

DRAWING INDEX

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- E1.2 Garage Right



JHH 1508

Construction Notes:

General Notes:

1. Home shall be constructed in accordance with 2009 International Residential Code (IRC) and comply with all amendments in force at the time of construction. The general contractor is responsible for verifying all requirements with the authority having jurisdiction (AHJ).
2. These plans do not include a foundation design. All foundations are to be designed and sealed by a professional engineer or architect licensed to practice in the state of Texas.
3. All notes and dimensions are to be verified by the general contractor prior to beginning construction.
4. Framing dimensions are from outside edge of exterior wall plates to edge of interior wall plates.
5. Exterior wall openings are dimensioned to centers.
6. Exterior walls shall be constructed using 2x studs with 1/2" gypsum wall board (GWB) on interior with exterior sheathing and siding per exterior elevations. All framing and fasteners shall comply with the IRC Section R602.
7. Interior walls shall be constructed using 2x studs with 1/2" gypsum wall board (GWB) both sides, unless noted otherwise.
8. HVAC design and thermal calculations shall be completed by others.
9. All electrical installations shall be in accordance with the 2011 NEC.

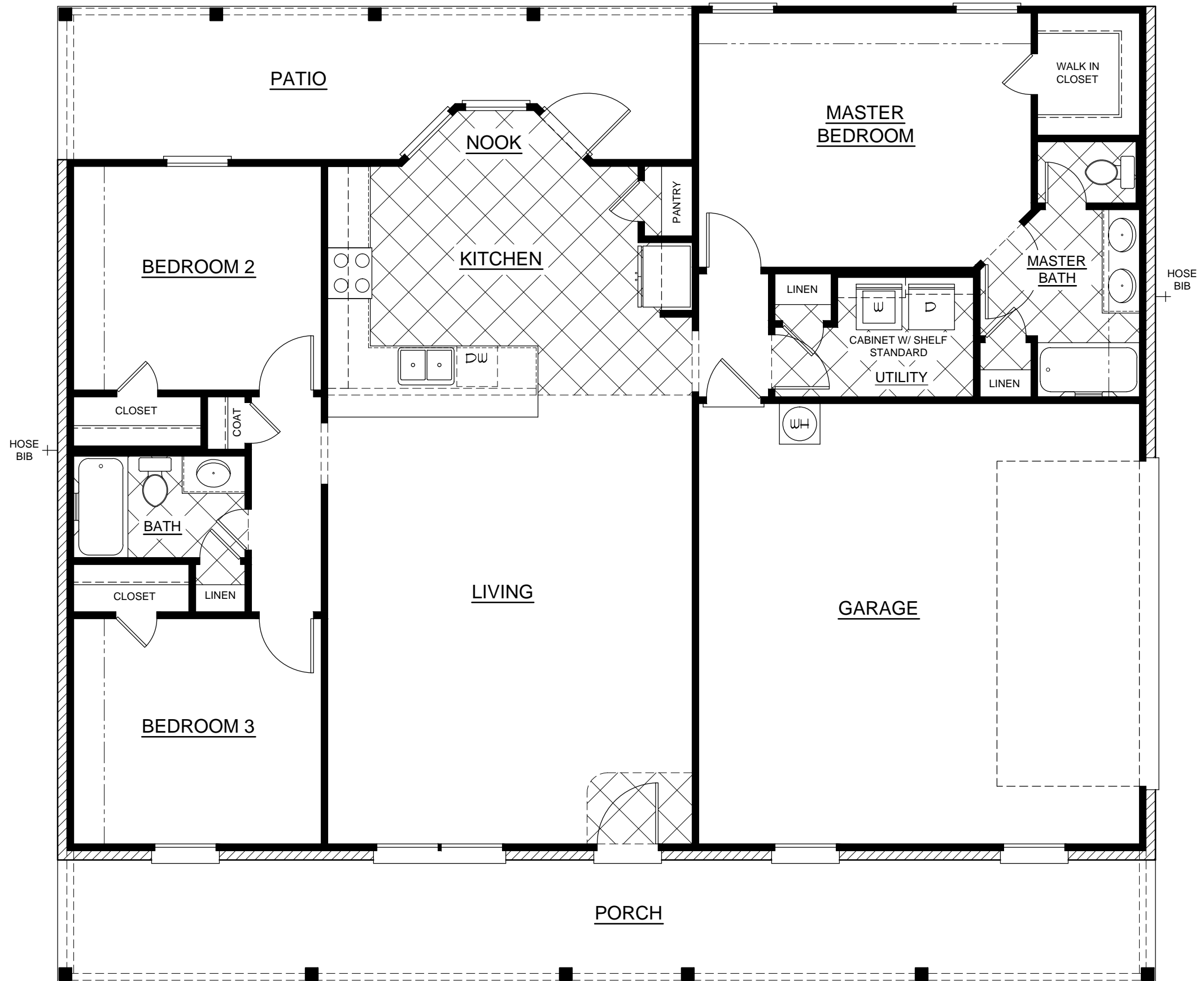
Drawing File Revision Log:

8/4/2015 - Revised kitchen, moved rear door into bay/nook window. Stretched kitchen into living room, move refrigerator to pantry location. Move pantry to space where exterior door was. Increase length of peninsula sink/island and adjust optional pendant lights. Updated standards included: Cabinet w/ Shelf in utility/laundry room. Cedar post changed to wrapped post on all exteriors. - jch

HOME INFORMATION

Subdivision:
Address:
Lot:
Block:

JOB ISSUE DATE:



Plan: 1508
John Hunter Homes



Jim@NewEarthBuildingDesign.com

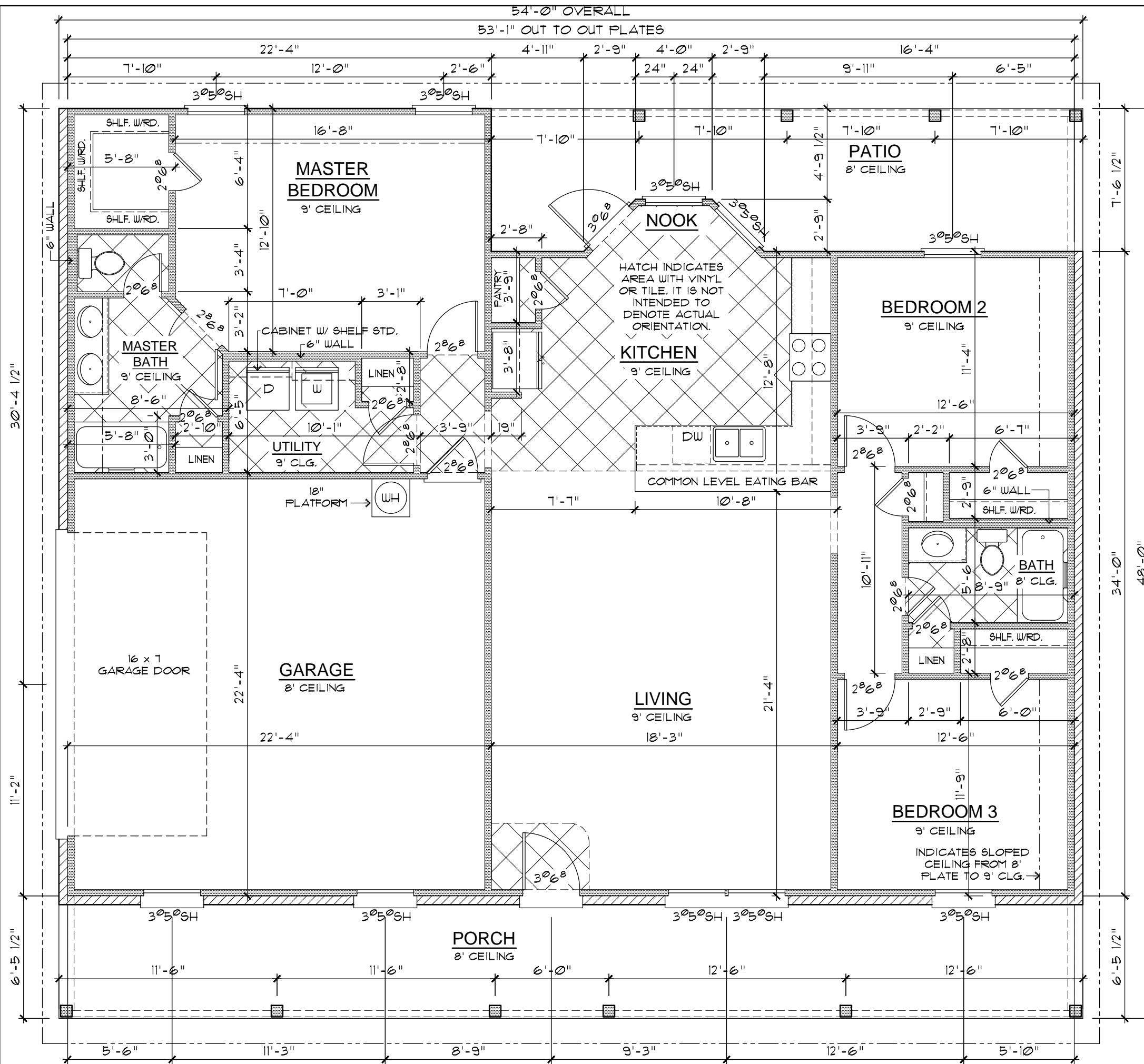
PLAN: JHH 1508



Rev.	Date	By

GL2

Date 12/17/2014-JCH



GENERAL NOTES:

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AREA	SF
AC AREA	1508
GARAGE	494
PORCH	349
PATIO	217
UNDER ROOF	2568
MASONRY	68%

Note: Elevations C & D - End gables are not included in masonry calculation.

Floor Plan
Scale: 3/16" = 1'-0"



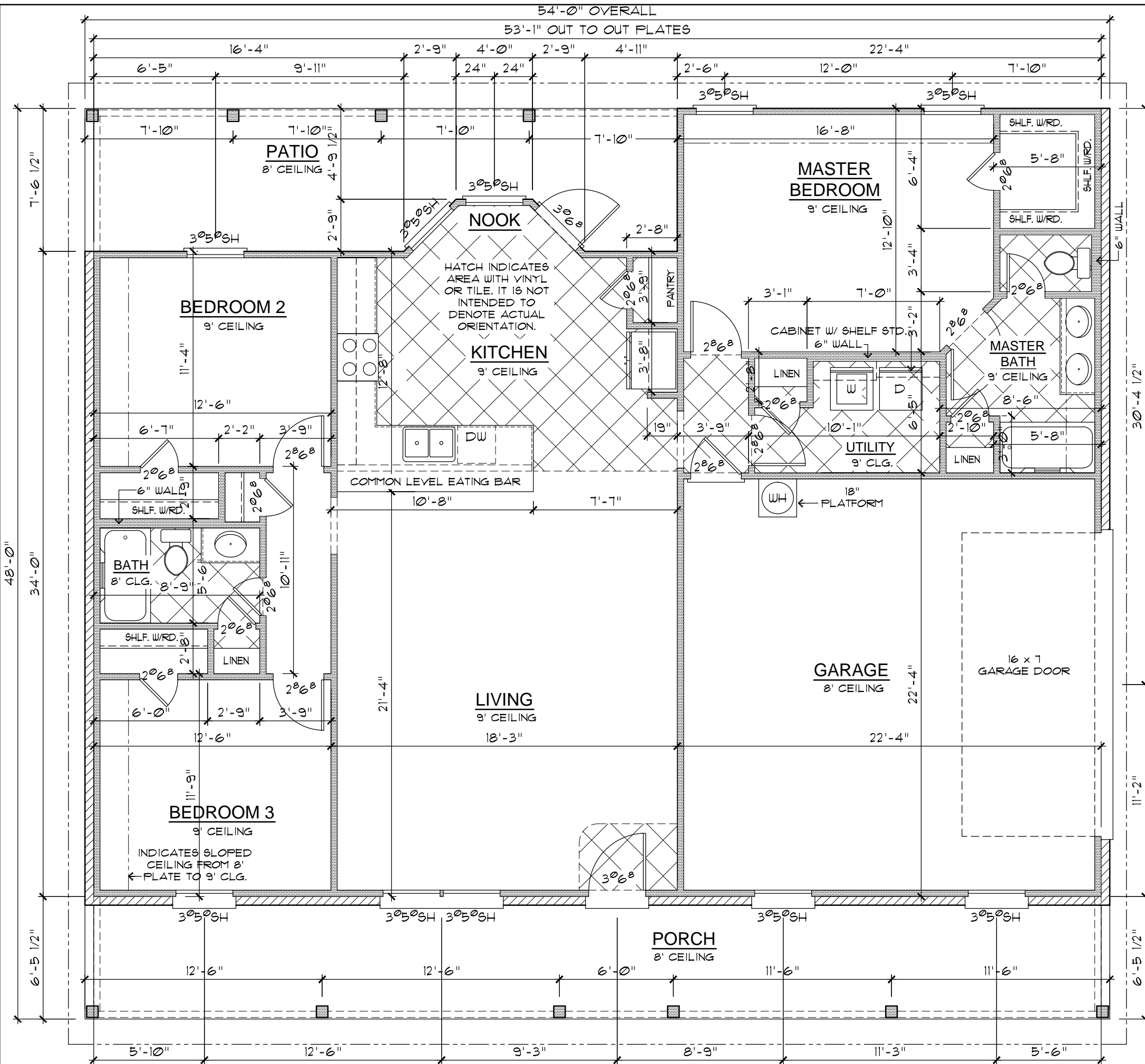
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PLAN: JHH 1508



