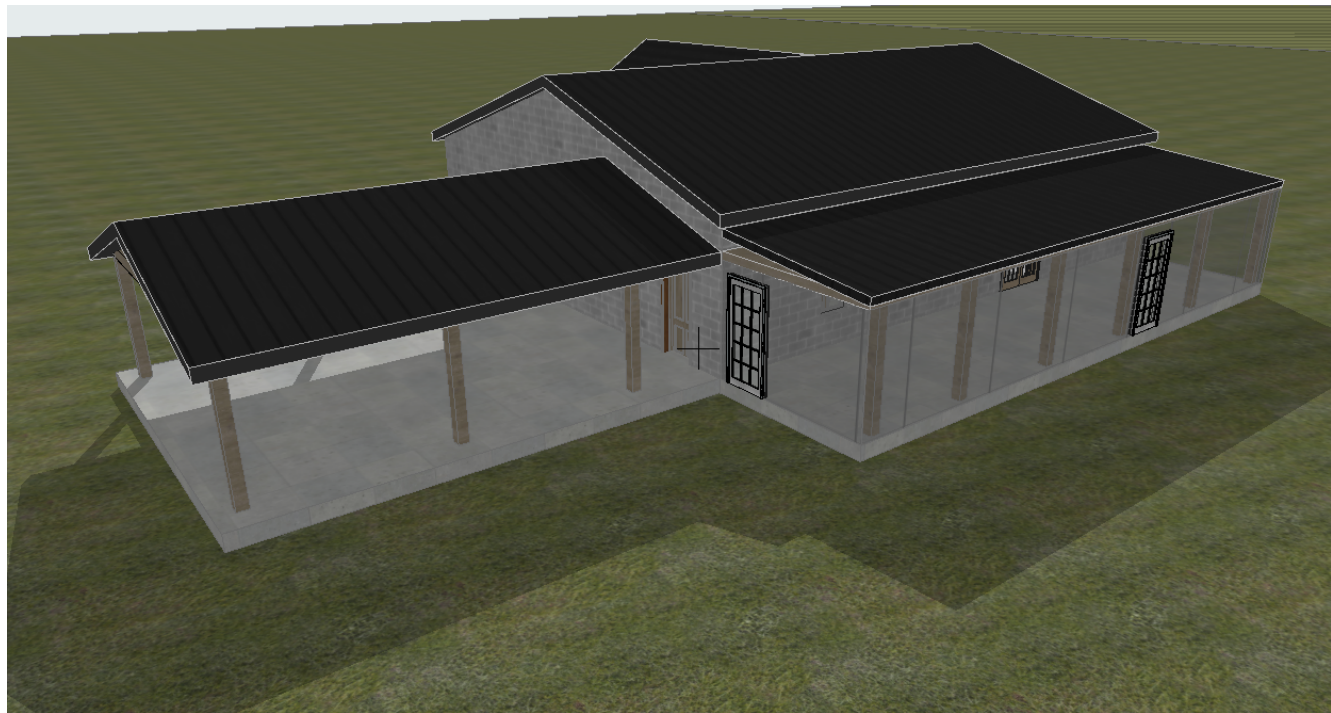


# CUSTOM HOUSE

living area : 1857 sqft  
garage area : 750 sqft  
porches: 699 sqft

## DRAWING LIST :

- COVER PAGE
- MAIN FLOOR PLAN
- ELEVATIONS
- 3D PERSPECTIVE VIEWS



Revision History			
RevID	ChID	Change Name	Date

Company Title



**S&M LLC**  
HOME DESIGN & DRAFT

Drawing Name

Preliminary Drawings

Modified by

Date

Checked by

Date

Drawing Scale

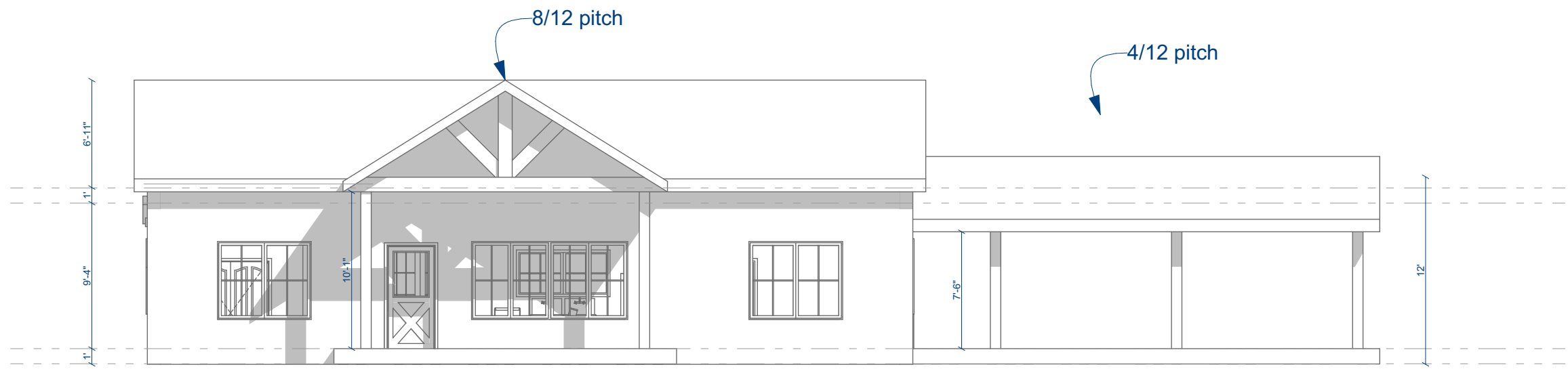
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Layout ID

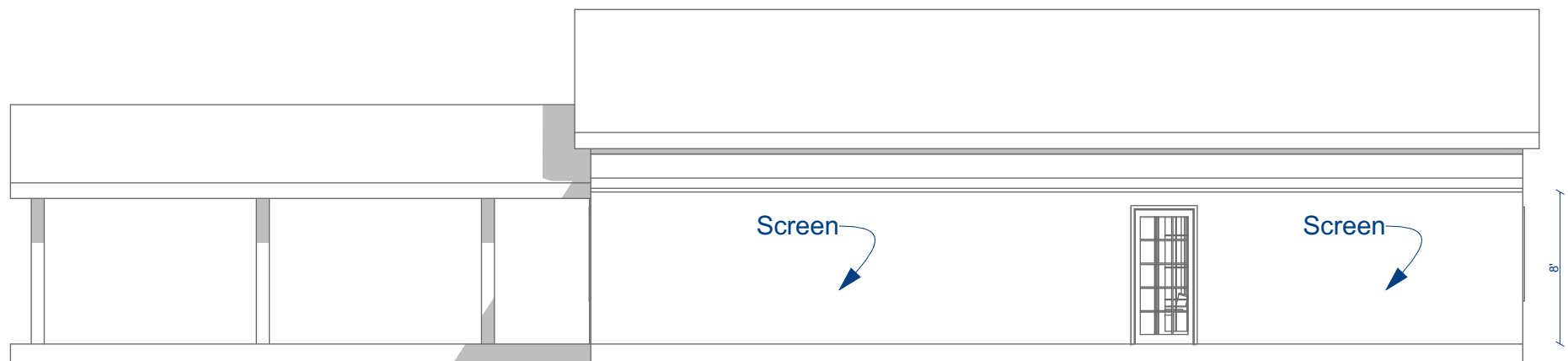
200032

Revision

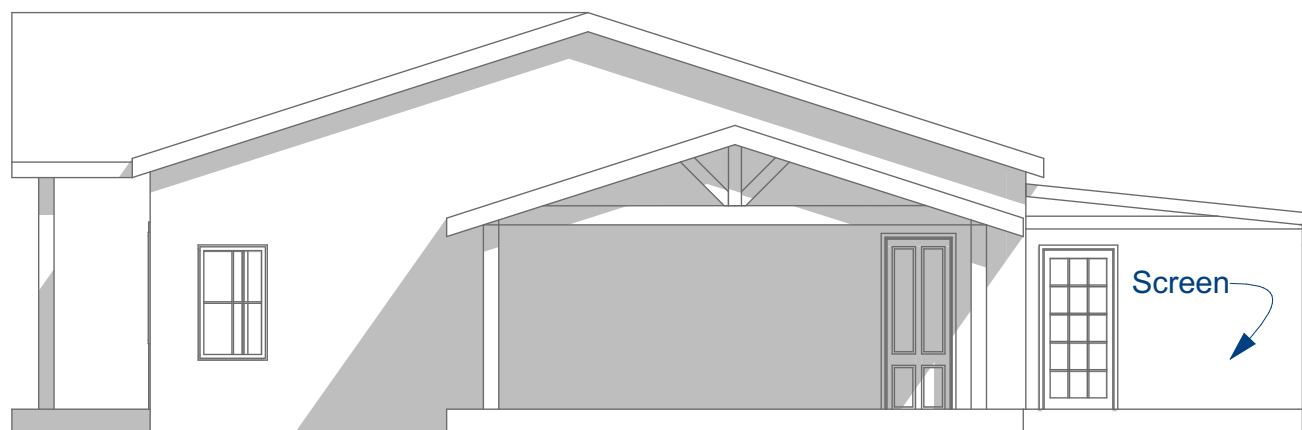




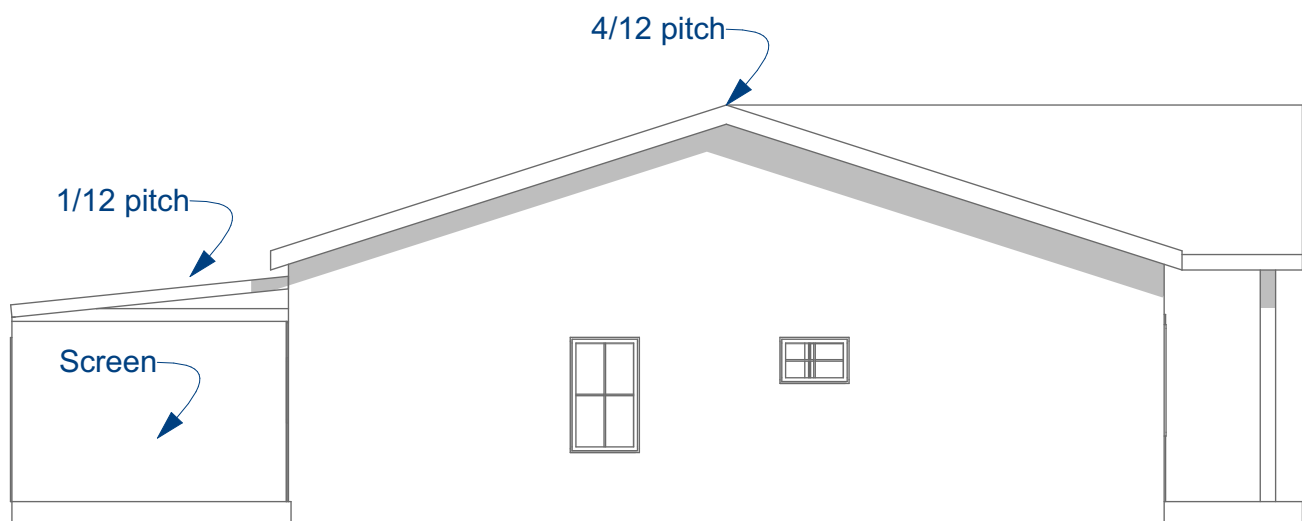
FRONT ELEVATION :



REAR ELEVATION :



RIGHT ELEVATION :



LEFT ELEVATION :

Revision History			
RevID	ChID	Change Name	Date

Company Title


























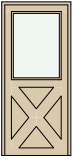
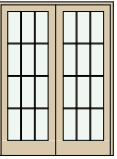
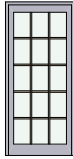
Drawing Name	
Preliminary Drawings	
Modified by	Date
Checked by	Date
Drawing Scale	1:100 = 1'-0"
Layout ID	Revision
200032	








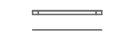
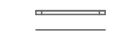




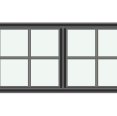



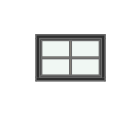


front

Company Title
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Layout ID	Revision
<b>200032</b>	

Door Schedule												
Element ID	DOO - 038	DOO - 038	DOO - 040	DOO - 040	DOO - 042	DOO - 042	DOO - 043	DOO - 043	DOO - 044	DOO - 051	DOO - 051	DOO - 052
ID by Classification	Door - 038	Door - 038	Door - 040	Door - 040	Door - 042	Door - 042	Door - 043	Door - 043	Door - 044	Door - 051	Door - 051	Door - 052
Opening Name	Door 25	Pocket Door 25	Door 25	Door 25	Door 25	Door 25	Door 25	Door 25	Sliding Folding Mult...	Door 25	Double Door 25	Door 25
Quantity	1	1	1	1	2	2	1	1	2	2	1	1
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	5'-0"×6'-8"	3'-0"×6'-8"	5'-0"×6'-8"	3'-0"×6'-8"
