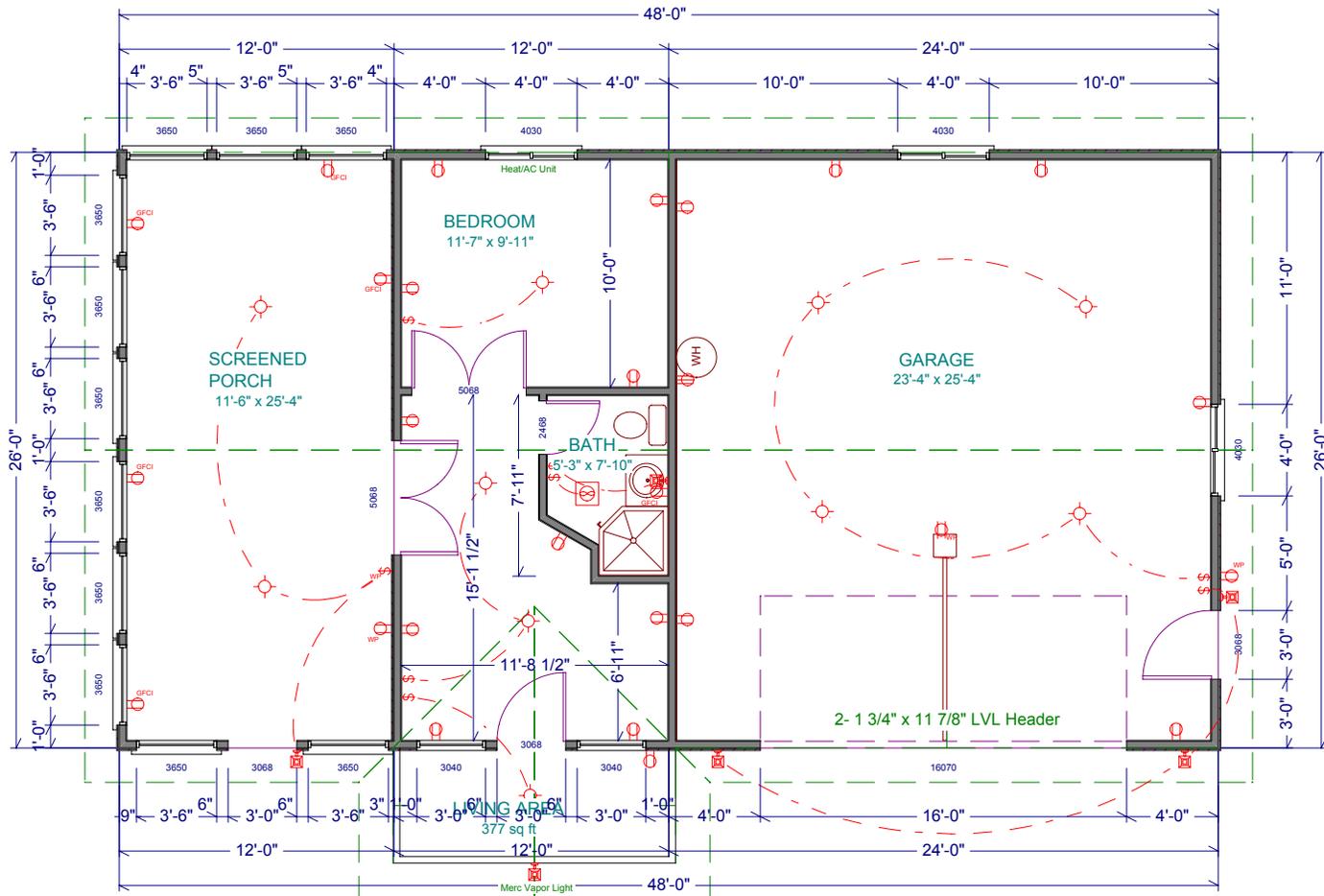




26' x 48' Screen Porch Garage Plans
Trussed Roof, 2x Construction, 8' Walls
Asphalt Shingles, Garage Space
Office Space, Screened Porch

