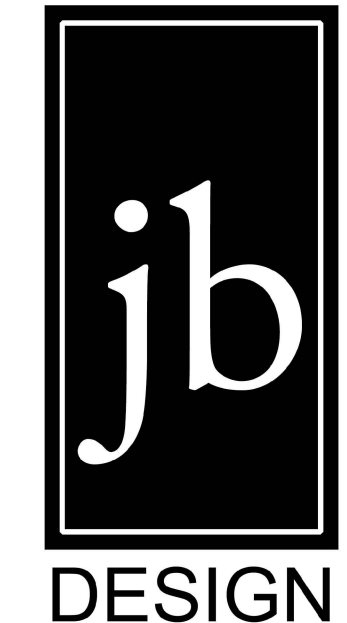


SUBJECT TO CHANGE



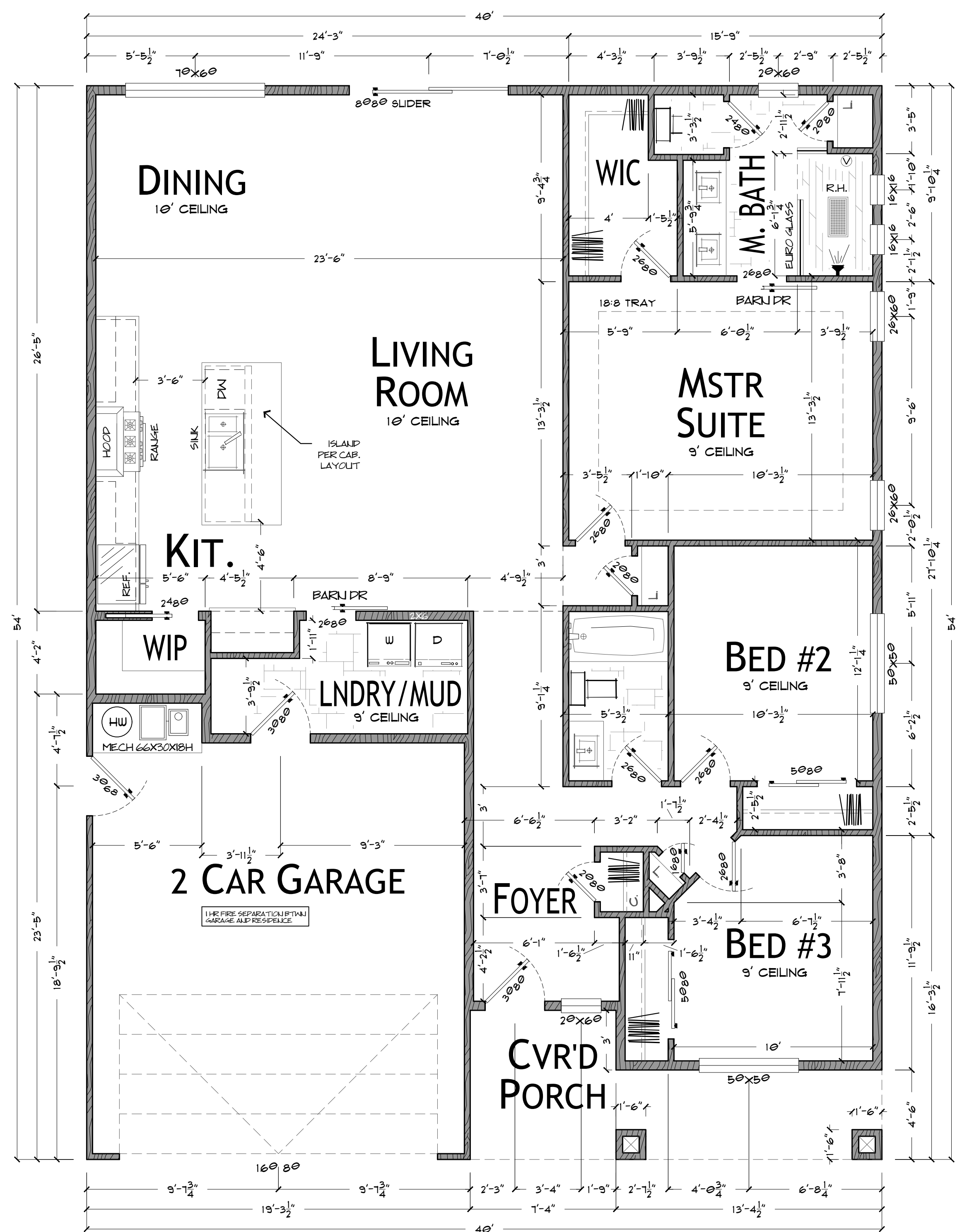
The Meadow
Grand Valley Estates
550 HOBBS COURT
FILING 3, BLOCK 1, LOT 8
PLAN 2-A

