House Plan Zone, LLC.

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Designing Homes
HOUSE PLAN ZONE
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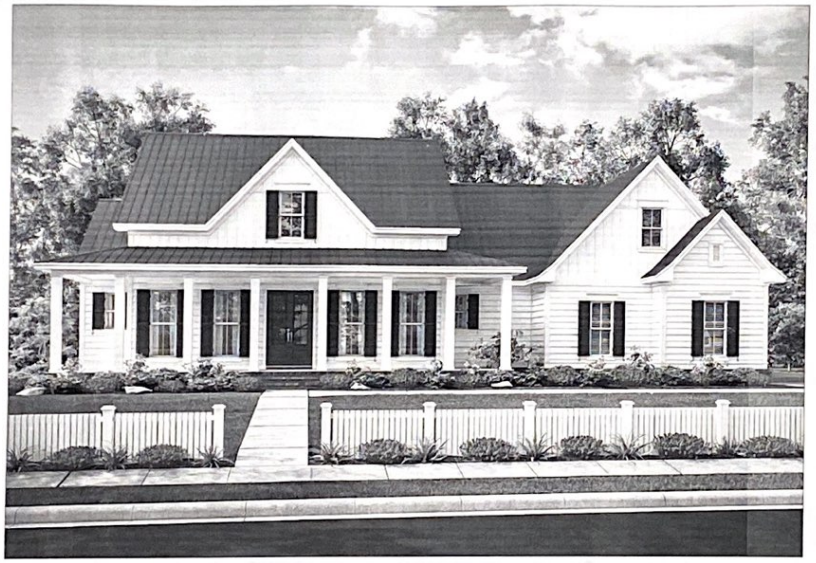
A B D®

STANDARD ABBREVIATIONS

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



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4 BONUS FLOOR PLAN
5 EXTERIOR VIEWS
6 EXTERIOR VIEWS
7 SECTIONS & CABINETS
8 ROOF PLAN
9 ELECTRICAL PLANS

BB-2282

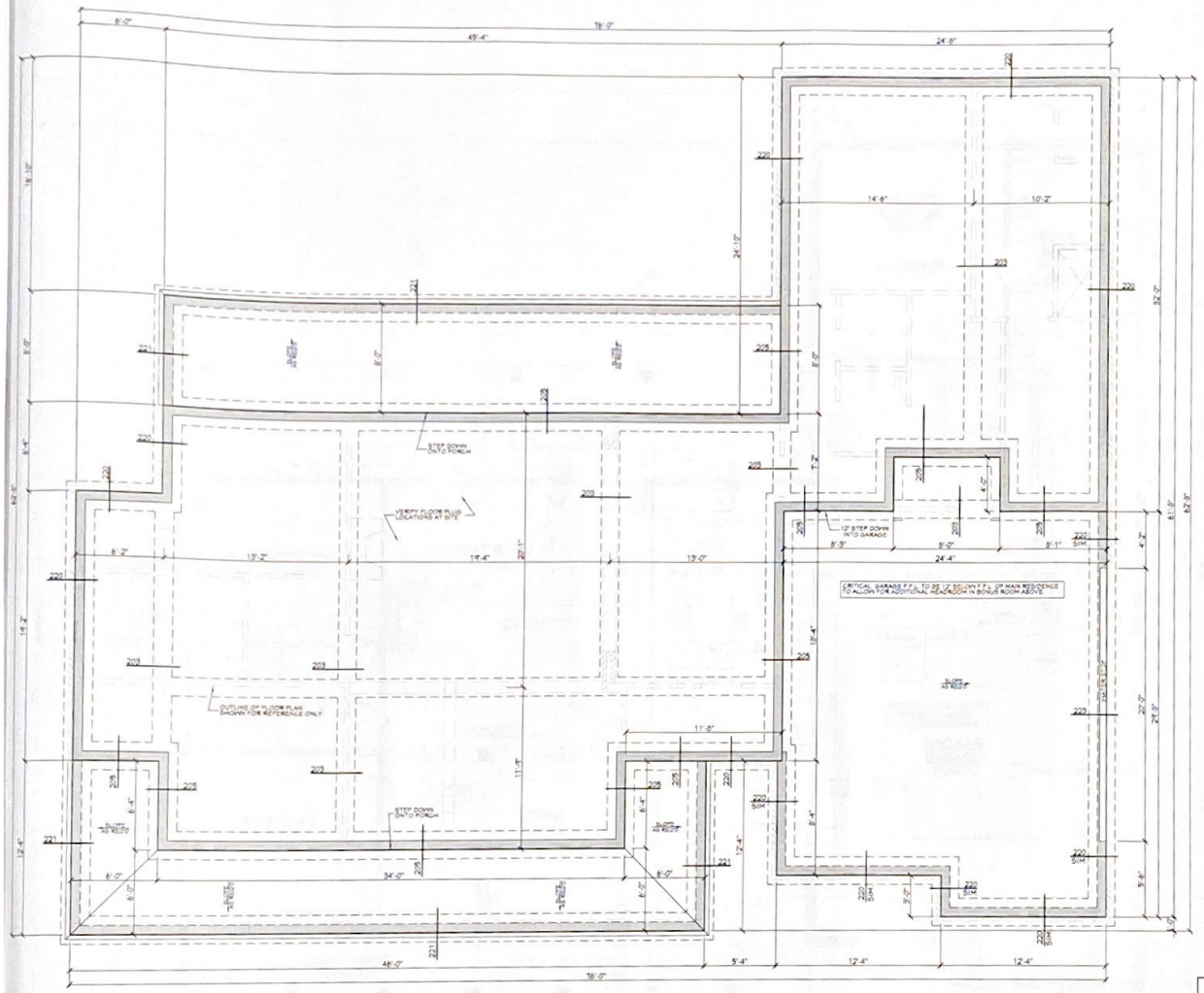
CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY REGOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS 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.

