

GENERAL NOTES

DESIGN NOTES

- 1. Floor: 40 lbs. Live load, 15 lbs. Dead load
- 2. Roof: 30 lbs. Live load, 20 lbs. Dead load
- 3. Soil bearing capacity-2000 PSF
- 4. 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

- 1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- 2. All slabs on grade shall bear on four inch compacted granular fill with 6 by 6 10-10 welded wire mesh.
- 3. Interior slabs shall have 6 mil, polyethylene vapor barrier underneath.
- 4. Provide proper expansion joints and control joints as per local requirements.
- 5. Provide additional bearing points as required by floor "I" joist manufacturer, and loading transfers.
- 6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
- 7. Provide foundation access and vents as required by local codes and conditions.
- 8. Foundation wall and footing sizes reinforcing must conform with your local building requirements.
- 9. Foundation walls are not to be backfilled until house is completely framed and roof is in place.
- 10. Verify depth of footings with your local codes.
- 11. Provide termite protection as required by HUD minimum property standards.

BASEMENT

- 1. Basement stairs are calculated as 10 inch treads with 1 inch nosing (11 inch total) and 7.75 inch risers.
- 2. Water heater and air conditioner may be located in basement when using basement option.
- 3. Provide sump pumps as required.
- 4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
- 5. Provide exterior windows and door as grade allows.
- 6. Provide venting as local codes and conditions dictate.

FRAMING

- 1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
- 2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
- 3. Double floor joists under all partition walls, unless otherwise noted.
- 4. All angled walls are 45 degree angles unless noted otherwise.
- 5. Provide collar ties, cross-bridging and bracing as required.
- 6. Provide additional bearing points as required by loading transfers.
- 7. Framing lay-out and size may vary with local codes and conditions.
- 8. Roof framing plan is for general layout only, do no use for rafter count.

MISC. NOTES

- 1. Prefabricated fireplaces and flues are to be U.L. approved and installed per manu. specifications.
- 2. All materials, supplies and equipment to be installed per manu. specifications and local codes.
- 3. Provide type "x" firecode sheetrock on garage walls and ceilings.
- 4. Confirm window openings for your local egress requirements and minimum light and venting.
- 5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- 6. Minor alterations to this plan can be made by the builder. Please contact our drafting department for information price quotes if major changes are required.

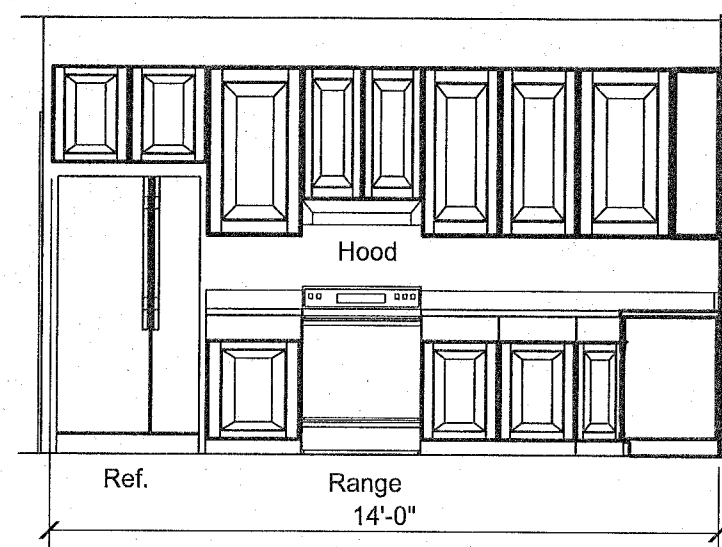
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Joseph L. Hengel

