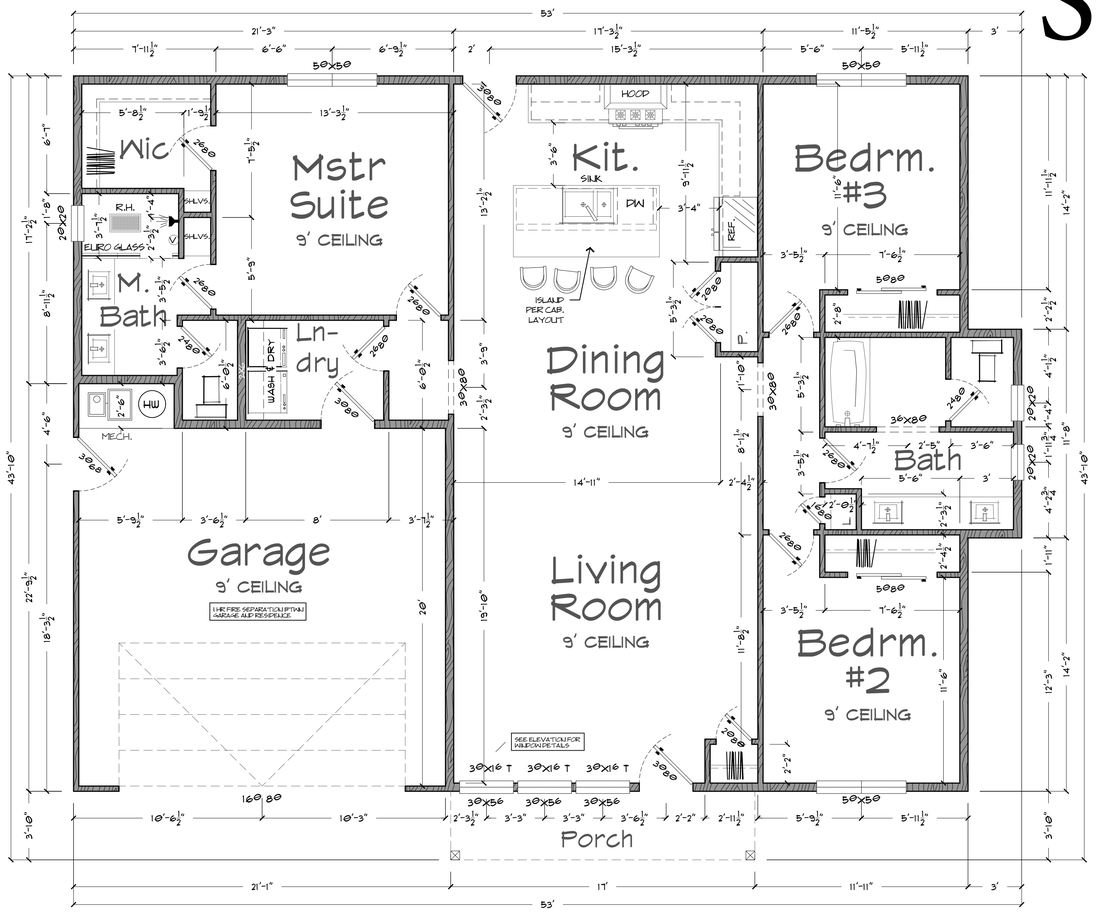
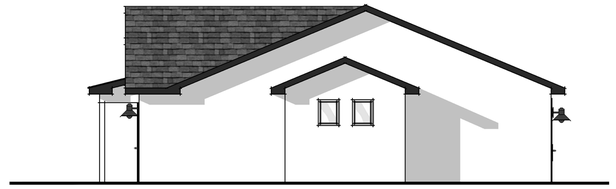
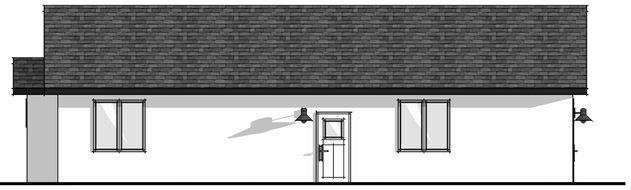
SUBJECT TO CHANGE



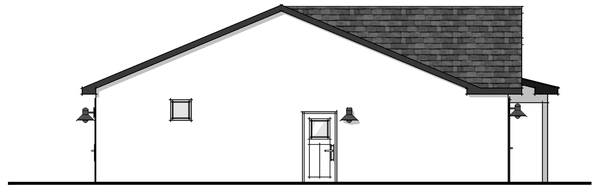
AREA	SQFT
MAIN FLOOR	1600
GARAGE	436
PORCH	65
TOTAL	2101



Right Elevation



Back Elevation



Left Elevation

Main Floor

SCALE: 1/4" = 1'

GENERAL NOTES

1. ALL WALLS TO BE: 2X6 EXTERIOR, 2X4 GARAGE AND 2X4 INTERIOR UNLESS NOTED.
2. GAS & ELECTRIC SERVICE TO BE ORIENTED ON HOUSE SIDE.
3. 12" SOFFITS ON THE HOUSE SIDE - NO 16" SOFFITS.
4. A/C CONDENSER ON HOUSE SIDE.
5. ALL TYPICAL WINDOOR HEADERS UNDER 6' SPAN TO BE (2) 2"X10" HEM FIR GRADE #2 UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
6. ALL BEAMS AND HEADERS LONGER THAN A 6' SPAN TO BE CALLED OUT BY OTHERS.
7. ALL POCKET DOORS TO BE 2X6 WALLS UNLESS NOTED AND BUILT TO FOLLOWING R.O.: CALL + 1" X 87-1/4".
8. 18" FLOOR TRUSSES REQUIRED FOR TWO STORY PLANS AND TO BE DESIGNED BY OTHERS.
9. ALL GARAGE DOOR HEADERS TO BE 2-PLY 11-7/8 LVL OR SIMILAR UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
10. FOUNDATION DESIGN TO BE DESIGNED BY OTHERS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO INSTALLATION.
12. TRASH CLEAN UP TO BE DONE DAILY.
13. CEILING HEIGHTS TO BE 9' MAIN FLOOR & 8' 2ND STORY UNLESS NOTED.
14. WINDOW HEADER HEIGHTS TO BE NOTED ON THE ELEVATION.
15. R19 IN WALLS R38 IN LID.
16. ALL CONTRACTORS TO HAVE LIABILITY INSURANCE, WORKERS COMPENSATION INSURANCE, AND A CITY LICENSE.
17. SMOKE & CARBON MONOXIDE DETECTORS PER CODE.
18. SAFETY GLASS PER CODE.
19. PROVIDE DRAINAGE AWAY FROM BUILDING.
20. SITE PLAN PROPERTY LINE IDENTIFICATION AT TIME OF INSPECTION.
21. ALL WORK PER 2012 IRC AND 2011 NEC.
22. 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.

jb DESIGN

The Rancher
Grand Valley Estates
572 HOBBS COURT
FILING 3, BLOCK 1, LOT 9
PLAN ____

Grand Valley Estates
subdivision

chronos builders

Rancher

Floor plan

A-1

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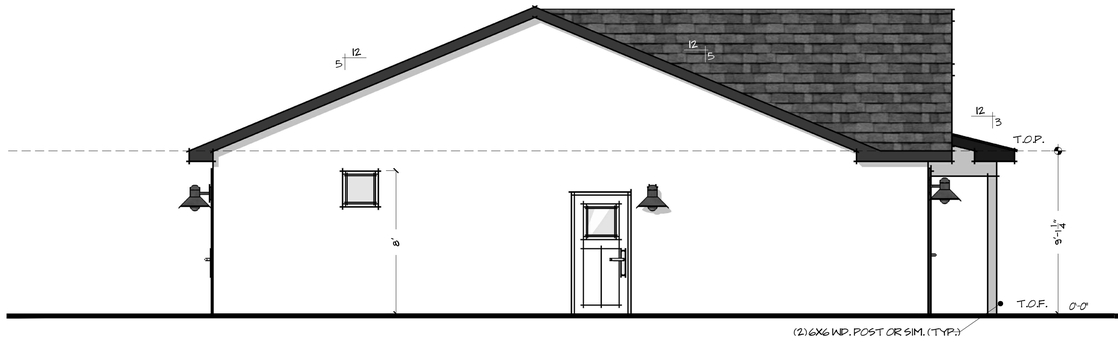
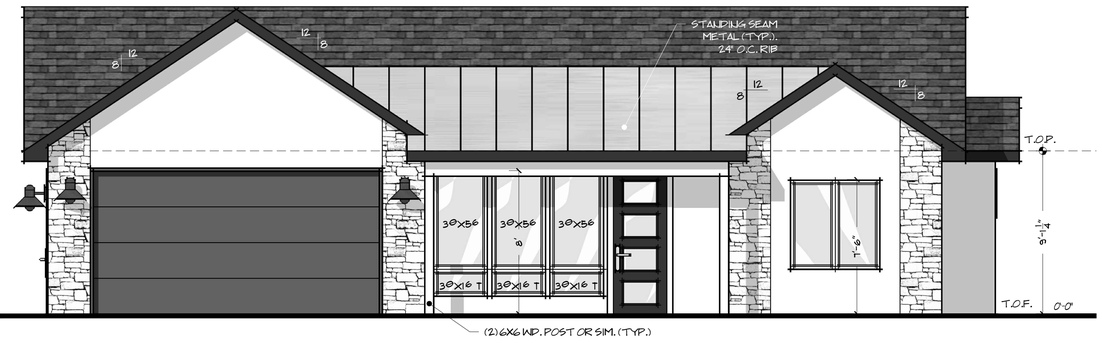
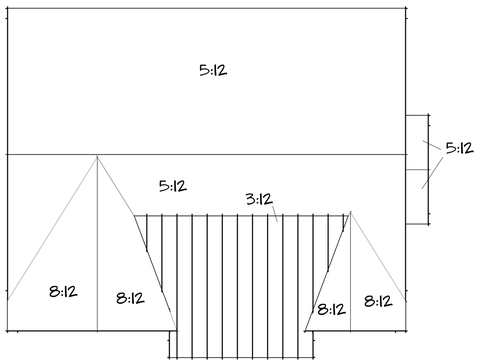


Left Elevation
SCALE: 1/4" = 1'

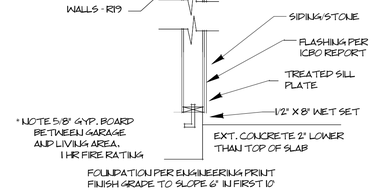


Front Elevation
SCALE: 1/4" = 1'

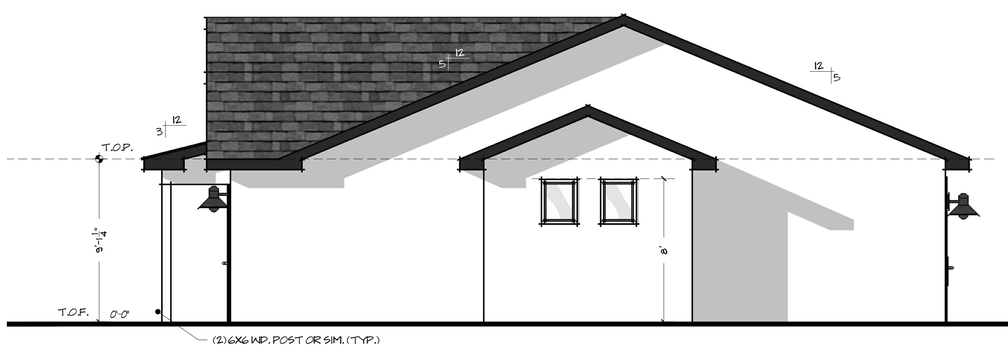


Roofline

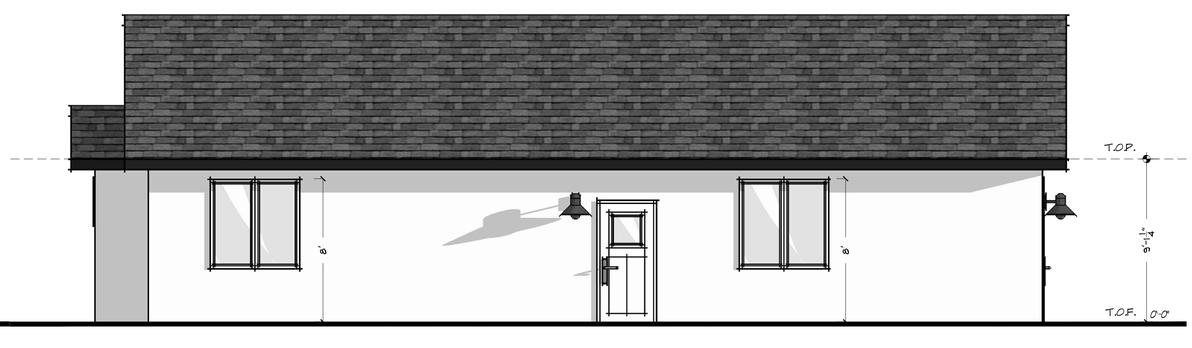
SUBJECT TO CHANGE



Wall Section



Right Elevation
SCALE: 1/4" = 1'



Back Elevation
SCALE: 1/4" = 1'

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jb DESIGN

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Elevations

A-2