

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

Floor: 40 psf. live
15 psf. dead

Roof: 30 psf. live
10 psf. dead

Ceiling: 10 psf. live
10 psf. dead

Soil bearing Capacity - 1500 PSF

Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength of concrete), unless noted otherwise.

All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.

Provide proper expansion and control joints as per local requirements.

All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.

All 48" x 48" x 18" concrete pads to have (4) #5 rods each way.

Foundation walls are not to be backfilled until properly braced.

Verify depth of frost footings with your local codes.

Provide termite protection as required by HUD minimum property standards.

Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 12" in concrete walls.

REBAR & BOLT SCHEDULE: reinforcing must

be located 2" from inside face of wall

BAR SIZE AND SPACING

8" Wall thickness

10" Wall thickness (w-brick)

VERTICAL

#5 @ 15" o.c.

#5 @ 16" o.c.

HORIZONTAL

#5 @ 18" o.c.

#5 @ 14" o.c.

FRAMING MEMBERS (continued):

Any wall 12'-0" high or higher shall be 2x6 and balloon framed.

Unless noted otherwise, above all openings that are:

(1) Load bearing and less than or equal to 3 ft.use 4x6.

(2) Load bearing and more than 3 ft.use (2) 2x12 w/1/2" Plywood between.

(3) Non-load bearing and less than or equal to 6 ft.use 4x6.

(4) Non-load bearing and more than 6 ft.use (2) 2x12 w/1/2" Plywood between.

(5) All exterior openings use (2) 2x12 w/1/2" Plywood between.

All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.

All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.

Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".

Collar ties are to be spaced 4'-0" o.c.

All purlins and kickers are to be 2x6's, unless noted otherwise.

Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.

All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.

Note: Provide proper insulation for all plumbing.

1/2" water-resistant drywall around showers, tubs and whirlpools.

1/2" drywall on interior walls and ceilings.

5/8" type "X" fire code drywall on garage walls and ceilings.

Windows are called out by glass size only.

Windows, if not noted, are assumed to be casements.

SEE COVER/SITE PLAN & STRUCTURAL DOCUMENTATION FOR ALL GENERAL & STRUCTURAL CRITERIA & SIMILAR INFO

A-615 Grade 60.

Provide steel shims in all beam pockets.

Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

Unless noted otherwise, all framing lumber shall have the following characteristics:

Fb = 1,000 psi

Fv = 75 psi

E = 1,400,000 psi

Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.

Hole sizes and locations in GluLam or Laminated Veneer Lumber members are to be confirmed by a professional engineer.

Any structural or framing members not indicated on the plan are to be sized by contractor.

Double floor joists under all partition walls, unless noted otherwise.

All subflooring is assumed to be 5/4" thick-Glued&Nailed

All exterior walls are dimensioned to outside of 1/2" sheathing.

All exterior walls are 4" (3 1/2" stud plus 1/2" sheathing), All interior walls are 3 1/2" unless otherwise shown.

Calculated dimensions take precedence over scaled dimensions.

All Main level walls are 8'-1 1/8" high unless otherwise noted or implied.

All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

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ABBREVIATIONS									
A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trapezoid
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Radius	U.L.	Underlayment
AWN	Awning	DRY	Dryer	JST	Joist	RAFT'S	Rafters	UNEX	Unexcavated
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WASH	Washer
BSMT	Basement	ENT	Entertainment	LIN	Linen	RM	Room	WH	Wood
BTM	Bottom	EXP	Exposure	MAX	Maximum	SEC	Second	WH	Water Heater
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	W.W.M.	Welded Wire Mesh
CANT	Cantilever	FIN	Finished	MICRO	Microwave	S.L.	Side Lite		
C.J.	Ceiling Joist	F.J.	Floor Joist	MIN	Minimum	SPP	Sump Pump Pit	@	At
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	STA	Stationary	1	Line
CEIL	Ceiling	FTG	Footing	O.C.	On Center	STD	Standard	2W	Two Wide
CMU	Concrete Masonry Unit	GALV	Galvanized	O.H.D.	Overhead Door	STL	Steel	3W	Three Wide
C.O.	Cased Opening	GARB	Garbage Disposal	OPNG	Opening	STRUC	Structural	4W	Four Wide
CONC	Concrete	G & N	Glued & Nailed	PC	Pull Chord	T.C	Trash Compactor	W	With
DBL	Double	G.L.	GlueLam Header	PICT	Picture	T & G	Tongue & Groove	W/	With
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom	Ø	Diameter

