

GENERAL NOTES

Mike Sayre



PRELIM 03/30/2023
 FINAL 04/17/2023
 REVISION 5/26/23

Mike Sayre



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 LOCATION: OMAHA, NE. BECAUSE SITE CONDITIONS VARY, AHP CANNOT
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This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP 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 AHP, 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.

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DESIGN LOADS:

- Ultimate design wind speed: 115 mph, Exposure Category: B
- Seismic Design Category A

| | | |
|--------------|--------------|--------------|
| 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 excavation 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.
- For window openings in conc. wall, provide #5 bars #4" o.c. (two total) w/2" clearance from top & sides of ope., for joint & lintel reinforcing. Extend reinforcing a minimum of 2 post. opening edges.

STEEL:

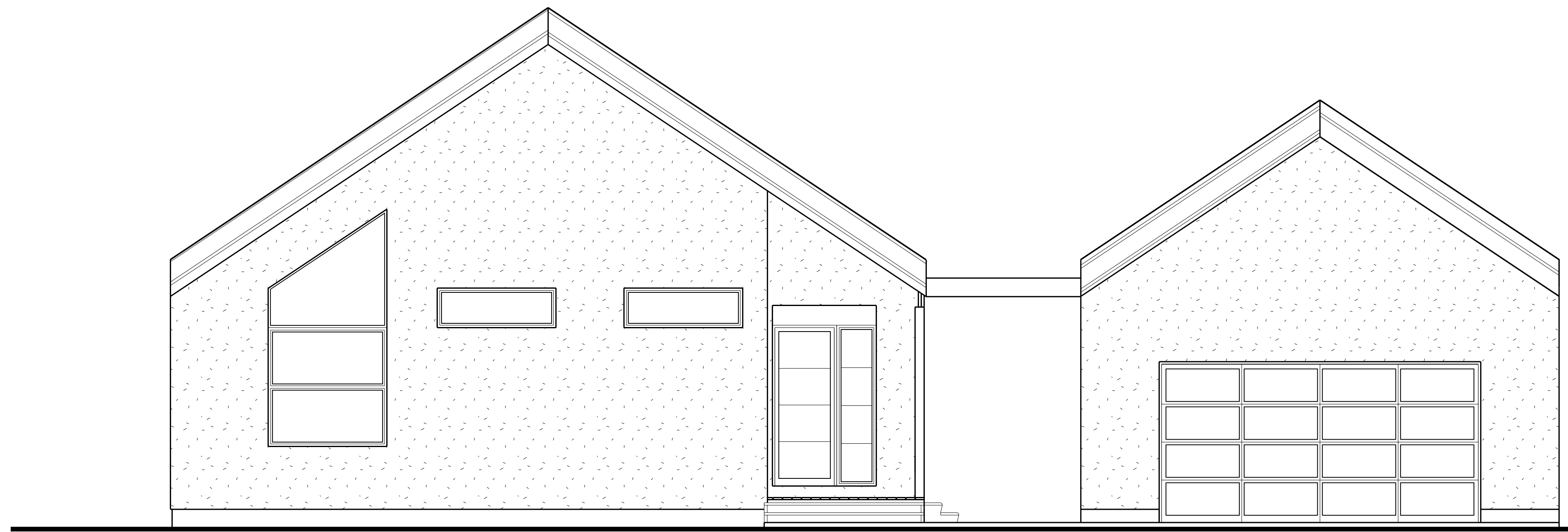
- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

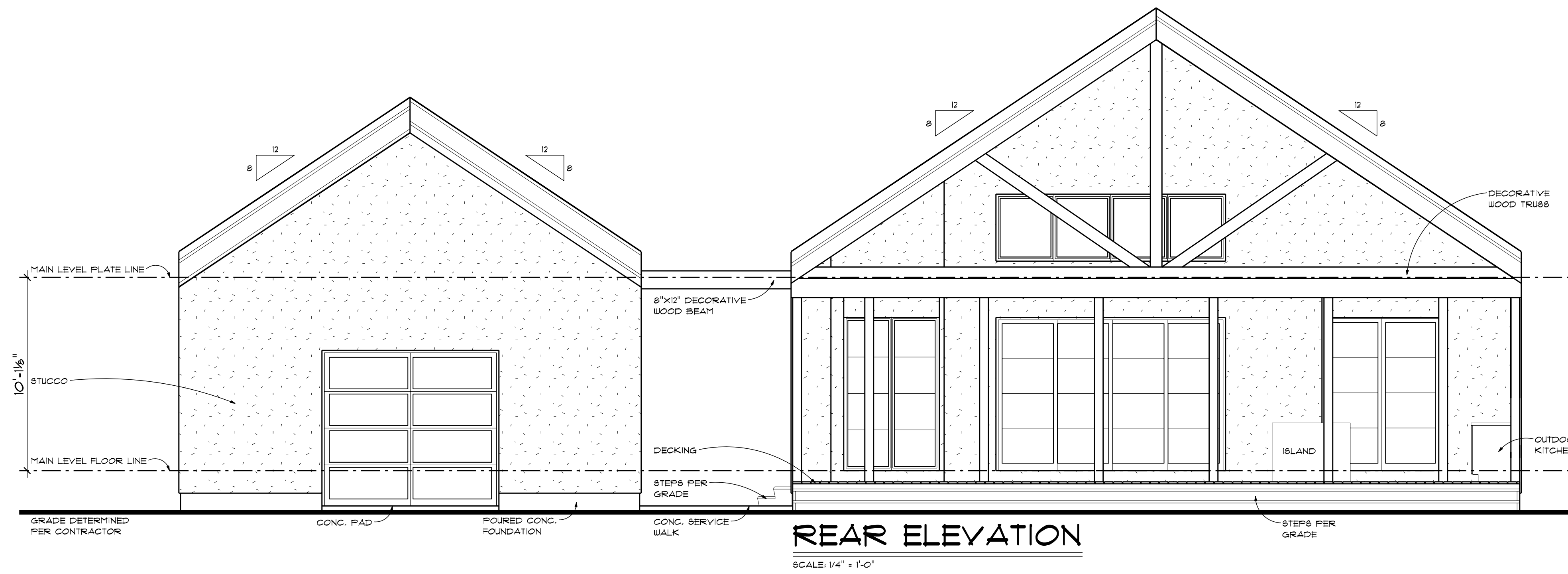
FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
 F_v = 75 psi E = 1,400,000 psi
 F_b = 1000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Wall bracing method assumed as CB-WSP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- Joint 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 sheathing 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 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 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) row 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 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:

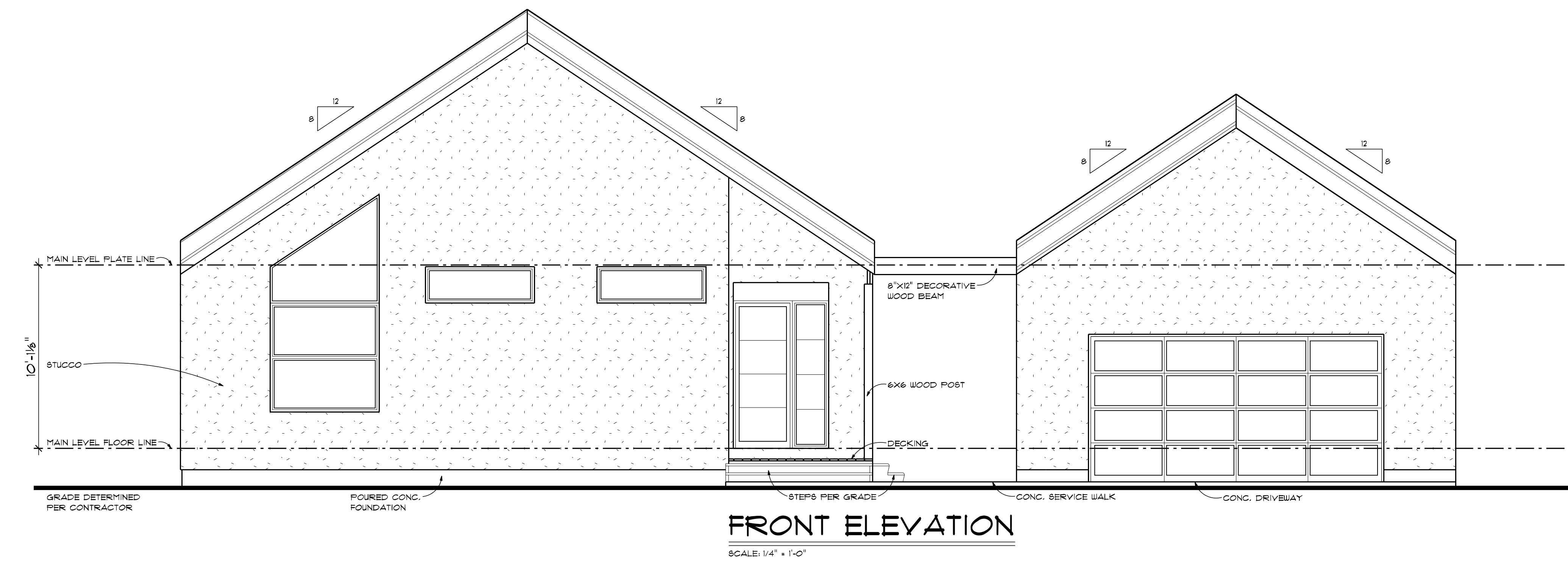
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant 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.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 12 inches above the finished grade, fall protection must comply with R312.2.1.
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2092.
- Windows, if not noted, are assumed to be casements.
- Window header heights are 6'-8" unless noted otherwise.
- 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.





REAR ELEVATION

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



FRONT ELEVATION

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



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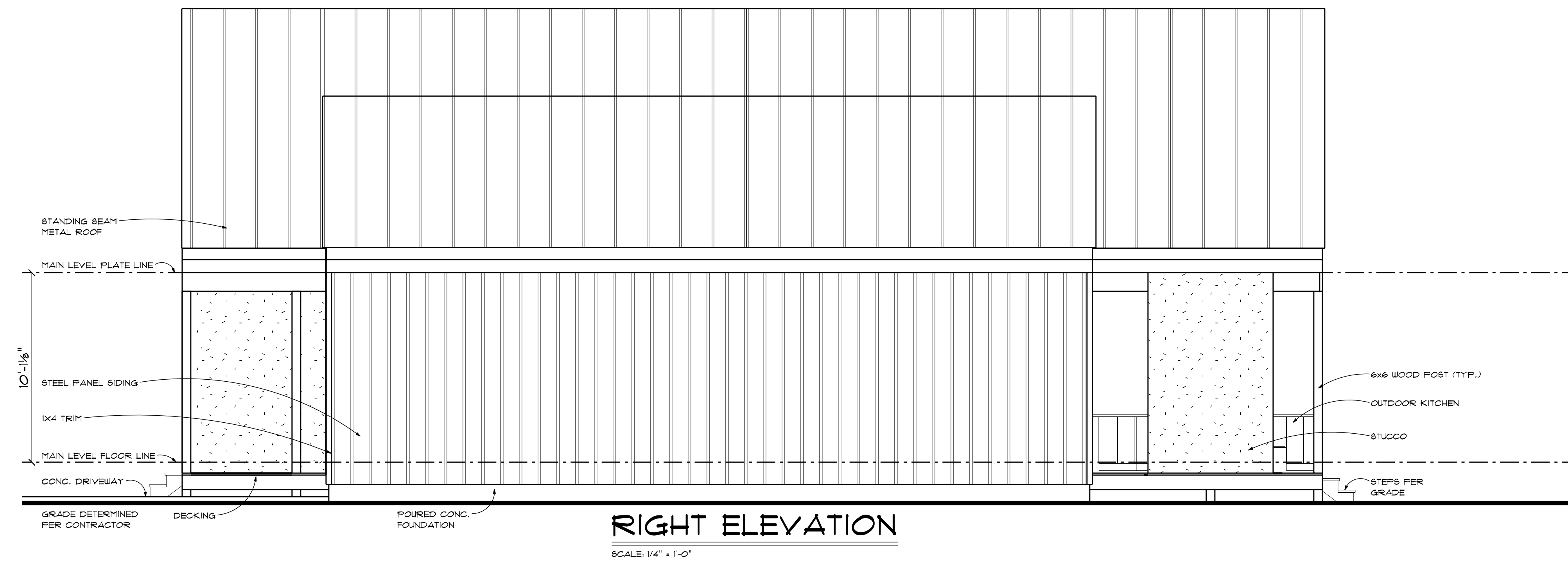
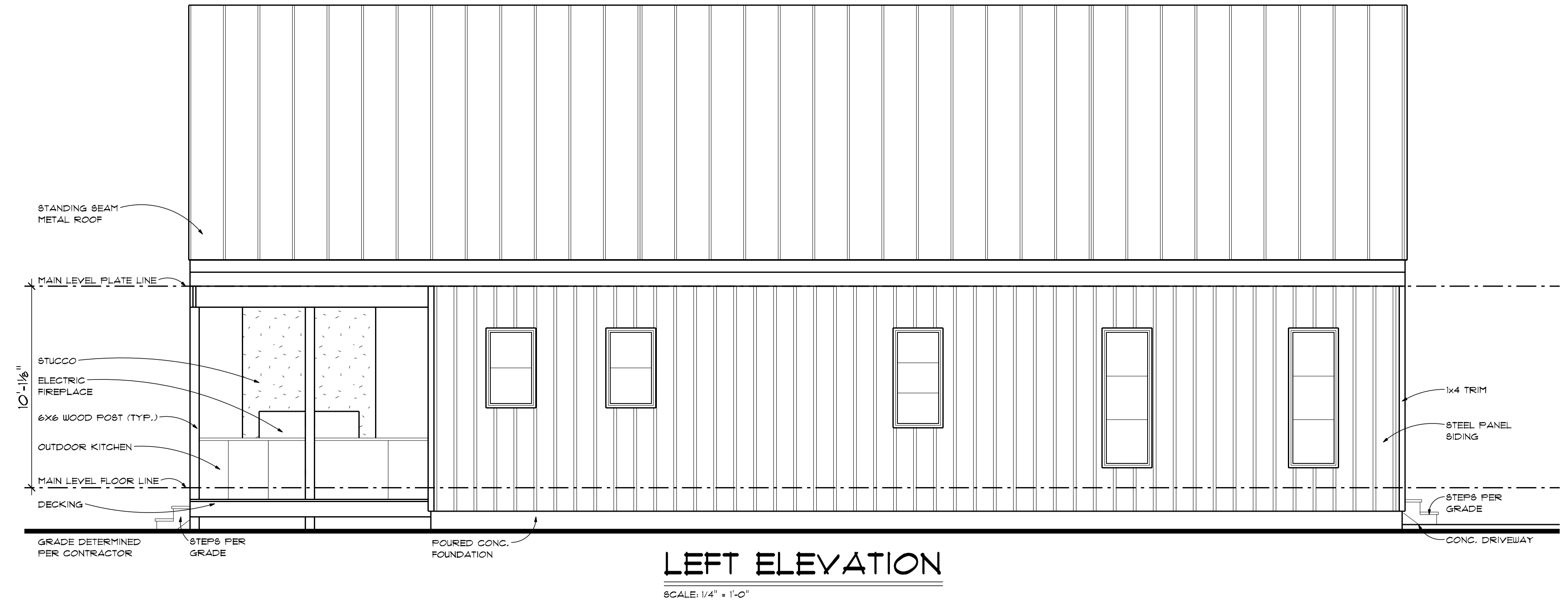


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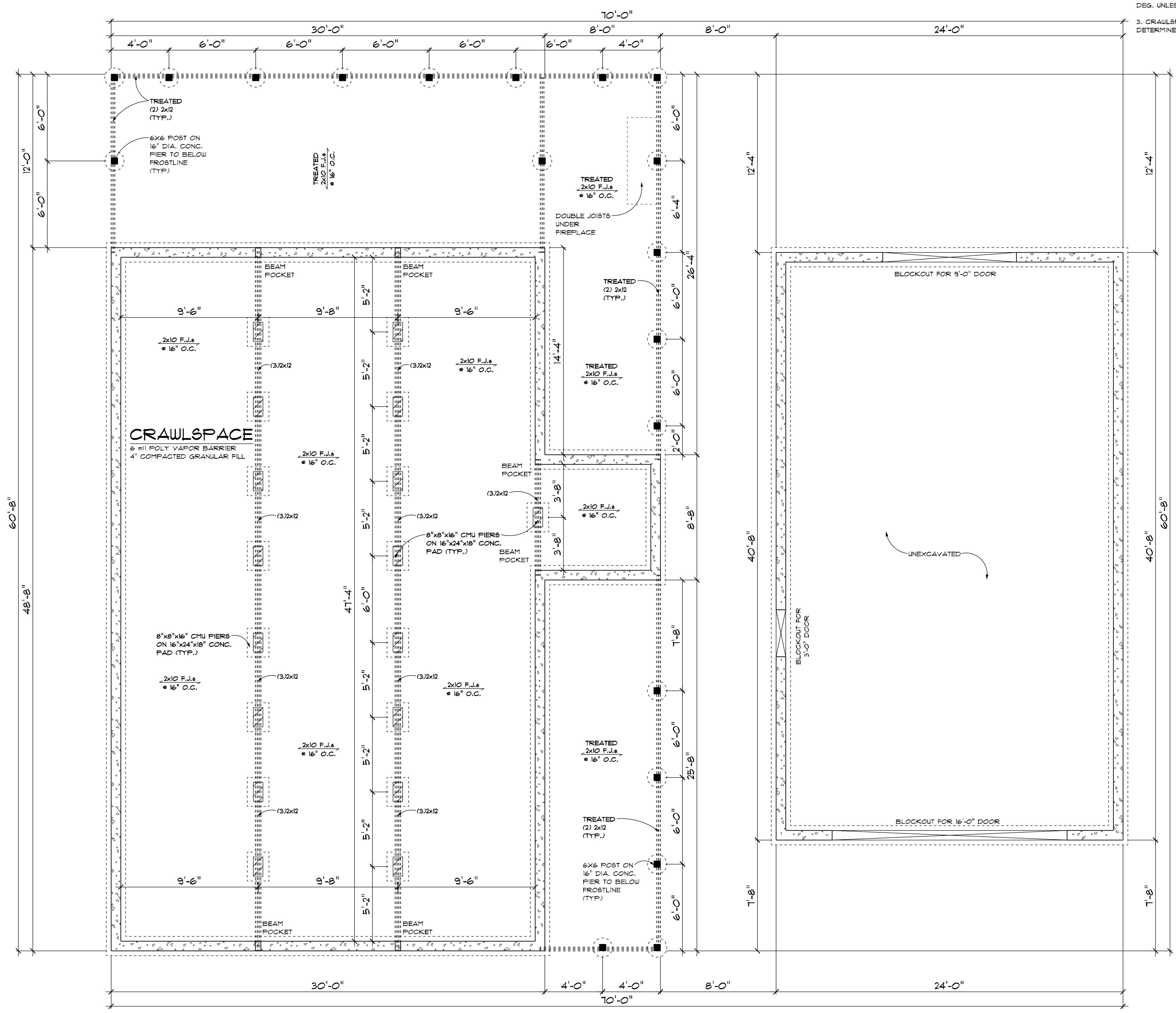
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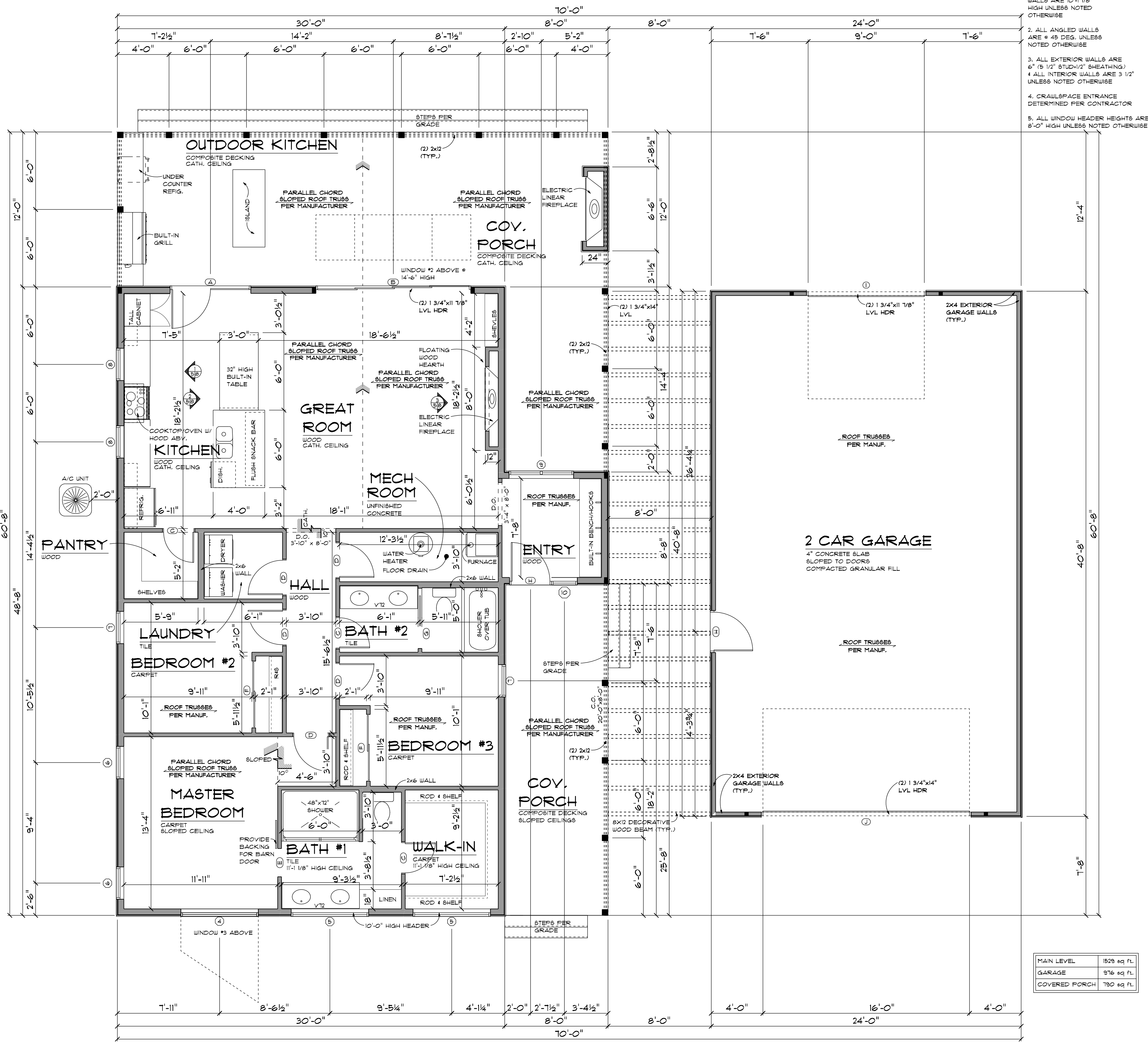


GENERAL NOTES:
1. FOUNDATION WALLS ARE 6" Poured CONC. FOUNDATION W/ 16"x8" CONT. CONC. FOOTING TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE.
3. CRAWLSPACE ENTRANCE DETERMINED PER CONTRACTOR



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

| OPENING ID | TYPE | PRODUCT CODE | SIZE | COUNT |
|------------|-------------------|--------------------------|----------------|-------|
| 2 | WINDOW | 14X42 TRANSOM 4 | 12'-0" x 3'-6" | 1 |
| 3 | WINDOW | TRAPEZOID | 6'-0" x 6'-0" | 1 |
| 4 | WINDOW | 12X12 CASEMENT 2 VERT. | 6'-0" x 6'-0" | 1 |
| 5 | WINDOW | 12X24 TRANSOM 1 | 6'-0" x 2'-0" | 2 |
| 6 | WINDOW | 30X84 CASEMENT 1 | 2'-6" x 7'-0" | 2 |
| 7 | WINDOW | 30X60 CASEMENT 1 | 2'-6" x 5'-0" | 2 |
| 8 | WINDOW | 30X48 CASEMENT 1 | 2'-6" x 4'-0" | 2 |
| 9 | WINDOW | 60X96 CASEMENT 2 | 5'-0" x 8'-0" | 1 |
| 10 | WINDOW | 24X96 CASEMENT 1 | 2'-0" x 8'-0" | 1 |
| A | DOOR | 12X96 EXTERIOR GLASS 2 | 6'-0" x 8'-0" | 1 |
| B | SLIDING DOOR | 144X96 | 12'-0" x 8'-0" | 1 |
| C | DOOR | 28X80 | 2'-4" x 6'-8" | 3 |
| D | DOOR | 32X80 | 2'-8" x 6'-8" | 4 |
| E | SLIDING BARN DOOR | 32X80 BARN DOOR 1 | 2'-8" x 6'-8" | 1 |
| F | SLIDING DOOR | 60X80 SLIDING 2 | 5'-0" x 6'-8" | 2 |
| G | POCKET | 28X80 POCKET 1 | 2'-4" x 6'-8" | 1 |
| H | DOOR | 36X96 EXTERIOR GLASS 1 | 3'-0" x 8'-0" | 2 |
| I | GARAGE | 108X96 - 2 PANEL GLASS | 9'-0" x 8'-0" | 1 |
| J | GARAGE | 182X96 - 4 PANEL - GLASS | 16'-0" x 8'-0" | 1 |



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

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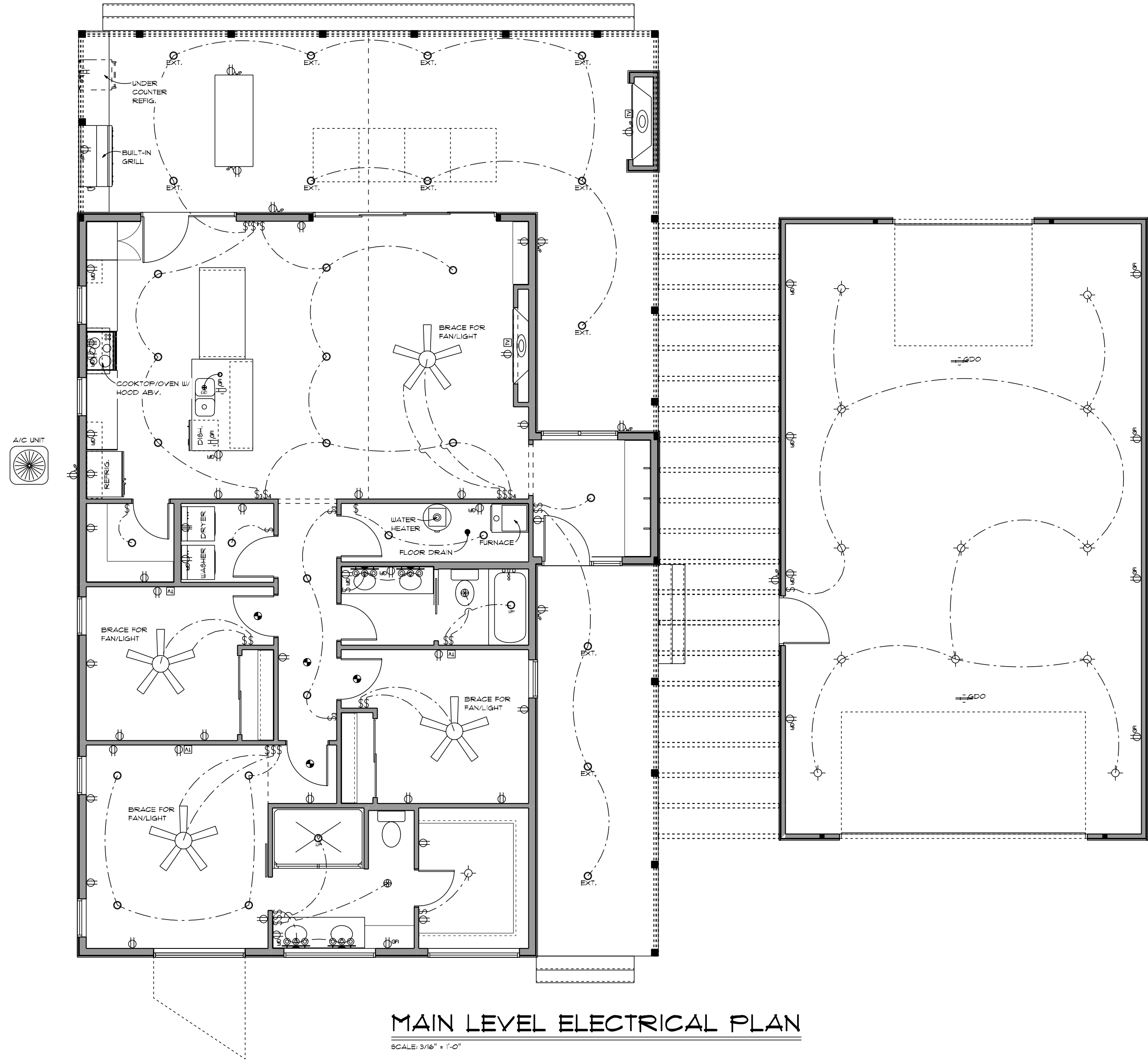
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GENSKATED 8/26/2023
CONV. SCALE = 24"=36"

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| ELECTRICAL LEGEND | | |
|----------------------------|-------|--------|
| ELECTRICAL | COUNT | SYMBOL |
| ceiling fan 5 bladed 04 | 4 | |
| CAN LIGHT WATERPROOF 6INCH | 2 | |
| can light 6inch | 18 | |
| EXTERIOR CAN LIGHT | 12 | |
| GARAGE DOOR OUTLET | 2 | |
| GARBAGE DISPOSAL | 1 | |
| PLUNGER SWITCH | 1 | |
| switch for outlet | 3 | |
| fan | 2 | |
| light | 13 | |
| outlet | 30 | |
| outlet 220v | 2 | |
| outlet gfi | 20 | |
| outlet up | 11 | |
| smoke detector | 4 | |
| switch | 23 | |
| switch 3 way | 4 | |
| switch 4 way | 3 | |
| wall mounted 03 3 lights | 4 | |



