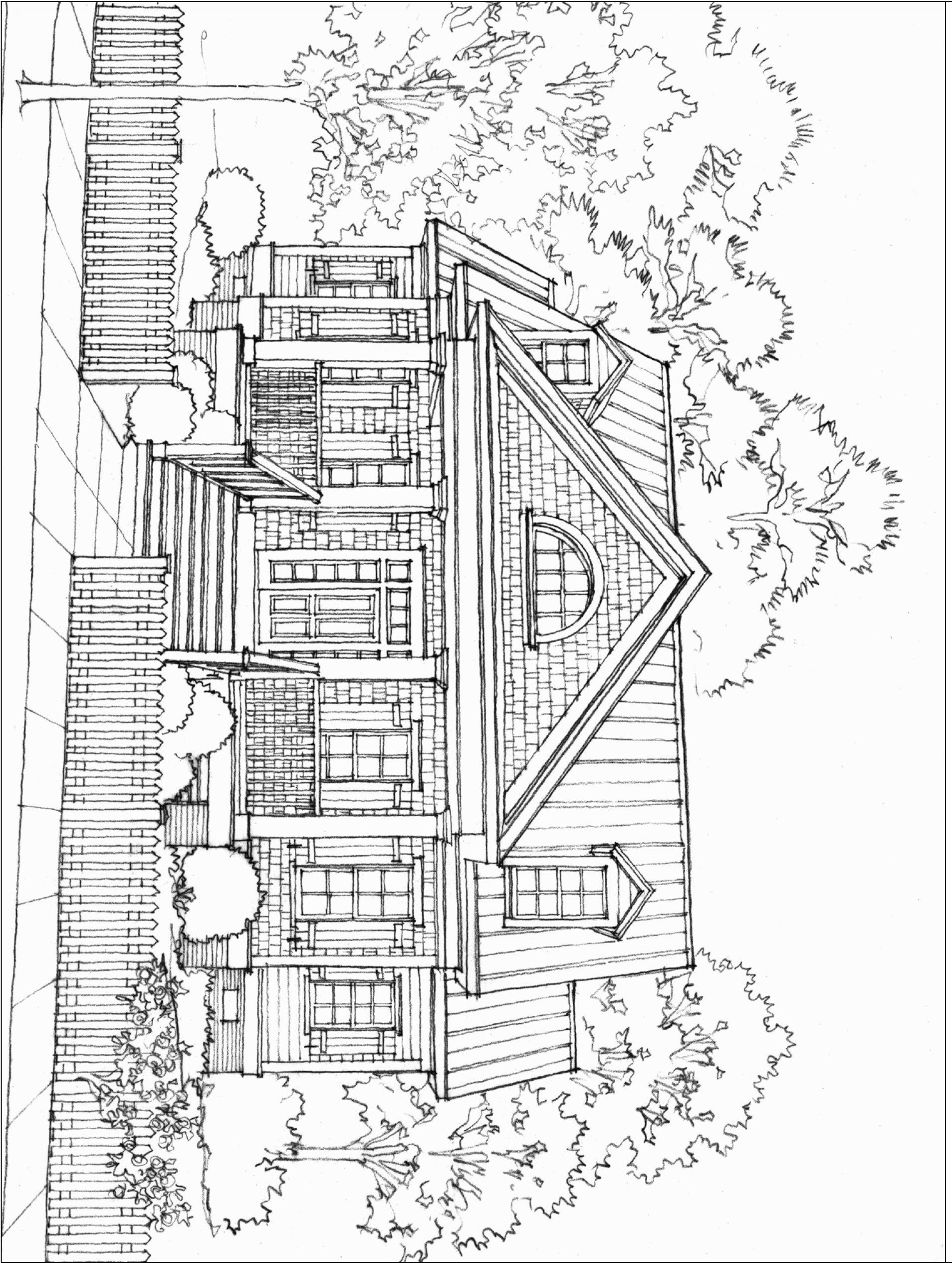


# OUR TOWN PLANS

## SAMPLE CONSTRUCTION DOCUMENTS



### MATERIAL LEGEND

SECTION / DETAIL	ELEVATION
RIGID INSULATION	SCREEN
BATT INSULATION	BRICK
PLYWOOD	GLASS
TILE	C.M.U.
EARTH	MORTAR / STUCCO
WOOD FRAMING	GRAVEL
FINISH WOOD	WOOD BLOCKING
	ARCH. SHINGLES

### INDEX TO DRAWINGS

THE FOLLOWING PAGES ILLUSTRATE THE TYPES OF DRAWINGS AND LEVEL OF DETAIL THAT ARE TYPICALLY INCORPORATED INTO A SET OF *OUR TOWN PLANS* CONSTRUCTION DOCUMENTS.

THIS COLLECTION OF DRAWINGS INCLUDES SAMPLES FROM A VARIETY OF HOME PLANS IN THE *OUR TOWN PLANS* COLLECTION AND IS INTENDED AS A REFERENCE TOOL ONLY.

THE PAGES HEREIN ARE REPRESENTATIVE ONLY AND THE CONTENT INCLUDED WITHIN EACH SET OF CONSTRUCTION DOCUMENTS WILL VARY.

### SQUARE FOOTAGE

CONDITIONED	PORCHES	
FIRST FLOOR	1,730 S.F.	FRONT 253 S.F.
SECOND FLOOR	1,080 S.F.	SCREENED 285 S.F.
TOTAL	2,810 S.F.	TOTAL 538 S.F.
TOTAL SQUARE FOOTAGE		
3,348 S.F		

### SYMBOL KEY

BUILDING SECTION CALLOUT	DETAIL CALLOUT
WALL SECTION CALLOUT	WINDOW CALLOUT SASH SIZE OR CORRESPONDING SCHEDULE
	DOOR CALLOUT DOOR SIZE OR CORRESPONDING DOOR NO. ON DOOR SCHEDULE
	ROOM LABEL CORRESPONDING TO ROOM NO. ON FINISH SCHEDULE
	INTERIOR ELEVATION CALLOUT
	ELEVATION CALLOUT