ARTIST CONCEPTION ONLY

Militta Abode

ARTWORK NOT TO SCALE

DESIGN BASICS
HOUSE PLANS

AREA

60. FT.

FIRST FLOOR	602
SECOND FLOOR	
TOTAL LIVING	602
BASEMENT FLOOR	
GARAGE	
FRONT PORCH	109
DECK	
OPT. BONUS ROOM	

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SYMBOLS			
	Detail Number		Wood Frame Wall
	Section Number		Concrete
	Direction of Section		Brick or Stone
	Square Footage		Earth
	Roof Pitch Ratio		Granular or Gravel Fill
	Ceiling Pattern Detail W/Height		Batt Insulation
	Roof Louver		Blown Insulation
			Minimum 3"x3" Solid Bearing or as required
			Sillcock

ELECTRICAL LEGEND	
	110V OUTLET
	HALF SWITCHED 110V OUTLET
	220V OUTLET
	WEATHERPROOF 110V OUTLET
	GROUND FAULT 110 V. OUTLET
	FLOOR 110V OUTLET
	SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	WALL MOUNT LIGHT
	PULL-CORD SURFACE MOUNT LIGHT
	THERMOSTAT
	CHIMES
	FLOOD LIGHT
	FLUORESCENT LIGHT
	TRACK LIGHT
	UNDER COUNTER LIGHT
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	PADDLE FAN/LIGHT FIXTURE
	PADDLE FAN
	SMOKE DETECTOR (WALL)
	SMOKE DETECTOR (CEILING)
	TWO-WAY SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH

NOTE: WIRE SMOKE DETECTORS IN SERIES

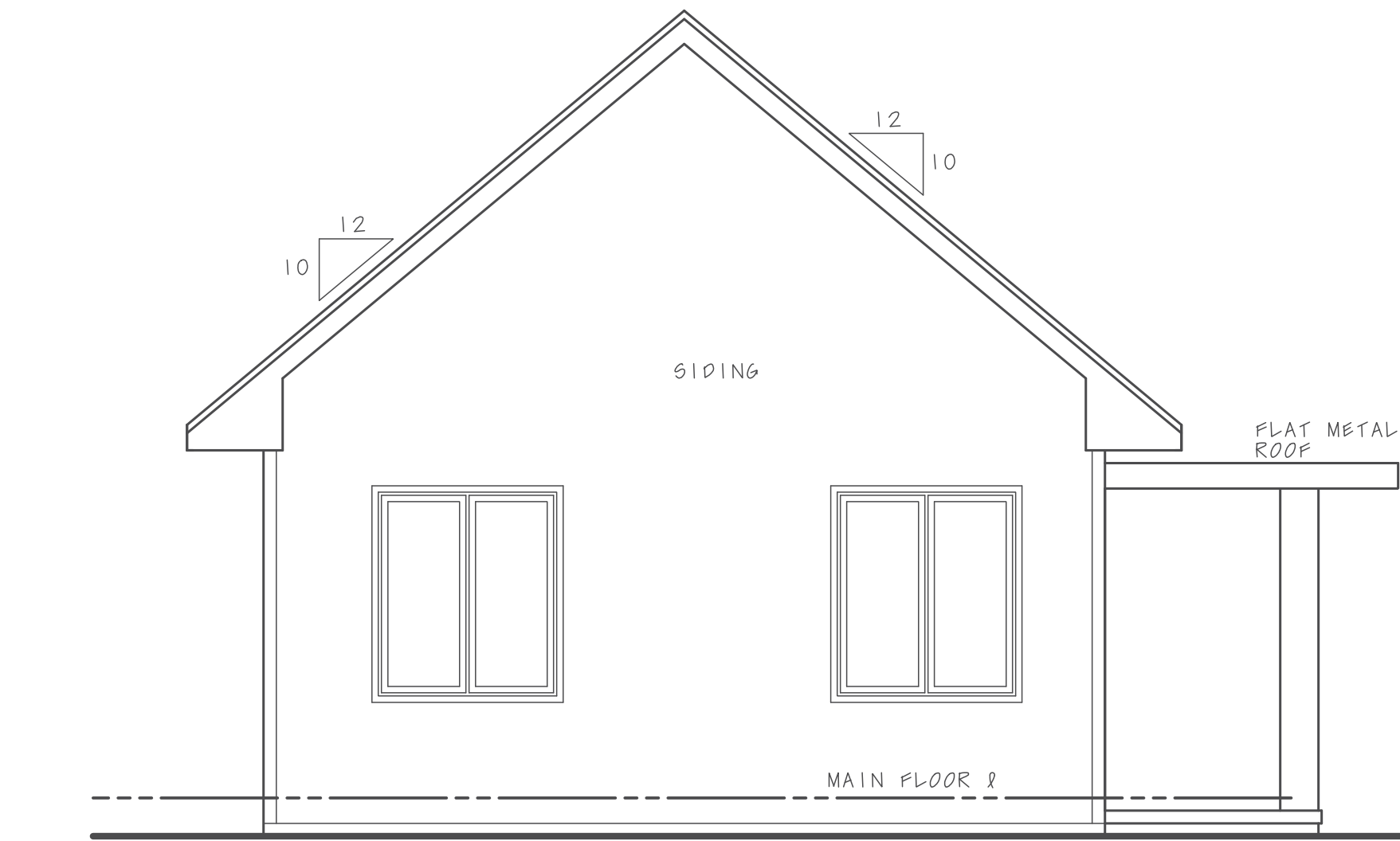
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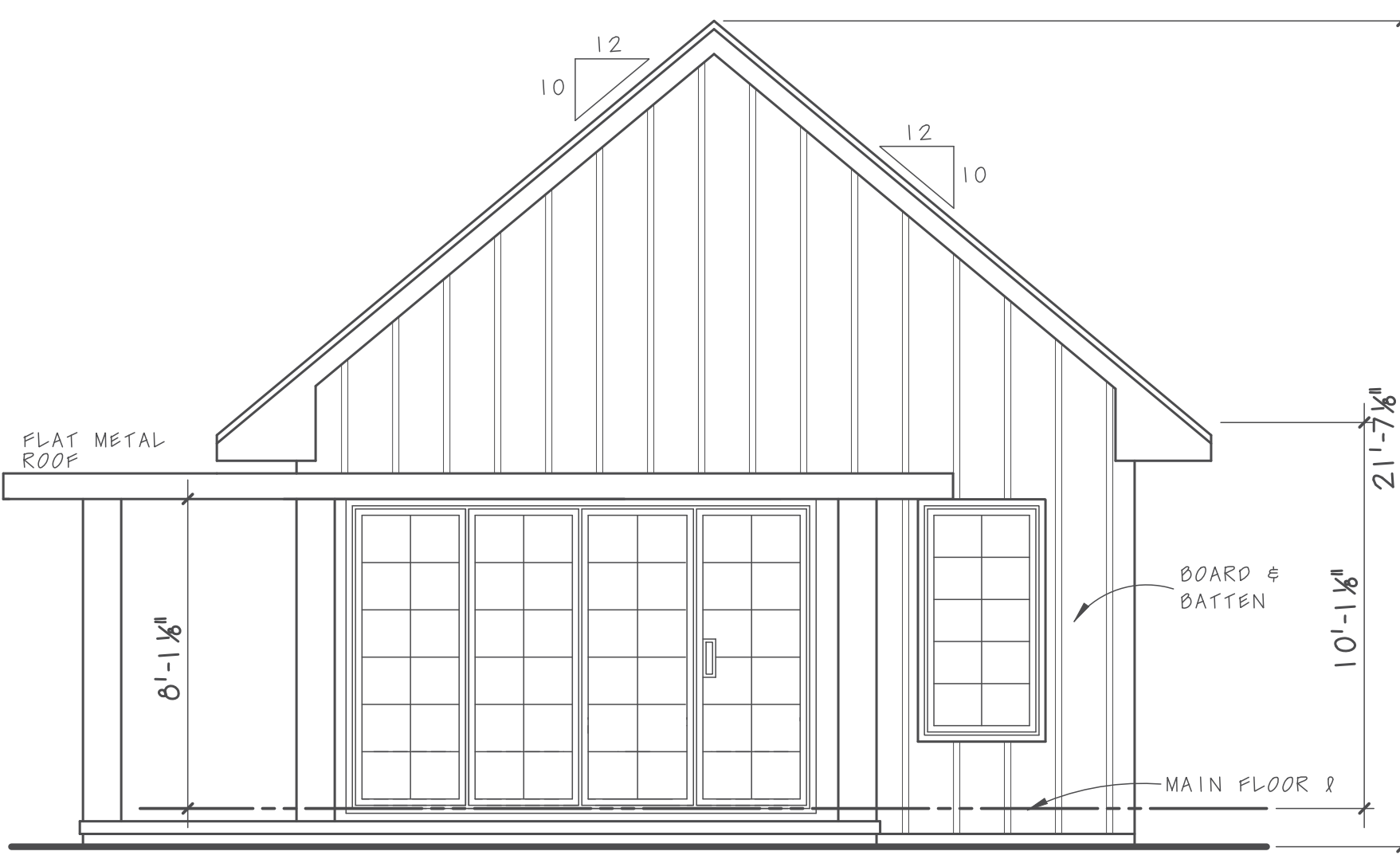
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REAR ELEVATION

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



FRONT ELEVATION

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



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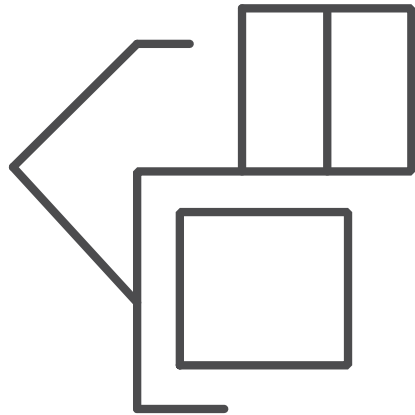
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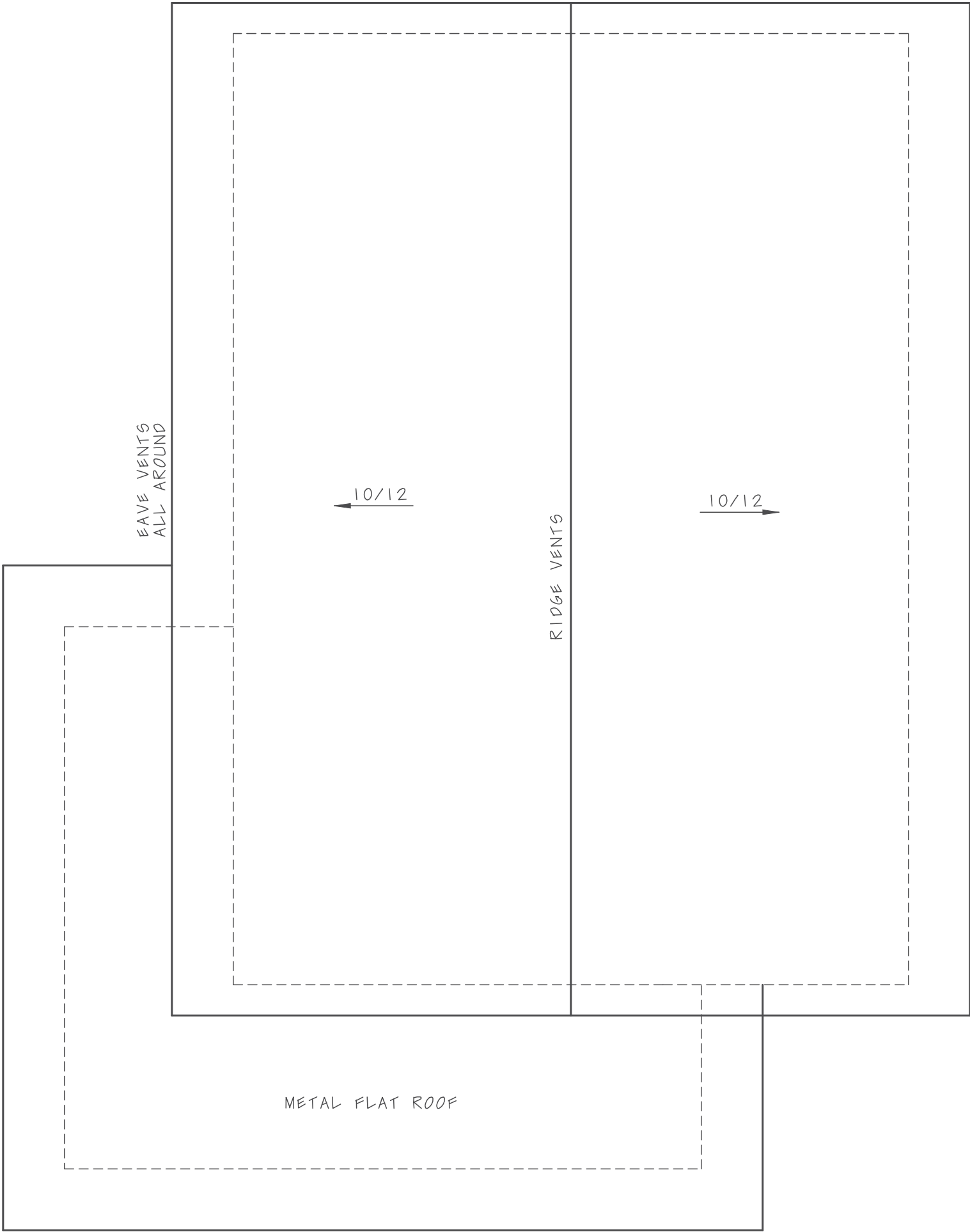
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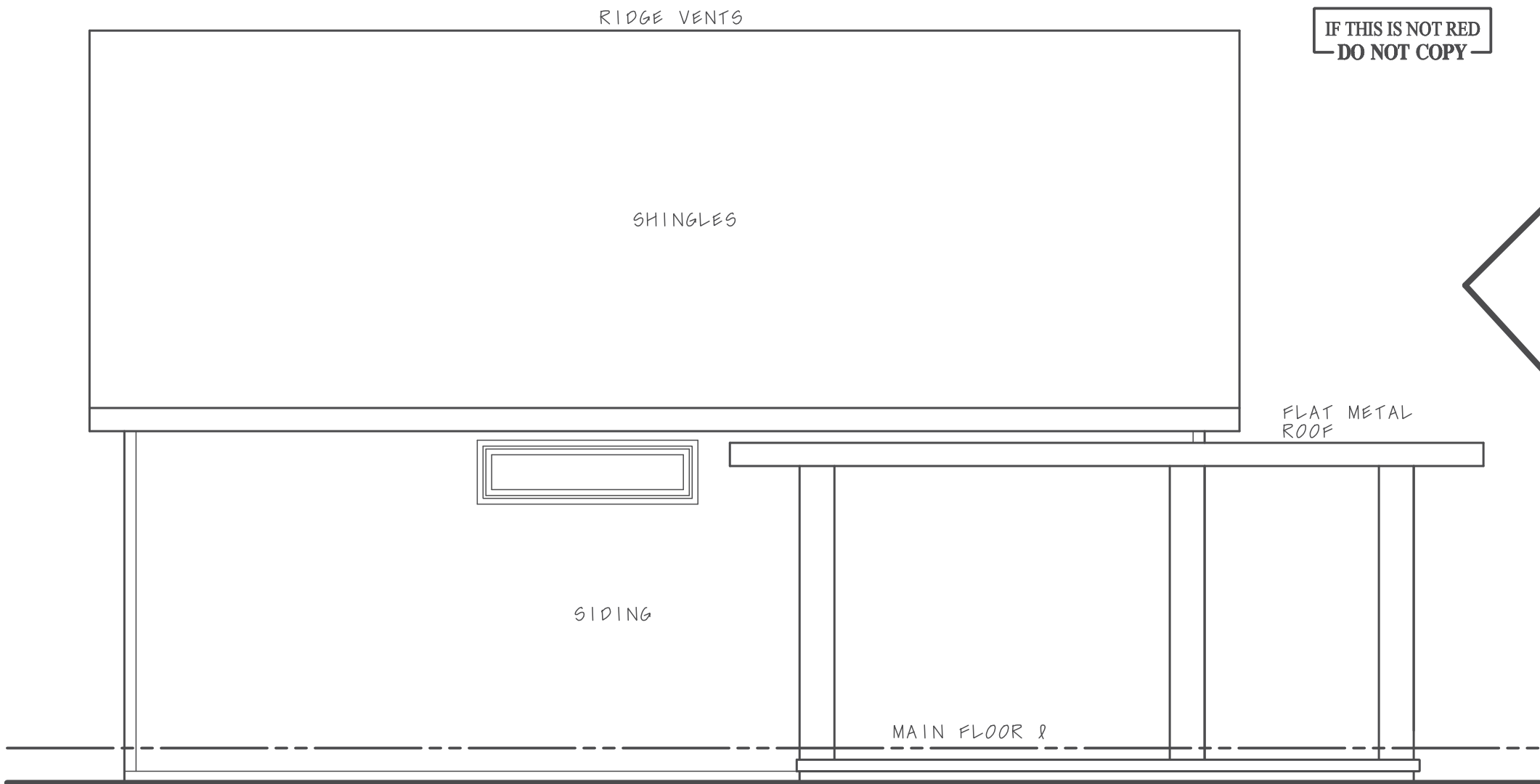
ROOF PLAN

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



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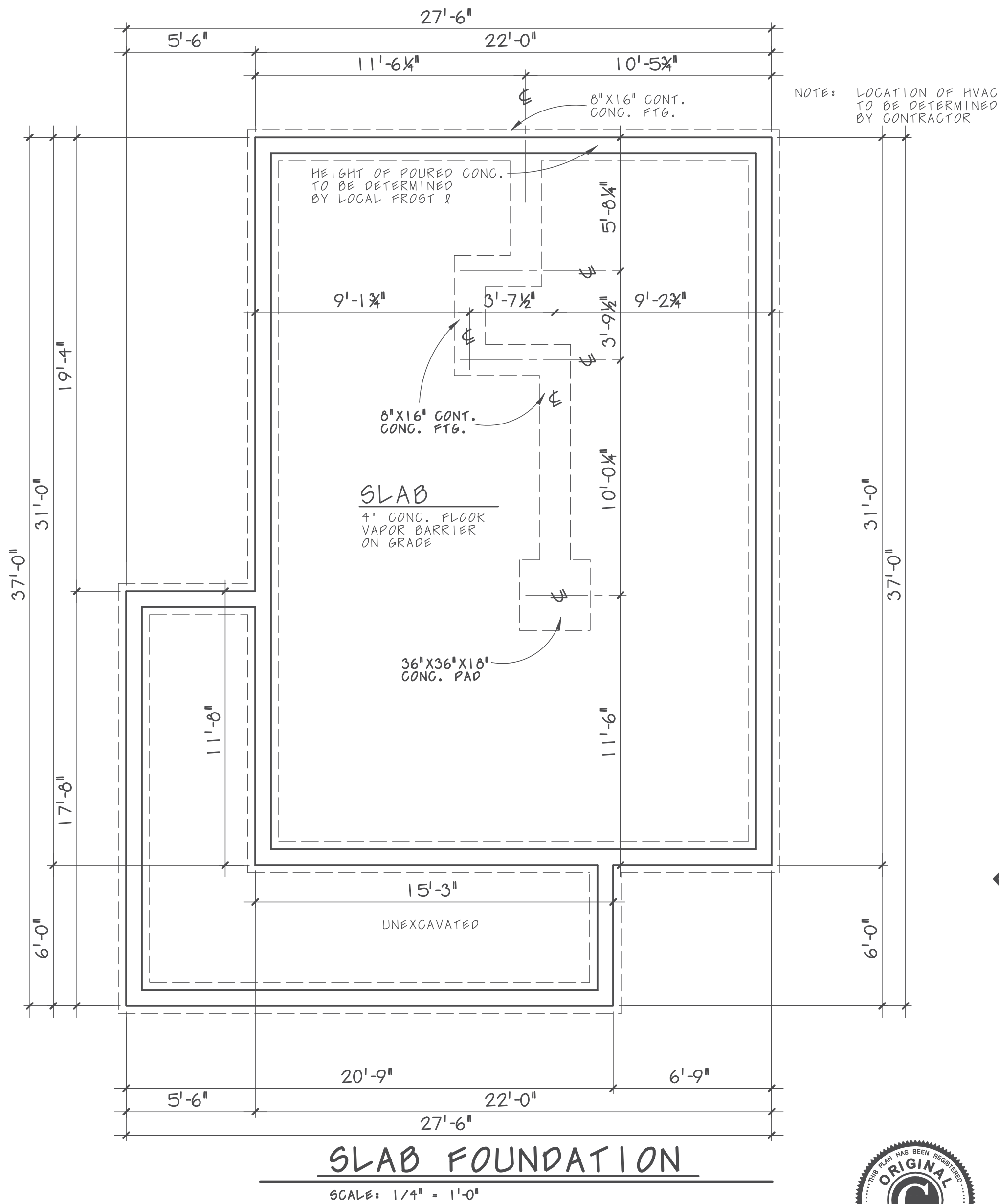
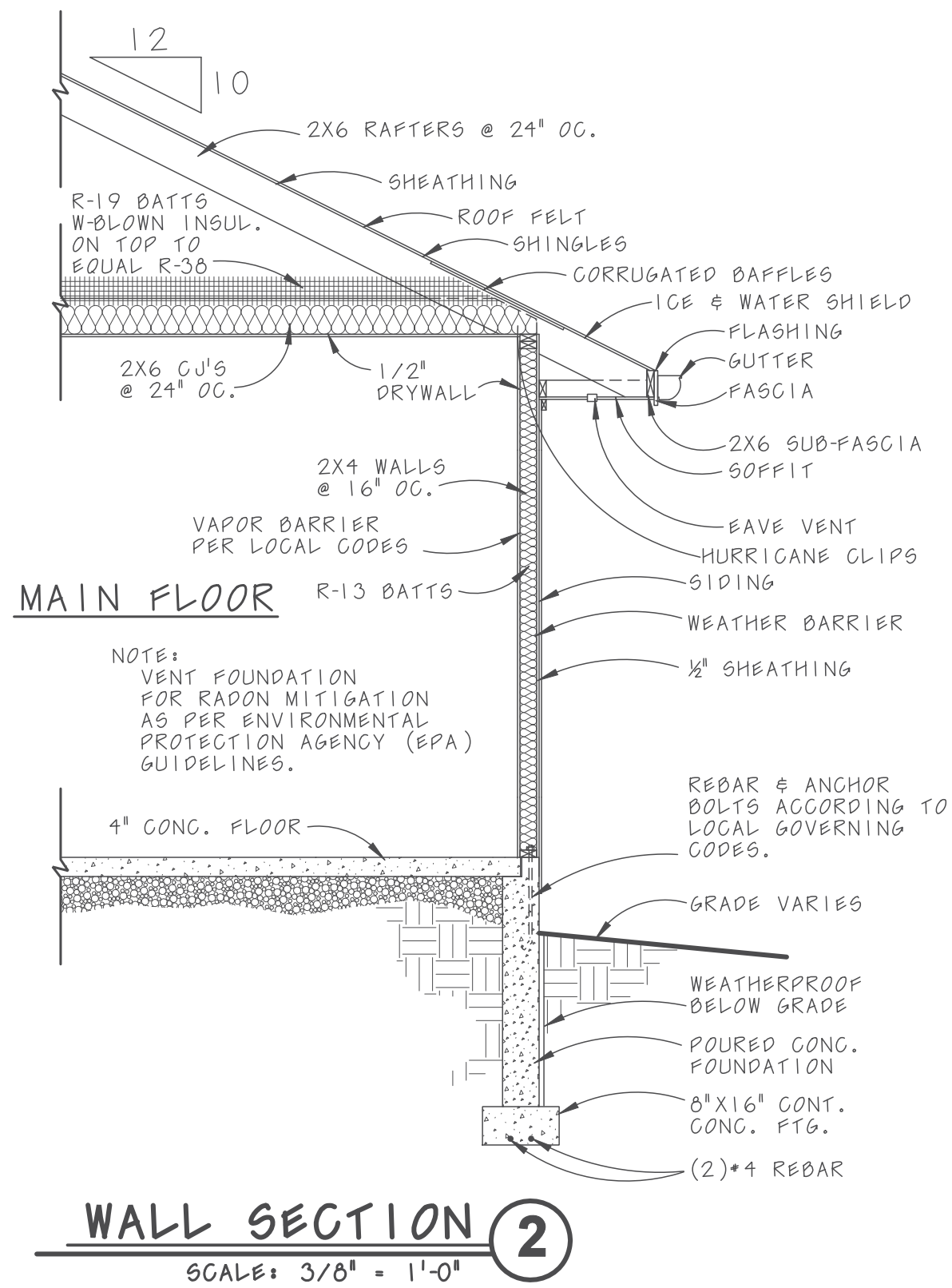
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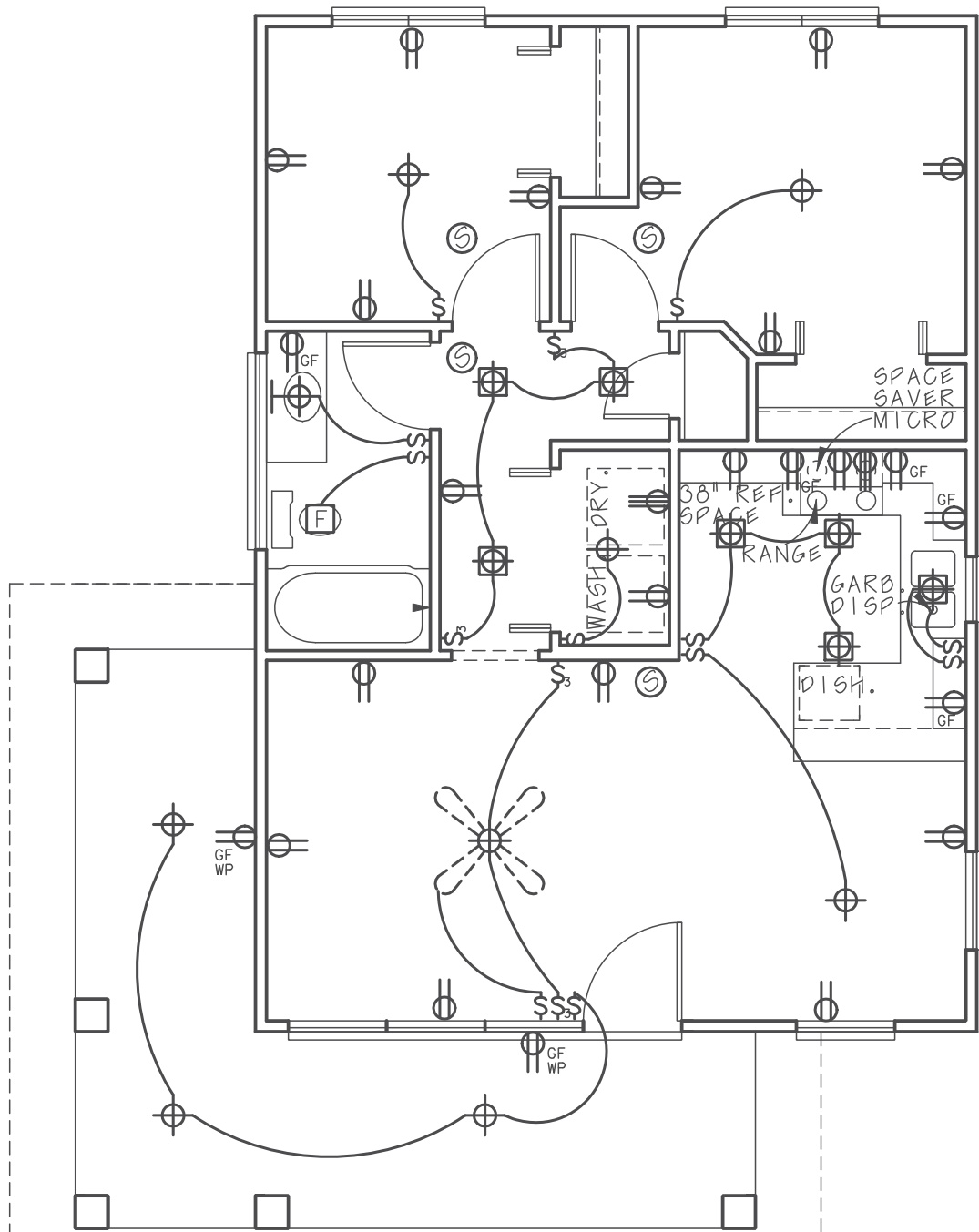
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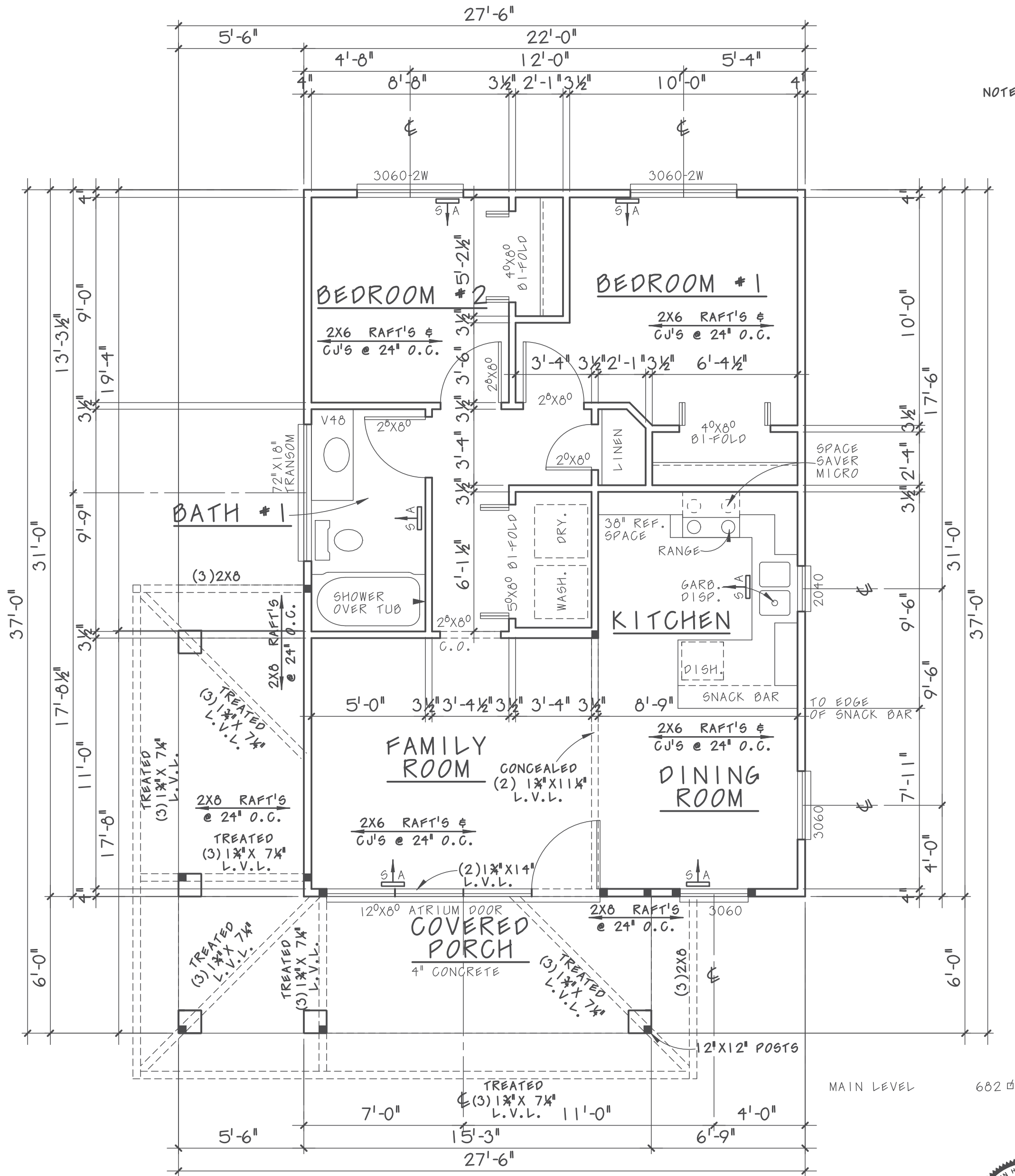
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MAIN FLOOR ELECTRICAL

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



MAIN FLOOR PLAN

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



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682 sq

AREA	SQ. FT.
FIRST FLOOR	682
SECOND FLOOR	
TOTAL LIVING	682
BASEMENT FLOOR	
GARAGE	
FRONT PORCH	189
DECK	
OPT. BONUS ROOM	

NOTE: ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD + 1/2" RIGID INSUL.) ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE SHOWN

NOTE: ALL MAIN FLOOR WALLS ARE 10'-1 1/8" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL ANGLED WALLS ARE @ 45°

NOTE: ALL LVL'S ARE 1.9E OR BETTER

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH O.S.B. SHEETING. BRACED WALL PANELS AS PER 2018 IRC R601.2 AND TABLE R602.10.5

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