

GENERAL NOTES

This plan was designed and drafted by Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP 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 AHP 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.

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DESIGN LOADS:

Ultimate design wind speed: 115 mph, Exposure Category: B

Seismic Design Category: A

Floor:	Roof:	Ceiling:
40 psf. live	30 psf. live	30 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 loading and any specially 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 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall be 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.
- For window openings in conc. wall, provide #5 bars #4" o.c. (two total) w/2" clearance from top 4 sides of opp. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2' past opening edges.

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-B01.
- All reinforcing steel for concrete shall comply with ASTM specification A-63 Grade 60.
- Provide steel shims in all beam pockets.
- Biasl 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_v = 1000 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.
- Wall bracing method assumed as CE-USP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- Note sizes and locations in detail 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 noted otherwise.
- 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 the plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or glassrod.
- Place (1) row of 2" x 2" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4' o.c.
- All porins and kickers are to be 2x6's, unless noted otherwise.
- Any rlp 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, drywall is called out by size size only.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 12 inches above the finished grade, fall protection must comply with R310.1.
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2090.
- Windows, if not noted, are assumed to be casements.
- Window header heights are 6'-8" unless noted otherwise.
- 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 rls to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- All conditioner locations may vary depending on restrictive covenants and codes.

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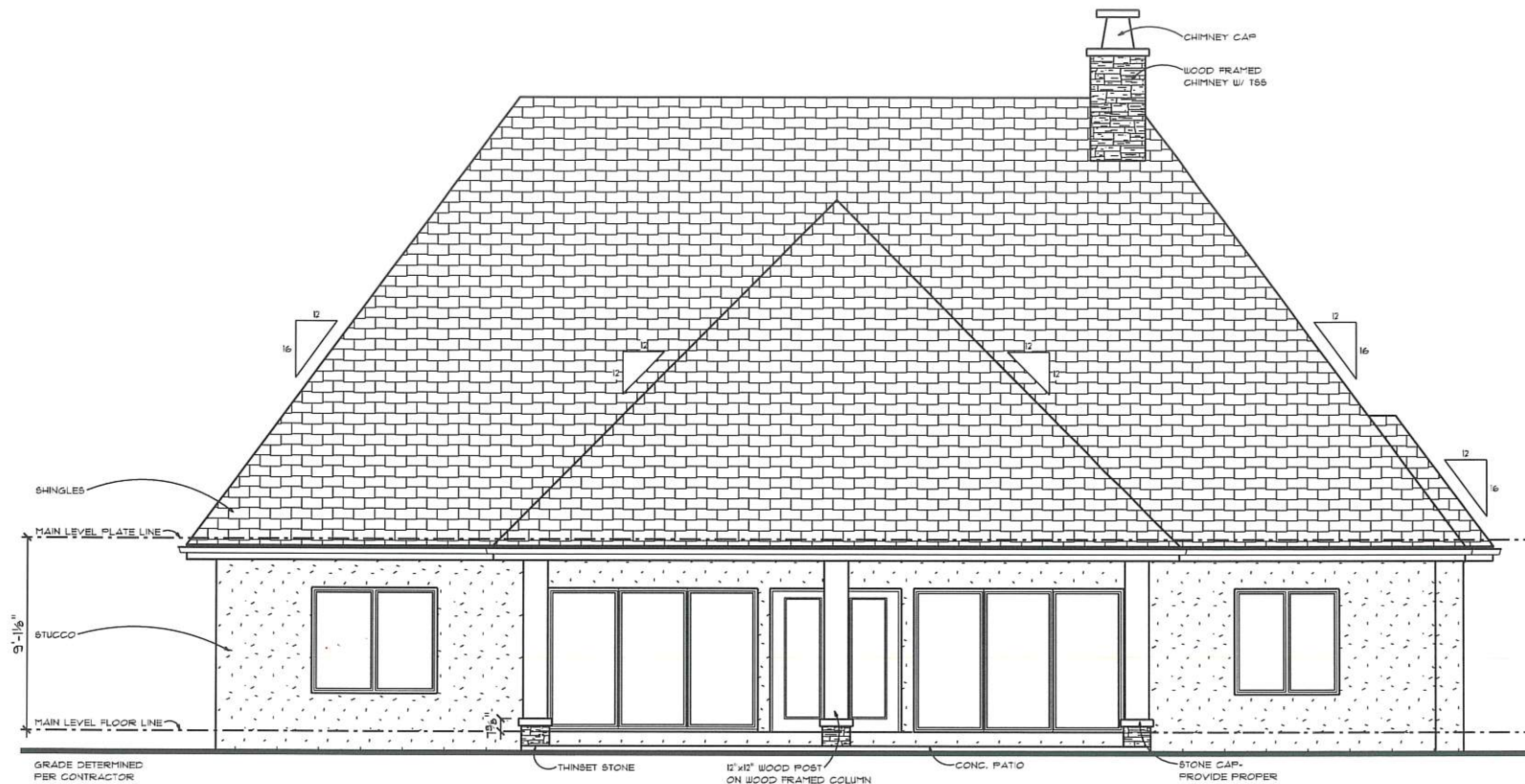
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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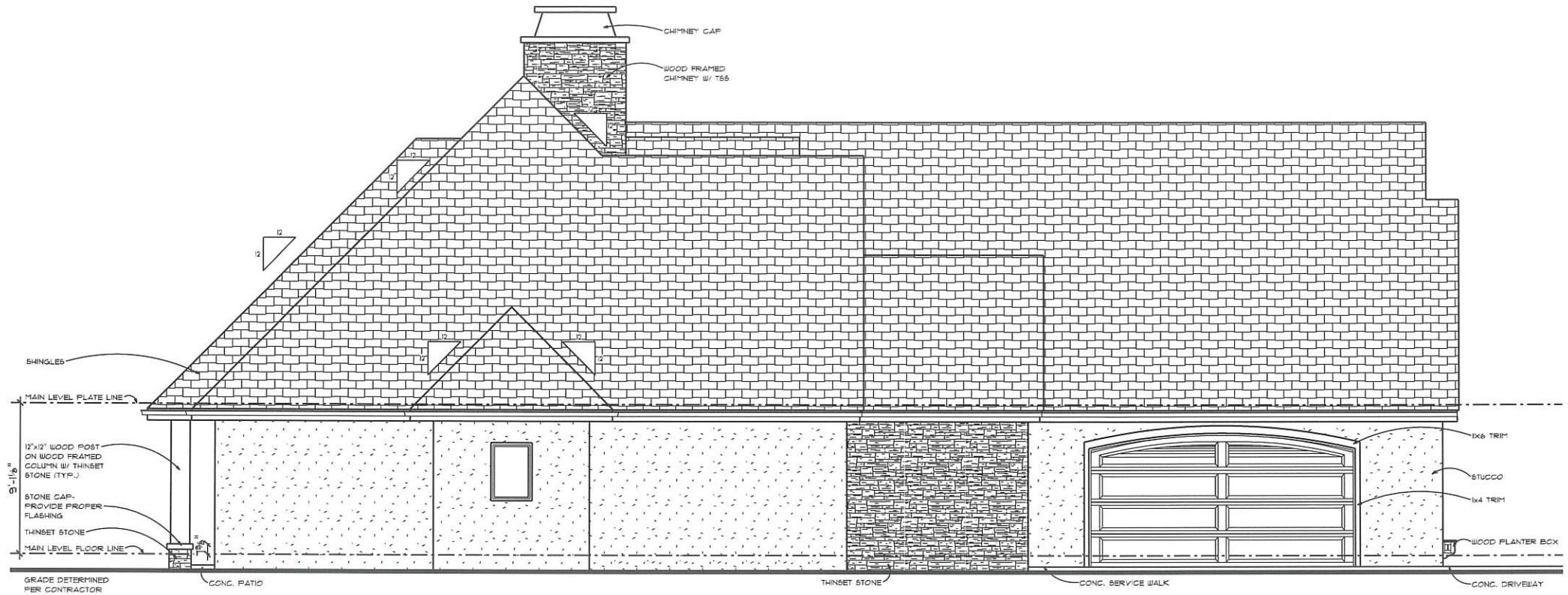
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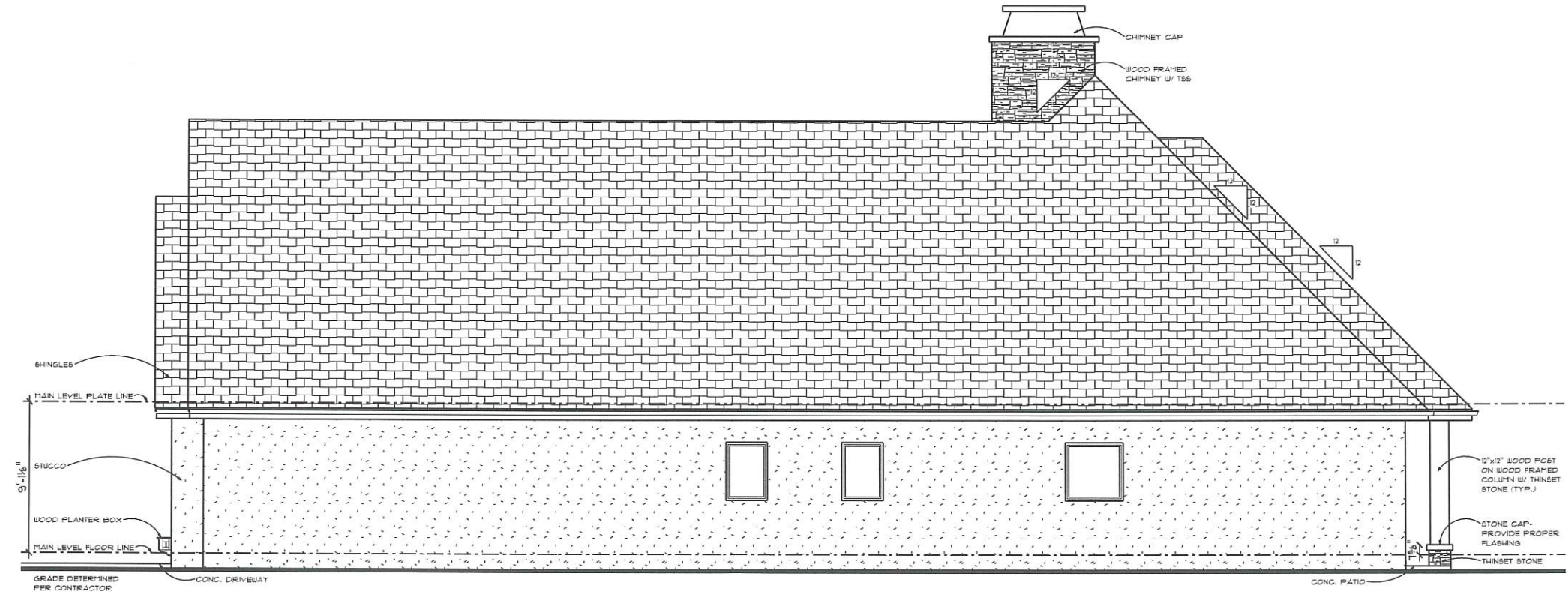
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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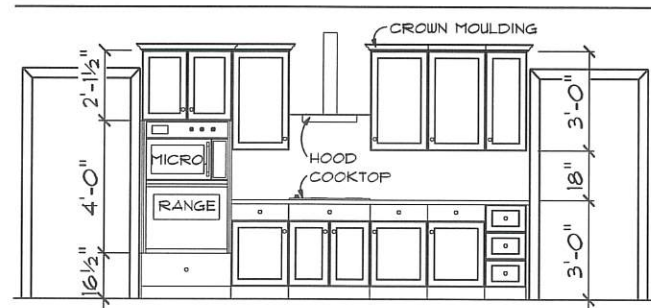
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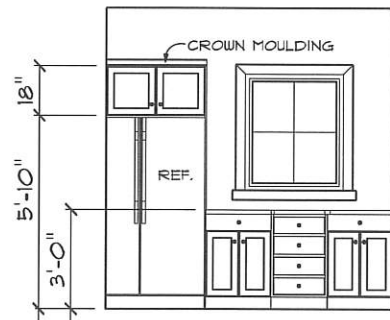
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OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	50X66 CASEMENT 3	7'-6" x 5'-6"	1
3	WINDOW	36X42 CASEMENT 1	3'-0" x 3'-6"	1
4	COMBINED UNIT	54X60 CASEMENT 2 - 24IN TRANS.	4'-6" x 7'-0"	1
5	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	2
6	WINDOW	12X60 CASEMENT 2	6'-0" x 5'-0"	1
7	WINDOW	30X42 CASEMENT 1	3'-6" x 3'-6"	4
8	WINDOW	42X42 CASEMENT 1	3'-6" x 3'-6"	1
9	WINDOW	10X80 CASEMENT 1	10'-0" x 6'-8"	2
A	DOOR	48X80 2	4'-0" x 6'-8"	4
B	DOOR	32X80 1	2'-8" x 6'-8"	6
C	DOOR	16X80 1	1'-4" x 6'-8"	1
D	DOOR	30X80 1	2'-6" x 6'-8"	1
E	DOOR	28X80 1	2'-4" x 6'-8"	5
F	DOOR	12X80 GLASS 2	6'-0" x 6'-8"	1
G	DOOR	36X80 STEEL EXTERIOR 1	3'-0" x 6'-8"	1
H	DOOR	28X80 GLASS	2'-4" x 6'-8"	1
I	POCKET	28X80 POCKET 1	2'-4" x 6'-8"	1
J	DOOR	36X80 1	3'-0" x 6'-8"	1
K	GARAGE	152X86 CAMBER TOP	16'-0" x 8'-0"	1
L	DOOR	20X80 1	1'-8" x 6'-8"	1

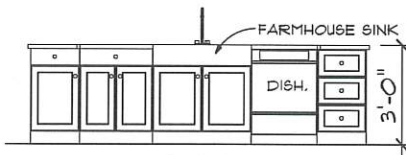
NOTE: NO GRILLES ON ALL WINDOWS AND DOORS



DETAIL 1



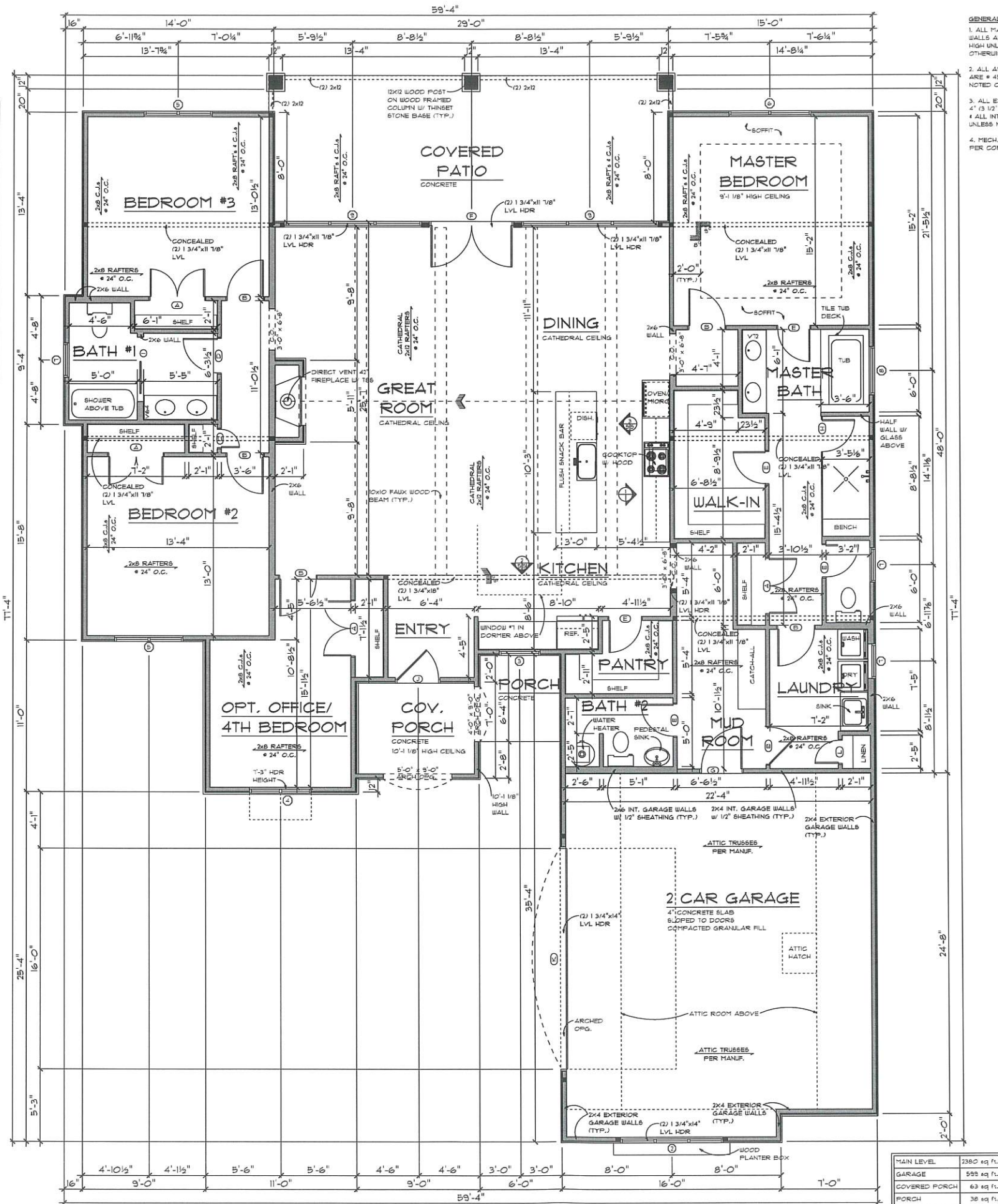
DETAIL 2



DETAIL 3

CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"



MAIN LEVEL FLOOR PLAN

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

MAIN LEVEL	2380 sq. ft.
GARAGE	598 sq. ft.
COVERED PORCH	63 sq. ft.
PORCH	38 sq. ft.
COVERED PATIO	310 sq. ft.

- GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 5'-1 1/8" HIGH UNLESS NOTED OTHERWISE
 2. ALL ANGLED WALLS ARE # 45 DEG. UNLESS NOTED OTHERWISE
 3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD/1/2" SHEATHING)
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE
 5. MECH. LOCATION DETERMINED PER CONTRACTOR



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- GENERAL NOTES:**
1. FOUNDATION WALLS ARE 8" TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
 2. ALL ANGLED WALLS ARE # 4S DES. UNLESS NOTED OTHERWISE.
 3. MECH. LOCATION DETERMINED PER CONTRACTOR.

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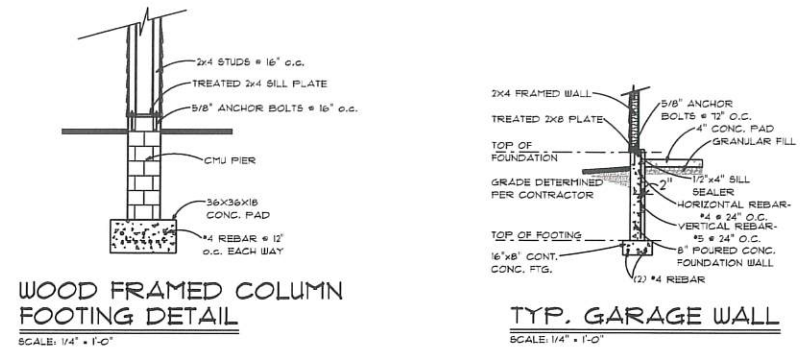


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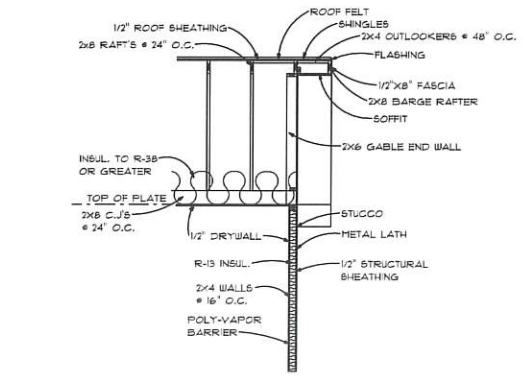
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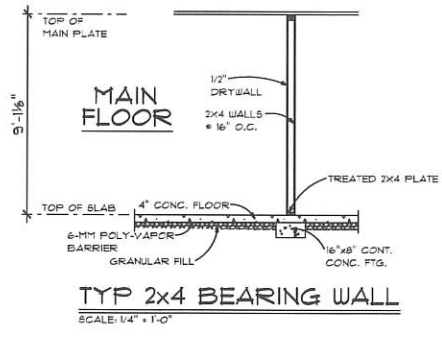


WOOD FRAMED COLUMN FOOTING DETAIL
SCALE: 1/4" = 1'-0"

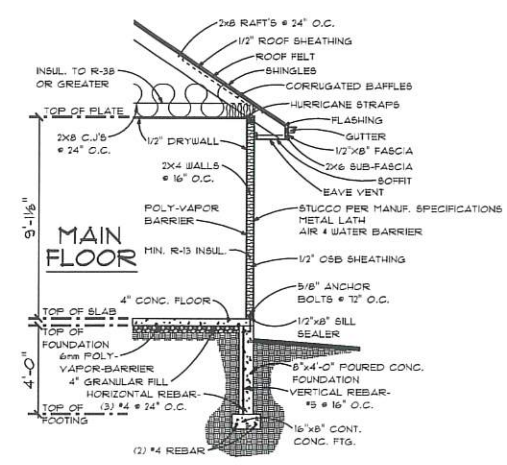
TYP. GARAGE WALL
SCALE: 1/4" = 1'-0"



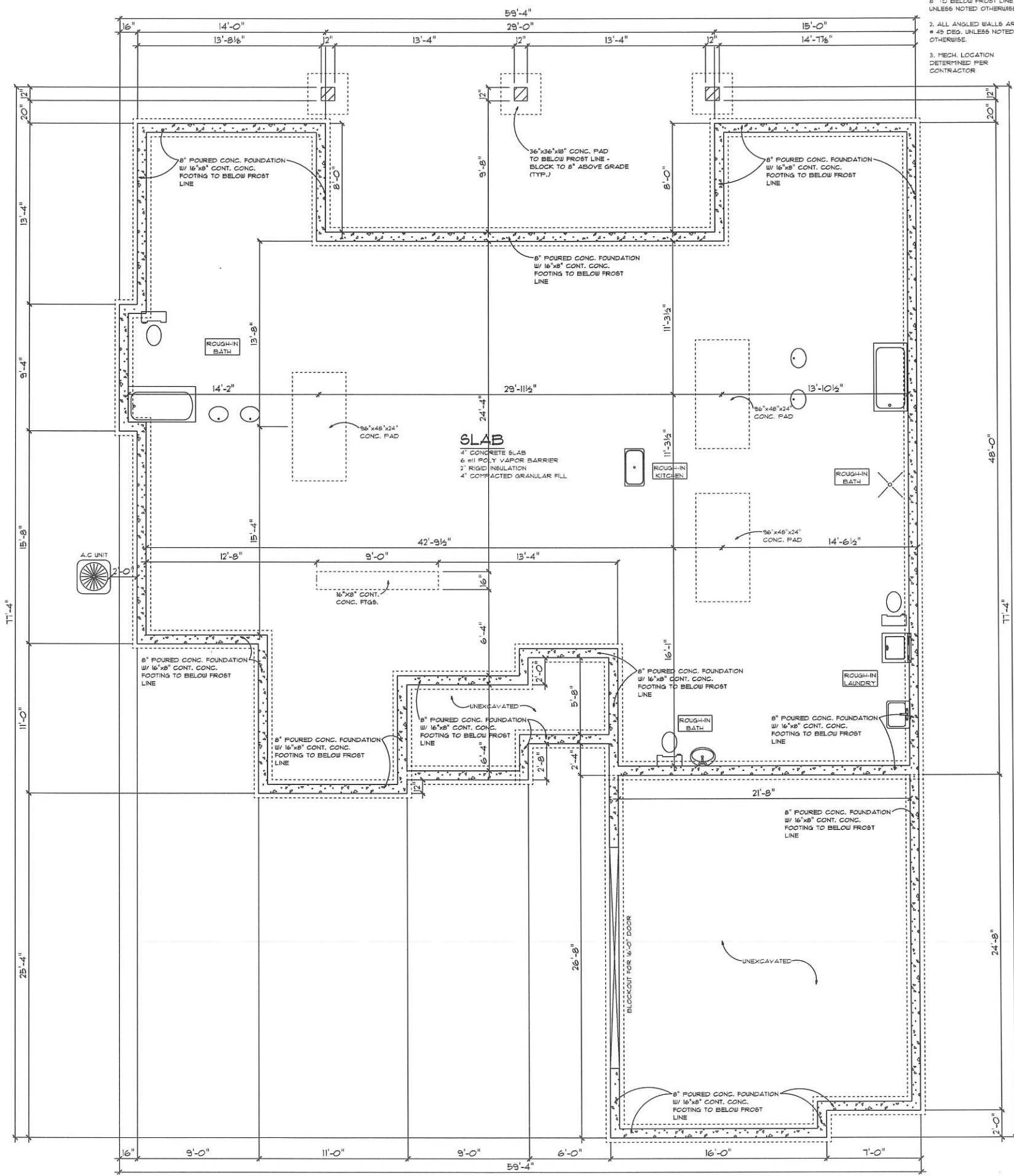
TYP. GABLE END SECTION
SCALE: 1/4" = 1'-0"



TYP 2x4 BEARING WALL
SCALE: 1/4" = 1'-0"

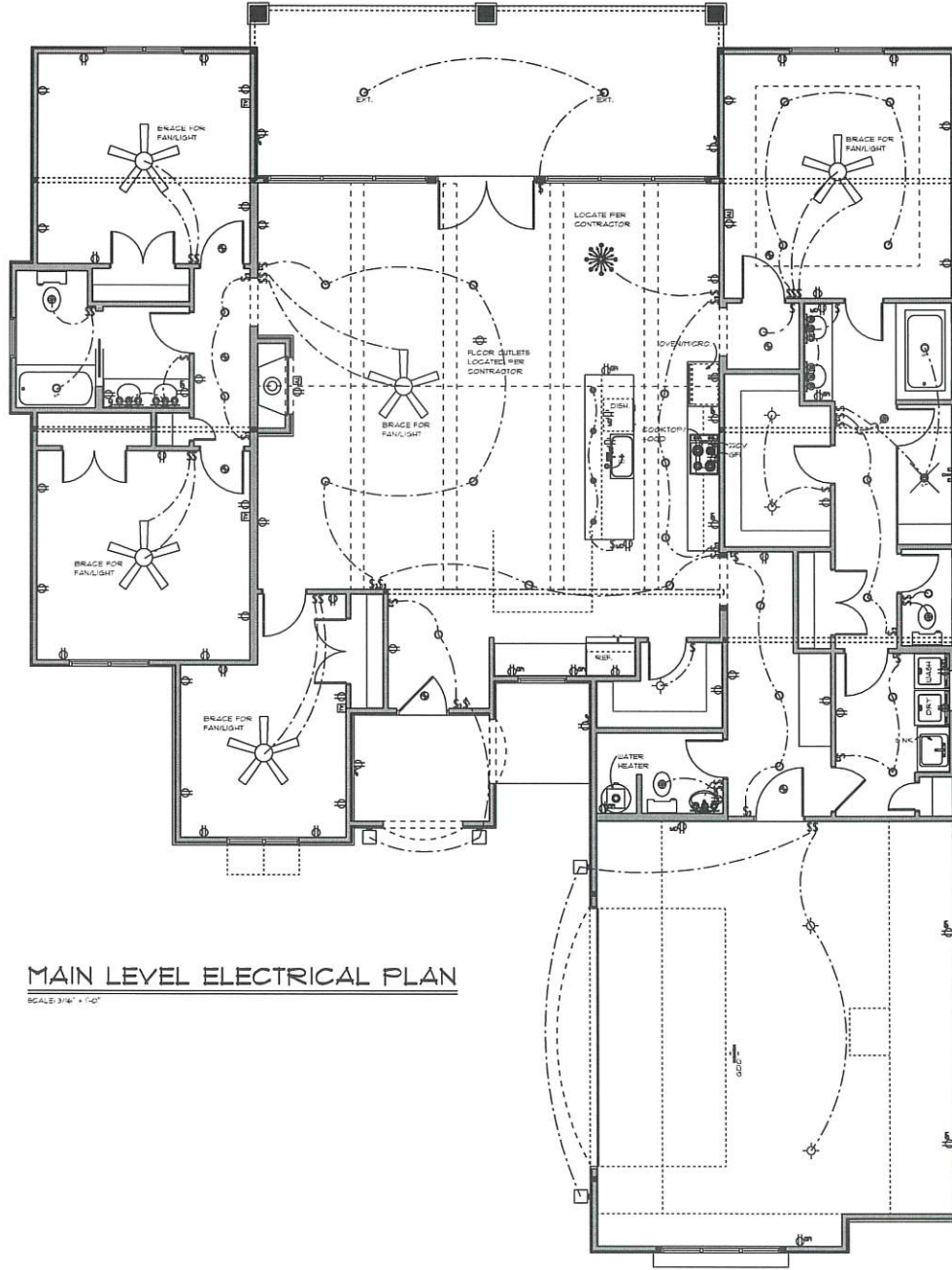


TYP. WALL SECTION
SCALE: 1/4" = 1'-0"



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

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 blades 04	5	
CAN LIGHT WATERPROOF W/WHC	3	
exit light slash	28	
ceiling clock	1	
pendant globe	4	
EXTENSION CAN LIGHT	2	
exterior light 04	4	
GARAGE DOOR OUTLET	1	
GARAGE DISPOSAL	1	
PLUNGER SWITCH	1	
delta tv outlet	5	
fan	4	
floor receptacle duplex	1	
light	9	
outlet	42	
outlet 220v	3	
outlet gf	20	
outlet gf	4	
smoke detector	1	
switch	30	
switch 3 way	16	
ball mounted 03 3 figma	5	



MAIN LEVEL ELECTRICAL PLAN

SCALE: 3/8" = 1'-0"



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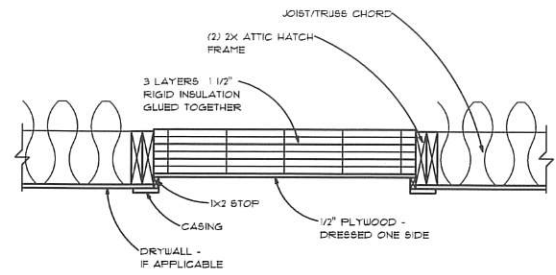
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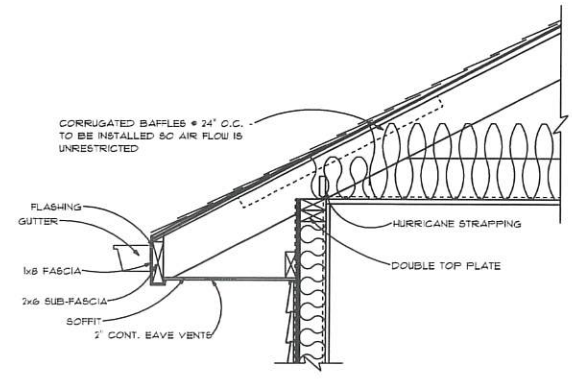
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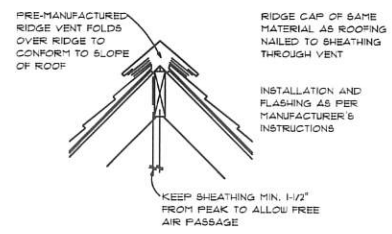
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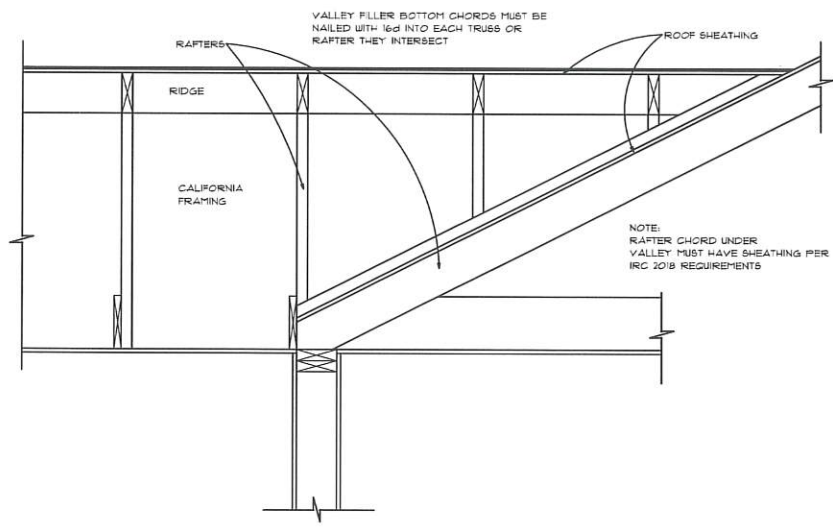
ATTIC HATCH
SCALE: 1/4" = 0"



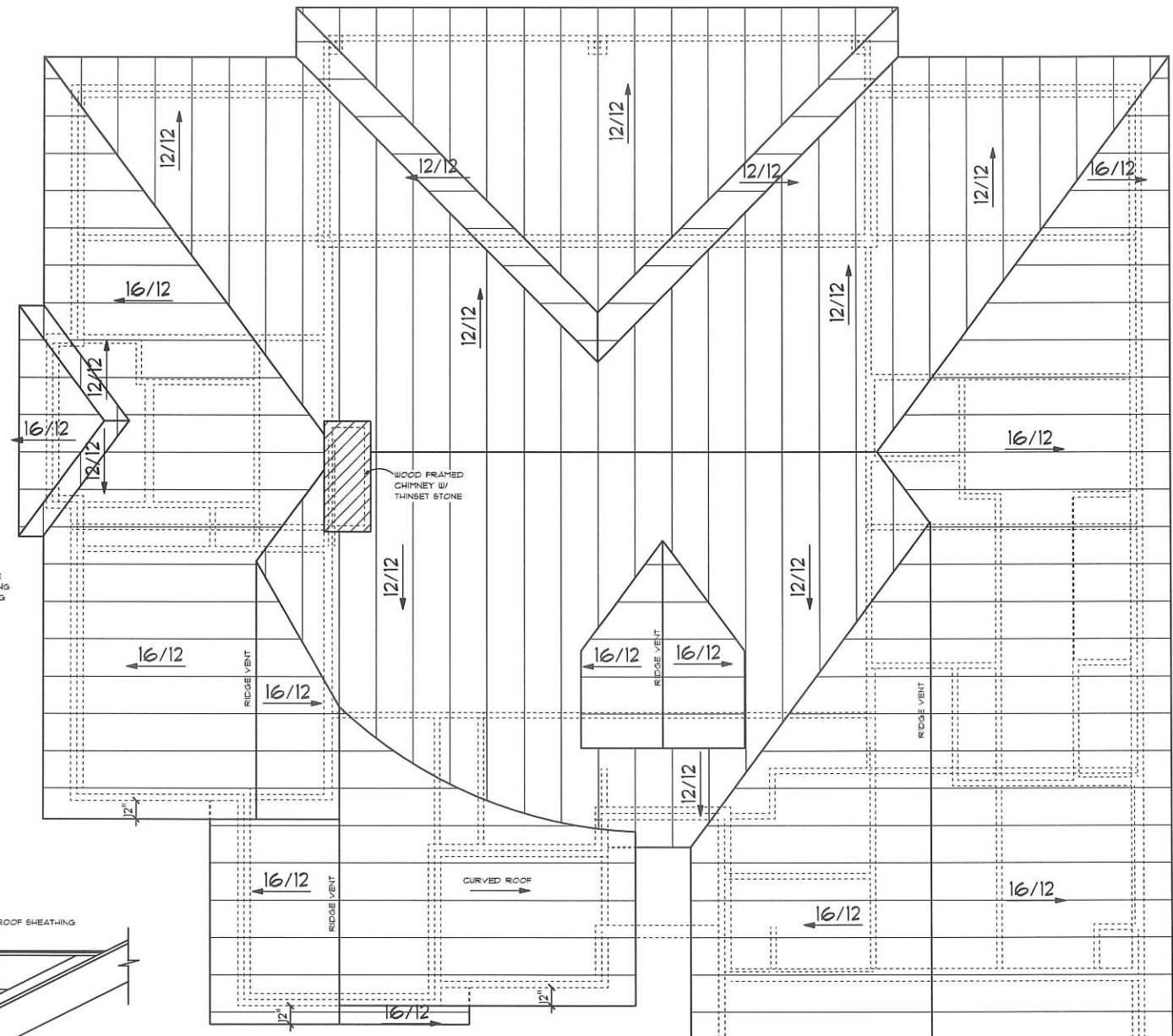
EAVE VENT
SCALE: 1/4" = 0"



RIDGE VENT
SCALE: 1/4" = 0"



ROOF OVERFRAMING
SCALE: 1/4" = 0"



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



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