

Construction Drawings Include:

Our construction plans contain the information any experienced contractor/builder needs to bid and build one of our home designs. However, they do not show all of the varied ways a home can be constructed nor do they illustrate alternate methods that could be applied to our designs.

- 1- Exterior elevations show front, rear and sides of the home and include exterior materials, window nomenclature, roof pitches and necessary dimensions.
- 2- Foundation plans are for a full basement (some are 9' high) with poured concrete walls. Plans show all required footings, beams and a detail cross section of each wall type and location. Unfinished basements show a proposed location for a future bath and most show a scapewell (egress) location if the basement is not exposed. All required dimensions are shown including beam pocket locations, brick ledges and wall cuts for garage doors.
- 3- A separate drawing of the basement framing for plans with finished basements will include:
 - All dimensions for wall framing.
 - All window manufacturer code numbers (Andersen or Pella) and window locations.
 - All door opening sizes, door types, locations and swing.
 - Proposed electrical layout, showing locations for lights, switches, outlets and smoke detectors.
- 4- Detailed floor plans show the following:
 - All exterior and interior wall dimensions.
 - All window manufacturer code numbers (Andersen or Pella) and window locations.
 - All door opening sizes, door types, locations and swing.
 - Sizes and locations of required beams and special headers.
 - Suggested kitchen cabinet and bath vanity sizes and locations.
 - Proposed electrical layout, showing suggested locations for lights, switches outlets (duplex, ground fault and 220 V.) and smoke detectors.
 - Exterior deck dimensions and locations.
 - Basement, garage and second floor stair locations and dimensions.
 - Plumbing fixture locations, including sinks, tubs, showers, toilets, laundry tubs and water heaters. Plumbing system details are the responsibility of the plumbing contractor as required by the local plumbing code.
- 5- Suggested roof layout: All plans are designed with a manufactured roof truss system. Roof trusses must be engineered by the manufacturer and the suggested layout on our plans may be altered by the manufacturer.
- 6- All plans include cross sections through key areas of the home to show heights and details of proposed construction.
- 7- General specifications are illustrated by showing a typical wall section in 1/2" scale listing all suggested materials to be used for masonry, carpentry, thermal and moisture protection and exterior/interior wall finishes.