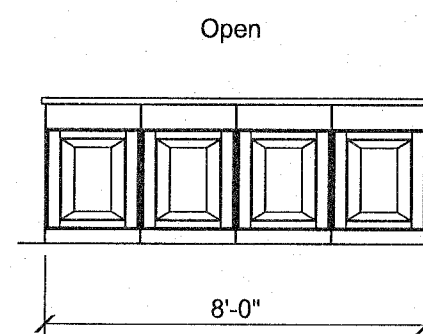


FRONT ELEVATION

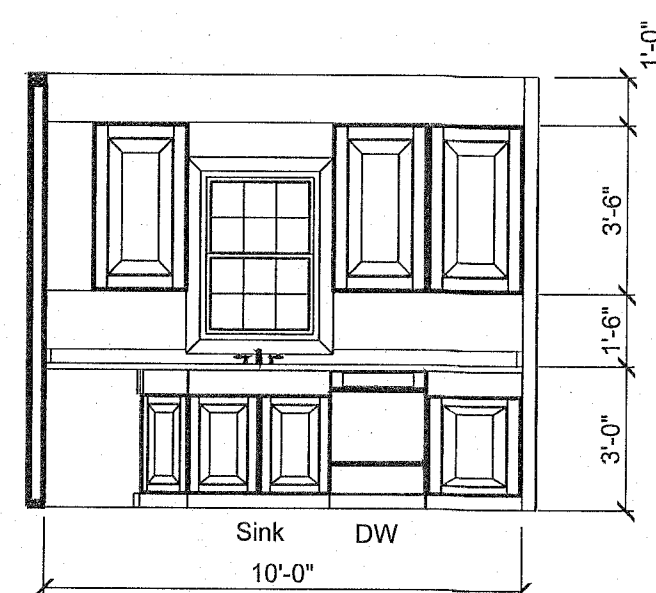
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W.L. Martin Home Designs for Contact Information www.wlartinhomes.com	
#24380 Cedar Lake	
Date	
Scale 1/4" = 1'-0"	
Drawn	
Job	
Sheet 1	
Of 8 Sheets	



ELEVATION A 1/4" = 1'-0"

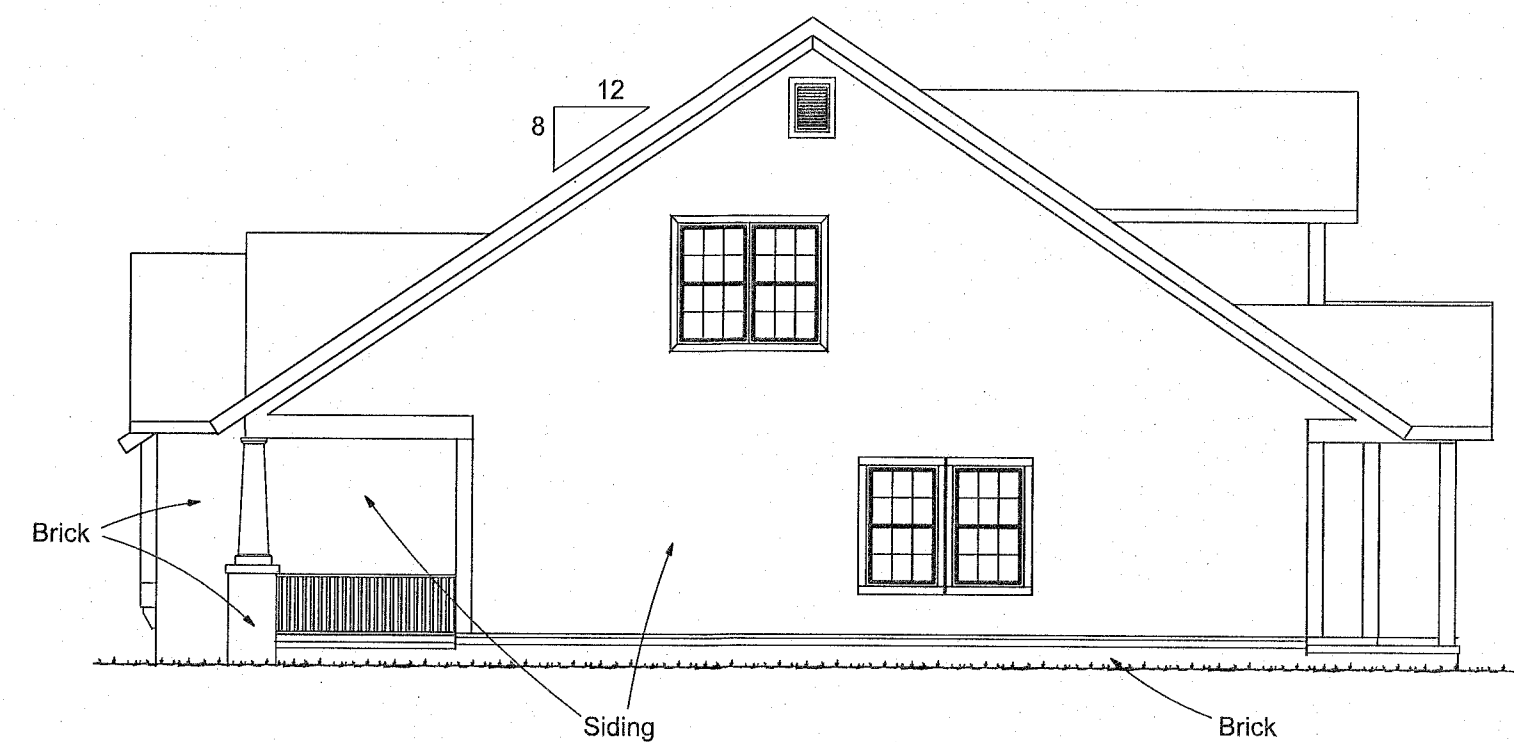


ELEVATION B 1/4" = 1'-0"

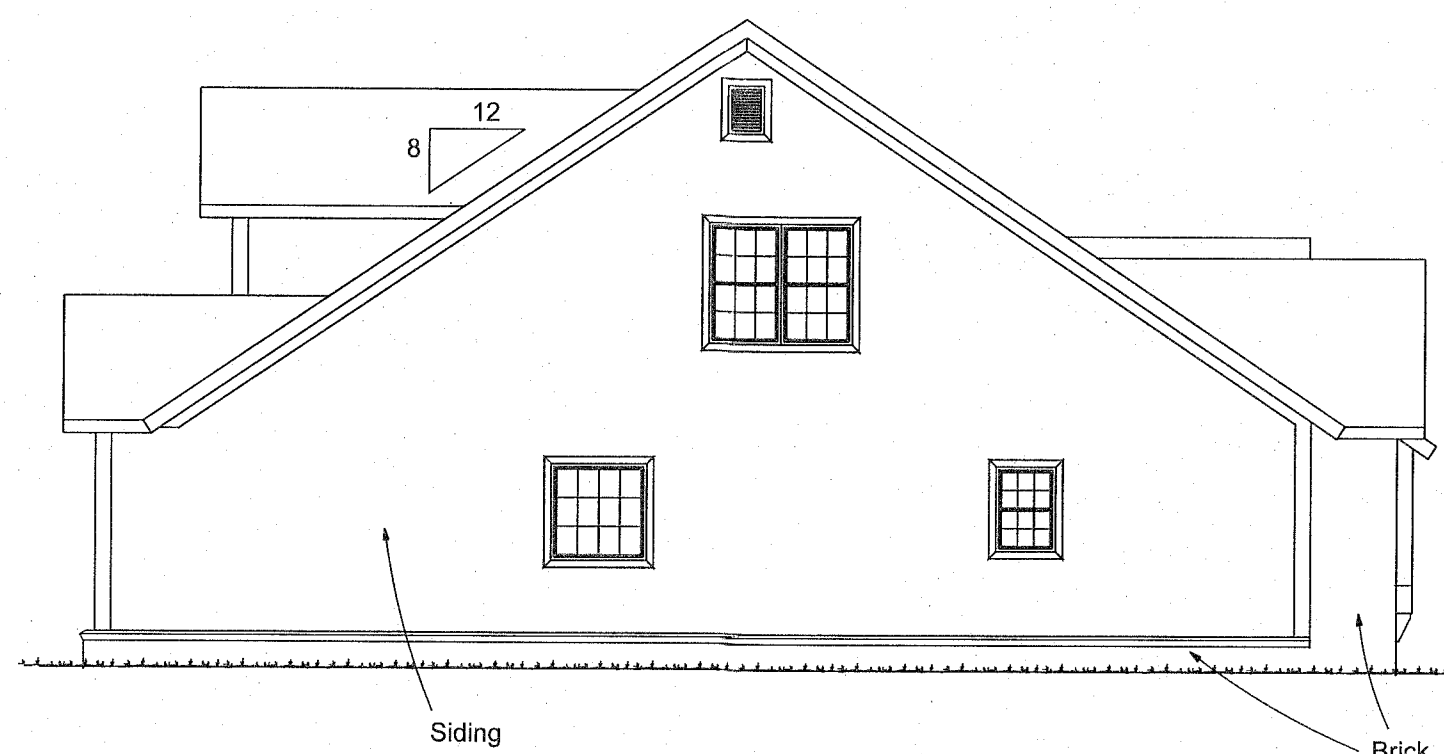


ELEVATION C 1/4" = 1'-0"

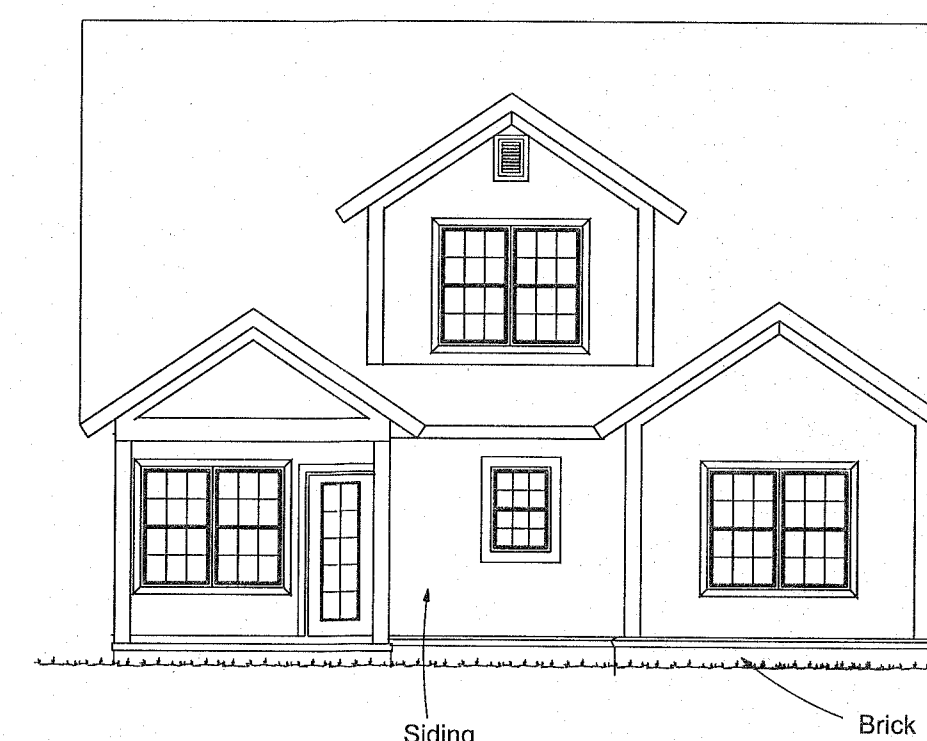
Selections to be made for Cabinet Style, Color, and Hardware



RIGHT SIDE ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"



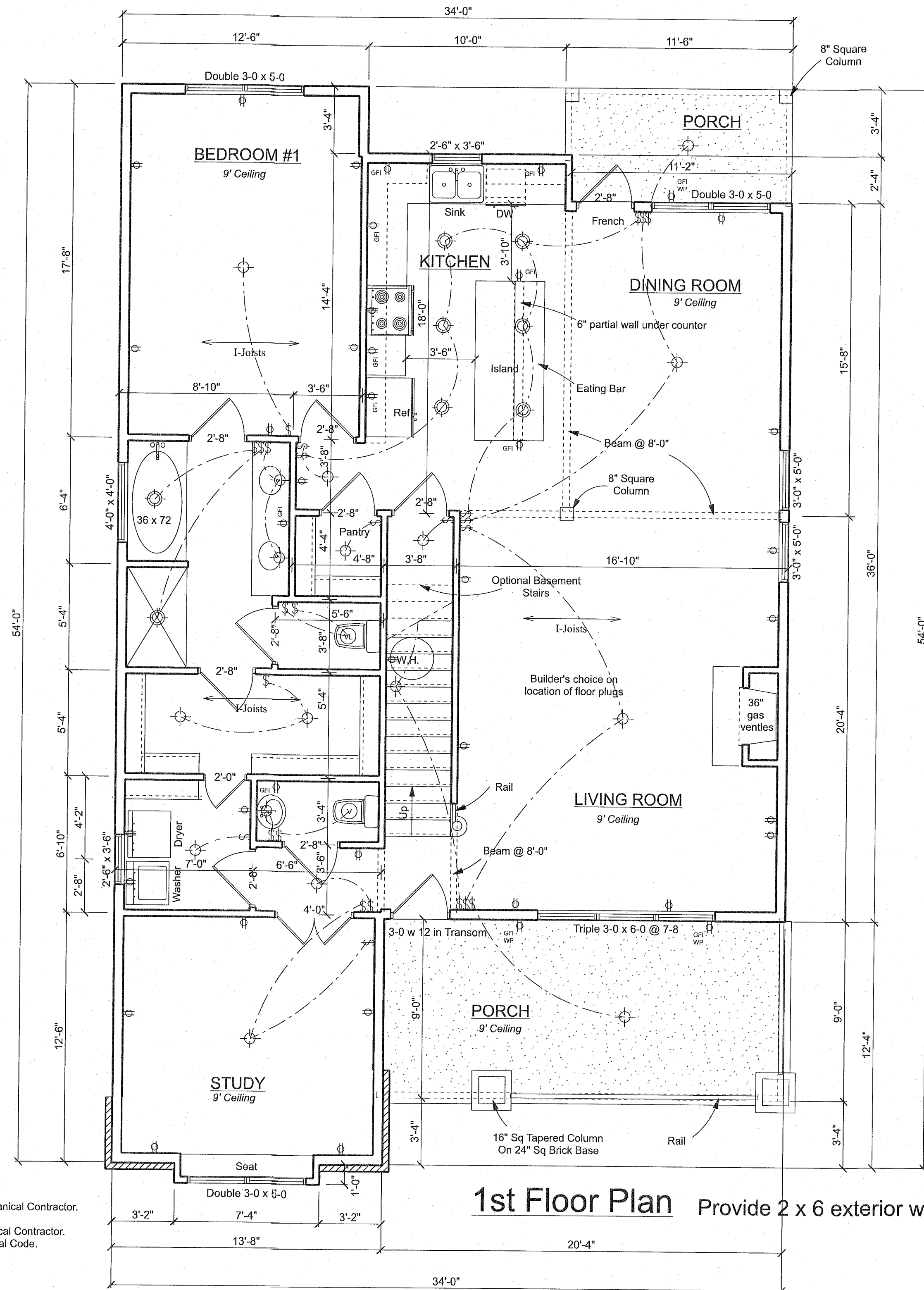
REAR ELEVATION 1/8" = 1'-0"

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Date	
Scale	Noted
Drawn	
Job	
Sheet	2
Of	8 Sheets



When building 2 X 6 Exterior Walls,
adjust and align as required

1487 Sq Ft H/C First Floor
680 Sq Ft H/C Second Floor
2167 Sq Ft H/C Total

183 Sq Ft Front Porch
64 Sq Ft Rear Porch

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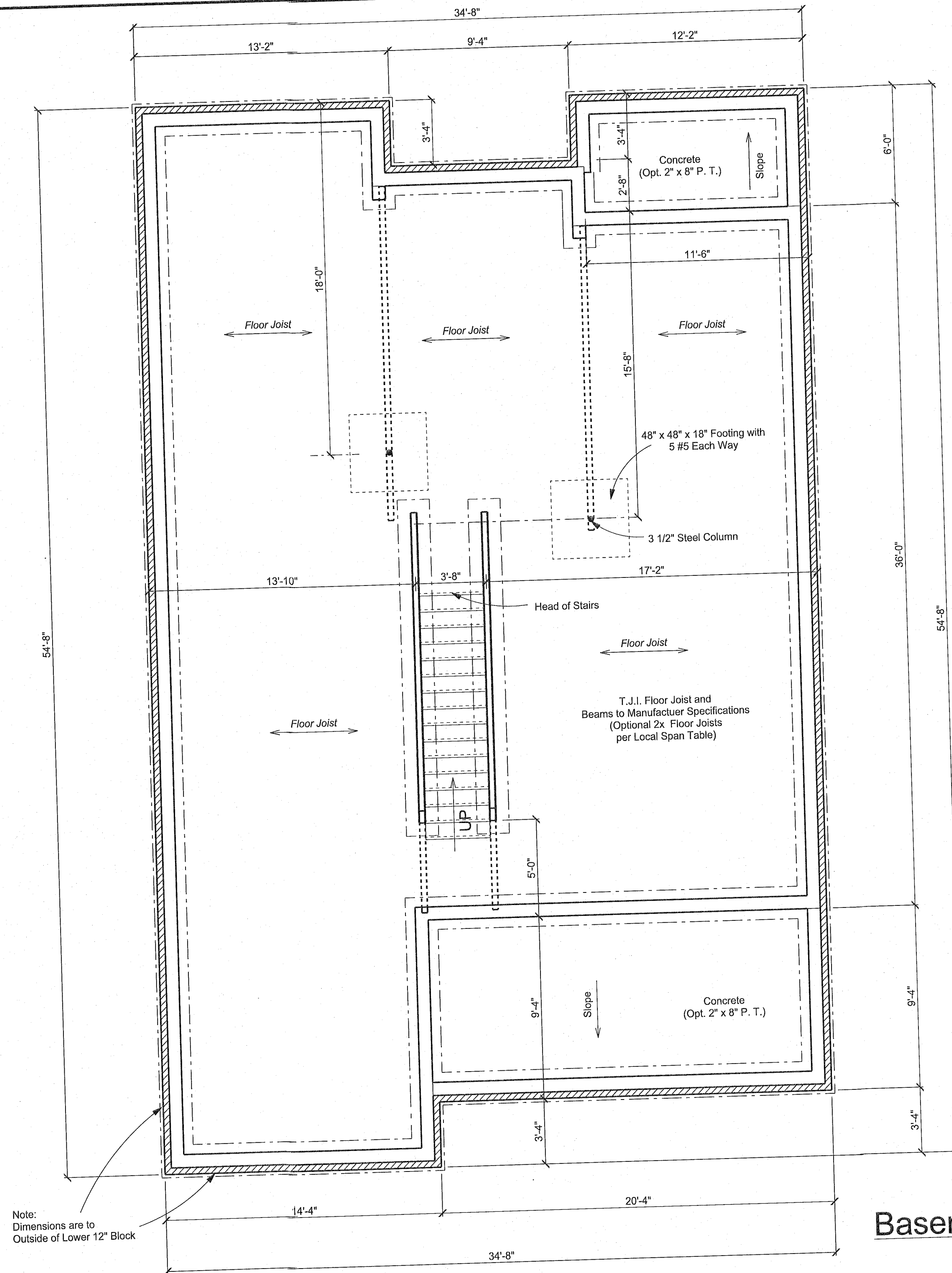
#24380 - 2 x 6
Cedar Lake

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Scale 1/4" = 1'-0"
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Job
Sheet 3
Of 8 Sheets



When building 2 X 6 Exterior Walls,
adjust and align as required

Date		<div style="text-align: center;"> <p><i>W.L. Martin Home Designs</i></p> <p><i>for Contact Information</i></p> <p>www.wlmartinhomes.com</p> </div> <div style="text-align: center;"> <p>#24380 - 2 x 6</p> <p>Cedar Lake</p> </div>
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Basement Plan

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