

GENERAL NOTES & DESIGN CRITERIA

This plan was designed and drafted by Design Basics, LLC., to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone B. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, Design Basics, LLC. 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, but also, 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 Design Basics, LLC., its shareholders, directors, officers, and employees from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

DESIGN LOADS:

- Floor: 40 psf. live Roof: 30 psf. live Ceiling: 10 psf. live
- 15 psf. dead 10 psf. dead 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 pads to have (3) #5 rods each way.
- All 48" x 48" x 18" 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 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#5 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (w-brick)	#5 @ 12" o.c.	#5 @ 16" o.c.

EXTERIOR FILL	BOLT SPACING
0" to 3'-6"	72" o.c.
3'-7" to 6'-0"	48" o.c.
6'-1" to 7'-0"	32" o.c.

Over 7'-0" Additional engineering may be required

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:
Fb = 1,000 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.
- Hole sizes and locations in GluLam or Laminated Veneered Lumber members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick - Glued & Nailed
- All exterior walls are dimensioned to outside of 1/2" rigid insulation.
- All exterior walls are 4" (3 1/2" stud plus 1/2" rigid insulation), All interior walls are 3 1/2" unless otherwise shown.
- Calculated dimensions take precedence over scaled dimensions.
- All Main level walls are 9'-1 1/8" high unless otherwise noted or implied.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

FRAMING MEMBERS (continued):

- Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- Unless noted otherwise, above all openings that are:
 - Load bearing and less than or equal to 3 ft. use 4x6
 - Load bearing and more than 3 ft. use (2) 2x12 w/1/2" Plywood between.
 - Non-load bearing and less than or equal to 6 ft. use 4x6
 - Non-load bearing and more than 6 ft. use (2) 2x12 w/1/2" Plywood between.
- All exterior openings use (2) 2x12 w/1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 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 as per local codes and requirements.
- Note: 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.
- Windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs as per local code.
- 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.
- Note: Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools as per manufacturer's specifications.
- All air conditioner locations may vary depending on restrictive covenants and codes.
- Typical overhang sizes unless noted otherwise on drawing are as follows:

On pitches of 4/12 - 5/12 - 6/12 = 24" overhang
 7/12 = 20" overhang
 8/12 = 16" overhang
 9/12 = 16" overhang
 10/12 - 11/12 - 12/12 = 12" overhang

Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plans call for (2) different pitches at a hip.

Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.

Design Basics, Inc. determines finished square footage by measuring to the outside of all walls. We include: interior fireplaces and every location in which the floor joists project from the foundation. We do not include: window boxes where the floor joists do not project from the foundation; 2-story entries; exterior fireplaces; garage; decks; patios; porches; unfinished storage areas; basements or any other unfinished areas.



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ABBREVIATIONS

A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trapezoid
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Radius	U.L.	Underlayment
AWN	Awning	DRY	Dryer	JST	Joist	RAFTS	Rafters	UNEX	Unexcavated
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WASH	Washer
BSTM	Basement	ENT	Entertainment	LIN	Linen	RM	Room	WD	Wood
BTM	Bottom	EXP	Exposure	MAX	Maximum	SEC	Second	WH	Water Heater
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	W.W.M.	Welded Wire Mesh
CANT	Can't	FIN	Finished	MICRO	Microwave	S.L.	Side Lite		
C.J.	Ceiling Joist	F.J.	Floor Joist	MIN	Minimum	SPP	Sump Pump Pit	@	At
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	STA	Stationary	∅	Line
CEIL	Ceiling	FTG	Footing	O.C.	On Center	STD	Standard	2W	Two Wide
CMU	Concrete Masonry Unit	GALV	Galvanized	O.H.D.	Overhead Door	STL	Steel	3W	Three Wide
C.O.	Cased Opening	GARB	Garbage Disposal	OPNG	Opening	STRUC	Structural	4W	Four Wide
CONC	Concrete	G & N	Glued & Nailed	PC	Pull Chord	T.C	Trash Compactor	∅	Center Line
DBL	Double	G.L.	Glulam Header	PICT	Picture	T & G	Tongue & Groove	W/	With
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom	∅	Diameter

ARTIST CONCEPTION ONLY

Krebs Farm

ARTWORK NOT TO SCALE



SYMBOLS

ELECTRICAL LEGEND

NOTE: WIRE SMOKE DETECTORS IN SERIES

This plan is
Designed with
HER in mind.



