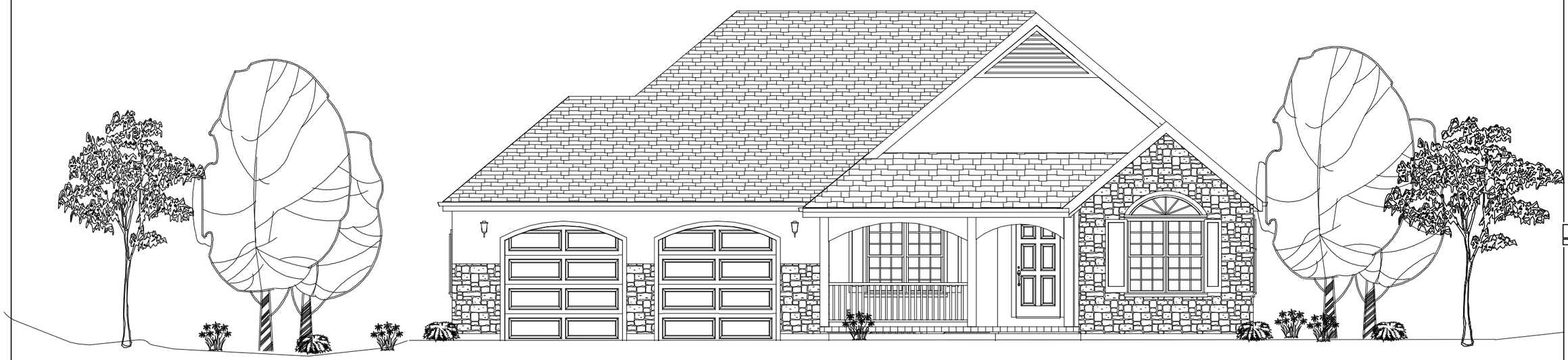

Custom Home Design
Plan #137
By SDS-CAD Specialized Design Systems

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

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 affort 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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SHEET NO.
1
OF
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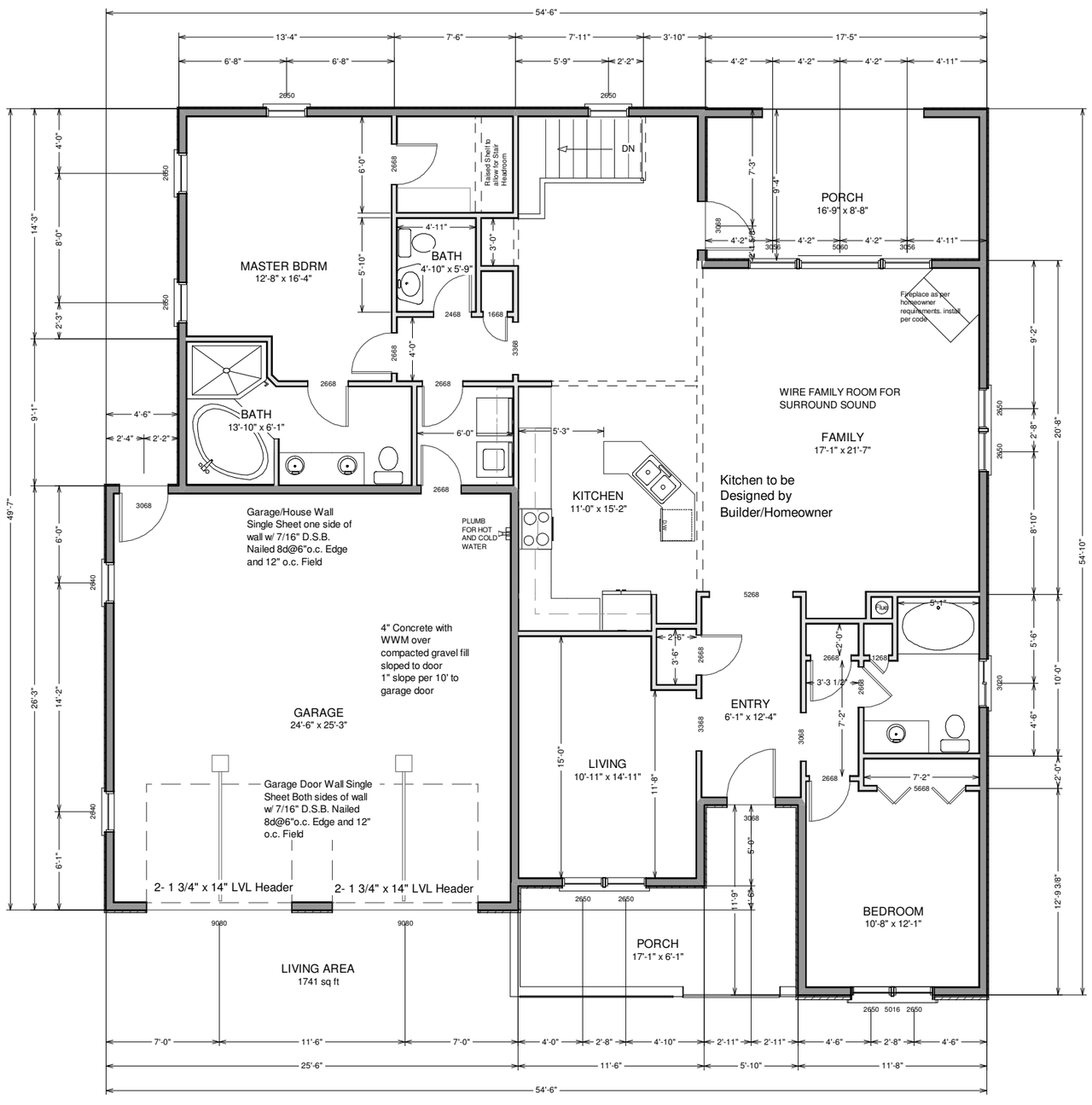

