

# Garage DADU

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**Project Description:** This plan is for a small, open plan one-bedroom apartment over a small single car garage with shop area. The apartment area is 480 square feet with a small 3-foot cantilevered balcony.

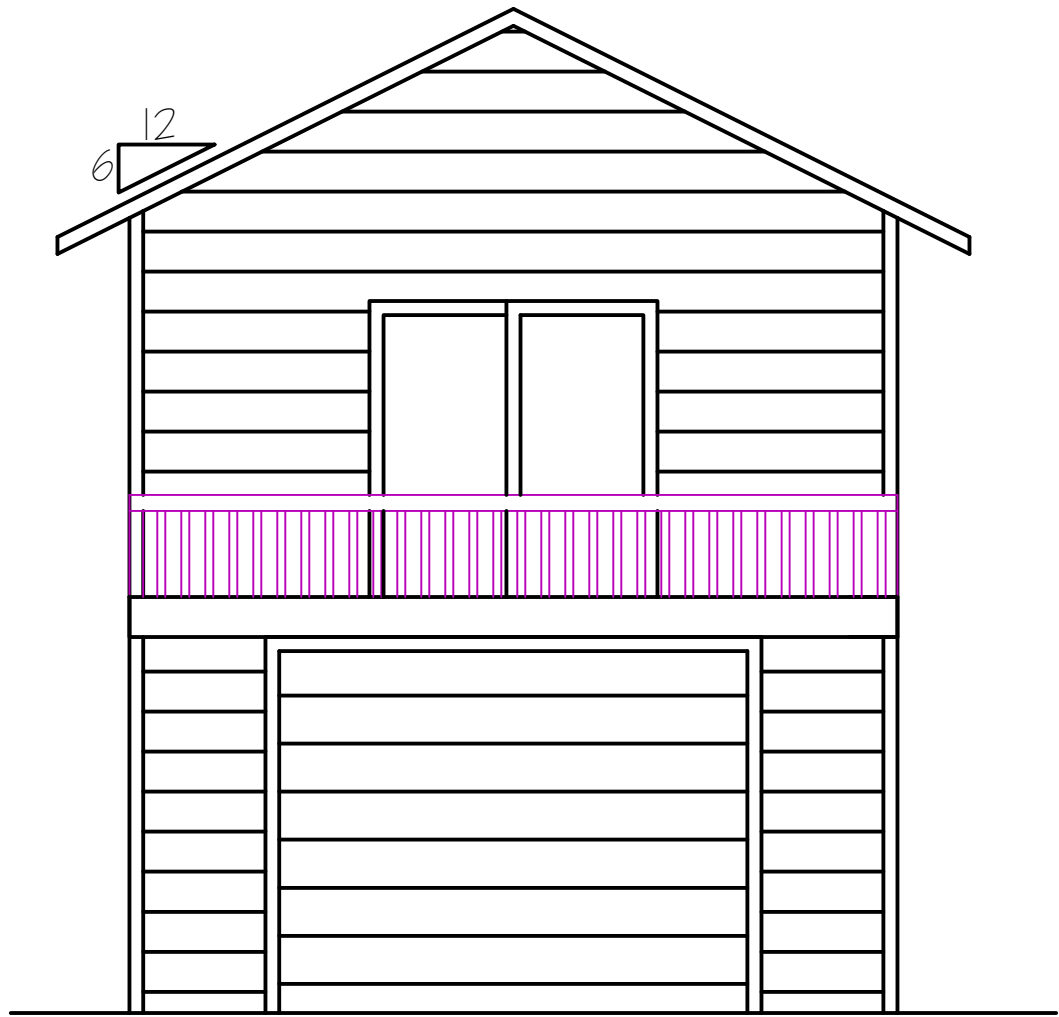
**Narrative Description:** This design includes the garage in order to preserve the required parking space for the principal or secondary unit. It provides parking in an area where square footage is constrained by lot conditions.

