

NOT FOR CONSTRUCTION



SAMPLE PLAN



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISD BY
1	2-4-20	RJB

CLIENTS:

SAMPLE PLAN

RJB DESIGNS LLC

Robert J. Brown

10442 E. Peterson Park Rd.

Northport, MI 49670

231-944-2942 rjbplot@gmail.com

www.rjbdesigns.net

DATE:

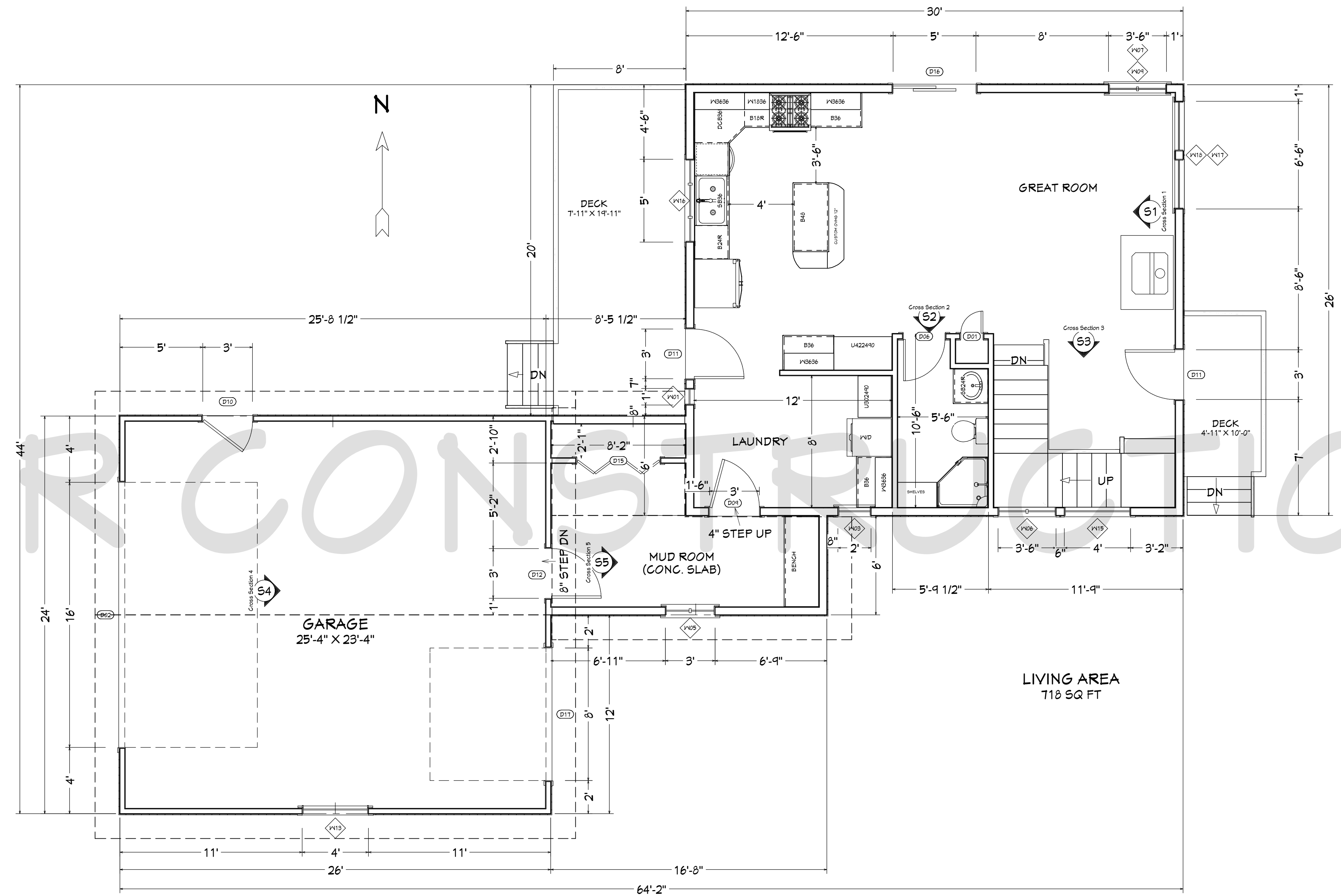
7/22/20

SCALE:

SHEET:

1

NOTES



ALL DIMENSIONS ARE FACE TO FACE OF FRAMING MEMBERS

FIRST FLOOR PLAN

NUMBER	DATE	REVISED BY	DESCRIPTION
1	2-4-20	RJB	

FIRST FLOOR PLAN

SCAFFOLDING

CONCLUSIONS

RJB DESIGNS LLC
Robert J. Brown
10492 E. Peterson Park Rd.
Northport, MI 49670
231-944-2942 rjbplot@gmail.com
www.rjbdesigns.net

DATE:

/22/20

SCALE:

$$1/4'' = 1'$$

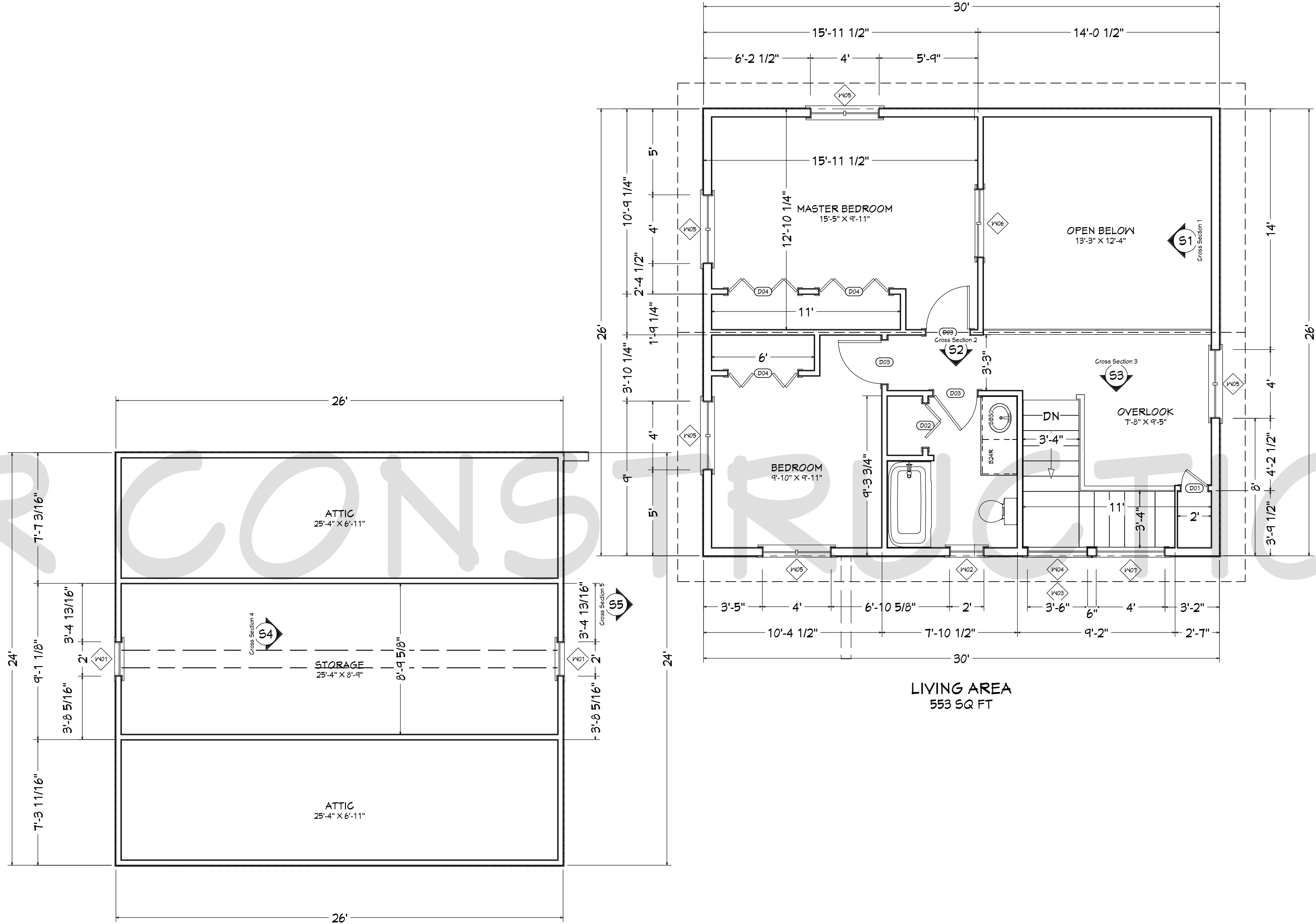
SHEET:

2

NOTES

ALL DIMENSIONS ARE FACE TO FACE OF FRAMING MEMBERS

SECOND FLOOR PLAN



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION
1	2-4-20	RJB		

SECOND FLOOR PLAN

SAMPLE PLAN

CLIENTS:

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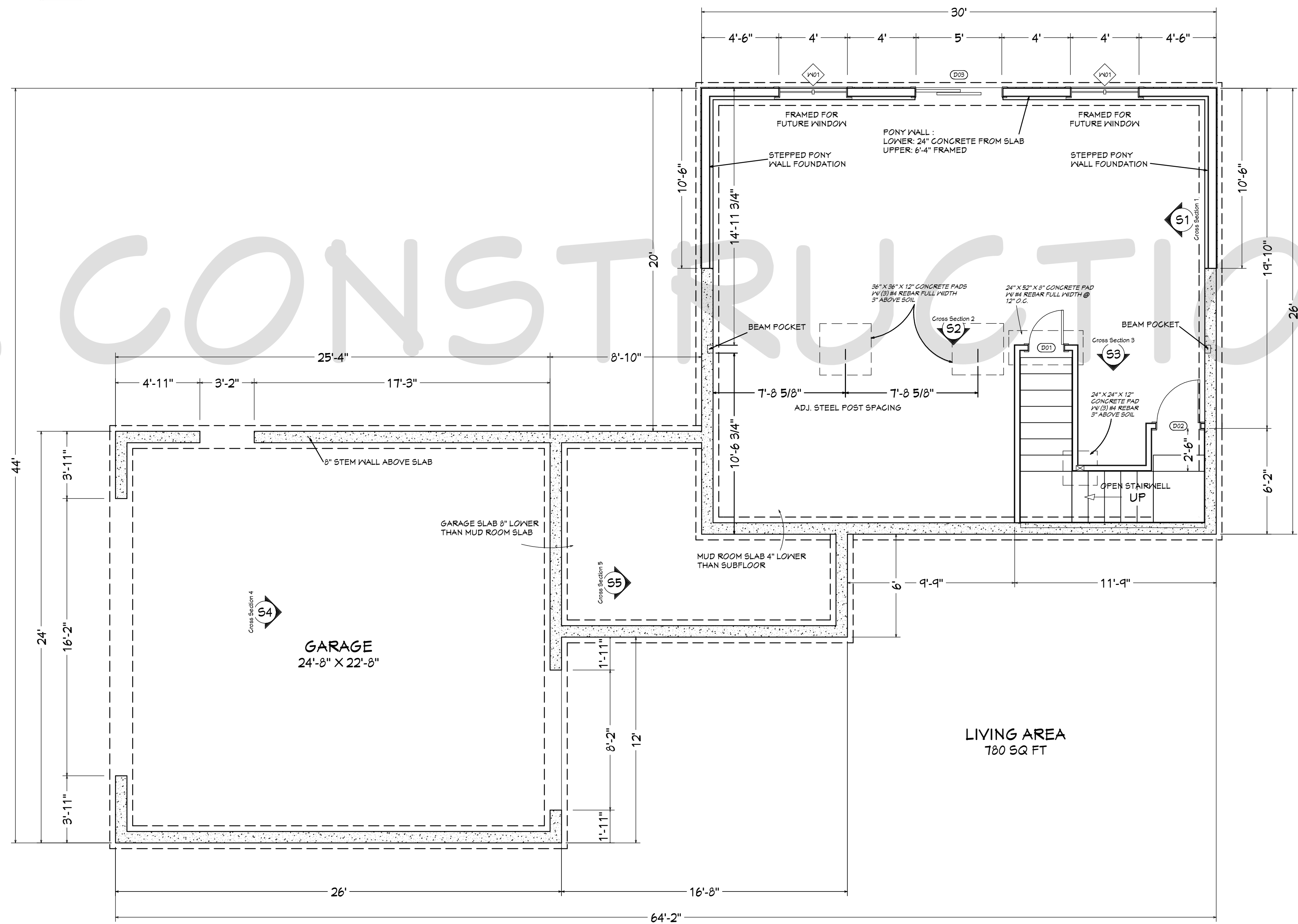
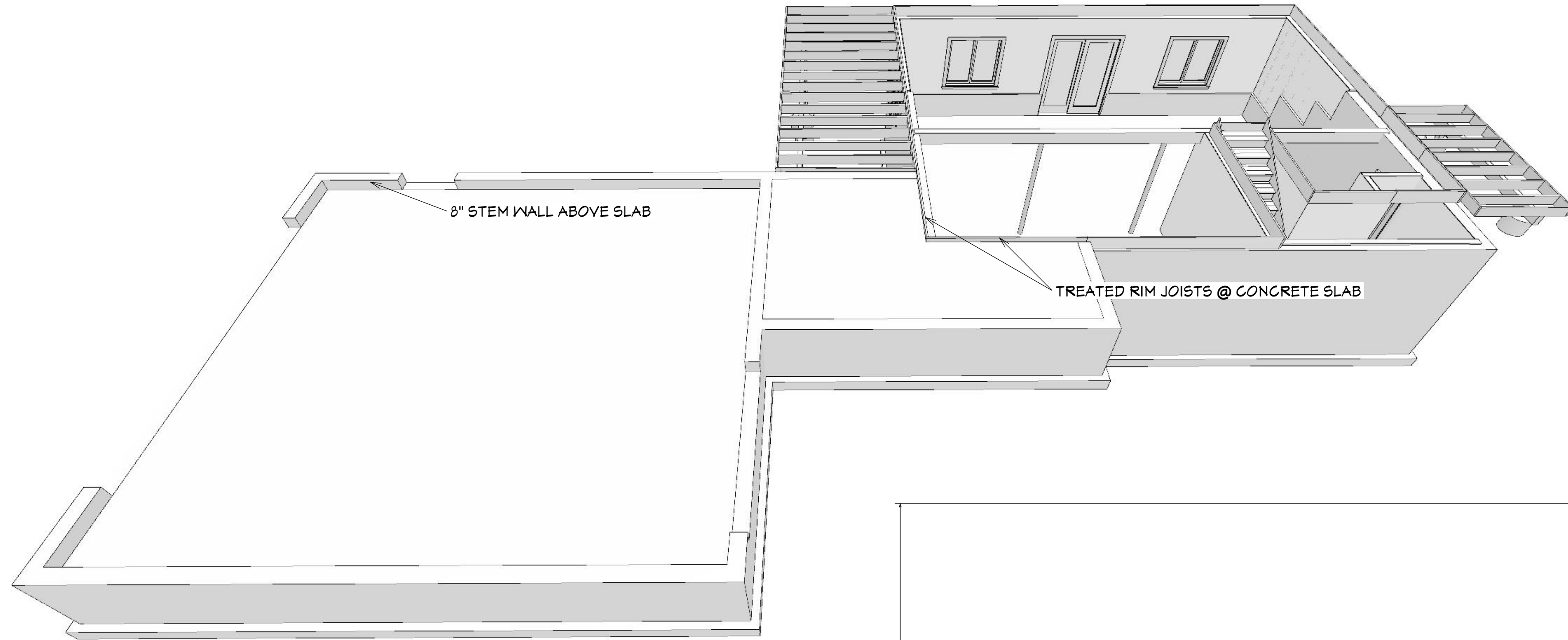
7/22/20

SCALE:

1/4" = 1'

SHEET:

3



FOUNDATION PLAN

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		
1	2-4-20	RJB	

FOUNDATION PLAN

SAMPLE PLAN

CLIENTS:

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231-944-2942 rjbplot@gmail.com
www.rjbdesigns.net

DATE:

7/22/20

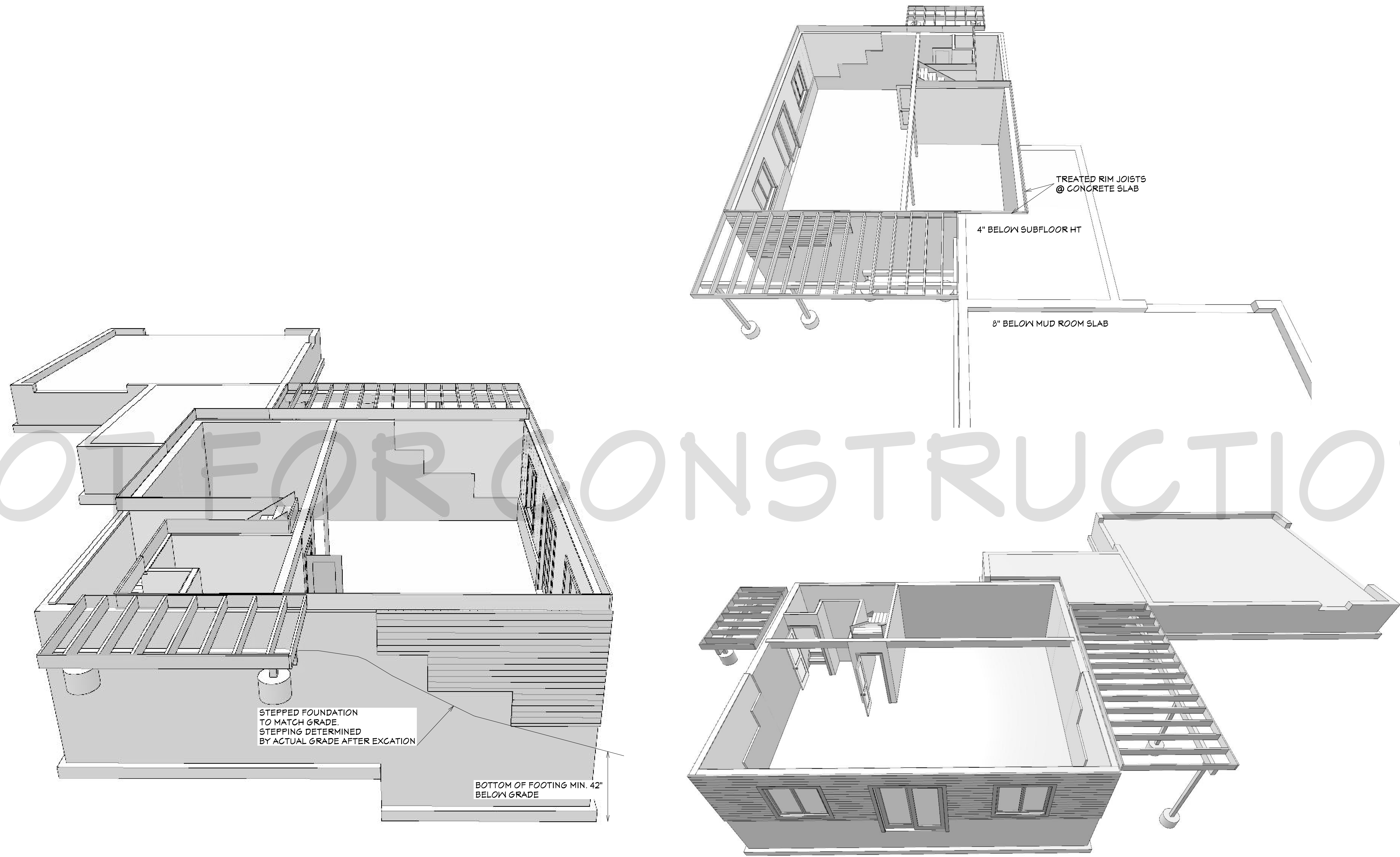
SCALE:

1/4" = 1'

SHEET:

4

NOT FOR CONSTRUCTION



3-D FOUNDATION VIEWS

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		
1	2-4-20	RJB	

3-D FOUNDATION VIEWS

CLIENTS:
SAMPLE PLAN

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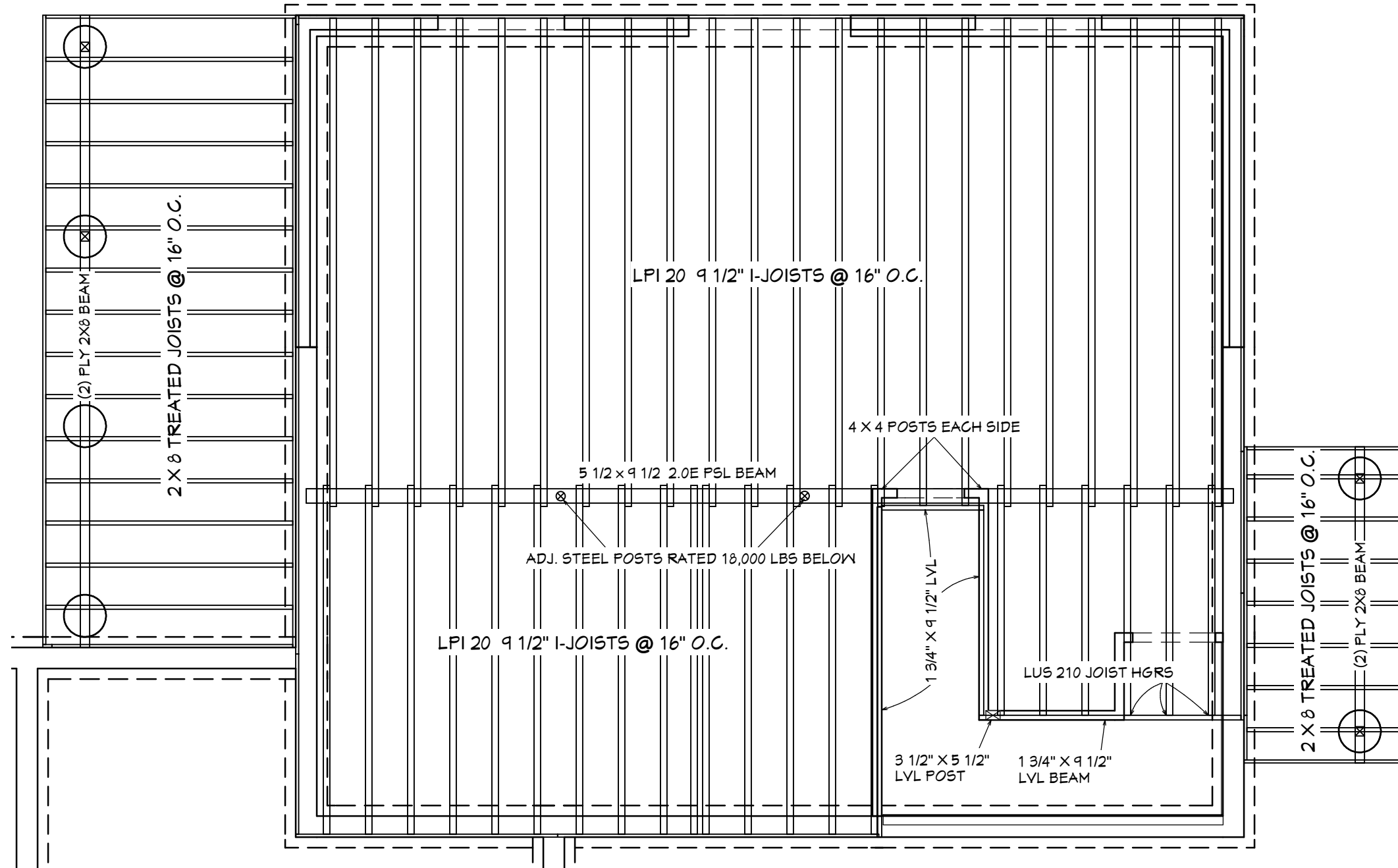
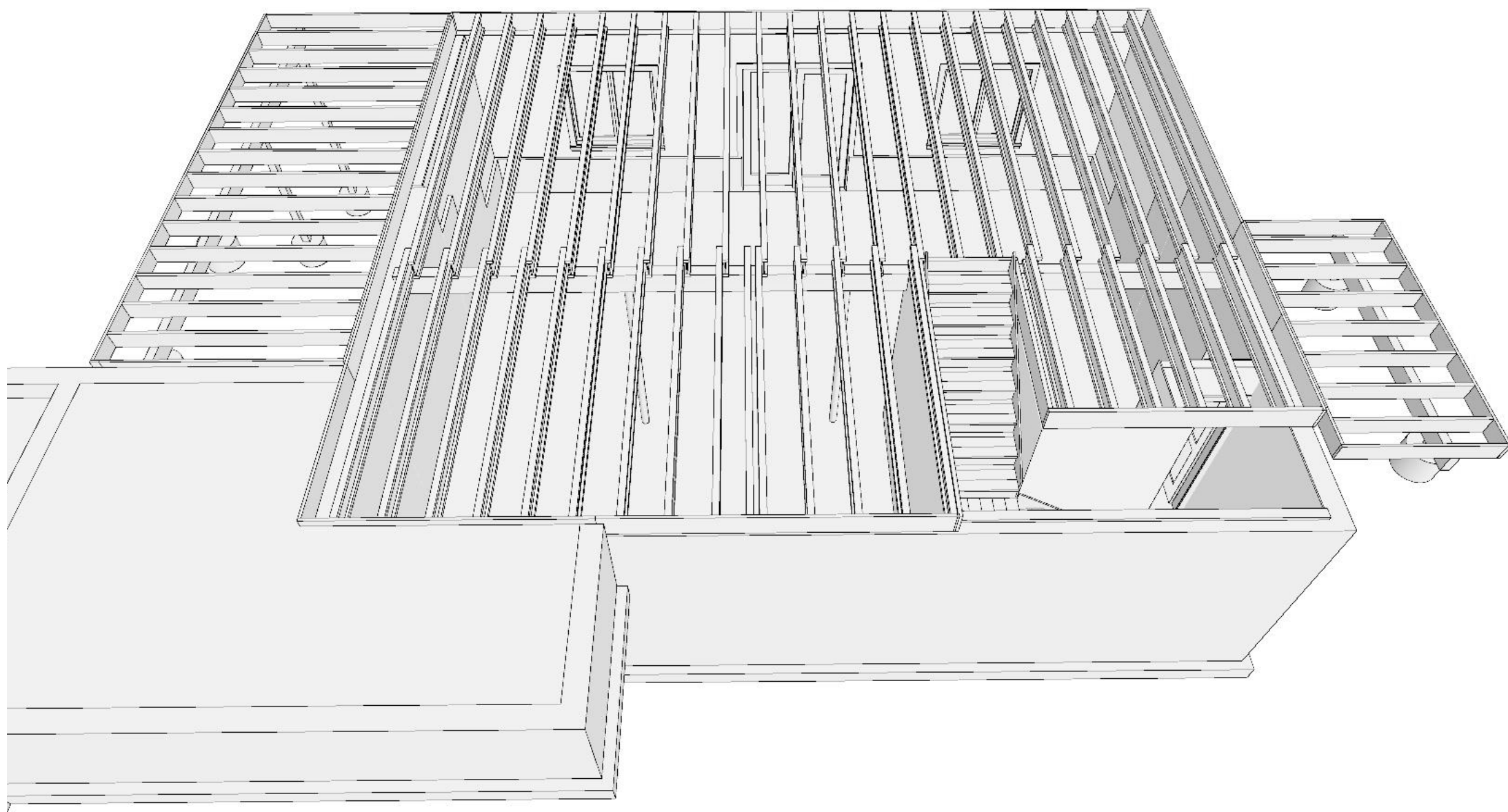
DATE:

7/22/20

SCALE:

SHEET:

5



FLOOR FRAMING NOTES

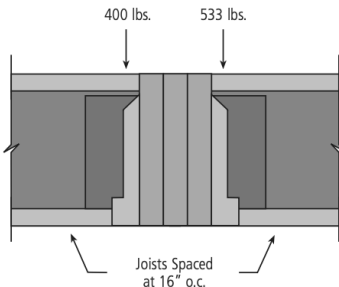
- 1) FLOOR JOISTS: LPI 20 PLUS 9 1/2" I-JOISTS @ 16" O.C.
- 2) FIRST FLOOR BEAM: 5 1/2" X 9 1/2" 2.0E PSL
- 3) SECOND FLOOR BEAM: IN-FLOOR (2) PLY 1 3/4" X 9 1/2" LVL (SEE NAILING DETAIL)
- 4) FLOOR JOISTS SHALL BE DOUBLE UNDER WALLS RUNNING PARALLEL TO AND OFF OF LAYOUT.

LVL NAILING DETAIL

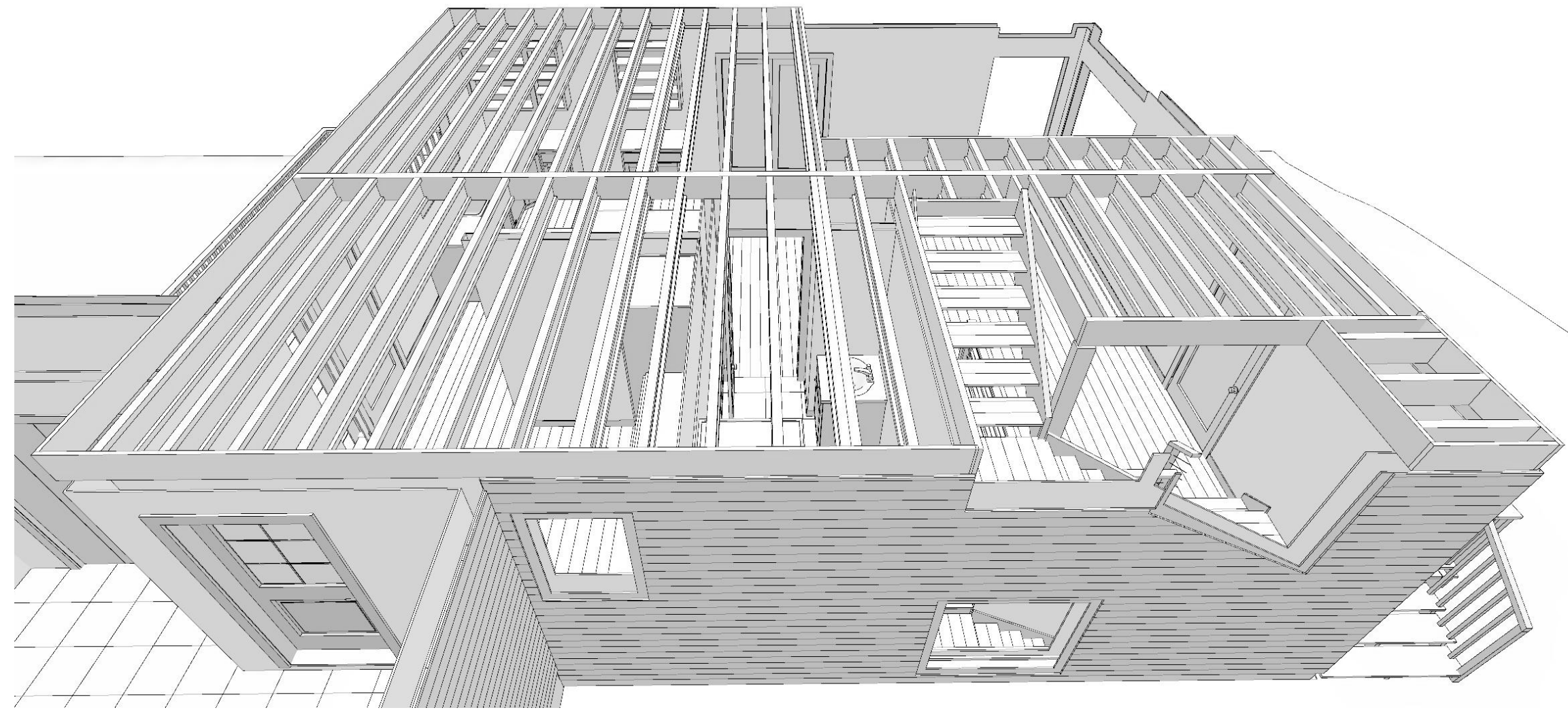
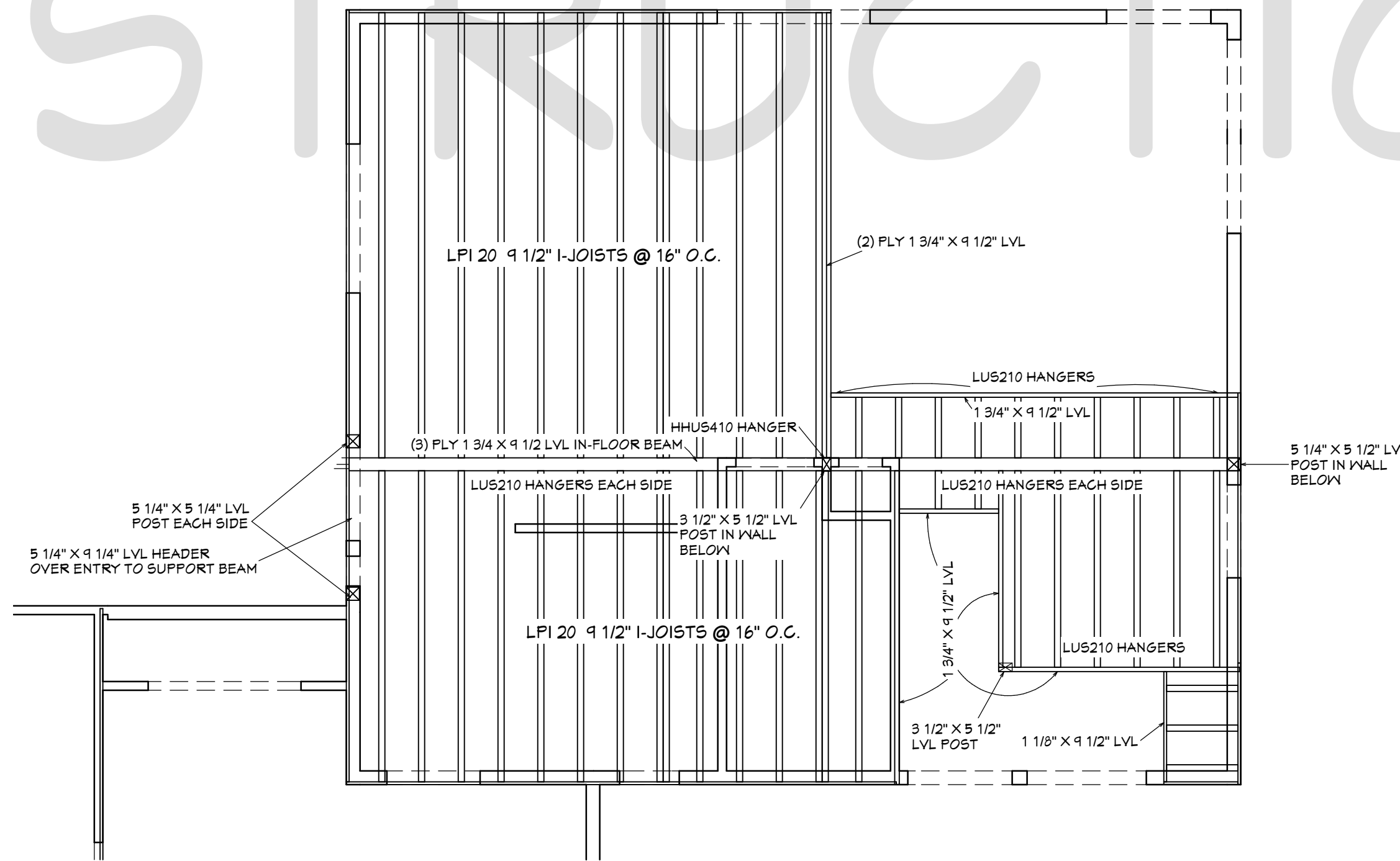
Maximum Factored Uniform Load (PLF) Applied to Either Outside Member			2-PLY LVL	3-PLY LVL	4-PLY LVL*
Connector	Spacing	Rows	Nails On One Side or Through Bolts	Nails Both Sides or Through Bolts	Through Bolts Only
16d (3 1/4") Common Wire Nails	12" o.c.	2 Rows	885	663	Not Applicable
		3 Rows	1327	995	Not Applicable
	6" o.c.	2 Rows	1770	1326	Not Applicable
		3 Rows	2654	1990	Not Applicable
1/2" A307 Through Bolts	24" o.c.	2 Rows	2655	1989	Not Applicable
		3 Rows	3981	2985	Not Applicable
	12" o.c.	2 Rows	671	503	448
		3 Rows	1342	1006	895
1/2" A307 Through Bolts	6" o.c.	2 Rows	2684	2012	1790
		3 Rows			

* 4-ply beams should only be side-loaded when loads are applied to both sides of the member.
1. Nails to be located a minimum of 2" from the top and bottom of the member. Start all nails a minimum of 2 1/2" in from ends.
2. Bolts are to be material conforming to ASTM Standard A307. Bolt holes are to be the same diameter as the bolt, and located 2" from the top and bottom of the member. Washers should be used under head and nut. Start all bolts a minimum of 2 1/2" in from ends.
3. Values listed are for standard term loading.

EXAMPLE (All loads shown are total factored)
First, convert joist reactions to p/l load on each side of the beam by taking the joist reaction (lbs) divided by the joist spacing (ft.). 400 lbs/(16/12) = 300 p/l and 533 lbs/(16/12) = 400 p/l. Check factored resistance tables to verify that 3 plys can carry the total factored load of 700 p/l. The maximum load applied to either outside member is 400 p/l. Use 2 rows of 16d (3 1/4") common wire nails at 12" o.c. (good for 663 p/l).



FIRST FLOOR FRAMING



SECOND FLOOR FRAMING

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	1	2-4-20	RJB	

FLOOR FRAMING DETAIL

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DATE:

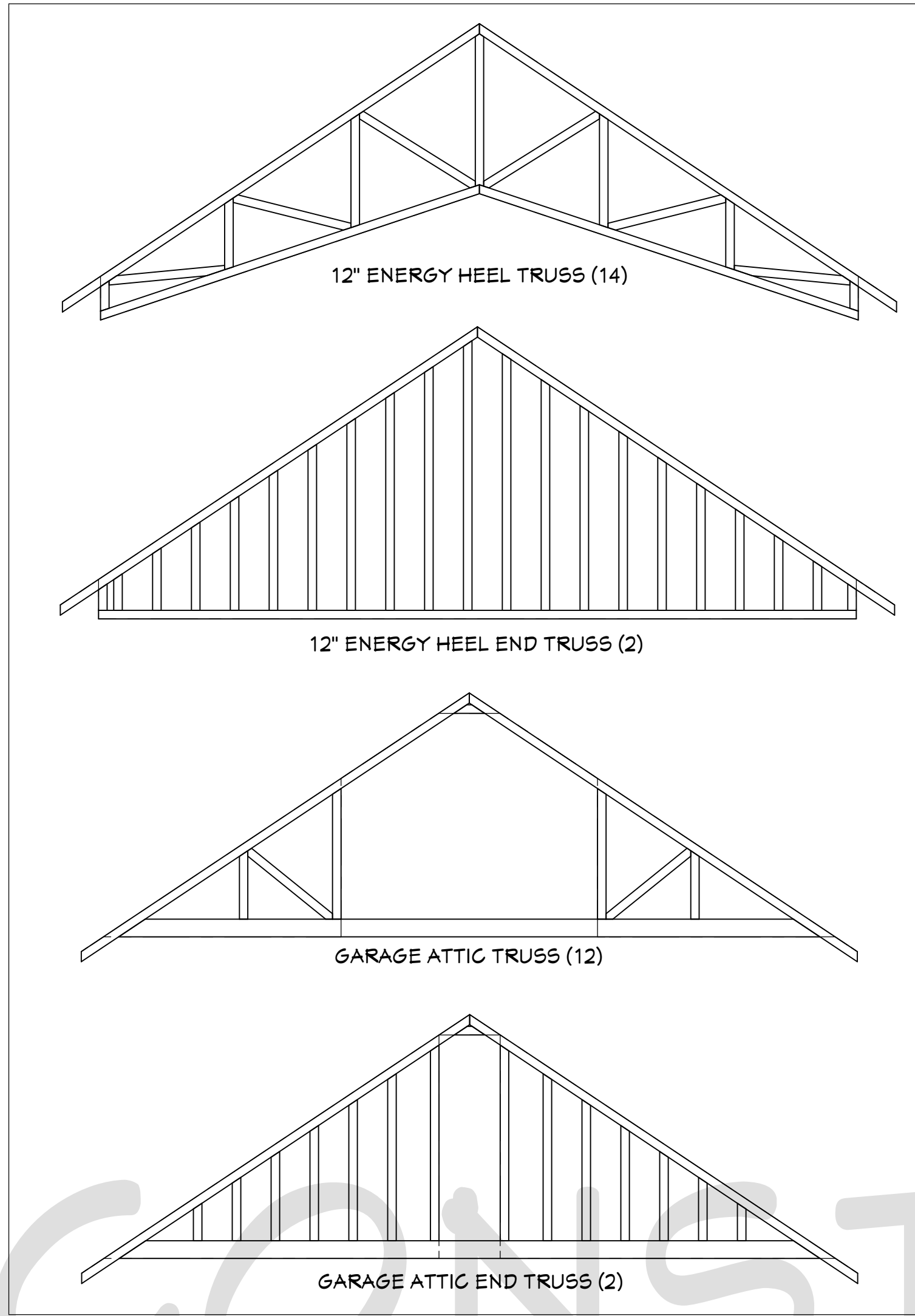
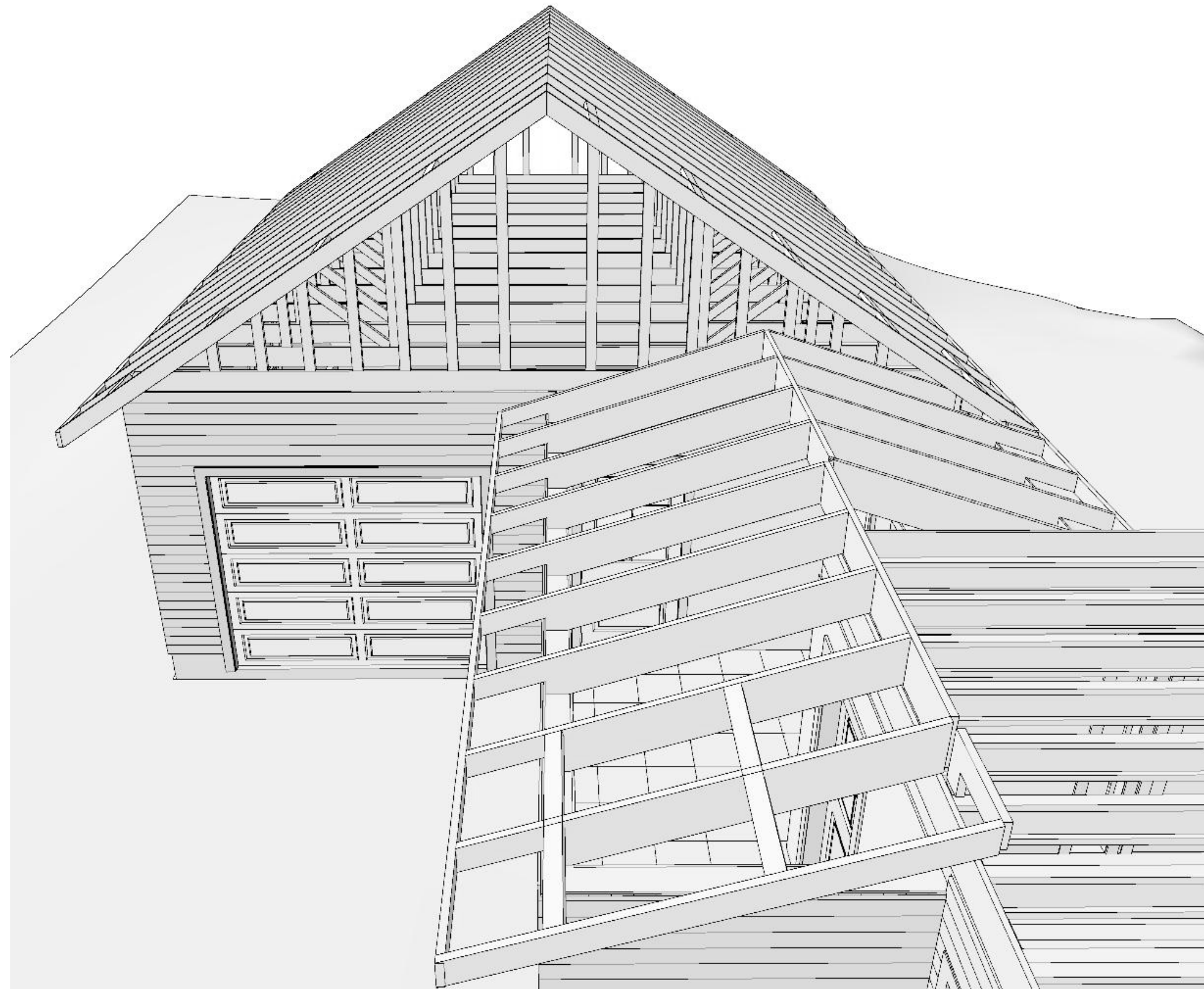
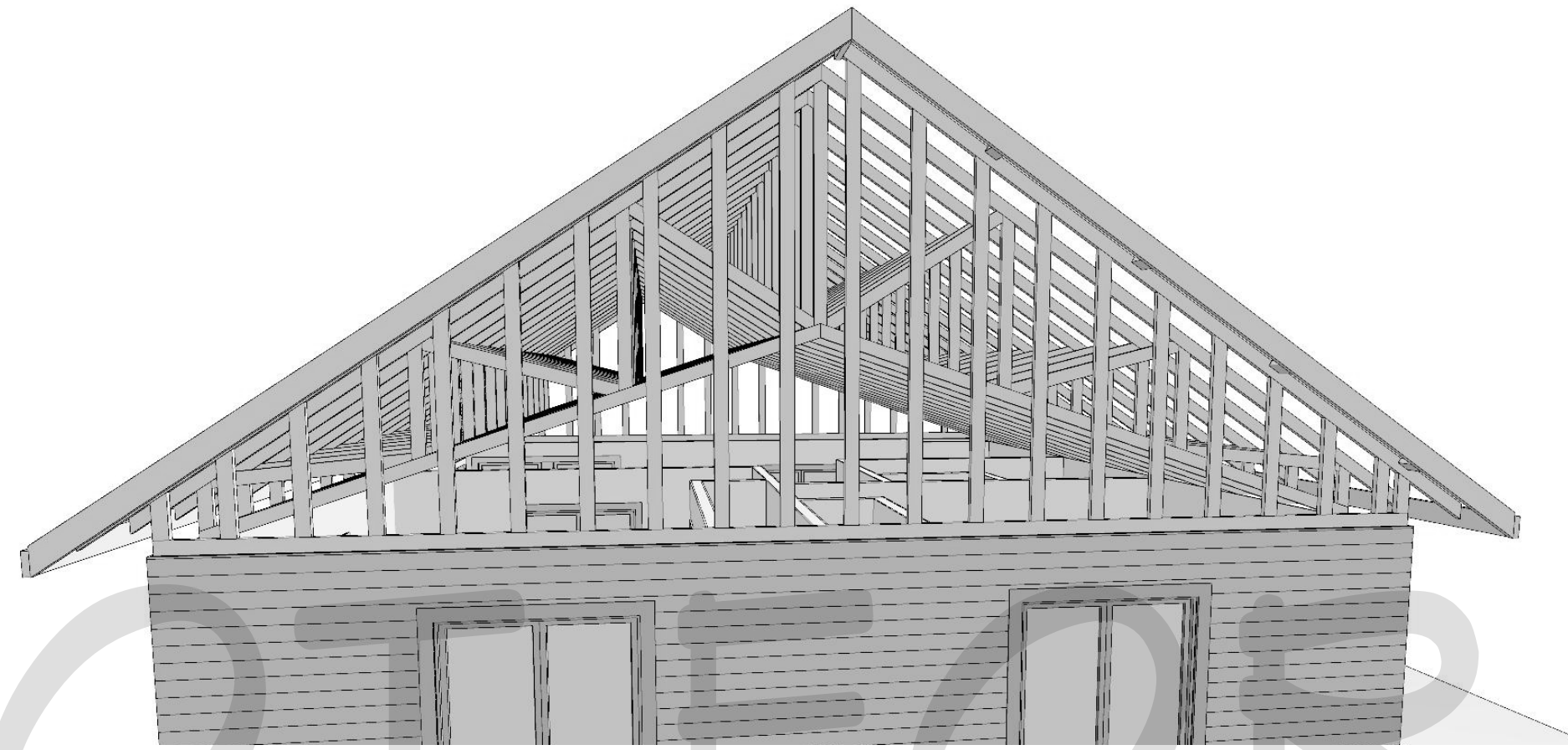
7/22/20

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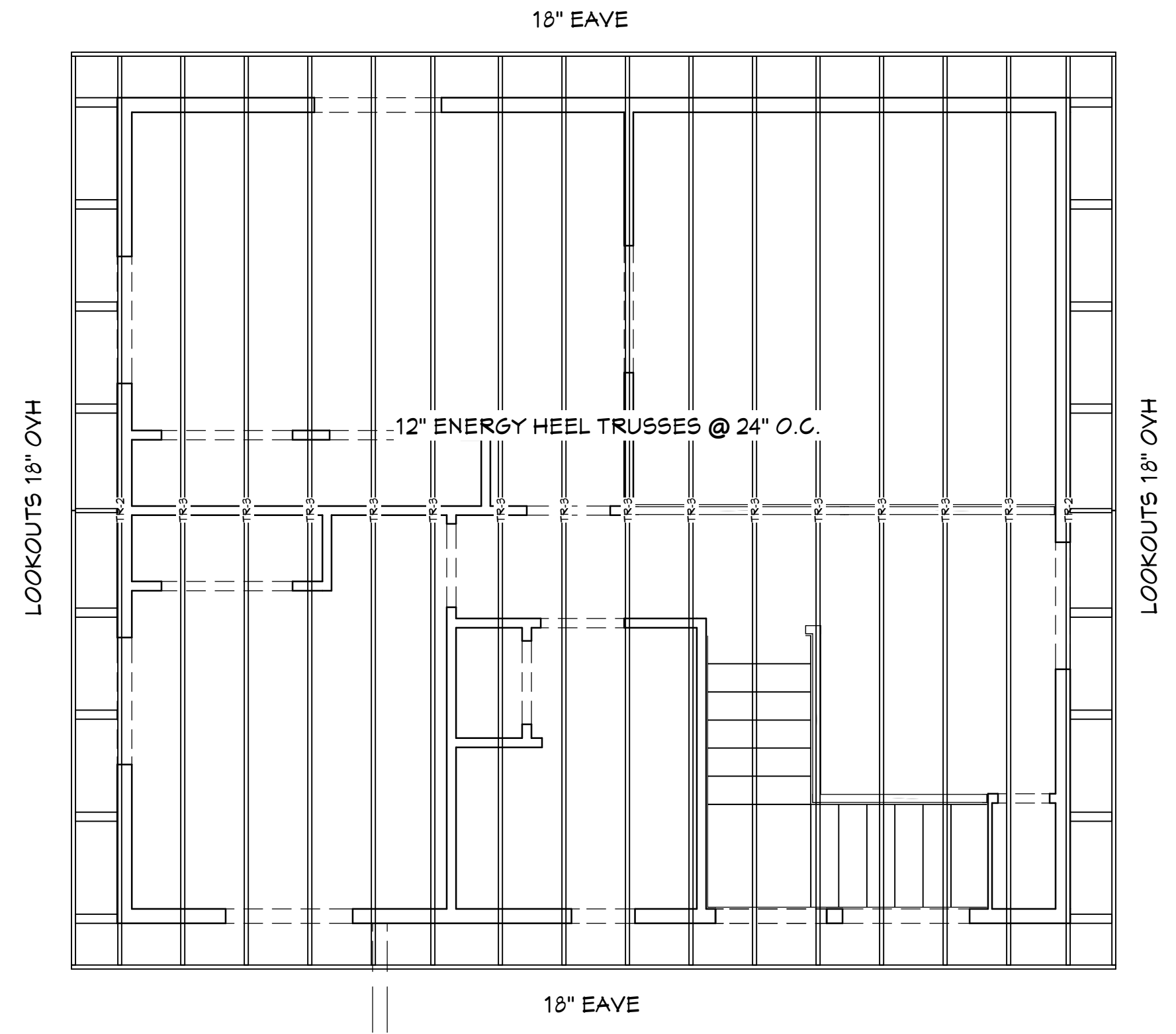
1/4" = 1'

SHEET:

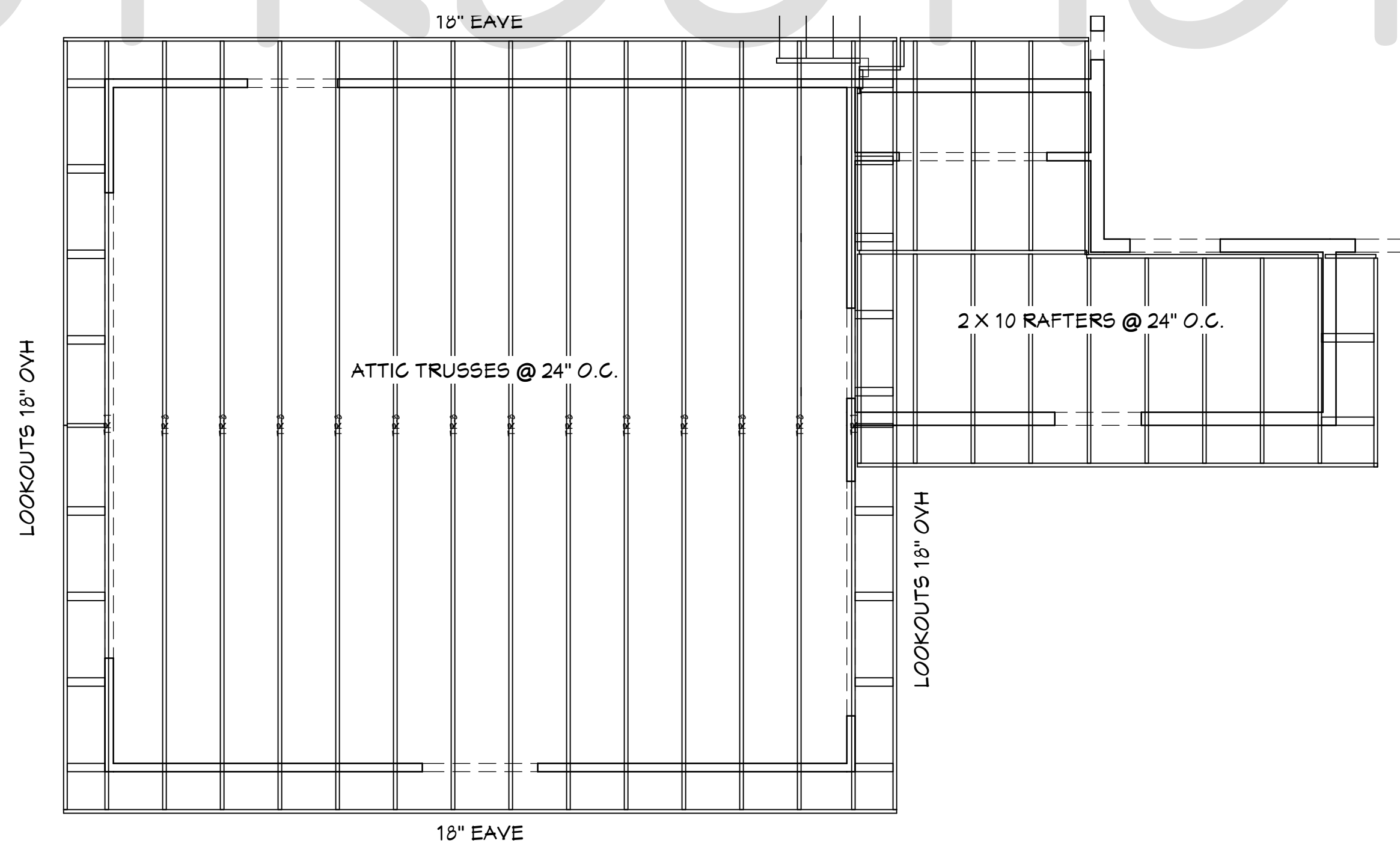
6



TRUSS DETAIL



ROOF FRAMING



GARAGE / MUD ROOM ROOF FRAMING

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION
	1	2-4-20	RJB	

ROOF FRAMING DETAIL

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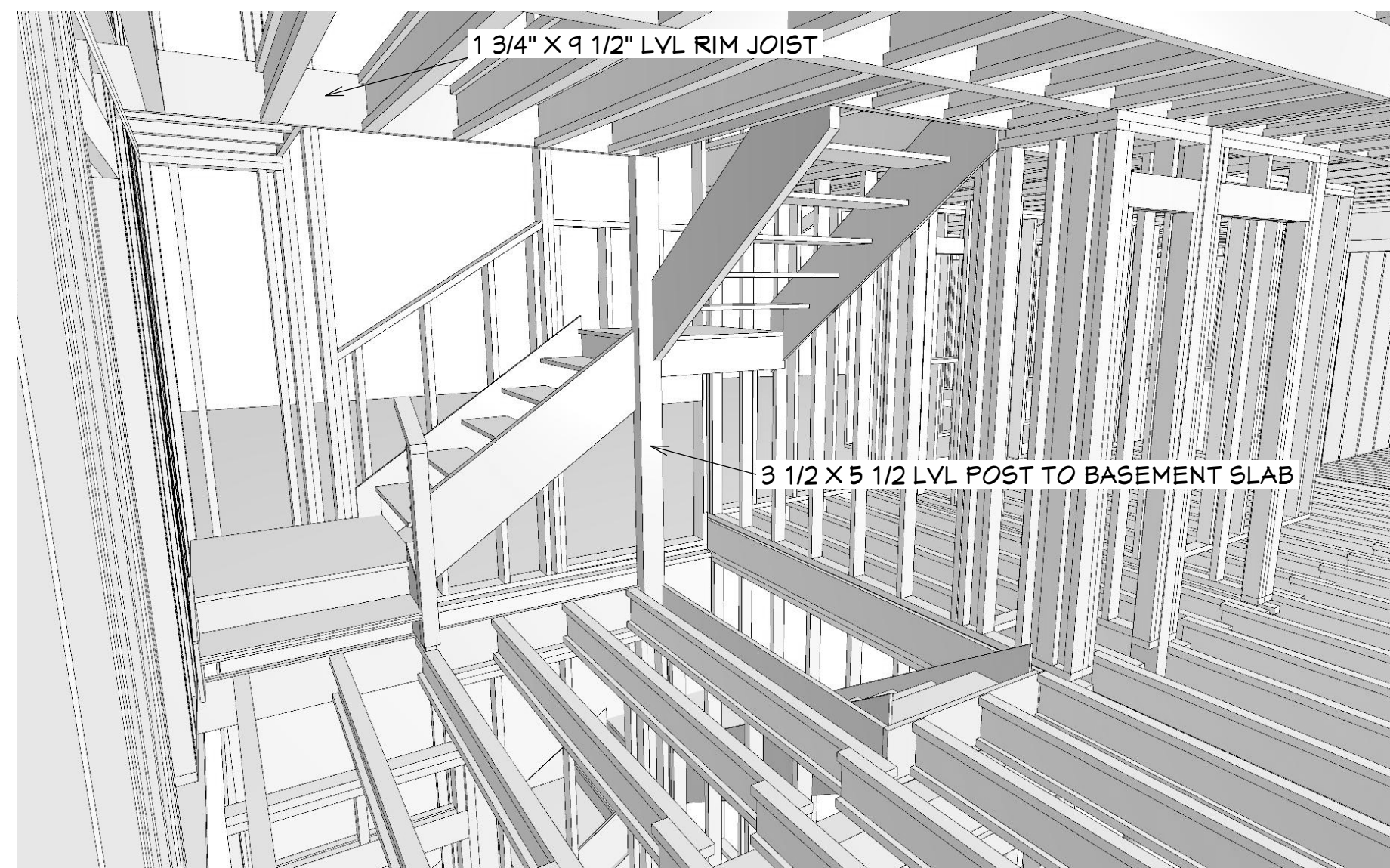
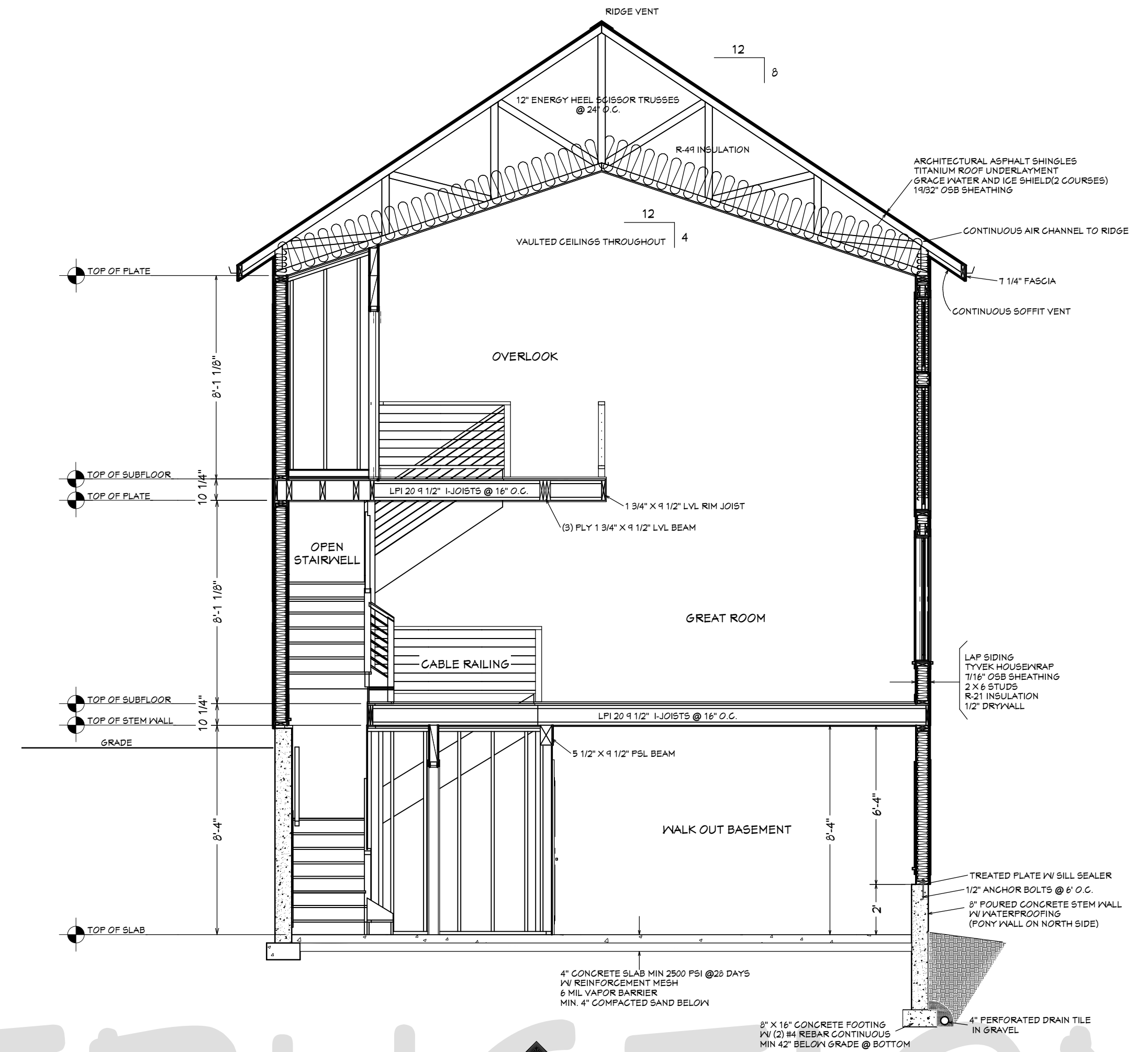
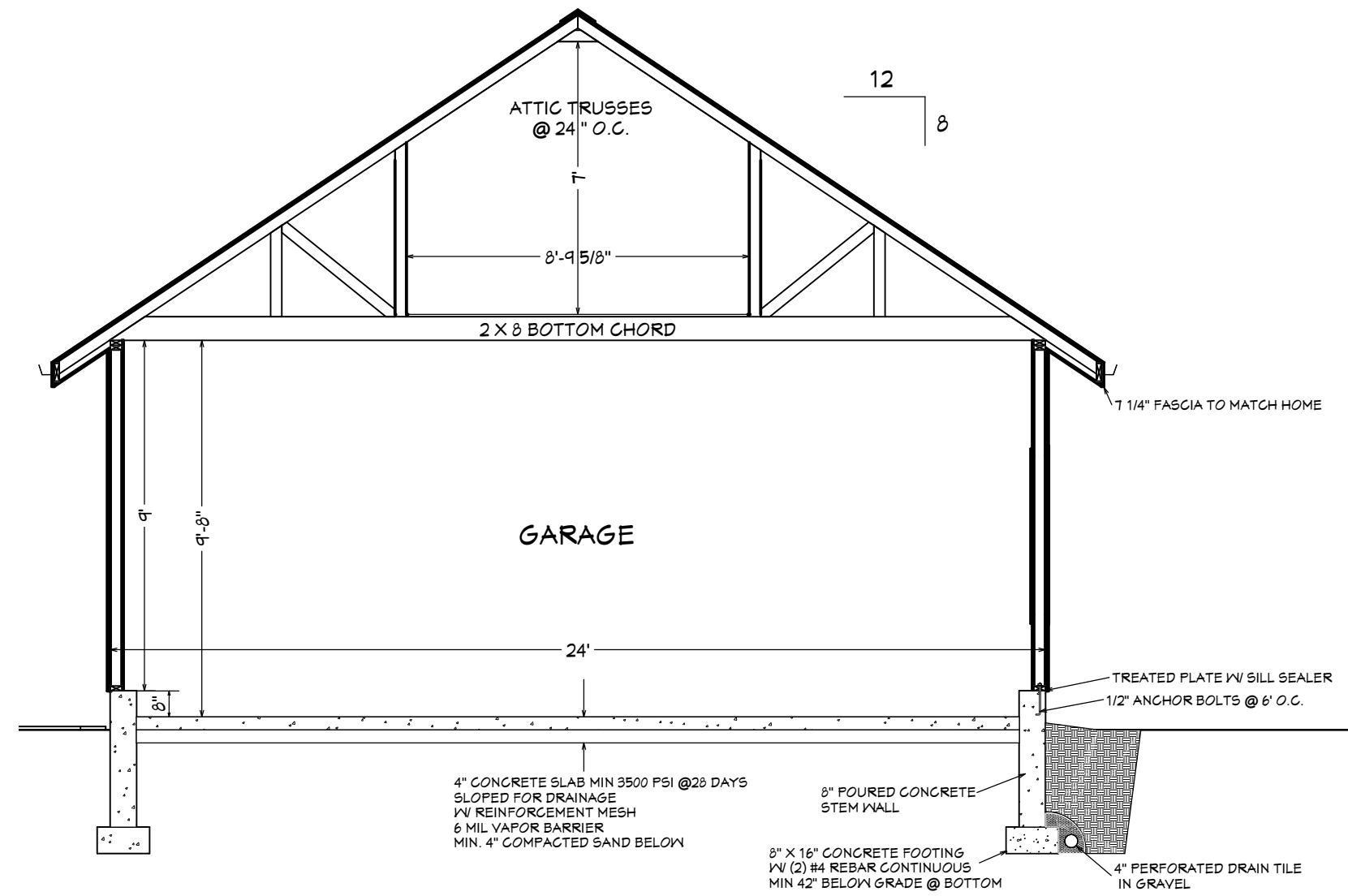
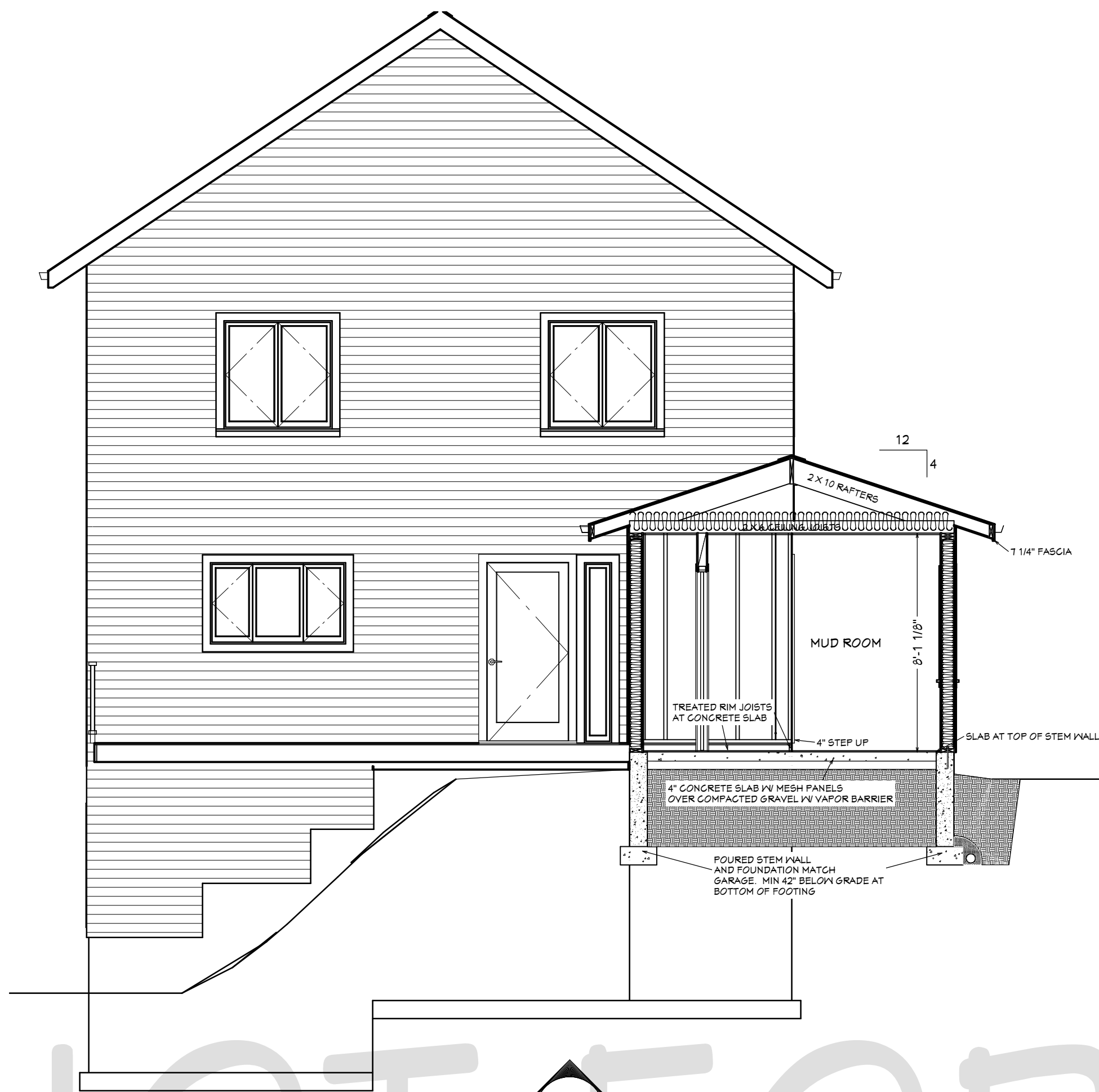
7/22/20

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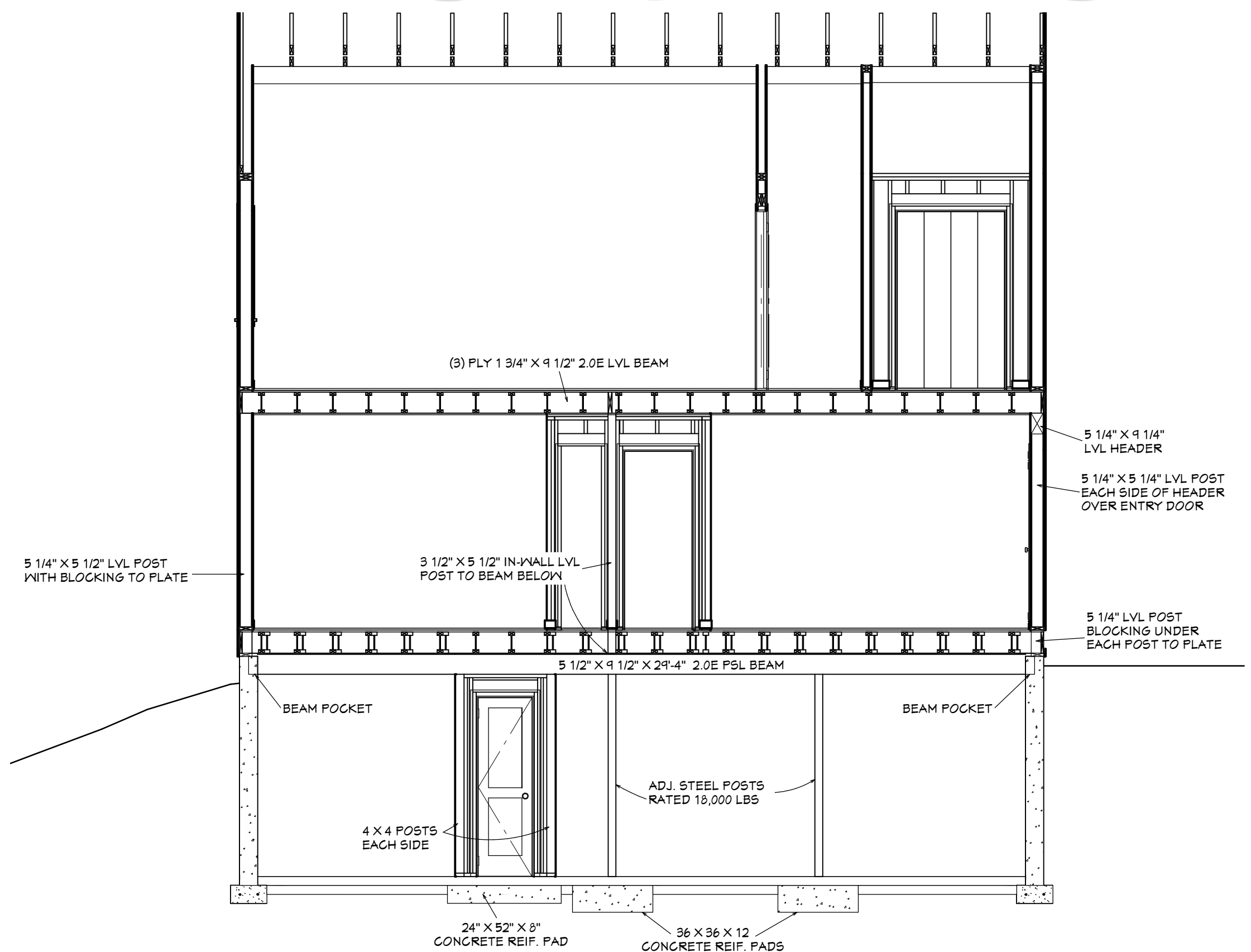
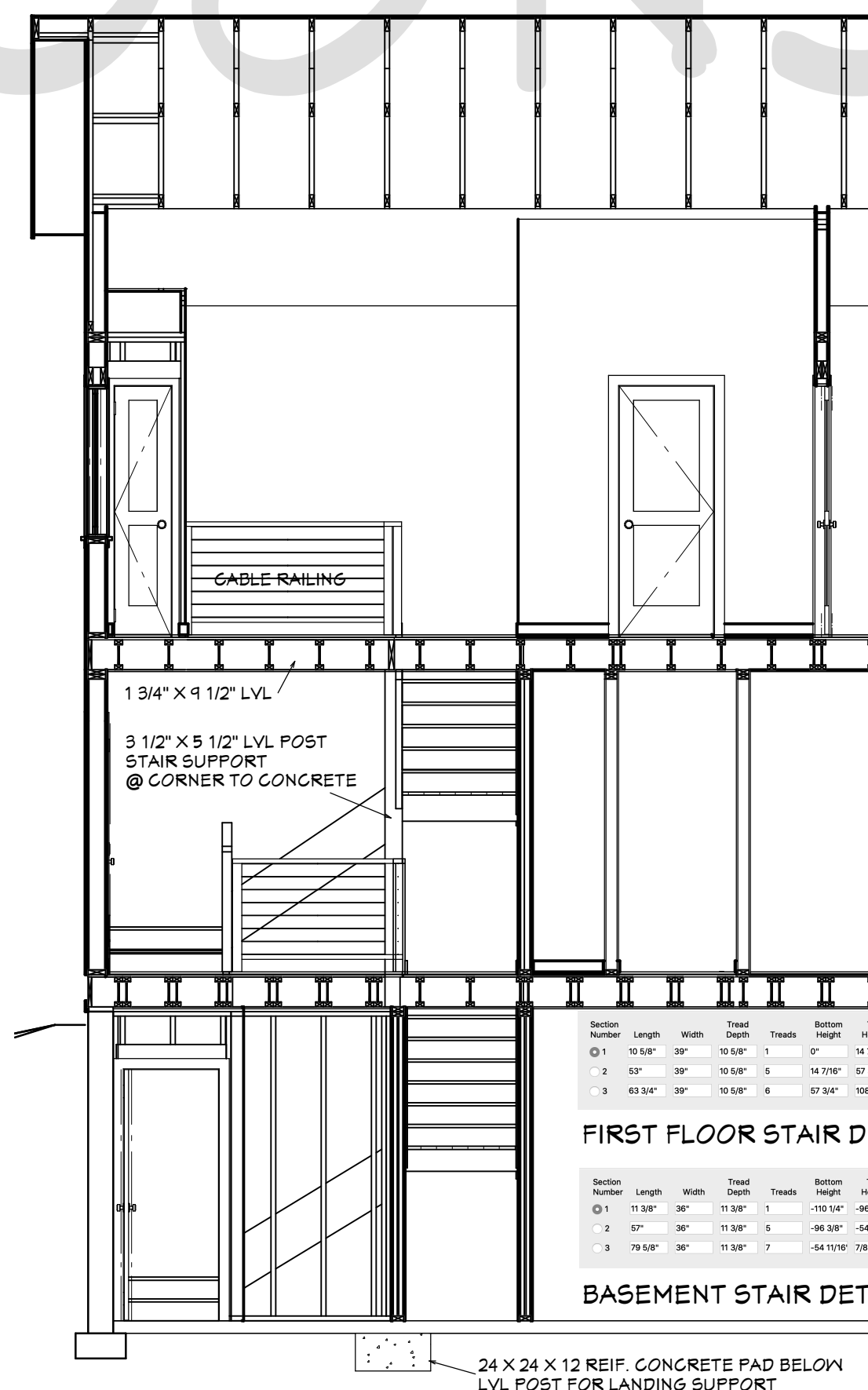
1/4" = 1'

SHEET:

7



3-D STAIRWELL FRAMING



REVISION TABLE		REVISED BY		DESCRIPTION	
NUMBER	DATE	1	RJB		
1	2-4-20				

CROSS SECTION VIEWS

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SCALE:

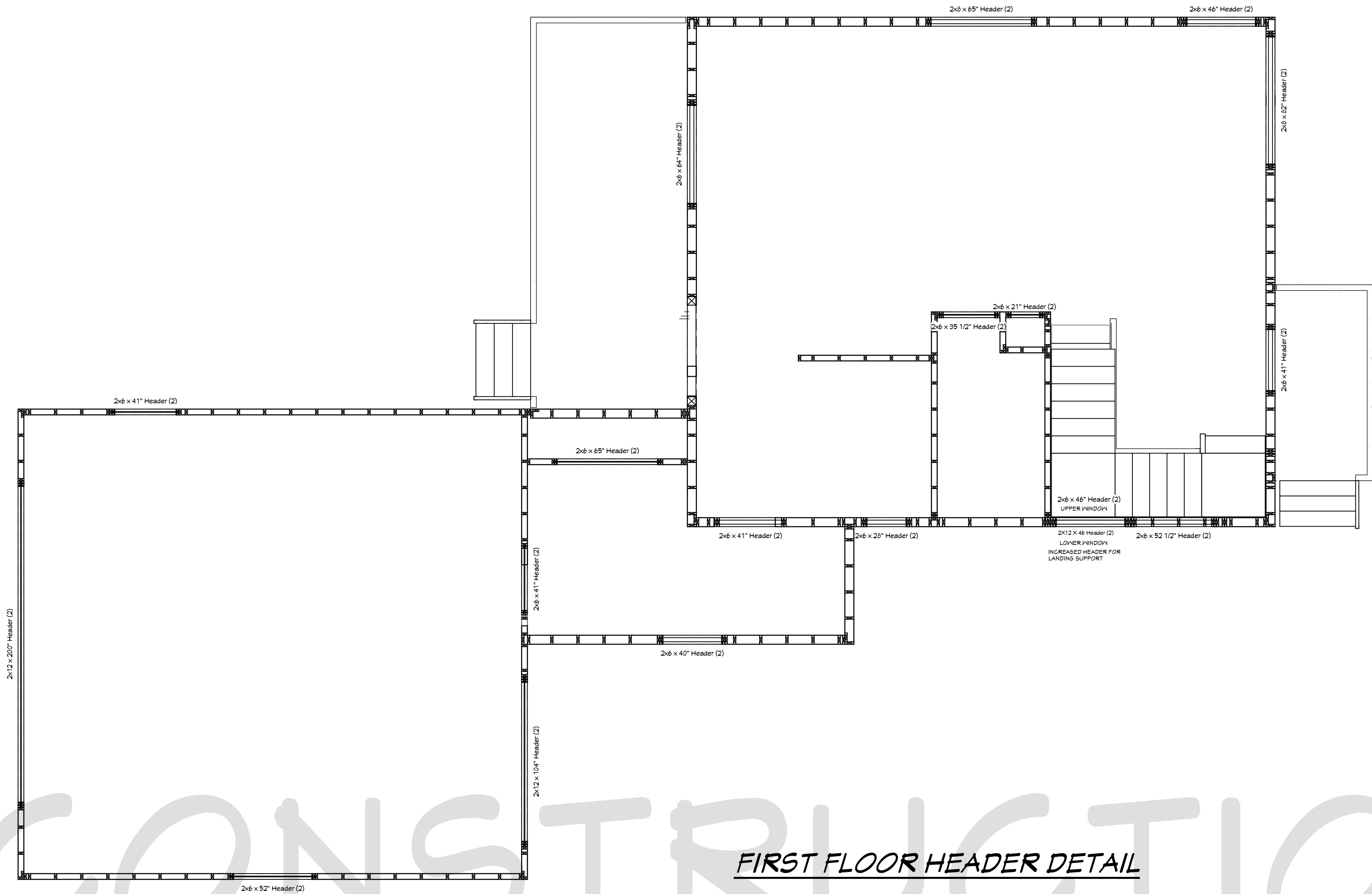
1/4" = 1'

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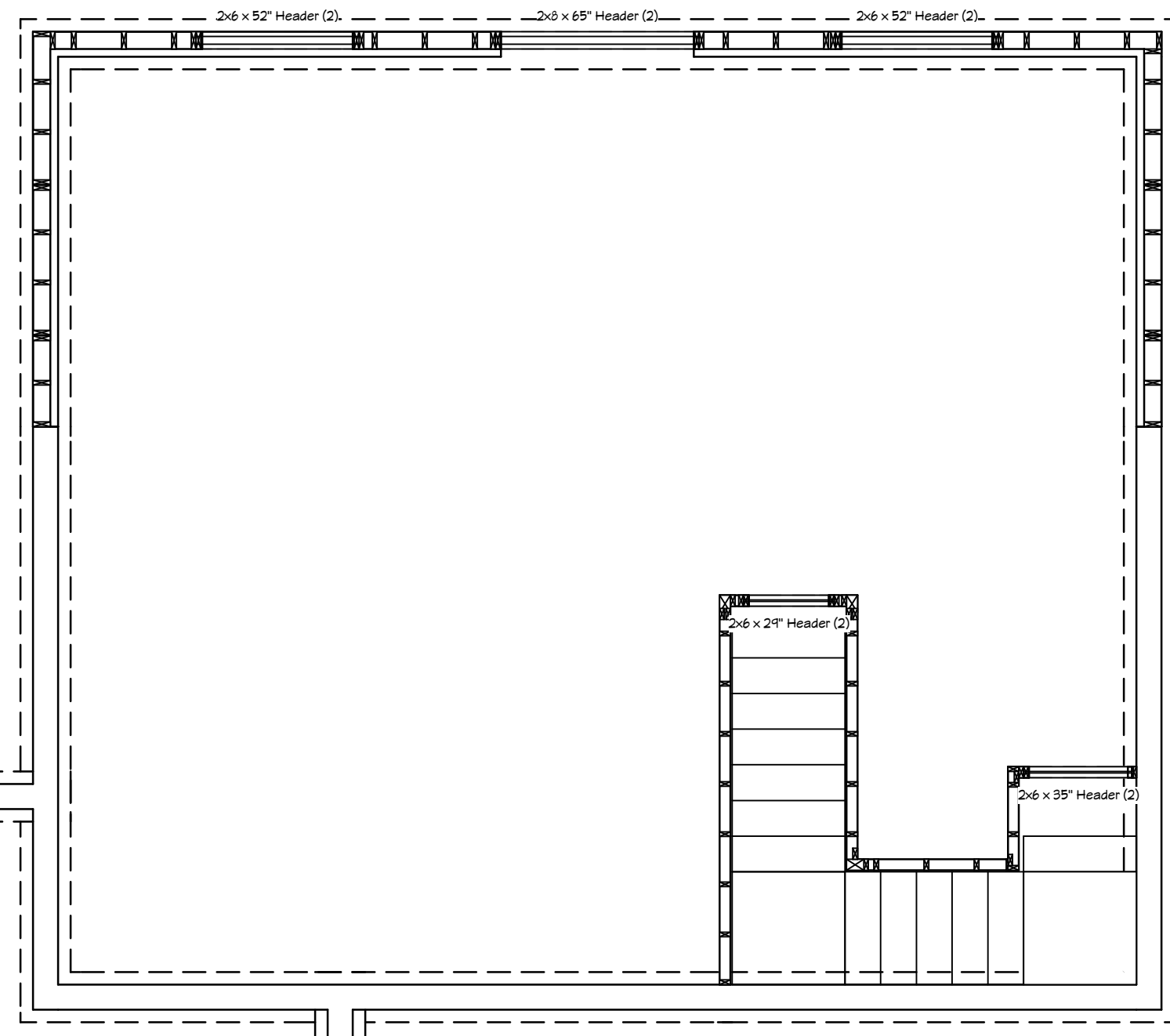
8

WALL FRAMING NOTES

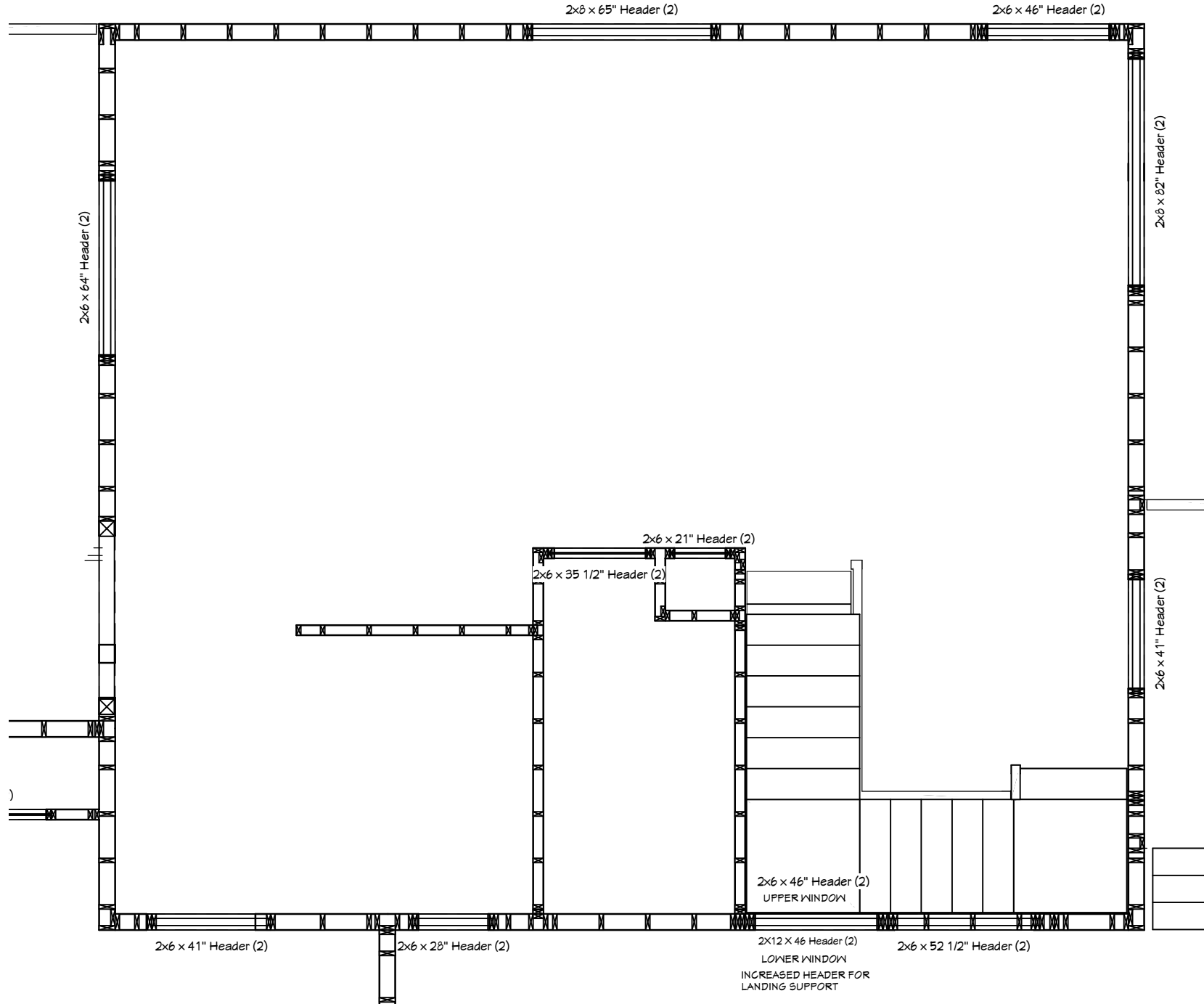
- 1) WALL FRAMING: 2 X 6 HEMFIR STUDS EXTERIOR
2 X 4 HEMFIR STUDS INTERIOR
2 X 4 HEMFIR GARAGE WALLS
- 2) HEADERS DISPLAYED IN NOMINAL SIZES
- 3) BASEMENT UPPER FRAMED PONY WALL PLATES AND STUDS WILL BE FLUSH TO OUTER CONCRETE SURFACE.
- 4) ALL DIMENSIONS ARE FROM FACE TO FACE OF FRAMING MEMBERS.



FIRST FLOOR HEADER DETAIL



BASEMENT HEADER DETAIL



SECOND FLOOR HEADER DETAIL

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		
1	2-4-20	RJB	

WALL FRAMING &
HEADER DETAIL

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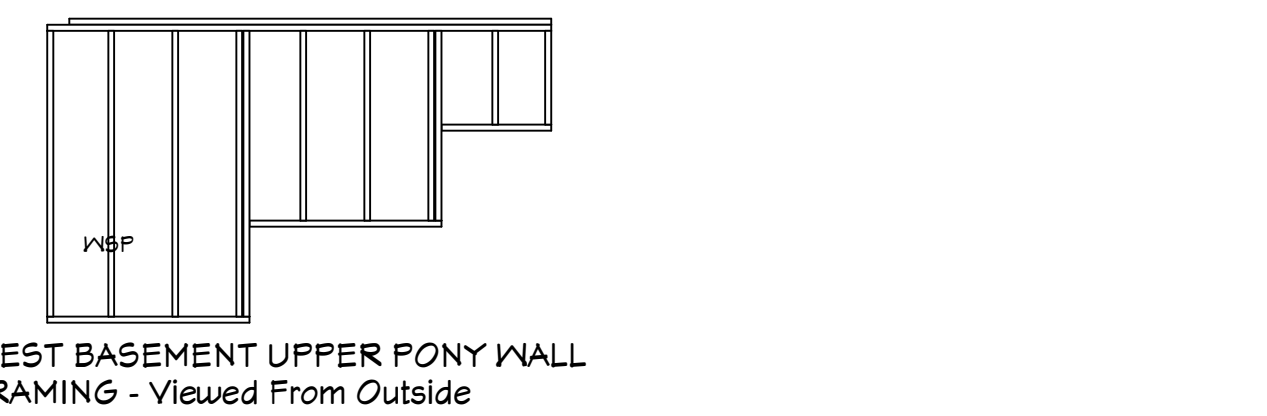
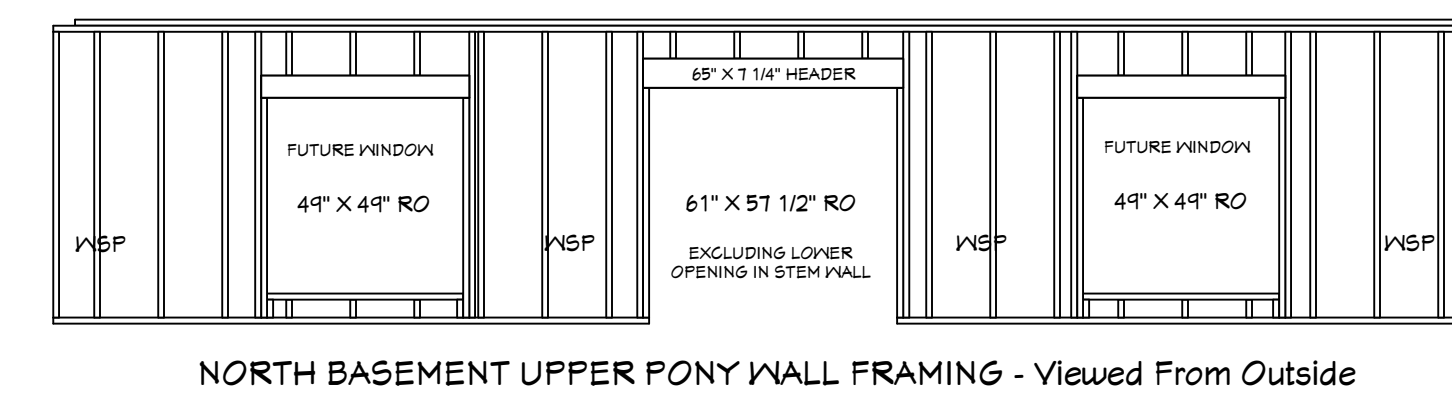
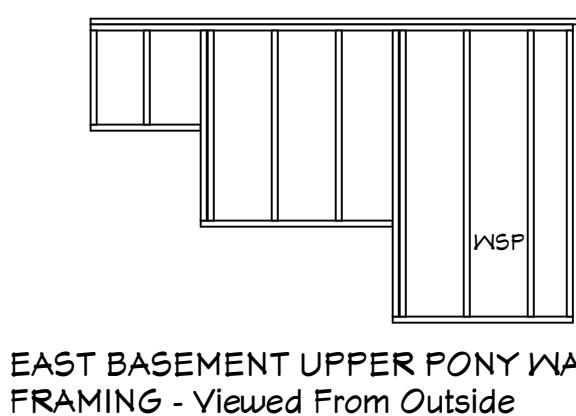
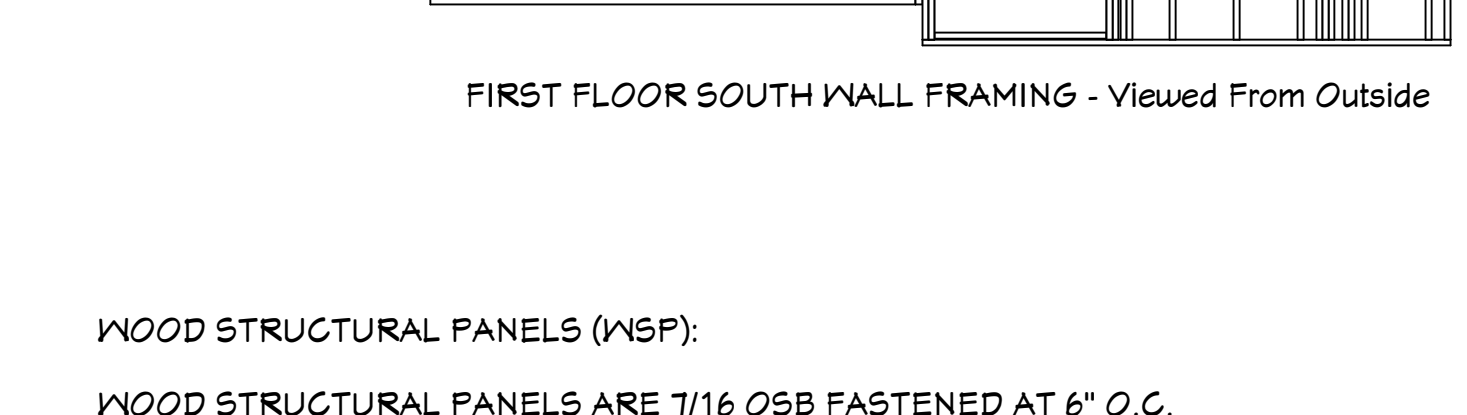
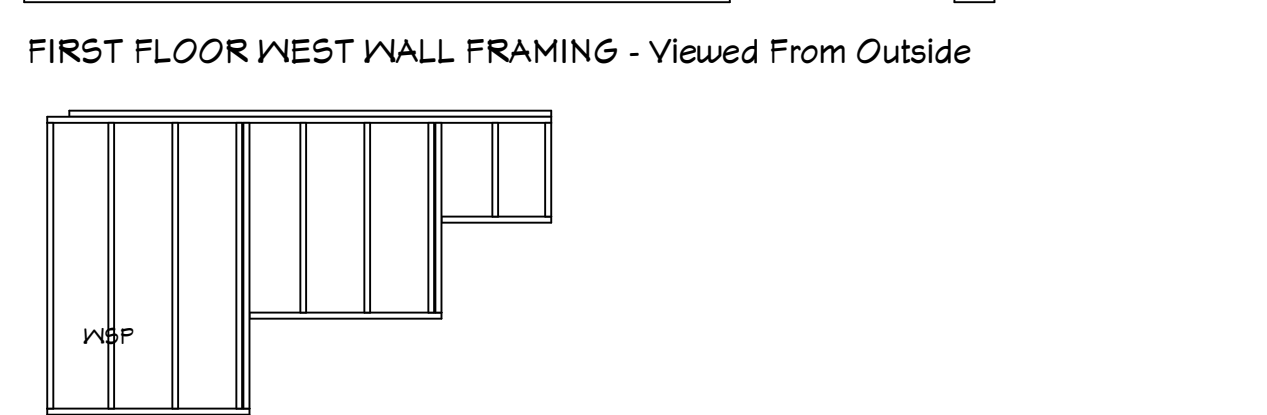
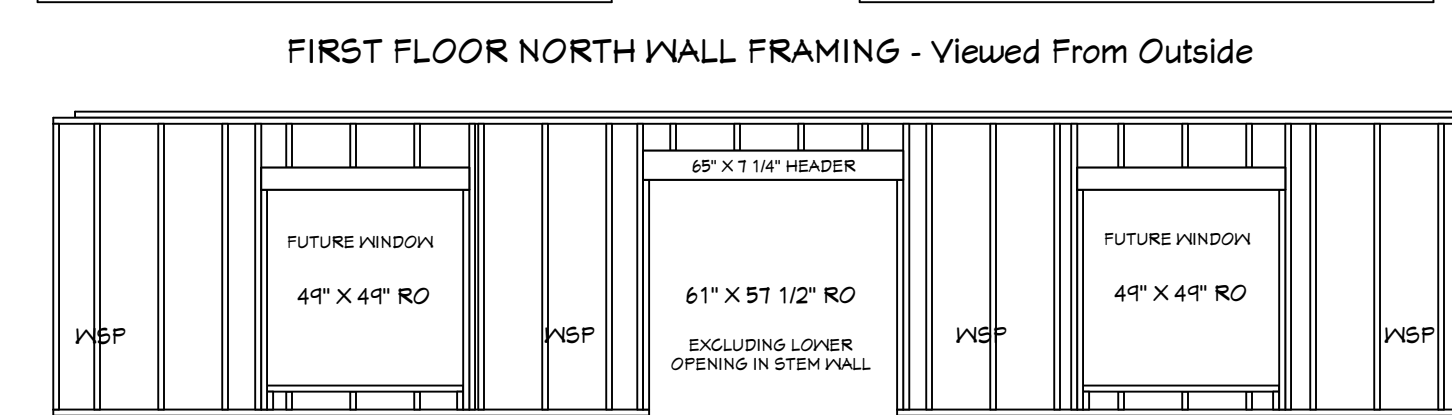
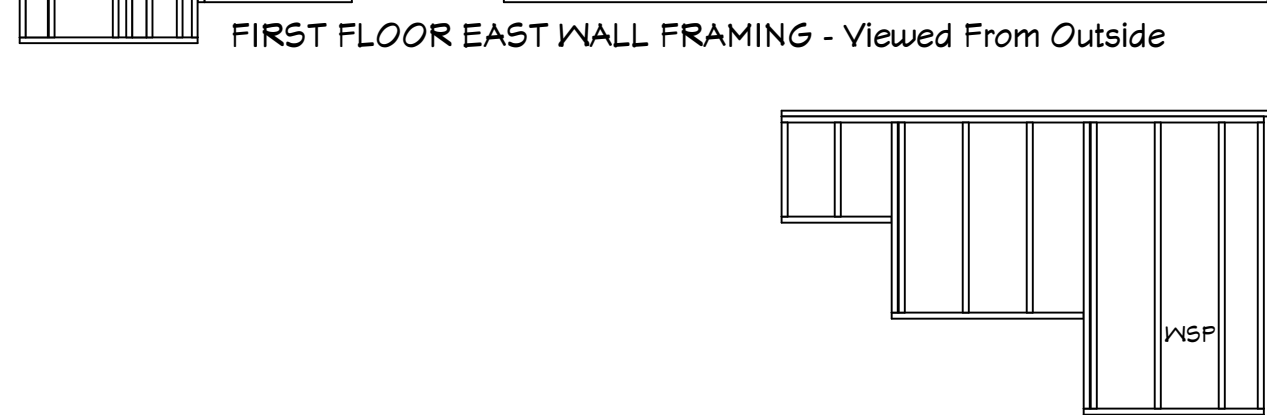
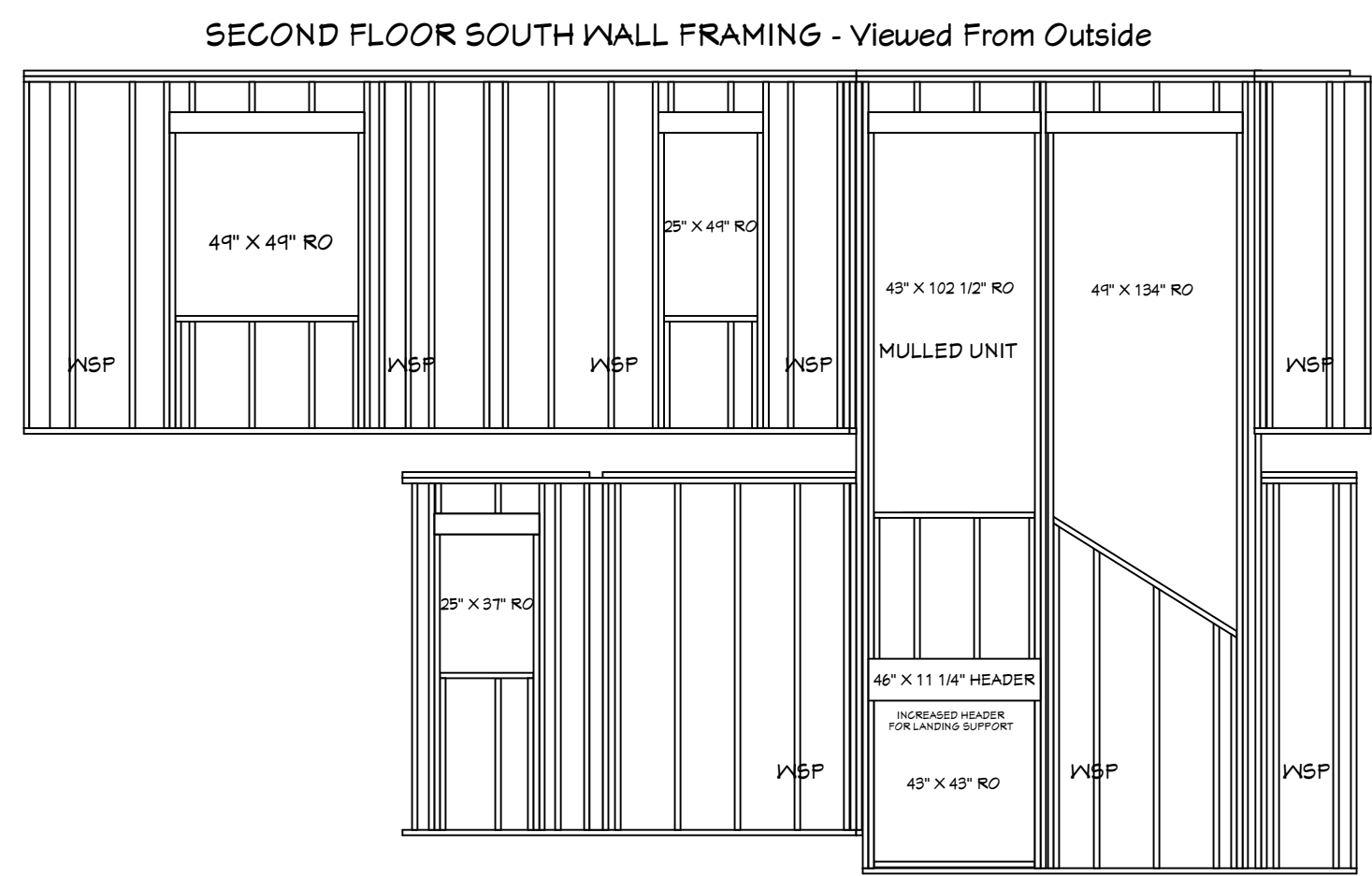
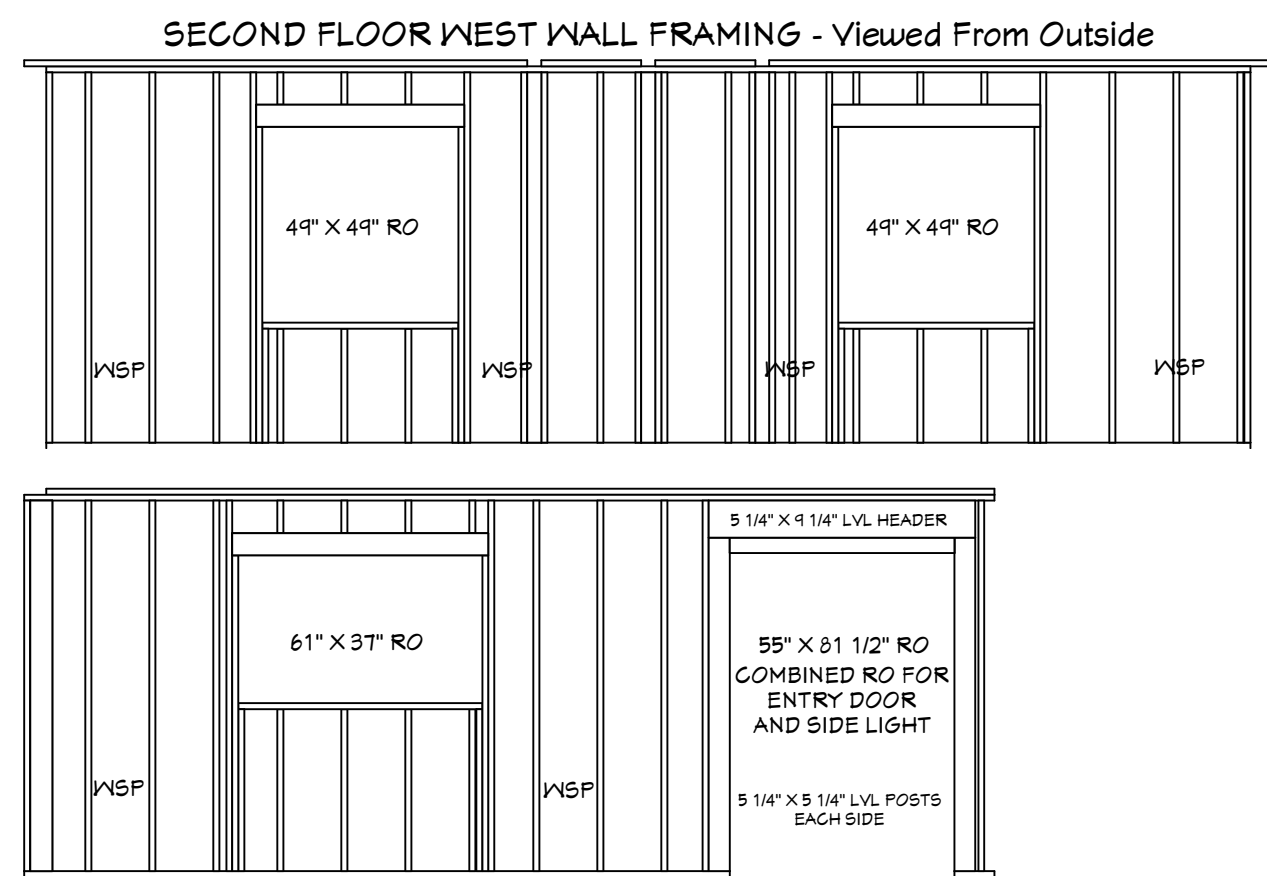
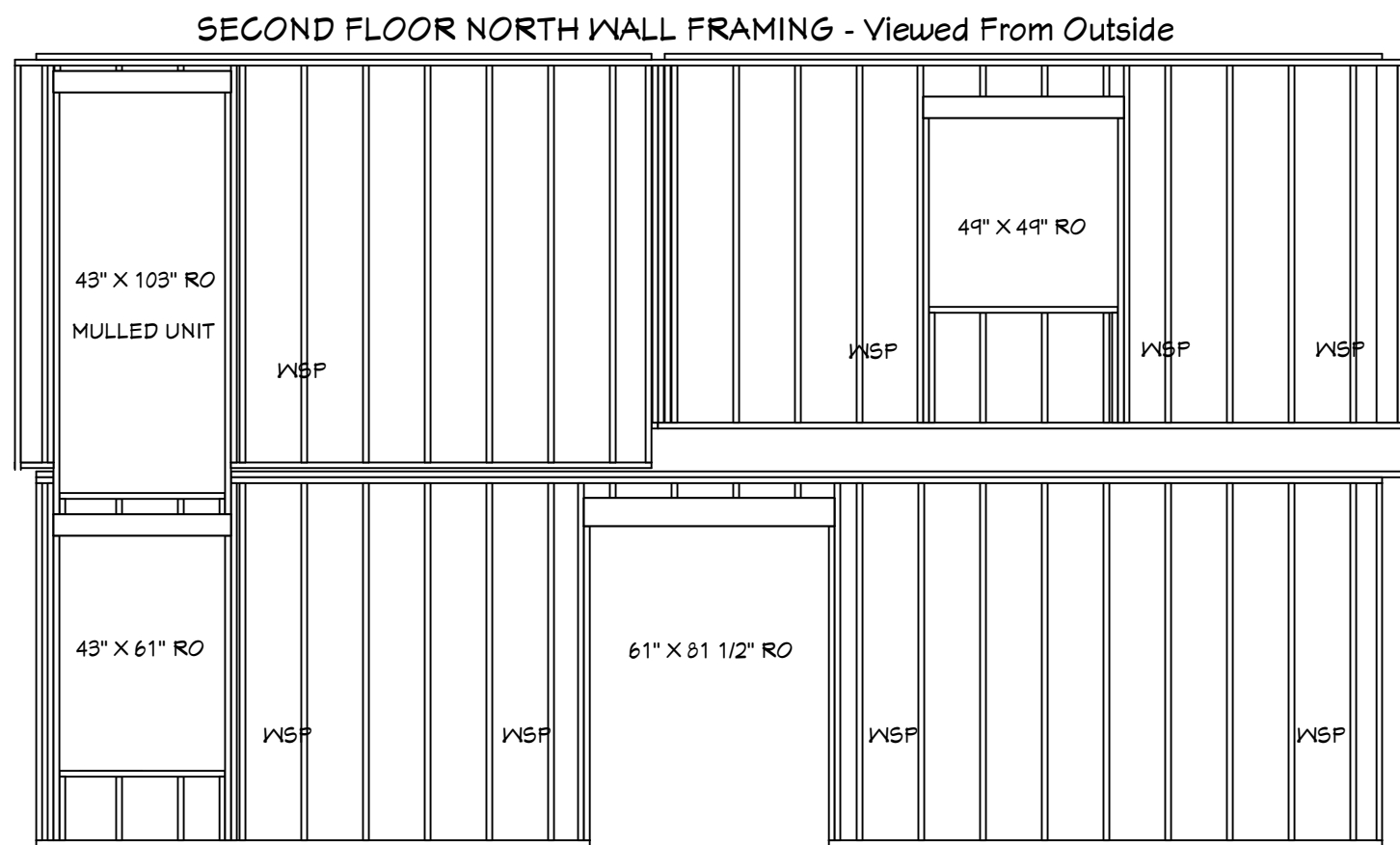
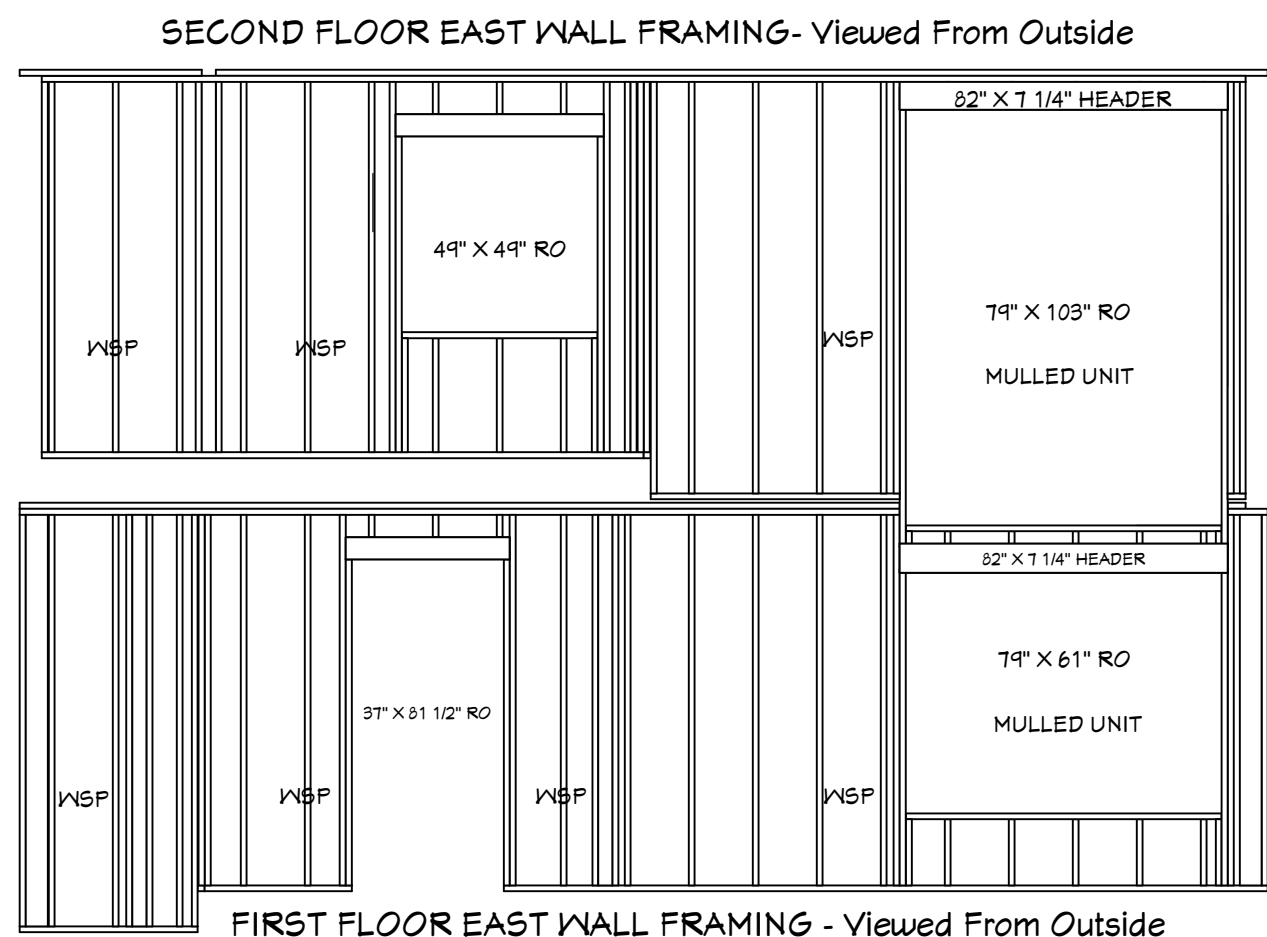
7/22/20

SCALE:

1/4" = 1'

SHEET:

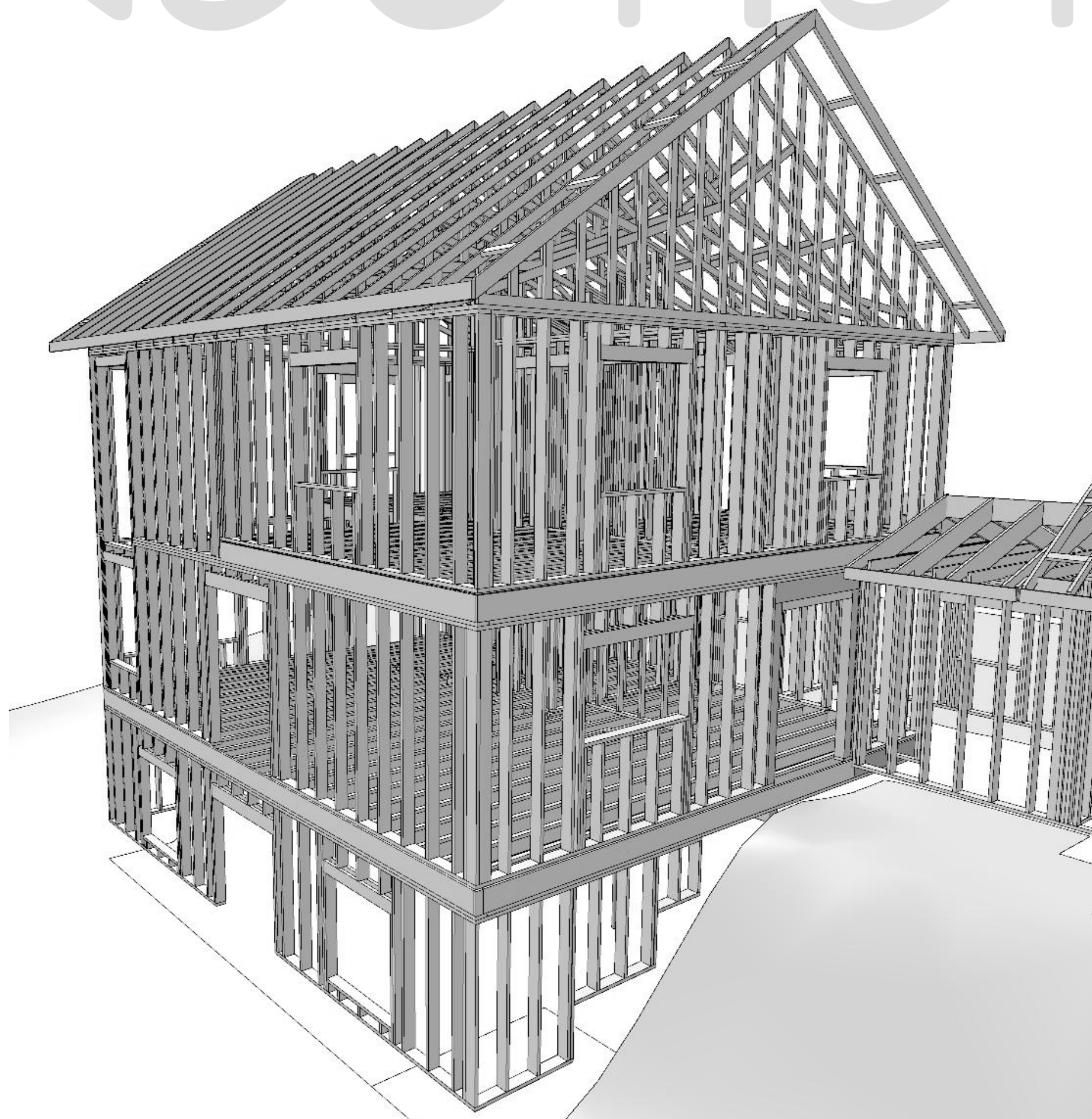
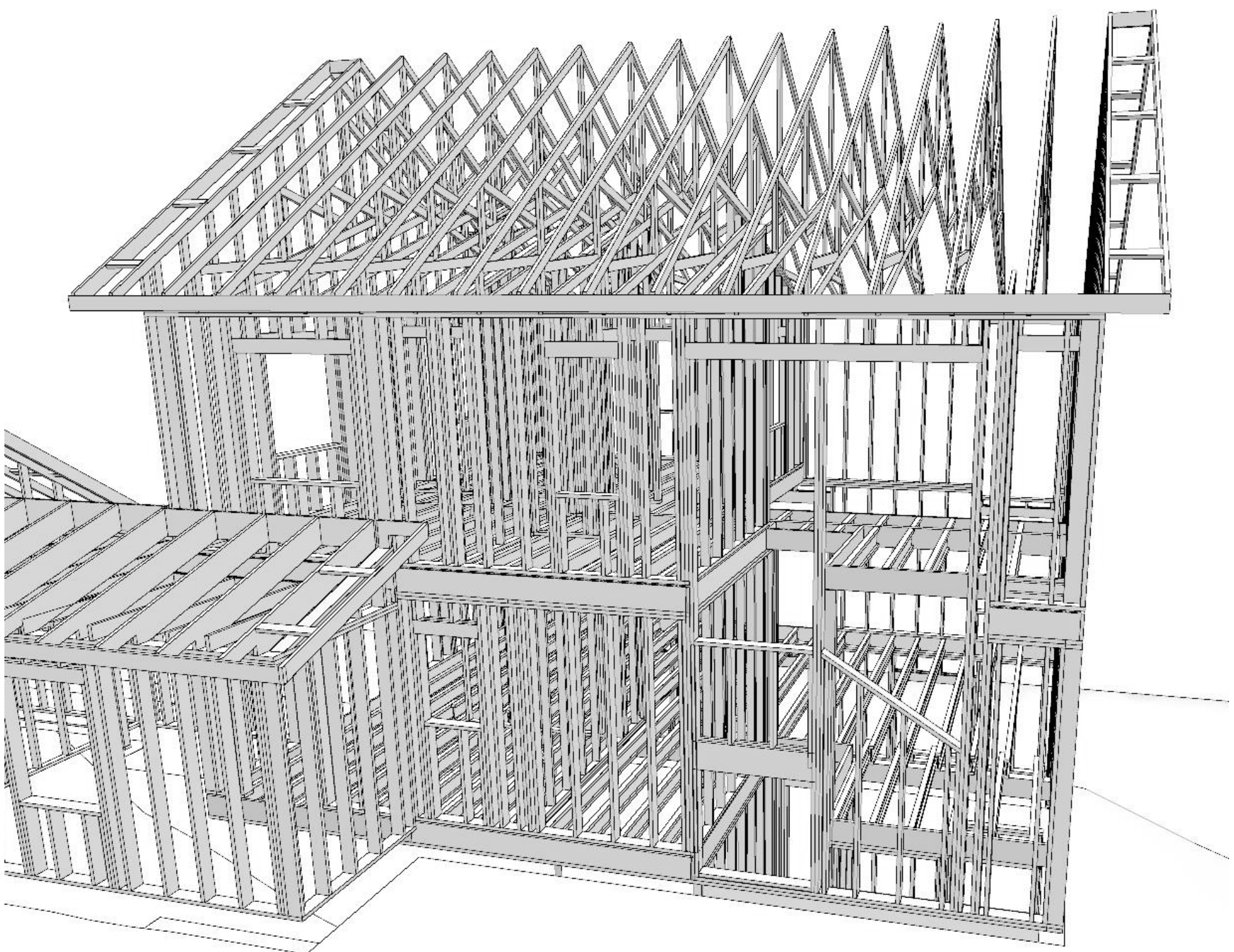
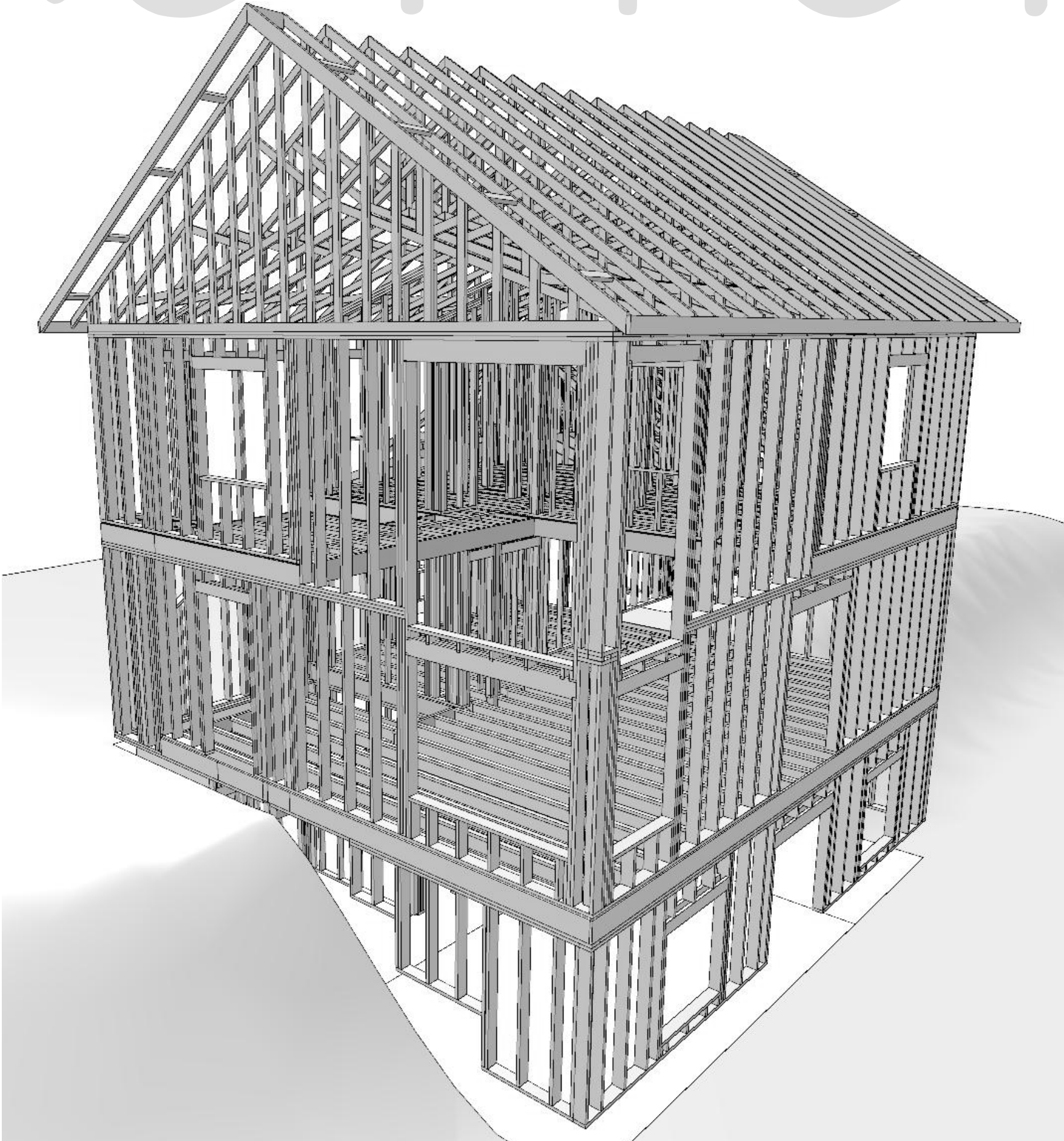
9



WOOD STRUCTURAL PANELS (WSP):
WOOD STRUCTURAL PANELS ARE 7/16 OSB FASTENED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

EXTERIOR WALL FRAMING DETAIL

NOT FOR CONSTRUCTION



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE	RJB	
1	2-4-20		

WALL FRAMING DETAIL

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DATE:

7/22/20

SCALE:

1/4" = 1'

SHEET:

10

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	1468	1	1	1468 R IN	16 "	80 "	18"X82 1/2"	HINGED-DOOR F03	2X6X21" (2)	1 3/8"	
D02	16080	1	1	16080	192 "	96 "	144"X94"	GARAGE-GARAGE DOOR F01	2X12X200" (2)	1 3/4"	
D06	2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR F03	2X6X35" (2)	1 3/8"	
D09	3068	1	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E02	2X6X41" (2)	1 3/4"	
D10	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E02	2X6X41" (2)	1 3/4"	
D11	3068	2	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)	1 3/4"	
D12	3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR E02	2X6X41" (2)	1 3/4"	
D15	5068	1	1	5068 L/R	60 "	80 "	62"X82 1/2"	4 DR. BIFOLD-SLAB	2X6X65" (2)	1 3/8"	
D16	5068	1	1	5068 R EX	60 "	80 "	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)	1 3/4"	
D17	8070	1	1	8070	96 "	84 "	98"X87"	GARAGE-GARAGE DOOR F01	2X12X104" (2)	1 3/4"	

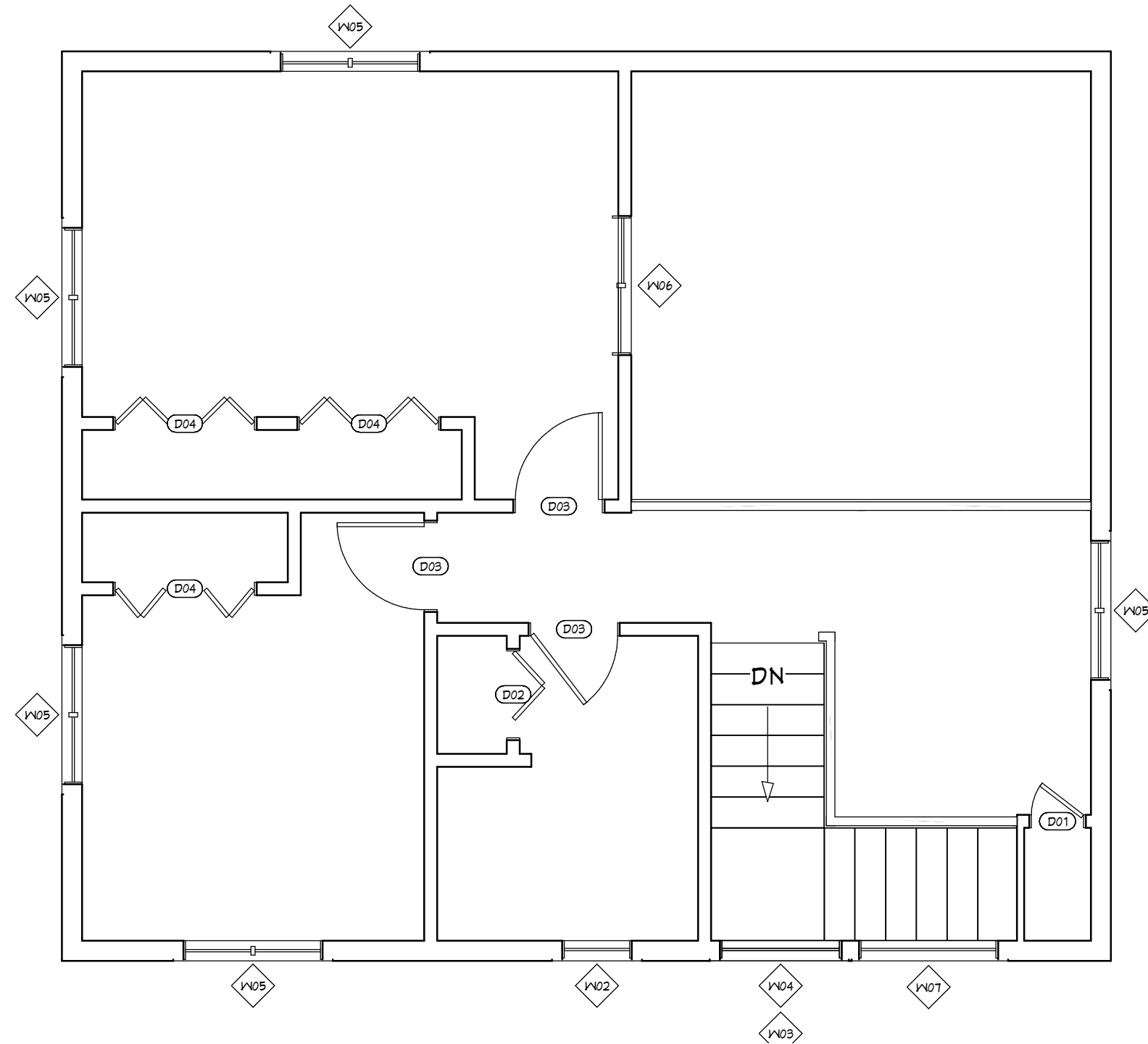
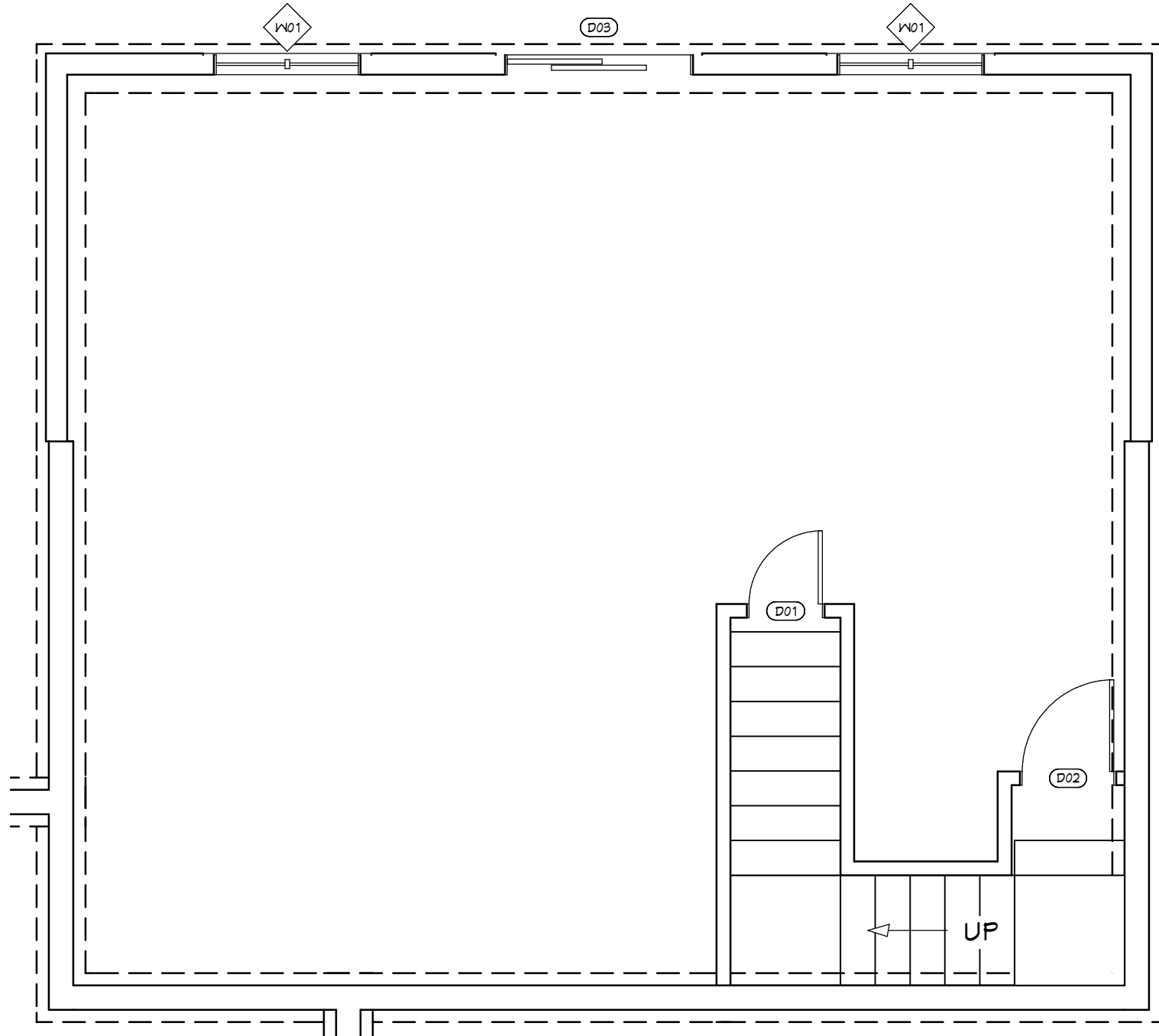
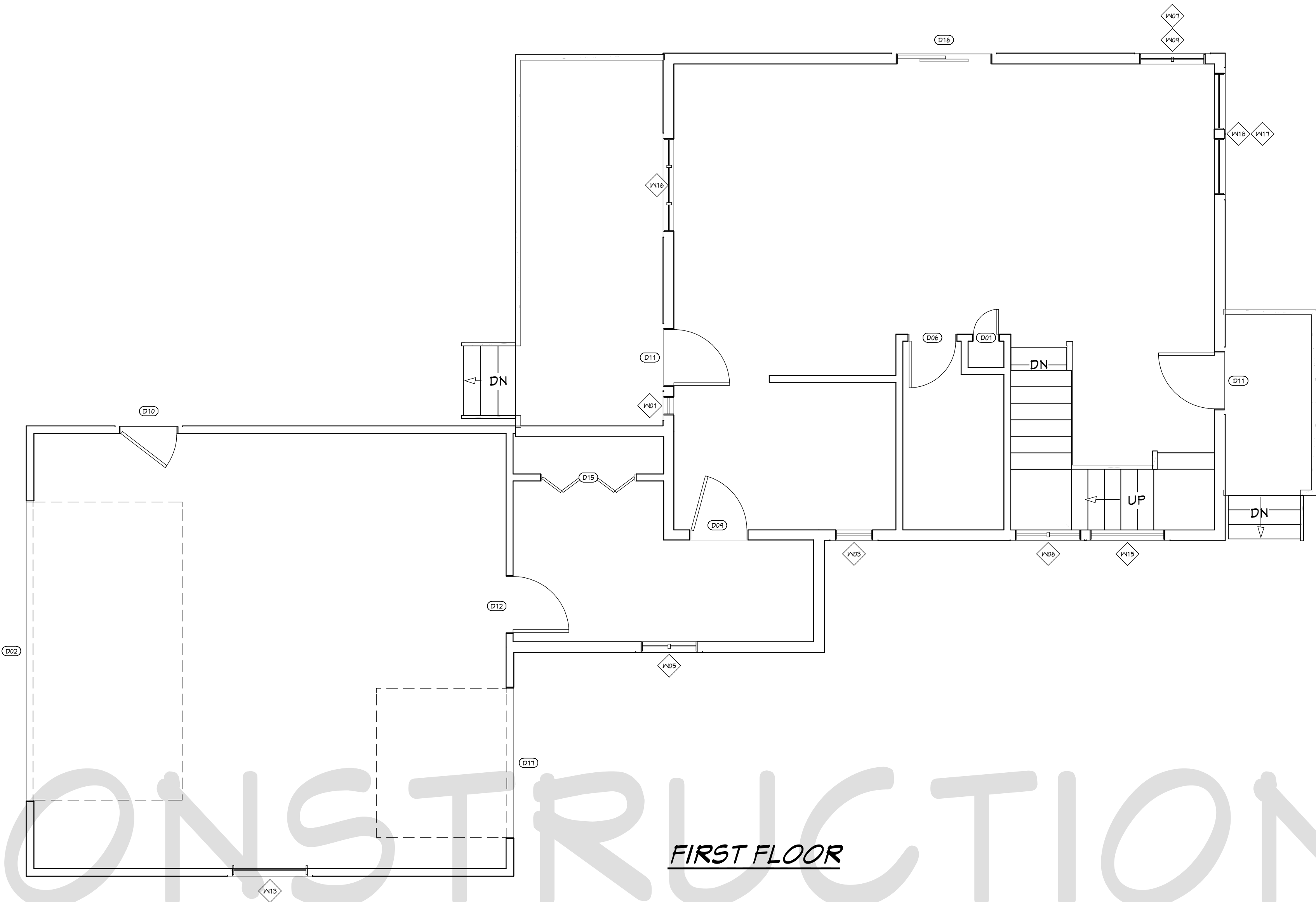
DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	1668	1	2	1668 R IN	18 "	80 "	20"X82 1/2"	HINGED-DOOR F03	2X6X23" (2)	1 3/8"	
D02	2668	1	2	2668 L	30 "	80 "	32"X82 1/2"	2 DR. BIFOLD-SLAB	2X6X35" (2)	1 3/8"	
D03	2668	3	2	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR F03	2X6X35" (2)	1 3/8"	
D04	4068	3	2	4068 L/R	48 "	80 "	50"X82 1/2"	4 DR. BIFOLD-SLAB	2X6X53" (2)	1 3/8"	

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	2068	1	0	2068 R IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR F03	2X6X24" (2)	1 3/8"	
D02	2668	1	0	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR F03	2X6X35" (2)	1 3/8"	
D03	5068	1	0	5068 R EX	60 "	80 "	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)	1 3/4"	

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	1068FX	1	1	1068FX	12 "	80 "	13"X81"		FIXED GLASS	2X6X16" (2)	
W03	2030SC	1	1	2030SC	24 "	36 "	25"X37"		SINGLE CASEMENT-HL	2X6X28" (2)	
W05	3040DC	1	1	3040DC	36 "	48 "	37"X44"		DOUBLE CASEMENT-LHL/RHR	2X6X40" (2)	
W06	3636DC	1	1	3636DC	42 "	42 "	43"X43"		DOUBLE CASEMENT-LHL/RHR	2X6X46" (2)	
W07	3650DC	1	1	3650DC	42 "	60 "	43"X61"		DOUBLE CASEMENT-LHL/RHR	2X6X46" (2)	
W09	3686MU	1	1	3686	42 "	102 "	43"X103"		MULLED UNIT-LHL/RHR	2X6X46" (2)	
W13	4040DH	1	1	4040DH	48 "	48 "	44"X44"		DOUBLE HUNG	2X6X52" (2)	
W15	4080FX	1	1	4080FX	48 "	96 "	44"X97"		FIXED GLASS	2X6X44" (2)	
W16	5030TC	1	1	5030TC	60 "	36 "	61"X37"		TRIPLE CASEMENT-LHL/RHR	2X6X64" (2)	
W17	6650MU	1	1	6650	78 "	60 "	74"X61"		MULLED UNIT-LHL/RHR	2X6X82" (2)	
W18	6686MU	1	1	6686	78 "	102 "	74"X103"		MULLED UNIT-LHL/RHR	2X6X82" (2)	

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	2020SC	2	2	2020SC	24 "	24 "	25"X25"		SINGLE CASEMENT-HR	2X6X28" (2)	GARAGE ATTIC
W02	2040SC	1	2	2040SC	24 "	48 "	25"X44"		SINGLE CASEMENT-HR	2X6X28" (2)	
W03	3655SC	1	2	3655SC	42 "	65 "	43"X66"		SINGLE CASEMENT-HR	2X6X46" (2)	
W04	362TFX	1	2	362TFX	42 "	31 "	43"X32"		FIXED GLASS	2X6X46" (2)	
W05	4040DC	5	2	4040DC	48 "	48 "	44"X44"	YES	DOUBLE CASEMENT-LHL/RHR	2X6X52" (2)	
W06	4040RS	1	2	4040RS	48 "	48 "	44"X44"		RIGHT SLIDING	2X6X52" (2)	
W07	402TFX	1	2	402TFX	48 "	31 "	44"X32"		FIXED GLASS	2X6X52" (2)	

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	4040DC	2	0	4040DC	48 "	48 "	44"x44"		DOUBLE CASEMENT-LHL/RHR	2X6X52" (2)	



REVISION TABLE		REVISION BY	
NUMBER	DATE	1	2-4-20

DOOR & WINDOW SCHEDULE

SAMPLE PLAN

CLIENTS:

RJB DESIGNS LLC
Robert J. Brown
10442 E. Peterson Park Rd.
Northport, MI 49670
231-944-2942 rjbplot@gmail.com
www.rjbdesigns.net

DATE:

7/22/20

SCALE:

1/4" = 1'

SHEET:

11



NORTH ELEVATION



SOUTH ELEVATION

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION
1	2-4-20	RJB

ELEVATIONS

SAMPLE PLAN

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DATE:

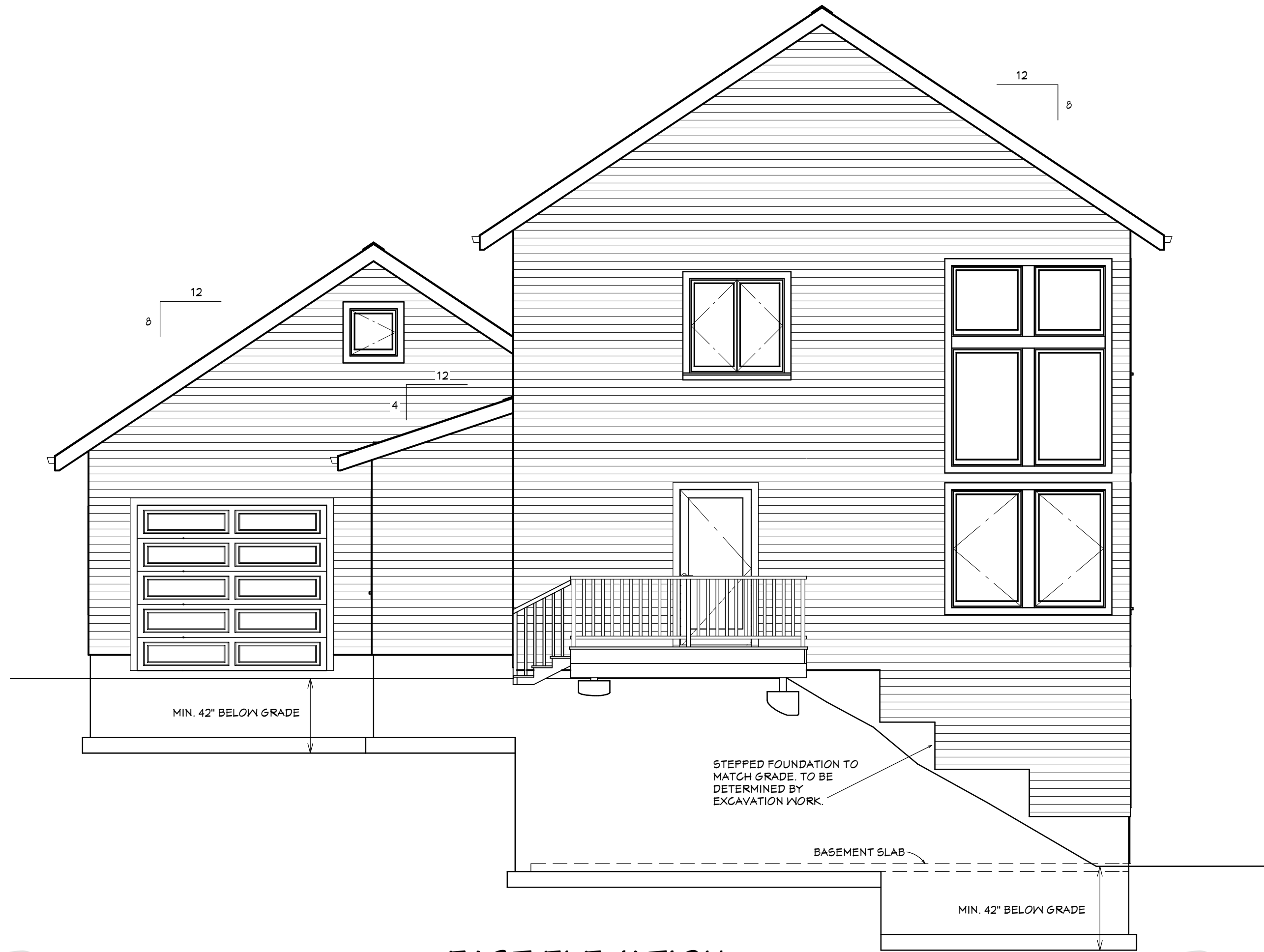
7/22/20

SCALE:

1/4" = 1'

SHEET:

12



EAST ELEVATION



WEST ELEVATION

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE	RJB	
1	2-4-20		

ELEVATIONS

SAMPLE PLAN

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DATE:

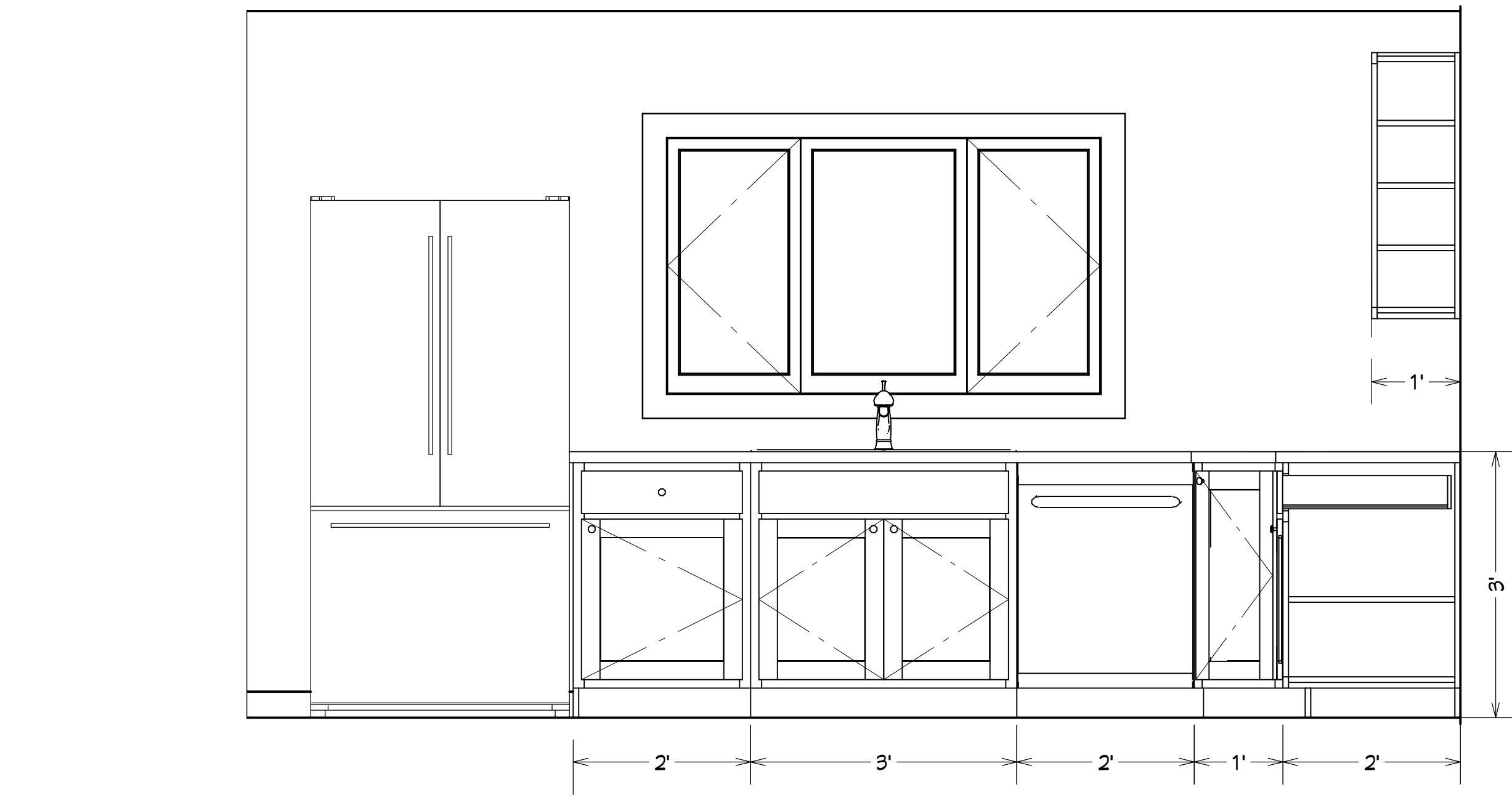
7/22/20

SCALE:

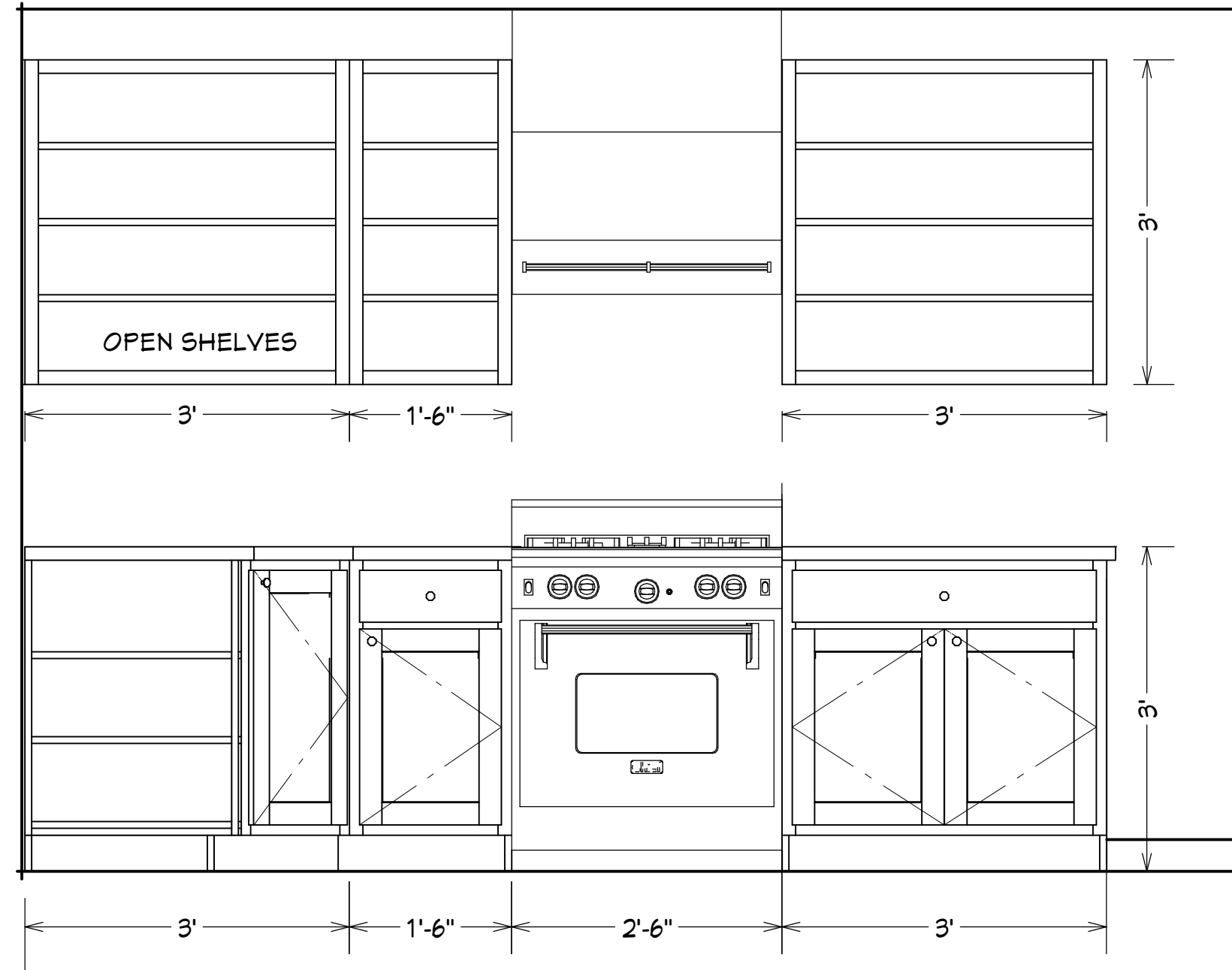
1/4" = 1'

SHEET:

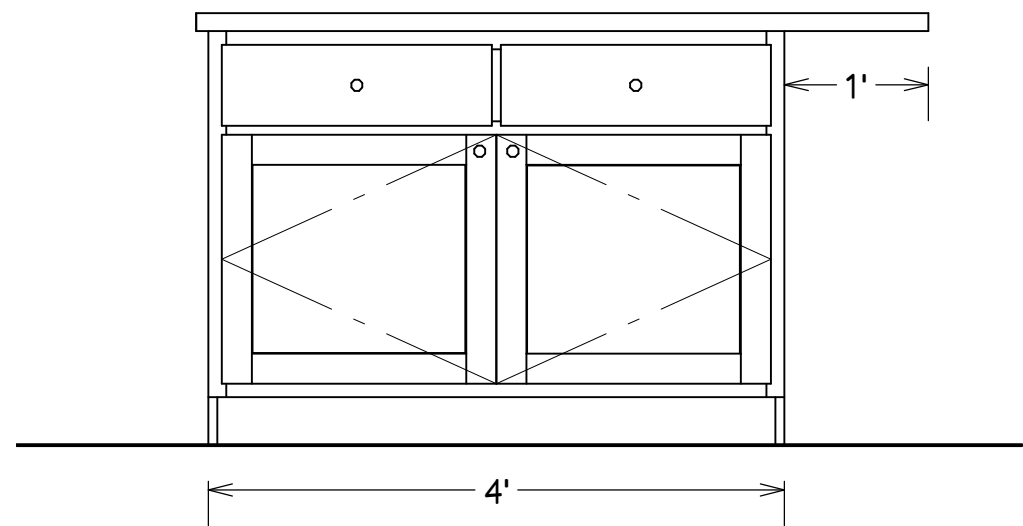
13



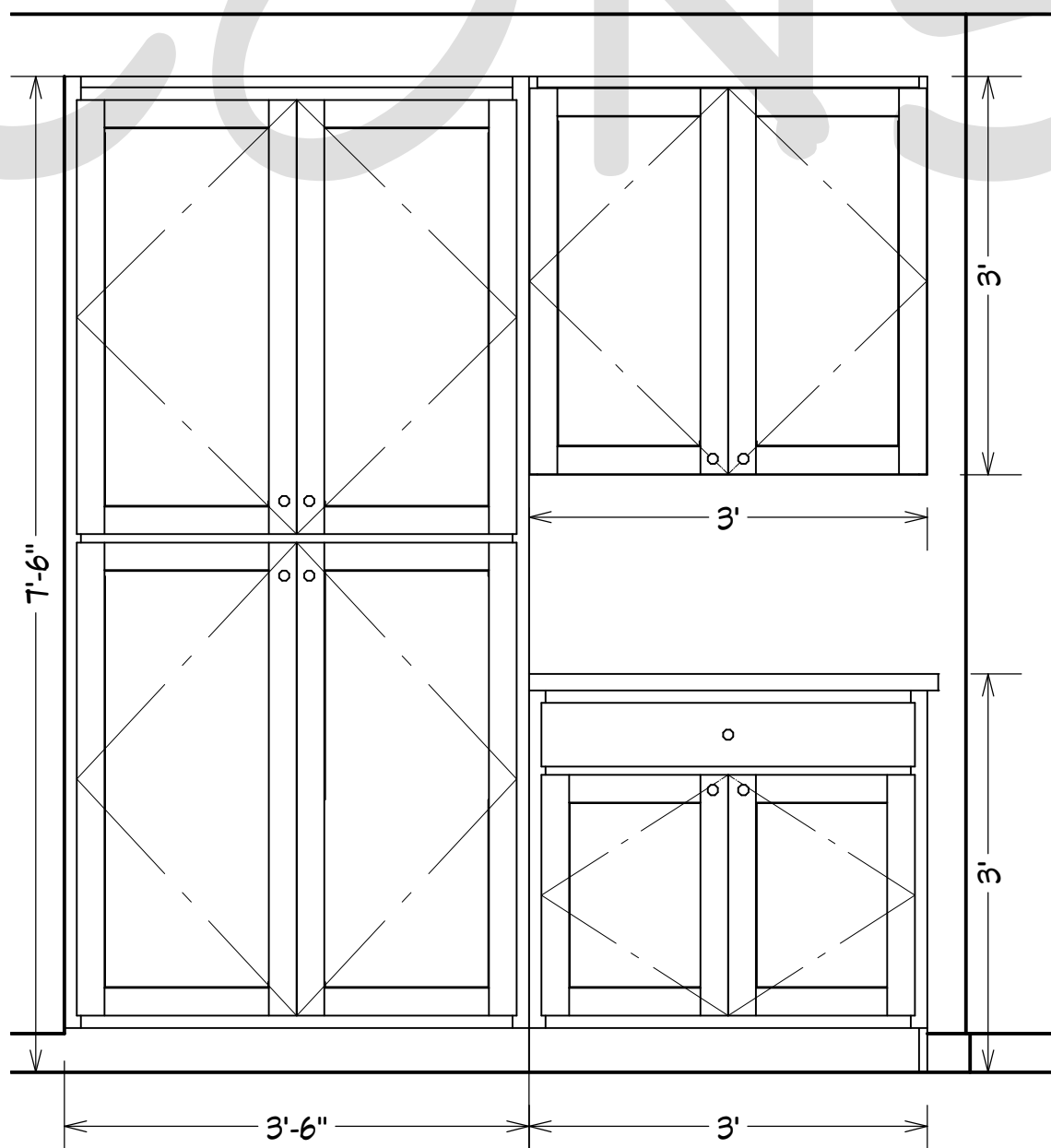
WEST WALL ELEVATION



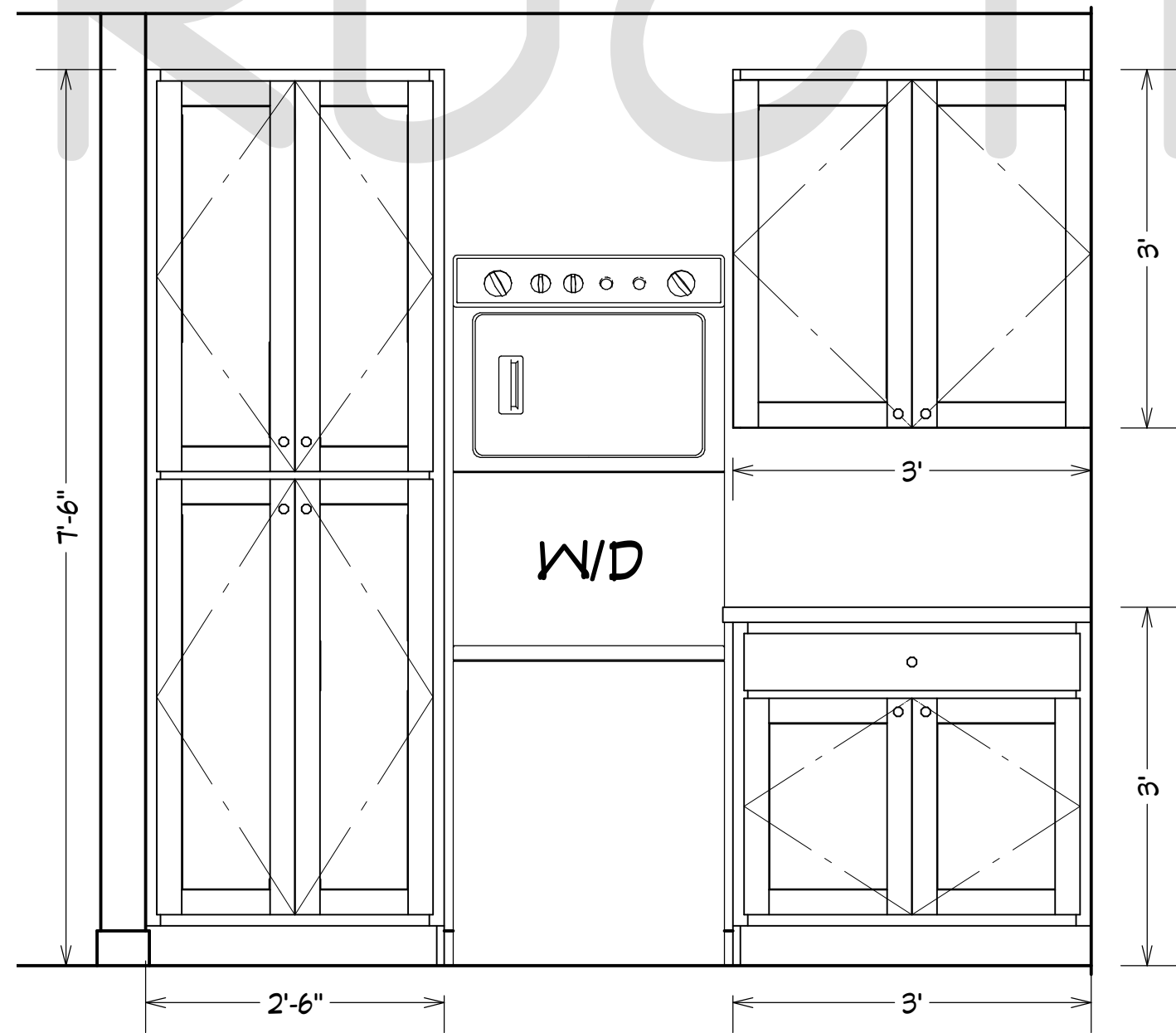
NORTH WALL ELEVATION



ISLAND ELEVATION



SOUTH WALL ELEVATION



LAUNDRY ELEVATION

KITCHEN / LAUNDRY DETAIL

REVISION TABLE		NUMBER	DATE	REVISION	BY	DESCRIPTION
1	2-4-20	RJB				

KITCHEN / LAUNDRY DETAIL

SAMPLE PLAN

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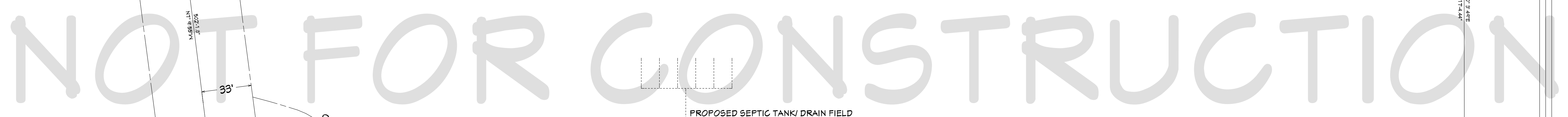
7/22/20

SCALE:

3/4" = 1'

SHEET:

14



ALL MEASUREMENTS ARE ESTIMATED. WILL BE VERIFIED UPON CONSTRUCTION.
* SURVEY DATA PROVIDED BY Gourdie-Fraser.

SITE PLAN

SITE PLAN

SAMPLE PLAN

INTRODUCTION

RJB DESIGNS LLC
Robert J. Brown
10492 E. Peterson Park Rd.
Northport, MI 49670
231-944-2942 rjbplot@gmail.com
www.rjbdesigns.net

DATE:

/22/20

SCALE:

$$14'' = 8'$$

SHEET:

5