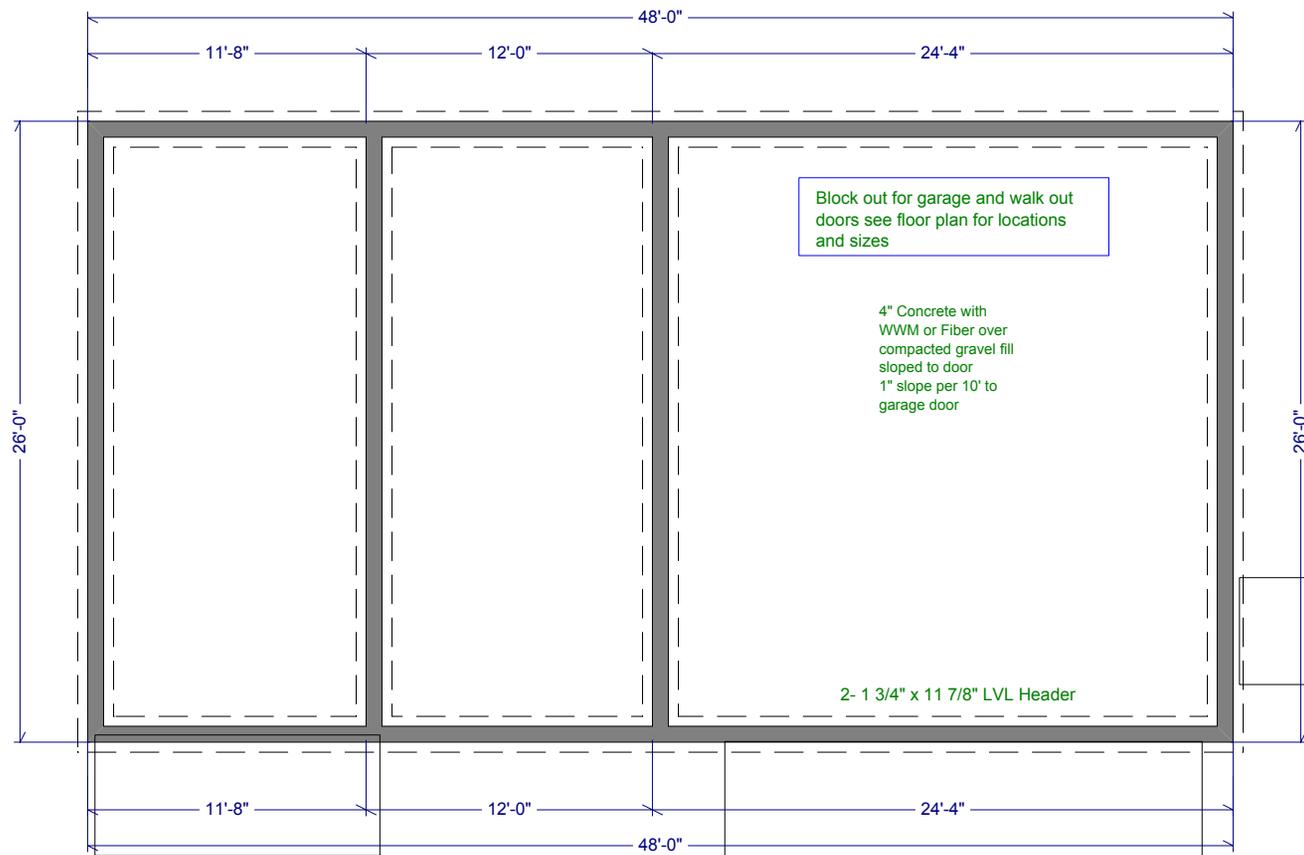




DOOR SCHEDULE								
NUMBER	QTY	SIZE	DIMENSIONS	R/O	DESCRIPTION	HEADER	THICKNESS	HINGE
D01	1	16070	192X84"	193X85 1/2	GARAGE 4-PANEL	2X9X199 (2)	1 3/4	
D02	1	2468	28X80X1 3/8"	29X81 1/2	4-PANEL	2X6X32 (2)	1 3/8	
D03	1	3068	36X80X1 3/4"	37X81 1/2	EXT. SUNRISE PANEL	2X7X40 (2)	1 3/4	
D04	1	3068	36X80X1 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-GLASS	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)

Main Floor Plan
Scale 1/8"=1'

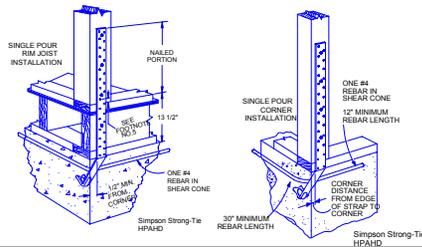


Block out for garage and walk out doors see floor plan for locations and sizes

4" Concrete with WWM or Fiber over compacted gravel fill sloped to door 1" slope per 10' to garage door

2- 1 3/4" x 11 7/8" LVL Header

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



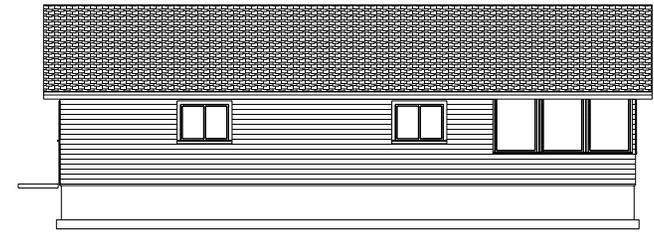
Foundation Plan Scale 1/8"=1'

Concrete:

