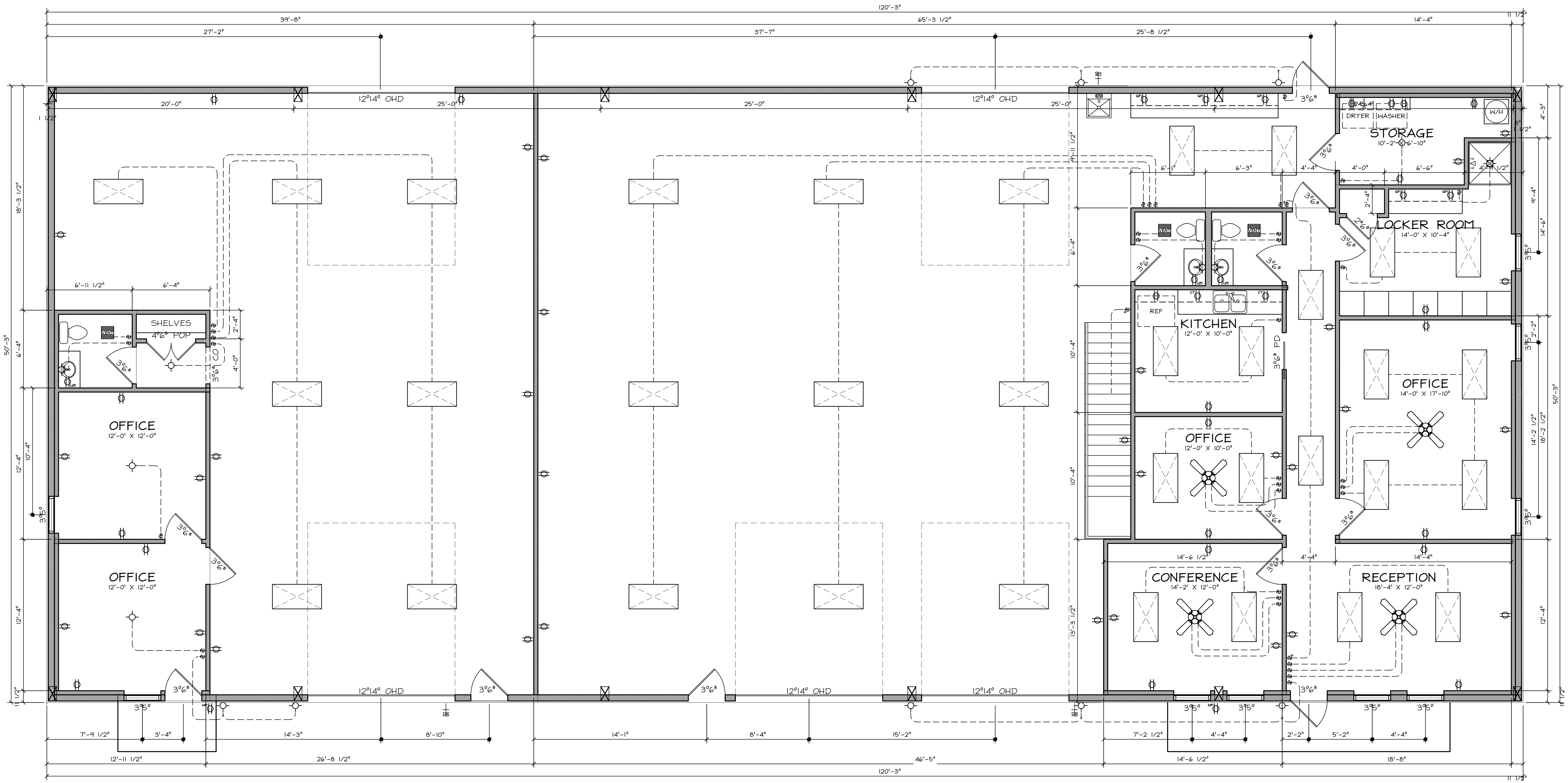

01 FLOOR PLAN

REFERENCE: NONE — SCALE: 1/8"=1'-0"

GENERAL NOTES: (UNLESS OTHERWISE NOTED)

01 ALL WINDOWS WITHIN 2'-0" OF EXTERIOR DOOR SHALL BE MADE OF TEMPERED GLASS.

02 DOORS SHALL BE 6'-8" IN HEIGHT.

03 HEADERS ON FIRST FLOOR SHALL BE 2x12's.

04 MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS.

05 WALLS AND CEILINGS SHALL BE GYPSUM BOARD.

06 CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS.

07 WINDOWS SHALL BE SINGLE HUNG, AND A 6'-8" HEADER.

08 BEDROOM WINDOWS SHALL BE A MAXIMUM OF 3'-8" ABOVE FINISHED FLOOR, A MINIMUM OF 2'-0" HIGH x 1'-8" WIDE AND HAVE A 5.7 SQUARE FOOT NET CLEAR OPENING.

09 FRAMING MATERIAL SHALL BE #2 S.Y.P. (K.D.15).

10 STRUCTURAL BEAMS AND HEADERS SHALL BE #2 S.Y.P. (K.D. 15).

11 PREFABRICATED FIREPLACES SHALL BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUFACTURERS INSTALLATION MANUAL SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AS NEEDED FOR INSPECTION.

12 FIRST FLOOR CEILING JOISTS SHALL BE BASED ON 20 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD UNLESS THEY SUPPORT A SECOND FLOOR PARTITION. IN SUCH A CASE FIRST FLOOR CEILING JOISTS SHALL BE BASED ON A 40 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND A 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD IF THE SECOND FLOOR PARTITION IS RUNNING PERPENDICULAR TO THE DIRECTION OF THEIR SPAN OR 60 POUNDS PER SQUARE FOOT (P.S.F.) AND 10 POUNDS PER SQUARE FOOT (P.S.F.) IF THE SECOND FLOOR PARTITION IS RUNNING PARALLEL TO THE DIRECTION OF THEIR SPAN.

13 SECOND FLOOR CEILING JOISTS SHALL BE BASED ON 30 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD.

14 ALL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KIPS PER SQUARE INCH (K.S.I.).

15 A MINIMUM OF (2) 2x4's SHALL BE PROVIDED FOR VERTICAL SUPPORT UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 5'-0".

16 IF GAS HOT WATER HEATER IS TO BE USED AND IS NOT IN ATTIC, THEN THE HOT WATER HEATER SHALL BE PLACED ON A PEDESTAL 1'-6" ABOVE FINISHED FLOOR.

17 IF GAS HOT WATER HEATER IS LOCATED IN ATTIC THEN THE HOT WATER HEATER SHALL BE PLACED ABOVE A LOAD BEARING PARTITION WALL IN A PAN. INCLUDE RELIEF DRAIN LINE TO OUTSIDE OF HOUSE.

18 110V CONNECTIONS AND BATTERY BACKUP REQUIRED FOR SMOKE DETECTORS.

19 VENT ALL EXHAUST FANS TO THE OUTSIDE.

20 OUTLETS WITHIN A 6'-0" RADIUS OF A WATER SOURCE SHALL BE GROUND FAULT INTERRUPT (G.F.I.)

21 PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATION IN ATTIC.

22 PROVIDE ELECTRIC DISCONNECT FOR AIR CONDITIONING UNIT(S).

23 VERIFY LOCATION OF ANY FLOOR PLUG WITH OWNER.

24 WHOLE HOUSE TO BE ARC FAULT AS REQUIRED BY CODE.

25 ALL 110V OUTLETS TO BE TAMPER RESISTANT.

26 50% OF LIGHTING TO BE HIGH EFFICIENCY.

27 PASSAGE DOOR FROM GARAGE TO HOUSE TO HAVE SELF-CLOSER

SPAN TABLE

SIZE	SPACING	JOIST				RAFTERS	
		*20 PSF	30 PSF	40 PSF	60 PSF	20 PSF	40 PSF
2x6	12" O.C.	15'-6"	11'-10"	10'-9"	9'-4"		
	16" O.C.	13'-6"	10'-9"	9'-9"	8'-6"	13'-9"	10'-2"
2x8	12" O.C.	20'-1"	15'-7"	14'-2"	12'-4"		
	16" O.C.	17'-5"	14'-2"	12'-10"	11'-3"	17'-7"	13'-6"
2x10	12" O.C.	23'-11"	19'-10"	18'-0"	15'-8"		
	16" O.C.	20'-9"	18'-0"	16'-1"	13'-7"	22'-5"	17'-2"
2x12	12" O.C.		18'-8"	21'-9"	18'-5"		
	16" O.C.		21'-1"	18'-10"	15'-11"	27'-4"	20'-0"

ALL JOIST SPANS ARE BASED ON THE GIVEN LIVE LOAD, A 10 POUND PER SQUARE FOOT (P.S.F.) DEAD LOAD AND 1/360 DEFLECTION.

ALL RAFTER SPANS ARE BASED ON THE GIVEN LIVE LOAD AND A 15 POUND PER SQUARE FOOT (P.S.F.) DEAD LOAD.

SPANS ARE BASED ON THE USE OF #2 Y.P. OR BETTER

* 20 PSF LIVE LOAD IS BASED ON A 1/240 DEFLECTION.

HEADER SPANS

LUMBER SIZE	SPAN
2x4	0'-0" TO 3'-6"
2x6	3'-6" TO 6'-0"
2x8	6'-0" TO 8'-0"
2x10	8'-0" TO 12'-0"
2x12	12'-0" TO 14'-0"
2x12 WITH ½" CD PLY GLUED AND NAILED.	14'-0" TO 16'-0"

ALL HEADERS #2 Y.P. OR BETTER

SYMBOL LEGEND:

- DUPLEX OUTLET
- CT COUNTER TOP DUPLEX
- GFI GROUND FAULT INTERRUPT
- WP WATER PROOF DUPLEX
- CLG CEILING DUPLEX
- FP FLOOR DUPLEX
- 220 VOLT OUTLET
- $ SWITCH
- $3 3-WAY SWITCH
- HANGING LIGHT
- WALL HUNG LIGHT
- RECESSED LIGHT
- FLOOD LIGHT
- VENT
- VENT WITH LIGHT
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- GAS OUTLET
- HOSE BIB

SQUARE FOOTAGE

UNIT 1 HEATED	381.1¢
UNIT 1 SLAB	2,010.0¢
UNIT 2 HEATED	1,354.0¢
UNIT 2 SLAB	4,032.6¢
TOTAL HEATED	1,735.1¢
TOTAL SLAB	6,042.6¢

ALL DRAWINGS, PLANS, AND SPECIFICATIONS ARE PROPERTY OF MM DESIGN. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF MM DESIGN IN COLLEGE STA, TX. M-M DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE "ENGINEER OF RECORD" SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. M-M DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.

M-M DESIGN
RESIDENTIAL-COMMERCIAL

AGGIELAND GREEN BLDG #1

FLOOR PLAN

DATE: 05/01/14
PROJECT: CL-14-148
DRAWN: SRM
CHECKED: SRM
HEATED: 1,735.1¢
SLAB: 6,042.6¢
REVISION: 08/01/14

SHEET NUMBER

A-1.1