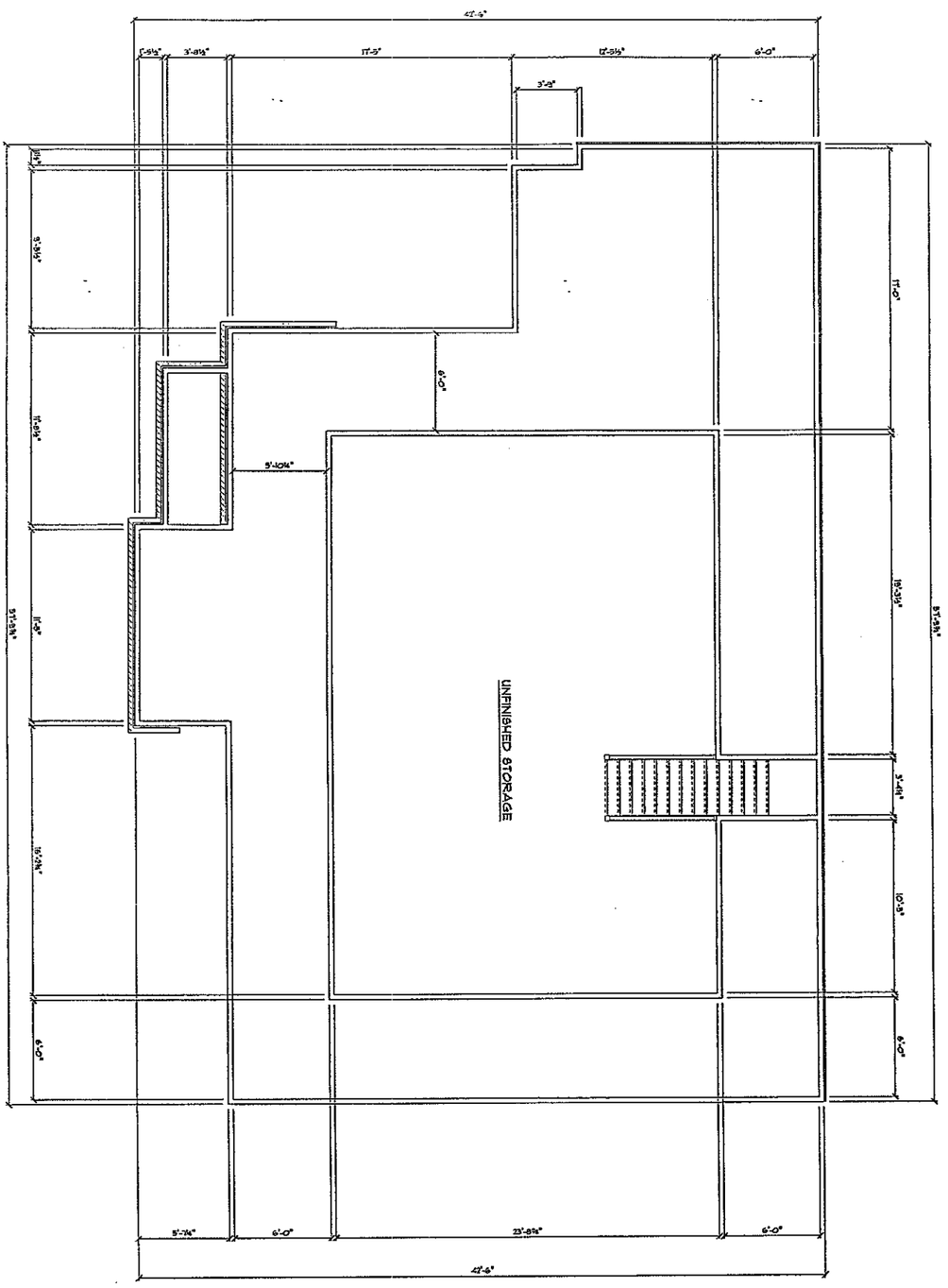


THIRD FLOOR PLAN

