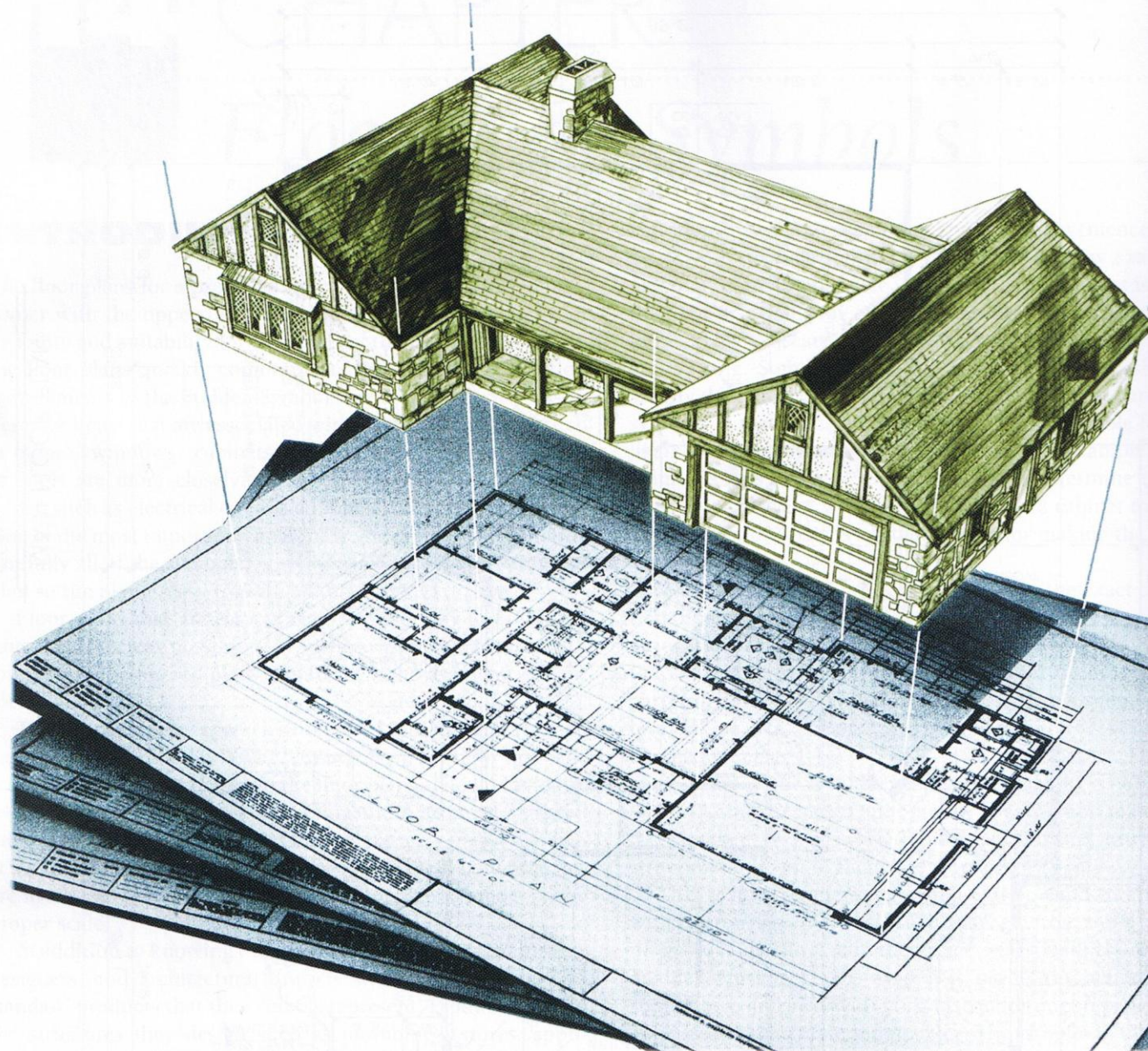


# Floor Plan Symbols

# Floor Plan

**\*The floor plan represents a section view of a residence which has had an imaginary cut made approximately 4 feet above the floor line.**

**\*Residential floor plans are generally drawn at a scale of  $1/4" = 1'-0"$ .**



# Walls

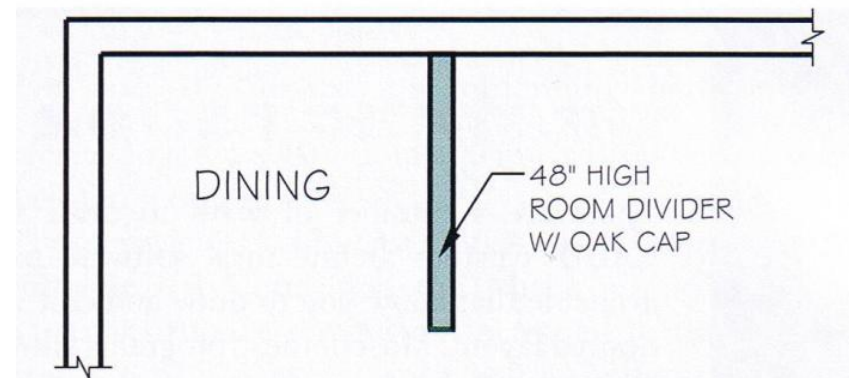
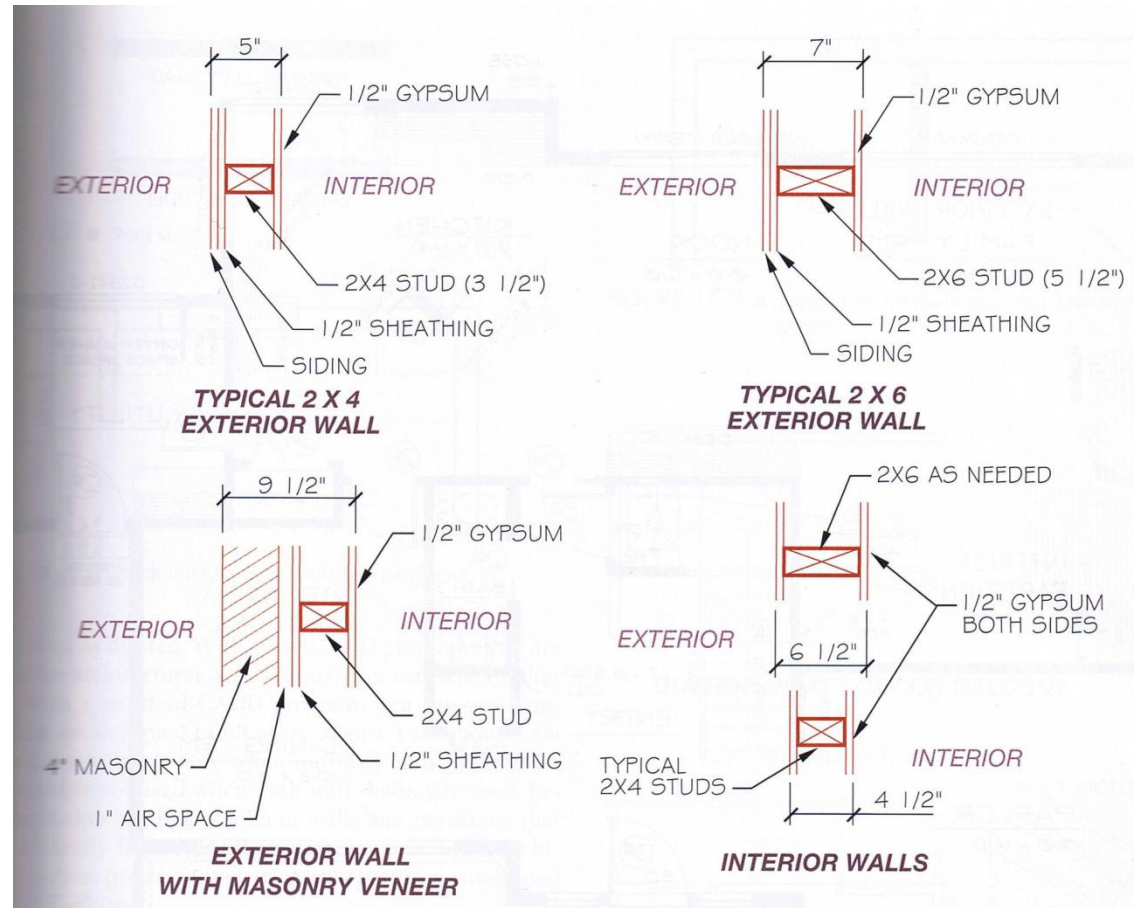
**\*A 2x6 stud is actually 1 1/2"x5 1/2".  
An interior 2x6 wall is drawn 6 1/2"  
thick because of the sheet rock.**

