

<http://www.garagewithapartment.com/>

20 Garages with Apartments

10 Garage Plans

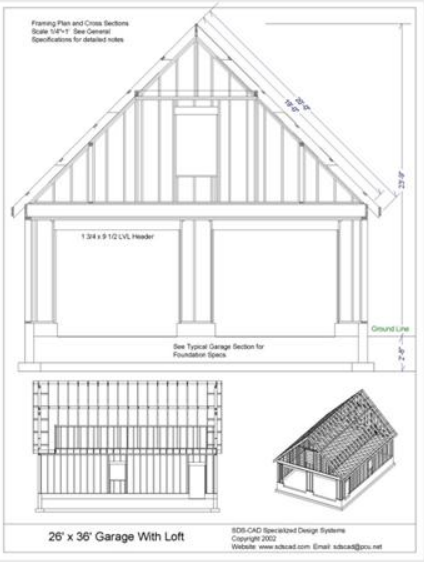
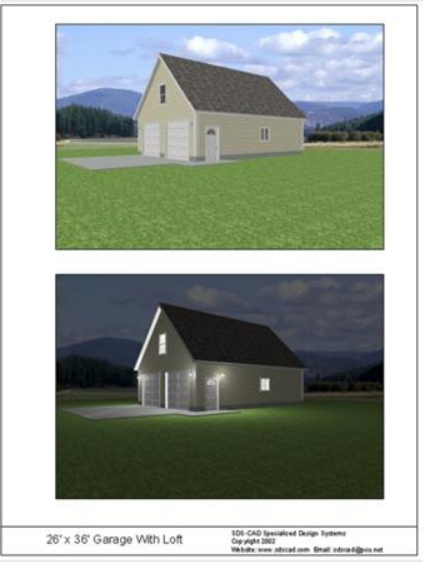
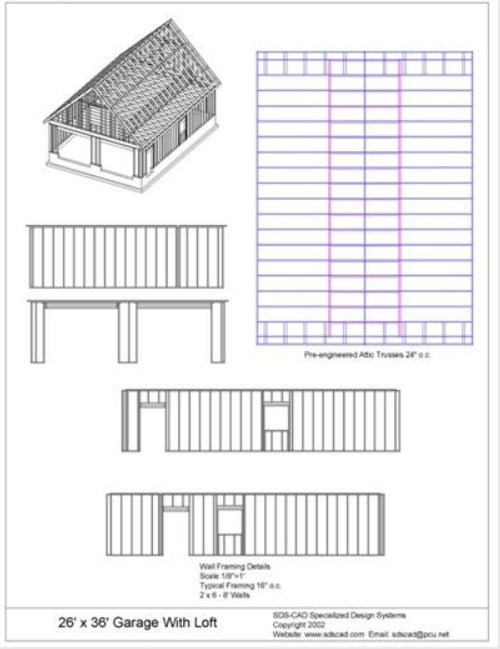
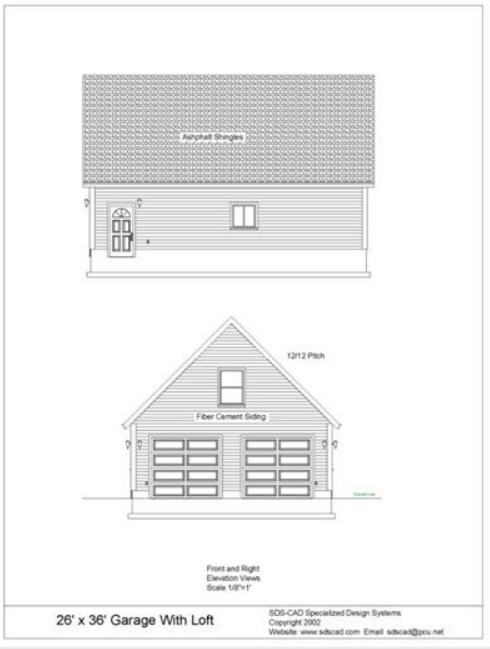
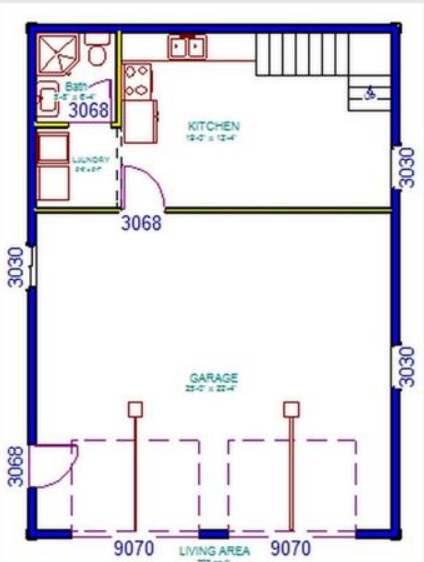
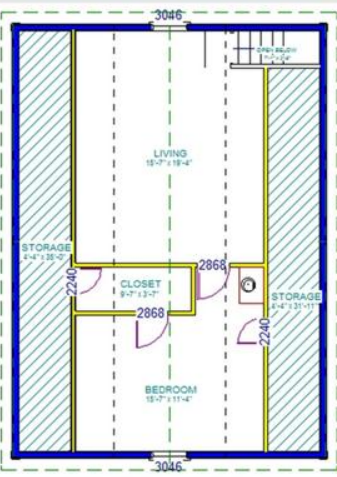
30 Total Plans

Now Available on a DVD

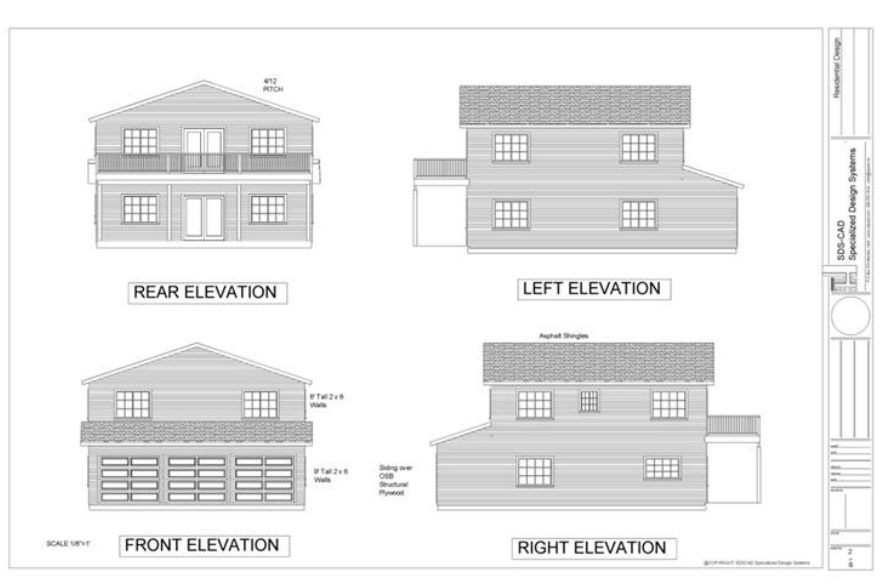
by John Davidson



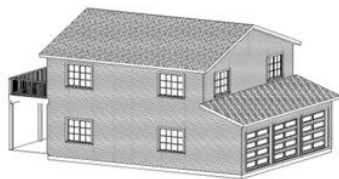






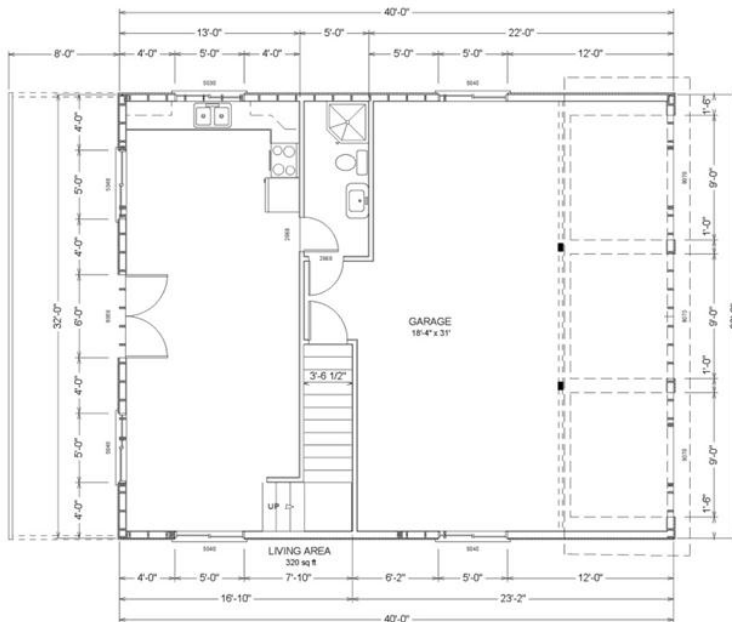


30 year dimensional shingles and 1/2" OSB or Plywood sheathing covered with T&G Cedar. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 6" on 16" centers. 8' ceiling height.



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

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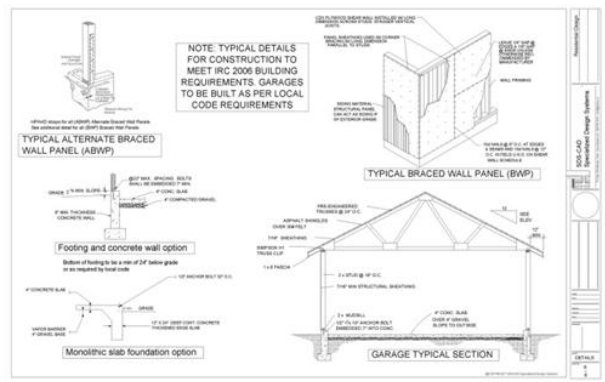


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE

GARAGE MAIN FLOOR PLAN

SCALE 3/16"=1'

