GENERAL NOTES

This plan was designed and drafted BY Advanced House Plans to seek average conditions and codes in the State of Nebraska at the time of its design. Because building codes and conditions of the land may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building officials to determine the suitability of these plans for your specific site and application. This plan was designed according to the 2012 International Residential Code and 2012 International Energy Conservation Code. It is the owner and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes fully county, state and federal. The purchaser and/or builder of this plan agrees to release the designer from any claim or liability that may arise during the construction of this structure or anytime thereafter.

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DESIGN LOADS:

* Ultimate design wind speed: 115 mph, Exposure Category: B
* Seismic Design Category A
* 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, uplift loads, and other special loads and conditions shall need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, siting restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

* All foundation walls and slabs on grade shall be 3000 PSI at 28 days and shall be poured in accordance with the latest codes otherwise.
* All interior slabs on grade shall rest on 4" compacted granular fill with a mil polyethylene vapor barrier underneath.
* Provide proper expansion and control joints as per local codes.
* All 12" x 12" x 8" 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 sills are not to be backfilled until properly braced.
* Maintain depth of frost footings with your local codes.
* Termite barrier protection is required by IRC minimum properly standards.
* Foundation bolts must be anchored to all plates with 5/8" bolts embedded 8" in concrete sills.
* Provide proper reinforcing in footings: provide #5 bars 48" o.c. horizontal 3" clearance from top & sides of opg. for jamb & lintel reinforcing. Extend reinforcing a minimum 24" past opening edges.

STEEL:

* All structural steel for beams and plates shall comply with ASTM specification A-36.
* All structural steel for 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 shall be 3" O.D. (3" diameter) unless noted otherwise.

FRAMING MEMBERS:

* Unless noted otherwise, all framing lumber shall have the following characteristics:
  - Fb = 1000 psi Fv = 75 psi E = 1,400,000 psi
* Connections of joists and rafters to beams and sheer characteristics of all framing and structural members to meet your local code requirements.
* Wall bracing method assumed is CS-WSP. Since braced wall line sheathing is the only lateral resistance provided, the building designer will need to consult a local professional for specific wall bracing calculations and diagrams.
* Note sizes and locations in Gulam 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.
* Provide floor joists under all partition walls, unless noted otherwise.
* All subflooring is assumed to be 3/4" thick, glued & nailed.
* All exterior sills 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.
* All exterior walls and walls 5'-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
  (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
  (5) All exterior openings use (1) 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 bracing or approved equal.
* Provide (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".
* All header heights are labeled to bottom.
* All purlins and rafters shall be 2x4'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.
* Provide all appliances 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.
* Provide 1 hour fire rated walls in the garage.
* 5/8" Type "X" fire code drywall on garage walls and ceilings.
* Unless no brand is specified windows are called out by glass size only.
* Egressing only where the top of the sill of an operable window opening that is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade, fall protection must comply with R312.1.
* Bedroom window fall protection devices on windows serving as a required emergency exit/egress and rescue shall comply with ASTM F2090.
* 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 sill heights where applicable.
* Headroom at stairs shall have a minimum clearance of 6'-8" high.
* Provide proper handrails in stairs per local codes.
* Plumbing, electrical, mechanical are shown for reference only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
* Dog flue to rear of ridge is necessary.
* Provide proper wiring for all electrical appliances, equipment and lighting and whirlpools per manufacturer's specifications.
* Air conditioner locations may vary depending on respective convenience and codes.

