

PLAN NO. 301103

CUSTOM HOME PLAN

OKLAHOMA CITY, OKLAHOMA



- GENERAL REQUIREMENTS
- 1) BUILDING OWNER/CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, DEVELOPER, GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER PROFESSIONAL CONSULTANTS NOT SPECIFICALLY RETAINED BY THE DESIGNER.
 - 2) BUILDER'S SET: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". AFTER FORMAL REVIEW AND APPROVAL BY LICENSED ENGINEER AND/OR ARCHITECT IF REQUIRED BY THE BUILDING CODE OFFICIALS IN THE JURISDICTION IN WHICH THE PROJECT IS LOCATED, THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THE IMPLEMENTATION OF THESE PLANS REQUIRE AN OWNER / CLIENT / CONTRACTOR WHO IS THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PROJECT TYPE AND CONSTRUCTION METHODS.
 - 3) BUILDING MAINTENANCE: THE EXPOSED MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER / CLIENT SHALL PROVIDE OR CAUSE THE DEVELOPMENT OF A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.
 - 4) CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, RULES, CODES, ORDINANCES, AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE-MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE CONFORMING WORK.
 - 5) PERMITS: THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY OWNER / CLIENT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE IN EACH DISCIPLINE.
 - 6) INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND / OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" BUILDERS INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/ OR FURNISHING LABOR, MATERIALS AND SERVICES. EACH "ALL RISK" INSURANCE POLICY SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/ OR LABOR, SERVICES, AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS.
 - 7) INSURANCE: OWNER / CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE.
 - 8) NAMED PRODUCTS: THE DESIGNER MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
 - 9) SCOPE: THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIAL INDICATED ON THE PLANS AND REASONABLY INFERRED OR REQUIRED BY THE APPLICABLE CODES.
 - 10) SUBSTITUTION: SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS LISTED ON THESE SPECIFICATION SHEETS OR THESE PLANS SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE OWNER / CLIENT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
 - 11) CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THESE PLANS SHALL BE MADE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - 12) INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
 - 13) REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE OF ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.
 - 14) USE OF THE DRAWINGS: DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS ARE TO BE TREATED SIMILARLY, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND THE MINIMUM RECOMMENDED WEATHER PROTECTION FOR THIS PROJECT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS AND IN SOME CASES, SUPERSEDE THE DETAILS.
 - 15) APPROVED DRAWINGS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE, AND PROVIDING ALL SUBCONTRACTORS WITH, THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS.
 - 16) CLEANUP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
 - 17) STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AND THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS WHO STORED THE DAMAGED OR LOST MATERIALS.

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BUILDING CODE INFORMATION:

1ST FLOOR LIVING AREA: 3,444 S.F.

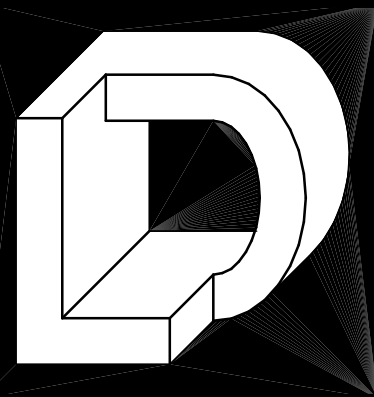
USE AND OCCUPANCY CLASSIFICATION: R-3

CONSTRUCTION TYPE: V

DESIGN OCCUPANCY LOAD: 18

SHEET	TITLE
1	TITLE SHEET
2	GENERAL NOTES & SPECS
3	FOUNDATION PLAN
4	1ST FLOOR PLAN
5	EXTERIOR ELEVATIONS 1
6	EXTERIOR ELEVATIONS 2
7	BUILDING SECTIONS
8	CONSTRUCTION DETAILS
9	CABINET DETAILS
10	1ST ELECTRICAL PLAN





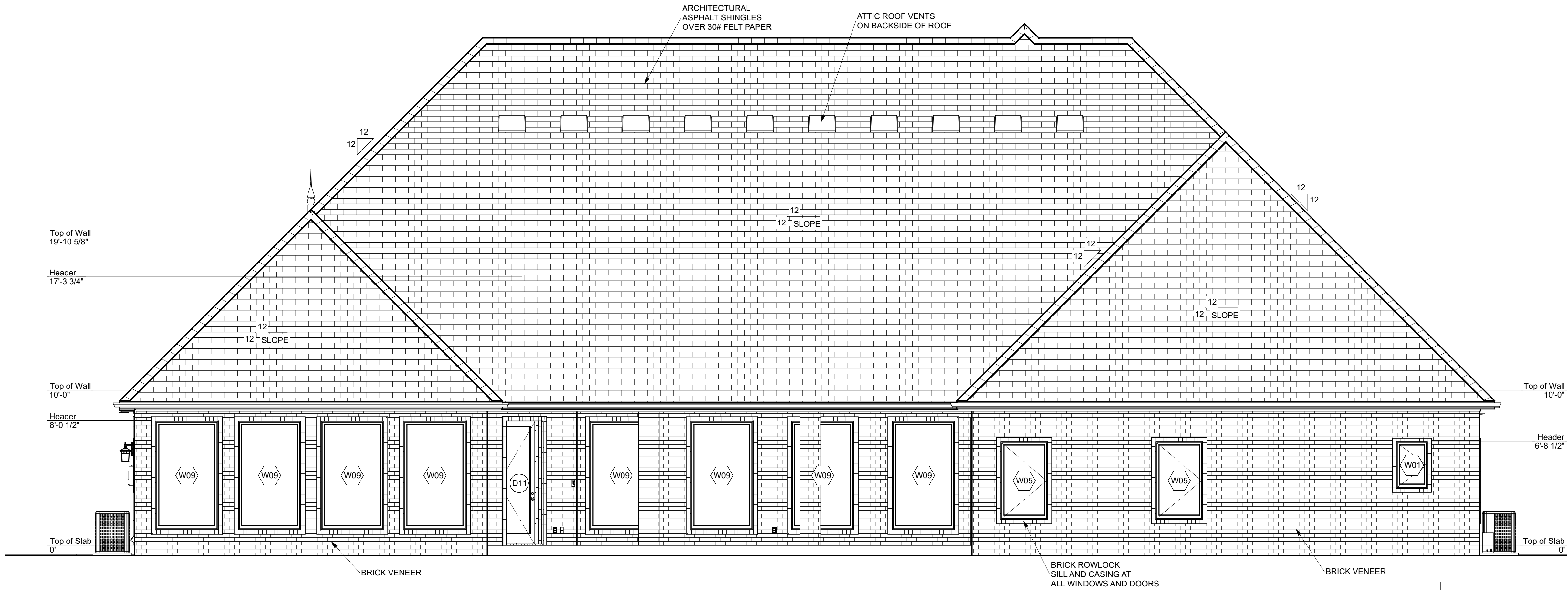
Loveday Designs

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"For every house is built by some man; but he that built all things is God."
Hebrews 3:4



REAR EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

Door Schedule								
Number	Qty	Width	Height	Hinge Side	Description	Comments		
D01	2	24"	80"	R	Hinged-Door P04			
D02	6	24"	80"	L	Hinged-Door P04			
D03	1	30"	80"	R	Hinged-Door P04			
D04	1	30"	80"	L	Pocket-Door S01			
D05	1	32"	80"	R	Hinged-Door P04			
D06	2	34"	80"	R	Hinged-Door P04			
D07	1	32"	80"	L	Hinged-Door P04			
D08	1	36"	80"	R	ext. Hinged-Door P04			
D09	1	36"	80"	R	ext. Hinged-Door E12			
D10	1	36"	80"	L	Hinged-Door P04			
D11	2	40"	96"	L	ext. Hinged-Door F01			
D12	1	48"	80"	L/R	Double Hinged-Door P04			
D13	3	48"	80"	L/R	4 Dr. Bifold-Door B04			
D14	1	60"	80"	L/R	Double Hinged-Door P04			
D15	1	60"	80"	L/R	Double Hinged-Door S03	VENTED PANEL DOOR		
D16	1	72"	132"		Mulled Unit			
D17	3	120"	96"		Garage-C15-ARCH4			

WINDOW SCHEDULE								
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	COMMENTS		
W01	2	24"	36"	SINGLE CASEMENT-HR				
W02	1	30"	36"	SINGLE CASEMENT-HR				
W03	2	36"	48"	FIXED GLASS				
W05	4	36"	60"	SINGLE CASEMENT-HR				
W06	1	36"	72"	SINGLE CASEMENT-HR				
W07	1	36"	72"	SINGLE CASEMENT-HL			HINGED RIGHT	
W08	1	48"	60"	FIXED GLASS	YES		HINGED LEFT	
W09	8	48"	84"	FIXED GLASS	YES			
W11	2	36"	60"	FIXED GLASS	YES			
W12	2	60"	72"	MULLED UNIT	YES			



FRONT EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

MEMBER

A | **I**
B | **D**[®]

AMERICAN INSTITUTE of
BUILDING DESIGN

"The thing that hath been, it is that
which shall be; and that which is
done is that which shall be done:
and there is no new thing under the
sun." Ecclesiastes 1:9

REVISIONS

**LOVEDAY
DESIGNS**

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PLAN NO. 301103
CUSTOM HOME PLAN
EXTERIOR ELEVATIONS 1

DWG. BY: D. Loveday
DATE: 1/16/2020
FILE: 301103plan

SHEET

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