

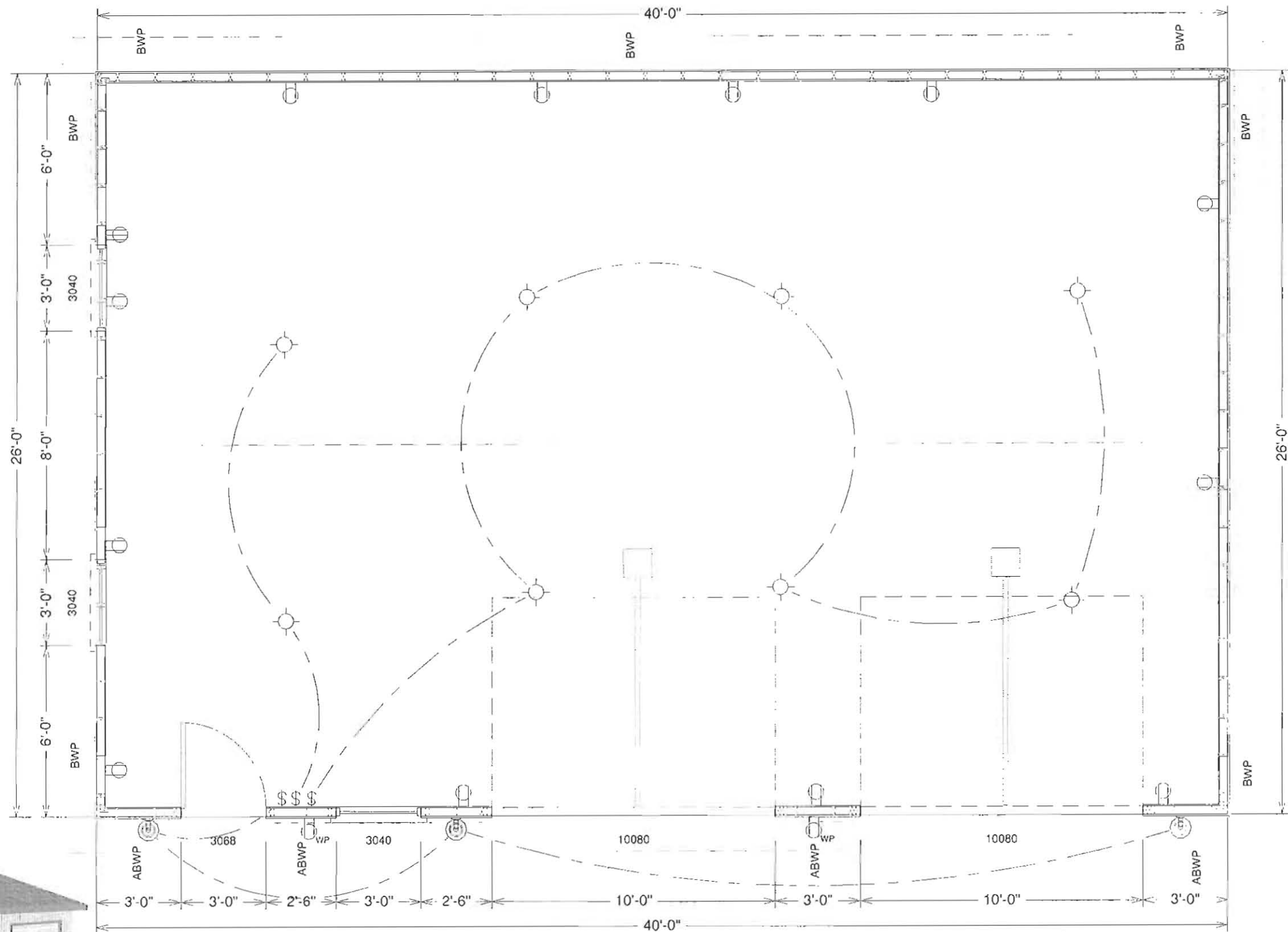
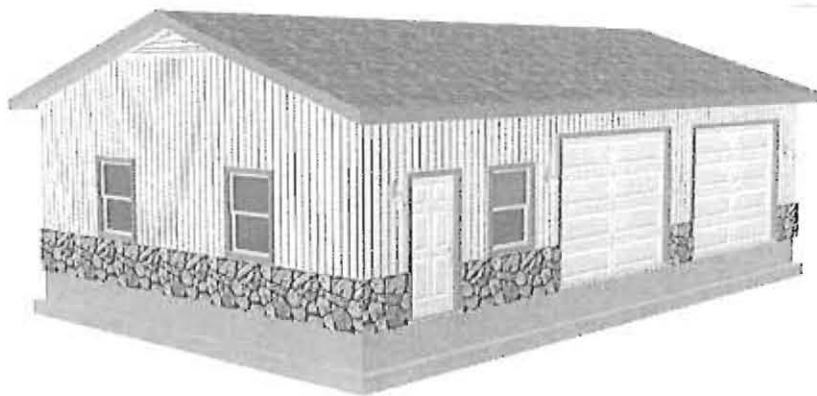
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD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

