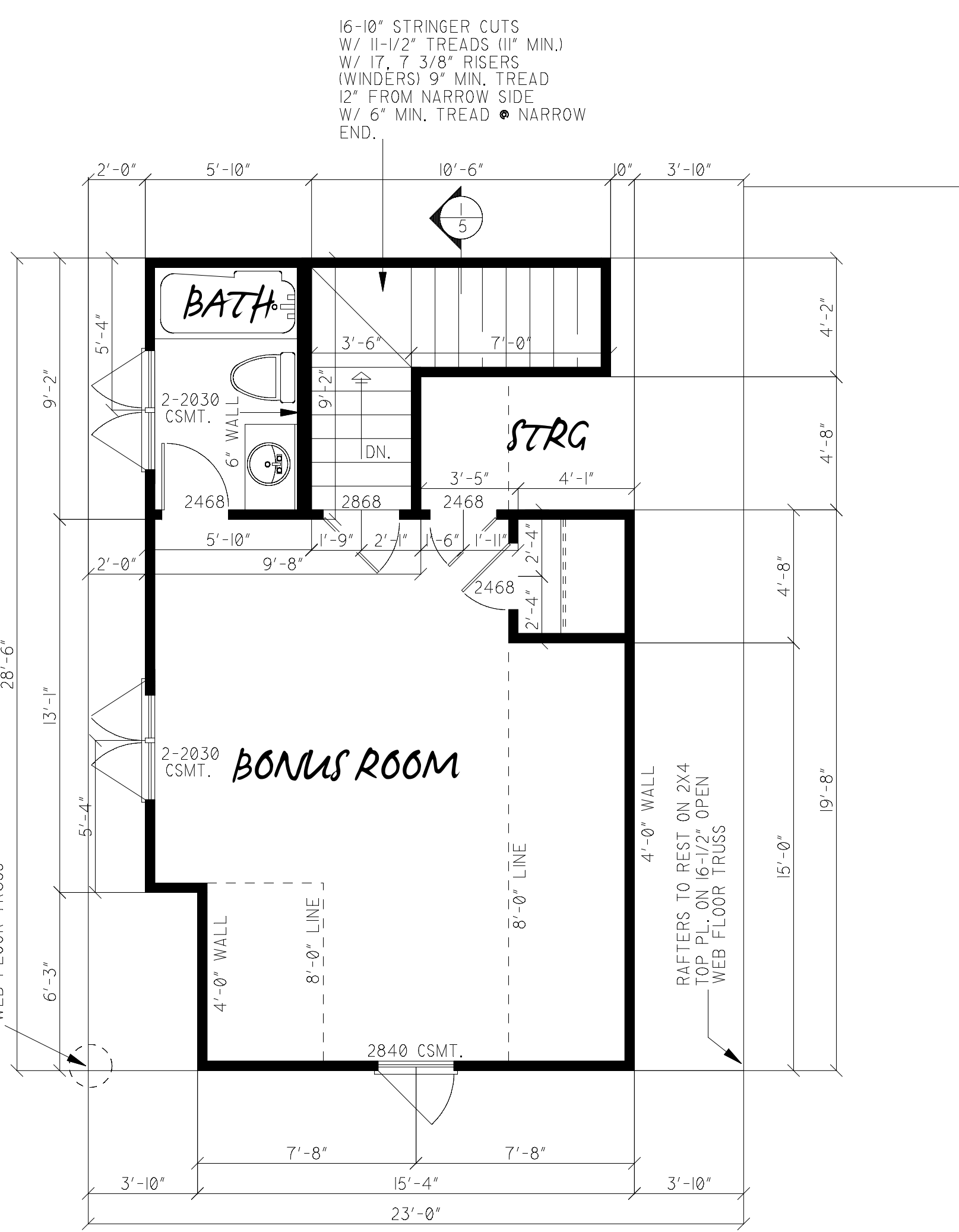
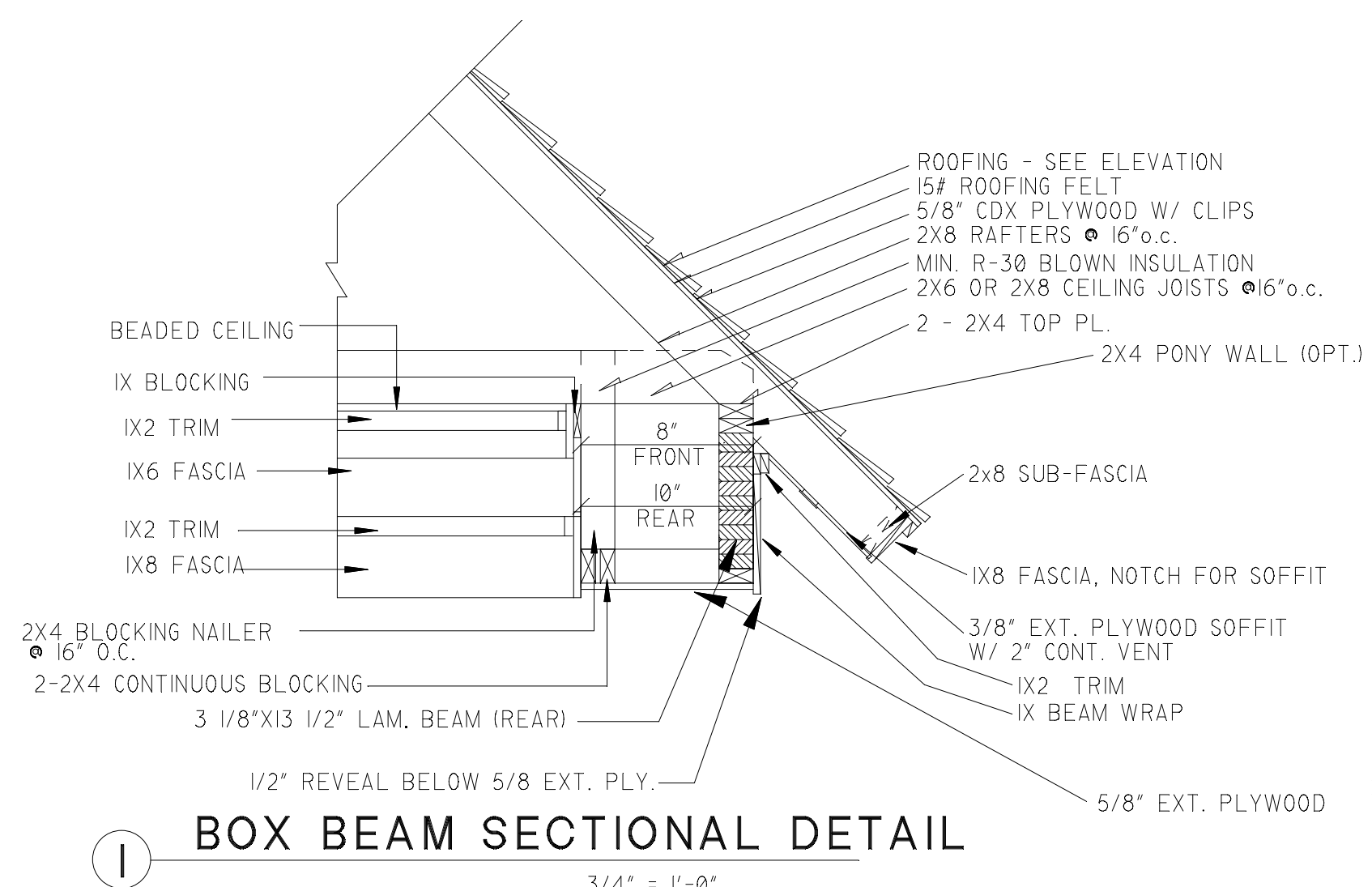
