

# Custom 24 x 26 Garage Plan

## Roy Hartmann

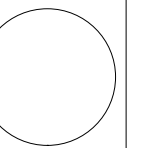
### Plan #g218

## 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

Residential Design

SDS-CAD  
Specialized Design Systems



Garage for  
Roy Hartmann

CLIENT

DATE

DRAWN BY

CHECKED BY

DATE

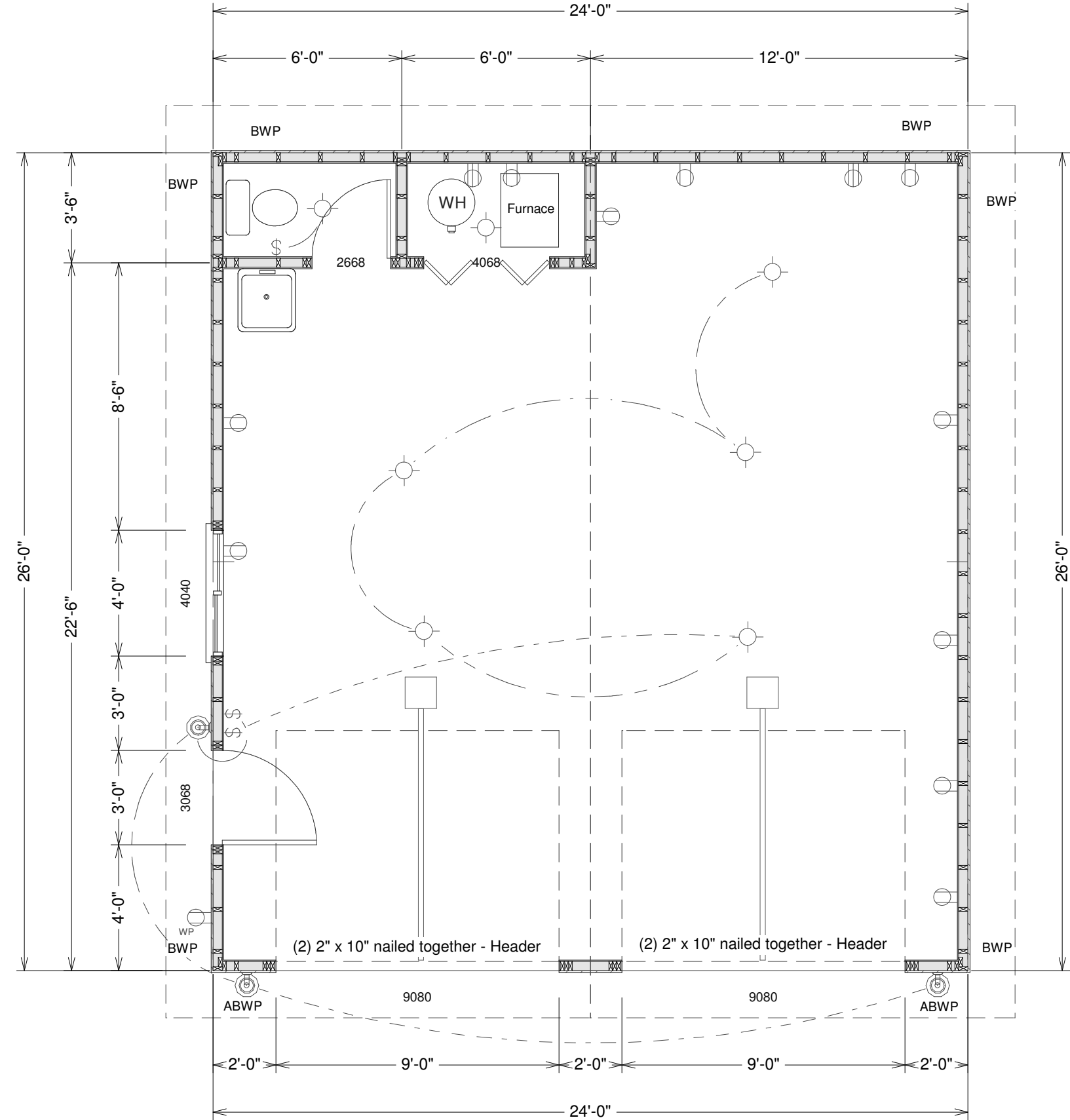
REVISIONS

JOB NO.

SHEET NO.

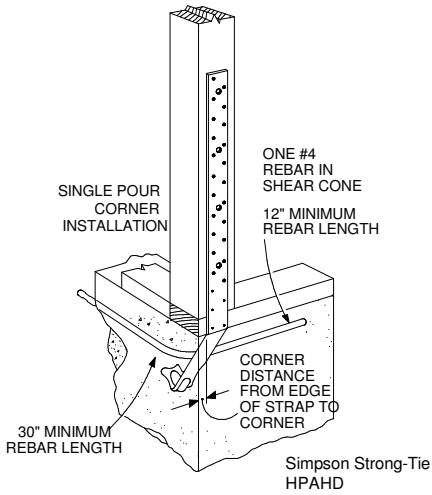
1  
of  
7

30 year dimensional shingles and Sturdy Panel Siding or T111 or Structural Panel exterior running vertical with 8" on center groove. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 4" on 16" centers. 9' ceiling height.

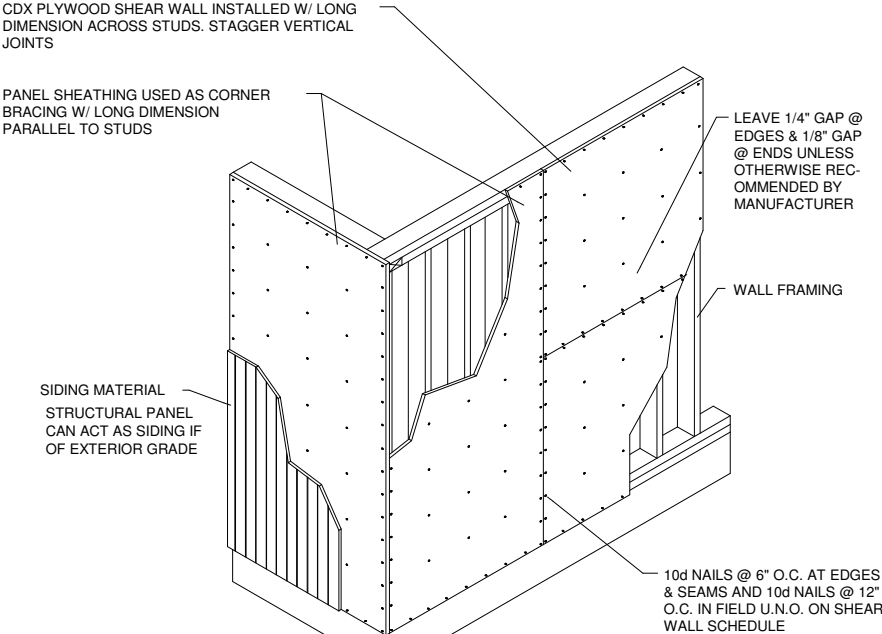


GARAGE MAIN FLOOR PLAN

SCALE 1/4"=1'



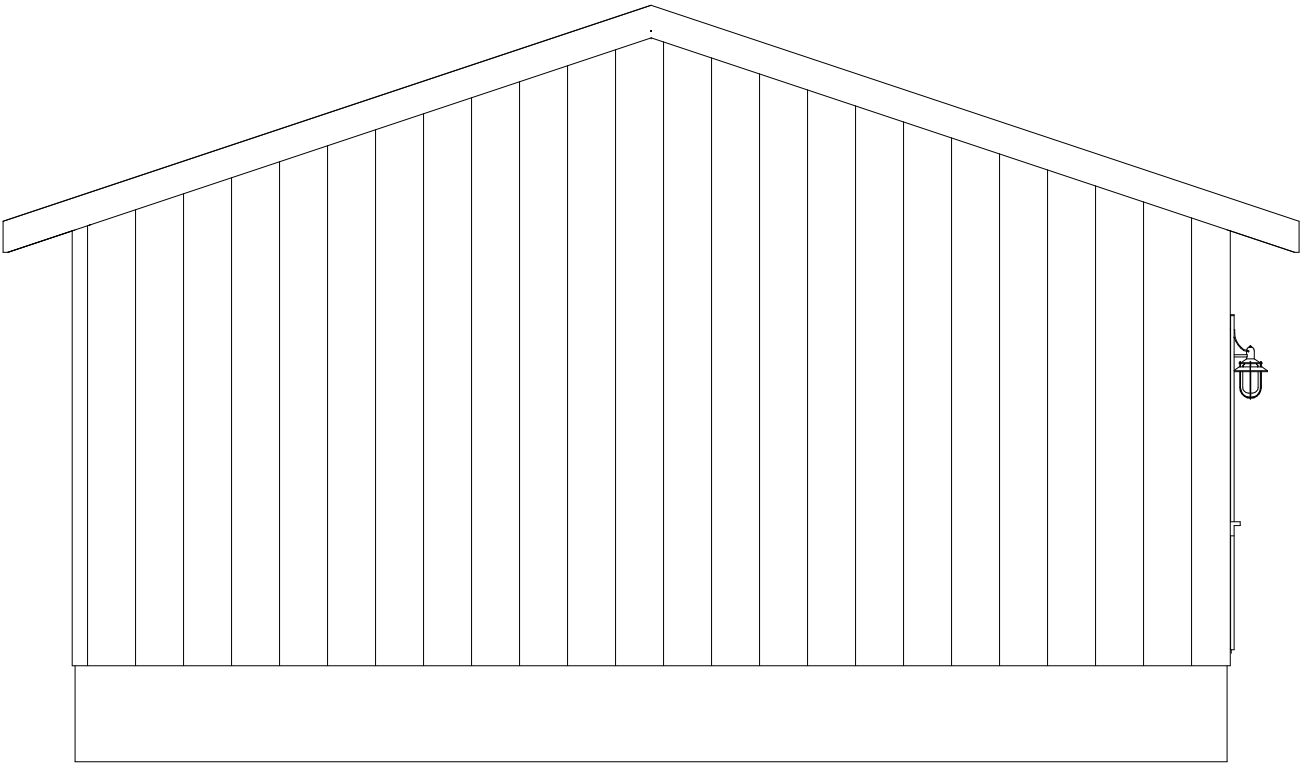
HPAHD straps for all (ABWP) Alternate Braced Wall Panels  
See detail below for all (BWP) Braced Wall Panels



TYPICAL BRACED WALL PANEL (BWP)

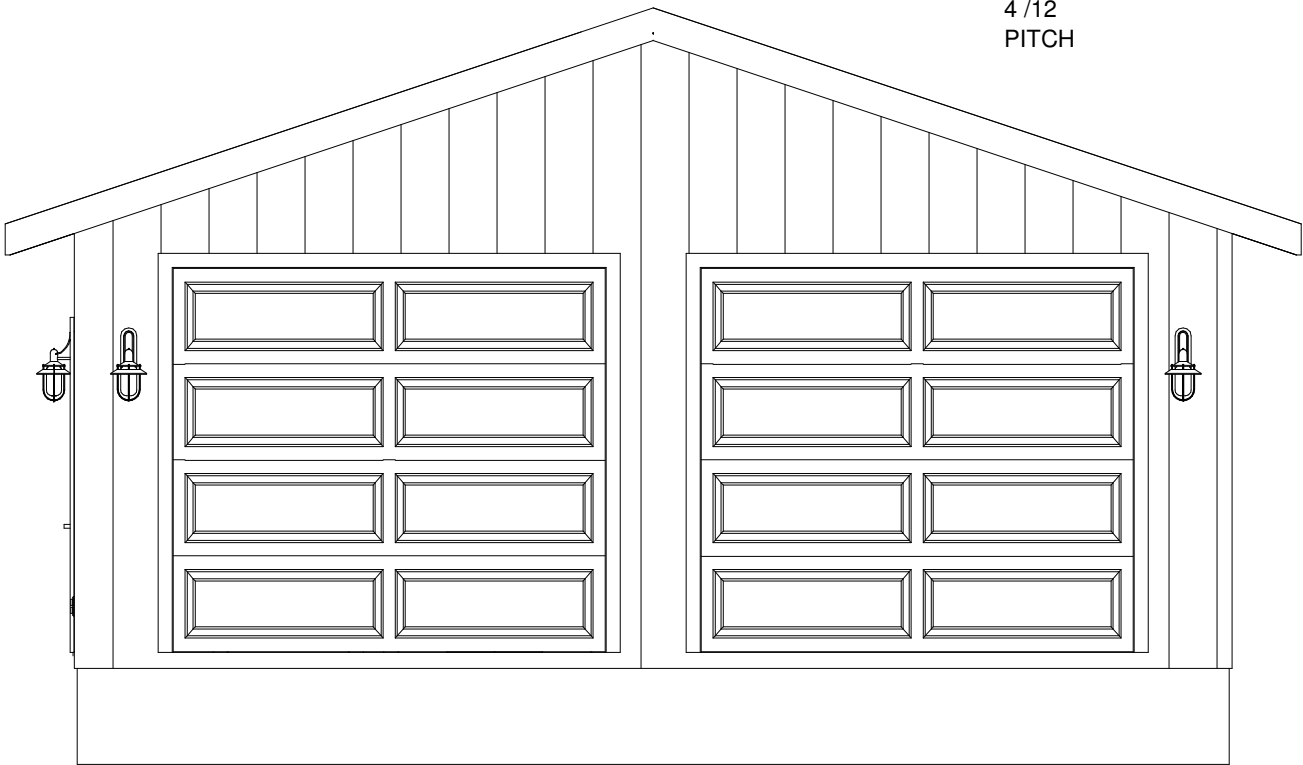
N.T.S.





REAR ELEVATION

SCALE 1/4"=1'



4 /12  
PITCH

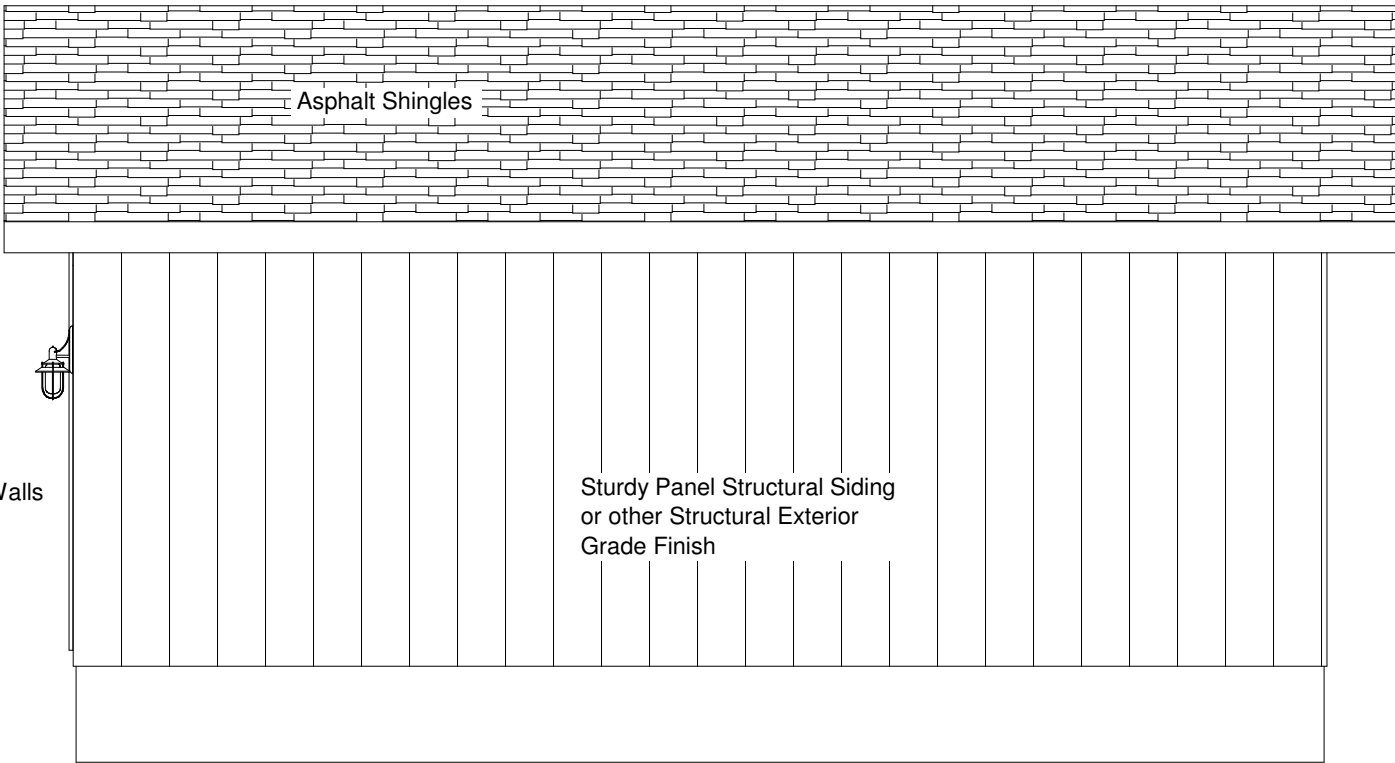
FRONT ELEVATION

SCALE 1/4"=1'



LEFT ELEVATION

SCALE 1/4"=1'

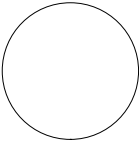


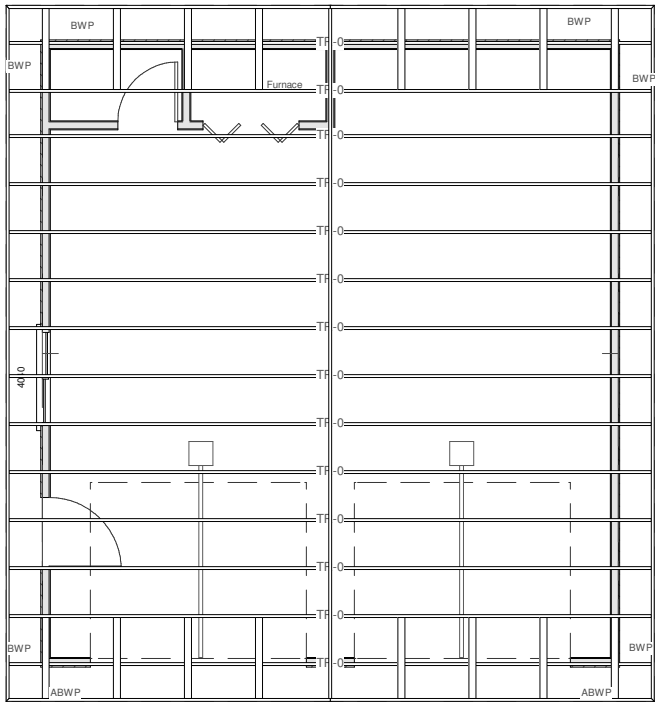
9' Tall 2 x Walls

Sturdy Panel Structural Siding  
or other Structural Exterior  
Grade Finish

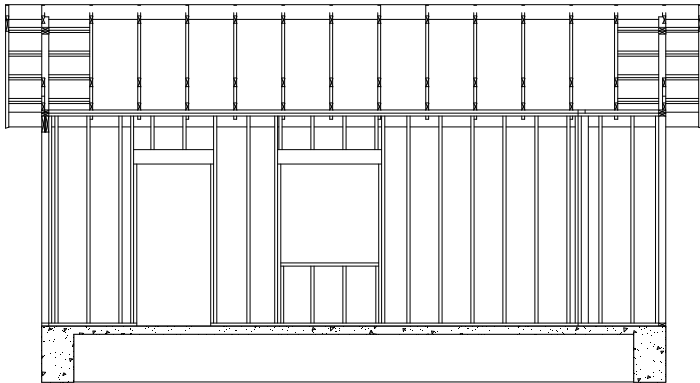
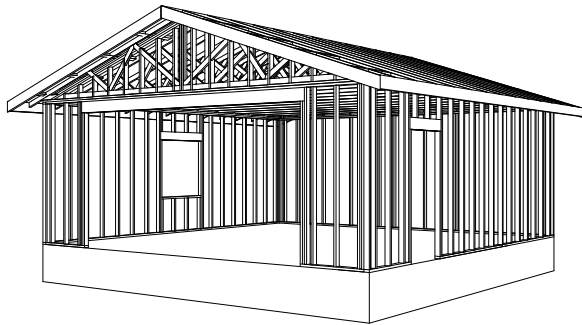
RIGHT ELEVATION

SCALE 1/4"=1'

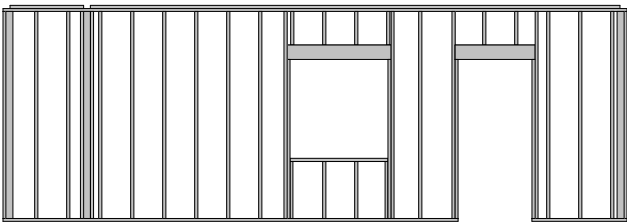




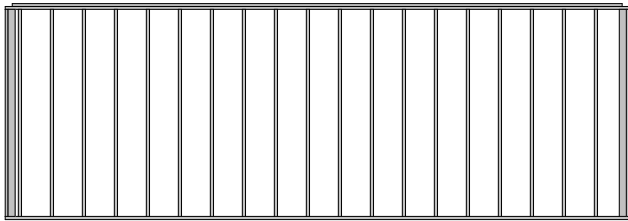
GARAGE ROOF  
PRE-ENGINEERED TRUSSES AS  
SUPPLIED BY TRUSS  
MANUFACTURER 24" o.c.



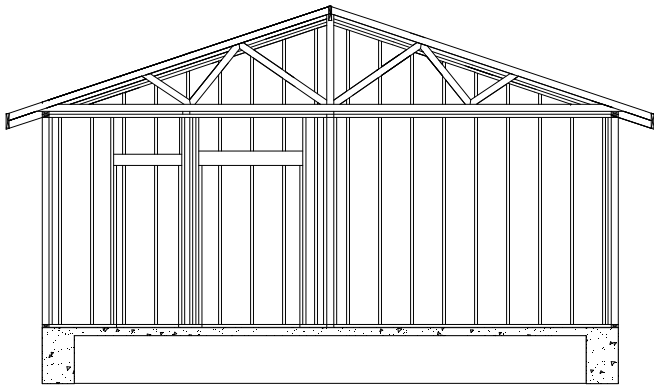
Cross Section



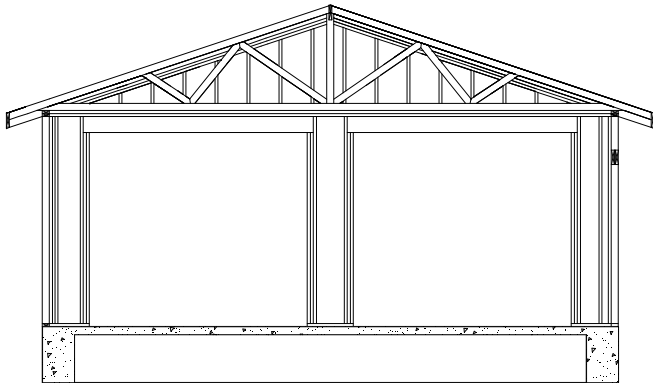
End Walls



9' 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. Shear wall to be 7/16" Sheathing, see detail.
- 6. All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
- 7. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- 8. Nailing to be per current U.B.C. unless otherwise noted.
- 9. All bearing partitions shall have double top plates.
- 10. Structural glued laminated timbers to be stamped by an approved agency.
- 11. Use redwood or pressure treated sole plates at all exterior walls.

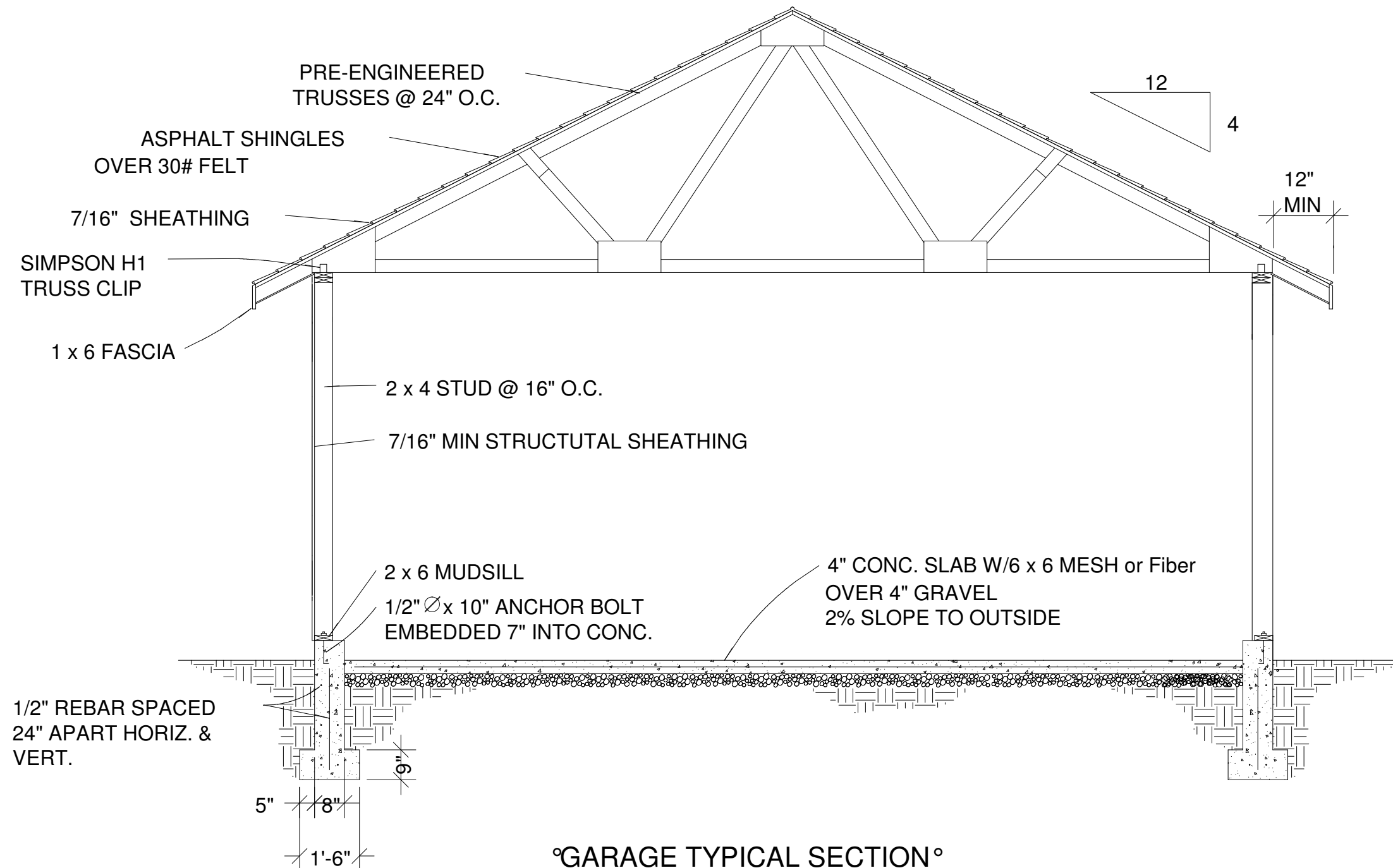
Residential Design

SDS-CAD  
Specialized Design Systems

Garage for  
Roy Hartmann

CLIENT  
DATE  
DRAWN BY  
CHECKED BY  
DATE  
REVISIONS

JOB NO.  
SHEET NO.  
5  
7



Residential Design

SDS-CAD  
Specialized Design Systems

Garage for  
Roy Hartmann

CLIENT  
DATE  
DRAWN BY  
CHKD BY  
DATE  
REVISIONS

JOB NO.

SHEET NO.  
6  
OF  
7

Computer Generated Materials List for reference only and gives approximated materials as per the 3D CAD model									
General	GN1	1	108 high wall	Siding-4	99	0	ft	Subtotal:	
	GN2	1	108 high wall	Interior-4	18	0	ft		
	GN3	1		heated ceiling area	624.00	0.00	sq ft		
	GN4	1		heated floor area	624.00	0.00	sq ft		
	GN5	2	46 13/16 high wall	Siding-4	46	0	ft		
Foundation	FO1	1	624 sq ft	concrete slab	7.70	0.00	cu yd	Subtotal:	
	FO2	1	624 sq ft	steel mesh for slab	624.00	0.00	sq ft		
	FO3	1	1/2x6"	foam sill seal	100	0	ft		
	FO4	1		foundation bolts	18	0			
	FO5	1	16x20"h	concrete footing	7.79	0.00	cu yd		
	FO6	1	no. 4	rebar (footing)	193	0	ft	Subtotal:	
Framing	F1	1	2x4-16ft+	fir plate	354	0	ft	Subtotal:	
	F2	1	2x4"-103 1/2"	fir stud	98	0			
	F3	1	2x8-16ft+	header - lumber	38	0	ft		
	F4	1	2x4-16ft+	fir stud stock	132	0	ft		
	F5	1	2x7-16ft+	header - lumber	24	0	ft		
	F6	1	2x4"-16 3/4"	fir stud	5	0		Subtotal:	
	F7	1	2x4"-18 1/2"	fir stud	2	0			
	F8	1	2x6-16ft+	header - lumber	6	0	ft		
	F9	2	2x4-16ft+	fir plate	96	0	ft		
	F10	2	2x4-16ft+	fir stud stock	74	0	ft		
Siding	S1	1	96" wide	Sturdy Panel	92	0	ft	Subtotal:	
	S2	1		house wrap	917.00	0.00	sq ft		
	S3	2	96" wide	Sturdy Panel	11	0	ft		
Ext Trim	EX1	0	4" thick	- concrete grey	17.05	0.00	cu yd	Subtotal:	
	EX2	1	1x4-16ft+	garage door casing	52	0	ft		
	EX3	1	5 in	garage door jamb	52	0	ft		
	EX4	1	1x5-36"	door threshold	1	0			
	EX5	1	1x4-16ft+	ext. door casing	17	0	ft		
	EX6	1	5 in	ext. door jamb	17	0	ft	Subtotal:	
	EX7	1	1x4-16ft+	exterior sill	5	0	ft		
	EX8	1	1x4-16ft+	ext. window casing	13	0	ft		
Roofing	R1	1	TR-0 321"	roof truss	14	0		Subtotal:	
	R2	1	2x8"-16"+	ridge board - lumber	29	0	ft		
	R3	1	2x8"-30'	rafters - lumber	2	0			
	R4	1	2x8"-16'	rafters - lumber	4	0			
	R5	1	2x4"-16"+	rafters - lumber	53	0	ft		
	R6	1		ridge cap	29	0	ft	Subtotal:	
	R7	1		Roofing Dimensional Comp.	825.00	0.00	sq ft		
	R8	1	4x8' sheets	roof sheathing	26	0			
	R9	1	2x8"	gable fascia	57	0	ft		
	R10	1	2x8"	eave fascia	58	0	ft		
	R11	1		metal drip edge	115	0	ft	Subtotal:	
Insulation	IN1	1	12x24x48" batts	ceiling insulation	78	0		Subtotal:	
	IN2	1	12x16x48" batts	floor insulation	117	0			
Wall Brd	WB1	1	4'x8'x1/2"	Sheet Sheetrock	39	0		Subtotal:	
	WB2	1		Color Bone White	584.00	0.00	sq ft		
	WB3	1	4'x8'x3/4"	Sheet Sheetrock	18	0			
	WB4	2	4'x8'x1/2"	Sheet Sheetrock	3	0			
Windows	W1	1	48x48	right sliding	1	0		Subtotal:	
Doors	D1	1	108x96	garage 2-Panel Garge Door	2	0		Subtotal:	
	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	5	0		Subtotal:	
	D7	1	36x80x1 3/4R	ext. 3068 19	1	0			
	D8	1	30x80x1 3/8R	3 Panel Door - color brite white	1	0			
	D9	1	24x80	bifold	1	0			
Int Trim	T1	1	1x4-16ft+	interior casing	102	0	ft	Subtotal:	
	T2	1	1x4-16ft+	window apron	5	0	ft		
	T3	1	1x4-16ft+	sill	5	0	ft		
	T4	1	4 in	interior jamb	35	0	ft		
Fixtures	FX1	1	12W108D	Garage Door Opener	2	0		Subtotal:	
	FX2	1	31W34D	Toilet	1	0			
	FX3	1	22W24D	Laundry Sink	1	0			
Appliance	A1	1	22W29D	Gas Furnace [22W29D]	1	0		Subtotal:	
	A2	1	20W20D	Water Heater 40G	1	0			
Electrical	E1	1	wall mount	220V	2	0		Subtotal:	
	E2	1	wall mount	Duplex	10	0			
	E3	1	wall mount	Caged Lantern	3	0			
	E4	1	wall mount	Single Pole	3	0			
	E5	1	wall mount	Duplex (weatherproof) - color light gra	1	0			
	E6	1	ceiling mount	Half Dome Light - lighting grey	7	0			
Subtotal:								Subtotal:	
Total:								Total:	