

Garage DADU

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Project Description: This plan is for a small, open plan studio apartment adjacent to a small double car garage with a small shop area. The apartment area is 348 square feet with a small patio. The garage square footage is 480 sq ft.

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

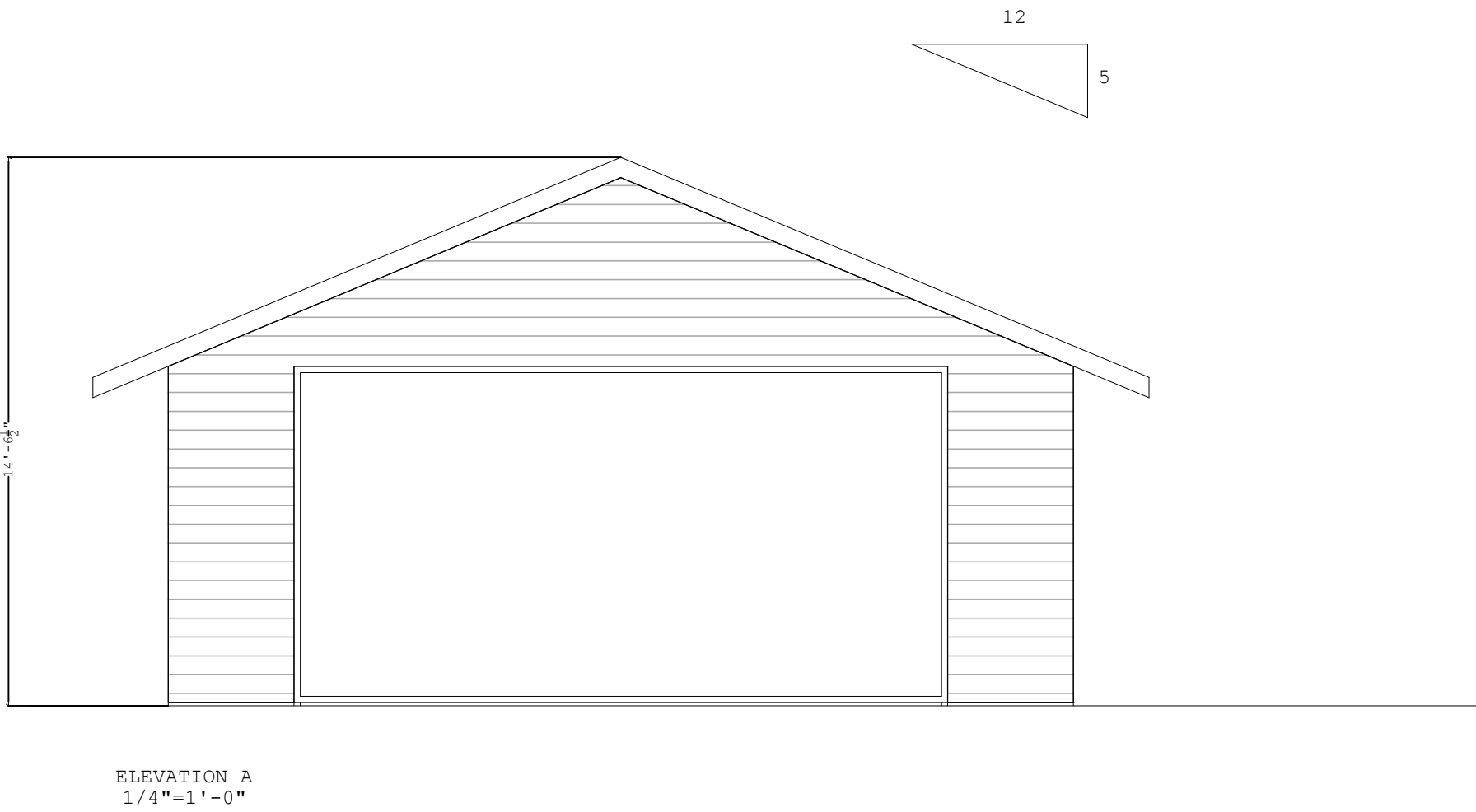
Estimate of cost will be in the \$125 per square foot range.

