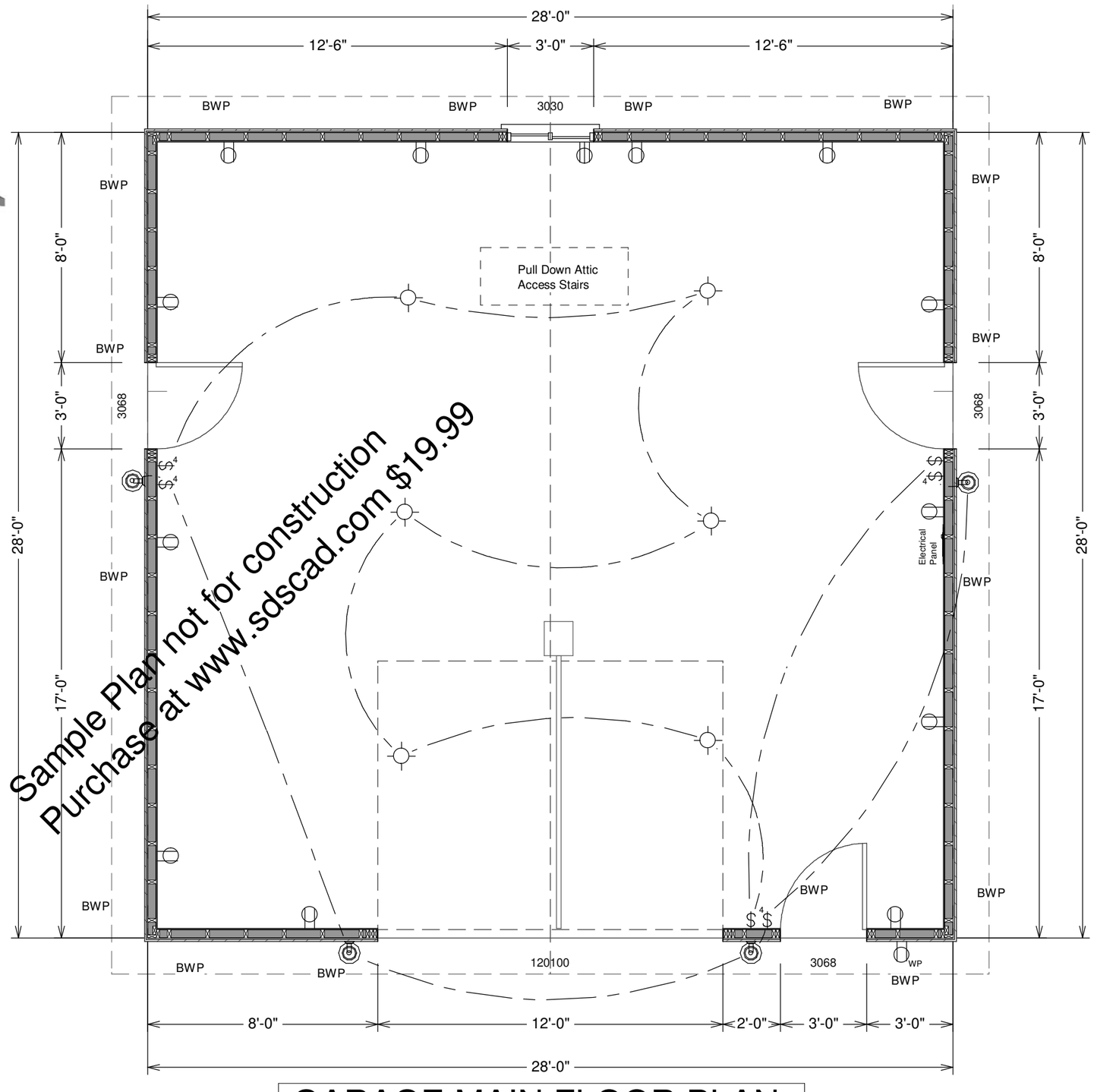
30 year dimensional shingles and virticle structural panel siding. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered attic trusses on 24" o.c. and framing is 2" x 6" on 16" centers. 12' ceiling height.

