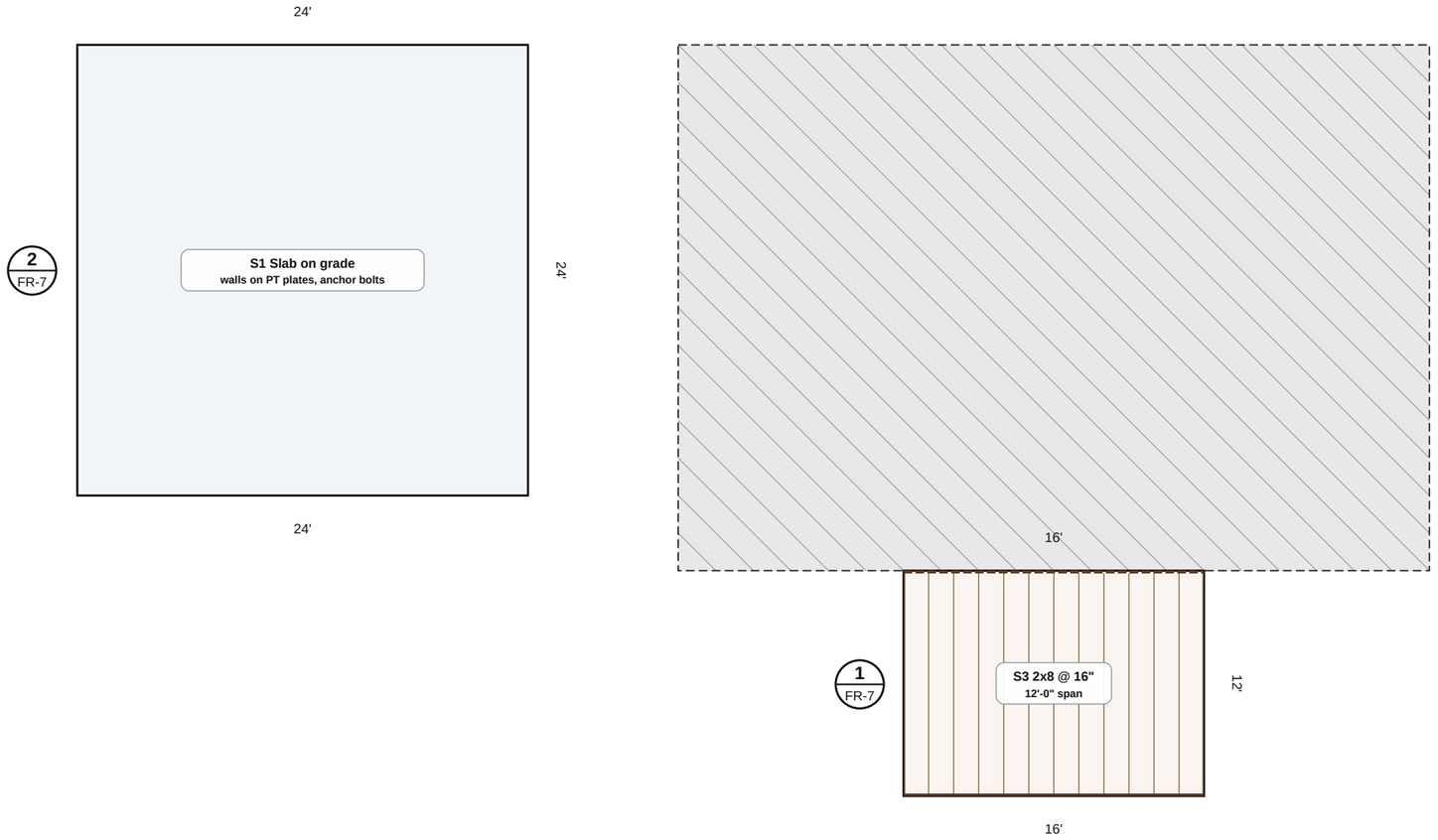


1 **FLOOR FRAMING PLAN**

SCALE: 1/8" = 1'-0"

- Floor joists at the spacing shown
- Beams, rims and ledgers
- Piers (footings: Concrete Designer)
- Bearing line (wall or beam below)

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered design. Code tables are defaults: verify spans, headers and loads with the building department. Spans past the tables, point loads and tall walls need an engineer. Verify dimensions in the field.

REVISIONS

REV	DATE	DESCRIPTION
0	10/26/2026	Issued for review

DATE
10/26/2026

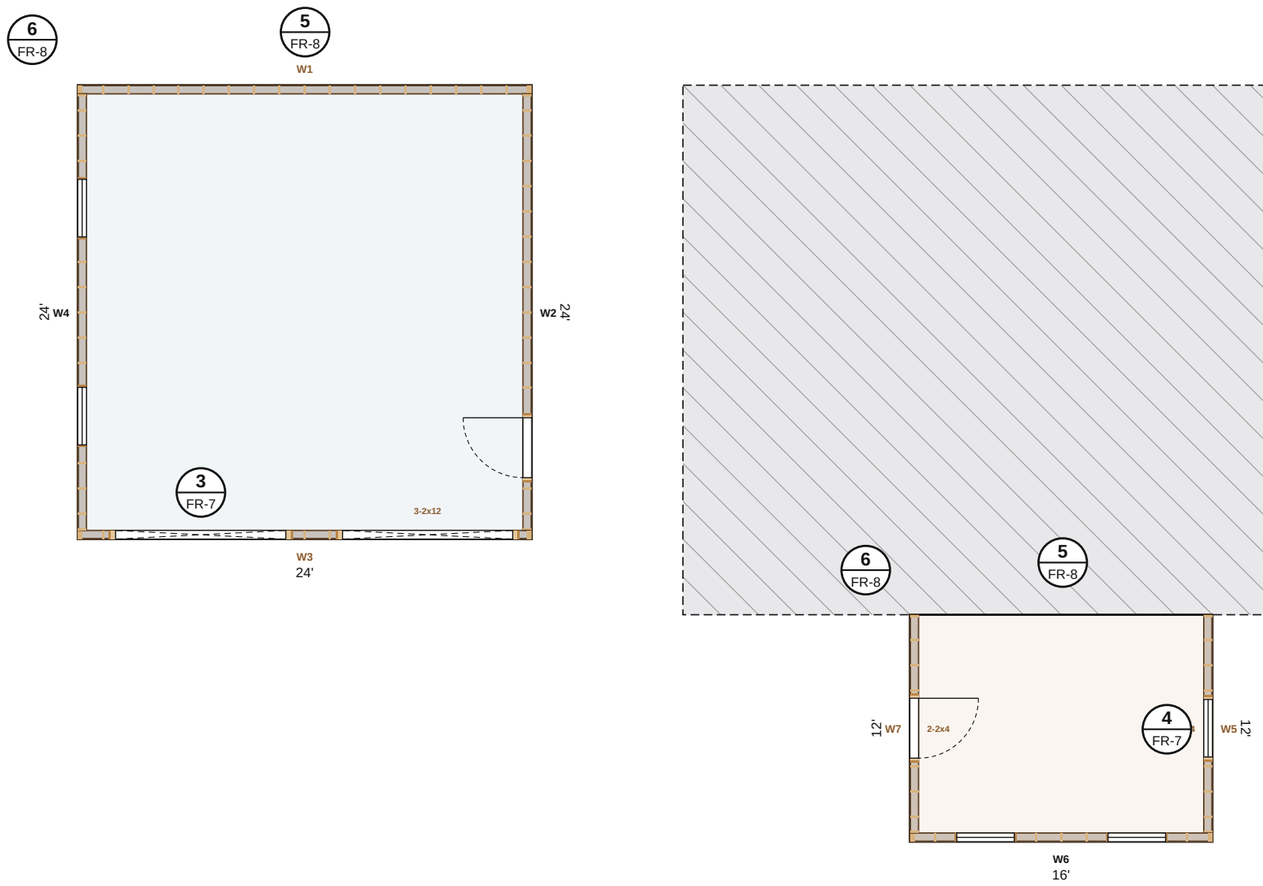
SCALE
1/8" = 1'-0"

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
FLOOR FRAMING PLAN

FR-1



2 WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"

- Exterior walls (W tags; bearing tags in brown)
- Common walls
- Interior walls
- Header size at each opening

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

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DATE
10/26/2026

SCALE
1/8" = 1'-0"

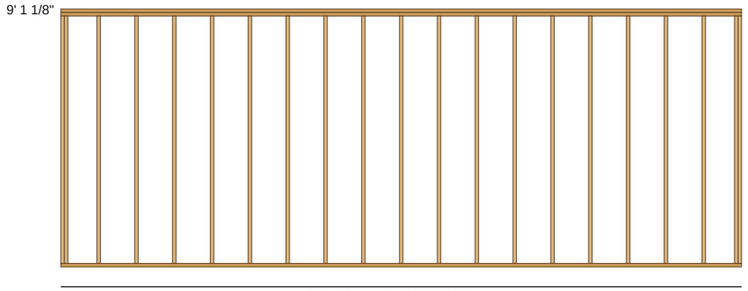
DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE

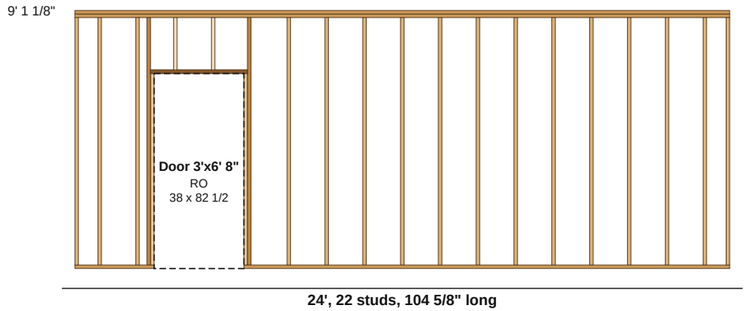
WALL FRAMING PLAN

FR-2



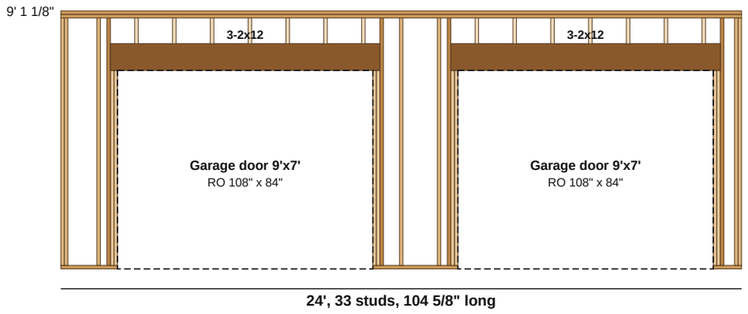
W1 North wall, 2-car garage (from outside)

