



Custom Home Design Plan #211 By SDS-CAD Specialized Design Systems

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDSCAD is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

**BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.**

**BUILD AS PER UBC, IRC OR CURRENT
LOCAL CODE REQUIREMENTS**

Page 1	Cover Page
Page 2	Main Floor Plan
Page 3	Foundation Plan
Page 4	Elevation Plan
Page 5	Typical Section Details
Page 6	Floor and Roof Framing Plan
Page 7	Cabinet & Main Electrical
Page 8	Misc Details

VENTING SCHEDULE

Range Hoods	Vent Through Roof
All Bath Fans	Vent to Exterior
Dryer Vent	Vent to Exterior

INSULATION SCHEDULE

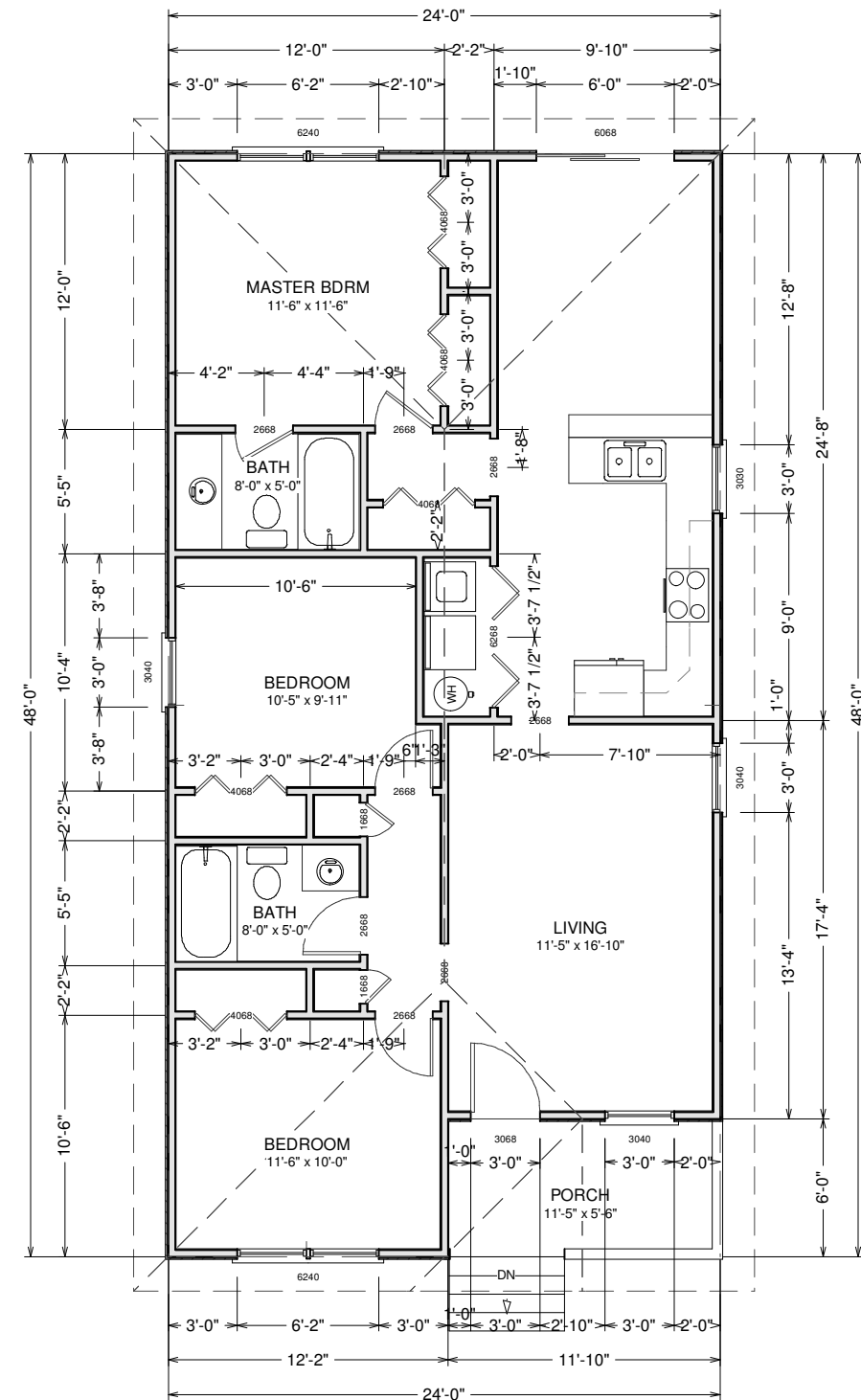
Ceilings	R-38 Min
Wall above grade	R-19 Min
Wall interior below grade	R-13 Min

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION
W01	1	1	3030	36"X36"	36"	36"	DOUBLE HUNG
W02	3	1	3040	36"X48"	36"	48"	DOUBLE HUNG
W03	2	1	6240	74"X48"	74"	48"	MULLED UNIT

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION
D01	2	1	1668	17 3/4X80X1 3/8"	18"	80"	4-PANEL
D02	5	1	2668	30X80X1 3/8"	30"	80"	4-PANEL
D03	1	1	3068	36X80X1 3/4"	36"	80"	EXT. CROSS@BUCK
D04	5	1	4068	24X80"	24"	80"	BIFOLD
D05	1	1	6068	72X80"	72"	80"	EXT. SLIDER-GLASS
D06	1	1	6268	37X80"	37"	80"	BIFOLD

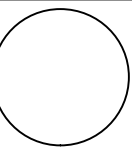


MAIN FLOOR PLAN

SCALE 1/8"=1'

Sample House Plan www.sdscad.com

Note: Paper size 11 x 17 B - size, scale is as stated if printed on 22 x 34 - D size scale is 2X
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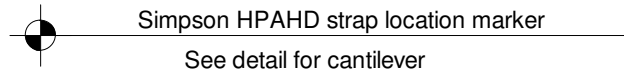
Concrete:

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 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.

BRACED WALLS BWP AND ALT BRACED WALL ABWP OPTIONS

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:

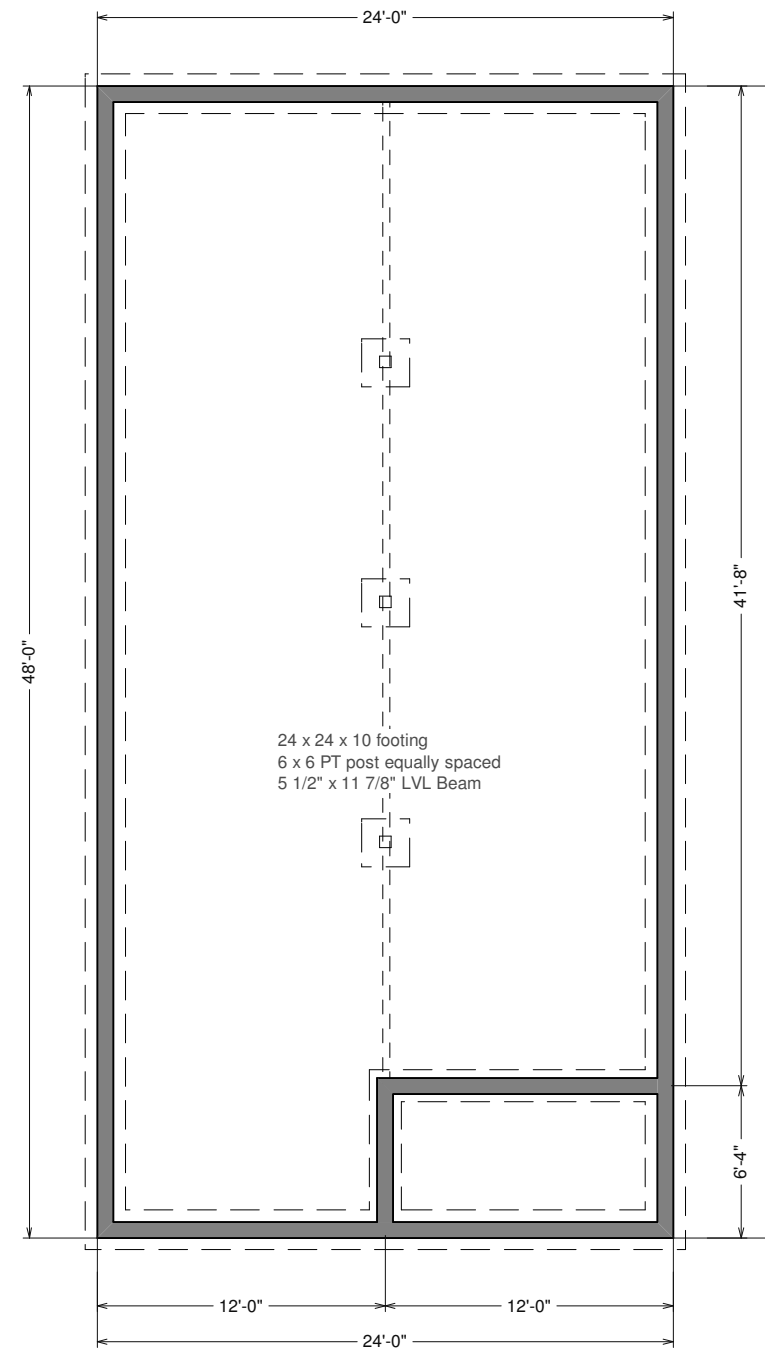
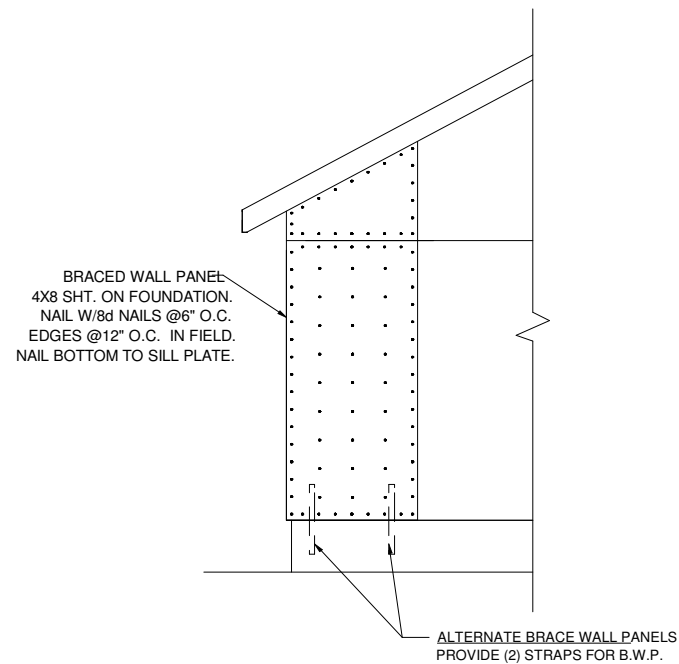
- a. Simpson WB 126 wall bracing with 3-16d nails at each end and 1-8d nails at each stud.
- b. Plywood sheathing of a minimum thickness of 3/8 inch.
- c. Continuous bracing from floor to floor



FOOTING SCHEDULE

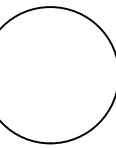
HOUSE WALLS	20" x 10" Min
DECKS & PORCHES	18" x 10" Min
BEARING WALL	20" x 10" Min
GARAGE WALL	18" x 10" Min

Min 2 #4 Rebar Horizontal
on undisturbed or compacted soil



FOUNDATION PLAN SCALE 1/8"=1'

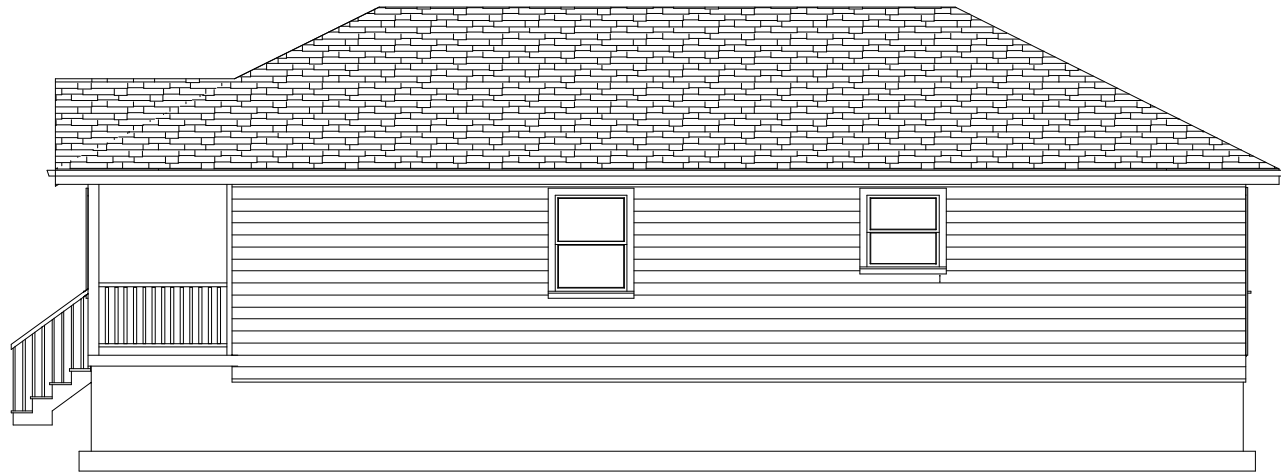
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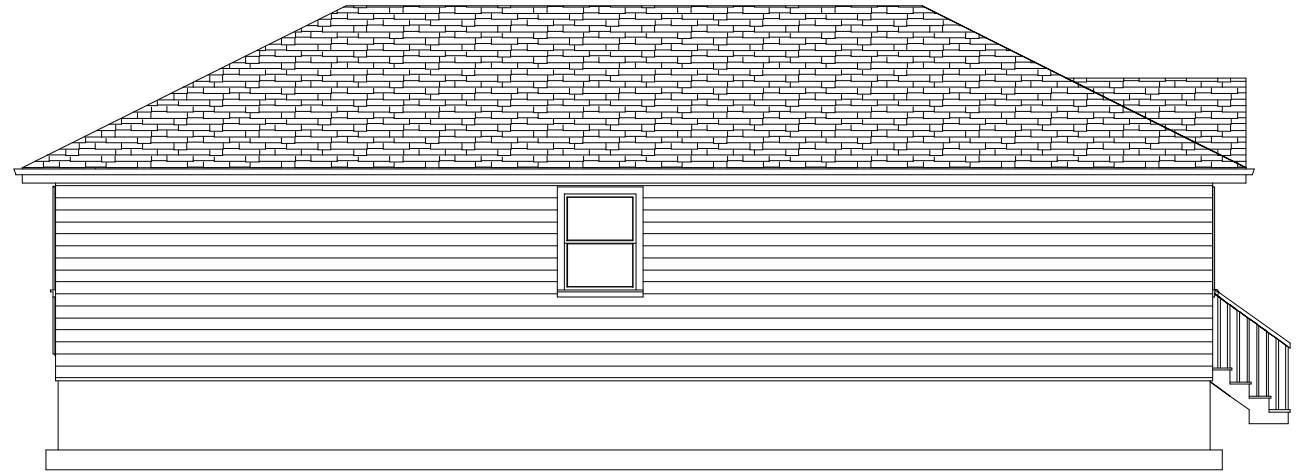
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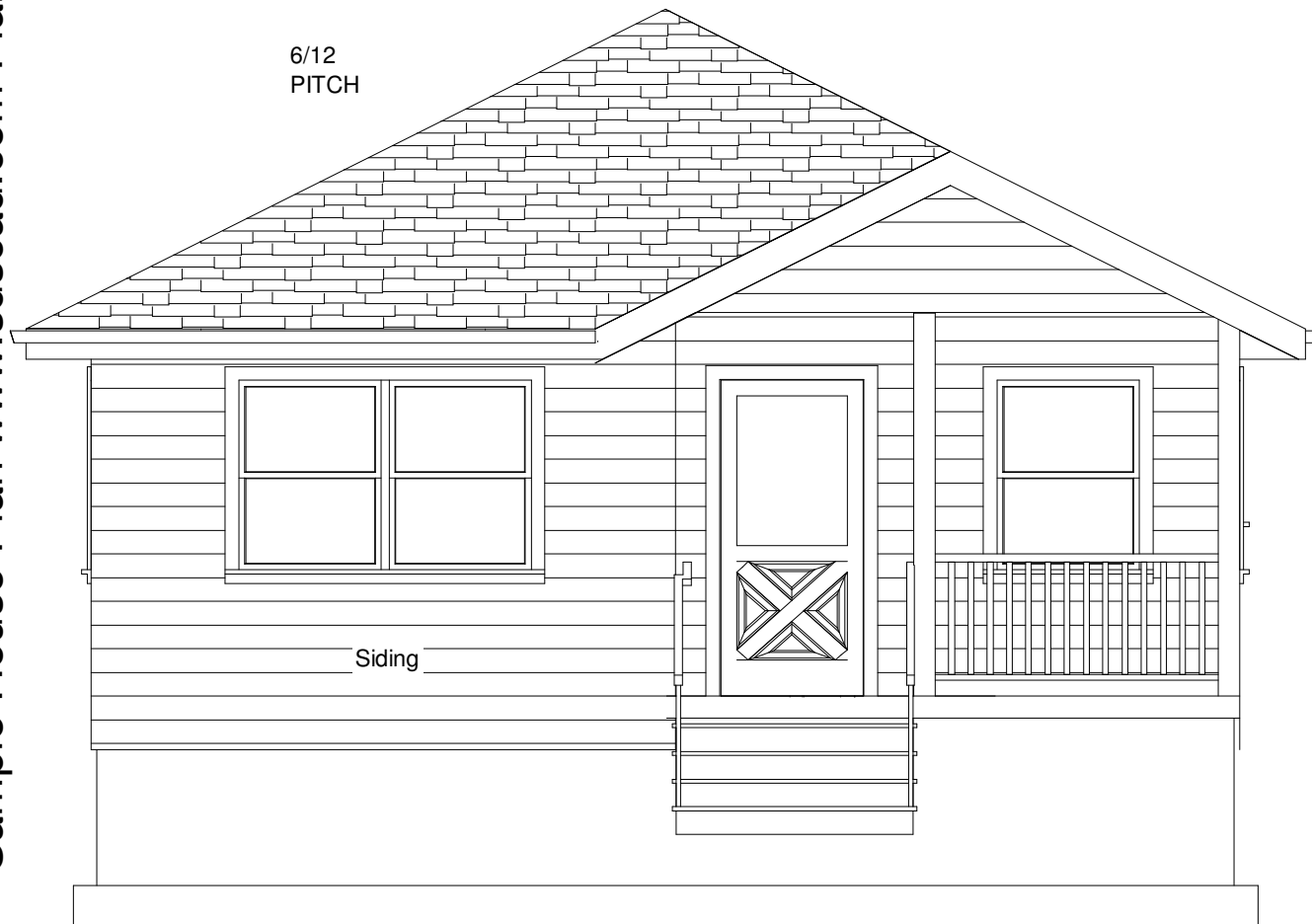
RIGHT ELEVATION

SCALE 1/8"=1'



LEFT ELEVATION

SCALE 1/8"=1'



6/12
PITCH

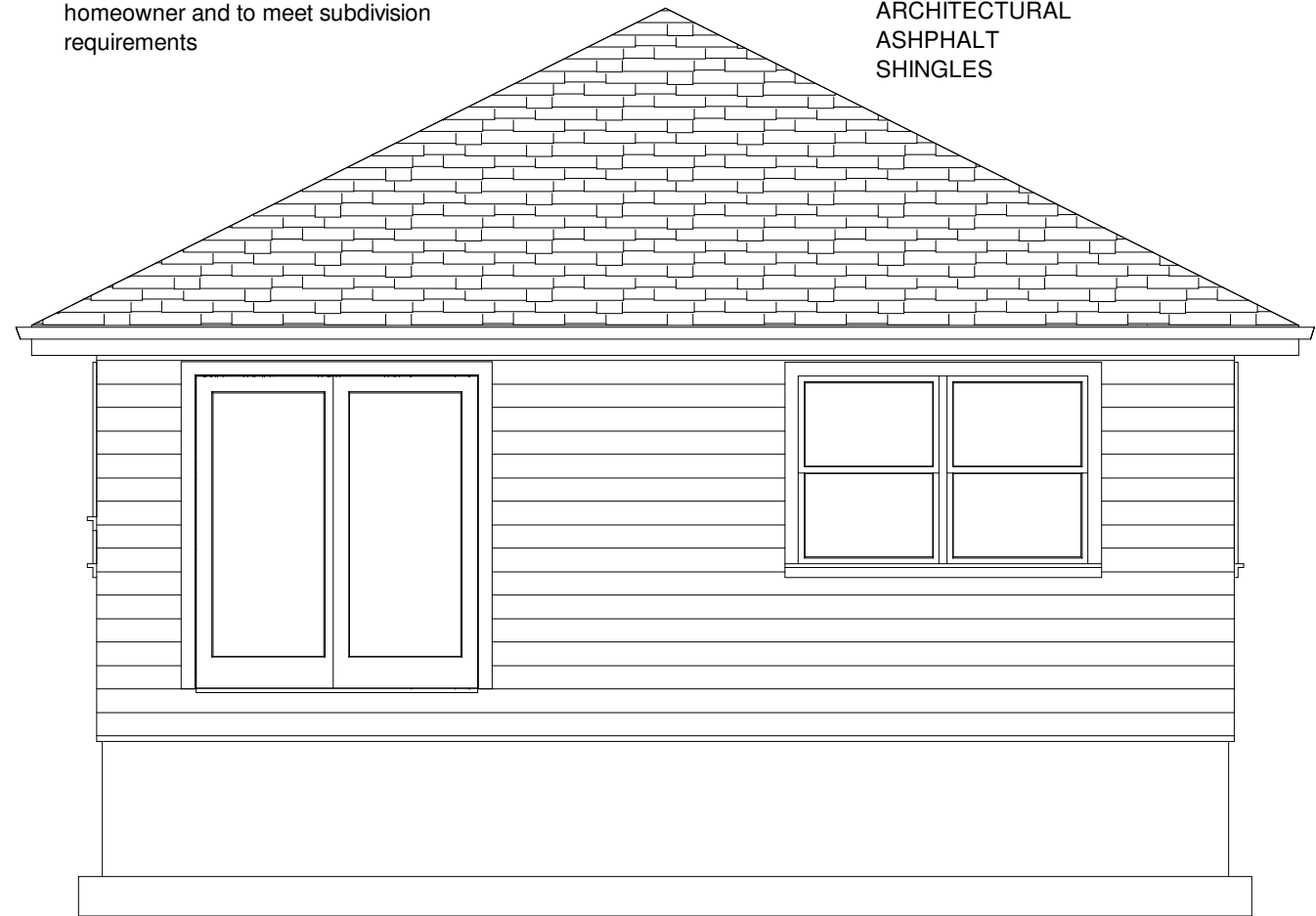
Siding

FRONT ELEVATION

SCALE 1/4"=1'

Exterior Finish to be determined by homeowner and to meet subdivision requirements

ARCHITECTURAL
ASHPHALT
SHINGLES



REAR ELEVATION

SCALE 1/4"=1'

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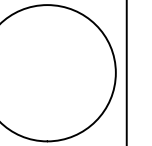
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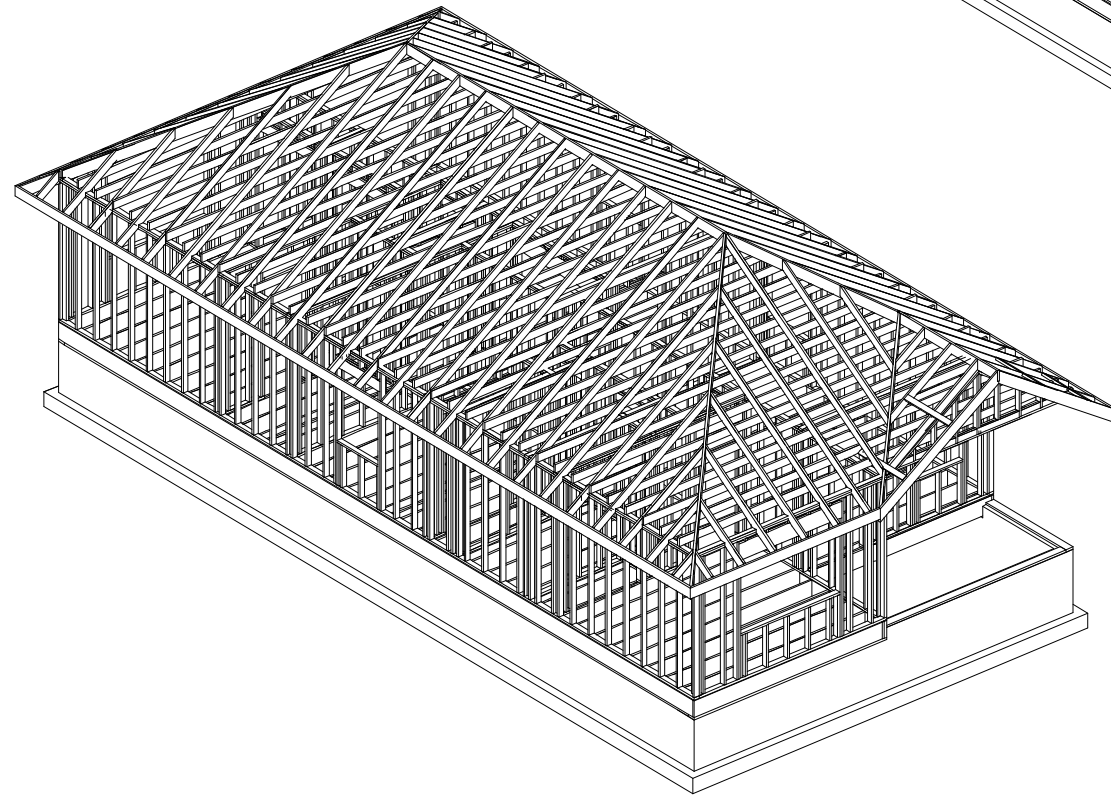
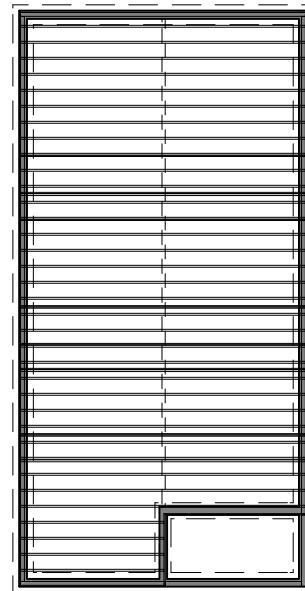
Roof Framing:

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 manufacture'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.