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

#G434 28 X 38 - 12 With Bonus Storage
By SDS-CAD Specialized Design Systems



SCALE 1/4"=1'

GARAGE MAIN FLOOR PLAN

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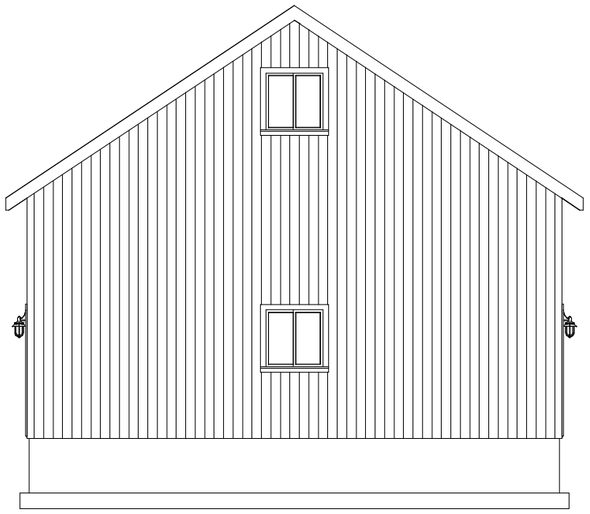
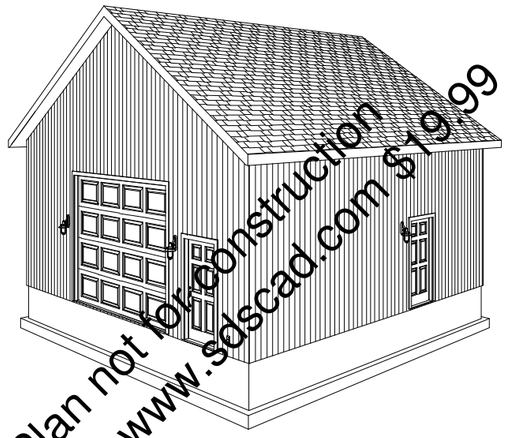
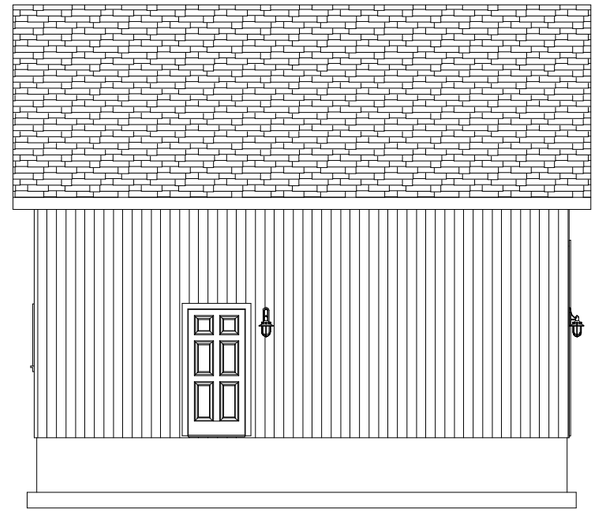


REAR ELEVATION



8/12 PITCH ROOF
ENGINEERED ATTIC TRUSS
15" TAIL OVERHANG
15" GABLE OVERHANG



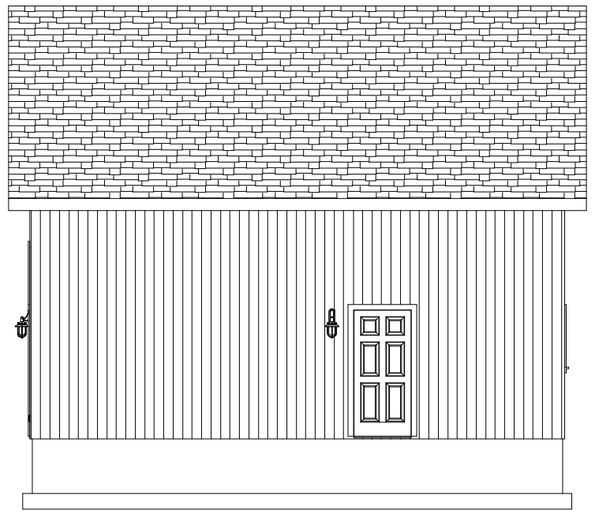
LEFT ELEVATION

Asphalt Shingles

FRONT ELEVATION

Virticle Structural
Panel Siding

12' Tall 2 x
6 Walls



RIGHT ELEVATION

SCALE
1/8"=1'

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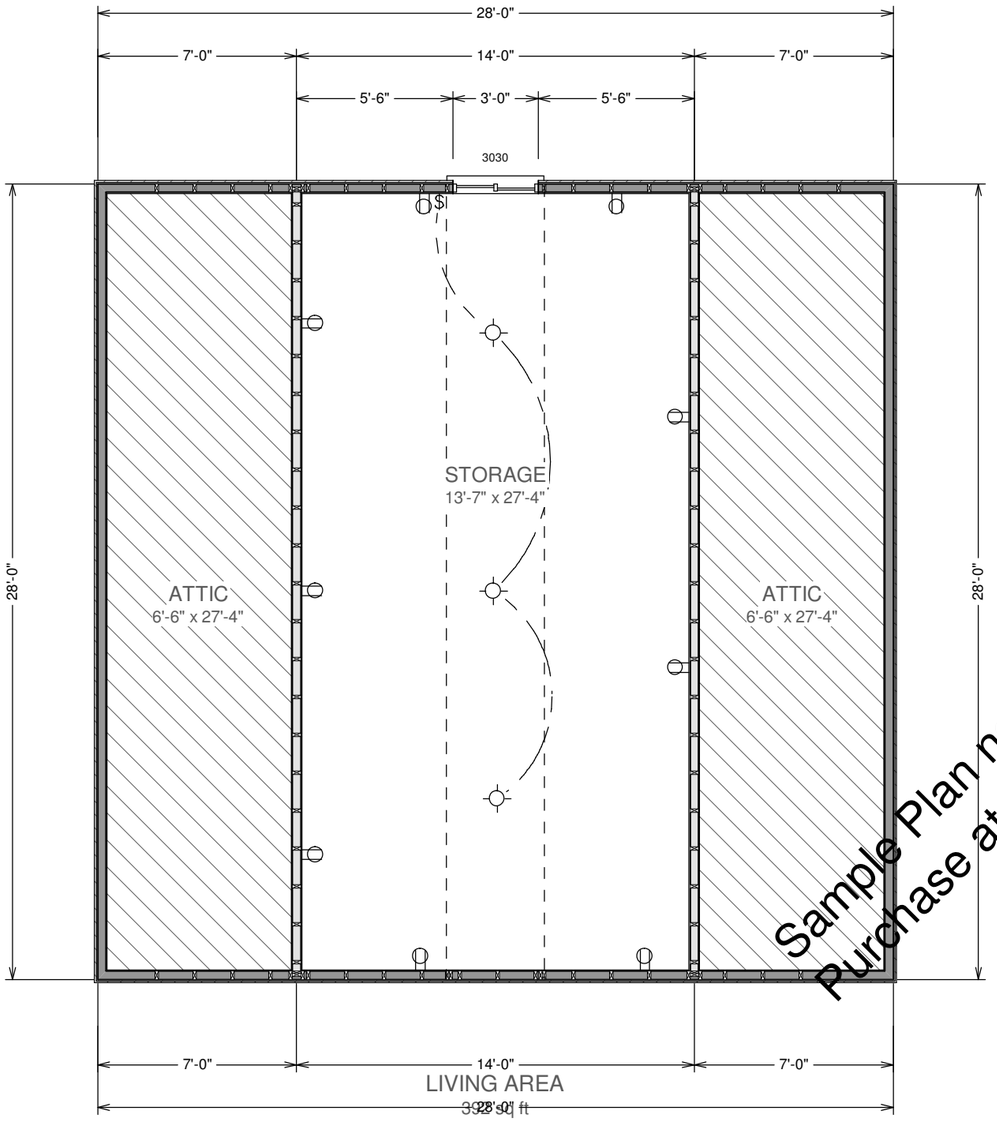

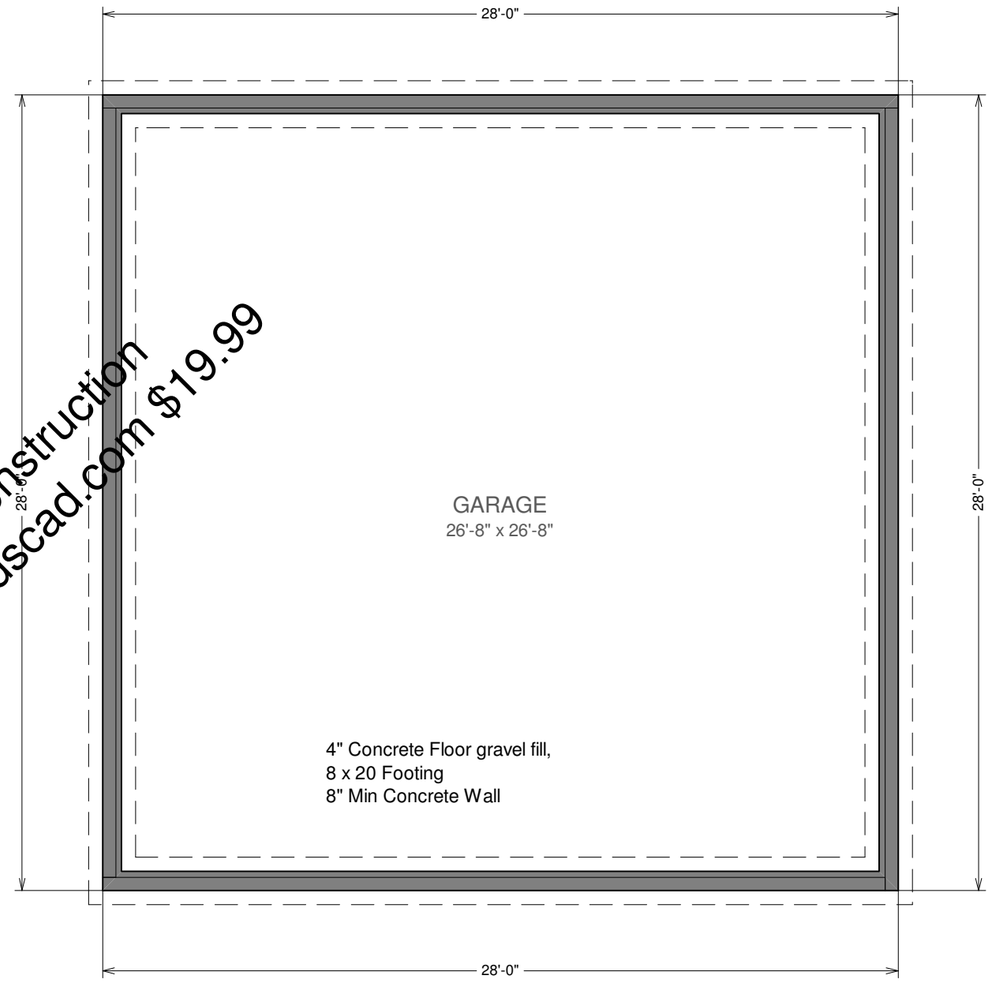

ATTIC STORAGE PLAN

SCALE 3/16"=1'

FOUNDATION PLAN

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 36" below final grade

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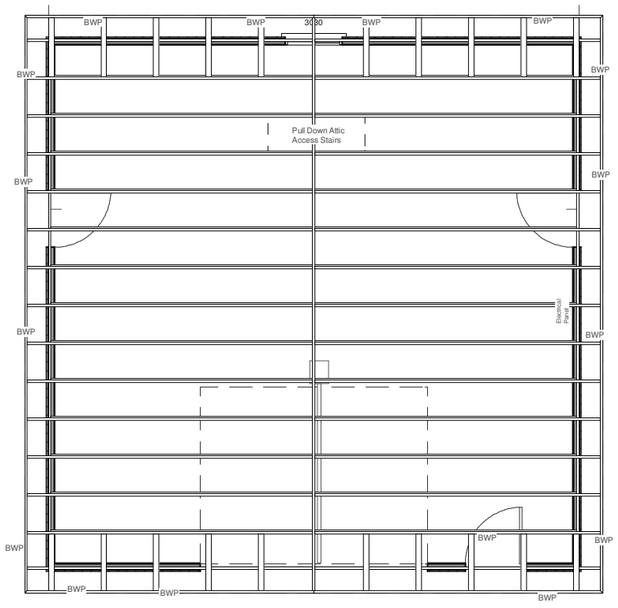
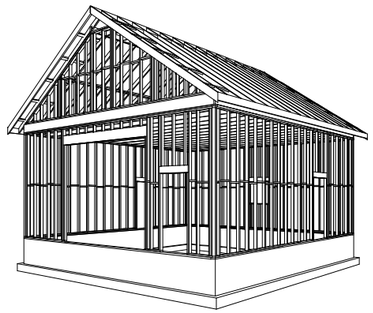
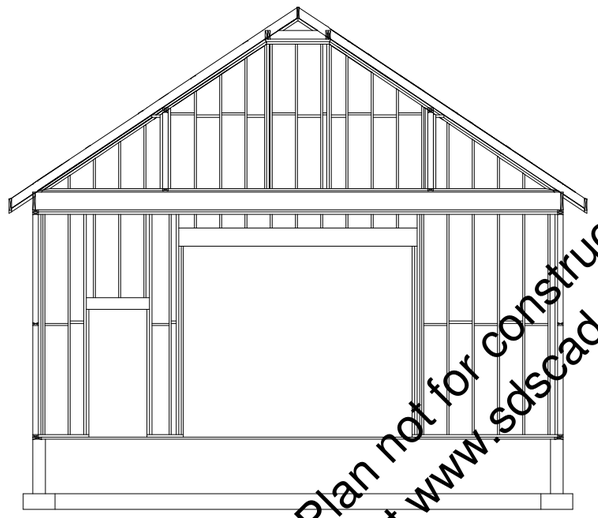
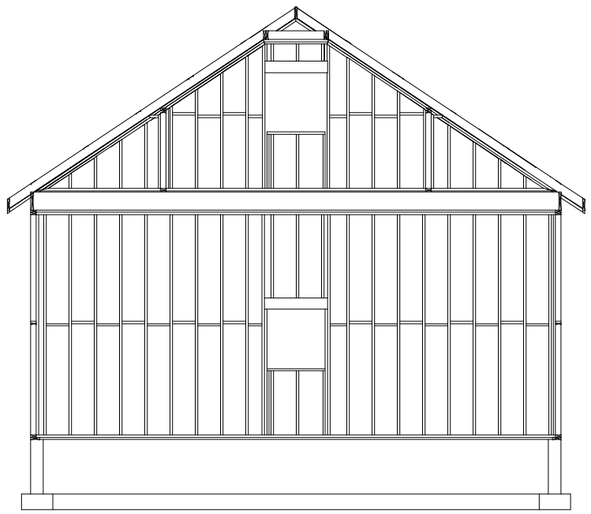


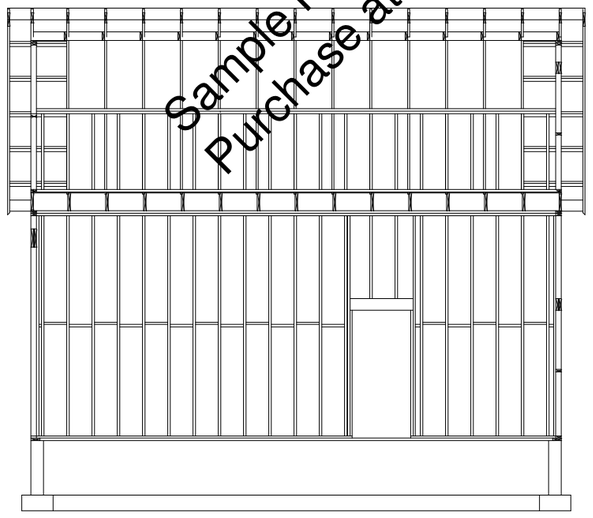
GARAGE ROOF
PRE-ENGINEERED ATTIC
TRUSSES AS SUPPLIED BY
TRUSS MANUFACTURER
24" o.c.





12' Tall 2 x 6
Walls





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"x 6" studs at 16" o.c. Interior wall, framing at non-bearing walls to be 2"x4" studs at 24" o.c. and at bearing walls 2"x4" studs at 16" o.c. with double top plate.
6. Shear wall to be 7/16" Sheathing, see detail.
7. All stress grade lumber shall comply with WCLA specs and bear approval stamp on all pieces in place.
8. Framing lumber shall be Douglas Fir construction grade Fb 1450 or better unless otherwise noted.
9. Nailing to be per current U.B.C. unless otherwise noted.
10. All bearing partitions shall have double top plates.
11. Structural glued laminated timbers to be stamped by an approved agency.
12. Use redwood or pressure treated sole plates at all exterior walls.

Roof Framing:

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

WALL FRAMING SECTIONS

SCALE 1/8"=1'

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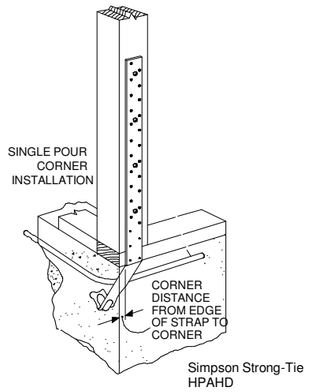
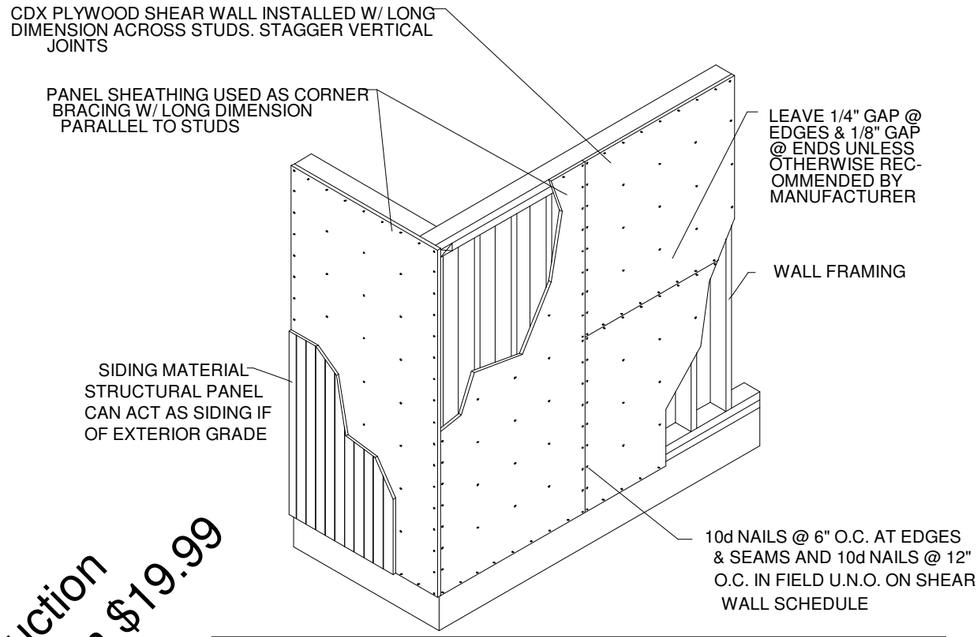


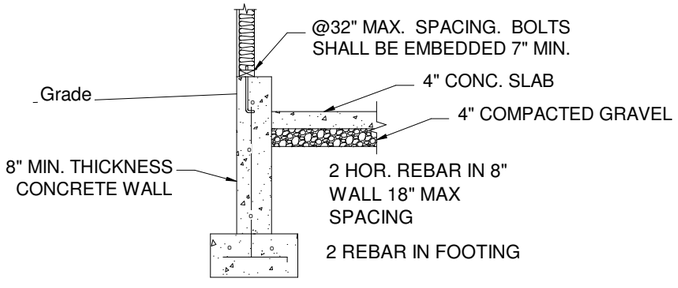
HPAHD straps for all (ABWP) Alternate Braced Wall Panels
See additional detail for all (BWP) Braced Wall Panels

TYPICAL ALTERNATE BRACED WALL PANEL (ABWP)

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



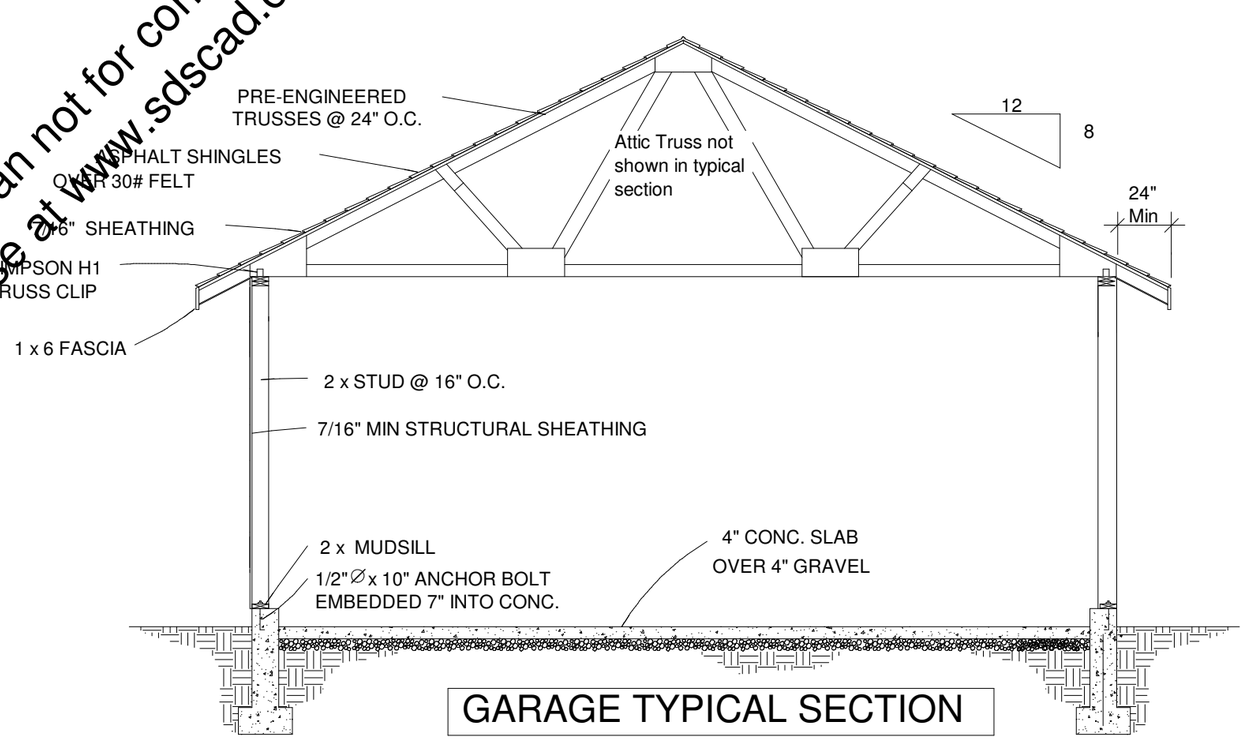
TYPICAL BRACED WALL PANEL (BWP)



Footing and concrete wall option

Bottom of footing to be a min of 32" below grade
or as required by local code

See page 6 for more foundation notes



GARAGE TYPICAL SECTION

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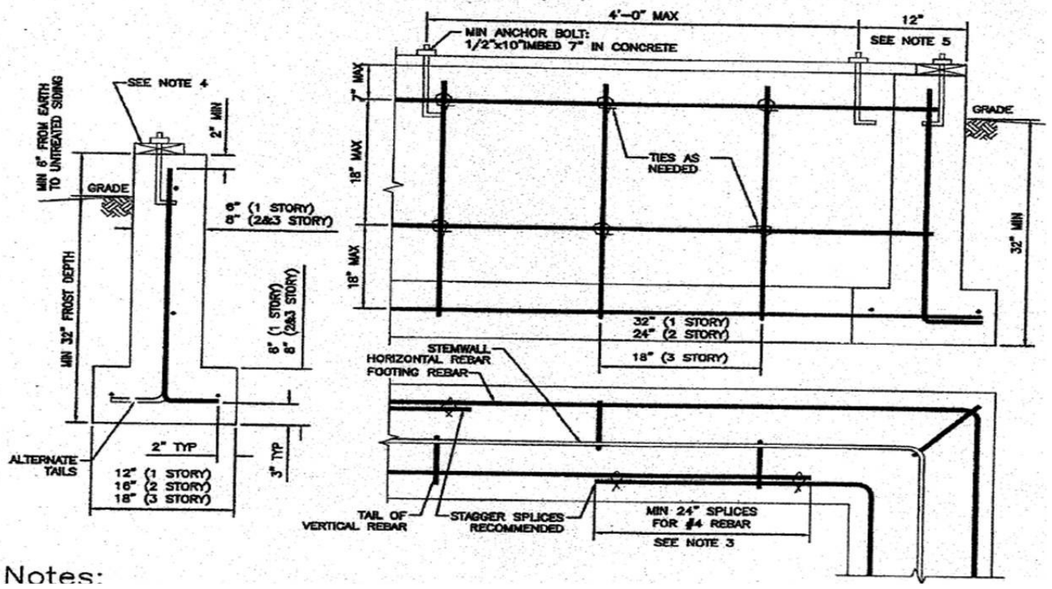
Suggested solid concrete foundation for stud bearing walls in residential construction limited to four-plex with vertical walls, rectangular corners, normal geometry, shape and dimensions, in geophysical hazard free zones under stress causing loads and forces stipulated in the building codes (see notes 1,2 and 6).

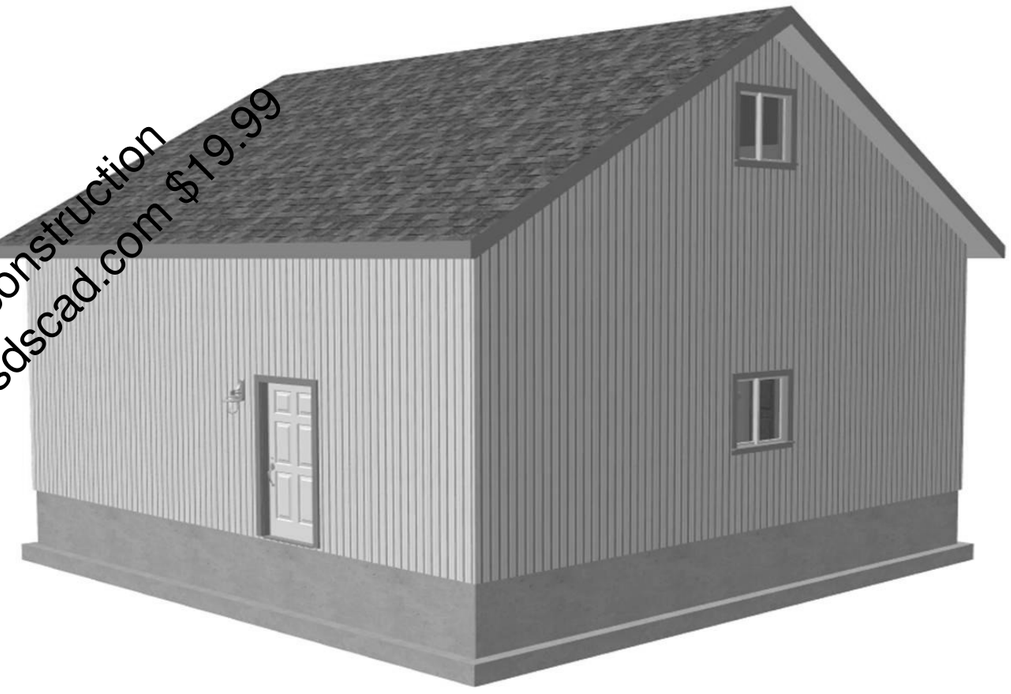


Notes:

Wall and Footing Notes

Notes:

1. Information provided does not apply to retaining walls or foundations retaining more than 48" of earth (measured from the bottom of the footing to the height of the retained earth); or isolated post footings which should be separately designed by a registered engineer or architect. However, 32 inches minimum depth of frost protection or equivalent is required in all cases. In no case can this detail be used for stemwalls taller than 48".
2. All rebar for 1,2&3 story foundations to be #4 unless otherwise noted.
3. Lap all #4 rebar splices minimum 24" (code requires laps to be 48 bar diameters unless engineered. so larger or smaller rebar will have splice lengths that vary accordingly). Splices running parallel recommended to be staggered. Adequately suspend rebar and keep it clean and free from mud and dirt.
4. Mudsill to be of standard 2-inch lumber, width equal to but not less than the width of the wall studs. Redwood, wood of natural resistance to decay, or factory-pressure-treated lumber required. Interior floor supports such as posts & mudsills shall be factory-pressure-treated or cedar. Also treat the cut bottom of the columns and end girders with preservative where they contact masonry.
5. Place anchor bolts within 12 inches of each section of the mudsill [the outside edge], in each direction, at all corners, junctions and breaks in stem walls. There shall be a minimum of two anchor bolts for each piece of mudsill
6. All dimensions and specifications are minimum, unless otherwise stated, for 1,2&3 story dwellings, but not less than 2,000 psf design soil bearing capacity and 2,500psi concrete. Poor or special site, soil or geological conditions dictate require engineered foundations.
7. All reinforcement must be secured in place before pouring concrete.
8. Snow, ice and frost must be removed from forms before pour; ground must be thawed and/or free of the standing water before pour. Placing concrete below 40 degrees temperature requires special precautions --see Cold Weather Concrete bulletin.
9. For ground steeper than 1:10, foundations must be level, or stepped so that top and bottom of such foundation steps are level.



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