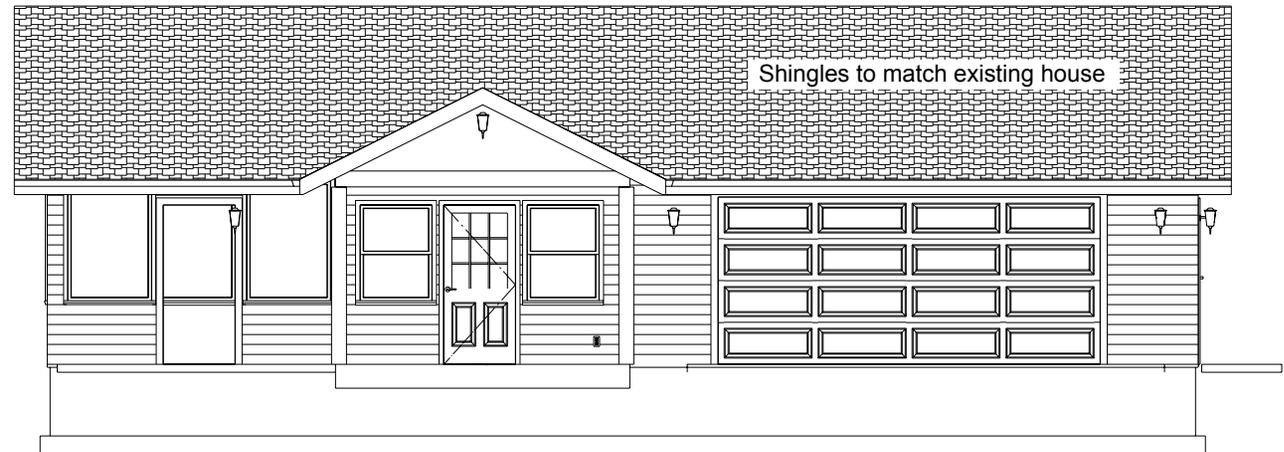
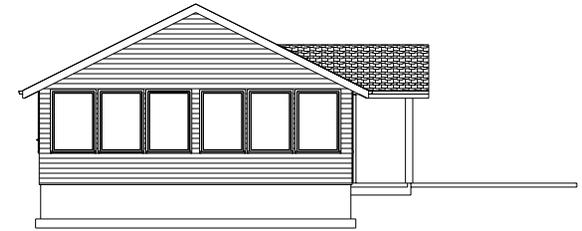
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. Reinforcing to be ASTM A615-Bars with Fy=60 ksi lap 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design based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



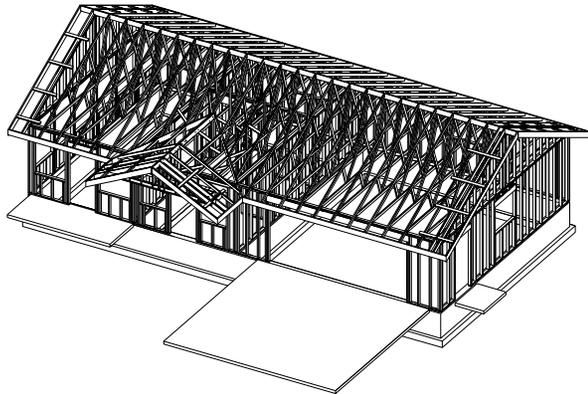
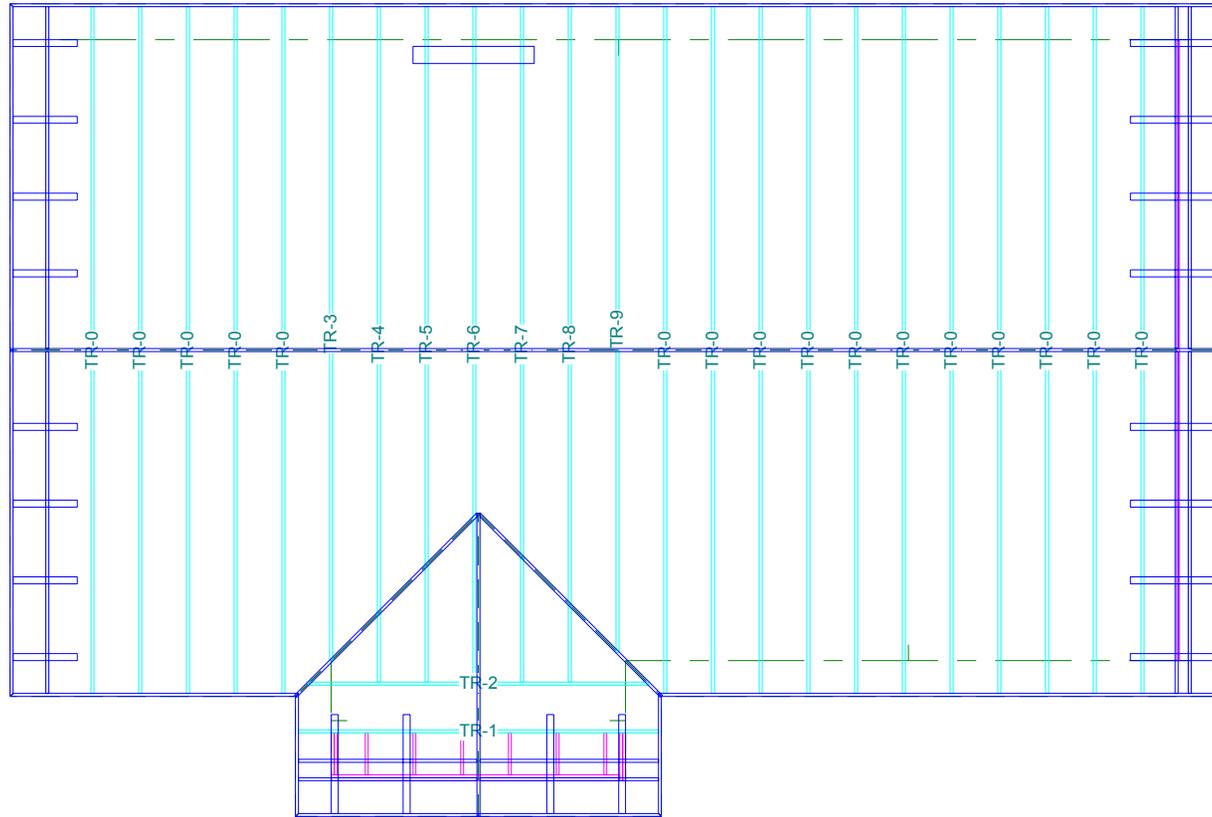
Right Elevation
Scale 1/8"=1'