**Estimate of cost** will be in the \$125 per square foot range.

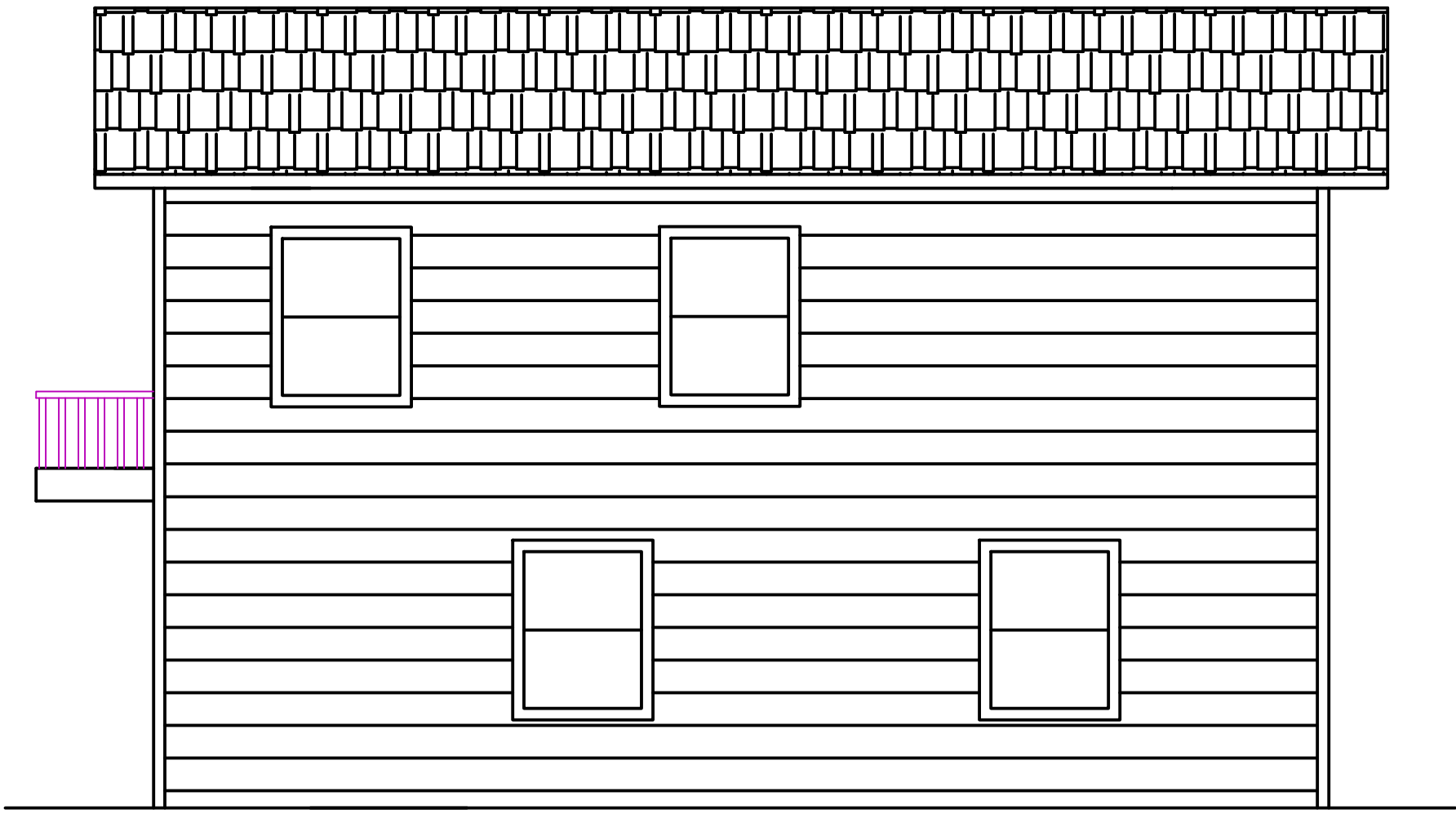
**Major Materials:** Type 5-foot wood framed composition shingle roofing and horizontal lap siding in wood or hardie board.

**Mechanical Systems:** Depending on site.

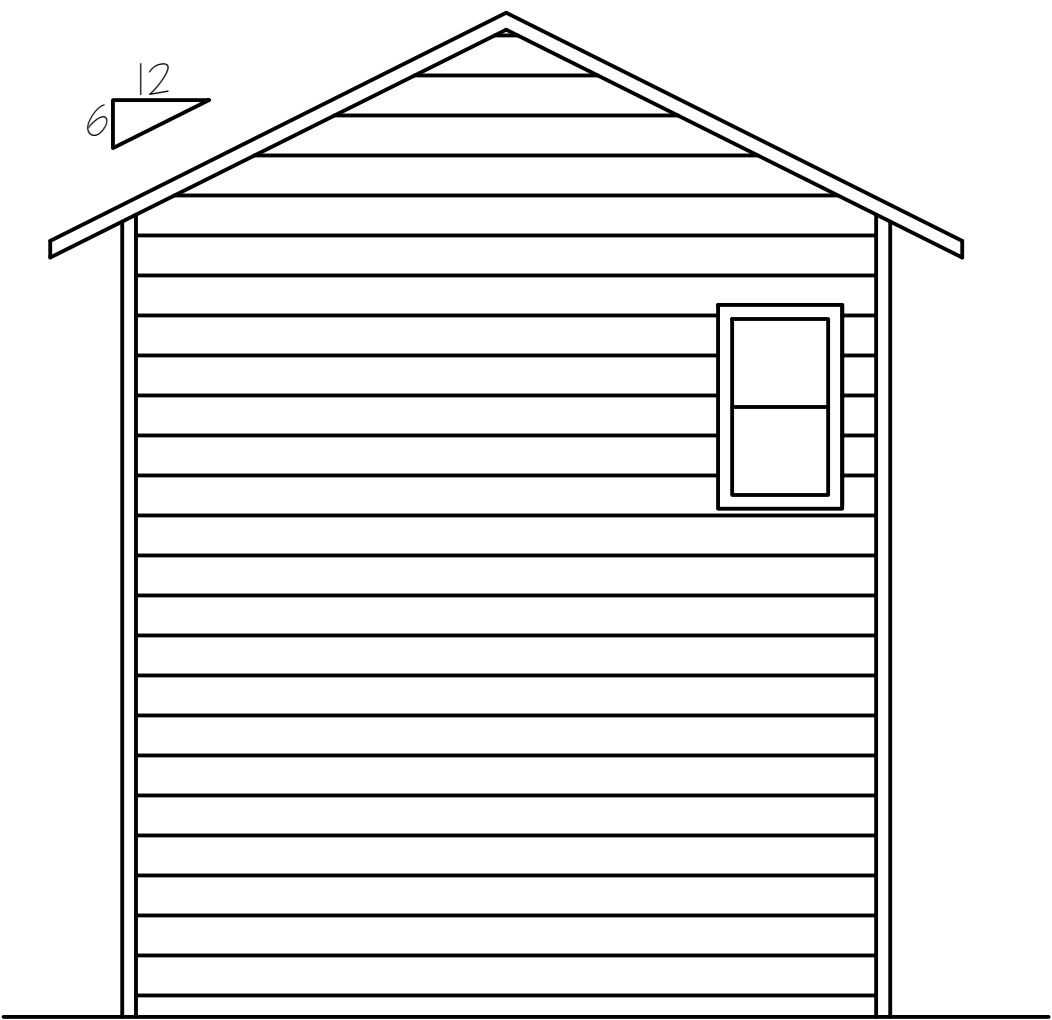
**Price:** \$650. Contact designer to customize or modify the plans.