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Date: 12.22.16
Drawn By: J.A.B.

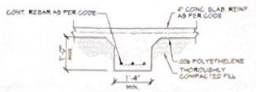
SHEET NUMBER
1

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS



201 FOUNDATION PLAN

SCALE 1/4" = 1'-0"



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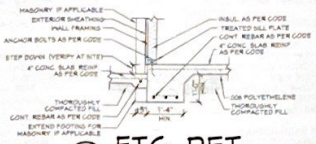

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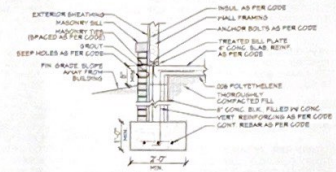

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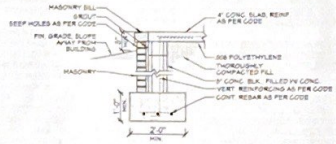

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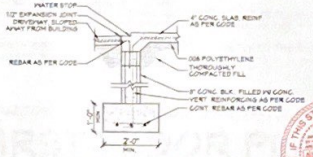

223 FTG. DET.

SLAB FOUNDATION NOTES:

1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.

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JONATHAN L. BOONE CERTIFICATION NO. 23-137

Pre-Drawn Plan ID: BB-2282

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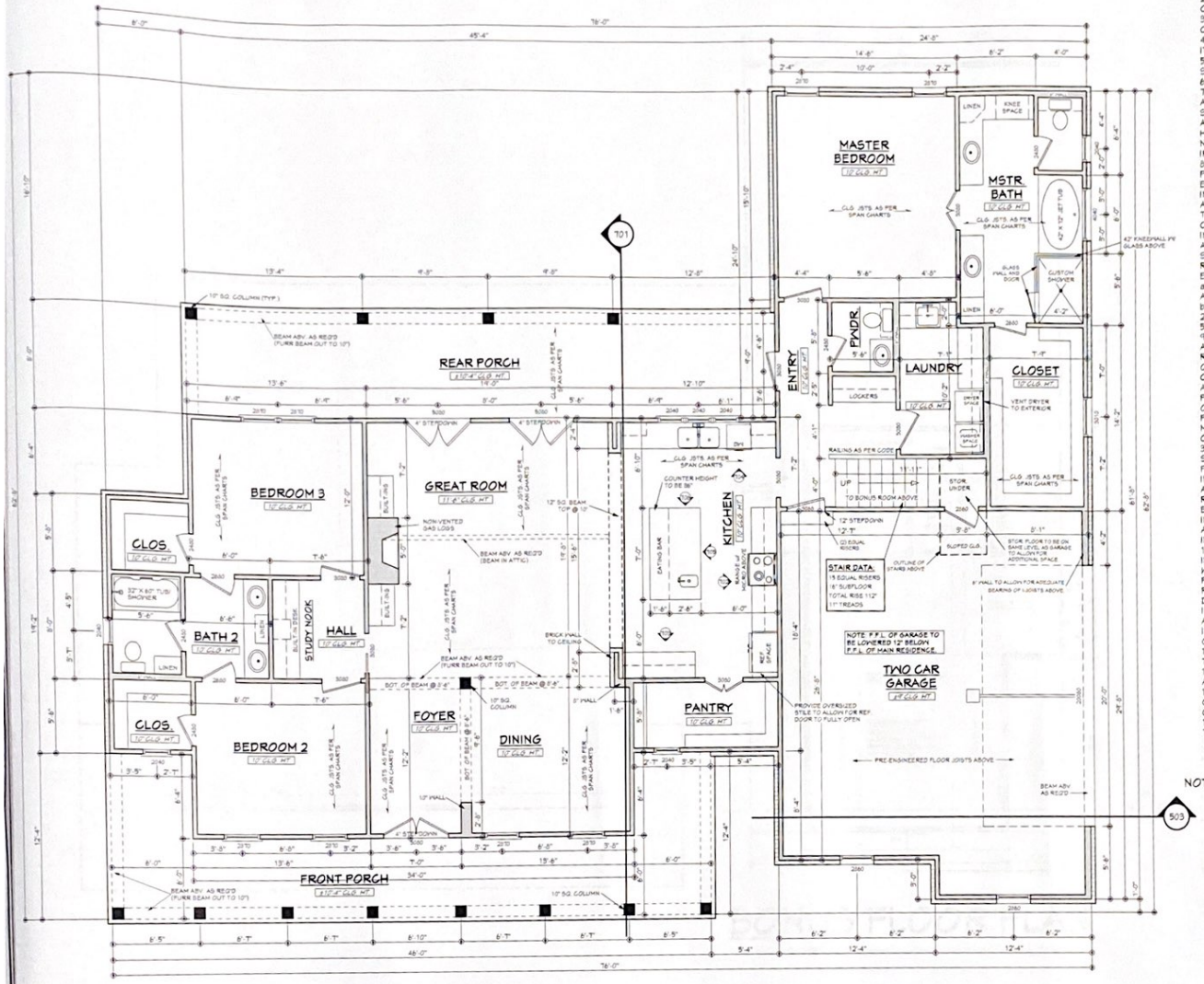
Date: 12.22.16

Drawn By: J.A.B.

SHEET NUMBER 2



NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
EXCEPTIONS:
a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING
b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG
9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 11.
EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

NOTE: CONTRACTOR TO LOCATE HVAC UNITS AND WATER HEATER AT SITE.

FIRST FLOOR PLAN

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

AREA:	2282	S.F. HEATED - FIRST FLOOR
	442	S.F. UNHEATED - BONUS ROOM
	363	S.F. UNHEATED - REAR PORCH
	694	S.F. UNHEATED - GARAGE
	352	S.F. UNHEATED - FRONT PORCH
	1846	S.F. UNHEATED - TOTAL
	4128	S.F. TOTAL UNDER ROOF

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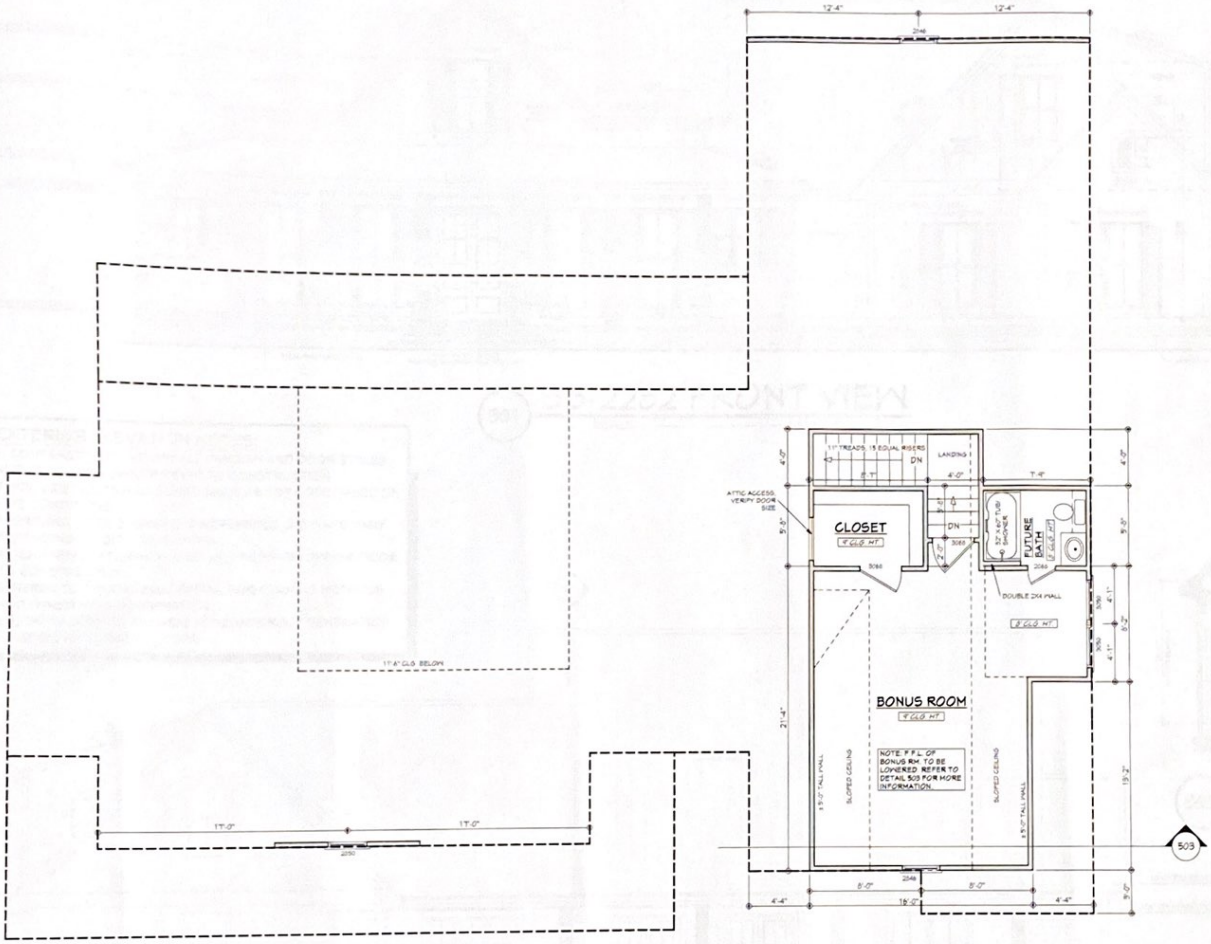
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATIONS
JONATHAN L. BOONE
CERTIFICATION NO. 95-137

Pre-Drawn Plan ID:
BB-2282

House Plan Zone, LLC. has expended great effort and time in the preparation of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for the use of these plans without modification by a licensed structural engineer in the area of construction. House Plan Zone, LLC. highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. House Plan Zone, LLC. highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Footing and foundation sizes are based on a presumed soil bearing capacity of 1500 psf. Footing and foundation sizes may need to be increased or decreased based on local soil conditions. Roof and floor framing may need to be increased or decreased based on local building codes. All dimensions to be verified on the site prior to construction. If a foundation plan or other special documents have been prepared, it supersedes and prevails over any conflicting notes or dimensions shown on these plans.

Date: 12.22.16
Drawn By: J.A.B.
Project Name:

SHEET NUMBER
3



BONUS FLOOR PLAN

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

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
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JONATHAN L. BOONE
CERTIFICATION NO. 08-157

Pre-Drawn Plan ID:
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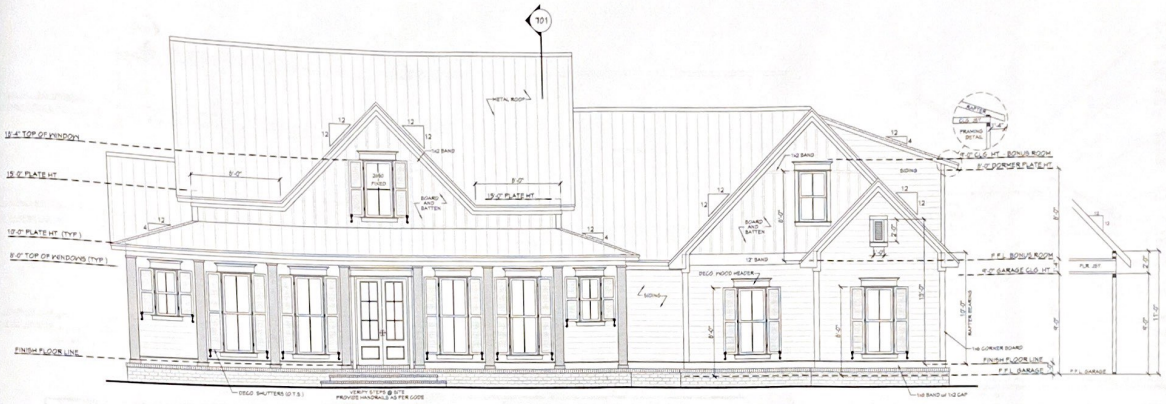
Date:
12.22.16
Drawn By:
J.A.B.
Project Name:

SHEET NUMBER
4

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS



501 BB-2282 FRONT VIEW

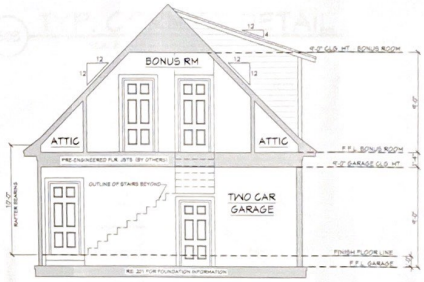
SCALE 1/4" = 1'-0"

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.

502 REAR VIEW

SCALE 1/4" = 1'-0"



503 GARAGE SECTION

SCALE 1/4"=1'-0"

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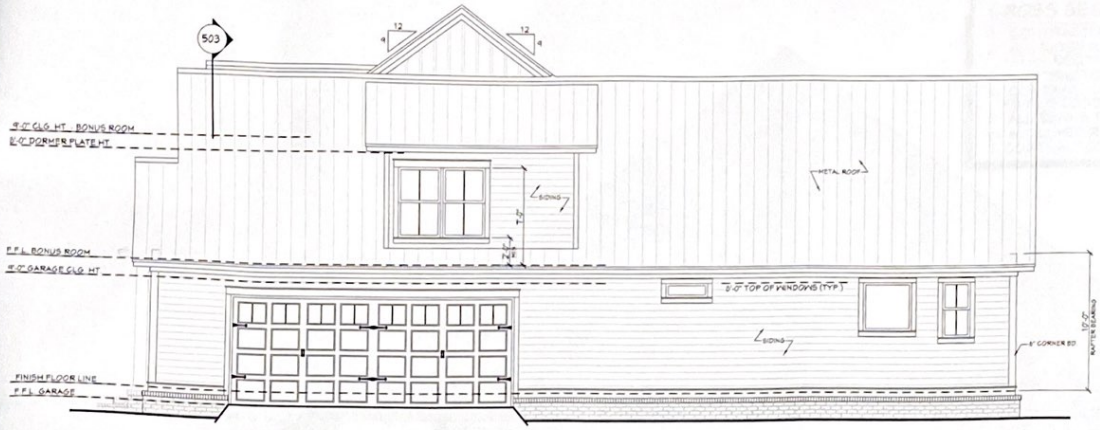
N·C·B·D·C
NATIONAL COUNCIL OF
JONATHAN L. BOONE
CERTIFICATION NO. 20-137

Pre-Drawn Plan ID:
BB-2282

House Plan Zone, LLC. has exercised great care and effort in the development of these plans and in the construction of these plans. Nevertheless, House Plan Zone, LLC. makes no warranties, guarantees or representations as to the accuracy, completeness, or suitability of these plans for any purpose. House Plan Zone, LLC. makes no warranties, guarantees or representations as to the quality of construction, workmanship, or materials, including but not limited to, the quality of any materials or workmanship used in the construction of any structure or improvement based on these plans. House Plan Zone, LLC. makes no warranties, guarantees or representations as to the suitability of these plans for any particular purpose. House Plan Zone, LLC. makes no warranties, guarantees or representations as to the suitability of the site upon which these plans are intended to be used. The purchaser of these plans assumes all responsibility for the suitability of the site upon which these plans are intended to be used, and for the quality of construction, workmanship, and materials used in the construction of any structure or improvement based on these plans. The purchaser of these plans assumes all responsibility for the quality of construction, workmanship, and materials used in the construction of any structure or improvement based on these plans. House Plan Zone, LLC. makes no warranties, guarantees or representations as to the suitability of these plans for any particular purpose. House Plan Zone, LLC. makes no warranties, guarantees or representations as to the suitability of the site upon which these plans are intended to be used. The purchaser of these plans assumes all responsibility for the suitability of the site upon which these plans are intended to be used, and for the quality of construction, workmanship, and materials used in the construction of any structure or improvement based on these plans.

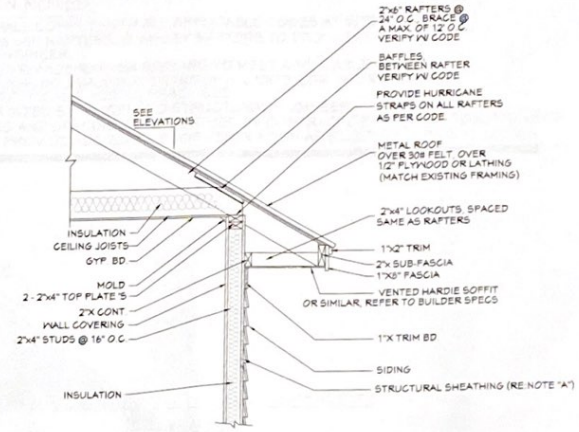
Date:
12.22.16
Drawn By:
J.A.B.

SHEET NUMBER
5



601 RIGHT VIEW

SCALE 1/4" = 1'-0"



NOTE "A": PROVIDE A MINIMUM OF 3/16" STRUCTURAL WOOD PANEL ATTACHED W/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD

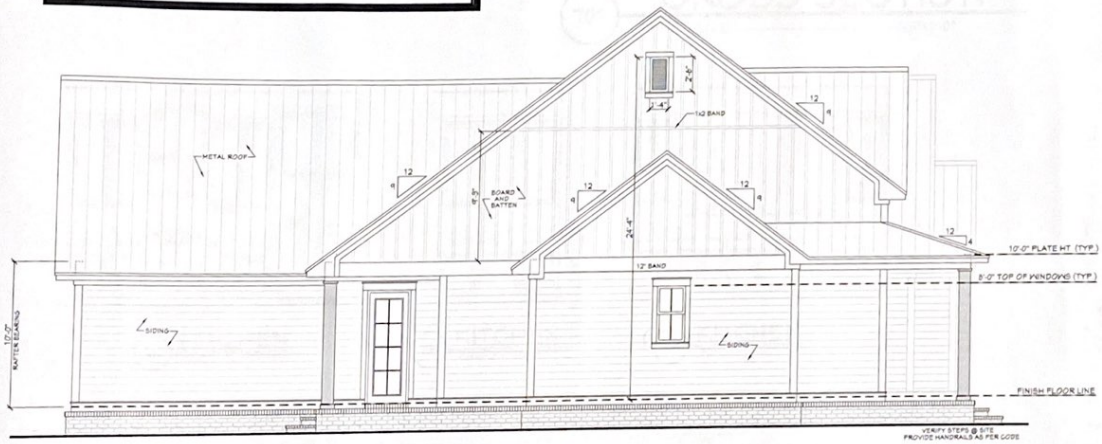
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

603 TYP. CORNICE DETAIL

SCALE 3/4"=1'-0"

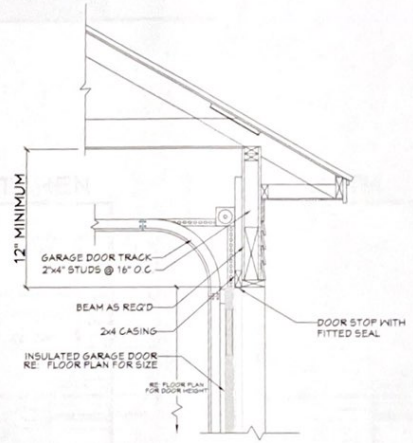
EXTERIOR ELEVATION NOTES:

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.



602 LEFT VIEW

SCALE 1/4" = 1'-0"



604 GARAGE DOOR CLEARANCE

SCALE N.T.S.

THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.

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JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-2282

House Plan Zone, LLC. has exercised great care and effort in the development of these plans and the components of these construction documents. However, House Plan Zone, LLC. makes no representations or warranties of any kind regarding these plans and specifications and assumes no responsibility for any omissions or errors, including without limitation errors, omissions or deficiencies in the design, engineering, or any other aspect of these plans and specifications which may result in injury or damage to persons or property during the course of construction. In addition to your local building officials prior to construction. Additional engineering may be required to comply to specific, local and regional codes, ordinances and conditions. Homes must be built in accordance with all applicable codes and requirements. It is the responsibility of the purchaser to verify that the home has been included in these plans. It is general in nature and should be verified by a licensed engineer prior to construction.

Date:
12.22.16
Drawn By:
J.A.B.

SHEET NUMBER
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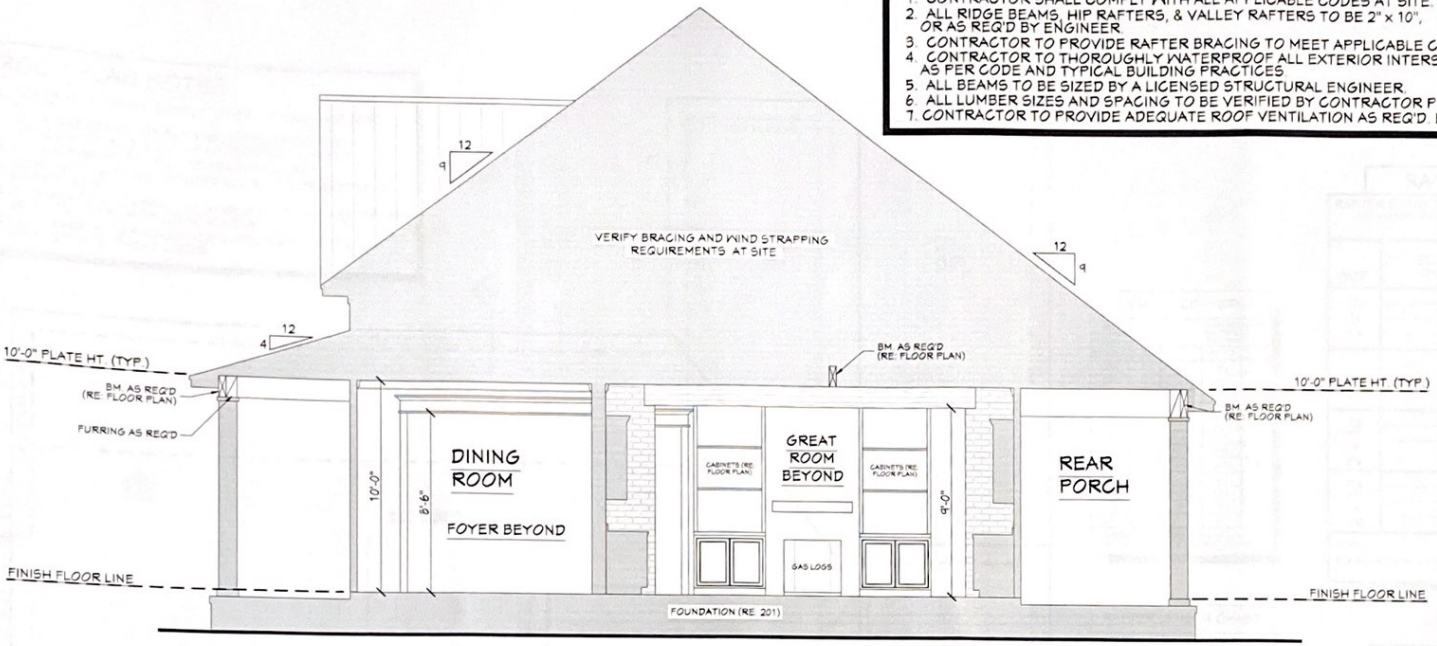
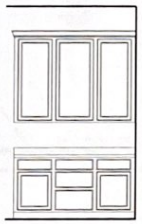
CROSS SECTION NOTES:

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.

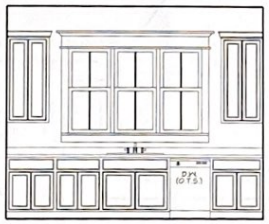


701 CROSS SECTION
SCALE----------3/8"=1'-0"

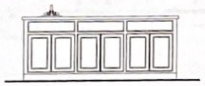
702 KITCHEN
SCALE——3/8" = 1'-0"



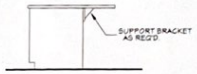
703 KITCHEN
SCALE——3/8" = 1'-0"



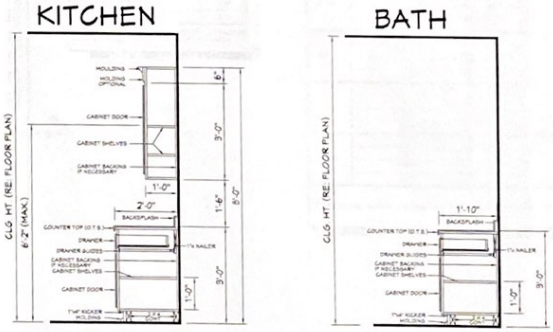
704 KITCHEN
SCALE——3/8" = 1'-0"



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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JONATHAN L. BOONE
CERTIFICATION NO. 75-137

Pre-Drawn Plan ID:
BB-2282

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for the use of these plans in any specific instance. It is highly recommended that these plans be reviewed by a licensed structural engineer. In the event of conflict between these plans and applicable local building codes, the local building codes shall prevail. In the event of conflict between these plans 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 provided as a suggestion only and must be reviewed by a licensed structural engineer.

Date: 12.22.16
Drawn By: J.A.B.

SHEET NUMBER
7

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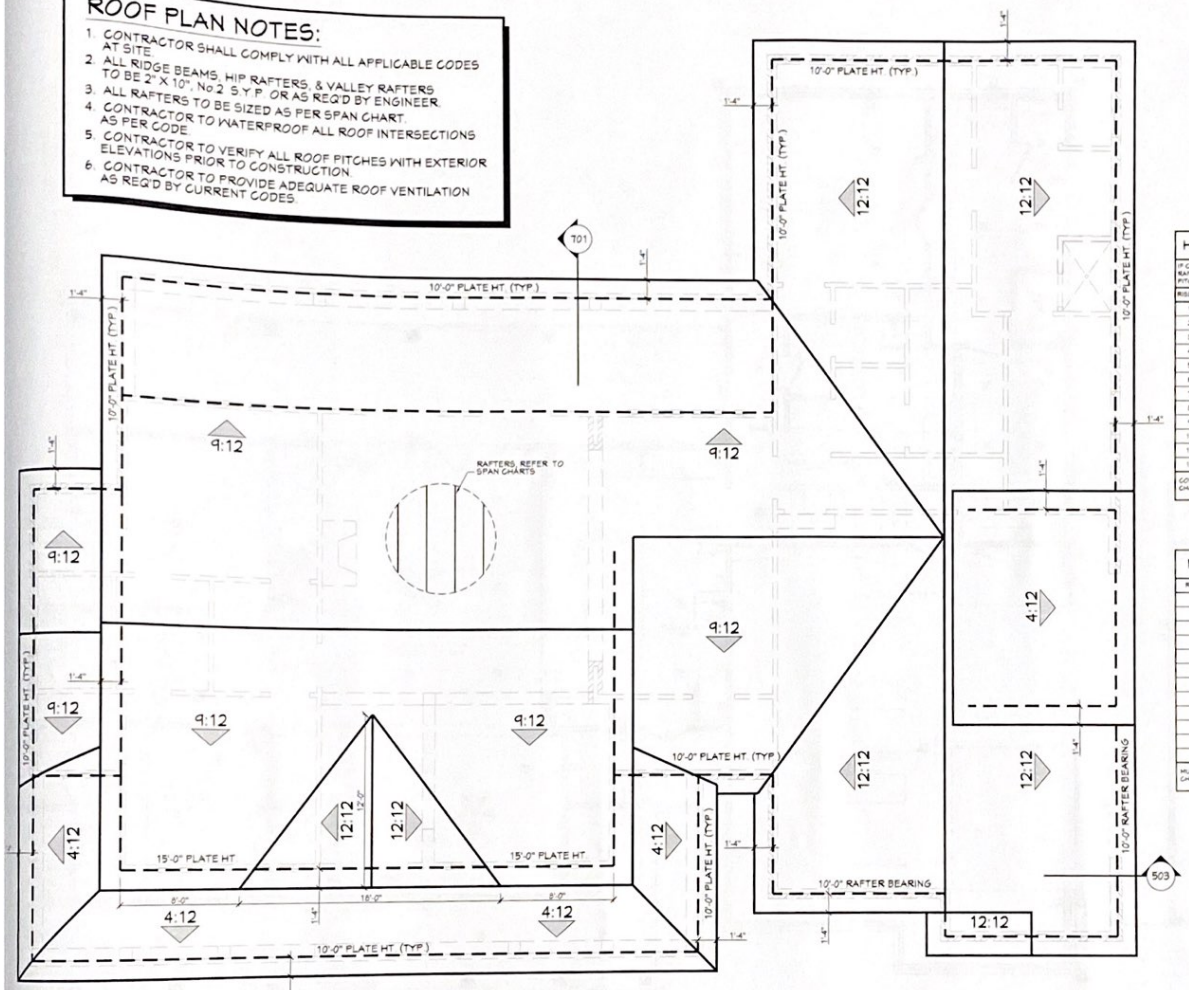
ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No 2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



ROOF PLAN

801 SCALE ..... 1/4" = 1'-0"

HIP/ VALLEY CONVERSION

IF COMMON RAFTER ROOF PITCH IS			THEN HIP/ VALLEY RAFTER ROOF PITCH BECOMES	
RISE/ RUN	SLOPE		RISE/ RUN	SLOPE
1/12	5°		1/17	3°
2/12	10°		2/17	7°
3/12	14°		3/17	10°
4/12	18°		4/17	13°
5/12	23°		5/17	16°
6/12	27°		6/17	19°
7/12	30°		7/17	22°
8/12	34°		8/17	25°
9/12	37°		9/17	28°
10/12	40°		10/17	30°
11/12	42°		11/17	33°
12/12	45°		12/17	35°

CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

RAFTER LENGTH CHART

ROOF PITCH		FACTOR
3/12		1.05
4/12		1.07
5/12		1.10
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

MULTIPLY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf, L/Δ=180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2×6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2×8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2×10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2×12	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTES:
The above tables are based on the IRC 2015 TABLE R802.5.1(3)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITHOUT STORAGE, LIVE LOAD = 20psf, L/Δ =240)
DEAD LOAD = 10psf

IF HABITABLE ATTIC SPACE OR STORAGE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE SPAN TABLES.

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2×4	12.0	6-3
	16.0	5-0
	19.2	7-4
	24.0	6-7
2×6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2×8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2×10	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-9

NOTES:
The above tables are based on the IRC 2015 TABLE R802.4(2)

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JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-2282

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Date:
12.22.16
Drawn By:
J.A.B.

SHEET NUMBER
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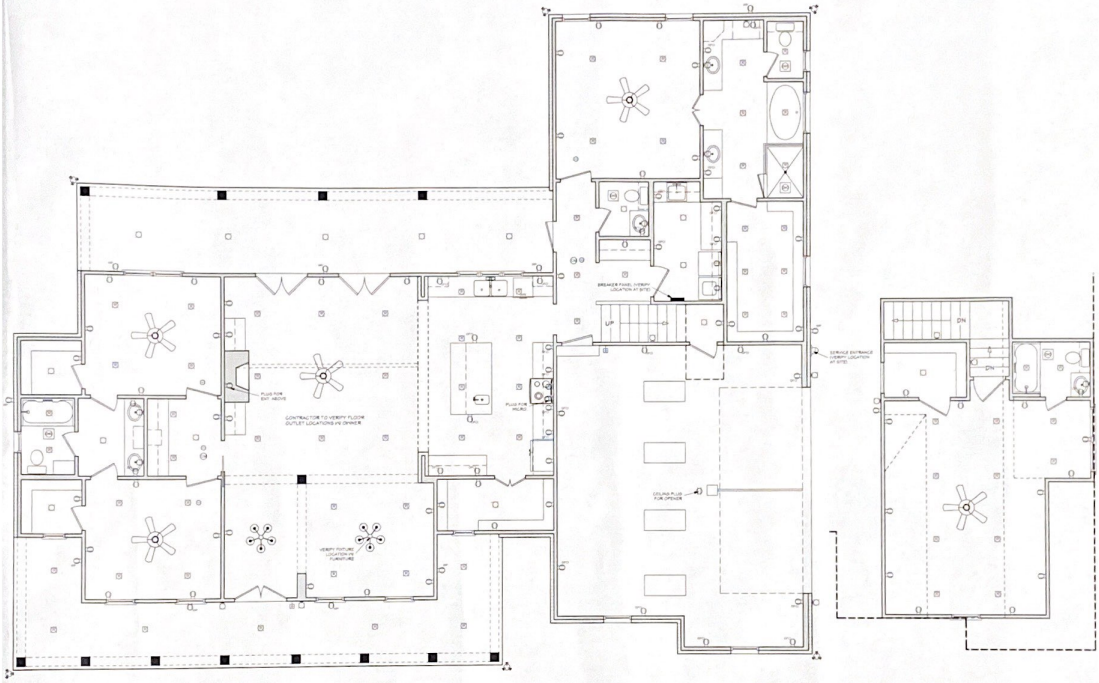

ELECTRICAL LAYOUT

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

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 IS SUCH A MANNER THAT THE ALARM IN ONE UNIT ALARM WILL ACTIVATE ALL OF THE ALARMS IN OTHER UNITS. 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.

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JONATHAN L. BOONE
CERTIFICATE NO. 05-127

Pre-Drawn Plan ID:
BB-2282

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