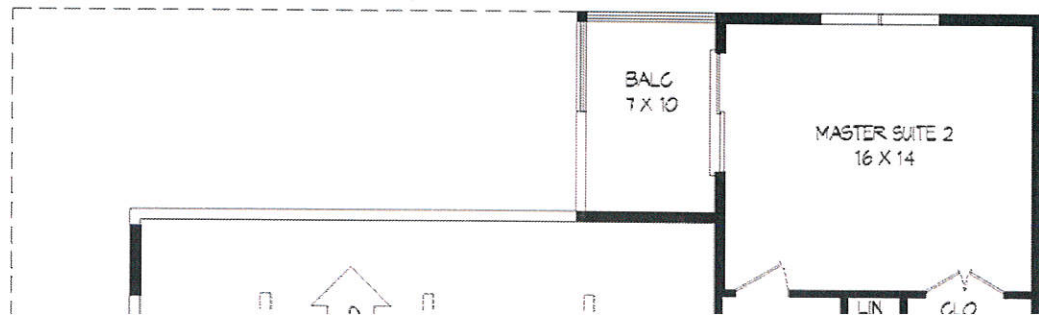
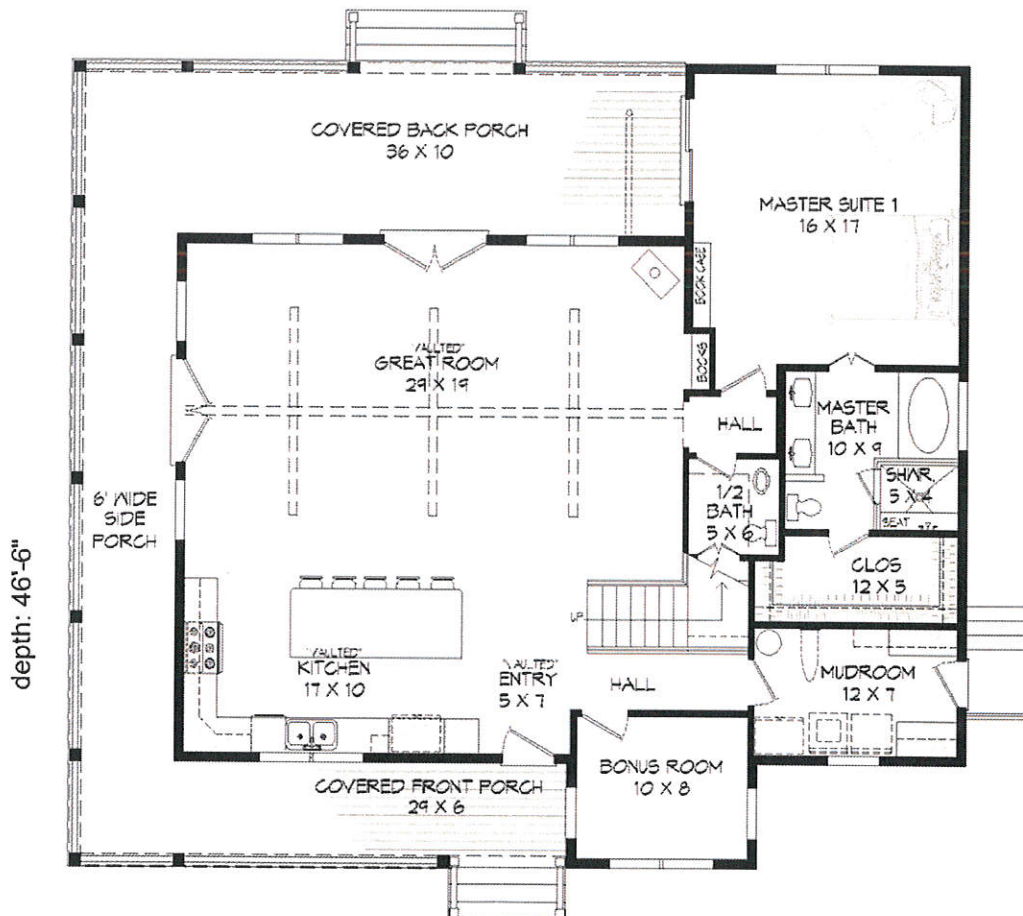


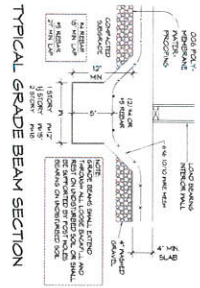
Order Code: **PT104**

House Plan **51605**

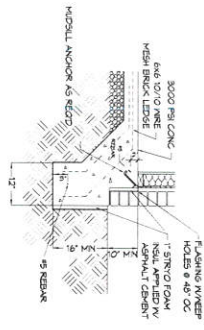
We love the rugged exterior and the vaulted living space in the great room, kitchen and entry.

