Custom Home Design
Plan #211
By SDS-CAD Specialized Design Systems

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.

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

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Note: Paper size 11 x 17 B - size, scale is as stated if printed in 22 x 34 - D size scale is 2X

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VENTING SCHEDULE

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Venting Method</th>
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<tbody>
<tr>
<td>Range Hoods</td>
<td>Vent Through Roof</td>
</tr>
<tr>
<td>All Bath Fans</td>
<td>Vent to Exterior</td>
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<tr>
<td>Dryer Vent</td>
<td>Vent to Exterior</td>
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INSULATION SCHEDULE

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</tr>
<tr>
<td>Wall above grade</td>
<td>R-19 Min</td>
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<tr>
<td>Wall interior below grade</td>
<td>R-13 Min</td>
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DOOR SCHEDULE

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WINDOW SCHEDULE

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<td>74&quot;x48&quot;</td>
<td>74</td>
<td>48</td>
<td>MULLED UNIT</td>
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MAIN FLOOR PLAN

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Plan for as low as $9.99
**Concrete:**
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. Reinforcing to be ASTM A615-Bars with Fy=60 ksi lamp 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on Fc 2000 psf, Fc 2500 psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.

**BRACED WALLS BWP AND ALT BRACED WALL ABWP OPTIONS**
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.
- c. Continuous bracing from floor to floor.

**FOOTING SCHEDULE**

<table>
<thead>
<tr>
<th>House Walls</th>
<th>20&quot; x 10&quot; Min</th>
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</thead>
<tbody>
<tr>
<td>Decks &amp; Porches</td>
<td>18&quot; x 10&quot; Min</td>
</tr>
<tr>
<td>Bearing Wall</td>
<td>20&quot; x 10&quot; Min</td>
</tr>
<tr>
<td>Garage Wall</td>
<td>18&quot; x 10&quot; Min</td>
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</table>

Min 2 #4 Rebar Horizontal on undisturbed or compacted soil.
Exterior Finish to be determined by homeowner and to meet subdivision requirements.

Scale 1/8"=1'
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 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.

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MAIN FLOOR FRAMING

SCALE 1/16"=1'

9 1/2" I-Joists 16" o.c Floor Joists.

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PRE-ENGINEERED ENERGY TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER

1. Trusses to be 24" O.C.
2. Attic access min 22 1/2" x 30" were most convenient. For all areas greater than 30"
3. Place vaults where possible as indicated on the floor plan.
4. Install all trusses as per truss manufacturer installation guidelines.
5. 8/12 and 6/12 Pitch

---

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SEE GENERAL SPECS AND
NOTES FOR FRAMING DETAILS

Sample House Plan www.sdscad.com Plans for as low as $9.99
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'-0" to 6'-0" Span    2-2x6's
   - 6'-0" to 8'-0" Span    2-2x8's
   - 8'-0" to 10'-0" Span   2-2x10's
   - 10'-0" to 12'-0" Span  2-2x12's
   Header sizes (two story construction)
   - 2'-0" to 3'-0" Span    2-2x4's
   - 3'-0" to 5'-0" Span    2-2x6's
   - 5'-0" to 7'-0" Span    2-2x8's
   - 7'-0" to 8'-0" Span    2-2x10's

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 3/8 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 line, 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 3/8" CDX plywood applied horizontally.

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.

Floor Framing:

1. All floor joist to be Douglas Fir #2 or T.J.I. @ 16" o.c. unless otherwise noted.

2. For spans and dimensions refer to floor plans.

3. Use Simpson H 2.5 hurricane anchors at each floor joist to bearing wall connection.

4. Solid blocking between joists over all bearing walls, and midspans such blocking shall be 2" minimum thickness and full depth of joists.

5. Minimum header sizes shall be according to the header size table unless otherwise noted.


7. Floor decking to be ½" thick T & G wafer board.

8. Joist hangers to be Simpson L210 or equal unless otherwise noted.

9. Double joists and or double blocking at all interior walls.
11. All outlets in kitchen are to be at +44" excluding those for the refrigerator, range, disposal, and dishwasher.
12. Maximum spacing of outlets shall not exceed 12 ft. along wall line and at any wall over 24" wide in all rooms except kitchen, bath, utility, and garage. 
13. Install light in walk-in closet 18" minimum horizontal from any shelf.
14. Provide a ventilation fan capable of producing a change of air every 12 minutes for bath or utility.
15. Provide smoke detector alarm conforming to Section 1210(A) U.B.C. and local building codes in every bedroom and on each floor.
16. CO2 Detector on each floor.
17. Ceiling fan hangers on all bedroom and living room lights.
18. Consult with contractor and homeowner for all final light fixture and light placement and details.

**ELECTRICAL SCHEDULE**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>QTY</th>
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</tr>
<tr>
<td>E10</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ELECTRICAL LEGEND**

- **SYM**
- **DESC**

**Main Floor Electrical Plan**

Kitchen layout and cabinets to be chosen by homeowner/Contractor basic layout for reference only. Measure after sheetrock is installed for correct sizing.

