

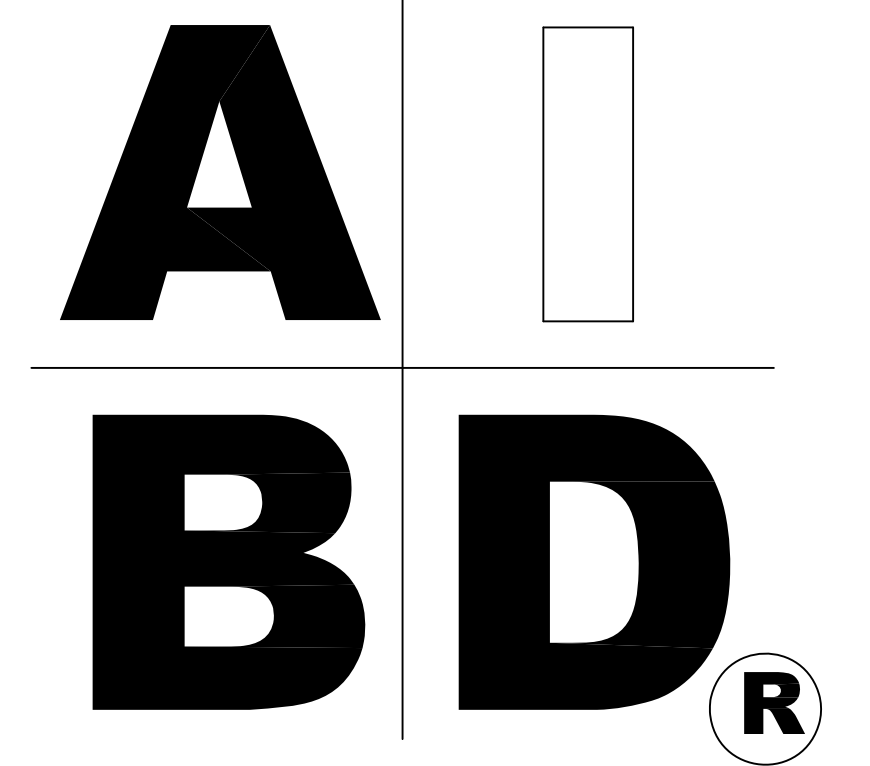
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

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



SHEET INDEX:

- 1 COVER SHEET
- 2A FOUNDATION PLAN
- 2B FOUNDATION DETAILS
- 3 FLOOR PLAN
- 4 EXTERIOR VIEWS
- 5 EXTERIOR VIEWS
- 6 SECTIONS & CABINETS
- 7 ROOF PLAN
- 8 ELECTRICAL PLAN

BB-3366

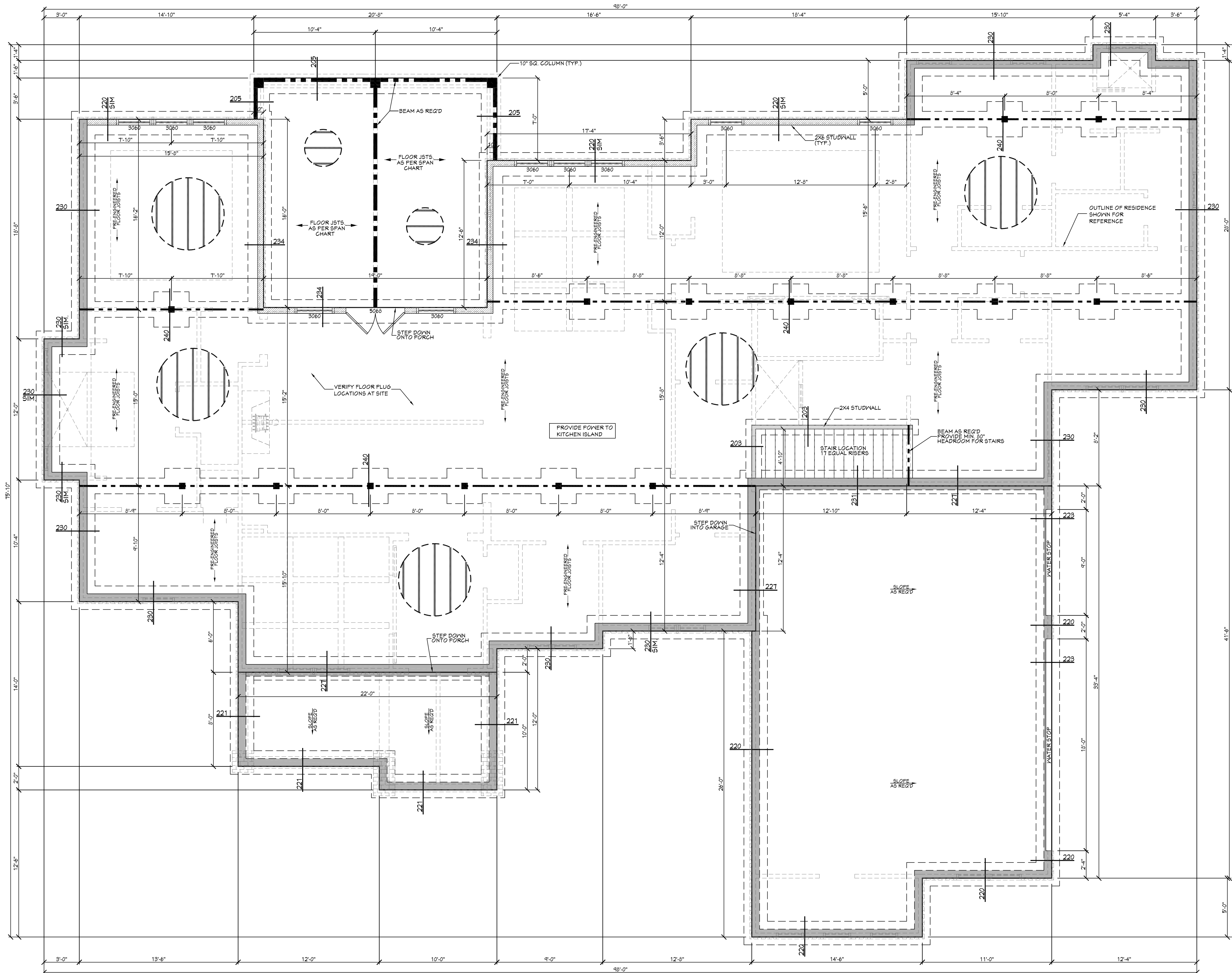
CODE DISCLAIMER:
 1. THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. BEAMS AND FLOOR JOISTS 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: 03.07.19
 Drawn By: J.A.L.

SHEET NUMBER

1



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

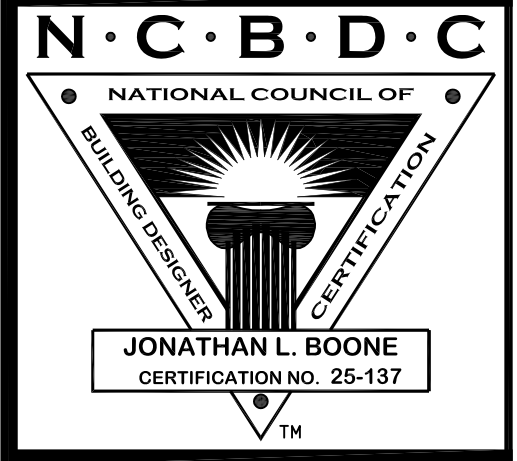
- NOTES:**
- 1.) CONTRACTOR TO PROVIDE EGRESS FOR BASEMENT. (VERIFY REQUIREMENTS W/LOCAL CODES.)
 - 2.) PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO MANUFACTURER FOR FURTHER DETAILS.

Website:
www.HFZplans.com

Email:
sales@hpfzplans.com

Phone:
 601.336.3254

Fax:
 1.800.574.1387



Pre-Drawn Plan ID:
BB-3366

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 full 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. House Plan Zone, LLC is not responsible for any 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.

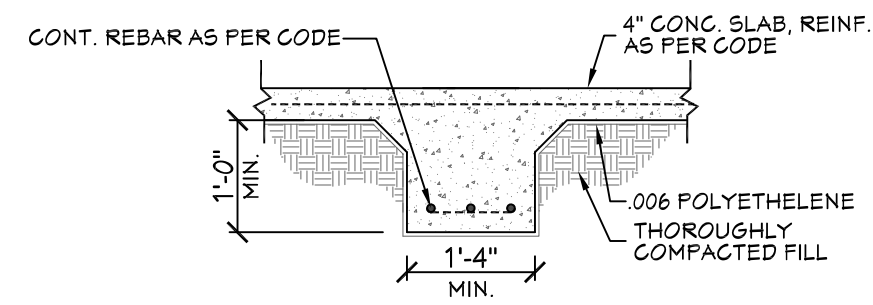
Date:
 03.07.19

Drawn By:
 J.A.L.

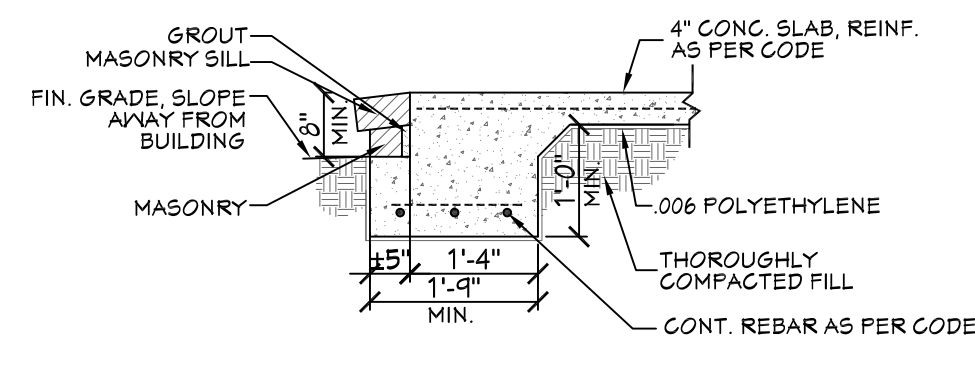
Plan number:

Project Name:

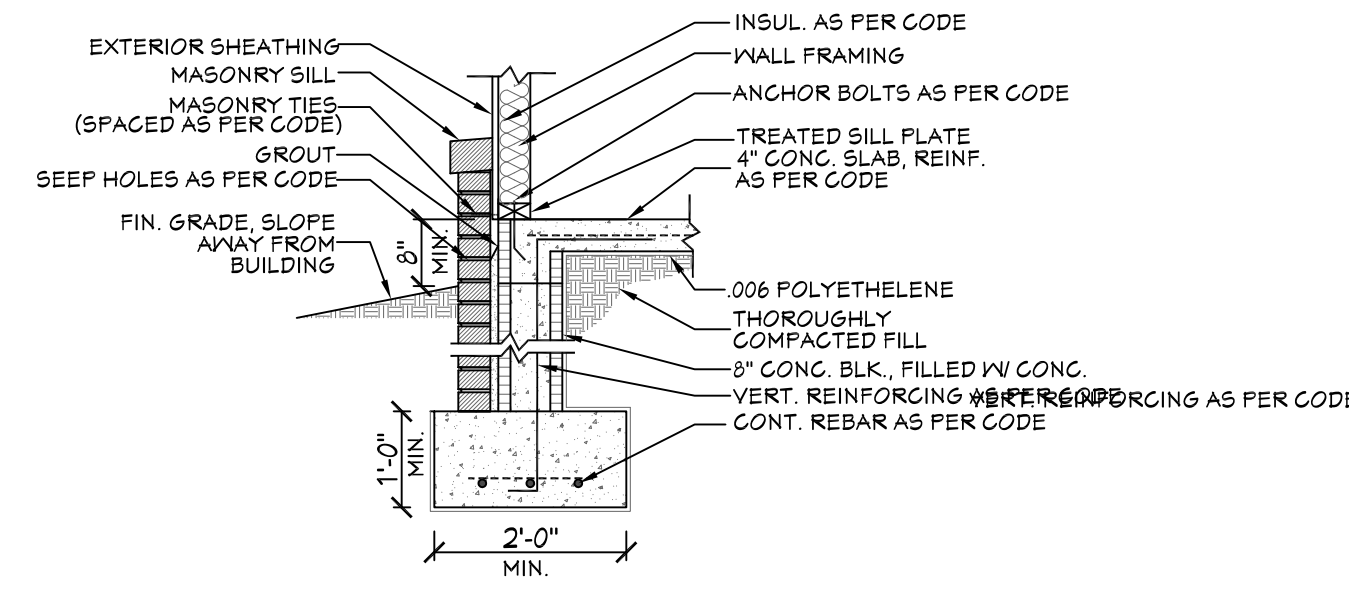
SHEET NUMBER
2A



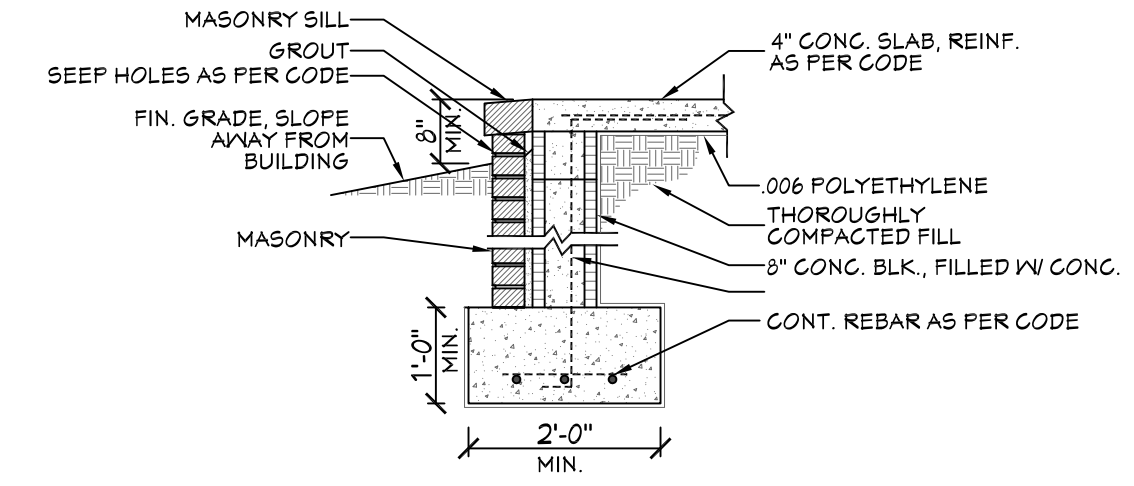
203 FTG. DET.



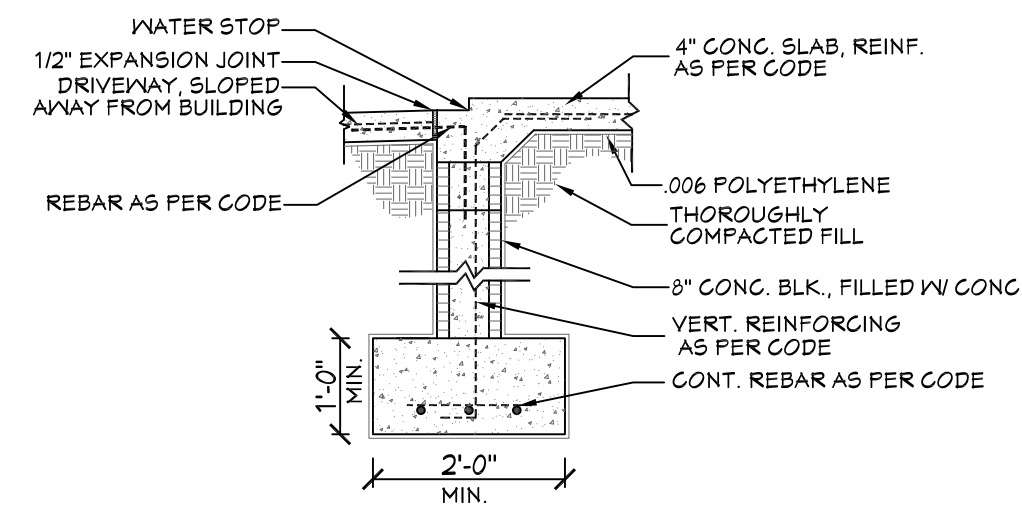
205 FTG. DET.



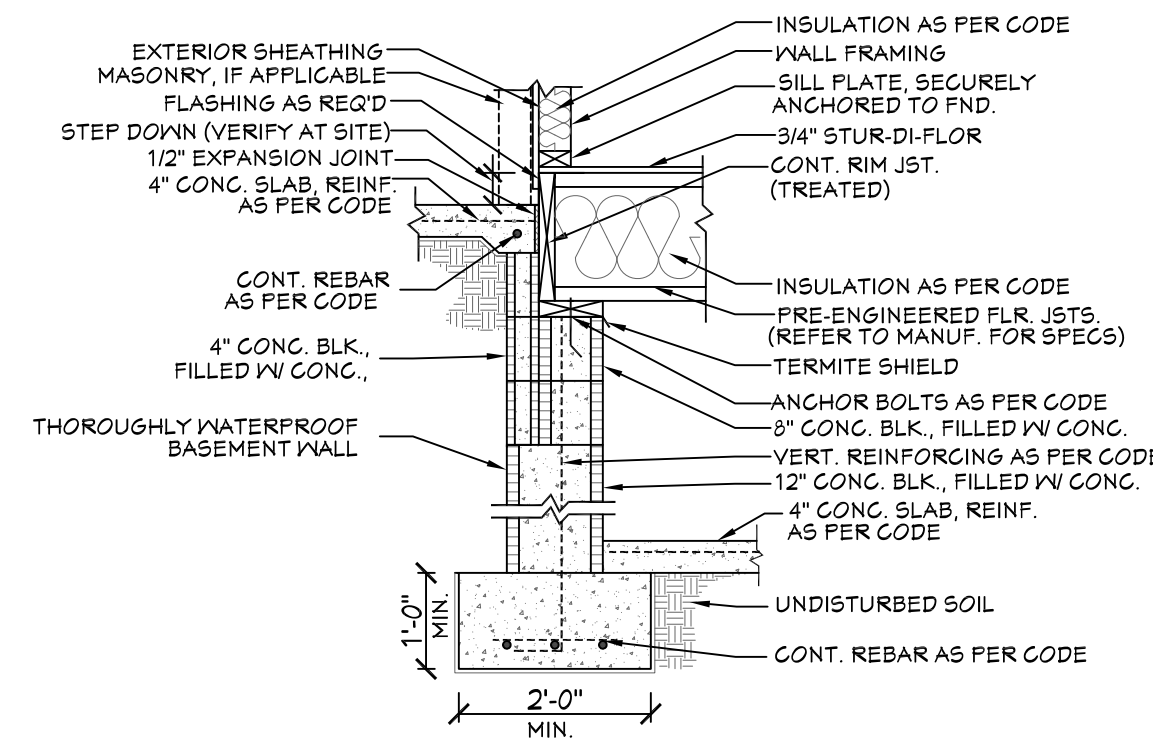
220 FTG. DET.



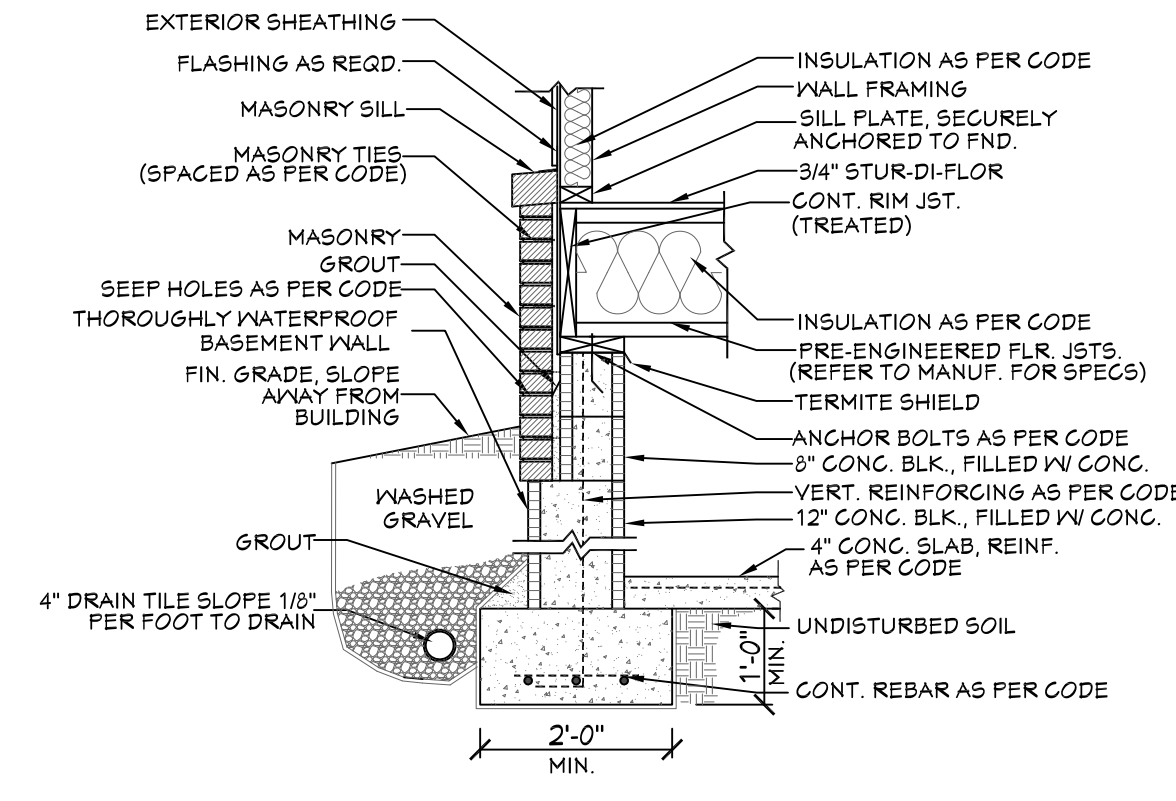
221 FTG. DET.



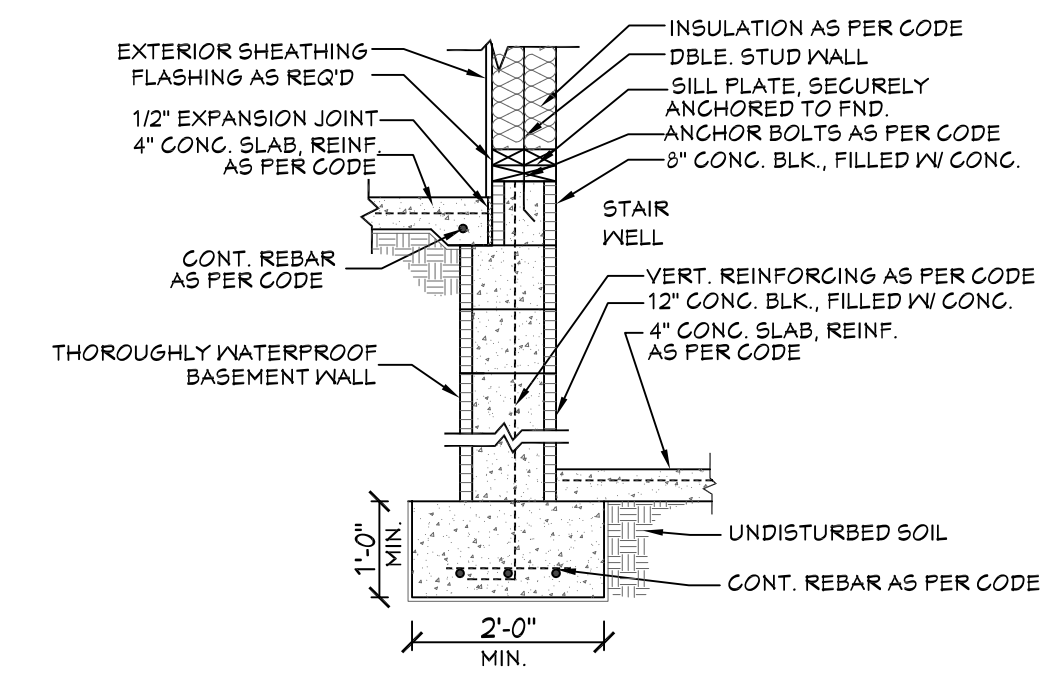
223 FTG. DET.



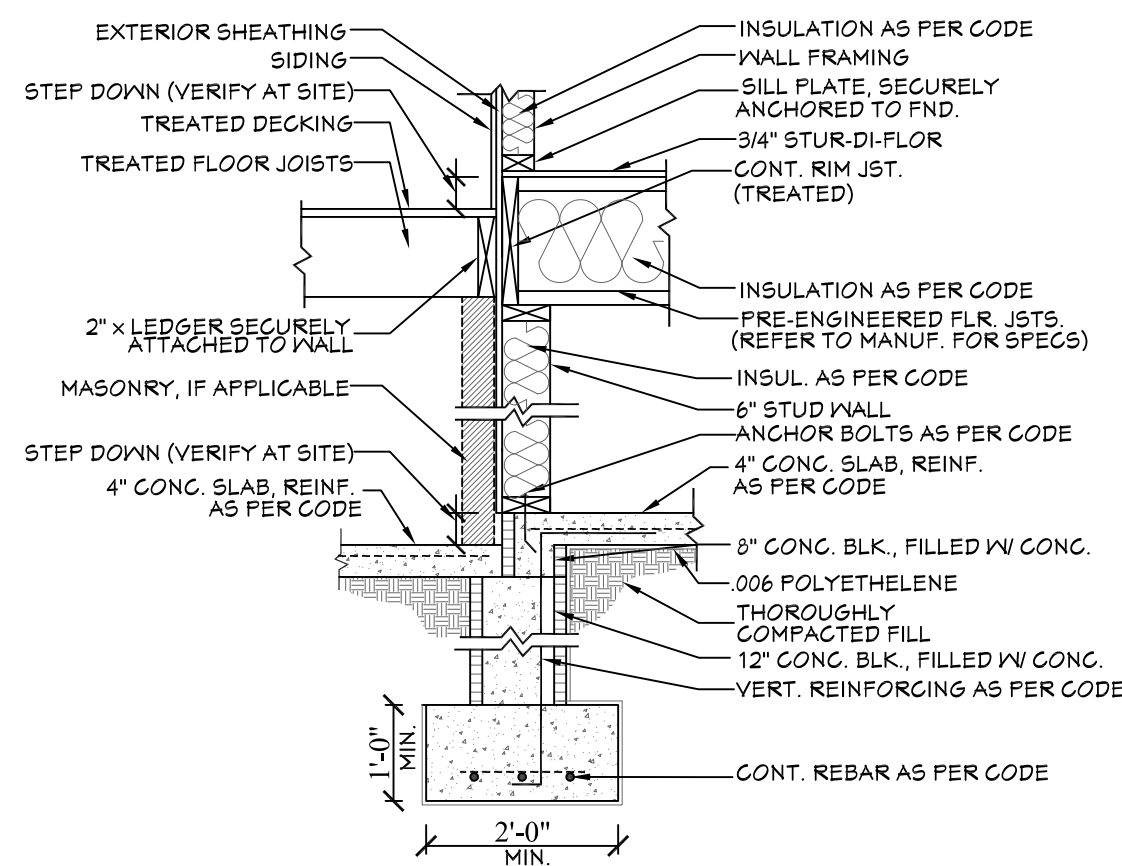
227 FTG. DET.



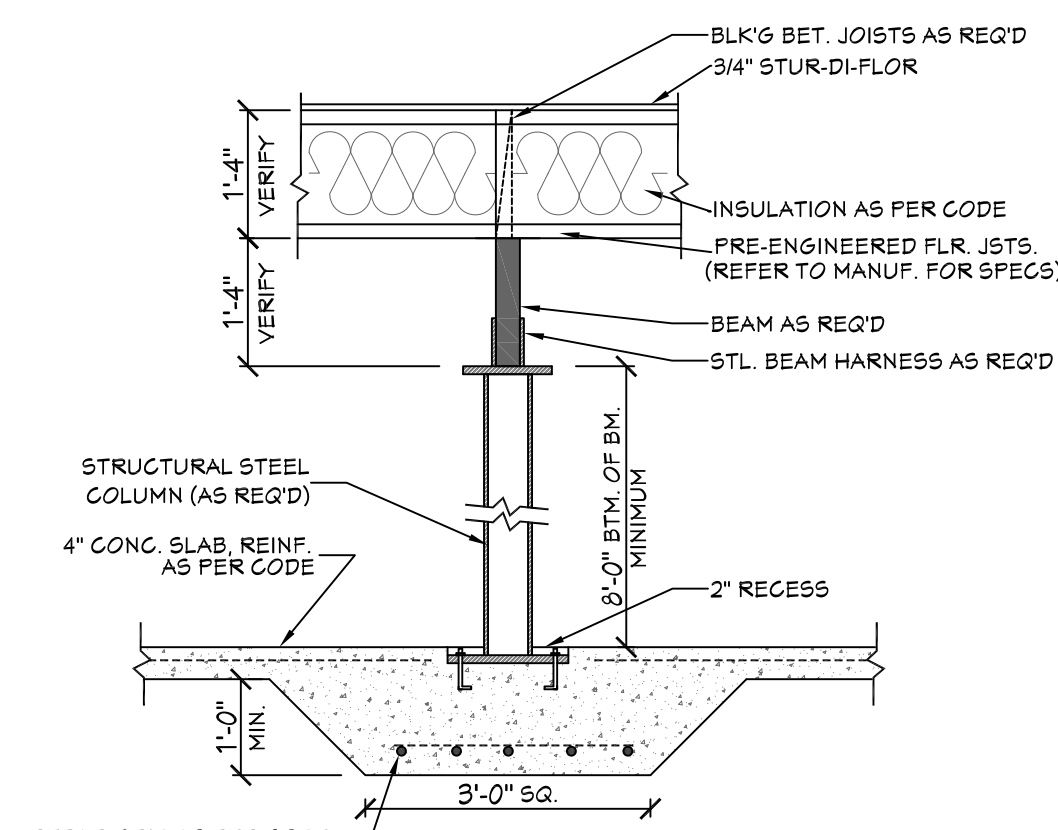
230 FTG. DET.



231 FTG. DET.



234 FTG. DET.



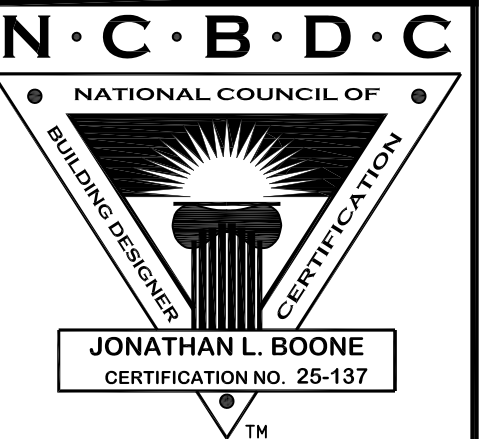
240 FTG. DET.

FLOOR JOIST SPANS		
FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES (RESIDENTIAL LIVING AREAS, LIVE LOAD = 40psf, L/A=360) DEAD LOAD = 20psf		
SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM FLOOR JOIST SPANS) (FT. - IN.)
2 x 6	12.0	9-10
	16.0	8-6
	19.2	7-9
	24.0	7-0
2 x 8	12.0	12-6
	16.0	10-10
	19.2	9-10
	24.0	8-10
2 x 10	12.0	14-9
	16.0	12-10
	19.2	11-8
	24.0	10-5
2 x 12	12.0	17-5
	16.0	15-1
	19.2	13-9
	24.0	12-4

NOTES:
The above tables are based on the IRC 2015 TABLE R502.3.1(2)

- BASEMENT FOUNDATION NOTES:**
- ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
 - CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
 - CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
 - CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
 - CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY W/LOCAL CODES.
 - REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING AND SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.
 - PROVIDE JOISTS UNDER ALL WALLS RUNNING PARALLEL.

Website:
www.HFZplans.com
Email:
sales@hpfzplans.com
Phone:
601.336.3254
Fax:
1.800.574.1387



Pre-Drawn Plan ID:
BB-3366

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 full 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.

Date:
03.07.19
Drawn By:
J.A.L.
Plan number:
Project Name:



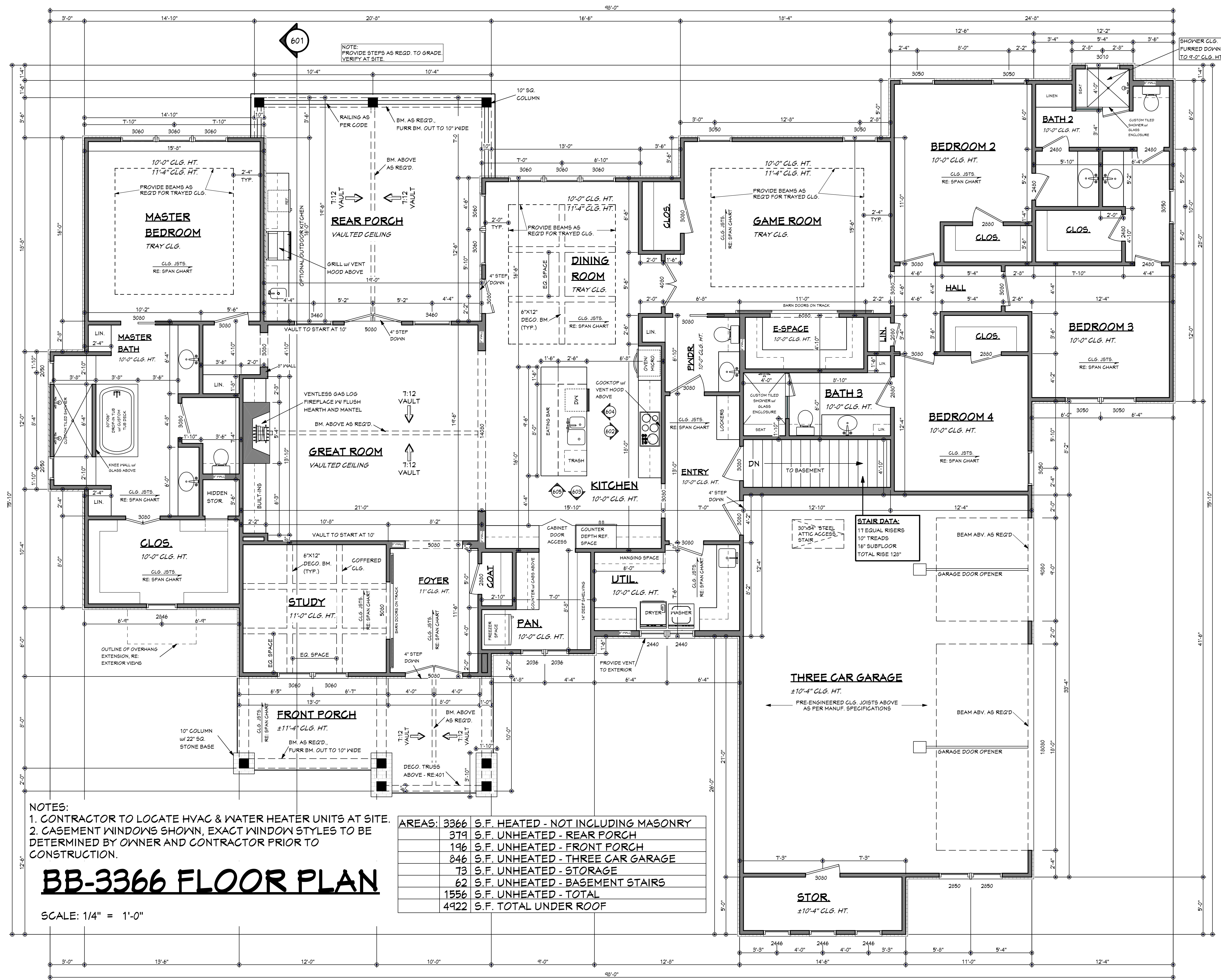
Pre-Drawn Plan ID:

BB-3366

Date: 03.07.19
 Drawn By: J.A.L.
 Project Name:

SHEET NUMBER

3



- 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. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 3. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 4. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 6. 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 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
 7. M1505.1.2 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.
 8. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 9. 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. M1505.1.1
 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.
 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

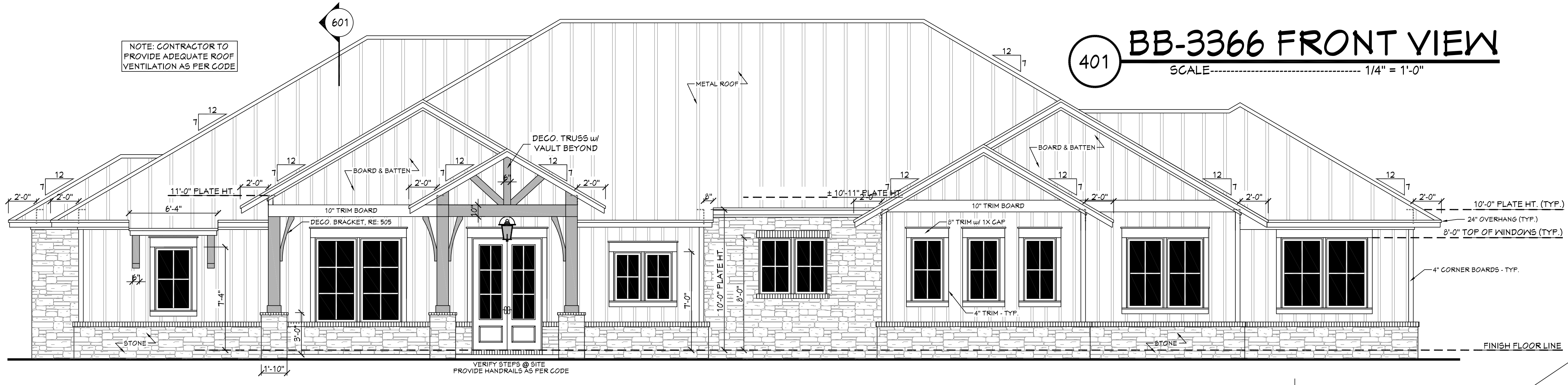
NOTES:

1. CONTRACTOR TO LOCATE HVAC & WATER HEATER UNITS AT SITE.
2. CASEMENT WINDOWS SHOWN, EXACT WINDOW STYLES TO BE DETERMINED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.

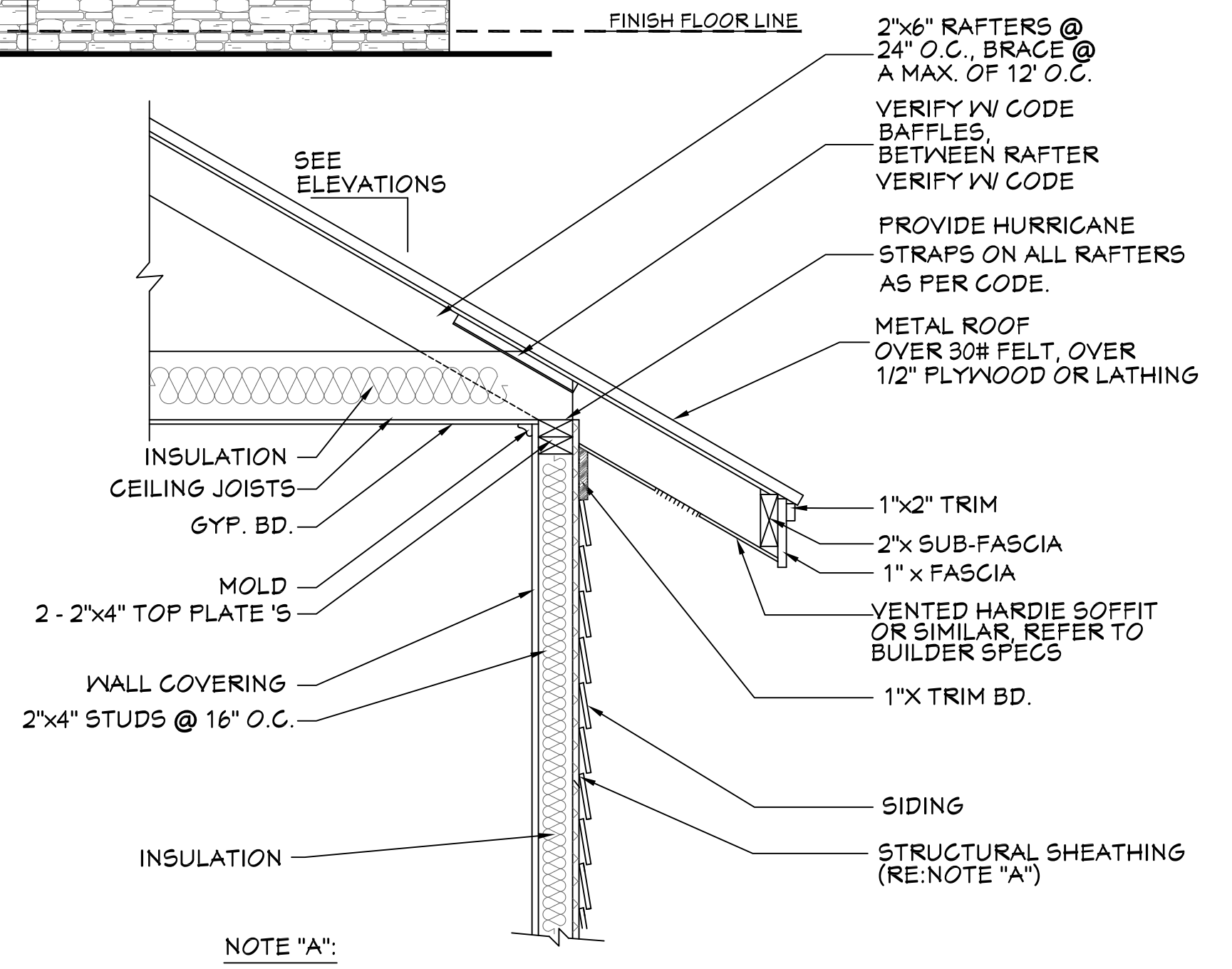
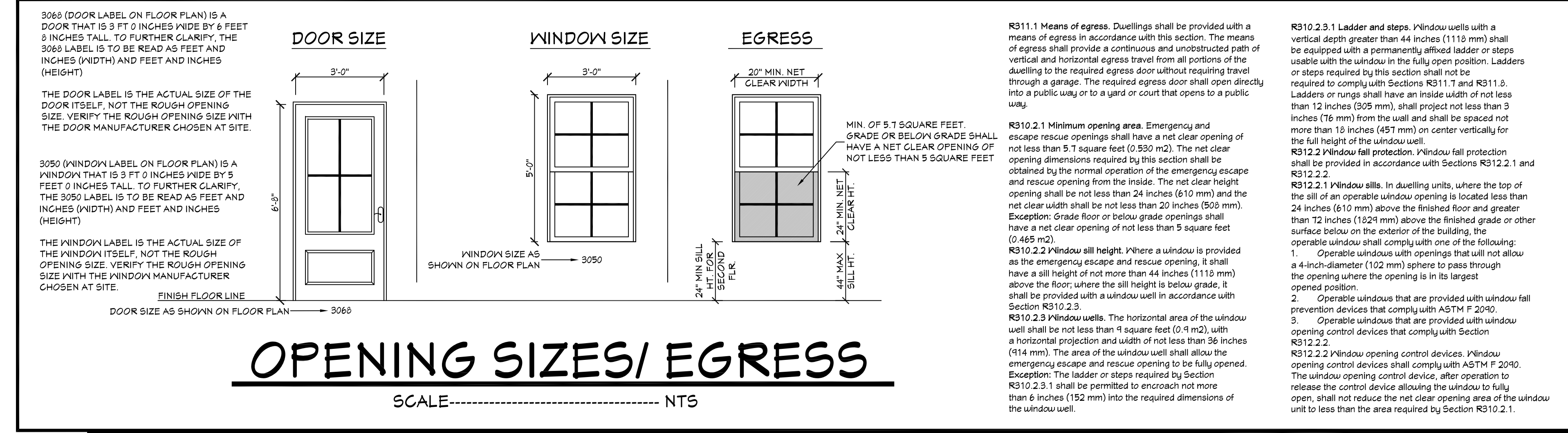
BB-3366 FLOOR PLAN

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

AREAS:	S.F.	HEATED - NOT INCLUDING MASONRY
3366	S.F.	HEATED - NOT INCLUDING MASONRY
379	S.F.	UNHEATED - REAR PORCH
196	S.F.	UNHEATED - FRONT PORCH
846	S.F.	UNHEATED - THREE CAR GARAGE
73	S.F.	UNHEATED - STORAGE
62	S.F.	UNHEATED - BASEMENT STAIRS
1556	S.F.	UNHEATED - TOTAL
4922	S.F.	TOTAL UNDER ROOF