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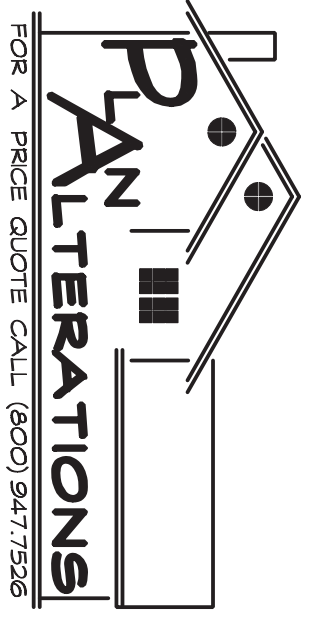
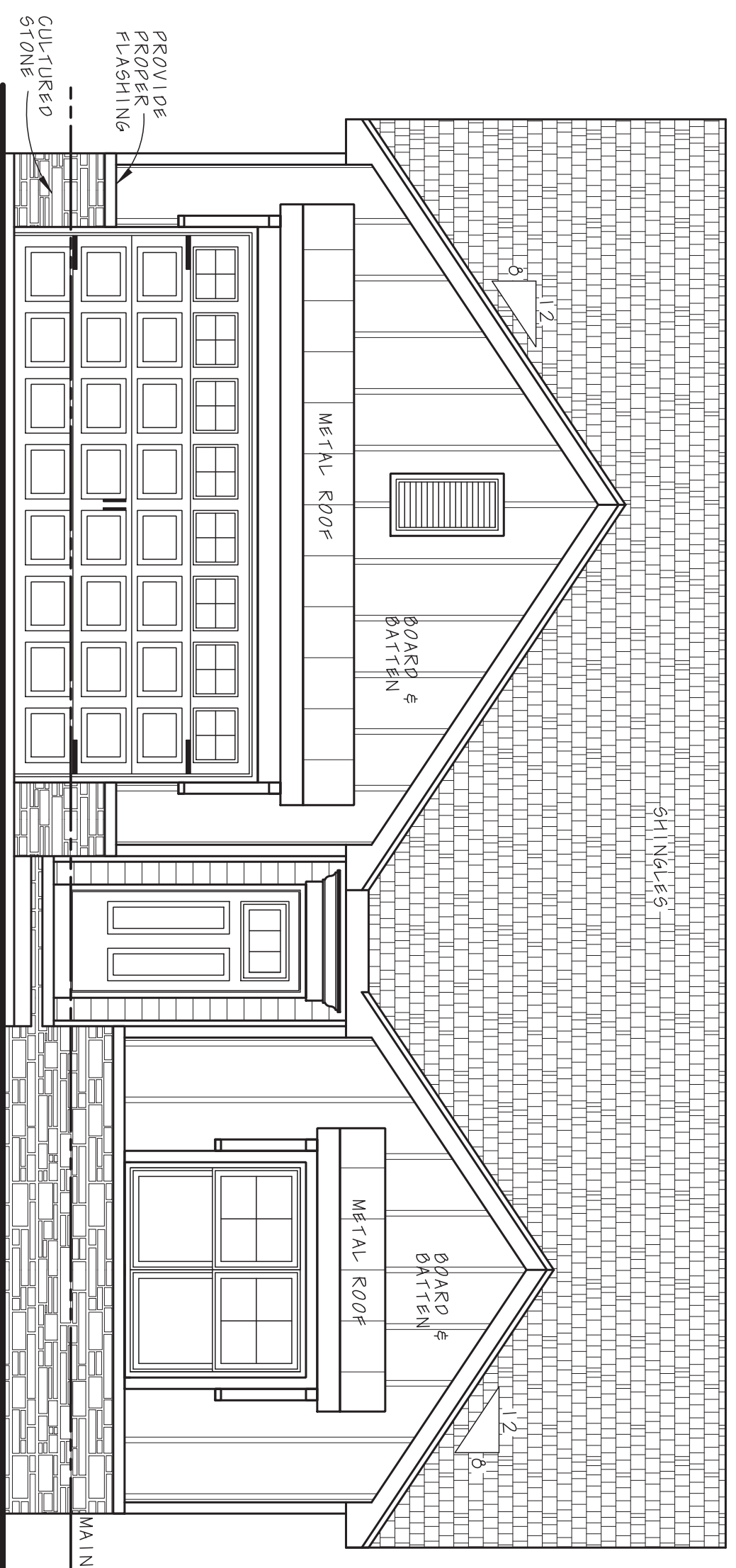
