

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 = 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.
- 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-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 2x6s, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).
- Any wall over 10'-0" must be uninterrupted in height.

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.

KH Construction

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KH Construction
Farmhouse Lot 163
1809 Sage Canyon



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ADVANCED DESIGNS INC. IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM. LOCATION: OMAHA, NE. BECAUSE THE CONDITIONS VARY, ADVANCED DESIGNS CANNOT GUARANTEE THE ACCURACY OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS, STRUCTURAL CODES & SITE REQUIREMENTS PRIOR TO CONSTRUCTION. THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

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14189

SHEET
1
OF
9

20% SCALE # 24'x36'



STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



REENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
1805 WATERS ROAD, HARRISONVILLE, MISSOURI 64701
PH: (816) 380-5150 FAX: (816) 884-3250 EMAIL: MAIL@REENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #3025002167

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/09/2021

AARON D. OBERMILLER, P.E.
MOS-000610460-1-01-2021
CERTIFICATION IS PROVIDED HEREON FOR STRUCTURAL ITEMS NOT OTHERWISE ADDRESSED IN THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. ALL CONSTRUCTION, MATERIALS, FASTENING NOT SPECIFICALLY DENOTED SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC AND THEREIN REFERENCED STANDARDS. ANY REQUIRED CLARIFICATIONS OR MODIFICATIONS TO STRUCTURAL ITEMS SHALL BE APPROVED BY THE ENGINEER OF RECORD OR OTHER LICENSED PROFESSIONAL CAPABLE OF CERTIFYING COMPLIANCE WITH THE MINIMUM STANDARDS OF THE APPLICABLE CODE.



REAR ELEVATION

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



FRONT ELEVATION

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



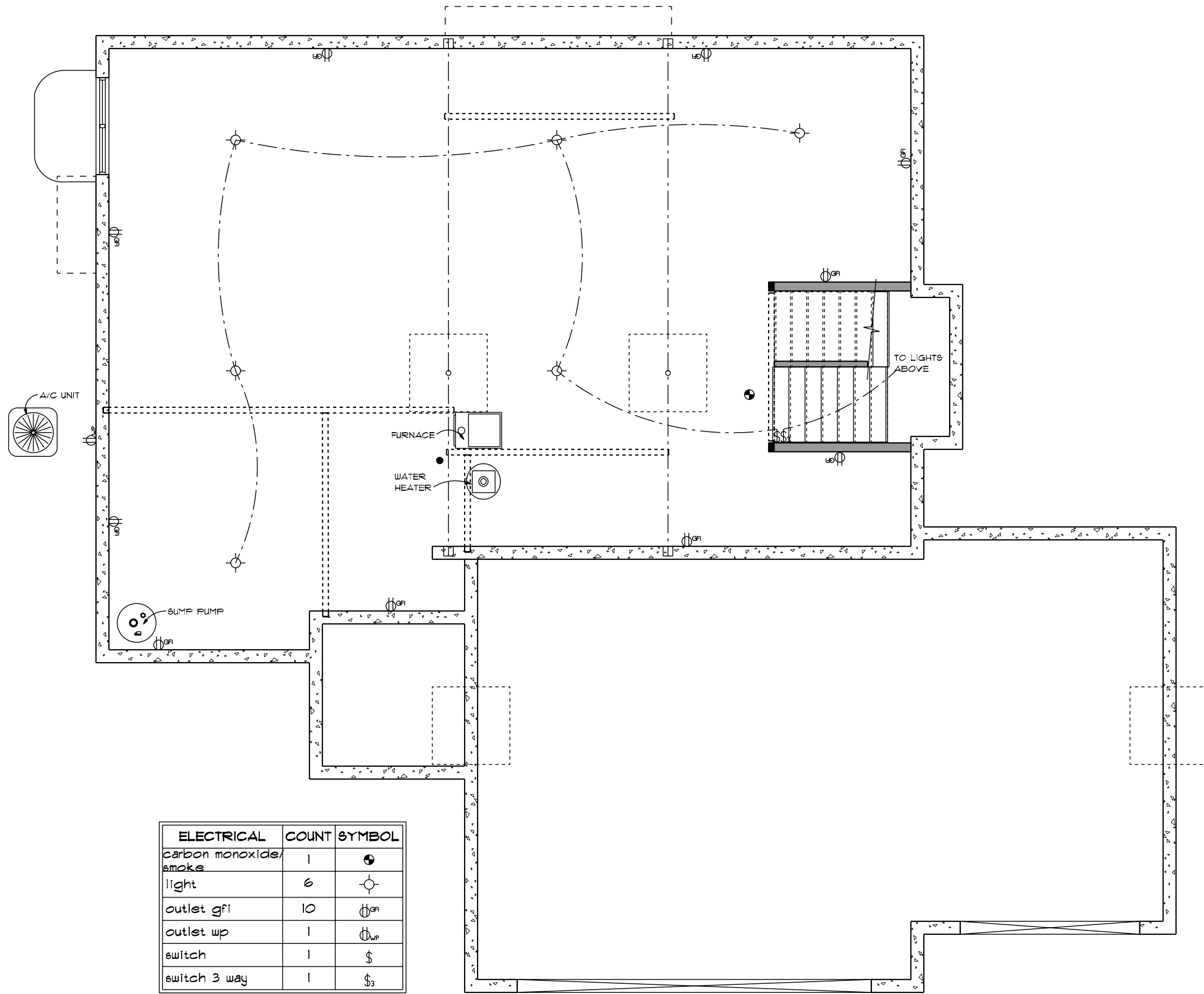
RIGHT ELEVATION

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



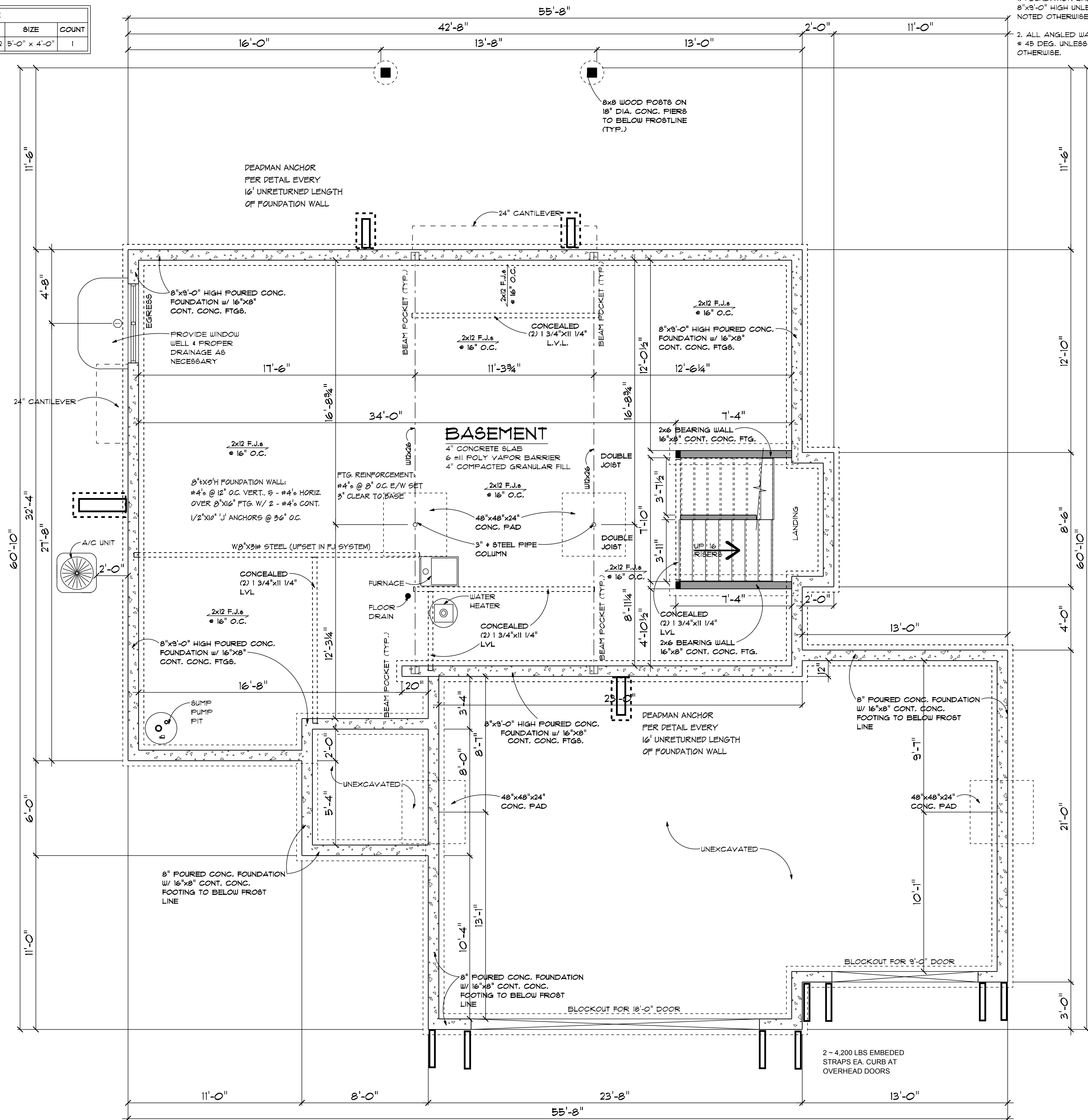
LEFT ELEVATION

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



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"

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

This floor plan shows a kitchen and dining area with various annotations for lighting and equipment placement. Key features include:

- Kitchen Area:**
 - BRACE FOR FAN LIGHT:** Two locations are marked with starburst symbols and dashed lines indicating the placement of fan lights.
 - CENTER PER CONTRACTOR:** Two locations are marked with starburst symbols and dashed lines indicating the placement of center lights.
 - RANGE, MICRO, CASE, DISP.:** A dashed line indicates the placement of a range, microwave, case, and dishwasher.
 - REF.:** A dashed line indicates the placement of a refrigerator.
 - TO SWITCH IN BRKT. TO SWITCH ON SECOND:** Two locations are marked with starburst symbols and dashed lines indicating the placement of switches.
- Dining Area:**
 - BRACE FOR FAN LIGHT:** One location is marked with a starburst symbol and dashed lines indicating the placement of a fan light.
 - CENTER PER CONTRACTOR:** One location is marked with a starburst symbol and dashed lines indicating the placement of a center light.
- Other Features:**
 - STAIRS:** A set of stairs is shown in the upper right corner.
 - DOOR:** A door is shown in the lower right corner.
 - WALLS AND FLOORS:** Solid lines represent walls, and dashed lines represent floors.

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

BWL 1

BRACED WALL TABLE
LOCATED ON 2ND FLOOR PLAN

BWL 4



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

MAIN LEVEL	1281 sq ft.
SECOND LEVEL	1292 sq ft.
TOTAL FINISHED	2573 sq ft.
GARAGE	800 sq ft.
COVERED PORCH	70 sq ft.
COVERED PATIO	112 sq ft.

2. ALL ANGLED WALLS
ARE @ 45 DEG. UNLESS
NOTED OTHERWISE

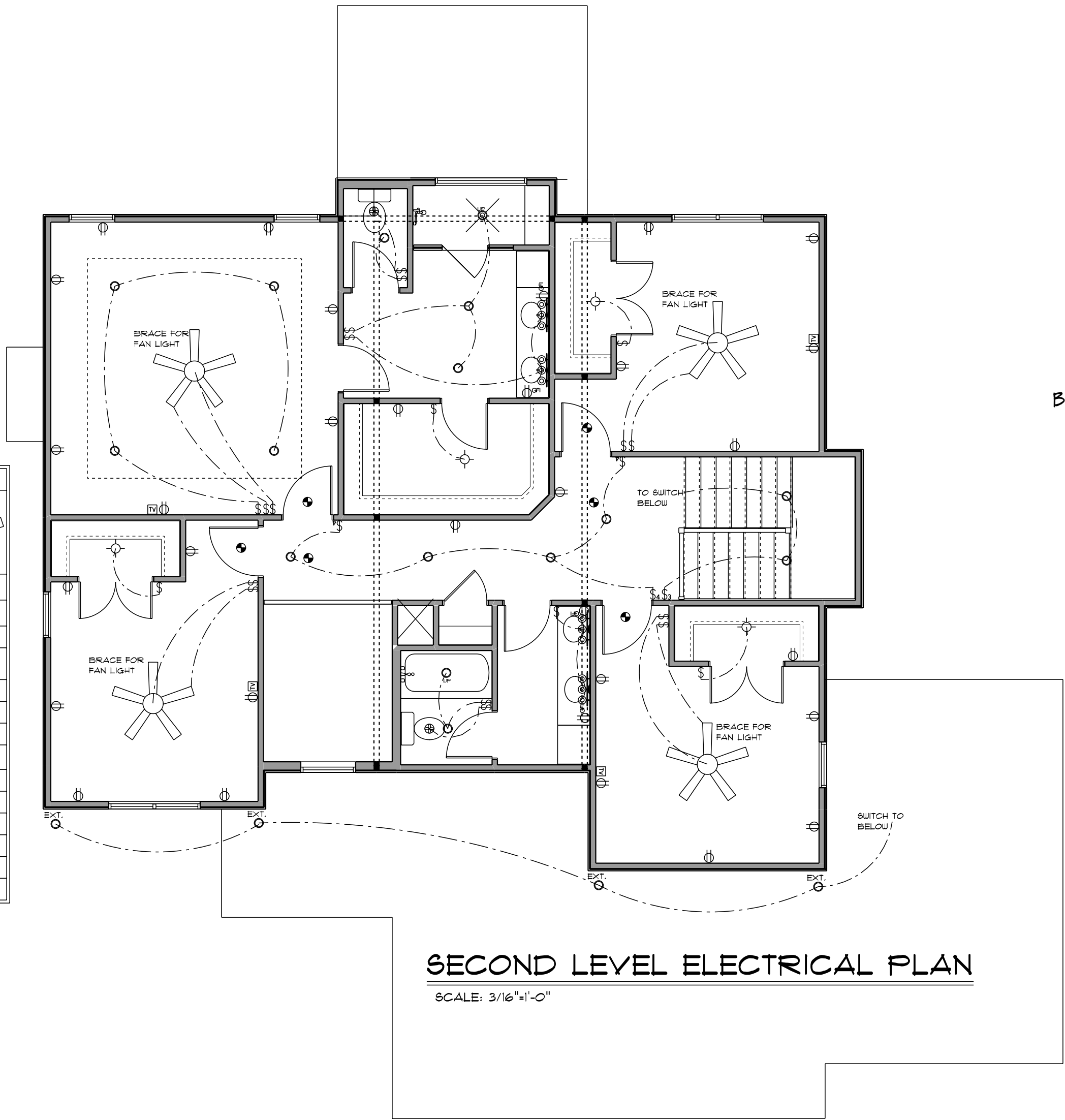
3. ALL EXTERIOR WALLS ARE
4" (3 1/2" STUD+1/2" SHEATHING)

