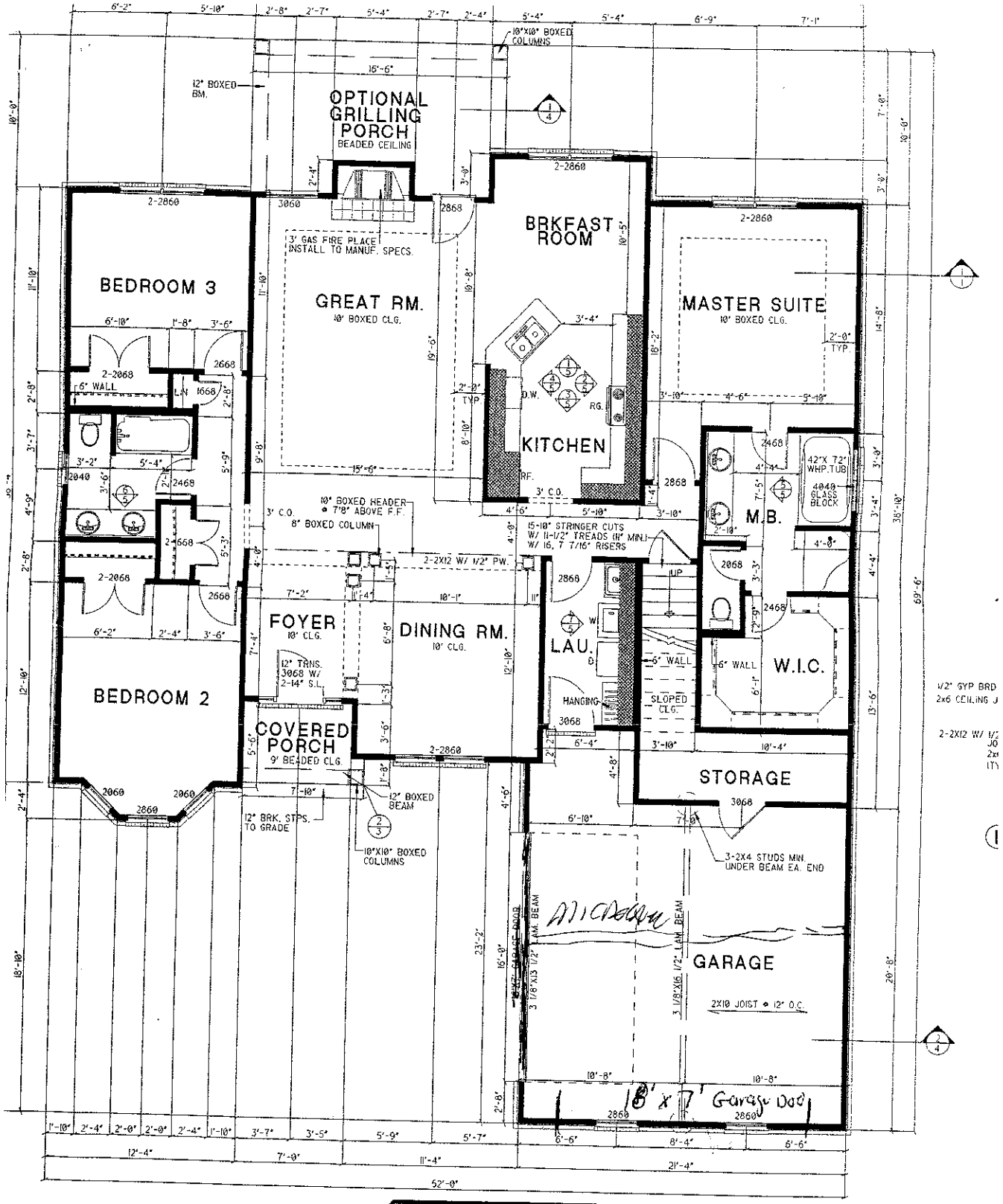
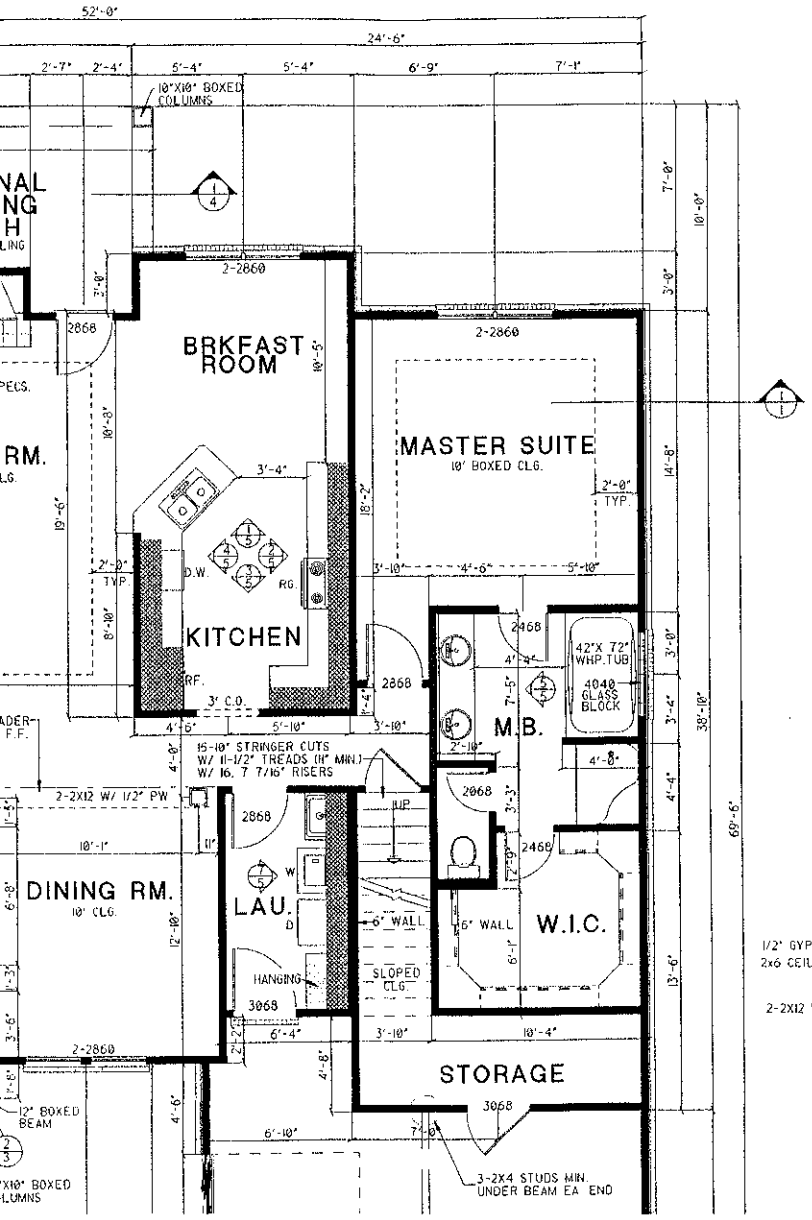


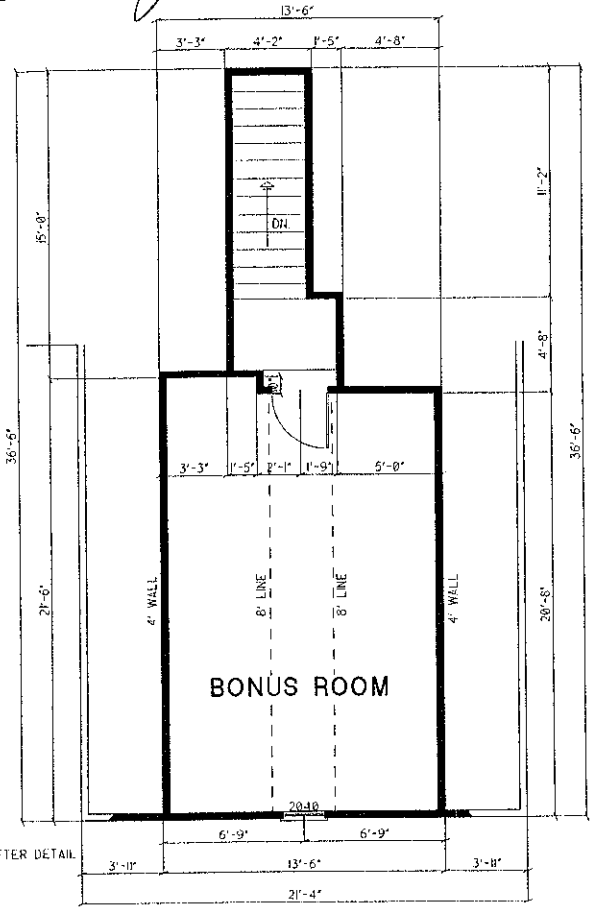
NOTICE DUTY OF COOPERATION

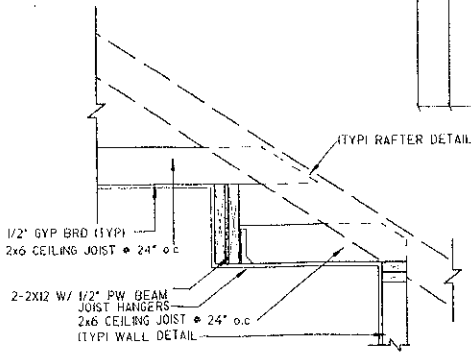
NELSON DESIGN GROUP, LLC. or Michael E. Nelson assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.

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. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Date 1-6-05







1 2X12 BOXED CEILING DETAIL
1" = 1'-0"

UPPER BONUS

NOTE:
1.- HVAC TO BE IN ATTIC VERIFY W/ BUILDER.
2.- UPPER BONUS FLOOR JOIST TO BE 2X10 @ 12" O.C. W/ 3/4" T&G STURDI FLOOR GLUED & SCREWED.

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

FLOOR PLAN NOTES:

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

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

3. WINDOW SIZES INDICATED ON PLANS ARE NOTE APPROXIMATE ROUGH OPENING SIZE. REFER TO P AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

4. COORDINATE LOCATION OF UTILITY METERS WI SITE PLAN AND LOCATE AWAY FORM PUBLIC VIE VISUAL IMMPACT SHALL BE MINIMIZED, I.E. MOUN AS POSSIBLE.

5. PREFABRICATED FIREPLACE CONSTRUCTION SH MEET OR EXCEED ALL APPLICABLE CODES REGA USE OF FIRE SEPARATIONS, CLEARANCES, ETC. I THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDI TO MATCH HEIGHT SHOWN ON PLANS AND SHALL EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSION ONLY.

8. CONTRACTOR SHALL FIELD VERIFY ALL CABIN DIMENSIONS BEFOR FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM N CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET C OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM SILL HEIGHT OF 43" FORM FINISH FLOOR.

10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, I DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STE ROOMS OR HOT TUBS SHALL BE TEMPERED.

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

12. PROVIDE COMBUSTION AIR VENTS, WITH SCRE BACK DAMPER, FOR FIREPLACES, WOOD STOVES ANY APPLIANCE WITH AN OPEN FLAME.

13. BATHROOMS AND UTILITY ROOMS SHALL BE V TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM RANGE HOODS SHALL ALSO BE VENTED TO OUTS

14. ATTIC HVAC UNITS SHALL BE LOCATED WITH ITS SERVICE OPENING. RETURN AIR GRILLES SHA NOT BE LOCATED WITHIN 10 FEET OF A GAS FIR APPLIANCE.

15. WALLS COMMON TO GARAGE AND HOUSE SHA HAVE A LAYER OF TYPE "X" GYPSUM BOARD AT GARAGE SIDE.

16. ALL FIREPLACE CHASE WALLS SHALL BE IN INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DR STOPS" AT EACH FLOOR LEVEL BY PACKING 6" INSULATION BETWEEN 2X4 JOISTS.

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

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