

GENERAL NOTES & DESIGN CRITERIA

This plan was designed and drafted by Design Basics, Inc., 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 1. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, Design Basics, Inc. 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, Inc., 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 foot foundations 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
 0" to 3'-6" BOLT SPACING 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
 * Unless noted otherwise, all engineered wood shall have the following characteristics:
 Fb = 2,400 psi Fv = 195 psi E = 2,800,000 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 Veneer 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" sheathing.
 * All exterior walls are 4" (3 1/2" stud plus 7/16" minimum or 1/2" APA rated sheathing).
 * 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 or equal to 3 ft. use 4x6 Doug. Fir or 3 1/2"x6" EWS glulam.
 (2) Load bearing and more than 3 ft. use (2) 1 3/4" x 9 1/4" LVL or 3 1/2"x10 1/2" EWS glulam.
 (3) Non-load bearing and less than or equal to 6 ft. use 4x6 Doug. Fir or 3 1/2"x6" EWS glulam.
 (4) Non-load bearing and more than 6 ft. use (2) 1 3/4" x 9 1/4" LVL or 3 1/2"x10 1/2" EWS glulam.
 (5) All exterior openings use (2) 1 3/4" x 9 1/4" LVL or 3 1/2"x7 1/2" minimum unless noted otherwise.
 * All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
 * 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.).
 * Do not mix dimension lumber with engineered wood in floor systems.
 * Provide LVL or I-joist blocking between joists and cantilevers.
 * Provide squash blocks at I-joists under brick faced fireplaces

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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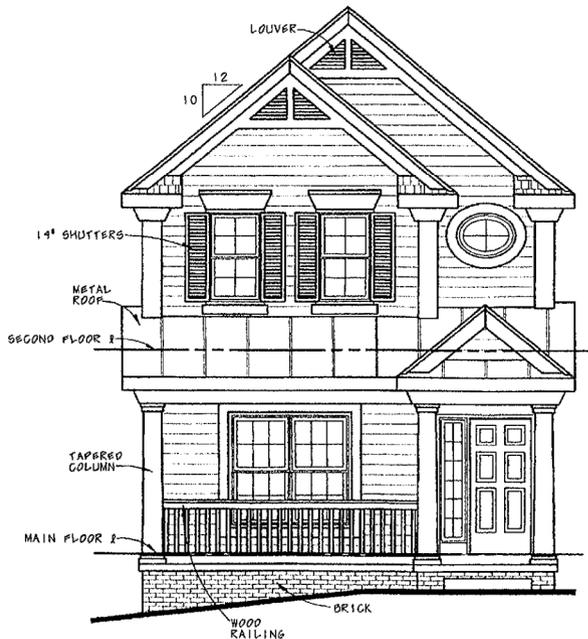
ABBREVIATIONS

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	Rafts	UNEX	Unexcavated
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WASH	Washer
BSMT	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	Cantilever	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	f	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	STRUCT	Structural	4W	Four Wide
CONC	Concrete	G & N	Glued & Nailed	PC	Pull Chord	T.C.	Trash Compactor	CL	Center Line
DBL	Double	G.L.	GlueLam Header	PICT	Picture	T & G	Tongue & Groove	W	With
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom	Ø	Diameter

ARTIST CONCEPTION ONLY

ARTWORK NOT TO SCALE

HOLLISTER



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SYMBOLS

Detail Number	Wood Frame Wall	Furnace
Section Number	Concrete	Flue & Duct
Direction of Section	Brick or Stone	Floor Drain
Square Footage	Earth	Supply Air (Floor)
Roof Pitch Ratio	Granular or Gravel Fill	Supply Air (Ceiling)
Ceiling Pattern Detail W/Height	Batt Insulation	Shower Head
Roof Louver	Blown Insulation	Sillcock
	Minimum 3"x3" Solid Bearing or as required	

ELECTRICAL LEGEND

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

NOTE: WIRE SMOKE DETECTORS IN SERIES

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