GENERAL NOTES

1. All work shall be in compliance with all applicable local building codes and regulations. Contractor shall be responsible for permits applicable to specific trades or subcontractor's work.
2. Contractor will have examined the premises and site so as to compare them with the drawings and will be satisfied as to the condition of existing work and adjacent property prior to submission of bid. No allowances will subsequently be made in behalf of the contractor by reason of any omission on his/her part to include the costs of all items of work, either labor or materials, whether they are or are not especially or particularly shown or noted but which are implied or required to attain the completed conditions proposed in the drawings.
3. All subcontractors to the general contractor shall inspect the site and shall convey any questions regarding design intent and scope of work to the architect prior to submitting bid and prior to commencing work.
4. Contractor shall coordinate the work of the various trades and subcontractors and shall be responsible for any acts, omissions, or errors of the subcontractors and of persons directly or indirectly employed by them.
5. Contractor to assume sole responsibility for job site conditions including safety of persons and property for the duration of the project.
6. Contractor to notify architect prior to ordering of all long lead items and of approximate delivery dates.
7. All construction materials and supplies to be stored, handled, and installed, according to manufacturers' recommendations.
8. If errors or omissions are found in the drawings they shall be brought to the attention of the architect before proceeding with the work.
9. Drawings schematically indicate new construction. The contractor should anticipate, based on experience, a reasonable number of adjustments to be necessary to meet the design objectives and should consider such adjustments as included in the scope of work.
10. When specific features of construction are not fully shown on the drawings or called for in the General Notes, their construction shall be of the same character as similar conditions.
11. All dimensions to be taken from numeric designations only; dimensions are not to be scaled off drawings.
12. These notes to apply to all drawings and govern unless more specific requirements are indicated applicable to particular divisions of the work.See specifications and general notes in the subsections of the drawings.
13. All dimensions are to face of framing, unless otherwise noted.
14. Weatherstrip all doors leading from heated to unheated areas.Provide vinyl bead type weatherstripping at these doors and windows. All sides of the door must be weatherstripped, including the threshold.
15. Caulk and seal openings in building exterior 1/8" or greater to prevent air infiltration.
16. Windows to be made operable and cleaned, U.O.N.
17. All wall framing to be 2x4 @ 16" o.c. minimum, U.O.N.
18. 5/8" gypsum wall board on walls.
19. All gypsum and/or plaster surfaces shall be smooth, continuous, free of imperfections, and with no visible joints, U.O.N.
20. Stucco over wood sheathing shall include two layers of grade D building paper.
21. Structural wood members adjacent to concrete or earth to be pressure treated Douglas fir.
22. All wall and floor insulation to be R-19. All roof insulation to be R-23 min.
23. All users of these drawings agree by using these drawings to hold the architect harmless for any and all work that does not conform to requirements and minimum standards of the uniform building code, local ordinances and acceptable standards.
24. These drawings are the property of Craig O'Connell, Architect and are not to be used in part for any work other than the location shown heron.
25. The architect has no control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures for any safety precautions and programs in connection with the work.
26. The architect assumes no responsibility for the performance of products or materials not specified in these drawings.
27. Items required by title 24 "Energy Conservation Standards" shall be certified by California Energy Commision (CEC). Equipment which requires preventative maintenance for efficient operation shall be furnished with the complete and necessary maitenance information.

CODE RELATED NOTES

1. 1) Fire-stops shall be provided in the following spaces;

2. a) Concealed spaces of stud walls and partitions, including furred spaces at the ceiling
3. and floor levels, and at ten-foot intervals both vertical and horizontal.
4. b) At all intersections between vertical and horizontal spaces such as soffits, drop and
5. cove ceilings.
6. c) In concealed spaces between stair stringers at the top and bottom of the run, and
7. between studs along and in line with the run of the stairs if the walls under the stairs are
8. unfinished.
9. d)In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings
10. which afford a passage for fire at the floor and ceiling levels with combustible materials.
11. e)At openings between attic spaces and chimney chases for factory-built chimneys.

12. 2) Pre-manufactured items, including but not limited to, fireplaces,wood-burning stoves, fixtures,
13. equipment and appliances shall be installed as per manufacturer's specifications and requirements.

14. 3) Attic space shall be provided with access 22 inches by 30 inches.minimum head-room
15. clearance shall be 30 inches.

16. 4) Attic spaces shall be provided with cross-ventilation. minimum ventilation equal to 1/150 of the
17. area of the attic.

18. 5) All habitable rooms shall be provided with natural light by means of exterior windows or skylights
19. with an area not less than 1/10 of the floor area of such a room with a minimum of ten square feet.

20. 6) All habitable rooms shall be provided with natural ventilation by means of exterior openings with
21. an area of not less 1/20 of the floor area of such rooms with a minimum of five square feet.

22. 7) Bars, grilles, grates or similar devices may be installed on an emergency escape or rescue
23. windows and doors provided;

24. a) Such devices are equipped with approved release mechanisms which can be
25. operated from the inside without use of a key or special knowledge or effort; and
26. b) The building is equipped with smoke detectors in accordance with the California
27. building code.

28. 8) All bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided
29. with natural ventilation by means of an operating exterior opening with an area of not less than 1/20
30. of the floor area of such rooms with a minimum opening of 1.5 square feet. in lieu of natural
31. ventilation, a mechanical ventilation system connected to the outside may be provided. The
32. mechanical ventilation system shall be capable of five air changes per hour & equipped with a
33. backdraft damper. the point of discharge shall be a minimum of 3' clear from any opening into the
34. building.

35. 9) All platforms and open sides of stairways, landings, ramps balconies or porches which are more
36. than 30 inches above grade or floor below, shall be protected by a guardrail. guardrails shall be 36
37. inches in height with intermediate railings spaced to prevent a 4 inch sphere from passing through.

38. 10) The minimum width of stairways shall not be less than 36 inches. the minimum run shall be 9
39. inches and the maximum riser height shall be 8 inches. there shall not be a variation of greater
40. than 3/8 inch between any riser. the minimum head-room clearance shall be 6'-8" inches as
41. measured plumb from the stair tread nosing.

STATE BUILDING CODE:

State Building Code

The Nebraska State Building Code is comprised of the model code editions listed below with Nebraska State Amendments. For your convenience, the Nebraska State Energy Code is available in its entirety. The 2018 editions of the codes listed below are currently in effect. The State Building Code (SBC) is the minimum construction requirement for the state of Nebraska and includes:

- 2018 International Building Code (includes the 2018 International Existing Building Code, 2018 International Swimming Pool and Spa code, and 2009 ICC/ANSI A117.1)
- 2018 International CommercialCode
- 2018 International Mechanical Code (includes the 2018 International Fuel Gas Code, 2017 Liquefied Petroleum Gas Code (NFPA 58), and 2018 National Fuel Gas Code (NFPA 54) as it applies to LP Gas installations
- 2018 International Fire Code
- 2018 Uniform Plumbing Code
- 2018 Nebraska State Energy Code
- National Electrical Code (NFPA 70) -- Please see the Department of Labor and Industries for information on the adoption and amendment of the National Electrical Code..

The 2018 editions of the model codes with Nebraska State Amendments went into effect on February 1, 2021.

DISCLOSURE STATEMENT

THIS SET OF DRAWINGS IS TO COMMUNICATE TO THE GENERAL CONTRACTOR AND THE INDIVIDUAL SUB-CONTRACTORS THE GENERAL INTENT OF THE DESIGN. A CONTRACTOR'S BID THAT IS BASED ON THESE DRAWINGS SHALL BE UNDERSTOOD TO INDICATE THAT THE CONTRACTOR UNDERSTANDS THE INTENT OF THE DRAWINGS, FINDS THEM SUFFICIENTLY EXPLICIT FOR THEIR USE IN IMPLEMENTATION OF THE CONSTRUCTION, IS THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS AND ACCEPTS THE REQUIREMENTS FOR FIRST QUALITY MATERIALS, WORKMANSHIP & FINISHES TO SATISFACTION OF THE ARCHITECT. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL WORK CONFROM WITH EACH AND EVERY APPLICABLE CODE, ORDINANCE AND REGULATION ISSUED BY ANY ENTITY OR GOVERNMENTAL AGENCY HAVING AUTHORITY OR JURISDICTION THEREOF. THE CONTRACTOR SHALL FILE FOR ANY AND ALL PERMITS AND PAY FOR ANY FEES CONNECTED THEREWITH.

IT IS THE CONTRACTOR, NOT THE ARCHITECT WHO SHALL BE RESPONSIBLE FOR SUPERVISION AND COORDINATION OF ALL PHASES OF THE WORK FROM START TO THESE DRAWINGS SHALL NOT BE SCALED FOR ANY REASON. NOTIFY THE ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED FOR ANY REASON.

RIGHT, TITLE AND INTEREST IN THE DESIGN, THE DRAWINGS AND ANY SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN PROPERTY OF CBC2 Construction LLC. WHETHER OR NOT THE PROJECT IS COMMENCED, EXECUTED OR COMPLETED.

TEAM

CONTRACTOR:
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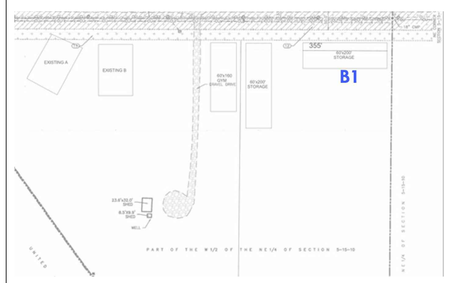
OWNER:
ALD Properties LLC

Address:
26099 Fort Cir Valley, NE 68064

26099 Fort Cir Valley, NE 68064



PROJECT DATA

PROJECT LOCATION:	26099 Fort Cir Valley, NE 68064
SQ/LOT	----------
ZONING:	----------
OCCUPANCY TYPE:	Industrial
LOT Area:	----------
Building Area:	12 000 Sq Ft

LAND USE

	EXISTING	CODE	PROPOSED
STORIES	1	1	1
LAND USE	Industrial	N/A	Industrial
HEIGHT	23'-0" Ft	23'-0" Ft	23'-0" Ft
LOT COVERAGE	Sq Ft	40%	Sq Ft
BUILDING AREA	12 000 Sq Ft	N/A	Sq Ft
PARKING	.....	N/A	Existing Pad

BUILDIND CODE INFORMATION

CONST. TYPE	CMU/Frame/Brick
USE GROUP	R-20
APPLIED CODES	IRC 2015 IMC 2015 IPC 2015 IFC 2015 DCMR 12-2013 SUPPLEMENTAL DC LAW 8-36 DCEPA OF 1989 DCMR TITLE 11-ZONING REGULATIONS GREEN BUILDING ACT 2012 NEC 2011 IECC 2012 W/ AMENDMENTS NFPA 13D 2019
CONST. CLASS.	Exterior Bearing Walls: 0 HR Interior Bearing Walls: 0 HR Ext. Non-Bear Walls: 0 HR Int. Non-Bear Wlls: 0 HR Floor Construction: 0 HR Roof Construction: 0 HR Floor/Wall Btwn Dwellings: 1 HR Party Walls: 2 HR

ABBREVIATIONS

1. & AND
2. / ANGLE
3. @ AT
CENTERLINE
4. Ø DIAMETER OR ROUND
5. # POUND OR NUMBER
6. (D) DEMOLISH
7. (E) EXISTING
8. (N) NEW
9. (R) REMOVE

10. A.B. ANCHOR BOLT
11. ADJ. ADJUSTABLE
12. AGGR. AGGREGATE
13. ALUM. ALUMINUM
14. APPROX. APPROXIMATE
15. ARCH. ARCHITECTURAL
16. A.S. AIR SPACE

17. BD. BOARD
18. BLDG. BUILDING
19. BLK. BLOCK
20. BLKG. BLOCKING
21. BM. BEAM
22. BOT. BOTTOM

23. CAB. CABINET
24. CEM. CEMENT
25. CER. CERAMIC
26. CLG. CEILING
27. CLKG. CAULKING
28. CL. CLOSET
29. CLR. CLEAR
30. CNTR. COUNTER
31. COL. COLUMN
32. CONC. CONCRETE
33. CONT. CONTINUOUS
34. CTR. CENTER

35. DBL. DOUBLE
36. DET. DETAIL
37. DIA. DIAMETER
38. DIM. DIMENSION
39. DISP. DISPENSER
40. DN. DOWN
41. D.O. DOOR OPENING
42. DR. DOOR
43. DS. DOWNSPOUT
44. DWG. DRAWING
45. DWR. DRAWER

46. E. EAST
47. EA. EACH
48. EL. ELEVATION
49. ELEC. ELECTRICAL
50. ELEV. ELEVATOR
51. ENCL. ENCLOSURE
52. EQ. EQUAL
53. EQUIP. EQUIPMENT
54. EXST. EXISTING
55. EXT. EXTERIOR

1. F.D. FLOOR DRAIN
2. FDN. FOUNDATION
3. FIN. FINISH
4. FLR. FLOOR
5. FLASH. FLASHING
6. FLUOR. FLUORESCENT
7. FIXT. FIXTURE
8. F.O.C. FACE OF CONCRETE
9. F.O.F. FACE OF FINISH
10. F.O.S. FACE OF STUDS
11. F.R. FIRE RATED
12. F.S. FULL SIZE
13. FT. FOOT OR FEET
14. FTG. FOOTING
15. FURR. FURRING

16. G.S.M. GALVANIZED SHEET METAL
17. GA. GAGE
18. G.F.I. GROUND FAULT INTERCEPTOR
19. GL. GLASS
20. GND. GROUND
21. GR. GRADE
22. GYP. GYPSUM

23. H. HIGH
24. H.B. HOSE BIB
25. H.C. HOLLOW CORE
26. HDWD. HARDWOOD
27. HDWR. HARDWARE
28. HGT. HEIGHT
29. HORIZ. HORIZONTAL
30. HR. HOUR

31. I.D. INSIDE DIAMETER (DIM.)
32. INSUL. INSULATION
33. INT. INTERIOR

34. LAM. LAMINATE
35. LAV. LAVATORY
36. L.O. LINE OF
37. LT. LIGHT

38. MAX. MAXIMUM
39. M.C. MEDICINE CABINET
40. MECH. MECHANICAL
41. MEMB. MEMBRANE
42. MTL. METAL
43. MTD. MOUNTED
44. MFR. MANUFACTURER
45. MIN. MINIMUM
46. MIR. MIRROR
47. MISC MISCELLANEOUS
48. .
49. N. NORTH
50. N.I.C. NOT IN CONTRACT
51. NO. NUMBER
52. NOM. NOMINAL
53. N.T.S. NOT TO SCALE

54. O.A. OVERALL
55. OBS. OBSCURE
56. O.C. ON CENTER
57. O.D. OUTSIDE DIAMETER (DIM.)
58. OPNG. OPENING
59. OPP OPPOSITE

1. P.G. PAINT GRADE
2. PL. PLATE
3. P.LAM. PLASTIC LAMINATE
4. PLYWD. PLYWOOD
5. PR. PAIR
6. PROP.LN. PROPERTY LINE
7. P.T. PRESSURE TREATED

8. R. RISER
9. RAD. RADIUS
10. RDWD. REDWOOD
11. REF. REFERENCE
12. REFR. REFRIGERATOR
13. REINF. REINFORCED
14. REQ. REQUIRED
15. RESIL. RESILIENT
16. RM. ROOM
17. R.O. ROUGH OPENING

18. S. SOUTH
19. S.C. SOLID CORE
20. SCHED. SCHEDULE
21. S.D. SOAP DISPENSER
22. SECT. SECTION
23. SH. SHELF
24. SHR. SHOWER
25. SHT. SHEET
26. SIM. SIMILAR
27. SL. SLOPE
28. SPEC. SPECIFICATION
29. SQ. SQUARE
30. S.S.D. SEE STRUCTURAL DRAWINGS
31. S.ST. STAINLESS STEEL
32. STD. STANDARD
33. STL. STEEL
34. STOR. STORAGE
35. STRUC. STRUCTURAL
36. SYM. SYMMETRICAL

37. T. TREAD
38. T.B. TOWEL BAR
39. T.C. TOP OF CURB
40. TEL. TELEPHONE
41. T.&G. TONGUE AND GROOVE
42. THK. THICK
43. TMPR. TEMPERED
44. T.O.P. TOP OF PAVEMENT
45. T.O.W. TOP OF WALL
46. T.P.D. TOILET PAPER DISPENSER
47. T.S. TUBULAR STEEL
48. T.V. TELEVISION
49. TYP. TYPICAL

50. V.C.T. VINYL COMPOSITION TILE
51. VERT. VERTICAL
52. V.I.F. VERIFY IN FIELD

53. W. WEST
54. W/ WITH
55. WD. WOOD
56. W/O WITHOUT
57. WT. WEIGHT

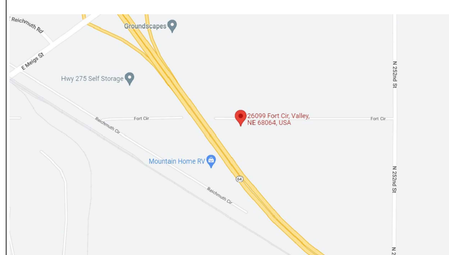
SYMBOLS

SIM 1 A101 — SECTION HEAD FILLED
SIM 1 A101 — SECTION - HEAD OPEN
SIM 1 A101 — SECTION - HEAD NO ARROW
SIM 1 A101 — CALLOUT - HEAD
Name Elevation — LEVEL HEAD -CIRCLE
N — NORTH ARROW
Room name 101 — ROOM TAG
Room name 4 96 SF — ROOM TAG WITH AREA
Room name 101 Volume — ROOM TAG WITH VOLUME
1 — REVISION CLOUD WITH No. TAG
Room name 150 SF — AREA TAG
1 View Name SCALE: 1/8" = 1'-0" — VIEW TITLE

℄ — CENTER LINE
00 — KEYNOTE
00 — EQUIPMENT TYPE ON SCHEDULE
1 — DOOR TAG
1i — WINDOW TAG
Ref 1 1 A101 1 1 Ref Ref — EXTERIOR ELEVATION TAG
1Ref Ref A101 Ref 1Ref — INTERIOR ELEVATION TAG
GRID-HEAD
SPOT ELEVATION
1 A101 — VIEW REFERENCE
1i — WALL TAG
NEW WALL
DEMO WALL

PROJECT DESCRIPTION

LOCATION MAP



SHEET INDEX

ARCHITECT DRAWINGS

Sheet No.	Sheet Name
A000	COVER PAGE@ NOTES
A001	GROUND FLOOR PLAIN
A002	ELEVATION DRAWING-1
A003	ELEVATION DRAWING-2
A004	ROOF DRAWING

N
S

PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

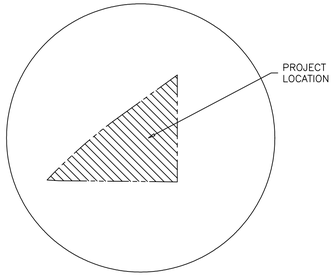
COVER

Date	*Issue*
21/03/2022	PROGRESS SET

Dwn By M@K@B
Chkd By
Job No.

Sheet No.

A-0



VICINITY MAP

NOTES

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE DOUGLAS AND SARPY COUNTIES LOW DISTORTION PROJECTION.

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "AO" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – AVERAGE DEPTHS DETERMINED DEPTH 2 FEET) PER THE DOUGLAS/SARPY COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0162J DATED MAY 19, 2014.

GROSS LAND AREA:
THE SURVEYED PROPERTY CONTAINS 921,704 SQUARE FEET OR 21.16 ACRES MORE OR LESS, AREA CONTAINED IN COUNTRY ROAD 38,917 SQUARE FEET OR 0.89 ACRES MORE OR LESS, AND AREA EXCLUDING COUNTY ROAD CONTAINS 882,787 SQUARE FEET OR 20.27 ACRES MORE OR LESS.

CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS ZONED C-3, (HIGHWAY BUSINESS DISTRICT) AS SHOWN ON THE CITY OF VALLEY ZONING MAP. THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

FRONT YARD..... 25 FEET
SIDE YARD..... NONE
REAR YARD..... NONE

BUILDING AREA:
THE 23.6'X32.0' SHED CONTAINS 755 SQUARE FEET. THE 8.5'X9.9' SHED CONTAINS 83 SQUARE FEET. THE AREAS WERE CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 202591642. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

TITLE COMMITMENT – SCHEDULE B, PART II EXCEPTIONS:
THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B, PART II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-1026673-OMHA, EFFECTIVE DATE AUGUST 25, 2020 AT 8:00 A.M.

11) TERMS AND CONDITIONS OF EASEMENT FILED MAY 15, 1928, IN BOOK 82, PAGE 606, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (SHOWN HEREON)

12) TERMS AND CONDITIONS OF EASEMENT FILED JUNE 10, 1937, IN BOOK 124, PAGE 397, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (SHOWN HEREON)

13) TERMS AND CONDITIONS OF EASEMENT FILED AUGUST 3, 1948, IN BOOK 235, PAGE 624, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK – NOT SHOWN HEREON)

14) TERMS AND CONDITIONS OF EASEMENT CONTAINED IN RETURN OF APPRAISERS RECORDED SEPTEMBER 12, 1949 IN BOOK 246, PAGE 559 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA. (IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY – NOT SHOWN HEREON)

15) TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED / EASEMENT RECORDED DECEMBER 19, 1997 IN BOOK 2078, PAGE 197 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA. (SHOWN HEREON)

RELINQUISHMENT INSTRUMENT RECORDED MAY 17, 2004 AS INSTRUMENT NO. 2004062986 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA. (IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY – NOT SHOWN HEREON)

CERTIFICATION

TO ALD PROPERTIES, LLC,

DUNDEE BANK, A BRANCH OF SECURITY STATE AND EACH SUCCESSOR AND/OR ASSIGN THAT IS A SUCCESSOR IN OWNERSHIP OF THE INDEBTEDNESS, EXCEPT AS PROVIDED IN SECTION 12(C) OF THE CONDITIONS.

PLATTE VALLEY NURSERY, INC. AND

FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A)(B1) AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2020.

