

GENERAL NOTES

This plan was designed and drafted BY Advanced Designs Inc. to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for Seismic Site Class D. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

* If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform ADI, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

DESIGN LOADS:

Floor:	Roof:	Ceiling:
40 psf. live	30 psf. live	10 psf. live
15 psf. dead	10 psf. dead	5 psf. dead

• Soil bearing Capacity - 1500 psf.

• Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 F81 (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shim in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
F_b = 1,000 psi F_v = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Hole sizes and locations in Glulam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing. Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless otherwise noted.
- Unless noted otherwise, above all openings that are:
(1) Load bearing and less than or equal to 3 ft. use 4x6,
(2) Load bearing and more than 3 ft. use (2) 2x12 with 1/2" Plywood between.
(3) Non-load bearing and less than or equal to 6 ft. use 4x6,
(4) Non-load bearing and more than 6 ft. use (2) 2x12 with 1/2" Plywood between.
(5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-briding on all spans over 8'-0" and (2) rows of 1" x 3" cross-briding on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6s, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

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CONSTRUCTION FROM THESE PLANS SHOULD NOT BE FACTOR IN WITHOUT THE
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CODES & SITE REQUIREMENTS PRIOR TO CONSTRUCTION.
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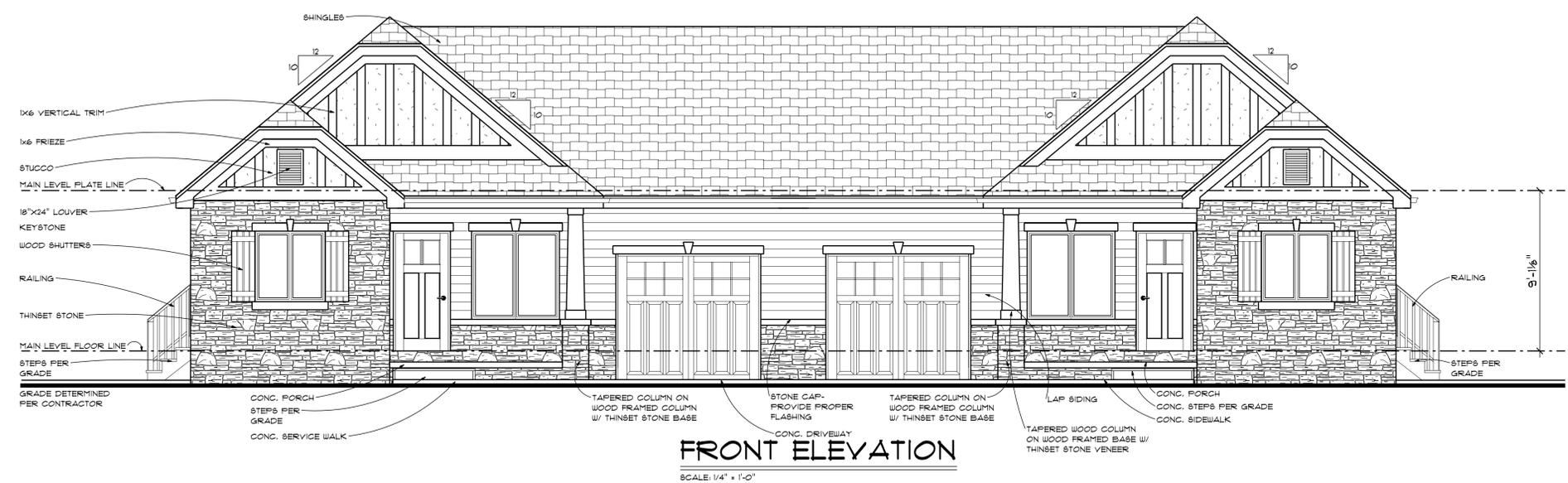
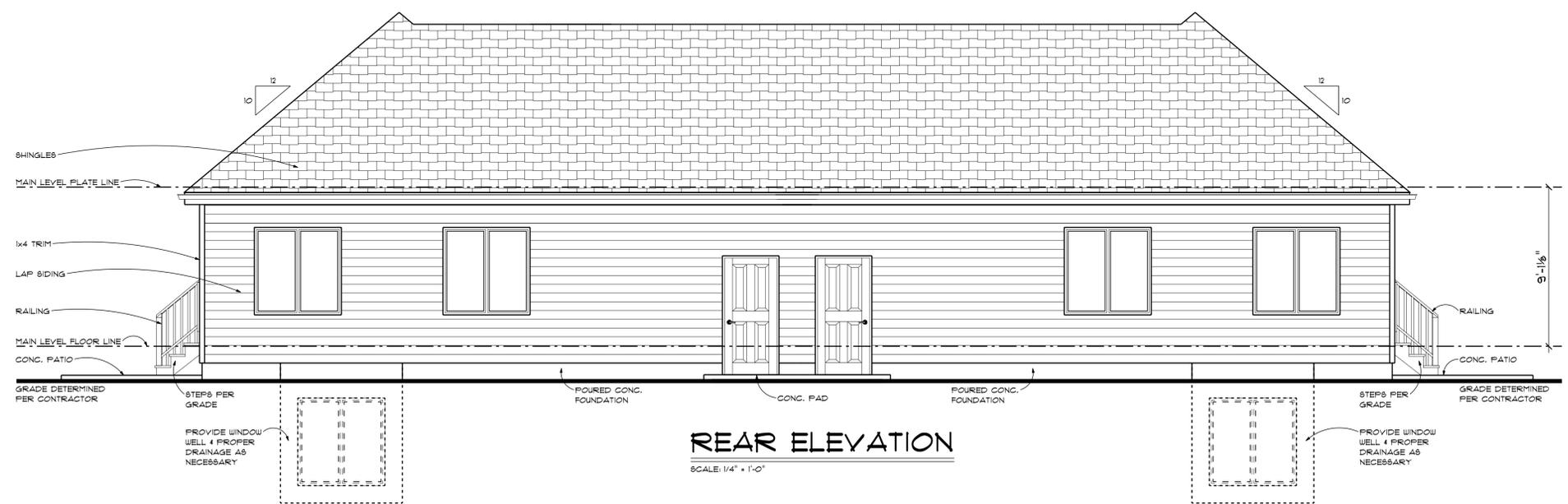
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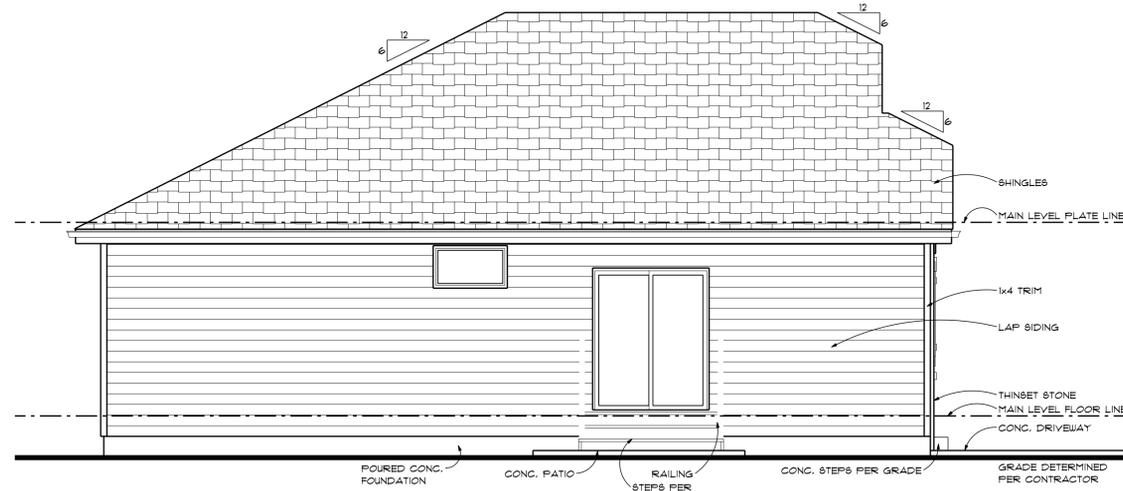
29670

SHEET
1
OF
1

GENERATED 07/2020
ICON SCALE = 24'x36'

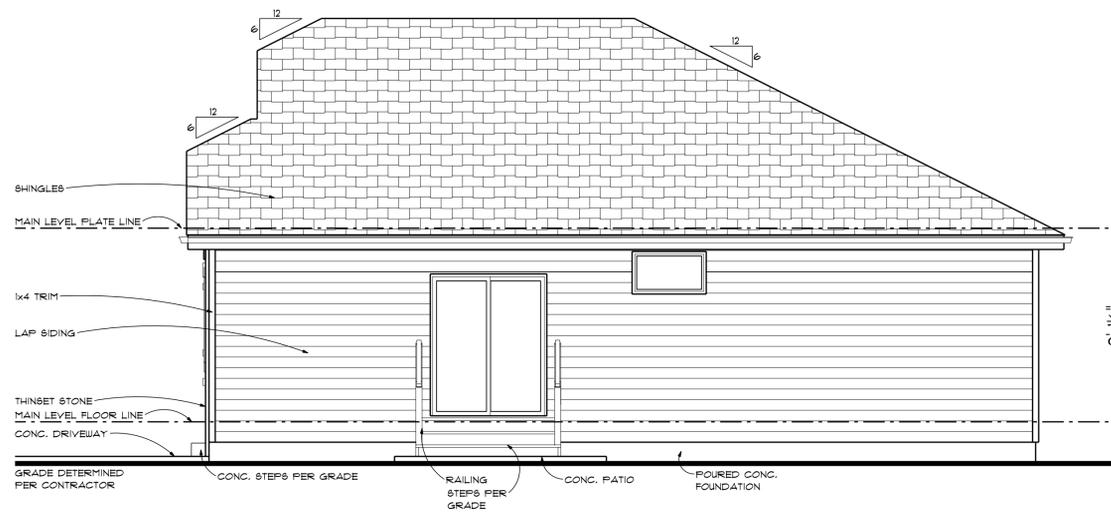
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LEFT ELEVATION

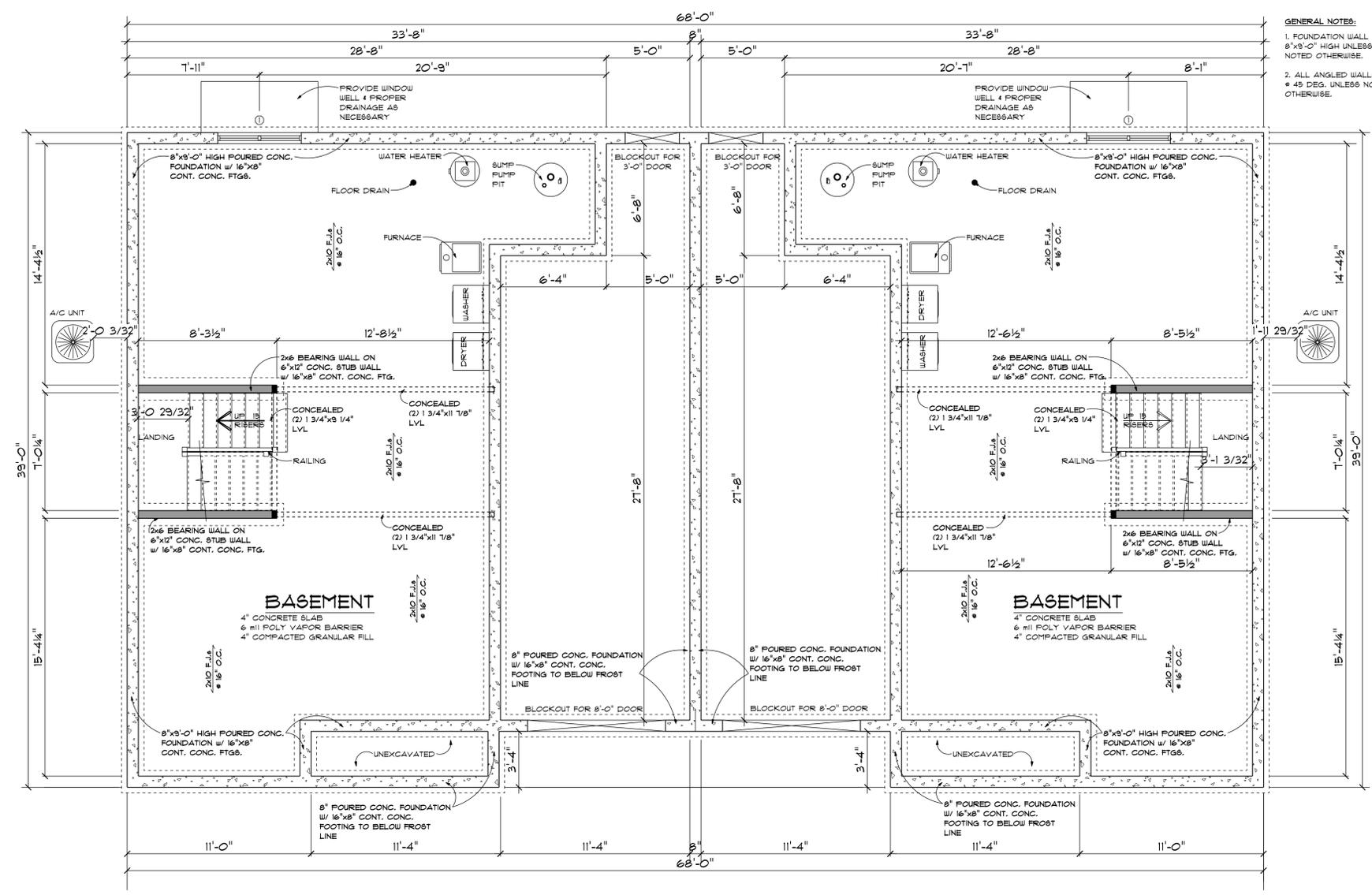
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

OPENING SCHEDULE			
OPENING ID	TYPE	PRODUCT CODE	COUNT
1	WINDOW	60X60 CASEMENT 2	2

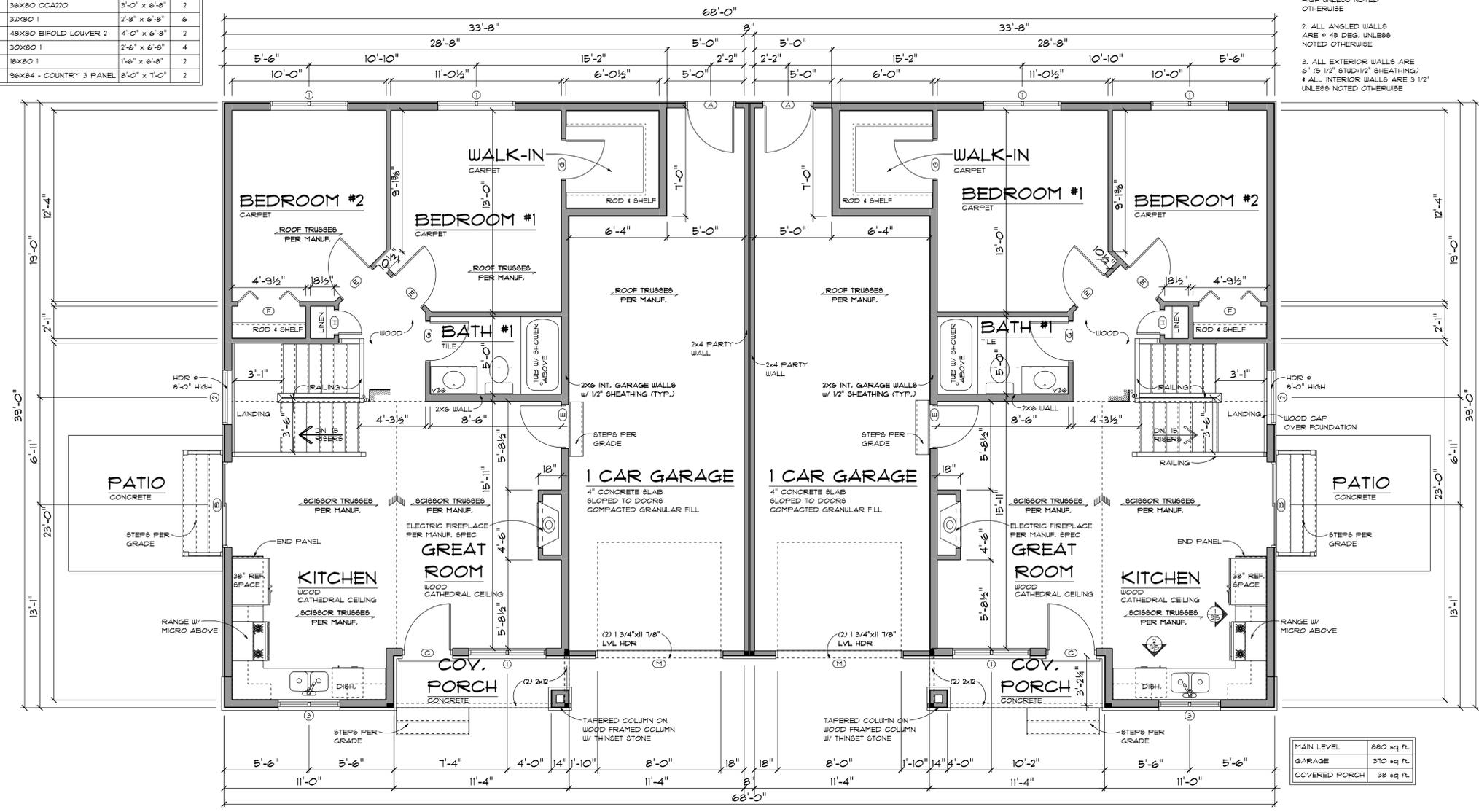


GENERAL NOTES:
1. FOUNDATION WALL ARE 8'x8'-0" HIGH UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE # 45 DEG. UNLESS NOTED OTHERWISE.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

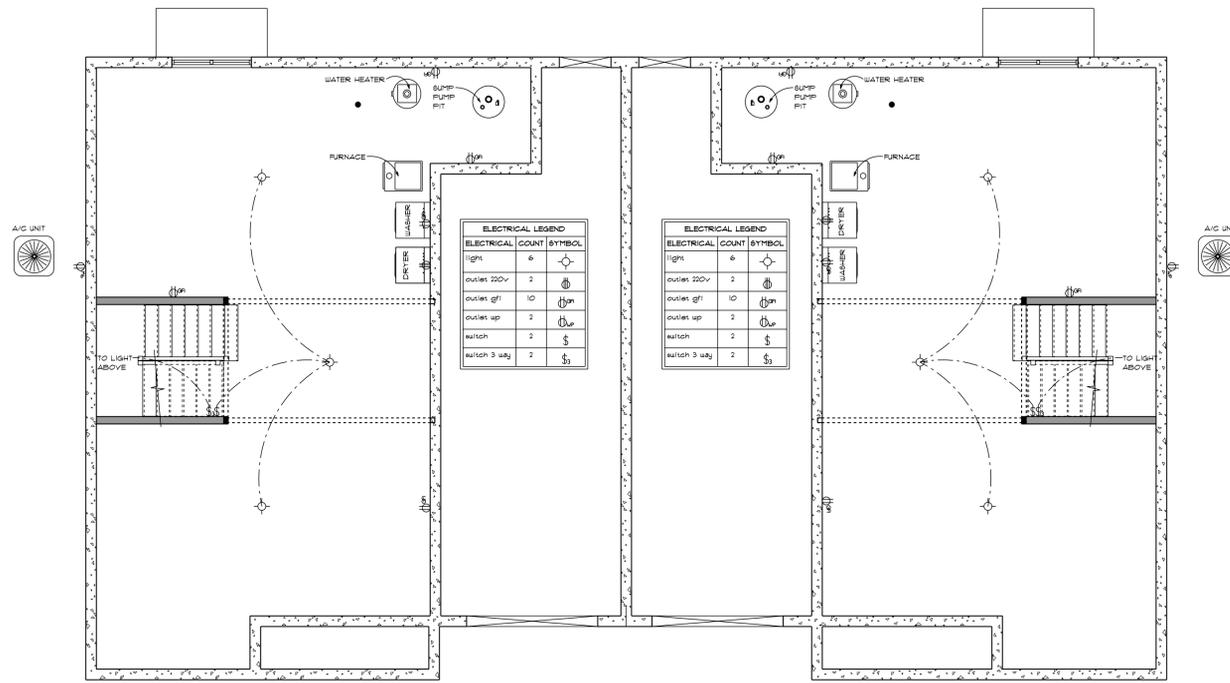
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	6
2	WINDOW	42X24 TRANSOM	3'-6" x 2'-0"	2
3	WINDOW	48X48 CASEMENT 2	4'-0" x 4'-0"	2
A	DOOR	36X80 EXTERIOR 1	3'-0" x 6'-8"	2
B	SLIDING DOOR	66X80 SLIDING GLASS 2	5'-6" x 6'-8"	2
C	DOOR	36X80 CCA220	3'-0" x 6'-8"	2
E	DOOR	32X80 1	2'-8" x 6'-8"	6
F	BIFOLD	48X80 BIFOLD LOUVER 2	4'-0" x 6'-8"	2
G	DOOR	30X80 1	2'-6" x 6'-8"	4
H	DOOR	18X80 1	1'-6" x 6'-8"	2
M	GARAGE	36X84 - COUNTRY 3 PANEL	8'-0" x 1'-0"	2



GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD-1/2" SHEATHING)
4. ALL INTERIOR WALLS ARE 5 1/2" UNLESS NOTED OTHERWISE

MAIN LEVEL	880 sq. ft.
GARAGE	370 sq. ft.
COVERED PORCH	38 sq. ft.

MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

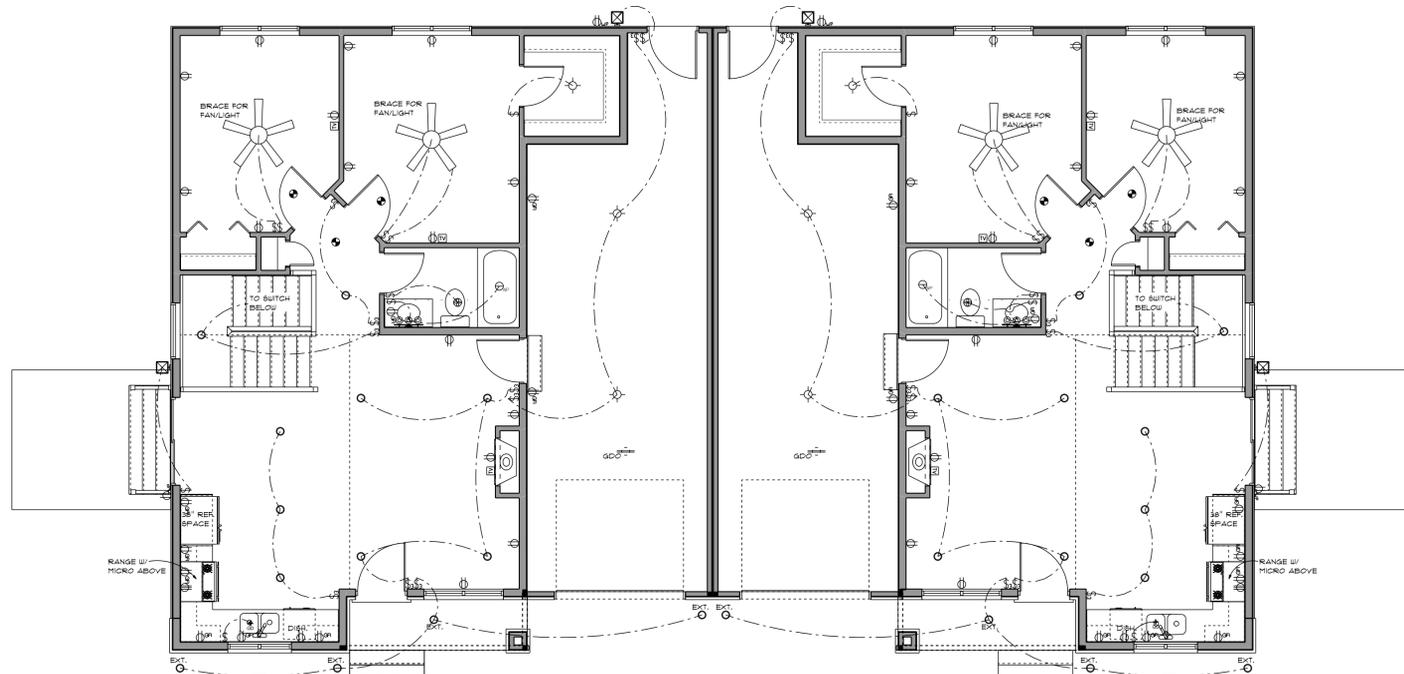
ELECTRICAL	COUNT	SYMBOL
light	6	⊙
outlet 220v	2	⊕
outlet gfci	10	⊕
outlet up	2	⊕
switch	2	⊕
switch 3 way	2	⊕

ELECTRICAL LEGEND

ELECTRICAL	COUNT	SYMBOL
light	6	⊙
outlet 220v	2	⊕
outlet gfci	10	⊕
outlet up	2	⊕
switch	2	⊕
switch 3 way	2	⊕

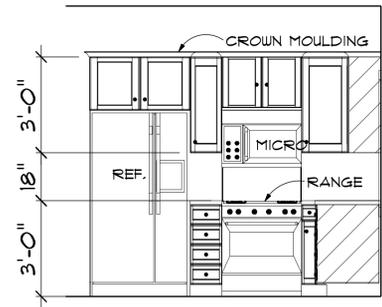
ELECTRICAL LEGEND

ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 blades 04	4	⊕
ceiling light 6 inch	18	⊙
EXTERIOR CAN LIGHT	8	⊕
exterior light 03	4	⊕
GARAGE DOOR OUTLET	2	⊕
GARAGE DISPOSAL	2	⊕
cable tv outlet	6	⊕
ceiling receptacle w/ single	2	⊕
fan	2	⊕
light	6	⊙
outlet	32	⊕
outlet 220v	2	⊕
outlet gfci	18	⊕
outlet up	4	⊕
smoke detector	6	⊕
switch	21	⊕
switch 3 way	18	⊕
wall mounted 03 3 lights	2	⊕

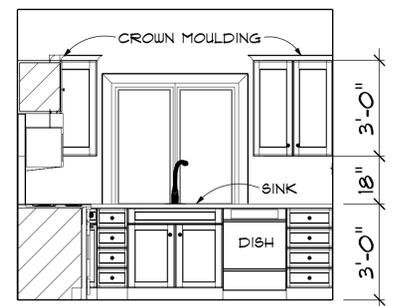


MAIN LEVEL ELECTRICAL PLAN

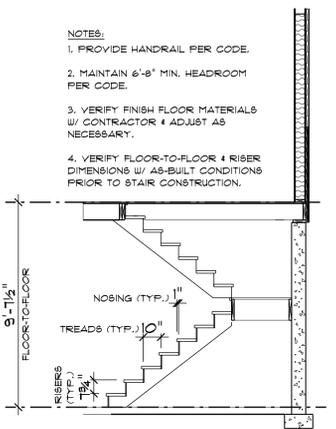
SCALE: 3/16" = 1'-0"



DETAIL 1

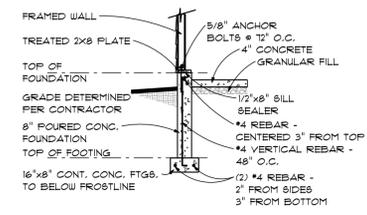


DETAIL 2
 CABINET ELEVATIONS
 SCALE: 3/8" = 1'-0"

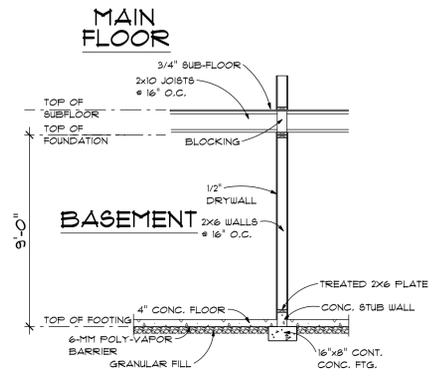


STAIR SECTION
 SCALE: 1/4" = 1'-0"

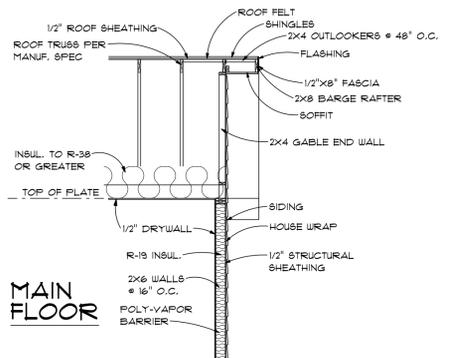
- NOTES:
1. PROVIDE HANDRAIL PER CODE.
 2. MAINTAIN 6'-8" MIN. HEADROOM PER CODE.
 3. VERIFY FINISH FLOOR MATERIALS W/ CONTRACTOR & ADJUST AS NECESSARY.
 4. VERIFY FLOOR-TO-FLOOR & RISER DIMENSIONS W/ AS-BUILT CONDITIONS PRIOR TO STAIR CONSTRUCTION.



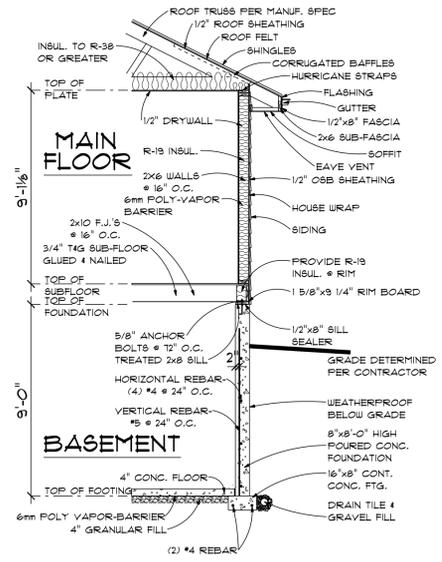
TYP. GARAGE WALL
 SCALE: 1/4" = 1'-0"



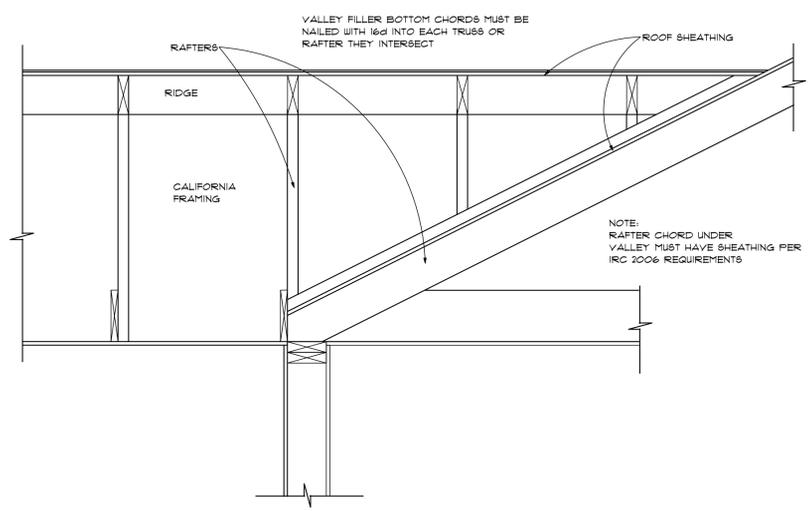
TYP 2x6 BEARING WALL
 SCALE: 1/4" = 1'-0"



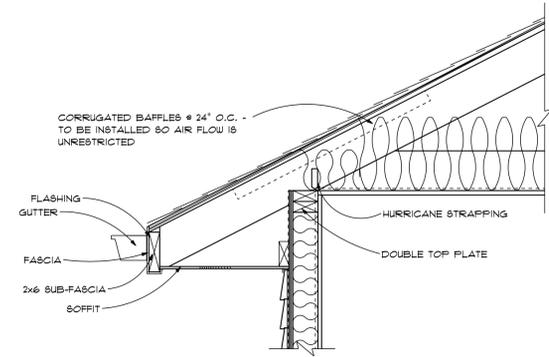
TYP. GABLE END SECTION
 SCALE: 1/4" = 1'-0"



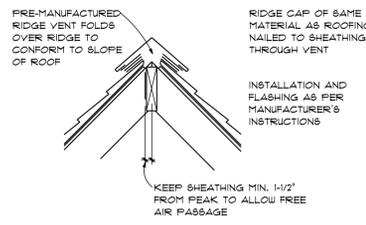
TYP. WALL SECTION
 SCALE: 1/4" = 1'-0"



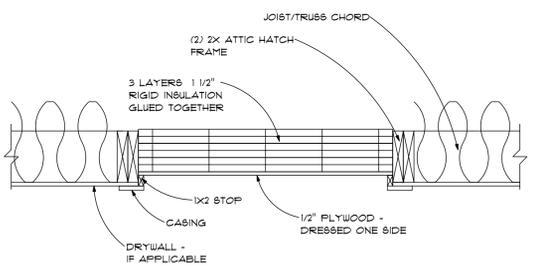
ROOF OVERFRAMING
SCALE: 1/4" = 1'-0"



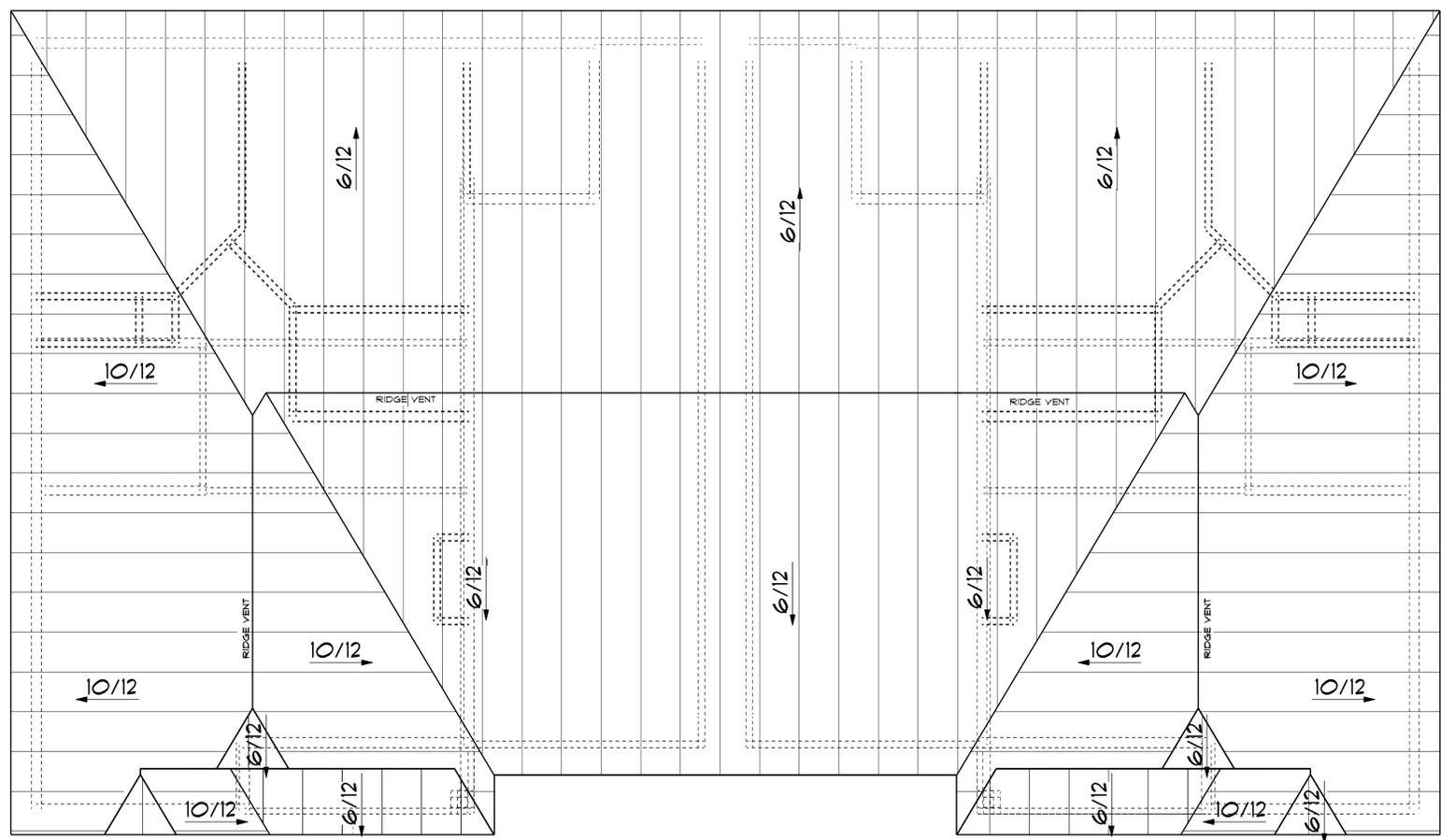
EAVE VENT
SCALE: 1/4" = 1'-0"



RIDGE VENT
SCALE: 1/4" = 1'-0"



ATTIC HATCH
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"