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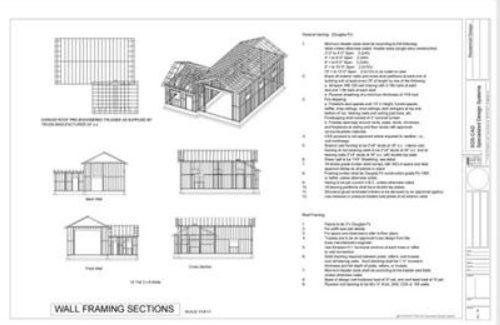
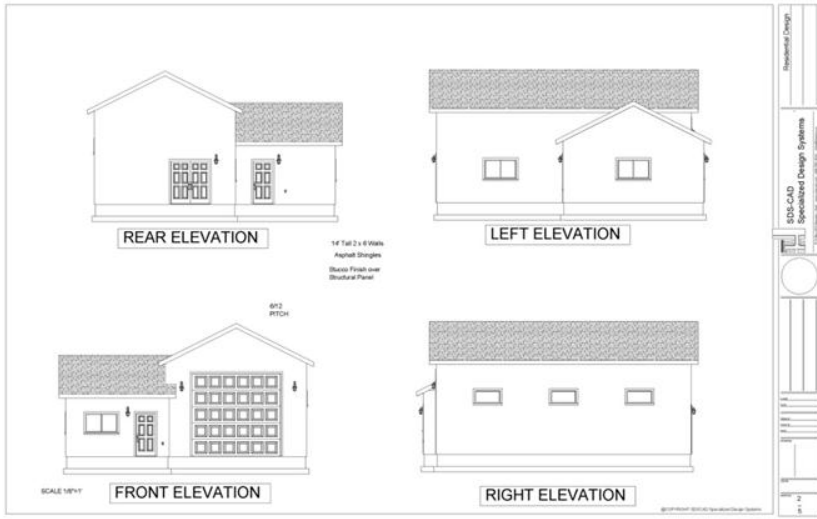
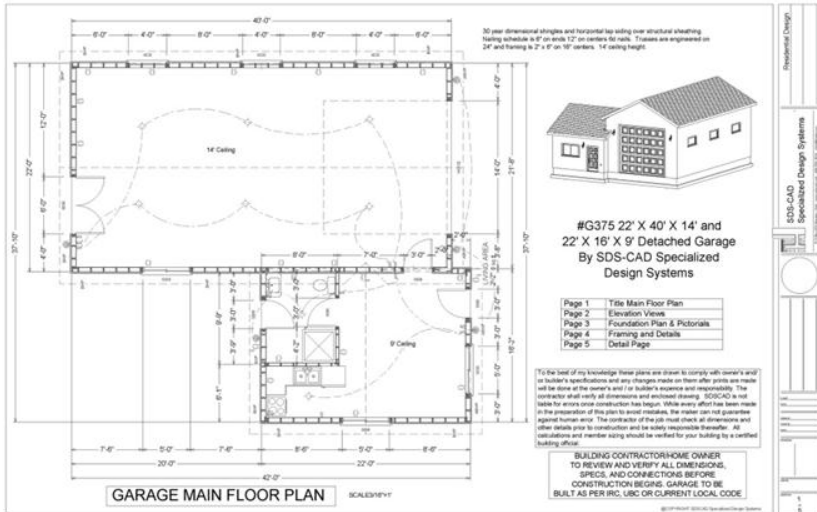
SECOND FLOOR PLAN

SCALE 3/16"=1'

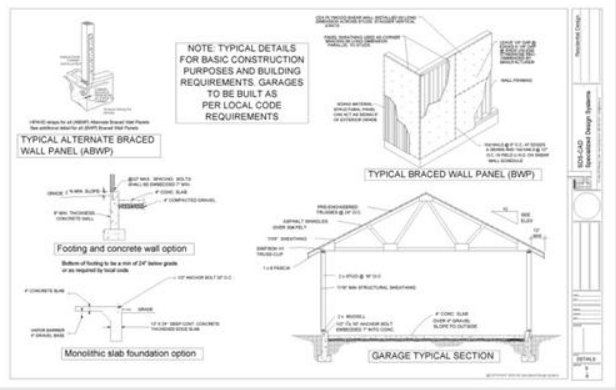
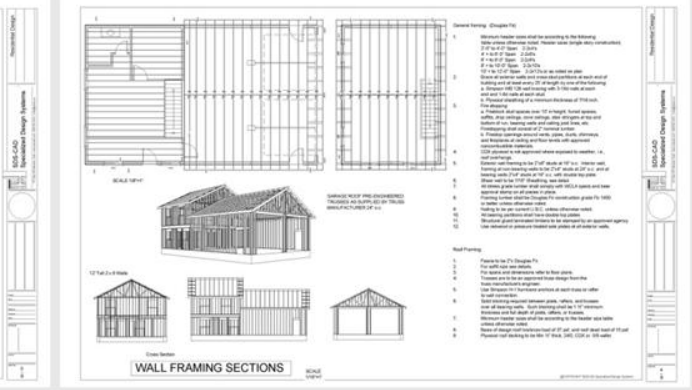
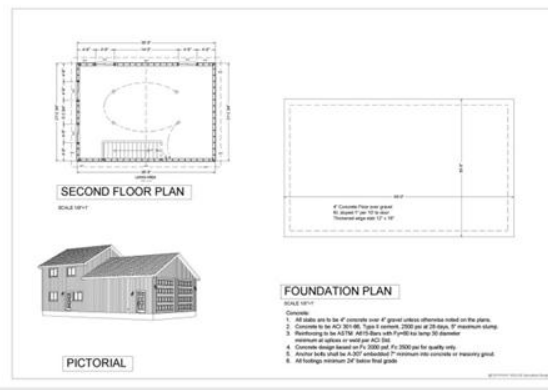
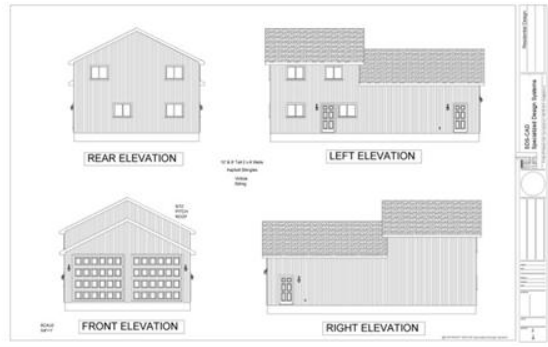
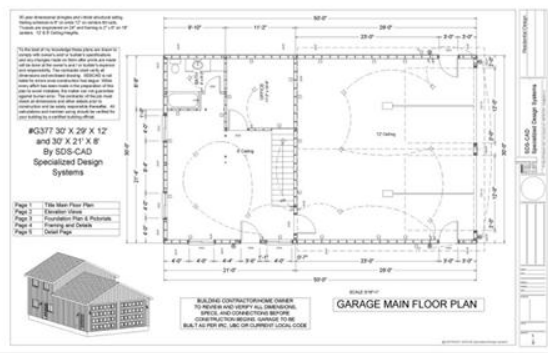
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Custom 32 x 40 - 8' Two Story Garage Plan
Plan #G318
By SDS-CAD Specialized Design Systems

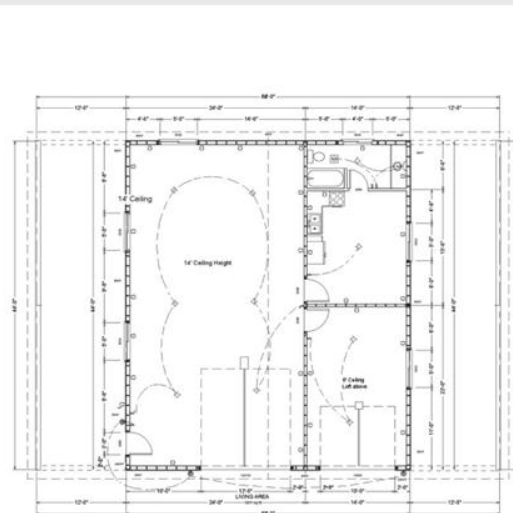












GARAGE MAIN FLOOR PLAN

30 year dimensional shingles and Horizontal siding over structural panel. Nailing schedule is 6" on ends 12" on centers for nails. Trusses are engineered on 24" and having a 2" x 6" on 16" centers. 14' ceiling height.

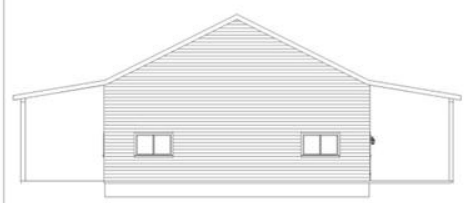
SCALE 1/8"=1'-0"

#G382 Renderings 38' X 44' X 14'
Detached Garage with Apartment and Lean-to
By SDS-CAD Specialized Design Systems

Page 1	Title Main Floor Plan
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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.



REAR ELEVATION



FRONT ELEVATION



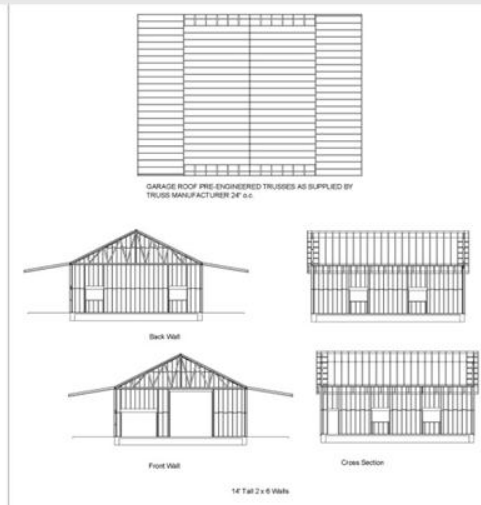
LEFT ELEVATION



RIGHT ELEVATION

14' Tall 2 x 6 Walls
Asphalt Shingles
Horizontal Siding over Structural Panel

SCALE 1/8"=1'-0"



WALL FRAMING SECTIONS

- General Framing (Douglas Fir)
- Minimum header sizes shall be according to the following table unless otherwise noted. Header sizes range every construction)

