



NOT FOR CONSTRUCTION

SAMPLE PLAN

DATE:

DRAWN BY:

CHECKED BY:

PLAN NUMBER

COVER SHEET

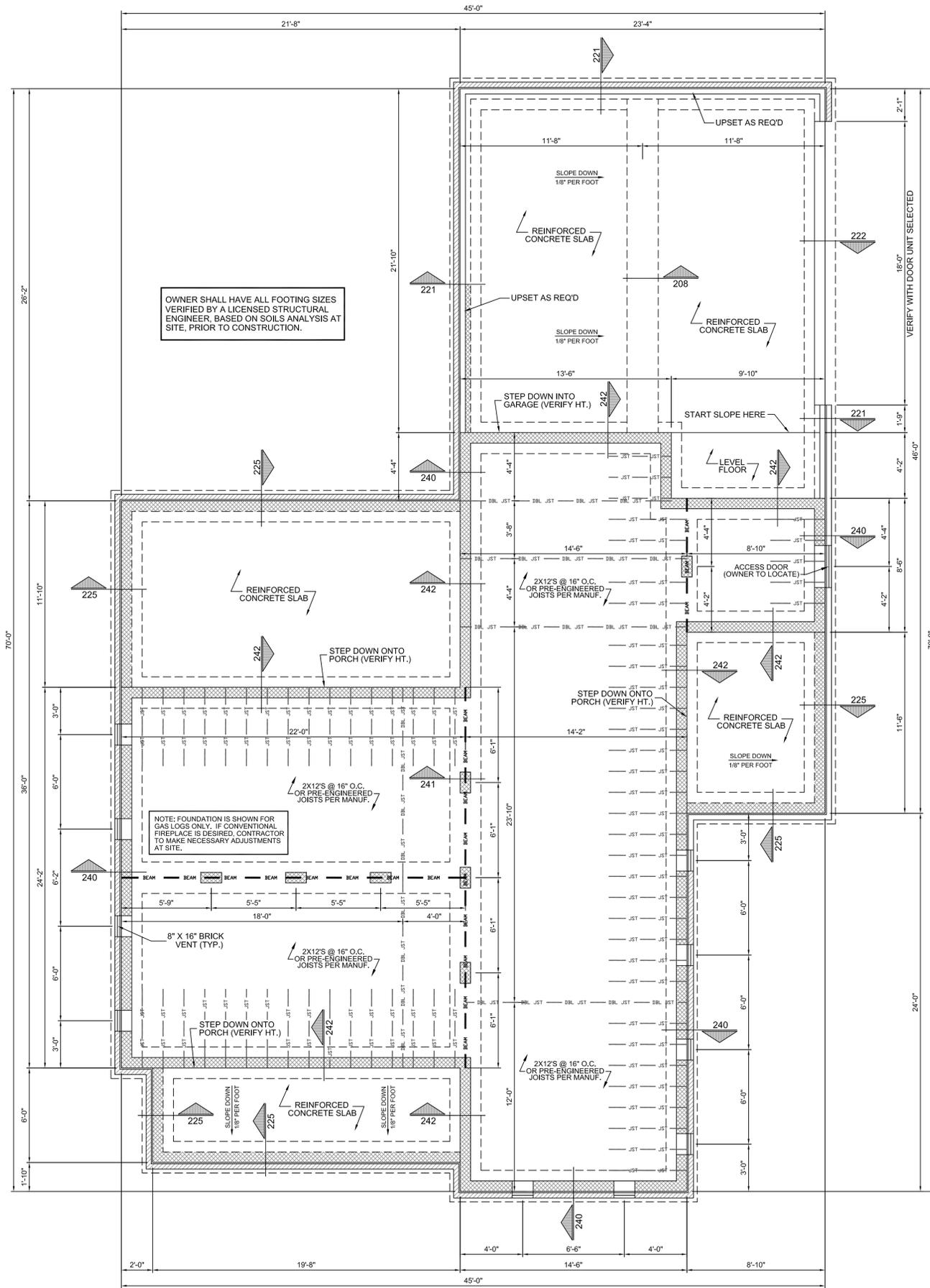
SHEET NUMBER

1

PROFESSIONAL MEMBER:



NOT FOR CONSTRUCTION



CRAWLSPACE FOUNDATION

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

OWNER SHALL HAVE ALL FOOTING SIZES VERIFIED BY A LICENSED STRUCTURAL ENGINEER, BASED ON SOILS ANALYSIS AT SITE, PRIOR TO CONSTRUCTION.

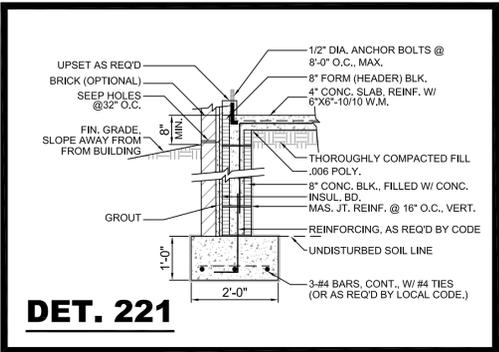
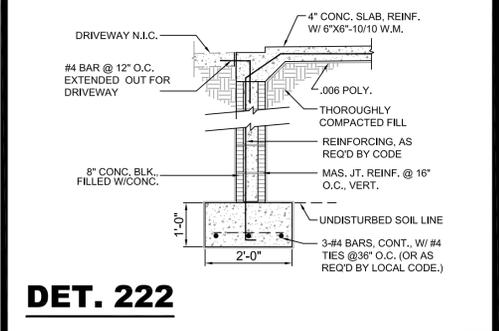
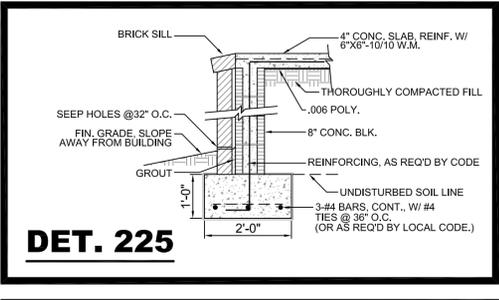
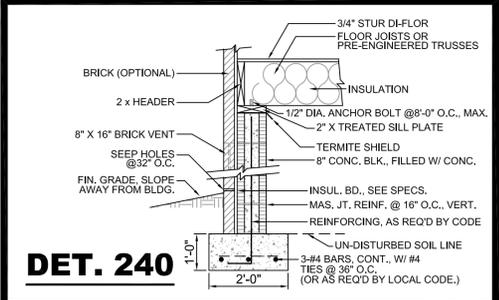
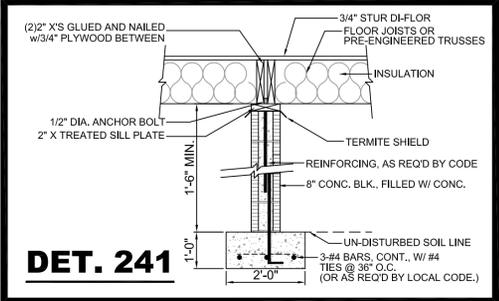
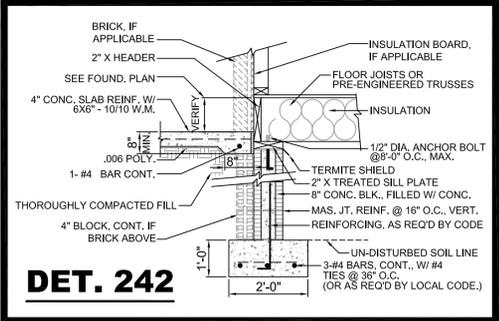
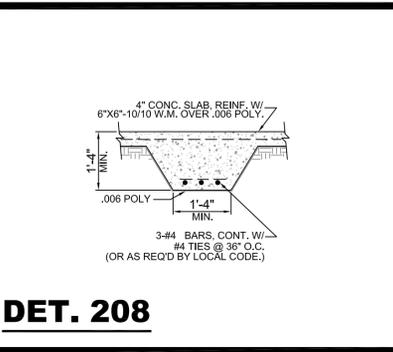
NOTE: FOUNDATION IS SHOWN FOR GAS LOGS ONLY. IF CONVENTIONAL FIREPLACE IS DESIRED, CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AT SITE.