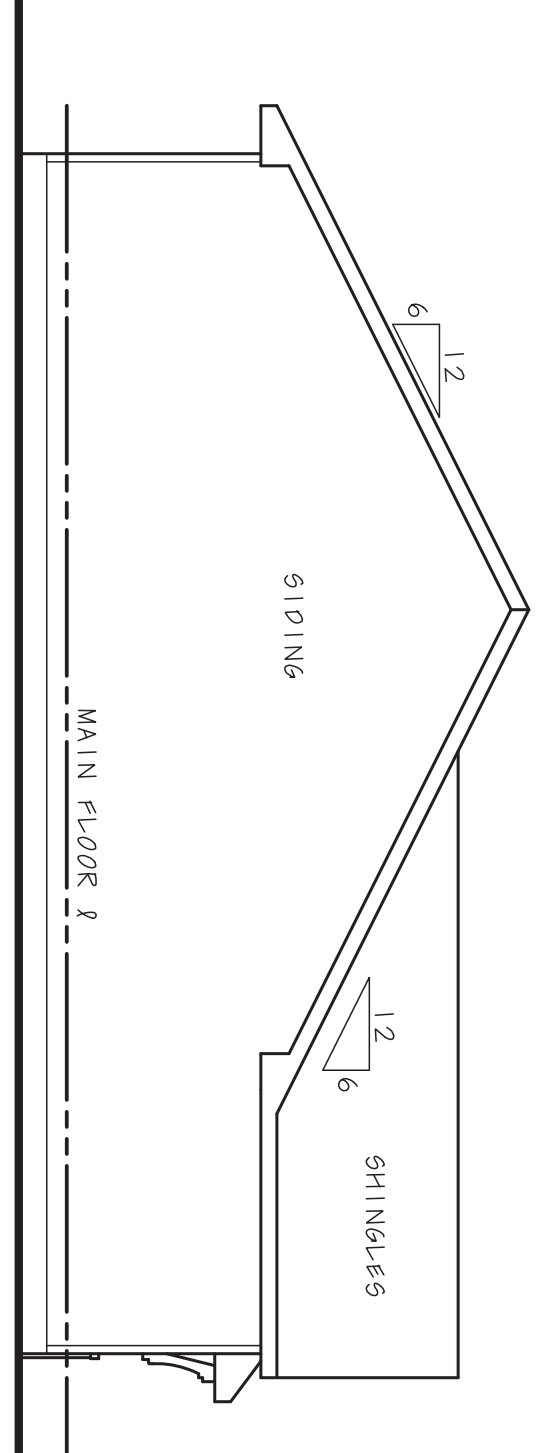
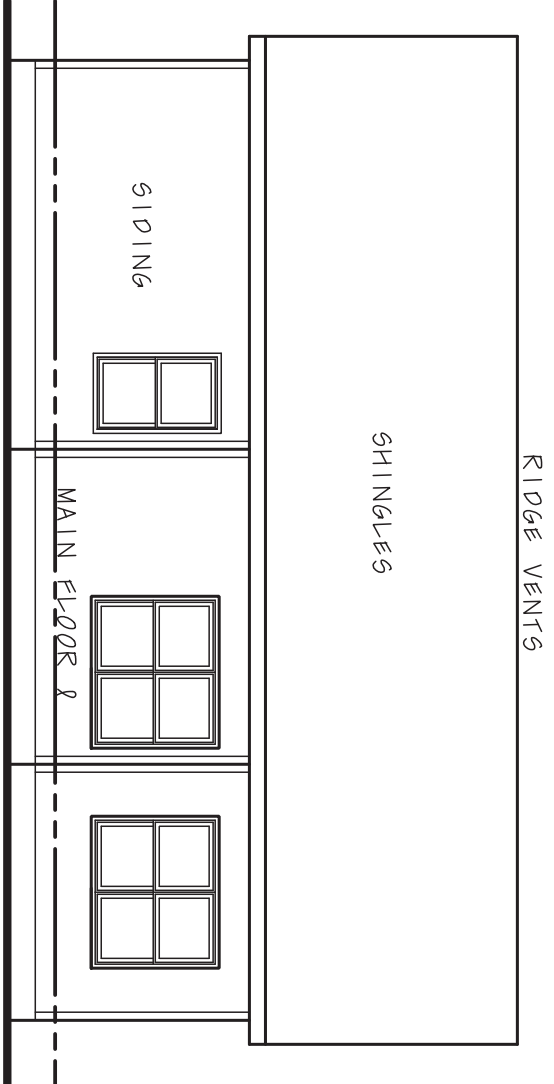
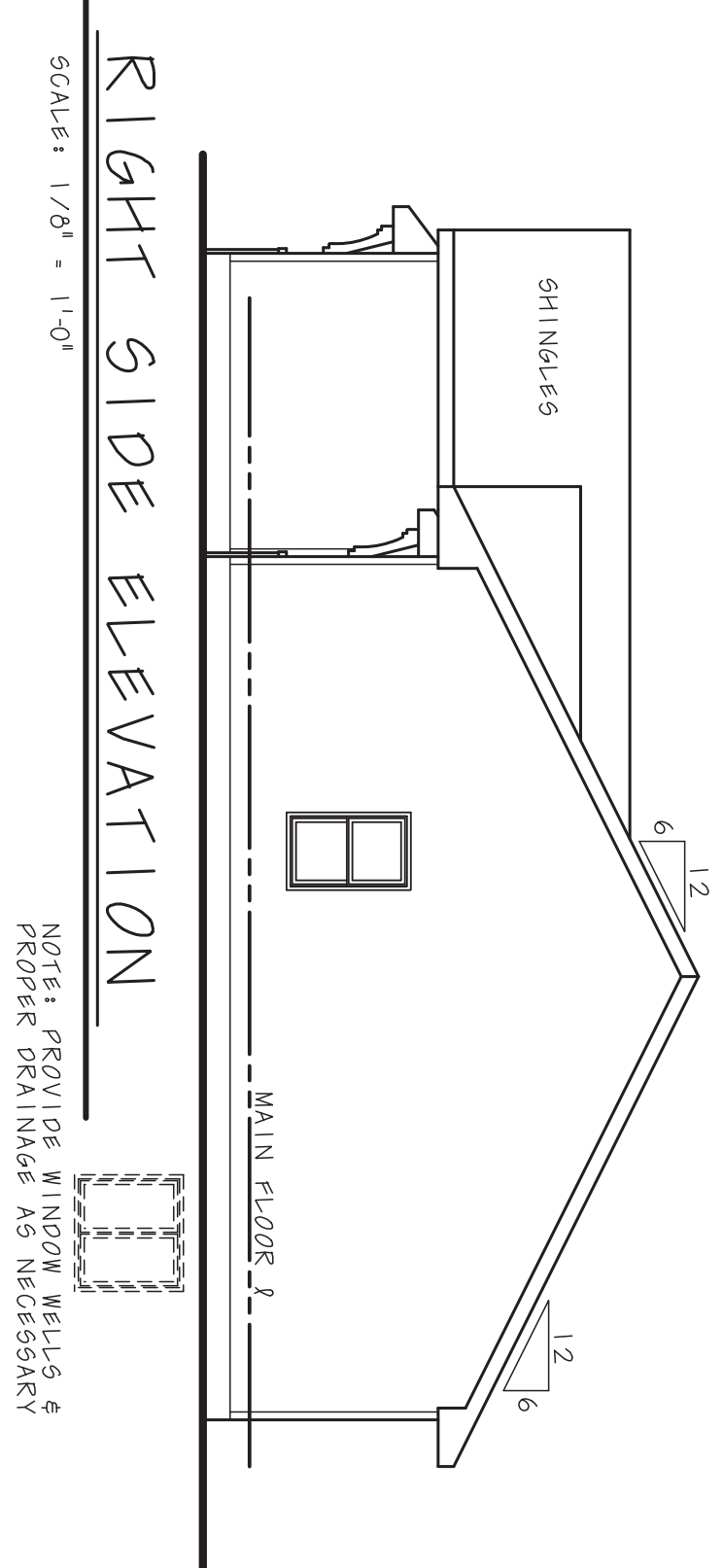
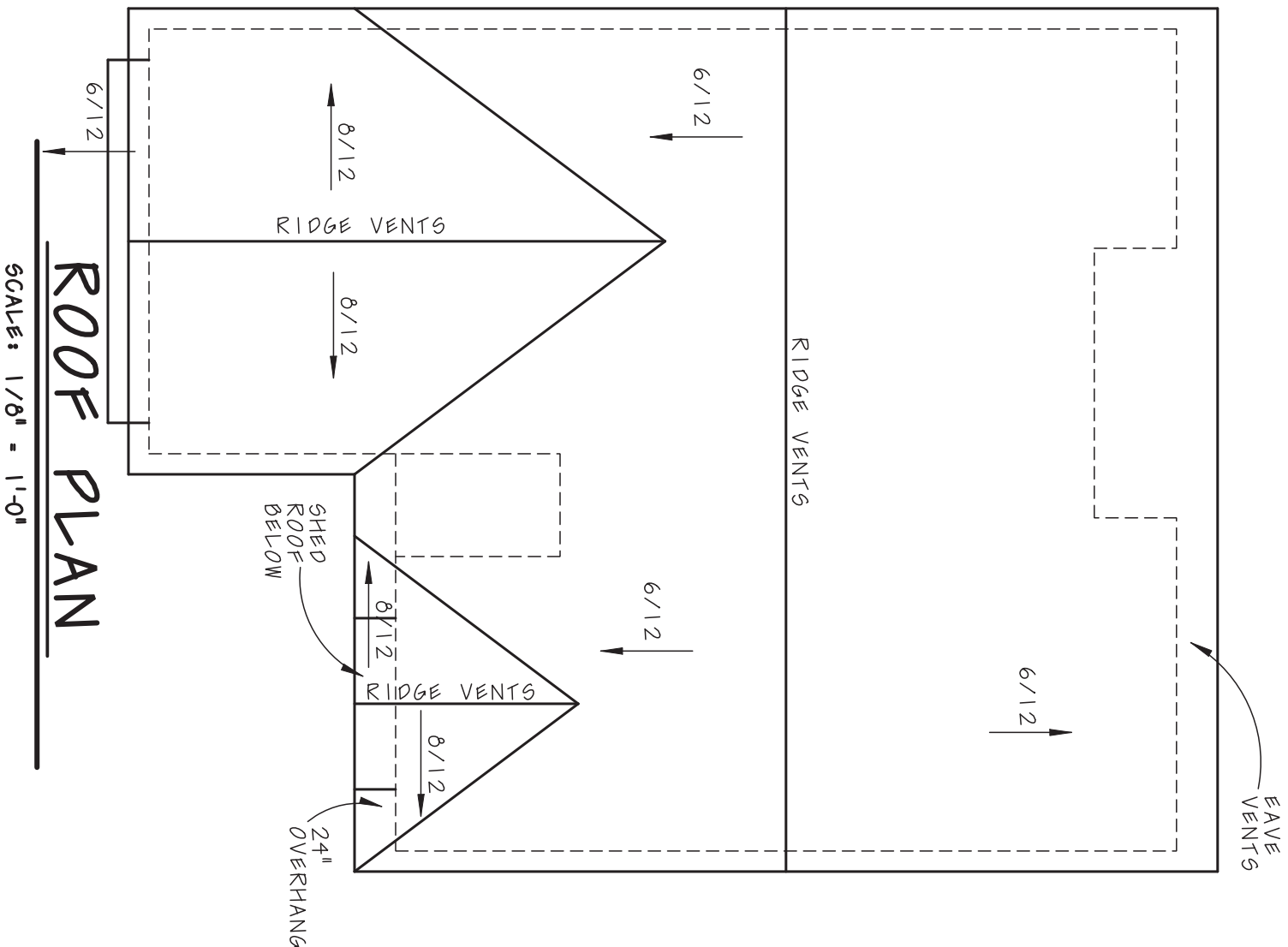
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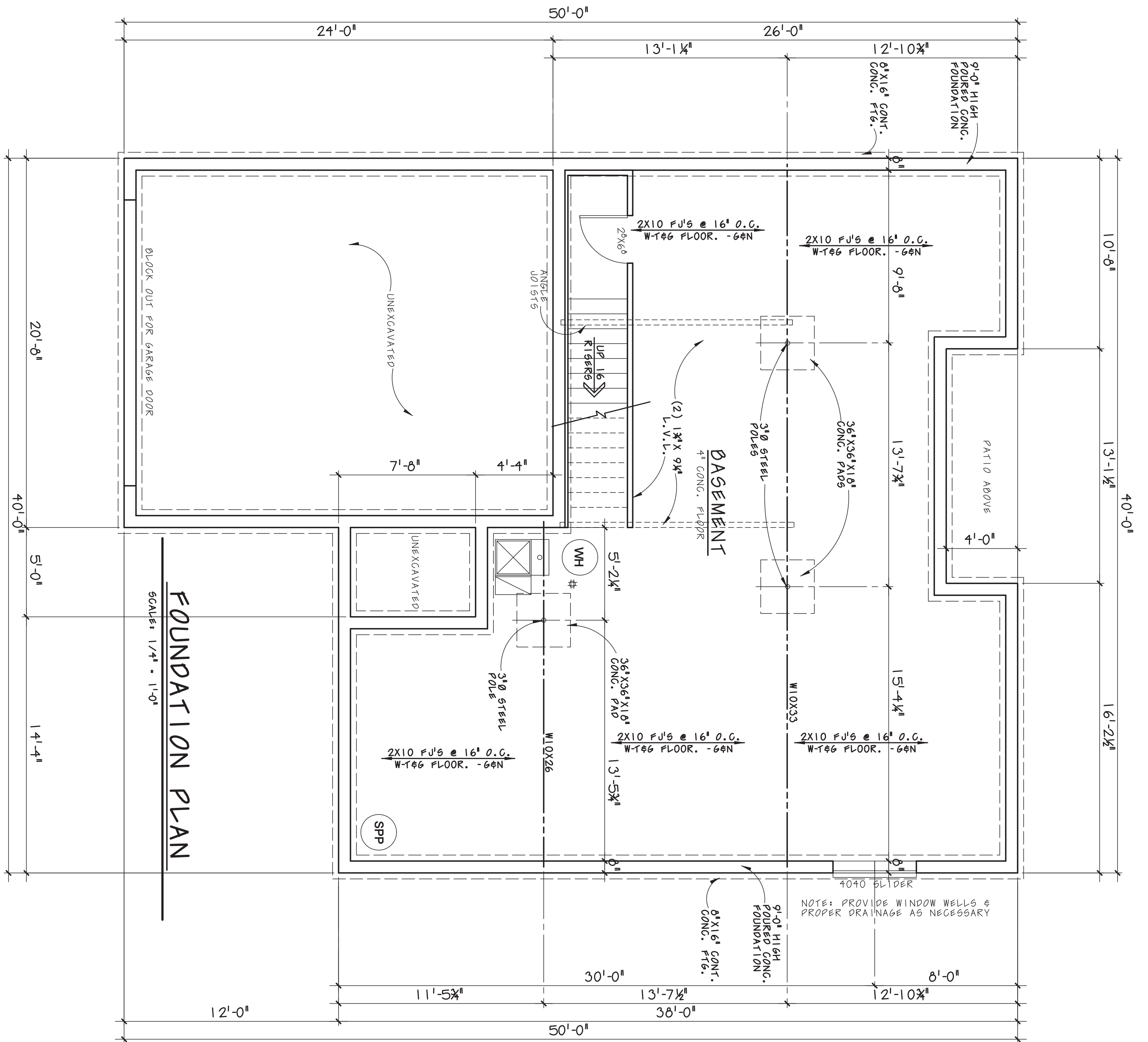
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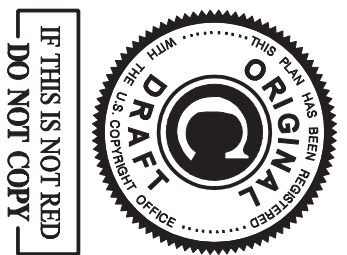