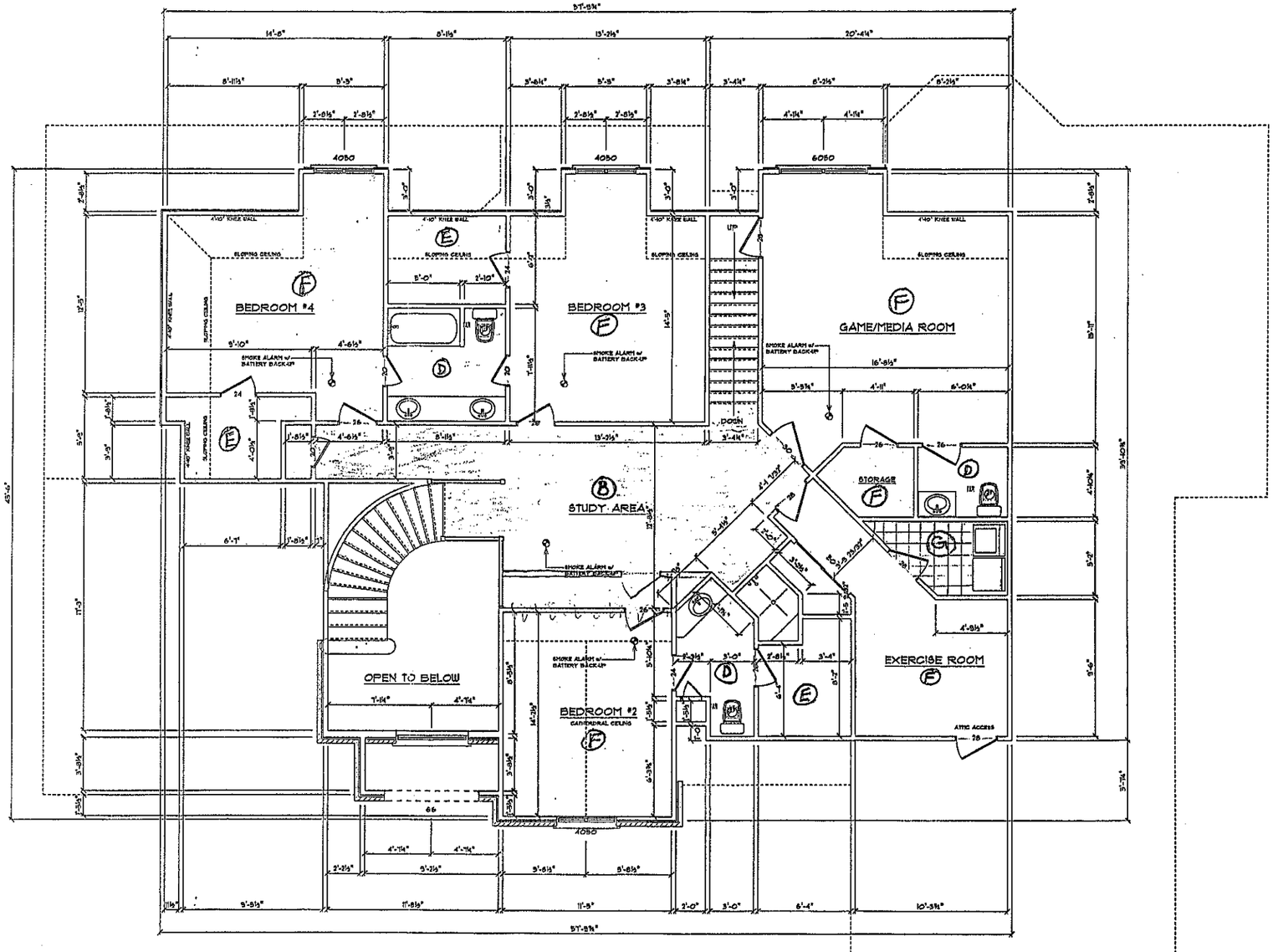
SCALE: 1/4" = 1'-0"

DRAWN BY: J. GENCHUR	HOME OWNER:	CONSTRUCTION SITE:	CONTRACTOR:		SHEET
DATE: Feb. 14, 2003	MR. & MRS JOHN SANDERS 305 WINTHROW CREEK ROAD MOORESVILLE, NC 28115 (704) 634-9272	WILDWOOD COVE LOT #5 MOORESVILLE, NC 28117	JOHN SANDERS 305 WINTHROW CREEK ROAD MOORESVILLE, NC 28115 (704) 634-9272	© Copyright Jan., 2003	A-8
REVISIONS:					

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE
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M&M HOME DESIGN
DESIGNER OF DREAM HOMES
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GENERAL NOTES:

1) ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 31-83.
2) ALL REINFORCING IN CONCRETE WORK SHALL HAVE A MINIMUM OF 3" OF COVER.
3) ALL CONCRETE SHALL HAVE A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
4) REINFORCING SHALL CONFORM TO ASTM GRADE 60 AND BE RELATIVELY FREE OF OIL AND RUST SCALE.
5) ALL CONCRETE SHALL BE CURED WITH LIQUID MEMBRANE TYPE CURING COMPOUND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6) ALL CONCRETE SHALL BE COMPACTED WITH HIGH FREQUENCY, INTERNAL, MECHANICALLY VIBRATING EQUIPMENT SUPPLEMENTED AS NEEDED WITH HAND SPADING AND TAMPING.
7) WIRE MESH, WHERE CALLED FOR, SHALL LAP ONE FULL MESH ON ALL SIDES AND ENDS AND BE ADEQUATELY TIED. CONTRACTORS MAY SUBSTITUTE FIBER ADDITIVES IN THE CONCRETE FOR WIRE MESH WITH APPROVAL.
8) ALL EXPOSED EDGES ON CONCRETE WORK SHALL BE CHAMFERED A MINIMUM OF 3/4".
9) REINFORCING STEEL SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT ALL REBAR IS TIED, PLACED AND ALIGNED PER APPLICABLE DRAWINGS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS PRIOR TO POURING CONCRETE AND ENSURING ALL REBAR STAYS IN POSITION PER DRAWINGS DURING CONCRETE POURING AND PLACEMENT.
11) ALL CELLS SHALL BE FILLED IF REQUIRED ON THE DRAWINGS OR IN THE NOTES WITH COARSE GROUT (PEA-GRAVEL CONCRETE) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR MORTAR AND GROUT FOR REINFORCED MASONRY, ASTM C-146. GROUT USED SHALL HAVE A SLUMP OF NO MORE THAN 9" AND A 28 DAY COMPRESSIVE STRENGTH OF NO LESS THAN 2,000 PSI. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 5'-0". REINFORCING SHALL BE TIED AT ALL SPLICES AND HAVE LAPS AS SPECIFIED FOR THE BAR SIZE IN ACI CODE.
12) FILLED CELLS SHALL HAVE A CLEAN EXTERIOR SURFACE WITH ALL FACE SHELLS GROUTED/SEALED TO PREVENT LEAKAGE OF GROUT DURING INSTALLATION AND CURING.
13) ALL REBAR INSTALLED IN CELLS SHALL BE LAPPED A MINIMUM OF 2' REGARDLESS OF BAR SIZE.
14) SPLICING OF FOOTING REINFORCING SHALL BE AT MID SPANS BETWEEN COLUMNS AND STAGGERED. MINIMUM BAR LAPS AT SPLICES SHALL BE 30 BAR DIAMETERS OR 2' WHICHEVER IS GREATER.
15) ALL CONCRETE MASONRY UNITS SHALL BE TYPE I, GRADE M UNITS LAID WITH PORTLAND CEMENT MORTAR (f'm=1,350 PSI)
16) ALL WOOD MEMBERS EXPOSED TO WEATHER OR CONNECTED TO MASONRY SHALL BE PRESSURE-TREATED OR TREATED WITH ANOTHER APPROVED PRESERVATIVE.
17) ALL JOIST HANGERS, METAL CONNECTORS, STRAPS, NAILS, BOLTS, NUTS, WASHERS OR OTHER METAL FASTENERS SHALL BE HOT DIPPED GALVANIZED OR ZINC-COATED.
18) GALVANIZED ANCHORS USED SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR SPECIFICALLY APPROVED EQUALS ON A CASE BASIS. IN AREAS EXPOSED TO THE WEATHER/ATMOSPHERE, ALL HANGERS AND TIES SHALL BE STAINLESS STEEL (SS). ALL STAINLESS STRAPPING AND ANCHORS SHALL BE ATTACHED WITH STAINLESS STEEL RING SHANK NAILS OR SOLID STAINLESS FASTENERS.
19) ALL NON-TREATED TIMBERS SUPPORTED BY MASONRY SHALL REST ON TREATED TIMBER BEARING PLATES.
20) ALIGNMENT PIERS SHALL NOT EXCEED 1/2" IN ANY BAY OR ANY 20'-0" LENGTH (MAXIMUM FOR ANY LENGTH IS 1").
21) THE EXPOSED SOIL SURFACE AFTER EXCAVATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM-D698 TO A DEPTH OF 6"
22) ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD BUILDING CODE (LATEST EDITION)
23) ALL DIMENSIONS SHOWN ARE TO BE VERIFIED WITH THE ARCHITECT'S PLANS PRIOR TO CONSTRUCTION TAKING PLACE. THE ARCHITECT'S PLANS GOVERN IN ALL CONFLICTS.
24) THE SPACINGS AND LAYOUT SHOWN FOR THE FOUNDATION ARE BASED ON ADHEARANCE TO THE DESIGN REQUIREMENTS LISTED. CHANGES IN THE DESIGN REQUIREMENTS MAY AFFECT THE DESIGN OF THE FOUNDATION AND SHOULD BE CHECKED BY THE DESIGNER PRIOR TO CONSTRUCTION.



SECOND FLOOR PLAN

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

SHEET A-3

SOFTPLAN CHEROKEE EDITION

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DRAWN BY: J. GENCHUR
DATE: Feb. 14, 2003
REVISIONS:

BREAKFAST NOOK

FAMILY ROOM

KITCHEN

COVERED PATIO

SITTING AREA

*SEE DRAWING A-4 FOR FLOOR IN THIS AREA

MASTER BEDROOM

MASTER BATH

WALK-IN CLOSET

LAUNDRY ROOM

LIVING ROOM
CATHEDRAL CEILING

ENTRY
20'-0" CEIL. HT.

DINING ROOM

*SEE DRAWING A-4 FOR FLOOR IN THIS AREA.

STUDY

3 CAR GARAGE
TYPICAL GARAGE FLOOR: 4" CONCRETE SLAB w/ #3@18" HIGH REINFORCEMENT & 6 MIL POLY VAPOR BARRIER COMPACTED GRANULAR FILL

ATTIC ACCESS w/ PULL DOWN STAIRS

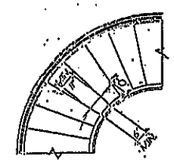
STORAGE

MAIN FLOOR PLAN

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

INTERNATIONAL RESIDENTIAL BUILDING CODE, STAIRS.

TREADS AND RISERS (R314.2) MAX. RISER 7 3/4" MAX. TO PROVIDE 7 3/4" IN. MIN. WALKING DEPTH 10" IN.



NOT TO SCALE. EXAMPLE ONLY

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

GENERAL NOTES:

1. 10'-0" CEILING HEIGHT @ LOWER LEVEL UNLESS NOTED OTHERWISE.
2. 9'-0" PLATE HEIGHT @ GARAGE.
3. ALL ANGLED WALLS TO BE @ 45 DEG. ANGLES.
4. DOUBLE JOISTS UNDER ALL PARALLEL WALLS.

Acknowledgement Of Plans Submittal ONLY!
Date 5/15/03
Date 5-15-03

SHEET A-2

SOFTDRAWN
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M&M HOME DESIGN
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DRAWN BY: J. GENCHUR

DATE: Feb. 14, 2003

REVISIONS: