

Custom 20 x 20 Garage Plan Plan #g214 By SDS-CAD Specialized Design Systems

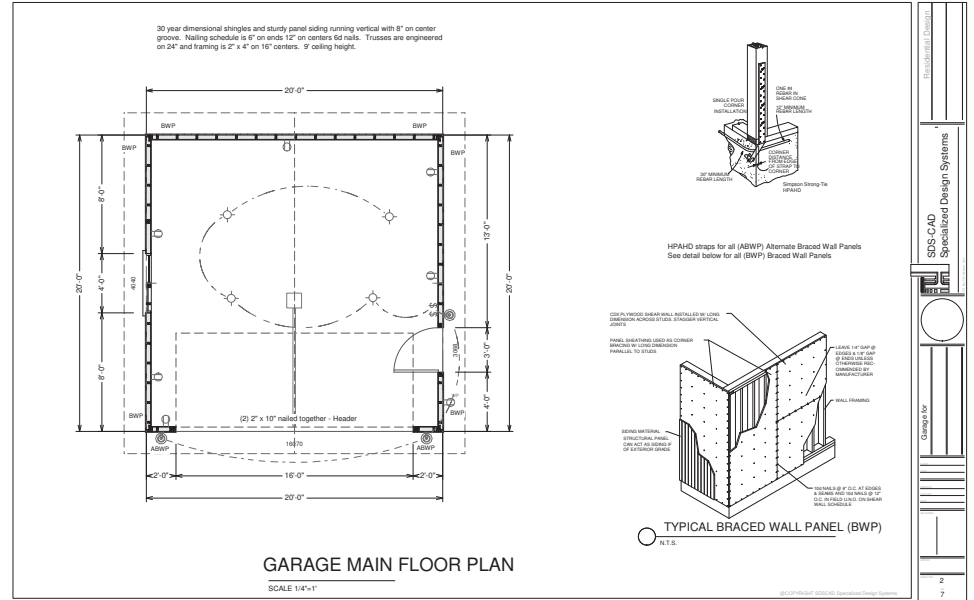
- Page 1 Title Page
- Page 2 Main Floor Plan
- Page 3 Foundation Plan
- Page 4 Elevation Views
- Page 5 Framing and Details
- Page 6 Typical Section
- Page 7 Materials List

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Structural Details

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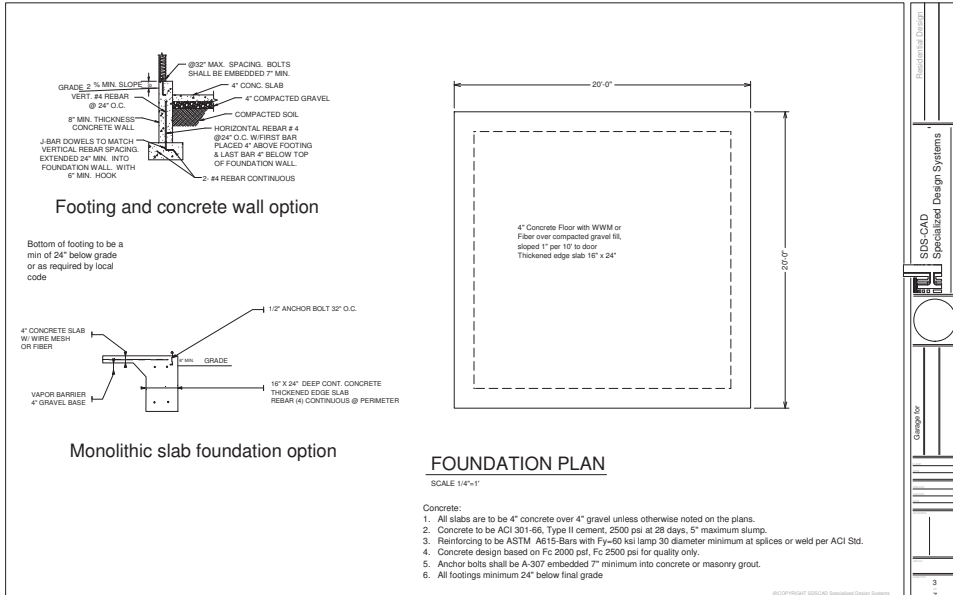
Change for



Structural Details

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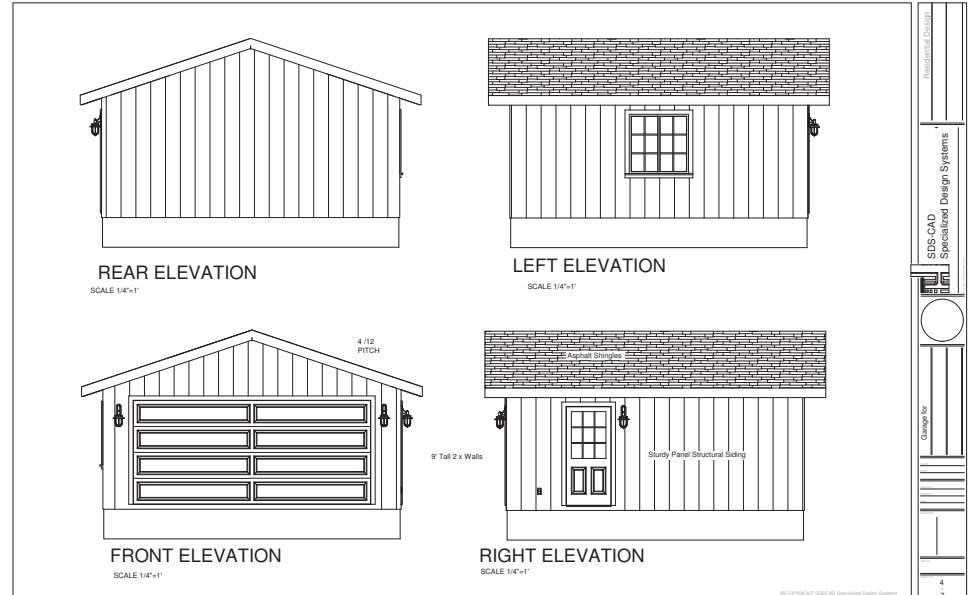
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Structural Details

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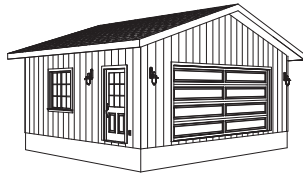
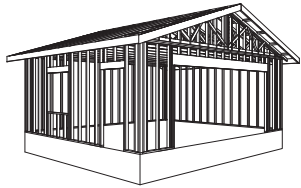
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Structural Details

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Change for



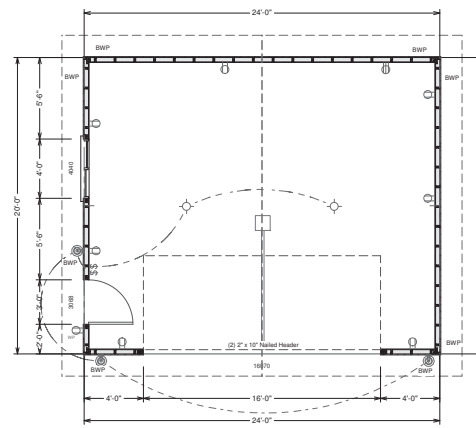
Custom 24 x 20 Garage Plan Plan #g219 By SDS-CAD Specialized Design Systems

- 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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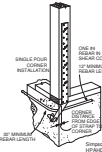


30 dimensional stringing and sturdy panel siding running vertical with 6" on center groove. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 4" on 16" centers. 9' ceiling height.

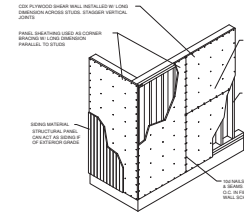


GARAGE MAIN FLOOR PLAN

SCALE 1/4"=1'

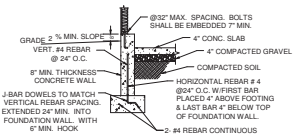


HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See detail below for all (BWP) Braced Wall Panels



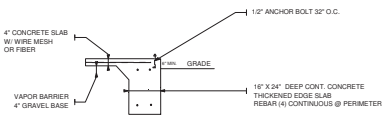
TYPICAL BRACED WALL PANEL (BWP)
N.T.S.

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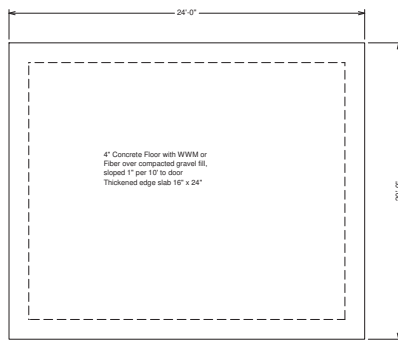


Footing and concrete wall option

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



Monolithic slab foundation option

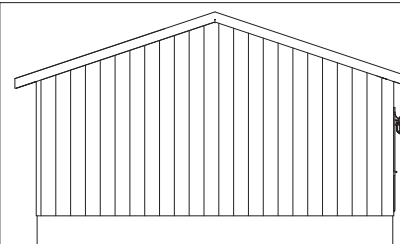


FOUNDATION PLAN

SCALE 1/8"=1'

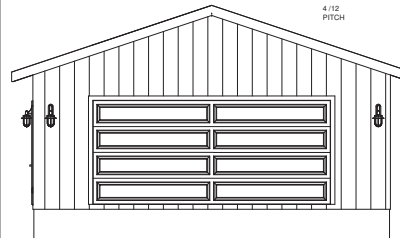
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-86, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with $F_y=40$ ksi; lap 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on F_c 2000 psi, F_c 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade

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REAR ELEVATION

SCALE 1/4"=1'



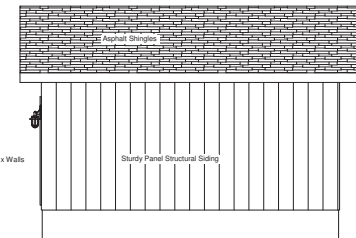
FRONT ELEVATION

SCALE 1/4"=1'



LEFT ELEVATION

SCALE 1/4"=1'

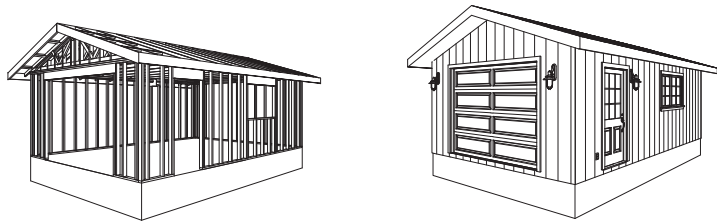


RIGHT ELEVATION

SCALE 1/4"=1'

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Custom 16 X 24 Garage Plan Plan #g220 By SDS-CAD Specialized Design Systems

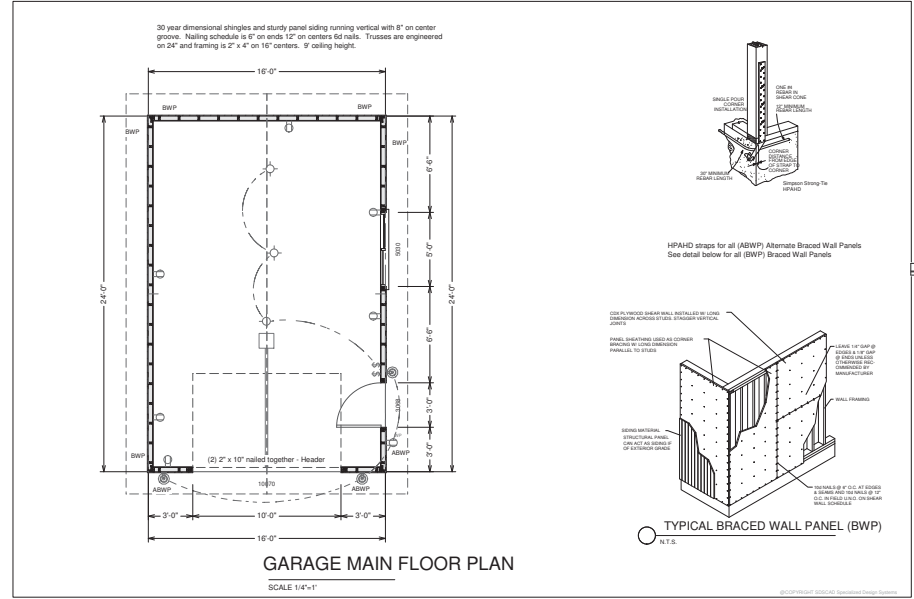
- Page 1 Title Page
- Page 2 Main Floor Plan
- Page 3 Foundation Plan
- Page 4 Elevation Views
- Page 5 Framing and Details
- Page 6 Typical Section
- Page 7 Materials List

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Structural Details

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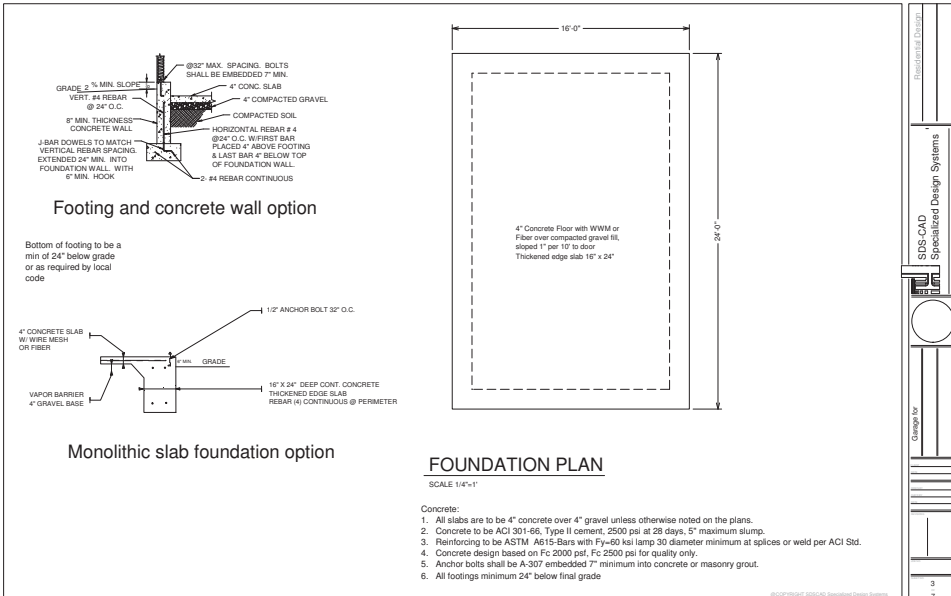
Change for



Structural Details

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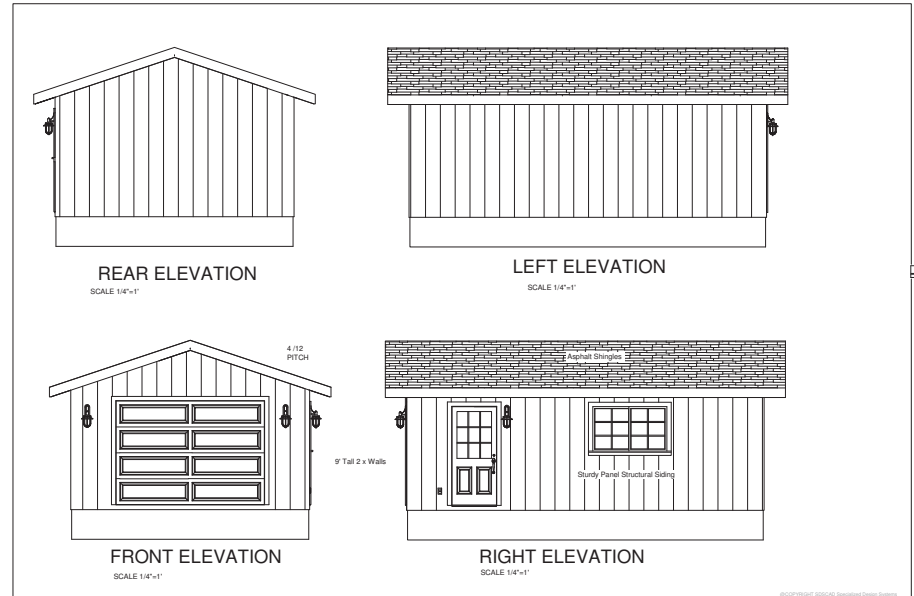
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Structural Details

SDS-CAD Specialized Design Systems

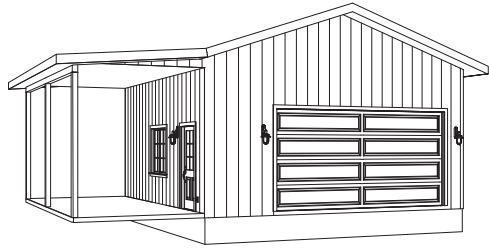
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Structural Details

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Change for



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

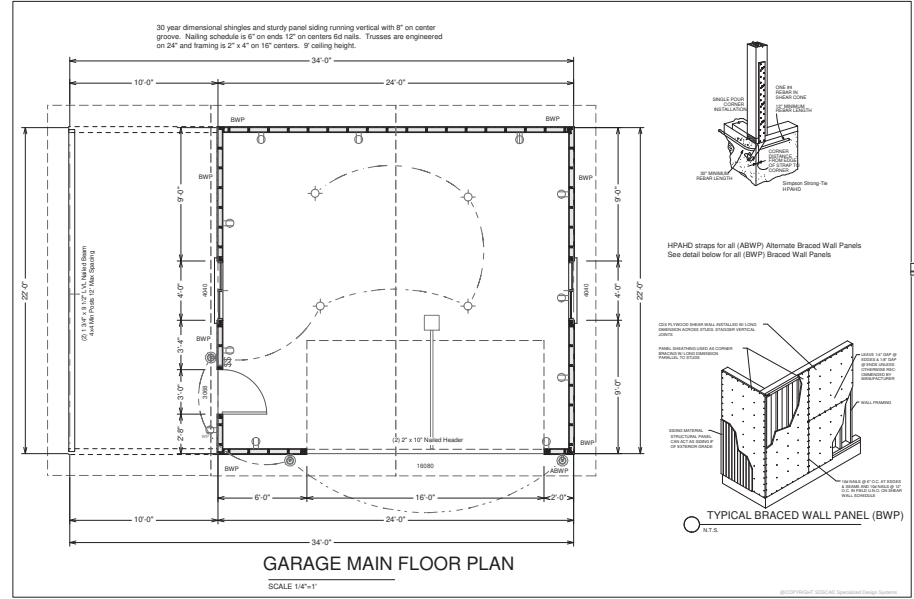
- Page 1 Title Page
- Page 2 Main Floor Plan
- Page 3 Foundation Plan
- Page 4 Elevation Views
- Page 5 Framing and Details
- Page 6 Typical Section
- Page 7 Materials List

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Structural Details

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Change for

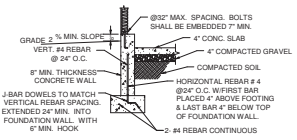


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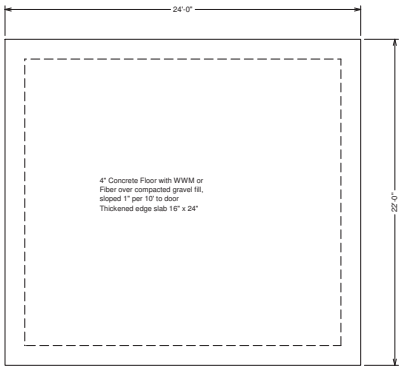
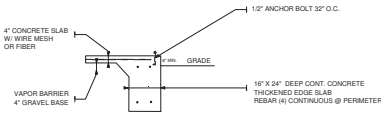
Structural Details

SDS-CAD Specialized Design Systems

Change for



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



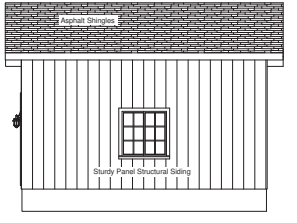
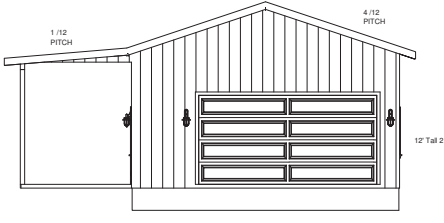
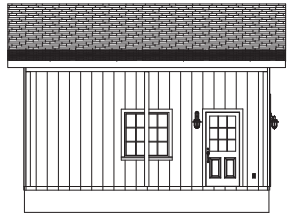
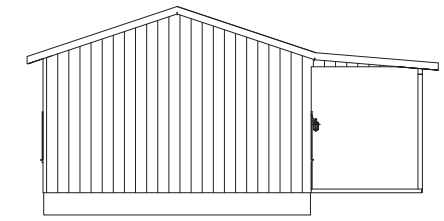
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-86, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with $F_y=60$ ksi (amp 30 diameter minimum at splices or weld per ACI Sld.
 - Concrete design based on F_c 2000 psf, F_c 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade

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Structural Details

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Change for

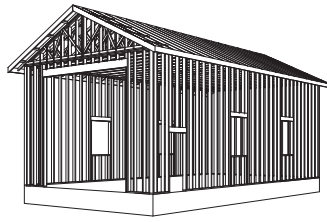
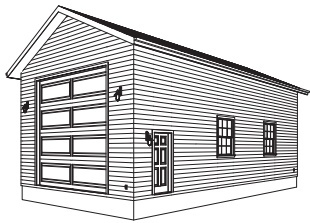


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Structural Details

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Change for



Custom 22' x 40' - 16' Tall Garage Plan #g227 By SDS-CAD Specialized Design Systems

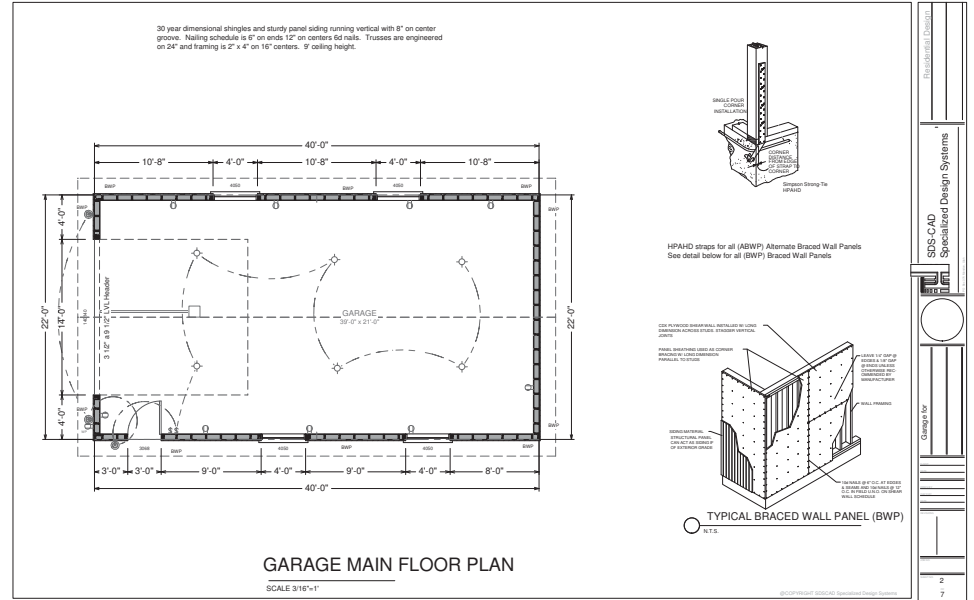
- Page 1 Title Page
- Page 2 Main Floor Plan
- Page 3 Foundation Plan
- Page 4 Elevation Views
- Page 5 Framing and Details
- Page 6 Typical Section
- Page 7 Materials List

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Elevation Views

SDS-CAD Specialized Design Systems

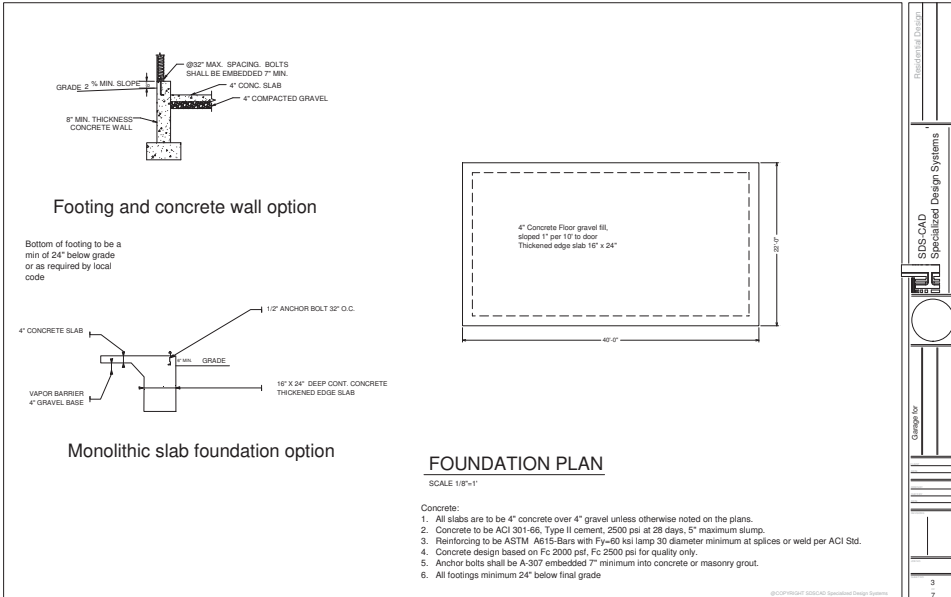
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Elevation Views

SDS-CAD Specialized Design Systems

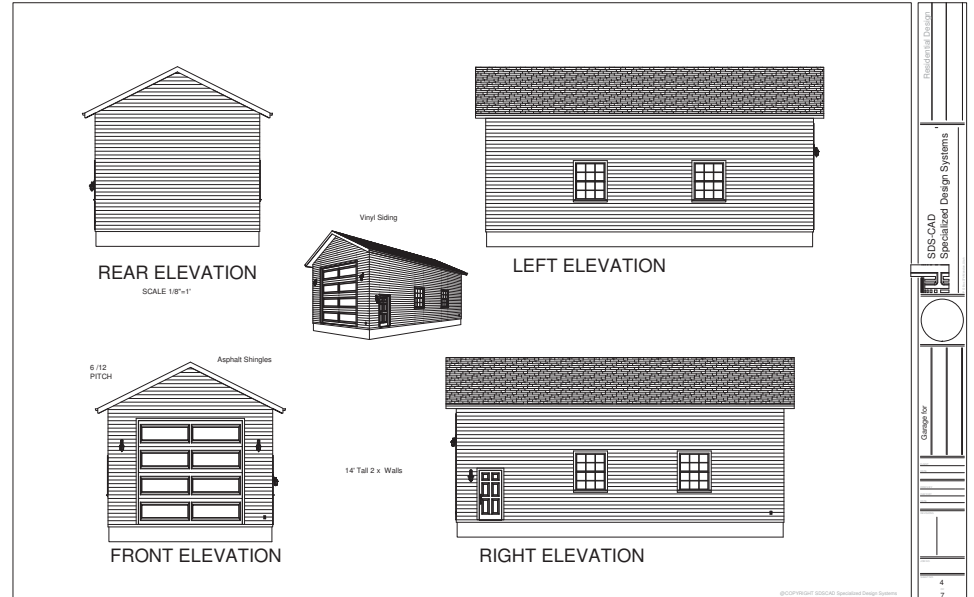
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Elevation Views

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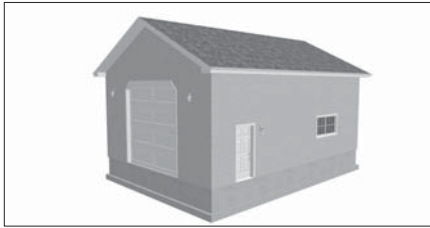
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Elevation Views

SDS-CAD Specialized Design Systems

Change for

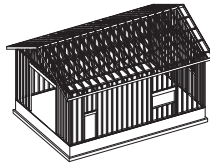


Custom 25' x 36' - 14' Tall Garage
Plan #g230

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

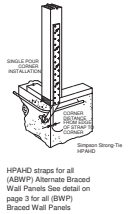
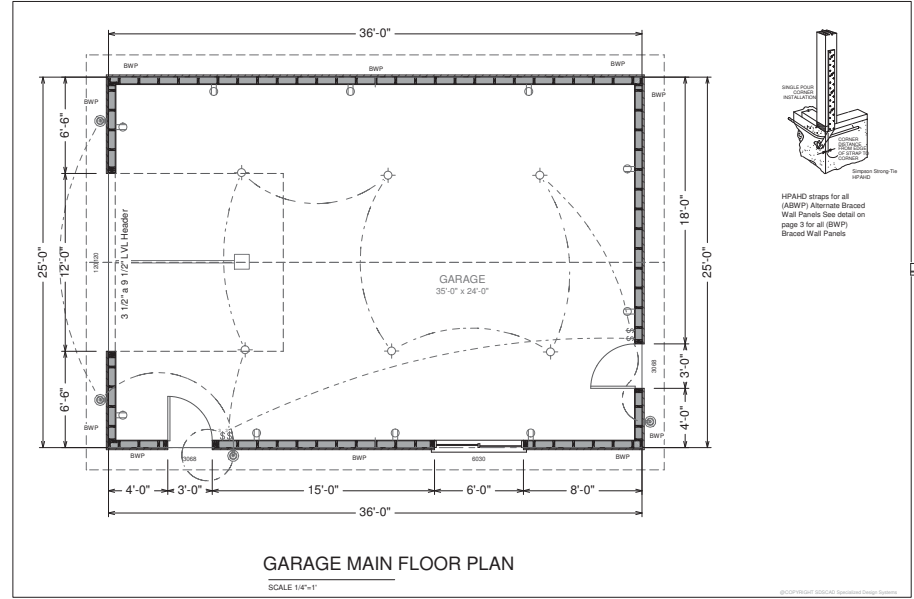


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Structural Details

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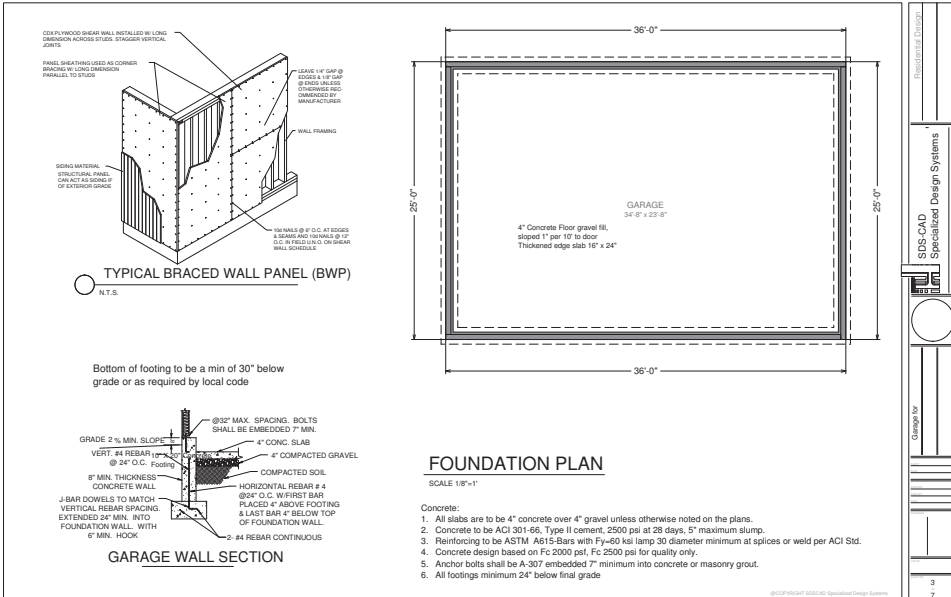
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Structural Details

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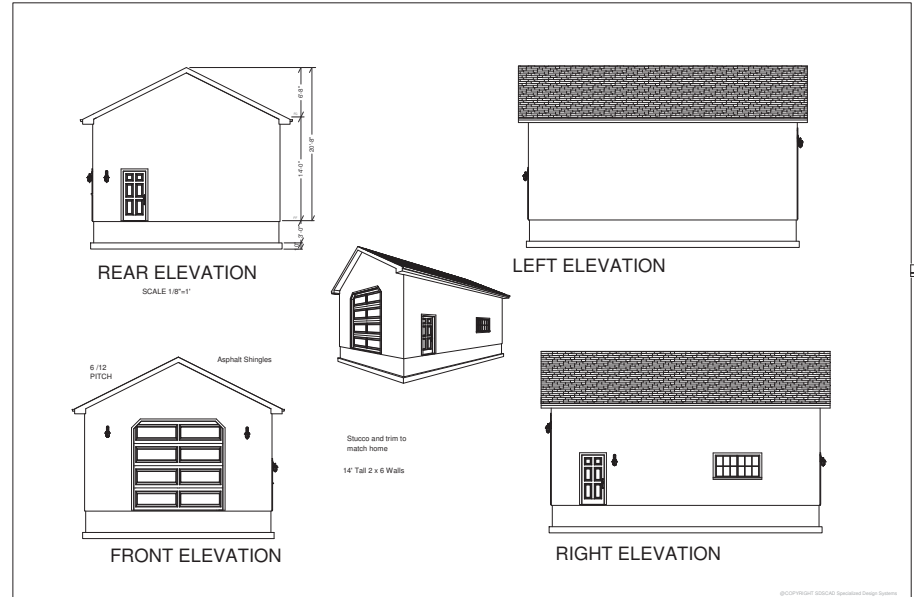
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Structural Details

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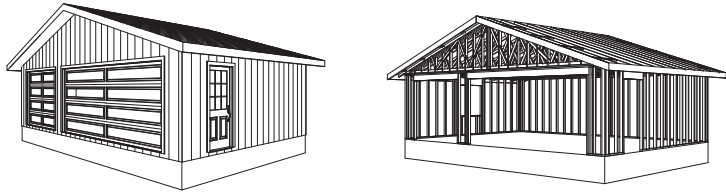
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Structural Details

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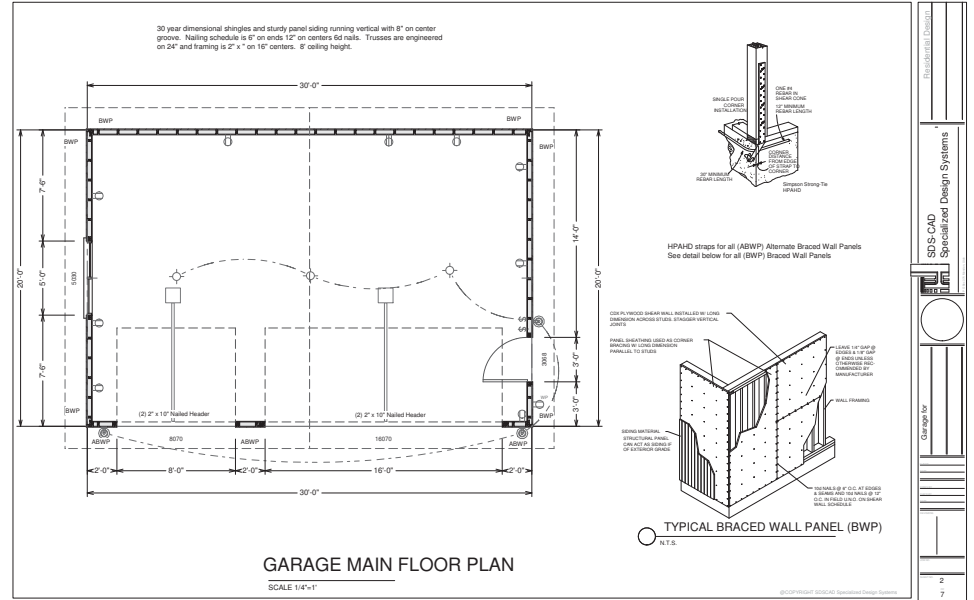
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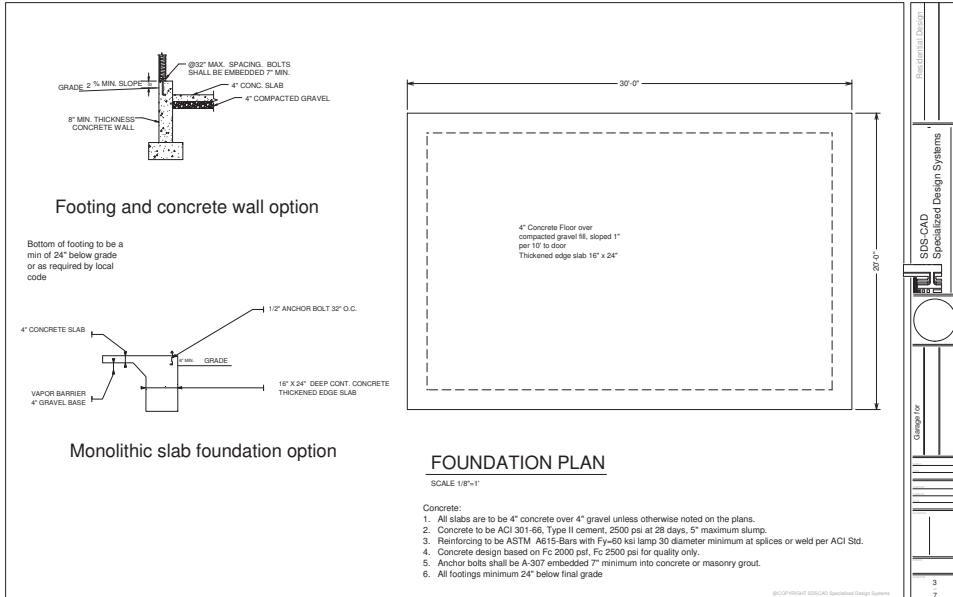
Custom 30 x 20 -8 Garage Plan Plan #g233 By SDS-CAD Specialized Design Systems

- 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

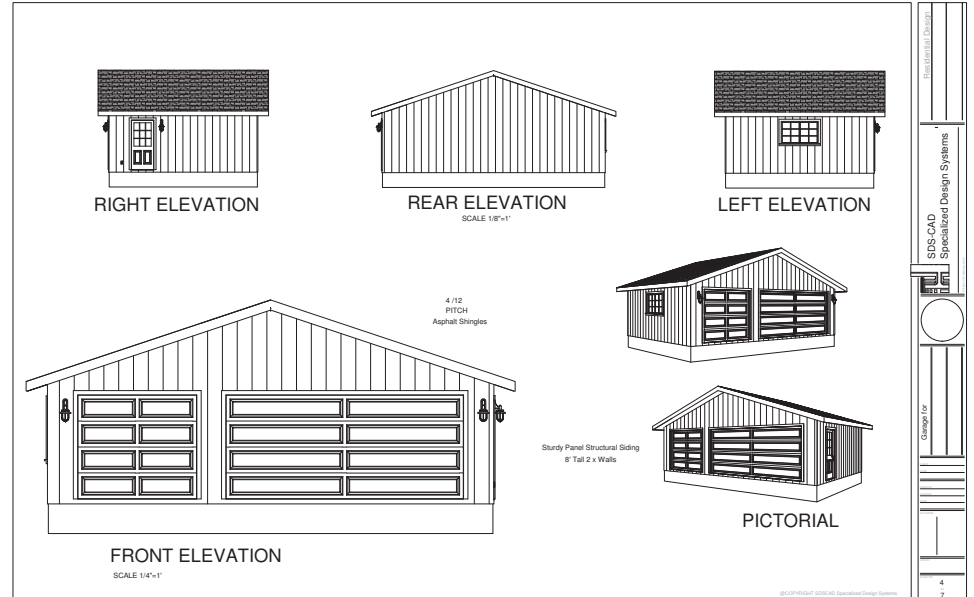
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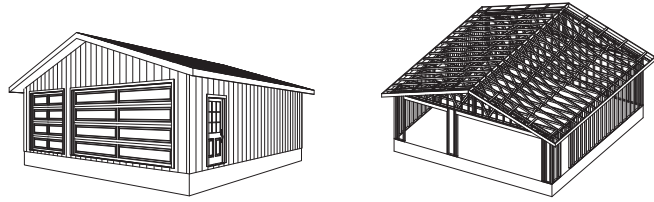


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Custom 30 x 30 - 9 Garage Plan Plan #g234 By SDS-CAD Specialized Design Systems

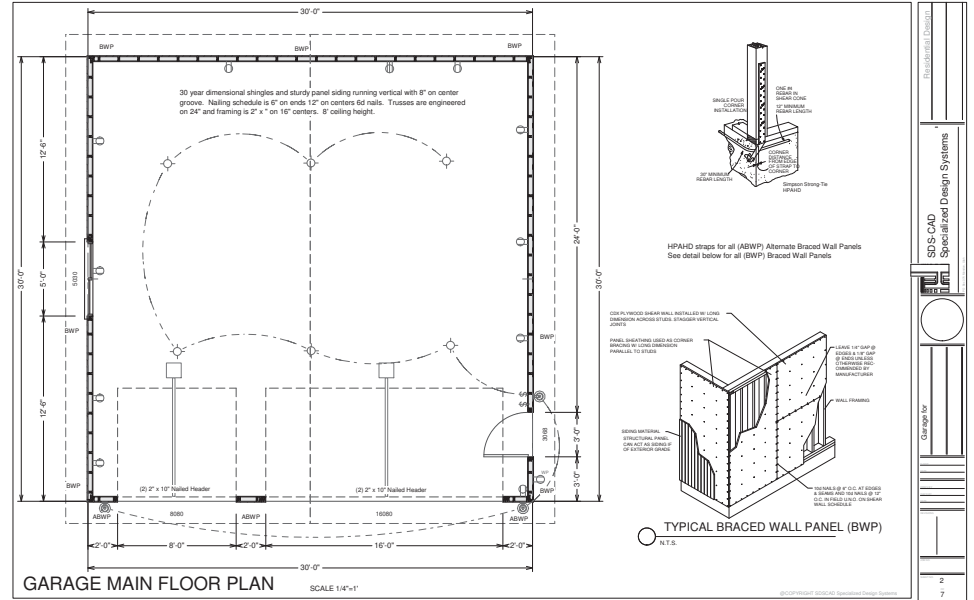
- Page 1 Title Page
- Page 2 Main Floor Plan
- Page 3 Foundation Plan
- Page 4 Elevation Views
- Page 5 Framing and Details
- Page 6 Typical Section
- Page 7 Materials List

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Structural Details

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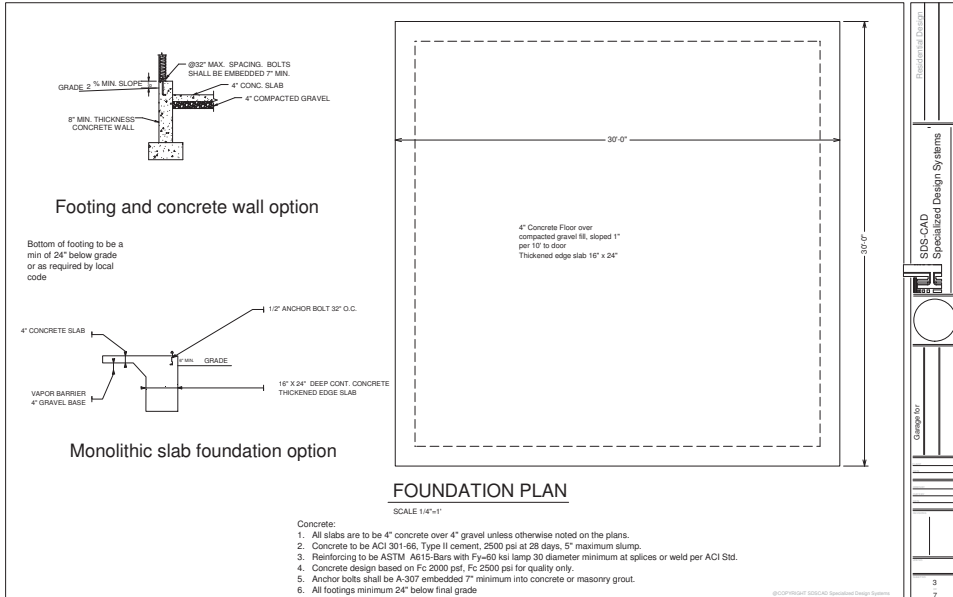
Garage for



Structural Details

SDS-CAD Specialized Design Systems

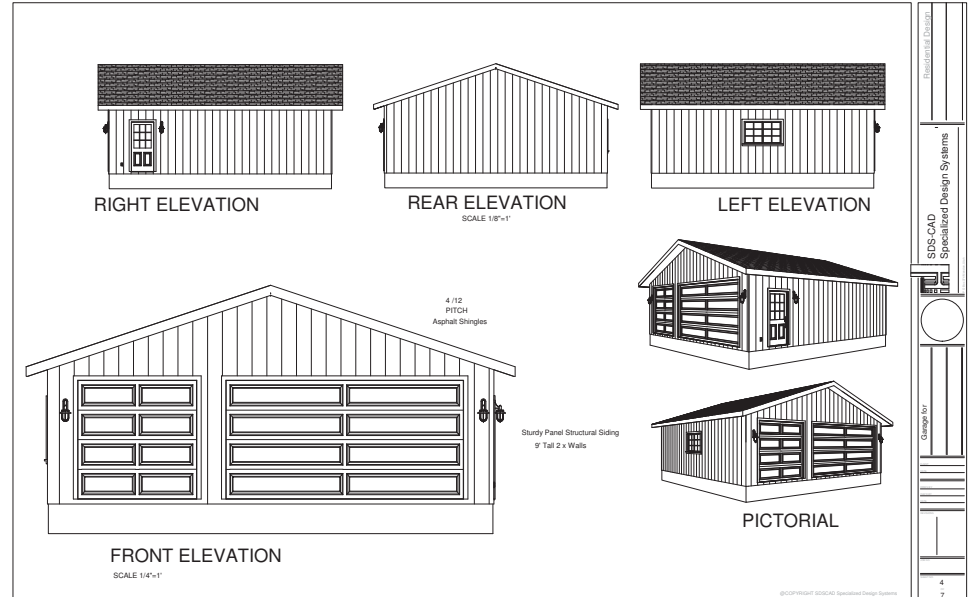
Garage for



Structural Details

SDS-CAD Specialized Design Systems

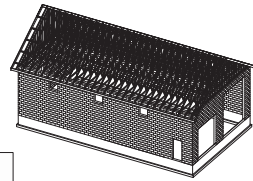
Garage for



Structural Details

SDS-CAD Specialized Design Systems

Garage for



Custom 32 x 56 Garage Plan

By SDS-CAD Specialized Design Systems

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

SDS-CAD Specialized Design Systems
 Garage for

FOUNDATION PLAN
SCALE 1/4"=1'

GARAGE MAIN FLOOR PLAN
SCALE 1/4"=1'

B-B
SCALE: NTS

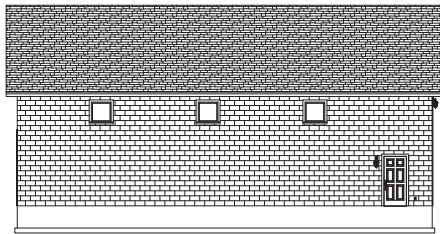
Concrete
 1. All walls are to be 4" concrete over 4" gravel unless otherwise noted on this plan.
 2. Concrete to be ACI 201.46, Type I/normal weight.
 3. Reinforcing to be A615 steel with 1/4" dia. lap 20 diameter minimum and 1/4" dia. min. for A615 steel.
 4. Concrete shall contain 4% air.
 5. Finish shall be as per specification.
 6. Minimum 10% concrete or masonry grade.
 7. Minimum 10% concrete or masonry grade.
 8. All openings minimum 20" above finished grade.

NO.	DESCRIPTION	QTY	UNIT
1	4" CONCRETE	100	CY
2	4" GRAVEL	100	CY
3	1/4" DIA. A615 STEEL	100	LB
4	1/4" DIA. A615 STEEL	100	LB
5	1/4" DIA. A615 STEEL	100	LB
6	1/4" DIA. A615 STEEL	100	LB
7	1/4" DIA. A615 STEEL	100	LB
8	1/4" DIA. A615 STEEL	100	LB
9	1/4" DIA. A615 STEEL	100	LB
10	1/4" DIA. A615 STEEL	100	LB
11	1/4" DIA. A615 STEEL	100	LB
12	1/4" DIA. A615 STEEL	100	LB
13	1/4" DIA. A615 STEEL	100	LB
14	1/4" DIA. A615 STEEL	100	LB
15	1/4" DIA. A615 STEEL	100	LB
16	1/4" DIA. A615 STEEL	100	LB
17	1/4" DIA. A615 STEEL	100	LB
18	1/4" DIA. A615 STEEL	100	LB
19	1/4" DIA. A615 STEEL	100	LB
20	1/4" DIA. A615 STEEL	100	LB
21	1/4" DIA. A615 STEEL	100	LB
22	1/4" DIA. A615 STEEL	100	LB
23	1/4" DIA. A615 STEEL	100	LB
24	1/4" DIA. A615 STEEL	100	LB
25	1/4" DIA. A615 STEEL	100	LB
26	1/4" DIA. A615 STEEL	100	LB
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96	1/4" DIA. A615 STEEL	100	LB
97	1/4" DIA. A615 STEEL	100	LB
98	1/4" DIA. A615 STEEL	100	LB
99	1/4" DIA. A615 STEEL	100	LB
100	1/4" DIA. A615 STEEL	100	LB

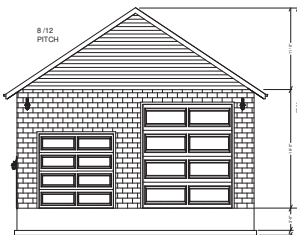
SDS-CAD Specialized Design Systems
 Garage for



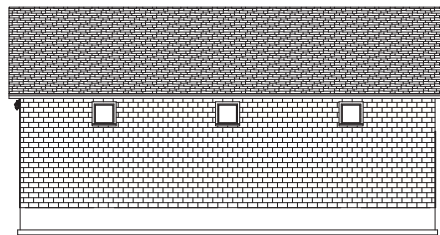
REAR ELEVATION
SCALE 1/4"=1'



LEFT ELEVATION
SCALE 1/4"=1'



FRONT ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'

SDS-CAD Specialized Design Systems
 Garage for

ROOF FRAMING DETAILS
SCALE 1/8"=1'

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

Roof Framing:

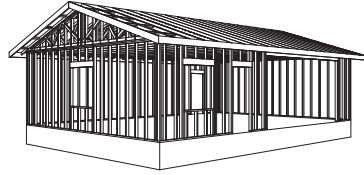
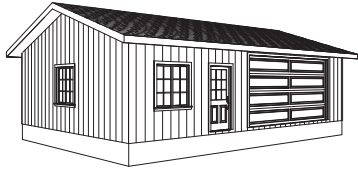
- Fascia to be 2" Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Soffit blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Basis of design roof live/snow load of 20 psf, and roof dead load of 10 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8" water.

General framing (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted.
Header sizes (single story construction)
2'-0" to 4'-0" Span 2-2x4s
4'-0" to 6'-0" Span 2-2x6s
6'-0" to 8'-0" Span 2-2x8s
8'-0" to 10'-0" Span 2-2x10s
10'-0" to 12'-0" Span 2-2x12s or as noted on plan
- Brace all exterior walls and cross-stud partitions at each end of building and at least every 20' of length by one of the following:
a. Simpson WB 125 wall bracing with 3-16d nails at each end and 1-6d nails at each stud.
b. Plywood sheathing at a minimum thickness of 7/16" inch.
- Fire stopping:
a. Freeboard stud spaces over 10' in height, kurlid spaces, soffits, drop ceilings, cove ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
b. Freeboarding shall consist of 2" nominal lumber.
c. Freeboard openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
d. Exterior wall framing to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plate.
e. Shear wall to be 2"x12" Sheathing, see detail.
- All stress grade lumber shall comply with WCLC specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade (No. 1400 or better unless otherwise noted).
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Follow all applicable codes for masonry block construction

SDS-CAD Specialized Design Systems
 Garage for



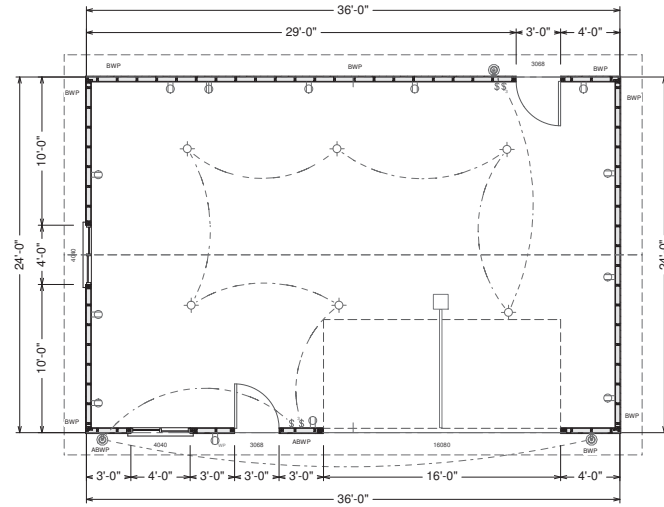
24 x 36 - 9' Garage Plan Plan #g271 By SDS-CAD Specialized Design Systems

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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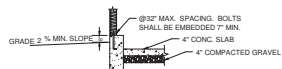


30 year dimensional strusses and Studly Panel Siding or T111 or Structural Panel exterior turning vertical with 8" on center grooves. Hailing schedule is 6" on ends, 12" on centers for ralls. Trusses are engineered on 24" and framing is 2" x 4" on 16" centers, 9' ceiling height.

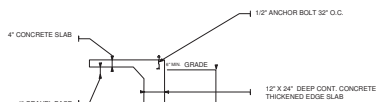


GARAGE MAIN FLOOR PLAN SCALE 1/4"=1'

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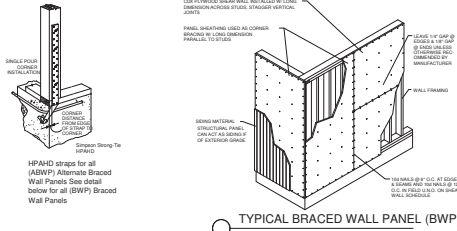
Footing and concrete wall option



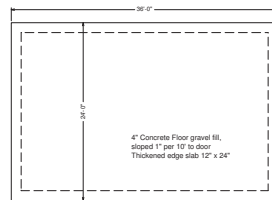
Monolithic slab foundation option

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

- 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

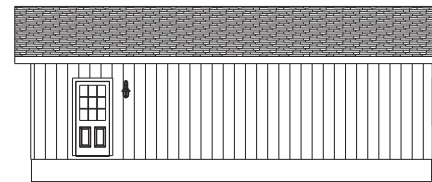


TYPICAL BRACED WALL PANEL (BWP)
N.T.S.

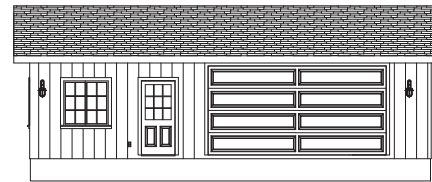


FOUNDATION PLAN
SCALE 1/8"=1'

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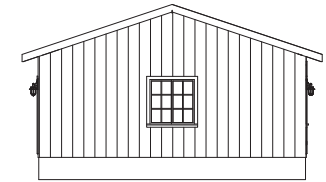


REAR ELEVATION
SCALE 3/16"=1'

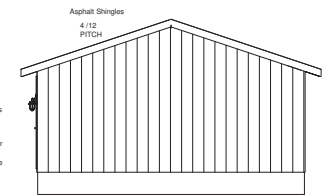


FRONT ELEVATION
SCALE 3/16"=1'

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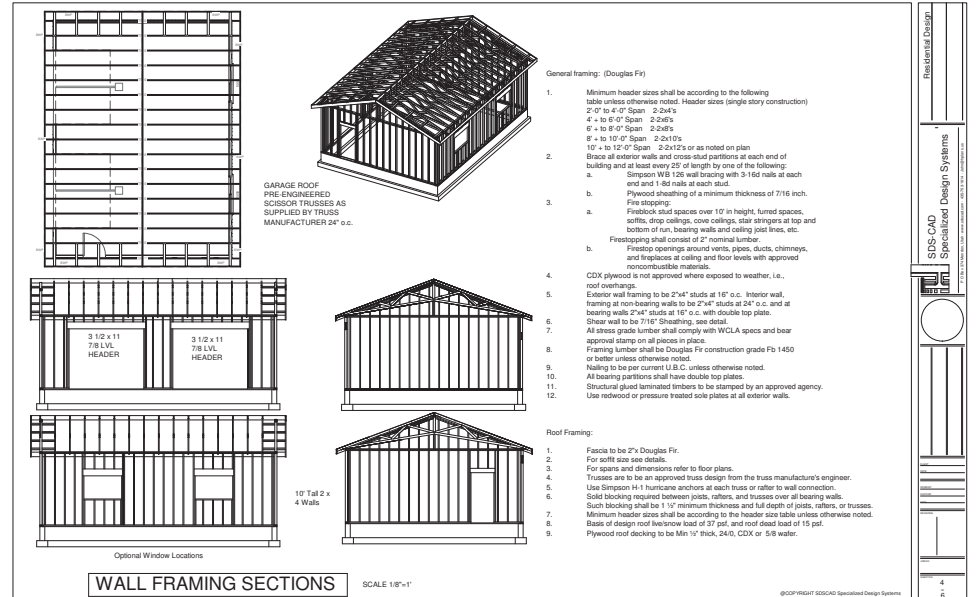
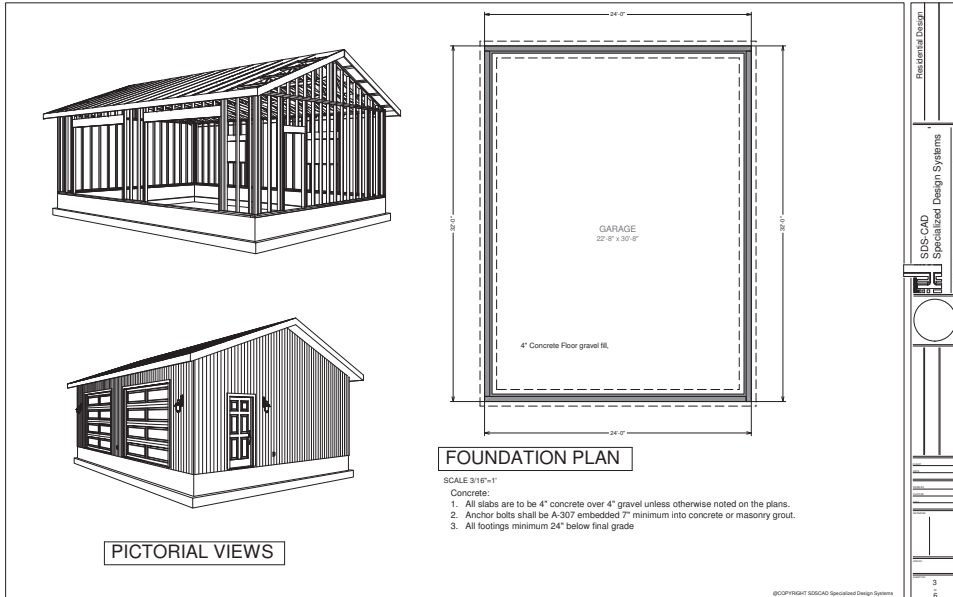
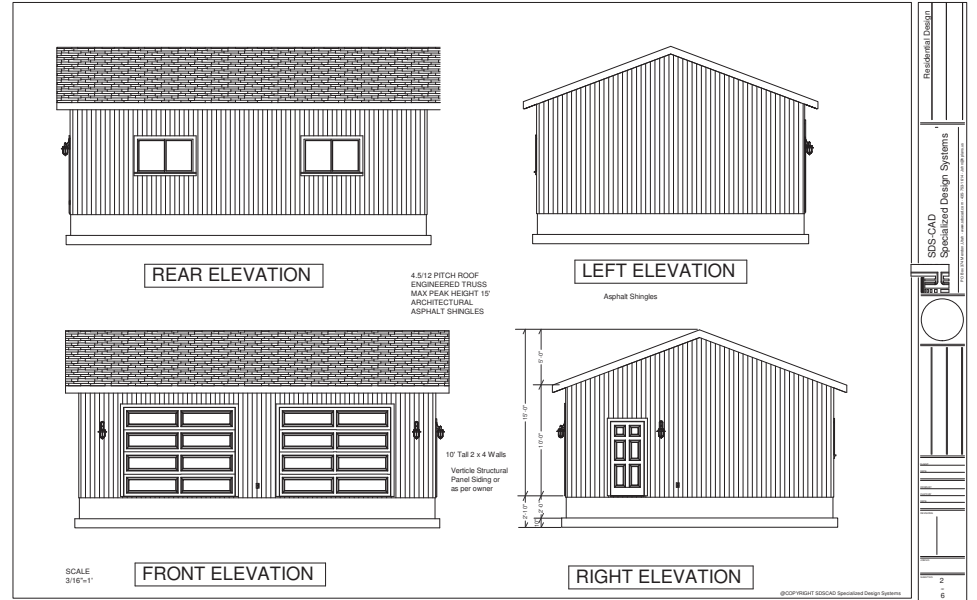
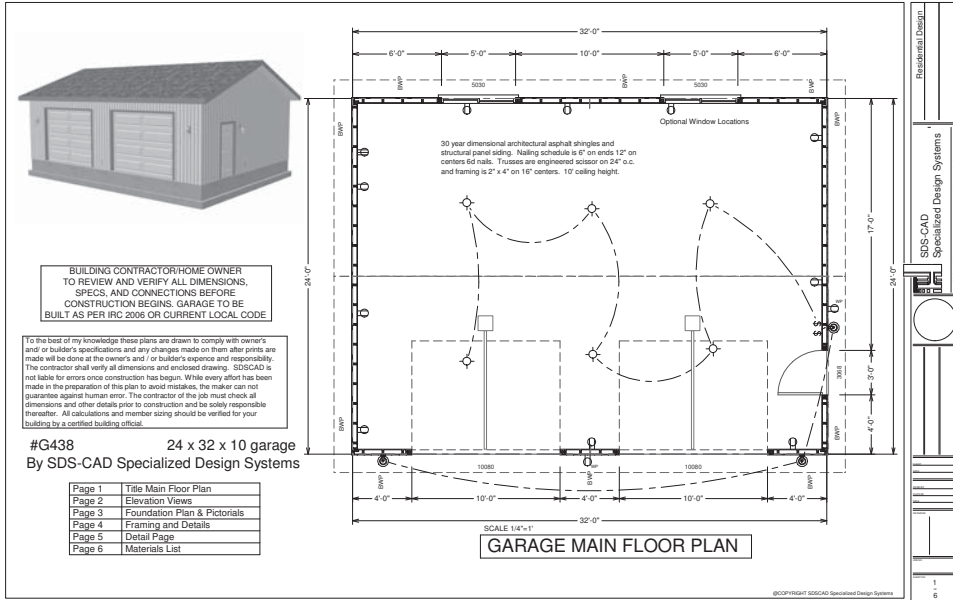
LEFT ELEVATION
SCALE 3/16"=1'

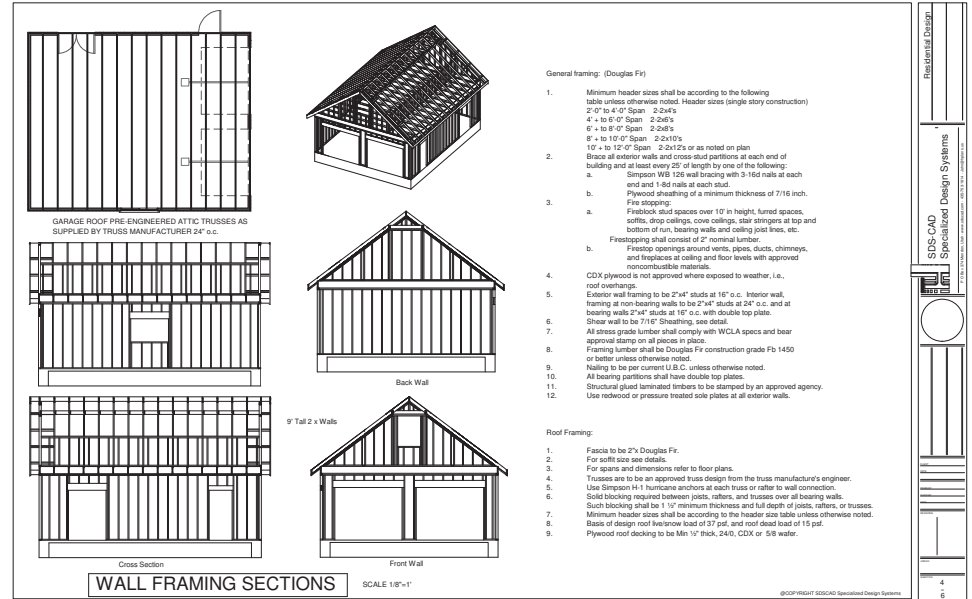
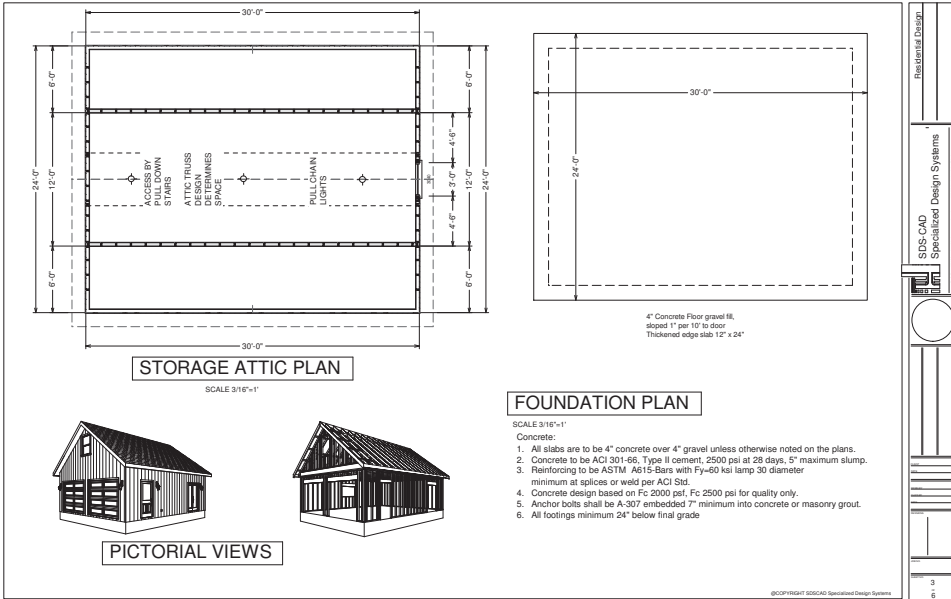
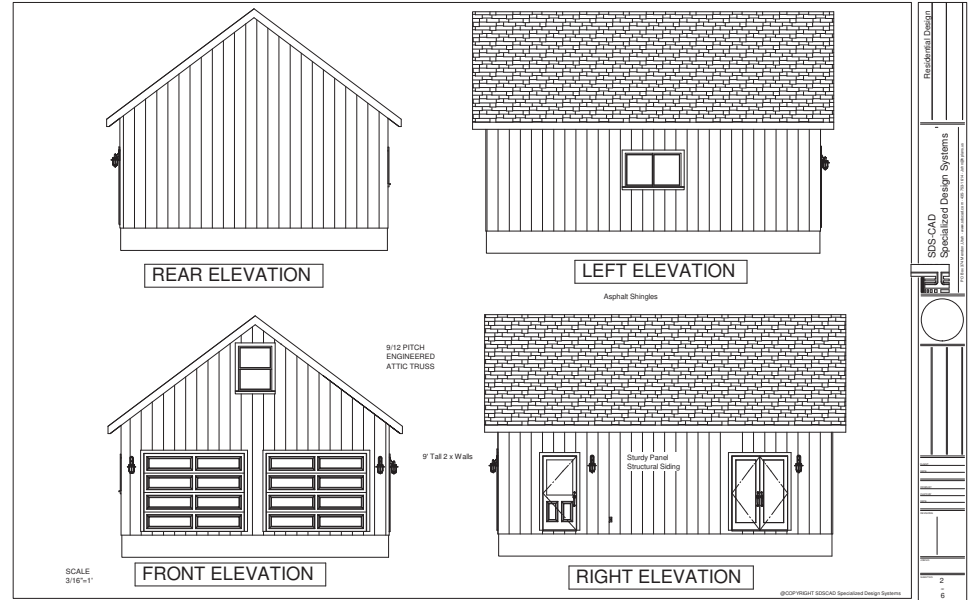
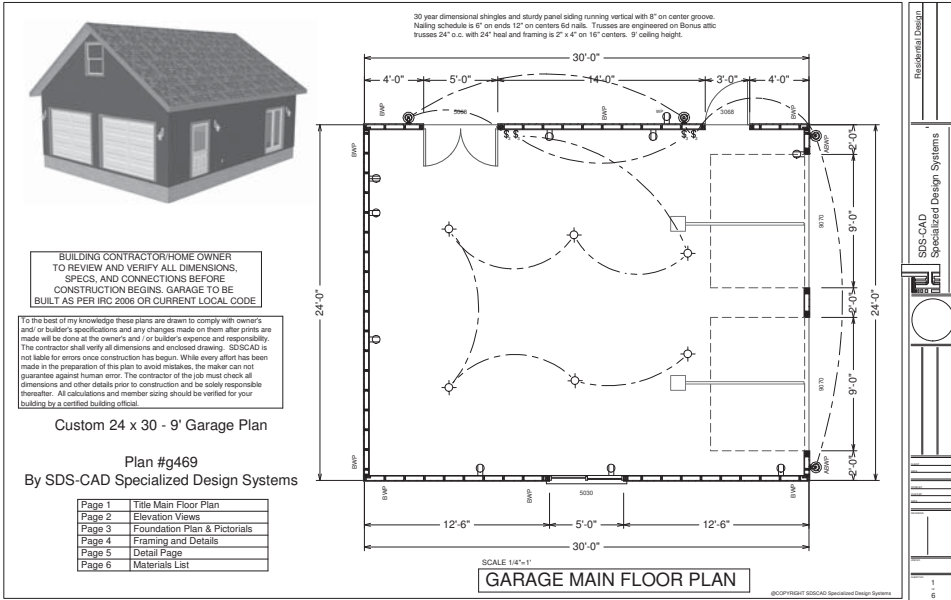


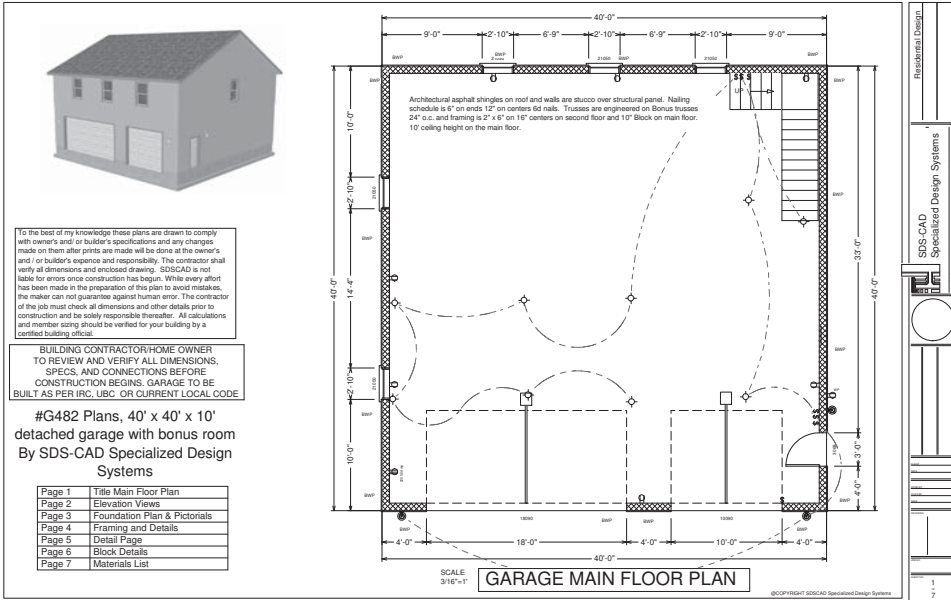
RIGHT ELEVATION
SCALE 3/16"=1'

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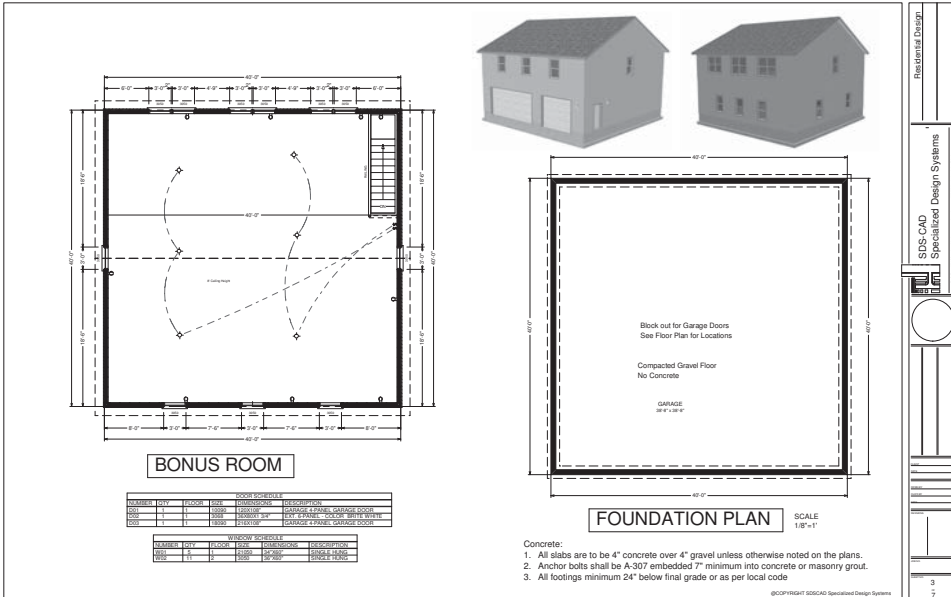
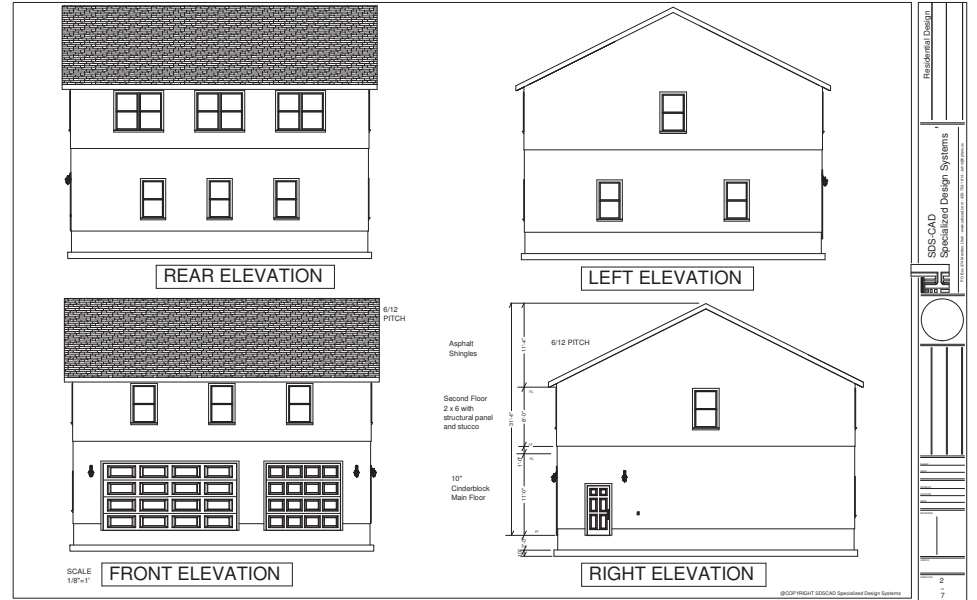


To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after permits are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. SDS-CAD 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.

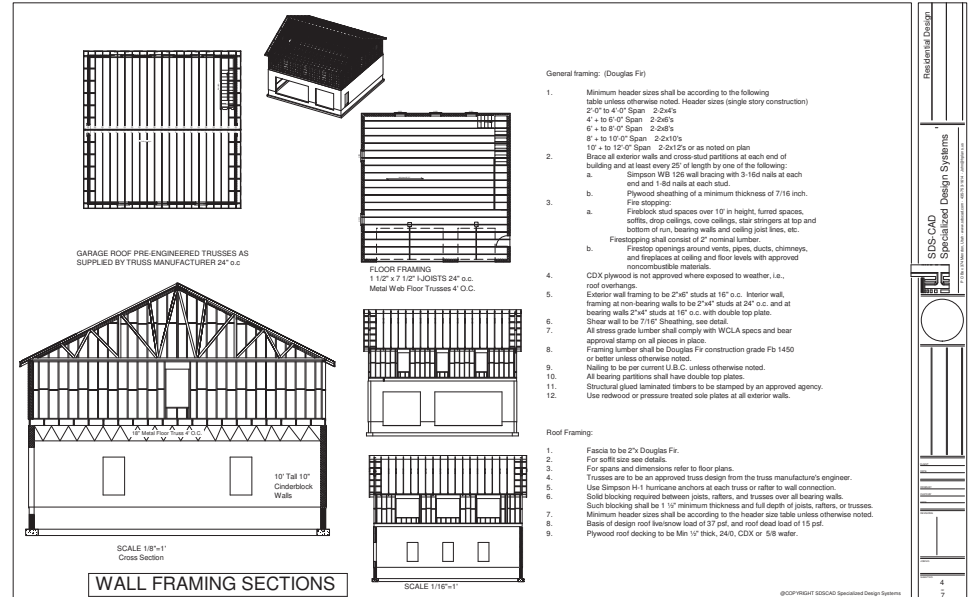
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IBC, LBC, OR CURRENT LOCAL CODE

#G482 Plans, 40' x 40' x 10' detached garage with bonus room
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	Block Details
Page 7	Materials List



- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade or as per local code

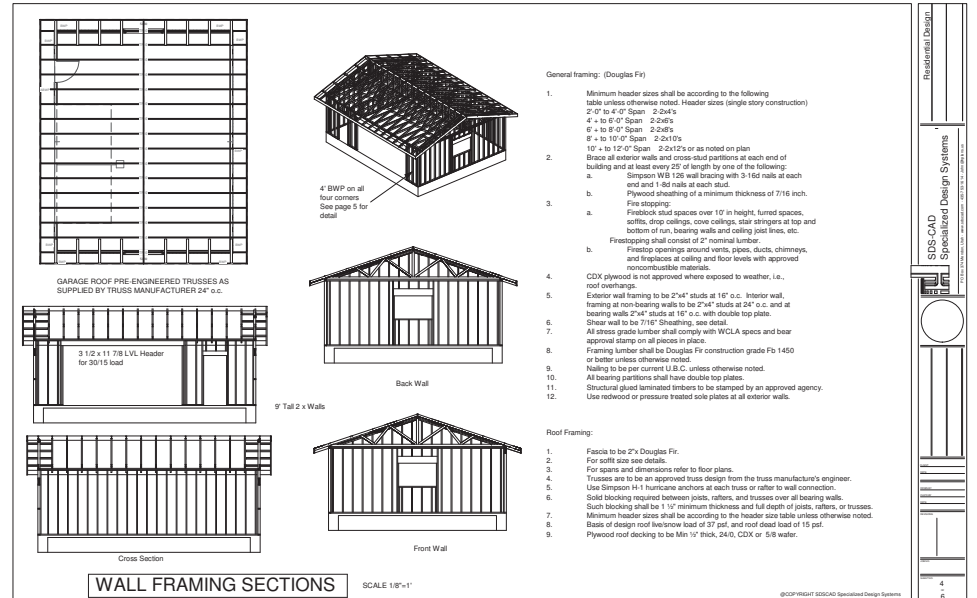
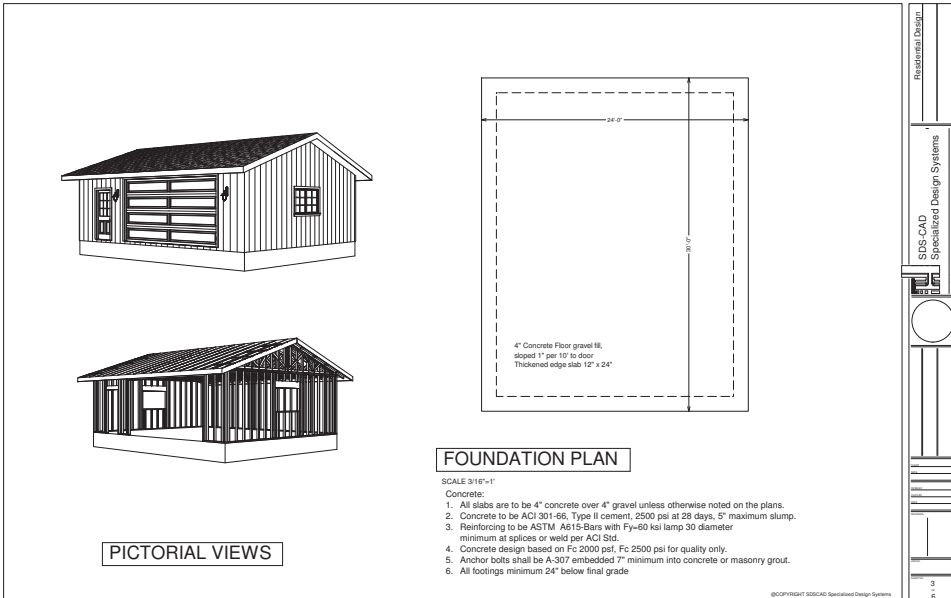
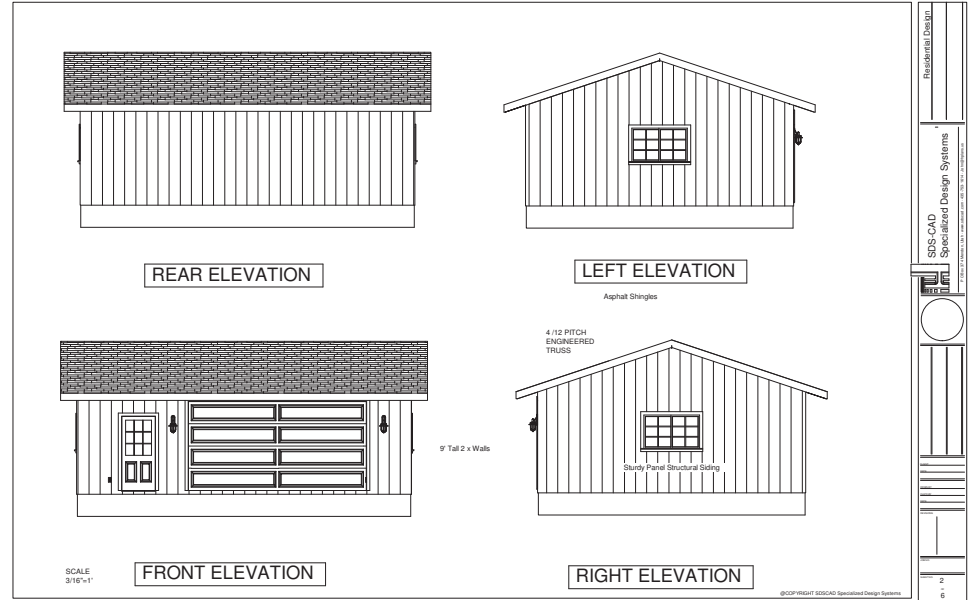
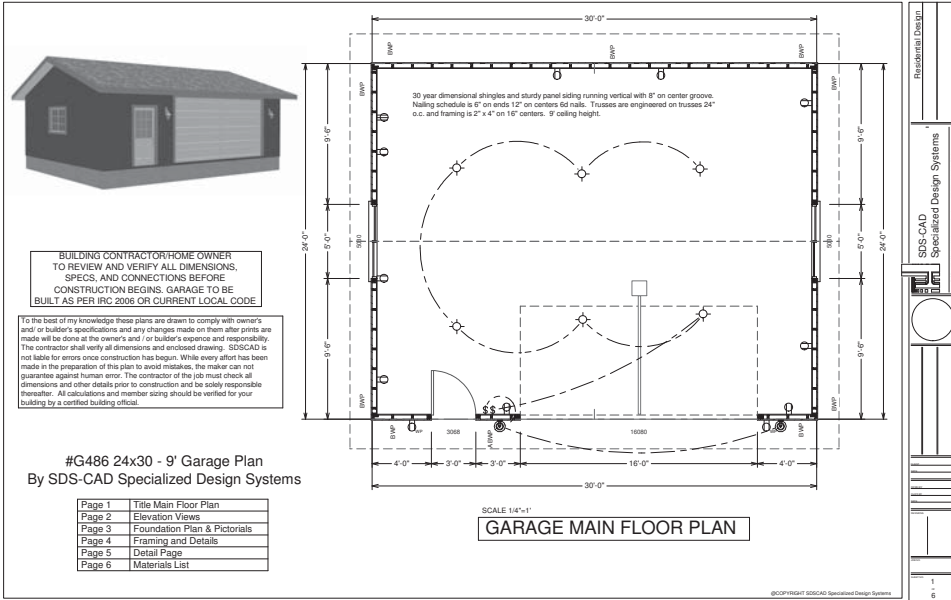


General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
2' 0" to 4' 0" Span 2-2x6s
4' + to 6' 0" Span 2-2x6s
6' + to 8' 0" Span 2-2x6s
8' + to 10' 0" Span 2-2x10s
10' + to 12' 0" Span 2-2x12s or as noted on plan
- 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. Fine stopping.
- Firestop:
a. Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, cone ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
b. Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and freplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- Exterior wall framing to be 2"x6" studs at 16" o.c. Interior wall, bearing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates. Shear walls to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCL-A specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit specs see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Sole blocking required between joists, rafters, and trusses over all bearing walls.
- Sole blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof to be on a bed of 12" sand, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.



- General framing: (Douglas Fir)**
- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2-2x4s
 - 4 + to 6' 0" Span 2-2x4s
 - 6 + to 8' 0" Span 2-2x4s
 - 8 + to 10' 0" Span 2-2x4Ds
 - 10 + to 12' 0" Span 2-2x12s or as noted on plan
 - 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 1-6d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping:
 - Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, cross ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - Firestopping shall consist of 2" nominal lumber.
 - Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
 - CDX plywood is not approved where exposed to weather. i.e., roof overhangs.
 - Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, framing all non-bearing walls to be 2"x4" studs at 24" o.c. and bearing walls 2"x4" studs at 16" o.c. with double top plates.
 - Shear wall to be 7/16" Sheathing, see detail.
 - All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
 - Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
 - Nailing to be per current U.B.C. unless otherwise noted.
 - All bearing partitions shall have double top plates.
 - Structural glued laminated timbers to be stamped by an approved agency.
 - Use redwood or pressure treated sole plates at all exterior walls.
- Roof Framing:**
- Fascia to be 2" Douglas Fir.
 - For soffit specs see details.
 - For spans and dimensions refer to floor plans.
 - Trusses are to be an approved truss design from the truss manufacturer's engineer.
 - Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
 - 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 joist, rafter, or trusses.
 - Minimum header sizes shall be according to the header size table unless otherwise noted.
 - Base of design roof truss to be 12" full, and roof deck to be 15-ply.
 - Plywood roof decking to be Min 1/2" thick, 2410, CDX or 5/8 water.

30 year dimensional shingles and T1-11 siding running vertical with 6" on center groove, 9" horizontal siding in eaves. Ceiling schedule is 5/8" on ends 12" on centers 6d nails. Trusses are engineered on trusses 24" o.c. and framing is 2" x 4" on 16" centers, 1" exposed concrete 9" stud walls.



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

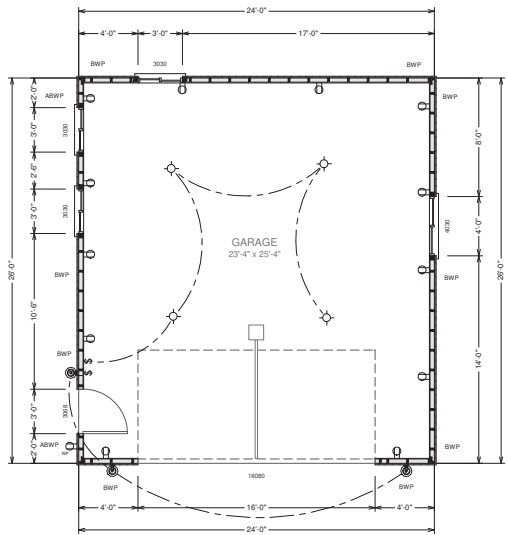
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDS-CAD 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.

#G473 24 x 26 - 9' Garage Plan
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

GARAGE MAIN FLOOR PLAN

SCALE 1/4"=1'

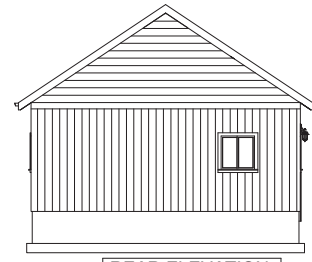


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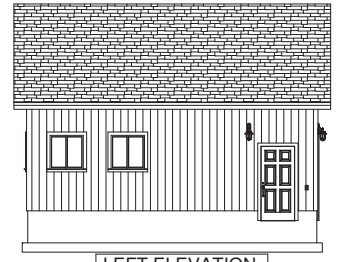
Residential Design

SDS-CAD Specialized Design Systems

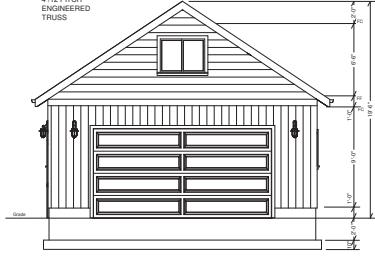
1/15/2024 10:00 AM PROJECT NO. 24-01-00000001



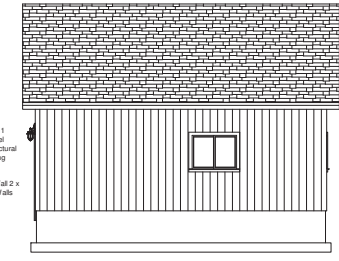
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

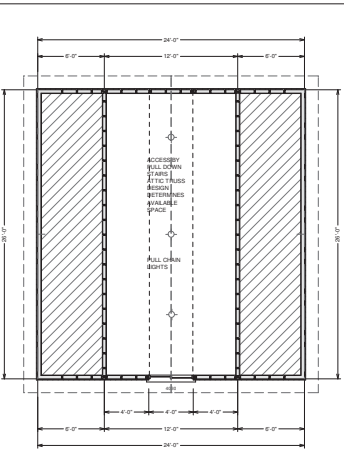
SCALE 3/16"=1'

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Residential Design

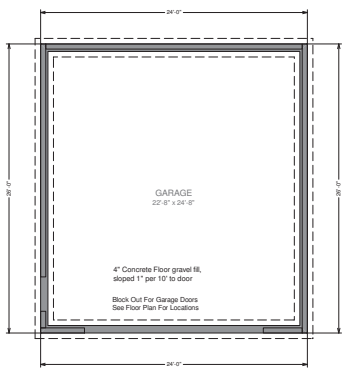
SDS-CAD Specialized Design Systems

1/15/2024 10:00 AM PROJECT NO. 24-01-00000001



ATTIC STORAGE PLAN

SCALE 3/16"=1'



FOUNDATION PLAN

SCALE 3/16"=1'

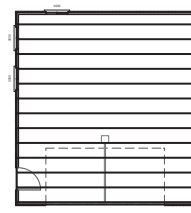
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi max 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 ppsf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade

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Residential Design

SDS-CAD Specialized Design Systems

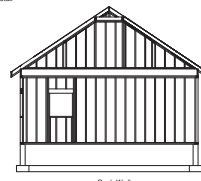
1/15/2024 10:00 AM PROJECT NO. 24-01-00000001



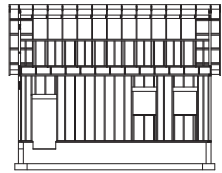
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



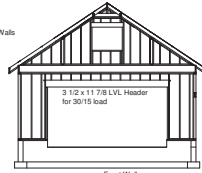
4" BWP or ABWP on all four corners See page 5 for detail



Back Wall



Cross Section



Front Wall

9" Tall 2 x Walls

3 1/2 x 11 7/8 LVL Header for 2015 load

WALL FRAMING SECTIONS

SCALE 1/8"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2-2x6's
 - 4' + to 6' 0" Span 2-2x6's
 - 6' + to 8' 0" Span 2-2x6's
 - 8' + to 10' 0" Span 2-2x10's
 - 10' + to 12' 0" Span 2-2x12's or as noted on plan
- 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:
 - Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
 - Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
- Fire stopping:
 - Fireblock stud spaces over 10' in height, turned spaces, soffits, eave ceilings, eave ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and frepacels at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCL-A specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

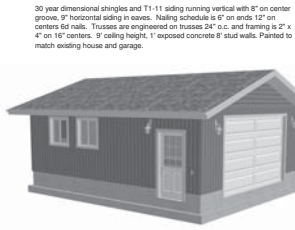
- Fascia to be 2" Douglas Fir.
- For soffit see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Sole blocking required between joists, rafters, and trusses over all bearing walls.
- Sole blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof tie-in row load at 17' and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.

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Residential Design

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1/15/2024 10:00 AM PROJECT NO. 24-01-00000001



30 year dimensional shingles and T1-11 siding running vertical with 8" on center groove, 9" horizontal siding in eaves. Nailing schedule is 6" on ends 12" on centers for nails. Trusses are engineered on trusses 24" o.c. and framing is 2" x 4" on 16" centers. 9' ceiling height, 1" exposed concrete 8" stud walls. Painted to match existing house and garage.

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

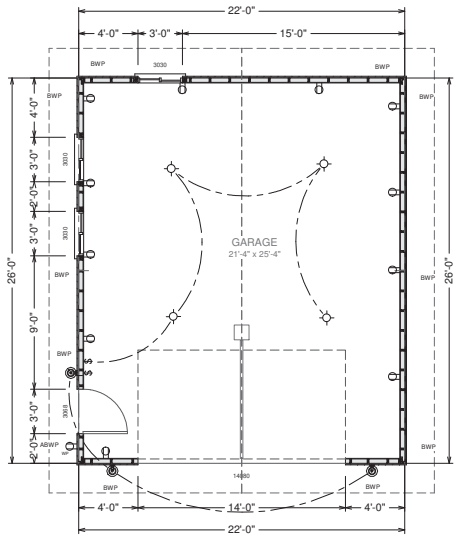
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after owner's review will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDS-CAD 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.

#G495 22 x 26 - 9' Garage Plan
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

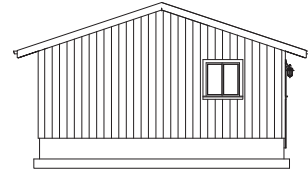
GARAGE MAIN FLOOR PLAN

SCALE 1/4"=1'

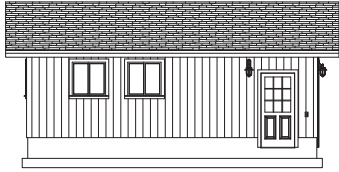


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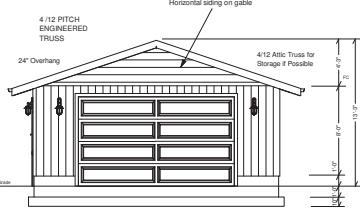
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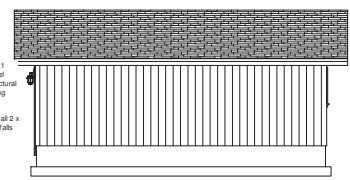
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

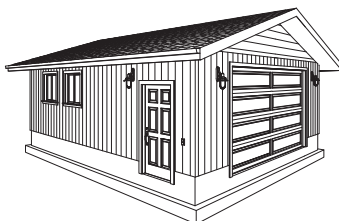
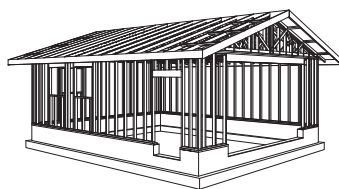


RIGHT ELEVATION

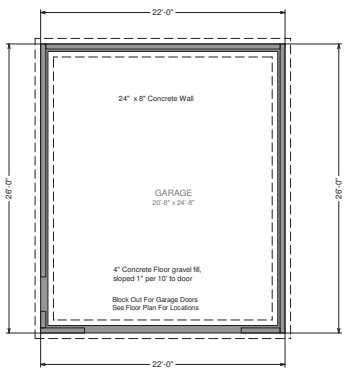
SCALE 3/16"=1'

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PICTORIAL VIEWS



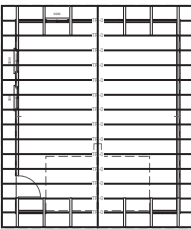
FOUNDATION PLAN

SCALE 3/16"=1'

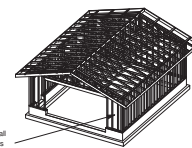
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 psf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grid.
 - All footings minimum 24" below final grade

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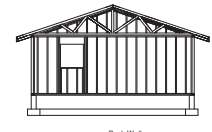
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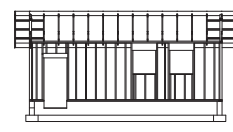
Cross Section



4" BWP or 4BWP on all four corners See page 5 for detail



Back Wall



Front Wall

WALL FRAMING SECTIONS

SCALE 1/8"=1'

General framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2,2x4s
 - 4 + to 6' 0" Span 2,2x4s
 - 6 + to 8' 0" Span 2,2x4s
 - 8 + to 10' 0" Span 2,2x4's
 - 10 + to 12' 0" Span 2,2x4's or as noted on plan
- 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 1-6d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
 - c. Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, crown moldings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - d. Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and frepacels at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather. i.e., roof overhangs.
- Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, bearing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.S.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use reduced or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls.
- Such blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof tie-in row load of 12 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24D, CDX or 5/8 water.

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30 year dimensional shingles and vinyl siding over structural panel. Nailing schedule 6" on ends 12" on centers 6d nails. Roof framed with nominal lumber rafters 16" o.c. and wall framing is 2" x 4" on 16" centers. 9'-6" ceiling height.

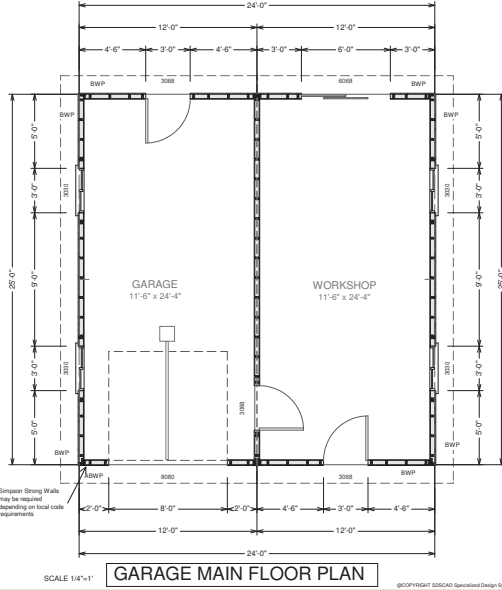


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IBC, UBC OR CURRENT LOCAL CODE.