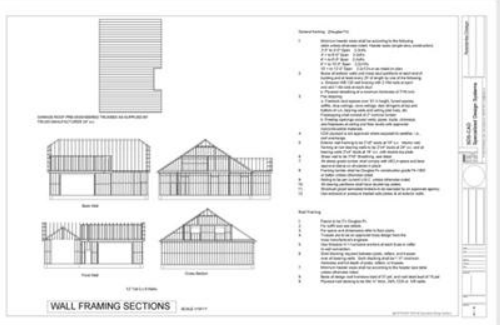
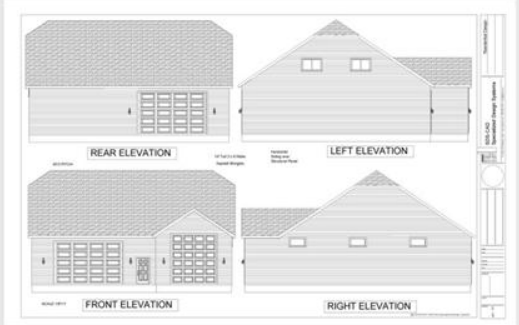
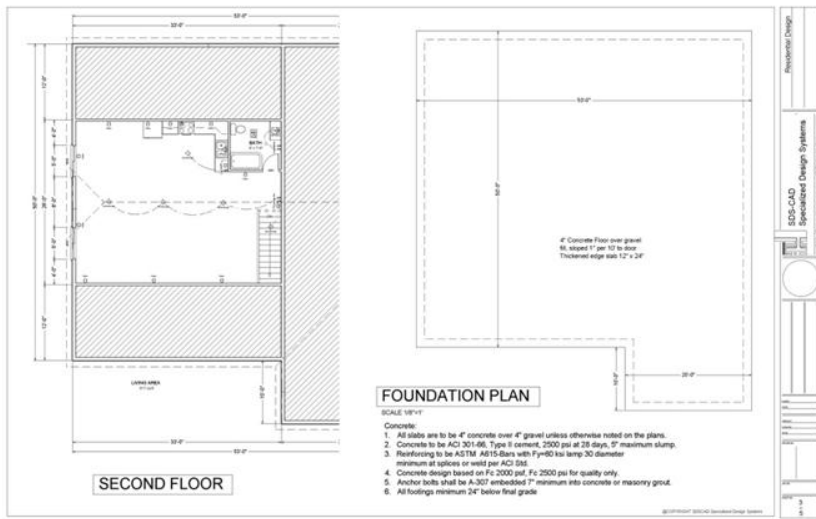
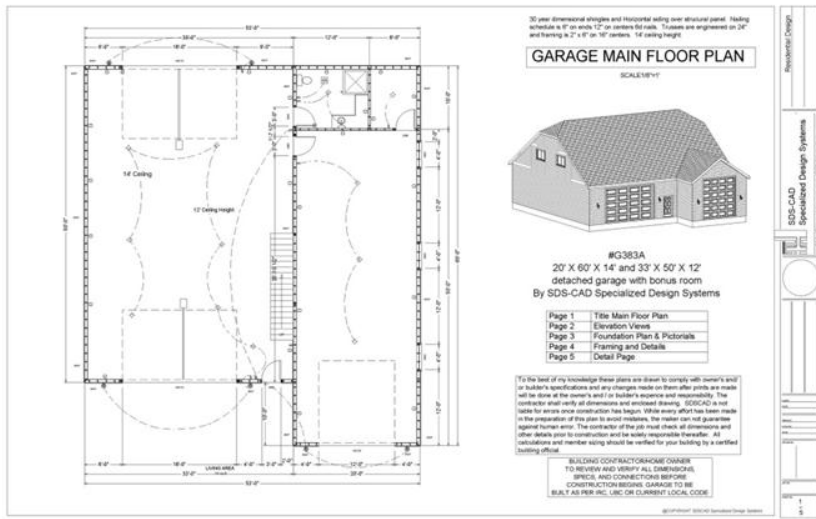
2'-0" to 4'-0" Span	2x4s
4'-0" to 6'-0" Span	2x6s
6'-0" to 8'-0" Span	2x8s
8'-0" to 10'-0" Span	2x10s
10'-0" to 12'-0" Span	2x12s or as noted on plan
 - Block all exterior walls and cross-stud partitions at each end of building and at least every 20' of length by one of the following:
 - Simpson 100 2x wall bracing with 5-16d 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, furred spacers, soffits, drop ceilings, base ceilings, base slings 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 shall be sealed with approved noncombustible materials.
 - CCX sheathing is not approved unless approved to weather, i.e., roof overhangs.
 - Corner wall framing shall be 2x4" 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 plate. Shear walls to be 2x10" bracing, see table.
 - All stress grade lumber shall comply with WCLLA specs and bear approval stamp in all pieces in place.
 - Framing lumber shall be Douglas Fir construction grade Fir 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 network or pressure treated sole plates at all exterior walls.

- Roof Framing
- Foam to be 2" Douglas Fir.
 - For eave and wall 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 1" hurricane anchors at each truss or after-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.
 - Block of design roof live/dead load of 37 psf, and roof dead load of 15 psf.
 - Plywood roof decking to be Min 1" thick, 240, CCB or 5/8" w/fer.

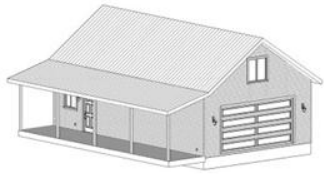
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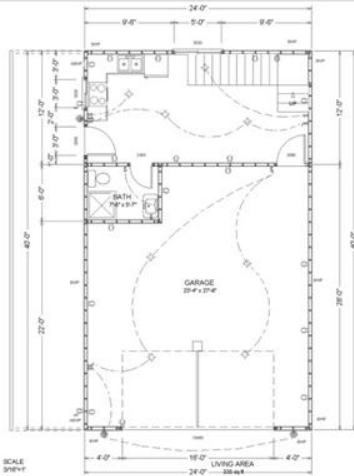
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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, IBC, OR CURRENT LOCAL CODE.

Steel roof and log using over structural panel
 Siding schedule 4" x 8" on studs 12" on centers 6d nails
 Trusses are engineered on 24" spacing unless 24" o.c. with 2" nail and framing 4" x 4" on 16" centers 8" ceiling height on the main floor.

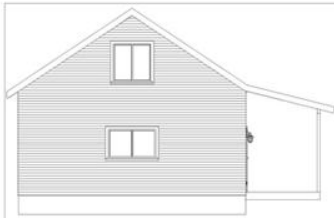
#G384 24' X 40' X 9' detached garage with bonus room
 By SDS-CAD Specialized Design Systems

Page 1	F16 Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
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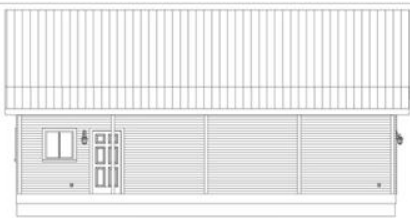


GARAGE MAIN FLOOR PLAN

Revised/Drawn: _____
 SDS-CAD Specialized Design Systems
 10000 15th Street, Suite 100, Fort Lauderdale, FL 33322
 954-575-1111
 www.sds-cad.com



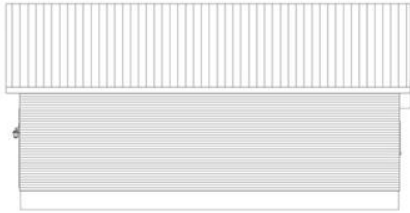
REAR ELEVATION



LEFT ELEVATION

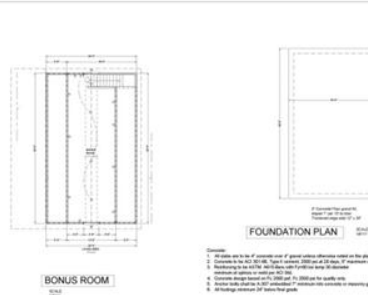


FRONT ELEVATION



RIGHT ELEVATION

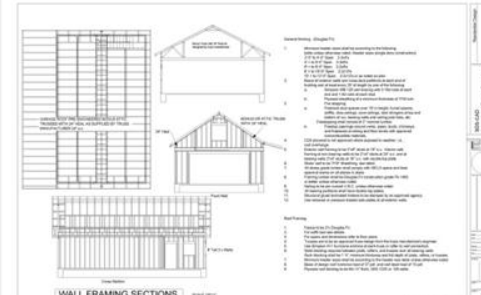
Revised/Drawn: _____
 SDS-CAD Specialized Design Systems
 10000 15th Street, Suite 100, Fort Lauderdale, FL 33322
 954-575-1111
 www.sds-cad.com



BONUS ROOM

FOUNDATION PLAN

- Notes:
- All steel and 4" x 8" joists and 2" girth plates (where used) on the plan.
 - Concrete on 4" x 8" joists, 2" girth plates, 2" x 4" on 16" centers.
 - Reframing as 4" x 8" on 16" centers, 2" x 4" on 16" centers.
 - Minimum depth of concrete 12" on 16" centers.
 - Anchor bolts shall be 1/2" diameter 1" minimum height in existing grade.
 - All framing subject to 2" spacing for girth.



WALL FRAMING SECTIONS

- Revised/Drawn: _____
- Notes:
1. All steel and 4" x 8" joists and 2" girth plates (where used) on the plan.
 2. Concrete on 4" x 8" joists, 2" girth plates, 2" x 4" on 16" centers.
 3. Reframing as 4" x 8" on 16" centers, 2" x 4" on 16" centers.
 4. Minimum depth of concrete 12" on 16" centers.
 5. Anchor bolts shall be 1/2" diameter 1" minimum height in existing grade.
 6. All framing subject to 2" spacing for girth.

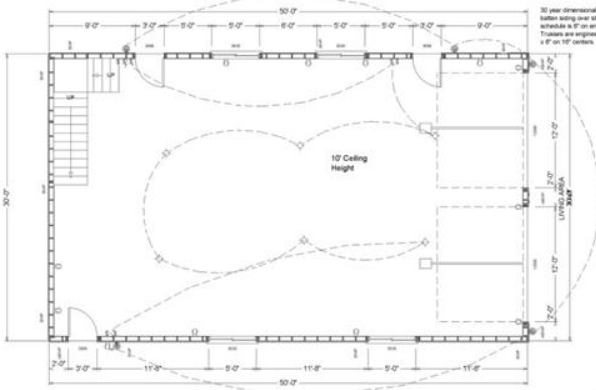


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BUILDING CONTRACTOR
HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS
SPEC. AND CONNECTIONS BEFORE CONSTRUCTION BEGINS
GARAGE TO BE BUILT AS PER IRC, IBC OR CURRENT LOCAL CODE

#G394 30' X 50' X 10' detached garage with bonus room
By **BDS-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



Recommender Design: _____

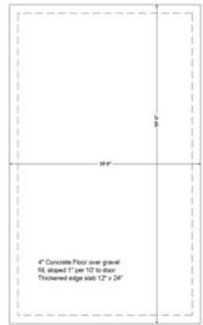
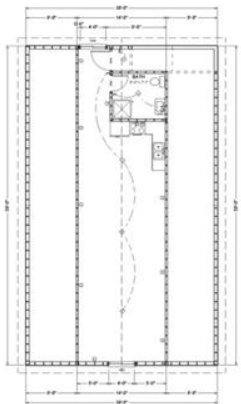
BDS-CAD Specialized Design Systems

10' x 10' = 1:100

DATE: _____

PROJECT: #G394 30' X 50' X 10' detached garage with bonus room

1/11/2024



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

Recommender Design: _____

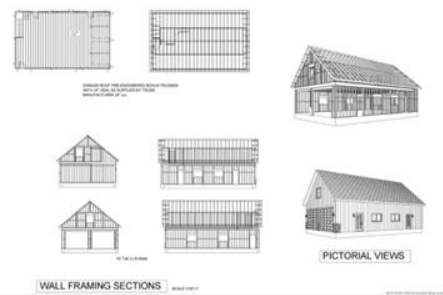
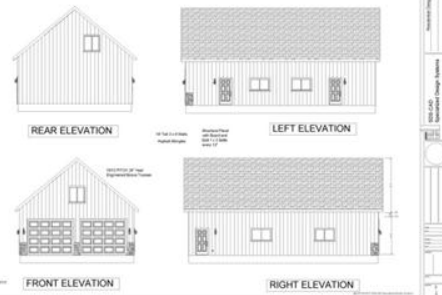
BDS-CAD Specialized Design Systems

10' x 10' = 1:100

DATE: _____

PROJECT: #G394 30' X 50' X 10' detached garage with bonus room

1/11/2024



Recommender Design: _____

BDS-CAD Specialized Design Systems


10' x 10' = 1:100

DATE: _____

PROJECT: #G394 30' X 50' X 10' detached garage with bonus room

1/11/2024





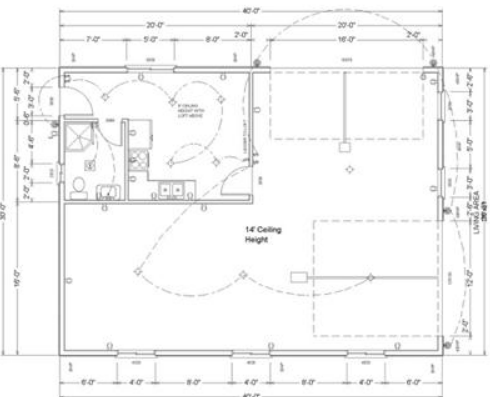
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BUILDING CONTRACTOR/OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS, SPEC'S AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IBC, USC OR CURRENT LOCAL CODE.

#G395 30' X 40' X 14' Garage
 By SDS-CAD Specialized Design Systems


Page 1	Title Main Floor Plan
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Page 5	Detail Page

30 year architectural asphalt shingles and horizontal siding over structural panel. Siding schedule 4" or 6" studs 12" on center 1/4" nails. Trusses are engineered on 24" and bearing 4" x 8" on 16" centers.

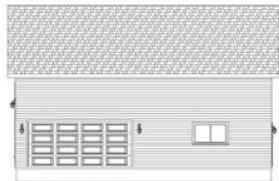


GARAGE MAIN FLOOR PLAN SCALE 3/8"=1'-0"


SDS-CAD Specialized Design Systems

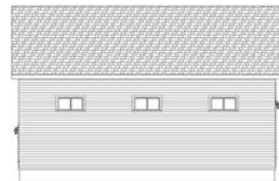
REAR ELEVATION



LEFT ELEVATION



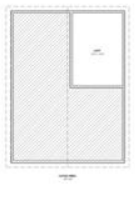
FRONT ELEVATION SCALE 1/8"=1'-0"




RIGHT ELEVATION

Triple Lath Siding over Structural Panel
 14' Tall 2 x 4 Sills

SDS-CAD Specialized Design Systems

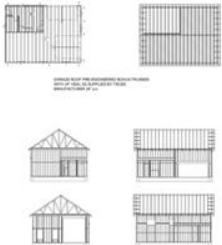


BONUS ROOM PLAN




FOUNDATION PLAN

SDS-CAD Specialized Design Systems



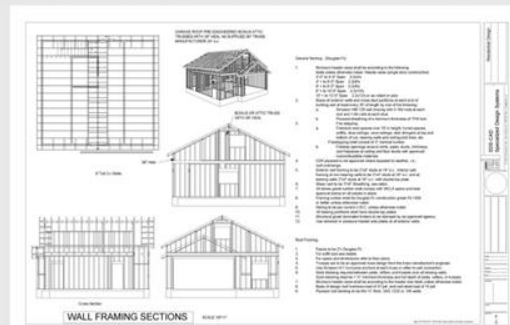
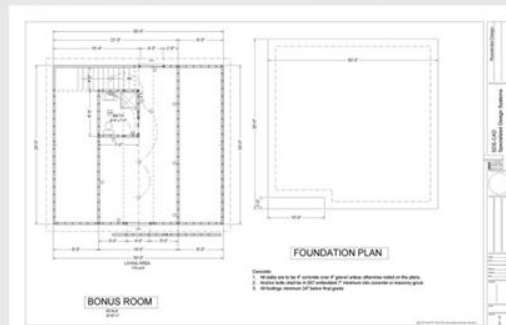
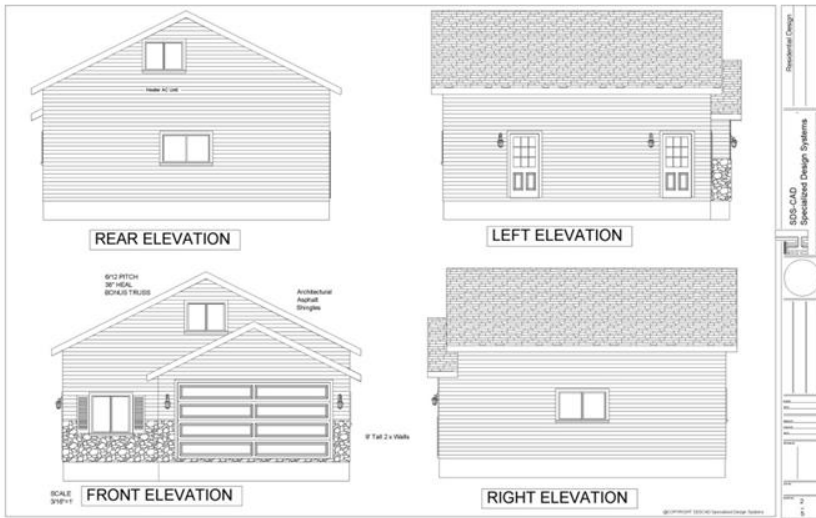
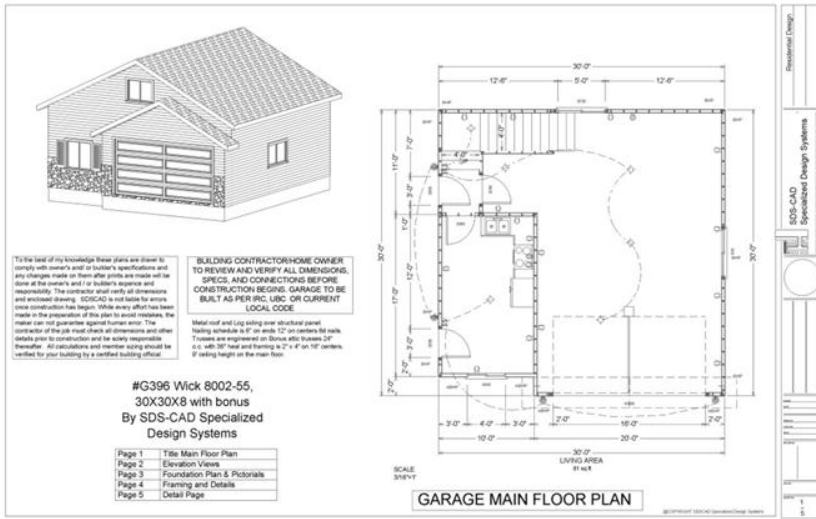
WALL FRAMING SECTIONS



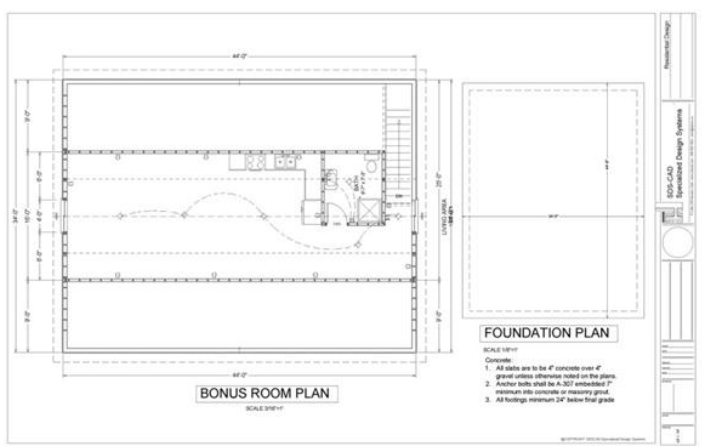
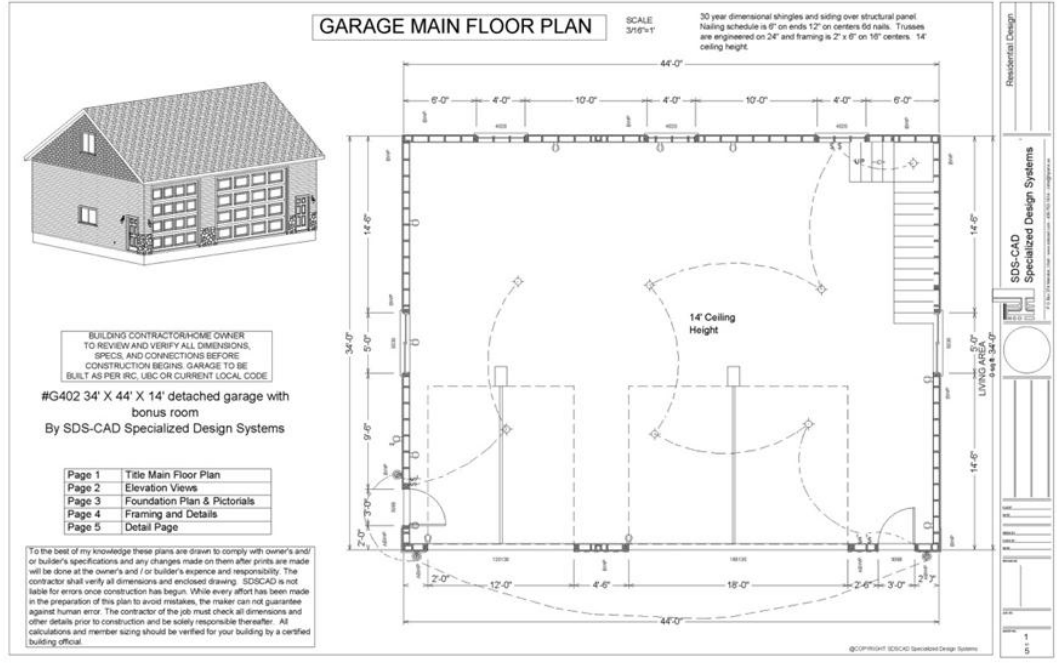
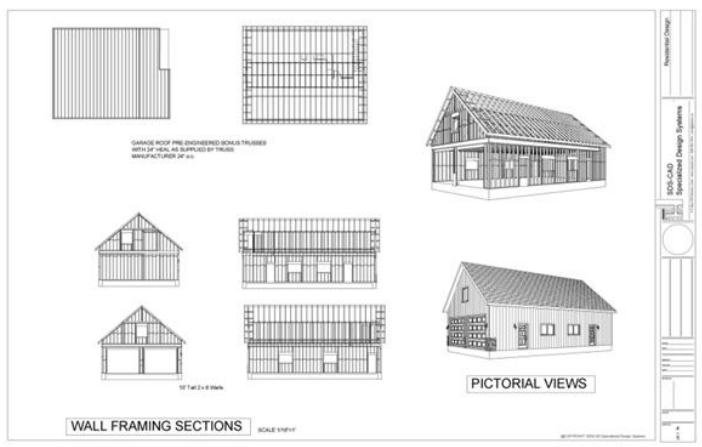
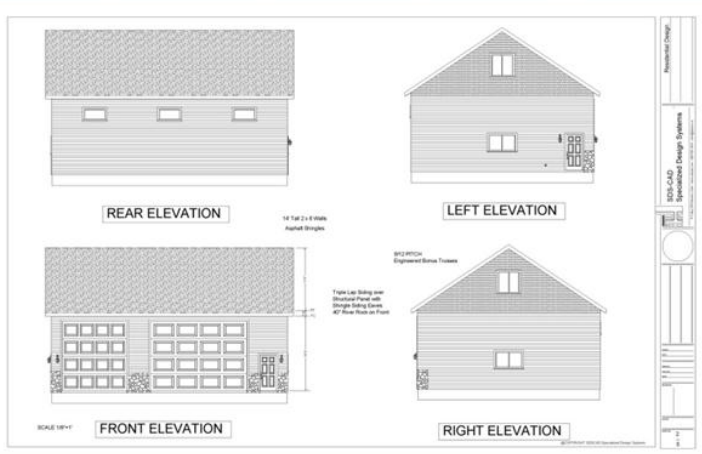
PICTORIAL VIEW

SDS-CAD Specialized Design Systems









BUILDING CONTRACTOR/SUBMIT 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.

#G402 34' X 44' X 14' detached garage with bonus room
By SDS-CAD Specialized Design Systems

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SPECIES, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS. GARAGE TO BE
BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

#G406 34' X 44' X 14' detached garage with
bonus room

By SDS-CAD Specialized Design Systems

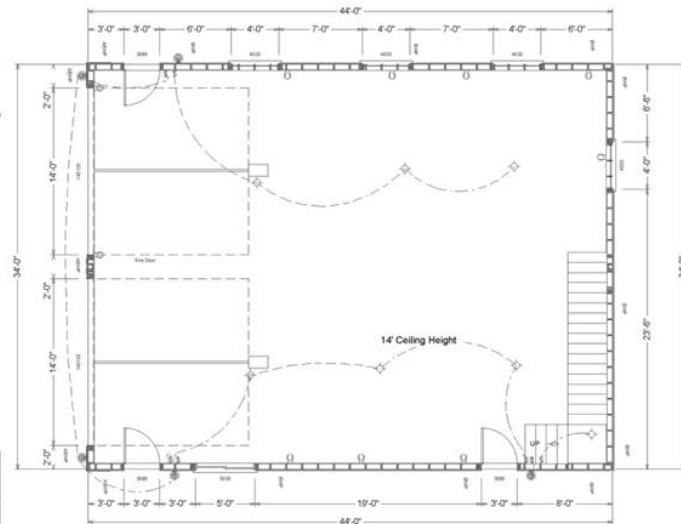
- Page 1 Title Main Floor Plan
- Page 2 Elevation Views
- Page 3 Foundation Plan & Pictorials
- Page 4 Framing and Details
- Page 5 Detail Page

The best of my knowledge these plans are drawn to comply with
city and/or builder's specifications and any changes made on them
in prints are made well in advance of the owner's and/or builder's
acceptance and responsibility. The contractor shall verify all dimensions and
loads shown. SDS-CAD is not liable for errors once construction has
begun. While every effort has been made in the preparation of this plan,
mistakes, the maker can not guarantee against human error.
A contractor of the job must check all dimensions and other details
prior to construction and be solely responsible thereafter. All calculations
member's printing should be verified for your building by a certified
design official.

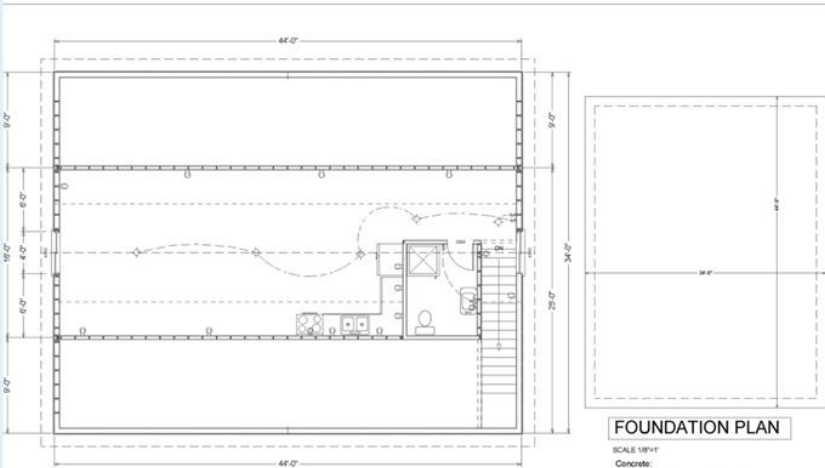
GARAGE MAIN FLOOR PLAN

SCALE
3/16"=1'

30 year dimensional shingles and 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 6" on 16" centers. 14'
ceiling height.



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FOUNDATION PLAN

SCALE 1/8"=1'

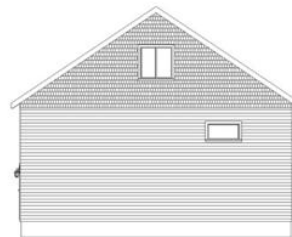
Concrete:

1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Anchor bolts shall be #301" embedded 7" minimum into concrete or masonry grout.
3. All footings minimum 24" below final grade.

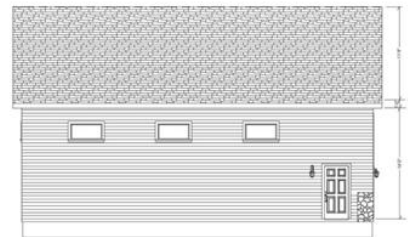
BONUS ROOM PLAN

SCALE 3/16"=1'

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REAR ELEVATION

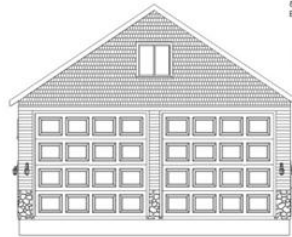


LEFT ELEVATION

14' Tall 2 x 6 Walls
Asphalt Shingles

8/12 PITCH
Engineered Bonus Trusses

Triple Lap Siding over
Structural Panel with
Shingle Siding Eaves
40' River Rock on Front



FRONT ELEVATION

SCALE 1/8"=1'



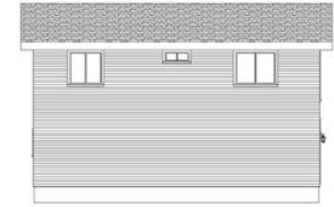
RIGHT ELEVATION

©2017 SDS-CAD Specialized Design Systems





REAR ELEVATION



LEFT ELEVATION



SCALE 3/8"=1'
FRONT ELEVATION



RIGHT ELEVATION

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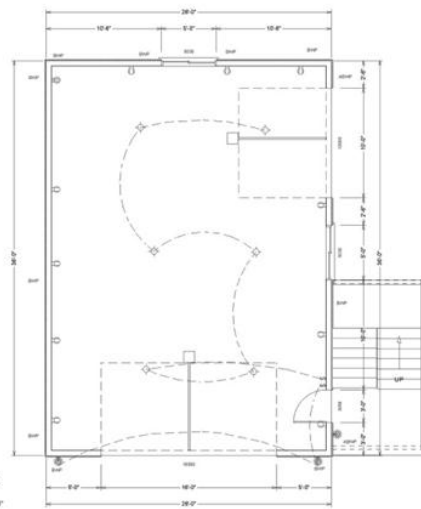
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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

3418 26 x 36 x 9 detached garage with 2nd story
By SDS-CAD Specialized Design Systems

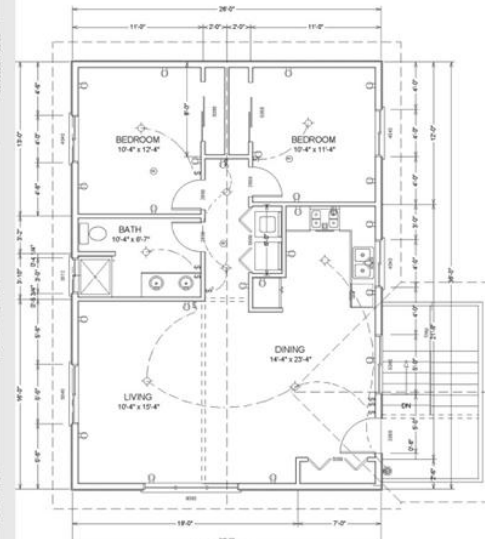
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Detail Page

30 year dimensional shingles and horizontal wood siding over structural panel. Siding schedule is 0" on ends 12" on centers 6d nails. Trusses are engineered on 24" o.c. and having 6" 2" x 4" on 10" centers. 9' ceiling height.



SCALE 3/8"=1'
GARAGE MAIN FLOOR PLAN

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SCALE 3/8"=1'
SECOND FLOOR PLAN



FOUNDATION PLAN

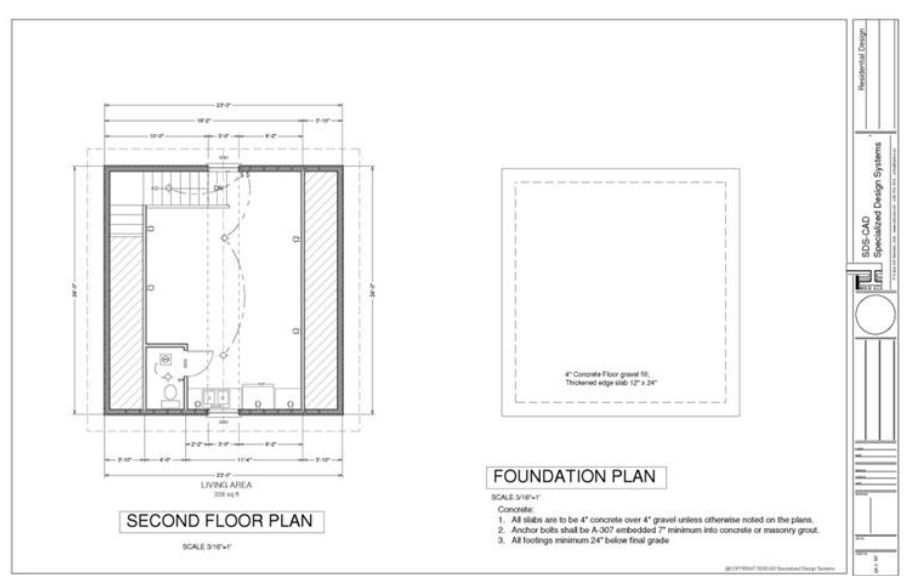
SCALE 3/8"=1'

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.

