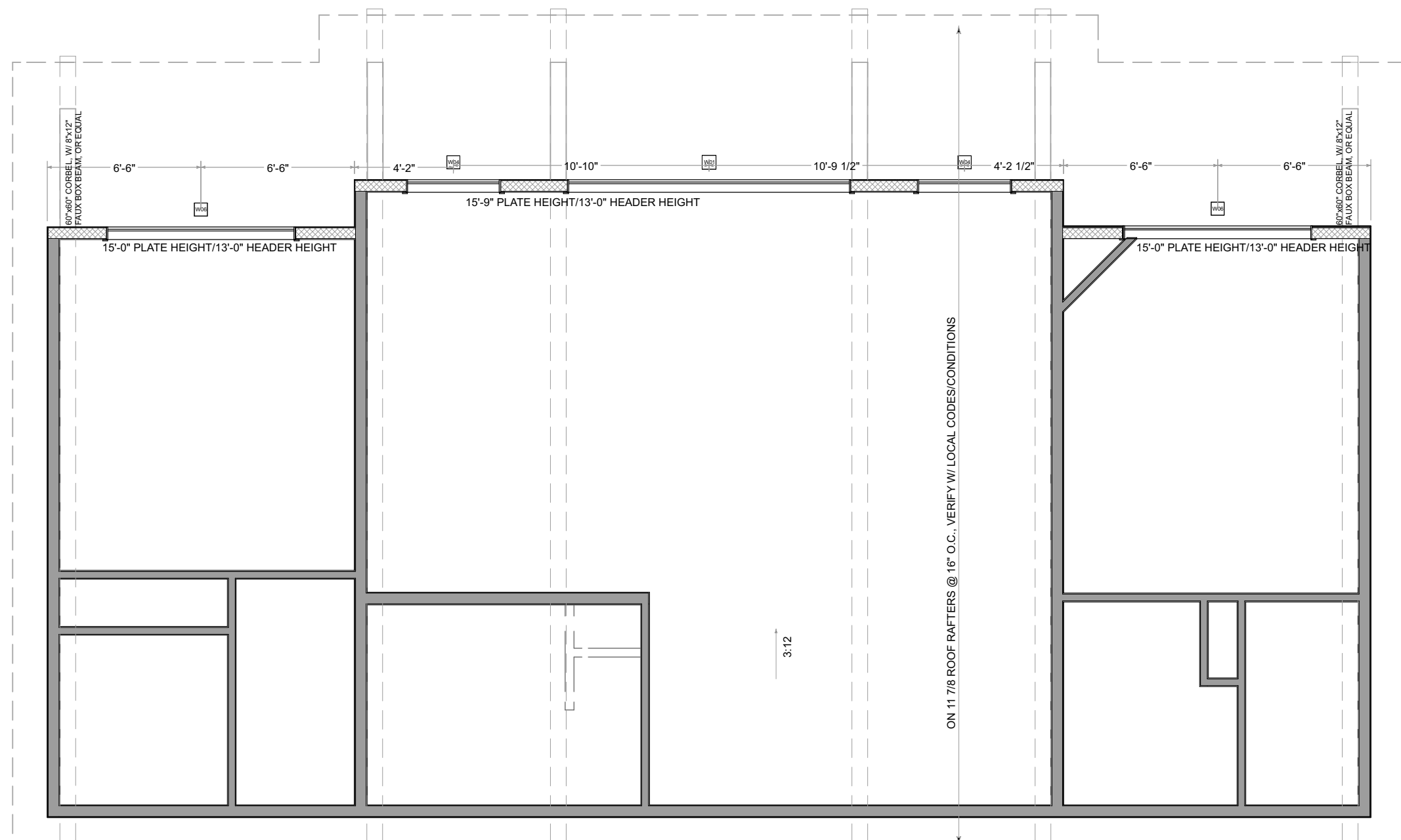


MAIN FLOOR PLAN
1/4"=1'-0"



ROOF PLAN
3/16"=1'-0"

FIRST FLOOR AREA: 1,455 SQ. FT.
DECK AREA: 506 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

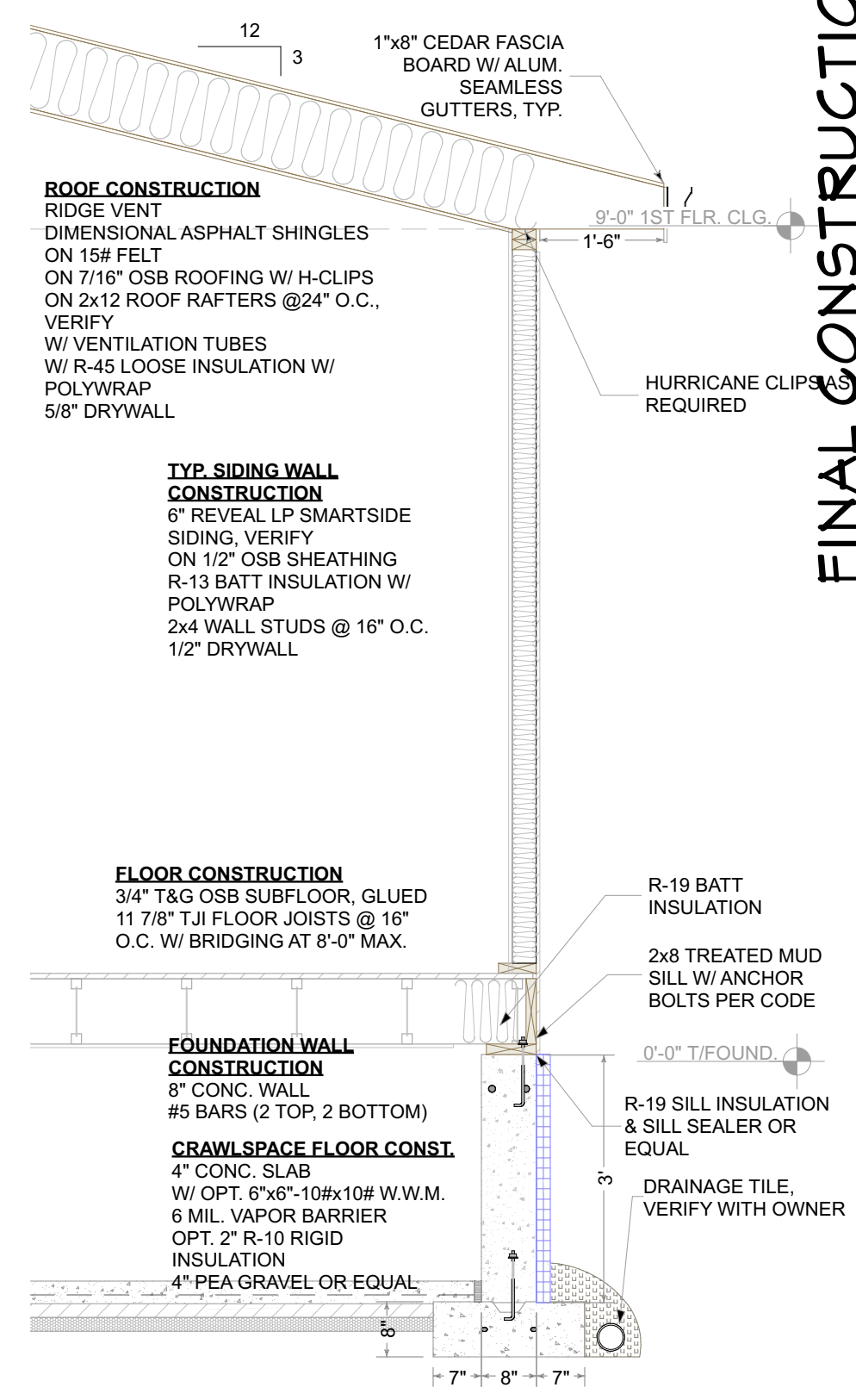
GENERAL NOTES:
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-ALL WINDOWS TO BE INSTALLED AT 8'-0" HEADER HEIGHT
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STRUCTURAL NOTES:
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WALL BRACING NOTE:
CONTINUOUS SHEATHING (CS-WSP TABLE 321.25 G): ALL EXTERIOR WALLS TO BE 1/2" OSB SHEATHING FASTENED WITH 6d COMMON OR 8d BOX NAILS @ 6" EDGES AND 12" FIELD.
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WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
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W03	4	30"	30"	SINGLE AWNING
W04	2	48"	42"	FIXED GLASS
W05	2	48"	72"	DOUBLE HOPPER-T/B
W06	2	96"	42"	FIXED GLASS



TYP. WALL SECTION
1/2"=1'-0"

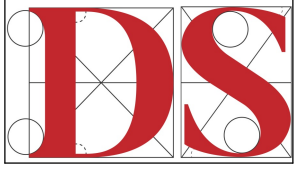
FINAL CONSTRUCTION DOCUMENTS

LANGDON RESIDENCE
ADDRESS
CITY, STATE



DRAWINGS PROVIDED BY:
SHAWNA DUNCAN, CPBD
DRAFTSMITH
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293
DRAFTSMITH@GMAIL.COM

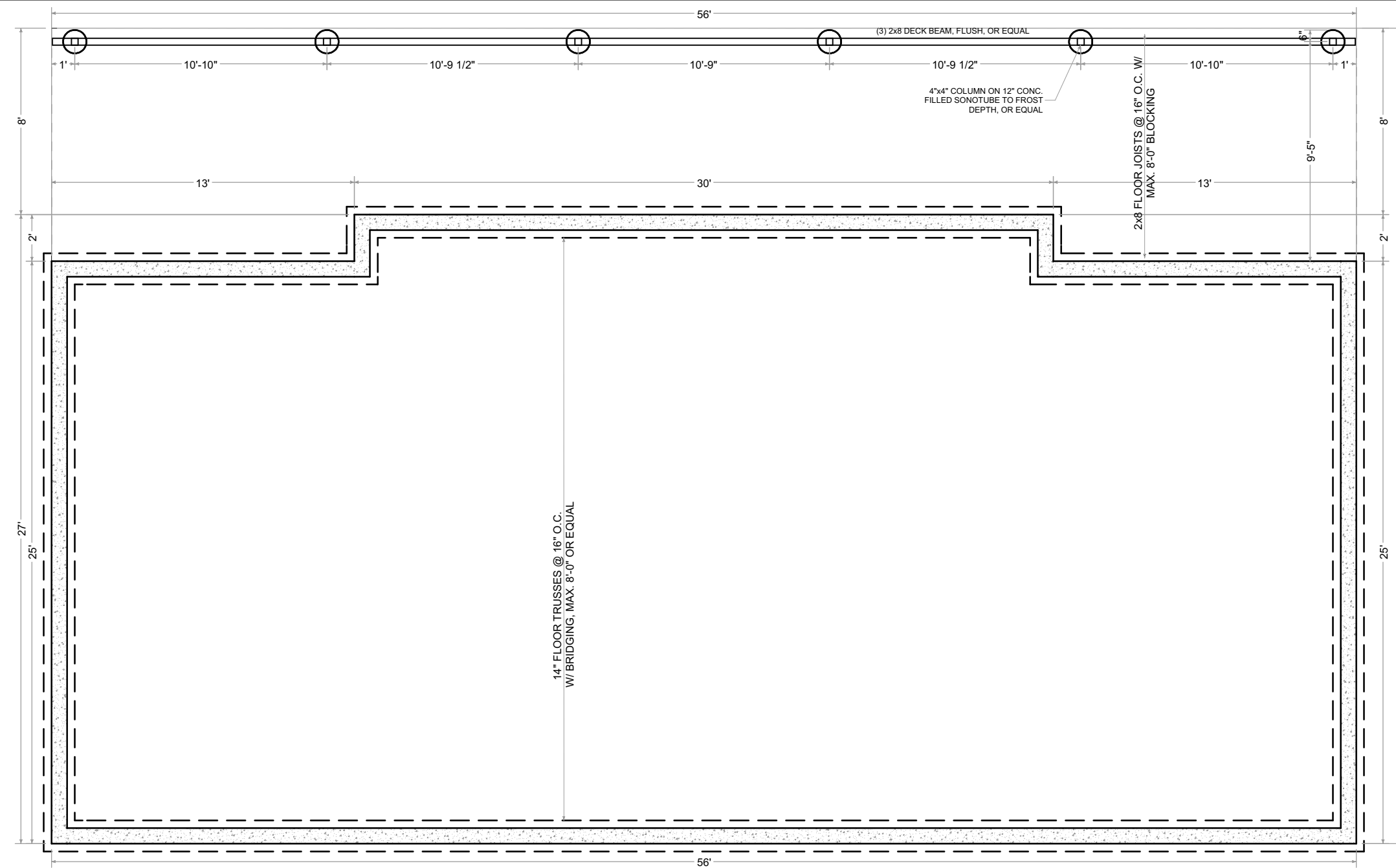
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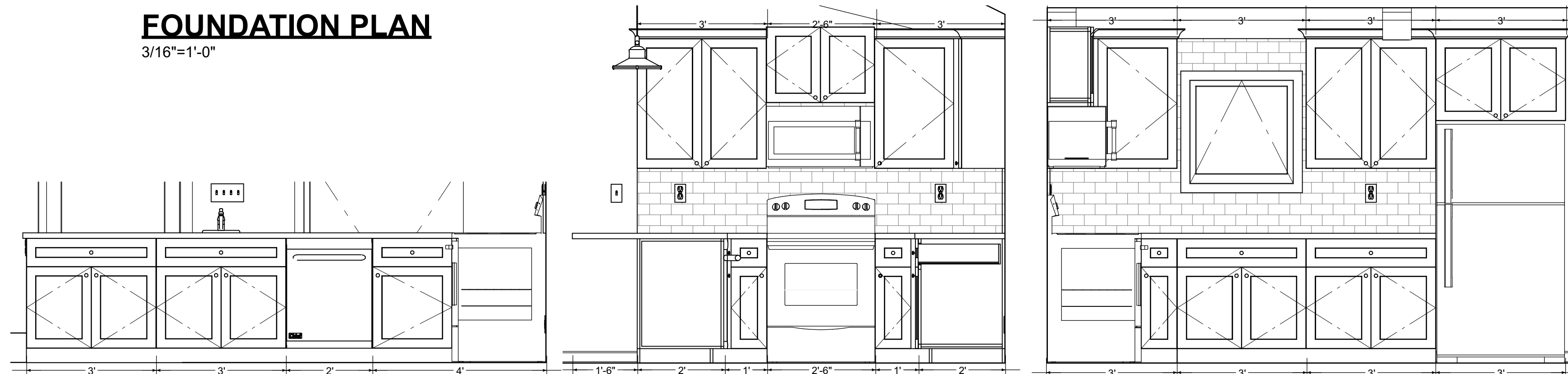
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FOUNDATION PLAN

3/16"=1'-0"



KITCHEN ELEVATIONS

1/2"=1'-0"



FRONT ELEVATION

1/4"=1'-0"

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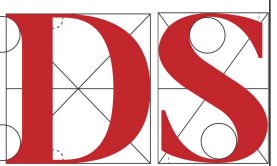
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W05	2	48 "	72 "	DOUBLE HOPPER-T/B
W06	2	96 "	42 "	FIXED GLASS

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DESIGN LOADS		
USE:	LIVE LOAD	DEAD LOAD
ROOF	40 PSF	15 PSF
ROOF W/ CEILING ATTACHED	40 PSF	20 PSF
ATTICS W/ LIMITED STORAGE	20 PSF	10 PSF
ATTICS W/ NO STORAGE	10 PSF	5 PSF
DECKS	40 PSF	10 PSF
ROOMS OTHER THAN BEDROOM	40 PSF	10 PSF
BEDROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE LIVE LOAD DEFLECTION
RAFTERS W/ NO FIN. CLG. ATTACHED	L/180
INTERIOR WALLS & PARTITIONS	H/180
	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXT. WALLS - WIND LOADS W/ FLEXIBLE FINISHES	L/120

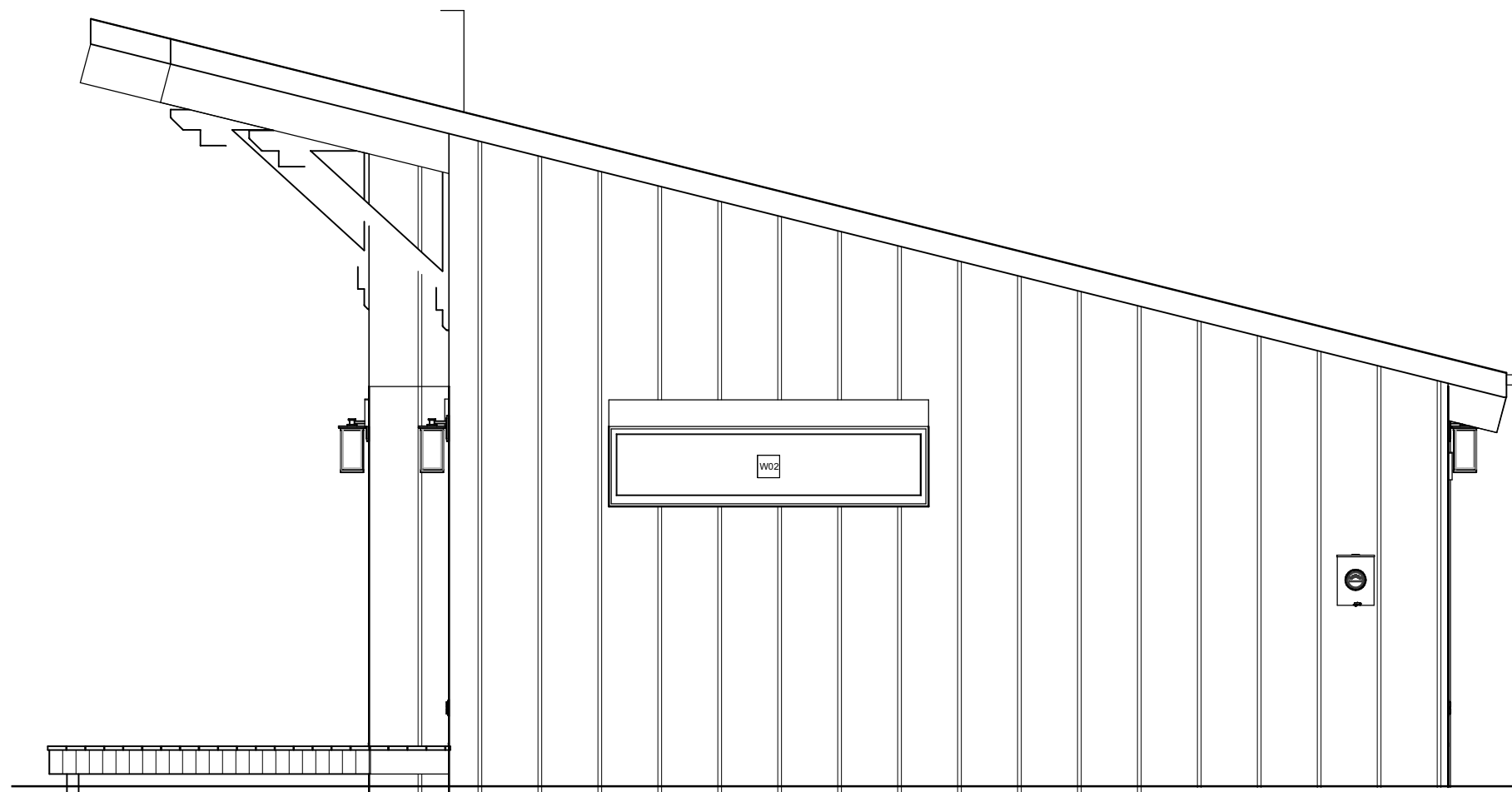
DESIGN CRITERIA:
THE FOLLOWING DESIGN CRITERIA WERE USED IN THE DESIGN OF THIS HOME. THE BUILDER AND/OR THE PURCHASER OF THESE PLANS IS FULLY RESPONSIBLE FOR REVIEWING THE DESIGN CRITERIA. ADDITIONAL DESIGN CRITERIA MAY ALSO BE REQUIRED TO BE CONSIDERED, THIS IS ALSO THE RESPONSIBILITY OF THE BUILDER AND/OR PURCHASER OF THESE PLANS. THE PLANS MUST BE REVIEWED AND ADJUSTED ACCORDINGLY BY THE BUILDER AND/OR PURCHASER OF THESE PLANS (CONSULTATION WITH A LOCAL ENGINEER IS RECOMMENDED) TO MEET THE ACTUAL DESIGN CRITERIA OF THE CHOSEN SITE. THE BUILDER AND/OR PURCHASER OF THESE PLANS WILL ALSO NEED TO VERIFY THE APPROPRIATE CODES AND ORDINANCES THAT WILL GOVERN THE PROJECT ACCORDING TO THE LOCAL AUTHORITY HAVING JURISDICTION (USUALLY THE LOCAL BUILDING DEPARTMENT). ALL SUCH ADJUSTMENTS FOR THE ACTUAL DESIGN CRITERIA AND TO MEET LOCAL CODES SHALL TAKE PRECEDENCE OVER THE INFORMATION IN THESE PLANS.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:
GROUND SNOW LOAD: 40 PSF
BASIC WIND SPEED: 90 MPH
EXPOSURE CATEGORY: B
SEISMIC CATEGORY: C (DETACHED ONE FAMILY DWELLINGS IN THIS CATEGORY ARE EXEMPT FROM THE SEISMIC REQUIREMENTS OF THE CODE)
SUBJECT TO DAMAGE FROM:
CONCRETE WEATHERING PROBABILITY: SEVERE
MIN. DISTANCE OF FOOTING BELOW GRADE LEVEL (FROST LINE 48")
TERMITE INFESTATION PROBABILITY: SLIGHT TO MODERATE
DECAY PROBABILITY: SLIGHT TO MODERATE
ICE & WATER SHIELD UNDERLAYMENT REQUIREMENT:
YES 6'-0" FROM ALL EDGES, IN ACCORDANCE W/ LOCAL CODES
FLOOD HAZARD ZONE: N/A

STRUCTURAL FRAMING LUMBER:
1. FLOOR JOISTS, CEILING JOISTS, HEADERS & ROOF TRUSSES, IN-GRADE BASE DESIGN VALUES, SPRUCE/PINE/FIR (SPF) SPECIES, Fb = 8.75 PSI, Fc PERPENDICULAR = 4.25 PSI, Fc PARALLEL = 1150 PSI, Fv = 10 PSI, E = 1,400,000 PSI, GRADE #2 OR BETTER, US DOMESTIC OR CANADIAN.
2. WALL STUDS, IN GRADE BASE DESIGN VALUES, SPRUCE/PINE/FIR (SPF) SPECIES, Fb = 6.75 PSI, Fb 6.75 PSI, Fv = 10 PSI, Ft = 350 SPI, Fc PERPENDICULAR = 4.25 PSI, Fc PARALLEL = 725 PSI, E = 1,200,000 PSI, STUD GRADE OR BETTER CANADIAN
3. COLUMN, BEAM, OR HEADER PRODUCT, LAMINATED VENEER LUMBER (LVL), MICROLAM BY TRUSJOIST MACMILLAN, Fb = 2600 PSI, E = 1,900,000 PSI, Fc PERPENDICULAR = 750 PSI (PARALLEL TO GLUE LINE), Fc PARALLEL = 2510 PSI, Fv - 285 PSI (HORZ. SHEAR PERPENDICULAR TO GLUE LINE), G = 118,750 PSI (SHEAR MODULUS OF ELASTICITY)
4. COLUMN, BEAM, OR HEADER PRODUCT, PARALLEL STRAND LUMBER (PSL), PARALLAM PSL BY TRUSJOIST MACMILLAN, Fb = 2900 PSI, E = 2,000,000 PSI, Fc PERPENDICULAR = 750 PSI (PARALLEL TO WIDE FACE OF STRANDS), Fc PARALLEL = 2900 PSI, Fv - 290 PSI (HORZ. SHEAR PERPENDICULAR TO WIDE FACE OF STRANDS), G = 125,000 PSI (SHEAR MODULUS OF ELASTICITY)

STRUCTURAL STEEL:
1. DESIGN, DETAIL, FABRICATE & ERECT STEEL IN ACCORDANCE W/ THE LATEST AISI SPECS.
2. STEEL SHAPES SHALL BE ASTM a36, TUBING ASTM GRADE B, & PIPE ASTM A 53 GRADE B.
3. ALL STRUCTURAL STEEL SHALL HAVE ONE SHOP COAT OF APPROVED PRIMUM PAINT. PARTS INACCESSIBLE AFTER ERECTION SHALL RECEIVE TWO COATS
4. CONNECTIONS SHALL BE SHOP WELDED & FIELD BOLTED UNLESS OTHERWISE SHOWN
5. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, CONNECTIONS SHALL DEVELOP THE FULL STRENGTH OF THE MEMBER AS DETERMINED BY THE LOAD TABLES IN THE AISI MANUAL
6. BOLTED CONNECTIONS SHALL BE 3/4" DIA, A 325, WITH A MIN. OF 2 BOLTS
7. ALL WELDING SHALL BE IN ACCORDANCE W/ THE LATEST AISI AND AWS SPECS. USING E10 ELECTRODES
8. BASE PLATES SHALL BE WELDED TO COLUMNS
9. ANCHOR BOLTS SHALL BE FABRICATED FRP, ASTM A36 ROUND BAR STOCK

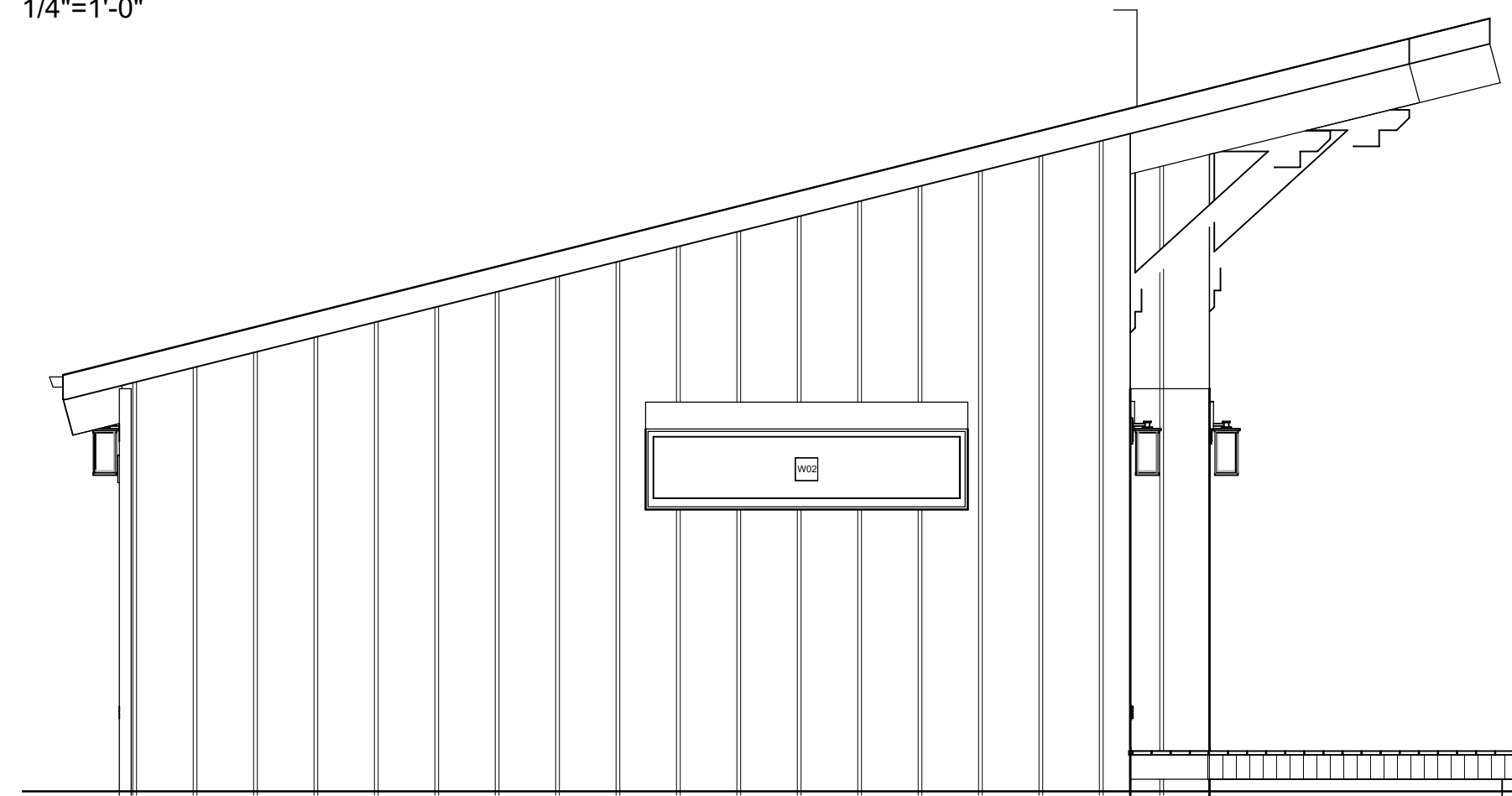
MASONRY:
1. MASONRY CONSTRUCTION SHALL CONFORM TO THE LATEST ACI & NCMA SPECS. PERTINENT TO THE PARTICULAR TYPE OF CONSTRUCTION OR CONDITION OCCURRING
2. CONCRETE MASONRY UNITS SHALL BE ASTM C-90, GRADE N, TYPE I, UNLESS OTHERWISE, WITH A MIN. COMPRESSIVE STRENGTH OF MASONRY (fm') OF 1500 PSI. MORTAR SHALL BE TYPE S OR M BELOW GRADE & TYPE S ABOVE GRADE, UNLESS NOTED
3. CHASES, RIDED, CONDUITS OR TOOTHING OF MASONRY SHALL NOT OCCUR WITHIN 1'-4" OF CENTERLINE OF LOAD CONCENTRATIONS
4. THREE COURSES (24" MIN.) OF SOLID BEARING, BUILT IN A PYRAMID FASHION, SHALL BE PROVIDED BELOW ALL BEAM & JOIST BEARINGS & LINTELS IN BEARING WALLS.
5. SINGLE WYTH WALLS SHALL HAVE TRUSS DESIGN MASONRY WALL REINFORCEMENT IN EVERY OTHER HORIZONTAL JOINT (16" c/c) AND IN EACH JOINT (8" c/c) FOR TWO JOINTS ABOVE REINFORCEMENT AT OPENINGS. REINFORCEMENT SHALL BE CONT. W/ 6" MIN. LAPS. REINFORCEMENT AT OPENINGS SHALL EXTEND 2" BEYOND EACH SIDE OF THE OPENING. GRAVITY WALLS SHALL HAVE ONE ROD FOR EACH BED JOINT. NO 'TRUSS' RODS SHALL EXTEND THROUGH THE CAVITY.
6. PROVIDE CONTROL JOINTS IN CONC. MASONRY WALLS AT A MAX. SPACING OF 40' c/c OR AS OTHERWISE SHOWN ON THE DRAWINGS.



RIGHT ELEVATION

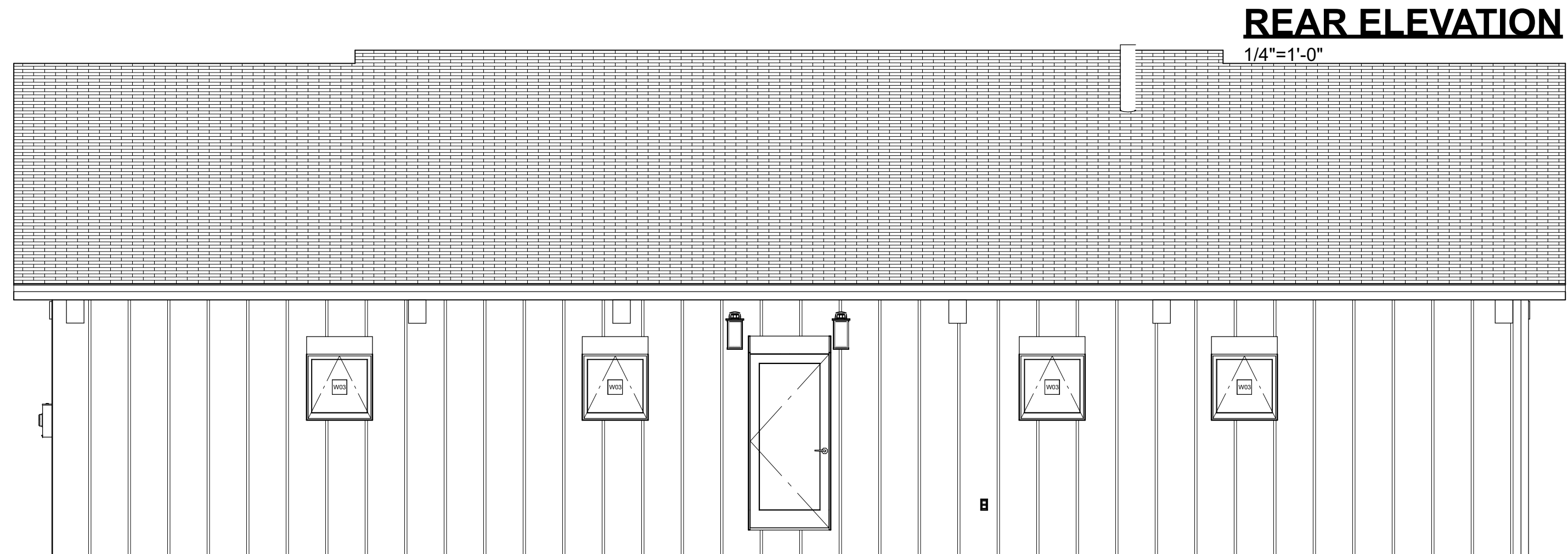
1/4"=1'-0"

CONCRETE:
1. DESIGN, FURNISH & PLACE CONCRETE IN ACCORDANCE WITH THE LATEST SPECS. OF THE ACI.
2. UNLESS NOTED OR SPECIFIED OTHERWISE, CONCRETE SHALL BE CONTROLLED STONE OR GRAVEL CONCRETE. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS:
-UNEXPOSED FOUNDATIONS: 2500 PSI
-INTERIOR SLABS OTHER THAN GARAGE SLAB 2500 PSI
-BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE SURFACES EXPOSED TO WEATHER
-ANY FLATWORK EXPOSED TO THE WEATHER INCLUDING GARAGE SLAB 4500 PSI
3. SEE TABLE R301.2(7) INTERNATIONAL RESIDENTIAL BUILDING CODE FOR AIR-ENTRAINED CONCRETE.
4. DESIGN, DETAIL, FABRICATE AND ERECT REINFORCING STEEL ACCORDING TO THE LATEST SCI AND CRSI SPECS. FROM ASTM A-615, GRADE 60 MATERIAL.
5. WALL & FOOTING REINFORCING SHALL BE HOOKED AROUND CORNERS A MINIMUM OF 30 BAR DIAMETERS OR SEPARATE CORNER BARS SHALL BE PROVIDED.
6. REINFORCING BARS SHALL LAP A MIN. OF 30 BAR DIAMETERS, BUT NOT LESS THAN 12"
7. PROVIDE A 1" NOMINAL CHAMFER AT ALL EXPOSED CORNERS OF BEAMS, COLUMNS & WALLS
8. AT ALL CONSTRUCTION JOISTS PROVIDE KEYWAYS 1 1/2" DEEP BY 1/3 OF THE WIDTH OF THE MEMBERS (3 1/2" MIN.)
9. PROVIDE CONTROL JOINTS IN FLOOR SLABS AT 20' c/c MAX. EACH WAY UNLESS OTHERWISE NOTED ON DRAWINGS. MAX. NOT TO EXCEED 400 SQ. FT.
10. PROVIDE THE FOLLOWING PROTECTION (COVER) OVER REINFORCING COLUMNS, BEAMS & GIRDERS 1 1/2" SLABS & WALLS 3/4" FORMED MEMBERS IN CONTACT W/ EARTH 2" MEMBERS PLACED AGAINST EARTH 3"
11. PROVIDE ALL SLEEVES, INSERTS, HANGERS, ETC. NECESSARY TO THE JOB.



LEFT ELEVATION

1/4"=1'-0"



REAR ELEVATION

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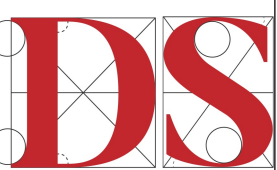
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