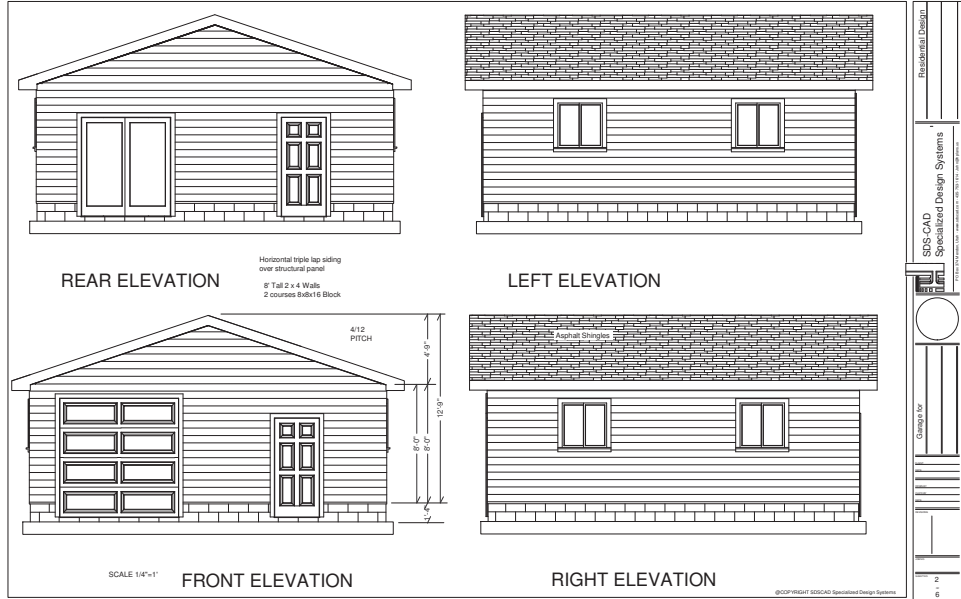
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#G300 Garage 24 X 25 X 9'-6"
By SDS-CAD Specialized Design Systems

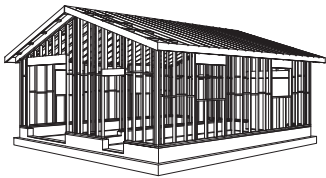
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Footings
Page 4	Framing and Details
Page 5	Detail Page
Page 6	Materials List



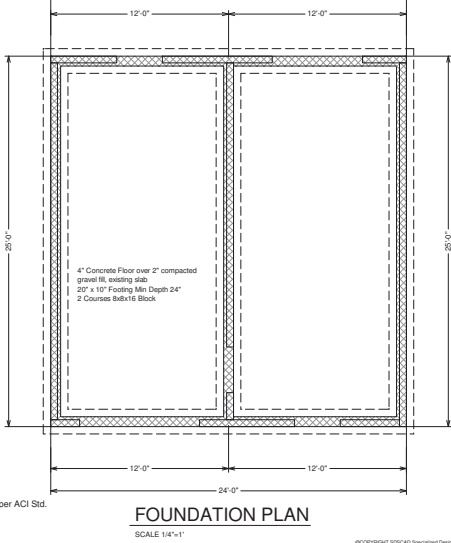
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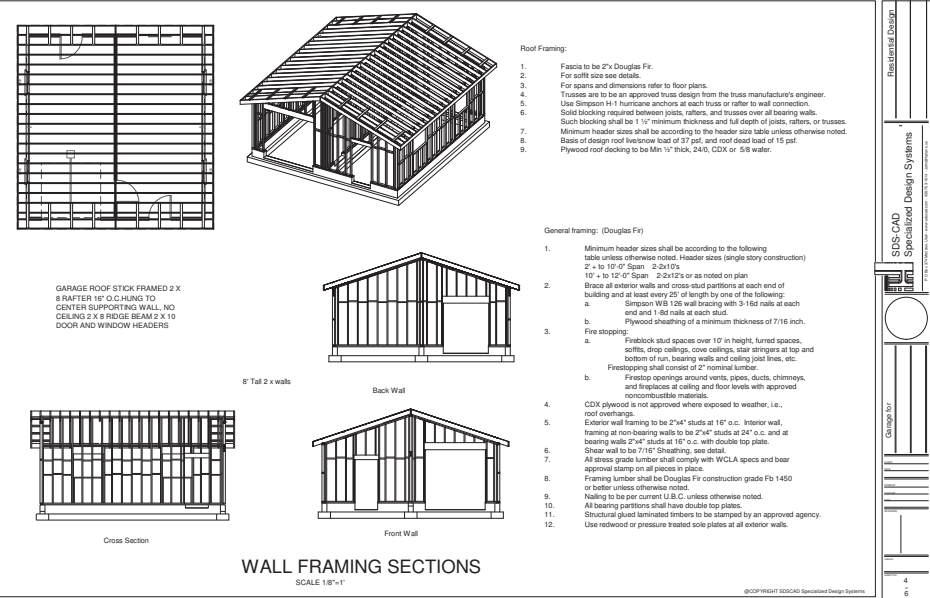
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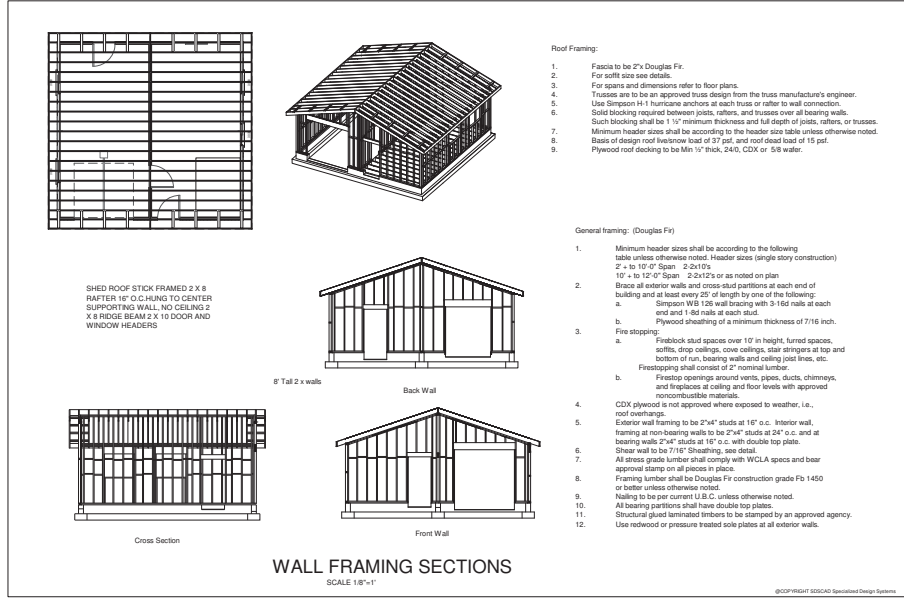
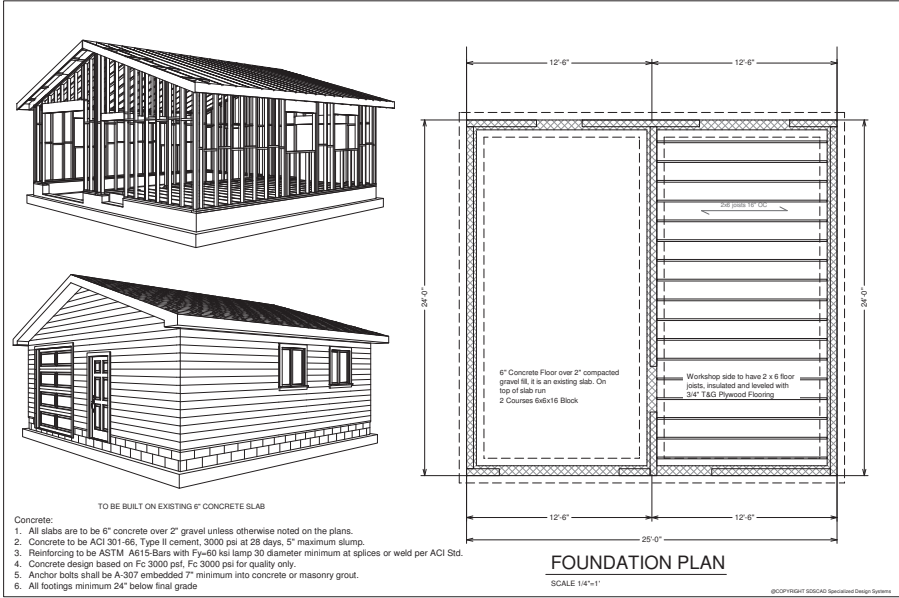
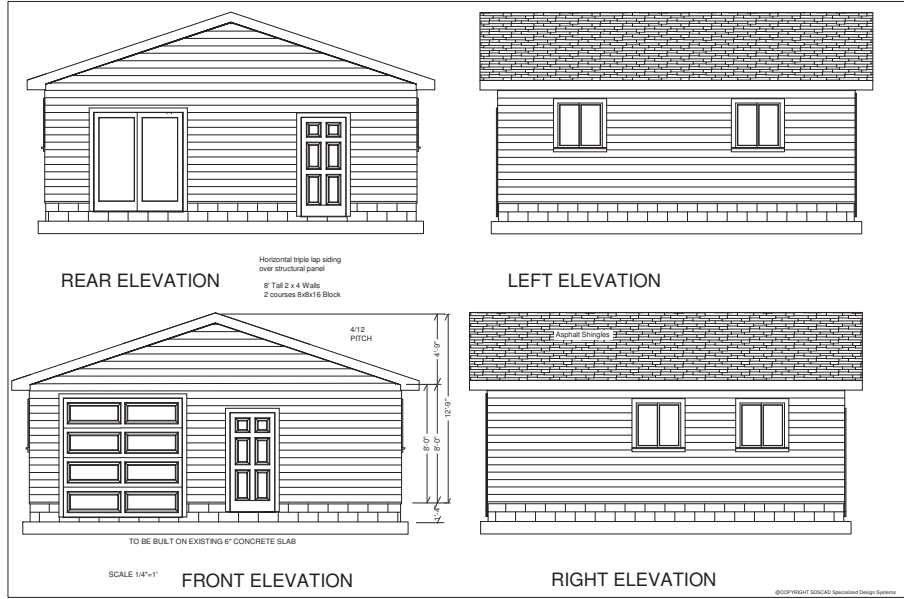
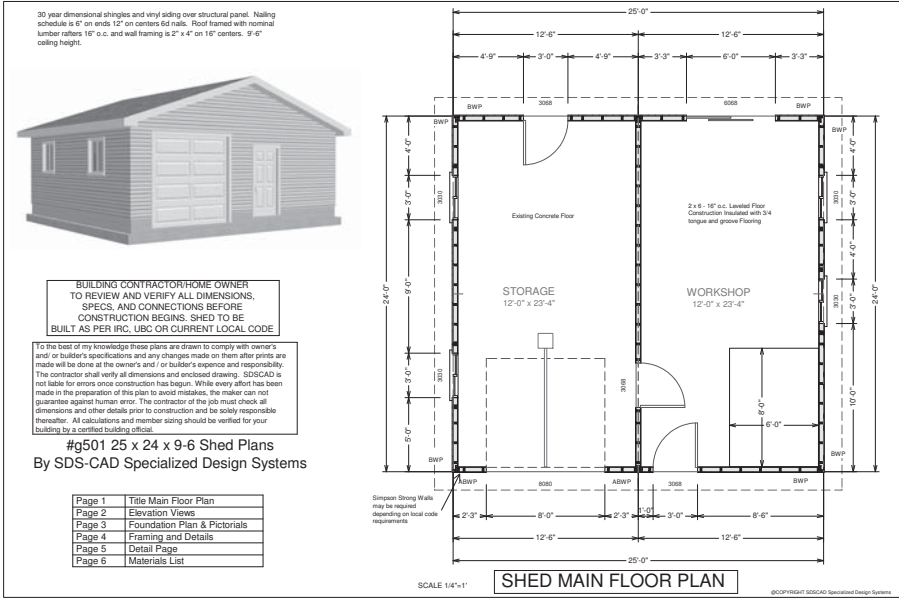
- Concrete:
- All slabs are to be 6" concrete over 2" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 3000 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi and 3/8" diameter minimum at splices or weld per ACI 318.
 - Concrete design based on Fc 3000 psi, Fc 3000 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade.




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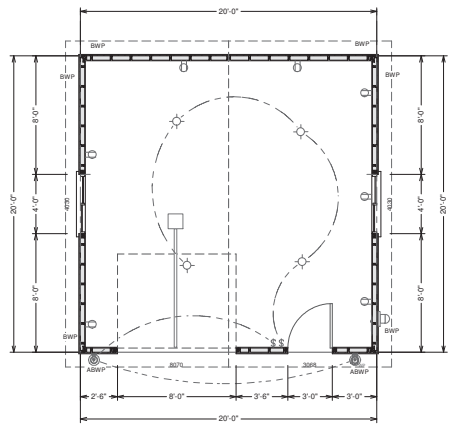
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE.

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#g506 20' x 20' x 8 Garage Plans Post and Pier
By SDS-CAD Specialized Design Systems

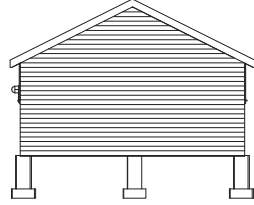
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page
Page 6	Materials List

30 year dimensional shingles siding over structural sheathing. Nailing schedule is 6" on ends 12" on centers 6d nails. 2" x 6" rafters with truss plates and 1 x 6 gusset 24" o.c. and framing is 2" x 4" on 12" centers. 8' ceiling height. 2 x 10 Floor Joists with 3/4" Flooring.

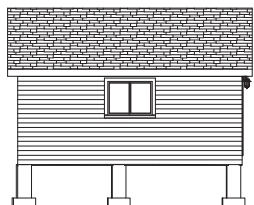


GARAGE MAIN FLOOR PLAN
SCALE 1/4"=1'


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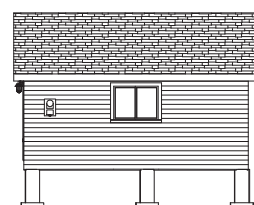
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



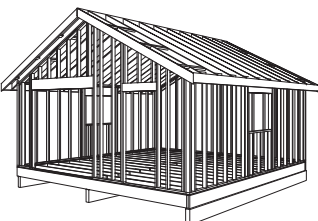
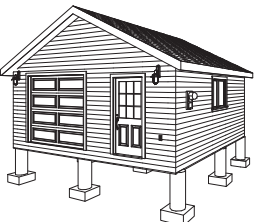
RIGHT ELEVATION

ROOF
6 1/2 PITCH 2 x 6 RAFTERS 24" O.C.
ASPHALT SHINGLES

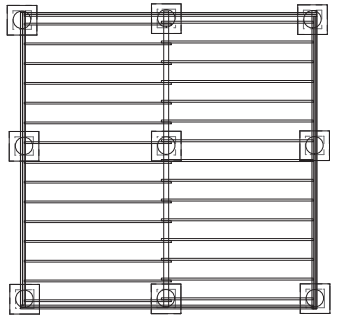
WALLS
8' TALL 2" x 4" WALLS
VINYL SIDING
OVER STRUCTURAL SHEATHING

SCALE 3/16"=1'

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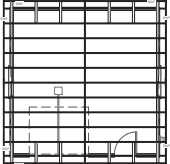

PICTORIAL VIEWS




FOUNDATION PLAN
SCALE 1/4"=1'

Post and Pier Foundation
18" x 18" x 9" Footing for Pier Min
PT or Concrete Posts
Spacing 10' Between Beams
Spacing 10' Between Posts
Beams 4" x 10"
Joists 2" x 10" With 3/4" Flooring
Continuous Simpson Strapping
From Stud to Concrete Post
T&G Sub Floor

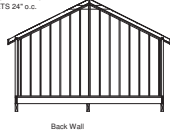
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**GARAGE ROOF TRUSS
PLATES WITH TRUSS
GUSSETS 24" o.c.**



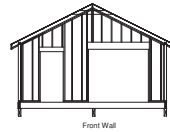
8' Tall 2 x Walls



Back Wall



Cross Section



Front Wall

WALL FRAMING SECTIONS
SCALE 1/8"=1'

General Framing: (Douglas Fir)

- 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
- Brace all exterior walls and cross-stud partitions at each end of building and at least every 20' of length by one of the following:
a. Simpson W6 125 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. Fire stopping:
Firebook stud spaces over 10' in height, turned spaces, soffits, drop ceilings, cove ceilings, star stringers at top and bottom of run, bearing walls and ceiling joist ties, etc.
c. Freestanding openings around vents, pipes, ducts, chimneys, and freestaps at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates.
- Shear wall to be 7/16" Sheathing, see detail.
- All cross girds lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency. Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" x Douglas Fir.
- For soffit size see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer. Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- 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 joist, rafter, or trusses.
- Minimum header size shall be according to the header size table unless otherwise noted.
- Base of design roof live/load of 17 psf, and roof dead load of 10 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX, or 5/8 waf.

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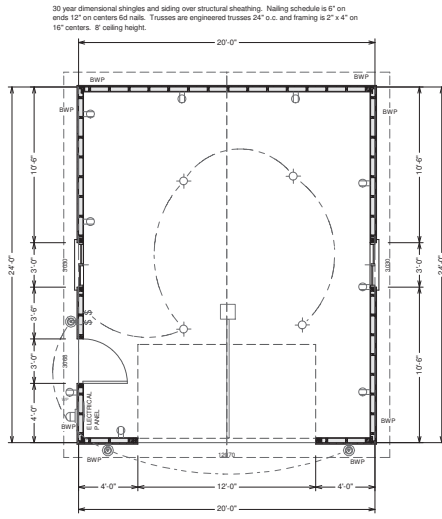


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#g507 20 x 24 x 8 Garage Plans
By SDS-CAD Specialized Design Systems

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



SCALE 1/4"=1'
GARAGE MAIN FLOOR PLAN

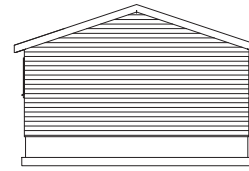
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Residential Design

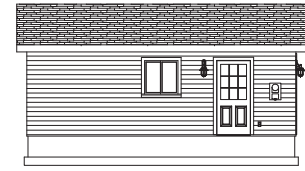
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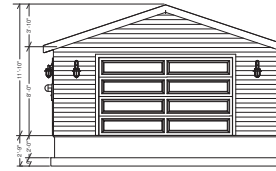
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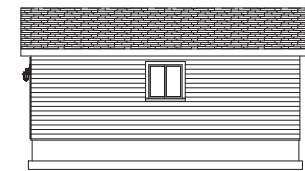
REAR ELEVATION



LEFT ELEVATION



SCALE 3/16"=1'
FRONT ELEVATION



RIGHT ELEVATION

ROOF
4/12 PITCH ENGINEERED MANUFACTURED TRUSS ASPHALT SHINGLES

WALLS
8" TALL 2" x 4" WALLS VINYL SIDING AS PER OWNER OVER STRUCTURAL SHEATHING

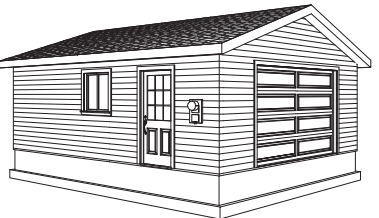
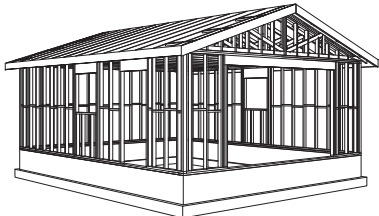
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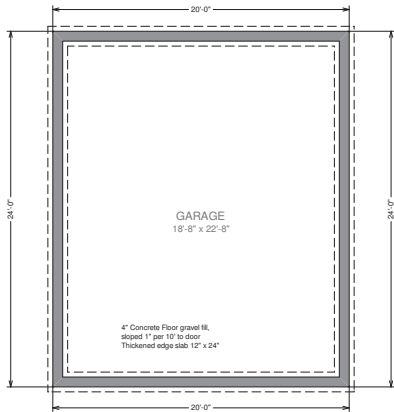
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2



PICTORIAL VIEWS



SCALE 1/4"=1'
FOUNDATION PLAN

- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 psi, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry groud.
 - All footings minimum 24" below final grade

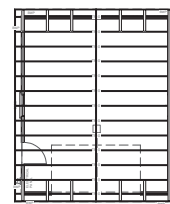
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Residential Design

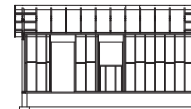
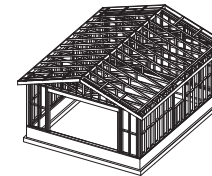
SDS-CAD Specialized Design Systems

17111 W. GREENWAY DR. SUITE 100 • GREENWOOD, MO 64601

4



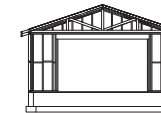
GARAGE ROOF PRE-ENGINEERED TRUSSES WITH AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



Cross Section



9" Tall 2 x 4 Walls



Front Wall

SCALE 1/8"=1'
WALL FRAMING SECTIONS

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Residential Design

SDS-CAD Specialized Design Systems

17111 W. GREENWAY DR. SUITE 100 • GREENWOOD, MO 64601

4

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2-2x4s
 - 4' + to 6' 0" Span 2-2x6s
 - 6' + to 8' 0" Span 2-2x8s
 - 8' + to 10' 0" Span 2-2x10s
 - 10' + to 12' 0" Span 2-2x12s or as noted on plan
- 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 1-6d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping:
 - Fireblock stud spaces over 10' in height, turned spaces, soffits, eave ceilings, eave ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - Firestopping shall consist of 2" nominal lumber.
 - Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates.
- Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- 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 joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof truss to be 12" x 12" and roof deck load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 2410, CDX or 5/8 water.

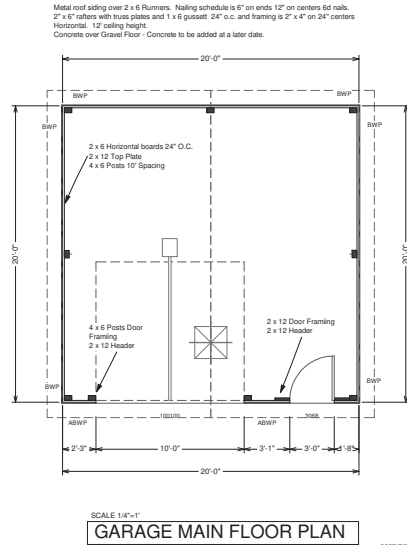


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE

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. SDS/CAD 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.

#g508 20' x 20' x 12' Garage Plans
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

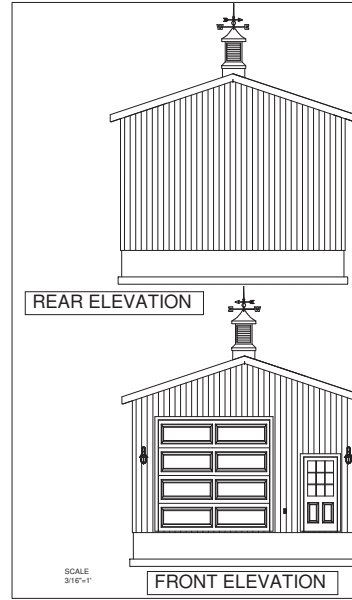


Residential Design

SDS-CAD Specialized Design Systems

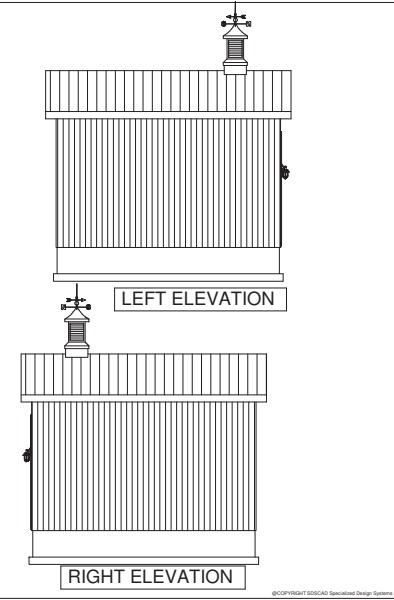
11/15/2015 10:00 AM - 11/15/2015 10:00 AM

1
6



ROOF
4 1/2 PITCH TRUSSES 24" O.C.
METAL ROOF

WALLS
4 x 6 POSTS 10' Spacing
2 x 6 HORIZONTAL GN 24" CENTERS
12' TALL 2" x 4" WALLS
METAL SIDING

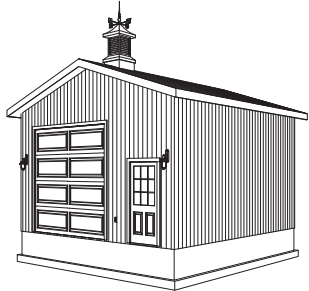


Residential Design

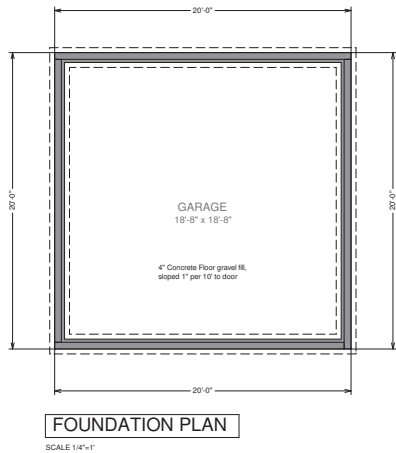
SDS-CAD Specialized Design Systems

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2
6



PICTORIAL VIEWS



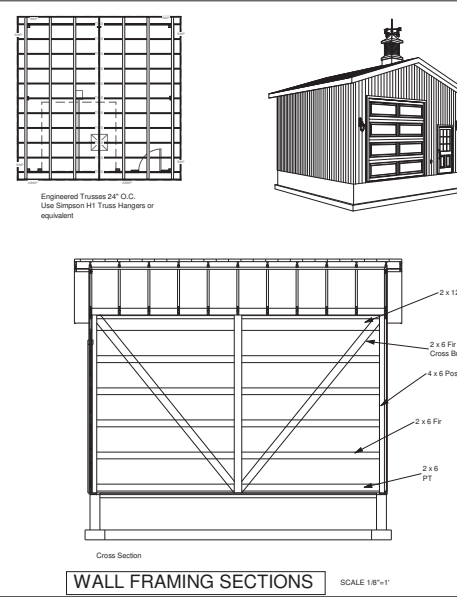
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or welds per ACI 301.
 - Concrete design based on Fc 2000 psi, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade

Residential Design

SDS-CAD Specialized Design Systems

11/15/2015 10:00 AM - 11/15/2015 10:00 AM

3
6



General Framing: (Douglas Fir)

- 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
Brace all exterior walls and cross-stud partitions at each end of building and at least every 20' of length by one of the following:
a. Simpson W18 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. Fire stopping:
Fireblock stud spaces over 10" in height, turned splices, soffit, 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.
Firestopping around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
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.
Shear wall to be 7/16" Sheathing, see detail.
- All cross girds lumber shall comply with WCLCA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency. Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" x Douglas Fir.
- For soffit see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer. Use Simpson H1 hurricane anchors at each truss or rafter to wall connection.
- Soth blocking required between posts, rafters, and trusses over all bearing walls. Such blocking shall be 1 1/2" minimum thickness and full depth of posts, rafters, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof truss/rafter load of 77 psf, and roof dead load of 10 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 water.


Residential Design

SDS-CAD Specialized Design Systems

11/15/2015 10:00 AM - 11/15/2015 10:00 AM

4
6

Architectural asphalt shingles and horizontal and vertical vinyl siding over structural panel. 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.

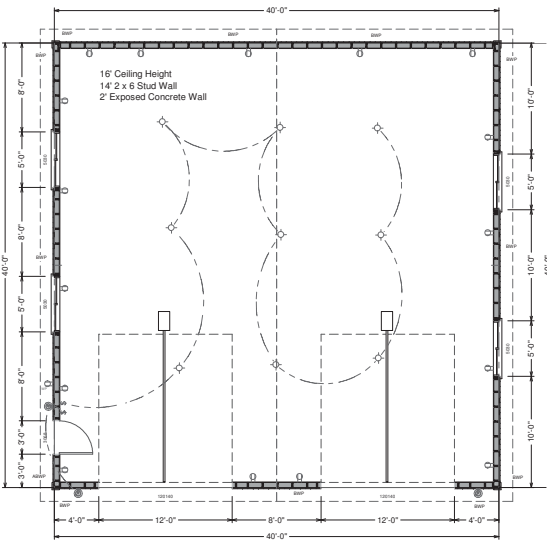


To the best of my knowledge these plans are drawn to comply with owner's need or builder's specifications and any changes made on them after pricing are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. SDS-CAD 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 hereafter. All calculations and member sizing should be verified for your building by a certified building official.

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

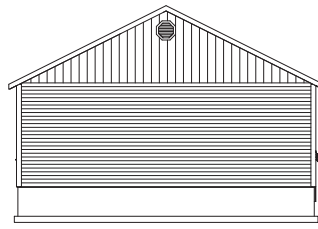
#G512 40 x 40 x 14 Garage
By SDS-CAD Specialized Design Systems

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	Material List

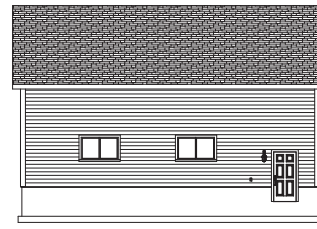


GARAGE MAIN FLOOR PLAN SCALE 3/16"=1"

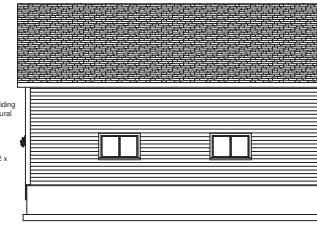
Residential Design
SDS-CAD Specialized Design Systems
1715 WILSON BLVD. SUITE 100, WEST VALLEY CITY, UT 84119



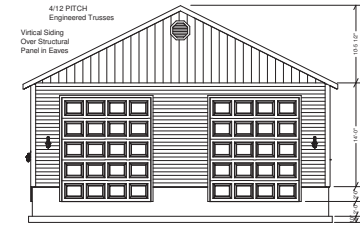
REAR ELEVATION



LEFT ELEVATION




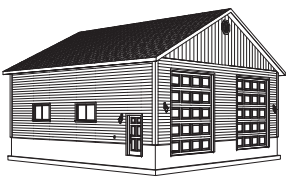
RIGHT ELEVATION




FRONT ELEVATION SCALE 1/8"=1"

Asphalt Architectural Shingles
Horizontal Siding Over Structural Panel
14" Tall 2 x 6 Walls
4/12 PITCH Engineered Trusses
Vertical Siding Over Structural Panel in Eaves

Residential Design
SDS-CAD Specialized Design Systems
1715 WILSON BLVD. SUITE 100, WEST VALLEY CITY, UT 84119

PICTORIAL VIEWS



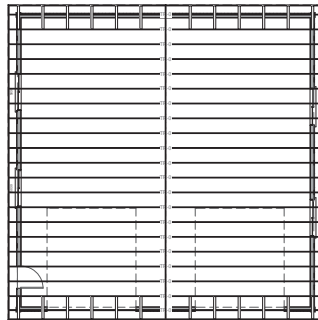
FOUNDATION PLAN SCALE 3/16"=1"

Concrete:
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
3. All footings minimum 24" below final grade.

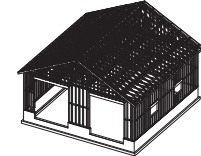

4" Concrete Floor over 4" gravel fill. Slope to door 1" per 12". Block out for garage doors in concrete walls. Add 3" to allow for door jams on dimension given.

GARAGE 36'0" x 36'0"

Residential Design
SDS-CAD Specialized Design Systems
1715 WILSON BLVD. SUITE 100, WEST VALLEY CITY, UT 84119



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

WALL FRAMING SECTIONS SCALE 1/16"=1"

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
2" 6" to 4" Span 2-2x4's
4" to 8" Span 2-2x6's
6" to 12" Span 2-2x8's
8" to 12" Span 2-2x10's
10" to 12" Span 2-2x12's or as noted on plan
- Race all exterior walls and cross-stud partitions at each end of building and at least every 20' of length by one of the following:
a. Simpson WB 125 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. Fire stopping.
- Use a Fireblock stud spaces over 10' in height, furred spaces, soffits, drop ceilings, cone ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
- Firestopping shall consist of 2" nominal lumber:
a. Framing openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
b. CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current I.B.C., unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" x Douglas Fir.
- For soffits see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- 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.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof live/now load of 20' psf, and roof dead load of 15 psf. Plywood roof decking to be Min 1/2" thick, 2x10, CDX or 5/8" water.

Residential Design
SDS-CAD Specialized Design Systems
1715 WILSON BLVD. SUITE 100, WEST VALLEY CITY, UT 84119



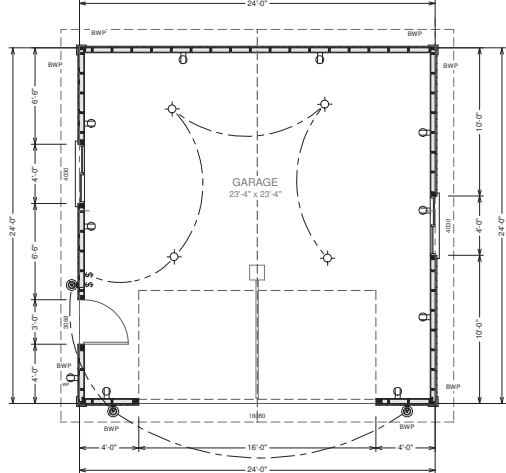
30 year dimensional shingles and structural panel siding running vertical with 6" on center groove and horizontal siding in bays. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on trusses 24" o.c. and framing is 2" x 4" on 16" centers. 5" ceiling height. Flooding more slab on compacted gravel.

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 drawings. SDS-CAD 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 therefor. All calculations and member sizing should be verified for your building by a certified building official.

#G514 24 x 24 - 9' Garage Plan
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

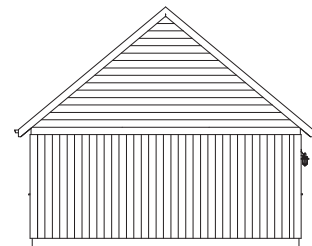


GARAGE MAIN FLOOR PLAN SCALE 1/4"=1'

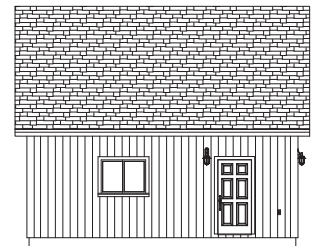
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Residential Design

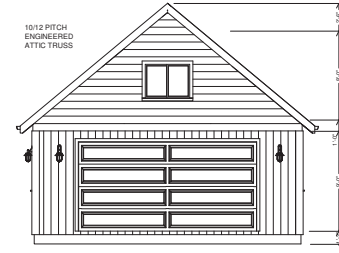
SDS-CAD Specialized Design Systems



REAR ELEVATION

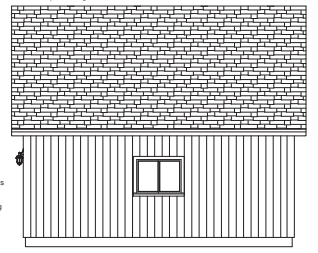


LEFT ELEVATION



FRONT ELEVATION

SCALE 3/16"=1'

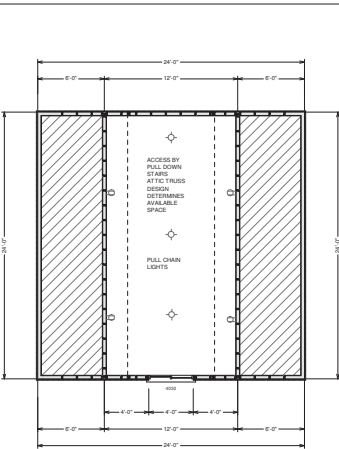


RIGHT ELEVATION

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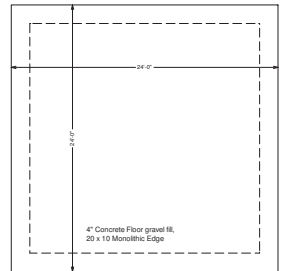
Residential Design

SDS-CAD Specialized Design Systems



ATTIC STORAGE PLAN

SCALE 3/16"=1'



FOUNDATION PLAN

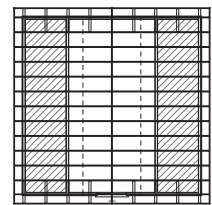
SCALE 3/16"=1'

- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lap 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 pcf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grid.
 - All footings minimum 24" below final grade

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Residential Design

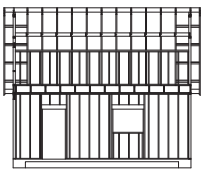
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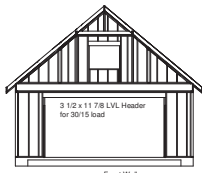
GARAGE ROOF PRE-ENGINEERED ATTIC TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" O.C.



