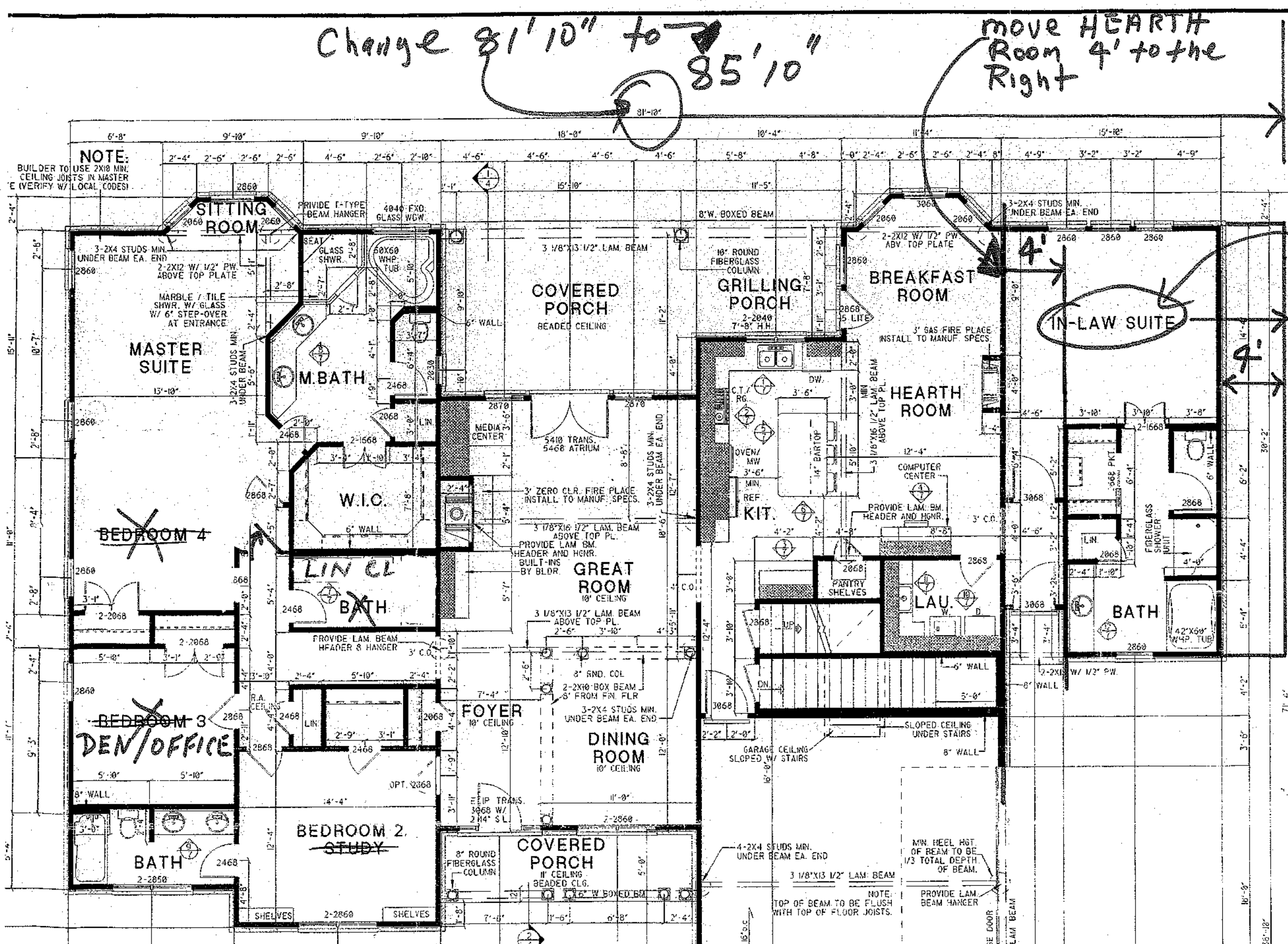
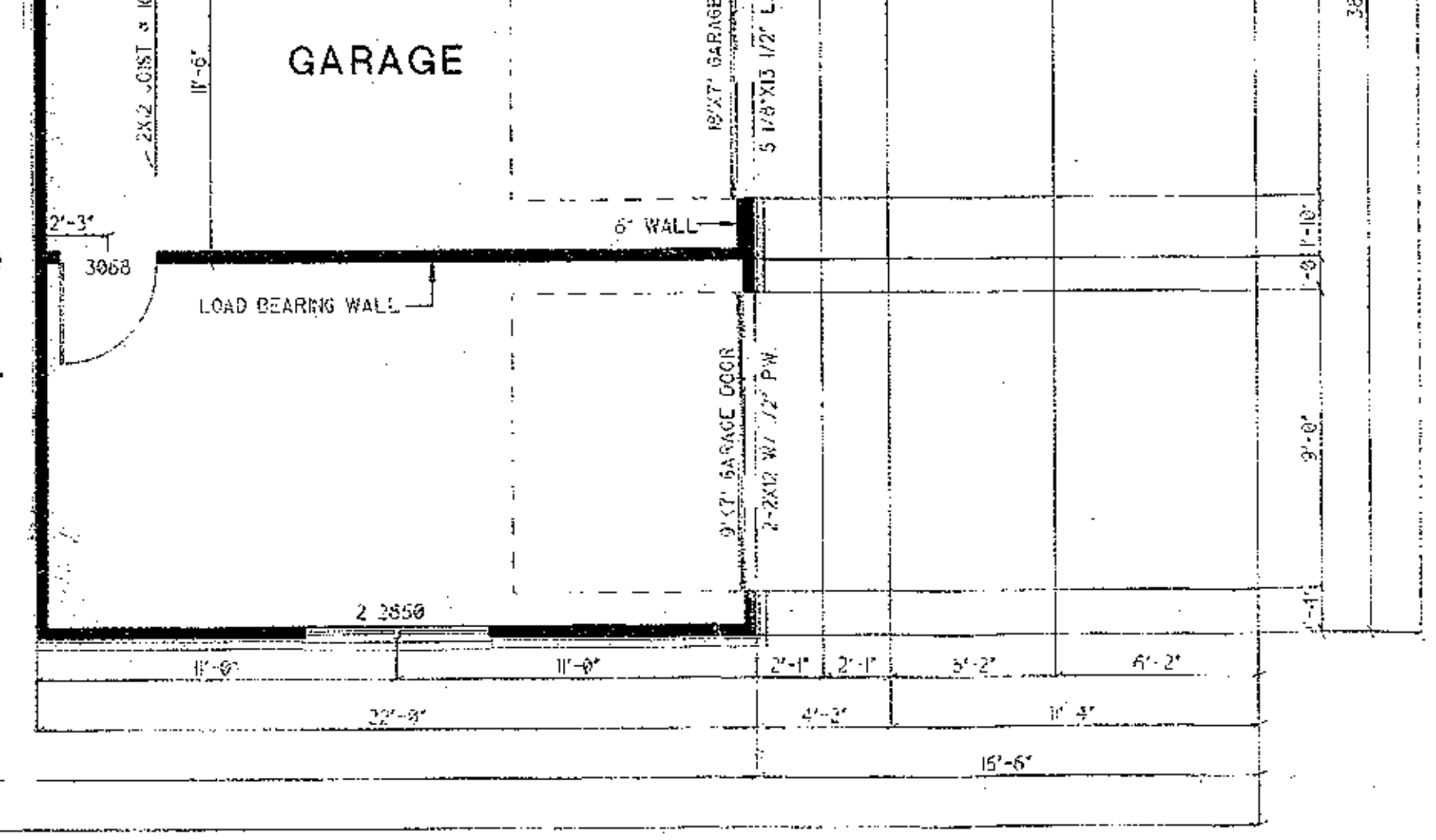
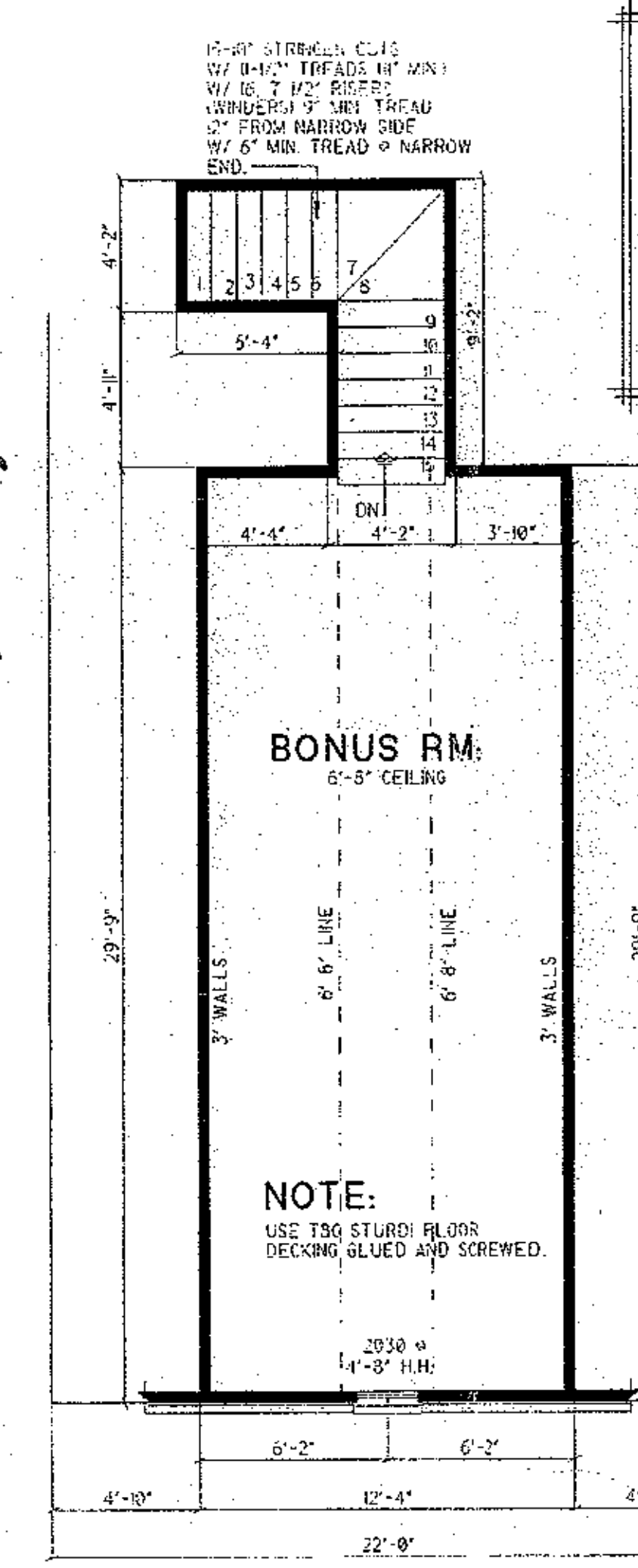
Change 81' 10" to 85' 10"

