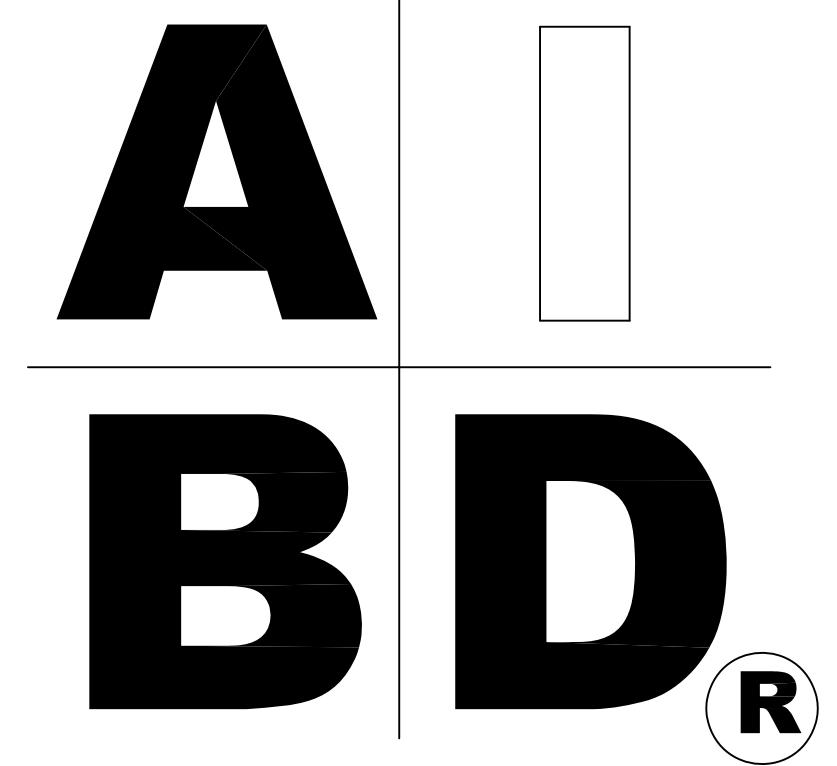


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STANDARD ABBREVIATIONS

@	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
COL.S.	COLUMNS	O.T.S	OWNER TO SELECT
CONC.	CONCRETE		
CMU	CONCRETE MASONRY UNIT	PG.	PAGE
C.U.	CONDENSOR UNIT	PAN.	PANTRY
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINUOUS	P	PLATE
COVER'G	COVERING	PLYND	PLYWOOD
CS	CRAWL SPACE	PLYND	PLYWOOD
		POLY.	POLYETHYLENE
DECO.	DECORATIVE	PSI	POUNDS PER SQUARE INCH
DET	DETAIL	PRE-FAB	PREFABRICATED
DIA.	DIAMETER		
DN	DISHWASHER	RE.	REFERENCE
DBL.	DOUBLE	REF	REFRIGERATOR
DF	DOUGLAS FIR	REINF.	REINFORCED
D	DRYER	R	RESISTANCE
		R.A.	RETURN AIR
EA.	EACH	R.A.G.	RETURN AIR GRILLE
ELEV.	ELEVATION	REQ'D	REQUIRED
ENG.	ENGINEER		
		SCR.	SCREEN
FT.	FEET	SHLV.S.	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.	GYPNUM	TBD.	TO BE DETERMINED
		TR.	TRANSOM
HDR.	HEADER	TYF.	TYPICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
HT.	HEIGHT	U.T.C.	UNDER THE COUNTER
HTS.	HEIGHTS	UTIL.	UTILITY
HORIZ.	HORIZONTAL		
		VAN.	VANITY
IN.	INCHES	VERT.	VERTICAL
INCL.	INCLUDE		
INSUL.	INSULATION	WH	WATER HEATER
		W	WASHER
		WT.	WEIGHT
		WIN.	WINDOW
		W.M.	WIRE MESH
		W	WITH
		WD	WOOD
		WFCM	WOOD FRAME CONSTRUCTION MANUAL



BB-2100

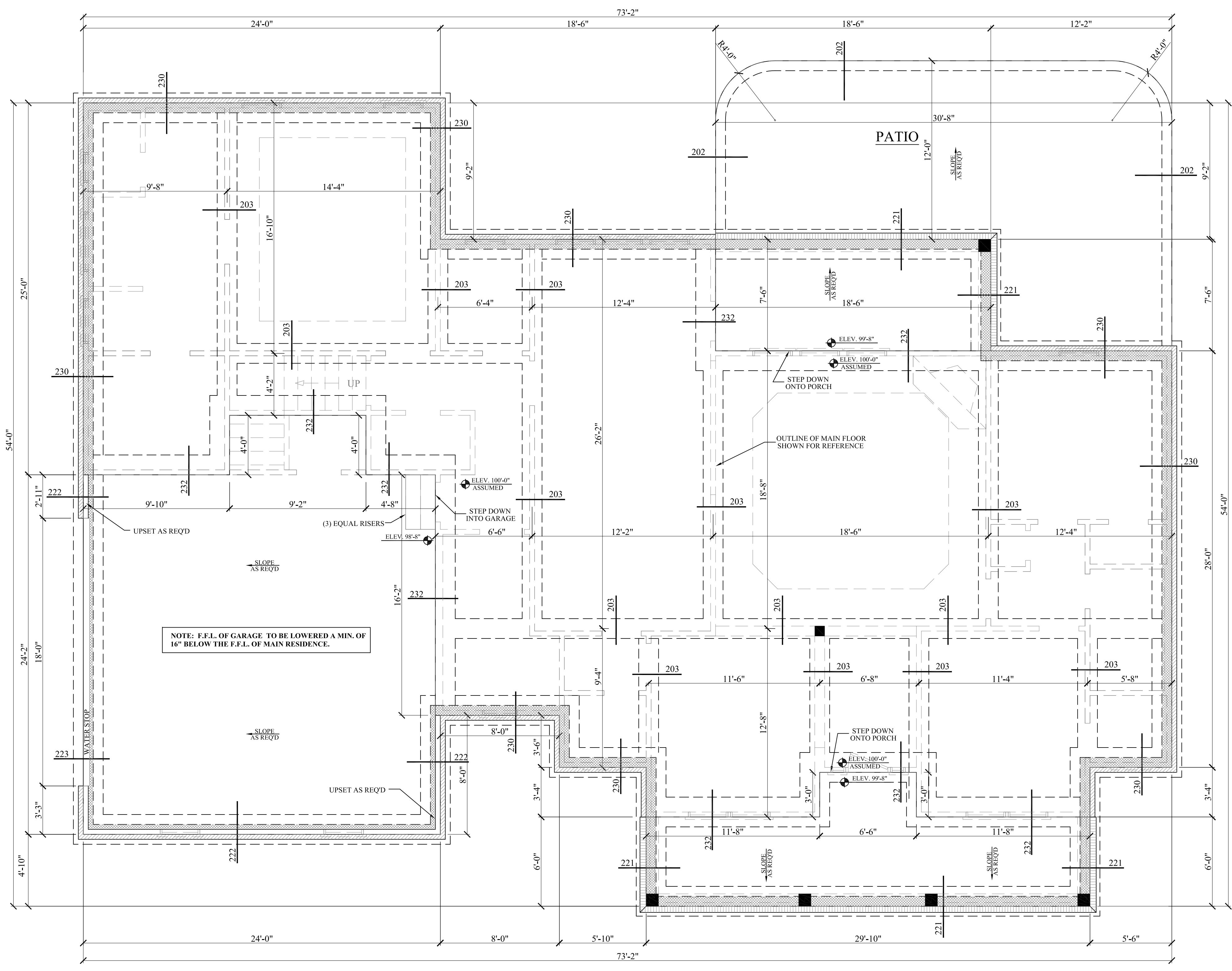
SHEET INDEX:

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

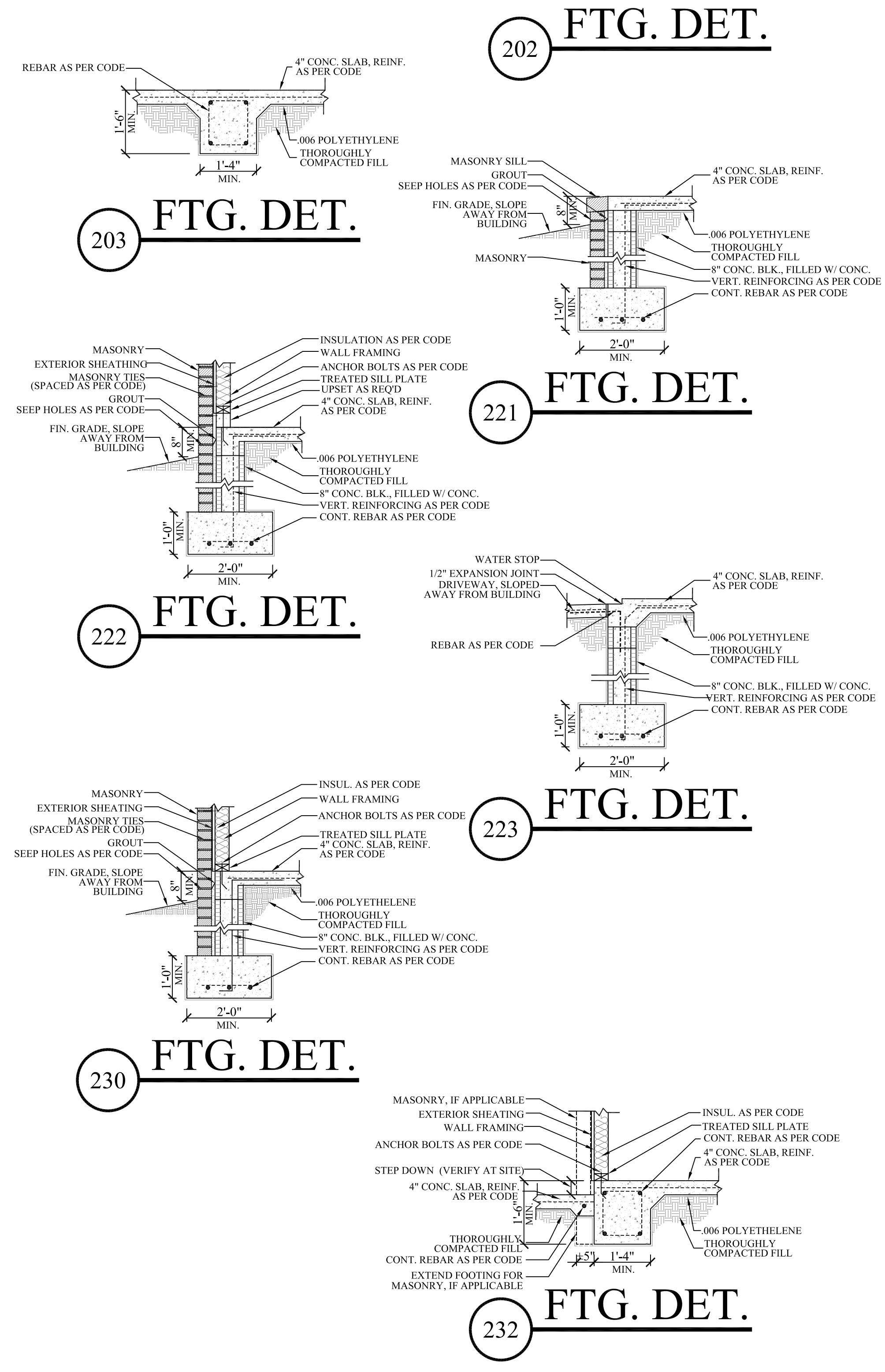
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 Drawn By: J.L.B.