401 BB-3366 FRONT VIEW
 SCALE----- 1/4" = 1'-0"

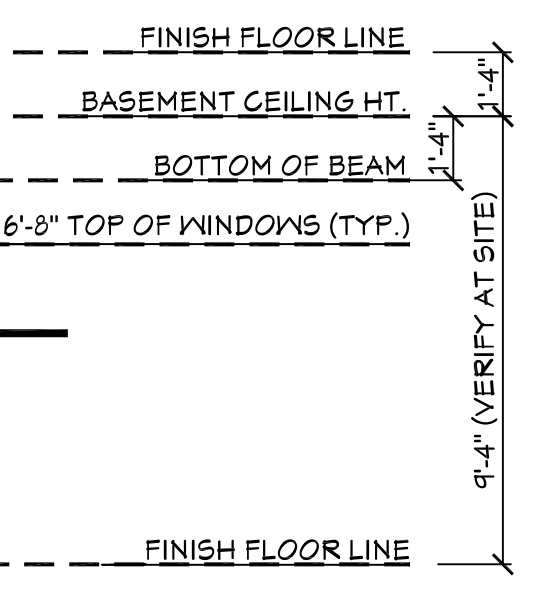


403 TYP. CORNICE DETAIL
 SCALE----- 3/4" = 1'-0"



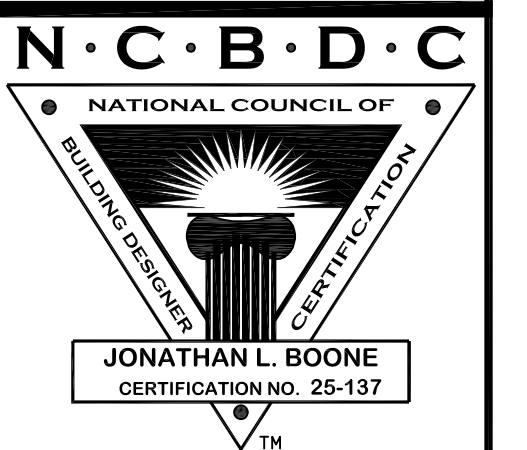
402 REAR VIEW
 SCALE----- 1/4" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE



Website:
www.HFZplans.com
 Email:
sales@hfpzplans.com
 Phone:
 601.336.3254

Fax:
 1.800.574.1387



Pre-Drawn Plan ID:
BB-3366

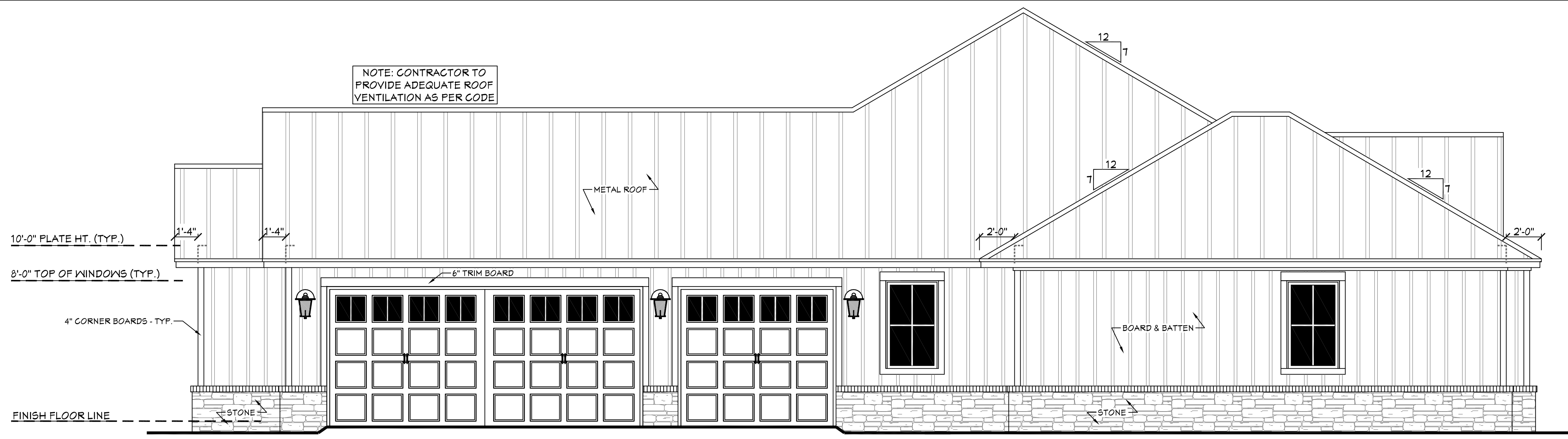
House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes full responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions may be 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: 03.07.19

Drawn By: J.A.L.

SHEET NUMBER

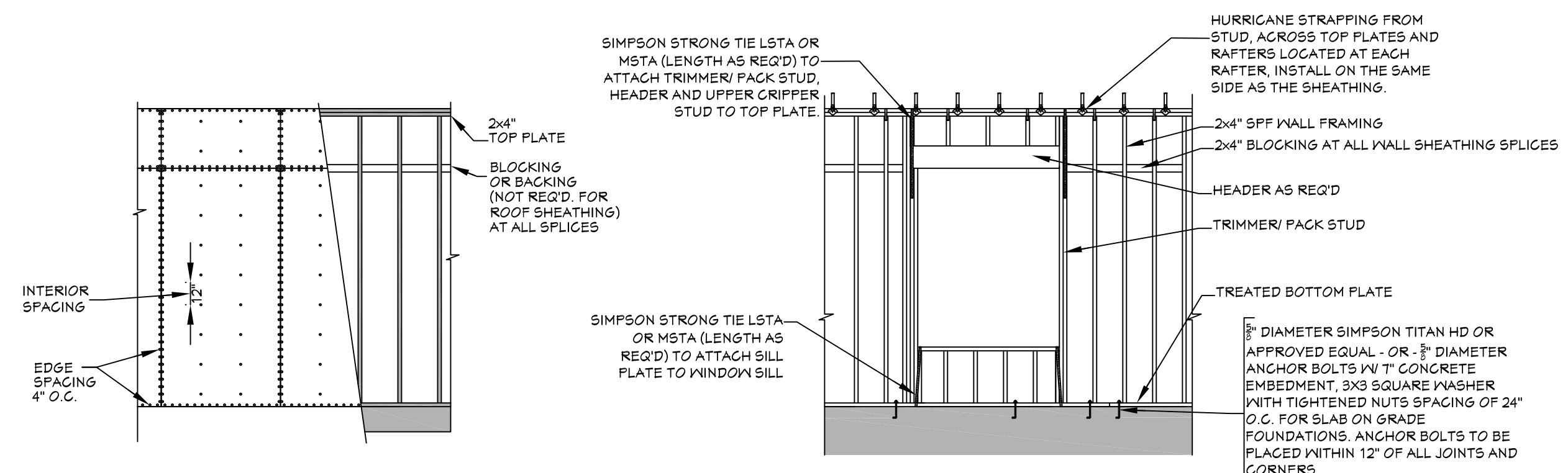
5



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.

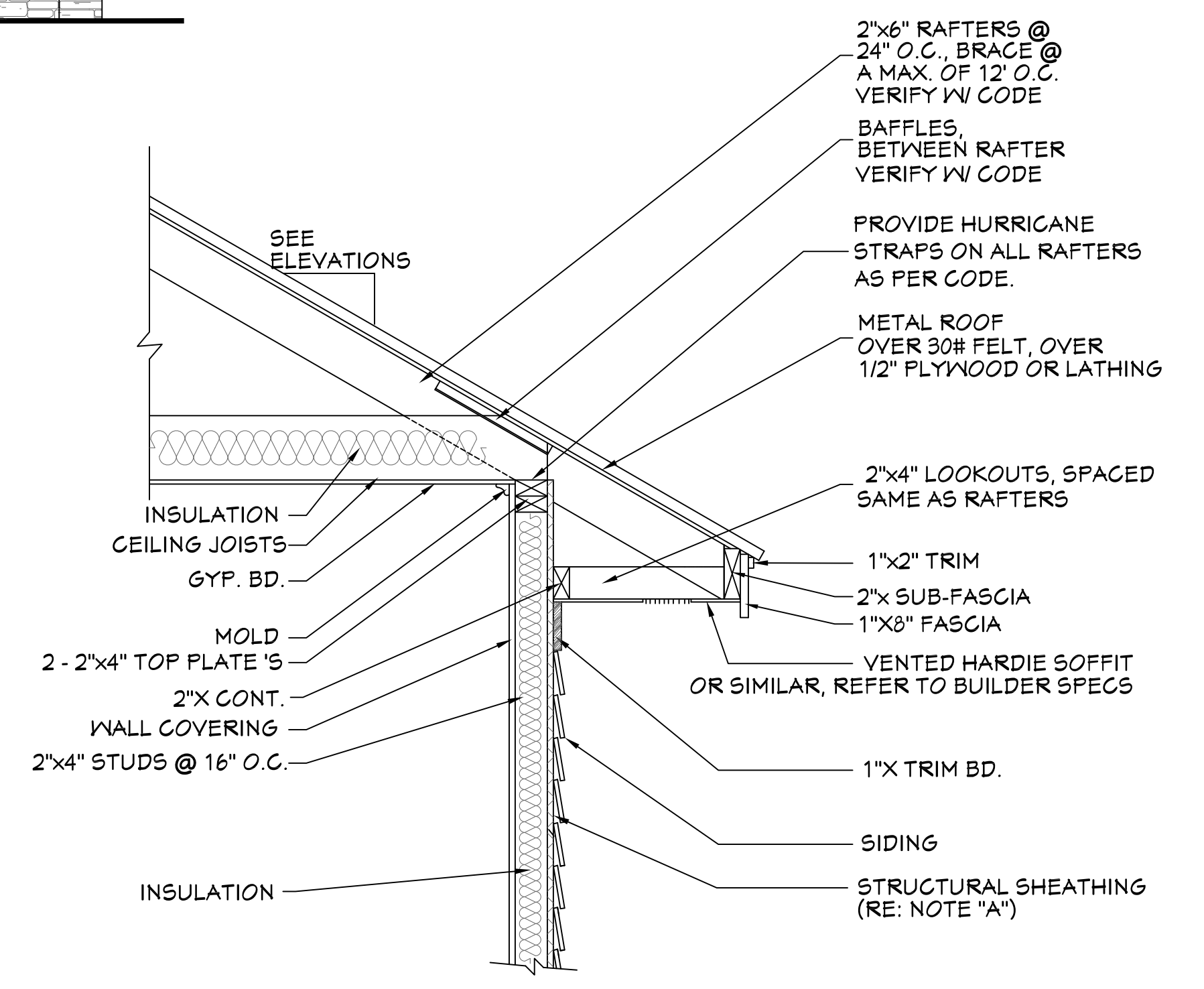


NAIL SIZE SPACING FOR WALL SHEATHING
 8d NAILS
 MIN. OF 1/16" O.S.B.
 EDGE SPACING = 4" O.C.
 INTERIOR SPACING = 12" O.C.

NAIL SIZE SPACING FOR ROOF SHEATHING
 8d NAILS
 MIN. OF 1/16" O.S.B.
 EDGE SPACING = 4" O.C.
 INTERIOR SPACING = 4" O.C.

- NOTES:
1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATES.
 2. PROVIDE 2X4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THIRD OF ATTIC AND ATTACHED TO RAFTERS WITH 5 - 10d NAILS ON EACH SIDE.
 3. SHINGLES OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURERS INSTRUCTIONS FOR HIGH WIND AFFLICTIONS.
 4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS BASED ON HIGH WIND AFFLICTIONS.

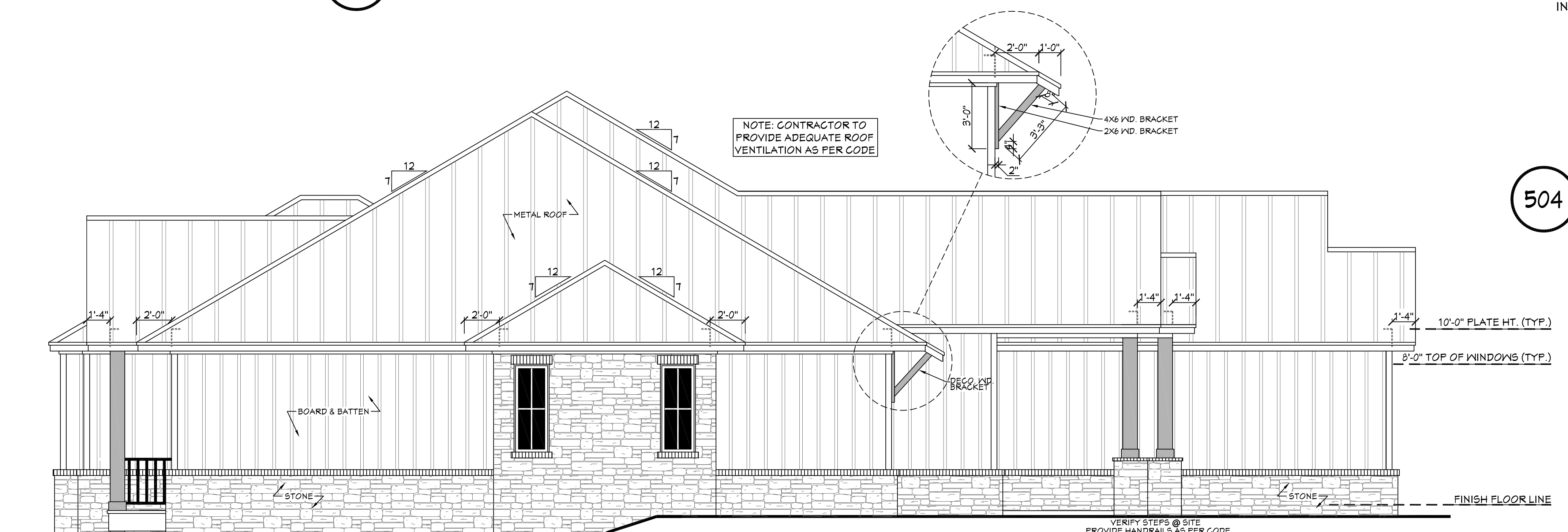
503 WALL/ROOF FASTENING DETAILS
SCALE..... 1/4" = 1'-0"



NOTE "A": PROVIDE A MINIMUM OF 1/16" STRUCTURAL WOOD PANEL ATTACHED W/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.

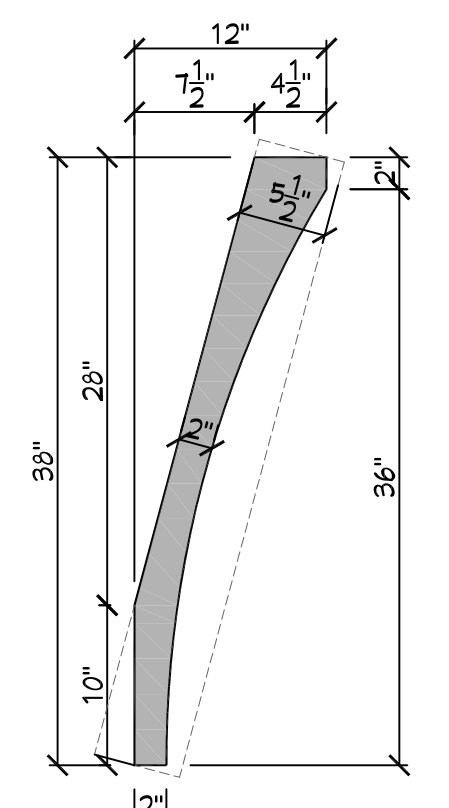
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

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



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

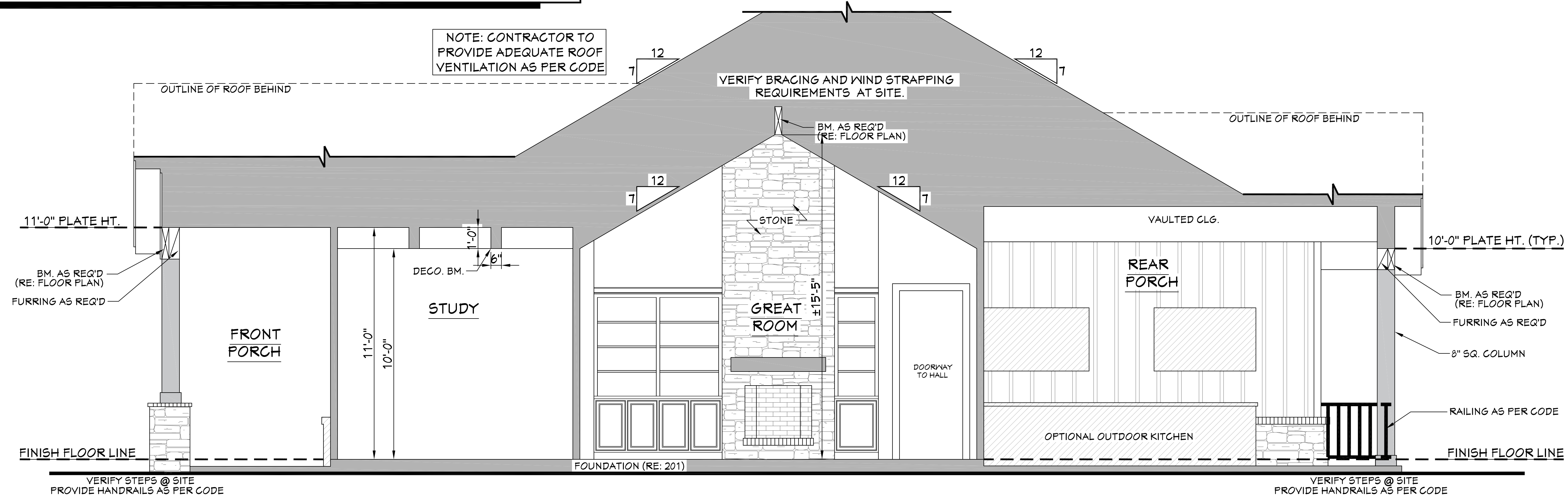
505 W.D. BRACKET DTL.
SCALE..... N.T.S.



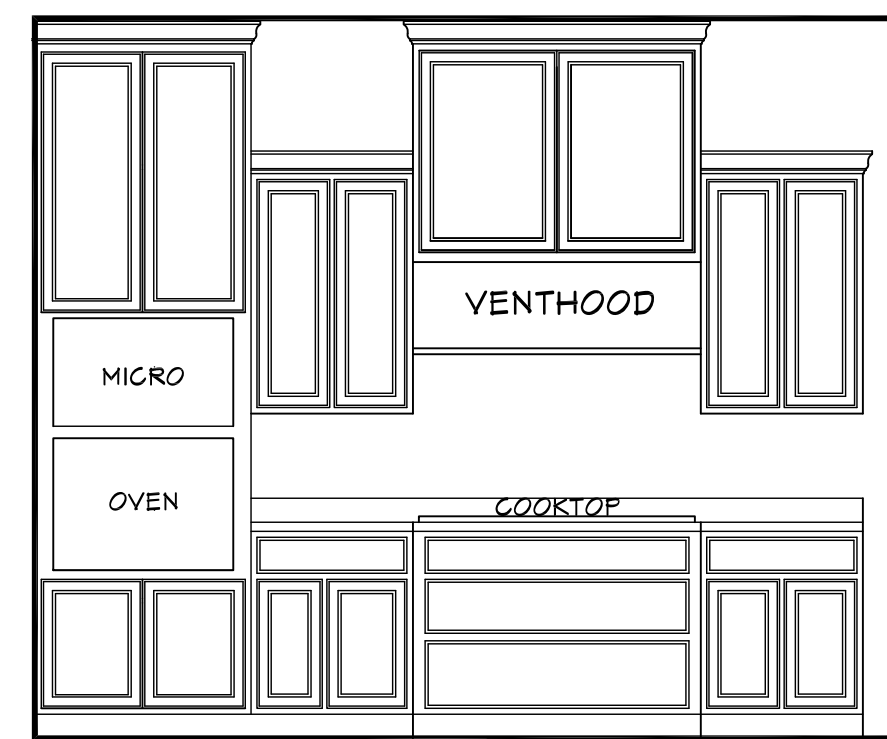
VERIFY STEPS @ SITE
PROVIDE HANDRAILS AS PER CODE

CROSS SECTION NOTES:

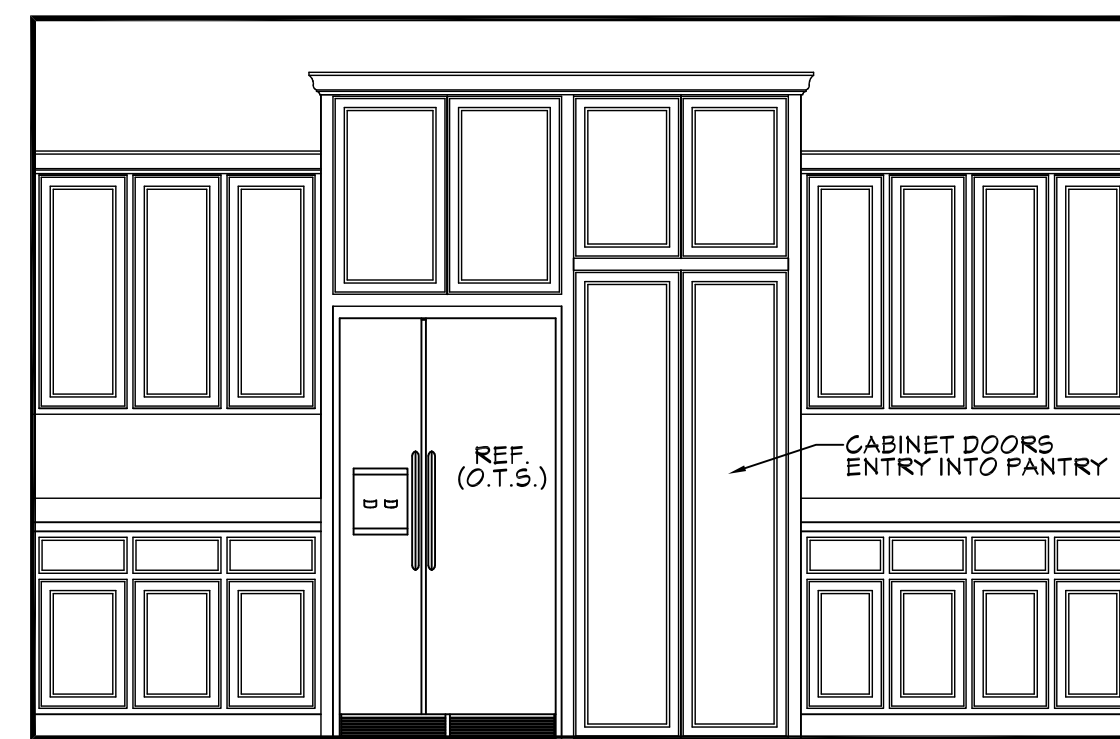
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND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



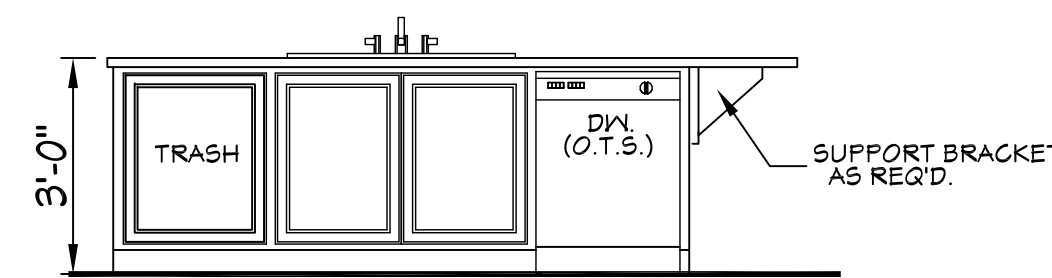
601 CROSS SECTION
SCALE-----3/8"=1'-0"



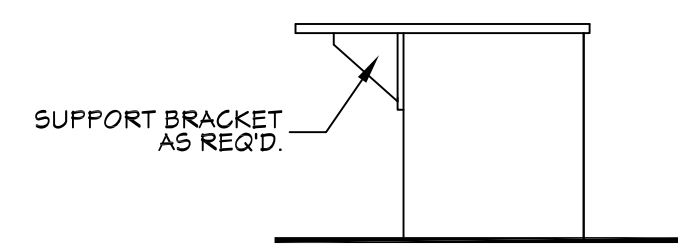
602 KITCHEN
SCALE-----3/8"=1'-0"



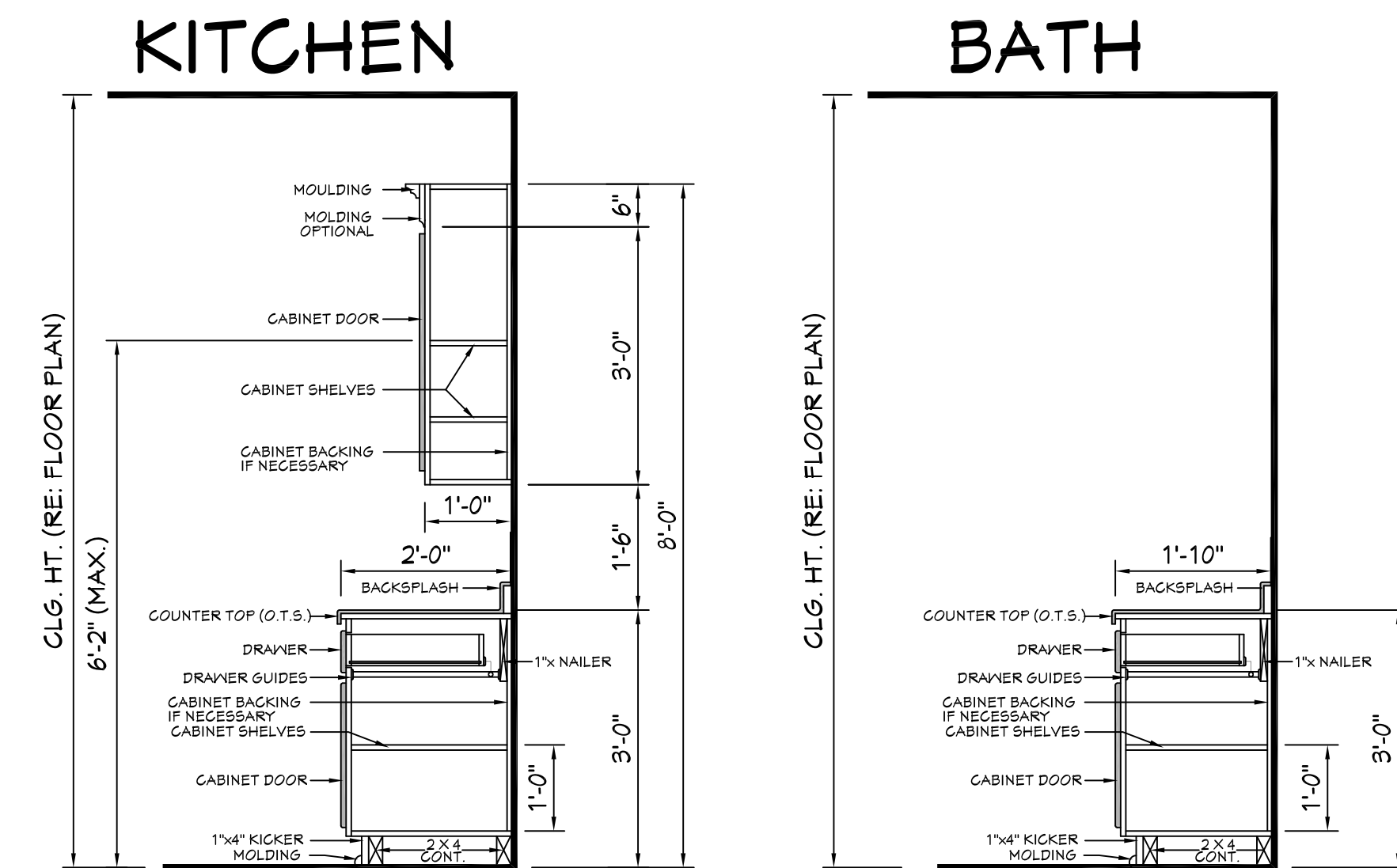
603 KITCHEN
SCALE-----3/8"=1'-0"



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

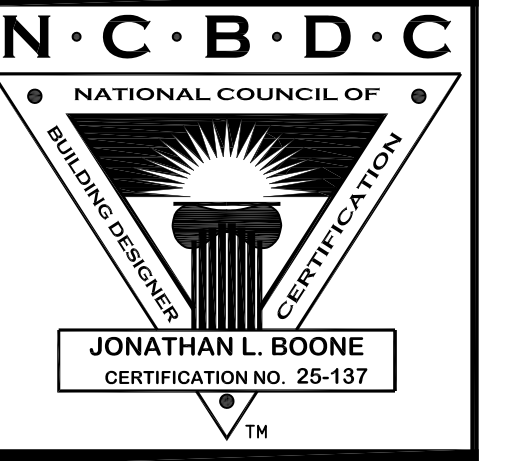


605 KITCHEN
SCALE-----3/8"=1'-0"



606 TYP. CAB. SECTIONS
SCALE-----N.T.S.

Website:
Email: sales@hpszplans.com
Phone: 601.336.3254
Fax: 1.800.574.1387



Pre-Drawn Plan ID:
BB-3366

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 full 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. House Plan Zone, LLC is not responsible for any 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: 03.07.19
Drawn By: J.A.L.

SHEET NUMBER
6

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE,
LIVE LOAD = 20psf, L₁=240) DEAD LOAD = 10psf)

***IF HABITABLE ATTIC SPACE 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 x 4	12.0	4-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2 x 6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2 x 8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2 x 10	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-4

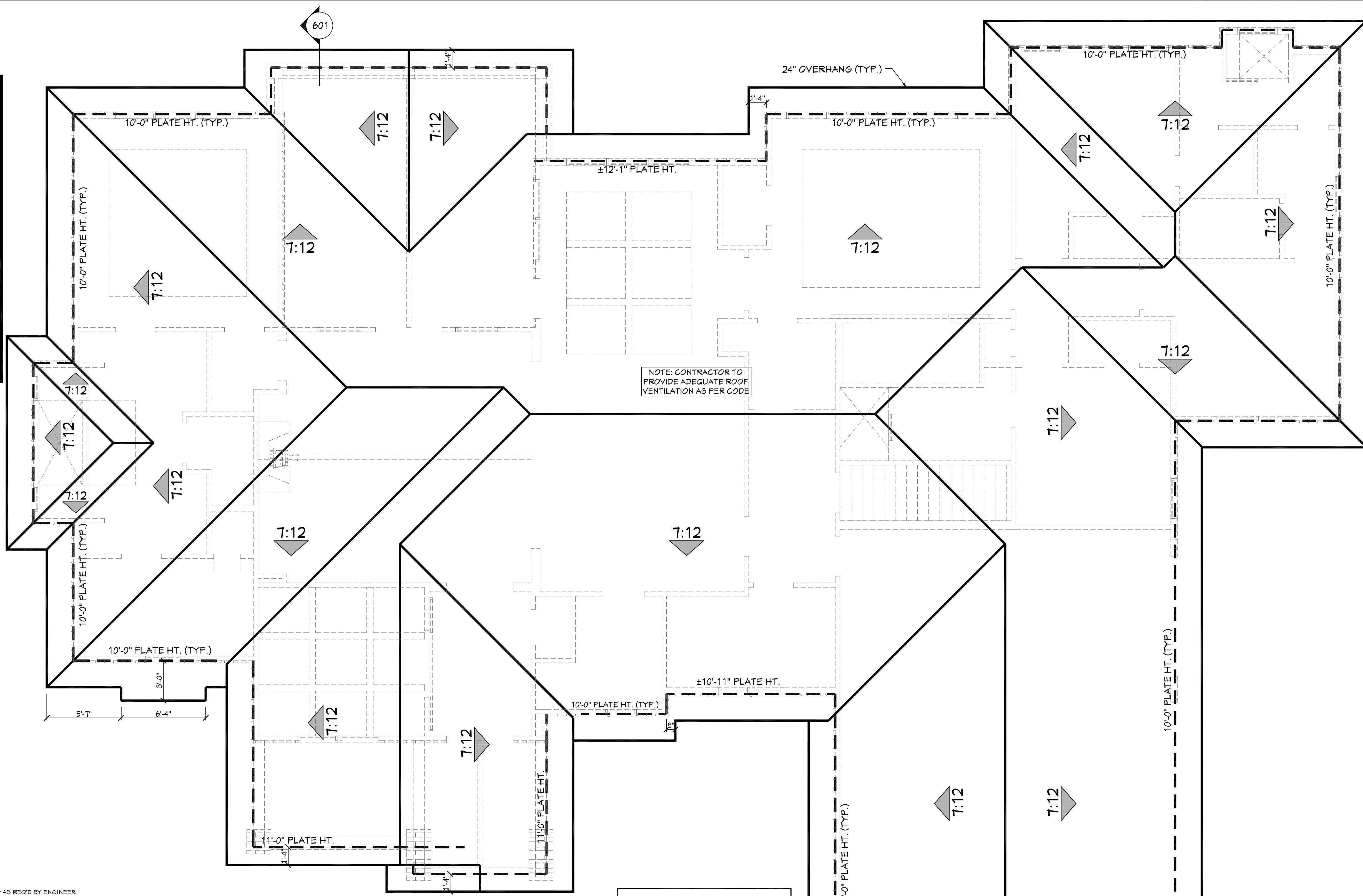
NOTES:
The above tables are based on the IRC 2018 TABLE R802.5.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf, L₁=180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2 x 8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2 x 10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2 x 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 2018 TABLE R802.4.1(3)



NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE

701 ROOF PLAN

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

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.
7. ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC VENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING.