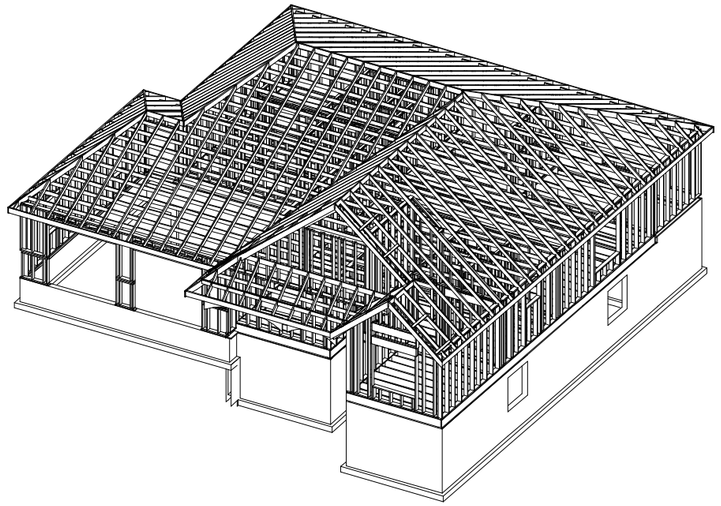

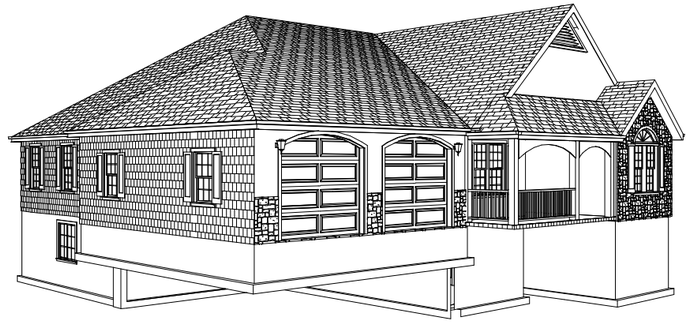

MAIN FLOOR PLAN

SCALE 1/8"=1'

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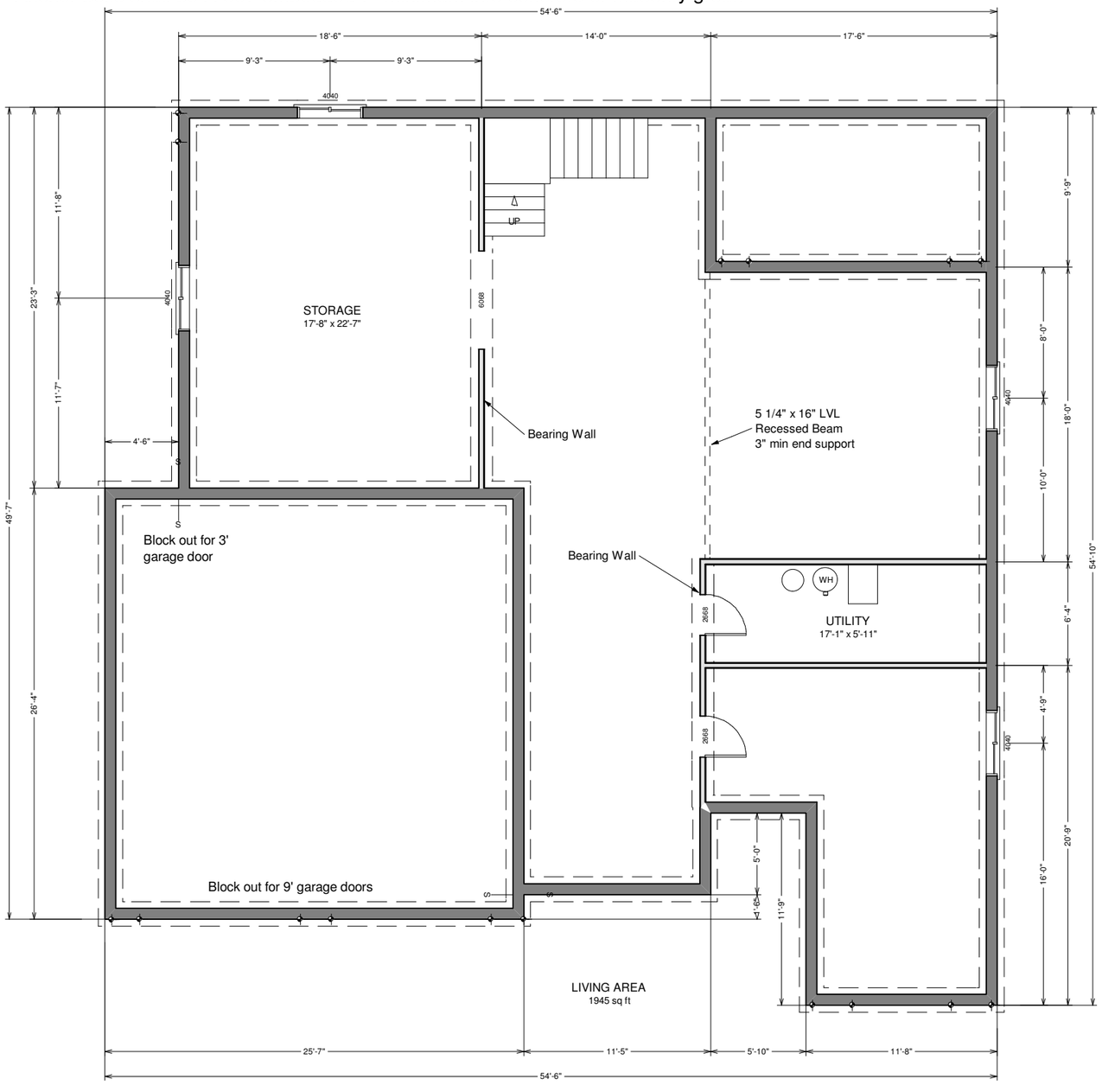
JOB NO.

SHEET NO.

2
OF
11

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.



