

STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	POUND(S)	LIN.	LINEN
APROX.	APPROXIMATELY		
		MANUF.	MANUFACTURER
BASE.	BASEMENT	MAS.	MASONRY
B/T	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
BD.	BOARD		
BRD.	BOARD	N.I.C	NOT IN CONTRACT
BOT.	BOTTOM		
BLDG.	BUILDING	O.C	ON CENTER
		O/C	ON CENTER
CAB.	CABINET	O.F.F	OFF FINISHED FLOOR
CLG.	CEILING	OPT.	OPTIONAL
CLR.	CLEAR	O.R.F.	OFF ROUGH FLOOR
CLOS.	CLOSET	O.S.B	ORIENTED STRAND BOARD
COL.	COLUMN	OTS.	OWNERS TO SELECT
COLS.	COLUMNS		
CONC.	CONCRETE	PG.	PAGE
CMU.	CONCRETE MASONRY UNIT	PAN.	PANTRY
C.U.	CONDENSER UNIT	PL.	PLATE
CONN.	CONNECTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	POLY.	POLYETHYLENE
COVER'G	COVERING	PSF	POUNDS PER SQUARE FOOT
CS	CRAWL SPACE	PSI	POUNDS PER SQUARE INCH
		PRE-FAB	PREFABRICATED
DECO.	DECORATIVE		
DET.	DETAIL	R.	RESISTANCE
DIA.	DIAMETER	RE.	REFERENCE
DW.	DISHWASHER	REF.	REFRIGERATOR
DBL	DOUBLE	REINF,	REINFORCED
D.F.	DOUG FIR	R.A.	RETURN AIR
D.	DRYER	R.A.G.	RETURN AIR GRILLE
		REQ'D	REQUIRED
EA.	EACH		
ELEV.	ELEVATION	SCR.	SCREEN
ELVTR	ELEVATOR	SHLV'S	SHELVES
ENG.	ENGINEER	SHR.	SHOWER
		SST.	SIMPSON STRONG TIE
FT.	FEET	SP.	SOUTHERN PINE
F.F.L	FINISHED FLOOR LINE	SPECS	SPECIFICATIONS
FIN.	FINISHED	SPF	SPRUCE PINE FIR
F.C	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F	SQUARE FOOTAGE
FTG.	FOOTAGE	STL.	STEEL
FOUND.	FOUNDATION	SYP	SOUTHERN YELLOW PINE
FR.	FREEZER		
		THK.	THICK
GA.	GAUGE	THK'S	THICKNESS
GALV.	GALVANIZED	TBD	TO BE DETERMINED
GYP.	GYP'SUM	TR.	TRANSOM
		TYP	TYPICAL
HDR.	HEADER		
HVAC	HEATING, VENTING & AIR CONDITIONING	U.T.C	UNDER THE COUNTER
		UTIL.	UTILITY
HGT.	HEIGHT		
HORZ.	HORIZONTAL	VAN.	VANITY
		VERT.	VERTICAL
IN.	INCHES		
INCL.	INCLUDE	W.	WASHER
INSUL.	INSULATION	WH.	WATER HEATER
		WT.	WEIGHT
JT.	JOINT	WIN.	WINDOW
JST	JOIST	WM	WIRE MESH
JSTS	JOISTS	W	WITH
		WD.	WOOD



RENDERING
FOR ILLUSTRATION ONLY

NOTICE:
SOURCE ONE DESIGNS (S1D), HAS EXERCISED GREAT CARE AND EFFORT IN THE DEVELOPMENT OF THESE CONSTRUCTION DOCUMENTS. HOWEVER, DUE TO THE GREAT VARIANCE IN BUILDING CODES AND SITE SPECIFIC CONDITIONS, S1D, ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES RESULTING FROM ERRORS, OMISSIONS OR DEFICIENCIES IN THE DESIGN. S1D HIGHLY RECOMMENDS THAT THESE PLANS BE REVIEWED BY A LICENSED STRUCTURAL ENGINEER IN THE AREA OF CONSTRUCTION, IN ADDITION TO YOUR LOCAL BUILDING OFFICIALS PRIOR TO CONSTRUCTION. ADDITIONAL ENGINEERING MAY BE REQUIRED TO COMPLY TO SEISMIC, WIND, AND OTHER SPECIAL CONDITIONS REQUIRED BY LOCAL BUILDING CODES. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. IF A FOUNDATION PLAN HAS BEEN INCLUDED IN THESE PLANS, IT IS GENERAL IN NATURE AND SHALL BE VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE LOCAL CODES OF COLUMBIA, MO. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS & FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOIST (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: _____

PROJECT: _____

ADDRESS: _____

LEGAL: _____

FIRE DISTRICT: _____

WATER/SEWER: _____

STORM WATER PERMIT: _____

BUILDING PERMIT: _____

DESIGNER: _____

DESIGN CONSULTANT: _____

BUILDER: _____

SITE DISTURBANCE: _____

ENGINEERING: _____

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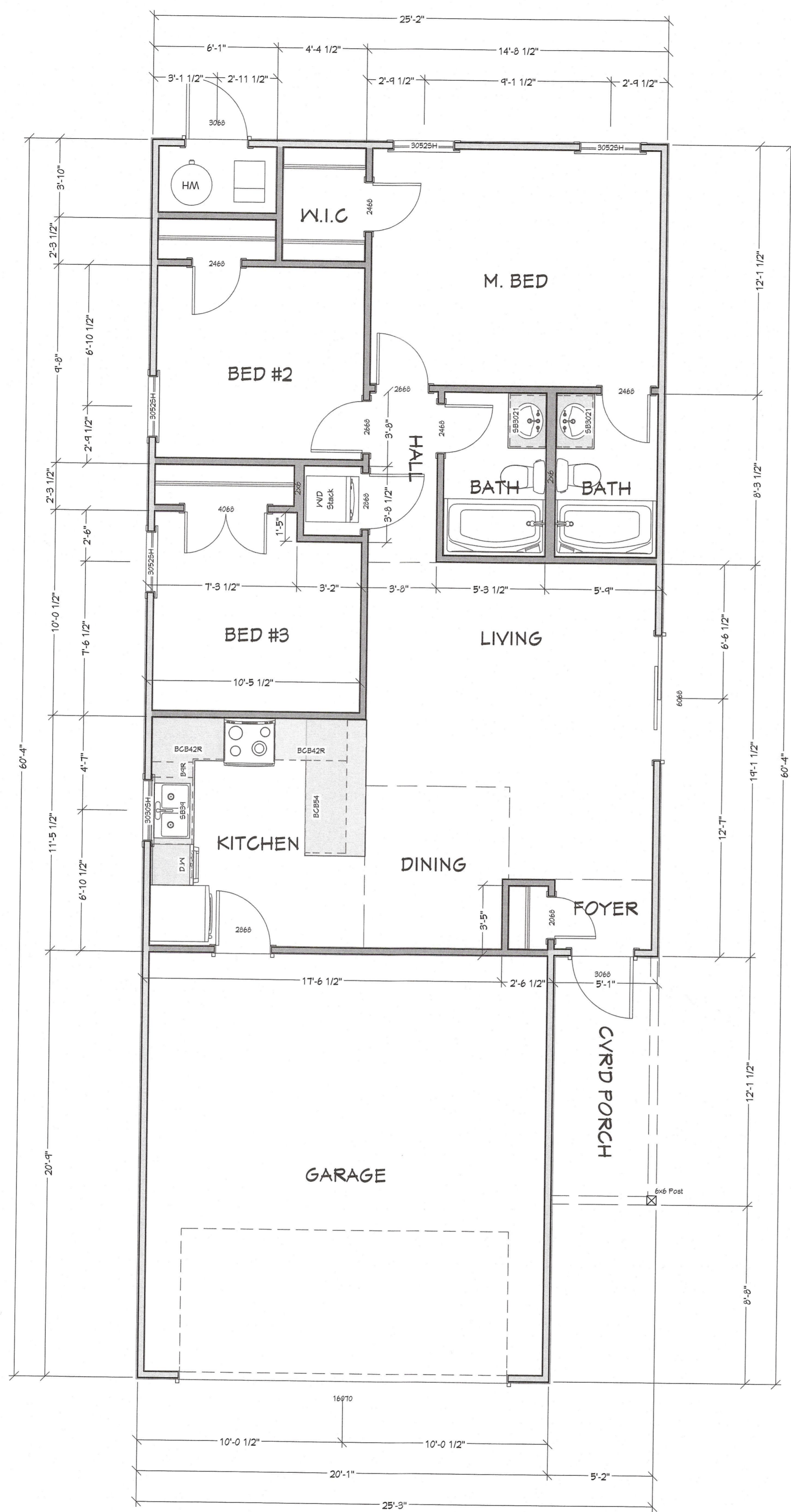
SHEET NUMBER **1** SCALE: 1/4"=1'

SCALE @ 24" X 36" Date: 8/2/2023 DRAWN BY: EJM

PROJECT SUMMARY

FUTURE RESIDENCE FOR: Trail Hawk PLAN #: 266-23

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LIVING AREA
996 SQ FT

1ST FLOOR PLAN

1/4"=1'

WALL
LEGEND

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).