



Custom Home Design
 Plan #204 Summit
 By SDS-CAD Specialized Design Systems

BUILDING CONTRACTOR/HOME OWNER
 TO REVIEW AND VERIFY ALL DIMENSIONS,
 SPECS, AND CONNECTIONS BEFORE
 CONSTRUCTION BEGINS.

BUILD AS PER IRC, UBC OR CURRENT
 LOCAL CODE REQUIREMENTS

Page 1	Cover Page
Page 2	Main Floor Plan
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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 expence 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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VENTING SCHEDULE

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

INSULATION SCHEDULE

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

WINDOW SCHEDULE

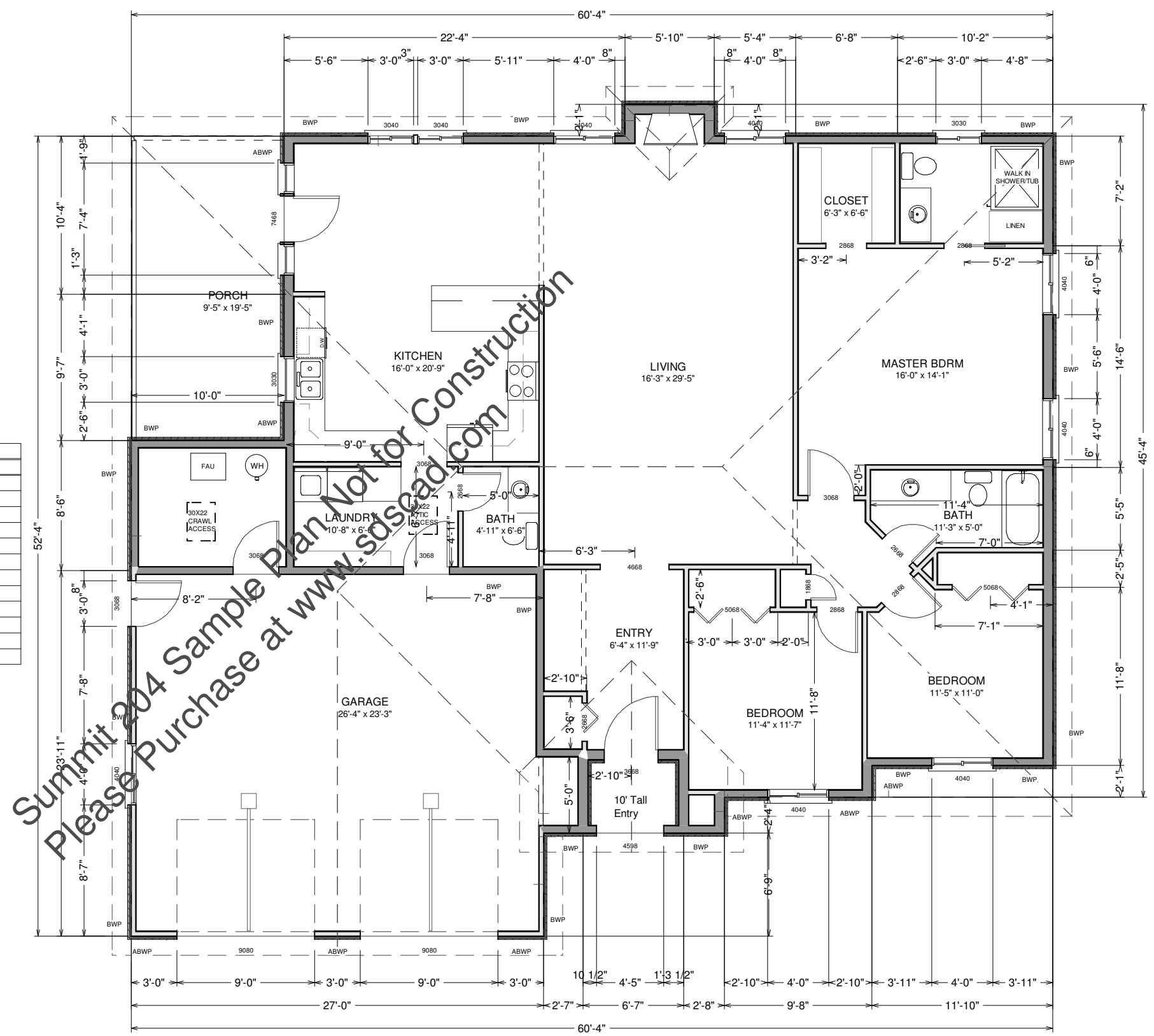
NUMBER	QTY	SIZE	DIMENSIONS	DESCRIPTION
W01	1	3030	36"X36"	DOUBLE HUNG
W02	1	3030	36"X36"	LEFT SLIDING
W03	2	3040	36"X48"	LEFT SLIDING
W04	7	4040	48"X48"	LEFT SLIDING
W05	1	4598	53"X116"	MULLED UNIT
W06	1	7468	88"X80"	MULLED UNIT

DOOR SCHEDULE

NUMBER	QTY	SIZE	DIMENSIONS	DESCRIPTION
D01	2	9080	108X96"	GARAGE 4-PANEL GARAGE DOOR
D02	1	1868	20X80X1 3/8"	3 PANEL DOOR - COLOR BRITE WHITE
D03	1	2668	30X80"	BIFOLD
D04	2	2668	30X80X1 3/8"	3 PANEL DOOR - COLOR BRITE WHITE
D05	1	2868	32X80X1 3/8"	POCKET 3 PANEL DOOR - COLOR BRITE WHITE
D06	1	3668	42X80X1 3/4"	6-PANEL
D07	2	3068	36X80X1 3/4"	EXT. 3 PANEL DOOR - COLOR BRITE WHITE
D08	2	5068	30X80"	BIFOLD
D09	1	3068	36X80X1 3/8"	3 PANEL DOOR - COLOR BRITE WHITE
D10	1	3068	36X80X1 3/4"	EXT. 6-PANEL
D11	1	2868	31 13/16X80X1 3/8"	3 PANEL DOOR - COLOR BRITE WHITE
D12	1	2868	32X80X1 3/8"	3 PANEL DOOR - COLOR BRITE WHITE

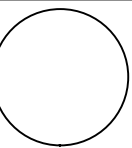
ELECTRICAL SCHEDULE

NUMBER	QTY	DESCRIPTION
E01	2	220V
E02	53	DUPLEX
E03	2	DUPLEX (WEATHERPROOF) - COLOR LIGHT GRAY (MATTE)
E04	3	EXHAUST
E05	3	GFCI
E06	3	HALF CONE - LIGHTING GREY
E07	26	HALF DOME LIGHT - LIGHTING GREY
E08	5	PORCH LANTERN
E09	14	SINGLE POLE
E10	4	SMOKE DETECTOR
E11	16	THREE WAY



MAIN FLOOR PLAN

SCALE 1/8"=1'



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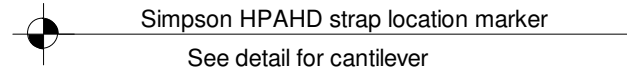
Concrete:

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 lap 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based on F_c 2000 psf, F_c 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.
- b. Plywood sheathing of a minimum thickness of 3/8 inch.
- c. Continuous bracing from floor to floor