21 studs 104 5/8", 0 openings



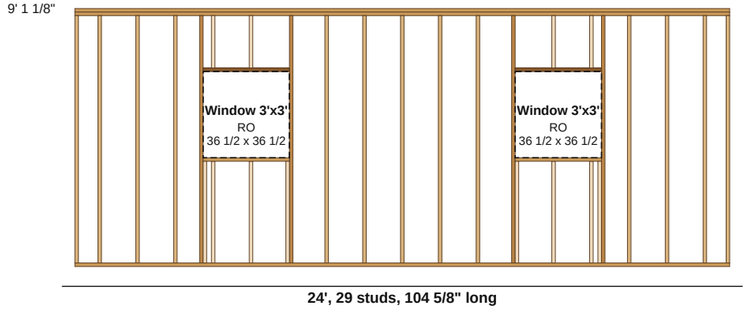
W2 East wall, 2-car garage (from outside)

22 studs 104 5/8", 1 opening



W3 South wall, 2-car garage (from outside)

33 studs 104 5/8", 2 openings, headers 3-2x12, 3-2x12



W4 West wall, 2-car garage (from outside)

29 studs 104 5/8", 2 openings

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

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REVISIONS

REV	DATE	DESCRIPTION
0	10/26/2026	Issued for review

DATE

10/26/2026

SCALE

3/16" = 1'-0"

DRAWN BY

SC

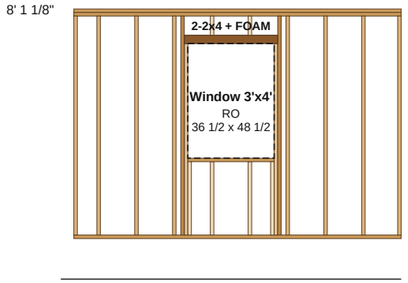
SHEET SIZE

ANSI B (11" x 17")

SHEET TITLE

WALL FRAMING ELEVATIONS

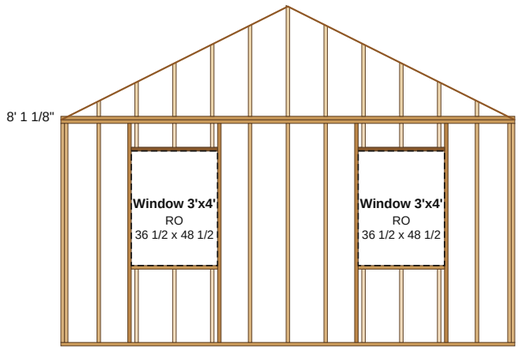
FR-3



12', 18 studs, 92 5/8" long

W5 East wall, 12x16 addition (from outside)

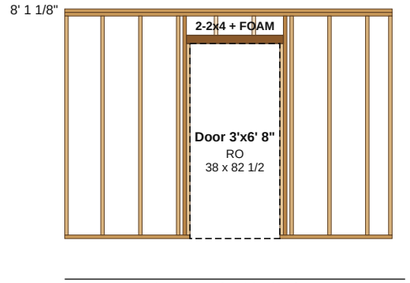
18 studs 92 5/8", 1 opening, headers 2-2x4



16', 36 studs, 92 5/8" long

W6 South wall, 12x16 addition (from outside)

36 studs 92 5/8", 2 openings



12', 14 studs, 92 5/8" long

W7 West wall, 12x16 addition (from outside)

14 studs 92 5/8", 1 opening, headers 2-2x4

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

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REVISIONS

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DATE
10/26/2026

SCALE
3/16" = 1'-0"

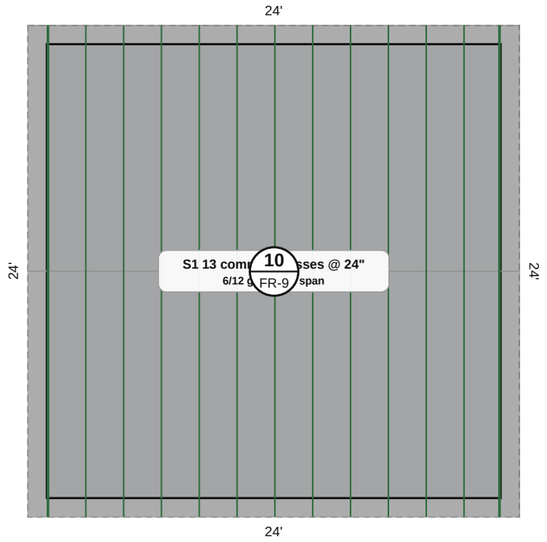
DRAWN BY
SC

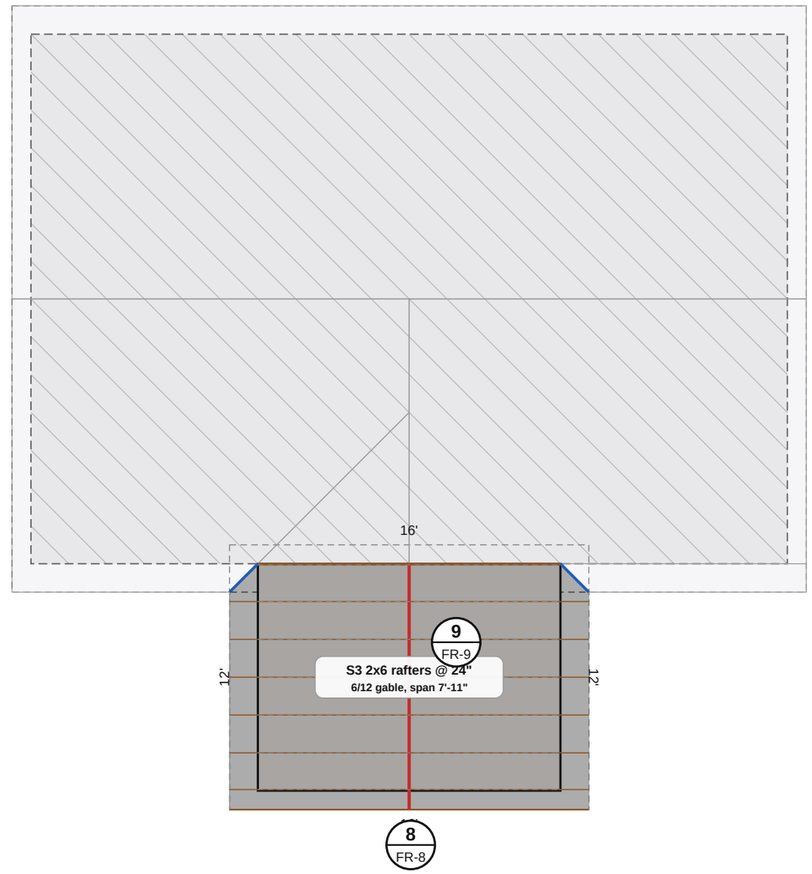
SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE

WALL FRAMING ELEVATIONS (2)

FR-4





5 ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

- Rafters at the spacing shown
- Ridge board
- Hips and valleys
- Trusses (gable ends heavier)
- Ceiling joists / rafter ties

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition
Client: Sample client
123 Example St

NOTICE

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Not an engineered design. Code tables are defaults: verify spans, headers and loads with the building department. Spans past the tables, point loads and tall walls need an engineer. Verify dimensions in the field.

REVISIONS

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DATE
10/26/2026

SCALE
1/8" = 1'-0"

DRAWN BY
SC

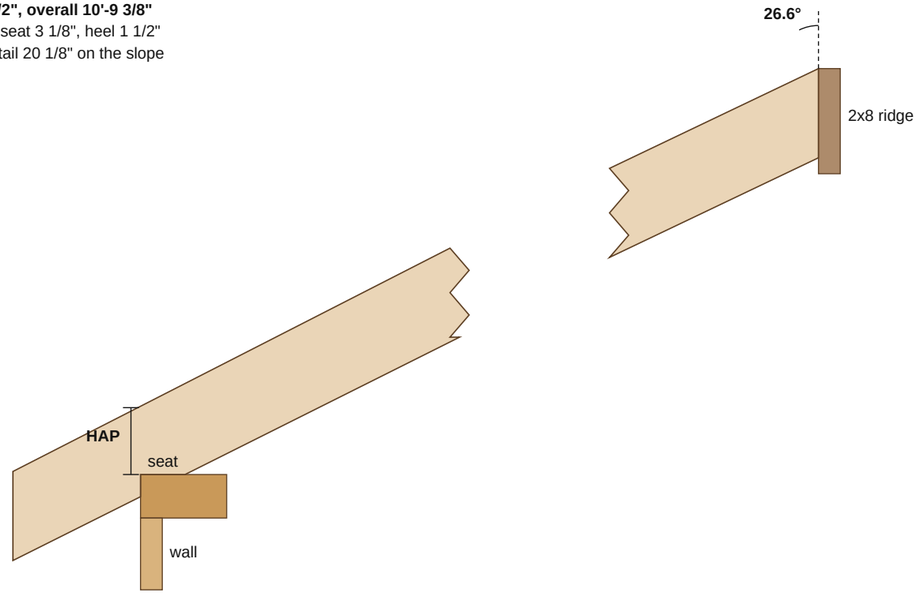
SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
ROOF FRAMING PLAN

FR-5

S3 12x16 addition: 2x6 rafters at 24 in., 6/12 (plumb cuts 26.6°), common rafter: schematic, not to scale

Plumb cuts 26.6° (6/12), ridge and tail
Line 8'-10 1/2", overall 10'-9 3/8"
Birdsmouth: seat 3 1/8", heel 1 1/2"
HAP 4 5/8", tail 20 1/8" on the slope



RAFTER	QTY	SIZE	LINE	OVERALL	TOP CUT	BOTTOM
common	12	2x6	8'-10 1/2"	10'-9 3/8"	plumb cut at the ridge (26.6°)	birdsmouth, plumb tail 20 1/8" long
valley jack	2	2x6	8'-10 1/8"	9'-0 7/8"	plumb cut at the ridge (26.6°)	plumb + 45° side cut at the valley

Seat 3 1/8", heel 1 1/2", height above plate 4 5/8". Lengths along the top edge from the ridge. Verify the first rafter before cutting the rest.

