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 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.
VENTING SCHEDULE

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

ATTIC VENTILATION:
- Provide 1' Min. Air Gap At Joists With Insulation. Baffles Typ. At All Truss Bays
- Provide gable vents all gable ends.
- Provide galv. roof vents on backside of roofline above conditioned area.

FOOTING SCHEDULE

- House Walls: 18" x 9" Min
- Decks & Porches: 18" x 9" Min
- Bearing Wall: 20" x 9" Min
- Garage Wall: 18" x 9" Min

- Min 2 #4 Rebar Horizontal on undisturbed or compacted soil

INSULATION SCHEDULE

- Ceilings: H-49 Min
- Wall above grade: H-21 Min
- Wall interior below grade: H-13 Min

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

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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 Fy=60 ksi lamp 30 diameter minimum at splice or weld per ACI Std.
4. Concrete design based on Fc=2000 psi, Fc=2500 psi for quality only.
5. Anchor bolts shall be A-307 embedded 7" minimum into concrete or masonry grout.

Simpson Strong-Tie

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

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SECOND FLOOR PLAN

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.
   Install as per engineer's 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.

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"
4. Install all trusses as per truss manufacturer installation guidelines.

MAIN FLOOR FRAMING
SCALE 1/16"=1'

BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL

2ND FLOOR FRAMING
SCALE 1/16"=1'

BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL
BEARING WALL

ROOF FRAMING
SCALE 1/16"=1'

WHOLE HOUSE
8/12 PITCH

SEE GENERAL SPECS AND NOTES FOR FRAMING DETAILS

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General framing: (Douglas Fir)

1. Minimum header sizes shall be according to the following table unless otherwise noted.
   
<table>
<thead>
<tr>
<th>Header sizes (single story construction)</th>
<th>2'-0&quot; to 4'-0&quot; Span</th>
<th>2x4's</th>
</tr>
</thead>
<tbody>
<tr>
<td>4' to 6'-0&quot; Span</td>
<td>2x6's</td>
<td></td>
</tr>
<tr>
<td>6' to 8'-0&quot; Span</td>
<td>2x8's</td>
<td></td>
</tr>
<tr>
<td>8' to 10'-0&quot; Span</td>
<td>2x10's</td>
<td></td>
</tr>
<tr>
<td>10' to 12'-0&quot; Span</td>
<td>2x12's</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Header sizes (two story construction)</th>
<th>2'-0&quot; to 3'-0&quot; Span</th>
<th>2x4's</th>
</tr>
</thead>
<tbody>
<tr>
<td>3' to 5'-0&quot; Span</td>
<td>2x6's</td>
<td></td>
</tr>
<tr>
<td>5' to 7'-0&quot; Span</td>
<td>2x8's</td>
<td></td>
</tr>
<tr>
<td>7' to 8'-0&quot; Span</td>
<td>2x10's</td>
<td></td>
</tr>
<tr>
<td>8' to 10'-0&quot; Span</td>
<td>2x12's</td>
<td></td>
</tr>
</tbody>
</table>

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 openers 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 plates.

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 H2.5 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. Basic 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.

10. ... timbers to be stamped by an approved agency.

11. Use redwood or pressure treated sole plates at all exterior walls.
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 ½" wafer board risers and 2x6 ledger.
2. Handrail Guardrails free style, material and color
to be homeowner'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.

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

8" x 24" INSULATED WALL
VAULT AS DESIGNATED ON FLOOR PLAN
4" GRAVEL & 6 MIL VAPOR SEAL
4" CONC. SLAB W/6 x 6 #10 WW MESH OR FIBER
SEE NOTES FOR HEADER SIZE
BASEBOARD
PREFABRICATED TRUSSES @ 24" O.C.
TRUSS CLIP
RAIN GUTTER
1 x 6 FASCIA
FINISH PER ELEVATIONS
HOUSE WRAP OVER 7/16" PLY. SHEATHING
2 x 6 BOTTOM PLATE
RIM JOIST
2 x 6 MUDSILL
1/2" x 10" ANCHOR BOLT EMBEDDED 7" INTO CONC.
1/2" REBAR SPACED 24" HOR & VERT 4" MIN
FROM TOP AND BOTTOM
4" DRAIN TO DAYLIGHT IN 8" x 24" GRAVEL
See Elevations for Pitch
2 x 4 INSULATED WALL
1/2" SHEETROCK
2 x 6 DOUBLE TOP PLATE
R-21 INSULATION
2 x 6 STUD @ 16" O.C.
1/2" SHEETROCK
3/4" PLYWOOD SUBFLOOR SCREW & GLUE
2 x 11 7/8 TGI JOIST @ 16" O.C.
OR AS NOTED ON PLAN
BASEBOARD
VENT ATTIC PER CODE
VAULT AS DESIGNATED ON FLOOR PLAN
PREFABRICATED TRUSSES @ 24" O.C.
R-49 INSULATION
2 - 1/2" REBAR
4" CONC. SLAB W/6 x 6 #10 WW MESH OR FIBER
4" GRAVEL & 6 MIL VAPOR SEAL
BEARING WALL AS PER PLAN
2 x STUDS @ 16" O.C.

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FULL TYPICAL SECTION