

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

- * Floor: 40 psf. live 15 psf. dead
- * 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 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.

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.
 - (5) 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, 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.

DESIGN BASICS, LLC. IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN OMAHA, NE. BECAUSE SITE CONDITIONS MAY VARY DESIGN BASICS, LLC. CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL.

ABBREVIATIONS

| | | | | | | | | | |
|------|-----------------------|-------|------------------|--------|-------------------------|--------|-----------------|--------|------------------|
| A/C | Air Conditioner | DISH | Dishwasher | INSUL | Insulation | PROJ | Projection | TRAP | Trapezoid |
| ADJ | Adjustable | DN | Down | INT | Interior | RAD | Radius | UL | Underlayment |
| AVN | Awning | DRY | Dryer | JST | Joist | RAFTS | Rafters | 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 | Can't | FIN | Finished | MICRO | Microwave | S.L. | Side Lile | @ | At |
| C-1 | Ceiling Joist | F-J | Floor Joist | MIN | Minimum | SPP | Sump Pump Pit | STA | Line |
| CLG | Ceiling | FLUOR | Fluorescent | MISC | Miscellaneous | STD | Stationary | STA | Two Wide |
| CEIL | Ceiling | FTG | Footing | O.C. | On Center | STL | Steel | STD | Three Wide |
| CMU | Concrete Masonry Unit | GALV | Galvanized | O.H.D. | Overhead Door | STRUT | Structural | STD | Four Wide |
| C.O. | Cased Opening | GARB | Garbage Disposal | OPNG | Opening | T.C. | Tongue & Groove | STRUT | Center Line |
| CONC | Concrete | G & N | Glued & Nailed | PC | Pull Chord | T & G | Transom | W/ | With |
| DBL | Double | GL | GluLam Header | PICT | Picture | TRANS | | | Diameter |
| DH | Double Hung | HDR | Header | POLY | Polyethylene | | | | |

