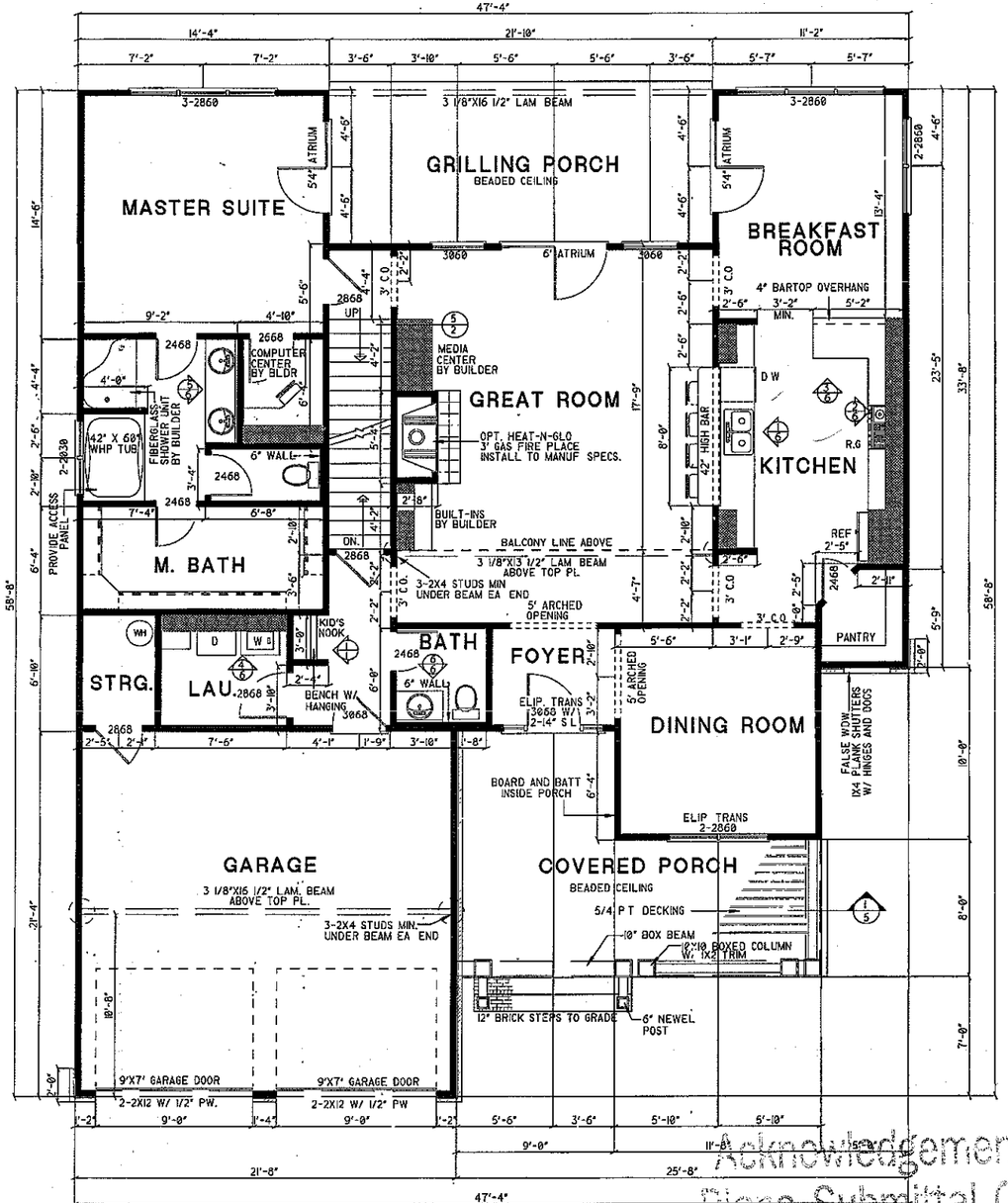


FLOOR PLAN NOTES:

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, CONNECTIONS, 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 NOTED BY 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 20", 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, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, 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 DAMPER, 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 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

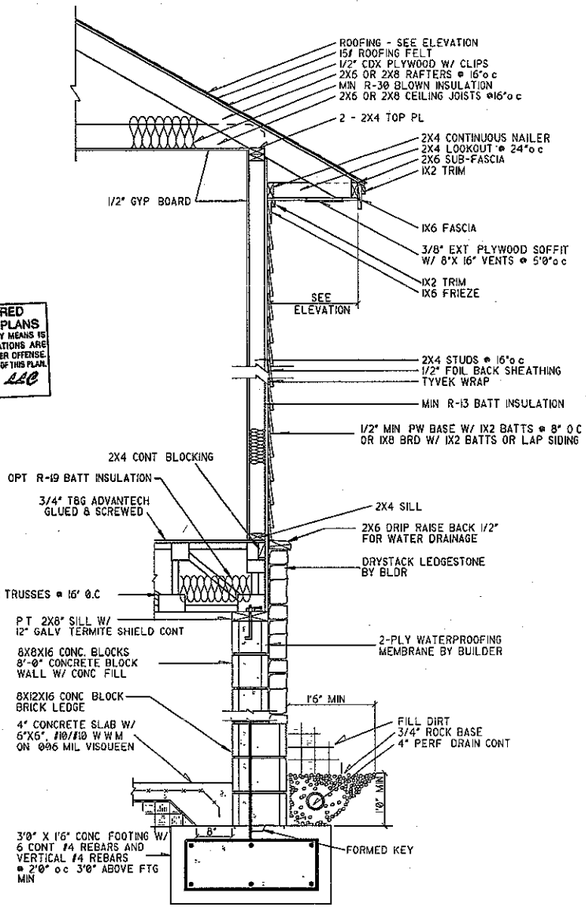
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE

16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS

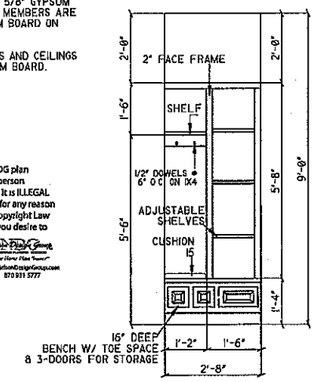
17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT AND SAND (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

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

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CONCRETE BLOCK WALL DETAIL



KID'S NOOK

FLOOR PLAN SPECIFICATIONS

HEAT/COOLED MAIN FLOOR:	1595 SQ. FT.
HEAT/COOLED UPPER:	875 SQ. FT.
HEAT/COOLED TOTAL:	2470 SQ. FT.
GARAGE, STORAGE:	492 SQ FT
PORCHES:	420 SQ FT
TOTAL:	3382 SQ. FT.
BONUS ROOM:	389 SQ. FT.

Basement = 1076 + 3771 (4847)

NOTE:

1- MAIN FLOOR CEILINGS TO BE 9' UNLESS NOTED
2 - UPPER FLOOR CEILINGS TO BE 8' 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, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8

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1-12-07	AS
	24x36

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P.B.D. Cert. No. AR-104

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Date

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MAIN FLOOR PLAN / NOTES

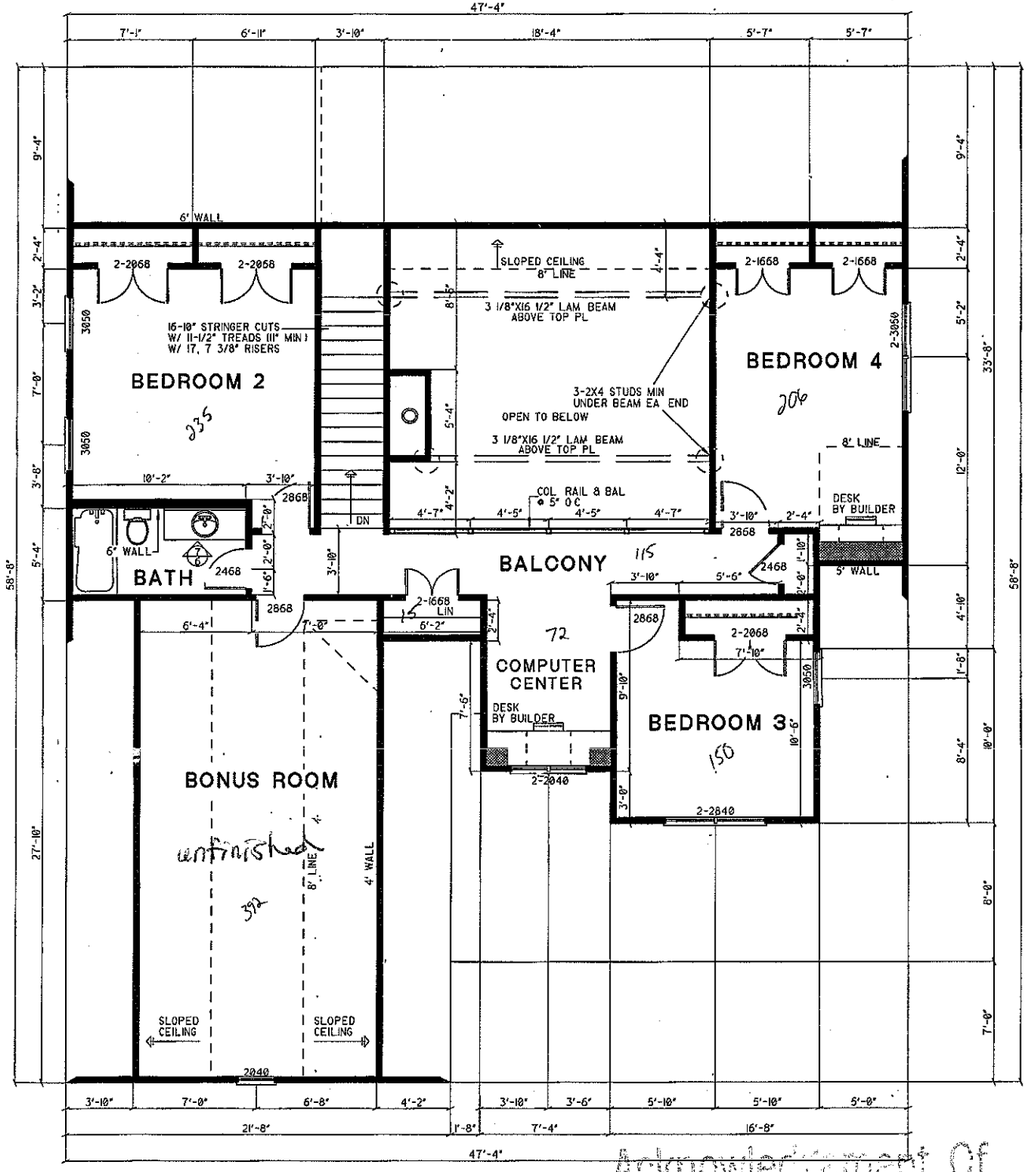
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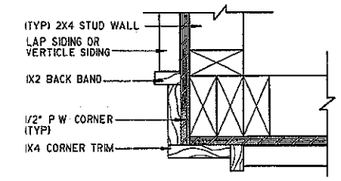
" Where Traditional Values and Family Come Together "

CAD DESIGNED

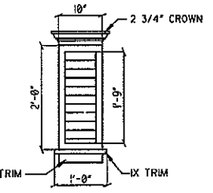
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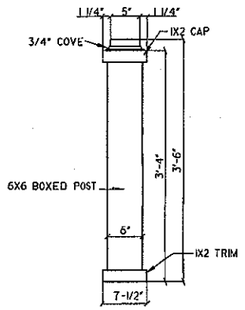




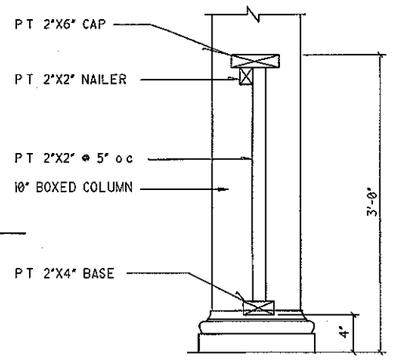
1 CORNER IX4 TRIM DETAIL
3" = 1'-0"



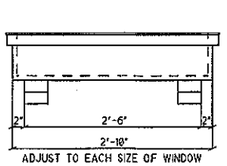
2 GABLE VENT DETAIL
3/4" = 1'-0"



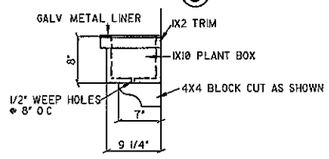
4 PORCH NEWEL DETAIL
1" = 1'-0"



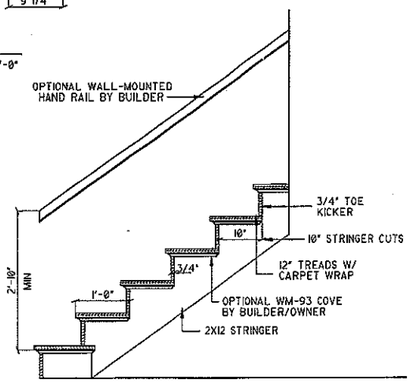
3 PORCH RAIL DETAIL
1 1/2" = 1'-0"



ADJUST TO EACH SIZE OF WINDOW



6 PLANT BOX DETAIL
1" = 1'-0"



5 STAIR SECTIONAL
SCALE 3/4" = 1'-0"

CONSTRUCTION AND FRAMING NOTES:

1 DESIGN LOADS ARE AS FOLLOWS PER SQ FT

LOCATION	LIVE	DEAD	DEFLECT LIMIT
1ST FLOOR	40 LB	10 LB	L/360
2ND FLOOR (SLEEPING AREAS)	30 LB	10 LB	L/360
ATTIC (NON STORAGE)	10 LB	5 LB	L/240
ATTIC (STORAGE)	20 LB	10 LB	L/240
ROOF (WITH FINISHED CEILING)	30 LB SNOW	15 LB	L/240
ROOF (NO FINISHED CEILING)	30 LB	7 LB	L/180
DECKS	60 LB	10 LB	L/360

SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDEOFF FACTOR, AS A FUNCTION OF ROOF PITCH RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMADATE HIGHER SNOW LOADS VERIFY WITH LOCAL CODES

2 LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR OR SOUTHERN-YELLOW-PINE WITH FB=1450 AND E=1.6 MINIMUM

3 ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES

4 UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH 1/2" PLYWOOD,GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS, DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS

5 FLOOR CONSTRUCTION 3/4" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER

6 STAIR CONSTRUCTION SHALL CONSIST OF (3)2X12 STRINGERS,5/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER

7 ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" & SILICONE SEALED

8 "MICRO-LAM" BEAMS SHALL HAVE BENDING STRESS FB=2,800 PSI VERIFY WITH LOCAL CODES

9 SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL

10 MINIMUM HEADER SIZE SHALL BE (2)12"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH 1/2" PLYWOOD

11 ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36

12 UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED

13 FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE

14 PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'-0"

15 THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES THEY CONFORM TO STANDARD BUILDING CODES DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS

16 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA MPS THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY

INSULATION NOTES:

1 PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS. MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN "HEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE

2 INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION

3 INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION LAP JOINTS 18" MINIMUM

4 FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS

5 SLAB EDGE INSULATION R-5

6 HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8

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SCALE	1/4" = 1'-0"
BUILDER	
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2 OF 6

NOTE:
1 - HVAC TO BE IN ATTIC VERIFY W/ BUILDER
2 - UPPER FLOOR CEILING HEIGHTS TO BE 8'-0" UNLESS NOTED
3 - UPPER FLOOR JOIST TO BE 16-1/2" OPEN WEB FLOOR TRUSSES @ 15" O C W/ 3/4" T&G ADVANTECH GLUED & SCREWED
SEE TRUSS MANUF FOR FLOOR TRUSS LAYOUTS
ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUF. TRUSS MANUF. WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING.
TRUSS MANUF. TO SUPPLY TRUSSES W/ CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXT. WALL SUPPORT & RAFTER CLEARENCE.
4 - HVAC & W H TO BE IN ATTIC UNLESS OTHERWISE NOTED

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Maria Nelson Date 3/22/12
Date

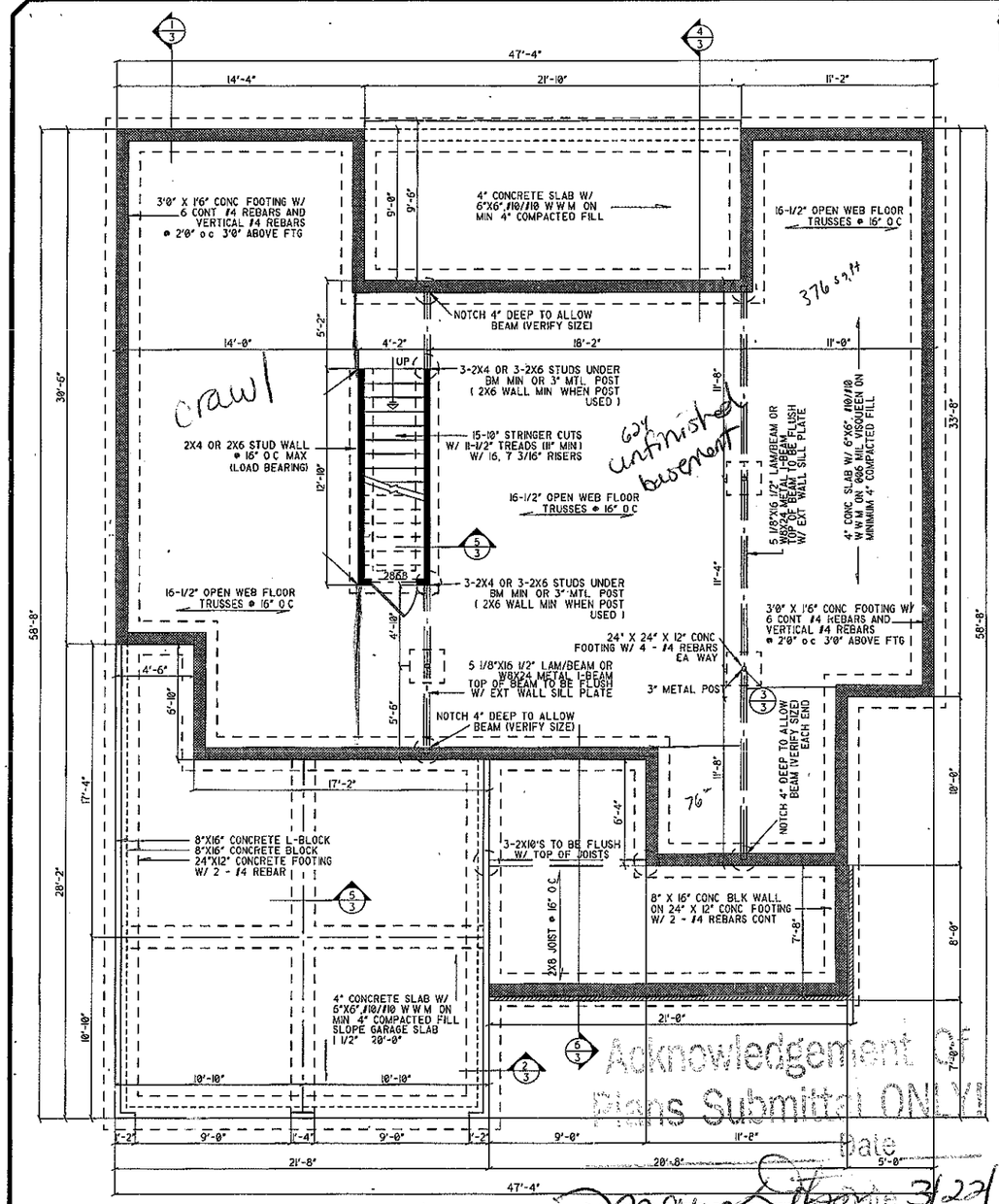
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UPPER FLOOR PLAN / NOTES

NDG844-1

" Where Traditional Values and Family Come Together "

CAD DESIGNED



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FOUNDATION NOTES:

1 ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL

2 ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT

3 UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 3000 PSI (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

4 PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS

5 PLACE 1/2" DIAMETER X 18" OR 12") SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'0" O C AND AT EACH CORNER AND BOTH SIDES OF OPENINGS

6 FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE

7 CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE

8 PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES

9 PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS

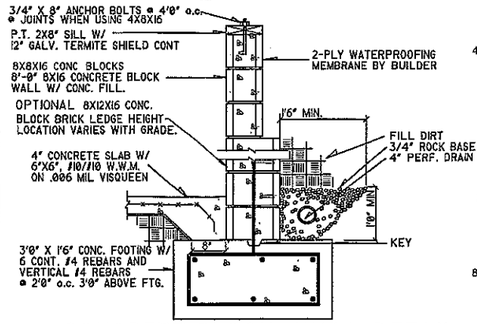
10 MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O C HORIZONTALLY AND 24" O C VERTICALLY

11 INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" O C WITHIN FIRST EXPOSED COURSE ABOVE GRADE

12 CRAWL SPACE FOUNDATIONS PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS

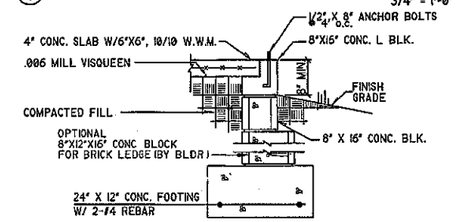
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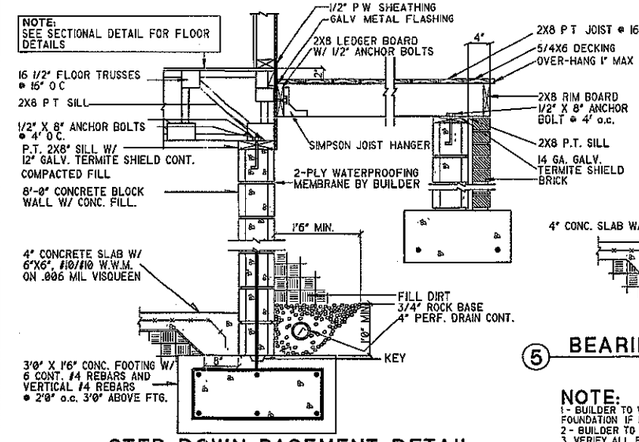
① CONCRETE BLOCK WALL DETAIL

3/4" = 1'-0"



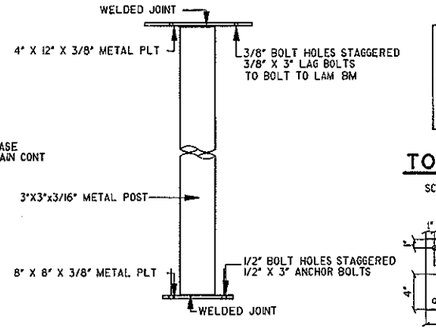
② GARAGE FOUNDATION DETAIL

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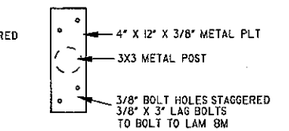
⑥ STEP DOWN BASEMENT DETAIL

3/4" = 1'-0"



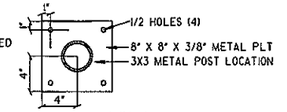
③ 3x3 METAL POST DETAIL

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



TOP VIEW

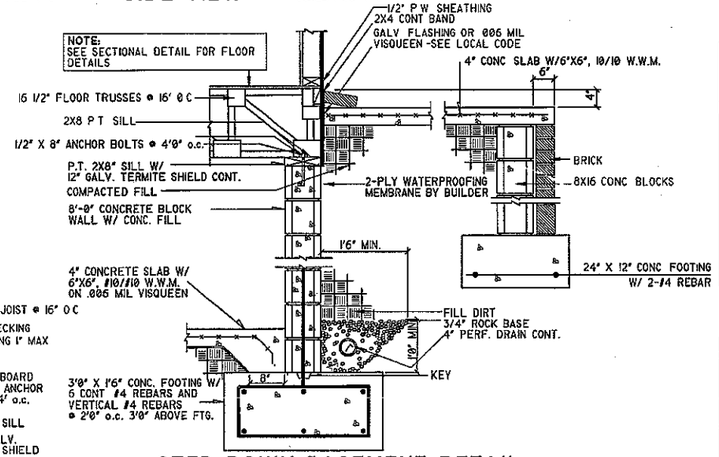
SCALE 1 1/2"=1'-0"



BASE VIEW

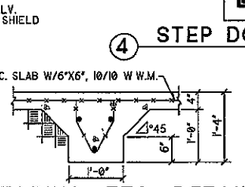
SCALE 1 1/2"=1'-0"

SIDE VIEW



④ STEP DOWN BASEMENT DETAIL

3/4" = 1'-0"



⑤ BEARING FTG DETAIL

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 MIN 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 @ 800-590-2423
8 - BUILDER TO VERIFY AND APPROVE ALL BASEMENT DETAILS BEFORE CONSTRUCTION
9 - 8" CONCRETE WALLS MIN MAY BE USED IN LIEU OF BLOCK WALLS
10 - BASEMENT WALL HEIGHT TO BE 8'-0" UNLESS NOTED.
11 - OPTIONAL 12X8X16 CONC BLOCKS MAY BE USED IN LIEU OF FIRST COURSES OF 8X8X16 BLOCKS FROM FOOTINGS TO ALLOW FOR BRICK LEDGE INSIDE OF ALL BLOCKS TO BE ALIGNED 12X8X16 BLOCK . HEIGHT TO BE DETERMINED BY GRADE ELEVATIONS
ALL EXTERIOR DIMENSIONS ARE TO 8X16 CONC. BLOCK LINE.
4" BRICK LEDGE CREATED BY 12X8X16 CONC. BLOCK TO BE ON OUTSIDE OF 8X8X16 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 15-1/2" HIGH TRUSSES

NOTE:
ALL DIMENSIONS ARE FROM EXTERIOR STUD WALL WHEN LAYING 8"X12"X16" COURSES, ALLOW 4" TO ALL EXTERIOR DIMENSIONS FOR OPTIONAL BRICK LEDGE

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS
REPRODUCTION OF THESE PLANS BY ANY MEANS IS PROHIBITED BY FEDERAL LAW. VIOLATIONS ARE PUNISHABLE BY FINES UP TO $150,000 PER OFFENSE. CALL THE DESIGNER TO OBTAIN LEGAL COPIES OF THIS PLAN.
Nelson Design Group, LLC
Member AIBD - CPBD

REVISIONS	BY
4-27-05	DH/RP AS
9-27-05	DH/RP AS
1-12-07	AS
	24x36

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FOUNDATION PLAN (BASEMENT) / NOTES

NDG844-1

" Where Traditional Values and Family Come Together "

CAD DESIGNED

DATE	1/1/04
SCALE	1/4" = 1'-0"
BUILDER	
JOB	NDG844-1
DRAWN BY	

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