Seat 3 1/8”, heel 1 1/2”, height above plate 4 5/8”. Lengths along the top edge from the ridge. Verify the first rafter before cutting the rest.

PREPARED BY
Sample Contracting Co.

PROJECT
Garage and addition
Client: Sample client
123 Example St

NOTICE
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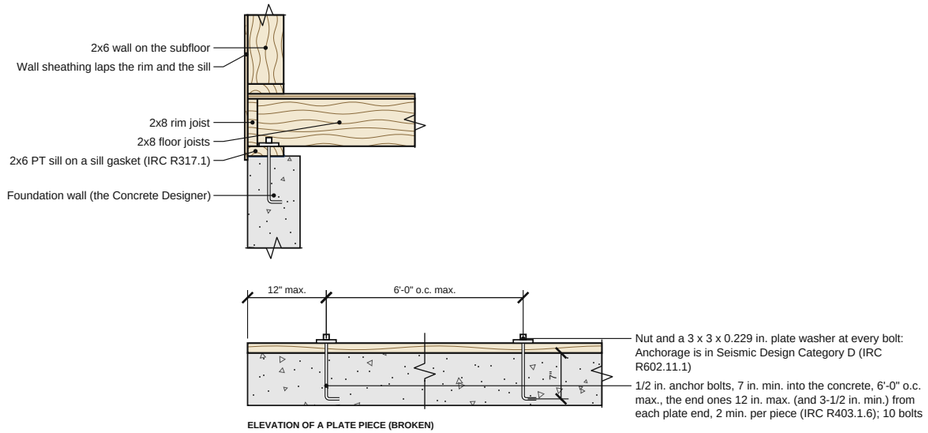
SCALE
NTS

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
RAFTER DETAILS & CUT SHEET

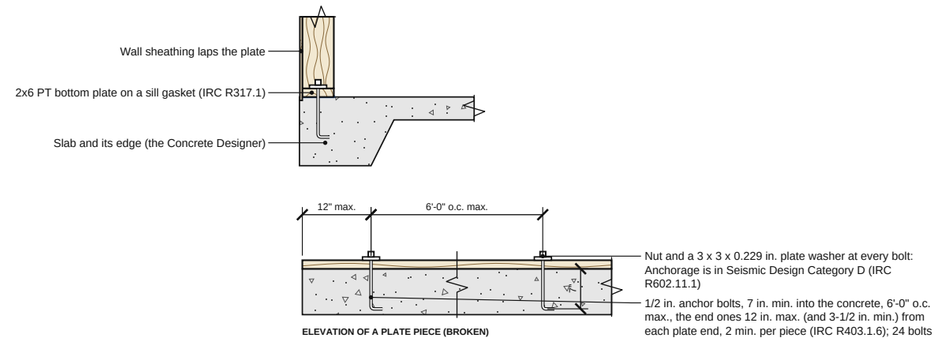
FR-6



1 SILL ON THE FOUNDATION WALL

NTS

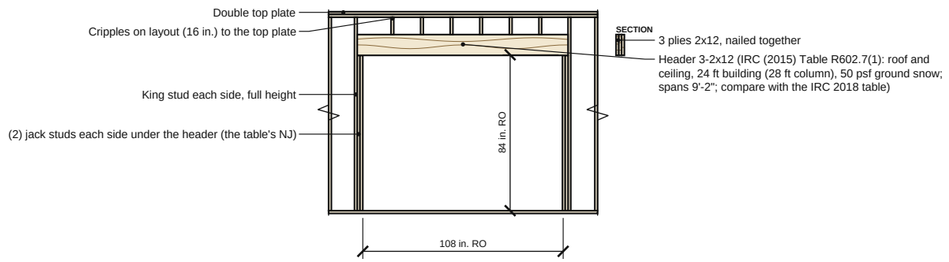
REF: IRC R403.1.6; R602.11.1; R317.1



2 BOTTOM PLATE ON THE SLAB

NTS

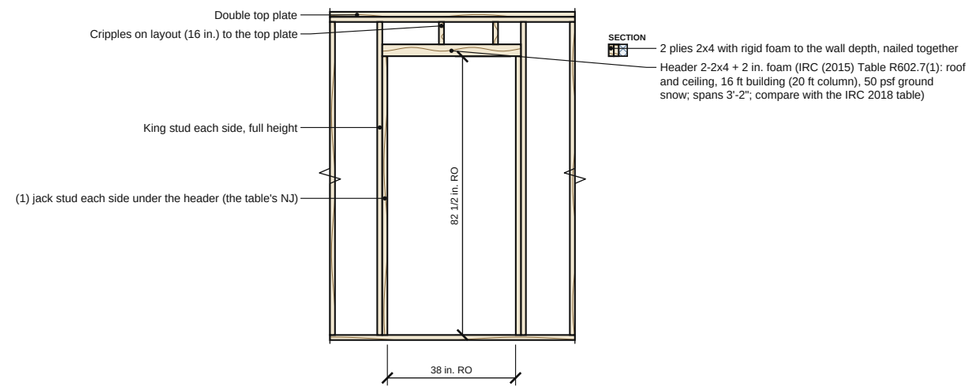
REF: IRC R403.1.6; R602.11.1; R317.1



3 HEADER 3-2X12

NTS

REF: IRC (2015) Table R602.7(1); R602.7



4 HEADER 2-2X4 + 2 IN. FOAM

NTS

REF: IRC (2015) Table R602.7(1); R602.7

Typical detail, not to scale. Not an engineered design: verify with your building department and the manufacturer's installation instructions.

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition
Client: Sample client
123 Example St

NOTICE

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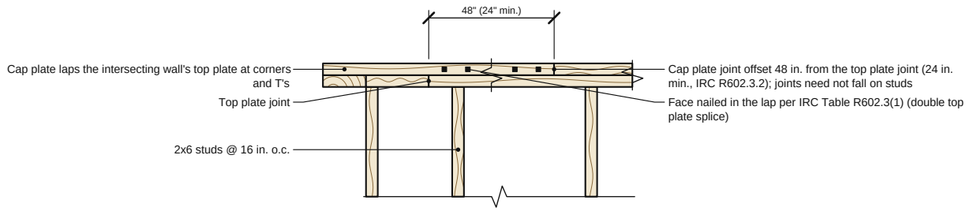
SCALE
NTS

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

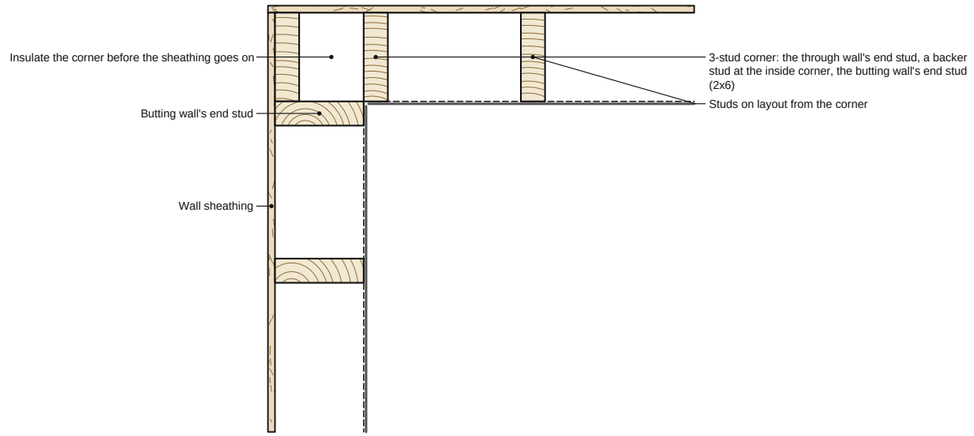
SHEET TITLE
FASTENING & ANCHORING DETAILS

FR-7



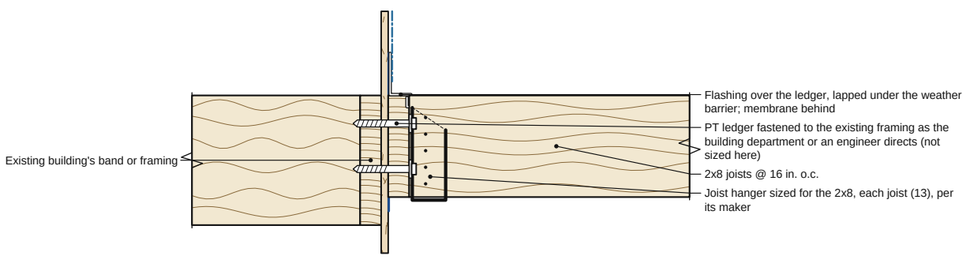
5 **DOUBLE TOP PLATE SPLICE AND LAP** NTS

REF: IRC R602.3.2; Table R602.3(1)



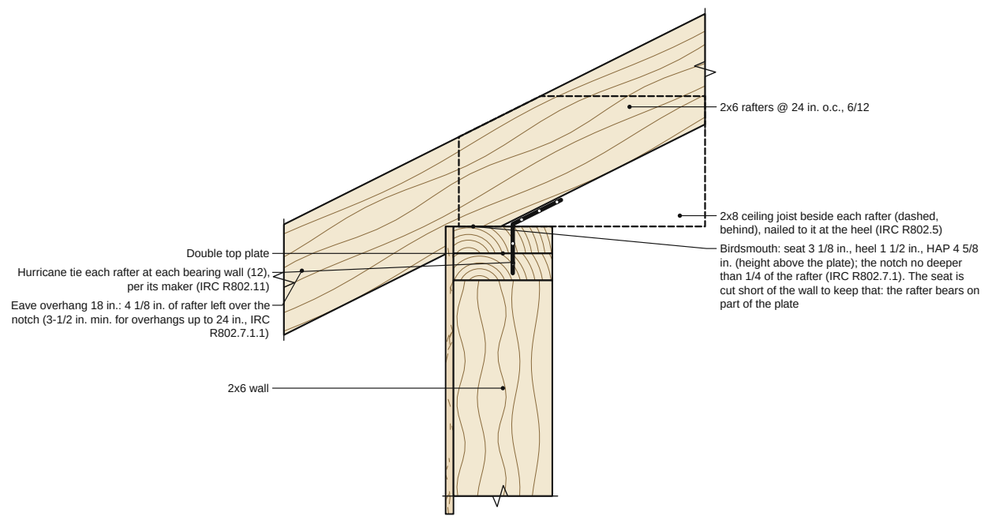
6 **3-STUD CORNER** NTS

REF: IRC R602.3



7 **JOIST HANGER AT THE LEDGER** NTS

REF: IRC R502.6; the hanger maker



8 **RAFTER AT THE WALL PLATE** NTS

REF: IRC R802.6; R802.7.1; R802.7.1.1; R802.11

Typical detail, not to scale. Not an engineered design: verify with your building department and the manufacturer's installation instructions.

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition
Client: Sample client
123 Example St

NOTICE

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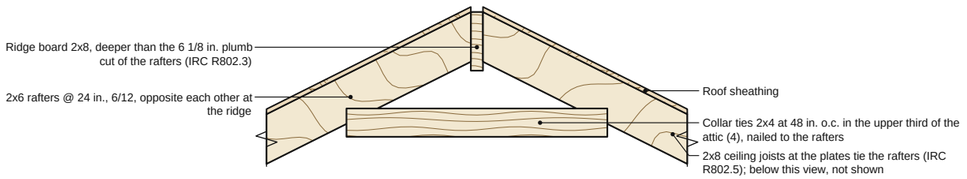
SCALE
NTS

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

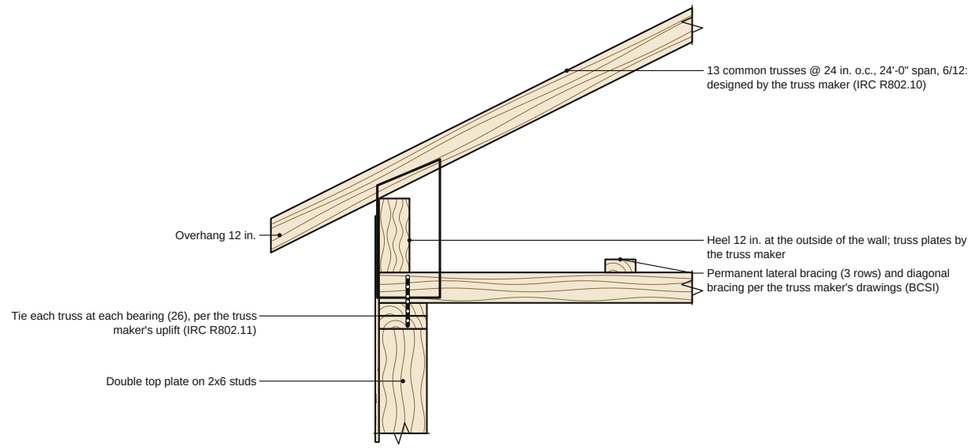
SHEET TITLE
FASTENING & ANCHORING DETAILS

FR-8



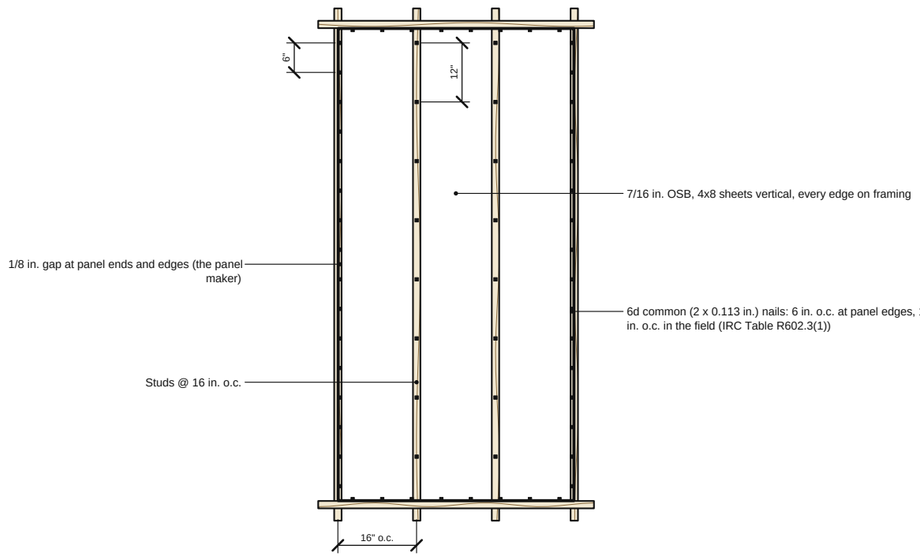
9 **RIDGE BOARD AND TIES** NTS

REF: IRC R802.3; R802.5



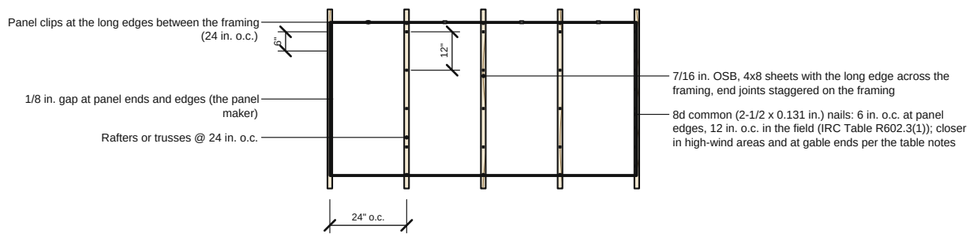
10 **TRUSS BEARING AND BRACING** NTS

REF: IRC R802.10; R802.11; BCSI



11 **WALL SHEATHING NAILING** NTS

REF: IRC Table R602.3(1); the panel maker



12 **ROOF SHEATHING NAILING** NTS

REF: IRC Table R602.3(1); R803; the panel maker

Typical detail, not to scale. Not an engineered design: verify with your building department and the manufacturer's installation instructions.

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition
Client: Sample client
123 Example St

NOTICE

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Not an engineered design. Code tables are defaults: verify spans, headers and loads with the building department. Spans past the tables, point loads and tall walls need an engineer. Verify dimensions in the field.

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10/26/2026

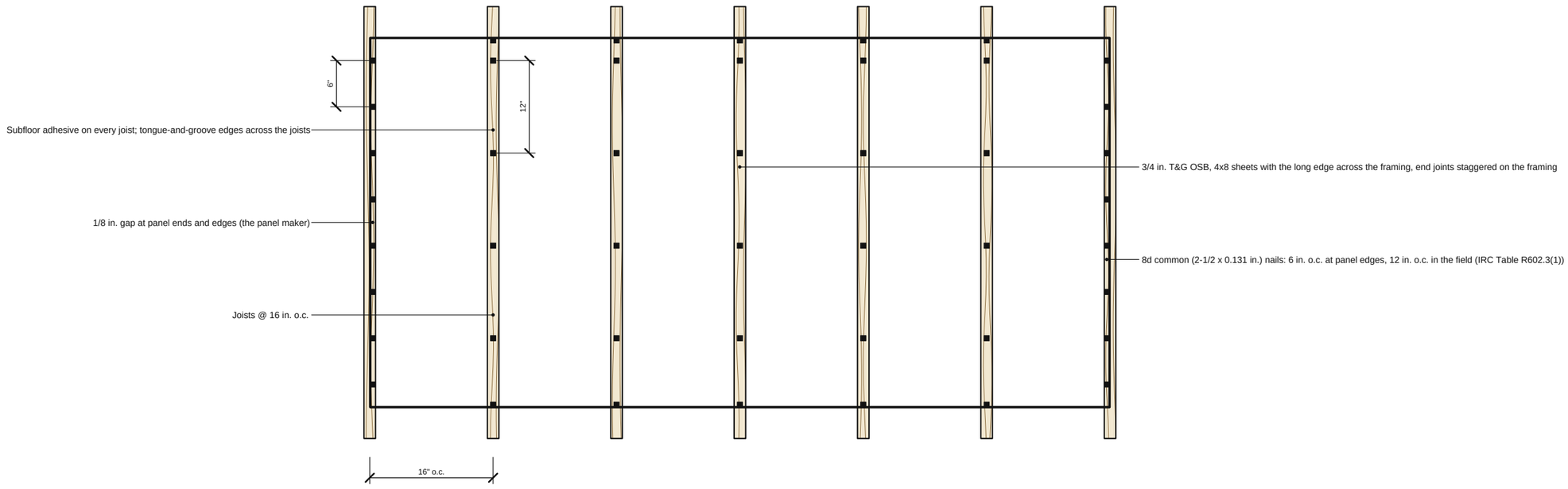
SCALE
NTS

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
FASTENING & ANCHORING DETAILS

FR-9



13 **SUBFLOOR SHEATHING NAILING** — NTS

REF: IRC Table R602.3(1); R503; the panel maker

Typical detail, not to scale. Not an engineered design: verify with your building department and the manufacturer's installation instructions.

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition
Client: Sample client
123 Example St

NOTICE

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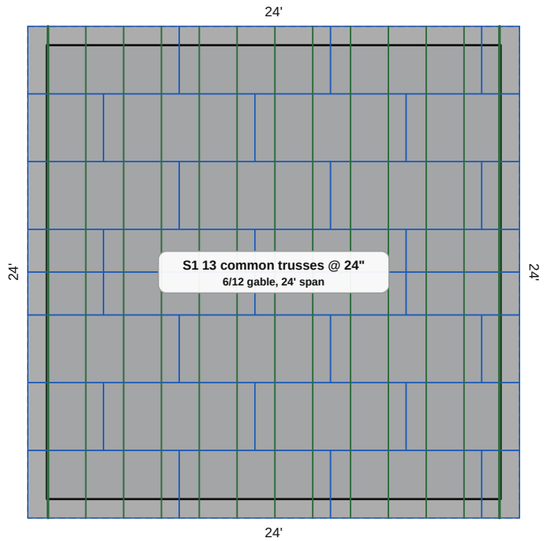
SCALE
NTS

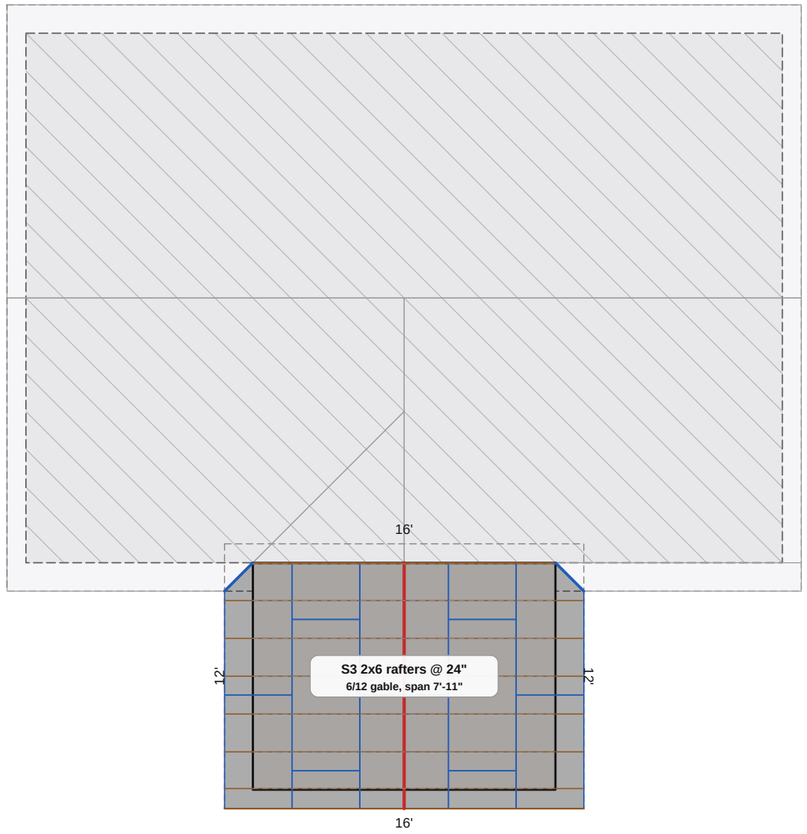
DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
FASTENING & ANCHORING DETAILS

FR-10





11 **ROOF SHEATHING LAYOUT**

SCALE: 1/8" = 1'-0"

Sheet outlines (4x8), nested; offcuts used again

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered design. Code tables are defaults: verify spans, headers and loads with the building department. Spans past the tables, point loads and tall walls need an engineer. Verify dimensions in the field.

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DATE

10/26/2026

SCALE

1/8" = 1'-0"

DRAWN BY

SC

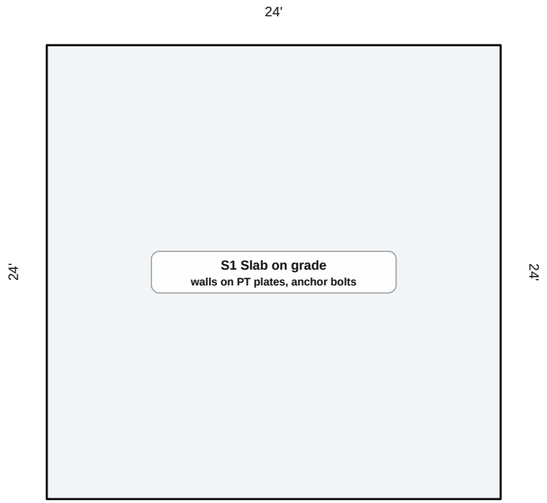
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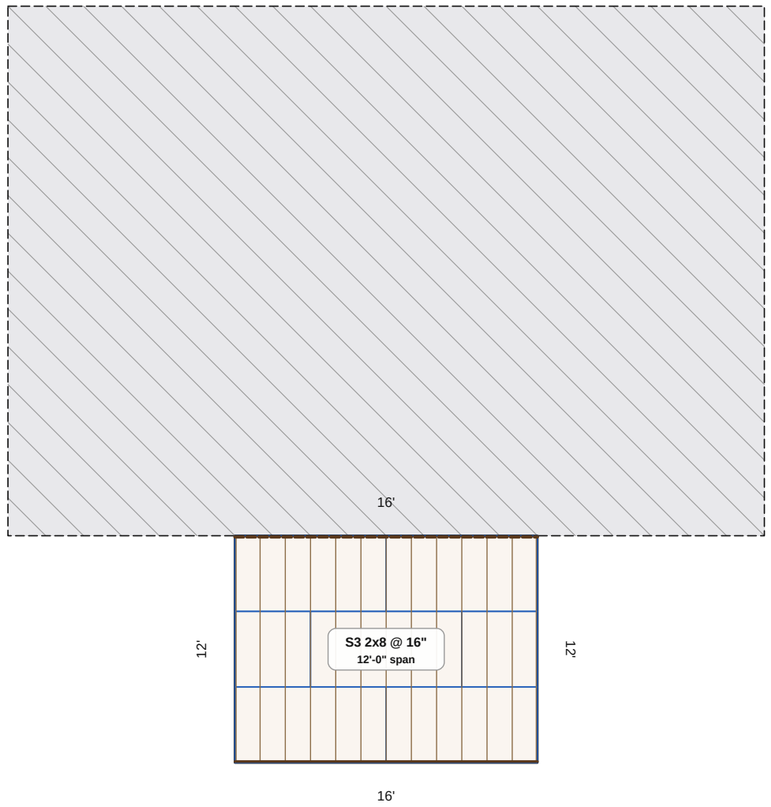
ANSI B (11" x 17")

SHEET TITLE

ROOF SHEATHING LAYOUT

FR-11





12 SUBFLOOR SHEATHING LAYOUT

SCALE: 1/8" = 1'-0"

Sheet outlines (4x8), nested; offcuts used again

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

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DATE

10/26/2026

SCALE

1/8" = 1'-0"

DRAWN BY

SC

SHEET SIZE

ANSI B (11" x 17")

SHEET TITLE

SUBFLOOR SHEATHING LAYOUT

FR-12

SCHEDULES & BUY LIST

TAG	NAME	USE	SIZE	WALLS	ROOF AND FLOOR
BUILDINGS					
S1	2-car garage	Garage	24' x 24'	9' 1 1/8" walls, 2x6 at 16 in.	Gable 6/12, trusses; slab on grade
S2	Existing house	Existing	40' x 28'	-	Gable 6/12
S3	12x16 addition	Living space	16' x 12'	8' 1 1/8" walls, 2x6 at 16 in.	Gable 6/12, rafters; joists on a foundation wall

WALLS						
WALL	**NAME**	**STUDS**	**LENGTH**	**PLATE**	**LOAD**	**STUD COUNT**
W1	North wall, 2-car garage	2x6 at 16 in.	24'	9' 1 1/8"	Bearing	21 (19 on layout, 0 kings, 0 jacks, 0 cripples, 2 corner)
W2	East wall, 2-car garage	2x6 at 16 in.	24'	9' 1 1/8"	Non-bearing	22 (16 on layout, 2 kings, 2 jacks, 2 cripples)
W3	South wall, 2-car garage	2x6 at 16 in.	24'	9' 1 1/8"	Bearing	33 (5 on layout, 4 kings, 8 jacks, 14 cripples, 2 corner)
W4	West wall, 2-car garage	2x6 at 16 in.	24'	9' 1 1/8"	Non-bearing	29 (13 on layout, 4 kings, 0 jacks, 12 cripples)
W5	East wall, 12x16 addition	2x6 at 16 in.	12'	8' 1 1/8"	Bearing	18 (8 on layout, 2 kings, 2 jacks, 6 cripples)
W6	South wall, 12x16 addition	2x6 at 16 in.	16'	8' 1 1/8" + gable	Non-bearing	36 (7 on layout, 4 kings, 0 jacks, 12 cripples, 2 corner, 11 gable)
W7	West wall, 12x16 addition	2x6 at 16 in.	12'	8' 1 1/8"	Bearing	14 (8 on layout, 2 kings, 2 jacks, 2 cripples)

HEADERS								
MARK	**OPENING**	**RO**	**SILL**	**HEADER**	**TABLE**	**NJ/NK**	**LENGTH**	**CASE**
W2.1	Door 3' x 6' 8"	38" x 82 1/2"	-	Flat 2x6 (non-bearing)	-	1 / 1	41"	Non-bearing
W3.1	Garage door 9' x 7'	108" x 84"	-	3-2x12	9'-2"	2 / 1	114"	Roof & ceiling, 24' wide
W3.2	Garage door 9' x 7'	108" x 84"	-	3-2x12	9'-2"	2 / 1	114"	Roof & ceiling, 24' wide
W4.1	Window 3' x 3'	36 1/2" x 36 1/2"	46"	Flat 2x6 (non-bearing)	-	0 / 1	36 1/2"	Non-bearing
W4.2	Window 3' x 3'	36 1/2" x 36 1/2"	46"	Flat 2x6 (non-bearing)	-	0 / 1	36 1/2"	Non-bearing
W5.1	Window 3' x 4'	36 1/2" x 48 1/2"	34"	2-2x4 + 2 in. foam	3'-2"	1 / 1	39 1/2"	Roof & ceiling, 16' wide
W6.1	Window 3' x 4'	36 1/2" x 48 1/2"	34"	Flat 2x6 (non-bearing)	-	0 / 1	36 1/2"	Non-bearing
W6.2	Window 3' x 4'	36 1/2" x 48 1/2"	34"	Flat 2x6 (non-bearing)	-	0 / 1	36 1/2"	Non-bearing
W7.1	Door 3' x 6' 8"	38" x 82 1/2"	-	2-2x4 + 2 in. foam	3'-2"	1 / 1	41"	Roof & ceiling, 16' wide

FLOOR FRAMING				
TAG	**FLOOR**	**JOISTS**	**SPAN OF TABLE**	**BEAMS AND PIERS**
S3	Joists on a foundation wall	2x8 at 16 in.	12'-0" of 12'-9"	-

