

# CUSTOM HOUSE PLAN BM2500 R



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Contact: [tony@buildmax.com](mailto:tony@buildmax.com)

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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER

COVER PAGE

FILE NUMBER:  
**BM2500 R**

DATE:  
**9/19/2022**

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

SHEET NO.  
**A-1**



Label	Title
A-1	COVER PAGE
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	1ST FLOOR PLAN
A-5	2ND FLOOR PLAN
A-6	FOUNDATION PLAN
A-7	PLUMBING LAYOUT
A-8	ROOF PLAN
A-9	ROOF FRAMING PLAN
A-10	EXTERIOR WALL FRAMING PLAN
A-11	FIRST & SECOND FLOOR FRAMING PLAN
A-12	SECTION VIEW
A-13	ELECTRICAL PLAN 1ST FLOOR
A-14	ELECTRICAL PLAN 2ND FLOOR
A-15	PLUMBING PLAN 1ST FLOOR PLUMBING
A-16	PLAN 2ND FLOOR

SQUARE FOOTAGE	
FIRST FLOOR:	2203
SECOND FLOOR:	418
BONUS:	765
PORCHES:	653
GARAGE:	1584
TOTAL LIVING:	3386
TOTAL AREA:	5623



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REVISION TABLE		
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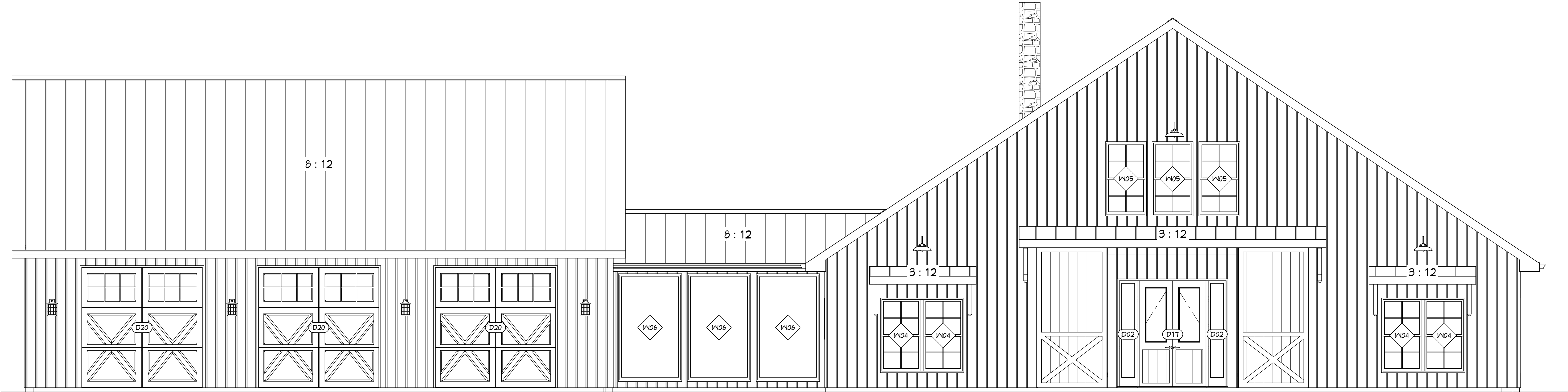
SHEET NUMBER  
EXTERIOR ELEVATIONS

FILE NUMBER:  
BM2500 R

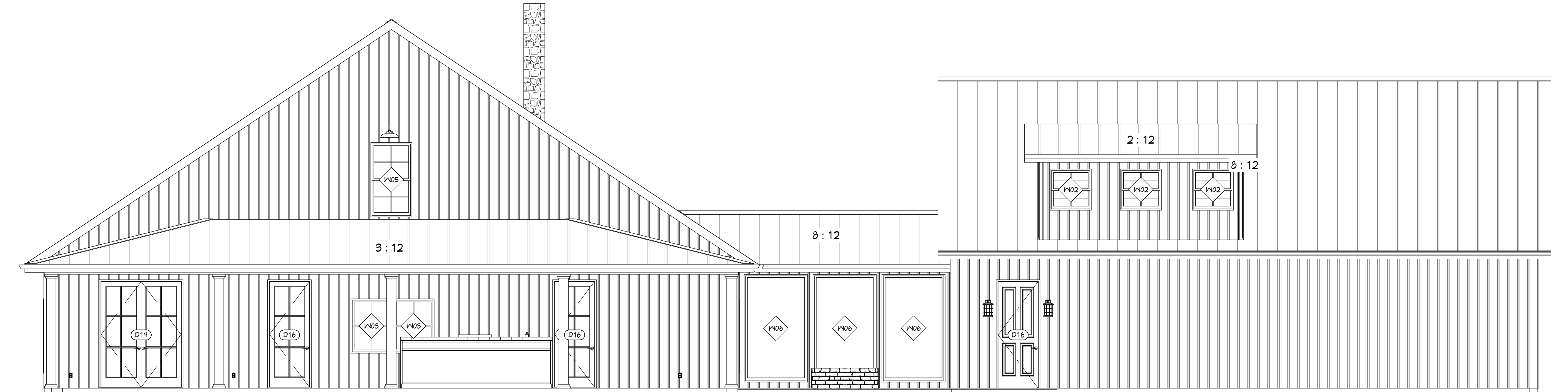
DATE:  
9/19/2022

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

SHEET NO.  
A-2



FRONT ELEVATION



REAR ELEVATION

EXTERIOR ELEVATIONS

1/4"=1'-0"



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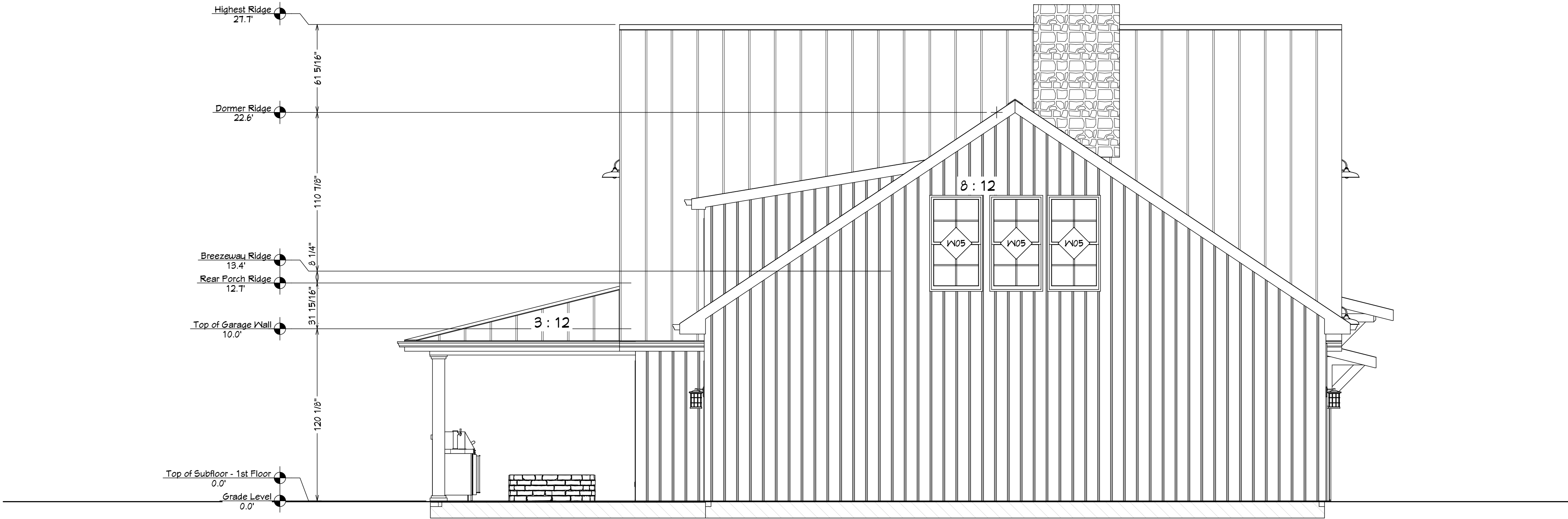
SHEET NUMBER  
EXTERIOR ELEVATIONS

FILE NUMBER:  
BM2500 R

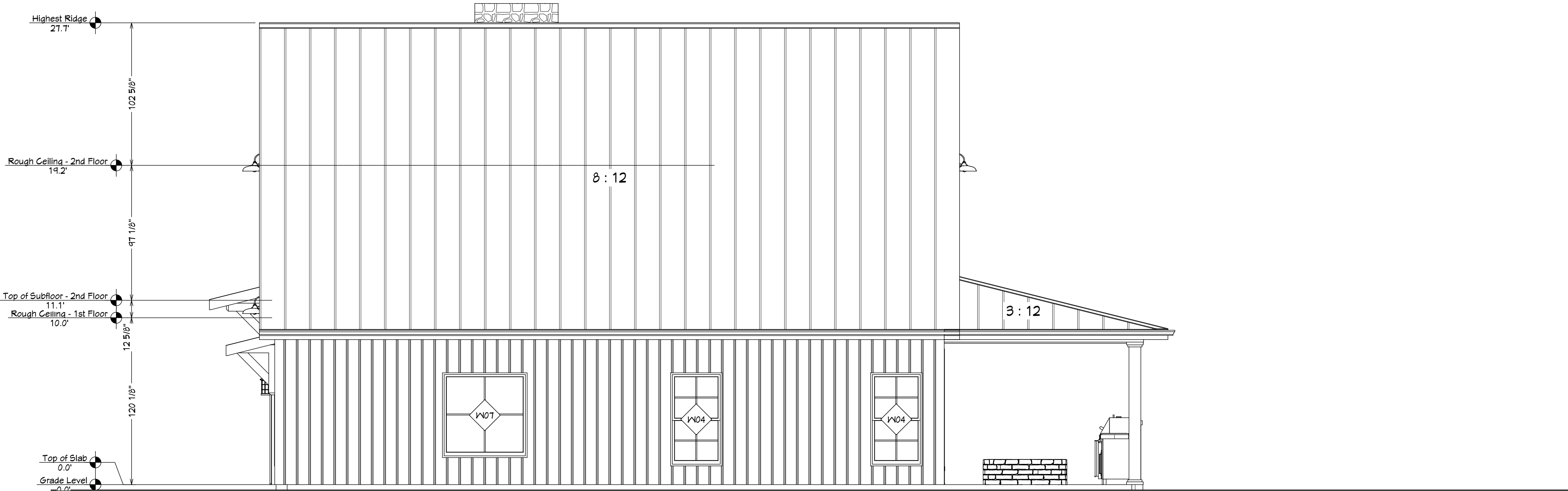
DATE:  
9/19/2022

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

SHEET NO.  
A-3



LEFT ELEVATION



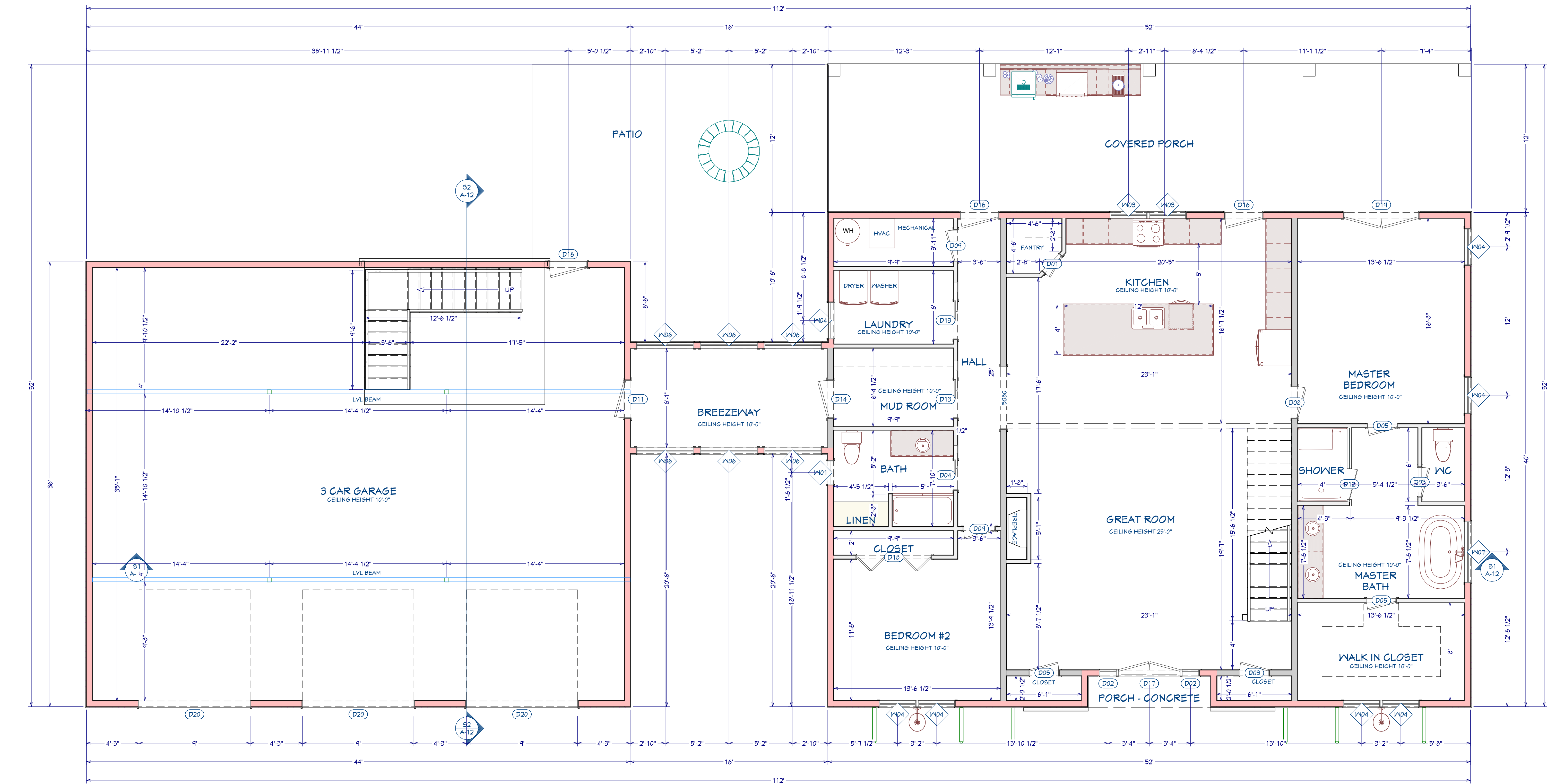
RIGHT ELEVATION

EXTERIOR ELEVATIONS

1/4"=1'-0"

Door Schedule									
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	Thickness
D01	11060	1	1	11060 L IN	22 7/16"	80"	24 7/16"x82 1/2"	2x6x21 7/16" (2)	1 3/8"
D02	1450	2	1	1450 EX	16"	96"	18"x94"	2x6x21" (2)	1 3/4"
D03	2460	2	1	2460 R IN	25"	80"	30"x82 1/2"	2x6x33" (2)	1 3/8"
D04	2460	1	1	2460 L	25"	80"	45"x82 1/2"	2x6x40" (2)	1 3/8"
D05	2460	3	1	2460 L IN	25"	80"	30"x82 1/2"	2x6x33" (2)	1 3/8"
D06	2460	1	2	2460 R IN	25"	80"	30"x82 1/2"	2x6x33" (2)	1 3/8"
D07	2460	1	2	2460 L IN	25"	80"	30"x82 1/2"	2x6x33" (2)	1 3/8"
D08	2660	1	1	2660 R IN	30"	80"	32"x82 1/2"	2x6x35" (2)	1 3/8"
D09	2660	2	1	2660 L IN	30"	80"	32"x82 1/2"	2x6x35" (2)	1 3/8"
D10	2660	1	2	2660 L IN	30"	80"	32"x82 1/2"	2x6x35" (2)	1 3/8"
D11	3060	1	1	3060 R EX	36"	80"	35"x85"	2x6x41" (2)	1 3/4"
D12	2660	1	1	2660 R	30"	80"	30"x80"		1/2"
D13	3060	2	1	3060 L	36"	80"	57"x82 1/2"	2x6x60" (2)	1 3/8"
D14	3060	1	1	3060 L EX	36"	80"	35"x85"	2x6x41" (2)	1 3/4"
D15	3060	1	2	3060 R	36"	80"	35"x82 1/2"	2x6x41" (2)	1 3/8"
D16	3080	3	1	3080 L EX	36"	96"	39"x94"	2x6x41" (2)	1 3/4"
D17	5080	1	1	5080 L/R EX	60"	96"	62"x94"	2x8x65" (2)	1 3/4"
D18	6060	1	1	6060 L/R	72"	80"	74"x82 1/2"	2x10x77" (2)	1 3/8"
D19	6080	1	1	6080 L/R EX	72"	96"	74"x94"	2x10x77" (2)	1 3/4"
D20	9040	3	1	9040	108"	108"	111"x111"	1 3/4x11 1/4x11" (2)	1 3/4"

Window Schedule									
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	Thickness
W01	2030DH	1	1	2030DH	24"	36"	25"x37"	2x6x40" (2)	
W02	3030DH	3	2	3030DH	36"	36"	37"x37"	2x6x40" (2)	
W03	3040DH	2	1	3040DH	36"	48"	37"x49"	2x6x40" (2)	
W04	3056DH	7	1	3056DH	36"	66"	37"x67"	2x6x40" (2)	
W05	3056DH	10	2	3056DH	36"	66"	37"x67"	2x6x40" (2)	
W06	4830FX	6	1	4830FX	56"	96"	57"x111"	2x6x80" (2)	
W07	5050FX	1	1	5050FX	60"	60"	61"x61"	2x6x64" (2)	



FIRST FLOOR PLAN

1/4"=1'-0"



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REVISION TABLE  
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

SHEET NUMBER  
1ST FLOOR PLAN

FILE NUMBER:  
BM2500 R

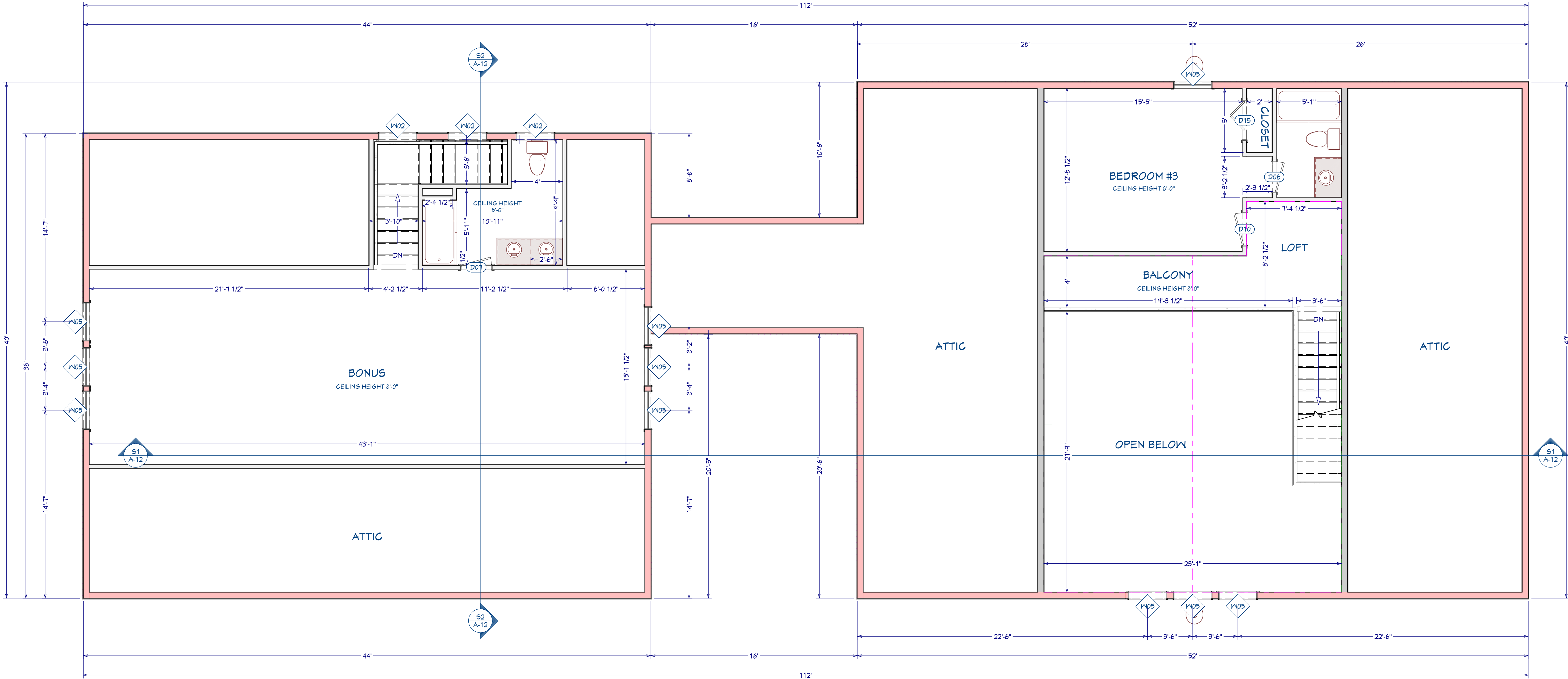
DATE:  
9/19/2022

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

SHEET NO.  
A-4

Door Schedule								
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header
D01	11060	1	1	11060 L IN	22 7/16"	80"	24 7/16"x82 1/2"	2x6x21 7/16" (2)
D02	1450	2	1	1450 EX	16"	96"	18"x94"	2x6x21" (2)
D03	2460	2	1	2460 R IN	25"	80"	30"x82 1/2"	2x6x33" (2)
D04	2460	1	1	2460 L	25"	80"	45"x82 1/2"	2x6x40" (2)
D05	2460	3	1	2460 L IN	25"	80"	30"x82 1/2"	2x6x33" (2)
D06	2460	1	2	2460 R IN	25"	80"	30"x82 1/2"	2x6x33" (2)
D07	2460	1	2	2460 L IN	25"	80"	30"x82 1/2"	2x6x33" (2)
D08	2660	1	1	2660 R IN	30"	80"	32"x82 1/2"	2x6x35" (2)
D09	2660	2	1	2660 L IN	30"	80"	32"x82 1/2"	2x6x35" (2)
D10	2660	1	2	2660 L IN	30"	80"	32"x82 1/2"	2x6x35" (2)
D11	3060	1	1	3060 R EX	36"	80"	38"x80"	2x6x41" (2)
D12	2660	1	1	2660 R	30"	80"	30"x80"	1/2"
D13	3060	2	1	3060 L	36"	80"	51"x82 1/2"	2x6x60" (2)
D14	3060	1	1	3060 L EX	36"	80"	35"x80"	2x6x41" (2)
D15	3060	1	2	3060 R	36"	80"	35"x82 1/2"	2x6x41" (2)
D16	3080	3	1	3080 L EX	36"	96"	39"x94"	2x6x41" (2)
D17	5080	1	1	5080 L/R EX	60"	96"	62"x94"	2x6x65" (2)
D18	6060	1	1	6060 L/R	72"	80"	74"x82 1/2"	2x10x77" (2)
D19	6080	1	1	6080 L/R EX	72"	96"	74"x94"	2x10x77" (2)
D20	9040	3	1	9040	108"	108"	111"x111"	1 3/4x11 1/4x11" (2)

Window Schedule								
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header
W01	2030DH	1	1	2030DH	24"	36"	25"x37"	2x6x20" (2)
W02	3030DH	3	2	3030DH	36"	36"	37"x37"	2x6x40" (2)
W03	3040DH	2	1	3040DH	36"	48"	37"x49"	2x6x40" (2)
W04	3056DH	7	1	3056DH	36"	66"	37"x67"	2x6x40" (2)
W05	3056DH	10	2	3056DH	36"	66"	37"x67"	2x6x40" (2)
W06	4830FX	6	1	4830FX	56"	96"	57"x97"	2x6x80" (2)
W07	5050FX	1	1	5050FX	60"	60"	61"x61"	2x6x64" (2)



SECOND FLOOR PLAN

1/4"=1'-0"



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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
2ND FLOOR PLAN

FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-5



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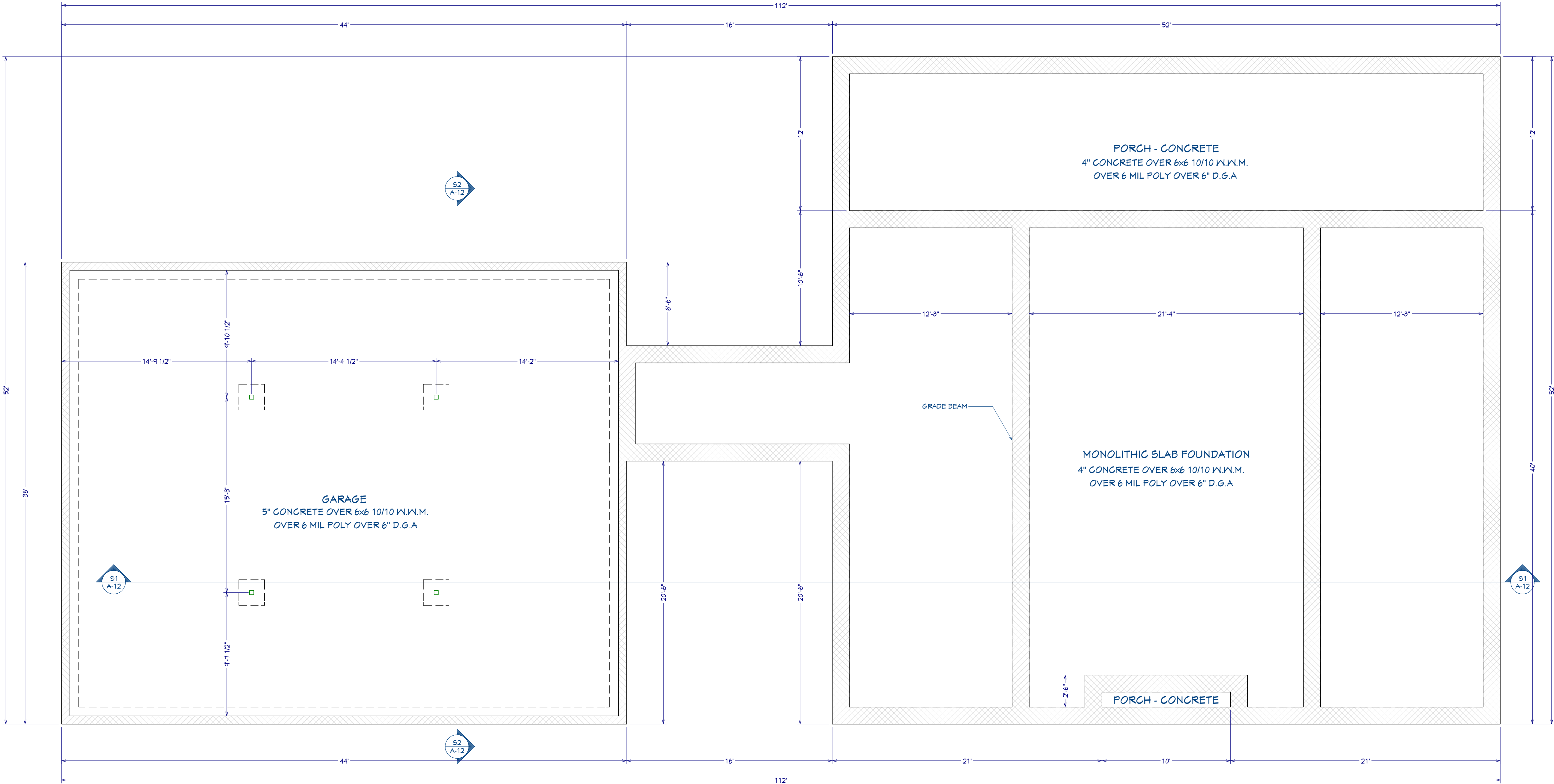
SHEET NUMBER  
FOUNDATION PLAN

FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-6



**SITE DRAINAGE:**  
IT IS RECOMMENDED THAT SHE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS. (USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

**SPECIFICATION NOTES**  
1. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2021 I.R.C. AND ALL LOCAL CITY OR COUNTY GUIDELINES.  
2. ALL CONCRETE USED IN THE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI.  
3. THE MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES.  
4. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20" O.G., UNLESS OTHERWISE NOTED.  
5. A CIVIL ENGINEER SHOULD BE CONSULTED TO VERIFY FOUNDATION PLANS AND DETAILS. SITE DRAINAGE: IT IS RECOMMENDED THAT SHE DRAINAGE BE WELL DEVELOPED.



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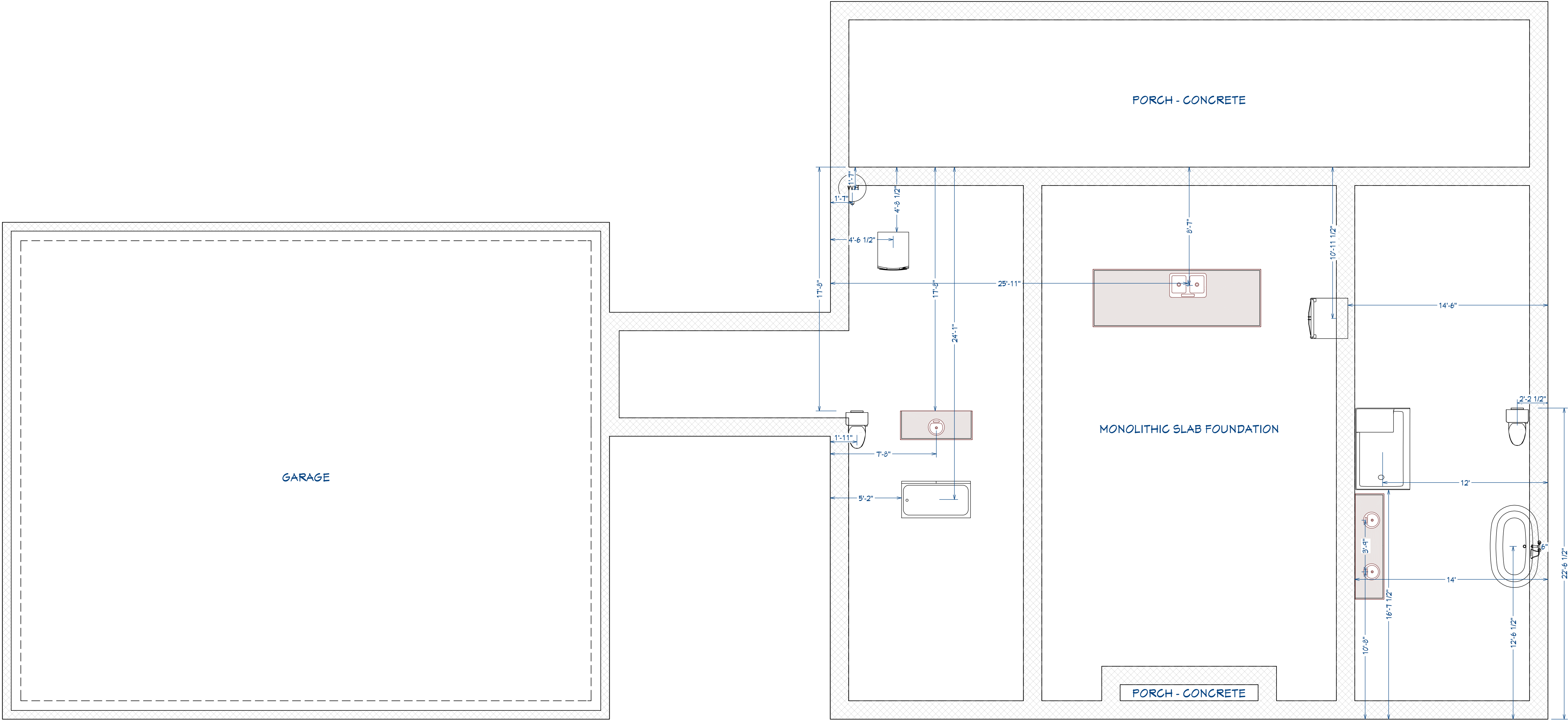
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**PLUMBING LAYOUT**

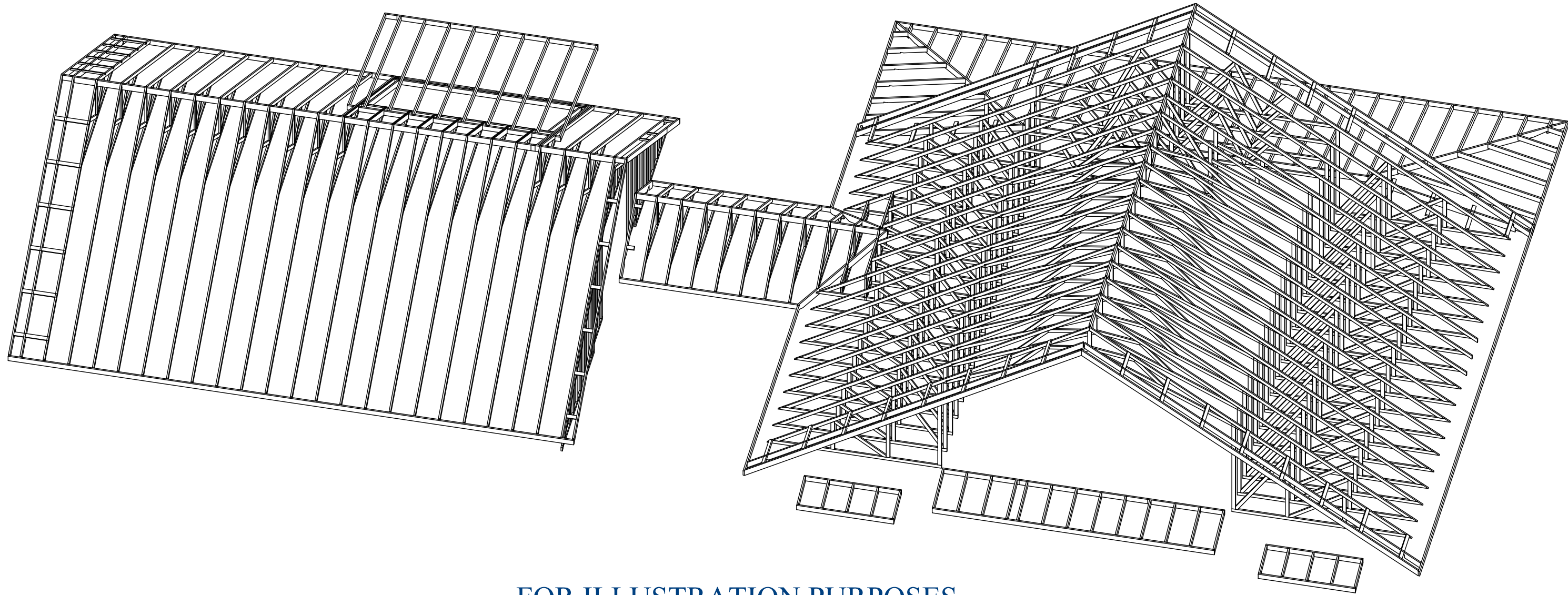
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DATE:  
**9/19/2022**

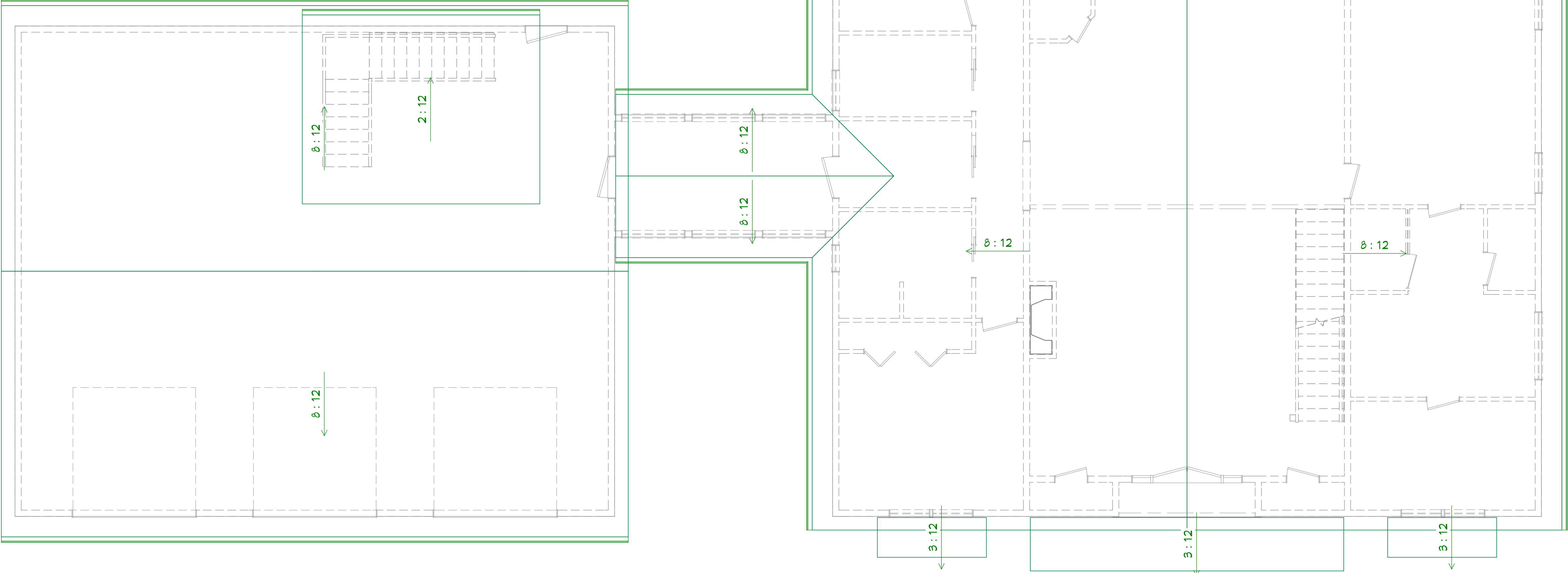
SCALE:  
**1/4" = 1'-0"**

SHEET NO.  
**A-7**





FOR ILLUSTRATION PURPOSES



ROOF & FRAMING NOTES:

1. ROOF FRAMING AND ROOF TRUSS LAYOUT IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL BY TRUSS MANUFACTURER.
4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ROOF PLAN

1/4"=1'-0"



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ROOF PLAN

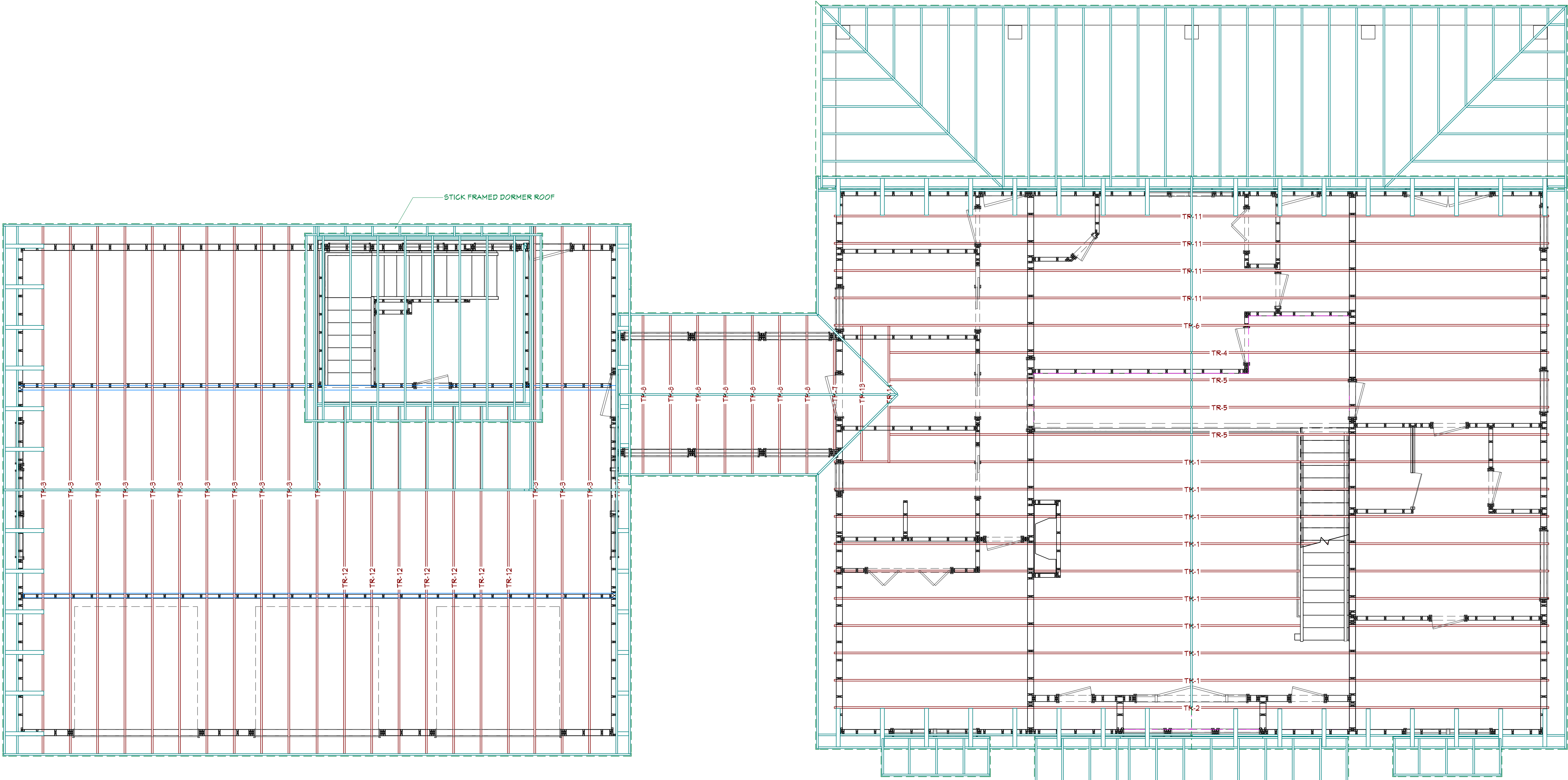
FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-8

ROOF TRUSS LAYOUT FOR ILLUSTRATION PURPOSES ONLY  
FINAL ROOF TRUSS LAYOUT AND CONFIGURATION WILL BE DETERMINED BY THE TRUSS  
ENGINEER AND/OR MANUFACTURER WHO CERTIFIES AND STAMPS THE TRUSS PLANS.



ROOF & FRAMING NOTES:

- 1. ROOF FRAMING AND ROOF TRUSS LAYOUT IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
- 2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
- 3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL BY TRUSS MANUFACTURER.
- 4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- 5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ROOF PLAN

1/4"=1'-0"



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ROOF FRAMING PLAN

FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-9



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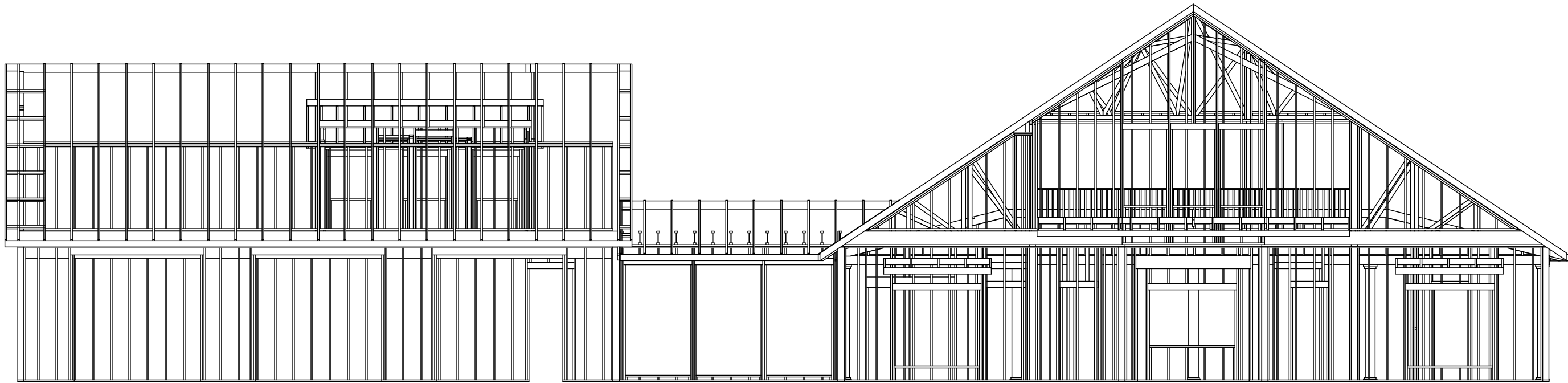
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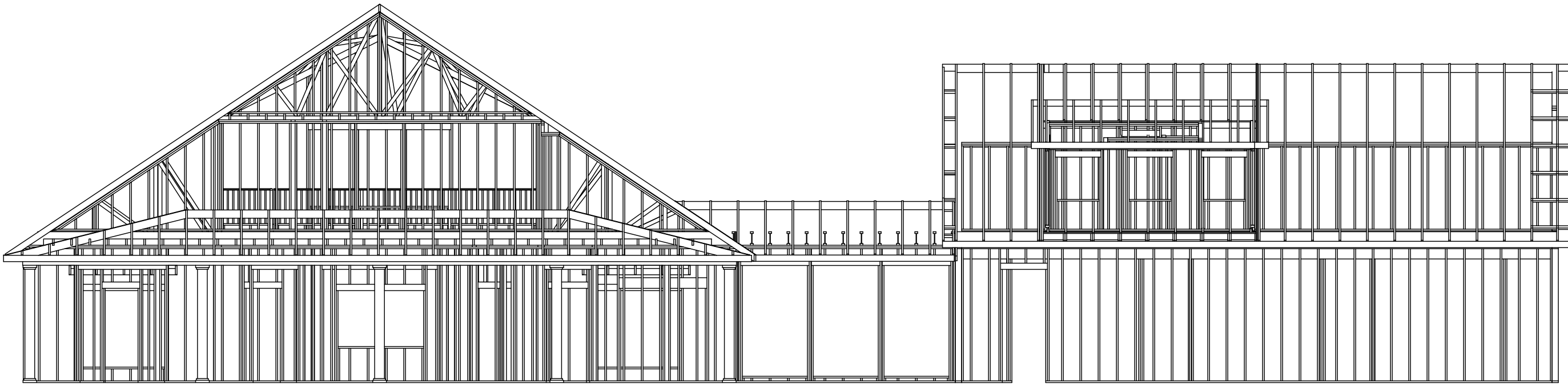
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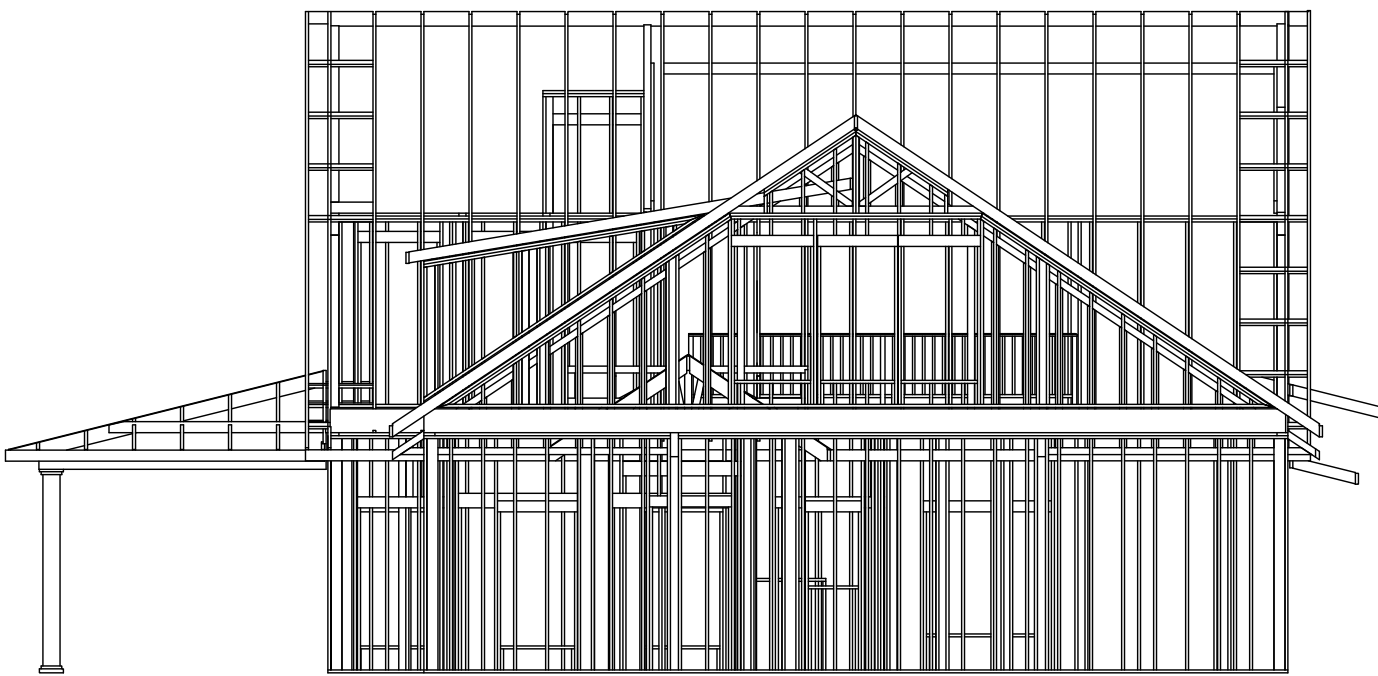
REVISION TABLE		
NO.	DATE	DESCRIPTION



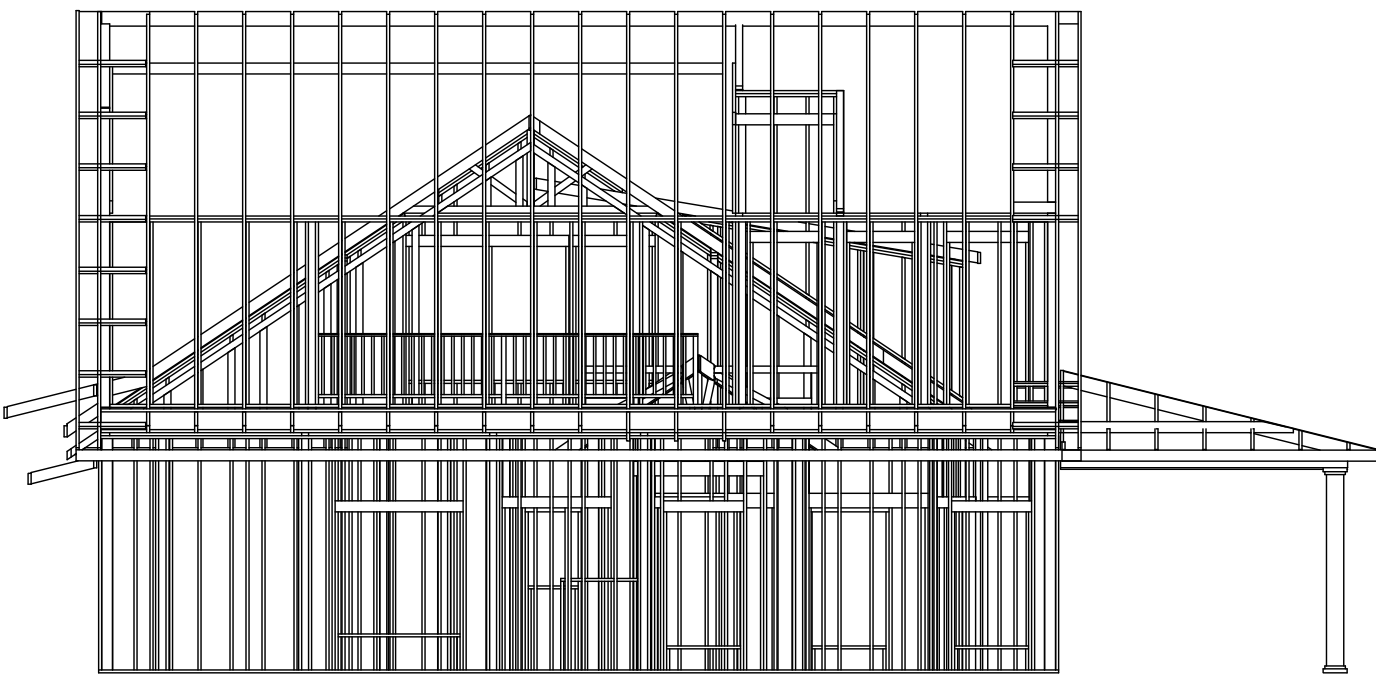
FRONT VIEW OF FRAMING



REAR VIEW OF FRAMING



LEFT VIEW OF FRAMING



RIGHT VIEW OF FRAMING

GENERAL NOTES:

- 1) THESE DRAWINGS ARE DIAGRAMMATIC ONLY, FOR ESTABLISHING RELATIONSHIP AND DIMENSIONAL INTENTS. EACH SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS BEFORE BEGINNING HIS/HER WORK.
- 2) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE & LOCAL ORDINANCES.
- 3) THESE DRAWINGS ARE THE GRAPHIC AND PICTORIAL TOOL FOR ASSISTING THE GENERAL CONTRACTOR IN HIS BIDDING PROCESS BUT DOES NOT ASSUME RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS IN THE GENERAL CONTRACTORS BID. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PERFORM AN ON-SITE INSPECTION TO COVER ANY ITEMS NOT INDICATED ON THESE DRAWINGS.
- 4) THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FILE FOR ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND DRAWINGS. IF IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE GENERAL CONTRACTOR SHALL MAKE CHANGES THAT COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE LOCAL CODES.
- 5) THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY MATERIALS, WORKMANSHIP, MEANS OR METHODS OF CONSTRUCTION OR ERRORS RELATED TO THE ILLUSTRATIONS PROVIDED HEREIN.
- 6) THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THOSE SUPERVISION OF CONSTRUCTION, AND IS NOT RESPONSIBLE FOR ANY CHANGES WITHOUT PRIOR NOTIFICATION.
- 7) ALL LVL BEAMS, ROOF AND FLOOR TRUSSES TO BE VERIFIED BY STRUCTURAL ENGINEER FOR SIZE, LOADS AND ORIENTATION

EXTERIOR WALL FRAMING PLAN

1/8"=1'-0"

SHEET NUMBER

EXTERIOR WALL FRAMING PLAN

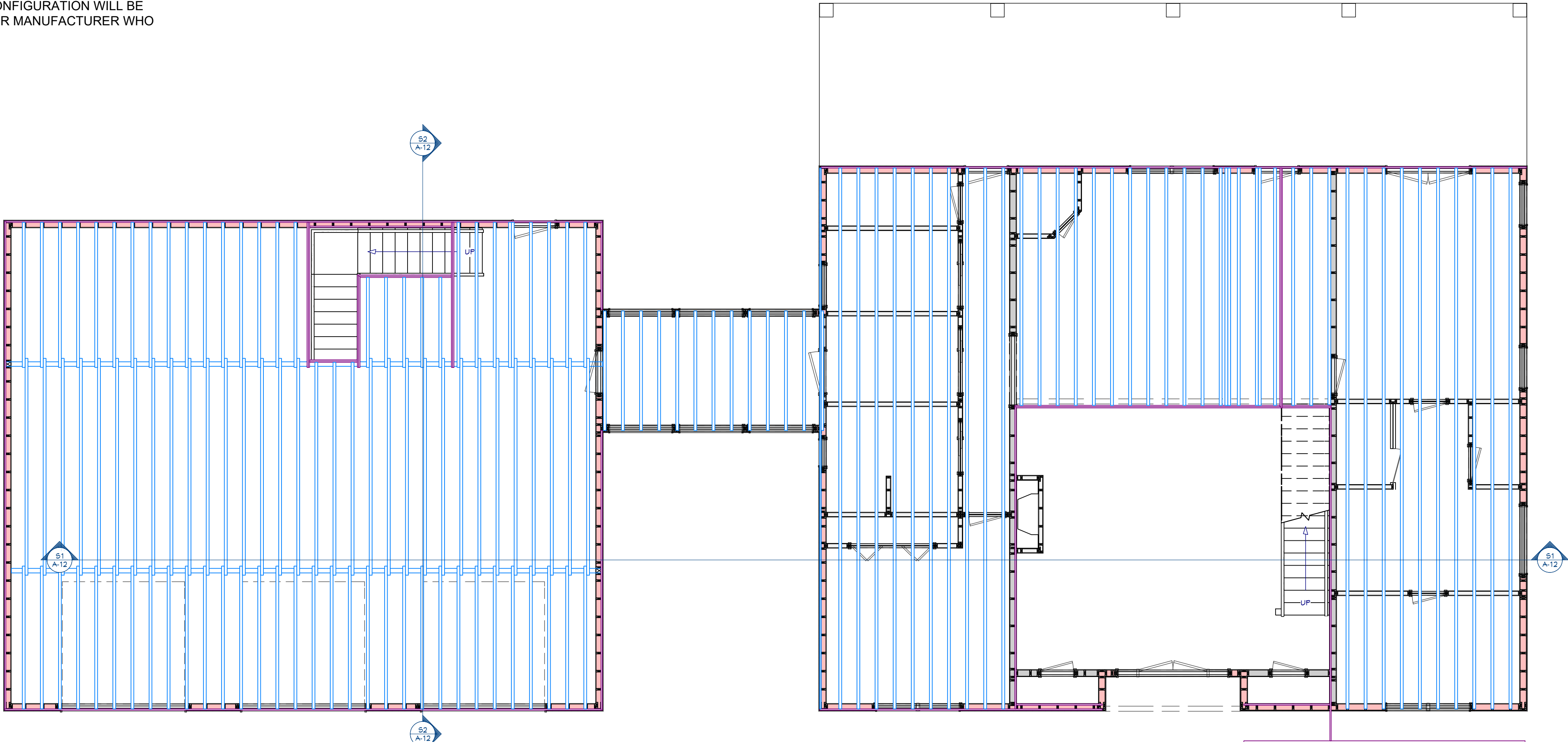
FILE NUMBER:  
**BM2500 R**

DATE:  
**9/19/2022**

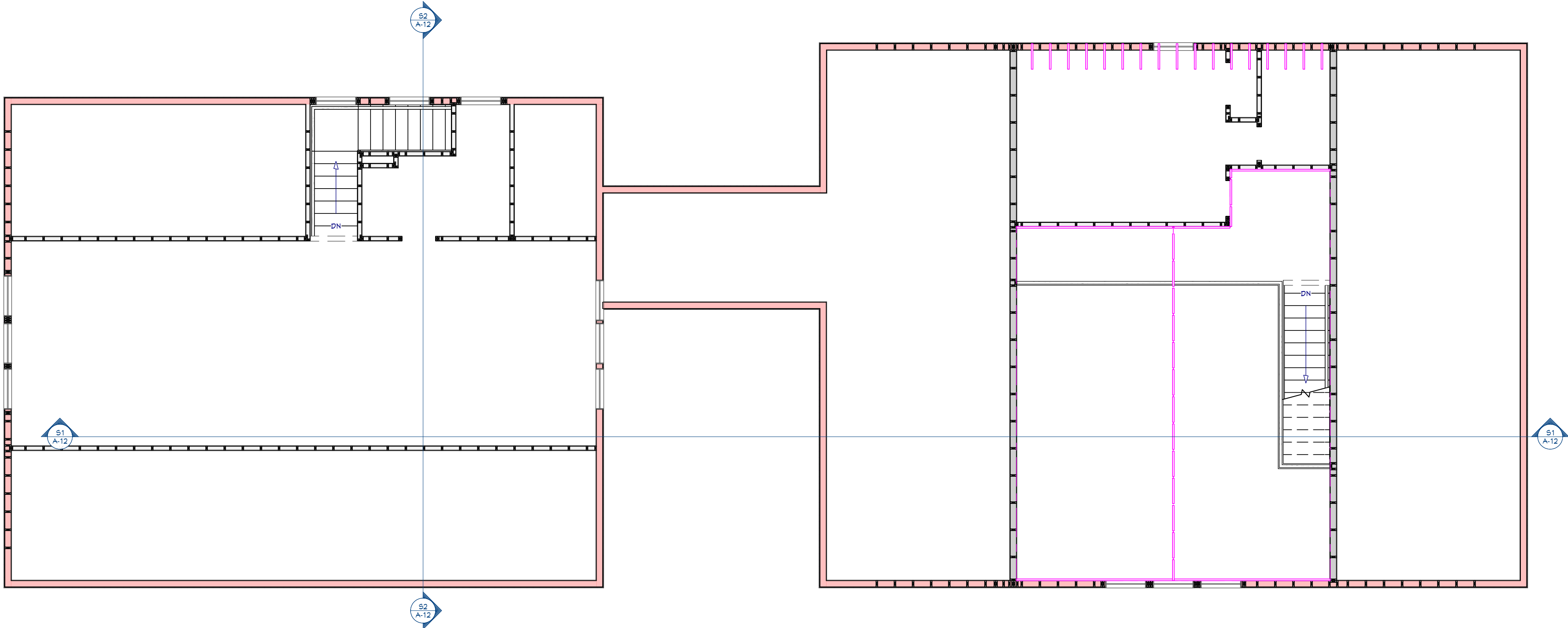
SCALE:  
**1/8' = 1'-0"**

SHEET NO.  
**A-10**

FLOOR TRUSS LAYOUT FOR ILLUSTRATION PURPOSES ONLY  
FINAL FLOOR TRUSS LAYOUT, LVL BEAM SIZE AND CONFIGURATION WILL BE  
DETERMINED BY THE STRUCTURAL ENGINEER AND/OR MANUFACTURER WHO  
CERTIFIES AND STAMPS THE TRUSS/BAM PLANS.



FIRST FLOOR FRAMING PLAN



SECOND FLOOR FRAMING PLAN

FIRST & SECOND FLOOR FRAMING PLAN

3/16"=1'-0"

I-JOIST LAYOUT

1. I-JOIST LAYOUT IS FOR ILLUSTRATION ONLY AND A STRUCTURAL ENGINEER OR I-JOIST/FLOOR TRUSS MANUFACTURER MUST BE HIRED TO LAY OUT THE I-JOIST AND BEAM CONFIGURATION ACCORDING TO CODE.
2. HOMEOWNER SHALL HIRE THE REQUIRED STRUCTURAL ENGINEERING FIRM LVL BEAM MANUFACTURER TO DESIGN THE LVL BEAM TO HOLD THE SECOND FLOOR JOISTS.
3. LVL BEAM IS NOT INDICATED ON THE PLAN.
4. DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS IN THE FLOOR JOIST LAYOUT OR BEAM CONFIGURATION SINCE THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OR STRUCTURAL ENGINEER. LVL BEAM IS NOT INDICATED ON THE PLAN. LVL BEAM MUST BE DESIGNED AND CONFIGURED BY A STRUCTURAL ENGINEER OR LVL MANUFACTURER ACCORDING TO LOCAL CODE.



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REVISION TABLE		
NO.	DATE	DESCRIPTION

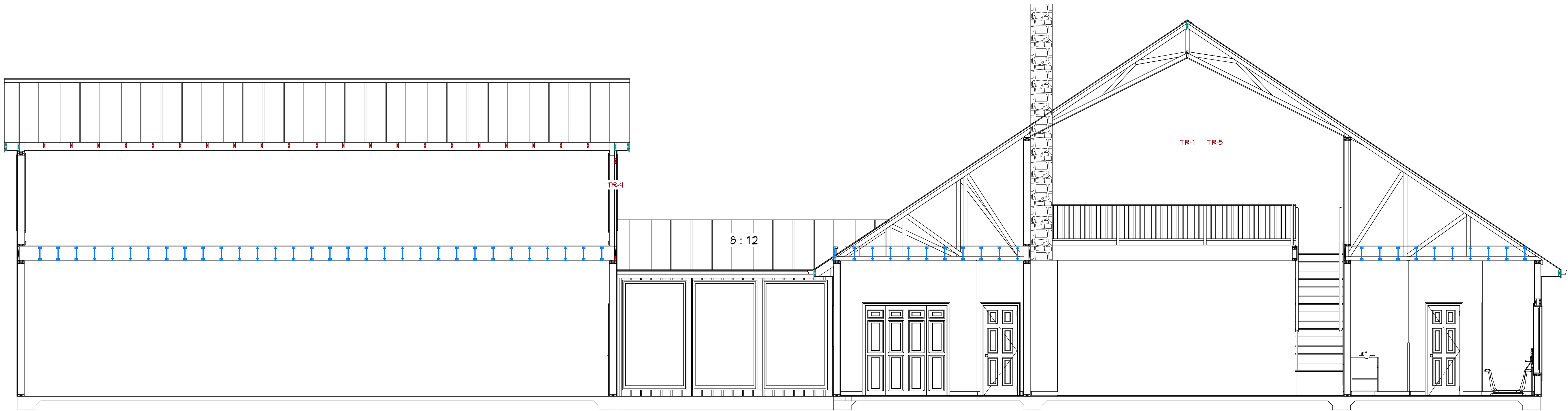
SHEET NUMBER  
FIRST & SECOND FLOOR FRAMING PLAN

FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

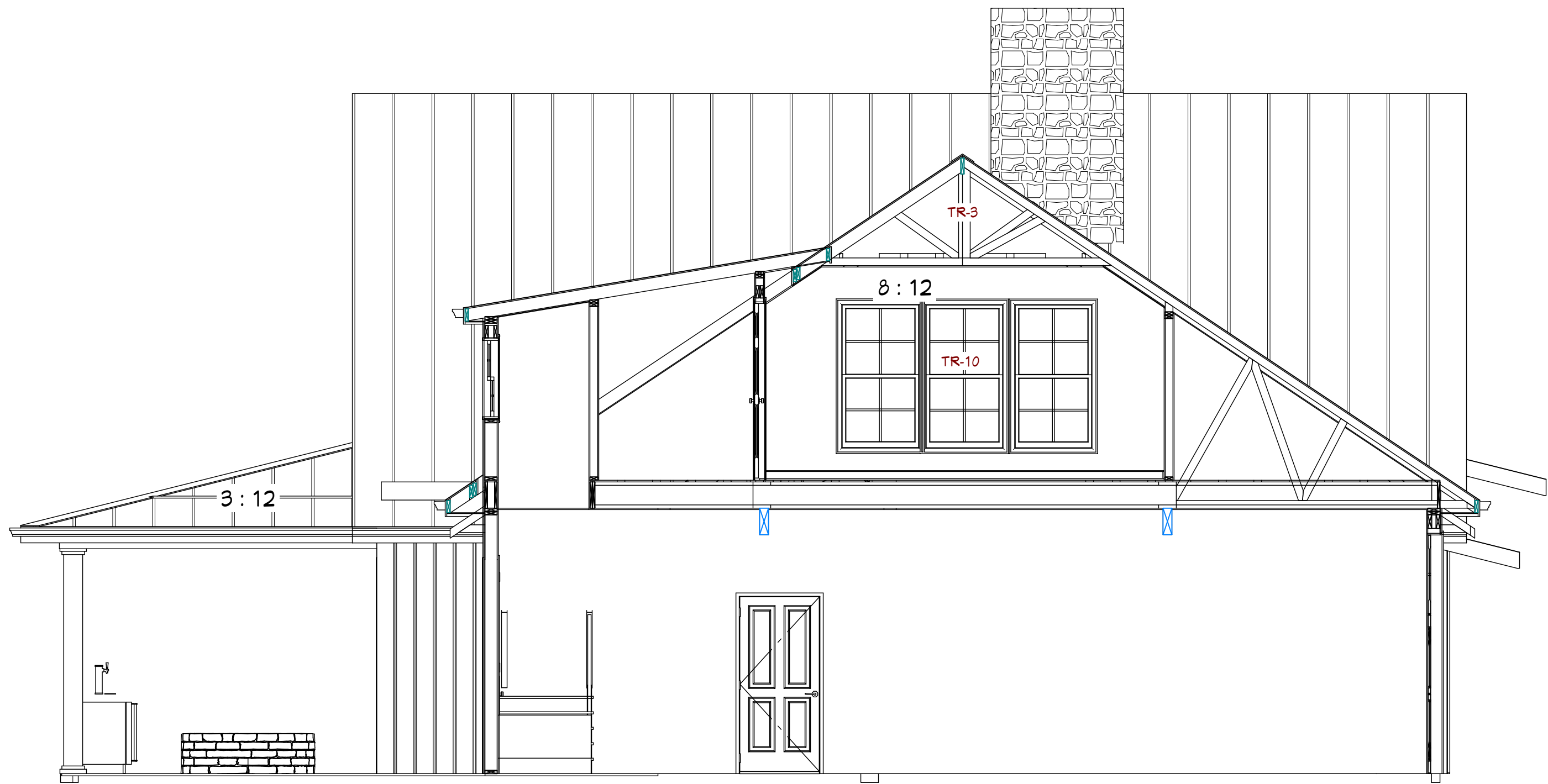
SCALE:  
3/16" = 1'-0"

SHEET NO.  
A-11



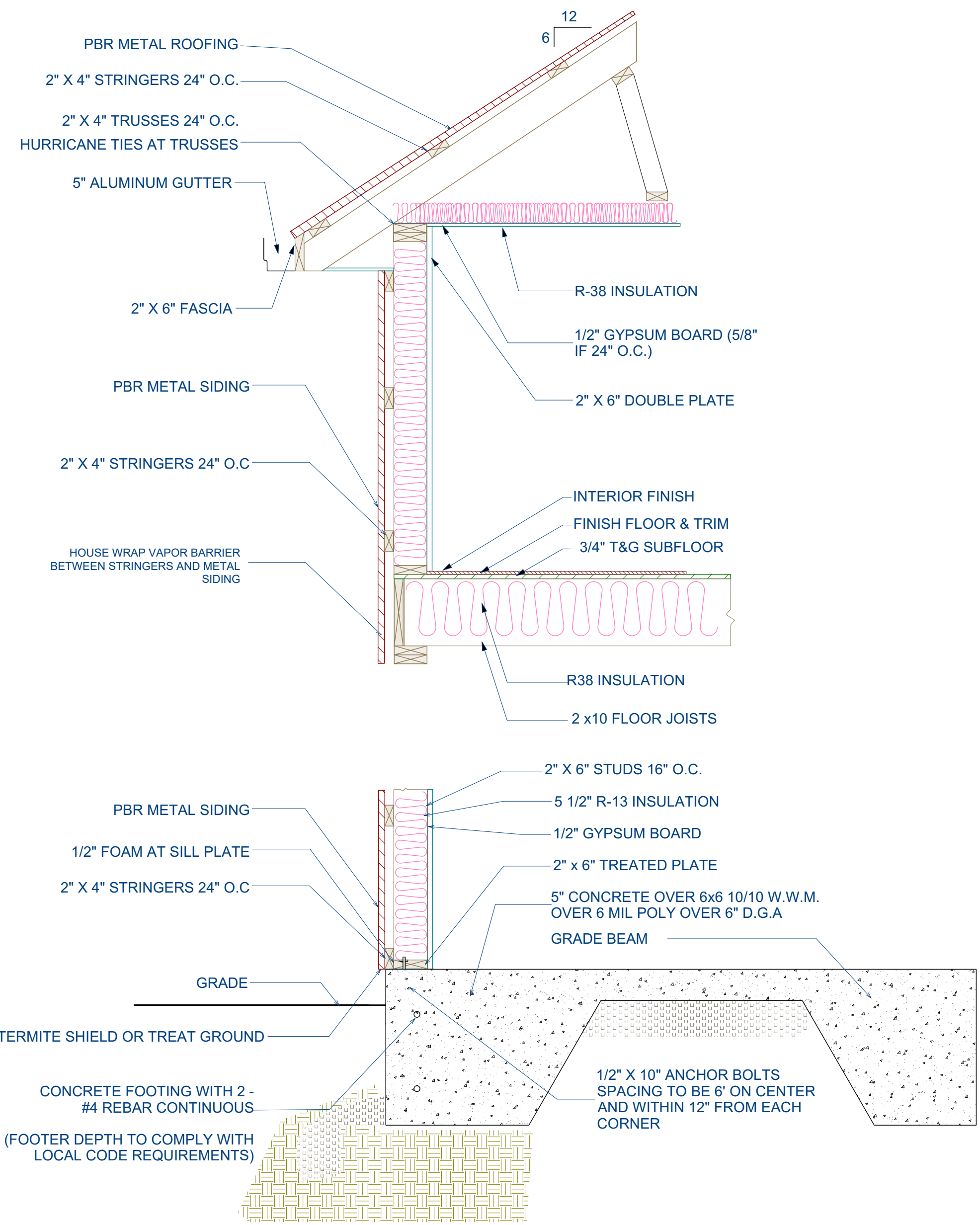
SECTION S1

1/4"=1'-0"



SECTION S2

1/4"=1'-0"



2 STORY PBR METAL SIDING ON MONOLITHIC  
SLAB FOUNDATION



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CORRECTIONS OR REVISIONS  
WITH THE OWNER AND  
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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
SECTION VIEW

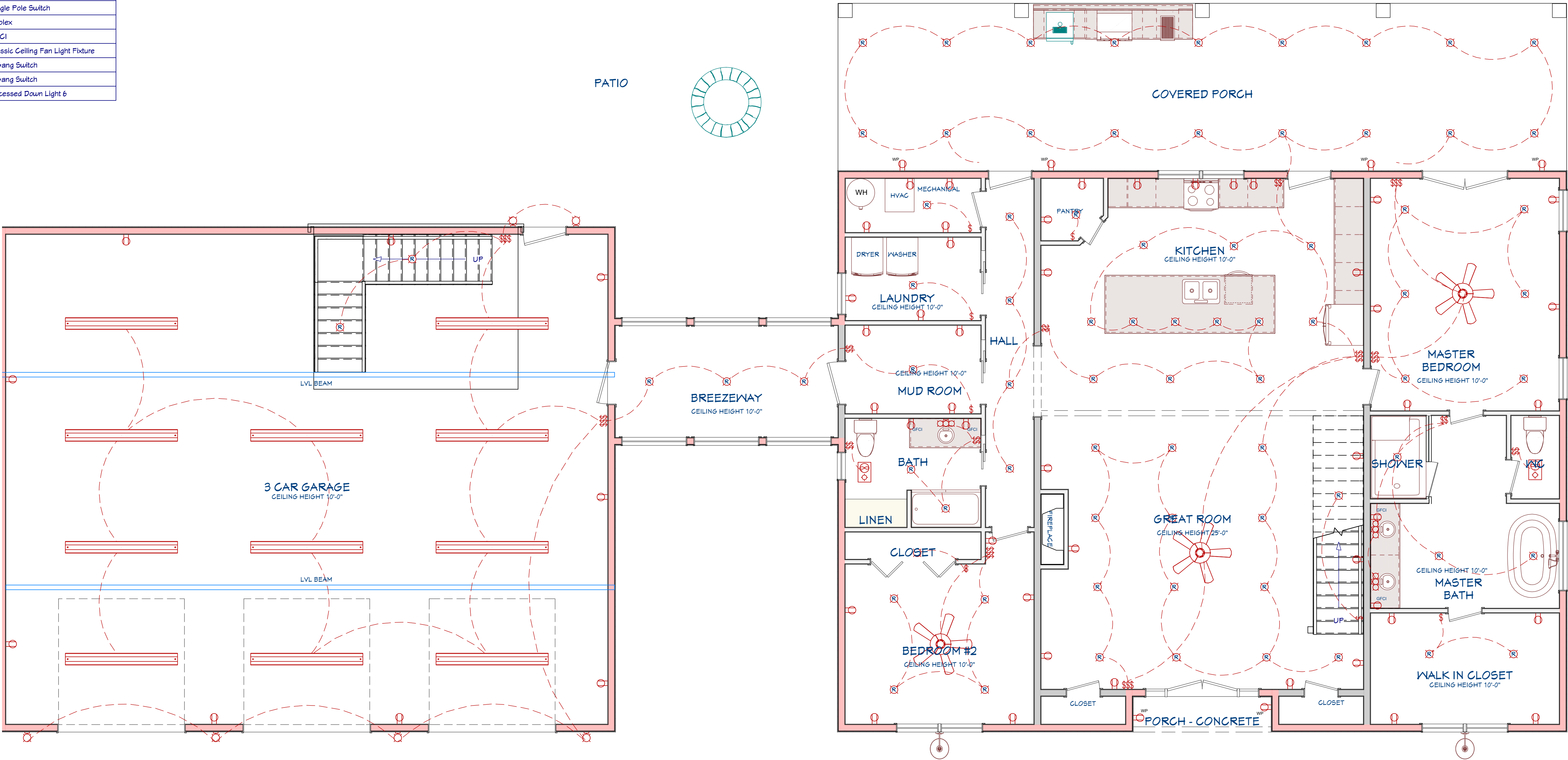
FILE NUMBER:  
**BM2500 R**

DATE:  
**9/19/2022**

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

SHEET NO.  
**A-12**

Electrical Schedule			
ID	Number	Qty	Floor   Description
E01	1	1	Traditional Flush Dome
E02	2	1	Exhaust Fan 01
E03	6	1	Duplex (weatherproof)
E04	3	1	Sconce 3
E05	1	1	Single Pole
E06	6	1	Single Pole Switch
E08	51	1	Duplex
E09	4	1	GFCI
E10	3	1	Classic Ceiling Fan Light Fixture
E11	7	1	2 Gang Switch
E12	7	1	3 Gang Switch
E13	74	1	Recessed Down Light 6
E14	6	1	Quail Wall Sconce
E15	11	1	Shop Light (long) [46 1/4"x] [46 1/4"x]
E16	3	2	Sconce 2
E17	2	2	Exhaust Fan 01
E18	3	2	Single Pole Switch
E19	22	2	Duplex
E20	2	2	GFCI
E21	3	2	Classic Ceiling Fan Light Fixture
E22	1	2	2 Gang Switch
E23	3	2	3 Gang Switch
E24	21	2	Recessed Down Light 6



**Electrical Notes:**  
(ELECTRICAL LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND A LOCAL PROFESSIONAL SHALL BE HIRED TO CONFIRM THE LAYOUT OR PROVIDE A LAYOUT THAT MEETS LOCAL CODE)  
1. All work shall be done in conformance with all governing codes, including amendments, bulletins, etc. as well as standards of installation for buildings, and equipment and requirements of the Owner. 2. Coordinate all work with other trades to ensure installation is made in accordance with the contract documents. 3. Exact locations and mounting heights of all lighting fixtures, wall outlets, etc. shall be in accordance with local code and the professional on the ground shall make changes as needed.

ELECTRICAL PLAN

1/4" = 1'-0"



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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
ELECTRICAL PLAN 1ST FLOOR

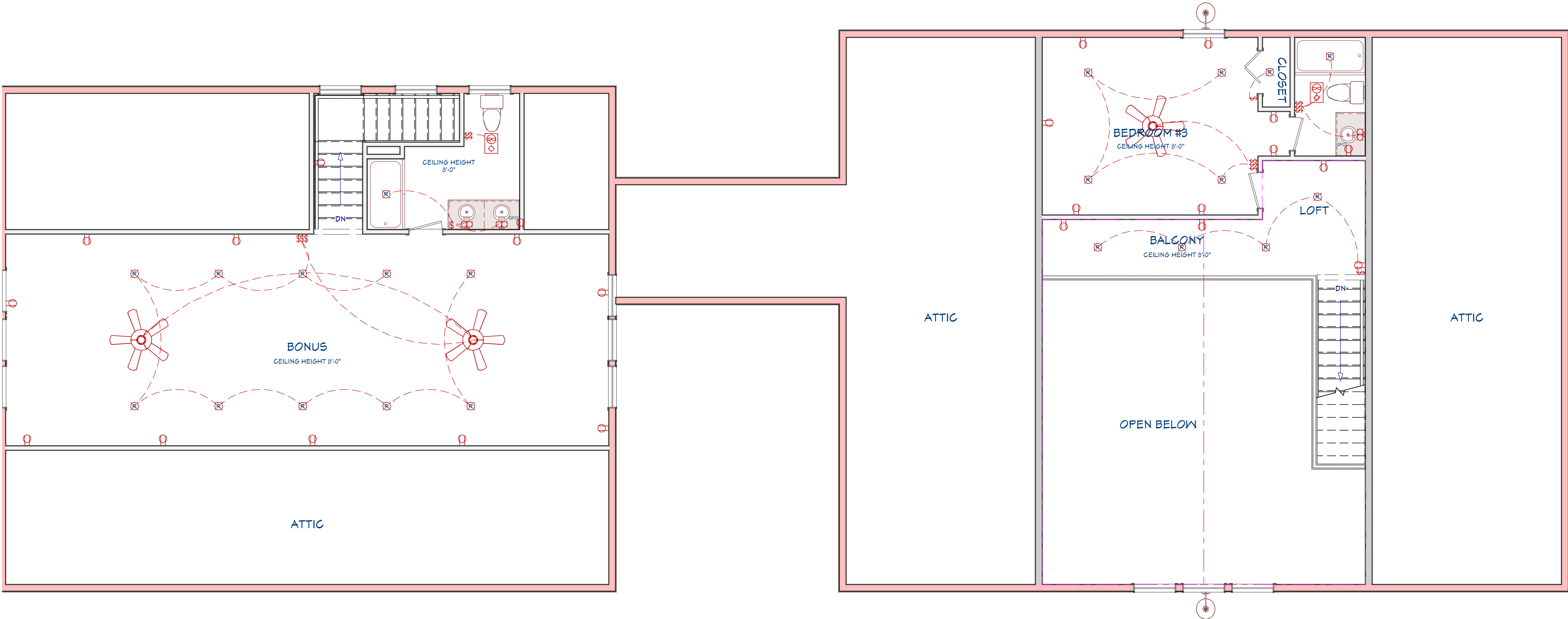
FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-13

Electrical Schedule			
ID	Number	Qty	Floor   Description
E01	1	1	Traditional Flush Dome
E02	2	1	Exhaust Fan 01
E03	6	1	Duplex (weatherproof)
E04	3	1	Sconce 3
E05	1	1	Single Pole
E06	6	1	Single Pole Switch
E08	51	1	Duplex
E09	4	1	GFCI
E10	3	1	Classic Ceiling Fan Light Fixture
E11	7	1	2 Gang Switch
E12	7	1	3 Gang Switch
E13	74	1	Recessed Down Light 6
E14	6	1	Quail Wall Sconce
E15	11	1	Shop Light (long) [46 1/4"x] [46 1/4"x]
E16	3	2	Sconce 2
E17	2	2	Exhaust Fan 01
E18	3	2	Single Pole Switch
E19	22	2	Duplex
E20	2	2	GFCI
E21	3	2	Classic Ceiling Fan Light Fixture
E22	1	2	2 Gang Switch
E23	3	2	3 Gang Switch
E24	21	2	Recessed Down Light 6



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ELECTRICAL PLAN

1/4" = 1'-0"



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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
ELECTRICAL PLAN 2ND FLOOR

FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-14



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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
PLUMBING PLAN 1ST FLOOR

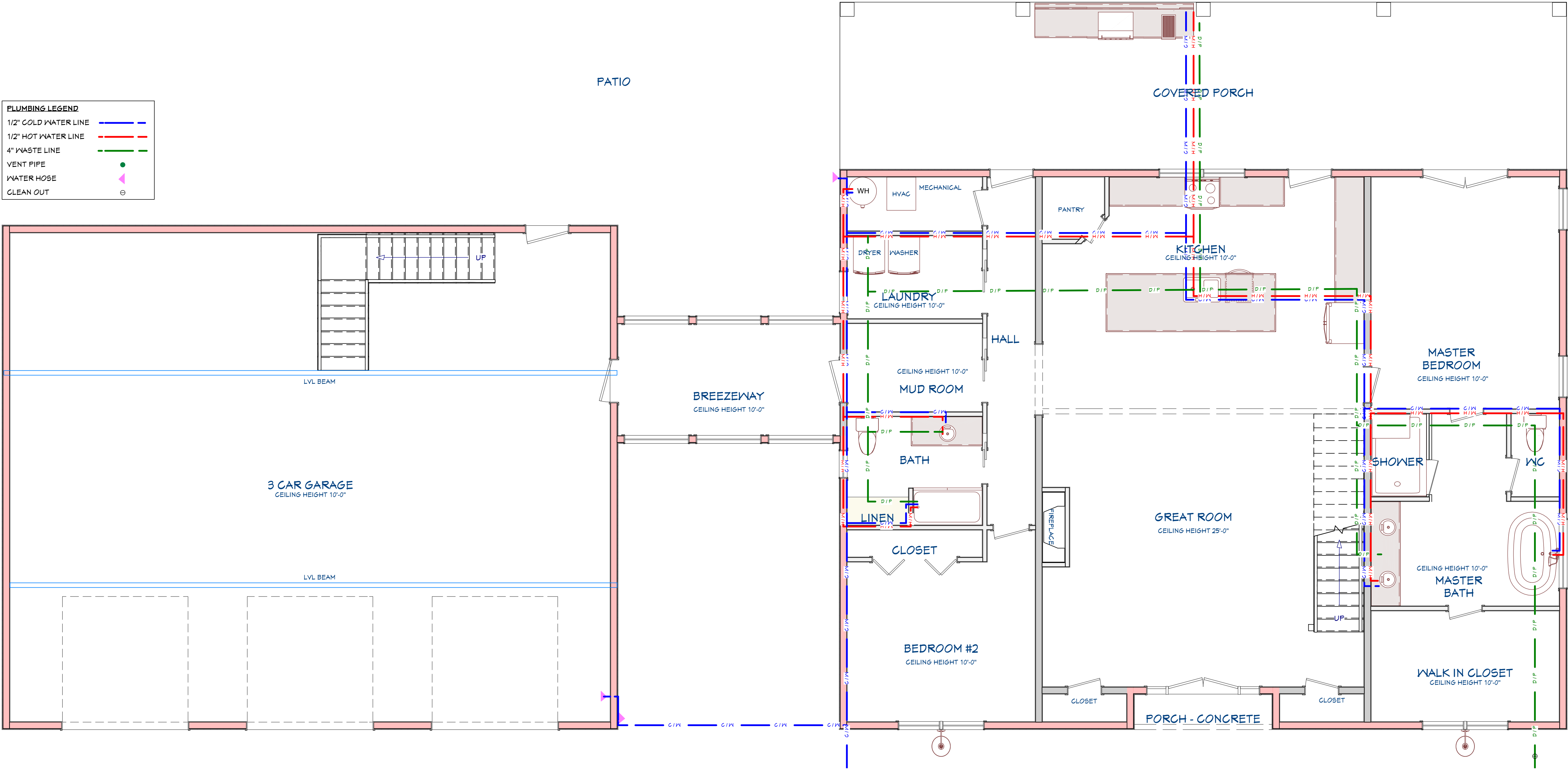
FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-15

PLUMBING LEGEND	
1/2" COLD WATER LINE	
1/2" HOT WATER LINE	
4" WASTE LINE	
VENT PIPE	
WATER HOSE	
CLEAN OUT	



PLUMBING NOTES:  
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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
PLUMBING PLAN 2ND FLOOR

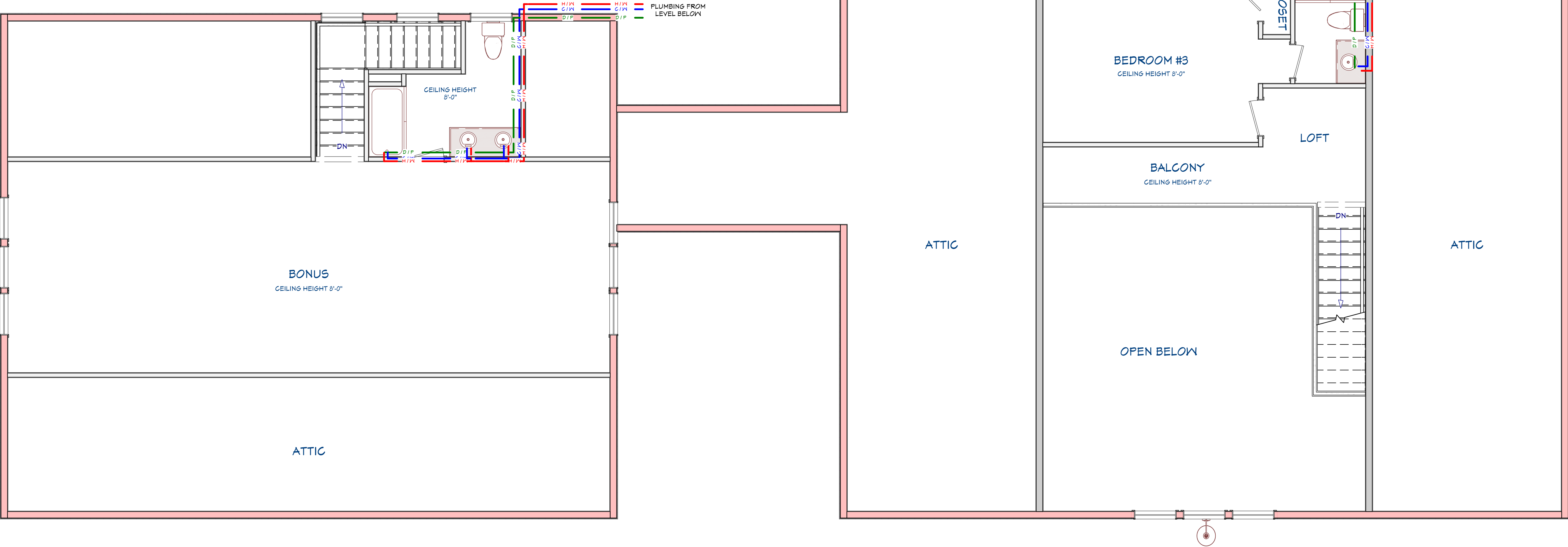
FILE NUMBER:  
BM2500 R

DATE:  
9/19/2022

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

SHEET NO.  
A-16

PLUMBING LEGEND	
1/2" COLD WATER LINE	
1/2" HOT WATER LINE	
4" WASTE LINE	
VENT PIPE	
WATER HOSE	
CLEAN OUT	



**PLUMBING NOTES:**  
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