30 year dimensional architectural asphalt shingles and T1-11 structural panel siding to match house. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered scissor on 24" o.c. and framing is 2" x 4" on 16" centers. 10' ceiling height. Max height to ridge is 15'

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

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

#G574 40 x 26 x 10 Garage Plans  
 Thomas Miller  
 207 Rexton St  
 Novi, MI 48377



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

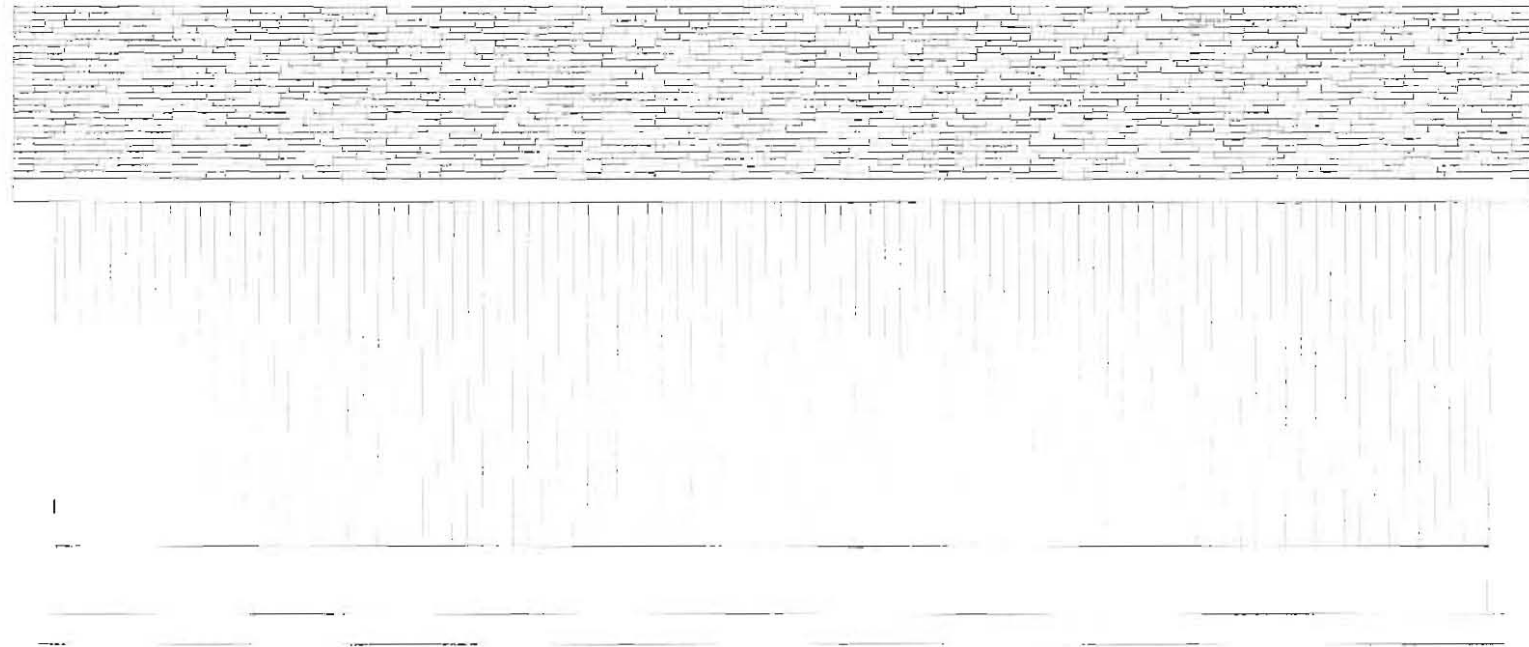
Residential Design

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CLIENT \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DESIGNER \_\_\_\_\_  
 ENGINEER \_\_\_\_\_  
 DATE \_\_\_\_\_  
 REVISION \_\_\_\_\_