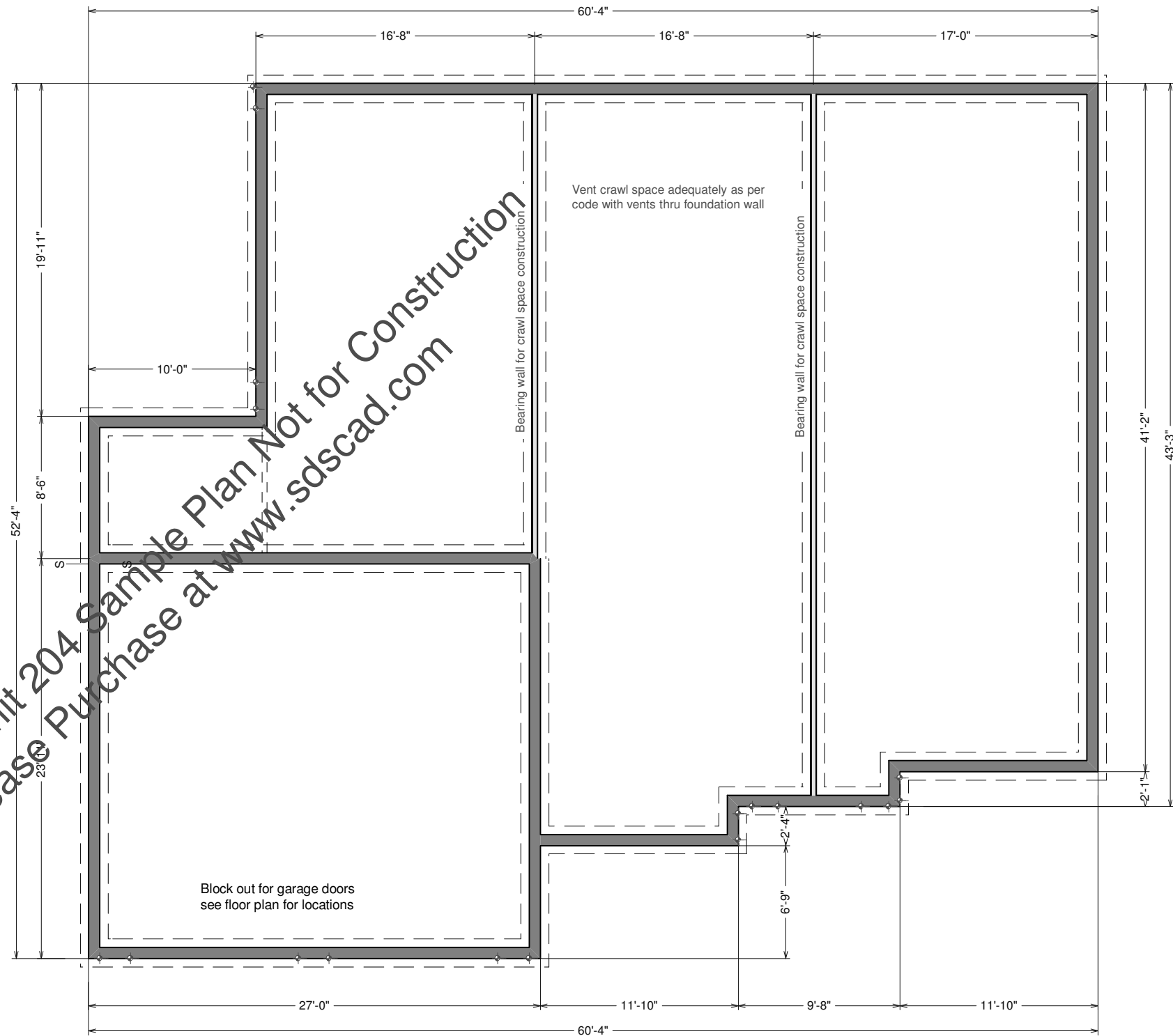
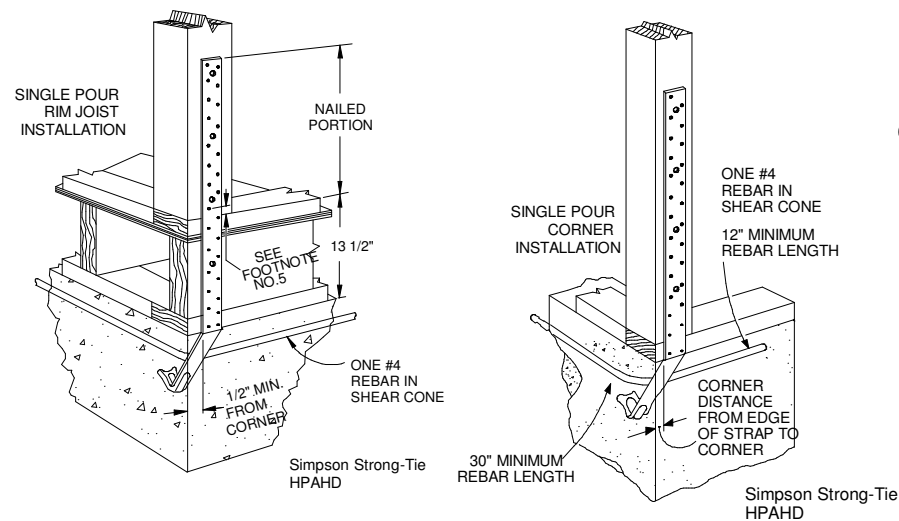


FOOTING SCHEDULE

HOUSE WALLS	20" x 10" Min
DECKS & PORCHES	18" x 10" Min
BEARING WALL	20" x 10" Min
GARAGE WALL	18" x 10" Min

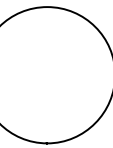
Min 2 #4 Rebar Horizontal
on undisturbed or compacted soil

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

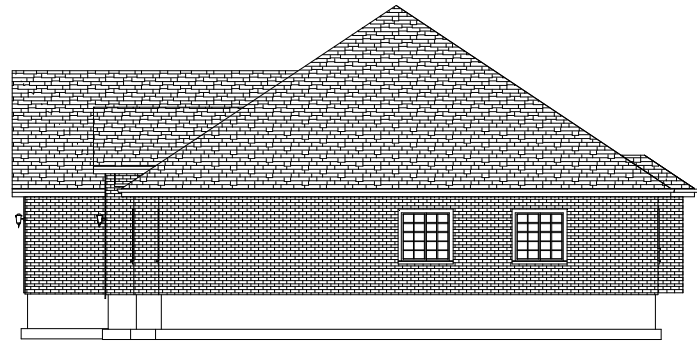


FOUNDATION PLAN

SCALE 1/8"=1'

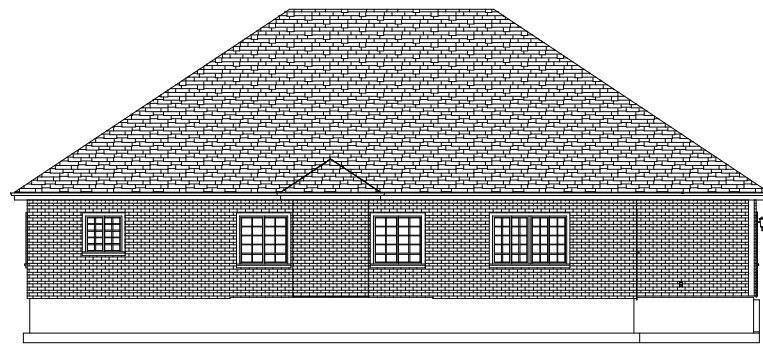


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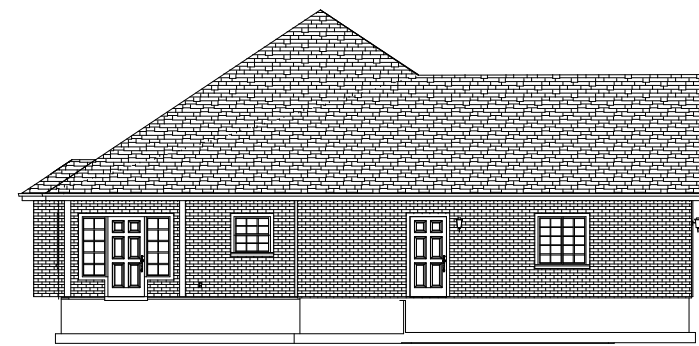
RIGHT ELEVATION

SCALE 1/16"=1'



REAR ELEVATION

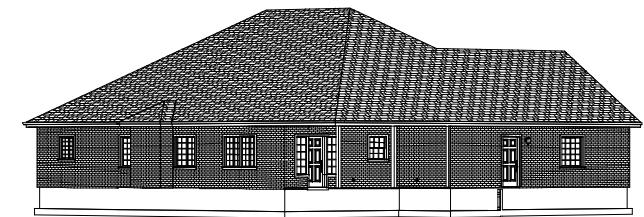
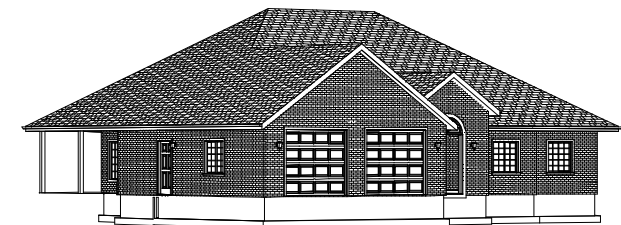
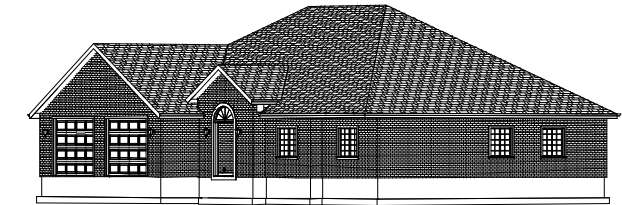
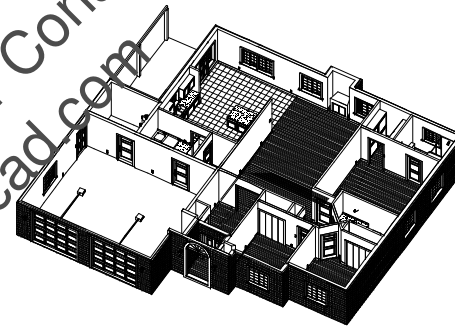
SCALE 1/16"=1'