ROOF FRAMING				
TAG	**ROOF**	**MEMBERS**	**SPAN**	**CEILING**
S1	Gable 6/12	13 common trusses at 24 in.	24' span, 12" heel	bottom chords
S3	Gable 6/12	14 2x6 rafters at 24 in., 2 valleys	7'-11" of 8'-1"	2x8 ceiling joists at 24 in. (16'-0")

BUY LIST			
ITEM	**QTY**	**NOTE**	**COST**
2x4 x 16 ft	1 each		$14
2x4 x 20 ft	15 each		$255
2x6 x 14 ft	1 each		$18
2x6 x 20 ft	39 each		$1,014
2x8 x 12 ft	13 each		$289
2x8 x 14 ft	1 each		$26
2x8 x 16 ft	4 each		$118
2x8 x 20 ft	4 each		$148
2x12 x 20 ft	3 each		$198
PT 2x6 x 14 ft	1 each		$26
PT 2x6 x 20 ft	5 each		$188
PT 2x8 x 16 ft	1 each		$43
2x6 precut stud 104 5/8"	67 each	for 9' 1 1/8" walls	$674
2x6 precut stud 92 5/8"	33 each	for 8' 1 1/8" walls	$294
7/16 in. OSB 4x8	46 sheet	1,231.1 sf covered, 16% waste, 220.7 sf of offcuts left	$1,104
7/16 in. OSB 4x8	37 sheet	1,029.4 sf covered, 13% waste, 154.6 sf of offcuts left	$888
3/4 in. T&G OSB subfloor 4x8	6 sheet	192 sf covered, 0% waste	$276
Common truss 24' span, 6/12 (S1)	13 each	the truss maker quotes; 2 gable ends included where gable	$2,730
Hurricane tie (H2.5A or equal)	38 each	each rafter or truss at each bearing wall	$34
Joist hanger	13 each	ledgers	$34
Anchor bolt 1/2 in. + nut & washer	34 each	IRC R403.1.6: 6 ft o.c., 12 in. from plate ends	$82
Panel clip (H-clip)	148 each	roof sheathing at 24 in. framing	$27
Sill gasket (50 ft roll)	3 roll	113 LF of sill	$42
Subfloor adhesive (28 oz)	6 tube	about a tube a sheet	$54
2 in. rigid foam 4x8 (insulated headers)	1 sheet	2 sf of header	$18
Framing nails (allowance)	26 lb	an allowance: 10 lb a 1,000 BF	$57
MATERIAL TOTAL			$8,650

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

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Not an engineered design. Code tables are defaults: verify spans, headers and loads with the building department. Spans past the tables, point loads and tall walls need an engineer. Verify dimensions in the field.

REVISIONS

REV	DATE	DESCRIPTION
0	10/26/2026	Issued for review

DATE
10/26/2026

SCALE
NTS

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
SCHEDULES & BUY LIST

FR-13

CUT LIST: EVERY MEMBER BY WHERE IT GOES

WHERE	MEMBER	SIZE	LENGTH	QTY	FROM	NOTE
W1	Bottom plate	PT 2x6	20'-0"	1	stock (buy list)	
W1	Bottom plate	PT 2x6	4'-0"	1	stock (buy list)	
W1	Top plate	2x6	20'-0"	1	stock (buy list)	
W1	Top plate	2x6	4'-0"	1	stock (buy list)	
W1	Cap plate	2x6	16'-0"	1	stock (buy list)	
W1	Cap plate	2x6	8'-0"	1	stock (buy list)	
W1	Stud	2x6	8'-8 5/8"	19	precut stud	
W1	Corner stud	2x6	8'-8 5/8"	2	precut stud	
W2	Bottom plate	PT 2x6	17'-1 1/2"	1	stock (buy list)	
W2	Bottom plate	PT 2x6	2'-9 1/2"	1	stock (buy list)	
W2	Top plate	2x6	20'-0"	1	stock (buy list)	
W2	Top plate	2x6	3'-1"	1	stock (buy list)	
W2	Cap plate	2x6	16'-0"	1	stock (buy list)	
W2	Cap plate	2x6	7'-1"	1	stock (buy list)	
W2	Stud	2x6	8'-8 5/8"	16	precut stud	
W2	Jack stud	2x6	6'-9"	2	stock (buy list)	
W2	King stud	2x6	8'-8 5/8"	2	precut stud	
W2	Flat header	2x6	3'-5"	1	stock (buy list)	
W2	Cripple (above)	2x6	1'-10 1/8"	2	stock (buy list)	
W3	Bottom plate	PT 2x6	2'-0"	1	stock (buy list)	
W3	Bottom plate	PT 2x6	3'-0"	1	stock (buy list)	
W3	Bottom plate	PT 2x6	1'-0"	1	stock (buy list)	
W3	Top plate	2x6	20'-0"	1	stock (buy list)	
W3	Top plate	2x6	4'-0"	1	stock (buy list)	
W3	Cap plate	2x6	16'-0"	1	stock (buy list)	
W3	Cap plate	2x6	8'-0"	1	stock (buy list)	
W3	Stud	2x6	8'-8 5/8"	5	precut stud	
W3	Corner stud	2x6	8'-8 5/8"	2	precut stud	
W3	Jack stud	2x6	6'-10 1/2"	8	stock (buy list)	
W3	King stud	2x6	8'-8 5/8"	4	precut stud	
W3	Header 3-2x12	2x12	9'-6"	6	stock (buy list)	
W3	Cripple (above)	2x6	0'-10 7/8"	14	stock (buy list)	
W4	Bottom plate	PT 2x6	20'-0"	1	stock (buy list)	
W4	Bottom plate	PT 2x6	3'-1"	1	stock (buy list)	
W4	Top plate	2x6	20'-0"	1	stock (buy list)	
W4	Top plate	2x6	3'-1"	1	stock (buy list)	
W4	Cap plate	2x6	16'-0"	1	stock (buy list)	
W4	Cap plate	2x6	7'-1"	1	stock (buy list)	
W4	Stud	2x6	8'-8 5/8"	13	precut stud	
W4	King stud	2x6	8'-8 5/8"	4	precut stud	
W4	Flat header	2x6	3'-0 1/2"	2	stock (buy list)	
W4	Cripple (above)	2x6	1'-10 1/8"	4	stock (buy list)	
W4	Cripple (below)	2x6	3'-7"	8	stock (buy list)	
W4	Rough sill	2x6	3'-0 1/2"	2	stock (buy list)	
W5	Bottom plate	2x6	11'-6 1/2"	1	stock (buy list)	
W5	Top plate	2x6	11'-6 1/2"	1	stock (buy list)	
W5	Cap plate	2x6	11'-6 1/2"	1	stock (buy list)	
W5	Stud	2x6	7'-8 5/8"	8	precut stud	
W5	Jack stud	2x6	6'-9"	2	stock (buy list)	
W5	King stud	2x6	7'-8 5/8"	2	precut stud	
W5	Header 2-2x4	2x4	3'-3 1/2"	2	stock (buy list)	
W5	Cripple (above)	2x6	0'-8 1/8"	2	stock (buy list)	
W5	Cripple (below)	2x6	2'-7"	4	stock (buy list)	
W5	Rough sill	2x6	3'-0 1/2"	1	stock (buy list)	
W6	Bottom plate	2x6	16'-0"	1	stock (buy list)	
W6	Top plate	2x6	16'-0"	1	stock (buy list)	
W6	Cap plate	2x6	16'-0"	1	stock (buy list)	
W6	Stud	2x6	7'-8 5/8"	7	precut stud	
W6	Corner stud	2x6	7'-8 5/8"	2	precut stud	
W6	King stud	2x6	7'-8 5/8"	4	precut stud	
W6	Flat header	2x6	3'-0 1/2"	2	stock (buy list)	
W6	Cripple (above)	2x6	0'-10 1/8"	6	stock (buy list)	
W6	Cripple (below)	2x6	2'-7"	6	stock (buy list)	
W6	Rough sill	2x6	3'-0 1/2"	2	stock (buy list)	
W6	Gable stud	2x6	0'-6 1/2"	2	stock (buy list)	top cut 26.6°

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123 Example St

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DRAWN BY
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SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
CUT LIST

FR-14

CUT LIST: EVERY MEMBER BY WHERE IT GOES

WHERE	MEMBER	SIZE	LENGTH	QTY	FROM	NOTE
W6	Gable stud	2x6	1'-2 1/2"	2	stock (buy list)	top cut 26.6°
W6	Gable stud	2x6	1'-10 1/2"	2	stock (buy list)	top cut 26.6°
W6	Gable stud	2x6	2'-6 1/2"	2	stock (buy list)	top cut 26.6°
W6	Gable stud	2x6	3'-2 1/2"	2	stock (buy list)	top cut 26.6°
W6	Gable stud	2x6	3'-10 1/2"	1	stock (buy list)	top cut 26.6°
W7	Bottom plate	2x6	4'-5"	1	stock (buy list)	
W7	Bottom plate	2x6	3'-11 1/2"	1	stock (buy list)	
W7	Top plate	2x6	11'-6 1/2"	1	stock (buy list)	
W7	Cap plate	2x6	11'-6 1/2"	1	stock (buy list)	
W7	Stud	2x6	7'-8 5/8"	8	precut stud	
W7	Jack stud	2x6	6'-9"	2	stock (buy list)	
W7	King stud	2x6	7'-8 5/8"	2	precut stud	
W7	Header 2-2x4	2x4	3'-5"	2	stock (buy list)	
W7	Cripple (above)	2x6	0'-8 1/8"	2	stock (buy list)	
S3 floor	Floor joist	2x8	11'-9"	13	stock (buy list)	
S3 floor	Ledger	PT 2x8	16'-0"	1	stock (buy list)	
S3 floor	Rim joist	2x8	16'-0"	1	stock (buy list)	
S3 floor	Sill plate	PT 2x6	12'-0"	2	stock (buy list)	
S3 floor	Sill plate	PT 2x6	16'-0"	1	stock (buy list)	
S1 roof	Truss bracing (permanent)	2x4	20'-0"	4	stock (buy list)	
S1 roof	Truss bracing (permanent)	2x4	18'-10"	1	stock (buy list)	
S1 roof	Outlooker (rake ladder)	2x4	3'-0"	32	stock (buy list)	
S1 roof	Barge rafter	2x6	14'-6 3/8"	4	stock (buy list)	
S3 roof	Valley jack	2x6	9'-0 7/8"	2	stock (buy list)	
S3 roof	Rafter	2x6	10'-9 3/8"	12	stock (buy list)	
S3 roof	Barge rafter	2x6	11'-1"	2	stock (buy list)	
S3 roof	Lookout (rake ladder)	2x4	3'-0"	22	stock (buy list)	
S3 roof	Barge rafter	2x6	9'-4 7/8"	2	stock (buy list)	
S3 roof	Ridge board	2x8	13'-0"	1	stock (buy list)	
S3 roof	Valley rafter (doubled)	2x8	2'-3"	4	stock (buy list)	
S3 roof	Ceiling joist	2x8	16'-0"	7	stock (buy list)	
S3 roof	Collar tie (upper third)	2x4	5'-4"	4	stock (buy list)	