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1	8/4/15	jch





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PLAN: JHH 1508



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AL2

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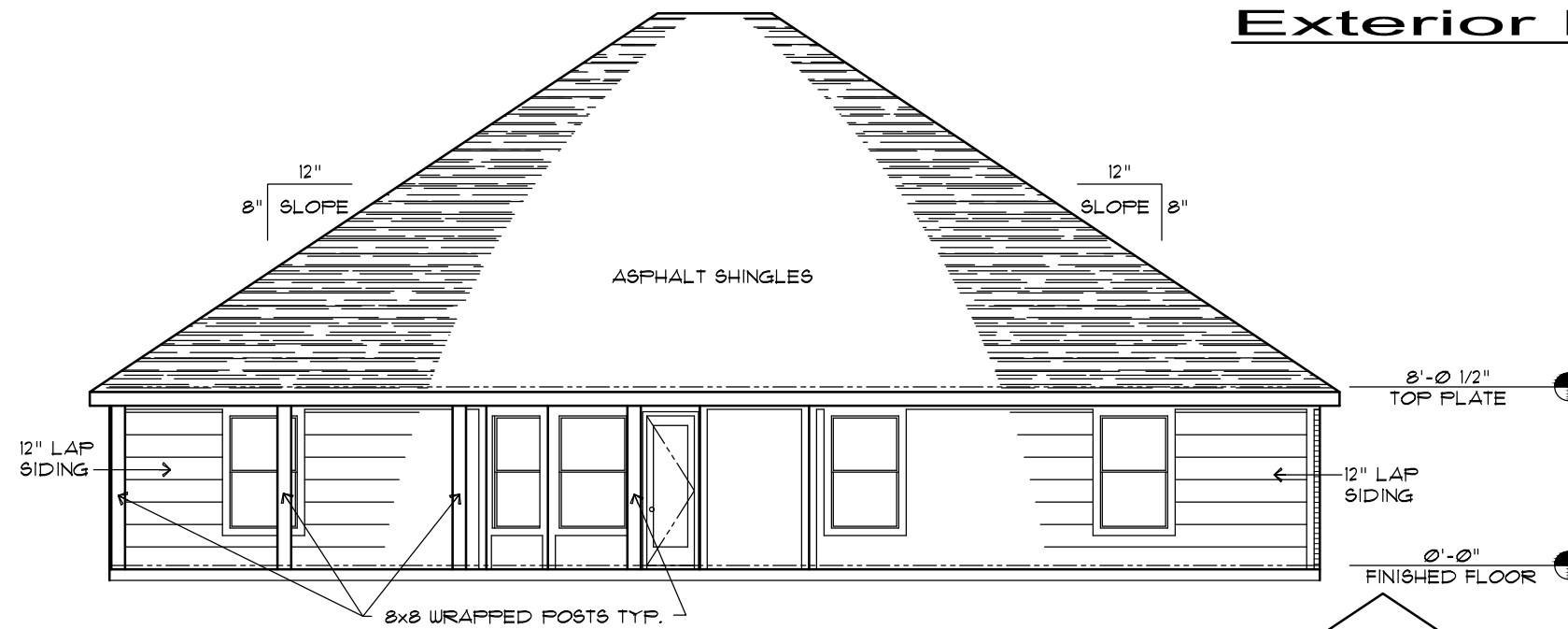
Exterior Elevations Elevation A

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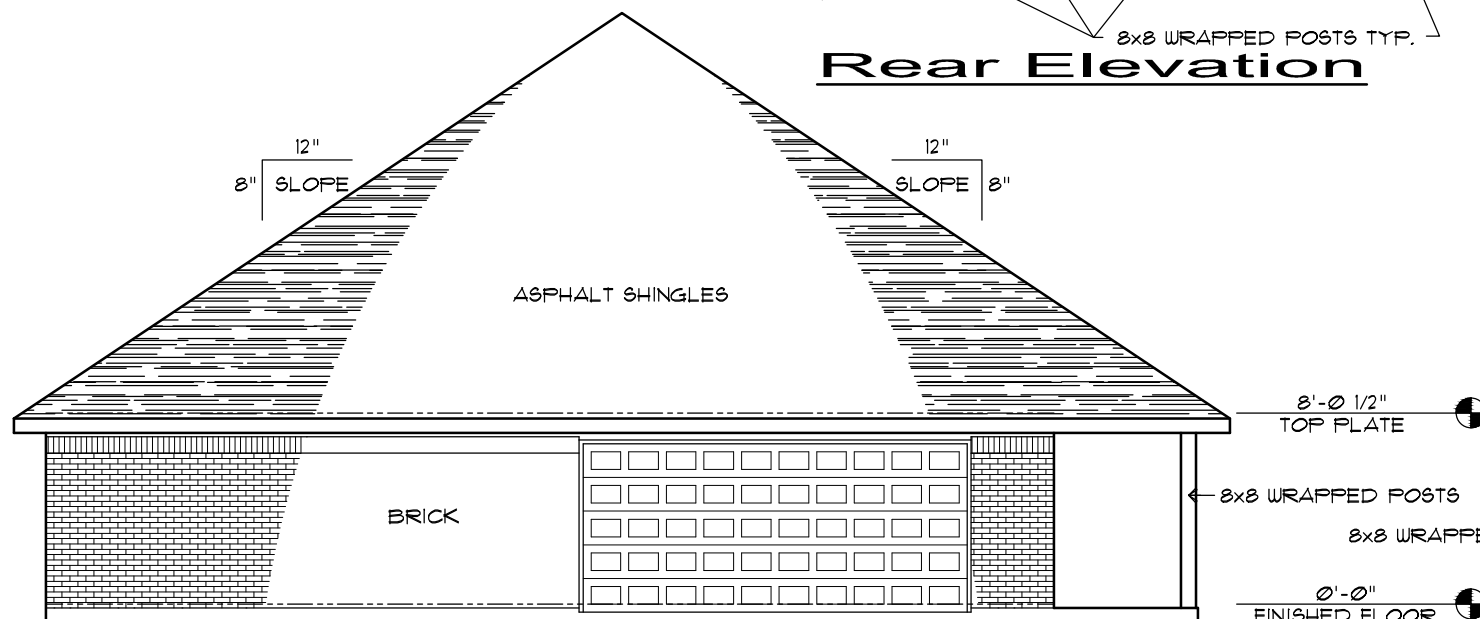


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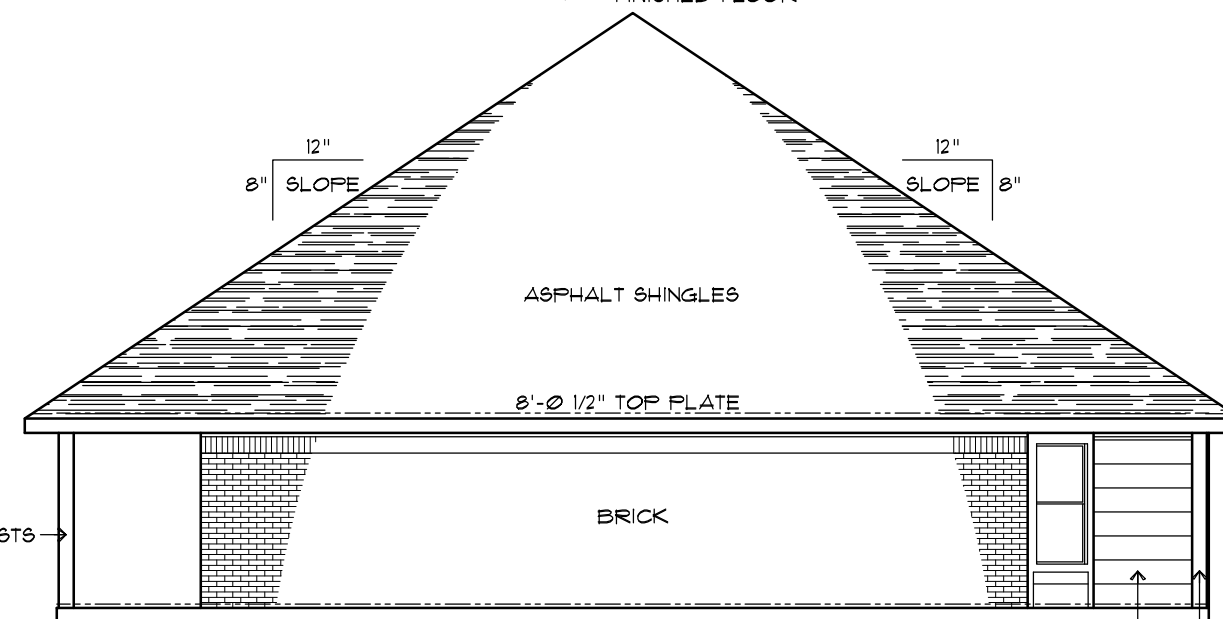
PLAN: JHH 1508
Elevation: A



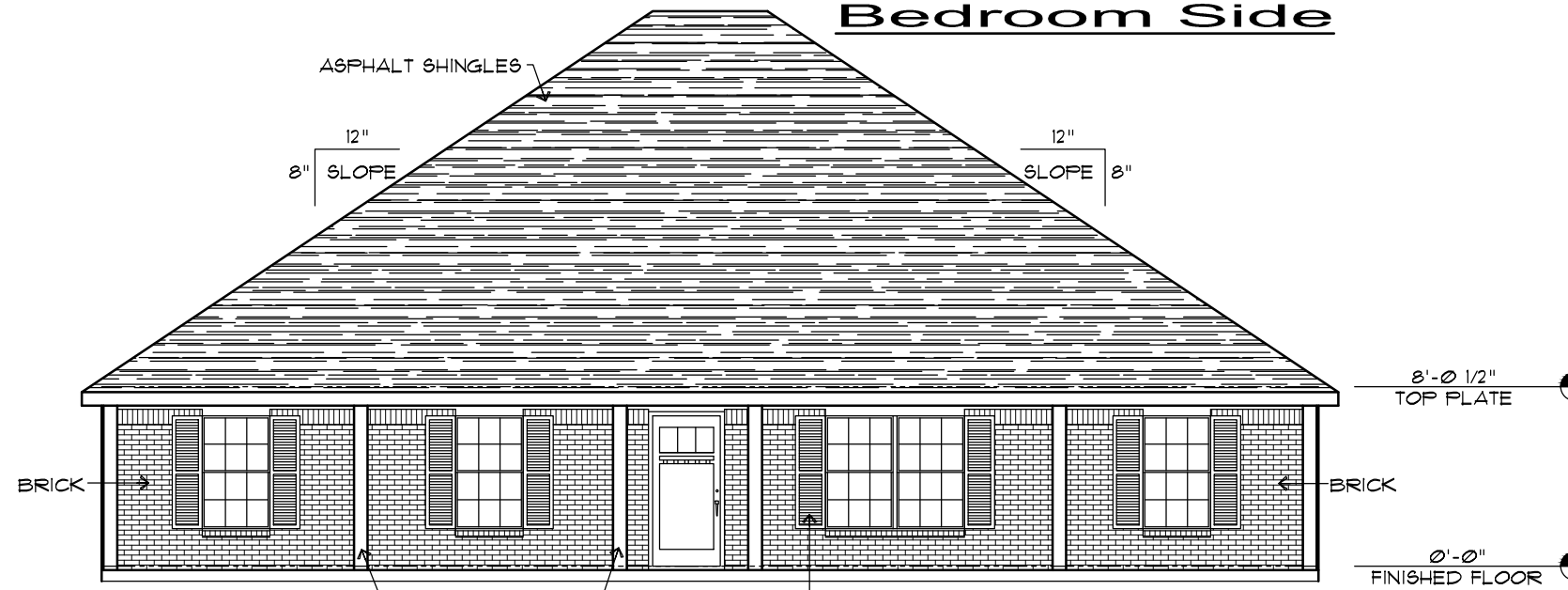
Rear Elevation



Garage Side



Bedroom Side



Front Elevation



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1	8/4/15	jch

A3.1

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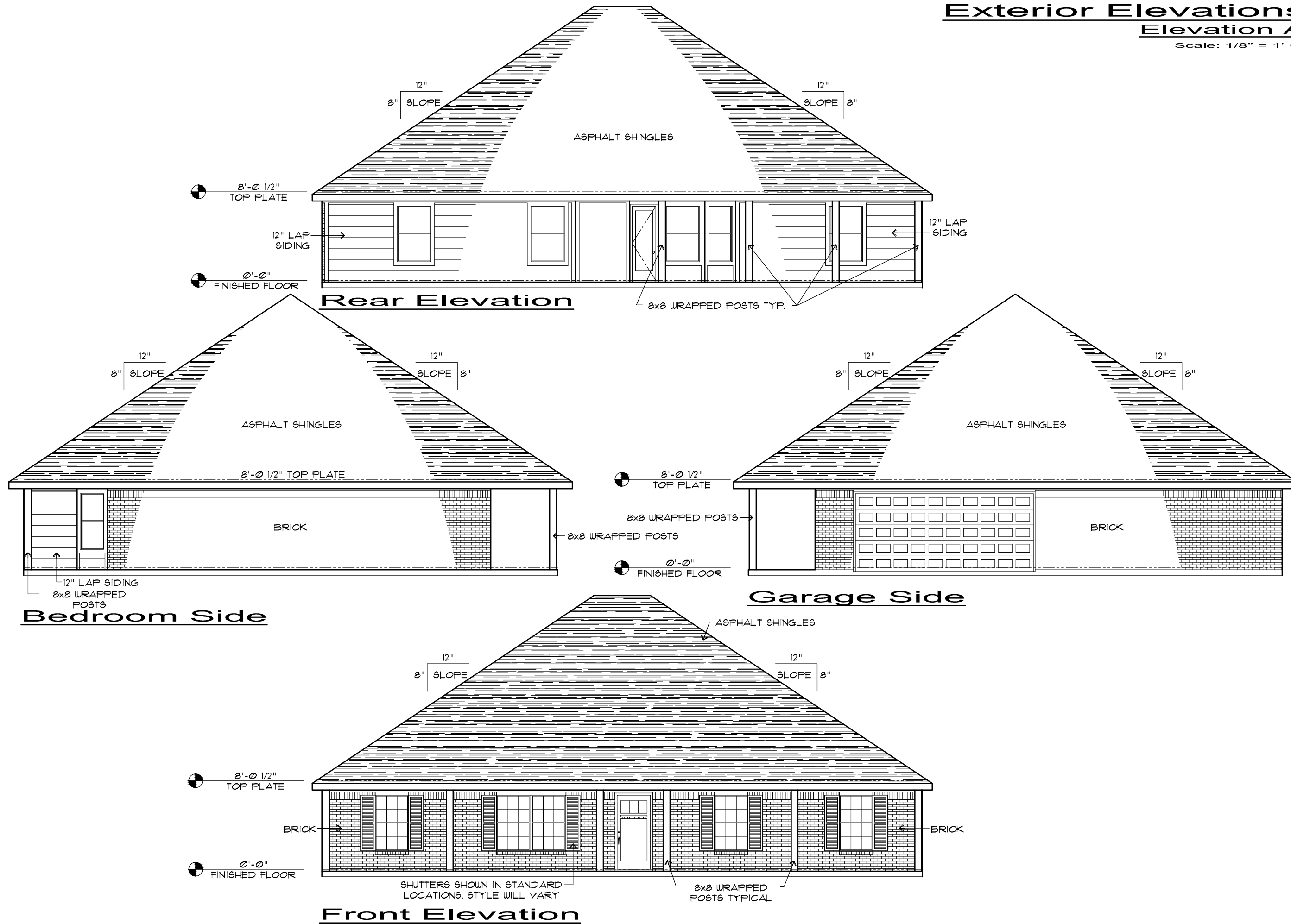
Exterior Elevations Elevation A

Scale: 1/8" = 1'-0"



