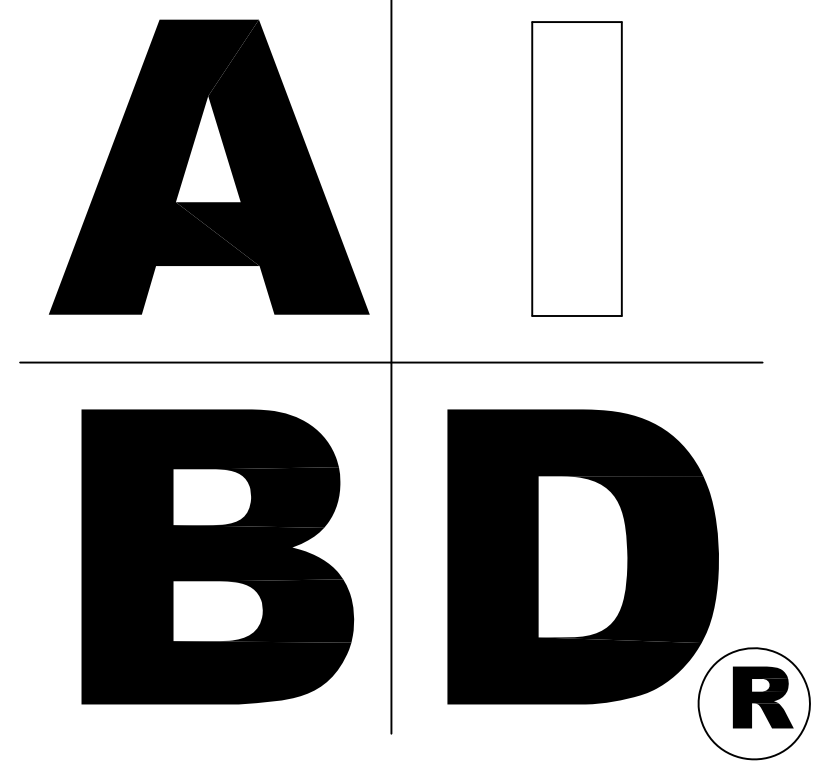


House Plan Zone, LLC

# House Plan Zone, LLC.

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 Email: Sales@HPZplans.com  
 Fax: 1-800-574-1387



## STANDARD ABBREVIATIONS

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



## SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN
- 4 EXTERIOR ELEVATIONS
- 5 EXTERIOR ELEVATIONS
- 6 CROSS SECTION & CABINETS
- 7 ROOF PLANS
- 8 ELECTRICAL PLAN

\*\*\*REGISTER MODIFICATION\*\*\*

LIC. NO.: 3391-022

# BB-1675-2R

### CODE DISCLAIMER:

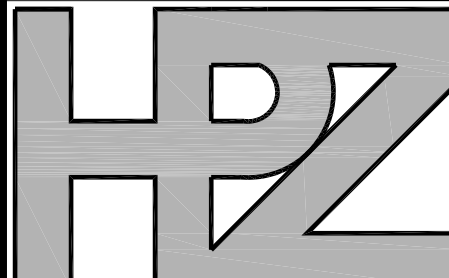
1. THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED 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 2018 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.

Date: 06.06.13

Drawn By:

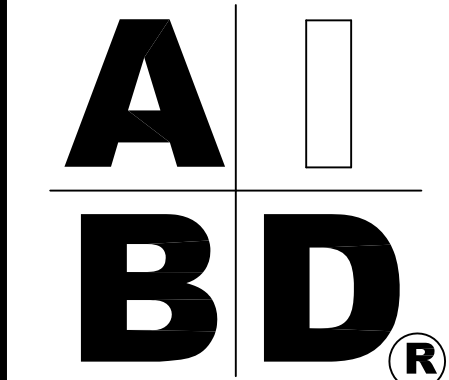
SHEET NUMBER

# 1



House Plan Zone, LLC

House Plan Zone, LLC  
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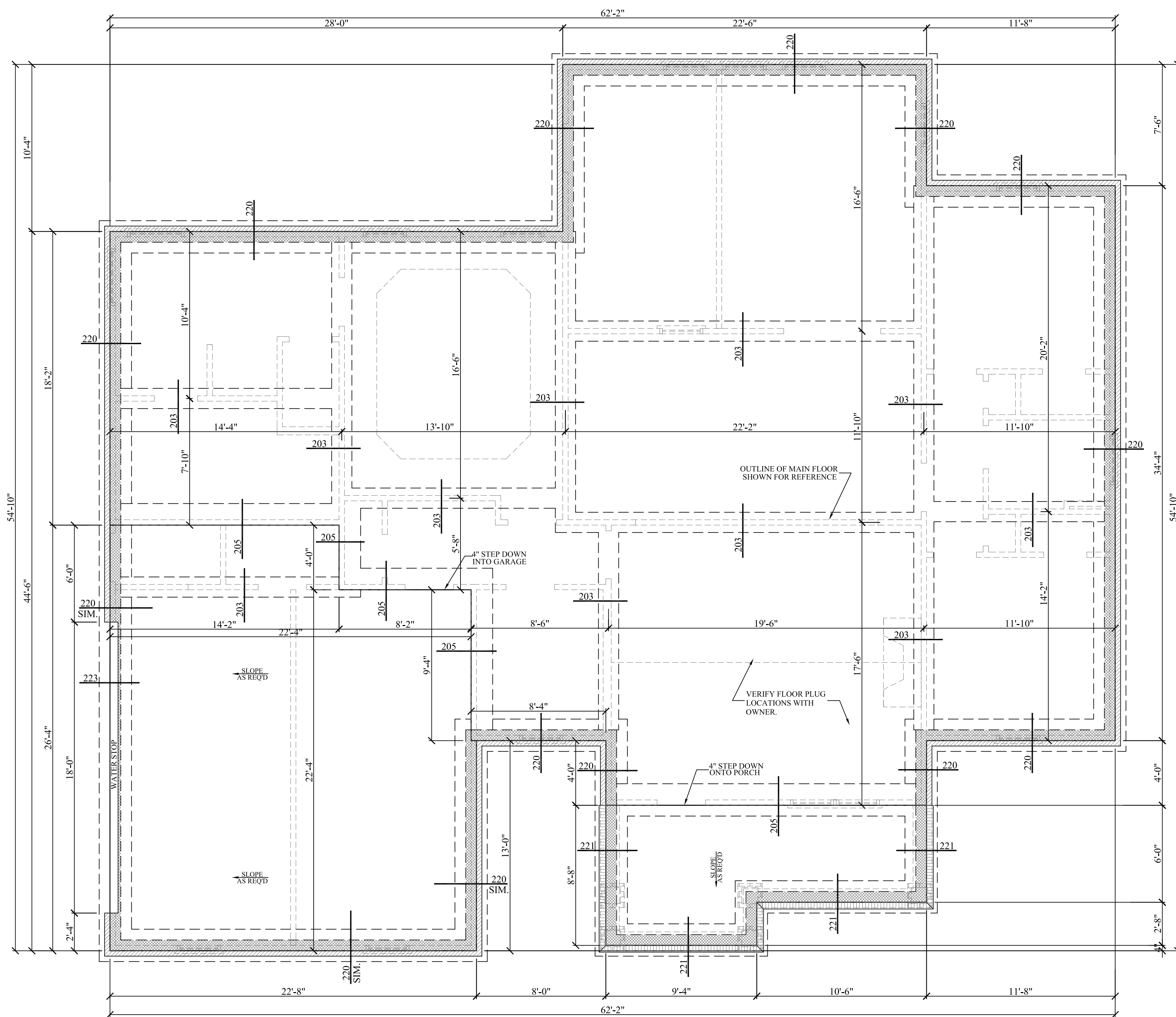
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**BB-1675-2R**

Date:  
06.06.13

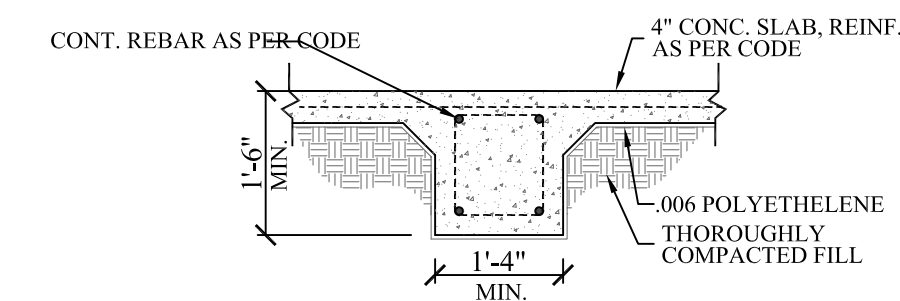
Drawn By:  
C.T.B.

SHEET NUMBER

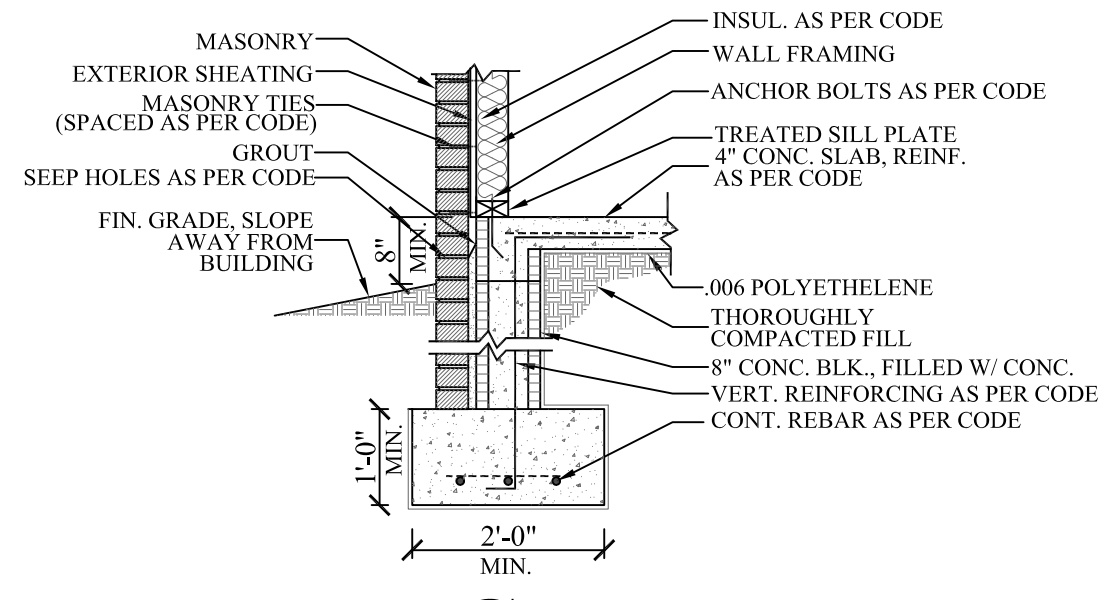
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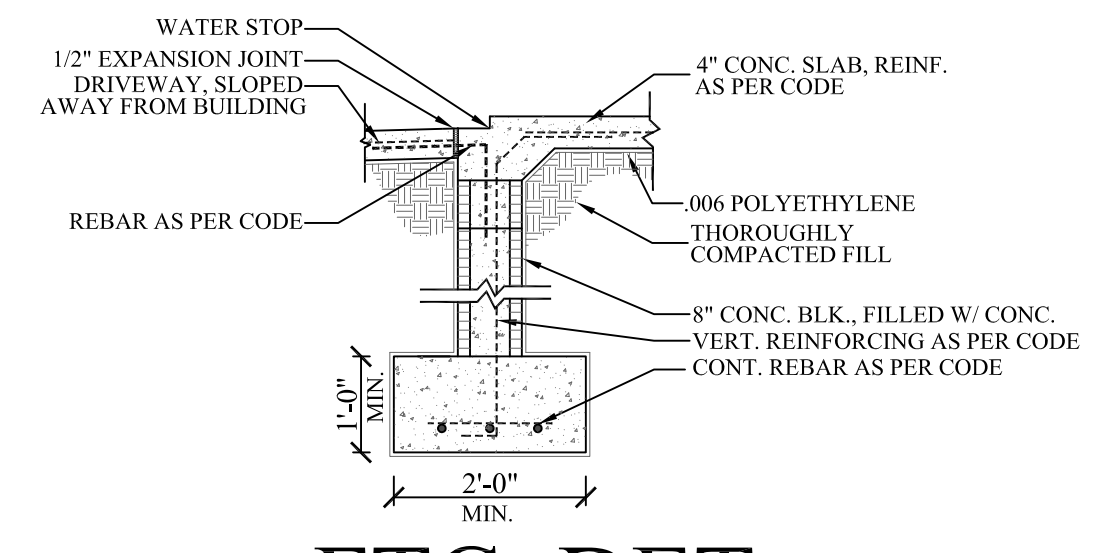
**201 FOUNDATION PLAN**  
SCALE ----- 1/4" = 1'-0"



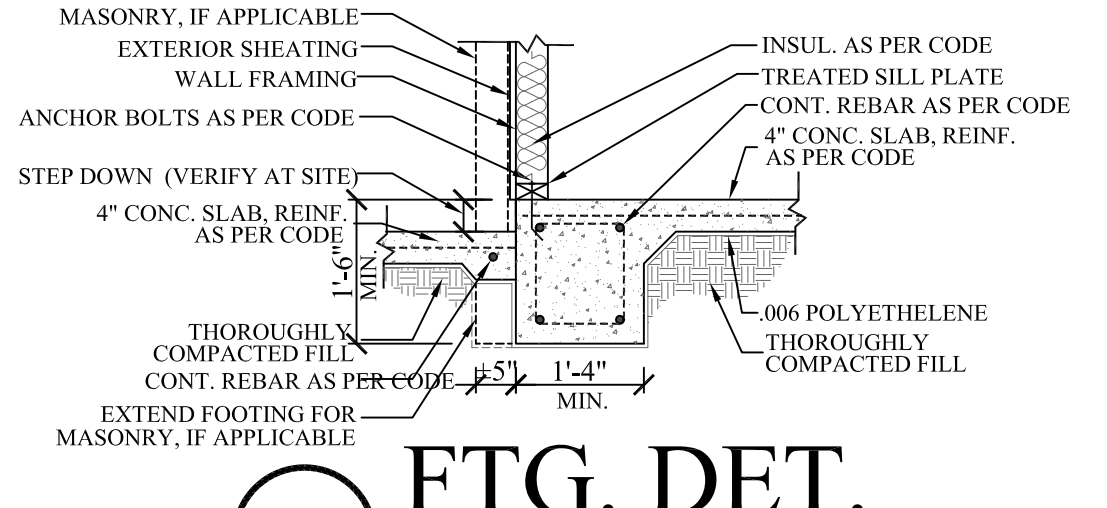
**203 FTG. DET.**



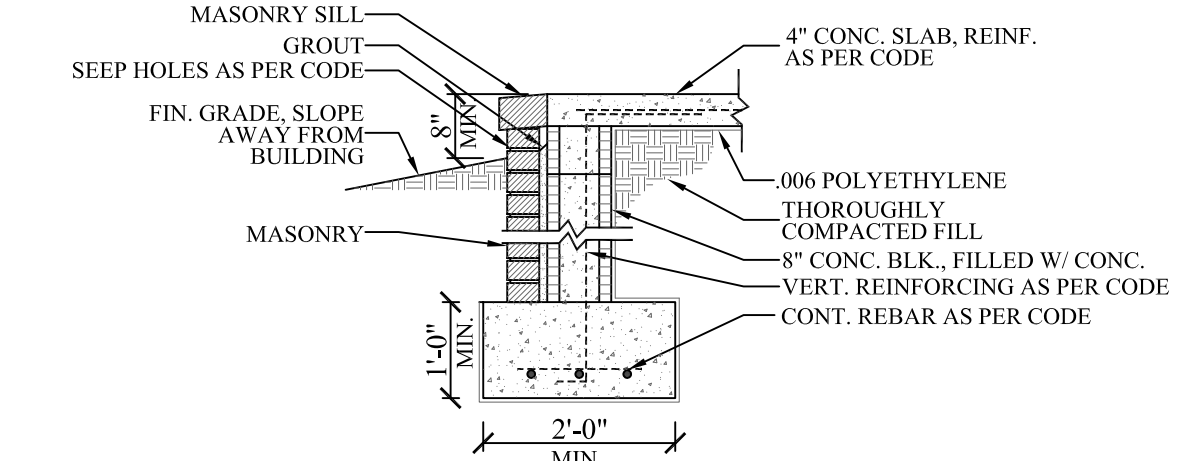
**220 FTG. DET.**



**223 FTG. DET.**



**205 FTG. DET.**

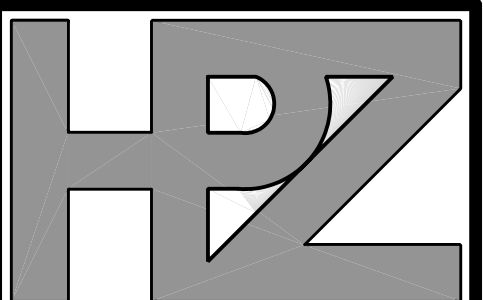


**221 FTG. DET.**

**SLAB FOUNDATION NOTES:**

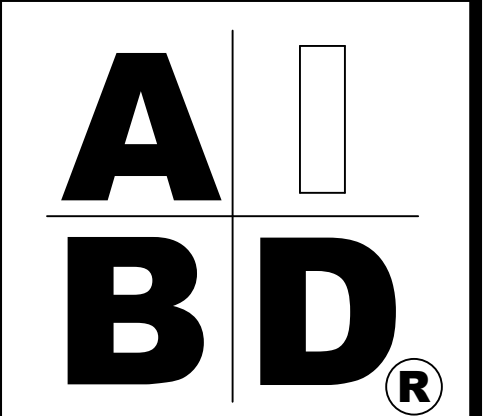
1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE 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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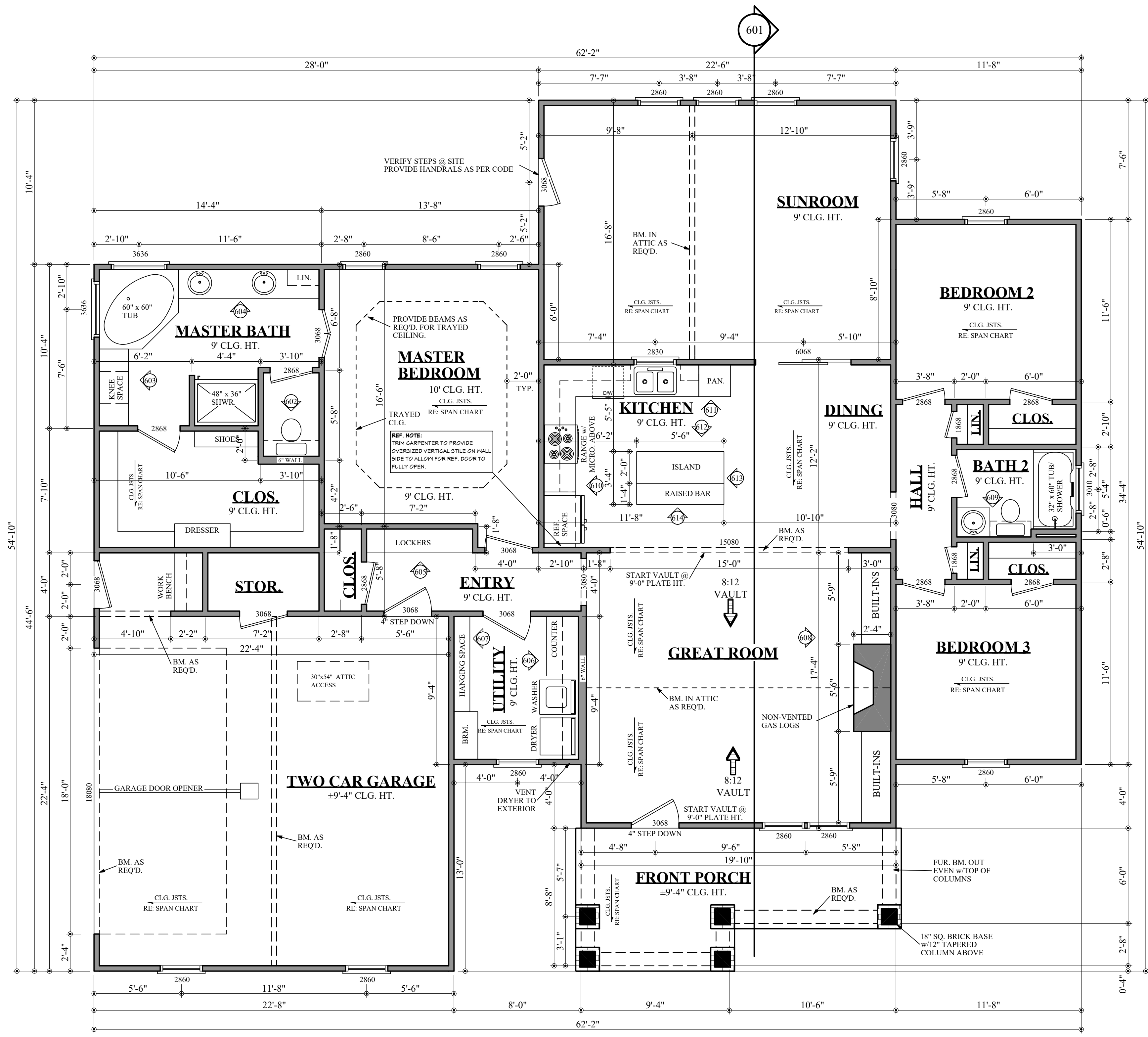
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Date: 06.06.13  
Drawn By: C.T.B.

SHEET NUMBER  
**3**



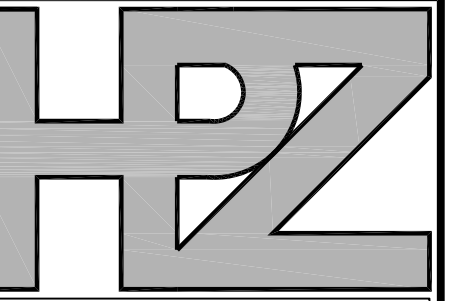
- FLOOR PLAN NOTES: (2018 IRC)**
1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
  2. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
  3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
  4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
  5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
  6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
  7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
  8. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 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 2018, R312.1.1 & R312.1.2
  9. M1305.1.2 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.
  10. 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. M1305.1.1
  11. 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 2018 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.
  12. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
  13. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING. FOOTAGES SHOWN ARE TO THE OUTSIDE OF THE STUDY WALL AND DO NOT INCLUDE THE EXTERIOR FINISH MATERIAL SUCH AS SIDING, BRICK, STONE ETC.
  14. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
  15. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

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

# BB-1675-2R FLOOR PLAN

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

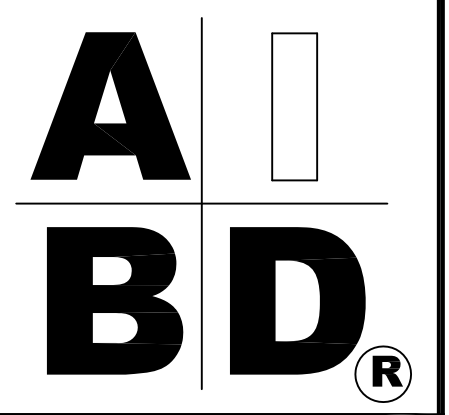
| AREAS: |                                |
|--------|--------------------------------|
| 2038   | S.F. HEATED- TOTAL             |
| 144    | S.F. UNHEATED - FRONT PORCH    |
| 530    | S.F. UNHEATED - TWO CAR GARAGE |
| 29     | S.F. UNHEATED - STORAGE        |
| 703    | S.F. UNHEATED TOTAL            |
| 2741   | S.F. TOTAL UNDER ROOF          |



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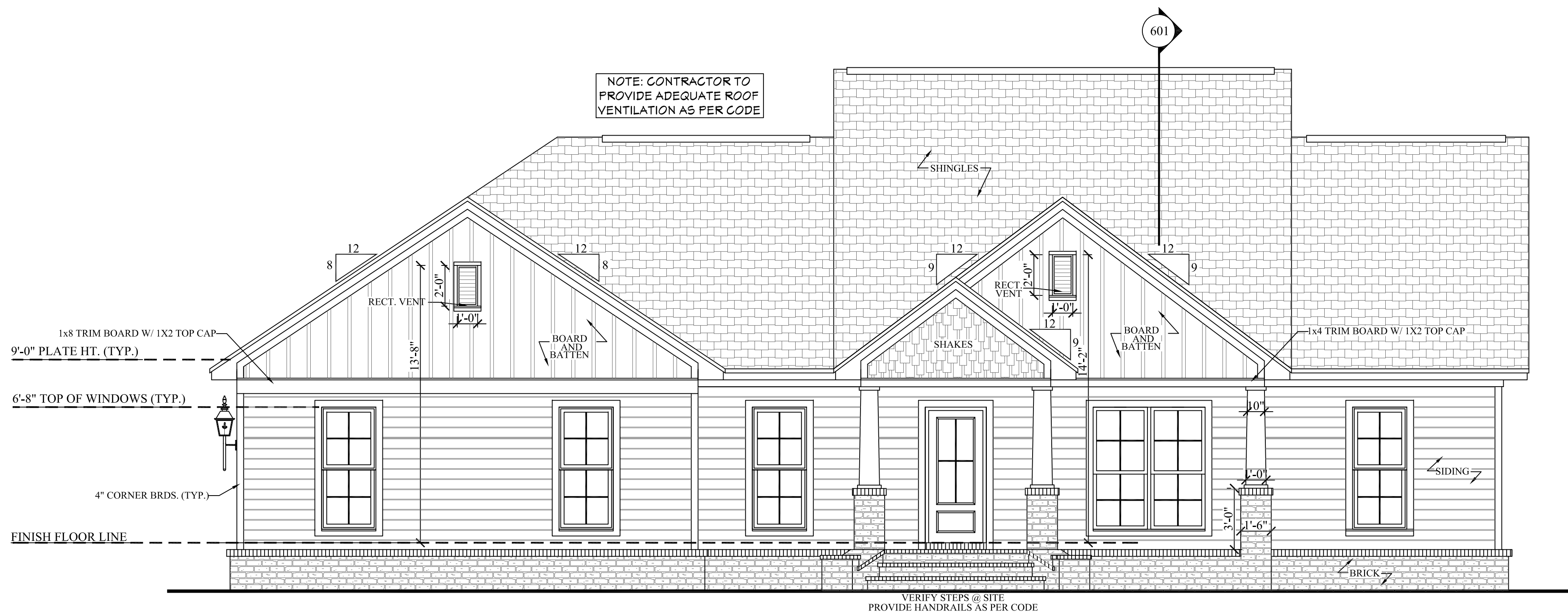
Date: 06.06.13

Drawn By: C.T.B.

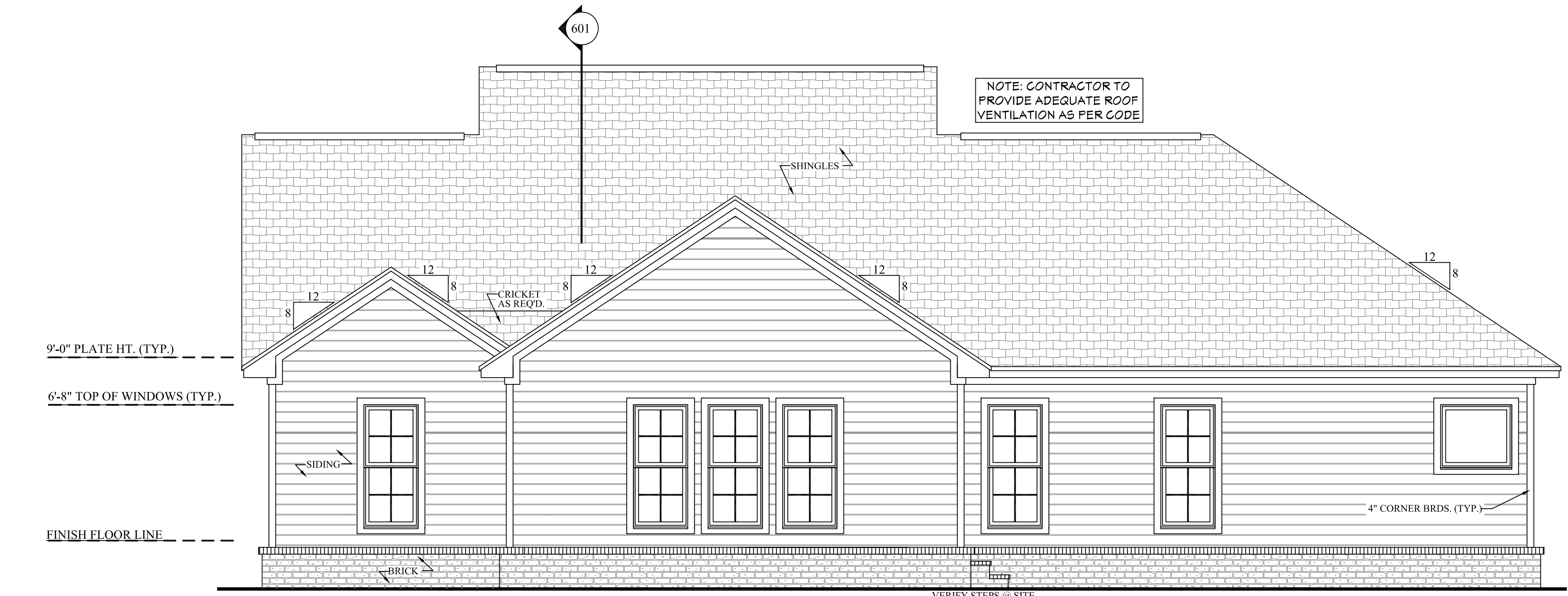
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**4**

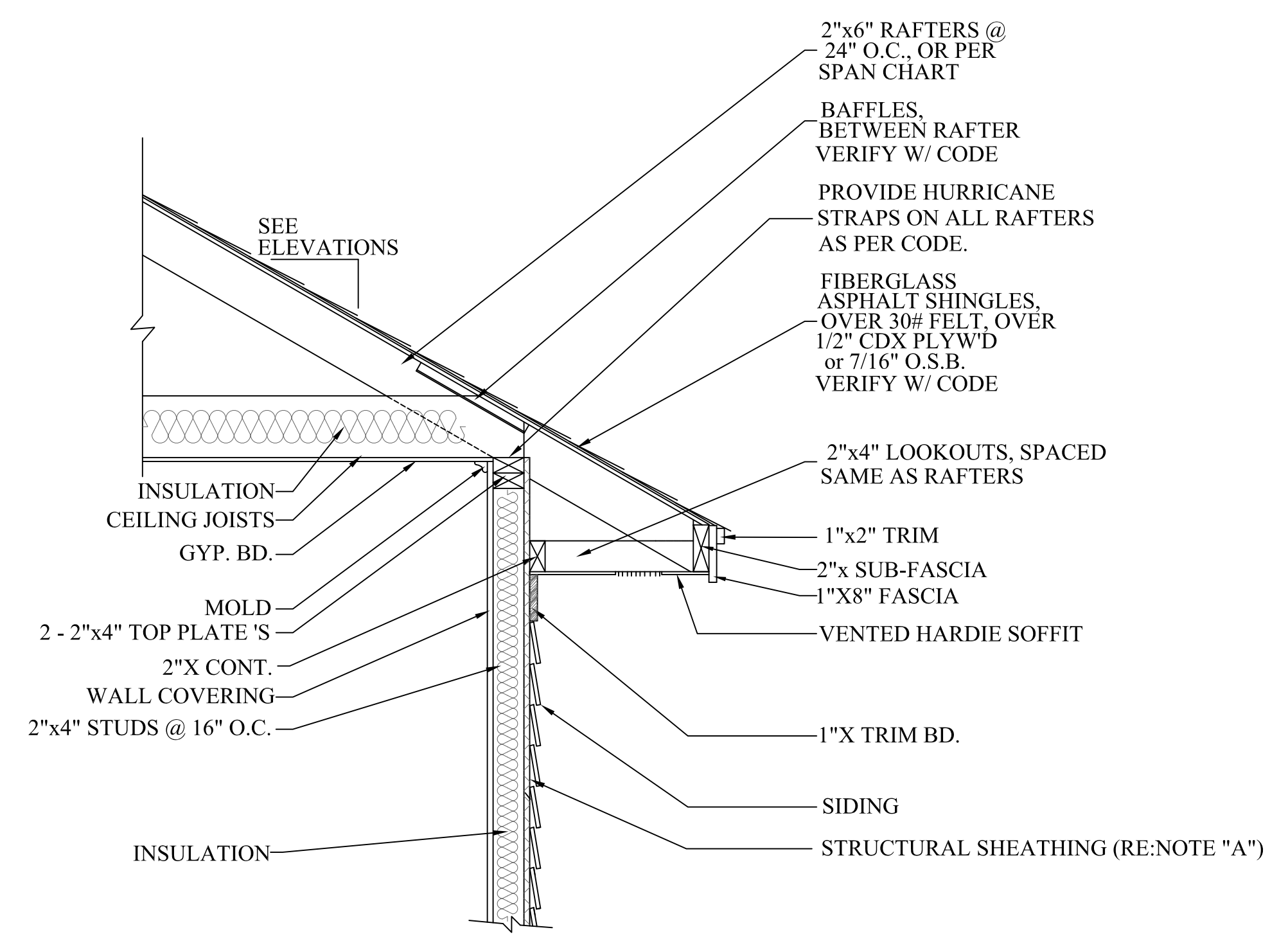
- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
  2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
  3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
  4. ALL FINISH MATERIALS 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.



**401 FRONT VIEW**  
SCALE-----1/4" = 1'-0"

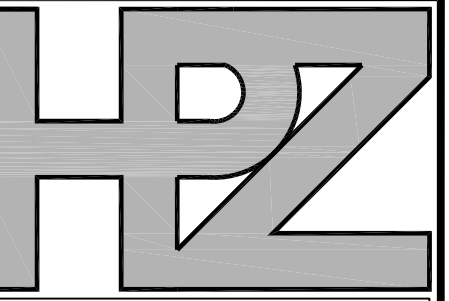


**402 REAR VIEW**  
SCALE-----1/4" = 1'-0"



NOTE "A": PROVIDE A MINIMUM OF 7/16" 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.

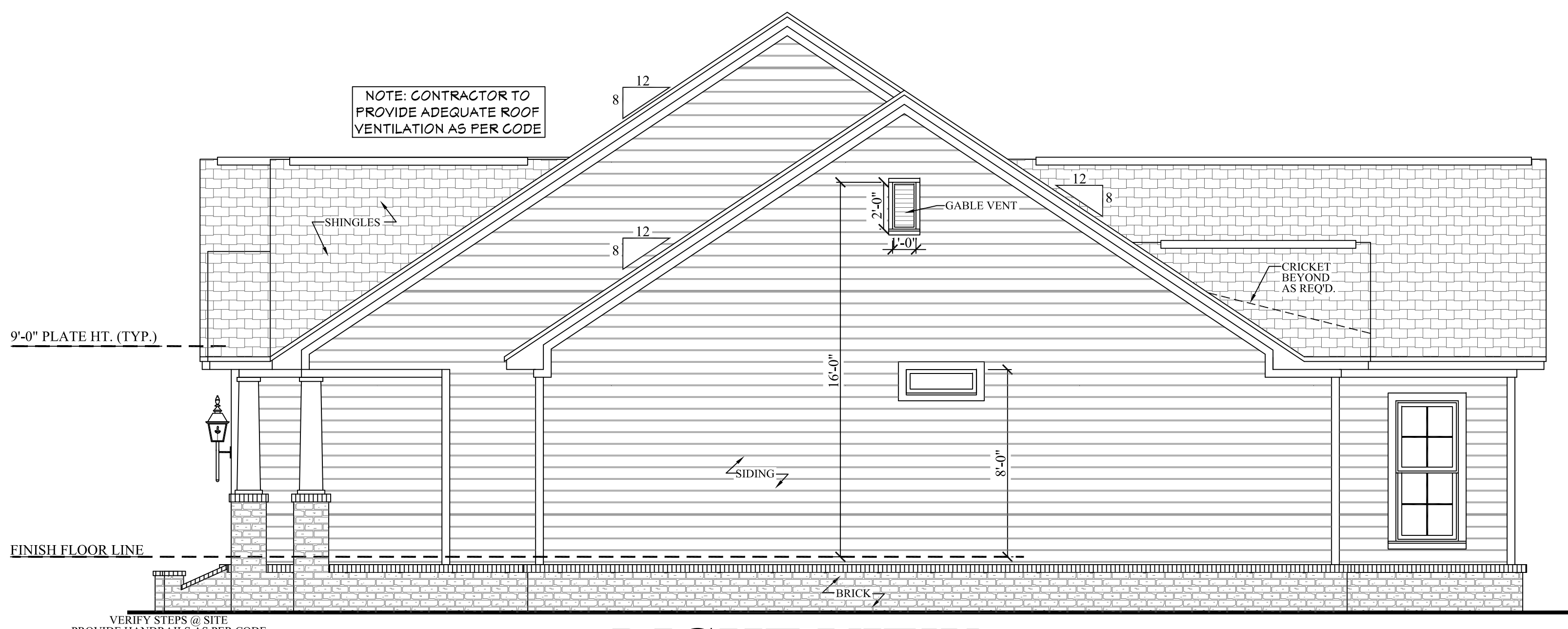
**403 TYP. CORNICE DETAIL**  
SCALE-----3/4"=1'-0"



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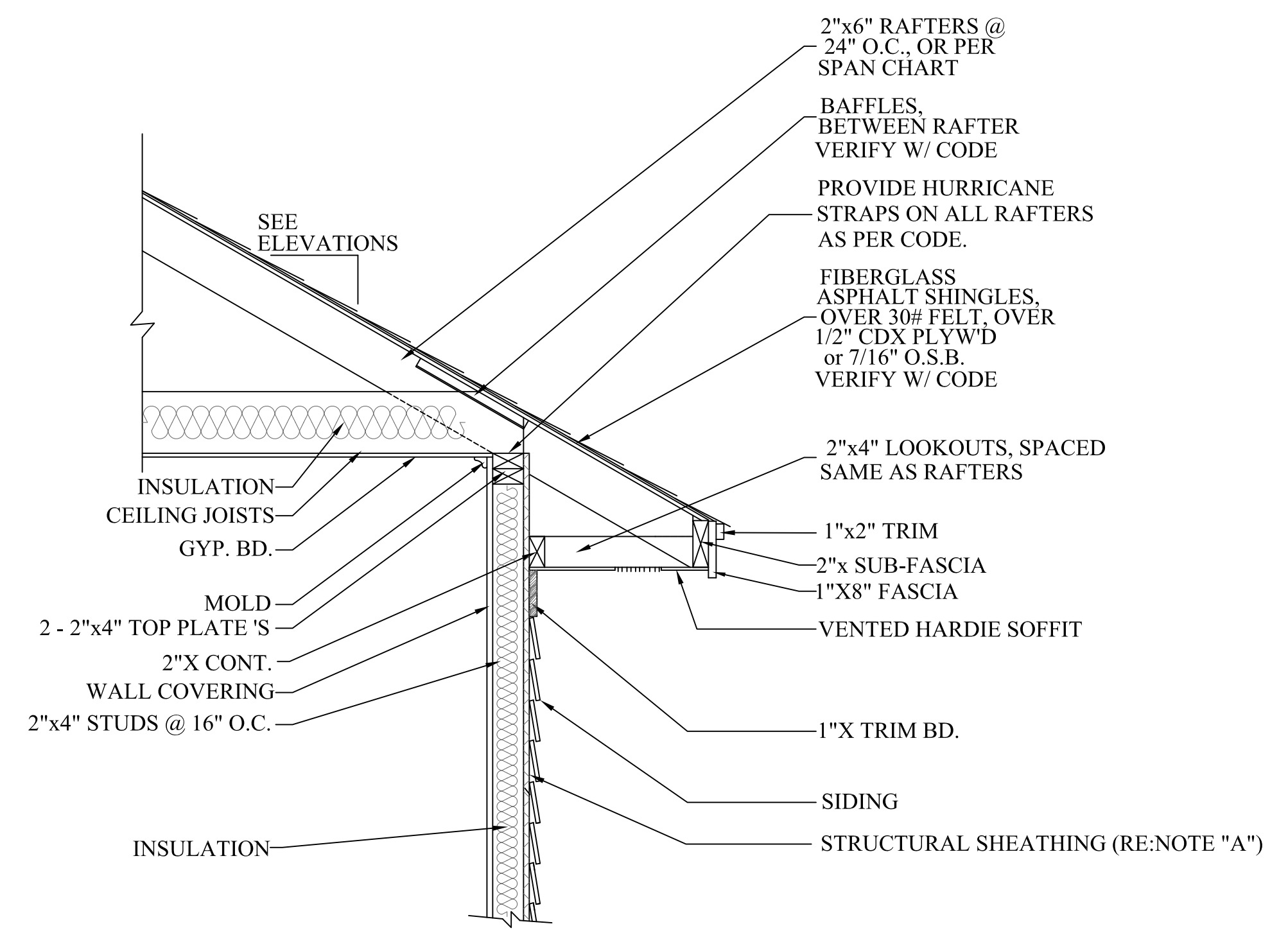
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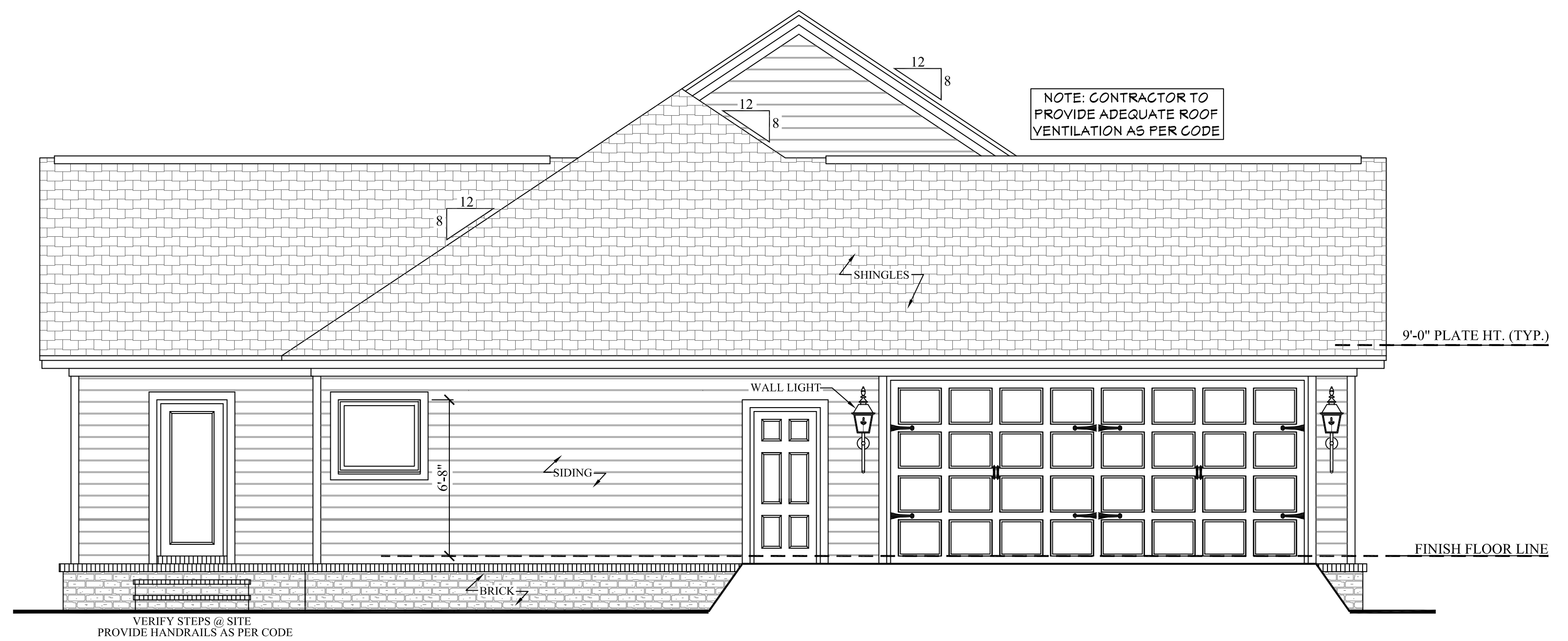


501 RIGHT VIEW  
SCALE-----1/4" = 1'-0"

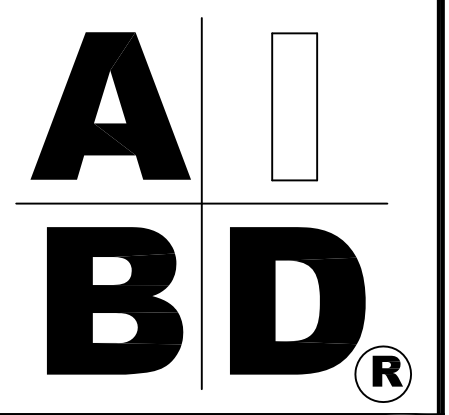
**EXTERIOR ELEVATION NOTES:**  
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.  
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.  
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.  
4. ALL FINISH MATERIALS 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.



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



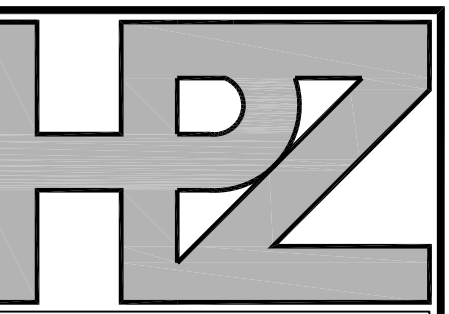
502 LEFT VIEW  
SCALE-----1/4" = 1'-0"



Plan ID:  
**BB-1675-2R**

Date: 06.06.13  
Drawn By: C.T.B.

SHEET NUMBER  
**5**



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ABD<sup>®</sup>

Plan ID:  
**BB-1675-2R**

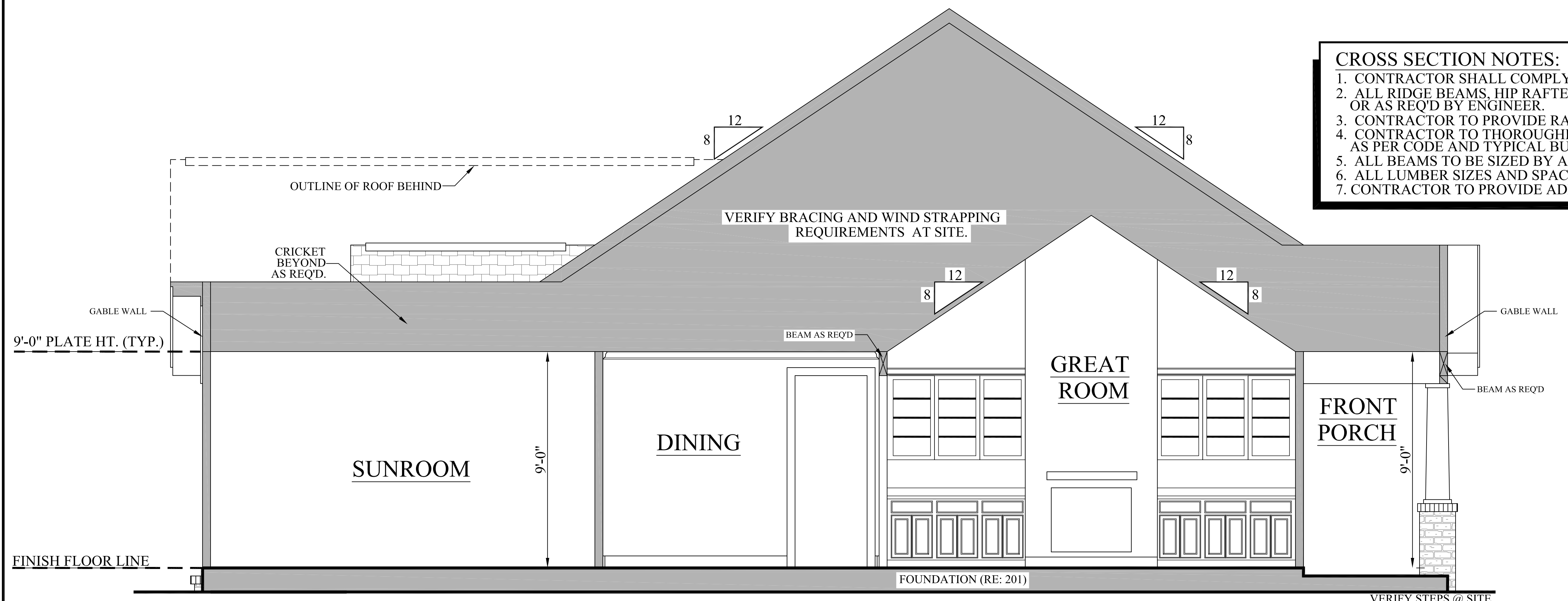
Date: 06.06.13

Drawn By: C.T.B.

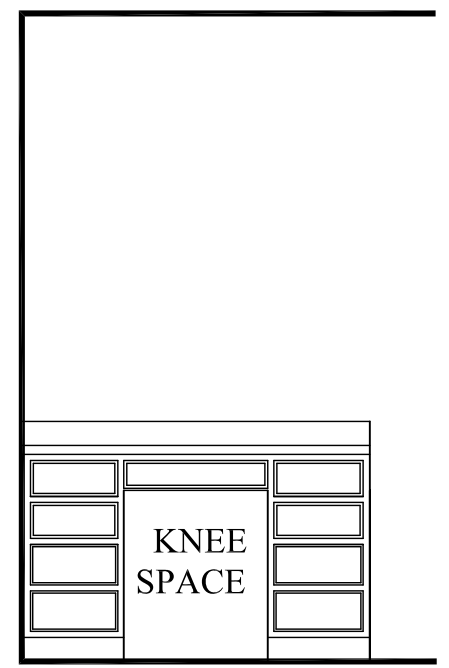
SHEET NUMBER

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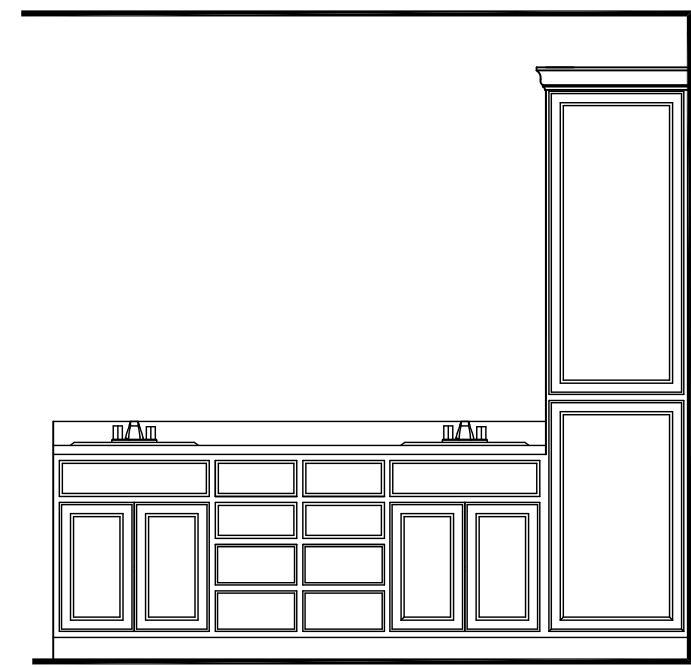
- CROSS SECTION NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
  2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
  3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
  4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR 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.



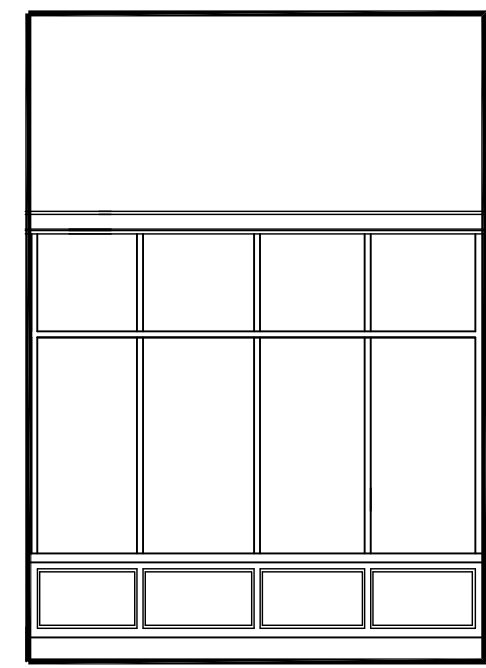
**601 CROSS SECTION**  
SCALE-----3/8"=1'-0"



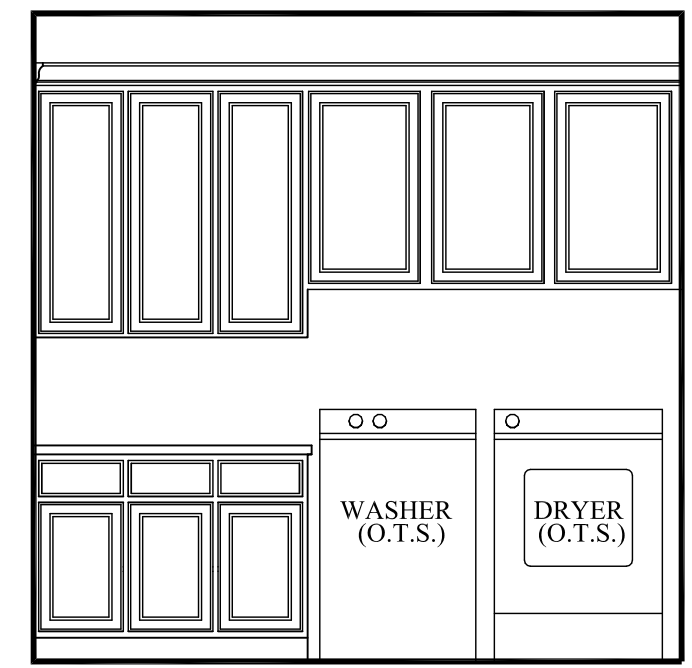
**603 MSTR. BATH**  
SCALE-----3/8"=1'-0"



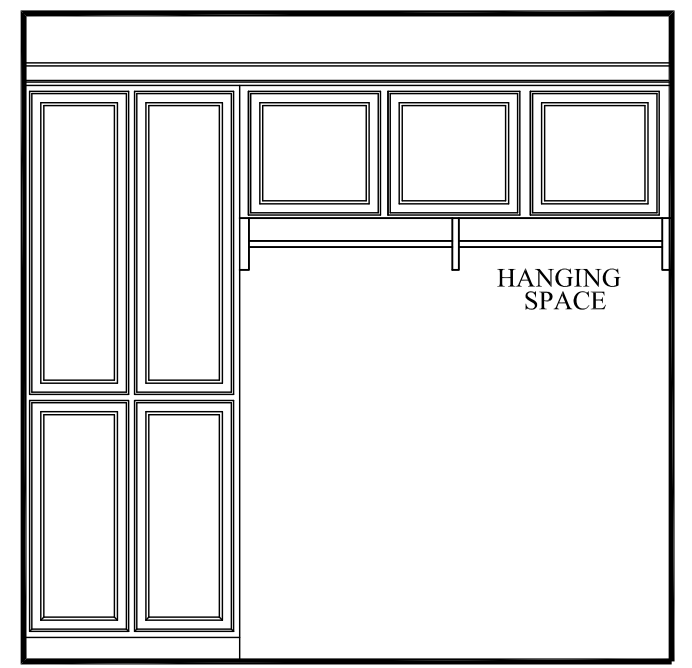
**604 MSTR. BATH**  
SCALE-----3/8"=1'-0"



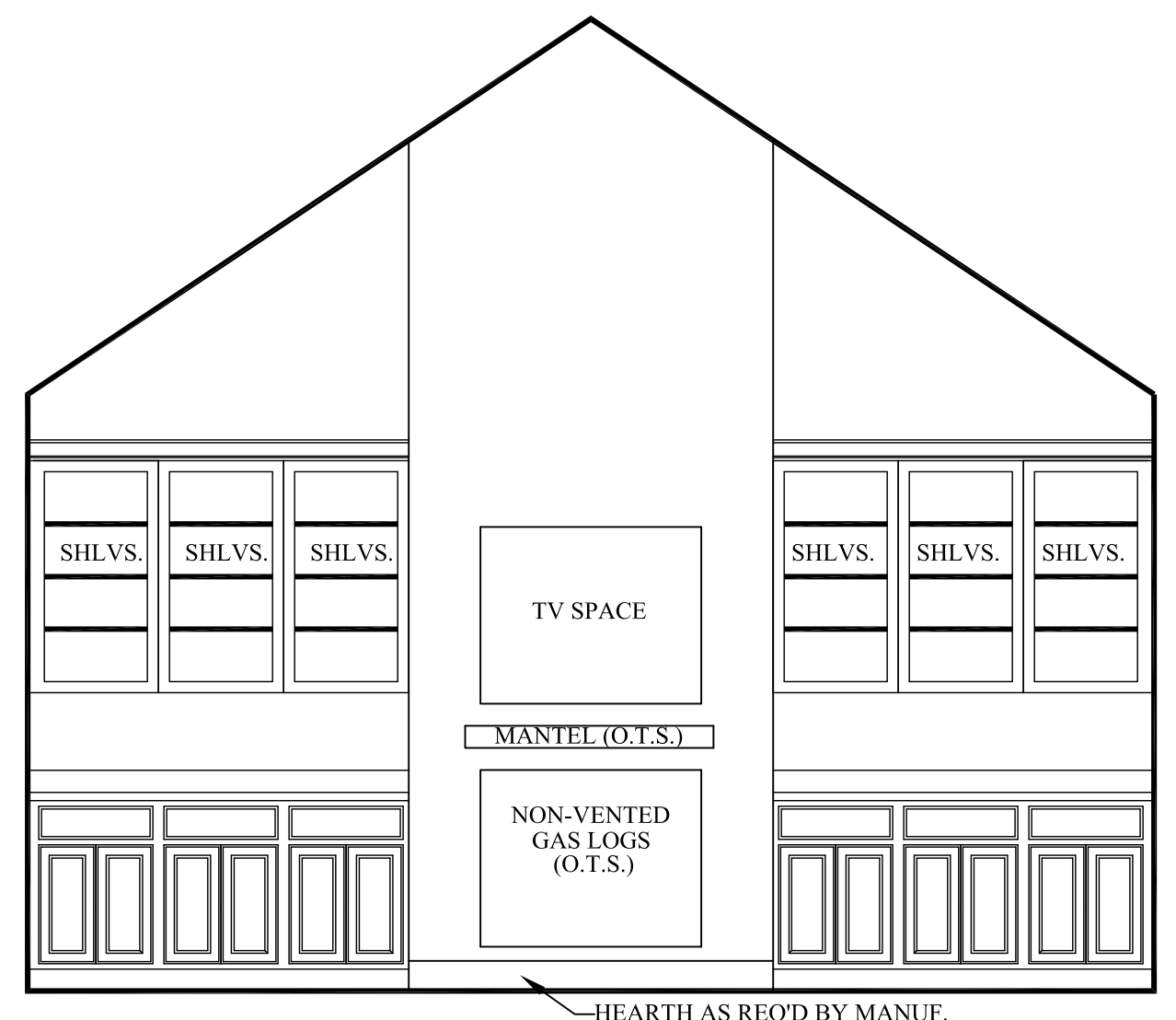
**605 ENTRY**  
SCALE-----3/8"=1'-0"



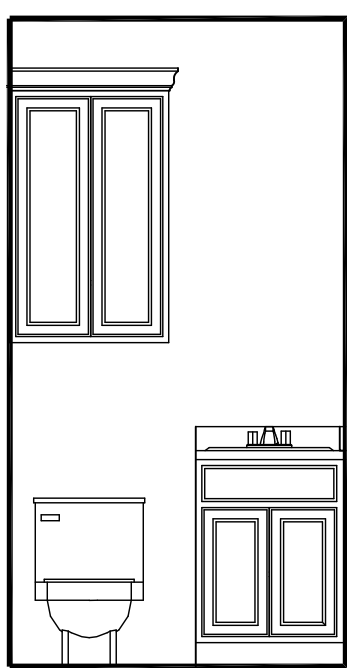
**606 UTILITY**  
SCALE-----3/8"=1'-0"



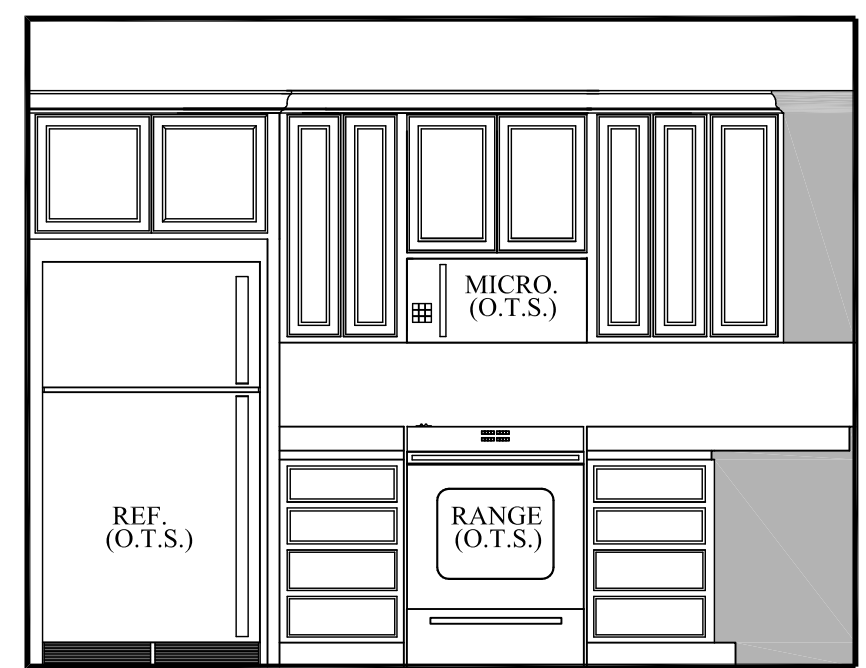
**607 UTILITY**  
SCALE-----3/8"=1'-0"



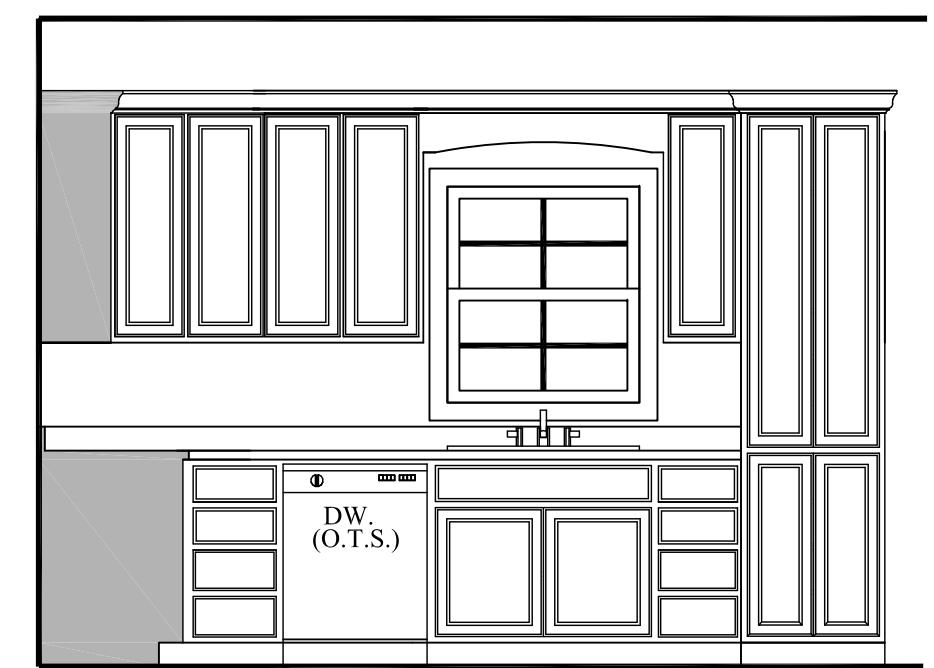
**608 GREAT RM.**  
SCALE-----3/8"=1'-0"



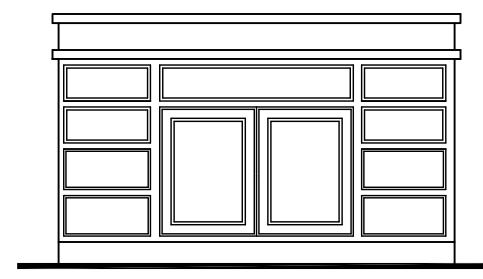
**609 BATH 2**  
SCALE-----3/8"=1'-0"



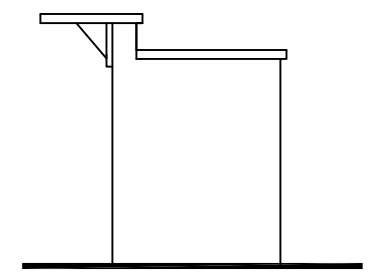
**610 KITCHEN**  
SCALE-----3/8"=1'-0"



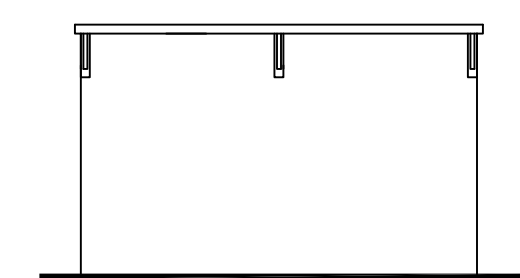
**611 KITCHEN**  
SCALE-----3/8"=1'-0"



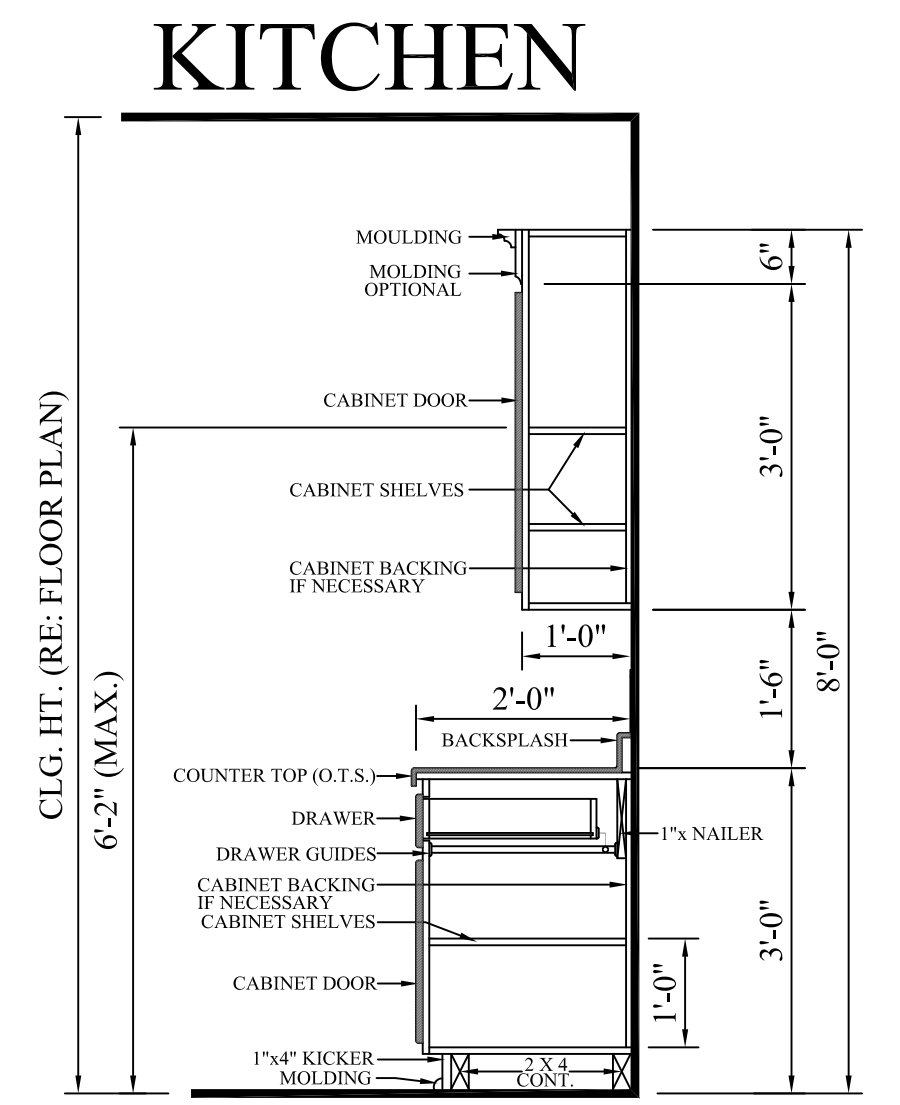
**612 KITCHEN**  
SCALE-----3/8"=1'-0"



**613 KITCHEN**  
SCALE-----3/8"=1'-0"



**614 KITCHEN**  
SCALE-----3/8"=1'-0"



**615 TYPICAL CABINET SECTIONS**  
SCALE-----N.T.S.

