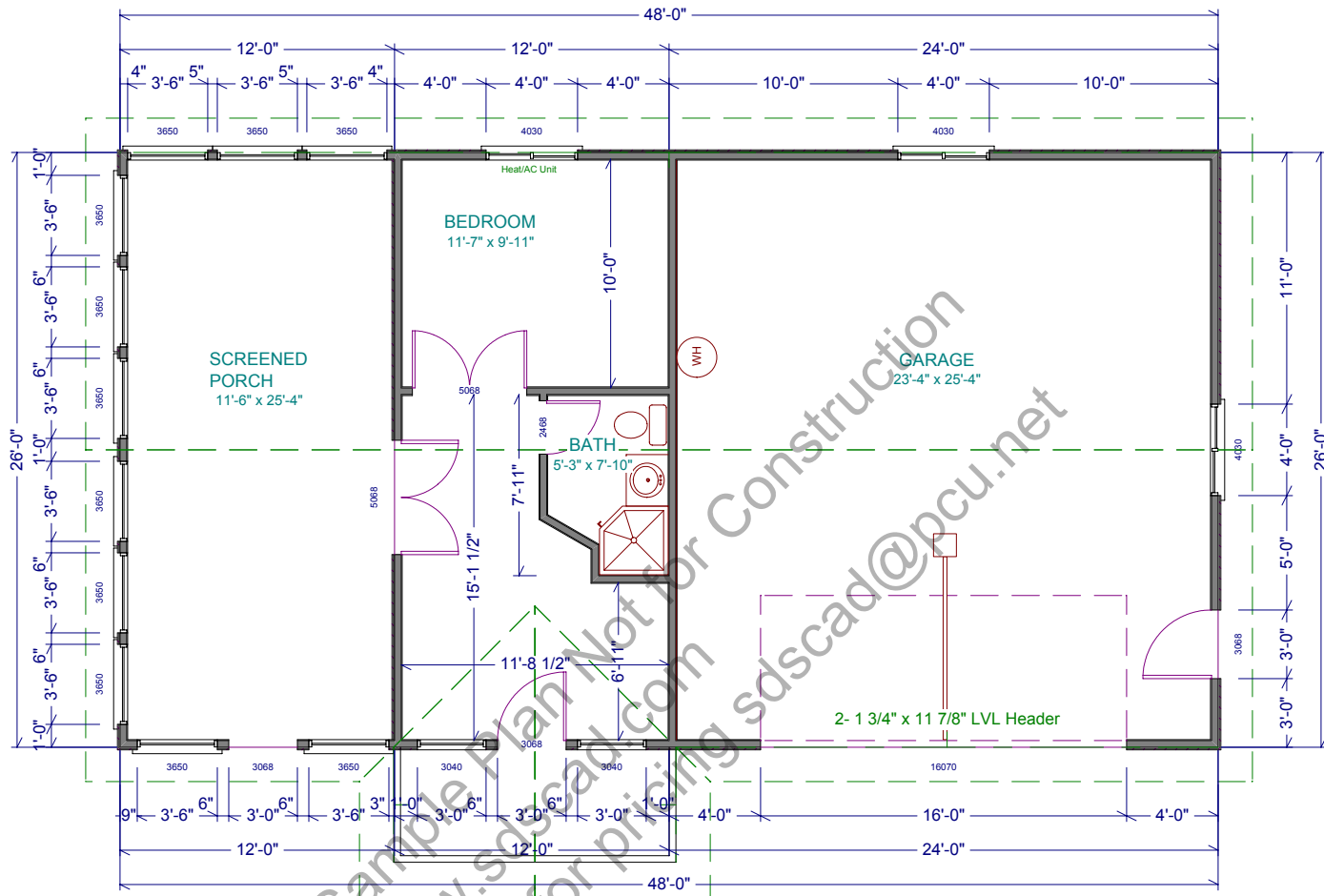




26' x 48' Screen Porch Garage Plans
Trussed Roof, 2x Construction, 8' Walls
Asphalt Shingles, Garage Space
Office Space, Screened Porch