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PLAN: JHH 1508
Elevation: A



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A3.2

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Exterior Elevations

Elevation B

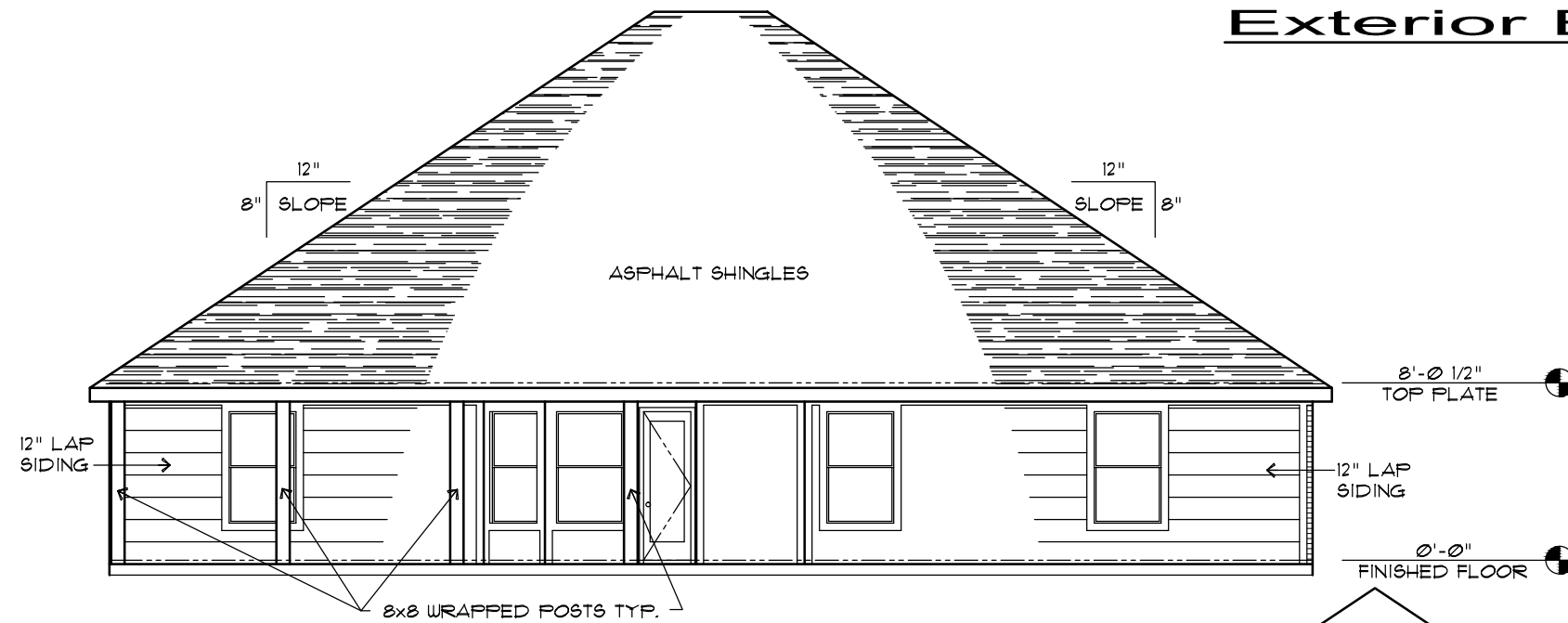
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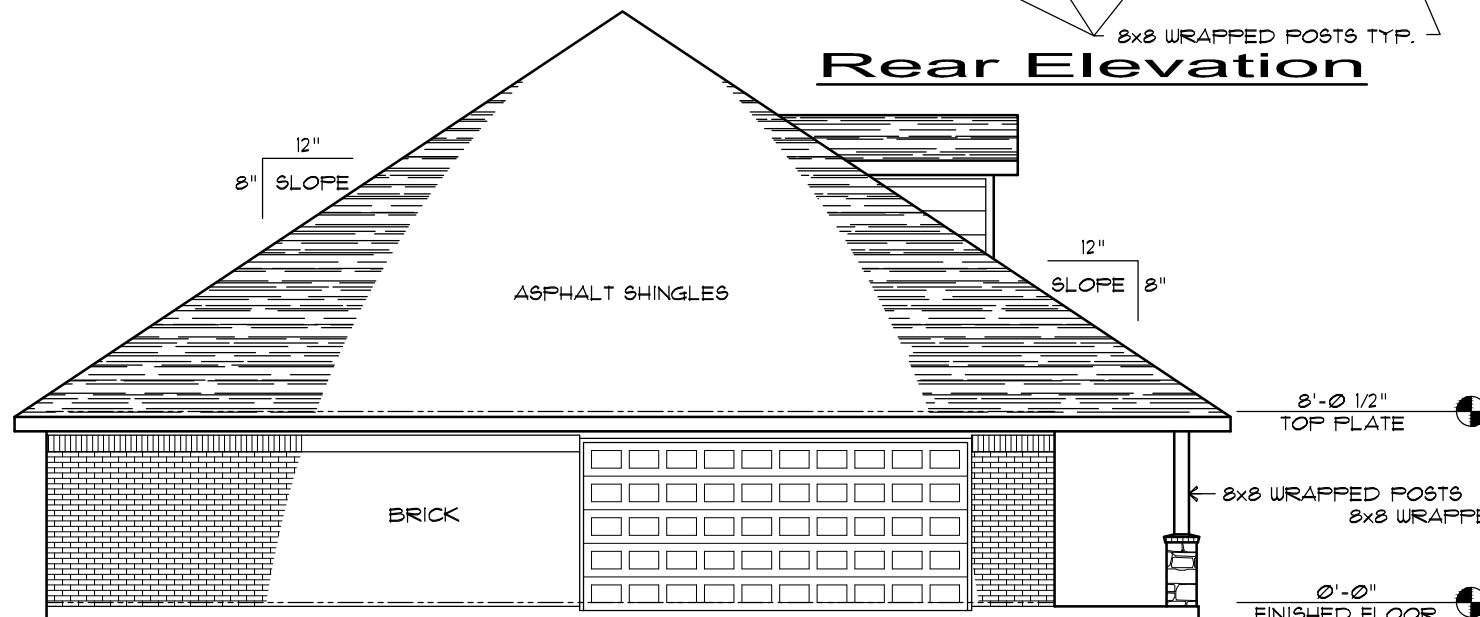
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PLAN: JHH 1508

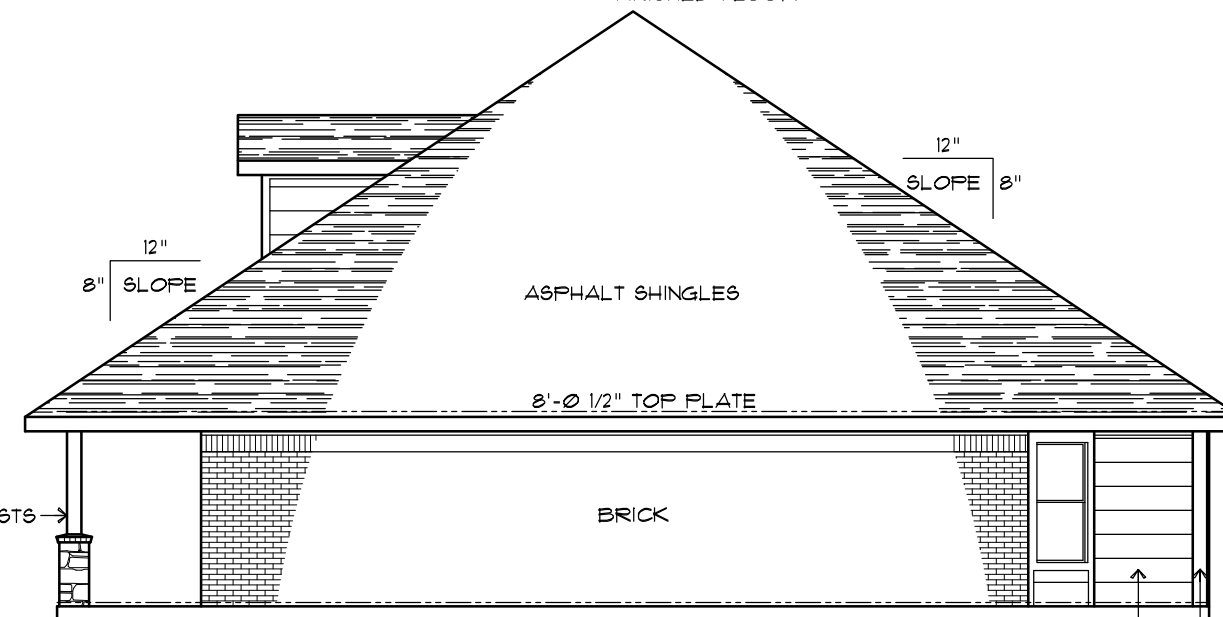
Elevation: B



Rear Elevation



Garage Side



Bedroom Side



Front Elevation



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1	8/4/15	jch

A3.3

Date 12/17/2014-JCH

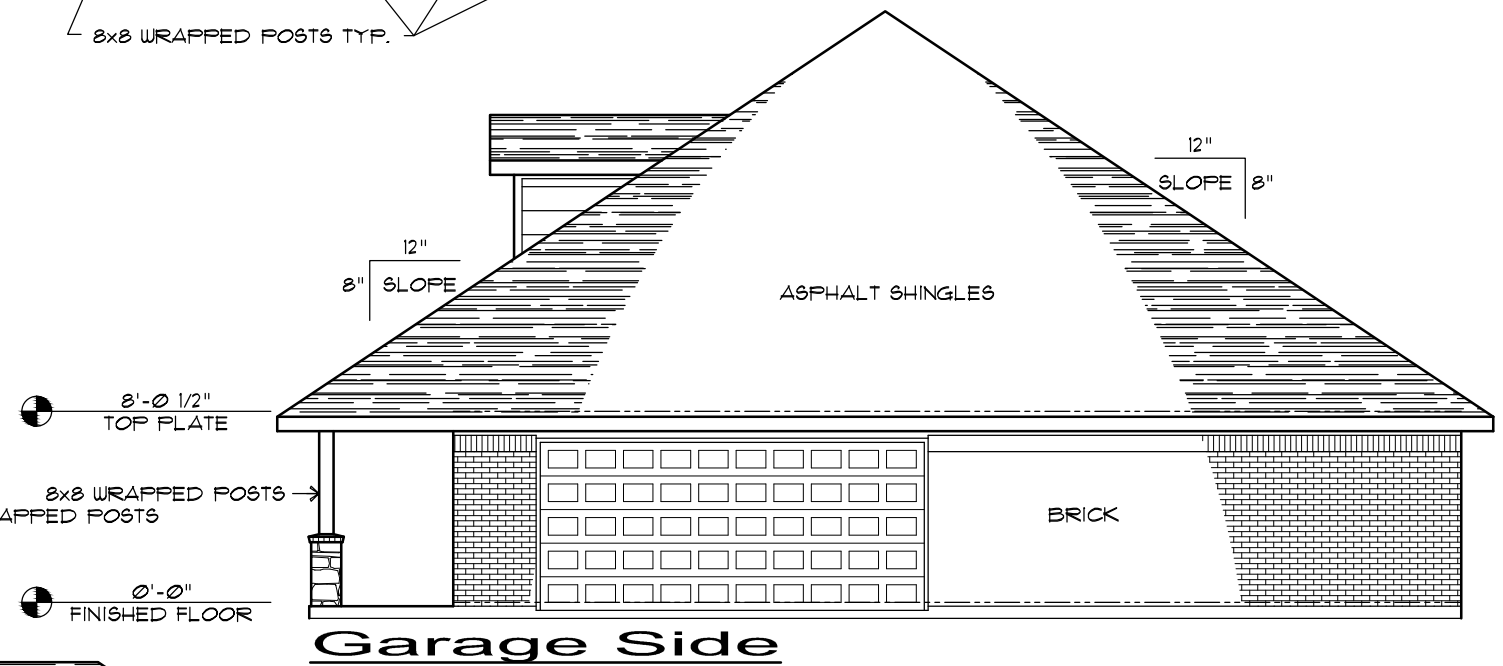
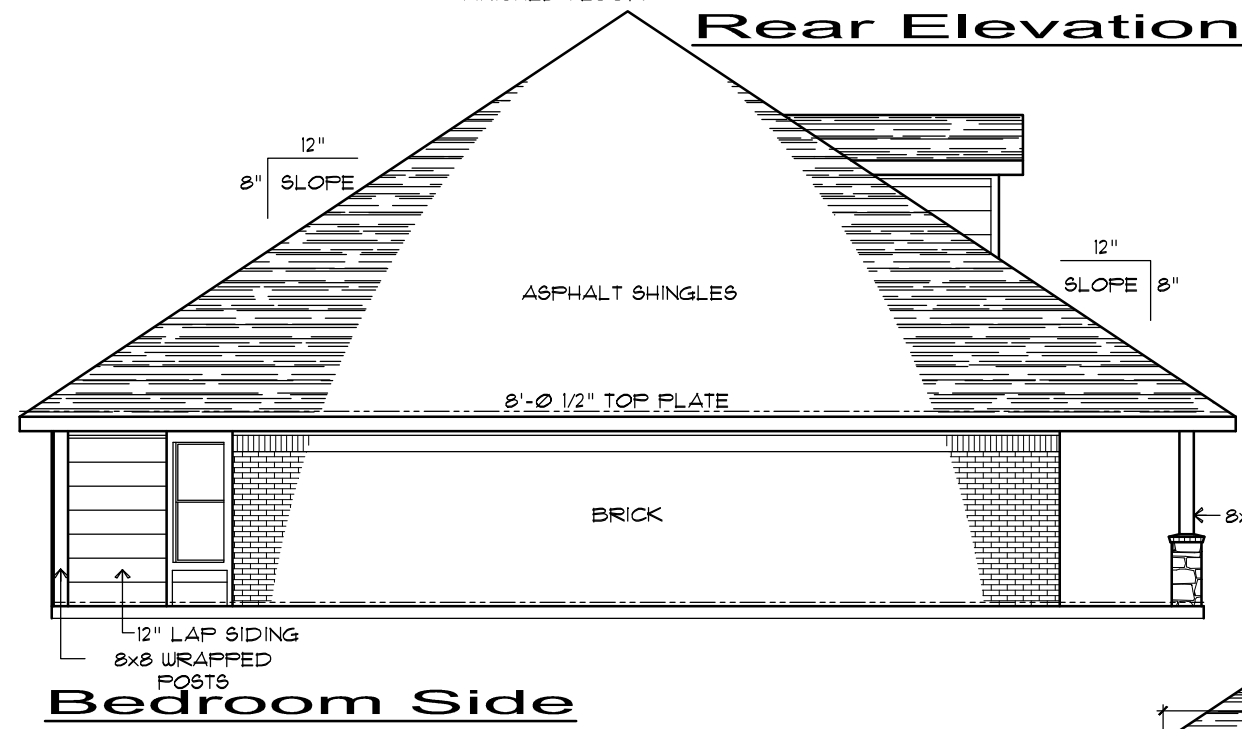
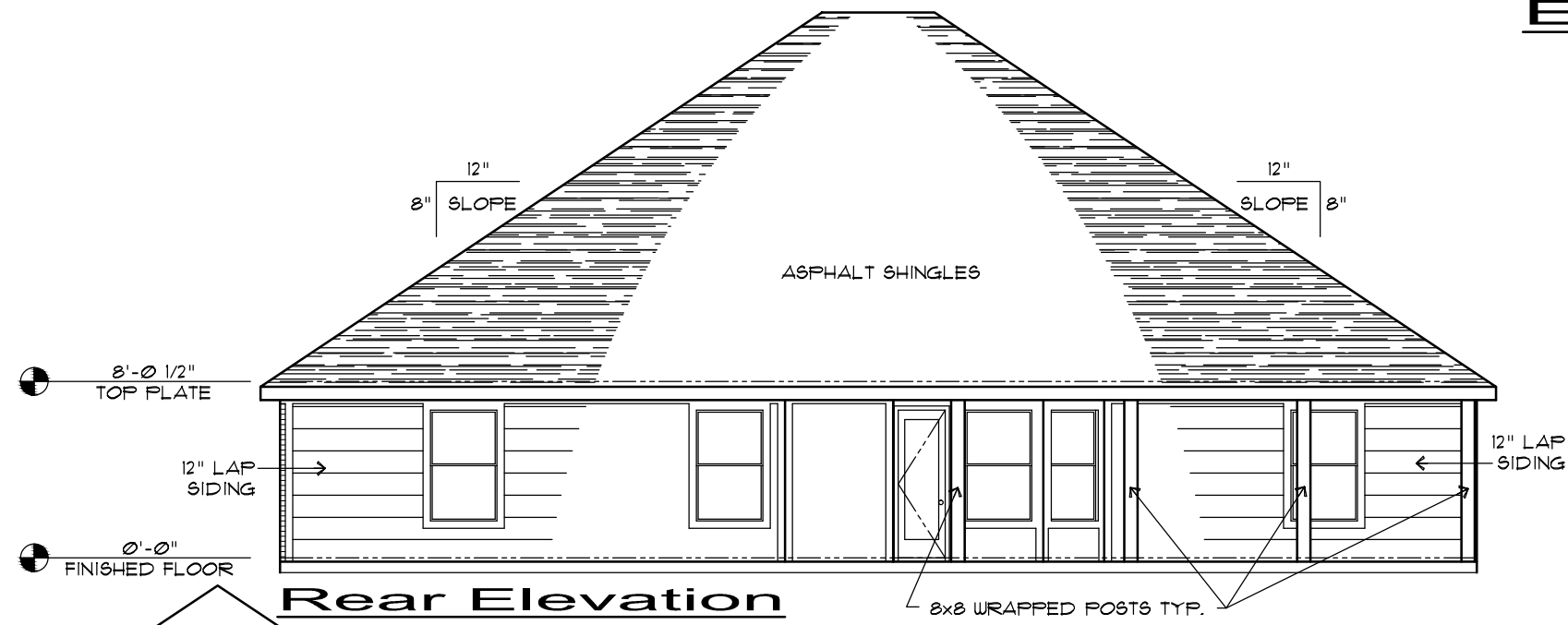
Exterior Elevations Elevation B