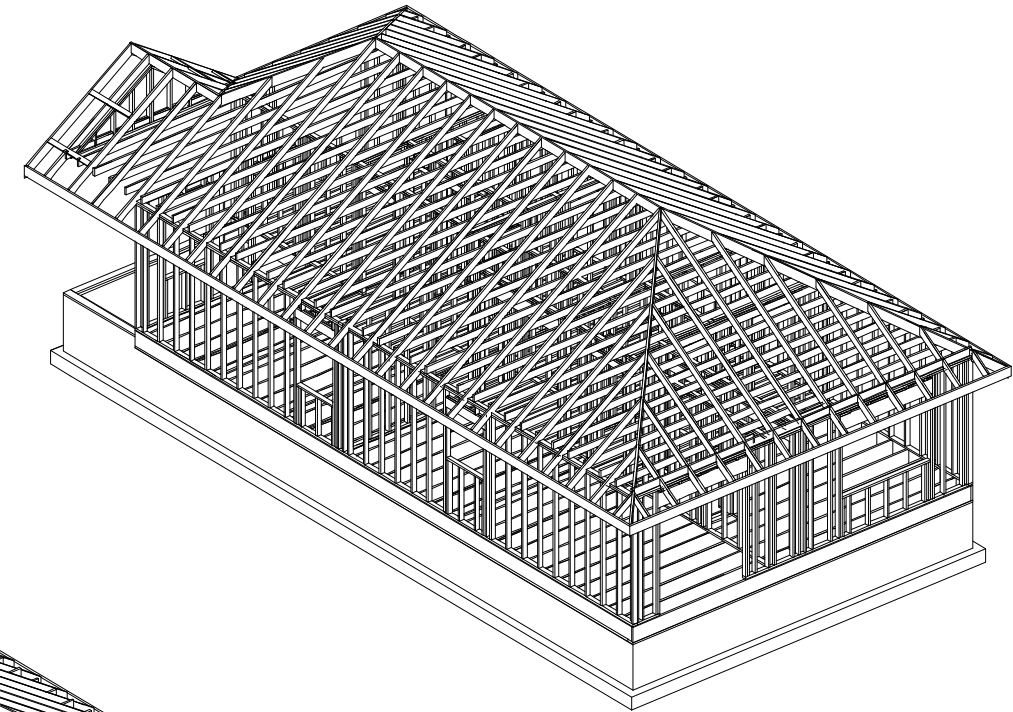
MAIN FLOOR FRAMING

SCALE 1/16"=1'

9 1/2" I-Joists 16"
o.c Floor Joists.

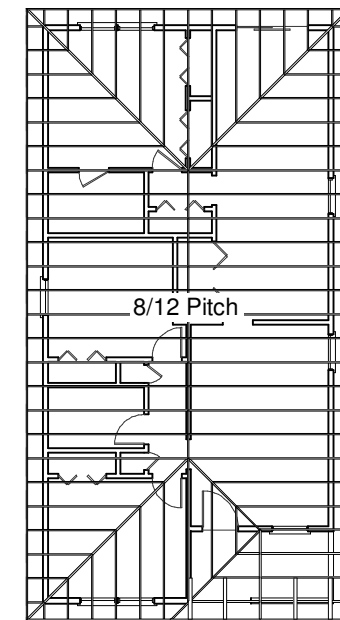


SEE GENERAL SPECS AND
NOTES FOR FRAMING DETAILS



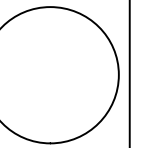
ROOF FRAMING

SCALE 1/16"=1'



PRE-ENGINEERED ENERGY TRUSSES AS SUPPLIED BY TRUSS MANUFACTURER

1. Trusses to be 24" O.C.
2. Attic access min 22 1/2" x 30" were most convenient. For all areas greater than 30"
3. Place vaults where possible as indicated on the floor plan
4. Install all trusses as per truss manufacturer installation guidelines.
5. 8/12 and 6/12 Pitch

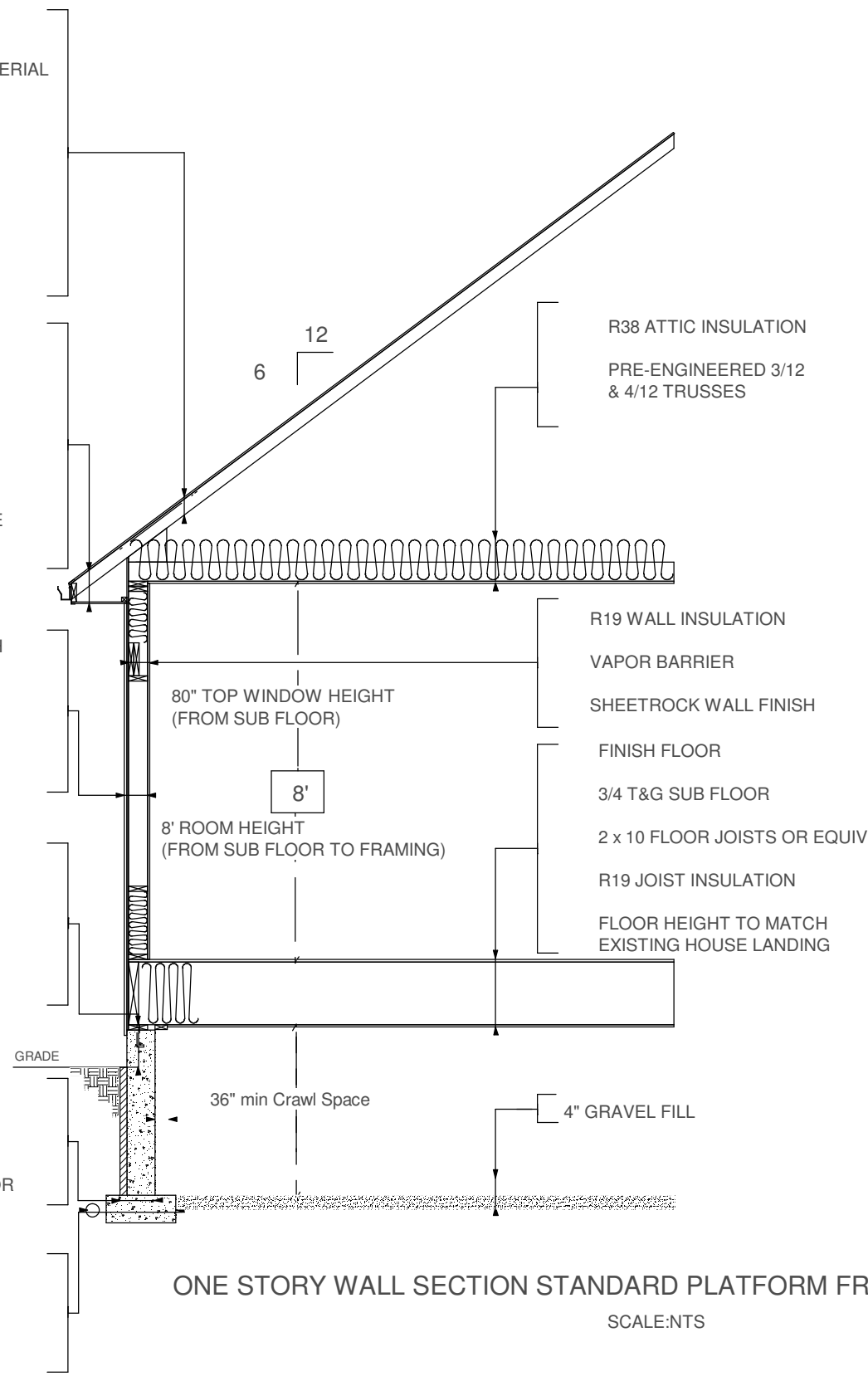


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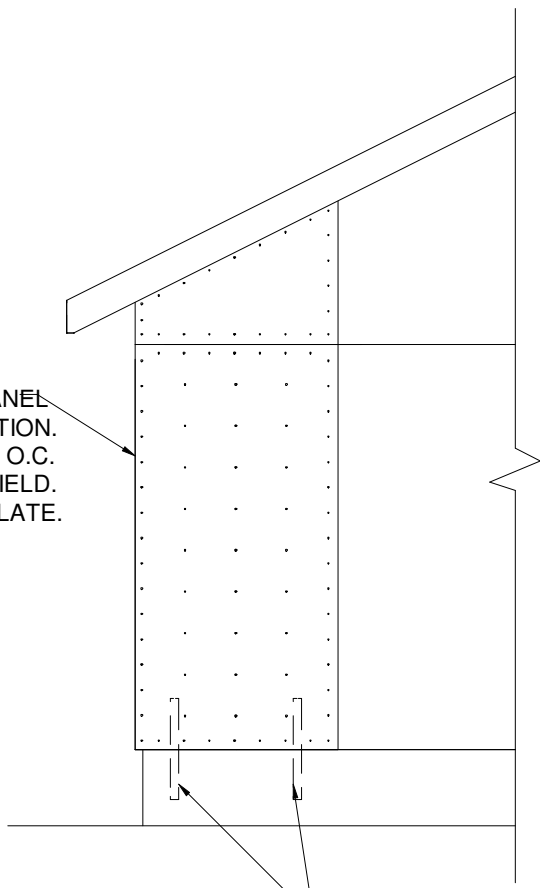
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- 8/12 PITCH
- ASPHALT SHINGLES ROOFING MATERIAL
- 30# ROOFING PAPER
- 7/16" Min ROOF DECKING
- ENGINEERED TRUSS SYSTEM
- VENT PER CODE VENTILATION
- METAL DRIP EDGE
- RAIN GUTTERS
- 2 x 6 SUB FASCIA
- METAL FASCIA
- OVERHANG TO MATCH HOUSE
- METAL VENTED SOFFIT
- MATCH EXISTING. WALL FINISH
- TYVEK HOUSE WRAP
- 7/16 MIN WALL SHEATHING
- 2 x 4 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
- 8" FOUNDATION WALL
- A-615 RE-BAR 24" OC VERT & HOR
- 4" DRAIN TILE
- 9" x 18" CONCRETE FOOTING
- A-615 RE-BAR



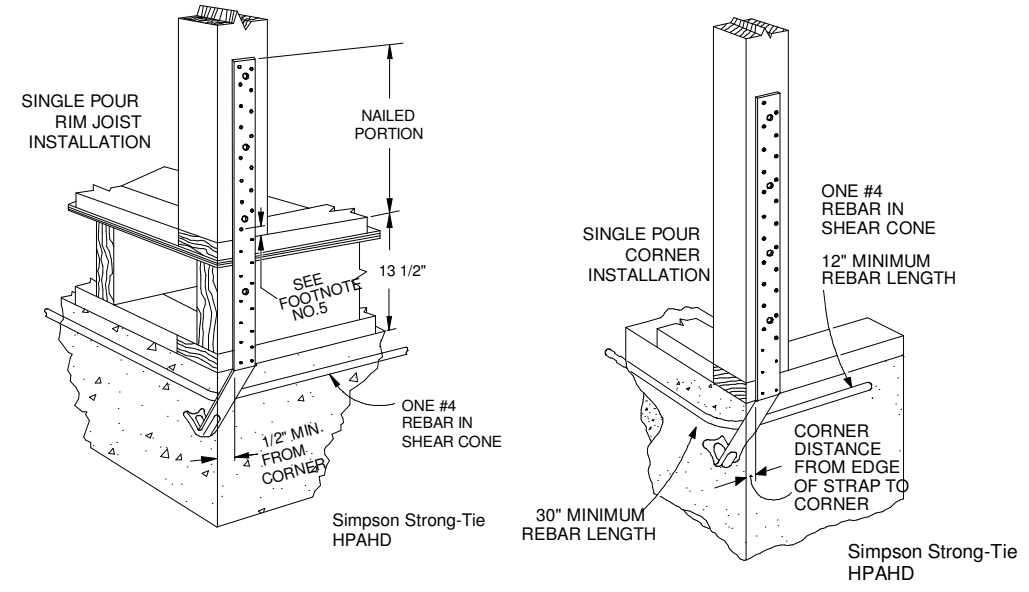
ONE STORY WALL SECTION STANDARD PLATFORM FRAMING
SCALE:NTS

BRACED WALL PANEL
4X8 SHT. ON FOUNDATION.
NAIL W/8d NAILS @6" O.C.
EDGES @12" O.C. IN FIELD.
NAIL BOTTOM TO SILL PLATE.



ALTERNATE BRACE WALL PANELS
PROVIDE (2) STRAPS FOR B.W.P.

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



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Let me ask you a question...

"Would You Like to Learn How to Buy House Plans at Unbelievable Prices?"

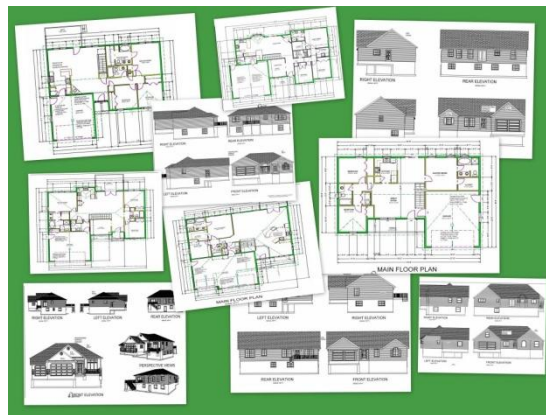
Let me show you how, by watching this video on how to get started.

http://www.youtube.com/watch?v=uv2fe_n1qgU

Read below to find out how to get house or cabin plans at great prices.

Don't pay \$2000 or even \$500 for stock plans.

Read the entire page to see how you can buy plans for as little as \$2.50 per plan



From: John Davidson - Residential Architectural Designer, over 25 years of experience and I have drawn over **500 homes, garages, barns, cabins and Playhouses**.

Dear Friend,

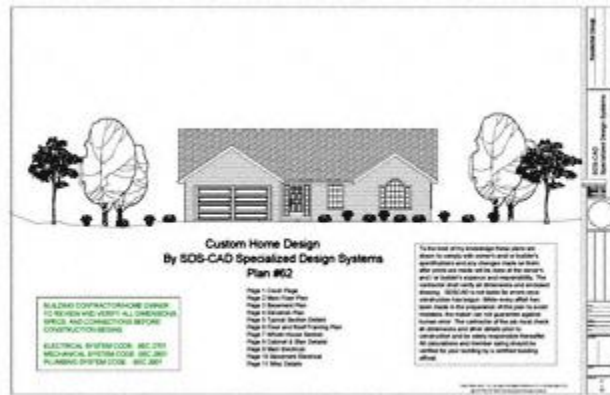
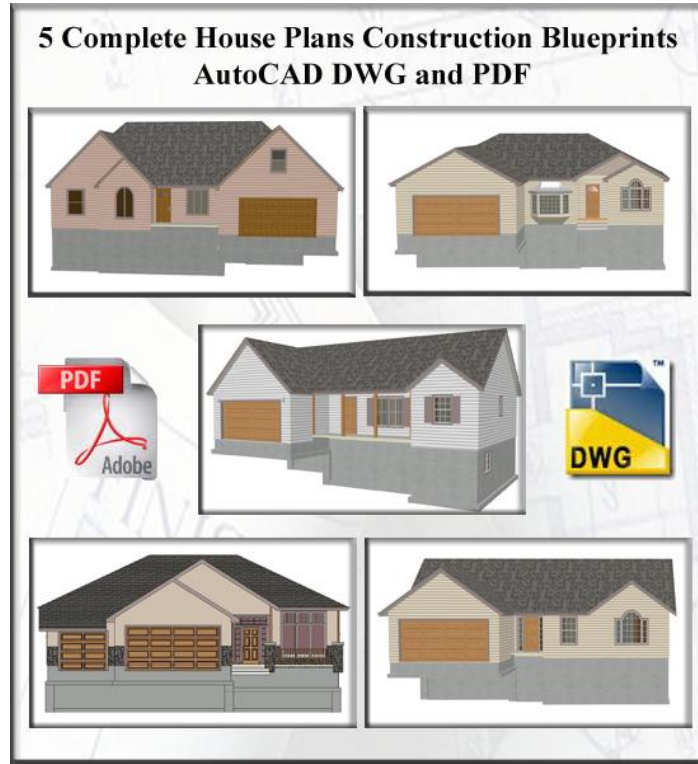
If you are interested in building a **house or cabin**, this is going to be the most exciting message you will ever read. Let us save you hundreds of dollars on your plans. We have several different packages that allow you to get plans at unheard of prices. You pay and download the plans immediately. The plans can then be printed on your home computer for the initial small proof copies or take them to a local copy center for printing. The plans are designed to be printed on 11 x 17 paper at 1/8" scale or on 22 x 34 paper at 1/4" scale. The plans also come in different formats, the PDF files allow for immediate printing and the DWG files can be used by your engineer or builder to change or modify the plans. Most other companies charge \$1000 just for access to the DWG version of the plans.

House Plans in Adobe PDF and AutoCAD DWG formats



Package #1

5 Spec House Plans from 1200 to 1800 Sq Ft



Original price ~~\$2,500.00~~ for the contractor to have these custom homes drawn

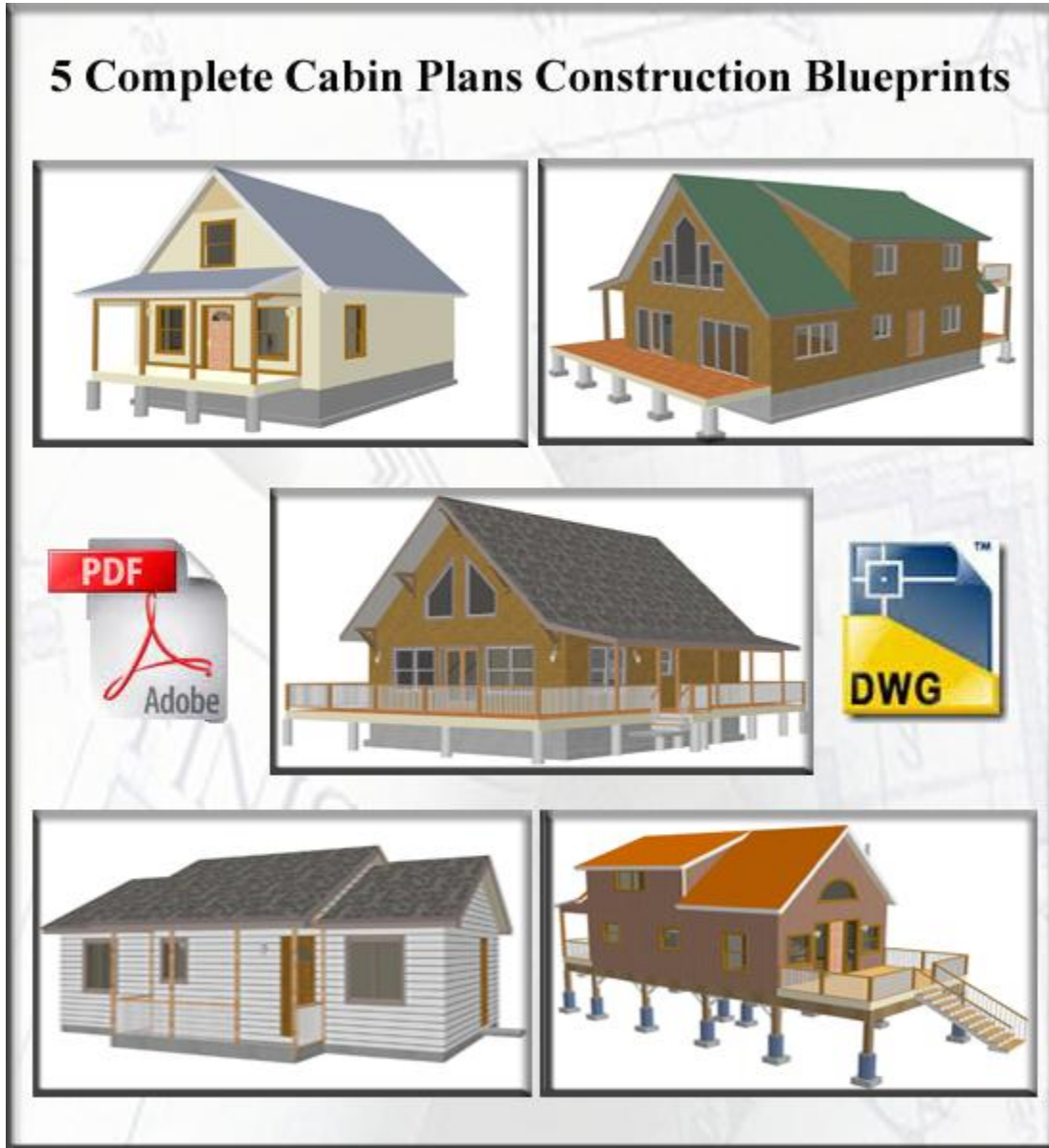
Limited time only for all 5 plans in package #1

\$37.00



Package #2

5 Custom Cabin Plans



Original price over ~~\$3,000.00~~ for the contractor to have these 5 custom cabins drawn

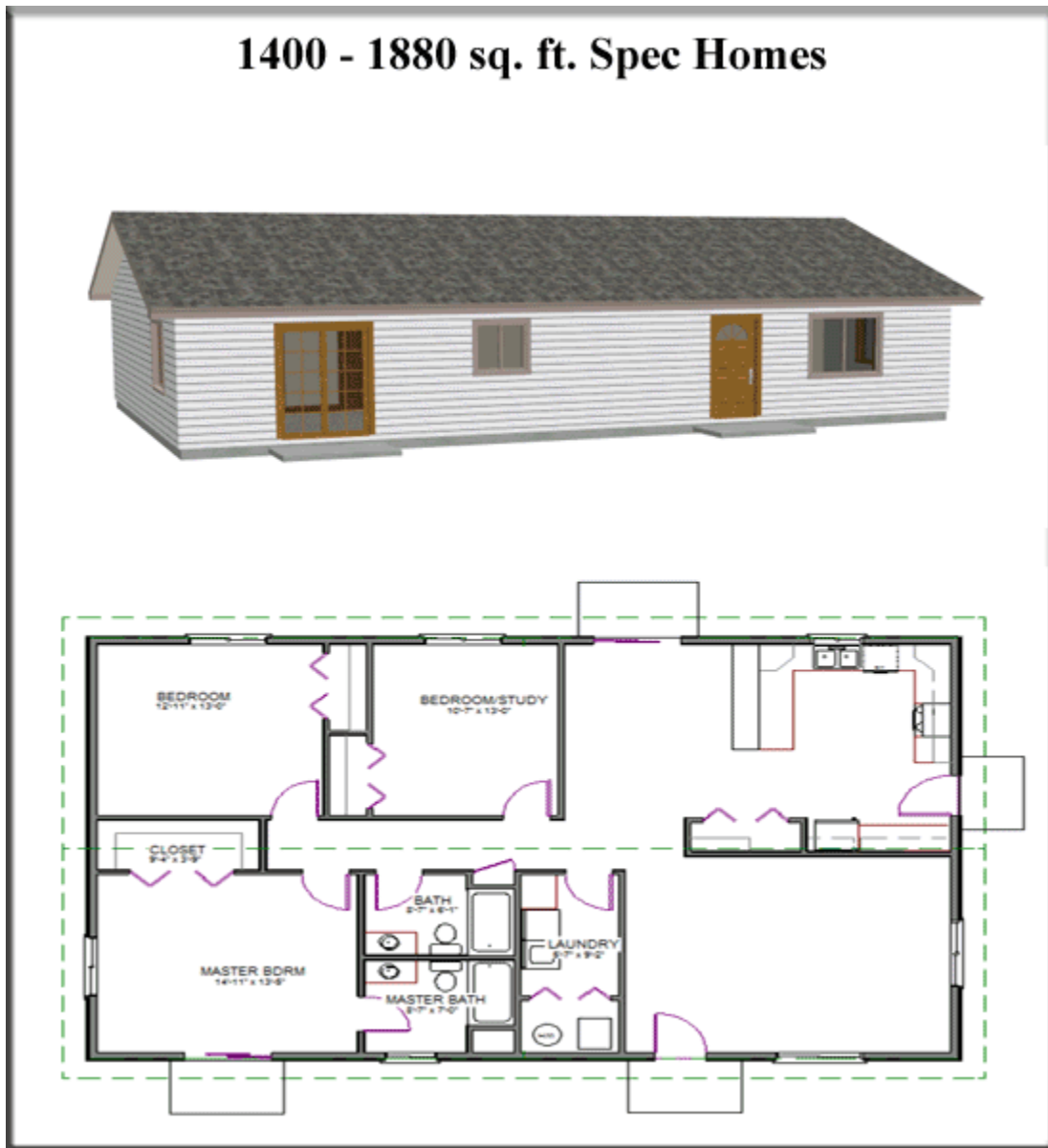
Limited time only for all 5 plans in package #2

\$37.00



Package #3

5 Spec House Plans from 1400 to 1880 Sq Ft



Original price over ~~\$4,000.00~~ for the contractor to have these 5 custom homes drawn

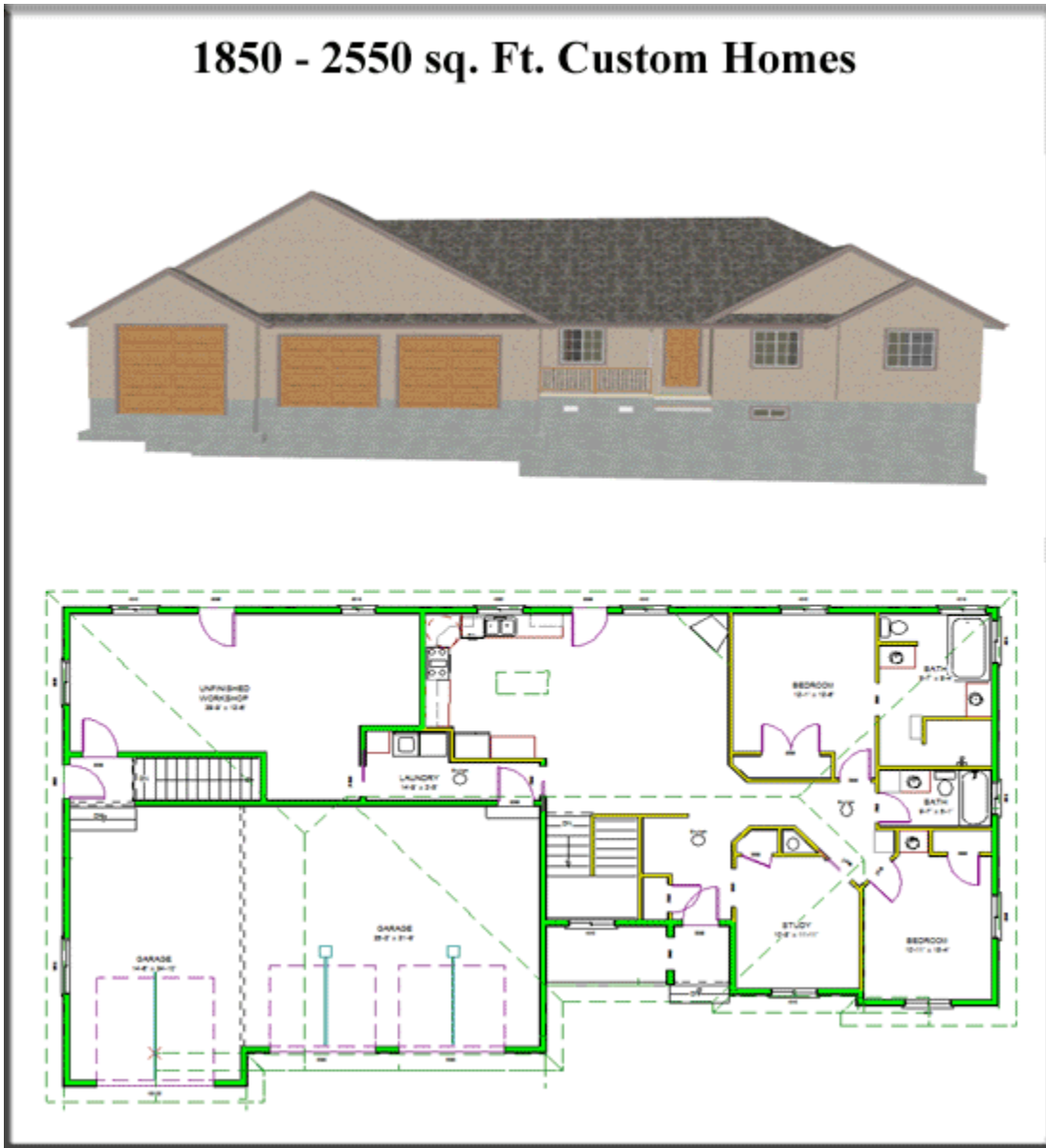
Limited time only for all 5 plans in package #3

\$37.00



Package #4

5 Custom House Plans from 1850 to 2550 Sq Ft



Original price over ~~\$4,000.00~~ for the contractor to have these 5 custom homes drawn

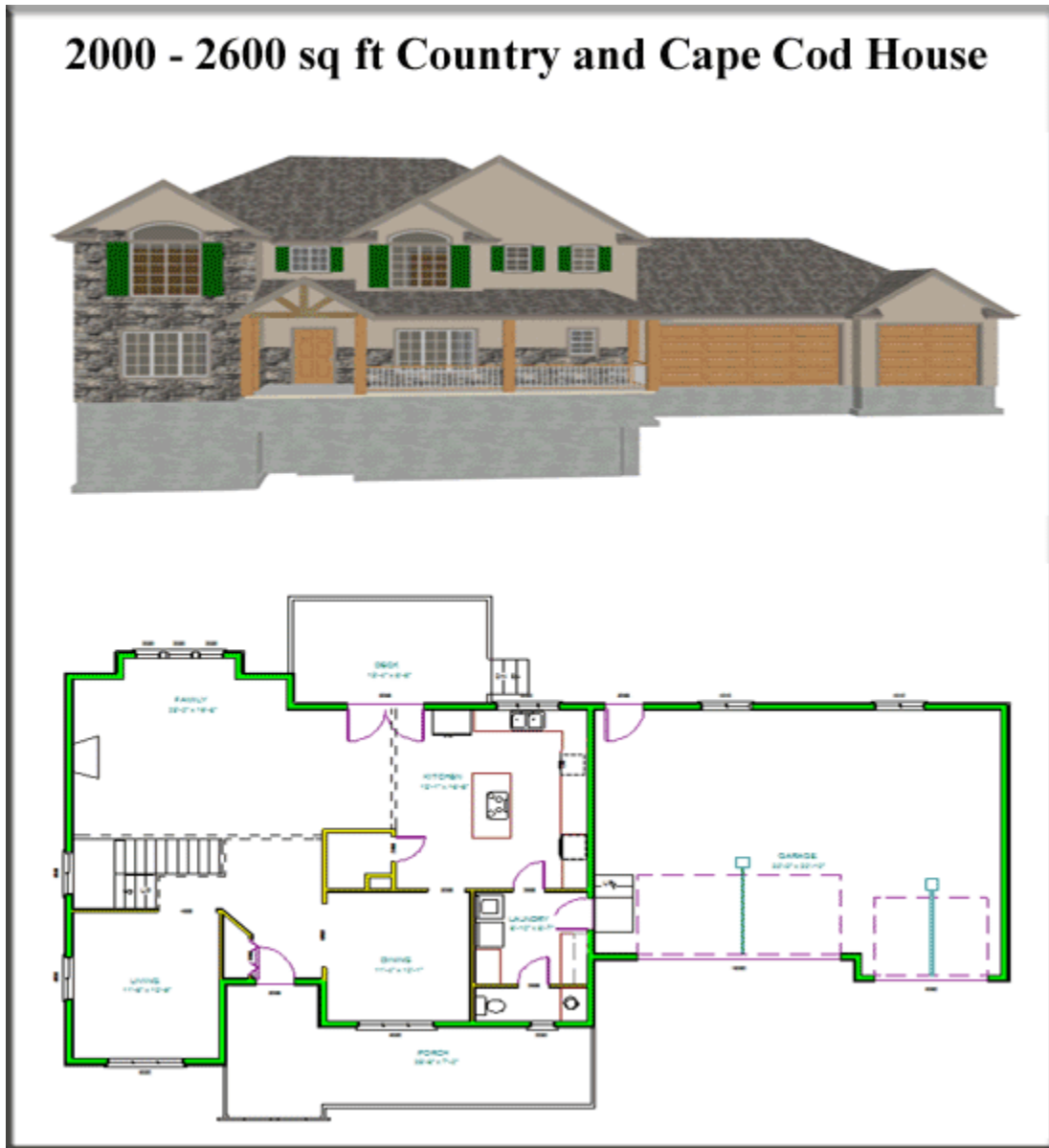
Limited time only for all 5 plans in package #4

\$37.00



Package #5

5 Country and Cape Cod House Plans from 2000 to 2600 Sq Ft



Original price over ~~\$4,000.00~~ for the contractor to have these 5 custom homes drawn

Limited time only for all 5 plans in package #5

\$37.00



"Now For the Best Deal"

"Plus the Bonus"

5 House Plans Package #1 Value \$2,500



5 Cabin Plans Package #2 Value \$3,000



5 House Plans Package #3 Value \$4000



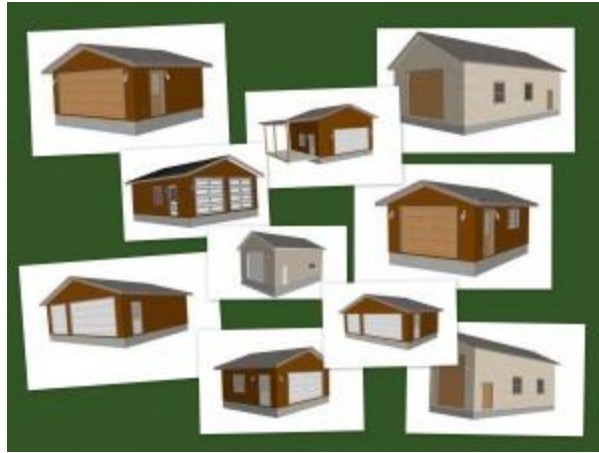
5 House Plans Package #4 Value \$4,000



5 House Plans Package #4 Value \$4,000



10 Garage Plans Bonus #1 Value \$2,000



10 Barn Plans Bonus #2 Value \$2,500



45 plans total \$22,000 Value

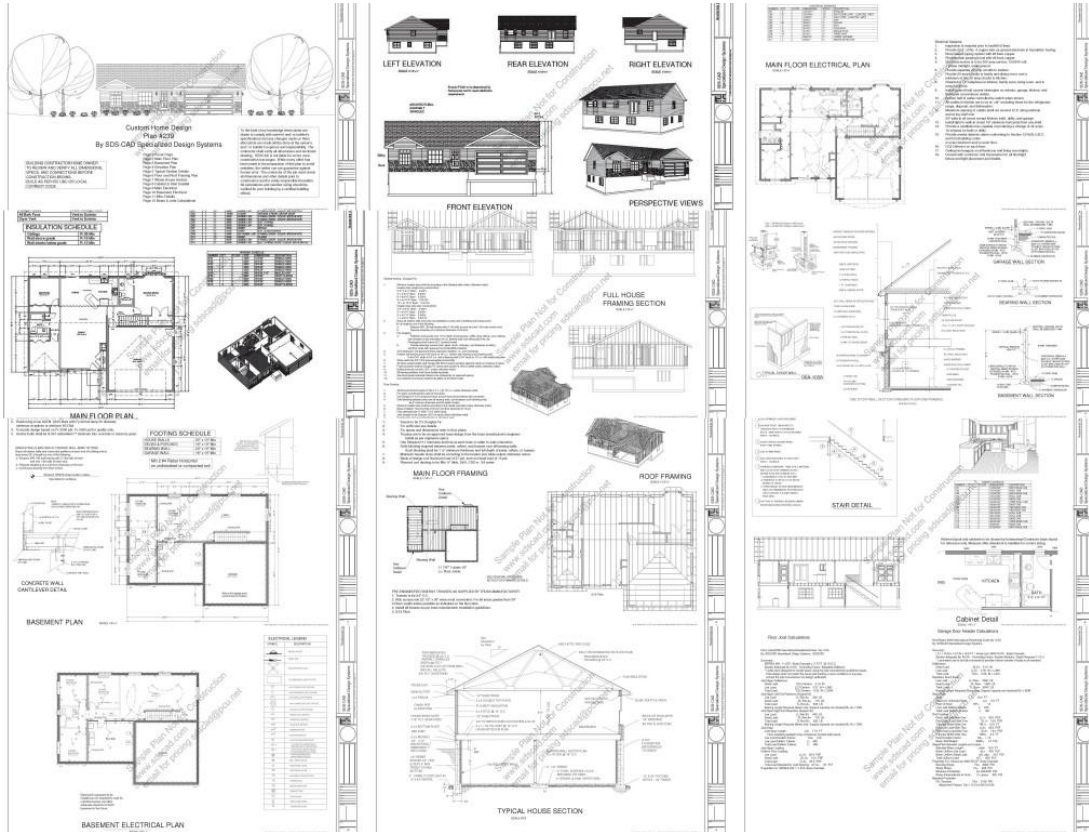
Be one of the next 10 people to order and get the entire package for only

\$97.00



Now make sure that you follow these tips so that you can get your house plans easily. Now grab the opportunity to get this amazing limited launching offer for only ~~\$22,000.00~~ **\$97.00** you can have it all. But after few weeks or more we will be changing it to much higher price. So what you are waiting for [Claim your Plans Now!](#)

"With Complete Construction Ready Blueprints"



"All plans are available instantly with a link to download and print"



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Let me share with you the latest comments I have received in my in-box...

<http://www.youtube.com/watch?v=smRB4m5CCPo>

66

20' X 20' WITH LOFT TESTIMONIAL #1...

Hi John,

Just attached a pic of my completed garage that i built myself from your plans... i did not put windows on the sides, instead my wife wanted them in the front – future flower boxes will go under them... also i doubled up in the 2x12's at the stair opening and used joist hangers – this avoided having the interior wall down stairs....

thanx again everything went great and feel free to use my pic...

Jeff C



Pictures of the 20' x 20' Gable Workshop – Thanks Jeff

http://www.youtube.com/watch?v=AXO_2dpWeCU

“

26' X 36' WITH LOFT TESTIMONIAL #2...



*John,
Thank you for the plans, I just love my new garage, I finally have a place to park my boat in out of the weather, everything went great, my contractor said it was the most complete set of plans he had ever worked with and wanted to know your contact information so he could have you draw more plans for him.
I will recommend you to all my friends who need to have a house or garage built. Check out this picture my shop is the envy of all of my neighbors who wish they had some place to park their toys. Matt*

<http://www.youtube.com/watch?v=zUC93g928ek>

“

KATHY'S 16 X 24 PLAN FROM SDSCAD TESTIMONIAL #3...



*Hi John,
I had purchased a customized plan from you back in March. They worked great! Our city planning/permitting really liked them and it helped the process go smoothly. Attached is a picture of the little shop we built with your plans. Thanks Kathy*

http://www.youtube.com/watch?v=vrnZA_VLo9A


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100% money back guarantee and I will personally **refund all of your money.**



**My 60 Day
100% money Back
Guarantee**

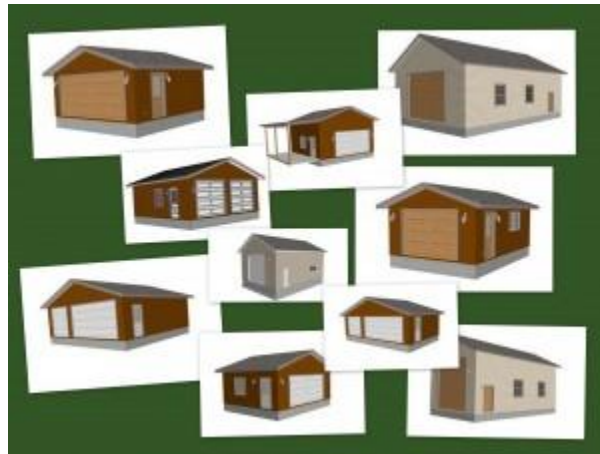
If you find any reason whatsoever that the products are not worthwhile simply let me know within 60 day and I will personally refund all of your money - **NO QUESTIONS ASKED!**

Our trusted 3rd party retailer ClickBank's policy honor all requests within the period of time given. So you can be 100% assured that your purchase is **RISK-FREE**

John Davidson

Special Offer-Limited Bonus

Bonus #1 - 10 Garage Plans



Bonus #2 -10 Barn Plans



Are You ready?

Original price ~~\$22,000.00~~ Limited time for only

\$97.00



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"It's So Easy Getting Started"

To ensure that you follow these tips and get your plans easily, I've made getting started so quick and easy that anyone can do it. All you need to do is click on the **ADD TO CART** button. You'll be taken to the 100% safe and secure ClickBank order form. Simply fill out your payment information and follow the prompts.

As soon as the payment has been accepted you'll be taken to our members area where you can instantly download all of the house or cabin plans plus the bonuses, the, 10 garage plans and the 10 barn plans for **FREE**.

Good luck in building your new home.



Specialized Design System LLC - Residential Architectural Designer

P.S. Always remember that your purchase is backed by my **60 Days 100% Money-Back Guarantee**. For any reason or if you don't like what you find inside, contact me anytime or we have an online support center to help with any concerns or issues that you may have. I'll refund all of your money - **NO QUESTIONS ASKED!**

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P.P.S. The house plans cost over **\$.50 per sq ft** each to have draw but for now we are offering everything plus bonuses for only **\$97.00** and you can get all of our high quality house plans, plus garage plans and 10 barn plans. But this promo is offered for just a limited period of time and we will increase the price without prior notice.

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