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

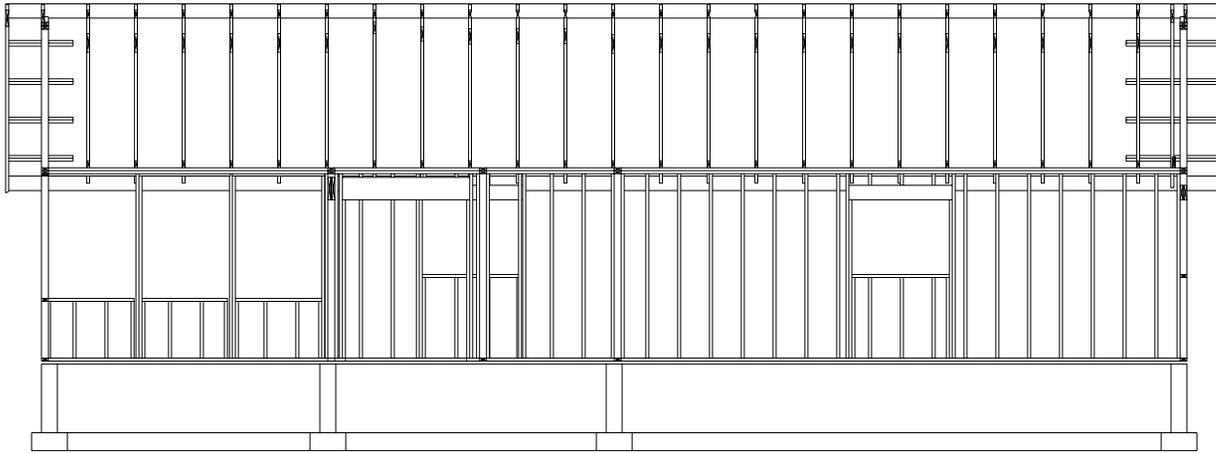


Front Elevation
Scale 1/8"=1'

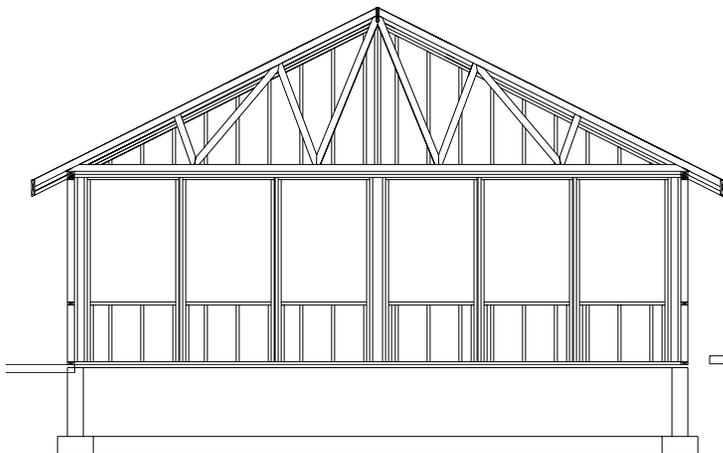
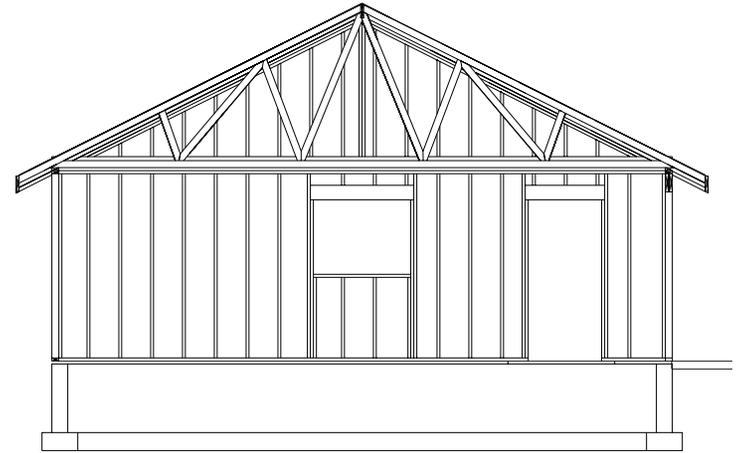


Roof Framing:

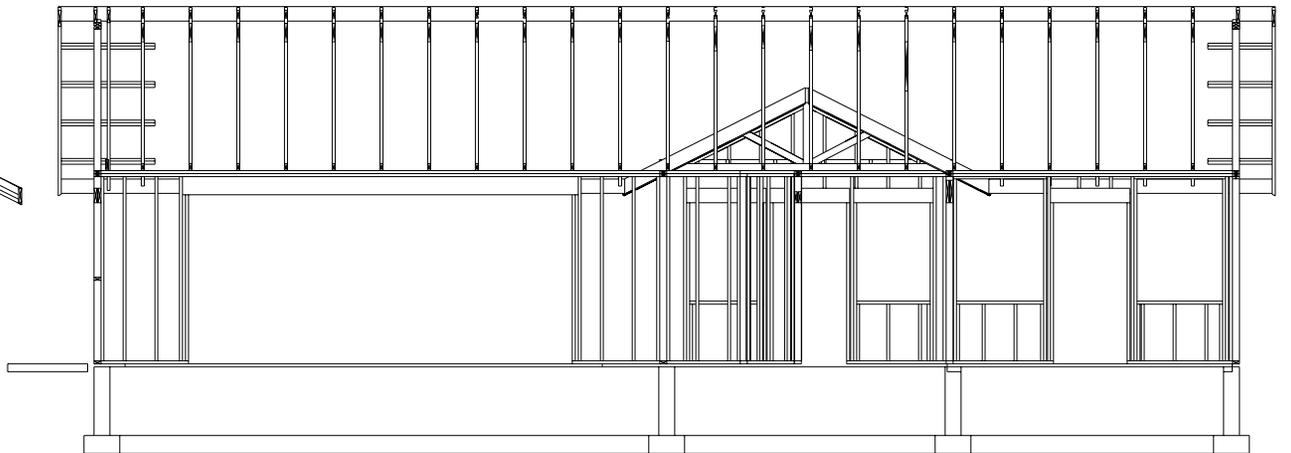
1. Fascia to be 2"x4" Douglas Fir per detail _____ sheet _____.
2. For soffit size see detail _____ sheet _____.
3. For spans and dimensions refer to floor plans.
4. Trusses are to be an approved truss design from the truss manufacture's engineer.
5. Use Simpson H-1 hurricane anchors at each truss or 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.

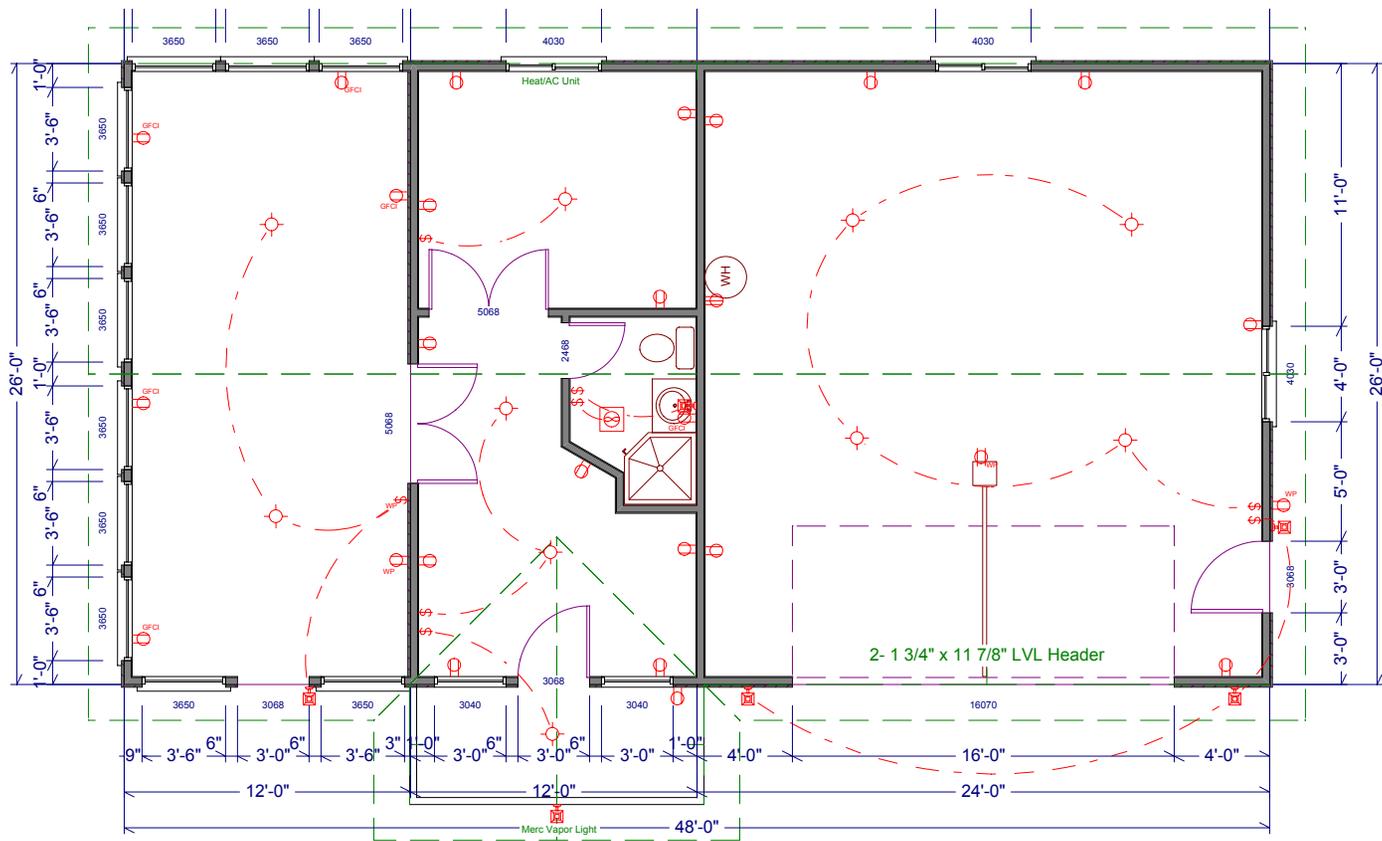


Full Section scale 1/8"=1'

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.

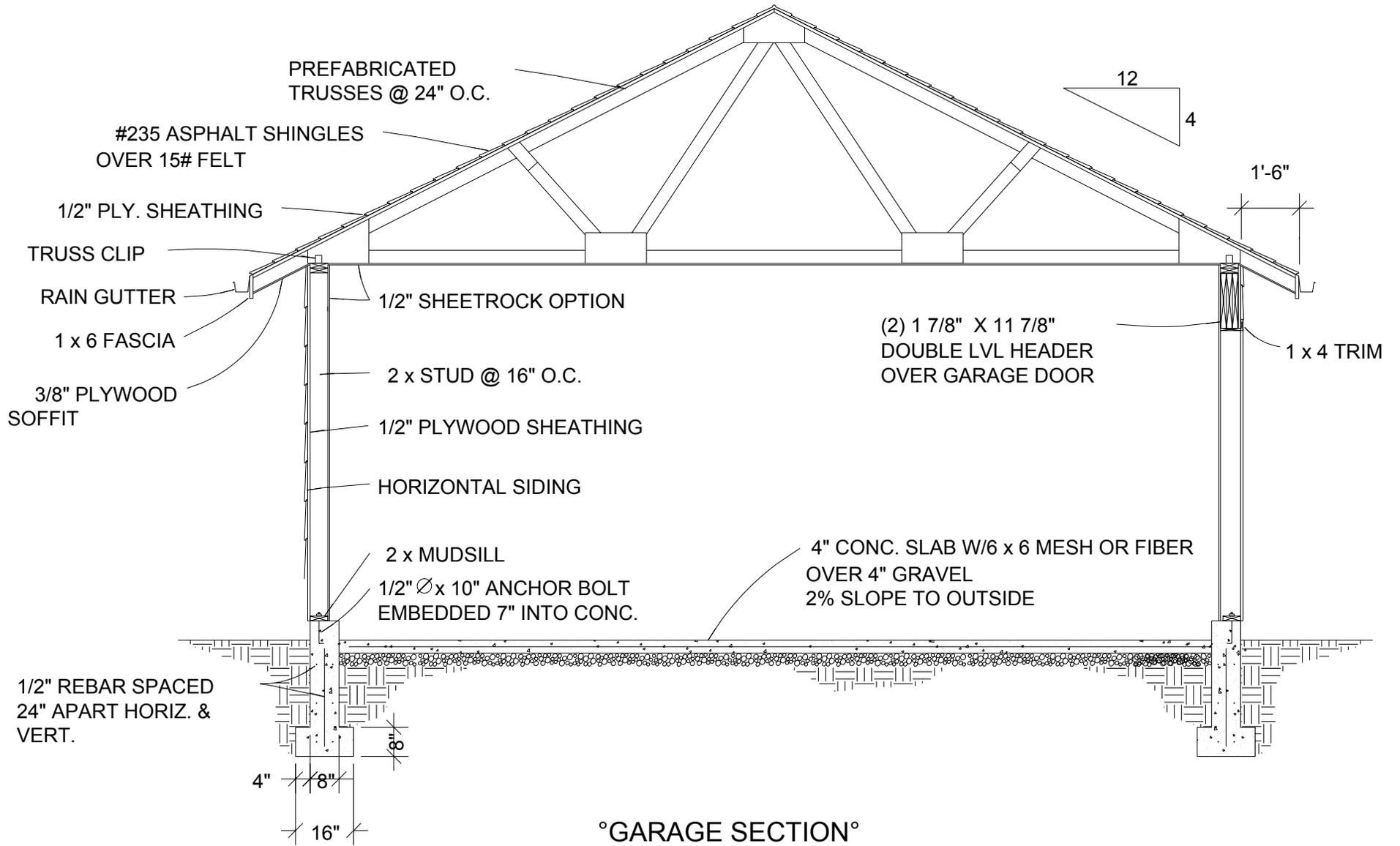


Electrical Systems:

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



	ID	Sub Cat	Flr	Size	Description	Count	Extra	Unit	Price	Tot Cost
1	General									
2	GN1			0 34 1/2 high wall	Foundation 8" Concrete S	196		0 ft		
3	GN2			1 97 1/8 high wall	Siding-4	147		0 ft		
4	GN3			1 98 5/8 high wall	Fire-4	26		0 ft		
5	GN4			1 98 5/8 high wall	Siding-4	26		0 ft		
6	GN5			1 97 1/8 high wall	Interior-4	25		0 ft		
7	GN6			1	heated ceiling area	998.00		0.00 sq ft		
8	GN7			1	heated floor area	62.00		0.00 sq ft		
9	GN8			1	heated roof area	348.00		0.00 sq ft		
10	GN9			1	heated wall area	468.00		0.00 sq ft		
11	GN10			1	heated glass area	33.00		0.00 sq ft		
12	GN11			1	heated door area	13.00		0.00 sq ft		
13	GN12			2 76 1/4 high wall	Siding-4	50		0 ft		
14	GN13			2 35 1/4 high wall	Default (wood frame 16"O	12		0 ft		
15										Subtotal:
16	Foundation									
17	FO1			0 8" thick	Concrete Concrete	13.92		0.00 cu yd		
18	FO2			0 1/2x6"	foam sill seal	196		0 ft		
19	FO3			0	foundation bolts	38		0		
20	FO4			0 18x9"h	concrete footing	8.18		0.00 cu yd		
21	FO5			0 no. 4	rebar (footing)	416		0 ft		
22	FO6			0 no. 4	horiz. rebar (wall)	1664		0 ft		
23	FO7			0 no. 4	vert. rebar (wall)	575		0 ft		
24	FO8			0 1118 sq ft	concrete slab	13.80		0.00 cu yd		
25	FO9			0 1118 sq ft	steel mesh for slab	1118.00		0.00 sq ft		
26										Subtotal:
27	Subfloor									
28	SF1			1 2x6"-16'+	ceiling joists - lumber	18		0 ft		
29	SF2			1 2x6"-14'	ceiling joists - lumber	2		0		
30	SF3			1 2x6"-26'	ceiling joists - lumber	1		0		
31										Subtotal:
32	Framing									
33	F1			1 2x4-16ft+	fir plate	723		0 ft		
34	F2			1 2x4"-92 5/8"	fir stud	155		0		
35	F3			1 2x4-16ft+	fir stud stock	503		0 ft		
36	F4			1 2x1-16ft+	header - lumber	84		0 ft		
37	F5			1 2x4"-5 7/8"	fir stud	7		0		
38	F6			1 2x7-16ft+	header - lumber	59		0 ft		
39	F7			1 2x9-16ft+	header - lumber	33		0 ft		

	ID	Sub Cat	Flr	Size	Description	Count	Extra	Unit	Price	Tot Cost
40	F8		1	2x4"-1 7/8"	fir stud	8	0			
41	F9		1	2x11-16ft+	header - lumber	21	0	ft		
42	F10		1	2x4"-7 5/8"	fir stud	2	0			
43	F11		1	2x6-16ft+	header - lumber	5	0	ft		
44	F12		2	2x4-16ft+	fir plate	147	0	ft		
45	F13		2	2x4-16ft+	fir stud stock	149	0	ft		
46										Subtotal:
47	Siding									
48	S1		1	7" wide	Siding Wood White	2259	0	ft		
49	S2		1	4'x8'x5/8"	Sheet Plywood-hrz	44	0			
50	S3		1		house wrap	1788.00	0.00	sq ft		
51	S4		2	7" wide	Siding Wood White	388	0	ft		
52	S5		2	4'x8'x5/8"	Sheet Plywood-hrz	5	0			
53										Subtotal:
54	Ext Trim									
55	EX1		1	1x2-16ft+	exterior sill	42	0	ft		
56	EX2		1	1x2-16ft+	ext. window casing	156	0	ft		
57	EX3		1	1x4-16ft+	exterior sill	14	0	ft		
58	EX4		1	1x4-16ft+	ext. window casing	33	0	ft		
59	EX5		1	1x5-36"	door threshold	2	0			
60	EX6		1	1x4-16ft+	ext. door casing - woodgr	37	0	ft		
61	EX7		1	5 in	ext. door jamb - woodgrair	37	0	ft		
62	EX8		1	1x4-16ft+	garage door casing - wood	31	0	ft		
63	EX9		1	5 in	garage door jamb - woodg	31	0	ft		
64	EX10		1	1x5-60"	door threshold	1	0			
65	EX11		1	1x4-16ft+	ext. door casing	17	0	ft		
66	EX12		1	5 in	ext. door jamb	17	0	ft		
67										Subtotal:
68	Roofing									
69	R1		1	2x8"-16'+	ridge board - lumber	51	0	ft		
70	R2		1	2x8"-12'	ridge board - lumber	2	0			
71	R3		1	2x8"-14'	ridge board - lumber	1	0			
72	R4		1	2x6"-18'	rafters - lumber	6	0			
73	R5		1	2x8"-52'	rafters - lumber	1	0			
74	R6		1	2x8"-18'	rafters - lumber	4	0			
75	R7		1	2x4"-16'+	rafters - lumber	69	0	ft		
76	R8		1	2x8"-24'	rafters - lumber	1	0			
77	R9		1	2x8"-12'	rafters - lumber	1	0			
78	R10		1	2x6"-10'	rafters - lumber	4	0			