move HEARTH Room 4' to the Right

move Suite 4' to Right







FLOOR PLAN SPECIFICATIONS

HEAT/COOLED:	2970 SQ. FT.
GARAGE, STORAGE:	759 SQ. FT.
PORCHES:	408 SQ. FT.
BONUS RM:	366 SQ. FT.
TOTAL:	4503 SQ. FT.

NOTE:

1.- ALL CEILINGS TO BE 9' UNLESS NOTED.
2.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
3.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
4.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.

Acknowledgement Of Plans Submittal ONLY!
Date 11-21-06
Date 12/8/06

"B"

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS
Nelson Design Group

D Falkender
11/13/06

703.476.4408
703.850.9300

NOTE:

The attached plan will be constructed on Lot 22, Northington Woods Drive, Northington Woods Sub-Division, Mooresville, N.C., with the following changes & additions:

- The overall width of the house will be extended by four feet (4') from 81' 10" to 85' 10" (4' will be added to the width of the Hearth Room, extending the right wall to the right. The additional 4' will in turn move the In-Law Suite to right by the same distance).
- Bedroom 4 will be eliminated. Bedroom 4 space will be incorporated into the Master Suite.
- Bedroom 3 will converted to a Den/Office
- There will be a total of four Bedrooms in this house and identified as follows:
    - Master Suite
    - In-Law Suite
    - Bedroom #2
    - Future Basement Bedroom expansion
- Hall Bathroom, across from Bedroom #2 will be eliminated.

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.

DID YOU KNOW?
The license purchased for this NDG home plan only allows this plan to be built one time.

REVISIONS	BY
10/25/05	GH
	30x42

Nelson Design Group LLC
RESIDENTIAL PLANNERS - DESIGNERS
NATIONALLY PUBLISHED
Member AIBD • CPBD
http://www.nelsondesigngroup.com

Change 1 From 81'10" to 85'10"

NOTE:
BLDR. / OWNER TO LOCATE DOORS OR WDWS. ON 2X6 EXTERIOR WALL. (VERIFY)

Future Expansion area for Bedroom #4

3-2X4 OR 3-2X6 STUDS UNDER BM. MIN. OR 3" MTL. POST (2X6 WALL MIN. WHEN POST USED)

4" CONCRETE SLAB W/ 6"X6", #10/#10 W.W.M. ON MIN. 4" COMPACTED FILL.

NOTE:
PORCH ABOVE TO BECOME WOOD DECK. CONC. PIERS MAY BE ADJUSTED ON SITE BY BLDR. / OWNER

2X6 STUD WALL @ 16" O.C. MAX

3-2X4 OR 3-2X6 STUDS UNDER BM. MIN. OR 3" MTL. POST (2X6 WALL MIN. WHEN POST USED)

4'

3" METAL POST

15-1/2" OPEN WEB FLOOR TRUSSES @ 16" O.C.

5 1/8"X16 1/2" LAM/BEAM OR W8X24 METAL I-BEAM TOP OF BEAM TO BE FLUSH W/ EXT. WALL SILL PLATE

3'0" X 1'6" CONC. FOOTING W/ 6 CONT. #4 REBARS AND VERTICAL #4 REBARS @ 2'0" o.c. 3'0" ABOVE FTG.

24" X 24" X 12" CONC FOOTING W/ 4 - #4 REBARS EA WAY

15-1/2" OPEN WEB FLOOR TRUSSES @ 16" O.C.

15-10" STRINGER CUTS W/ 11-1/2" TREADS (11" MIN.) W/ 16, 7 3/16" RISERS

3-2X4 OR 3-2X6 STUDS UNDER BM. MIN. OR 3" MTL. POST (2X6 WALL MIN. WHEN POST USED) EACH END.

NOTCH 4" DEEP TO ALLOW BEAM (VERIFY SIZE)

4" CONCRETE SLAB W/ 6"X6", #10/#10 W.W.M. ON MIN. 4" COMPACTED FILL.

2X4 OR 2X6 STUD WALL @ 16" O.C. MAX. (LOAD BEARING)

4" CONC. SLAB W/ 6"X6", #10/#10 W.W.M. ON .006 MIL. VISQUEEN ON MINIMUM 4" COMPACTED FILL.

5 1/8"X16 1/2" LAM/BEAM OR W8X24 METAL I-BEAM TOP OF BEAM TO BE FLUSH W/ EXT. WALL SILL PLATE

NOTCH 4" DEEP TO ALLOW BEAM (VERIFY SIZE)

NOTCH 4" DEEP TO ALLOW BEAM (VERIFY SIZE)

4" CONCRETE SLAB W/ 6"X6", #10/#10 W.W.M. ON MIN. 4" COMPACTED FILL.

4" CONCRETE SLAB W/ 6"X6", #10/#10 W.W.M. ON MIN. 4" COMPACTED FILL. 1/2" SLOPE GARAGE SLAB

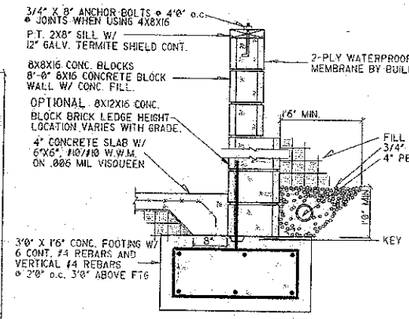
8"X16" CONCRETE L-BLOCK 8"X16" CONCRETE BLOCK 24"X12" CONCRETE FOOTING W/ 2 - #4 REBAR

Acknowledgement Of Plans Submittal ONLY!

Date 11-21-06

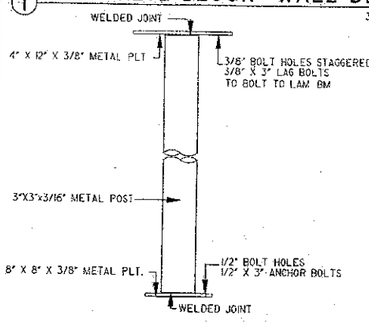
Date

D Falkenberg
11/13/06
703.476.4408
703.850.9300

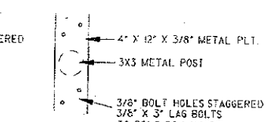


1 CONCRETE BLOCK WALL DETAIL
3/4" = 1'-0"

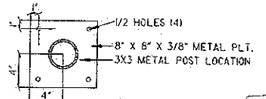
2 GARAGE FOUNDATION DETAIL
3/4" = 1'-0"



3 3x3 METAL POST DETAIL
SCALE 1 1/2"=1'-0"
SIDE VIEW



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



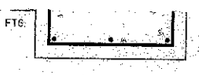
BASE VIEW
SCALE 1 1/2"=1'-0"

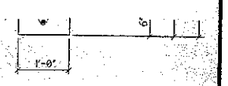
IF THIS STAMP IS NOT ON IT IS AN ILLEGAL SET OF PLANS

"C"

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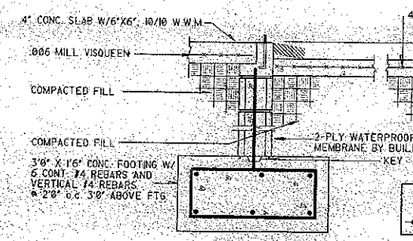
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4 STEP DOWN BASEMENT DETAIL
3/4" = 1'-0"

5 BEARING FTG DETAIL
3/4" = 1'-0"



6 STEP DOWN DETAIL (WALKOUT)

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 W/ SLAB W/ SITE ELEVATIONS IF APPLICABLE.
4.- BUILDER TO LOCATE FOUNDATION ACCESS LOCATION. VERIFY
5.- VERIFY 4" PERF. MIN. FRENCH DRAIN LOCATIONS IF NEED. VERIFY W/ SITE CONDITIONS.
6.- BUILDER TO VERIFY BASEMENT LAYOUT W/ OWNER. VERIFY W/ SITE.
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

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 P.S.I. (28 DAY) COMPRESSIVE STRENGTH CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH
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