SEPTEMBER 17, 2020
DATE

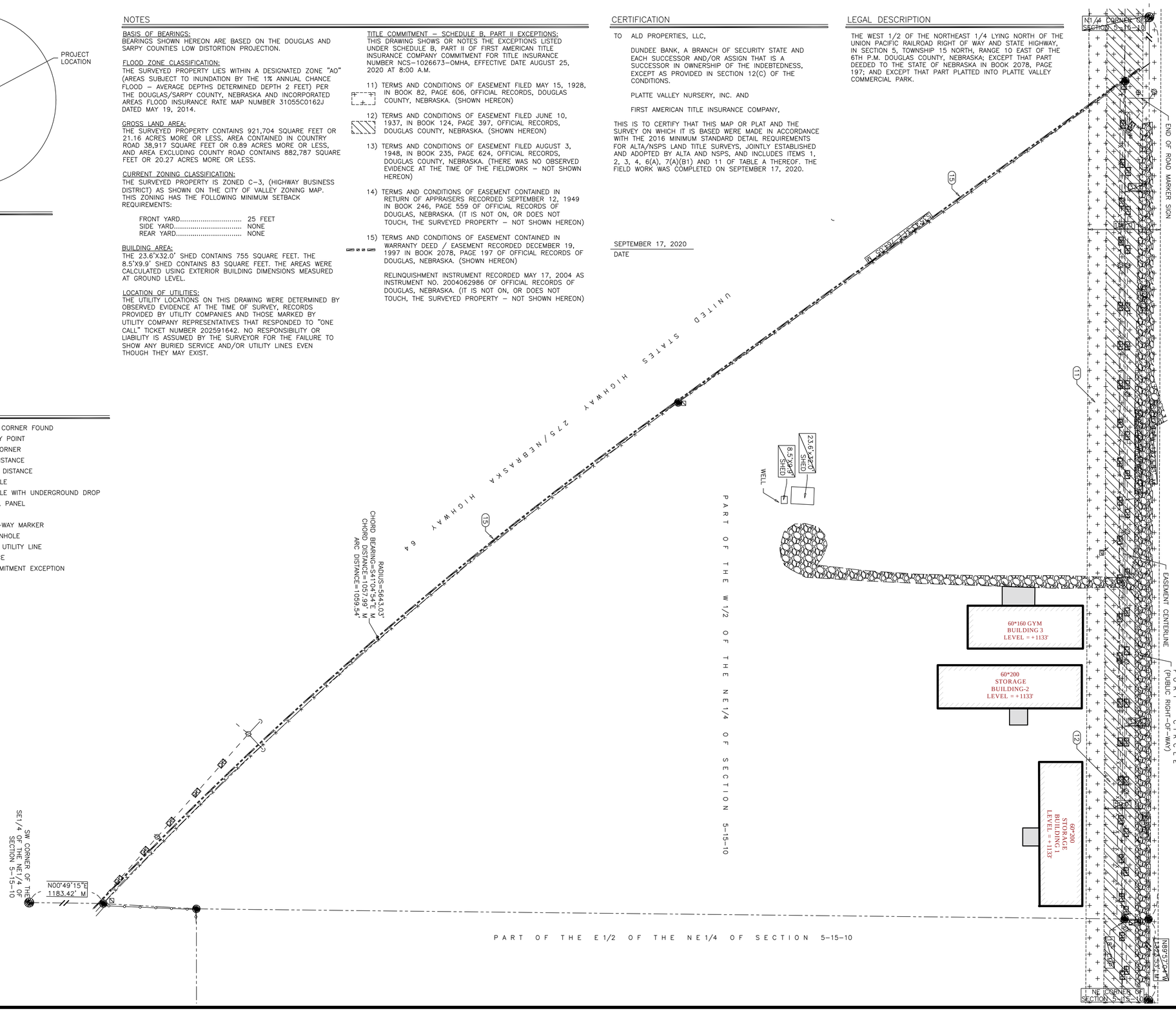
LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF THE UNION PACIFIC RAILROAD RIGHT OF WAY AND STATE HIGHWAY, IN SECTION 5, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA; EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA IN BOOK 2078, PAGE 197; AND EXCEPT THAT PART PLATTED INTO PLATTE VALLEY COMMERCIAL PARK.

LEGEND

●	PROPERTY CORNER FOUND
△	TEMPORARY POINT
◆	SECTION CORNER
R	RECORD DISTANCE
M	MEASURED DISTANCE
Ø	POWER POLE
Ø^UG	POWER POLE WITH UNDERGROUND DROP
▣	ELECTRICAL PANEL
←	GUY WIRE
⊘	RIGHT-OF-WAY MARKER
⊕	SEWER MANHOLE
– –Ø– –	OVERHEAD UTILITY LINE
–x––x–	WIRE FENCE
(9)	TITLE COMMITMENT EXCEPTION

0.0 24' 48' 100'
SCALE FEET



Notes Consultants

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

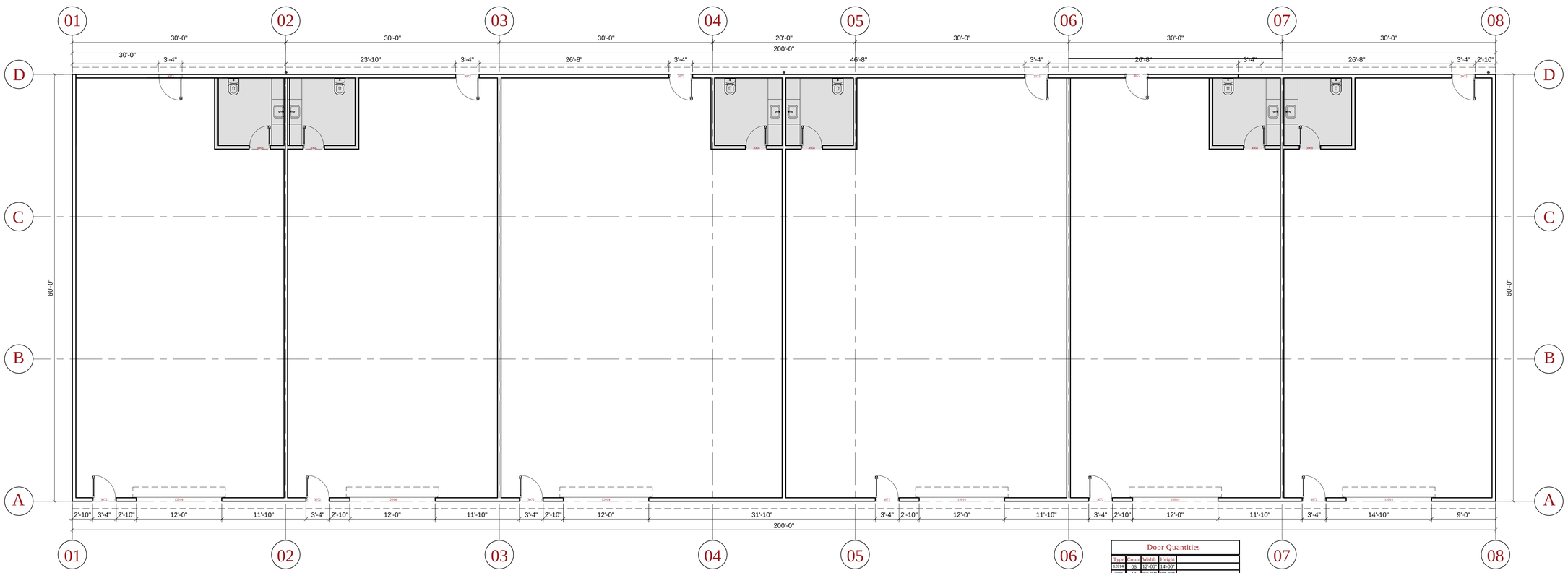
SITE PLAN

Date	Issue
21/03/2022	PROGRESS SET

Dwn By M@K@B
Chkd By
Job No.

Sheet No.

A-0



1
A-1
FLOOR PLAN

Door Quantities				
Type	Count	Width	Height	
12014	06	12'-00"	14'-00"	
3072	12	03'-04"	07'-02"	
3068	06	03'-00"	06'-08"	

Window Quantities				
Type	Count	Width	Height	

SCALE FEET

N
S

PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

Project

BUILDING B2

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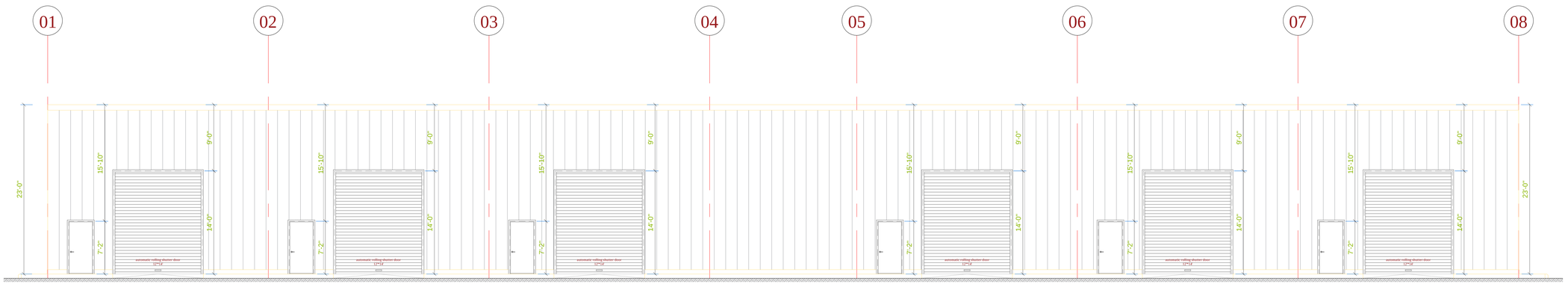
GROUND FLOOR

Date	*Issue*
21/03/2022	PROGRESS SET

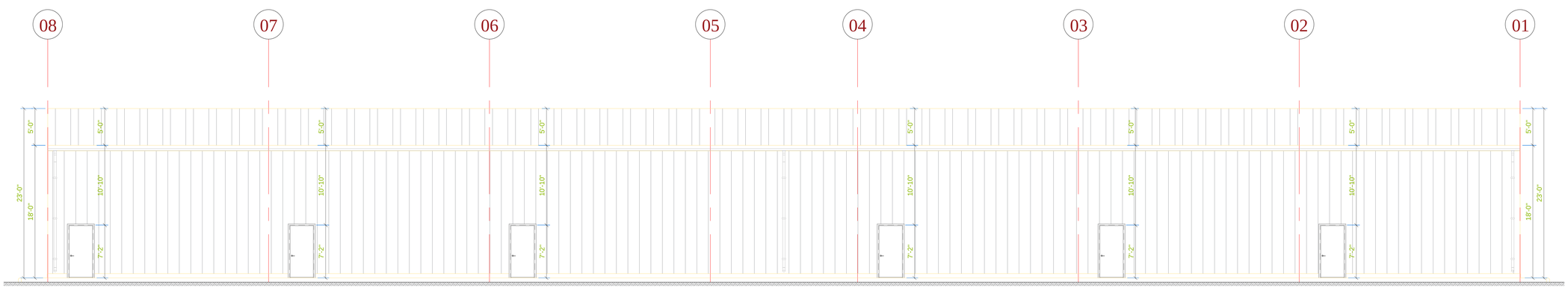
Dwn By M@K@B
Chkd By
Job No.

Sheet No.