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SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
CUT LIST

FR-15

STOCK CUT PLAN: WHAT COMES OUT OF EACH STICK

SIZE	STOCK	CUTS	LEFT
2x4	20 ft	20'-0" truss bracing (permanent) (S1 roof)	0'-0"
2x4	20 ft	20'-0" truss bracing (permanent) (S1 roof)	0'-0"
2x4	20 ft	20'-0" truss bracing (permanent) (S1 roof)	0'-0"
2x4	20 ft	20'-0" truss bracing (permanent) (S1 roof)	0'-0"
2x4	20 ft	18'-10" truss bracing (permanent) (S1 roof)	1'-1 7/8"
2x4	20 ft	5'-4" collar tie (upper third) (S3 roof) + 5'-4" collar tie (upper third) (S3 roof) + 3'-5" header 2-2x4 (W7)	0'-6 1/2"
2x4	20 ft	5'-4" collar tie (upper third) (S3 roof) + 3'-5" header 2-2x4 (W7) + 3'-3 1/2" header 2-2x4 (W5) + 3'-3 1/2" header 2-2x4 (W5) + 3'-0" outlooker (rake ladder) (S1 roof)	1'-7 3/8"
2x4	20 ft	3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof)	1'-11 1/4"
2x4	20 ft	3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof)	1'-11 1/4"
2x4	20 ft	3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof)	1'-11 1/4"
2x4	20 ft	3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof)	1'-11 1/4"
2x4	20 ft	3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" outlooker (rake ladder) (S1 roof)	1'-11 1/4"
2x4	20 ft	3'-0" outlooker (rake ladder) (S1 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof)	1'-11 1/4"
2x4	20 ft	3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof)	1'-11 1/4"
2x4	20 ft	3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof)	1'-11 1/4"
2x4	16 ft	3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof) + 3'-0" lookout (rake ladder) (S3 roof)	0'-11 3/8"
2x6	20 ft	20'-0" top plate (W1)	0'-0"
2x6	20 ft	20'-0" top plate (W2)	0'-0"
2x6	20 ft	20'-0" top plate (W3)	0'-0"
2x6	20 ft	20'-0" top plate (W4)	0'-0"
2x6	20 ft	16'-0" cap plate (W1) + 4'-0" top plate (W1)	0'-0"
2x6	20 ft	16'-0" cap plate (W2) + 4'-0" top plate (W3)	0'-0"
2x6	20 ft	16'-0" cap plate (W3) + 3'-11 1/2" bottom plate (W7)	0'-0 1/4"
2x6	20 ft	16'-0" cap plate (W4) + 3'-10 1/2" gable stud (W6)	0'-1 1/4"
2x6	20 ft	16'-0" bottom plate (W6) + 3'-7" cripple (below) (W4)	0'-4 3/4"
2x6	20 ft	16'-0" top plate (W6) + 3'-7" cripple (below) (W4)	0'-4 3/4"
2x6	20 ft	16'-0" cap plate (W6) + 3'-7" cripple (below) (W4)	0'-4 3/4"
2x6	20 ft	14'-6 3/8" barge rafter (S1 roof) + 4'-5" bottom plate (W7) + 0'-10 7/8" cripple (above) (W3)	0'-1 3/8"
2x6	20 ft	14'-6 3/8" barge rafter (S1 roof) + 3'-7" cripple (below) (W4) + 1'-10 1/2" gable stud (W6)	0'-0"
2x6	20 ft	14'-6 3/8" barge rafter (S1 roof) + 3'-7" cripple (below) (W4) + 1'-10 1/2" gable stud (W6)	0'-0"
2x6	20 ft	14'-6 3/8" barge rafter (S1 roof) + 3'-7" cripple (below) (W4) + 1'-10 1/8" cripple (above) (W2)	0'-0 1/8"
2x6	20 ft	11'-6 1/2" bottom plate (W5) + 8'-0" cap plate (W1)	0'-5 1/4"
2x6	20 ft	11'-6 1/2" top plate (W5) + 8'-0" cap plate (W3)	0'-5 1/4"
2x6	20 ft	11'-6 1/2" cap plate (W5) + 7'-1" cap plate (W2) + 1'-2 1/2" gable stud (W6)	0'-1 5/8"
2x6	20 ft	11'-6 1/2" top plate (W7) + 7'-1" cap plate (W4) + 0'-10 7/8" cripple (above) (W3)	0'-5 1/4"
2x6	20 ft	11'-6 1/2" cap plate (W7) + 6'-10 1/2" jack stud (W3) + 0'-10 7/8" cripple (above) (W3)	0'-7 3/4"
2x6	20 ft	11'-1" barge rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 1'-10 1/8" cripple (above) (W2)	0'-2"
2x6	20 ft	11'-1" barge rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 1'-10 1/8" cripple (above) (W4)	0'-2"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 9'-0 7/8" valley jack (S3 roof)	0'-1 1/2"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 9'-0 7/8" valley jack (S3 roof)	0'-1 1/2"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 1'-10 1/8" cripple (above) (W4)	0'-5 5/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 1'-10 1/8" cripple (above) (W4)	0'-5 5/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 1'-10 1/8" cripple (above) (W4)	0'-5 5/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 0'-10 7/8" cripple (above) (W3) + 0'-10 7/8" cripple (above) (W3)	0'-5 7/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-10 1/2" jack stud (W3) + 0'-10 7/8" cripple (above) (W3) + 0'-10 7/8" cripple (above) (W3)	0'-5 7/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-9" jack stud (W2) + 0'-10 7/8" cripple (above) (W3) + 0'-10 7/8" cripple (above) (W3) + 0'-6 1/2" gable stud (W6)	0'-0 3/4"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-9" jack stud (W2) + 0'-10 7/8" cripple (above) (W3) + 0'-10 7/8" cripple (above) (W3) + 0'-6 1/2" gable stud (W6)	0'-0 3/4"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-9" jack stud (W5) + 0'-10 1/8" cripple (above) (W6) + 0'-10 1/8" cripple (above) (W6) + 0'-8 1/8" cripple (above) (W5)	0'-0 5/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-9" jack stud (W5) + 0'-10 1/8" cripple (above) (W6) + 0'-10 1/8" cripple (above) (W6) + 0'-8 1/8" cripple (above) (W5)	0'-0 5/8"
2x6	20 ft	10'-9 3/8" rafter (S3 roof) + 6'-9" jack stud (W7) + 0'-10 1/8" cripple (above) (W6) + 0'-10 1/8" cripple (above) (W6) + 0'-8 1/8" cripple (above) (W7)	0'-0 5/8"
2x6	20 ft	9'-4 7/8" barge rafter (S3 roof) + 9'-4 7/8" barge rafter (S3 roof) + 0'-10 7/8" cripple (above) (W3)	0'-3 1/8"
2x6	20 ft	6'-9" jack stud (W7) + 3'-7" cripple (below) (W4) + 3'-7" cripple (below) (W4) + 3'-5" flat header (W2) + 2'-7" cripple (below) (W5)	0'-0 3/8"
2x6	20 ft	3'-2 1/2" gable stud (W6) + 3'-2 1/2" gable stud (W6) + 3'-1" top plate (W2) + 3'-1" top plate (W4) + 3'-0 1/2" flat header (W4) + 3'-0 1/2" flat header (W4) + 1'-2 1/2" gable stud (W6)	0'-0 3/4"
2x6	20 ft	3'-0 1/2" rough sill (W4) + 3'-0 1/2" rough sill (W4) + 3'-0 1/2" rough sill (W5) + 3'-0 1/2" flat header (W6) + 3'-0 1/2" flat header (W6) + 3'-0 1/2" rough sill (W6) + 0'-10 7/8" cripple (above) (W3) + 0'-8 1/8" cripple (above) (W7)	0'-1"
2x6	20 ft	3'-0 1/2" rough sill (W6) + 2'-7" cripple (below) (W5) + 2'-7" cripple (below) (W5) + 2'-7" cripple (below) (W5) + 2'-7" cripple (below) (W6) + 2'-7" cripple (below) (W6) + 2'-7" cripple (below) (W6) + 0'-10 7/8" cripple (above) (W3)	0'-5 5/8"
2x6	14 ft	2'-7" cripple (below) (W6) + 2'-7" cripple (below) (W6) + 2'-7" cripple (below) (W6) + 2'-6 1/2" gable stud (W6) + 2'-6 1/2" gable stud (W6)	1'-1 1/2"
2x8	20 ft	16'-0" rim joist (S3 floor) + 2'-3" valley rafter (doubled) (S3 roof)	1'-8 3/4"
2x8	20 ft	16'-0" ceiling joist (S3 roof) + 2'-3" valley rafter (doubled) (S3 roof)	1'-8 3/4"
2x8	20 ft	16'-0" ceiling joist (S3 roof) + 2'-3" valley rafter (doubled) (S3 roof)	1'-8 3/4"
2x8	20 ft	16'-0" ceiling joist (S3 roof) + 2'-3" valley rafter (doubled) (S3 roof)	1'-8 3/4"
2x8	16 ft	16'-0" ceiling joist (S3 roof)	0'-0"
2x8	16 ft	16'-0" ceiling joist (S3 roof)	0'-0"
2x8	16 ft	16'-0" ceiling joist (S3 roof)	0'-0"
2x8	16 ft	16'-0" ceiling joist (S3 roof)	0'-0"
2x8	14 ft	13'-0" ridge board (S3 roof)	0'-11 7/8"

PREPARED BY

Sample Contracting Co.