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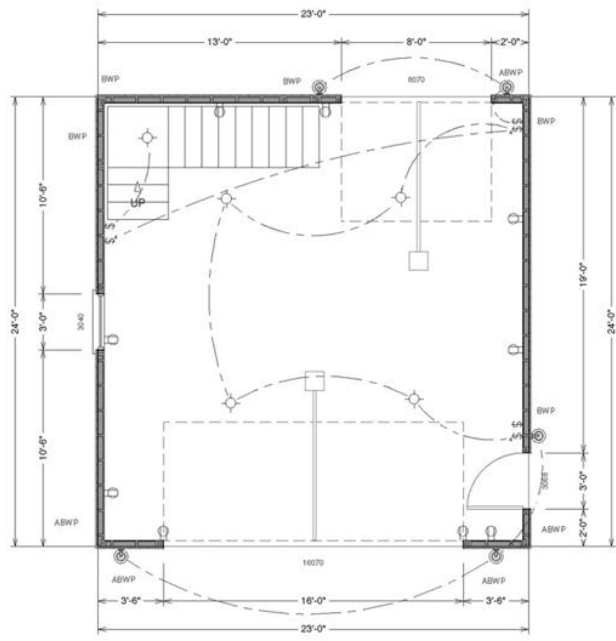
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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

#G430 Garage with Apartment
By SDS-CAD Specialized Design Systems

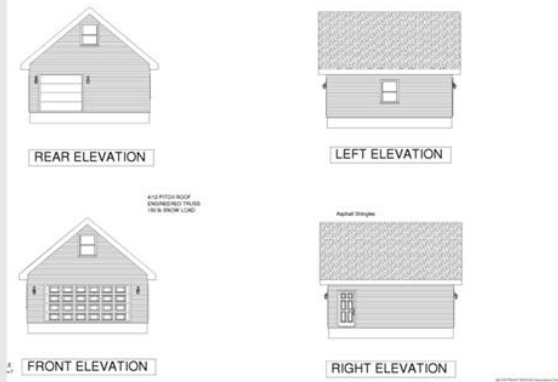
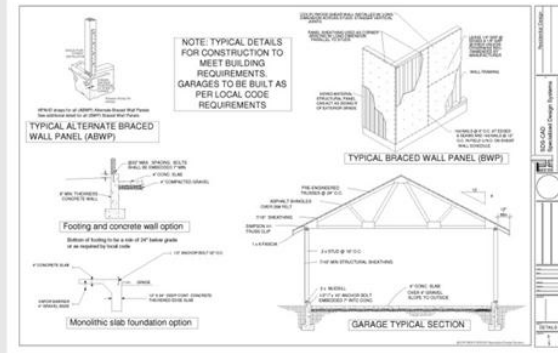
Page 1	Title Main Floor Plan
Page 2	Elevation Views
Page 3	Foundation Plan & Pictorials
Page 4	Framing and Details
Page 5	Misc Detail Page
Page 6	Truss Detail

30 year dimensional shingles and siding over structural panel. Nailing schedule is 6" on ends 12" on centers 1d nails. Trusses are engineered attic truss 24" o.c. and framing is 2" x 4" on 16" centers. 9' ceiling height.

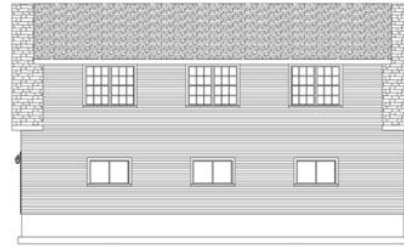


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 SDS-CAD Specialized Design Systems
 10205 TULLAMAH, WA 98148-1020
 TEL: 206.885.8888 FAX: 206.885.8889
 WWW.SDS-CAD.COM







REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

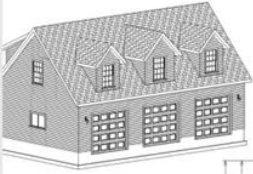


RIGHT ELEVATION

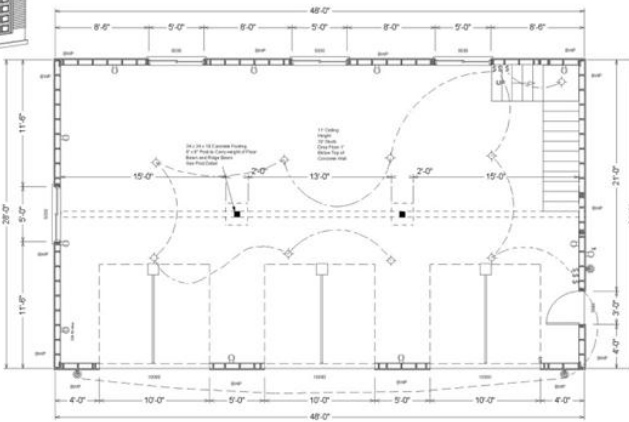
Asphalt Shingles
12" Tall 2 x 6 Walls
Horizontal Wood Siding

SCALE
1/8"=1'

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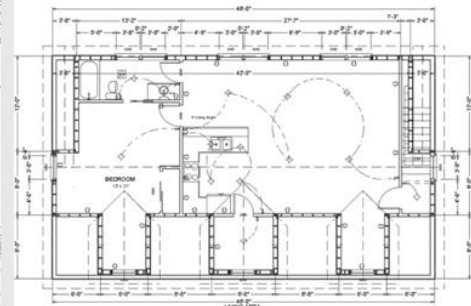


Architectural asphalt shingles and horizontal True Wood 7" Reveal siding over structural panels. Siding schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" o.c. with trusses 24" o.c. and framing is 2" x 6" on 16" centers. 10 ceiling height on the main floor.



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

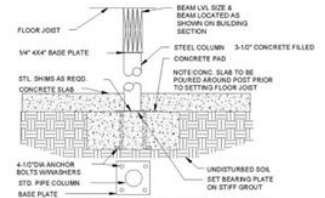
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BONUS ROOM

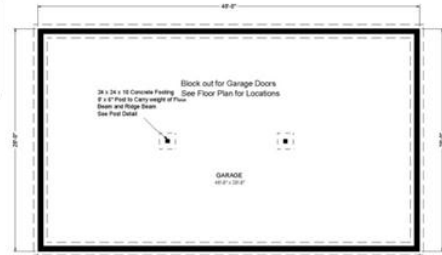
NUMBER	QTY	FLOOR	TYPE	DESCRIPTION	FINISH/NOTES
001	1	1	SWH	12" x 12" x 16" CMU	CONCRETE
002	1	1	SWH	12" x 12" x 16" CMU	CONCRETE
003	1	1	SWH	12" x 12" x 16" CMU	CONCRETE
004	1	1	SWH	12" x 12" x 16" CMU	CONCRETE
005	1	1	SWH	12" x 12" x 16" CMU	CONCRETE
006	1	1	SWH	12" x 12" x 16" CMU	CONCRETE

NUMBER	QTY	FLOOR	TYPE	DESCRIPTION	FINISH/NOTES
007	1	1	SWH	12" x 12" x 16" CMU	CONCRETE
008	1	1	SWH	12" x 12" x 16" CMU	CONCRETE



WOOD BEAM & COLUMN

21A
N.T.S.



FOUNDATION PLAN

SCALE
1/8"=1'

- 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.

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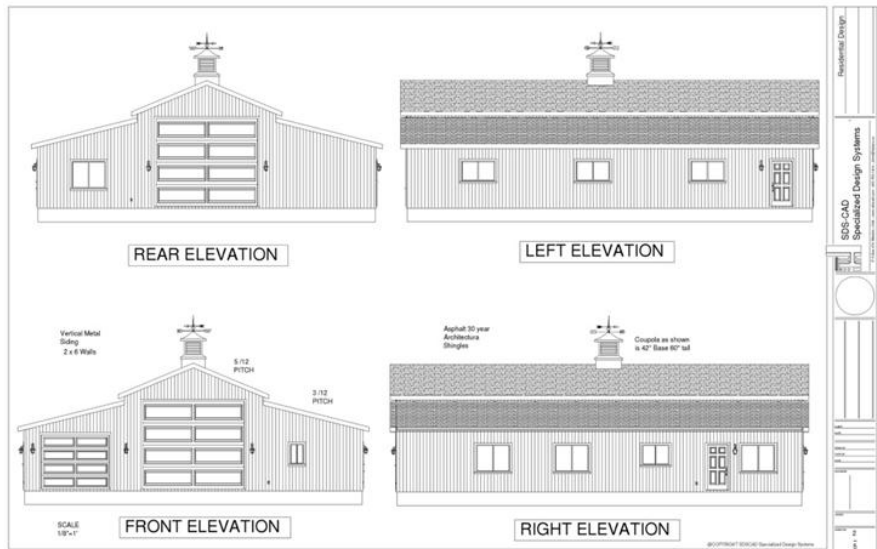
In the event of any knowledge these plans are to comply with the local building codes and specifications and any changes made on or after prints are made will be done at the owner's and/or architect's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. SDS/CAD is not liable for any errors or omissions in these plans. The contractor of the job check all dimensions and other details prior to construction or safety responsibility thereafter. All calculations and member sizes 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

#G445 Plans, 48'x28' x 10' attached garage with bonus room
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





Residential Design
 SDS-CAD Specialized Design Systems
 11/1/14

30 year dimensional shingles and Metal Vertical siding over structural sheathing. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 8" on 16" centers. 9" ceiling height sides 14' ceiling height center.

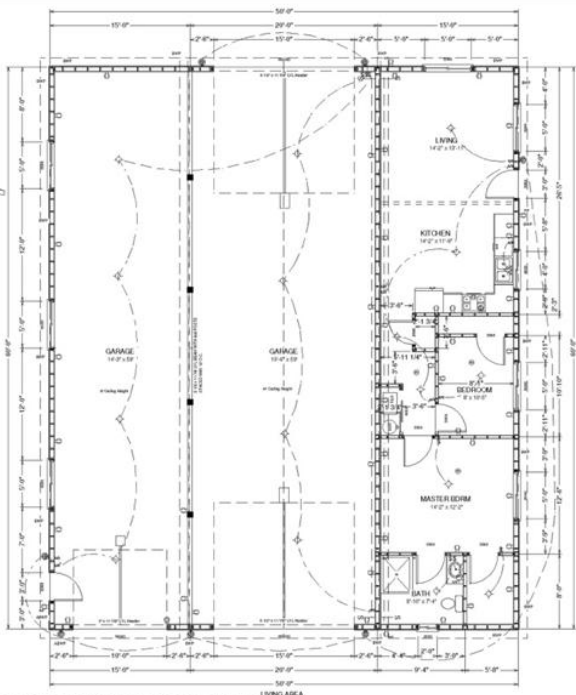


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC 2006 OR CURRENT LOCAL CODE.

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**50' x 60' - 9' Sides 14' Center Garage Plan
 With Apartment Plan #g450
 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

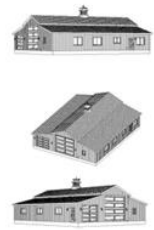


GARAGE MAIN FLOOR PLAN

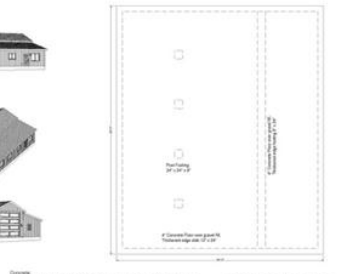
SCALE 1/8"=1'

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Residential Design
 SDS-CAD Specialized Design Systems
 11/1/14



PICTORIAL VIEWS



FOUNDATION PLAN



WALL FRAMING SECTIONS

SCALE 1/4"=1'

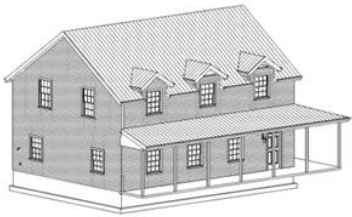
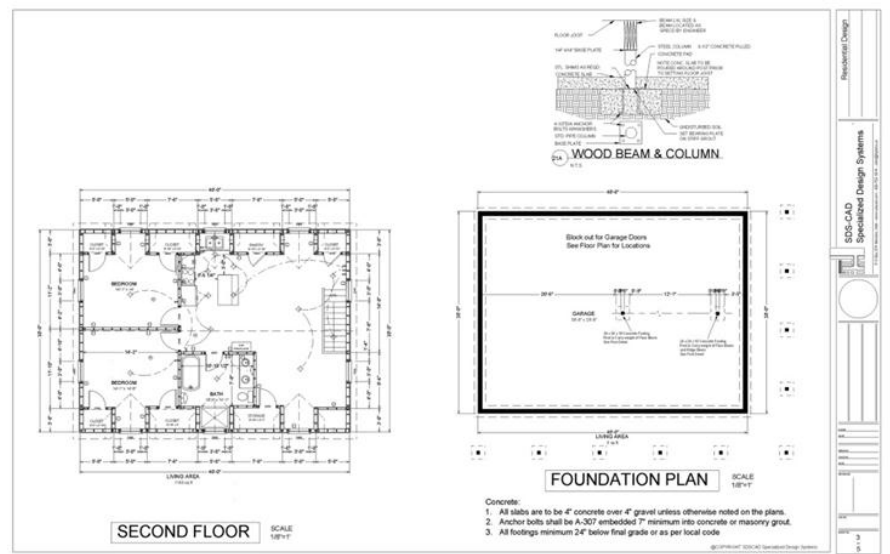
From Wall

- General Notes:
- All walls are to be 4" concrete base or equal unless otherwise noted on the plans.
 - Concrete to be 4000 PSI, Type I concrete, 28 days at all walls. 4" minimum footing. Rebar to be #4 @ 18" intervals with #4 @ 12" for every 6" diameter.
 - Minimum foundation depth shall be 4'-0" deep for wall footing.
 - Minimum walls and so on 4" thick unless 6" minimum for concrete or masonry grade. All change locations of walls to be given.

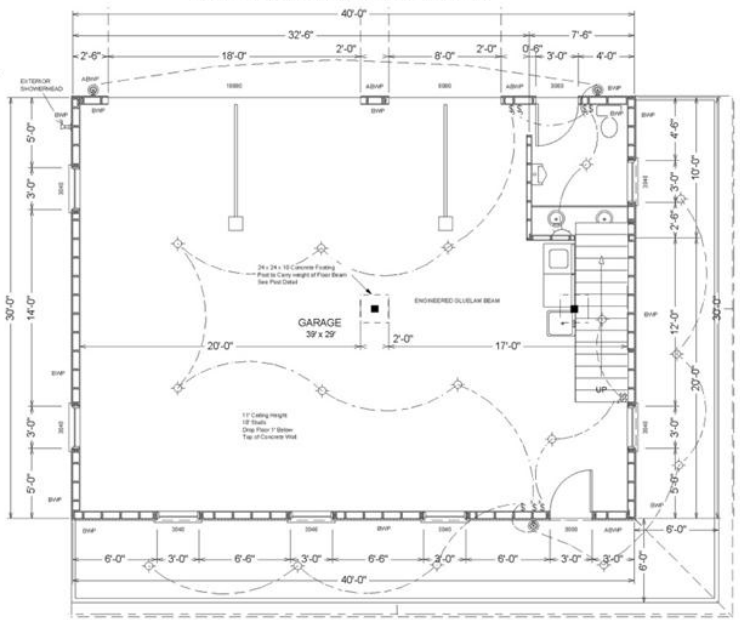
- General Framing - (Changes 1/1)
- Member sizes shall be verified according to the following table unless otherwise noted. Header sizes change per construction.

2" x 4" @ 16" Spacing	2x4
4" x 4" @ 16" Spacing	4x4
4" x 6" @ 16" Spacing	4x6
4" x 8" @ 16" Spacing	4x8
 - 10" x 10" Truss - 20x10 to be used on all spans. Spacing of trusses shall be as shown on plan and shall be verified for all spans of 10' or more. A Simpson TRU-JOIST and using with 3/8" bolts in all spans and 1/2" bolts in all other spans.
 - 2" Plywood sheathing of a minimum thickness of 7/16" shall be used on all exterior walls. Trusses shall be spaced at 24" o.c. and all bearing walls 24" o.c. at 16" o.c. with double top plates. All other walls shall be spaced at 16" o.c. Trusses shall be spaced at 24" o.c. unless otherwise noted.
 - 2" Plywood sheathing of a minimum thickness of 7/16" shall be used on all exterior walls. Trusses shall be spaced at 24" o.c. and all bearing walls 24" o.c. at 16" o.c. with double top plates. All other walls shall be spaced at 16" o.c. Trusses shall be spaced at 24" o.c. unless otherwise noted.
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 - 2" Plywood sheathing of a minimum thickness of 7/16" shall be used on all exterior walls. Trusses shall be spaced at 24" o.c. and all bearing walls 24" o.c. at 16" o.c. with double top plates. All other walls shall be spaced at 16" o.c. Trusses shall be spaced at 24" o.c. unless otherwise noted.





Metal roof and horizontal Wood 7" Reveal siding over structural panel. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on Bonus attic trusses 24" o.c and framing is 2" x 6" on 16" centers. 10' ceiling height on the main floor.

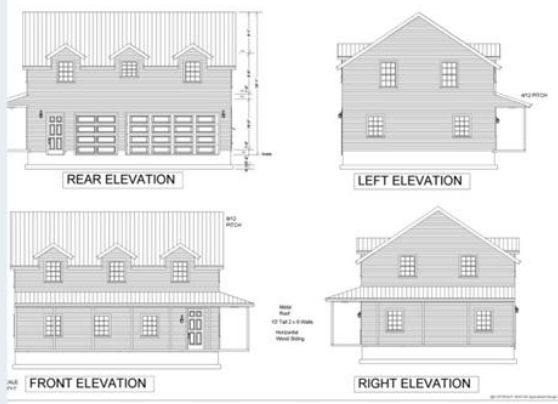
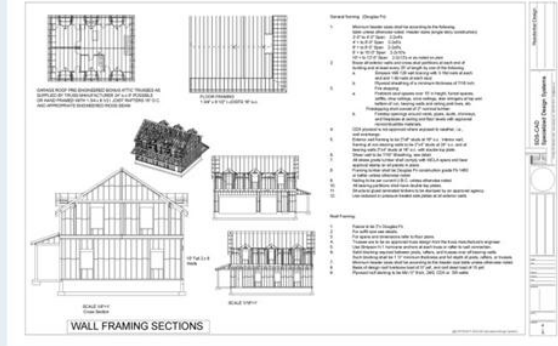


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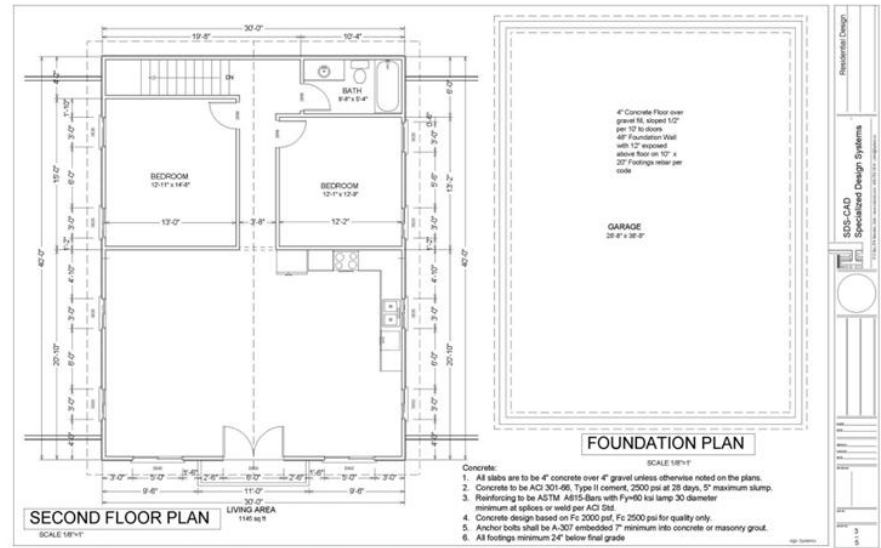
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

#G454 Plans, 40'x30' x 10' garage with bonus apartment
 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







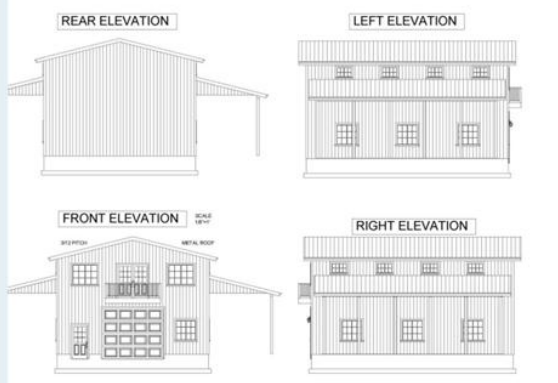
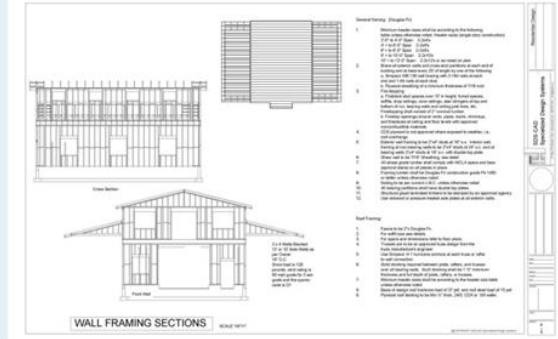
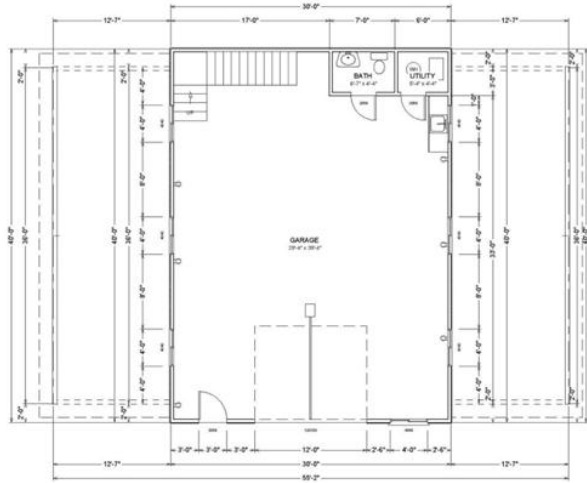
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BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC, UBC OR CURRENT LOCAL CODE

**#g460 25 x 40 x 10 workshop
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

Building Specs:
 Metal Roof over 5/8" structural OSB panel and walls metal or vinyl siding over structural sheathing. 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 8' on 16" centers. 12' or 10' ceiling height as per owner requirements. Snow load is 128 pounds, wind rating is 90 mph gusts for 3 sec gusts and the seismic code is D1.

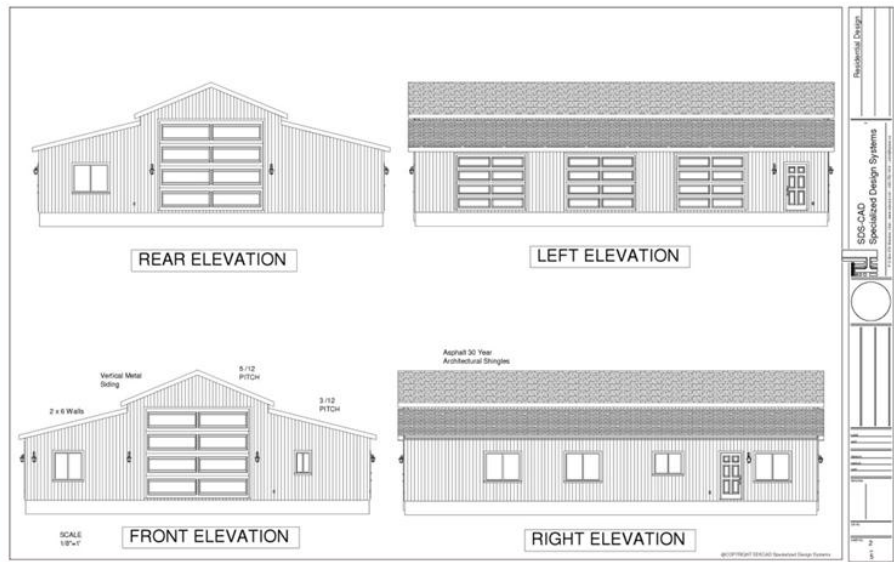


Residential Design
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Residential Design
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1 2

30 year dimensional shingles and Metal Vertical siding over structural sheathing. Nailing schedule is 5" on ends 12" on centers 6d nails. Trusses are engineered on 24" and framing is 2" x 6" on 16" centers. 9" ceiling height sides 14" ceiling height center.

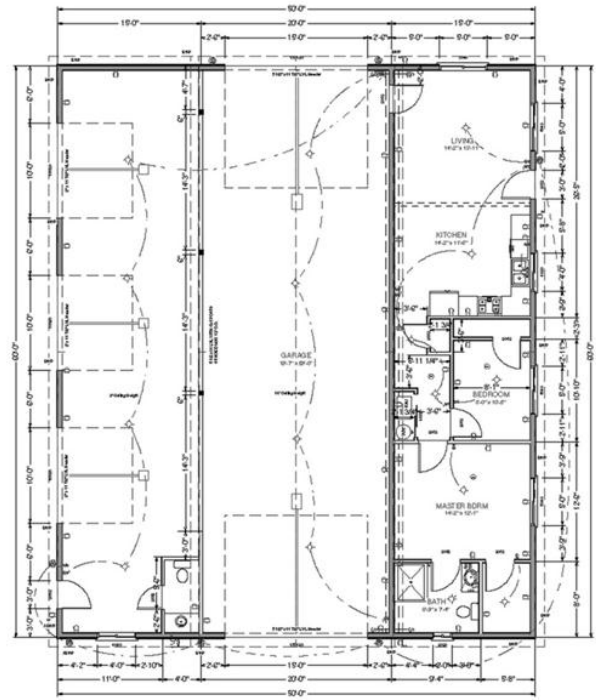


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER CURRENT LOCAL CODE

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50' x 60' - 9' Sides 14' Center Garage Plan
G471 Apartment Barn Style
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

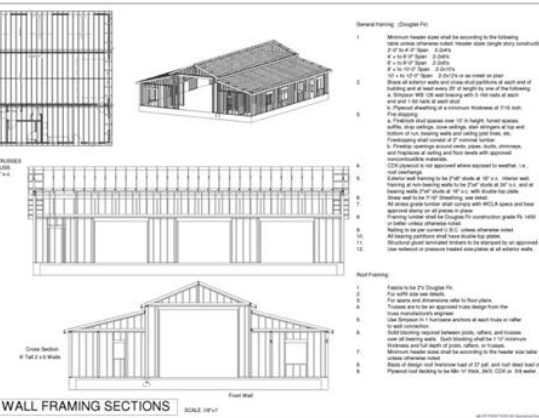
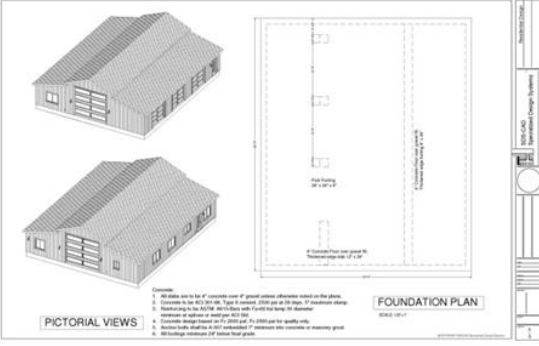


GARAGE MAIN FLOOR PLAN

SCALE 1/8"=1'

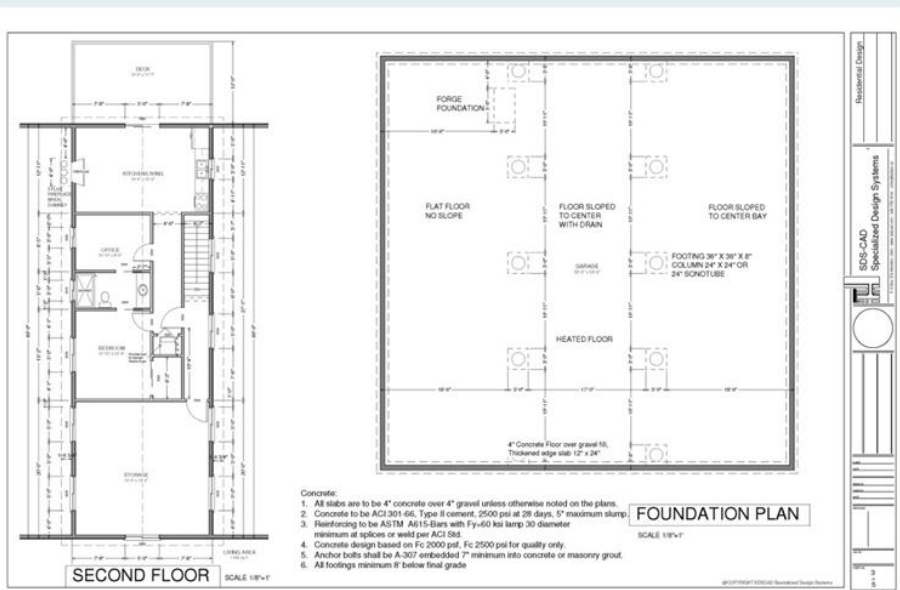
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1 2



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1 2





Standing seam metal roof and board and bat vertical siding over structural sheathing. Nailing schedule is 6" on ends 12" on centers 6d nails. Trusses are engineered on 16" and framing is 2" x 10" on 16" centers. 10' ceiling height sides 14' ceiling height center. Steel I-Beams for main internal supports.

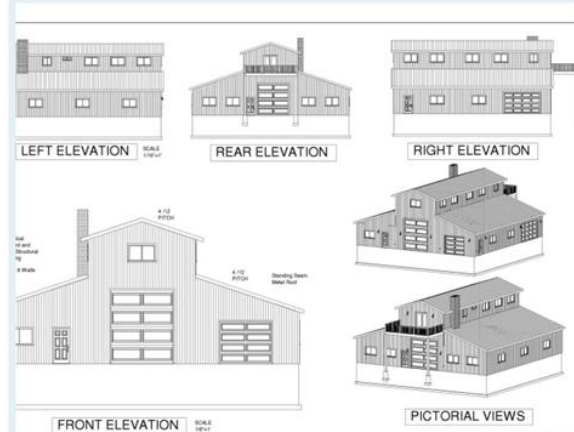
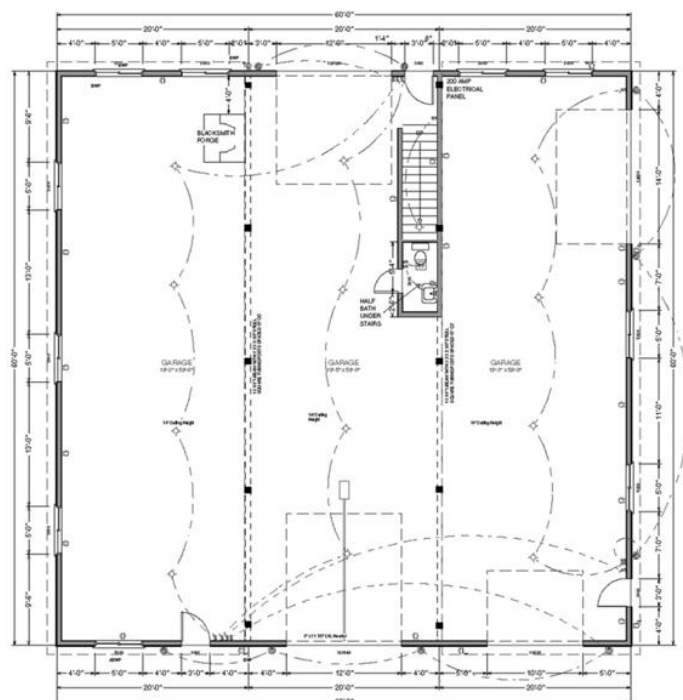


BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. GARAGE TO BE BUILT AS PER IRC 2011 OR CURRENT LOCAL CODE.

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.

#G468 60 x 60 -14' Monitor Barn Style
By SDS-CAD Specialized Design Systems

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