Orientation	L	R	L	R	L	R	L	R		R	R	R
Sill height	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-6"	0'-0"	1'-0"	1'-0"	1'-0"
Head height	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	7'-2"	6'-8"	7'-8"	7'-8"	7'-8"
2D Symbol												
3D Back View												
Fire Resistance Rating [minutes]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Fire Exit	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Handicap Accessible	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Security Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

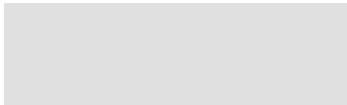
## Doors list:

Window Schedule									
Element ID	WD - 008	WD - 008	WD - 009	WD - 009	WD - 010	WD - 010	WD - 011	WD - 011	WD - 011
Dynamic ID by Classification	Window - 008	Window - 008	Window - 009	Window - 009	Window - 010	Window - 010	Window - 011	Window - 011	Window - 011
Opening Name	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Window 25	Window 25	Window 25	Window 25
Quantity	1	1	1	1	1	1	1	1	2
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	5'-0"×5'-0"	5'-0"×5'-0"	6'-0"×3'-0"	6'-0"×5'-0"	6'-0"×5'-0"	3'-0"×5'-0"	3'-0"×2'-0"	3'-0"×5'-0"	3'-0"×5'-0"
Orientation	L	R	R	R	R	R	R	R	L
Sill height	3'-9"	3'-9"	4'-4"	3'-9"	3'-9"	3'-2"	6'-2"	3'-2"	3'-2"
Head height	8'-9"	8'-9"	7'-4"	8'-9"	8'-9"	8'-2"	8'-2"	8'-2"	8'-2"
2D Symbol									
3D Back View									
Fire Resistance Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