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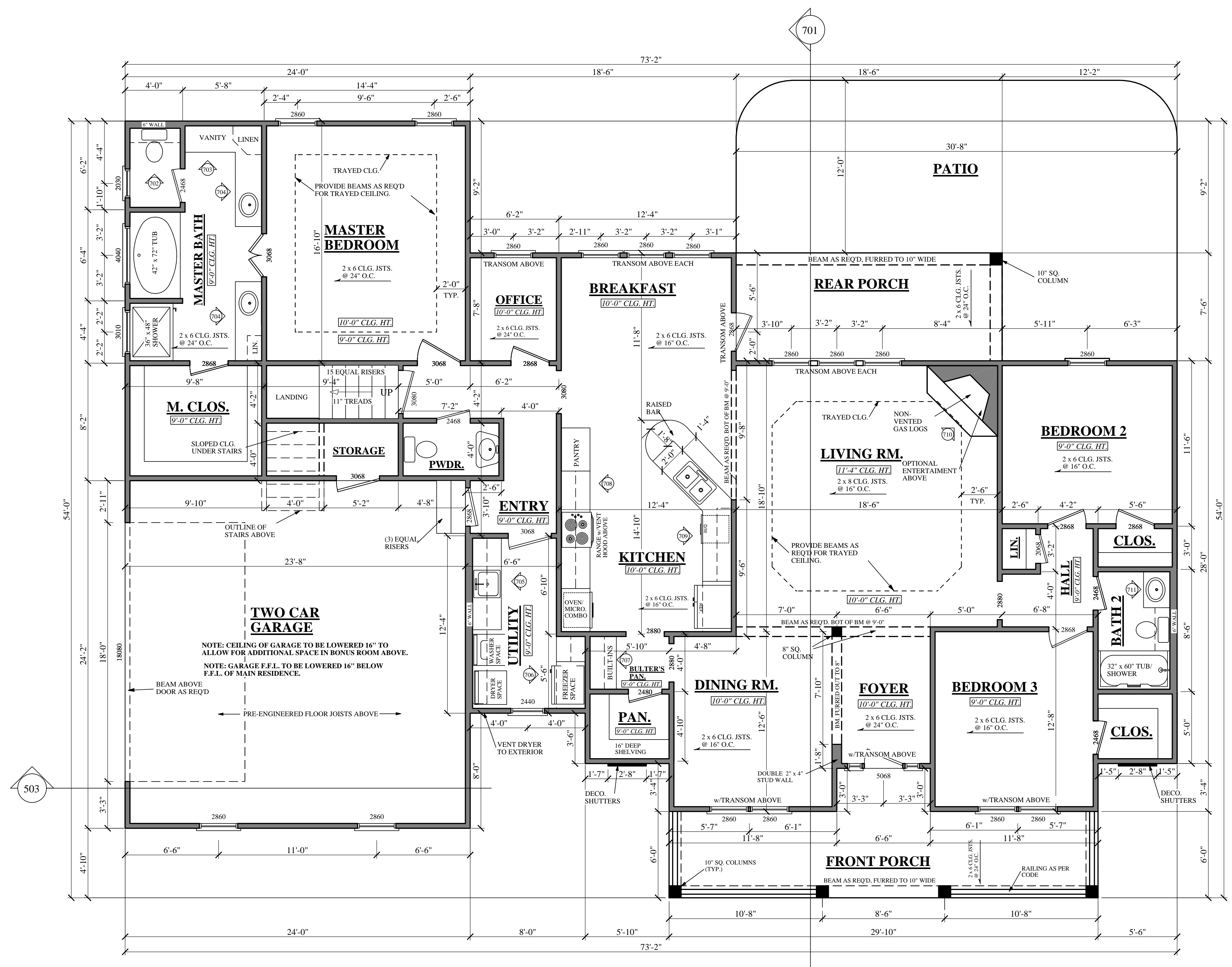
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



- 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.

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 THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW 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. IRC 2003, R312.1
8. PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. IRC 2003, R312.1
9. APPLIANCES IN ATTICS CONTAINING APPLIANCES REQUIRING ACCESS 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 LONG AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH IRC 2003 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, WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTION: THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE IS CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE REQUIRED OPENING. IRC 2003, M1305.1.3
10. 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 2003 R310.1.1.
11. ALL RETURN AIR GRILLS ARE NOT TO BE LOCATED WITHIN 10 FEET OF ANY COMBUSTIBLE APPLIANCES.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.

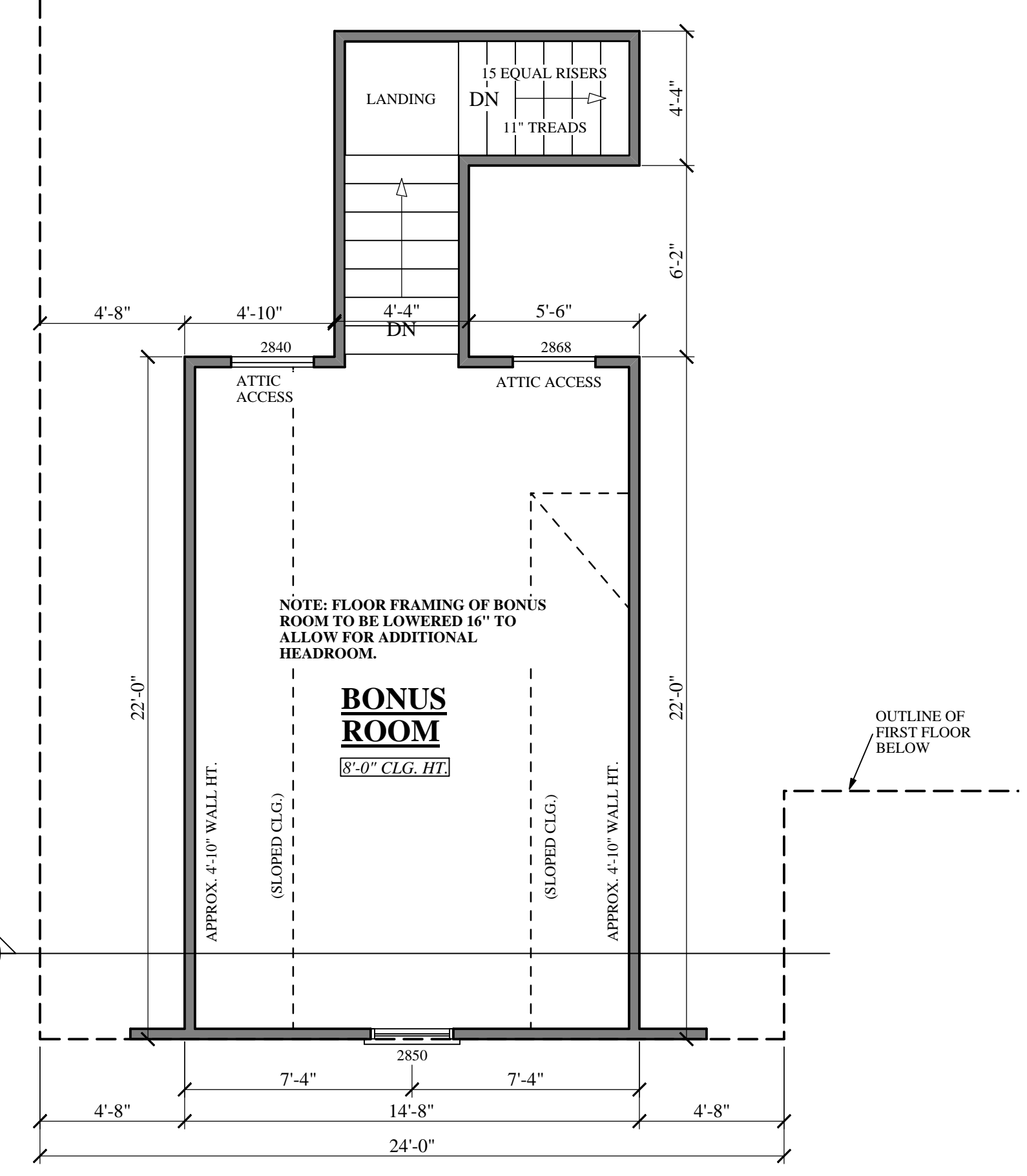


NOTE: HVAC UNITS AND WATER HEATERS TO BE LOCATED IN ATTIC SPACE.

BB-2100 FIRST FLOOR PLAN

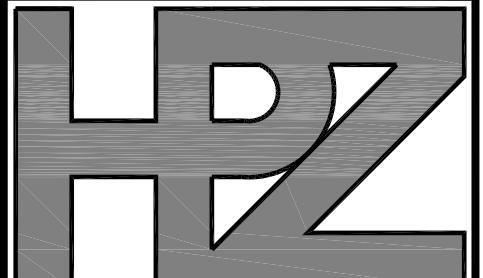
SCALE: 1/4" = 1'-0"

AREAS:	S.F. HEATED
2100	S.F. HEATED
575	S.F. UNHEATED - GARAGE
199	S.F. UNHEATED - FRONT PORCH
139	S.F. UNHEATED - REAR PORCH
392	S.F. UNHEATED - BONUS ROOM
1305	S.F. UNHEATED - TOTAL
3405	S.F. TOTAL
458	S.F. - PATIO



BB-2100 SECOND FLOOR PLAN

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



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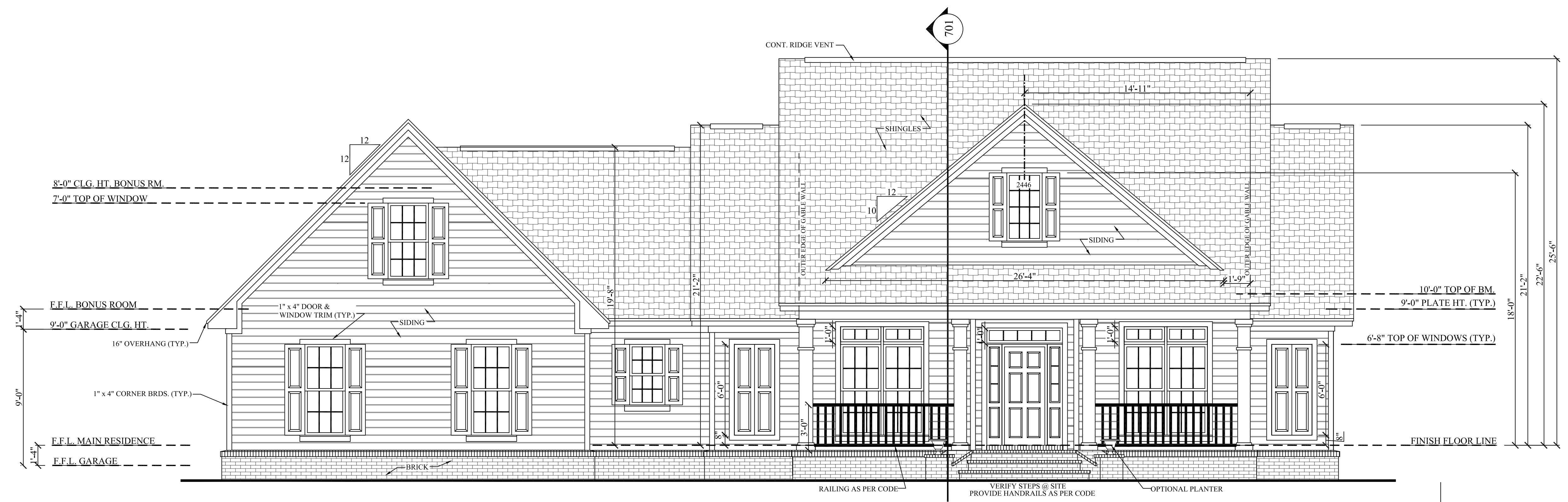
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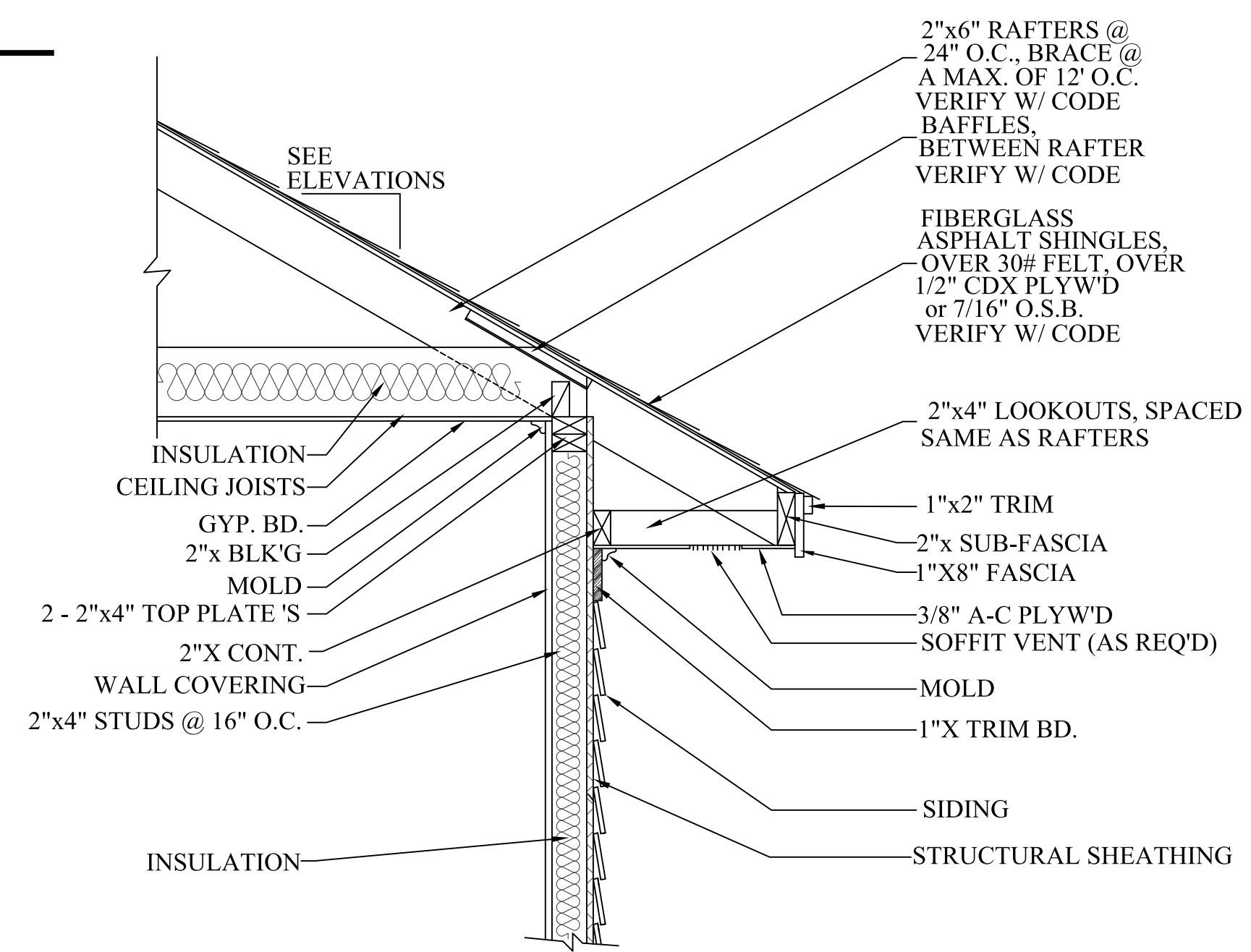
Date: 05/02/07
Drawn By: C.T.B.

SHEET NUMBER

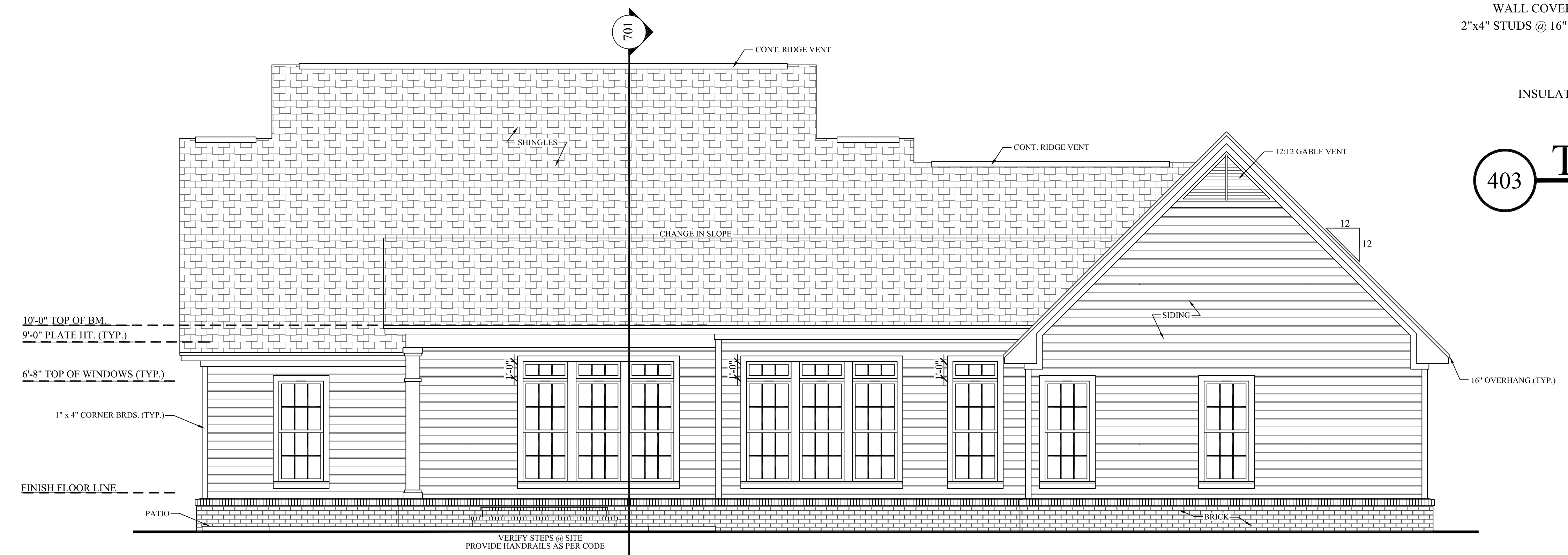
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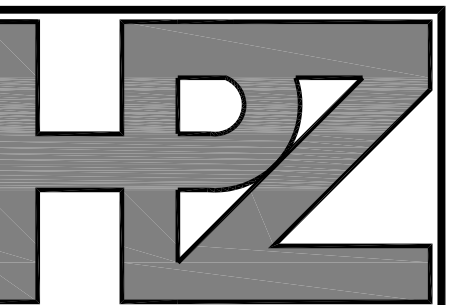
401 FRONT VIEW SCALE 1/4" = 1'-0"