Back Wall



Cross Section



Front Wall

WALL FRAMING SECTIONS

SCALE 1/8"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2-2x6's
 - 4' + to 6' 0" Span 2-2x6's
 - 6' + to 8' 0" Span 2-2x6's
 - 8' + to 10' 0" Span 2-2x10's
 - 10' + to 12' 0" Span 2-2x12's or as noted on plan
- 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:
 - Simon WB 125 wall bracing with 3-16d nails at each end and 1-6d nails at each stud.
 - Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
 - Firebook stud spaces over 10' in height, turned spaces, soffits, one ceiling, one ceiling, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc. Firestripping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, bearing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailings to be per current U.S.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

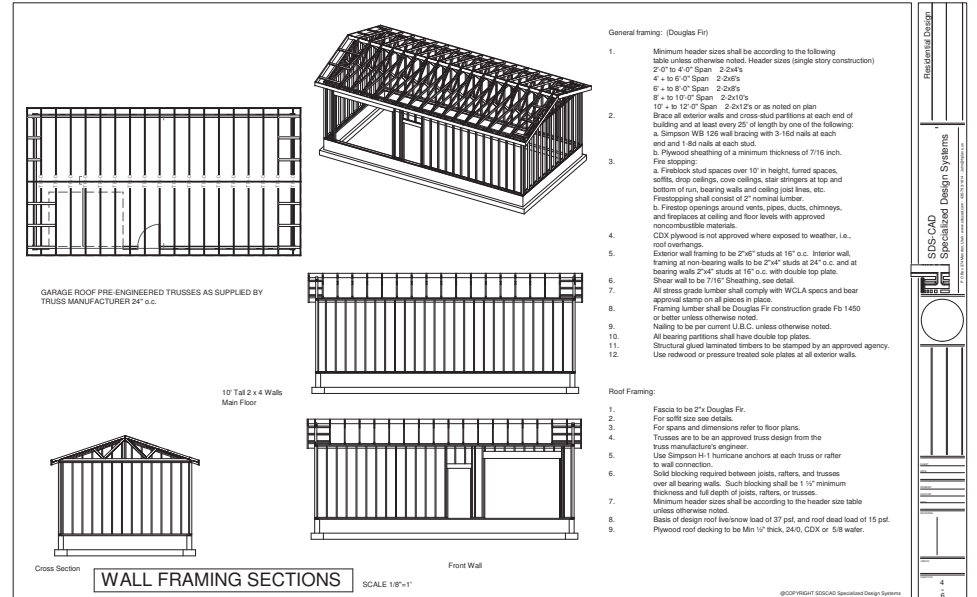
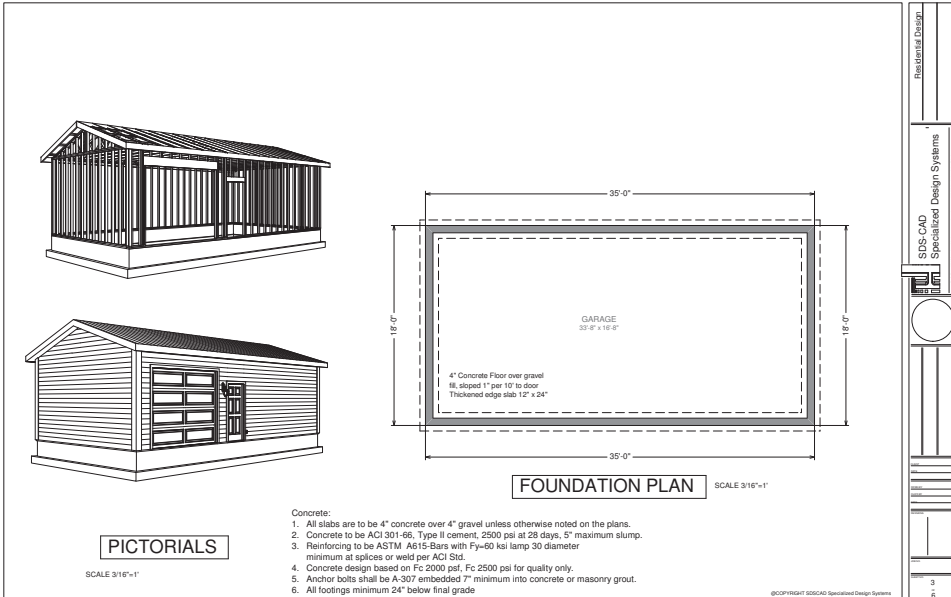
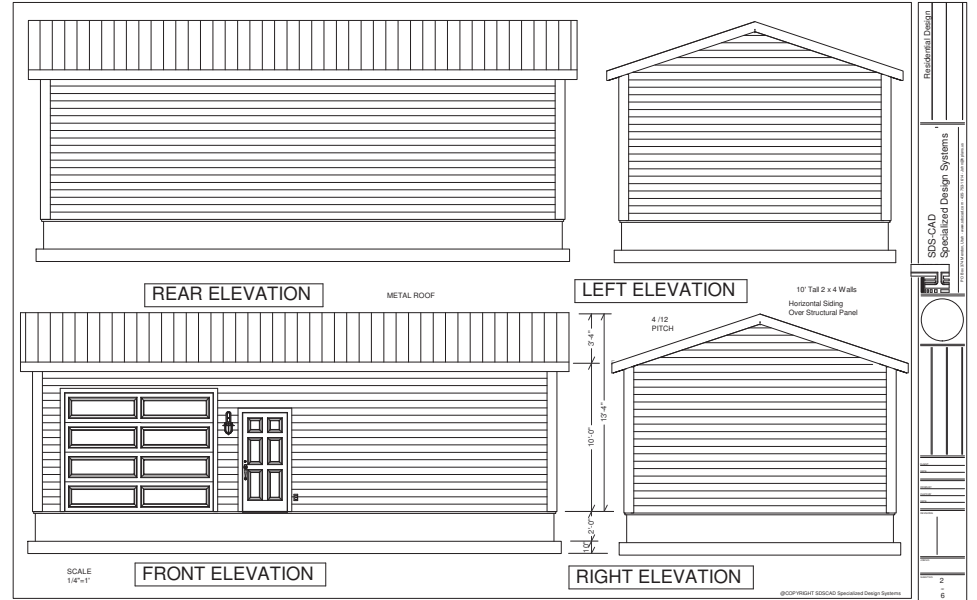
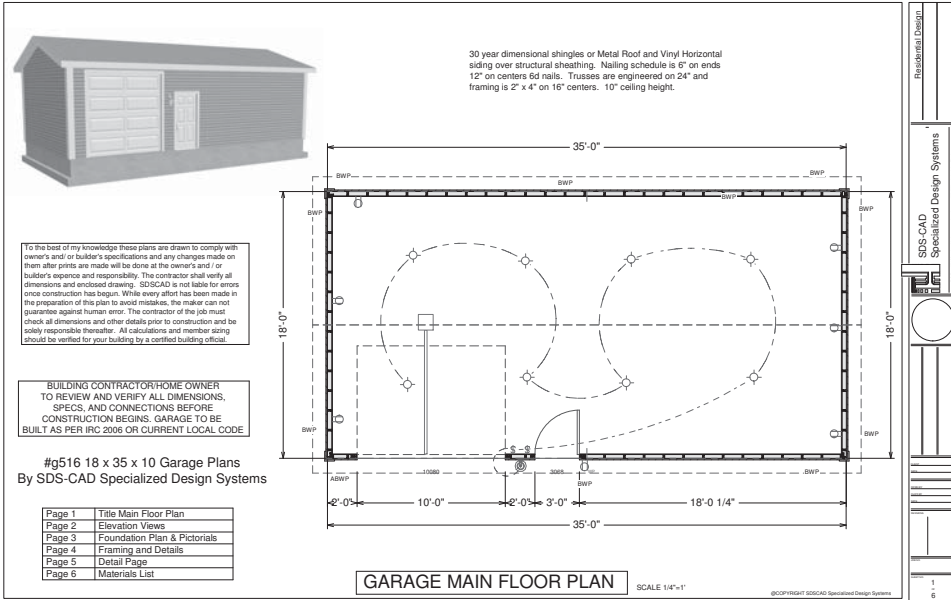
Roof Framing:


- Fascia to be 2" Douglas Fir.
- For soffit see see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls.
- Soilt blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof membrane shall be 1/2" red, and roof deck shall be 1/2" gtd.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.

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Residential Design

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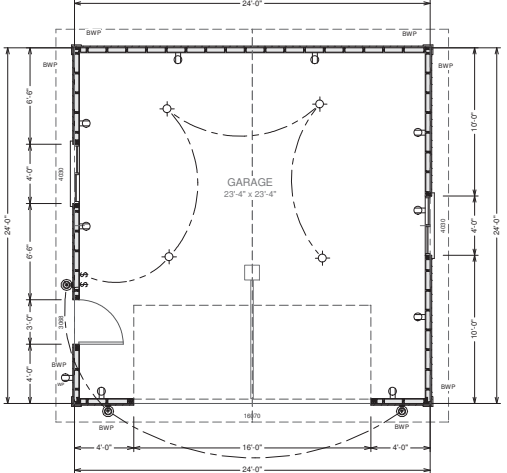
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC UBC OR CURRENT LOCAL CODE.

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. SDS-CAD 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 therefor. All calculations and member sizing should be verified for your building by a certified building official.

#G518 24 x 24 - 8' Garage Plan
By SDS-CAD Specialized Design Systems

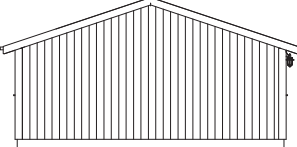
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page
Page 6	Materials List

30 year dimensional shingles and structural panel siding running vertical with 8" on center grooves and horizontal siding in bays. Nailing schedule is 6" on ends, 12" on centers 6d nails. Trusses are engineered on trusses 24" o.c. and framing 16" x 4" on 16" centers. If ceiling height. Floating more slab on compacted gravel.

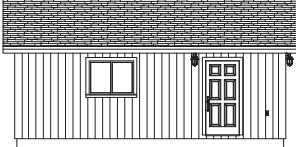


GARAGE MAIN FLOOR PLAN SCALE 1/8"=1'

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1

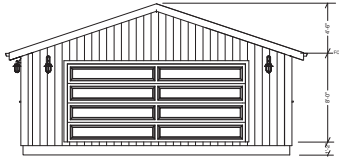


REAR ELEVATION



LEFT ELEVATION

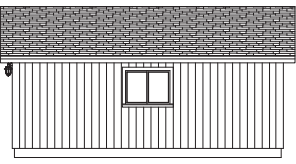
Asphalt Shingles



FRONT ELEVATION

SCALE 3/16"=1'

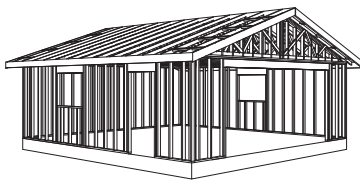
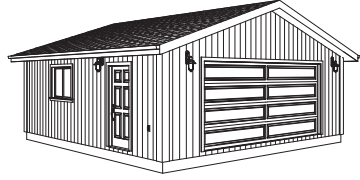
4/12 PITCH ENGINEERED TRUSS



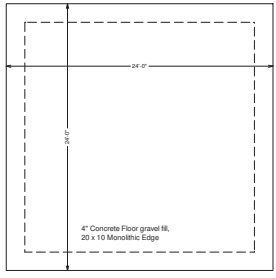
RIGHT ELEVATION

8" Tall x 4 Walls Structural Panel Structural Siding

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2

PICTORIALS



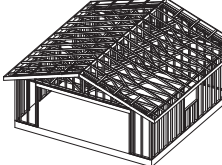
FOUNDATION PLAN

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 pcf, Fc 2500 psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grid.
6. All footings minimum 24" below final grade.

4" Concrete Floor gravel fill, 20 x 10 Monolithic Edge

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3



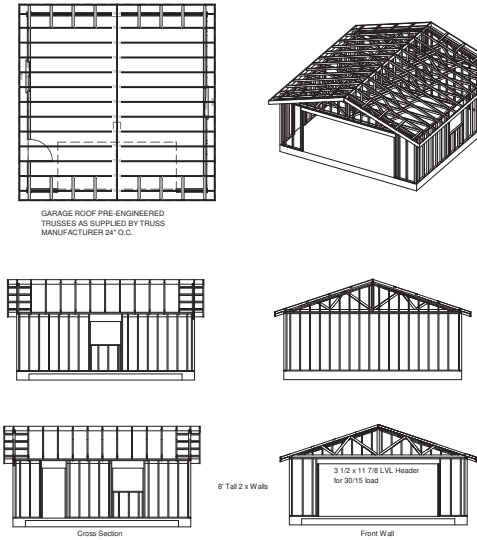
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" O.C.

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2-2x4s
 - 4' + to 6' 0" Span 2-2x6s
 - 6' + to 8' 0" Span 2-2x8s
 - 8' + to 10' 0" Span 2-2x10s
 - 10' + to 12' 0" Span 2-2x12s or as noted on plan
- 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 1-6d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
- Fireblock stud spaces over 10' in height, turned spaces, soffits, eave ceilings, eave ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc. Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, framing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates.
- Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

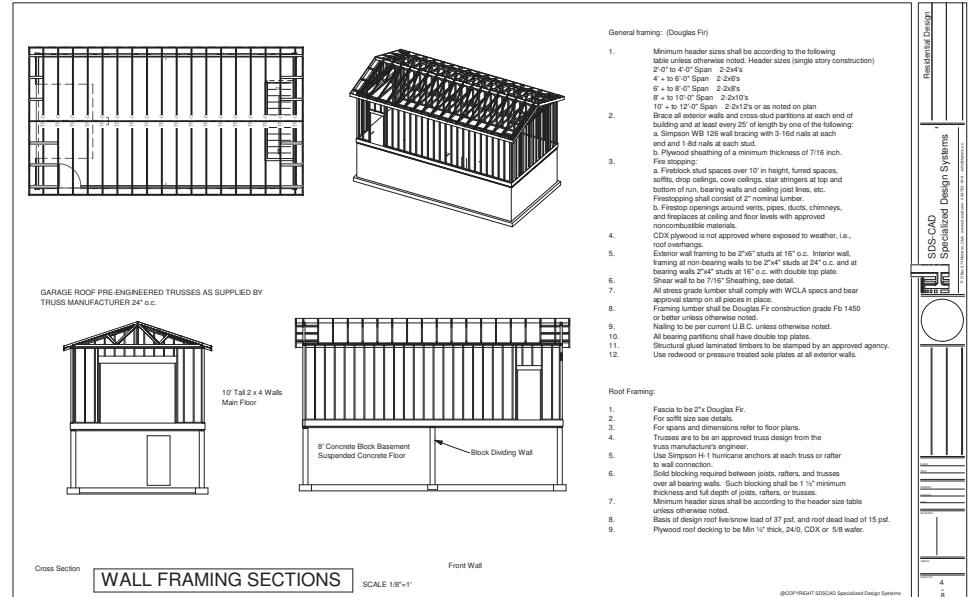
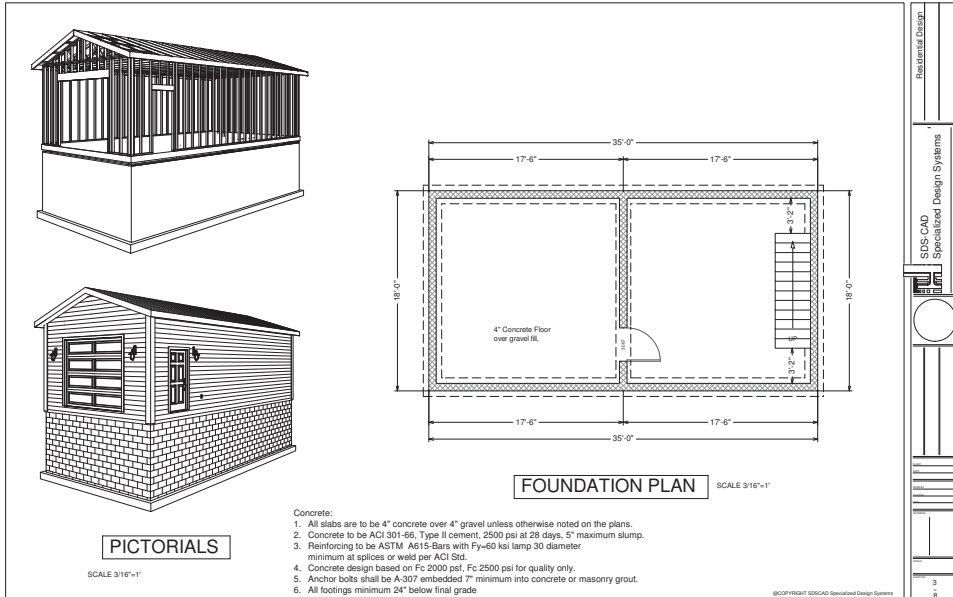
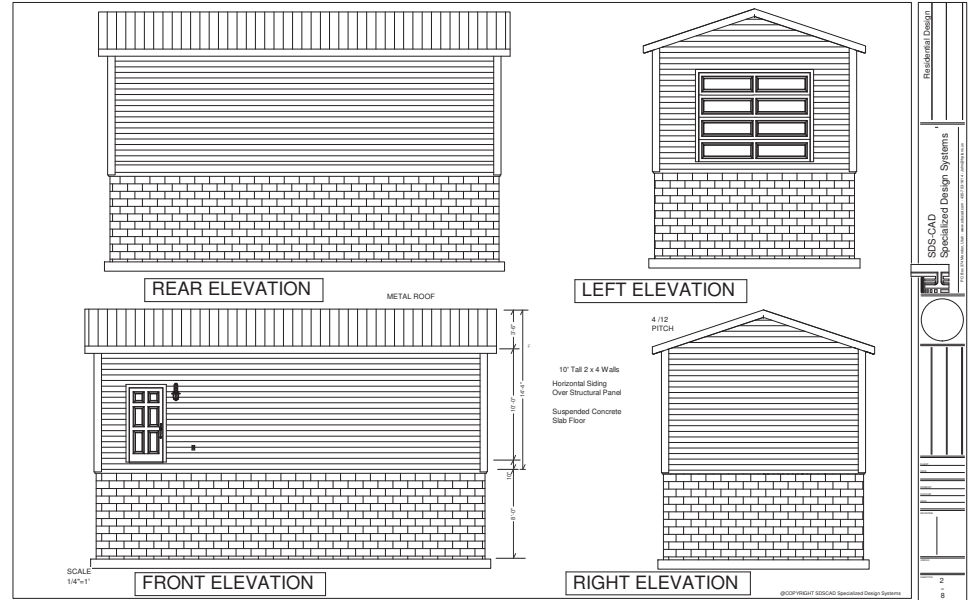
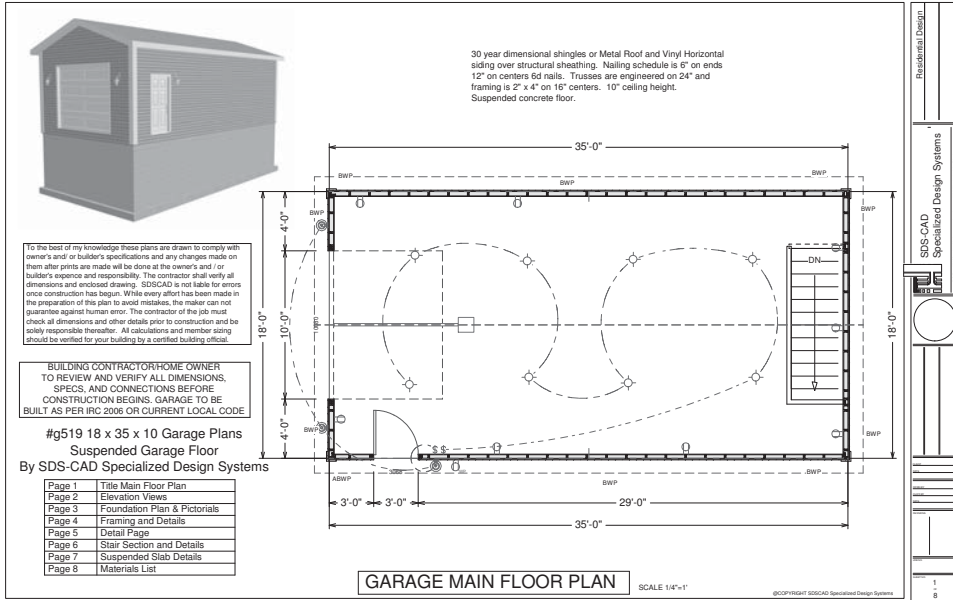
- Fascia to be 2" Douglas Fir.
- For soffit sizes see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each stud or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls.
- Such blocking shall be 1 1/2" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof tie-down load at 17 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 2410, CDX or 5/8 water.



WALL FRAMING SECTIONS SCALE 1/8"=1'

8" Tall x 2 x Walls
3 1/2 x 11 7/8 LVL Header for 30'15' load

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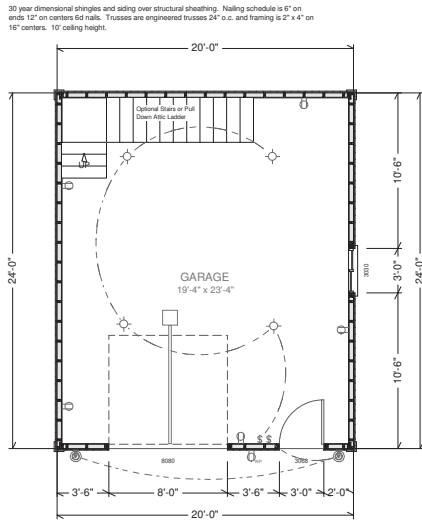


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. BARN TO BE BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE.

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. SDS-CAD 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.

#g524 20 x 24 x 10 Gambrel Barn Plans 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	Optional Framing Detail
Page 7	Materials List



SCALE 1/4"=1'
BARN MAIN FLOOR PLAN

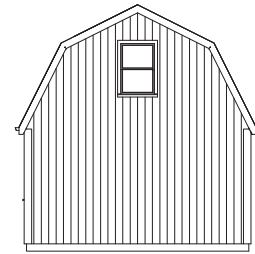
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Residential Design

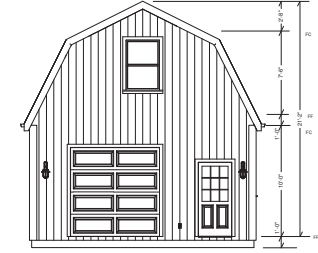
SDS-CAD Specialized Design Systems

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30 year dimensional shingles and siding over structural sheathing. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered trusses 24" o.c. and framing is 2" x 4" on 16" centers. 10' ceiling height.



REAR ELEVATION

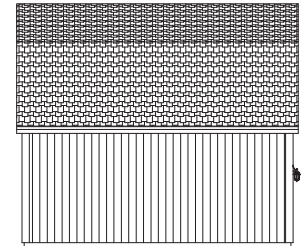


FRONT ELEVATION

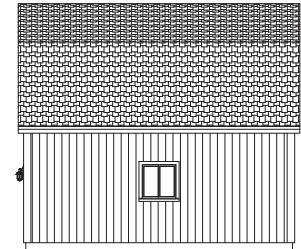
SCALE 3/16"=1'

ROOF
6/12 and 24/12 PITCH
ENGINEERED MANUFACTURED
GAMBREL ATTIC TRUSS
ASPHALT SHINGLES

WALLS
8" TALL 2" X 4" WALLS
W/VEL SHEING AS PER OWNER
OVER STRUCTURAL SHEATHING



LEFT ELEVATION



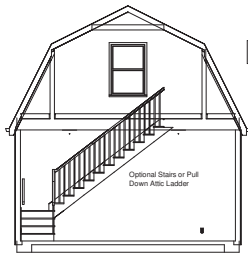
RIGHT ELEVATION

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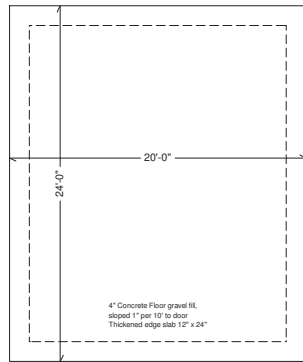
Residential Design

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PICTORIAL VIEWS



SCALE 1/4"=1'
FOUNDATION PLAN

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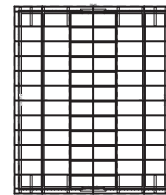
Residential Design

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- STAIR SPECIFICATIONS**
- Stairs to be constructed with the following materials:
2x6 knee plate anchor to concrete with expansion type anchor bolts,
2x12 leads rising 1 1/8" minimum, 3/2x12 stringers required,
2x12 blocking, 1/2" water board risers and 2x6 ledger.
Handrail/Guardrail final style, material and color to be owner's choice. Design to be per code.
 - Guardrails to be 42" high minimum from floor.
 - Handrails to be 24" 3/8" above tread nosing.
 - Open railing to have intermediate rails or ornamental pattern such that a sphere 4" round cannot pass through.
Minimum stair requirements: maximum 8" rise, minimum 42" width, minimum 9" run, minimum head clearance 6'6".
 - Preferred stair requirements: rise 7 1/2" to 10", run 11" to 12", minimum head clearance 7'0".
 - Garage entrance stairs may be concrete or wood as per contractor/homeowner

- Concrete:**
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI 318.
 - Concrete design based on Fc 2000 pcf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade.



GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c. OR OPTIONAL STICK BUILT AS DETAILED ON PAGE 7

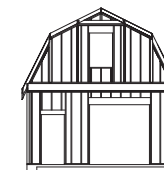


Back Wall



Cross Section
WALL FRAMING SECTIONS

10" Tall 2 x 4 Walls



Front Wall

SCALE 1/8"=1'

General framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
2'0" to 4'0" Span 2-2x6s
4' + to 6'0" Span 2-2x6s
6' + to 8'0" Span 2-2x6s
8' + to 10'0" Span 2-2x10s
10' + to 12'0" Span 2-2x12s or as noted on plan
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 1-6d nails at each stud.
b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
c. Fireblock stud spaces over 10' in height, turned spaces, soffits, attic ceilings, crew ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
Firestopping shall consist of 2" nominal lumber.
Firestop openings around vents, pipes, ducts, chimneys, and frepacces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates.
- Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current I.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:


- Fascia to be 2" Douglas Fir.
- For soffit specs see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- 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 joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof reinforcement shall be 1/2" steel, and roof deck shall be 1/2" gtd.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.

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Residential Design

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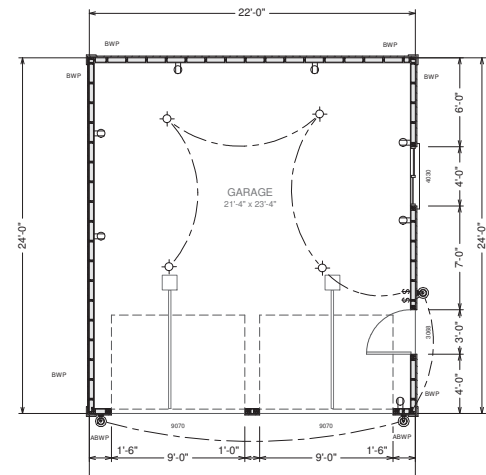
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC UBC OR CURRENT LOCAL CODE.

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#G526 22 x 24 - 8' Garage Plan With Loft By SDS-CAD Specialized Design Systems

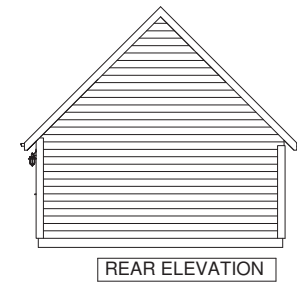
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page
Page 6	Materials List

30 year dimensional shingles and structural panel siding or vinyl over structural panel. Nailing schedule is 6" on ends 12" on centers for walls. Trusses are engineered on trusses 24" o.c. and framing is 2" x 4" on 16" centers. 8' ceiling height. Floating mono slab on compacted gravel.

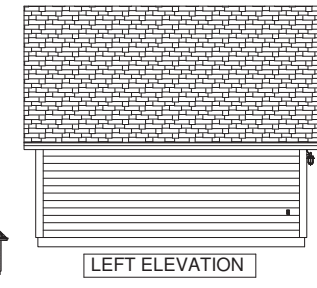


GARAGE MAIN FLOOR PLAN SCALE 1/4"=1'

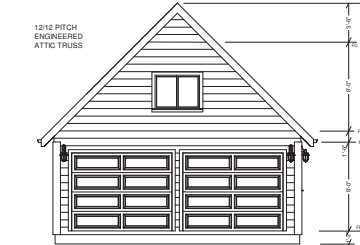
RESIDENTIAL DESIGN
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11/15/2024 10:47 AM PROJECT NO. 24-00000001



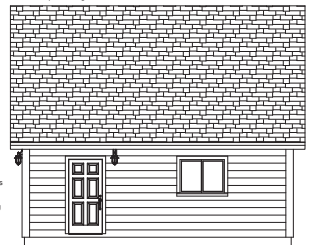
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



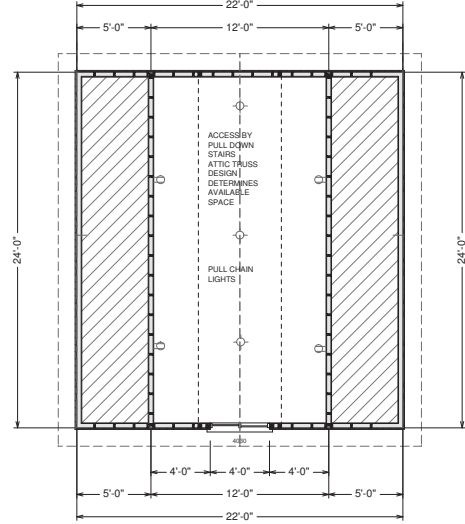
RIGHT ELEVATION

12/12 PITCH ENGINEERED ATTIC TRUSS

9" Tall 2 x 4 Walls Structural Panel Structural Siding

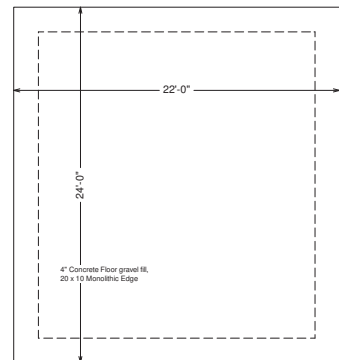
SCALE 3/16"=1'

RESIDENTIAL DESIGN
SDS-CAD Specialized Design Systems
11/15/2024 10:47 AM PROJECT NO. 24-00000001



ATTIC STORAGE PLAN SCALE 1/4"=1'

ACCESS BY PULL DOWN STAIRS ATTIC TRUSS SECTION DETERMINES AVAILABLE SPACE PULL CHAIN LIGHTS



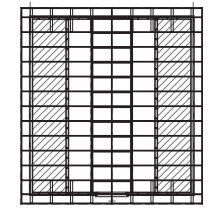
FOUNDATION PLAN SCALE 1/4"=1'

4" Concrete Floor gravel fill, 20 x 10 Monolithic Edge

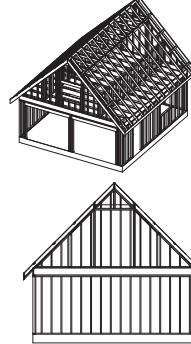
Concrete:

- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
- Concrete to be ACI 301-86, Type II cement, 2500 psi at 28 days, 5" maximum slump.
- Reinforcing to be ASTM A615 Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI Std.
- Concrete design based on Fc 2000 psi, Fc 2500 psi for quality only.
- Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
- All footings minimum 24" below final grade

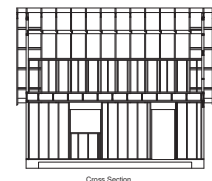
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11/15/2024 10:47 AM PROJECT NO. 24-00000001



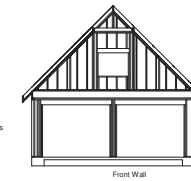
GARAGE ROOF PRE-ENGINEERED ATTIC TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" O.C.



Back Wall



Cross Section



Front Wall

8" Tall 2 x 4 Walls

WALL FRAMING SECTIONS SCALE 1/8"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2x4s
 - 4' to 6' 0" Span 2x4s
 - 6' to 8' 0" Span 2x4s
 - 8' to 10' 0" Span 2x4/10s
 - 10' to 12' 0" Span 2x4/12s or as noted on plan
- 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. Fire stopping:
 - Fireblock stud spaces over 10' in height, turned spaces, soffits, eave collars, eave ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - Firestopping shall consist of 2" nominal lumber.
 - Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLCA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit see see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- 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 joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof to be no less than 12" psi, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 water.

RESIDENTIAL DESIGN
SDS-CAD Specialized Design Systems
11/15/2024 10:47 AM PROJECT NO. 24-00000001

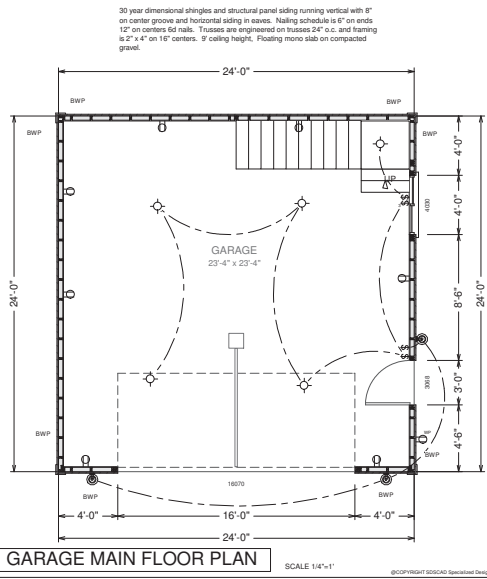


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC UBC OR CURRENT LOCAL CODE

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#G527 24 x 24 - 8' Garage Plan with Loft and Dormers
By SDS-CAD Specialized Design Systems

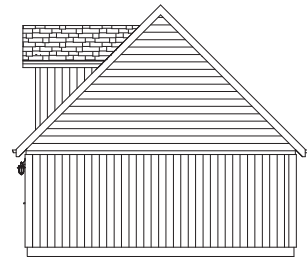
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page
Page 6	Materials List



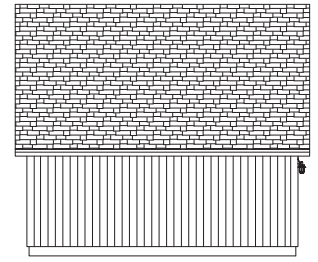
Residential Design

SDS-CAD Specialized Design Systems

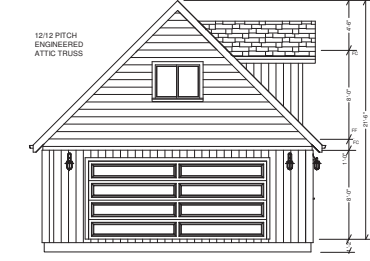
11111 W. 19th Ave., Suite 100, Aurora, CO 80012



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

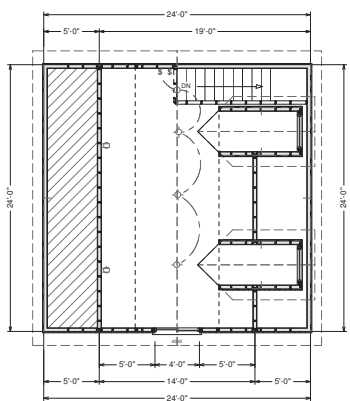


RIGHT ELEVATION

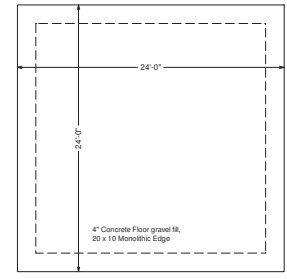
Residential Design

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ATTIC STORAGE PLAN



FOUNDATION PLAN

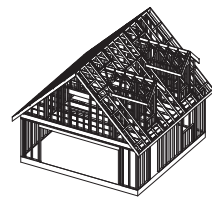
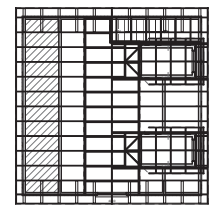
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lap 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 pcf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade.

