

MAIN LEVEL FLOOR PLAN  
NOT TO SCALE

**DRAWINGS BY:**

ARCHITECTURAL

**CURTIS**  
**A**rchitecture  
& **D**esign PC 122 NORTH MARKET ST., #3  
OSKALOOSA, IOWA 52577  
641 672-9625

**SITE DESCRIPTION:**

<b>PROPERTY</b>	<b>BUILDING AREA:</b>	
<b>OWNER:</b>	MAIN FLOOR	1,800.0 S.F.
JOHN SMITH	LOWER FLOOR	1,800.0 S.F.
<b>PLANNED USE:</b>	UPPER FLOOR	1,800.0 S.F.
RESIDENCE	TOTAL =	5,400.0 S.F.
<b>SITE ADDRESS:</b>		
SAMPLE, IOWA		

**INDEX OF DRAWINGS:**

- C1 COVER PAGE
- A1 FOUNDATION/LOWER FLOOR PLANS
- A2 MAIN FLOOR PLAN/WALL DETAILS
- A3 EXTERIOR ELEVATIONS/DOOR AND WINDOW SCHEDULE
- A4 EXTERIOR ELEVATIONS
- A5 ELECTRICAL/POWER PLAN
- A6 REFLECTED CEILING PLAN

**SUPPLEMENTARY NOTES:**

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.

VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES.

PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.

NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER/ARCHITECT.

CONTRACTOR AND OWNER SHALL DETERMINE FINISHES & MATERIALS.

**BASIC SAMPLE**



**FOUNDATION NOTES:**

- TYPICAL CONC. FOOTINGS:  
1'-10" x 0'-10" CONC. FOOTING  
W/ 2-#5 BARS (CONT.)
- TPY. REINF. WALLS  
#5 BARS @ 24" VERT.  
#5 BARS @ 48" HORIZ.
- TPY. REINF. FOOTINGS:  
PROVIDE FORM-A-DRAIN OR EQUIVALENT  
AROUND ENTIRE PERIMETER, TYP.
- FOOTING NOTES:  
ALL THICKENED SLAB FOOTING  
AT INTERIOR BEARING WALLS  
TO BE 1'-6" x 0'-10" THICKENED  
CONC. SLAB W/ 2-#4 BARS (CONT.)  
ALL INFILL SHALL BE COMPACTED  
TO 3000 PSI. VERIFY EXISTING  
SOIL W/ ARCHITECT

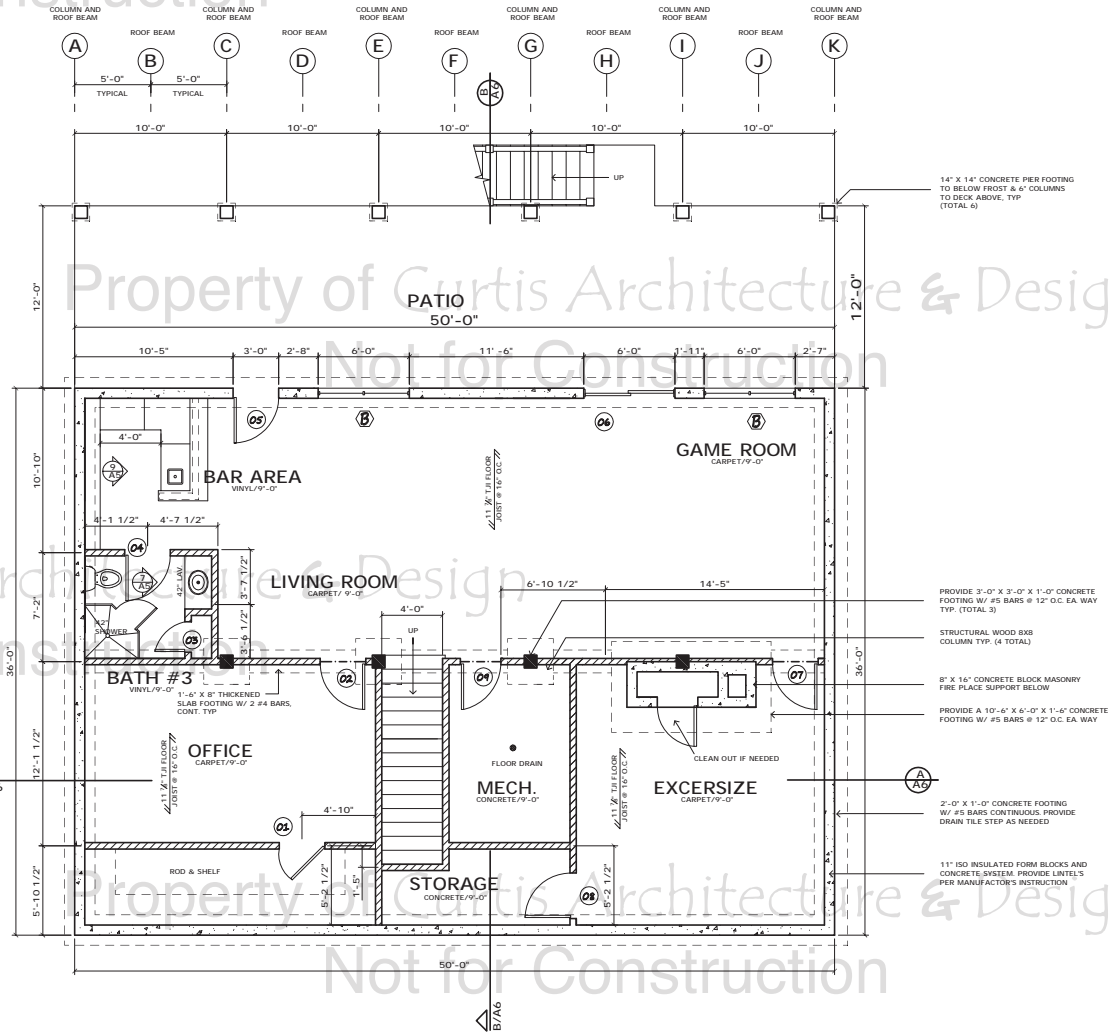
**GENERAL NOTES :**

- REINFORCED CONCRETE
- WOOD FRAMED
- STONE
- INSULATED

INDICATES 3-2x6 STRUCTURAL COLUMN  
IN 2x6 FRAME WALL OR 3-2x4 STRUCTURAL  
COLUMN IN 2x4 FRAME WALL.

- ALL INTERIOR WALL FRAMING TO BE 2x4 STUDS @  
16" O.C.
- PROVIDE 1/2" GYP. BD. AT CEILINGS UNLESS  
OTHERWISE NOTED W/ KNOCKDOWN FINISH,  
PRIMED & PAINTED, TYP.
- EXTERIOR WALLS SHALL BE 1" ISO INSULATED  
BLOCK & CONCRETE SYSTEM, W/ WOOD PINE FINISH  
2-2x12 HEADERS AT ALL STRUCTURAL OPENINGS UNLESS  
NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE  
CLEAR OF SPLITS & CHECKS TO ATTAIN THE DESIGN VALUES  
USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- PROVIDE A 4" CONC. SLAB W/ 6x6 2.9 X 2.9 WW  
MESH OVER 6 MIL VAPOR BARRIER & 4" COMPACTED  
GRAN. FILL THROUGHOUT BASEMENT, TYP.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS  
OTHERWISE NOTED, TYP. ALL FLOOR FRAMING SHALL  
BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE  
BOUNCING, TYP.
- ALL EXPOSED CONCRETE SHALL BE THE SAME RECIPE  
TO MAINTAIN CONSISTANT COLOR. PROVIDE RECIPE  
TO OWNER FOR FUTURE POURS AND COLOR MATCHING.
- WINDOWS SHALL BE INSULATED, LOWE, CLAD  
W/ WOOD FINISHES INSIDE.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- FLOOR SYSTEM SHALL BE 3/4" T & G PLYWOOD  
SHEATHING SCREWED & GLUED TO TJI FLOOR  
JOISTS OR FLOOR TRUSSES BY MANUF., TYP.
- PROVIDE RIDGE VENTING @ PEAKS & VENTED  
ALUM SOFFITS.
- PAINT ALL ROOF VENTS STACKS TO MATCH  
METAL ROOFING.
- DECK SHALL BE BROWN TREADED LUMBER, TYP.
- PROVIDE ITEMIZED PRICE FOR SEEDING.
- SLOPE GRADE AWAY FROM HOUSE, TYP.

