### GFD ARCHITECTURAL DESIGN



### CONCEPTUAL PLAN PACKAGE SAMPLE

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#### **Conceptual Design Package:**

This package is a "Not For Construction" basic conceptual layout with a Front Elevation. This is a good tool for submitting to a Design Approval Committee or a Construction Lender prior to going through the expense of a full house plan. If you chose this package and then decide to upgrade to one of our other packages we will discount the upgrade to offset some of the cost of the concept design.

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Thank you for taking time to look us over!

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ADDRESS	ADDRESS
PHONE	OFFICE PHONE
PHONE	CELL PHONE

ADDRESS	
OFFICE PHONE	
CELL PHONE	

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DRAWN BY:

Frank D*o*llar

DESIGN

DATE PRINTED:

PLAN DATE:

SHEET NUMBER

JOB NUMBER

COVER

### STUDY PLAN NOT FOR CONSTRUCTION

### **CONSTRUCTION TYPE:**

**HOME: SINGLE FAMILY RESIDENTIAL** Typical 2 storey frame construction on concrete block crawl space foundation.

**LOCATION:** 

CITY:

STATE: **COUNTY:** 

**SUBDIVISION: ADDRESS: LOT NUMBER:** 

### **CONTENTS:**

A-1 - COVER SHEET

**A-2 - FLOOR PLNS** 

**A-3 - FRONT ELEVATION** 

## CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	SPEED HH HH HH HH HH HH HH HH HH HH HH HH HH	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICESHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
45 LBS.	120	В	MODERATE	1 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	11	NONE	-

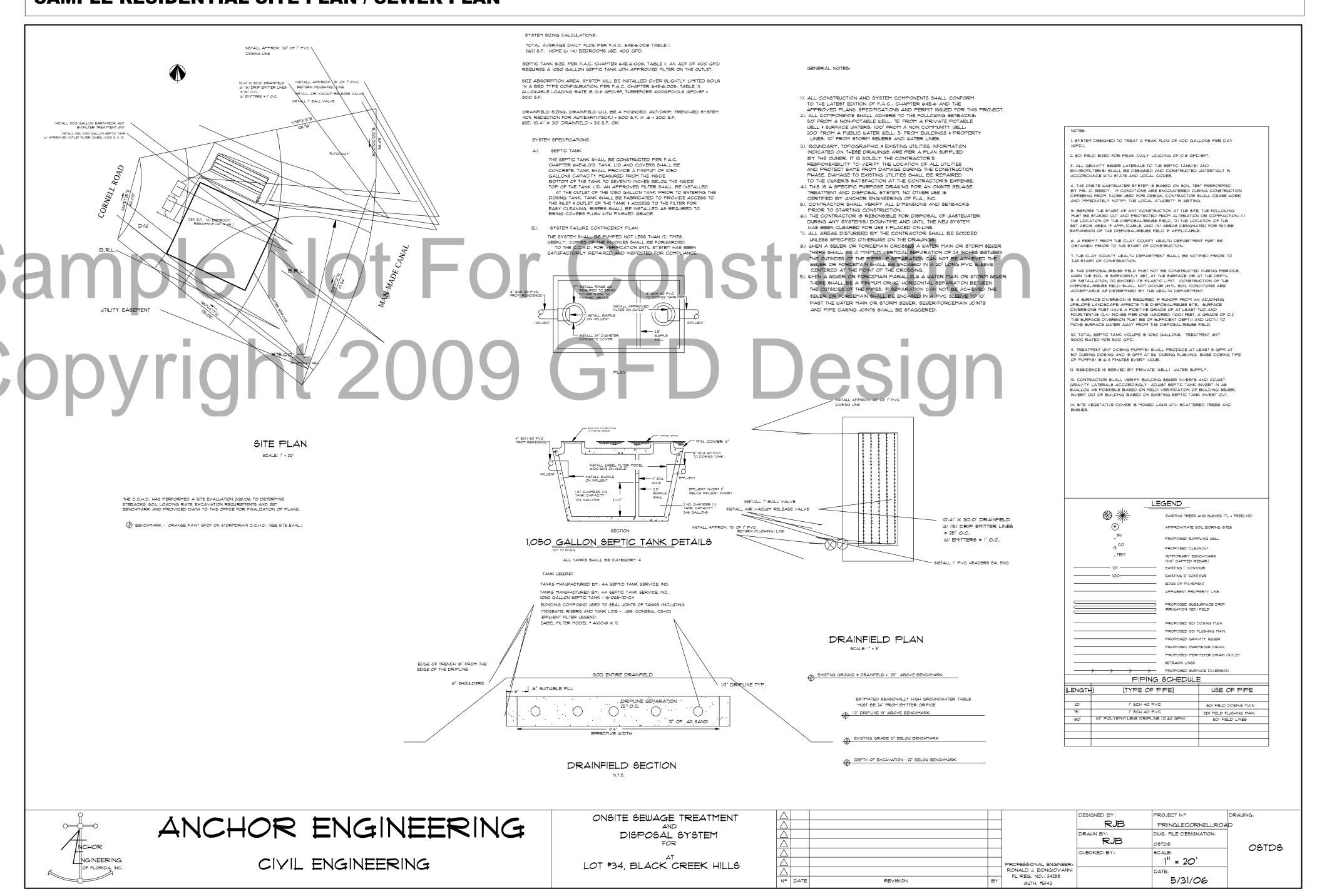
THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED TO MEET THE MINIMUM LIVE LOAD CRITERIA BELOW. TYPICAL RESIDENTIAL CONSTRUCTION CODE.