Total Living Area	2,100 sq.ft
Main Level	1,640 sq.ft
Upper Level	460 sq.ft
Bedrooms	3
Bathrooms	2.5
Garage Type	none
Dimensions	52'2" W x 46'6" D





**BRICK VENEER
W/BRICK LEDGE**
NOT TO SCALE



FOUNDATION NOTES

1. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

2. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

3. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

4. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

5. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

6. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

7. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

8. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

9. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

10. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

11. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

12. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

13. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

14. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

15. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

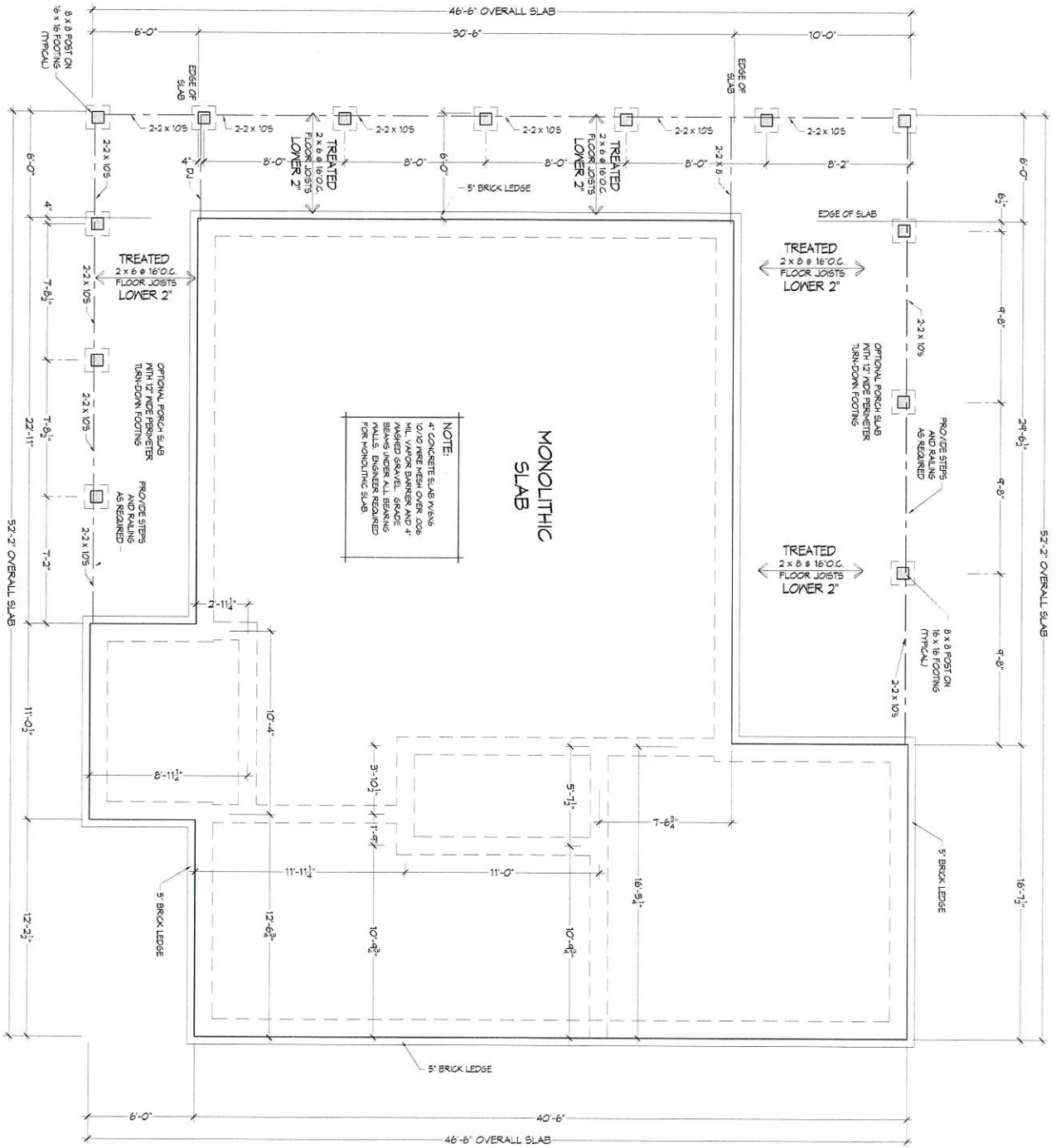
16. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

17. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

18. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

19. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>

20. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 8\"/>



NOTE:
1. 4\"/>

SLAB FOUNDATION

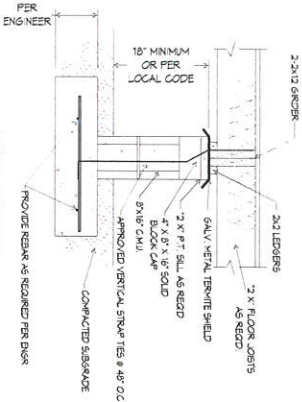
SCALE 1/4" = 1'-0"

SCALE 1" = 1'-0"

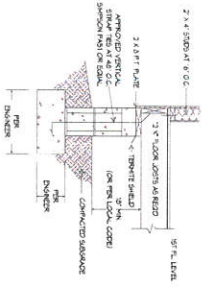


© Copyright by Legacy Home Plans LLC
REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF LEGACY HOME PLANS IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARDS AND PRACTICES. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY CHANGES TO THE ORIGINAL DRAWINGS MUST BE MADE IN WRITING AND MUST BE APPROVED BY LEGACY HOME PLANS. ANY CHANGES TO THE ORIGINAL DRAWINGS MUST BE APPROVED BY LEGACY HOME PLANS.

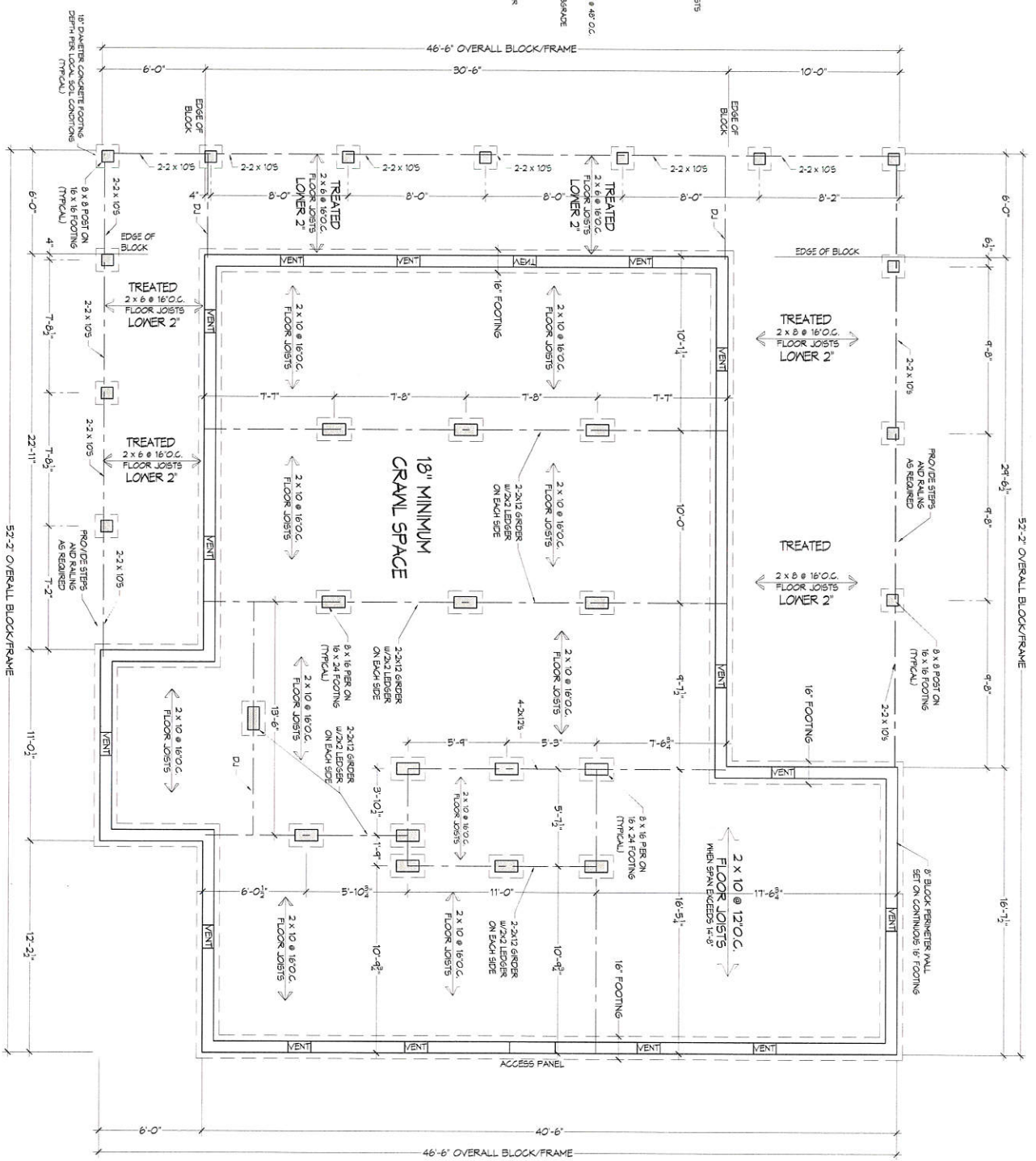
FOR	SCALE	DATE	FILE
SLAN	As Shown	6-22-18	
NAME	DRAWN BY		SHEET #
MOUNTAIN SHADOWS	MIGUEL P./STEVE V.		1A



PIER DETAIL
SCALE 1/2" = 1'-0"



FRAMING DETAIL W/ SIDING
SCALE 1/2" = 1'-0"



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

POST BASE ANCHOR
SCALE 1" = 1'-0"



MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGN

Legacy
HOME PLANS
PLANS YOU CAN BUILD YOUR LEGACY ON
5606 SUMMER AVENUE MEMPHIS, TENNESSEE 38117-549874

© Copyright by Legacy Home Plans LLC
REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE PROVIDED AS A SERVICE TO OUR CLIENTS AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LEGACY HOME PLANS. LEGACY HOME PLANS HAS BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARD AND PRACTICES. LEGACY HOME PLANS WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THESE DRAWINGS. LEGACY HOME PLANS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THESE DRAWINGS.

EGS
PLAN NAME **MOUNTAIN SHADOWS**

SCALE	DATE	FILE
As Shown	6-22-18	
DRAWN BY	SHEET #	
MIGUEL P./STEVE V.		

GENERAL NOTES

1. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE CONTRACTOR TO PERFORM ALL WORK, WHETHER PROVIDED BY THESE DOCUMENTS, BY THE CITY AND COUNTY, BY THE STATE OF TENNESSEE, BY THE FEDERAL GOVERNMENT, OR BY ANY OTHER AGENCY, IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.

PINE SIZING TABLE

SIZE	WGT	WGT PER 1000 FT	WGT PER 1000 FT	WGT PER 1000 FT
2x4	10.5	10.5	10.5	10.5
2x6	19.5	19.5	19.5	19.5
2x8	27.0	27.0	27.0	27.0
2x10	38.0	38.0	38.0	38.0
2x12	49.0	49.0	49.0	49.0
4x4	29.0	29.0	29.0	29.0
4x6	40.0	40.0	40.0	40.0
4x8	51.0	51.0	51.0	51.0
4x10	62.0	62.0	62.0	62.0
4x12	73.0	73.0	73.0	73.0
6x6	103.0	103.0	103.0	103.0
6x8	134.0	134.0	134.0	134.0
6x10	165.0	165.0	165.0	165.0
6x12	196.0	196.0	196.0	196.0
8x8	227.0	227.0	227.0	227.0
8x10	258.0	258.0	258.0	258.0
8x12	289.0	289.0	289.0	289.0
10x10	380.0	380.0	380.0	380.0
10x12	471.0	471.0	471.0	471.0
12x12	562.0	562.0	562.0	562.0

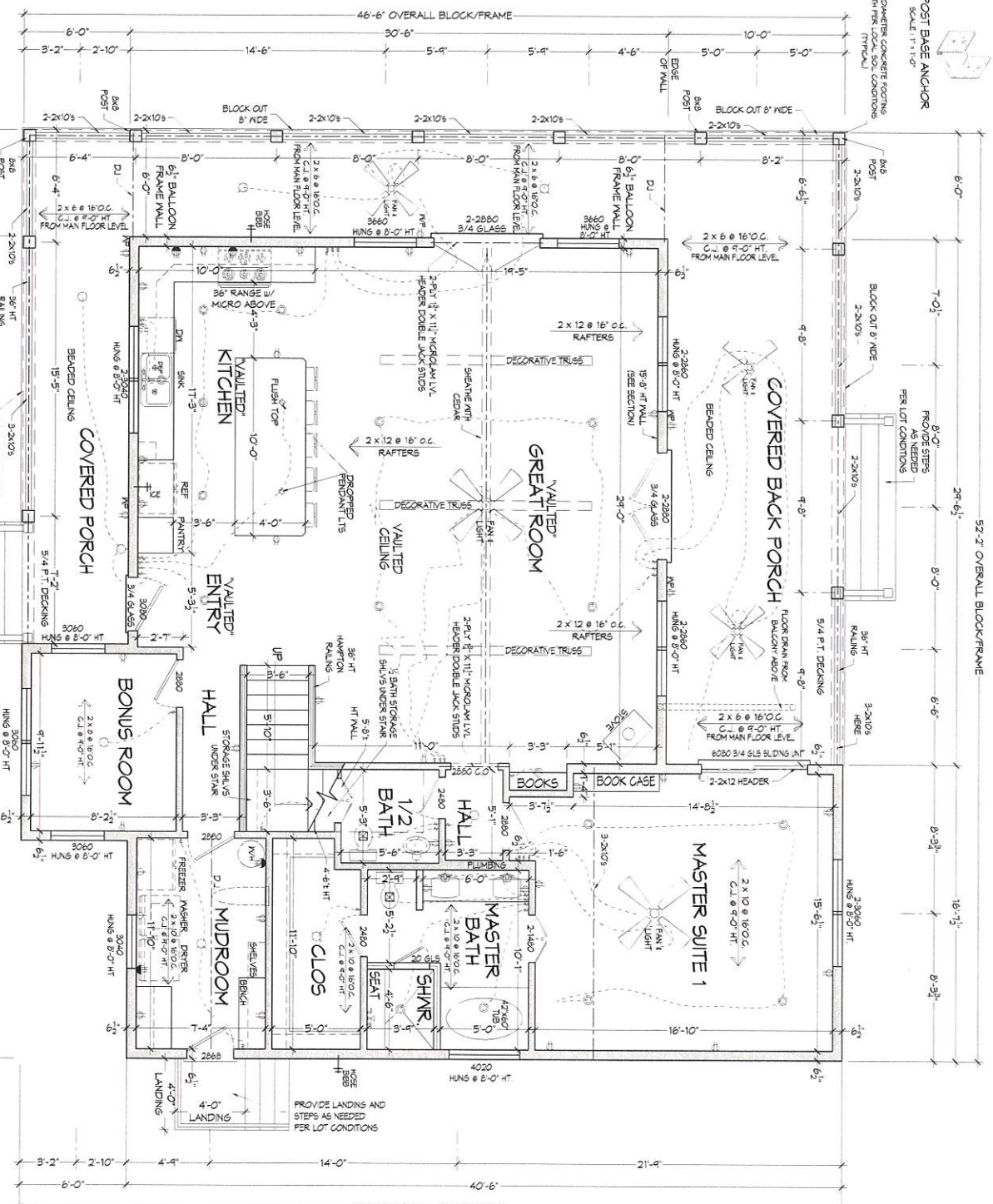
10PSF GROUND SNOW LOAD USED TO CALCULATE ROOF STRUCTURE FOR THIS PLAN

ALL DOORS ARE 8'-0" TALL UNLESS NOTED OTHERWISE

ALL EXT WALLS ARE 6 1/2" UNLESS NOTED OTHERWISE

ALL WINDOWS ARE HUNG @ 8'-0" HT UNLESS NOTED OTHERWISE

9'-0" CEILINGS DN UNLESS NOTED OTHERWISE



MAIN FLOOR

SCALE 1/4" = 1'-0"

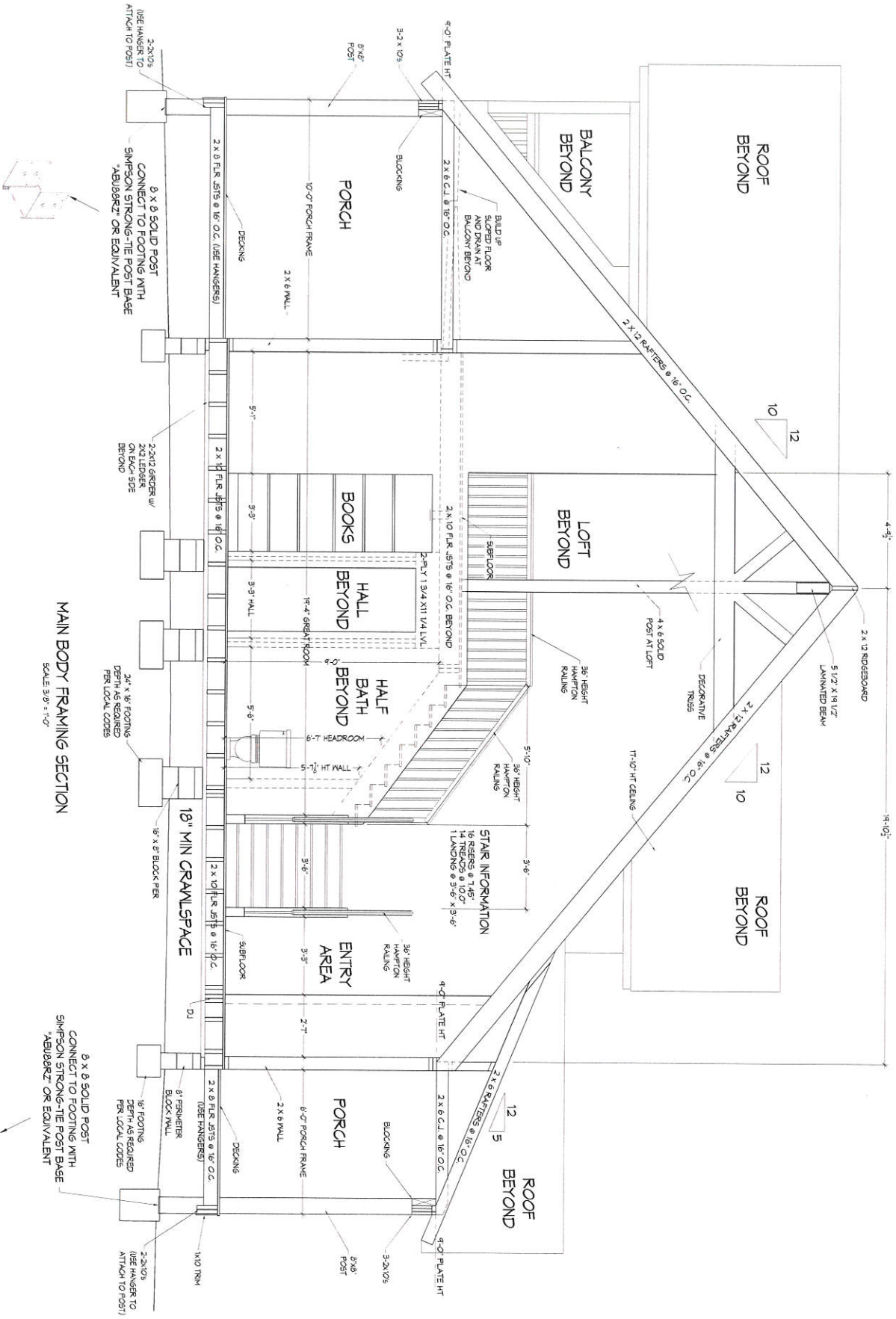
Note: before hanging windows in the bottom of egress windows or door floors or steps this are the windows will must be a minimum of 24" above the finished floor of the room in which they are located. This may require hanging the windows higher than the normal 8'-6" height.

1640	SQUARE FOOTAGE HEATED DN
460	HEATED UP
2200	HEATED TOTAL
183	PORCHES & BALCONY
183	TOTAL UNHEATED
2983	TOTAL UNDER ROOF



© Copyright by Legacy Home Plans LLC
 REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE SOLELY FOR USE IN THE CONSTRUCTION OF THE BUILDING SHOWN AND ARE NOT VALID FOR ANY OTHER PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY, THE STATE OF TENNESSEE, AND THE FEDERAL GOVERNMENT.

SCALE: As Shown
 DATE: 6-22-18
 DRAWN BY: MIGUEL P./STEVE V.
 SHEET #



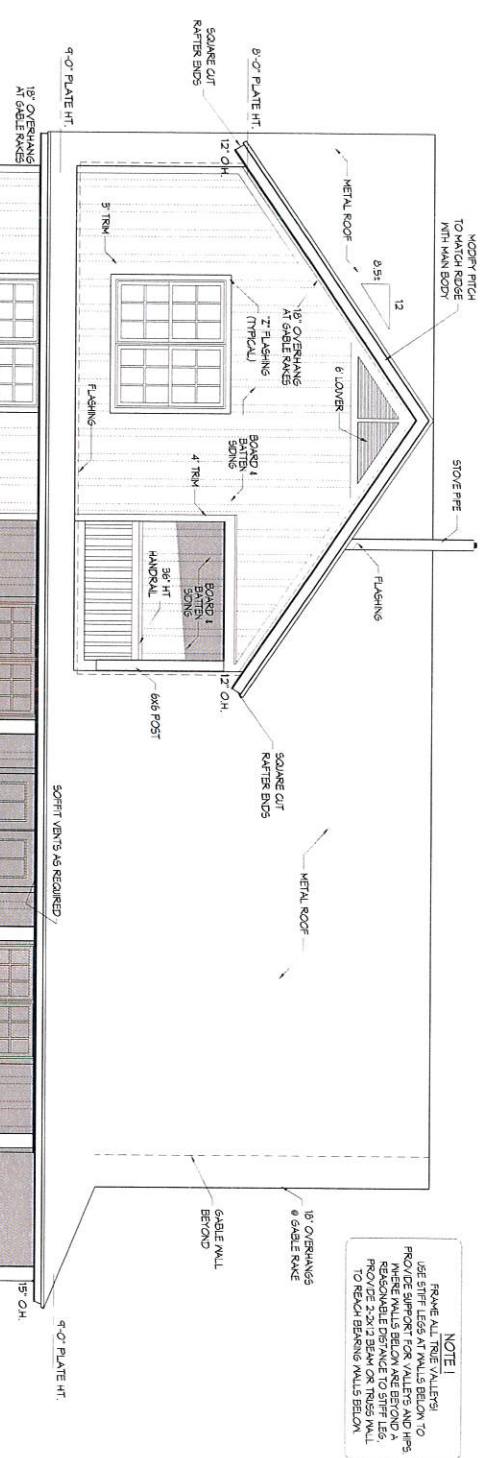
MAIN BODY FRAMING SECTION
SCALE 3/8" = 1'-0"



Legacy HOME PLANS
PLANS YOU CAN BUILD YOUR LEGACY ON
3636 SUMMER AVENUE MEMPHIS, TENNESSEE 38117-2404

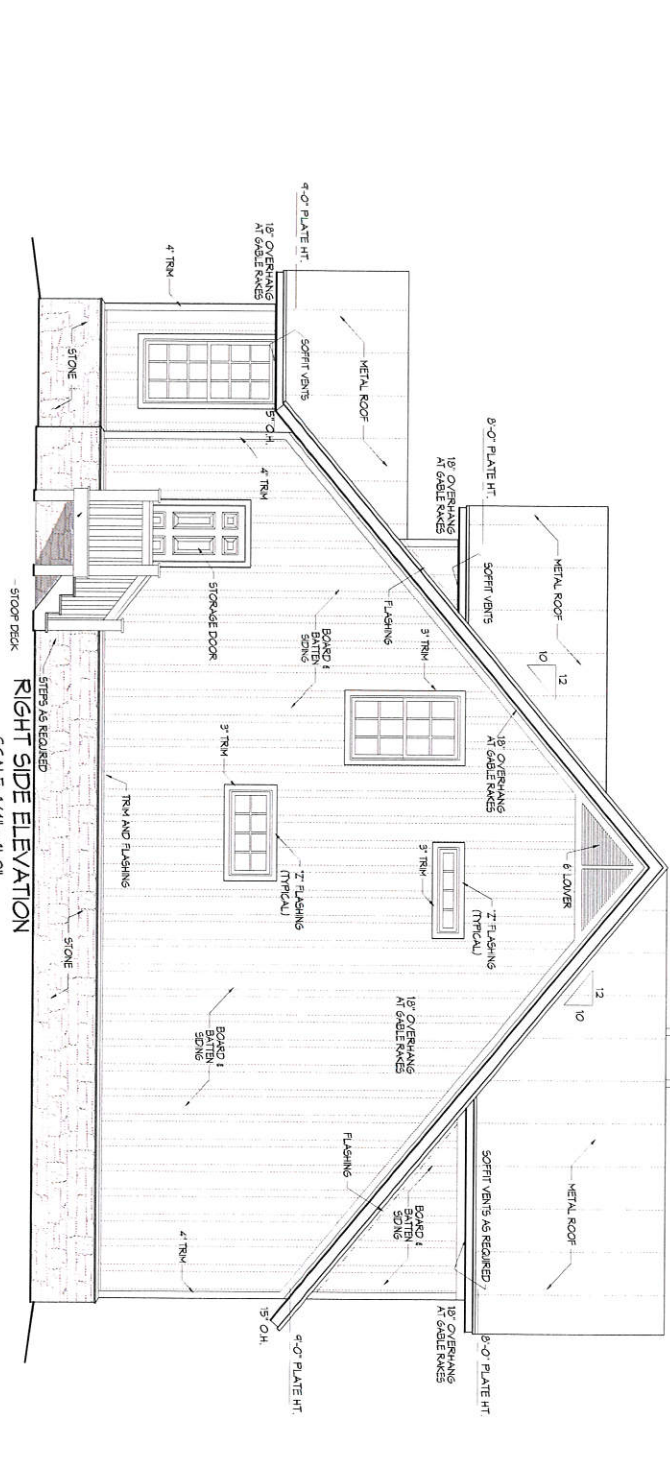
© Copyright by Legacy Home Plans LLC
REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE FOR YOUR USE IN THE CONSTRUCTION OF THE DWELLING ONLY AND ANY OTHER USE, SUCH AS REUSE, REVISION, REPRODUCTION, OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF LEGACY HOME PLANS. YOU WILL BE RESPONSIBLE TO OBTAIN THE NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THESE DRAWINGS HAVE BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARD OF CARE AND TO BE CONSIDERED AS A PROFESSIONAL DESIGN. YOU WILL BE RESPONSIBLE TO OBTAIN THE NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THESE DRAWINGS HAVE BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARD OF CARE AND TO BE CONSIDERED AS A PROFESSIONAL DESIGN. YOU WILL BE RESPONSIBLE TO OBTAIN THE NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.

EGP	SCALE	DATE	FILE
	As Shown	6-22-18	
PLAN NAME	DRAWN BY		SHEET #
MOUNTAIN SHADOWS	MIGUEL P. STEVE V.		4



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

NOTE:
FRAME ALL TRUE VALLEYS!
USE STIFF LEGS AT WALLS BELOW TO
PROVIDE SUPPORT FOR VALLEYS AND HES
REASONABLE BEWARE TO STIFF LEGS
PROVIDE 2x12 BEAM OR TRUSS WALL
TO REACH BEARING WALLS BELOW.



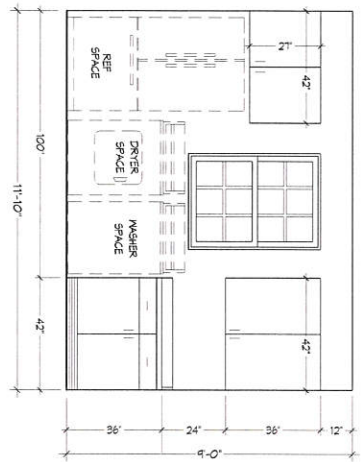
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PLANS YOU CAN BUILD YOUR LEGACY ON
1866 SUMMER AVENUE MEMPHIS, TENNESSEE 38117-549874

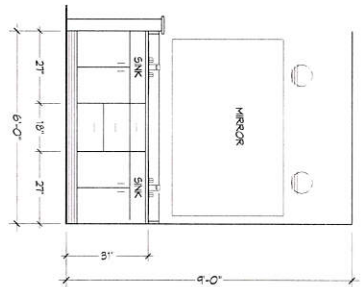
© Copyright by Legacy Home Plans LLC
REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY
PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE FOR
YOUR USE IN THE CONSTRUCTION OF THE DWELLING ONLY AND
ANY PARTIAL OR WHOLE REUSE OF THESE DRAWINGS FOR ANY
OTHER PROJECT IS STRICTLY PROHIBITED. THE DESIGNER HAS
NOT BEEN PREPARED TO VISIT THE TOP PROFESSIONAL
STANDARD OF CARE AND SHALL BE RESPONSIBLE FOR THE
PROVIDE CANNOT INTERFERE WITH THE CONSTRUCTION OF THE
DRAWING. ANY CHANGES TO THE DRAWING SHALL BE MADE BY
THE ARCHITECT AND NOT THE HOMEOWNER. THE ARCHITECT
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND
LOCAL AUTHORITIES.

DATE	6-22-18	FILE	
SCALE	As Shown	DRAWN BY	MIGUEL P. STEVE V.
PLAN NAME	MOUNTAIN SHADOWS		SHEET #
			6

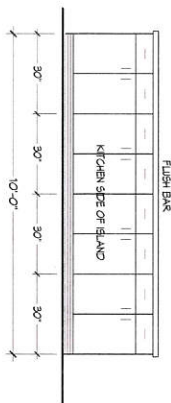
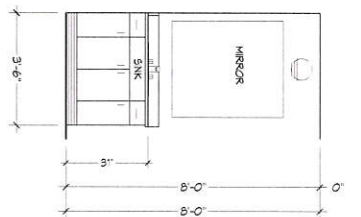


UTILITY
SCALE: 3/8" = 1'-0"

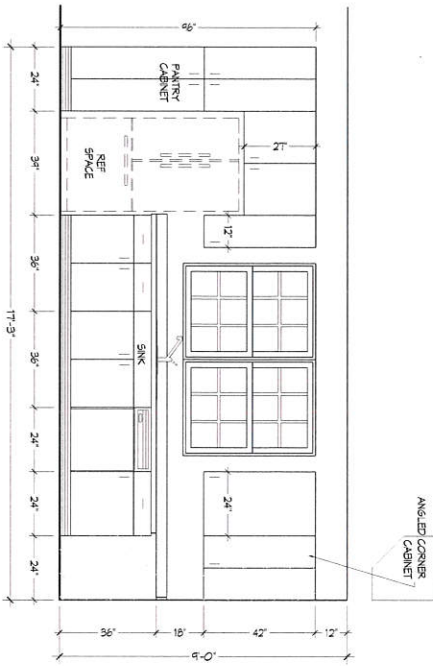
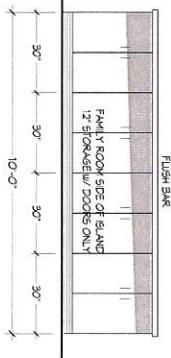
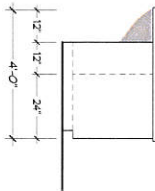
MASTER BATH 1
SCALE: 3/8" = 1'-0"



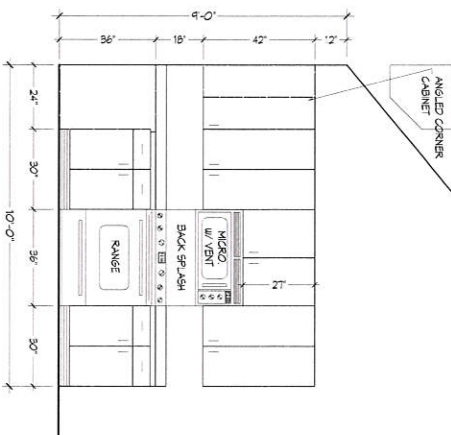
BATH 2
SCALE: 3/8" = 1'-0"



ISLAND
SCALE: 3/8" = 1'-0"



KITCHEN
SCALE: 3/8" = 1'-0"



© Copyright by Legacy Home Plans LLC
 REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE FOR YOUR PERSONAL USE ONLY. ANY OTHER USE WITHOUT THE WRITTEN PERMISSION OF LEGACY HOME PLANS, LLC IS STRICTLY PROHIBITED. LEGACY HOME PLANS, LLC HAS BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, YOU SHOULD ALWAYS CONSULT WITH A LICENSED ARCHITECT OR ENGINEER BEFORE ANY CONSTRUCTION. ANY CHANGES FROM THE ORIGINAL DRAWINGS, CONTRACTS AND SPECIFICATIONS, AND ANY OTHER APPROVALS FOR A PROJECT ARE THE RESPONSIBILITY OF THE CLIENT AND NOT LEGACY HOME PLANS, LLC.

EDGE	SCALE	DATE	FILE
CLAY NAME	As Shown	6-22-18	
MOUNTAIN SHADOWS	DRAWN BY		SHEET #
	MIGUEL P/STEVE V.		7