



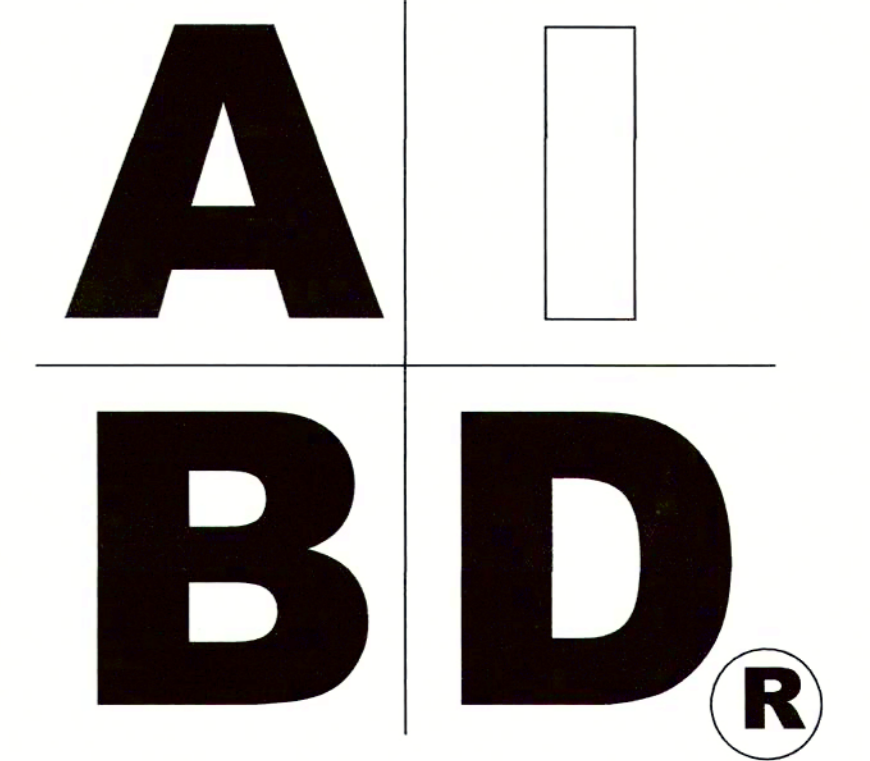
House Plan Zone, LLC.

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STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	FOUND(S)	LIN.	LINEN
APPROX.	APPROXIMATELY	MANUF.	MANUFACTURER
BASE.	BASEMENT	MAS.	MASONRY
B/T	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BRD.	BOARD	O.C.	ON CENTER
BOT.	BOTTOM	O/C	ON CENTER
BLDG.	BUILDING	OPT.	OPTIONAL
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLG.	CEILING	OTS	OWNER TO SELECT
CLR.	CLEAR	O.T.S.	OWNER TO SELECT
CLOS.	CLOSET	PG.	PAGE
COL.	COLUMN	FAN.	FANTRY
COLS.	COLUMNS	PL.	PLATE
CONG.	CONCRETE	P	PLATE
CMU	CONCRETE MASONRY UNIT	PLYND	PLYWOOD
C.U.	CONDENSOR UNIT	PLYND	PLYWOOD
CONN.	CONNECTION	POLY.	POLYETHYLENE
CONT.	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
COVERG	COVERING	PRE-FAB	PREFABRICATED
CS	CRAWL SPACE	RE.	REFERENCE
DECO.	DECORATIVE	REF.	REFRIGERATOR
DET.	DETAIL	REINF.	REINFORCED
DIA.	DIAMETER	R	RESISTANCE
DN	DISHWASHER	R.A.	RETURN AIR
DBL.	DOUBLE	R.A.G.	RETURN AIR GRILLE
DF	DOUGLAS FIR	REQ'D	REQUIRED
D	DRYER	SCR.	SCREEN
EA	EACH	SHLV.	SHELVES
ELEV.	ELEVATION	SHR.	SHOWER
ENG.	ENGINEER	SHWR.	SHOWER
FT.	FEET	SST.	SIMPSON STRONG TIE
F.F.L.	FINISHED FLOOR LINE	SP	SOUTHERN PINE
FIN.	FINISH	SPECS.	SPECIFICATIONS
F.C.	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F.	SQUARE FOOTAGE
FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION	THK.	THICK
FND.	FOUNDATION	THK.	THICKNESS
FR.	FREEZER	TBD.	TO BE DETERMINED
GA.	GAUGE	TR.	TRANSOM
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYP-SUM	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HTS.	HEIGHTS	WH	WATER HEATER
HORIZ.	HORIZONTAL	WT	WASHER
IN.	INCHES	WT.	WEIGHT
INCL.	INCLUDE	WIN.	WINDOW
INSUL.	INSULATION	WM.	WIRE MESH
JT.	JOINT	W	WITH
JST.	JOIST	WD.	WOOD
JSTS.	JOISTS	WFCM	WOOD FRAME CONSTRUCTION MANUAL



SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 MAIN FLOOR PLAN
- 4 BONUS FLOOR PLAN
- 5 EXTERIOR VIEWS
- 6 EXTERIOR VIEWS
- 7 SECTIONS & CABINETS
- 8 ROOF PLAN
- 9 ELECTRICAL PLANS

CODE DISCLAIMER:
 1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
 3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
 4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
 5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

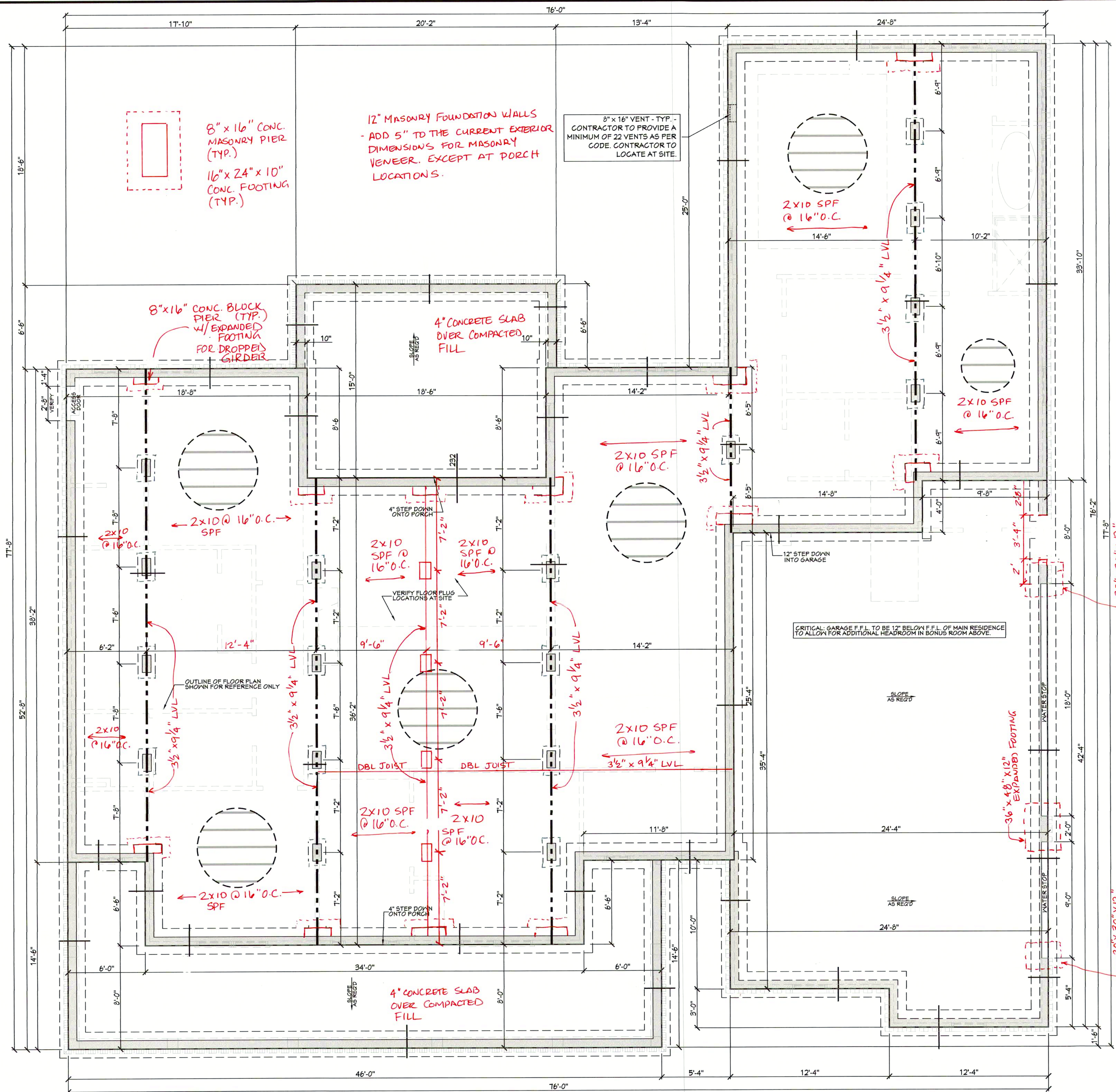
BB-2926R



Date: 07.25.18
 Drawn By: J.A.B.

