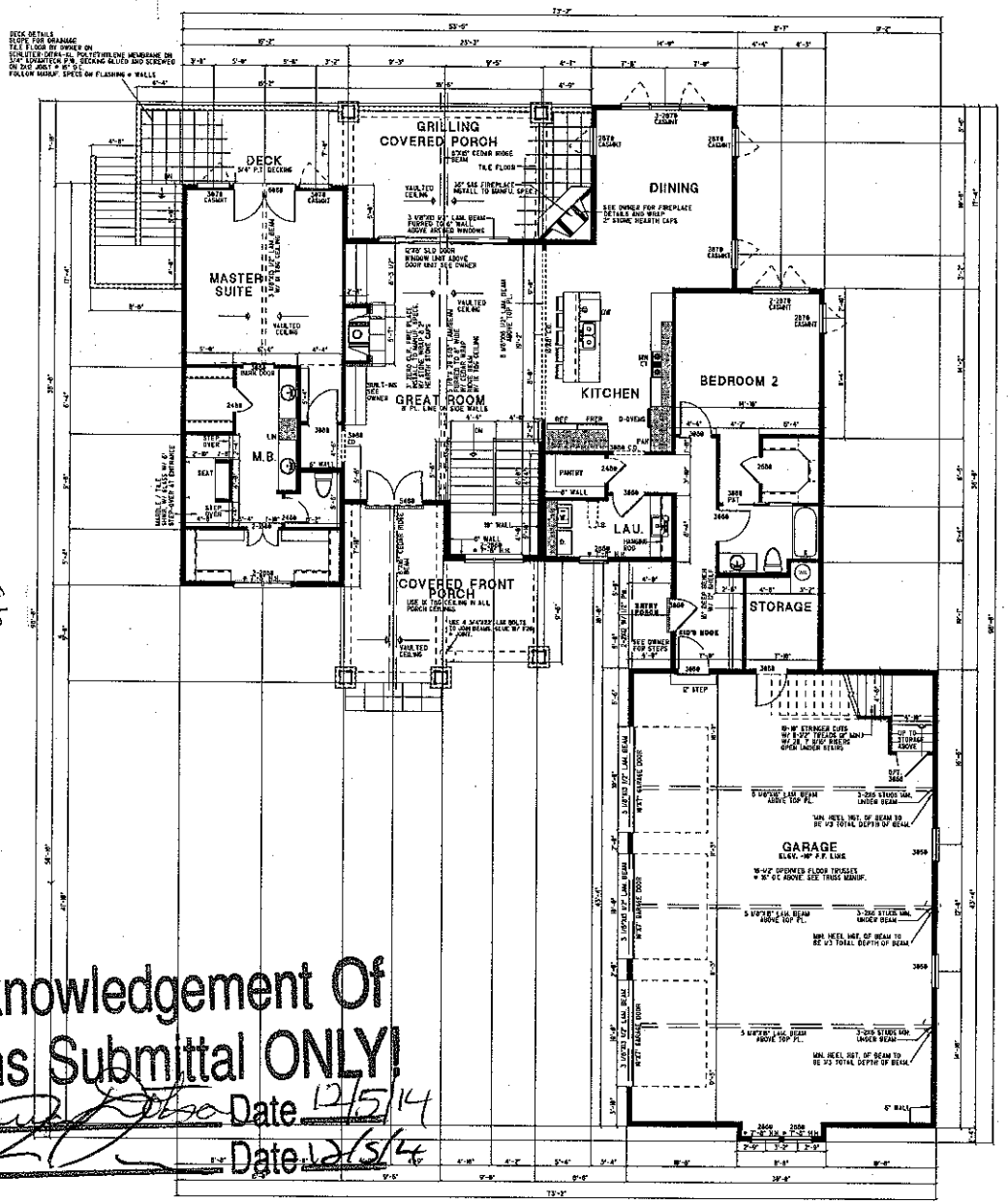
73.2



FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTORS, HEADERS, JOISTS AND RAFTERS.

2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. WINDOW SIZES INDICATED ON PLANS ARE NOMINAL OR APPROXIMATE. ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED. I.E. MOUNT AS LOW AS POSSIBLE.

5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.

8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 24", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.

10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBES, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DRAFTER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 50 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

14. ATTC 30AC UNITS SHALL BE LOCATED WITHIN 20' OF ITS CONDEC OPENING. RETURN AIR GRILLES SHALL ARE BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1 HOUR TYPE RATING. ALL DOORS IN GARAGE TO BE METAL OR SOLID CORE DOOR BETWEEN DOORS ENTERING HABITABLE PORTION OF RESIDENCE.

