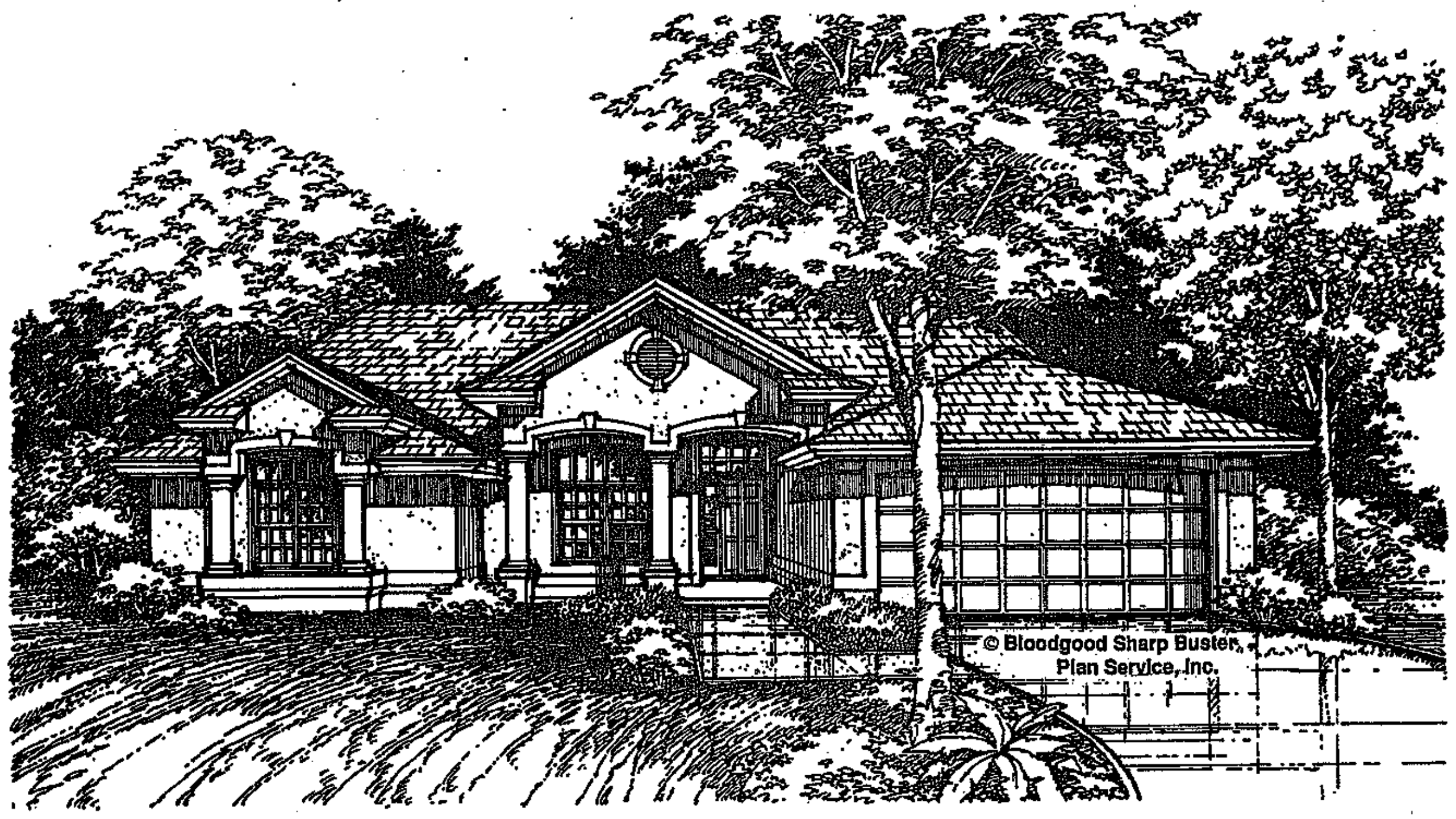
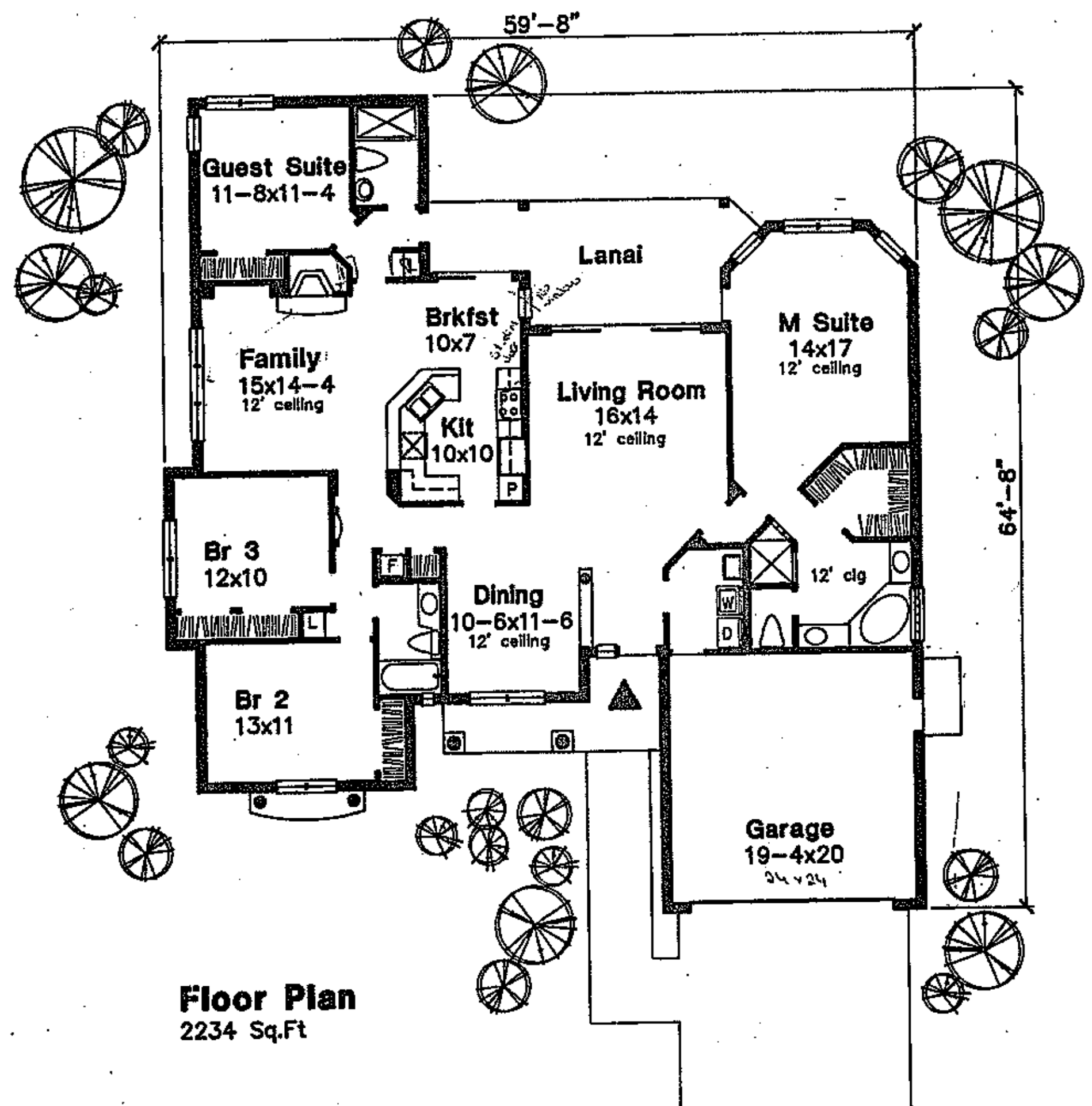




Floor Plan
2234 Sq.Ft

Acknowledgement Of
Plans Submittal ONLY!

[signature] Date 9/1/04

[signature] Date 9/1/04

SYMBOLS

- Elevation Key — Detail No. — Sheet No.
- Detail or Section Key — Detail No. — Sheet No. — Direction of Detail
- Hose Bibb
- Brick
- Concrete Block
- Tile or Slate
- Stone
- Concrete
- Steel
- Gravel or Sand Fill
- Earth
- Wood Stud Partition
- Dimensional Lumber
- Wood Blocking
- Finish Grade Wood
- Plywood
- Insulating Sheathing
- Batt Insulation
- Rigid Insulation
- Gypsum Board or Plaster

ABBREVIATIONS

ADJ. SH.	Adjustable Shelf	INS.	Insulated or Insulating
A/C	Air Condition	INT.	Interior
ALT.	Alternate	J'T.	Joint
∠	Steel Angle	JST.	Joist
AWN.	Awning	LAM. PLAS.	Laminated Plastic
BR.	Brick	L.L.	Live Load
B'M	Beam	M.O.	Masonry Opening
BRG.	Bearing	MTL.	Material
CSMT.	Casement	M.C. or MED. CAB.	Medicine Cabinet
CLG.	Ceiling	MET.	Metal
℄	Center Line	N.T.S.	Not to Scale
[	Steel Channel	O.C.	On Center
CLO.	Closet	OPNG.	Opening
C.P.	Clothes Pole	O.H.	Overhead
COL.	Column	PC.	Pieces
CONC.	Concrete	PL.	Plate
CONSTR.	Construction	PLWD. or P.W.	Plywood
C.J.	Construction Joint	P.S.F.	Pounds per square foot
CONT.	Continuous	P.S.I.	Pounds per square inch
C.	Courses	REINF.	Reinforcing
D.L.	Dead Load	R.	Risers
DET. OR DTL.	Detail	R.O.	Rough Opening
DIA. OR ⌀	Diameter	R.S.	Rough Sawn
DIM.	Dimension	SH.	Shelf
D.W.	Dish Washer	SIM.	Similar
D.H.	Double Hung	SL. GL. DR.	Sliding Glass Door
D.S.	Down Spout	ST'D.	Standard
EA.	Each	ST'L.	Steel
EQ.	Equal	TEMP.	Tempered
EXP.	Expansion	THLD.	Threshold
EXT.	Exterior	T&G.	Tongue and Groove
FIN.	Finished	TR.	Treads
F.P.	Fire place	U.C.	Under Cabinet
FL.	Floor	W.C.	Water Closet
F.D.	Floor Drain	W.H.	Water Heater
FTG.	Footing	W.P.	Weatherproof
FDN.	Foundation	W.S.	Weather Stripping
GALV. or G.I.	Galvanized Iron	W.F.	Wide Flange
GL.	Glass	W/	With
GYP. BD.	Gypsum Board	W'D	Wood
H'T or HGT.	Height	W.I.	Wrought Iron
H.M.	Hollow Metal		

GENERAL NOTES

I. PRE-CONSTRUCTION
Applicable code requirements may vary along with construction standards and techniques. Consult with local authorities and experienced people in building trades before starting construction.
DO NOT SCALE DRAWINGS-verify all dimensions before proceeding with work. "N.T.S." denotes not to scale.

II. DESIGN LOADS
Floor: 40 p.s.f. live load, 10 p.s.f. dead load; Roof: 30 p.s.f. live load, 10 p.s.f. dead load; Maximum Allowable Soil Pressure= 2000 p.s.f.

III. CONCRETE
- A. Unless otherwise noted, all slabs on grade shall be 3000 p.s.i.(28 day compressive strength) concrete on 4" sand or gravel fill minimum with 6x6-W1.4xW1.4WWM reinforcing. Interior slabs shall be placed on 6 mil stabilized polyethylene vapor barrier.
- B. Provide 1/2" expansion joint material between all concrete slabs on abutting concrete of masonry walls occuring in exterior or unheated interior areas.
- C. Place 1/2" diameter x 12" sill plate anchor bolts at each vertical rebar (where occurring) or at 4'0" on center and at each corner and both sides of openings.
- D. Contractor to be responsible for size, location, and installation of required steel reinforcing in footings and wall per local codes or specific soil conditions; whichever is more.
- E. Footing sizes shown are only typical for stated soil pressures and consistent compaction; whichever is more restrictive.
- F. Contractor to verify footings depths with local frost requirements or existing soil conditions; whichever is more restrictive.
- G. Provide termite protection as required by local codes.
- H. Provide deep score control joints at mid points of all garages, both directions.

IV. MASONRY
- A. Masonry veneer must be anchored to back-up construction with galvanized corrugated metal ties spaced 24" on center horizontally and 16" on center vertically.
- B. Install continuous approved flashings and cotton cord weeps at 48" on center within first exposed course above grade.

V. STRUCTURAL STEEL
- A. All structural steel shall conform with ASTM Specification A-36.
- B. Unless otherwise noted, provide a 2x plate bolted to the top flange of all steel beams with 3/8" diameter bolts staggered at 2'0" on center. Rigidly fastened all connecting rafters and joists as approved by governing codes.

VI. CARPENTRY
- A. Unless otherwise noted, minimum framing lumber shall be Douglas Fir construction grade. Beams, headers and floor joists shall have an allowable bending stress of 1,200 p.s.i.
- B. All headers shall be free from all splits, checks or shakes.
- C. Unless otherwise noted, provide:
  1. Double header joist and trimmers at all floor openings.
  2. Double joists under all parallel partitions.
  3. Double 2x12 headers (with 1/2" plywood between) for all exterior openings and those in load bearing walls. (Unless otherwise noted on plan)
  4. Two rows of 1"x3" cross bridging or metal bridging per joists span.
  5. Floor Construction: 1/2" plywood under 5/8" plywood underlayment with building paper between.(optional: 3/4" tongue and groove)
- D. Stair construction shall consist of 3-2x12 stringers, 5/4" or 2x pick tread and 3/4" thick riser or fabricated by component manufacturer.
- E. All wood plates in contact with concrete to be "pressure treated".
- F. Unless noted otherwise, rafters, ceiling joists, collar ties and purlins to be sized and spaced in accordance with governing codes
- G. Roof and floor trusses layout is schematic only. Truss design including spacing shall be determined by truss manufacturer/engineer.
- H. "Micro-Lam" manufactured by Truss Joist Corporation, Boise, Idaho. Bending stress for 2,600 p.s.i. This product is manufactured glue-laminated wood product with small lamination similar to plywood. Check with your local truss manufacturer for local availability.
- I. Special uplift connectors as indicated at cantilevered joists are to be (or equal to) "Simpson Strong-Tie" anchors.
- J. Exterior flashing to be correctly installed at all connections between roofs, walls, fireplace, and projections or penetrations as required by good common construction practices.
- K. Contractor to provide adequate attic ventilation/roof ventilation roof per local governing code. Install continuous ridge ventilation and paint to match roof. Provide appropriate soffit ventilation at overhangs.

VII. INSULATION, GYPSUM BOARD AND FINISHES
- A. Provide R-19 batt insulation in 2x6 walls (R-13 in 2x4 walls) and R-38(minimum) blown insulation (or batt or blown combination) in all ceilings, floors, and rafters adjacent to the exterior or unheated spaces.
- B. Install side wall and ceiling insulation in continuous blankets without holes for electrical boxes and light fixtures or heating ductwork, caulk all openings in exterior wall construction.
- C. Install 6 mil polyethylene vapor barriers against inside of all insulation. Lap joists 18" minimum tape if less.
- D. Exterior wall sheathing: 1" extruded foam boards with 1/2" x 48 wide C-D ext. plywood both directions at all corners. (Minimum R-5).
- E. 1 1/2" rigid insulation at masonry foundation walls. (Minimum R-5)
- F. All interior walls are to be covered with 1/2" gypsum board, with metal corner reinforcing, tape, float and sand. (3 coats) Use 5/8" gypsum board on ceilings when supporting members are 24" on center or greater. Use 1/2" gypsum board on ceilings when supporting members are less than 24" on center finish as noted above.
- G. Garage walls and ceilings common to house are to be covered with one layer 5/8" type "X" gypsum board.
- H. Use water resistant gypsum board for walls and ceiling in all bath and toilet areas.
- I. Interior trim and finishes to be selected by Owner.

X. MISCELLANEOUS
- A. Double insulating glass at all exterior glass areas & tempered glass in all sliding doors & windows less than 18" above floor. (Check local codes for glazing)
- B. Any references to a specific brand of manufacturer is at the request of the builder.
- C. Plan and/or elevation changes may have been made from the preliminary plan renderings that appeared in the publication. We feel these changes enhance the character and value of the home.

[illegible] N.C. GENERAL STATUTES [illegible] 417(a) THESE PLANS [illegible] VIEWED FOR CODE COMPLIANCE, [illegible] PLY WITH VOLUME VII, [illegible]'S RESPONSIBILITY [illegible] WITH VOLUME VII, [illegible] E KEPT AT THE [illegible] BLE FOR SCHEDULED

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HOUSE DESIGN 92012

BLOODGOOD
SHARP
PLAN SERVICE, INC.

3001 GRAND AVENUE
DES MOINES, IOWA 50312
515/283-2033

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COVER

SHEET 1 OF 6