**\*A 2x4 stud is actually 1 1/2"x3 1/2".  
An interior 2x4 wall is drawn 4 1/2"  
thick because of the sheet rock.**

**\*A 2x4 stud is spaced at 16" O.C.  
With a 2x6 stud the spacing can be  
24" O.C**

**Thick wall lines help accent the  
walls and partitions so that  
they stand out from other floor  
plan features.**

**Partial walls are used as room  
dividers in situations where an  
open environment is desired.  
These require a minimum  
height of 36 inches.**

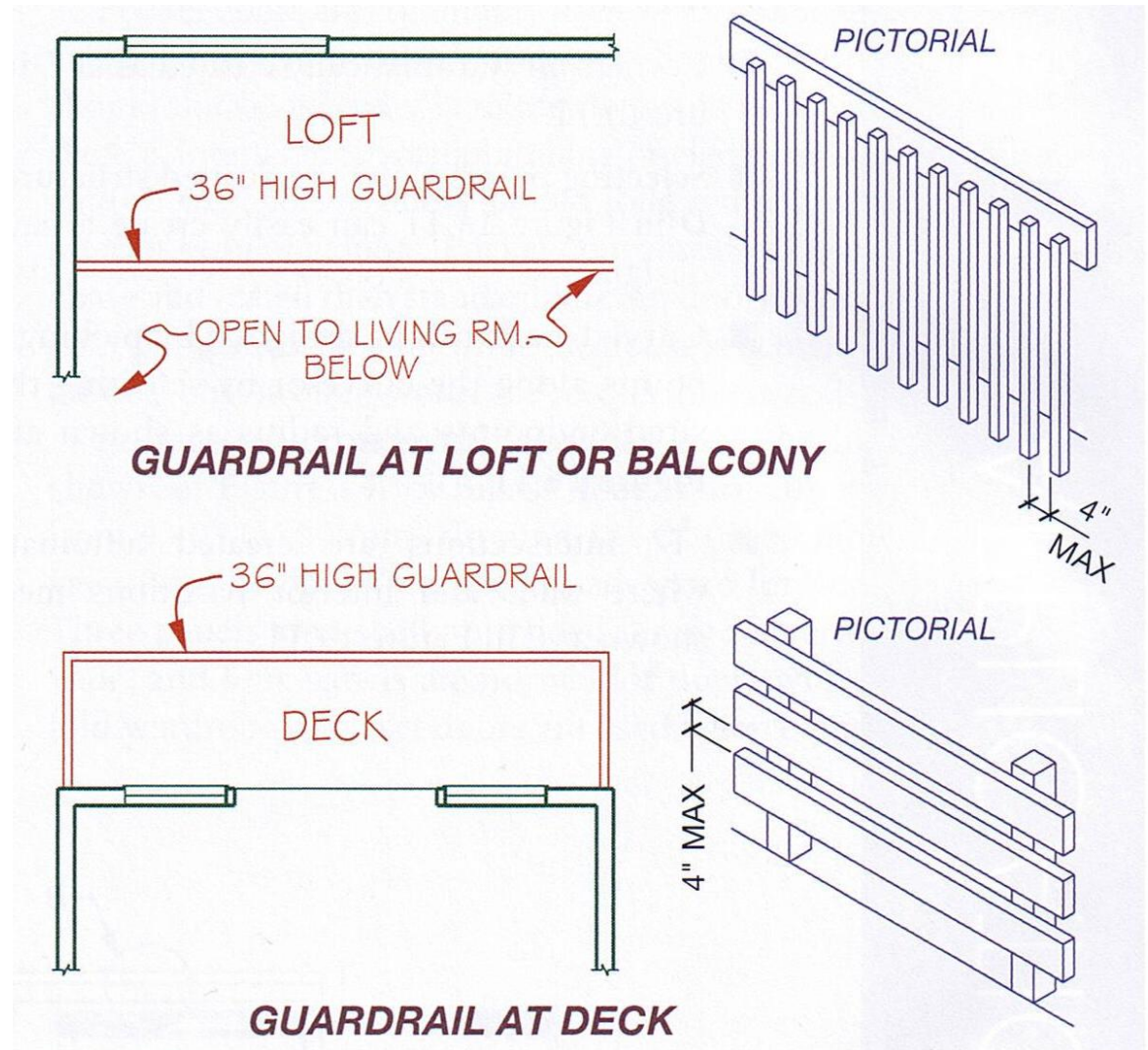


# Guardrails

Guardrails are required on all balconies, decks, etc., that are over 30 inches above the next lower level.

\*The minimum height of a residential guardrail is 36 inches.

\*The intermediate rails on guardrails such as balusters or an ornamental pattern shall not have more than a 4 inch space between them.



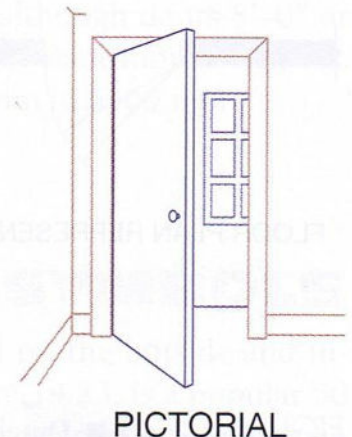
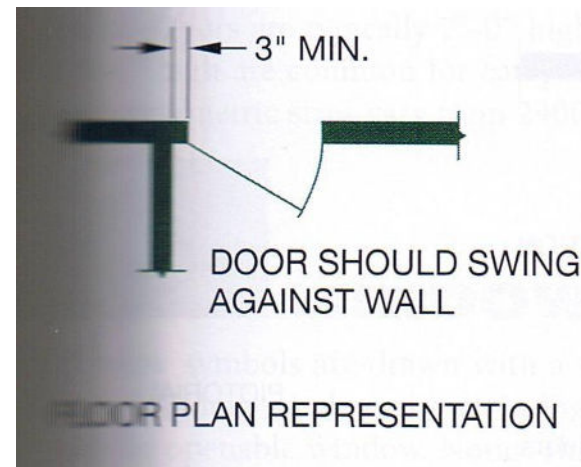
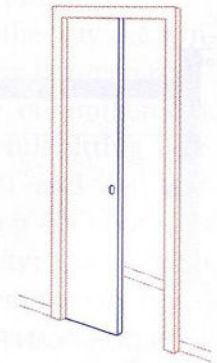
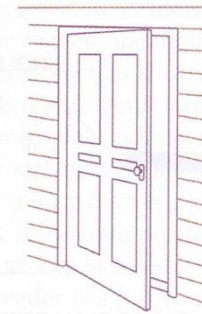
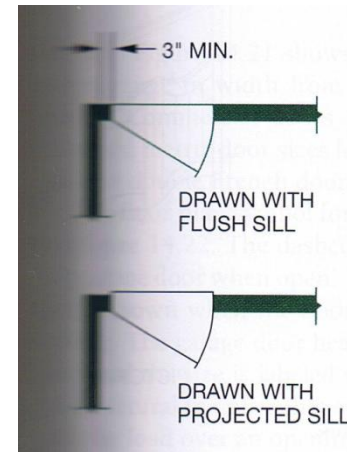
# Doors

Exterior doors that exit onto a concrete platform or step are normally drawn showing a sill or threshold on the outside of the house.

Interior doors are normally shown swinging into the room being entered and against the adjacent wall

The ADA specifies a 36 inch wide opening in a doorway for wheelchair access. This is an unobstructed dimension measured with the door open at 90 degrees.

Pocket doors should not be placed in exterior walls because of insulation displacement nor should they be placed in areas where electrical or plumbing materials will have to be housed in the pocket cavity.



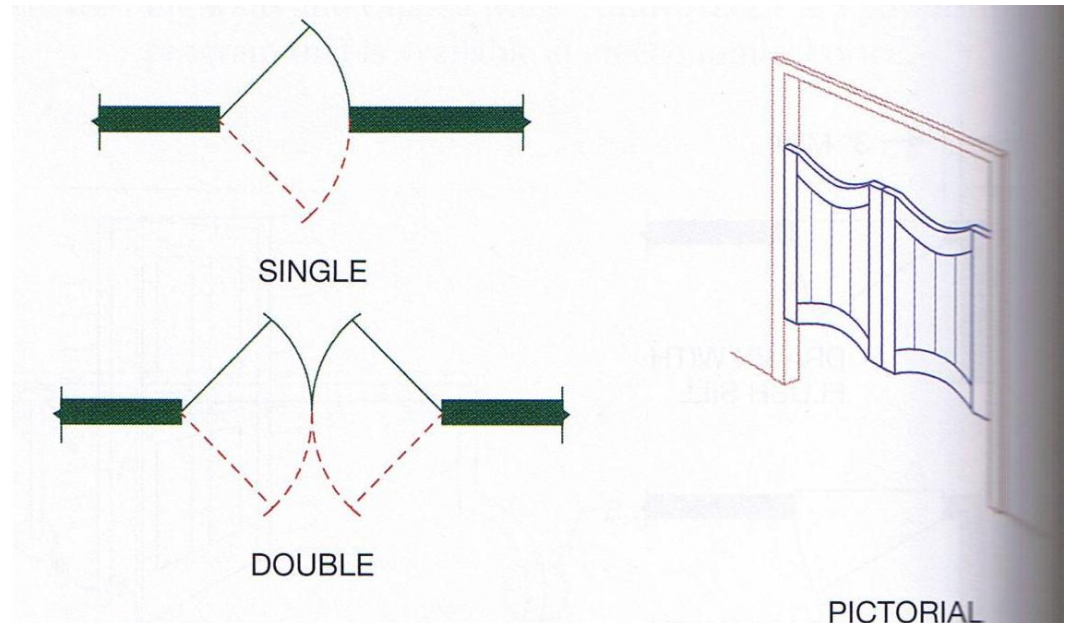
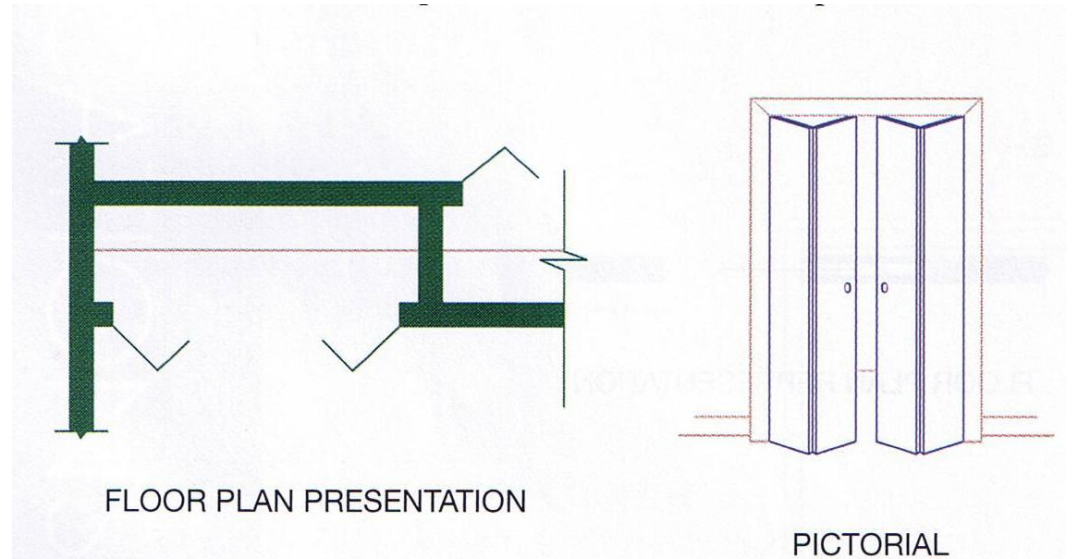
# Doors

**\*The standard residential door height is 6'-8".**

**When complete access to a closet is desired bifold type closet doors are normally used.**

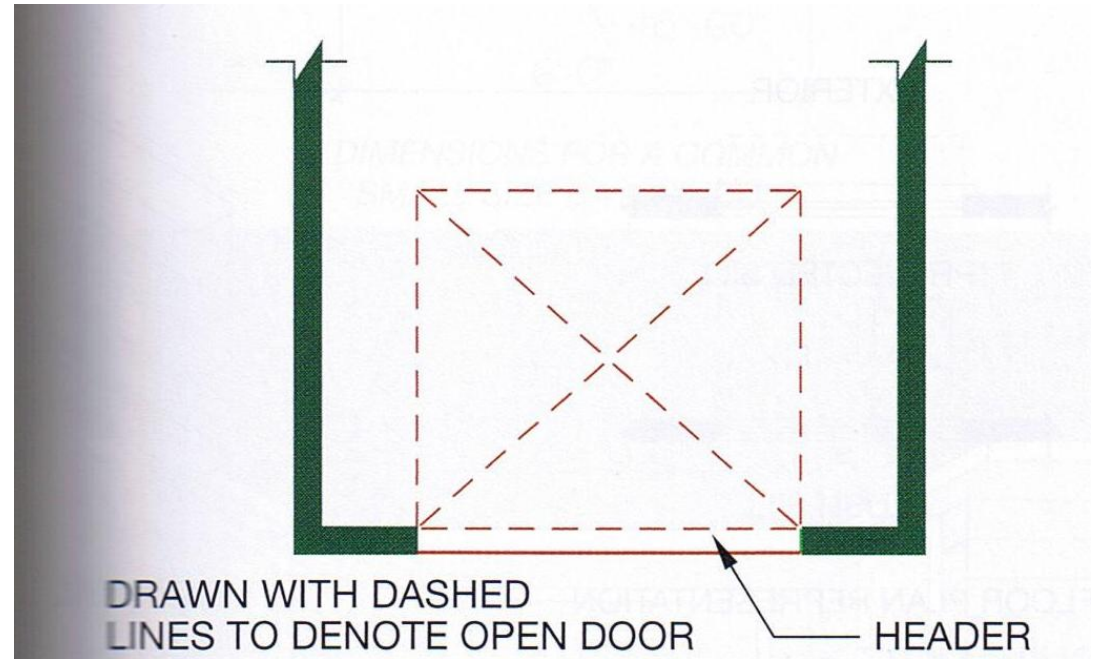
**For safety reasons, tempered type glass is normally used in sliding glass doors.**

**Double acting doors are often used between a kitchen and eating area to provide for some privacy as well as easy passage when transporting materials from one area to the other.**



# Doors & Garage Slabs

When using a single door to cover the entire opening of a double car garage, the door is commonly 16 feet wide and is typically 7'-0" feet high.



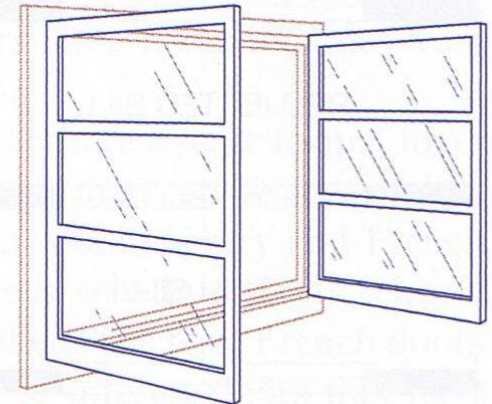
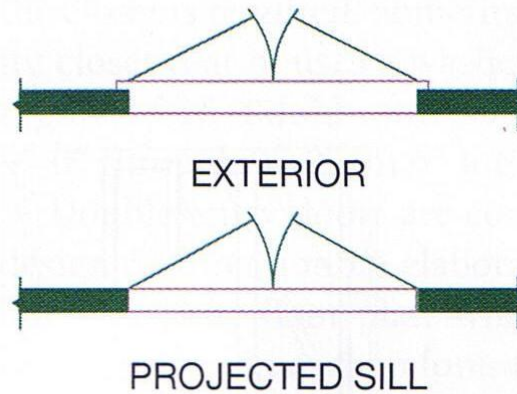
**\*Concrete slabs used for the floor of a garage should slope toward the front. The amount of slope is 1/8" per foot and the thickness is typically 4".**

# Windows

A wide kitchen window is nice for illumination however the wider it is the more upper cabinet space it eliminates.

If the tops of windows are at the normal 6'-8" height, windows with a vertical measurement in excess of 3'-6" may interfere with the kitchen counter top.

Two advantages of casement windows are: 1) 100% openable 2) has a tight seal.





# Windows

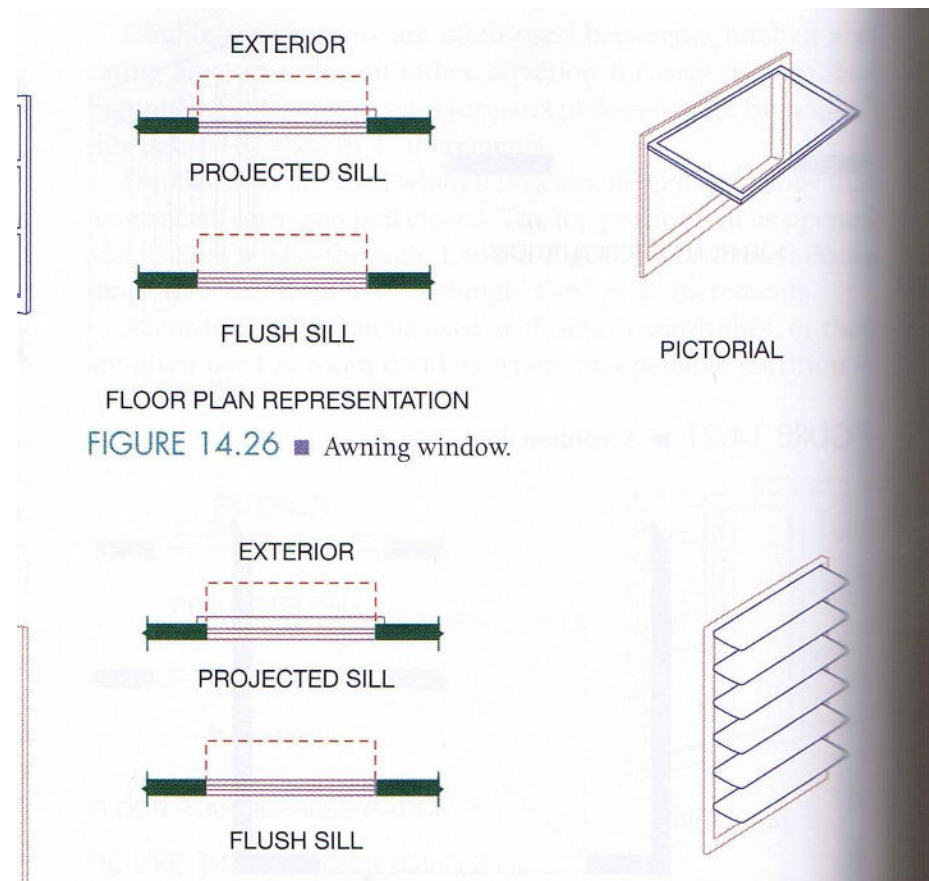
**Awning windows are hinged at the top and swing outward.**

