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 cannot 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.
DOOR SCHEDULE

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>FLOOR</th>
<th>SIZE</th>
<th>DIMENSIONS</th>
<th>WIDTH</th>
<th>HEIGHT</th>
<th>DESCRIPTION</th>
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</thead>
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<tr>
<td>D01</td>
<td>1</td>
<td>16</td>
<td>17 3/4X80X1 3/8&quot;</td>
<td>18&quot;</td>
<td>80&quot;</td>
<td>4-PANEL</td>
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<tr>
<td>D02</td>
<td>5</td>
<td>1</td>
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<td>80&quot;</td>
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<tr>
<td>D03</td>
<td>1</td>
<td>1</td>
<td>36X80X1 3/4&quot;</td>
<td>36&quot;</td>
<td>80&quot;</td>
<td>EXT. CROSS@BUCK</td>
</tr>
<tr>
<td>D04</td>
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<td>80&quot;</td>
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<tr>
<td>D05</td>
<td>1</td>
<td>1</td>
<td>72X80&quot;</td>
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<td>80&quot;</td>
<td>EXT. SLIDER-GLASS</td>
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<tr>
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<td>37X80&quot;</td>
<td>37&quot;</td>
<td>80&quot;</td>
<td>BIFOLD</td>
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WINDOW SCHEDULE

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<th>DIMENSIONS</th>
<th>WIDTH</th>
<th>HEIGHT</th>
<th>DESCRIPTION</th>
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<td>36&quot;</td>
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<td>DOUBLE HUNG</td>
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<tr>
<td>W02</td>
<td>3</td>
<td>36</td>
<td>36&quot;X48&quot;</td>
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<td>48&quot;</td>
<td>DOUBLE HUNG</td>
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<td>W03</td>
<td>2</td>
<td>74</td>
<td>74&quot;X48&quot;</td>
<td>74&quot;</td>
<td>48&quot;</td>
<td>MULLED UNIT</td>
</tr>
</tbody>
</table>

INSULATION SCHEDULE

- Ceilings: R-38 Min
- Wall above grade: R-19 Min
- Wall interior below grade: R-13 Min

VENTING SCHEDULE

- Range Hoods: Vent Through Roof
- All Bath Fans: Vent to Exterior
- Dryer Vent: Vent to Exterior

MAIN FLOOR PLAN

Sample House Plan www.sdscad.com

Scale 1/8"=1'

Note: Paper size 11 x 17 B - size, scale is as stated if printed on 22 x 34 - D size scale is 2X
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 $F_y=60$ ksi lamp 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on $F_c=2000$ psi, $F_c=2500$ psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.

**BRACED WALLS BWBP 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>Component</th>
<th>Min. Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSE WALLS</td>
<td>20&quot; x 10&quot; Min</td>
</tr>
<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>
</tr>
</tbody>
</table>

Min 2 #4 Rebar Horizontal on undisturbed or compacted soil

**FOUNDATION PLAN**

Sample House Plan [www.sdscad.com](http://www.sdscad.com) Plans for as low as $9.99

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Exterior Finish to be determined by homeowner and to meet subdivision requirements.

ARCHITECTURAL ASHFLAT SHINGLES

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Sample House Plan www.sdscad.com Plans for as low as $9.99
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.

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

MAIN FLOOR FRAMING
SCALE 1/16"=1'

Fascia to be 2"x Douglas Fir.

For soffit size see 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 H-1 hurricane anchors at each truss or rafter to wall connection.

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.

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

Basis of design roof live/snow load of 37 psf, and roof dead load of 15 psf.

Plywood roof decking to be Min 1/2" thick, 24/0, CDX or 5/8 wafer.
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

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.

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 sparrings 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 1/4" thick T & G waf er board.

8. Joist hangers to be Simpson U210 or equal unless otherwise noted.

9. Double joists and or double blocking at all interior walls.

Full House Framing Section

Scale 1/8"=1'

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Note: Paper size 11 x 17 B - size, scale is an enlarged print in 22 x 34 - D size scale is 2X

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Electrical Systems:
1. Inspection is required prior to backfill of lines.
2. Provide 20 ft. of No. 4 copper wire as ground electrode in foundation footing.
3. Bond interior piping system with #8 bare copper.
4. Provide main jumping bond with #4 bare copper.
5. Electrical service is to be 200 amp service, 120/240 volt, 1 phase, 3 wire, underground.
6. Provide separate 20 amp circuits to family and dining room, and a minimum of two 20 amp circuits to kitchen.
7. Provide 20 amp circuits to family and dining room, and a minimum of two 20 amp circuits to kitchen.
8. Provide separate 20 amp circuits to washer. 7. Provide 20 amp circuits to family and dining room, and a minimum of two 20 amp circuits to kitchen.
9. Install ground fault current interrupter on exterior, garage, kitchen, and bathroom convenience outlets.
10. Bottom half of outlet controlled by switch when shown.

All outlets in kitchen are to be at +44" excluding those for the refrigerator, range, disposal, and dishwasher.

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.

Install light in walk-in closet 18" minimum horizontal from any shelf.

Provide ventilation fan capable of producing a change of air every 12 minutes for bath or utility.

Smoke detector alarm conforming to Section 1210(A) U.B.C. and local building codes in every bedroom and on each floor.

CO2 Detector on each floor. Ceiling fan hangers on all bedroom and living room lights.

Consult with contractor and homeowner for all final light fixture and light placement and details.

Kitchen layout and cabinets to be chosen by homeowner/Contractor basic layout for reference only. Measure after sheetrock is installed for correct sizing.
SDS-CAD Specialized Design Systems
P O Box 374 Mendon, Utah   www.sdscad.com  email: sdscad@pcu.net

Residential Design

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8/12 PITCH
ASPHALT SHINGLES ROOFING MATERIAL
30# ROOFING PAPER
7/16" Min ROOF DECKING
ENGINEERED TRUSS SYSTEM
VENT PER CODE VENTILATION
METAL DRIP EDGE
RAIN GUTTERS
2 x 6 SUB FASCIA
METAL FASCIA
OVERHANG TO MATCH HOUSE
METAL VENTED SOFFIT
MATCH EXISTING, WALL FINISH
TYVEK HOUSE WRAP
7/16" Min WALL SHEATHING
2 x 4 FRAMING 16 O.C.
A-307 ANCHOR BOLTS
2 x 6 TREATED SILL PLATE
FOAM SILL SEAL
6" MIN TO GRADE HEIGHT
WATERPROOFING TO GRADE
8" FOUNDATION WALL
A-615 RE-BAR 24" OC VERT & HOR
4" DRAIN TILE
9" x 18" CONCRETE FOOTING
A-615 RE-BAR

ONE STORY WALL SECTION STANDARD PLATFORM FRAMING
SCALE:ENTS

R19 WALL INSULATION
SHEETROCK WALL FINISH
FINISH FLOOR
3/4 T&G SUB FLOOR
2 x 10 FLOOR JOISTS OR EQUIV
R19 JOIST INSULATION
HEIGHT TO MATCH EXISTING HOUSE LANDING

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

Simpson Strong-Tie HPAHD
SINGLE POUR RIM JOIST INSTALLATION
R19 JOIST INSTALLATION

A-307 ANCHOR BOLTS
2 x 6 TREATED SILL PLATE
FOAM SILL SEAL
6" MIN TO GRADE HEIGHT
FINISH FLOOR
3/4 T&G SUB FLOOR
2 x 10 FLOOR JOISTS OR EQUIV
R19 JOIST INSULATION
HEIGHT TO MATCH EXISTING HOUSE LANDING

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

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