BASEMENT PLAN

SCALE 1/8"=1'

INSULATION SCHEDULE

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

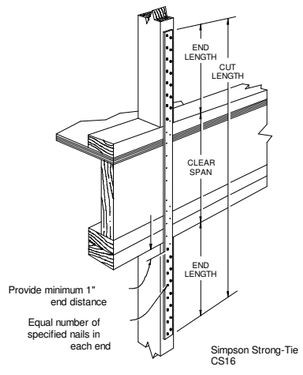
FOOTING SCHEDULE

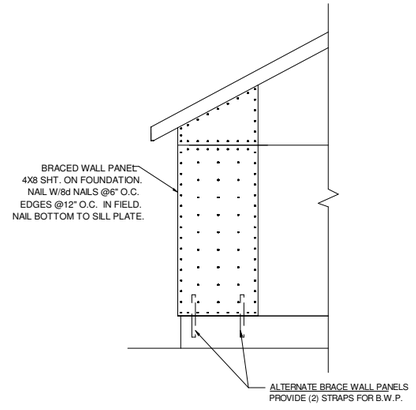
HOUSE WALLS	20" x 10" Min
DECKS & PORCHES	18" x 10" Min
BEARING WALL	20" x 10" Min
GARAGE WALL	18" x 10" Min

Min 2 #4 Rebar Horizontal
on undisturbed or compacted soil

VENTING SCHEDULE

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





BRACED WALLS AND ALT BRACED WALL 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

Simpson HPAHD strap location marker

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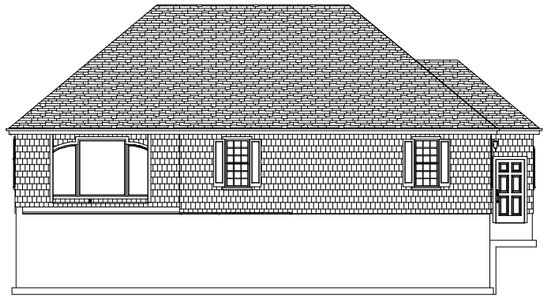
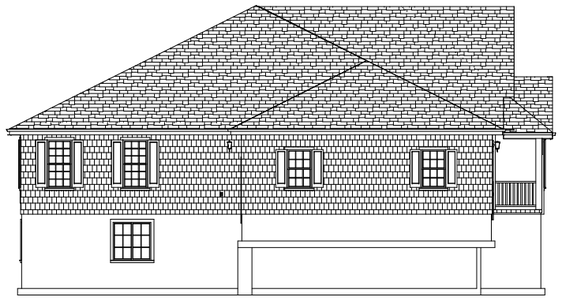
JOB NO.
SHEET NO. 3 OF 11



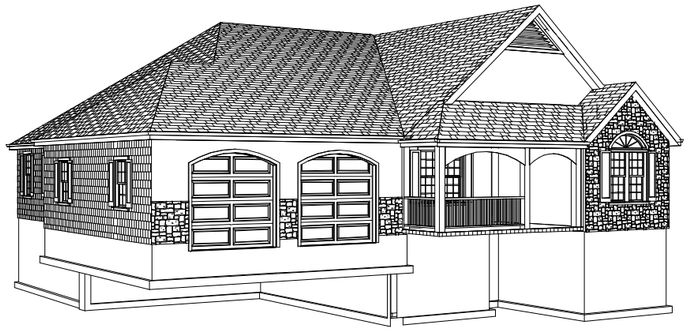
REAR ELEVATION

SCALE 1/16"=1'



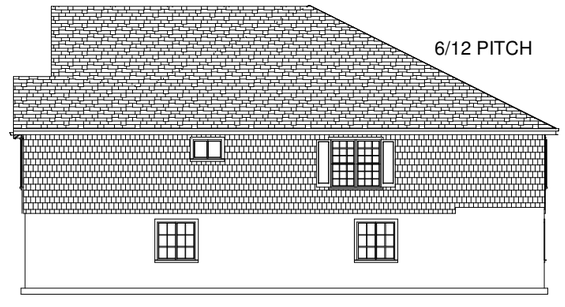
LEFT ELEVATION

SCALE 1/16"=1'



FRONT ELEVATION

SCALE 1/8"=1'



RIGHT ELEVATION

SCALE 1/16"=1'

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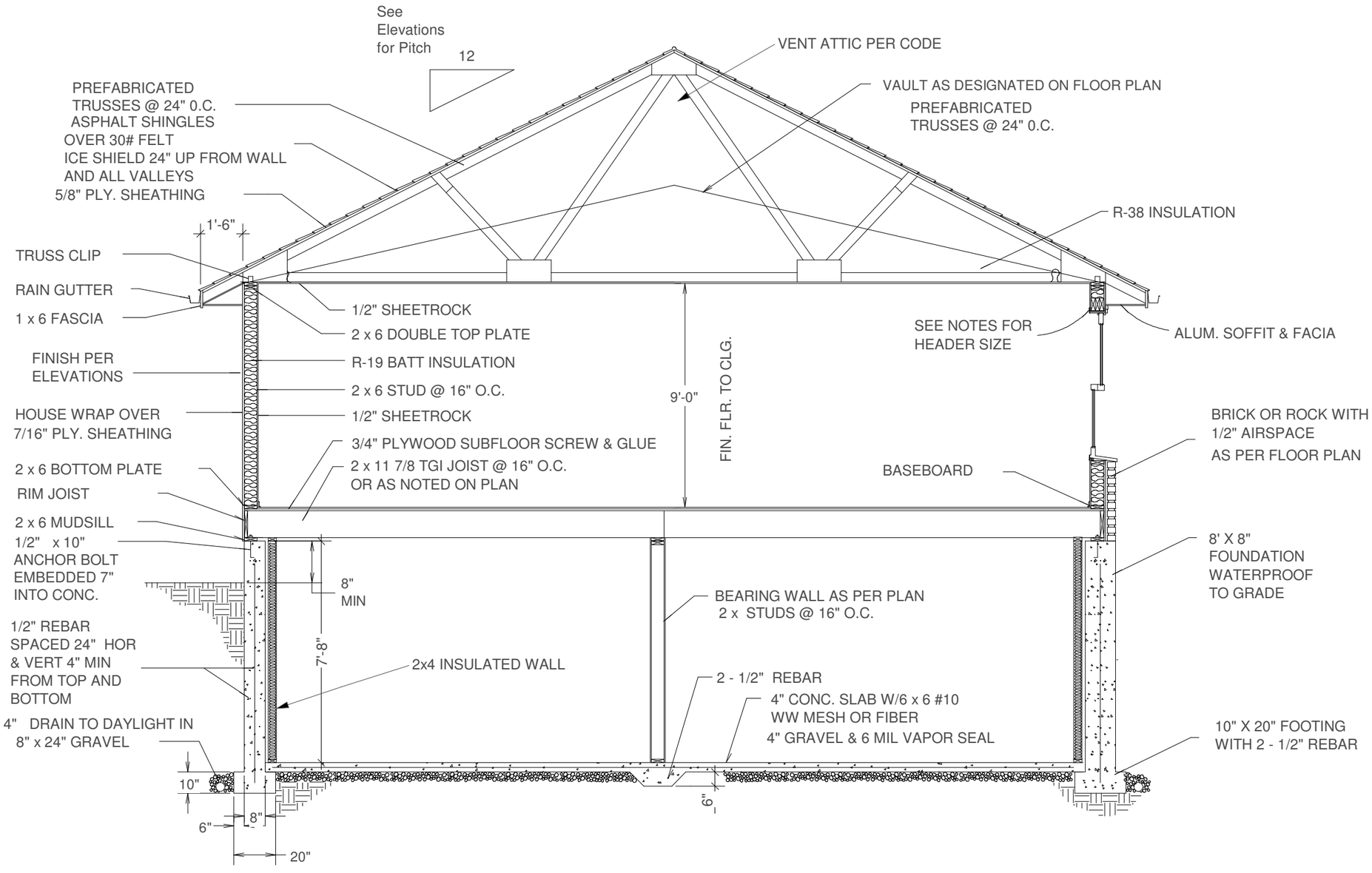
4