MAIN LEVEL ELECTRICAL PLAN

SCALE 3/16" = 1'-0"



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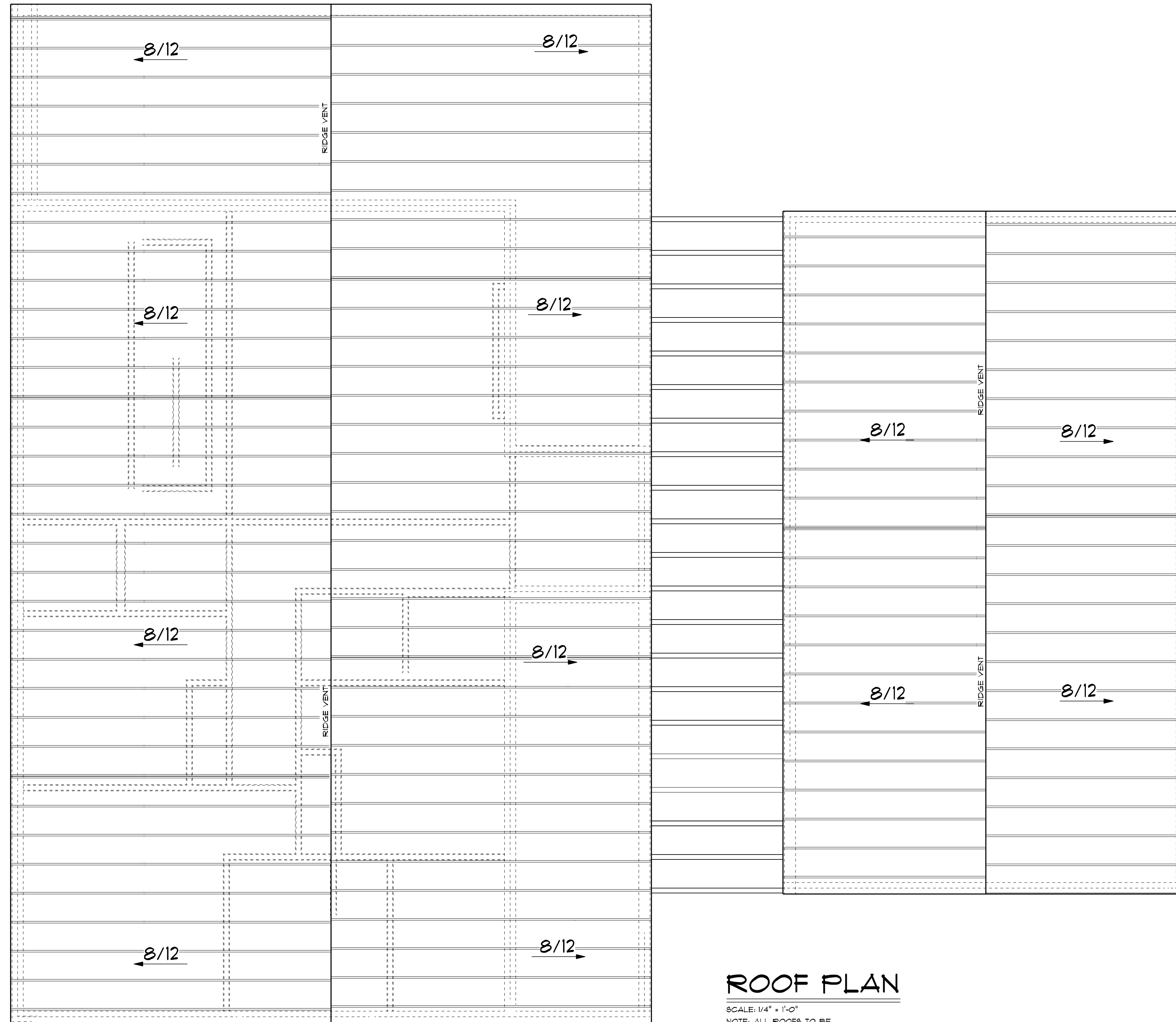
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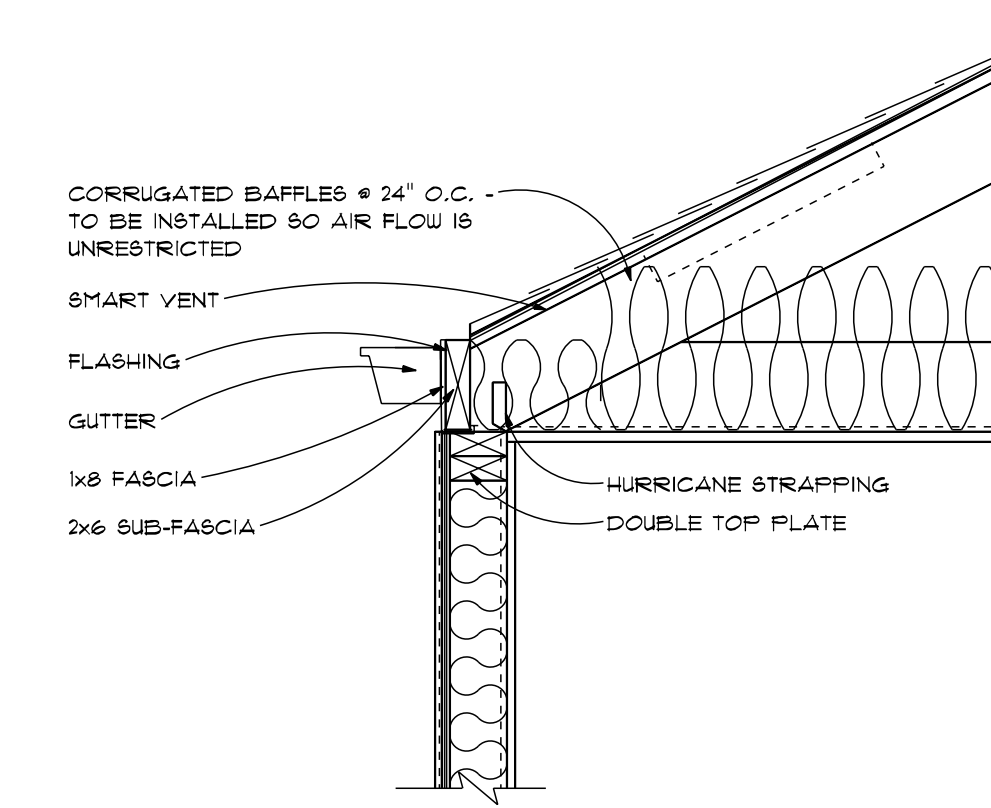
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20% SCALE = 24" X 36"

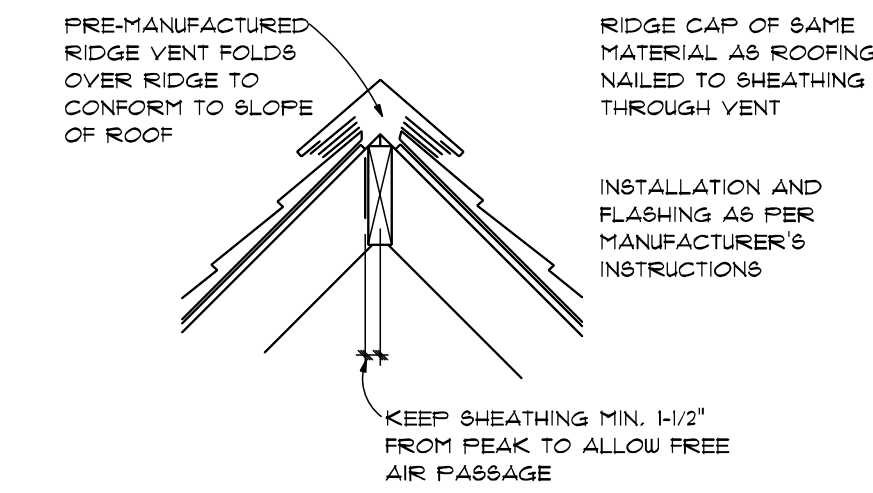
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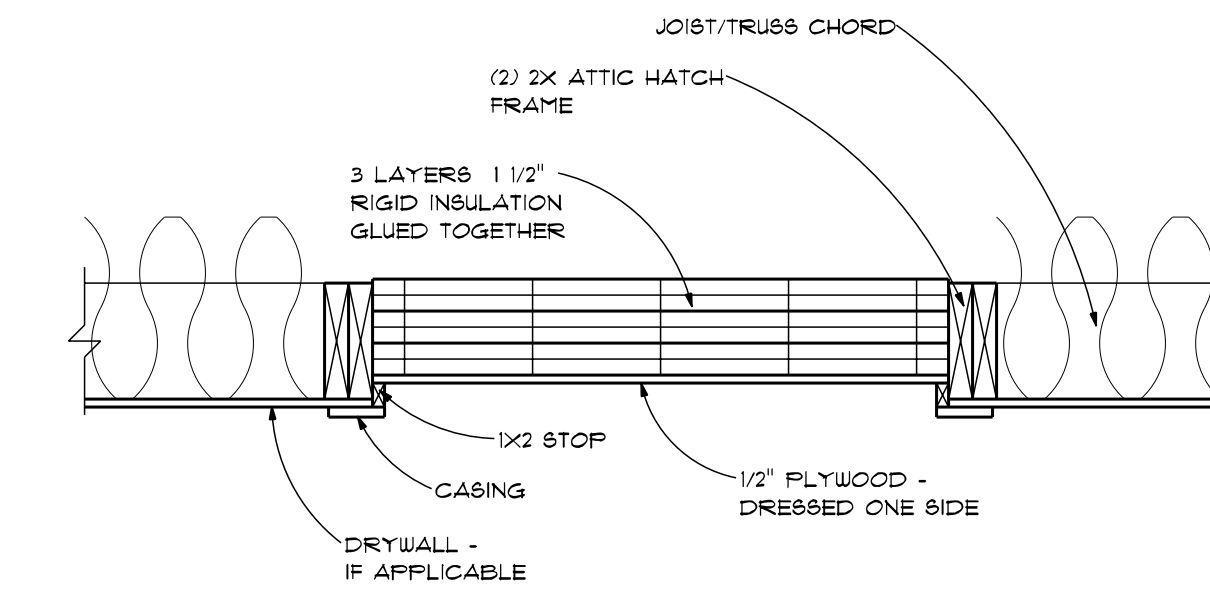
ROOF PLAN
 SCALE: 1/4" = 1'-0"
 NOTE: ALL ROOFS TO BE
 STANDING SEAM METAL



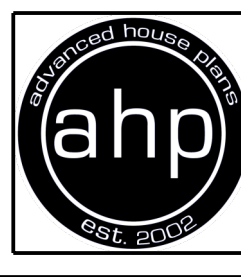
EAVE VENT
 SCALE: 1/4" = 0"



RIDGE VENT
 SCALE: 1/4" = 0"



ATTIC HATCH
 SCALE: 1/4" = 0"



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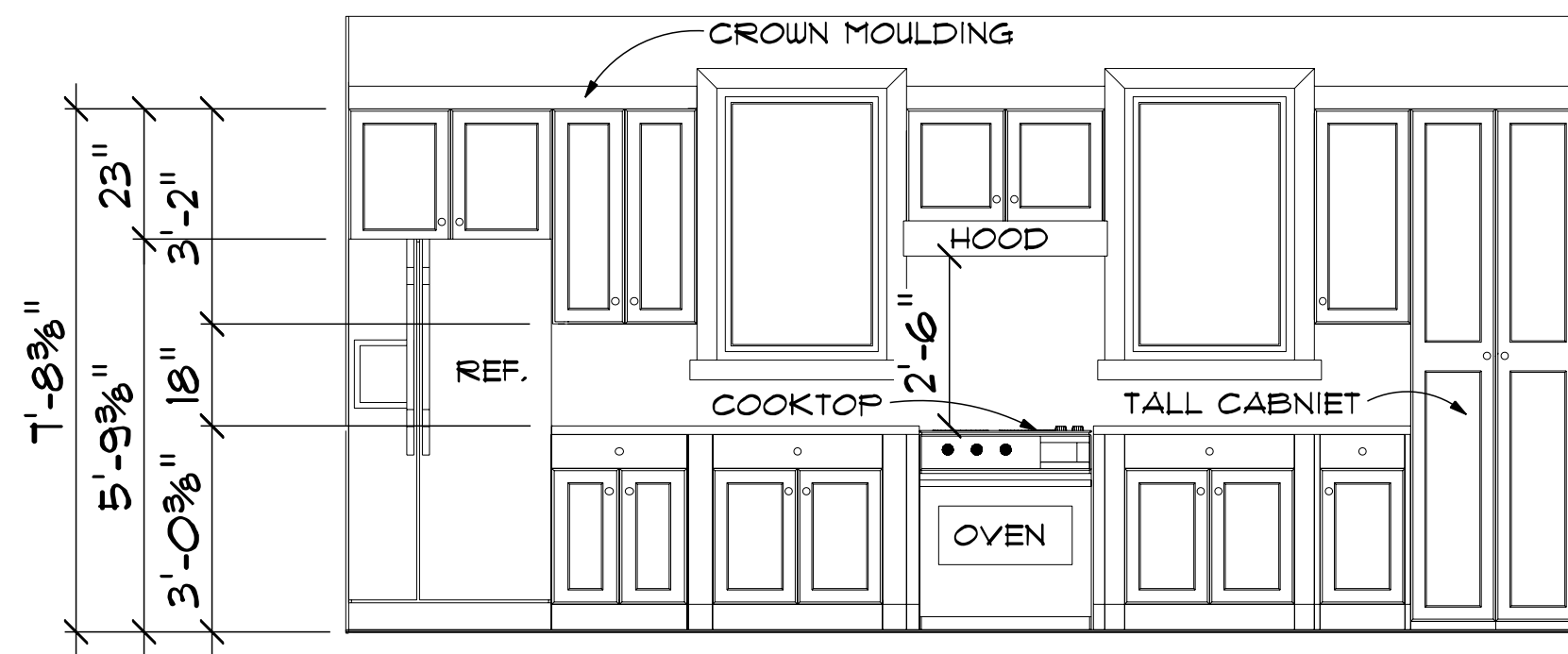


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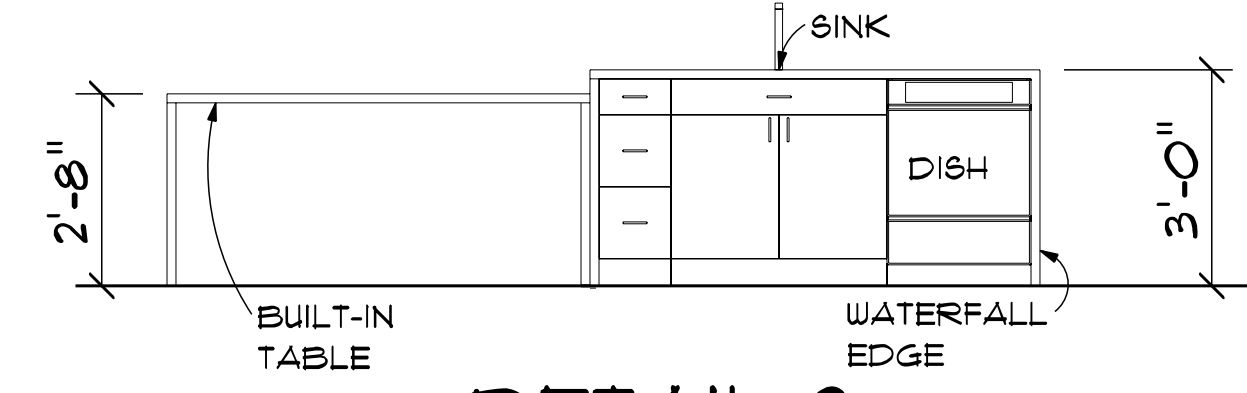
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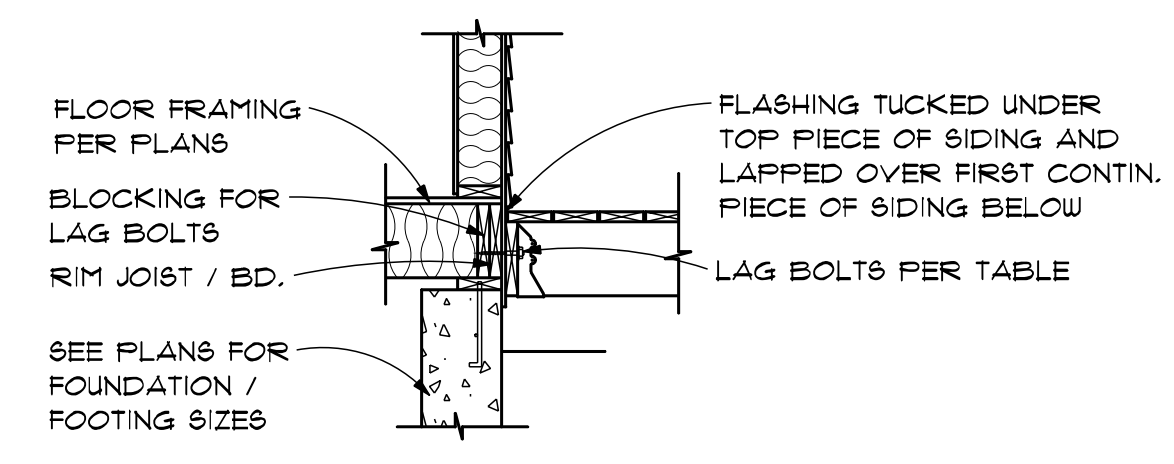
DETAIL 1



DETAIL 2

KITCHEN CABINET ELEVATIONS

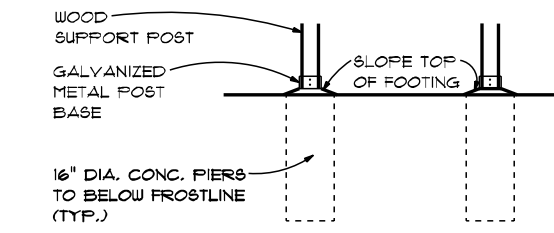
SCALE: 3/8" = 1'-0"



DECK LEDGER DETAIL

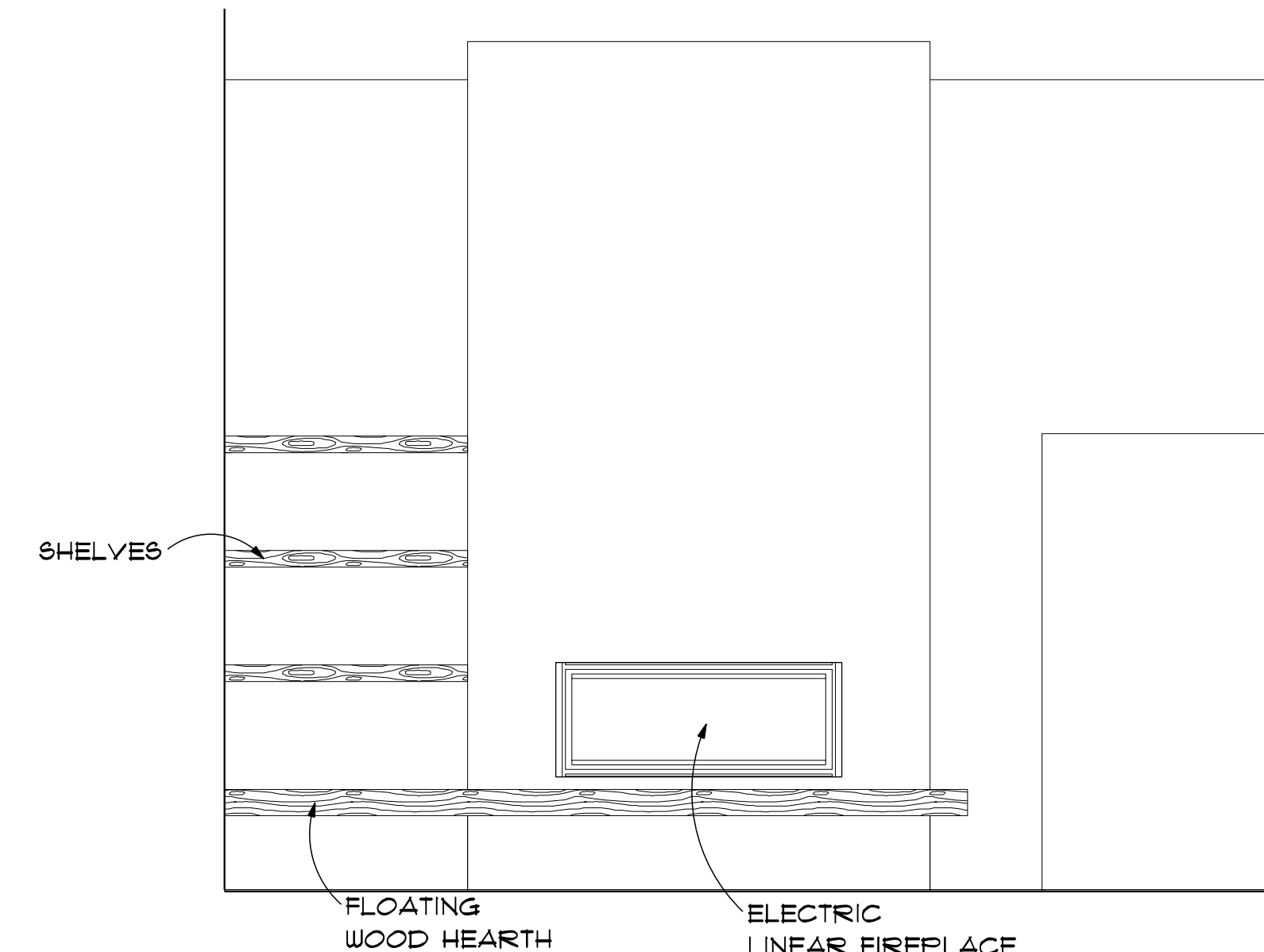
SCALE: 1/2" = 1'-0"

| DECK LEDGER BOLTING SCHEDULE | | | | | | |
|------------------------------|------|------|------|------|------|------|
| JOIST SPAN | 6' | 8' | 10' | 12' | 14' | 16' |
| BOLT SIZE | 1/2" | 1/2" | 1/2" | 1/2" | 1/2" | 5/8" |
| BOLT SPACING | 24" | 18" | 16" | 12" | 12" | 12" |



POST FOOTING DETAIL

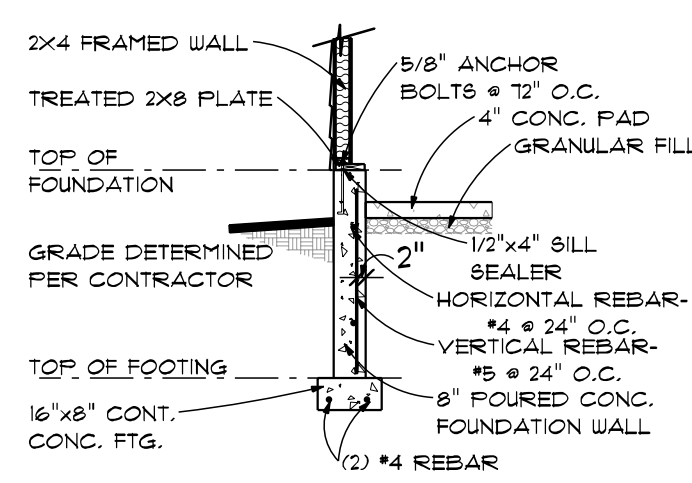
SCALE: 3/8" = 1'-0"



DETAIL 3

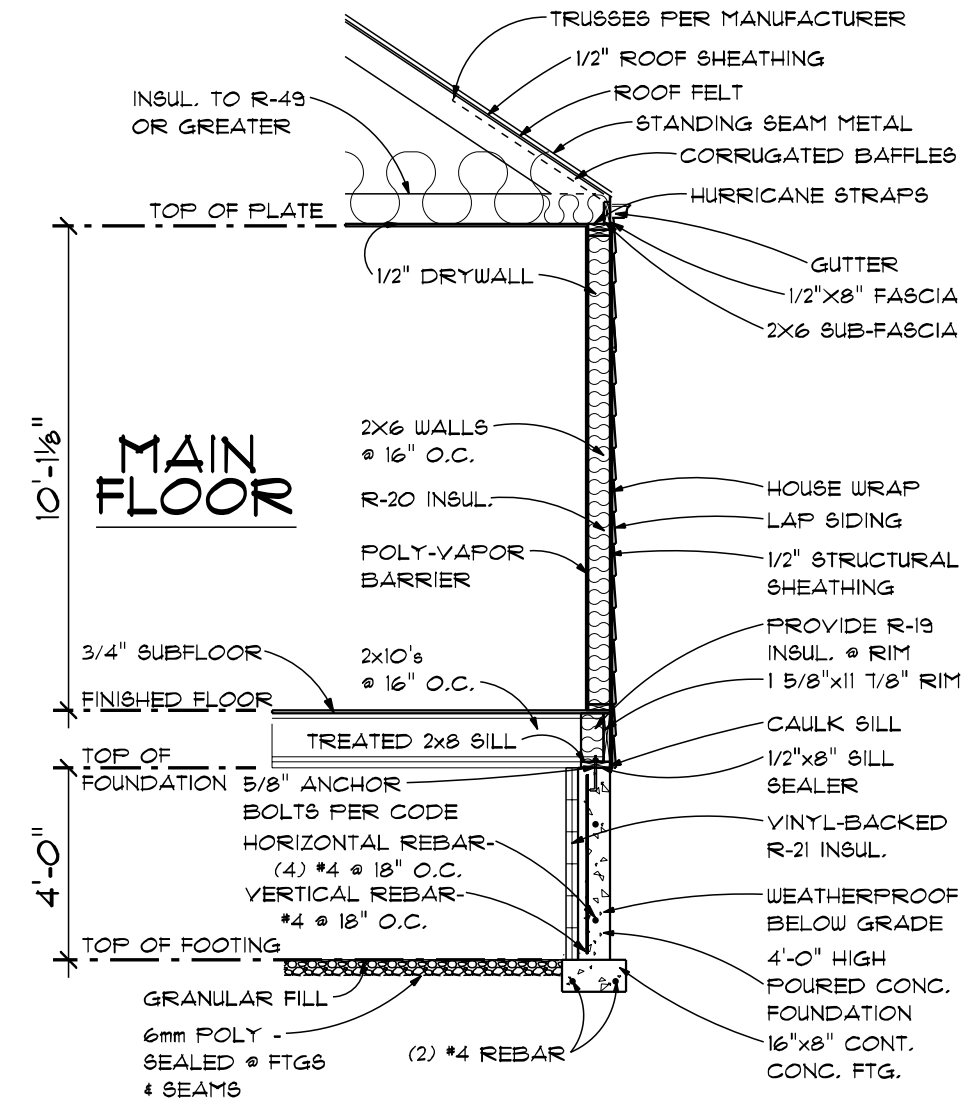
GREAT ROOM CABINET ELEVATIONS

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



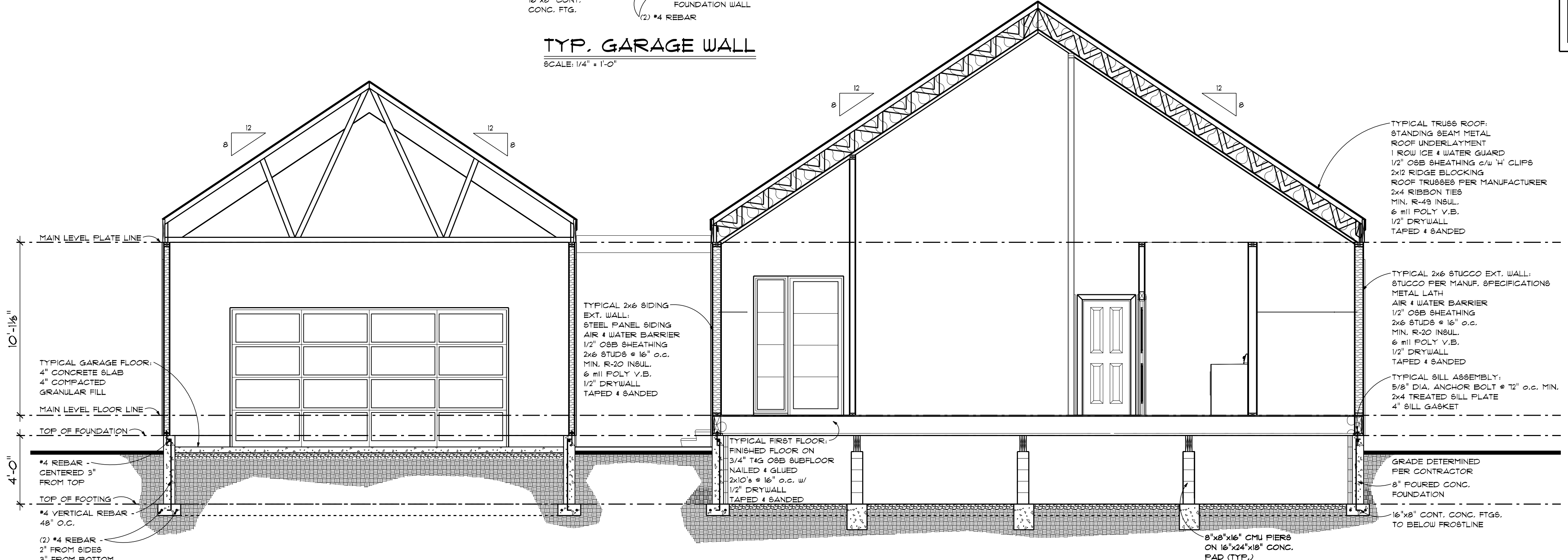
TYP. GARAGE WALL

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



CRAWL SPACE WALL SECTION

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



CROSS SECTION

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



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