LEFT ELEVATION

SCALE 1/16"=1'

Exterior Finish to be determined by contractor/homeowner and to meet subdivision requirements

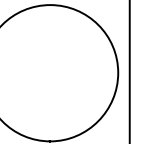


PERSPECTIVE VIEWS



FRONT ELEVATION

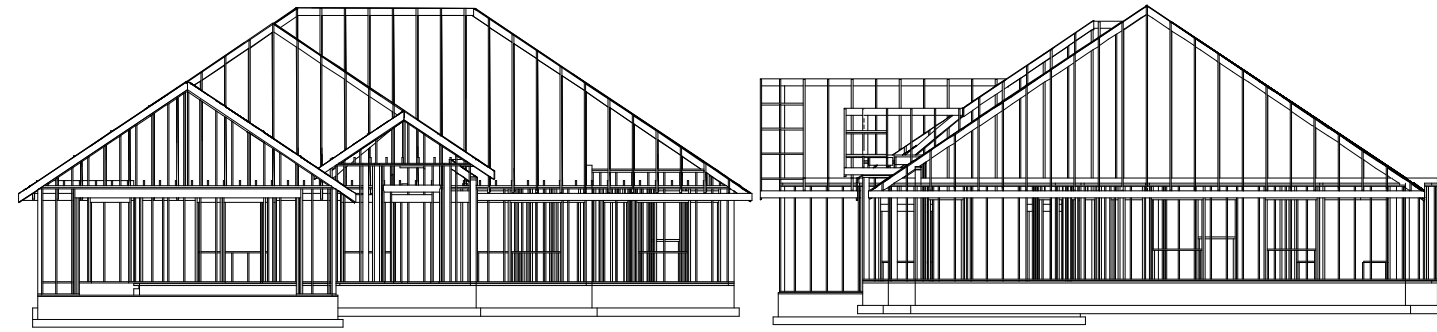
SCALE 1/8"=1'



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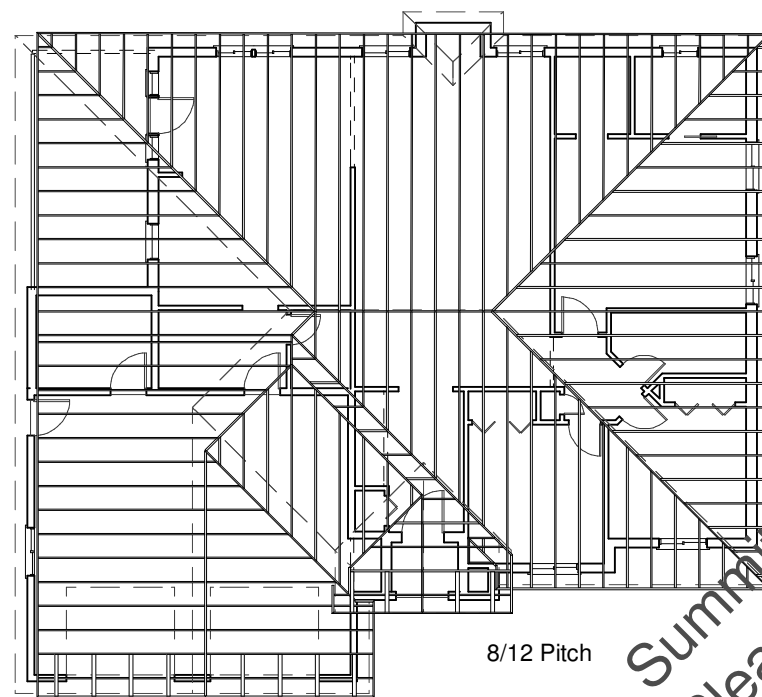
Roof Framing:

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 manufacture's engineer.
Install as per engineers specs
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 1/2" 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 1/2" thick, 24/0, CDX or 5/8 wafer.



ROOF FRAMING

SCALE 1/16"=1'



SEE GENERAL SPECS AND
NOTES FOR FRAMING DETAILS

PRE-ENGINEERED ENERGY TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER

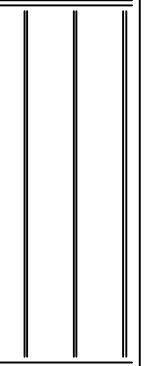
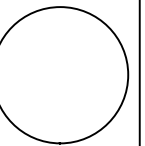
1. Trusses to be 24" O.C.
2. Attic access min 22 1/2" x 30" were most convenient. For all areas greater than 30"
3. Place vaults where possible as indicated on the floor plan
4. Install all trusses as per truss manufacturer installation guidelines.
5. 8/12 Pitch

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.
 - 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 lines, 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"x6" 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.
6. Basis of design: floor live load of 40 psf, and floor dead load of 15 psf.
7. Floor decking to be 3/4" thick T & G wafer board.
8. Joist hangers to be Simpson U210 or equal unless otherwise noted.
9. Double joists and or double blocking at all interior walls.