HIP/VALLEY CONVERSION

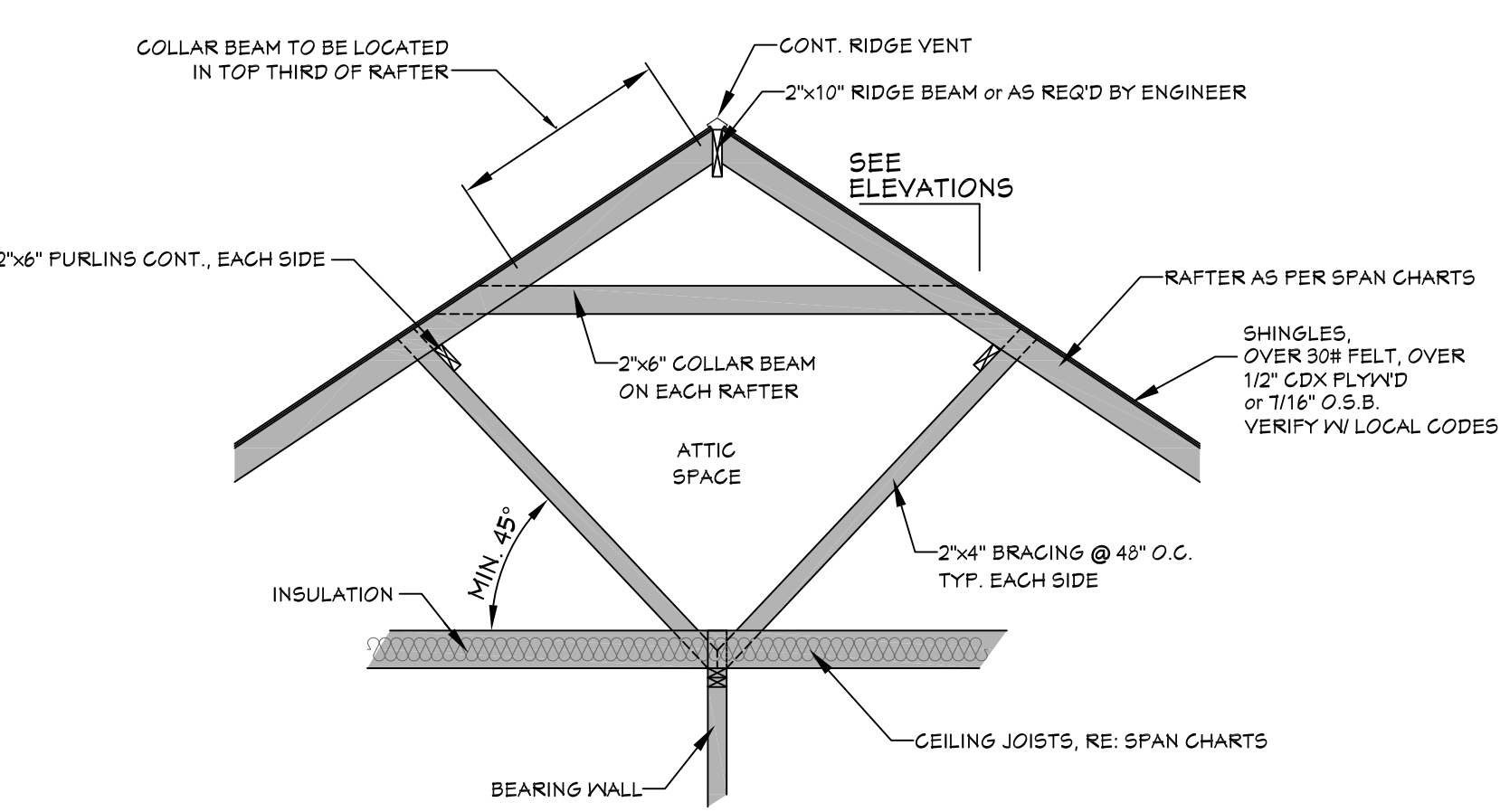
IF COMMON RAFTER ROOF PITCH IS...			THEN HIP/VALLEY RAFTER ROOF PITCH BECOMES...		
RISE/RUN	SLOPE		RISE/RUN	SLOPE	
1/12	5°		1/11	5°	
2/12	10°		2/11	10°	
3/12	14°		3/11	14°	
4/12	18°		4/11	18°	
5/12	23°		5/11	23°	
6/12	27°		6/11	27°	
7/12	30°		7/11	30°	
8/12	34°		8/11	34°	
9/12	37°		9/11	37°	
10/12	40°		10/11	40°	
11/12	42°		11/11	42°	
12/12	45°		12/11	45°	

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.



702 TYP. ROOF BRACING

SCALE----- N.T.S.

Designing Homes
HOUSE PLAN ZONE
 Building Relationships

Website:
www.HFZplans.com

Email:
sales@hpfzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387

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

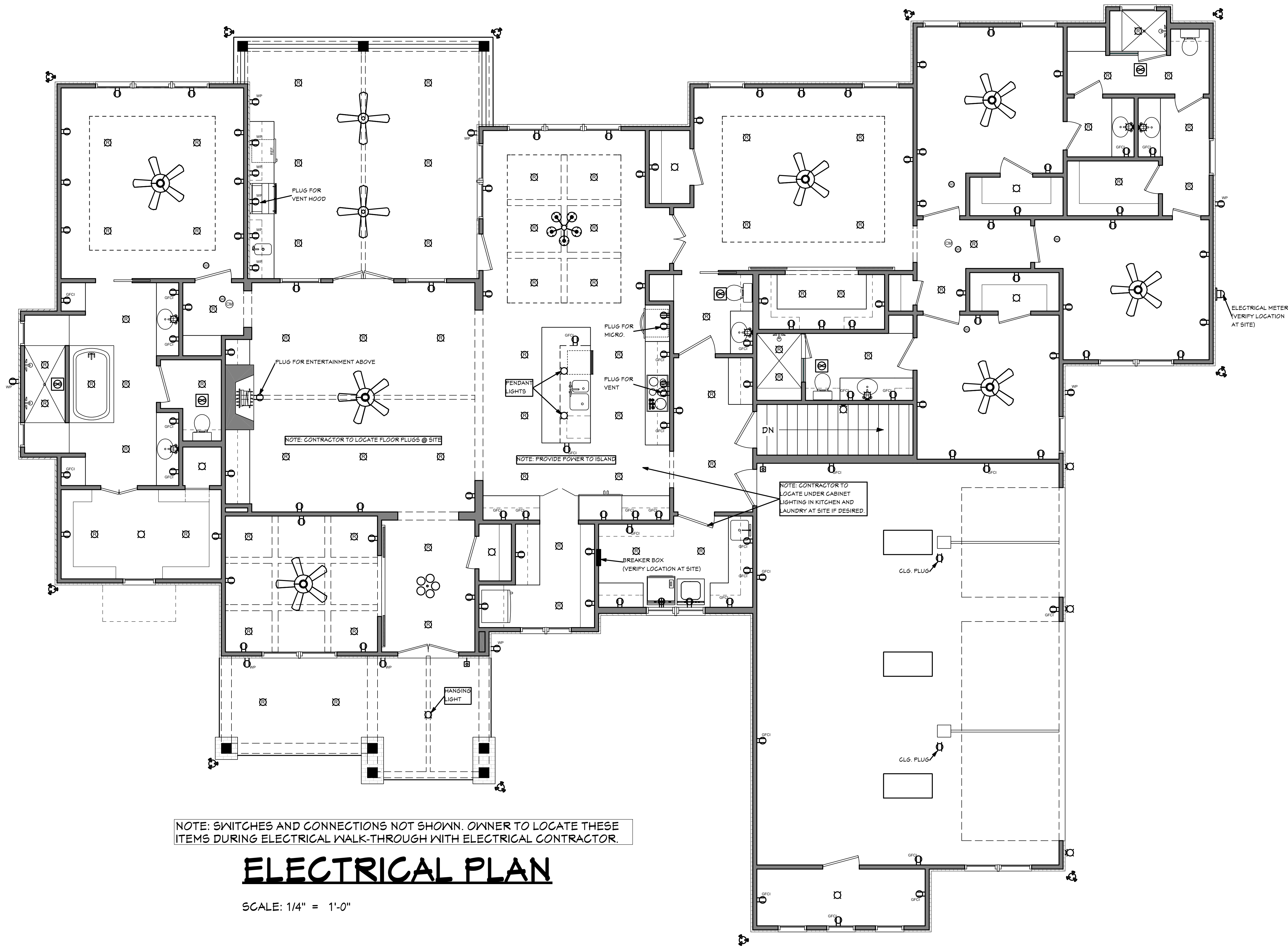
Pre-Drawn Plan ID:
BB-3366

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 may be 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:
03.07.19

Drawn By:
J.A.L.

SHEET NUMBER
7



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

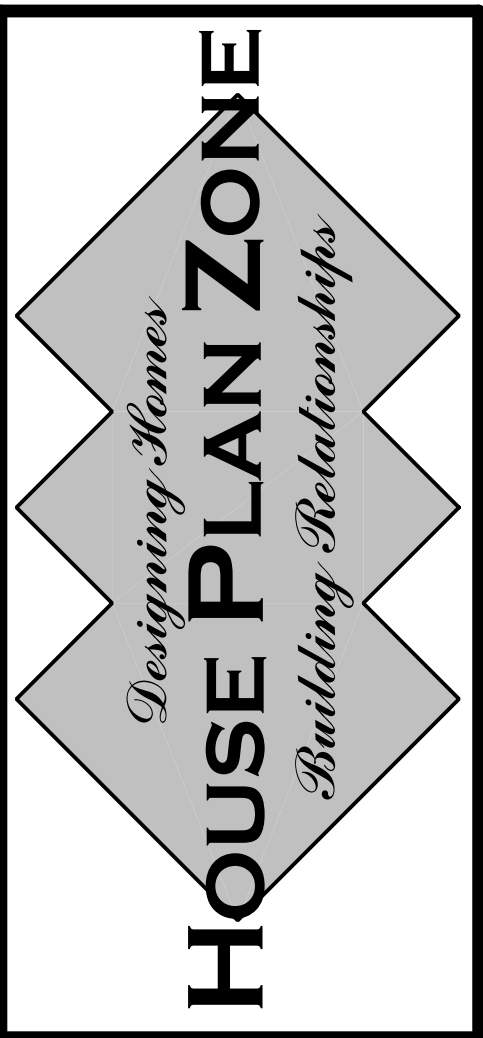
ELECTRICAL PLAN

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:

- ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
- 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.
- 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.
- 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.

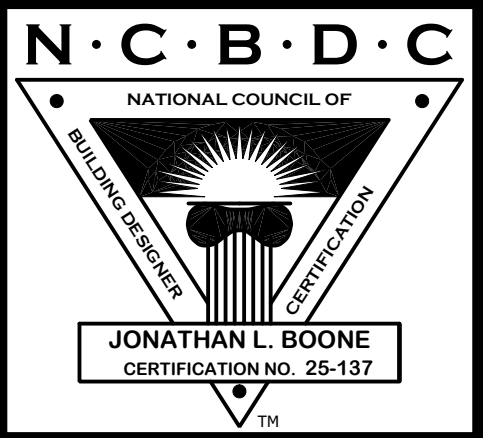


Website:
www.HPZplans.com

Email:
sales@hpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



Pre-Drawn Plan ID:
BB-3366

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 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.

Date: 03.07.19

Drawn By: J.A.L.

Project Name:

SHEET NUMBER
8