

GENERAL NOTES & DESIGN CRITERIA

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 5/8" bolts embedded 12" in concrete walls.

REBAR & BOLT SCHEDULE: reinforcing must be located 2" from inside face of wall

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#5 @ 15" o.c.	#5 @ 18" o.c.
10" Wall thickness (w-brick)	#5 @ 16" o.c.	#5 @ 15" 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" sheathing.
- All exterior walls are 4" (3 1/2" stud plus 1/2" sheathing). All interior walls are 3 1/2" unless otherwise shown.
- Calculated dimensions take precedence over scaled dimensions.
- All Main level walls are 10'-1 1/8" high unless otherwise noted or implied.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.



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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.
 - (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.
- All exterior openings use (2) 2x12 w/1/2" Plywood between.
- All trusses are 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.).

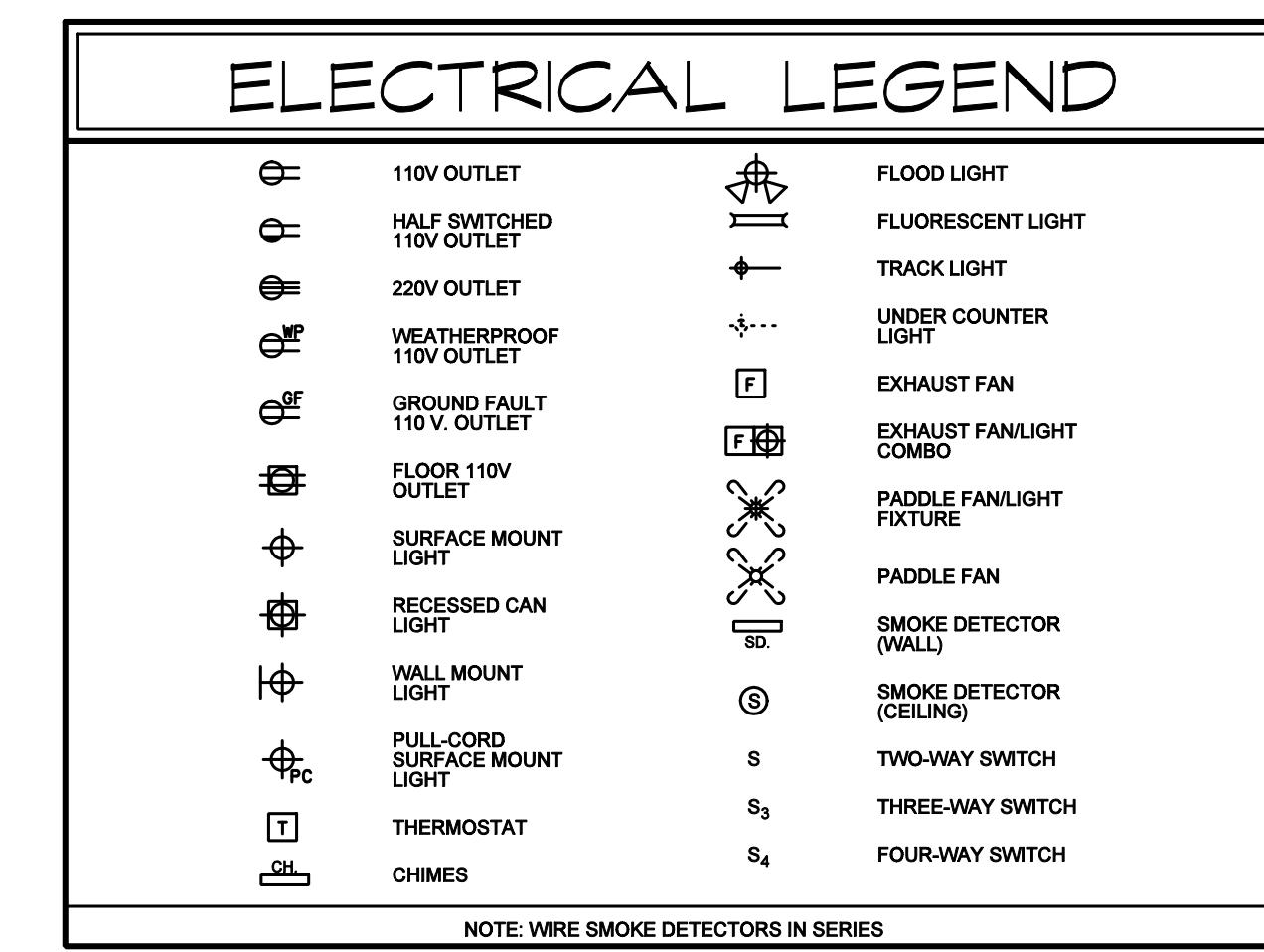
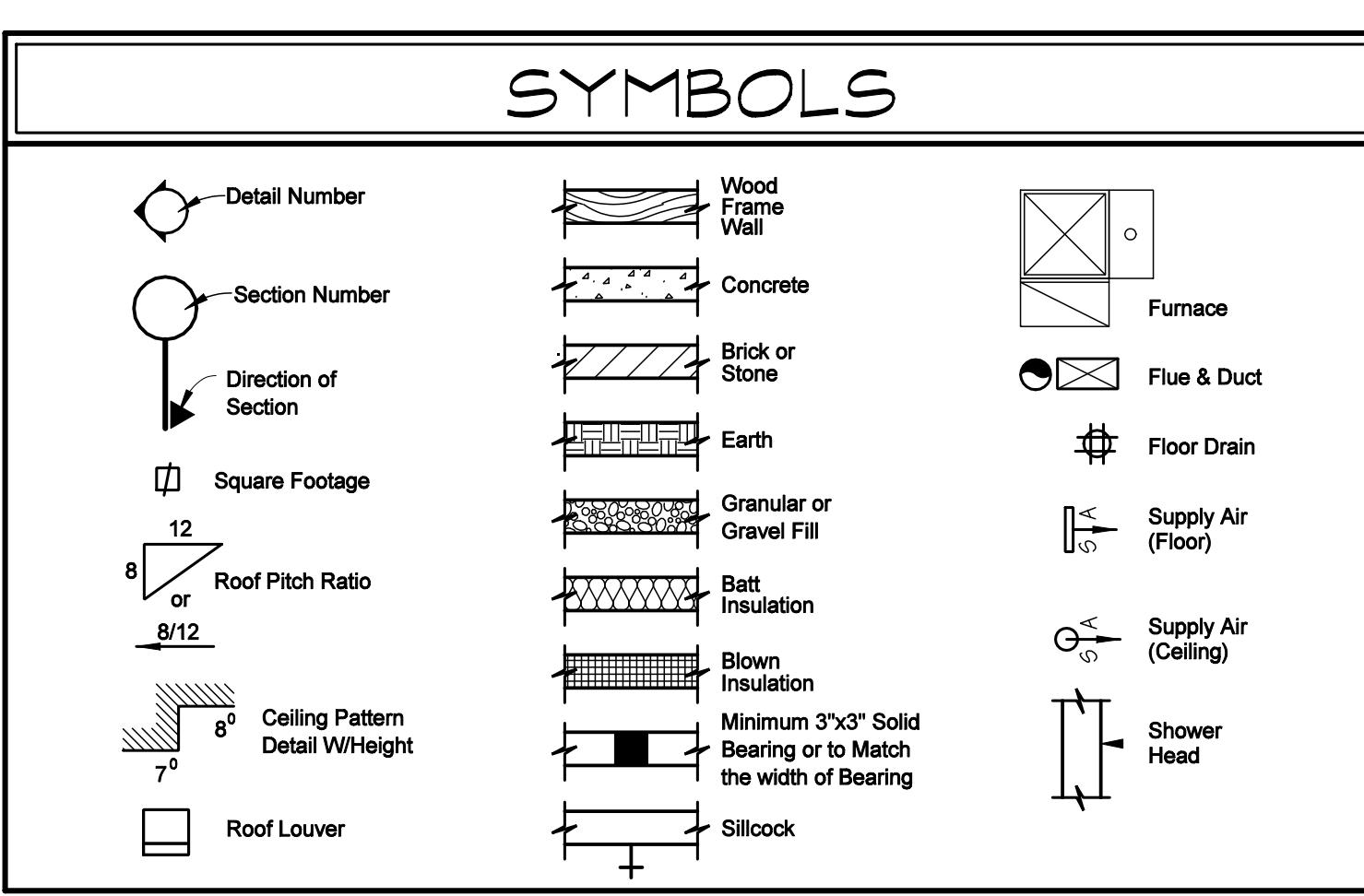
MISC. NOTES:

- 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 flute 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

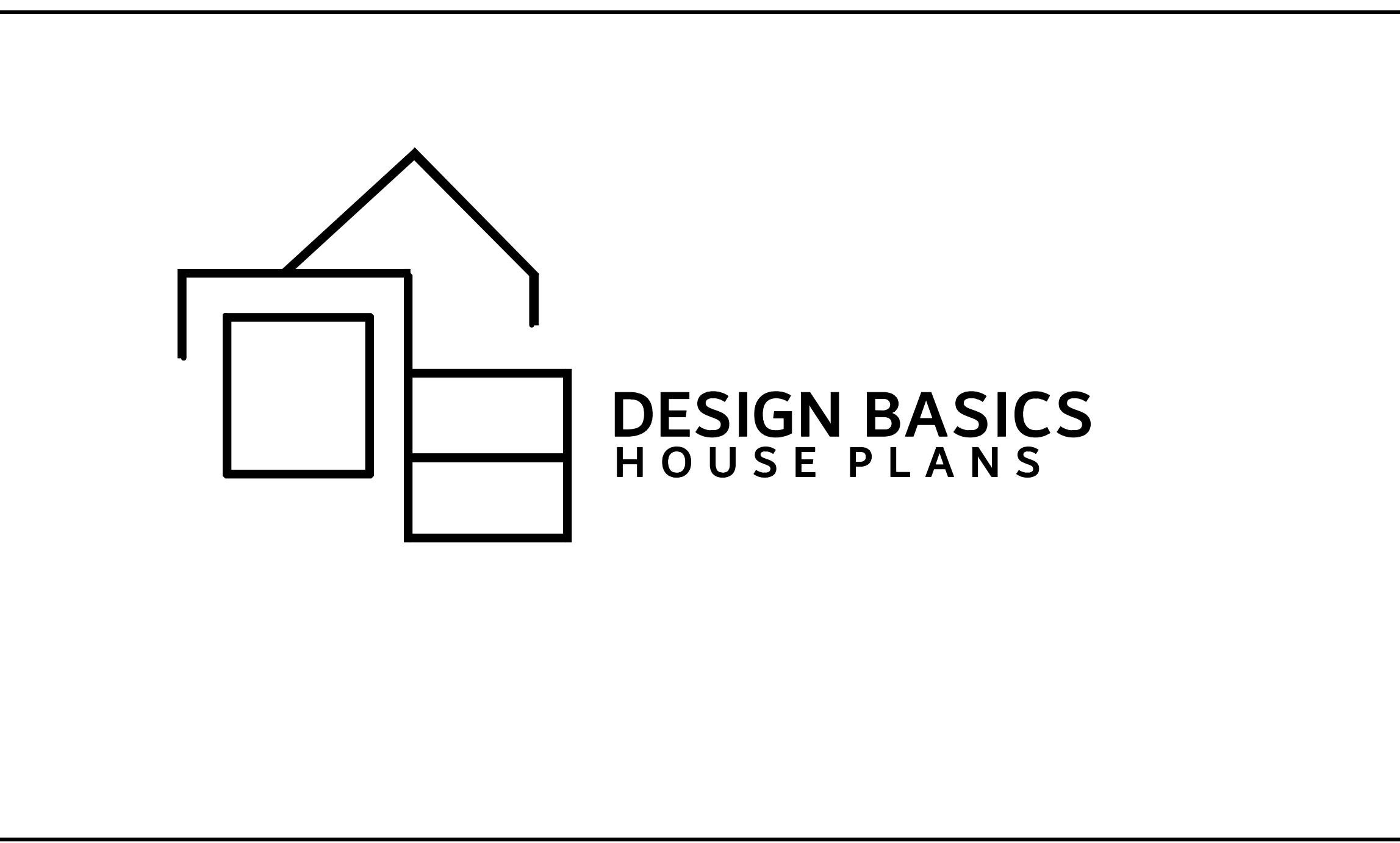
- Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plans call for (2) different pitches at a hip.
- Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.
- Design Basics, LLC. 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.



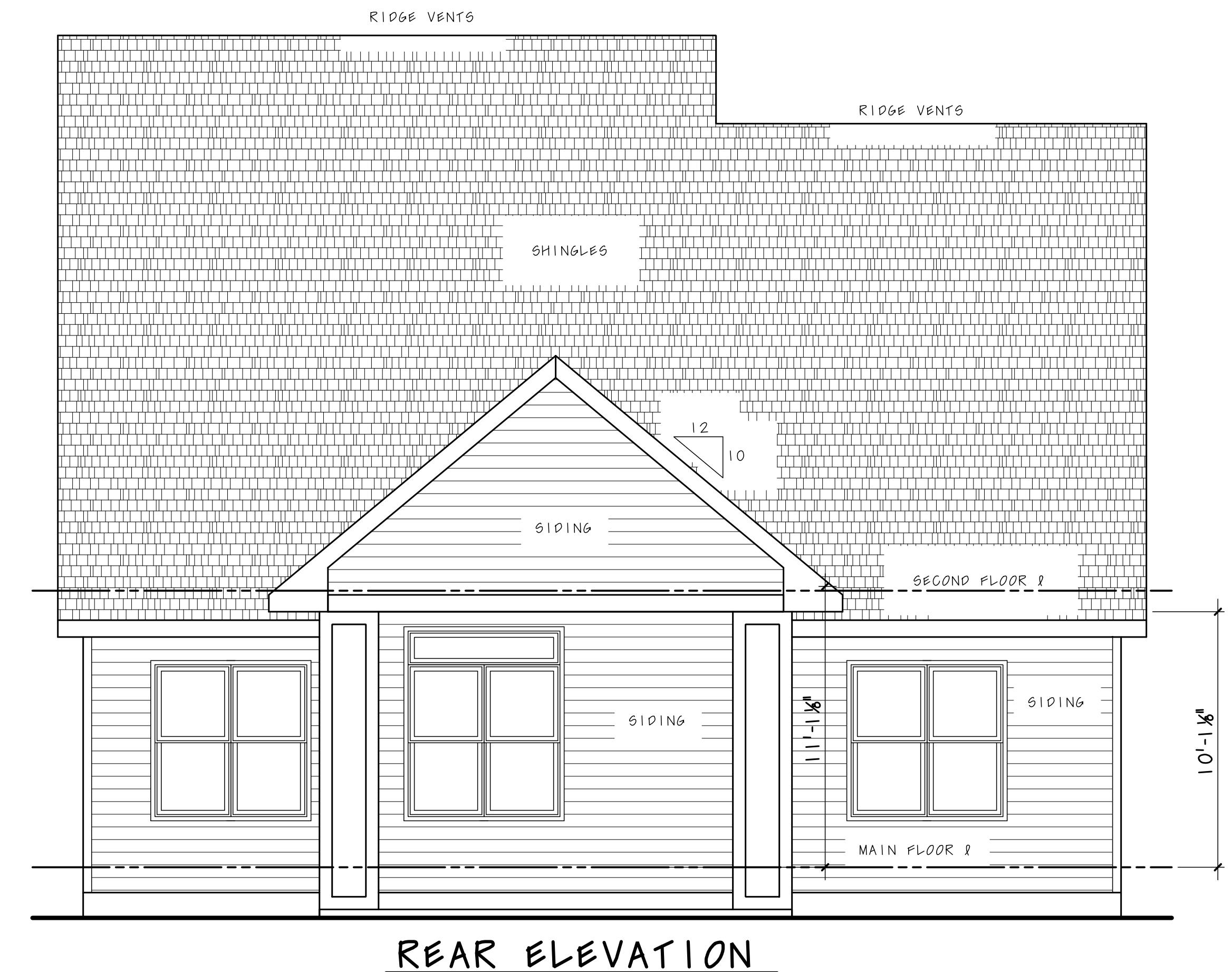
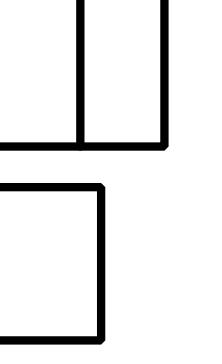
ABBREVIATIONS

A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trapezoid
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Underframe	UNEX	Unexcavated
AWN	Awning	DRY	Dryer	JST	Joist	RAFTS	Water	WASH	Washed
BLDG	Building	EAR	Ear	LVL	Laminated Veneer Lumber	REFRIG	Water Heater	WD	Wood
BSMT	Basement	ENT	Entertainment	LIN	Linens	RM	Water Heater	WH	Water Heater
BTM	Bottom	EXP	Exposure	MAX	Maximum	SEC	Second	W.W.	Welded Wire Mesh
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	W.W.M.	Welded Wire Mesh
CANT	Cantilever	FIN	Finned	MICRO	Micro	S.L.	Slope	@	Underframe
C.J.	Ceiling Joint	F.J.	Floor Joist	MIN	Minimum	SPP	Sump Pump Pit	2W	Two Wide
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	STA	Stationary	3W	Three Wide
CEIL	Ceiling	FTQ	Footing	O.C.	On Center	STD	Standard	4W	Four Wide
CMU	Concrete Masonry Unit	G.V.	Garage	O.H.D.	Overhead Door	STL	Steel	Center Line	With Diameter
C.O.	Cased Opening	GARB	Garbage Disposal	OPNG	Opening	STRUCT	Structural		
CONC	Concrete	G & N	Glued & Nailed	P.C.	Pull Chord	T.C.	Trash Compactor		
DBL	Double	G.L.	Gluelam Header	PICT	Picture	T & G	Tongue & Groove		
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom		

Chatfield Modern



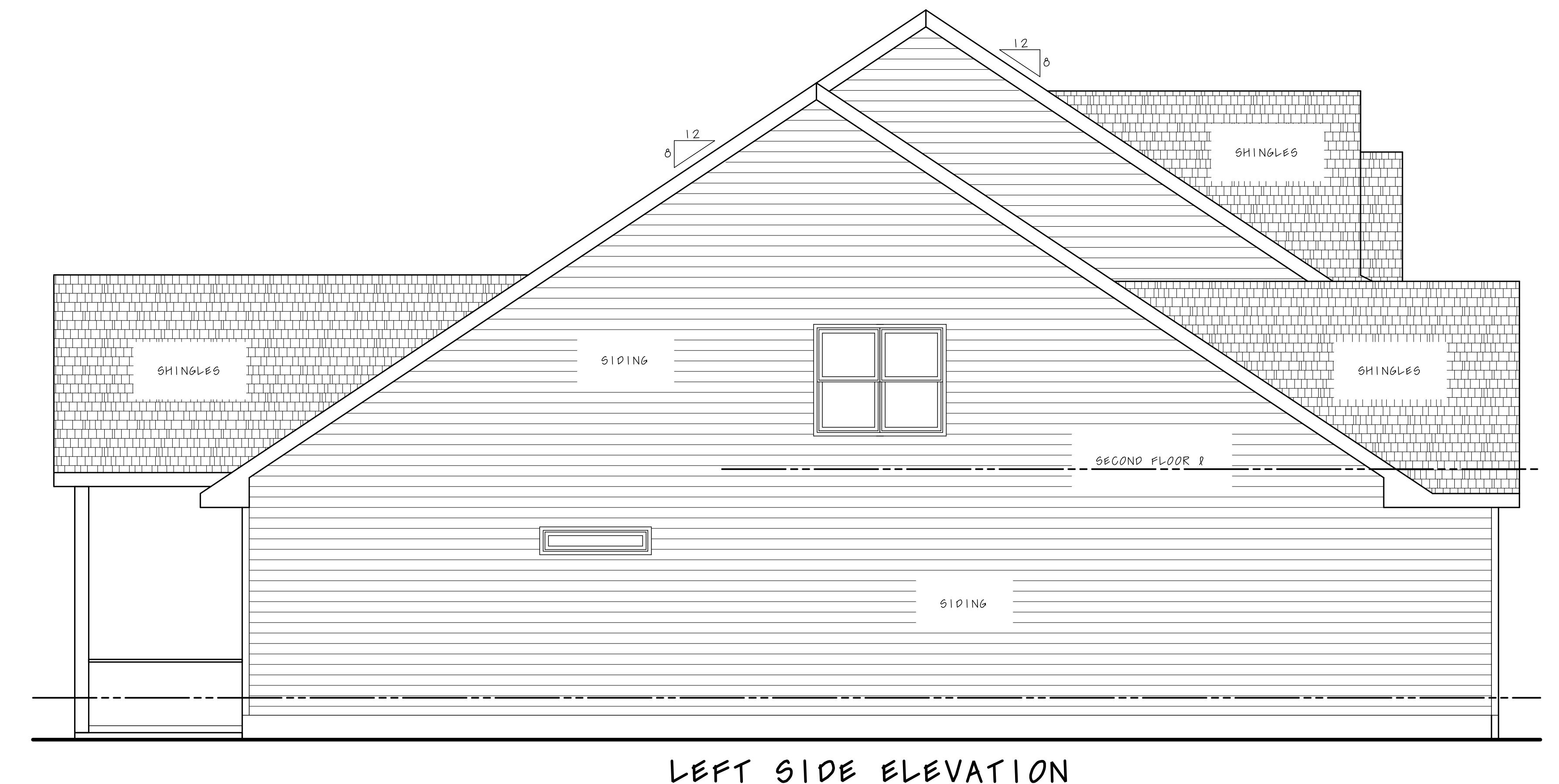
AREA	60. FT.
FIRST FLOOR	1594
SECOND FLOOR	637
TOTAL LIVING	2431
GARAGE	623
FRONT PORCH	156
PATIO	205

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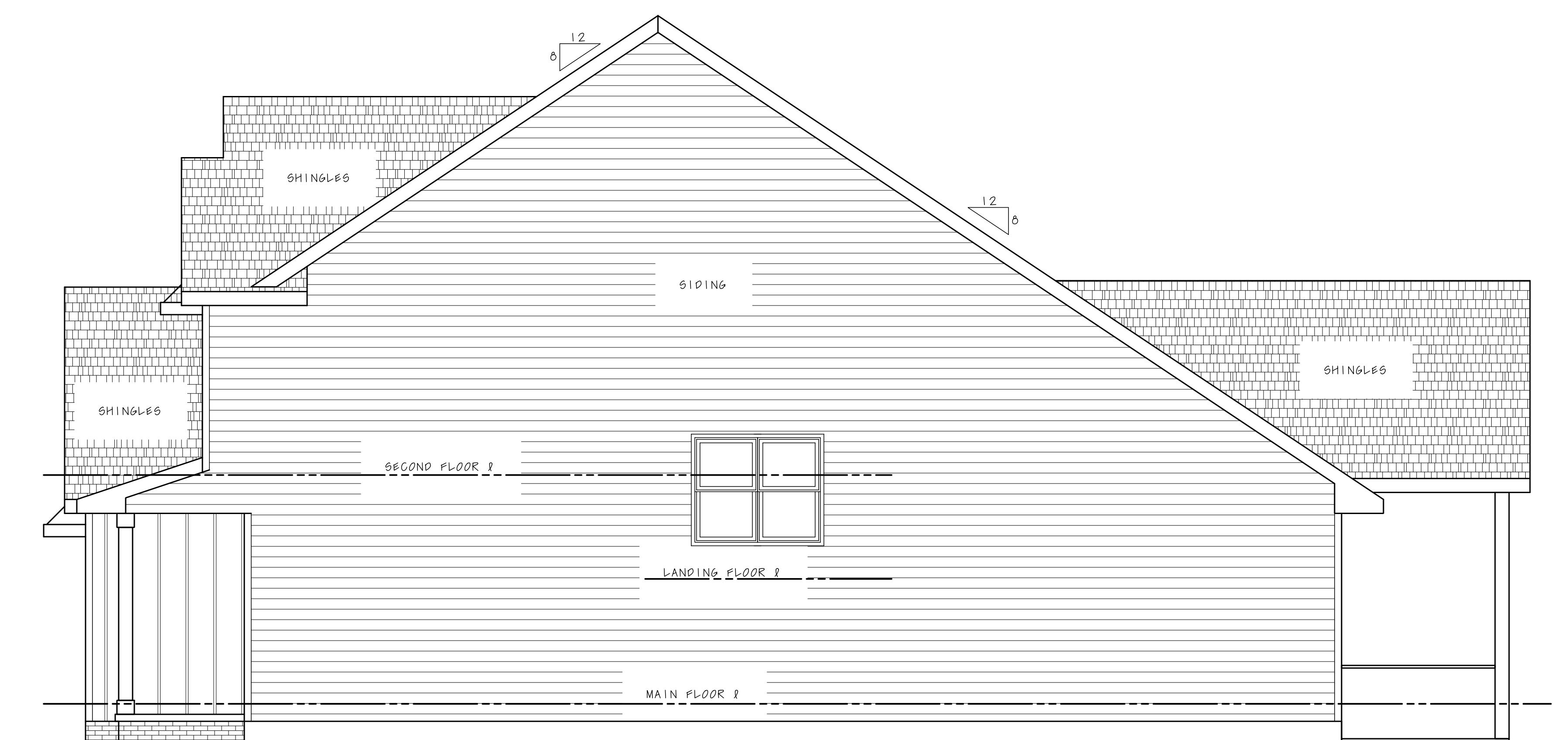
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LEFT SIDE ELEVATION

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



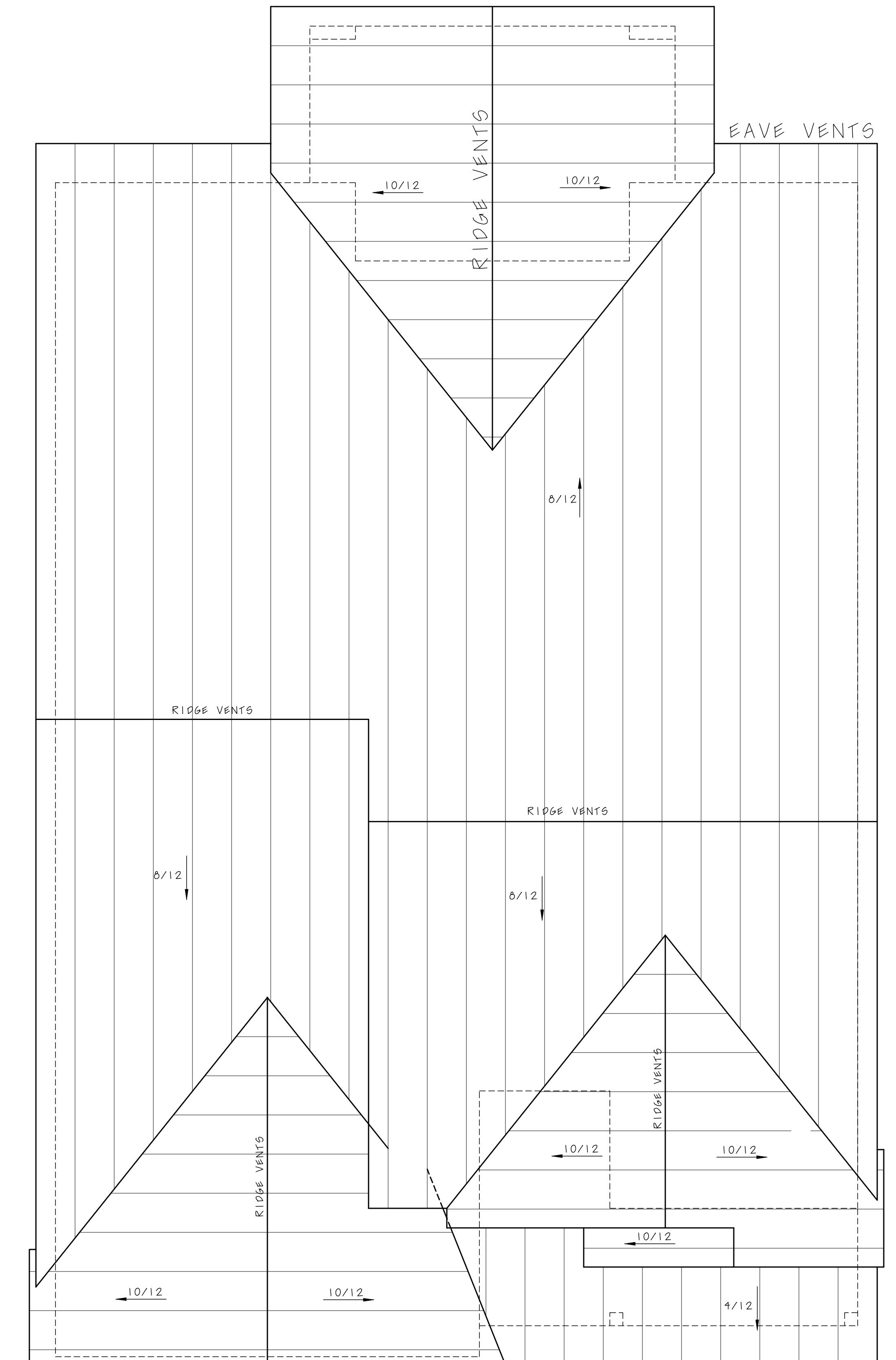
RIGHT SIDE ELEVATION

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

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ROOF PLAN

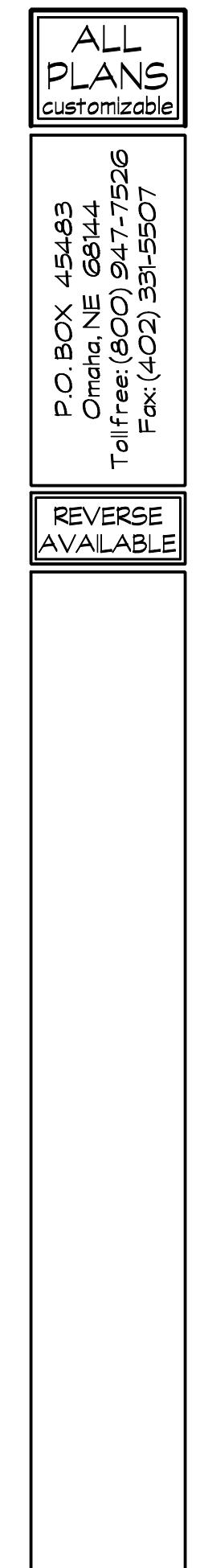
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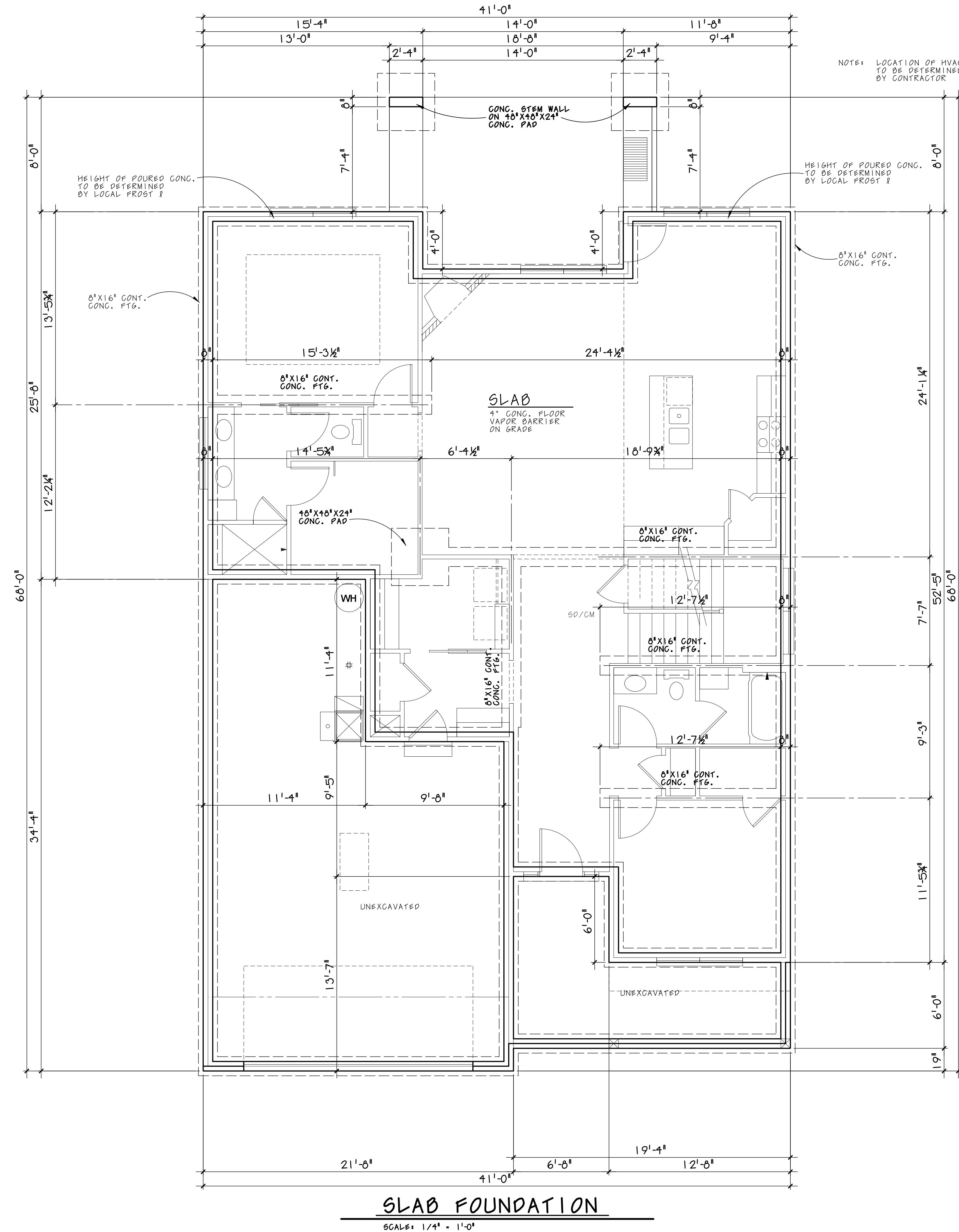
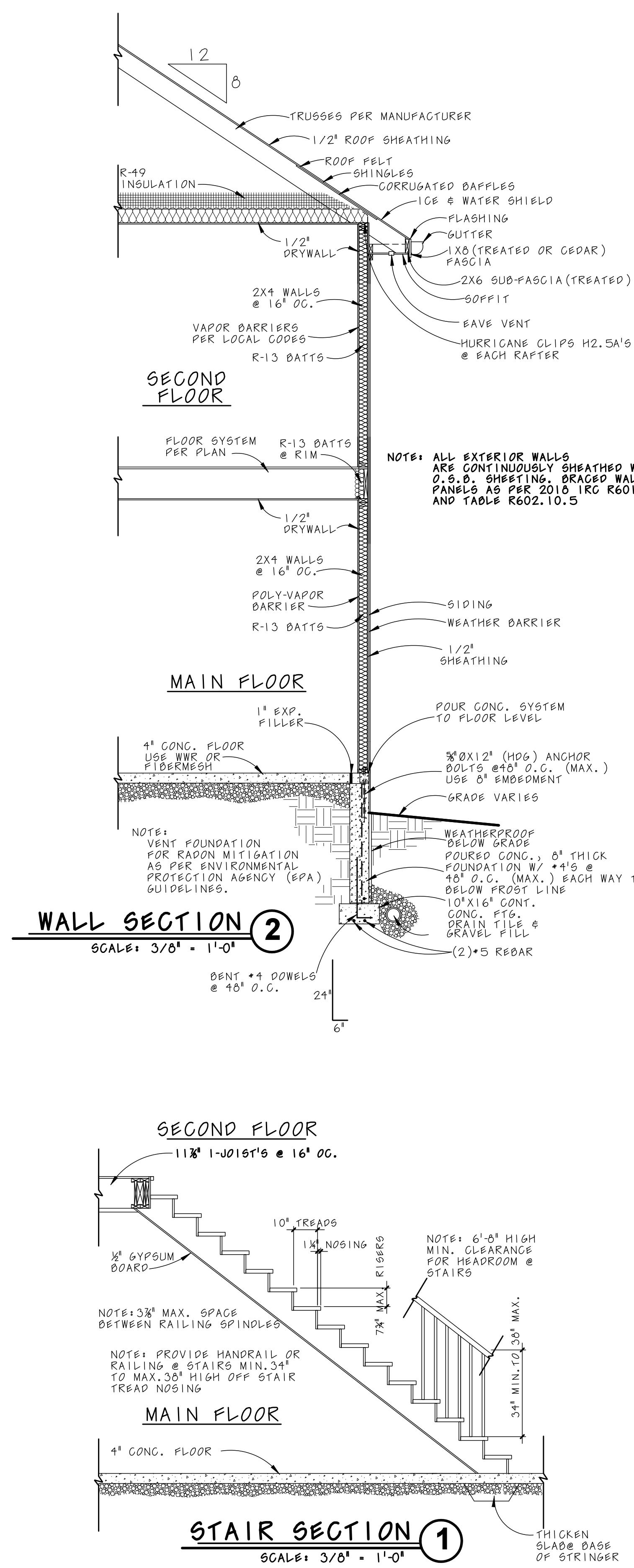
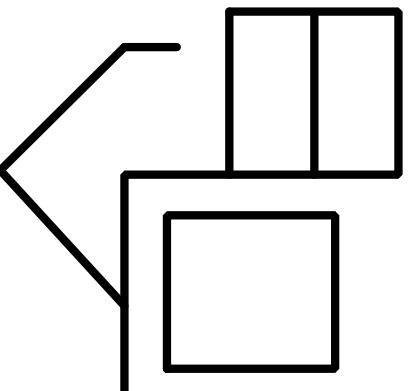
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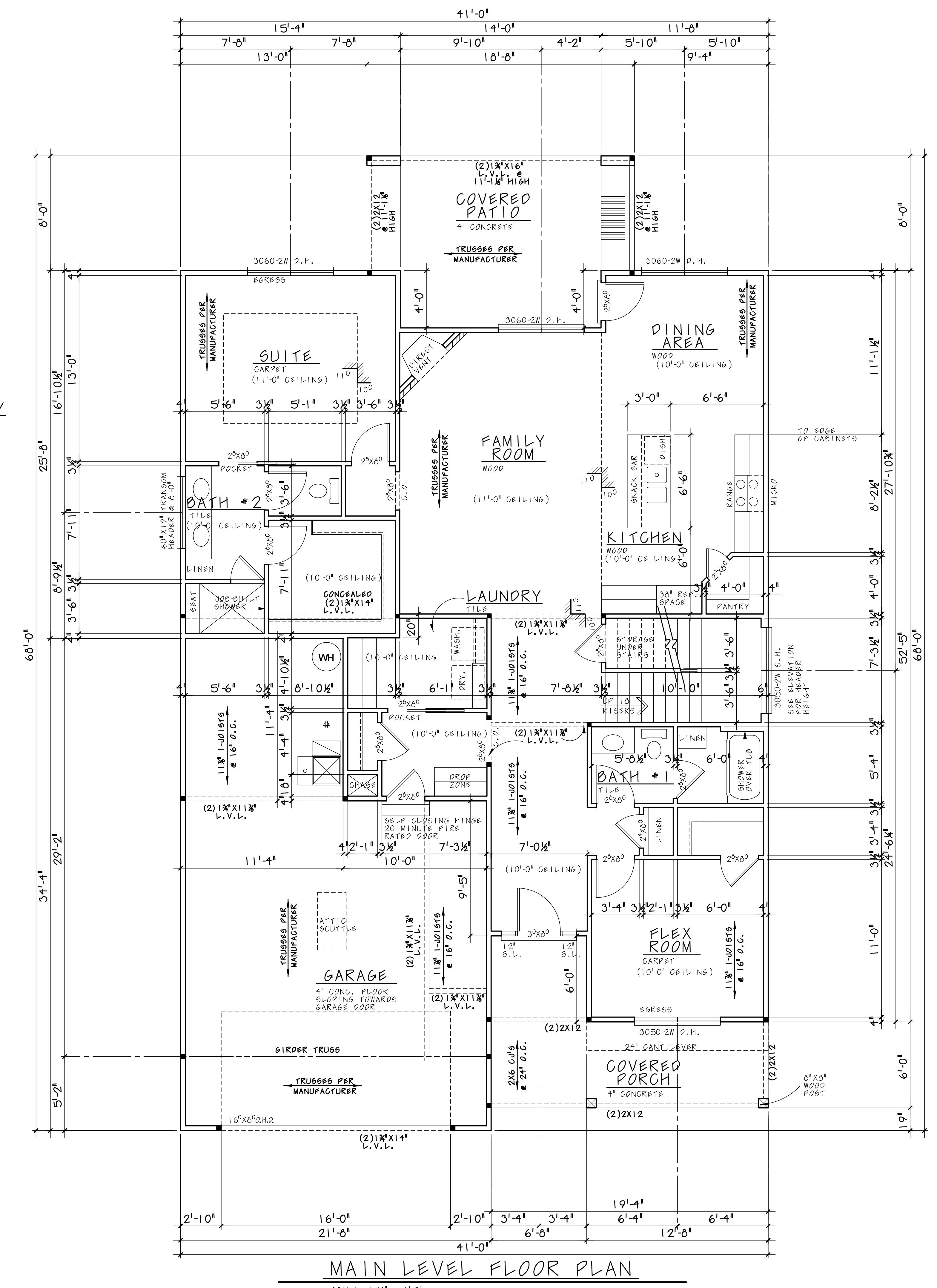
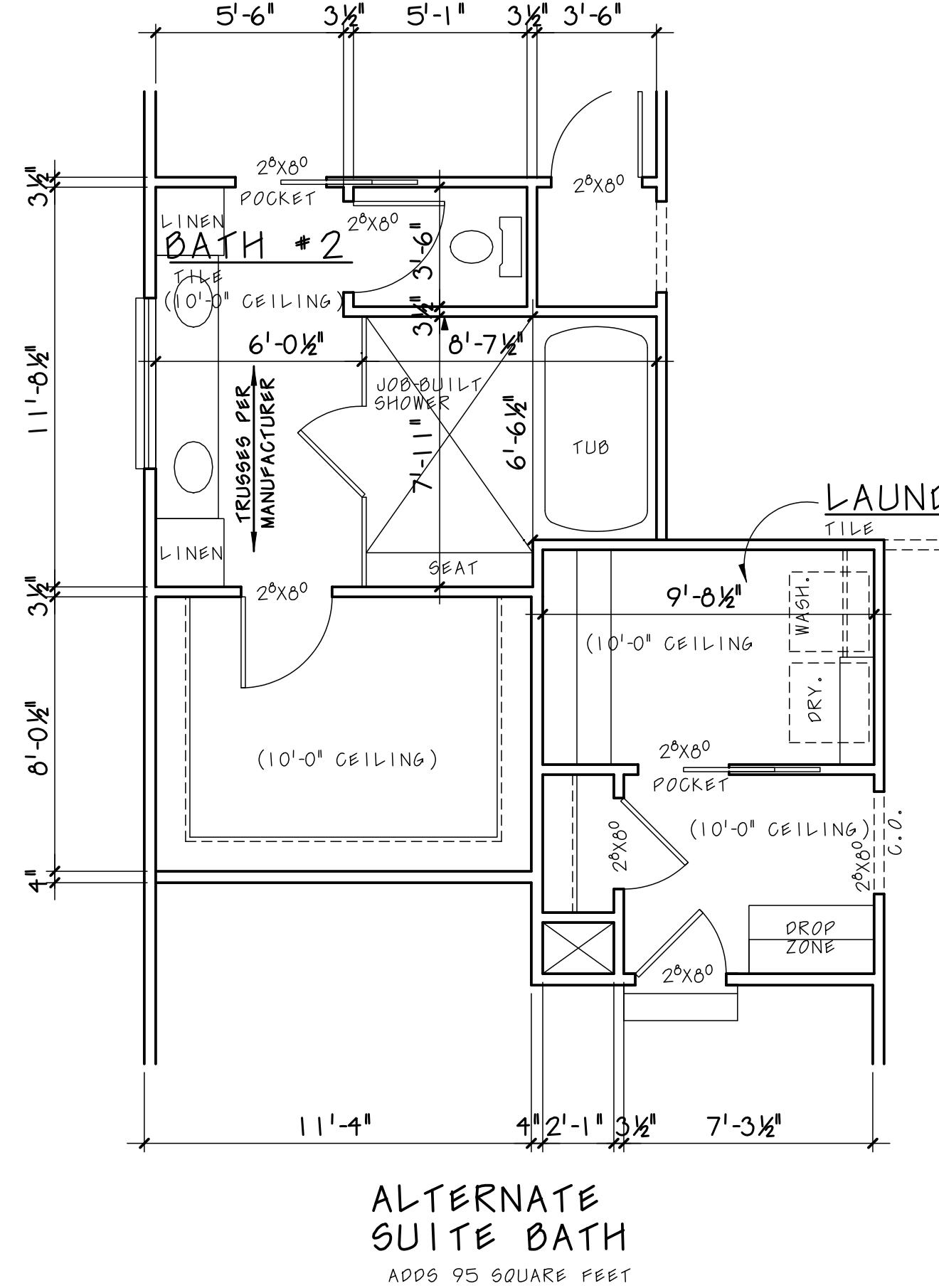
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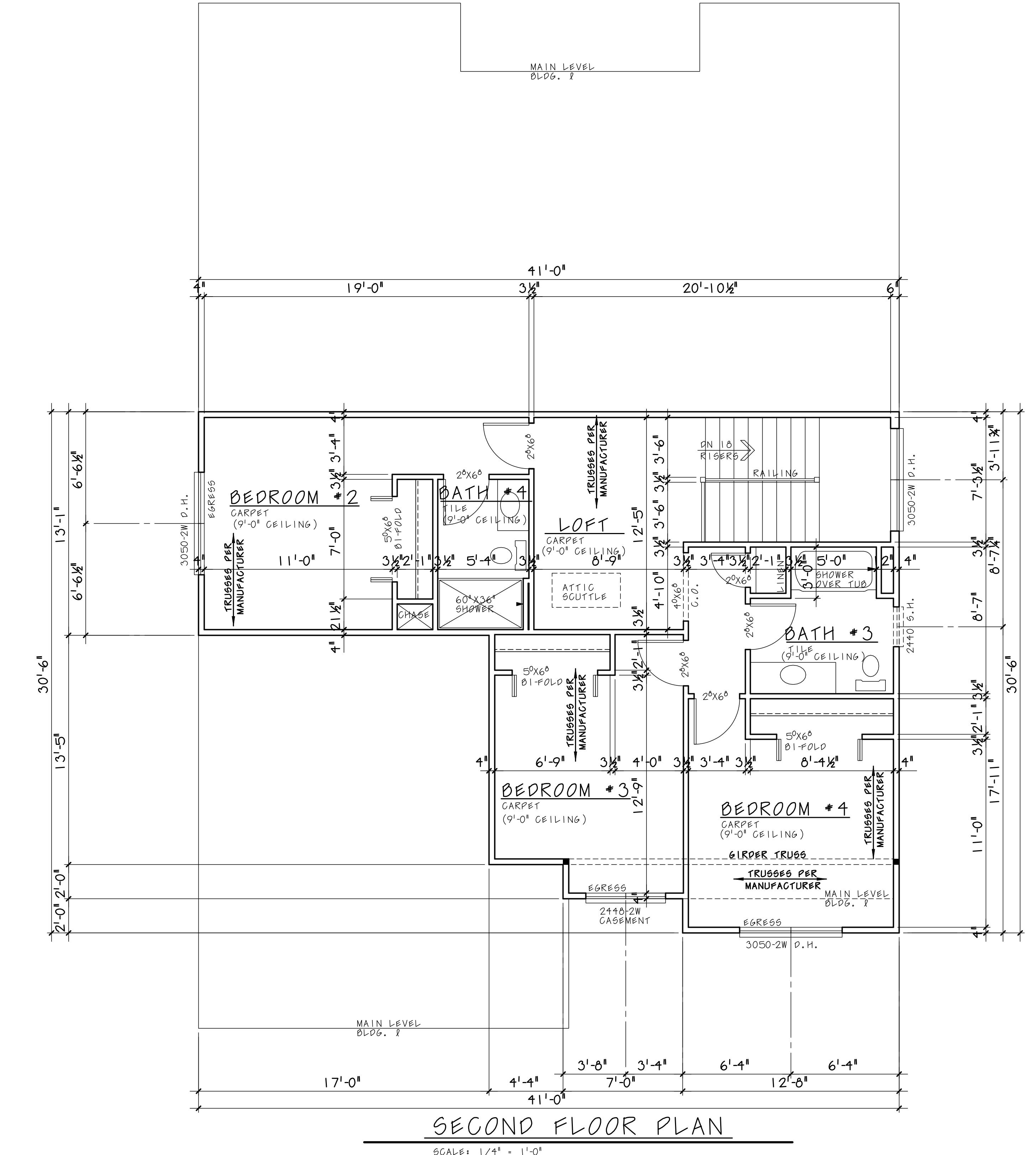
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AREA	60. FT.

