

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)

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)

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 systems 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 framer with rough opening sizes.

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.

8'-0" HIGH CEILINGS EXCEPT WHERE NOTED OTHERWISE

"FRAME" SQUARE FOOTAGE	"BRICK" SQUARE FOOTAGE
1343 HEATED AREA	1363 HEATED AREA
22 FRONT PORCH	18 FRONT PORCH
12 REAR PORCH	12 REAR PORCH
1343 TOTAL HEATED AREA	1363 TOTAL HEATED AREA
1377 TOTAL UNDER ROOF	1393 TOTAL UNDER ROOF

Note to General Contractor and fellow Sub-contractors: Sullivan and Associates does everything in our power to provide innovative, accurate, and efficient home plans for our customers. Our designs are checked and re-checked to eliminate costly mistakes in the field. In the event that an error or omission is discovered, stop work and notify us immediately to resolve the problem. If we are notified promptly, most oversights can be resolved quickly and economically. However, should work continue and we are not notified, accumulative expenses will occur and we shall not take financial responsibility for them.

MEMBER	THELMA B.
6-18	SCOTT H.
12-18	SCOTT HYMAN
08-23	SCOTT HYMAN
	DAVID G.
	JOHN W.

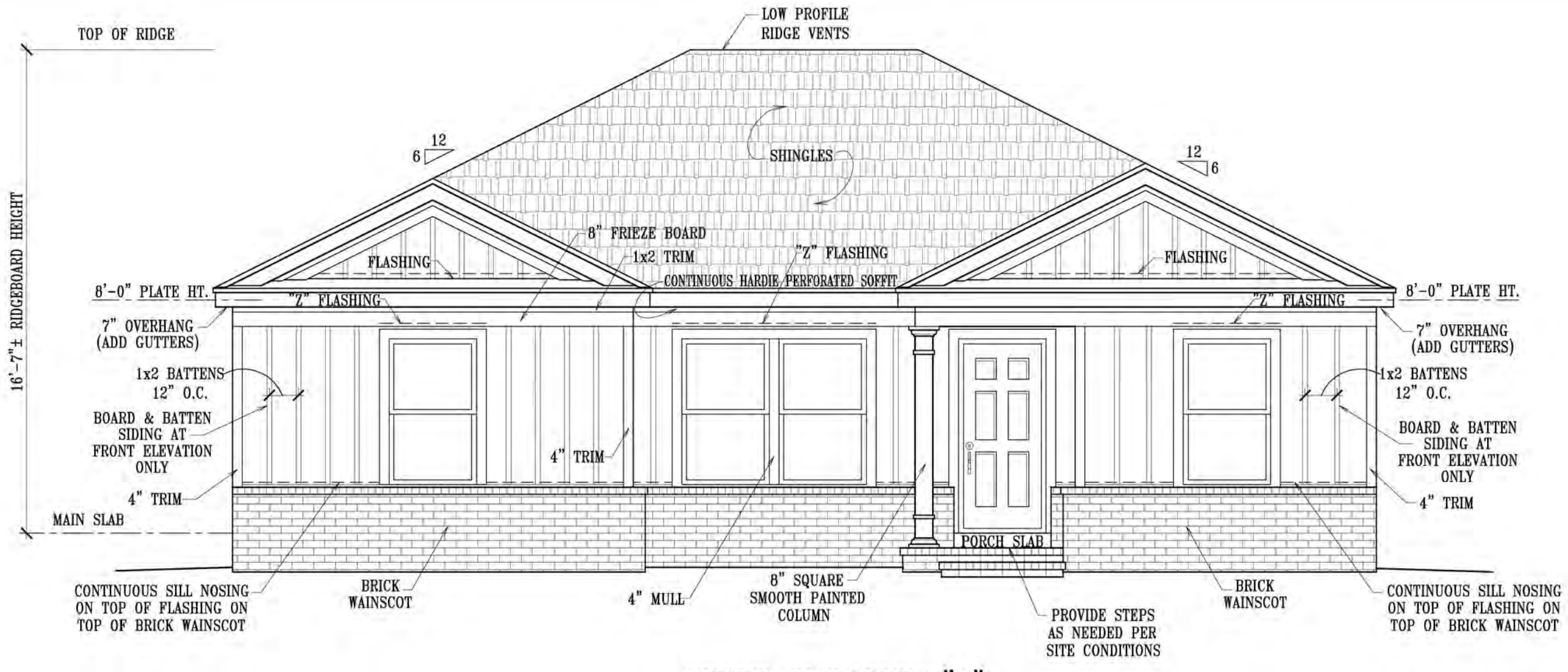
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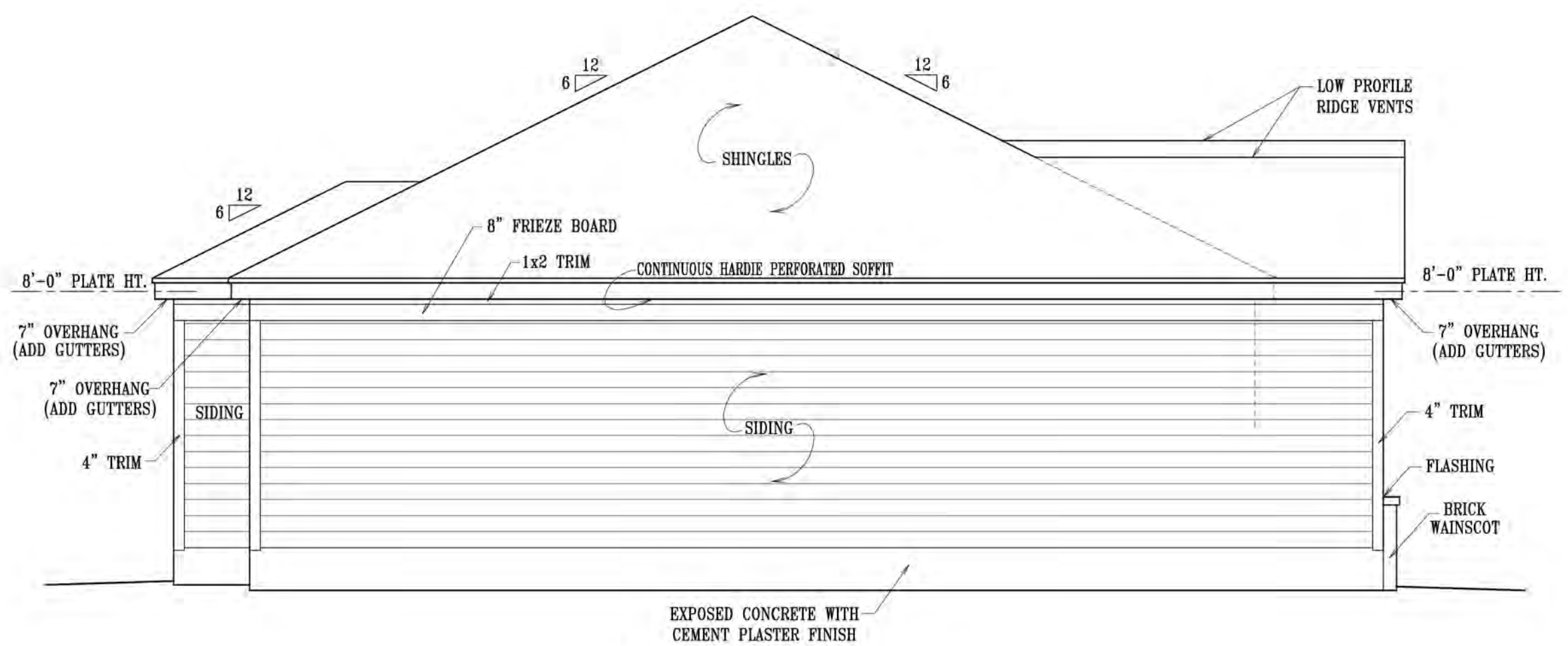


DESIGNED FOR: HOME KEY BUILDERS, LLC
LOT #XXXXXXXXXX
PLAN NO. 1368-30-T (ELEVATION A) DRIVE RIGHT

ADDRESS:



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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DESIGNED FOR: HOME KEY BUILDERS, LLC
LOT #XXXXXXXXXX
PLAN NO.
1368-30-T (ELEVATION A) DRIVE RIGHT

SHEET
4

ADDRESS:

MEMBER
A
B D
AMERICAN INSTITUTE OF BUILDING DESIGN

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12-18	SCOTT HYMAN	DAVID G.
08-23	SCOTT HYMAN	JOHN W.