

## Modifications to the purchased plan (Design Basics House Plan #1805)

### The front door of the house will face southeast

BASEMENT (9'-0" ceiling, walkout): (Plus quote for both with basement finished or unfinished)

- (1) Future Family Room (below the Great Room): 3 windows of the same size of those in Great Room and a door on the back.
- (2) Future Fireplace at the same location as originally designed on first floor (remove fireplace on the first floor)
- (3) Future Exercise (Table-tennis) Room (under the Kitchen and Hearth): 2 window above ground on the west side wall;
- (4) Future wet bar area under the nook: water and sewer lines.
- (5) Two Future legal bedrooms (each needs a legal window) and one bath room (under master suite area)
- (6) **Finish another Laundry Room (hookups, sink) by the sum-pump area.**
- (7) Storage Room next to furnace area

### 1. MAIN FLOOR

- (1) Increase the height of first floor by 1 foot. This is to make the dining room, kitchen, hearth room to have **9'-0" ceiling** and the entry area and great room 13'-10" high wall.
- (2) Increase the length of master bedroom by **3 feet** (from 16' to 19'): extend backward.
- (3) Change the door (from outside to Laundry) to a window.
- (4) Add a deck at the back of Breakfast Nook and Hearth Room (about 14'x20')
- (5) The Great Room floor is changed to oak from carpet.
- (6) The Laundry Room on the main floor **propane gas** for drier.
- (7) Door at the entry to the stairway to basement

### 2. GARAGE

- (1) 3-stall car garage faces the front of the house (i.e., front-entry rather than side entry on the drawing)
- (2) Increase the width and depth of the garage to make it 28' x 34'
- (3) Add a door to the back of the garage: open to the back of the house.

No changes to the second floor.

# GENERAL NOTES AND 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 in 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 lbs. live load      Roof: 30 lbs. live load
- 15 lbs. dead load          20 lbs. dead load

• Soil bearing Capacity - 2000 PSF

• Live loads, dead loads, wind loads, snow 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 slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All slabs on grade shall bear on 4" compacted granular fill with 6x6 - 10x10 welded wire mesh (w/wm), unless noted otherwise.
- Interior slabs shall have 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- Foundation concrete walls shall be constructed with:
  - A) Grade N. type 1. Hollow core load bearing concrete masonry units
  - B) Grade N. type 1. specialty shapes load bearing concrete masonry units as required.
  - C) Type "M" mortar.
  - D) Provide continuous horizontal joint reinforcing with 9 gauge wire every third course.
  - E) Reinforcing must conform with your local building requirements.
- All 36"x36"x18" concrete pads to have (2) #4 rods each way.
- Foundation walls are not to be backfilled until house is completely framed and roof of structure is in place.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Lateral support in basement walls to consist of (1) #5 rod in the filled cores of the concrete blocks.
- Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 15" in filled cores.

### ROD & BOLT SCHEDULE:

EXTERIOR FILL	ROD SPACING	BOLT SPACING
0" to 3'-6"	None required	6'-0" o.c.
3'-7" to 6'-0"	48" o.c.	48" o.c. in filled core
6'-1" to 7'-0"	32" o.c.	32" o.c. in filled core
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 (1) #5 rod in slushed cores in beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

### FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber to be Hem Fir #2 or better.
- Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
- 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 exterior walls are dimensioned to outside of 1/2" rigid insulation.
- All interior walls are dimensioned from stud to stud.
- All exterior walls, including garages, are to have 1/2" rigid insulation.
- All exterior walls take precedence over scaled dimensions.
- All walls are 8'-0" high unless otherwise noted or implied.
- All angled walls on floor plans are at a 45 degree angle, unless otherwise noted.
- Unless noted otherwise, above all openings that are:
  - (1) Load bearing and less than or equal to 3 ft. use 4x6 Doug. Fir
  - (2) Load bearing and more than 3 ft. use (2) 2x12 Doug. Fir w/ 1/2" Plywood between
  - (3) Non-load bearing and less than or equal to 6 ft. use 4x6 Doug. Fir
  - (4) Non-load bearing and more than 6 ft. use (2) 2x12 Doug. Fir w/ 1/2" Plywood between.
  - (5) All exterior openings use (2) 2x12 Doug. Fir w/ 1/2" Plywood between.

- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- Place (1) row of 1"x3" cross-bridging on all spans over 8'-0" and (2) rows of 1"x3" 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:

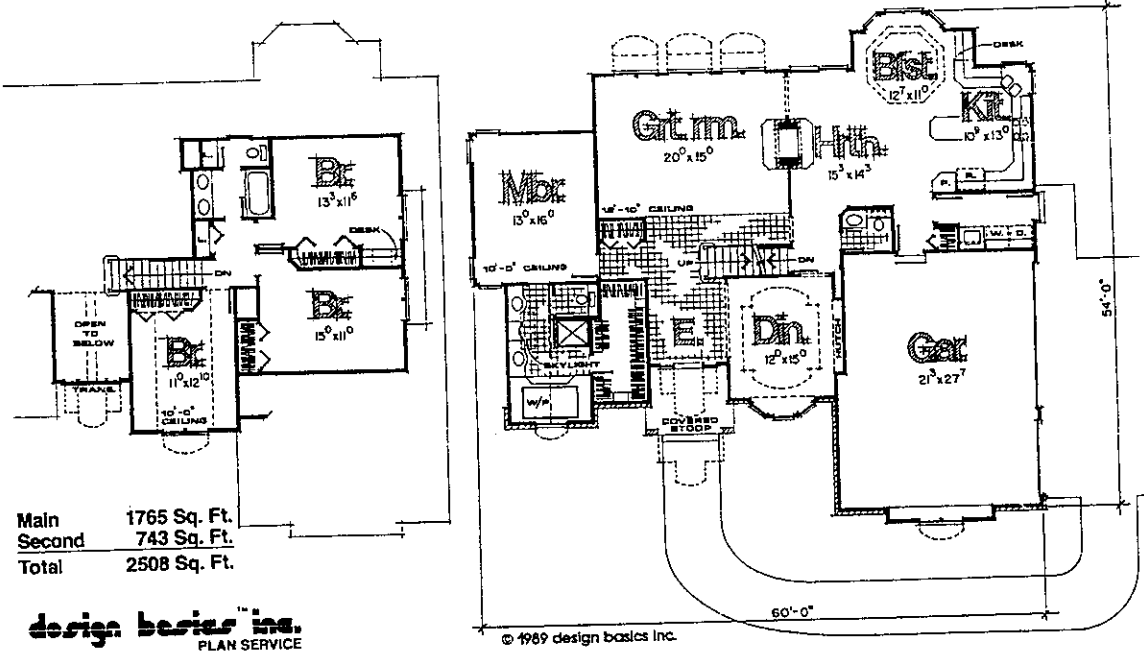
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
- 1/2" water-resistant drywall around showers, tubs and 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.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Typical overhang sizes unless noted otherwise on drawing:
  - \*On pitches of 4/12 - 5/12 - 6/12 = 24" overhang
  - 7/12 = 18" overhang
  - 8/12 = 16" overhang
  - 9/12 = 14" overhang
  - 10/12 - 11/12 - 12/12 = 12" overhang
- Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain 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.