**Jalousie windows provide a louvered effect.**

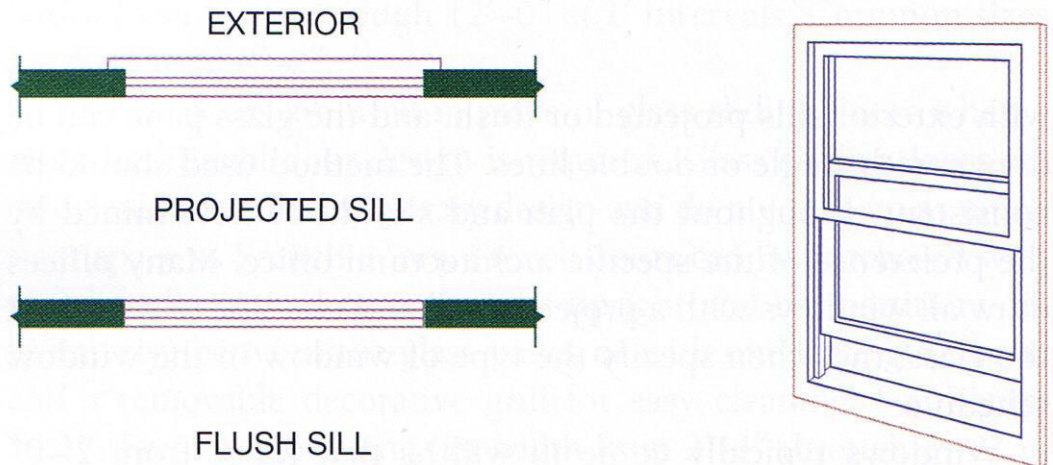
**Hopper windows are hinged at the bottom and swing inward.**

**A double hung window has a lower panel that slides upward.**

**Most bathroom windows have obscure tempered glass.**



FLOOR PLAN REPRESENTATION  
FIGURE 14.26 ■ Awning window.



# \*Door & Window Schedules

**\*Door and window schedules are used to more specifically describe them and to keep the drawing clean of unnecessary notes. They may include any or all of the following: Manufacturer's name, Product name, Model number, Type, quantity, Size rough opening size, and Color**

WINDOW SCHEDULE				
SYM	SIZE	MODEL	ROUGH OPEN	QUAN.
A	1' x 5'	JOB BUILT	VERIFY	2
B	8' x 5'	W 4 N 5 CSM.	8'-0 <sup>3</sup> / <sub>4</sub> x 5'-0 <sup>7</sup> / <sub>8</sub>	1
C	4' x 5'	W 2 N 5 CSM.	4'-0 <sup>3</sup> / <sub>4</sub> x 5'-0 <sup>7</sup> / <sub>8</sub>	2
D	4' x 3 <sup>6</sup>	W 2 N 3 CSM.	4'-0 <sup>3</sup> / <sub>4</sub> x 3'-6 <sup>1</sup> / <sub>2</sub>	2
E	3 <sup>6</sup> x 3 <sup>6</sup>	2 N 3 CSM.	3'-6 <sup>1</sup> / <sub>2</sub> x 3'-6 <sup>1</sup> / <sub>2</sub>	2
F	6' x 4'	G 64 SLDG.	6'-0 <sup>1</sup> / <sub>2</sub> x 4'-0 <sup>1</sup> / <sub>2</sub>	1
G	5' x 3 <sup>6</sup>	G 536 SLDG.	5'-0 <sup>1</sup> / <sub>2</sub> x 3'-6 <sup>1</sup> / <sub>2</sub>	4
H	4' x 3 <sup>6</sup>	G 436 SLDG.	4'-0 <sup>1</sup> / <sub>2</sub> x 3'-6 <sup>1</sup> / <sub>2</sub>	1
J	4' x 2'	A 41 AWN.	4'-0 <sup>1</sup> / <sub>2</sub> x 2'-0 <sup>7</sup> / <sub>8</sub>	3

A

**\*A window size designation of 8°x5° indicated a width of 8 feet 0 inches and a height of 5 feet 0 inches**

DOOR SCHEDULE			
SYM	SIZE	TYPE	QUAN.
1	3' x 6 <sup>8</sup>	S.C. RP. METAL INSULATED	1
2	3' x 6 <sup>8</sup>	S.C. FLUSH METAL INSULATED	2
3	2 <sup>8</sup> x 6 <sup>8</sup>	S.C. SELF CLOSING	2
4	2 <sup>8</sup> x 6 <sup>8</sup>	HOLLOW CORE	5
5	2 <sup>6</sup> x 6 <sup>8</sup>	HOLLOW CORE	5
6	2 <sup>6</sup> x 6 <sup>8</sup>	POCKET SLDG.	2

# Interior Finish Schedule

\*The interior finishing schedule lists each room in the house and gives specific details for each room.

INTERIOR FINISH SCHEDULE												
ROOM	FLOOR					WALLS				CEIL.		
	VINYL	CARPET	TILE	HARDWOOD	CONCRETE	PAINT	PAPER	TEXTURE	SPRAY	SMOOTH	BROCADE	PAINT
ENTRY					●							
FOYER			●			●			●		●	●
KITCHEN			●				●			●		●
DINING				●		●			●		●	●
FAMILY		●				●			●		●	●
LIVING		●				●		●			●	●
MSTR. BATH			●				●			●		●
BATH #2			●			●			●	●		●
MSTR. BED		●				●		●			●	●
BED #2		●				●			●		●	●
BED #3		●				●			●		●	●
UTILITY	●					●			●	●		●

# Appliances

A kitchen range should be provided with a hood which contains a light and a fan.