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REAR ELEVATION

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

FRONT ELEVATION

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

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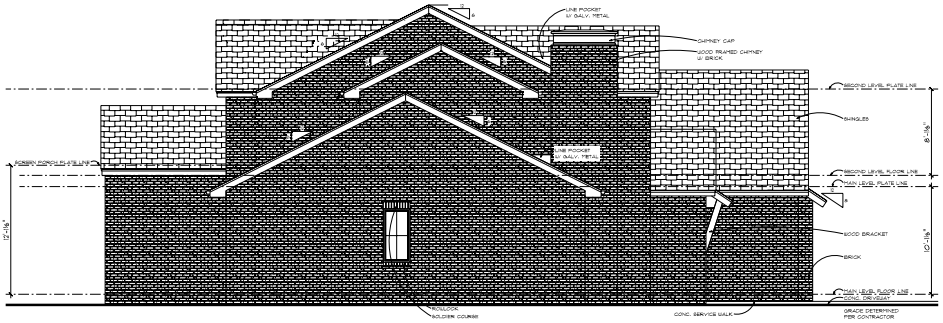
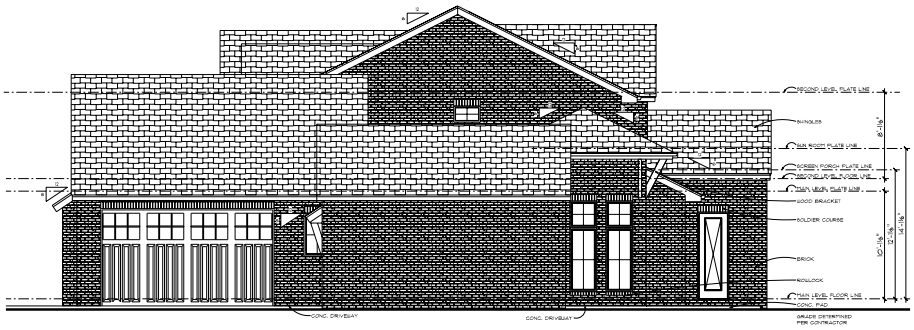


LEFT ELEVATION

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



RIGHT ELEVATION

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

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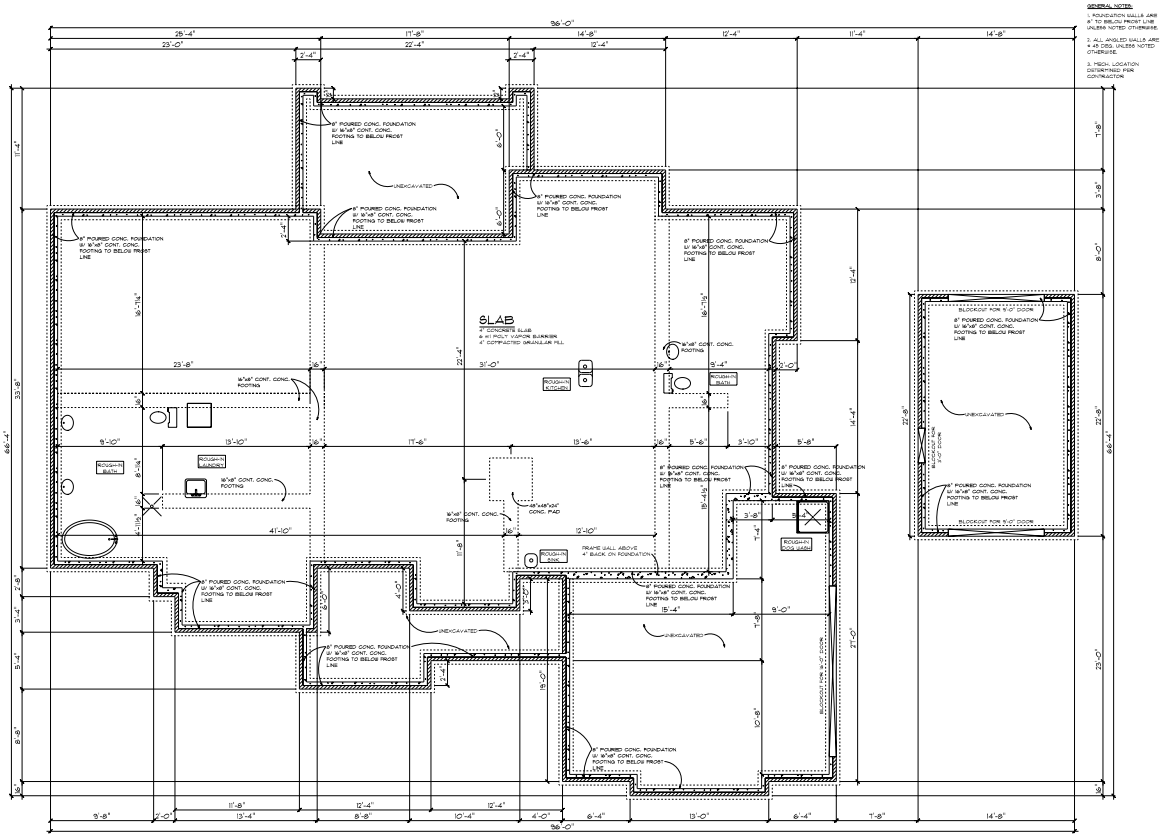

FOUNDATION PLAN

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

GENERAL NOTES:

1. FOUNDATION WALLS ARE 8" TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE.
3. TRUSS LOCATION DETERMINED PER CONTRACTOR.

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

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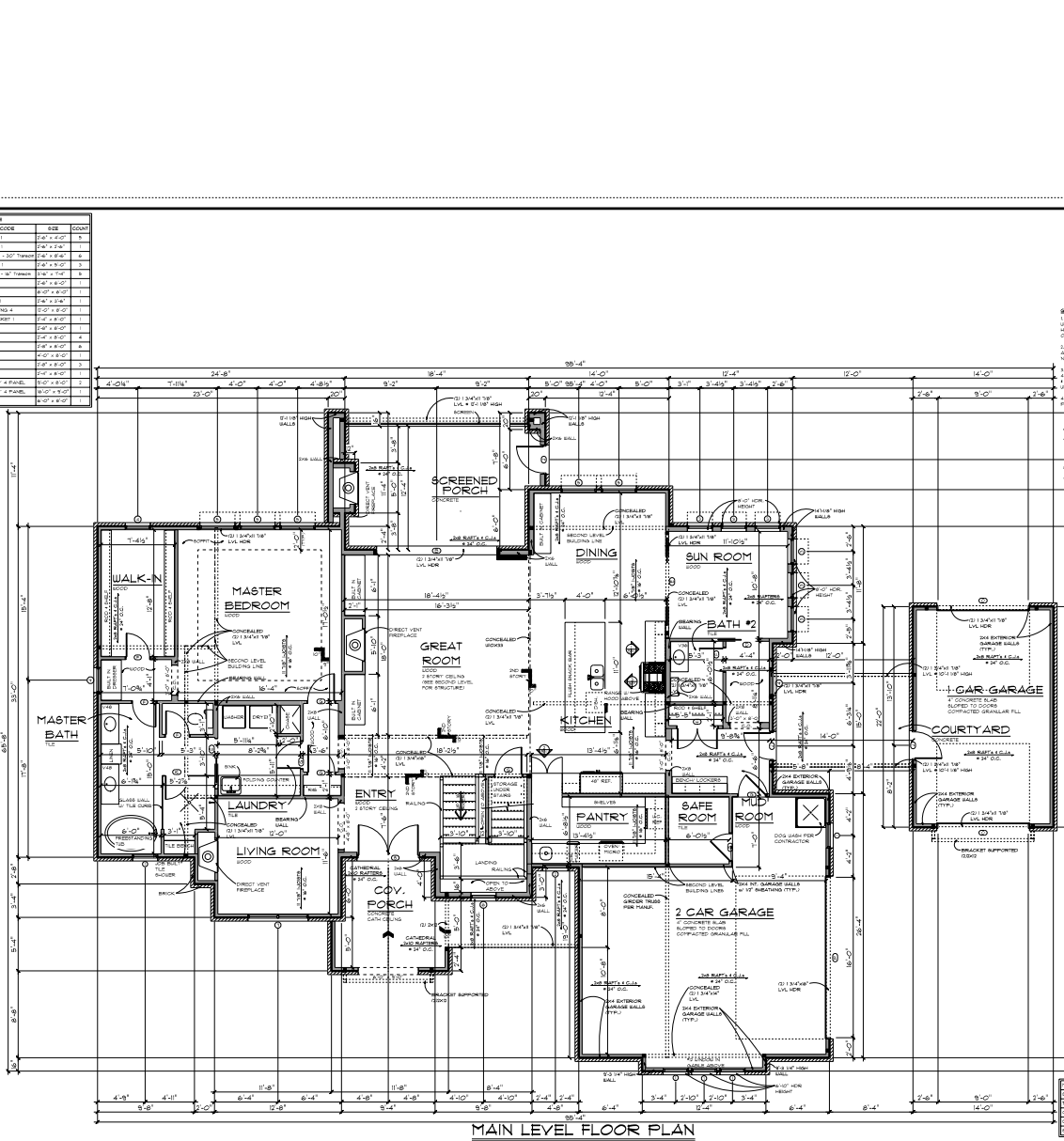
OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X48 CASEMENT 1	2'-6" x 4'-0"	5
2	WINDOW	30X60 CASEMENT 1	2'-6" x 5'-0"	1
3	COMBINED UNIT	30X72 CASEMENT 1 - 30" Transom	2'-6" x 6'-6"	6
4	WINDOW	30X60 CASEMENT 1	2'-6" x 5'-0"	3
5	COMBINED UNIT	60X72 CASEMENT 1 - 36" Transom	5'-0" x 7'-0"	5
6	WINDOW	30X72 CASEMENT 1	2'-6" x 6'-0"	1
7	WINDOW	72X72 CASEMENT 2	6'-0" x 6'-0"	1
8	WINDOW	30X96 CASEMENT 1	2'-6" x 8'-0"	1
9	FACE SLIDING DOOR	144X96 FACE SLIDING 4	12'-0" x 8'-0"	1
10	POCKET	36X96 GLASS POCKET 1	3'-0" x 8'-0"	1
11	POCKET	30X96 POCKET 1	2'-6" x 8'-0"	1
P	DOOR	36X96 1	3'-0" x 8'-0"	4
G	DOOR	60X96 1	5'-0" x 8'-0"	6
H	DOOR	48X96 2	4'-0" x 8'-0"	1
J	DOOR	30X96 GLASS 1	2'-6" x 8'-0"	3
K	DOOR	36X96 GLASS	3'-0" x 8'-0"	1
O	GARAGE	108X96 - COUNTRY 4 PANEL	9'-0" x 8'-0"	2
P	GARAGE	192X96 - COUNTRY 4 PANEL	16'-0" x 8'-0"	1
S	DOOR	72X96 GLASS 2	6'-0" x 8'-0"	1



GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 10'-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" STUDS/1" INSULATION)
4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE
5. MECH. LOCATION DETERMINED PER CONTRACTOR

MAIN LEVEL	2,938 sq. ft.
SECOND LEVEL	1,062 sq. ft.
TOTAL FINISHED	3,944 sq. ft.
GARAGE	816 sq. ft.
COVERED PORCH	309 sq. ft.
SCREENED PORCH	255 sq. ft.

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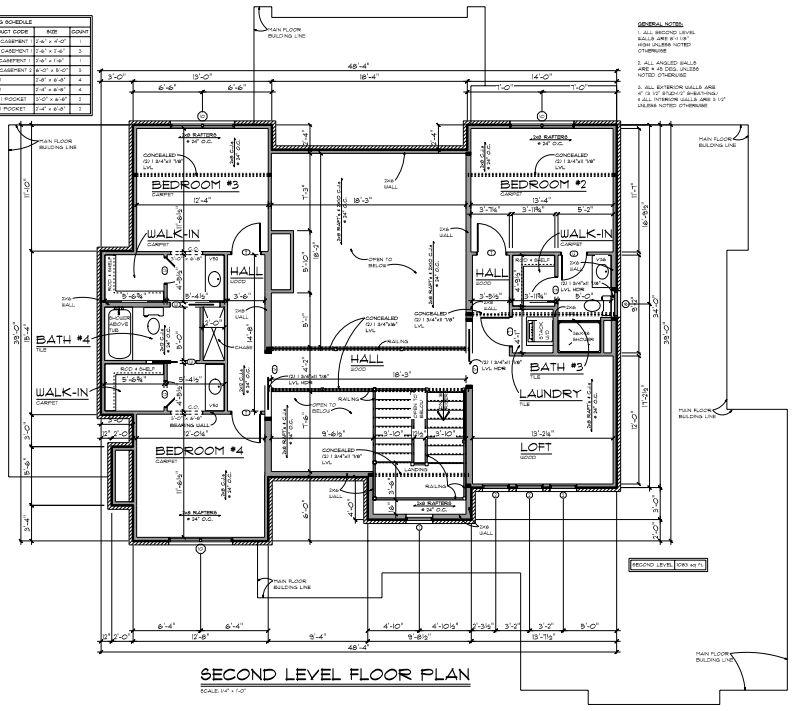
OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	QUANT
1	WINDOW	50X96 CASEMENT	2'-6" x 4'-0"	1
2	WINDOW	50X30 CASEMENT	2'-6" x 2'-6"	3
8	WINDOW	50X18 CASEMENT	2'-6" x 1'-6"	1
10	WINDOW	70X60 CASEMENT	6'-0" x 5'-0"	3
T	DOOR	32X80 1	2'-8" x 6'-8"	4
U	DOOR	36X80 1	3'-0" x 6'-8"	4
V	DOOR	36X80 1 POCKET	3'-0" x 6'-8"	1
W	DOOR	36X80 1 POCKET	2'-4" x 6'-8"	3



SECOND LEVEL FLOOR PLAN

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

GENERAL NOTES:

1. ALL BUILDING LEVEL BALLS ARE 8'-1 1/8" NOM UNLESS NOTED OTHERWISE

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

3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUDS)+1/2" SHEATHING+1 4 ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

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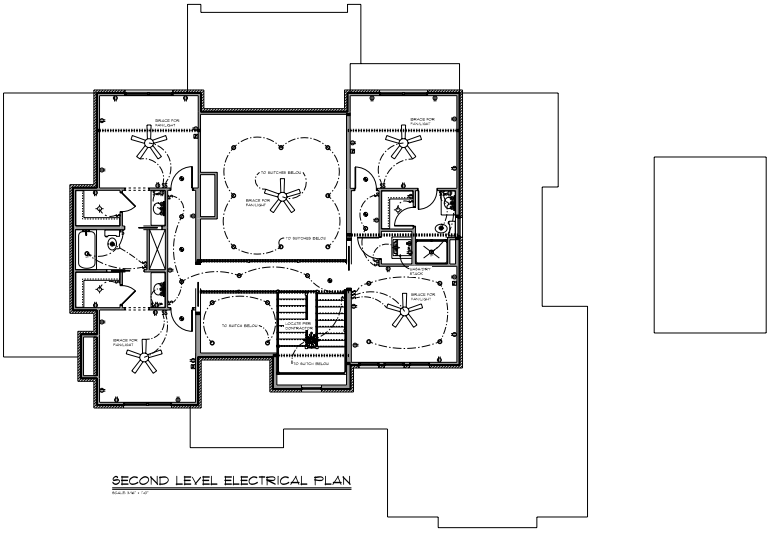
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan & recessed c/o	4	
porch light w/motion sensor	1	
ceiling sconce	1	
pendant globe	2	
exterior can light	5	
wall mount sconce	8	
garage door outlet	3	
ceiling can/fan	1	
floodlight fixture	1	
cable tv outlet	2	
fan	2	
hard wired smoke alarm	2	
light	4	
outlet	35	
outlet 220v	3	
outlet gf	11	
outlet wp	1	
range receptacle	1	
switch	13	
switch 3 way	3	
wall recessed 20 3 light	3	