# ABBREVIATIONS

ADJ. Adjustable	C.T. Ceramic Tile	FTG. Footing	MIL. Minimum	Q01 inch	SEC. Second	MISCELLANEOUS ABBREVIATIONS
ASPH. Asphalt	OBL. Double	GALV. Galvanized	MIN. Miscellaneous	SHWR. Shower	At	Center Line
AWN. Awning	DET. Detail	Garb. Disposal	M.O. Masonry Opening	S.L. Side Lite	6S	Six Shelves
BLOG. Building	D.H. Double Hung	Guest and Railed	NO. Number	Slidr	2	Line
BSMT. Basement	DIA. Diameter	Gas Log Lighter	N.O. Not to Scale	STA. Stationary	1R-1S	One Rod-One Shelf
BTM. Bottom	DISH. Dishwasher	Header	O.C. On Center	STD. Standard	1R-2S	One Rod-Two Shelves
BTW. Between	DN. Down	Insulation	O.H.D. Overhead Door	STL. Steel	2R-2S	Two Rods-Two Shelves
CANT. Cantilever	DRY. Drier	Interior	OPNG. Opening	STRUCT. Structural	S4S	Surface Four Side
C.J. Ceiling Joist	EA. Each	Joist	P.C. Pull Cord	T.C. Trash Compactor	2S	Two Shelves
CLG. Ceiling	ELEV. Elevation	Kitchen	P.D. Picture	TRANS. Transom	5S	Five Shelves
CEIL. Ceiling	ENT. Entertainment	L.V.L. Laminated Veneer Lumber	P.H. Polyethylene	TRAP. Trap	2W	Two Wide
CER. Ceramic	EXP. Exposure	LAV. Lavatory	PROJ. Projection	U.L. Underlayment	3W	Three Wide
CHIM. Chimney	EXT. Exterior	LIN. Linen	RAD. Radius	UNEX. Unexcavated	4W	Four Wide
C.M.U. Concrete Masonry Unit	FIN. Finished	LIV. Living	RAFTS. Rafters	W.D. Woods	5W	Five Wide
C.O. Casd Opening	FIB. Fiberglass	L.S. Lazy Susan	REFRIG. Refrigerator	W.F. Wide Flange	W.	With
COMB. Combination	FLR. Floor	MAX. Maximum	R.M. Room	W.H. Water Heater		
COMP. Compact	F.J. Floor Joist	MBR. Master Bedroom	R.O. Rough Opening	W.W.M. Welded Wire Mesh		
CONC. Concrete	FLR. Floor	M.C. Medicine Cabinet	R.S. Rough Sawn			
CSD. Casco	FLUOR. Fluorescent	MICRO. Microwave				



# #1805 Colville



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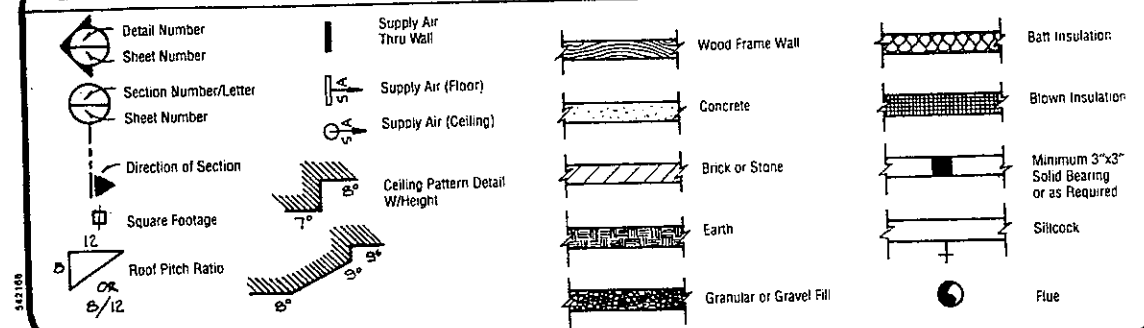
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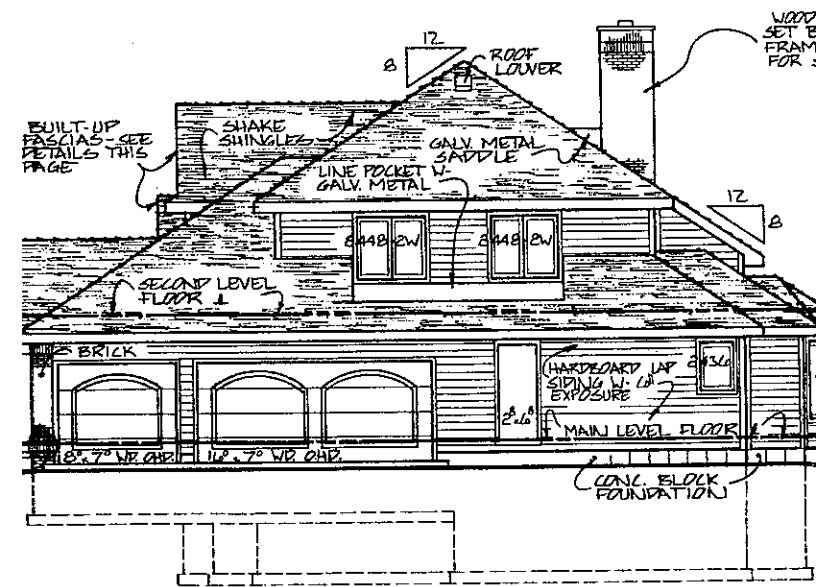
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1805 PLAN NO. COVER PAGE  
SHEET 1 of 8