SHEET NUMBER

1



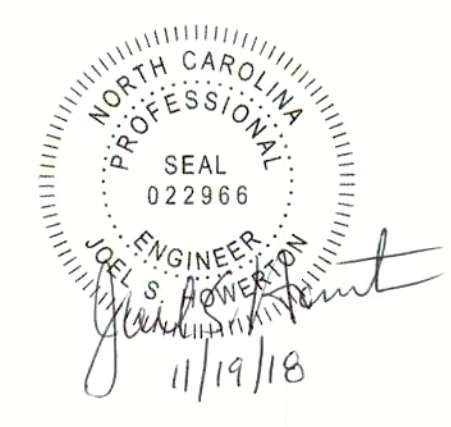
- GENERAL FOUNDATION NOTES:**
- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2012 EDITION.
 - EXTERIOR WALL FOOTING TO BE 24" X 10" 3000 PSI STRUCTURAL CONCRETE UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND SHOULDER REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF HAZARDOUS OR UNUSUAL SOILS ARE ENCOUNTERED.
 - FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
 - FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION 1405 OF THE CODE "FOUNDATION DRAINAGE".
 - THE FOUNDATION SHALL BE TREATED IN ACCORDANCE WITH SECTION 1406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPROOFING".
 - THIS FOUNDATION DESIGN IS VALID FOR 100 MPH WIND ZONES ONLY.
 - FOUNDATION WALLS SHALL BE 12" IN WIDTH WHERE SUPPORTING FRAMING WITH BRICK VENEER.

STRUCTURAL EVALUATION BY:
HOWERTON SERVICES, PLLC
 2108 KINGS PLACE, RALEIGH, NC 27614
 LICENSE #: P-1716

ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
 ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.
 DO NOT SCALE THESE DRAWINGS - ENGINEERING APPROVAL EXPRESSES
 01/01/2020

INDICATES POINT LOAD ABOVE WHERE SHOWN ON PLANS

FOUNDATION NOTES



201 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

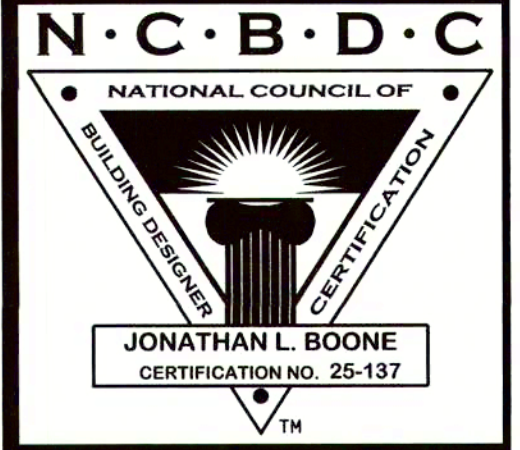
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SHEET NUMBER
2

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes all responsibility for any damages, including structural failures, resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

- GENERAL FRAMING NOTES:**
- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2012 EDITION.
 - GLAZING AREAS SHOWN ON THESE DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THE STRUCTURE MEETS THE REQUIREMENTS OF N1101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
 - WALL CLADDING IS DESIGNED FOR A 2x11 @ 16" OR GREATER POSITIVE WIND PRESSURE.
 - ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
 - DESIGN CRITERIA:

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF
 - DEFLECTION LIMITS:

FLOOR	L/360 (LINE LOAD ONLY)
ROOF	L/240
 - ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
 - ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
 - PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
 - PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
 - ALL JOISTS TO BE SPF.

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 * DO NOT SCALE THESE DRAWINGS.

INDICATES POINT LOAD ABOVE WHERE SHOWN ON PLANS

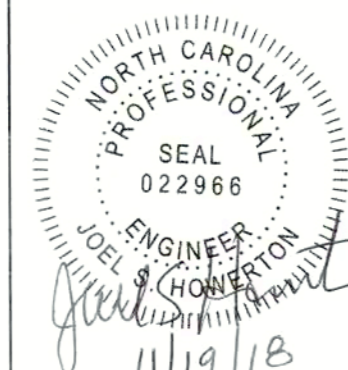
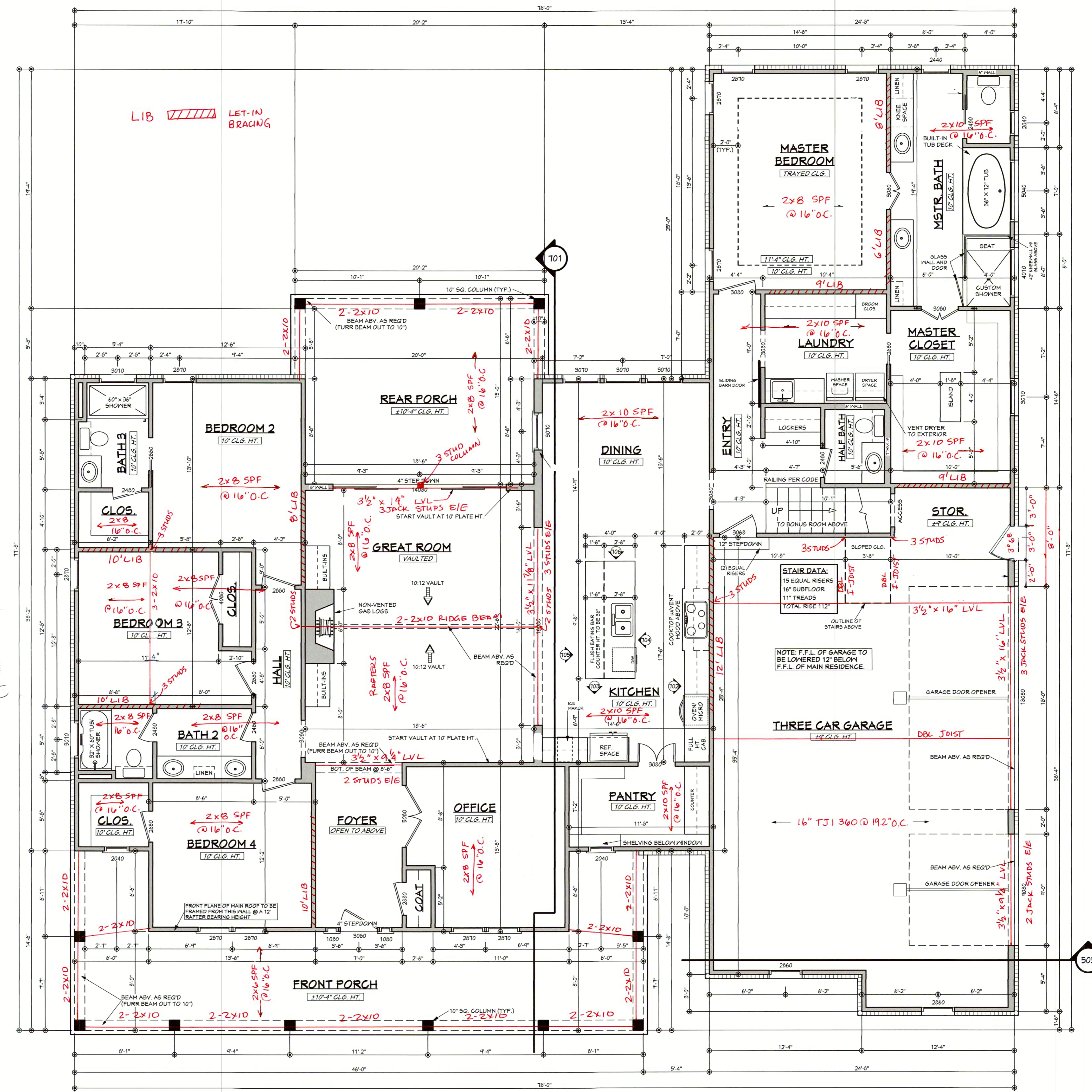
FRAMING NOTES

- BRACED WALL NOTES:**
- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2012 NCRC RESIDENTIAL CODE.
 - THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABELED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
 - INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCRC-RESIDENTIAL CODE, TABLE R602.10.2.
- LIB METHOD:**
 INSTALL 1/4" WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER. CONNECT AS INDICATED IN CODE SECTION.
- GB METHOD:**
 MINIMUM 1/2" THICK GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.
4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.

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BRACING NOTES



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JONATHAN L. BOONE
 CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-2926R

Date: 07.25.18

Drawn By: J.A.B.

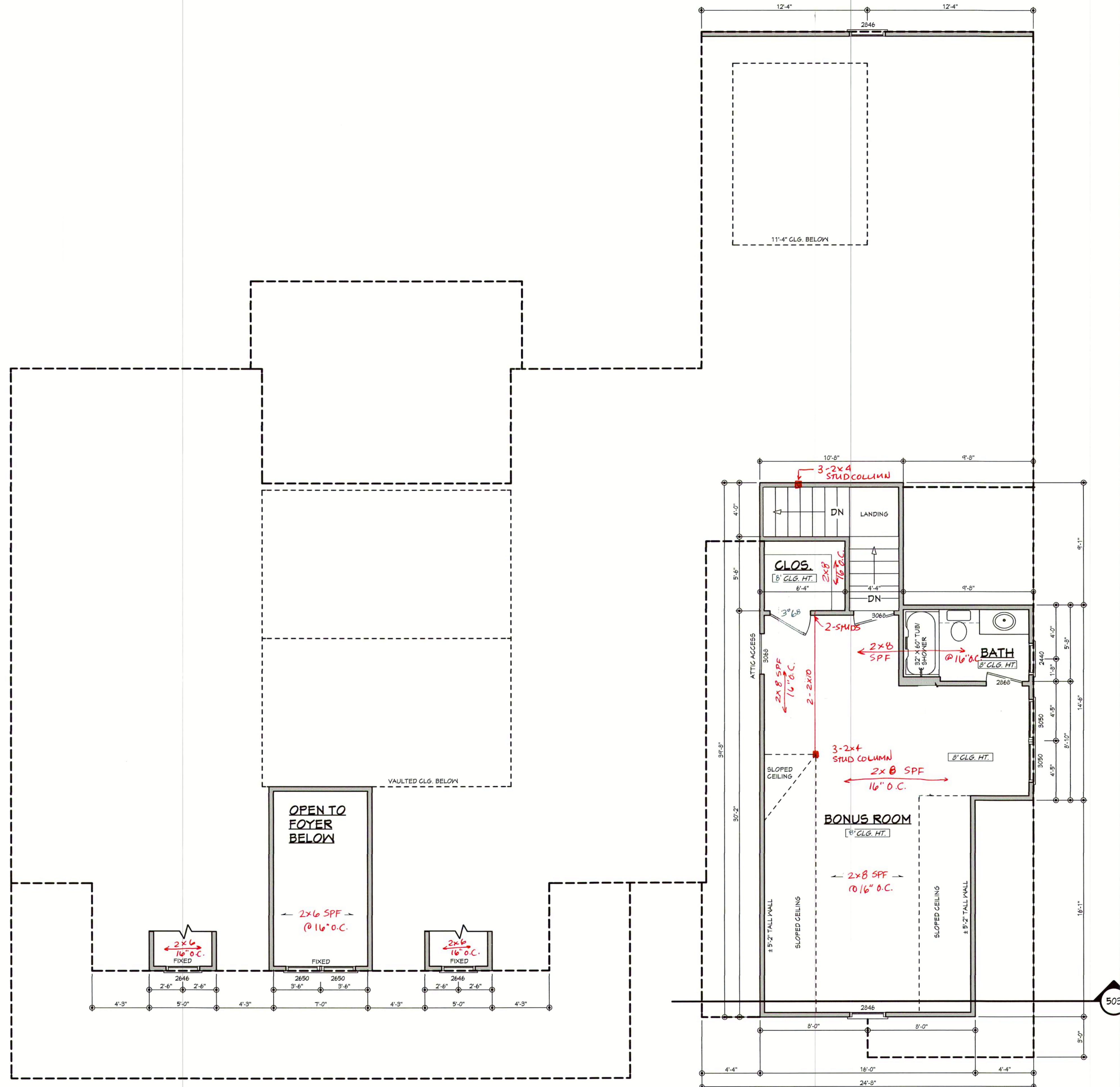
Project Name:

SHEET NUMBER

3

House Plan Zone, LLC has created great plans for the home building industry. The plans are designed to be used as a guide only. It is the responsibility of the user to verify all dimensions and details with the local building department. The user assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. The user is advised to consult with a professional engineer or architect for any special conditions required by local building codes. All dimensions are to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

SEE SHEET # 3 FOR STRUCTURAL NOTES.



BONUS FLOOR PLAN

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



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Pre-Drawn Plan ID:
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House Plan Zone, LLC has prepared this set of plans and related documents for the construction of the building shown. The user assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design, construction, or materials, in addition to your local building officials prior to construction. Additional engineering may be required to comply with local and other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 07.25.18

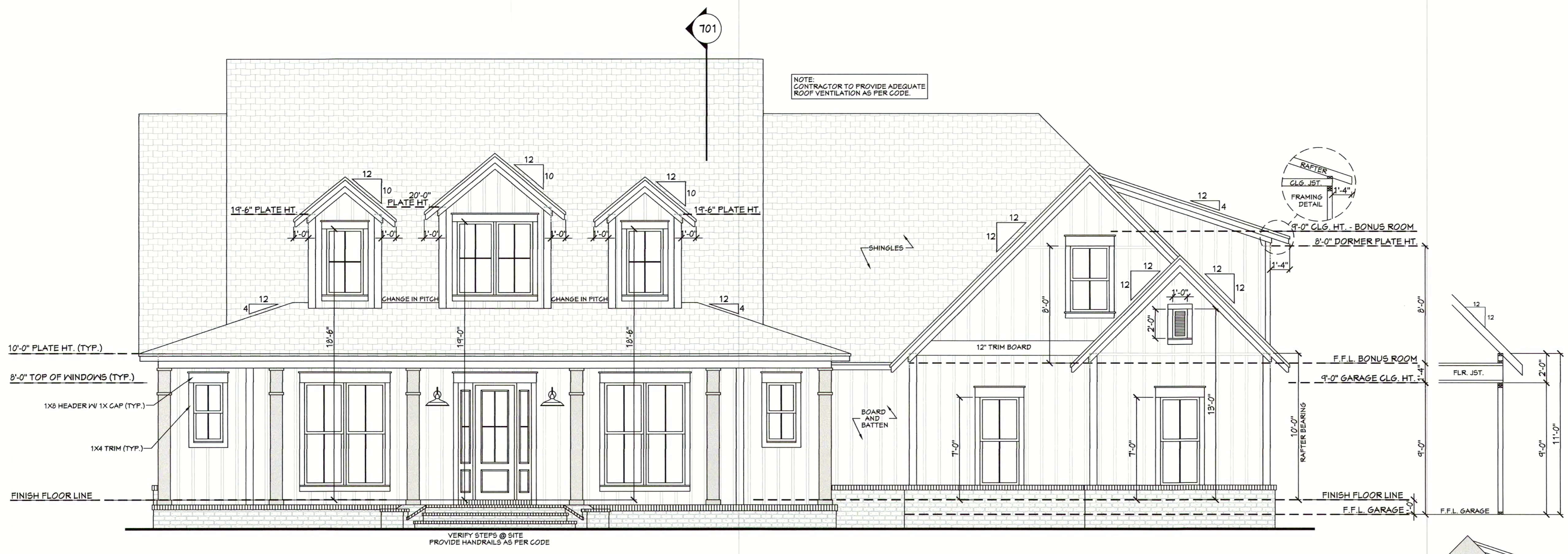
Drawn By: J.A.B.

Project Name:

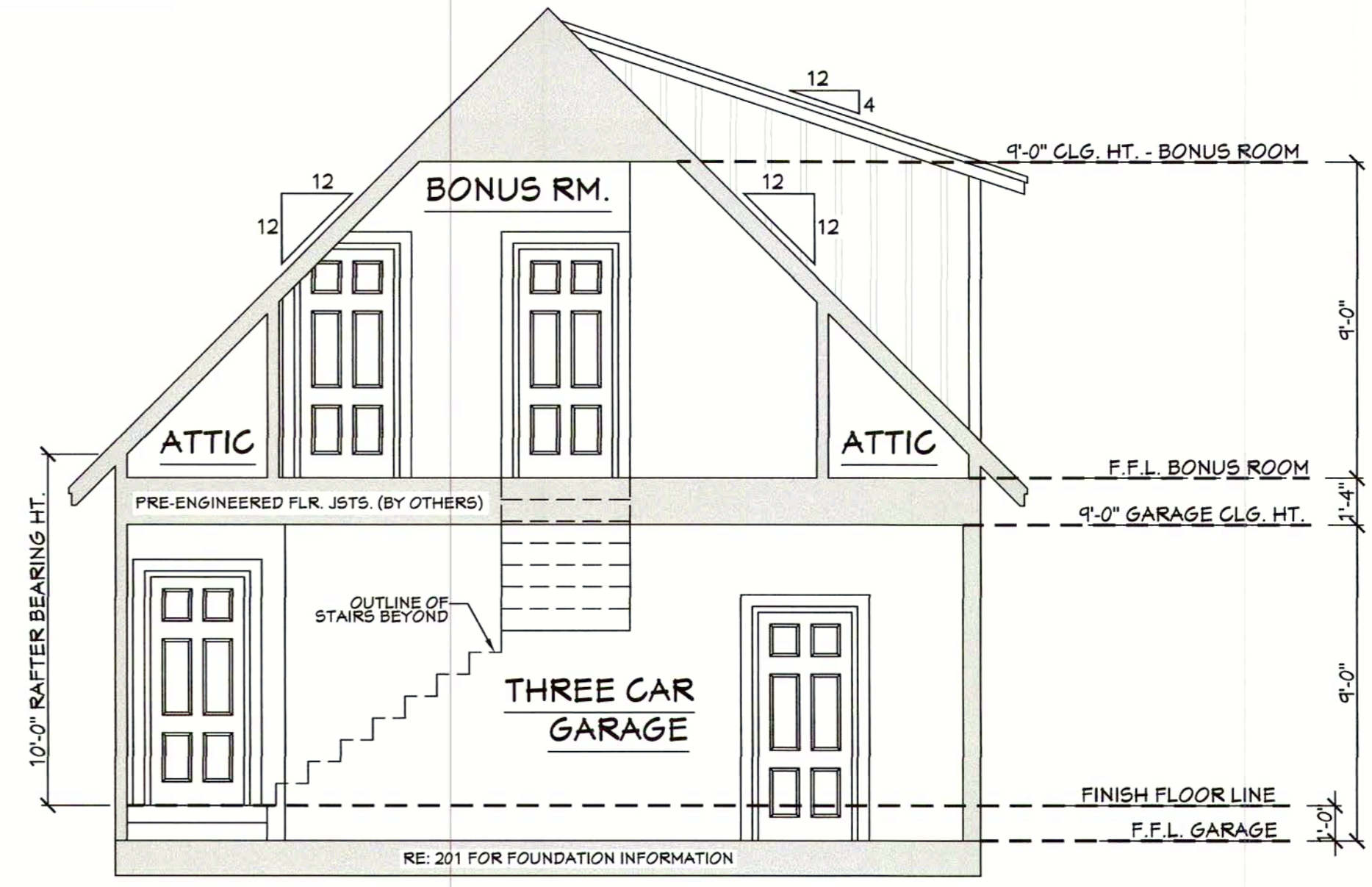
SHEET NUMBER

4

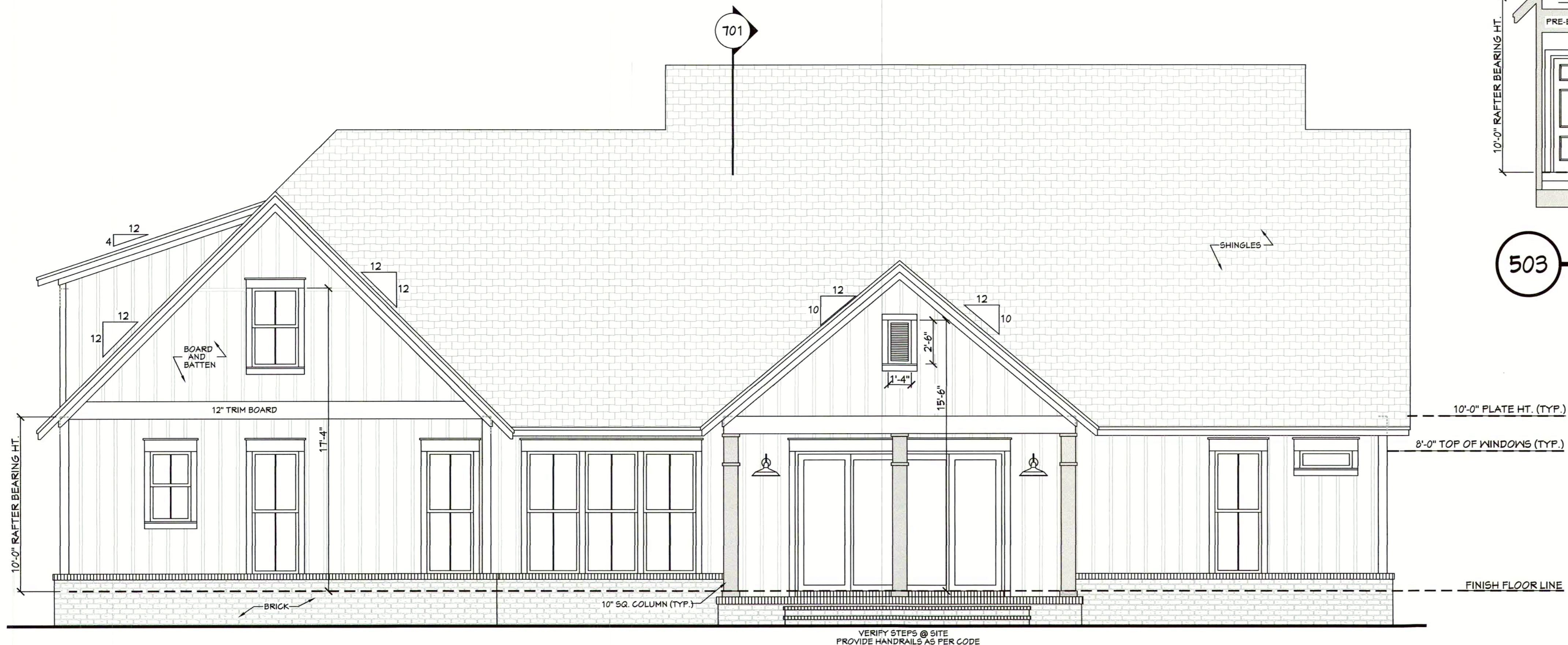
NOTE:
CONTRACTOR TO PROVIDE ADEQUATE
ROOF VENTILATION AS PER CODE.



501 **BB-2926R FRONT VIEW**
SCALE-----1/4" = 1'-0"



503 **GARAGE SECTION**
SCALE-----1/4" = 1'-0"

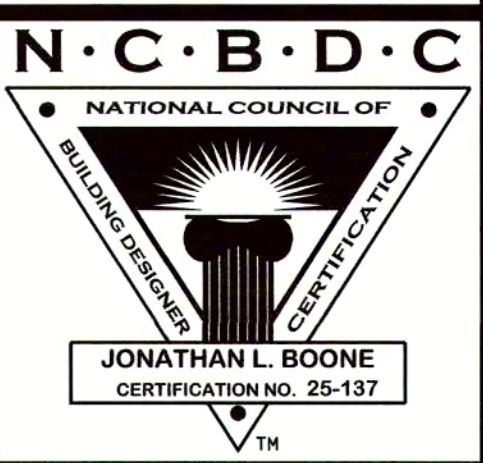


502 **REAR VIEW**
SCALE-----1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

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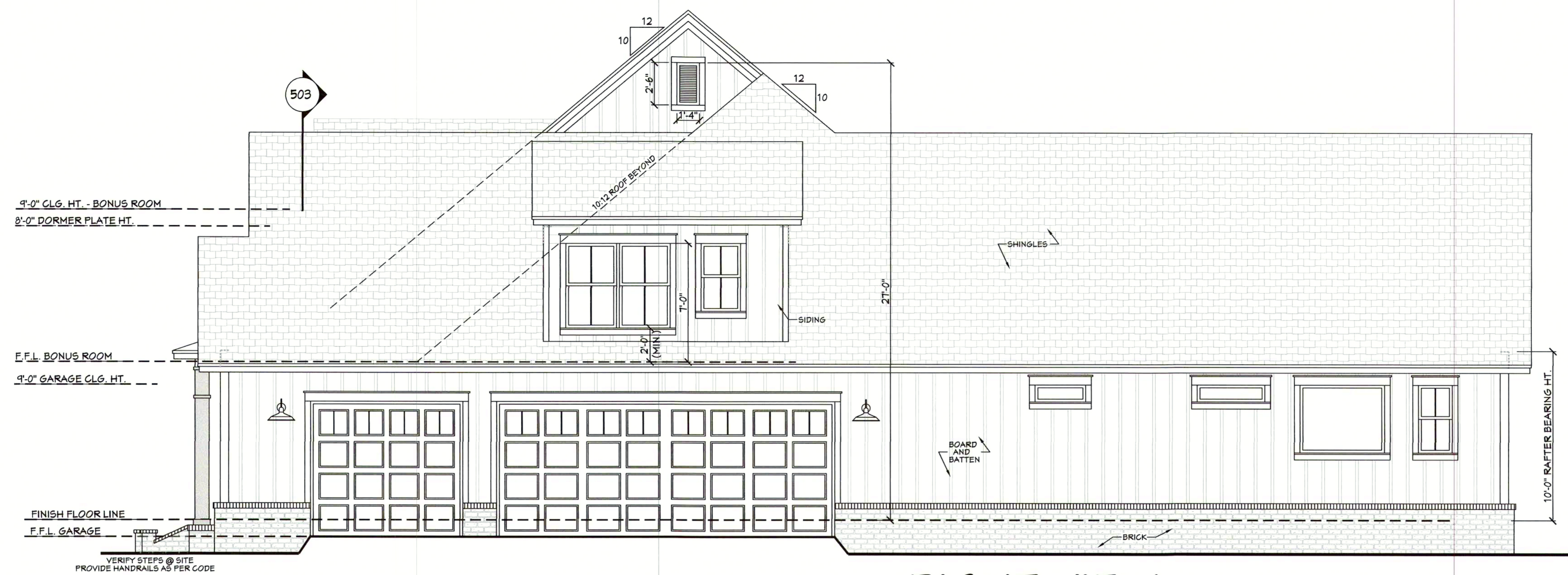


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5

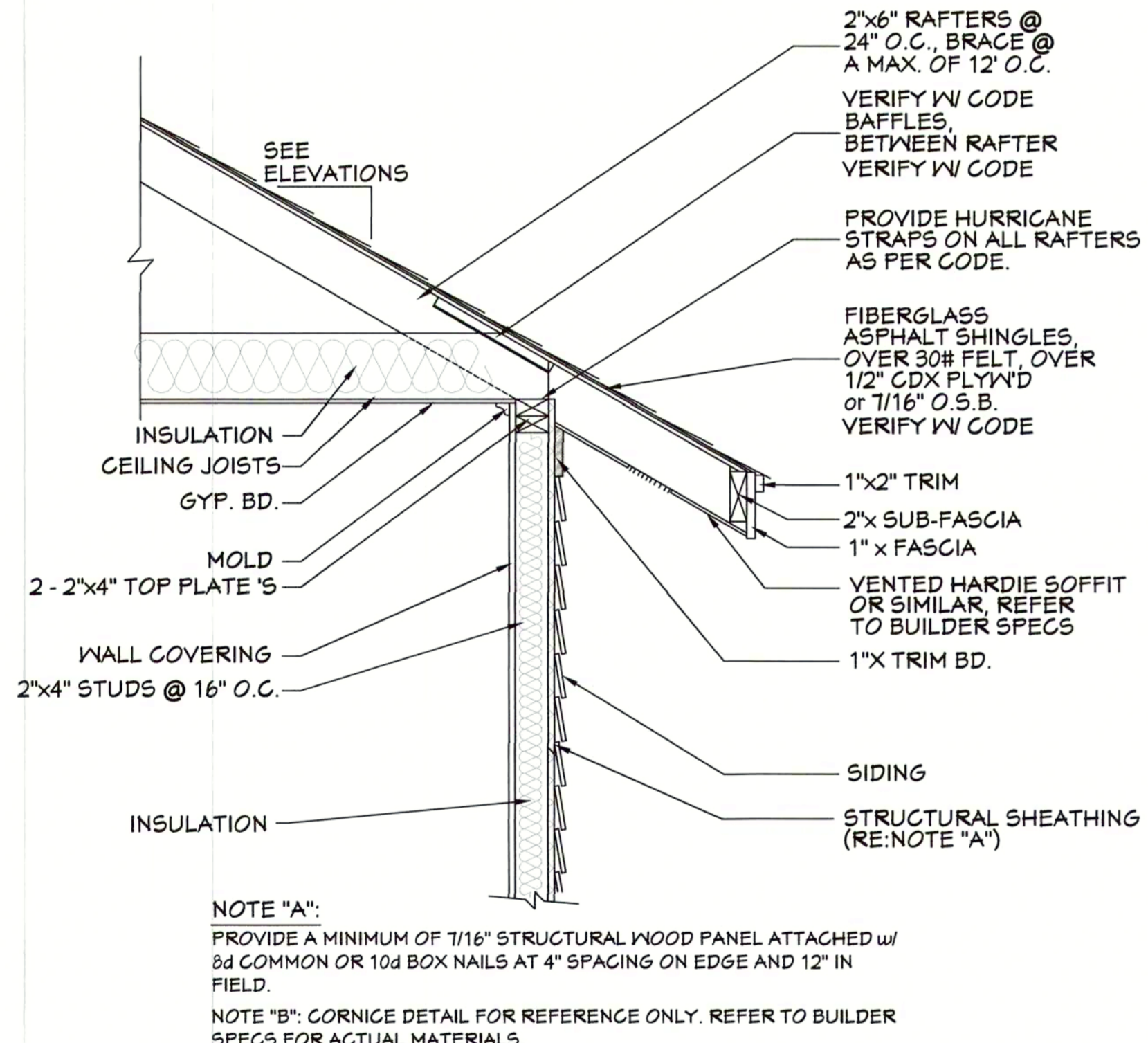
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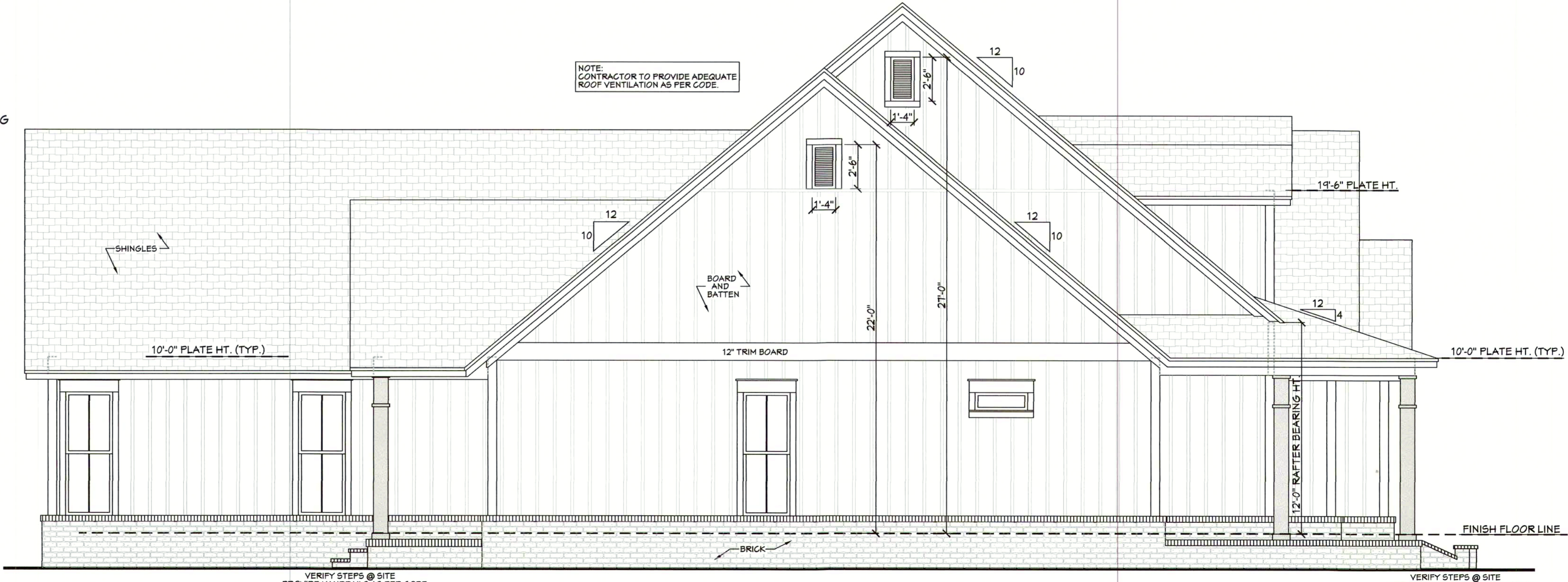
601 RIGHT VIEW
SCALE-----1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



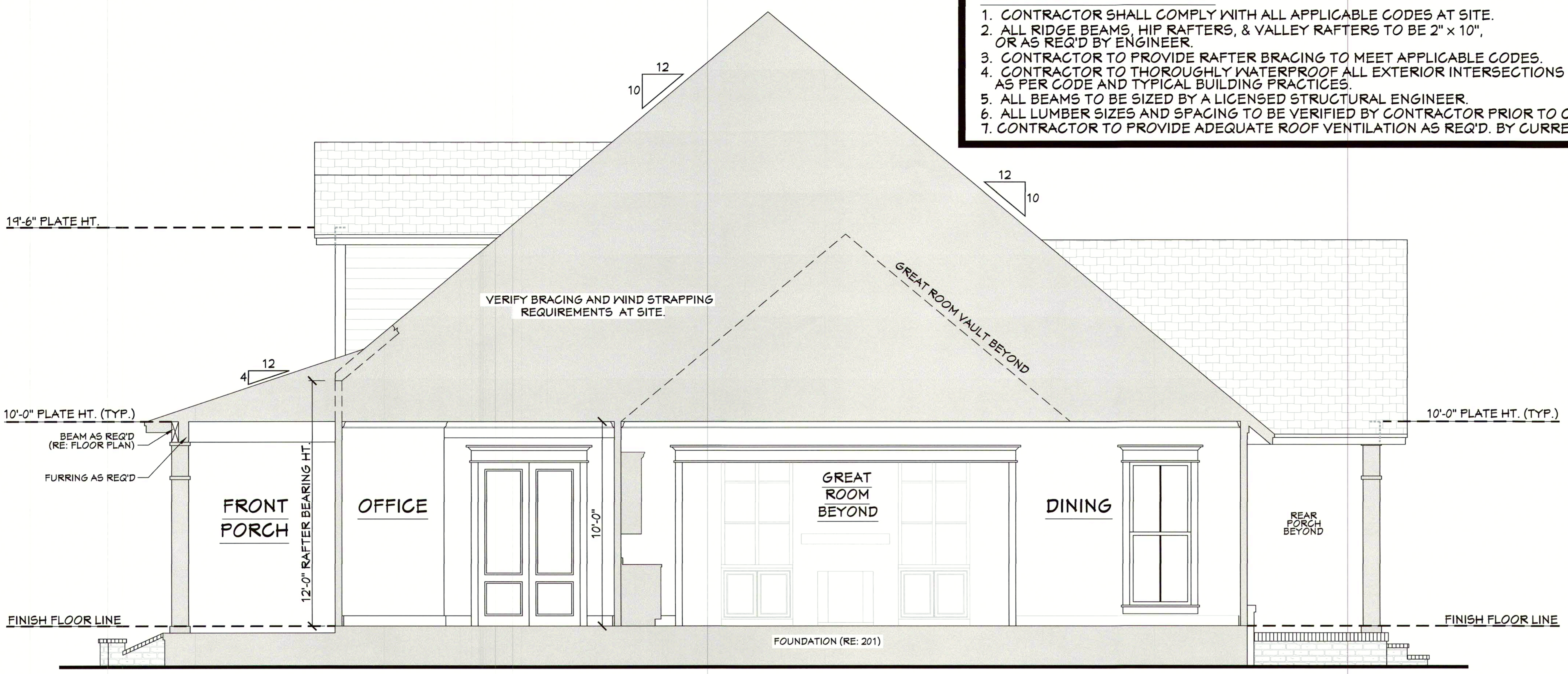
603 TYP. CORNICE DETAIL
SCALE-----3/4" = 1'-0"



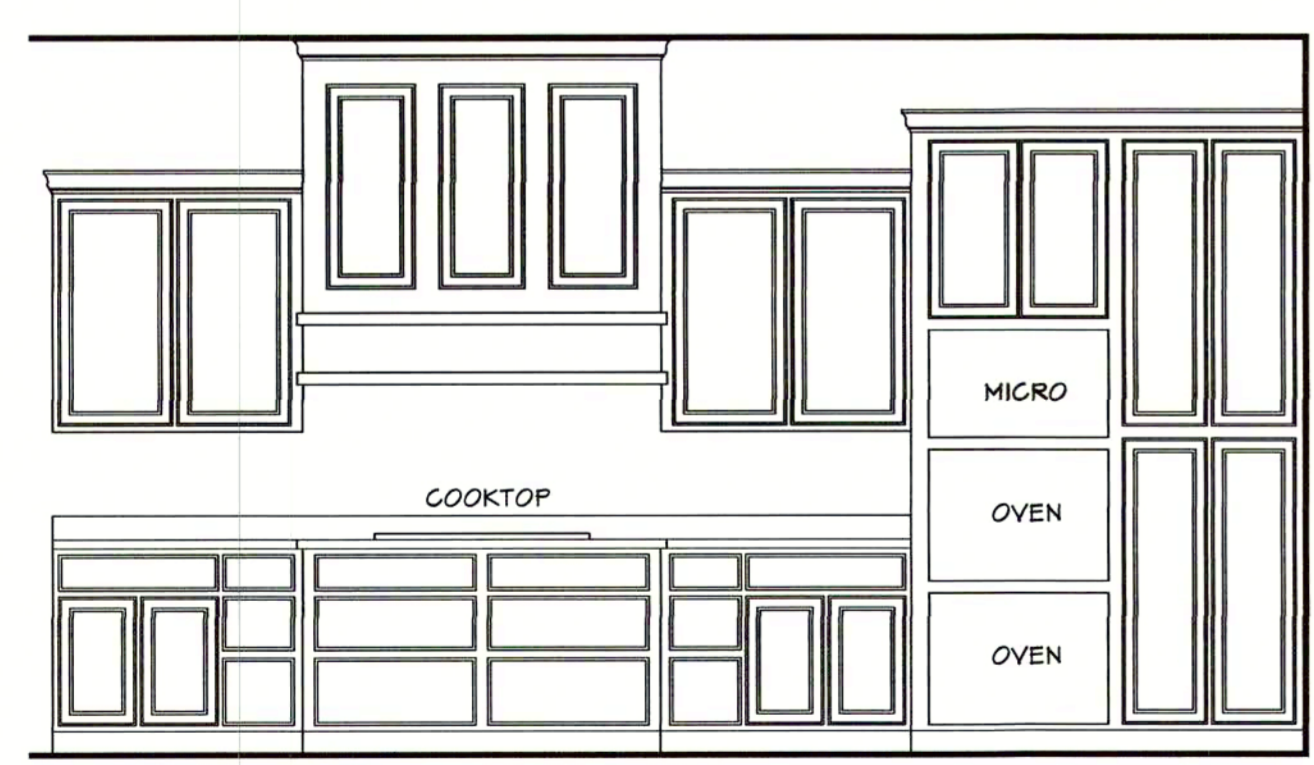
602 LEFT VIEW
SCALE-----1/4" = 1'-0"

CROSS SECTION NOTES:

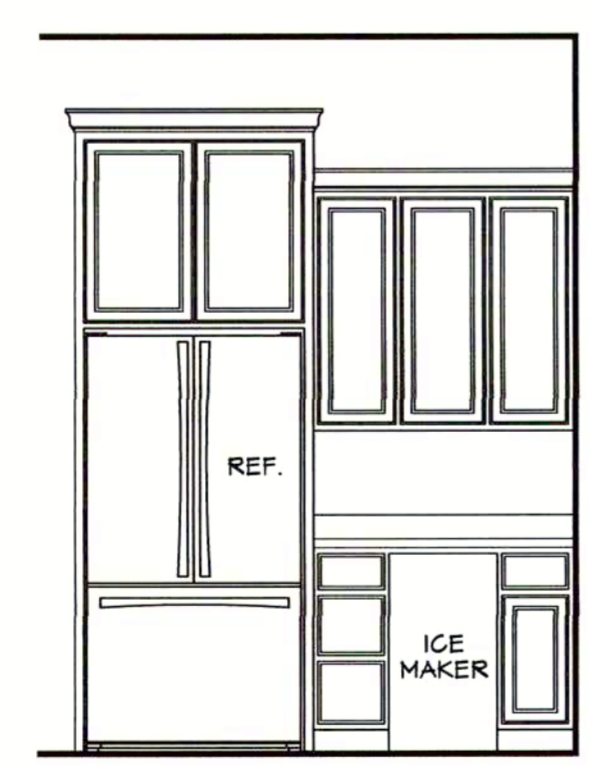
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



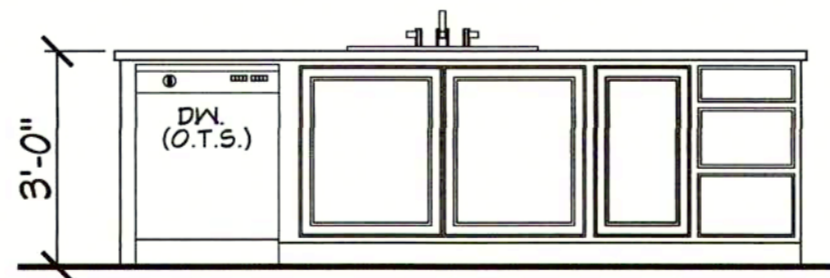
701 CROSS SECTION
 SCALE-----1/4"=1'-0"



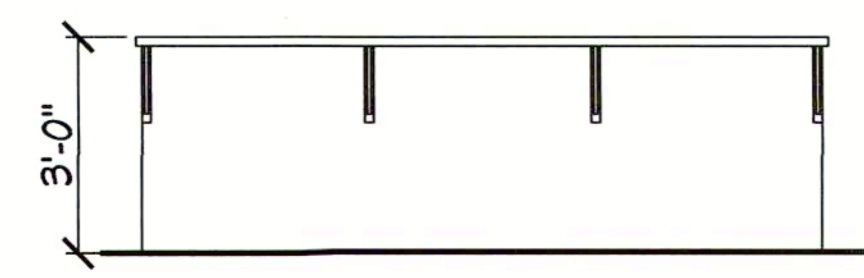
702 KITCHEN
 SCALE-----3/8"=1'-0"



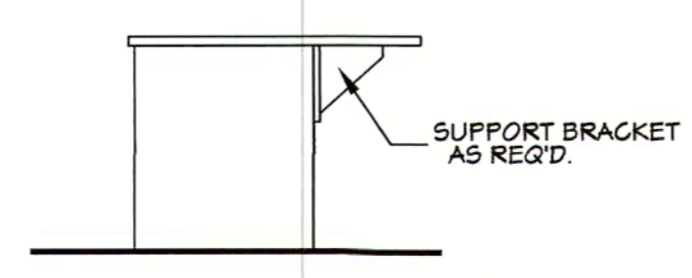
703 KITCHEN
 SCALE-----3/8"=1'-0"



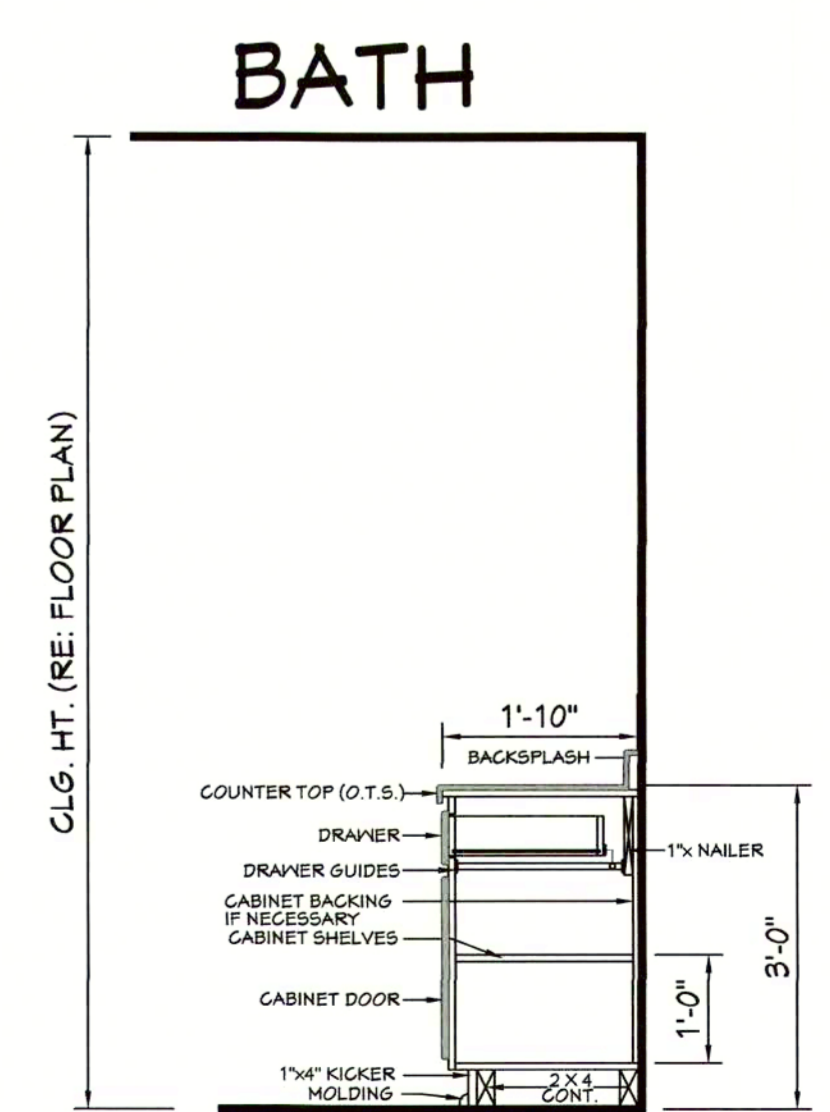
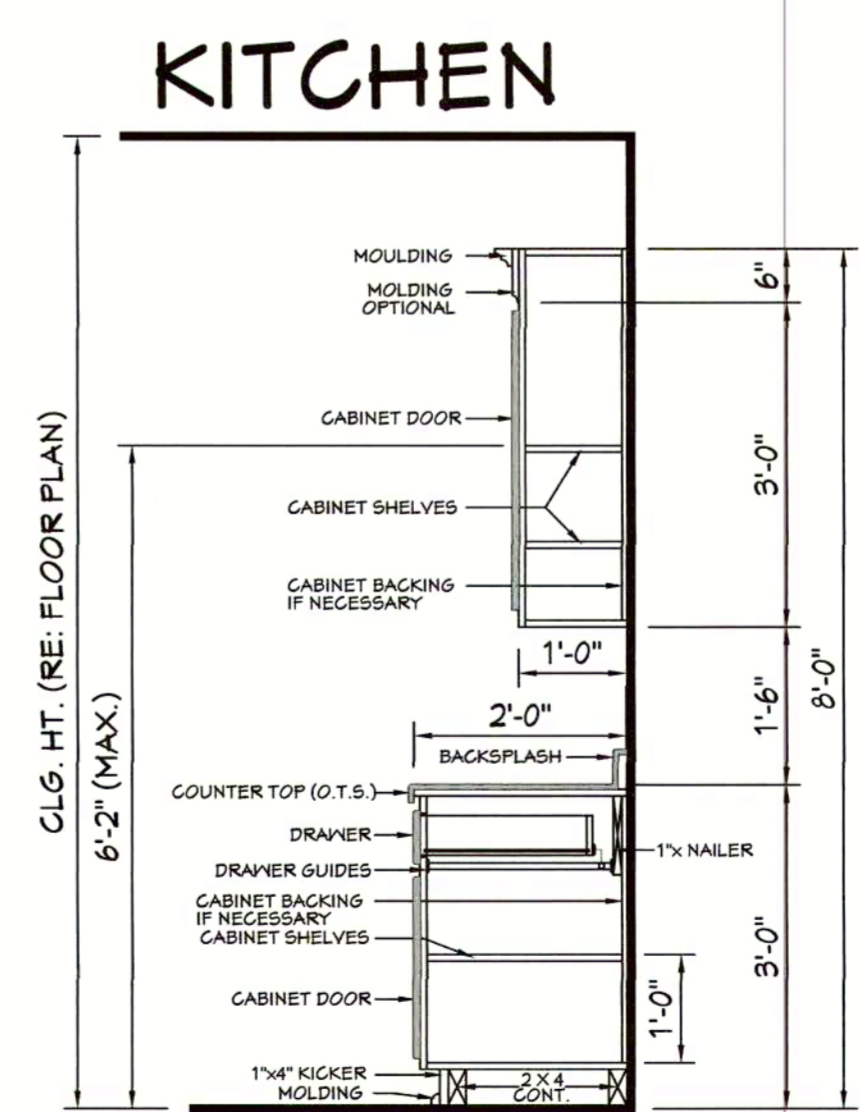
704 KITCHEN
 SCALE-----3/8"=1'-0"



705 KITCHEN
 SCALE-----3/8"=1'-0"



706 KITCHEN
 SCALE-----3/8"=1'-0"



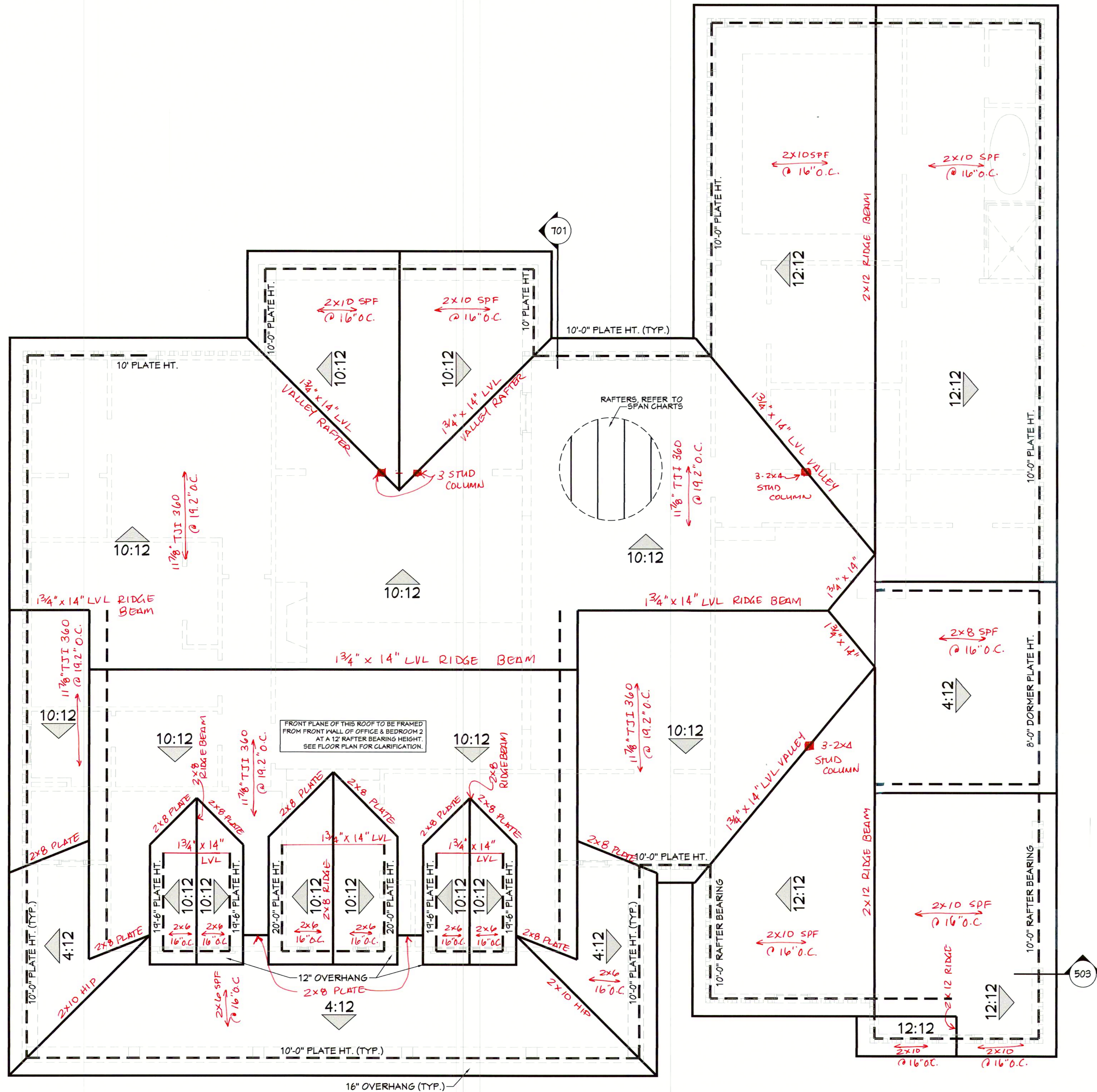
707 TYPICAL CABINET SECTIONS
 SCALE-----N.T.S.

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 Drawn By: J.A.B.

SHEET NUMBER
7



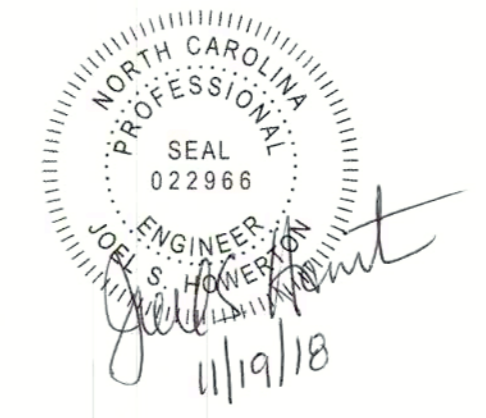
- GENERAL ROOF NOTES:**
- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2012 EDITION.
 - ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2.25/12
34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO 7/12
21 #/SF FOR ROOF PITCHES FROM 7/12 TO 12/12
 - ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
 - ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINES JOINED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
 - RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:
SIZE: 208 209 210
SPACING 12" O.C. 14"-9" 15"-0"
SPACING 18" O.C. 13"-9" 17"-9" 22"-3"
 - ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
 - 2-2X10 HPS MAY BE SPICED WITH A MIN. 6'-0" OVERLAP.
 - PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OVERLAP RAFTERS INSIDE NOTED.
 - 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
 - PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL).
 - PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL).
 - FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
 - SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL, MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
 - PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4/12.
 - THESE DESIGN DRAWINGS WERE PREPARED BY HORTON CONSULTING ENGINEERING, INC. ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR PICTURES.
 - ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTIONABILITY PRIOR TO BEGINNING CONSTRUCTION.
 - VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVL SUPPORTED AS NOTED. PROVIDE TEMPORARY STEEL KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
 - DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE ENGINEER.
 - DESIGN BASIS PROVIDED BY ARCHITECT AND ARCHITECT IS RESPONSIBLE FOR ALL ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH ALL ACCESS/EGRESS REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN ISSUES.

● 35C-(3) 2X4 STUD BEARING COLUMN WHERE INDICATED.

STRUCTURAL EVALUATION BY:
HOWERTON SERVICES, PLLC
 2108 KARNIS PLACE, RALEIGH, NC 27614
 LICENSE #: P-1716

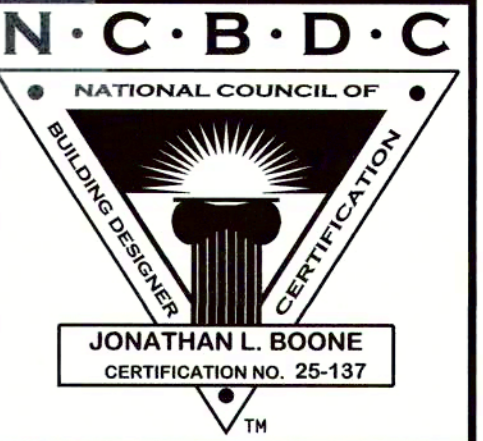
ROOFING NOTES

* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
 * ALL HIP RIDGES OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.
 * DO NOT SCALE THESE DRAWINGS - ENGINEERING APPROVAL EXPRES 01/01/2020



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

Website:
www.HPZplans.com
 Email:
sales@hpzplans.com
 Phone:
 601.336.3254
 Fax:
 1.800.574.1387



Pre-Drawn Plan ID:
BB-2926R

Date:
 07.25.18
 Drawn By:
 J.A.B.

SHEET NUMBER
8

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes all responsibility for any damages, including structural failures, resulting from errors, omissions or deviations in the design. The user agrees to hold House Plan Zone, LLC harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, in addition to any other remedies available by law. The user agrees to indemnify and hold House Plan Zone, LLC harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, in addition to any other remedies available by law. The user agrees to hold House Plan Zone, LLC harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, in addition to any other remedies available by law. The user agrees to indemnify and hold House Plan Zone, LLC harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, in addition to any other remedies available by law.



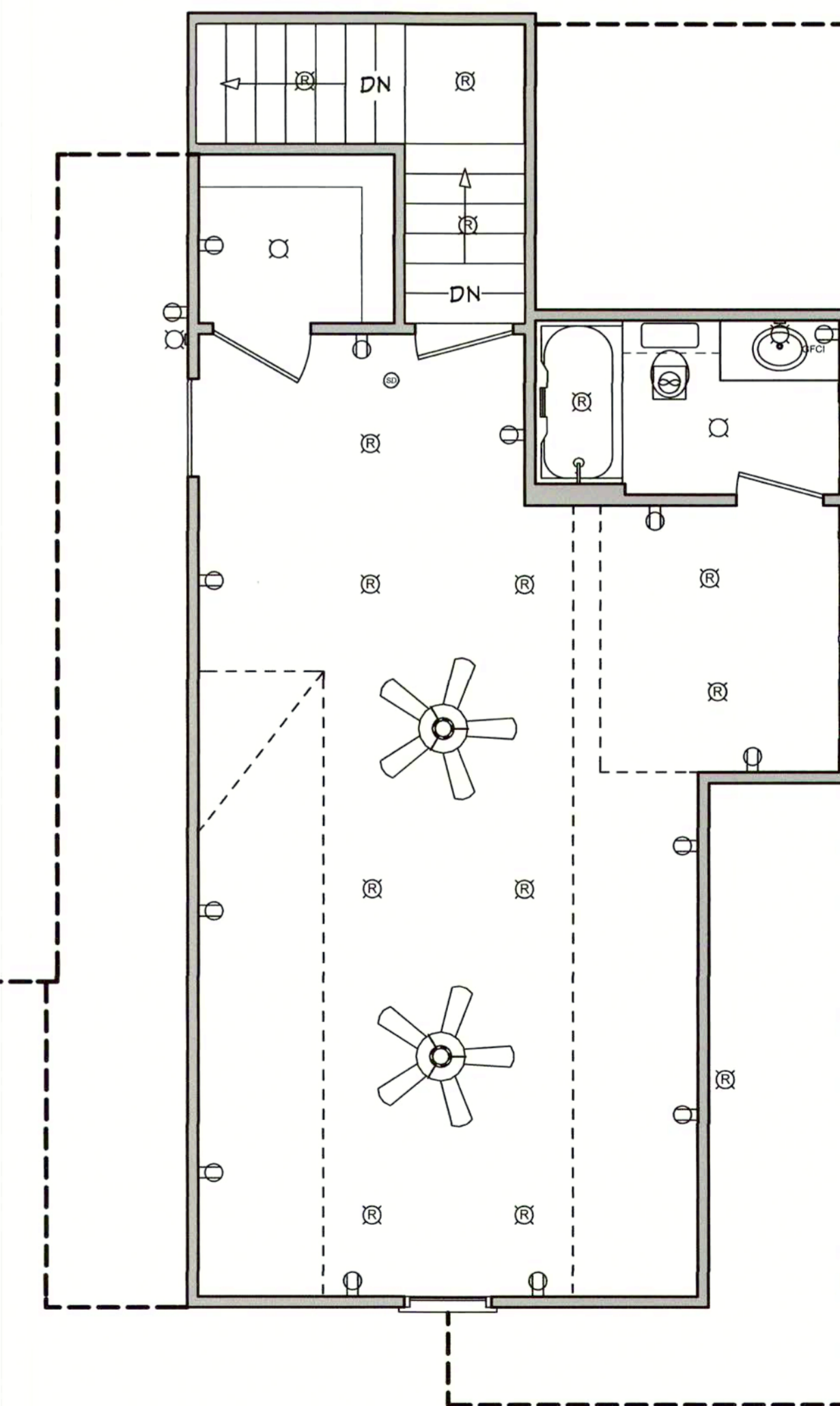
MAIN FLOOR ELECTRICAL LAYOUT

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

NOTE: SWITCHES AND ELECTRICAL CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	WALL MOUNTED LIGHT
	DIMMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	WEATHERPROOF OUTLET
	CAT5 NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	TV SPEAKER
	RADIO SPEAKER
	CEILING FAN ONLY, NO LIGHT KIT
	CEILING FAN WITH LIGHT KIT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELIER 1 (O.T.S.)
	CHANDELIER 2 (O.T.S.)
	UNDER COUNTER LIGHTING
	EMERGENCY LIGHTING/EXIT SIGN

ELECTRICAL NOTES:
 1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
 2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
 3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
 4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.



BONUS ROOM ELECTRICAL LAYOUT

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