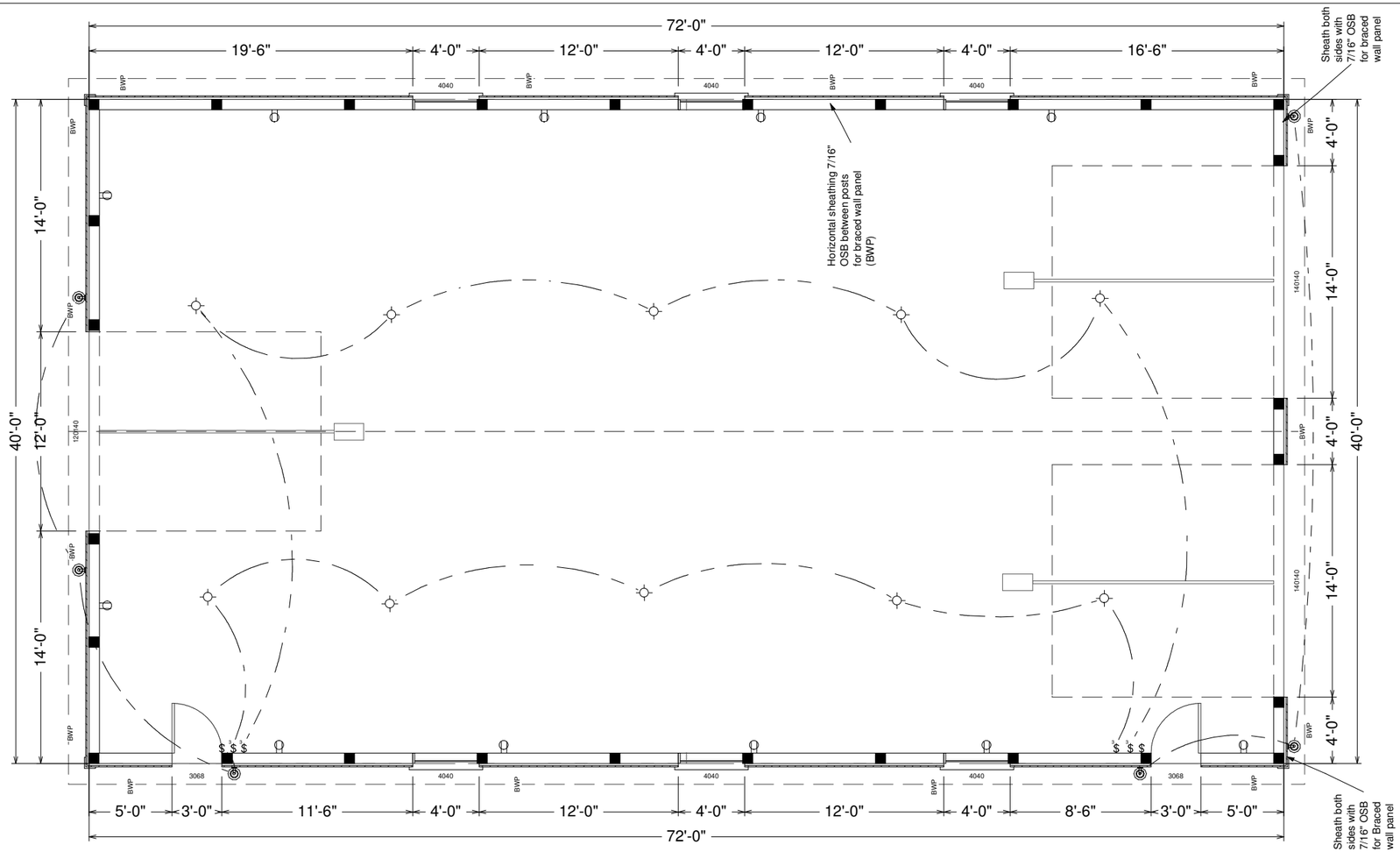

SCALE 1/8"=1'