USE	LIVE LOAD	USE	LIVE LOAD
ALL ROOMS	40 PSF	DECKS / PORCHES	40 PSF
(EXCEPT SLEEPING ROOMS	401 01	CALIBBBBAIL C & LIANBBAIL C	200 lbs. IN
SLEEPING ROOMS	30 PSF	GAURDRAILS & HANDRAILS	ANY DIRECTION
PASSENGER GARAGE	50 PSF	STAIRS	40 PSF
CEILING (NO STORAGE)	10 PSF	EXTERIOR BALCONIES	60 PSF
ROOF	45 PSF SNOW LOAD		

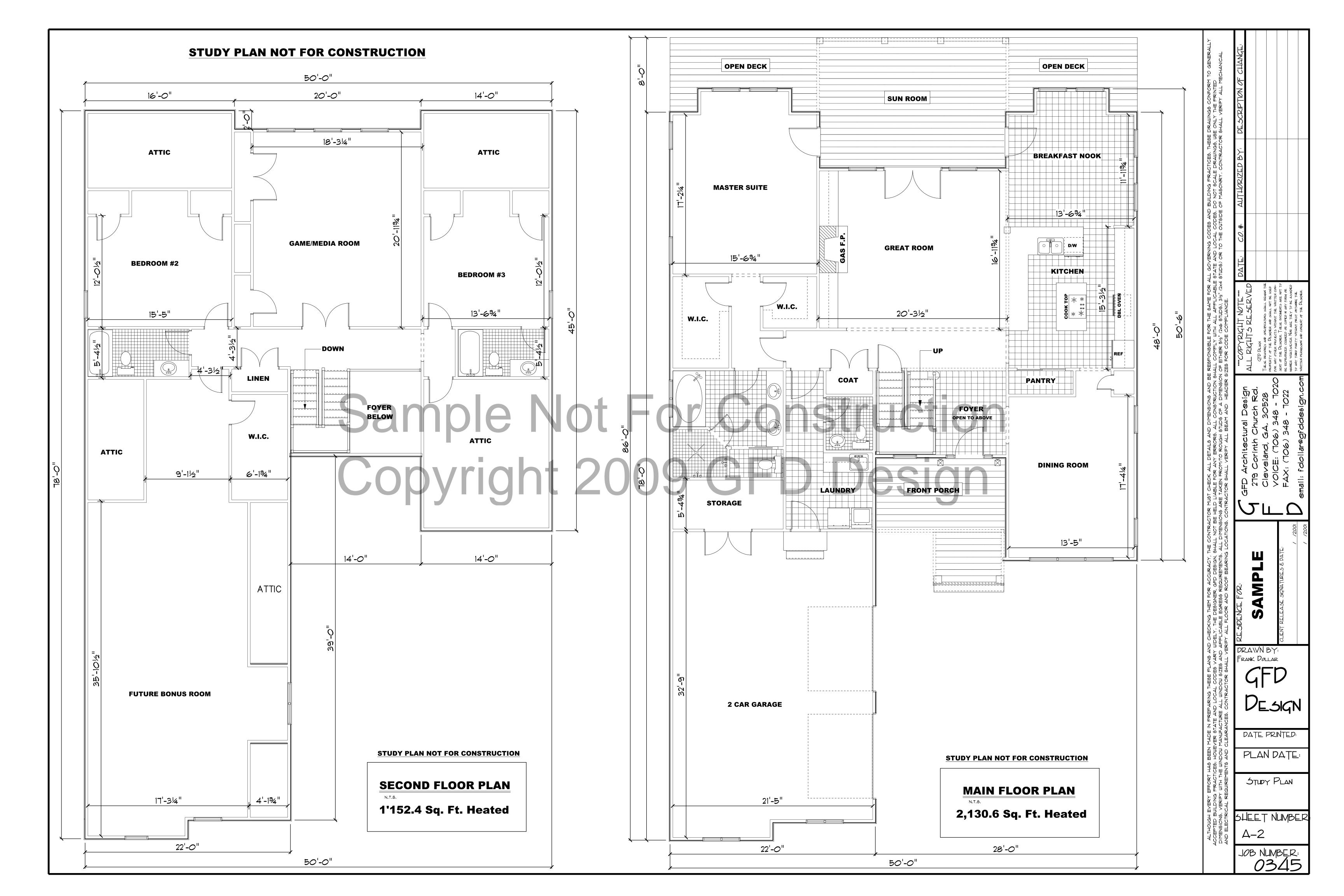
**BUILDING CONSTRUCTION REQUIREMENTS** ALL ANCHORING, FASTENING, BRACING AND GENERAL CONSTRUCTION TO BE ASSEMBLED AS PER INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE. REFER TO THE FOLLOWING MANUALS FOR ADDITIONAL FASTNER REQUIREMENTS: T10-95 Wood Frame Construction Manual for One- and Two-Family Dwellings