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



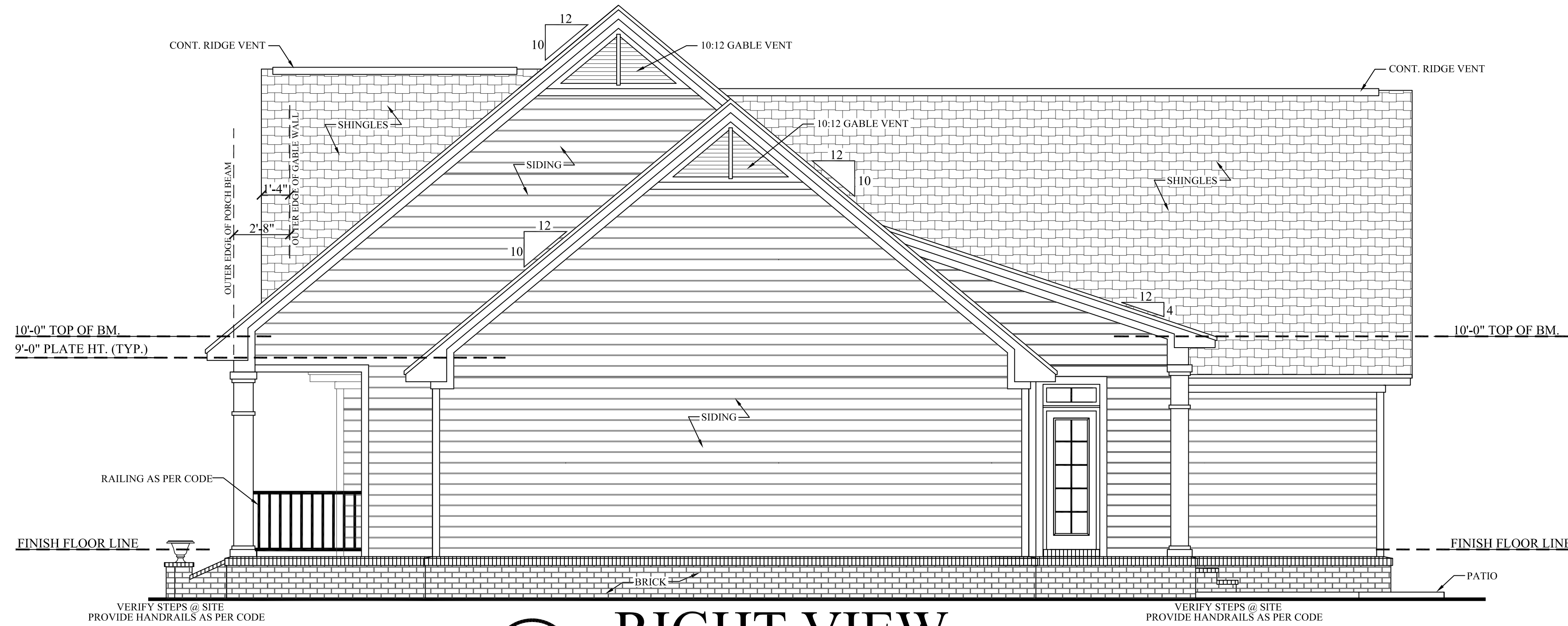
402 REAR VIEW SCALE 1/4" = 1'-0"



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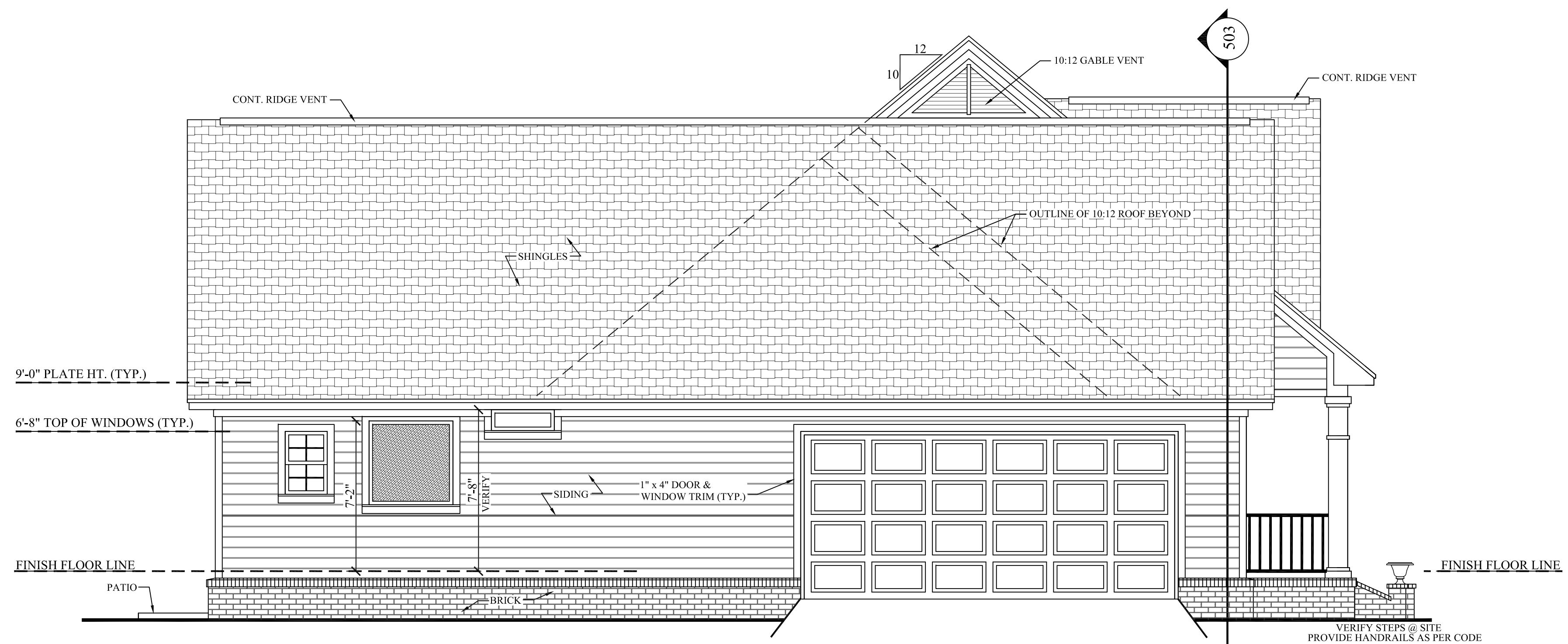
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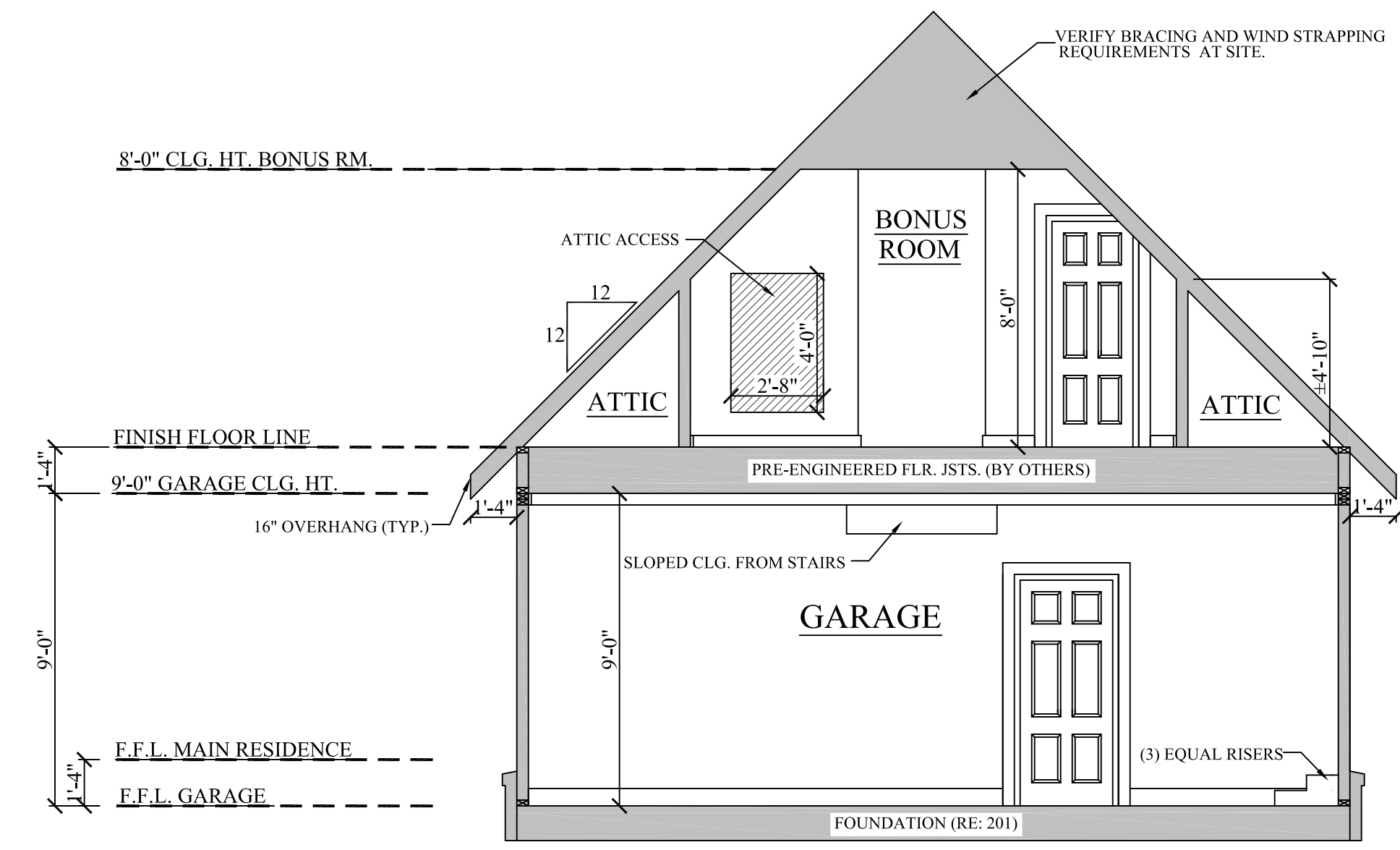


501 RIGHT VIEW
SCALE-----1/4" = 1'-0"

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.



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



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

A
BD

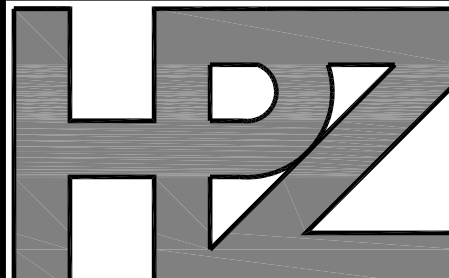
Plan ID:

BB-2100

Date: 05/02/07
Drawn By: C.T.B.

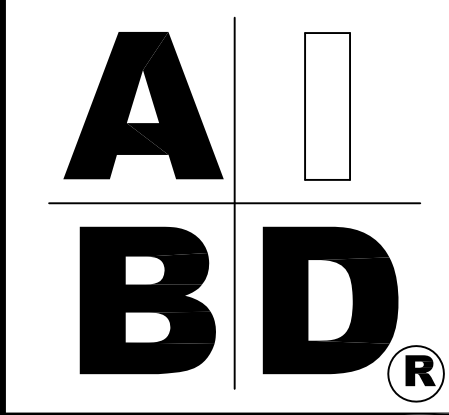
SHEET NUMBER

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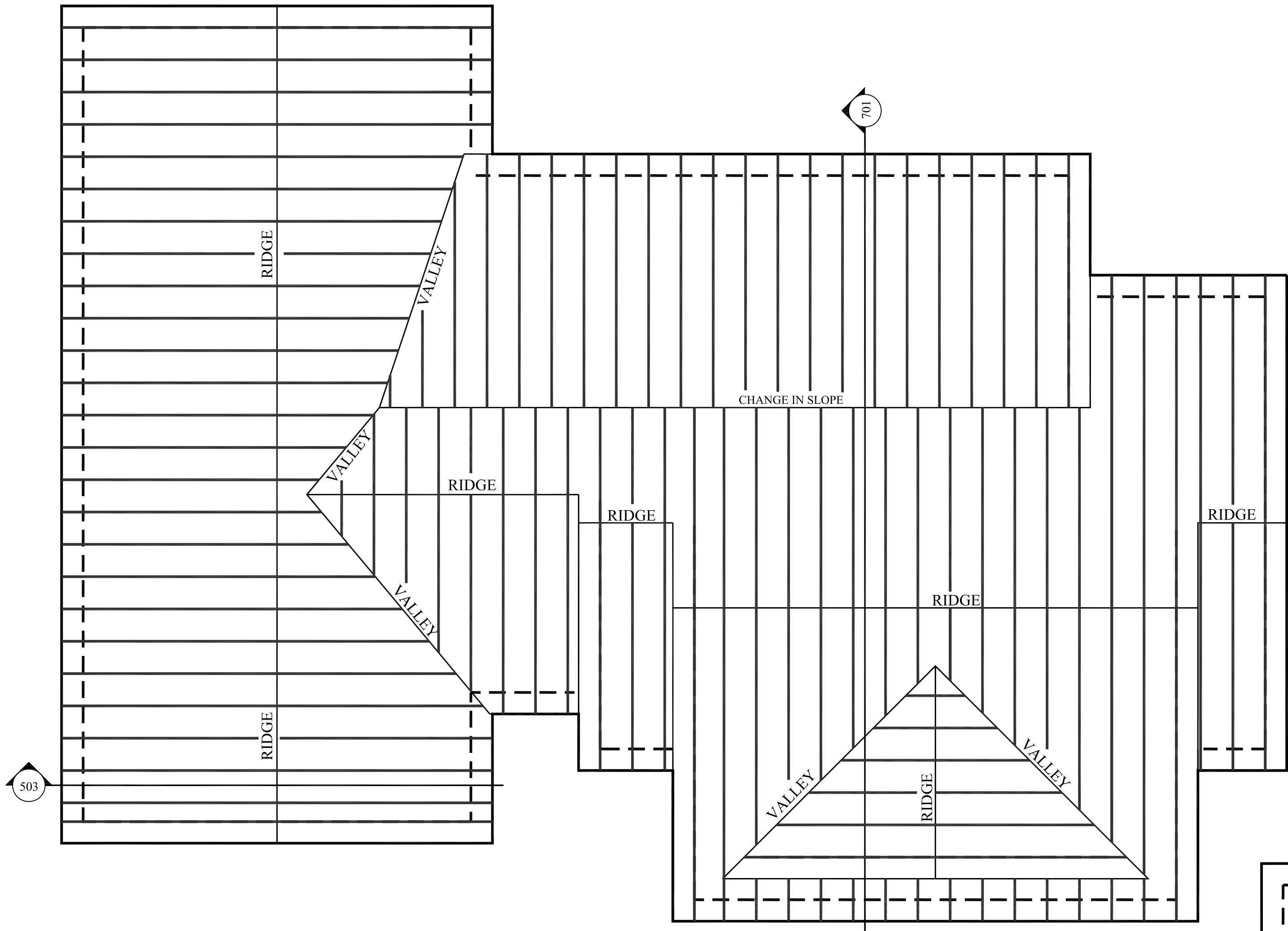
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Plan ID:
BB-2100

Date: 05/02/07
Drawn By: C.T.B.

SHEET NUMBER
6



602 **ROOF FRAMING PLAN**
SCALE: 3/16" = 1'-0"

ROOF PLAN NOTES:

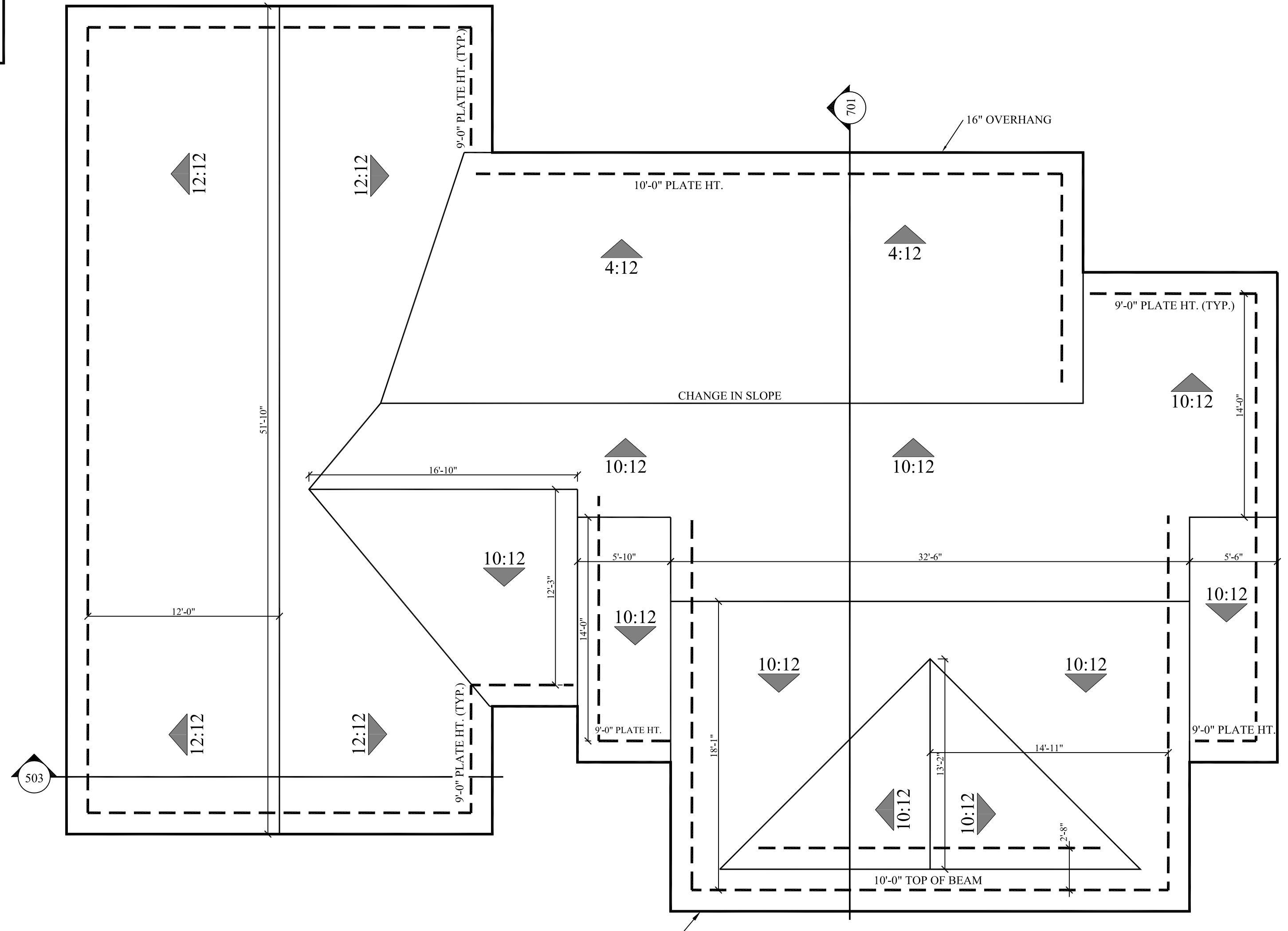
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL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

RAFTER SPANS
TABLE R802.5.1(5) IRC 2003

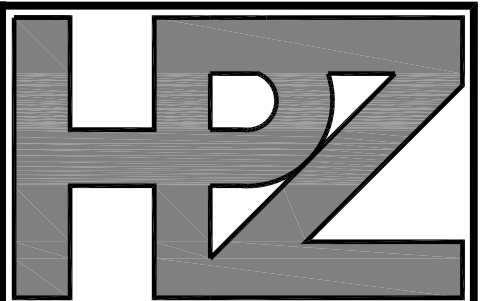
RAFTER SPANS FOR SOUTHERN PINE SPECIES
(GROUND SNOW LOAD=30psf, CEILING ATTACHED TO RAFTERS, L_d=240) DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 4	12.0	8-7
	16.0	7-10
	19.2	7-4
	24.0	6-10
2 x 6	12.0	13-6
	16.0	12-3
	19.2	11-5
2 x 8	12.0	17-10
	16.0	16-2
	19.2	14-9
2 x 10	12.0	22-3
	16.0	19-3
	19.2	17-7
2 x 12	12.0	22-3
	16.0	22-7
	19.2	20-7
	24.0	18-5

REFER TO IRC 2003 OR APPLICABLE CODE FOR ADDITIONAL INFORMATION.

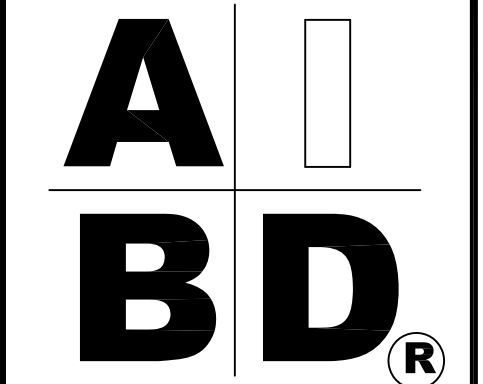


601 **ROOF PLAN**
SCALE: 3/16" = 1'-0"



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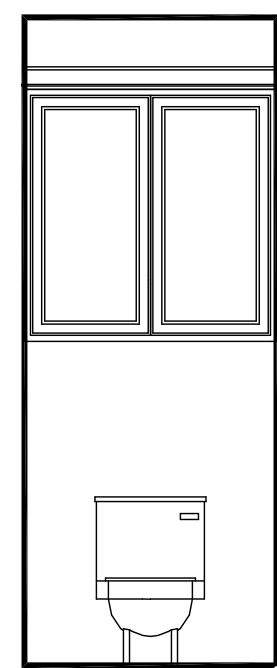
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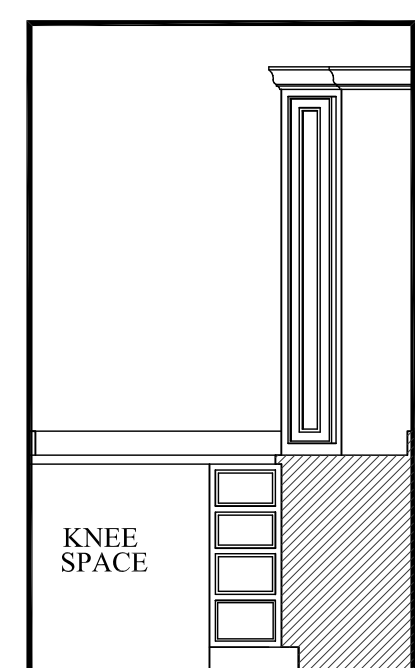
Drawn By: C.T.B.

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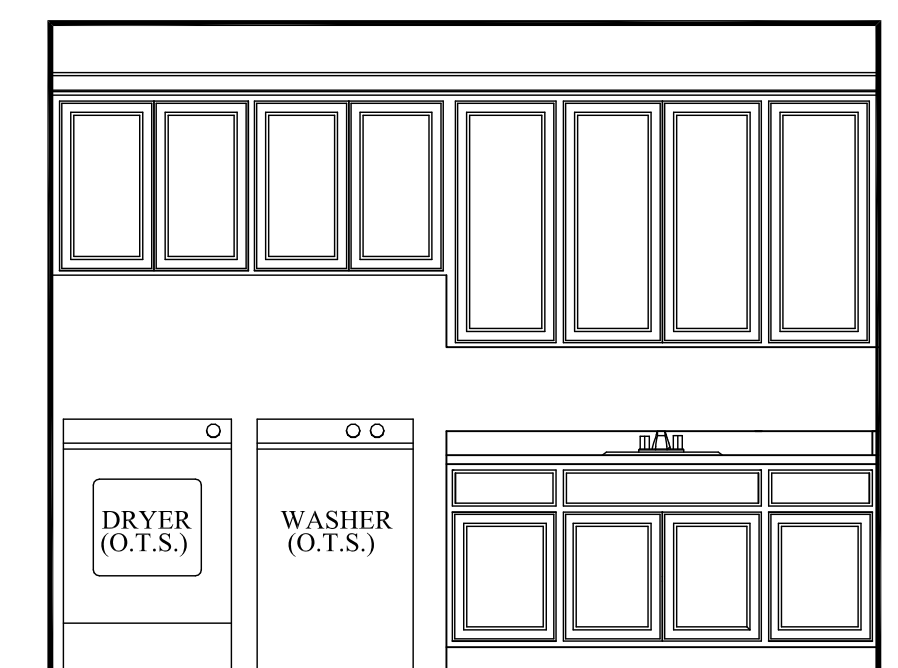
702 M. BATH
SCALE: 3/8" = 1'-0"



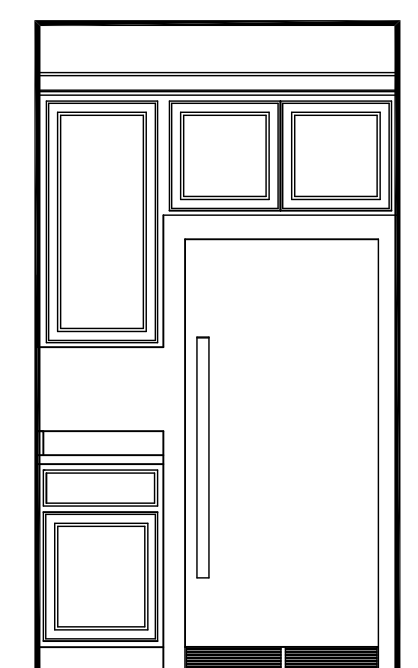
703 M. BATH
SCALE: 3/8" = 1'-0"



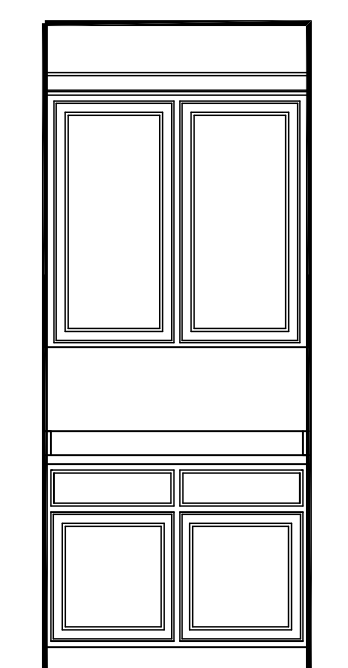
704 M. BATH
SCALE: 3/8" = 1'-0"



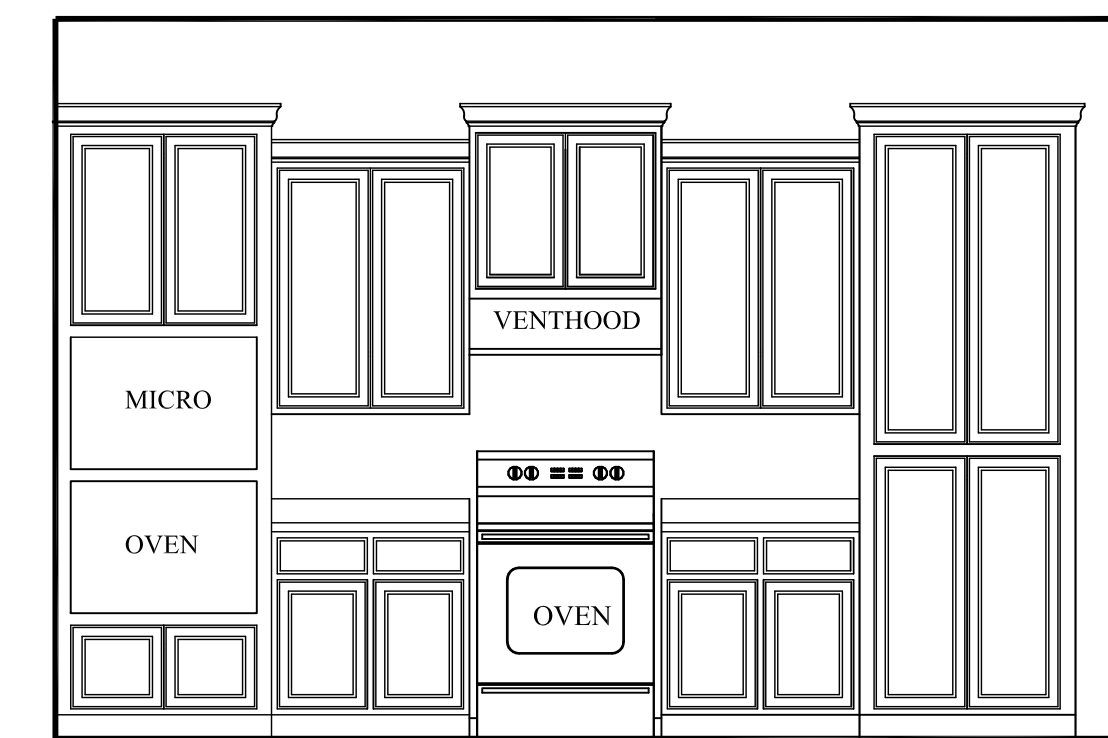
705 UTILITY
SCALE: 3/8" = 1'-0"



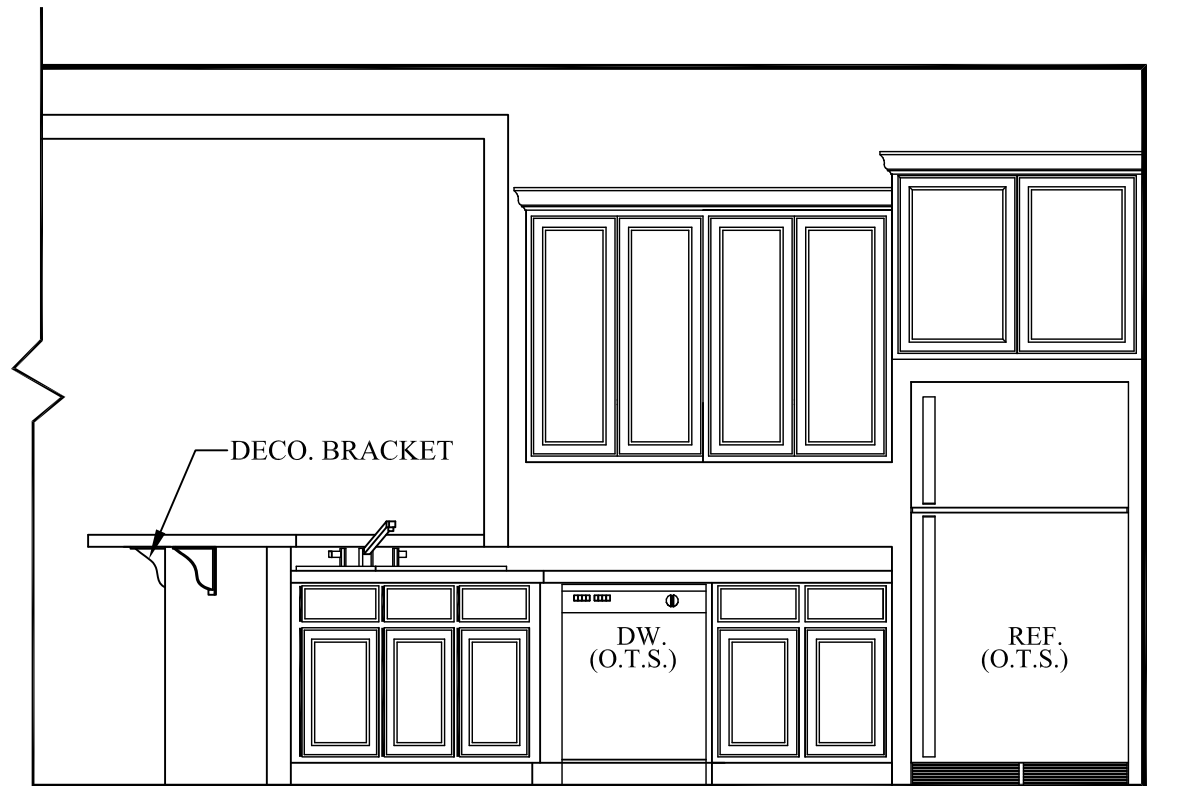
706 UTILITY
SCALE: 3/8" = 1'-0"



