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1405 N. 203rd Street  
Elkhorn, NE 68022  
(402) 445-0489

# GENERAL NOTES

This plan was designed and drafted by Advanced Design Inc. to meet average conditions and codes in the State of Nebraska. At the time it was designed, this plan was also designed for Atlantic Blue 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 all 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 piers to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete piers 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 all plate with 5/8" bolts embedded 18" 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:  
Pb = 1000 psi Fv = 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.
- Note 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 surf/footing 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.
- 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 with 1/2" Plywood between.  
(2) 2x12 load bearing and more than 3 ft. use 4x6 with 1/2" Plywood between.  
(3) Non-load bearing and less than or equal to 6 ft. use 2x12 with 1/2" Plywood between.  
(4) Non-load bearing and more than 6 ft. use 2x12 with 1/2" Plywood between.
- 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 16'-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.).

### 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-resistive 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.
- Use no brand in 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 rafter trusses.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Handicap 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.
- Locate specifications, locations and sizes.
- Locate to run 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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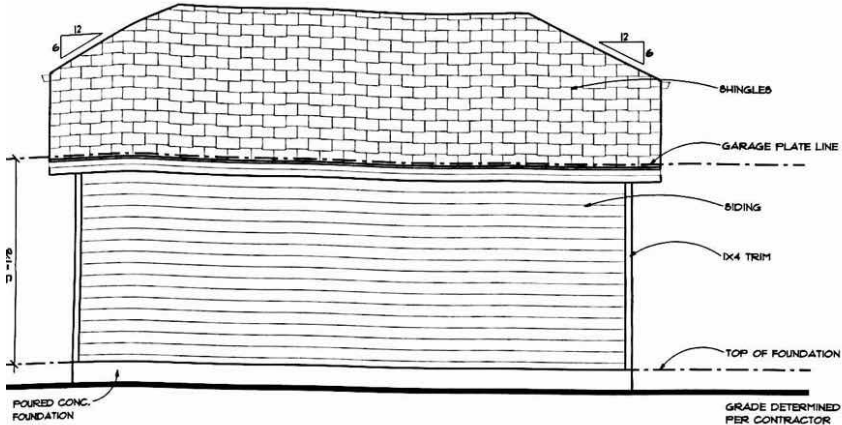
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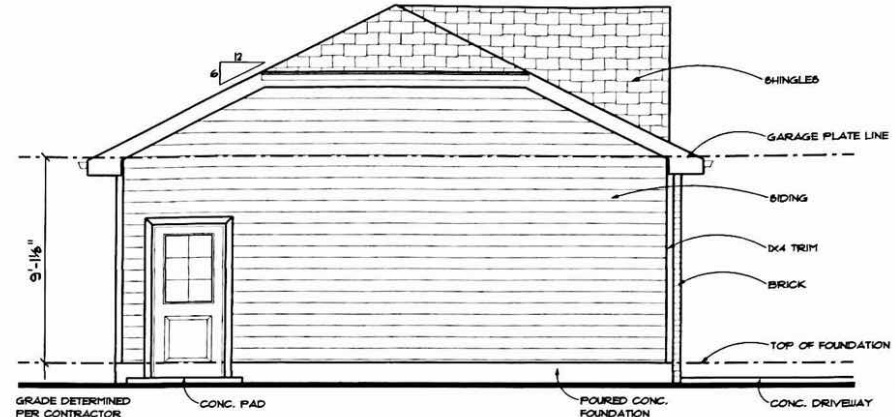


100% SCALE @ 1/8"=1'-0"