	ID	Sub Cat	Flr	Size	Description	Count	Extra	Unit	Price	Tot Cost	
79	R11		1	2x8"-16'+	rafters - lumber	10		0 ft			
80	R12		1	2x8"-10'	rafters - lumber	2		0			
81	R13		1	TR-0 345"	roof truss	16		0			
82	R14		1	TR-3 328 9/16"	roof truss	1		0			
83	R15		1	TR-4 339 5/16"	roof truss	1		0			
84	R16		1	TR-5 339 5/16"	roof truss	1		0			
85	R17		1	TR-6 339 5/16"	roof truss	1		0			
86	R18		1	TR-7 339 5/16"	roof truss	1		0			
87	R19		1	TR-8 339 5/16"	roof truss	1		0			
88	R20		1	TR-9 324 3/8"	roof truss	1		0			
89	R21		1	TR-1 181"	roof truss	1		0			
90	R22		1	TR-2 171 1/8"	roof truss	1		0			
91	R23		1		valley flashing	23		0 ft			
92	R24		1		ridge cap	64		0 ft			
93	R25		1		Roofing Dimensional Con	1740.00		0.00 sq ft			
94	R26		1	4x8' sheets	roof sheathing	55		0			
95	R27		1	2x8"	gable fascia	82		0 ft			
96	R28		1	2x8"	eave fascia	97		0 ft			
97	R29		1		metal drip edge	179		0 ft			
98	R30		1		gutter	97		0 ft			
99	R31		1		downspout	5		0			
100									Subtotal:		
101	Insulation										
102	IN1		1	12x24x48" batts	ceiling insulation	124		0			
103	IN2		1	12x16x48" batts	floor insulation	11		0			
104	IN3		1	12x24x48" batts	roof insulation	43		0			
105	IN4		1	4x16x93" batts	wall insulation	43		0			
106									Subtotal:		
107	Flooring										
108	FL1		1		Carpet b4	61.00		0.00 sq ft			
109	FL2		1		Flooring Vinyl Floor-c1	37.00		0.00 sq ft			
110									Subtotal:		
111	Wall Brd										
112	WB1		0		Color 22, Almond	1118.00		0.00 sq ft			
113	WB2		1	4'x8'x1/2"	Sheet Sheetrock	64		0			
114	WB3		1	4'x8'x5/8"	Sheet Sheetrock	7		0			
115	WB4		1		Color 22, Almond	937.00		0.00 sq ft			
116	WB5		1		Color 1, Beige	171.00		0.00 sq ft			
117	WB6		1	4'x8'x1/2"	(wp) - sheet sheetrock	2		0			

ID	Sub Cat	Flr	Size	Description	Count	Extra	Unit	Price	Tot Cost
118	WB7		2 4'x8'x1/2"	Sheet Sheetrock	5	0			
119									Subtotal:
120	Windows								
121	W1		1 42x60	fixed glass	11	0			
122	W2		1 48x36	right sliding	3	0			
123	W3		1 36x48	single hung	2	0			
124									Subtotal:
125	Doors								
126	D1		1 36x80x1 3/4L	ext. Sunrise Panel	1	0			
127	D2		1	hinge: hidden	17	0			
128	D3		1 192x84	garage 4-Panel (long)	1	0			
129	D4		1 36x80x1 3/8R	9-Lite@2-Panel	1	0			
130	D5		1 30x80x1 3/4R	ext. hinged-glass	1	0			
131	D6		1 30x80x1 3/4L	ext. hinged-glass	1	0			
132	D7		1 30x80x1 3/8L	4-Panel	1	0			
133	D8		1 30x80x1 3/8R	4-Panel	1	0			
134	D9		1 28x80x1 3/8L	4-Panel	1	0			
135									Subtotal:
136	Cabinets								
137	C1		1 BD2736x22	bath base cab	1	0			
138	C2		1 25x6"	bath cab. drawer	1	0			
139	C3		1 21W1D	RP-3-REC - woodgrain A	2	0			
140	C4		1	hidden cab. hinge	4	0			
141	C5		1	countertop - marble trave	4.00	0.00	sq ft		
142	C6		1	front cap (bath)	6	0	ft		
143	C7		1	backsplash (bath)	2	0	ft		
144									Subtotal:
145	Int Trim								
146	T1		1 1x2-16ft+	window apron	68	0	ft		
147	T2		1 1x2-16ft+	sill	68	0	ft		
148	T3		1 1x2-16ft+	interior casing	394	0	ft		
149	T4		1 5 in	interior jamb	17	0	ft		
150	T5		1 0" wide	int. railing	265	0	in		
151	T6		1 0" wide	railing shoe	265	0	in		
152	T7		1 4x8 in	beam over rail	22	0	ft		
153	T8		1 7 1/2" square	half post	2	0			
154	T9		1 7 1/2" square	support post	2	0			
155	T10		1 4 in	interior jamb	35	0	ft		
156	T11		1 1x6-16ft+	base molding	121	0	ft		

	ID	Sub Cat	Flr	Size	Description	Count	Extra	Unit	Price	Tot Cost
157									Subtotal:	
158	Fixtures									
159	FX1		1	36W36D	Corner	1	0			
160	FX2		1	31W34D	Standard	1	0			
161	FX3		1	12W108D	Garage Door Opener	1	0			
162	FX4		1	18W18D	Round 18"	1	0			
163									Subtotal:	
164	Appliance									
165	A1		1	23W21D	Water Heater 40G	1	0			
166										
167	Electrical									
168	E1		1	wall mount	GFCI	6	0			
169	E2		1	wall mount	Duplex	17	0			
170	E3		1	wall mount	Duplex (weatherproof)	2	0			
171	E4		1	wall mount	Single Pole	7	0			
172	E5		1	wall mount	Porch Lantern	5	0			
173	E6		1	wall mount	220V	1	0			
174	E7		1	wall mount	Weatherproof	1	0			
175	E8		1	floor mount	Duplex (weatherproof)	1	0			
176	E9		1	ceiling mount	Exhaust	1	0			
177	E10		1	ceiling mount	Half Dome	10	0			
178	E11		1	floor mount	Duplex (weatherproof) - c	1	0			
179									Subtotal:	
180										
181									Total:	