

GENERAL NOTES:

ALSO SEE ADDITIONAL BUILDING NOTES THIS SHEET IF APPLICABLE.

- I. SITEWORK
 - A. Builder shall be responsible for all grading of site and lots-comply with governing codes
 - B. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings if shown. If lines, grades and/or elevations are not indicated verify location or requirements with owner or owner's agent.
 - C. Provide foundation drainage as specified by governing codes.
 - D. Provide soil poisoning to control termites if required by governing codes.
 - II. CONCRETE
 - A. All concrete material, construction components and assemblies shall be designed and specified by others.
 - B. MASONRY-All masonry materials to be installed by experienced mason
 - A. Brick/Stone Veneer per Brick Institute of America standards.
 1. Provide modular size brick veneer units complying with governing codes. Brick type shall be specified by Builder and approved by owner.
 2. Provide mortar in accordance with governing codes.
 - III. METALS
 - A. All structural steel shall comply with governing codes. All structural steel work to be specified and designed by an engineer licensed in governing state.
 - IV. WOOD AND PLASTICS
 - A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:
 1. "Product Use Manual" of the Western Wood products Association for selection and use of products included in that manual.
 2. "Plywood Specification and Grade Guide" of the American Plywood Association.
 3. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
 - a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
 - b. All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
 - B. Framing lumber: provide lumber and materials meeting or exceeding the following standards of quality.
 1. All engineered wood products shall be stored, handled and installed in strict accordance with manufacturers/specifications recommendations.
 2. All nailing of lumber to conform to IBC table 2304.9.1 fastening schedule. Except as otherwise noted.
 3. Nail, bolt and connectors in contact with pressure treated lumber shall be galvanized to 9185 thickness specifications or stainless steel.
 4. All headers and beams shall be free from splits, checks and shakes.
 5. Ceiling joists are designed for no attic storage unless noted otherwise.
 6. Species:
 - a. Load bearing framing members, except plates: Doug Fir Larch #2 under WLB or WWPFA grading requirements
 - b. Sole, top and double plates and studs: Southern Pine Fir #2 under NLGA grading requirement
 - c. Exterior decking framing: Southern Yellow pine #2 or better CCA 40 Pressure treated
 - d. Exterior decking and railings: Ponderosa Pine #2 or better CCA 40 Pressure treated
 - C. Rough Hardware:
 - a. Steel items:
 1. Comply with governing codes.
 2. Use galvanized at exterior locations.
 - b. Wood roof trusses are to be metal plate connected wood chord, wood web trusses. Truss layout is schematic only. Truss manufacturer shall be responsible for the design (including spacing) of all trusses. Trusses to be designed and certified by an engineer licensed in the governing state. Design wood trusses to resist a minimum net uplift pressure of 12 psf.
 - d. Main Stair construction shall consist of 3-2x12 stringers, 3/4" thick tread and 1/2" thick risers. Stair Geometry to meet local code requirements.
 - e. All wood plates bearing on concrete or masonry shall be of decay-resistant material as required by governing codes.
 - f. Interior trim shall be selected by Builder and approved by owner.
 - g. All exterior framing and decking shall be constructed of decay-resistant lumber CCA 40 or eq.
 - VI. THERMAL & MOISTURE PROTECTION
 - A. Thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
 1. Foundation walls:
 - a. Basement: glass fiber, vinyl faced blankets, R-11
 - b. Crawl Space: glass fiber, unfaced blankets, R-11
 2. Exterior frame walls:
 - a. 2x4: glass fiber, batts, R-15
 - b. 2x6: glass fiber, batts, R-19
 3. Ceilings:
 - a. Attic areas: glass fiber, blown, R-38
 - b. Vaulted rafters: glass fiber, batts, R-30
 4. Framed floors over unheated areas: glass fiber batts, R-19.
 - B. Roofing shall be specified by Builder and as shown on Drawings and approved by owner.
 - C. Siding shall be as specified by Builder and as shown on Drawings and approved by owner.
 - D. Flashing and sheet metal as required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A53.
 - E. Gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor and approved by Builder and owner so as to provide positive roof and site drainage.
 - F. Attic and roof ventilation as required by governing codes and as shown on Drawings if indicated. Provide required soffit and roof vents as specified/approved by Builder. Use baffles to ensure free ventilation.
 - G. Foundation moisture protection
 1. Waterproof foundation wall as specified by Builder.
 2. Sump pit and pump as specified by Builder and as shown on Drawings.
 3. Perforated foundation drain tile as specified by Builder and approved by owner.
- VII. DOORS & WINDOWS.
 - A. Doors
 1. Doors as follows and as specified by Builder:
 - a. Entry doors and sidelights: as specified by Builder and approved by owner.
 - b. House/Garage doors: insulated steel door. See plans for size and style.
 - c. Overhead Garage doors: insulated. See plans for size and style.
 - d. Patio doors (hinged): full glass as specified by Builder and approved by owner.
 - e. Sliding glass doors: as specified by Builder and approved by owner.
 - f. Interior doors: as specified. See plans. Final selections by owner.
 - B. Windows
 1. Windows as follows and as specified. See plans.
 - a. Living levels (including walkout basement): polyvinyl or metal clad.
 - b. Basement: See plans.
 2. Units of the size, style and quantity shown on Drawings.
 3. Glazing shall be low 'E' double-pane insulating glass in living areas.
 4. Tempered glass in all windows as required by governing codes.
 5. Install emergency egress units as required by governing codes.
 - C. Finish hardware shall be specified by owner. install all hardware required by governing codes.
- VIII. FINISHES
 - A. Gypsum Panels:
 1. Gypsum panels, unless otherwise noted shall be installed as follows:
 - a. Exterior walls: 1-layer 1/2" regular panels to interior face.
 - b. Interior partitions: 1-layer 1/2" regular panels each side.
 - c. Ceiling: 1-layer 5/8" regular panels.
 - d. Garage: provide 5/8" type "X" (fire code) panels as required by code.
 - e. Showers: Concrete tile backer board behind tile showers.
 2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer and as dictated by common practice.
 - B. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required.
 - C. Finishes shown on Drawings shall be specified by owner.
- IX. SPECIALTIES
 - A. Fireplaces shall be as follows:
 1. Pre-manufactured gas (non-wood burning unless noted otherwise on plans) units of the style and size shown on the drawings
 2. Manufacturer and model shall be specified by builder, final approval by owner.
 3. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.
 - B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder with final approval by owner.
 - C. Guardrails shall be provided as shown on Drawings and at unenclosed floor openings, open sides of stairways, landings and ramps, balconies, porches or decks which are more than 30 inches above grade or floor below. The top of guardrails shall not be less than 36 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
- X. MECHANICAL (see additional notes if applicable)
 - A. General:
 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
 2. Equipment and fixtures shall be specified by Builder.
 3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
 - B. Plumbing:
 1. Plumbing rough-in shall be provided to washer box for clothes washer.
 2. Gas lines and valves to dryer, range and fireplace as specified by Builder.
 - C. Heating, Ventilating & Air Conditioning:
 1. Furnace: gas, forced air as specified by Builder.
 2. All HVAC equipment shall be individually switched.
 3. Dryer vent shall exhaust to exterior.
 4. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
 - XI. ELECTRICAL (see additional notes if applicable)
 - A. General:
 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
 2. Equipment and fixtures shall be specified by Builder.
 3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
 - B. Install ground-fault circuit-interrupters (GFI or GFCI) as required by governing codes. All outdoor, bath and garage wall receptacles shall be provided with ground-fault circuit protection.
 - C. Install locally certified smoke detectors meeting the requirements of all governing codes. Smoke detectors shall be 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.



