Attachment 'D'

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:
- Floor: 40 psf. live 15 psf. dead
  Roof: 30 psf. live 10 psf. dead
  Ceiling: 10 psf. live 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 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#4 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (w-brick)	#4 @ 12" o.c.	#5 @ 16" 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 shimns 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 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.
  (2) Load bearing and more that 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.).

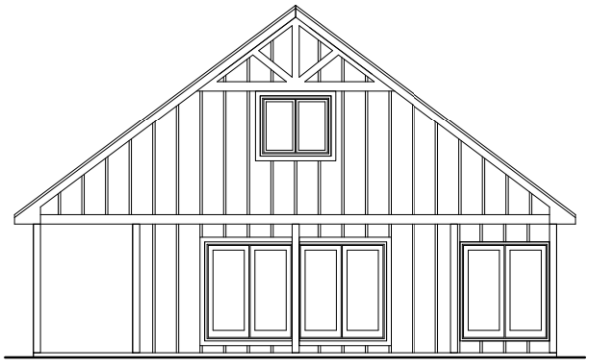
MISC. NOTES:
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
- Note: Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tube 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.
- Plan Pros, 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

A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trapezoid
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Radius	U.L.	Underlayment
ANN	Awning	DRY	Dryer	JST	Joist	RAFTS	Rafters	UNFIN	Unfinished
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WASH	Washer
BSMT	Basement	ENT	Entertainment	LIN	Linen	REF	Ref.	WD	Wood
BTM	Bottom	ENC	Enclosure	MAX	Maximum	SEC	Second	WH	Water Heater
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	W.W.M.	Welded Wire Mesh
CAB	Cabinet	FIN	Finished	MICRO	Microwave	S.L.	Side Lite		
C.J.	Ceiling Joist	FJ	Floor Joist	MIN	Minimum	SPP	Sump Pump Pit	@	At
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	STA	Stairway		
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.	Closet Opening	GARB	Garbage Disposal	OPNG	Opening	STRUCT	Structural	4W	Four Wide
CONC	Concrete	G & M	Glued & Nailed	PC	Pull Chain	T.C.	Trash Compactor		Center Line
DBL	Double	G.L.H.	Glulam Header	PICT	Picture	T & G	Tongue & Groove	W/	With
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom		Diameter

ARTIST CONCEPTION ONLY

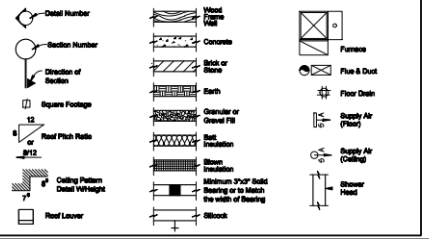
ARTWORK NOT TO SCALE



FRONT ELEVATION

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

SYMBOLS



ELECTRICAL LEGEND



NOTE: WIRE SMOKE DETECTORS IN SERIES

The purchaser of these plans is given a limited license to construct one single family residence from the plans. The plans may not be resold or altered and may not be used on any other project without the written consent of the designer. The purchaser and builder assume all responsibility for the construction process.

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La Vista, NE 68128
402-210-4369
planpro1@cox.net

