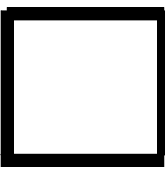


☉ CARBON MONOXIDE/SMOKE DETECTOR
 ☈ SMOKE DETECTOR
 A.E.B.O. = AS ENGINEERED BY OTHERS
 ALL INTERIOR DOORS ON THIS FLOOR SHALL BE 6'-8" HIGH.
 PROVIDE 9' CEILINGS
 SET WINDOW HEADER HEIGHTS TO MATCH 6'-0" DOOR HEIGHTS.

BASEMENT PLAN

1/8" = 1'-0"

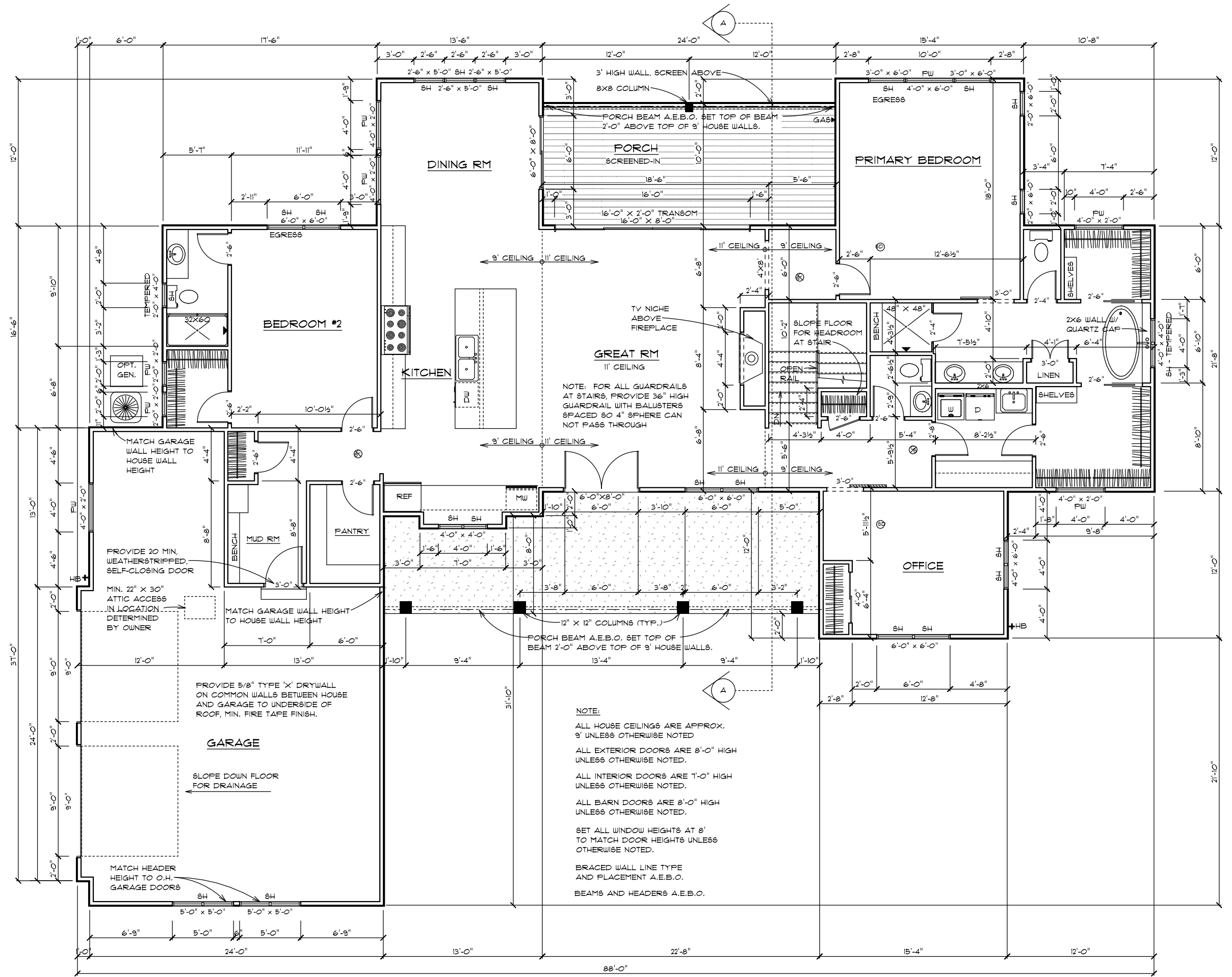
1,205 SF FINISHED FLOOR AREA
 1,274 SF UNFINISHED FLOOR AREA



NEW RESIDENCE
 TBD NORTHBRIDGE CLOSE
 KINGSTON, TN 37163
 LOT 83, LADD LANDING

PLAN 3599-A

SAPPHIRE HOMES
 BILL.SAPPHIREHOMES@GMAIL.COM
 910-669-0822



GREAT RM
11' CEILING

NOTE: FOR ALL GUARDRAILS AT STAIRS, PROVIDE 3/8" HIGH GUARDRAIL WITH BALUSTERS SPACED 80 4" SPHERE CAN NOT PASS THROUGH

NOTE:

ALL HOUSE CEILINGS ARE APPROX. 9' UNLESS OTHERWISE NOTED

ALL EXTERIOR DOORS ARE 8'-0" HIGH UNLESS OTHERWISE NOTED.

ALL INTERIOR DOORS ARE 7'-0" HIGH UNLESS OTHERWISE NOTED.

ALL BARN DOORS ARE 8'-0" HIGH UNLESS OTHERWISE NOTED.

SET ALL WINDOW HEIGHTS AT 8' TO MATCH DOOR HEIGHTS UNLESS OTHERWISE NOTED.

BRACED WALL LINE TYPE AND PLACEMENT A.E.B.O.

BEAMS AND HEADERS A.E.B.O.

MAIN FLOOR PLAN

1/8" = 1'-0"

2,394 SF FINISHED FLOOR AREA
128 SF GARAGE FLOOR AREA

+HB HOSE BIB
+GAS GAS CONNECTION
⊗ CARBON MONOXIDE/SMOKE DETECTOR
⊙ SMOKE DETECTOR
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GENERAL NOTES:

THE INTENT OF THESE DRAWINGS IS TO PROVIDE STRUCTURAL, FOUNDATION, SAFETY, AND DESIGN INFORMATION NECESSARY TO OBTAIN A BUILDING PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR SECONDARY DECISIONS REGARDING, BUT NOT LIMITED TO, FINISHES, TRIM, DECORATIVE ELEMENTS, FLASHING, CAULKING, WEATHERPROOFING, NON-STRUCTURAL ELEMENTS, LIGHTING AND PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ETC., AND PROPER INSTALLATION OF ALL WORK IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE AND THE RELEVANT BUILDING CODES.

ALL CONSTRUCTION SHALL COMPLY WITH 2018 IRC AND ROANE COUNTY AMENDMENTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS

DRAWINGS MAY NOT BE USED FOR MATERIAL TAKEOFFS - CONTRACTOR IS REQUIRED TO VERIFY ON-SITE MATERIAL MEASUREMENTS.

CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING BRACING, SHORING, TEMPORARY SUPPORT, AND PROTECTION OF EXISTING UTILITIES.

ANY CHANGES, ALTERATIONS, OR DEVIATIONS FROM THESE PLANS REQUIRES CONSULTATION AND APPROVAL FROM THE BUILDER.

SCOPE OF PROJECT IS CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE.

STRUCTURAL NOTES:

THESE STRUCTURAL NOTES ARE INTENDED AS DEFAULT REQUIREMENTS AND SHALL BE SUPERCEDED BY ANY MORE STRINGENT SPECIFICATIONS OR DRAWINGS PROVIDED BY THE STRUCTURAL ENGINEER.

FRAMING LUMBER SHALL BE HEM-FIR #2, WITH STUDS @ 16" O.C. SPF LUMBER MAY BE USED IN NON-BEARING PARTITION WALLS. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR ROT-RESISTANT SPECIES.

LAMINATED VENEER LUMBER (LVL) MATERIAL SHALL PROVIDE MIN. 2,600 PSI Fb AND 1.9M ELASTIC MODULUS

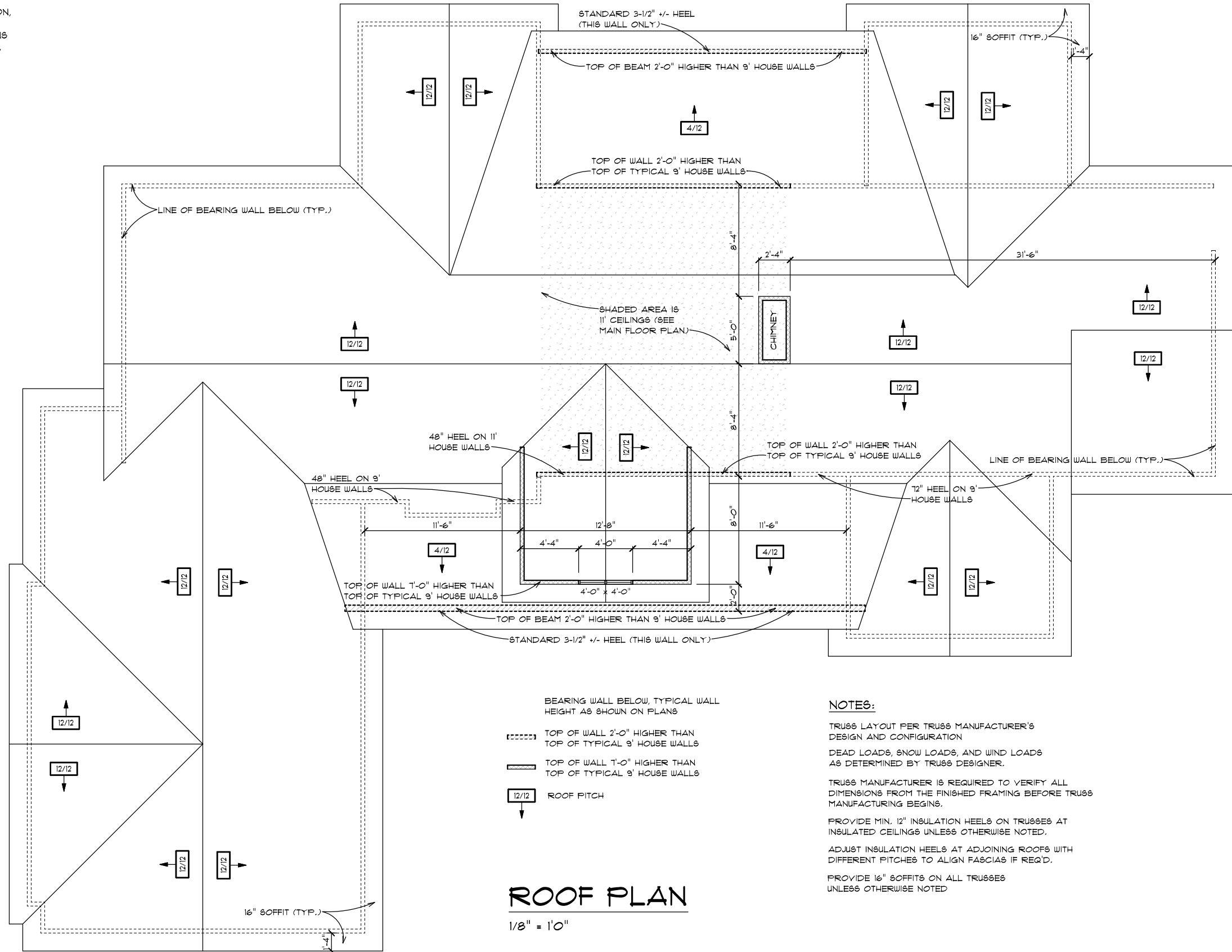
WALL SHEATHING SHALL BE APA RATED 7/16". INSTALL ACCORDING TO MAN'R INSTRUCTIONS. NAIL TO STUDS WITH 8d NAILS @ 4" O.C. ON PANEL EDGES, 12" O.C. ON INTERMEDIATE STUDS. BLOCK ALL UNSUPPORTED PANEL EDGES.

ROOF SHEATHING SHALL BE APA RATED MIN. 7/16" UNLESS OTHERWISE NOTED. INSTALL ACCORDING TO MAN'R INSTRUCTIONS. NAIL TO STRUCTURE WITH 8d NAILS @ 6" O.C. STAGGER PANEL END JOINTS, AND INSTALL WITH LONG AXIS PERPENDICULAR TO JOISTS.

TRUSSES SHALL BE ENGINEERED BY THE MAN'R. ALL HANGERS AND CONNECTORS SHALL BE SUPPLIED BY MAN'R IN ACCORDANCE WITH LOADS DERIVED BY THE TRUSS DESIGN.

ALL OTHER FRAMING CONNECTORS, HANGERS, AND ANCHORS SHALL BE SIMPSON STRONG-TIE OR EQUAL. INSTALL ACCORDING TO MAN'R INSTRUCTIONS.

INSTALL ALL NAILS IN ACCORDANCE WITH IRC TABLE 602.3(1) UNLESS OTHERWISE NOTED.

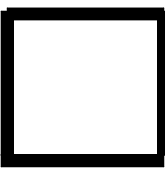


ROOF PLAN

1/8" = 1'0"

NOTES:

- TRUSS LAYOUT PER TRUSS MANUFACTURER'S DESIGN AND CONFIGURATION
- DEAD LOADS, SNOW LOADS, AND WIND LOADS AS DETERMINED BY TRUSS DESIGNER.
- TRUSS MANUFACTURER IS REQUIRED TO VERIFY ALL DIMENSIONS FROM THE FINISHED FRAMING BEFORE TRUSS MANUFACTURING BEGINS.
- PROVIDE MIN. 12" INSULATION HEELS ON TRUSSES AT INSULATED CEILING UNLESS OTHERWISE NOTED.
- ADJUST INSULATION HEELS AT ADJOINING ROOFS WITH DIFFERENT PITCHES TO ALIGN FASCIAS IF REQ'D.
- PROVIDE 16" SOFFITS ON ALL TRUSSES UNLESS OTHERWISE NOTED



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FRONT ELEVATION

1/8" = 1'0"



REAR ELEVATION

1/8" = 1'0"

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METAL ROOFING ON SYNTHETIC UNDERLAYMENT. INSTALL PER MANUFACTURER SPECS.

7/16" OSB SHEATHING

TRUSSES @ 24" O.C. PER MAN'RS CONFIGURATION

R-38 INSULATION

12" HEEL, OR AS SHOWN ON ROOF PLAN

SIMPSON H2.5T HURRICANE TIE OR EQUAL @ EACH TRUSS

2X6 SUB FASCIA

D-METAL DRIP EDGE

1X8 FINISH FASCIA

SOFFIT - VENT @ 1 SF PER 150 SF ATTIC AREA

DOUBLE 2X4 TOP PLATE

7/16" OSB SHEATHING

2X4 STUDS @ 16" O.C.

R-13 FIBERGLASS INSULATION

SIDING, STUCCO, OR STONE OVER TYVEK MOISTURE BARRIER (NC)

1/2" DRYWALL

3/4" T&G OSB SHEATHING

2X4 BOTTOM PLATE

RIM JOIST

TRUSS JOISTS A.E.B.O.

2X10 REDWOOD OR PRESSURE-TREATED SILL PLATE

ANCHOR SILL PLATE PER PRE-CAST FOUNDATION PANEL CONNECTION SYSTEM

R-11 FOAM INSULATION AS PROVIDED BY FOUNDATION PANEL MANUFACTURER

3-1/2" PRE-CAST CONCRETE FOUNDATION PANEL. INSTALL PER MANUFACTURER'S SPECS

4" CONC. SLAB ON 6-MIL POLY VAPOR BARRIER

GRAVEL DRAIN

4" PERIMETER DRAIN

GRAVEL FOOTINGS AS REQUIRED BY PRE-CAST CONCRETE PANEL MANUFACTURER.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AND DOORS = .30

A.E.B.O. = "AS ENGINEERED BY OTHERS"

TYPICAL WALL DETAIL

SCALE: 3/8" = 1'0"



RIGHT SIDE ELEVATION

1/8" = 1'0"



LEFT SIDE ELEVATION

1/8" = 1'0"

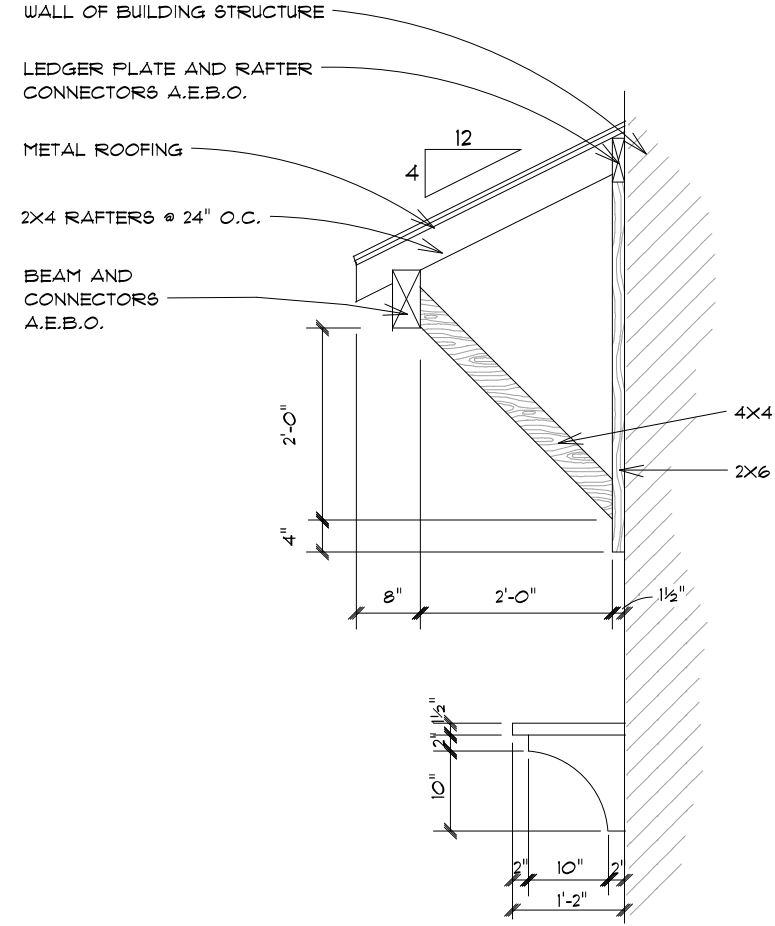
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BILL.SAPPHIREHOMES@GMAIL.COM
910-669-0822

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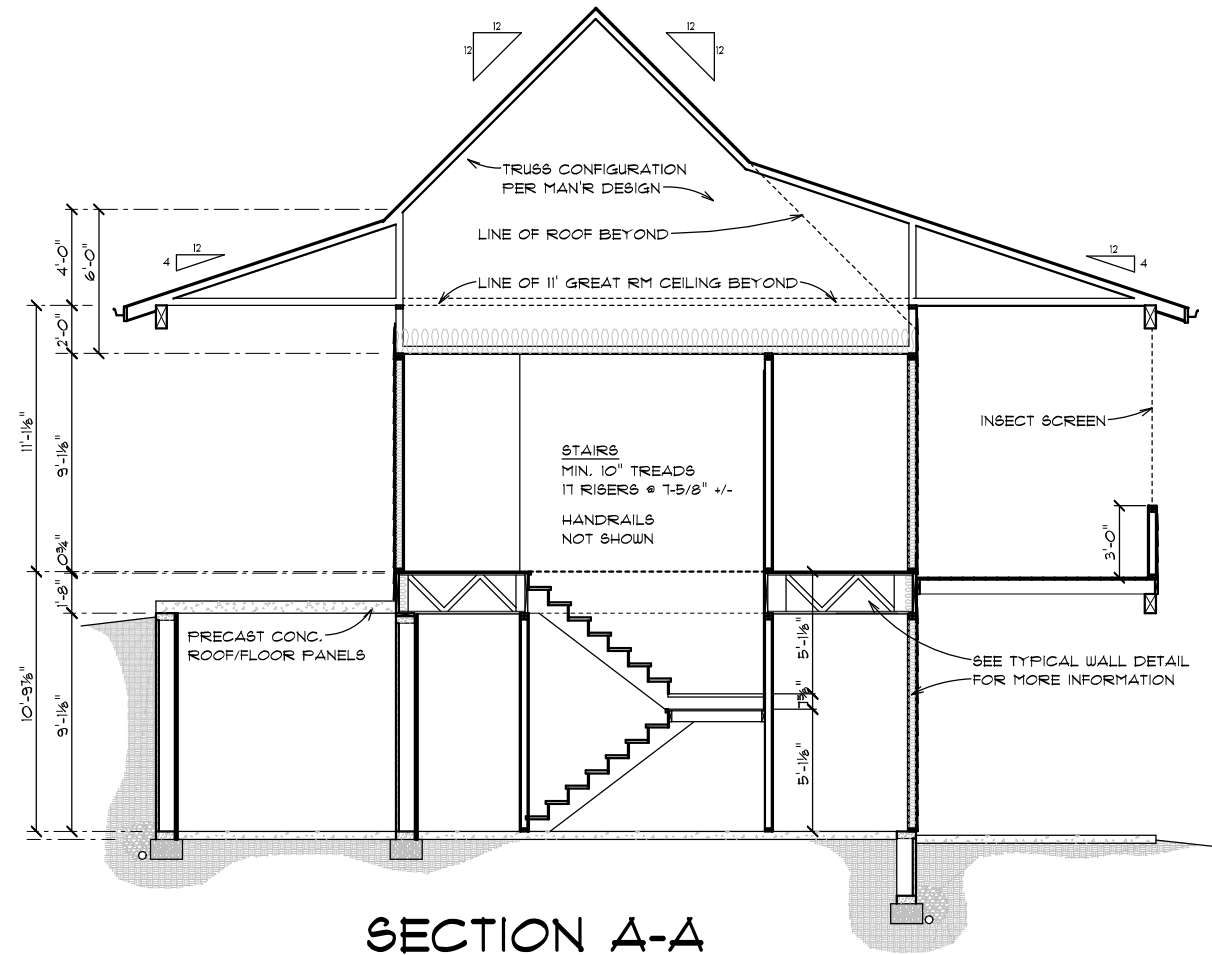
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NOTE: "A.E.B.O." = "AS ENGINEERED BY OTHERS"

WINDOW OVERHANG DETAIL

SCALE: 1/2" = 1'0"



SECTION A-A

1/8" = 1'0"

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SAPPHIRE HOMES
BILL.SAPPHIREHOMES@GMAIL.COM
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