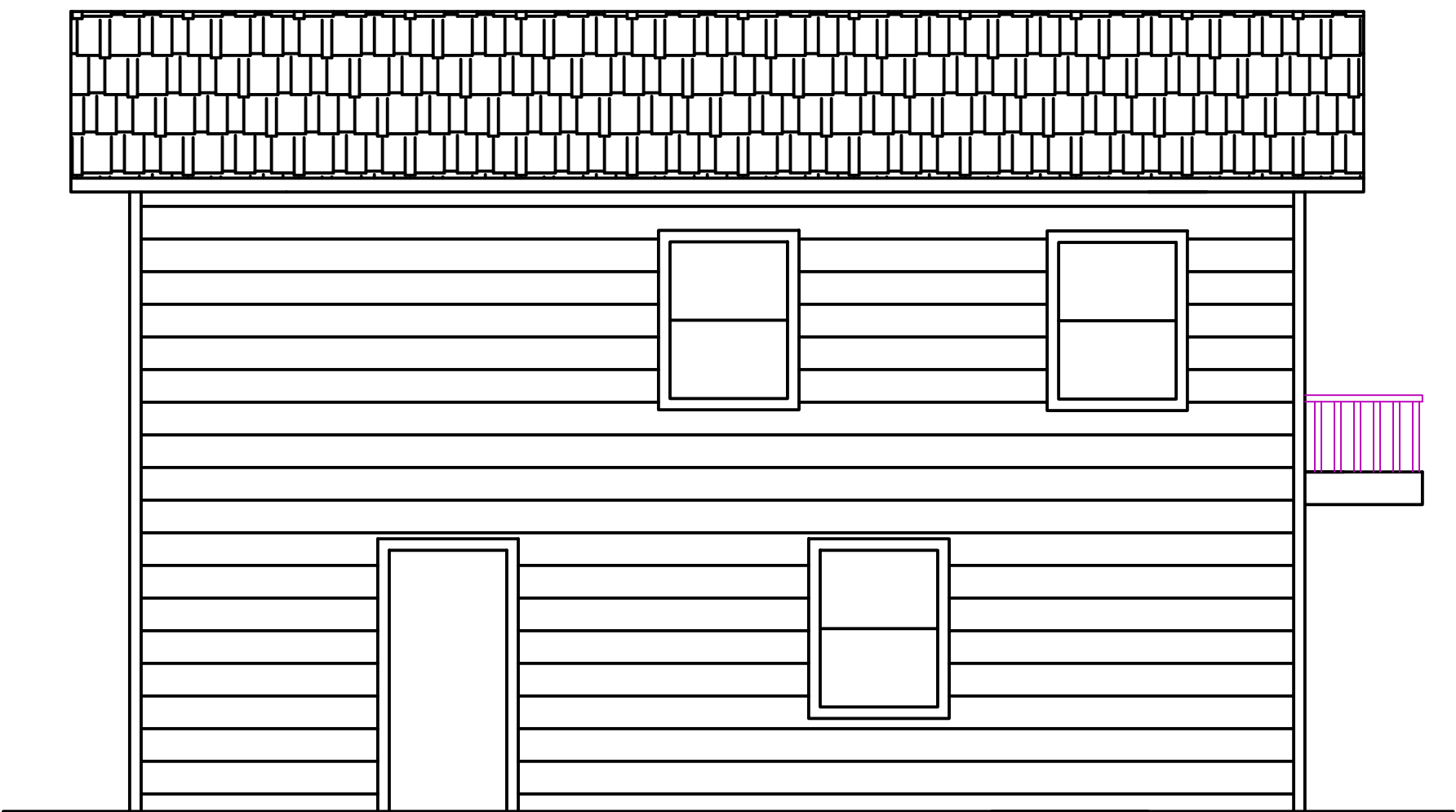
FRONT ELEVATION  
1/4" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"



BACK ELEVATION  
1/4" = 1'-0"



LEFT ELEVATION  
1/4" = 1'-0"

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PROJECT  
MICRO COACH HOUSE

Date 3/24/2017

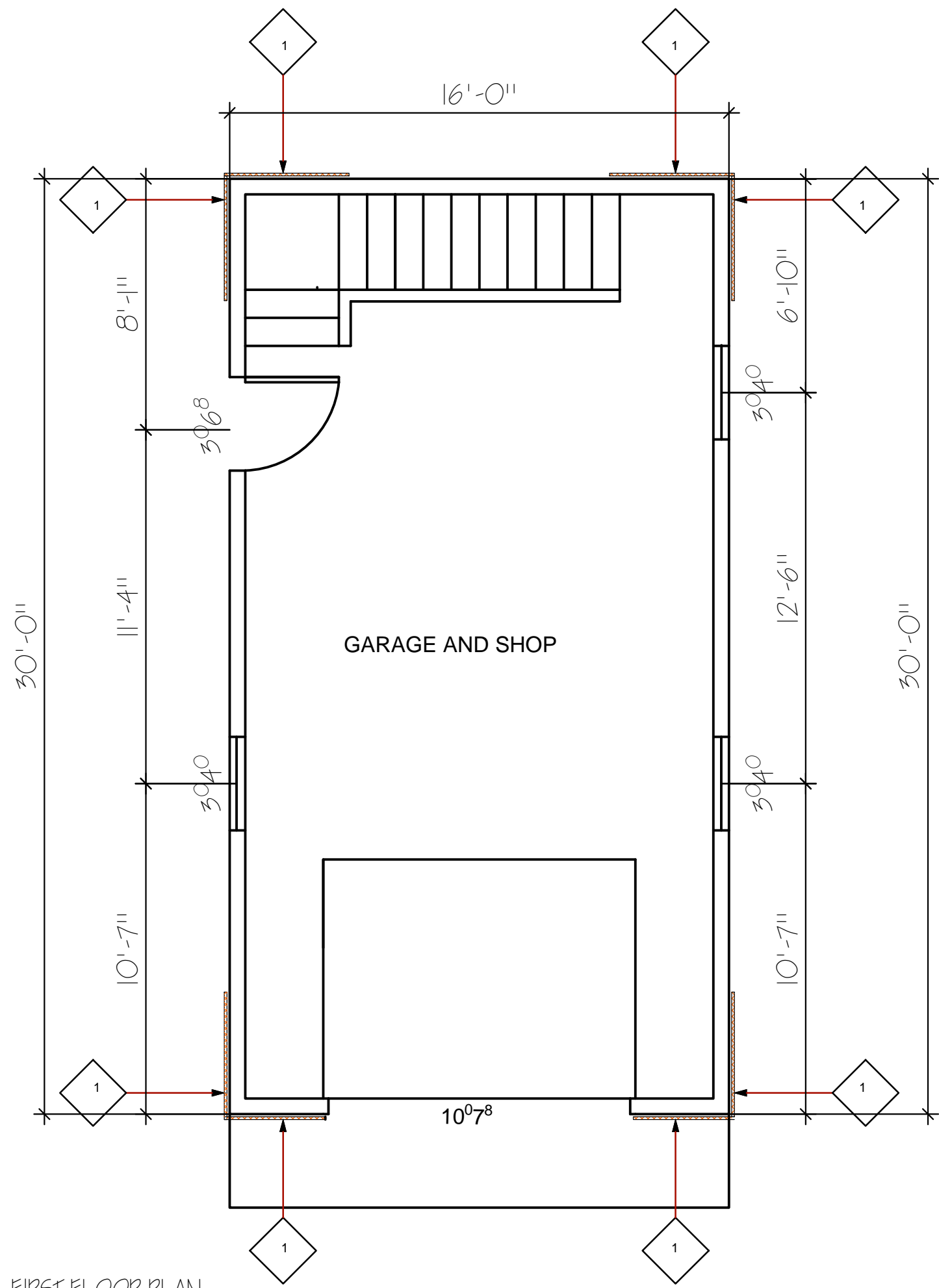
Scale 1/4" = 1'-0"

