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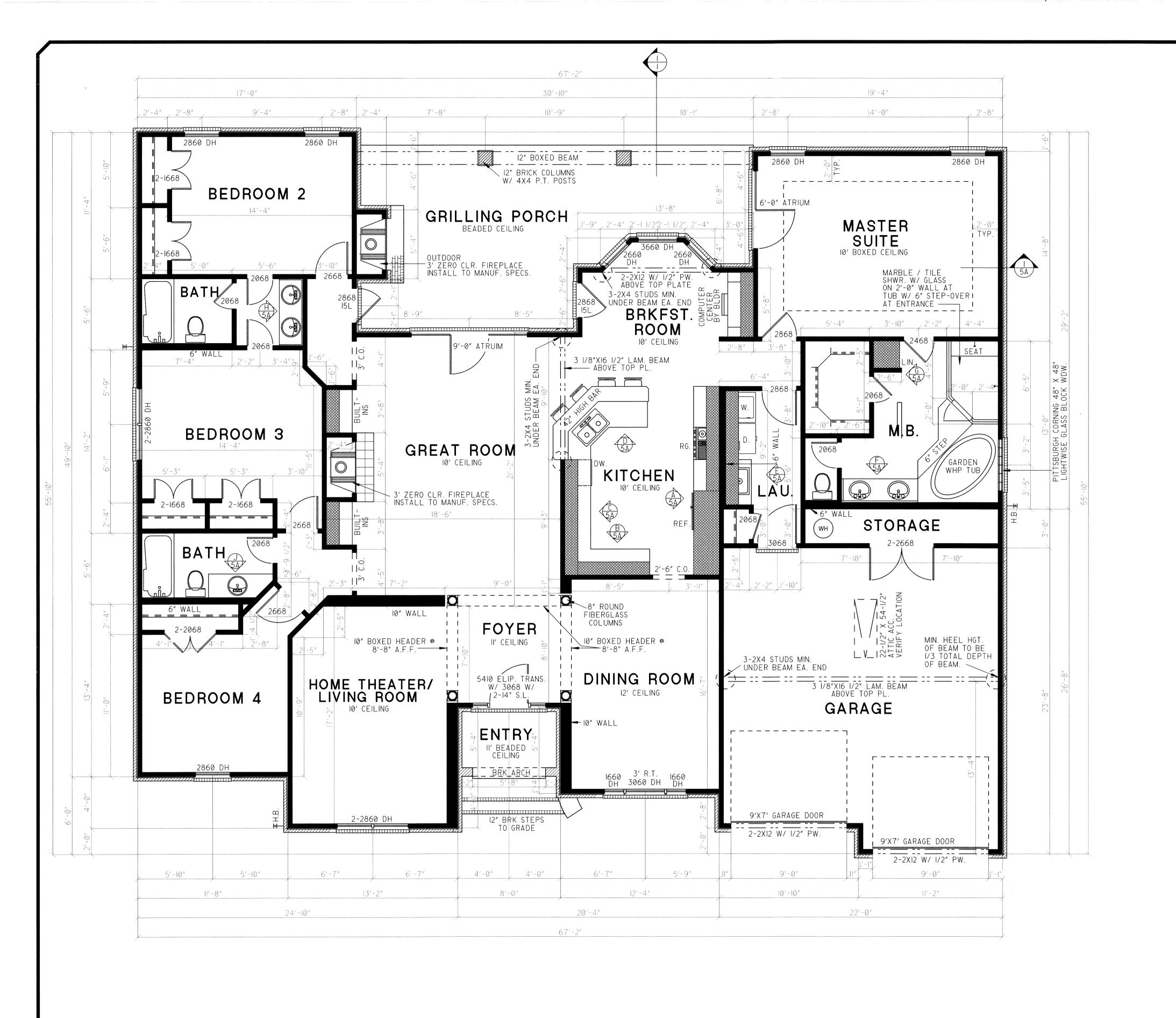
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#### FLOOR PLAN NOTES:

I. 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

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.

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

I2. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.

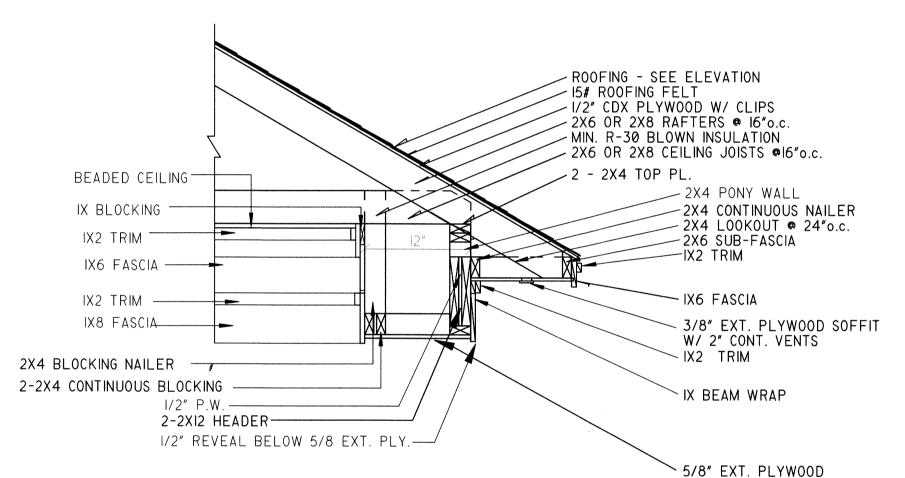
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

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

I6. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-I9) 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.



BOX BEAM SECTIONAL DETAIL

3/4" = 1'-0"

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#### FLOOR PLAN SPECIFICATIONS

HEAT/COOLED: GARAGE, STORAGE: PORCHES: TOTAL:

2525 SQ. FT. 536 SQ. FT. 417 SQ. FT. 3478 SQ. FT.

NOTE:

I.- ALL CEILINGS TO BE 9' UNLESS NOTED.

2.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.

CONSTRUCTION.

3.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.

4.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED

5.- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES.

REFERENCE IRC SECTION G2419

6.- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A

DOOR OR LOCATED WITHIN 18" OF FLOOR, 12" OF 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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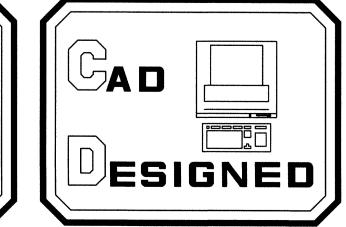
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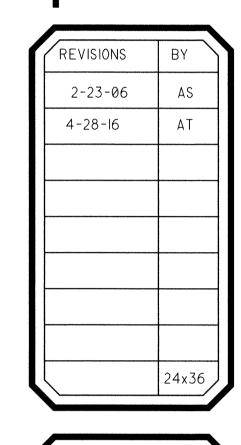
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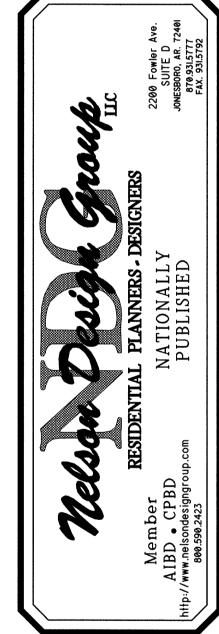
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NAIN FLOOR PLAN / NOTES NDG 769

"Where Traditional Values and Family Come Together"



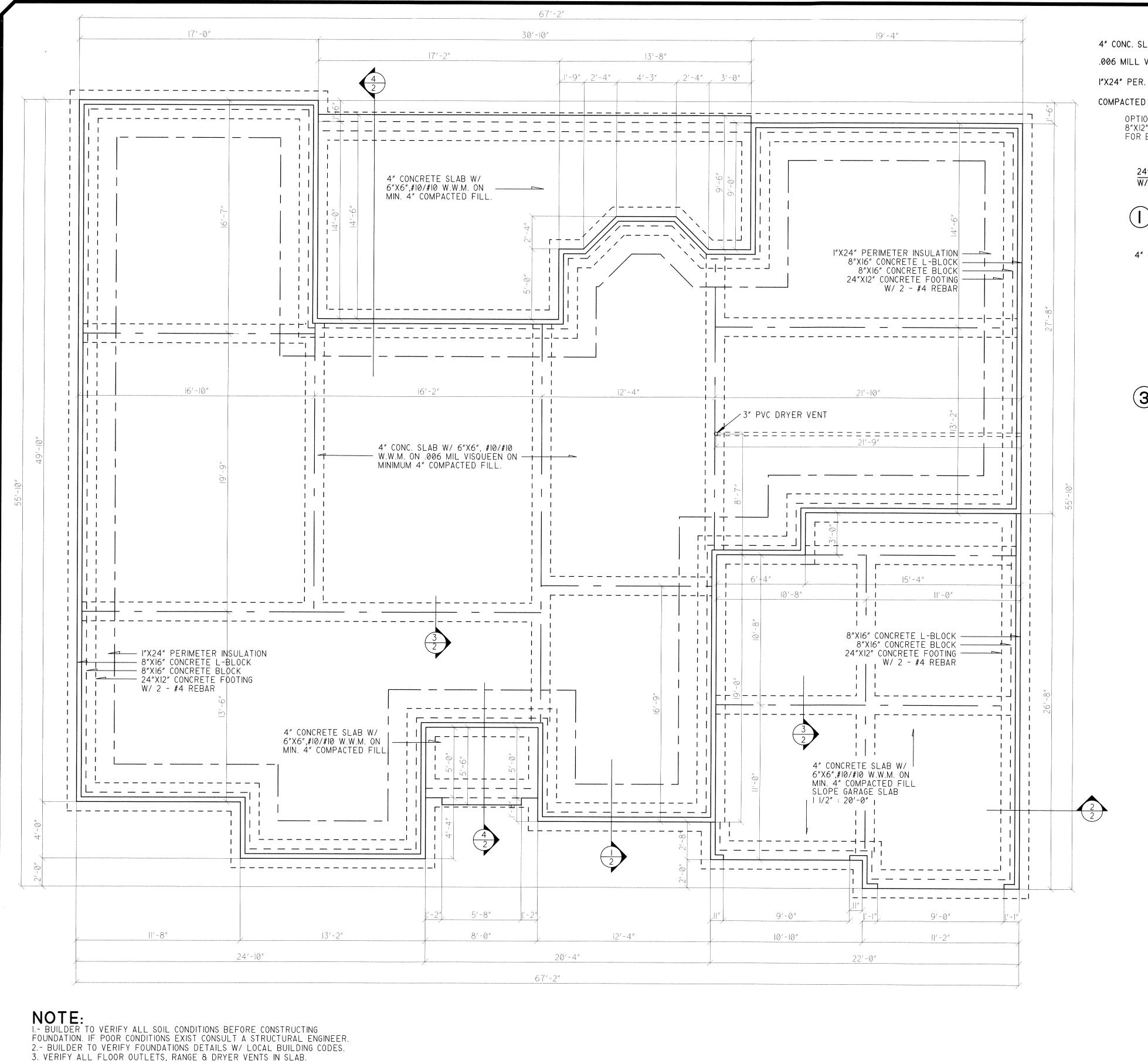






MICHAEL E. NELSON

DRAWN BY



/- 1/2", X 8" ANCHOR BOLTS -8"XI6" CONC. L BLK. 4" CONC. SLAB W/6"X6", 10/10 W.W.M. .006 MILL VISQUEEN I"X24" PER. INSULATION COMPACTED FILL — 8" X 16" CONC. BLK. 8"XI2"XI6" CONC. BLOCK FOR BRICK LEDGE.(BY BLDR.) 24" X 12" CONC. FOOTING W/ 2-#4 REBAR

FOUNDATION DETAIL

4" CONC. SLAB W/6"X6", 10/10 W.W.M.—

BEARING FTG DETAIL

#### FOUNDATION NOTES:

I. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED

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 6X6 - WI.4XWI.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 (8" 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

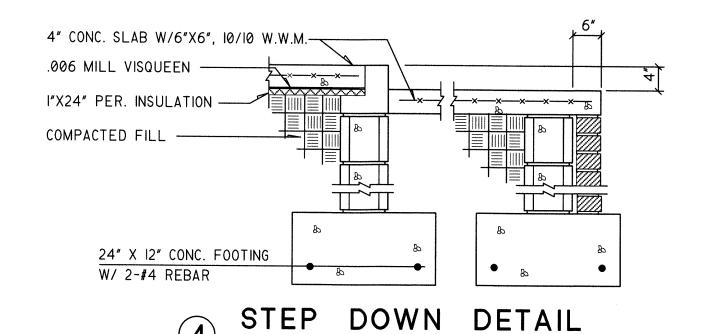
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.

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

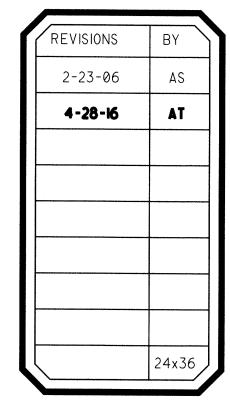
II. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE ABOVE GRADE.

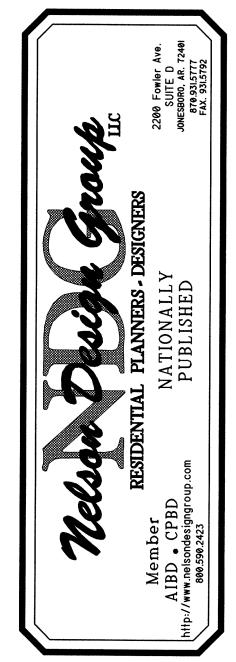
12. CRAWL SPACE FOUNDATIONS: PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.

- 1/2", X 8" ANCHOR BOLTS 4" CONC. SLAB W/6"X6", 10/10 W.W.M. — - 8"XI6" CONC. L BLK. .006 MILL VISQUEEN -COMPACTED FILL -8"XI2"XI6" CONC. BLOCK FOR BRICK LEDGE (BY BLDR.) 24" X I2" CONC. FOOTING W/ 2-#4 REBAR GARAGE FOUNDATION DETAIL



ALL DIMENSIONS ARE FROM EXTERIOR STUD WALL. WHEN LAYING 8"XI2"XI6" COURSES, ALLOW 4" TO ALL EXTERIOR DIMENSIONS FOR OPTIONAL BRICK LEDGE.





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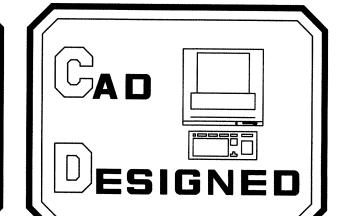
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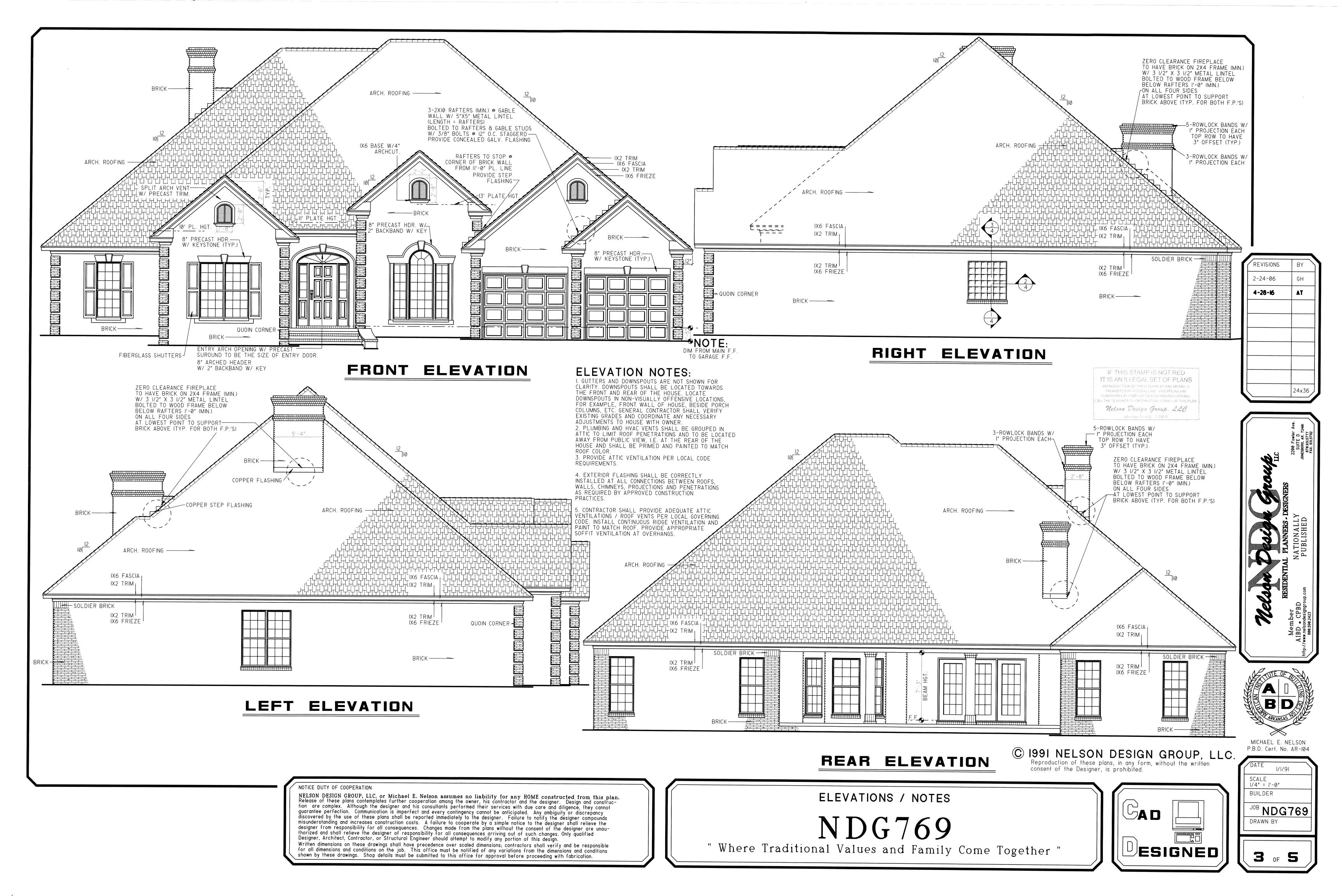
FOUNDATION (SLAB) PLAN / NOTES

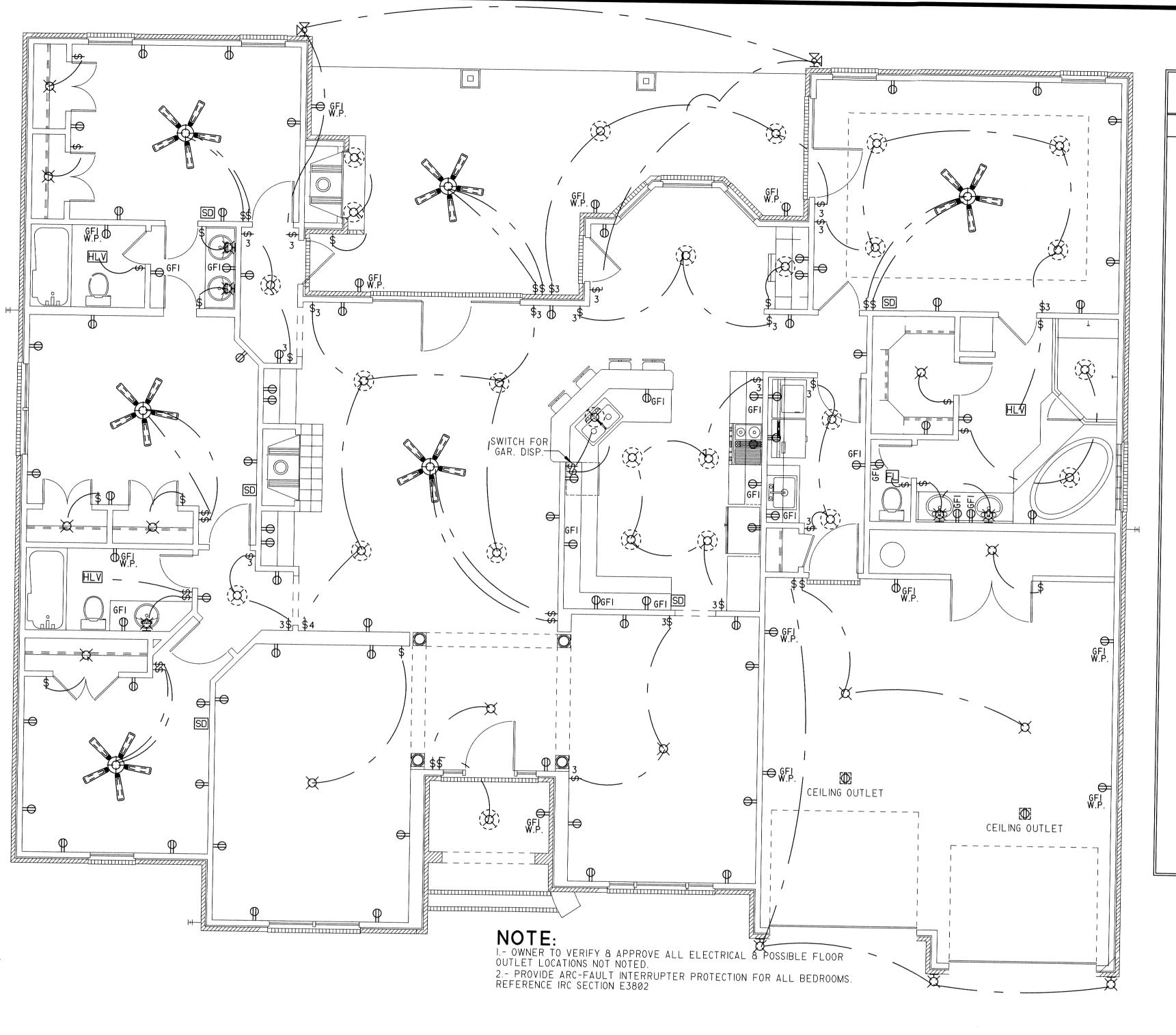
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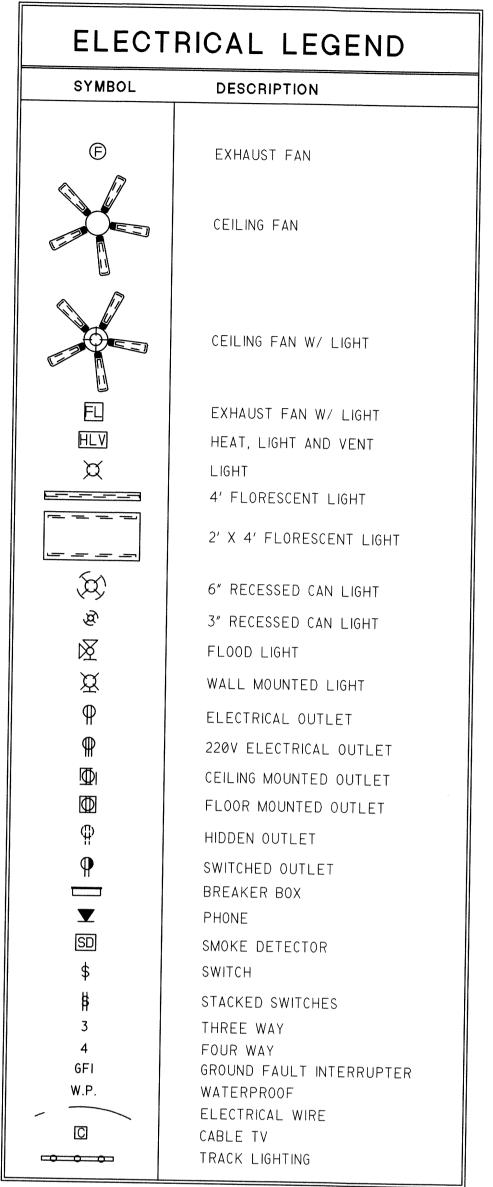
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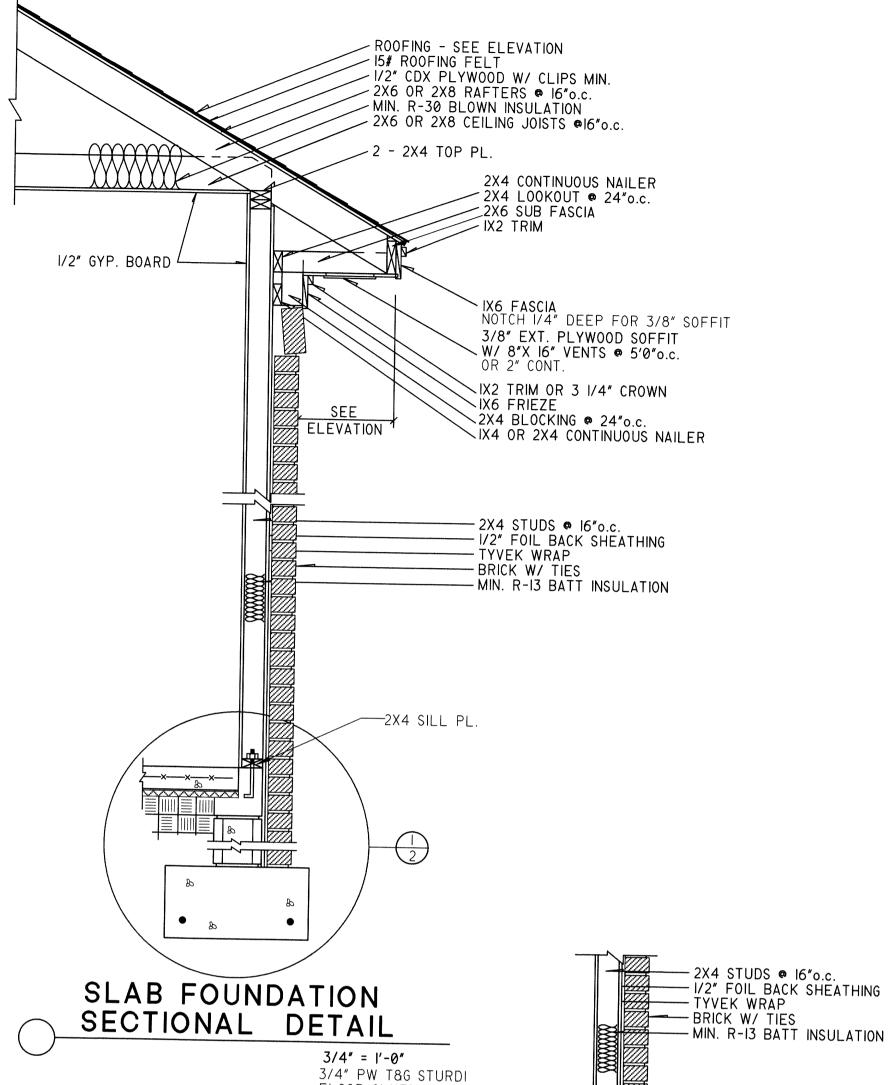


P.B.D. Cert. No. AR-104 1/1/91 SCALE |/4" = |'-0" BUILDER JOB NDG769 DRAWN BY



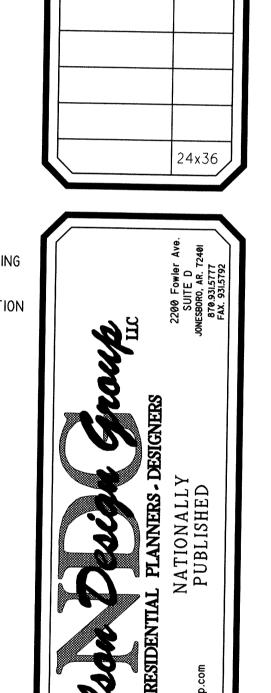






FLOOR GLUED & SCREWED

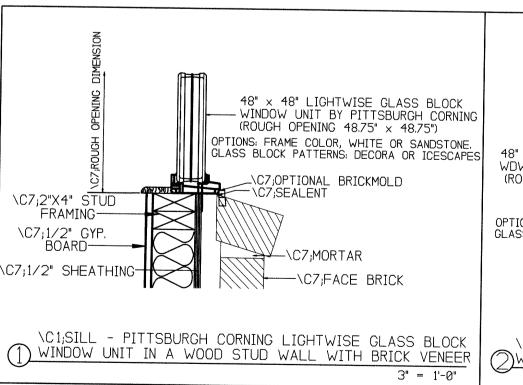
2XIØ RIM JOIST ----

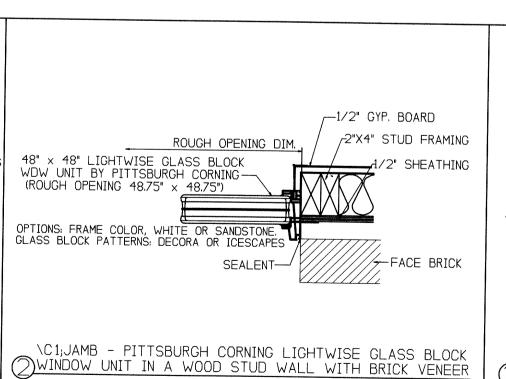


REVISIONS

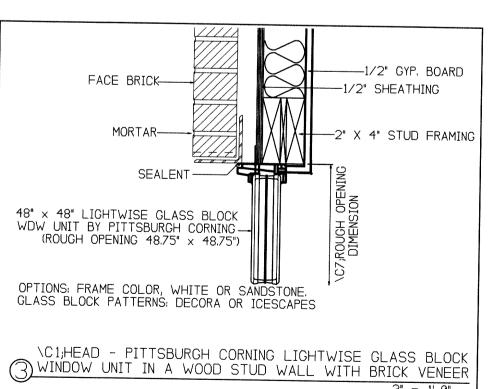
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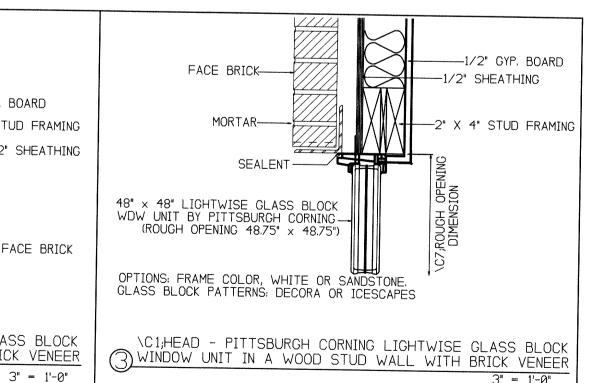
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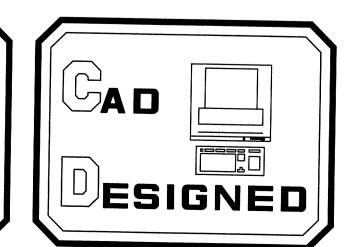
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CRAWL FOUNDATION

SECTIONAL DETAIL

ELECTRICAL PLAN / NOTES

NDG769



3/4" = 1'-0"

-2X4 SILL PL

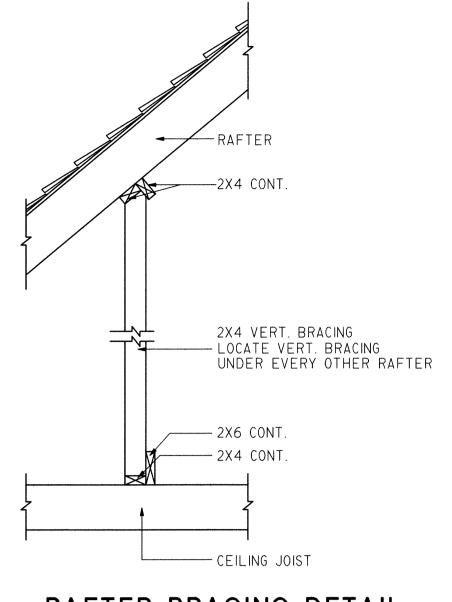


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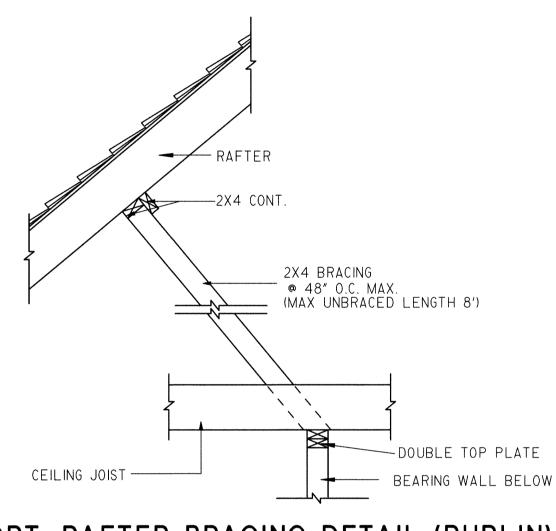
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#### RAFTER BRACING DETAIL 3/4'' = 1'-0''



### OPT. RAFTER BRACING DETAIL (PURLIN)

### ROOF PLAN

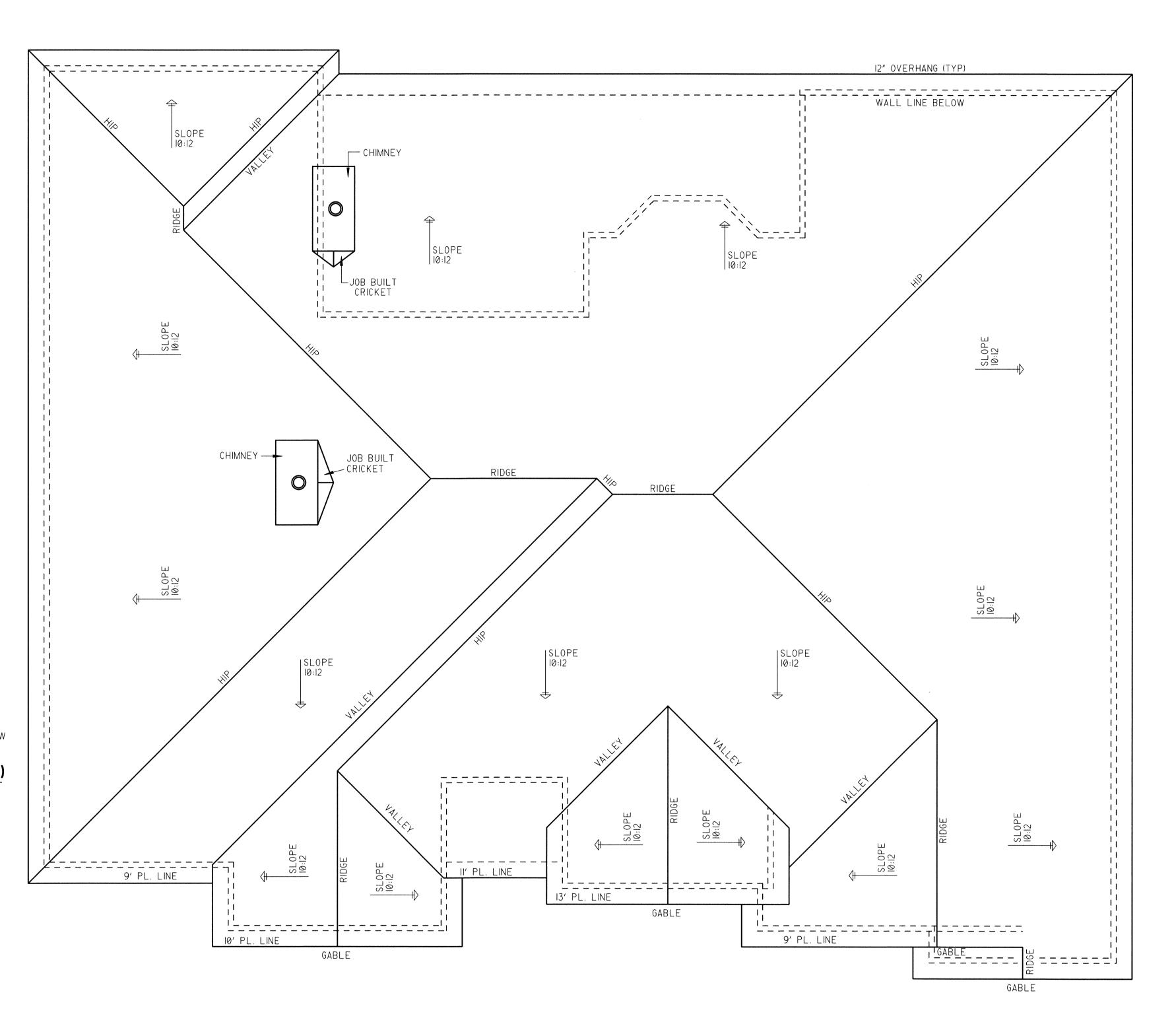
NOTE:

I.- MAIN ROOF PITCH TO BE 10:12 UNLESS NOTED. 2.- MAIN PLATE LINE TO BE 9'-0" UNLESS NOTED.

#### FRAMING NOTES:

- I.- RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 15'-0" OR GREATER.
- 2.- SUPPORT ALL HIP, VALLEY, AND RIDGES @ 8'-0" O.C. MAX. 3.- ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE. 4.- RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND
- 5.- RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES.
- EXAMPLES:
  A.- 2X6 RAFTERS ♥ 16" O.C. MAX. WITH 1/2" P.W. DECKING.
- B.- 2X6 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING. C.- 2X8 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.
- D.- 2X8 RAFTERS @ 16" O.C. MAX. WITH 1/2" P.W. DECKING.
- 6.- FASCIA OVERHANG TO BE 12" (TYP.) UNLESS NOTED ON ELEVATIONS. 7.- ALL HIP / VALLEY RAFTERS TO BE 2XIO UNLESS NOTED.

PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DE-GREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PULINS SHALL BE CONTINUOUS. (REFER IRC R802.5.1)



#### CONSTRUCTION AND FRAMING NOTES:

I. DESIGN LOADS ARE AS FOLLOWS LOCATION	PER SQ FT: LIVE	DEAD	DEFLECT LIMIT
IST FLOOR 2ND FLOOR (SLEEPING AREAS) ATTIC (NON STORAGE) ATTIC (STORAGE) ROOF (WITH FINISHED CEILING) ROOF (NO FINISHED CEILING) DECKS	40 LB	10 LB	L/360
	30 LB	10 LB	L/360
	10 LB	5 LB	L/240
	20 LB	10 LB	L/240
	30 LB SNOW	15 LB	L/240
	30 LB	7 LB	L/180
	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 2XI2 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)2XI2 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" 8 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)2"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2XI2 WITH I/2" PLYWOOD.

II. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION

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

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.

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REVISIONS

2-23-06

4-28-16

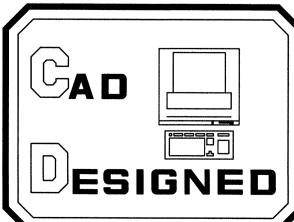
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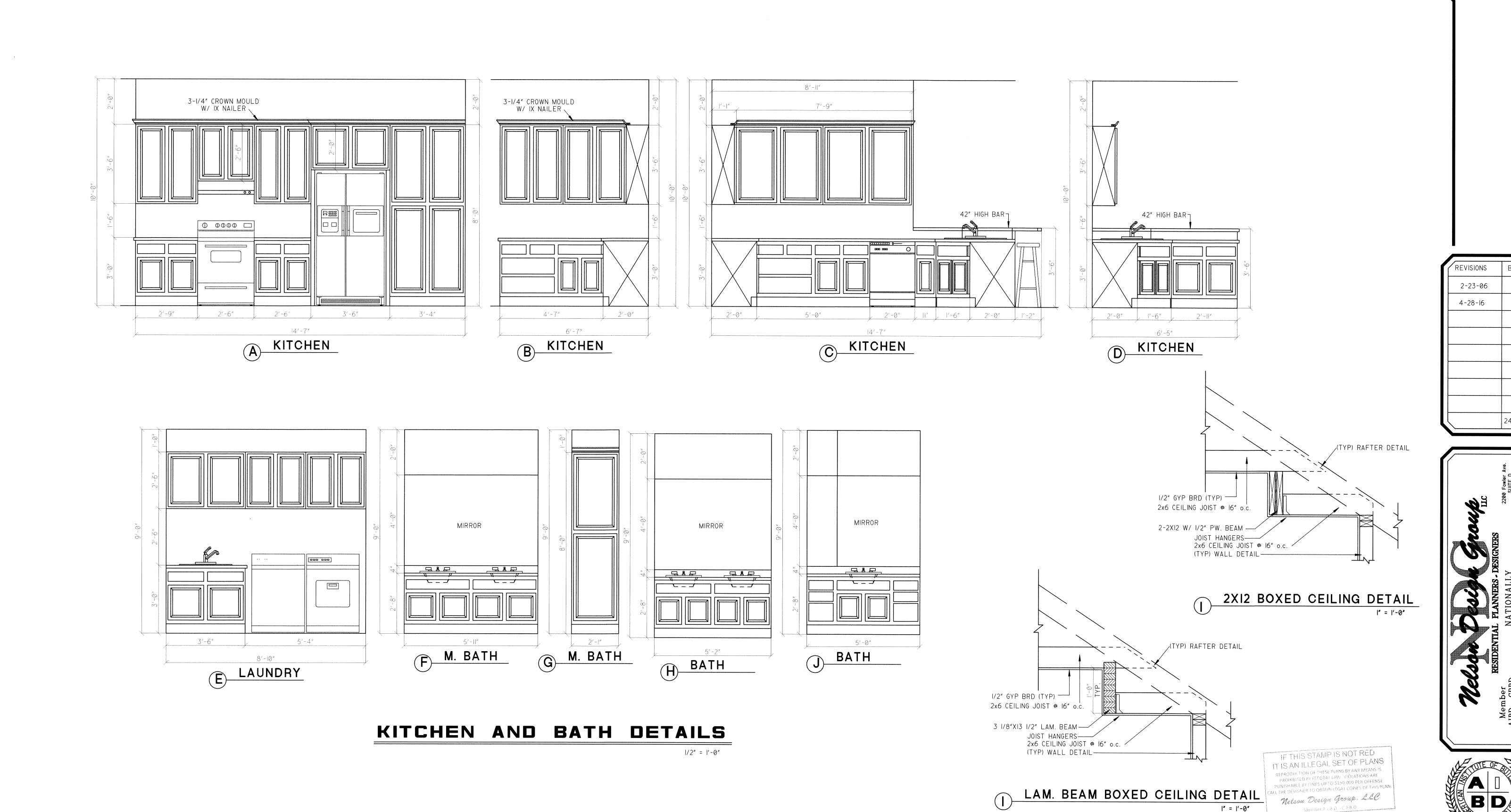
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"Where Traditional Values and Family Come Together



DATE 1/1/91 SCALE 1/4'' = 1'-0''BUILDER BNDG769 DRAWN BY

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NDG769 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.

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