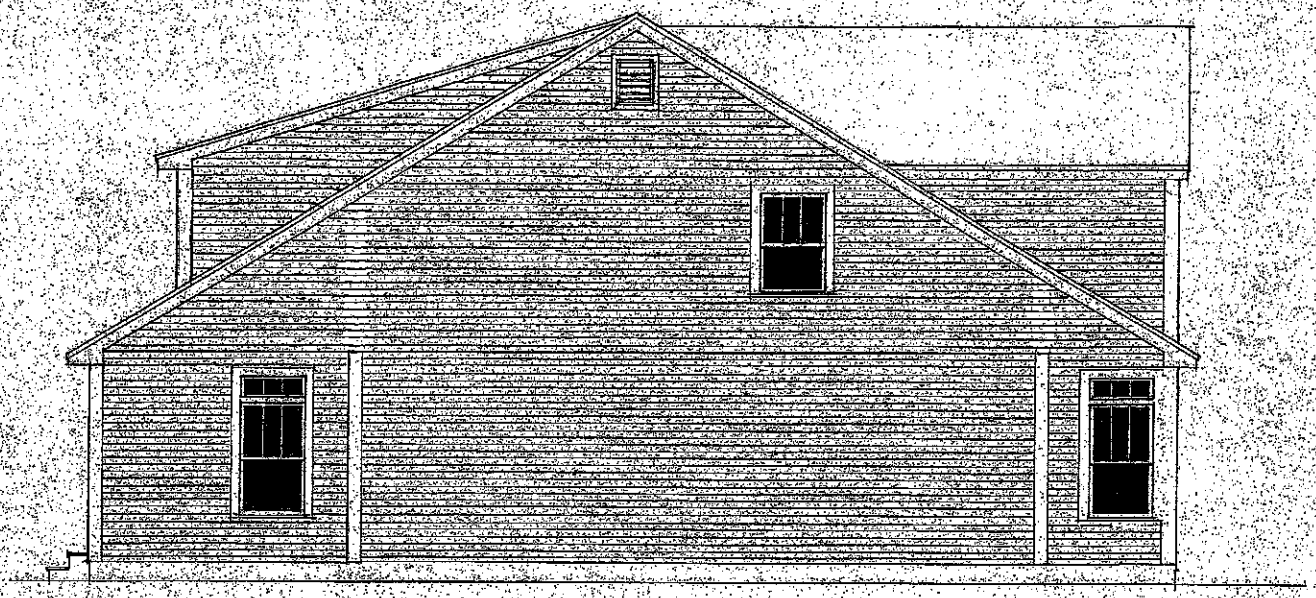
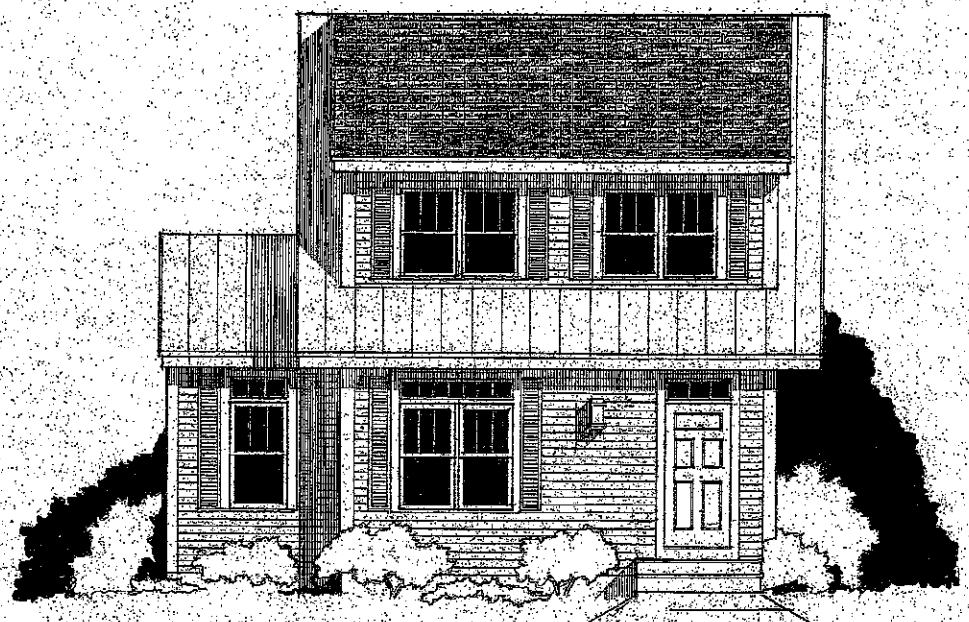


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



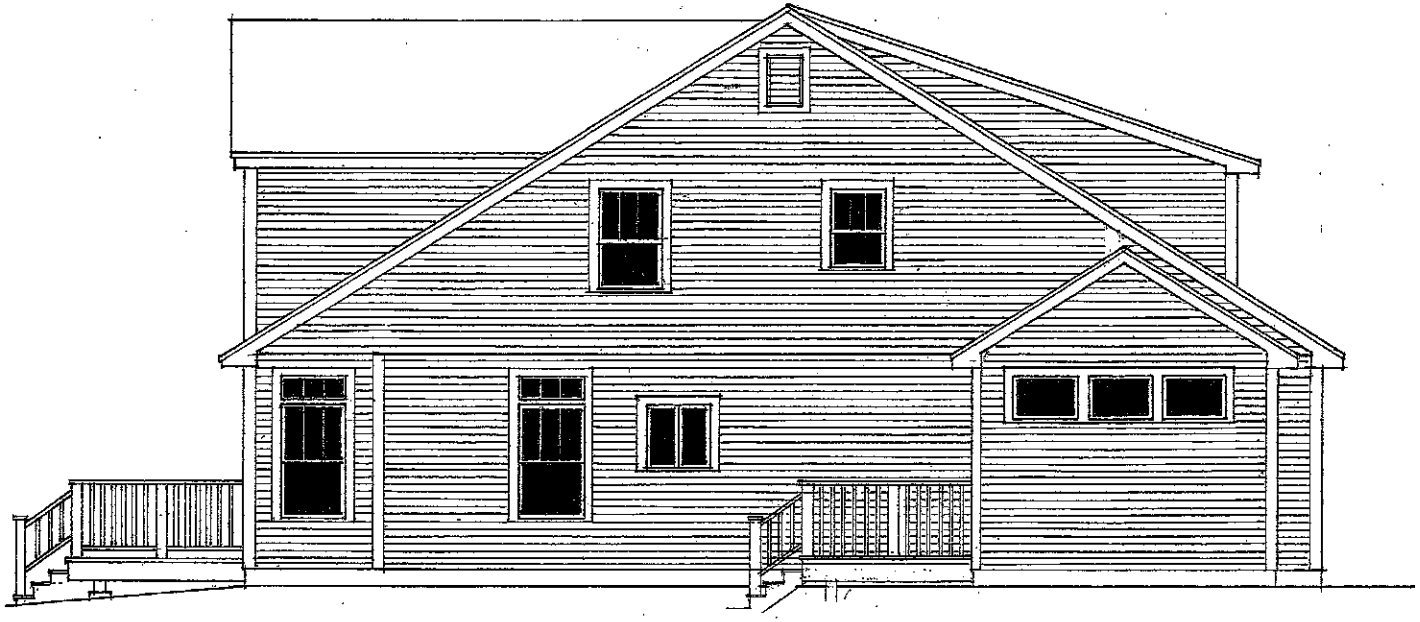
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MILANO LAKE RESIDENCE

DN: 17-628

1

OF 7



LEFT SIDE ELEVATION
SCALE: ¼" = 1' – 0"

REAR ELEVATION
SCALE: ¼" = 1' – 0"

MILANO LAKE RESIDENCE

DN: 17-628

2

OF 7

GENERAL NOTES

FOUNDATION:
Min. 8" thick concrete foundation/frost walls on continuous 1'- 4" x 8" concrete footing at min depth of 48" below finish grade on undisturbed soil. Steel re-bar as needed.
Exterior of foundation wall perimeter to be sealed and perimeter drainage be employed.
Concrete flatwork to be a min. of 4" throughout.
welded wire mesh imbedded with pour over approved vapor barrier & compacted gravel/fill.
All large slab areas to employ scored expansion joints where needed.
Elevations of top of concrete foundation walls to be determined in the field.
Wood sill shall be composed of (1) 2x6 PT base plate over approved sill sealer material and attached to concrete with approved metal fasteners. Finish with continuous KD 2x6 over PT base plate.

FLOORS:
Subfloor to be ¾" "Advantec" or equal lay perpendicular to floor jsts, glued and screwed.
Floor joists to be TJI 10 11⅞" depth @ 16" oc.
Stairways u.o.n. to be constructed using (4) 2x12 stringers.
Floor finish material per owner's specifications.