16. ALL FIREPLACE ENSIE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "SHEET STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2x6 JOISTS.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING TAPE, FLOAT AND SAND TO DEPTH (SEE 5/9" SYSTEM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER, USE 1/2" SYSTEM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD

FLOOR PLAN SPECIFICATIONS

HEATED/COOLED MAIN FLOOR:	2178 SQ. FT.
HEATED/COOLED LOWER:	820 SQ. FT.
HEATED/COOLED TOTAL:	3098.7 SQ. FT.
GARAGE, STORAGE:	1324 SQ. FT.
PORCHES:	588 SQ. FT.
TOTAL:	5810 SQ. FT.
UNFINISHED BASEMENT AREA:	494 SQ. FT.

NOTE:

1- MAIN FLOOR CEILINGS TO BE 9' UNLESS NOTED.
2- LOWER FLOOR CEILINGS TO BE 9' UNLESS NOTED.
3 - BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
4 - VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
5 - HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
6 - PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES. REFERENCE IRC SECTION G2419
7 - ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBES, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.5
8 - GARAGE WALL SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2006 IRC SECTION R602.10 BRACED WALL LINES. SAID SHEATHING MAY ALSO BE CONDUCTED USING SIMPSON STRONG TIE PRODUCTS. REFER TO SIMPSON STRONG TIE FOR "STRONGWALL" APPLICATIONS. THIS MAY BE REQUIRED TO MEET ANY CODE REQUIREMENTS FOR SHEAR WALLS NEXT TO GARAGE DOORS. CORRECT PRODUCT SELECTION IS SENSITIVE TO WIND SPEEDS AND WIND ZONE PARAMETERS AND SHALL BE VERIFIED LOCALLY PRIOR TO CONSTRUCTION. ALSO DUE TO THE NATURE OF THE SIMPSON INSTALLATION PROCESS, THE DECISION TO USE THE "STRONG-WALL" SYSTEM SHALL BE MADE PRIOR TO FOUNDATION CONCRETE PLACEMENT. SINCE THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC THE MECHANICS TO MEET CODE REQUIREMENTS SHALL BE VERIFIED BY QUALIFIED PERSONS AT THE LOCAL LEVEL PRIOR TO CONSTRUCTION. SEE DETAILS 1 & 2 ON PAGE SEW2, SHEARWALL "GARAGE WALL OPTIONS".

Acknowledgement Of
Plans Submittal ONLY!
Date 12/5/14
Date 12/5/14

REVISIONS	BY
2014-12	

Member
NATIONALLY PUBLISHED

MICHAEL E. NELSON
P.B.D. Cert. No. A21-184

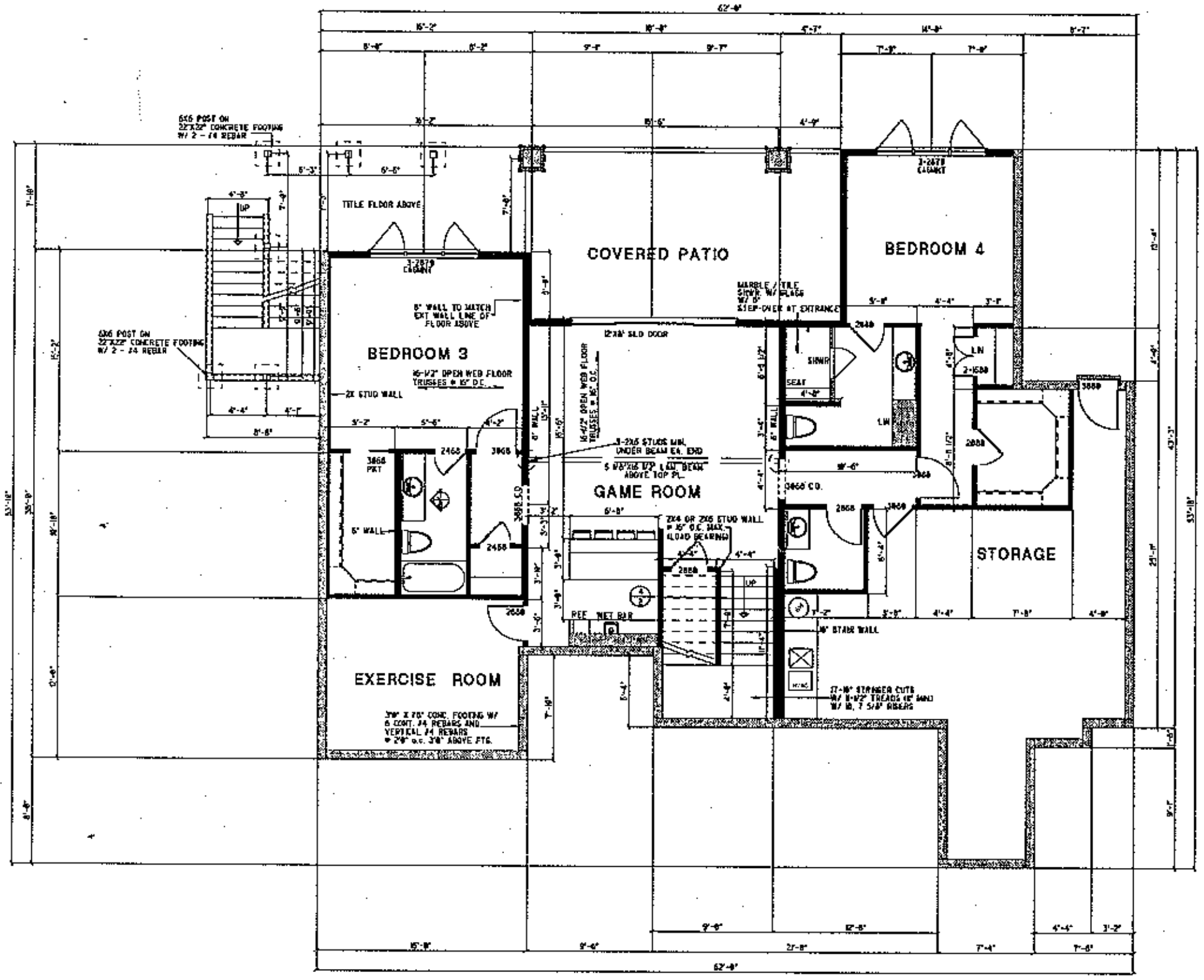
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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. They shall notify the designer of any variations from the dimensions and conditions shown in these drawings. Shop drawings must be submitted to this office for approval before proceeding with fabrication.

A NEW HOME FOR
NORM & AMANDA MARTTILA
MAIN FLOOR PLAN / NOTES

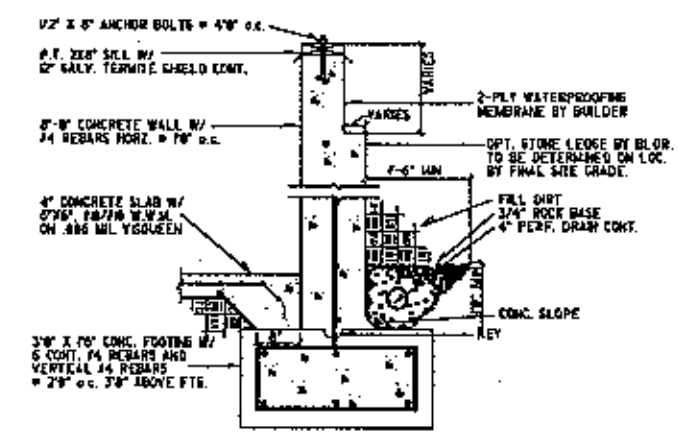
CAD DESIGNED

DATE: October 05, 2014
SCALE: 1/4" = 1'-0"
BUILDER:
JOB: JC210-14
DRAWN BY:
1 OF 7



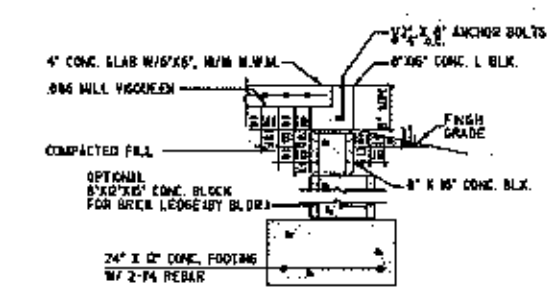
LOWER FLOOR PLAN

BEAMS IN BASEMENT MAY BE REMOVED SEE TRUSS MANUF.



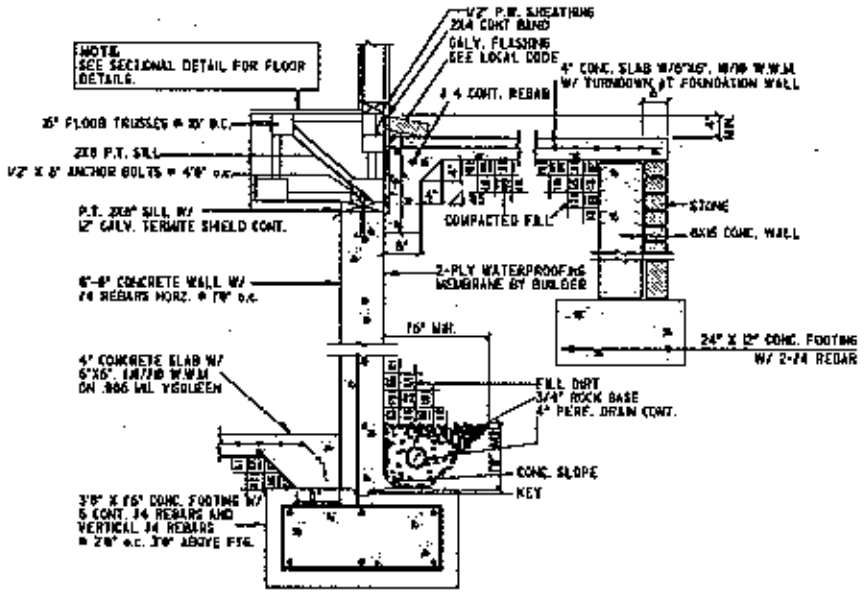
① CONCRETE WALL DETAIL

3/4" = 1'-0"



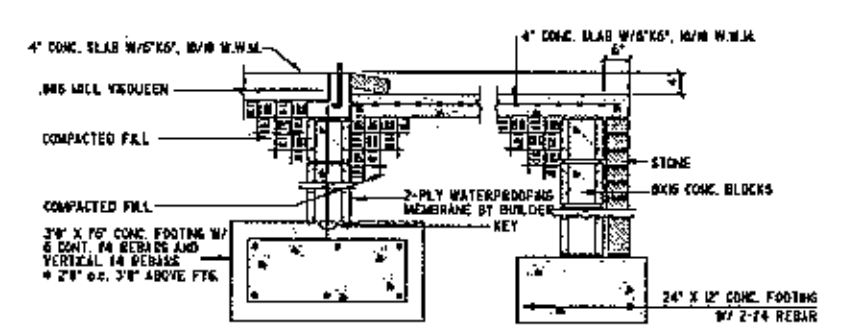
② GARAGE FOUNDATION DETAIL

3/4" = 1'-0"



③ CONCRETE WALL DETAIL

3/4" = 1'-0"



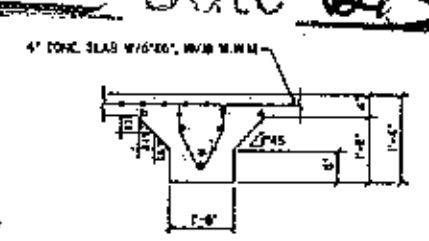
⑦ STEP DOWN DETAIL (WALKOUT)

3/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

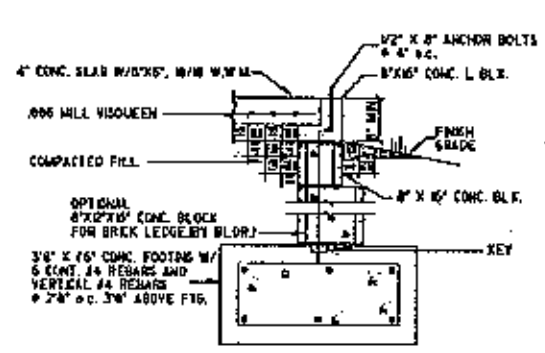
Date

Date 12/5/14



⑤ BEARING FTG DETAIL

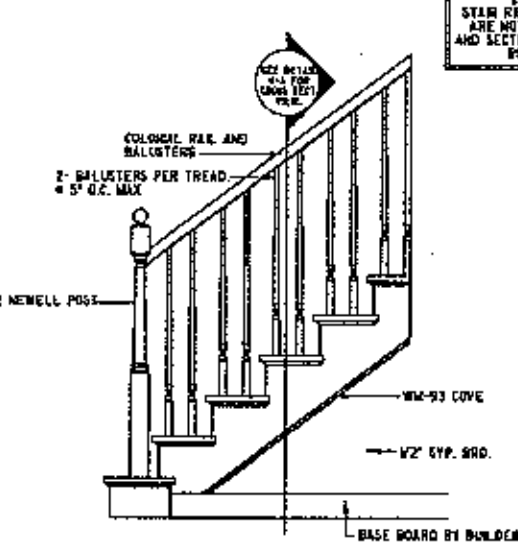
3/4" = 1'-0"



⑥ FOUNDATION DETAIL

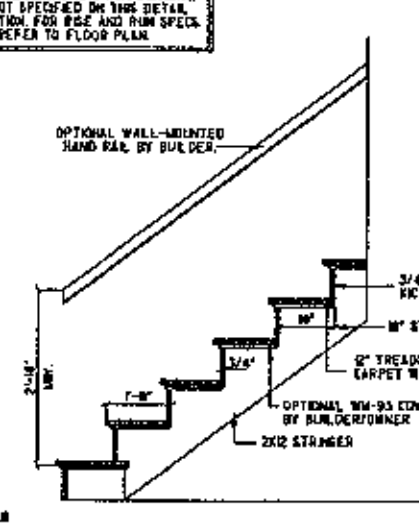
3/4" = 1'-0"

NOTE: STAIR RISE HEIGHT AND RUN DISTANCE ARE NOT SPECIFIED ON THIS DETAIL. SEE SECTION FOR RISE AND RUN SPECS. REFER TO FLOOR PLAN



④ STAIR DETAIL

SCALE 3/4" = 1'-0"



④a STAIR SECTIONAL

SCALE 3/4" = 1'-0"

NOTE:
1.- BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
2.- BUILDER TO VERIFY FOUNDATION DETAILS W/ LOCAL BUILDING CODES.
3. VERIFY ALL FLOOR OUTLETS, RANGE & DRYER VENTS IN SLAB.
4.- BUILDER TO LOCATE FOUNDATION ACCESS LOCATION. VERIFY W/ SITE ELEVATIONS IF APPLICABLE.
5.- VERIFY 4" PERF. [illegible] FRENCH DRAIN LOCATIONS IF NEED. VERIFY W/ SITE.
6.- BUILDER TO VERIFY BASEMENT LAYOUT W/ OWNER. VERIFY W/ SITE CONDITIONS.
7.- ADDITIONAL BASEMENT DESIGN LAYOUTS OR HELP MAY BE OBTAINED BY CONTACTING NELSON DESIGN GROUP @ [illegible]
8.- BUILDER TO VERIFY AND APPROVE ALL BASEMENT DETAILS BEFORE CONSTRUCTION.
9.- 8" BLOCK WALLS MIN. MAY BE USED IN LIEU OF CONCRETE WALLS.
10.- BASEMENT WALL HEIGHT TO BE 10'-0" UNLESS NOTED.
11.- OPTIONAL [illegible] CONC. BLOCKS MAY BE USED IN LIEU OF FIRST COURSE(S) OF [illegible] BLOCKS FROM FOOTINGS TO ALLOW FOR BRICK LEDGE. INSIDE OF ALL BLOCKS TO BE ALIGNED. [illegible] BLOCK HEIGHT TO BE DETERMINED BY GRADE ELEVATIONS.
ALL EXTERIOR DIMENSIONS ARE TO [illegible] CONC. BLOCK LINE.
4" BRICK LEDGE CREATED BY [illegible] CONC. BLOCK TO BE ON OUTSIDE OF [illegible] BLOCK LINE. (SEE DETAIL)
12.- UNLESS OTHERWISE NOTED, ALL BASEMENT FLOOR JOIST TO BE 16-1/2" OPEN WEB FLOOR TRUSSES @ 16" O.C. SEE TRUSS MANUF. FOR ENGINEERED FLOOR TRUSS LAYOUT. ALL TRUSS SPANS HAVE BEEN BASED ON 16-1/2" HIGH TRUSSES.

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MICHAEL E. NELSON

A NEW HOME FOR
NORM & AMANDA MARTTILA
LOWER FLOOR PLAN / NOTES

CAD DESIGNED

DATE	October [illegible], 2014
SCALE	1/4" = 1'-0"
BUILDER	
JOB	JO210-14
DRAWN BY	