**Scale 1/4"=1'**

Cabinet Detail

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NAIL BOTTOM TO SILL PLATE.
EDGES @12" O.C. IN FIELD.
NAIL W/8d NAILS @6" O.C.
4X8 SHT. ON FOUNDATION.

BRACED WALL PANEL
PROVIDE (2) STRAPS FOR B.W.P.

ALTERNATE BRACE WALL PANELS
SEE FOOTNOTE NO.5

1/2" M IN. FROM CORNER
ONE #4 REBAR IN SHEAR CONE
12" MINIMUM REBAR LENGTH
30" MINIMUM REBAR LENGTH FROM EDGE DISTANCE CORNER OF STRAP TO CORNER

HD1 = HPAHD22 Simpson Hold Downs
HD2 = STHD14RJ Simpson Hold Downs

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Let me show you how, by watching this video on how to get started.

http://www.youtube.com/watch?v=uv2fe_n1qgU

Read below to find out how to get house or cabin plans at great prices.

Don't pay $2000 or even $500 for stock plans.

Read the entire page to see how you can buy plans for as little as $2.50 per plan

From: John Davidson - Residential Architectural Designer, over 25 years of experience and I have drawn over 500 homes, garages, barns, cabins and Playhouses.

Dear Friend,

If you are interested in building a house or cabin, this is going to be the most exciting message you will ever read. Let us save you hundreds of dollars on your plans. We have several different packages that allow you to get plans at unheard of prices. You pay and download the plans immediately. The plans can then be printed on your home computer for the initial small proof copies or take them to a local copy center for printing. The plans are designed to be printed on 11 x 17 paper at 1/8” scale or on 22 x 34 paper at 1/4” scale. The plans also come in different formats, the PDF files allow for immediate printing and the DWG files can be used by your engineer or builder to change or modify the plans. Most other companies charge $1000 just for access to the DWG version of the plans.

House Plans in Adobe PDF and AutoCAD DWG formats
Package #1

5 Spec House Plans from 1200 to 1800 Sq Ft

5 Complete House Plans Construction Blueprints
AutoCAD DWG and PDF

Original price $2,500.00 for the contractor to have these custom homes drawn

Limited time only for all 5 plans in package #1

$37.00

ADD TO CART
Package #2

5 Custom Cabin Plans

5 Complete Cabin Plans Construction Blueprints

Original price over $3,000.00 for the contractor to have these 5 custom cabins drawn

Limited time only for all 5 plans in package #2

$37.00
Package #3

5 Spec House Plans from 1400 to 1880 Sq Ft

1400 - 1880 sq. ft. Spec Homes

Original price over $4,000.00 for the contractor to have these 5 custom homes drawn

Limited time only for all 5 plans in package #3

$37.00
Package #4

5 Custom House Plans from 1850 to 2550 Sq Ft

1850 - 2550 sq. Ft. Custom Homes

Original price over $4,000.00 for the contractor to have these 5 custom homes drawn

Limited time only for all 5 plans in package #4

$37.00
Package #5

5 Country and Cape Cod House Plans from 2000 to 2600 Sq Ft

2000 - 2600 sq ft Country and Cape Cod House

Original price over $4,000.00 for the contractor to have these 5 custom homes drawn

Limited time only for all 5 plans in package #5

$37.00
"Now For the Best Deal"
"Plus the Bonus"

5 House Plans Package #1 Value $2,500

5 Cabin Plans Package #2 Value $3,000

5 House Plans Package #3 Value $4,000
5 House Plans Package #4 Value $4,000

10 Garage Plans Bonus #1 Value $2,000
10 Barn Plans Bonus #2 Value $2,500

45 plans total $22,000 Value

Be one of the next 10 people to order and get the entire package for only $97.00

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Save $100's Order all 45 Plans for only $97.00

Let me share with you the latest comments I have received in my in-box...

http://www.youtube.com/watch?v=smRB4m5CCPo

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20' X 20' WITH LOFT TESTIMONIAL #1...

Hi John,

Just attached a pic of my completed garage that i built myself from your plans… i did not put windows on the sides, instead my wife wanted them in the front – future flower boxes will go under them… also i doubled up in the 2x12's at the stair opening and used joist hangers – this avoided having the interior wall down stairs…

thax again everything went great and feel free to use my pic…

Jeff C

---

Pictures of the 20' x 20' Gable Workshop – Thnx Jeff
The Best 100% Money-Back Guarantee Ever Offered

I'm so confident in my house plans and instructions that I'm willing to put all the risk on me. In fact, I've decided to do something that some people may consider outright crazy.

Here is the Deal: Try out any of our house or cabin plans plus the bonuses for a 60 days. And if you are not happy with our products for some unexplainable reason or don't like the plans. You can contact me anytime and in addition we have an online support center to help you. If not happy anytime within the 60 days for any reason, I can assure you the
100% money back guarantee and I will personally refund all of your money.

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Good luck in building your new home.

Specialized Design System LLC - Residential Architectural Designer

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