

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

- * Floor: 40 psf live 15 psf dead
- * Roof: 30 psf live 10 psf dead
- * Ceiling: 10 psf live
- * Soil bearing Capacity - 1500 PSF
- * Live loads: dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specially 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 3/8" x 3/8" x 18" concrete pads to have (3) #5 rods each way.
- * All 4/8" x 4/8" 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

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 stirrups 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:
 E = 1,400,000 psi
 F_v = 75 psi
 F_b = 1,000 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 GULUM 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 - G/12/4 S/Walled.
- * 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:
 - (1) Load bearing and less than 3 ft. use 4x6.
 - (2) Load bearing and more than 3 ft. use (2) 2x12 w/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 w/1/2" plywood between.
 - (5) All exterior openings use (2) 2x12 w/1/2" plywood 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-bridding on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridding on all spans over 16'-0".
- * Collar ties are to be spaced 4' o.c.
- * All purins 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.).

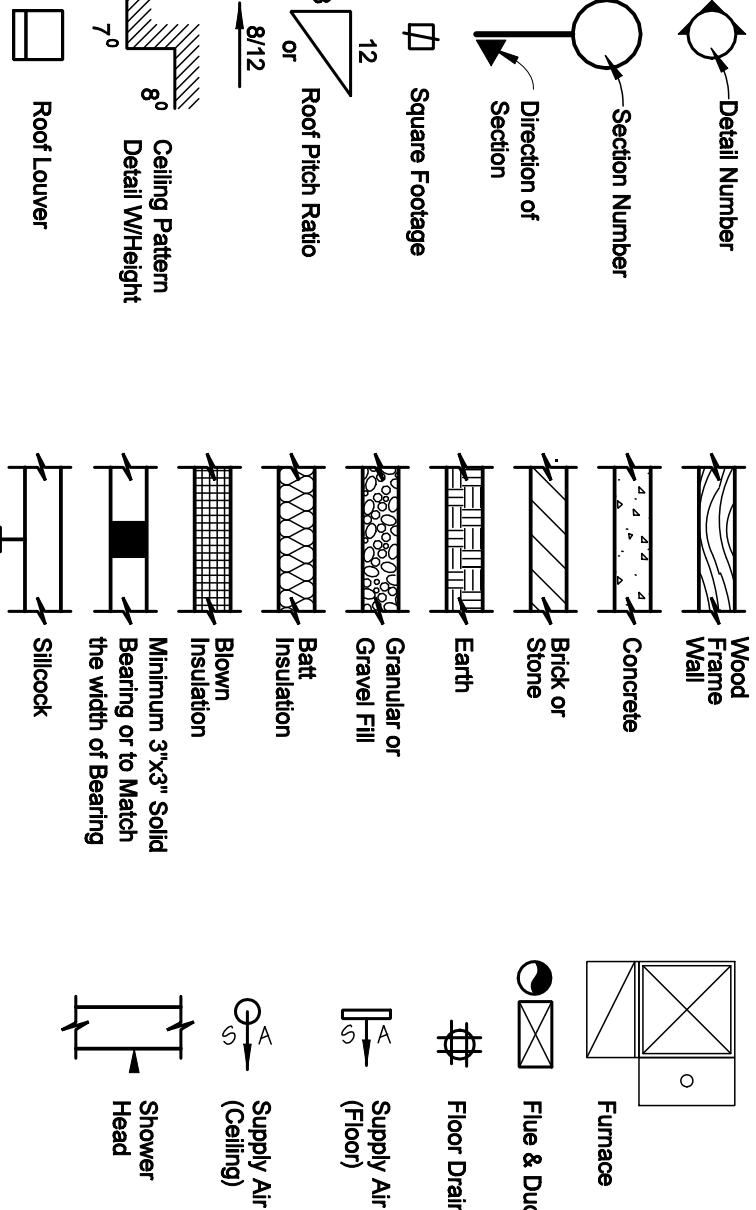
MISC. NOTES:

- * 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" tile 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 requirements.
- * 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

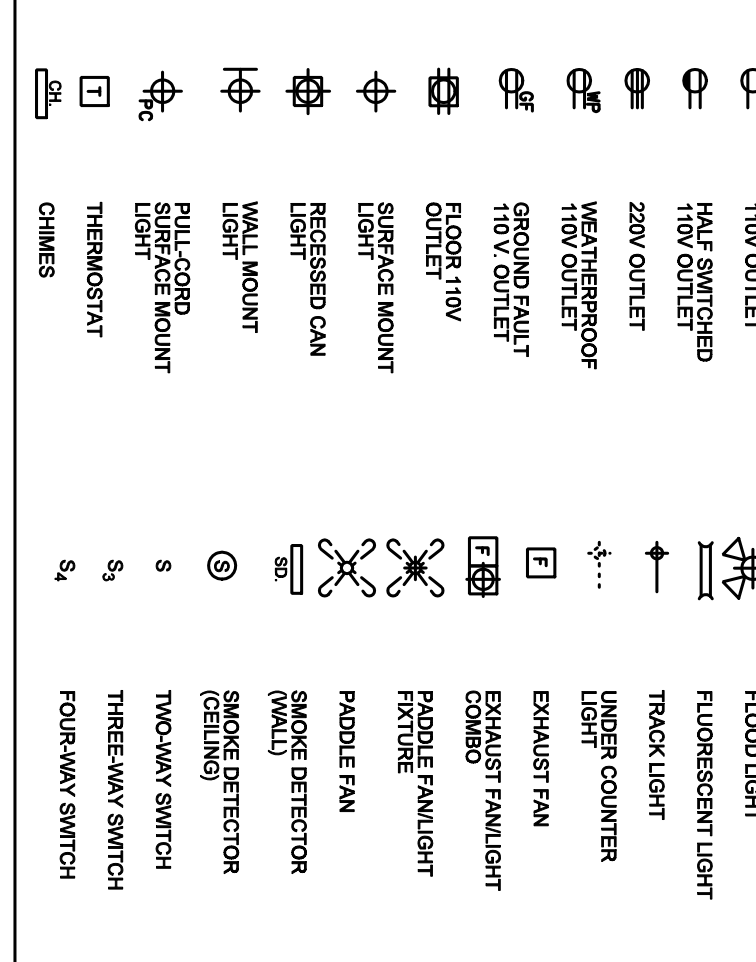
- * Note: Adjust overhangs to provide clearance for windows to open.
- * Adjust overhangs to maintain a consistent level when the plans call for (2) different pitches at a hip.
- * Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price 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, exterior fireplaces, garage, decks, patios, foundation, 2-story entries, exterior tile/patios, garage, decks, patios, porches, unfinished storage areas, basements or any other unfinished areas.