## Windows list:

Revision History			
RevID	ChID	Change Name	Date

Company Title



Drawing Name  
**Preliminary Drawings**

Modified by

Date

Checked by

Date

Drawing Scale  
**1:100 = 1'-0"**

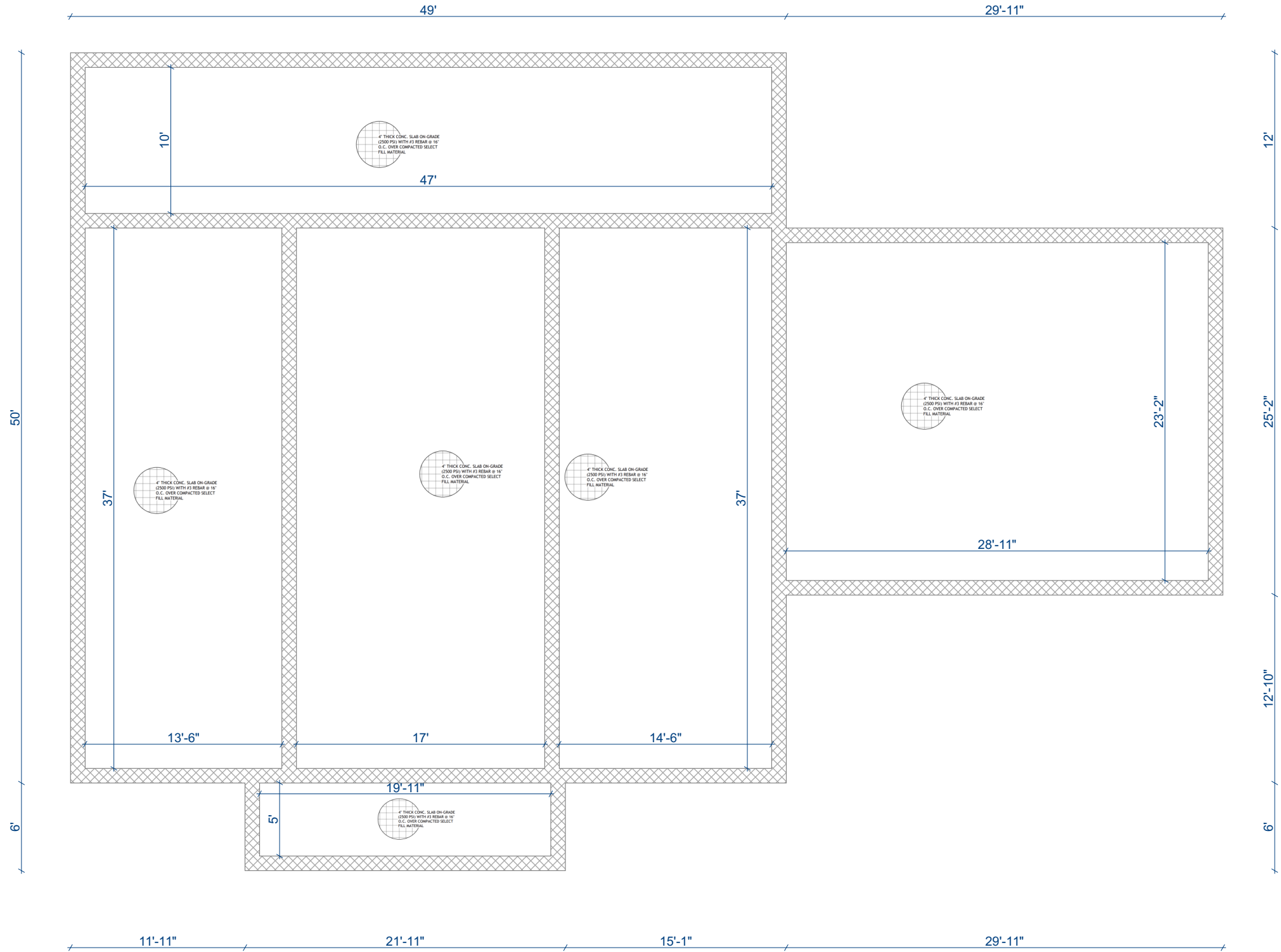
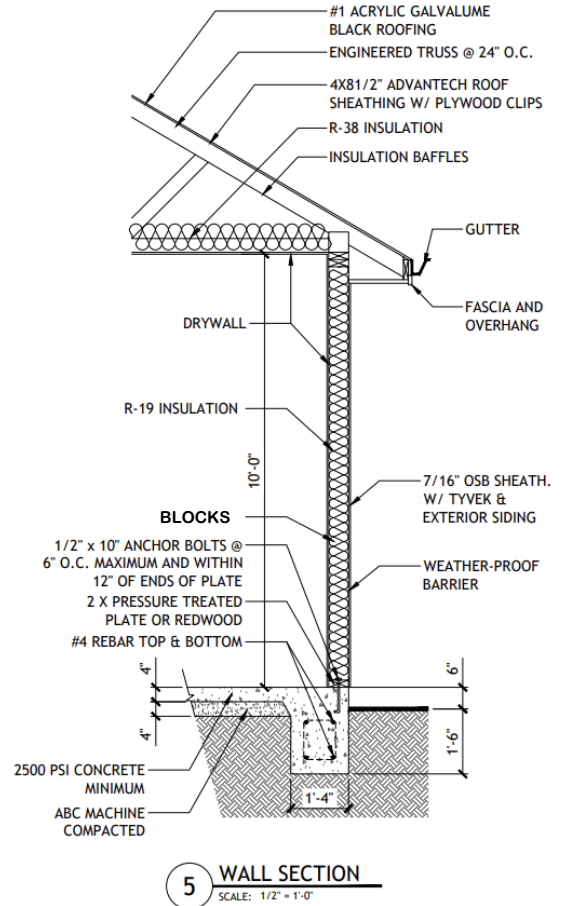
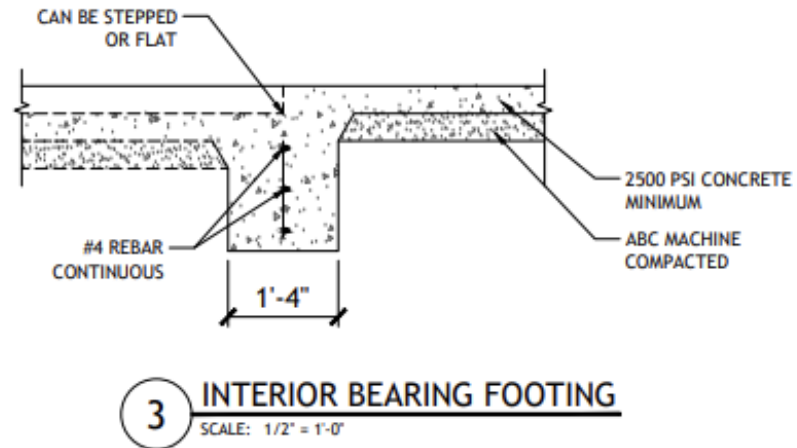
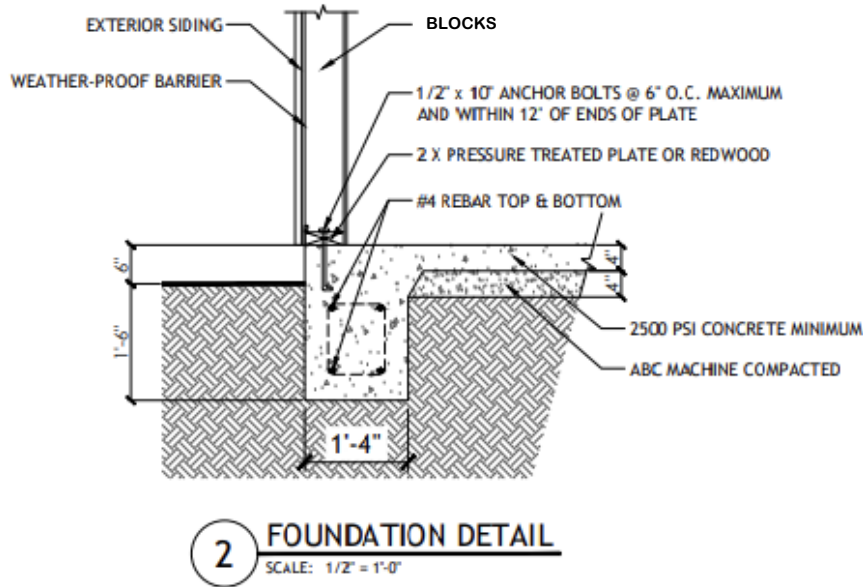
Layout ID  
**200032**

Revision



FOUNDATION NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING THE WORK.
- ALL DIMENSIONS SHALL BE VERIFY IN FIELD PRIOR TO COMMENCING ANY DEMOLITION.
- FOR FOUNDATION/SOIL/DRAINAGE SPECIFICATION REFER TO SOIL GEOTECHNICAL REPORT.
- FOUNDATION PLANS AND PERTINENT DETAILS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO ANY FOUNDATION WORK. SOIL REPORT SHALL BE TAKEN PRECEDENCE OVER STRUCTURAL NOTES AND DETAILS. SITE GRADING, SUBGRADE PREPARATION, EXCAVATION, AND PLACEMENT OF ENGINEERED FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT AND GRADING PLANS. ALL EXCAVATION AND PLACEMENT OF ENGINEERED FILL SHOULD BE OBSERVED AND APPROVED BY THE SOILS ENGINEER BEFORE PLACEMENT OF REBAR.
- SURFACE OUTSIDE THE HOUSE NEEDS TO HAVE 5% SLOPE (UNPAVED SURFACE) & 2% SLOPE (PAVED SURFACE) AWAY FROM THE STRUCTURE.
- ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
- CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
- CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
- CONCRETE SLABS TO BE 4" (3000 PSI MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
- CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY W/LOCAL CODES.
- REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING AND SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.
- PROVIDE JOISTS UNDER ALL WALLS RUNNING PARALLEL.



**FOUNDATION PLAN :**

Revision History

RevID	ChID	Change Name	Date

Company Title

Drawing Name

**Final Set**

Modified by

Date

Checked by

Date























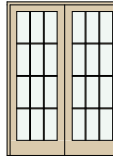
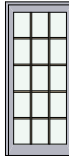
Drawing Scale

**1:100 = 1'-0"**






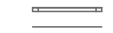





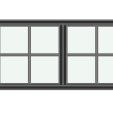






Layout ID

**200032**

Revision

Door Schedule												
Element ID	DOO - 038	DOO - 038	DOO - 040	DOO - 040	DOO - 042	DOO - 042	DOO - 043	DOO - 043	DOO - 044	DOO - 051	DOO - 051	DOO - 052
ID by Classification	Door - 038	Door - 038	Door - 040	Door - 040	Door - 042	Door - 042	Door - 043	Door - 043	Door - 044	Door - 051	Door - 051	Door - 052
Opening Name	Door 25	Pocket Door 25	Door 25	Door 25	Door 25	Door 25	Door 25	Door 25	Sliding Folding Mult...	Door 25	Double Door 25	Door 25
Quantity	1	1	1	1	2	2	1	1	2	2	1	1
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	5'-0"×6'-8"	3'-0"×6'-8"	5'-0"×6'-8"	3'-0"×6'-8"
Orientation	L	R	L	R	L	R	L	R		R	R	R
Sill height	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-6"	0'-0"	1'-0"	1'-0"	1'-0"
Head height	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	7'-2"	6'-8"	7'-8"	7'-8"	7'-8"
2D Symbol												
3D Back View												
Fire Resistance Rating [minutes]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Fire Exit	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Handicap Accessible	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Security Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