Scale: 1/8" = 1'-0"



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PLAN: JHH 1508
Elevation: B



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A3.4

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Exterior Elevations

Elevation C

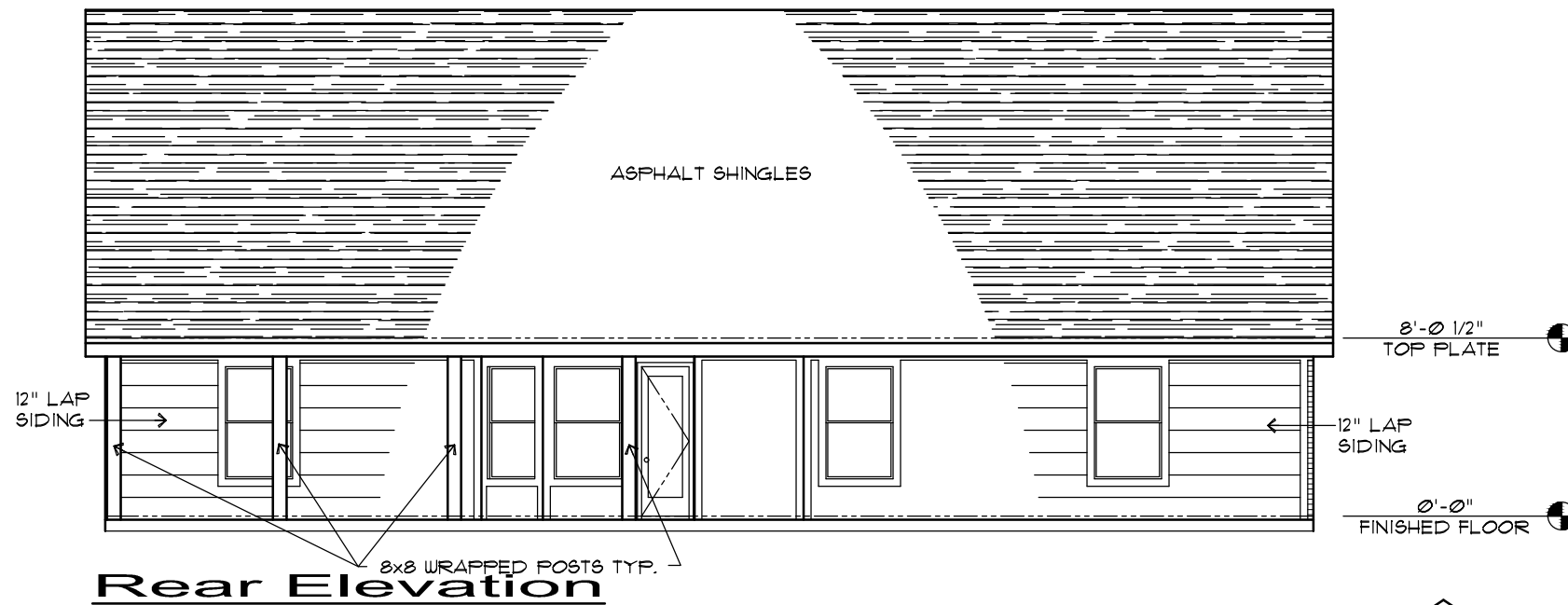
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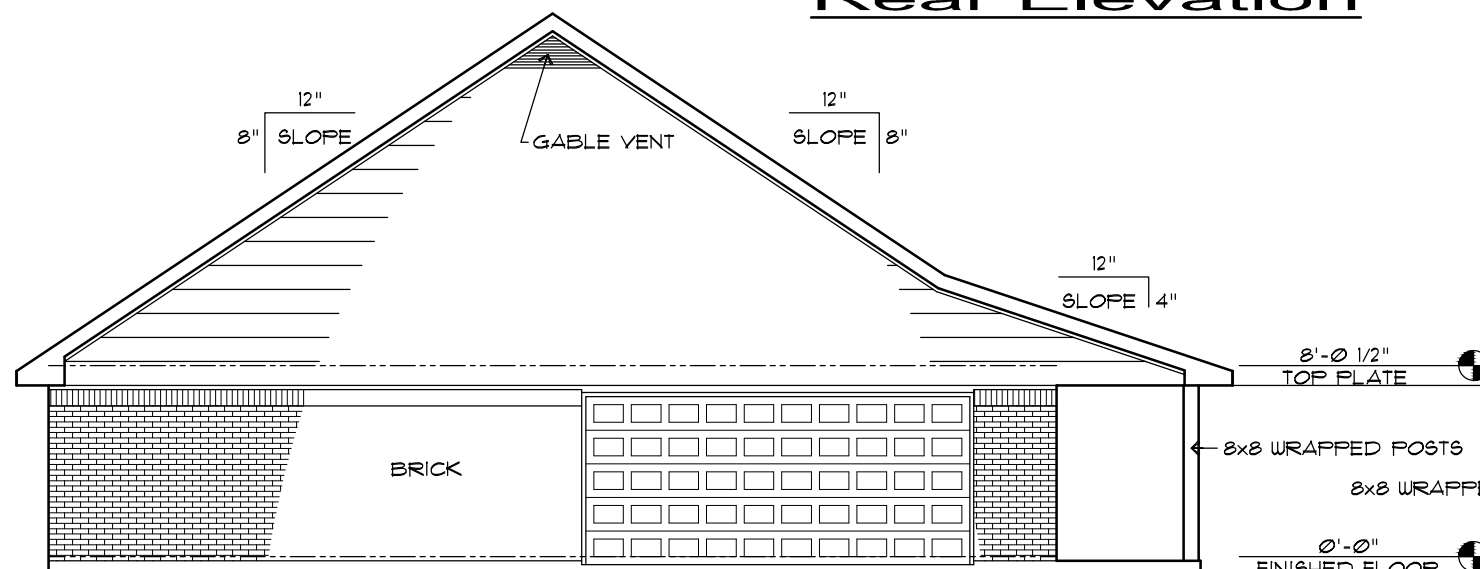
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PLAN: JHH 1508

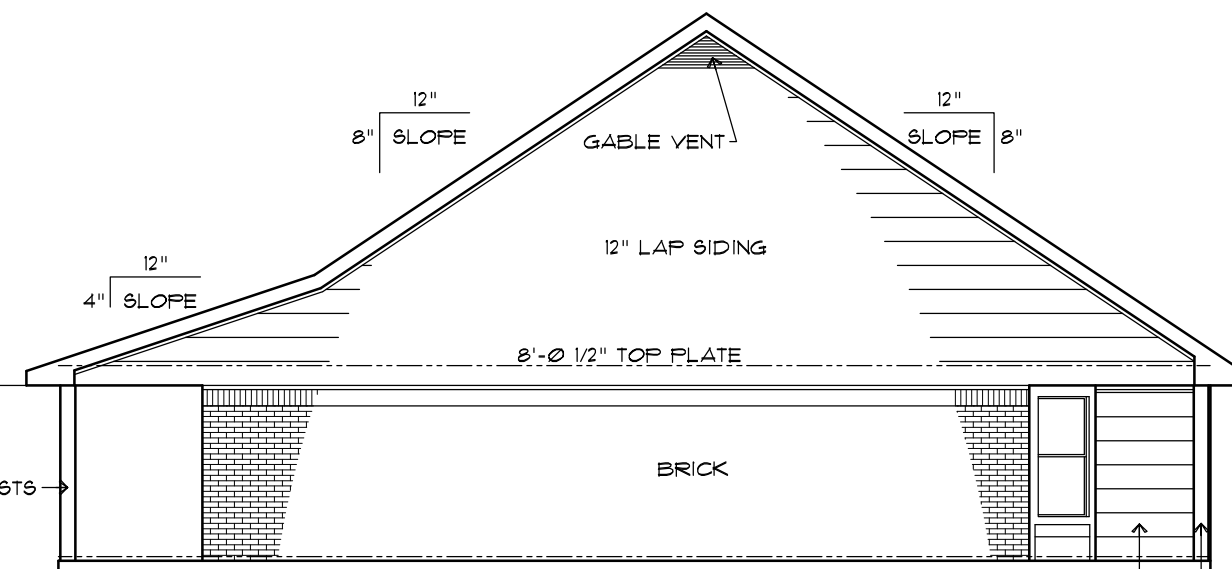
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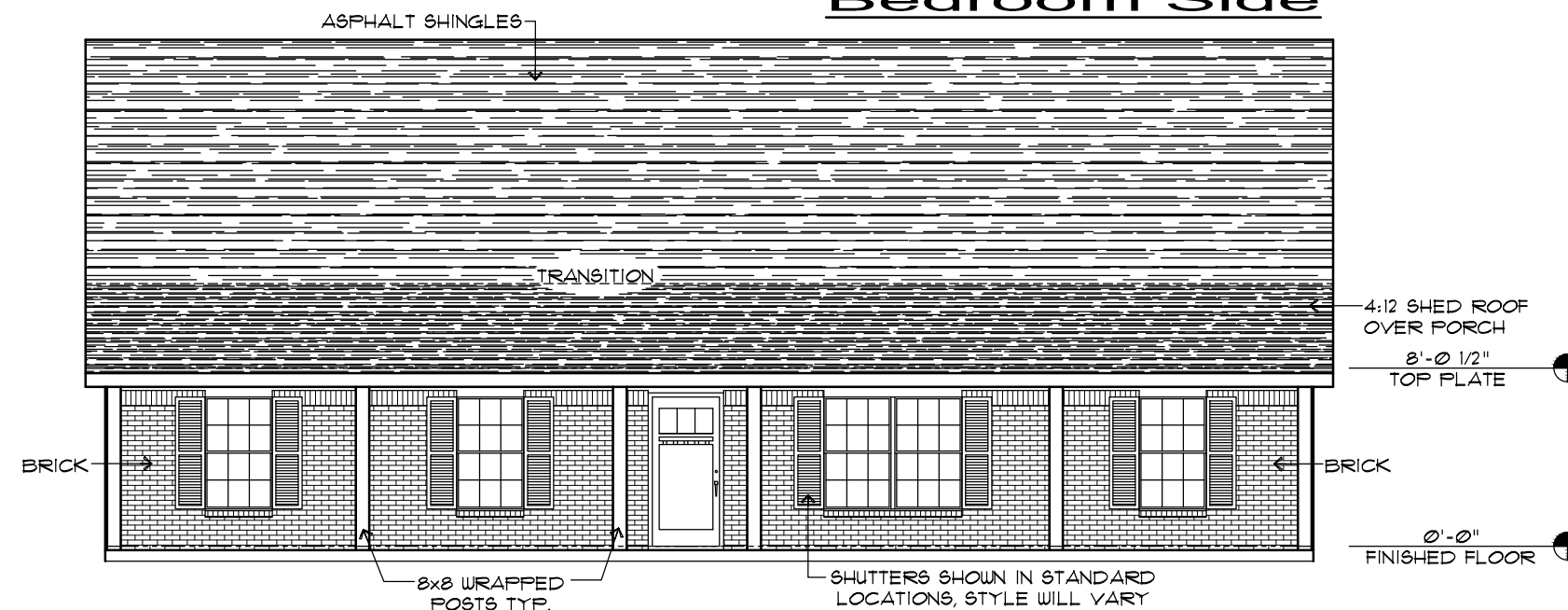
Rear Elevation



Garage Side



Bedroom Side



Front Elevation



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A3.5

Date 12/17/2014-JCH

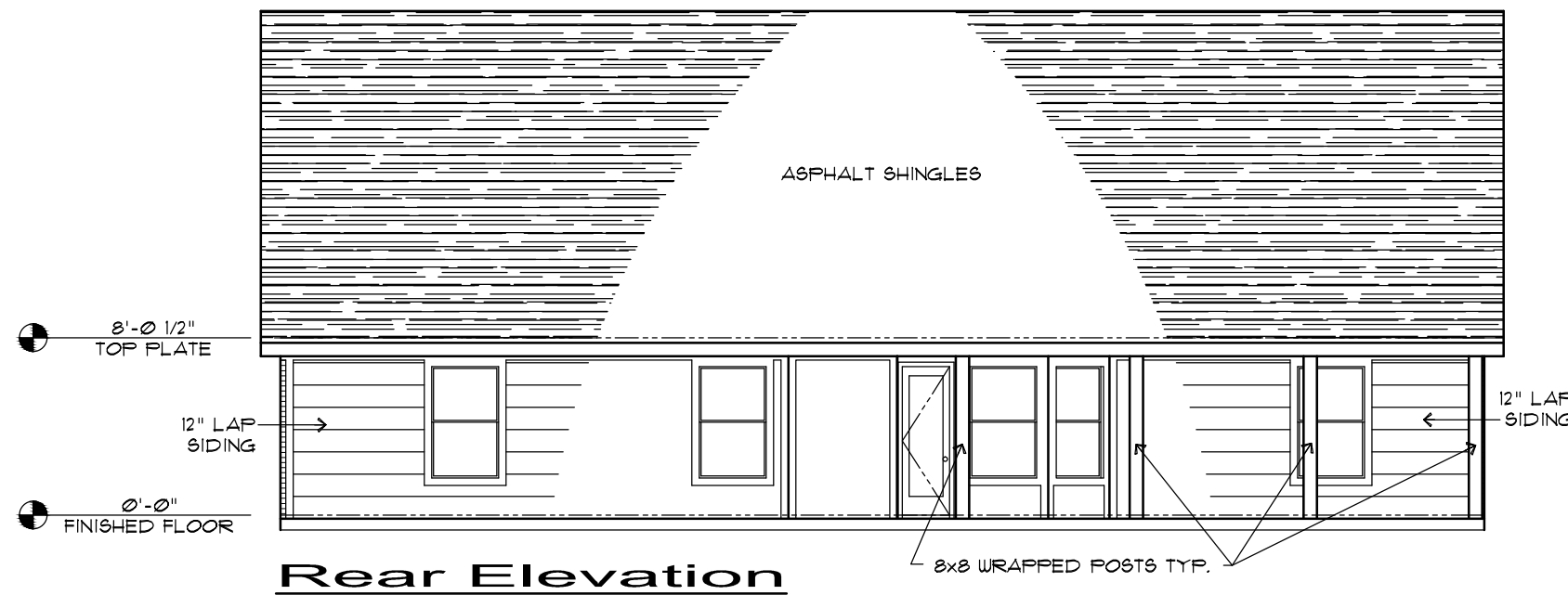
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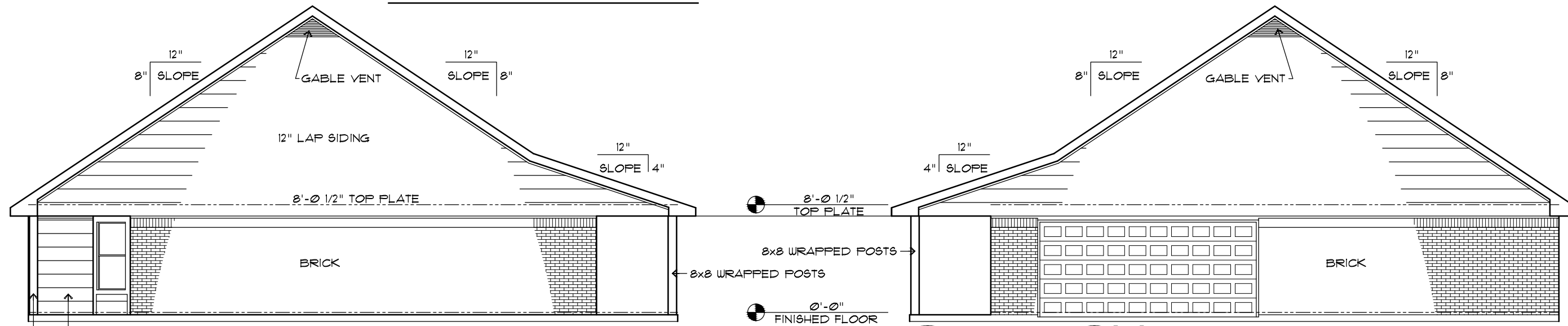


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PLAN: JHH 1508
Elevation: C

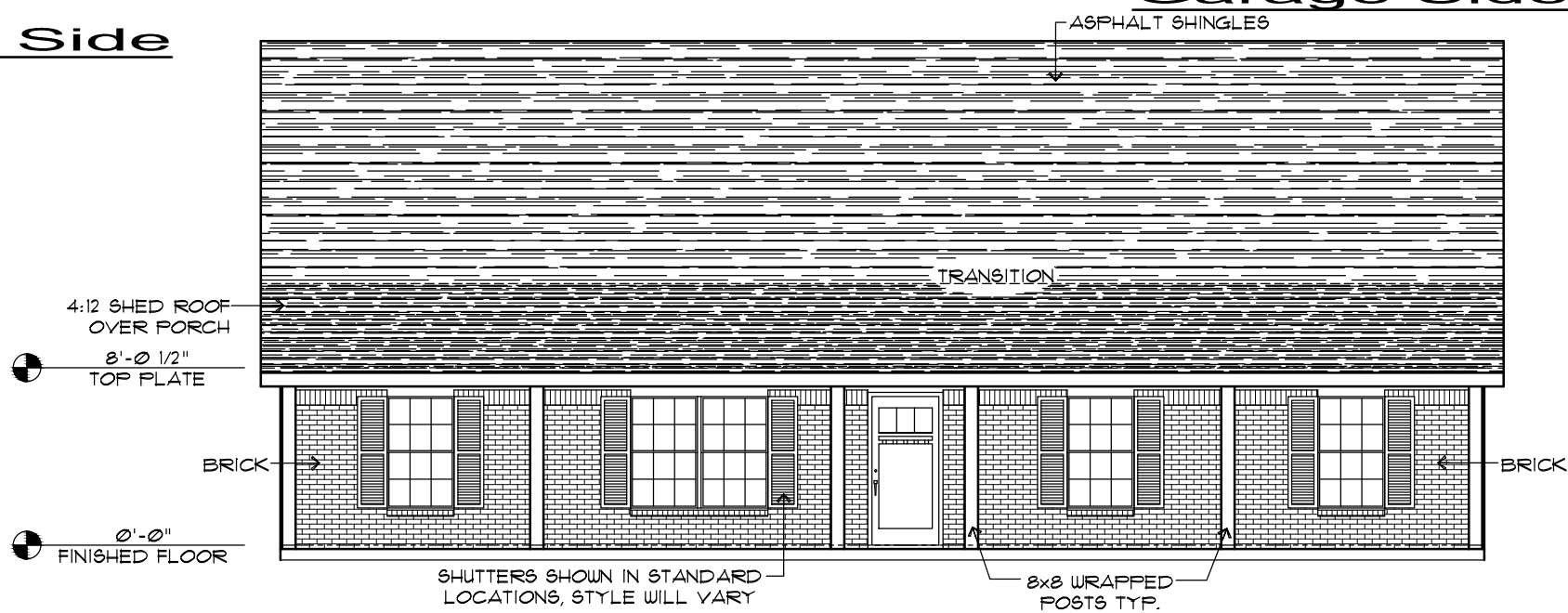


Rear Elevation



Bedroom Side

Garage Side



Front Elevation



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A3.6

Date 12/17/2014-JCH

Exterior Elevations

Elevation D

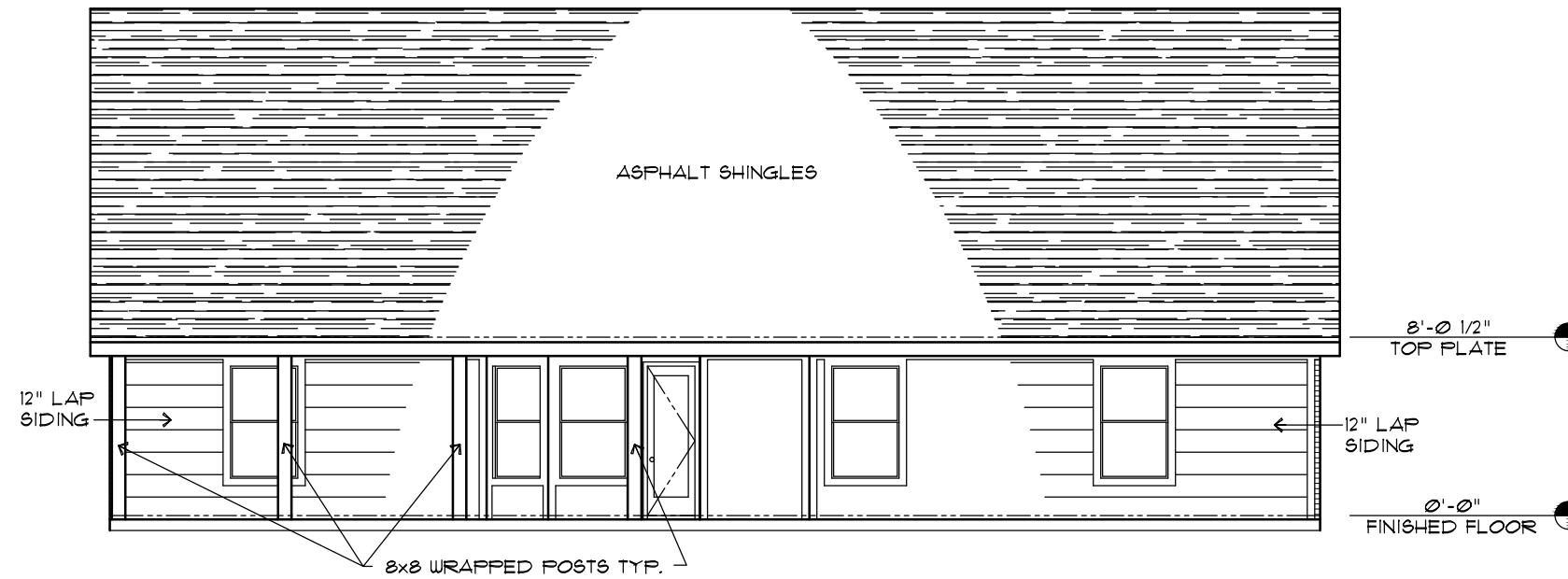
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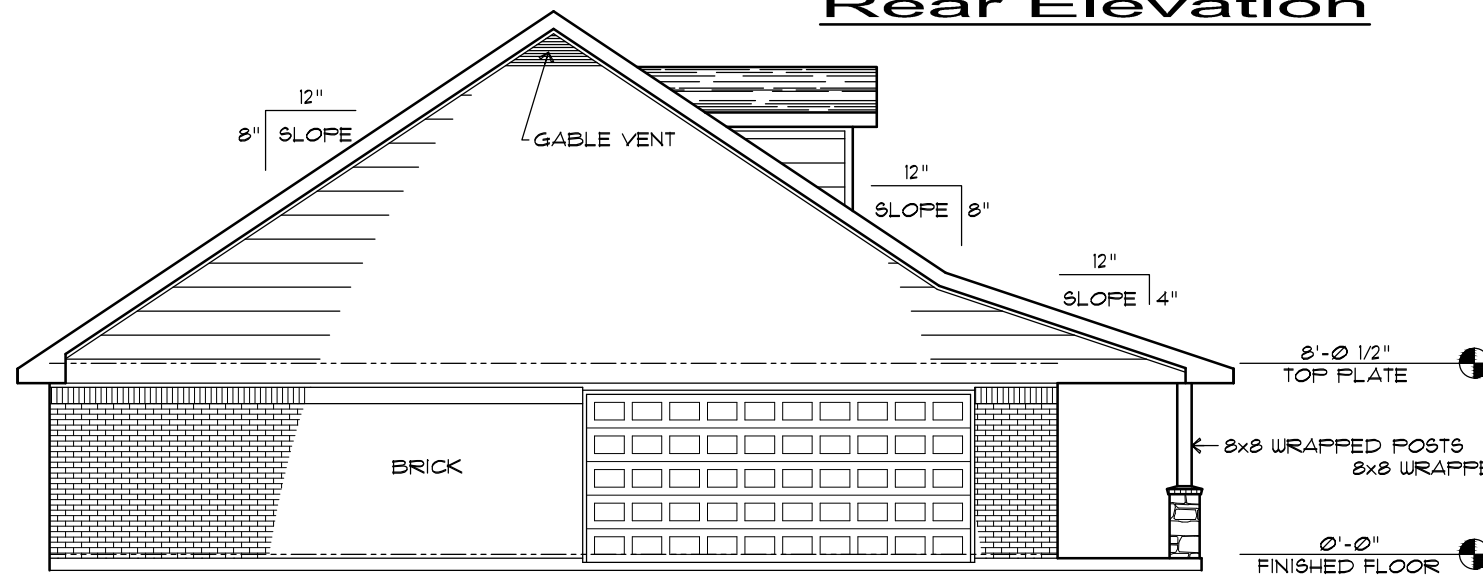
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PLAN: JHH 1508

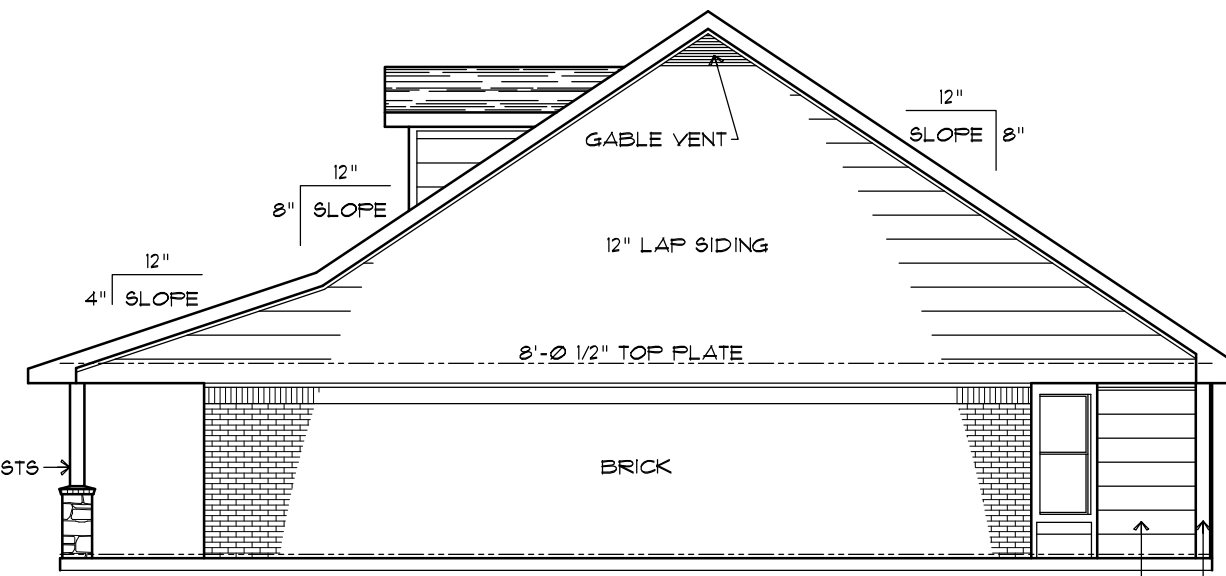
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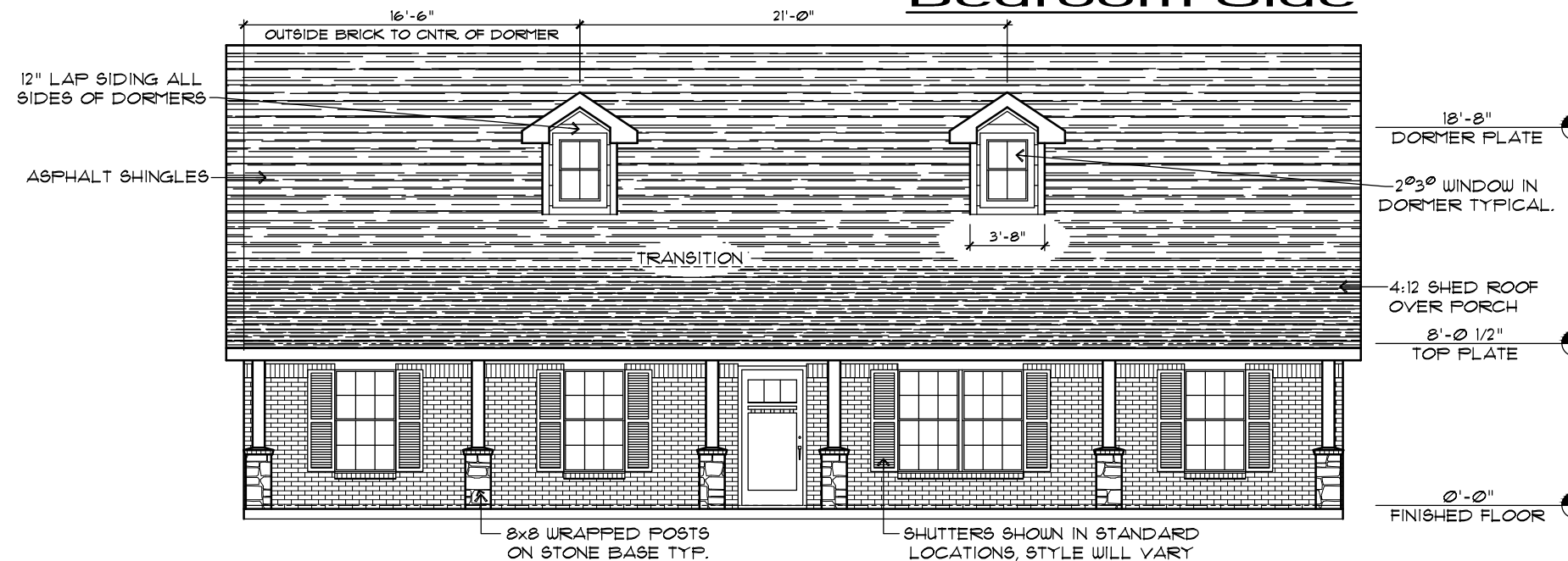
Rear Elevation



Garage Side



Bedroom Side



Front Elevation



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1	8/4/15	jch

A3.7

Date 12/17/2014-JCH

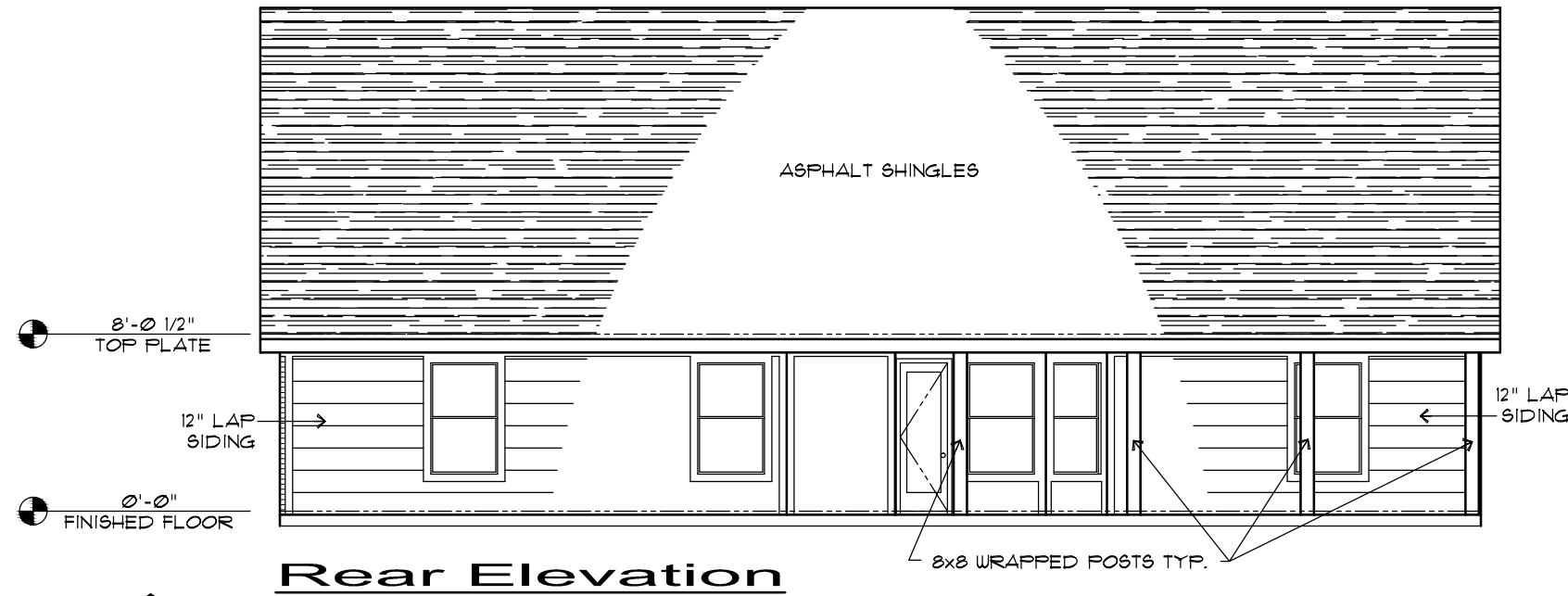
Exterior Elevations Elevation D

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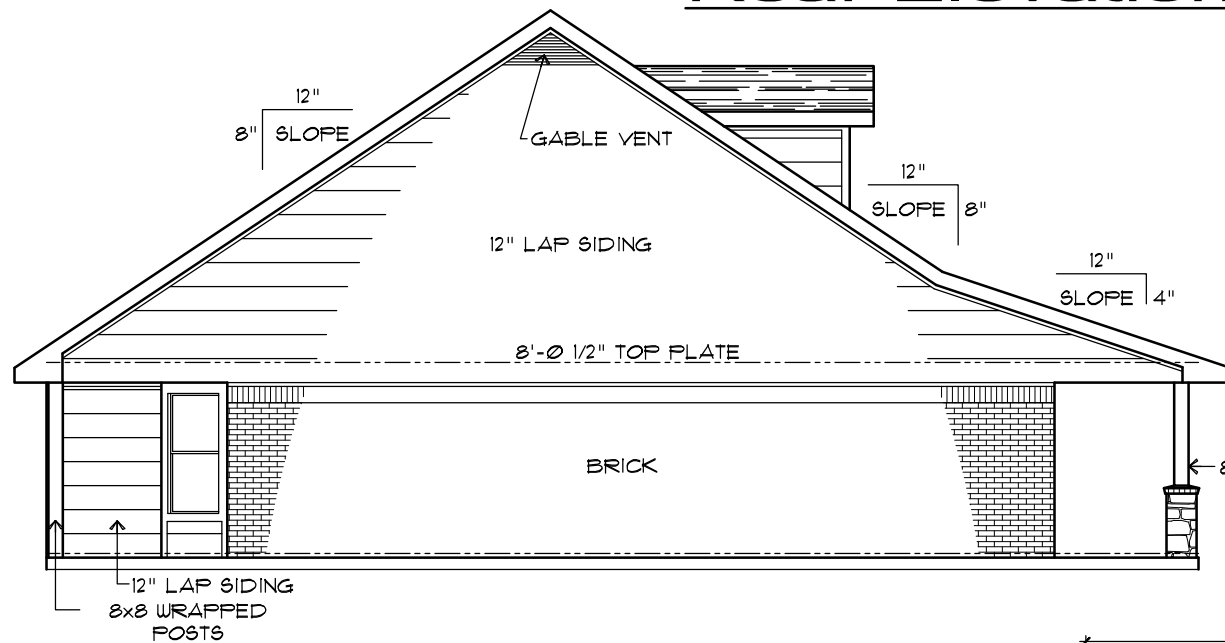


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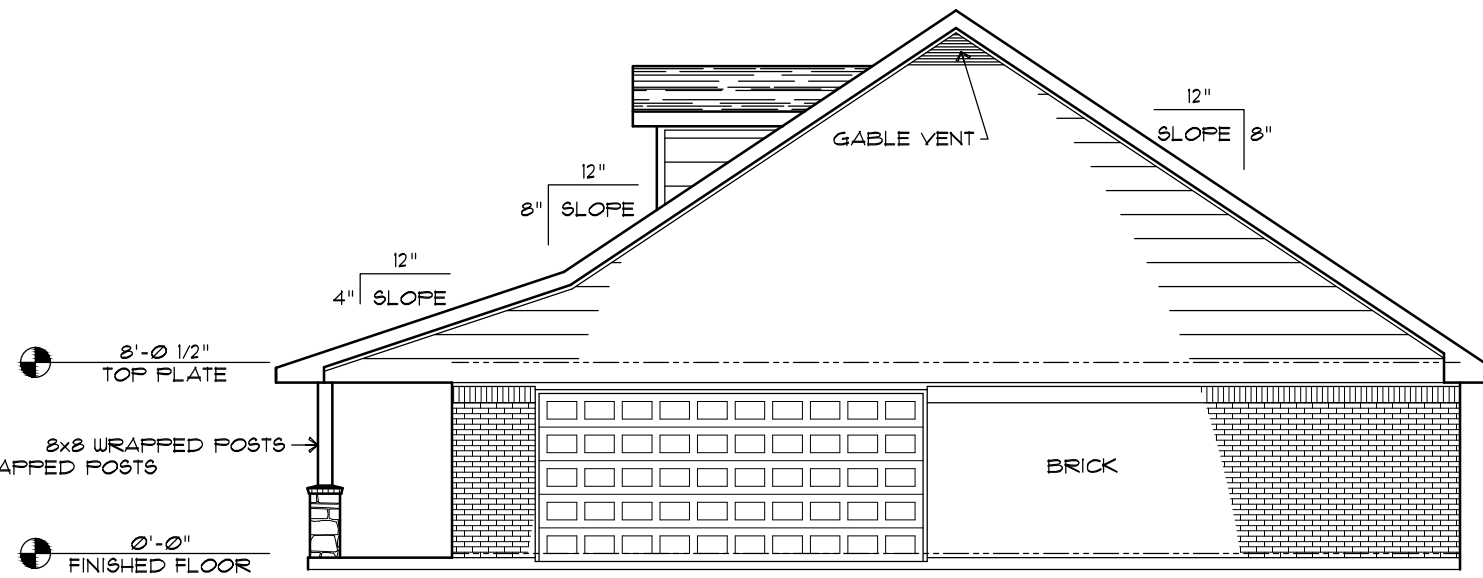
PLAN: JHH 1508
Elevation: D



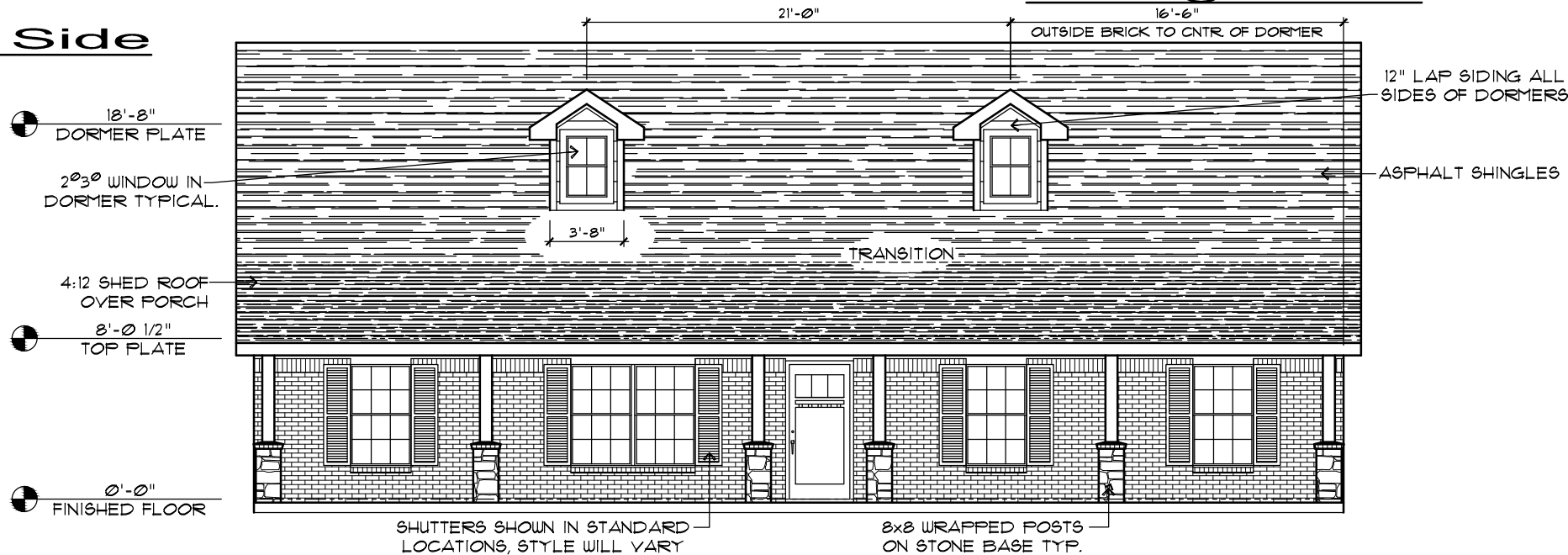
Rear Elevation



Bedroom Side



Garage Side



Front Elevation



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A3.8

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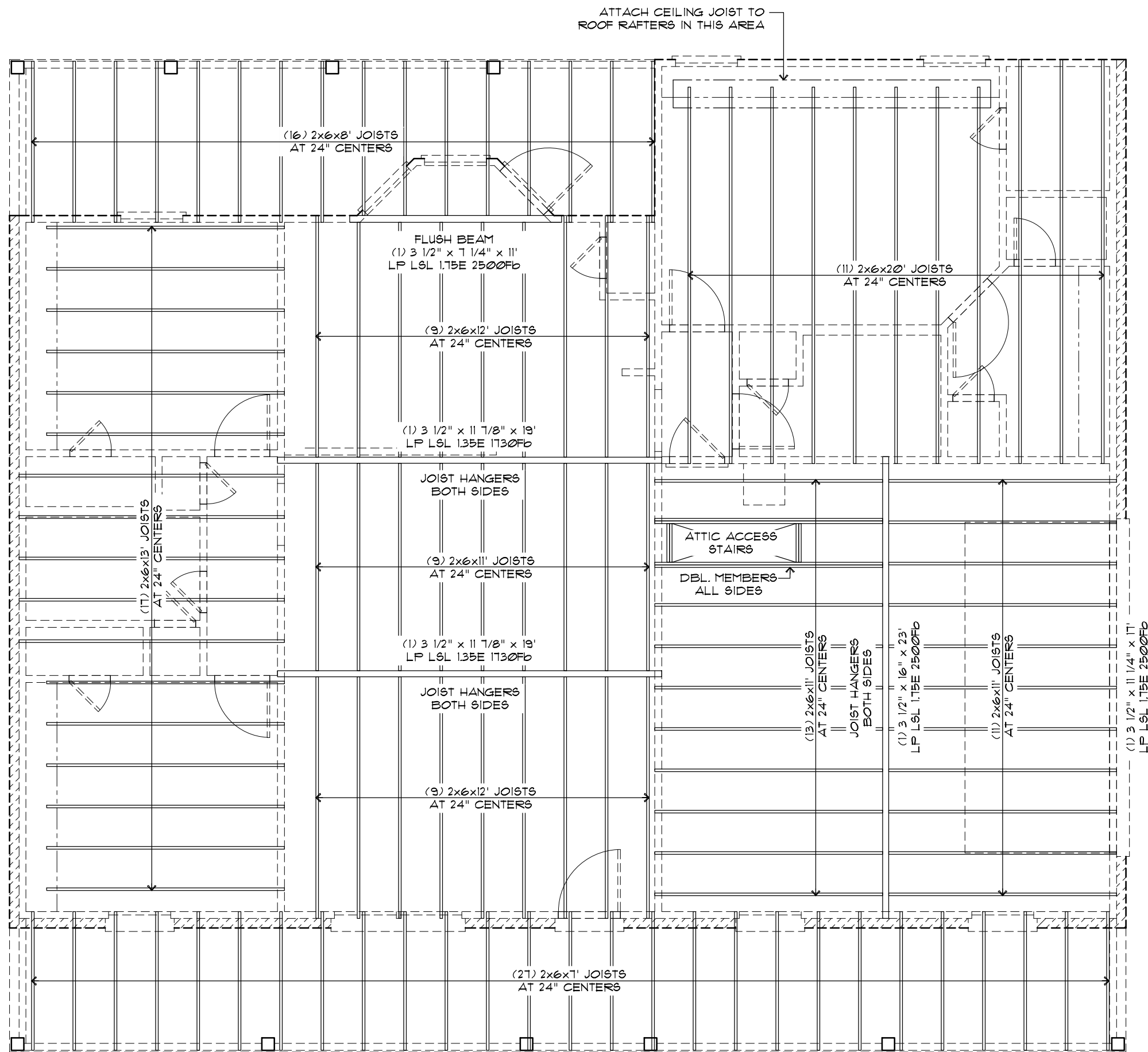
PLAN: JHH 1508



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FL.2

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EXTERIOR HEADERS			
30psf GROUND SNOW LOAD			
36' BUILDING WIDTH			
ROOF & CEILING	Size	Span	Jacks
	(2) 2x4	3'-2"	1
	(2) 2x6	4'-8"	1
	(2) 2x8	5'-11"	2
	(2) 2x10	7'-3"	2
	(2) 2x12	8'-5"	2

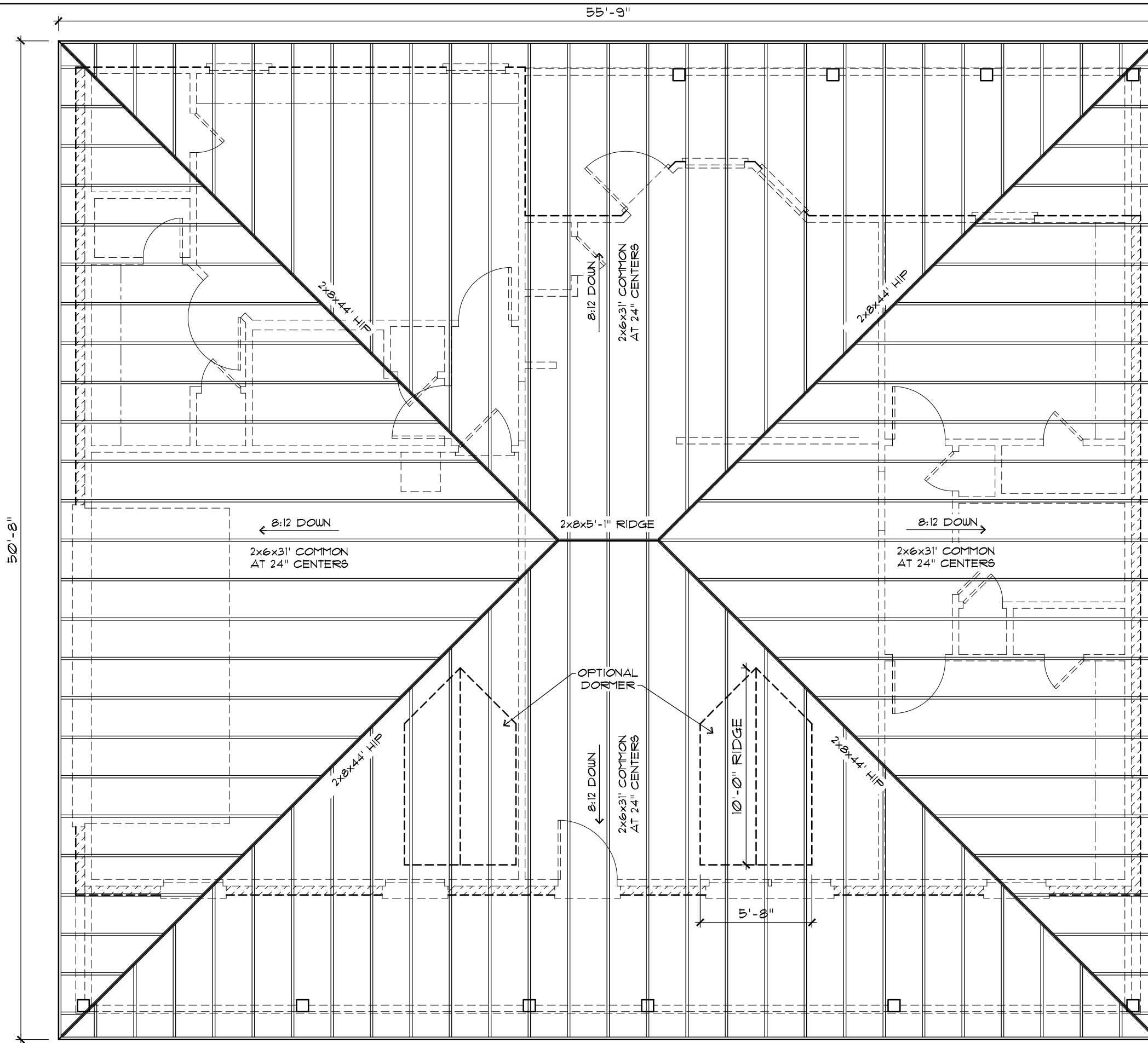
INTERIOR HEADERS			
LOAD BEARING WALL			
36' BUILDING WIDTH			
ONE FLOOR ONLY	Size	Span	Jacks
	(2) 2x4	2'-5"	1
	(2) 2x6	3'-6"	1
	(2) 2x8	4'-5"	2
	(2) 2x10	5'-5"	2
	(2) 2x12	6'-3"	2

FRAMING GENERAL NOTES:

1. All notes and dimensions should be verified by general contractor.
2. All ceiling and roof framing shall be in accordance with 2009 IRC section R802.
3. Ceiling joist spans shall be based on 2009 IRC tables R802.4(1), uninhabited attics without storage.
4. All walls shall be constructed in accordance with 2009 IRC section r602.
5. Load bearing wall header spans be based on 2009 IRC tables R502.5(1) exterior and R502.5(2) for load bearing interior walls.

Framing - Ceiling

Scale: 3/16" = 1'-0"



Framing - Roof

Scale: 3/16" = 1'-0"

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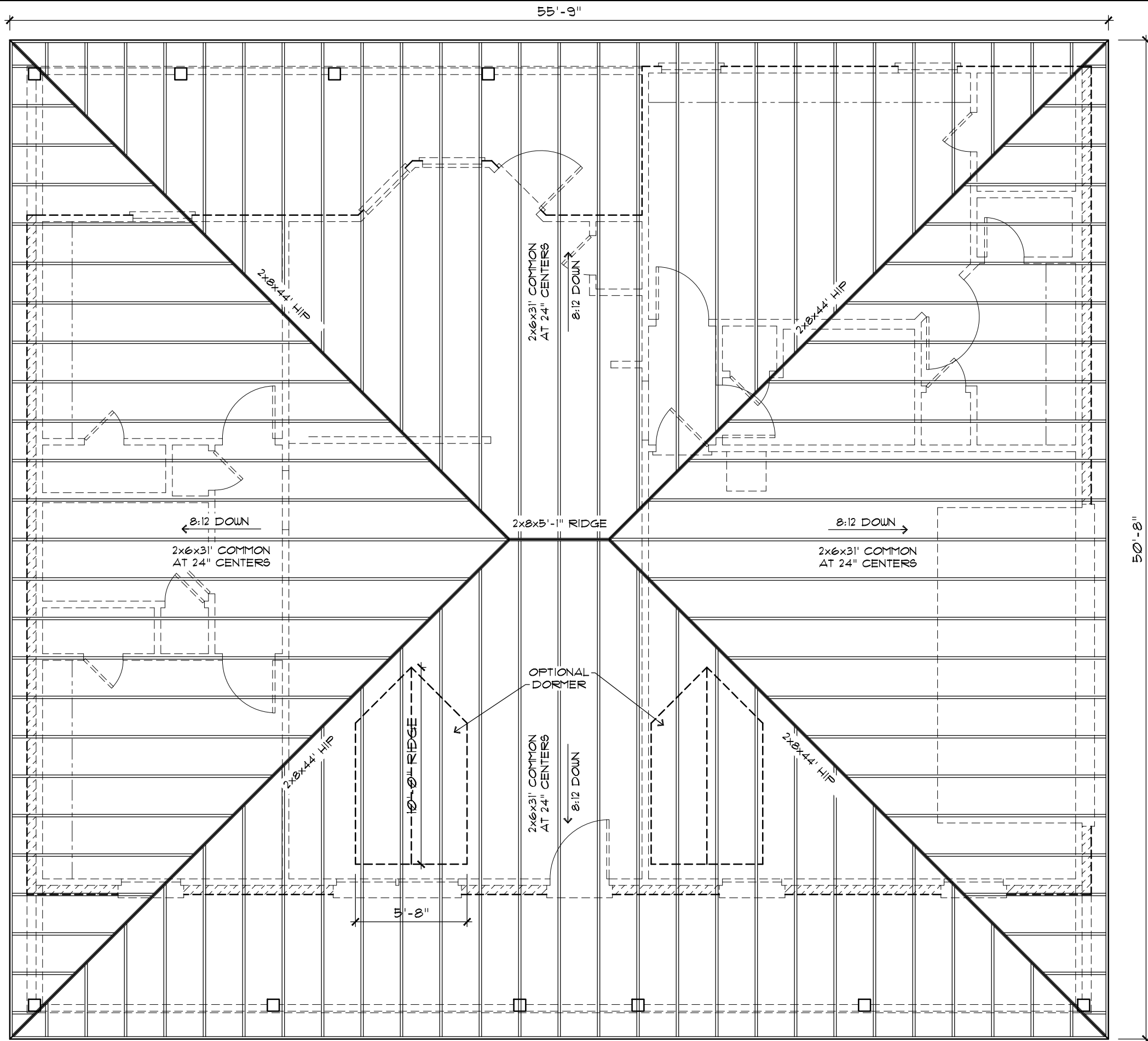
PLAN: JHH 1508
Elevations A & B



Rev.	Date	By



Date 12/17/2014-JCH



Framing - Roof

Scale: 3/16" = 1'-0"

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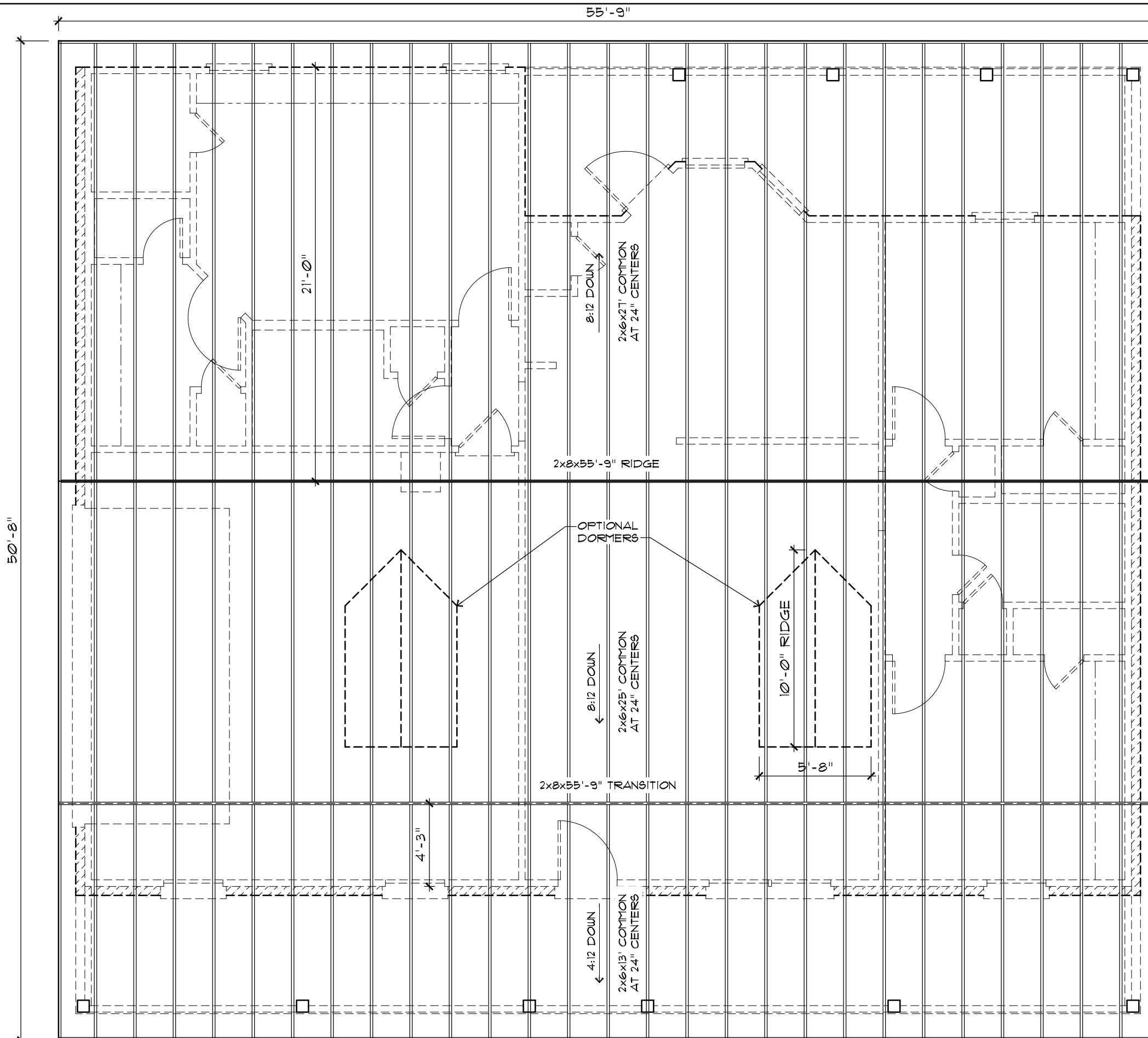
PLAN: JHH 1508
Elevations A & B



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1	8/4/15	jch

FL12

Date 12/17/2014-JCH



Framing - Roof

Scale: 3/16" = 1'-0"

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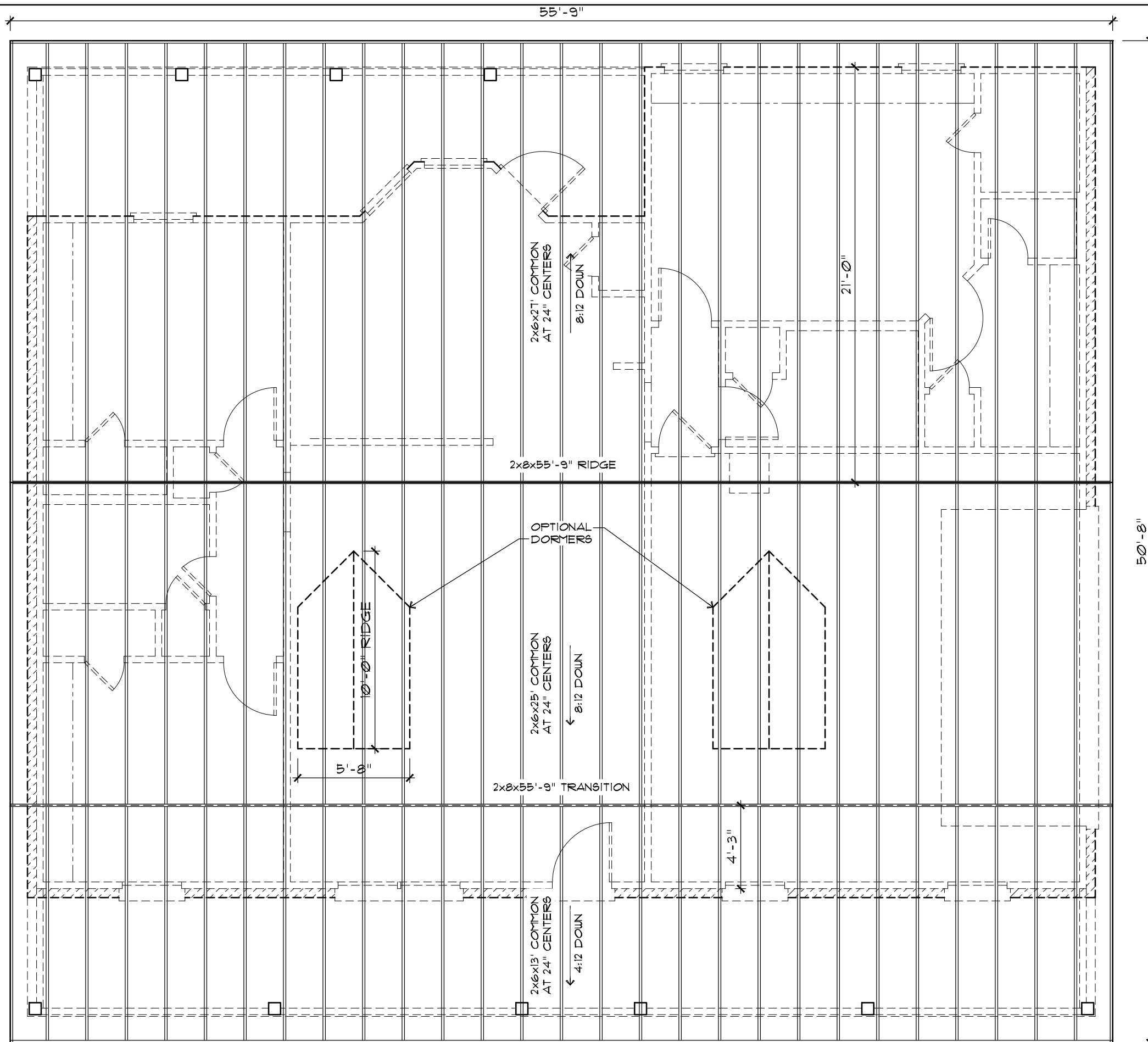
PLAN: JHH 1508
Elevations C & D



Rev.	Date	By

FL13

Date 12/17/2014-JCH



Framing - Roof

Scale: 3/16" = 1'-0"

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PLAN: JHH 1508
Elevations C & D



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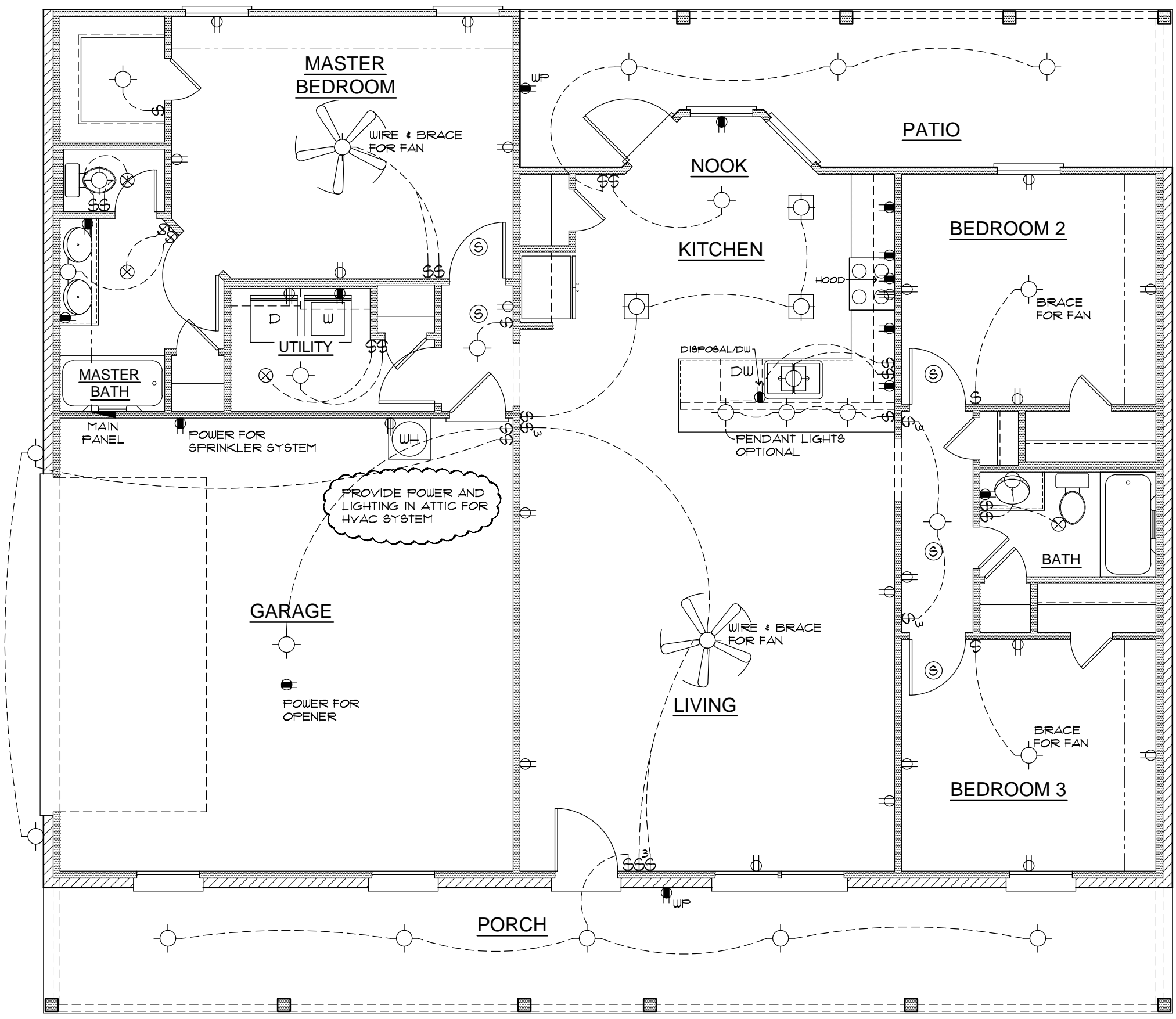
FL14

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PLAN: JHH 1508



ELECTRICAL LEGEND	
	- 15 AMP OUTLET
	- 20 AMP OUTLET
	- 220 VOLT OUTLET/JUNCTION
	- SWITCH
	- 3-WAY SWITCH
	- CEILING LIGHT
	- WALL LIGHT
	- RECESSED LIGHT
	- EXHAUST FAN
	- COMBINATION SMOKE CO2 DETECTOR

ELECTRICAL NOTES:

1. All electrical installations shall be in accordance with the 2011 NEC.
2. All 15 & 20 amp outlets shall be of the tamper resistant type.
3. All light fixtures located within 36" of any tub/shower must be listed for damp locations.
4. Exterior outlets shall be GFCI protected and listed for wet locations.
5. All exterior lights shall be weather proof and listed for damp locations.

Electrical Plan

Scale: 3/16" = 1'-0"



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1	8/4/15	jch

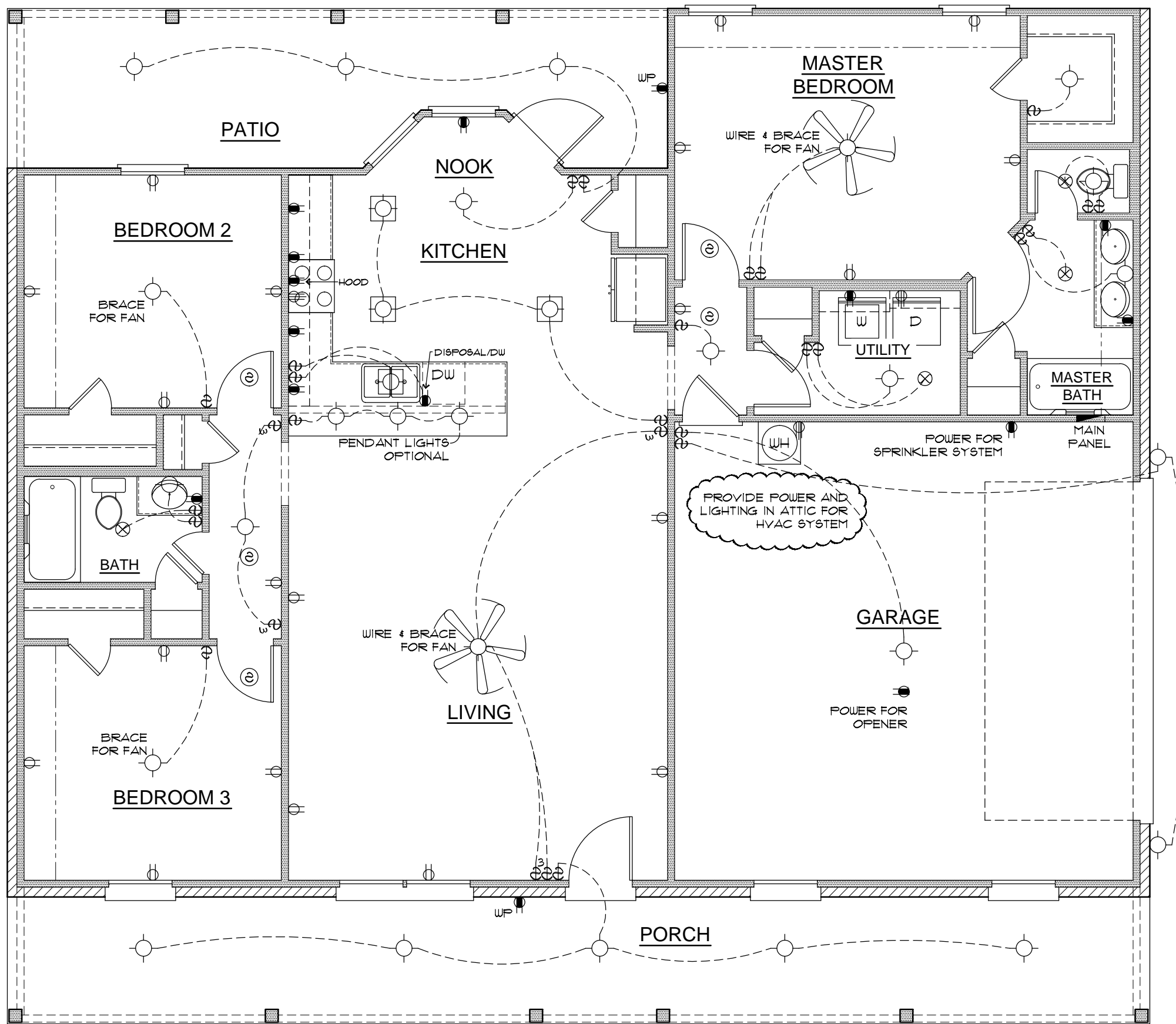


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PLAN: JHH 1508



ELECTRICAL LEGEND	
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	- 20 AMP OUTLET
	- 220 VOLT OUTLET/JUNCTION
	- SWITCH
	- 3-WAY SWITCH
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EL2

Date 12/17/2014-JCH