SYMBOLS



ELECTRICAL LEGEND



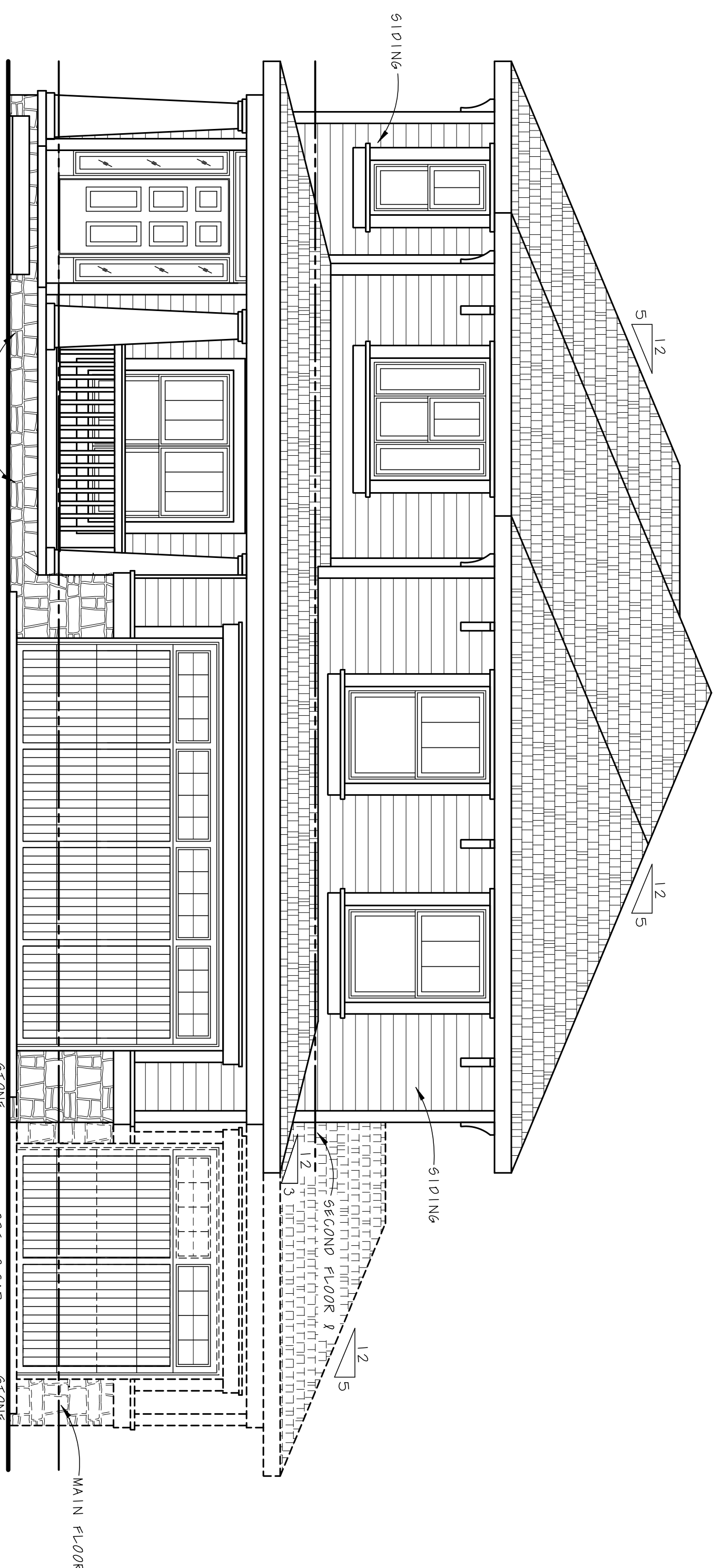
ABBREVIATIONS

AC	Air Conditioner	INSUL	Insulation	TAP	Taproot
ADN	Attic	IRT	Insulated Roof	UNES	Unfinished
BID	Building	LVT	Laminated Veneer Lumber	WASH	Washer
BOM	Bathroom	MAX	Maximum	WH	Washer
BTM	Basement	MBR	Master Bedroom	W.W.M.	Welded Wire Mesh
BTW	Between	MIC	Microban	W	Water
CLG	Callout	MISC	Miscellaneous		
CLM	Callout	MISC	Miscellaneous		
CNG	Centerline	MISC	Miscellaneous		
CO	Ceiling	OH	Overhead		
CO	Ceiling	OPNG	Opening		
CO	Ceiling	OPNG	Opening		
CO	Ceiling	OPNG	Opening		
CO	Ceiling	OPNG	Opening		
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Ruby Falls

ARTIST CONCEPTION ONLY

ARTWORK NOT TO SCALE



FRONT ELEVATION

Scale: 1/4" = 1'-0"
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This plan is
 Designed with
 HER in mind.

Woman-centric matters!

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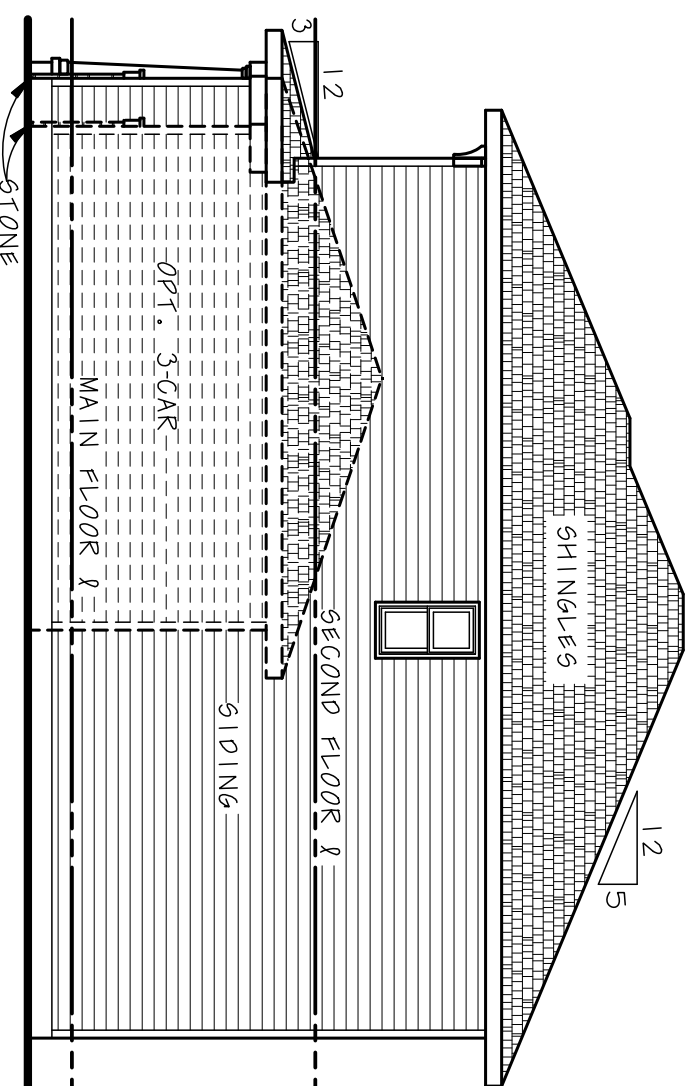
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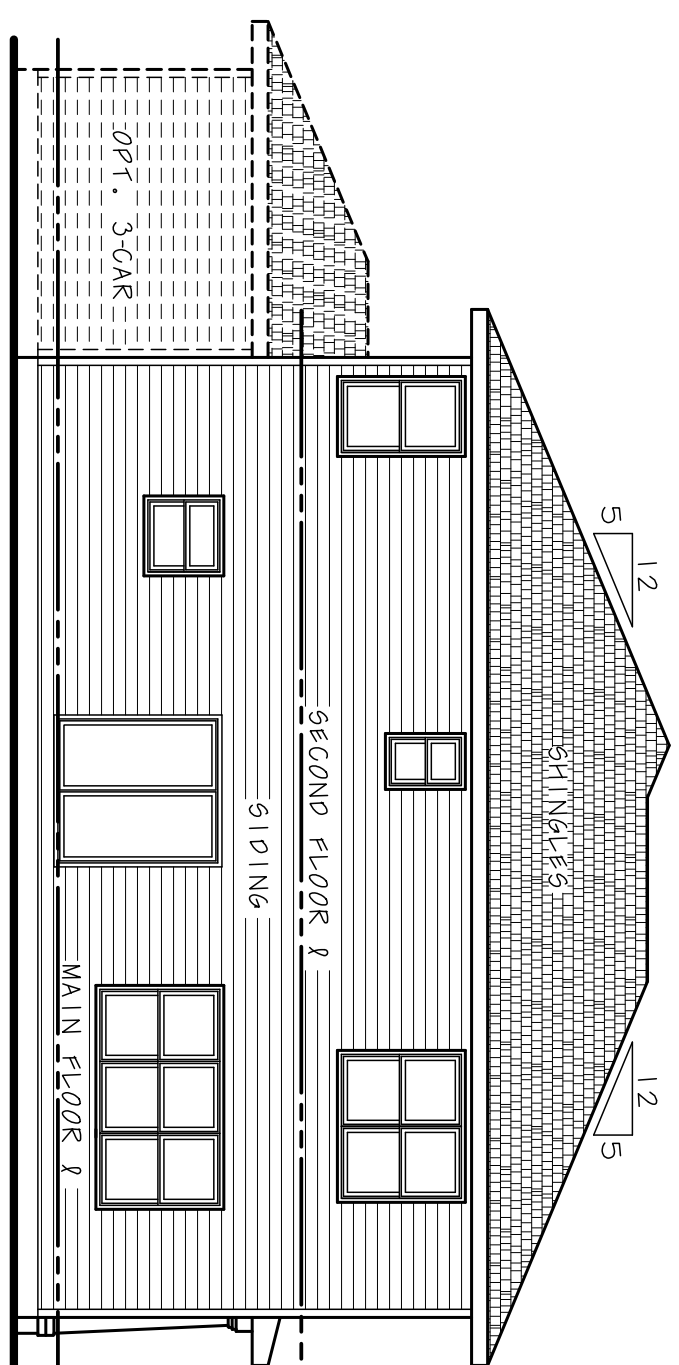
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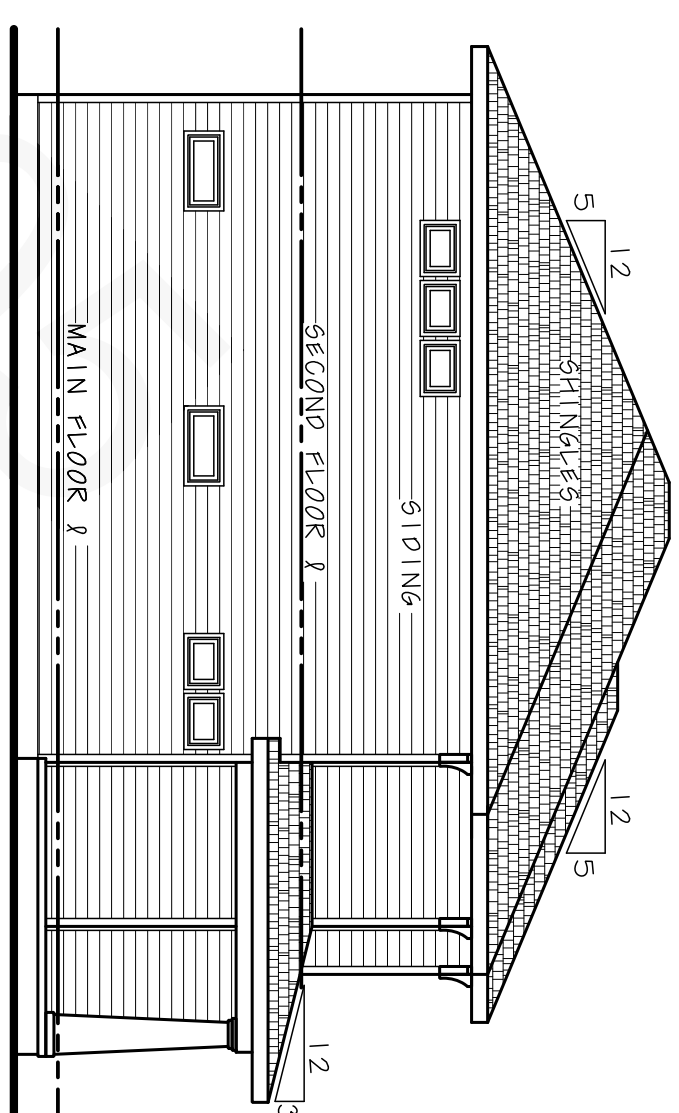
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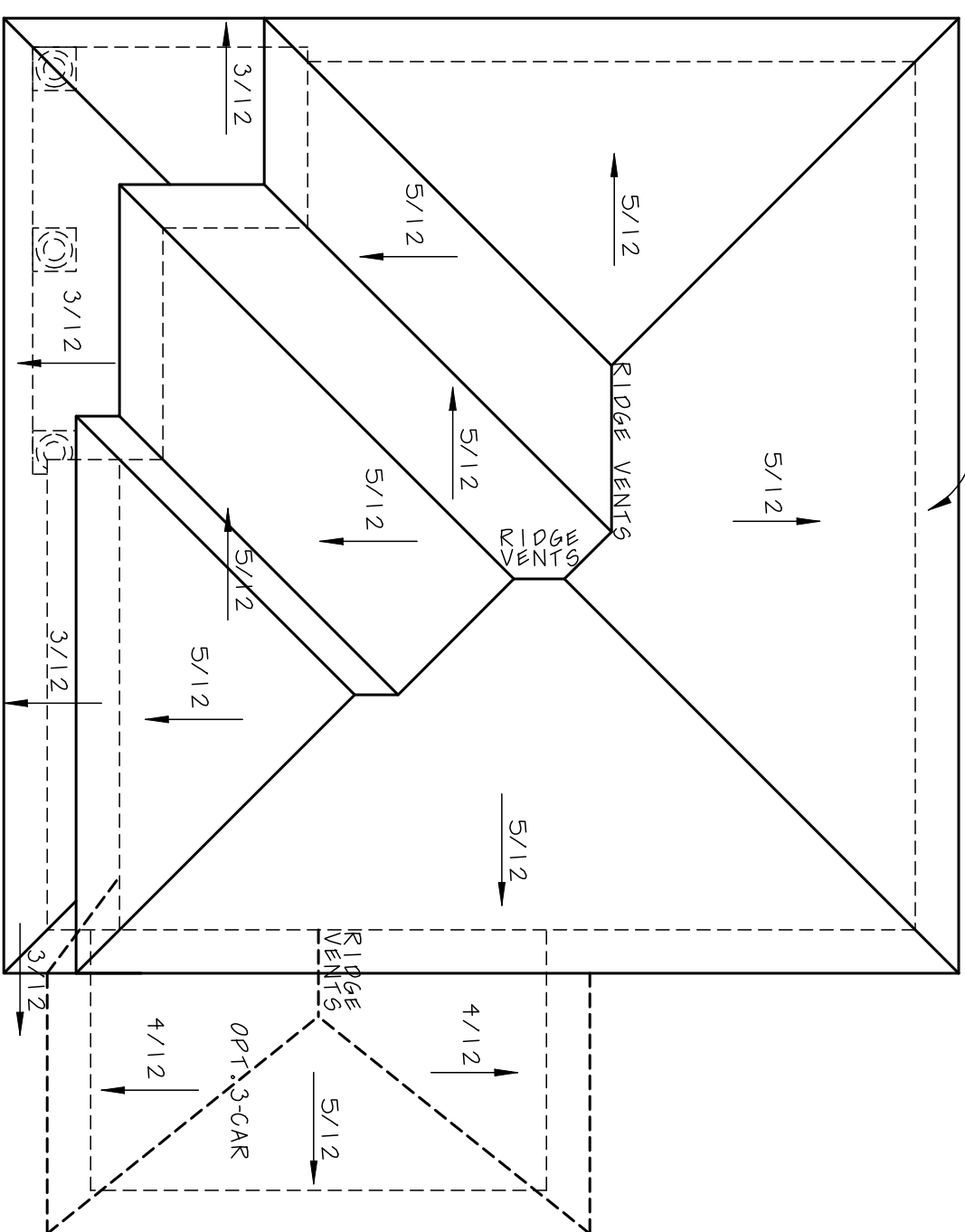
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