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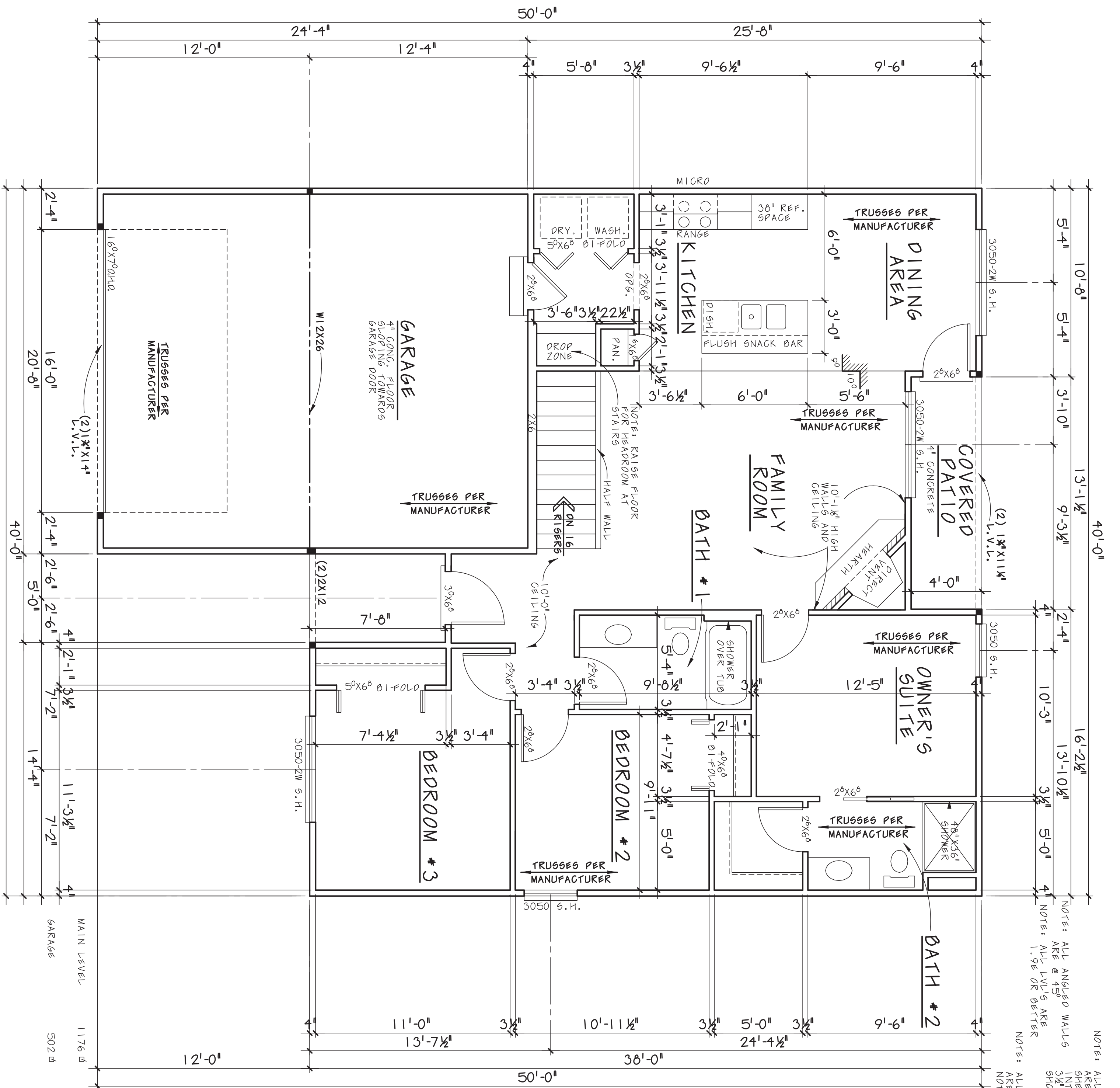




FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



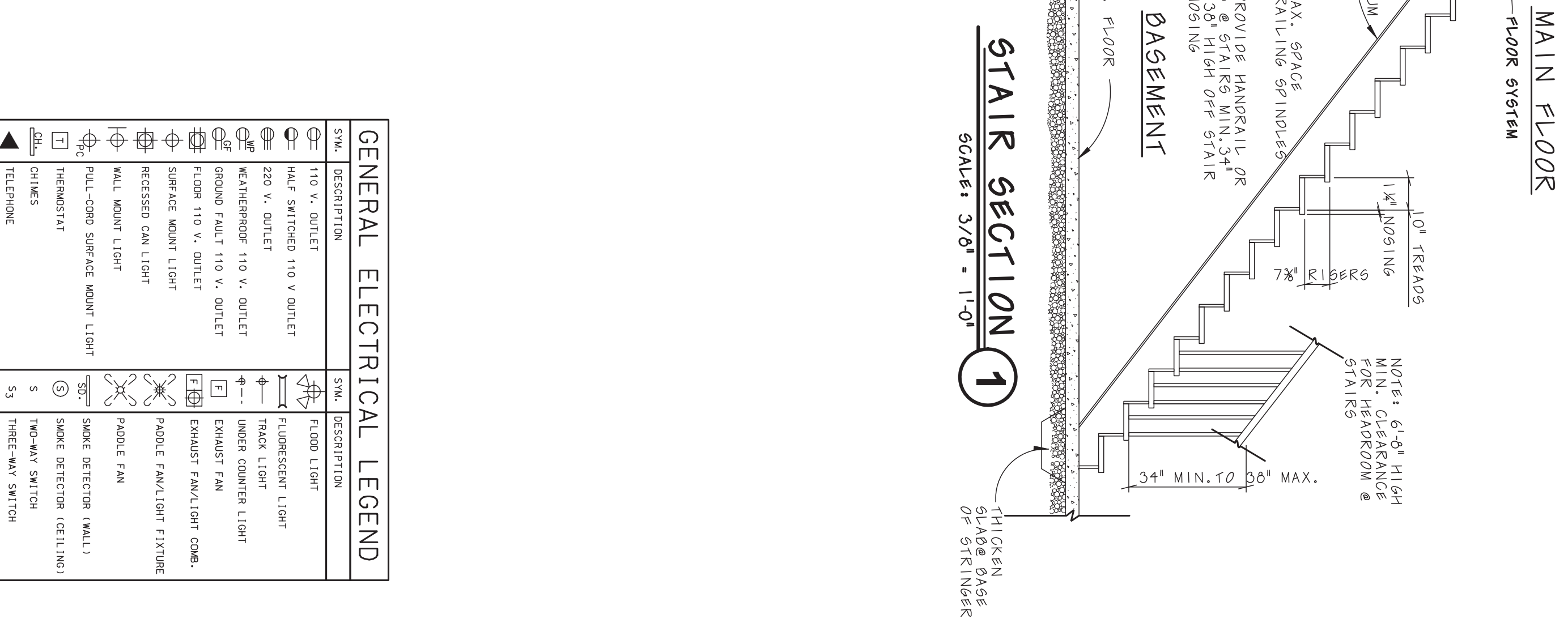
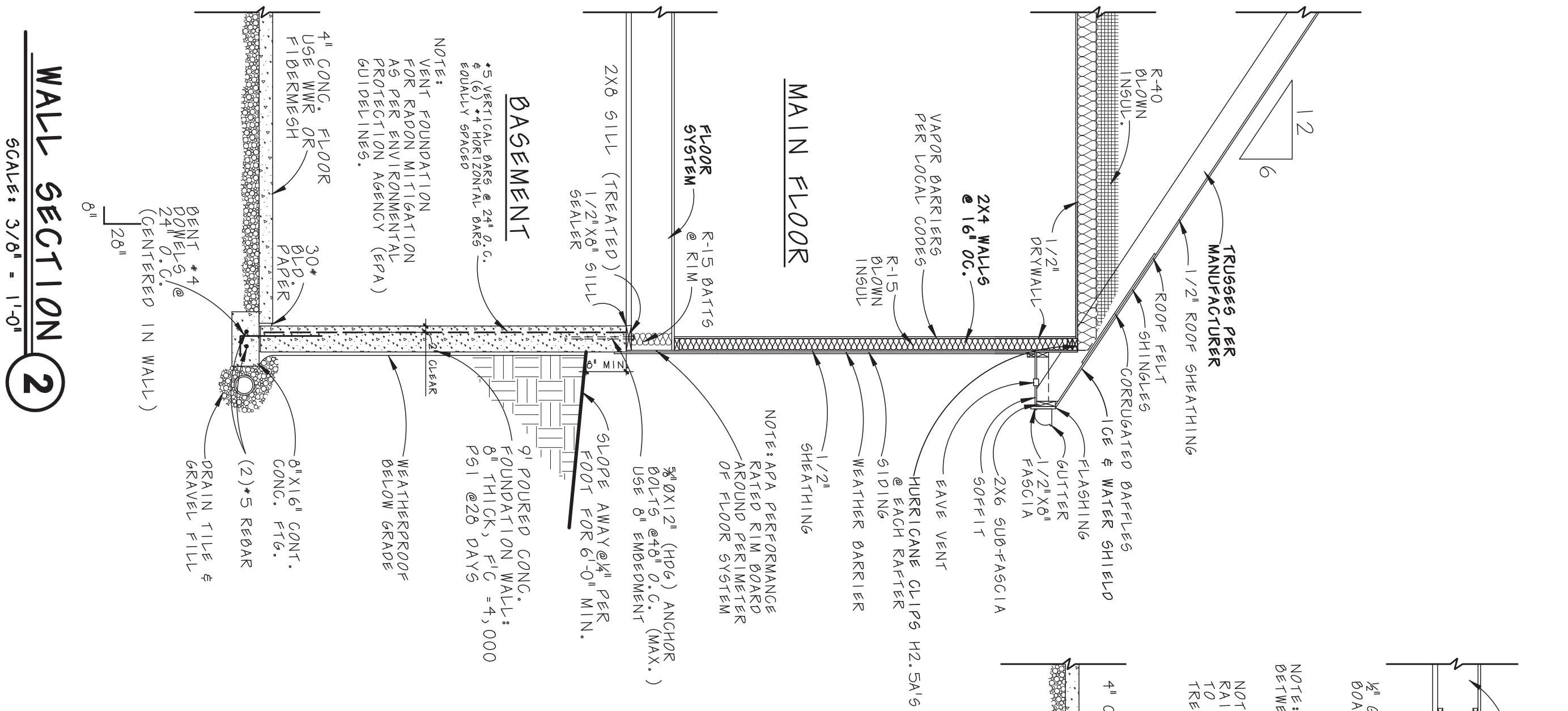
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MAIN FLOOR PLAN

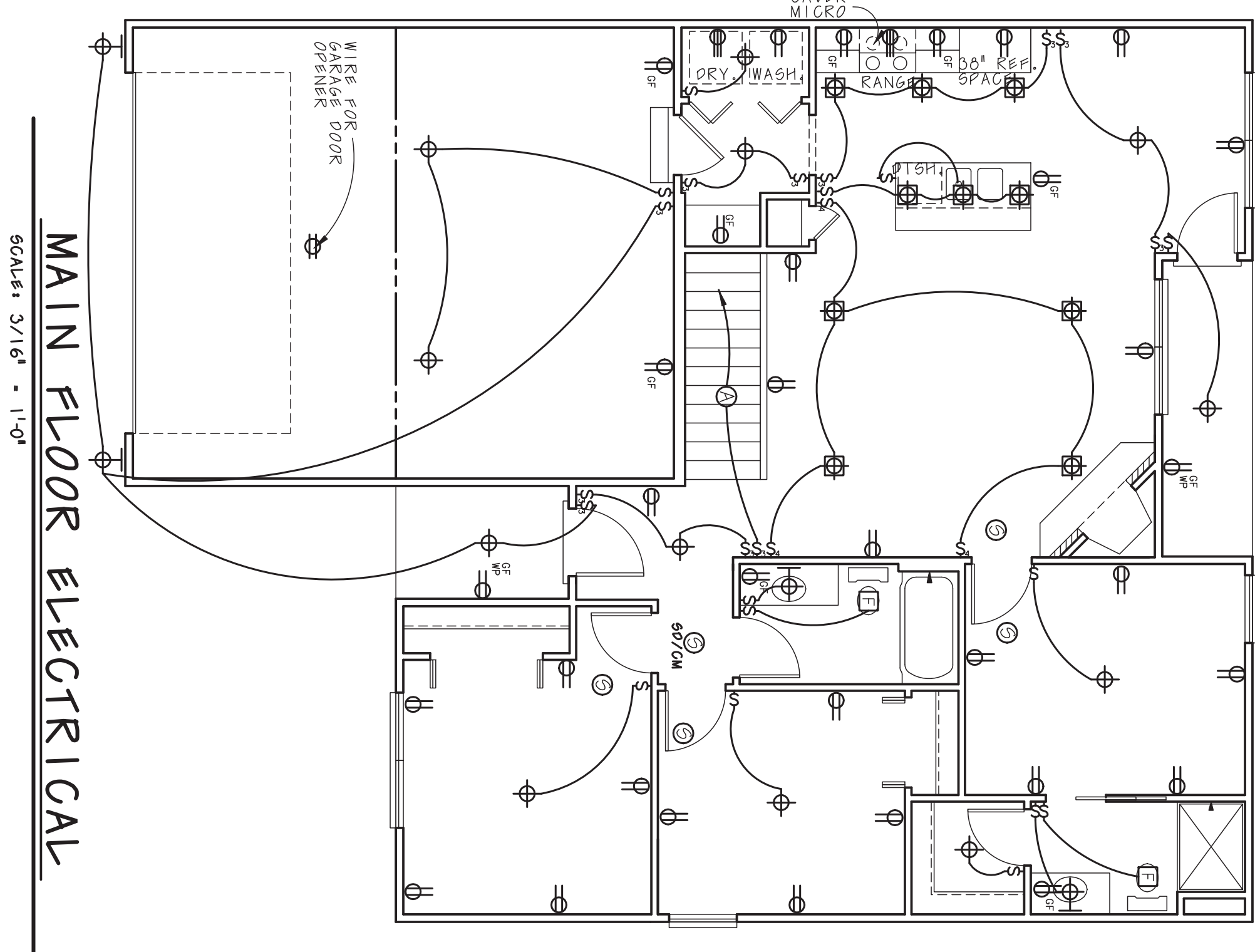
SCALE: 1/4"=1'-0"

NOTE: ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD + 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE SHOWN
NOTE: ALL MAIN FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE
NOTE: ALL ANGLED WALLS ARE @ 45°
NOTE: ALL LVL'S ARE 1.9E OR BETTER



SYM.	DESCRIPTION	SYM.	DESCRIPTION
○	110 V. OUTLET	○	FLOOD LIGHT
○	HALF SWITCHED 110 V. OUTLET	○	FLUORESCENT LIGHT
○	220 V. OUTLET	○	TRACK LIGHT
○	WEATHERPROOF 110 V. OUTLET	○	UNDER COUNTER LIGHT
○	FLOOR 110 V. OUTLET	○	EXHAUST FAN
○	GROUND FAULT 110 V. OUTLET	○	EXHAUST FAN/LIGHT COMB.
○	SURFACE MOUNT LIGHT	○	PADOLE FAN/LIGHT FIXTURE
○	RECESSED CAN LIGHT	○	PADOLE FAN
○	WALL MOUNT LIGHT	○	SMOKE DETECTOR (WALL)
○	PULL-CORD SURFACE MOUNT LIGHT	○	SMOKE DETECTOR (CEILING)
○	THERMOSTAT	○	TWO-WAY SWITCH
○	CHIMES	○	THREE-WAY SWITCH
○	TELEPHONE	○	FOUR-WAY SWITCH
○	HEAT LAMP		

NOTES: WIRE SMOKE DETECTORS IN SERIES



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