53'-8" FLOOR PLAN

FLOOR PLAN NOTES:

 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 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 CORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED TO SECONDAY TO THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

 CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS. 7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY

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 OPENING OF 50°. A MINIMUM NET CLEAR OPENING HEIGHT OF 20°. A MINIMUM NET CLEAR OPENING HEIGHT OF 20°. A MINIMUM NET CLEAR STEAM OF AVEN 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, WHIRL POOLS, 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

THA 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 ADDI MANCE.

APPLIANCE.

15 ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARDW.

1-HOUR FIRE RATING ALL EXT. DOORS IN GARAGE TO BE METAL OF SOLID CORE DOORS INCLUMING 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 10. ALL BATTHALE WATER RESISTANT GYPSUM BOARD. 19. ALL GARAGE CEILINGS TO HAVE 5/8" TYPE-Z GYP BRD. DPTIONAL ALL SIDES WALLS.

INUTE.

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

CONSTRUCTION AND FRAMING NOTES:

1. DESIGN LOADS ARE AS FOLLOWS PER SQ FT.

LOCATION	LIVE	DEAD	DEFLEC
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.

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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 187 DAMETER BOLTS STAGGERED AT 24" ON CENTER, RIGIGLY FASTEN ALL CONNECTION RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.

13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNDOSSTRUCTED RUNS FOR HAC 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 VARAITONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVUSIONS MAY BE REQUIRED TO THESE PLANS.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHAVA 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.

FLOOR PLAN SPECIFICATIONS

NOTE:

1. ALL CELINGS TO BE 8' UNLESS NOTED SUCH AS VAULTED CEILINGS.
2. BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE
CONSTRUCTION.
3. VERIFY ALL PLANS W/ LOCAL BUILDING CODES.

ROUND OR HOT TOBS SHALL BE TEMPERED
TO COMPLY WITH IRC SECTION R308.48
7. NARROW WALL SHEARWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH

2006 IRC SECTION R602.10 BRACED WALL LINES. SAID SHEARWALLS MAY ALSO BE CONTRUCTED USING SIMPSON STRONG TIE PRODUCTS. REFER TO ALSO BE CON INCITED USING SIMPSON STRONG TIE PRODUCTS REFER TO
SIMPSON STRONG TIE FOR "STRONGWALL" APPLICATIONS. THIS MAY BE
REQUIRED TO MEET ANY CODE REQUIREMENTS FOR NARROW WALLS
NEXT TO GARAGE DOORS. CORRECT PRODUCT SELECTION IS SENSITIVE TO
BOTH SEISMIC AND WIND ZONE PARAMETERS AND SHOULD BE VERIFIED
LOCALLY PRIOR TO CONSTRUCTION. ALSO DUE TO THE NATURE OF THE
SIMPSON INSTALLATION PROCESS. THE DECISION TO USE THE "STRONGWALL" SYSTEM SHALL BE MADE PRIOR TO FOUNDATION CONCRETE PLACEMALE SYSTEM SHALL BE MADE PRIOR TO FOUNDATION CONCRETE PLACEMALE SYSTEM SHALL BE MADE PRIOR TO FOUNDATION CONCRETE PLACEMANDE SIMPSON INSTALLED IN PROCESSION FOR THE STRONGMANDE SIMPSON INSTALLED THE PLACE FOUNDATION CONCRETE PLACEMANDE SIMPSON INSTALLED THE PLACE FOUNDATION CONCRETE PLACE
MANDE SIMPSON INSTALLED THE PLACE FOUNDATIO MENT. SINCE THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC THE MECHANICS TO MEET CODE REQUIREMENTS SHALL BE VERIFIED BY QUAL-IFIED PERSON(S) AT THE LOCAL LEVEL PRIOR TO CONSTRUCTION. SEE DETAILS 1 & 2 ON PAGE SSW2, SHEARWALL "GARAGE WALL OPTIONS"

3.-VERIFY ALL PLANS WILCOAL BUILDING CODES
4.-HYACA & WILT OB EIN ATTU DILESS OTHERWISE NOTED.
5.-PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES.
REFERENCE IRCS ECTION GASTON
6.-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A
DOOR OR LOCATED WITHIN FO' OF FLOOR 3.
BOY ON THE OFFICIAL SHOWERS, SAUNAS, STEAM
ROOMS OR HOT TUBS SHALL BE ETMERSED.

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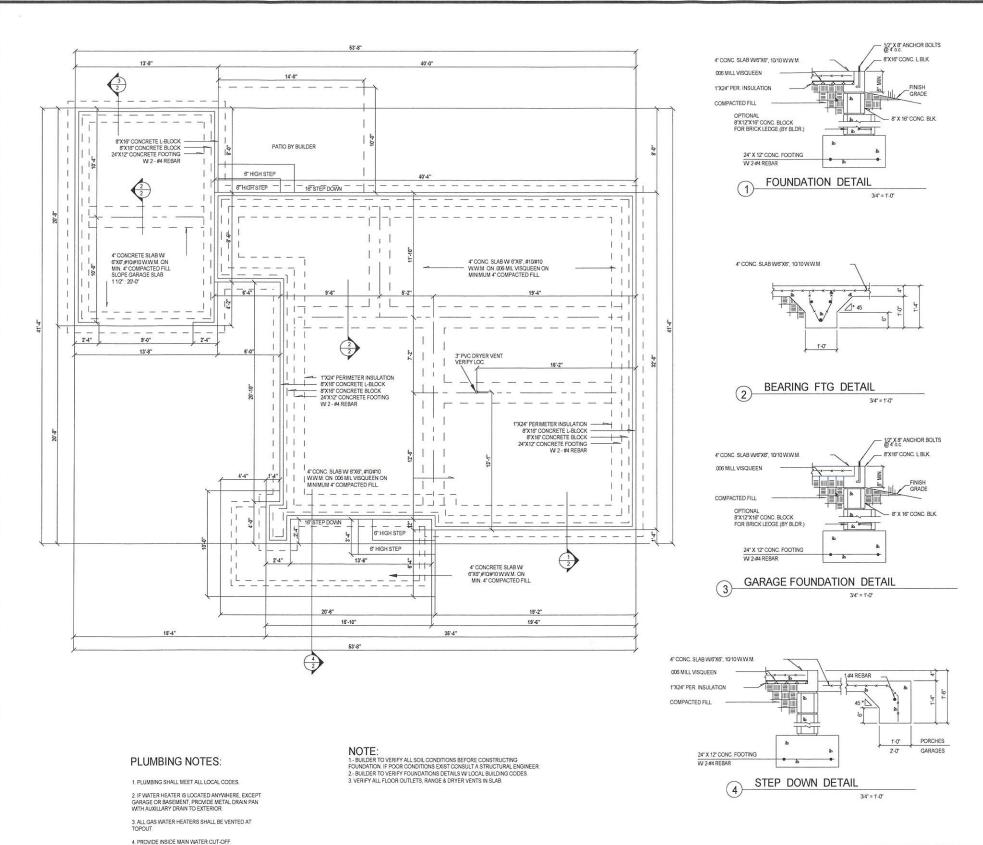
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By Mich

6/22/2020 MEN5252



5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO

GENERAL NOTES:

In case of conflict between the General Notes below and the specifications the more rigid requirement shall govern unless amended in writing by the Enginee

DESIGN DATA

 Design Codes - (All latest editions unless noted)
 -American Concrete Institute (ACI)

-Cast-in-place Concrete

Cast in pictor Concrete

Fe = 3,000 psi at 28-days.

Fo = 3,000 psi at 28-days.

Fot = 4,000 psi at 28-

GENERAL INFORMATION

GENERAL INFORMATION

All columns shall be centred on grid lines unless noted otherwise.

2. All column footings shall be centred on columns unless noted otherwise.

3. All wall footings shall be centred on was unless noted otherwise.

4. For concrete reinforcing at correits, see typical corner bar detail.

5. For siab-on-grade construction joint detail, see typical slave only and detail.

6. All fill material under structure shall be sanly city or citypy sand exhibiting a liquid limit less than 55. Fill material shall be placed in loose lifts not to exceed 6° and compacted to a density of not less than 55% of Modelie Protot Maximum Uny Density (ASTM D-1557) at or sightly well of optimum mosture content. In place moisture and density of each fill shall be determined by re-studied less for to placing additional fill.

7. Where noted C.J. on plan, provide Keyed Joint in floor slab.

8. 46 mill polythyrine film vapor beniner shall be placed below all interior slabs-on-grade.

9. Provide a 4-inch clean medium to coarse sand or gravel compacted drainage fill below all interior slabs-on-grade.

CAST-IN-PLACE CONCRETE

CASTIM-PLACE CONCRETE

1. Arrangement and bending of reinforcing steel shall be in accordance with ACI detailing manual, latest edition.
2. Reinforcing steel shall be new and all bars over #2 shall be deformed.
3. Where reinforcing bars are shown continuous, lap bars 35-bar diameters or 24-bar diameters at tension or compression splices respectively (12" minimum).
4. Provide suitable were speace, sharts, lace, etc., for supporting reinforcing steel in the proper position while placing concrete.
5. Concrete protective covering for reinforcement at surfaces not exposed directly to the ground shall be 34" for slabs, joests, and valids and 1-1/2" for beam stimps and column bes or spraids.
6. Concrete protective covering for reinforcement at surfaces which will be exposed to the weather or be in contact with the ground shall be 2" for bars larger than #5 and 1-1/2" for #5 bars or smaller. Provide 3" cover below and at ends of footing bars.
7. Location and sizes of openings, sleeve, etc., required for other trades must be verified by these trades before placing concrete.

CONCRETE MASONRY UNITS

Place vertical reinforcing bars at corners, jambs of openings, below beam bearing, and in walls as indicated on the drawings.
 Dowell vertical reinforcing bars out of the structure below with bars of the same size and

Specing above.

3. Lap spice bars in masonry 40 bar diameters.

4. Place horizontal bars in 6" deep band beam units at top of wall.

5. Continue band beam units and reinforcing unintempted around comers and across wall.

Intersections.

6. Metal masonny-course reinforcing shall be thus it yie conforming to ASTM A82, not less than 9 gauge, galvanized at exterior walls. Furnish material with prefabricated corners and tees.

Reinforcing shall be used in all partitions, spaced 15° or, vertically, joints lapped 6°. Place reinforcing in first bed joint above and below all concrete sibles and wall openings.

7. Load bearing concrete masonny units shall conform to ASTM CSQ. Grade N, Type 1, with minimum average compressive strength on the area of 1,100 psi and minimum net area compressive strength or individual units shall be 1,500 psi.

strength of individual units shall be 1,500 psi.

8. Non-lear bearing concrete mascency units shall conform to ASTM C129, Type 1.

9. Mortar shall be Type N conforming to properly or protection requirements of ASTM C476.

10. All mascency fit concrete shall have a minimum strength at 28-days fo = 3,000 psi, maximum aggregate shall be 36° and shall be placed in maximum lifts of 4-0°.

11. All grout shall conform to ASTM C476, Fine Grout.

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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 A.I.B.D. - C.P.B.D.

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recoversamining and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the signer from exponsibility for all consequences. Changes made from the plans without the consent of the designer are uncored and shall relieve the designer disposibility for all consequences simple out of such changes. Only qualified visigner, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design. Designer, Anchect, Contractor of solutional engineer should assume to morely any power or in leasing Written dimensions on these diawings shall have procedence over scaled dimensions, contraction shall verify and be respons for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by three defamiles. Shop acties it must be submitted to this office or approval before proceeding with factorion or the process of the state of the st





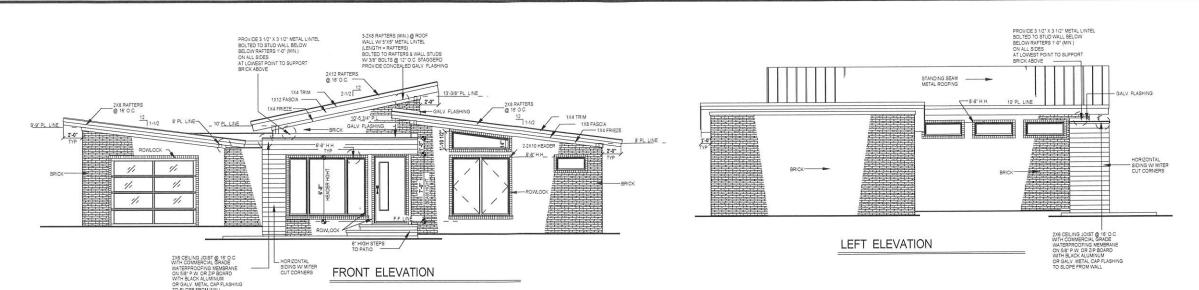
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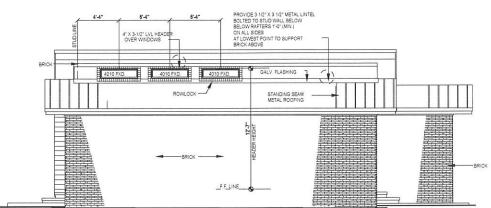
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By Michael

6/22/2020 SCALE 1/4" = 1'-0" BUILDER JOB MEN5252 DRAWN BY









SECTION NOTES:

4 PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX.

ELEVATION NOTES:

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

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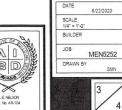
9'-10" PL LINE

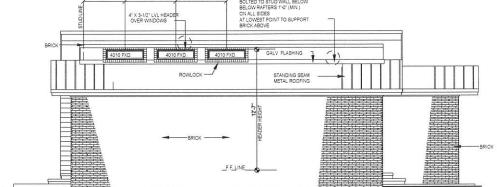


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INSULATION NOTES:

PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-30 INSULATION IN FLAT CEILINGS AND R-30 MINUMUM BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1272 MINIMUM AIRSPACE BETWEEN SHEATHING 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 DUCKYORK 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

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

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.

2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS

5. PROVIDE 2X4 STRUTS AT 48° O.C. FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.

6. HANDRAILS SHALL BE MOUNTED 34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

VOTICE DUTY OF COOPERATION MICHAEL E. NELSON DESIGNS, LLC or Mic Rolesse of these plans contemplates further

3-2X8 RAFTERS (MIN.) @ ROOF WALL W/5"X5" METAL LINTEL (LENGTH = RAFTERS) BOLTED TO RAFTERS & WALL STUDS W/38" BOLTS @ 12" O.C. STAGGERD DROUBLE CONNERS ED CALL & ACHIE

REAR ELEVATION

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