PROJECT

Garage and addition

Client: Sample client

123 Example St

NOTICE

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REVISIONS

REV	DATE	DESCRIPTION
0	10/26/2026	Issued for review

DATE
10/26/2026

SCALE
NTS

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
STOCK CUT PLAN

FR-16

STOCK CUT PLAN: WHAT COMES OUT OF EACH STICK

SIZE	STOCK	CUTS	LEFT
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x8	12 ft	11'-9" floor joist (S3 floor)	0'-2 7/8"
2x12	20 ft	9'-6" header 3-2x12 (W3) + 9'-6" header 3-2x12 (W3)	0'-11 3/4"
2x12	20 ft	9'-6" header 3-2x12 (W3) + 9'-6" header 3-2x12 (W3)	0'-11 3/4"
2x12	20 ft	9'-6" header 3-2x12 (W3) + 9'-6" header 3-2x12 (W3)	0'-11 3/4"
PT 2x6	20 ft	20'-0" bottom plate (W1)	0'-0"
PT 2x6	20 ft	20'-0" bottom plate (W4)	0'-0"
PT 2x6	20 ft	17'-1 1/2" bottom plate (W2) + 2'-9 1/2" bottom plate (W2)	0'-0 3/4"
PT 2x6	20 ft	16'-0" sill plate (S3 floor) + 4'-0" bottom plate (W1)	0'-0"
PT 2x6	20 ft	12'-0" sill plate (S3 floor) + 3'-1" bottom plate (W4) + 3'-0" bottom plate (W3) + 1'-0" bottom plate (W3)	0'-10 1/2"
PT 2x6	14 ft	12'-0" sill plate (S3 floor) + 2'-0" bottom plate (W3)	0'-0"
PT 2x8	16 ft	16'-0" ledger (S3 floor)	0'-0"

PREPARED BY

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PROJECT

Garage and addition

Client: Sample client

123 Example St

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DRAWN BY
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SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
STOCK CUT PLAN

FR-17

GENERAL NOTES

1. Verify all dimensions in the field before cutting. Quantities on the buy list and cut list are from the layouts shown.
2. Code tables: spans, headers and R-values are from the tables picked in the design (sheet notes list them). They are defaults to verify with the building department; spans past the tables, point loads and tall walls are by an engineer.
3. Studs on layout from the building corners so sheathing edges land on studs; double top plates lapped at corners and T's, joints offset 24 in. min. (IRC R602.3.2); single top plates only with framing stacked within 1 in.
4. Headers sized from the header table for the opening, the building width and the ground snow load; jack studs as the table asks (IRC R602.7). Non-bearing walls: flat headers.
5. Fire blocking at ceiling and floor levels and every 10 ft up (IRC R602.8). Anchor bolts 1/2 in. at 6 ft o.c. within 12 in. of plate ends, two per plate piece (IRC R403.1.6).
6. Rafters: plumb cuts as detailed, birdsmouth seats no deeper than a quarter of the rafter; ridge board deeper than the rafter cut (IRC R802.3); ceiling joists or rafter ties as shown (IRC R802.4.6, R802.5); a tie (or clip) at every rafter or truss at each bearing wall.
7. Trusses: per the truss maker's drawings, including their bracing and bearing details (BCSI, IRC R802.10). Truss drawings attached.
8. Sheathing: wall sheets vertical, roof and floor sheets with the long edge across the framing and end joints staggered; nail per IRC R602.3(1) and the panel maker; panel clips on roof sheathing at 24 in. framing where the panel calls for them.
9. Code tables used: IRC 2018 with Anchorage (MOA): starting point; Douglas fir-larch #2; ground snow 50 psf (50 psf tables); floor joists IRC R502.3.1(2) / IRC R502.3.1(1); rafters IRC R802.4.1; ceiling joists IRC R802.5.1; headers IRC R502.5(1) / R602.7(1) (2015) (building widths 20 / 28 / 36 ft); studs IRC R602.3(5); R-values IRC 2018 N1102.1.2, zone 7.
10. S1 2-car garage: 24' x 24', 9' 1 1/8" walls, 2x6 studs at 16 in.; slab on grade (walls on PT plates); roof 13 common trusses at 24 in. by the truss maker.
11. S3 12x16 addition: 16' x 12', 8' 1 1/8" walls, 2x6 studs at 16 in.; floor 2x8 joists at 16 in. spanning 12'-0"; roof 2x6 rafters at 24 in. with 2x8 ceiling joists.
12. Ties into the existing building along S3 north: ledgers bolted to the existing framing, flashed; verify the existing wall and its foundation.

PREPARED BY
Sample Contracting Co.

PROJECT
Garage and addition
Client: Sample client
123 Example St

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SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
NOTES

FR-18

TRUSS DRAWINGS (THE TRUSS MAKER'S PDF PAGES FOLLOW THIS SHEET)

sample-truss-drawings.pdf (41 KB)

S1 2-car garage: 13 common trusses at 24 in., span 24', 6/12, heel 12", ground snow 50 psf

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Garage and addition
Client: Sample client
123 Example St

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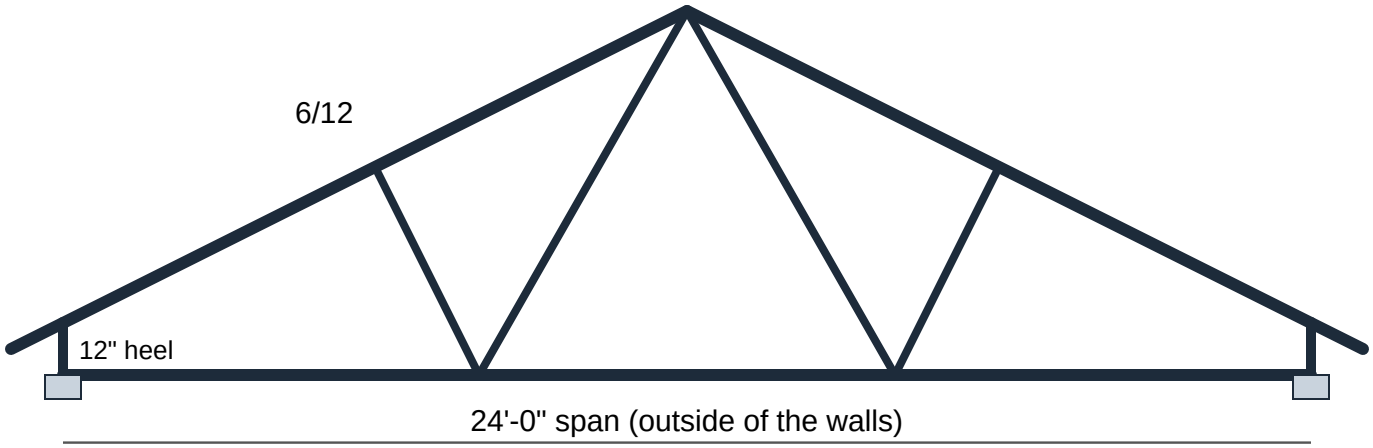
SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
TRUSS DRAWINGS (ATTACHED)

FR-19

T1 · Common truss

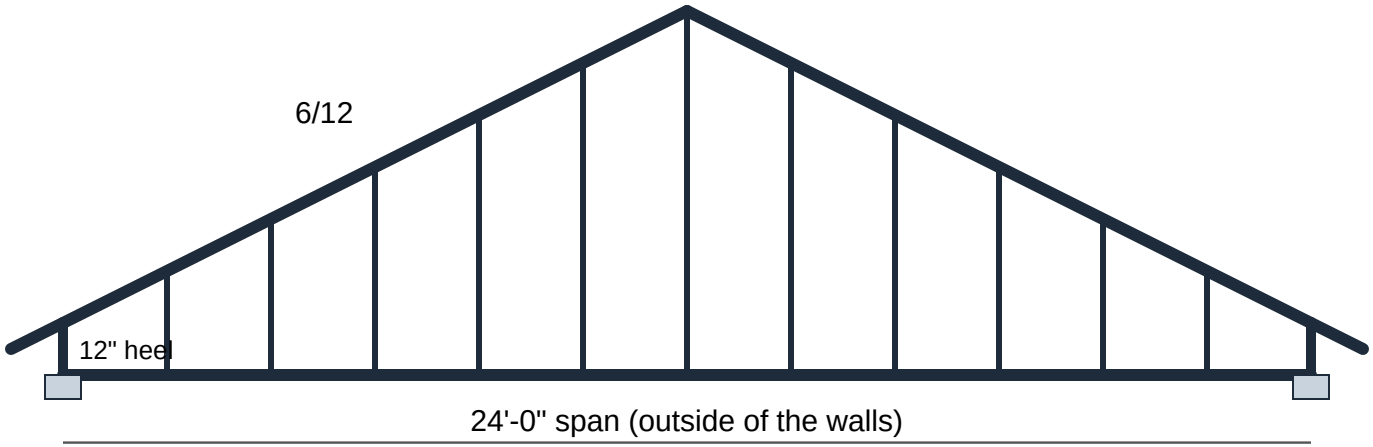
Job	**Garage and addition (Sample client, 123 Example St)**
Quantity	**11**
Span	**24'-0" · 6/12 · 12" heel · 12" overhang**
Spacing	**24" o.c.**
Loads	**Ground snow 50 psf · TCDL 10 psf · BCDL 10 psf**



Lumber and plates per the truss maker's design. Permanent bracing per the truss maker's drawings and the BCSI. SAMPLE ONLY.

GE1 · Gable end truss

Job	**Garage and addition (Sample client, 123 Example St)**
Quantity	**2**
Span	**24'-0" · 6/12 · 12" heel · 12" overhang**
Spacing	**24" o.c.**
Loads	**Ground snow 50 psf · TCDL 10 psf · BCDL 10 psf**



Lumber and plates per the truss maker's design. Permanent bracing per the truss maker's drawings and the BCSI. SAMPLE ONLY.