OF

11



TYPICAL HOUSE SECTION

SCALE NTS

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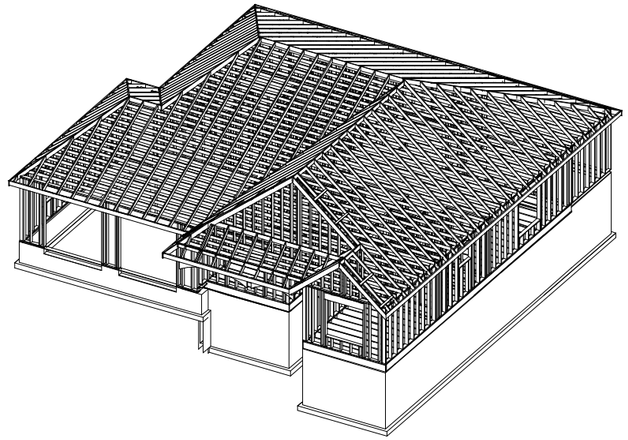
JOB NO.
SHEET NO.
5
OF
11

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 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.

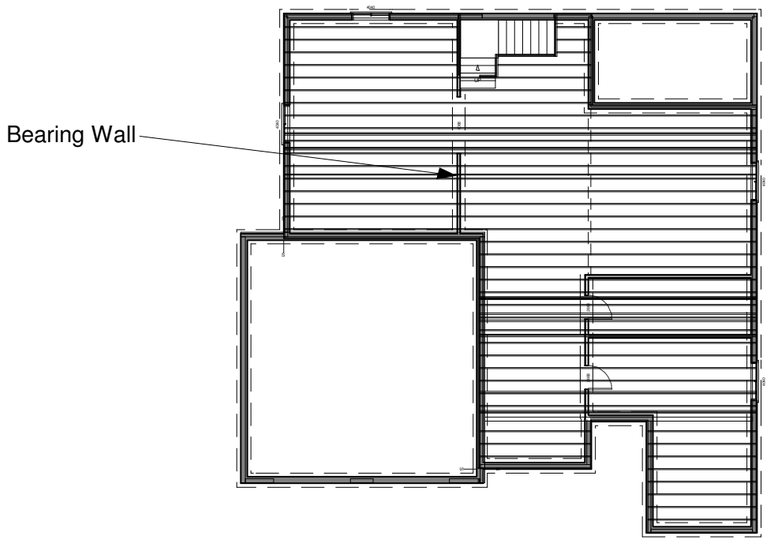


ROOF FRAMING

SCALE 1/16"=1'

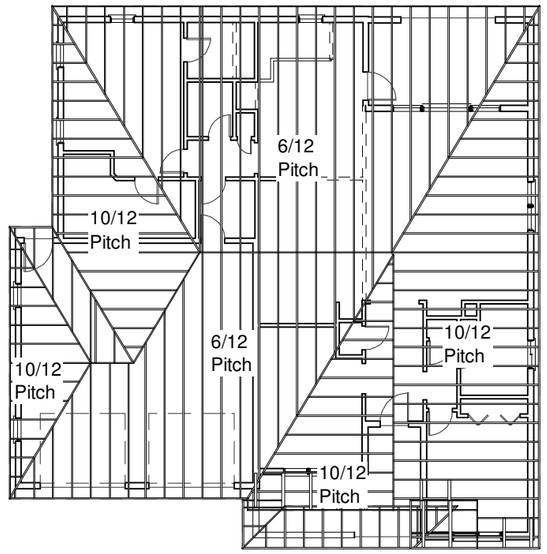
MAIN FLOOR FRAMING

SCALE 1/16"=1'



11 7/8"" I-Joists 16" o.c Floor Joists.

6/12 pitch front to back
10/12 pitch from right to left



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. 8' ceilings with vaults where possible
4. Install all trusses as per truss manufacturer installation guidelines.
5. See layout for Pitch