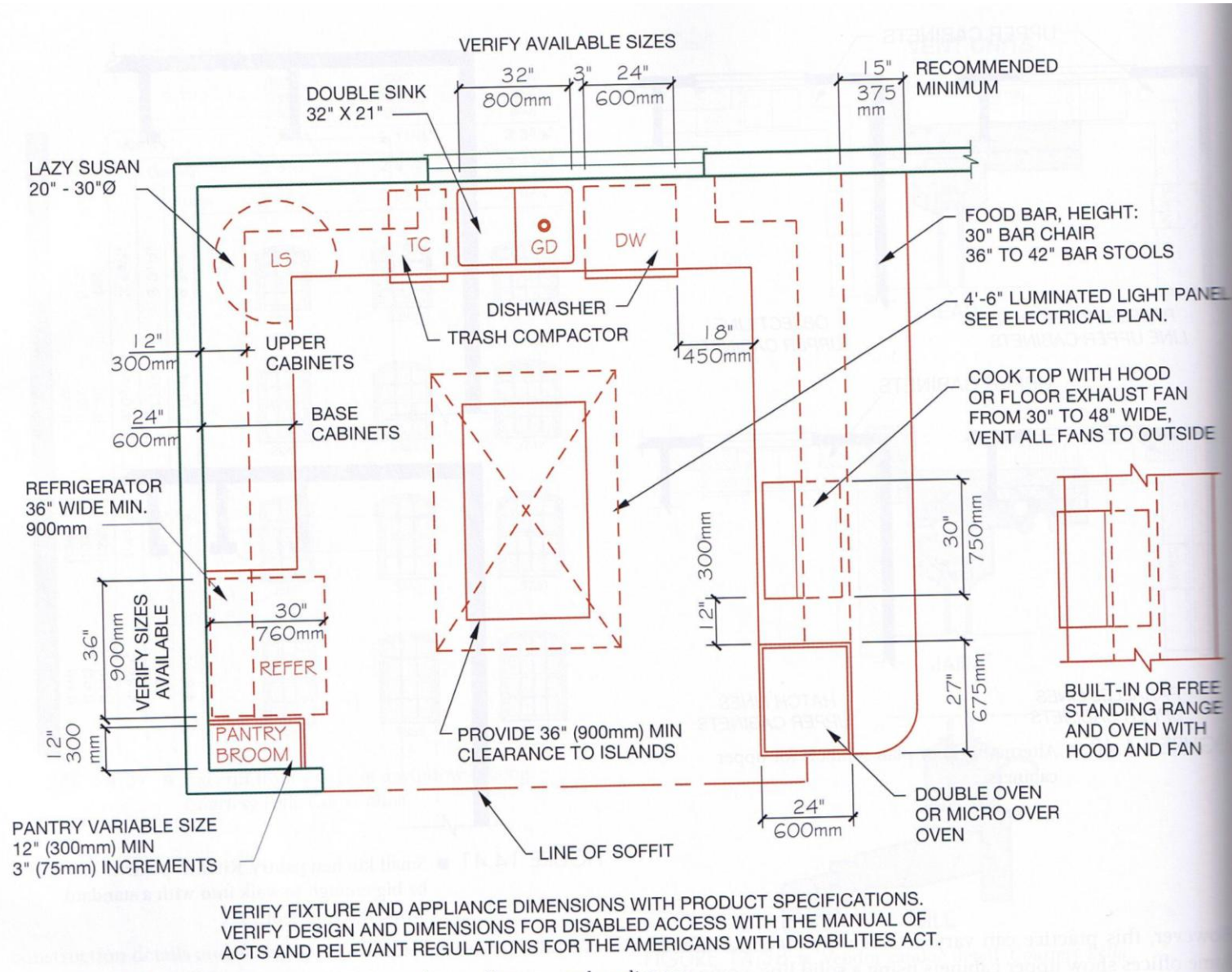
The abbreviation G.D. identifies the Garbage Disposal.

\*The abbreviation D.W. identifies the Dish Washer.

When a minimum space is available, laundry utilities may be placed in a closet.

\*The size of a dryer and washer is 2'-4" square each.

\*If the washer and dryer are placed in a closet the closet doors must be approx. 5 feet minimum to provide access.



# Hose Bib & Gas Bib

A hose bib is an outside water faucet. The symbol used is shown below.

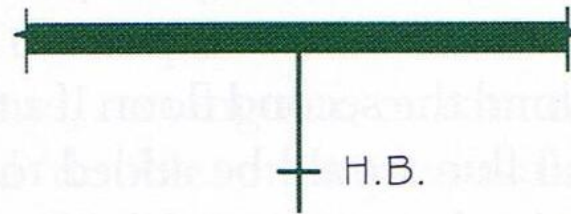
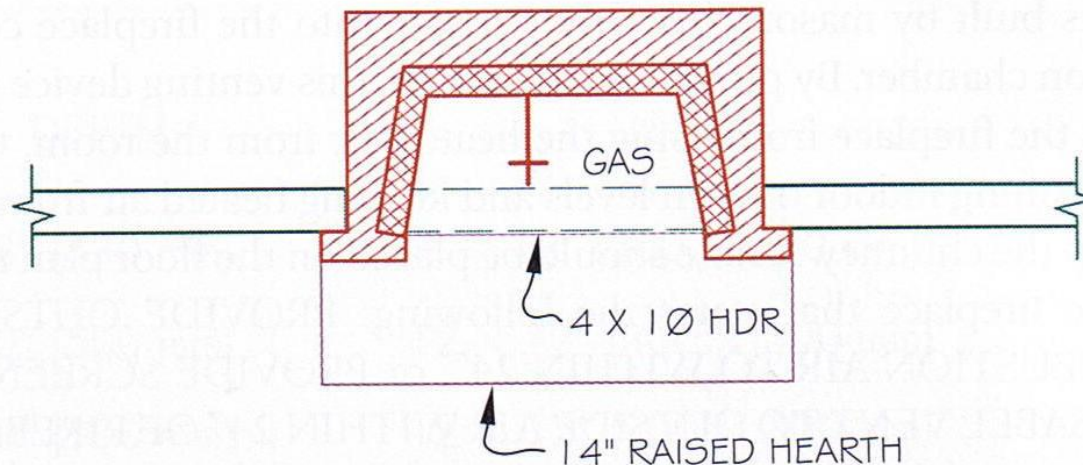


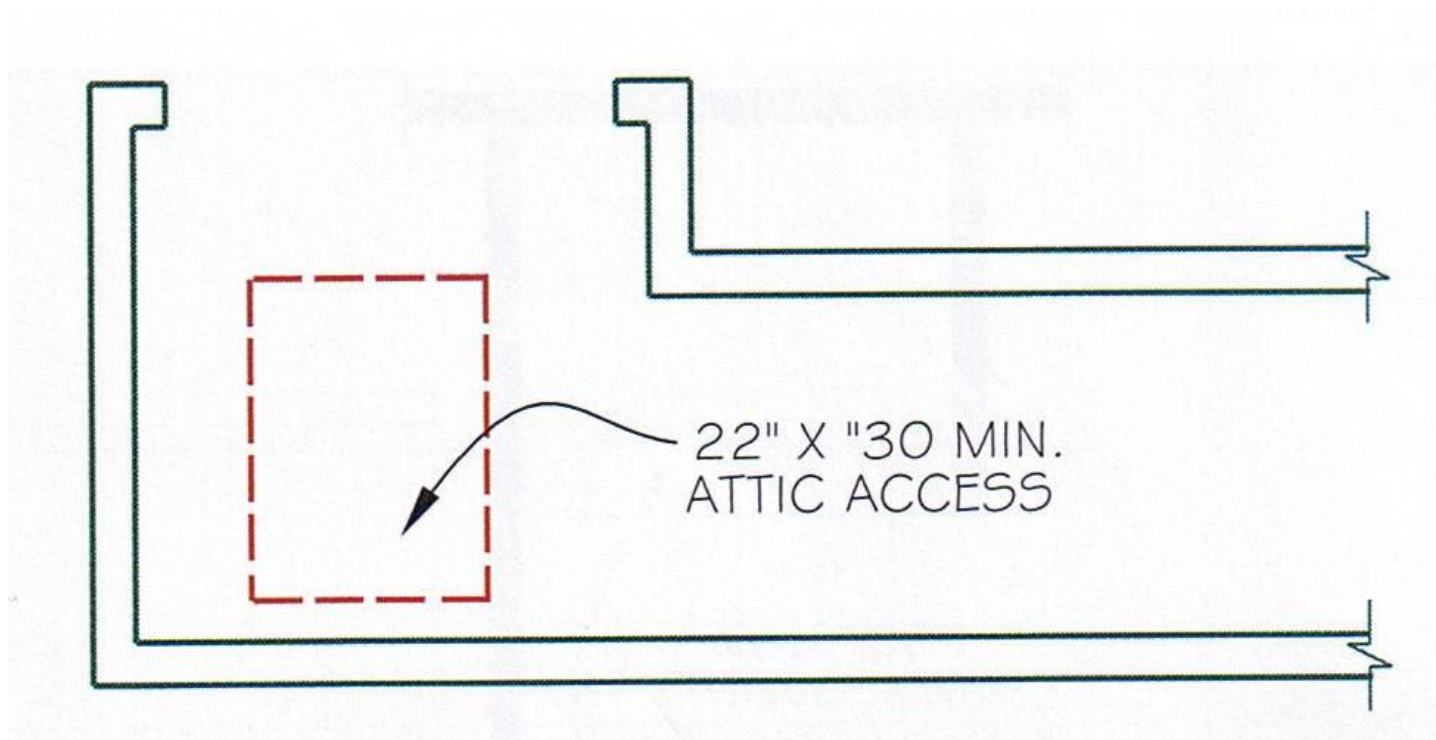
FIGURE 14.80 ■ Hose bib symbol.

A gas bib indicates a natural gas supply for a gas appliance. The symbol used is shown below.



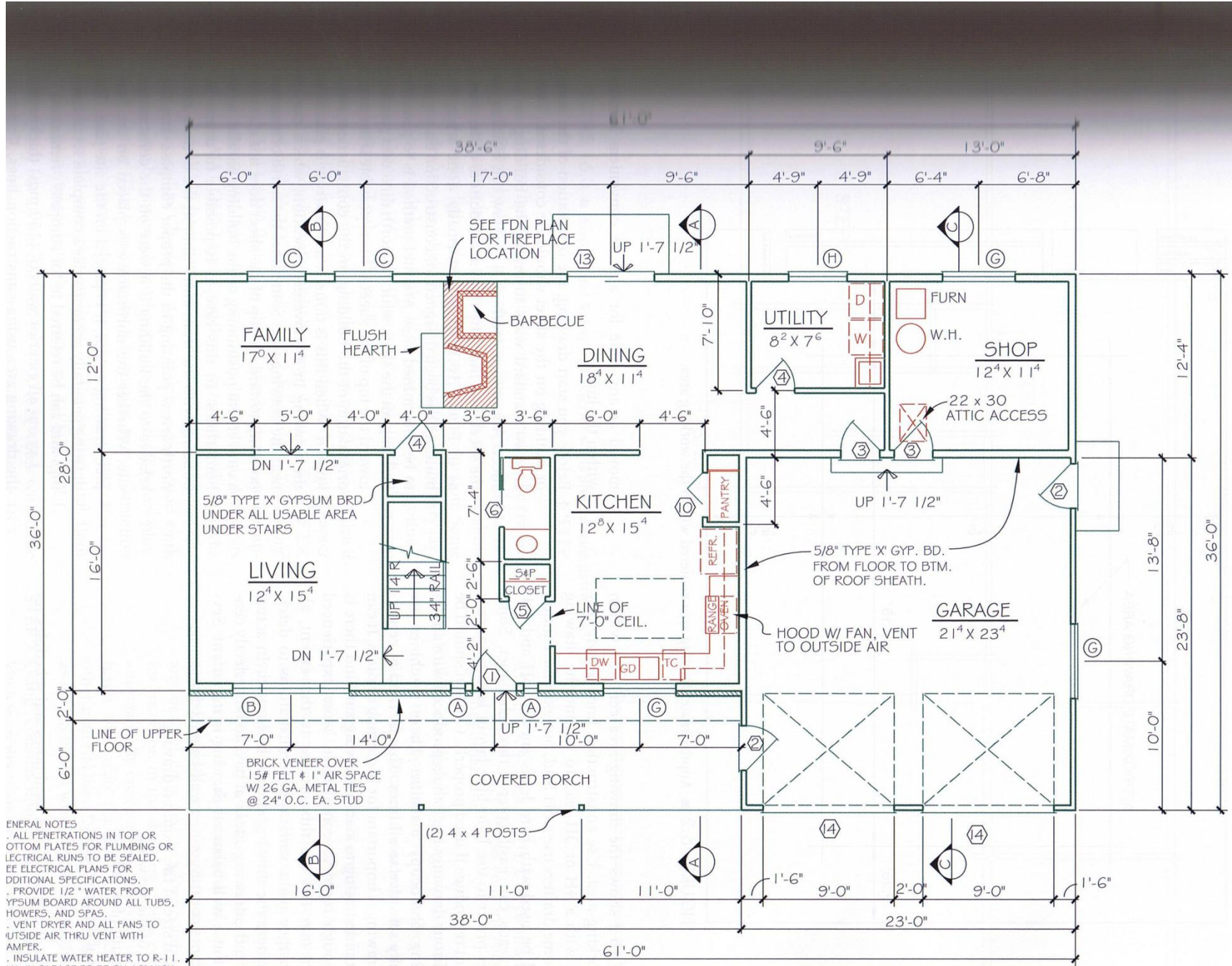
# Attic Access

**\*The minimum size of an attic access is 22 by 30 inches and you must have a minimum of 30 inches of unobstructed headroom above it.**



