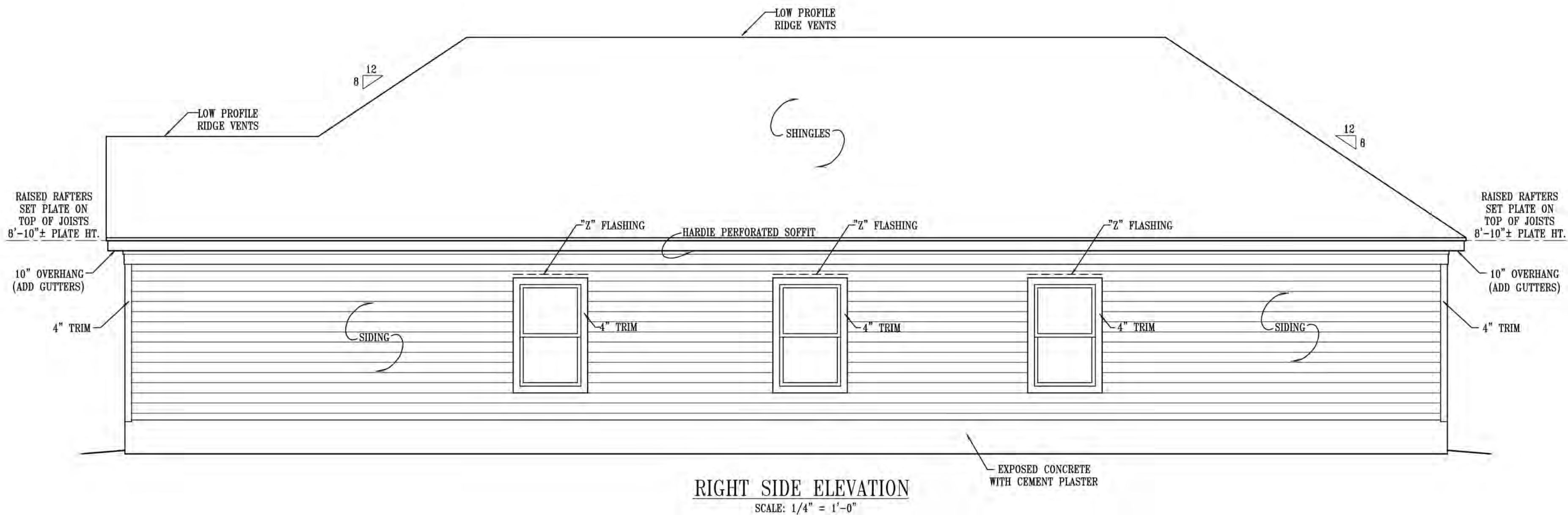
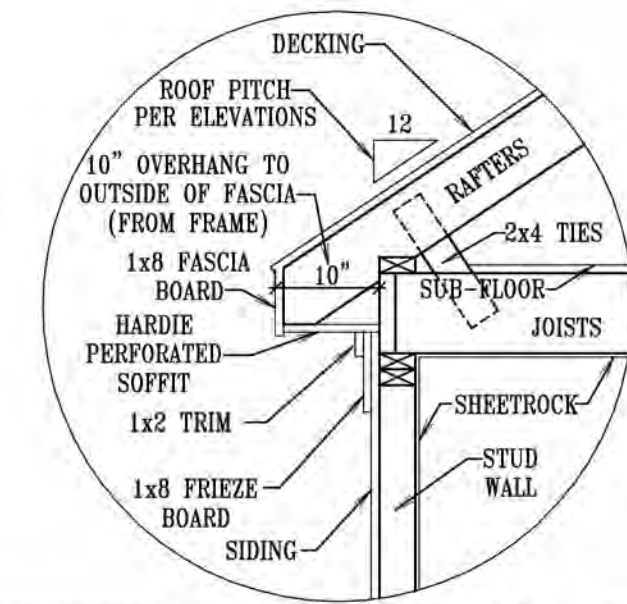


NOTE:
FOUNDATION WALL HEIGHT SHALL BE A MINIMUM OF 18" ABOVE GRADE TO THE FINISHED FIRST FLOOR OF MAIN LEVEL.

NOTE:
ALL WINDOWS SHALL HAVE TRUE DIVIDED LITES AS SHOWN.

NOTE:
ALL HORIZONTAL SIDING MUST HAVE A 6" REVEAL.



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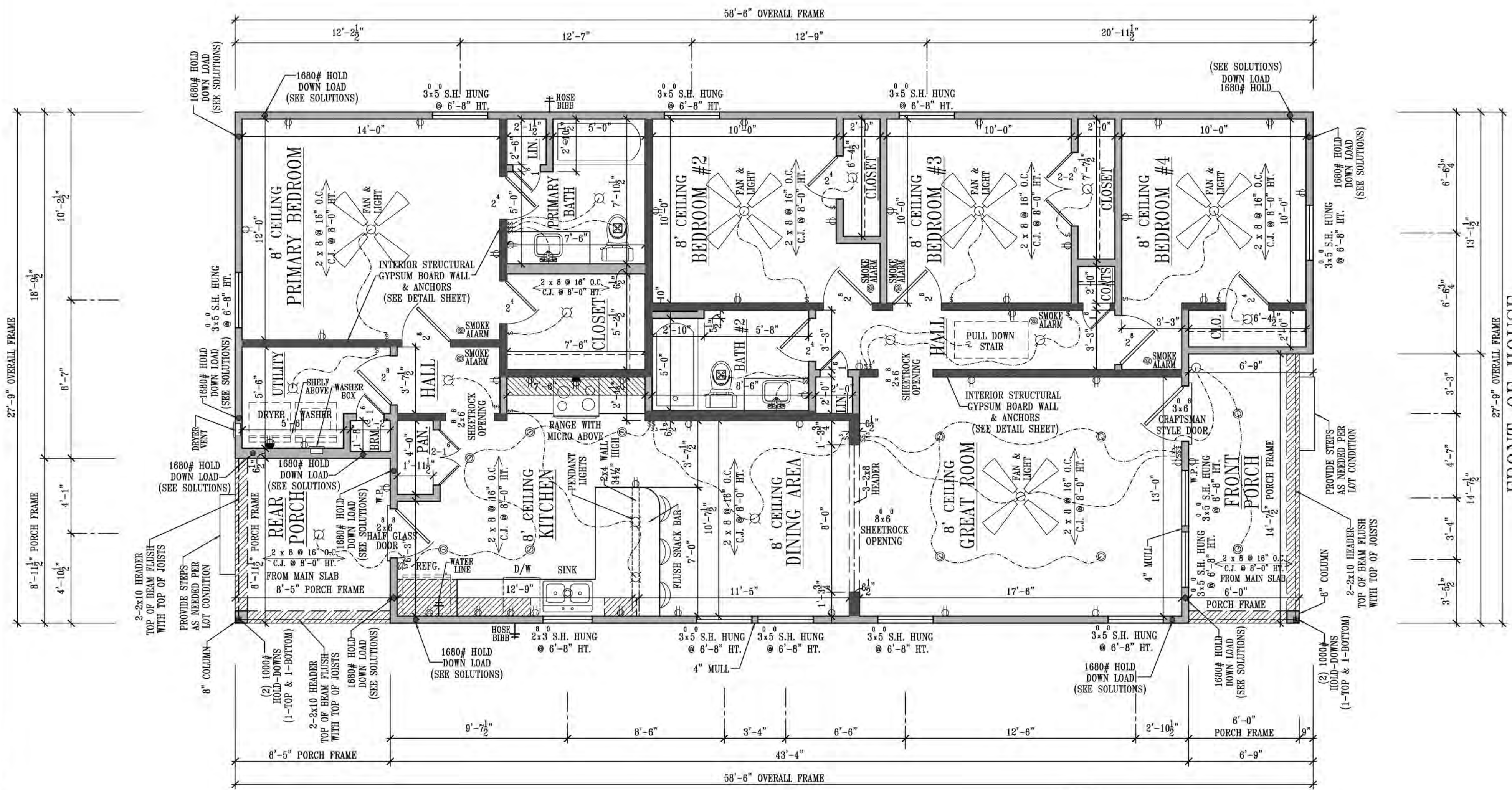
251 Germantown Bend Cove
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(901)-755-8840
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WWW.SULLIVANHOMEPLANS.COM

Sullivan Associates
HOME PLANS
www.sullivanhomeplans.com



DESIGNED FOR: HOME KEY BUILDERS, LLC
LOT 73 RIDGEGROVE - A SUBDIVISION
PLAN NO: 1457-163-T DRIVE LEFT
4490 SUNNY VIEW DRIVE

MEMBER	BRIAN W.
10-20	JIMMY BALLARD
10-20	JIMMY BALLARD
7-23	SCOTT H.
	HAROLD M.
	DAVID G.



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

NOTE!
REFER TO MEMPHIS & SHELBY COUNTY CODE AMENDMENT ON ALTERNATIVE COMPLIANCE METHOD FOR MEETING THE STRUCTURAL REQUIREMENTS OF THE CODE'S SEISMIC PROVISIONS (SEE DETAIL SHEET)

NOTE!
BRACED WALL PANELS SHOWN ARE MANDATORY LOCATIONS. THE REMAINING STRUCTURE SHALL BE CONTINUOUSLY SHEATHED PER IRC 2021 CODE & MEMPHIS-SHELBY COUNTY ORDINANCE 442. (SEE DETAIL SHEET)

FOUNDATION ANCHOR SOLUTIONS
 1000# HOLD DOWN
 • TOP-COIL STRAP-CS18 (33" LONG)
 • BOTTOM-STHD14-STRAP TIE (CAST IN PLACE)
 1680# HOLD DOWN LOAD
 • STHD14-STRAP TIE (CAST IN PLACE)
 • DTT22-SDS2.5 WITH 1/2" ANCHOR BOLT (ADHESIVE SOLUTION)

NOTE!
ALL SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM & ALL IMMEDIATE AREAS OUTSIDE EACH BEDROOM. SMOKE DETECTORS MUST BE INSTALLED IN ACCORDANCE WITH IRC CODE SECTION R314.

NOTE!
ALL WALLS ARE 4-1/2" THICK UNLESS NOTED OTHERWISE. THIS DIMENSION INCLUDES SHEETROCK. ALL DIMENSIONS ARE SHEETROCK TO SHEETROCK

8'-0" HIGH CEILINGS EXCEPT WHERE NOTED OTHERWISE ON PLAN

SQUARE FOOTAGE
 1449 HEATED DOWN
 163 FRONT & REAR PORCHES
 1449 TOTAL HEATED AREA
 1612 TOTAL UNDER ROOF

GENERAL NOTES & SPECIFICATIONS

- *To minimize excessive moisture and mold condition, provide an approved vapor barrier under footings, slabs, and floor joists at ground level. Use an exterior sheathing with a sufficient perm rating on all outside walls. Properly 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 sized by Certified Building Designer or Registered Engineer.
- *All valleys in roofs to be supported midway to load bearing walls below.
- *All standard, minimum code connection and fastening practices are to be adhered to by qualified foundation, framing, drywall, trim, and masonry contractors.
- *If this home plan shows a door or window opening closer than 4'-0" to any exterior corner and a full 4" plywood sheathing cannot be placed within 8' of corner, use approved manufactured wall panel such as Simpson Strong Wall or equal.
- *Dryer vents to run horizontally within the walls for a maximum distance of 25'. Every 90 degree turn reduces the maximum length by 5' unless approved sweep connection is used.
- *If building on disturbed soil, building pad area to be compacted to within 95% of solid, undisturbed soil conditions.
- *Provide & locate smoke detectors in hallways adjacent to bedrooms & in every bedroom.
- *All window sizes shown are nominal sizes only. Verify nominal sizes with window supply company of choice for comparable sizes and supply frames with rough opening sizes.

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BUILDERS PLAN SERVICE

DESIGNED FOR: HOME KEY BUILDERS, LLC
 LOT 73 RIDGEGROVE - A SUBDIVISION
 PLAN NO. 1457-163-T DRIVE LEFT
 4490 SUNNY VIEW DRIVE

SHEET
 2

MEMBER	A	B	D
10-20	JIMMY BALLARD	BRIAN W.	
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