- STAIRS:  
BASEMENT TO MAIN = 10'-0" F.F.  
16 RISERS @ 7 1/2" EACH  
15 TREADS @ 11" EACH
- PROVIDE 1" X 6" WOOD BASEBOARD PER OWNER'S  
CHOICE, TYP.
- PROVIDE 1" X 4" WOOD CASING TRIM, PER OWNER'S  
CHOICE, TYP.
- KITCHEN CABINETS, COUNTERTOPS, BATHROOM  
CABINETS, & LAV. TOPS SHALL BE CHOSEN BY  
OWNER & INSTALLED BY CONTRACTOR, TYP.
- PROVIDE MEDICINE CABINET IN EACH BATHROOM.  
VERIFY TYPE AND SIZE WITH OWNER, TYP.
- CONTRACTOR TO PROVIDE ALL NEEDED BLOCKING IN  
WALLS FOR CABINETS, MIRRORS, TOWEL HOLDER  
(3 PER), AND SHELVING.
- HEATING CONTRACTOR SHALL PROVIDE CENTRAL AIR  
SYSTEM THROUGHOUT, 2 ZONES - BSMT. MAIN, TYP.
- PLUMBING CONTRACTOR SHALL PROVIDE 75 GAL.  
ELECTRIC HOT WATER HEATER IN BASEMENT.
- PLUMBING CONTRACTOR SHALL PROVIDE KOHLER OR  
EQUAL WATER CLOSETS (WHITE) AND FIXTURES, TYP.
- PROVIDE BURIED SEPTIC TANK SYSTEM PER CODE  
SIZE AND OWNERS LOCATION.
- PROVIDE AN ITEMIZED PRICE FOR A RESIDENTIAL  
SPRINKLER SYSTEM.
- MAXIMIZE CEILING HEIGHTS IN BASEMENT.
- HVAC CONTRACTOR TO PROVIDE UPPER LEVEL ZONE,  
MAIN LEVEL ZONE & LOWER LEVEL ZONE MIN.
- PROVIDE 93% EFFICIENT FORCED AIR FURNACE.
- PROVIDE SWANSTONE LAV. TOPS THROUGHOUT.  
(VERIFY W/ OWNER BEFORE ORDERING)
- PROVIDE HARD SURFACE COUNTERS IN  
KITCHEN & PANTRY.
- PROVIDE PLAM TOPS IN MUD, LAUNDRY, & BAR.
- CONTRACTOR TO PROVIDE ALTERNATE  
PRICE FOR VINYL WINDOWS INSTEAD  
OF CLAD.
- CONTRACTOR TO PROVIDE ALLOWANCES  
(EXCLUDING INSULATION)  
CARPET - \$28.00/SY.  
VINYL - \$2.75/SF.  
WOOD - \$4.00/SF.

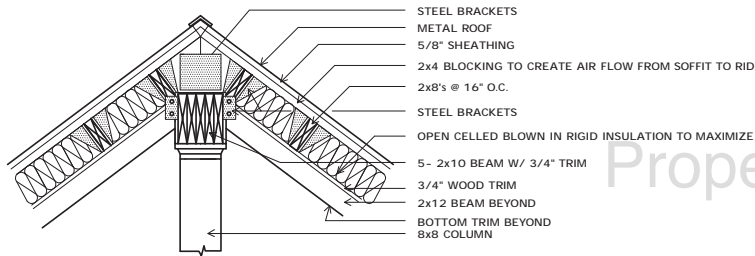


**LOWER FLOOR PLAN**

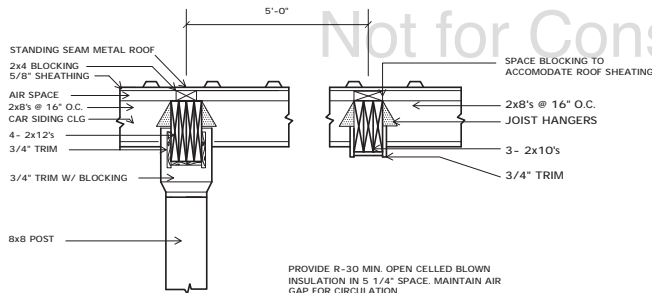
1/4" = 1'-0" 1,800 S.F.

BASIC SAMPLE  
SAMPLE, IOWA

LOWER FLOOR  
PLAN :  
1/4" = 1'-0"  
JOB NUMBER :  
1022  
DATE :  
APRIL 25, 2011  
REVISIONS :

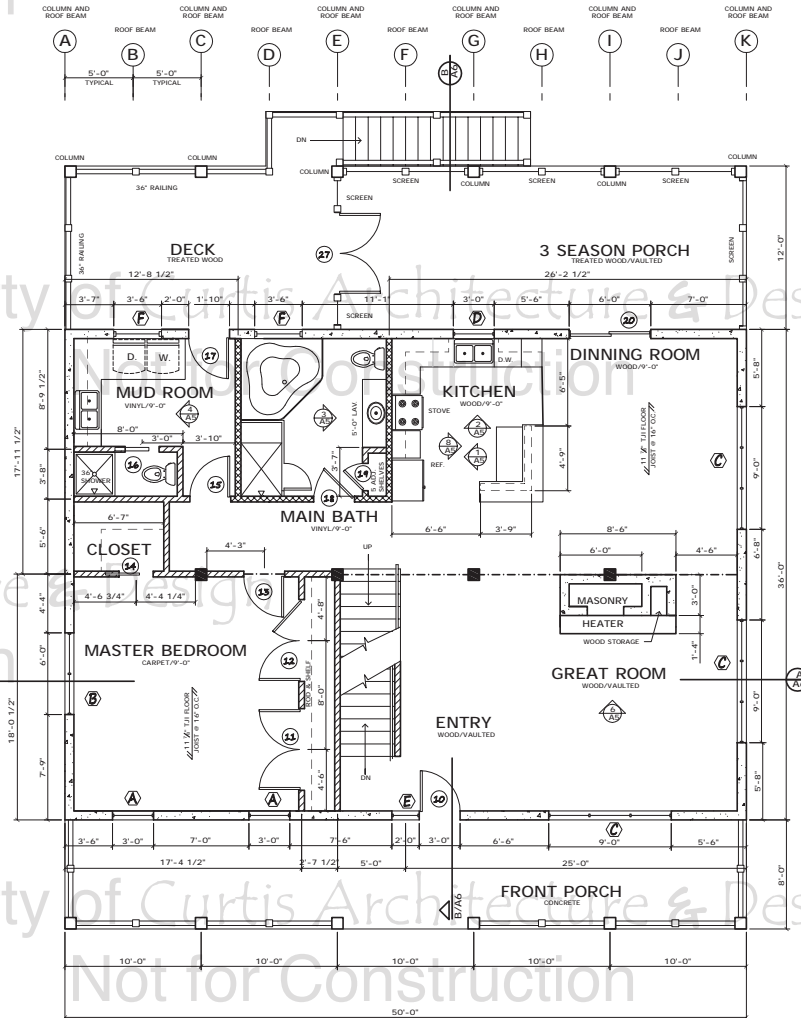


ROOF DETAIL (TRANSVERSE)



ROOF DETAIL (LONGITUDINAL)

DETAILS FOR ROOF STRUCTURE IS SUGGESTED FOR AUTHENTIC POST & BEAM DESIGN. CONTRACTOR TO PROVIDE ADDITIONAL PRICE FOR SCISSOR TRUSSES & FAKE BEAMS PER SUGGESTED DESIGN.



MAIN FLOOR PLAN

1/4" = 1'-0"

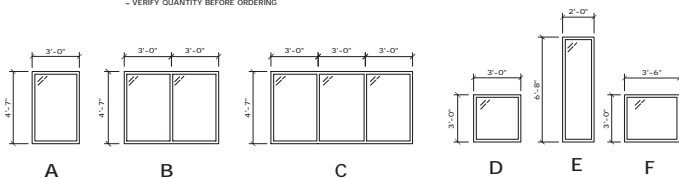
BASIC SAMPLE  
 SAMPLE, IOWA

MAIN FLOOR PLAN :  
 1/4" = 1'-0"  
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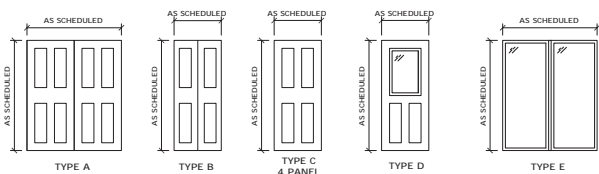
WINDOW SCHEDULE				
MARK	QTY.	ROUGH OPENING (W x H)	TYPE	REMARKS
A	2	3'-0" x 4'-7"	PELLA IMPERVA-FIXED	
B	7	6'-0" x 4'-7"	PELLA IMPERVA-FIXED	
C	3	9'-0" x 4'-7"	PELLA IMPERVA-FIXED	
D	1	3'-0" x 3'-0"	PELLA IMPERVA-FIXED	
E	1	2'-0" x 6'-8"	PELLA IMPERVA-FIXED	
F	2	3'-6" x 3'-0"	PELLA IMPERVA-FIXED	

