

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 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 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 pade to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pade 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 = 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 2" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 2" 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:

- Preabricated 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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SHEET
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20% SCALE = 3/4"=1'-0"

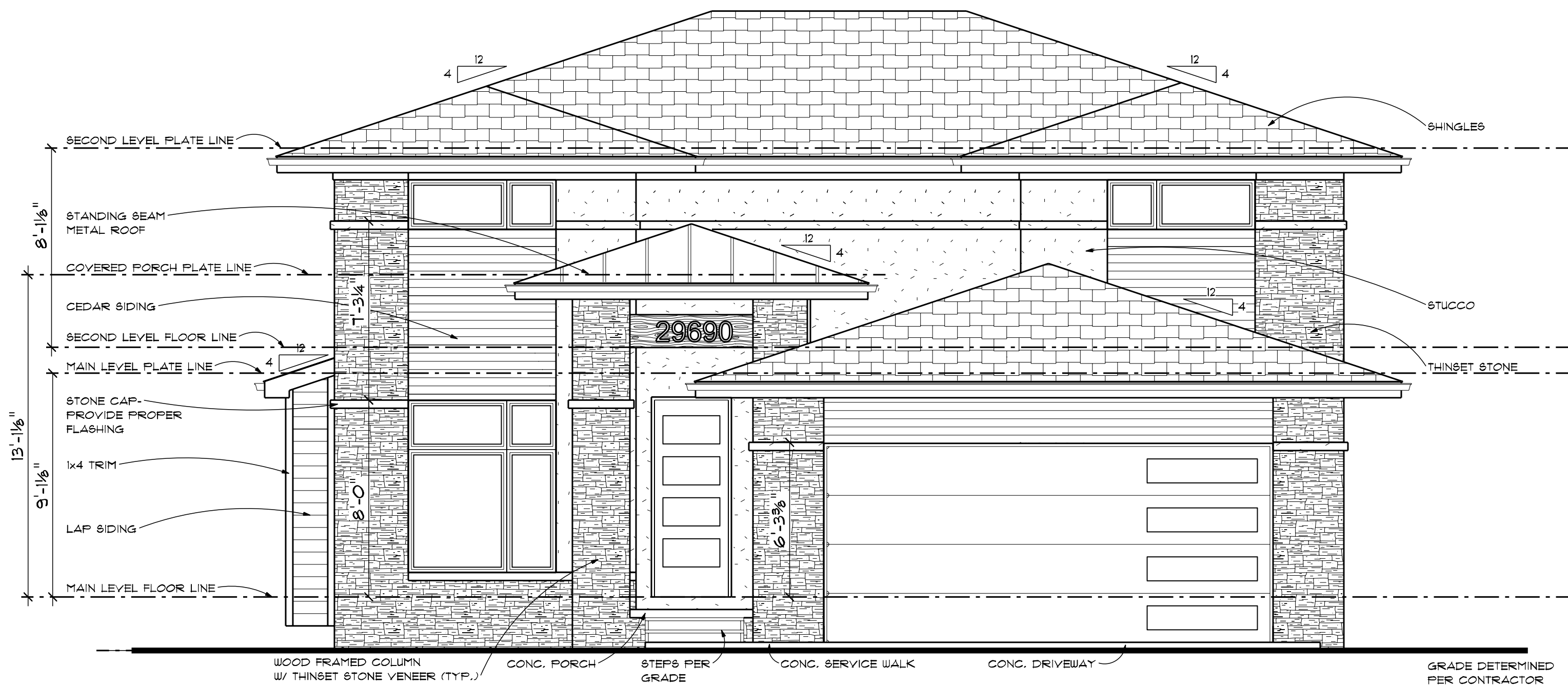
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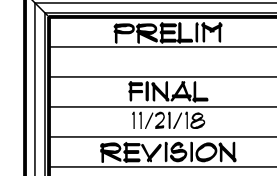




REAR ELEVATION

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





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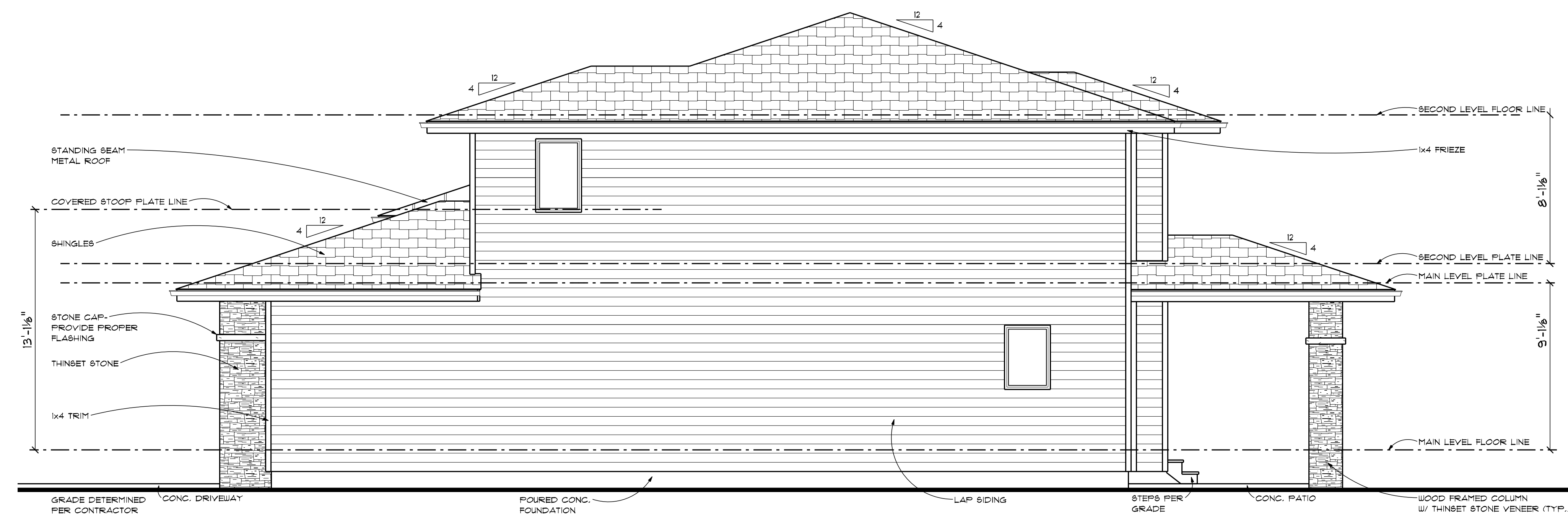
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100% SCALE • 24" x 36"