Grand Valley Estates
s u b d i v i s i o n



Meadow
Floor plan

A-1



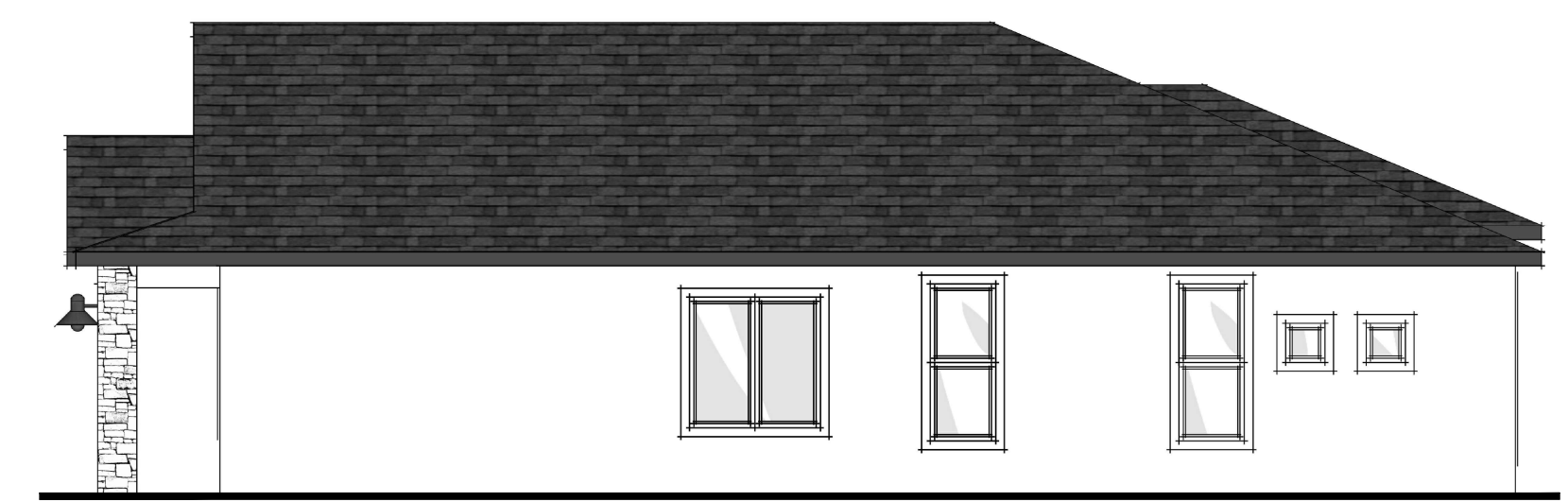
Main Floor
SCALE: 1/4" = 1'



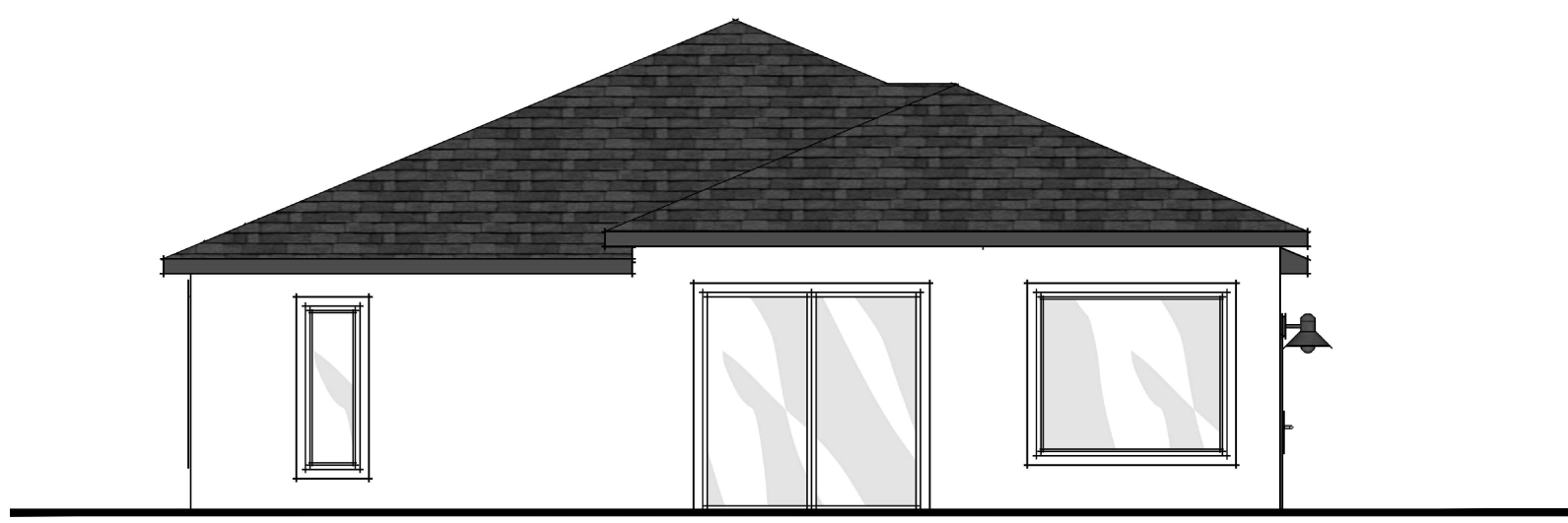
AREA	SQFT
MAIN FLOOR	1633
GARAGE	412
PORCH	115
TOTAL	2160

GENERAL NOTES

- ALL WALLS TO BE: 2X6 EXTERIOR, 2X4 GARAGE AND 2X4 INTERIOR UNLESS NOTED.
 - GAS & ELECTRIC SERVICE TO BE ORIENTED ON HOUSE SIDE.
 - 12" SOFFITS ON THE HOUSE SIDE - NO 16" SOFFITS.
 - A/C CONDENSER ON HOUSE SIDE.
 - ALL TYPICAL WINDOW HEADERS UNDER 6' SPAN TO BE (2) 2"X10" HEM-FIR GRADE #2 UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
 - ALL BEAMS AND HEADERS LONGER THAN A 6' SPAN TO BE CALLED OUT BY OTHERS.
 - ALL POCKET DOORS TO BE 2X6 WALLS UNLESS NOTED AND BUILT TO FOLLOWING R.O.: CALL +1" X 87-1/4".
 - 18" FLOOR TRUSSES REQUIRED FOR TWO STORY PLANS AND TO BE DESIGNED BY OTHERS.
 - ALL GARAGE DOOR HEADERS TO BE 2-PLY 11-7/8 LVL OR SIMILAR UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
 - FOUNDATION DESIGN TO BE DESIGNED BY OTHERS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO INSTALLATION.
 - TRASH CLEANUP TO BE DONE DAILY.
 - CEILING HEIGHTS TO BE 9' MAIN FLOOR & 8' 2ND STORY UNLESS NOTED.
 - WINDOW HEADER HEIGHTS TO BE NOTED ON THE ELEVATION.
 - R19 IN WALLS R38 IN LID.
 - ALL CONTRACTORS TO HAVE LIABILITY INSURANCE, WORKERS COMPENSATION INSURANCE, AND A CITY LICENSE.
 - SMOKE & CARBON MONOXIDE DETECTORS PER CODE.
 - SAFETY GLASS PER CODE.
 - PROVIDE DRAINAGE AWAY FROM BUILDING.
 - SITE PLAN PROPERTY LINE IDENTIFICATION AT TIME OF INSPECTION.
 - ALL WORK PER 2012 IRC AND 2011 NEC.
 - MECH PLAT FROM IN GARAGE MUST BE 18" ABOVE FINISHED FLOOR.
- JB ARCHITECTURAL SERVICES HAS NOT PROVIDED STRUCTURAL ENGINEERING SERVICES FOR THIS PROJECT. ALL STRUCTURAL RELATED ELEMENTS OF THIS PLAN TO BE REVIEWED AND DESIGNED BY OTHERS.



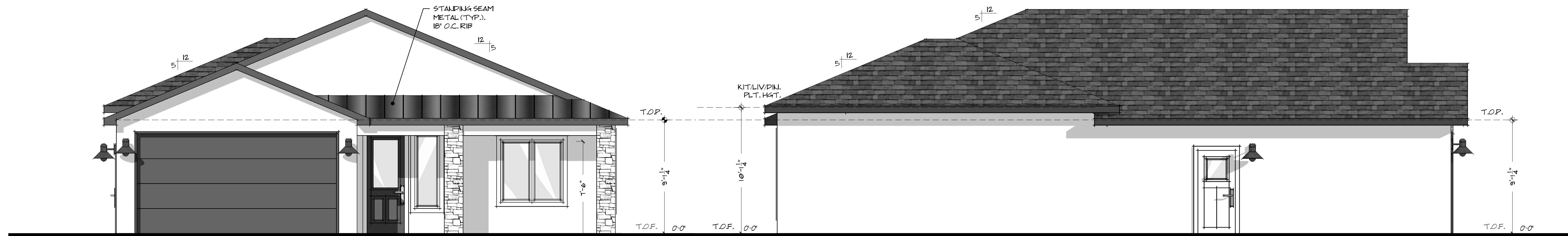
Right Elevation



Back Elevation

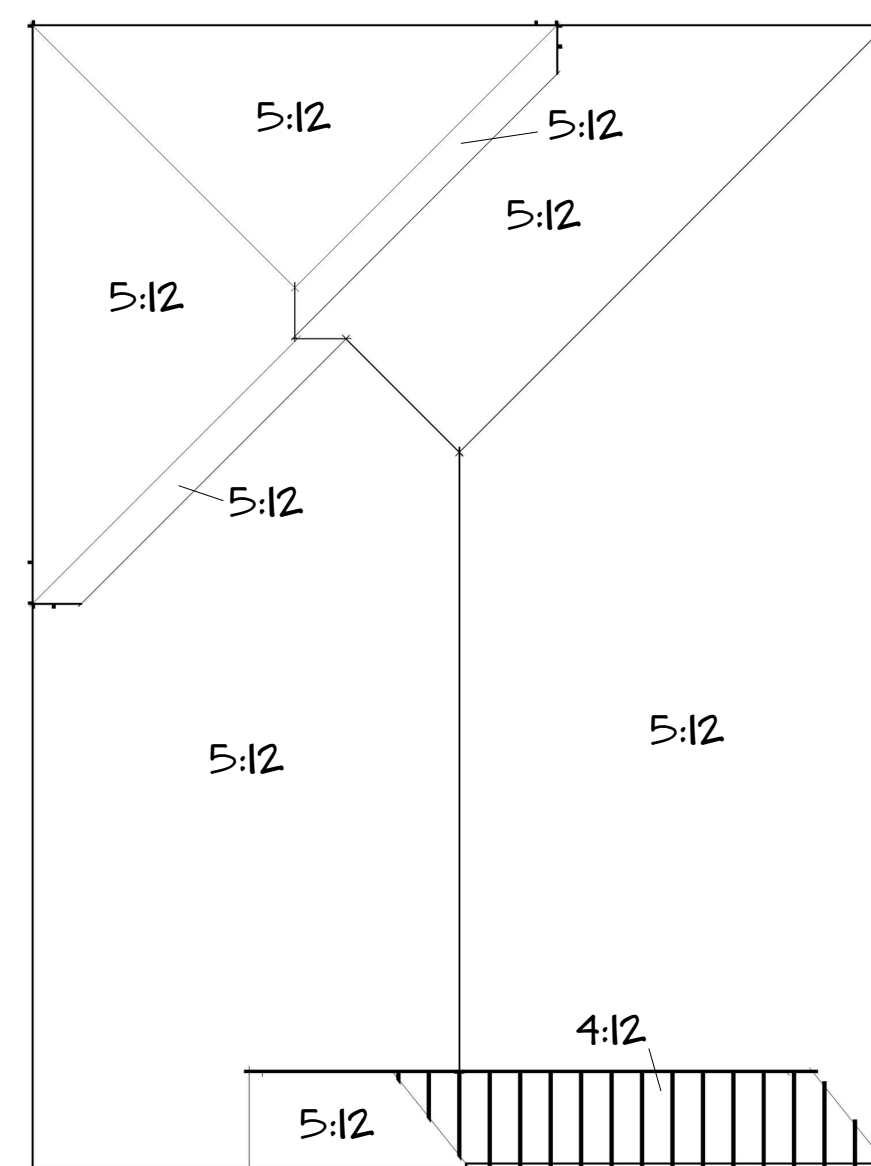


Left Elevation