THE WATTS GROUP "BW WATTS VILLA A FLAT LOT"

ABBREVIATIONS:

ABV.	ABOVE	MIN.	MINIMUM
ADJ.	ADJUSTABLE	N.T.S.	NOT TO SCALE
B.C.	BOTTOM CHORD	O.C.	ON CENTER
BD.	BOARD	OPNG.	OPENING
BLDG.	BUILDING	O.S.	OUTSIDE
BM.	BEAM	PICT.	PICTURE
BRG.	BEARING	RAD.	RADIUS
BRK.	BRICK	REF.	REFRIGERATOR
BSMT.	BASEMENT	REQ./REQD.	REQUIRED
BTM.	BOTTOM	RM.	ROOM
CANT.	CANTILEVER	R.O.	ROUGH OPENING
CH.	CHORD	SHTG.	SHEATHING
CLG.	CEILING	SQ. FT.	SQUARE FOOT
C.M.U.	CONCRETE MASONRY UNIT	STL.	STEEL
C.O.	CASED OPENING	STRUC.	STRUCTURAL
COMP.	COMPACTED	T&G.	TONGUE AND GROOVE
CONC.	CONCRETE	TEMP.	TEMPERED
CONFIG.	CONFIGURATION	TRANS.	TRANSOM
CONT.	CONTINUOUS	TRAP.	TRAPEZOID
CONTR.	CONTRACTOR	TRYP.	TYPICAL
CSMT.	CASEMENT	UNEX.	UNEXCAVATED
D.	DRYER	W.	WASHER
DBL.	DOUBLE	WD.	WOOD
D.H.	DIAMETER	W.H.	WATER HEATER
DIA.	DIAMETER	W.W.M.	WELDED WIRE MESH
DISP.	DISPOSAL		
DN.	DOWN		
DTL.	DETAIL		
DW.	DISHWASHER		
EA.	EACH		
ELEV.	ELEVATION		
ENG.	ENGINEERING		
EXT.	EXTERIOR		
FIN.	FINISHED		
FKT.	FIXTURE		
FLR.	FLOOR		
F.P.	FIREPLACE		
FTG.	FOOTING		
FURN.	FURNACE		
GRAN.	GRANULAR		
GYP.	GYPNUM		
HDR.	HEADER		
HGT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR		
KIT.	KITCHEN		
LN.	LINEN		
LIV.	LIVING		
MHL.	MICROLAM		
MAX.	MAXIMUM		
MED. CAB.	MEDICINE CABINET		
MFR./MFC.	MANUFACTURER/MANUFACTURED		

FRAMING LIST

EXTERIOR HEADERS:	UNDER 6'-0" 2x10 WITH FLAT 2x4 ON BOTTOM OVER 6'-0" 2x12 OR 2x10 WITH SOLID PLYWOOD UNLESS OTHERWISE SPECIFIED ON PLANS. POINT LOADS ON HEADER. THEN VERIFY WITH LOCAL ENGINEER.
INTERIOR HEADERS:	NON BEARING 2x4
CAP STOOP:	3/4" PLYWOOD 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES. PLYWOOD TO HANG ON FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING WHERE REQUIRED BY GOVERNING CODES.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILLED. TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD.
UPPER FLOOR: BALCONIES:	PLYWOOD FLUSH FOR 1x6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS.
EXTERIOR DOORS:	ON 3/4" PLYWOOD, PATIO DOOR ON DECK.
TRUSSES:	24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER. TO BE DESIGNED BY ENGINEER LICENSED IN GOVERNING STATE.
RAFTERS:	24" o.c. WITH BRACING AS SHOWN ON PLANS IF APPLICABLE. VAILT 2x10 12' o.c. 2x6 SUB FASCIA, LOOKOUTS AS NEEDED.
EXTERIOR WALLS:	PLYWOOD SHEATHING OR OSB TO BE USED THROUGHOUT. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ALL WALLS THAT ADJOIN UNHEATED SPACES SUCH AS PORCH ROOFS OR ATTIC SPACES.
VINYL SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; WATER TIGHT AND LAP LIKE FLASHING.
FLASHING:	2x4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 1" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY/ALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMERS EXPENSE.

NOTES:

CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REED TO OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

THESE PLANS WERE DESIGNED AND DRAFTED BY AHMANN DESIGN, INC. TO MEET AVERAGE CONDITIONS AND CODES IN THE CITY OF CEDAR RAPIDS, IOWA AS OF COPYRIGHT DATE. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION AHMANN DESIGN DOES NOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL) AND SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE. DRAWINGS ARE PROVIDED "AS IS, WITH ALL FAULTS". AHMANN DESIGN, INC. HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

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ALL DESIGNS CREATED REMAIN THE LEGAL PROPERTY OF AHMANN HOME PLANS, INC.

1. "STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN. "TRUSSES DESIGNED BY LOCAL MANUFACTURERS "CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE. "ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY CONTRACTOR. "PROVIDE NECESSARY BRIDGING AS REQUIRED BETWEEN FLOOR JOISTS.
2. "LIVE LOADS, DEAD LOADS, WIND LOADS, LATERAL LOADS AND EARTHQUAKE LOADS TO BE DETERMINED BEFORE CONSTRUCTION BY CONTRACTOR AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE LOCAL BUILDING OFFICIAL FOR LOAD DATA CONCERNING YOUR PARTICULAR REGION.
3. "ALL EXTERIOR WALLS, INCLUDING GARAGES, ARE TO HAVE 1/2" RIGID SHGT. "ALL EXTERIOR WALLS ARE DIMENSIONED TO "OUTSIDE OF STUD. "ALL INTERIOR DIMENSIONS ARE FROM CENTER STUD TO CENTER STUD. "DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. "VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. "ADD 2X6 PLUMBING WALLS AS REQUIRED BY LOCAL CODE.
4. "1/2" WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOOLS. "5/8" DRYWALL ON INTERIOR WALLS. "5/8" DRYWALL ON CEILINGS. "5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILING.

5. IT IS THE OWNER OR CONTRACTORS RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.

6. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS AND SHALL VERIFY MATERIALS USED TO SATISFY GOVERNING CODES.

7. "WINDOWS, IF NOT NOTED, ARE ASSUMED TO BE CASEMENTS. "TEMPERED GLASS LOW 'E' AS REQUIRED BY LOCAL CODE.

8. "VERIFY DEPTH OF FROST FOOTINGS WITH LOCAL GOVERNING CODES. "VERIFY SIZES OF FOOTING/FOUNDATION WITH LOCAL CODES, REGION, AND BEARING CAPACITY OF SOIL.

9. "ALTERATIONS TO THIS PLAN CAN BE MADE ONLY BY AHMANN DESIGN, INC. PLEASE CALL ONE OF OUR DESIGNERS @ 1-800-725-6852 FOR PRICING INFORMATION.

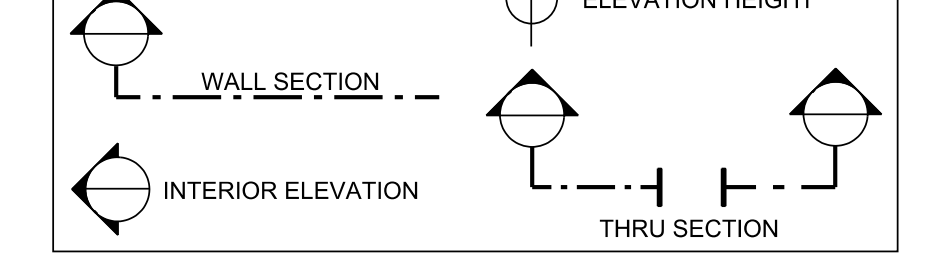
GENERAL STRUCTURAL NOTES

- MINIMUM DESIGN LOADS:
1. DESIGN LIVE LOADS
 - ROOF.....30 PSF
 - SNOW.....30 PSF
 - (PLUS UNBALANCED AND SNOW DRIFT LOADING ACCORDANCE WITH ASCE 7-02 BASED ON 30 PSF GROUND SNOW LOAD, IMPORTANCE FACTOR 1.0)
 - FLOOR:
 - OPEN AREAS, OFFICES, STAIRS.....100 PSF
 - APARTMENT.....40 PSF
 2. DESIGN DEAD LOADS
 - ROOF.....10 PSF
 - TOP CHORD DEAD LOAD.....10 PSF
 - BOTTOM CHORD DEAD LOAD.....10 PSF
 - FLOOR:
 - FLOOR, DECK, JOISTS, CEILING, MISCL.....12 PSF (PLUS PARTITIONS)
 3. WIND LOADING
 - PER IBC 2003 REQUIREMENTS (90 MPH 3-SECOND GUST, EXPOSURE C, IMPORTANCE FACTOR 1.0)
 4. INCREASE DESIGN LOADS IF REQUIRED BY GOVERNING CODE.

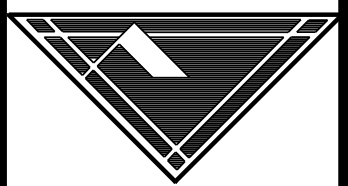
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SYMBOLS



IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. AT (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.



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DESIGN INC.

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AHMANN DESIGN INC., ITS OFFICERS, OWNERS, ARCHITECTS OR ENGINEERS AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE AND SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. AHMANN DESIGN INC., ITS OFFICERS, OWNERS, ARCHITECTS OR ENGINEERS SHALL BE RESPONSIBLE FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DRAWINGS. THEREFORE, ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DRAWINGS, INCLUDING THE DESIGN AND CONSTRUCTION OF THE PROJECT, SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT/ENGINEER AND NOT AHMANN DESIGN INC. OR ANY OF ITS OFFICERS, OWNERS, ARCHITECTS OR ENGINEERS.

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THE WATTS GROUP
"BW WATTS VILLA A FLAT LOT"

DRAWN BY: MF

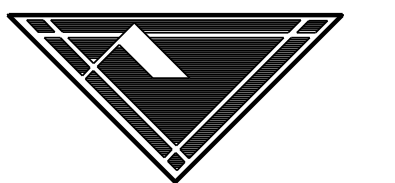
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FINAL RELEASE: 10/9/18

REVISIONS:

JOB NO. 19-33100

2



MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:

- 1. AT WALL AND ROOF INTERSECTIONS
- 2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION
- 3. AROUND ROOF OPENINGS

ICE PROTECTION:

- 1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:

- 1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:

- 1. VERIFY HEEL HGTs. ON TRUSSES. ALL HEEL HGTs. MAY NOT BE THE SAME.
- 2. WALL HGTs. & RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS & TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTs. W/ TRUSS MFR.

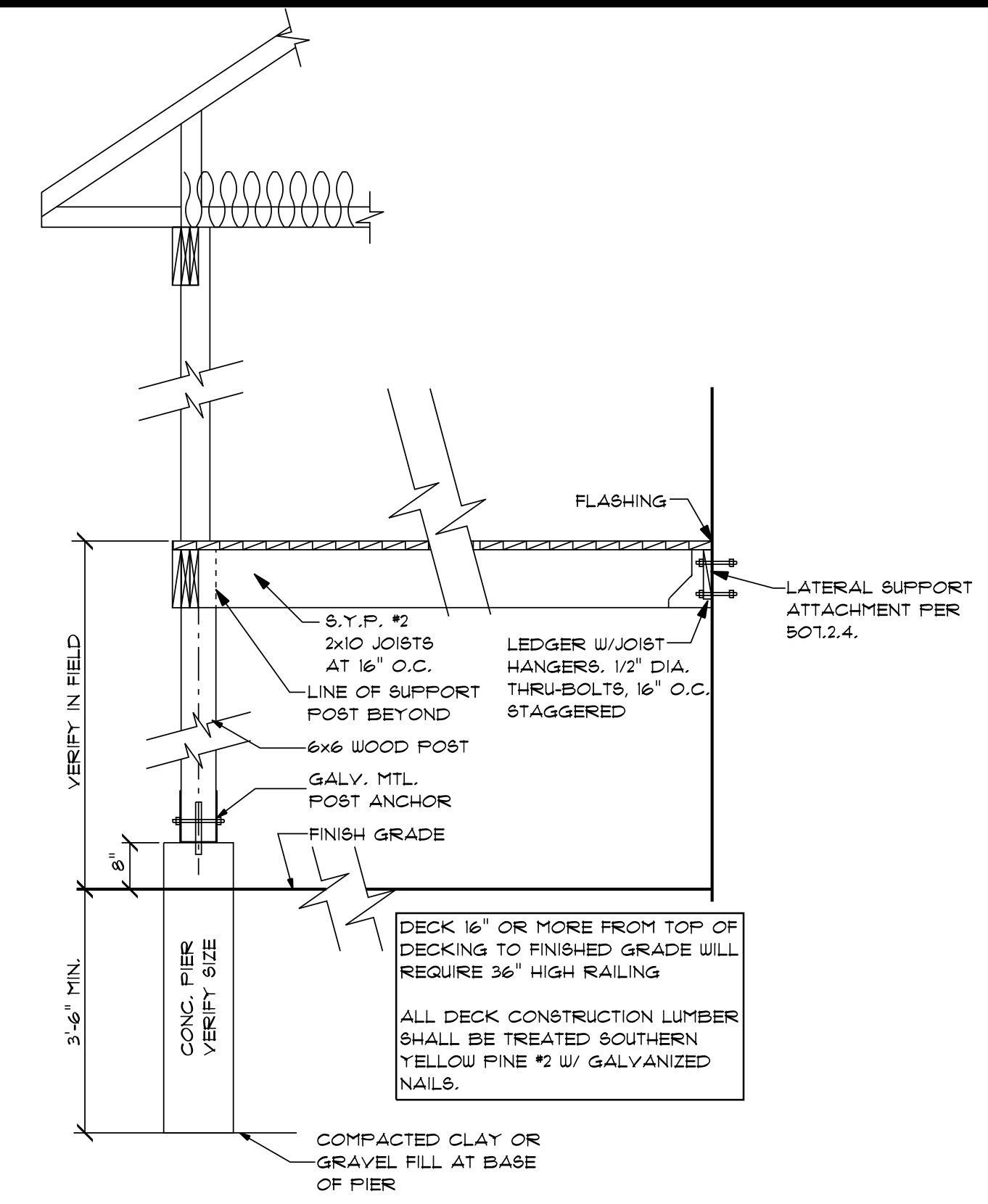
ROOF VENTILATION:

- 1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.



FRONT ELEVATION

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



SCREEN PORCH DETAIL

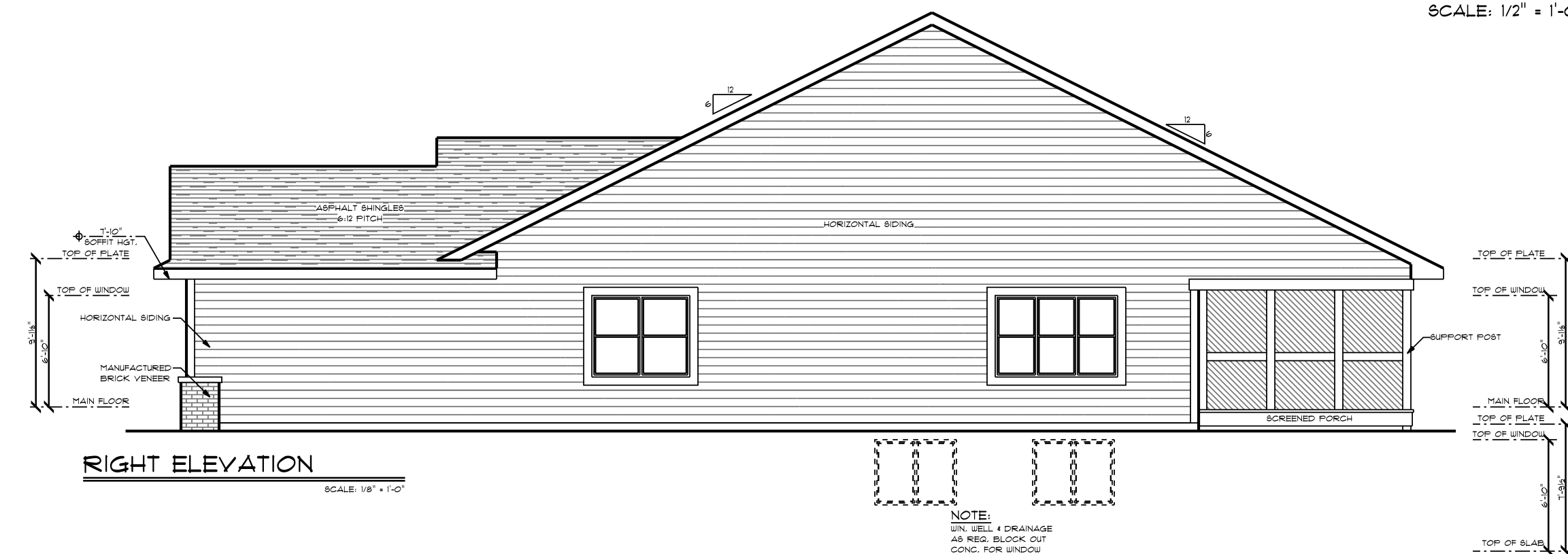
SCALE: 1/2" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

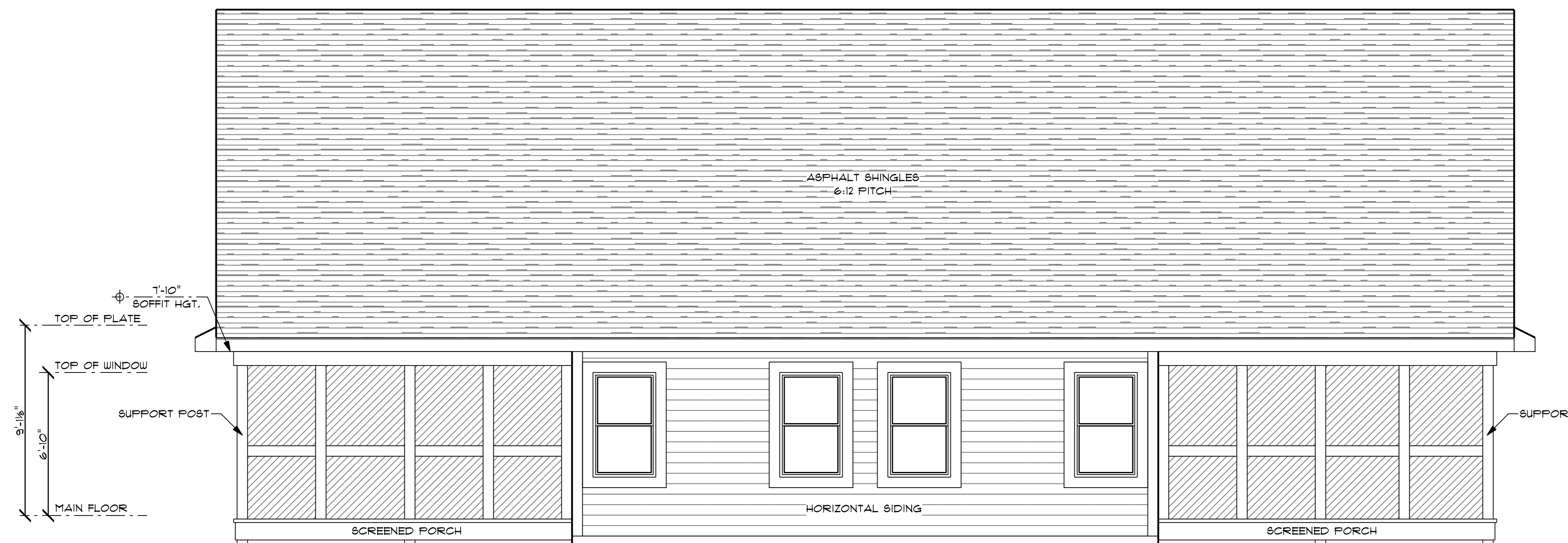
NOTE:
WIN. WELL & DRAINAGE
AS REQ. BLOCK OUT
CONC. FOR WINDOW



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
WIN. WELL & DRAINAGE
AS REQ. BLOCK OUT
CONC. FOR WINDOW



REAR ELEVATION

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

NOTE:
WIN. WELL & DRAINAGE
AS REQ. BLOCK OUT
CONC. FOR WINDOW

NOTE:
WIN. WELL & DRAINAGE
AS REQ. BLOCK OUT
CONC. FOR WINDOW

NOTE:
WIN. WELL & DRAINAGE
AS REQ. BLOCK OUT
CONC. FOR WINDOW

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

GENERAL NOTES:

1. DOUBLE HUNG WINDOWS / UNLESS NOTED TEMP. GLASS AS REQ. BY CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
4. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN (V)
8. SMOKE/CARBON MONOXIDE DETECTOR (S/CO)
9. INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
10. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.

**MAIN FLOOR:
1407 SQ. FT./UNIT**



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Gas Service
Elec. Service

Gas Service
Elec. Service

- NOTE:**
INTERIOR DOORS TO HAVE A MIN. ROUGH FRAMED OPENING WIDTH OF 36". ACTUAL DOOR SIZES ARE INDICATED.
- NOTE:**
ALL EXTERIOR DECK & PATIO SURFACES ADJACENT TO THE LEVEL SERVED BY THE DESIGNED STEP-LESS ENTRY MUST BE BUILT WITHIN FOUR INCHES OF THE DWELLING'S FINISH FLOOR LEVEL OR TOP OF THRESHOLD WHICHEVER IS HIGHER FOR AT LEAST FIFTY PERCENT OF THE DECK OR PATIO AREA.
- NOTE:**
CALIX TYPE II 16/24 T-CONDUCTOR FIBER CABLE TO BE RUN FROM DENMARK TO COMMON RUN LOCATION
- NOTE:**
ALL WALL SWITCHES, CONTROLLING LIGHT FIXTURES, FANS, ALL TEMPERATURE CONTROL DEVICES AND ALL RECEPTACLES SHALL BE LOCATED IN AN AREA BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
- NOTE:**
ELECTRICAL PANELS SHALL BE LOCATED SO THAT THE INDIVIDUAL CIRCUIT BREAKERS ARE LOCATED BETWEEN 15" AND 54" ABOVE THE FLOOR.
- NOTE:**
LOCATION OF ELECTRICAL & GAS SERVICE TO BE PROVIDED BY CONTRACTOR.

- FRAMING NOTES:**
1. 9'-1 1/8" WALL HEIGHT/UNLESS NOTED
 2. WINDOW R.O. DO NOT INCLUDE TRANSOMS OR ARCH TOPS.
 3. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER.
 4. LICENSED IN THE STATE OR REGION OF CONSTRUCTION FOR ALL DEAD & LIVE LOADS.
 5. ALL EXTERIOR WALLS 2x6 @ 16" O.C. ALL INTERIOR WALLS 2x4 @ 16" O.C. GARAGE WALLS 2x4 @ 16" O.C. ENGINEERED WALLS AS REQ'D.
 6. "MICROLAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.
 7. 2x6 PLUMBING WALLS AS REQ.

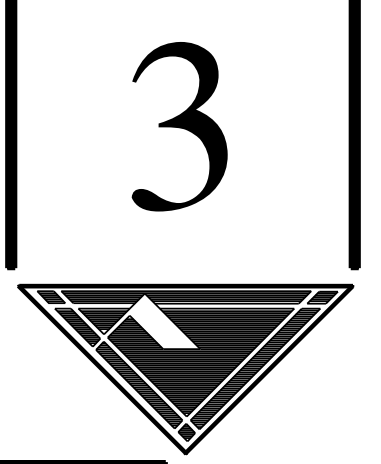
IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

**THE WATTS GROUP
"BW WATTS VILLA A FLAT LOT"**

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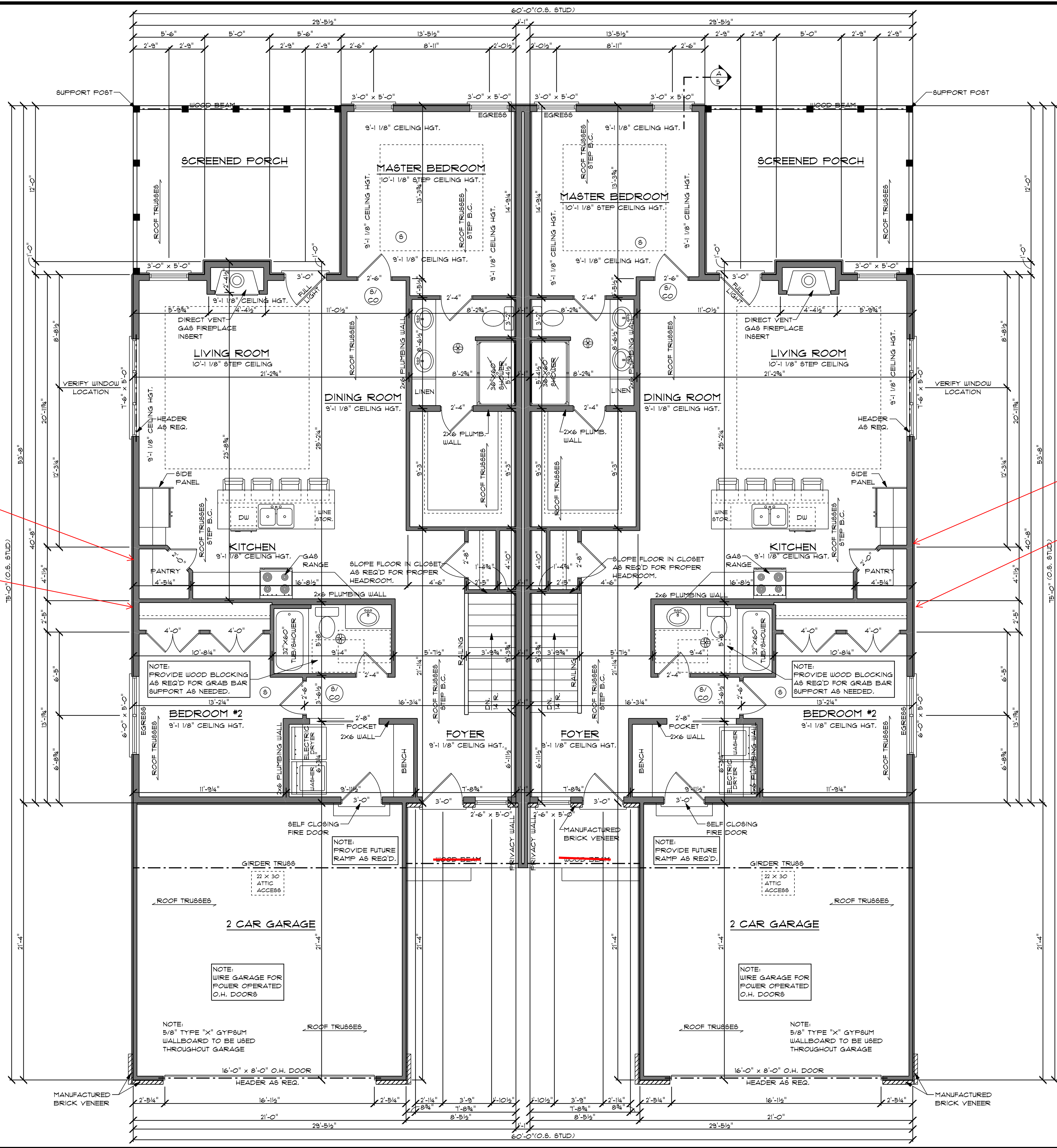
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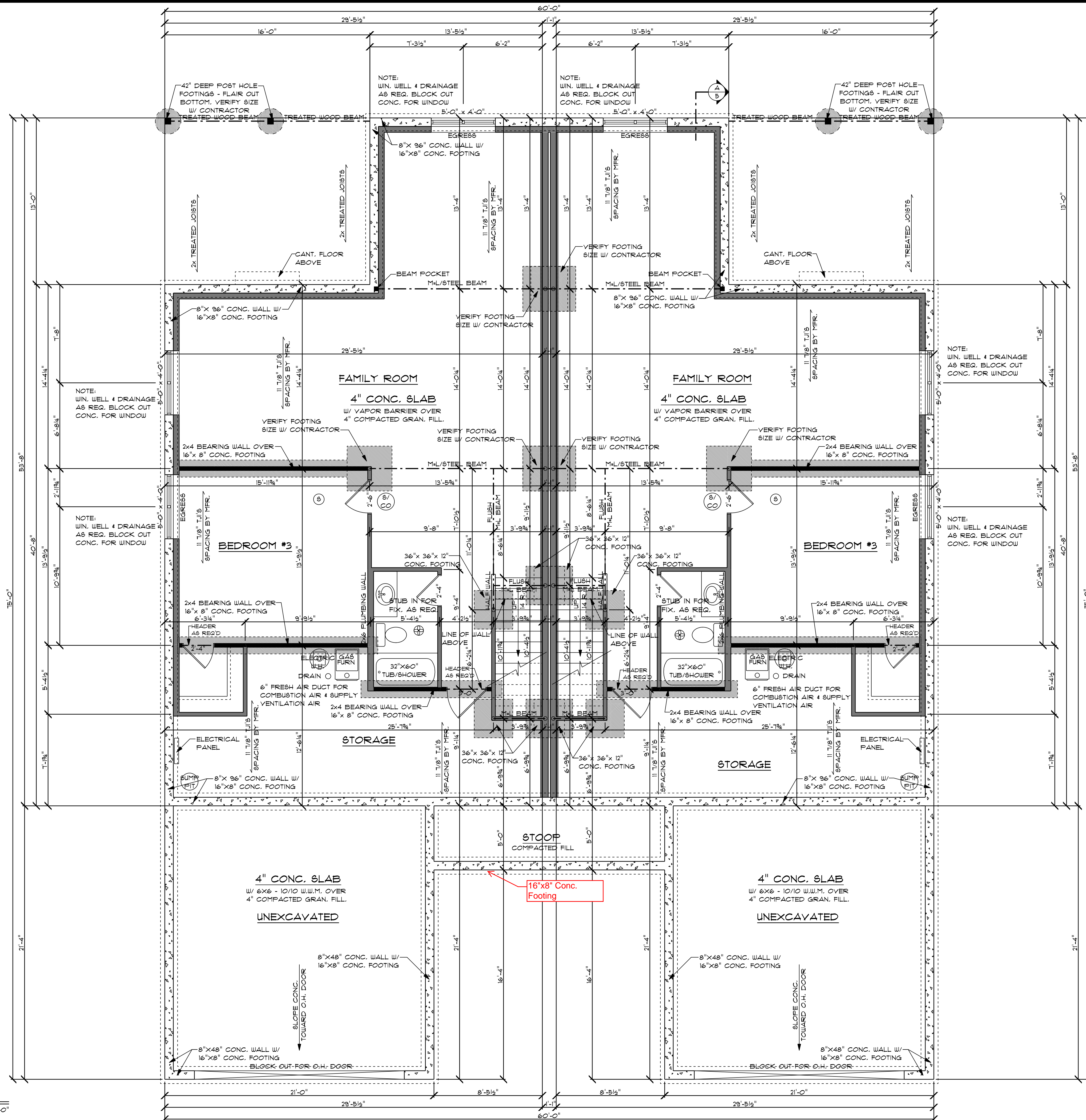


MAIN FLOOR PLAN

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



- GENERAL NOTES:**
1. 7'-9 1/2" CEILING HGT.
 2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
 3. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
 4. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
 5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
 6. SMOKE DETECTOR (S)
 7. VENT FAN (V)
 8. SMOKE/CARBON MONOXIDE DETECTOR (CO)
 9. INTERIOR DIMENSIONS ARE TO CENTER OF STUDS.
 10. BASEMENT SASH WINDOWS AS REQ'D BY LOCAL CODE. VERIFY SIZE & LOCATION W/ CONTRACTOR.
 11. FURR OUT AND INSULATE BASEMENT WALLS AS REQ'D BY LOCAL CODES.
 12. 1'-0" MIN. CEILING HGT. / 6'-8" MIN. TO UNDERSIDE OF BEAMS, DUCTS, ETC.



**LOWER LEVEL FINISH:
1001 SQ. FT./UNIT**

REBAR DETAIL

- 8"X16" FOOTINGS - 2 #4 BARS HORIZONTAL
- FOUNDATION WALL - NO REBAR REQUIRED
- 6" FOUNDATION WALL - 32" O.C. - #4 BAR HORIZONTAL
- 8" FOUNDATION WALL - 32" O.C. - #4 BAR HORIZONTAL
- 24" O.C. - #4 BAR VERTICAL
- 9" FOUNDATION WALL - 4 - #4 BAR HORIZONTAL
- 22" O.C. - #6 BAR VERTICAL

NOTE:
PROVIDE RADON MITIGATION SYSTEM AS REQ'D PER LOCAL CODE

FRAMING NOTES:

1. WINDOW R.O. DO NOT INCLUDE TRANSOMS OR ARCH TOPS.
2. ALL EXTERIOR WALLS 2X6'S @ 16" O.C. UNLESS NOTED OTHERWISE
3. ALL INTERIOR WALLS 2X4'S @ 16" O.C. UNLESS NOTED OTHERWISE
4. "MICROLAM" BEAM, STEEL BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUBPLIER.
5. 2X6 PLUMBING WALLS AS REQ.