## Doors list:

Window Schedule									
Element ID	WD - 008	WD - 008	WD - 009	WD - 009	WD - 010	WD - 010	WD - 011	WD - 011	WD - 011
Dynamic ID by Classification	Window - 008	Window - 008	Window - 009	Window - 009	Window - 010	Window - 010	Window - 011	Window - 011	Window - 011
Opening Name	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Window 25	Window 25	Window 25	Window 25
Quantity	1	1	1	1	1	1	1	1	2
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	5'-0"×5'-0"	5'-0"×5'-0"	6'-0"×3'-0"	6'-0"×5'-0"	6'-0"×5'-0"	3'-0"×5'-0"	3'-0"×2'-0"	3'-0"×5'-0"	3'-0"×5'-0"
Orientation	L	R	R	R	R	R	R	R	L
Sill height	3'-9"	3'-9"	4'-4"	3'-9"	3'-9"	3'-2"	6'-2"	3'-2"	3'-2"
Head height	8'-9"	8'-9"	7'-4"	8'-9"	8'-9"	8'-2"	8'-2"	8'-2"	8'-2"
2D Symbol									
3D Back View									
Fire Resistance Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

## Windows list:

Revision History			
RevID	ChID	Change Name	Date

Company Title

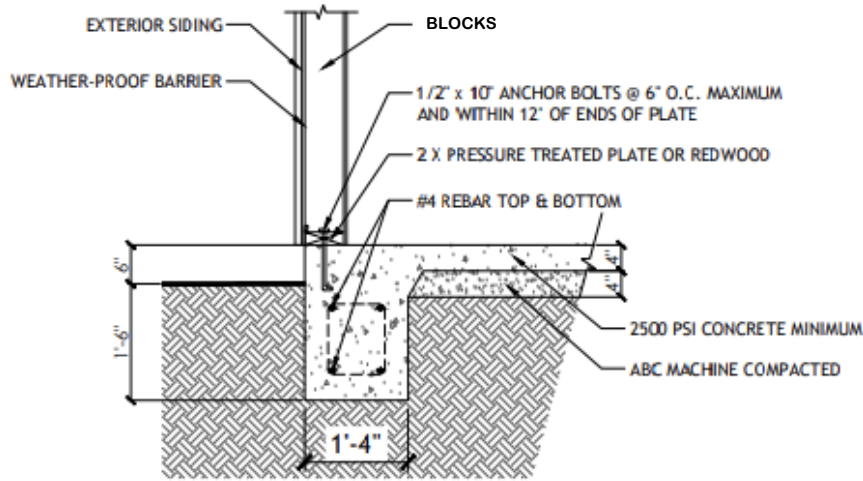


Drawing Name	
Preliminary Drawings	
Modified by	Date
Checked by	Date
Drawing Scale	
1:100 = 1'-0"	
Layout ID	Revision
200032	

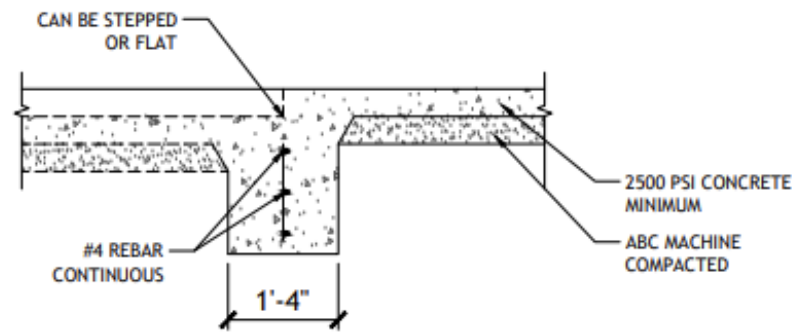


FOUNDATION NOTES:

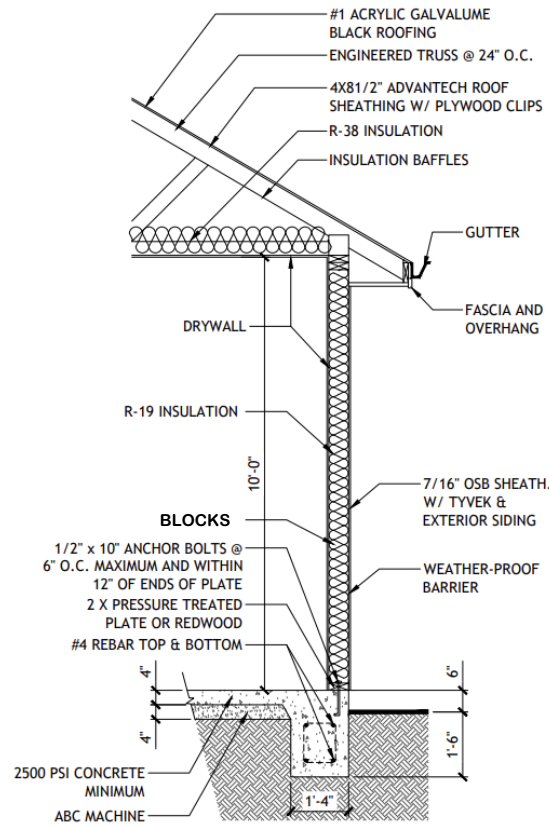
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
4. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
5. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING THE WORK.
6. ALL DIMENSIONS SHALL BE VERIFY IN FIELD PRIOR TO COMMENCING ANY DEMOLITION.
7. FOR FOUNDATION/SOIL/DRAINAGE SPECIFICATION REFER TO SOIL GEOTECHNICAL REPORT.
8. FOUNDATION PLANS AND PERTINENT DETAILS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO ANY FOUNDATION WORK. SOIL REPORT SHALL BE TAKEN PRECEDENCE OVER STRUCTURAL NOTES AND DETAILS. SITE GRADING, SUBGRADE PREPARATION, EXCAVATION, AND PLACEMENT OF ENGINEERED FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT AND GRADING PLANS. ALL EXCAVATION AND PLACEMENT OF ENGINEERED FILL SHOULD BE OBSERVED AND APPROVED BY THE SOILS ENGINEER BEFORE PLACEMENT OF REBAR.
9. SURFACE OUTSIDE THE HOUSE NEEDS TO HAVE 5% SLOPE (UNPAVED SURFACE) & 2% SLOPE (PAVED SURFACE) AWAY FROM THE STRUCTURE.
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11. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
12. CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
13. CONCRETE SLABS TO BE 4" (3000 PSI MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
14. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY W/LOCAL CODES.
15. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING AND SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.
16. PROVIDE JOISTS UNDER ALL WALLS RUNNING PARALLEL.



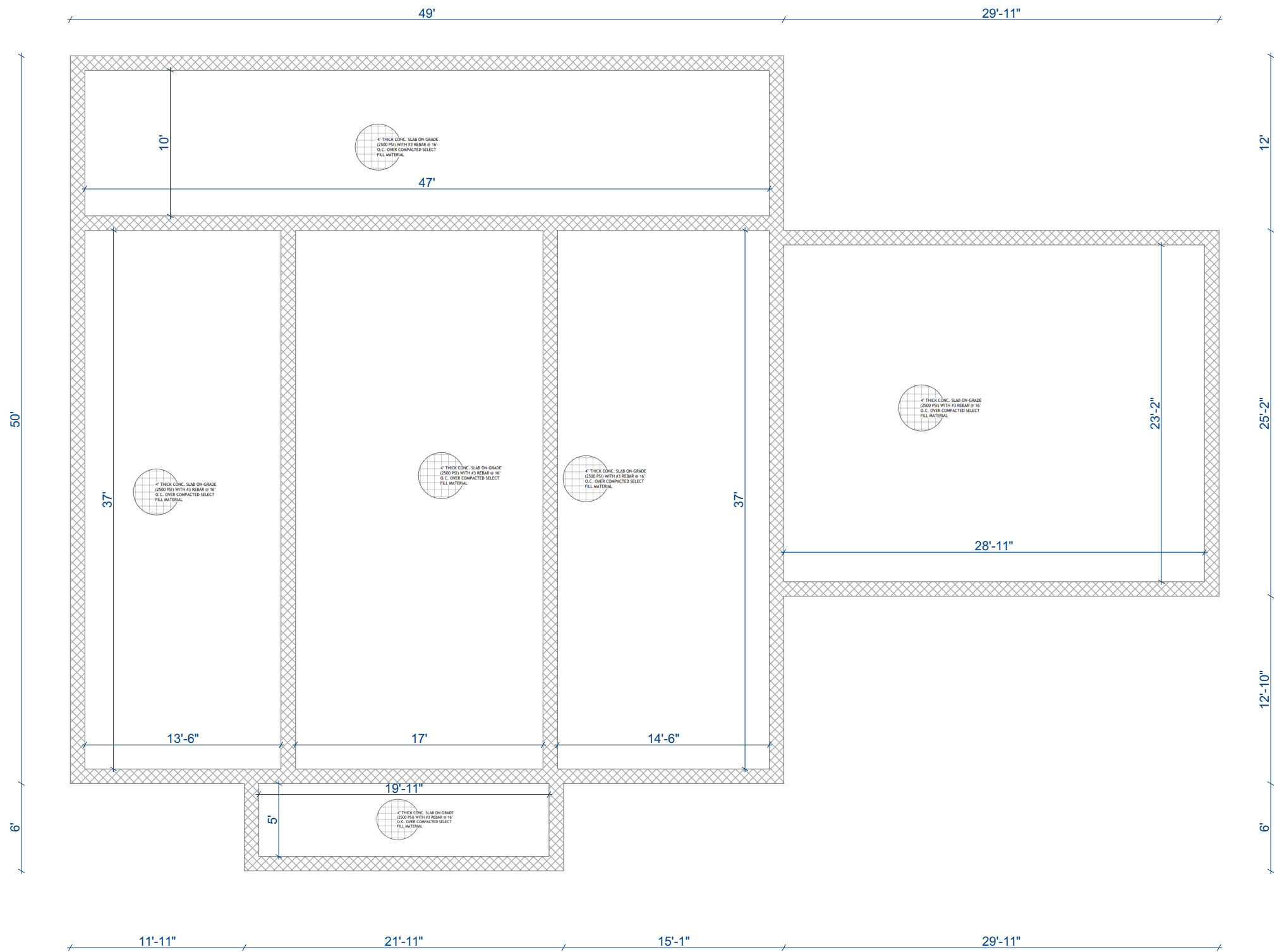
2 FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"