GARAGE FOR PANELLIGHT
GARAGE FOR PANELLIGHT
GARAGE FOR PANELLIGHT
GARAGE FOR PANELLIGHT
GARAGE FOR PANELLIGHT
FLOOR OUTLETS LOCATED PER CONTRACTOR
FLOOR OUTLETS LOCATED PER CONTRACTOR
TO LIGHTS ABOVE
TO PANELLIGHT ABOVE
TO LIGHTS ABOVE
TO LIGHT ABOVE
HEAT PUMP
HEAT PUMP
HEAT PUMP

ELECTRICAL LEGEND		
ELECTRICAL	QUANT	SYMBOL
ceiling fan & standard unit	7	
CLEAN LIGHT WATERPROOF (ETRO)	2	
can lights (typ)	21	
ceiling sconce	2	
cable tv outlet	4	
fan	1	
light	1	
outlet	30	
outlet 220v	11	
outlet gfi	3	
smoke detector	6	
switch	9	
switch 3 way	4	
wall mounted 20 3 lights	2	
switch 4 way	2	



SECOND LEVEL ELECTRICAL PLAN

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

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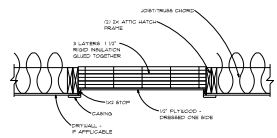
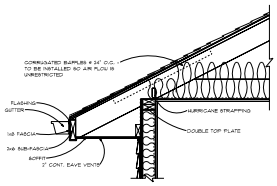
SCALE: 3/16" = 1'-0"

Warning: Blueprints are a minimum of 24 inches wide. Do not scale. Use dimensions and notes only. Use approved information only. Do not begin construction until all permits are in hand. Check with local building codes for any additional requirements. The Plan Set is a minimum of 8 sheets.



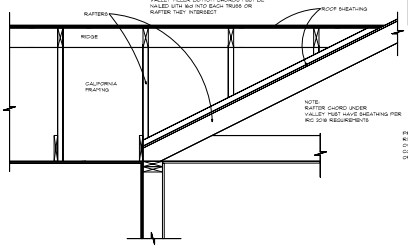
ATTIC HATCH

SCALE: 1"=1'-0"



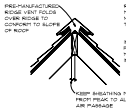
EAVE VENT

SCALE: 1"=1'-0"



