

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: 40 psf. live 15 psf. dead
Roof: 30 psf. live 10 psf. dead
Ceiling: 10 psf. live 10 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 PSI (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 shims 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 = 1000 psi F_v = 15 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.
• Joist 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 dimensions.
• All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
• Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
• 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-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'-0" o.c.
• All purlins and kickers are to be 2x6's, 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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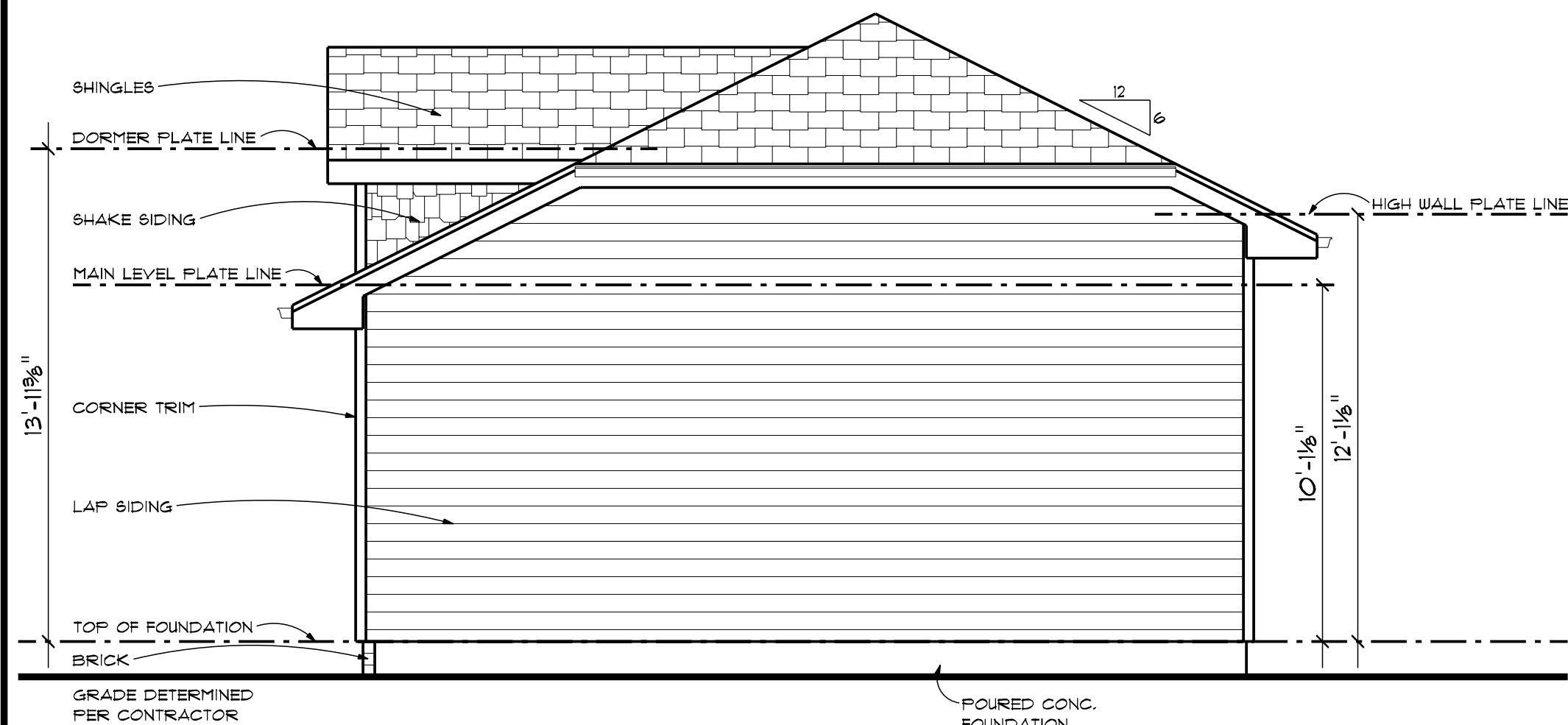
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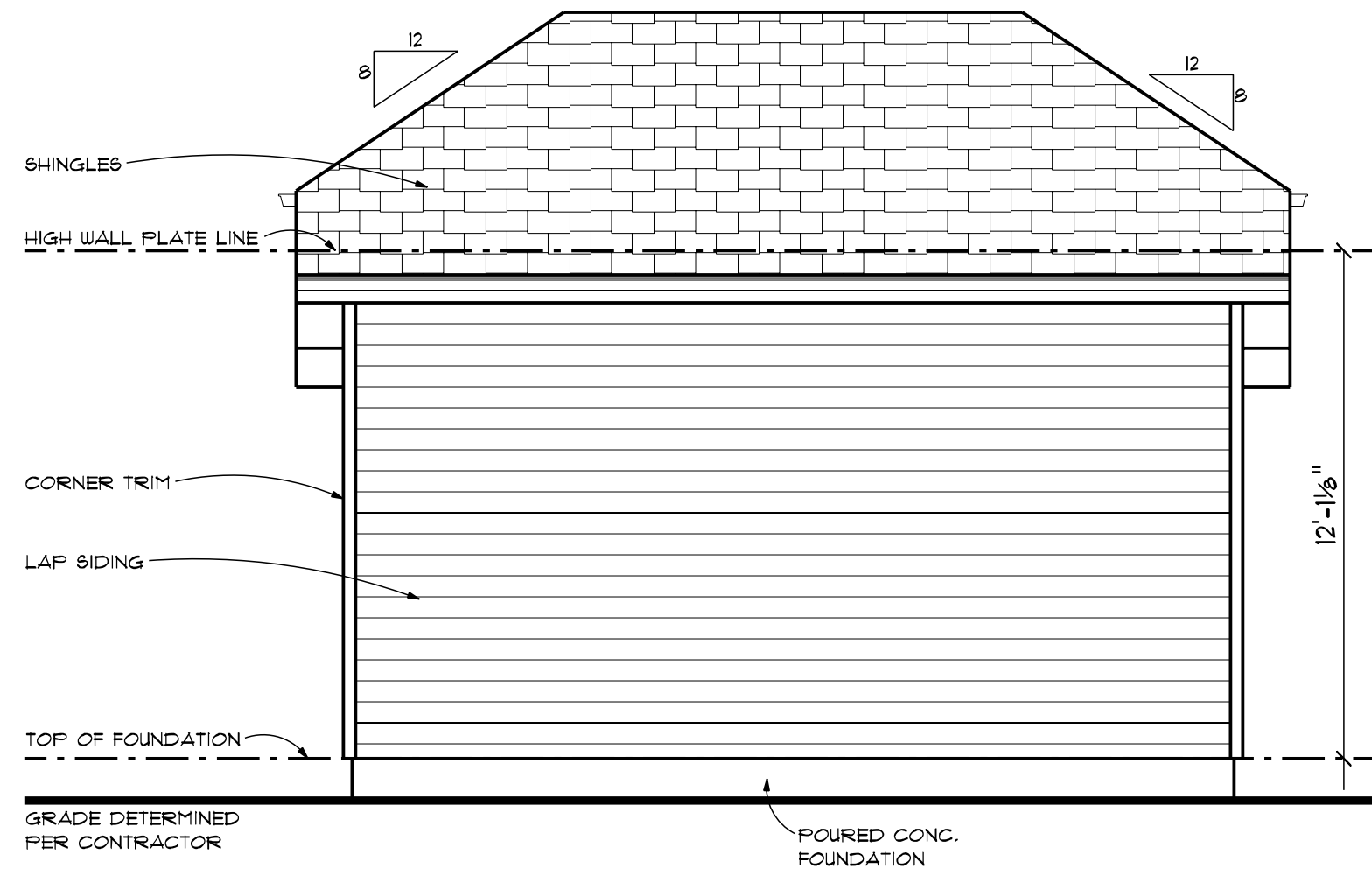
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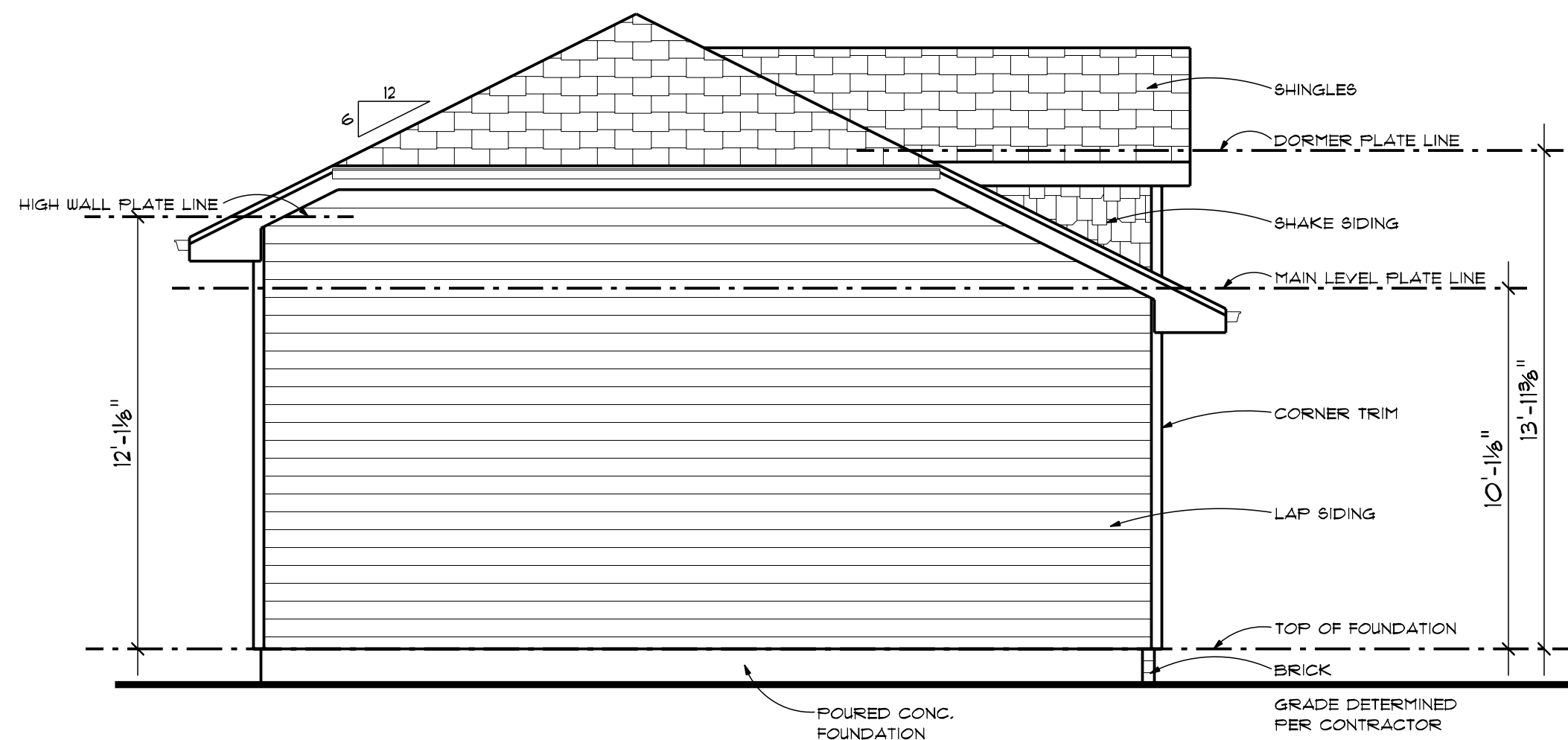
RIGHT ELEVATION

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



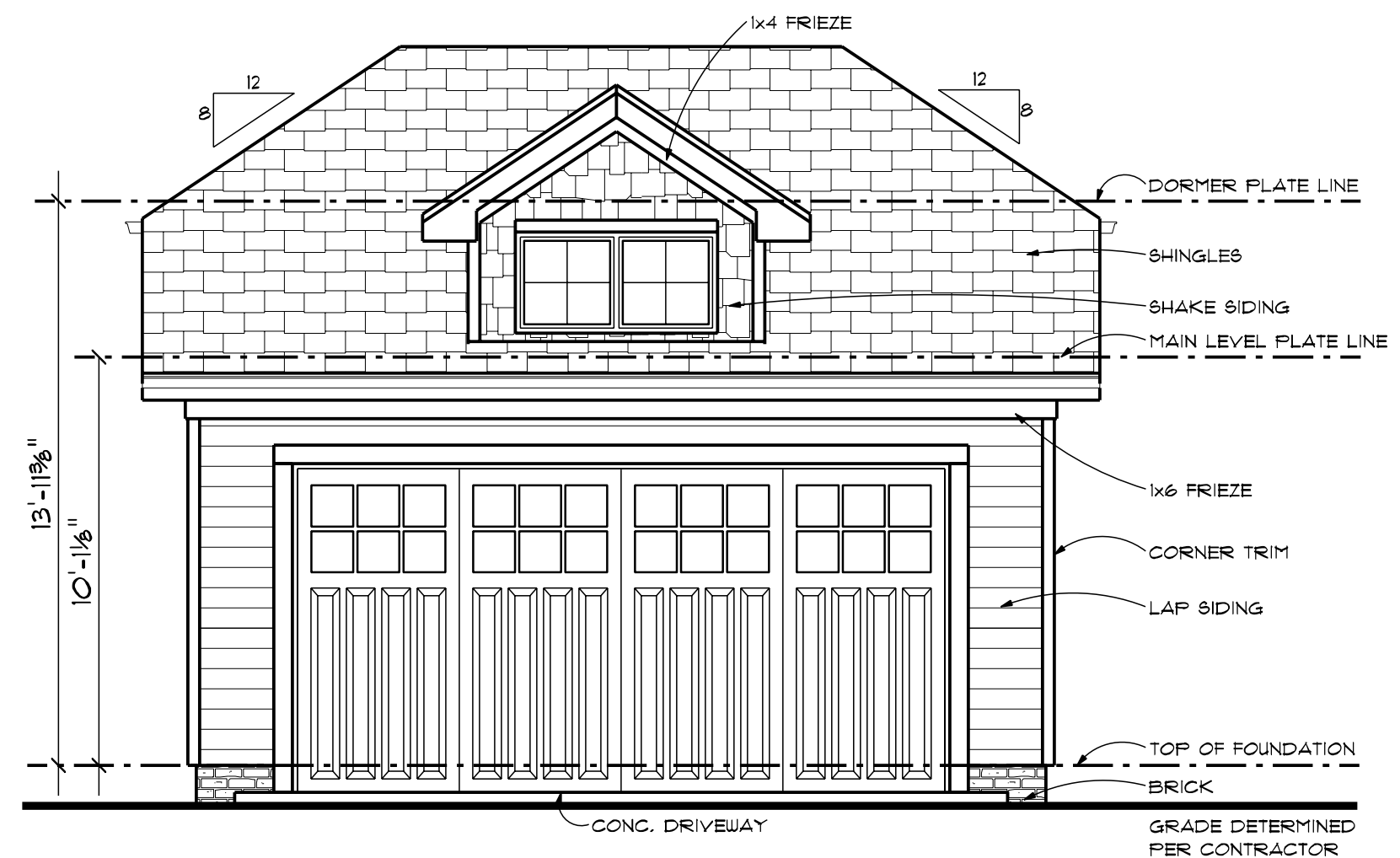
REAR ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

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

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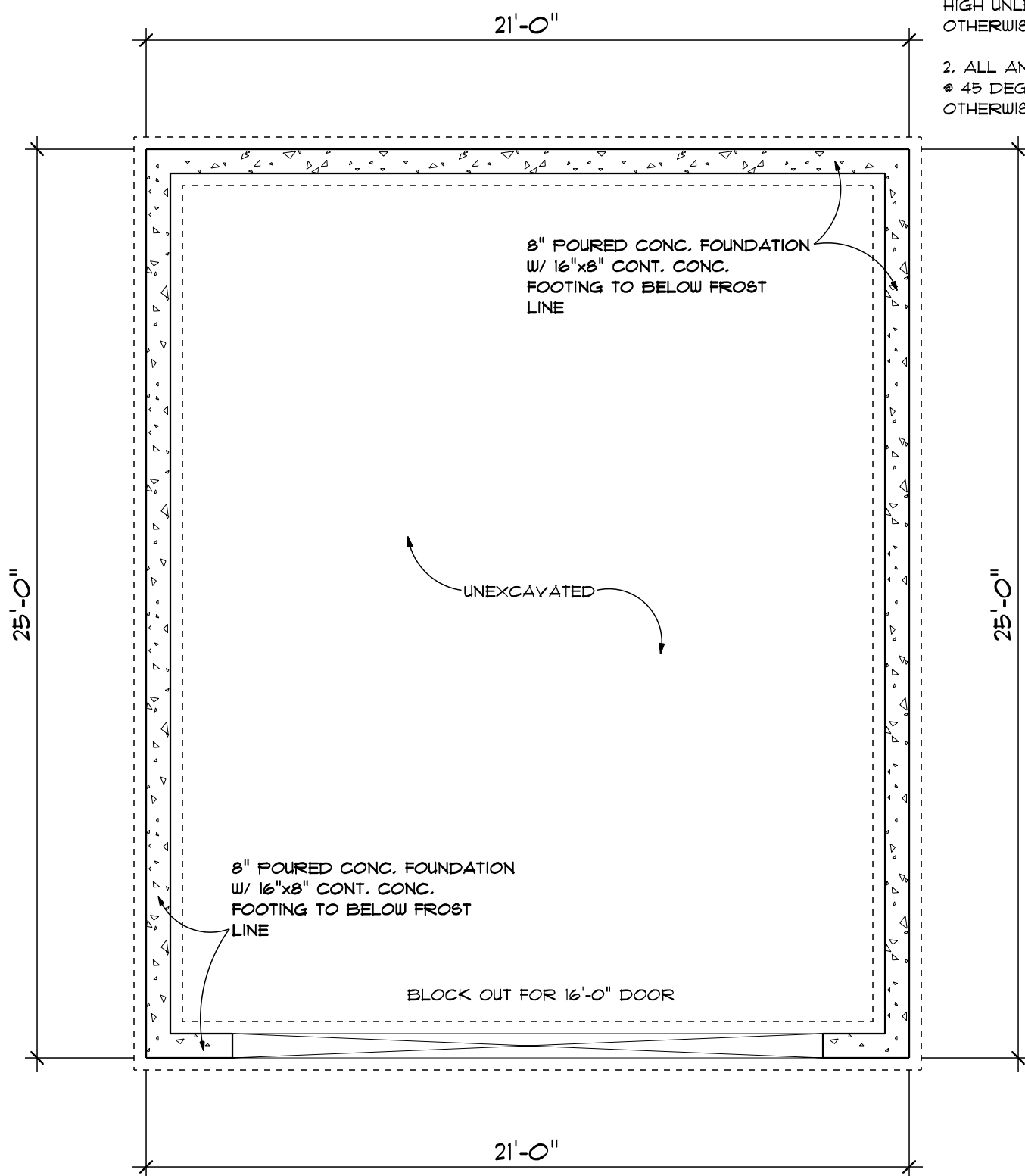
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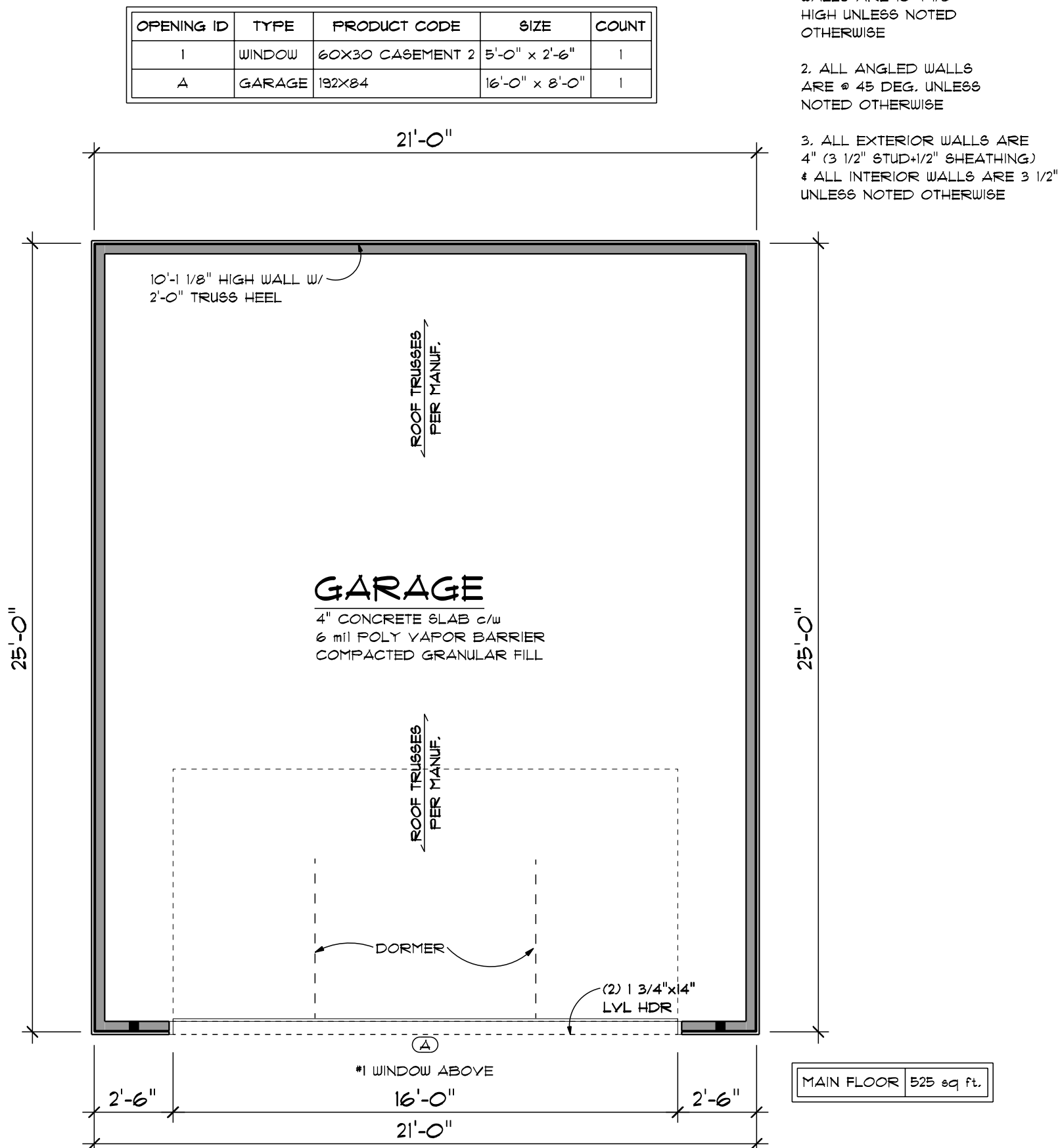


FOUNDATION PLAN

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

GENERAL NOTES:

1. FOUNDATION WALL ARE 8" TO BELOW FROST LINE HIGH UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE.



MAIN LEVEL FLOOR PLAN

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



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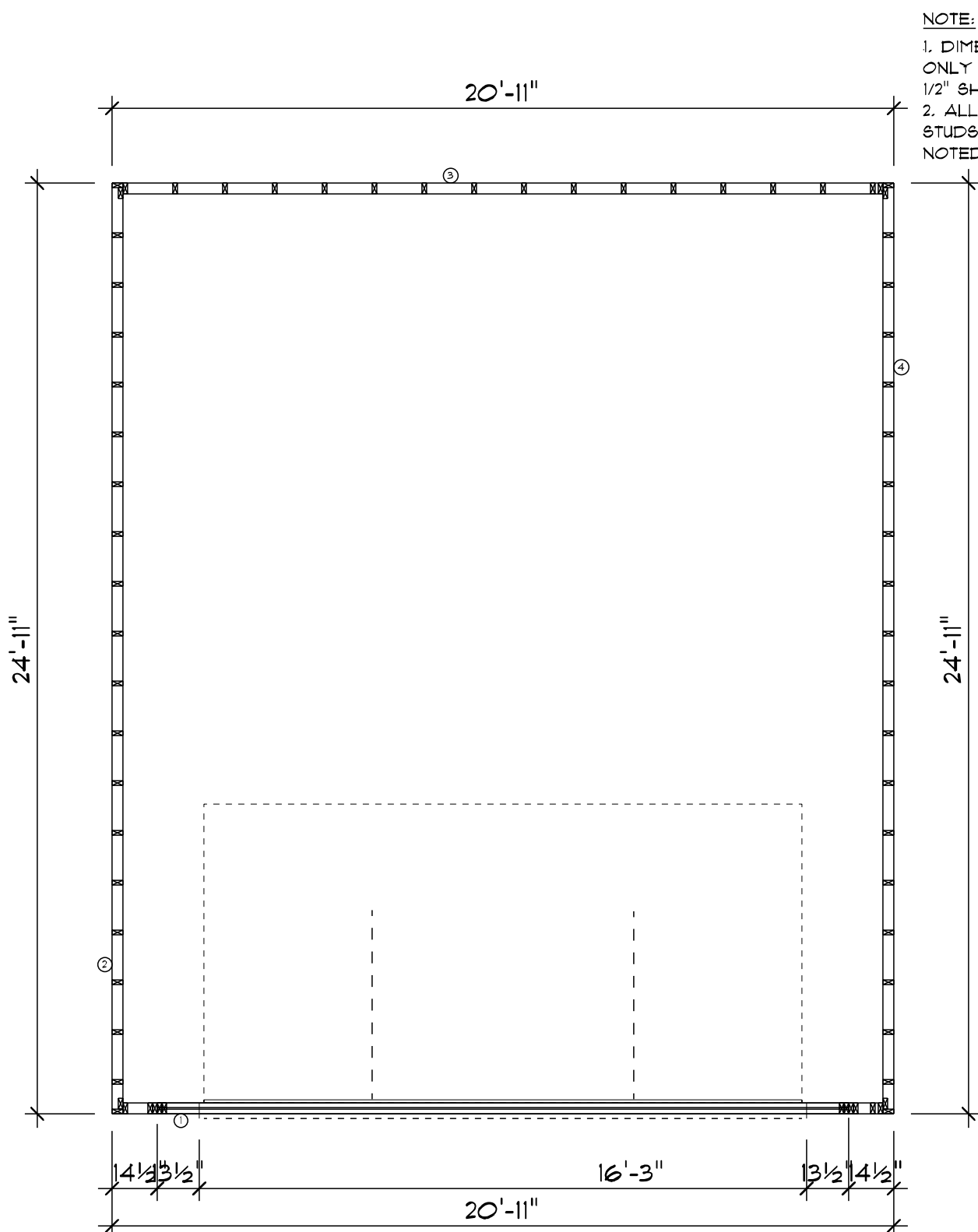
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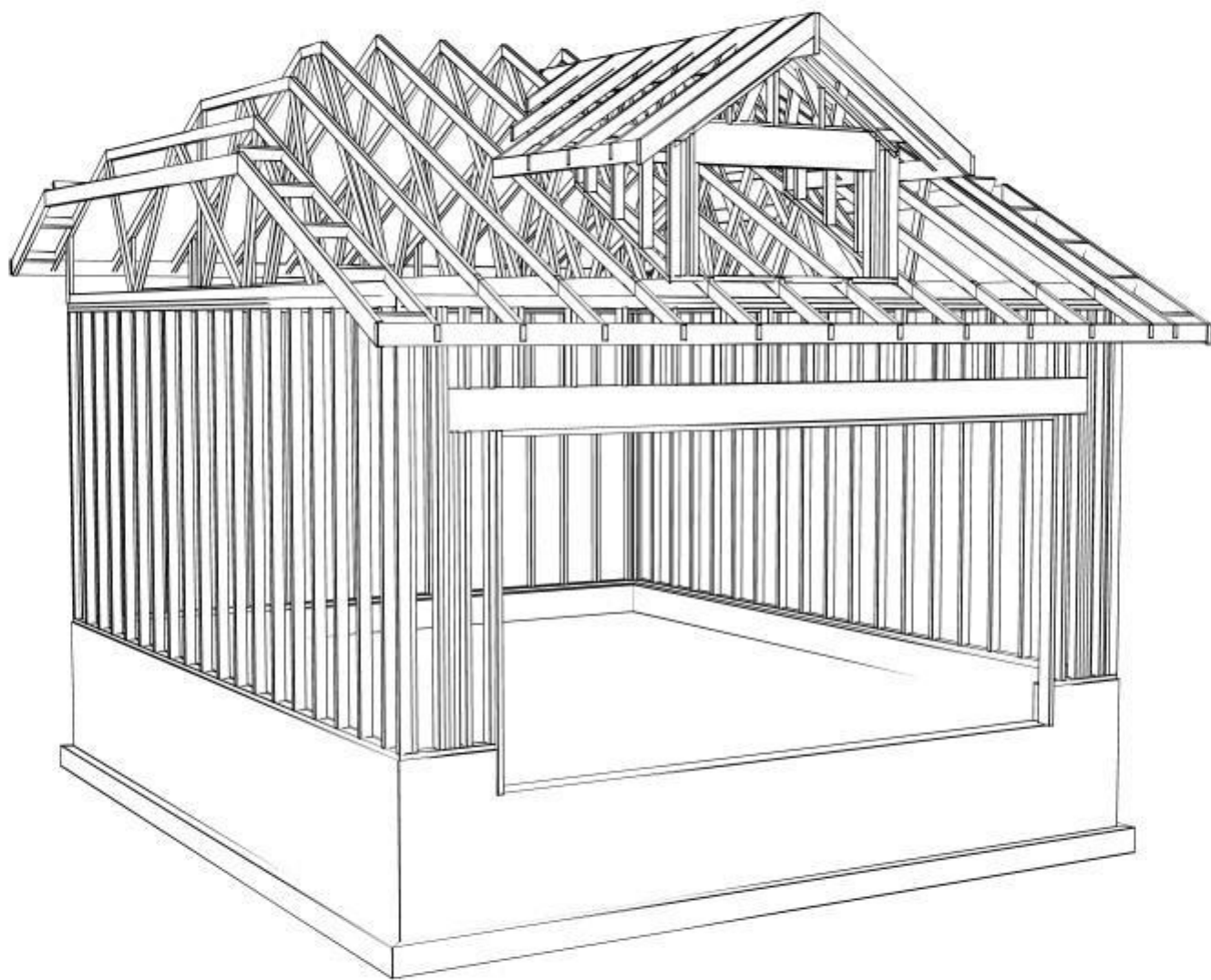
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NOTE:
1. DIMENSIONS TO FRAMING ONLY - DOES NOT INCLUDE 1/2" SHEATHING.
2. ALL WALLS ARE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.

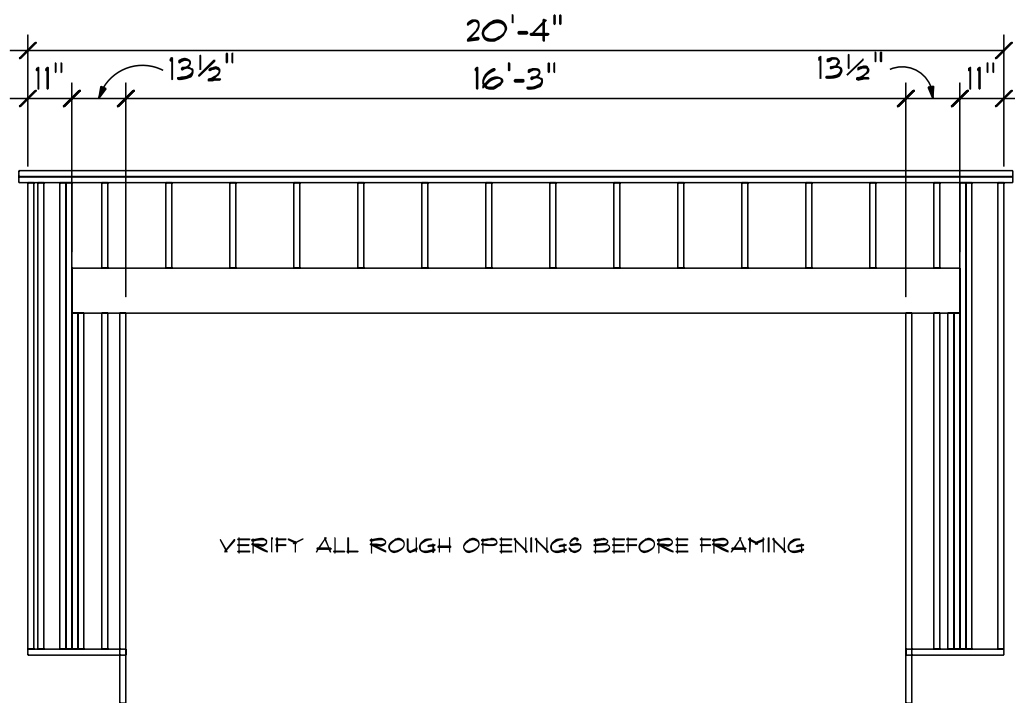
MAIN LEVEL FRAMING PLAN

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

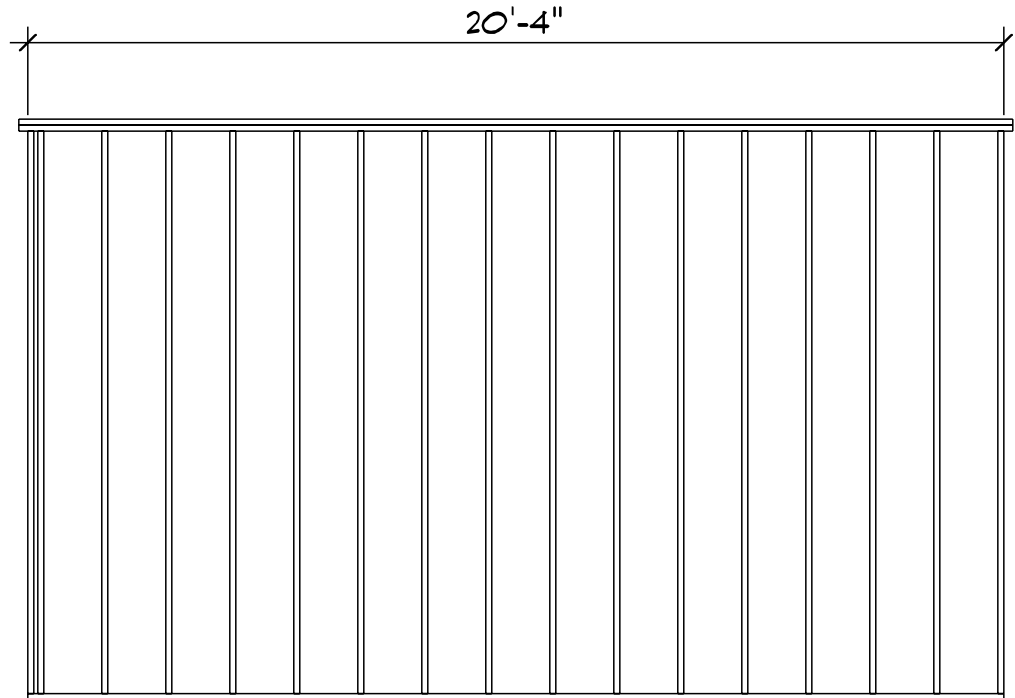


FRAMING DIAGRAM

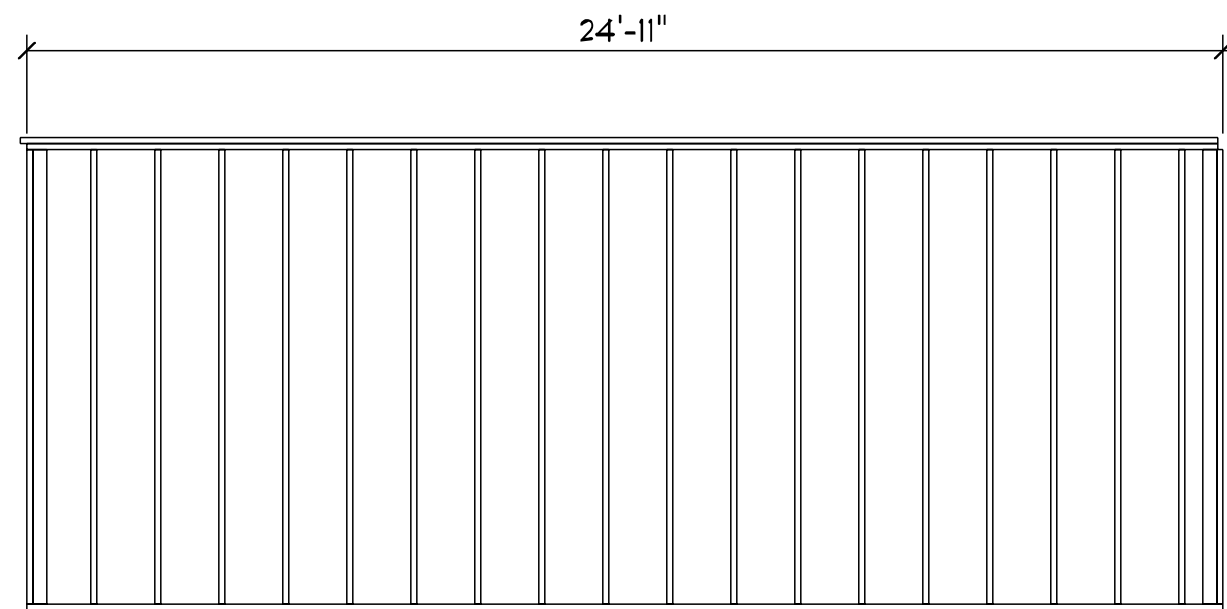
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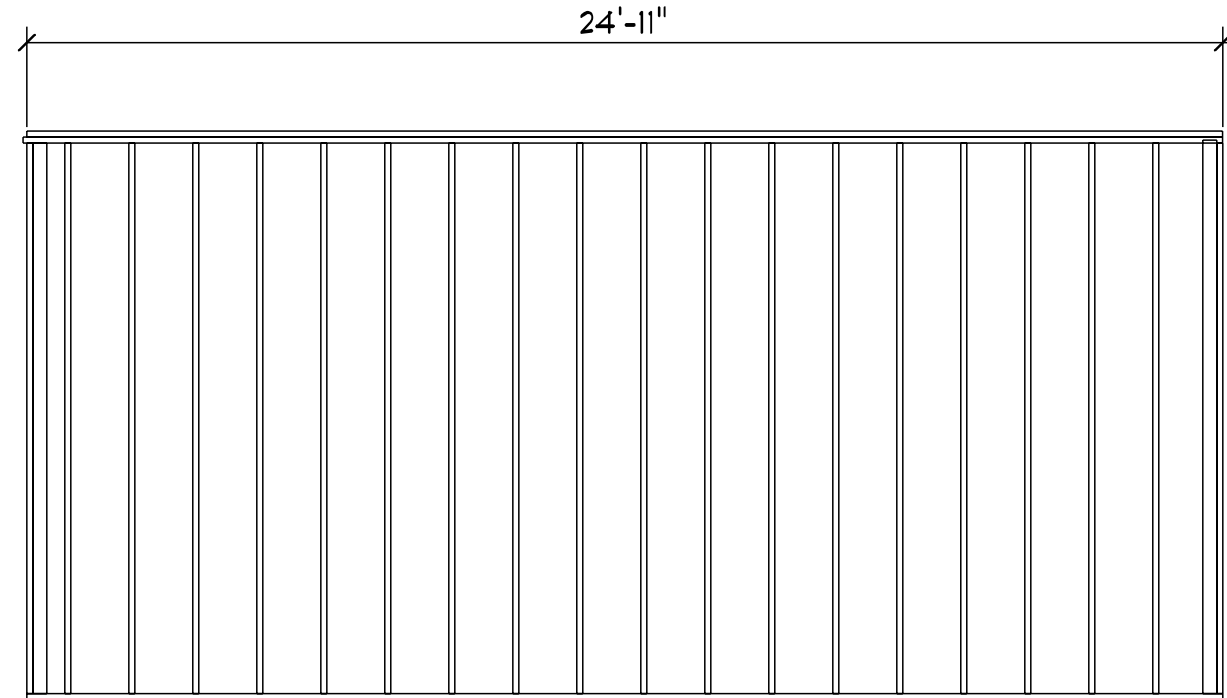
2x4 WALL NO. 1
MAIN



2x4 WALL NO. 3
MAIN



2x4 WALL NO. 2
MAIN



2x4 WALL NO. 4
MAIN

WALL PANELS

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



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6 OF 6 SHEET

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