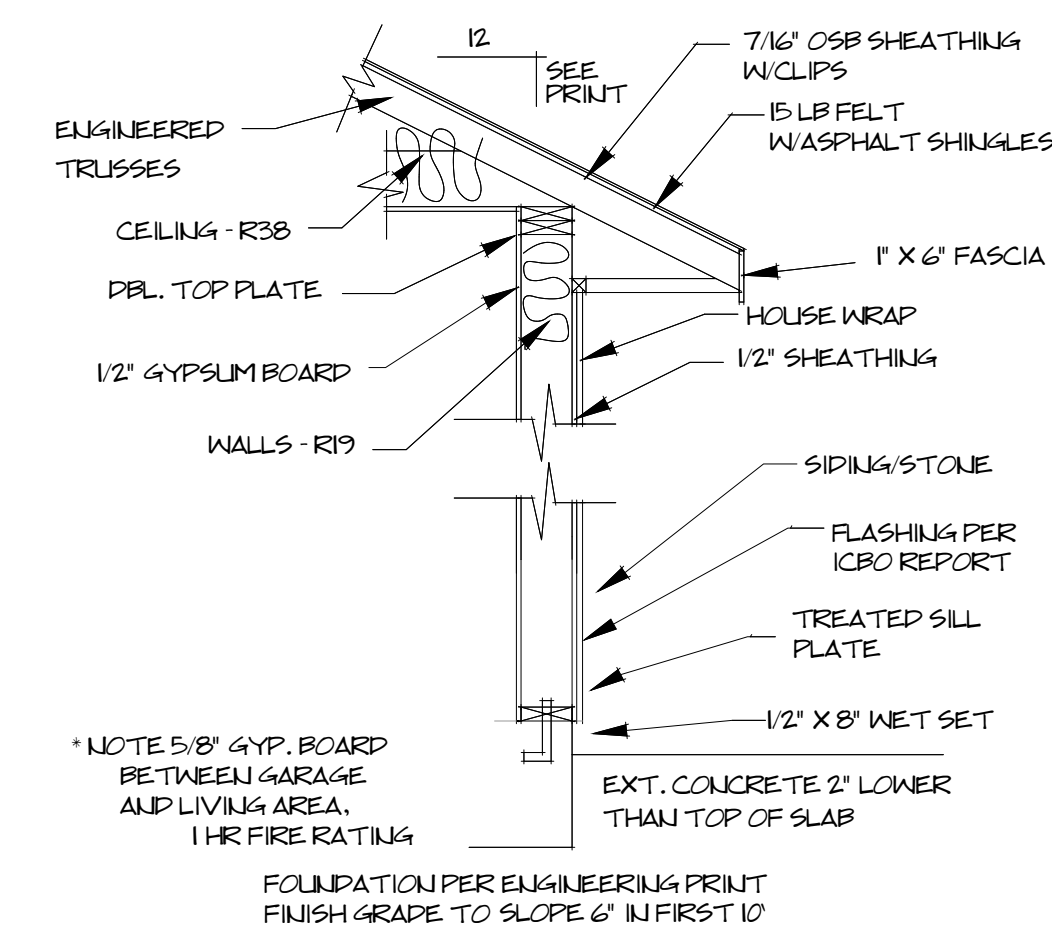


Front Elevation
SCALE: 1/4" = 1'

Left Elevation
SCALE: 1/4" = 1'



Roofline

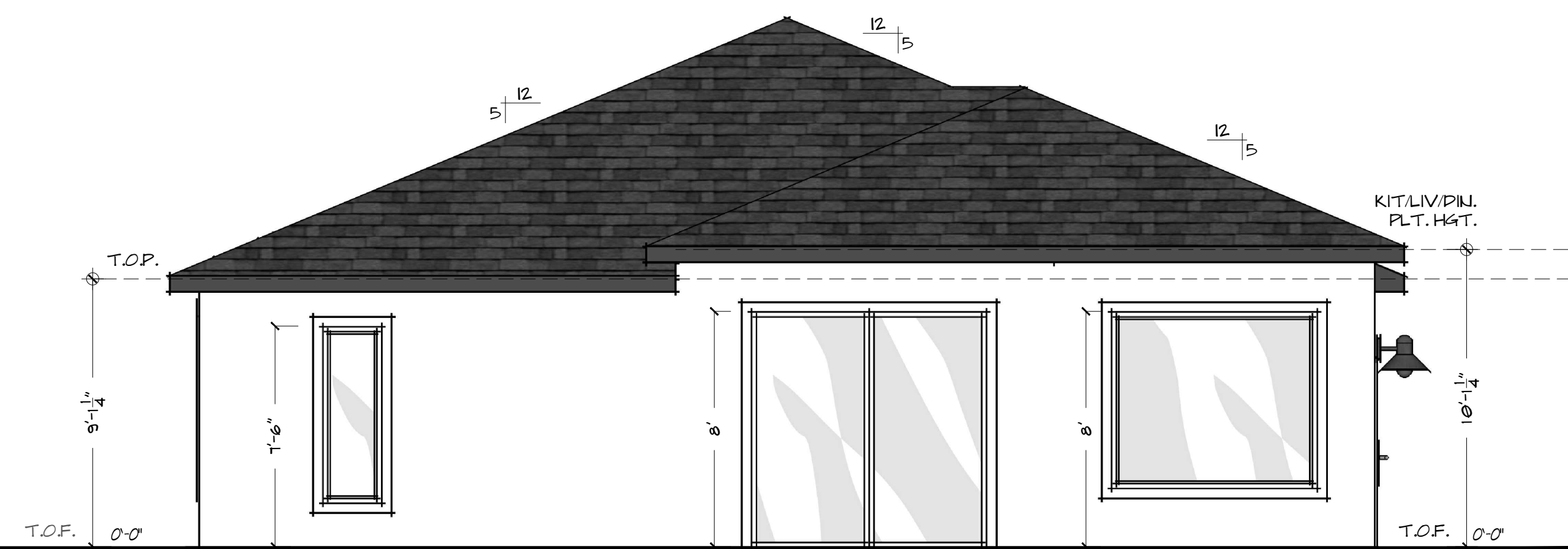


Wall Section

SUBJECT TO CHANGE



Right Elevation
SCALE: 1/4" = 1'



Back Elevation
SCALE: 1/4" = 1'