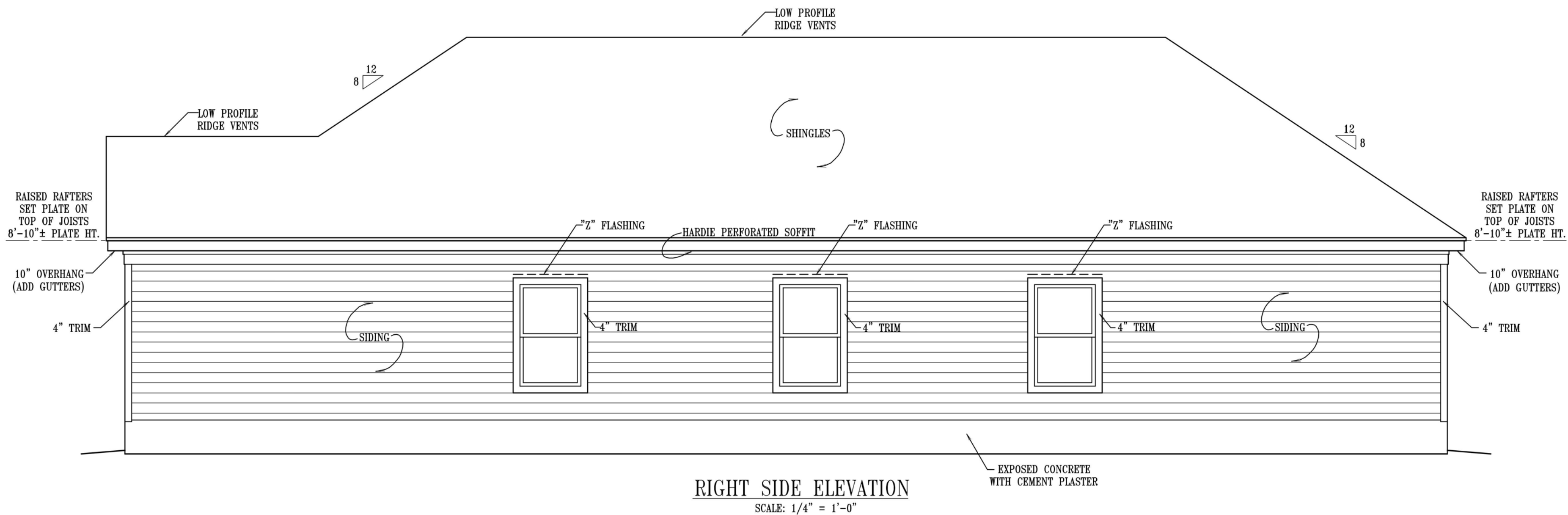
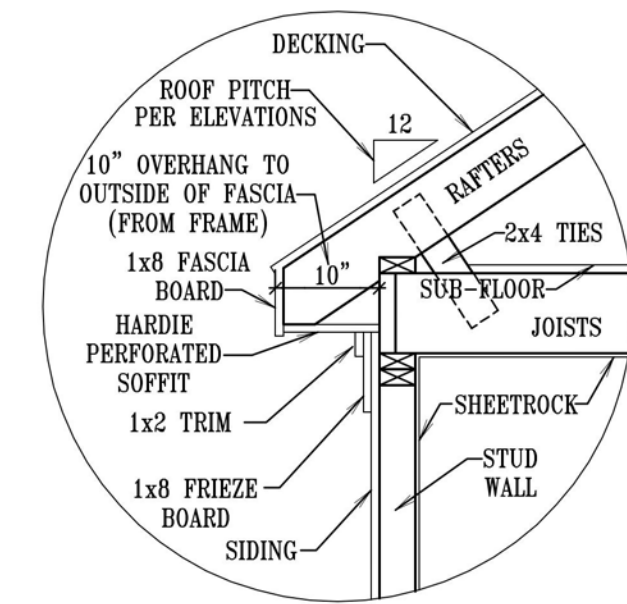