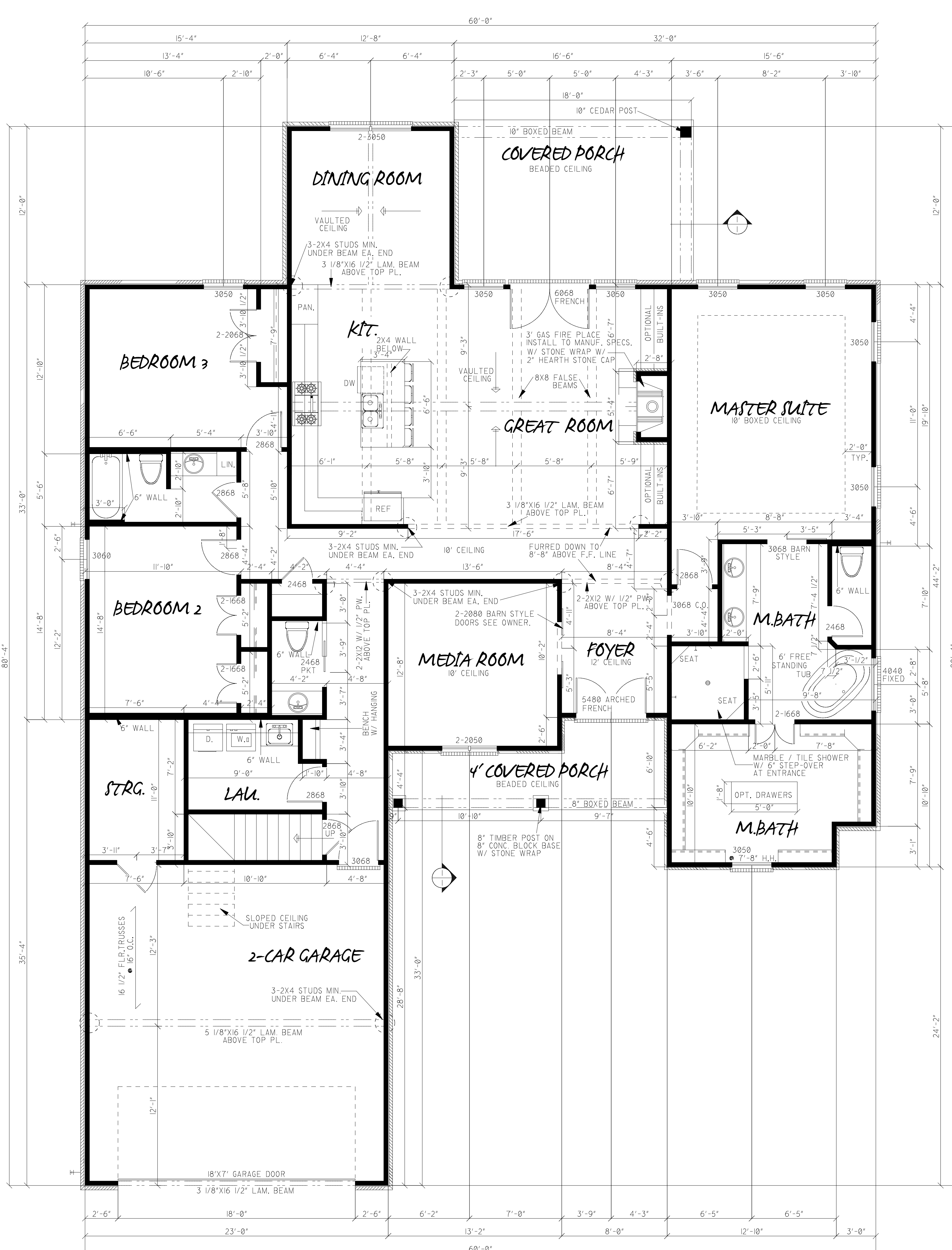


REVISIONS	BY

MAIN FLOOR PLAN / NOTES
MEN 5071R



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 BATHS, 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. 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 "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.

NOTE:

- 1.- HVAC TO BE IN ATTIC. VERIFY W/ BUILDER.
- 2.- UPPER FLOOR CEILING HEIGHTS TO BE 8'-0" UNLESS NOTED.
- 3.- UPPER FLOOR JOIST TO BE 16-1/2" OPEN WEB FLOOR TRUSSES @ 16" O.C. W/ 3/4" 18G ADVANTECH FLOOR GLOUED & SCREWED. SEE TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS.
- ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUF. TRUSS MANUF. WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING. TRUSS MANUF. TO SUPPLY TRUSSES W/ CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXT. WALL SUPPORT & RAFTER CLEARANCE.**
- 4.- HVAC B.W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.

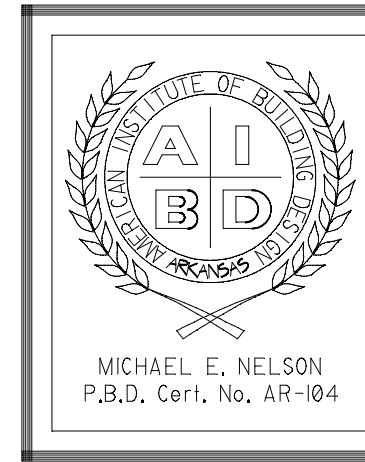
FLOOR PLAN SPECIFICATIONS

HEAT/COOLED MAIN FLOOR:	2500 SQ. FT.
GARAGE STORAGE:	642 SQ. FT.
PORCHES:	342 SQ. FT.
TOTAL:	3484 SQ. FT.
BONUS:	354 SQ. FT.

NOTE:

- 1.- MAIN FLOOR CEILINGS TO BE 9' UNLESS NOTED.
- 2.- UPPER FLOOR CEILINGS TO BE 8' UNLESS NOTED.
- 3.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
- 4.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
- 5.- HVAC B.W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
- 6.- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES. REFERENCE IRC SECTION 624.9.
- 7.- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8
- 8.- NARROW WALL SHEARWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2006 IRC SECTION R602.10 BRACED WALL LINES. SAID SHEARWALLS MAY ALSO BE CONSTRUCTED 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 PLACEMENT. SINCE THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC THE MECHANICS TO MEET CODE REQUIREMENTS SHALL BE VERIFIED BY QUALIFIED PERSON(S) AT THE LOCAL LEVEL PRIOR TO CONSTRUCTION.
- SEE DETAILS 1 & 2 ON PAGE SSW2, SHEARWALL "GARAGE WALL OPTIONS".**

NOTICE OF COOPERATION
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DATE	1-25-18
SCALE	1/4" = 1'-0"
BUILDER	
JOB	MEN5071R
DRAWN BY	AT