- VERIFY QUANTITY BEFORE ORDERING

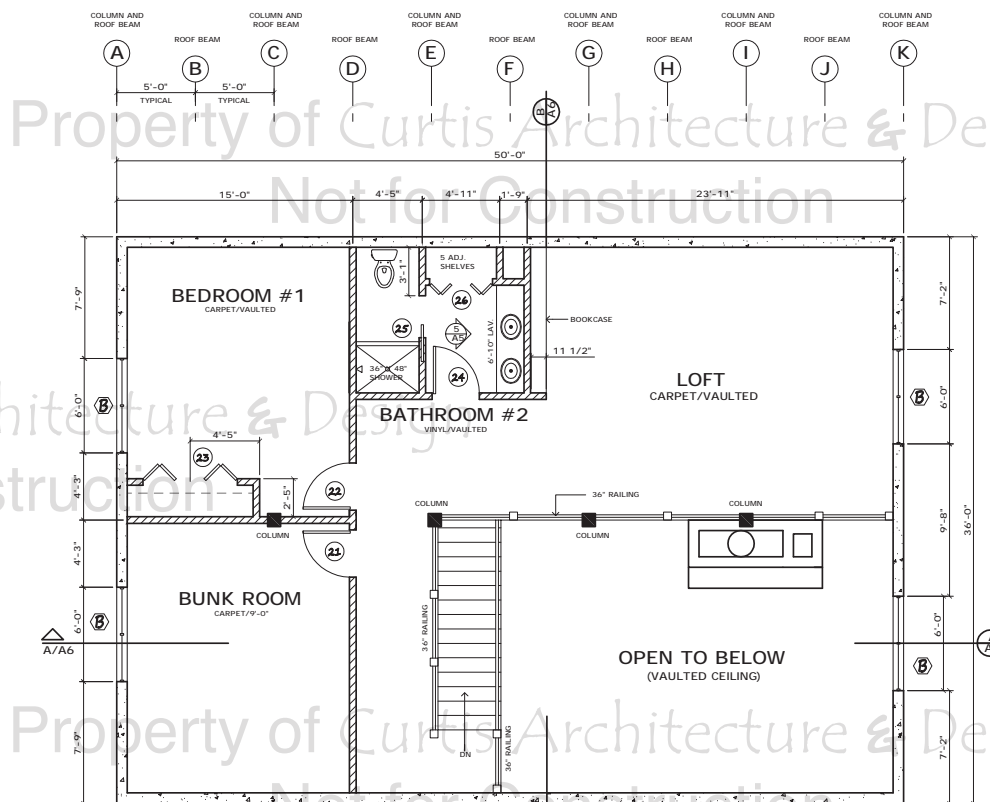


WINDOW SCHEDULE

DOOR SCHEDULE						
MARK	ROOM	DOOR	DOOR	DOOR	DOOR	REMARKS
MARK	OPENING SIZE	MATL.	FINISH	TYPE	SWING	REMARKS
<b>LOWER LEVEL</b>						
01	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASSAGE	LH
02	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BEHND	LH
03	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASS	LH
04	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BATH	RH
05	3'-0" x 6'-8" x 1'-1/2"	CLAD	PNT	D	ENTRY	RH
06	6'-0" x 6'-8" x 1'-1/2"	CLAD	PNT	E	-	SLIDING GLASS DDOR
07	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASSAGE	LH
08	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASSAGE	LH
09	2'-8" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASSAGE	RH
<b>MAIN LEVEL</b>						
10	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	D	ENTRY	LH
11	6'-0" x 6'-8" x 1'-1/2"	WOOD	-	A	PASS	-
12	6'-0" x 6'-8" x 1'-1/2"	WOOD	-	A	PASS	-
13	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BDRM	LH
14	2'-6" x 6'-8" x 1'-1/2"	WOOD	STN	C	-	POCKET DOOR
15	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASSAGE	RH
16	2'-6" x 6'-8" x 1'-1/2"	WOOD	STN	C	-	POCKET DOOR
17	3'-0" x 6'-8" x 1'-1/2"	CLAD	PNT	D	ENTRY	LH
18	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BATH	RH
19	2'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	PASSAGE	LH
20	6'-0" x 6'-8" x 1'-1/2"	CLAD	PNT	E	-	SLIDING GLASS DDOR
<b>UPPER LEVEL</b>						
21	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BDRM	RH
22	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BDRM	LH
23	6'-0" x 6'-8" x 1'-1/2"	WOOD	STN	B	PASS	-
24	3'-0" x 6'-8" x 1'-1/2"	WOOD	STN	C	BATH	LH
25	2'-6" x 6'-8" x 1'-1/2"	WOOD	STN	C	-	POCKET
26	4'-0" x 6'-8" x 1'-1/2"	WOOD	STN	B	PASS	-



DOOR SCHEDULE

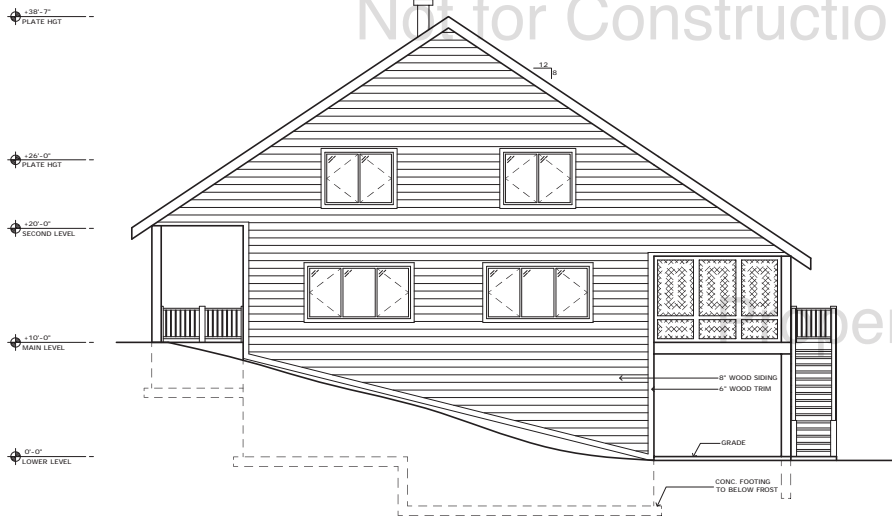


UPPER FLOOR PLAN  
1/4" = 1'-0"

BASIC SAMPLE

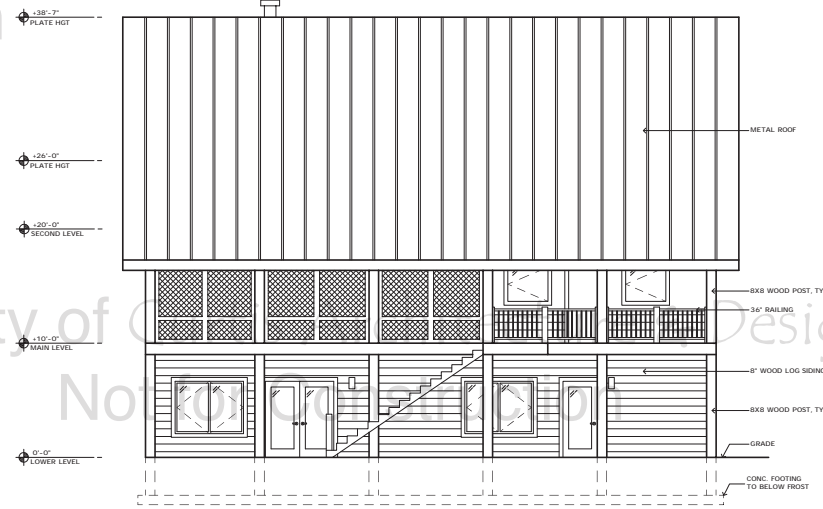
SAMPLE, IOWA

UPPER FLOOR PLAN :  
1/4" = 1'-0"  
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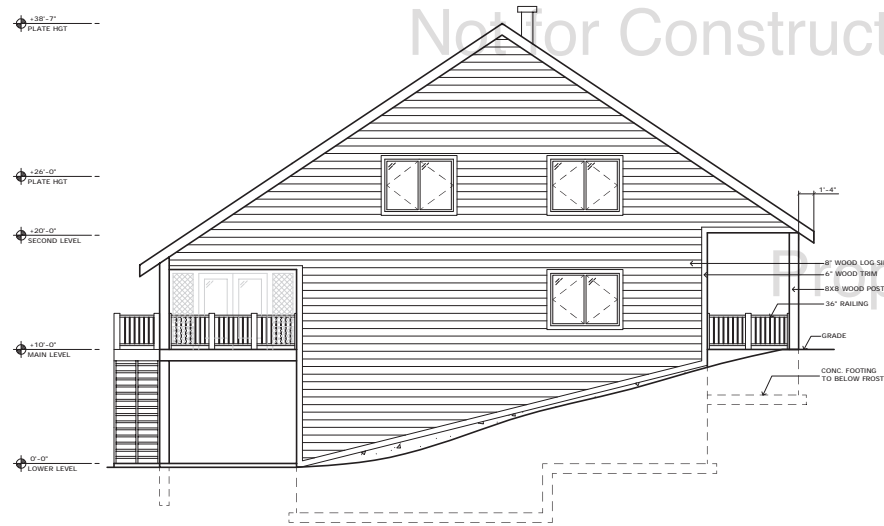
SIDE ELEVATION

3/16"=1'-0"



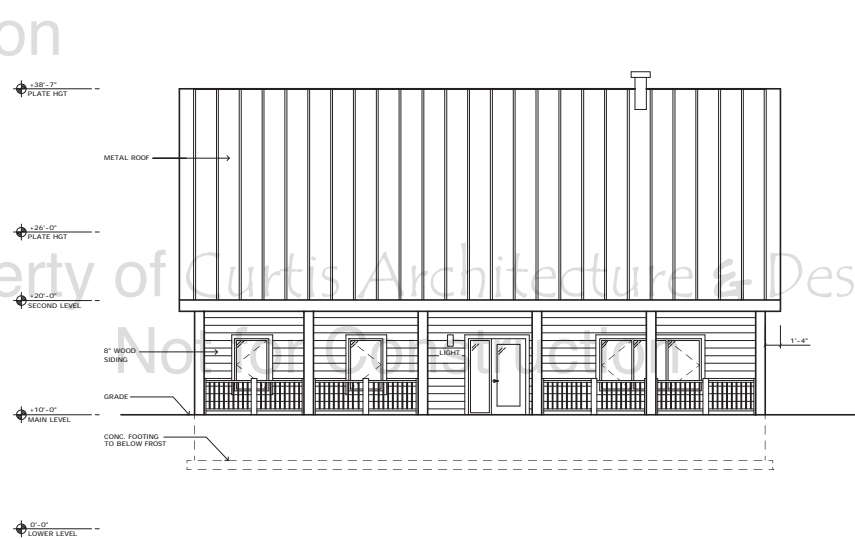
BACK ELEVATION

3/16"=1'-0"



SIDE ELEVATION

3/16"=1'-0"



FRONT ELEVATION

3/16"=1'-0"

BASIC SAMPLE  
SAMPLE, IOWA

EXTERIOR ELEVATION:  
3/16" = 1'-0"  
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& DESIGN PC

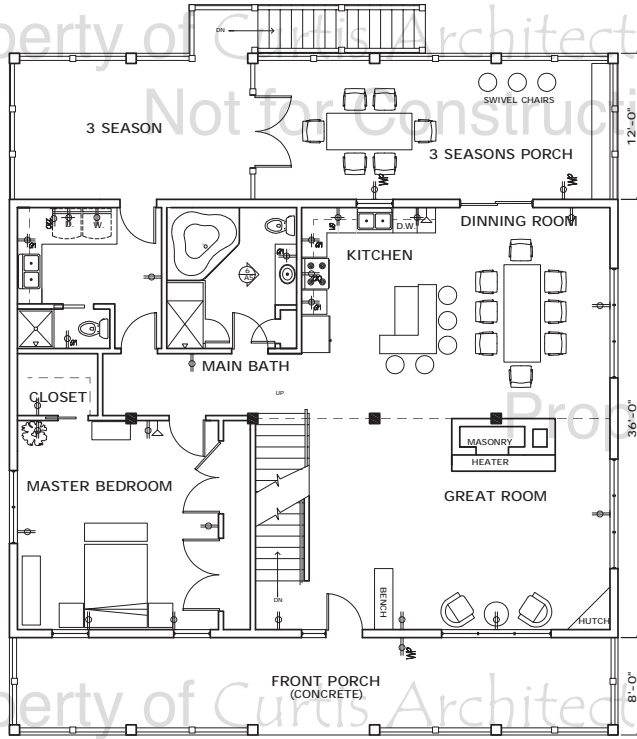
RESIDENTIAL  
DIVISION

**BASIC SAMPLE**  
SAMPLE, IOWA

ELECTRICAL  
PLANS :  
3/16" = 1'-0"  
JOB NUMBER :  
1022  
DATE :  
APRIL 25, 2011  
REVISIONS :

122 N. MARKET  
SUITE #3  
OSKALOOSA,  
IA 52577  
641 672-9625

SHEET #  
**A5**

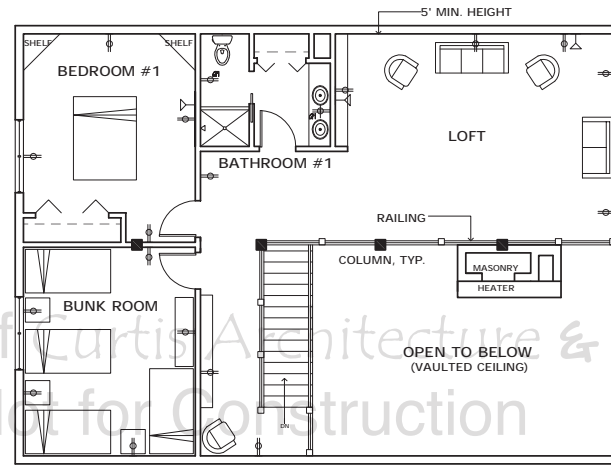


**MAIN FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"

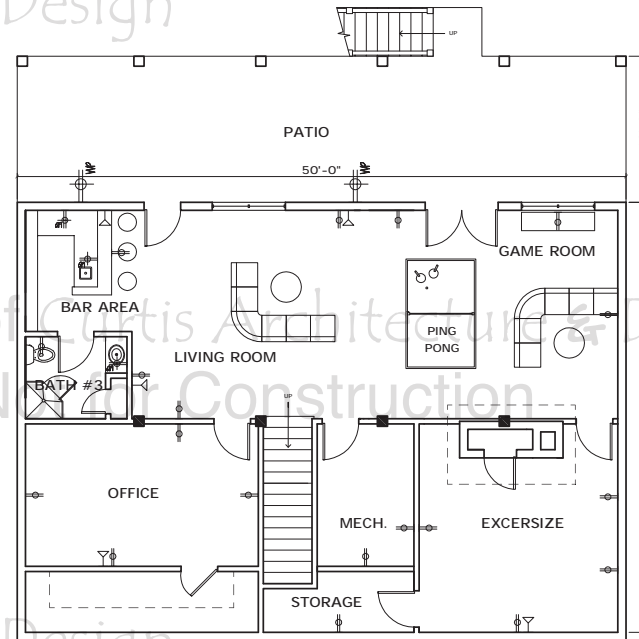
**POWER/DATA SYMBOLS**

- DUPLEX CONVENIENCE OUTLET
- FOURPLEX CONVENIENCE OUTLET
- ABOVE COUNTER OUTLET
- ABOVE COUNTER OUTLET - GFI
- DATA & TELEPHONE BOX
- THERMOSTAT
- WATER PROOF OUTLET - WP



**UPPER LEVEL ELECTRICAL PLAN**

3/16" = 1'-0"



**LOWER LEVEL ELECTRICAL PLAN**

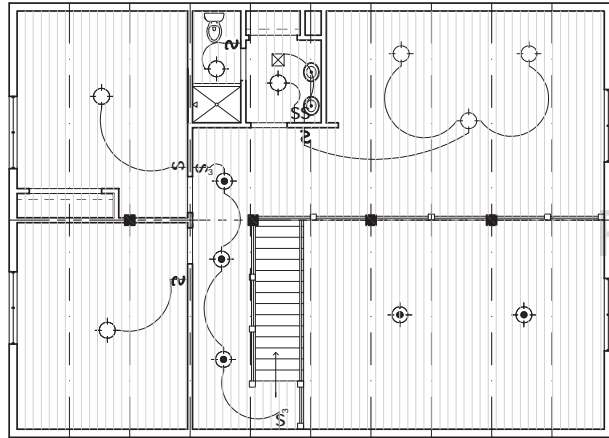
3/16" = 1'-0"

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 & DESIGN PC

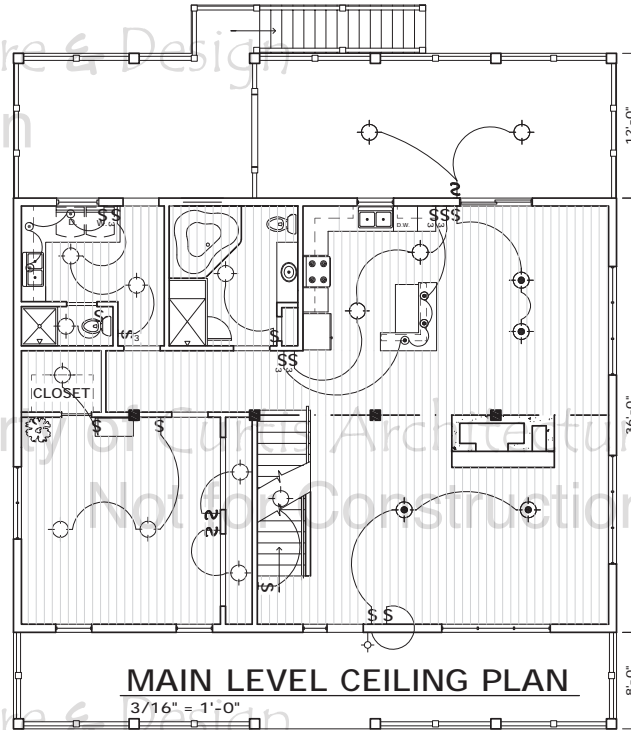
RESIDENTIAL  
 DIVISION



**UPPER CEILING PLAN**

3/16" = 1'-0"

ROOF TRUSSES = 3'-0" O.C. SEE  
 ALSO FOR MAIN FLOOR PLAN



**MAIN LEVEL CEILING PLAN**

3/16" = 1'-0"

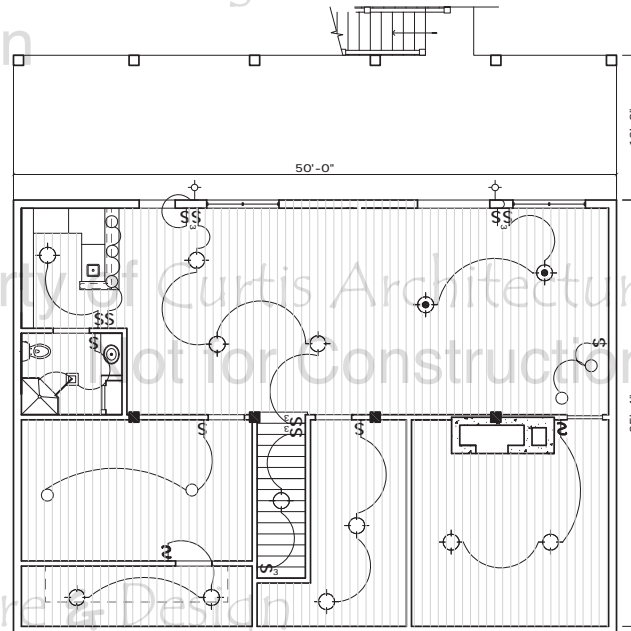
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**ELECTRICAL FIXTURE SYMBOLS**

- |  |                            |  |                                |
|--|----------------------------|--|--------------------------------|
|  | PENDANT                    |  | WALL SCONCE                    |
|  | SMALL PENDANT              |  | GARAGE DOOR OPENER<br>W/ LIGHT |
|  | CEILING MOUNT              |  | EXHAUST FAN W/ LIGHT           |
|  | RECESSED CAN               |  | EXHAUST FAN W/ OUT LIGHT       |
|  | SMALL RECESSED CAN         |  | UNDER CABINET LIGHT            |
|  | WATERPROOF RECESSED<br>CAN |  | 4' STRIP FIXTURE (LIGHT COVES) |

**POWER SYMBOLS**

- |  |               |
|--|---------------|
|  | SWITCH        |
|  | 3-WAY SWITCH  |
|  | DIMMER SWITCH |



**LOWER CEILING PLAN**

3/16" = 1'-0"

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**BASIC SAMPLE**  
 SAMPLE, IOWA

REFLECTED  
 CEILING PLAN :  
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122 N. MARKET  
 SUITE #3  
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SHEET #

**A6**