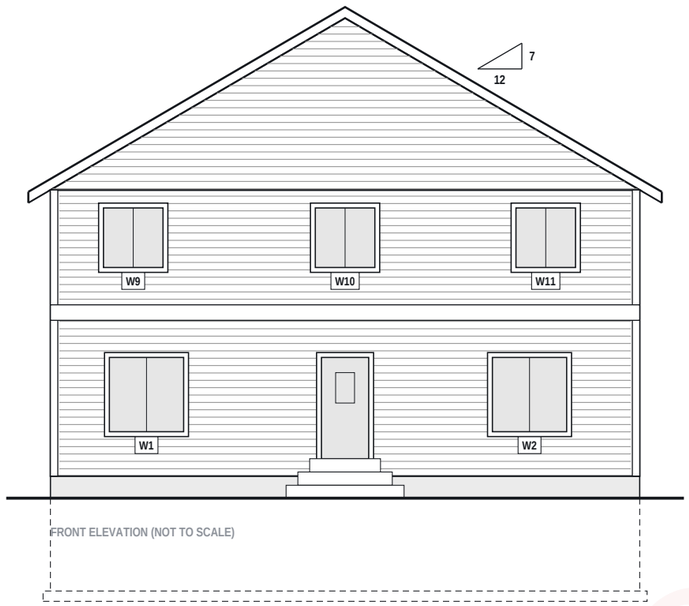
EXAMPLE HOMES LTD. · PLAN EH-2412

Two-storey house with a basement suite and a detached garage

Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB



FRONT ELEVATION (NOT TO SCALE)

About this sample

A fictional plan set drawn by Alpha Seed Inc. so framing contractors can see what our AI reads and what it gives back. It is the job in the film "From Plans to Paid" on alphaseed.ca/framing-ai-system/.
The same job pack holds the AI takeoff markup, the takeoff workbook, the bid, a change order, a proper invoice and a payment tracker. Every number in them comes from these drawings.
Not for construction: nothing here is engineered, and every name, address and value is invented.

DRAWING LIST

A-000	Cover, drawing list, general notes, site plan
A-100	Basement plan (suite)
A-101	Main floor plan
A-102	Upper floor plan
A-201	Elevations
A-301	Building section, wall types
A-401	Garage plan, door and window schedule
S-101	Framing plans, header schedule

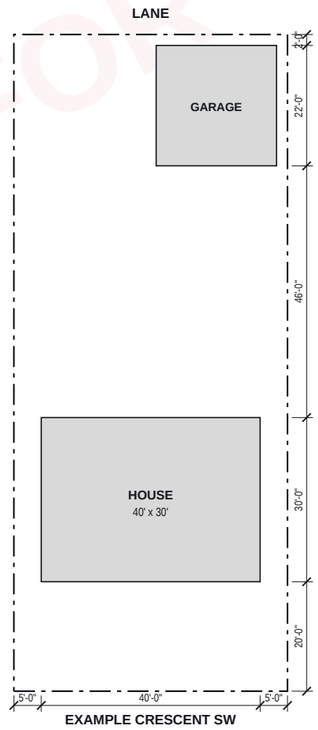
Sample set: 8 of the 40 sheets in the builder's full set. Left out: site servicing and grading, landscaping, mechanical, electrical, energy compliance, and the truss and joist layouts that come from the suppliers.

PROJECT DATA

Main floor	**1,200 sq ft**
Upper floor	**1,200 sq ft**
Total above grade	**2,400 sq ft**
Basement (suite and storage)	**1,100 sq ft**
Detached garage	**484 sq ft**
Code	**NBC (Alberta Edition) 2023, Part 9**
Storeys	**2 + basement**

GENERAL NOTES (FRAMING)

1. All work to NBC (Alberta Edition) 2023 and the City of Calgary permit conditions.
2. Dimensions to the outside face of framing and to partition centrelines. Do not scale the drawings.
3. Lumber: SPF No.2 or better. Studs 2x6 @ 16" o.c. exterior, 2x4 @ 16" o.c. partitions.
4. Plate heights: main 9'-1 1/8" (104-5/8" studs), upper 8'-1 1/8" (92-5/8" studs).
5. Floor joists 11-7/8" I-joists and roof trusses by suppliers; their stamped layouts govern.
6. Headers per the schedule on S-101. Rough openings per the schedule on A-401.
7. Sheathing: 7/16" OSB walls and roof (H-clips), 3/4" T&G OSB subfloor glued and screwed.
8. Blocking and backing per the builder's backing schedule.
9. Secondary suite: separation walls framed to receive fire-rated gypsum (by others).
10. Fall protection per the Alberta OHS Code, Part 9, wherever a worker can fall 3 m or more.





SITE PLAN

1" = 28' Lot 50' x 120' (fictional)

SAMPLE — NOT FOR CONSTRUCTION

EXAMPLE DESIGN STUDIO

Residential design · Calgary, AB (fictional)

CLIENT
Example Homes Ltd.

PROJECT
Two-storey house, basement suite and detached garage

SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
EH-2412

REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE

NOT FOR CONSTRUCTION

Illustrative plan set made by Alpha Seed Inc. (alphaseed.ca) for a sample framing job. Fictional project: every name, address and value is invented. Not engineered.

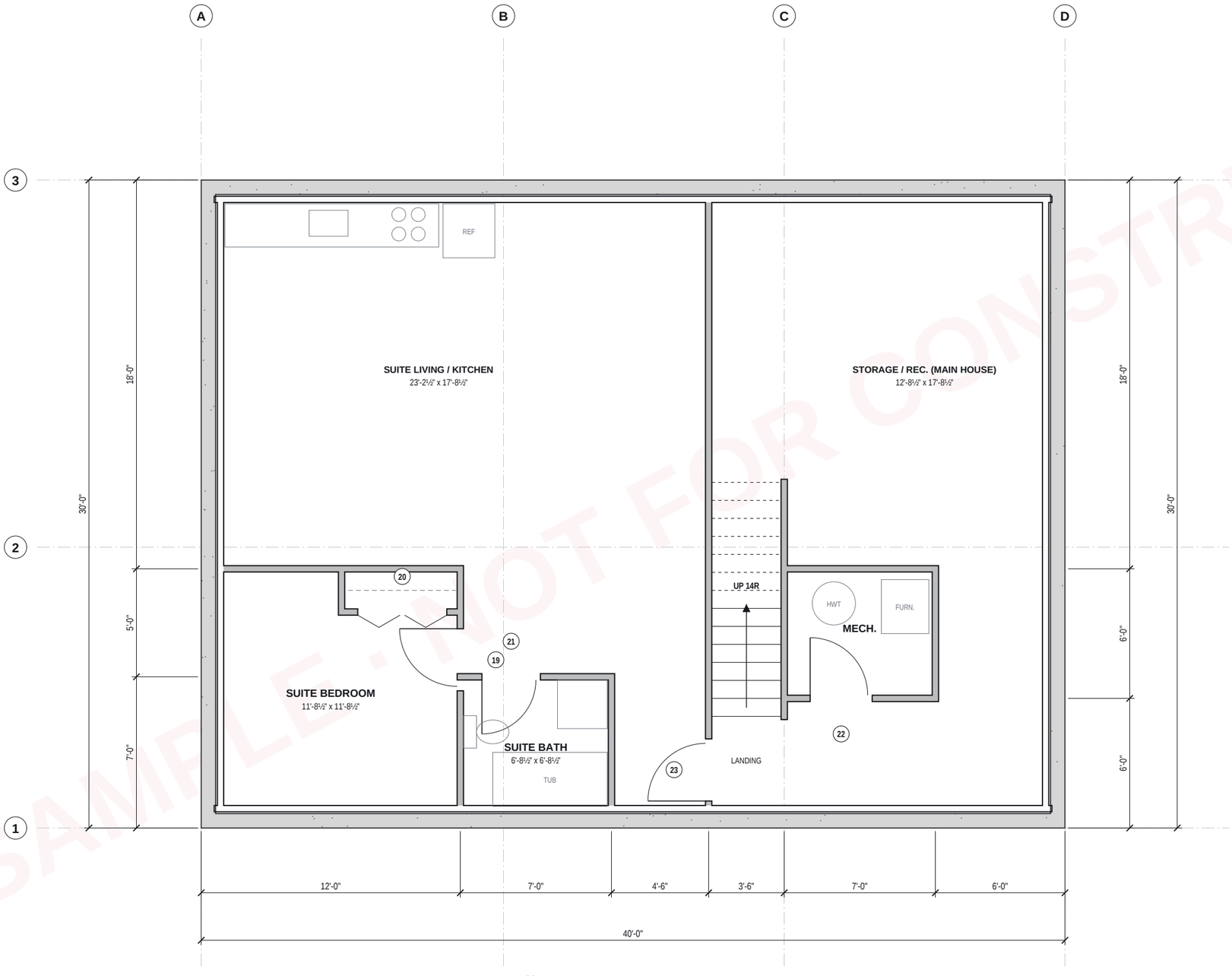
SHEET TITLE
COVER, DRAWING LIST, GENERAL NOTES, SITE PLAN

SCALE
AS NOTED

DATE
2026-09-28

DRAWN
EDS

A-000



BASEMENT PLAN (SUITE)

3/16" = 1'-0" 1,100 sq ft (suite and storage)

N

0' 4' 8' 16'

NOTES

1. Frost walls FW1: 2x4 @ 16" o.c. on a PT bottom plate, 1" off the foundation wall, single top plate to the joists.
2. Suite separation walls to receive fire-rated gypsum (drywall by others).
3. Basement stair: 14 risers about 7 7/8", 13 treads 10", landing at the bottom.
4. Concrete foundation, footings, slab and window wells by others.
5. Rough openings per the door and window schedule on A-401.

WALL TYPES

EW1	2x6 @ 16" o.c. exterior
IW1	2x4 @ 16" o.c. partition
FW1	2x4 @ 16" o.c. frost wall
PW	2x4 pony wall, 42"

SYMBOLS

W1	Window mark (schedule A-401)
2	Door mark (schedule A-401)
H2	Header mark (schedule S-101)
B	Grid line

EXAMPLE DESIGN STUDIO

Residential design · Calgary, AB (fictional)

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Example Homes Ltd.

PROJECT
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SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
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SAMPLE
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SHEET TITLE
BASEMENT PLAN (SUITE)

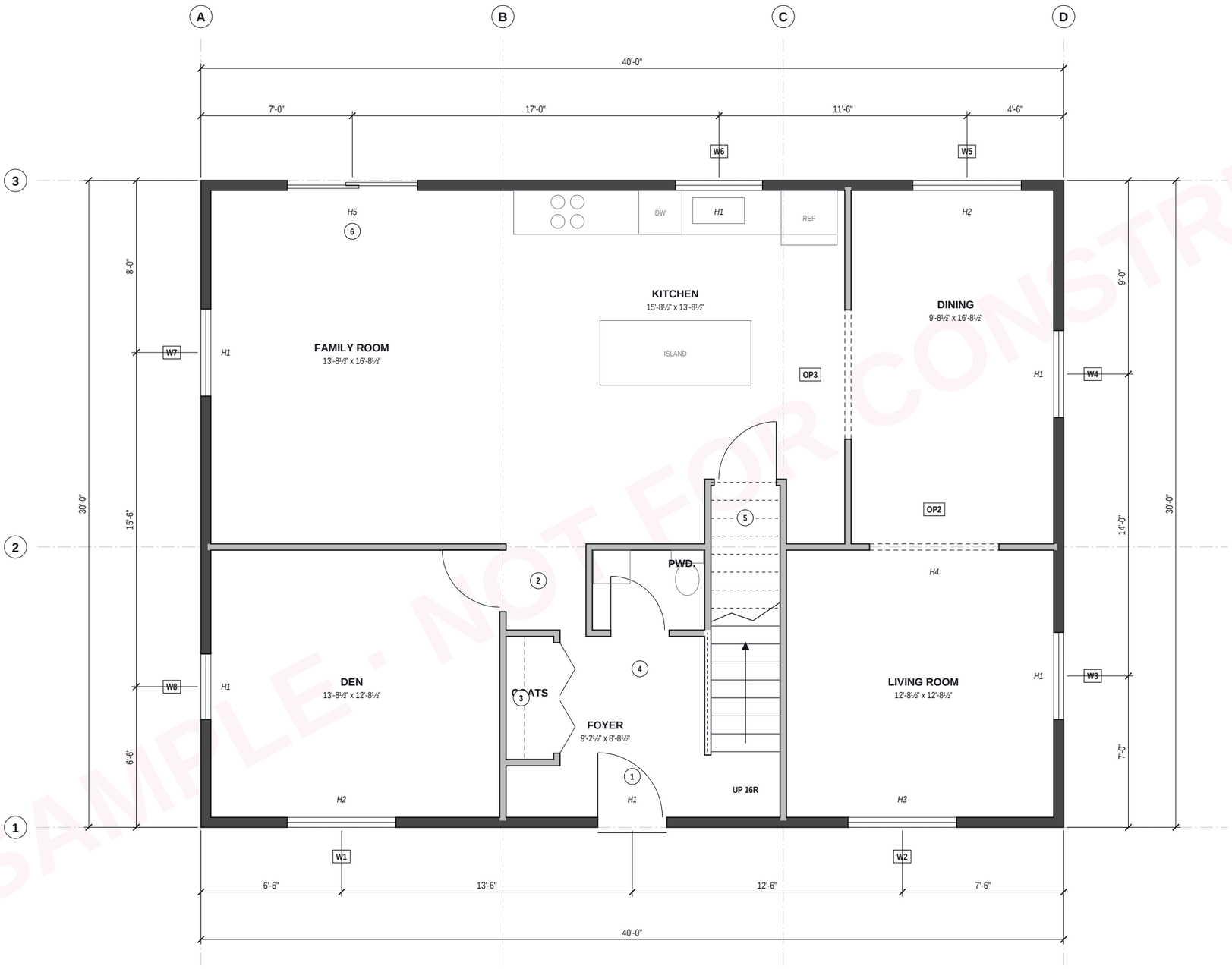
SCALE
3/16" = 1'-0"

DATE
2026-09-28

DRAWN
EDS

A-100

SAMPLE · NOT FOR CONSTRUCTION



MAIN FLOOR PLAN

3/16" = 1'-0" 1,200 sq ft

N

0' 4' 8' 16'

NOTES

1. Dimensions are to the outside face of framing (sheathing not included) and to partition centrelines.
2. Exterior walls EW1: 2x6 SPF No.2 @ 16" o.c., 104-5/8" precut studs, 9'-1 1/8" plate height.
3. Partitions IW1: 2x4 SPF No.2 @ 16" o.c. Bearing partitions IW2 at the den / family room and living / dining lines.
4. Headers per the schedule on S-101; marks beside each bearing opening (H1 to H6).
5. Rough openings per the door and window schedule on A-401.
6. Stair: 16 risers about 7 5/8", 15 treads 10". 42" pony wall with cap on the open side.
7. Kitchen / dining partition: hold for the cabinet layout (by others).
8. Blocking and backing per the builder's backing schedule.

WALL TYPES

EW1	2x6 @ 16" o.c. exterior
IW1	2x4 @ 16" o.c. partition
FW1	2x4 @ 16" o.c. frost wall
PW	2x4 pony wall, 42"

SYMBOLS

W1	Window mark (schedule A-401)
2	Door mark (schedule A-401)
H2	Header mark (schedule S-101)
B	Grid line

EXAMPLE DESIGN STUDIO

Residential design · Calgary, AB (fictional)

CLIENT
Example Homes Ltd.

PROJECT
Two-storey house, basement suite and detached garage

SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
EH-2412

REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE
NOT FOR CONSTRUCTION
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SHEET TITLE
MAIN FLOOR PLAN

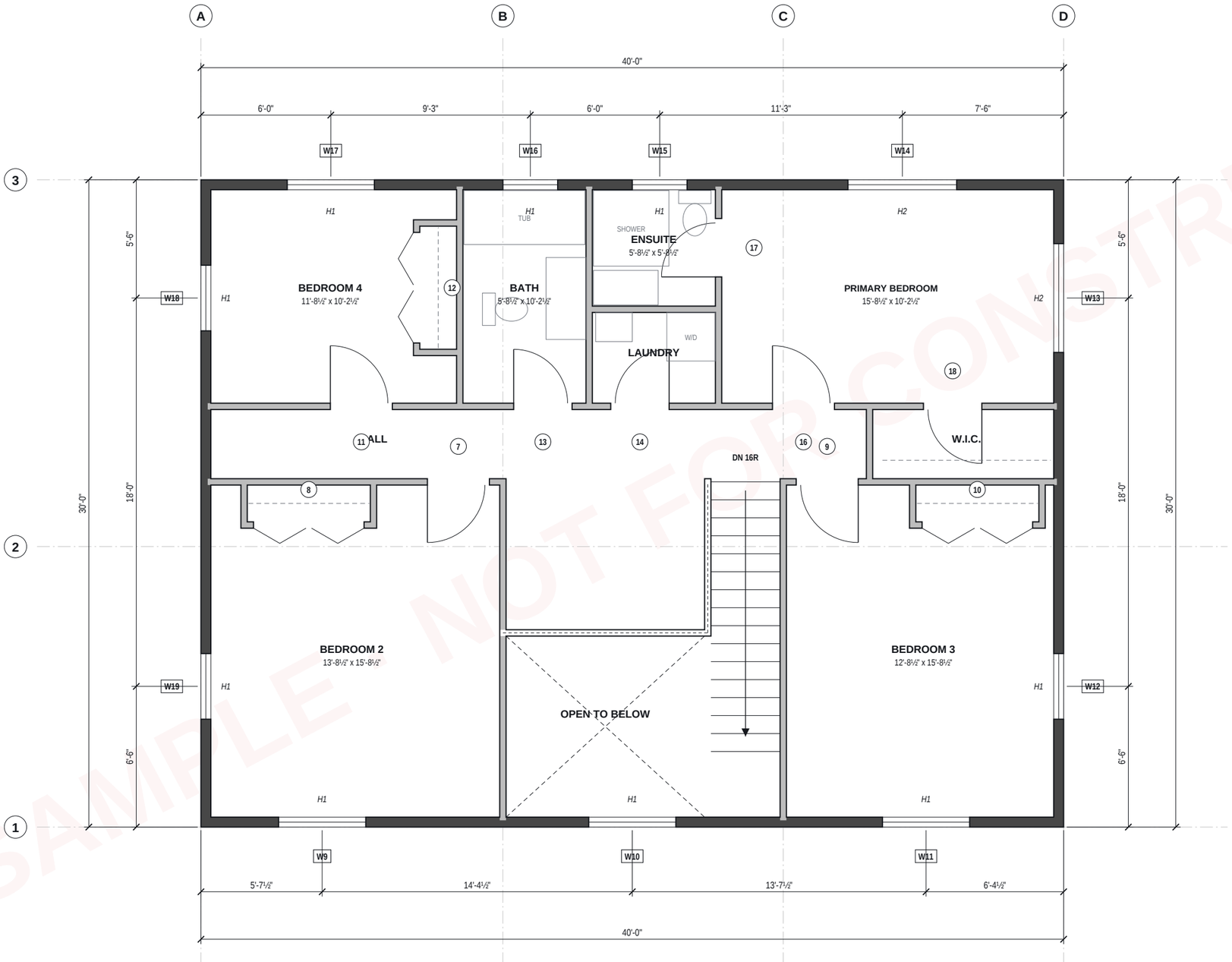
SCALE
3/16" = 1'-0"

DATE
2026-09-28

DRAWN
EDS

A-101

SAMPLE · NOT FOR CONSTRUCTION



UPPER FLOOR PLAN

3/16" = 1'-0" 1,200 sq ft

N

0' 4' 8' 16'

NOTES

1. Dimensions are to the outside face of framing and to partition centrelines.
2. Exterior walls EW1: 2x6 SPF No.2 @ 16" o.c., 92-5/8" precut studs, 8'-1 1/8" plate height.
3. Partitions IW1: 2x4 SPF No.2 @ 16" o.c.
4. Open to below: 42" guards on 2x4 pony walls with cap.
5. Headers per the schedule on S-101; rough openings per A-401.
6. Laundry: drain pan and dryer vent by others.

WALL TYPES

EW1	2x6 @ 16" o.c. exterior
IW1	2x4 @ 16" o.c. partition
FW1	2x4 @ 16" o.c. frost wall
PW	2x4 pony wall, 42"

SYMBOLS

W1	Window mark (schedule A-401)
2	Door mark (schedule A-401)
H2	Header mark (schedule S-101)
B	Grid line

EXAMPLE DESIGN STUDIO

Residential design · Calgary, AB (fictional)

CLIENT
Example Homes Ltd.

PROJECT
Two-storey house, basement suite and detached garage

SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
EH-2412

REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE
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SHEET TITLE
UPPER FLOOR PLAN

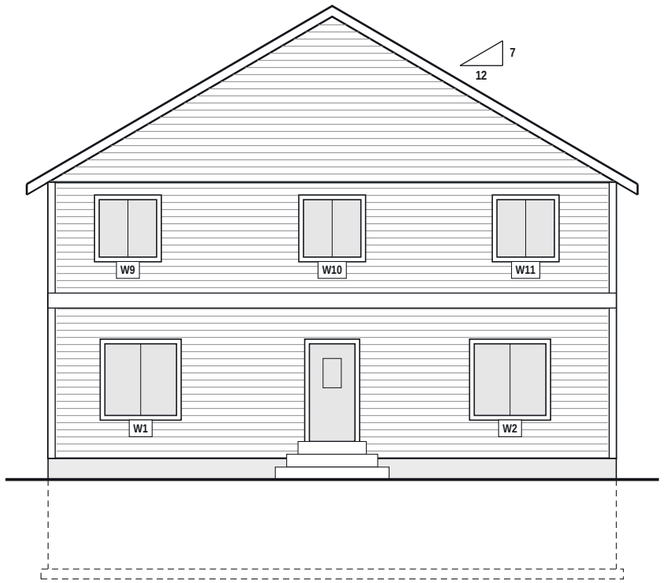
SCALE
3/16" = 1'-0"

DATE
2026-09-28

DRAWN
EDS

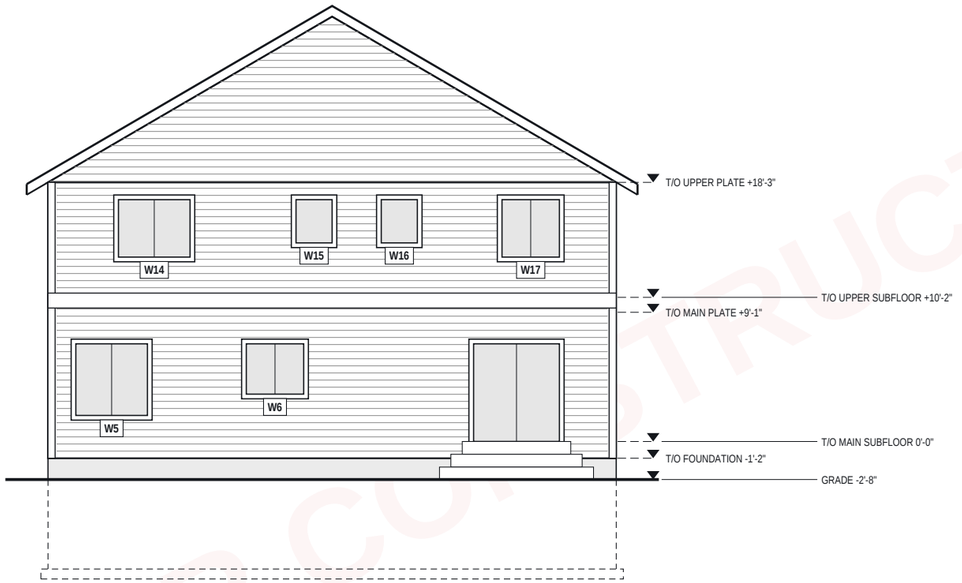
A-102

SAMPLE NOT FOR CONSTRUCTION



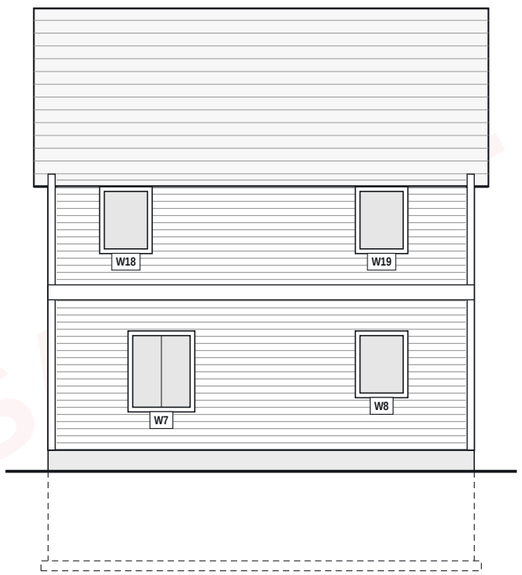
FRONT ELEVATION

3/32" = 1'-0"



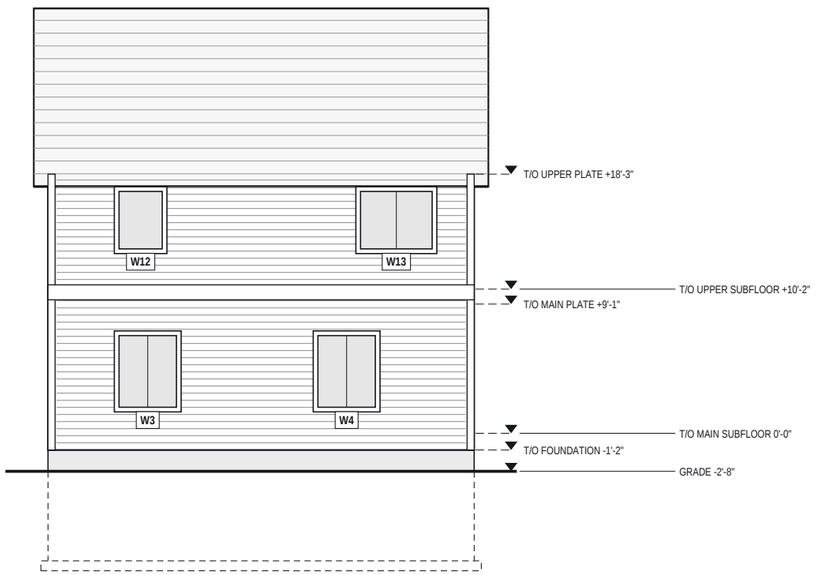
REAR ELEVATION

3/32" = 1'-0"



LEFT ELEVATION

3/32" = 1'-0"



RIGHT ELEVATION

3/32" = 1'-0"

SAMPLE — NOT FOR CONSTRUCTION

EXAMPLE DESIGN STUDIO

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PLAN No.
EH-2412

REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE

NOT FOR CONSTRUCTION

Illustrative plan set made by Alpha Seed Inc. (alphaseed.ca) for a sample framing job. Fictional project: every name, address and value is invented. Not engineered.

Exterior finish: vinyl lap siding 6" exposure on housewrap on 7/16" OSB sheathing (siding by others).

Roof: asphalt shingles. Window and door trim 4" (by others).

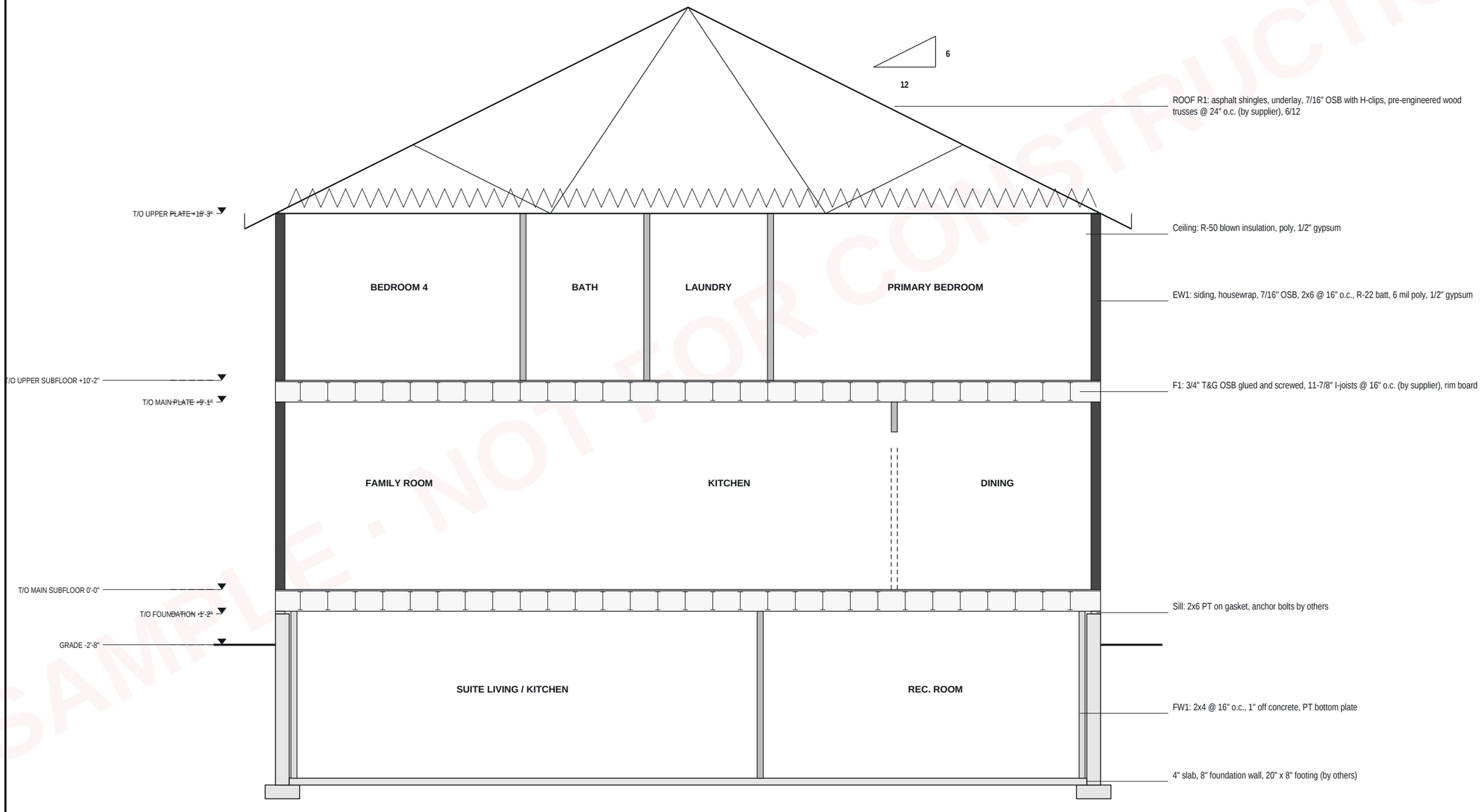
SHEET TITLE
ELEVATIONS

SCALE
3/32" = 1'-0"

DATE
2026-09-28

DRAWN
EDS

A-201



BUILDING SECTION A-A (THROUGH THE FAMILY ROOM, LOOKING TO THE REAR)

3/16" = 1'-0"

SAMPLE · NOT FOR CONSTRUCTION

EXAMPLE DESIGN STUDIO

Residential design · Calgary, AB (fictional)

CLIENT
Example Homes Ltd.

PROJECT
Two-storey house, basement suite and detached garage

SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
EH-2412

REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE
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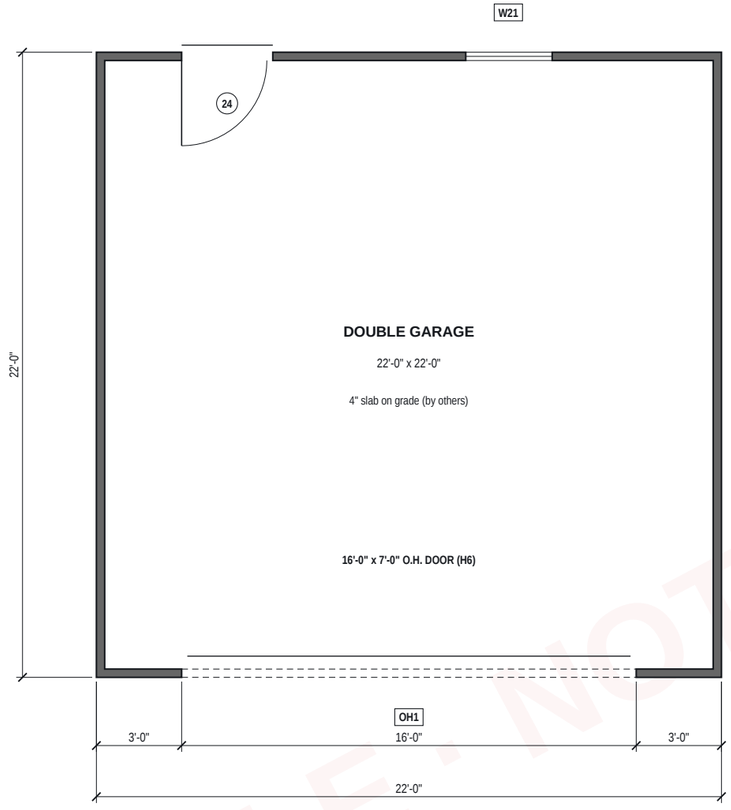
SHEET TITLE
BUILDING SECTION, WALL TYPES

SCALE
3/16" = 1'-0"

DATE
2026-09-28

DRAWN
EDS

A-301



GARAGE PLAN

3/16" = 1'-0" 484 sq ft · 2x4 @ 16" o.c. · trusses @ 24" o.c., 6/12

DOOR AND WINDOW SCHEDULE

MARK	LEVEL	TYPE	ROUGH OPENING (W x H)	HEADER	REMARKS
D1	MAIN	Exterior door 36x80	38 1/2" x 82 1/2"	H1	
D2	MAIN	Door 32x80	34 1/2" x 82 1/2"	HF	
D3	MAIN	Bifold 60x80	61 1/2" x 82 1/2"	HF	Bifold
D4	MAIN	Door 30x80	32 1/2" x 82 1/2"	HF	
D5	MAIN	Door 32x80	34 1/2" x 82 1/2"	HF	
D6	MAIN	Patio door 72x80	72 1/2" x 82 1/2"	H5	
D7	UPPER	Door 32x80	34 1/2" x 82 1/2"	HF	
D8	UPPER	Bifold 60x80	61 1/2" x 82 1/2"	HF	Bifold
D9	UPPER	Door 32x80	34 1/2" x 82 1/2"	HF	
D10	UPPER	Bifold 60x80	61 1/2" x 82 1/2"	HF	Bifold
D11	UPPER	Door 32x80	34 1/2" x 82 1/2"	HF	
D12	UPPER	Bifold 60x80	61 1/2" x 82 1/2"	HF	Bifold
D13	UPPER	Door 30x80	32 1/2" x 82 1/2"	HF	
D14	UPPER	Door 30x80	32 1/2" x 82 1/2"	HF	
D16	UPPER	Door 32x80	34 1/2" x 82 1/2"	HF	
D17	UPPER	Door 30x80	32 1/2" x 82 1/2"	HF	
D18	UPPER	Door 30x80	32 1/2" x 82 1/2"	HF	
D19	BSMT	Door 32x80	34 1/2" x 82 1/2"	HF	
D20	BSMT	Bifold 48x80	49 1/2" x 82 1/2"	HF	Bifold
D21	BSMT	Door 30x80	32 1/2" x 82 1/2"	HF	
D22	BSMT	Door 32x80	34 1/2" x 82 1/2"	HF	
D23	BSMT	Door 32x80	34 1/2" x 82 1/2"	HF	
D24	GARAGE	Exterior door 36x80	38 1/2" x 82 1/2"	HG	
OH1	GARAGE	Overhead door 16'x7'	192" x 84"	H6	
OP2	MAIN	Cased opening 72	72" x 82 1/2"	H4	Cased opening
OP3	MAIN	Cased opening 72	72" x 82 1/2"	HF	Cased opening
W1	MAIN	Window 60x60	60 1/2" x 60 1/2"	H2	
W2	MAIN	Window 60x60	60 1/2" x 60 1/2"	H3	Size not shown on S-101
W3	MAIN	Window 48x60	48 1/2" x 60 1/2"	H1	
W4	MAIN	Window 48x60	48 1/2" x 60 1/2"	H1	
W5	MAIN	Window 60x60	60 1/2" x 60 1/2"	H2	
W6	MAIN	Window 48x42	48 1/2" x 42 1/2"	H1	
W7	MAIN	Window 48x60	48 1/2" x 60 1/2"	H1	
W8	MAIN	Window 36x48	36 1/2" x 48 1/2"	H1	
W9	UPPER	Window 48x48	48 1/2" x 48 1/2"	H1	
W10	UPPER	Window 48x48	48 1/2" x 48 1/2"	H1	
W11	UPPER	Window 48x48	48 1/2" x 48 1/2"	H1	
W12	UPPER	Window 36x48	36 1/2" x 48 1/2"	H1	
W13	UPPER	Window 60x48	60 1/2" x 48 1/2"	H2	
W14	UPPER	Window 60x48	60 1/2" x 48 1/2"	H2	
W15	UPPER	Window 30x36 obscure	30 1/2" x 36 1/2"	H1	Obscure glass
W16	UPPER	Window 30x36 obscure	30 1/2" x 36 1/2"	H1	Obscure glass
W17	UPPER	Window 48x48	48 1/2" x 48 1/2"	H1	
W18	UPPER	Window 36x48	36 1/2" x 48 1/2"	H1	
W19	UPPER	Window 36x48	36 1/2" x 48 1/2"	H1	
W21	GARAGE	Window 36x36	36 1/2" x 36 1/2"	HG	

46 openings. Rough openings are for framing; confirm with the window and door supplier's shop drawings before framing.

EXAMPLE DESIGN STUDIO

Residential design · Calgary, AB (fictional)

CLIENT
Example Homes Ltd.

PROJECT
Two-storey house, basement suite and detached garage

SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
EH-2412

REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE

NOT FOR CONSTRUCTION

Illustrative plan set made by Alpha Seed Inc. (alphaseed.ca) for a sample framing job. Fictional project: every name, address and value is invented. Not engineered.

SHEET TITLE
GARAGE PLAN, DOOR AND WINDOW SCHEDULE

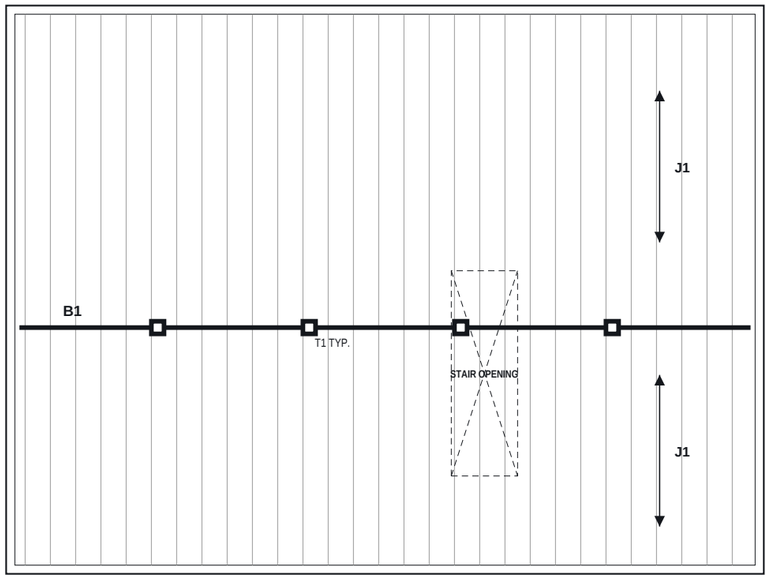
SCALE
AS NOTED

DATE
2026-09-28

DRAWN
EDS

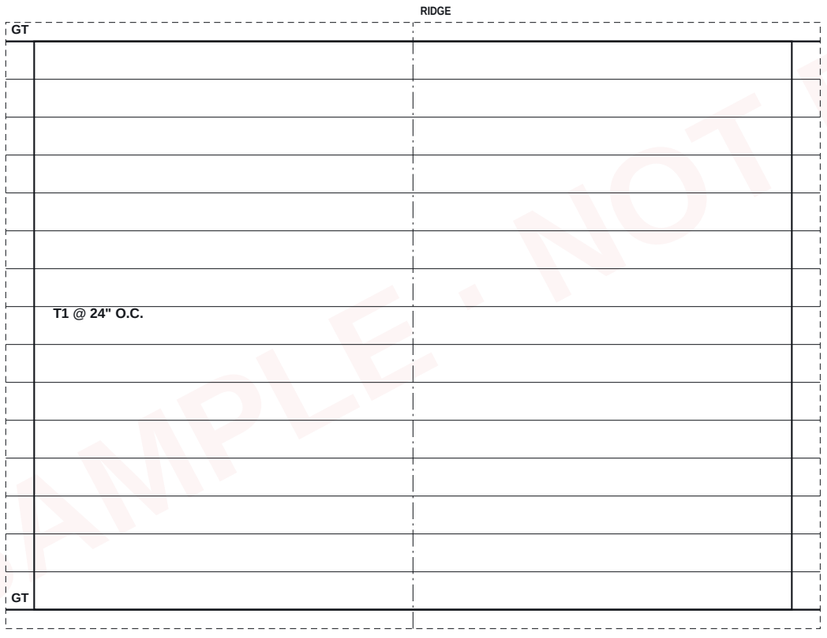
A-401

SAMPLE · NOT FOR CONSTRUCTION



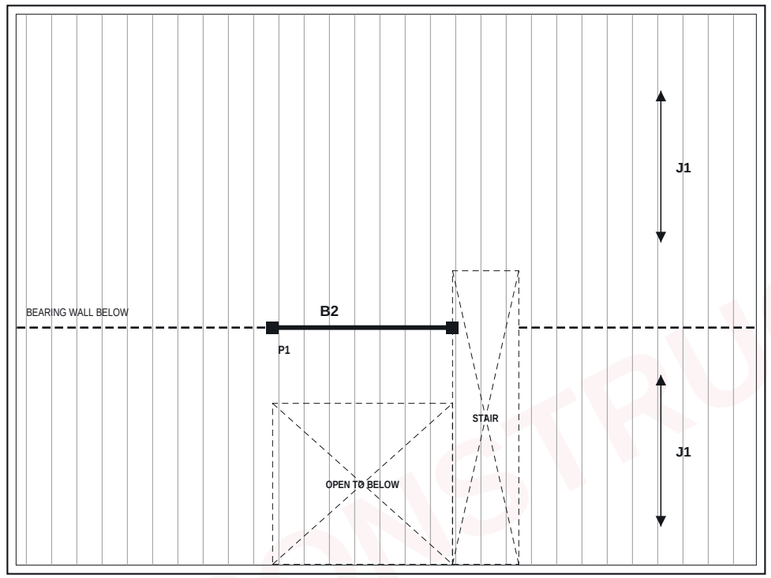
MAIN FLOOR FRAMING

1/8" = 1'-0"



ROOF FRAMING

1/8" = 1'-0"



UPPER FLOOR FRAMING

1/8" = 1'-0"

HEADER SCHEDULE

MARK	SIZE	REMARKS
H1	2-2X10 SPF NO.2 + 1/2" SPACER	(OPENINGS TO 4'-0")
H2	2-2X10 SPF NO.2 + 1/2" SPACER	(OPENINGS TO 5'-6")
H3		
H4	2-2X12 SPF NO.2 + 1/2" SPACER	(OPENINGS TO 6'-6")
H5	2-PLY 1-3/4" X 11-7/8" LVL	(PATIO DOOR)
H6	2-PLY 1-3/4" X 11-7/8" LVL	(GARAGE OVERHEAD DOOR)
HF	FLAT 2X4, NON-BEARING PARTITION	
HG	2-2X6 ON FLAT, NON-BEARING GARAGE WALL	

BEAMS AND POSTS

B1 3-ply 1-3/4" x 11-7/8" LVL dropped beam on T1

B2 2-ply 1-3/4" x 11-7/8" LVL flush beam, hangers by supplier

P1 3-2x6 built-up post, solid bearing to the foundation

T1 Adjustable steel posts @ 8'-0" o.c. max. (by others)

J1 11-7/8" I-joists @ 16" o.c., layout by supplier

T1 roof Pre-engineered trusses @ 24" o.c.; pitch per A-201

FRAMING NOTES

1. Lumber SPF No.2 or better. Nailing per NBC (Alberta Edition) 2023, Part 9.
2. I-joist and truss layouts, hangers and uplift connections by the suppliers; the framer gets them before starting.
3. Exterior headers with a 1/2" spacer; insulate the header space where shown.
4. Fall protection per the Alberta OHS Code, Part 9, wherever a worker can fall 3 m or more.

SAMPLE · NOT FOR CONSTRUCTION

EXAMPLE DESIGN STUDIO

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SAMPLE

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SHEET TITLE
FRAMING PLANS, HEADER SCHEDULE

SCALE
1/8" = 1'-0"

DATE
2026-09-28

DRAWN
EDS

S-101