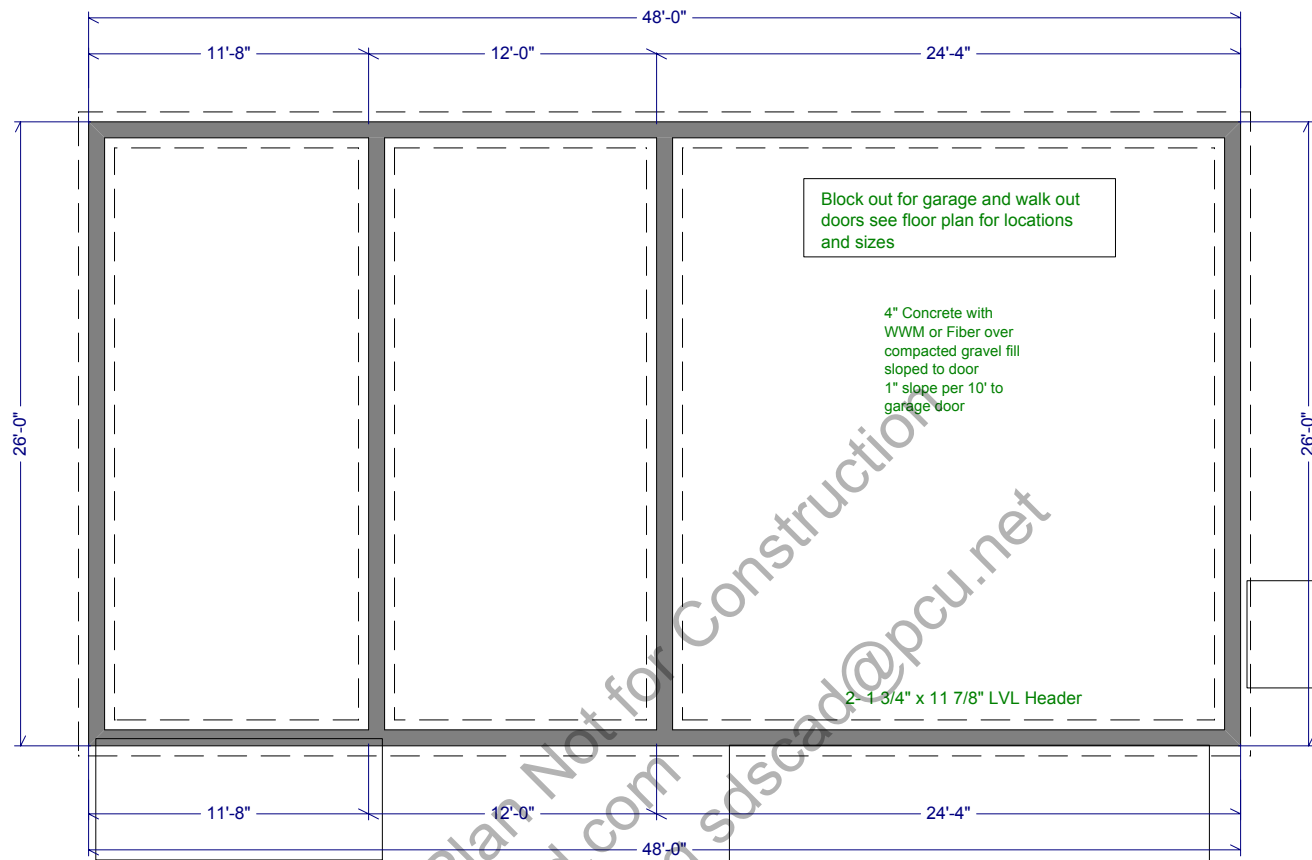




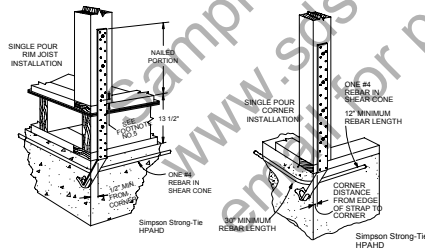
Main Floor Plan
Scale 1/8"=1'