GARAGE MAIN FLOOR PLAN

Custom 40 x 72 - 16' Garage Plan
Plan #g322
By SDS-CAD Specialized Design Systems

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 expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD is not liable for errors once construction has begun. While every affort 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 2006 OR CURRENT LOCAL CODE

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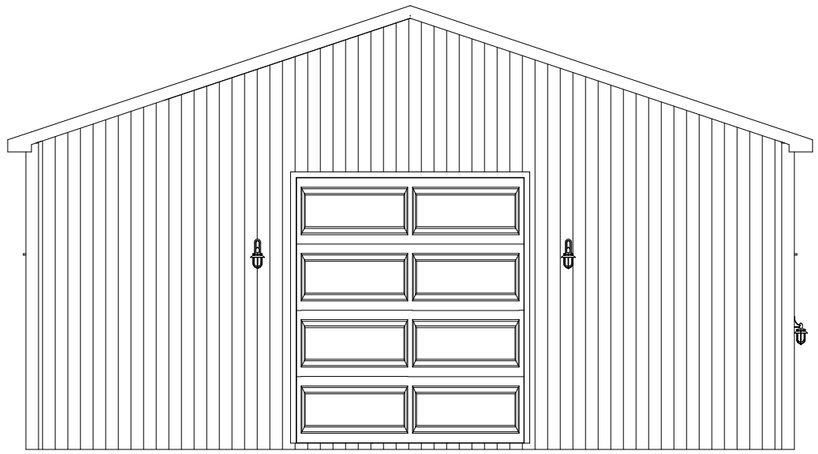
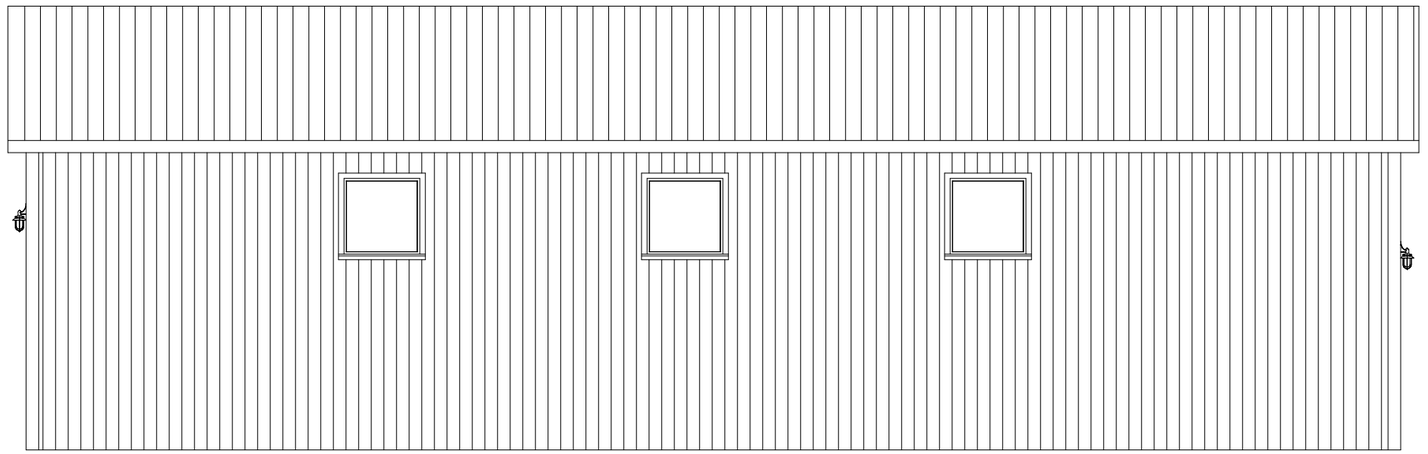


REAR ELEVATION

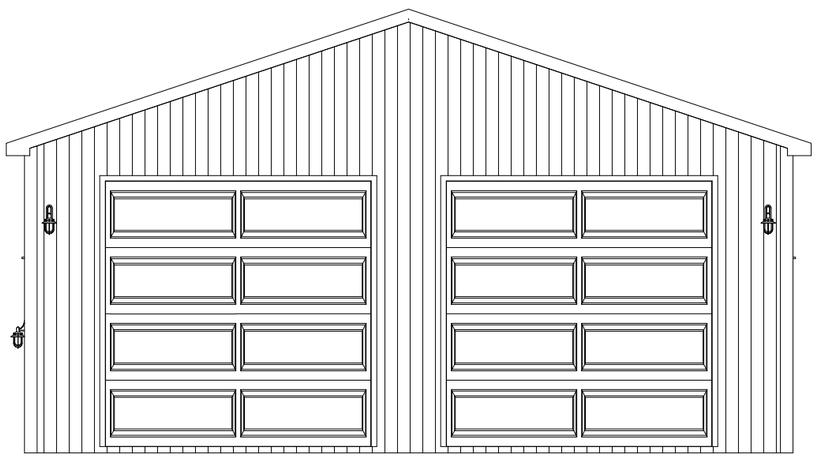


LEFT ELEVATION

16' Tall Post Walls

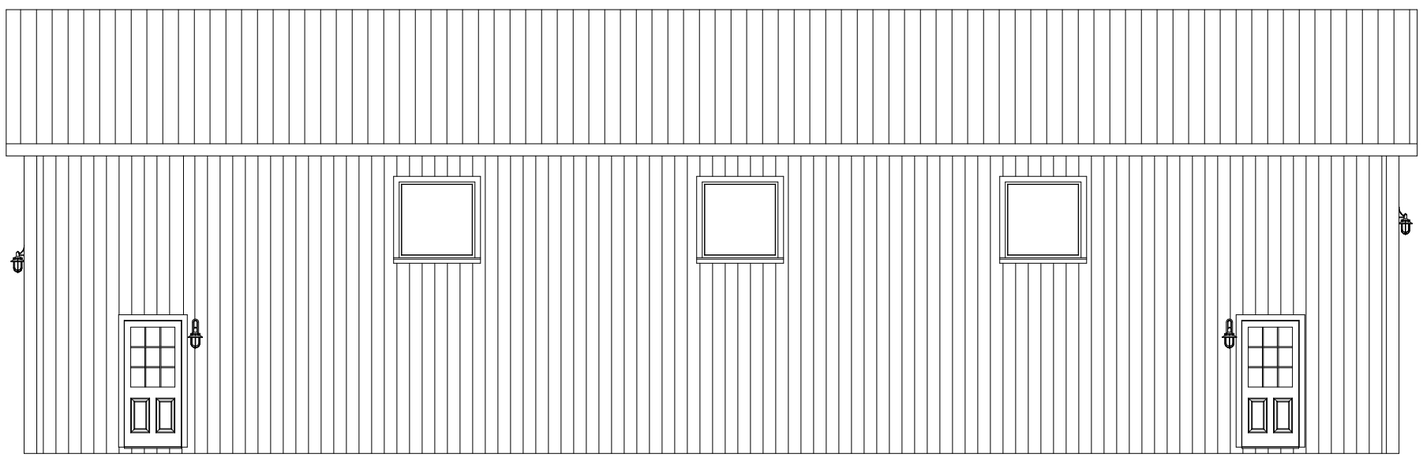
Metal Roofing
and Siding

4/12
PITCH



SCALE 1/8"=1'

FRONT ELEVATION



RIGHT ELEVATION

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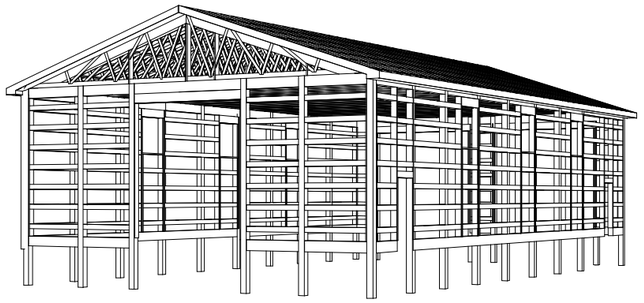

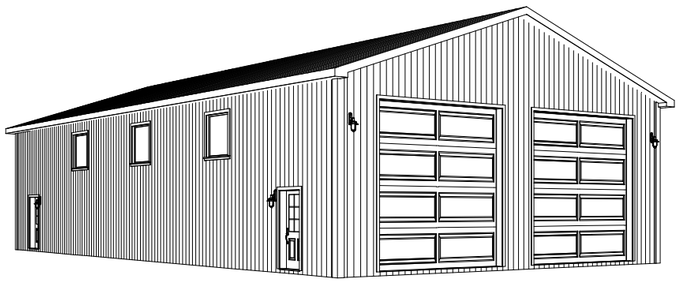

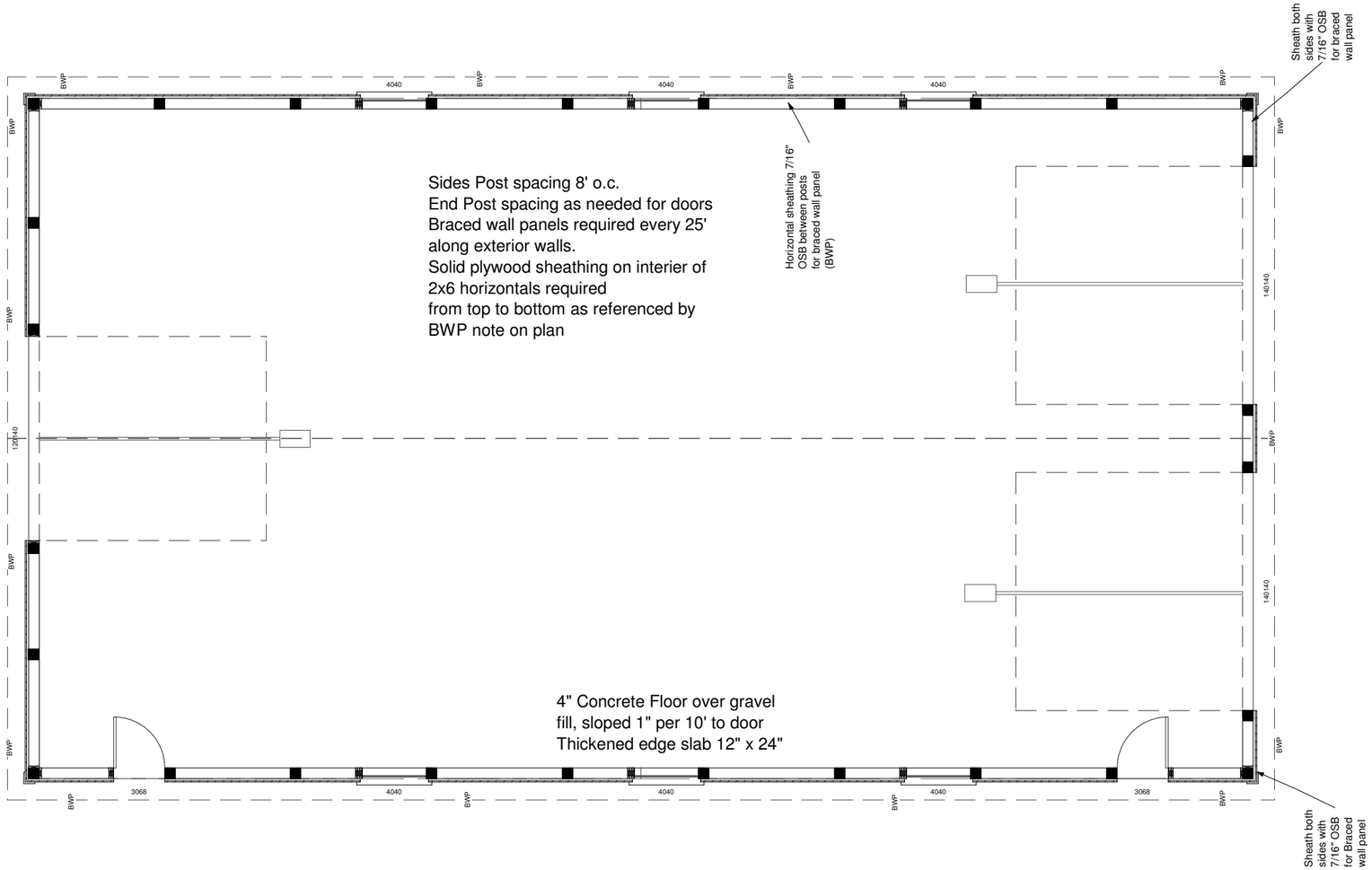

PICTORIAL VIEWS

POST PLAN

SCALE 1/8"=1'

Concrete Floor option requirements:

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

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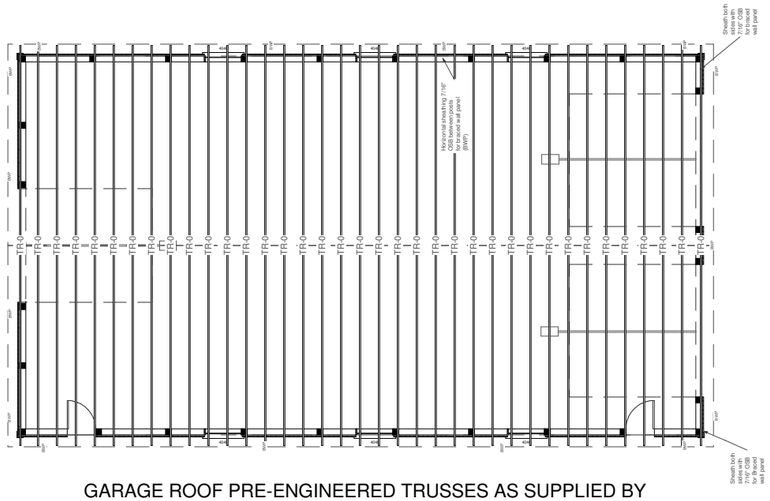
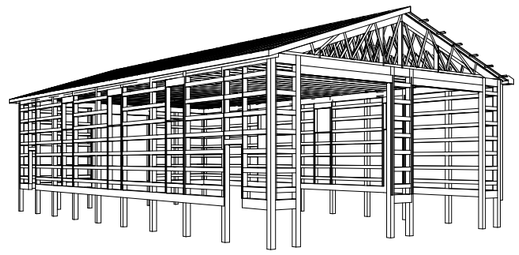
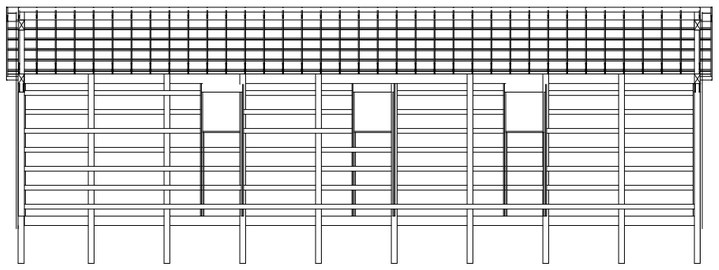
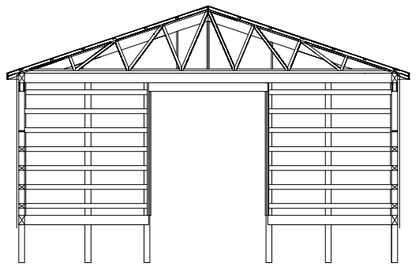
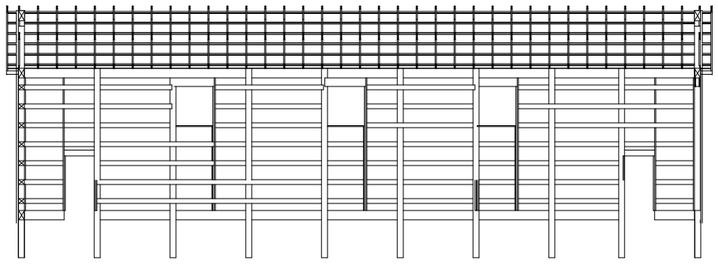


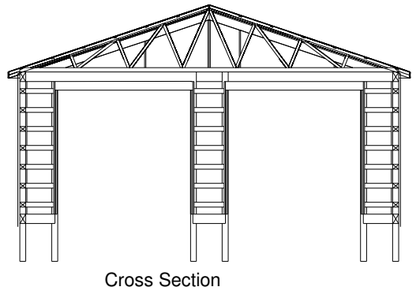
GARAGE ROOF PRE-ENGINEERED TRUSSES AS SUPPLIED BY
TRUSS MANUFACTURER 24" o.c.











Cross Section

20' Tall 6 x 6 or 8" Dia Posts for walls
2 x 6 Horizontal on 24" centers see details

General framing: (Douglas Fir)

1. Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes (single story construction)
   2'-0" to 4'-0" Span 2-2x4's
   4' + to 6'-0" Span 2-2x6's
   6' + to 8'-0" Span 2-2x8's
   8' + to 10'-0" Span 2-2x10's
   10' + to 12'-0" Span 2-2x12's or as noted on plan
2. Brace all exterior walls and cross-stud partitions at each end of building and at least every 25' of length by one of the following:
   a. Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
   b. Plywood sheathing of a minimum thickness of 7/16 inch.
3. Fire stopping:
   a. Fireblock stud spaces over 10' in height, furred spaces, soffits, drop ceilings, cove ceilings, stair stringers at top and bottom of run, bearing walls and ceiling joist lines, etc. Firestopping shall consist of 2" nominal lumber.
   b. Firestop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved noncombustible materials.
4. CDX plywood is not approved where exposed to weather, i.e., roof overhangs.
5. Exterior wall framing to be 2"x6" studs at 16" o.c. Interior wall, framing at non-bearing walls to be 2"x4" studs at 24" o.c. and at bearing walls 2"x4" studs at 16" o.c. with double top plate.
6. Shear wall to be 7/16" Sheathing, see detail.
7. All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
8. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
9. Nailing to be per current U.B.C. unless otherwise noted.
10. All bearing partitions shall have double top plates.
11. Structural glued laminated timbers to be stamped by an approved agency.
12. Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

1. Fascia to be 2"x Douglas Fir.
2. For soffit size see details.
3. For spans and dimensions refer to floor plans.
4. Trusses are to be an approved truss design from the truss manufacture's engineer.
5. Use Simpson H-1 hurricane anchors at each truss or rafter to wall connection.
6. Solid blocking required between joists, rafters, and trusses over all bearing walls. Such blocking shall be 1 ½" minimum thickness and full depth of joists, rafters, or trusses.
7. Minimum header sizes shall be according to the header size table unless otherwise noted.
8. Basis of design roof live/snow load of 37 psf, and roof dead load of 15 psf.
9. Plywood roof decking to be Min ½" thick, 24/0, CDX or 5/8 wafer.

WALL FRAMING SECTIONS

SCALE 1/16"=1'

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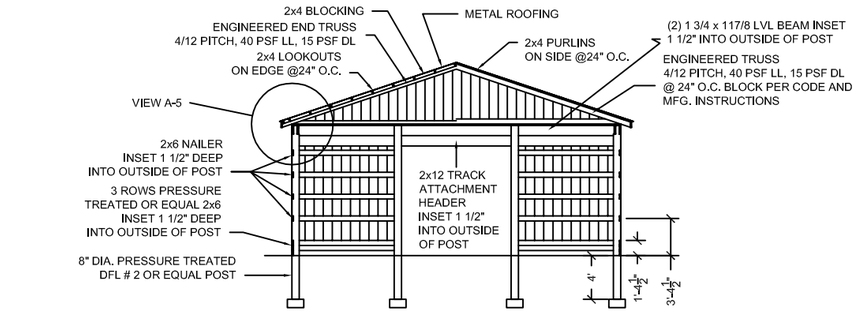
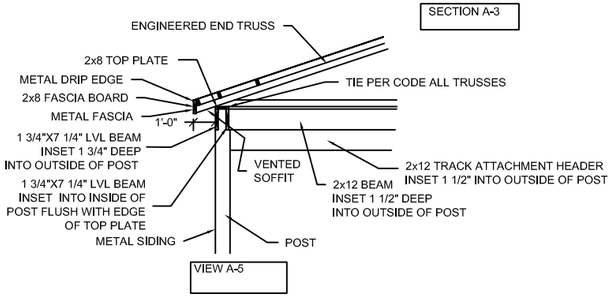
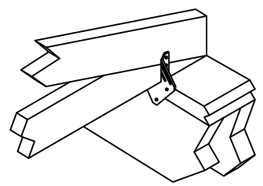


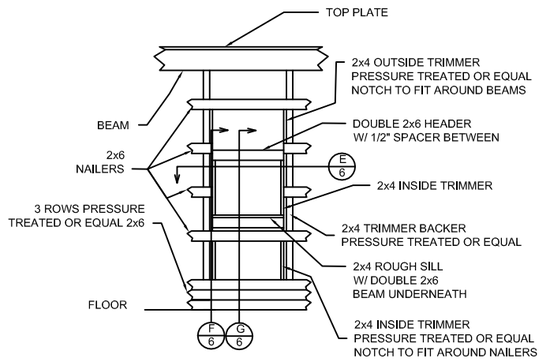
SECTION A-3



VIEW A-5



RAFTER TO PLATE
FASTENER USE ILLUSTRATION
SCALE: NTS



OPTIONAL WINDOW FRAME DETAIL
(OUTSIDE ELEVATION VIEW)
SCALE 1/4" = 1'

General Specifications and Notes

General:
1. Construction shall meet all applicable codes and ordinances.

Site Work:
1. Make sure setbacks are in compliance with local building codes.
2. All stumps, roots, and organic matter shall be removed from the soil in the area of the building.
3. Lot must be graded to insure proper drainage away from building.
4. Soil should not be a highly expansive soil type without having a soil report preformed by a soils engineer and receiving approval from local building department to construct building on said type soil.
5. Soil bearing capacity assumed to be 1000 psi at 2' below adjacent finished grade for design.

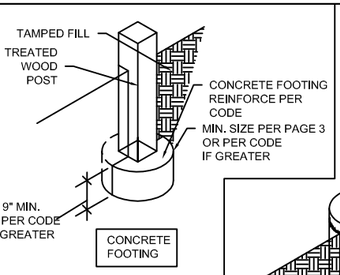
Concrete:
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. Reinforcing to be ASTM A 615-Bars with Fy=60 ksi lap 40 diameter minimum at splices or weld per ACI Std. in footings.
4. Reinforcing to be ASTM A 185-welded wire mesh in slabs.

Roof Framing:
1. For spans and dimensions refer to plans.
2. Use Simpson or equal anchors at each truss to wall connection
3. Use Simpson or equal anchors at plate to beam or plate to nailer joints.

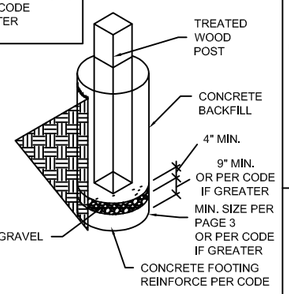
General framing: (Douglas Fir)
1. Exterior wall framing to be as shown on drawings.
2. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
3. Use pressure treated posts and use redwood or pressure treated lumber for nailers closer than 8" to the ground and for any other use where the lumber is closer than 8" to the ground or on cement.

Door and window framing:
1. Door and window manufacturer specified rough opening dimensions shall take precedence over drawing rough opening dimensions if there is a conflict.

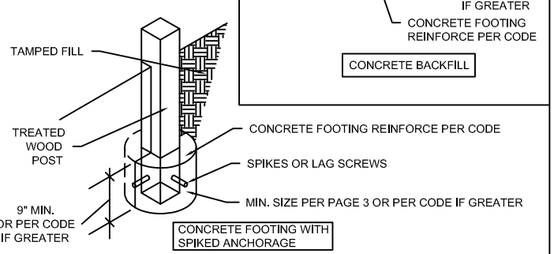
Footing Alternatives:
1. For soil bearing capacity of 1500 psf the footings listed on page 3 as Ø2'-10 3/4" are lowered to Ø2'-4 1/2", the footings listed as Ø2'-3/4" are lowered to Ø1'-8 1/4", all other footings and pads remain the same as stated on page 3.



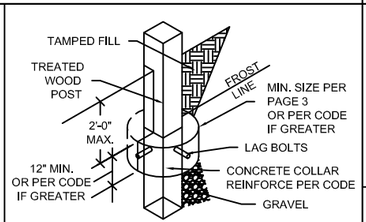
CONCRETE FOOTING



CONCRETE BACKFILL

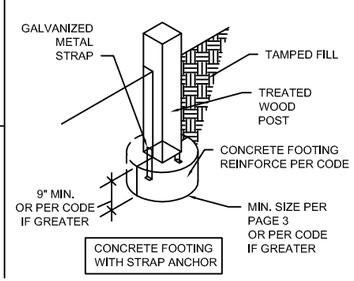


CONCRETE FOOTING WITH
SPIKED ANCHORAGE

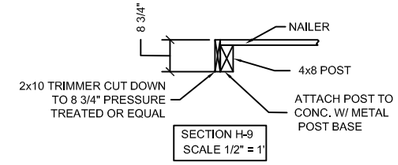


FOR USE IN TEMPERATE
CLIMATES (FROST LINE
NO DEEPER THAN 2'-0")

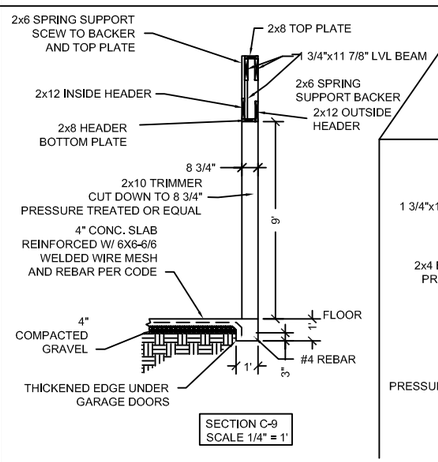
REINFORCED CONCRETE COLLAR



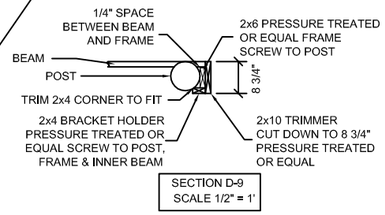
CONCRETE FOOTING
WITH STRAP ANCHOR



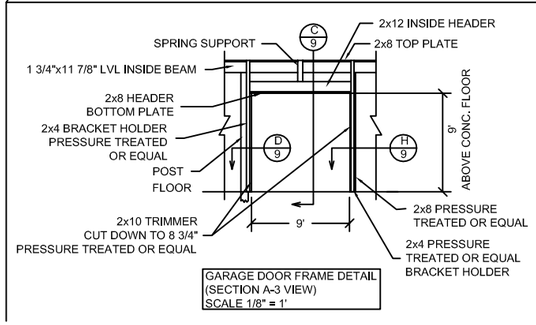
SECTION H-9
SCALE 1/2" = 1'



SECTION C-9
SCALE 1/4" = 1'



SECTION D-9
SCALE 1/2" = 1'



GARAGE DOOR FRAME DETAIL
(SECTION A-3 VIEW)
SCALE 1/8" = 1'

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