

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. It was designed to meet all applicable codes, requirements, and/or jurisdiction to jurisdiction, cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the applicable codes, requirements, and/or jurisdiction to jurisdiction. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser to determine the applicable codes, requirements, and/or jurisdiction to jurisdiction with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer and/or drafter from all claims or damages arising out of 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 ADJ, 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 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.
- All 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
- * Considered to confirm the design and detailing and engineering 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 exterior 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 12" 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 12" Plywood between.
 - (5) Non-load bearing and more than 6 ft. use (2) 2x12 with 12" 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.
- * Plywood 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 2x6's, unless noted otherwise.
- * All joists or wall studs 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.
 - 1/2" drywall on fire code required exterior 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.
- Window heights are labeled to bottom of raised transoms.
- Confirm window openings for your local energy requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails as required by 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 rim as needed.
- 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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PLAN OF THE WEEK



Approval of this plan is at the developers' risk pending approval of #PL2020-171-PRELIMINARY DEVELOPMENT PLAN-Napa Valley subdivision revised residential elevations. Should the #PL2020-171 not be approved the proposed elevations will not be in compliance with the previously approved PDP. Should this occur the proposed elevations will need to be revised.



PRELIM
FINAL
11/21/18
REVISION

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4030 SW Benzinger
Lot 14A



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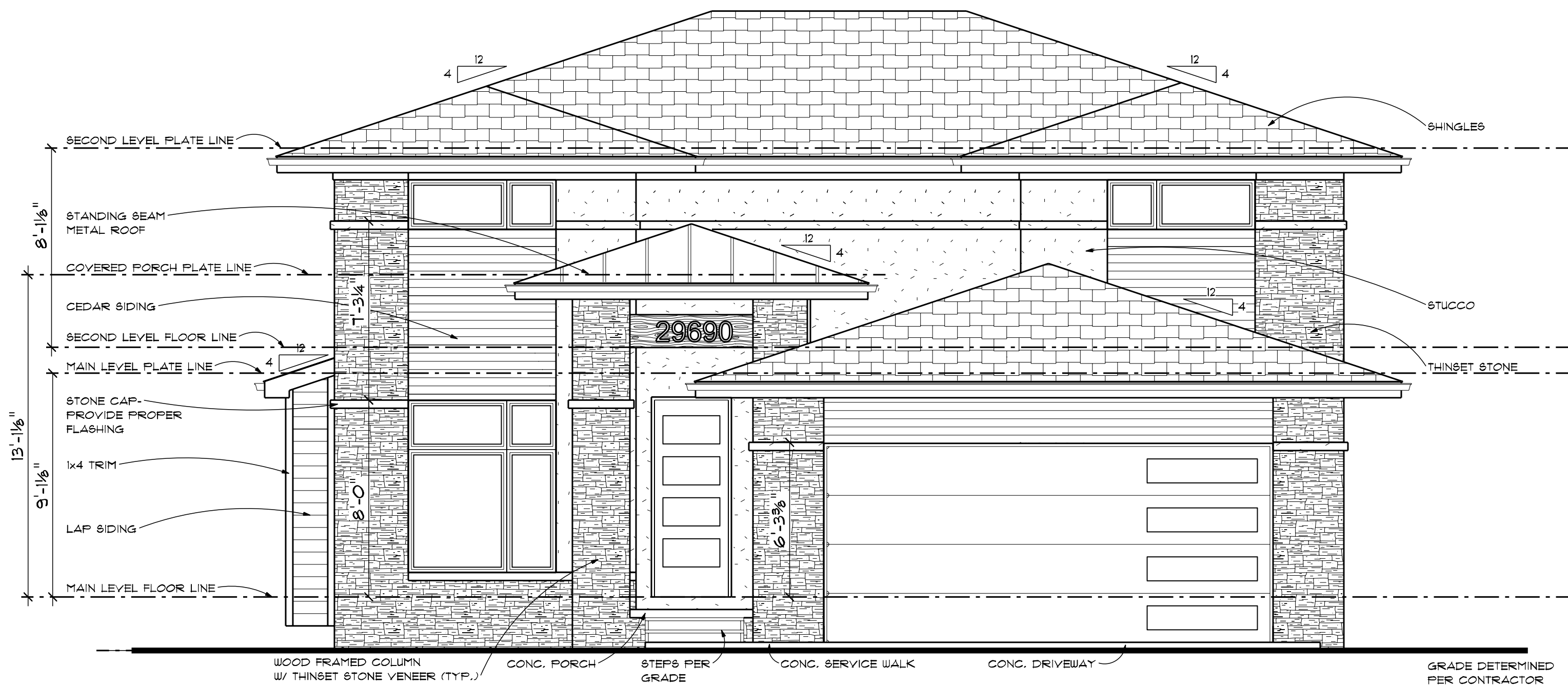
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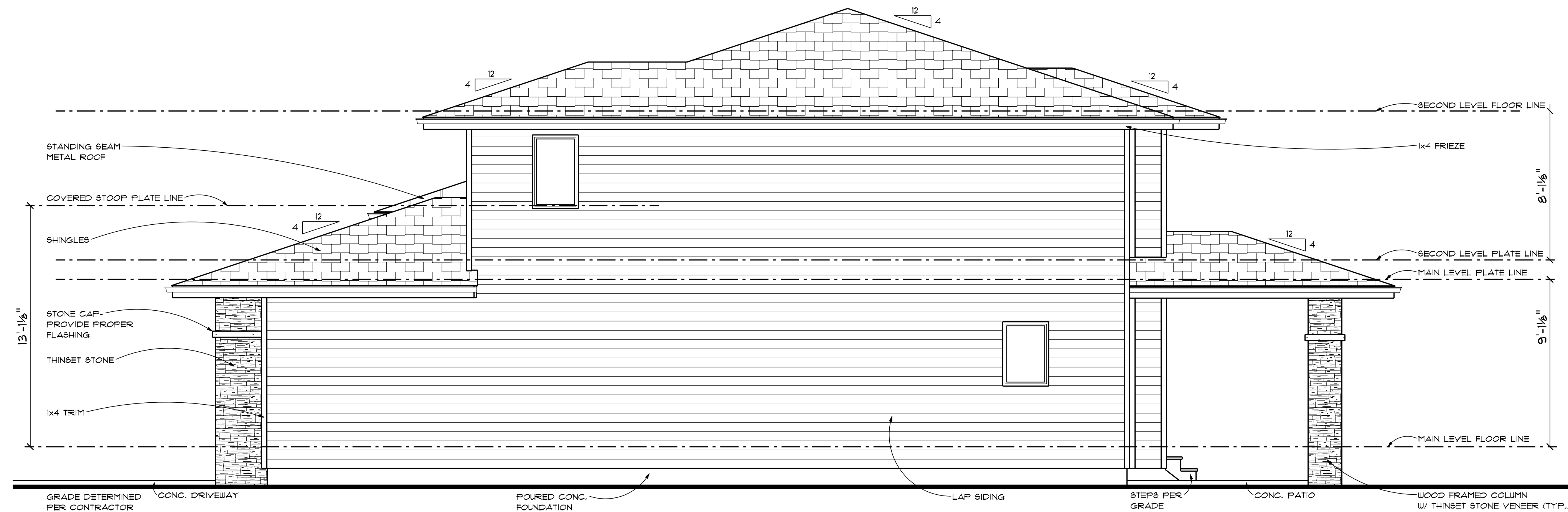
100% SCALE = 24"