# Room Titles

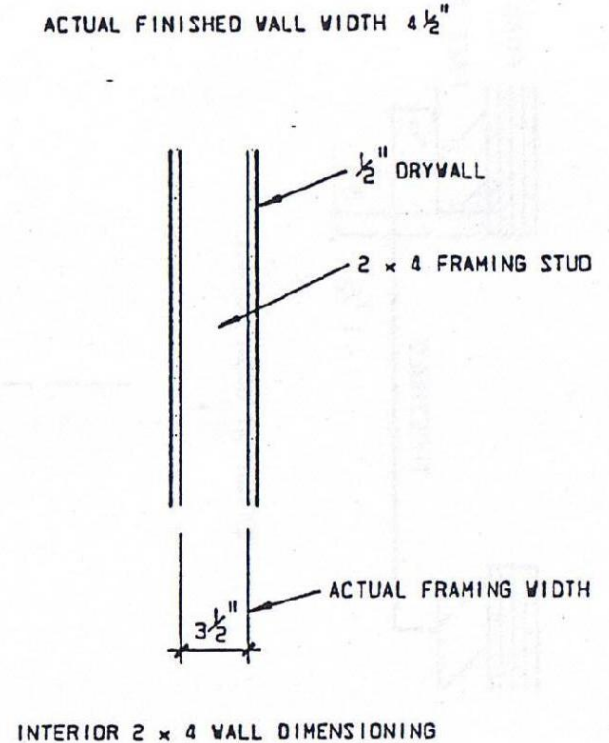
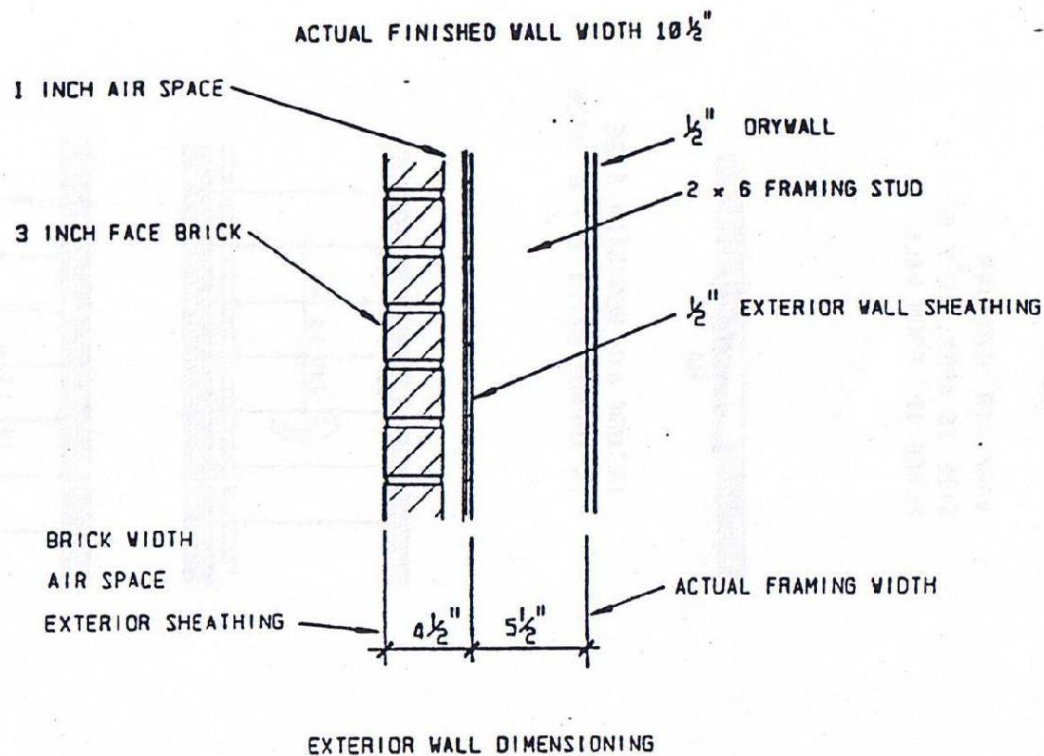
Room titles are underlined and are generally lettered using 3/16" or 1/4" lettering.



# Dimensioning

\*When dimensioning a brick veneer building, dimension the frame width and the brick width with air space and exterior sheathing.

## DIMENSIONING SEQUENCE PROCEDURE



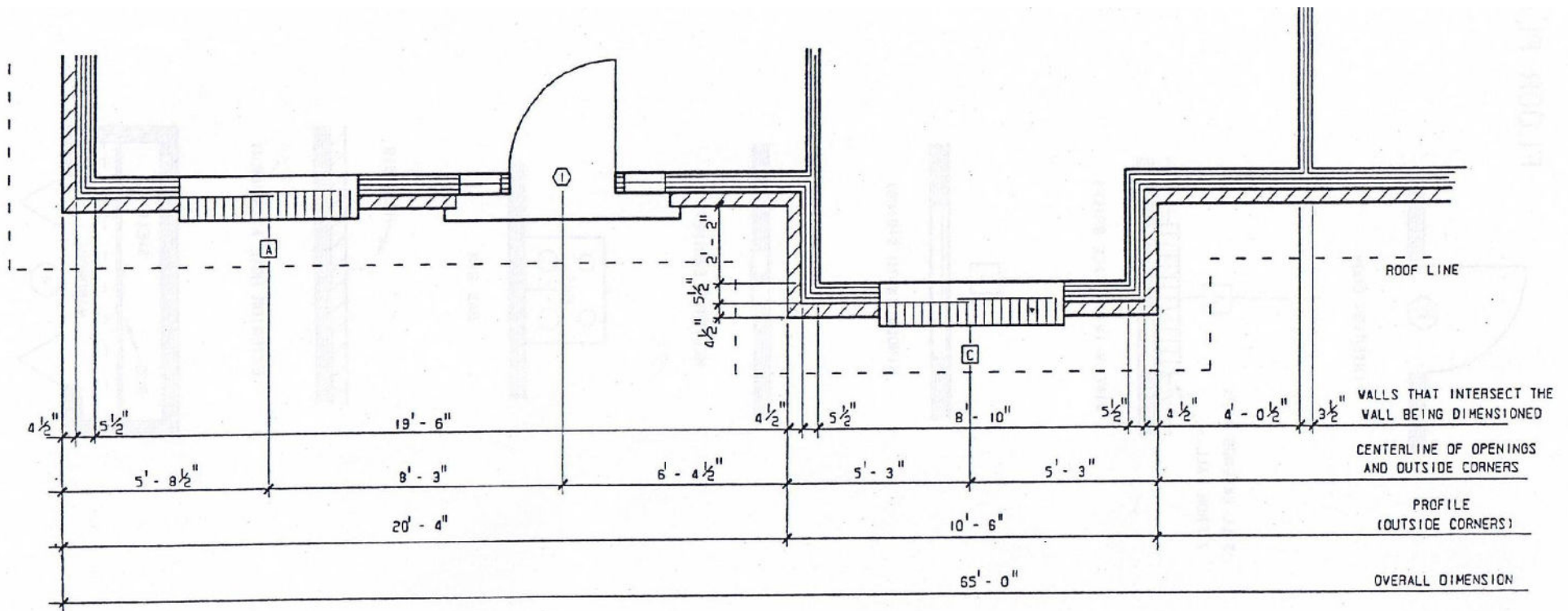


# Dimensioning

\*There are four rows of dimensions:

1. Walls that intersect the wall begin dimensioned
2. Center line of openings and outside corners
3. Outside corners
4. Overall dimension

\*The first row of dimensions should start  $\frac{3}{4}$ " from the furthest wall.



FLOOR PLAN  $\frac{1}{4}'' = 1'-0''$

# Dimensioning

Example of a fully dimensioned house.