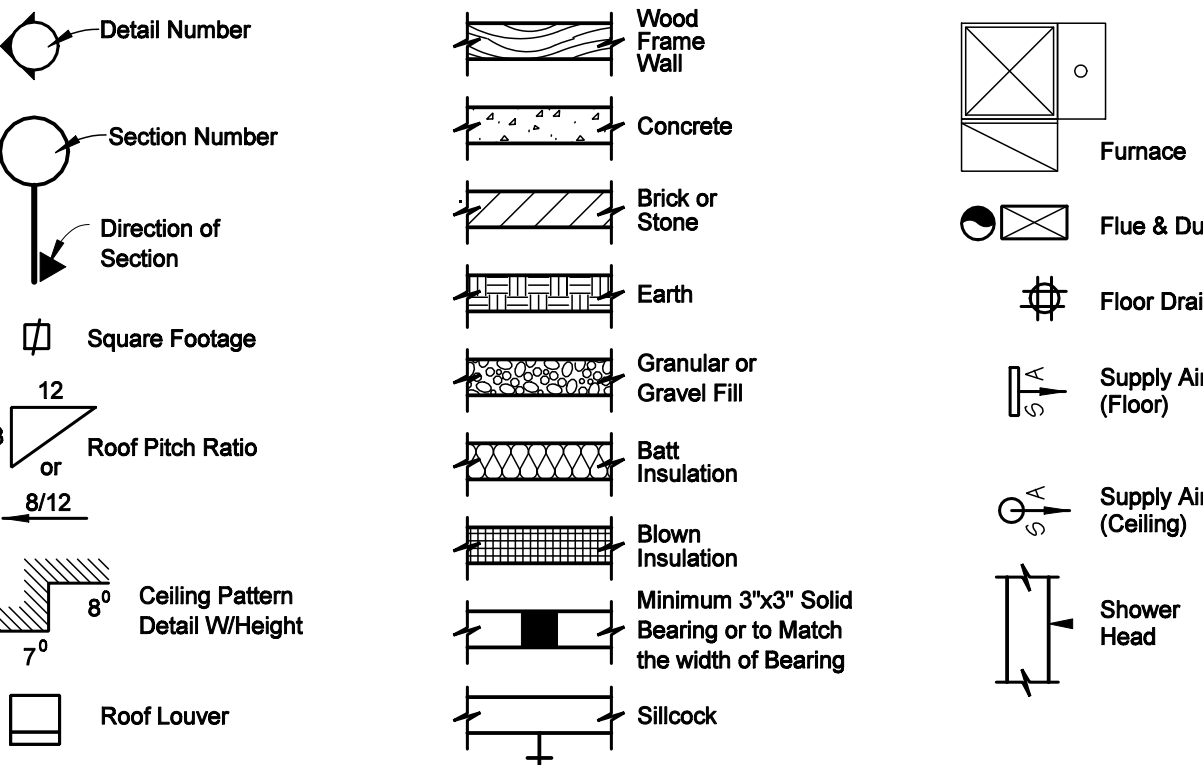
ARTIST CONCEPTION ONLY
ARTWORK NOT TO SCALE

Chatfield Modern

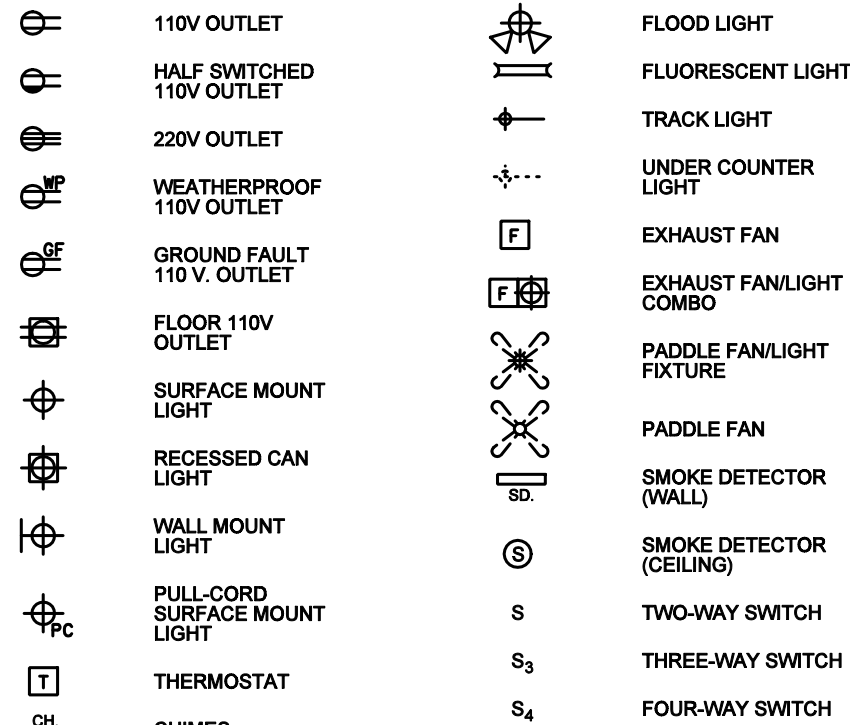


IF THIS IS NOT RED
DO NOT COPY

SYMBOLS



ELECTRICAL LEGEND



NOTE: WIRE SMOKE DETECTORS IN SERIES

ALL
PLANS
customizable

P.O. BOX 45469
Omaha, NE 68144
Tel/Fax: (800) 947-7526
Fax: (402) 931-5507

REVERSE
AVAILABLE

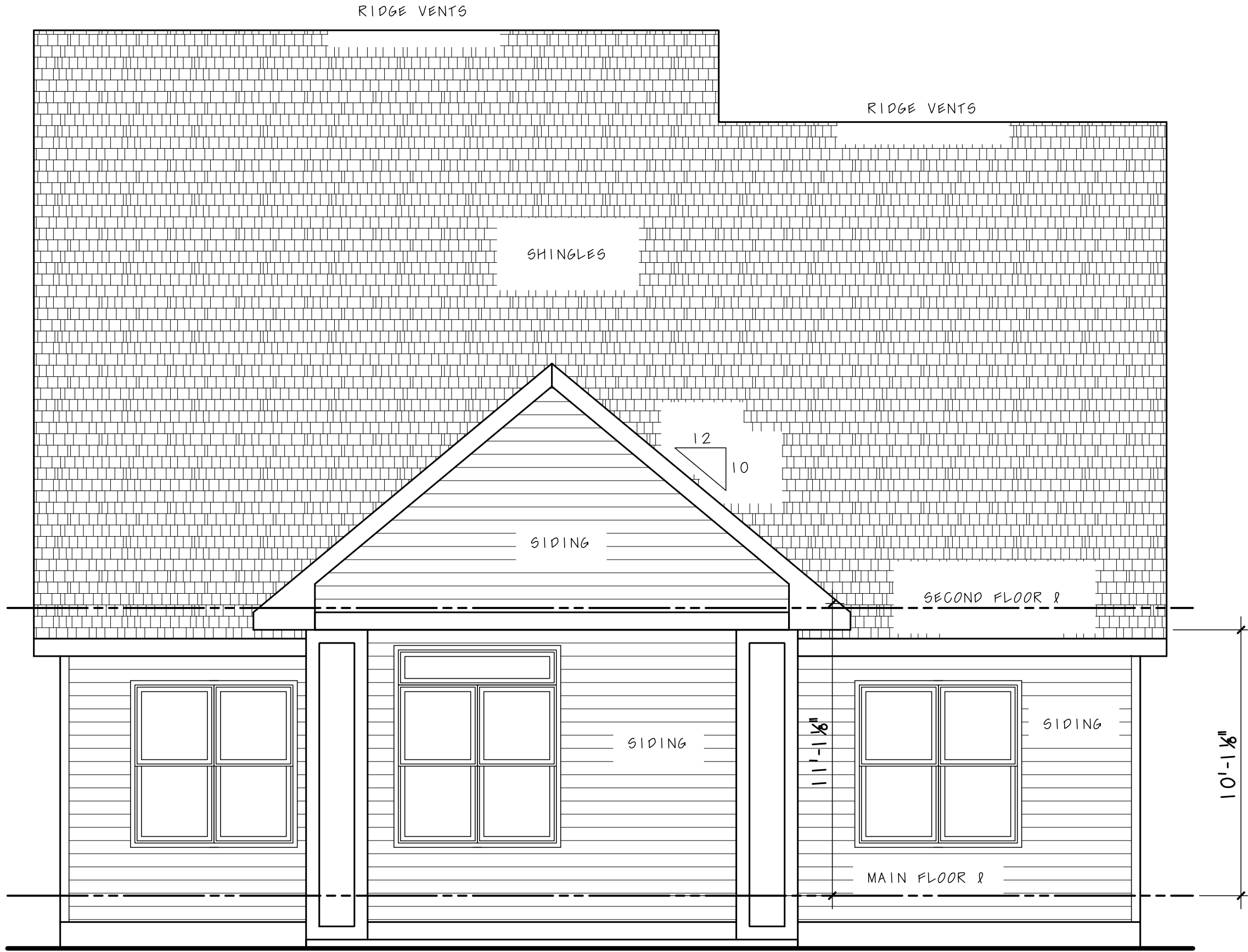
THE REUSE OF THESE PLANS
FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN
CONSENT OF DESIGN BASICS,
LLC IS STRICTLY PROHIBITED.