4 ALL INTERIOR WALLS ARE 3 1/2"
UNLESS NOTED OTHERWISE

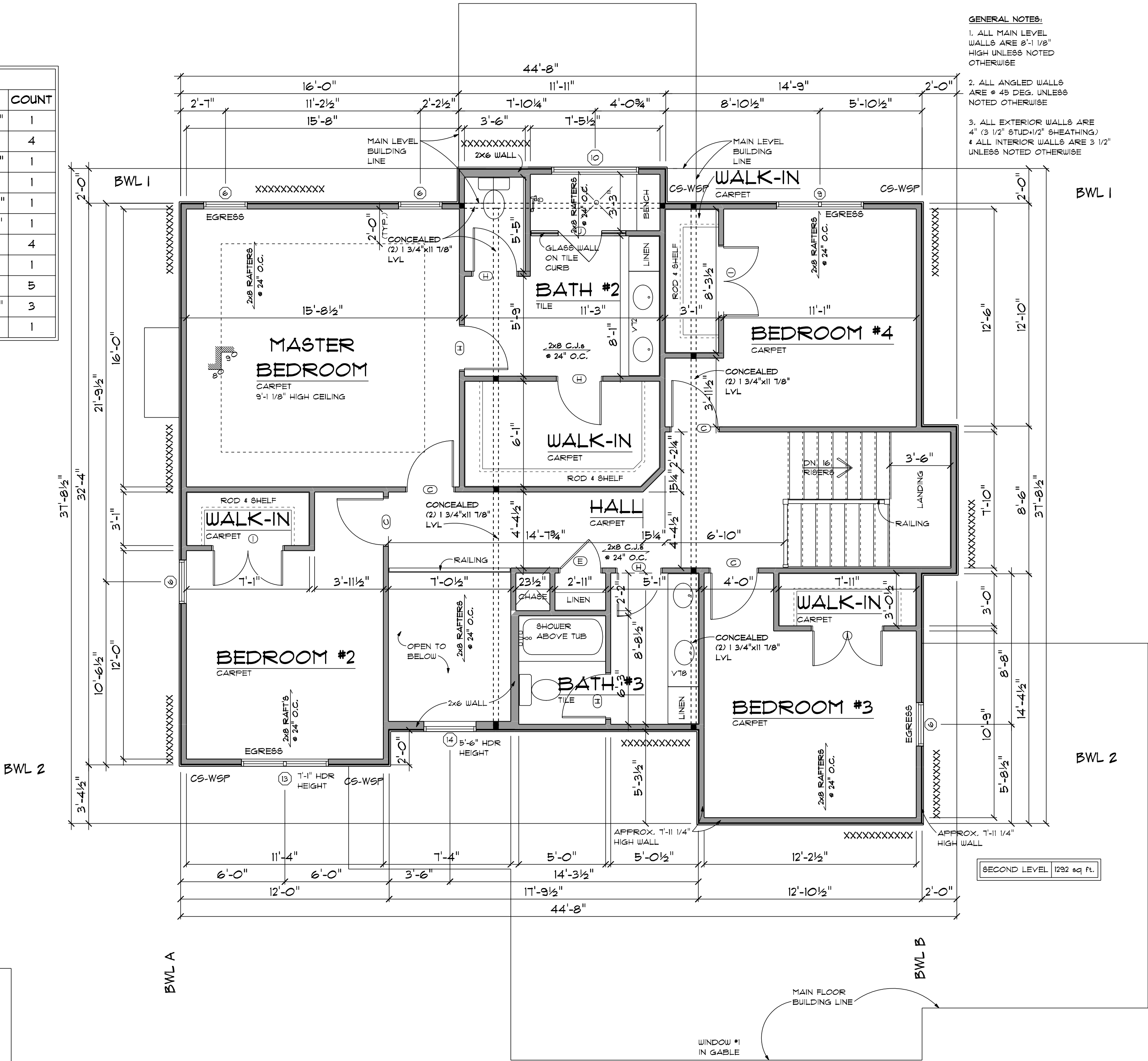
BRACED WALL LINES						
FLOOR	BWL	SPACING	REQD LENGTH	PROVIDED LENGTH	TYPE	END COND
1ST	A	23	9	12	WSP	N/A
	B	29	10.5	12	WSP	N/A
	C	28	10.5	12	WSP	N/A
	D	19	7.5	8	WSP	N/A
	1	16	3	16	CS-WSP	1 / 1
2ND	2	23	9	13	CS-WSP	1 / 1
	3	25	9	11	CS-WSP	1 / 1
	4	12	3	8	PFH	N/A
	A	23	4.5	12	WSP	N/A
	B	23	4.5	12	WSP	N/A
CS-PF	1	19	3.5	18	CS-WSP	N/A / 1
	2	19	3.5	15.5	CS-WSP	1 / N/A
CONTINUOUSLY SHEATHED PORTAL FRAME PER DETAIL						
CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL						
CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL 8d @ 6"						
O.C. PERIMETER, 12" O.C. INT. ALL WALLS WHERE TYPE NOTED						