Drawn

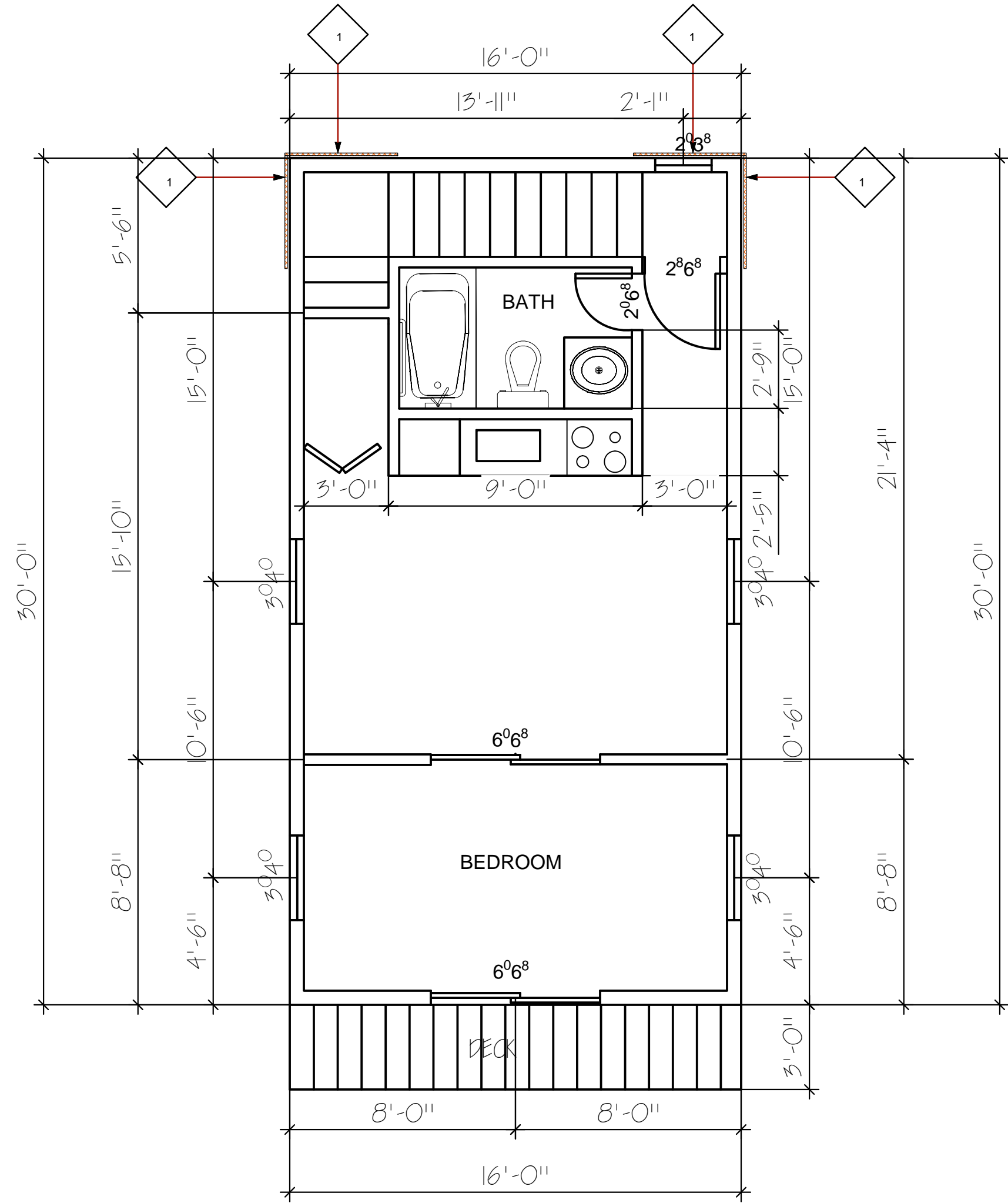
Job

Sheets

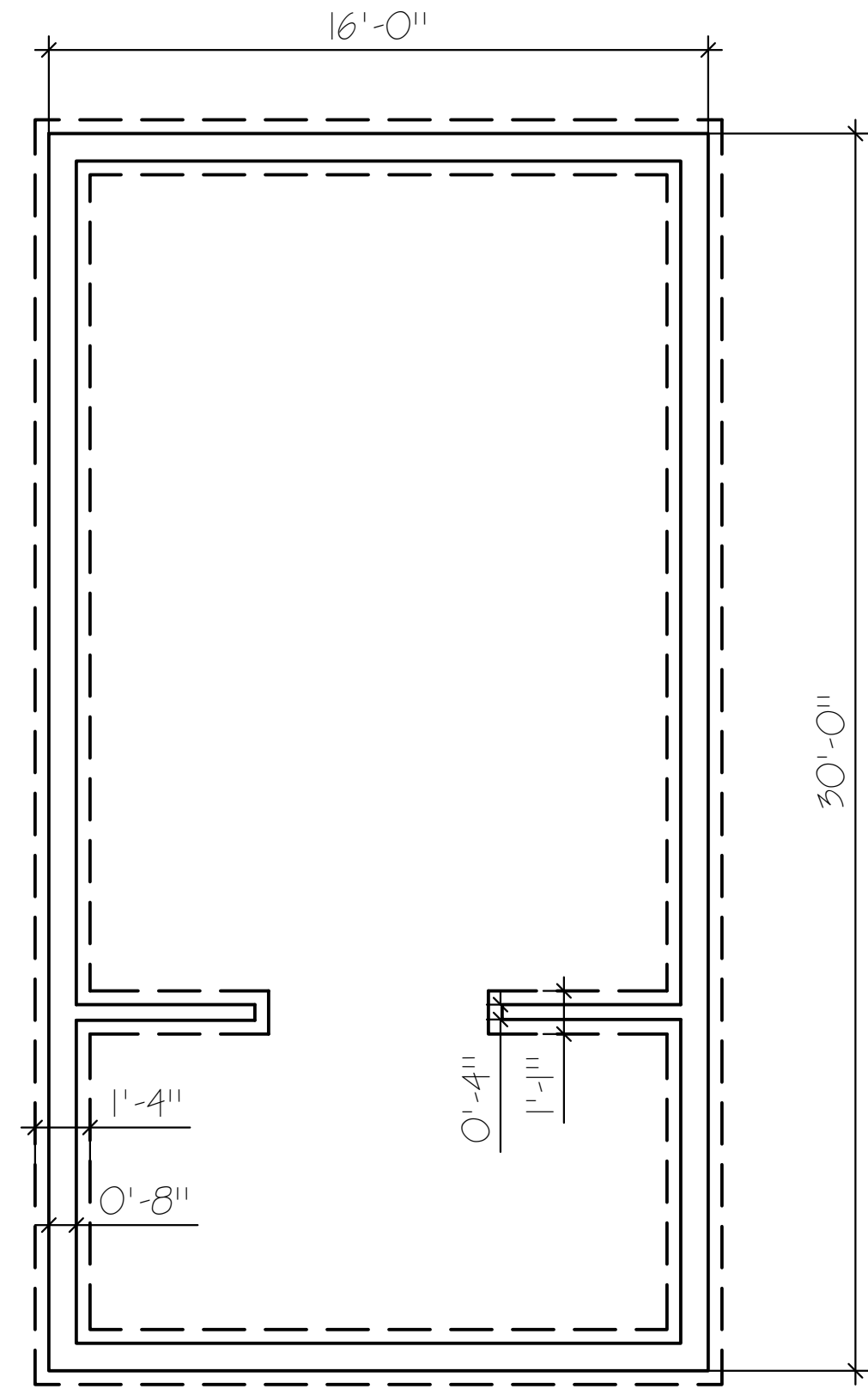