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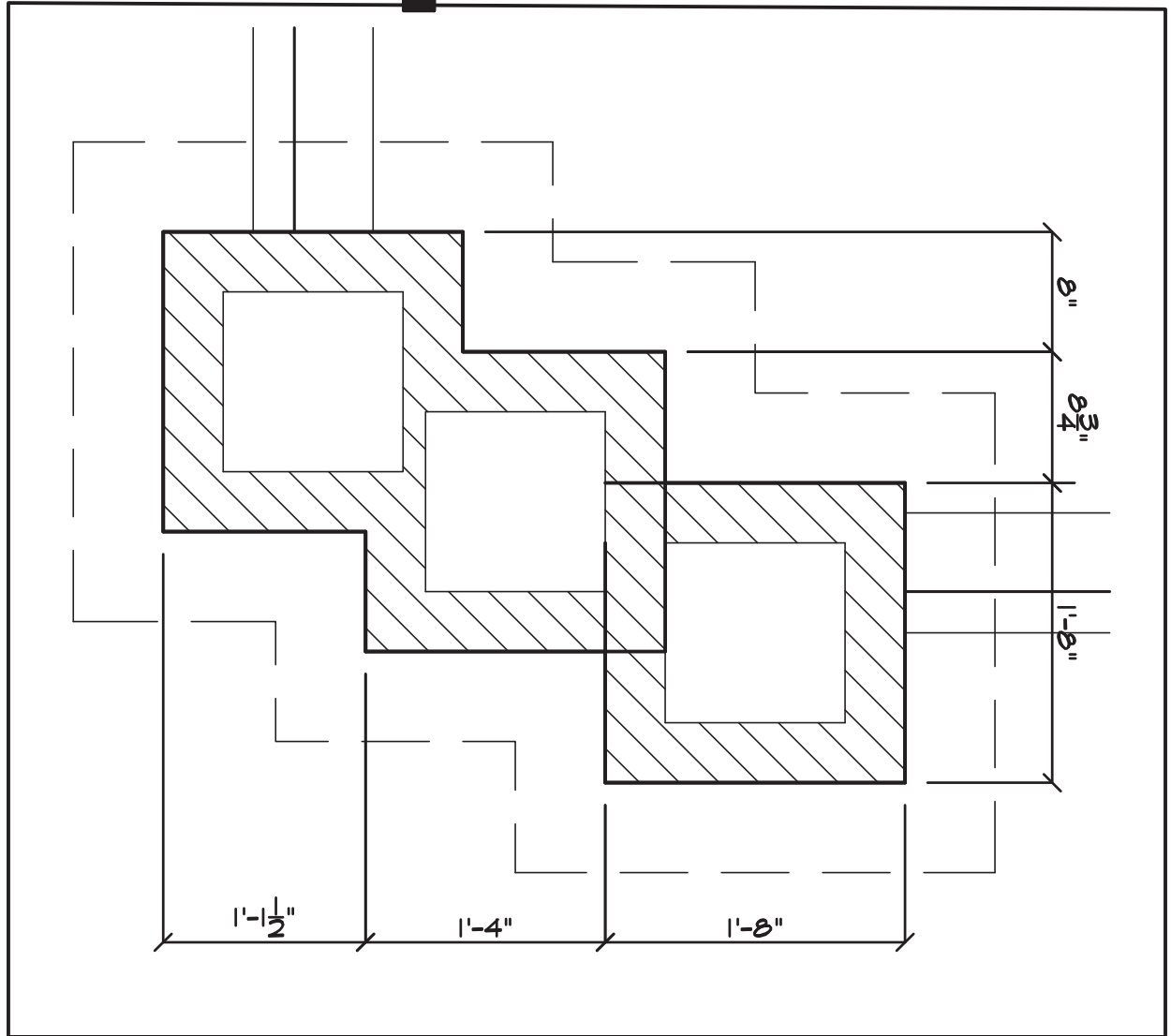
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The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that the plan is suitable for the intended use and construction. The purchaser should consult with a local Architect or engineer regarding these matters. Before construction begins, the purchaser should thoroughly review this plan with the Architect or engineer. The Architect or engineer should verify the design with a local engineer. The purchaser assumes all risks associated with adapting the plan to local conditions and acceptable practices of construction. The location of all footings should occur below frostline.

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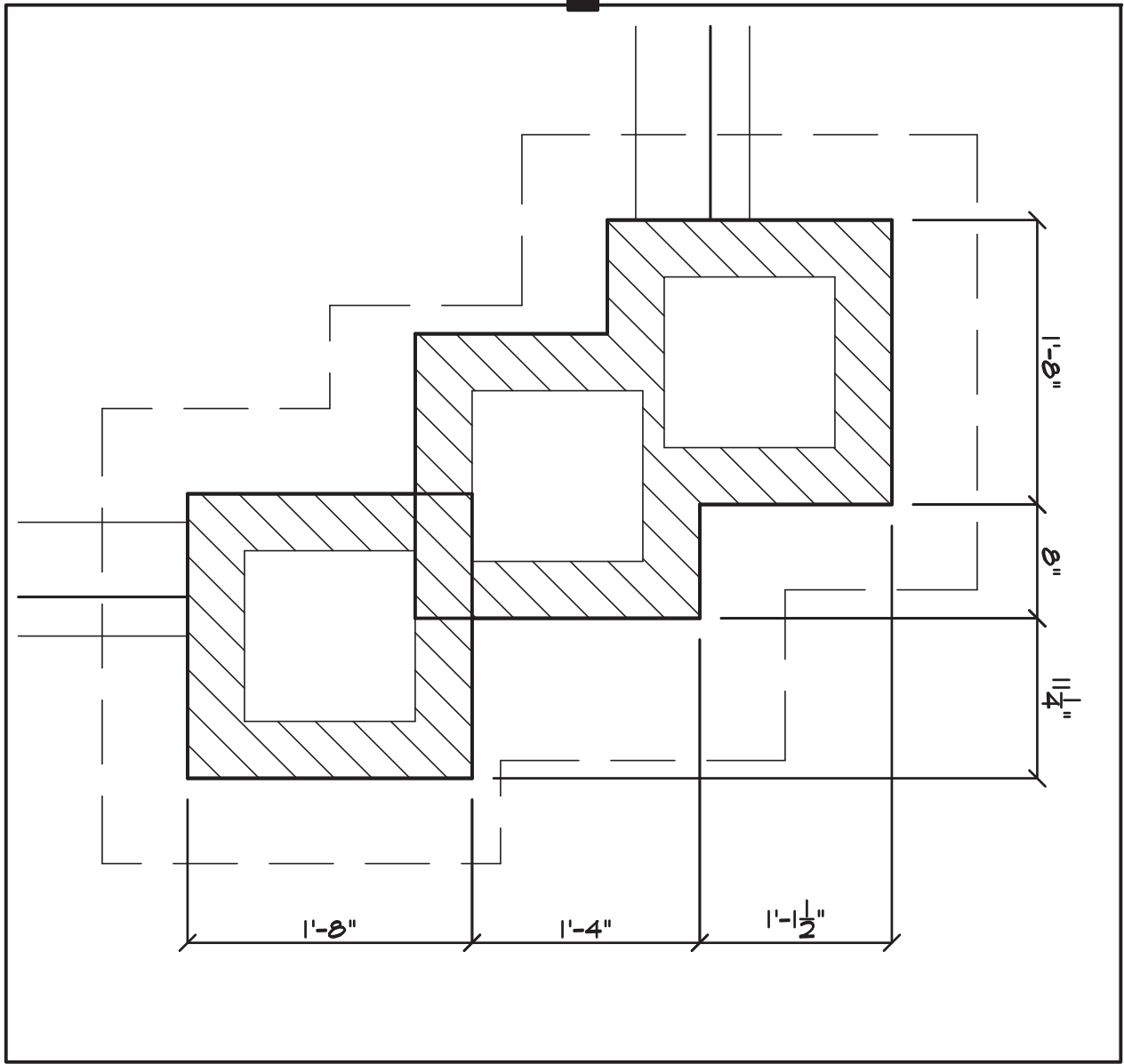
DRAWN: 07/15/04 DRAWN BY: JS

RELEASES:



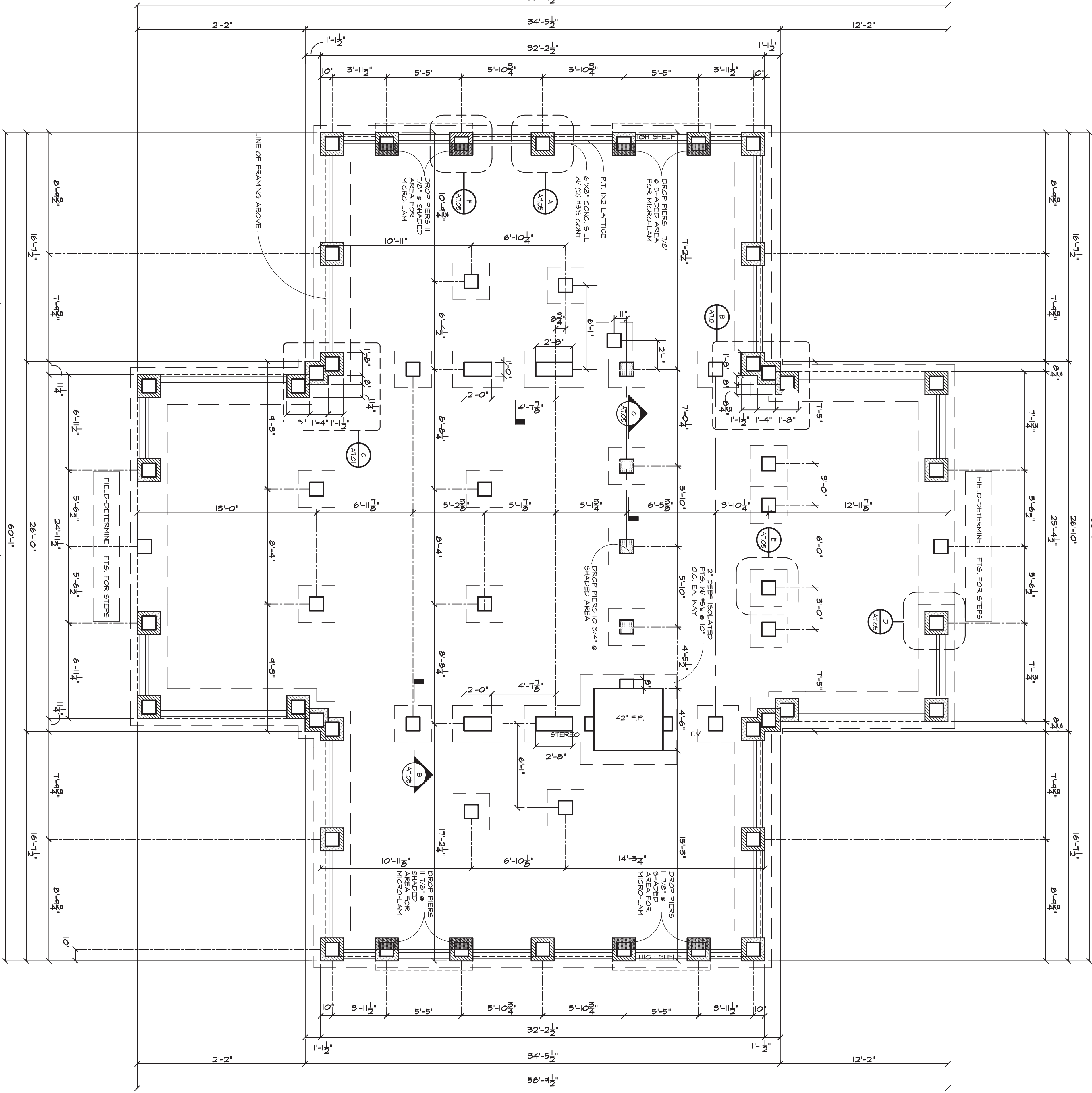
CORNER PIER @ REAR PORCH

SCALE: 1"=1'-0"



CORNER PIER @ FRONT PORCH

SCALE: 1"=1'-0"



FOUNDATION PLAN

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





OUR TOWN  
PLANS

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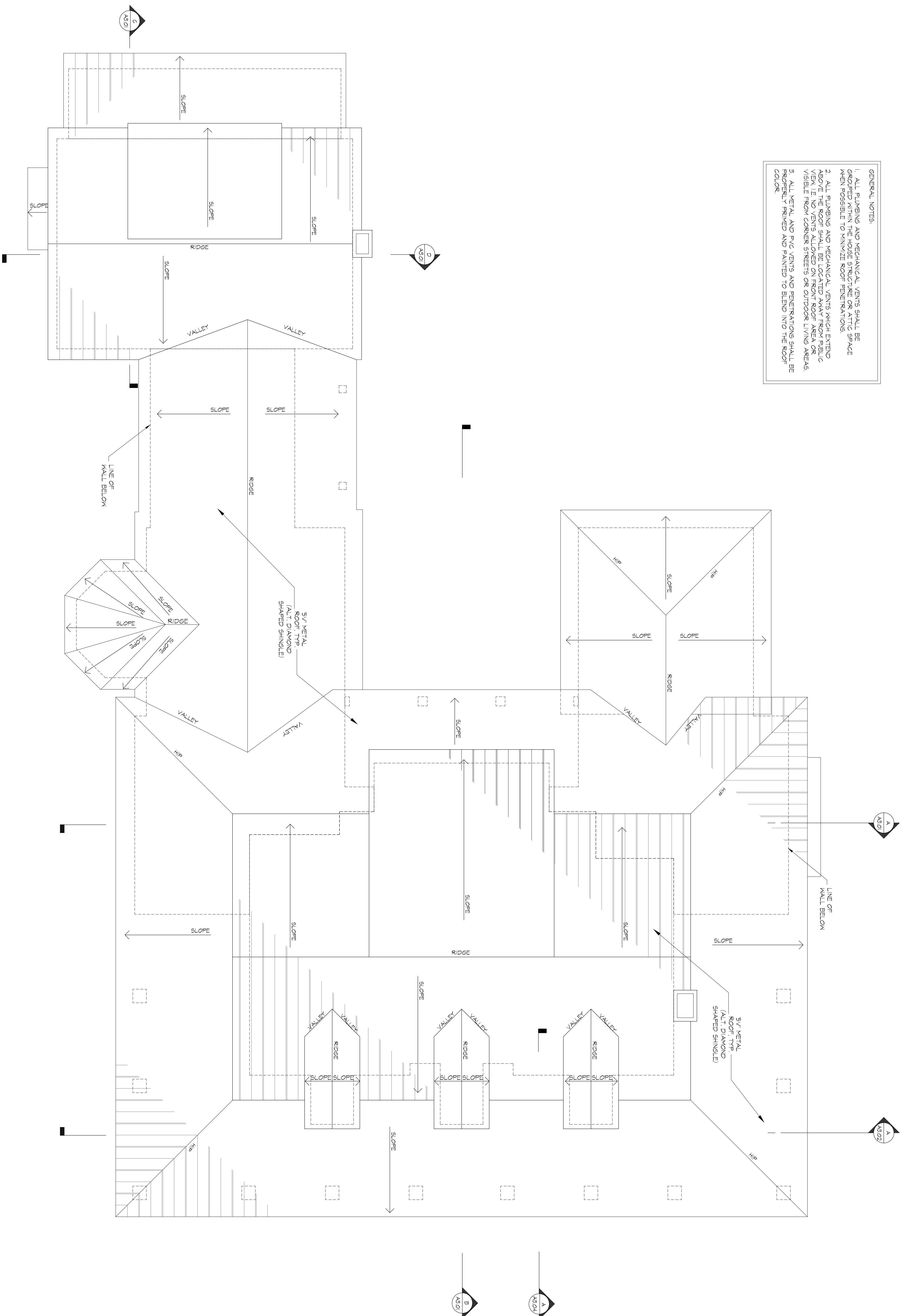
DRAWN:	DRAWN BY
RELEASES:	

OTP #003

BAYSIDE  
HOMESTEAD  
SL #031

SHEET A1.03

ROOF  
PLAN



# ROOF PLAN

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

OUR TOWN  
PLANS

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The purchaser of this plan is responsible for compliance with all applicable laws, codes, and regulations. The purchaser should consult with a local architect or engineer before construction begins. The purchaser should verify all dimensions and report to the architect clarification. Before construction begins, the purchaser or architect should verify all dimensions and report to the architect clarification. Before construction begins, the purchaser or architect should verify all dimensions and report to the architect clarification.

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RELEASES:

DRAWN: 04/20/02 DRAWN BY: JMR

67 OKATIE WAY

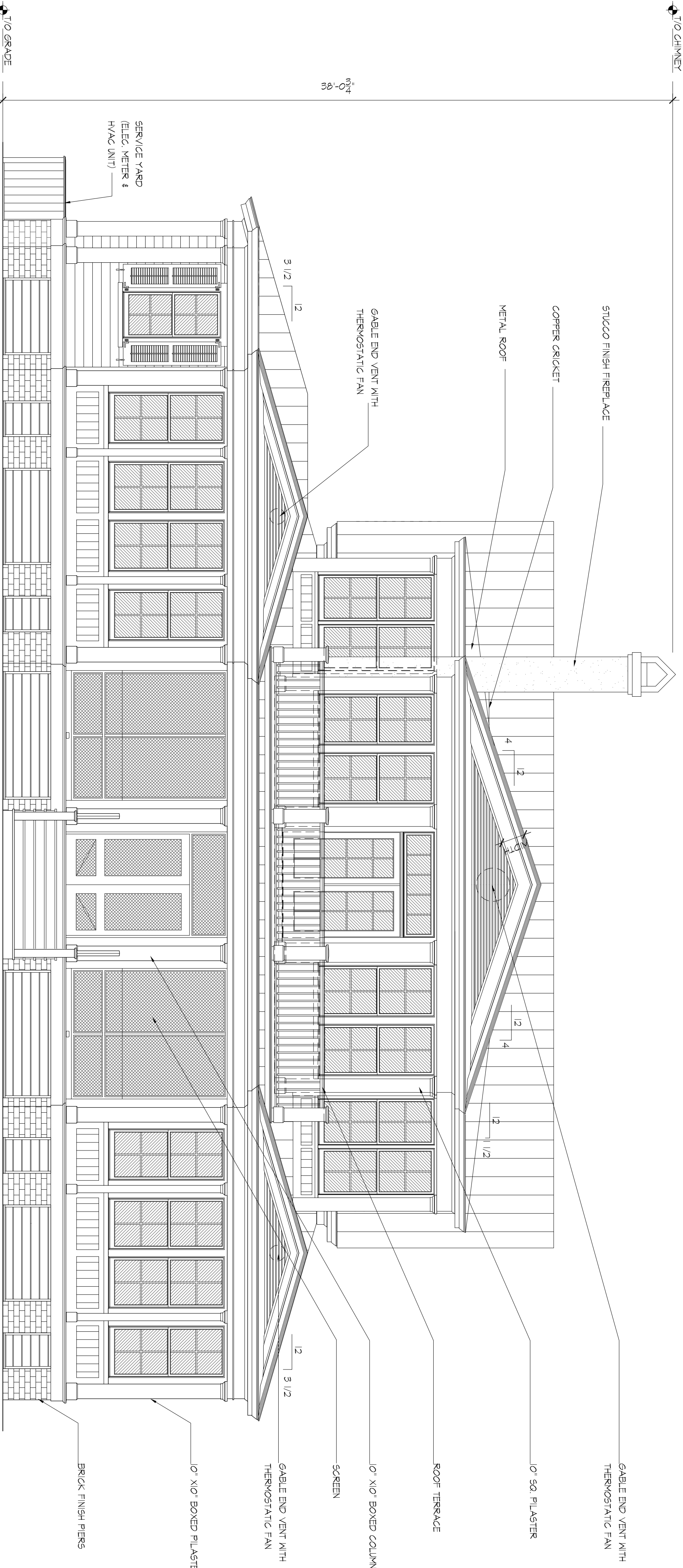
A2.01

EXTERIOR  
ELEVATIONS



A  
FRONT ELEVATION

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



B  
REAR ELEVATION

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









OUR TOWN  
PLANS

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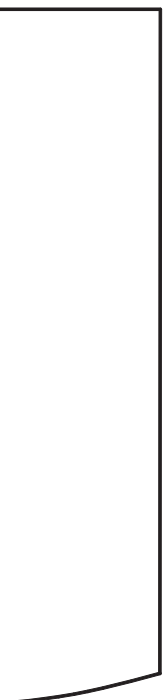
The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that the plans are correctly adapted to accommodate local site conditions. The purchaser is responsible for obtaining all necessary permits regarding these matters. Before construction begins, the purchaser should thoroughly review this plan with the architect, verify all dimensions, and report to the architect any discrepancies or omissions. The architect assumes all risks associated with adapting the plan to local conditions, design needs and building codes. Neither the architect nor Our Town Plans, LLC shall be held responsible for adapting the plan to local site conditions, design changes, construction means or methods, costs, workmanship, quality of materials or equipment utilized in construction or warranties.

ARCHITECT STATES TO PROVIDE PLANS WITH THE HIGHEST LEVEL OF DESIGN QUALITY AND ACCURACY. HOWEVER, DUE TO THE UNUSUALNESS OF EACH BUILDING SITE AND VARYING REGIONAL CONSTRUCTION ARCHITECTURAL STANDARDS, THE ARCHITECT MAKES NO GUARANTEE OF COMPLIANCE WITH LOCAL BUILDING CODES AND STANDARDS BUILDING MATTERS AS WELL AS ZONING REQUIREMENTS. THE ARCHITECT MAKES NO GUARANTEE OF COMPLIANCE WITH ALL VARIANCES OF MERCHANTABILITY OR MODIFICATIONS OF THE PLANS. ANY WARRANTIES EXPRESSED OR IMPLIED.

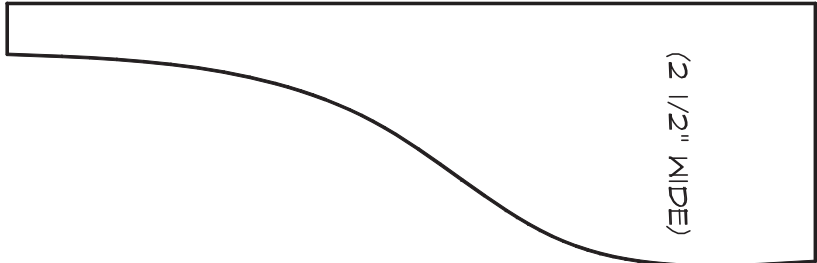
LIMITATION OF LIABILITY: THE ARCHITECT WILL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING FROM USE OF THE PLAN. TO THE EXTENT ALLOWABLE BY LAW, ANY ARCHITECT WILL BE LIMITED TO THE PURCHASE PRICE OF THE PLAN.

DRAWN BY: DRAWN BY:

RELEASES:



(4' WIDE)



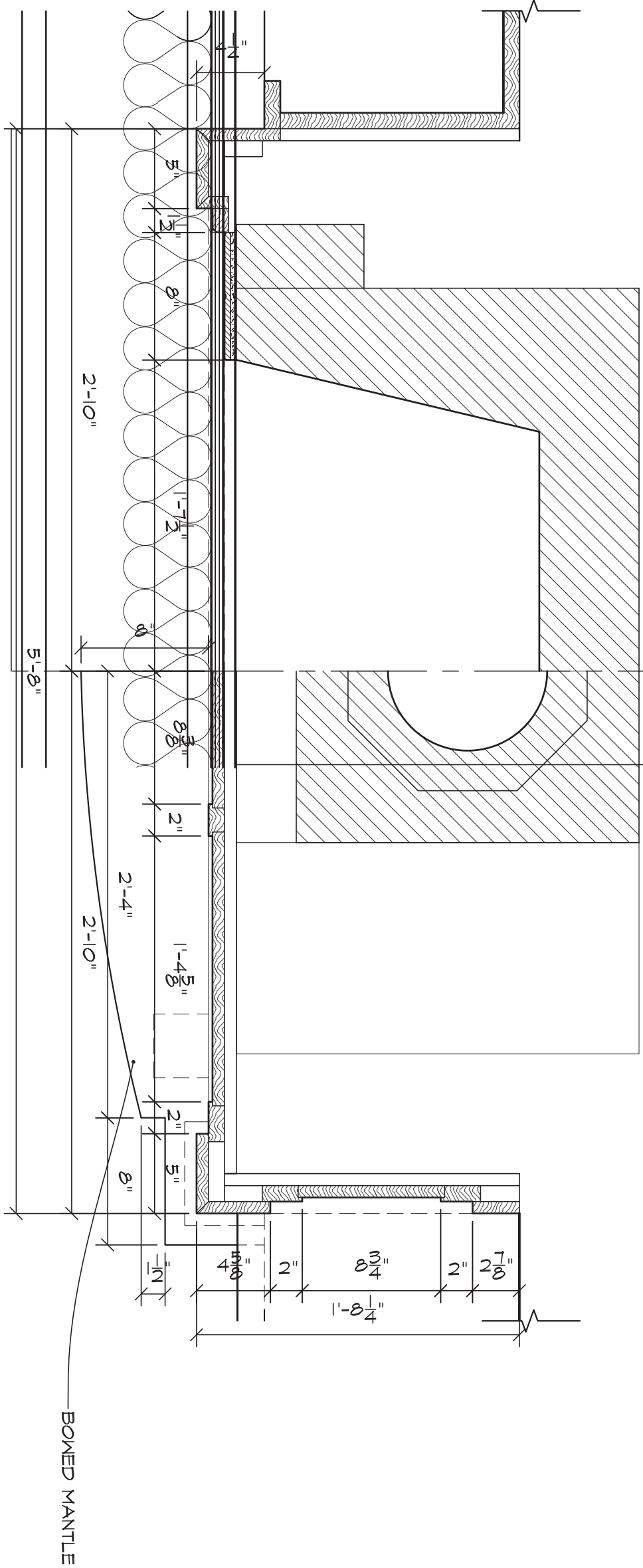
(2 1/2' WIDE)

MANTLE  
BRACKET  
PROFILE

FULL SCALE

BOOKCASE  
BRACKET  
PROFILE

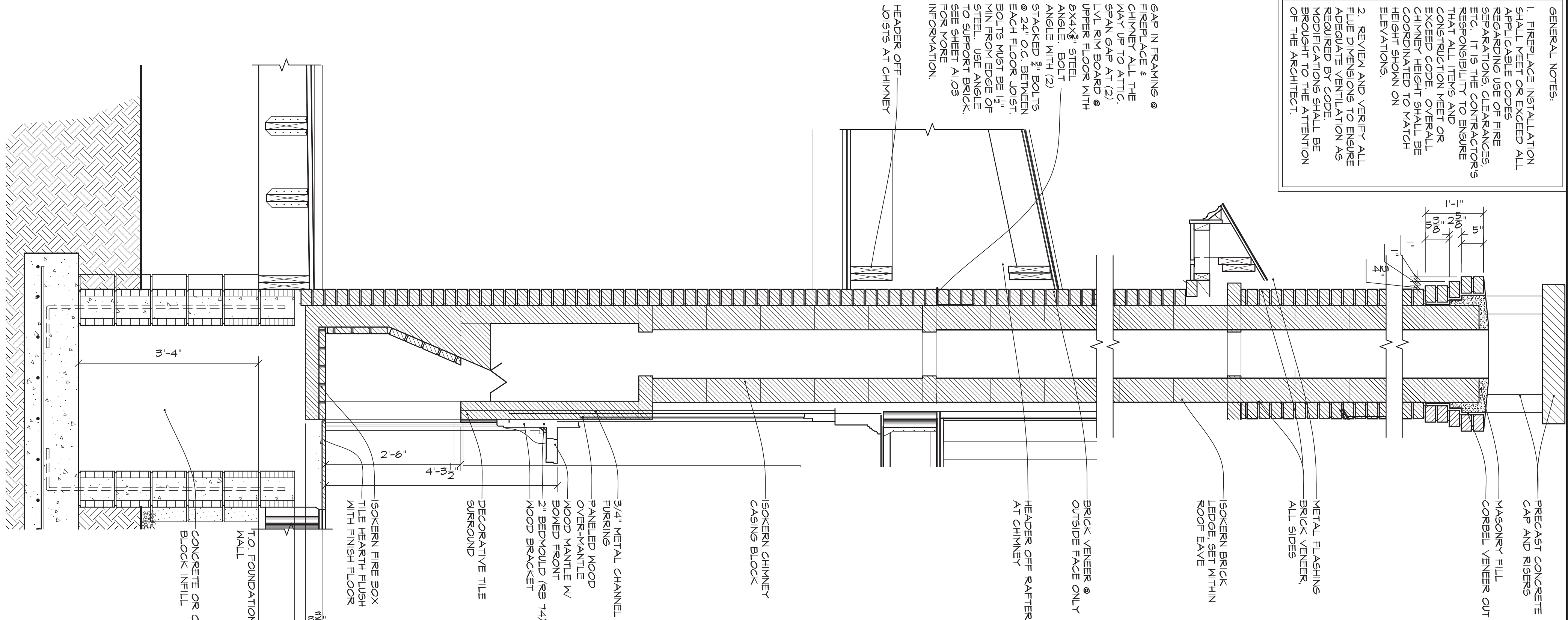
FULL SCALE



BOXED MANTLE

CHIMNEY PLAN DETAILS

SCALE 1/2" = 1'-0"

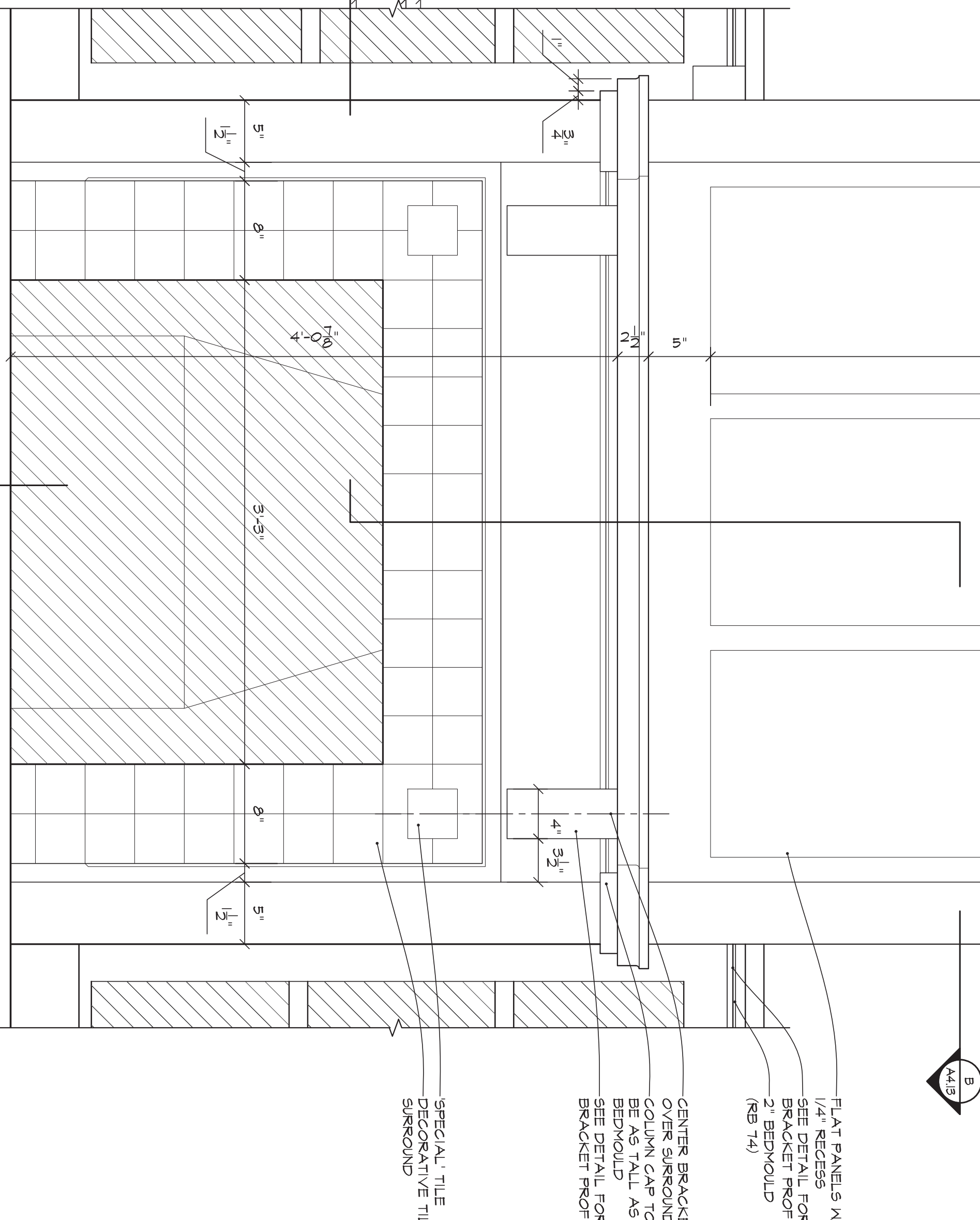


GENERAL NOTES:  
1. FIREPLACE INSTALLATION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REQUIREMENTS FOR FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL DIMENSIONS SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON ELEVATIONS.  
2. REVIEW AND VERIFY ALL FIELD DIMENSIONS TO ENSURE ADEQUATE VENTILATION AS REQUIRED BY CODE. MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

CHIMNEY SECTION

A

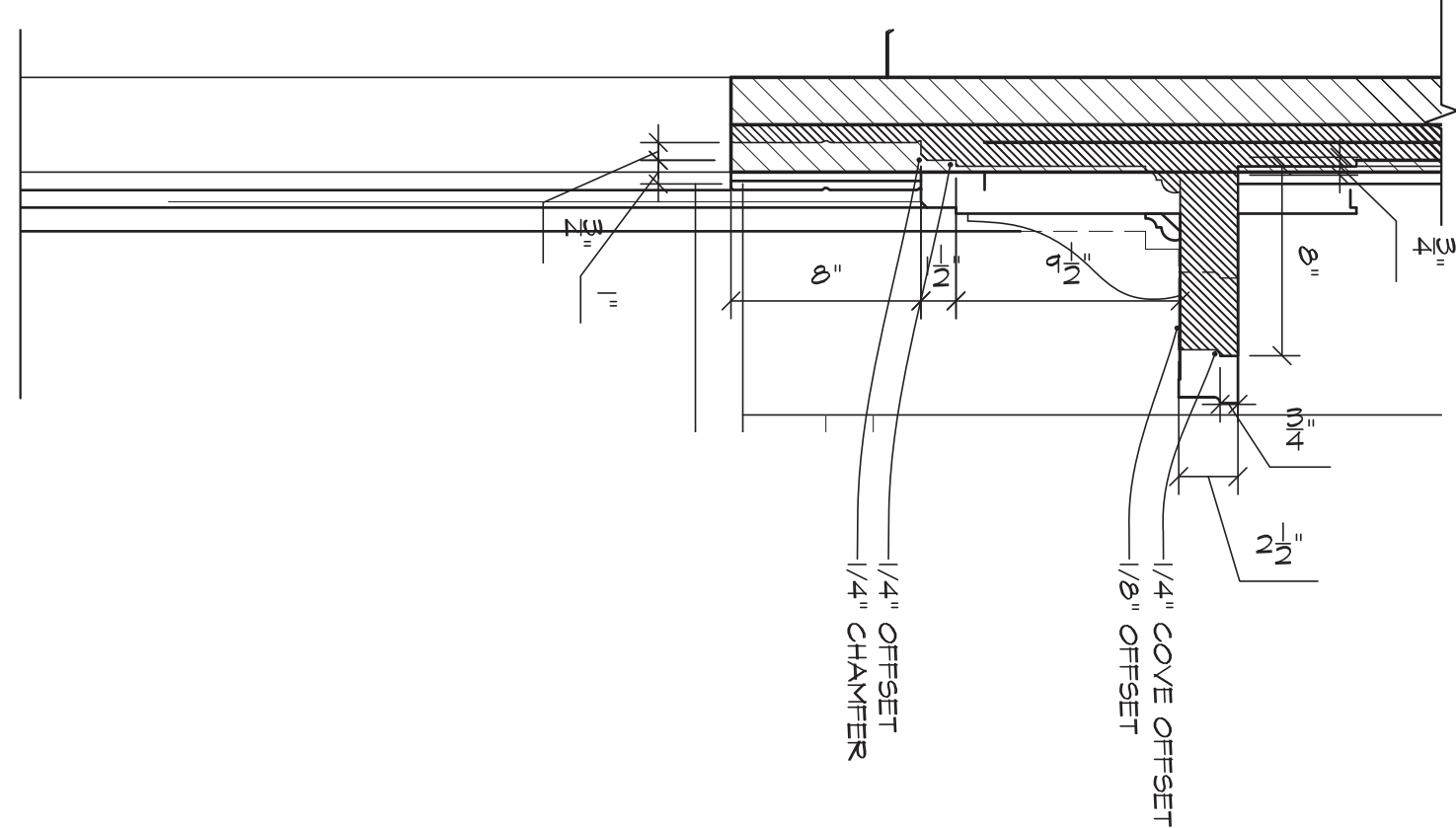
SCALE 3/4" = 1'-0"



CHIMNEY ELEVATION

E

SCALE 1/2" = 1'-0"



MANTLE SECTION

F

SCALE 1/2" = 1'-0"

OTP #60A

NEW

PARKVIEW  
SL #1826

A413

CHIMNEY &  
MANTLE DETAILS



# FINISHED

FINISH SCHEDULE					
NO.	ROOM NAME	FLOORING	CEILING		NOTES
			MATERIAL	HEIGHT	
101	FRONT PORCH	5/4x4 P.T. 116 WOOD	-	-	-
102	GREAT ROOM	1x10 T16 WOOD	BUTT-BOARDS	10'-1 1/2"	SEE INTERIORS
103	MASTER VEST.	1x10 T16 WOOD	BUTT-BOARDS	9'-6 5/8"	-
104	MASTER BDRM.	1x8 T16 WOOD	BUTT-BOARDS	9'-6 5/8"	SEE INTERIORS
105	MASTER BATH	TILE	BUTT-BOARDS	9'-6 5/8"	SEE INTERIORS
106	TOILET	TILE	BUTT-BOARDS	9'-6 5/8"	-
107	SHOWER	TILE	TILE	9'-6 5/8"	-
108	H.L.C.	1x8 T16 WOOD	BEAD BOARD	9'-6 5/8"	SEE INTERIORS
109	KITCHEN	1x10 T16 WOOD	BEAD BOARD	9'-6 5/8"	SEE INTERIORS
110	KEEPING ROOM	1x10 T16 WOOD	BUTT-BOARDS	9'-6 5/8"	SEE INTERIORS
111	H.D. ROOM	1x10 T16 WOOD	BEAD BOARD	9'-6 5/8"	SEE INTERIORS
112	POWDER ROOM	1x10 T16 WOOD	BUTT-BOARDS	9'-6 5/8"	-
113	LAUNDRY	1x8 T16 WOOD	BUTT-BOARDS	9'-6 5/8"	SEE INTERIORS
114	SIDE PORCH	5/4x4 P.T. 116 WOOD	-	-	-
115	REAR PORCH	5/4x4 P.T. 116 WOOD	-	-	-
116	STAIR	-	BUTT-BOARDS	-	SEE INTERIORS
117	PANTRY	1x10 T16 WOOD	V-GROOVE BOARDS	9'-6 5/8"	SEE INTERIORS
118	VESTIBULE	1x10 T16 WOOD	BUTT-BOARDS	9'-6 5/8"	SEE INTERIORS

**GENERAL NOTES**

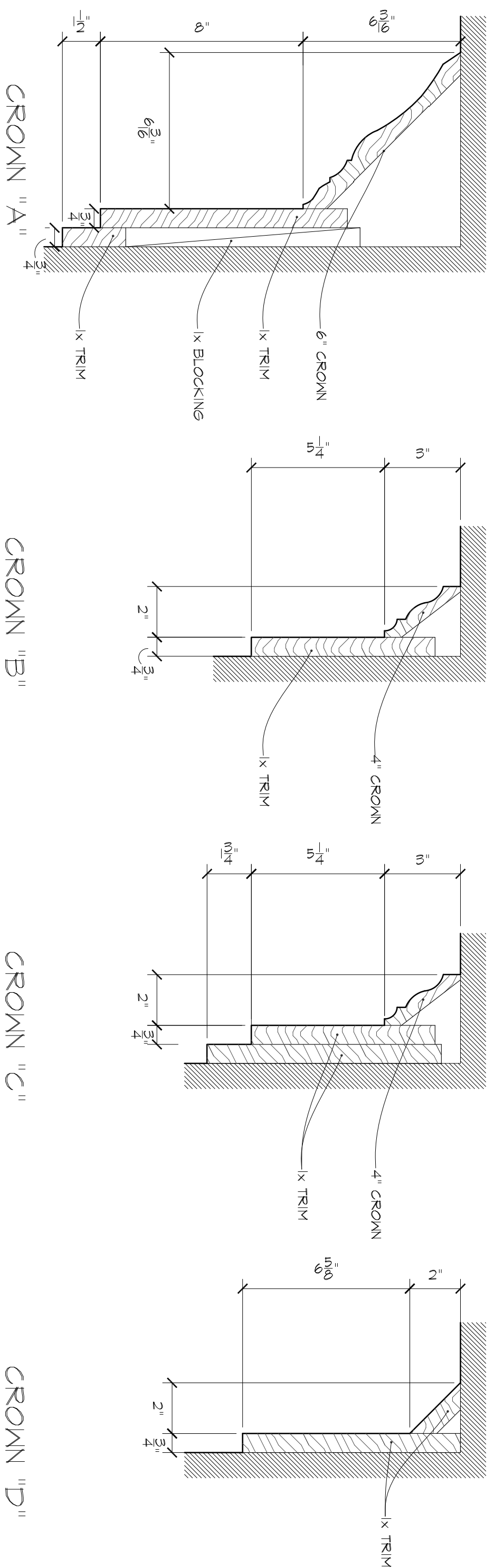
1) REFER TO INTERIOR ELEVATION SHEETS FOR ADDITIONAL FINISH INFORMATION

2) MOISTURE RESISTANT GYPSUM BOARD TO BE USED IN ALL BATH AREAS WHERE GYPSUM BOARD IS SPECIFIED

3) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CABINETRY AND MILLWORK FOR WRITTEN APPROVAL FROM ARCHITECT PRIOR TO FABRICATION

4) CEILING HEIGHT IS BASED FROM SLEEFLOOR TO BOTTOM OF FRAMING

THE PROFILES



# OUR TOWN PLANS

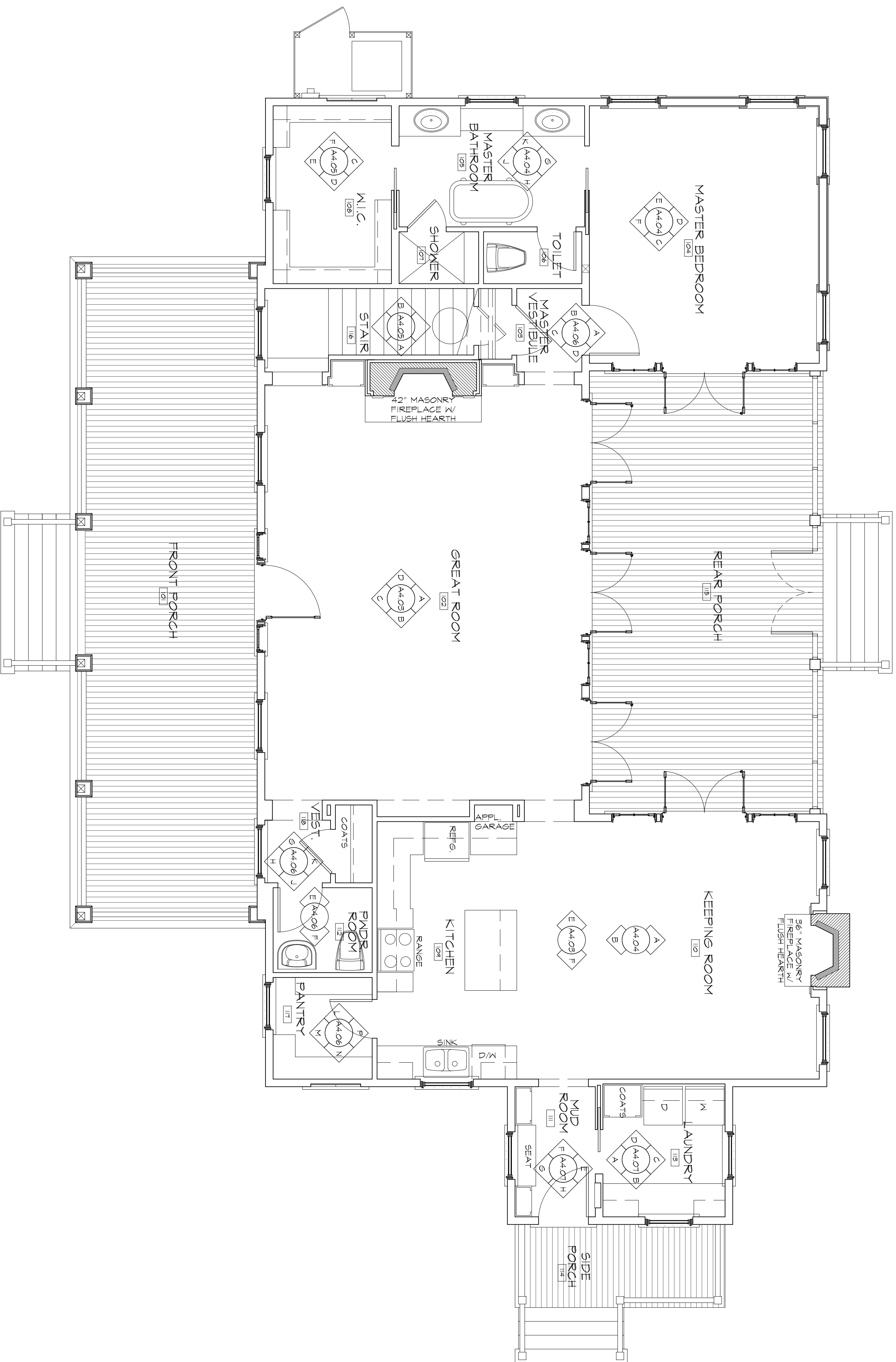
# CONSTRUCTION LICENSE

[illegible]

DRAWN BY: JPC

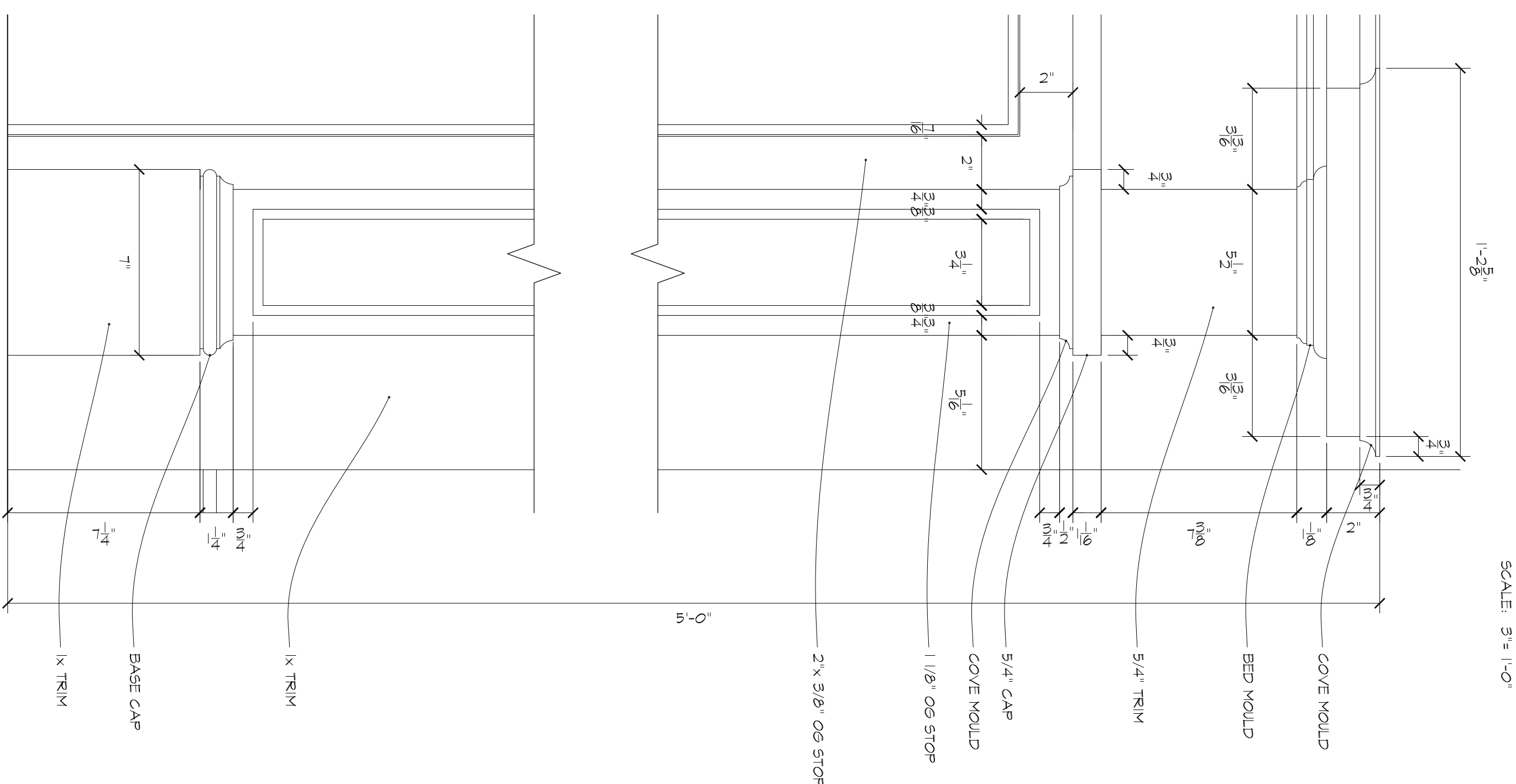
RELEASES

RESTROOMS



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

# MANTLE DATA



SCALE: 3"=1'-0"

26 MONROE  
AVENUE

SHEET A4.01

## REFERENCE PLAN, FINISH SCHEDULE & DETAILS











