49'-2" - OSB to OSB

24'-7" | 24'-7"

12-0 | 12-0

8" Typ.

4 Ply Exno Beam

10" Block

2x10 16" O.C.

2x10 16" O.C.

UNIT "B"
4" W.P. CONCRETE SLAB
6"x6"; 10/10 W.W.M.
8" SAND FILL

RESIDENCE
UNIT "A"
4" W.P. CONCRETE SLAB
6"x6"; 10/10 W.W.M.
8" SAND FILL

24'-7"

24'-7"

9-0

9-0

9-0

9-0

9-0

9-0

4-24x12"x8" girders

28'-10"

28'-10"

83- 10 15/16

68'-0" : OSB to OSB

68'-0" OSB to OSB

45°

45°

8" THICKEN EDGE W/ SPOT FTG. FOR POSTS

8" THICKEN EDGE W/ SPOT FTG. FOR POSTS

PORCH
4" CONC. SLAB
6/6; 10/10 W.W.M.
4" SAND FILL

PORCH
4" CONC. SLAB
6/6; 10/10 W.W.M.
4" SAND FILL

4'-0"

4'-0"

4'-7"

8'-10"

4'-6"

21'-3"

4'-7"

8'-10"

4'-6"

21'-3"

12'-9" | 7'-3" | 1'-0" | 7'-3" | 12'-9"

12"x12"x16" FTG. @ COURT YARD WALL

12"x12"x16" FTG. @ COURT YARD WALL

GARAGE
4" CONC. SLAB
6"x6"; 10/10 W.W.M.
4" SAND FILL
1/2" MASTIC JOINT @ PERIMETER
SLOPE TO DRAIN

GARAGE
4" CONC. SLAB
6"x6"; 10/10 W.W.M.
4" SAND FILL
1/2" MASTIC JOINT @ PERIMETER
SLOPE TO DRAIN

20'-9"

20'-9"

8" Wall

BLOCK OUT 16° DOOR

3/4" DROP @ KEY JOINT

BLOCK OUT 16° DOOR

3/4" DROP @ KEY JOINT

2° CONCRETE APRON

1/2" EXPANSION JOINT

16-3

20'-0"

2° CONCRETE APRON

1/2" EXPANSION JOINT

16-3

20'-0"

4'-7" | 40'-0" | 4'-7"

49'-2" - OSB to OSB

FOUNDATION PLAN
1/4" = 1'-0"

Use this one

M.R. Builders,
Quote: 898-31

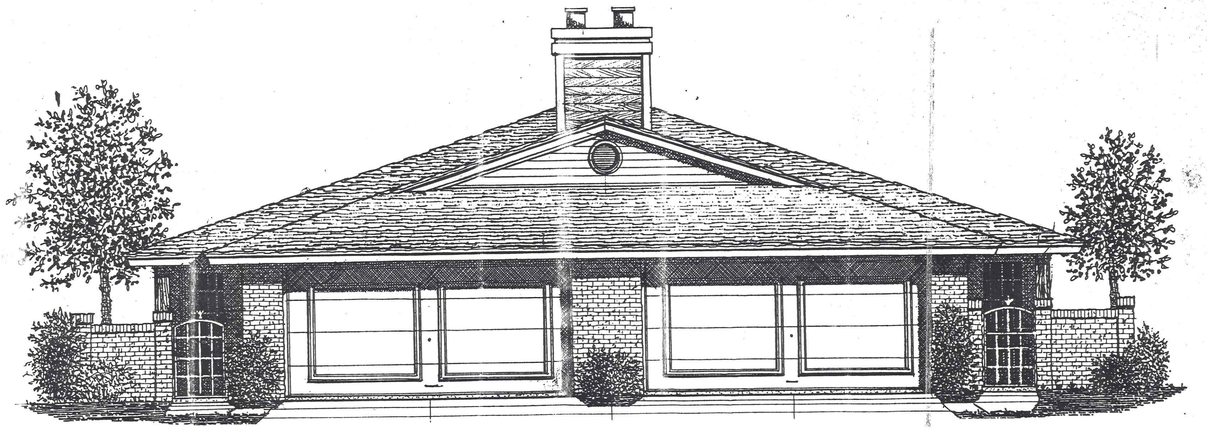
No
BRICK LEDGES
Measurements are
from OSB Face.

30" above Pan
1 block

8" x 12

5901 N. Robinson

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DESIGN LOADS:
Floor: 40 p.s.f. live load — Roof: 30 p.s.f. live load
10 p.s.f. dead load — 10 p.s.f. dead load
Soil Pressure 2000 p.s.f.
Note: Check with local building officals for design load and and site preparation. Check with local building departments for wind, seismic, snow or other loading conditions.
Drainage: Lot shall be provided with adequate drainage and shall be graded so as to drain all surface away from foundation walls.

CONCRETE:
All concrete slab on grade shall be of compressive strength at 28 days of not less than 3000 pounds per square inch. Slab shall be on 4" sand or gravel fill with 6x6-10/10WW. Thicken slab beans shall be below all load bearing walls with 5/8" steel rebars. Provide a 1/2" expansion joint at all exterior walls.

FOUNDATIONS:
All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings. They shall be of sufficient design to support safely the loads imposed as determined from the character of the soil and shall always extend below the frost line. Minimum sizes shall be as per the local code. Foundation walls shall be constructed of poured concrete or grade "N", type 1, hollow load bearing concrete masonry units. Horizontal reinforcing shall be Dur O wall continuous every other block course.Vertical reinforcing shall be with #7 vertical rebars at 4' oc and at each corner and both sides of openings.

Drains shall be provided around foundations located below grade. The top of open joints of drain tiles shall be protected by strips of building paper and the tiles shall be placed on 2" of washed gravel.

Provide termite protection as required by HUD minimum property standards.

FRAMING:
All framing lumber shall be douglas fir construction grade. Beams, headers and floor joists shall have a bending stress of 1200 p.s.i.
Load bearing dimension lumber for studs, plates and headers shall conform to applicable standards or grading rules. All studs shall be stud grade or btr.
Double header joists and trimmer at all floor openings.
Double joists under all parallel partitions.
Double 2x12 headers with 1/2" plywood between at all door and window openings.
1 x 3 cross bridging at all floor joists.
Floor Construction: 1/2" plywood with exterior glue under 5/8" plywood underlayment with building paper between .

FRAMING DETAILS

Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel , rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more that 4 feet on center. Rafters shall be framed to ridge board or to each other with gusset plate as a tie. Ridge board shall be at least 1 inch nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition.
Rafters and ceiling joists shall be provided with lateral support at points of bearing to prevent rotation.

All interior walls and ceilings to be covered with gypsum wallboard in accordance with manufacturers recomendations.

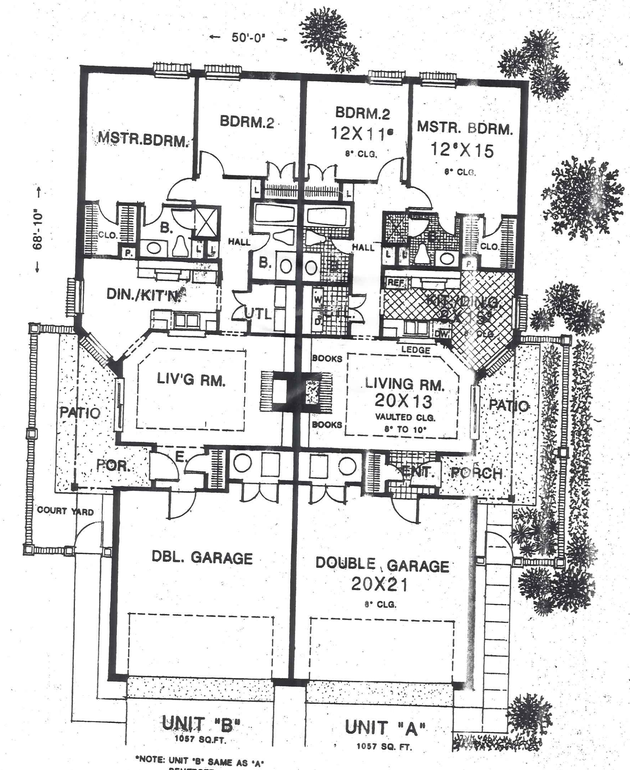
"Micro Lam " beams as shown are by Truss Joist Corp.

MASONRY FIREPLACES

Fireplacrs to be lined with firebrick , a metal damper control is to be installed. A minimum of 12" x 16" clay flue tile to be used in the chimneys.

MISCELLANEOUS

R-13 minimum batt insulation stapled to all exterior walls of house only.
R-38 minimum batt insulation in all floors or ceilings exposed to the outside.
Rigid insulation at all masonry foundation walls.
Use insulating double glazing at all exterior glass areas.



*NOTE: UNIT "B" SAME AS "A" REVERSED.

FLOOR PLAN
PLAN NO. 8891-D
2114 TOTAL SQ. FT.

05-02-90
OK

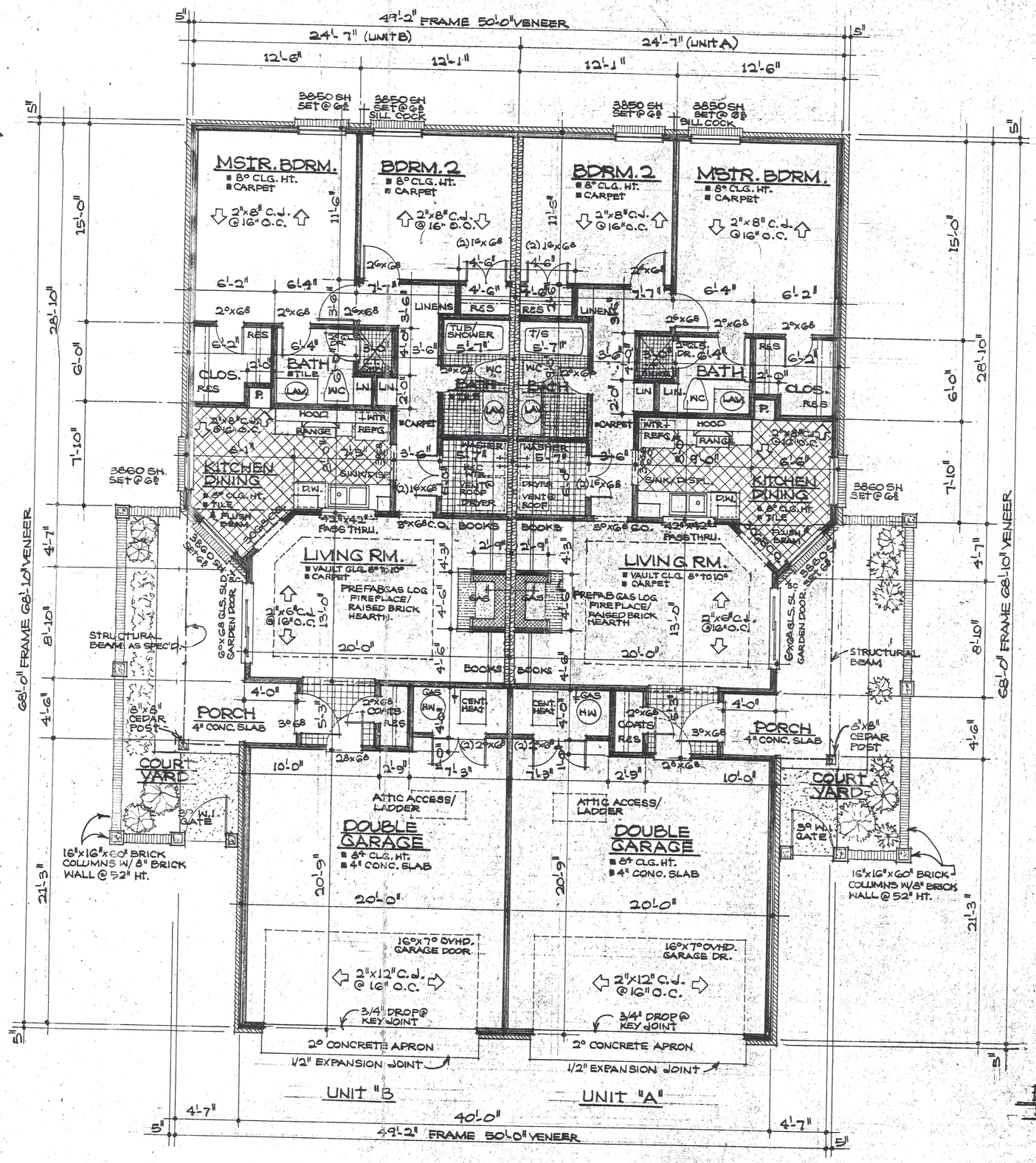
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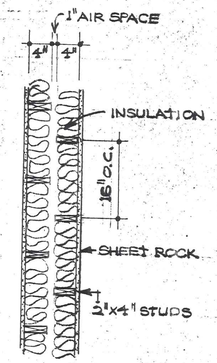
6901 N. Robinson
Oklahoma City, OK
73116
(405) 843-545

185 1987
Old Creek Dr.

FILLMORE DESIGN GROUP

sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER
SHEET
PLAN 8891-D





PARTY WALL DETAIL

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

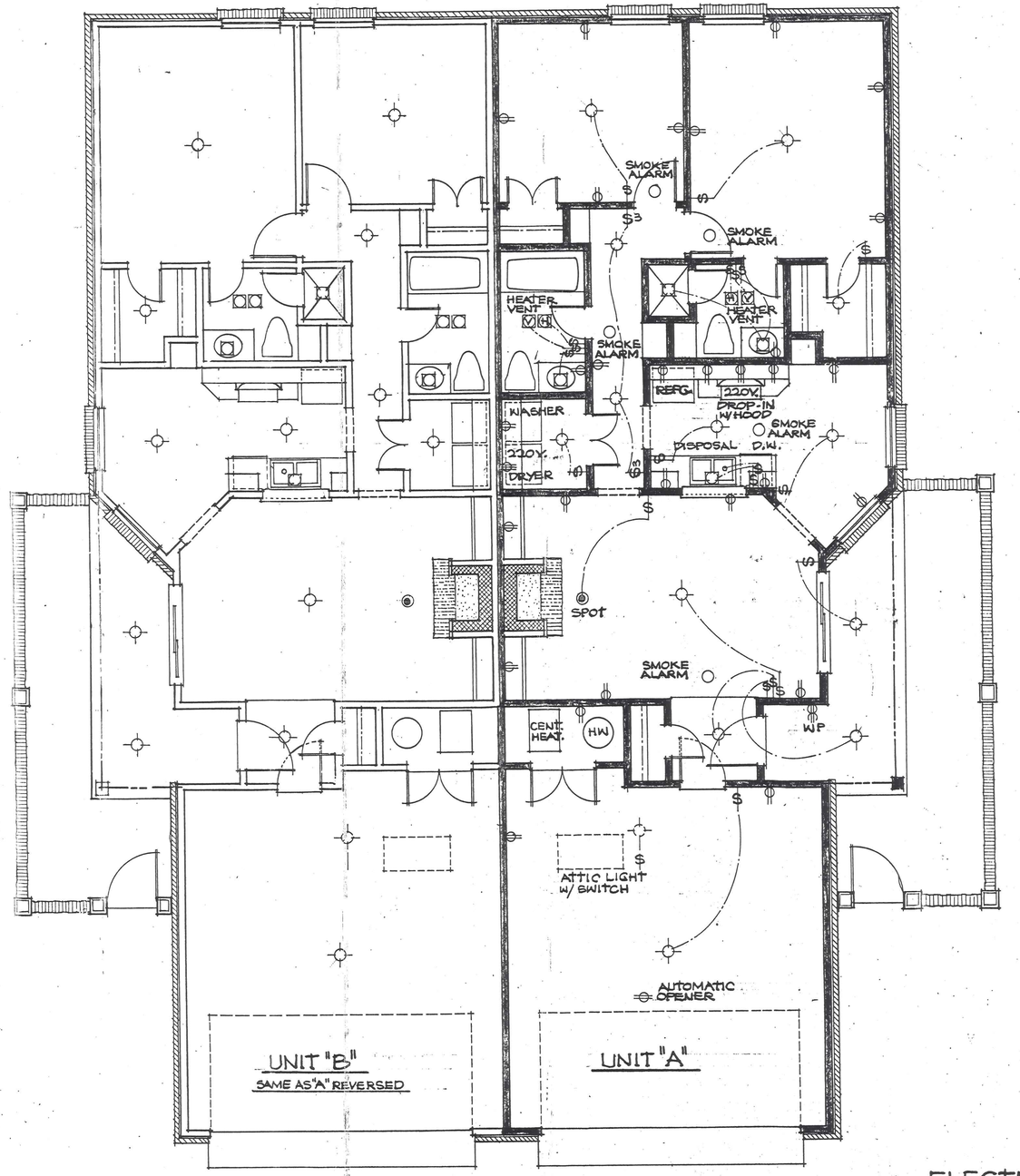
REF. PLAN NO. 2081-L(D)

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FILLMORE DESIGN GROUP

sq. ftg.	
UPPER FRAME	
LOWER FRAME	
TOTAL FRAME	2072
TOTAL VENEER	2114
SHEET	ONE
PLAN	8891-D



ELECTRICAL PLAN

1/4" = 1'-0"

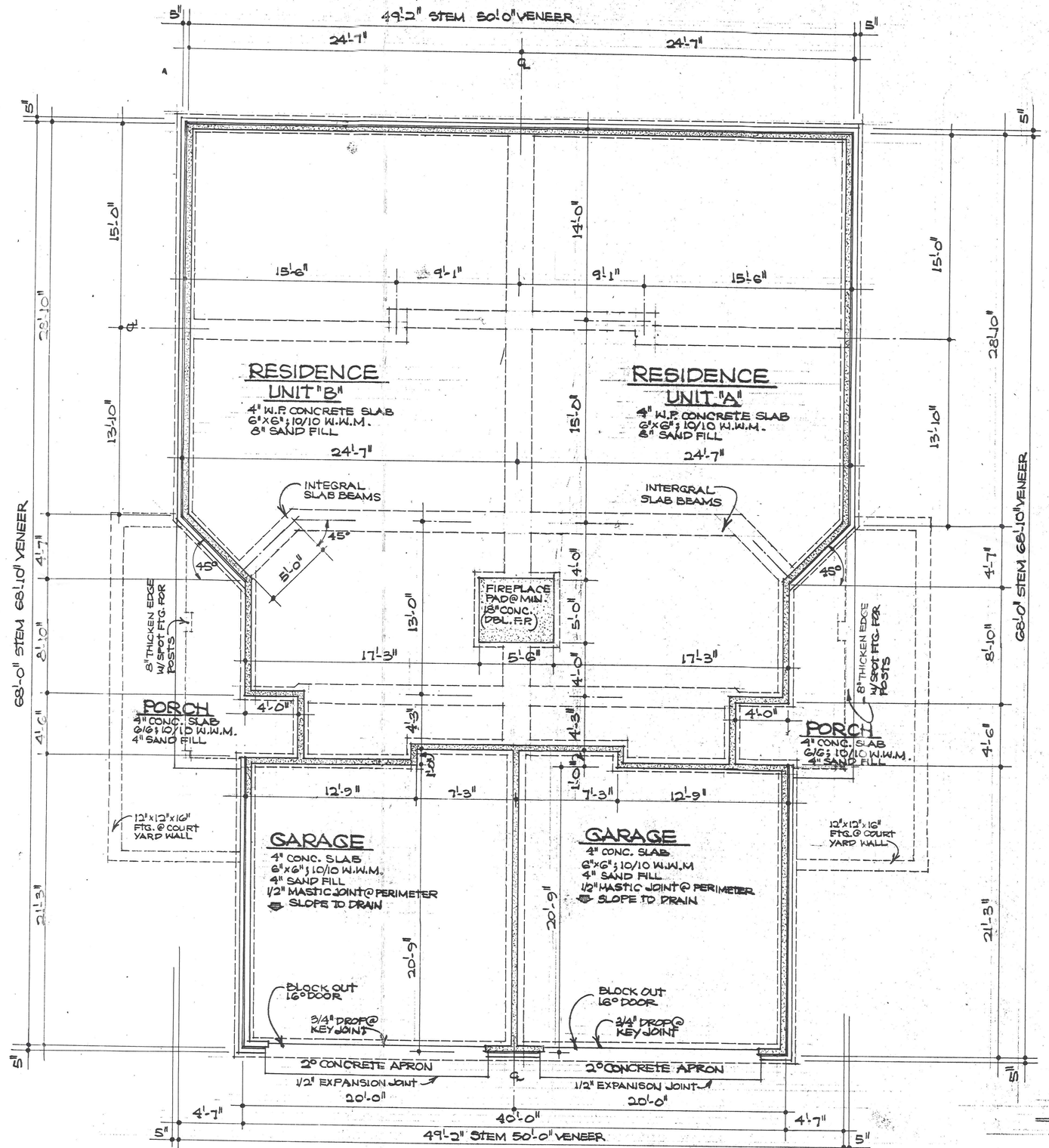
REF. PLAN NO. 2081-L(D)

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FILLMORE DESIGN GROUP

sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER
SHEET TWO
PLAN 8891-D



FOUNDATION PLAN

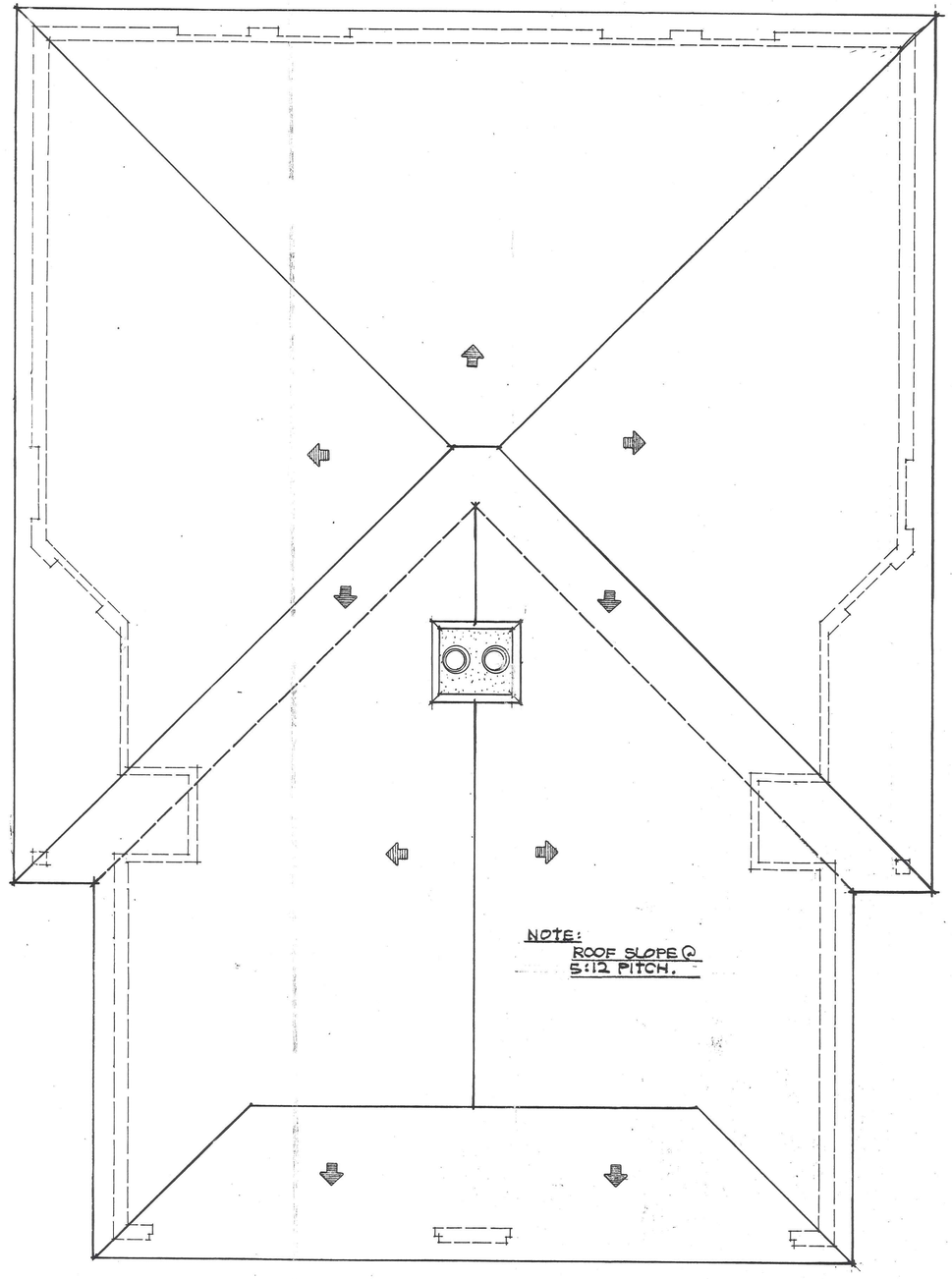
1/4" = 1'-0"

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FILLMORE DESIGN GROUP

sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER
SHEET THREE
PLAN 8891-D

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NOTE:
ROOF SLOPE @
5:12 PITCH.

ROOF PLAN
1/4" = 1'-0"

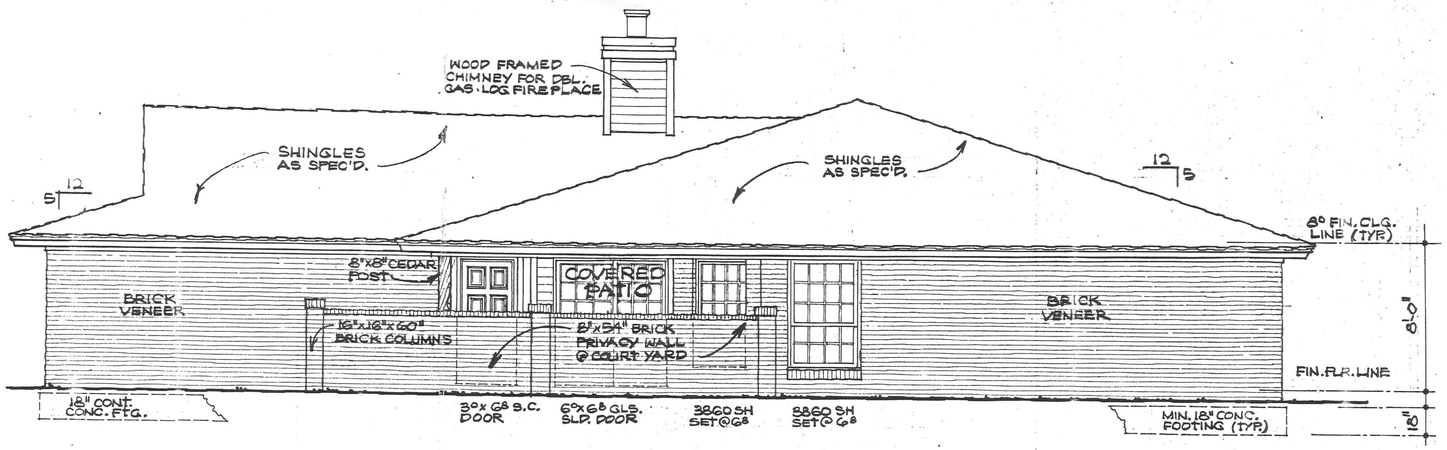
NOTE: ALL PLATE HTS. @ 8'-0"

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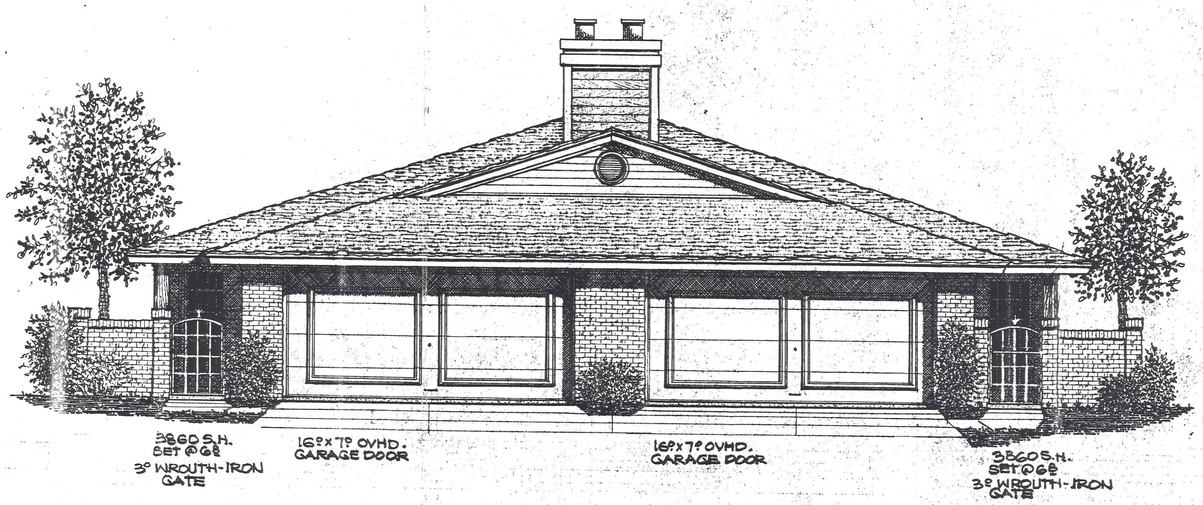
FILLMORE DESIGN GROUP

sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER
SHEET FOUR
PLAN 8891-D



RIGHT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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FILLMORE DESIGN GROUP

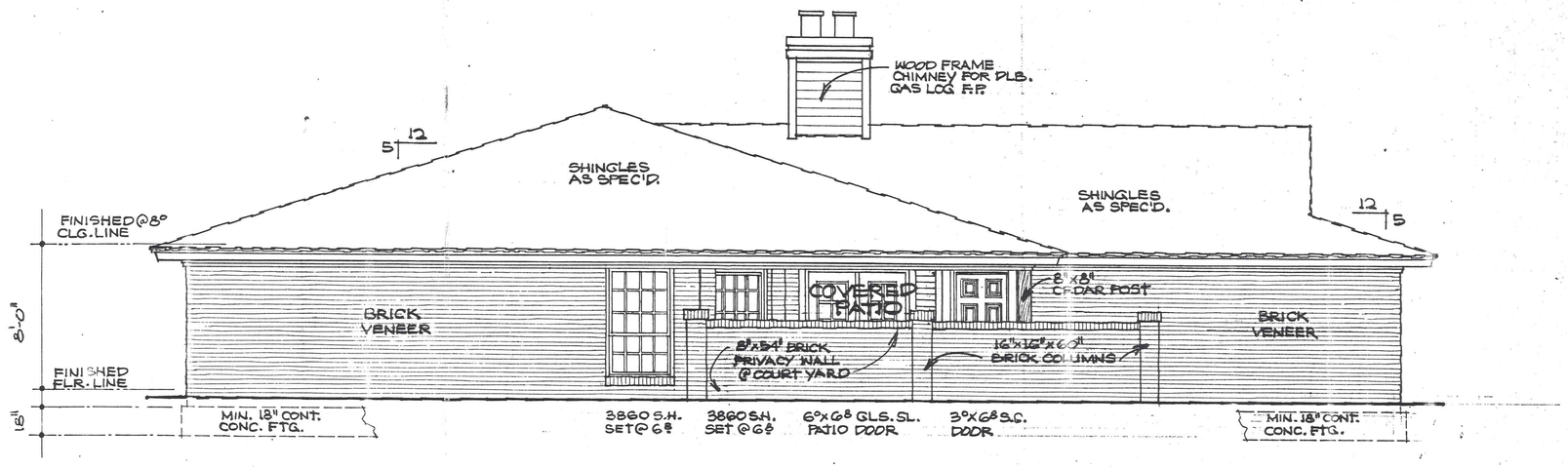
sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER

SHEET FIVE

PLAN 3891-D

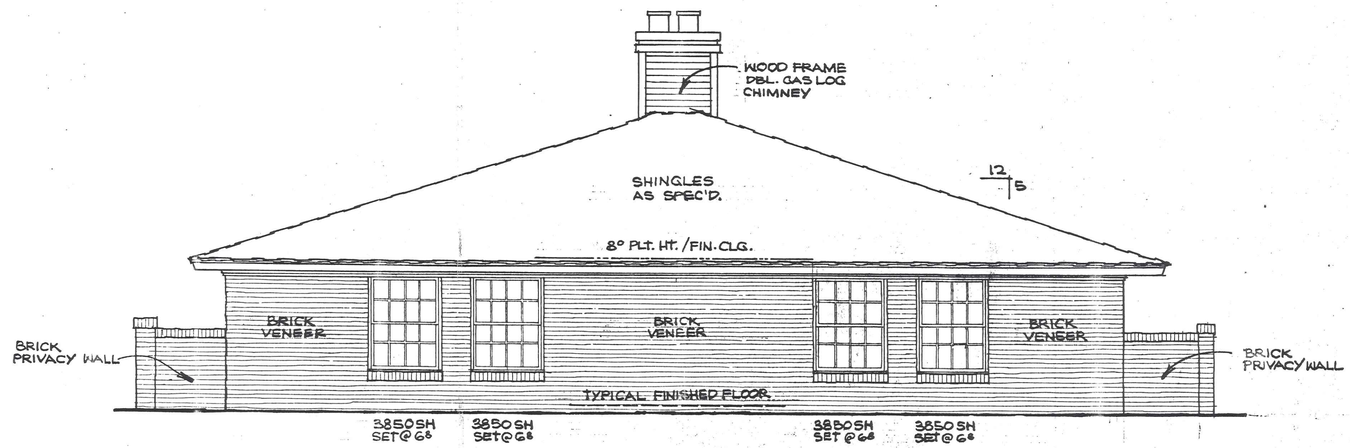
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583509



LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

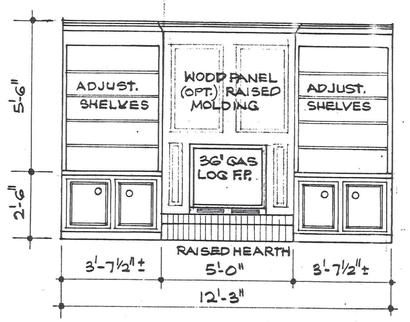
1/4" = 1'-0"

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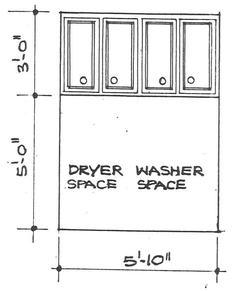
FILLMORE DESIGN GROUP

sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER
SHEET SIX
PLAN 6691-D

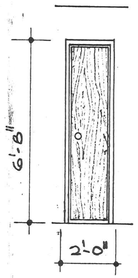
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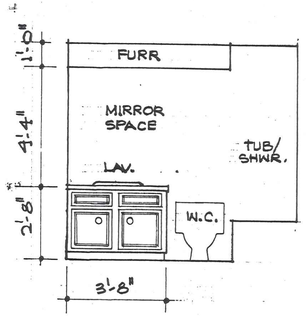
FIREPLACE - BOOKS
@ LIVING RM.



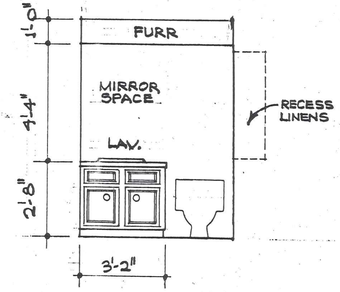
UTILITY
@ HALL



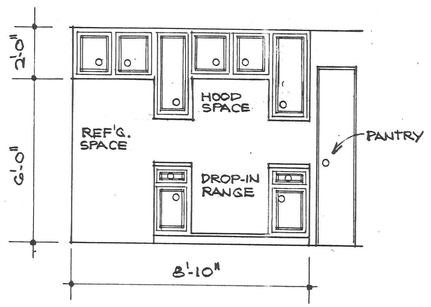
LINENS
@ HALL

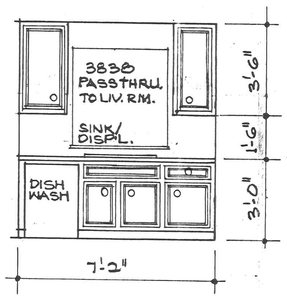


BATH ONE
@ HALL



BATH TWO
@ MSTR. BDRM.





KITCHEN CABINET

CABINET DETAILS UNIT "A"

3/8" = 1'-0"

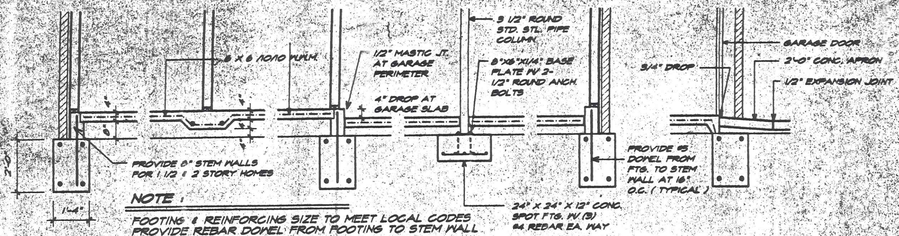
NOTE: UNIT "B CABINETS SAME AS "A" REVERSED.

6901 N. Robinson
Oklahoma City, OK
73116
(405) 843-6456

FILLMORE DESIGN GROUP

sq. ftg.
UPPER FRAME
LOWER FRAME
TOTAL FRAME
TOTAL VENEER
SHEET SEVEN
PLAN 8891-D

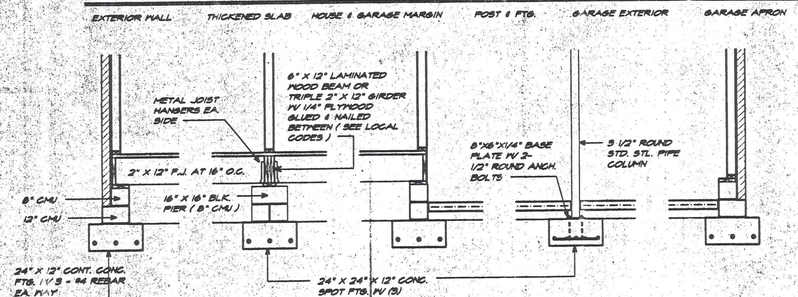
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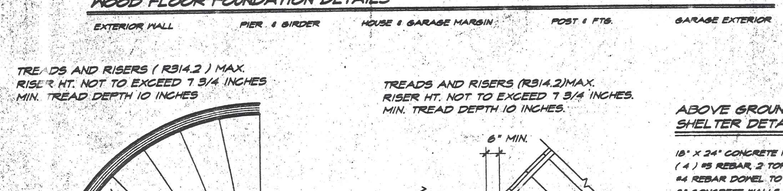
NOTE :

FOOTING & REINFORCING SIZE TO MEET LOCAL CODES
PROVIDE REBAR DOWEL FROM FOOTING TO STEM WALL

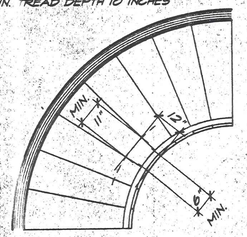
SLAB ON GRADE FOUNDATION DETAILS



WOOD FLOOR FOUNDATION DETAILS

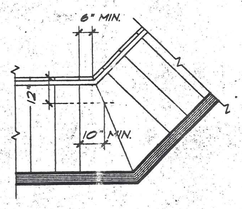


TREADS AND RISERS (R314.2) MAX.
RISER HT. NOT TO EXCEED 7 3/4 INCHES
MIN. TREAD DEPTH 10 INCHES



NOT TO SCALE
EXAMPLE ONLY

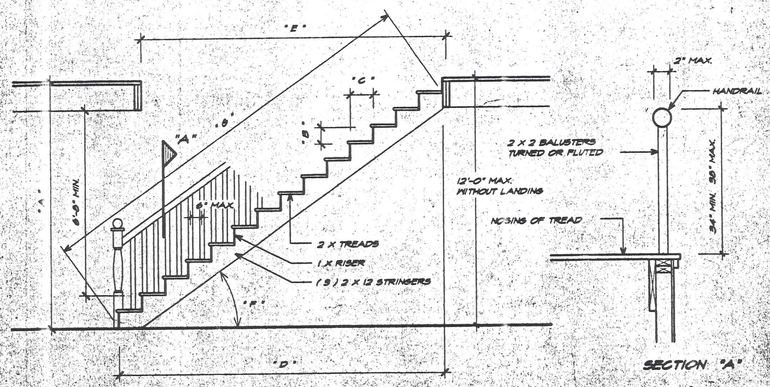
TREADS AND RISERS (R314.2)MAX.
RISER HT. NOT TO EXCEED 7 3/4 INCHES.
MIN. TREAD DEPTH 10 INCHES.



CIRCULAR STAIRS (R314.6) TREAD DEPTH 12 INCHES IN FROM NARROW END TO BE MIN. OF 11 INCHES.
DEPTH AT NARROW END MIN. OF 6 INCHES.

WINDING STAIRS (R314.4) TREAD DEPTH 12 INCHES IN FROM NARROW END TO BE MIN. OF 10 INCHES.
6 INCHES MIN. TREAD WIDTH AT ANY POINT.

INTERNATIONAL RESIDENTIAL BUILDING CODE
SECTION R314 FOR STAIRWAYS



SECTION "A"

STAIR LAYOUT DIMENSIONS (SEE FLOOR PLAN FOR ACTUAL NO. OF RISERS & RISER HT.)									
CLR. HEIGHT	FIN. FLR. TO FIN. FLR. (A)	NO. OF RISERS	HT. OF EA. RISER (B)	NO. OF TREADS	WIDTH OF EA. TREAD (C)	TOTAL RUN OF STAIRWAY (D)	WELL OPNG FOR 6'-8" HEADROOM (E)	ANGLE OF INCLINE (F)	LENGTH OF CARRIAGE (G)
8'-0"	97-1 1/8"	13	7 3/16"	14	10 3/8"	11'-10 3/8"	11'-4 3/16"	33° 40' 00"	14'-7 9/16"
9'-0"	109-1 1/8"	17	7 1/8"	16	10 3/8"	13'-10"	11'-7 1/8"	34° 24' 00"	16'-4 3/8"
10'-0"	114 1/4"	18	7 3/8"	17	110 1/8"	14'-4 1/8"	10'-8 3/32"	36° 4' 00"	17'-0 13/16"

ABOVE GROUND SHELTER DETAILS

18" X 24" CONCRETE FOOTING W/ (4) #5 REBAR, 2 TOP & 2 BOTT. W/
#4 REBAR DOWEL TO WALL AT 24" O.C.
8" CONCRETE WALLS W/ #4 REBAR AT 16" O.C. EACH WAY.
W/ 4" CONCRETE CEILING W/ #4 REBAR AT 16" O.C. EACH WAY. WALL AND ROOF REBAR MUST BE SPLICED W/ 24" OVERLAP MINIMUM. PROVIDE STEEL DOOR (36" MAX.) W/ (3) DEADBOLTS OPPOSITE HINGES. PROVIDE FRESH-AIR VENT W/ 1/2 AIR CHANGE PER HR.

MAXIMUM ALLOWABLE SPANS FOR HEADERS SUPPORTING WOOD FRAME WALLS				
SIZE OF WOOD HEADERS	ALLOWABLE SPAN OF HEADERS IN FEET FOR BEARING WALLS			
	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	ALLOWABLE SPAN OF HEADERS IN NON-BEARING OR N. WALLS NOT SUPPORTING FLRS. OR ROOFS
2 - 2" X 8"	4'-6" TO 6'-0"	4'-0"	-	6'-0" TO 8'-0"
2 - 2" X 10"	6'-0" TO 8'-0"	5'-0" TO 6'-0"	-	8'-0" TO 10'-0"
2 - 2" X 12"	8'-0" TO 10'-0"	6'-0" TO 8'-0"	4'-0" TO 6'-0"	10'-0" TO 12'-0"
2 - 2" X 12" W/ 1/2" PLYWOOD GLUED & NAILED BETWEEN	10'-0" TO 12'-0"	8'-0" TO 10'-0"	6'-0" TO 8'-0"	12'-0" TO 16'-0"

ALL WINDOWS IN SLEEPING ROOM AREAS MUST MEET EGRESS REQUIREMENTS AS PER LOCAL CODES !

TYPICAL Egress Requirements
24" Clear HEIGHT
20" Clear WIDTH
5.7 SQ. Ft. at Upper Level
5.0 SQ. Ft. at Lower Level
44" MAX. Finished Sill HEIGHT

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATION.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

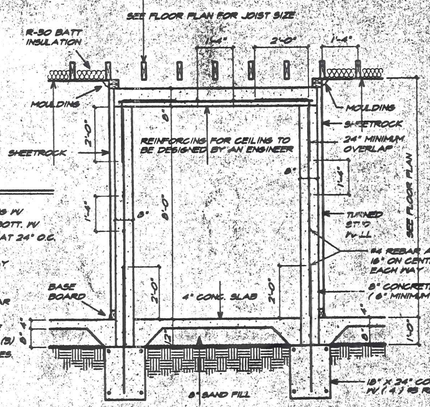
ROOF	20 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	40 PSF
DECKS & FLOOR	60 PSF (BOOM FT.)
DECKS	40 PSF
ATTIC	
(LIMITED STOR.	20 PSF

IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS, CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.

5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-38
WALLS (EXTERIOR)	R-19
FLOOR (OVER UNHEATED SPACE)	R-19
BASEMENT WALLS (W/ 12" OF GRADE)	R-11
SLAB ON GRADE	R-5
(PERIMETER)	
(UNHEATED SPACE)	R-38

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
7. ALL EXTERIOR WALL OPENINGS & INTERIOR WALL OPENINGS TO HAVE HEADERS AS PER "TYP. HEADER SCHEDULE".
8. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE AND WITH JOIST HANGERS EQUIVALENT OR HEAVIER THAN THE SIMPSON STRONG TIE CO.
9. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS AT UPPER LEVEL FOR 1/2 AND TWO STORY HOMES.
10. PROVIDE FIRE-STOPS, DRAFTSTOPS AND FIRECAPS BETWEEN ALL VERTICAL AND HORIZ. CONCEALED SPACES, SUCH AS ATTICS, DROP CEILINGS, COVE CEILINGS, ETC.
11. LUMBER SPECIES:
    A. POSTS, BEAMS, HEADERS ..... NO. 2 DOUGLAS FIR
    B. SILLS, PLATES, BLOCKING, JOISTS AND RAFTERS ..... NO. 2 DOUGLAS FIR
    C. STUDS ..... STUD GRADE D.F.
    D. POST AND BEAM DECKING ..... UTILITY GRADE D.F.
    E. PLYWOOD SHEATHING ..... 1/2" CDX PLY. EXP/1
    F. SOLID FLOOR SHEATHING ..... 3/4" T & G DRY ADH
12. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
13. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
14. SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. - IF FILL CONDITIONS ARE FOUND TO EXIST, PLACE DRILLED PIERS BELOW FOOTINGS - SIZE AND SPACING TO BE DETERMINED BY LOCAL CODES.
15. EXCAVATE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS FOR WOOD FLOOR FOUNDATIONS.
16. ROOF PENETRATIONS THROUGH CONCRETE TILE TO BE SEALED WITH A MINIMUM OF 2" OF MORTAR.
17. ROOF PENETRATIONS THROUGH METAL ROOFING TO BE SEALED WITH A MINIMUM OF 2" OF APPROVED ROOFING CEMENT.
18. MECHANICAL EXCAVATION AROUND FOOTINGS BACKFILLING PROVIDE A 4" ROUND PERFORATED DRAIN TILE BELOW THE FOOTING AND EXTEND TO THE DAYLIGHT. SEE BASEMENT WALL SECTION.
19. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A SILL NOT MORE THAN 44" OFF THE FLOOR.
20. ALL HANGING FITTINGS, ETC. ON THE FLOOR AND WITHIN 18" OF THE FLOOR ARE TO HAVE THE "HOOTING (ANTI-SIPHON)" FEATURE.
21. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
22. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT ONE SO THAT WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
23. PROVIDE ATTIC VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3'-0" ABOVE EAVE OR CORNICE - JOISTS)
24. PROVIDE VACUUM BREAKERS AT ANY HOSE BIBB SUPPLY OUTLET WITH A HOSE CONNECTION AT OUTLETS WHICH COULD BE SUBMERGED, AND ARE NOT PROTECTED BY AN AIR GAP.

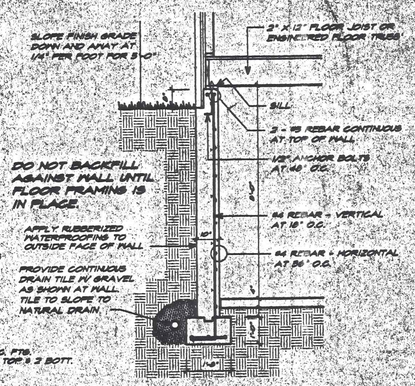


SHELTER DETAIL

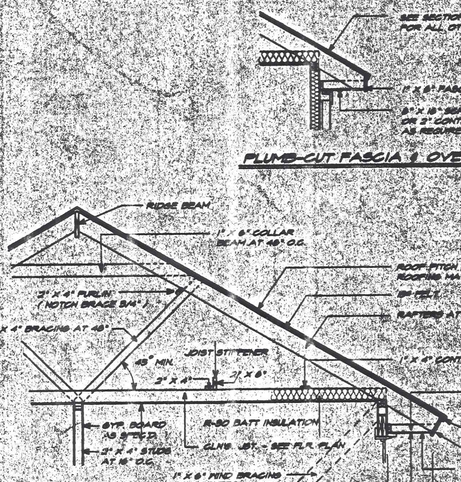
SCALE 3/8" : 1'-0"

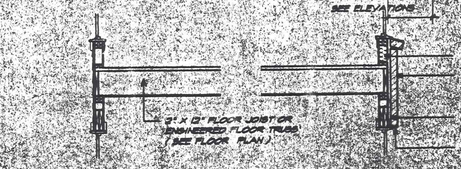
NOTE :

ABOVE GROUND SHELTER FTG., WALL AND CEILING NOTES TAKEN FROM F.E.M.A. DESIGN & SPEC. SHEETS FOR " IN-RESIDENCE SHELTER " RELEASED IN OCT., 1980

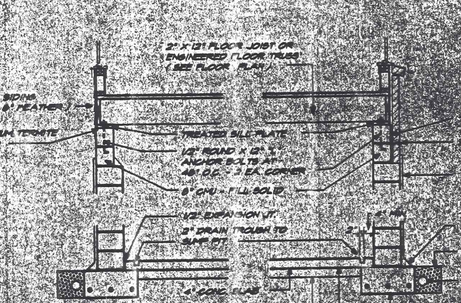


BASEMENT WALL SECTION





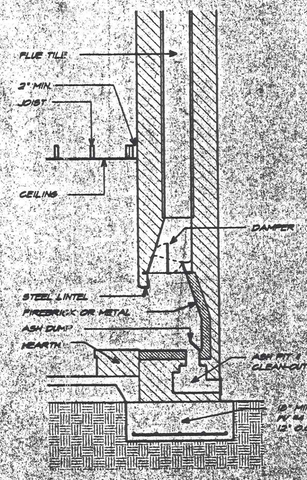
PLUMB-CUT FASCIA & OVERHANG



TYPICAL WALL AND BASEMENT SECTION

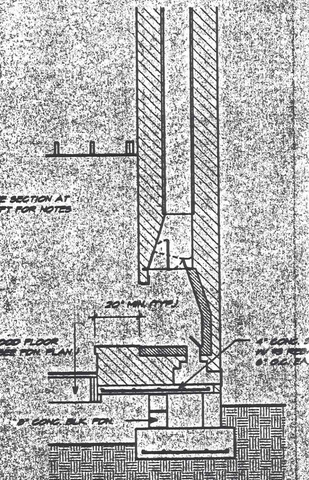
W/ EXTERIOR SIDING

W/ BRICK VENEER



FIREPLACE DETAILS

SLAB ON GRADE FOUNDATION



WOOD FLOOR FOUNDATION

FLYNN GROUP
DESIGN