



Modest Timberline Ranch House Plans

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Page 4	Front & Right Elevation
Page 5	Framing Plan
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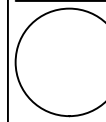
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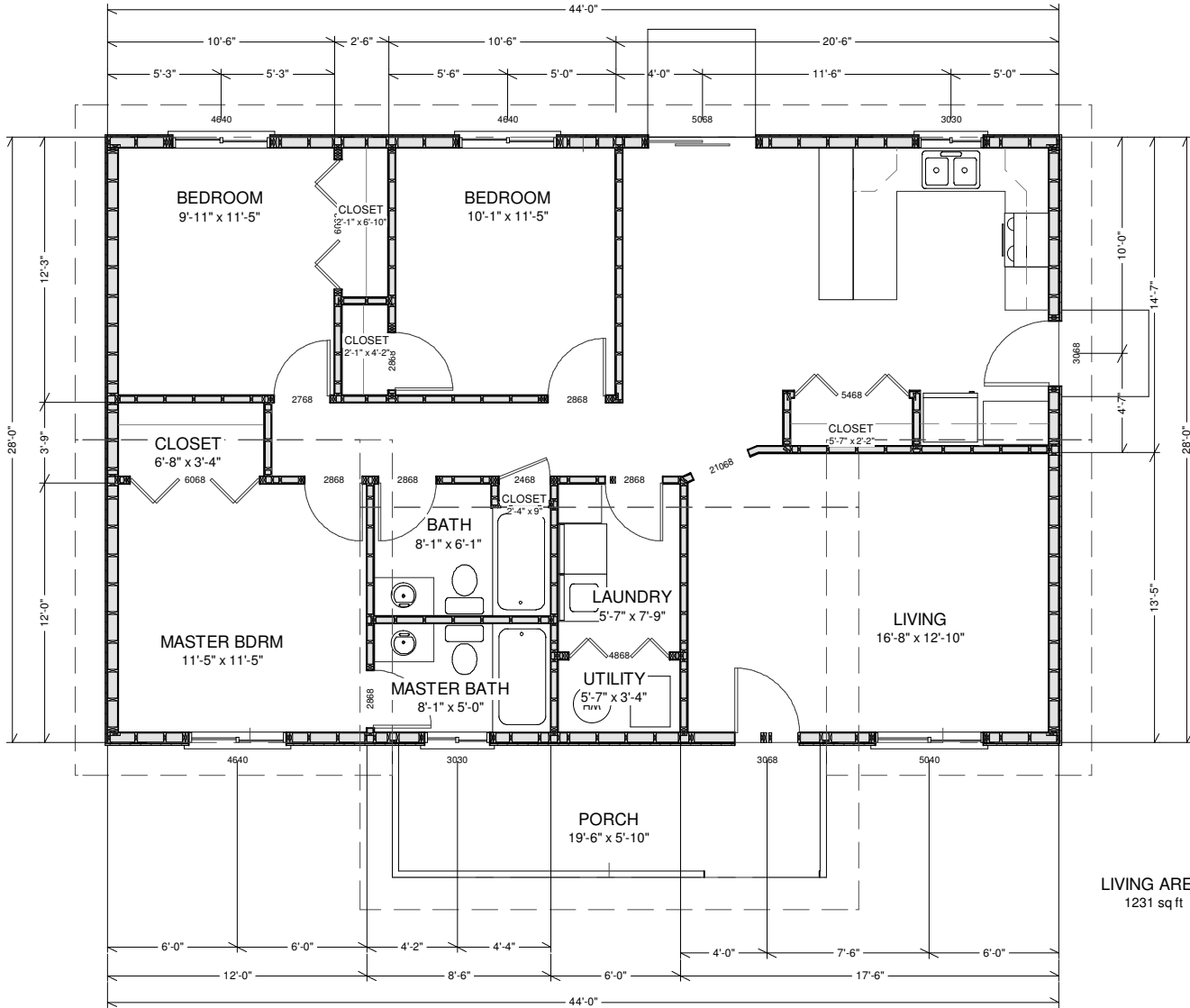
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WINDOW SCHEDULE				
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION
W01	2	1	3030	RIGHT SLIDING
W02	3	1	4840	RIGHT SLIDING
W03	1	1	5040	RIGHT SLIDING

DOOR SCHEDULE				
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION
D01	1	1	2468	4-PANEL
D02	1	1	2768	4-PANEL
D03	6	1	2868	4-PANEL
D04	2	1	3068	EXT. SUNRISE PANEL
D05	1	1	4868	BIFOLD
D06	1	1	5068	EXT. SLIDER-GLASS
D07	1	1	5468	BIFOLD 2-PANEL
D08	2	1	6068	BIFOLD



MAIN FLOOR PLAN

SCALE 1/4"=1'

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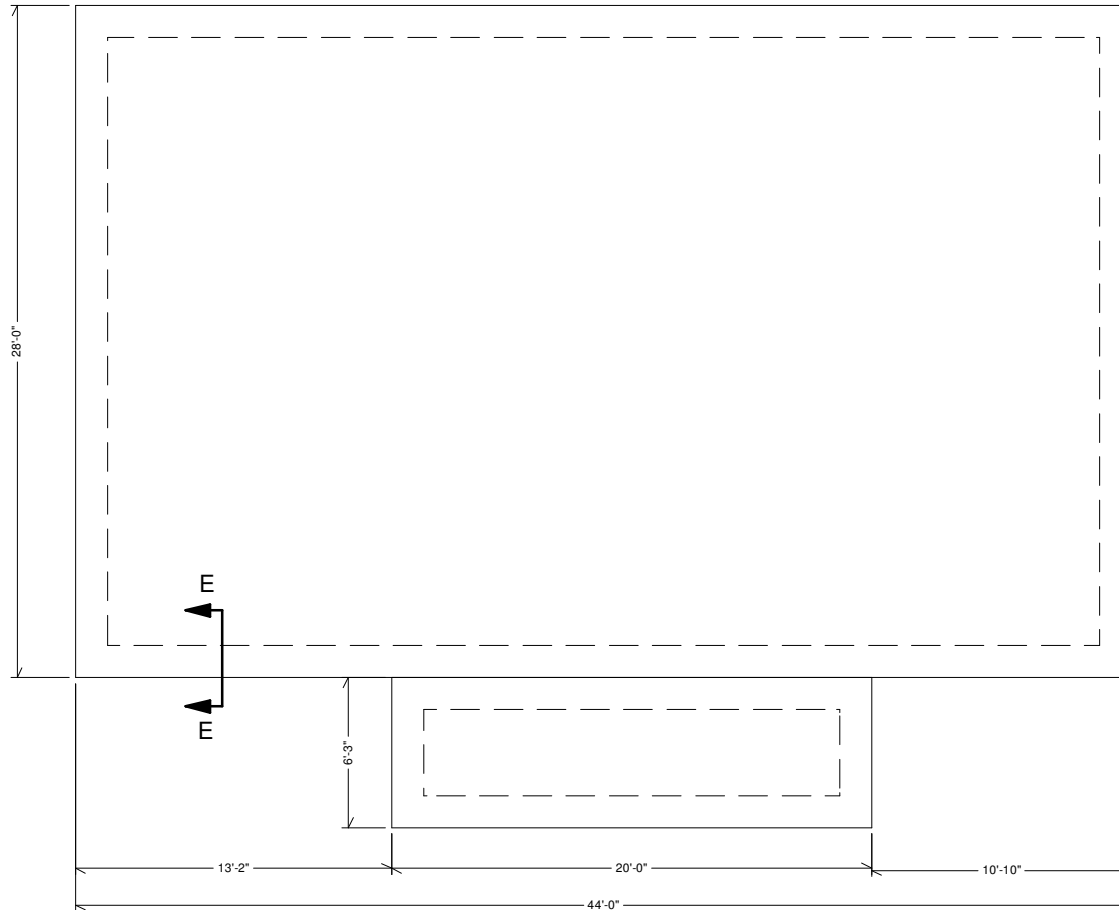
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Concrete:

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 lap 30 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.



SLAB FOUNDATION PLAN

SCALE 1/4"=1'

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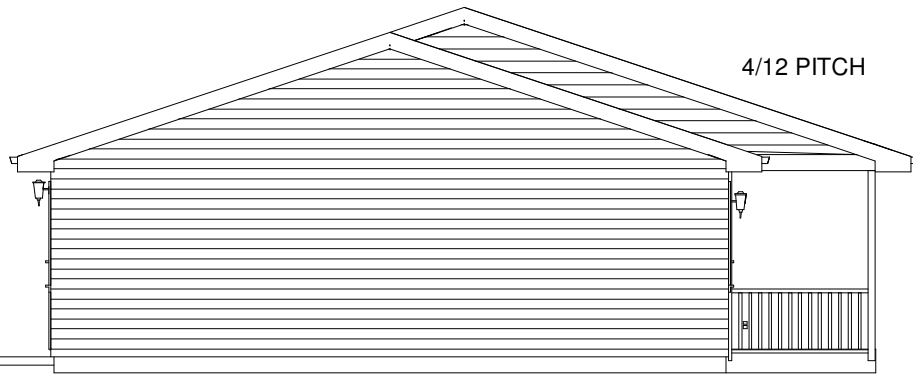
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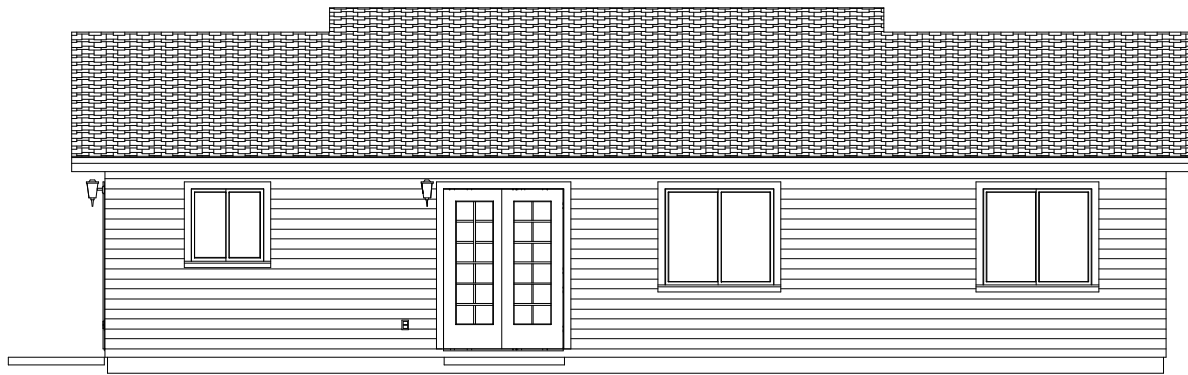


4/12 PITCH

LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



Asphalt
Singles

Vinyl
Siding

FRONT ELEVATION

SCALE 1/4"=1'

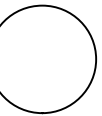


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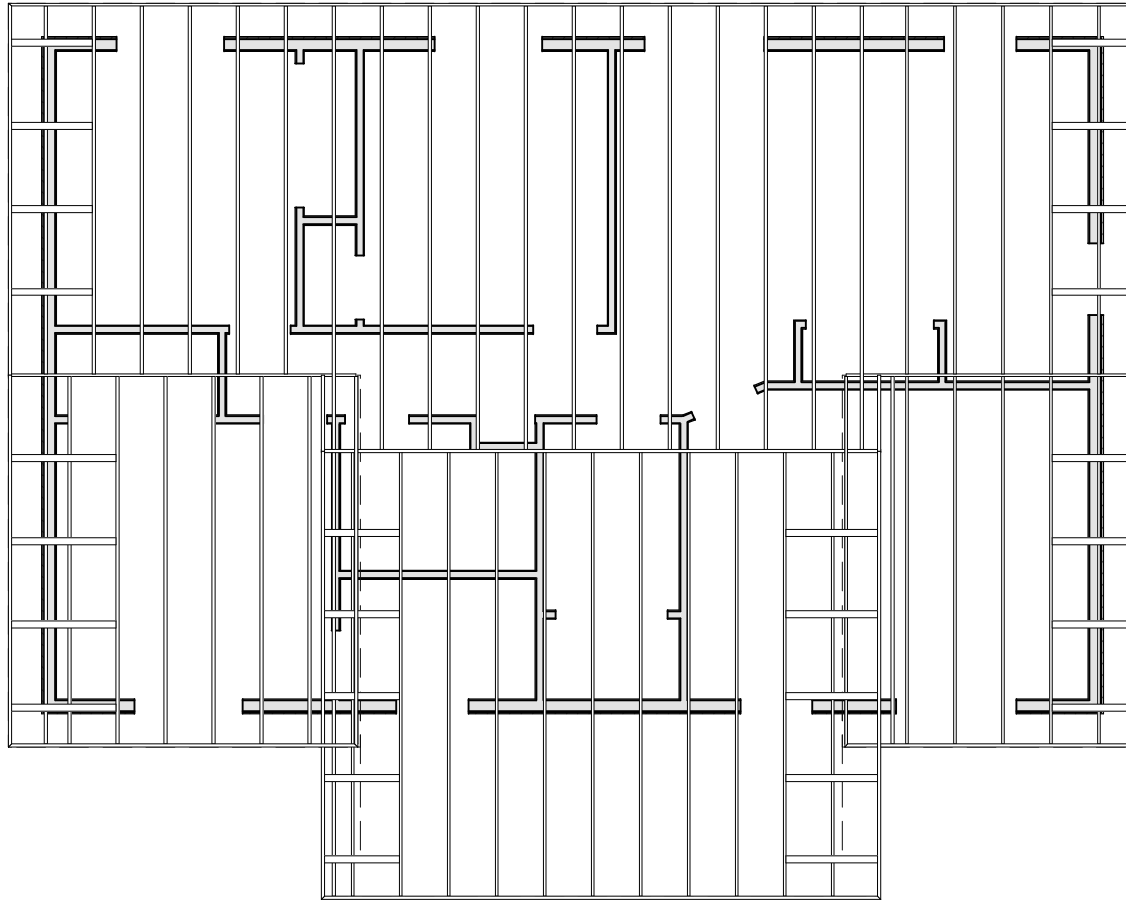
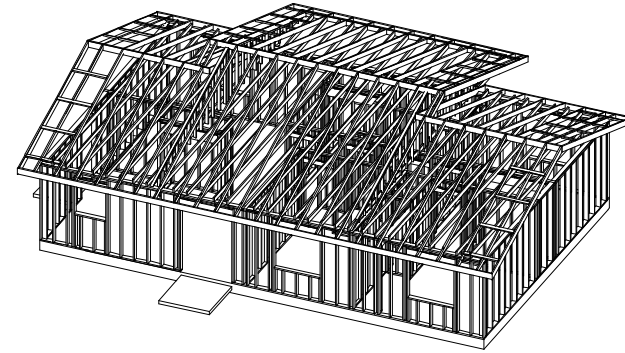
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Roof Framing:

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 engineers 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.
attic access from laundry
22 1/2 x 30 min size.
2. Vaulted ceiling over
kitchen and living room
area using vaulted scissor
trusses where possible.
3. Install trusses following
all manufacturer
specifications

SEE GENERAL SPECS AND
NOTES FOR FRAMING DETAILS

ROOF FRAMING

SCALE 1/4"=1'

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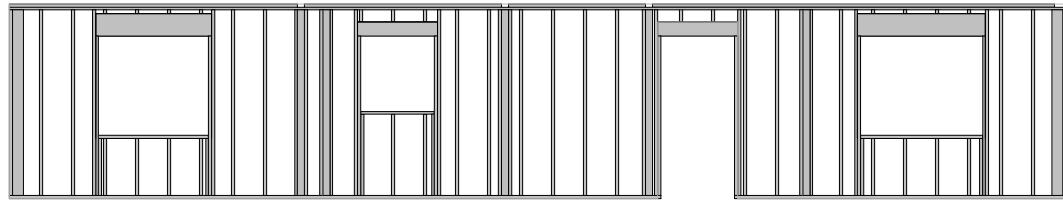
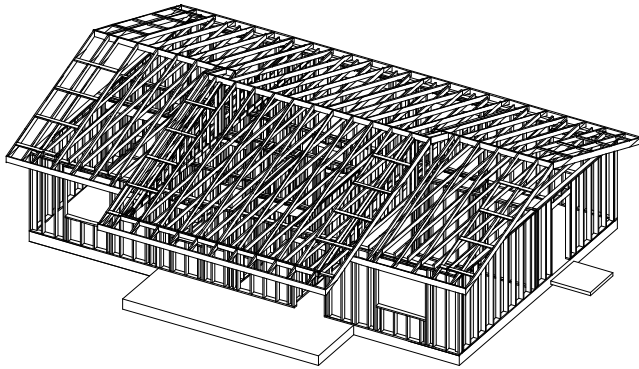
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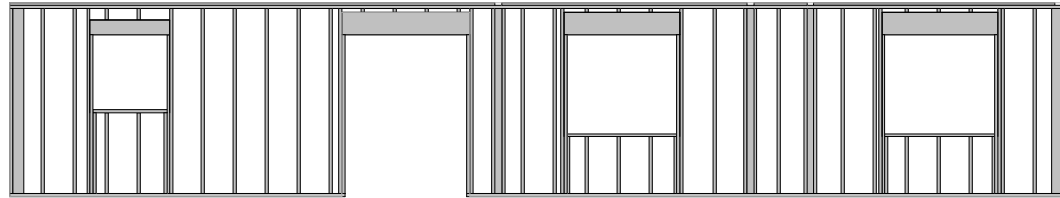
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Front Wall Detail Scale 1/4"=1'



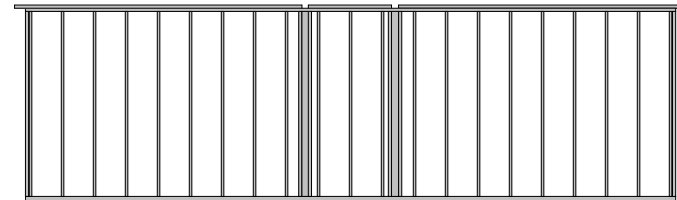
Back Wall Detail Scale 1/4"=1'

General framing: (Douglas Fir)

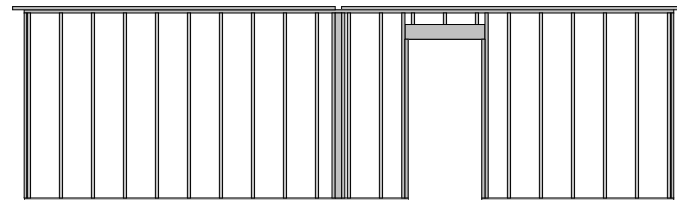
1. Minimum header sizes shall be according to the following table unless otherwise noted.
Header sizes (single story construction)
2'-0" to 4'-0" Span 2-2x4's
4' + to 6'-0" Span 2-2x6's
6' + to 8'-0" Span 2-2x8's
8' + to 10'-0" Span 2-2x10's
10' + to 12'-0" Span 2-2x12's
2. Brace all exterior walls and 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"x4" 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" 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 I.R.C. 2000. 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:

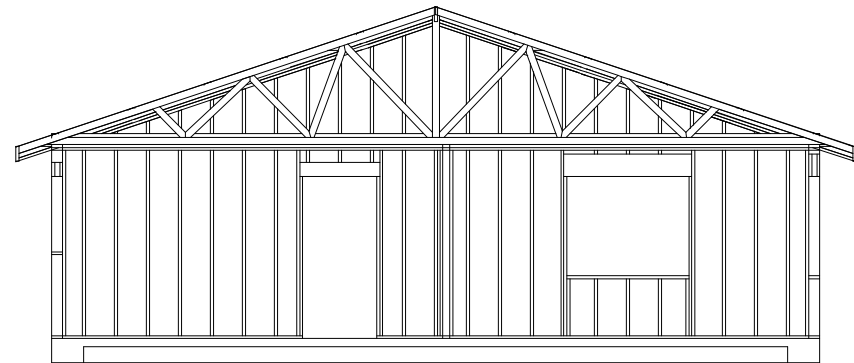
1. All floor joist to be Douglas Fir #2 or T.J.I. @ 16" o.c. unless otherwise noted.
2. For spans and dimensions refer to floor plans.
3. Use Simpson H 2.5 hurricane anchors at each floor joist to bearing wall connection.
4. Solid blocking between joists over all bearing walls, and midspans such blocking 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. Basis 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.



Left Wall Detail Scale 1/4"=1'



Right Wall Detail Scale 1/4"=1'



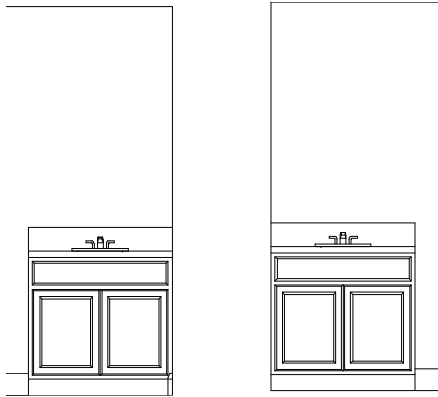
FULL HOUSE SECTION

SCALE 1/4"=1'

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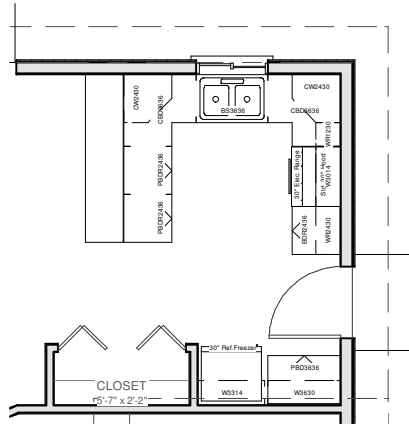
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36" Bath Vanity

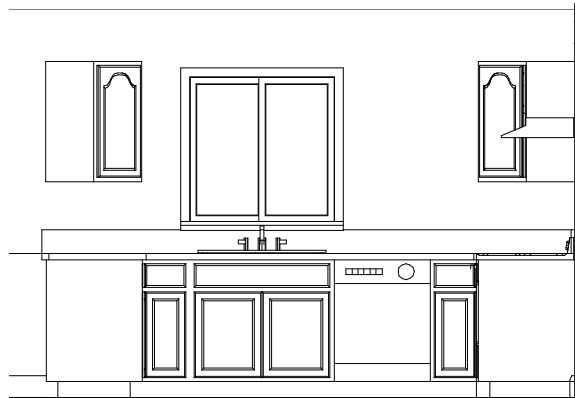
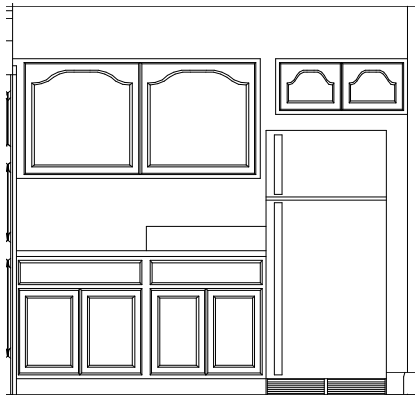


Cabinet Detail

SCALE 1/4"=1'



Kitchen layout and cabinets to be chosen by homeowner basic layout for reference only



Cabinets			
C1	1	BD3636x21	bath base cab 2 0
C2	1	34x6"	bath cab. drawer 2 0
C3	1	16 15/16x21 1/2"	RP-3-REC door (bath) 4 0
C4	1		countertop - marble travertine 12 0 sqft
C5	1		front cap (bath) 10 0 ft
C6	1		backsplash (bath) 6 0 ft
C7	1	110x12 in	shelf & rod 1 0
C8	1	73x12 in	shelf & rod 1 0
C9	1	78x12 in	shelf & rod 1 0
C10	1	CW2430	cnrr wall cab 2 0
C11	1	14 15/16x28"	RP-3-1CCATH door 2 0
C12	1	CBD3636	cnrr base cab 2 0
C13	1	10 1/4x6"	cab. drawer 4 0
C14	1	10 1/4x21 1/2"	RP-3-REC door 4 0
C15	1		countertop - marble travertine 54 0 sqft
C16	1		countertop front cap 44 0 ft
C17	1		backsplash 20 0 ft
C18	1	BD3036	gar. base cab 1 0
C19	1	28x6"	utility cab. drawer 1 0
C20	1	13 15/16x21 1/2"	RP-3-REC door (utility) 2 0
C21	1		countertop - marble travertine 5 0 sqft
C22	1		front cap (utility) 5 0 ft
C23	1		backsplash (utility) 3 0 ft
C24	1	BS3636	base cab 1 0
C25	1	34x6"	cab. drawer 1 0
C26	1	16 15/16x21 1/2"	RP-3-REC door 2 0
C27	1	BDR2436	base cab 2 0
C28	1	22x6"	cab. drawer 2 0
C29	1	22x21 1/2"	RP-3-REC door 2 0
C30	1	PBD3036	pen base cab 2 0
C31	1	28x6"	cab. drawer 3 0
C32	1	13 15/16x21 1/2"	RP-3-REC door 6 0
C33	1	PBD3336	pen base cab 1 0
C34	1	31x6"	cab. drawer 1 0
C35	1	15 7/16x21 1/2"	RP-3-REC door 2 0
C36	1	W3030	wall cab 1 0
C37	1	13 15/16x28"	RP-3-1CCATH door 2 0
C38	1	W3014	wall cab 1 0
C39	1	13 15/16x12"	RP-3-1CCATH door 2 0
C40	1	WR2430	wall cab 1 0
C41	1	22x28"	RP-3-1CCATH door 1 0
C42	1	41x12 in	shelf & rod 1 0
C43	1	W6030	wall cab 1 0
C44	1	28 15/16x28"	RP-3-1CCATH door 2 0
C45	1	W3314	wall cab 1 0
C46	1	15 7/16x12"	RP-3-1CCATH door 2 0
C47	1	BD3036	base cab 1 0
C48	1	28x12 in	shelf & rod 1 0
C49	1	33x12 in	shelf & rod 1 0
C50	1	BDR1836	base cab 1 0
C51	1	16x6"	cab. drawer 1 0
C52	1	16x21 1/2"	RP-3-REC door 1 0
C53	1		Color 7, Med Gray 13 0 sqft
C54	1		countertop front cap 18 0 ft
C55	1		backsplash 2 0 ft
Subtotal:			



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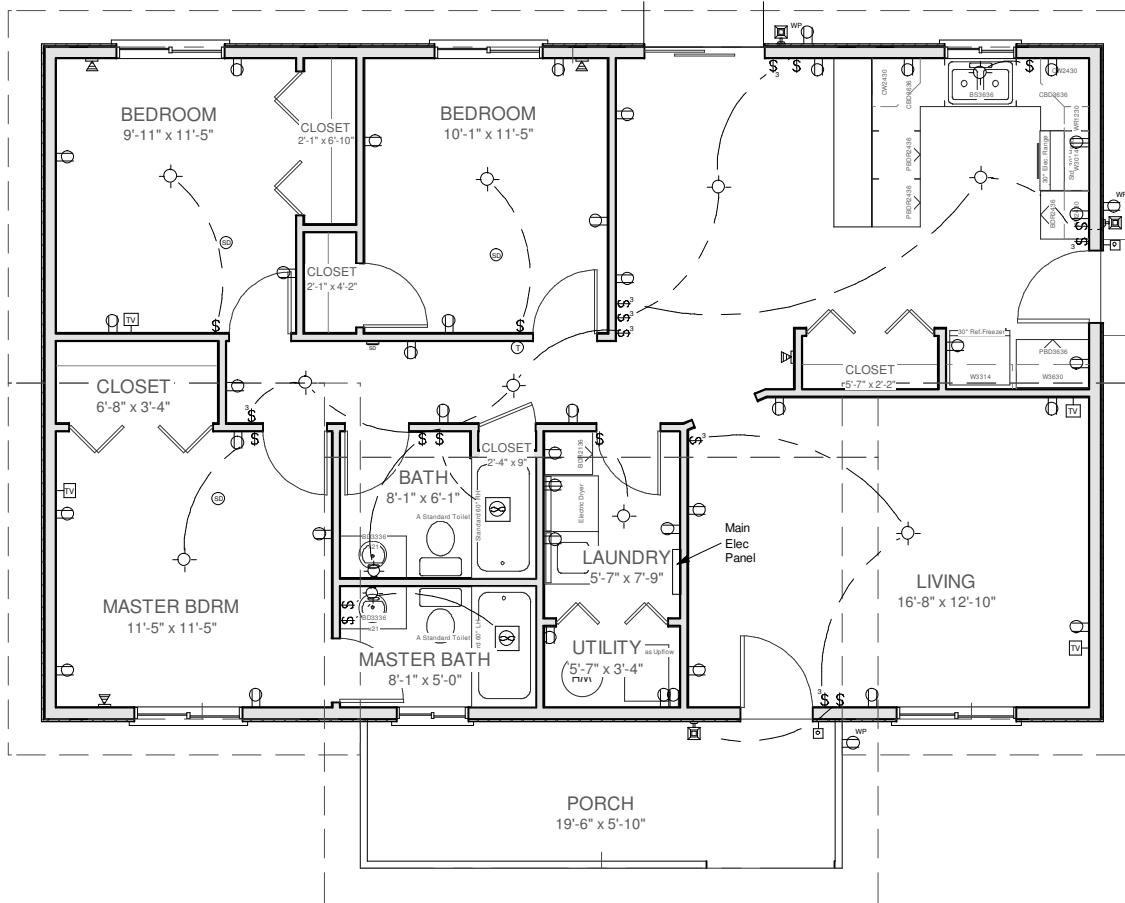


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Electrical Systems:

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.



ELECTRICAL PLAN

SCALE 1/4"=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

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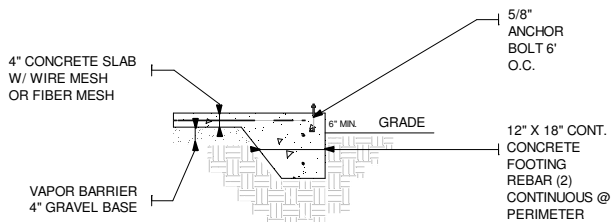
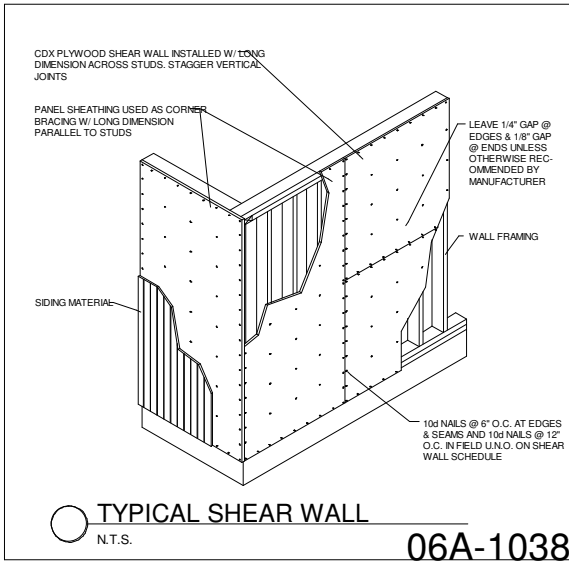
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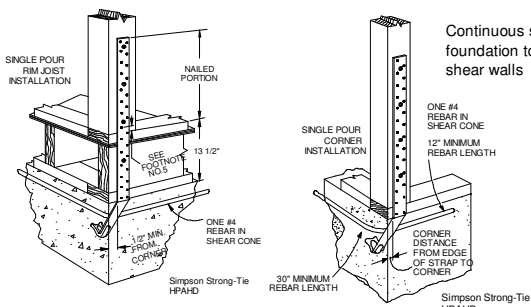
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HD1 = HPAHD22 Simpson Hold Downs
HD2 = STHD14RJ Simpson Hold Downs

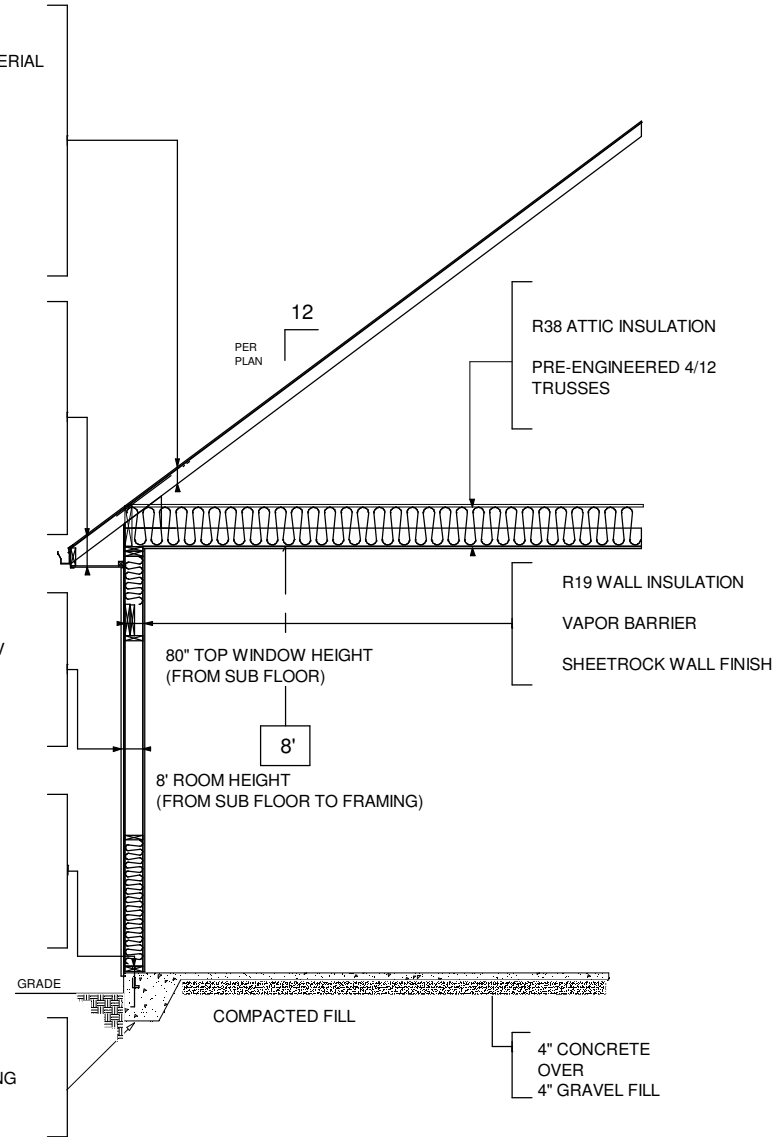


- 12/12 PITCH
- ASPHALT SHINGLES ROOFING MATERIAL
- 30# ROOFING PAPER
- 5/8" Min ROOF DECKING
- ENGINEERED TRUSS SYSTEM AND RAFTERS
- VENT PER CODE VENTILATION

- METAL DRIP EDGE
- RAIN GUTTERS
- 2 x 6 SUB FASCIA
- METAL FASCIA
- 12" MIN OVERHANG
- METAL VENTED SOFFIT

- VINYL SIDING WALL FINISH
- TYVEK HOUSE WRAP OR EQUIV
- 7/16 MIN WALL SHEATHING
- 2 x 6 FRAMING 16 O.C.
- A-307 ANCHOR BOLTS
- 2 x 6 TREATED SILL PLATE
- FOAM SILL SEAL
- 6" MIN TO GRADE HEIGHT

- WATERPROOFING TO GRADE
- 12 x 18 CONT CONCRETE FOOTING
- A-615 RE-BAR CONTINUOUS
- 4" DRAIN TILE IF NEEDED



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