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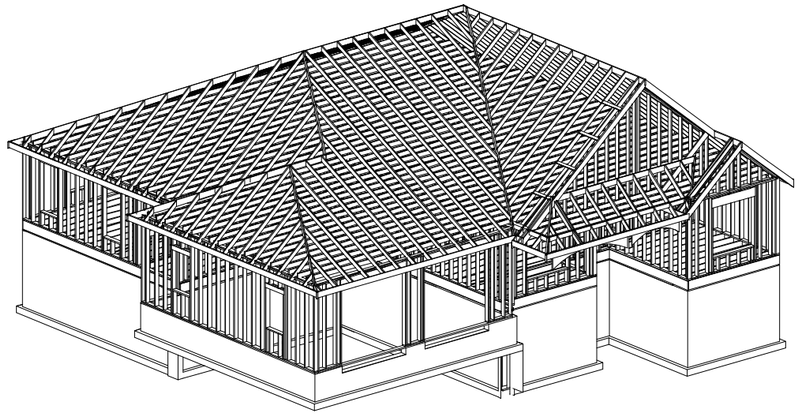
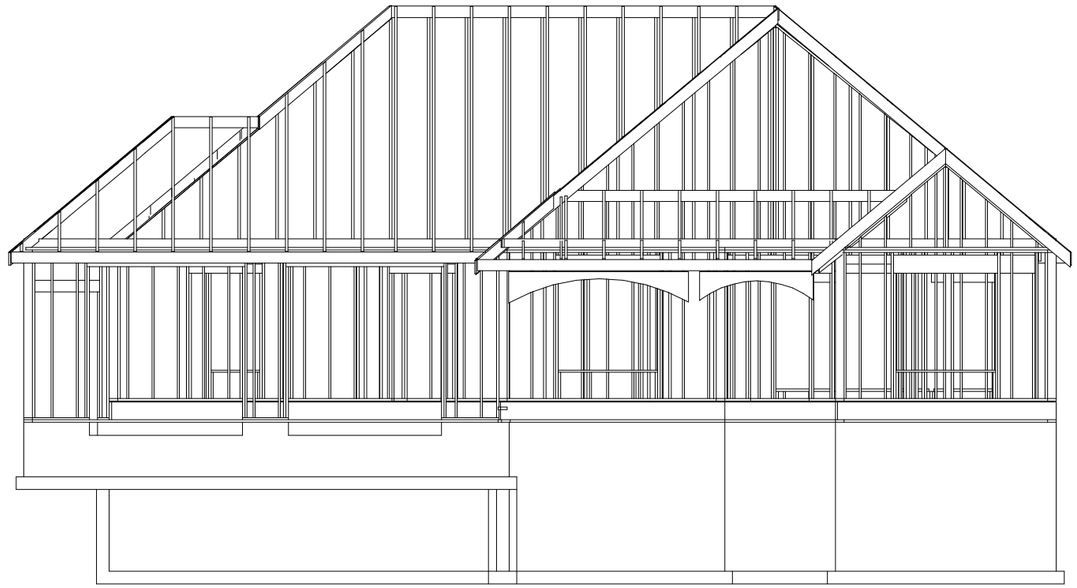
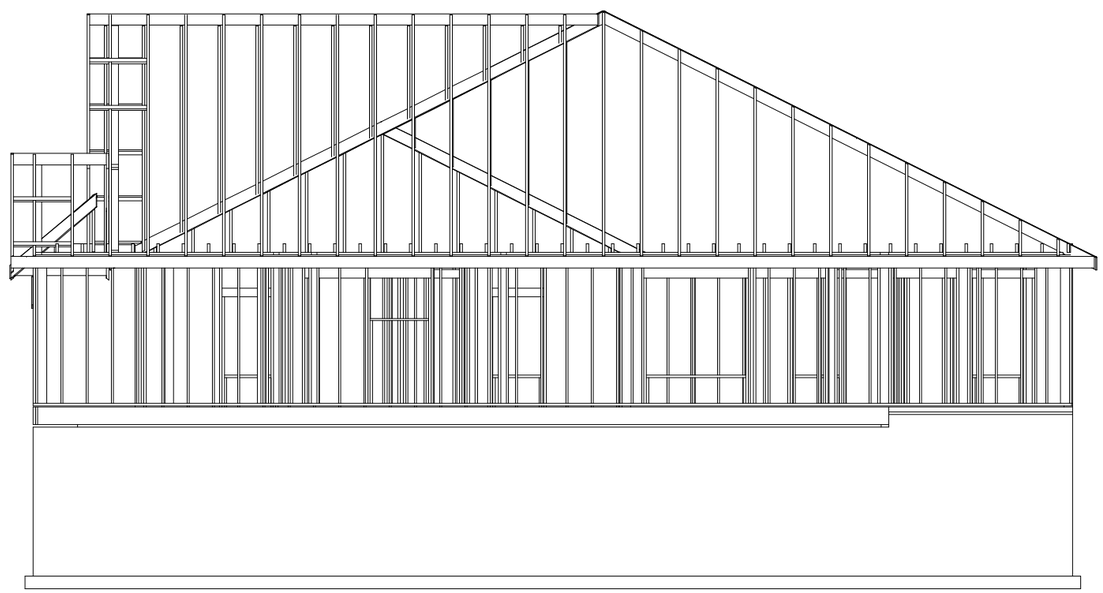




FULL HOUSE FRAMING SECTION

SCALE 1/8"=1'



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
   Header sizes (two story construction)
   2'-0" to 3'-0" Span 2-2x4's
   3' + to 5'-0" Span 2-2x6's
   5' + to 7'-0" Span 2-2x8's
   7' + 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 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 ¾" 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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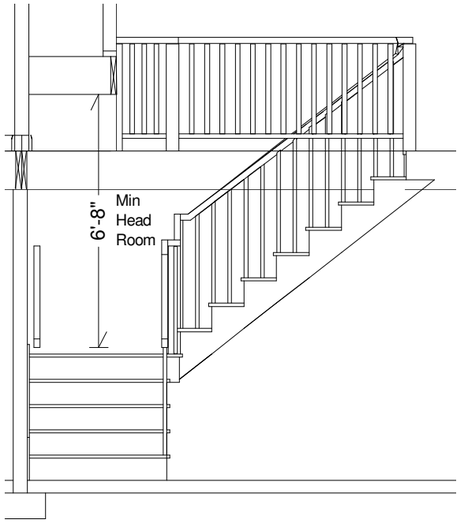
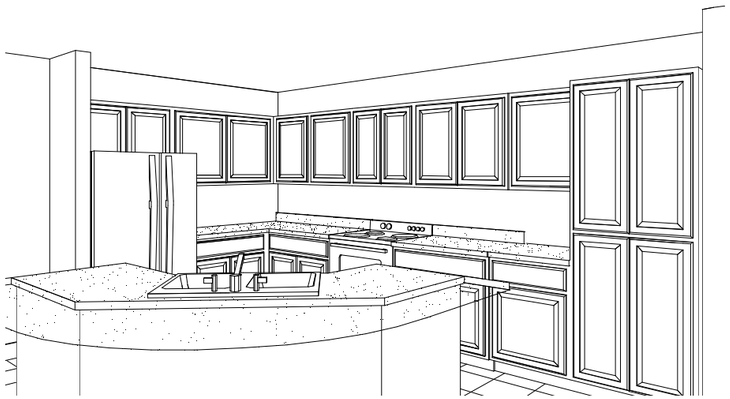




A 2x12 STRINGER -3 EACH REQUIRED

B 2x6 KICK PLATE - ANCHORED TO CONCRETE WITH 1/2" EXPANSION BOLTS - ANCHORED TO FLOOR DECKING WITH 6 - 16d NAILS.