©ICOPRIGHT SDS-CAD Specialized Design Systems

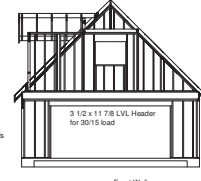
Residential Design

SDS-CAD Specialized Design Systems

11111 W. 19th Ave., Suite 100, Aurora, CO 80012



Cross Section



Front Wall

WALL FRAMING SECTIONS

SCALE 1/8"=1'-1"

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2x6's
 - 4' + to 6' 0" Span 2x6's
 - 6' + to 8' 0" Span 2x6's
 - 8' + to 10' 0" Span 2x8's
 - 10' + to 12' 0" Span 2x8's or as noted on plan
- 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:
 - Simpson WB 125 wall bracing with 3-16d nails at each end and 1-6d nails at each stud.
 - Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
 - Fireblock stud spaces over 10' in height, turned spaces, soffits, attic ceilings, crown ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, bearing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates.
- Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

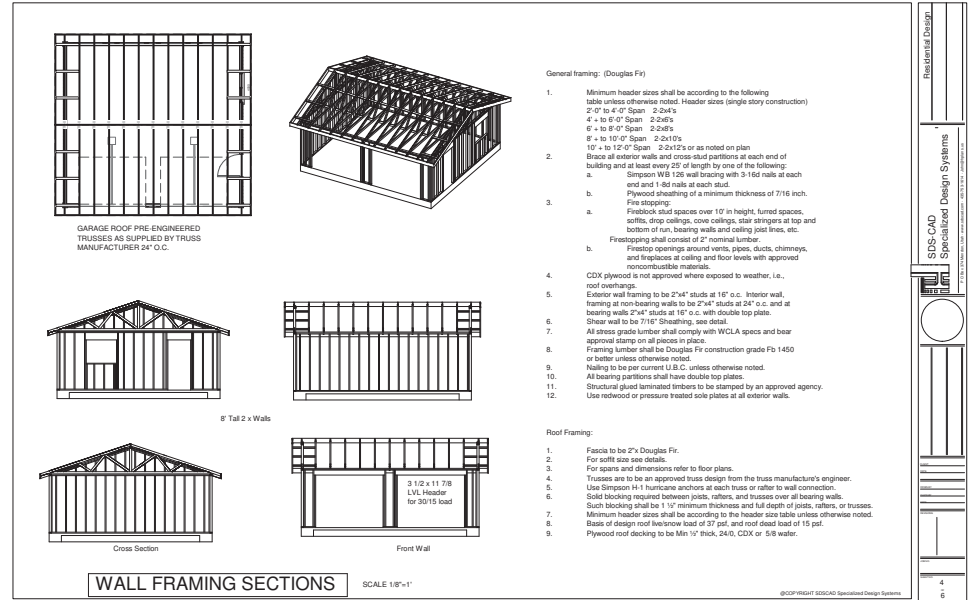
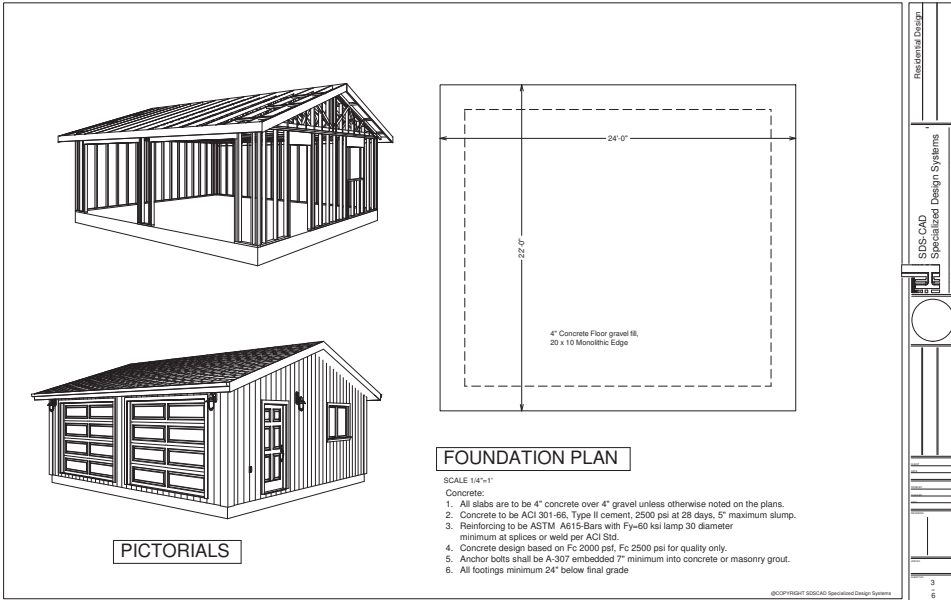
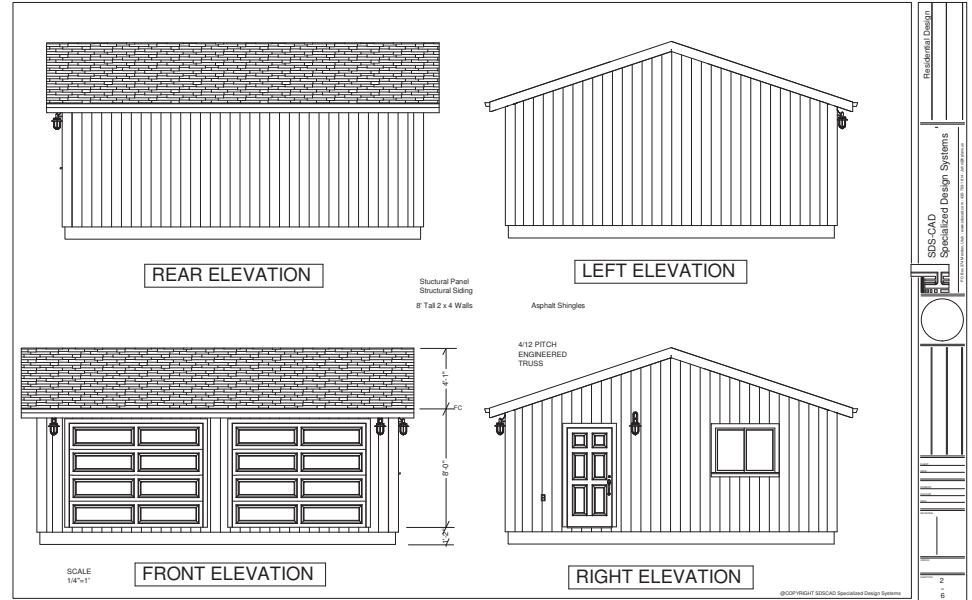
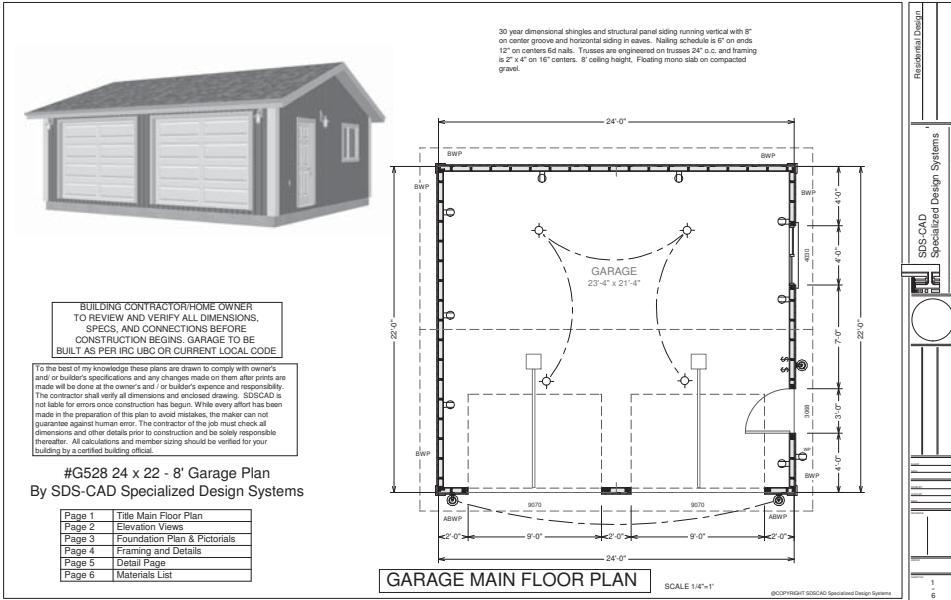
Roof Framing:

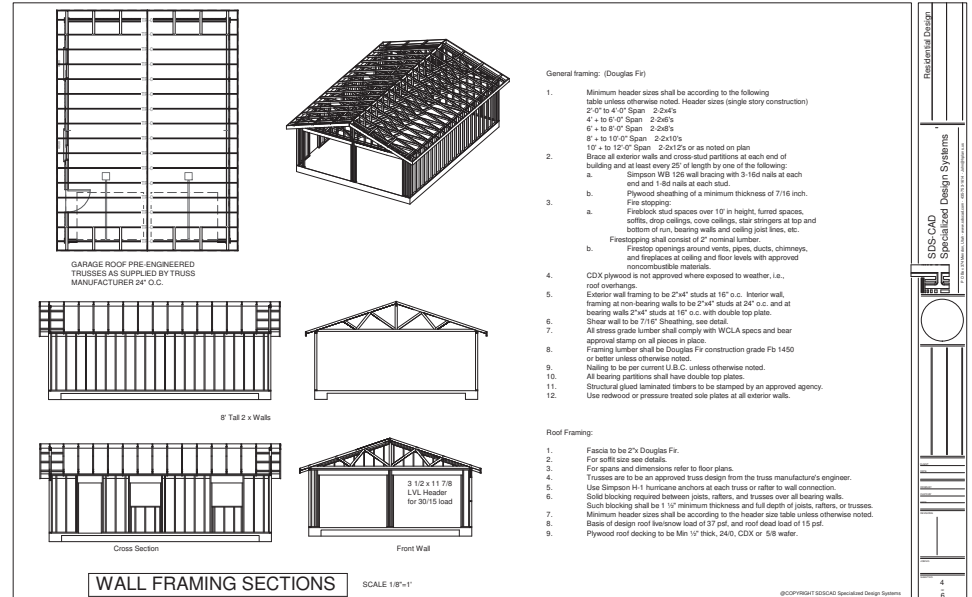
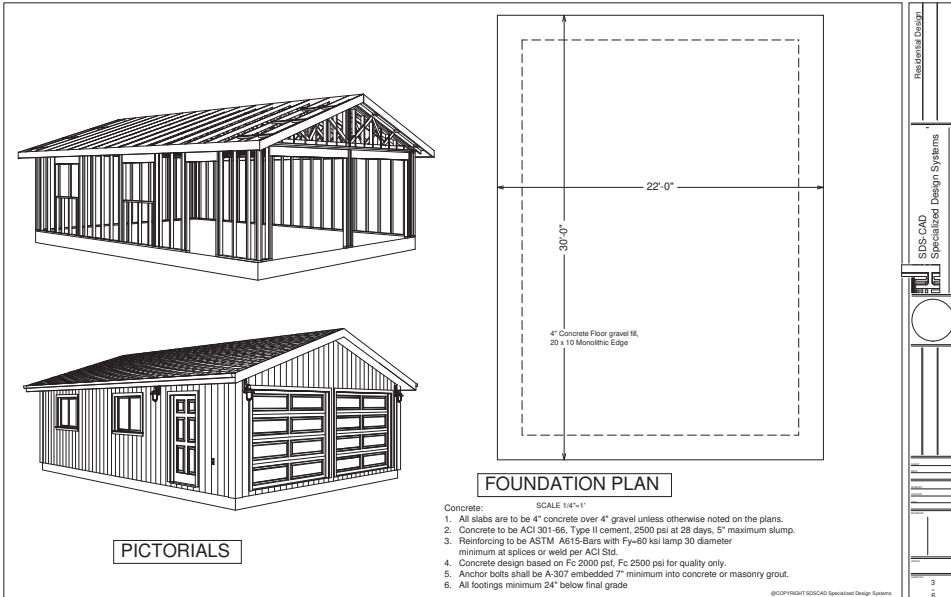
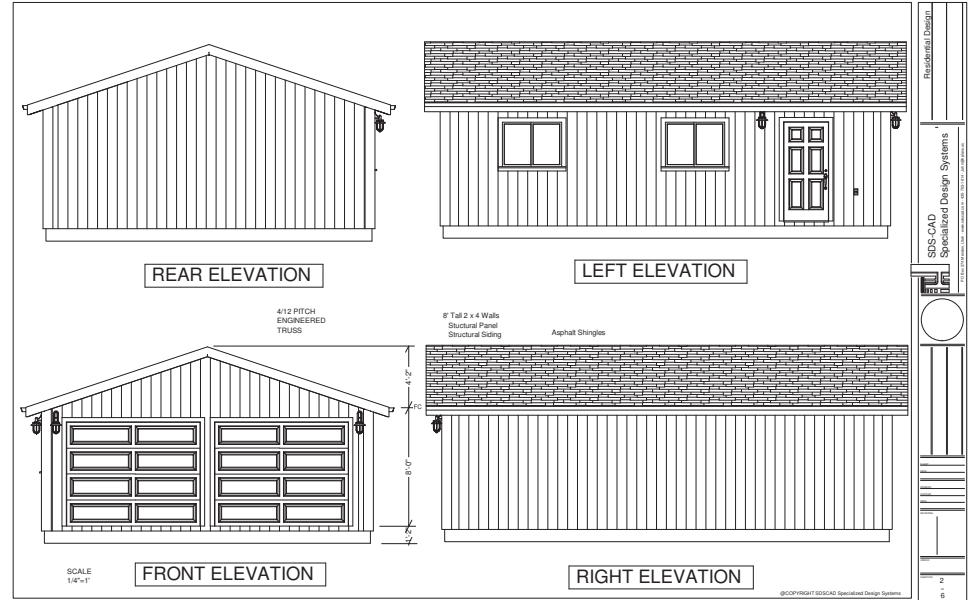
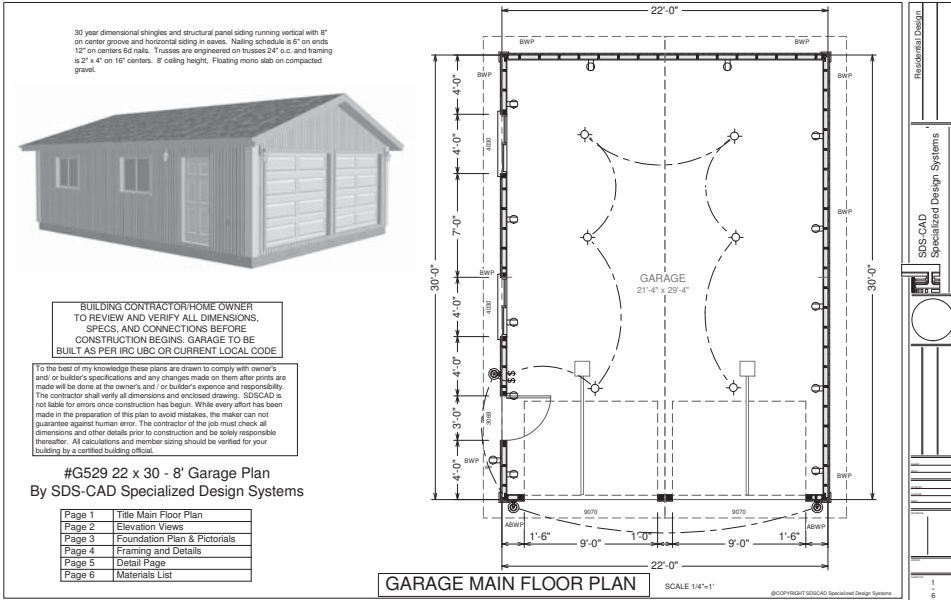
- Fascia to be 2" Douglas Fir.
- For soffit specs see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Sole blocking required between joists, rafters, and trusses over all bearing walls.
- Sole blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof beam/rowe beam of 1/2" and roof deck load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8" water.


Residential Design

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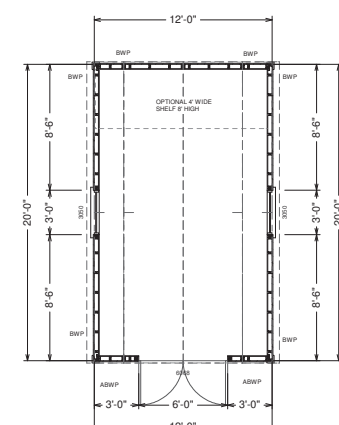
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. BARN TO BE BUILT AS PER LOCAL CODE REQUIREMENTS

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 drawings. SDS-CAD 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 therefor. All calculations and member sizing should be verified for your building by a certified building official.

#G484 12 x 20 x 10 Gambrel Shed
By SDS-CAD Specialized Design Systems

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

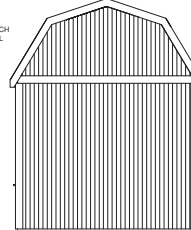
30 year architectural shingles and structural panel siding. Nailing schedule is 6" on ends 12" on centers for nails. Framing is 2" x 4" on 16" centers, 10' wall height.



BARN MAIN FLOOR PLAN

SCALE 1/4"=1'-1"

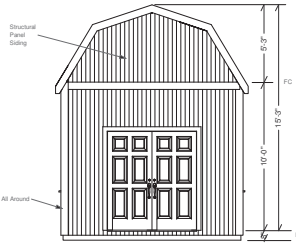
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4/12 and 20/12 PITCH GAMBREL TRUSS ROOF

Ridge Vent or Ridge Caps

REAR ELEVATION

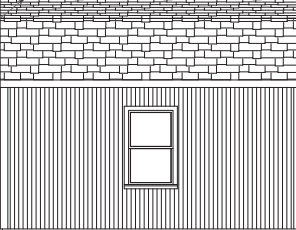


Structural Panel Siding

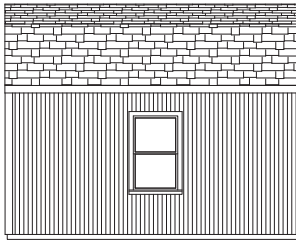
4' CONCRETE SLAB WITH 16 X 8 MONO BASE

FRONT ELEVATION

SCALE 1/4"=1'-1"



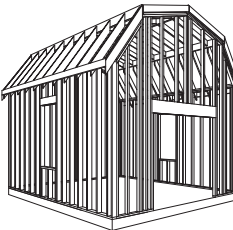
LEFT ELEVATION



EXTERIOR STRUCTURAL PANEL T1-11 SIDING
10' Tall 2 x 4 Walls

30 Year Architectural Asphalt Shingles

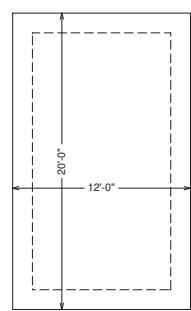
RESIDENTIAL DESIGN
SDS-CAD Specialized Design Systems
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Pictorials for reference only

Concrete:

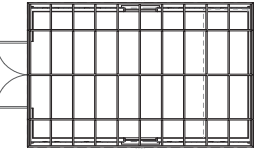
- All slabs are to be min 8" concrete over 4" gravel unless otherwise noted on the plans.
- Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 0" maximum slump.
- If required reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI Std.
- Concrete design based on Fc 1500 psi, Fc 2500 psi for quality only.
- Anchor J bolts shall be A-307 embedded 7" minimum into concrete or masonry grout. Max spacing 32" o.c.



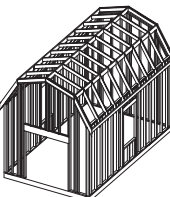
FLOOR AND BASE PLAN

SCALE 1/4"=1'-1"

RESIDENTIAL DESIGN
SDS-CAD Specialized Design Systems
11111 W. UNIVERSITY AVENUE, SUITE 100, DENVER, CO 80202

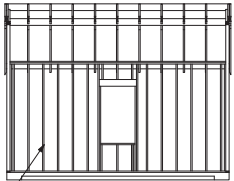


TRUSS LAYOUT WITH BLOCKING



2 x 6 Truss with plywood Gusset
2 x 4 O.C. S/B
CSB Sheathing

See Truss Detail Page 6



2 x 4 Walls 16' O.C.

WALL FRAMING SECTIONS

SCALE 3/16"=1'-1"

General framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header size (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
- 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:
 - Simpson WB 126 wall bracing with 3/16" nails at each end and 1-8d nails at each stud.
 - Plywood sheathing of a minimum thickness of 7/16 inch.
- Fire stopping:
 - Firestop stud spaces over 10' in height, lumed 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.
 - Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLA specs and bear approved stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Po 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- 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.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof resistance load of 40 psf, and roof cover load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or S/B water.
- 4/12 Pitch Engineered Airtex Sissor Trusses

RESIDENTIAL DESIGN
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Roof and log overlap siding over structural panel. Nailing schedule is 6" on ends, 12" on centers for walls. Roof engineered trusses 24" o.c. and wall framing is 2" x 6" on 16" centers. 10' wall height 2' exposed concrete for a 12' ceiling height.

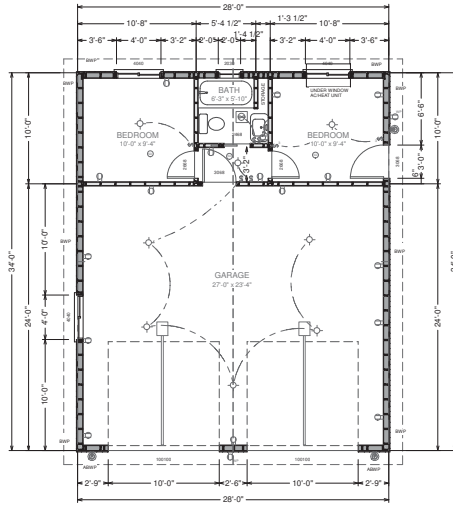


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IBC, UBC OR CURRENT LOCAL CODE.

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#G531 Garage 28 X 34 X 12'
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



SCALE 3/16"=1'
GARAGE MAIN FLOOR PLAN

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Residential Design

SDS-CAD Specialized Design Systems

Change for

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

SCALE 3/16"=1'

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Residential Design

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Change for

FOUNDATION PLAN

SCALE 3/16"=1'

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Residential Design

SDS-CAD Specialized Design Systems

Change for

- Concrete:
- All slabs are to be 6" concrete over 2" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 3000 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi and 3/8" diameter minimum at splices or weld per ACI 318.
 - Concrete design based on Fc 3000 psi, Fc 3000 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade.

4" Concrete Floor over 4" compacted gravel @
20" x 10" Footing Min Depth 30"
48" Concrete Stem Wall

WALL FRAMING SECTIONS

SCALE 1/8"=1'

©2019/2020 SDS-CAD Specialized Design Systems

Residential Design

SDS-CAD Specialized Design Systems

Change for

Roof Framing:

- Fascia to be 2" x Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-I Hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall be 1" minimum thickness and full depth of joist, rafter, or truss.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Studs of design roof trusses load of 30' psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 water.

General framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2" x 10 1/2" Span 2-2x10's
 - 10' x 12' 0" Span 2-2x12's or as noted on plan
- Brace all exterior walls and cross stud partitions at each end of building and at least every 20' of length by one of the following:
 - a. Simpson WS 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.
- Fire stopping:
 - a. Fireblock stud spaces over 10' in height, turned spacers, soffits, drop ceilings, cover ceilings, steel strappers at top and bottom of rim, beaming walls and ceiling joist lines, etc.
 - b. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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.
- Shear wall to be 7/16" Sheathing, see detail.
- All finish grade lumber shall comply with NWCLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.S.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

ENGINEERED ROOF TRUSS
INSTALLED PER MANUFACTURE
SPEC

10' Tall 2 x 6
walls

Cross Section

WALL FRAMING SECTIONS

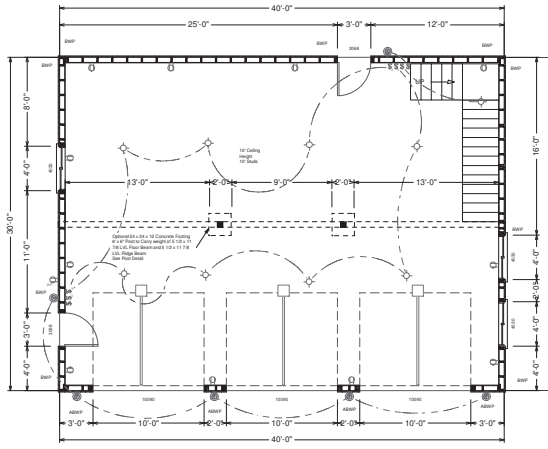


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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, IBC, OR CURRENT LOCAL CODE

#G532 30 x 40 x 10' detached garage with bonus room
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
Page 7	Materials List Cont.



SCALE 3/16"=1' GARAGE MAIN FLOOR PLAN

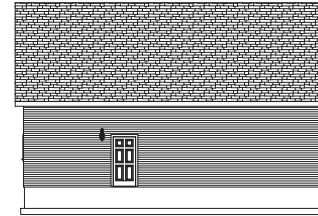
©SDP/PHOT SDS-CAD Specialized Design Systems

Architectural asphalt shingles and horizontal True Wood 7" Reveal siding over structural panels. Nailing schedule 6" on ends 12" on centers 60 nails. Trusses are engineered on Bonus attic trusses 24" o.c. or optional hand framing with ridge beam and framing is 2" x 6" on 16" centers. 10' ceiling height on the main floor.

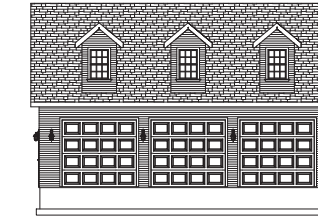
Residential Design

SDS-CAD Specialized Design Systems

17175 TOWN CENTER DRIVE, SUITE 100, FORT WORTH, TEXAS 76134



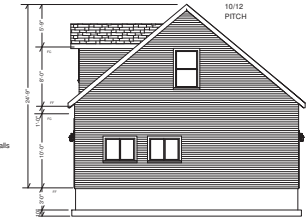
REAR ELEVATION



SCALE 1/8"=1' FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Asphalt Shingles
10' Tall 2 x 6 Walls
Horizontal Siding

SCALE 1/8"=1'

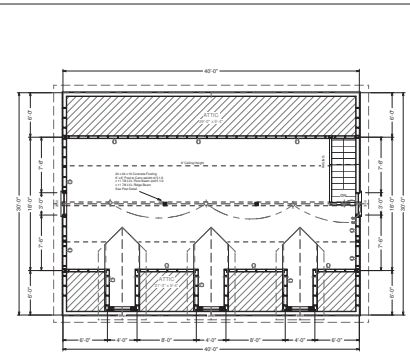
10/12 PITCH

PITCH

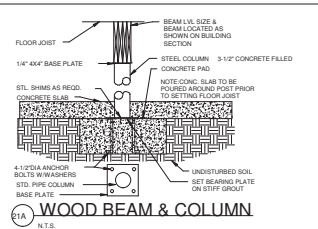
Residential Design

SDS-CAD Specialized Design Systems

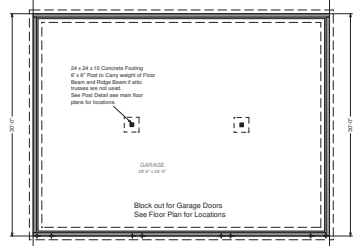
17175 TOWN CENTER DRIVE, SUITE 100, FORT WORTH, TEXAS 76134



SCALE 1/8"=1'



WOOD BEAM & COLUMN



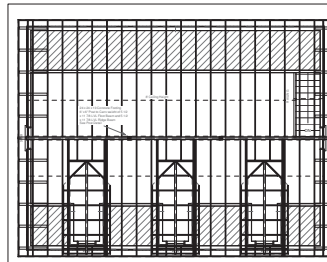
FOUNDATION PLAN SCALE 1/8"=1'

Concrete:
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
3. All footings minimum 24" below final grade or as per local code

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17175 TOWN CENTER DRIVE, SUITE 100, FORT WORTH, TEXAS 76134



GARAGE ROOF PRE-ENGINEERED BONUS ATTIC TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c. ON-HAND FRAMED WITH 1 x 4 S & 1/2 JOIST RAFTERS 16" O.C. AND APPROPRIATE ENGINEERED RIDGE BEAM



FLOOR FRAMING 1 x 8" x 11 1/2" JOISTS 16" o.c.



SCALE 1/8"=1' WALL FRAMING SECTIONS

10' Tall 2 x 6 Walls

SCALE 1/16"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
2' 0" to 4' 0" Span 2x4s
4' + to 6' 0" Span 2x4s
6' + to 8' 0" Span 2x4s
8' + to 10' 0" Span 2x4s
10' + to 12' 0" Span 2x4s or as noted on plan
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 1-6d nails at each stud.
b. Plywood sheathing of a minimum thickness of 7/16 inch.
Fire stopping:
a. Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, crew 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.
- CDX plywood is not approved where exposed to weather. i.e., roof overhangs.
- Exterior wall framing to be 2x6" studs at 16" o.c. Interior wall framing at non-bearing walls to be 2x4" studs at 24" o.c. and at bearing walls 2x4" studs at 16" o.c. with double top plates.
- Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approved stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.S.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

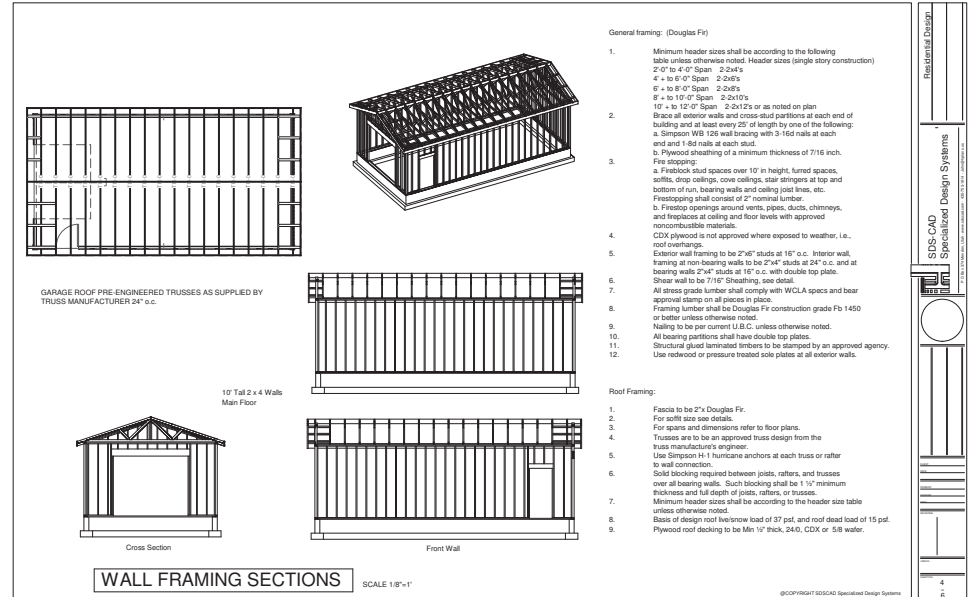
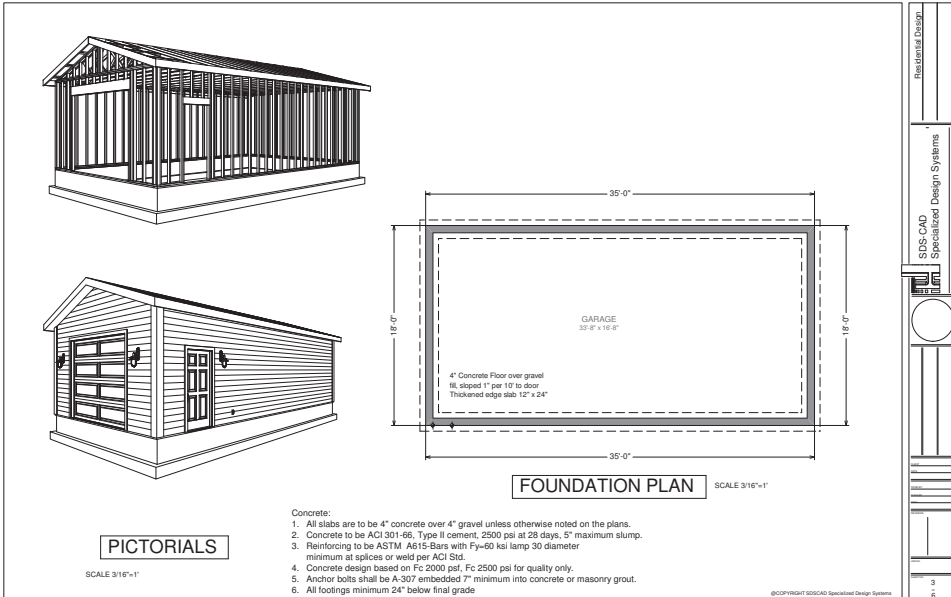
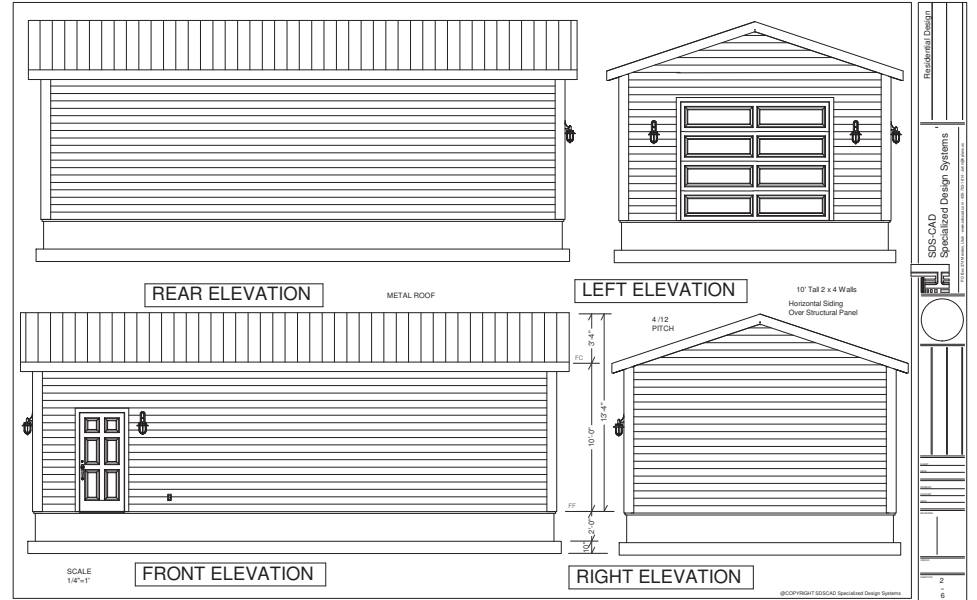
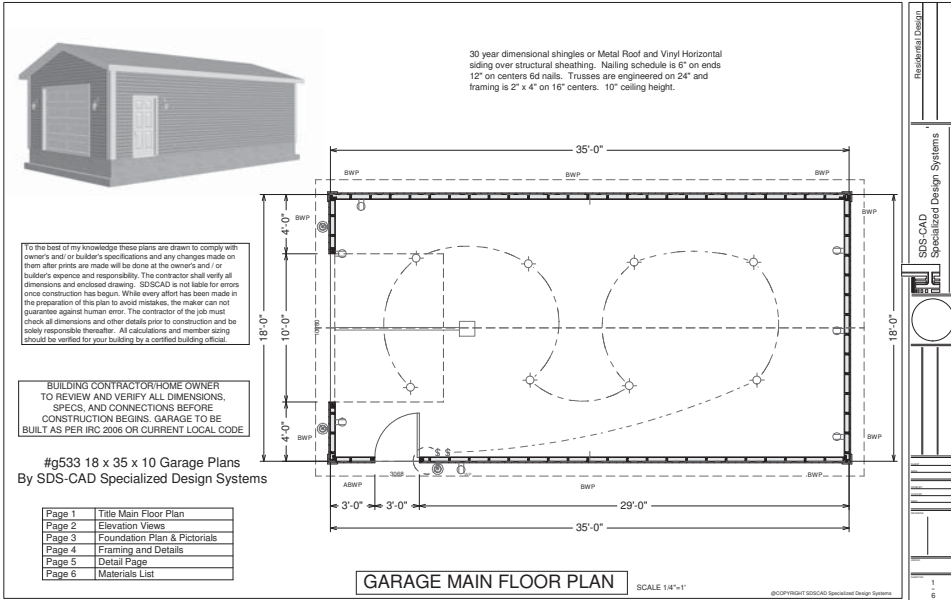
Roof Framing:

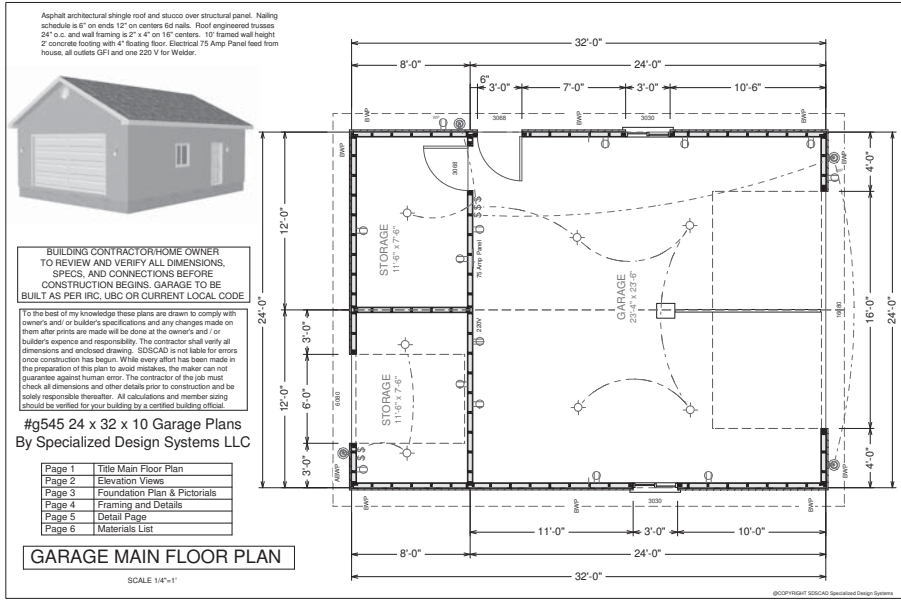
- Fascia to be 2" Douglas Fir.
- For rafters see see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls.
- Such blocking shall be 1 1/2" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof technique shall be 37 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 2x4, CDX or 5/8 water.

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17175 TOWN CENTER DRIVE, SUITE 100, FORT WORTH, TEXAS 76134



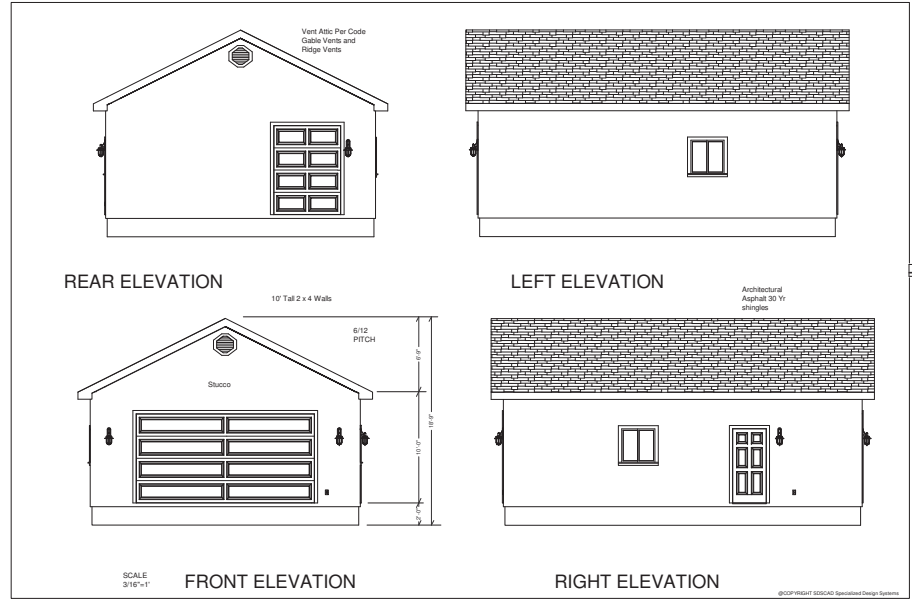


Residential Design

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11111 W. CENTRAL EXP. #1000, DENVER, CO 80231

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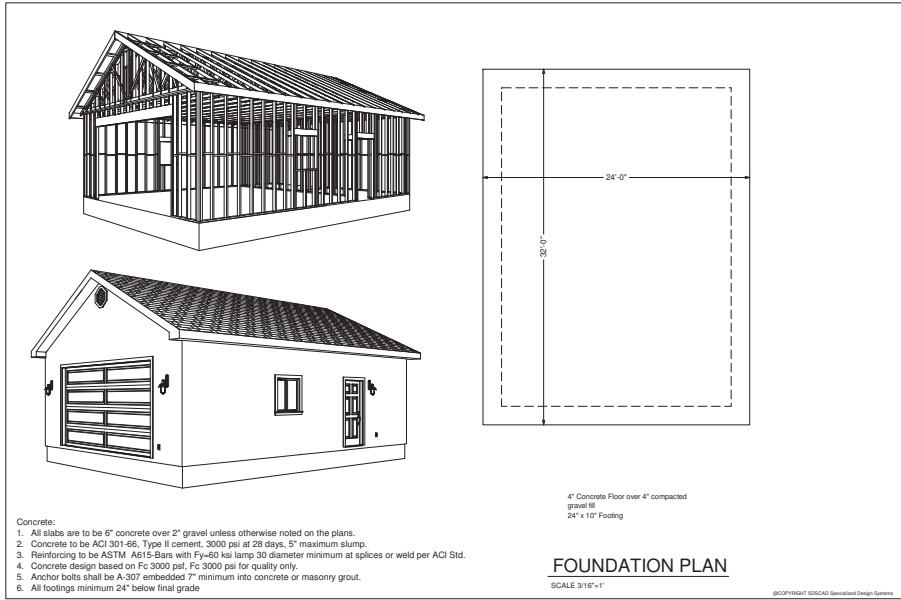


Residential Design

SDS-CAD Specialized Design Systems

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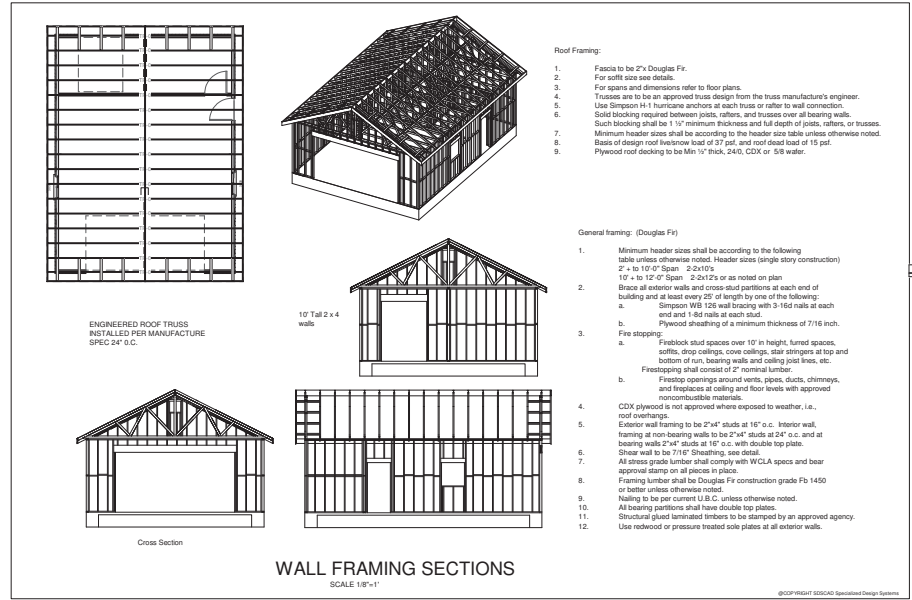


Residential Design

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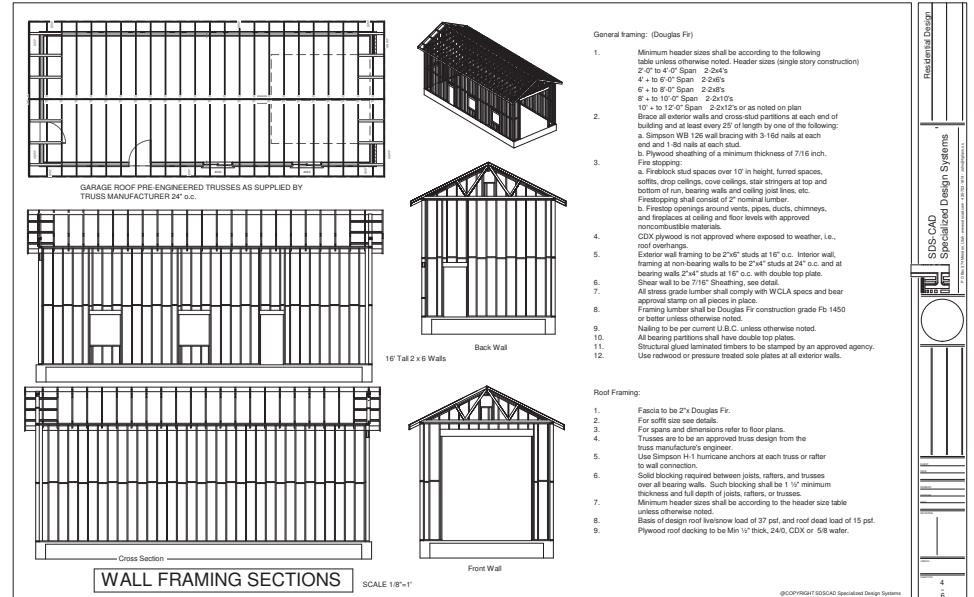
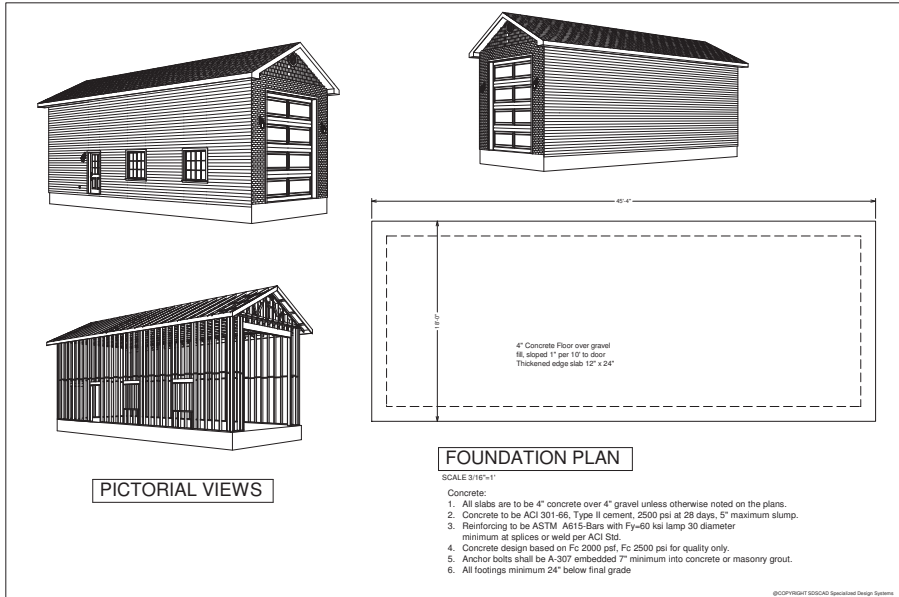
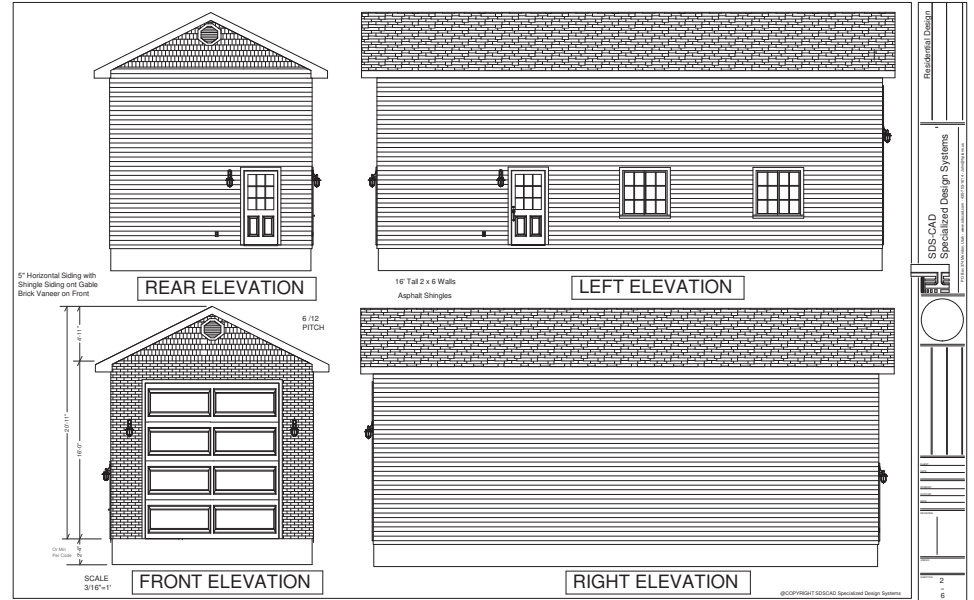
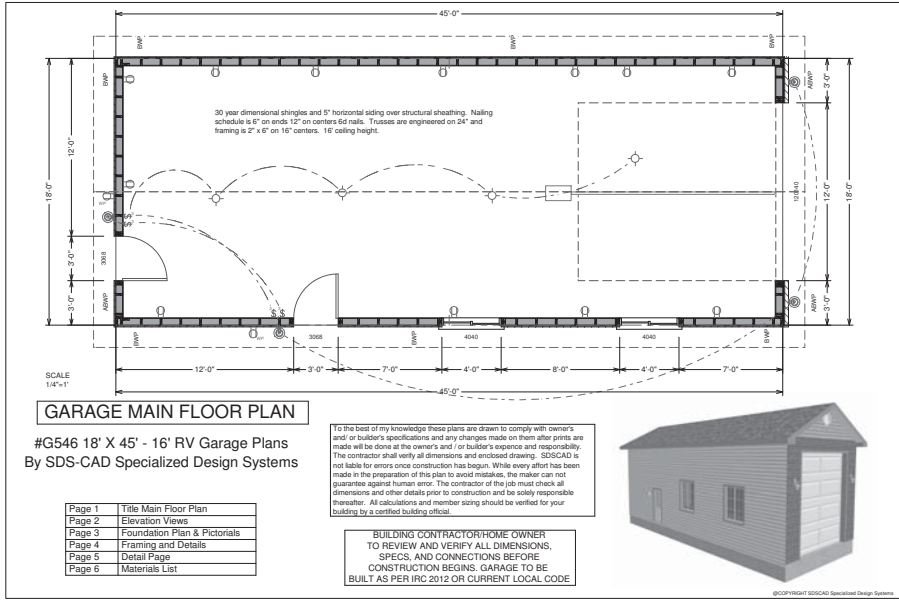
Residential Design

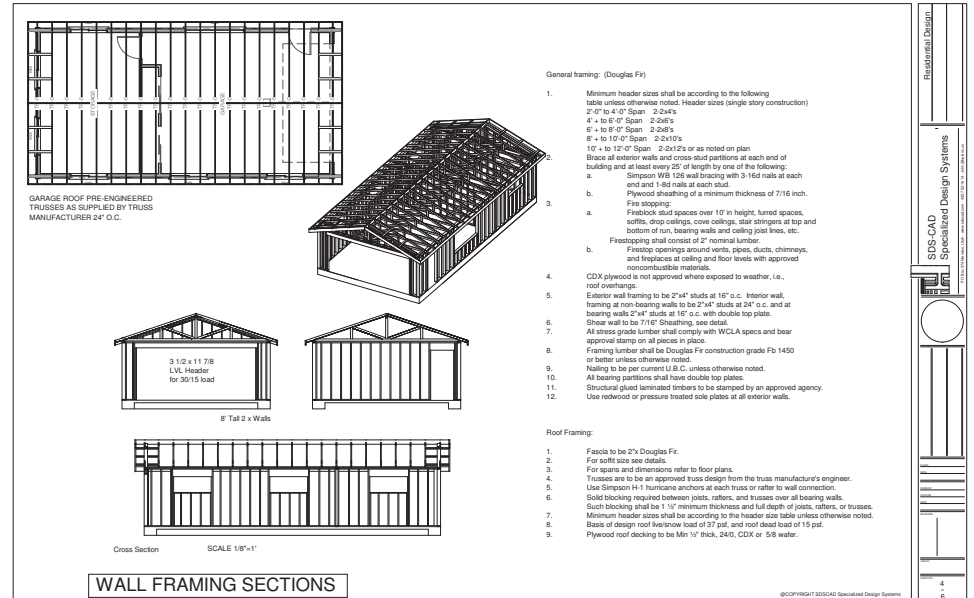
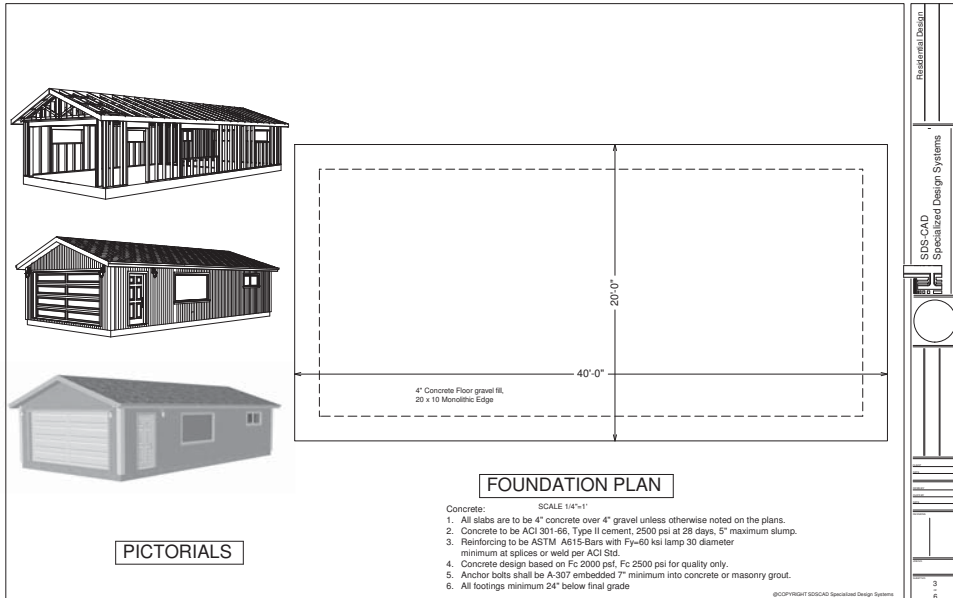
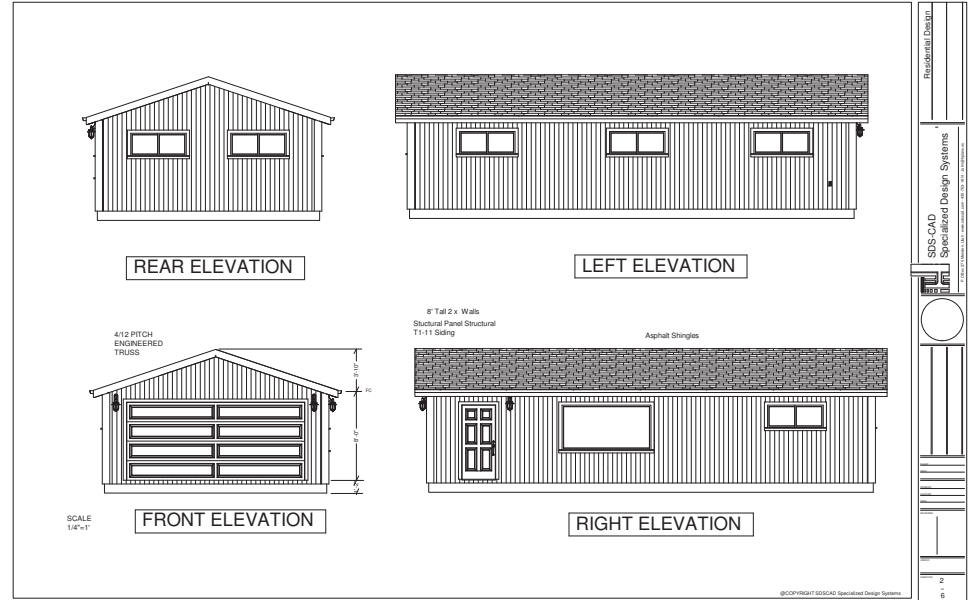
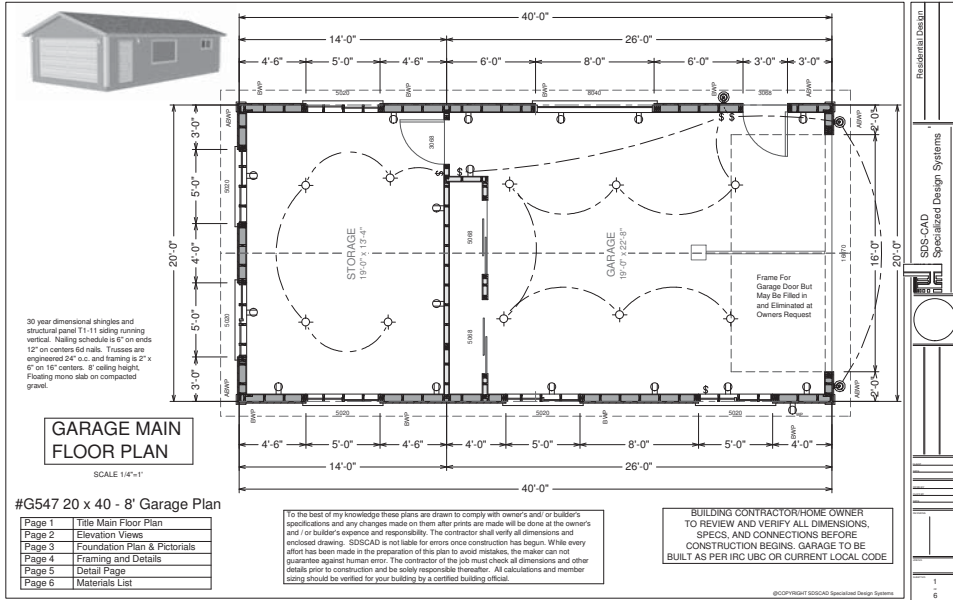
SDS-CAD Specialized Design Systems

11111 W. CENTRAL EXP. #1000, DENVER, CO 80231

Change for

- Concrete:
- All slabs are to be 6" concrete over 2" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 3000 psi at 28 days, 5' maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi min. 30 diameter minimum at splices or weld per ACI 301.
 - Concrete design based on Fc 3000 psi, Fc 3000 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade.





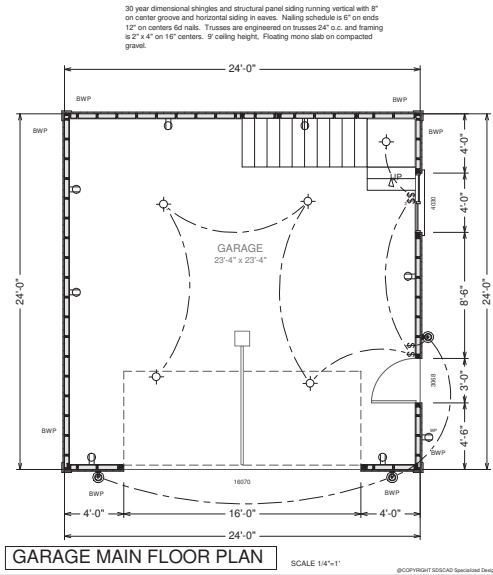


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC UBC OR CURRENT LOCAL CODE

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 permits 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. SDS-CAD 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.

#G549 24 x 24 - 8' Garage Plan with Loft and Shed Dormer
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



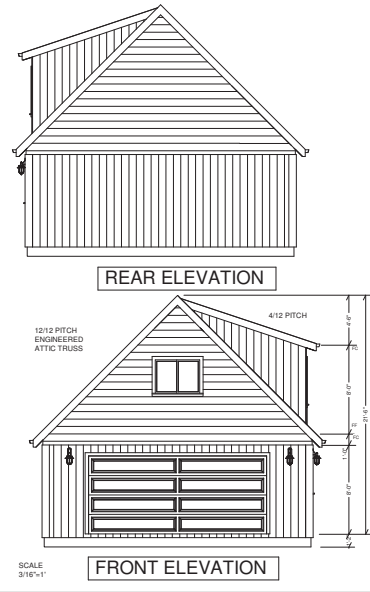
GARAGE MAIN FLOOR PLAN SCALE 1/4"=1'

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Residential Design

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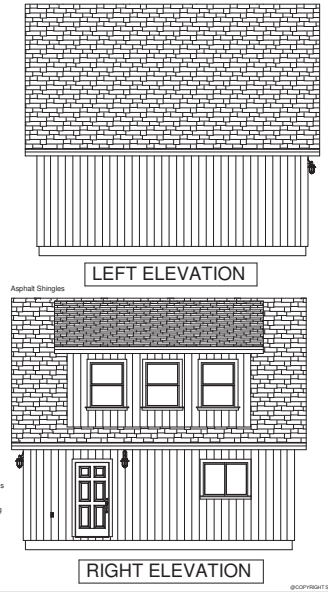
11111 WILLOW CREEK DRIVE, SUITE 100, FORT COLLINS, CO 80504



REAR ELEVATION

FRONT ELEVATION

SCALE 3/16"=1'



LEFT ELEVATION

RIGHT ELEVATION

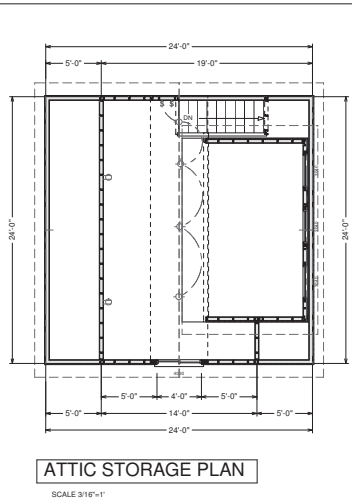
8' Tall 2 x 4 Walls
Structural Panel
Structural Siding

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Residential Design

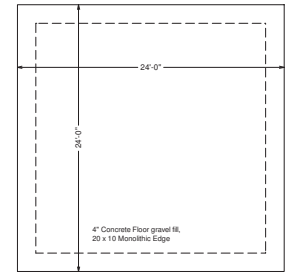
SDS-CAD Specialized Design Systems

11111 WILLOW CREEK DRIVE, SUITE 100, FORT COLLINS, CO 80504



ATTIC STORAGE PLAN

SCALE 3/16"=1'



FOUNDATION PLAN

SCALE 3/16"=1'

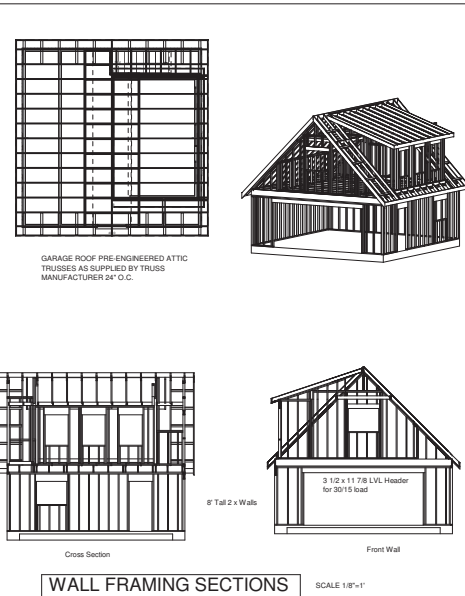
- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI 318.
 - Concrete design based on Fc 2000 pcf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grid.
 - All footings minimum 24" below final grade.

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11111 WILLOW CREEK DRIVE, SUITE 100, FORT COLLINS, CO 80504



WALL FRAMING SECTIONS

SCALE 1/8"=1'

GARAGE ROOF PRE-ENGINEERED ATTIC TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" O.C.

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2" O.C. to 4" O.C. Span 2-2x4's
 - 4" + to 6" O.C. Span 2-2x6's
 - 6" + to 8" O.C. Span 2-2x8's
 - 8" + to 10" O.C. Span 2-2x10's
 - 10" + to 12" O.C. Span 2-2x12's or as noted on plan
- 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 125 wall bracing with 3-16d nails at each end and 1-6d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
- a. Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, crown ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - b. Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- Exterior wall framing to be 2"x4" studs at 16" o.c. Interior wall, framing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates.
- Shear walls to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLCA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
- Nailing to be per current U.S.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit specs see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Sole blocking required between joists, rafters, and trusses over all bearing walls.
- Such blocking shall be 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof to be on row load of 12 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.

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Residential Design

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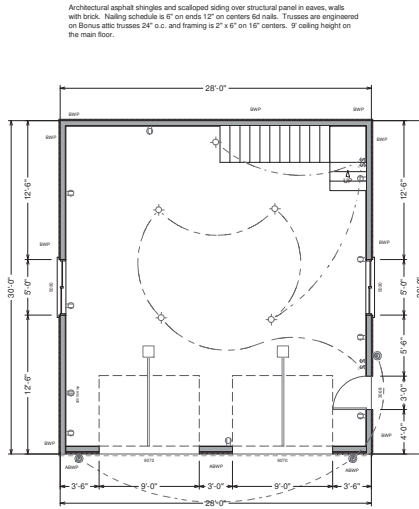


To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDS-CAD 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 therefor. All calculations and member sizing should be verified for your building by a certified building official.

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.

#G550 Plans 28 x 30 x 9 detached garage with bonus room
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
Page 7	Materials List cont



SCALE 3/16"=1'
GARAGE MAIN FLOOR PLAN

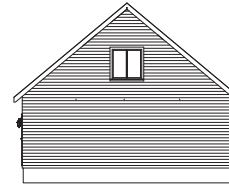
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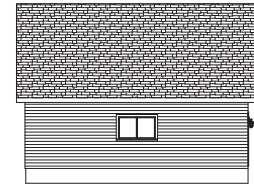
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11111 WILLOW CREEK DRIVE, SUITE 100, BOZEMAN, MT 59717-1000

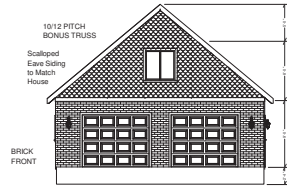
Architectural asphalt shingles and scalloped siding over structural panel in eaves, walls with brick. Nailing schedule 6" on ends 12" on centers 60 nails. Trusses are engineered on Bonus attic trusses 24" o.c. and framing is 2" x 6" on 16" centers. 9' ceiling height on the main floor.



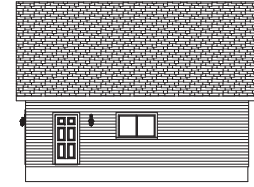
REAR ELEVATION



LEFT ELEVATION



SCALE 1/8"=1'
FRONT ELEVATION



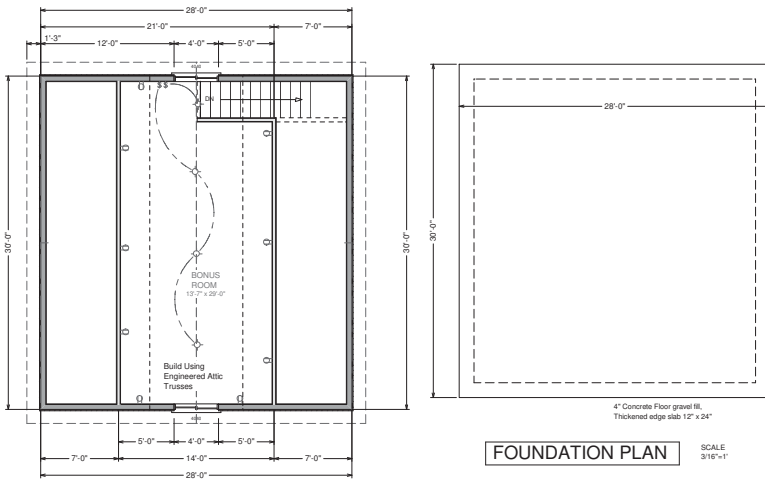
RIGHT ELEVATION

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Residential Design

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11111 WILLOW CREEK DRIVE, SUITE 100, BOZEMAN, MT 59717-1000



SCALE 3/16"=1'
FOUNDATION PLAN

- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grid.
 - All footings minimum 24" below final grade.

BONUS ROOM

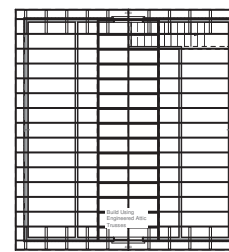
SCALE 3/16"=1'

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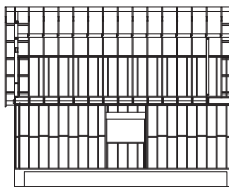
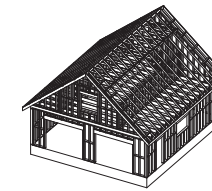
Residential Design

SDS-CAD Specialized Design Systems

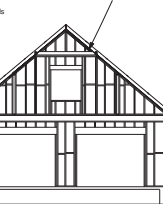
11111 WILLOW CREEK DRIVE, SUITE 100, BOZEMAN, MT 59717-1000



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



Cross Section
WALL FRAMING SECTIONS



9' Tall 2 x 6 Walls

BONUS OR ATTIC TRUSS

SCALE 1/8"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
2' 0" to 4' 0" Span 2,2x4s
4' + to 6' 0" Span 2,2x6s
6' + to 8' 0" Span 2,2x8s
8' + to 10' 0" Span 2,2x10s
10' + to 12' 0" Span 2,2x12s or as noted on plan
- 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. Fire stopping.
- Fire stopping:
a. Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, cone ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
b. Firestopping shall consist of 2" nominal lumber. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
- CDX plywood is not approved where exposed to weather. i.e., roof overhangs.
- Exterior wall framing to be 2"x6" studs at 16" o.c. Interior wall, bearing all non-bearing walls to be 2"x4" studs at 24" o.c. and all bearing walls 2"x4" studs at 16" o.c. with double top plates. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLCA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

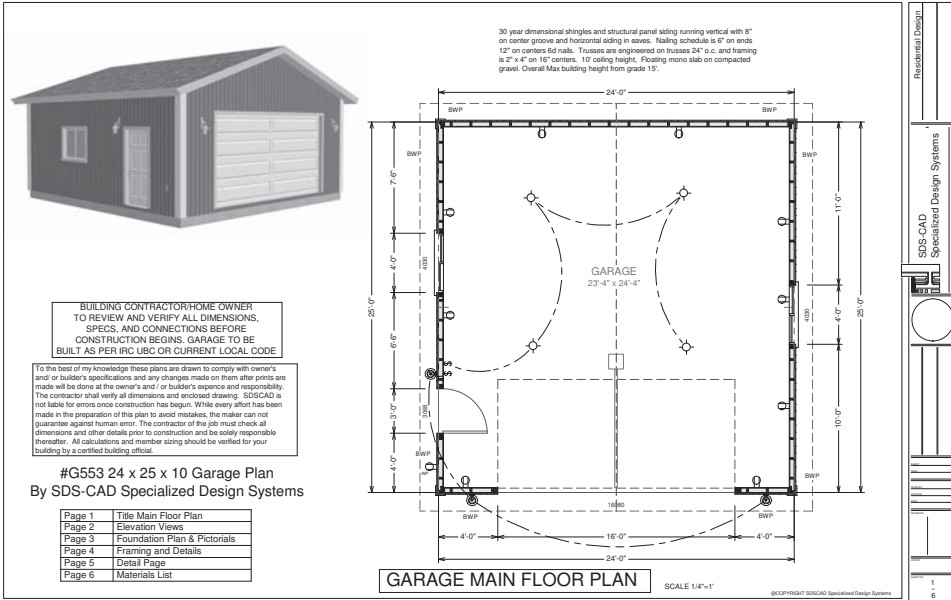
- Fascia to be 2" Douglas Fir.
- For soffit space see walls.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Sole blocking required between joists, rafters, and trusses over all bearing walls.
- Sole blocking shall be 1" x 1" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof tie-down load at 17 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.

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Residential Design

SDS-CAD Specialized Design Systems

11111 WILLOW CREEK DRIVE, SUITE 100, BOZEMAN, MT 59717-1000

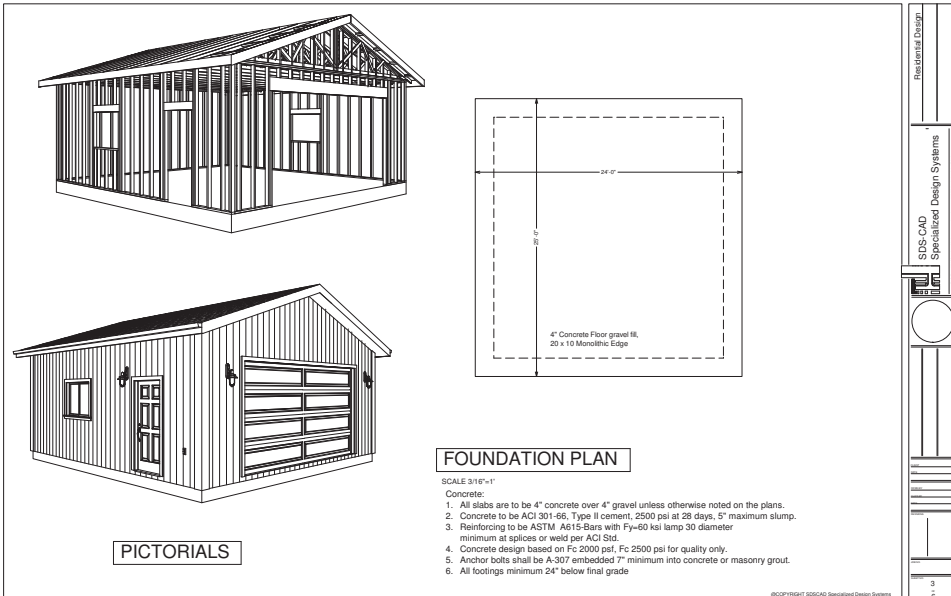
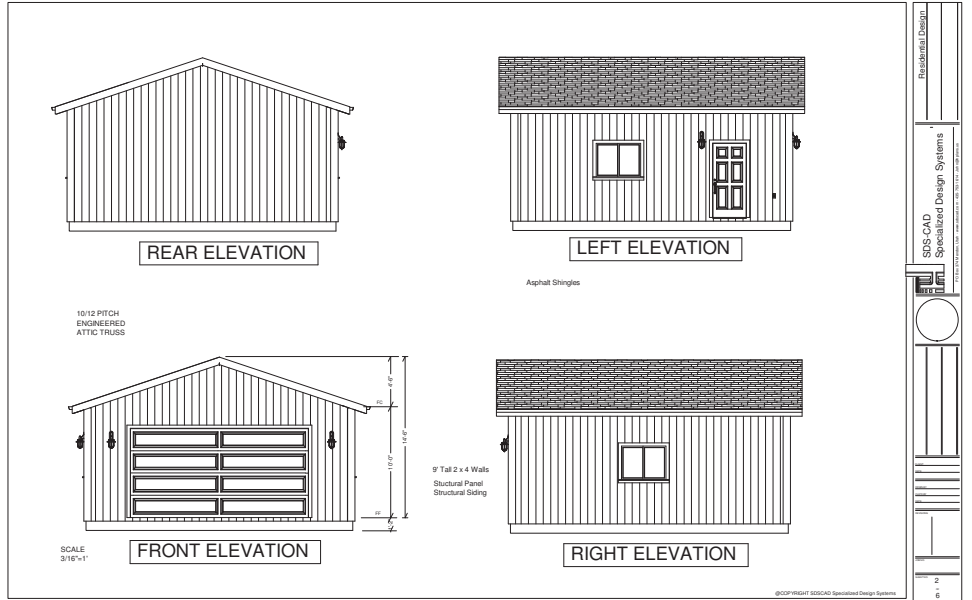


BUILDING CONTRACTOR/HOME OWNER
 TO REVIEW AND VERIFY ALL DIMENSIONS,
 SPECS, AND CONNECTIONS BEFORE
 CONSTRUCTION BEGINS. GARAGE TO BE
 BUILT AS PER IRC UBC OR CURRENT LOCAL CODE

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 drawings. SDS-CAD 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 therefor. All calculations and member sizing should be verified by your building by a certified building official.

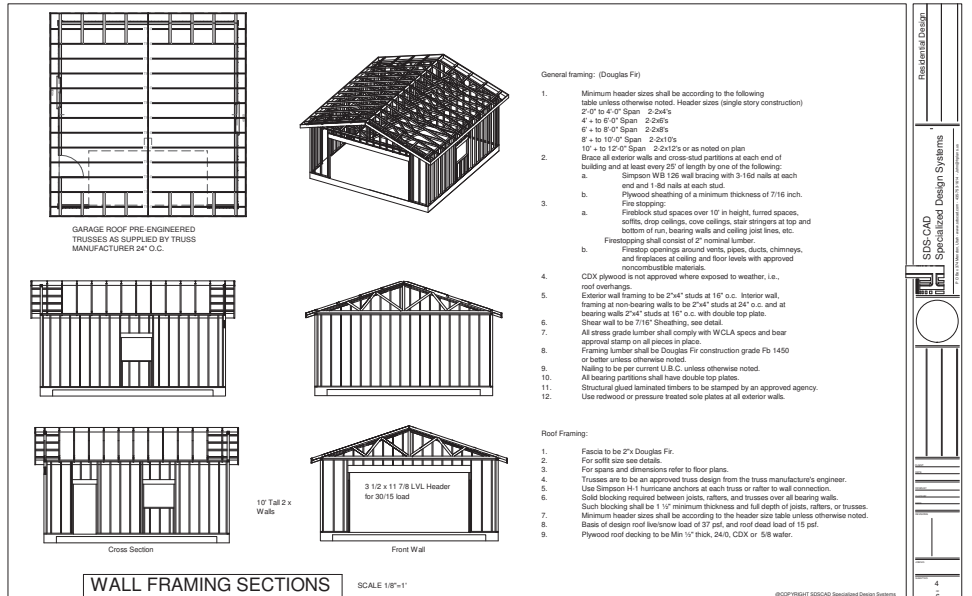
#G553 24 x 25 x 10 Garage System
 By SDS-CAD Specialized Design Systems

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



FOUNDATION PLAN

- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lap 30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 pcf, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry groud.
 - All footings minimum 24" below final grade

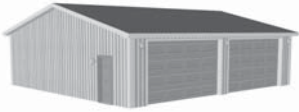


General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 2' 0" to 4' 0" Span 2-2x4s
 4' + to 6' 0" Span 2-2x6s
 6' + to 8' 0" Span 2-2x8s
 8' + to 10' 0" Span 2-2x10s
 10' + to 12' 0" Span 2-2x12s or as noted on plan
 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 1-6d nails at each stud.
 b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
 c. Fireblock stud spaces over 10' in height, turned spaces, soffits, eave ceilings, eave 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.
- CDX plywood is not approved where exposed to weather, i.e., roof eavangs.
- 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 plates. Shear wall to be 7/16" Sheathing, see detail.
- All area grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

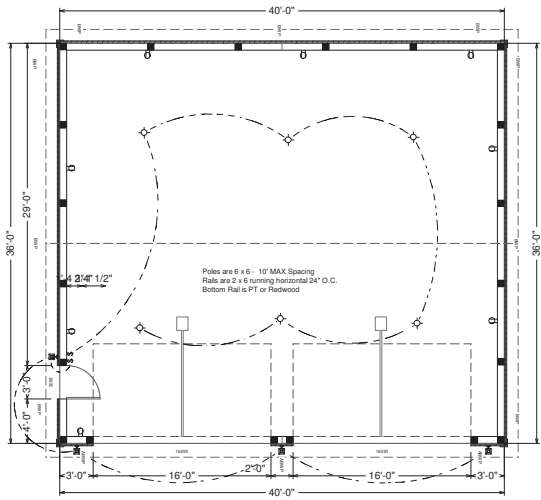
- Fascia to be 2" Douglas Fir.
- For soffit specs see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls.
- Such blocking shall be 1 1/2" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof tie-down load at 17 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 water.



GARAGE MAIN FLOOR PLAN

#G554 36 X 40 - 10' Pole Garage Plan
Specialized Design Systems LLC

Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Post Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page



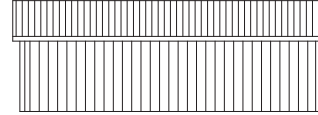
GARAGE TO BE BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

SCALE 3/16"=1'

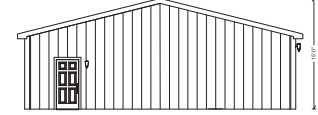
Daryl Chaisson

1

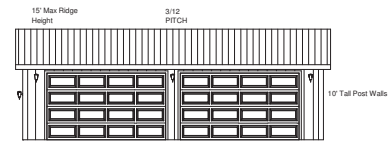
Metal roofing and siding. Trusses are engineered on 24" centers and wall framing is 6x6 posts max 10' o.c. and 2x6 stringers on 24" centers. 10' ceiling height.



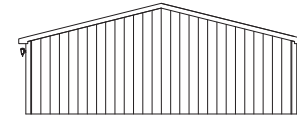
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

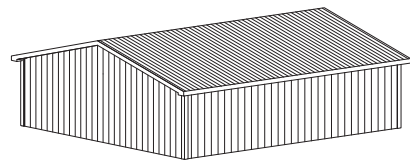
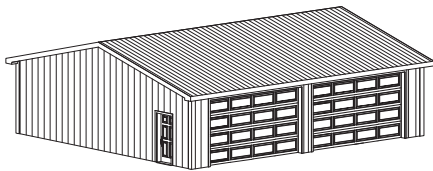


RIGHT ELEVATION

SCALE 1/8"=1'

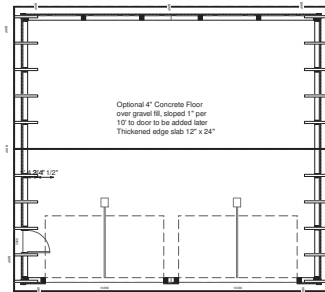
Daryl Chaisson

2



PICTORIAL VIEWS

Sides Post spacing 10' Max Spacing
End Post spacing as needed for doors
Braced wall panels required every 20' along exterior walls.
Solid plywood sheathing 7/16" Min on exterior of 2x6 horizontal
from top to bottom as referenced by BWP note on plan



POST PLAN

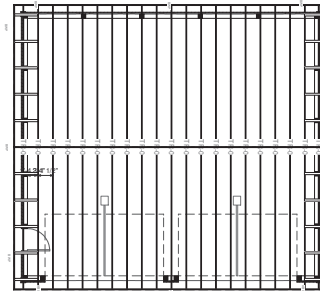
SCALE 1/8"=1'

- Concrete Floor option requirements:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp .30 diameter minimum at splices or weld per ACI Std.
 - Concrete design based on Fc 2000 psi, Fc 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 24" below final grade

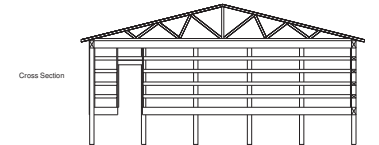
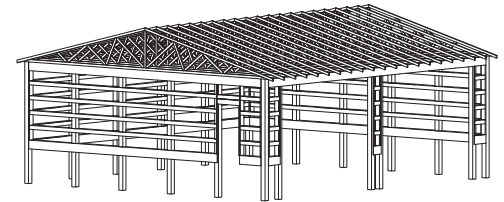
Daryl Chaisson

3

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




WALL FRAMING SECTIONS



SCALE 1/8"=1'

Daryl Chaisson

4



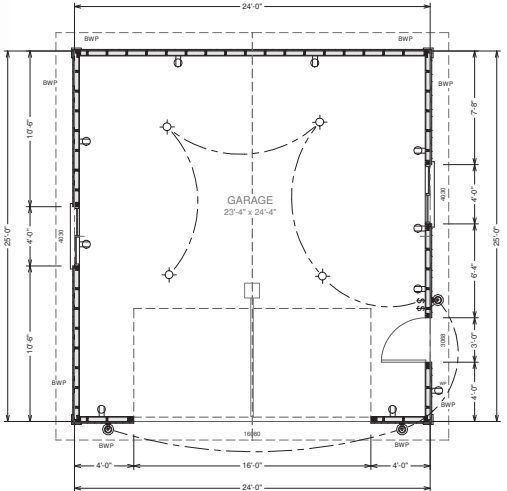
30 year dimensional shingles and structural panel siding running vertical with 6" on center grooves and horizontal siding in bays. Nailing schedule is 6" on ends, 12" on centers 6d nails. Trusses are engineered on trusses 24" o.c. and framing is 2" x 4" on 16" centers, 10' ceiling height. Floating mono slab on compacted gravel. Overall Max building height from grade 15'.

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 drawings. SDS-CAD 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 project must check all dimensions and other details prior to construction and be solely responsible therefor. All calculations and member sizing should be verified for your building by a certified building official.

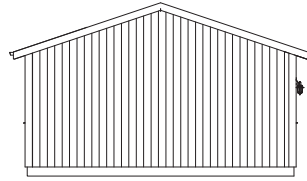
#G555 24 x 25 x 10 Garage Design
By SDS-CAD Specialized Design Systems

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

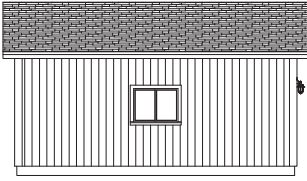


GARAGE MAIN FLOOR PLAN SCALE 1/4"=1'

RESIDENTIAL DESIGN
SDS-CAD Specialized Design Systems
11111 W. WASHINGTON ST. SUITE 100, DENVER, CO 80202

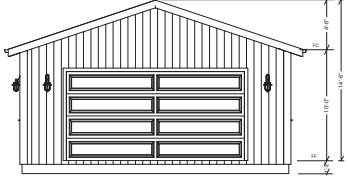


REAR ELEVATION



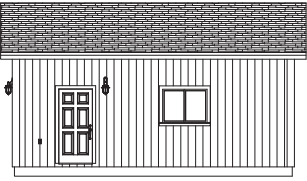
LEFT ELEVATION

Asphalt Shingles



FRONT ELEVATION

SCALE 3/16"=1'

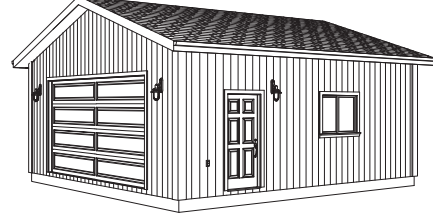
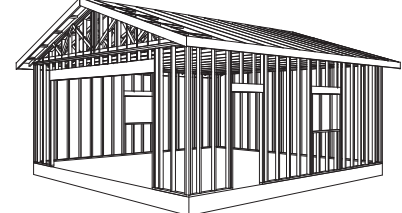
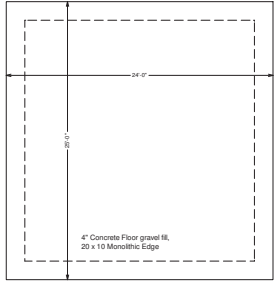


RIGHT ELEVATION

9" Tall 2 x 4 Walls
Structural Panel
Structural Siding

10/12 PITCH
ENGINEERED
ATTIC TRUSS

RESIDENTIAL DESIGN
SDS-CAD Specialized Design Systems
11111 W. WASHINGTON ST. SUITE 100, DENVER, CO 80202

FOUNDATION PLAN

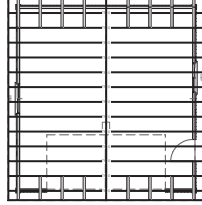
SCALE 3/16"=1'

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 A615-60 Bars with Fy=60 ksi lap 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on Fc 2000 pcf, 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.

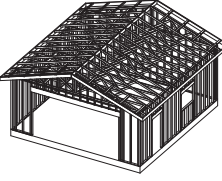
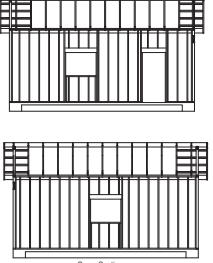
4" Concrete Floor gravel fill,
20 x 10 Monolithic Edge

PICTORIALS

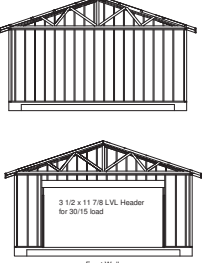
RESIDENTIAL DESIGN
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11111 W. WASHINGTON ST. SUITE 100, DENVER, CO 80202



GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" O.C.

Cross Section



Front Wall

10" Tall 2 x Walls
3 1/2 x 11 7/8 LVL Header for 30/15 load

WALL FRAMING SECTIONS SCALE 1/8"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 - 2' 0" to 4' 0" Span 2-2x4s
 - 4' + to 6' 0" Span 2-2x4s
 - 6' + to 8' 0" Span 2-2x4s
 - 8' + to 10' 0" Span 2-2x10s
 - 10' + to 12' 0" Span 2-2x12s or as noted on plan
- 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 1-6d nails at each stud.
 - b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping.
- Fireblock stud spaces over 10' in height, turned spaces, soffits, eave ceilings, eave ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc. Firestripping shall consist of 2" nominal lumber.
- CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
- 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 plates.
- Shear walls to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLLA specs and bear approval stamp on all pieces in place.
- Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

- Fascia to be 2" Douglas Fir.
- For soffit see see detail.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
- Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
- Solid blocking required between joists, rafters, and trusses over all bearing walls.
- Solid blocking shall be 1 1/2" minimum thickness and full depth of joist, rafter, or trusses.
- Minimum header sizes shall be according to the header size table unless otherwise noted.
- Base of design roof tie-down load at 17 psf, and roof dead load of 15 psf.
- Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 water.

RESIDENTIAL DESIGN
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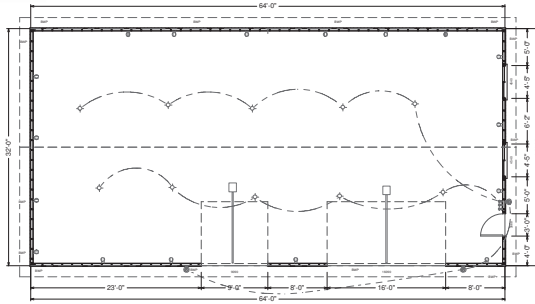


Building Specs:
 Architectural composite roof over 5/8 structural OSB panel and walls metal or vinyl siding over structural sheathing or T1-11 Structural Siding. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and wall framing is 2" x 4" blocked at 9' on 16" centers. 11' ceiling height with 9' studs and 24" foundation as per owner requirements. Roof load is 20 pounds, wind rating is 90 mph gusts for 3 sec gusts and the symic code is D1.

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. SDCAD 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.

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

#G557 32' x 64' x 10' workshop



GARAGE MAIN FLOOR PLAN

SCALE 1/8"=1'

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

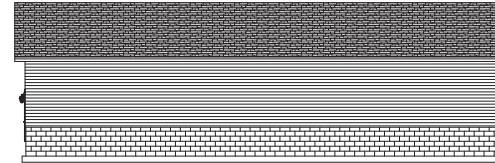
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Residential Design

1

2

REAR ELEVATION

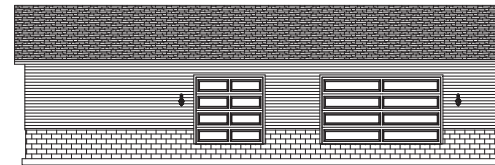


6 Courses Block
 3 below grade 3 above grade
 9 Studs 2x4 Block for ceiling height of 11'
 Footing 6" x 24" Min depth 32" Below Grade

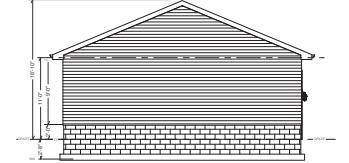
FRONT ELEVATION

SCALE 1/8"=1'

ARCHITECTURAL ASPHALT COMPOSITE SHINGLES



LEFT ELEVATION



RIGHT ELEVATION

5/12 PITCH ENGINEERED TRUSS AS PER OWNER



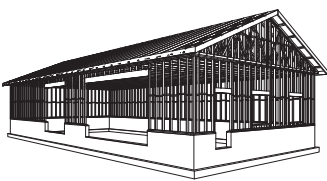
Vinyl or Metal Siding Over Structural Sheathing or T1-11 Structural Siding as per Owner 2" x 4" Walls As Per Owner

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Residential Design

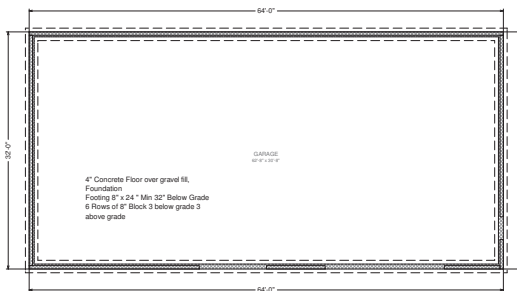
1

2



PICTORIALS

- Concrete:
- All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
 - Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
 - Reinforcing to be (2) #4 bars around exterior thickened edge and #3 bars 24" o.c. horizontal and vertical throughout slab.
 - Concrete design based on Fc 2000 psi, Fy 2500 psi for quality only.
 - Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
 - All footings minimum 32" below final grade.



FOUNDATION PLAN

SCALE 1/8"=1'

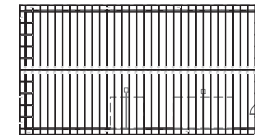
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Residential Design

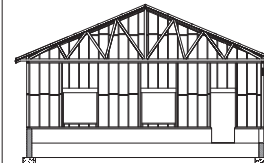
3

3

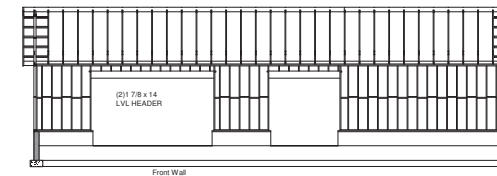
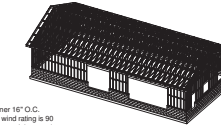
5/12 GARAGE ROOF AS PER OWNER PRE-ENGINEERED TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER 24" o.c.



ROOF TRUSS LAYOUT



Cross Section



Front Wall

WALL FRAMING SECTIONS

SCALE 1/8"=1'

General Framing: (Douglas Fir)

- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
 2'0" to 4'0" Span - 2x4's
 4' to 6'0" Span - 2x6's
 6' to 8'0" Span - 2x8's
 8' to 10'0" Span - 2x10's
 10' to 12'0" Span - 2x12's or as noted on plan
- Brace all exterior walls and cross stud partitions at each end of building and at least every 20' of length by one of the following:
 a. Simpson WS 126 wall bracing with 3-16d nails at each end and 1-6d nails at each stud.
 b. Plywood sheathing of a minimum thickness of 7/16 inch. Fire stopping:
 a. Fireblock stud spaces over 10' in height, turned spaces, soffits, drop ceilings, cover ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joint 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.
 CDX plywood is not approved where exposed to weather. I.e., roof overhangs.
- 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 bearing walls 2"x4" studs at 16" o.c. with double top plate. Shear wall to be 7/16" Sheathing, see detail.
- All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in stock.
- Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
- Nailing to be per current U.B.C. unless otherwise noted.
- All bearing partitions shall have double top plates.
- Structural glued laminated timbers to be stamped by an approved agency.
- Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

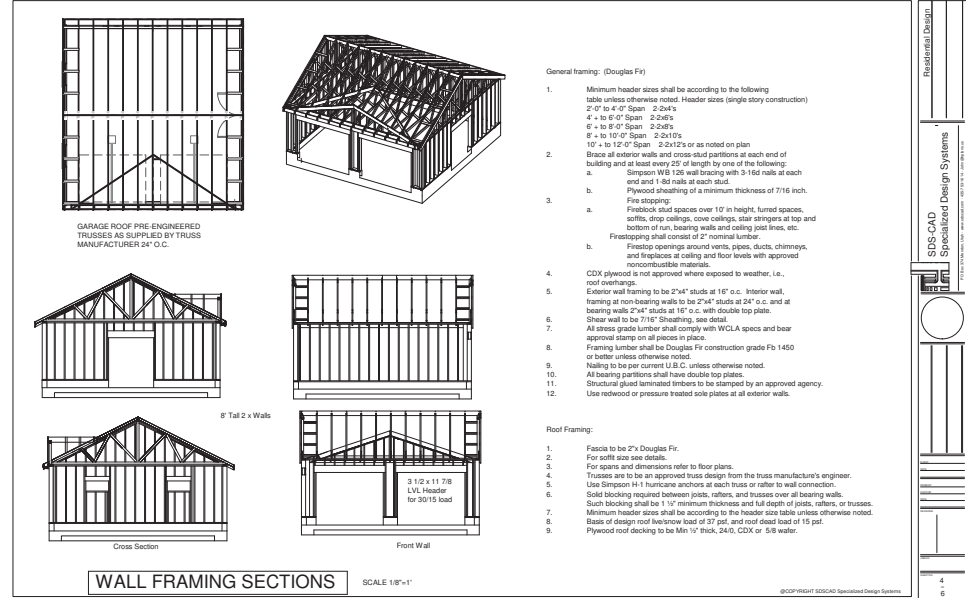
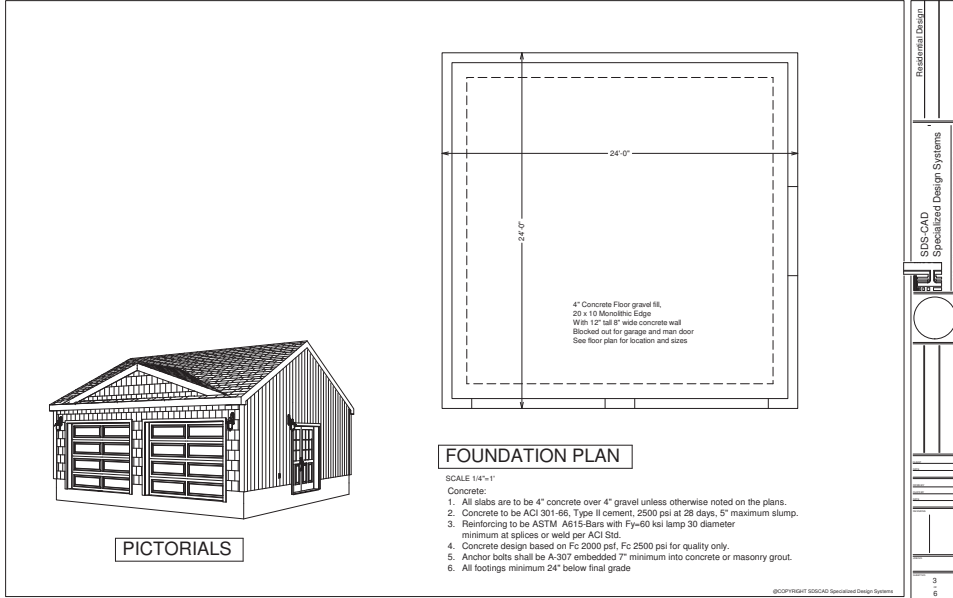
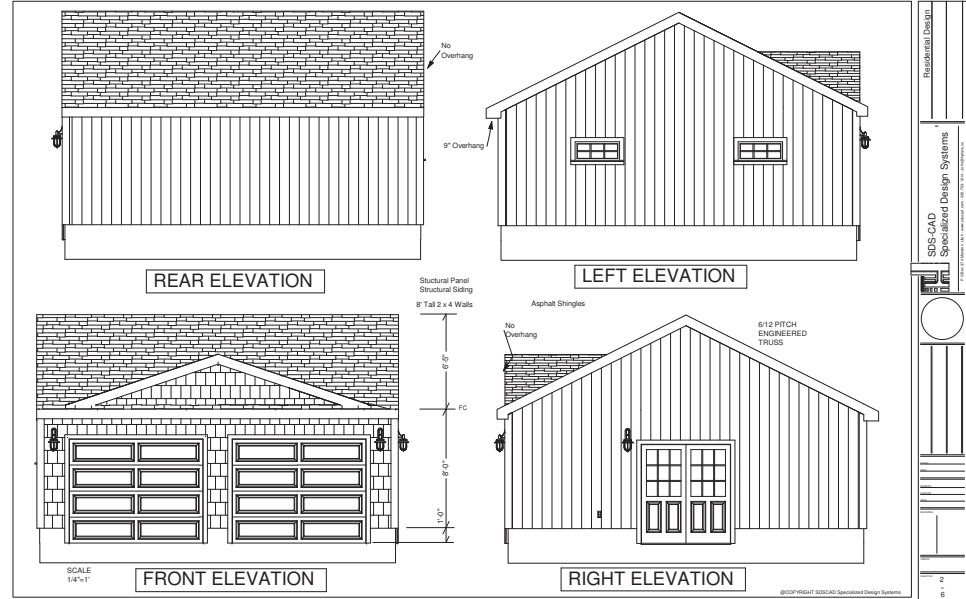
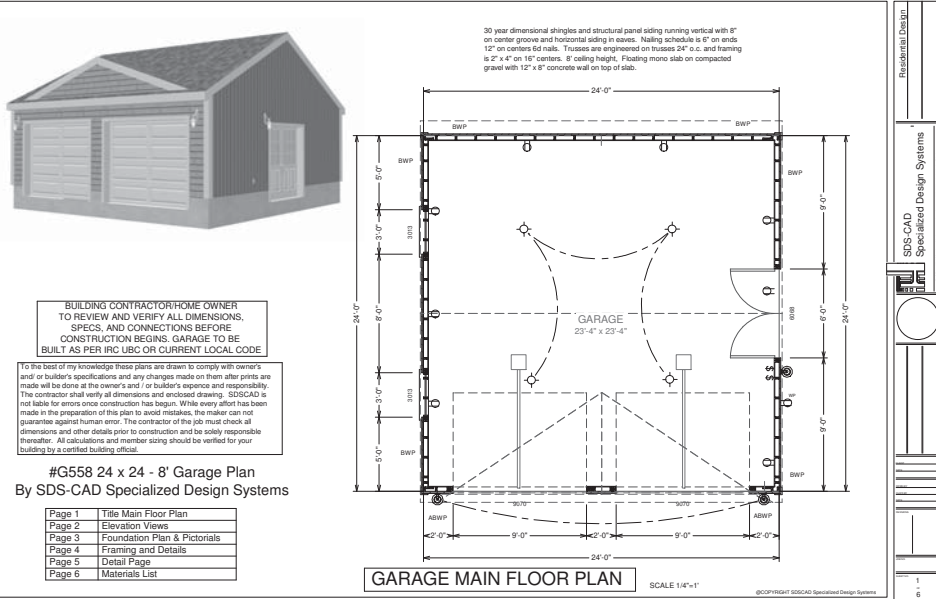
- Fascia to be 2"x Douglas Fir.
- For soffit size see details.
- For spans and dimensions refer to floor plans.
- Trusses are to be an approved truss design from the truss manufacturer's engineer.
 Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
 Solid blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall be 1 1/2" minimum thickness and full depth of joist, rafter, or trusses.
 Minimum header sizes shall be according to the header size table unless otherwise noted.
 Basis of design roof live/snow load of 37 psf, and roof dead load of 15 psf.
- Plywood decking to be Min 1/2" thick, 240, CDB or 5/8 water.

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Residential Design

3

4



- General Framing: (Douglas Fir)
- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
- | | |
|------------------|-----------------------------|
| 2" to 4" Span | 2-2x6s |
| 4 + to 6" Span | 2-2x6s |
| 6 + to 8" Span | 2-2x6s |
| 8 + to 10" Span | 2-2x10s |
| 10 + to 12" Span | 2-2x12s or as noted on plan |
- 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:
 - Simon WB 126 wall bracing with 3-16d nails at each end and 1-6d nails at each stud.
 - Plywood sheathing of a minimum thickness of 7/16 inch.
 Fire stopping:
 - Fireblock stud spacers over 10' in height, turned spaces, soffits, door collars, cross collars, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc.
 - Firestopping shall consist of 2" nominal lumber.
 - Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
 - CDX plywood is not approved where exposed to weather. i.e., roof overhangs.
 - 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 plates. Shear wall to be 7/16" Sheathing, see detail.
 - All stress grade lumber shall comply with WCLA species and bear approval stamp on all pieces in place.
 - Framing lumber shall be Douglas Fir construction grade Fc 1450 or better unless otherwise noted.
 - Nailing to be per current U.B.C. unless otherwise noted.
 - All bearing partitions shall have double top plates.
 - Structural glued laminated timbers to be stamped by an approved agency.
 - Use redwood or pressure treated sole plates at all exterior walls.
- Roof Framing:
- Fascia to be 2" Douglas Fir.
 - For soffit size see details.
 - For spans and dimensions refer to floor plans.
 - Trusses are to be an approved truss design from the truss manufacturer's engineer.
 - Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
 - 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 joist, rafter, or trusses.
 - Minimum header sizes shall be according to the header size table unless otherwise noted.
 - Base of design roof beam shall be 12" x 12" and roof deck load of 15 psf.
 - Plywood roof decking to be Min 1/2" thick, 240, CDX or 5/8 water.