### REAR ELEVATION

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



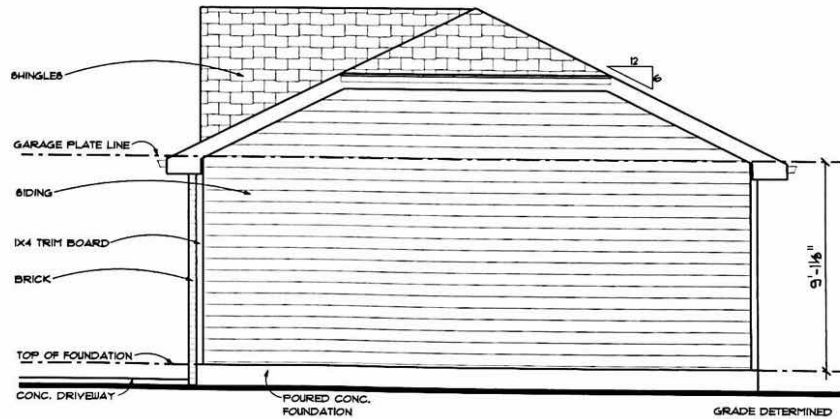
### LEFT ELEVATION

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



### FRONT ELEVATION

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



### RIGHT ELEVATION

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

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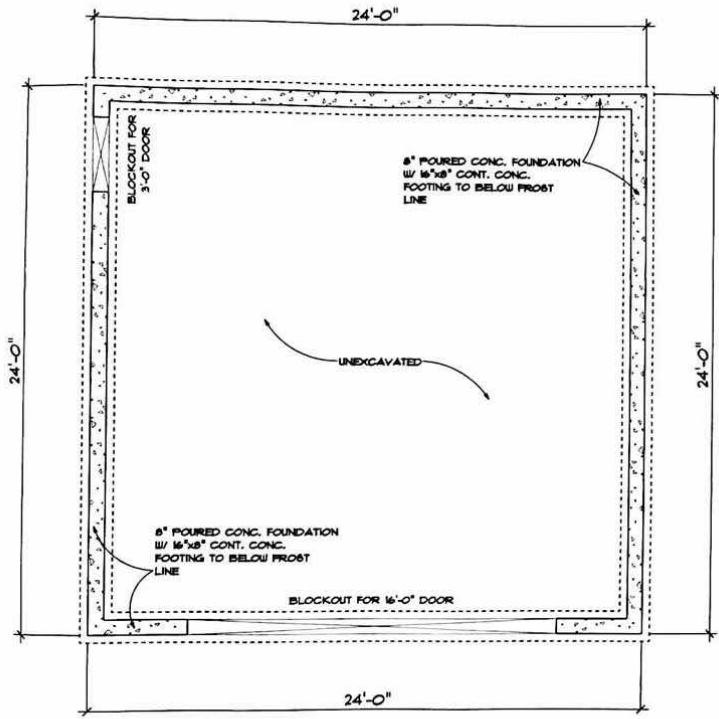
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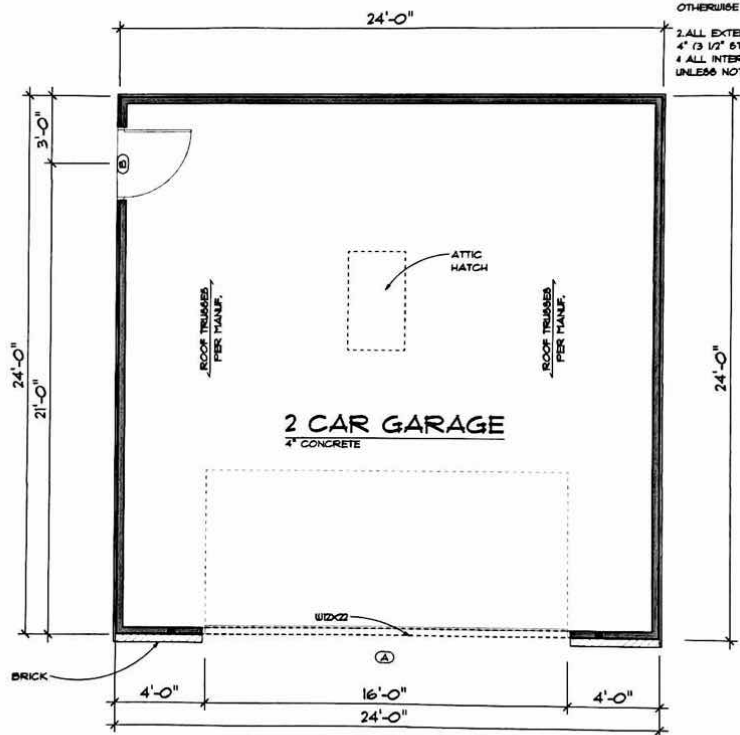
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**FOUNDATION PLAN**

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

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
A	GARAGE	15IX84	16'-0" x 7'-0"	1
B	DOOR	36X80 1	3'-0" x 6'-8"	1



**MAIN LEVEL FLOOR PLAN**

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

**GENERAL NOTES:**  
 1. ALL MAIN LEVEL WALLS ARE 5'-1 1/2" HIGH UNLESS NOTED OTHERWISE  
 2. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+1/2" SHEATHING)  
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

GARAGE 576 sq ft.