SSTD 10-99 Standard for Hurricane Resistant Construction ASCE 7-02 (REVISED FROM 7-98) Minimum Design Loads for Buildings and Other Structures

### SAMPLE RESIDENTIAL SITE PLAN / SEWER PLAN



STUDY PLAN NOT FOR CONSTRUCTION



#### **STUDY PLAN NOT FOR CONSTRUCTION**



# Copyright 2009 GFL PATTON SCALE VATION SCALE

EXTERIOR FINISHES:	NAME AND DISCRIPTION
ROOF FINISH	TAMKO ARCHITECTURAL ASPHALT SHINGLES
FASCIAS	WOOD / PAINTED
GUTTERS	ALUMINUM
SOFFITS	WOOD / PAINTED
WINDOWS	PELLA VINYL / DOUBLE HUNG
GABLES	CEDAR SHAKES
BELTING	N/A
SIDING	CEDAR SHAKES / HARDIPLANK
CORNER TRIM	HARDIPLANK
WINDOW TRIM	VINYL
DECK SURFACE	COMPOSITE
PATIO SURFACE	N/A
HAND RAILS	COMPOSITE

#### GENERAL FRAMING NOTES:

1. Unless otherwise noted, all framing material to be #2+BTR. S.P.F.

2. Floors, walls, ceilings and rafters to be 16" O.C. unless otherwise noted. Provide fire blocking where applicable.

3. Unless otherwise noted, all bearing wall headers to be min. 2-ply 2x10.

All headers to have adequate bearing on each end or as specified.

4. All flush beams / headers to be installed with heavy duty galvanized hangers. Provide Galvanized Hangers and anchors where applicable to

4. All flush beams / headers to be installed with heavy duty galvanized hangers. Provide Galvanized Hangers and anchors where applicable to all joists connected to beams

5. Provide insulation baffles at eave vents between rafters. Install draft blocking as needed.

6. Unless otherwise noted, Roof and Walls to have a min. 4-ply 1/2" Fir CDX exterior sheathing grade plywood or approved 7/16 OSB. Plywood to cover over plates and headers.

7. All bathroom walls to have 1/2" moisture resistant drywall. Garage Walls and ceilings to have 5/8" Type-X drywall. Unless otherwise noted, rest of building to have 1/2" regular drywall. All drywall to be taped and finished.

8. All roofs with a pitch of less that 4:12 shall be installed with Ice & Water Barriel

or approved equal.

9. Sill plates to be pressure treated. Use with sill gasket and cop-r-tex or approved equal termite shield. Plates to be anchored to foundation with a minimum 1/2" dia.x7" long anchor bolts @ 6' O.C. and w/i 1' of ends and corners.

GENERAL COMMENT

The notes, recommendation, and considerations included herein are offered in good faith for the Contractor's r reference. These notes are not all-inclusive and do not, by any means, include all the information necessary to cover all aspects of the construction project. These notes are superseded by the Contractor:s experience, best judgment, and local applicable building codes. The drawings, illustrations, and diagrams included this package are design of the building and improvements and are to be used in coordination of work. The Contractor is responsible for the integrity of all assemblies and all work is to conform to accepted residential construction standards.

 $\mathcal{J}$   $\square$   $\mathcal{D}$ Σ S DRAVVN BY: Frank Dollar DESIGN DATE PRINTED: PLAN DATE: STUDY PLAN SHEET NUMBER A-3 JOB NUMBER: 0345