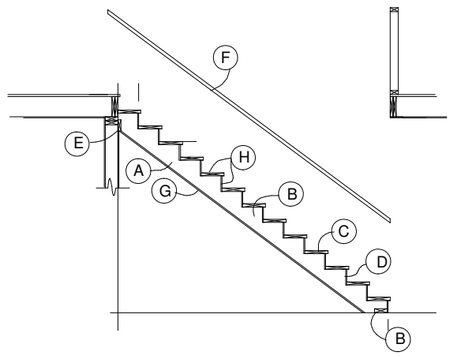
C 1x9/8" PARTICLE BOARD TREAD WITH 1" MIN. NOSING

D 1"x8" #2 PINE RISER

E 2x6 LEDGER SECURED TO EACH STUD WITH 2 - 16d NAILS.

F HANDRAIL/GUARDRAIL - FINAL STYLE, MATERIAL AND COLOR TO BE OWNER'S CHOICE. DESIGN TO BE PER CURRENT U.B.C.:
1. GUARDRAILS TO BE 36" HIGH MIN.
2. HANDRAILS TO BE 34" TO 38" ABOVE NOSING OF TREAD
3. OPEN RAILING TO HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" ROUND CANNOT PASS THRU.

G 5/8" TYPE "X" DRYWALL REQUIRED UNDER STAIRS AND ALONG STAIR WELL WALLS.



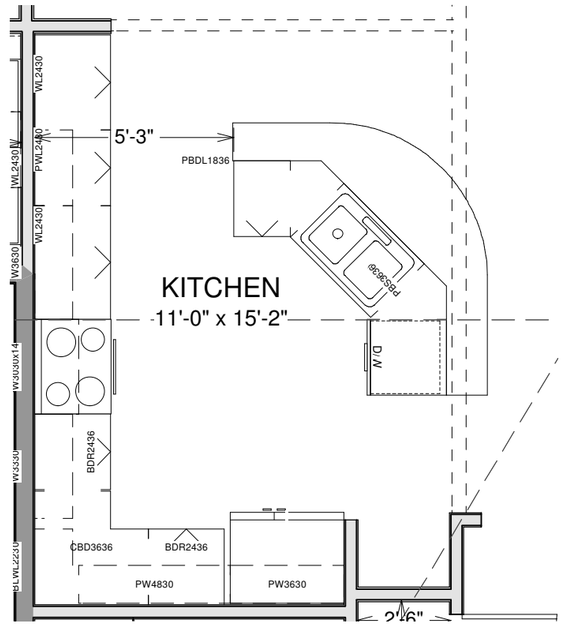
STAIR DETAIL

STAIR DETAILS

STAIR SPECIFICATIONS

1. Stairs to be constructed with the following materials:
   2x6 kick plate anchor to concrete with expansion type anchor bolts,
   2x12 treads nosing 1 1/8" minimum, 3-2x12 stringers required,
   2x12 blocking, ¾" wafer board risers and 2x6 ledger.
2. Handrail/Guardrails final style, material and color to be owner's choice. Design to be per code.
3. Guardrails to be 42" high minimum from floor.
4. Handrails to be 34"-38" above tread nosing.
5. Open railing to have intermediate rails or ornamental pattern such that a sphere 4" round cannot pass through.
6. Minimum stair requirements: maximum 8" rise, minimum 42" width, minimum 9" run, minimum head clearance 6'-8".
7. Preferred stair requirements: rise 7" to 7 ½", run 11" to 12", minimum head clearance 7'-0".
8. Garage entrance stairs may be concrete or wood as per contractor/homeowner

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



Cabinet Detail

SCALE 1/4"=1'

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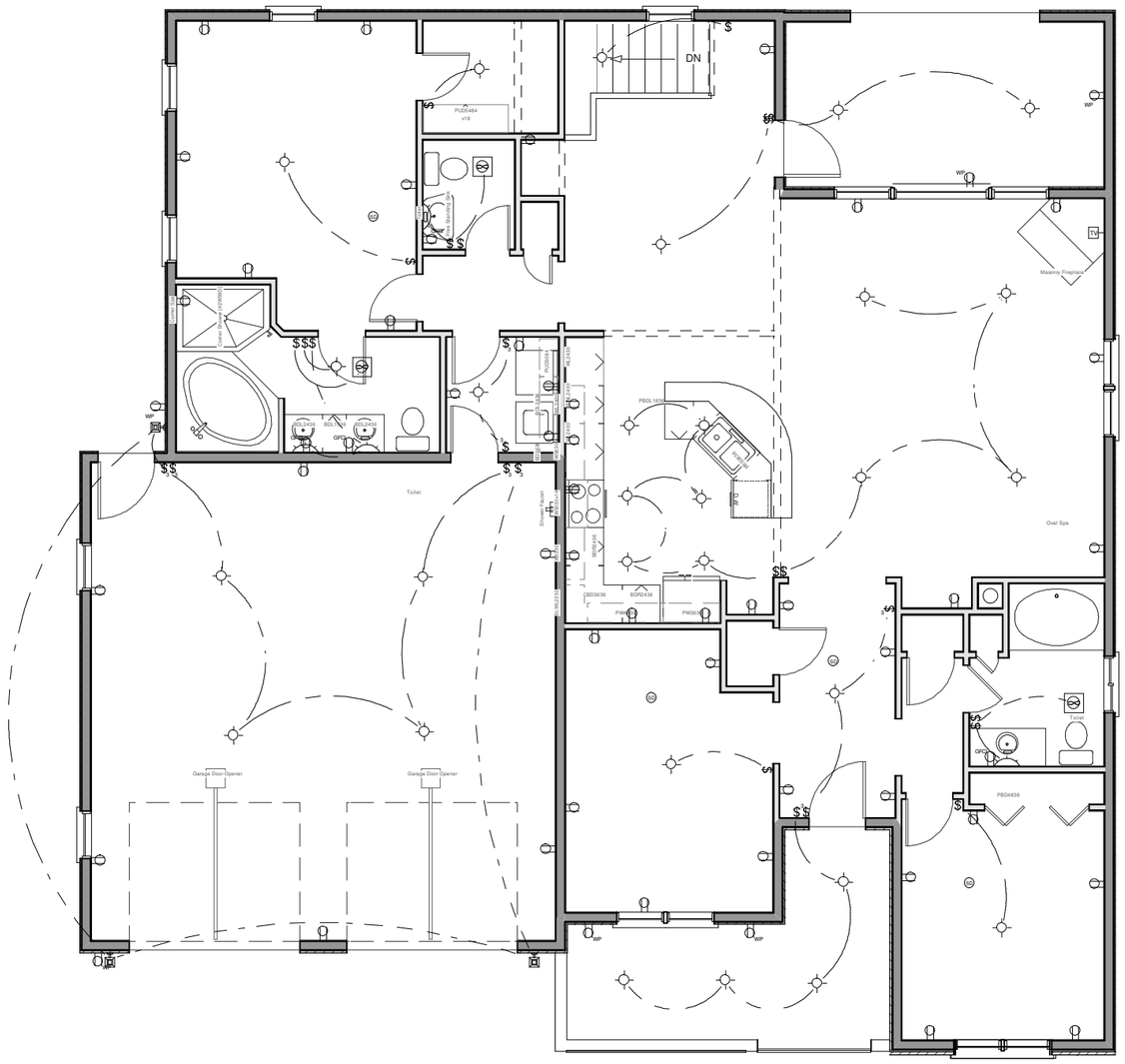

Electrical Systems:

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.