OPENING SCHEDULE					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
I	WINDOW	36X48 CASEMENT 1	3'-0" x 4'-0"	1	
E	WINDOW	30X48 CASEMENT 1	2'-6" x 4'-0"	4	
9	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	1	
10	WINDOW	60X16 TRANSOM	5'-0" x 1'-4"	1	
13	WINDOW	60X12 CASEMENT 2	5'-0" x 6'-0"	1	
14	WINDOW	36X36 CASEMENT 1	3'-0" x 3'-0"	1	
C	DOOR	32X80 1	2'-8" x 6'-8"	4	
E	DOOR	28X80 1	2'-4" x 6'-8"	1	
H	DOOR	30X80 1	2'-6" x 6'-8"	5	
I	DOOR	48X80 2	4'-0" x 6'-8"	3	
J	DOOR	30X80 GLASS	2'-6" x 6'-8"	1	

ELECTRICAL	COUNT	SYMBOL
ceiling fan 2	4	
CAN LIGHT WATERPROOF 6INCH	1	
can light 6in waterproof	1	
can light 6inch	14	
Exterior can light	4	
carbon monoxide/smoke	6	
cable tv outlet	4	
fan	2	
light	4	
outlet	27	
outlet gfi	4	
switch	20	
switch 3 way	1	
wall mounted OS 3 lights	4	
switch 4 way	3	

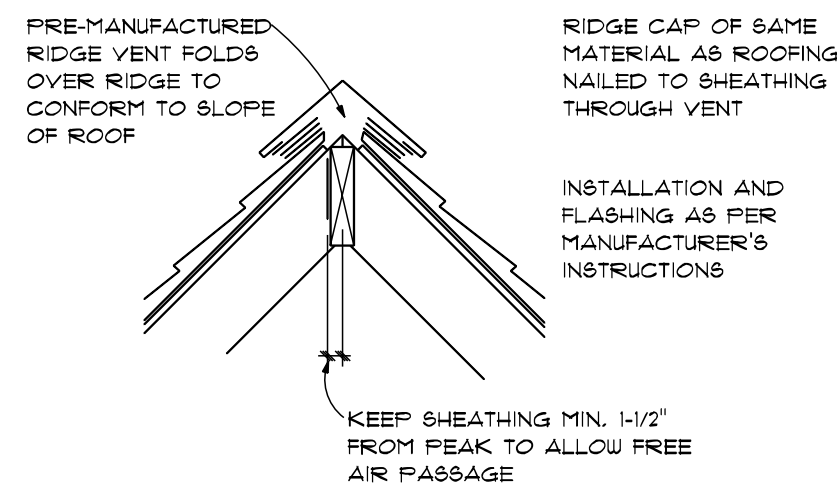


SECOND LEVEL ELECTRICAL PLAN
SCALE: 3/16"=1'-0"



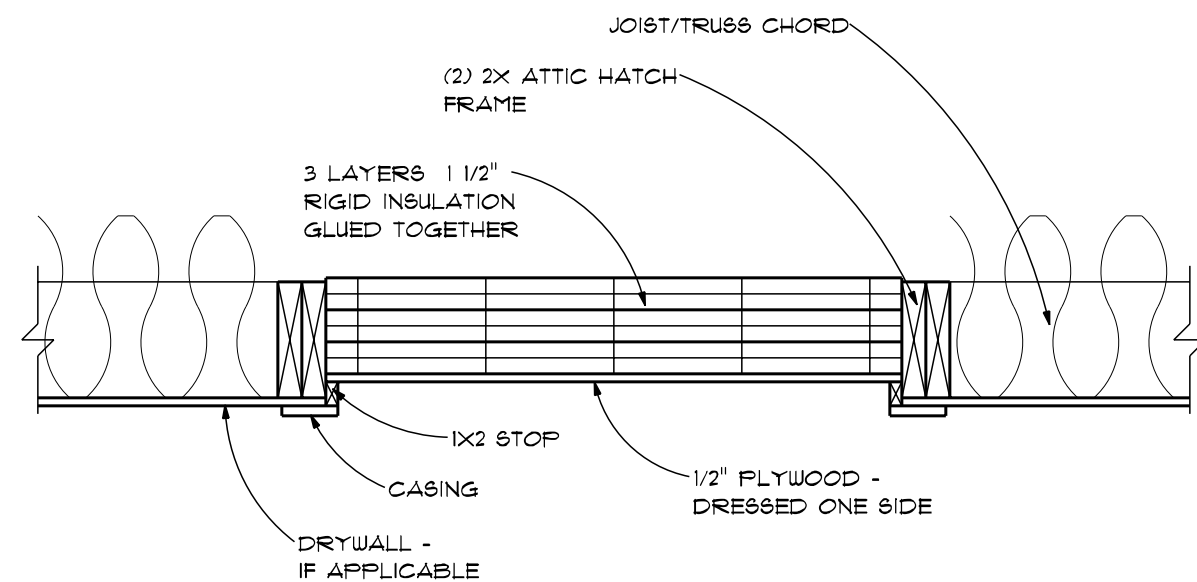
SECOND LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

- GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE
 2. ALL ANGED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE
 3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUCCO/1/2" SHEATHING)
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



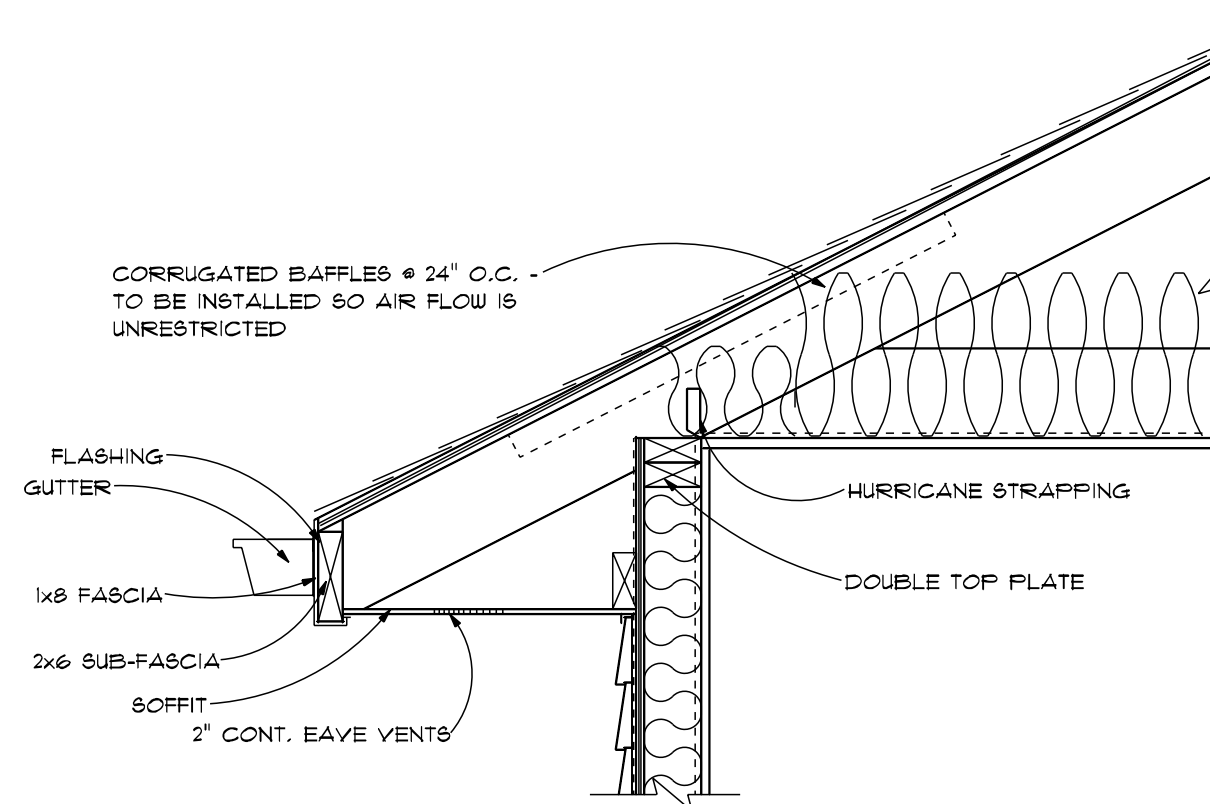
RIDGE VENT

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



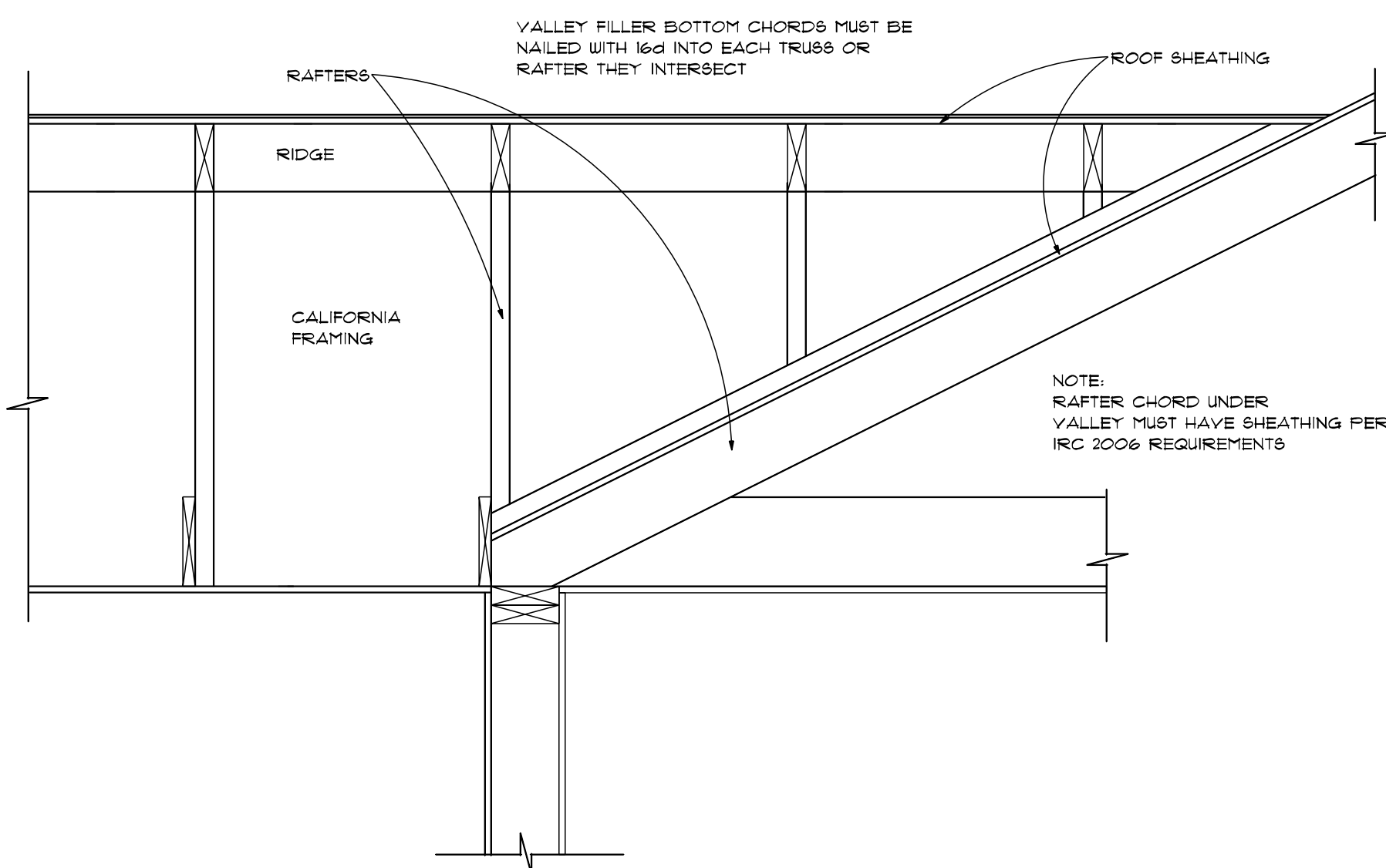
ATTIC HATCH

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



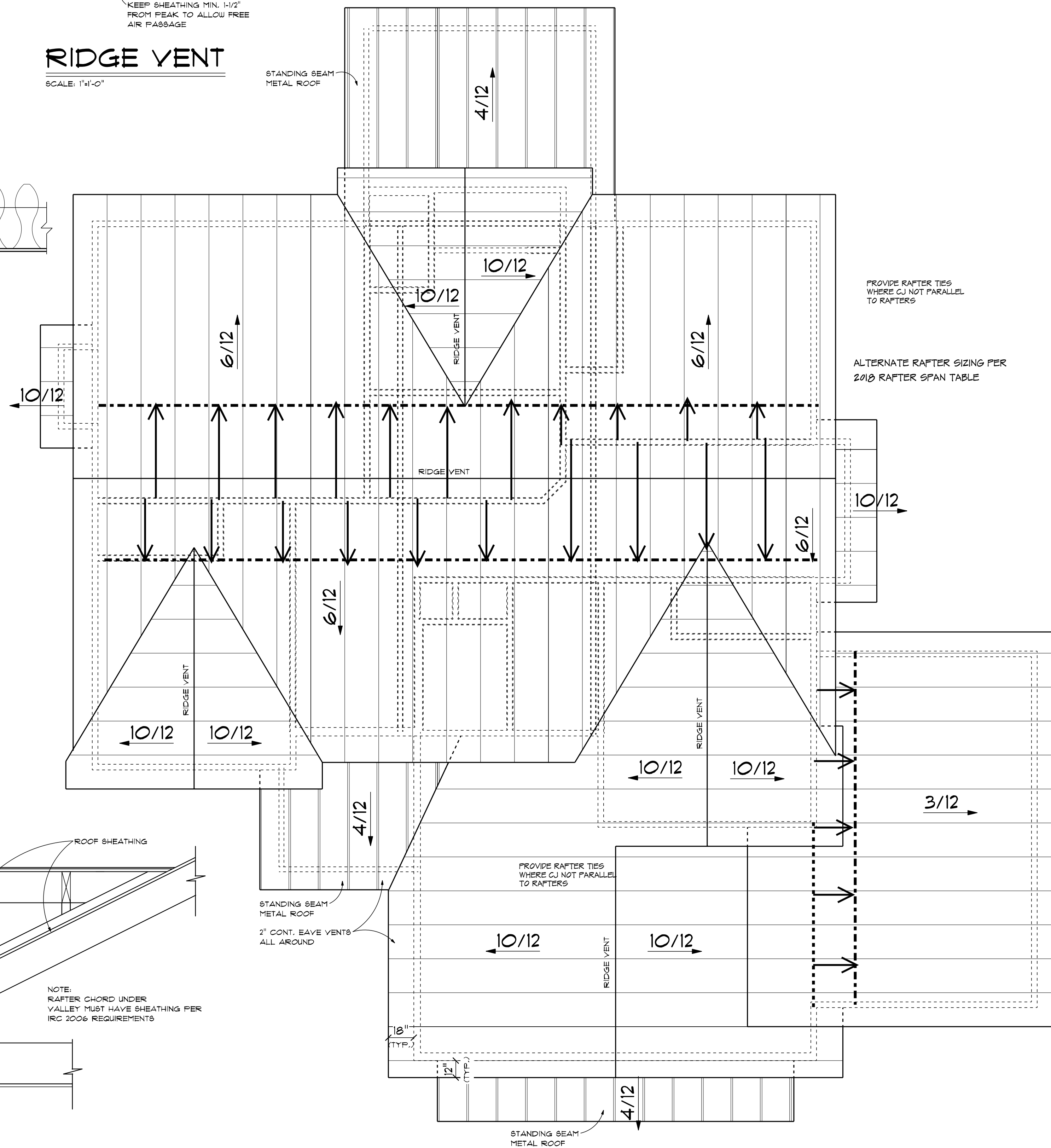
EAVE VENT

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



ROOF OVERFRAMING

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



ROOF PLAN

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



PRELIM
FINAL
02-24-21
REVISION

KH Construction
Farmhouse Lot 163
1809 Sage Canyon



IF THIS IS NOT RED
DO NOT COPY



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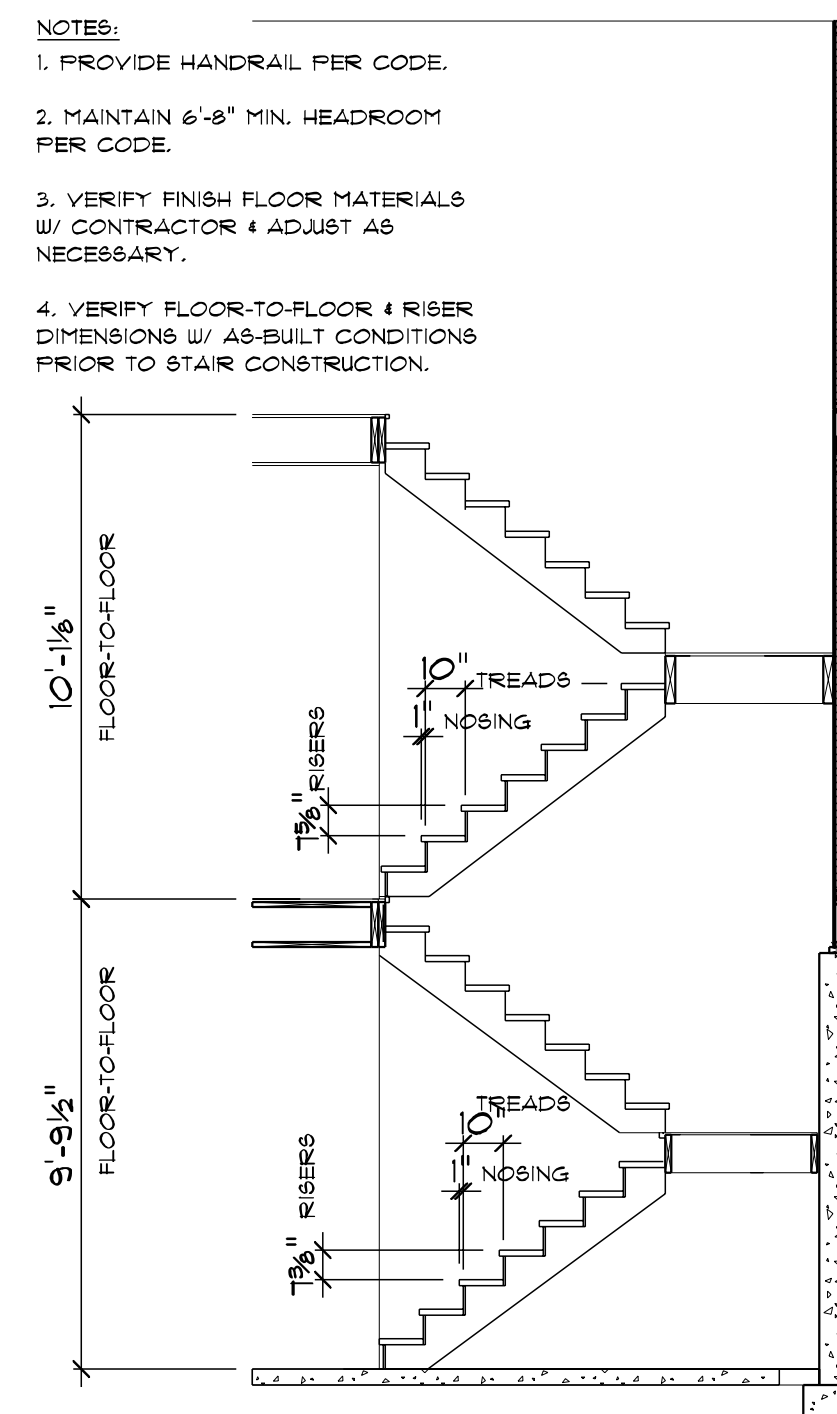
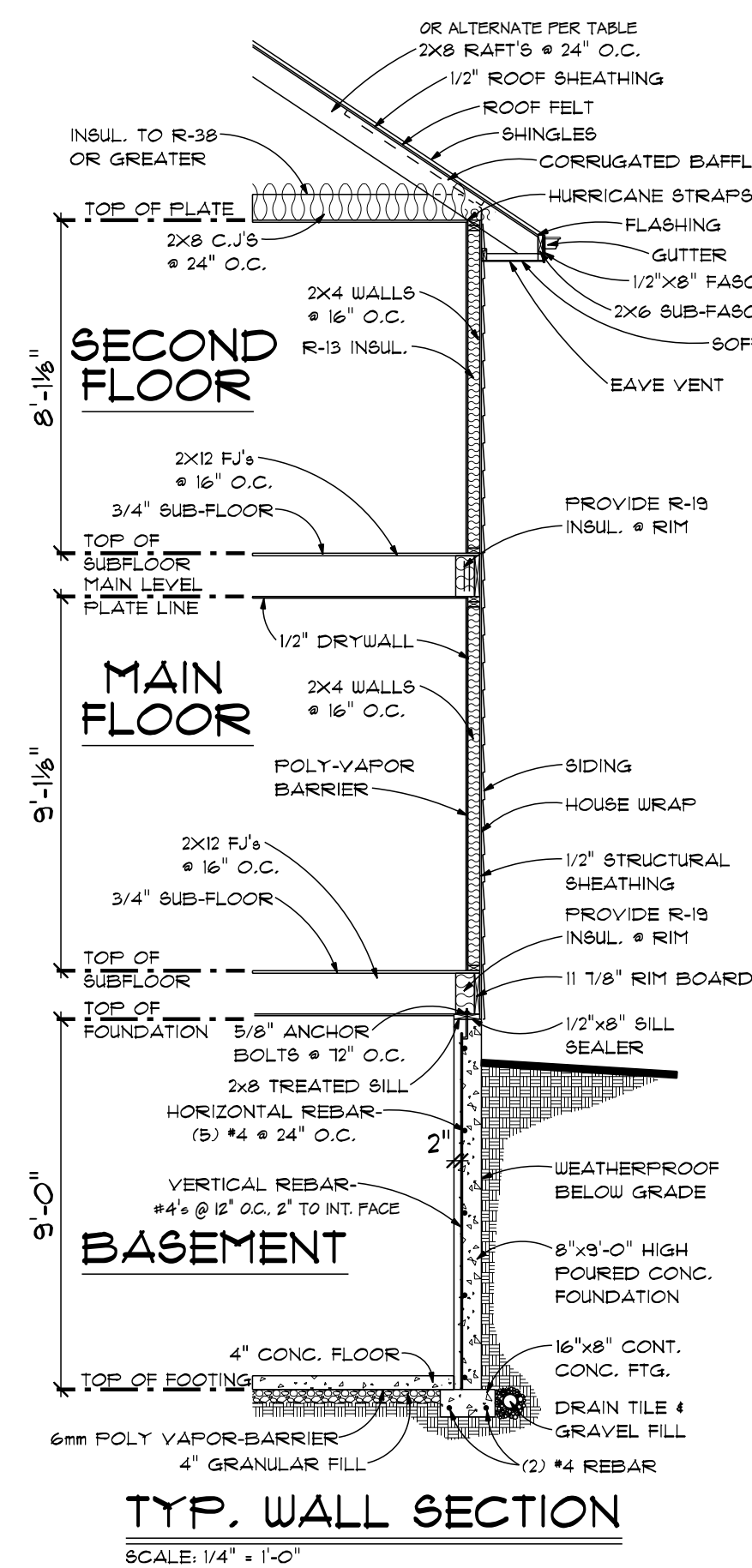
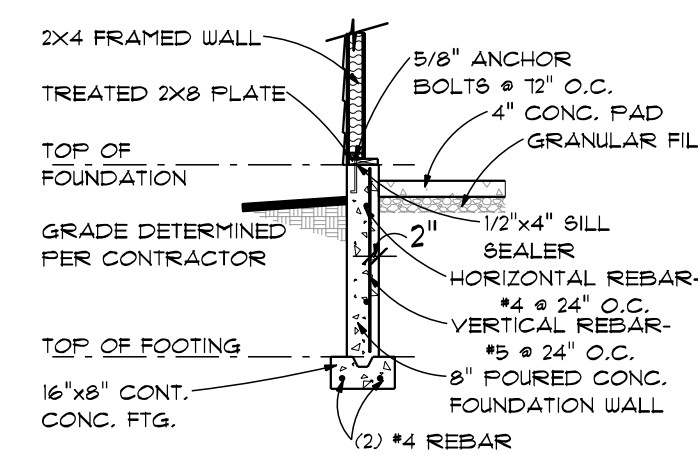
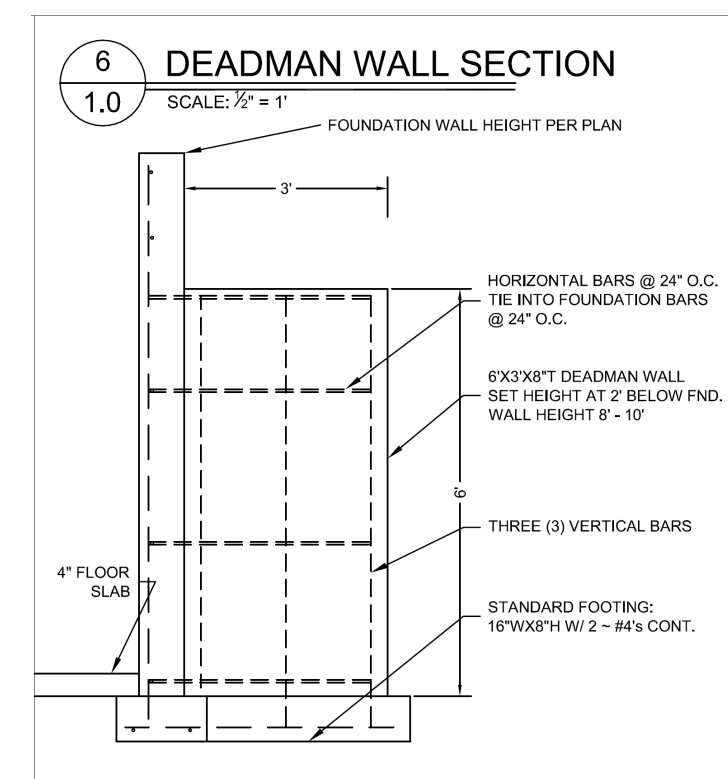
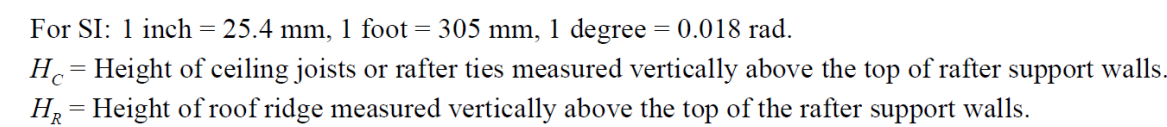
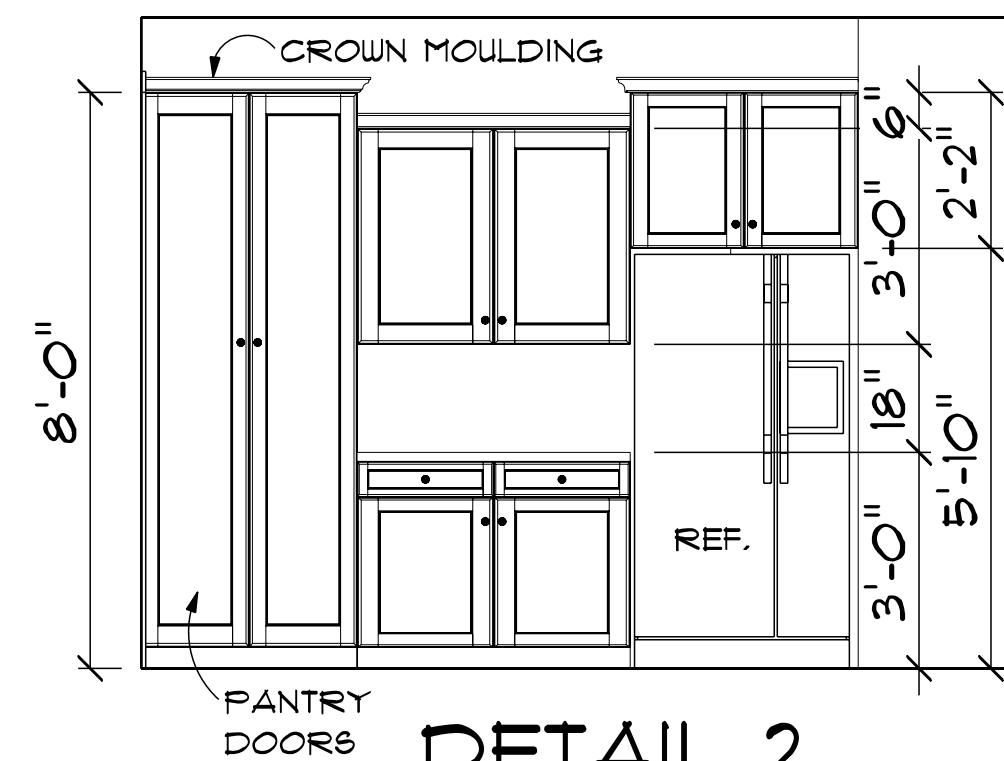
SHEET

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
2021-02-24-21

2021-02-24-21

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans*									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	11-6	18-0	23-9	Note b	Note b	11-6	18-0	23-9	Note b	Note b
	Douglas fir-larch	#1	11-1	17-4	22-5	Note b	Note b	10-6	15-4	19-5	23-9	Note b
	Douglas fir-larch	#2	10-10	16-10	21-4	26-0	Note b	10-0	14-7	18-5	22-6	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10	23-0	7-7	11-1	14-1	17-2	19-11
	Hem-fir	SS	10-10	17-0	22-5	Note b	Note b	10-10	17-0	22-5	Note b	Note b
	Hem-fir	#1	10-7	16-8	22-0	Note b	Note b	10-4	15-2	19-2	23-5	Note b
	Hem-fir	#2	10-1	15-11	20-8	25-3	Note b	9-8	14-2	17-11	21-11	25-5
	Hem-fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2	Note b
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6
	Spruce-pine-fir	SS	10-7	16-8	21-11	Note b	Note b	10-7	16-8	21-9	Note b	Note b
	Spruce-pine-fir	#1	10-4	16-3	21-0	25-8	Note b	9-10	14-4	18-2	22-3	25-9
Spruce-pine-fir	#2	10-4	16-3	21-0	25-8	Note b	9-10	14-4	18-2	22-3	25-9	
Spruce-pine-fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6	
16	Douglas fir-larch	SS	10-5	16-4	21-7	Note b	Note b	10-5	16-3	20-7	25-2	Note b
	Douglas fir-larch	#1	10-0	15-4	19-5	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas fir-larch	#2	9-10	14-7	18-5	22-6	26-0	8-7	12-7	16-0	19-6	22-7
	Douglas fir-larch	#3	7-7	11-1	14-1	17-2	19-11	6-7	9-8	12-12	14-11	17-3
	Hem-fir	SS	9-10	15-6	20-5	Note b	Note b	9-10	15-6	19-11	24-4	Note b
	Hem-fir	#1	9-8	15-2	19-2	23-5	Note b	9-0	13-1	16-7	20-4	23-7
	Hem-fir	#2	9-2	14-2	17-11	21-11	25-5	8-5	12-3	15-6	18-11	22-0
	Hem-fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
	Southern pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	25-7	Note b
	Southern pine	#1	9-10	15-6	19-10	23-2	Note b	9-1	13-7	17-2	20-1	23-10
	Southern pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5	Note b	9-8	14-10	18-10	23-0	Note b
	Spruce-pine-fir	#1	9-5	14-4	18-2	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-pine-fir	#2	9-5	14-4	18-2	22-3	25-9	8-6	12-5	15-9	19-3	22-4

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	13-2	20-8	Note a	Note a
	Douglas fir-larch	#1	12-8	19-11	Note a	Note a
	Douglas fir-larch	#2	12-5	19-6	25-8	Note a
	Douglas fir-larch	#3	11-1	16-3	20-7	25-2
	Hem-fir	SS	12-5	19-6	25-8	Note a
	Hem-fir	#1	12-2	19-1	25-2	Note a
	Hem-fir	#2	11-7	18-2	24-0	Note a
	Hem-fir	#3	10-10	15-10	20-1	24-6
	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-5	19-6	25-8	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
	Spruce-pine-fir	SS	12-2	19-1	25-2	Note a
	Spruce-pine-fir	#1	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#2	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#3	10-10	15-10	20-1	24-6
16	Douglas fir-larch	SS	11-11	18-9	24-8	Note a
	Douglas fir-larch	#1	11-6	18-1	23-10	Note a
	Douglas fir-larch	#2	11-3	17-8	23-4	Note a
	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
	Hem-fir	#1	11-0	17-4	22-10	Note a
	Hem-fir	#2	10-6	16-6	21-9	Note a
	Hem-fir	#3	9-5	13-9	17-5	21-3
	Southern pine	SS	11-9	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-10	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
	Spruce-pine-fir	SS	11-0	17-4	22-10	Note a
	Spruce-pine-fir	#1	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#2	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#3	9-5	13-9	17-5	21-3



STAIR SECTION