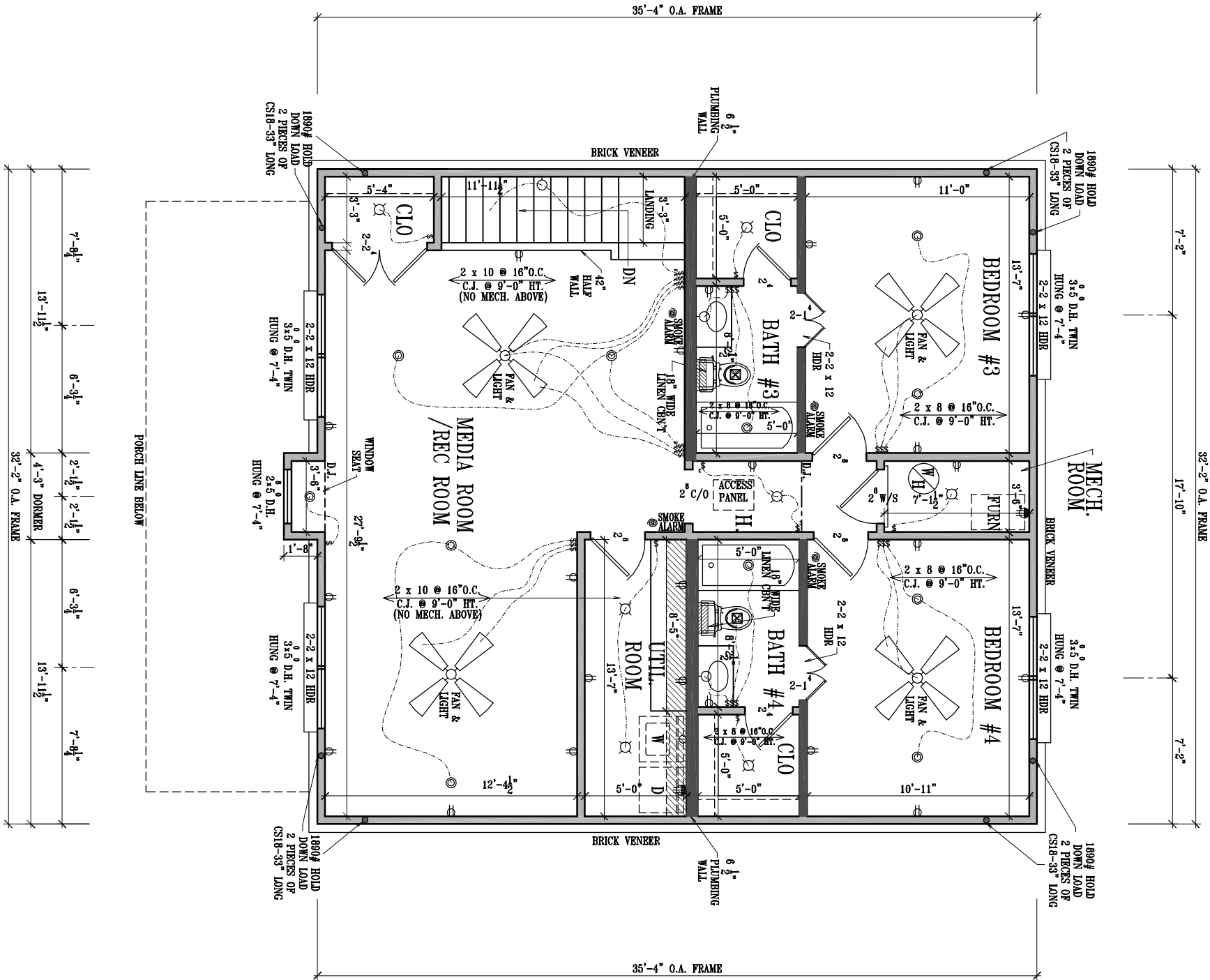


SECOND LEVEL FLOOR PLAN

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



GENERAL NOTICE

- *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 framer with rough opening sizes.

INTERIOR STRUCTURAL
GIPSON BOARD WALL
& ANCHORS
(SEE DETAIL SHEET)

SECOND STORY HOLD DOWN SOLUTIONS
1890# HOLD DOWN LOAD
• (2) PIECES OF CS18 (33" LONG WITH 104 NAILS)

NOTE: BEFORE HANGING WINDOWS!!!
If the bottoms of windows on 2nd floors or sloping lots are higher than 72" above the finished grade or outer surface below, the window sills must be a minimum of 24" above the finished floor of the rooms in which they are located. This may require hanging the windows higher than the normal 6'-8" height.

NOTE
HOME IS TO BE CONTINUOUSLY
SHEATHED PER METHOD 3
PER 2012 IRC

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

PROVIDE & LOCATE SMOKE DETECTORS
IN HALLWAYS ADJACENT TO
BEDROOMS & IN EVERY BEDROOM

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.

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3

SHEET

DESIGNED FOR: MERIDIAN PROPERTIES

SPOTTSWOOD

PLAN NO.

1172-1159-254-F



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