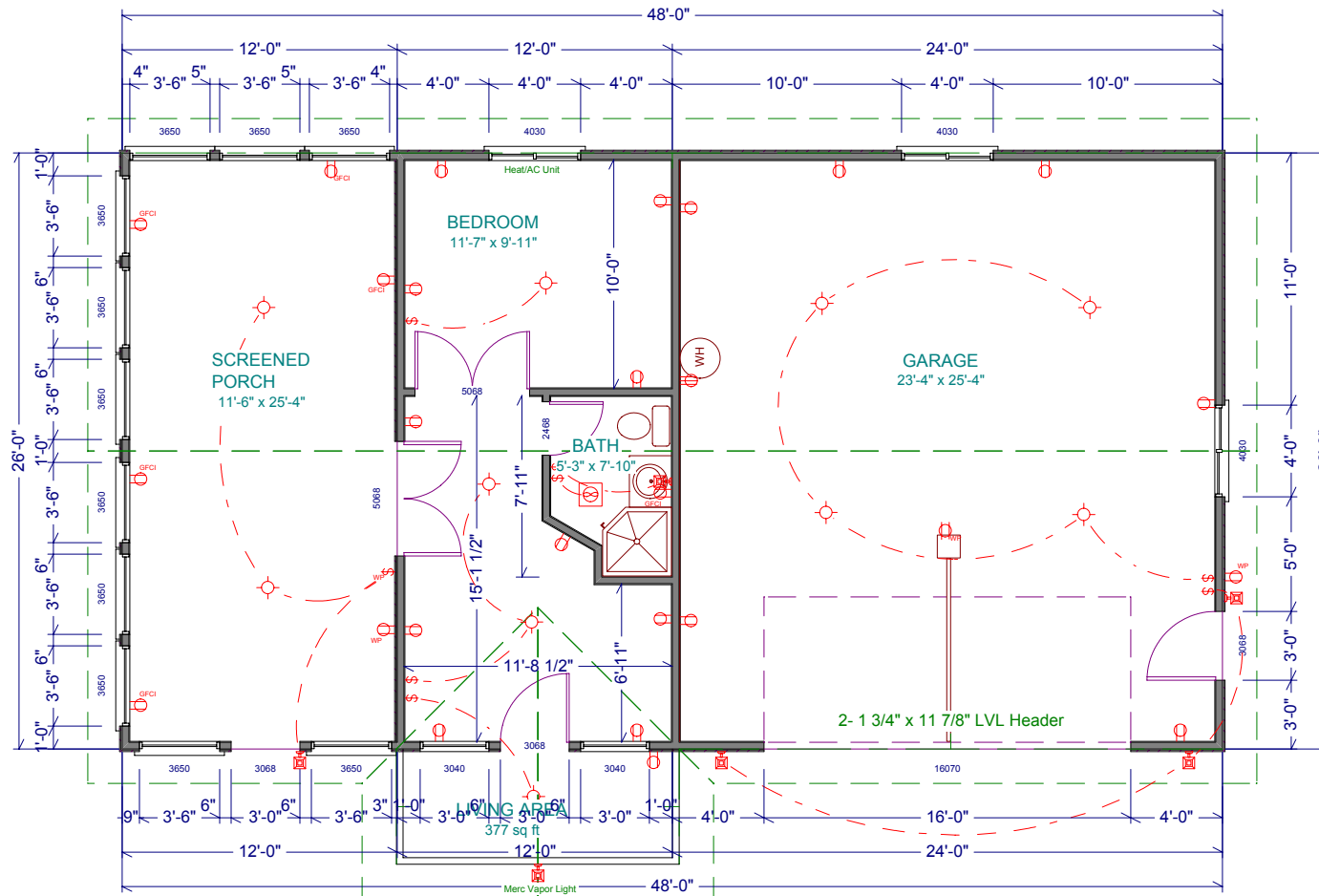




26' x 48' Screen Porch Garage Plans  
Trussed Roof, 2x Construction, 8' Walls  
Asphalt Shingles, Garage Space  
Office Space, Screened Porch

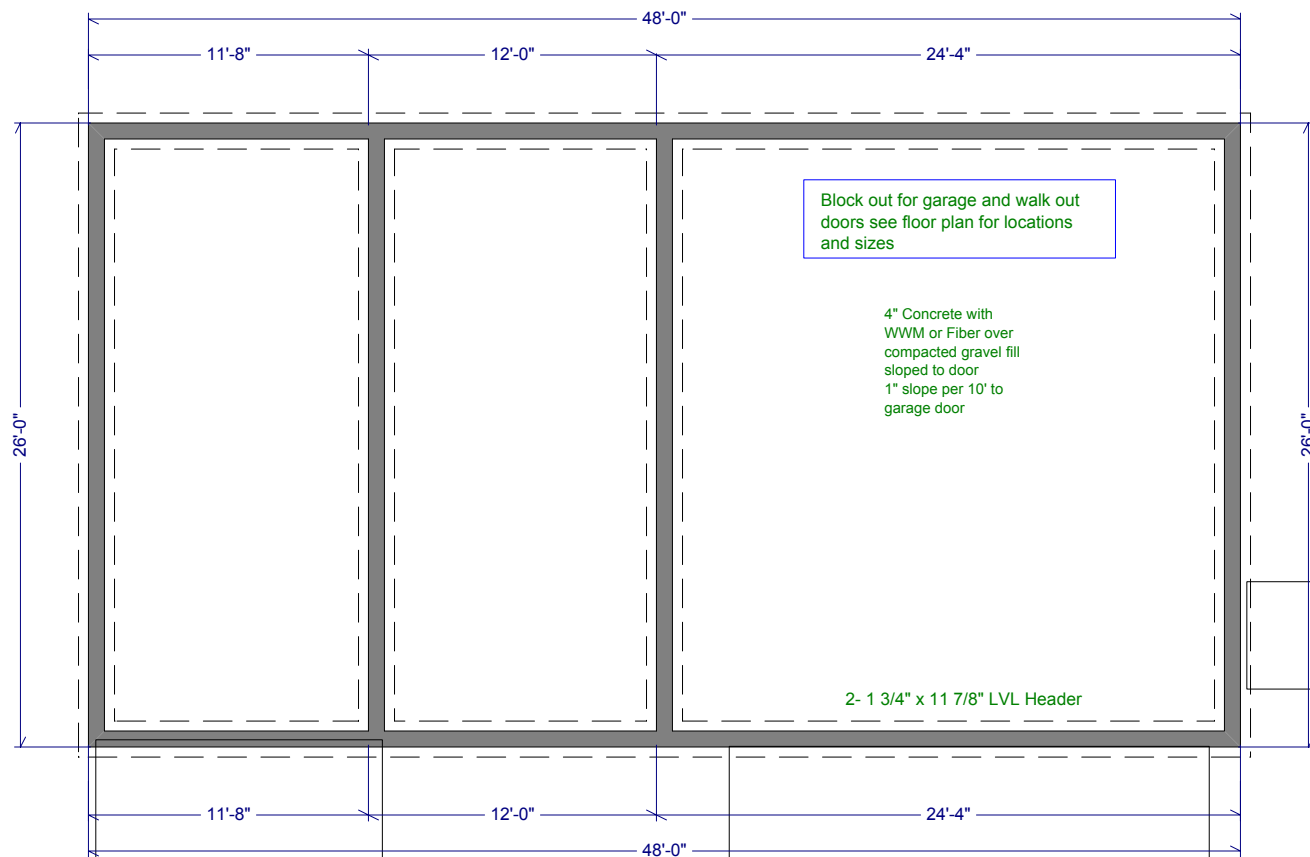




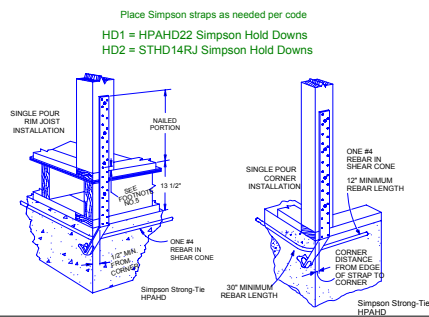
DOOR SCHEDULE								
NUMBER	QTY	SIZE	DIMENSIONS	R/O	DESCRIPTION	HEADER	THICKNESS	HINGE
D01	1	16070	192X84"	193X85 1/2	GARAGE 4-PANEL	2X9X199 (2)	1 3/4	
D02	1	2468	28X80X1 3/8"	29X81 1/2	4-PANEL	2X6X32 (2)	1 3/8	
D03	1	3068	36X80X1 3/4"	37X81 1/2	EXT. SUNRISE PA	2X7X40 (2)	1 3/4	
D04	1	3068	36X80X1 3/8"	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
W01	2	1	3040	36"X48"	37X49 1/2	SINGLE HUNG
W02	11	1	3650	42"X60"	43X61 1/2	FIXED GLASS
W03	3	1	4030	48"X36"	49X37 1/2	RIGHT SLIDING

Main Floor Plan  
Scale 1/8"=1'



Foundation Plan Scale 1/8"=1'

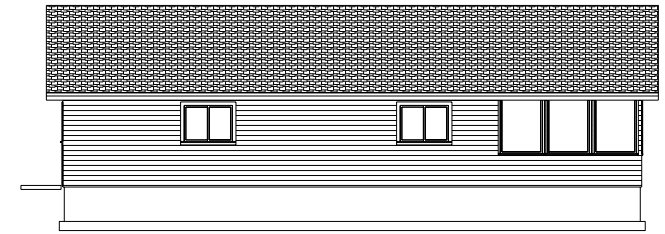


### Concrete:

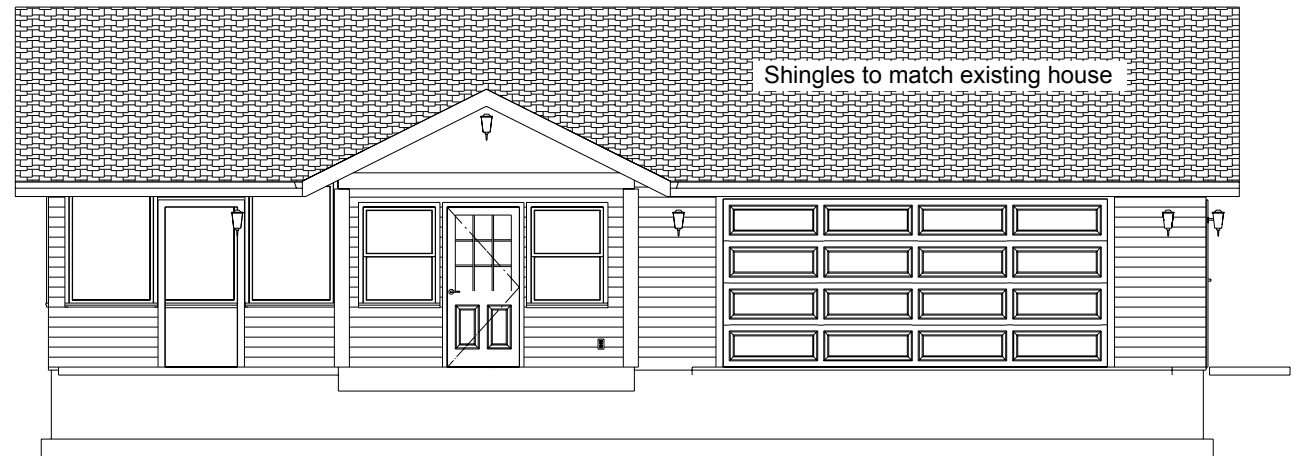
1. All slabs are to be 4" concrete over 4" gravel unless otherwise noted on the plans.
2. Concrete to be ACI 301-66, Type II cement, 2500 psi at 28 days, 5" maximum slump.
3. Reinforcing to be ASTM A615-Bars with  $F_y=60$  ksi lap 30 diameter minimum at splices or weld per ACI Std.
4. Concrete design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