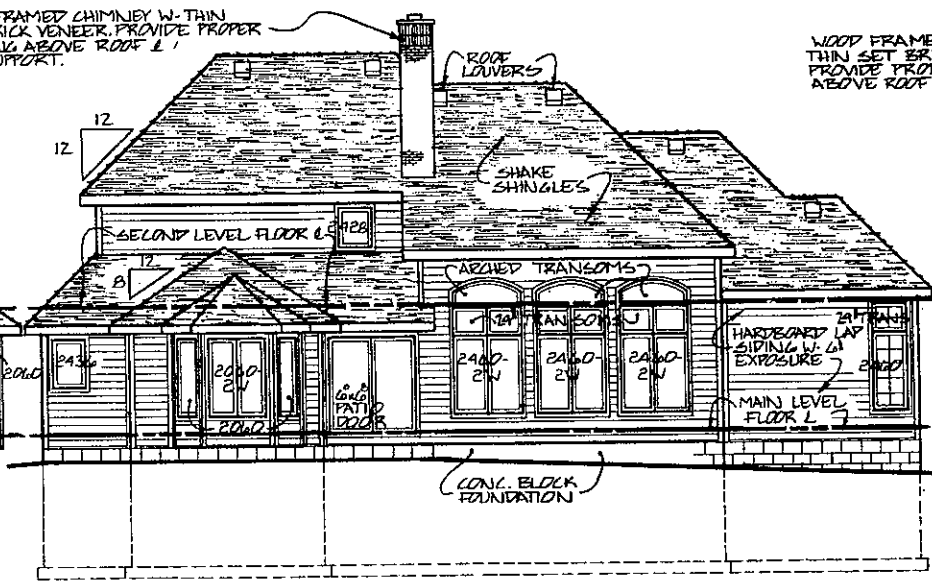
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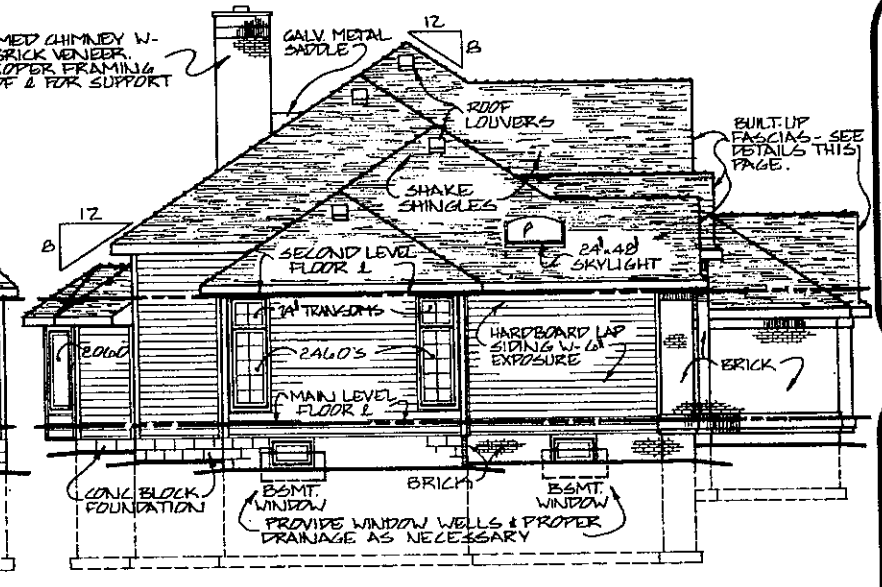
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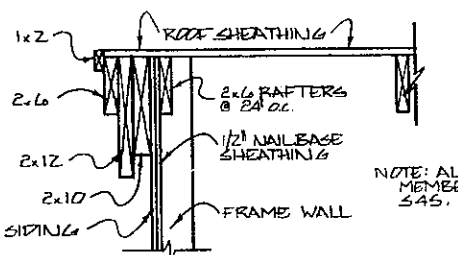
**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



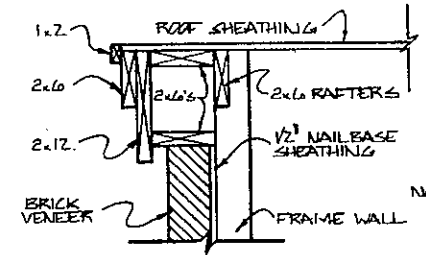
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**LEFT SIDE ELEVATION**  
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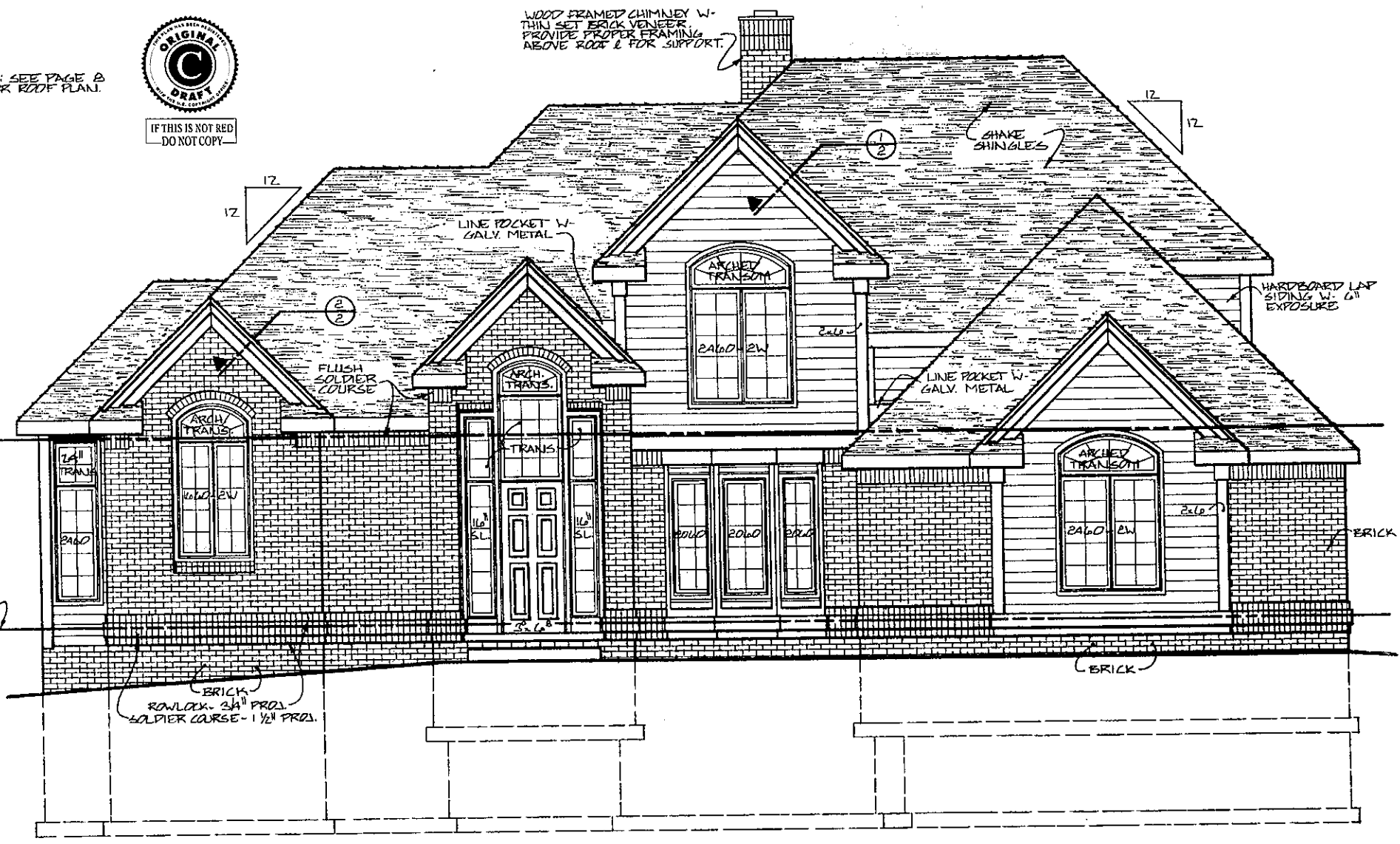


**1 FASCIA DETAIL**  
SCALE: 1" = 1'-0"



**2 FASCIA DETAIL**  
SCALE: 1" = 1'-0"

NOTE: SEE PAGE B FOR ROOF PLAN.