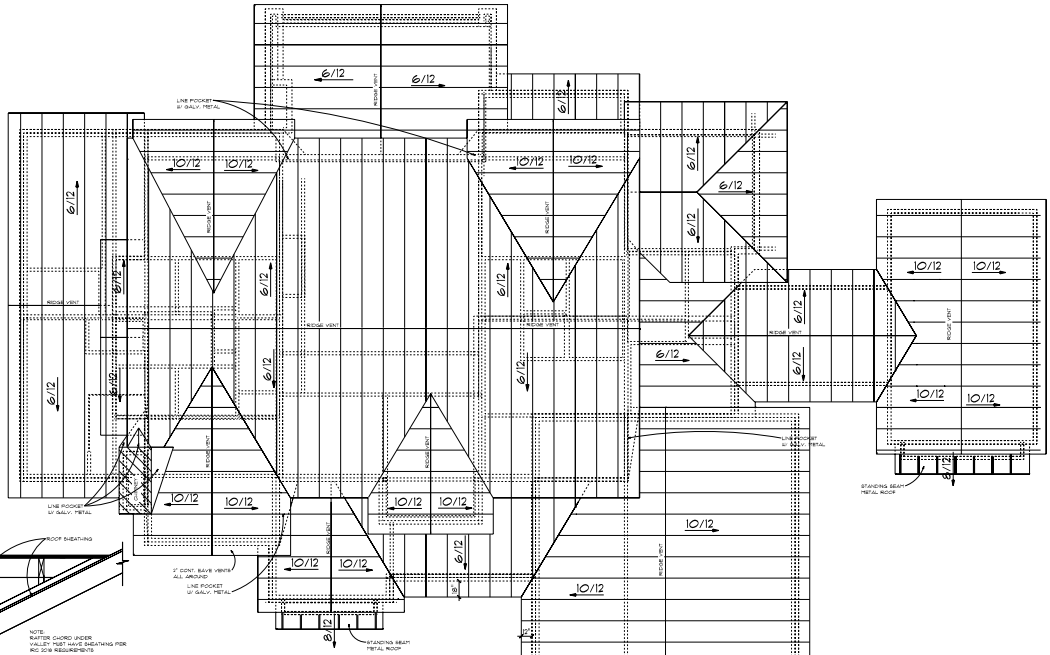
ROOF OVERFRAMING

SCALE: 1"=1'-0"



RIDGE VENT

SCALE: 1"=1'-0"



ROOF PLAN

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

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ORIGINAL SEAL

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SHEET 3 OF 3

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

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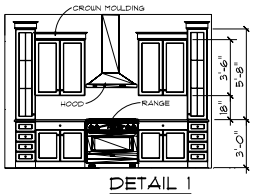
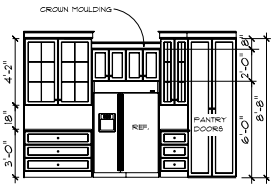
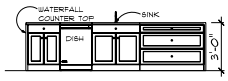


DETAIL 1



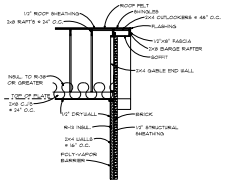
DETAIL 2



DETAIL 3

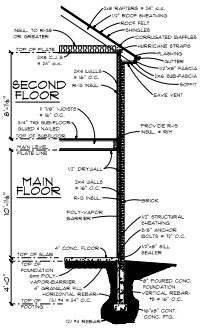
CABINET ELEVATIONS

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



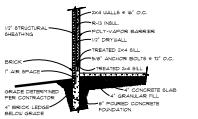
TYP. GABLE END SECTION

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



TYP. WALL SECTION

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



GARAGE BRICK LEDGE DETAIL

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

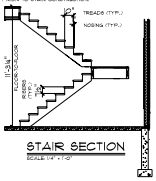
NOTES:

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.



STAIR SECTION

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

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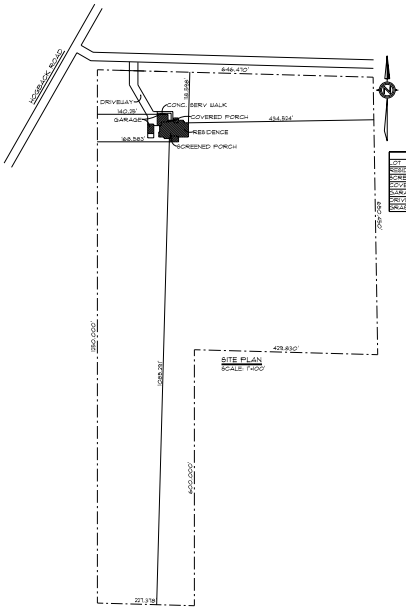

SITE PLAN
SCALE 1"=100'

STATISTICS	
LOT	95834 sq. ft.
RESIDENCE	5137 sq. ft.
SCREENED PORCH	233 sq. ft.
COVERED PORCH	208 sq. ft.
GARAGE	816 sq. ft.
DRIVEWAY	4633 sq. ft.
GRASS	85004.4 sq. ft.

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SHEET
11
OF
11

SCALE: 1"=100'

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