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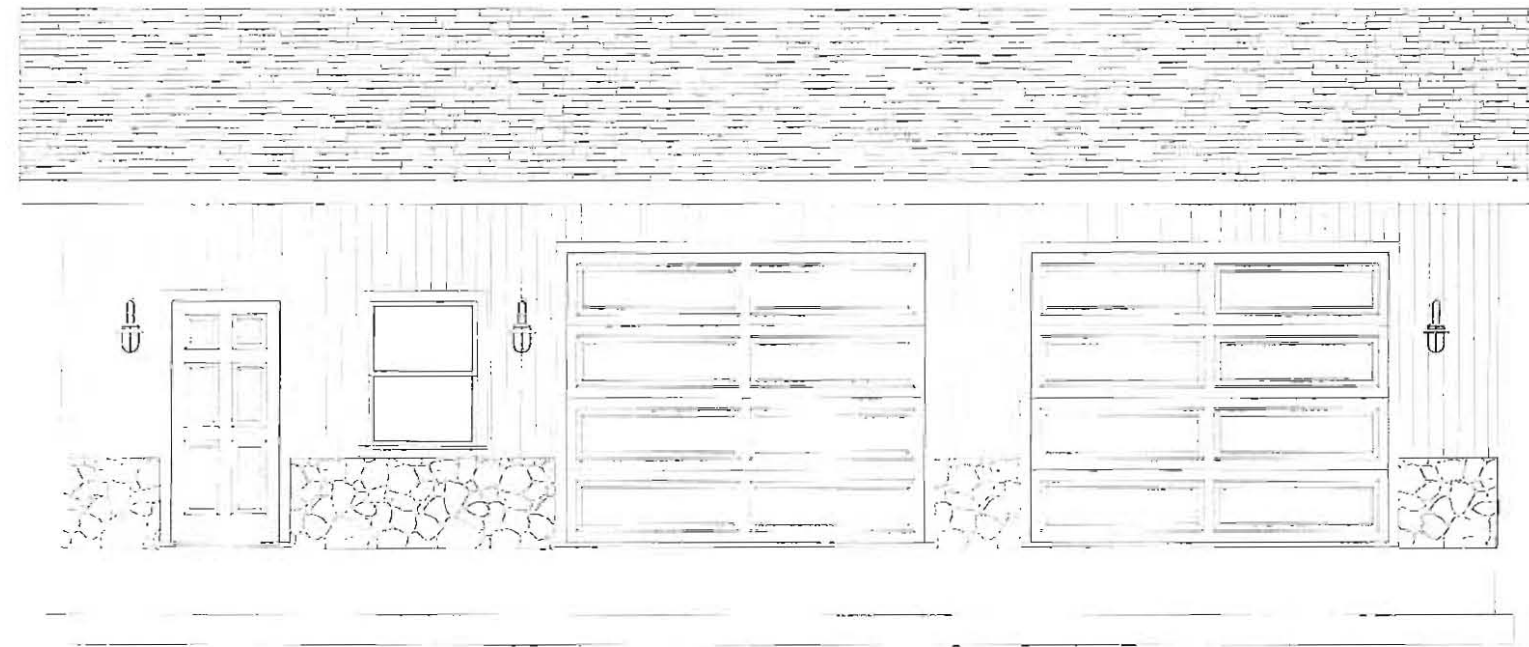
SHEET NO. 1 OF 6



**REAR ELEVATION**

T1-11 Vericle Structural Panel Siding or as per owner with some rock to match house

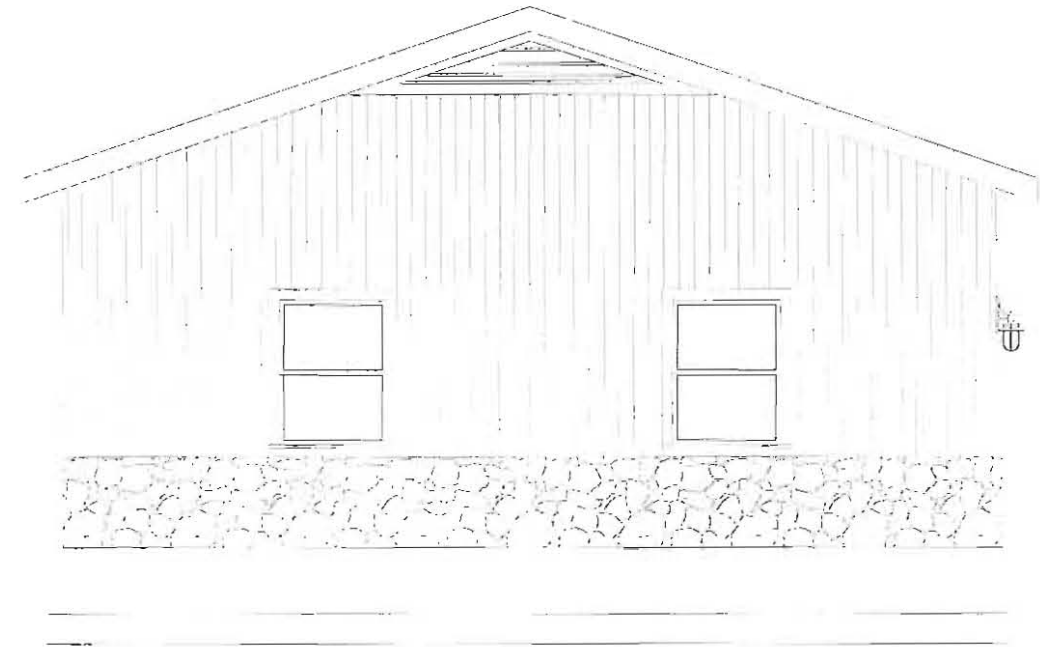
4/12 PITCH ROOF  
ENGINEERED ATTIC TRUSS FOR STORAGE  
MAX PEAK HEIGHT 15'  
ARCHITECTURAL ASPHALT SHINGLES



Optional Rock On Front

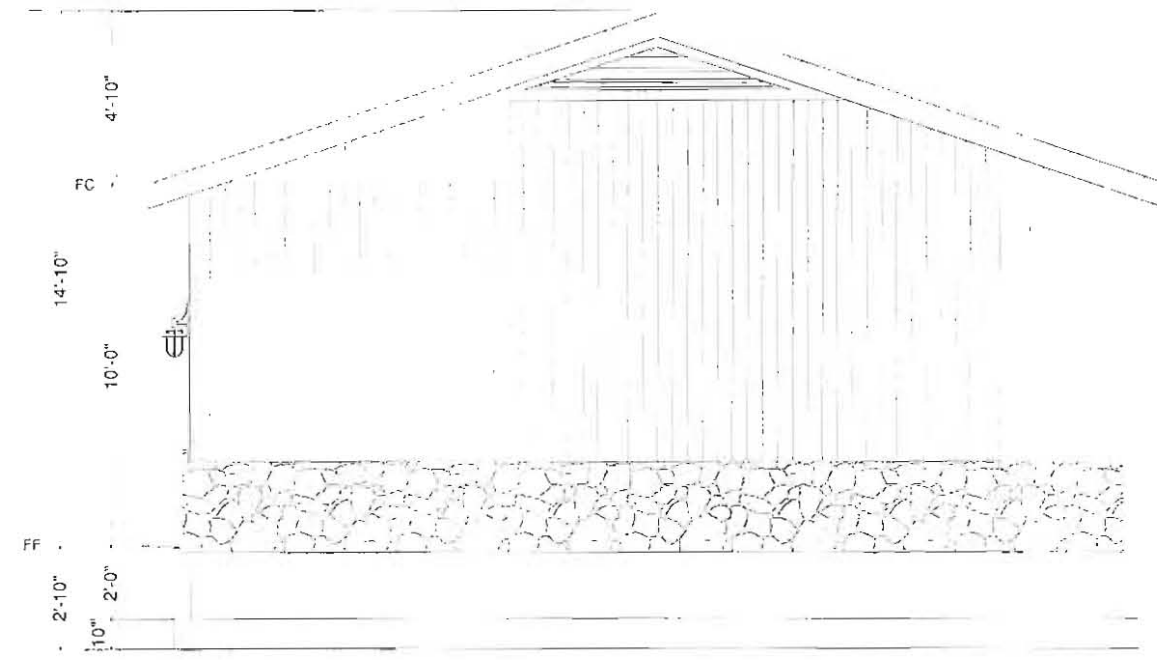
**FRONT ELEVATION**

SCALE  
3/16"=1'

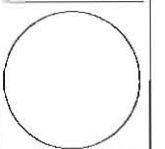


**LEFT ELEVATION**

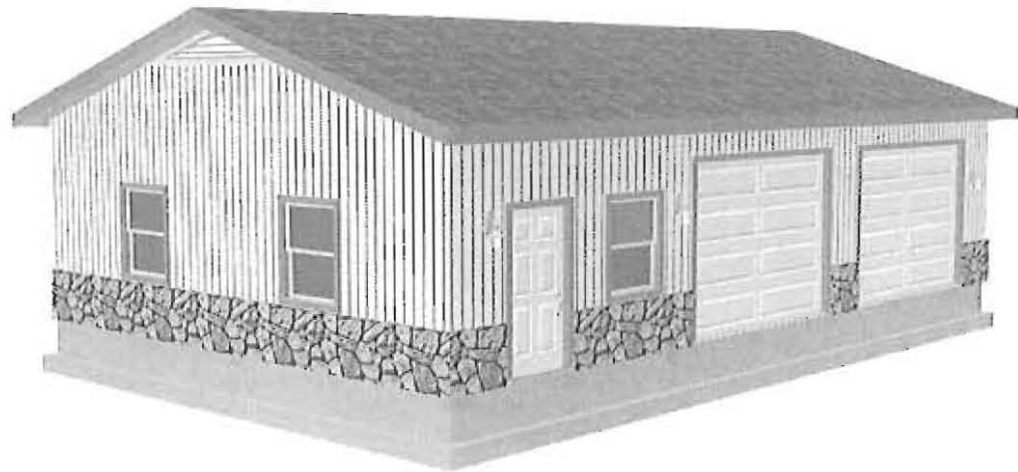
20 Year  
Architectural  
Asphalt Shingles