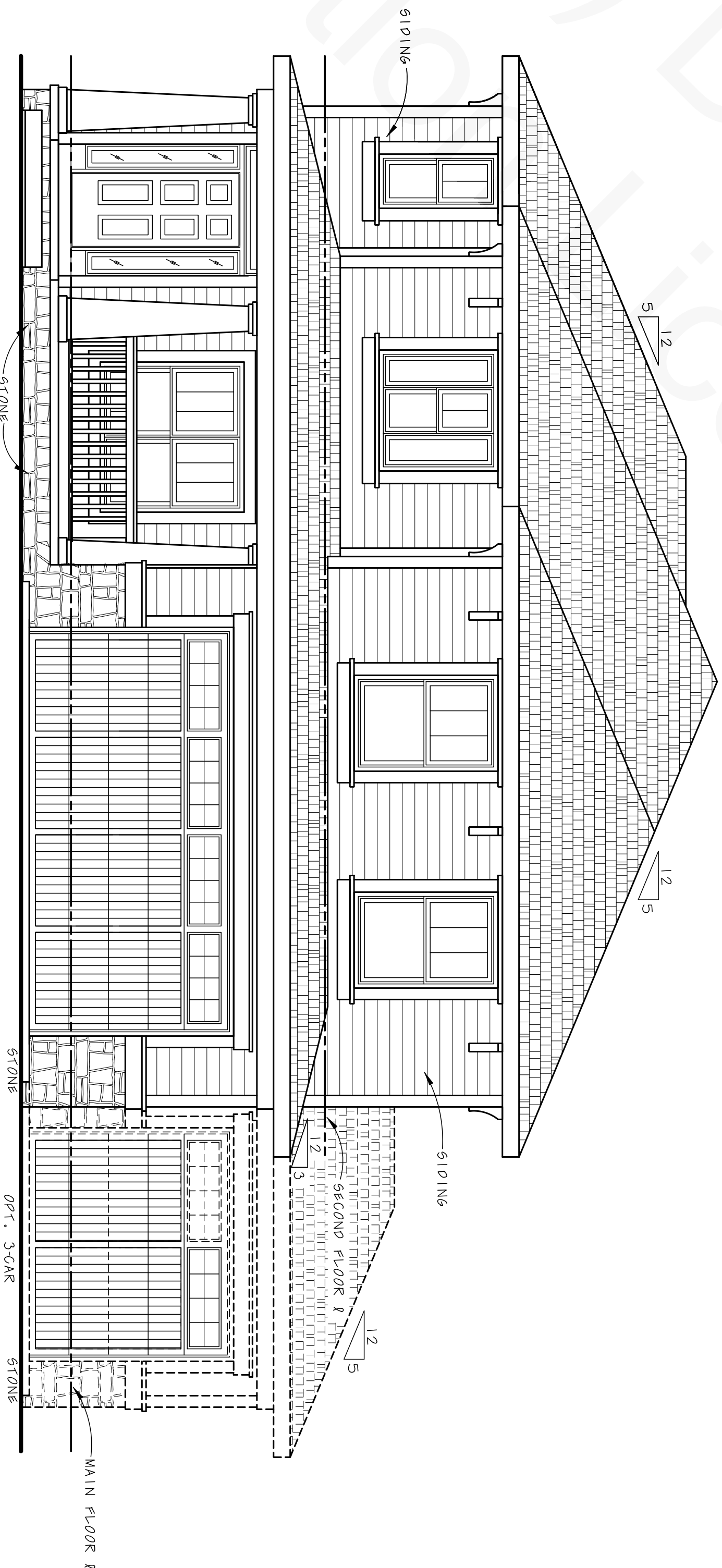
REAR ELEVATION
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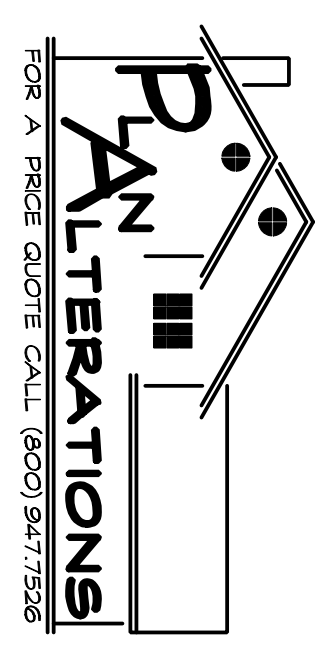
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



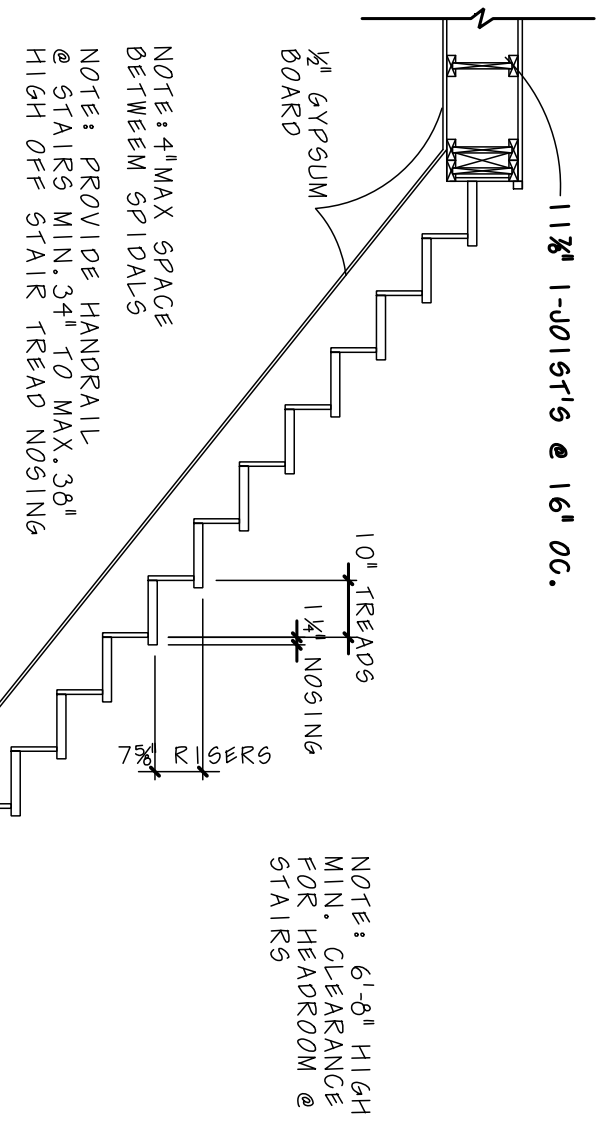
ROOF PLAN
SCALE: 1/8" = 1'-0"



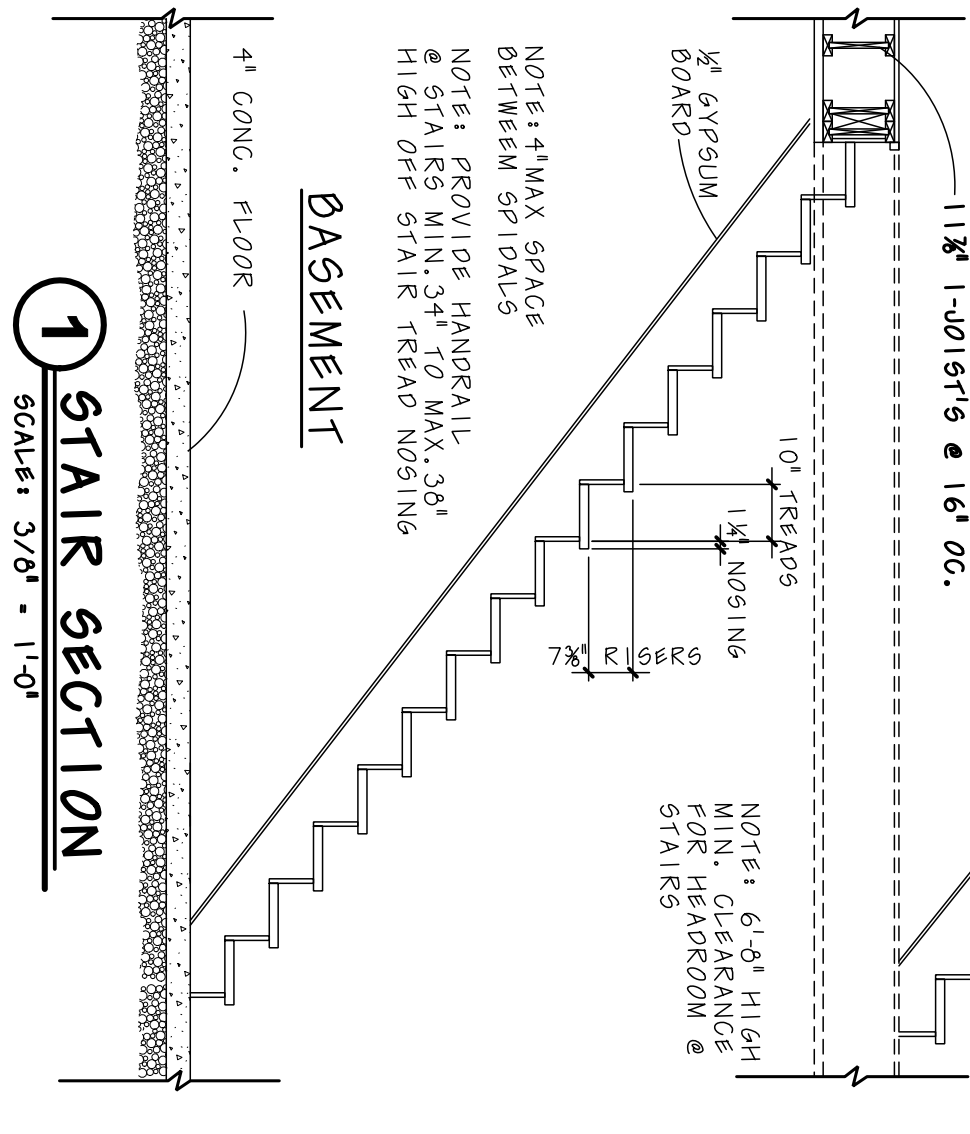
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



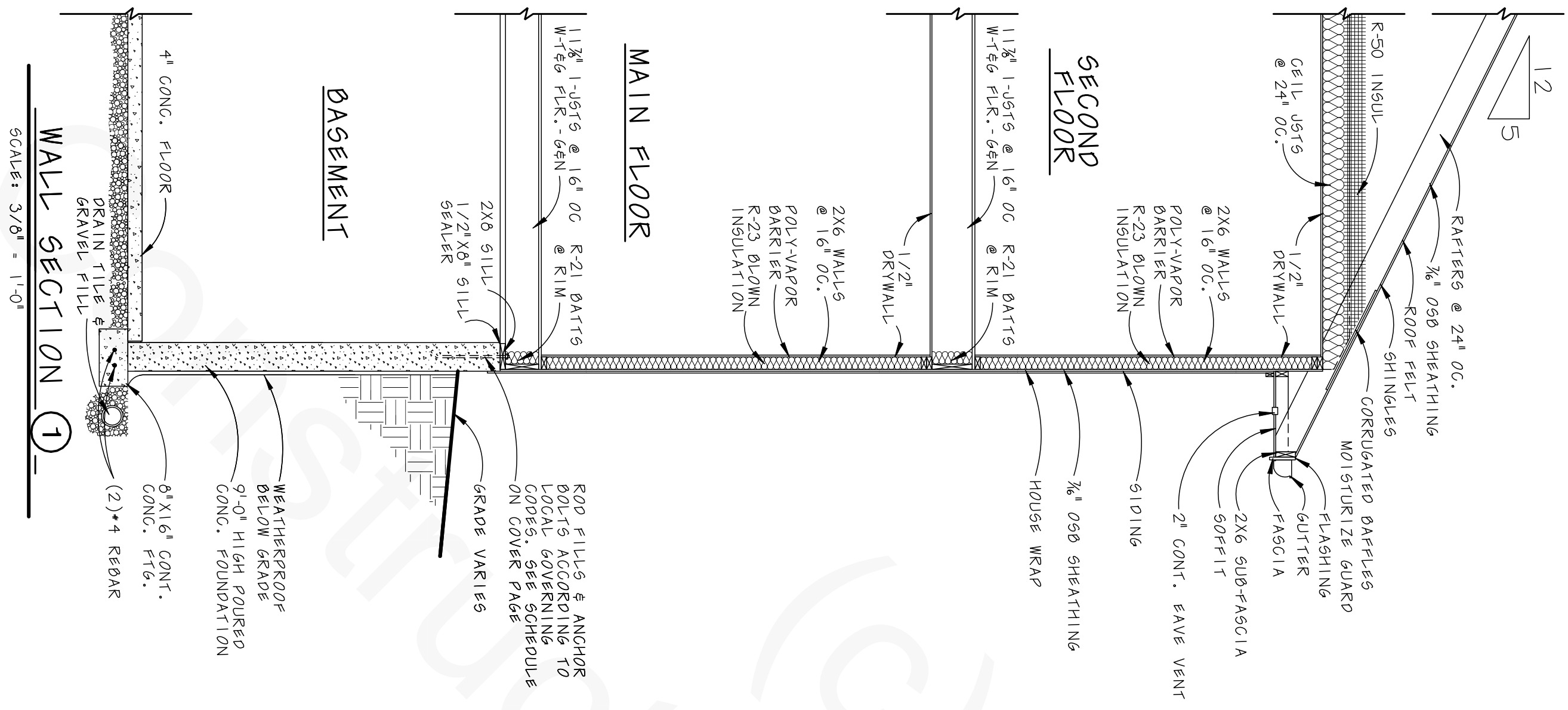
SECOND FLOOR



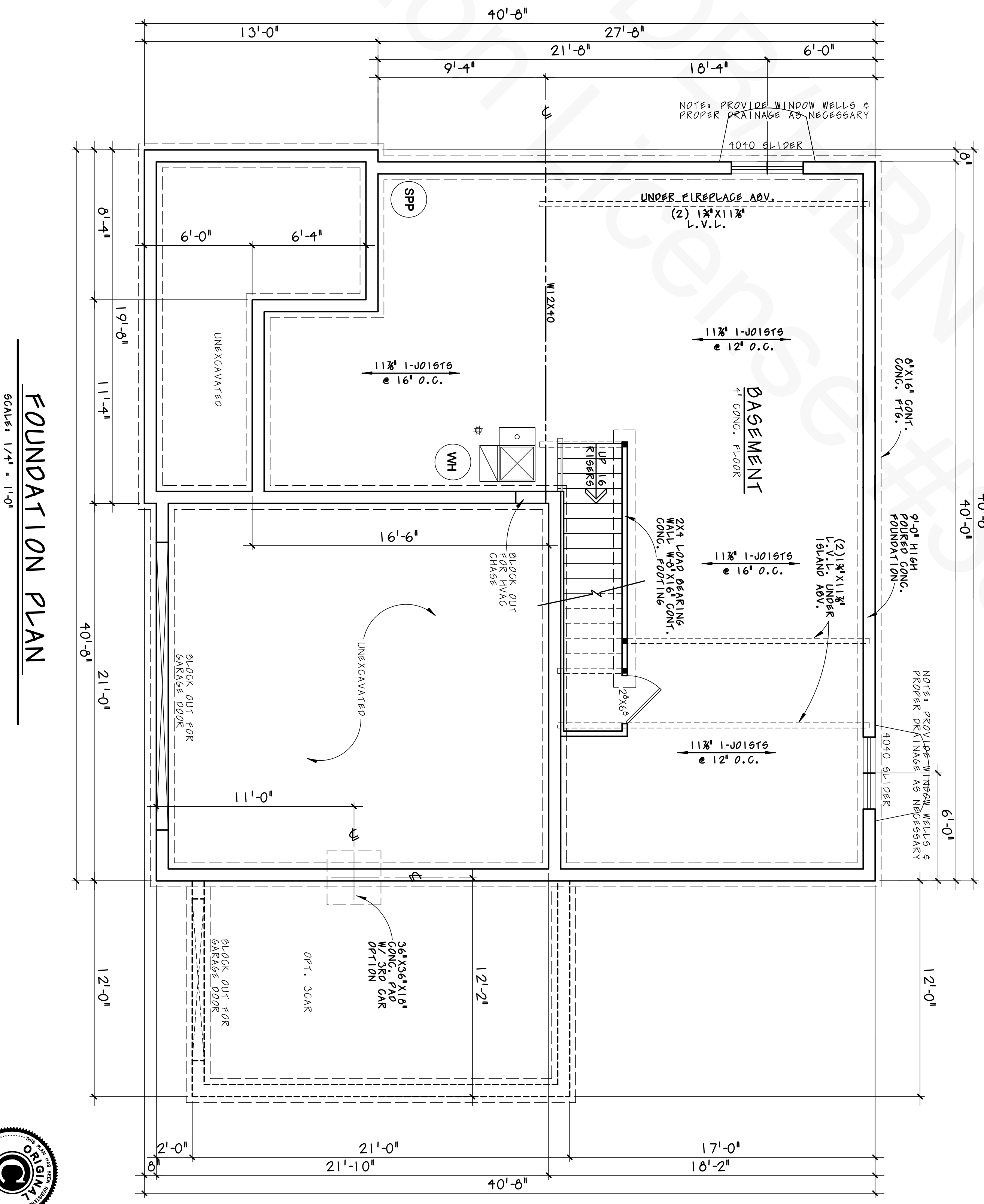
MAIN FLOOR



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

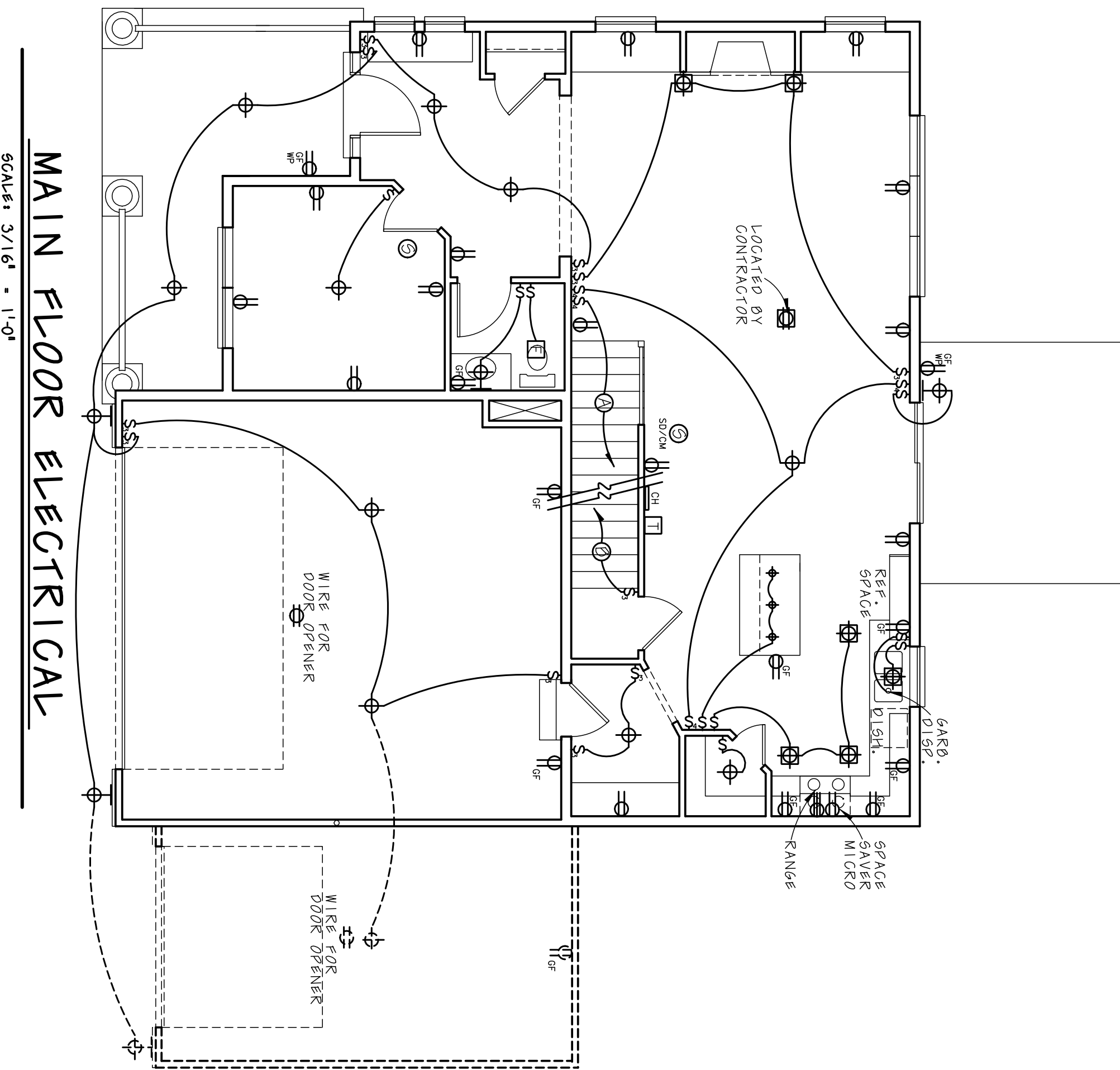


WALL SECTION (1)
SCALE: 3/8" = 1'-0"

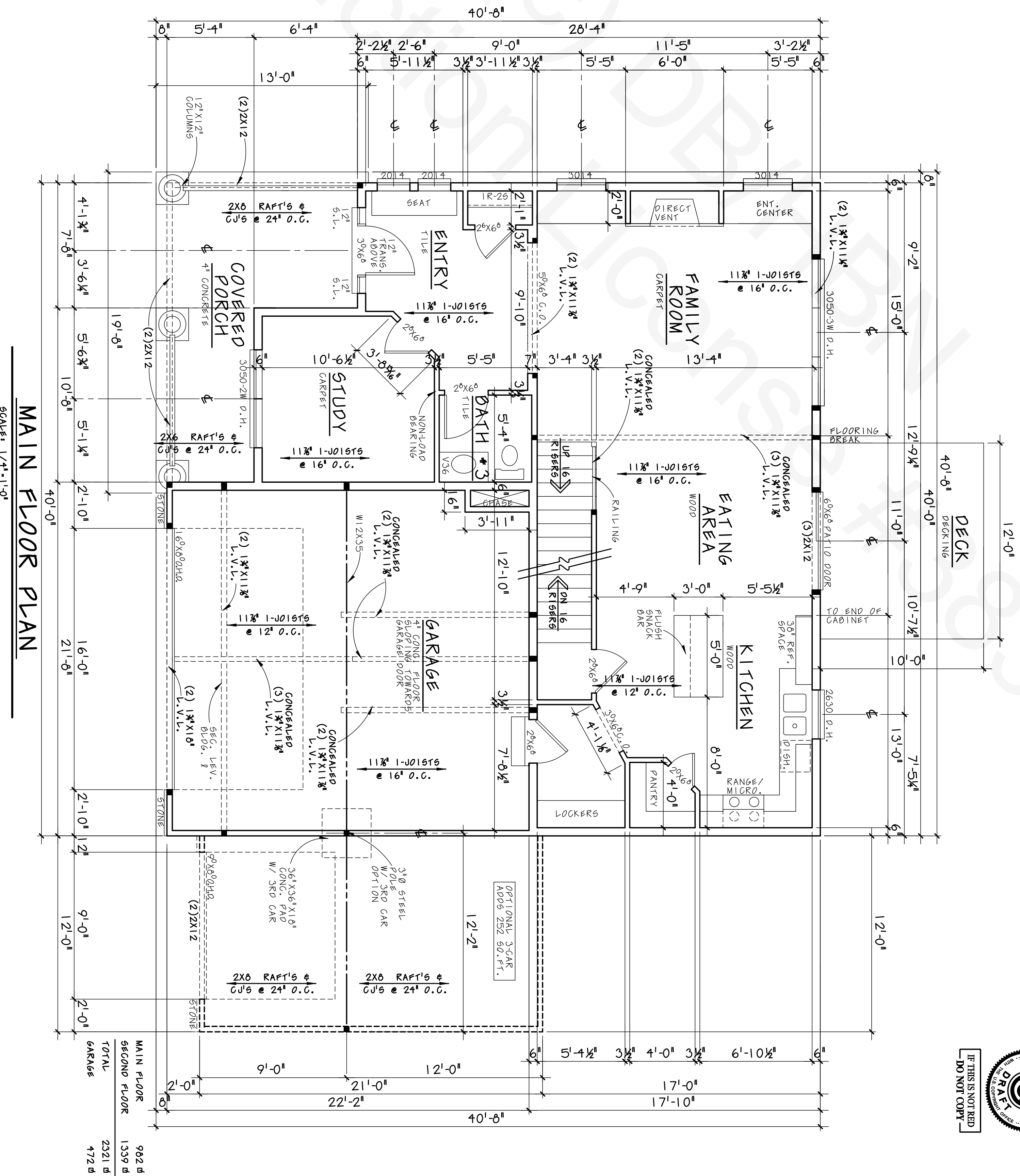


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"