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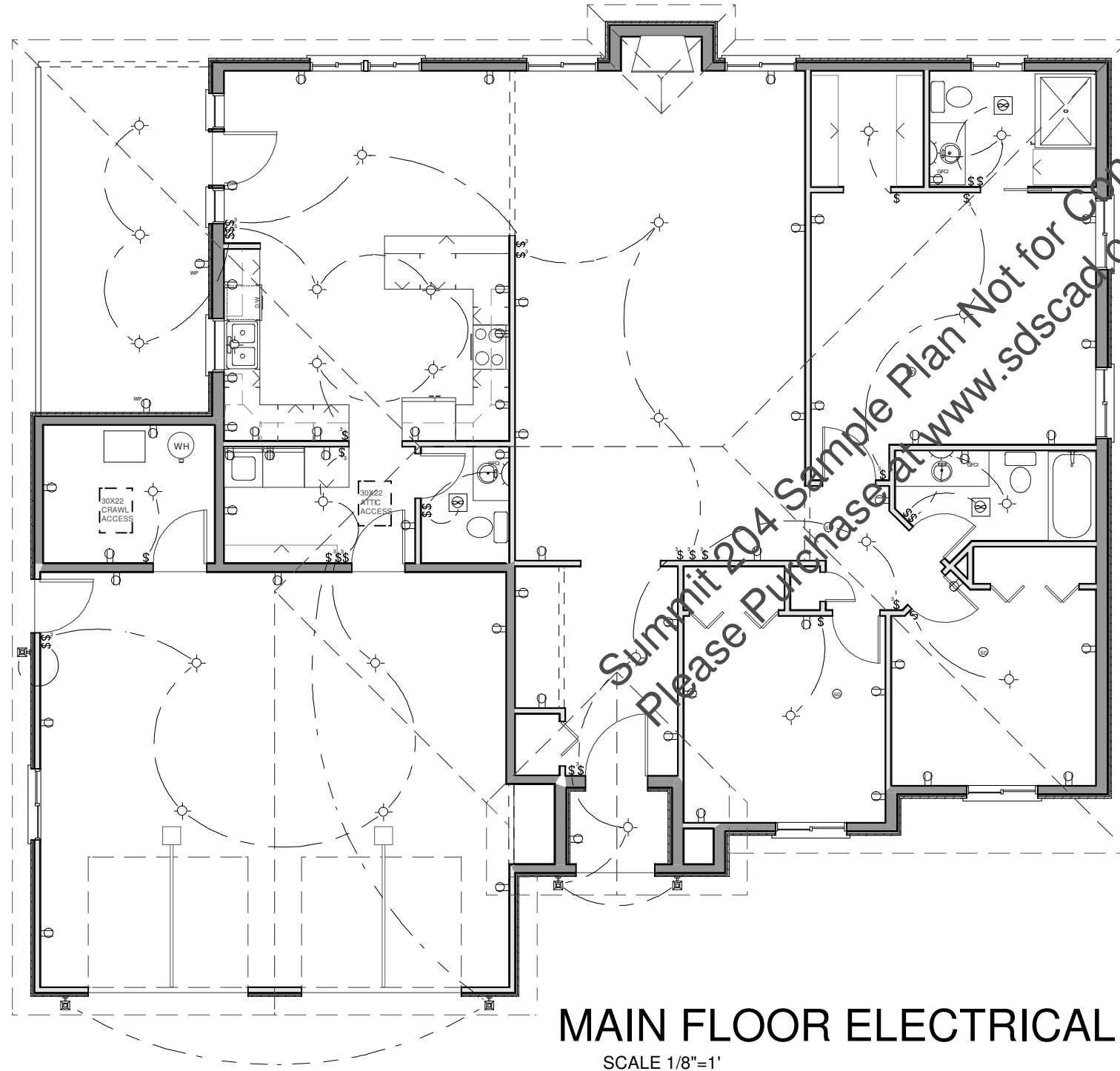
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Electrical Systems:

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 raintight, underground.
6. 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.
8. Prewire for TV, telephone in kitchen, family room, living room, and in every bedroom.
9. Install ground fault current interrupter on exterior, garage, kitchen, and bathroom convenience outlets.
10. Bottom half of outlet controlled by switch when shown.

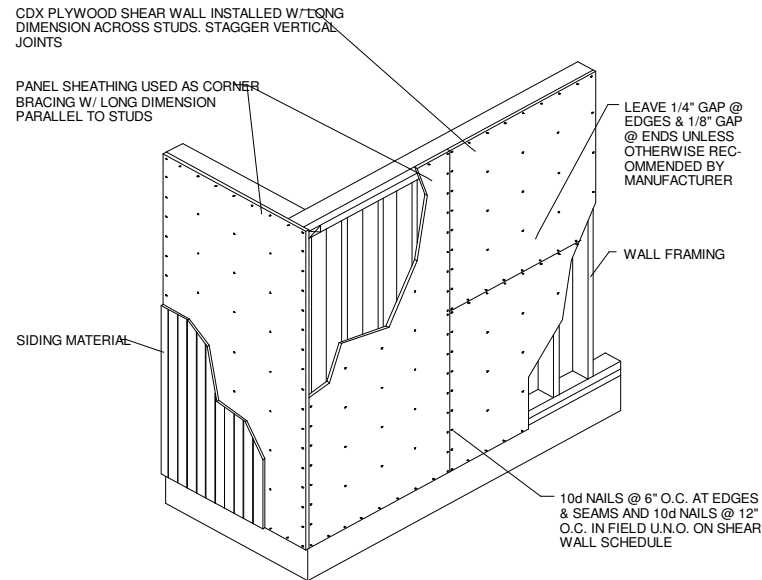
11. All outlets in kitchen are to be at +44" excluding those for the refrigerator, range, disposal, and dishwasher.
12. Maximum spacing of outlets shall not exceed 12 ft. along wall line and at any wall over 24" wide in all rooms except kitchen, bath, utility, and garage.
13. Install light in walk-in 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.



MAIN FLOOR ELECTRICAL PLAN
SCALE 1/8"=1'

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDLIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	DOOR CHIME
	FIRE ALARM PANEL
	COMPUTER POINT

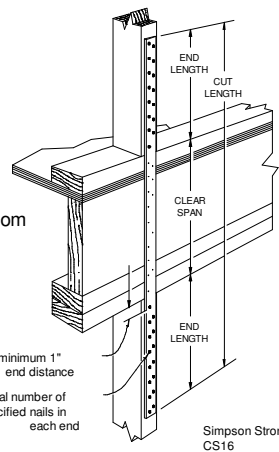
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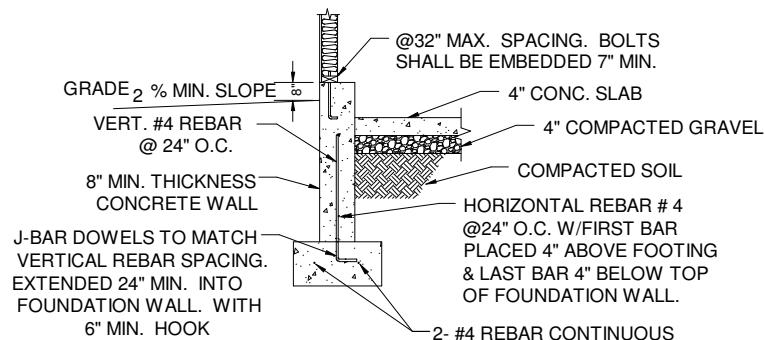
TYPICAL SHEAR WALL
N.T.S. **06A-1038**

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:

- Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
- Plywood sheathing of a minimum thickness of 3/8 inch.



Continuous strapping from foundation to rafter for shear walls



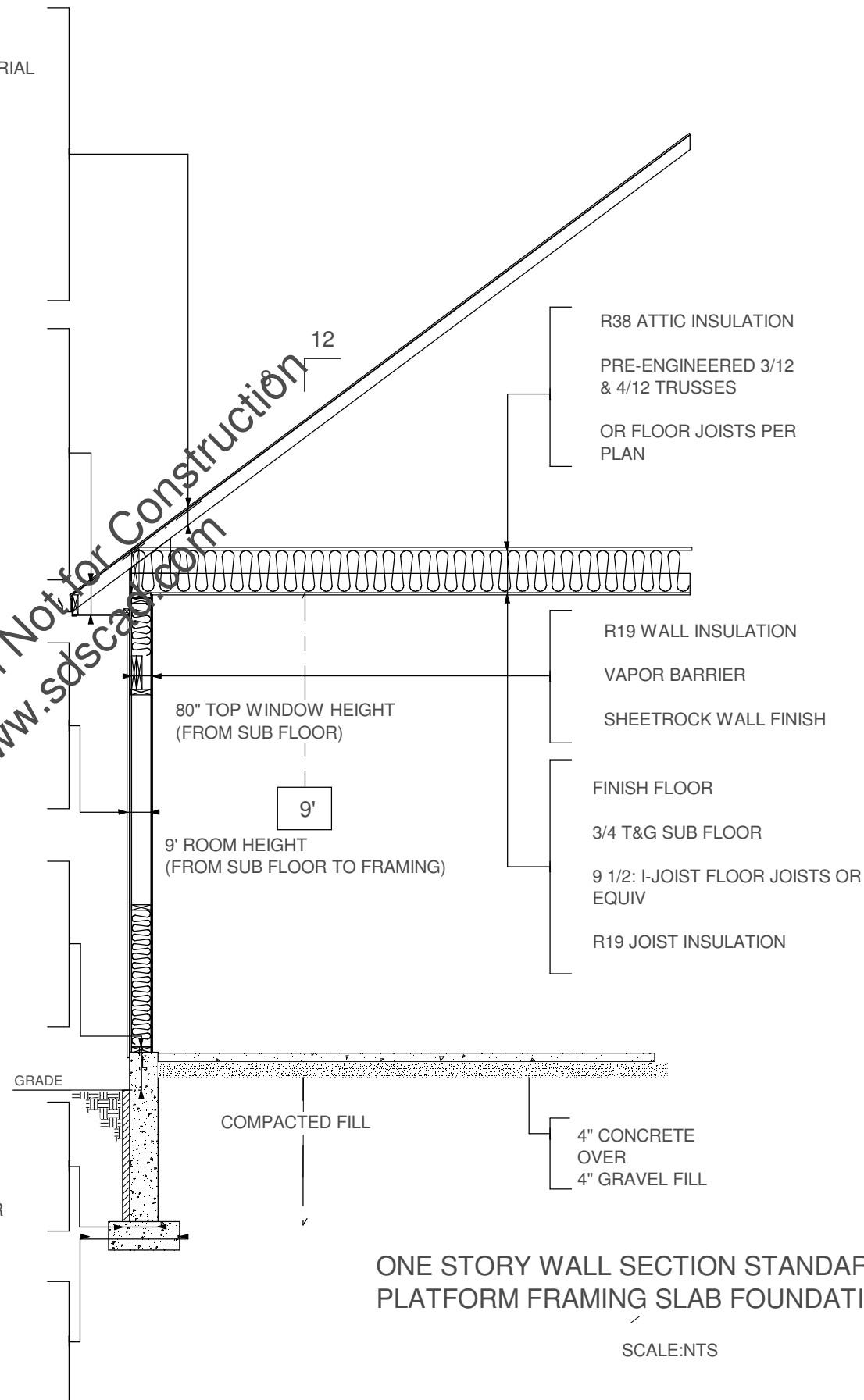
GARAGE WALL SECTION

- 8/12 PITCH
- ASPHALT SHINGLES ROOFING MATERIAL
- 30# ROOFING PAPER
- 5/8" Min ROOF DECKING
- ENGINEERED TRUSS SYSTEM AND RAFTERS
- VENT PER CODE VENTILATION

- METAL DRIP EDGE
- RAIN GUTTERS
- 2 x 6 SUB FASCIA
- METAL FASCIA
- 12" MIN OVERHANG
- METAL VENTED SOFFIT

- VINYL SIDING WALL FINISH
- TYVEK HOUSE WRAP OR EQUIV
- 7/16 MIN WALL SHEATHING
- 2 x 6 FRAMING @ 16" O.C.
- A-317 ANCHOR BOLTS
- 2 x 6 TREATED SILL PLATE
- FOAM SILL SEAL
- 6" MIN TO GRADE HEIGHT

- WATERPROOFING TO GRADE
- 8" FOUNDATION WALL 24" MIN
- A-615 RE-BAR 24" OC VERT & HOR
- 4" DRAIN TILE IF NEEDED
- 9" x 18" CONCRETE FOOTING
- A-615 RE-BAR



ONE STORY WALL SECTION STANDARD PLATFORM FRAMING SLAB FOUNDATION

SCALE:NTS

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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