DOOR SCHEDULE								
NUMBER	QTY	SIZE	DIMENSIONS	R/O	DESCRIPTION	HEADER	THICKNESS	HINGE
D01	1	16070	192X84"	193X85 1/2	GARAGE 4-PANEL	2X9X199 (2)	1 3/4	
D02	1	2468	28X80X1 3/8"	29X81 1/2	4-PANEL	2X6X32 (2)	1 3/8	
D03	1	3068	36X80X1 3/4"	37X81 1/2	EXT. SUNRISE PA	2X7X40 (2)	1 3/4	
D04	1	3068	36X80X1 3/8"	37X81 1/2	9-LITE@2-PANEL	2X7X40 (2)	1 3/8	
D05	1	5068	30X80X1 3/4"	61X81 1/2	EXT. HINGED-GLA	2X11X64 (2)	1 3/4	
D06	1	5068	30X80X1 3/8"	61X81 1/2	4-PANEL	2X11X64 (2)	1 3/8	

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	DESCRIPTION	HEADER
W01	2	1	3040	36"X48"	37X49 1/2	SINGLE HUNG	2X7X40 (2)
W02	11	1	3650	42"X60"	43X61 1/2	FIXED GLASS	2X1X46 (2)
W03	3	1	4030	48"X36"	49X37 1/2	RIGHT SLIDING	2X7X52 (2)



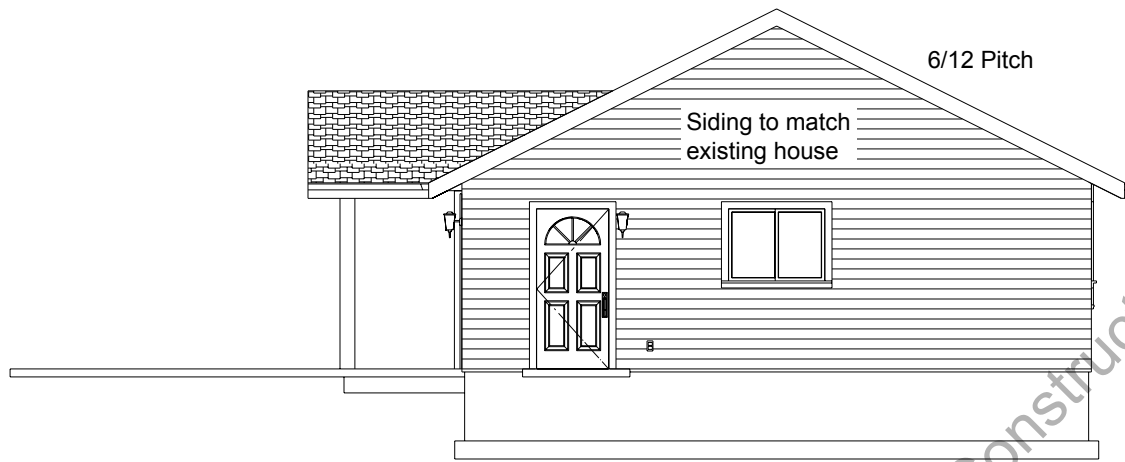
Place Simpson straps as needed per code
 HD1 = HPAHD22 Simpson Hold Downs
 HD2 = STHD14RJ Simpson Hold Downs



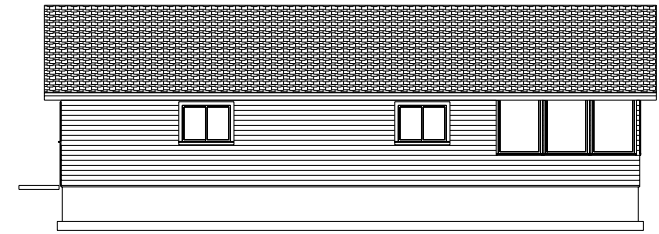
Foundation Plan Scale 1/8"=1'

Concrete:

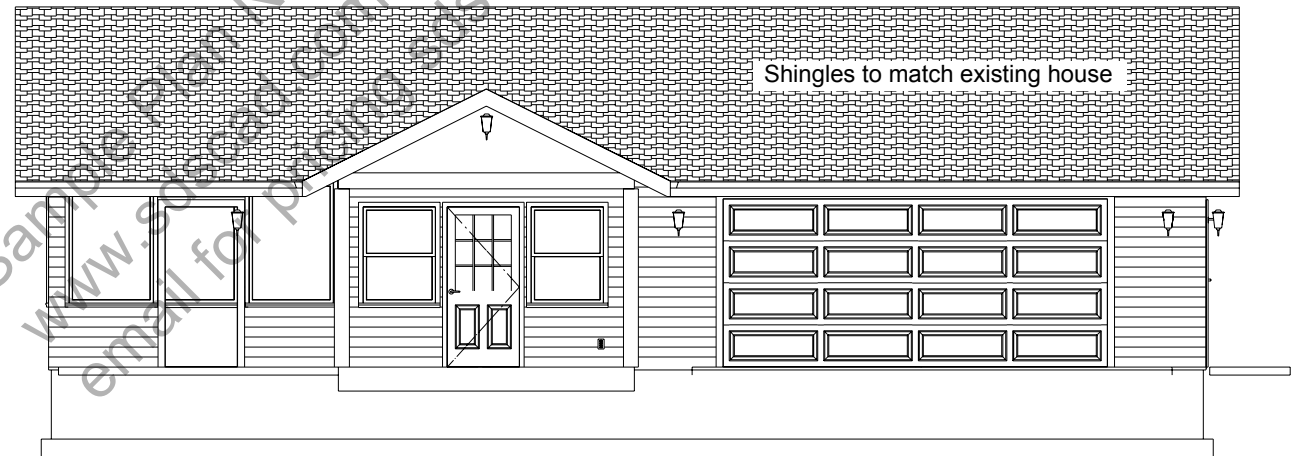
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. Reinforcing to be ASTM A615-Bars with Fy=60 ksi lap 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based 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.



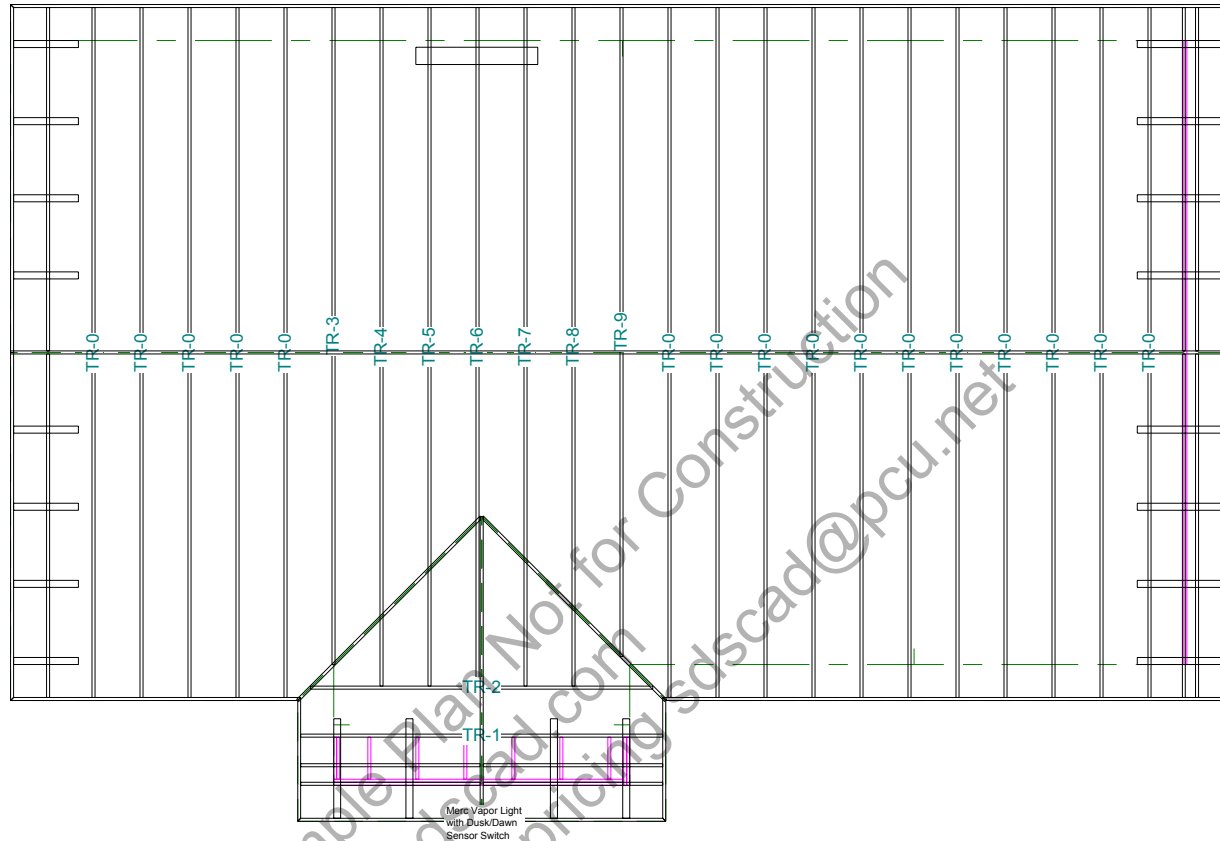
Right Elevation
Scale 1/8"=1'