DESIGN BASICS
HOUSE PLANS
...BECAUSE GREAT HOME DESIGN MATTER S
www.designbasics.com

©DBLLC

42500

SHEET
1 of 8



REAR ELEVATION

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



IF THIS IS NOT RED
DO NOT COPY

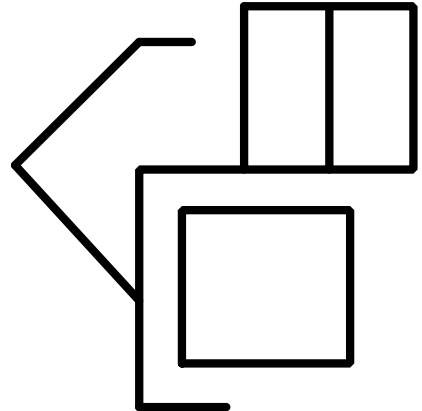
ALL
PLANS
customizable

P.O. BOX 45483
Omaha, NE 68144
Toll Free: (800) 947-7526
Fax: (402) 331-5507

REVERSE
AVAILABLE

THE REUSE OF THESE PLANS
FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN
CONSENT OF DESIGN BASICS
LLC IS STRICTLY PROHIBITED.

DESIGN BASICS
HOUSE PLANS
...BECAUSE GREAT HOME DESIGN MATTERS
www.designbasics.com



©DBLLC

42500

SHEET
2 of 8



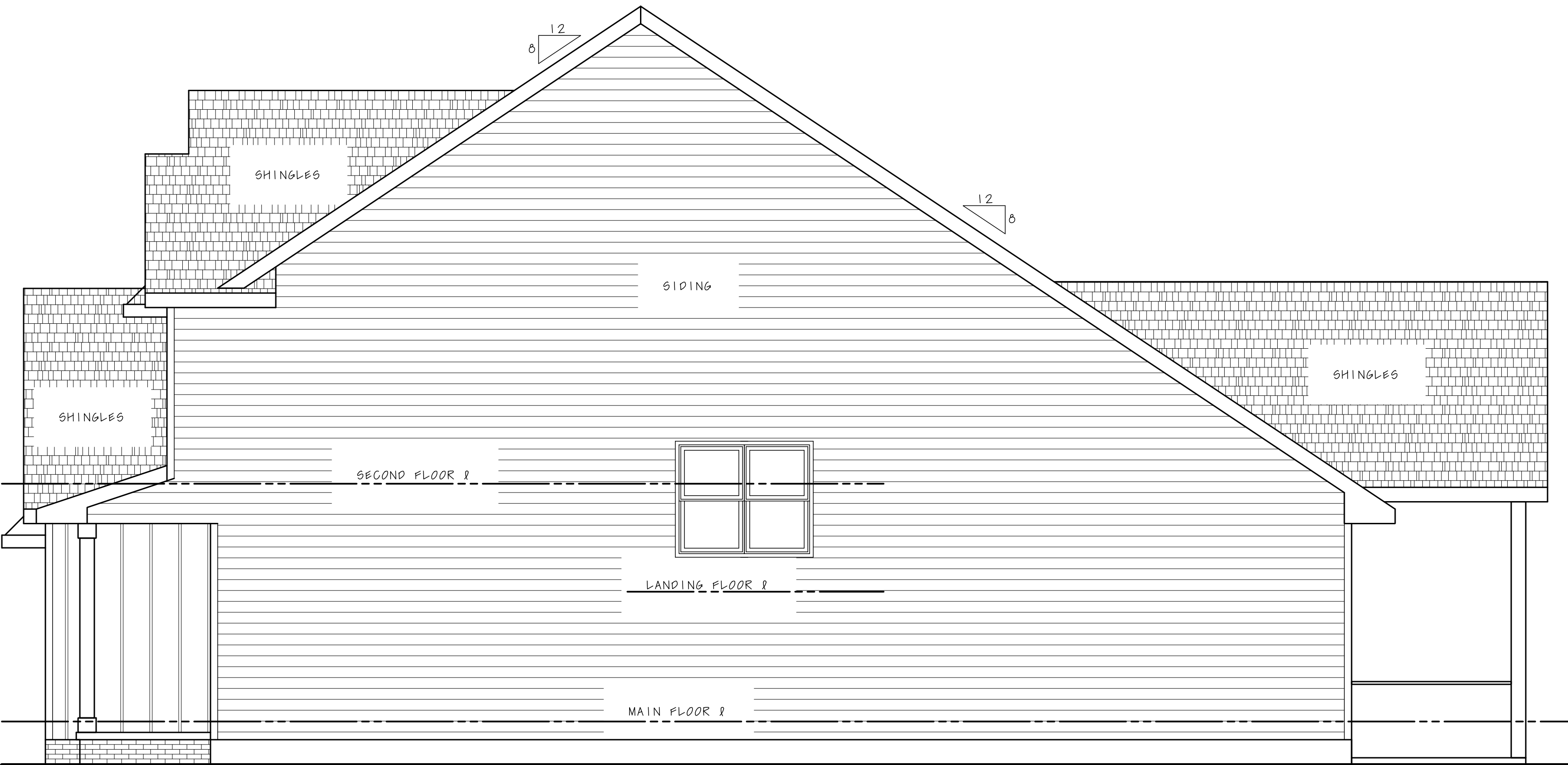
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



IF THIS IS NOT RED
DO NOT COPY

ALL
PLANS
customizable

P.O. BOX 45483
Omaha, NE 68144
Tel/Fax: (800) 947-7526
Fax: (402) 331-5507

REVERSE
AVAILABLE

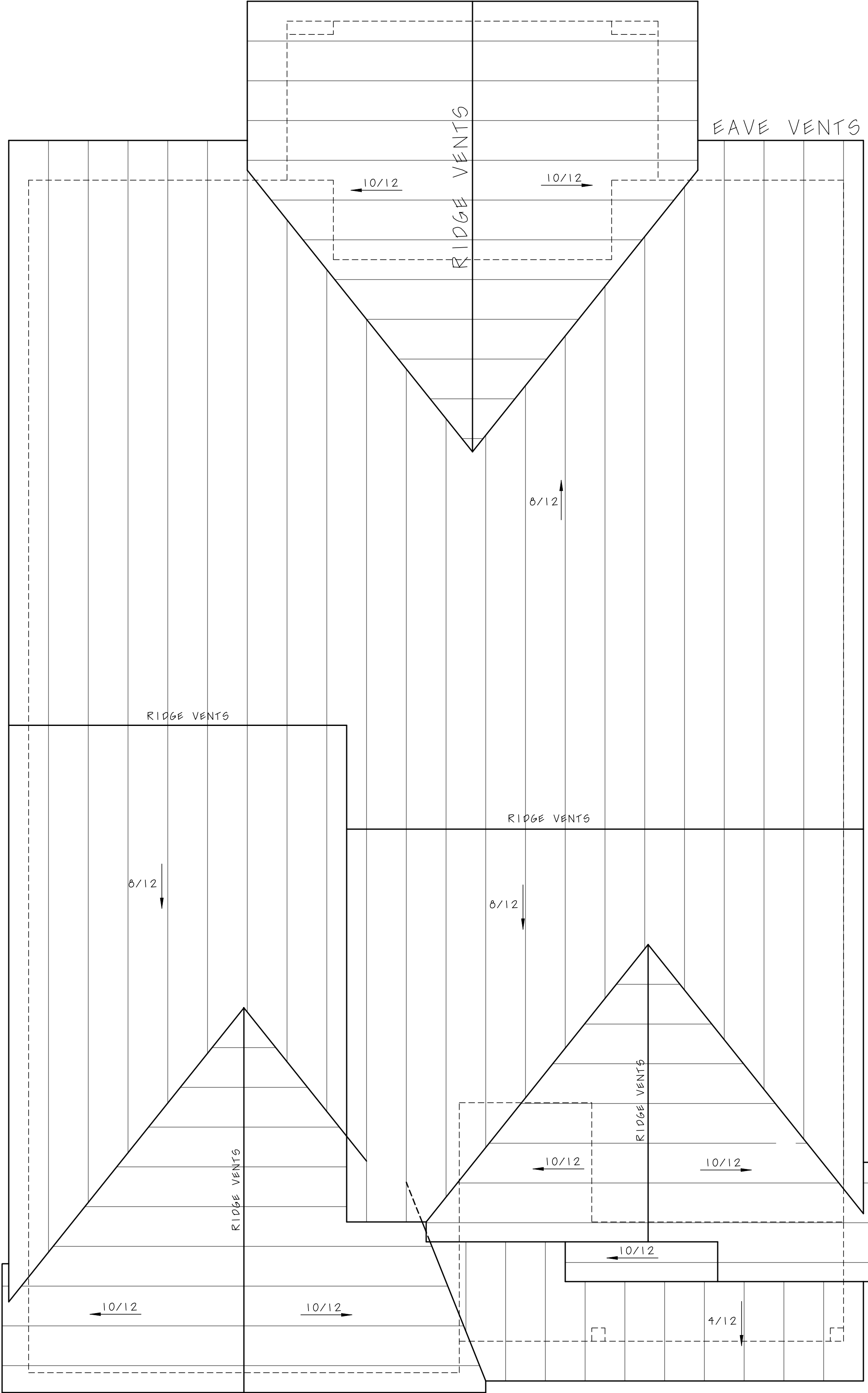
THE HOUSES OF DESIGN BASICS
TO REPRODUCE THESE PLANS
FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION OF DESIGN
BASICS IS STRICTLY PROHIBITED.

DESIGN BASICS
HOUSE PLANS
...BECAUSE GREAT HOME DESIGN MATTERS
www.designbasics.com

©DBLLC

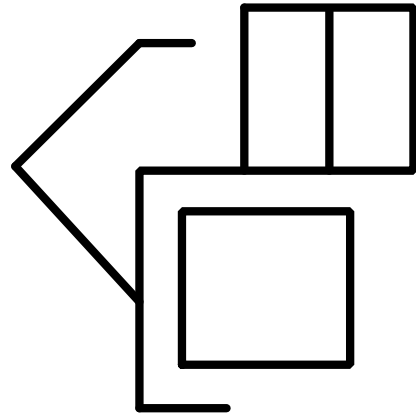
42500

SHEET
3 of 8



ROOF PLAN

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



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

©DBLLC

42500

SHEET
4 of 8

DESIGN BASICS
HOUSE PLANS
...BECAUSE GREAT HOME DESIGN MATTERS
www.designbasics.com

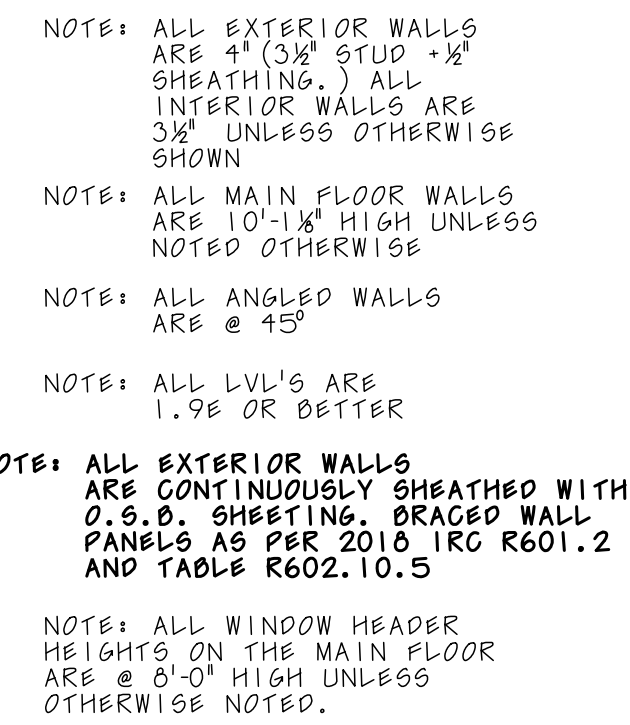
THE HOUSE OF DESIGN BASICS
TO REPRODUCE THESE PLANS
FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION OF DESIGN
BASICS IS STRICTLY PROHIBITED.

REVERSE
AVAILABLE

P.O. BOX 45483
Omaha, NE 68144
Tel/Fax: (800) 947-7526
Fax: (402) 331-5507

ALL
PLANS
customizable

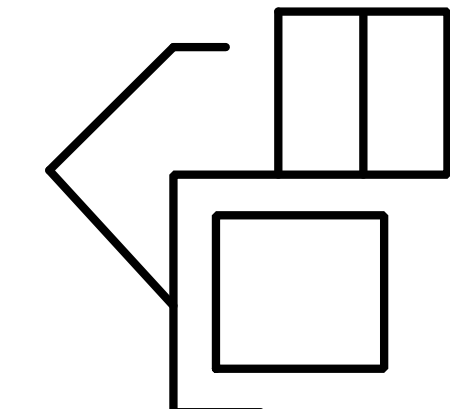




REVERSE
AVAILABLE

THE PURCHASER OF THESE PLANS
IS GIVEN A LIMITED LICENSE
TO REPRODUCE THESE PLANS
FOR CONSTRUCTION PURPOSES
ONLY AND FURTHER DISTRIBUTION
IS STRICTLY PROHIBITED.

DESIGN BASICS HOUSE PLANS



©DBLLC

42500

SHEET
6 of 8

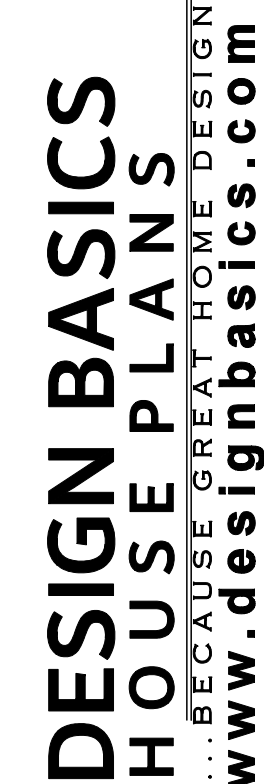
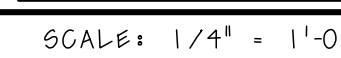
| AREA | SQ. FT. |
|--------------|---------|
| FIRST FLOOR | 1594 |
| SECOND FLOOR | 837 |
| TOTAL LIVING | 2431 |
| | |
| GARAGE | 623 |
| FRONT PORCH | 156 |
| PATIO | 205 |
| | |
| | |



IF THIS IS NOT RED
DO NOT COPY -



NOTE: ALL EXTERIOR WALLS
ARE CONTINUOUSLY SHEATHED WITH
O.S.B. SHEETING. DRACED WALL
PANELS AS PER 2018 IRC R601.2
AND TABLE R602.10.5

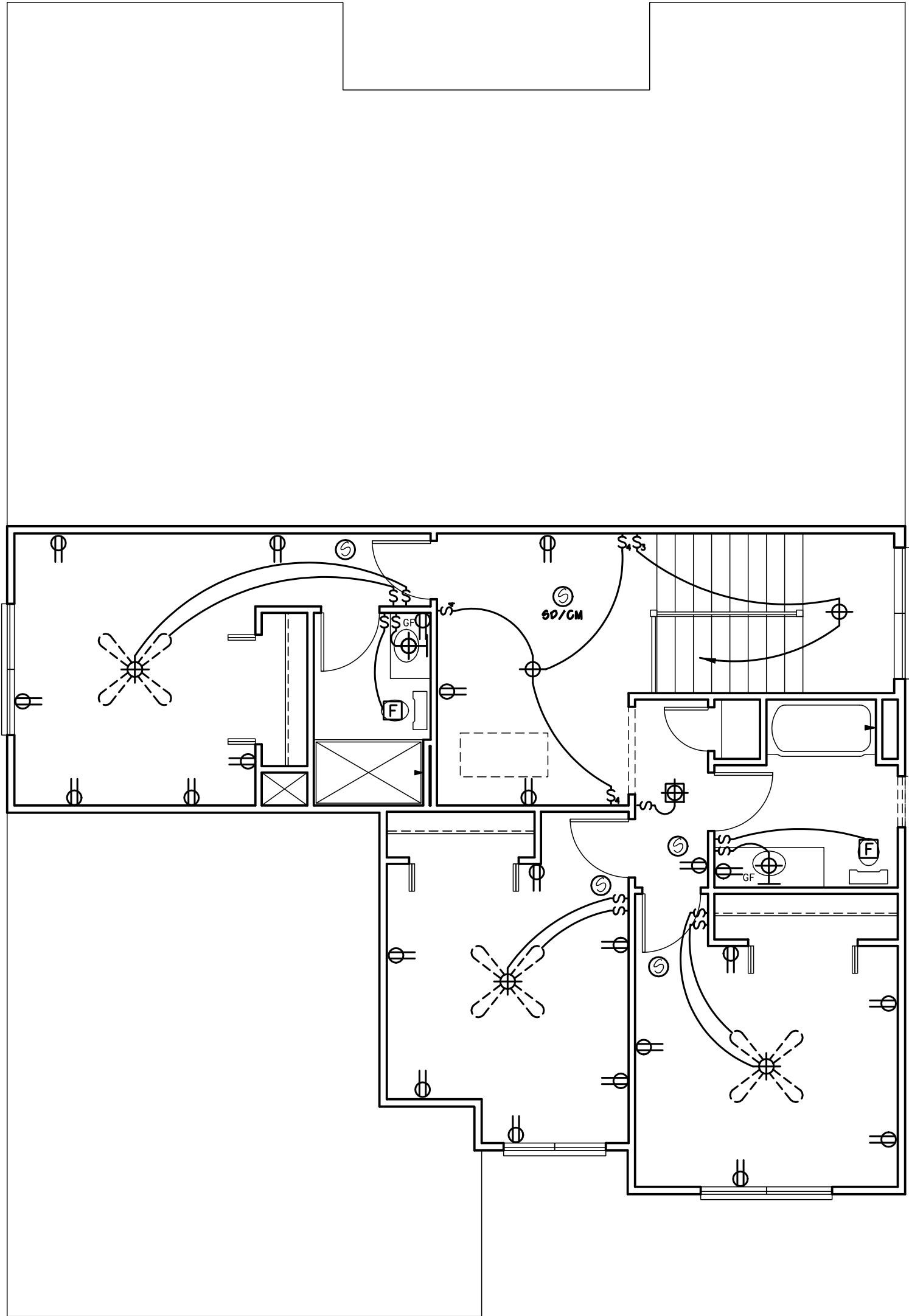


42500

SHEET
7 of 8

| AREA | SQ. FT. |
|--------------|---------|
| FIRST FLOOR | 1594 |
| SECOND FLOOR | 837 |
| TOTAL LIVING | 2431 |
| | |
| GARAGE | 623 |
| FRONT PORCH | 156 |
| PATIO | 205 |
| | |
| | |

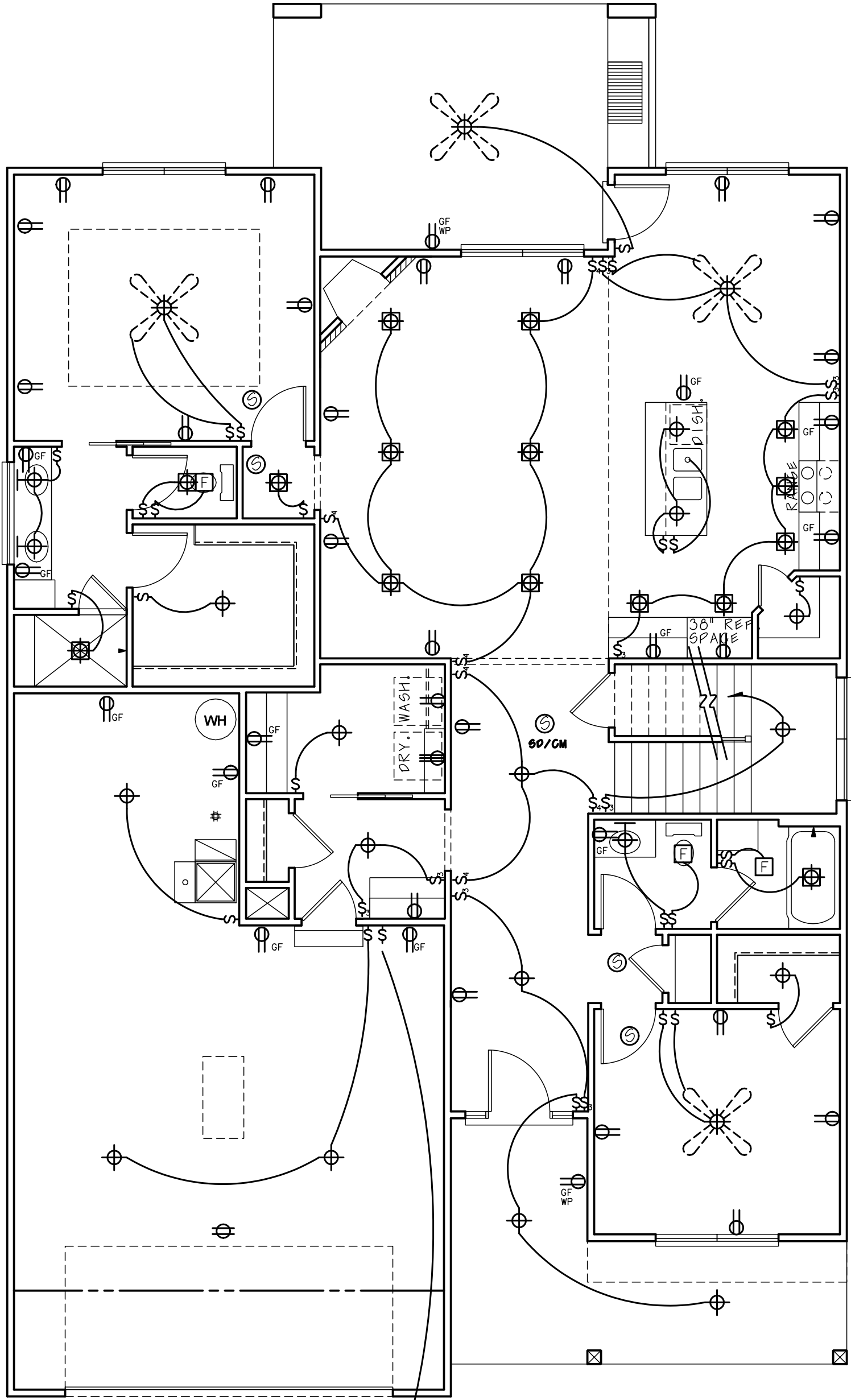
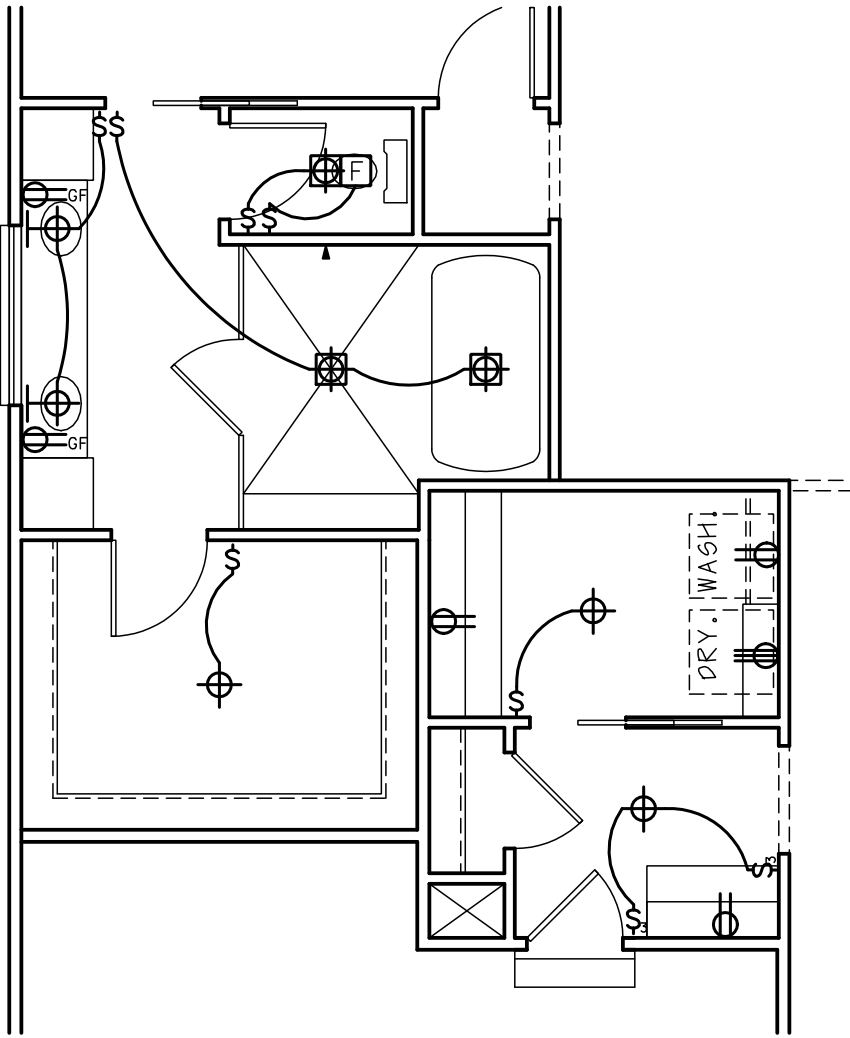