3 INTERIOR BEARING FOOTING  
SCALE: 1/2" = 1'-0"



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



FOUNDATION PLAN :

Revision History

RevID	ChID	Change Name	Date

Company Title



Drawing Name

Final Set

Modified by

Date

Checked by

Date

Drawing Scale

1:100 = 1'-0"

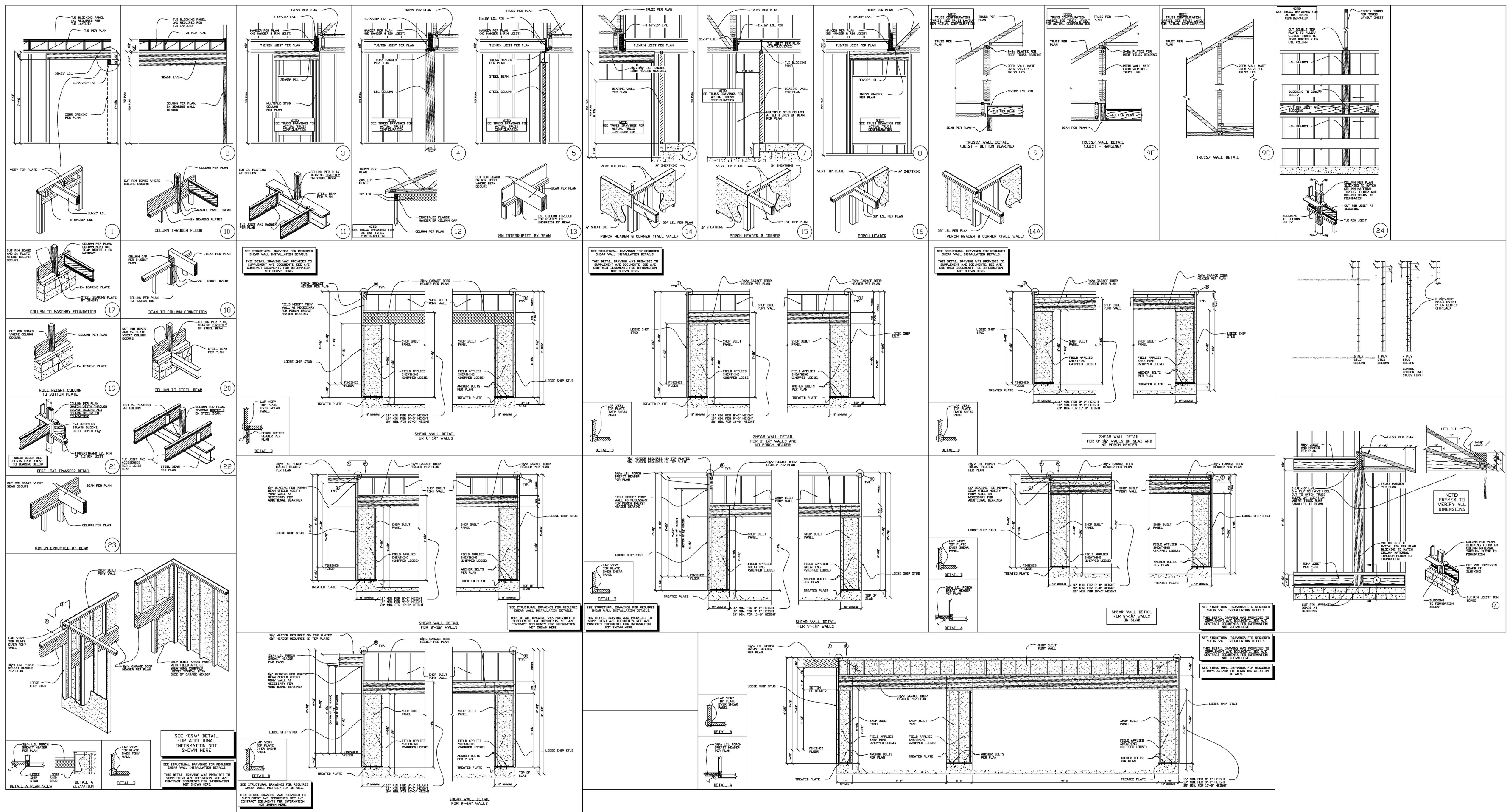
Layout ID

200032

Revision



# TYPICAL FRAMING DETAILS :



Revision History			
RevID	ChID	Change Name	Date

Company Title

Drawing Name	
final set	
Modified by	Date
Checked by	Date
Drawing Scale	
1/4= 1'-0"	
Layout ID	Revision
200032	