MAIN FLOOR ELECTRICAL PLAN

SCALE 1/8"=1'

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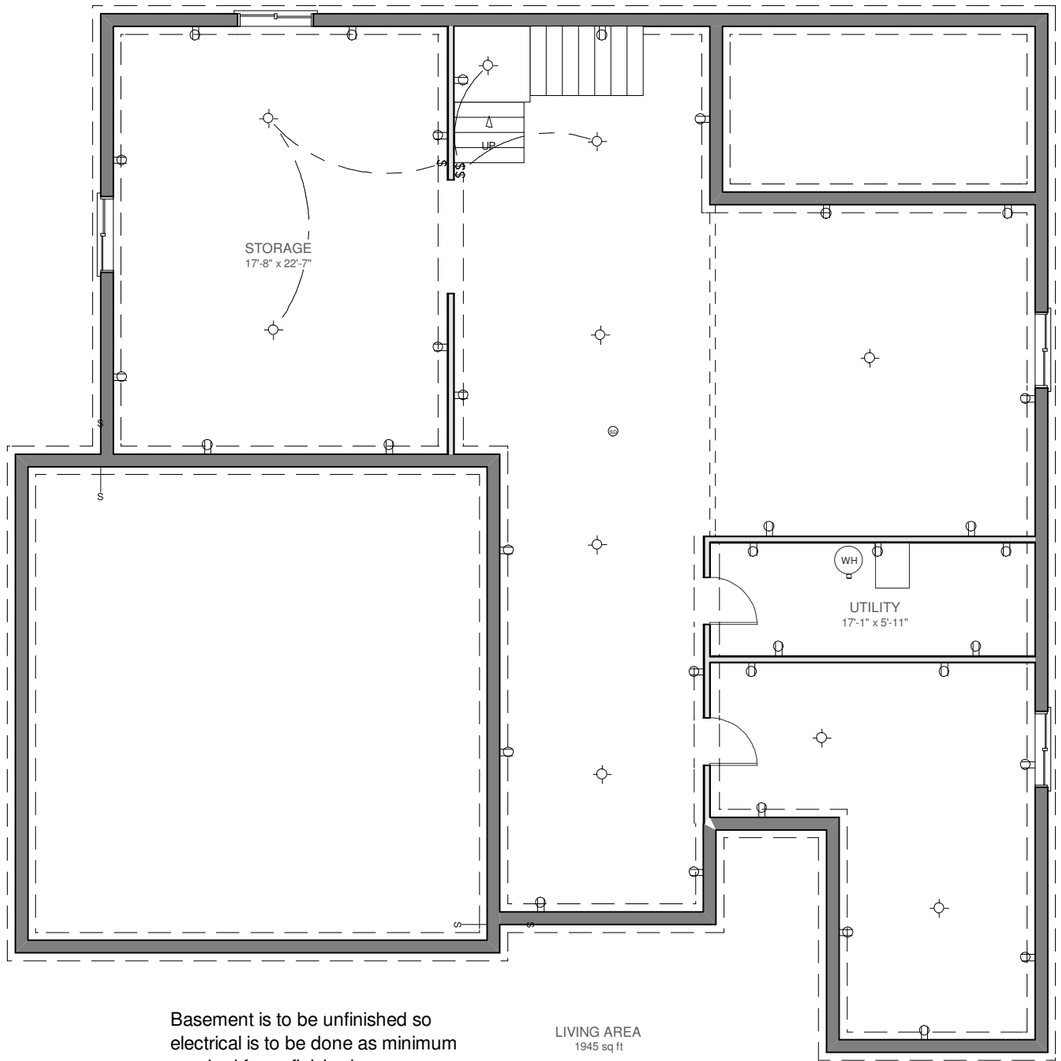

Basement is to be unfinished so electrical is to be done as minimum required for unfinished space. Allow Breaker box size and access to allow for future basement completion

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 CHANDILIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SDM	DIMMER SWITCH
SWP	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
GFI	110V DUPLEX RECEPTACLE GROUND FAULT INTERUPTED
WP	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110VFLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
TV	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
T	THERMOSTAT
SD	SMOKE DETECTOR
	EXHAUST FAN
DC	DOOR CHIME
FA	FIRE ALARM PANEL
C	COMPUTER POINT

BASEMENT ELECTRICAL PLAN

SCALE 1/8"=1'

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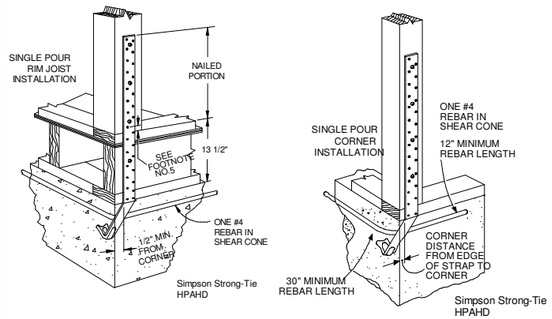
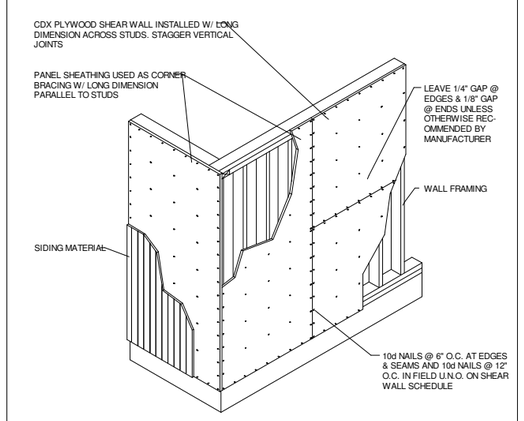
HD1 = HPAHD22 Simpson Hold Downs
HD2 = STHD14RJ Simpson Hold Downs





TYPICAL SHEAR WALL
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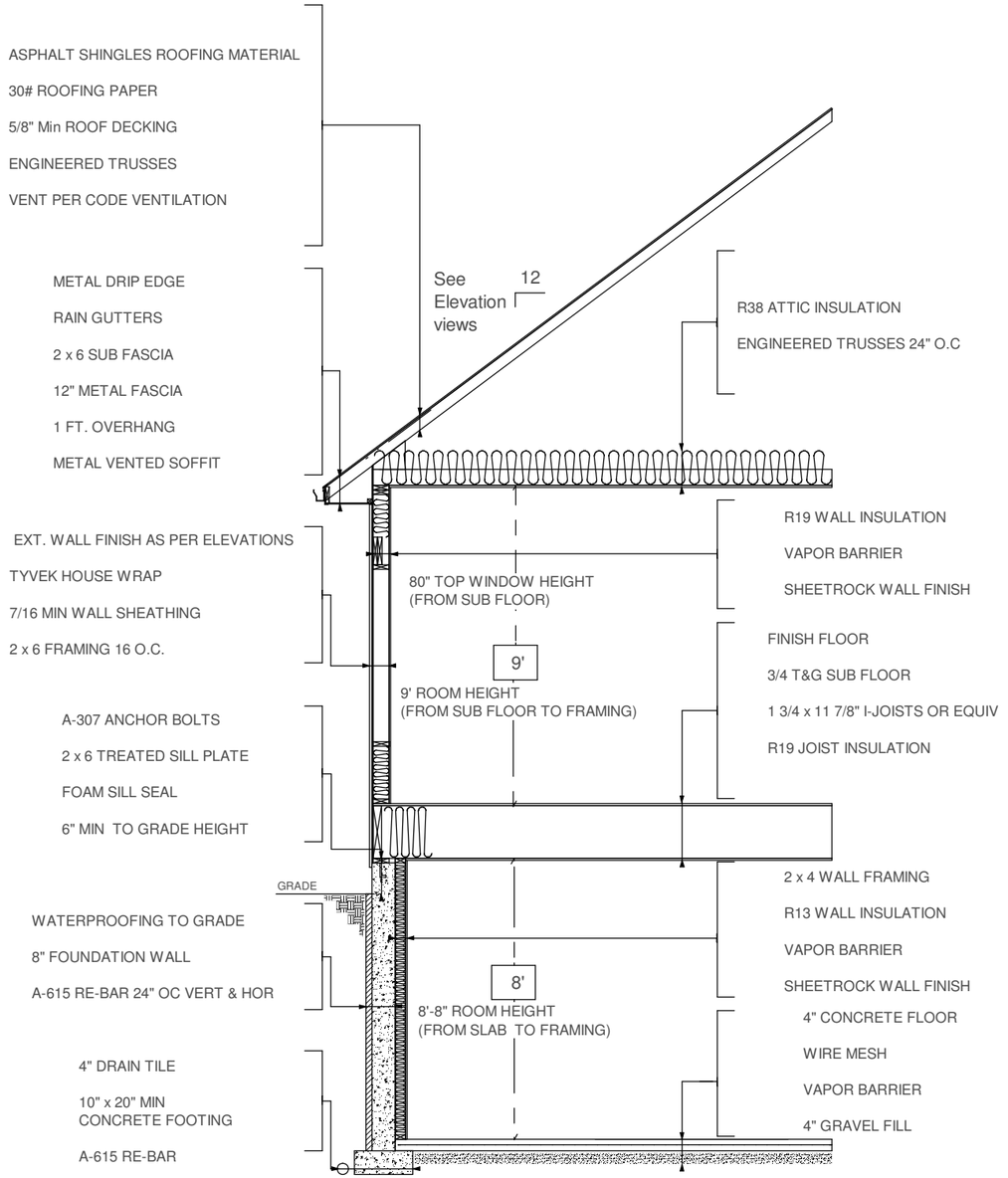
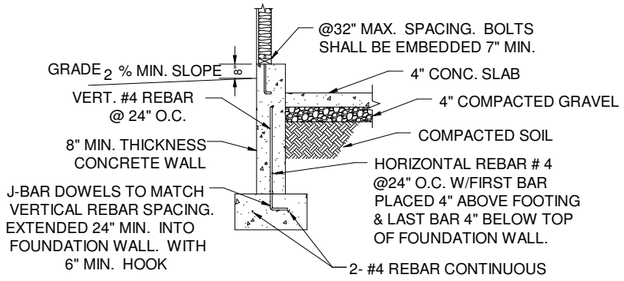
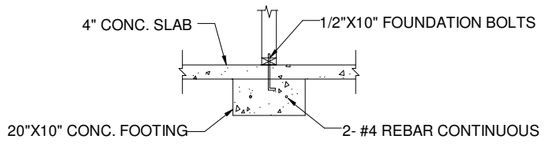


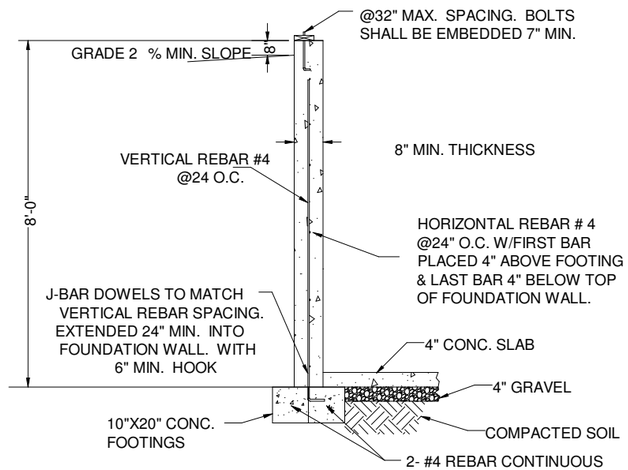
ONE STORY WALL SECTION STANDARD PLATFORM FRAMING
SCALE:NO SCALE



GARAGE WALL SECTION



BEARING WALL SECTION



BASEMENT WALL SECTION

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

Residential Design

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P O Box 374 Mendon, Utah www.sdscad.com email: sdscad@pcu.net

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