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

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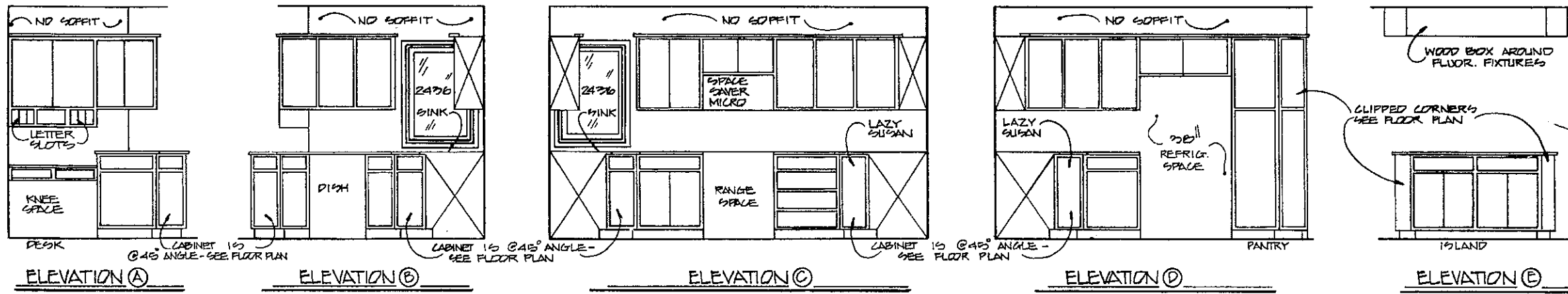
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PLAN NO.  
EXTERIOR ELEVATIONS & MISC. DETAILS

SHEET  
2 of 8

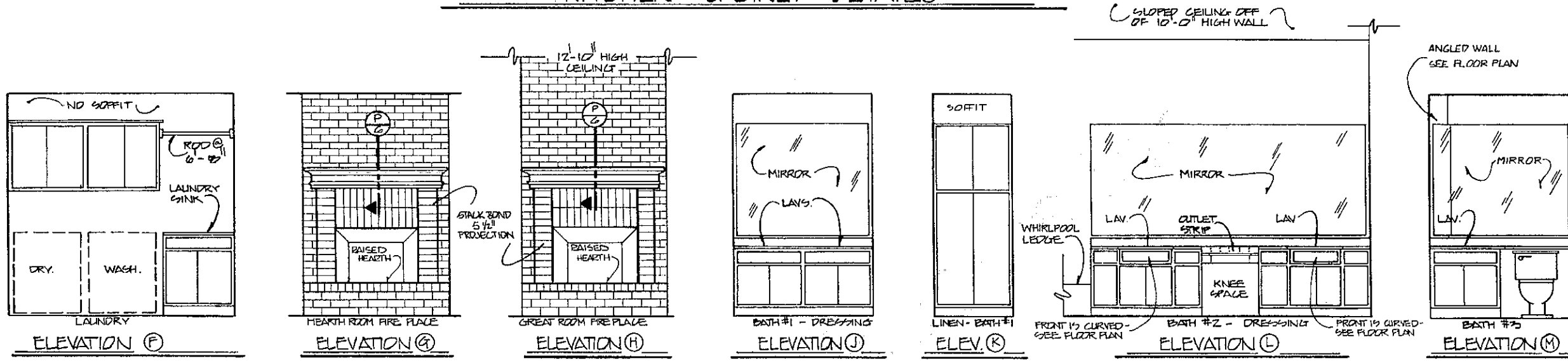




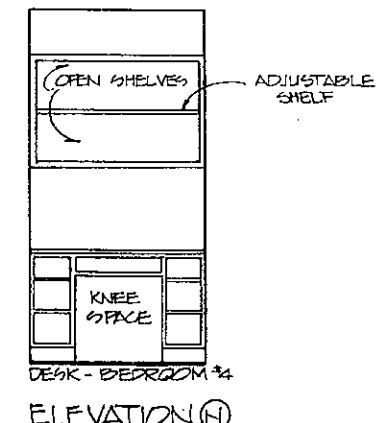




KITCHEN CABINET DETAILS



MISC. DETAILS



MISC. DETAIL

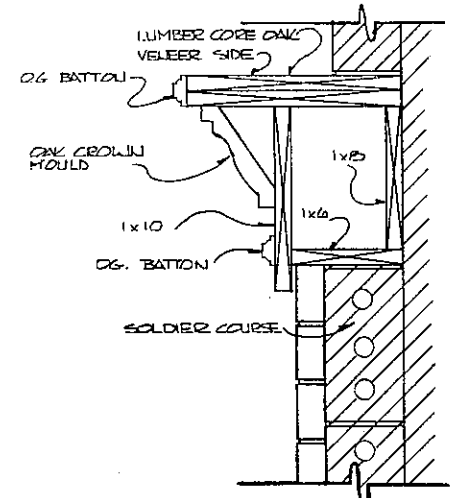


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INTERIOR ELEVATIONS

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

VANITIES



MANTEL SECTION O

SCALE: 2" = 1'-0"

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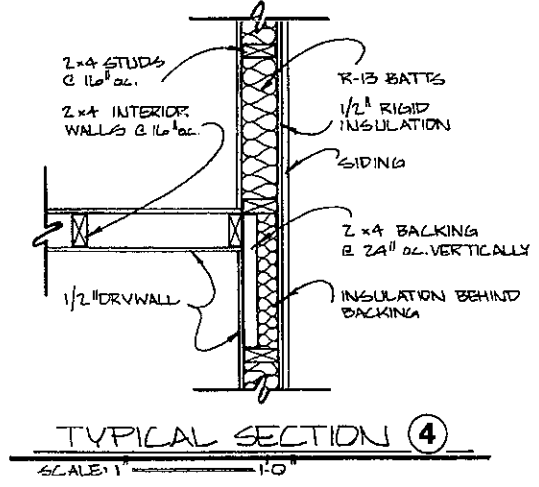
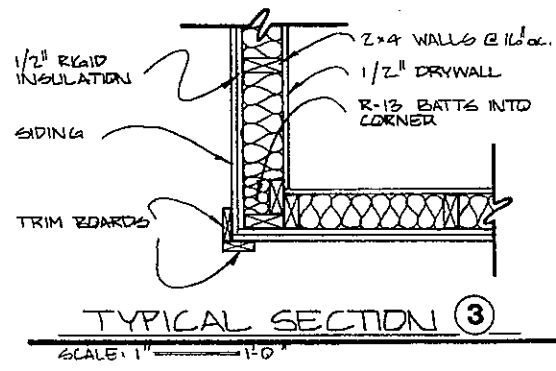
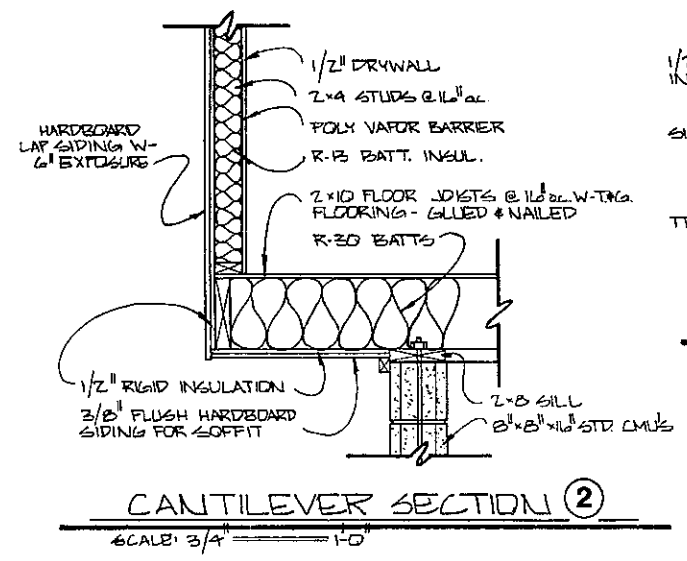
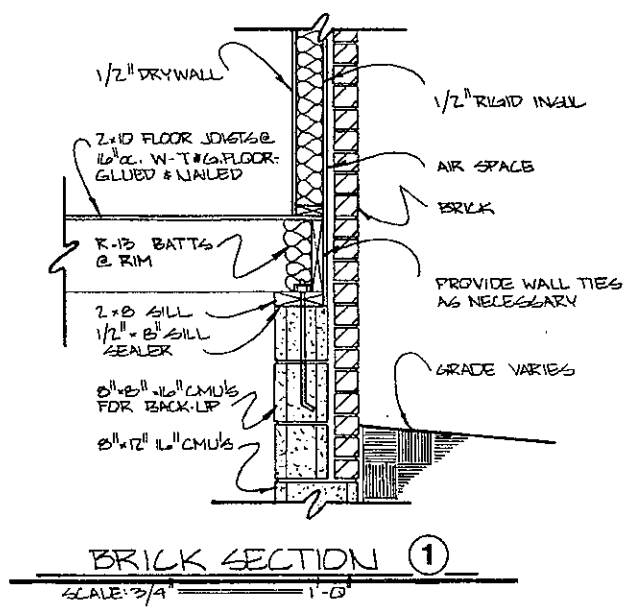