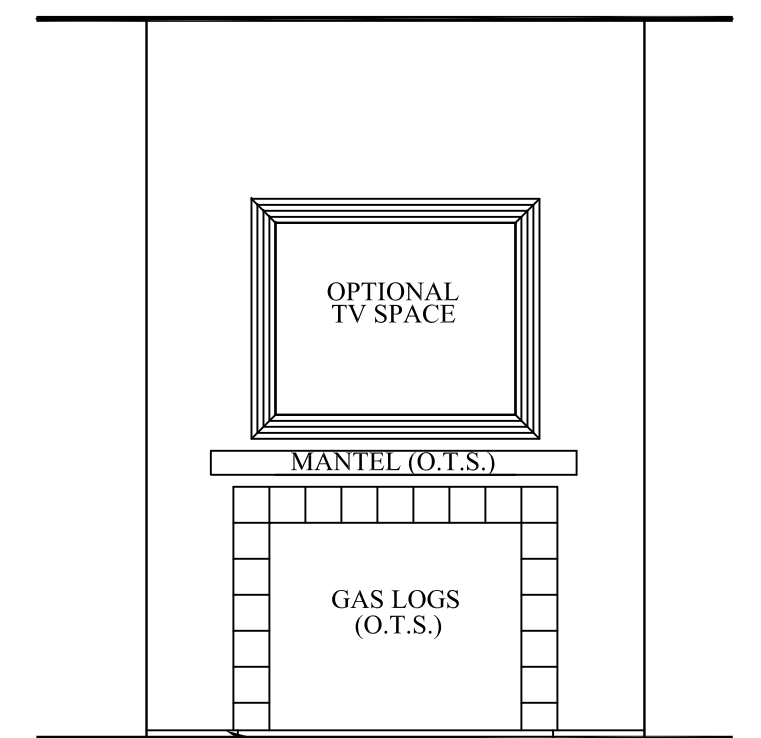
707 BUTLER'S PANTRY
SCALE: 3/8" = 1'-0"



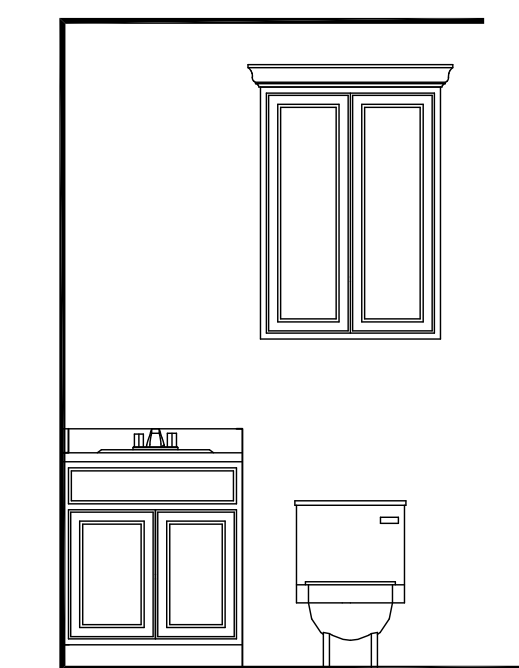
708 KITCHEN
SCALE: 3/8" = 1'-0"



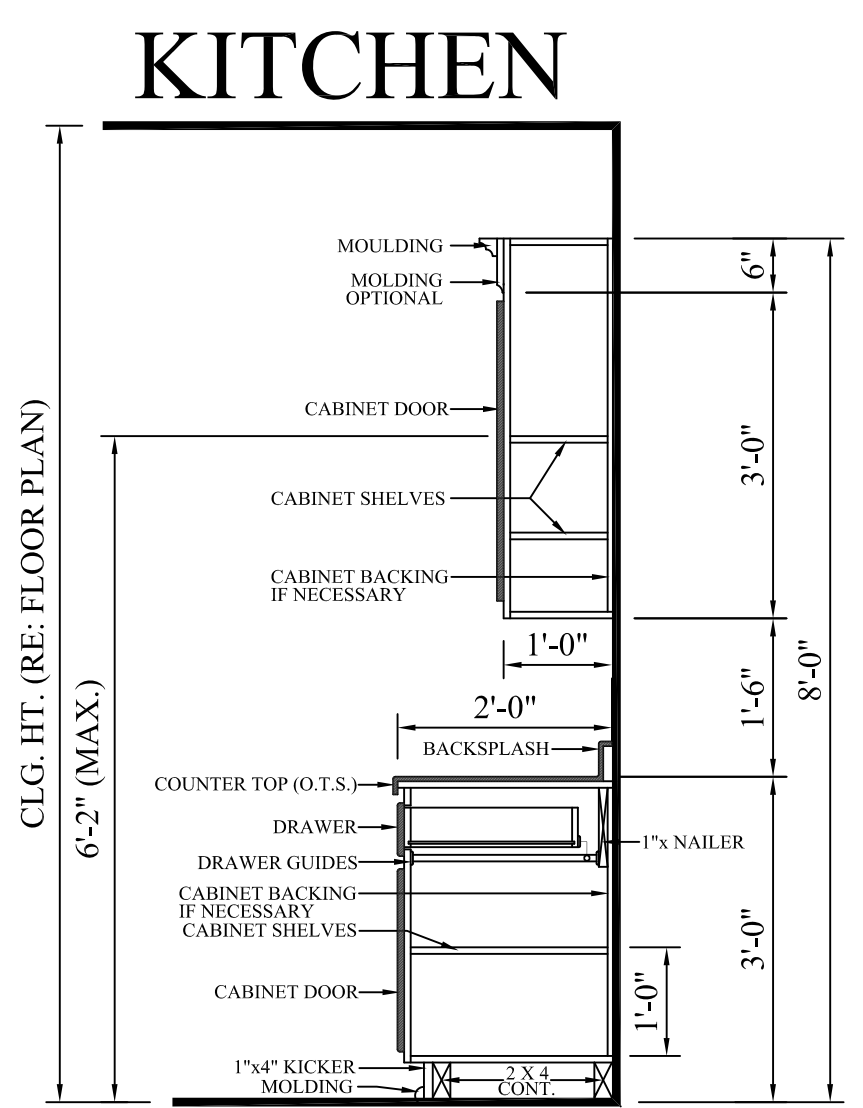
709 KITCHEN
SCALE: 3/8" = 1'-0"



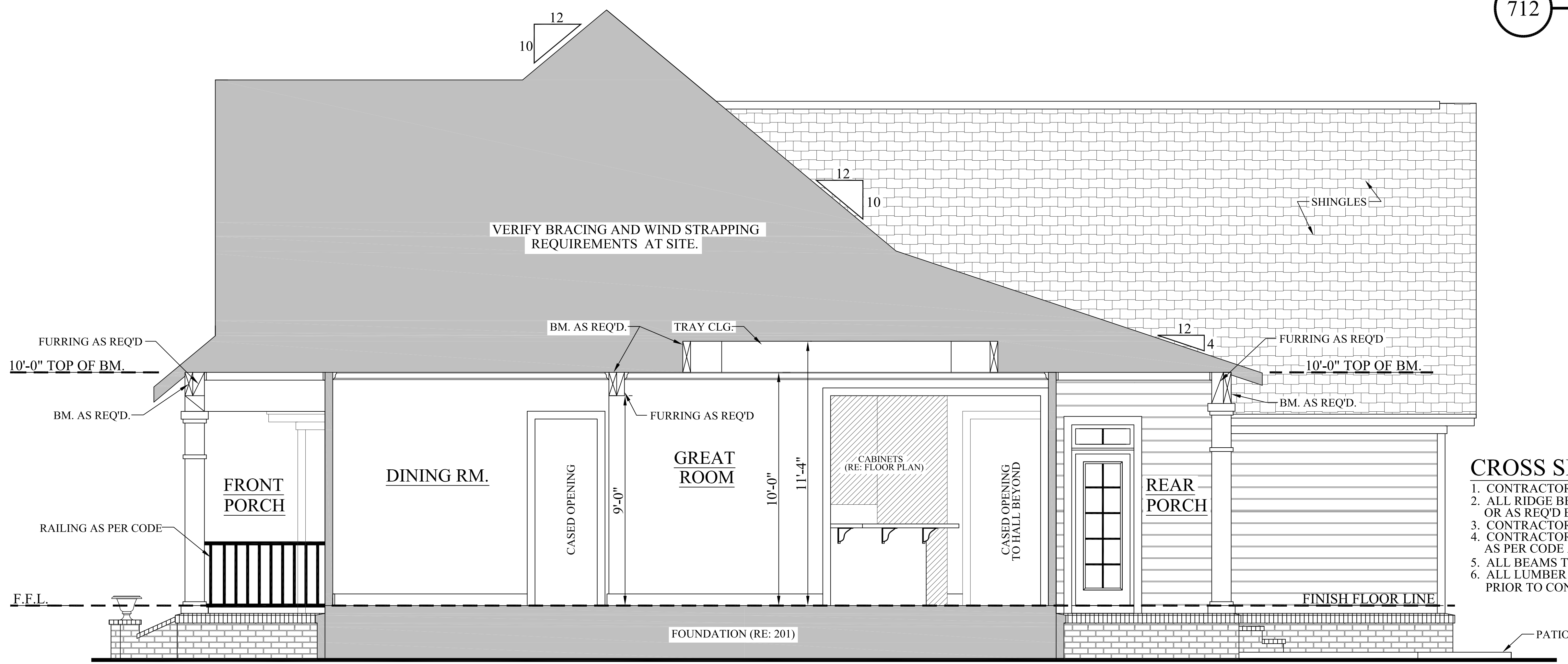
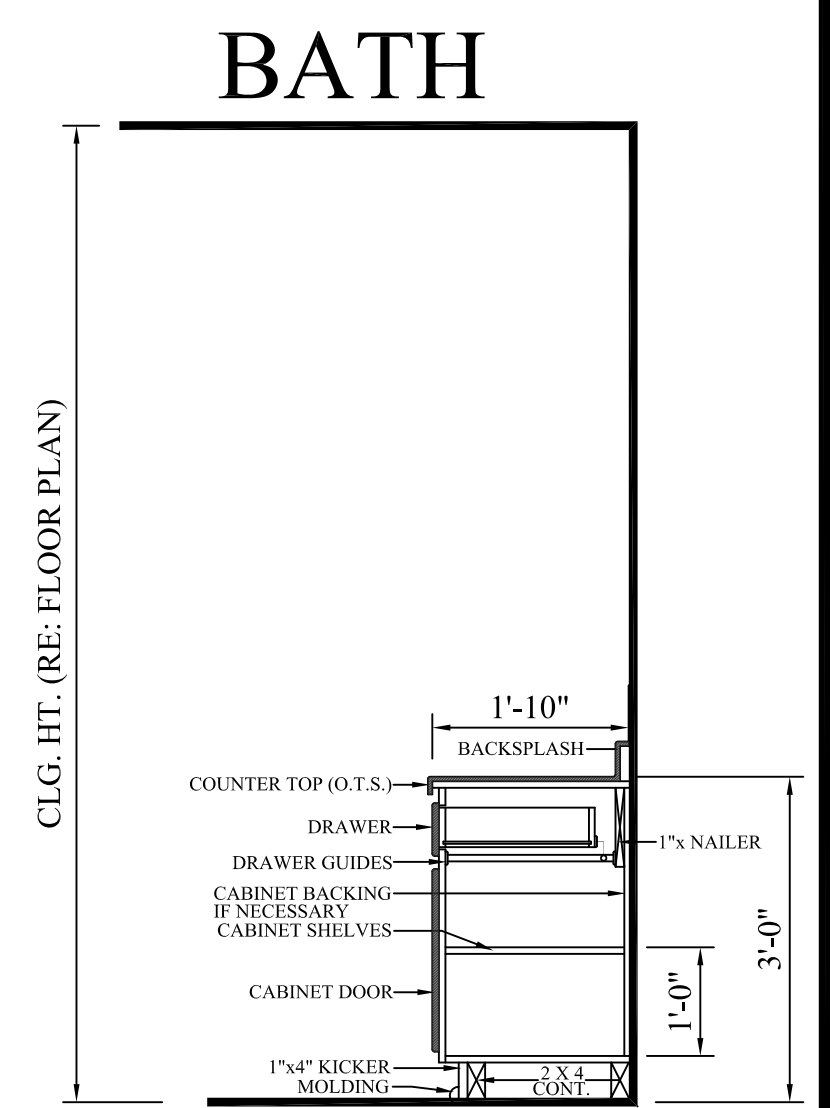
710 GREAT ROOM
SCALE: 3/8" = 1'-0"



711 BATH 2
SCALE: 3/8" = 1'-0"

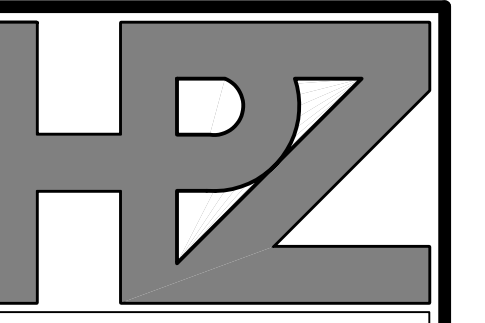


712 TYP. CAB. SECTIONS
SCALE: N.T.S.



701 CROSS SECTION
SCALE: 3/8" = 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.



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A
B
C
D

Plan ID:

BB-2100

Date: 05/02/07

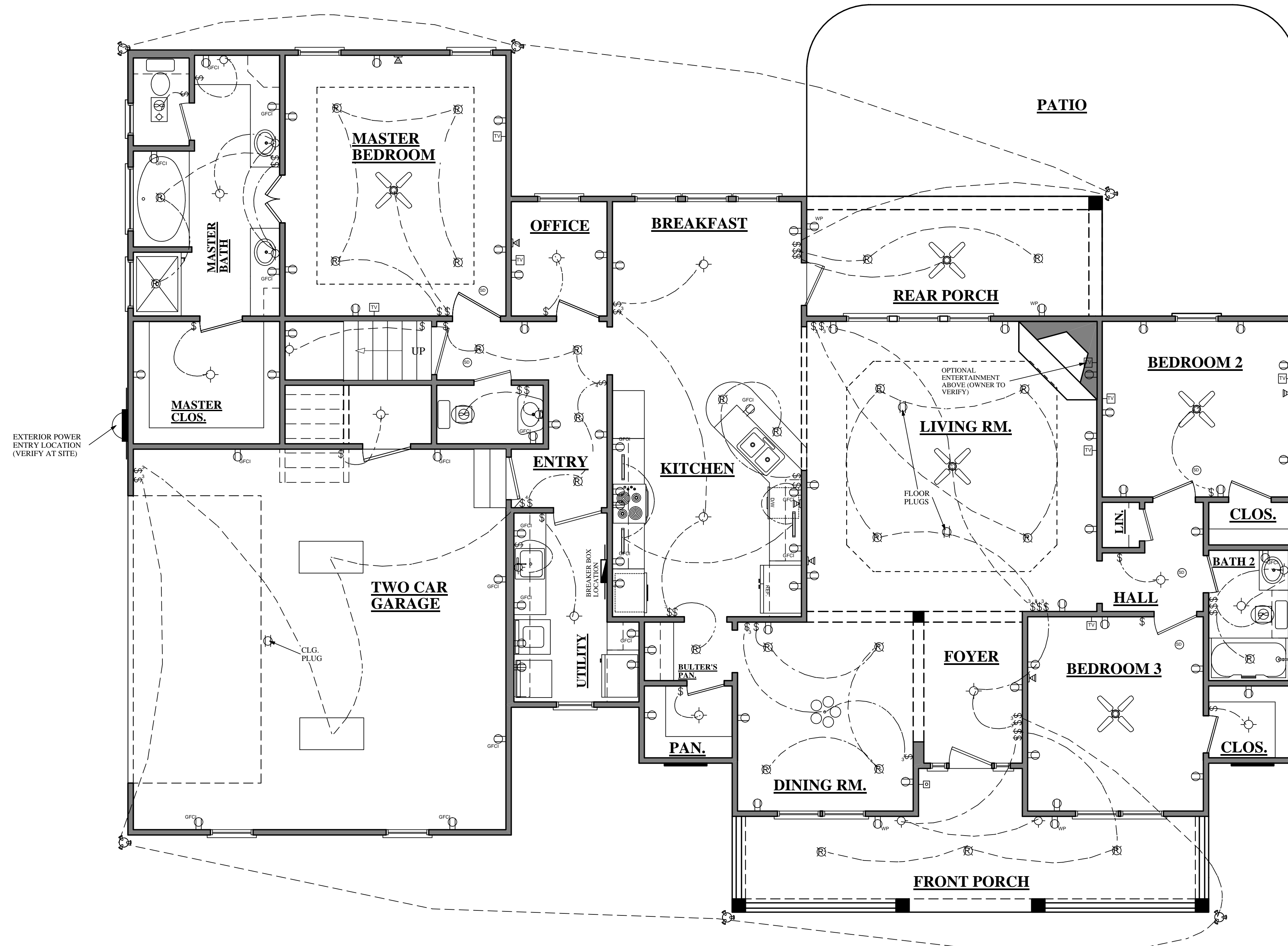
Drawn By: J.L.B.

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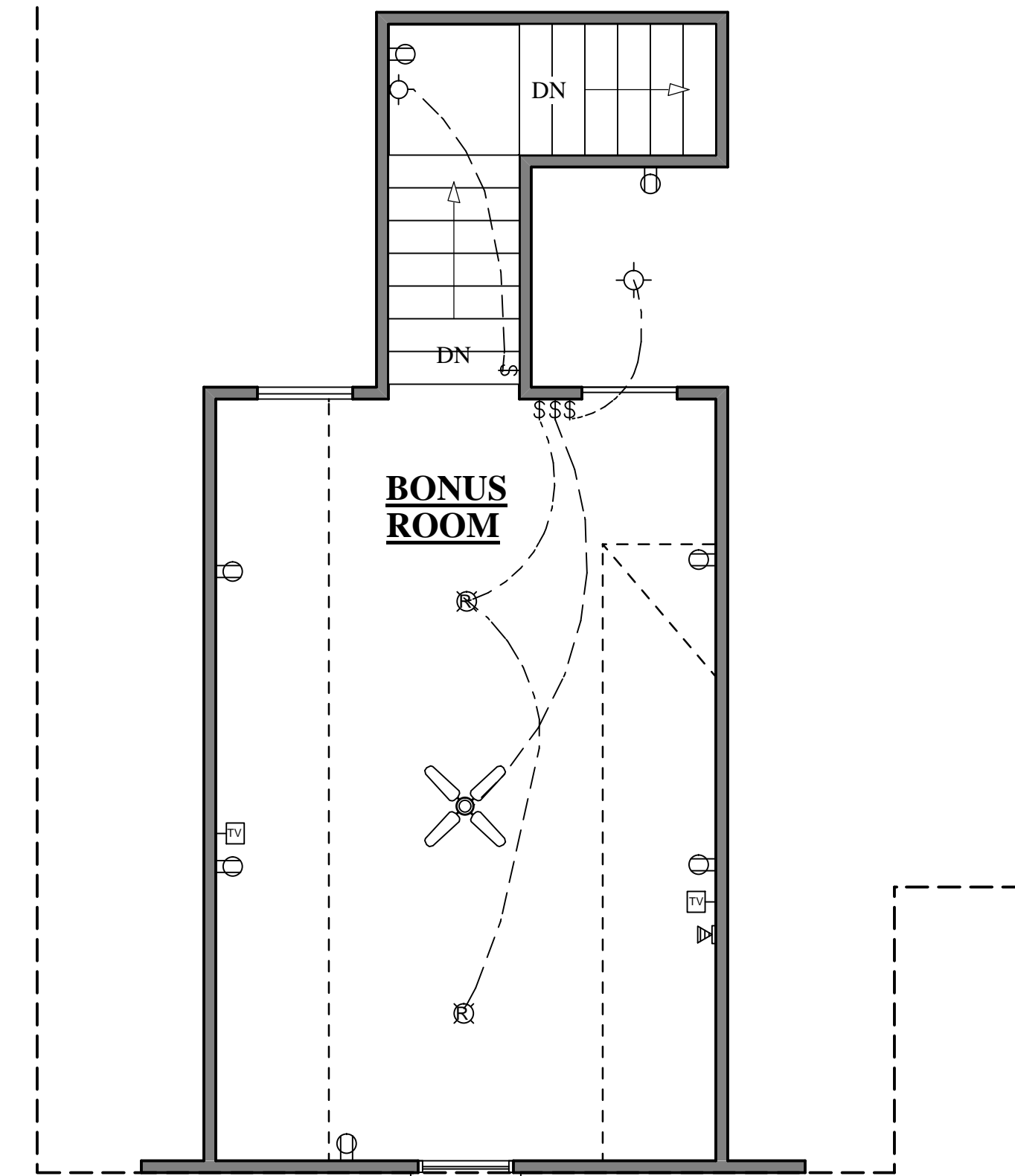
8

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
	LIGHT BAR (OWNER TO LOCATE)
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	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
	CEILING EXHAUST FAN w/LIGHT
	CEILING FAN w/ LIGHT
	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

ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN