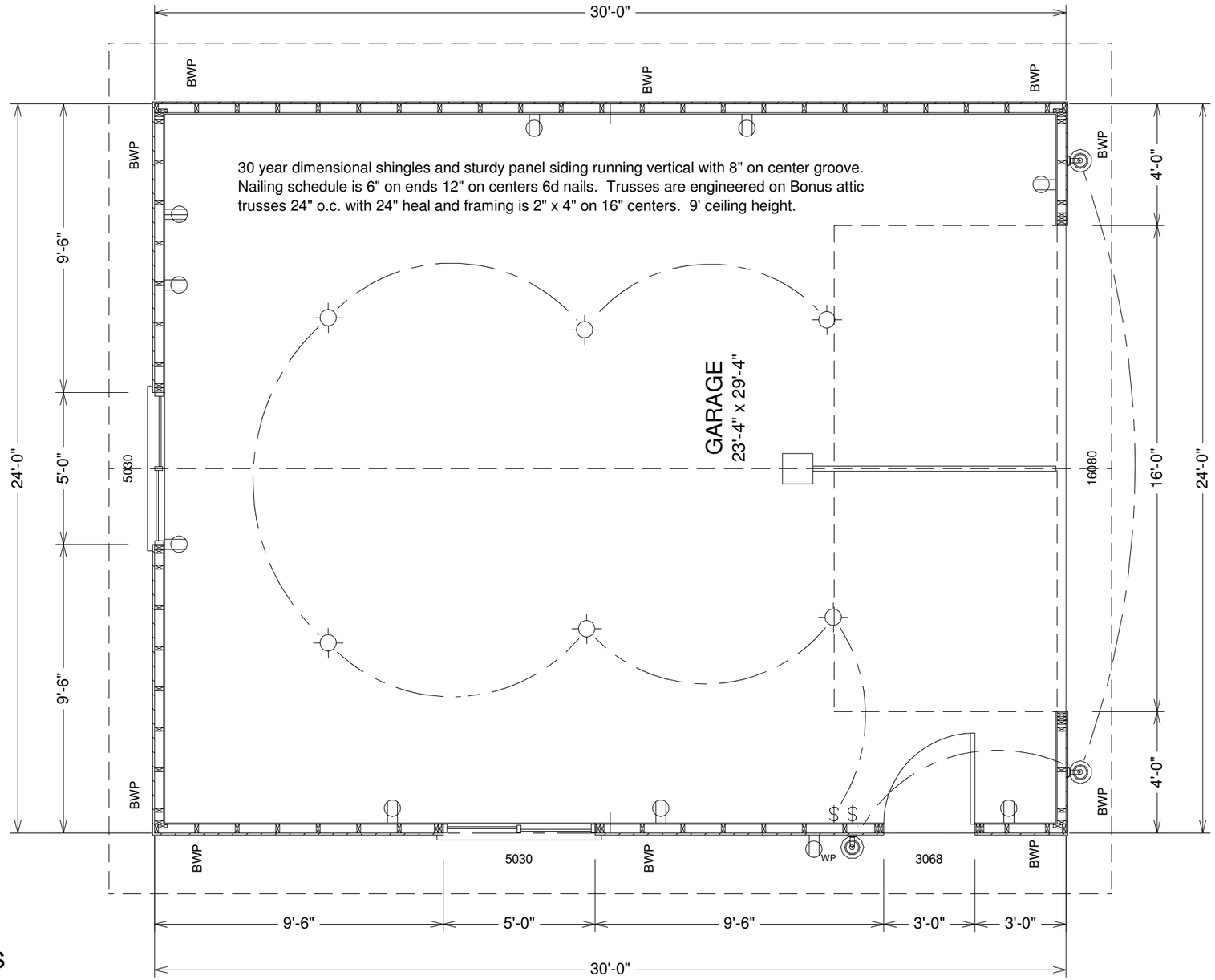
BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS. GARAGE TO BE
BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE

Custom 24 x 30 - 9' Garage Plan
Honor Built Construction
Plan #g274
By SDS-CAD Specialized Design Systems



SCALE 1/4"=1'

GARAGE MAIN FLOOR PLAN

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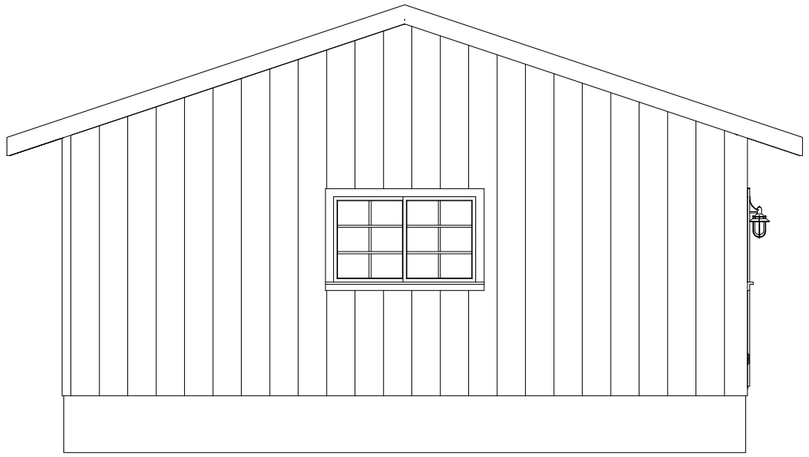
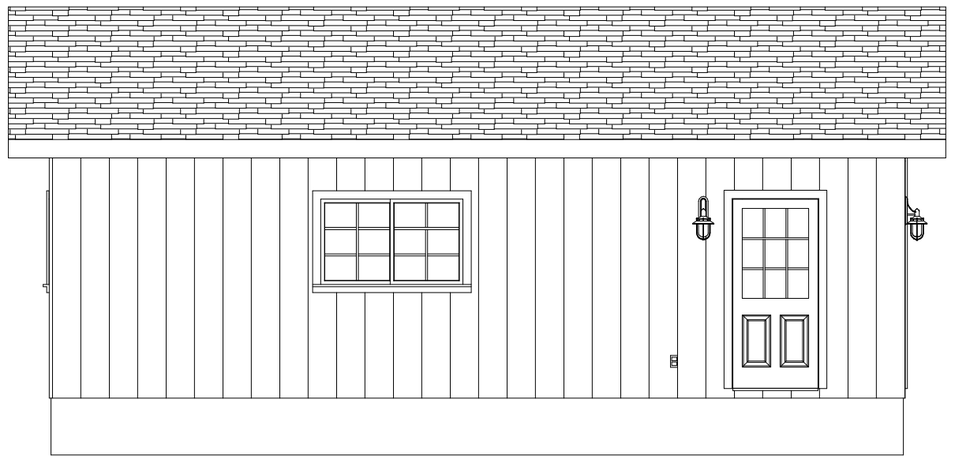
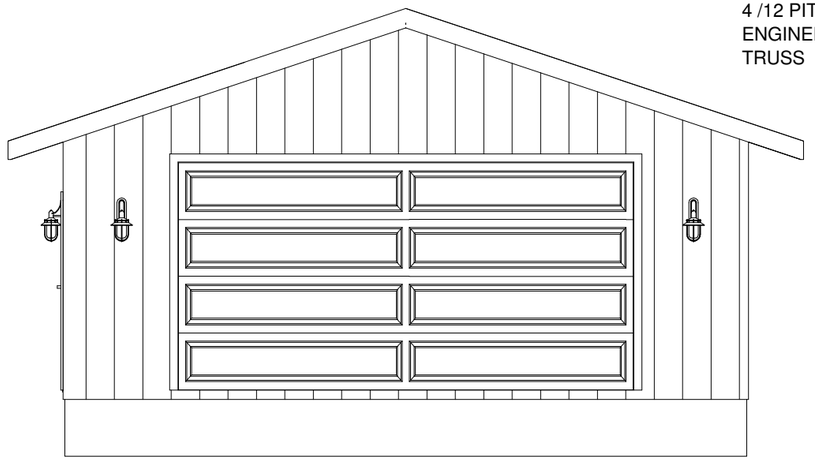


REAR ELEVATION



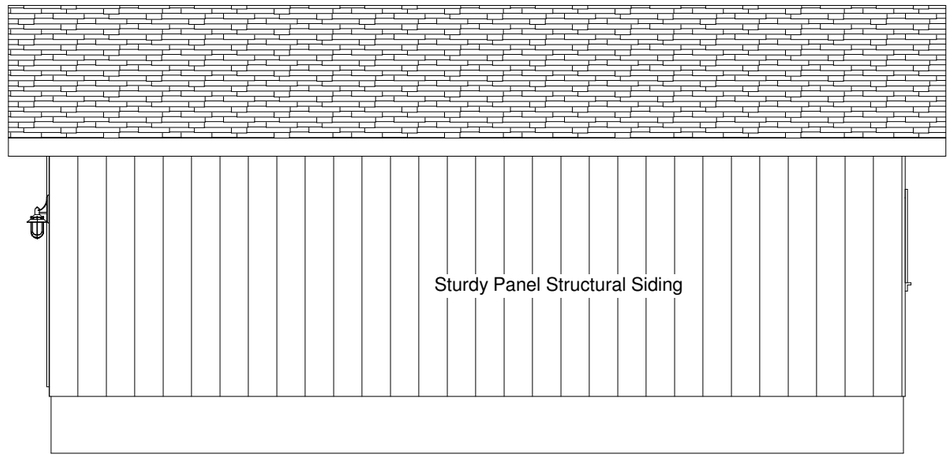
LEFT ELEVATION

Asphalt Shingles



4 /12 PITCH
ENGINEERED
TRUSS

9' Tall 2 x Walls



Sturdy Panel Structural Siding

SCALE
3/16"=1'

FRONT ELEVATION

RIGHT ELEVATION

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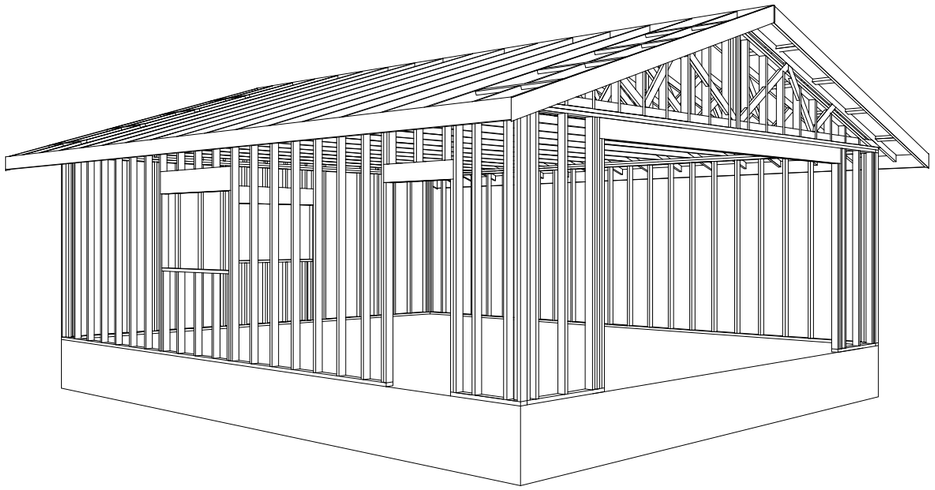
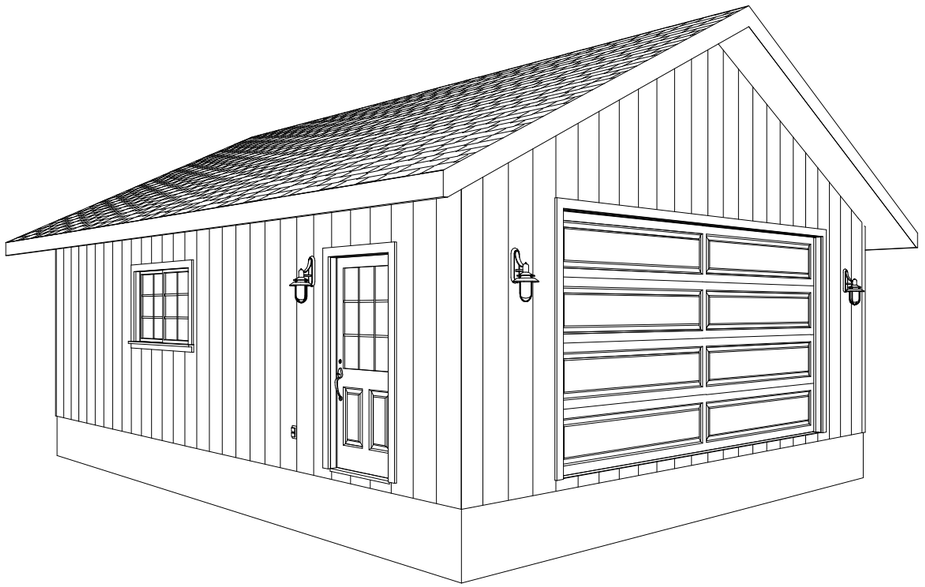
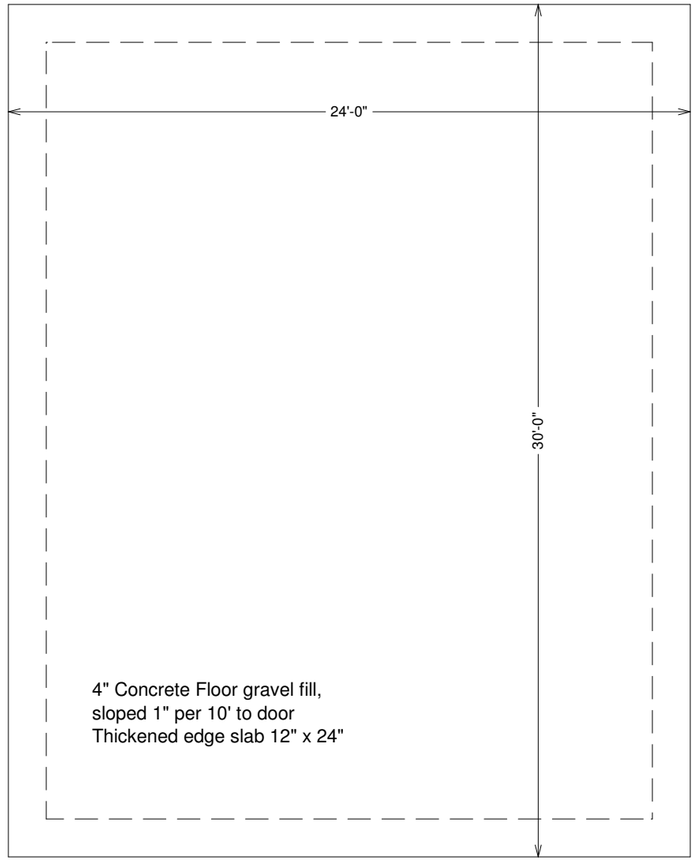




PICTORIAL VIEWS



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. 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 lamp 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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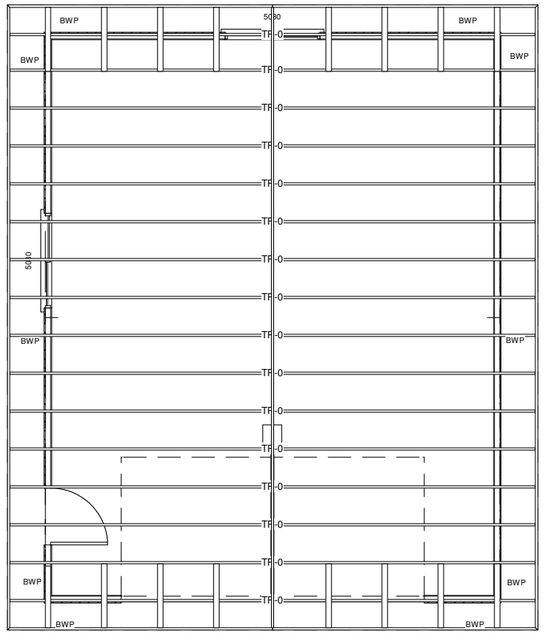
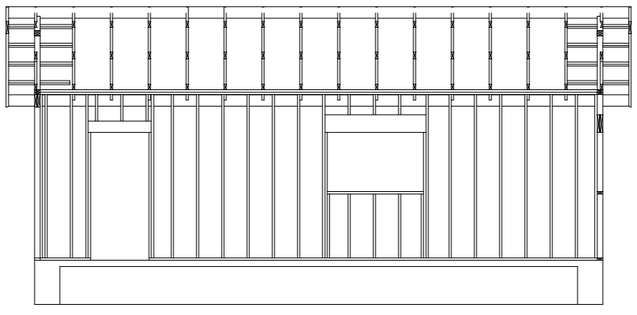
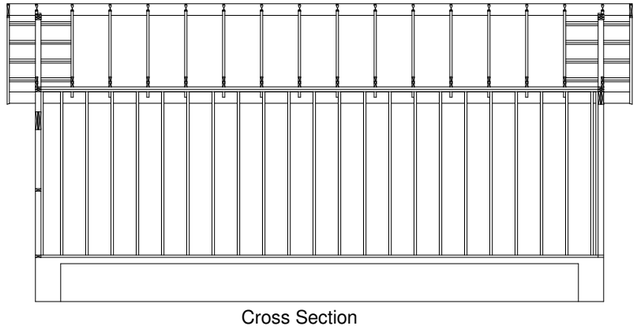


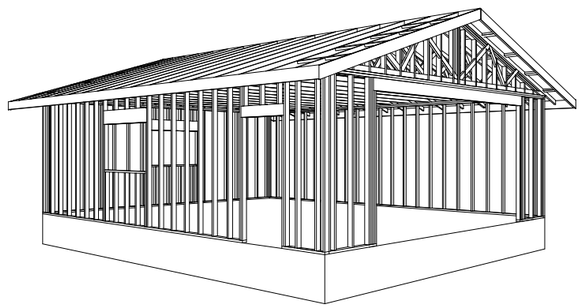
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.

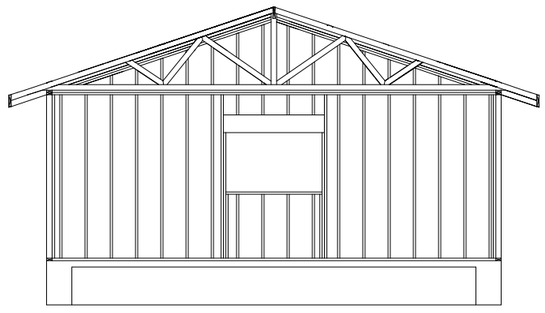


9' Tall 2 x Walls

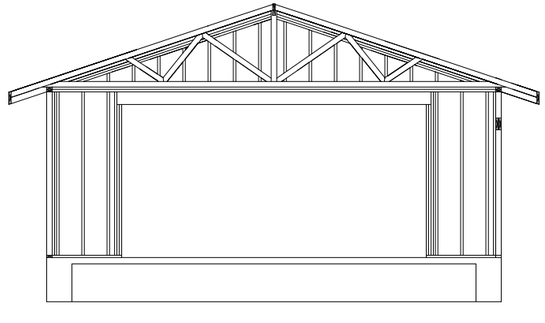


Cross Section





Back Wall



Front Wall

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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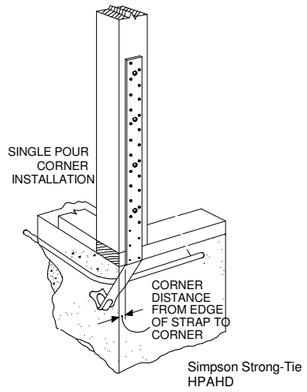
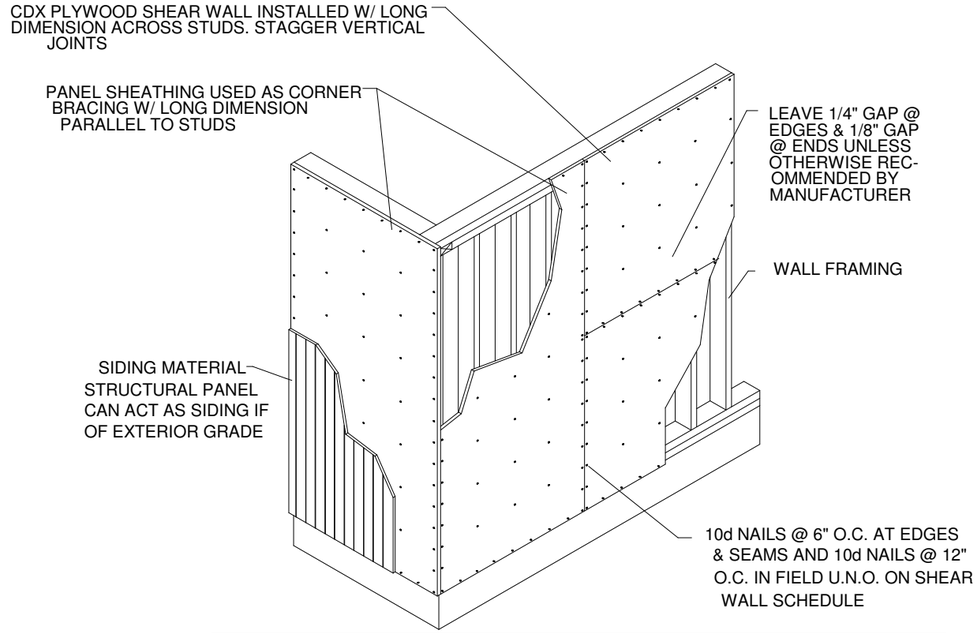


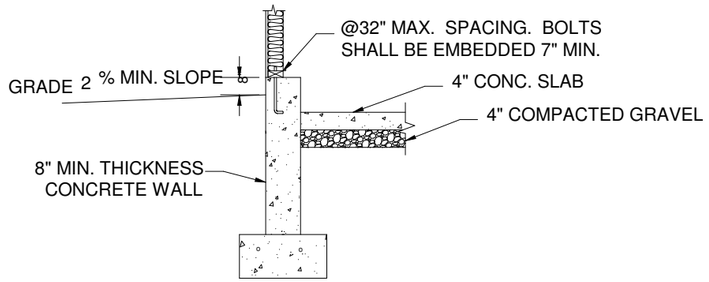
HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See additional detail for all (BWP) Braced Wall Panels

TYPICAL ALTERNATE BRACED WALL PANEL (ABWP)

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

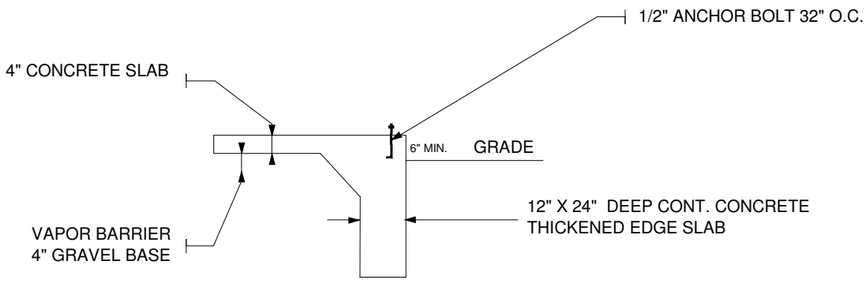


TYPICAL BRACED WALL PANEL (BWP)

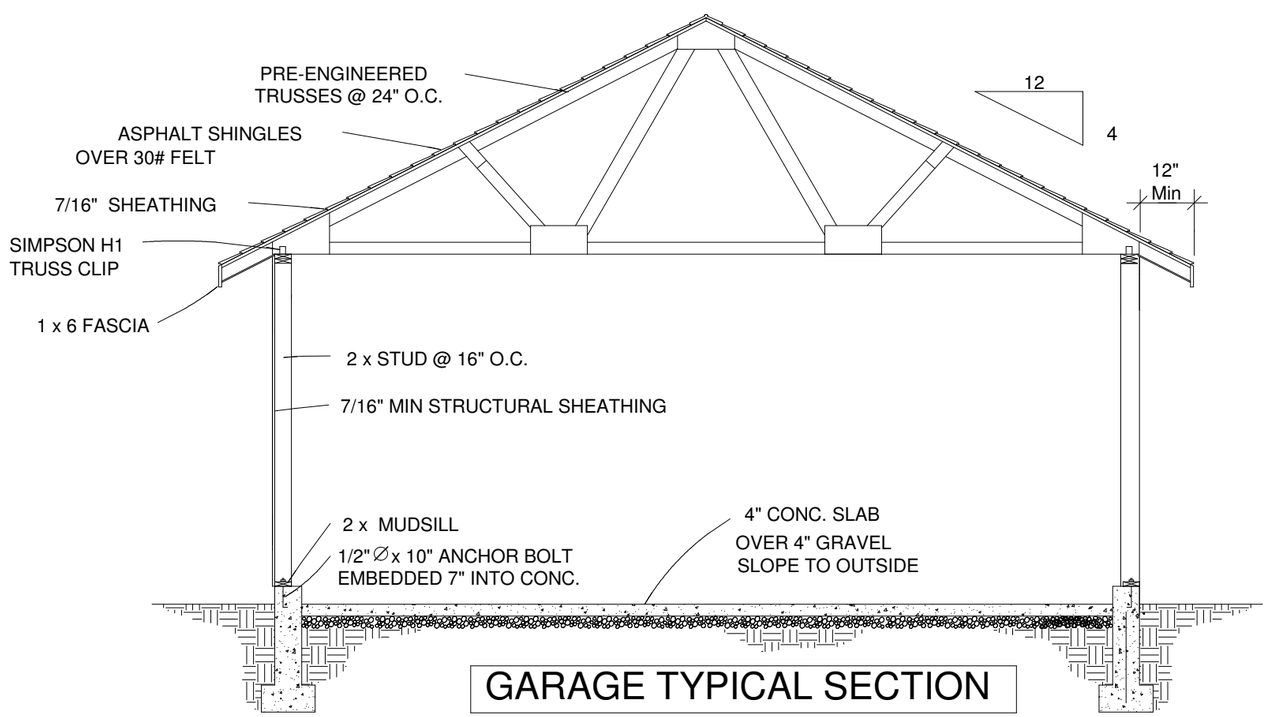


Footing and concrete wall option

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



Monolithic slab foundation option



GARAGE TYPICAL SECTION

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General								
GN1		1	108 high wall	Siding-4	107	0	ft	
GN2		1		heated ceiling area	720.00	0.00	sq ft	
GN3		1		heated floor area	720.00	0.00	sq ft	
GN4		2	46 13/16 high wall	Siding-4	46	0	ft	
								Subtotal:
Foundation								
FO1		1	720 sq ft	concrete slab	8.88	0.00	cu yd	
FO2		1	720 sq ft	steel mesh for slab	720.00	0.00	sq ft	
FO3		1	1/2x6"	foam sill seal	108	0	ft	
FO4		1		foundation bolts	19	0		
FO5		1	16x20"h	concrete footing	8.45	0.00	cu yd	
FO6		1	no. 4	rebar (footing)	209	0	ft	
								Subtotal:
Framing								
F1		1	2x4-16ft+	fir plate	331	0	ft	
F2		1	2x4"-103 1/2"	fir stud	76	0		
F3		1	2x4-16ft+	fir stud stock	116	0	ft	
F4		1	2x11-16ft+	header - lumber	21	0	ft	
F5		1	2x8-16ft+	header - lumber	33	0	ft	
F6		1	2x7-16ft+	header - lumber	7	0	ft	
F7		1	2x4"-16 3/4"	fir stud	3	0		
F8		2	2x4-16ft+	fir plate	96	0	ft	
F9		2	2x4-16ft+	fir stud stock	74	0	ft	
								Subtotal:
Siding								
S1		1	96" wide	Sturdy Panel	101	0	ft	
S2		1		house wrap	991.00	0.00	sq ft	
S3		2	96" wide	Sturdy Panel	11	0	ft	
								Subtotal:
Ext Trim								
EX1		0	4" thick	- concrete grey	19.03	0.00	cu yd	
EX2		1	1x4-16ft+	exterior sill	11	0	ft	
EX3		1	1x4-16ft+	ext. window casing	24	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	
								Subtotal:
Roofing								
R1		1	TR-0 333"	roof truss	16	0		
R2		1	2x8"-16'+	ridge board - lumber	33	0	ft	
R3		1	2x8"-34'	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	33	0	ft	
R7		1		Roofing Dimensional Comp.	974.00	0.00	sq ft	
R8		1	4x8' sheets	roof sheathing	31	0		
R9		1	2x8"	gable fascia	59	0	ft	
R10		1	2x8"	eave fascia	66	0	ft	
R11		1		metal drip edge	125	0	ft	
								Subtotal:
Insulation								
IN1		1	12x24x48" batts	ceiling insulation	90	0		
IN2		1	12x16x48" batts	floor insulation	135	0		
								Subtotal:
Wall Brd								
WB1		1	4'x8'x1/2"	Sheet Sheetrock	30	0		
WB2		1		Color Bone White	684.00	0.00	sq ft	
WB3		1	4'x8'x3/4"	Sheet Sheetrock	22	0		
WB4		2	4'x8'x1/2"	Sheet Sheetrock	3	0		
								Subtotal:
Windows								
W1		1	60x36	right sliding	2	0		
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		
D5		1		lock: Dead Bolt (exterior)	1	0		
D6		1		hinge: hidden	3	0		
D7		1	36x80x1 3/4R	ext. 3068 19	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	42	0	ft	
								Subtotal:
Fixtures								
FX1		1	12W108D	Garage Door Opener	1	0		
Electrical								
E1		1	wall mount	Duplex	8	0		
E2		1	wall mount	220V	1	0		
E3		1	wall mount	Caged Lantern	3	0		
E4		1	wall mount	Duplex (weatherproof) - color light gra	1	0		
E5		1	wall mount	Single Pole	2	0		
E6		1	ceiling mount	Half Dome Light - lighting grey	6	0		
								Subtotal:
								Total:

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

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