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1805 PLAN NO. INTERIOR ELEVATIONS & MISC. SECTIONS

SHEET 6 of 8



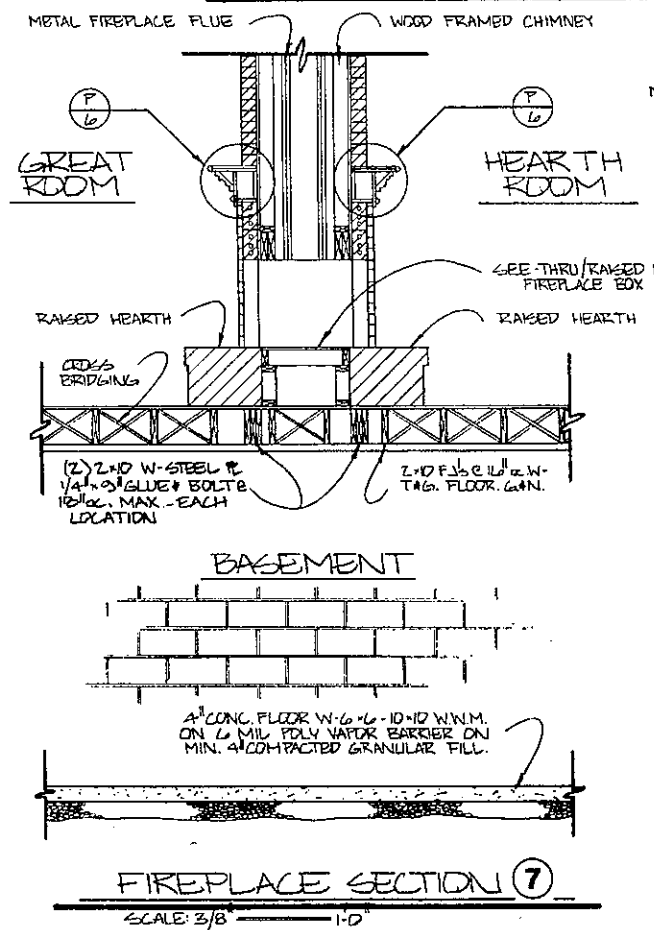
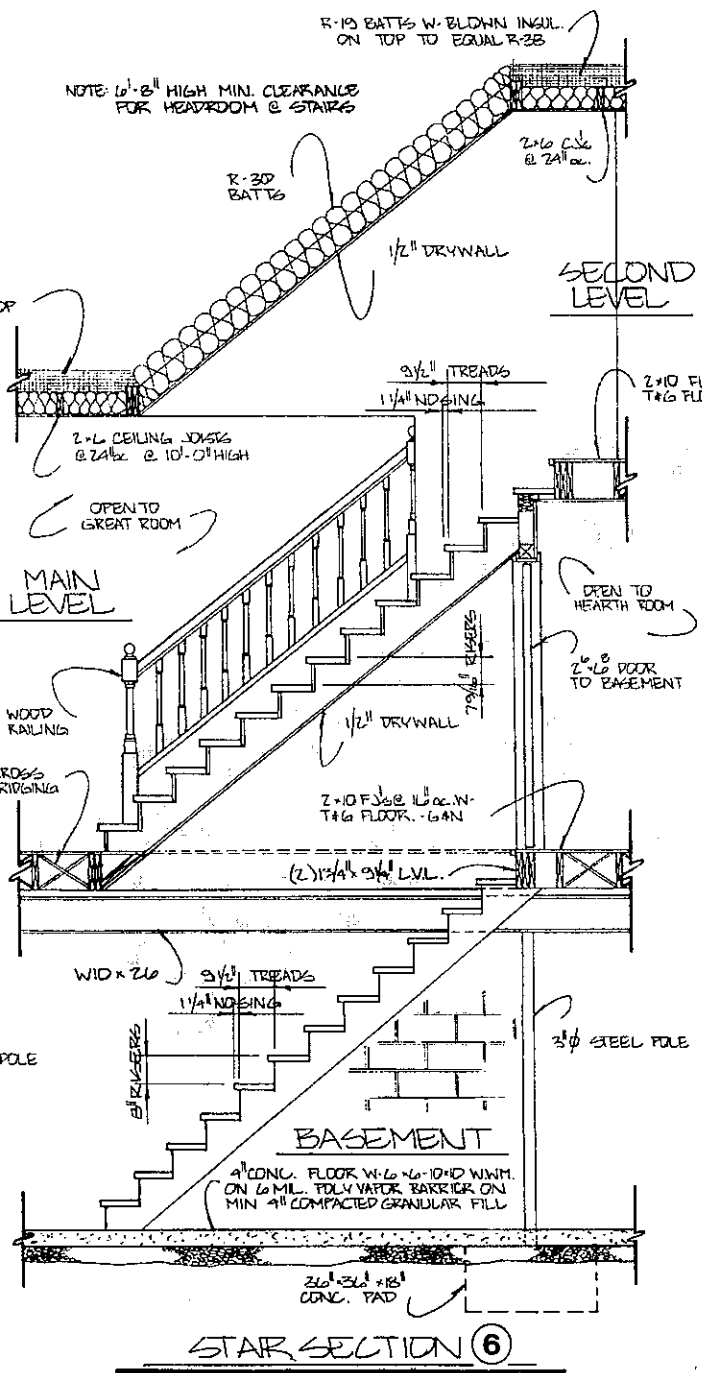
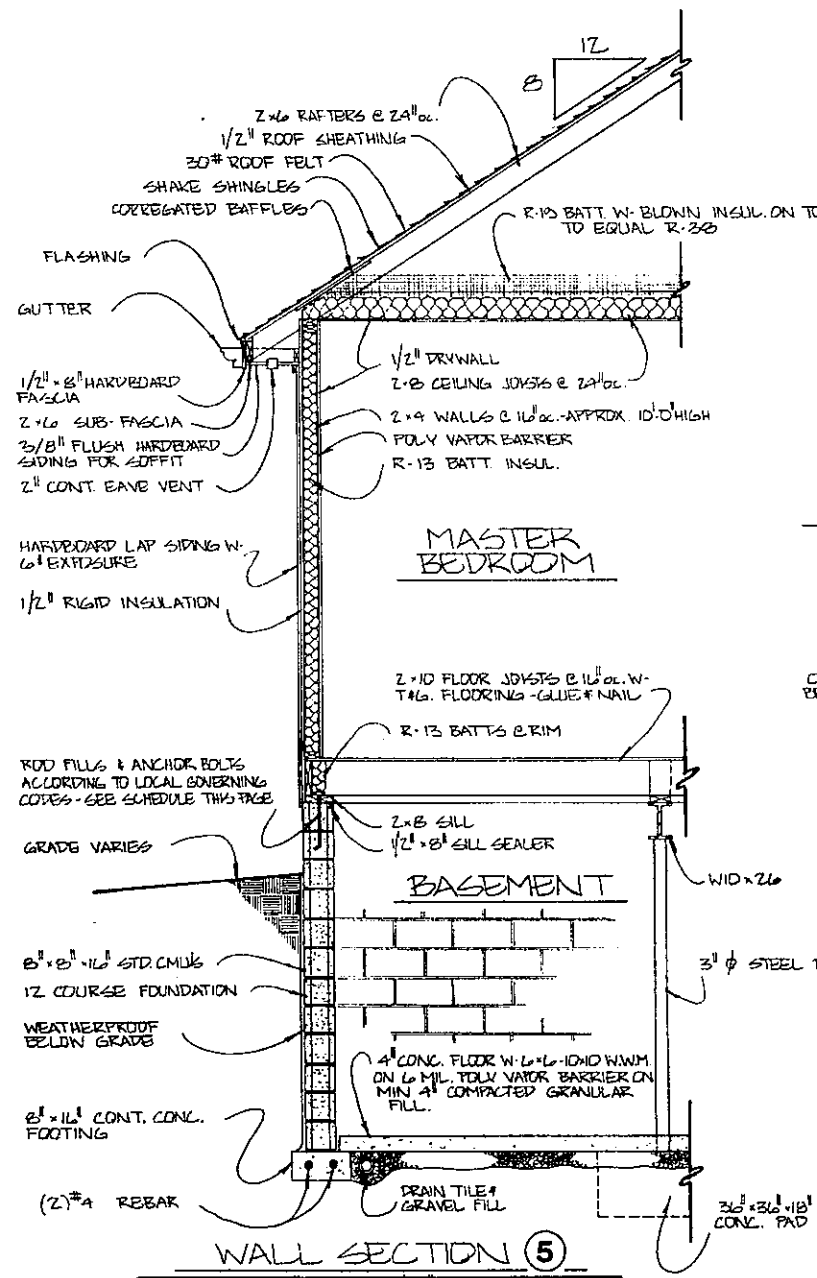
**ROD & BOLT SCHEDULE**

Exterior Fill	Rod Spacing	Bolt Spacing
0' to 3'-6"	None Required	6' O.C.
3'-7" to 6'	48" O.C.	48" O.C. in filled core
6'-1" to 7'	32" O.C.	32" O.C. in filled core
Over 7'	Engineering Required	Engineering Required

NOTE: LATERAL SUPPORT IN BASEMENT WALLS CONSIST OF 1 #5 ROD IN THE FILLED CORES OF CONCRETE BLOCKS.  
 NOTE: FOUNDATION BOLTS MUST BE ANCHORED TO SILL PLATE WITH 1" BOLTS EMBEDDED 15" INTO WALL.  
 NOTE: LOCAL GOVERNING CODES HAVE PRECEDENCE OVER THIS SCHEDULE.

**GENERAL NOTES:**

- \*THIS STRUCTURE TO BE BUILT IN STRICT COMPLIANCE WITH GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, FEDERAL).
- \*CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- \*CONTRACTOR TO VERIFY ALL MEASUREMENTS ON JOB SITE.
- \*STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ONLY ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
- \*ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY CONTRACTOR.
- \*CONTRACTOR TO CONFIRM THE SIZES, SPACING, AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS.



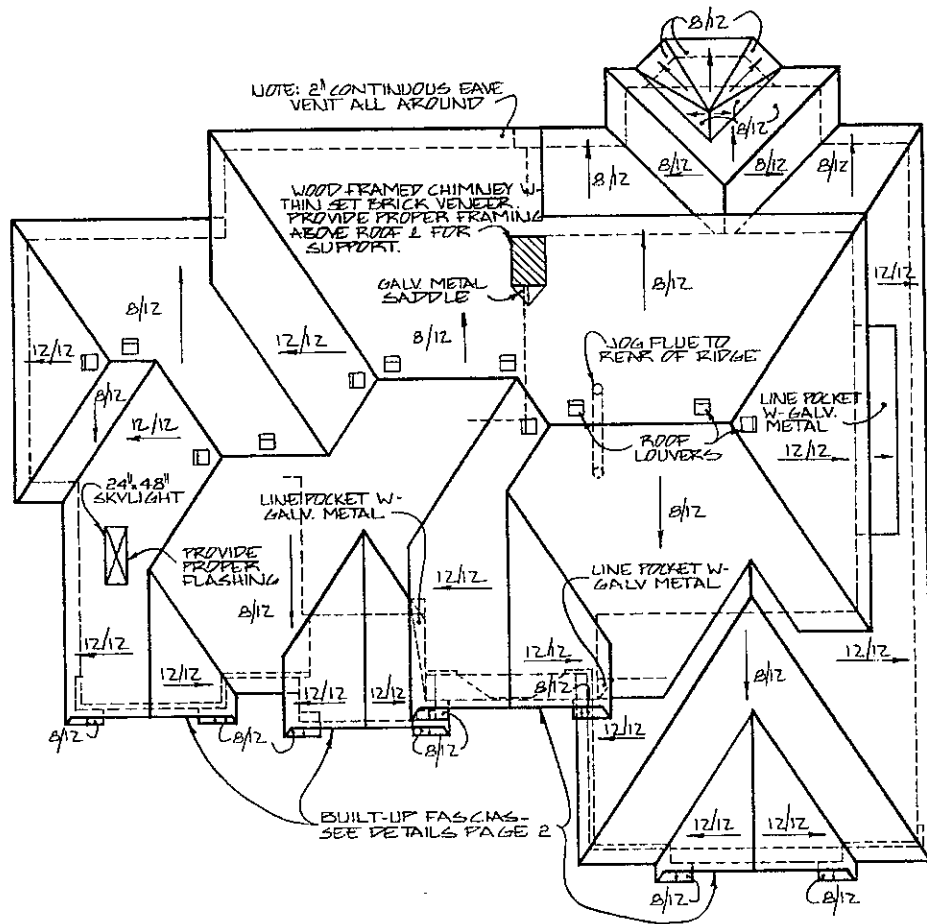
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 PLAN NO.  
 SECTIONS &  
 MISC. NOTES  
 SHEET  
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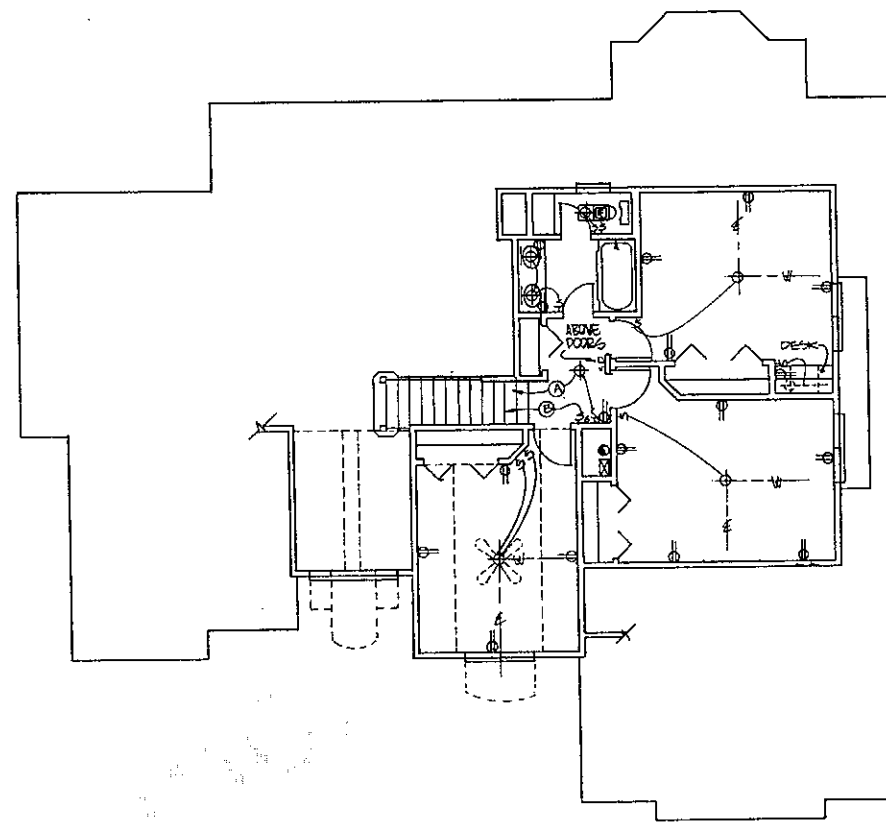
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL ELECTRICAL LEGEND**

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

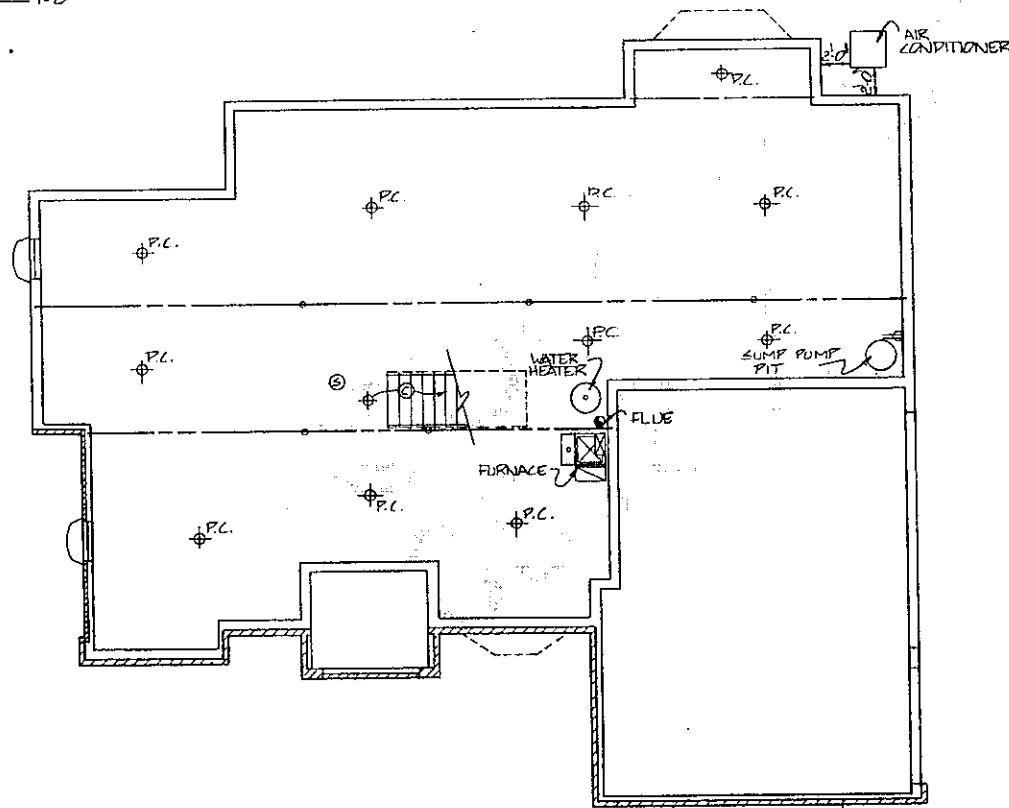
**NOTES:**

1. PROVIDE 110 V. OUTLET FOR DISHWASHER.
2. PROVIDE 110 V. OUTLET FOR GARBAGE DISPOSAL.
3. PROVIDE 110 V. FOR SPACE SAVER MICRO.
4. PROVIDE 220 V. FOR RANGE.
5. PROVIDE 220 V. FOR AIR CONDITIONER.
6. PROVIDE PROPER WIRING FOR WHIRLPOOL TUB.
7. ALL BATH OUTLETS ARE TO BE GROUND FAULT.
8. ALL OUTLETS WITHIN SIX FEET OF KITCHEN SINK ARE TO BE GROUND FAULT.
9. WIRE SMOKE DETECTORS IN SERIES.
10. UNDERCOUNTER LIGHTS @ DESKS ARE 18" LONG IN KITCHEN AND BEDROOM #2.

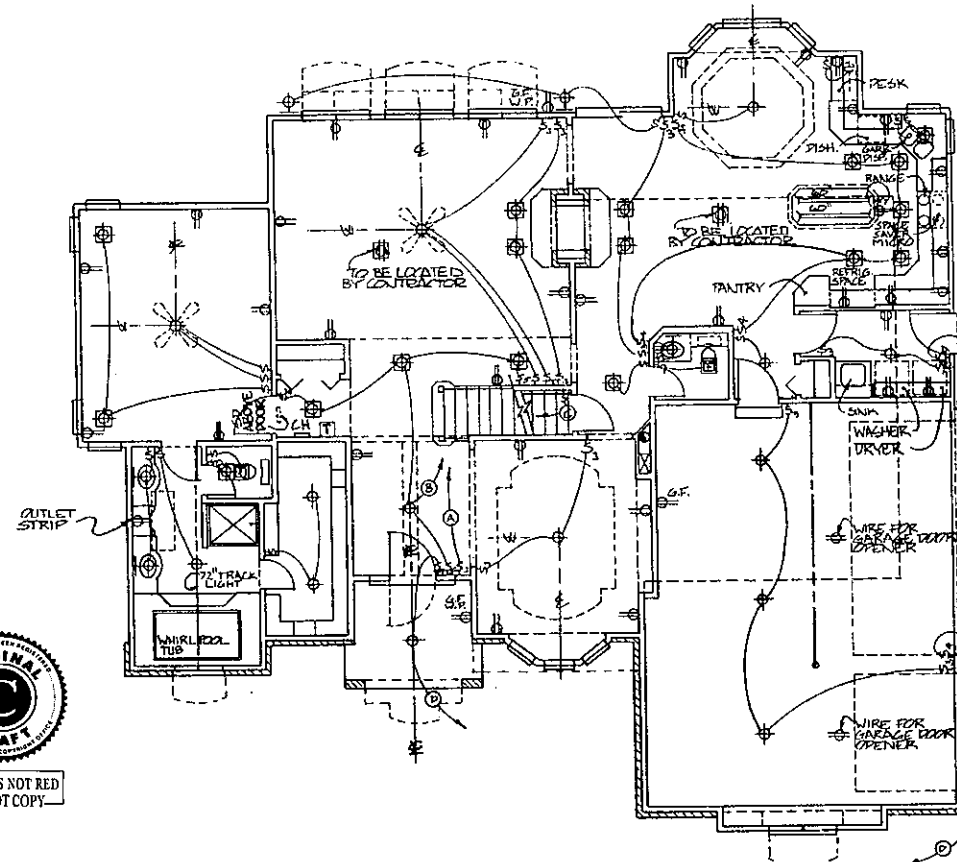


**SECOND LEVEL ELECTRICAL**  
SCALE: 1/8" = 1'-0"

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**FOUNDATION ELECTRICAL**  
SCALE: 1/8" = 1'-0"



**MAIN LEVEL ELECTRICAL**  
SCALE: 1/8" = 1'-0"



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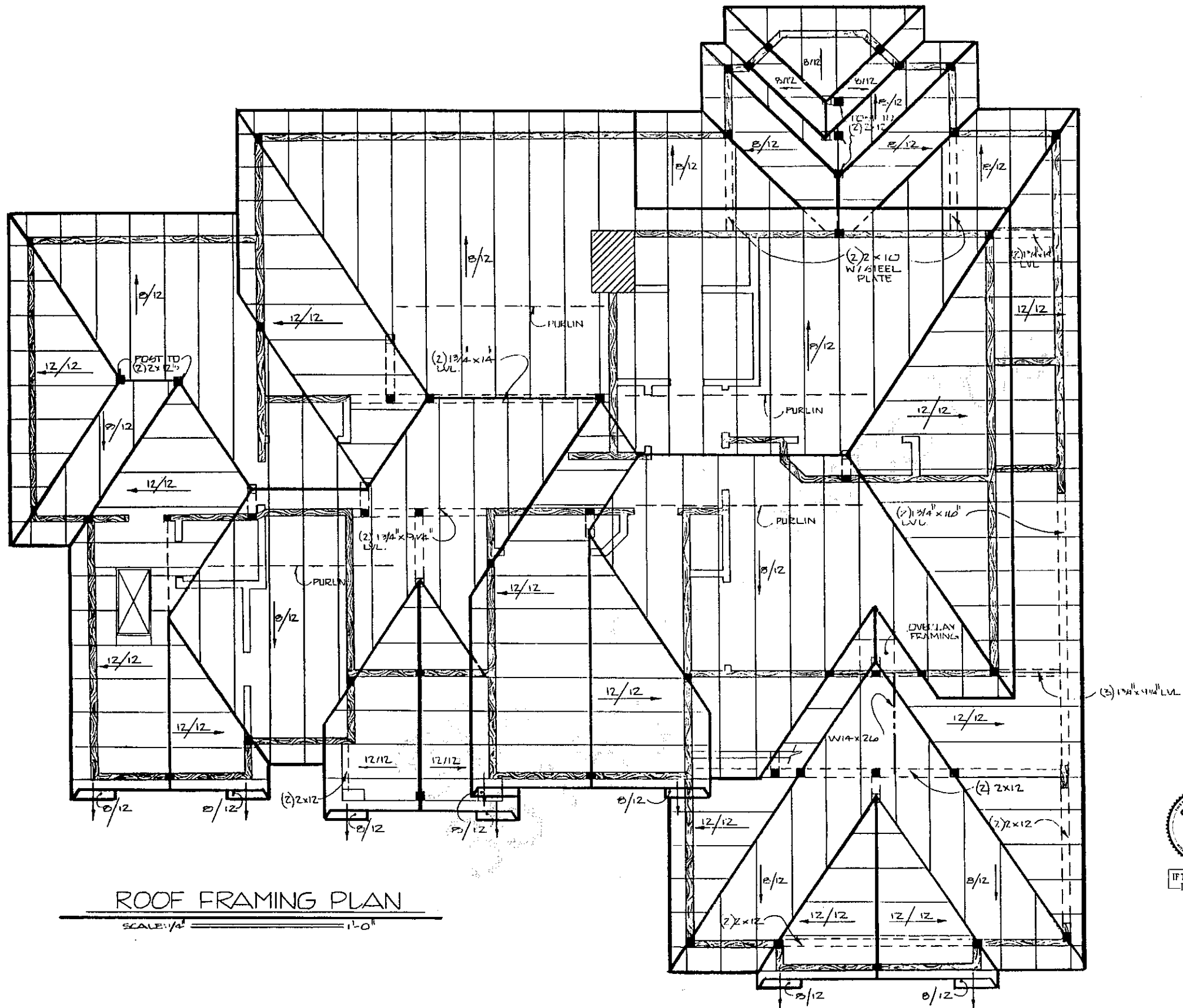
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ROOF FRAMING PLAN

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