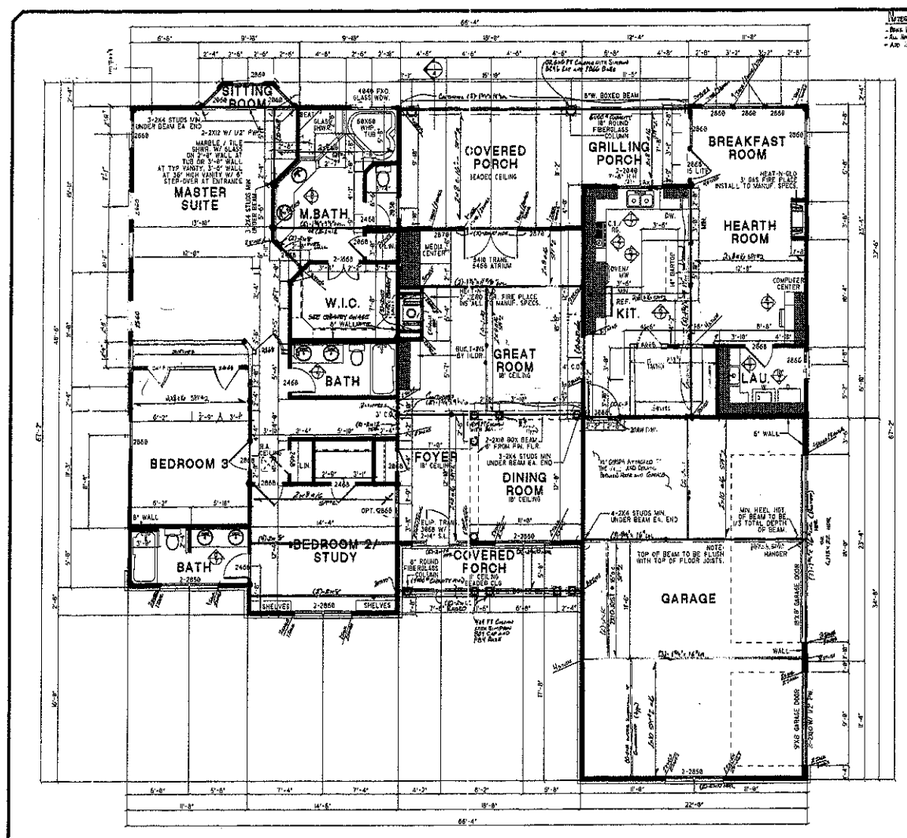


Notes:
- Brick Veneer Exposed Plan Rock and Sand.
- All Windows are CO-ject ESTATE 4600.
- All Lintels are 4" Low Beauty ONE.

CHIMNEY CHASE FRAMING (TYP5C/A1)
- 2x6 @ 12" o/c or 2x10 @ 16" o/c Enclosed Framing from side ceiling or floor.
- Finish 7/16" OSB sheathing on all sides w/ 8d nails at 4" o/c around edges and 12" o/c in field.
- Frame all studs to support beam or studs below with Simpson LSTA24 straps
- Frame bearing studs of beams to support studs with Simpson MSTC28 straps

DID YOU KNOW?
The Owner purchased for this NDG home plan only allows this plan to be built one time. The purchase of this license does not transfer any rights, title or interest in the plan or the ownership of the Intellectual Property Rights in the Building Plans. A license must be purchased each time the plan is sold for construction.
It is illegal to reproduce this plan's style or in part, including but not limited to, the working drawings, illustrations and/or marketing the plan many times over.
Nelson Design Group

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 CONTRACTORS 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 44" 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 50 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

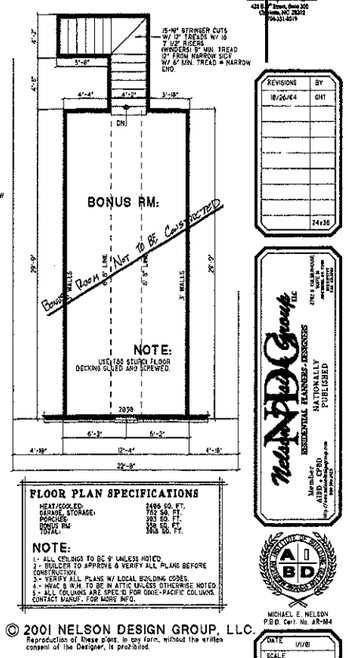
14. HVAC EQUIPMENT SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

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

16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "FIRESTOPS" 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. USE 5/8" GYPSUM BOARD AND CONFORM TO 24" O.C. FRAMING. USE 5/8" GYPSUM BOARD ON CEILING SUPPORTING ROOF/ATTIC TRUSSES 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.



FLOOR PLAN SPECIFICATIONS

HEAT/COOLED:	2466 SQ. FT.
GARAGE, STORAGE:	783 SQ. FT.
PORCHES:	283 SQ. FT.
BONUS RM:	426 SQ. FT.
TOTAL:	3958 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 IS N.I.C. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
5. ALL COLUMNS ARE SPEC'D FOR OMNI-PACIFIC COLUMNS. CONTACT MANUF. FOR MORE INFO.

© 2001 NELSON DESIGN GROUP, LLC.
Reproduction of these plans, in any form, without the written consent of the Designer, is prohibited.

15-1/4" RISER CUTS W/ 12" TREADS W/ 16 1/2" RISERS (WINDERS) 9" MIN. TREAD @ 7" FROM NARROW SIDE W/ 4" MIN. TREAD @ NARROW END

REVISIONS	BY
10/26/07	GHT

Vena Engineering, PC
428 E. 6th Street, Suite 200
Chico, CA 95928
(530) 332-8619

SEAL
DANIEL R. VENA
No. C 61 987
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
STATE OF CALIFORNIA

Nelson Design Group, LLC
2761 E. Lohman Ave.
Chico, CA 95973
(530) 345-2224
Member
AMERICAN SOCIETY OF RESIDENTIAL DESIGNERS
NATIONALLY PUBLISHED

AIBD
MICHAEL E. NELSON
P.B.D. Cert. No. AP-964

DATE: 11/01
SCALE: 1/4" = 1'-0"
BUILDER
JOB: NDG563R
DRAWN BY
1 OF 7

Header Schedule:

Member Size	Simpson Header	Capacity (#)
(2)-2x8	HUS26-2	1240
(2)-2x10	HU210-2 (MAX)	2090
(2)-2x12	HU212-2 (MAX)	2550
(2)-1-3/4"x9-1/4"LVL	HU410 (MAX)	2430
(2)-1-3/4"x11-7/8"LVL	HU412 (MAX)	2950
(2)-1-3/4"x 14"LVL	HU416 (MAX)	2485
All triple 2's	HU310-3 (MAX)	3080
All triple LVL	(2)HUS8-5/10	5150

NOTICE DUTY OF COOPERATION
NELSON DESIGN GROUP, LLC. or Michael E. Nelson is unable to assume any liability for any error or omission resulting from this plan. Review of these plans contemplates further inspection during the construction stage and construction shall not commence until any and all discrepancies found in these plans are corrected. Although the designer and his consultants performed their services with due care, they cannot warrant that the plans are complete and free of errors or omissions. Should any be discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer constitutes 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 arising out of such changes. Any qualified Designer, Architect, Contractor, or Structural Engineer who is driven to modify any portion of this design.
Written dimensions on these drawings shall have precedence over scales dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job. This office is to be notified of any variations from dimensions and conditions shown by these drawings. Shop drawings must be submitted to this office for approval before proceeding with fabrication.

FLOOR PLAN / NOTES
NDG563R
" Where Traditional Values and Family Come Together "

CAD DESIGNED

Date 11 Oct. 07
Date 11 Oct 07