

Disclaimer:

This plan was designed and drafted by Providence House Design 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 code and requirements can change and may vary from jurisdiction to jurisdiction, Providence House Design cannot warrant compliance with any specific code or regulation. Consult your local building officials to determine the suitability of these plans for your specific site and application. This plan can be adapted for your local 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 (County, City, State and Federal). The purchaser and/or builder of this plan release the Designer from and 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 Providence House Design, who will promptly verify, and if necessary, correct the working drawings. And work done after such a discovery will be done at the contractor's expense.

Design Loads:

Floors: 40 PSF Live, 15 PSF Dead

Roof: 30 PSF Live, 15 PSF Dead

Ceiling: 10 PSF Live, 5 PSF Dead

Soil Bearing Capacity: 1500 PSF

Concrete (slabs, walls and footings): 3000 PSI

* Live Loads, Dead Loads, Wind Loads, Snow Loads, Lateral Loads, Seismic Zoning and any specialty loading conditions must 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.

Note: Rendering is for conceptual purposes only, all finishes and details subject to change.



Specifications:

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 concrete pads to have # 5 rods @ 12" o.c. each way, unless noted otherwise.

*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 to be embedded 15 " in concrete walls.

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 shimms in all beam pockets.

*Steel pipe columns are to be 3" Inside diameter unless noted otherwise.

FRAMING MEMBERS: *Unless noted otherwise, all framing lumber shall have the following characteristics:

*Fb= 1000 PSI * Fv= 75 PSI *E= 400,000 PSI

Contractor to confirm the size , spacing and stress characteristics of all framing and structural members to local code requirements.

*Hole sizes and locations in GluLam or Laminated Veneered Lumber (LVL) members are to be confirmed by a professional Link 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.

*Calculated dimensions take precedence over scaled dimensions.

*All exterior walls are dimensioned to the outside of studs.

*All exterior walls to be sheathed with continuous structural sheathing, and provide wind bracing per IRC 602.10.5

*All subflooring is assumed to be 3/4 " thick, glued & nailed.*All angled walls on floor plans are at 45 degree angle unless noted otherwise.

*Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless otherwise noted.

*Unless noted otherwise, headers above all openings that are:

(1) Load bearing less than or equal to 3ft. use 4x6.

(2) Load bearing and more than 3ft. use (2) 2x12 with 1/2" Plywood between.

(3) Non-load bearing and less than or equal to 6ft. use 4x6.

(4) Non-load bearing and more than 6ft. 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 1"x3" cross-bridging on all spans over 8'-0" and (2) rows of (2) of 1"x3" cross-bridging on all spans over 16'-0".

* Collar ties are to be spaced 4'-0" On Center, All purlins and kickers are to be 2x6, unless noted otherwise.

*Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (LVL).

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. Windows , if not noted, are assumed to be casements.

*Header heights are labeled to bottom of transoms.

*Confirm window openings for your local egress requirements and minimum light and ventilation requirements.

*Provide fall protection hardware per local code.

*Headroom at stairs shall have a minimum clearance of 6'-8" high.

*Provide proper handrails at stairs per local codes.

*Mechanical and electrical layouts are suggested only. Consult your me 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.



SCALE: As Noted

DRAWN BY: TJH

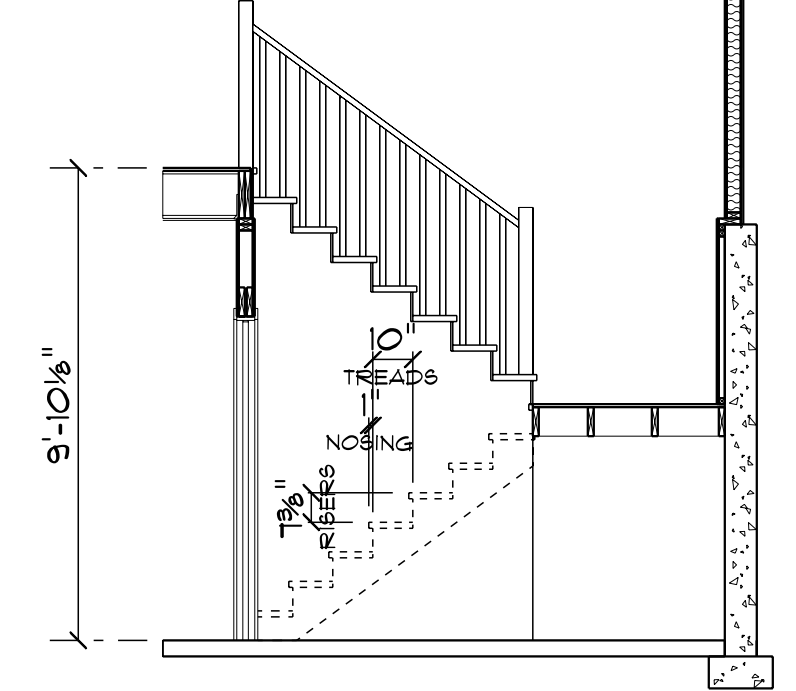
DATE: Sunday, November 2, 2025

PROVIDENCE
HOUSE DESIGN

Fox Cottage Elev. 2

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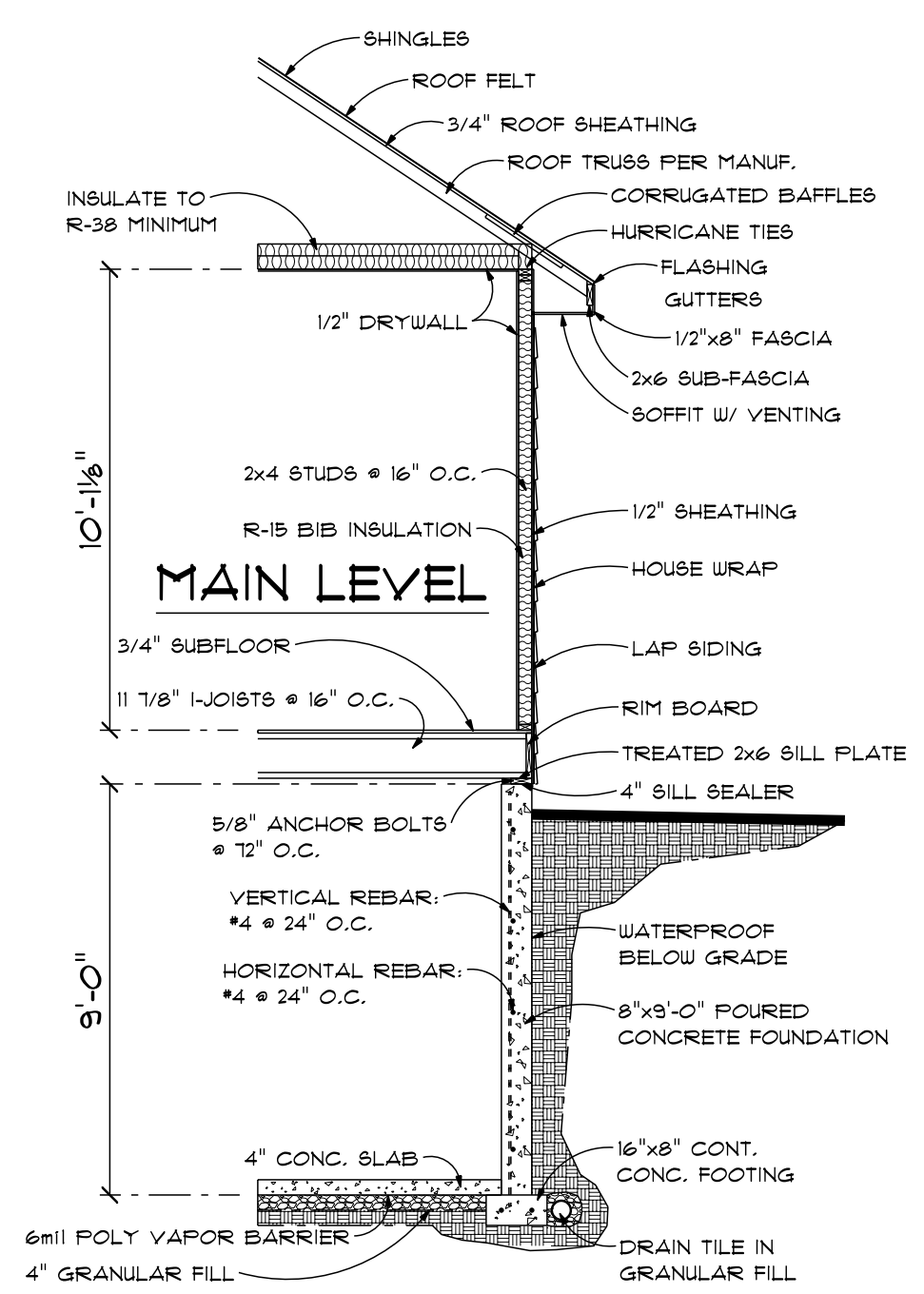
NOTES:
 1. PROVIDE HANDRAIL PER CODE
 2. MAINTAIN 6'-8" MIN. HEADROOM PER CODE
 3. VERIFY FINISH FLOOR MATERIALS W/ CONTRACTOR & ADJUST AS NECESSARY
 VERIFY FLOOR TO FLOOR & RISER DIMENSIONS W/ AS BUILT CONDITIONS PRIOR TO STAIR CONSTRUCTION



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



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



TYPICAL WALL SECTION
 SCALE: 1/4" = 1'-0"



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



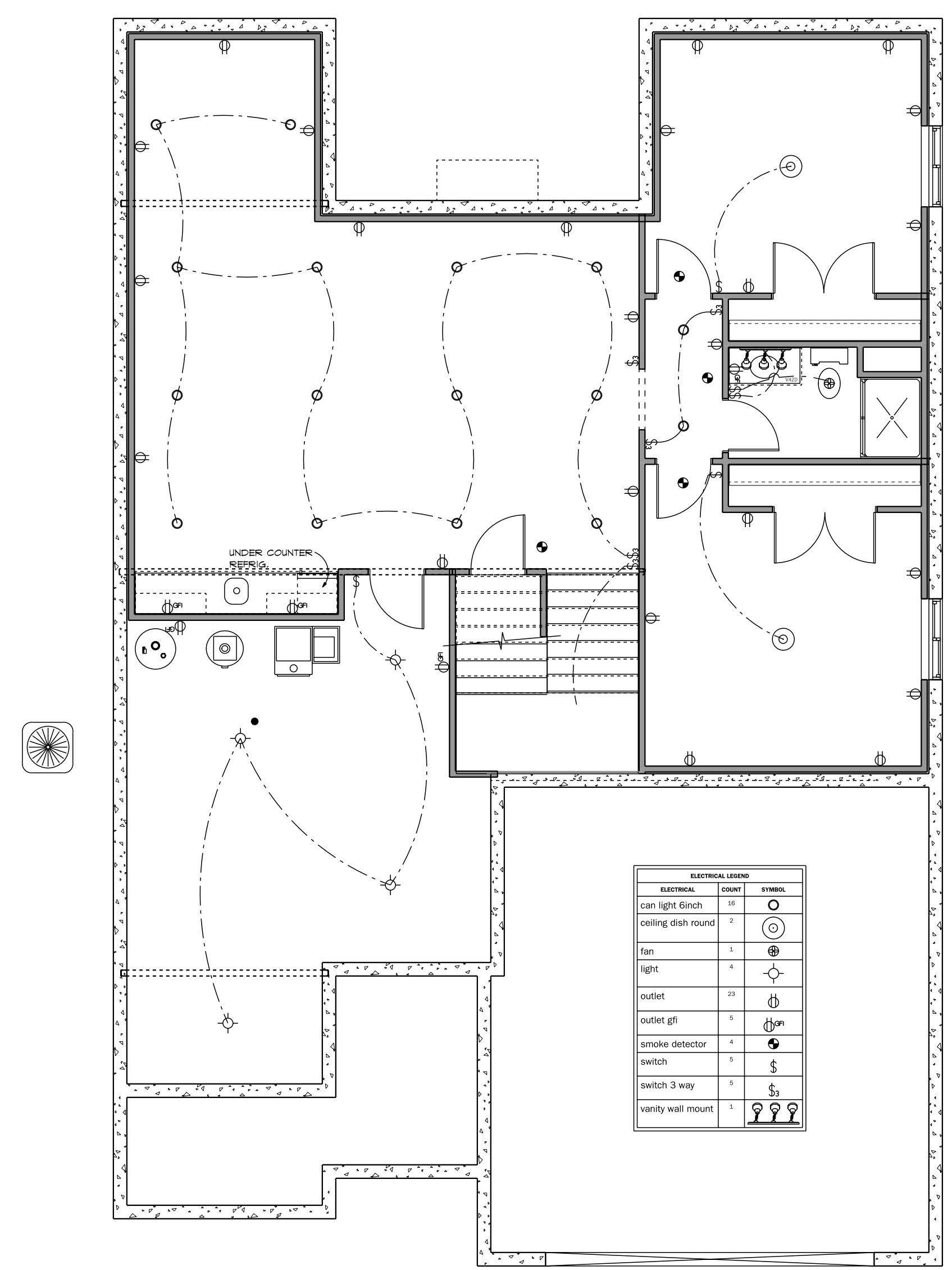
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



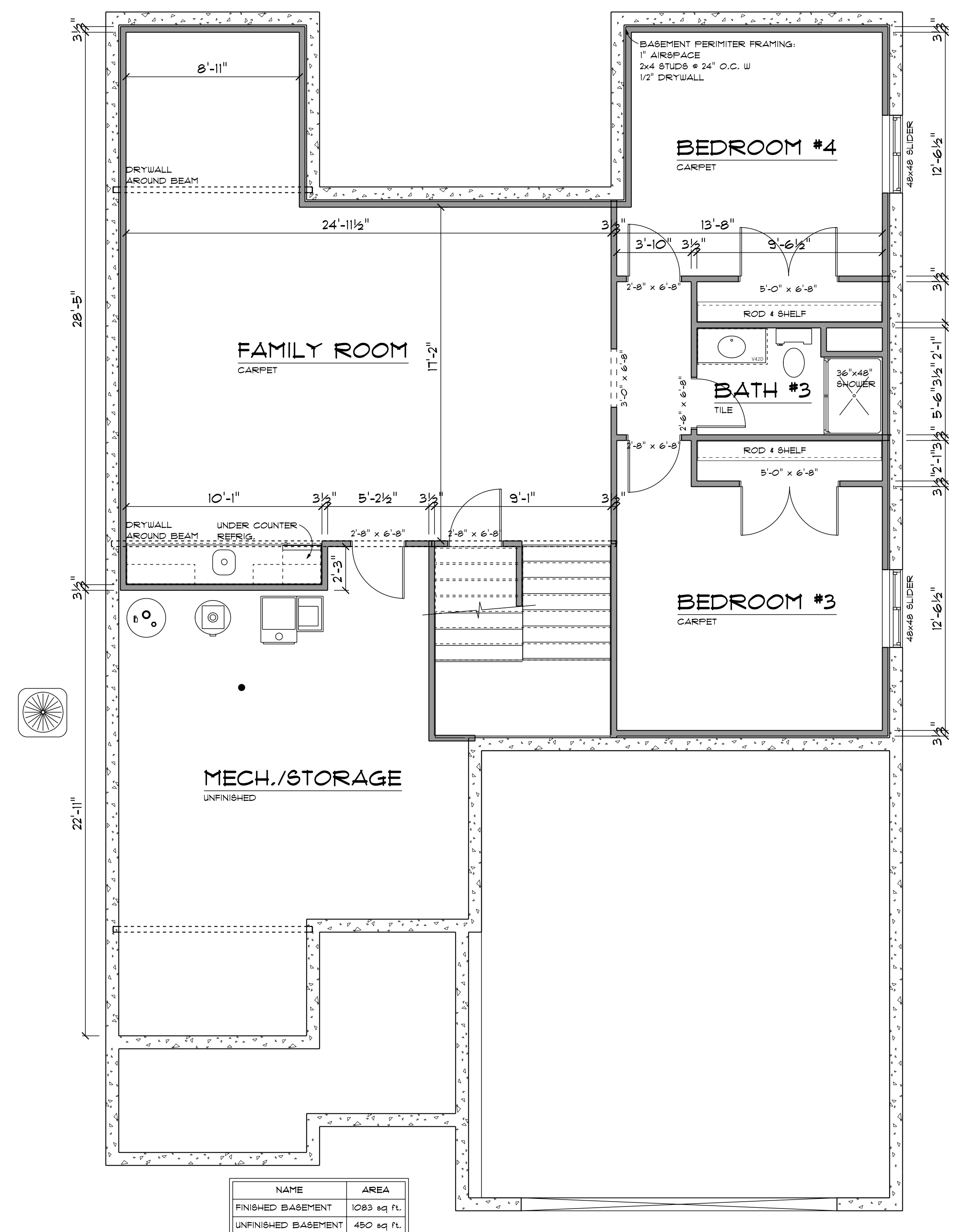
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PROVIDE WINDOW WELL W/
PROPER DRAINAGE AS
NECESSARY

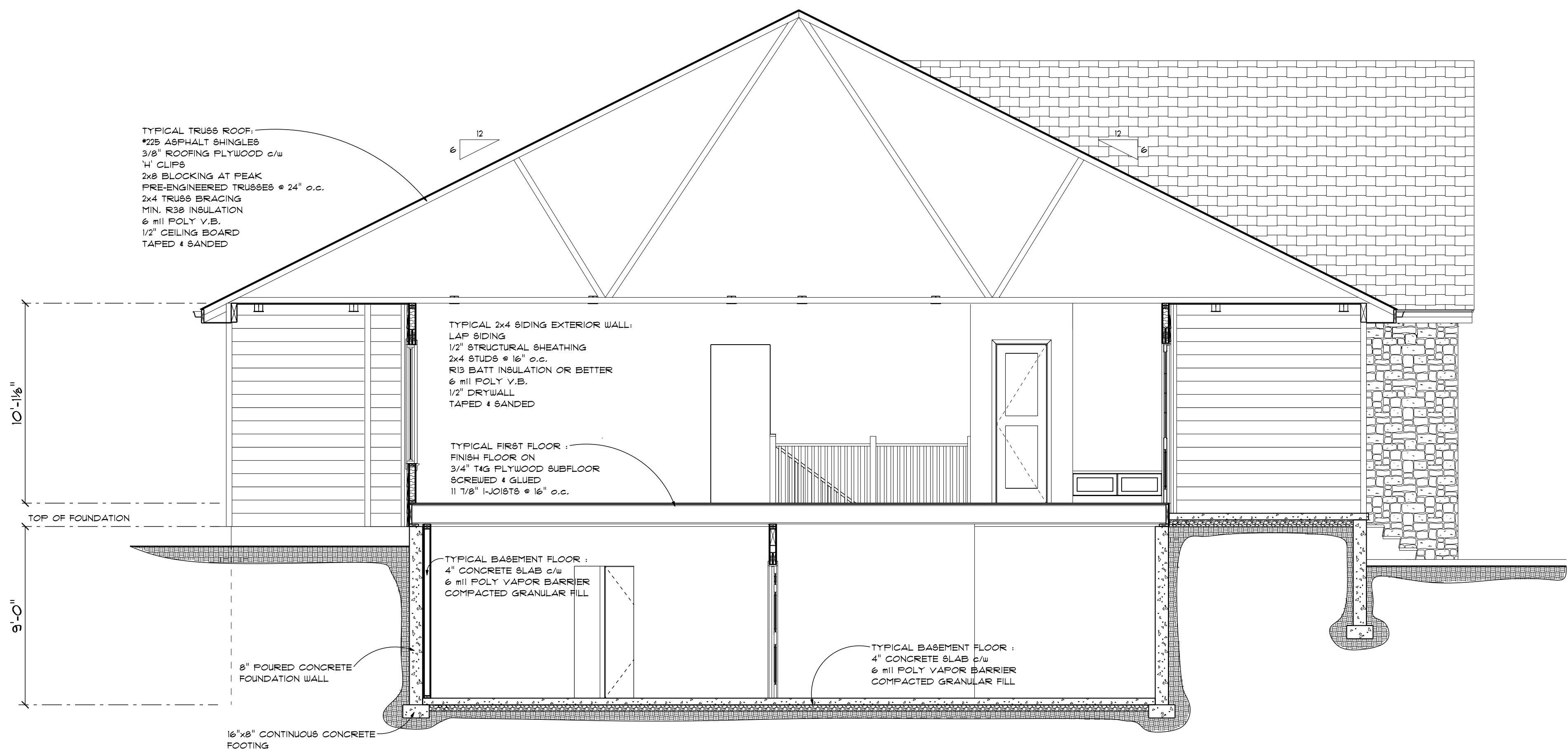
PROVIDE WINDOW WELL W/
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NECESSARY



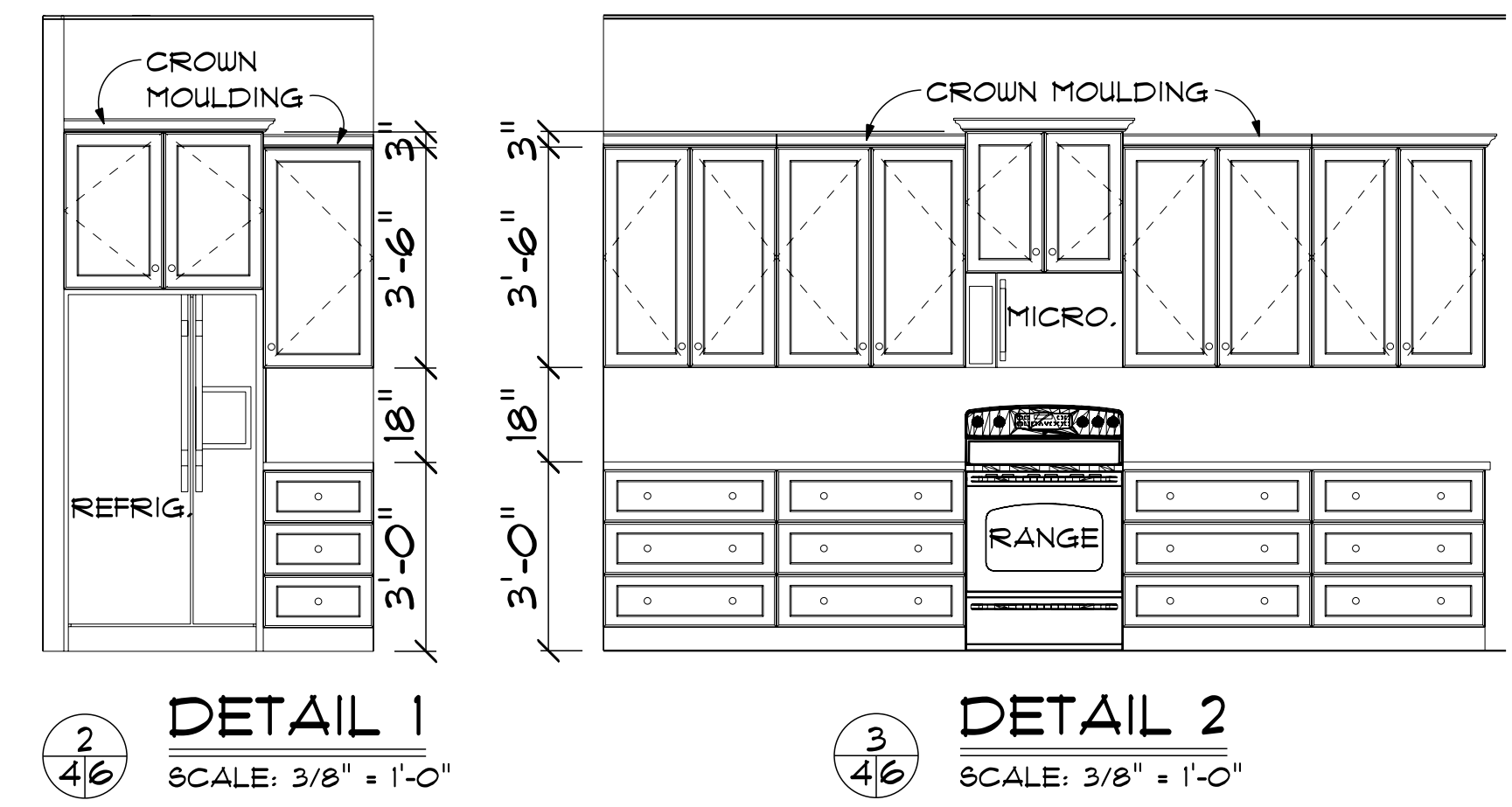
BASEMENT ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"



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

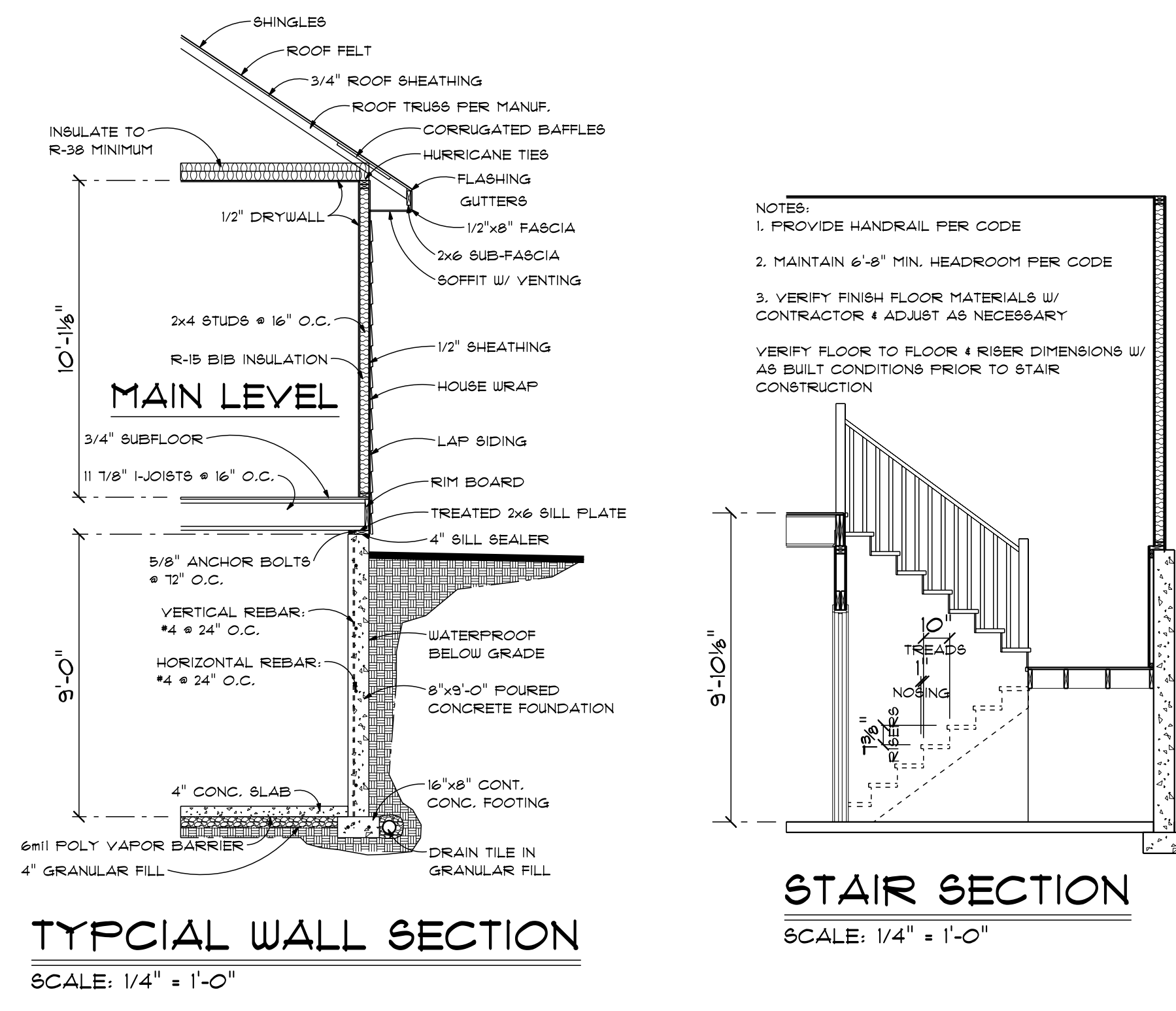


CROSS SECTION
SCALE: 1/4" = 1'-0"



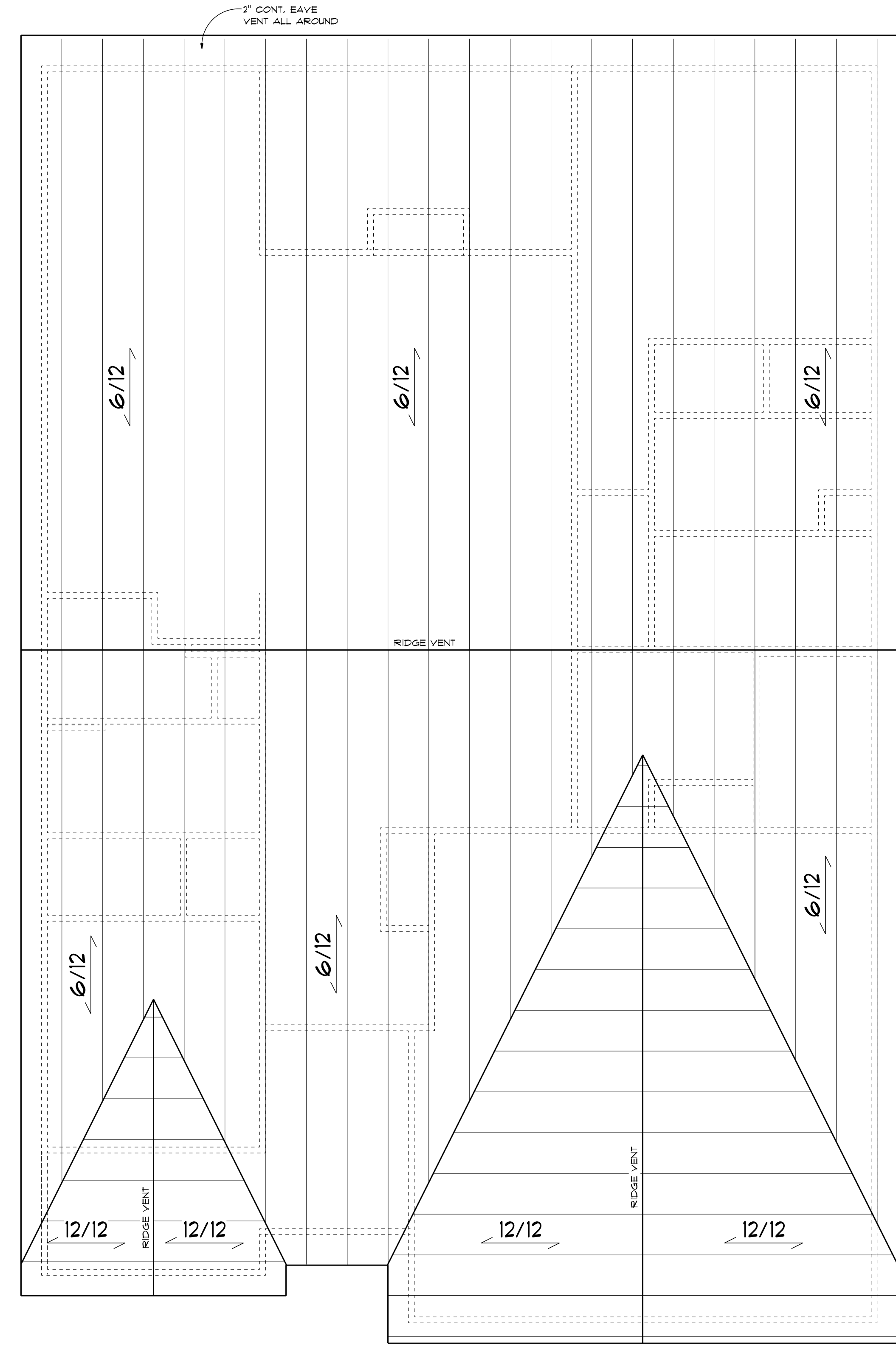
DETAIL 1
SCALE: 3/8" = 1'-0"

DETAIL 2
SCALE: 3/8" = 1'-0"

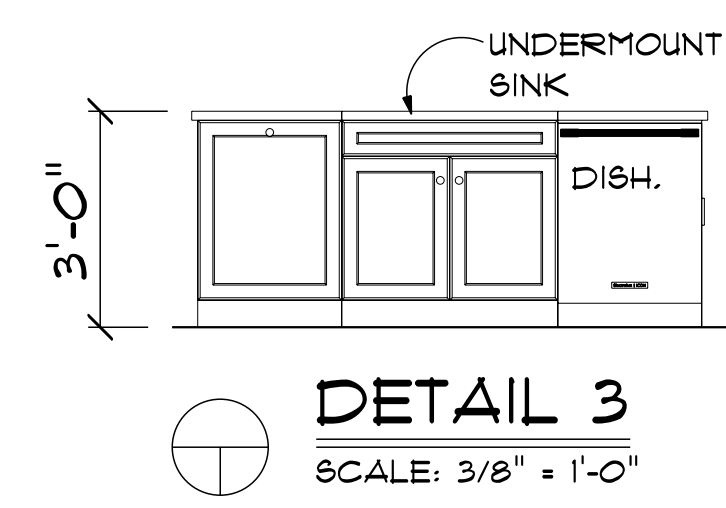


TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"

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



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



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