NOT FOR CONSTRUCTION

ADDITIONAL NOTES:

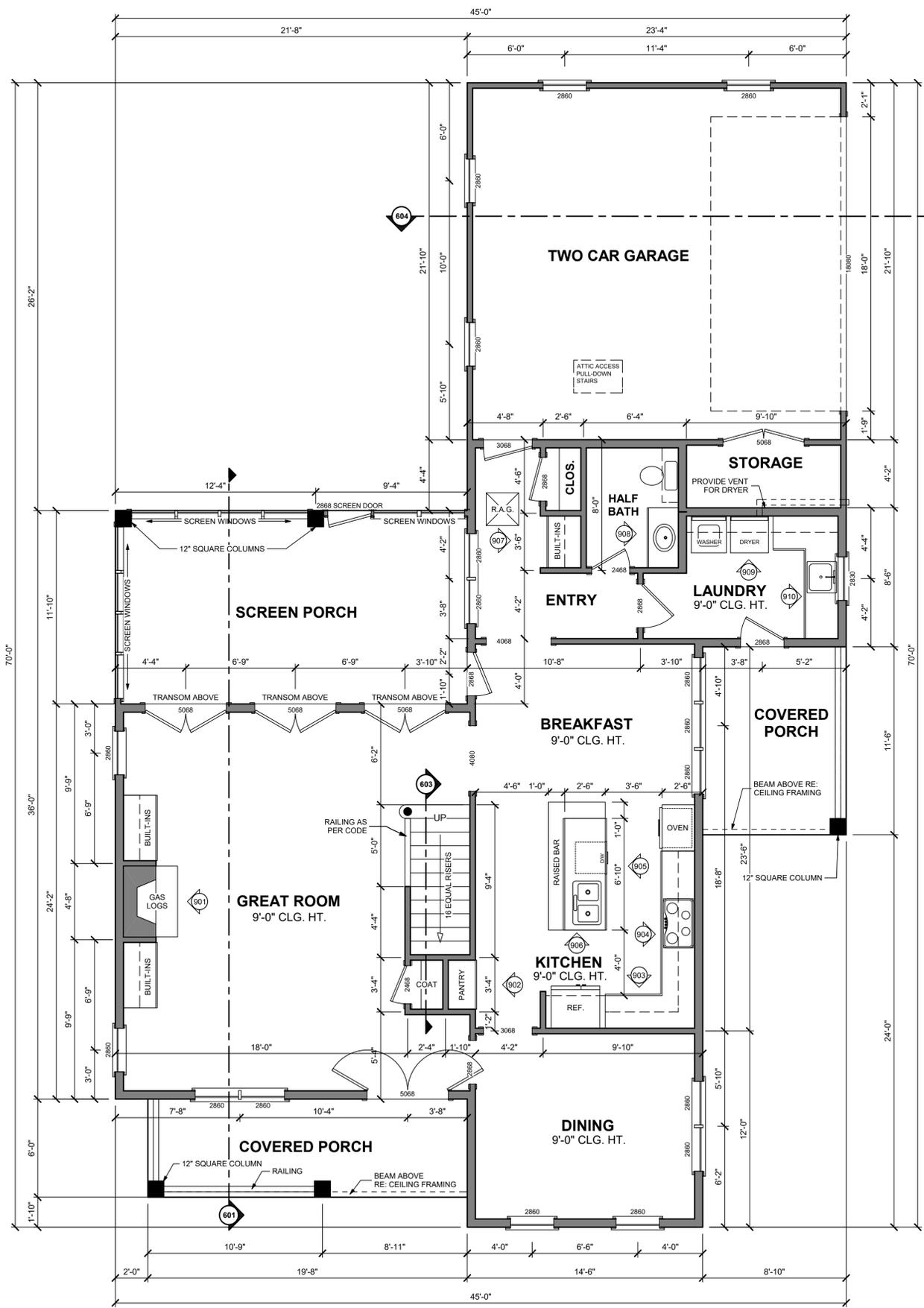
CRAWLSPACE FOUNDATION NOTES:

- OWNER SHALL HAVE ALL FOOTING SIZES VERIFIED BY A LICENSED STRUCTURAL ENGINEER, BASED ON SOILS ANALYSIS AT SITE, PRIOR TO CONSTRUCTION.
- FOUNDATION SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH FOUNDATION PLAN AND MAKE NECESSARY ADJUSTMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER DRAINAGE AT SITE.
- GLUE ALL STUR-DI-FLOOR PLYWOOD TO FLOOR FRAMING AND NAIL SECURELY W/ RING-SHANK NAILS.
- ALL FOUNDATION DETAILS ARE TYPICAL. SOME VARIATIONS MAY OCCUR. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AT SITE.
- CONTRACTOR TO PROPERLY SLOPE PORCHES AND GARAGE AWAY FROM RESIDENCE FOR PROPER DRAINAGE.
- CONTRACTOR TO LOCATE ACCESS DOOR @ SITE W/ OWNER.
- ALL CONCRETE TO BE 4" (3000 PSI MIN.) SLABS REINFORCED W/ 6"x6" - 10/10 W.M.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS.
- ALL FLOOR JOISTS ARE TO BE 2x12 NO. 2 S.Y.P. UNLESS OTHERWISE NOTED.
- VERIFY THE NUMBER AND LOCATION OF BRICK VENTS WITH APPLICABLE CODES AT SITE.
- ALL BEAM SIZES SHALL BE VERIFIED BY LICENSED STRUCTURAL ENGINEER.



SAMPLE PLAN

DATE:
DRAWN BY:
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PLAN NUMBER
CRAWLSPACE FOUNDATION
SHEET NUMBER
2
PROFESSIONAL MEMBER:



FIRST FLOOR PLAN
SCALE: 1/4"=====1'-0"

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FLOOR PLAN

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

AREAS:	1293	S.F. HEATED (FIRST FLOOR)
	1277	S.F. HEATED (SECOND FLOOR)
	1026	S.F. UNHEATED (FIRST FLOOR)
	3596	S.F. TOTAL UNDER ROOF
		MASONRY NOT INCLUDED

FLOOR PLAN NOTES

DOOR AND WINDOW SIZES ARE GIVEN IN FEET AND INCHES IN WIDTH AND HEIGHT RESPECTIVELY. EXAMPLE SIZE - 2880 IS 2'-8" WIDE BY 8'-0" TALL.

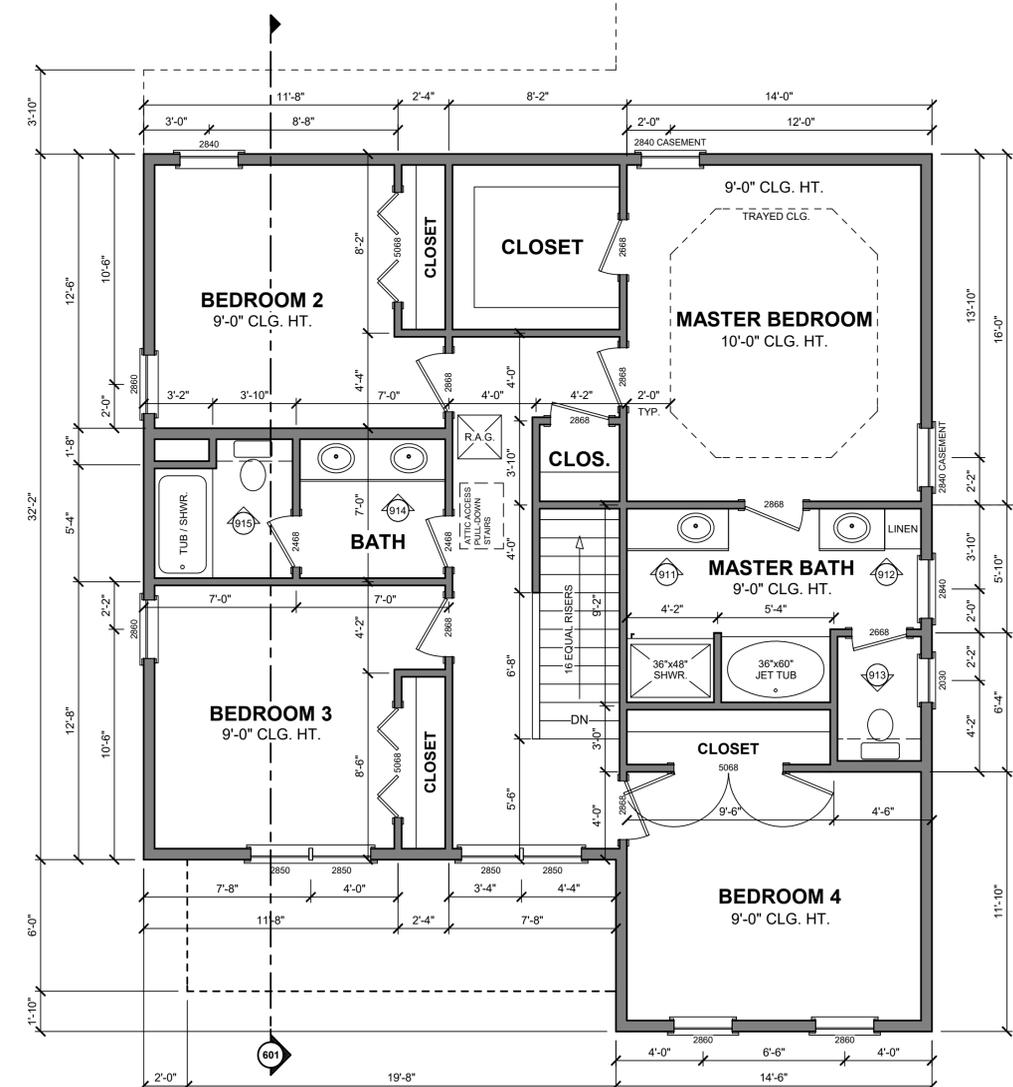
CONTRACTOR SHALL VERIFY CLEARANCE OF ALL TRIM SIZES SELECTED BY OWNER, AND ADJUST AS NECESSARY.

ADJUST FINISH FLOOR HEIGHT AS NEEDED FOR PROPER DRAINAGE ONSITE.

ALL WINDOW AND DOOR SIZES GIVEN ARE NOMINAL. REFER TO MANUF. SPECS FOR ROUGH OPENING DIMENSIONS.

DOOR & WINDOW SPECIFICATIONS TO BE DETERMINED BY LICENSED BUILDER AS PER LOCAL CODES. ADJUST AS NEEDED.

BUILDER TO DETERMINE ALL HAZARDOUS LOCATIONS AS PER LOCAL CODE. USE TEMPERED GLASS AS PRESCRIBED BY LOCAL CODE.



SECOND FLOOR PLAN
SCALE: 1/4"=====1'-0"

SAMPLE PLAN

DATE:
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PLAN NUMBER
FLOOR PLAN
SHEET NUMBER

3



NOT FOR CONSTRUCTION



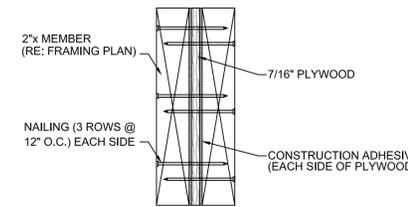
REAR ELEVATION

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

601

NOT FOR CONSTRUCTION

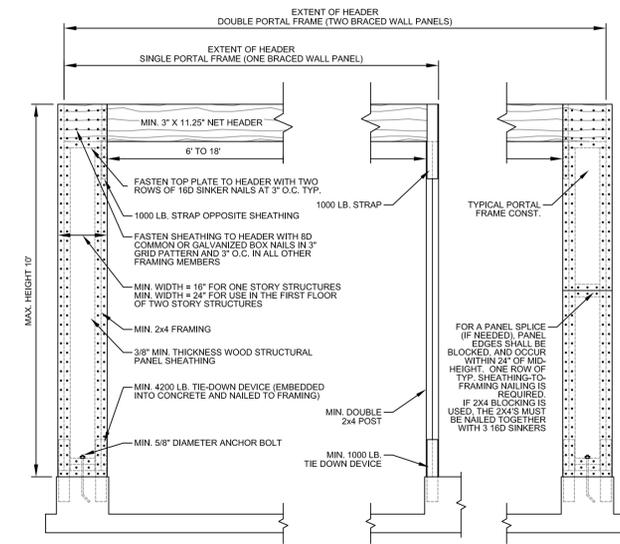
ADDITIONAL NOTES



502 SITE BUILT BEAM SECTION
SCALE: ===== N.T.S.

NOTES

1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
2. VERIFY ALL STEPS REQUIRED @ SITE.
3. ALL GROUND LINES ARE APPROX.
4. VERIFY ALL EXTERIOR MATERIALS W/ OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL FRAMING SECTION FOR FRAMING STYLE.



ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

TYPICAL DETAIL

501 SCALE: ===== N.T.S.

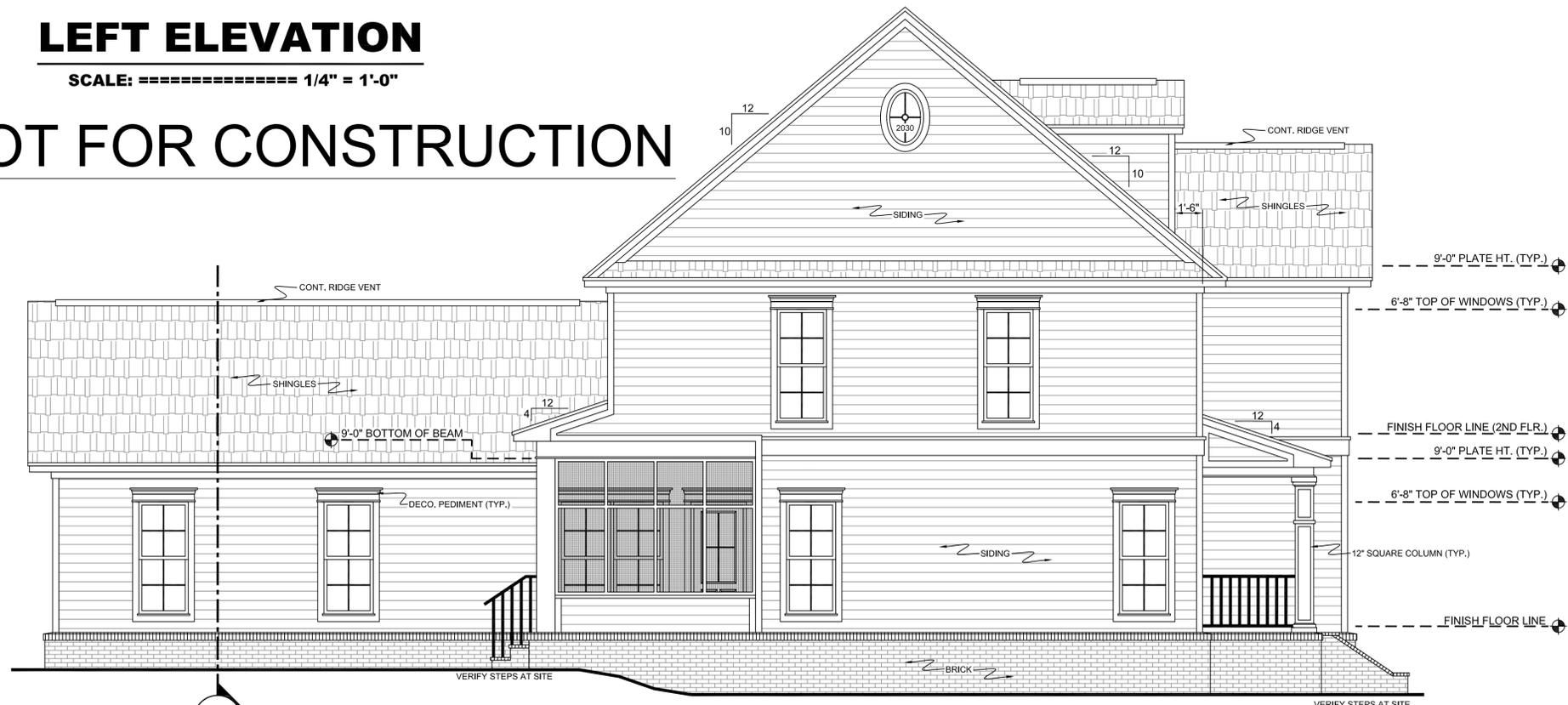
TYPICAL ABBREVIATIONS

@ #	AT POUND(S) APPROX. APPROXIMATELY	LT. LIN.	LIGHT LINEN
BASE.	BASEMENT	MANUF.	MANUFACTURER
B/T	BETWEEN	MAS.	MASONRY
BLK.	BLOCK	MAX.	MAXIMUM
BLDG.	BUILDING	MIN.	MINIMUM
BD.	BOARD	MTL.	METAL
BLK'G	BLOCKING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	O.S.B.	ORIENTED STRAND BOARD
COVER'G	COVERING	OTS	OWNER TO SELECT
CONT.	CONTINUOUS	O.C.	ON CENTER
COL.	COLUMN	O/C	ON CENTER
COLS.	COLUMNS	POLY.	POLYETHYLENE
CLG.	CEILING	PL.	PLATE
CLOS.	CLOSET	PLYWD	PLYWOOD
CONC.	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONST.	CONSTRUCTION	PLYWD	PLYWOOD
CS	CRAWL SPACE	PRE-FAB	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	PAN.	PANTRY
CLR.	CLEAR	REF	REFRIGERATOR
CONN.	CONNECTION	R.A.G.	RETURN AIR GRILLE
C.U.	CONDENSOR UNIT	R.A.	RETURN AIR
DET	DETAIL	REINF.	REINFORCED
DW	DISHWASHER	REQ'D	REQUIRED
D	DRYER	R	RESISTANCE
DECO.	DECORATIVE	SCR.	SCREEN
DIA.	DIAMETER	S.F.	SQUARE FOOTAGE
DBL.	DOUBLE	SPECS.	SPECIFICATIONS
DF	DOUGLAS FIR	STL.	STEEL
EA.	EACH	SO.	SQUARE
ELEV.	ELEVATION	SHWR.	SHOWER
ENG.	ENGINEER	SHR.	SHOWER
FLR.	FLOOR	SP	SOUTHERN PINE
F.F.L.	FINISHED FLOOR LINE	SST.	SIMPSON STRONG TIE
FIN.	FINISH	TYP.	TYPICAL
FOUND.	FOUNDATION	THK.	THICK
FT.	FEET	THK.	THICKNESS
FTG.	FOOTING	TR.	TRANSOM
F.C.	FIRE CODE	TBD.	TO BE DETERMINED
FND.	FOUNDATION	UTIL.	UTILITY
FR.	FREEZER	U.T.C.	UNDER THE COUNTER
G.A.	GALVAN	VAN.	VANITY
GALV.	GALVANIZED	VERT.	VERTICAL
GYP.	GYPSON	WH	WATER HEATER
HTS.	HEIGHTS	W	WASHER
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WIN.	WINDOW
H	HEIGHT	WTH	WITH
HORIZ.	HORIZONTAL	W.M.	WIRE MESH
HDR.	HEADER	WD.	WOOD
INSUL.	INSULATION	WT.	WEIGHT
IN.	INCHES		
INCL.	INCLUDE		
JST.	JOIST		
JT.	JOINT		
JSTS.	JOISTS		

LEFT ELEVATION

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

NOT FOR CONSTRUCTION



601

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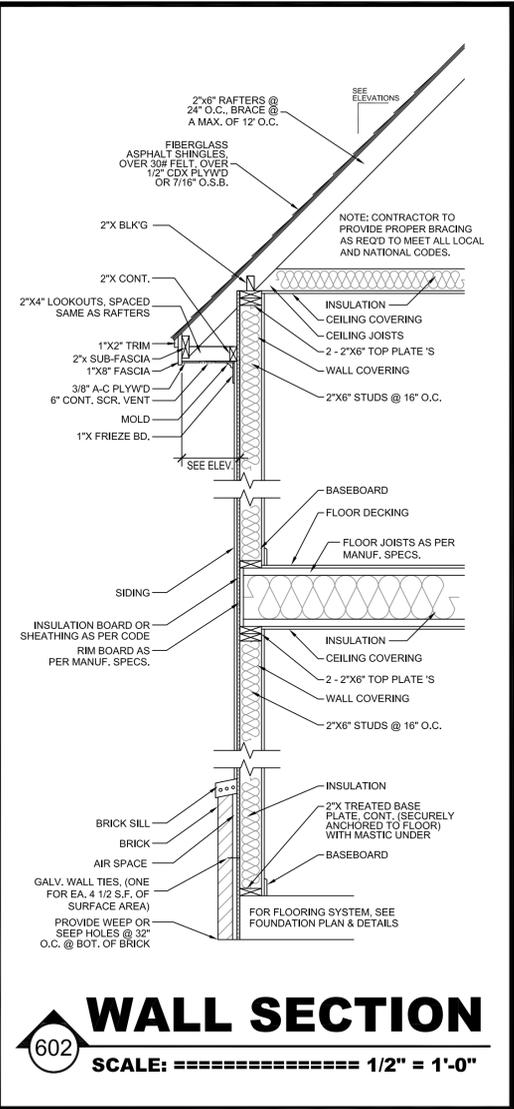
ELEVATIONS

SHEET NUMBER

5

PROFESSIONAL MEMBER:

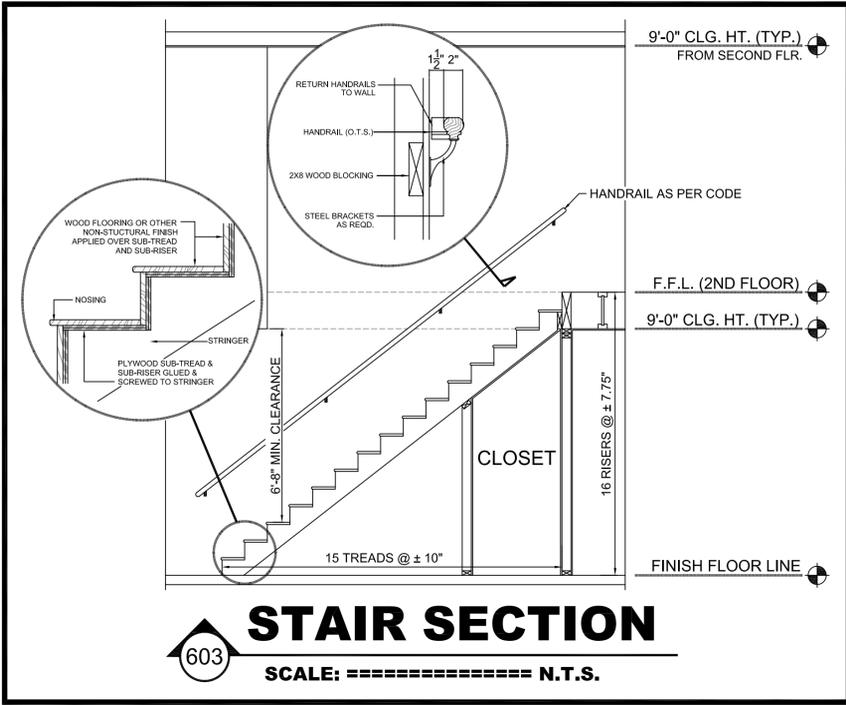




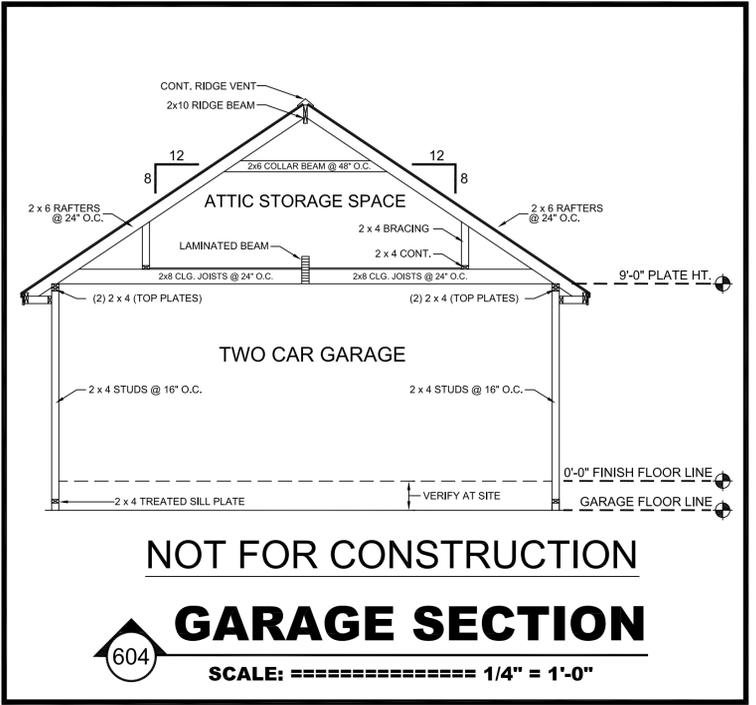
WALL SECTION
 SCALE: 1/2" = 1'-0"

ADDITIONAL NOTES

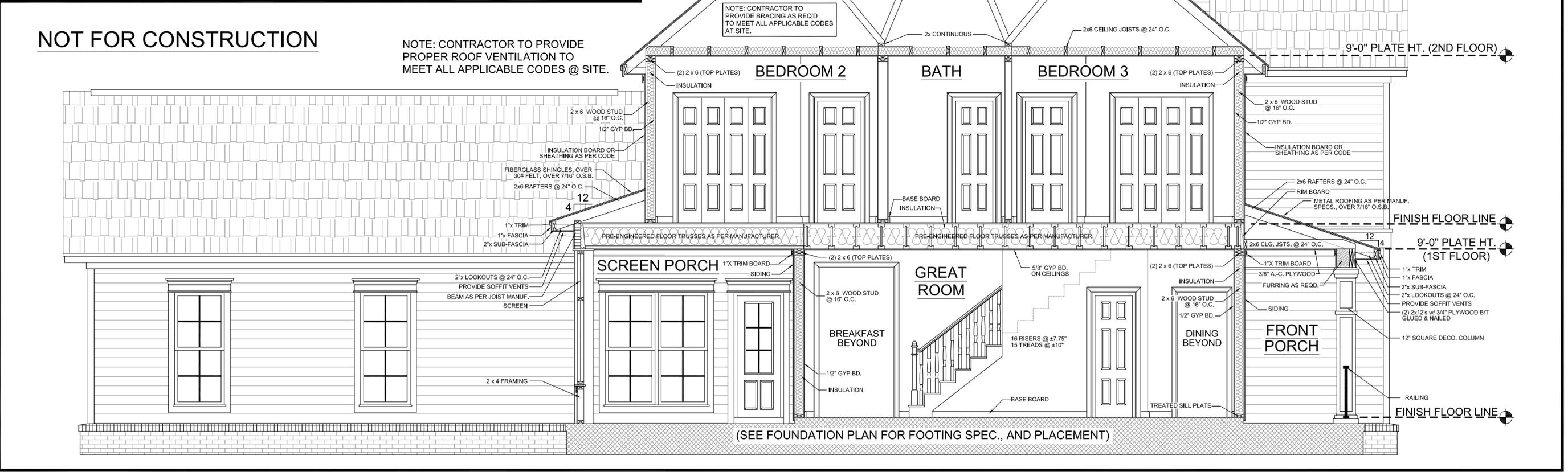
- CROSS SECTION NOTES**
- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, AT SITE.
 - ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE OF STUDWALL, UNLESS OTHERWISE NOTED.
 - ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS ARE TO BE CUT FROM 2" X 10", No.2 S.Y.P.
 - ALL RAFTERS SHOWN ARE TO BE CUT FROM 2" X 6", No.2 S.Y.P. OR GREATER.
 - CONTRACTOR TO PROVIDE ALL WIND BRACING NECESSARY TO MEET ALL APPLICABLE CODES AT SITE.
 - ALL ROOF/WALL INTERSECTIONS & VALLEYS TO BE THOROUGHLY FLASHED w/22 GA., G.I., 24" WIDE MINIMUM.
 - ALL CEILING JOISTS SIZED TO MEET "SOUTHERN PINE COUNCIL" 2006 EDITION. ALL CEILING JOISTS ARE SIZED TO: 20 PSF (LIVE LOAD), 10 PSF (DEAD LOAD), WITH L/240 DEFLECTION.
 - ALL CEILING JOISTS ARE 2"x6" SHOWN AT 24" O.C. UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO PROVIDE 2"x BLOCKING BETWEEN ALL CEILING JOISTS.
 - ALL BEAM SIZES TO BE VERIFIED WITH A LICENSED STRUCTURAL ENGINEER.
 - ALL SITE BUILT BEAMS TO HAVE 7/16" PLYWOOD BETWEEN EACH 2"x, GLUED AND NAILED.
 - CONTRACTOR TO VERIFY ALL LUMBER SIZES AND SPACING TO MEET ALL LOCAL AND NATIONAL CODES APPLICABLE @ SITE.



STAIR SECTION
 SCALE: N.T.S.

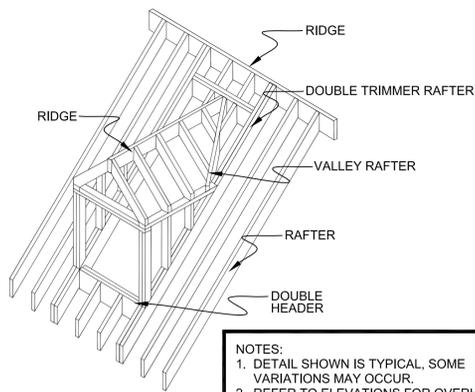


GARAGE SECTION
 SCALE: 1/4" = 1'-0"



CROSS SECTION
 SCALE: 3/8" = 1'-0"
 NOT FOR CONSTRUCTION

DATE:
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PLAN NUMBER
SECTIONS
SHEET NUMBER
6
PROFESSIONAL MEMBER:

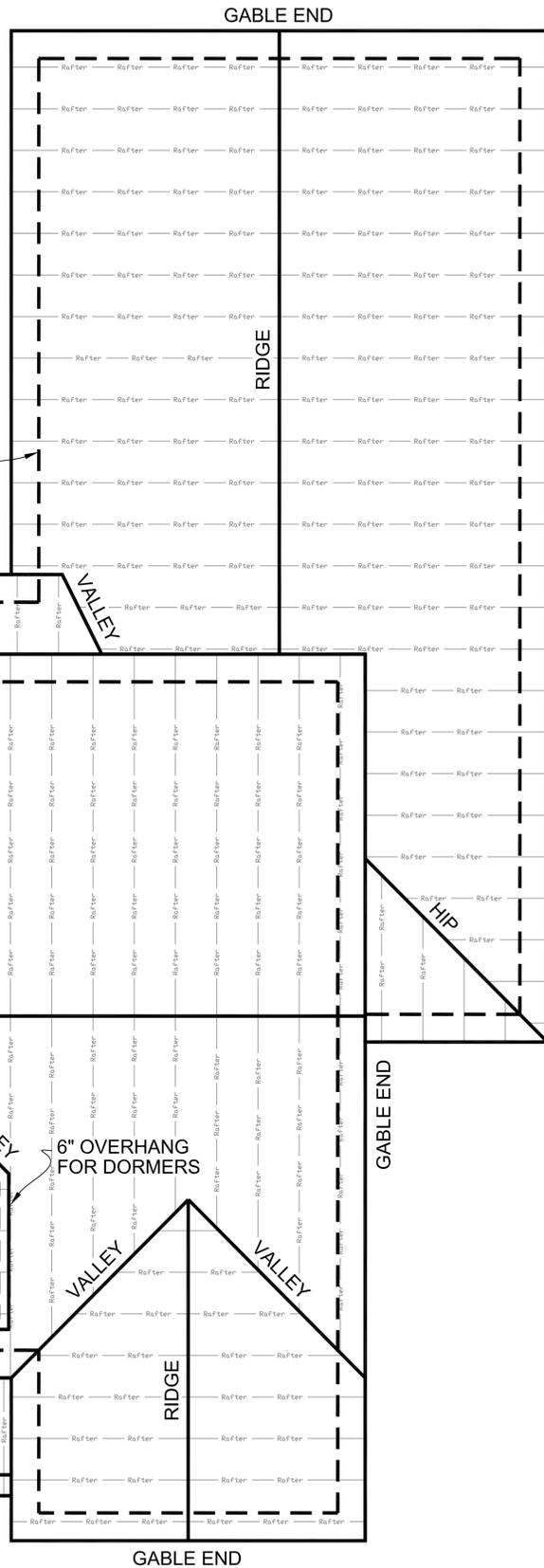


NOTES:
 1. DETAIL SHOWN IS TYPICAL, SOME VARIATIONS MAY OCCUR.
 2. REFER TO ELEVATIONS FOR OVERHANG LENGTHS.
 3. REFER TO TYPICAL WALL SECTION FOR FURTHER DETAILS.

TYPICAL DETAIL

SCALE: ===== N.T.S.

NOT FOR CONSTRUCTION



ROOF FRAMING

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

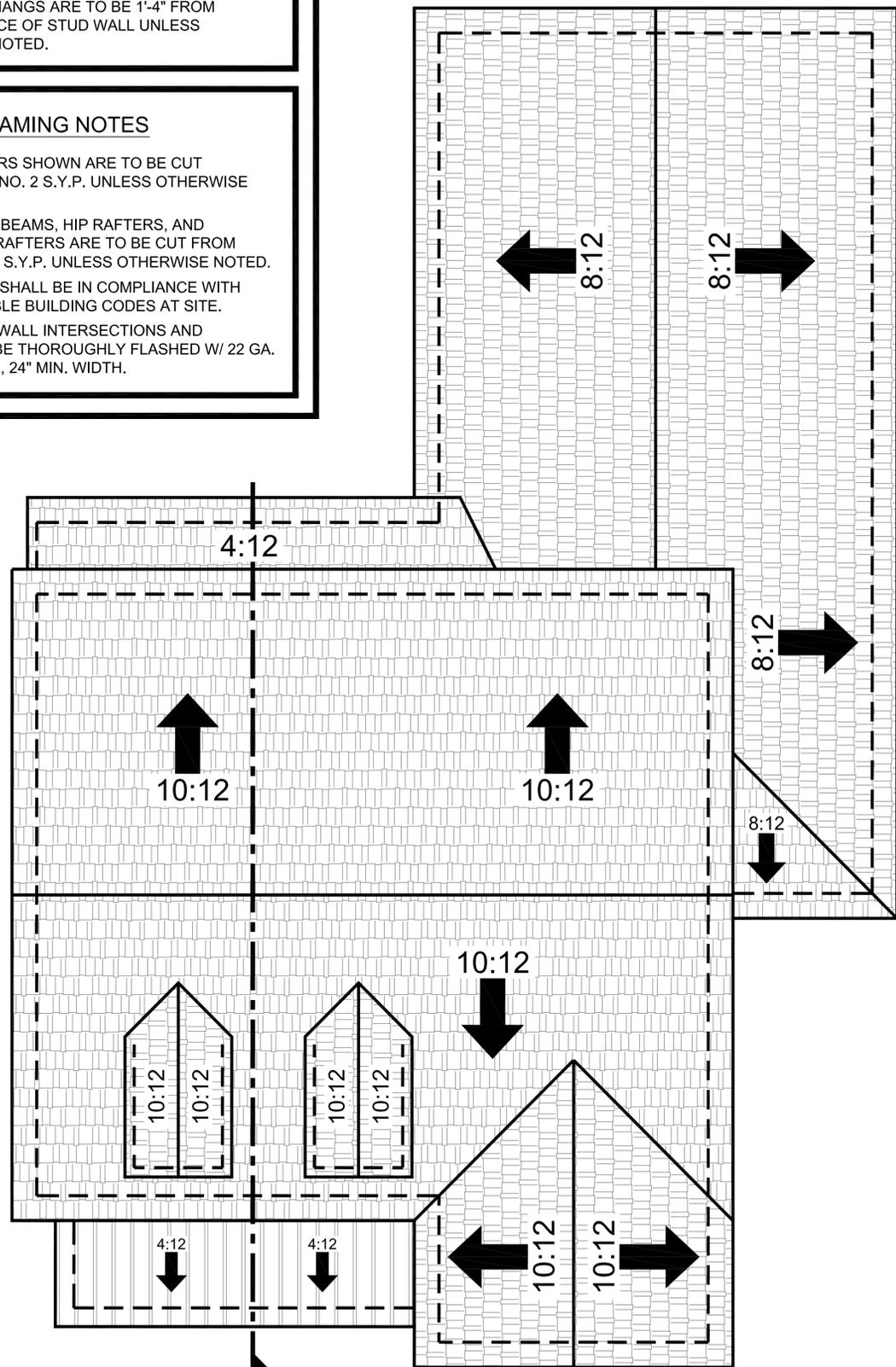
ROOF DRAINAGE NOTES

1. ALL ROOF PITCHES TO BE VERIFIED WITH EXTERIOR ELEVATIONS.
2. PROVIDE FLASHING NECESSARY FOR WATERPROOFING.
3. ALL OVERHANGS ARE TO BE 1'-4" FROM EXTERIOR FACE OF STUD WALL UNLESS OTHERWISE NOTED.

ROOF FRAMING NOTES

1. ALL RAFTERS SHOWN ARE TO BE CUT FROM 2" X 6", NO. 2 S.Y.P. UNLESS OTHERWISE NOTED.
2. ALL RIDGE BEAMS, HIP RAFTERS, AND VALLEY RAFTERS ARE TO BE CUT FROM 2" X 10", NO. 2 S.Y.P. UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AT SITE.
4. ALL ROOF/WALL INTERSECTIONS AND VALLEYS TO BE THOROUGHLY FLASHED W/ 22 GA. G.I. FLASHING, 24" MIN. WIDTH.

NOT FOR CONSTRUCTION



ROOF DRAINAGE

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

DATE:

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PLAN NUMBER

ROOF FRAMING

SHEET NUMBER

7

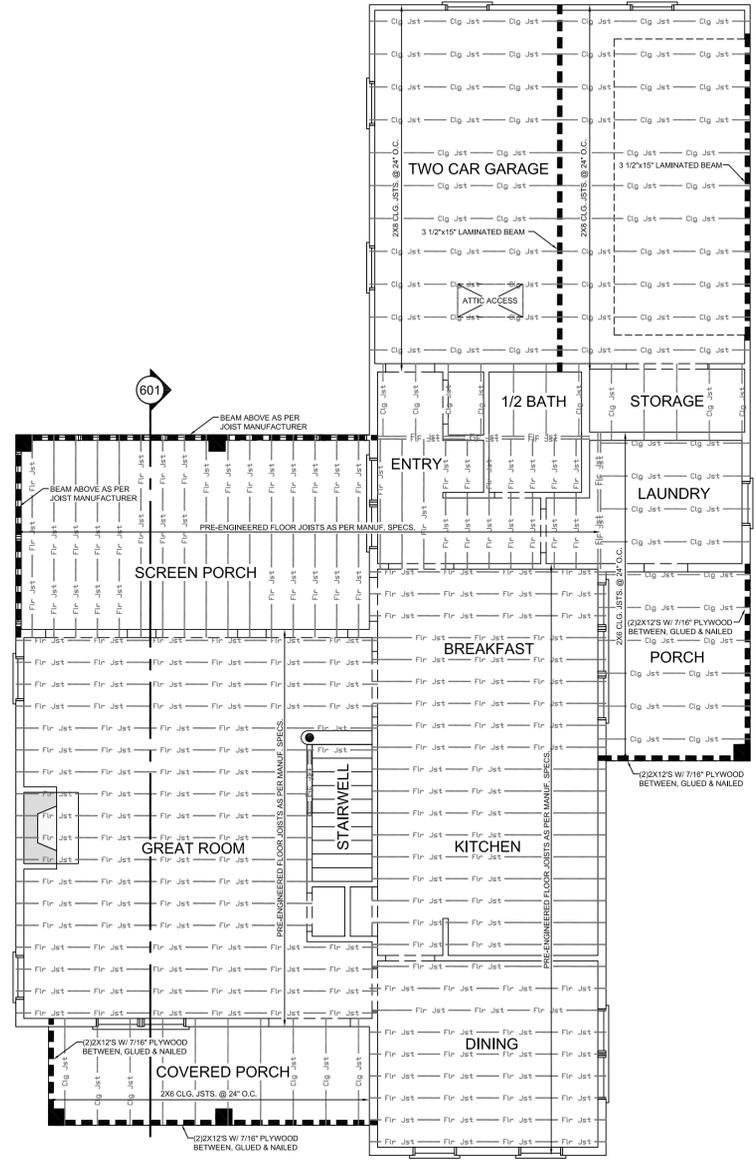
PROFESSIONAL MEMBER:



NOT FOR CONSTRUCTION

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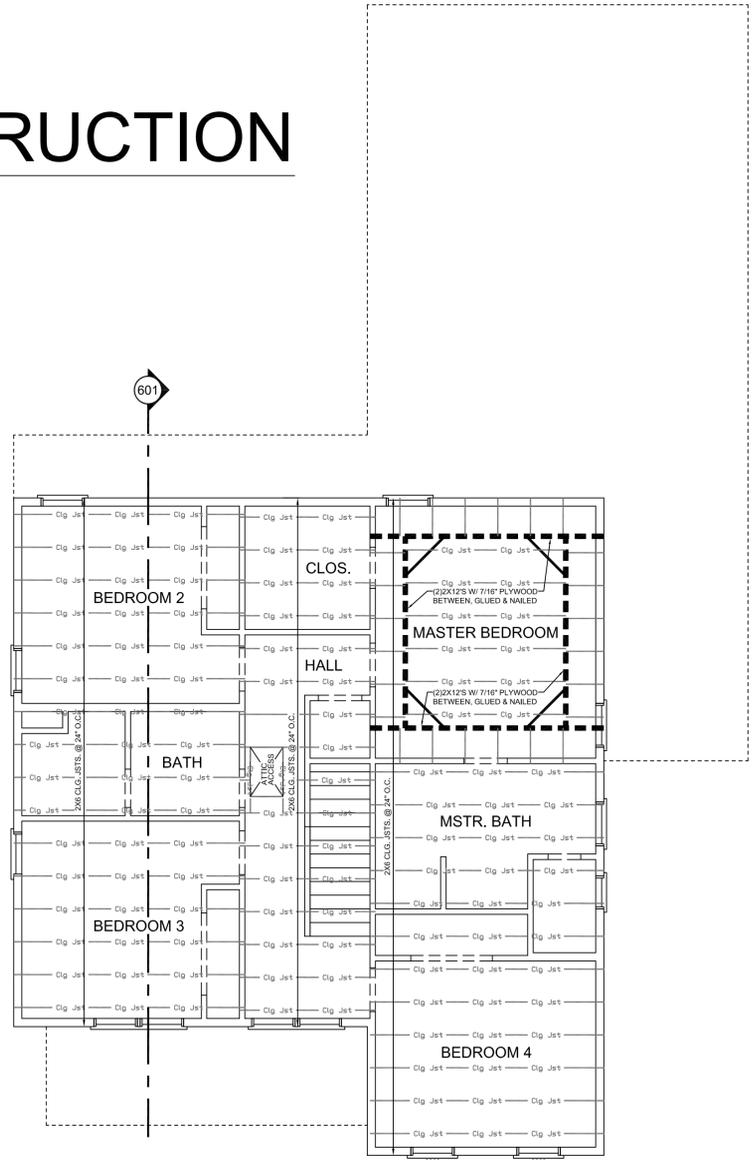
NOT FOR CONSTRUCTION



CEILING FRAMING

FIRST FLOOR

SCALE: ===== 3/16" = 1'-0"

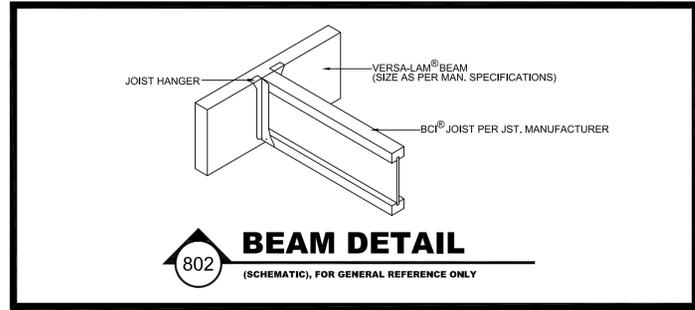
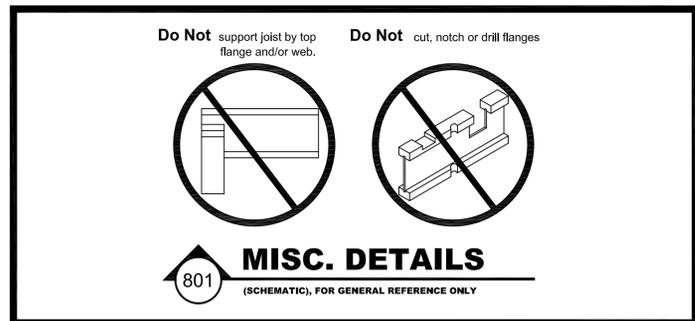


CEILING FRAMING

SECOND FLOOR

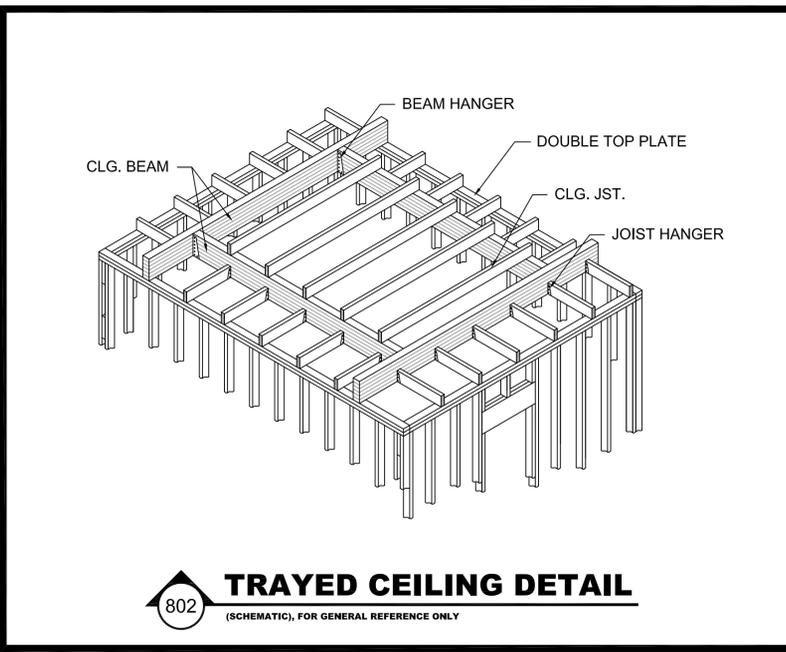
SCALE: ===== 3/16" = 1'-0"

NOT FOR CONSTRUCTION

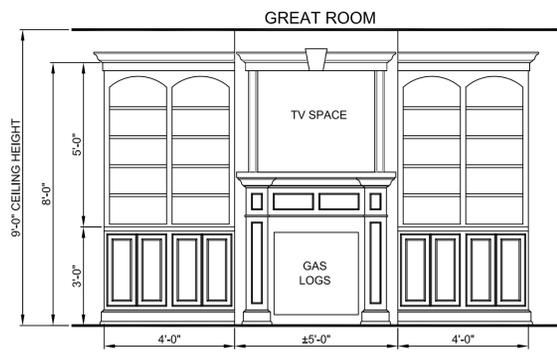


CEILING FRAMING NOTES

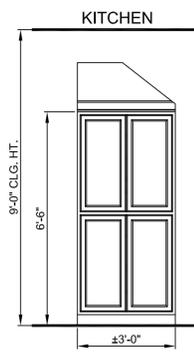
1. CONTRACTOR TO PROVIDE 2"x BLOCKING BETWEEN ALL CEILING JOISTS.
2. ALL LUMBER TO BE #2 S.Y.P. OR GREATER.
3. CONTRACTOR TO VERIFY ALL LUMBER SIZES AND SPACING TO MEET ALL LOCAL AND NATIONAL CODES APPLICABLE AT SITE.
4. ALL CEILING JOISTS SIZED TO MEET "SOUTHERN PINE COUNCIL" 2003 EDITION. ALL CEILING JOISTS ARE SIZED TO: 10 PSF (LIVE LOAD), 5 PSF (DEAD LOAD), WITH L/240 DEFLECTION. IF ATTIC STORAGE IS REQUIRED, CEILING JOISTS TO BE SIZED 20 PSF (LIVE LOAD), 10 PSF (DEAD LOAD).
5. ALL SITE BUILT BEAMS TO HAVE 7/16" PLYWOOD BETWEEN EACH 2"x, GLUED AND NAILED UNLESS OTHERWISE NOTED.
6. ALL CEILING JOISTS ARE 2"x6" SHOWN AT 24" O.C. UNLESS OTHERWISE NOTED.
7. ALL BEAM SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.



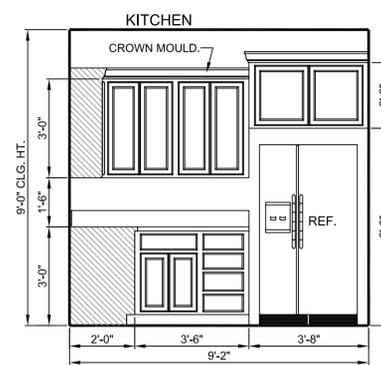
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PLAN NUMBER
CLG. FRAMING
SHEET NUMBER
8
PROFESSIONAL MEMBER:



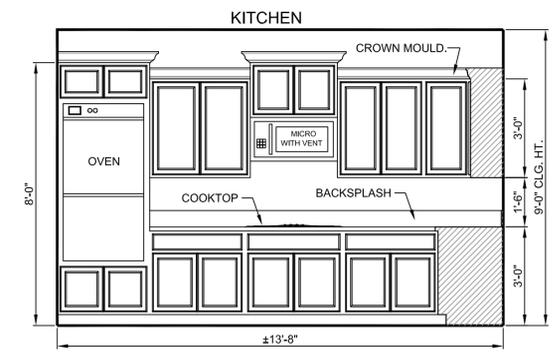
901 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



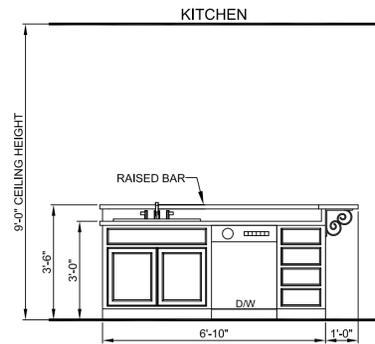
902 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



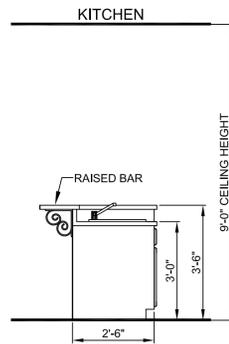
903 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



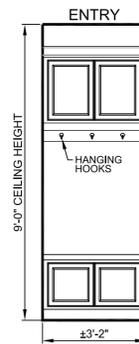
904 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



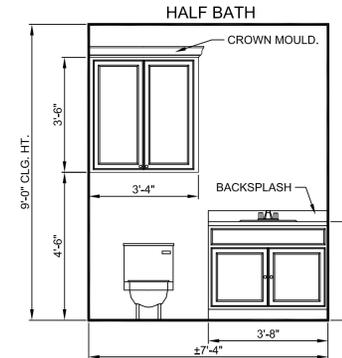
905 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



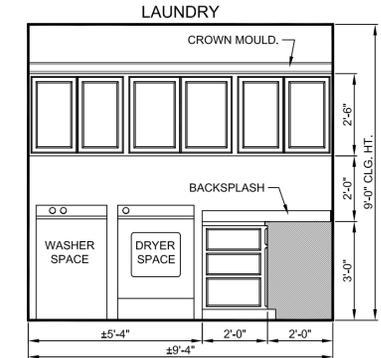
906 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



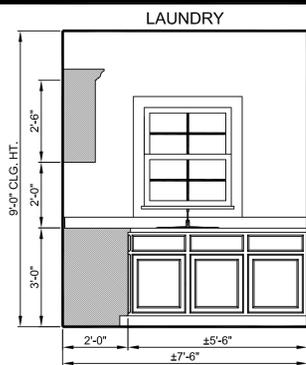
907 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



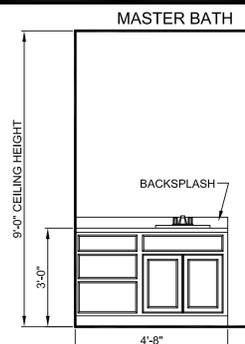
908 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



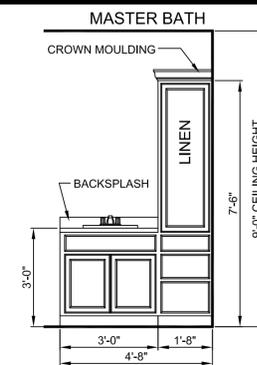
909 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



910 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



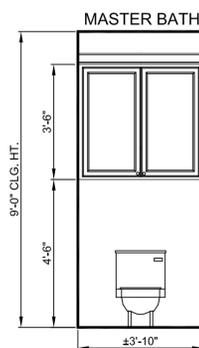
911 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



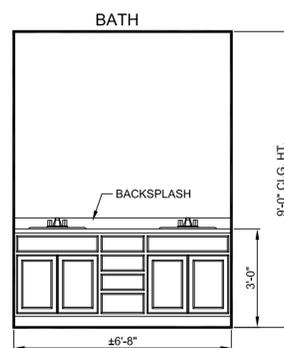
912 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"

GENERAL CABINET NOTES:

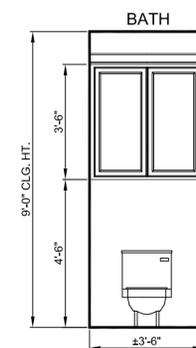
1. ALL CABINET DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR, PRIOR TO ORDERING OR BUILDING OF CABINETS.
2. ALL CABINET FINISHES AND HARDWARE TO BE SELECTED BY OWNER.



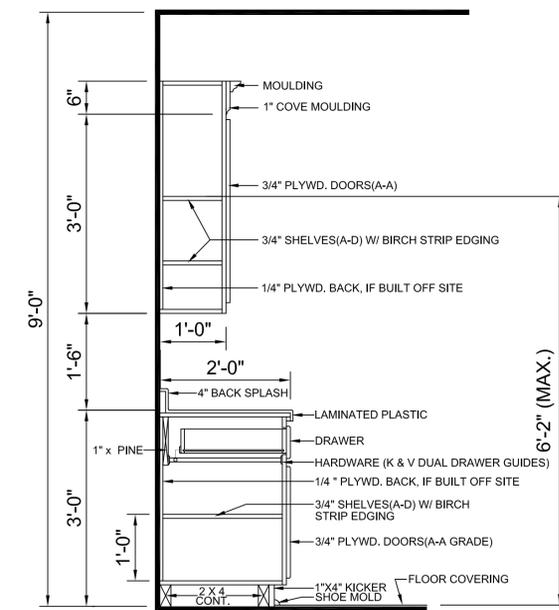
913 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



914 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



915 CABINET ELEVATION
SCALE----- 3/8" = 1'-0"



(IF SITE BUILT)
CABINET SECTION (TYP.)
NOT TO SCALE

DATE:

DRAWN BY:

CHECKED BY:

PLAN NUMBER

CABINETS

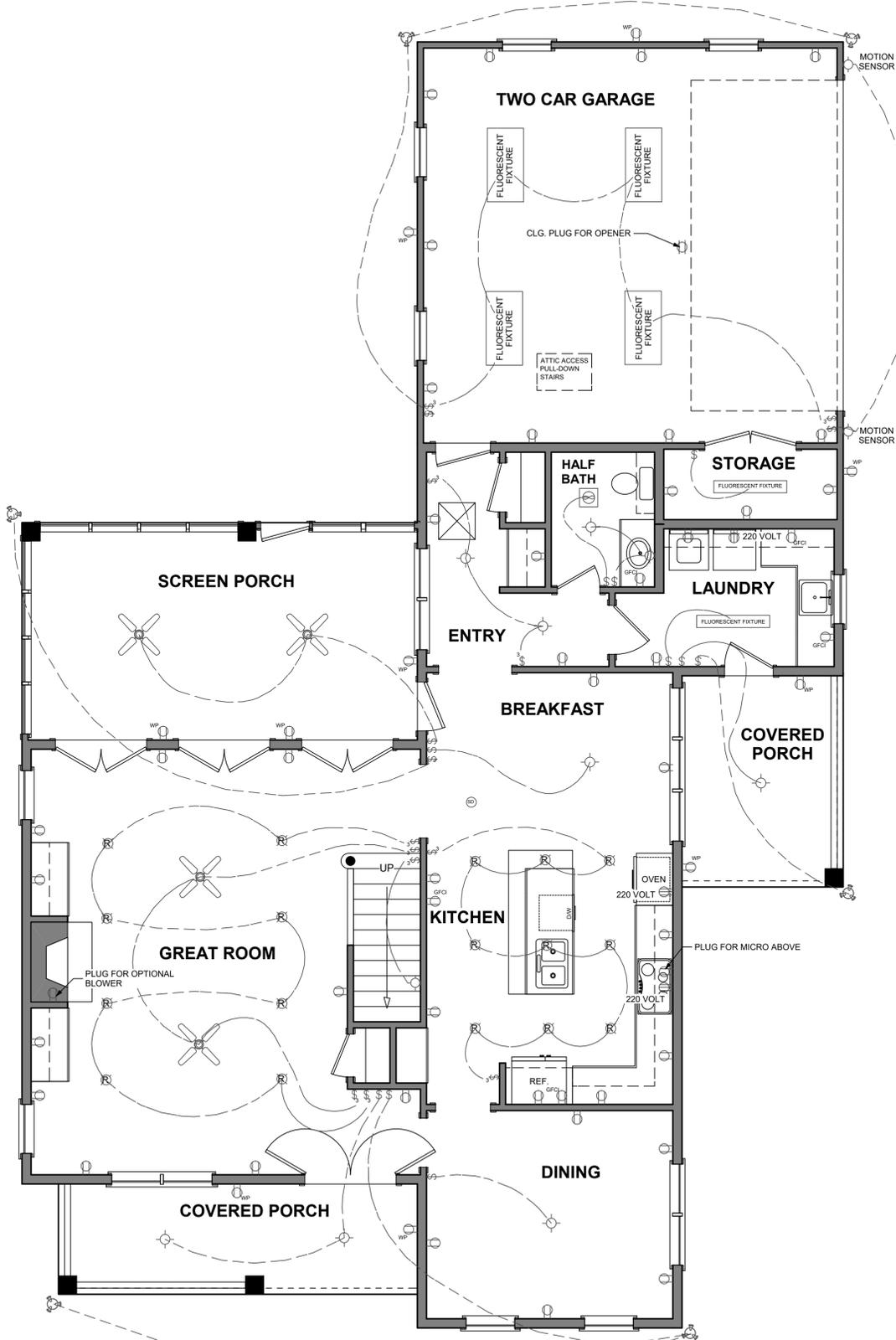
SHEET NUMBER

9

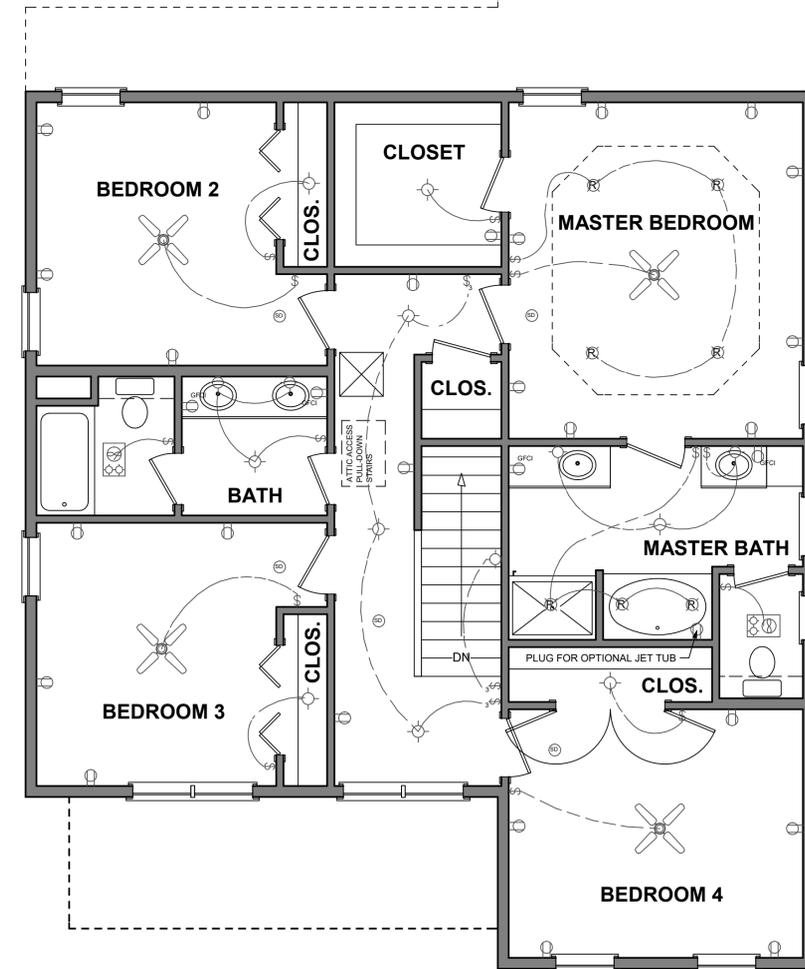
PROFESSIONAL MEMBER:



NOT FOR CONSTRUCTION



ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	LED LIGHT
	SMOKE DETECTOR/CARBON MONOXIDE
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DOOR ACTIVATED SWITCH
	CAT5 NETWORKING JACK
	TELEPHONE OUTLET
	WALL MOUNTED TV OUTLET (VERIFY HT. W/ OWNER)
	DOORBELL BUTTON
	THERMOSTAT
	CEILING EXHAUST FAN
	CEILING FAN W/ LIGHT
	LED LIGHT (UNDER CABINET MOUNT)
	WALL MOUNTED LIGHT
	CHANDELIER
ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS & MAKE ANY NECESSARY ADJUSTMENTS.	
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE & ANY OTHER APPLICABLE REGULATIONS OR LOCAL CODES.	
ALL SMOKE DETECTORS TO BE HARD WIRED TOGETHER WITH BATTERY BACKUP.	
CONTRACTOR TO PREWIRE FOR LANDSCAPE LIGHTING AROUND PERIMETER OF RESIDENCE. VERIFY W/ OWNER.	
CONTRACTOR TO LOCATE POWER DISTRIBUTION PANEL ON SITE.	



DATE:

DRAWN BY:

CHECKED BY:

PLAN NUMBER

FLOOR PLAN

SHEET NUMBER

10