Rear and Left
Side Elevation
Scale 1/16"=1'

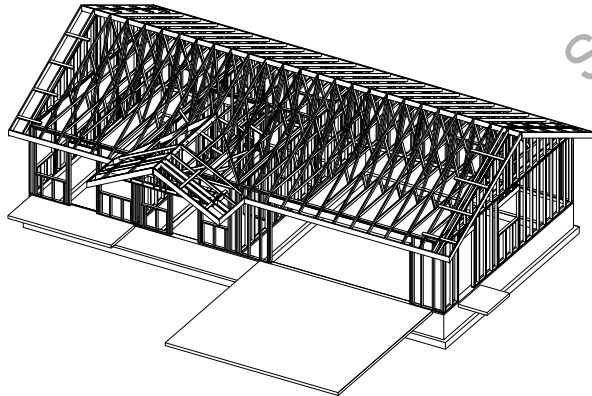


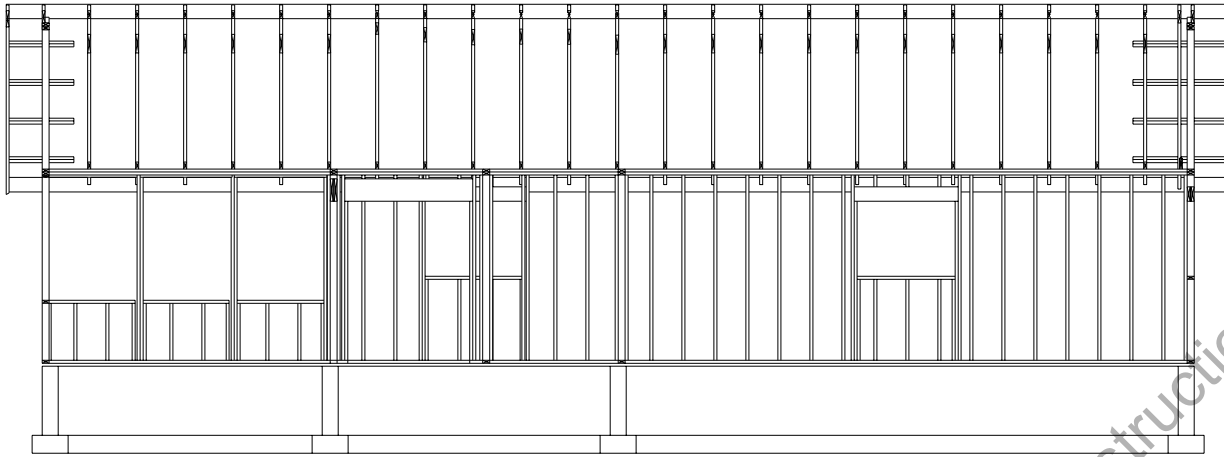
Front Elevation
Scale 1/8"=1'



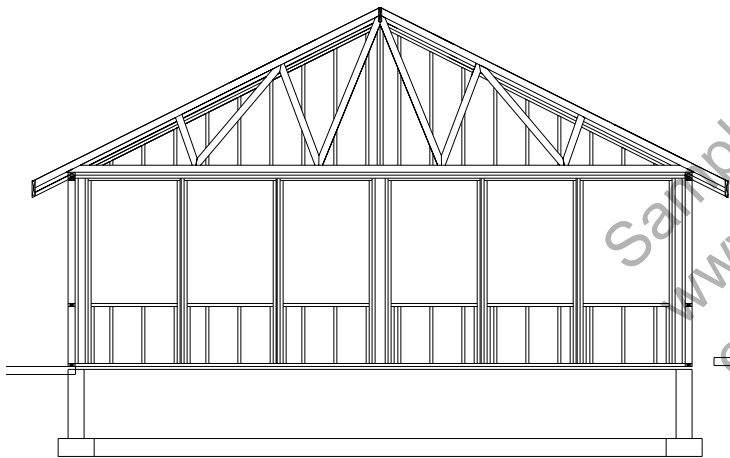
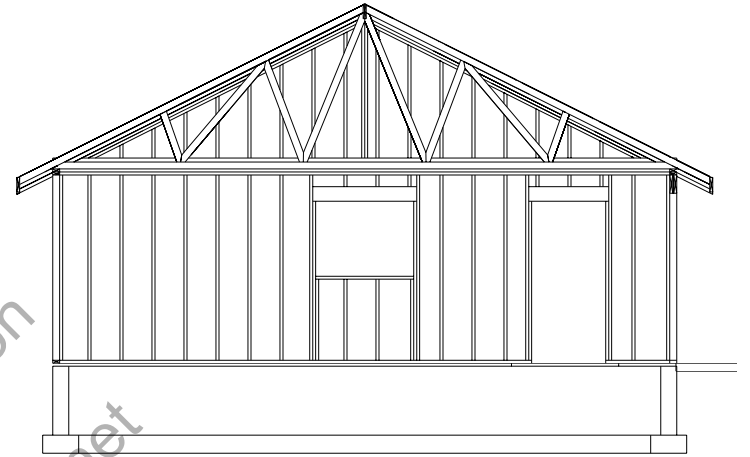
Roof Framing:

1. Fascia to be 2"x4" Douglas Fir per detail _____ sheet _____.
2. For soffit size see detail _____ sheet _____.
3. For spans and dimensions refer to floor plans.
4. Trusses are to be an approved truss design from the truss manufacture'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 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 1/2" thick, 24/0, CDX of 7/16 wafer.

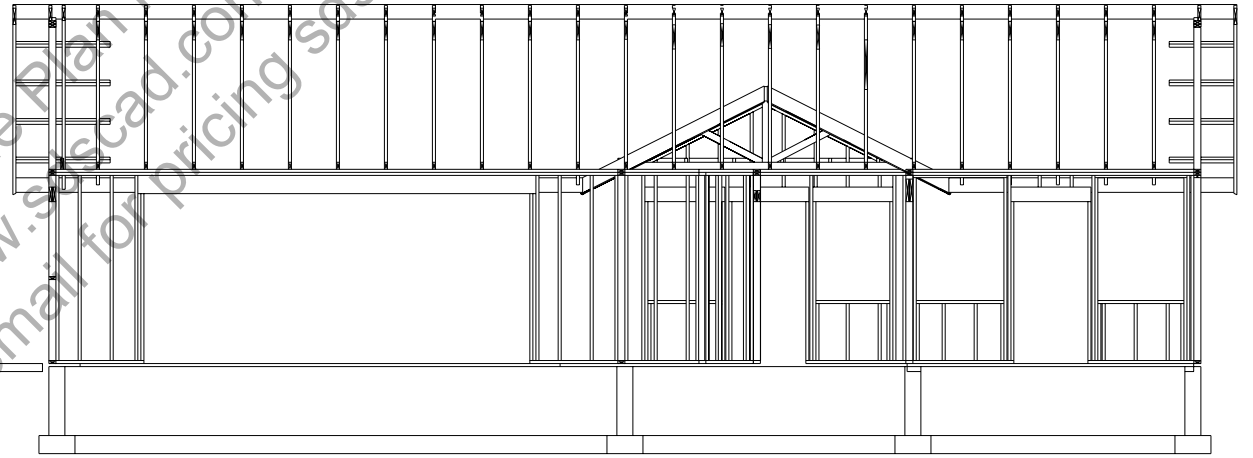




Full Section scale 1/8"=1'



Conventional Framing 2x construction 16" o.c. walls with 24" o.c. for trusses. See detailed notes for specific framing information.

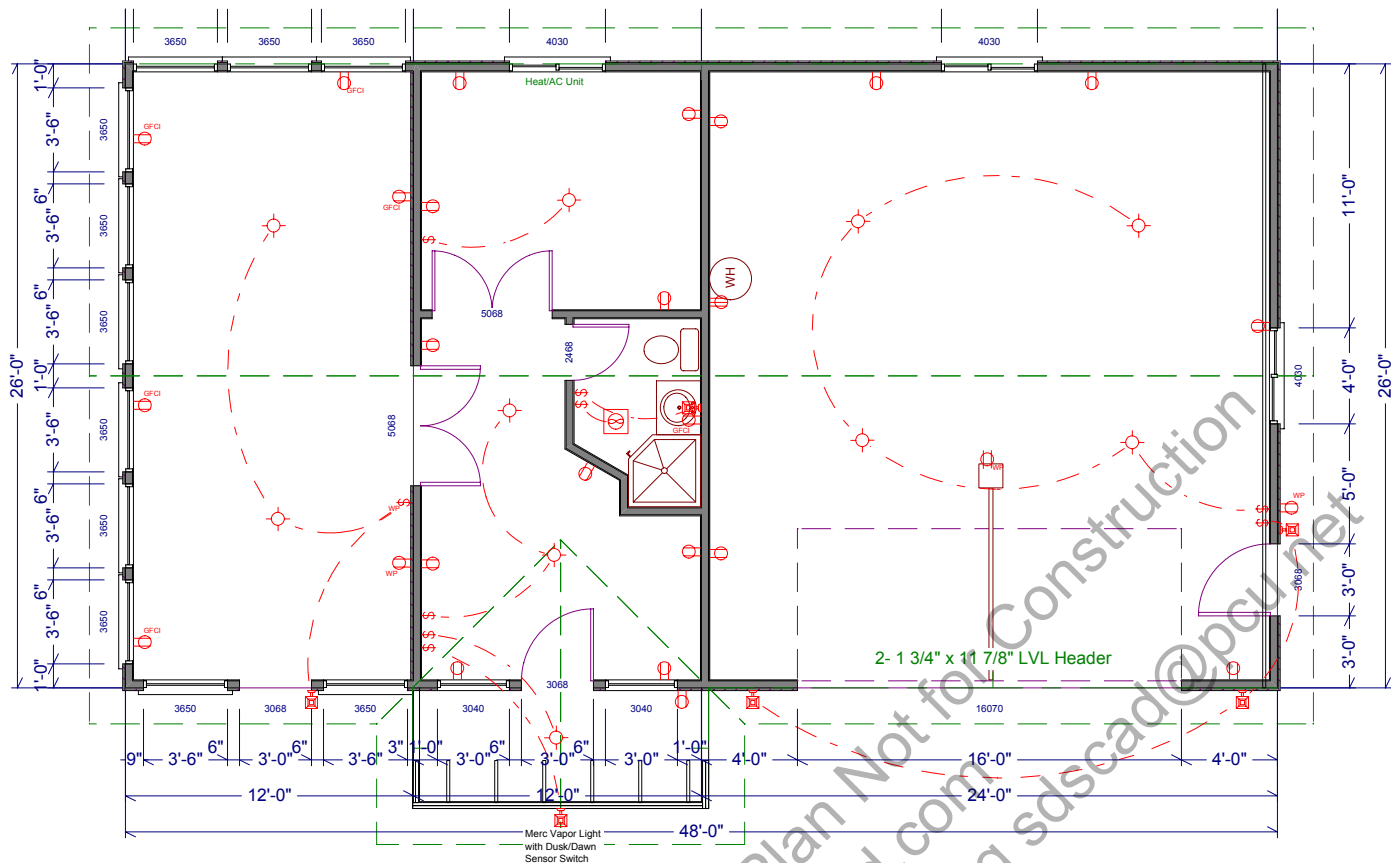


Full Section scale 1/8"=1'

Woods and Plastics:

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" min 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.



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 75 amp service, 120/240 volt, 1 phase raintight, underground.
6. Provide separate 20 amp circuits for each garage wall.
7. Install ground fault current interrupter on exterior, garage, and bathroom convenience outlets.
8. Maximum spacing of outlets shall not exceed 12 ft. along wall line and at any wall over 24" wide in all rooms except, 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.

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 CHANDILIER 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