FOUNDATION NOTES:

1. 2000 P.S.F. SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE.
3. 3000 P.S.F. CONCRETE (TYPICAL)
4. DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSTABLE SOIL - OVER EXCAVATE AND EXTEND FOOTING DEPTH.
5. CONCRETE WALL, FOOTING & PAD SIZES TO BE VERIFIED BY CONTRACTOR. REINFORCING SIZE & SPACING - BY OTHERS.
6. VERIFY DEPTH OF FROST FOOTINGS W/ LOCAL CODES, REGION AND SOIL BEARING.
7. PROVIDE TERMITTE PROTECTION AS REQUIRED PER LOCAL CODE.
8. ACTUAL FLOOR JOIST LAYOUT & SPACING BY MFG.

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FOUNDATION PLAN

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



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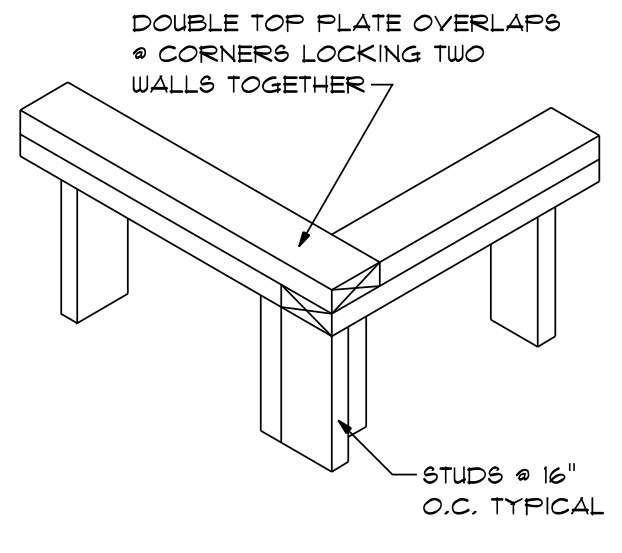
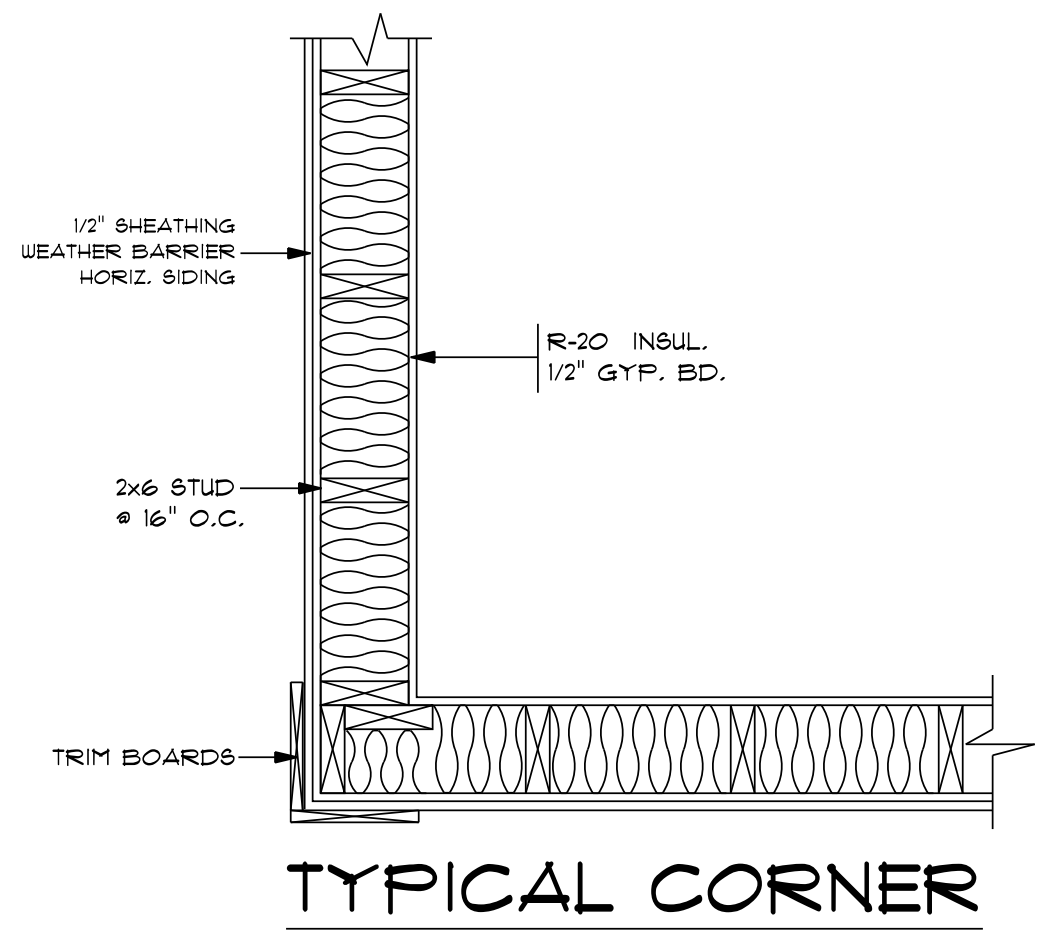
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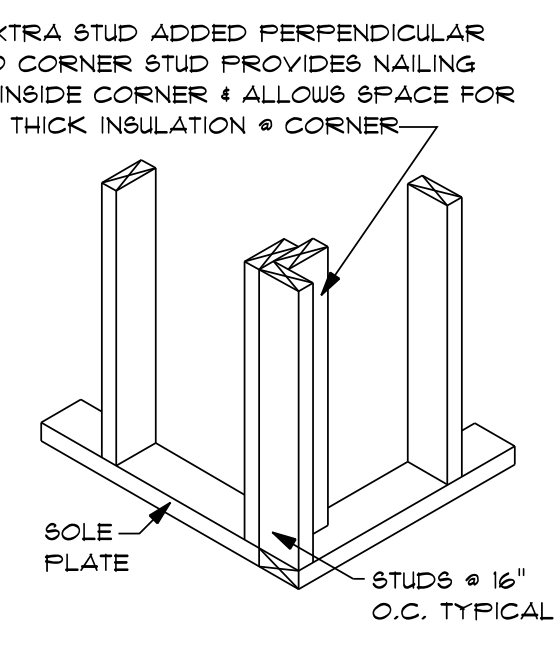
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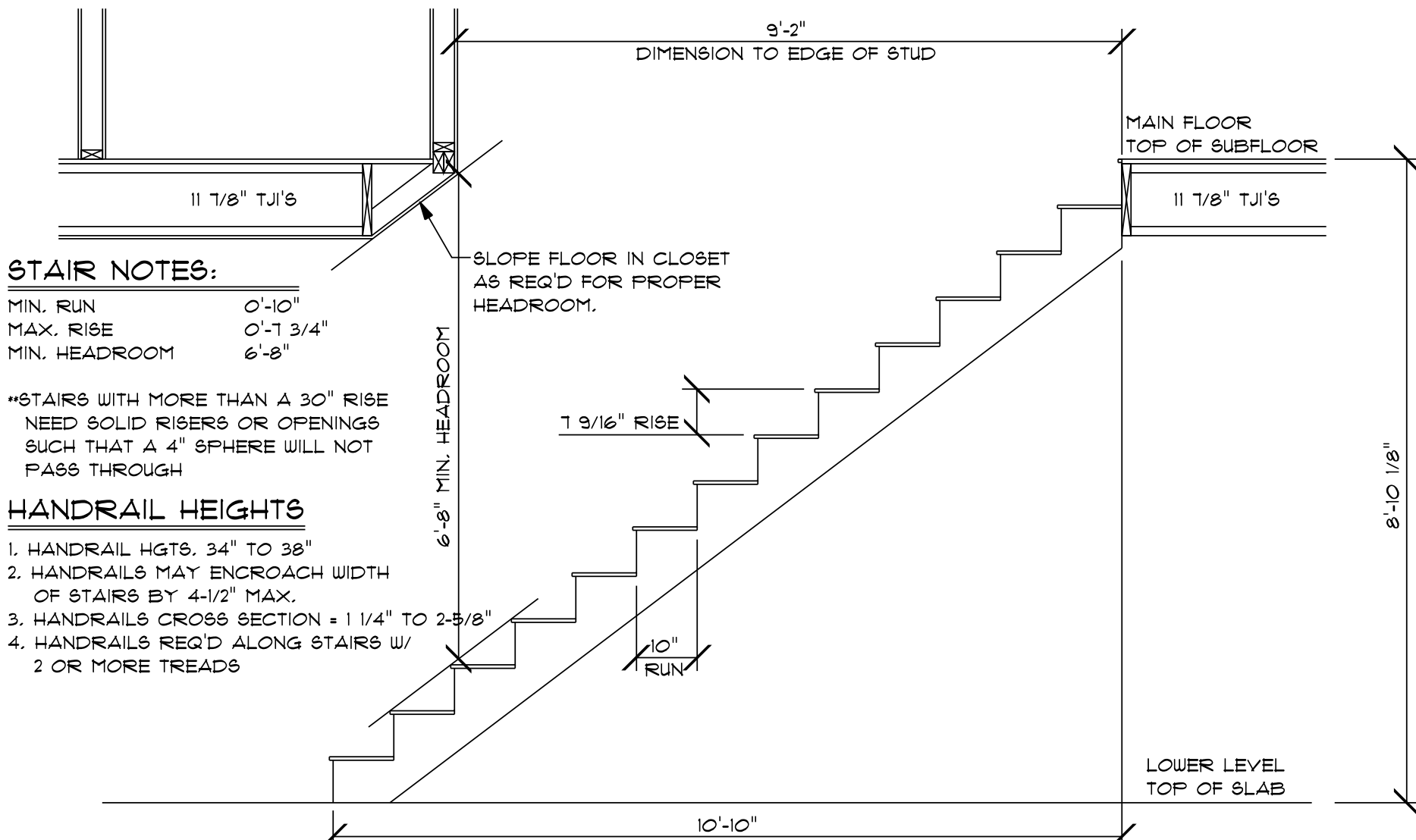


TYPICAL CORNER
DOUBLE TOP PLATE



TYPICAL CORNER
SOLE PLATE

NOTE:
FIRE TREATED SHEATHING TO EXTEND 4'-0" TO EACH SIDE OF FIRE RATED PARTY WALL AS REQ BY CODE



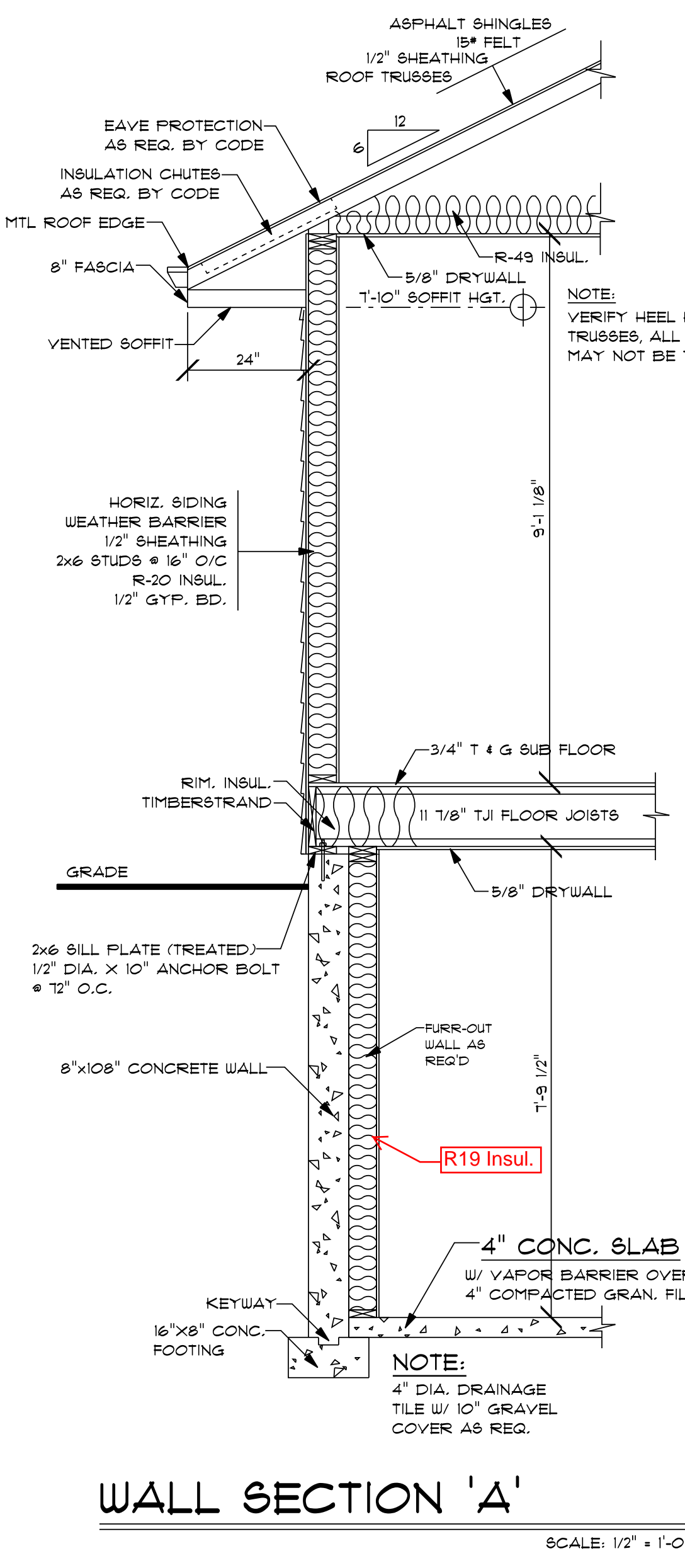
STAIR NOTES:
MIN. RUN 0'-10"
MAX. RISE 0'-1 3/4"
MIN. HEADROOM 6'-8"

*STAIRS WITH MORE THAN A 30' RISE NEED SOLID RISERS OR OPENINGS SUCH THAT A 4' SPHERE WILL NOT PASS THROUGH

HANDRAIL HEIGHTS

- HANDRAIL HGTs. 34" TO 38"
- HANDRAILS MAY ENCR OACH WIDTH OF STAIRS BY 4-1/2" MAX.
- HANDRAILS CROSS SECTION = 1 1/4" TO 2-5/8"
- HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

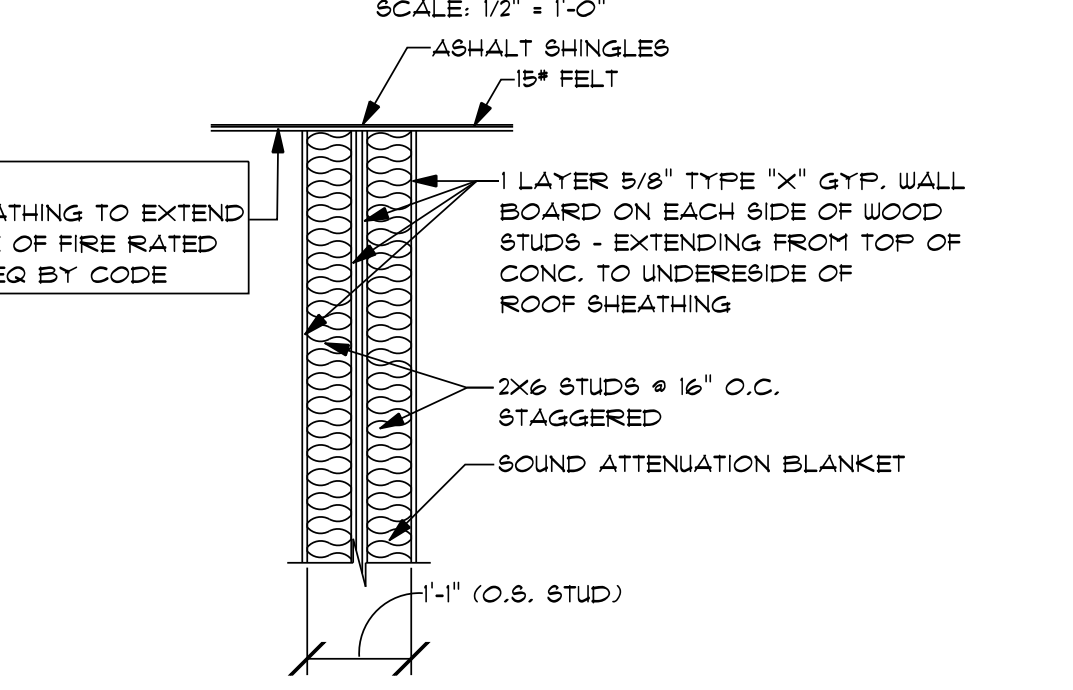
STAIR SECTION
SCALE: 1/2" = 1'-0"