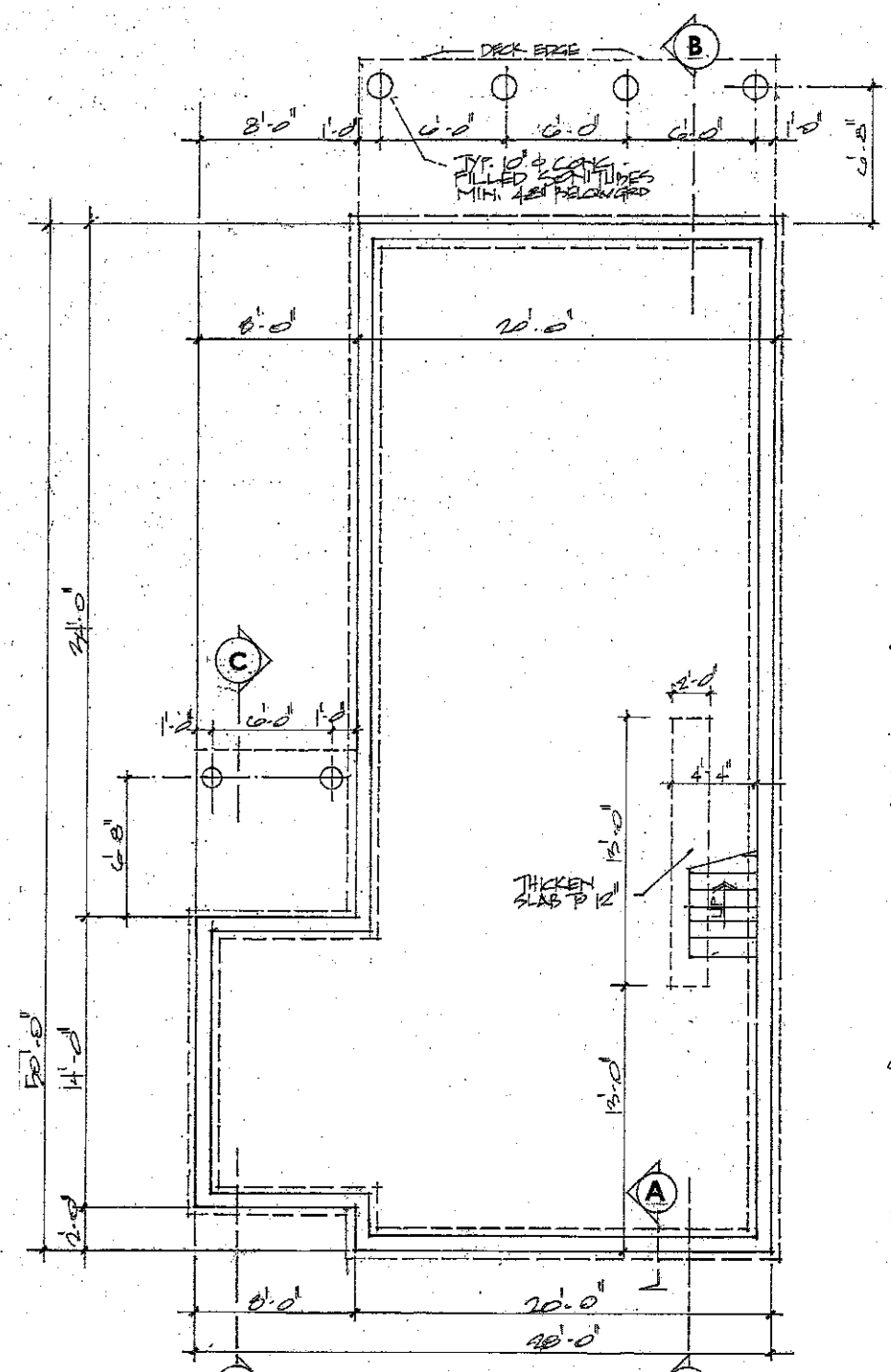
WALLS:
Exterior walls to be of 2x6KD studs @ 16" oc with (1)2x6KD base plate and (2)2x6 top plates using min. 48" lap splice.
Wall sheathing to be 7/16" OSB or better with approved air infiltration barrier.
Interior walls to be 2x4KD studs @ 16" oc w/ 2x4KD base plate and (2) 2x4KD top plates using 48" lap splice.

CIELINGS:
Interior ceilings U.O.N. to be ½" gypsum board on 1x3KD strapping @ 16" oc over 2x6KD U.O.N. ceiling joists.
(Paint to be (1) coat primer and (2) coats enamel using semi-gloss in kitchen, bath and other wet areas and flat enamel elsewhere.

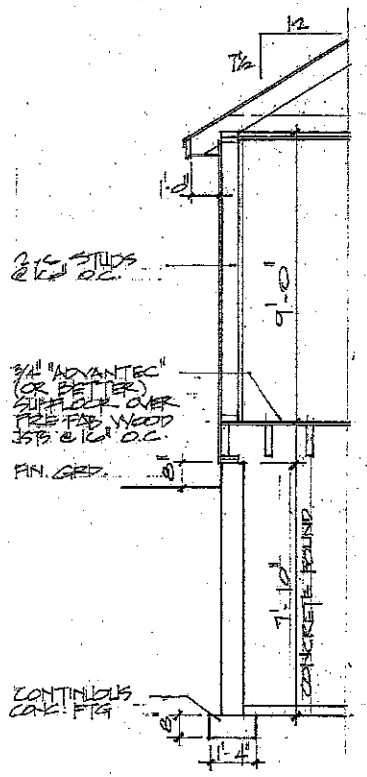
ROOF:
Joists to be 2x10KD rafters @ 16" oc unless a trussed roof system is employed as a whole or in part. Check truss mfg specifications.
Eaves to be continuous metal drip over 1x3KD pine nailer over 1x8KD fascia primed and finish coated. Soffit and/or continuous ridge venting as required.
Roofing U.O.N. to be min. 235# fiberglass shingles on 15# felt underlayment over min. ½" CDX plywood sheathing.
Provide 36" min. of eave and valley ice protective barrier.

INSULATION:

Floors	R30 fiberglass batts
Walls	R20 fiberglass batts
Ceilings	R49 fiberglass batts



FOUNDATION PLAN
SCALE: ¼" = 1' – 0"



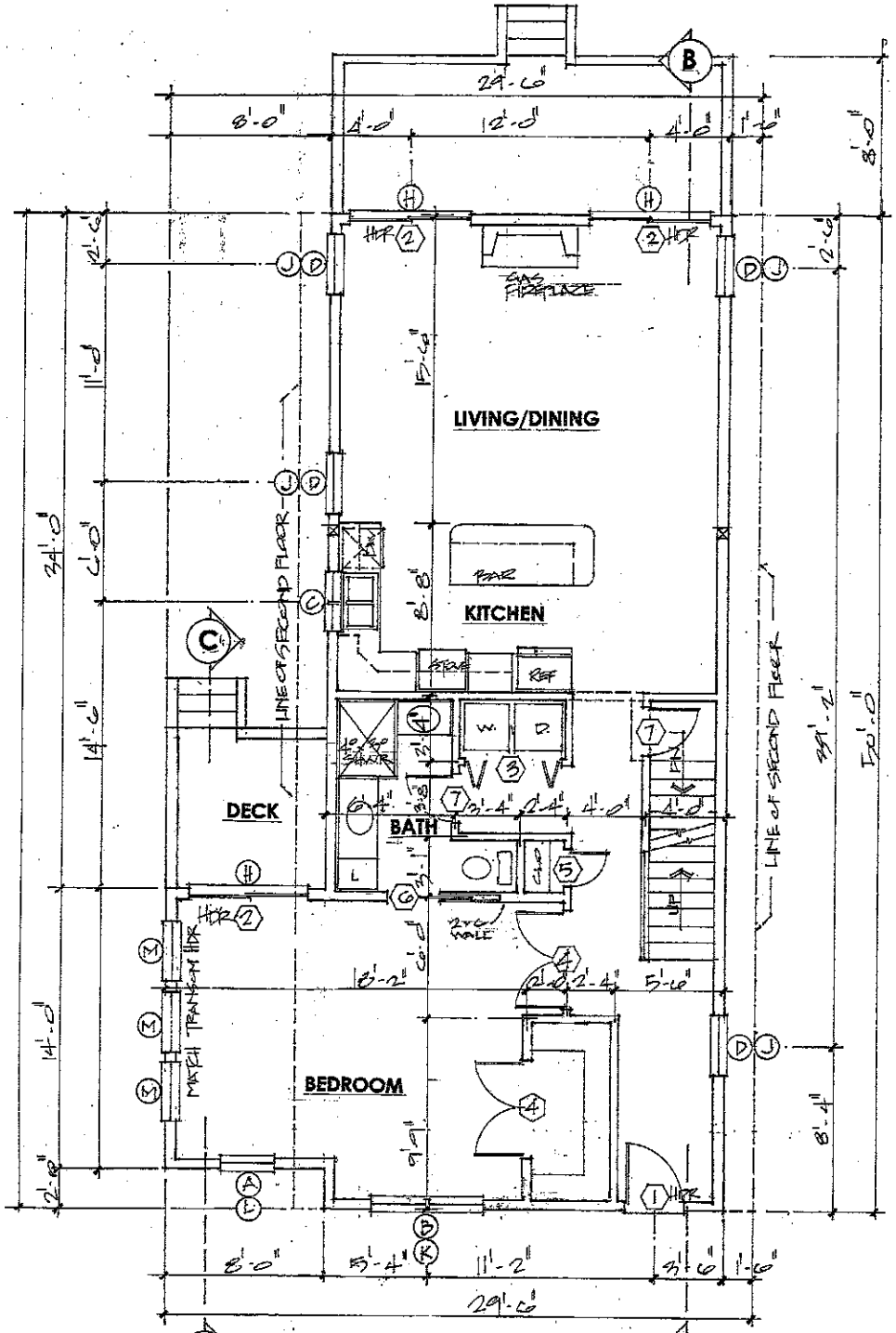
A TYPICAL WALL SECTION
SCALE: 3/8" = 1' – 0"

MILANO LAKE RESIDENCE

DN: 17-628

3

OF 7



FIRST FLOOR PLAN

SCALE: ¼" = 1' – 0"

DOOR AND WINDOW SCHEDULE

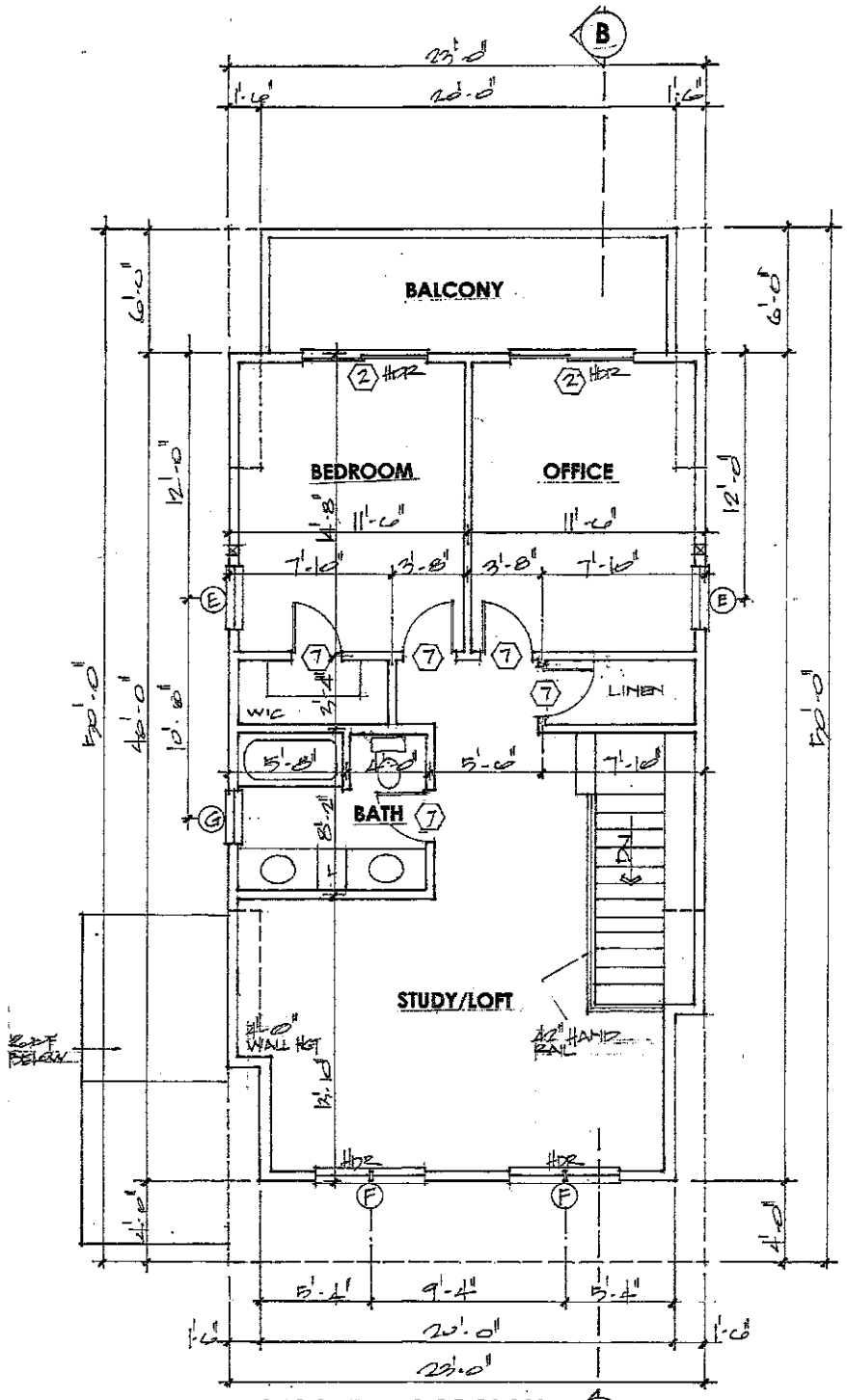
SYMB	QTY	SIZE	ROUGH OPENING	REMARKS
1		3068 (NOM)	3'-1½" x 6'-10½"	SC ENTRY
2		6068		SL GL DOOR
3		5068BI-PAD		LOUVERED
4		5068 DBL		INTERIOR
5		2868	2'-8½" x 6'-10½"	INTERIOR
6		2468 POCKET		INTERIOR
7		2468	2'-8½" x 6'-10½"	INTERIOR
A		3264 (NOM)	PER SPEC	D/H
B		3264 (2) (NOM)	PER SPEC	D/H (MUL)
C		3050 (NOM)	PER SPEC	CASEMENT
D		3068 (NOM)	PER SPEC	D/H
E		3656 (NOM)	PER SPEC	D/H
F		3656 (2) (NOM)	PER SPEC	D/H (MUL)
G		3012 (NOM)	PER SPEC	D/H
H		7212 (NOM)		TRANSOM
J		3612 (NOM)		TRANSOM
K		6412 (NOM)		TRANSOM
L		3212 (NOM)		TRANSOM
M		3020 (NOM)	HIGH HEADER	AWNING

MILANO LAKE RESIDENCE

DN: 17-628

4

OF 7



SECOND FLOOR PLAN

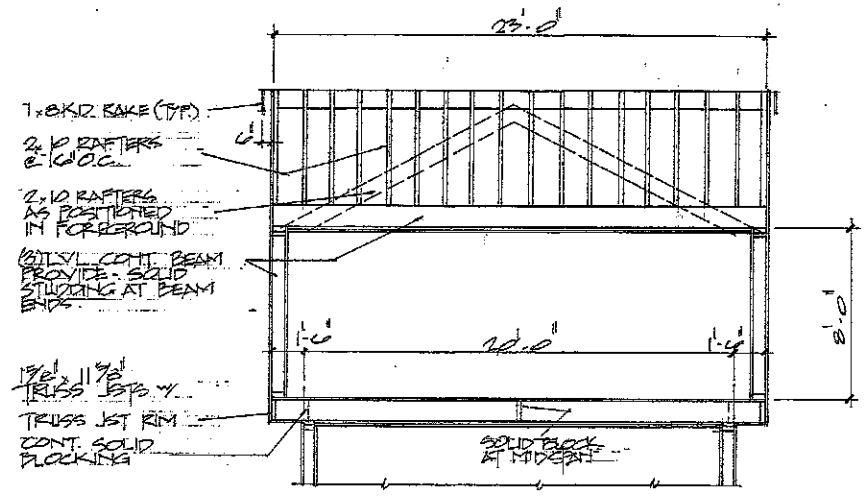
SCALE: ¼" = 1'-0"

MILANO LAKE RESIDENCE

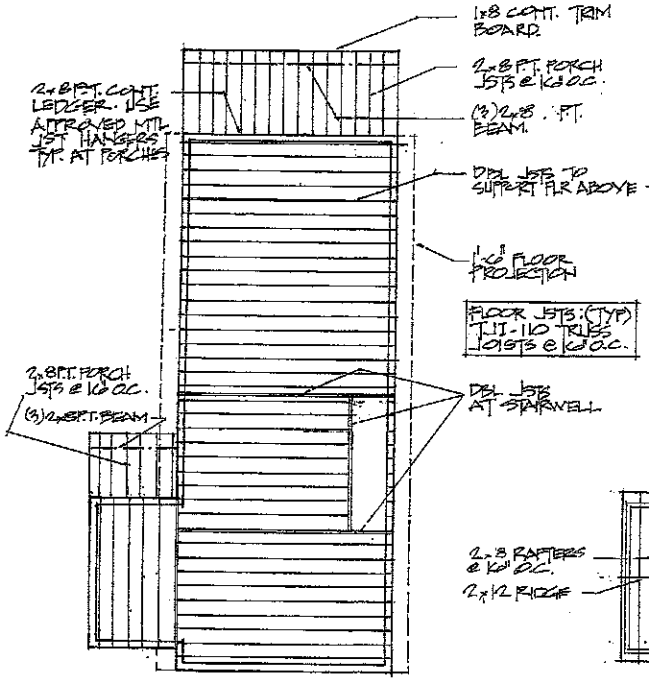
DN: 17-628

5

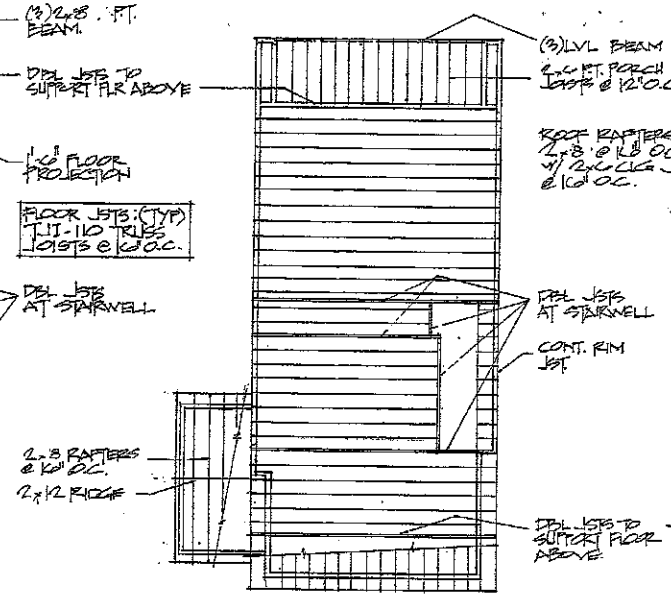
OF 7



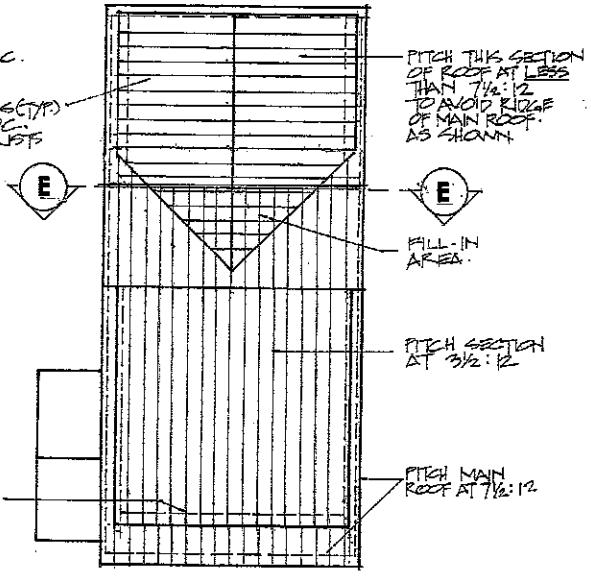
E **CROSS SECTION**
SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING
SCALE: 1/8" = 1'-0"



SECOND FLOOR FRAMING
SCALE: 1/8" = 1'-0"



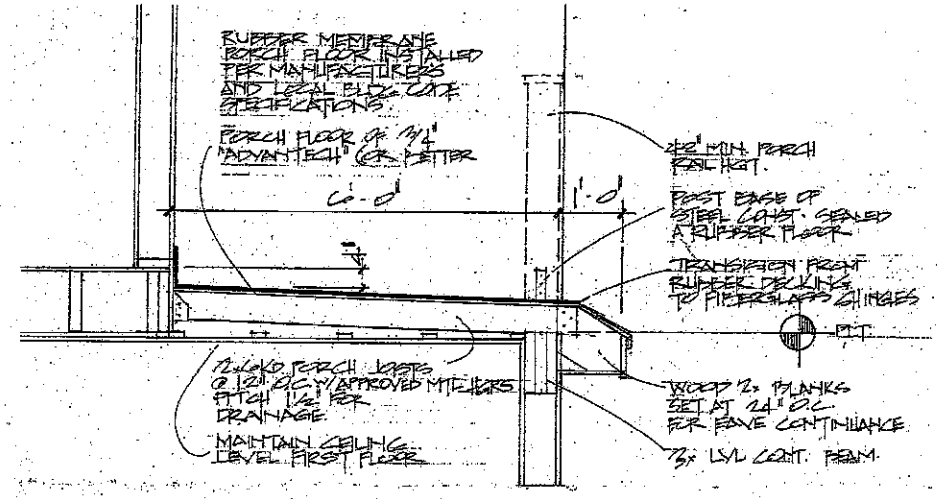
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

MILANO LAKE RESIDENCE

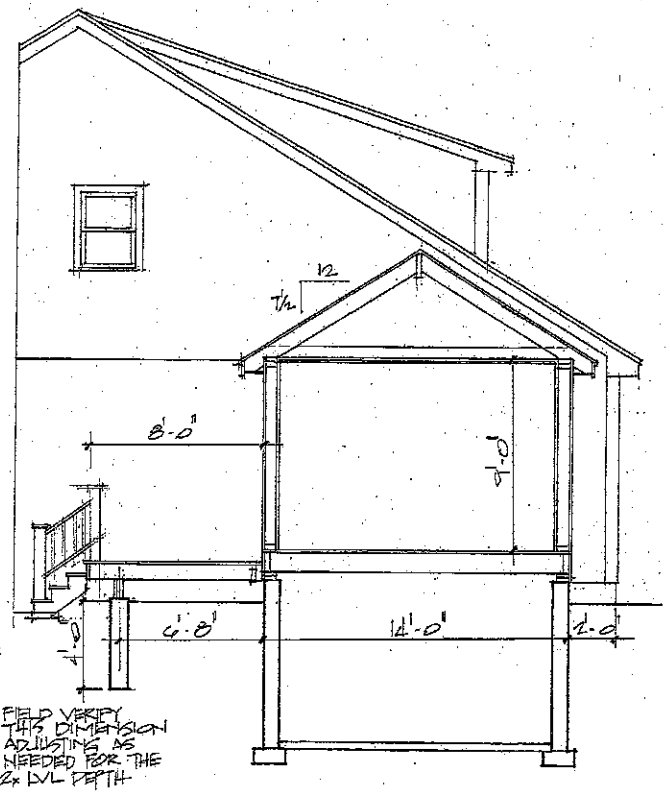
DN: 17-628

6

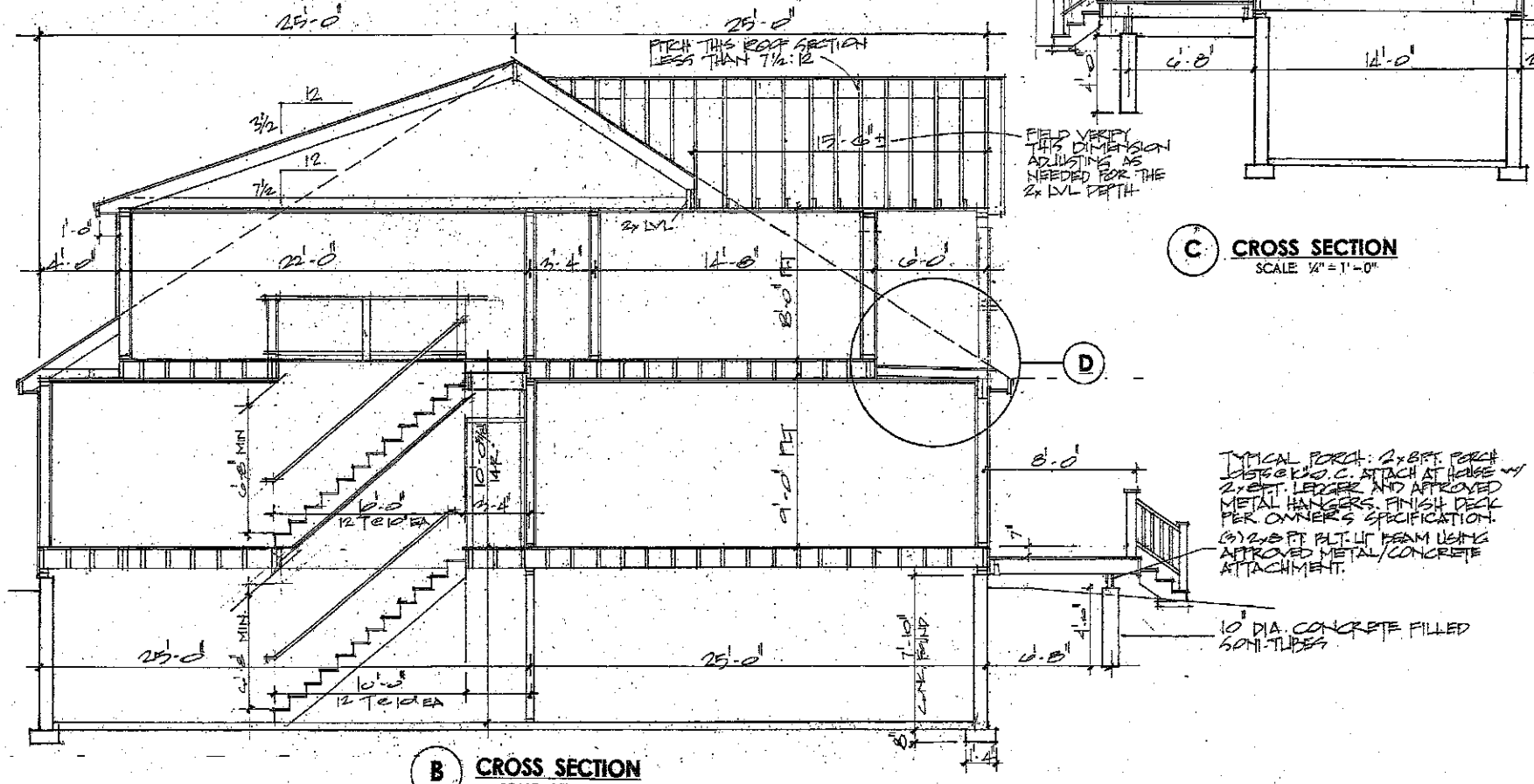
OF 7



D DETAIL SECTION
SCALE: 3/4" = 1'-0"



C CROSS SECTION
SCALE: 1/4" = 1'-0"



B CROSS SECTION
SCALE: 1/4" = 1'-0"

MILANO LAKE RESIDENCE

DN: 17-628

7

OF 7