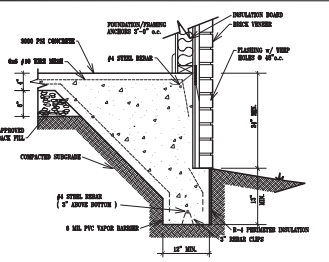
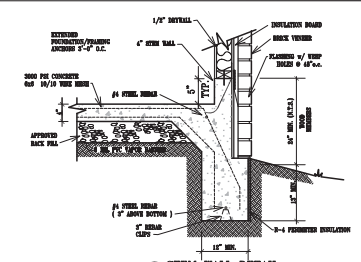


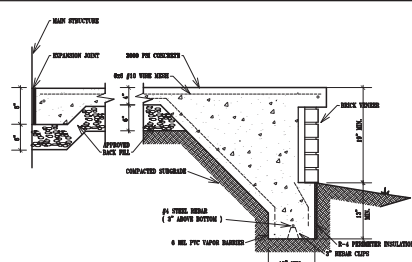
A INTERIOR GRADE BEAM DETAIL
SCALE: 1" = 1'-0"



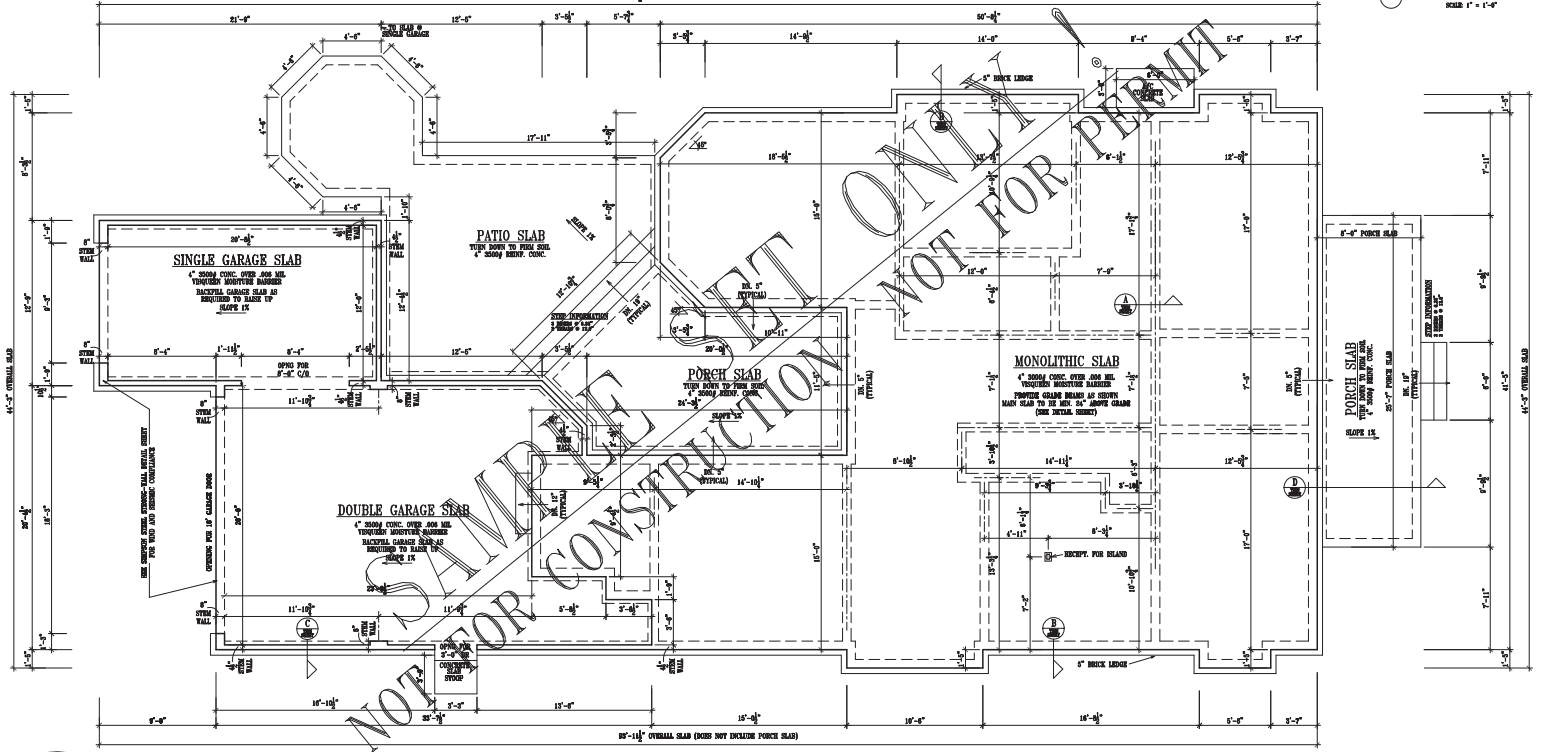
B EXTERIOR FOOTING DETAIL
SCALE: 1" = 1'-0"



C STEM WALL DETAIL
SCALE: 1" = 1'-0"

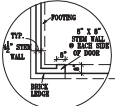


D PORCH FOOTING DETAIL
SCALE: 1" = 1'-0"

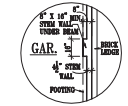


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"


NOTE:
INDICATE BEARING FOR LOCATION OF
NON-BEARING WALLS



RECOMMENDED
STEM WALL SIZE @
GARAGE DOOR OPENINGS



RECOMMENDED
STEM WALL SIZE @
CENTER BEAM IN GARAGE


 G. B. & B. ENGINEERS, INC. 10000 W. 10th Ave., Suite 100, Golden, CO 80401
 PHONE: (303) 440-1111 FAX: (303) 440-1112
 WWW: www.gb-engineers.com
 DESIGNER: [Signature]
 CHECKED: [Signature]
 DATE: [Date]
 SHEET NO. [Number]
 PLAN NO. [Number]

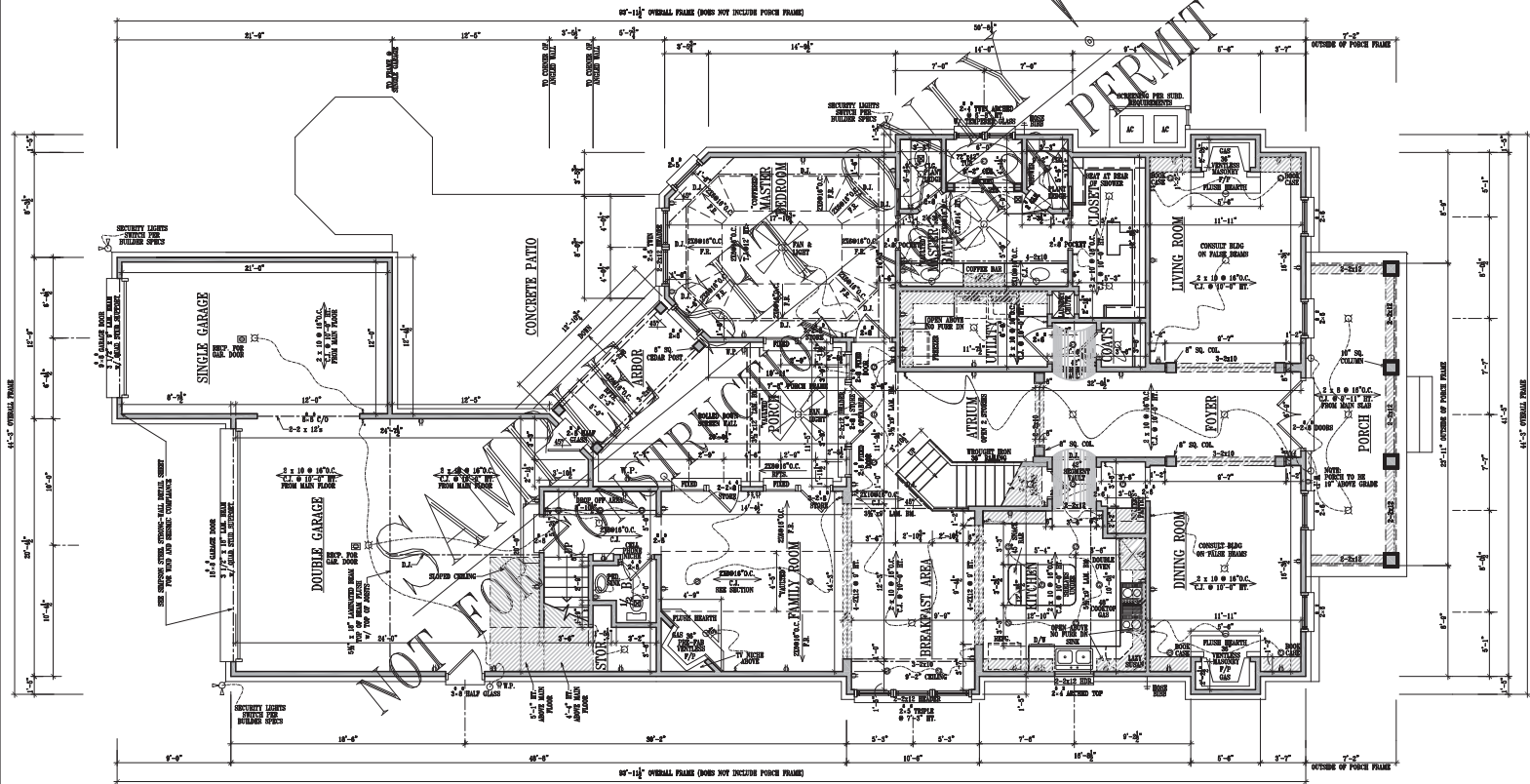
BEFORE CONSTRUCTION

THE HOME PLANS YOU PURCHASED WERE DESIGNED TO MEET MINIMUM CODES IN THE WEST TENNESSEE AREA. WE STRONGLY RECOMMEND THAT YOU CONSULT A LOCAL ENGINEER BEFORE CONSTRUCTION. SOIL CONDITIONS, WIND LOADS, EARTHQUAKE LOADS AND TEMPERATURE CHANGES ARE JUST A FEW OF THE FACTORS THAT COULD CHANGE THE WAY THESE PLANS SHOULD BE ENGINEERED FOR YOUR AREA.

GENERAL NOTICE

- *To maintain accurate moisture and mold conditions, provide an approved vapor barrier under footings, slabs, and floor joists at ground level. Use an exterior sheathing with a finished finish siding on all outside walls. Property design and size HVAC system and include a 10% fresh air intake.
- *All "non" load bearing walls supported by wood floor joist systems to have at least one floor joist centered under and parallel to them.
- *All load bearing walls supported by wood floor joist systems to have multiple joists or beams centered under and parallel to them and by Certified Building Designer or Registered Engineer.
- *All valleys in roofs to be supported midway to load bearing walls below.
- *All standard, minimum code connections and fastening practices are to be adhered to by qualified foundation, framing, drywall, trim, and masonry contractors.

Notes to General Contractor and Homeowner: All construction shall conform to the applicable building codes and ordinances in effect at the time of construction. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and ordinances. The contractor shall also be responsible for the proper installation and maintenance of all mechanical, electrical, and plumbing systems. The contractor shall also be responsible for the proper installation and maintenance of all exterior finishes, including siding, roofing, and masonry. The contractor shall also be responsible for the proper installation and maintenance of all interior finishes, including drywall, paint, and carpeting. The contractor shall also be responsible for the proper installation and maintenance of all fixtures and appliances. The contractor shall also be responsible for the proper installation and maintenance of all landscaping and site work. The contractor shall also be responsible for the proper installation and maintenance of all other work shown on the plans. The contractor shall also be responsible for the proper installation and maintenance of all other work shown on the plans.



FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

IF THIS HOME PLAN SHOWS A DOOR OR WINDOW OPENING CLOSER THAN 4'-0" TO ANY EXTERIOR CORNER AND A FULL 4" THE PATIO SURROUNDING CORNER IS PLACED WITH 4" OF CORNER, USE APPROVED MANUFACTURED WALL PANEL SUCH AS SURFAC SYSTEM WALL OR SIMILAR.

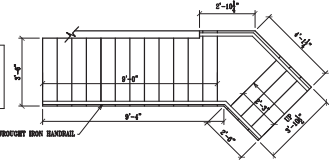
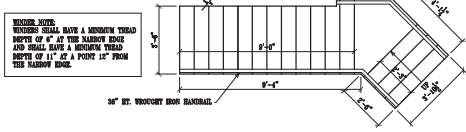
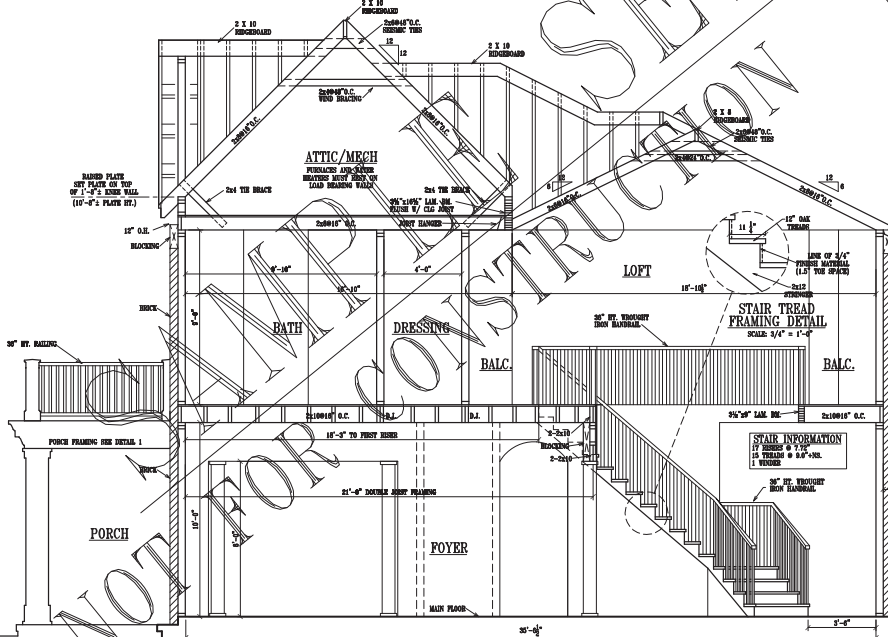
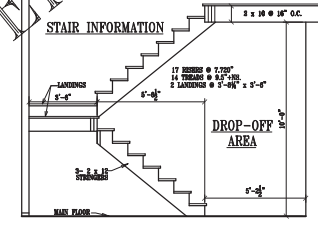
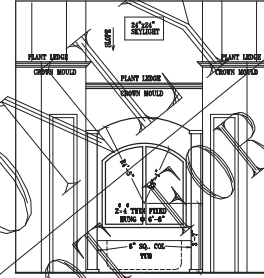
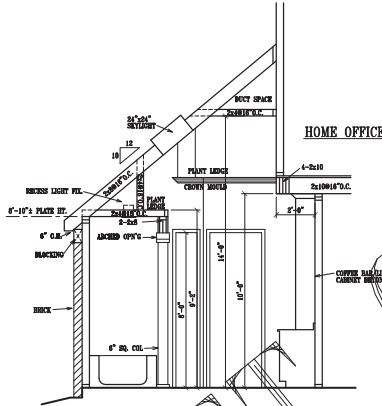
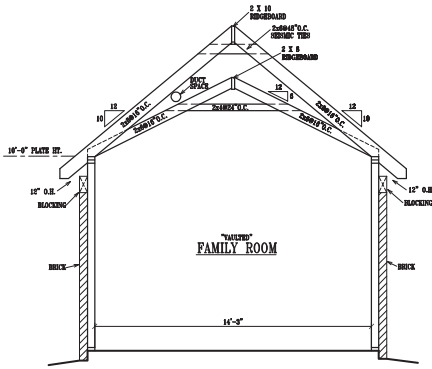
SQUARE FOOTAGE

2208	HEATED DOWN
1210	HEATED UP (WITHOUT ABOVE GARAGE)
877	HEATED UP (ABOVE GARAGE)
847	GARAGE & STORAGE
465	FRONT & REAR PORCHES AND BALCONY
3418	TOTAL HEATED AREA (WITHOUT ABOVE GARAGE)
4285	TOTAL HEATED AREA (WITH ABOVE GARAGE)
5142	TOTAL ENCLOSED AREA
5607	TOTAL SQUARE FOOTAGE

NOTE:
ALL THROUGH HEAD HEIGHT ON FIRST LEVEL SHALL BE 7'-4" EXCEPT WHERE NOTED ON PLAN.
10'-0" HIGH CEILING FIRST 8'-0" HIGH CEILING SECOND EXCEPT WHERE NOTED ON PLAN.

USE INSTRUCTIONS: REVISIONS TO COPY, REVISIONS TO USE THIS SECTION ON LOCATIONS OTHER THAN THE INDICATED LOCATIONS.
DESIGNED FOR: [Redacted]
SHEET: [Redacted]
PLAN NO.: [Redacted]





WOODEN JOIST
WOODEN BEAMS HAVE A MINIMUM TREAD
DEPTH OF 4" AT THE HANDED EDGE
AND SHALL HAVE A MINIMUM TREAD
DEPTH OF 1 1/2" AT A POINT 12" FROM
THE HANDED EDGE.

NOT FOR PERMIT

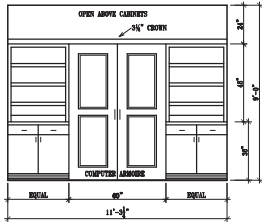
NOT FOR CONSTRUCTION

Notes to General Contractor and All other Sub-contractors: Section and Association does not warrant in any way for errors, omissions, or other defects in this drawing. It is the responsibility of the user to verify all dimensions and conditions on the ground before construction. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for the accuracy of all information provided. The user shall be responsible for the accuracy of all information provided. The user shall be responsible for the accuracy of all information provided.

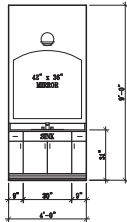
DESIGNED FOR: _____

PLAN NO. _____

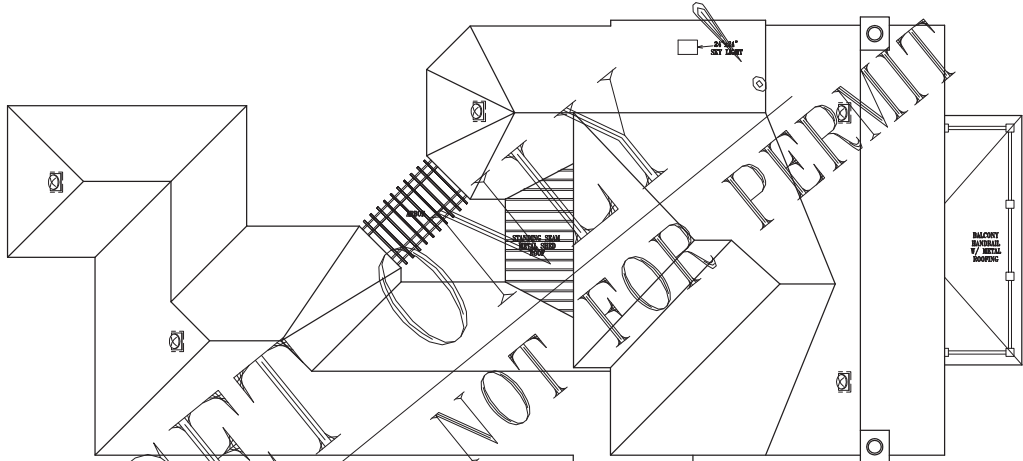
SHEET 4



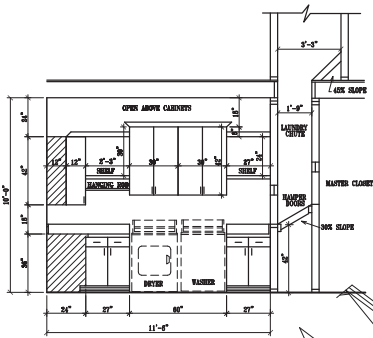
HOME OFFICE CABINET DETAILS
SCALE: 3/8" = 1'-0"



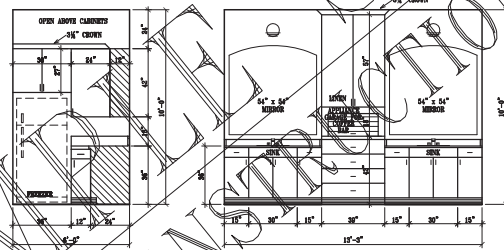
DRESSING AREA #1 & #2
SCALE: 3/8" = 1'-0"



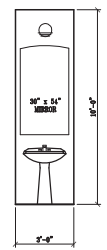
ROOF PLAN
SCALE: 3/8" = 1'-0"



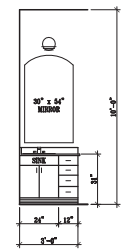
UTILITY CABINET DETAILS
SCALE: 3/8" = 1'-0"



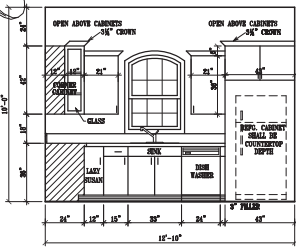
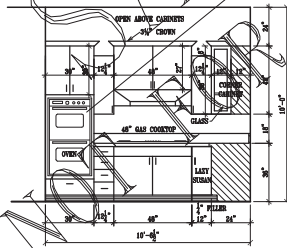
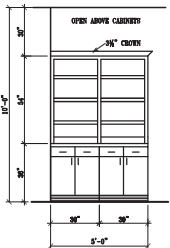
MASTER BATH CABINET DETAILS
SCALE: 3/8" = 1'-0"



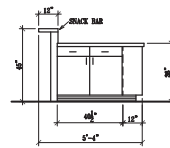
1/2 BATH
SCALE: 3/8" = 1'-0"



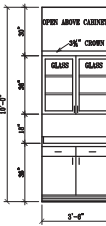
BATH #3
SCALE: 3/8" = 1'-0"



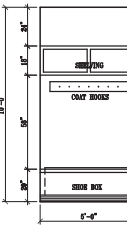
KITCHEN CABINET DETAILS
SCALE: 3/8" = 1'-0"



KITCHEN ISLAND CABINET DETAILS
SCALE: 3/8" = 1'-0"



BUTLERS PANTRY
SCALE: 3/8" = 1'-0"



DROP OFF AREA
SCALE: 3/8" = 1'-0"

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