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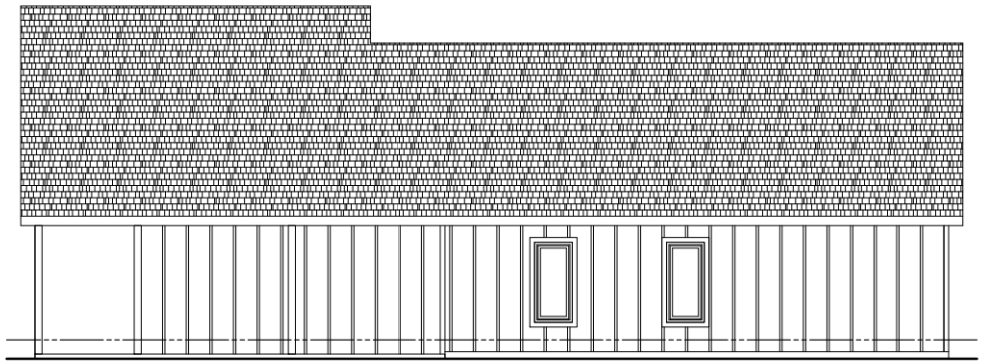
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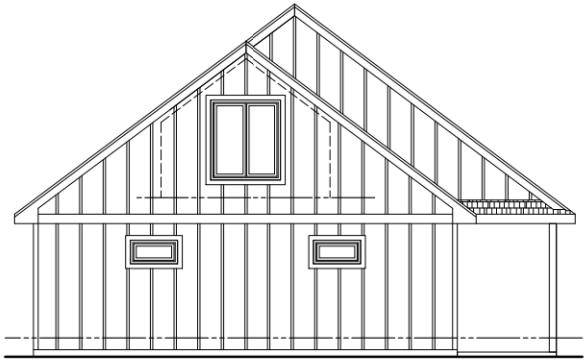
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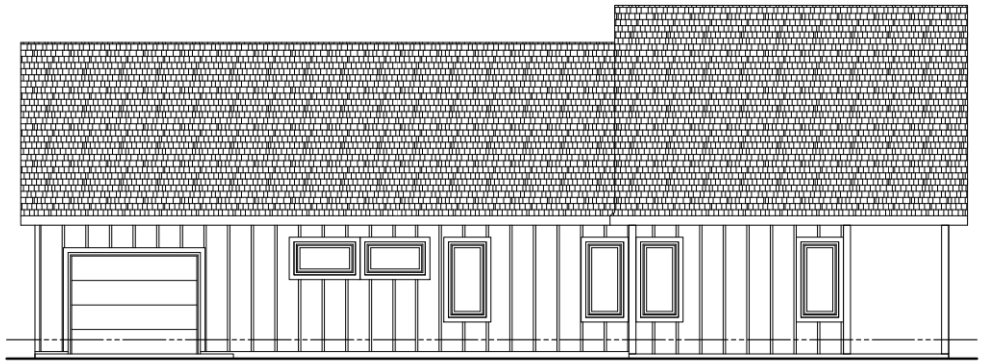
RIGHT SIDE ELEVATION

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



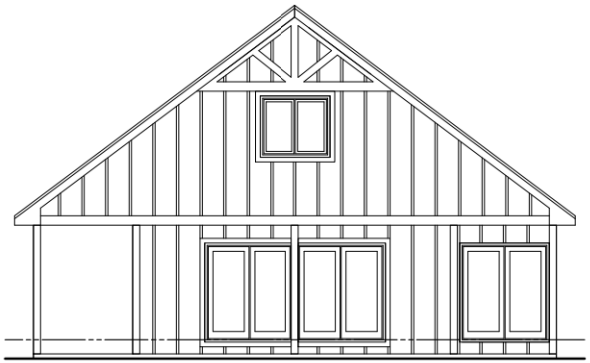
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

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planpro1@cox.net

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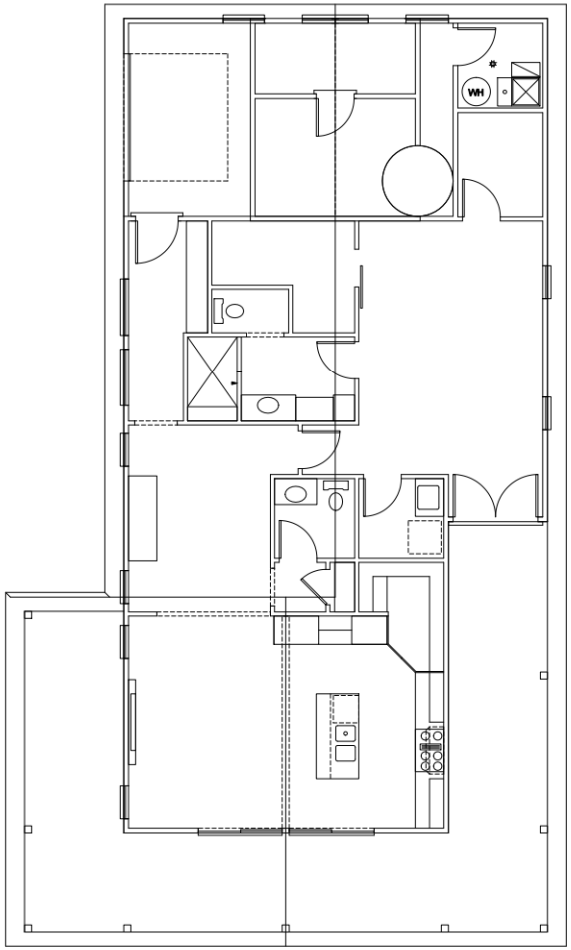
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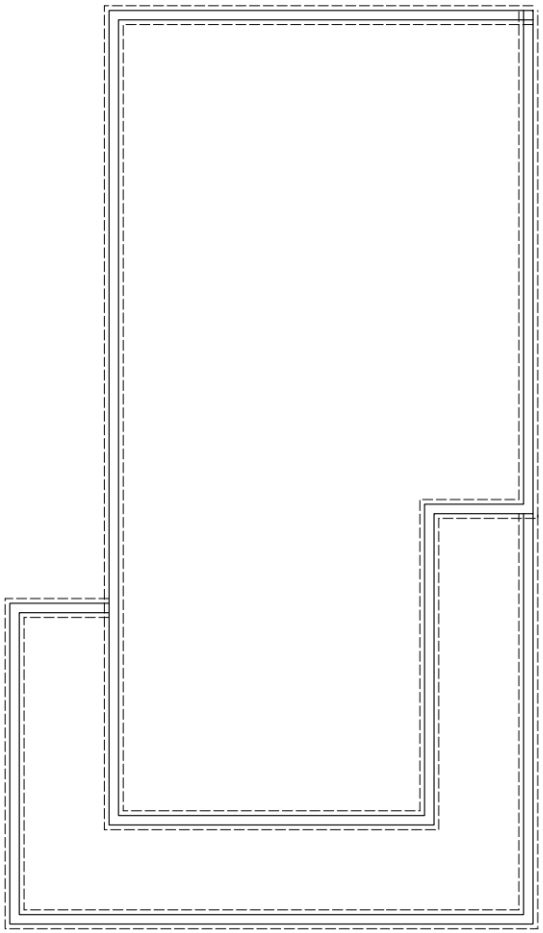
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ROOF PLAN

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



FOUNDATION PLAN

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

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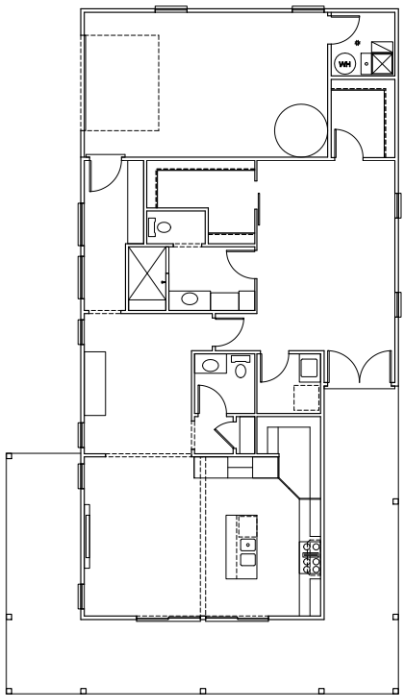
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GENERAL ELECTRICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	110 V. OUTLET		FLOOD LIGHT
	HALF SWITCHED 110 V OUTLET		FLUORESCENT LIGHT
	220 V. OUTLET		TRACK LIGHT
	WEATHERPROOF 110 V. OUTLET		UNDER COUNTER LIGHT
	GROUND FAULT 110 V. OUTLET	F	EXHAUST FAN
	FLOOR 110 V. OUTLET	F LT	EXHAUST FAN/LIGHT COMB.
	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)
T	THERMOSTAT		SMOKE DETECTOR/(CEILING) CARBON MONOXIDE DETECTOR
	CHIMES	S	TWO-WAY SWITCH
	TELEPHONE	S_3	THREE-WAY SWITCH
	HEAT LAMP	S_4	FOUR-WAY SWITCH

NOTE: WIRE SMOKE DETECTORS IN SERIES

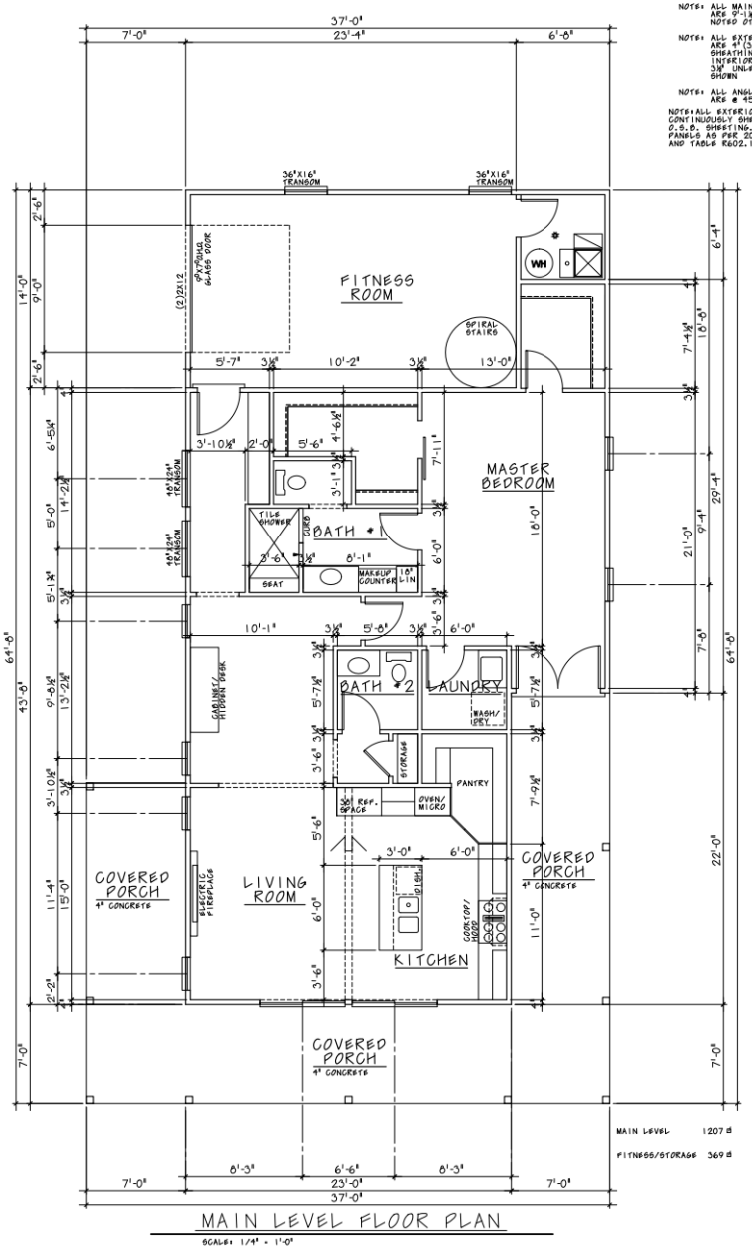


NOTES: ALL MAIN FLOOR WALLS ARE 9'-1⅛" HIGH UNLESS NOTED OTHERWISE

NOTES: ALL EXTERIOR WALLS ARE 4" (3½" STUD + ½" SHEATHING) ALL INTERIOR WALLS ARE 3½" UNLESS OTHERWISE SHOWN

NOTES: ALL ANGLED WALLS ARE @ 45°

NOTES: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH O.S.B. SHEETING, BRACED WALL PANELS AS PER 2015 IRC R601.2 AND TABLE R602.10.5



MAIN LEVEL FLOOR PLAN

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

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7504 S 96th Street
La Vista, NE 68128
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planpro1@cox.net

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planpro1@cox.net

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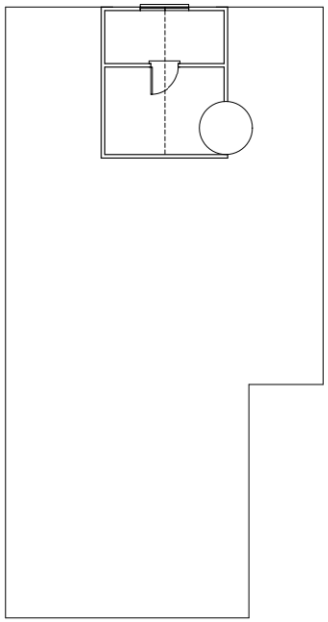
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GENERAL ELECTRICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	110 V. OUTLET		FLOOD LIGHT
	HALF SWITCHED 110 V OUTLET		FLUORESCENT LIGHT
	220 V. OUTLET		TRACK LIGHT
	WEATHERPROOF 110 V. OUTLET		UNDER COUNTER LIGHT
	GROUND FAULT 110 V. OUTLET	F	EXHAUST FAN
	FLOOR 110 V. OUTLET	F LT	EXHAUST FAN/LIGHT COMB.
	SURFACE MOUNT LIGHT		PADDLE FAN/LIGHT FIXTURE
	RECESSED CAN LIGHT		PADDLE FAN
	WALL MOUNT LIGHT	SD	SMOKE DETECTOR (WALL)
	PULL-CORD SURFACE MOUNT LIGHT	S	SMOKE DETECTOR (CEILING)
T	THERMOSTAT	S CO	SMOKE DETECTOR/CEILING) CARBON MONOXIDE DETECTOR
	CHIMES	S	TWO-WAY SWITCH
	TELEPHONE	S_3	THREE-WAY SWITCH
	HEAT LAMP	S_4	FOUR-WAY SWITCH

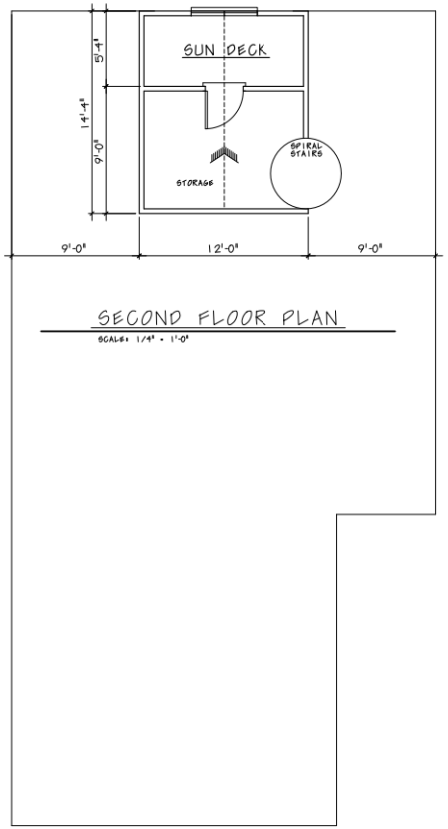
NOTE: WIRE SMOKE DETECTORS IN SERIES



NOTE: ALL EXTERIOR WALLS ARE 4" (2X4 STUD + 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE @ 45°

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH O.S.B. SHEETING, BRACED WALL PANELS AS PER 2015 IRC R601.2 AND TABLE R602.10.5



SECOND FLOOR PLAN

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

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