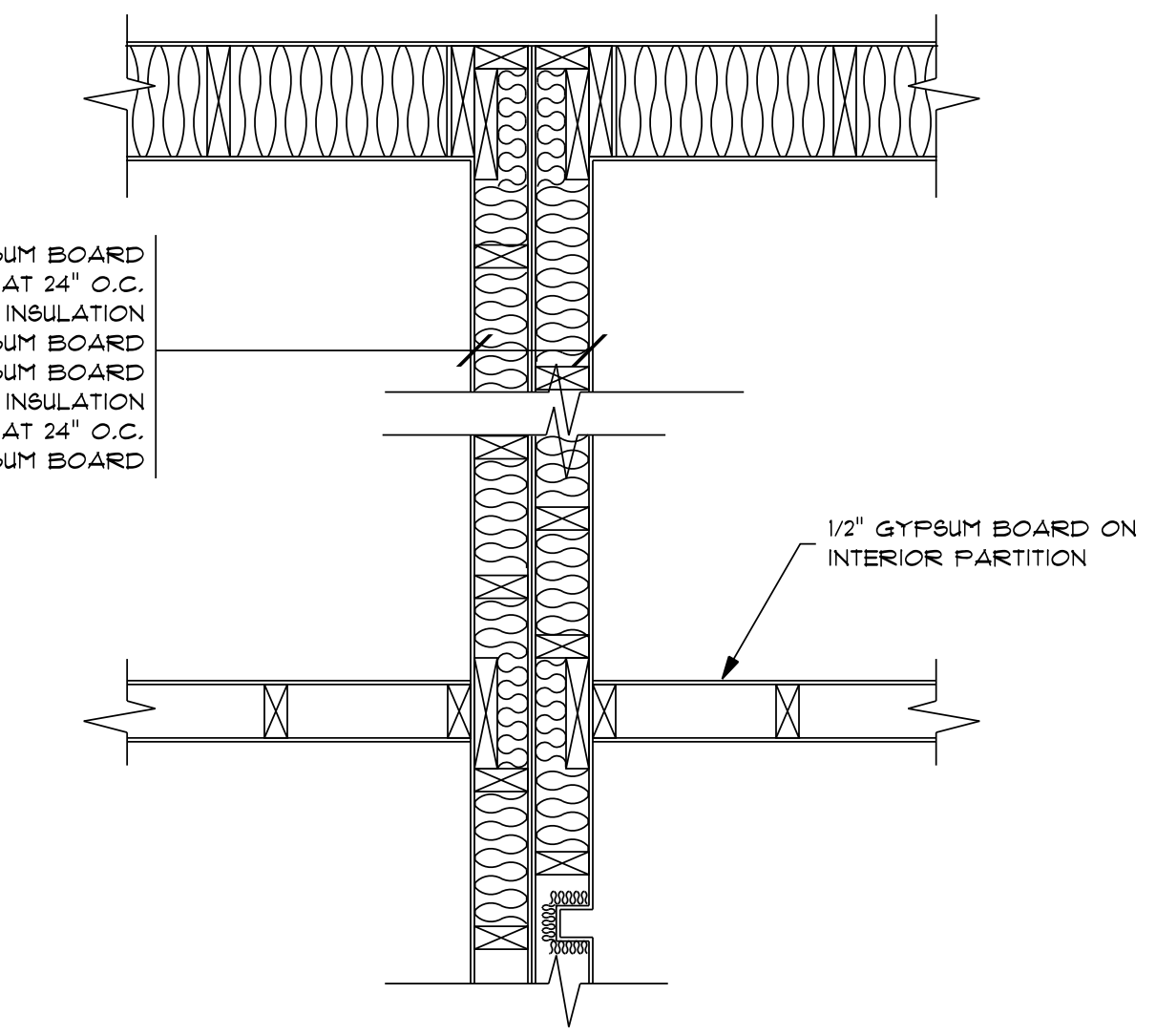
WALL SECTION 'A'
SCALE: 1/2" = 1'-0"

NOTE:
VERIFY HEEL HGT. ON TRUSSES, ALL HEEL HGTs. MAY NOT BE THE SAME

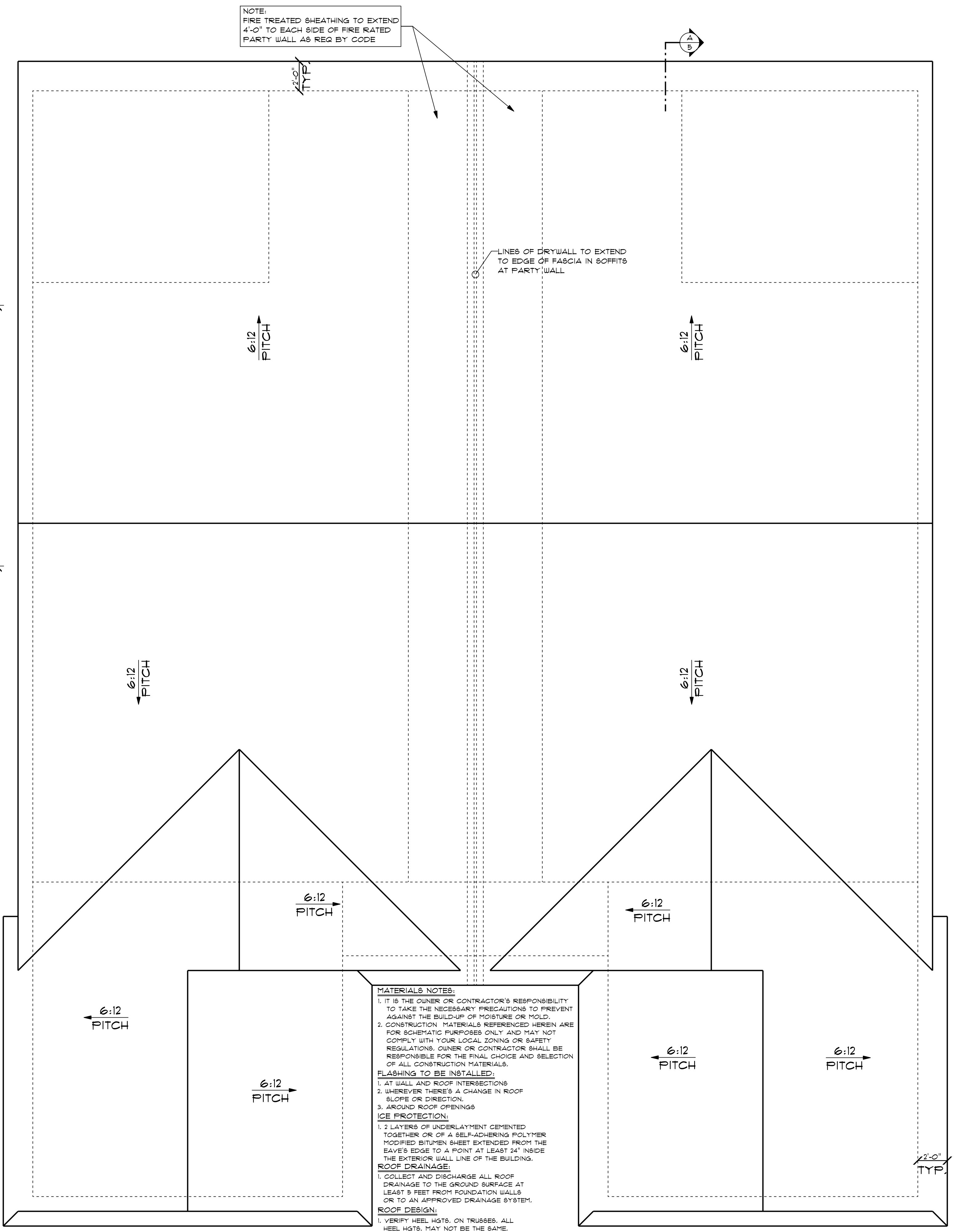
NOTE:
FIRE TREATED SHEATHING TO EXTEND 4'-0" TO EACH SIDE OF FIRE RATED PARTY WALL AS REQ BY CODE



PARTY WALL DETAIL
SCALE: 1/2" = 1'-0"



PARTY WALL DETAIL AT STRAIGHT WALL
NO SCALE



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

MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
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FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS
ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
ROOF DESIGN:
1. VERIFY HEEL HGTs. ON TRUSSES. ALL HEEL HGTs. MAY NOT BE THE SAME.
2. WALL HGTs. * RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS * TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTs. W/ TRUSS MFR.
ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

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