By using these drawings, the builder agrees to the following conditions:

These drawings are intended to present the general layout and appearance of the building. They may also serve as a guide to construction in some locations. The publisher does not claim that these plans are suitable for use, for the building site’s conditions, for compliance with current codes or for compliance with building association criteria. It is the builder’s responsibility to have these drawings reviewed for suitability by a local building professional and by the community’s building and zoning officials prior to the start of construction. If these plans are not useable or not easily adaptable, they may be returned for a complete refund. The publisher’s and designer’s liability is strictly limited to the original purchase price of these plans.

Designed by Dan O’Connell, Architect, HousePlanArchitect.com
Published by TodaysPlans.com

Copyright 2011 TodaysPlans.com. These plans are protected by U.S. and International copyright law. They may be used once to help with one project or to help build one building. Any other use, copying or dissemination is strictly prohibited.
<table>
<thead>
<tr>
<th>SHEET NO</th>
<th>SHEET INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>A1</td>
<td>FOUNDATION PLAN</td>
</tr>
<tr>
<td>A2</td>
<td>FLOOR PLAN</td>
</tr>
<tr>
<td>A3</td>
<td>ROOF PLAN</td>
</tr>
<tr>
<td>A4</td>
<td>FRONT ELEVATION</td>
</tr>
<tr>
<td>A5</td>
<td>RIGHT ELEVATION</td>
</tr>
<tr>
<td>A6</td>
<td>REAR ELEVATION</td>
</tr>
<tr>
<td>A7</td>
<td>LEFT ELEVATION</td>
</tr>
<tr>
<td>A8</td>
<td>BUILDING SECTION</td>
</tr>
<tr>
<td>A9</td>
<td>TYP. WALL SECTION</td>
</tr>
<tr>
<td>A10</td>
<td>ROOF FRAMING PLAN</td>
</tr>
<tr>
<td>A11</td>
<td>WALL FRAMING PLAN</td>
</tr>
<tr>
<td>A12</td>
<td>FRONT WALL FRAMING</td>
</tr>
<tr>
<td>A13</td>
<td>RIGHT WALL FRAMING</td>
</tr>
<tr>
<td>A14</td>
<td>REAR WALL FRAMING</td>
</tr>
<tr>
<td>A15</td>
<td>LEFT WALL FRAMING</td>
</tr>
<tr>
<td>A16</td>
<td>ELECTRICAL PLAN</td>
</tr>
</tbody>
</table>

www.houseplanarchitect.com
SLAB ON GRADE
CONC. SLAB OVER 6MIL POLY- VINYL ON 2" SAND

FOOTINGS AT BEARING WALLS, FIREPLACES, ETC. NOT SHOWN AND TO BE DESIGNED BY OTHERS.

PORCH
CONC. SLAB OVER 6MIL POLY- VINYL ON 2" SAND

SLAB FOUNDATION
SCALE: 1/4" = 1'-0"
ROOF PLAN
SCALE: 1/4" = 1'-0"
REAR ELEVATION

Scale: 1\(\frac{1}{4}\)” = 1’-0”
LEFT ELEVATION

SCALE: 1/4" = 1'-0"
BUILDING SECTION

SCALE: 1/4" = 1'-0"
TYPICAL CEILING:
2X CEILING JOIST
INSULATION
GYPSUM BOARD

EXTERIOR WALL SIDING OVER GYPSUM BOARD

CONCRETE SLAB OVER SAND BED
OVER 6 MIL MOISTURE BARRIER
OVER 4" DRAINAGE FILL

APPROX. GRADE
FILTER FABRIC
4" PERIMETER DRAIN PIPE

TYP. WALL SECTION DETAIL

SCALE: 1/4" = 1'-0"
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

LINE OF WALL BELOW

2x8 ROOF JOISTS @ 16" O.C.
FRONT WALL FRAMING

SCALE: 1/4" = 1'-0"
RIGHT WALL FRAMING

SCALE: 1/4" = 1'-0"
REAR WALL FRAMING

SCALE: 1/4" = 1'-0"
LEFT WALL FRAMING

SCALE: 1/4" = 1'-0"
Panel edges should have blocked edges, panel clips, or tongue and grooved edges.

APA rated sheathing.

Roofing.

Exterior or exposure panels at open soffit.

Leave 1/8" space at all panel end and edge joints (unless otherwise recommended by manufacturer).

Overhang detail.
RAFTER

SIMPSON H 2.5

TOP OF PLATE

HOLD DOWN @ RAFTER

SCALE: - N.T.S

TWO 16D TOENAILS EACH END

SOLID BRIDGING STAGGER BOARDS FOR EASE OF NAILING

BLOCKING DETAIL

SCALE: - N.T.S

MET. Drip EDGE APP'D OVER FELT ALONG RAKE

2" TOP LAP

4" TOP LAP

EAVES FLASH'G STRIP 36" MIN.
UNDERLAY'MT 30 LB ASPH FELT

WOOD DECK (VARIIES)

METAL DRIP

NAILING

9" STARTER STRIP OR COURSE OF SHINGLES INVERTED

START FIRST COURSE WITH FULL STRIP

START THIRD COURSE WITH FULL STRIP MINUS FIRST TAB
THREE TAB SQUARE BUTT STRIP SHINGLES

START SECOND COURSE WITH FULL STRIP MINUS 1/2 TAB

ROOFING LAYOUT

SCALE: - N.T.S
CORNER FRAMING

SCALE: 1/8" = 1'-0"
30 LB ASPHALT FELTS UNDERLAYMENT

WOOD DECK

ASPHALT CEMENT

METAL Drip APP'D DIRECT TO WD. DECK

METAL Drip AT RAKE APPLIED OVER UNDERLAYMENT

Use only nails to hold underlayment in place until shingles are laid.

FELT PAPER LAYOUT

SCALE:-N.T.S
1. 1x3 Trim Stain Grade.
2. 5/8" Gypsum Board.
3. 3.1" Jamb Stain Grade.
4. Glazing Stops Stain Grade.

**Wood Sill**
Scale: N.T.S

2x Top Plates Overlap at Corner Locking Walls Together.

**Top Plate Details**
Scale: N.T.S

**Interior Door Header**
Scale: N.T.S

**Top Plates to Be Offset 24" Min 4" Min**
(2) Rows 16d Nails (12 Total)
Double Top Plate

2x4 Studs @ 16" O.C. U.N.O.
W/ (2) 16d Nails @ Stud to Plate

**Top Plate Splice**
Scale: N.T.S

1. 2x Header.
2. 5/8" Gypsum Board.
3. Wood Trim.
4. Wood Head.
5. Wood Stop.
CDX PLYWOOD SHEAR WALL INSTALLED W/ LONG DIMENSION ACROSS STUDS, STAGGER VERTICAL JOINTS AS PER IRC 2000 R603.7

PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS

LEAVE 1/4" GAP @ EDGES & 1/8" GAP @ ENDS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER

WALL FRAMING

SIDING MATERIAL

PER 2000 IRC

TYPICAL SHEAR WALL

SCALE: -N.T.S
1.  DOUBLE HEADER WITH PLYWOOD
2.  TOENAIL.
3.  8" O.C. STAGGERED.
4.  SOLE PLATE.
5.  SILL SHOW CUT AWAY TO SHOW NAILING.
6.  KING STUD.
7.  TRIMMER.
8.  CRIPPLE STUD.

WINDOW OPENING
SCALE: = N.T.S

1.  HEADER.
2.  CRIPPLE STUD.
3.  16" O.C. STAGGERED
4.  SOLE PLATE.

DOOR OPENING
SCALE: = N.T.S
1. **WOOD GLAZING STOPS**
   STAIN GRADE
2. 1" JAMB.
3. 1X3 TRIM STAIN GRADE.
4. 5/8" GYPSUM BOARD.

**WOOD HEAD**

SCALE: 1:10

---

1. **ANCHOR BOLT.**
2. 2X6 SILL PLATE.
3. CONCRETE FOUNDATION

**2 X 4 SILL**

SCALE: 1:10