RIGHT ELEVATION

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

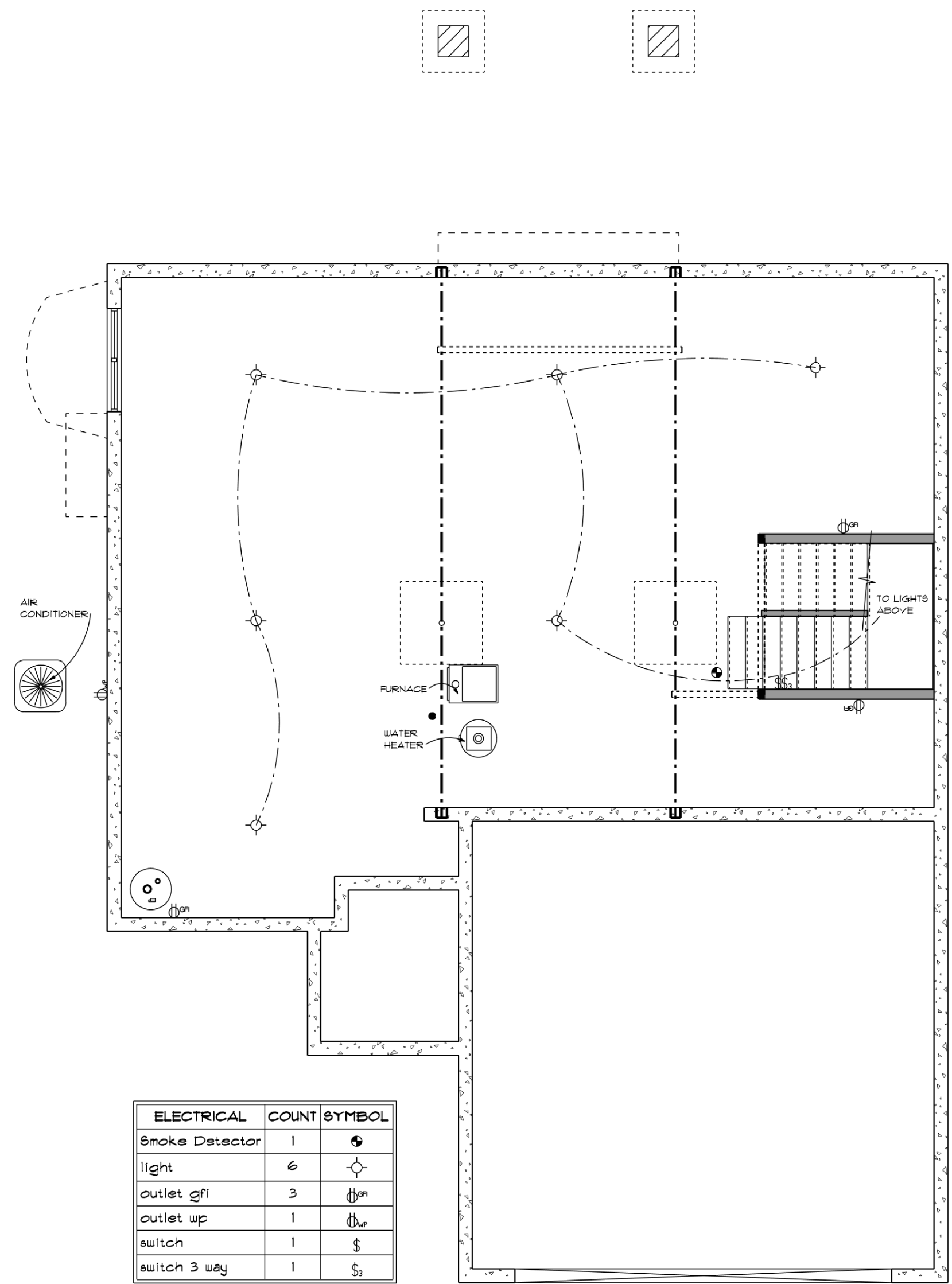


LEFT ELEVATION

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

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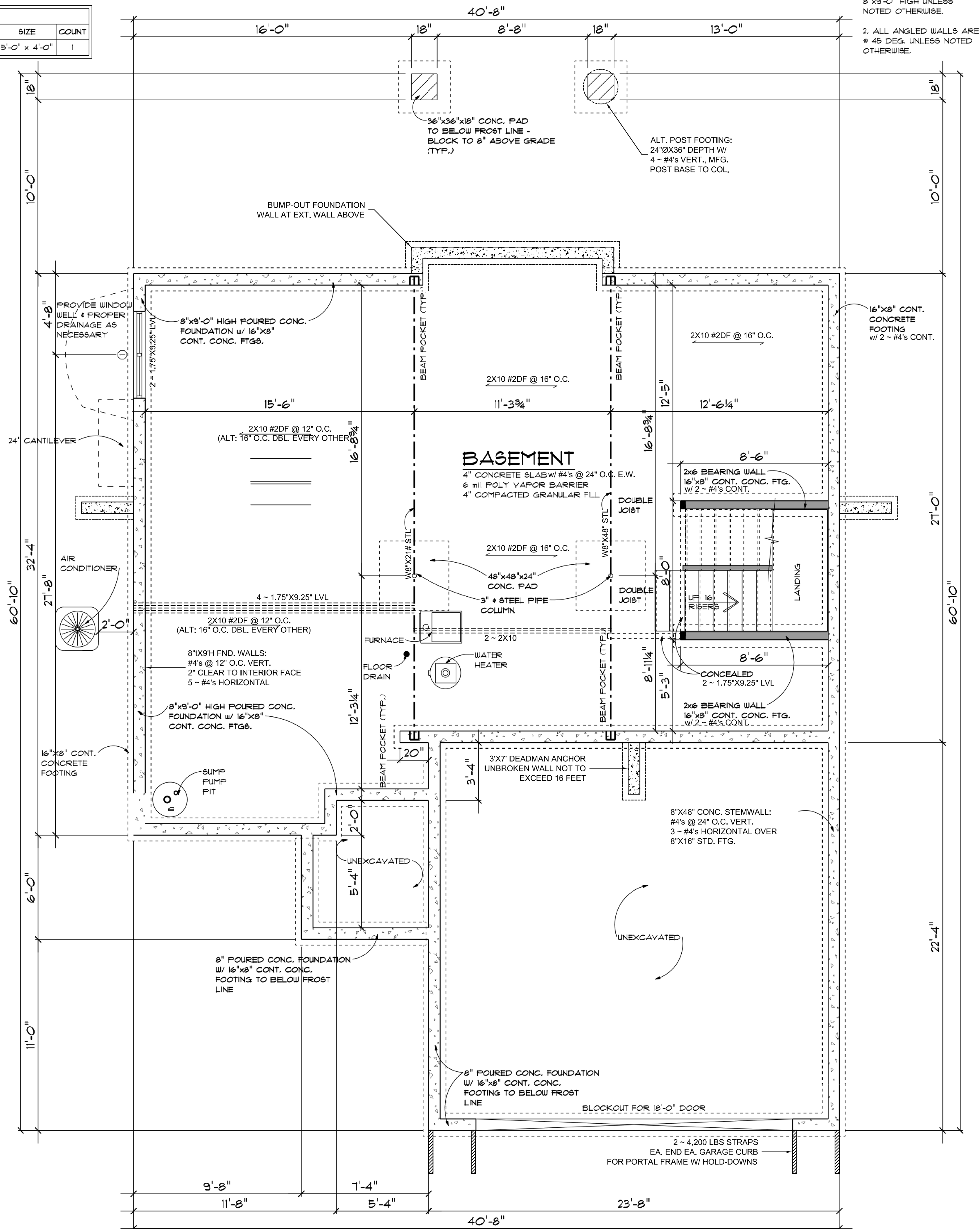
GENERATED 4/23/2020



ELECTRICAL	COUNT	SYMBOL
Smoke Detector	1	⬮
light	6	⬤
outlet gfi	3	⬮
outlet wp	1	⬮
switch	1	⬮
switch 3 way	1	⬮

FOUNDATION ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	60X48 CASEMENT	5'-0" x 4'-0"	1



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

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



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PH: (816) 380-5150 FAX: (816) 884-3250 EMAIL: MAIL@REENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #3005002187

AARON D. OBERMILLER, P.E.
MISSOURI PROFESSIONAL ENGINEER
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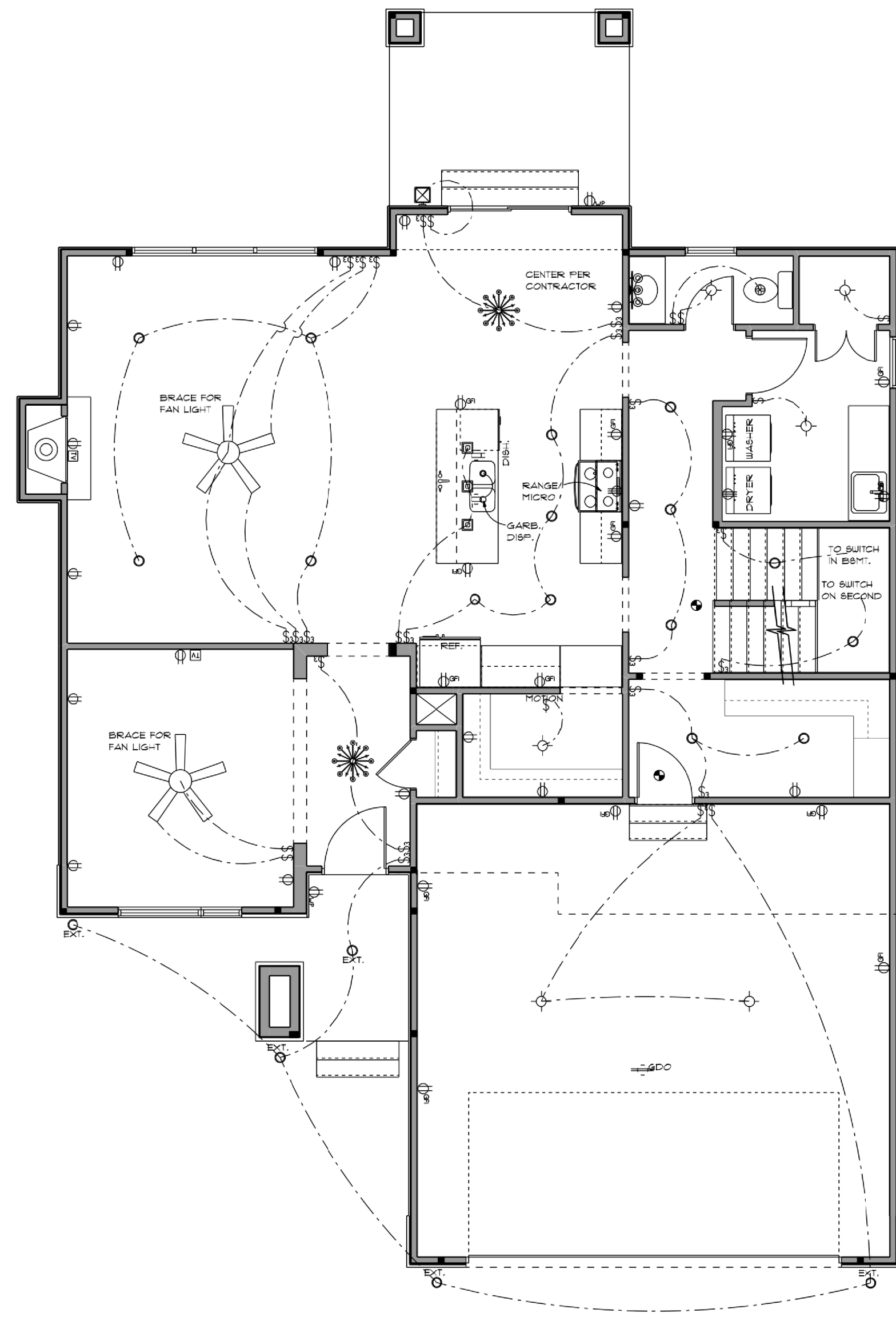
SHEET
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20% SCALE = 34'x36'

GENERATED: 4/23/2020

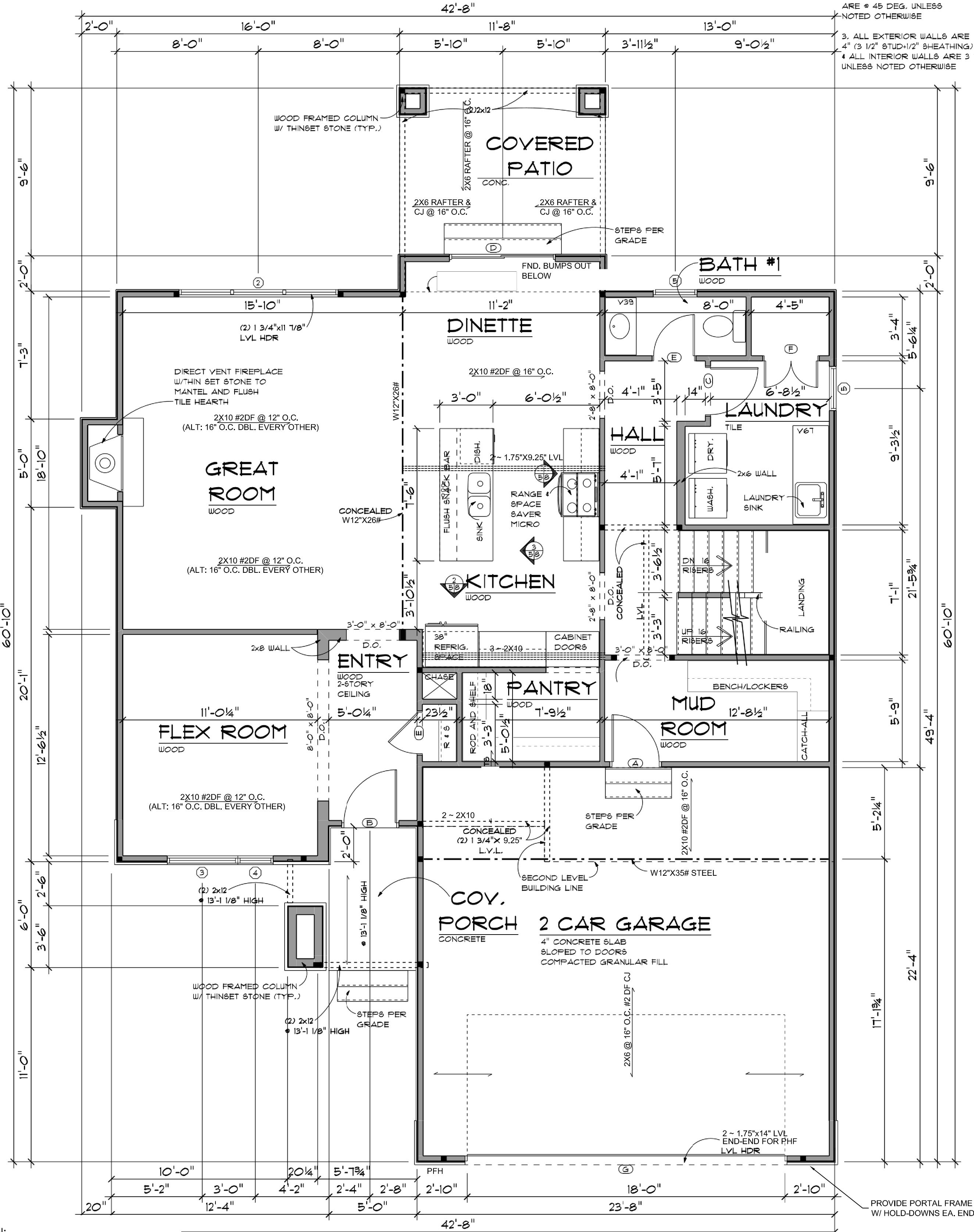
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ELECTRICAL	COUNT	SYMBOL
ceiling fan 2	2	
can light 6inch	15	
ceiling classic	2	
Exterior can light	2	
exterior light 3	1	
pendant large	3	
Garage Door outlet	1	
MOTION SWITCH	1	
OUTLET GFI	3	
FLINGER SWITCH	1	
Smoke Detector	2	
cabie tv outlet	2	
fan	1	
light	6	
outlet	18	
outlet 220v	2	
outlet gfi	11	
outlet up	2	
switch	9	
switch 3 way	20	
EXTERIOR CAN LIGHT	3	
wall mounted O3 3 lights	1	



MAIN LEVEL ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	108X70 CASEMENT 3	9'-0" x 6'-0"	1
3	WINDOW	48X60 CASEMENT 1 - 24IN TRANS.	4'-0" x 7'-0"	1
4	WINDOW	24X60 CASEMENT 1 - 24IN TRANS.	2'-0" x 7'-0"	1
5	WINDOW	30X41 CASEMENT 1	2'-6" x 3'-6"	2
A	DOOR	32X80 1	2'-8" x 6'-8"	1
B	DOOR	36X80 MODERN GLASS 4	3'-0" x 8'-0"	1
C	DOOR	32X80 1	2'-8" x 6'-8"	1
D	DOOR	72X36 SLIDING GLASS 2	6'-0" x 8'-0"	1
E	DOOR	28X80 1	2'-4" x 6'-8"	2
F	DOOR	36X80 2	3'-0" x 6'-8"	1
G	GARAGE	716X36 - FLAT - MODERN - 1	18'-0" x 8'-0"	1



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

NAME	AREA
MAIN LEVEL	1315 sq. ft.
SECOND LEVEL	1240 sq. ft.
GARAGE	521 sq. ft.
COVERED PORCH	54 sq. ft.
TOTAL FINISHED	2443 sq. ft.

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



ARON D. OBERMILLER, P.E.
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- 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 4" (3 1/2" STUD-1/2" SHEATHING)
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

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GENERATED: 4/23/2020

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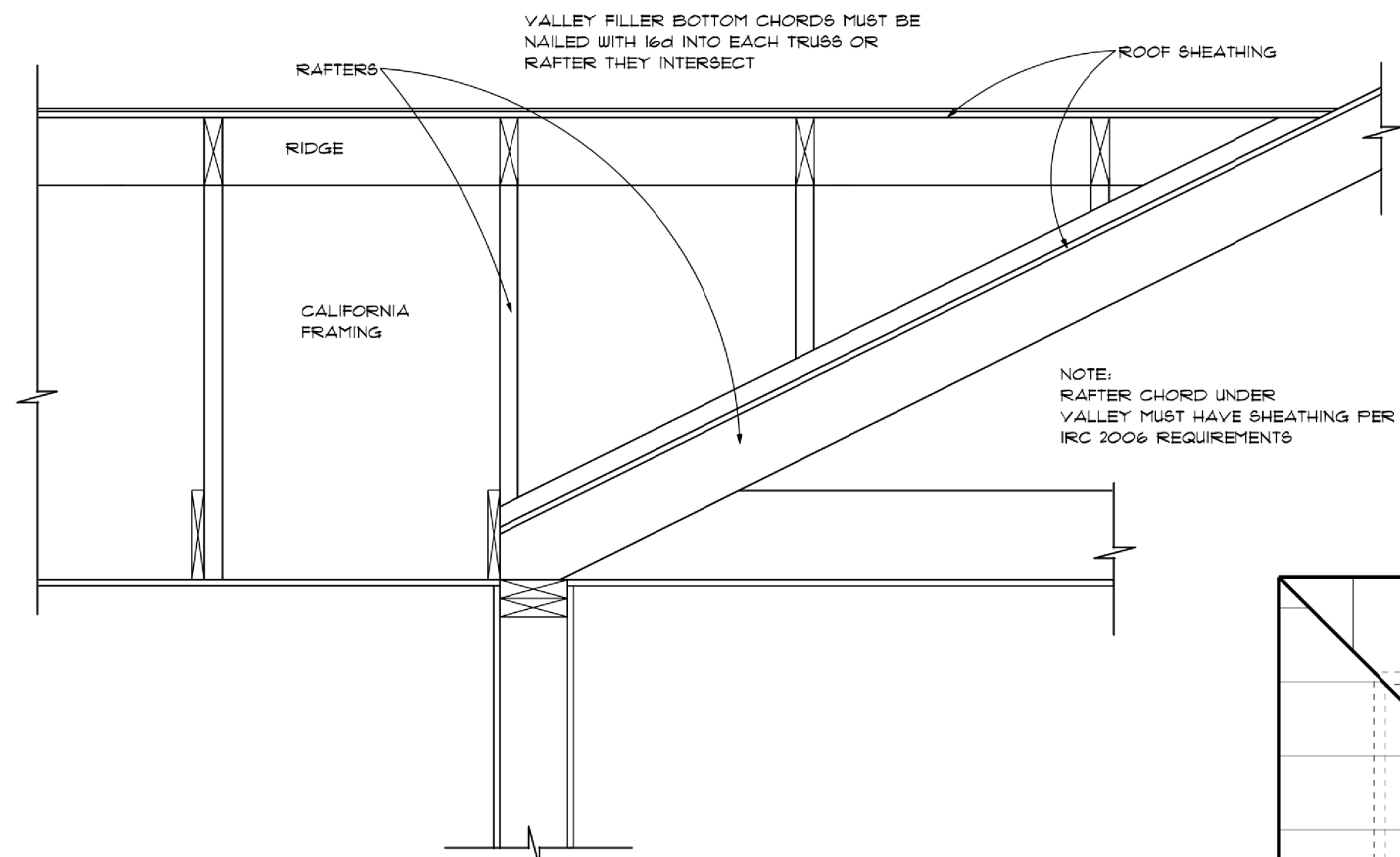
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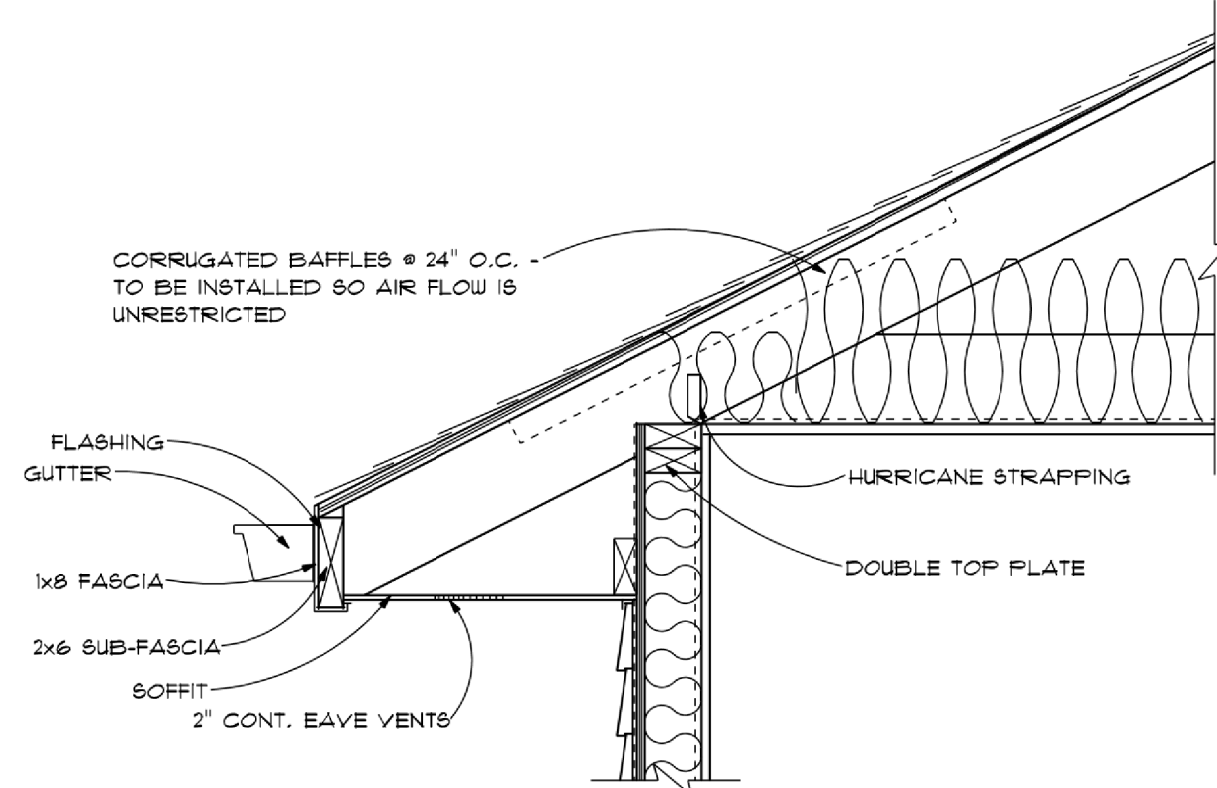
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SCALE: 1/4"=1'-0"



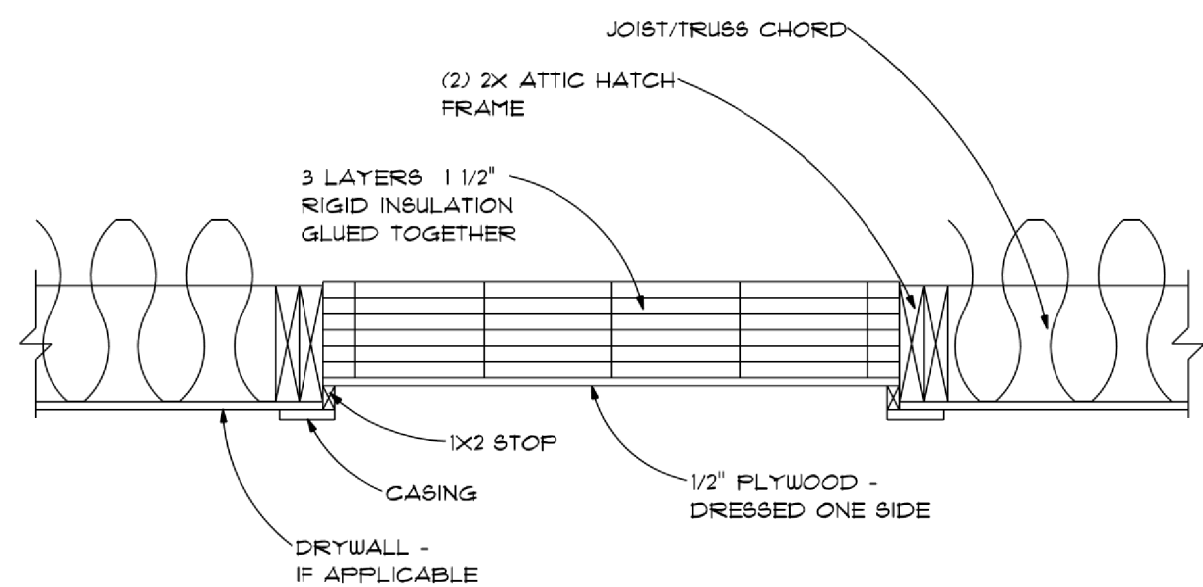
ROOF OVERFRAMING

SCALE: 1/4"=0"



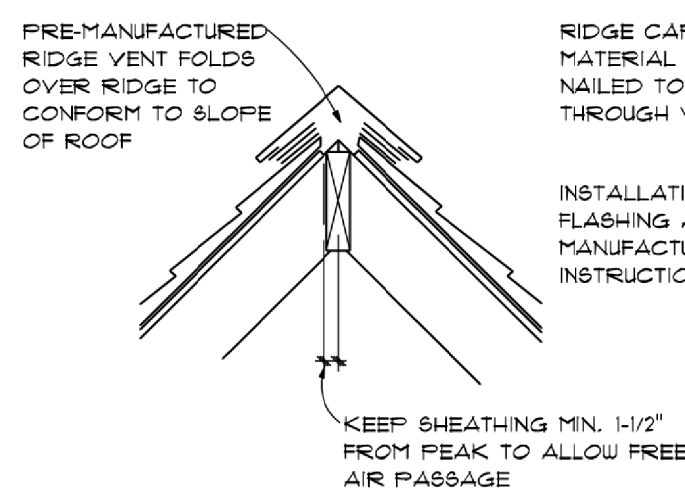
EAVE VENT

SCALE: 1/4"=0"



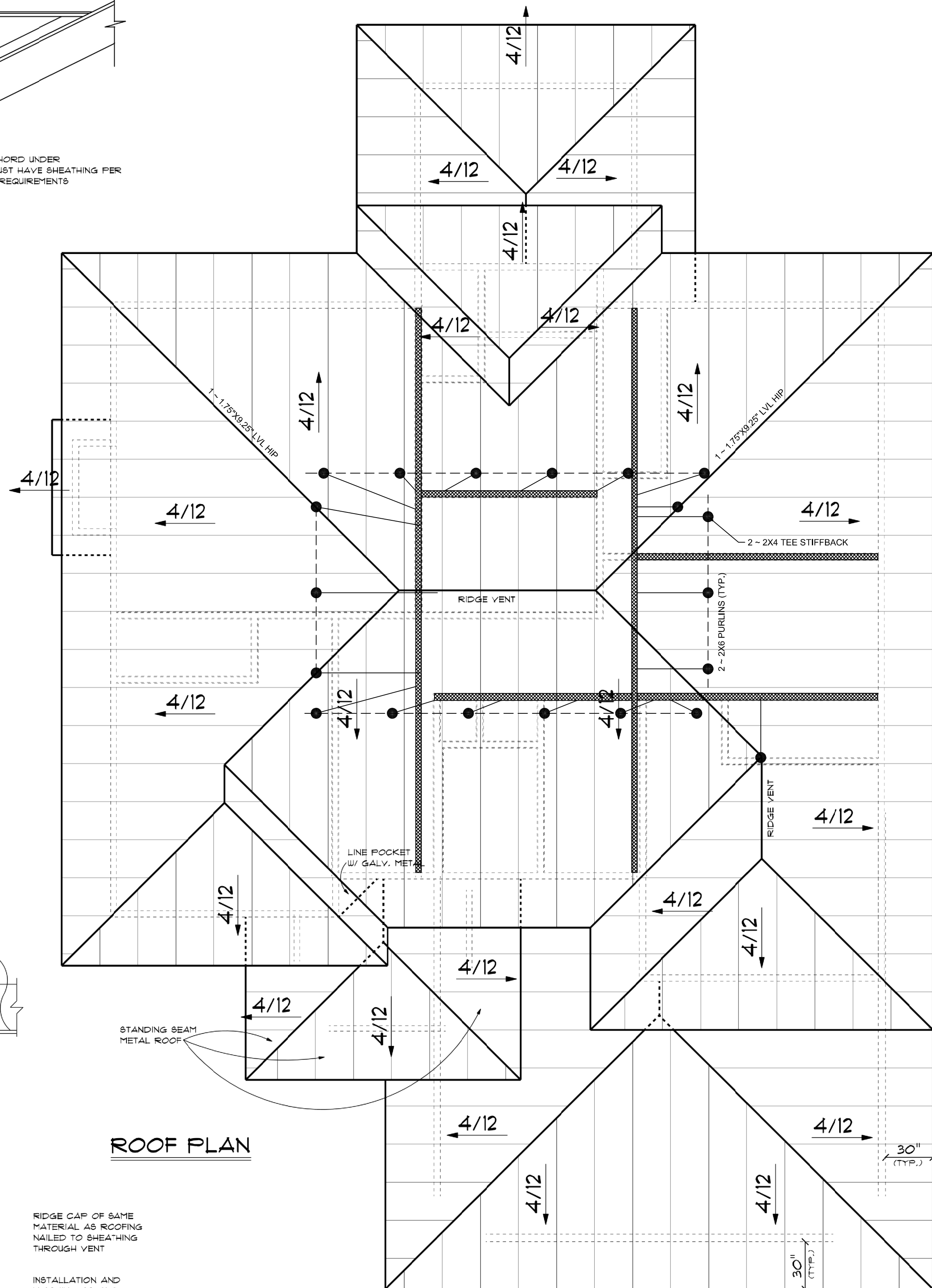
ATTIC HATCH

SCALE: 1/4"=0"



RIDGE VENT

SCALE: 1/4"=0"



ROOF PLAN

- GENERAL ROOF NOTES:
- HIP RIDGE FOR ROOF:
 - 2X8 FOR UNBRACED LENGTH UP TO 9'-0"
 - 2X10 FOR UNBRACED LENGTH UP TO 10'-0"
 - 2X12 FOR UNBRACED LENGTH UP TO 11'-0"
 - GREATER SPANS REQUIRE ENGINEER DESIGN
 - ALL RAFTERS 2X6 #2DF OR AS NOTED
 - ALL RIDGE MEMBERS TO BE LARGER THAN VERT. FACE-CUT OF RAFTER
 - COLLAR TIES THROUGHOUT AT 48" O.C.
 - ROOF LOADING: 20PSF LL / 10 PSF DL
 - HEEL JOINT CONNECTIONS PER 802.3.1 OR 4 - 16d MIN.
 - PER 802.11.1 ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTION R802.11.1 AND R802.11.2. TIES, TIEDOWNS, ANCHORS OR SCREWS MANUFACTURED SPECIFICALLY TO RESIST UPLIFT, AS INDICATED IN THE MANUFACTURER'S LISTINGS, LITERATURE, OR SPECIFICATIONS. MINIMUM 48 INCHES ON CENTER, IS REQUIRED.

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:

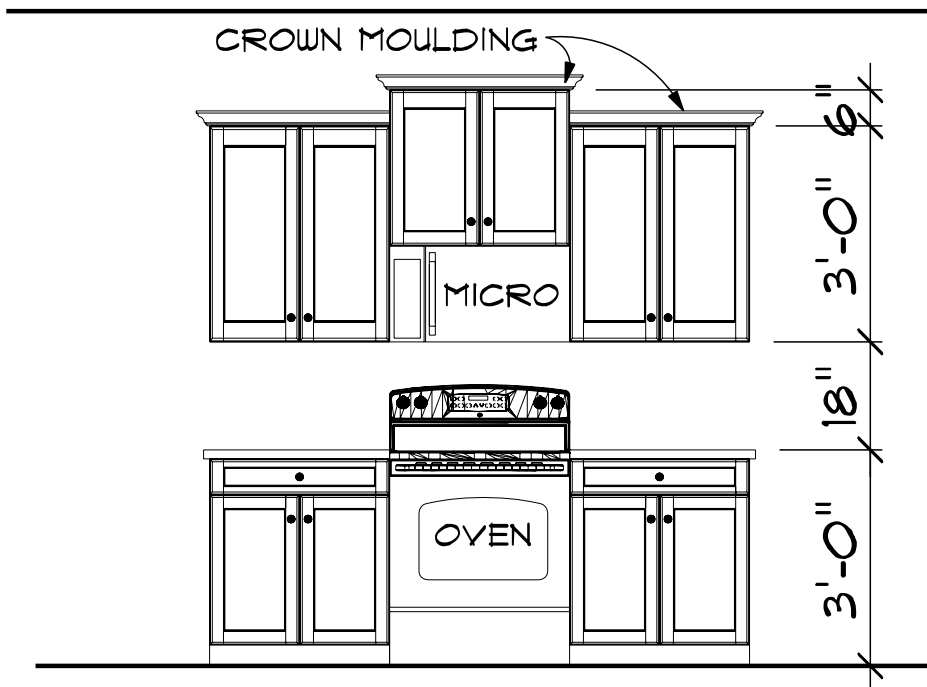


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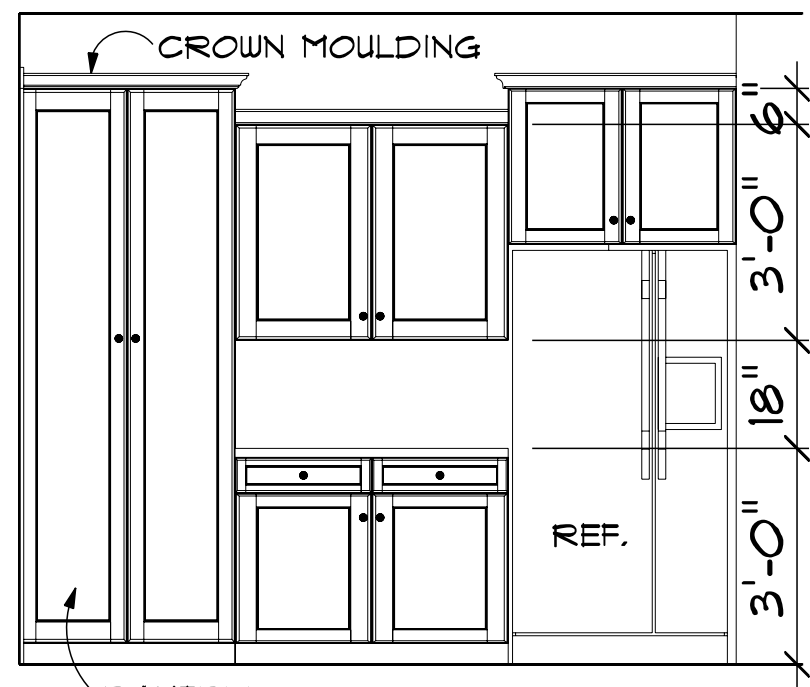
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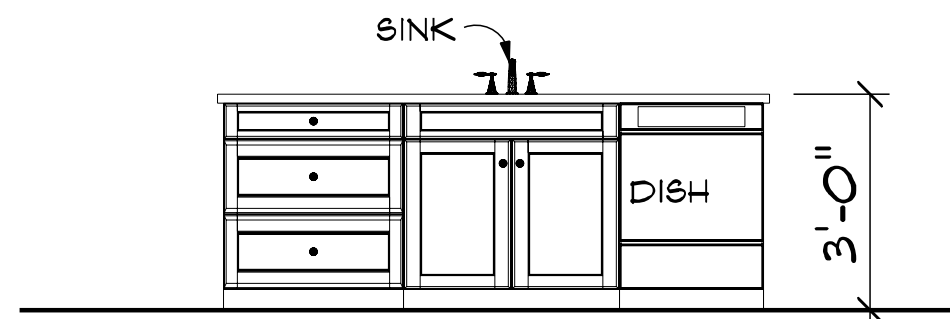
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DETAIL 1



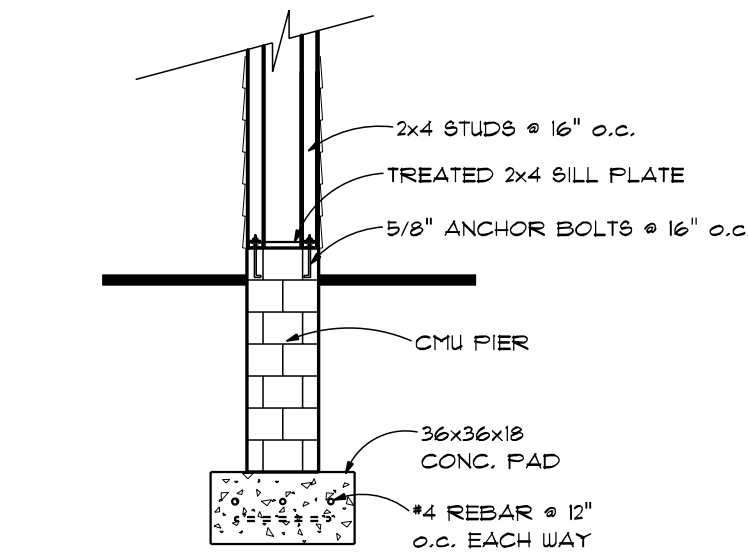
DETAIL 2



DETAIL 3

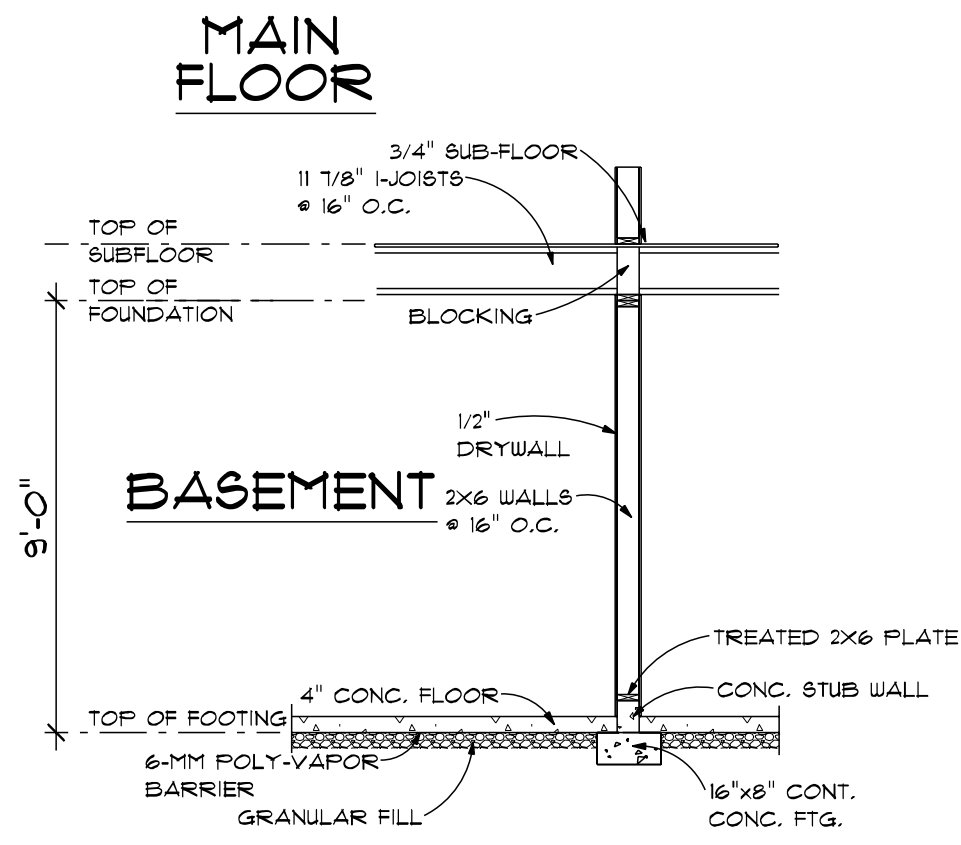
CABINET ELEVATIONS

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



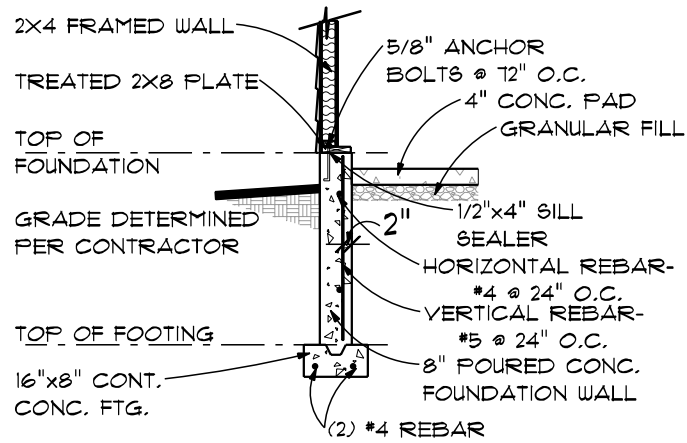
WOOD FRAMED COLUMN FOOTING DETAIL

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



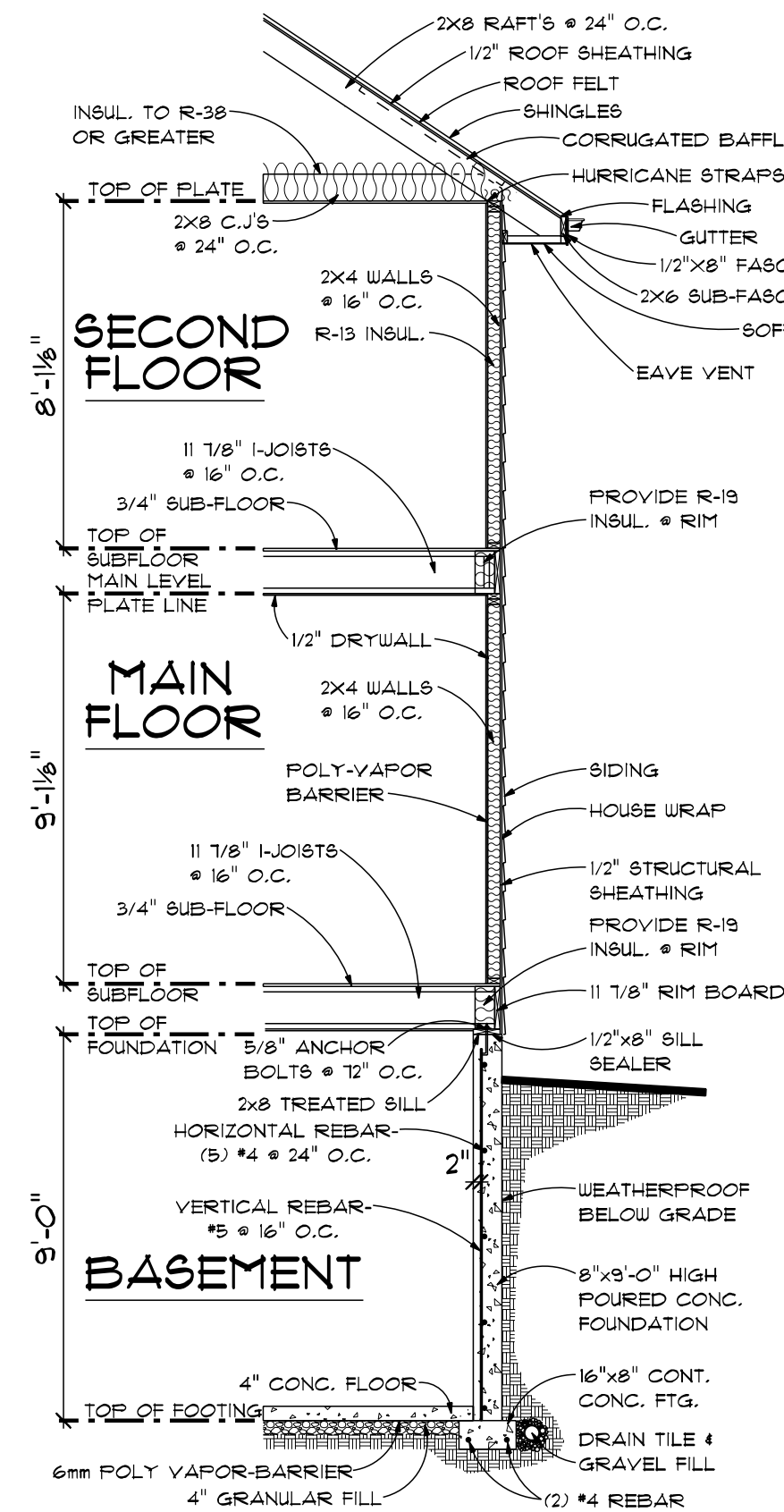
TYP 2x6 BEARING WALL

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



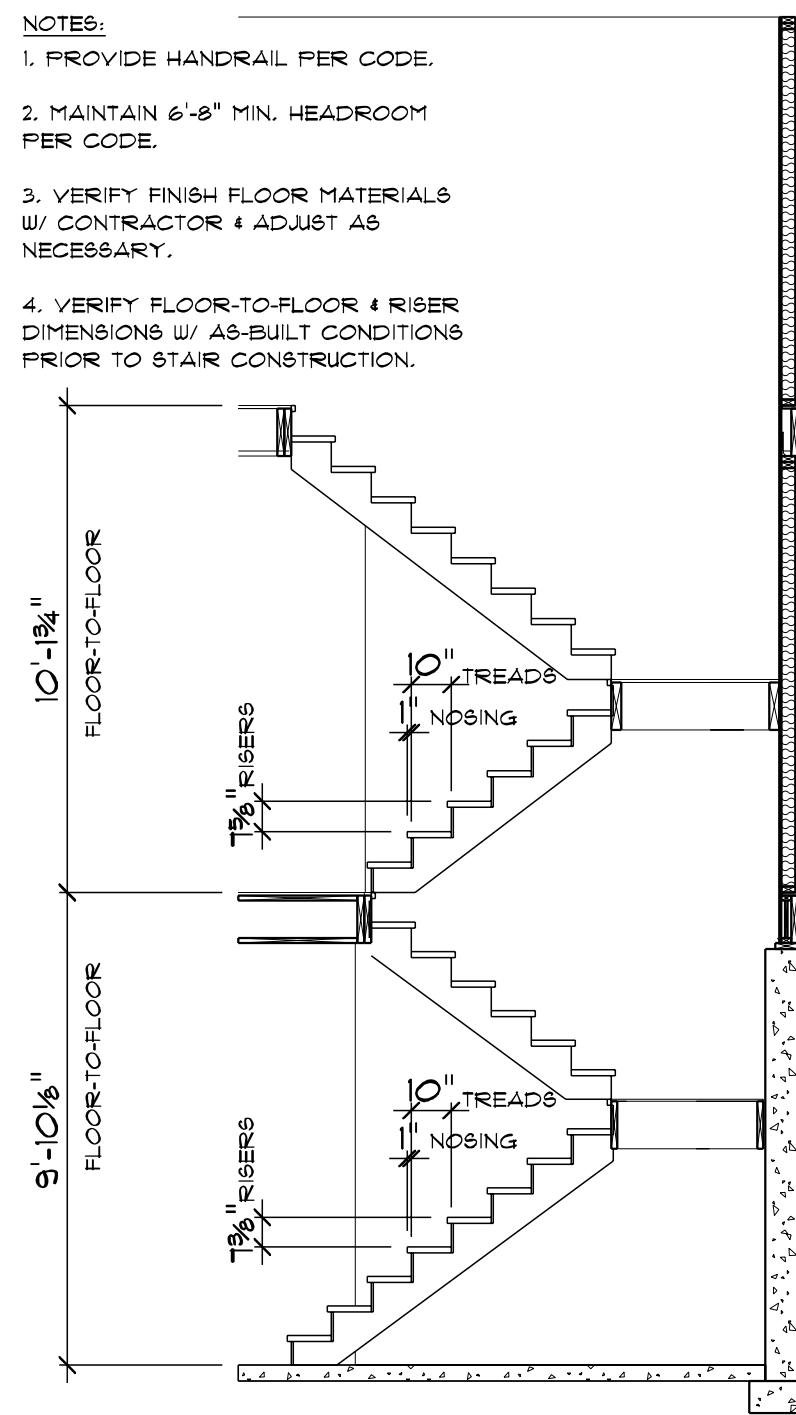
TYP. GARAGE WALL

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



TYP. WALL SECTION

SCALE: 1/4" = 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.