A-1



2
A-3
FRONT ELEV.



2
A-3
BACK ELEV.

SCALE FEET

N
S

PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

ELEVATION

Date	*Issue*
21/03/2022	PROGRESS SET

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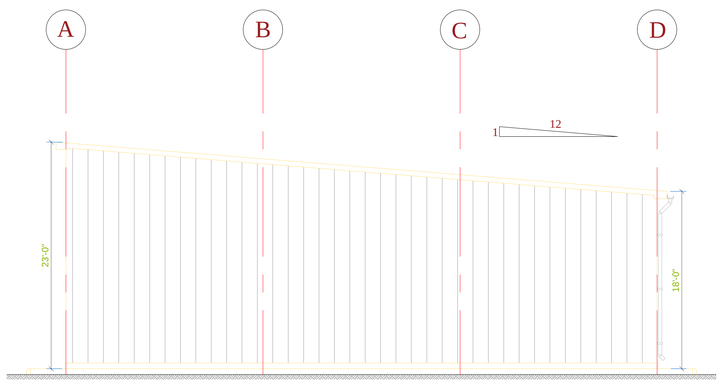
Chkd By
Job No.

Sheet No.

A-2



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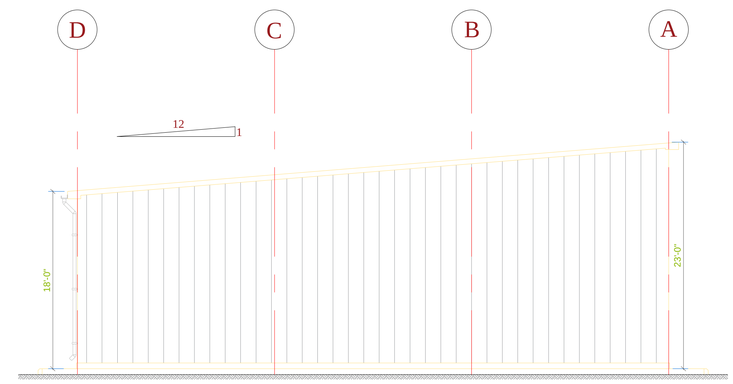
A-3
RIGHT ELEV.



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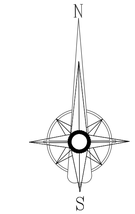
A-3
LEFT ELEV.



Notes *Consultants*

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

E L E V A T I O N

Date	*Issue*
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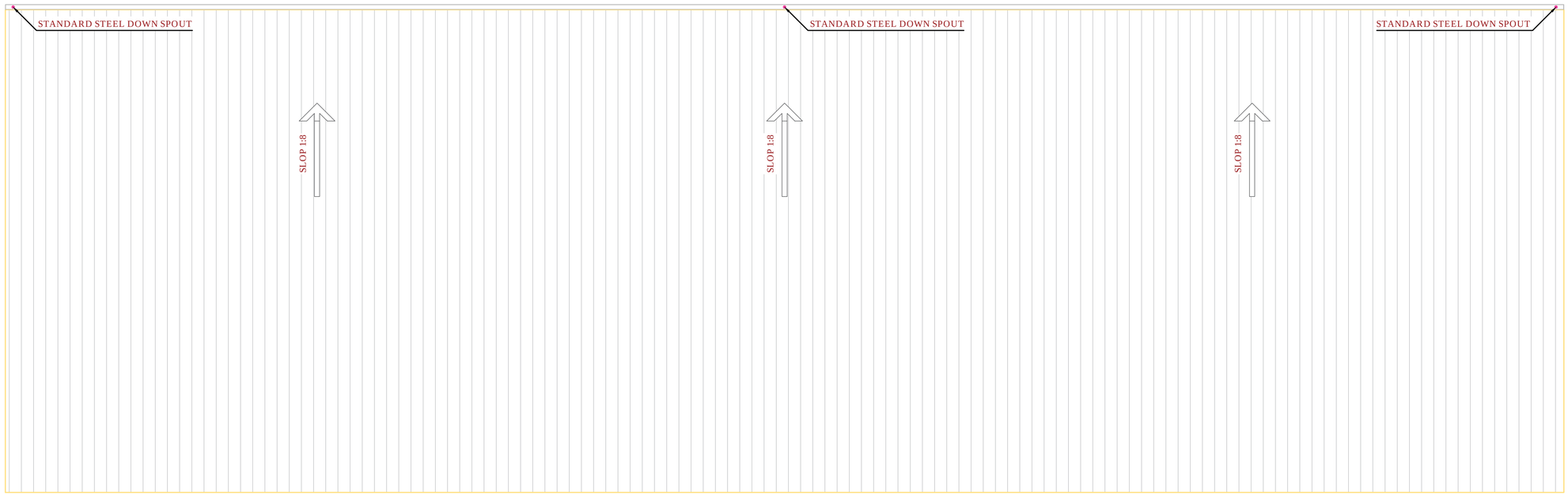
Chkd By
Job No.

Sheet No.

A-3



2
A-3
LAYOUT

SCALE FEET

N
S

PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

L A Y O U T

Date	*Issue*
21/03/2022	PROGRESS SET

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Sheet No.

A-4

ELECTRICAL SPECIFICATIONS:

GENERAL

COMPLETE AND WORKING SYSTEMS ARE REQUIRED, WHETHER EVERY SMALL ITEM OF MATERIAL IS KNOWN AND SPECIFIED OR NOT. THE ELECTRICAL CONTRACTOR SHOULD VISIT THE SITE TO SATISFY HIMSELF ABOUT EXISTING CONDITIONS. HE WILL NOT BE EXCUSED FROM DOING REQUIRED WORK BECAUSE HE DID NOT VISIT THE SITE. THE DRAWINGS AND SPECIFICATIONS ARE EQUALLY BINDING. ANY DISCREPANCIES BETWEEN THEM SHOULD BE POINTED OUT IN WRITING TO THE OWNER BEFORE SUBMITTING A COST ESTIMATE AND THE STARTING OF WORK.

UPON COMPLETION OF THIS INSTALLATION THE CONTRACTOR SHALL SUBMIT TO THE OWNER. MARKED PRINTS OF DRAWINGS SHOWING ANY CHANGES MADE IN MAJOR CIRCUITS, LOCATION OF EQUIPMENT, PANEL BOARD CIRCUITS, OR ANY OTHER REVISIONS ON THE DRAWINGS FOR THE OWNERS USE IN MAINTENANCE WORK AND FOR FUTURE ADDITIONS AND EXPANSIONS.
ALL WIRE #8 AWG AND LARGER SHALL BE STRANDED AND ALL CONDUCTORS SHALL BE OF COPPER WITH 98% CONDUCTIVITY AND INSULATION FOR 600 VOLTS USE.

PERMANENT ELECTRICAL DEVICES SHALL HAVE DEDICATED CIRCUITS WITH BREAKERS SIZED ACCORDING TO EQUIPMENT MANUFACTURES RATING.

CONDUCTOR SIZES SHALL CONFORM TO ARTICLE 310 OF N.E.C. 2020.

THE NUMBER OF CONDUCTORS PERMITTED IN A SINGLE CONDUIT SHALL NOT EXCEED THE PERCENTAGE FILL SPECIFIED IN TABLE 1, CHAPTER 9 OF THE N.E.C. 2020.

ALL ELECTRICAL PANELS SHALL BE IDENTIFIED WITH A PERMANENT LABEL.
ALL EXISTING OVERCURRENT PROTECTION BREAKERS SHALL BE IDENTIFIED BY A PERMANENT LABEL.

ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY A Nebraska APPROVED THIRD PARTY TESTING AGENCY.

THE SERVICE ENTRY SHALL BE PERMANENTLY MARKED (SERVICE ENTRY DISCONNECT).

WIRING METHODS SHALL BE ACCORDING TO ARTICLE 300 OF THE N.E.C. 2020.

75 DEGREE C MINIMUM RATING OF OVER CURRENT PROTECTION DEVICE TERMINALS

THE POINT OF ENTRY FOR COMMUNICATIONS WIRING AND CABLES SHALL BE WITHIN 20 FEET OF THE ELECTRICAL POINT OF ENTRY [NEC 800-11 (c)].

ELECTRICAL RIGHT-OF-WAY DOCUMENTS MUST BE SIGNED TO INITIATE THE ELECTRICAL INSTALLATION PROCESS.

THE TOP OF ELECTRICAL PANELS SHALL NOT BE MOUNTED CLOSER THAN 3 FEET TO ANY COMBUSTIBLE CEILING [NEC 408.8].

CLEARANCES AROUND ALL ELECTRICAL PANELS SHALL NOT BE LESS THAN 4 FEET [NEC 110.26].

CLEARANCES FOR CONDUCTORS ENTERING THE BOTTOM OF ENCLOSURES AND BUSBARS, THEIR SUPPORTS OR OTHER OBSTRUCTIONS SHALL NOT BE LESS THAN 10 INCHES [NEC 408.10].

MINIMUM SPACINGS OF CONDUCTORS IN ELECTRICAL PANEL BOARDS BETWEEN BARE METAL PARTS, BUSBARS, AND ANY OTHER CONDUCTIVE MATERIAL WITH ANY POTENTIAL EXPOSURE TO ELECTRICAL VOLTAGE SHALL NOT BE LESS THAT DISTANCES SPECIFIED IN TABLE 408.36 OF THE NEC 2020.

ALL CIRCUIT BREAKERS TO BE SQUARE D TYPE EGB OR EQUIVALENT UL INTERRUPT RATING OF 65 kA RMS, 50/60 Hz.

QUALITY ASSURANCE

ALL WORK SHALL BE PERFORMED WITH THE REQUIREMENTS OF THE STANDARD BUILDING CODE, THE LATEST ADDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL SAFETY ACT AND PUBLIC LAWS. IF ANY DESIGN DOES NOT CONFORM TO THE LATEST REVISION OF THE N.E.C., IT WILL BE NOTED AS "DOES NOT CONFORM TO ARTICLE _____ OF THE N.E.C." WORK SHOWN OR SPECIFIED IN EXCESS OF THE REQUIREMENTS OF SUCH CODES SHALL BE INSTALLED AS INDICATED. WORK NOT EXPLICITLY DETAILED ON THE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE NATIONAL ELECTRIC CODE. ANY DEFICIENCIES NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH ARE APPARENTLY BELOW THE CODE REQUIREMENTS SHOULD BE CALLED TO THE ATTENTION OF THE OWNER FOR CLARIFICATION. ANY AND ALL PERMITS, INSPECTIONS AND/OR LICENSES REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE PROCURED BY THE ELECTRICAL CONTRACTOR AT NO COST TO THE OWNER. UPON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE OF COMPLIANCE WITH THE REQUIREMENTS SHALL BE DELIVERED TO THE OWNER. THE WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ELECTRICAL INSPECTOR. A FINAL CERTIFICATE OF APPROVAL SHALL BE SECURED FROM THE ELECTRICAL INSPECTOR AND BE DELIVERED TO THE OWNER BEFORE FINAL PAYMENT IS TO BE MADE TO THE ELECTRICAL CONTRACTOR. ALL MATERIALS SHALL BE NEW, OF CURRENT MANUFACTURE AND SHALL BE OF THE STANDARD PRODUCT OF A MANUFACTURER REGULARLY ENGAGED IN THE PRODUCTION OF SUCH MATERIAL. UNLESS SPECIFIED OTHERWISE, EQUIPMENT AND MATERIALS OF THE SAME TYPE OR CLASSIFICATION AND USED FOR THE SAME PURPOSE SHALL BE PRODUCTS OF THE SAME MANUFACTURER. ALL EQUIPMENT, MATERIALS, AND APPLIANCES SHALL BE UL LISTED. THE ELECTRICAL CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE AT HIS OWN EXPENSE ANY MATERIAL NOT UL LISTED INSTALLED. THE ELECTRICAL CONTRACTOR SHALL PROPERLY PROTECT HIS WORK AGAINST MORTAR FILLING, PAINTING AND OTHER DAMAGES OF THE TRADES. LOCATIONS OF OUTLETS SHALL NOT BE DONE BY SCALING ALONE. LIGHTING OUTLETS ARE TO BE CENTERED OR SPACED SYMMETRICALLY, AS EVIDENTLY INTENDED UNLESS THEY ARE DIMENSIONED. ANY CUTTING OR PATCHING NECESSARY SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. STRUCTURAL MEMBERS SHALL NOT BE CUT EXCEPT BY WRITTEN PERMISSION OF THE OWNER OR ENGINEER. THE ELECTRICAL CONTRACTOR SHALL PLACE HIS OWN SLEEVES AND NOTIFY OTHER TRADES OF CHASES AND OPENINGS FAR ENOUGH AHEAD SO THEY CAN BE PROPERLY BUILT IN. DURING CONSTRUCTION THE ELECTRICAL CONTRACTOR SHALL KEEP THE PREMISES CLEAN OF DEBRIS RESULTING FROM HIS WORK.

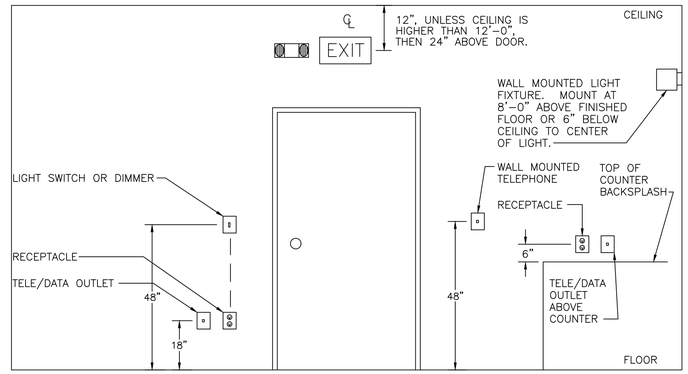
BASIC MATERIALS

SCHEDULE 40 PVC CONDUIT FOR RACEWAYS BELOW GRADE OR BELOW CONCRETE SLABS INCLUDING SERVICE ENTRANCE SHALL BE USED. EMT SHALL BE USED FOR BRANCH CIRCUITS ABOVE GRADE AND NOT IN CONCRETE. EMT SHALL BE SECURELY FASTENED AT LEAST EVERY 10 FEET. EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED WITHIN 3 FEET OF EACH OUTLET BOX, JUNCTION BOX, DEVICE BOX, CABINET, CONDUIT BODY, OR OTHER TUBING TERMINATION. COUPLING AND CONNECTORS USED WITH EMT SHALL BE MADE UP TIGHT. ALL CIRCUITS SHALL HAVE COPPER CONDUCTORS AS EQUIPMENT GROUND. EMT SHALL BE CLEARLY AND DURABLY MARKED AT LEAST EVERY 10 FEET. THE CONDUCTORS SHALL BE COPPER AND # 10 AWG AND SMALLER SHALL BE SOLID WITH # 8 AWG OR LARGER BEING STRANDED. ALL SIZES SHALL BARE EASILY READABLE SIZE AND INSULATION GRADE MARKINGS ALONG ENTIRE LENGTH. INSULATION ON SERVICE AND FEEDERS SHALL BE 600 VOLT TYPE THW UNLESS SHOWN OTHERWISE ON THE DRAWINGS. BRANCH CIRCUITS SHALL BE MINIMUM OF # 12 AWG WITH 600 VOLT TYPE THHN/THWN INSULATION. CIRCUIT WIRES CARRIED THROUGH ROWS OF FLORESCENT FIXTURES SHALL BE AT LEAST TYPE RHH-RHW WITH CROSS LENGTH POLYETHYLENE INSULATION. KEEP "FLEX" RUNS AS SHORT AS PRACTICAL, USE ANTI-

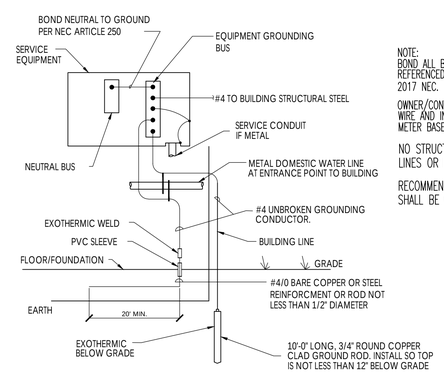
SHORT BUSHINGS AND ATTACH WITH "BITE" TYPE CONNECTORS. ATTACH EMT WITH CONNECTOR ONLY. LIGHTING PANEL CAN BE 6" FROM FINISHED FLOOR TO TOP BREAKER IN THE PANEL. WHERE NOT SHOWN DIFFERENTLY ON THE DRAWINGS, MOUNT BOXES FOR RECEPTACLES CENTERED 18" ABOVE FINISHED FLOOR. THOSE RECEPTACLES TO RECEIVE DEVICES TO BE LOCATED SO THE RECEPTACLE WILL BE IN THE SAME HORIZONTAL HEIGHT AS THE DEVICE. UNLESS SHOWN DIFFERENTLY ON THE DRAWINGS, 120/208 OR 240 VOLT CIRCUITING SHALL BE LIMITED TO THREE (3) CIRCUITS PER RACEWAY. GROUND CLAMPS SHALL BE BRONZE OR BRASS PIPE CLAMPS WITH CONDUIT HUBS WITH INSULATED BONDING BUSHINGS AND COMPRESSION TYPE LUGS. GROUNDING ELECTRODE CONDUCTORS SHALL BE GREEN TYPE TW COPPER SIZED BY TABLE 250.66 OF THE NATIONAL ELECTRICAL CODE 2008. GROUND ALL FIXED AND PORTABLE APPLIANCES AND EQUIPMENT TO BE CONNECTED UNDER THIS CONTRACT WITH A GREEN GROUNDING CONDUCTOR. ALL SYSTEMS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE LATEST EDITION.

1. WIRING METHODS TO CONFORM TO ARTICLE 300 OF THE LATEST EDITION NEC.

Circuit Rating	Conduit Size, Diameter	Wire Size, Copper	Conductors per Phase	Conduit Minimum Radius Bend	Equipment Grounding Conductor, Copper
800A	5.00" Minimum	600 MCM	2	24"	1/0 AWG
700A	5.00" Minimum	500 MCM	2	24"	1/0 AWG
400A	4.0" Minimum	500 MCM	1	16"	#3 AWG
300A	3.0" Minimum	350 MCM	1	13"	#4 AWG
225A	2.5" Minimum	# 4/0 AWG	1	10.5"	#4 AWG
200A	2.0" Minimum	# 3/0 AWG	1	9.5"	#6 AWG
175A	2.0" Minimum	# 2/0 AWG	1	9.5"	#6 AWG
125A	1.5" Minimum	# 1 AWG	1	8.25"	#8 AWG
100A	1.5" Minimum	# 3 AWG	1	8.25"	#8 AWG
70A	1.25" Minimum	# 4 AWG	1	7.25"	#8 AWG
60A	1.0" Minimum	# 6 AWG	1	6"	#10 AWG
50A	0.75" Minimum	# 8 AWG	1	5"	#10 AWG
45A	0.75" Minimum	# 8 AWG	1	5"	#10 AWG
40A	0.75" Minimum	# 8 AWG	1	5"	#10 AWG
30A	0.5" Minimum	# 10 AWG	1	4"	#10 AWG
20A	0.5" Minimum	#12 AWG	1	4"	# 12 AWG



NOTES:
1. ALL DIMENSIONS ARE TO CENTER LINE OF DEVICE, UNLESS OTHERWISE NOTED.



RESISTANCE TO GROUND SHALL BE LESS THAN 25 OHMS

NOTE:
BOND ALL BUILDING STEEL AS REFERENCED IN ARTICLE 250 OF 2017 NEC.

OWNER/CONTRACTOR IS RESPONSIBLE FOR THE SERVICE WIRE AND INSTALLING THE SERVICE WIRE FROM THE METER BASE TO POWER POLE.

NO STRUCTURES MAY BE CONSTRUCTED WITHIN 10 FEET OF ELECTRIC LINES OR FACILITIES.

RECOMMEND POINT OF ENTRY FOR COMMUNICATIONS WIRING AND CABLES SHALL BE WITHIN 20 FEET OF THE ELECTRICAL SERVICE ENTRY POINT.

SYMBOL SCHEDULE

- A ° — 48" CEILING MOUNT FLOURESCENT LIGHT FIXTURE, 3 TUBE- 96 WATTS TOTAL PER FIXTURE
- S — SINGLE POLE SWITCH, 15 AMP, 120/277 VOLT, COOPER 6501 SERIES. 46"AFF
- S_{DIM} — SINGLE POLE SWITCH, 15 AMP, 120/277 VOLT, COOPER 6501 SERIES. 46"AFF W/ DIMMER
- S — SINGLE POLE SWITCH, 15 AMP, 120/277 VOLT, COOPER 6501 SERIES. 46"AFF
- S_3 — THREE WAY SWITCH, 15 AMP, 120/277 VOLT, COOPER 6503 SERIES. 46"AFF
- S_4 — FOUR WAY SWITCH, 15 AMP, 120/277 VOLT, COOPER 6504 SERIES. 46"AFF
- DUPLEX RECEPTACLE, 15 AMP, 120 VOLT (USE 20 AMP FOR SINGLE RECEPTACLE ON A CIRCUIT.) MOUNT 18" A.F.F., U.O.N., COOPER 1107 SERIES.
- DUPLEX RECEPTACLE MOUNTED AT 48" A.F.F. U.O.N., COOPER 1107 SERIES OR AS REQUIRED PER EACH PIECE OF EQUIPMENT
- DOUBLE DUPLEX RECEPTACLE MOUNT AT 18" A.F.F. TWO NEMA 5-15R DUPLEX RECEPTACLES IN A COMMON BOX AND COVER PLATE.
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE. NEMA 5-20R DUPLEX. ALL RECEPTACLES INSTALLED OUTSIDE, WITHIN 6' OF A SINK OR IN A KITCHEN SHALL BE GFCI, MOUNT AT 48" AFF.
- WP — WEATHERPROOF RECEPTACLE. NEMA 5-15R DUPLEX. COVER SHALL BE COOPER #1991 WHERE MOUNTED HORIZONTAL AND #4966 WHERE MOUNTED VERTICAL.
- EL — 100 WATT WALL MOUNT EXTERIOR FIXTURE W/ BATTERY BACKUP FOR EMERG. EXIT LIGHT MOUNT 7' A.F.F.
- CEILING GARAGE DOOR OPENER RECEPTACLE
- CONDUIT SHOWN IN KITCHEN FOR FOOD WARMERS TO BE RUN FROM OVER HEAD DOWN TO TABLE FOR CONNECTION VIA POWER CORD TO EACH WARMER. PROVIDE RECEPTACLE AT TERMINATION OF EACH WIRE
- F — CONNECTION FOR EX.FAN MOTOR.
- TV — TELEVISION OUTLET, COOPER 2162 SERIES, MOUNT AT 8' A.F.F. WITH CABLE TO TELEVISION SERVICE ENTRANCE LOCATION. OWNER TO VERIFY
- TELEPHONE OUTLET, COOPER 3560 SERIES, MOUNT AT 18" A.F.F. WITH CAT-3 2-PAIR CABLE TO TELEPHONE SERVICE ENTRANCE LOCATION.
- WALL TELEPHONE OUTLET, COOPER 3521 SERIES, MOUNT AT 42" A.F.F. WITH CAT-3 2-PAIR CABLE TO TELEPHONE SERVICE ENTRANCE LOCATION.
- S — 120V UNIT SMOKE/CO DETECTOR, FIREX 7000, WITH 9V BATTERY BACKUP MOUNT ON CEILING AND CONNECT IN SERIES WITH OTHER DETECTORS SO WHEN ONE DETECTOR ALARMS, THEY ALL ALARM.
- 30A — DISCONNECT SWITCH, UNFUSED TYPE, SIZE AS INDICATED ON DRAWINGS, NEMA 1 ENCLOSURE U.O.N.
- DISCONNECT SWITCH, FUSED TYPE, SIZE AS INDICATED ON DRAWINGS, NEMA 1 ENCLOSURE U.O.N. FUSE PER NAMEPLATE.
- LIGHTING AND/OR POWER PANEL BOARD, SURFACE MOUNTED WITH REQUIRED CODE CLEARANCE. SEE PANEL SCHEDULE FOR AMPERAGE.
- CEILING FAN OWNER TO CHOOSE STYLE W/ LIGHT FIXTURE
- TEL. — PHONE JACK BOX
- R — RECESSED LIGHT FIXTURE 75 WATTS EACH UNLESS NOTED
- surface mount foxture 75 WATTS EACH UNLESS NOTED

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PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

ELECTRICAL NOTES

Date	*Issue*
21/03/2022	PROGRESS SET

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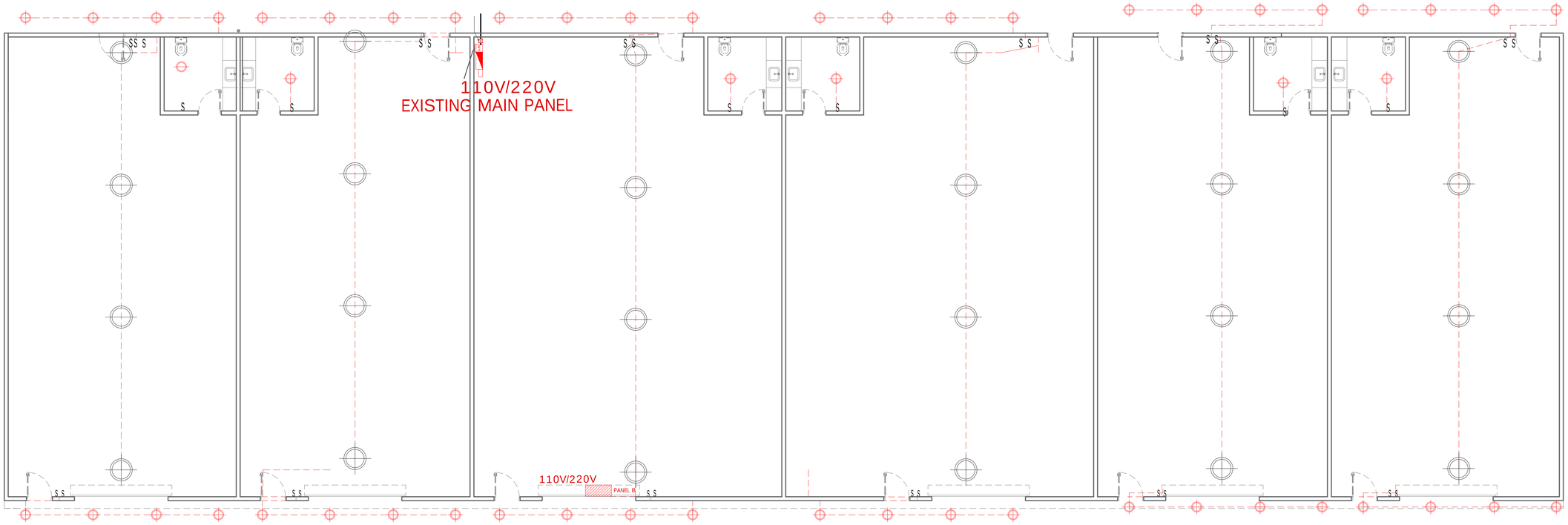

1 A-2 FLOOR PLAN LIGHTING CONTROLS LAYOUT

ELECTRICAL PLAN NOTE:

- ELECTRICAL LAYOUT IS SHOWN AS SCHEMATIC ONLY. VERIFY WITH HOME OWNER AND CONSTRUCTION MANAGER FOR EXACT LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, AND OUTLETS.

TECHNICAL SPECIFICATIONS

- THE CONDUCTORS SHALL BE 99.9% CONDUCTIBILITY COPPER WITH INSULATION FOR 600 VOLTS OF TYPE TW, THE CALIBERS ARE INDICATED IN THE RESPECTIVE.
- THE CONDUCTORS WILL BE PVC TUBES AND WITH DIAMETERS AS INDICATED IN THE PLAN, 20mm AT MINIMUM; THE PIPES WILL BE INSTALLED FOLLOWING THE STRAIGHT LINE POSSIBLE FROM BOX TO BOX.
- BOXES FOR CENTER CURRENT SOCKETS ETC. THEY WILL BE OF THE TYPE OF IRON GALVANIZED, MANUFACTURED BY STAMPING OF MINIMUM THICKNESS PLATE APPROPRIATE FOR EVERY EXIT.
- THE DISTRIBUTION BOARD WILL BE CONSTITUTED BY A METAL CABINET FORMED BY THE BOX THE FRAME AND THE COVER WITH PLATE AND THE BARS AND SWITCHES, WHICH MUST GO ISOLATED FROM THE ENTIRE CABINET.

LEGEND:

SYMBOL	DESCRIPTION
	SWITCHING SWITCH IN BOX
Wh	KHW METER FOR YOUR INSTALLATION
	UNIVERSAL TYPE SINGLE-PHASE OUTLET
	OUTLET FOR LIGHTING ON THE WALL
	OUTLET FOR CEILING LIGHT
	MONITOR POINT
	DISTRIBUTION BOARD
	UNIVERSAL TYPE SINGLE-PHASE OUTLET
	SQUARE PASS BOX
	CEILING FAN POINT
	LED light 300watt

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PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

Project

BUILDING B2

Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

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ELECTRICAL LIGHT PLAN

Date	*Issue*
21/03/2022	PROGRESS SET

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Sheet No.

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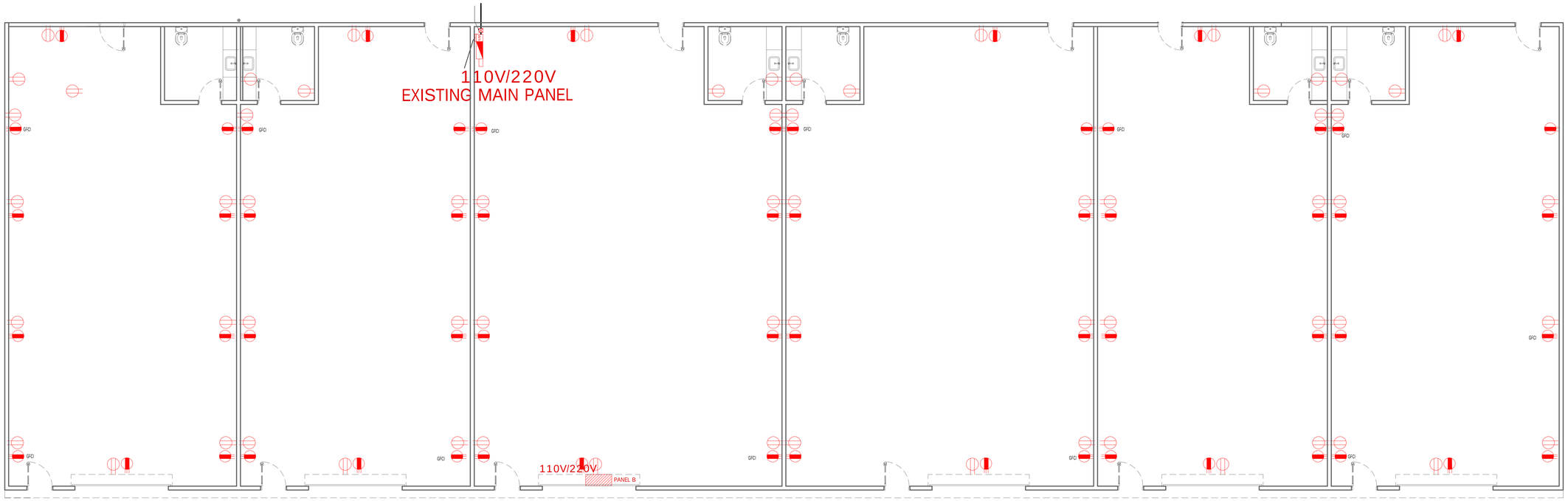

1 A-2 FLOOR PLAN POWER CONTROLS LAYOUT

ELECTRICAL PLAN NOTE:

- ELECTRICAL LAYOUT IS SHOWN AS SCHEMATIC ONLY. VERIFY WITH HOME OWNER AND CONSTRUCTION MANAGER FOR EXACT LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, AND OUTLETS.

TECHNICAL SPECIFICATIONS

- THE CONDUCTORS SHALL BE 99.9% CONDUCTIBILITY COPPER WITH INSULATION FOR 600 VOLTS OF TYPE TW, THE CALIBERS ARE INDICATED IN THE RESPECTIVE.
- THE CONDUCTORS WILL BE PVC TUBES AND WITH DIAMETERS AS INDICATED IN THE PLAN, 20mm AT MINIMUM; THE PIPES WILL BE INSTALLED FOLLOWING THE STRAIGHT LINE POSSIBLE FROM BOX TO BOX.
- BOXES FOR CENTER CURRENT SOCKETS ETC. THEY WILL BE OF THE TYPE OF IRON GALVANIZED, MANUFACTURED BY STAMPING OF MINIMUM THICKNESS PLATE APPROPRIATE FOR EVERY EXIT.
- THE DISTRIBUTION BOARD WILL BE CONSTITUTED BY A METAL CABINET FORMED BY THE BOX THE FRAME AND THE COVER WITH PLATE AND THE BARS AND SWITCHES, WHICH MUST GO ISOLATED FROM THE ENTIRE CABINET.

LEGEND:

SYMBOL	DESCRIPTION
	SWITCHING SWITCH IN BOX
Wh	KHW METER FOR YOUR INSTALLATION
	UNIVERSAL TYPE SINGLE-PHASE OUTLET
	OUTLET FOR LIGHTING ON THE WALL
	OUTLET FOR CEILING LIGHT
	MONITOR POINT
	DISTRIBUTION BOARD
	UNIVERSAL TYPE SINGLE-PHASE OUTLET
	SQUARE PASS BOX
	CEILING FAN POINT
	LED light 300watt

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PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes Consultants

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Owner
ALD Properties LLC

LOCATION
26099 Fort Cir Valley, NE 68064

Drawing Title
ELECTRICAL POWER PLAN

Date	Issue
21/03/2022	PROGRESS SET

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Chkd By
Job No.

Sheet No.
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PLUMBING SPECIFICATIONS

OBTAIN ALL PERMITS AND GIVE ALL NOTICES NECESSARY FOR COMPLETION OF WORK. SECURE ALL APPROVALS AND CERTIFICATES OF INSPECTION REQUIRED FOR ACCEPTANCE OF WORK AND TRANSMIT TO OWNER AT COMPLETION OF WORK. ALL WORK SHALL COMPLY WITH THE 2012Nebraska PLUMBING CODE

ALL PIPE FITTINGS, WASTE LINES AND WASTE VENTING LINES SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE SHOWN ON PLANS OR SPEC'D.

ALL HOT AND COLD WATER PIPING SHALL BE HARD DRAWN COPPER TUBE MADE-UP WITH WROUGHT COPPER FITTINGS AND 95-5 TIN-ANTIMONY SOLDER OR APPROVED "PEX or allowable CPVC" TUBING.

BELOW GRADE PIPING SHALL BE TYPE "K", AND OTHER COPPER PIPING SHALL BE TYPE "L". GATE VALVES SHALL BE JENKINS #1242 OR EQUAL RATED AT 125 PSI. ALL WATER PIPING ABOVE EXPOSED CEILINGS AND IN AREAS EXPOSED TO OUTSIDE WEATHER SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS PREFORMED PIPE INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER PIPING WITH 1" THICK PREFORMED FIBERGLAS INSULATION WITH VAPOR BARRIER. PIPE INSULATION SHALL BE CONTINUOUS THROUGH HANGERS. ONE AIR CHAMBER TO BE PROVIDED FOR EACH GROUP OF FIXTURES, CHAMBER TO BE ONE PIPE SIZE LARGER THAN FIXTURE SUPPLY AND EXTEND 24" ABOVE EACH FIXTURE CONNECTION. PROVIDE SCHEDULE 40 PIPE SLEEVES FOR PIPE PENETRATION OF CONCRETE FLOORS. SEAL WITH MINERAL WOOL. PENETRATION OF RATED WALLS AND CEILINGS SHALL CONFORM TO 2009 NCSBC BY USING FIRE RETARDING MATERIAL.

PIPING

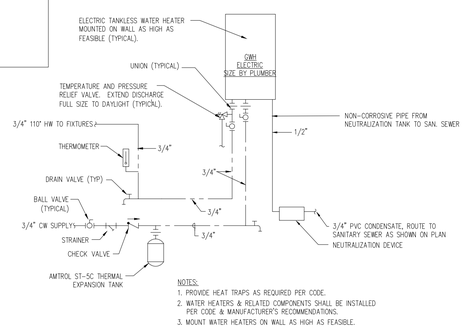
ALL EXPOSED PIPING SHALL BE RUN PARALLEL TO THE BUILDING LINES AND AS CLOSE TO WALLS AND CEILINGS AS IS PRACTICAL, WITH CORRECT PITCH AND CLEARANCE FOR ACCESS TO ALL PARTS REQUIRING SERVICE.
ALL PIPING, FITTINGS, ETC. SHALL BE KEPT AT A SUFFICIENT DISTANCE FROM OTHER WORK TO PERMIT A CLEARANCE OF NOT LESS THAN 1/2" BETWEEN THE FINISHED COVERING ON THE PIPING AND ADJACENT WORK.

VALVES, ACCESSORIES AND EQUIPMENT REQUIRING OPERATION OR SERVICE MUST BE EASILY ACCESSIBLE.

NO BULLHEADED CONNECTIONS WILL BE PERMITTED.

NOTE:
THIS PLAN IS SCHEMATIC IN NATURE. IT IS THE RESPONSIBILITY OF THE GC AND PLUMBING CONTRACTOR TO ROUTE WATER SUPPLY AND WASTE PIPING BEST METHOD AS SLAB IS EXISTING, TO BEST SUPPLY FIXTURES AS SHOWN. IF CONFLICTS OCCUR, NOTIFY NOTIFY DESIGNER FOR SOLUTIONS.

PLUMBING FIXTURES SPECIFIED BY GENERAL CONTRACTOR



TANKLESS WATER HEATER DETAIL

ALL PIPING WHILE BEING INSTALLED SHALL HAVE ENDS TIGHTLY CLOSED BEFORE LEAVING WORK AT ANY TIME, SO AS TO PREVENT ENTRANCE TO ANY FOREIGN MATTER.

SHOULD THIS CONTRACTOR RUN INTO AN IMPASSE DURING CONSTRUCTION, WHICH IN HIS OPINION PREVENTS THE PROPER INSTALLATION OF ANY HEATING EQUIPMENT, PLUMBING FIXTURE OR PIPING SYSTEM, HE SHALL CONTACT THE DESIGNER AND WAIT FOR THEIR DECISION IN WRITING BEFORE PROCEEDING.

DOMESTIC WATER PIPES RUNNING THROUGH DRY WALL FRAMING SHALL BE INSTALLED AT A DISTANCE BACK FROM FACE, SUFFICIENT TO PREVENT PUNCTURE BY WALLBOARD SCREWS AND NAILS.

PLUMBING CONTRACTOR SHALL MAKE NO DIRECT CONNECTIONS OF SOLDERED, BRAZED, WELDED,ETC. TO EQUIPMENT APPARATUS, VALVES,STRAINERS OR ACCESSORIED WITHOUT THE USE OF UNIONS. HE SHALL USE NO RIGHT OR LEFT HAND COUPLINGS, LONG THREADS,CAULKING,PIPE THREADS,OR JOINTS. MITERING OF PIPE OR TUBING IN LIEU OF ELBOWS, ETC. SHALL BE PROHIBITED.

ALL SEWER, DRAIN, WASTE, VENT AND WATER LINES SHALL BE RUN CONCEALED EXCEPT WHERE INDICATED. WHERE CONCEALING IS NOT POSSIBLE, THE DESIGNER MUST BE ADVISED.

PIPE INSULATION SHALL BE SLIPPED ON PIPE PRIOR TO CONNECTION WHERE POSSIBLE. BUTT JOINTS AND SEAMS WHERE REQUIRED SHALL BE SEALED WITH ADHESIVE AS RECOMMENDED BY MANUFACTURER OF INSULATION.

EXCAVATING AND BACK-FILLING BENEATH CONCRETE

THE PLUMBING CONTRACTOR SHALL DO ALL TRENCH AND PIT EXCAVATING AND BACK-FILLING REQUIRED FOR THE WORK INSIDE THE BUILDING. COMPACT BACK-FILL TO 95% MODIFIED PROCTOR.

SLEEVES AND FLASHING

PROVIDE FLASHING RINGS FOR ALL FLOOR DRAINS AND SLEEVES PASSING THROUGH ROOFING. FLASH DRAINS AND SLEEVES WITH 4 POUND LEAD EXTENDING A MINIMUM OF 12" ON ALL SIDES OF DRAINS AND SLEEVES. FLASHING FOR ROOF VENTS SHALL BE OF TWO PIECE CONSTRUCTION. BASE FLASHING IS TO BE FURNISHED BY PLUMBING CONTRACTOR, BUT INSTALLED BY GENERAL CONTRACTOR.

TESTING AND INSPECTION

TEST WATER LINES WITH WATER TO A PRESSURE OF 150 PSI. OBTAIN THIS PRESSURE BY A SEPARATE PUMP. TEST WATER LINES 24 HOURS WITHOUT PRESSURE DROP.
ANY DEFECTIVE MATERIAL OR WORKMANSHIP UNCOVERED BY THESE TESTS SHALL BE REMOVED OR REPAIRED. TESTS ARE TO BE REPEATED UNTIL LINES ARE TIGHT AND SEALED.
TEST SHALL BE MADE BEFORE LINES ARE CONCEALED OR COVERED AND IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE. UNDERGROUND LINES SHALL NOT BE COVERED UNTIL INSPECTED AND APPROVED BY THE OWNER.

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PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes Consultants

Project
BUILDING B2

Owner
ALD Properties LLC

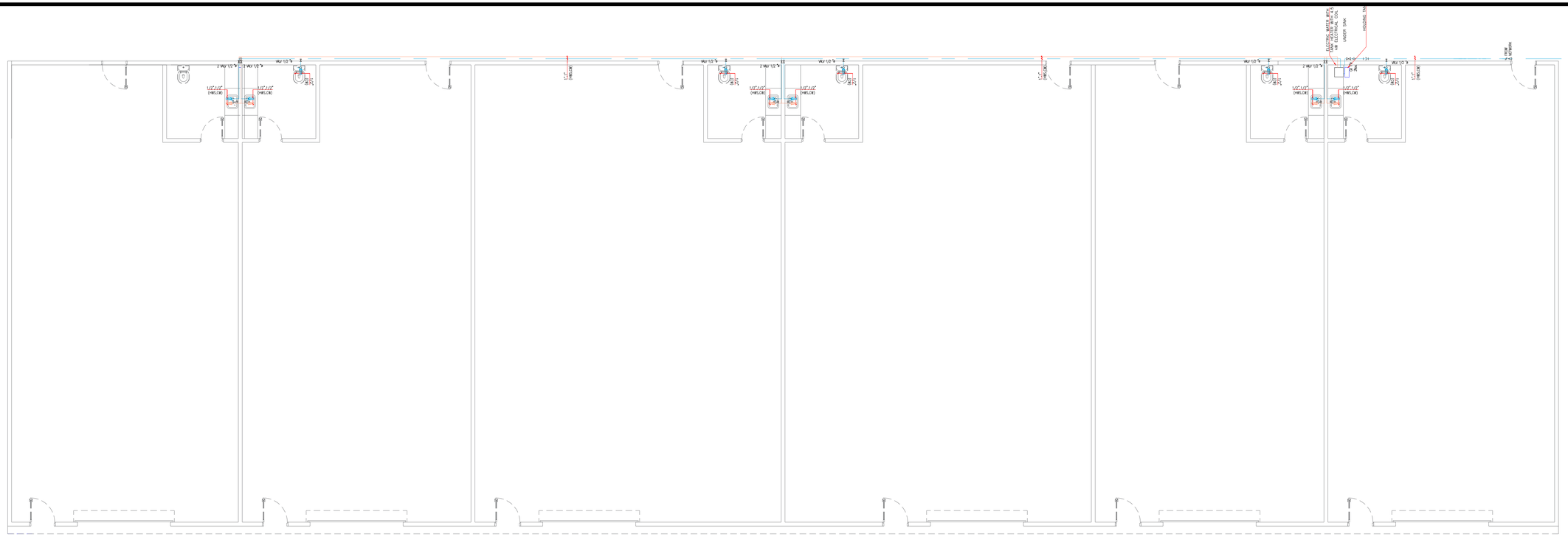
LOCATION
26099 Fort Cir Valley, NE 68064

Drawing Title
PLUMBING NOTES

Date	Issue
21/03/2022	PROGRESS SET

Dwn By M@K@B
Chkd By
Job No.

Sheet No.
P00



2 COLD & HOT WATER DISTRIBUTION PLAN

PLUMBING PLAN NOTE:

- PLUMBING LAYOUT IS SHOWN AS SCHEMATIC ONLY. VERIFY WITH HOME OWNER AND CONSTRUCTION MANAGER FOR EXACT LOCATION OF ALL PLUMBING FIXTURES,

PLUMBING LEGEND

			CLEAN OUT VALVE
	P.V.C WASTE PIPE		HOSE BIB
	VENT PIPE		BUTTERFLY VALVE
	HOT PIPE	M	WATER METER
	COLD WATER		WATER PUMP
	IRRIGATION & RAIN WATER LEAD	PT	PRESSURE TANK
GAS	GAS		
	CONDUIT UP OR DOWN	H.W.H	TANKLESS HOT WATER HEATER (LOCATION TO BE CONFIRMED ON SITE)
1/2" HW C DRAIN C 1/2" CW C	RECESSED WASHING MACHINE BOX W/HOT & COLD WATER LEEDS & DRAIN		

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PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes *Consultants*

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Owner

ALD Properties LLC

LOCATION

26099 Fort Cir Valley, NE 68064

Drawing Title

COLD & HOT WATER DISTRIBUTION PLAN

Date	*Issue*
21/03/2022	PROGRESS SET

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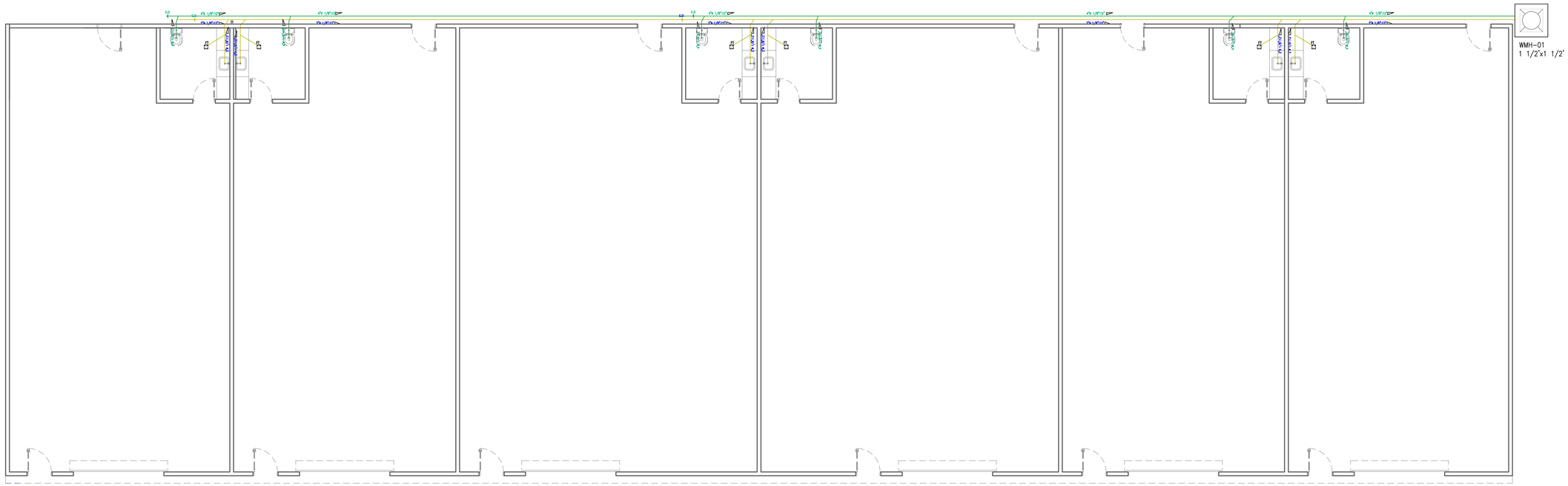
Job No.

Sheet No. P01



2 SANITARY DRAINAGE SYSTEM PLAN

PLUMBING PLAN NOTE:

- PLUMBING LAYOUT IS SHOWN AS SCHEMATIC ONLY. VERIFY WITH HOME OWNER AND CONSTRUCTION MANAGER FOR EXACT LOCATION OF ALL PLUMBING FIXTURES,

PLUMBING LEGEND

			CLEAN OUT VALVE
	P.V.C WASTE PIPE		HOSE BIB
	VENT PIPE		BUTTERFLY VALVE
	HOT PIPE	M	WATER METER
	COLD WATER		WATER PUMP
	IRRIGATION & RAIN WATER LEAD	PT	PRESSURE TANK
GAS	GAS		
	CONDUIT UP OR DOWN	H.W.H	TANKLESS HOT WATER HEATER (LOCATION TO BE CONFIRMED ON SITE)
1/2" HW C DRAIN C 1/2" CW C	RECESSED WASHING MACHINE BOX W/HOT & COLD WATER LEEDS & DRAIN		

PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes Consultants

Project
BUILDING B2

Owner
ALD Properties LLC

LOCATION
26099 Fort Cir Valley, NE 68064

Drawing Title
SANITARY DRAINAGE SYSTEM PLAN

Date	Issue
21/03/2022	PROGRESS SET

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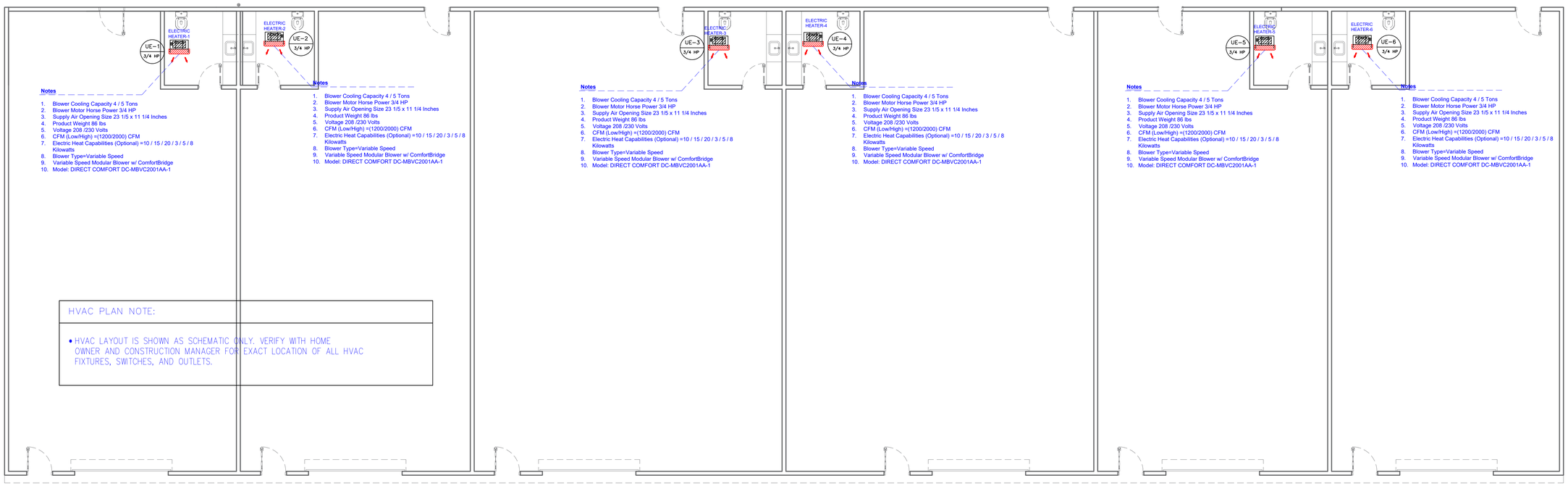
Chkd By
Job No.

Sheet No.
P02



HVAC PLAN NOTE:

- HVAC LAYOUT IS SHOWN AS SCHEMATIC ONLY. VERIFY WITH HOME OWNER AND CONSTRUCTION MANAGER FOR EXACT LOCATION OF ALL HVAC FIXTURES, SWITCHES, AND OUTLETS.

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A-2
FLOOR PLAN POWER CONTROLS LAYOUT

SCHEDULE OF EQUIPMENT

SYMBOL	SERVICE	LOCATION	TOTAL BTU	O.A BTU	DIMENSION			VOLUM(CF)	QTY.	SUPPLY AIR FAN				COOLING COIL									HEATING COIL						WATER CONNECTION		CONDENSATE PIPE (INCH.)	FILTER			ELECTRIC POWER				MODEL
					LENGTH ft	WIDTH ft	AVERAGE HEIGHT ft			E.S.P (IN W.C)	FAN QTY	MOTOR		SUPPLY WATER			EAT [°F]		LAT[°F]		MBH		SUPPLY WATER			EAT [°F]	LAT [°F]	OUTPUT (MBH)	WATER INLET (INCH.)	WATER OUTLET (INCH.)		TYPE	QTY	SIZE (INCH.)	V.	HZ.	PH.	UNIT FLA	
												HP	QTY	GPM	EAT [°F]	LAT[°F]	DB	WB	DB	WB	TOT.	SENS.	GPM	EAT[°F]	LAT[°F]														
ELECTRIC HEATER-1	BAY-1	ABOVE BATHROOM	60000	5455	60	30	20.5	36900	1	0.75	0	0.75HP	0	25	55	66.9	82.4	68.8	60.5	58.8	77.8	53.3	25	52	44	47.8	82	70	1"Ø	1"Ø	3/4"Ø	MERV4	1	32'×30'	208	60	0.75	26.8	DIRECT COMFORT DC-MBVC2001AA-1
ELECTRIC HEATER-2	BAY-2	ABOVE BATHROOM	60000	5455	60	30	20.5	36900	1	0.75	0	0.75HP	0	25	55	66.5	82.4	68.8	60.5	58.8	77.8	53.3	25	52	44	47.8	82	70	1"Ø	1"Ø	3/4"Ø	MERV5	2	32'×30'	208	60	0.75	26.8	
ELECTRIC HEATER-3	BAY-3	ABOVE BATHROOM	60000	5455	60	30	20.5	36900	1	0.75	0	0.75HP	0	25	55	66.9	82.4	68.8	60.5	58.8	77.8	53.3	25	52	44	47.8	82	70	1"Ø	1"Ø	3/4"Ø	MERV6	3	32'×30'	208	60	0.75	26.8	
ELECTRIC HEATER-4	BAY-4	ABOVE BATHROOM	60000	5455	60	30	20.5	36900	1	0.75	0	0.75HP	0	25	55	66.5	82.4	68.8	60.5	58.8	77.8	53.3	25	52	44	47.8	82	70	1"Ø	1"Ø	3/4"Ø	MERV7	4	32'×30'	208	60	0.75	26.8	
ELECTRIC HEATER-5	BAY-5	ABOVE BATHROOM	60000	5455	60	30	20.5	36900	1	0.75	0	0.75HP	0	25	55	66.9	82.4	68.8	60.5	58.8	77.8	53.3	25	52	44	47.8	82	70	1"Ø	1"Ø	3/4"Ø	MERV8	5	32'×30'	208	60	0.75	26.8	
ELECTRIC HEATER-6	BAY-6	ABOVE BATHROOM	60000	5455	60	30	20.5	36900	1	0.75	0	0.75HP	0	25	55	66.5	82.4	68.8	60.5	58.8	77.8	53.3	25	52	44	47.8	82	70	1"Ø	1"Ø	3/4"Ø	MERV9	6	32'×30'	208	60	0.75	26.8	

AIR DEVICE SCHEDULE

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PROFESSIONAL CIVIL ENGINEER
BARRETT CAMERON CROOK
E-17025
STATE OF NEBRASKA
6-22-2022

Notes Consultants

Project
BUILDING B1---B2

Owner
ALD Properties LLC

LOCATION
26099 Fort Cir Valley, NE 68064

Drawing Title
HVAC DRAWING

Date	Issue
21/03/2022	PROGRESS SET

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Chkd By
Job No.

Sheet No.
PO2