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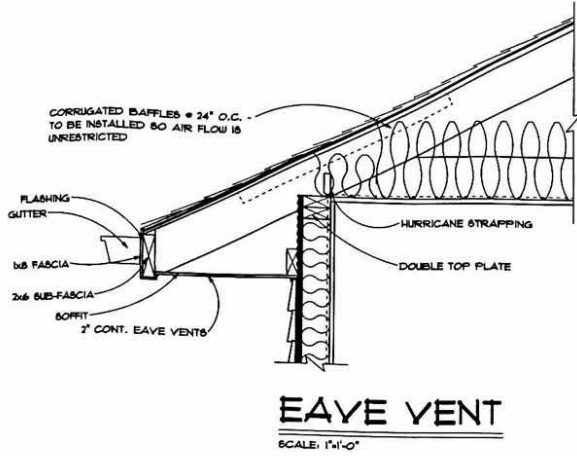
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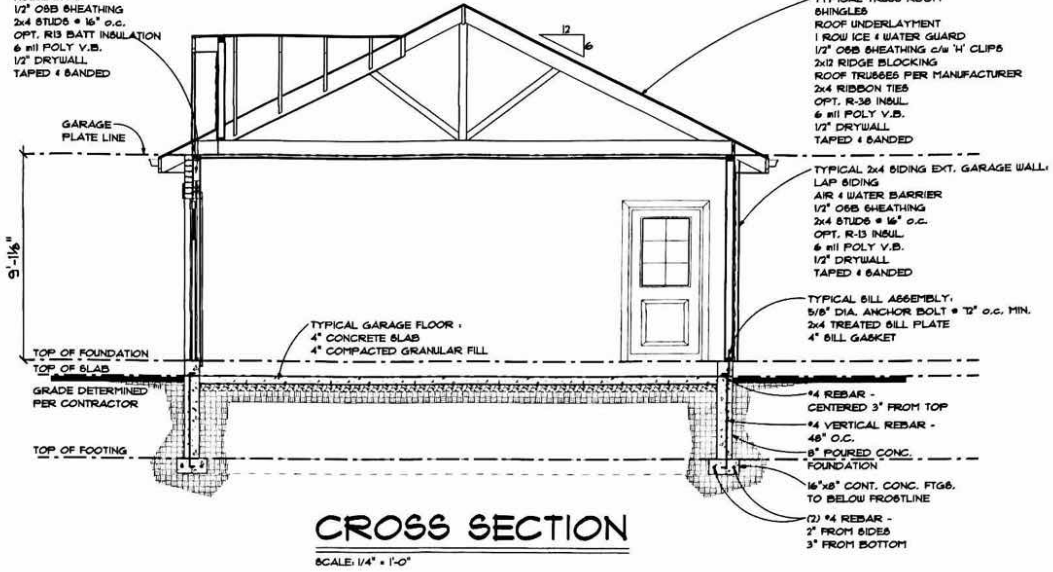
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LOOK SCALE = 1/8"=1/4"



TYPICAL 2x4 BRICK EXTERIOR WALL:  
 1" GAUGE CORRUGATED GALVANIZED METAL BRICK TIES  
 1" AIR SPACE  
 HOUSE WRAP  
 1/2" OSB SHEATHING  
 2x4 STUDS @ 16" O.C.  
 OPT. R-13 BATT INSULATION  
 6 #11 POLY V.B.  
 1/2" DRYWALL  
 TAPED & BANDED

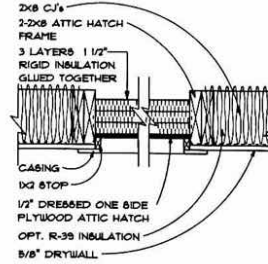
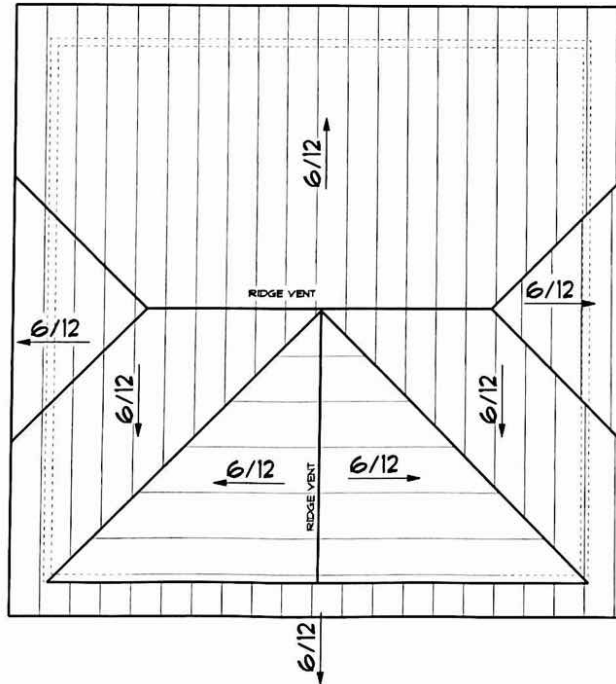


TYPICAL TRUSS ROOF:  
 SHINGLES  
 ROOF UNDERLAYMENT  
 1" ROU ICE & WATER GUARD  
 1/2" OSB SHEATHING c/w 1" CLIP@  
 2x12 RIDGE BLOCKING  
 ROOF TRUSSES PER MANUFACTURER  
 2x4 RIBBON TIES  
 OPT. R-38 INSUL.  
 6 #11 POLY V.B.  
 1/2" DRYWALL  
 TAPED & BANDED

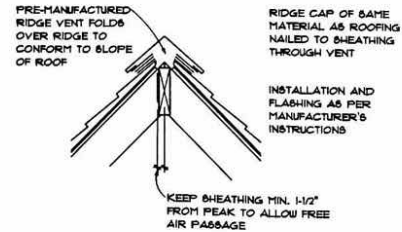
TYPICAL 2x4 SIDING EXT. GARAGE WALL:  
 LAP SIDING  
 AIR & WATER BARRIER  
 1/2" OSB SHEATHING  
 2x4 STUDS @ 16" O.C.  
 OPT. R-13 INSUL.  
 6 #11 POLY V.B.  
 1/2" DRYWALL  
 TAPED & BANDED

TYPICAL BILL ASSEMBLY:  
 5/8" DIA. ANCHOR BOLT @ 12" O.C. MIN.  
 2x4 TREATED BILL PLATE  
 4" BILL GASKET

1/4" REBAR - CENTERED 3" FROM TOP  
 48" O.C.  
 8" POURED CONC. FOUNDATION  
 16"x8" CONT. CONC. FTGB. TO BELOW FROSTLINE  
 (2) 1/4" REBAR - 2" FROM SIDES 3" FROM BOTTOM



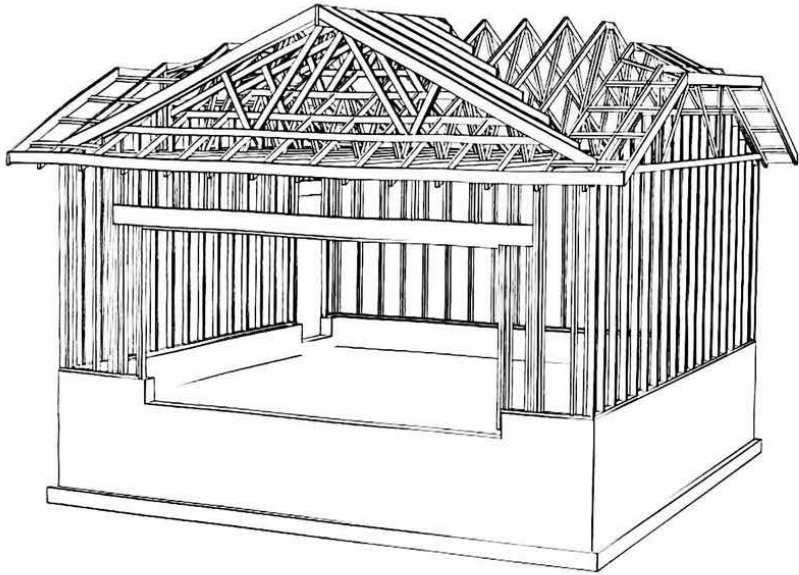
**ATTIC HATCH**  
SCALE: 1"=0"



**RIDGE VENT**  
SCALE: 1"=0"

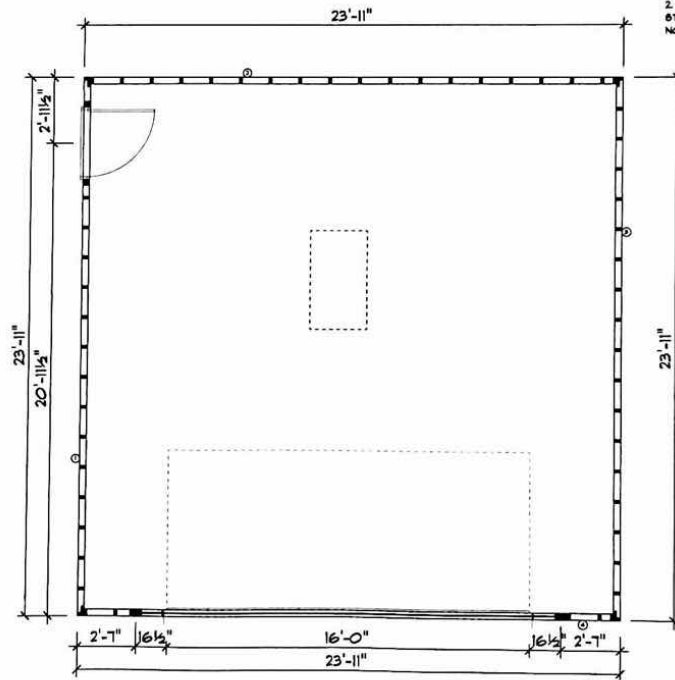
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SCALE: 1/8"=1'-0"

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**FRAMING DIAGRAM**

NOT TO SCALE



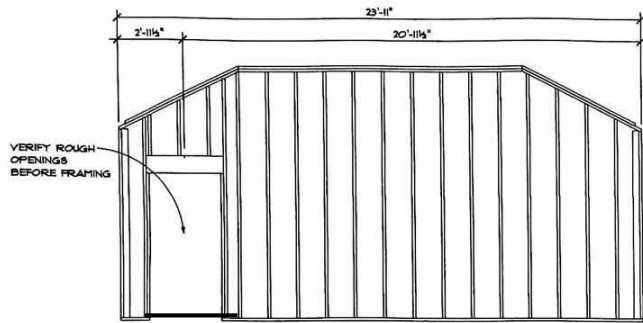
**MAIN LEVEL FRAMING PLAN**

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

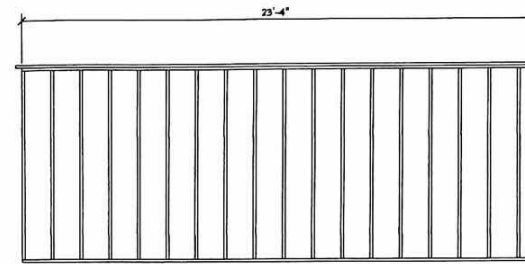
NOTE:  
 1. DIMENSIONS TO FRAMING ONLY - DOES NOT INCLUDE 1/2" SHEATHING.  
 2. ALL WALLS ARE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.

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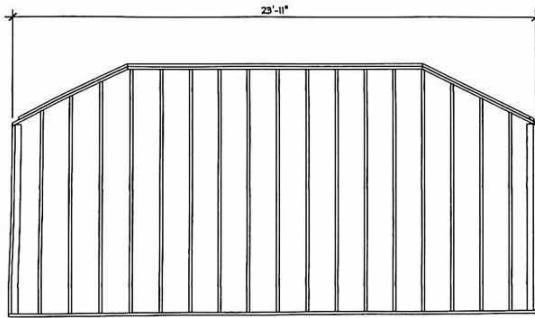
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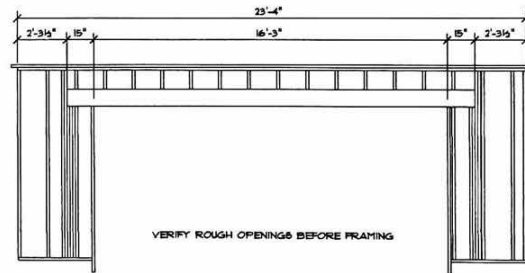
2x4 WALL NO. 1



2x4 WALL NO. 2



2x4 WALL NO. 3



VERIFY ROUGH OPENINGS BEFORE FRAMING

2x4 WALL NO. 4

## WALL PANELS

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


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100% SCALE • 18" x 24"