

# Basic Plan Reading

## Basic Terminology

### What's on a sheet?

The plans for the timber frame and the rest of the house come in sets of sheets. Each sheet has a specific number; "T1" for example is the first sheet of the timber frame plans. This number is found in the lower right corner. When relaying changes, it's a good practice to state which sheet you're looking at before you mention the change. (On sheet T1,...)

### What's in a view name?

#### **Floor Plan**

A floor plan is a drawing that shows the locations of walls, doors, windows, plumbing fixture, appliances, cabinets, etc. It's as if we sliced horizontally through the house and took a picture looking straight down. Sometimes, an item may not look the way you would expect it too on a floor plan. This is usually because it's a generic symbol for that feature. Because of the generic symbols/measurements and code requirements, floor plans sometimes have to be modified from what is given to us. If you know that a particular arrangement will work with specific products being used, let us know and we will adjust the plans accordingly.

Floor plans don't show features like electrical fixtures, plumbing layouts, and HVAC layouts. Those plans are drawn separately to eliminate confusion. Clydesdale Frames does not draw up plumbing layouts and HVAC layouts because there is such a variation in how the systems are handled. Also because of code variations between each of the building locations.

Every floor plan has a compass. It's helpful when relaying changes to use it to state where something is moving. By stating the direction something is moving, there is no need to establish "your right or my right". This is especially helpful when relaying changes in a non face to face setting. (On sheet T1, B1 needs to move 4'-0" to the east.)

#### **Elevation**

An elevation is a drawing that is as if you were standing outside your house and looking at it. The elevation is named by which face of the house you are looking at. For example, a house's front faces south. If you are standing outside the house and looking at the front of the house, you are going to see the South Elevation.

If an interior elevation is drawn, the view is not stated with a cardinal direction. The floor plan will have a symbol in the area where the elevation is pulled from. That symbol will have an arrow showing which direction you are looking.

## **Section**

The section drawing is a cross between an elevation and a floor plan. It's a slice through the house vertically. It's used to give more detail about the building systems of the house. For example, you would see how the subfloor, floor system, SIPS, foundation, and timber frame all tie together.

Sections are referenced on floor plans through the use of lines and tags. The tags are located on the end of the line and they point in the direction you are looking. Occasionally, you will see section lines make a jog. This is done when a particular detail needs to be shown but won't be if the section is a straight cut through the house.

Sometimes you will see a section note that says "designed by others" or "built by others". This means that what is being shown is in generic form or is omitted. That is done if there are many ways to build it or if that area is something that is outside our expertise.

## **Detail**

Details magnify portions of elevations or floor plans. Similar to sections, details allow for more detailed dimensioning and notation. They're used to accurately convey a feature in your home to hopefully eliminate confusion or need for verbal clarification.

## **Schedule**

It's not the all powerful timeline for your building project. Schedules are used to specify what finishes are used, what windows and doors are used, etc. Every schedule will have a symbol next to each line item. This symbol can be referenced to the floor plans and/or elevations.

## *What does scale mean?*

When scales are called out, they are done so in the format of "measurement on the paper = real world measurement." For example, a common scale for architectural plans is 1/4"=1'-0". This means that 1/4" on the paper represents 1'-0" in the real world. So if you measure a post on a floor plan and it's 1/4" on the paper, then in the real world, it's 1'-0". If you measure a door and it's 3/4", then in the real world that is a 3'-0" door.

The easiest way to scale measurements off of a drawing is to use an architects scale. This triangular shaped ruler has most of the standard scales used on house plans. Most office supply stores sell these and if you'd like to learn how to use one, contact Chris.

## *What's pitch?*

In this sense, it's not tar. It's a way of calling out the slope of the roof. If the pitch is called out at 12/12, then for every 12" of rise in the roof, it runs horizontally 12". Roof pitches are always stated as rise/run.

### What's hundred grade?

While hundred grade can be any horizontal surface in the house, it's generally the subfloor of the main level. It will be called out on the elevations and sections with a tag that says 100'-0". It doesn't mean that the main level is 100'-0" above grade.

The way hundred grade works is that below the subfloor, you have the basement floor for example. If the basement floor is tagged as 90'-0", then it is 10'-0" below the main level subfloor. If the second level subfloor is 10'-0" above the main level subfloor then it will be tagged as 110'-0".

## **Timber Frame Plans**

### Some basic terminology.

#### **Post**

A vertical timber that supports a beam.

#### **Beam**

A horizontal timber that joins into or rests on a post.

#### **Brace**

An angled timber that connects a post and a beam.

#### **Bent**

A section of the timber frame that frames the pitch of the roof.

#### **Bay**

An area between two bents.

### What exactly is the model?

The printed model is never to scale so DO NOT ever get a measurement off of it. Measurements can be acquired off of the computer model by contacting Chris. The model is given so that you have a better idea of what the frame will look like when it is finished.

## **Architectural Plans**

### *The dimensions.*

Dimensions are given for every structural feature. If needed, non-structural features can be dimensioned but it is not common unless it is something we are providing. Dimensions always state the real world sizes. If you measure a dimension on a plan that says 4'-0", than on the paper, it will measure 1" if the scale is 1/4"=1'-0". If dimensions are incorrect, missing, or in question then contact Chris or John as soon as possible.

### *What is casework?*

Casework is anything from cabinets to shelves. Specific casework sizes can be shown if they are provided. The standard procedure for Clydesdale Frames is to show a generic layout for the casework. This is especially the case in the kitchen where cabinets vary greatly between each cabinet maker.

### *The windows and doors.*

Doors and windows sizes are not dimensioned in the floor plans or elevations unless a special circumstance requires it. The window and door schedule is used to call out what size the window is. The locations of windows and doors are dimensioned on floor plans.

Initially the windows and doors are shown as generic sizes. However as the plans progress, the client will need to provide the rough openings if they are using precut SIPS. Once this is done, the plans and schedule will be adjusted to reflect the actual sizes.

### *The electrical plans*

The electrical plans cover anything dealing with the electrical system of the house. As stated before, the electrical plan is shown on a separate sheet from the floor plan. Usually a large number of features are removed and the walls, doors, windows, and any other structural element are left.

Every electrical plan will have a legend. The legend explains what each symbol stands for. If the symbol is something special like a chandelier, then it will be noted on the plans. After the initial plans are drawn up, they are given to the local electrician for his review and to verify them against local codes. Then the plans are adjusted to reflect any changes he may request.

### *The plumbing and HVAC plans.*

The plumbing and HVAC plans would have their own plans same as the electrical plans. However because of the differences in local codes, Clydesdale Frames does not generate these drawings. We leave the design up to your local sub-contractor. We are happy to talk to your guy and relay the methods we have found to work well.

### *What is the CODE?*

The code that is commonly referred to is either based on or is the International Building Code. Most jurisdictions have adopted the International Building Code as their code. However several fields have their own particular code. In the same, each jurisdiction has the power to modify the code to their own standards. Because of this, all plans should be verified against the local codes in your area.