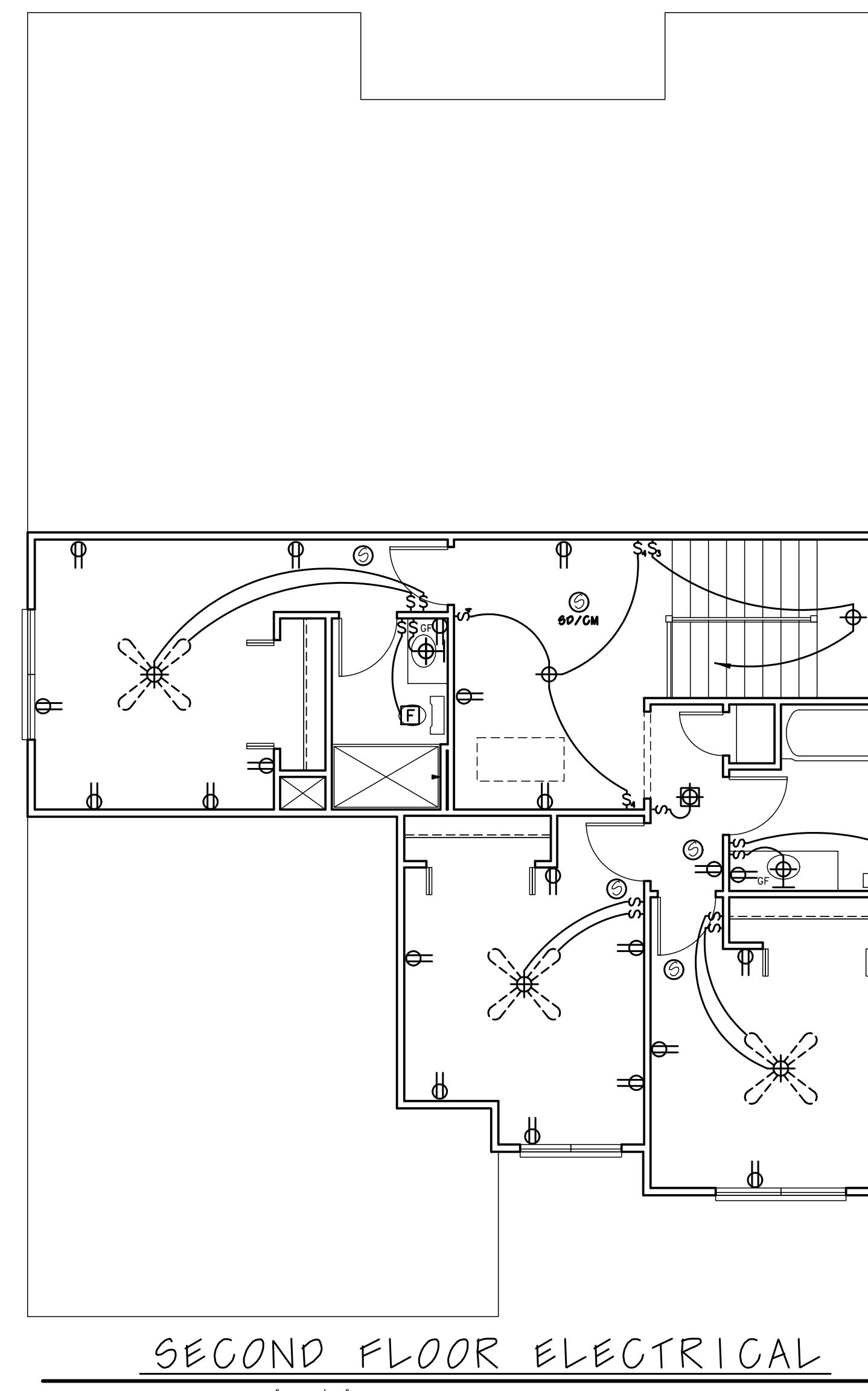
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ARE 9'-1" HIGH UNLESS
NOTED OTHERWISENOTE: ALL EXTERIOR WALLS
ARE 4' (3/4" STUD - 1/2"
SHEATHING.) ALL
INTERIOR WALLS ARE
3/8" UNLESS OTHERWISE
SHOWNNOTE: ALL ANGLED WALLS
ARE @ 45°NOTE: ALL EXTERIOR WALLS
ARE CONTINUOUSLY SHEATHED WITH
3/8" (3/4" STUD - 1/2"
SHEATHING.) ALL
INTERIOR WALLS ARE
3/8" UNLESS OTHERWISE
SHOWN AS PER 2012 ITC R601.2
AND TABLE R602.10.5IF THIS IS NOT RED
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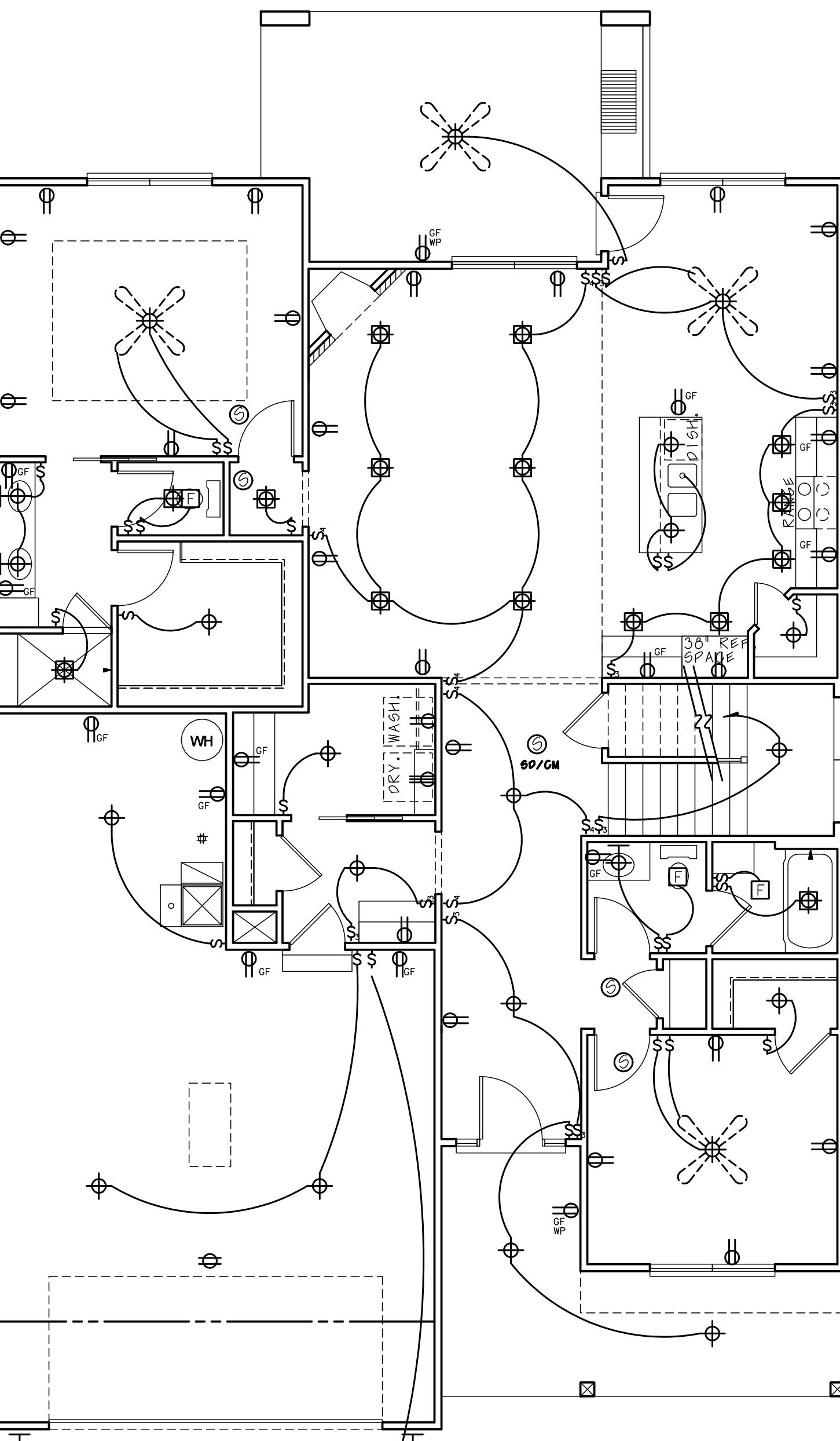
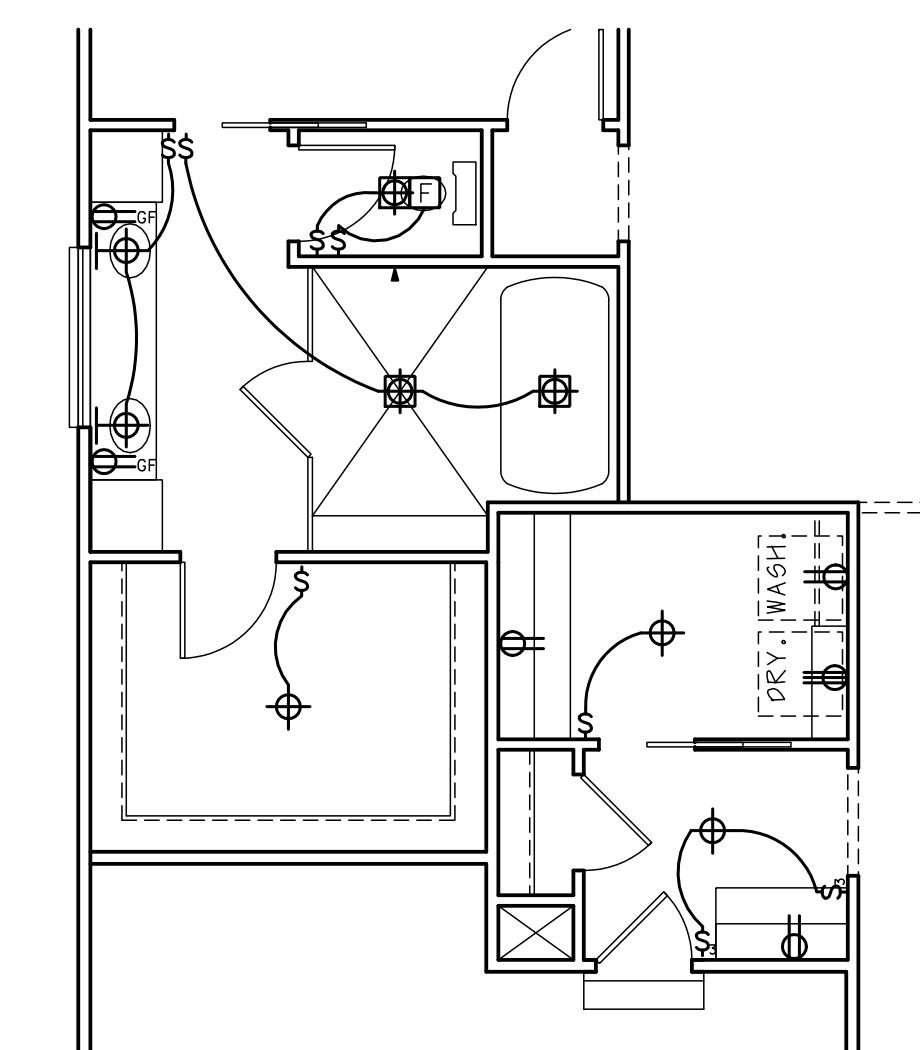
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GENERAL ELECTRICAL LEGEND	
SYM.	DESCRIPTION
○	110 V. OUTLET
○	HALF SWITCHED 110 V OUTLET
○	220 V. OUTLET
○ ^{WF}	WEATHERPROOF 110 V. OUTLET
○ ^{GF}	GROUND FAULT 110 V. OUTLET
○ ^F	FLOOR 110 V. OUTLET
○	SURFACE MOUNT LIGHT
○	RECESSED CAN LIGHT
○	WALL MOUNT LIGHT
○ ^{PC}	PULL-CORD SURFACE MOUNT LIGHT
○	THERMOSTAT
○	CHIMES
△	TELEPHONE
○	HEAT LAMP
○	FLUORESCENT LIGHT
○	TRACK LIGHT
○	UNDER COUNTER LIGHT
○	EXHAUST FAN
○ ^F	EXHAUST FAN/LIGHT COMB.
○	PADDLE FAN/LIGHT FIXTURE
○	PADDLE FAN
○	SMOKE DETECTOR (WALL)
○	SMOKE DETECTOR (CEILING)
○	TWO-WAY SWITCH
S ₂	THREE-WAY SWITCH
S ₃	FOUR-WAY SWITCH
S ₄	

NOTE: WIRE SMOKE DETECTORS IN SERIES



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