SECOND FLOOR ELECTRICAL

SCALE: 3/16" = 1'-0"

| GENERAL ELECTRICAL LEGEND | |
|--------------------------------------|-------------------------------|
| SYM. | DESCRIPTION |
| | 110 V. OUTLET |
| | HALF SWITCHED 110 V OUTLET |
| | 220 V. OUTLET |
| | WEATHERPROOF 110 V. OUTLET |
| | GROUND FAULT 110 V. OUTLET |
| | FLOOR 110 V. OUTLET |
| | SURFACE MOUNT LIGHT |
| | RECESSED CAN LIGHT |
| | WALL MOUNT LIGHT |
| | PULL-CORD SURFACE MOUNT LIGHT |
| | THERMOSTAT |
| | CHIMES |
| | TELEPHONE |
| | HEAT LAMP |
| SYM. | DESCRIPTION |
| | FLOOD LIGHT |
| | FLUORESCENT LIGHT |
| | TRACK LIGHT |
| | UNDER COUNTER LIGHT |
| | EXHAUST FAN |
| | EXHAUST FAN/LIGHT COMB. |
| | PADDLE FAN/LIGHT FIXTURE |
| | PADDLE FAN |
| | SMOKE DETECTOR (WALL) |
| | SMOKE DETECTOR (CEILING) |
| | TWO-WAY SWITCH |
| | THREE-WAY SWITCH |
| | FOUR-WAY SWITCH |
| NOTE: WIRE SMOKE DETECTORS IN SERIES | |



MAIN LEVEL ELECTRICAL

SCALE: 3/16" = 1'-0"

ALL
PLANS
customizable

P.O. BOX 45483
Omaha, NE 68144
Tel/Fax: (800) 947-7526
Fax: (402) 931-5507

REVERSE
AVAILABLE

THE REPRODUCTION OF THESE PLANS
FOR ANY PURPOSE WITHOUT THE WRITTEN
CONSENT OF DESIGN BASICS LLC IS
STRICTLY PROHIBITED.

DESIGN BASICS
HOUSE PLANS
...BECAUSE GREAT HOME DESIGN MATTER S IS STRICTLY PROHIBITED.
www.designbasics.com

©DBLLC

42500

SHEET
8 of 8



IF THIS IS NOT RED
DO NOT COPY