**NOTE:**  
FOUNDATION WALL HEIGHT SHALL BE A MINIMUM OF 18" ABOVE GRADE TO THE FINISHED FIRST FLOOR OF MAIN LEVEL.

**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  
Cordova, Tennessee 38018  
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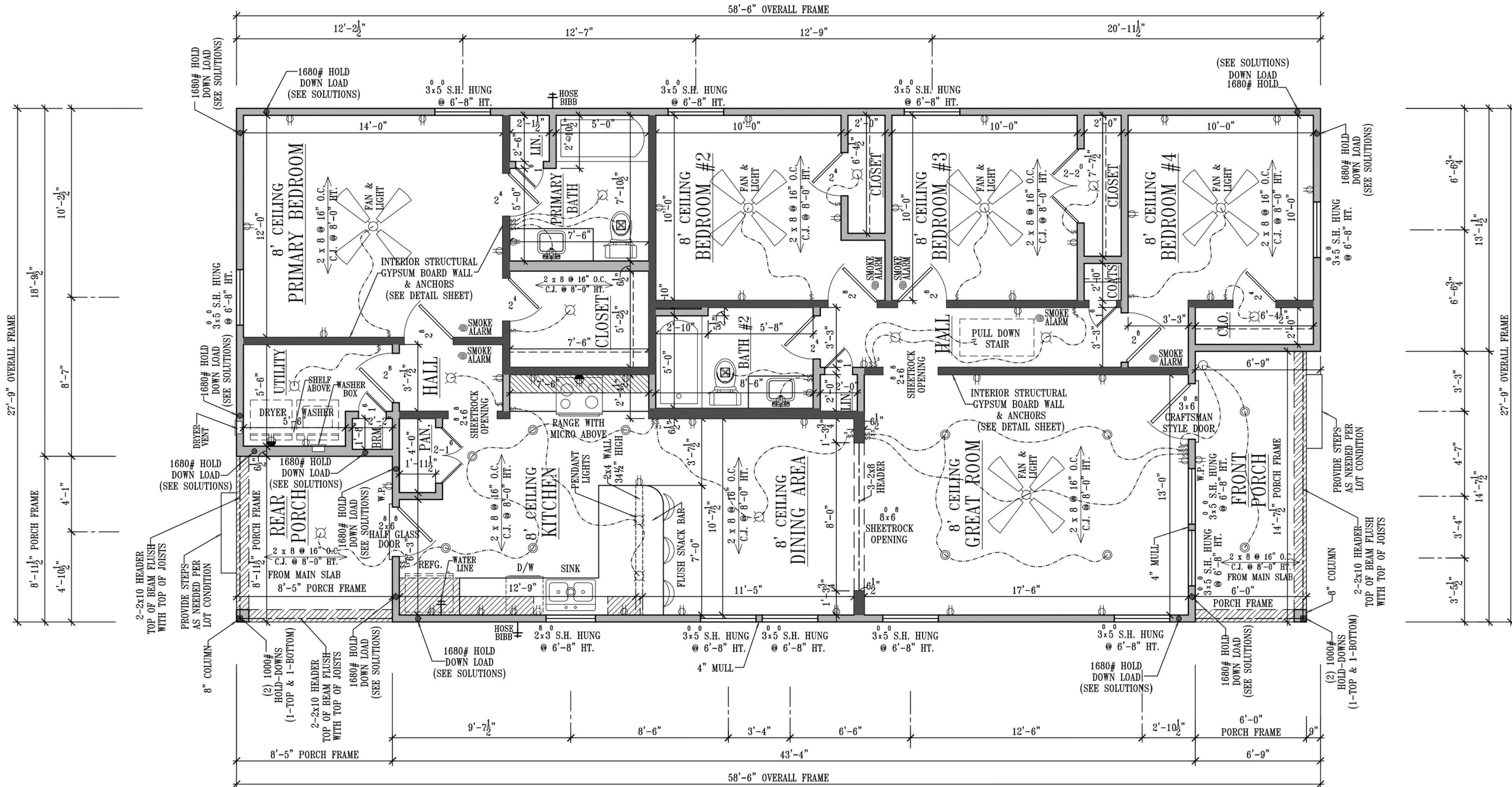
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DESIGNED FOR: HOME KEY BUILDERS, LLC  
LOT 73 RIDGEGROVE - A SUBDIVISION  
PLAN NO. 1457-163-T DRIVE LEFT  
4490 SUNNY VIEW DRIVE

SHEET  
**4**

MEMBER	10-20	JIMMY BALLARD	BRIAN W.
	10-20	JIMMY BALLARD	HAROLD M.
	7-23	SCOTT H.	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 LOAD  
• TOP-COIL STRAP-CS18 (33" LONG)  
• BOTTOM-STHD14-STRAP TIE (CAST IN PLACE)  
1680# HOLD DOWN LOAD  
• STHD14-STRAP TIE (CAST IN PLACE)  
• DTT2Z-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.

**FRONT OF HOUSE**

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