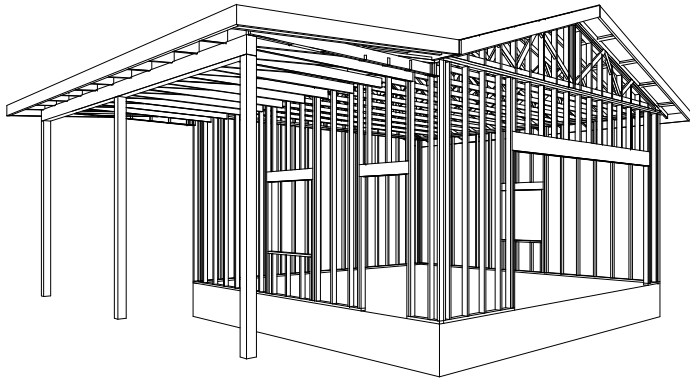
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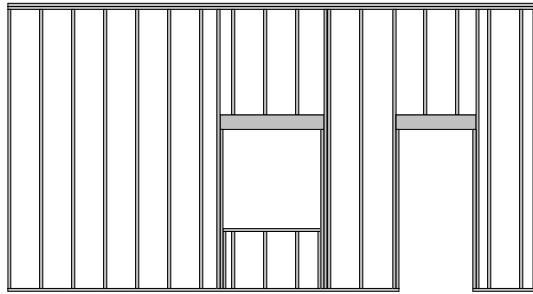
SHEET NO. 4 of 7



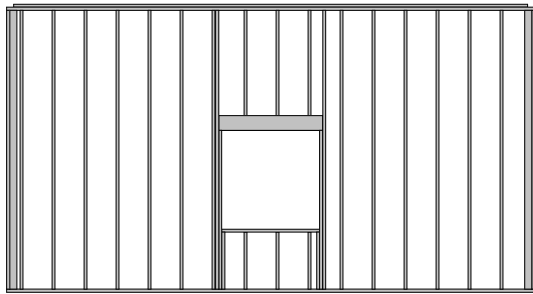
GARAGE ROOF  
PRE-ENGINEERED TRUSSES AS  
SUPPLIED BY TRUSS  
MANUFACTURER 24" o.c.



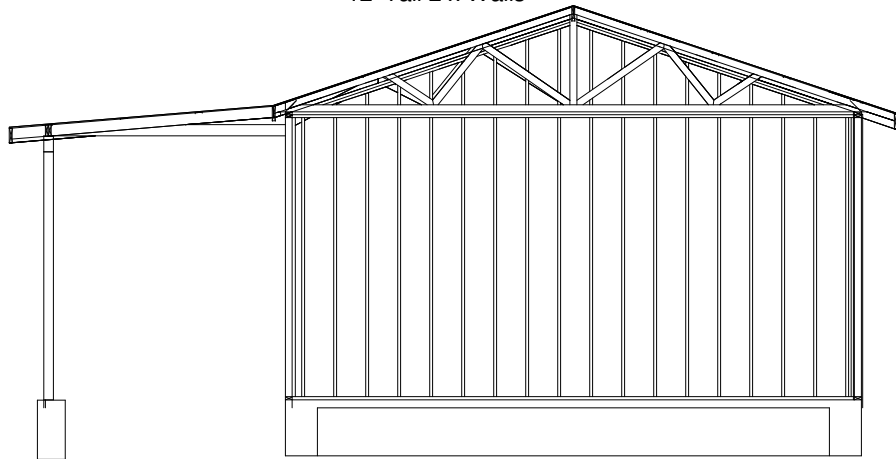
Cross Section



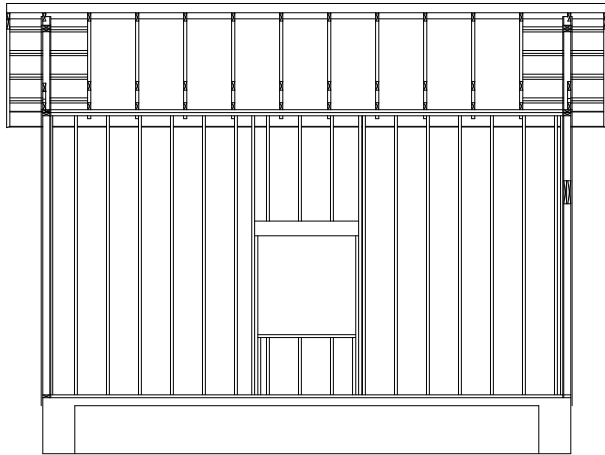
Side Walls



12' Tall 2 x Walls



Back Wall



Front Wall

# WALL FRAMING SECTIONS

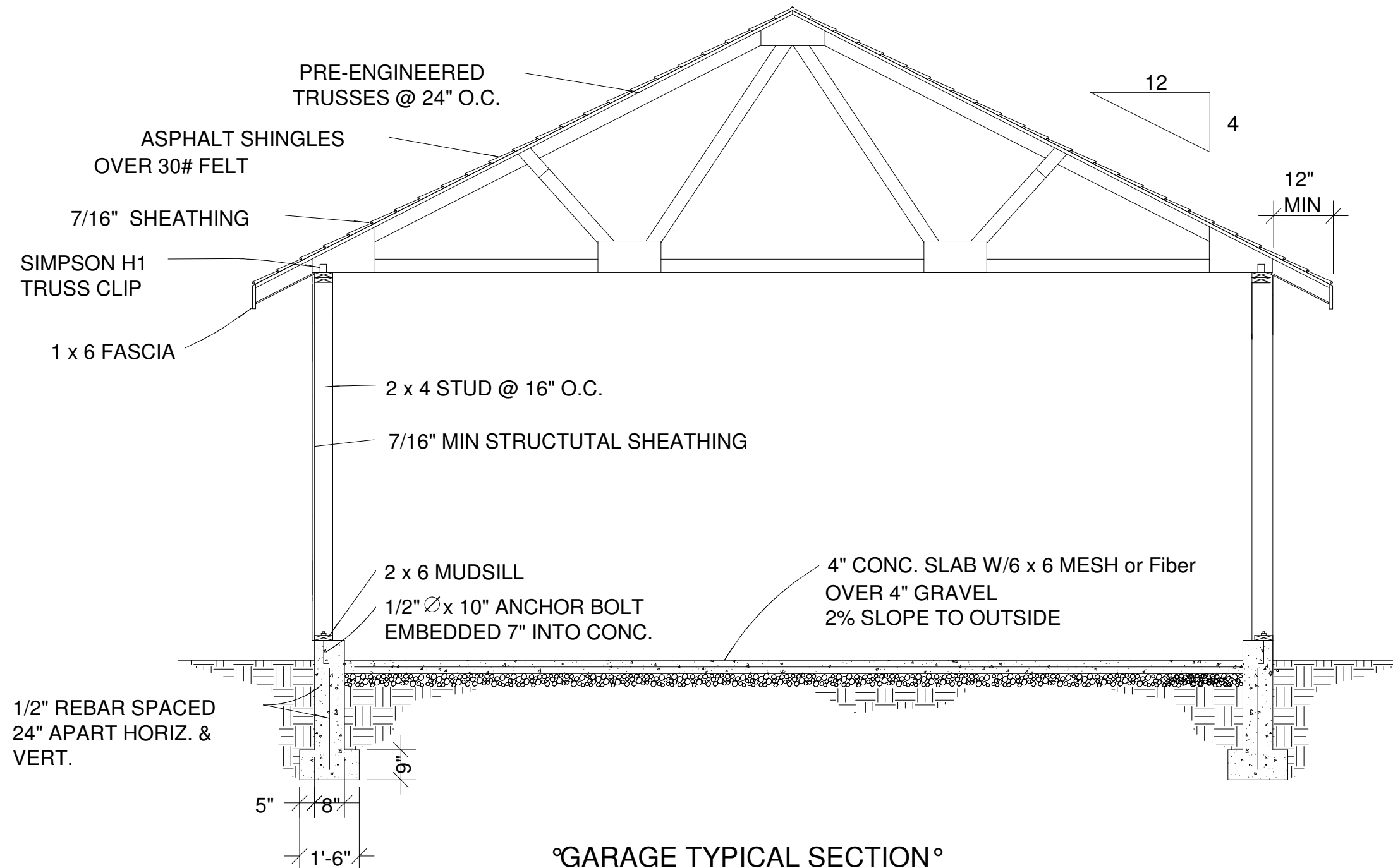
SCALE 1/8"=1'

## 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 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.

## 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.



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General										
GN1	1	144 high wall	Siding-4	91	0	ft	Subtotal:			
GN2	1		heated ceiling area	748.00	0.00	sq ft				
GN3	1		heated floor area	748.00	0.00	sq ft				
GN4	2	26 7/8 high wall	Siding-4	33	0	ft				
GN5	2	26 1/8 high wall	Siding-4	33	0	ft				
Foundation										
FO1	1	748 sq ft	concrete slab	9.23	0.00	cu yd	Subtotal:			
FO2	1	748 sq ft	steel mesh for slab	748.00	0.00	sq ft				
FO3	1	1/2x6"	foam sill seal	91	0	ft				
FO4	1		foundation bolts	16	0					
FO5	1	16x20"h	concrete footing	7.09	0.00	cu yd				
FO6	1	no. 4	rebar (footing)	176	0	ft				
Subfloor										
SF1	1	2x6"-10'	ceiling joists - lumber	14	0		Subtotal:			
SF2	1	2x6"-22'	ceiling joists - lumber	2	0					
Framing										
F1	1	2x4-16ft+	fir plate	280	0	ft	Subtotal:			
F2	1	2x4"-139 1/2"	fir stud	64	0					
F3	1	2x7-16ft+	header - lumber	24	0	ft				
F4	1	2x4-16ft+	fir stud stock	122	0	ft				
F5	1	2x12-16ft+	header - lumber	33	0	ft				
F6	1	2x4"-32 1/2"	fir stud	13	0					
F7	1	2x4"-52 3/4"	fir stud	3	0					
F8	2	2x4-16ft+	fir plate	129	0	ft				
F9	2	2x4-16ft+	fir stud stock	80	0	ft				
Siding										
S1	1	96" wide	Sturdy Panel	88	0	ft	Subtotal:			
S2	1		house wrap	1085.00	0.00	sq ft				
S3	2	96" wide	Sturdy Panel	12	0	ft				
Ext Trim										
EX1	0	4" thick	- concrete grey	15.08	0.00	cu yd	Subtotal:			
EX2	1	1x4-16ft+	exterior sill	9	0	ft				
EX3	1	1x4-16ft+	ext. window casing	26	0	ft				
EX4	1	1x4-16ft+	garage door casing	33	0	ft				
EX5	1	5 in	garage door jamb	33	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				
Roofing										
R1	1	TR-0 310 1/4"	roof truss	1	0			Subtotal:		
R2	1	TR-1 304 1/2"	roof truss	10	0					
R3	1	2x8"-16'+	ridge board - lumber	50	0	ft				
R4	1	TR-2 310 1/4"	roof truss	1	0					
R5	1	2x6"-12'	rafters - lumber	12	0					
R6	1	2x8"-26'	rafters - lumber	2	0					
R7	1	2x8"-12'	rafters - lumber	2	0					
R8	1	2x4"-16'+	rafters - lumber	73	0	ft				
R9	1	2x8"-16'	rafters - lumber	2	0					
R10	1	2x8"-14'	rafters - lumber	2	0					
R11	1		ridge cap	50	0	ft				
R12	1		Roofing Dimensional Comp.	961.00	0.00	sq ft				
R13	1	4x8' sheets	roof sheathing	30	0					
R14	1	2x8"	gable fascia	77	0	ft				
R15	1	2x8"	eave fascia	50	0	ft				
R16	1		metal drip edge	127	0	ft				
Insulation										
IN1	1	12x24x48" batts	ceiling insulation	93	0		Subtotal:			
IN2	1	12x16x48" batts	floor insulation	140	0					
Wall Brd										
WB1	1	4'x8'x1/2"	Sheet Sheetrock	34	0		Subtotal:			
WB2	1	96" wide	Sturdy Panel	28	0	ft				
WB3	1		Color Bone White	717.00	0.00	sq ft				
WB4	1	4'x8'x3/4"	Sheet Sheetrock	23	0					
WB5	2	4'x8'x1/2"	Sheet Sheetrock	4	0					
Windows										
W1	1	48x48	right sliding	2	0		Subtotal:			
Doors										
D1	1	192x96	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		Subtotal:			
D5	1		lock: Dead Bolt (exterior)	1	0					
D6	1		hinge: hidden	3	0					
D7	1	36x80x1 3/4R	ext. 3068 19	1	0					
Int Trim										
T1	1	1x4-16ft+	window apron	9	0	ft	Subtotal:			
T2	1	1x4-16ft+	sill	9	0	ft				
T3	1	1x4-16ft+	interior casing	44	0	ft				
T4	1	0" wide	int. railing	261	0	in				
T5	1	0" wide	railing shoe	261	0	in				
T6	1	4x8 in	beam over rail	22	0	ft				
T7	1	4 3/4" square	support post	3	0					
Fixtures										
FX1	1	12W108D	Garage Door Opener	1	0		Subtotal:			
Electrical										
E1	1	wall mount	Duplex	9	0					
E2	1	wall mount	220V	1	0					
E3	1	wall mount	Caged Lantern	3	0					
E4	1	wall mount	Duplex (weatherproof) - color lighting grey	1	0		Subtotal:			
E5	1	wall mount	Single Pole	2	0					
E6	1	ceiling mount	Half Dome Light - lighting grey	4	0					
Total:										

Computer Generated Materials List  
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approximated  
materials as per the 3D CAD model

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