MAIN FLOOR ELECTRICAL



MAIN FLOOR PLAN



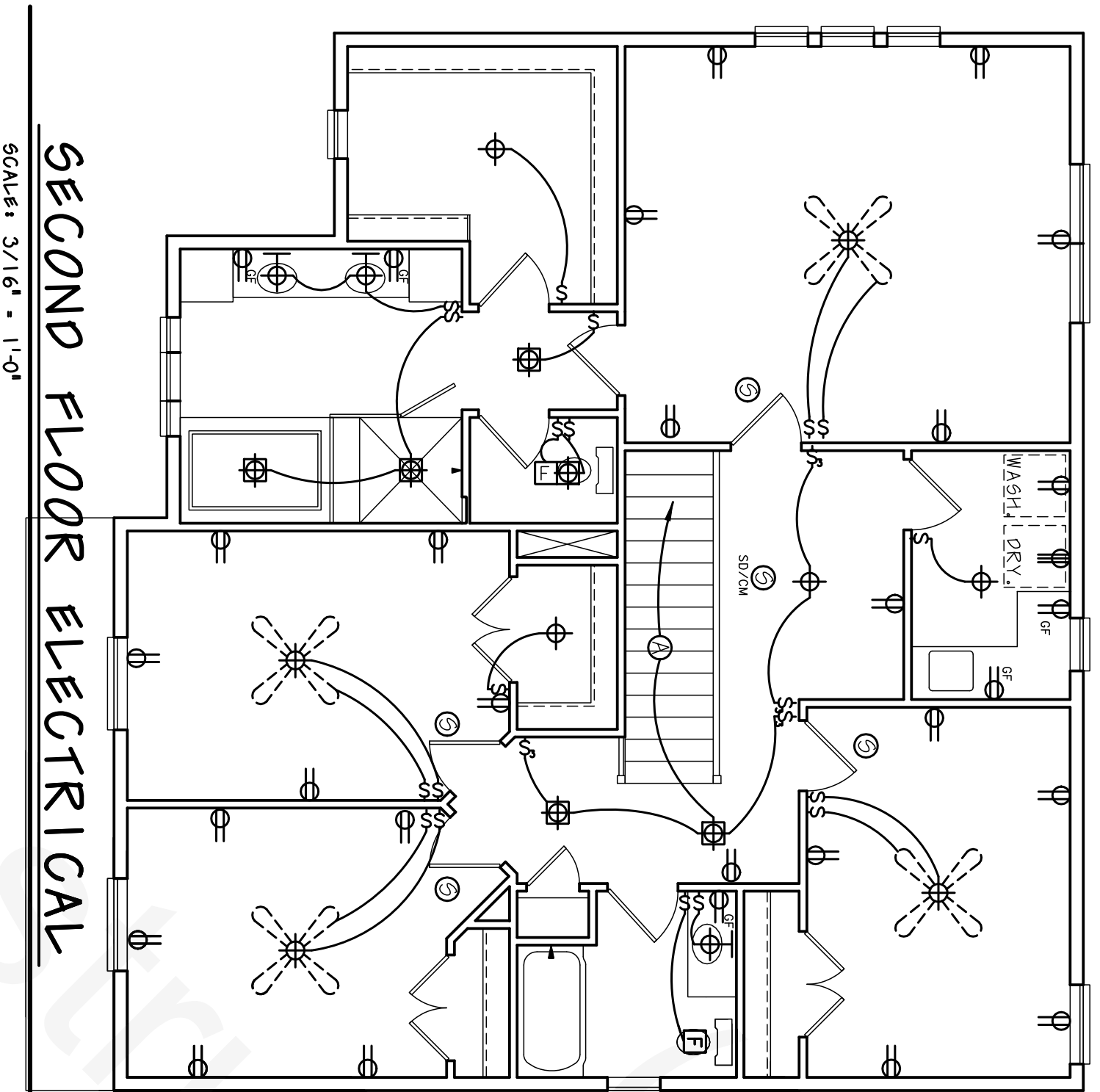
IF THIS IS NOT READ DO NOT COPY

NOTE: ALL EXTERIOR WALLS ARE 6" (5 7/8") STUD WALLS. INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE SHOWN.

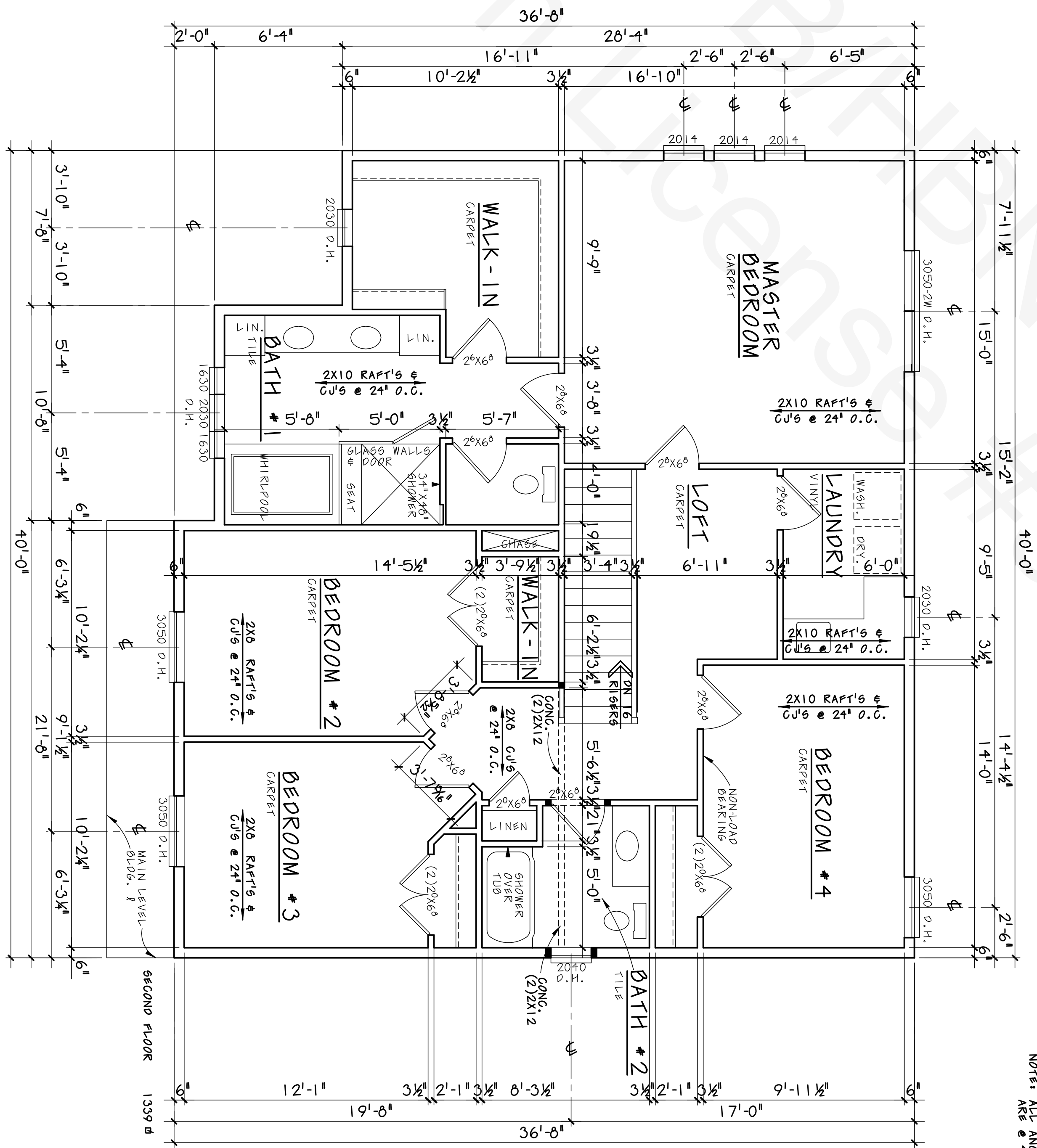
NOTE: ALL MAIN FLOOR WALLS ARE 1/2" UNLESS OTHERWISE NOTED OTHERWISE.

NOTE: ALL ANGLES WALLS ARE #4'S.

NOTE: ALL LVL'S ARE 1.5\"/>



SECOND FLOOR ELECTRICAL
SCALE: 3/16" = 1'-0"



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

- NOTES:
- ALL SECOND FLOOR WALLS ARE 8'-11" HIGH UNLESS NOTED OTHERWISE
 - ALL EXTERIOR WALLS ARE 6" SIG STUD - 2" SHEATHING, ALL INTERIOR WALLS ARE 5" BRICK UNLESS OTHERWISE SHOWN
 - ALL ANGLE WALLS ARE 4" SIG