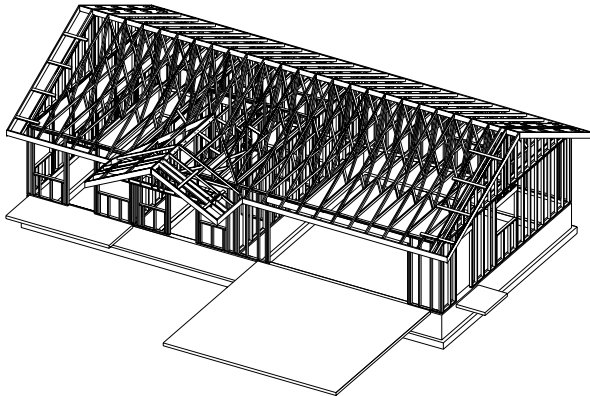
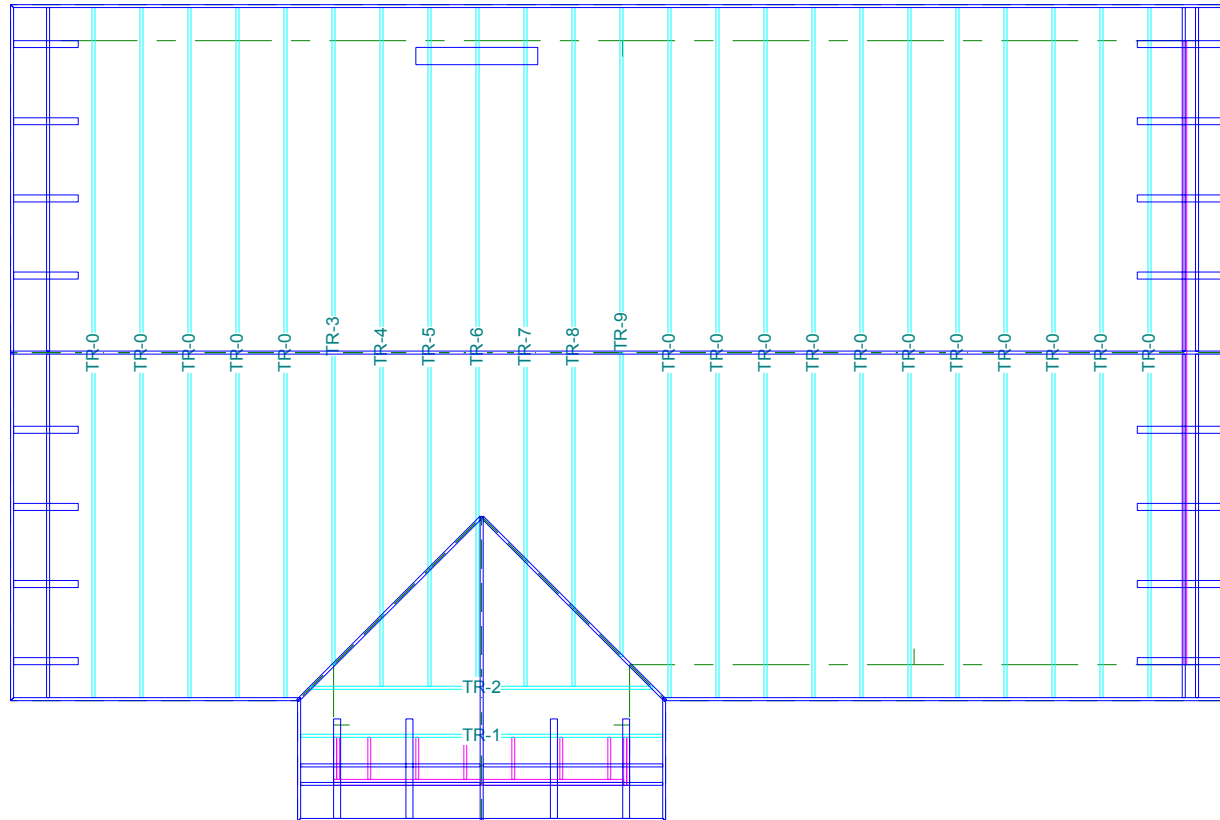
Right Elevation  
Scale 1/8"=1'



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

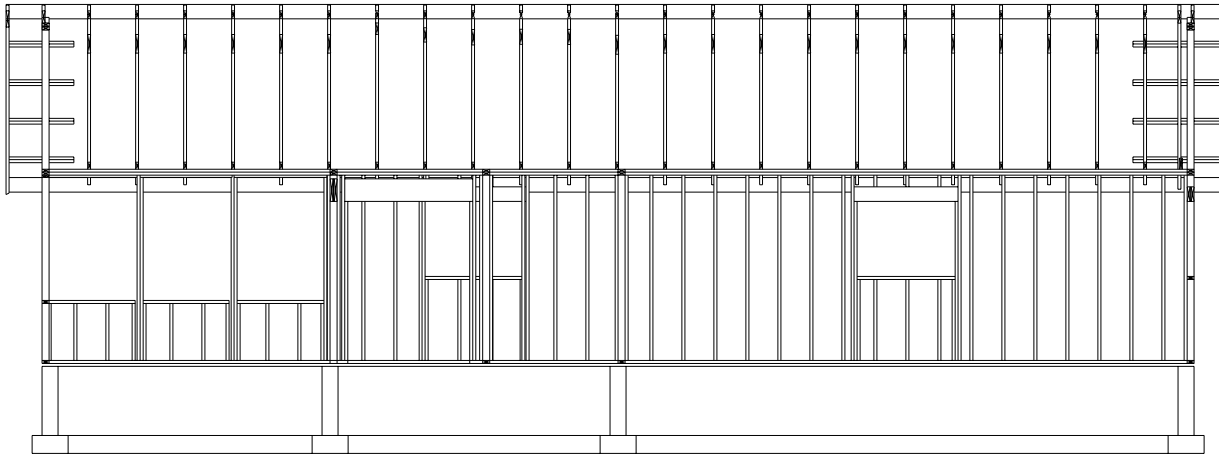


Front Elevation  
Scale 1/8"=1'

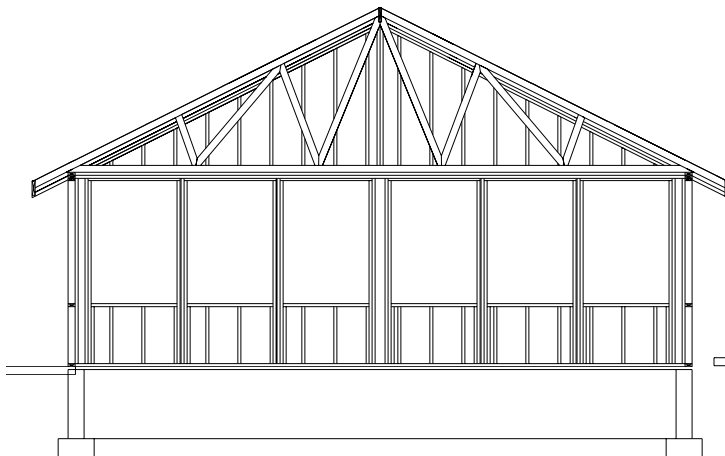
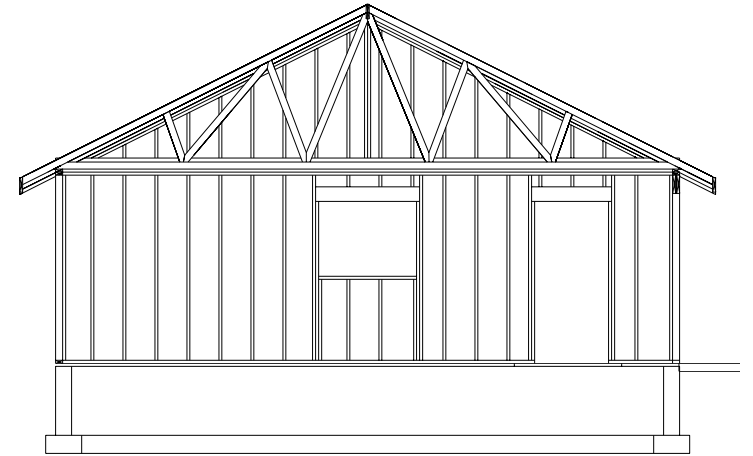


#### Roof Framing:

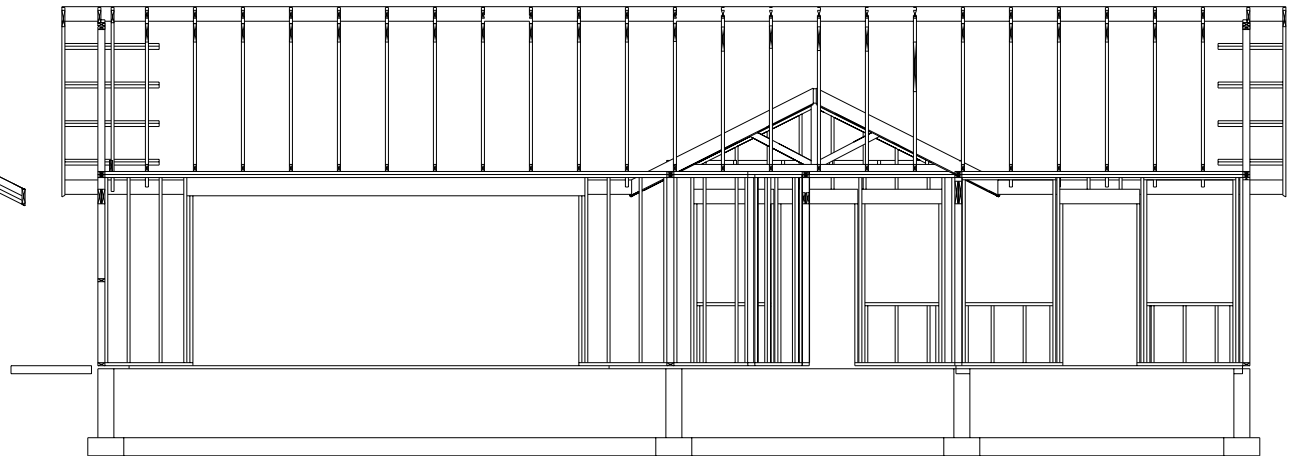
1. Fascia to be 2"x4" Douglas Fir per detail \_\_\_\_\_ sheet \_\_\_\_\_.
2. For soffit size see detail \_\_\_\_\_ sheet \_\_\_\_\_.
3. For spans and dimensions refer to floor plans.
4. Trusses are to be an approved truss design from the truss manufacture's engineer.
5. Use Simpson H-1 hurricane anchors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

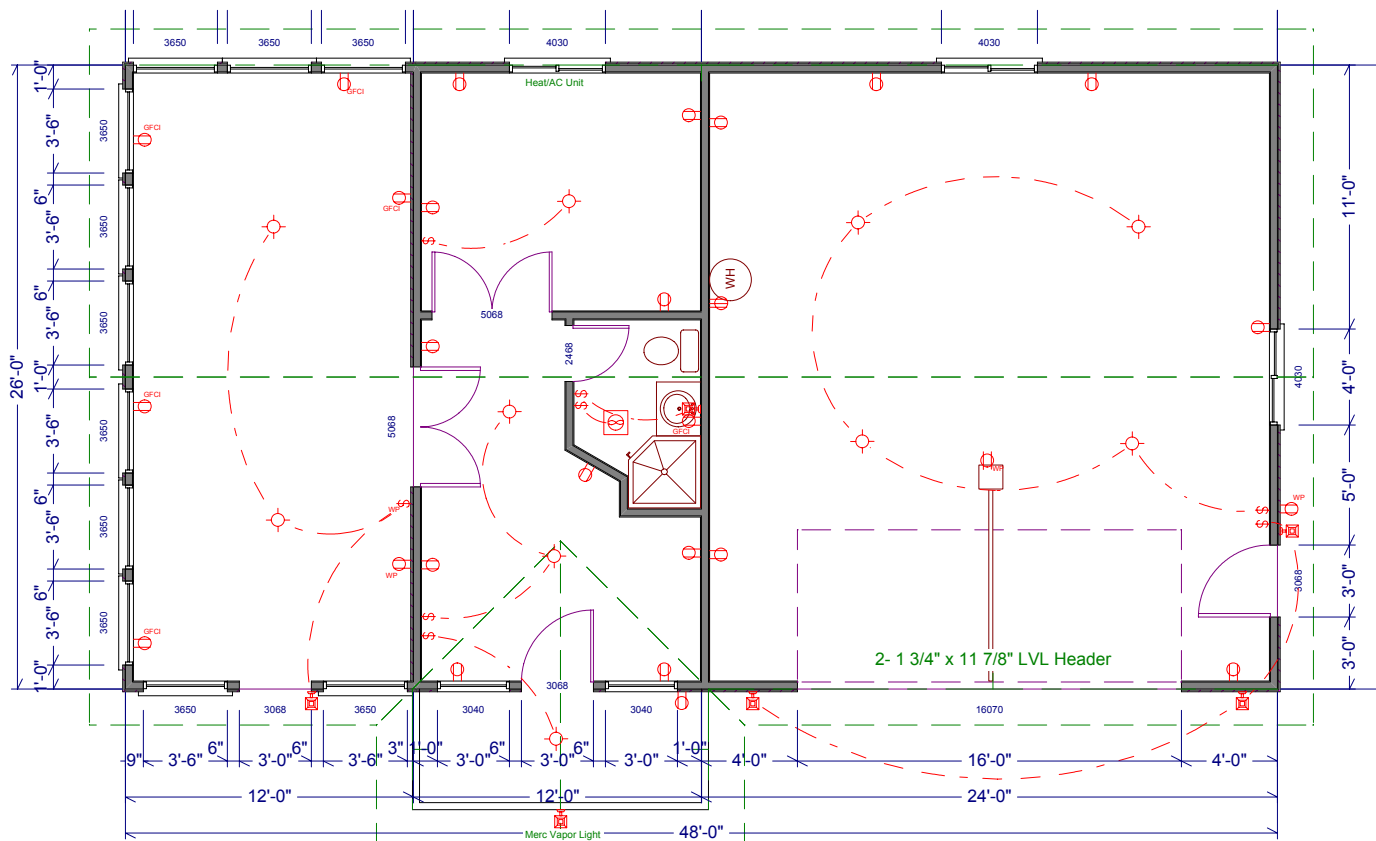


Full Section scale 1/8"=1'

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.



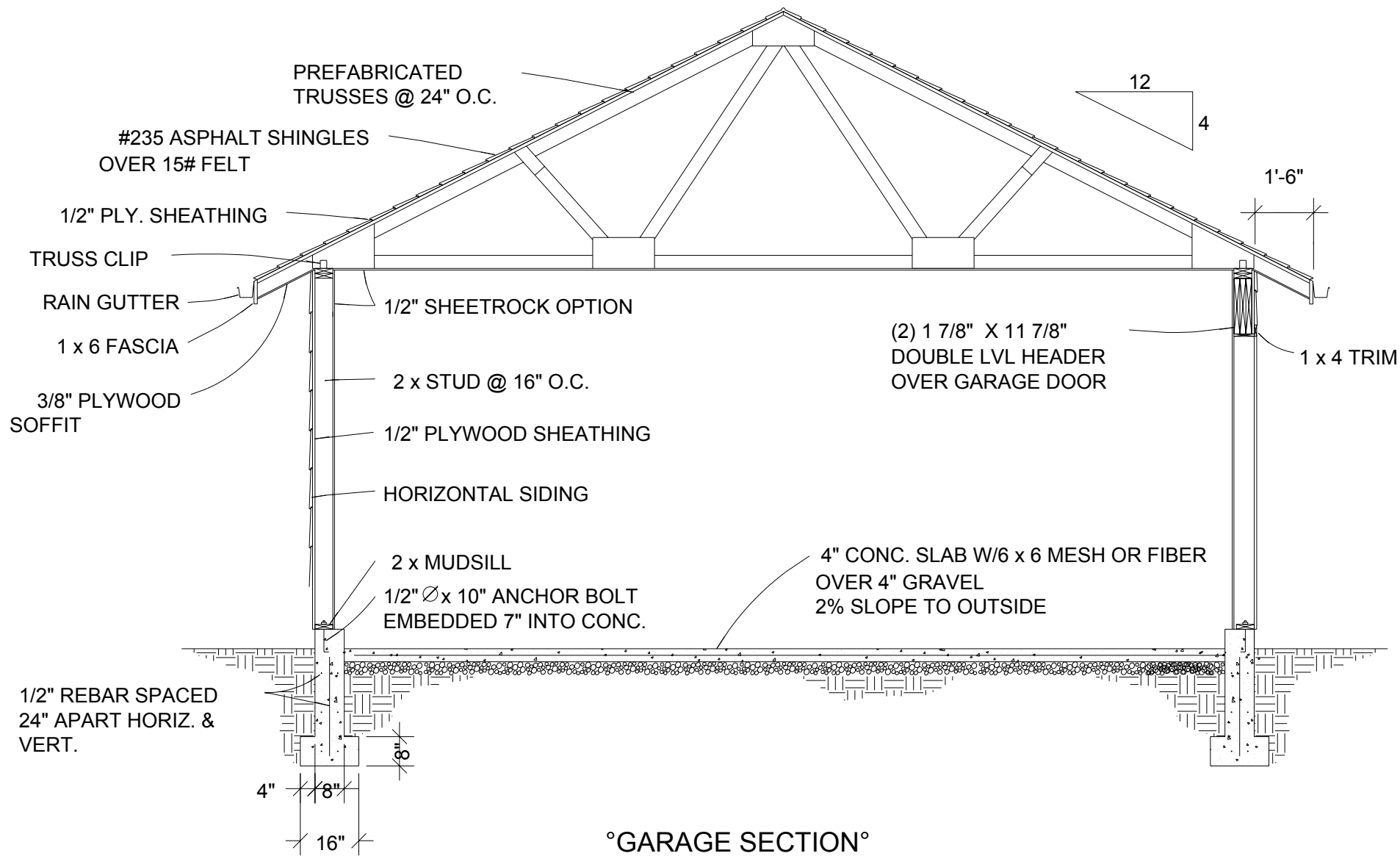
#### Electrical Systems:

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	<b>General</b>									
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	<b>Foundation</b>									
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	<b>Subfloor</b>									
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	<b>Framing</b>									
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	<b>Siding</b>									
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	<b>Ext Trim</b>									
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 - woodgrain	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	<b>Roofing</b>									
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	<b>Insulation</b>									
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	<b>Flooring</b>									
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	<b>Wall Brd</b>									
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	<b>Windows</b>									
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	<b>Doors</b>									
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	<b>Cabinets</b>									
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	<b>Int Trim</b>									
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		