REAR ELEVATION

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





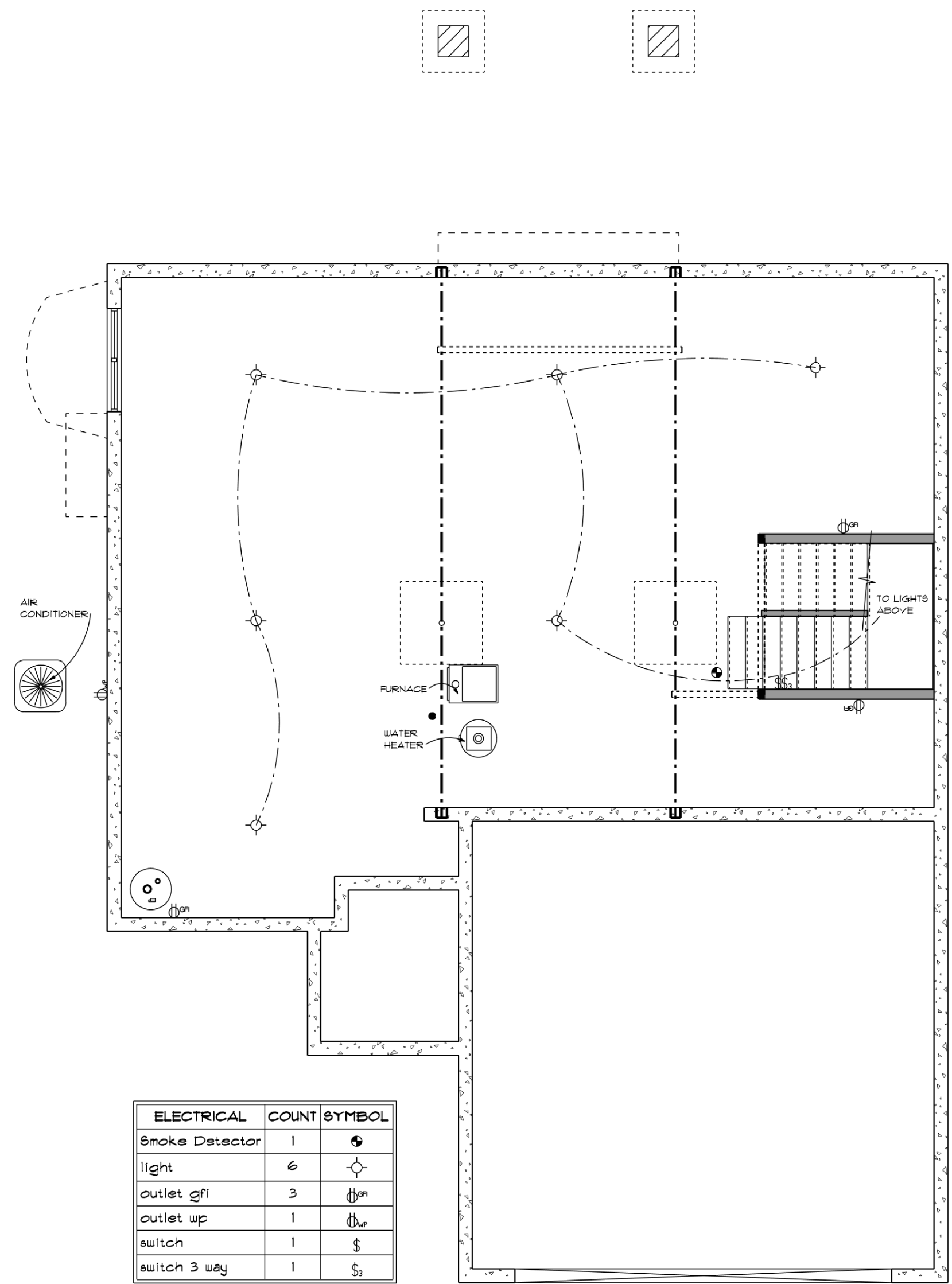
RIGHT ELEVATION

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



LEFT ELEVATION

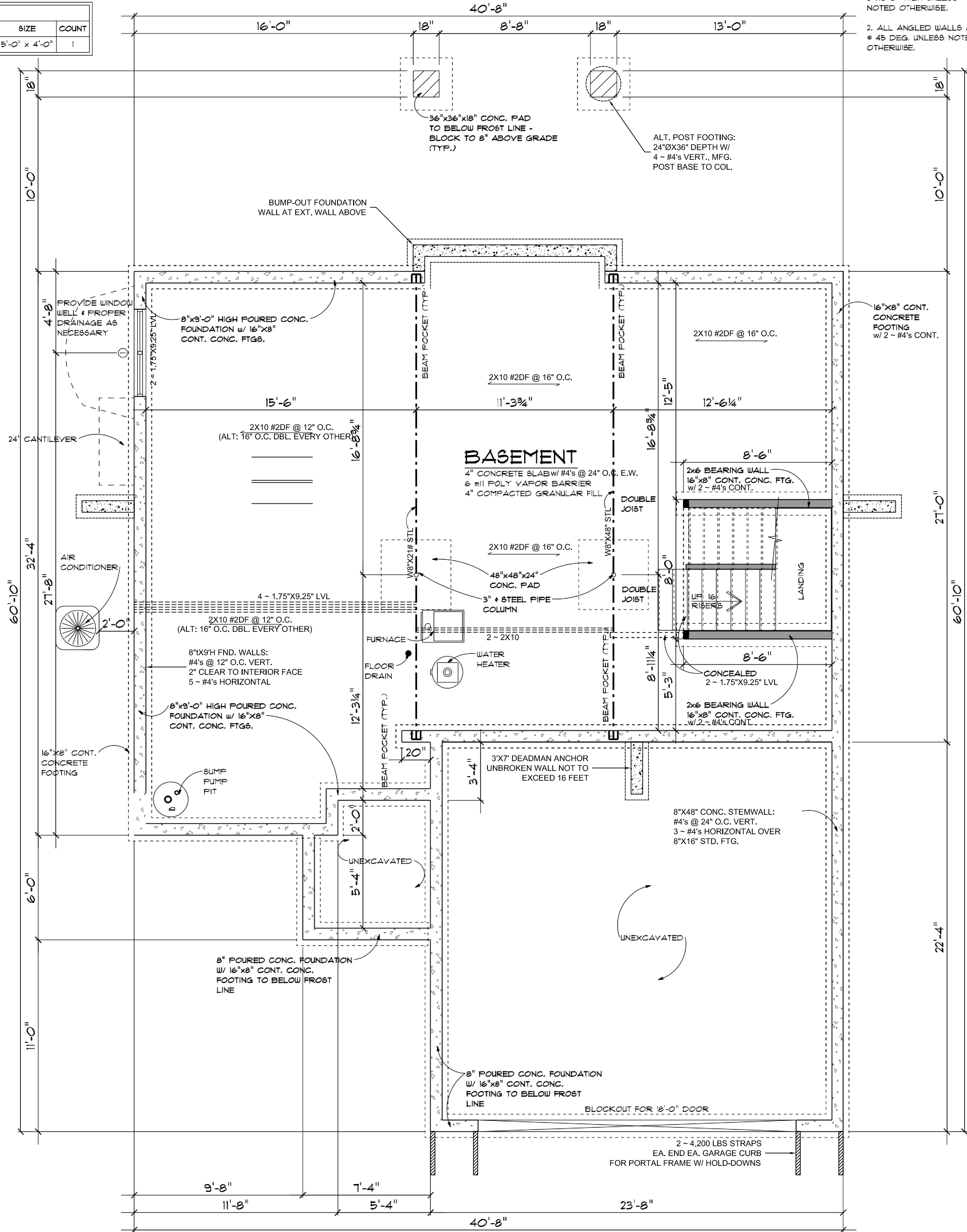
SCALE: 1/4" = 1'-0"



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 2	5'-0" x 4'-0"	1



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

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



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AARON D. OBERMILLER, P.E.
MISSOURI PROFESSIONAL ENGINEER
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SHEET
4
OF
8

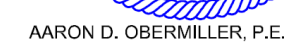
20% SCALE = 34'x36'

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

[illegible]

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

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100% SCALE @ 24"x36"

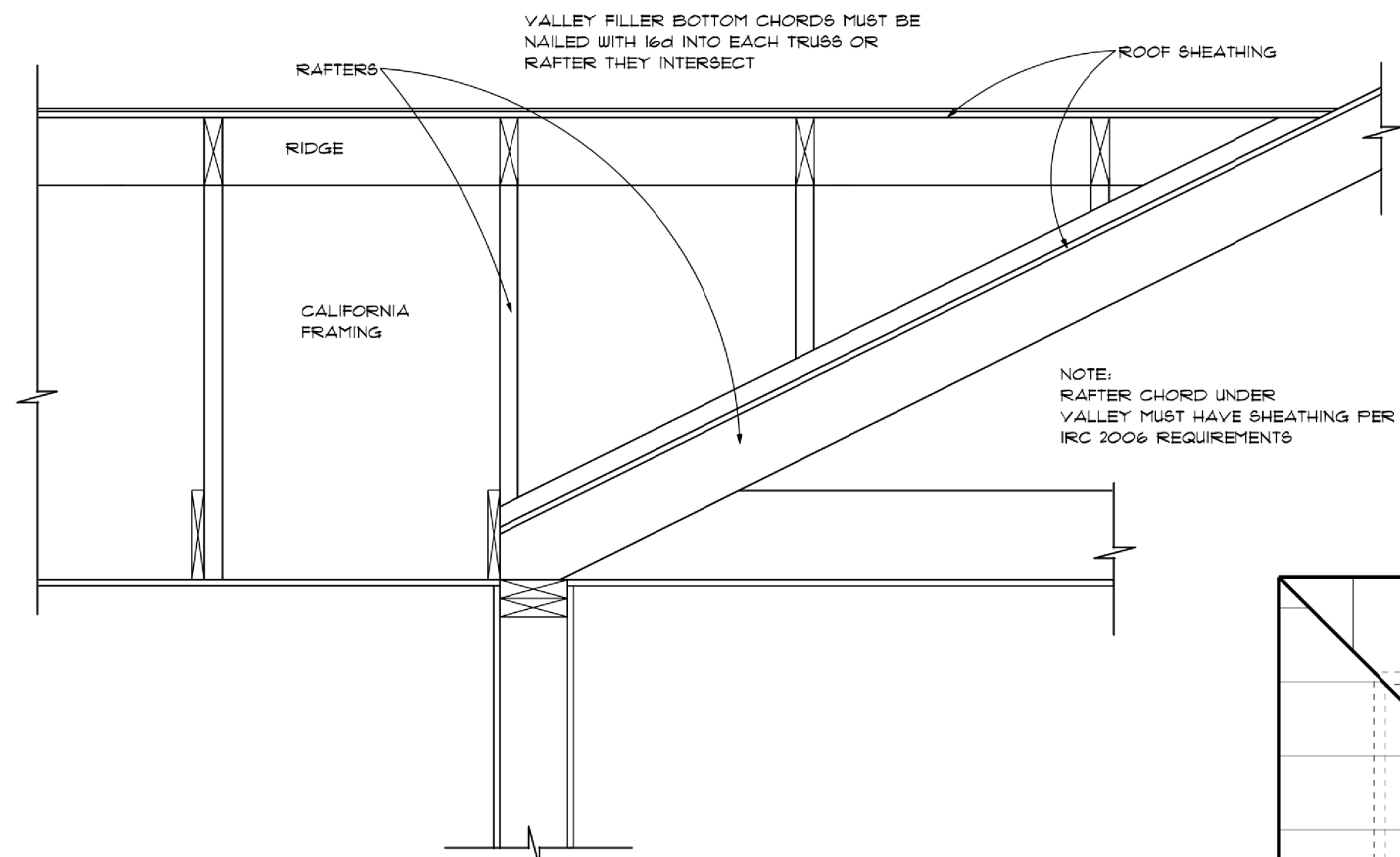
The floor plan shows a complex layout of rooms and corridors. Key features include:

- Rooms and Areas:**
 - Top-left: A large room with a dashed rectangular area and a fan light labeled "BRACE FOR FAN LIGHT".
 - Top-right: A room with a fan light labeled "BRACE FOR FAN LIGHT".
 - Bottom-left: A room with a fan light labeled "BRACE FOR FAN LIGHT".
 - Bottom-right: A room with a fan light labeled "BRACE FOR FAN LIGHT".
 - Central: A staircase labeled "TO SWITCH BELOW".
 - Various smaller rooms, including what appear to be bathrooms and storage areas, are scattered throughout the plan.
- Corridors and Entrances:**
 - Multiple corridors connect the rooms, with doors indicated by arcs.
 - An "EXIT" is marked at the bottom right corner.
- Other Labels:**
 - "TO SWITCH BELOW" is repeated near the staircase.
 - "BRACE FOR FAN LIGHT" is repeated near each of the four fan light locations.
- Orientation:** A north arrow is located in the top right corner, pointing towards the upper right.

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

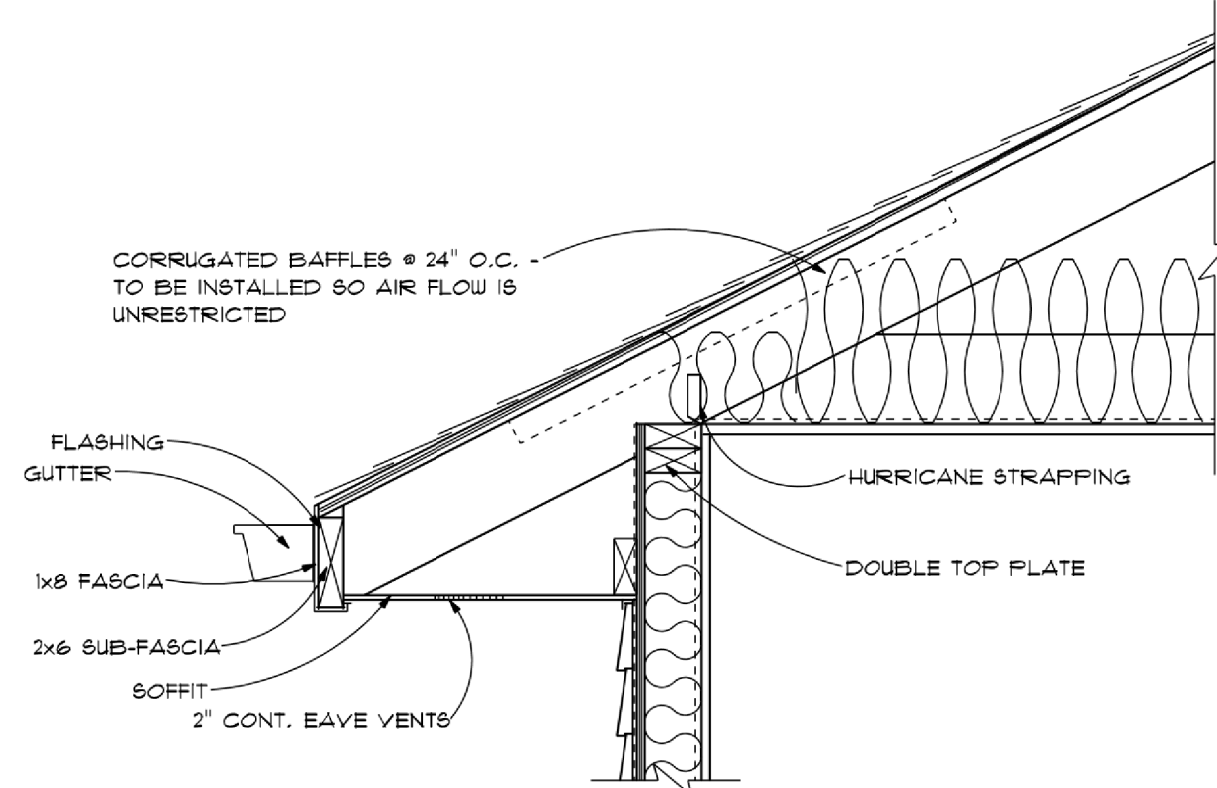
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SCALE: 1/4"=1'-0"



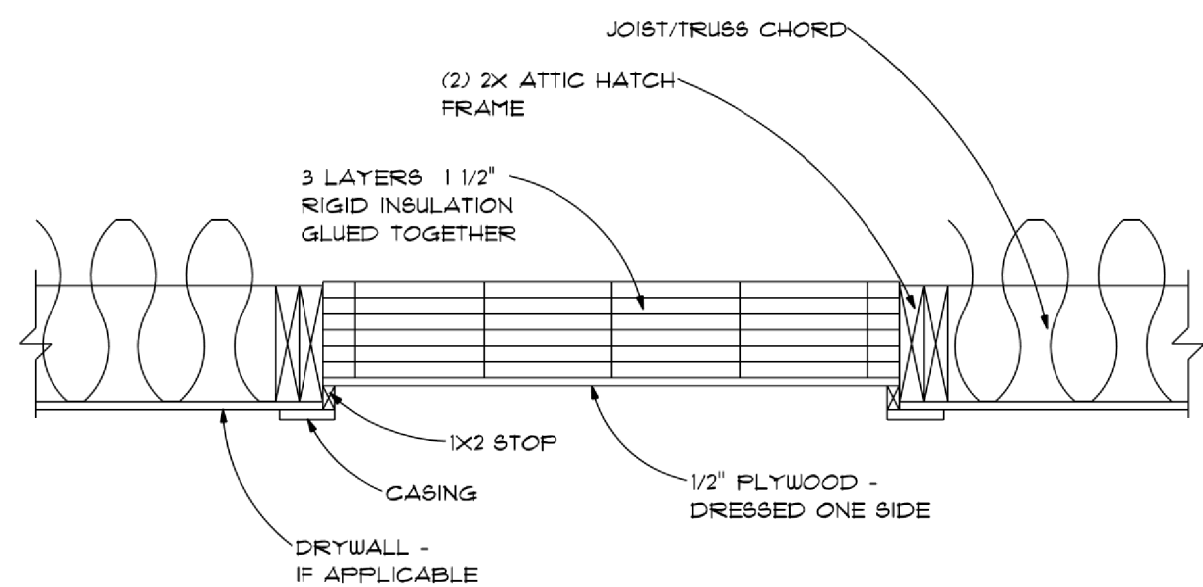
ROOF OVERFRAMING

SCALE: 1/4"=0"



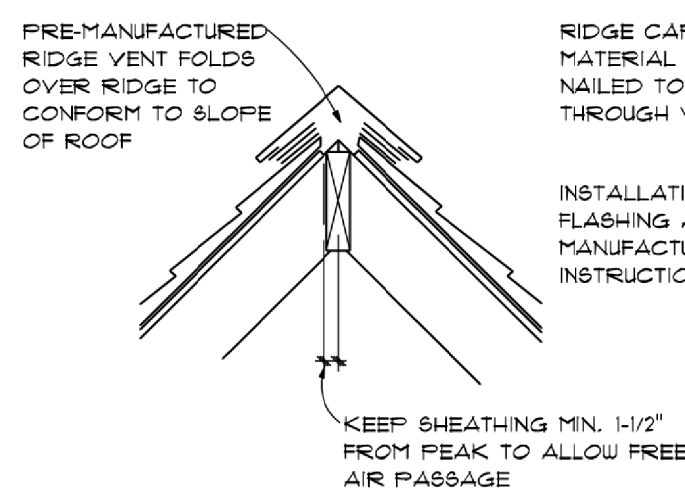
EAVE VENT

SCALE: 1/4"=0"



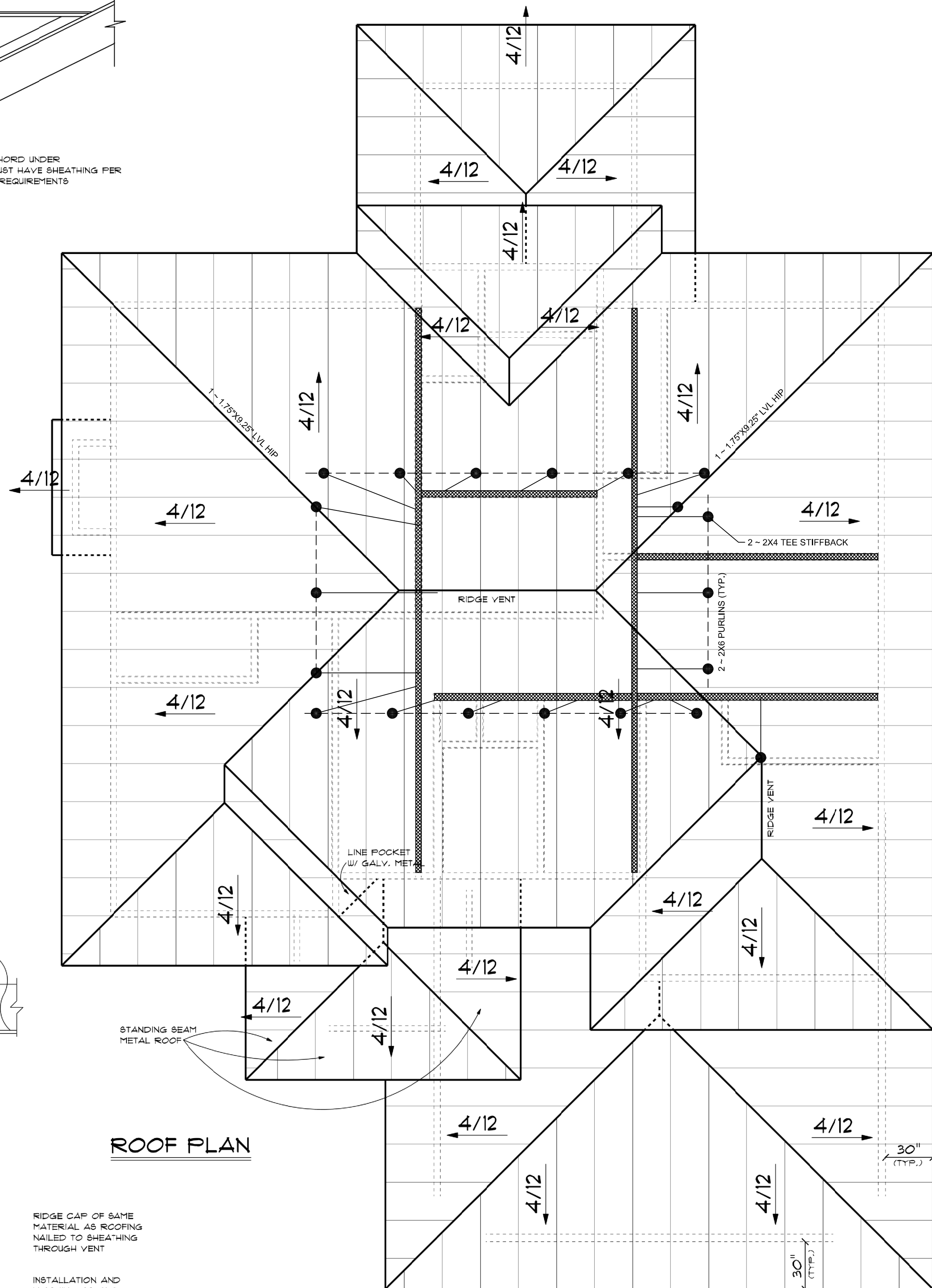
ATTIC HATCH

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.

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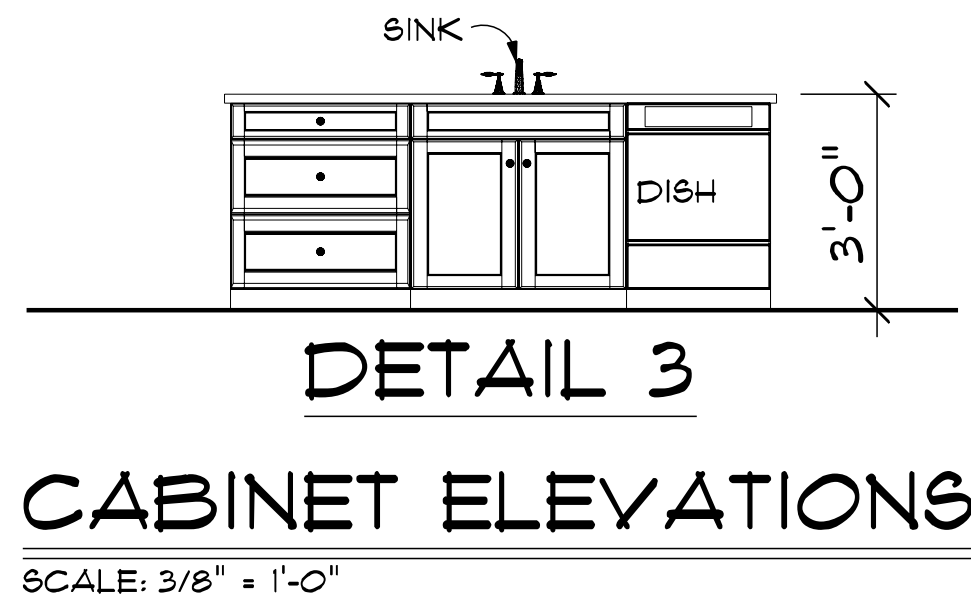
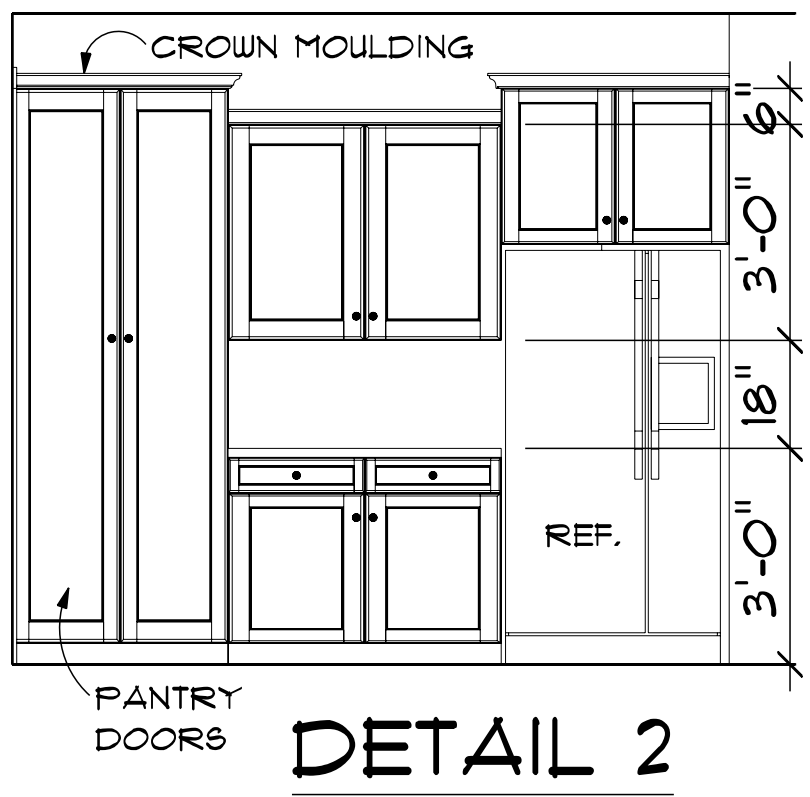
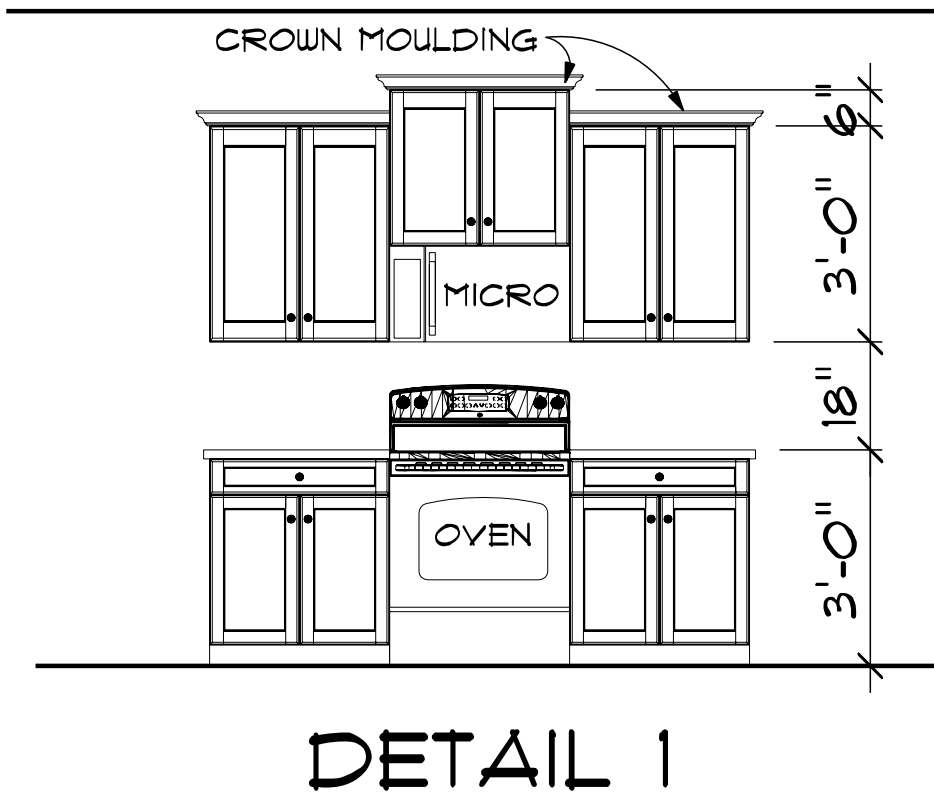


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MO-2008019580 / 01-25-20

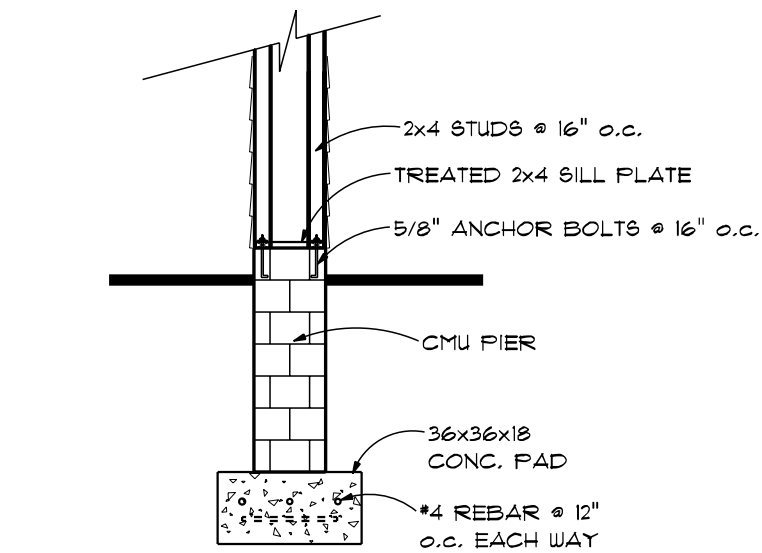
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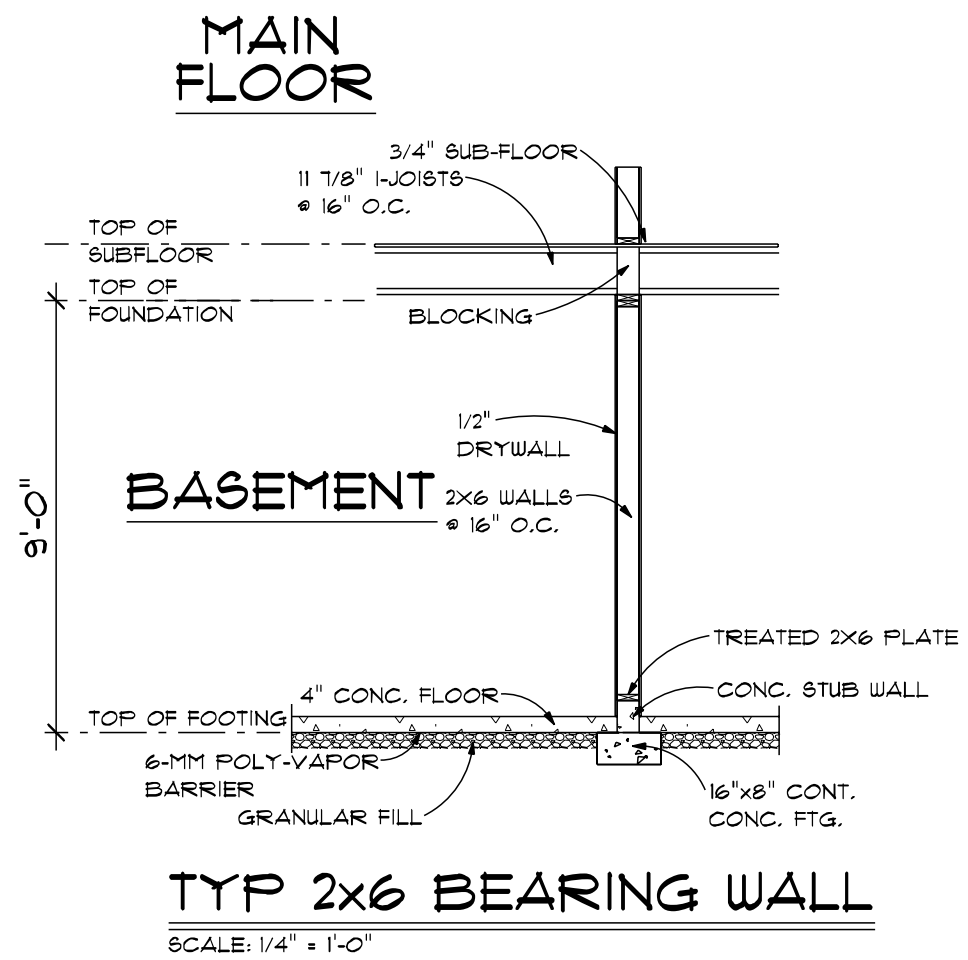
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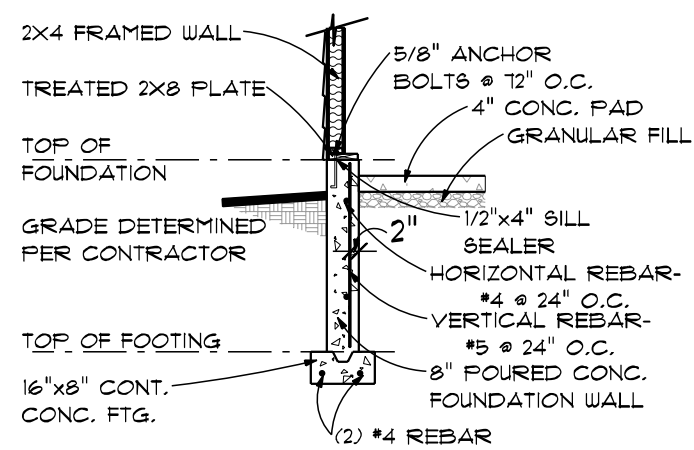
DETAIL 3
CABINET ELEVATIONS
SCALE: 3/8" = 1'-0"



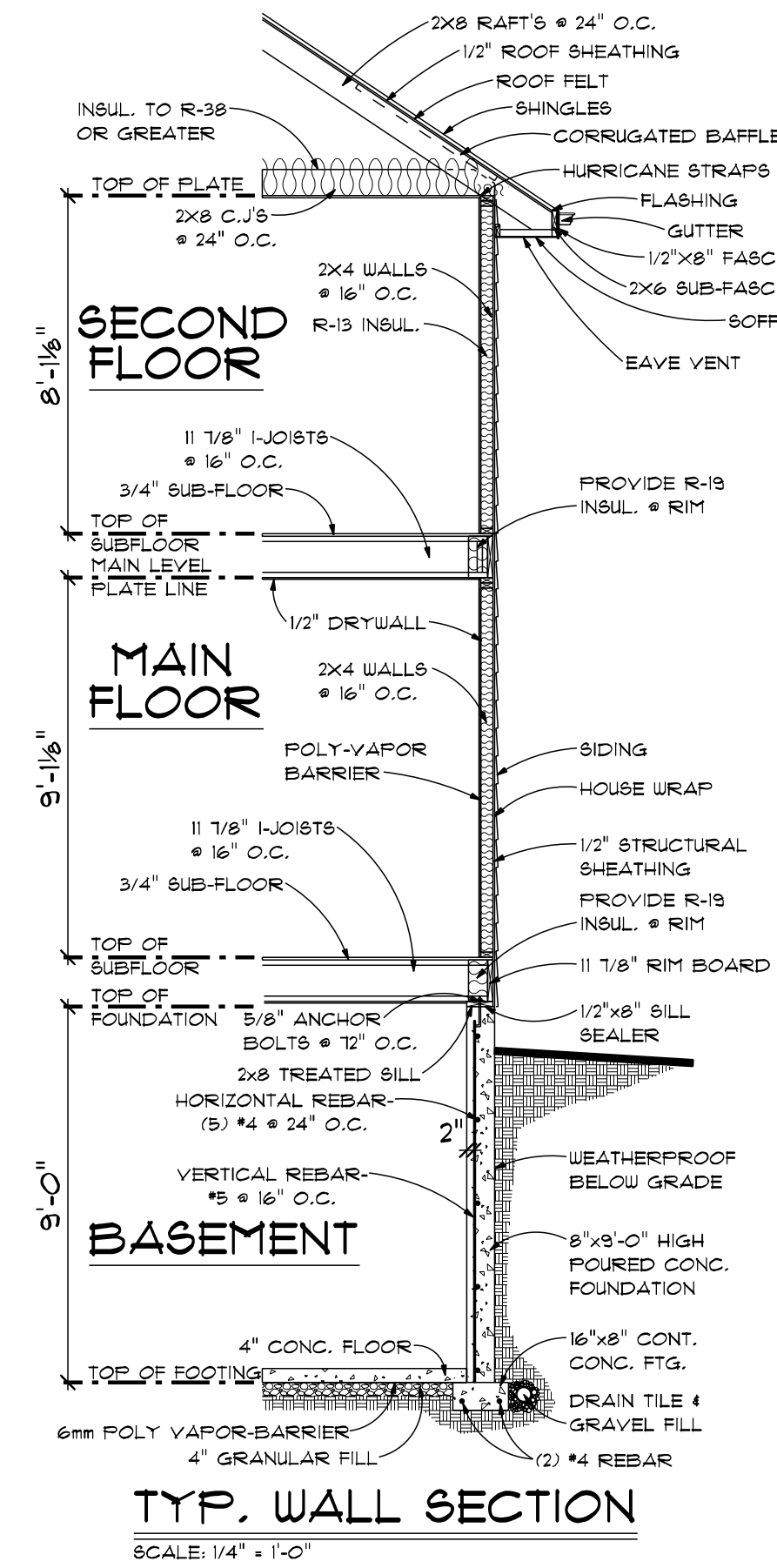
WOOD FRAMED COLUMN
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



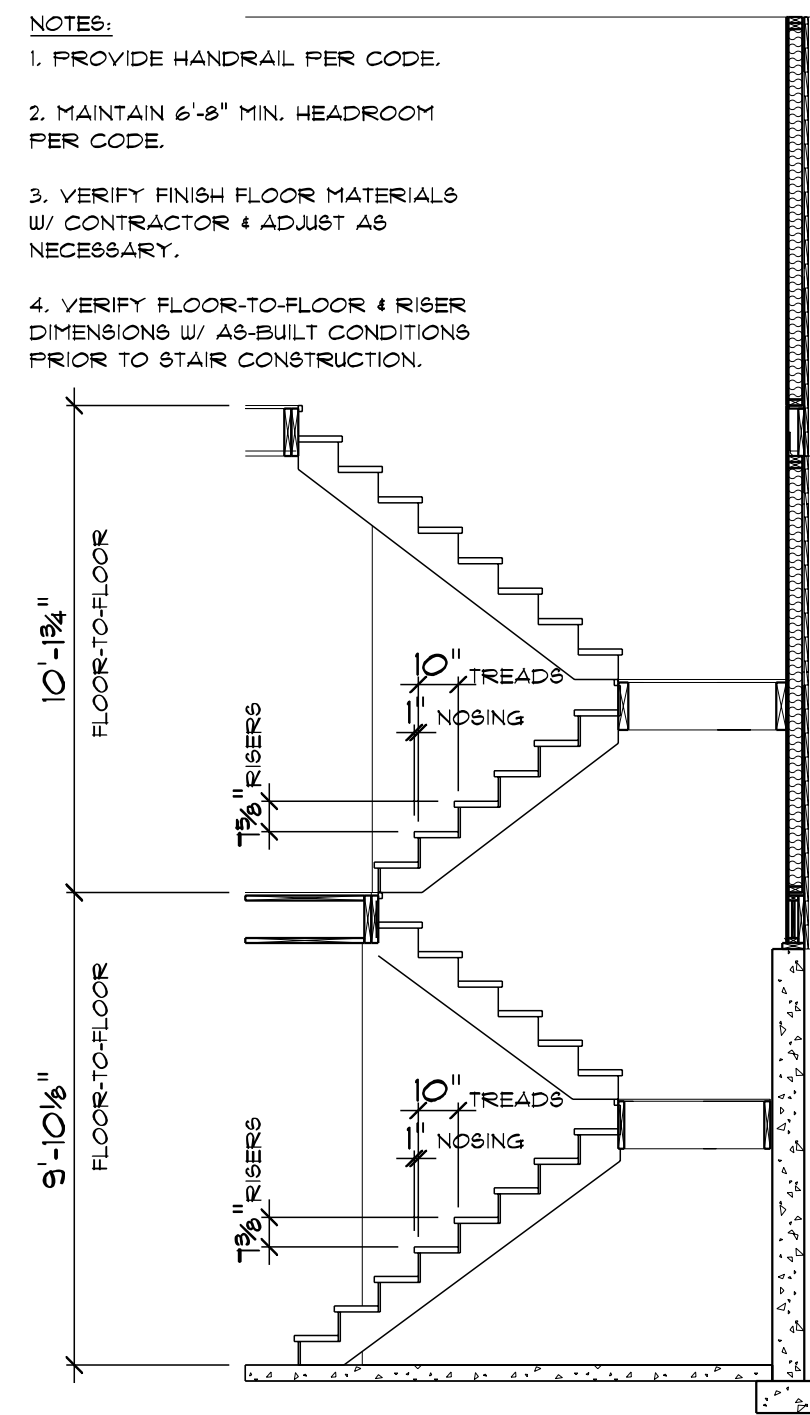
TYP 2x6 BEARING WALL
SCALE: 1/4" = 1'-0"



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



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



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