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

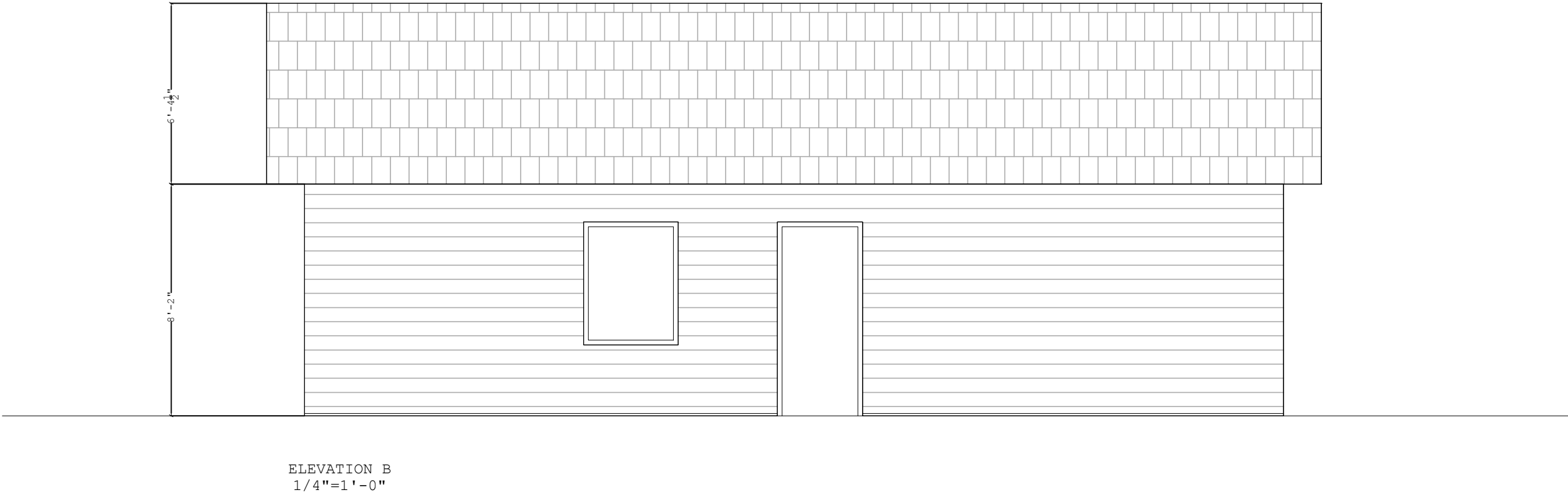
Mechanical Systems: Depending on site.

Price: \$450. Contact designer to customize or modify the plans.

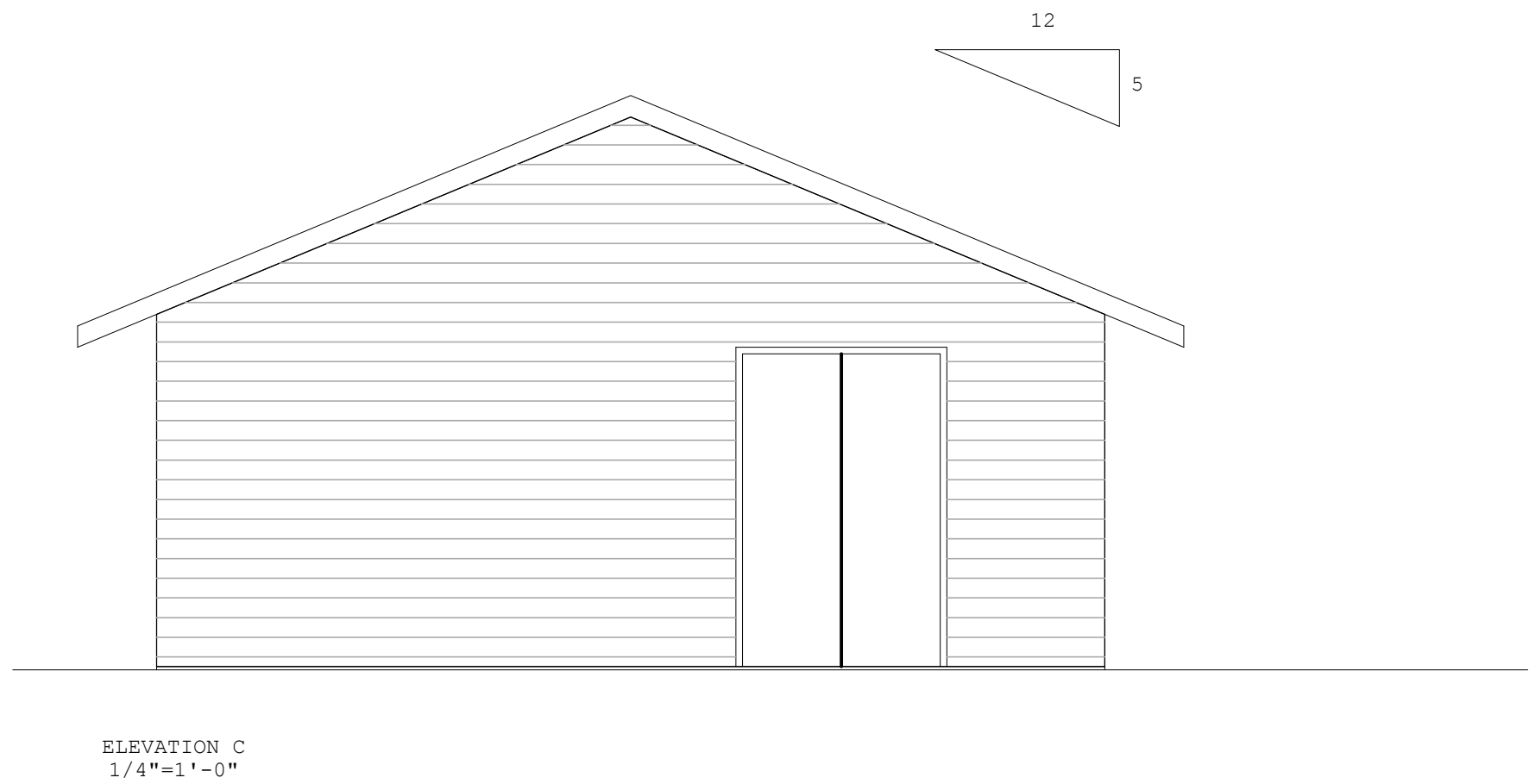
Second Garage DADU, plan only shown has a dwelling area of 336 sq ft.



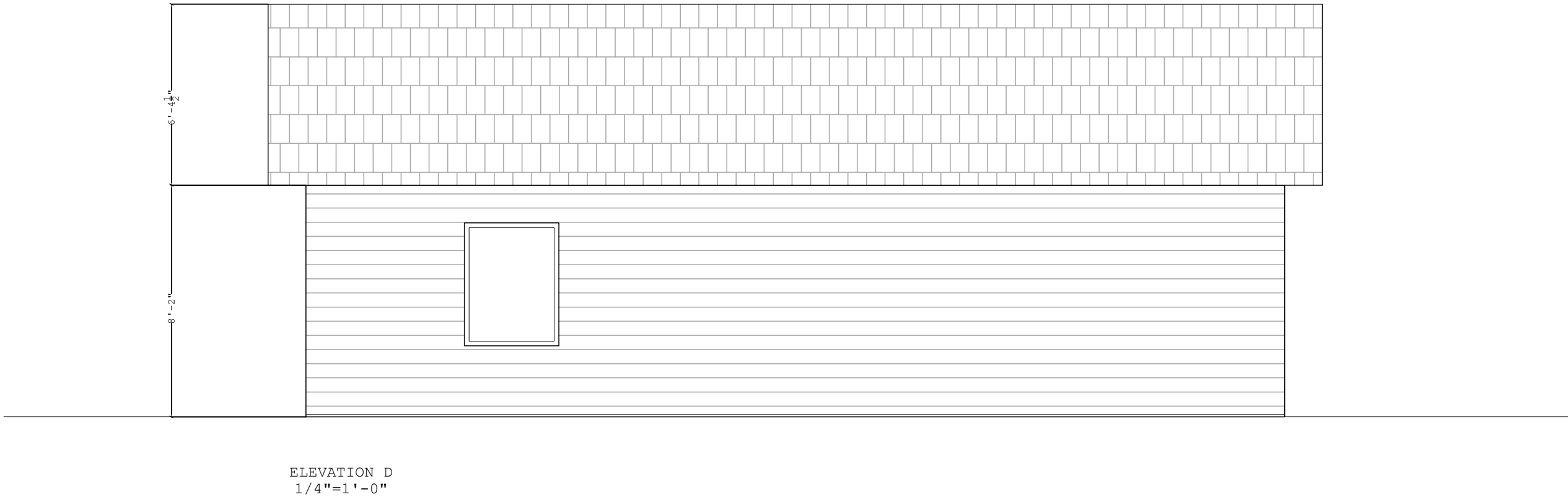
ELEVATION A
1/4"=1'-0"



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



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



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

REVISIONS	BY

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PROJECT

ENHANCED GARAGE 1

Date 09/06/2017

Scale 1/4"=1'-0"

Drawn

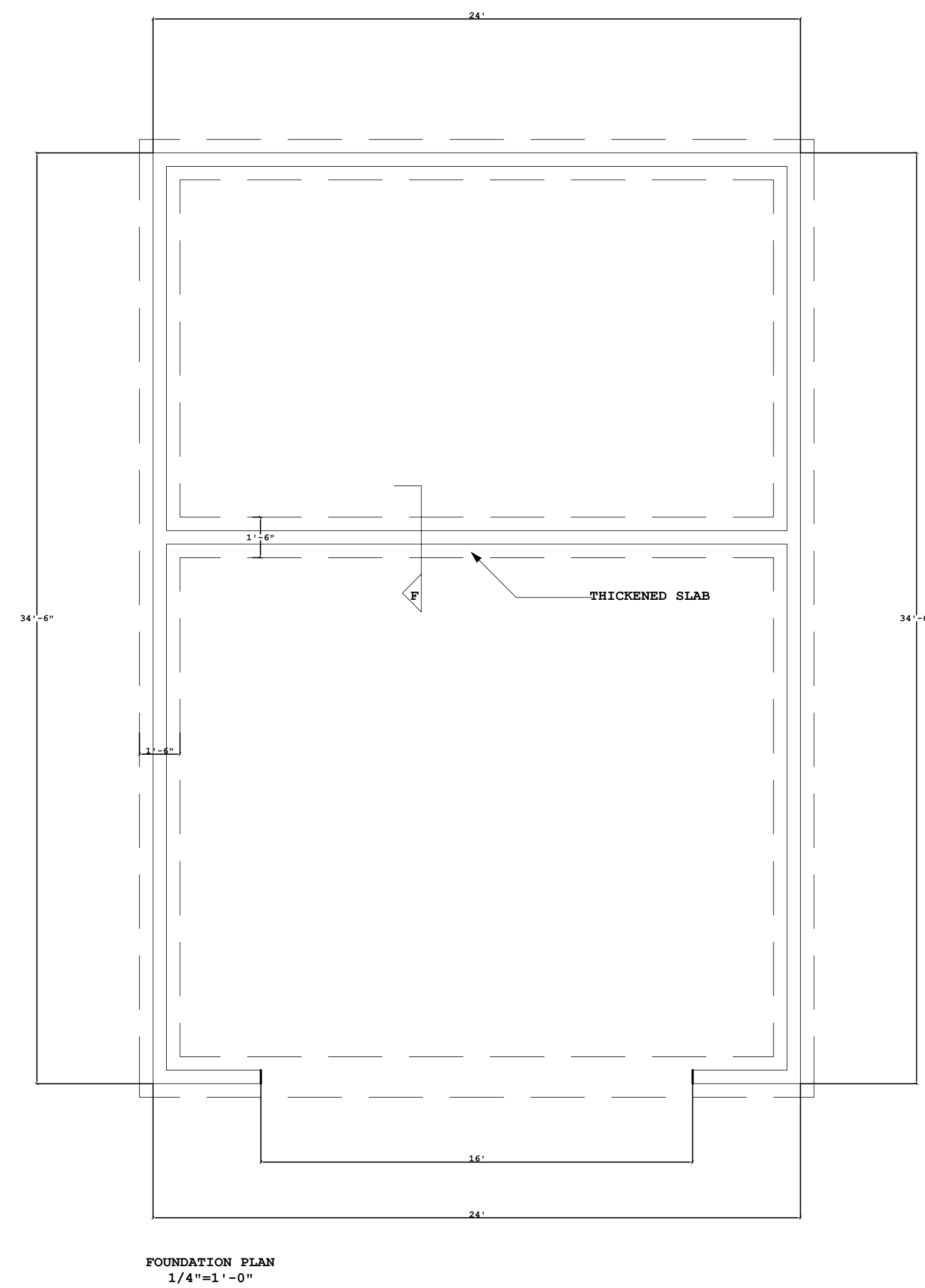
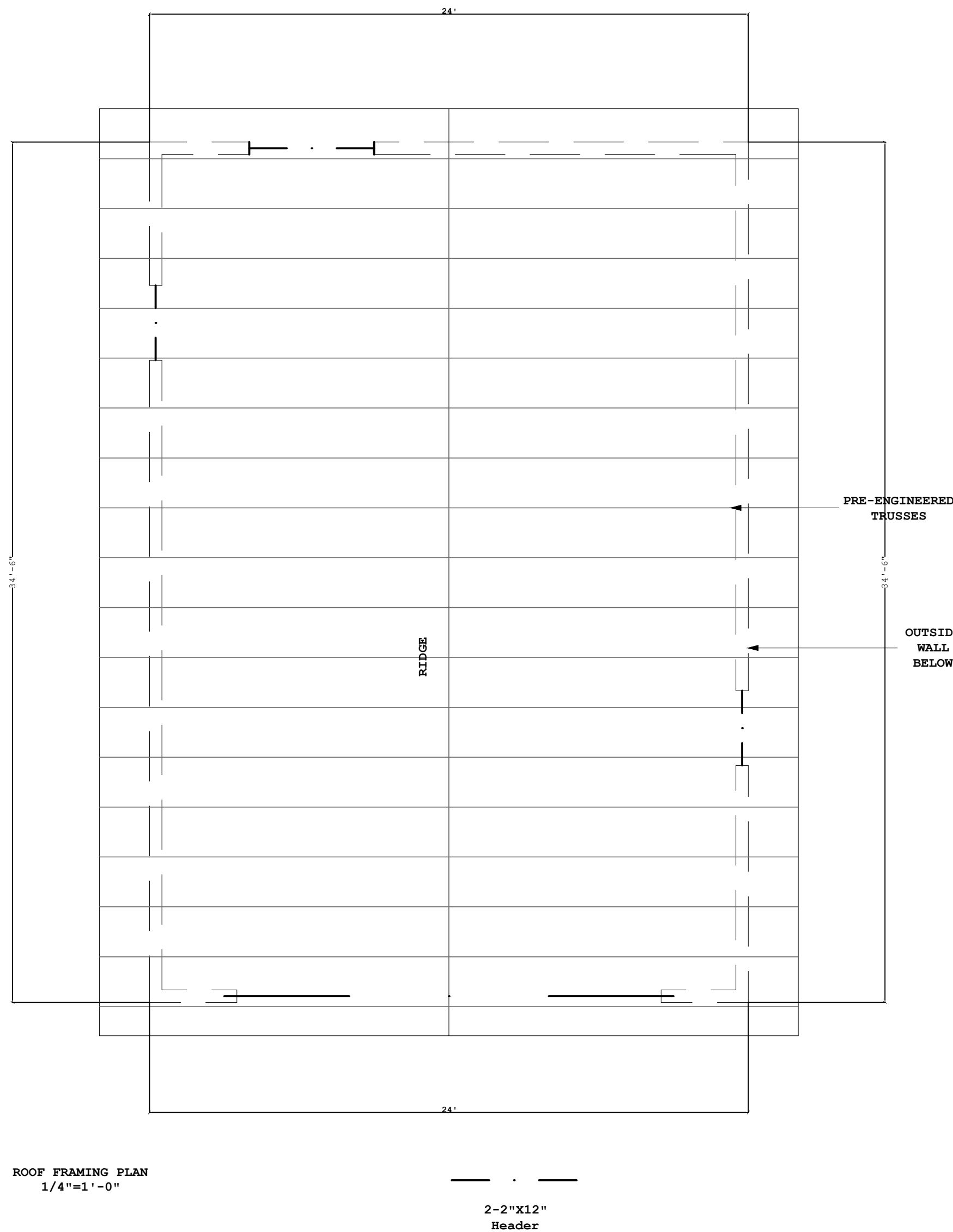
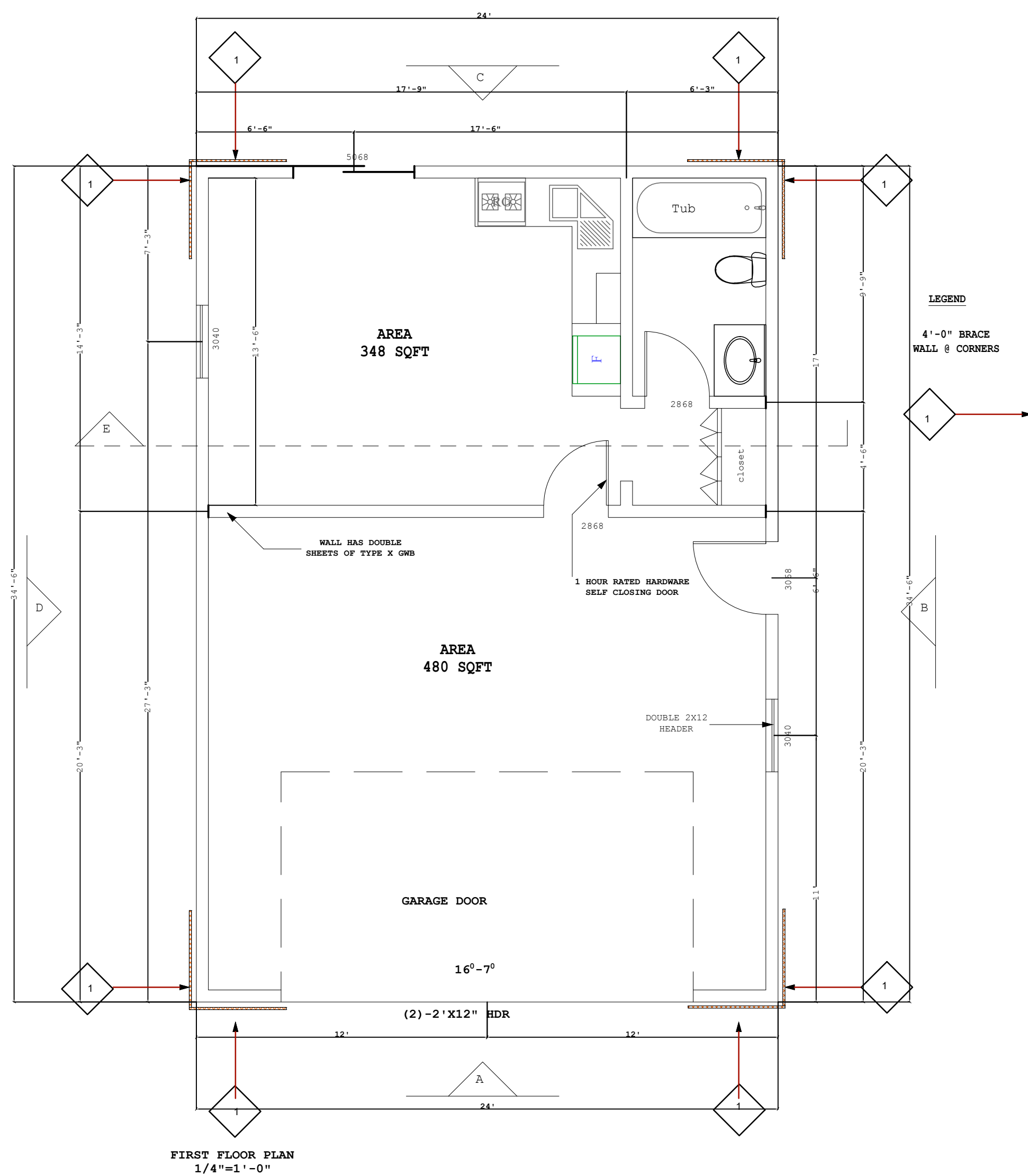
Job

Sheets

1 Of 7 Sheets

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1	

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NAILING SCHEDULE

Mark	Holdown	Anchor Bolt	Anchor Diameter	Embedment Length	Minimum Stemwall width	Minimum Boundary Member	Connection to Boundary Member	Allowable Load
1	HDU2-SDS2.5	SSTB16	5/8"	12.625"	6"	(2) 2X6 ^s	(6) 1/4X2.5	3075#
2	HDU4-SDS2.5	SSTB24	5/8"	20.625"	6"	(2) 2X6 ^s	(10) 1/4"X2.5	4565#
3	CMSTC16	N/A	N/A	N/A	N/A	(2) 2X6 ^s	(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. Instal holdown minimum 5" clear from corner. 6. Laminate 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 1 (Exterior Grade)	Edge Nailing ³	Field Nailing ³	Db1. Top plate conn A35 or LTP4 Clip	S111 Plate conn. ^{10,11}		Sole Plate conn. ⁵	Allow shear Wind (seismic w/no reductions)
					1/2"x4X10" long	5/8"x4X10" long		
	7/16"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 comm at 12"oc	393 plf (280 plf)
<p>Notes</p> <ol style="list-style-type: none"> Block all edges of sheathing Do not break sheathing skin by over driving nails. For 7/16" sheathing, 18" o.c. maximum stud spacing or sheathing applied with long dimension across studs. Pre drill as required to avoid splitting studs etc Where sheathing is continuous past floor framing, sole plate and db1-top plate connection may be omitted. Edge nail sheathing to all posts or boundary members at biddowns NOT USED 0.131"X4X 3" full round head P-nails may be substituted for 8d common nails. 0.148"X4X 3" full round head P-nails may be substituted for 10d common nails. Nails should be located 3/8" clear of panel edges. Use either anchor bolt size. Use minimum 1/4"X3"X3" steel plate washer on each anchor bolt and extend to within 1/2" of edge of bottom plate on sheathing side. Allowable shear for seismic assumes 2:1 aspect ratios between 2:1 and 3.5:1 								