A3 Of A7 Sheets



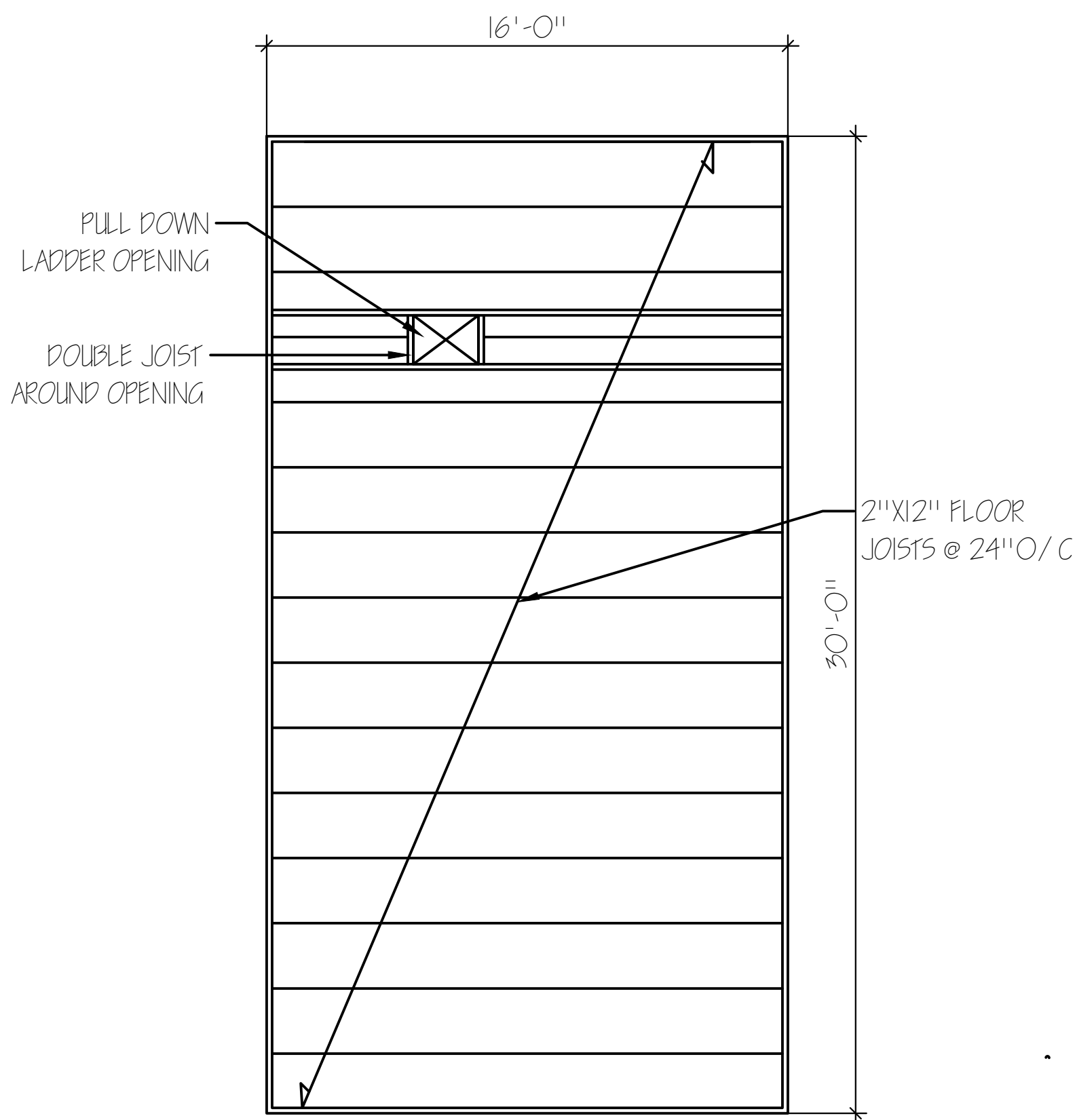
FIRST FLOOR PLAN  
1/4"=1'-0"



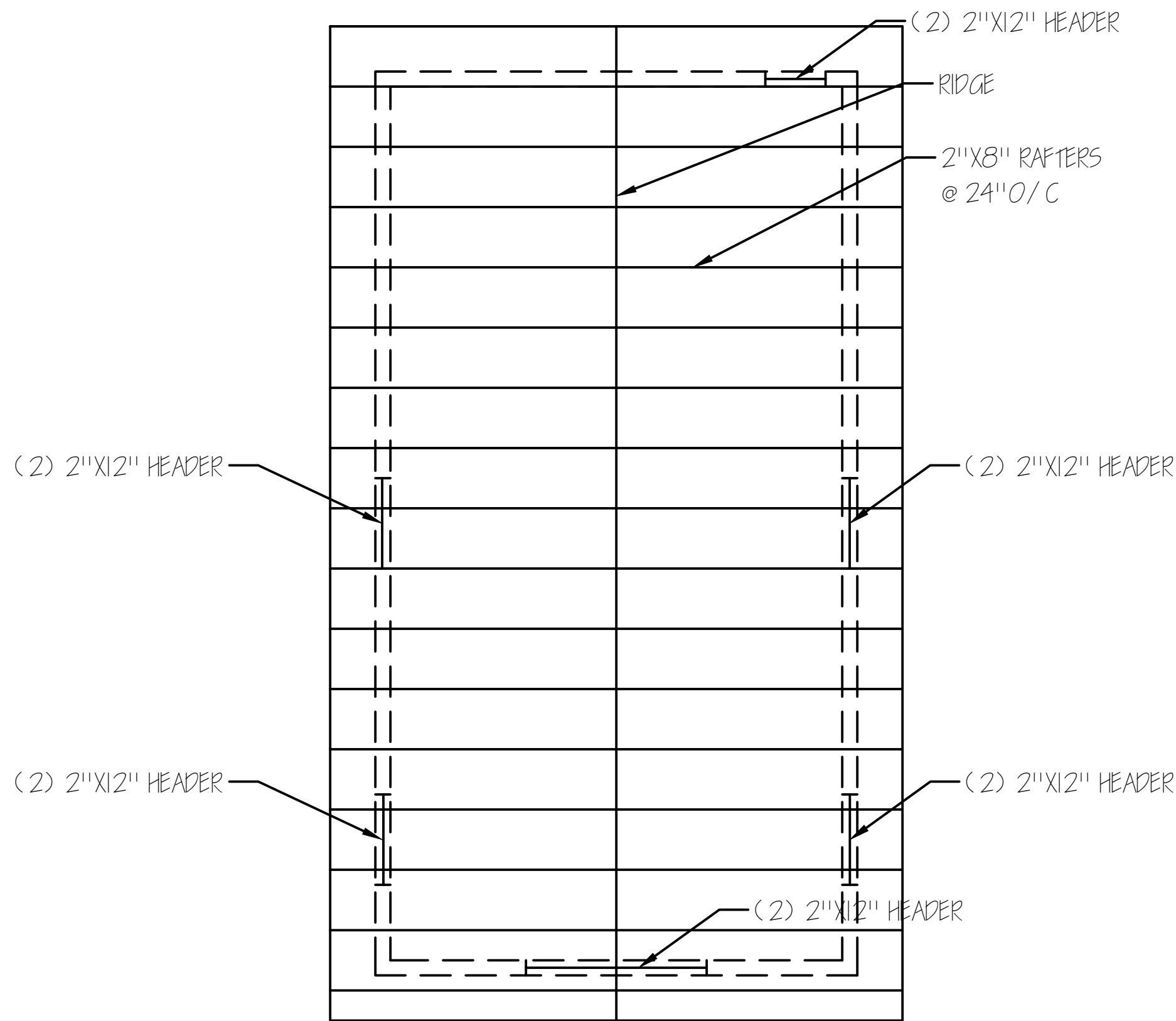
SECOND FLOOR PLAN  
1/4"=1'-0"



FOUNDATION PLAN  
1/4"=1'-0"



ATTIC FLOOR FRAMING PLAN  
1/4"=1'-0"



ROOF FRAMING PLAN  
1/4"=1'-0"

NAILING SCHEDULE

Mark	Holdown	Anchor Bolt	Anchor Diameter	Embedment Length	Minimum Stemwall width	Minimum Boundary Member	Connection to Boundary Member	Allowable Load
1	HEX2-SHG2.5	SSTB16	5/8"	12.625"	6"	(2) 2X6 "	(6) 1/4X2.5	3075#
2	HEX4-SHG2.5	SSTB24	5/8"	20.625"	6"	(2) 2X6 "	(10) 1/4"X2.5	4565#
3	OMSTC16	N/A	N/A	N/A	N/A	(2) 2X6 "	(36) 16D Sinker Total	3300#

1. Holdowns & anchor bolts by Simpson Strong tie Company, Inc. See Simpson catalog installation.  
2. Hardmount all holdown anchors prior to concrete pour.  
3. Edge nail sheathing to all posts or boundary members at holdowns.  
4. Locate HD within 6" of end of shear panel.

5. Install holdown minimum 5" clear from corner.  
6. Laminated studs with 16d nails at 12 o.c staggered. Clinch tips of nails.  
7. Use Simpson SDS1/4 X 2.5 wood screws.  
8. Embed anchor bolt 11" into footing, provide 4" minimum additional footing below . anchor.

SHEARWALL CONSTRUCTION SCHEDULE

Wall type	Wood panel sheathing- Structural I (Exterior Grade)	Edge Nailing #	Field Nailing #	Hbl. Top plate corr. A35 or LTP4 (lip)	Sill Plate corr. 10.11		Sole Plate corr. 5	Allow shear wind (Seismic w/no reductions)
					1/2" * 6 X 10 " long	5/8" * 6 X 10 " long		
	7/16" 1 or 15/32" OSB	8d common nails at 6"oc	8d common nails at 12"oc	18"oc	2'-6"oc	3'-8"oc	16d corr at 12"oc	393 plf (280 plf)

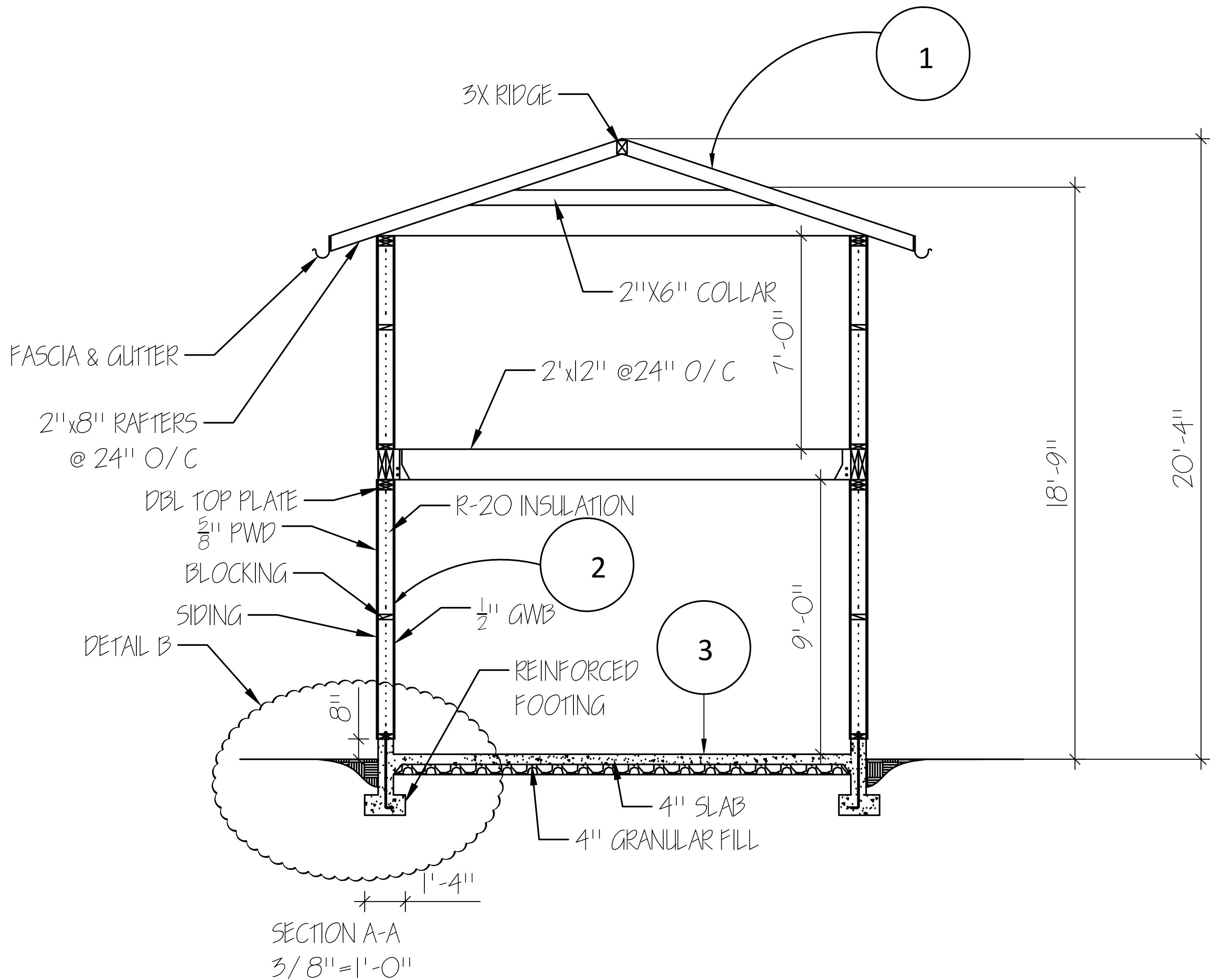
Notes

1. Block all edges of sheathing  
2. Do not break sheathing skin by over driving nails.  
3. For 7/16" sheathing, 16" o.c. maximum stud spacing or sheathing applied with long dimension across studs.  
4. Pre drill as required to avoid splitting sills etc  
5. Where sheathing is continuous post floor framing, sole plate and db1 top plate connection may be omitted.  
6. Edge nail sheathing to all posts or boundary members at holdowns

7. NUT USED  
8. 0.131" x 3" full round head P-nails may be substituted for 8 common nails. 0.148" x 3" full round head P-nails may be used for 10d common nails.  
9. Nails should be located 3/8" clear of panel edges.  
10. Use either anchor bolt size.  
11. Use minimum 1/4"X2"X3" steel plate washer on each anchor bolt and extend to within 1/2" of edge of bottom plate on sheathing side.  
12. Allowable shear for seismic assumes 2:1 aspect ratios between 2:1 and 3.5:1

REVISIONS	BY

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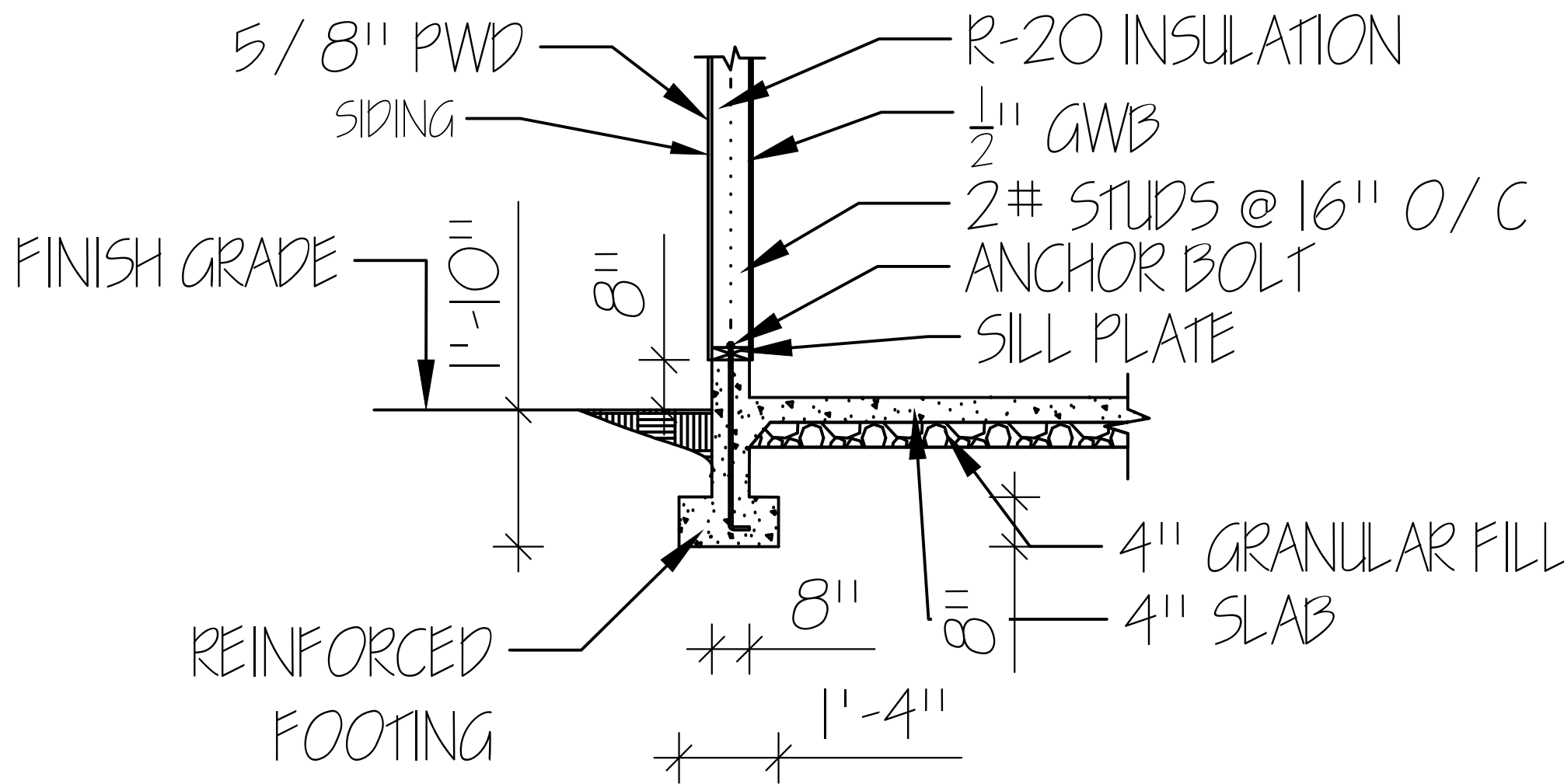
ROOF ASSEMBLY  
 30YR COMPOSITE SHINGLES 2 LAYER  
 GRADE "D" PAPER 1/ 2" SHEATHING  
 2"X8" RAFTERS @24" O/C  
 INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

3

FLOOR ASSEMBLY  
 4" CONCRETE SLAB  
 4" GRANULAR FILL  
 VAPOR BARRIER  
 TJI FLOOR JOIST PRE-ENGINEERED AND INSTALL PER MANUFACTURER SPECIFICATIONS  
 5/ 8" THICK PLYWOOD SCREWED AND GLUED  
 2"X10" D.F, #2 OR BTR FLOOR JOISTS @24" O.C.  
 BRIDGE @ CENTER

2

EXTERIOR WALL ASSEMBLY  
 11-11 SIDING  
 26 ga CORROSION RESISTANT WEEP SCREED  
 2-LAYERS OF GRADE D PAPER  
 1/ 2" GWB  
 5/8" PWD SHEATHING  
 2"X6" D.F #2 STUDS@ 16" o.c  
 VAPOUR BARRIER



SECTIONAL DETAIL B  
 3/ 8"=1'-0"

PROJECT  
 MICRO COACH HOUSE

Date	3/24/2017
Scale	AS INDICATED
Drawn	
Job	
Sheets	

A5 Of A7 Sheets





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