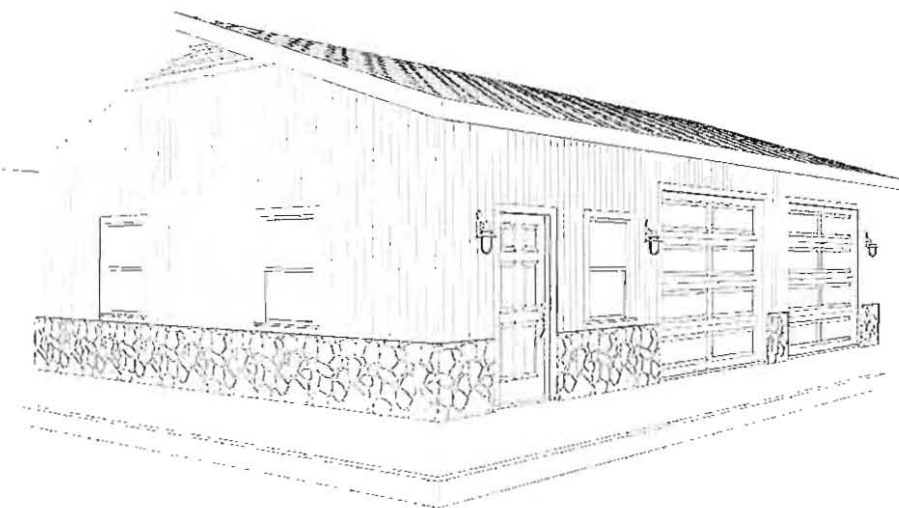
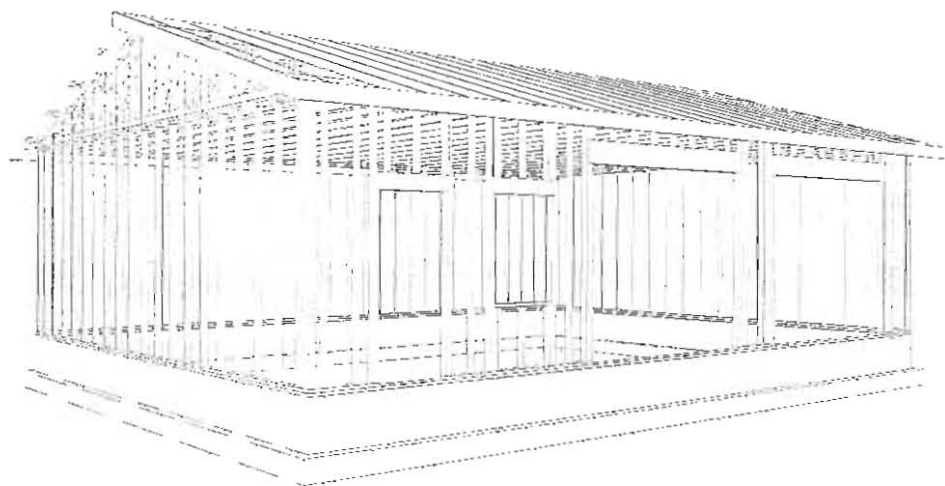
**RIGHT ELEVATION**



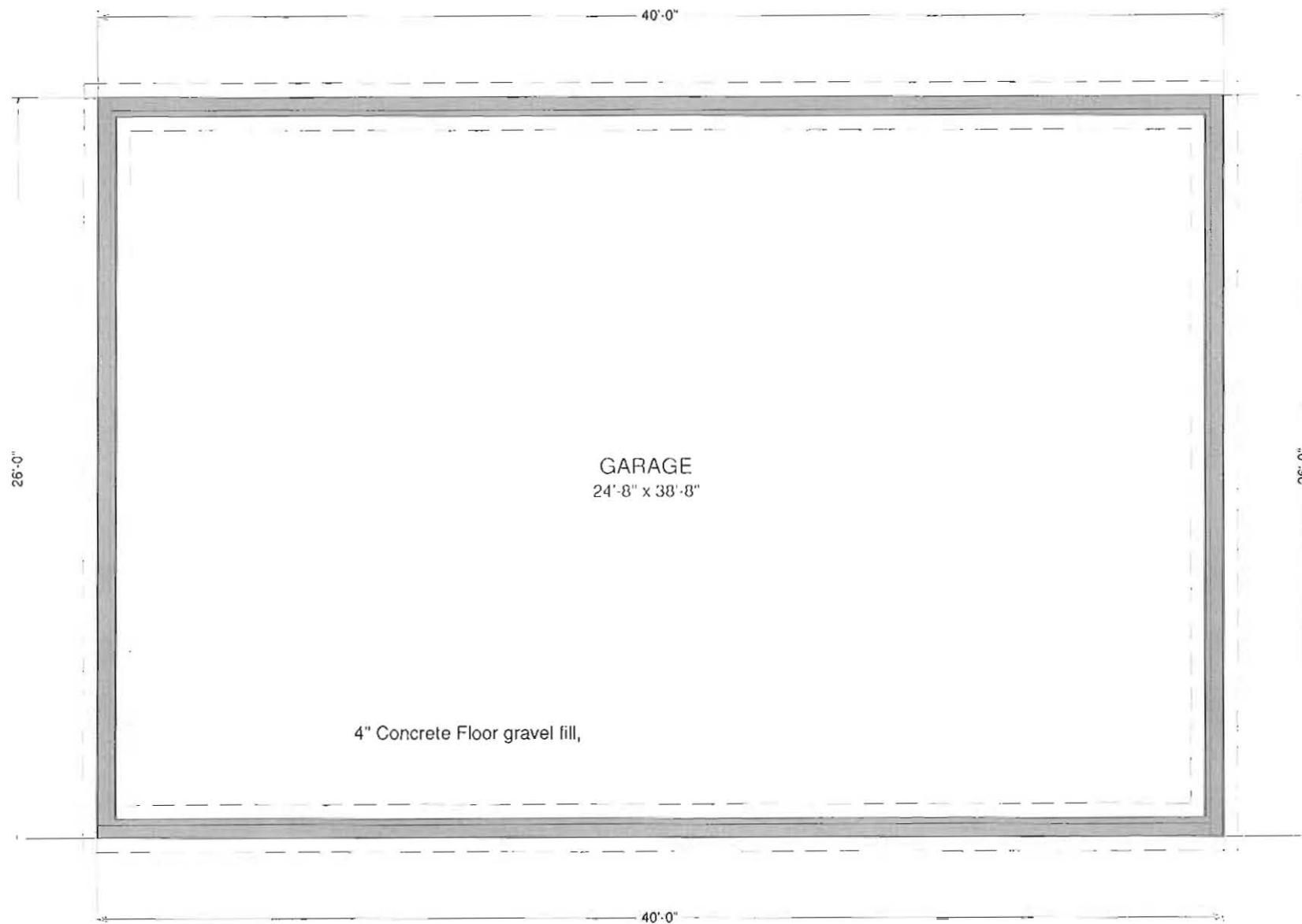
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FILE NO	
JOB NO	
SHEET NO	2
	6



Optional Rock on Front



PICTORIAL VIEWS

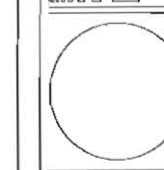


FOUNDATION PLAN

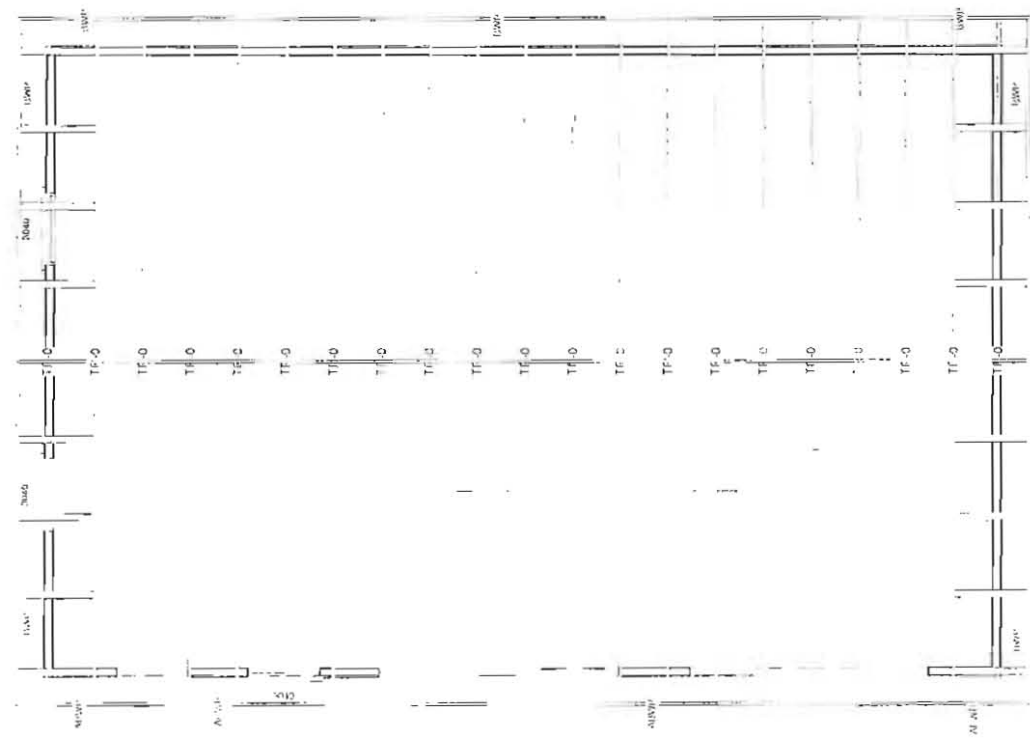
SCALE 3/16"=1'

Concrete:

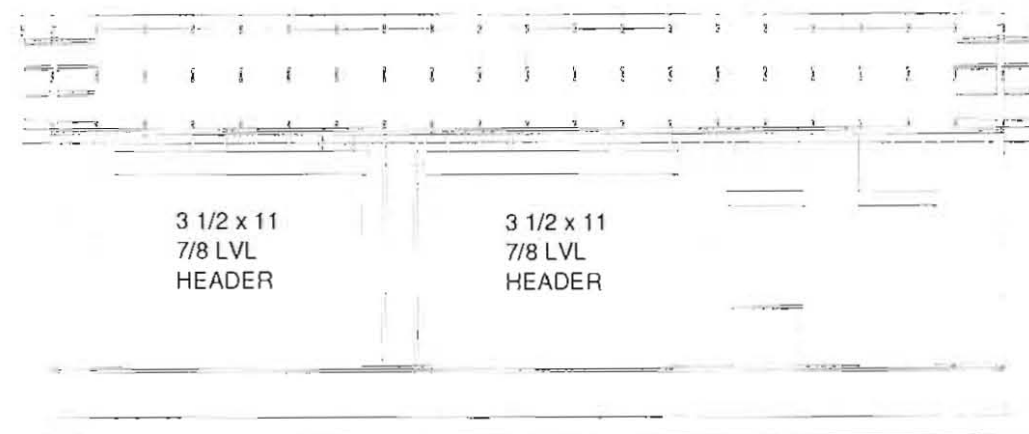
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.
3. All footings minimum 24" below final grade or as per local code



CLIENT	
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DESIGNER	
CHECKER	
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PROJECT	
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SHEET NO	3
OF	6

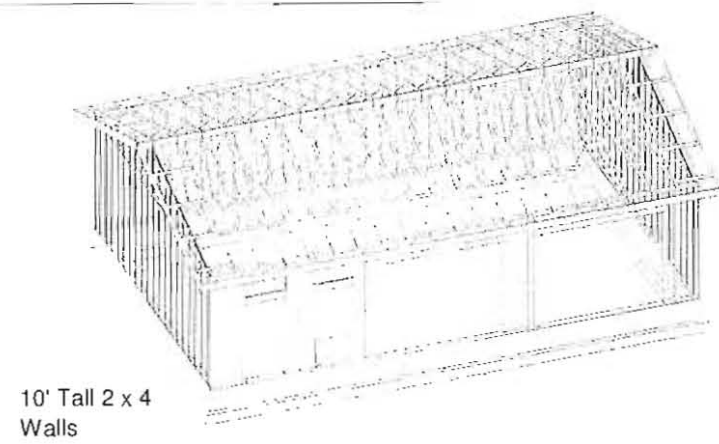
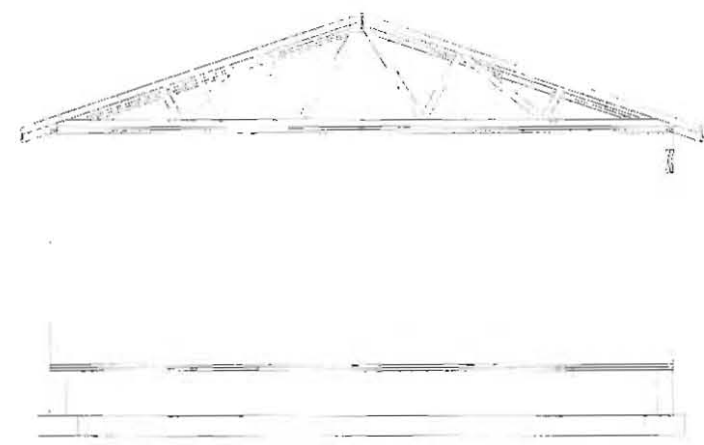


GARAGE ROOF  
PRE-ENGINEERED  
ATTIC TRUSSES AS  
SUPPLIED BY TRUSS  
MANUFACTURER 24" o.c.



3 1/2 x 11  
7/8 LVL  
HEADER

3 1/2 x 11  
7/8 LVL  
HEADER



10' Tall 2 x 4  
Walls

# WALL FRAMING SECTIONS

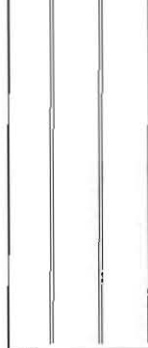
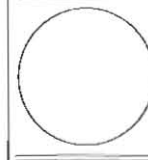
SCALE 1/8"=1'

## General framing: (Douglas Fir)

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

## Roof Framing:

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



CHECKED	
DATE	
DESIGNED	
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PROJECT	
NO.	
SHEET NO.	4
TOTAL SHEETS	6



Computer Generated Materials List  
From The 3D Computer Model

General							
GN1	0	22 1/2 high wall	8" Concrete Stem Wall	129	0	ft	
GN2	1	120 high wall	Siding-4	131	0	ft	
GN3	1		heated ceiling area	1040.00	0.00	sq ft	
GN4	2	50 13/16 high wall	Siding-4	50	0	ft	
							Subtotal:
Foundation							
FO1	0	8" thick	Concrete Grey	5.98	0.00	cu yd	
FO2	0	1/2x6"	foam sill seal	129	0	ft	
FO3	0		foundation bolts	26	0		
FO4	0	20x10"h	concrete footing	6.64	0.00	cu yd	
FO5	0	no. 4	rebar (footing)	275	0	ft	
FO6	0	no. 4	horiz. rebar (wall)	824	0	ft	
FO7	0	no. 4	vert. rebar (wall)	247	0	ft	
FO8	0	954 sq ft	concrete slab	11.77	0.00	cu yd	
FO9	0	954 sq ft	steel mesh for slab	953.00	0.00	sq ft	
							Subtotal:
Subfloor							
SF1	1	2x6"-16'+	mudsill - lumber	130	0	ft	
Framing							
F1	1	2x4-16ft+	fir plate	395	0	ft	
F2	1	2x4"-115 1/2"	fir stud	96	0		
F3	1	2x4-16ft+	fir stud stock	107	0	ft	
F4	1	2x7-16ft+	header - lumber	13	0	ft	
F5	1	2x12-16ft+	header - lumber	42	0	ft	
F6	1	2x4"-8 1/2"	fir stud	16	0		
F7	1	2x4"-28 3/4"	fir stud	3	0		
F8	2	2x4-16ft+	fir plate	104	0	ft	
F9	2	2x4-16ft+	fir stud stock	87	0	ft	
							Subtotal:
Siding							
S1	1	7" wide	Siding Wood White	2698	0	ft	
S2	1		house wrap	1316.00	0.00	sq ft	
S3	2	7" wide	Siding Wood White	258	0	ft	
							Subtotal:
Ext Trim							
EX1	1	1x4-16ft+	garage door casing	54	0	ft	
EX2	1	5 in	garage door jamb	54	0	ft	
EX3	1	1x4-16ft+	exterior sill	4	0	ft	
EX4	1	1x4-16ft+	ext. window casing	12	0	ft	
EX5	1	1x5-36"	door threshold	1	0		
EX6	1	1x4-16ft+	ext. door casing	17	0	ft	
EX7	1	5 in	ext. door jamb	17	0	ft	
EX8	1	2" thick	Stone Fieldstone Brown	38.00	0.00	sq ft	
							Subtotal:
Roofing							
R1	1	TR-0 339"	roof truss	21	0		
R2	1	2x8"-16'+	ridge board - lumber	42	0	ft	
R3	1	2x4"-16'+	rafters - lumber	49	0	ft	
R4	1	2x8"-44'	rafters - lumber	2	0		
R5	1	2x8"-16'	rafters - lumber	4	0		
R6	1		ridge cap	42	0	ft	
R7	1		Roofing Dimensional Comp.	1277.00	0.00	sq ft	
R8	1	4x8' sheets	roof sheathing	40	0		
R9	1	2x8"	gable fascia	60	0	ft	
R10	1	2x8"	eave fascia	85	0	ft	
R11	1		metal drip edge	145	0	ft	
							Subtotal:
Insulation							
IN1	1	12x24x48" batts	ceiling insulation	130	0		
Wall Brd							
WB1	0		Color Bone White	954.00	0.00	sq ft	
WB2	0	4'x8'x3/4"	Sheet Sheetrock	30	0		
WB3	1	4'x8'x1/2"	Sheet Sheetrock	42	0		
WB4	1		Color Bone White	996.00	0.00	sq ft	
WB5	1	4'x8'x3/4"	Sheet Sheetrock	31	0		
WB6	2	4'x8'x1/2"	Sheet Sheetrock	4	0		
							Subtotal:
Windows							
W1	1	36x48	single hung	1	0		
Doors							
D1	1	120x96	garage 2-Panel Garage Door	2	0		
D2	1		handle: Lever (decorative)	1	0		
D3	1		handle: Exterior Handle (ext.)	1	0		
D4	1		lock: Dead Bolt (interior)	1	0		
D5	1		lock: Dead Bolt (exterior)	1	0		
D6	1		hinge: hidden	3	0		
D7	1	36x80x1 3/4L	ext. 6-Panel - color white	1	0		
							Subtotal:
Int Trim							
T1	1	1x4-16ft+	window apron	4	0	ft	
T2	1	1x4-16ft+	sill	4	0	ft	
T3	1	1x4-16ft+	interior casing	30	0	ft	
							Subtotal:
Fixtures							
FX1	1	12W108D	Garage Door Opener	2	0		
Electrical							
E1	1	wall mount	Duplex	12	0		
E2	1	wall mount	220V	1	0		
E3	1	wall mount	Duplex (weatherproof) - color light gra	2	0		
E4	1	wall mount	Single Pole	3	0		
E5	1	wall mount	Caged Lantern	3	0		
E6	1	ceiling mount	Half Dome Light - lighting grey	8	0		
							Subtotal:
							Total: