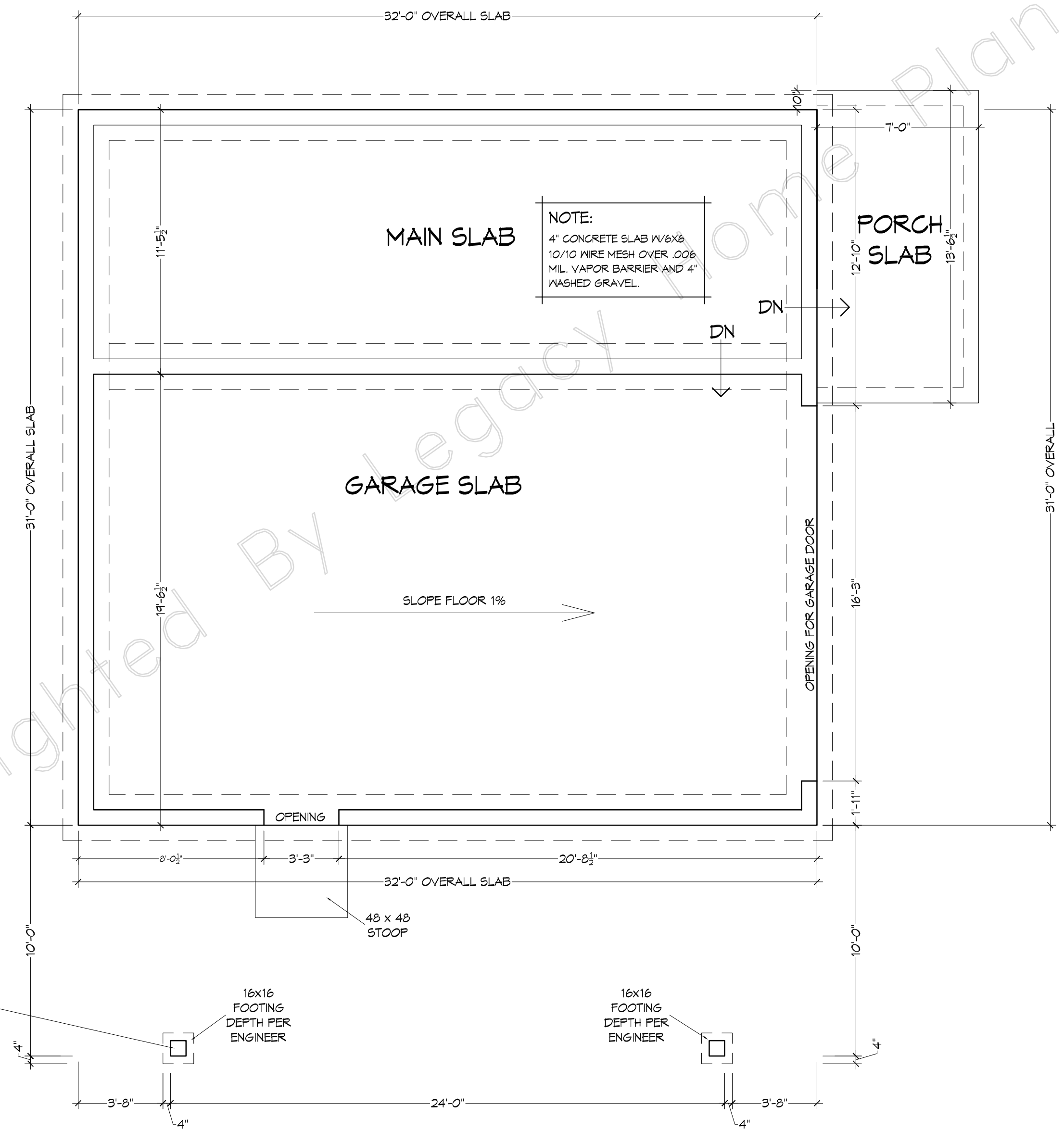


8x8 SQUARE TUBE POST CONNECT TO FOOTING WITH SIMPSON STRONG-TIE POST BASE "ABU88RZ" OR EQUIVALENT

16x16 FOOTING DEPTH PER ENGINEER

16x16 FOOTING DEPTH PER ENGINEER



**NOTE:**  
4" CONCRETE SLAB W/6X6 10/10 WIRE MESH OVER .006 MIL. VAPOR BARRIER AND 4" WASHED GRAVEL.

**FOUNDATION NOTES**

FOUNDATION HAS BEEN DESIGNED BASED ON THE ASSUMED BEARING PRESSURE OF 1500 P.S.F. ALL FOOTINGS MUST BEAR ON NATURAL UNDISTURBED SOIL AND MUST EXTEND A MINIMUM OF 13 INCHES BELOW NATURAL GRADE.

THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE OWNER'S OR CONTRACTOR'S SOIL ENGINEER.

ALL EARTH FILL SHALL BE GOOD SOIL CAPABLE OF BEING THOROUGHLY COMPACTED. BEFORE DEPOSITING FILL THE SITE SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, DEBRIS, TRASH, RUBBLE OR OTHER UNSOUND MATERIAL. FILL MATERIALS SHALL BE DEPOSITED ONLY IN THIN LAYERS OF 4 TO 6 INCHES AND COMPACTED AT OPTIMUM MOISTURE CONTENT. DAMP NOT WET SAND MAY BE USED.

SLABS ON GRADE SHALL BE MIN. 4 INCHES IN THICKNESS, REINFORCED WITH 6X6 10-10 WIRE MESH WITH ONE LAYER OF 6 MIL. VISQUEEN. LAP MESH ONE MESH SPACE ON ALL SIDES.

REINFORCING BARS TO BE DEFORMED BARS, GRADE 60.

LAP ALL REINFORCING STEEL 24 BAR DIAMETERS OR A MINIMUM OF 18 INCHES UNLESS NOTED OTHERWISE.

ALL REINFORCEMENT AND REINFORCING ACCESSORIES ARE TO BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL.

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS.

ALL CONCRETE, FORMS, REBAR AND WELDED WIRE FABRIC SHALL COMPLY WITH LOCAL CODES.

ALL STRUCTURAL INFORMATION IS SHOWN FOR REFERENCE ONLY. IT IS RECOMMENDED THAT A REGISTERED ENGINEER REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS ACCORDINGLY.

**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

FILE	DATE	SCALE	DATE
	5-20-19	As Shown	
DRAWN BY	LESTER W/STEVE V.	PLAN NAME	Eagle River
SHEET #	1	PLAN NO.	0367-992-936

Copyright by Legacy Home Plans LLC

REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE SOLD AS IS WITHOUT ANY WARRANTY. ANY FURTHER USE WITHOUT THE EXPRESS PERMISSION OF LEGACY HOME PLANS LLC IS PROHIBITED. LEGACY HOME PLANS LLC HAS BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, LOCAL VARIATIONS MAY OCCUR. LOCAL VARIATIONS MAY VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. YOU ARE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS, AND ALL CONSTRUCTION TOTAL LIABILITY OF LEGACY HOME PLANS LLC DOES NOT EXCEED THE COST OF ORIGINAL PLANS.

**Legacy HOME PLANS LLC**

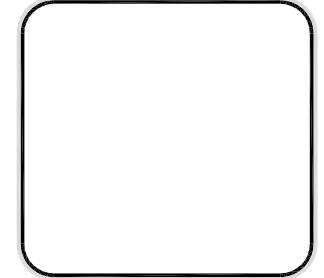
PLANS YOU CAN BUILD YOUR LEGACY ON

www.LegacyHomePlans.com BARTLETT, TENNESSEE (601)754-9874

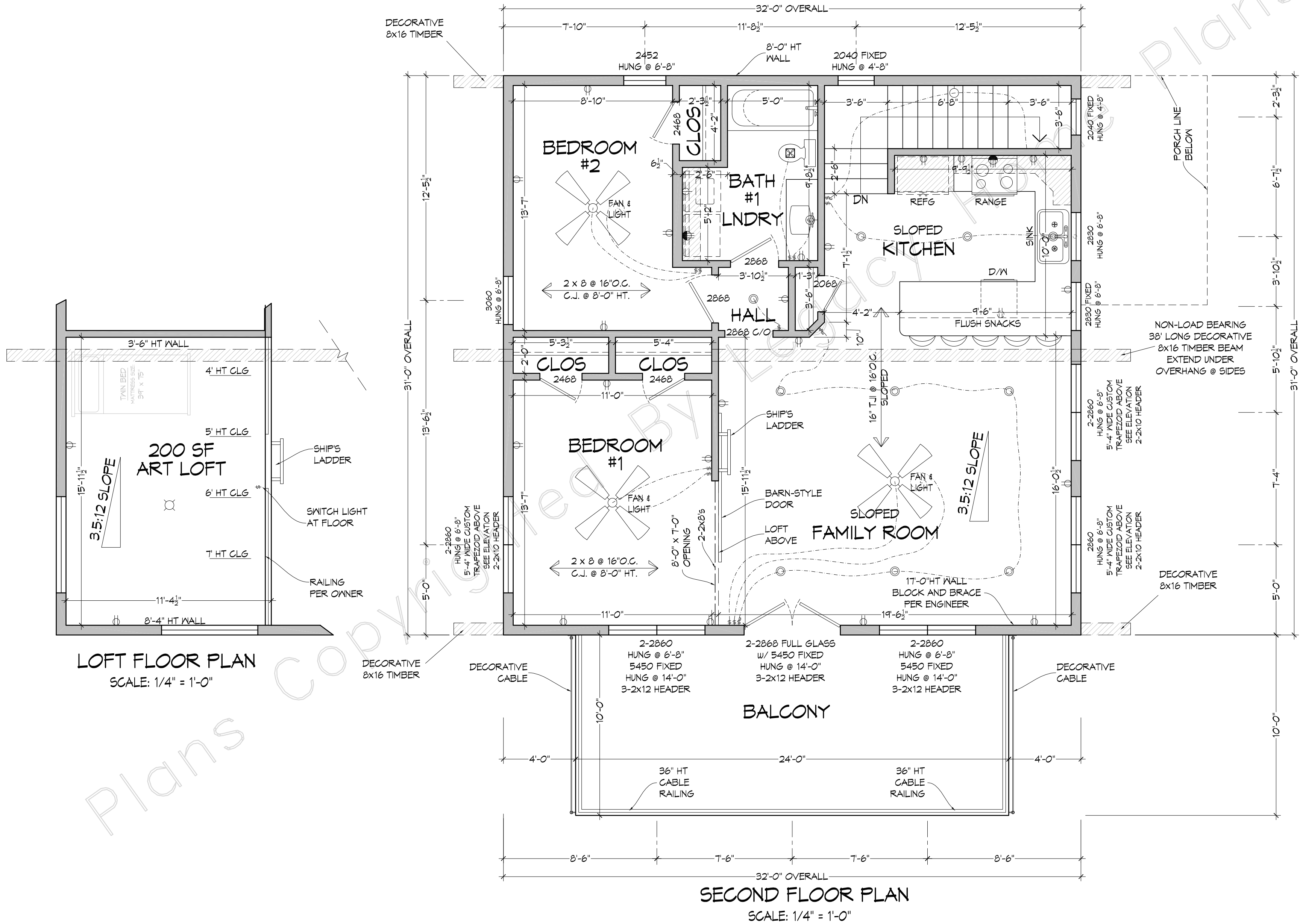
MEMBER

**A B D**

AMERICAN INSTITUTE OF BUILDING DESIGN







**LOFT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

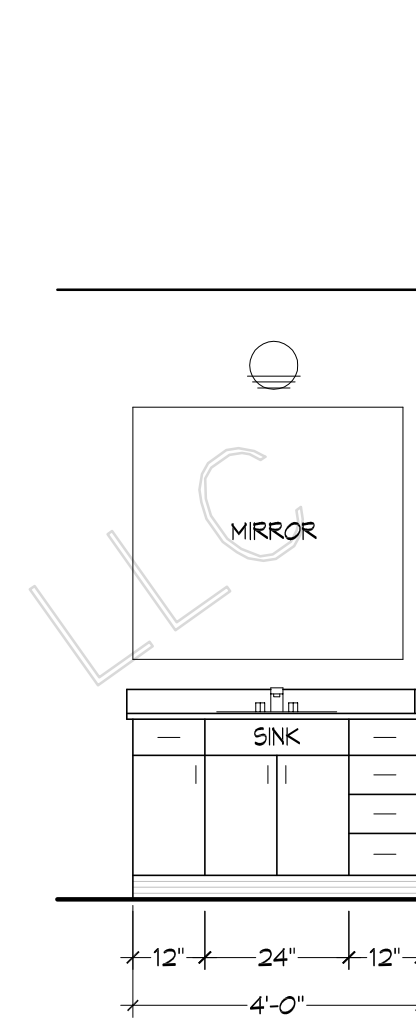
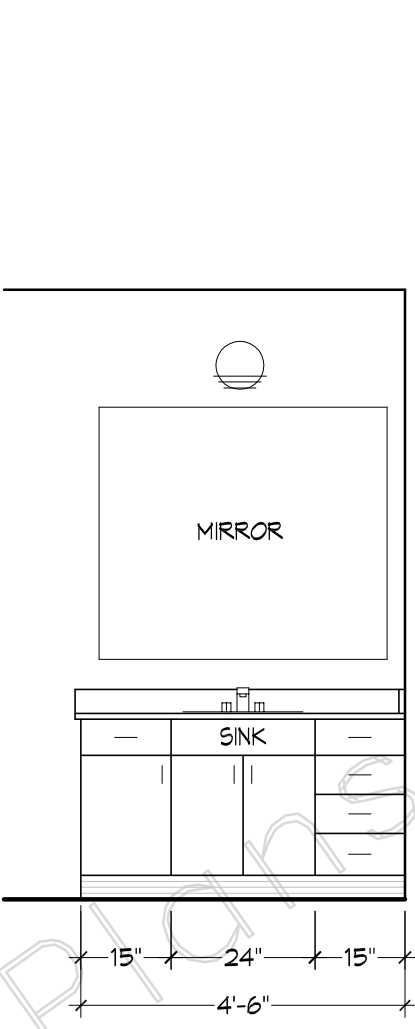
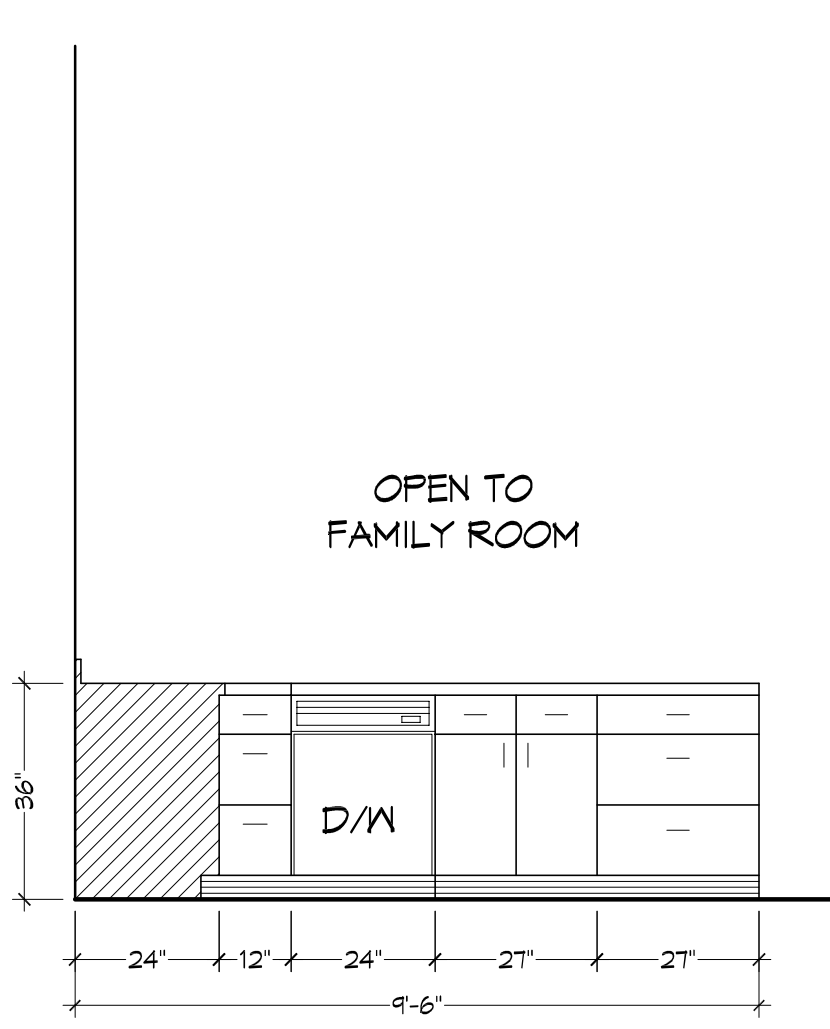
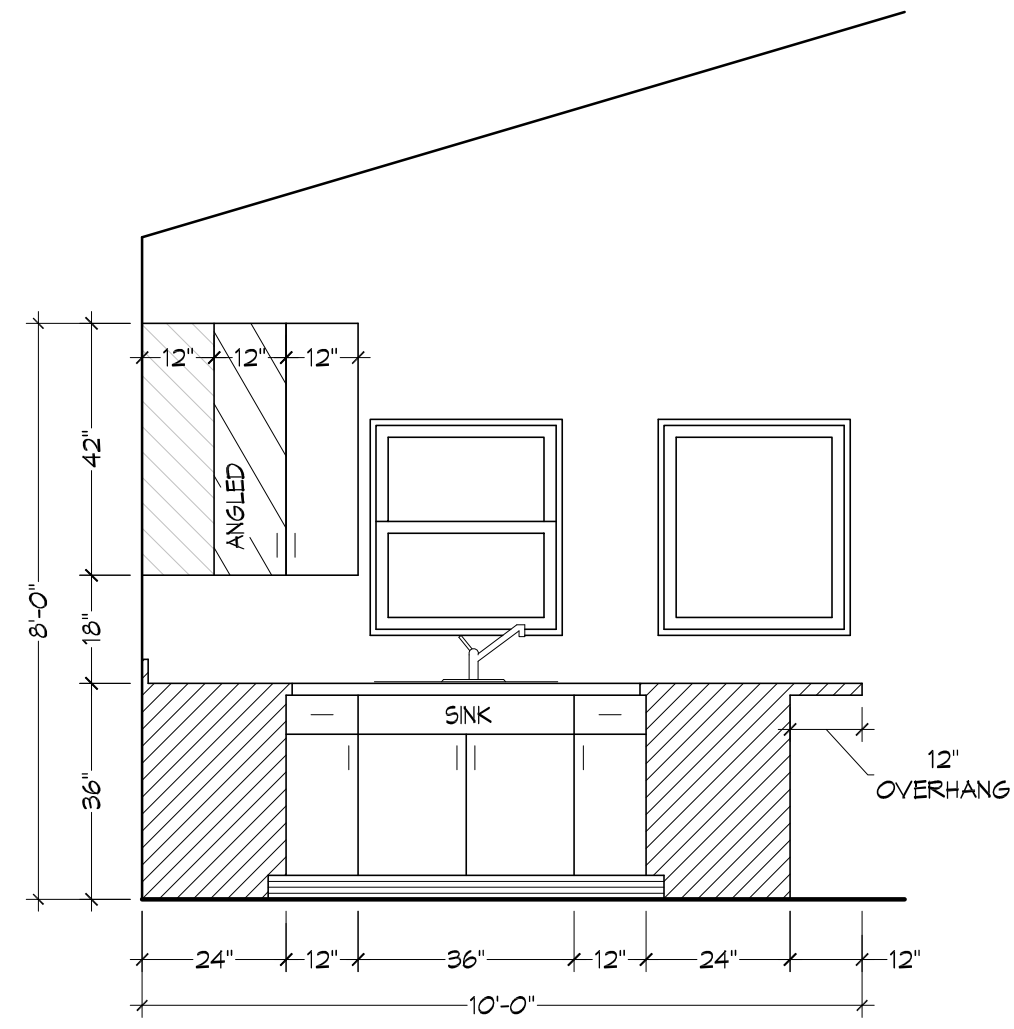
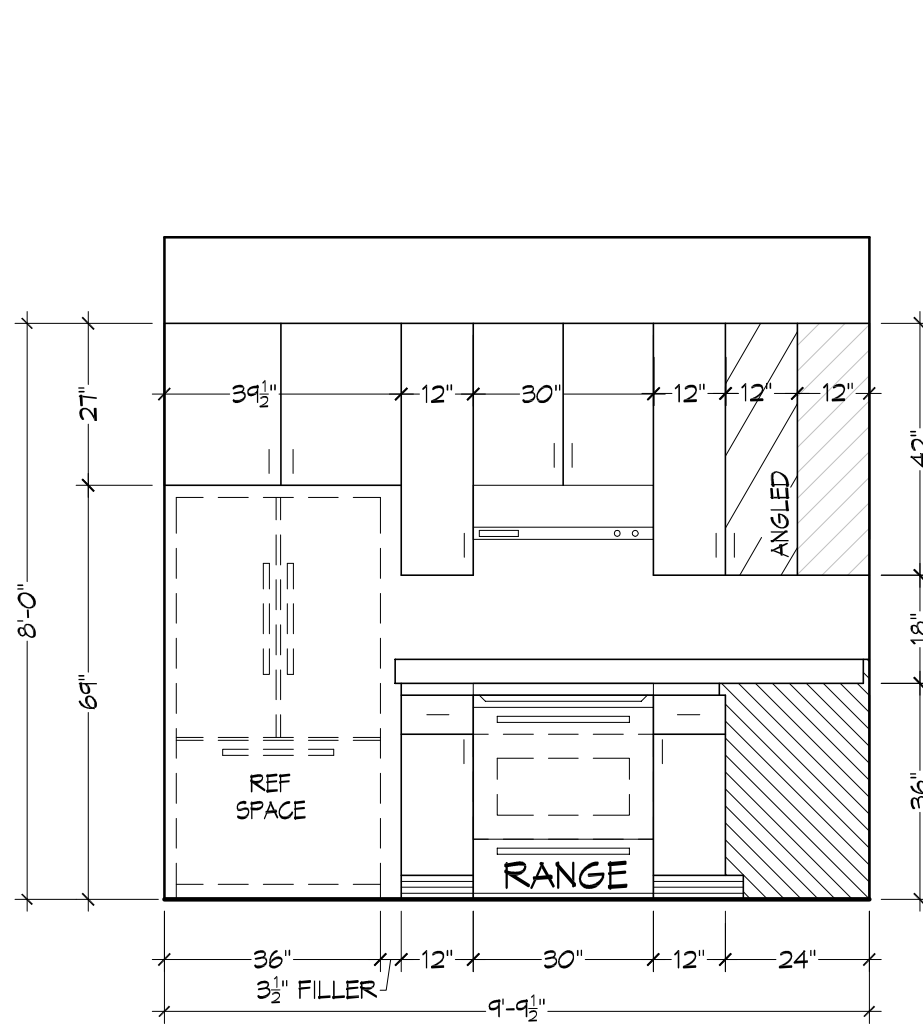
Plans, LLC

FILE	5-20-19	SHEET #	3
SCALE	As Shown	DRAWN BY	LESTER W/STEVE V.
PLAN NAME	Eagle River		
PLAN NO.	0367-992-936		

Copyright by Legacy Home Plans LLC  
 REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE SOLD AS IS WITHOUT WARRANTY. ANY FURTHER USE WITHOUT THE EXPRESS PERMISSION OF LEGACY HOME PLANS LLC IS PROHIBITED. LOCAL VARIATIONS IN STANDARDS AND PRACTICES, HOWEVER, LOCAL VARIATIONS MAY OCCUR. LEGACY HOME PLANS LLC IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS. LOCAL VARIATIONS MAY VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. LEGACY HOME PLANS LLC IS NOT RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS, AND ALL CONSTRUCTION TOTAL LIABILITY OF LEGACY HOME PLANS LLC DOES NOT EXCEED THE COST OF ORIGINAL PLANS.

**Legacy HOME PLANS**  
 PLANS YOU CAN BUILD YOUR LEGACY ON  
 www.LegacyHomePlans.com BARTLETT, TENNESSEE (601)754-6874

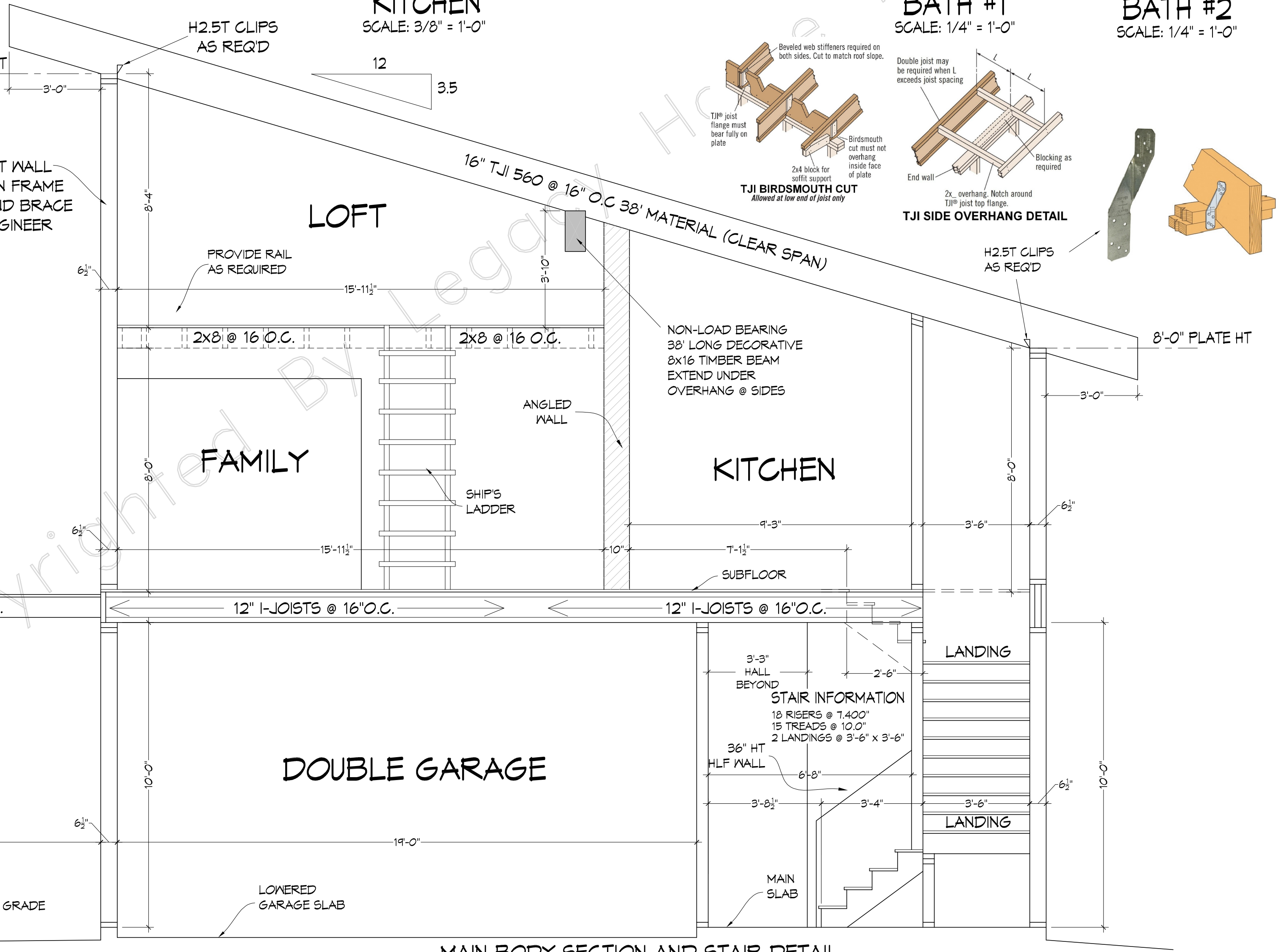
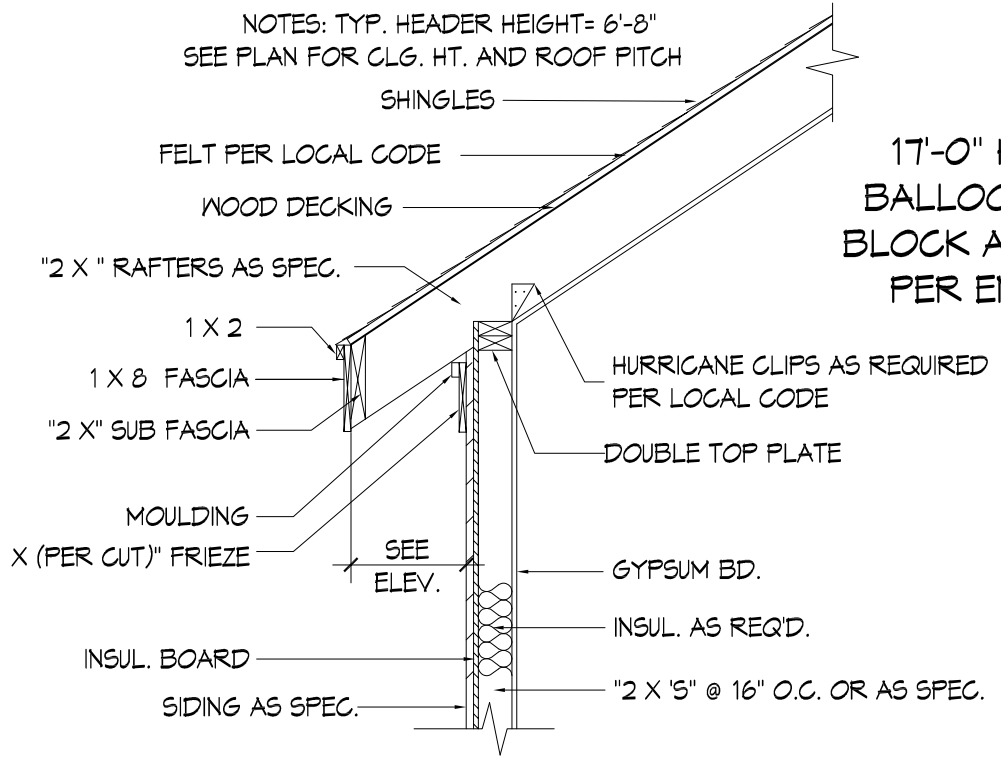
MEMBER  
**A B D**  
 AMERICAN INSTITUTE OF BUILDING DESIGN



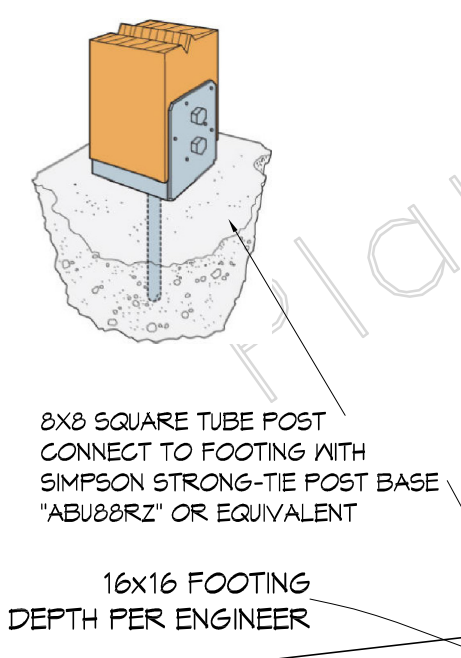
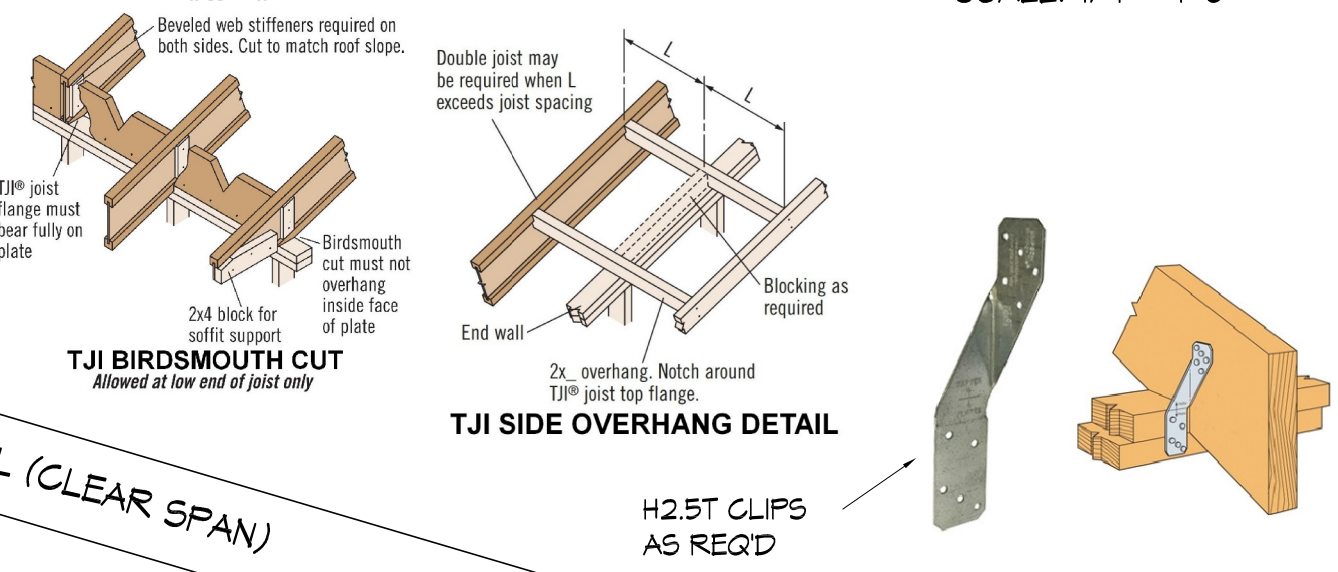
**KITCHEN**  
SCALE: 3/8" = 1'-0"

**BATH #1**  
SCALE: 1/4" = 1'-0"

**BATH #2**  
SCALE: 1/4" = 1'-0"



**MAIN BODY SECTION AND STAIR DETAIL**  
SCALE: 3/8" = 1'-0"

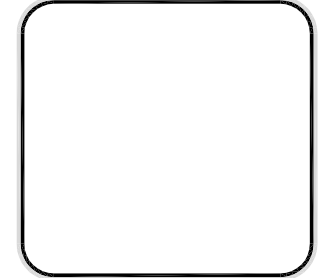


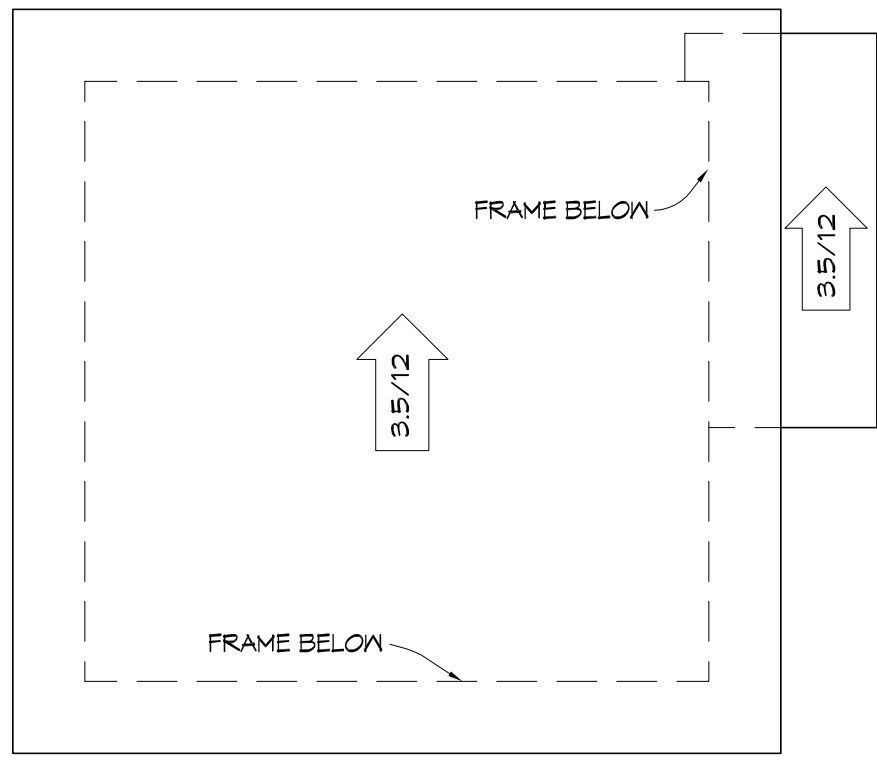
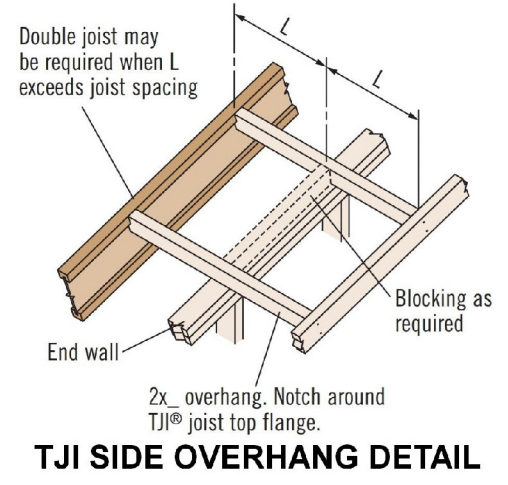
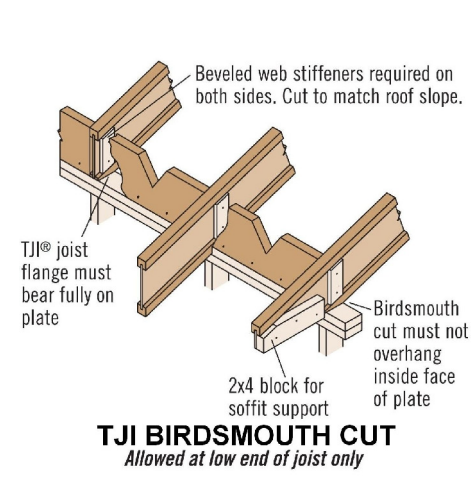
FILE	DATE	SCALE	DRAWN BY	SHEET #
	5-20-19	As Shown	LESTER W/STEVE V.	4
Eagle River				
0367-992-936				

Copyright by Legacy Home Plans LLC  
REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE SOLD AS IS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY THAT MAY BE CAUSED BY THE USE OF THESE DRAWINGS. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS MUST BE MADE BY THE USER. LOCAL VARIATIONS MAY APPLY. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AUTHORITIES. THE USER IS RESPONSIBLE FOR VERIFYING ALL LOCAL REQUIREMENTS IN THEIR AREA. AN ENGINEER IS REQUIRED FOR ALL CONSTRUCTION. TOTAL LIABILITY OF LEGACY HOME PLANS LLC DOES NOT EXCEED THE COST OF ORIGINAL PLANS.

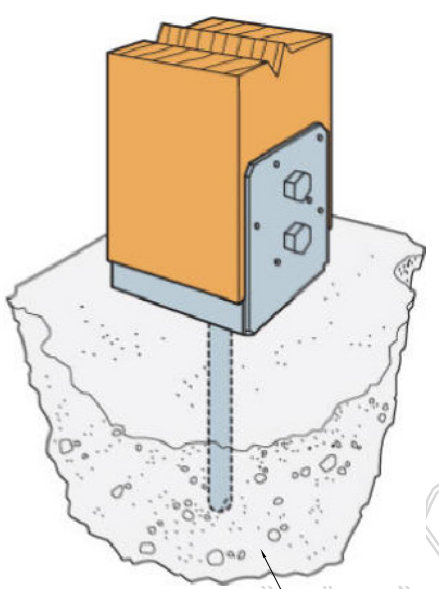
**Legacy HOME PLANS**  
PLANS YOU CAN BUILD YOUR LEGACY ON  
www.LegacyHomePlans.com BARTLETT, TENNESSEE (601)754-8874

MEMBER  
**A B D**  
AMERICAN INSTITUTE OF BUILDING DESIGN

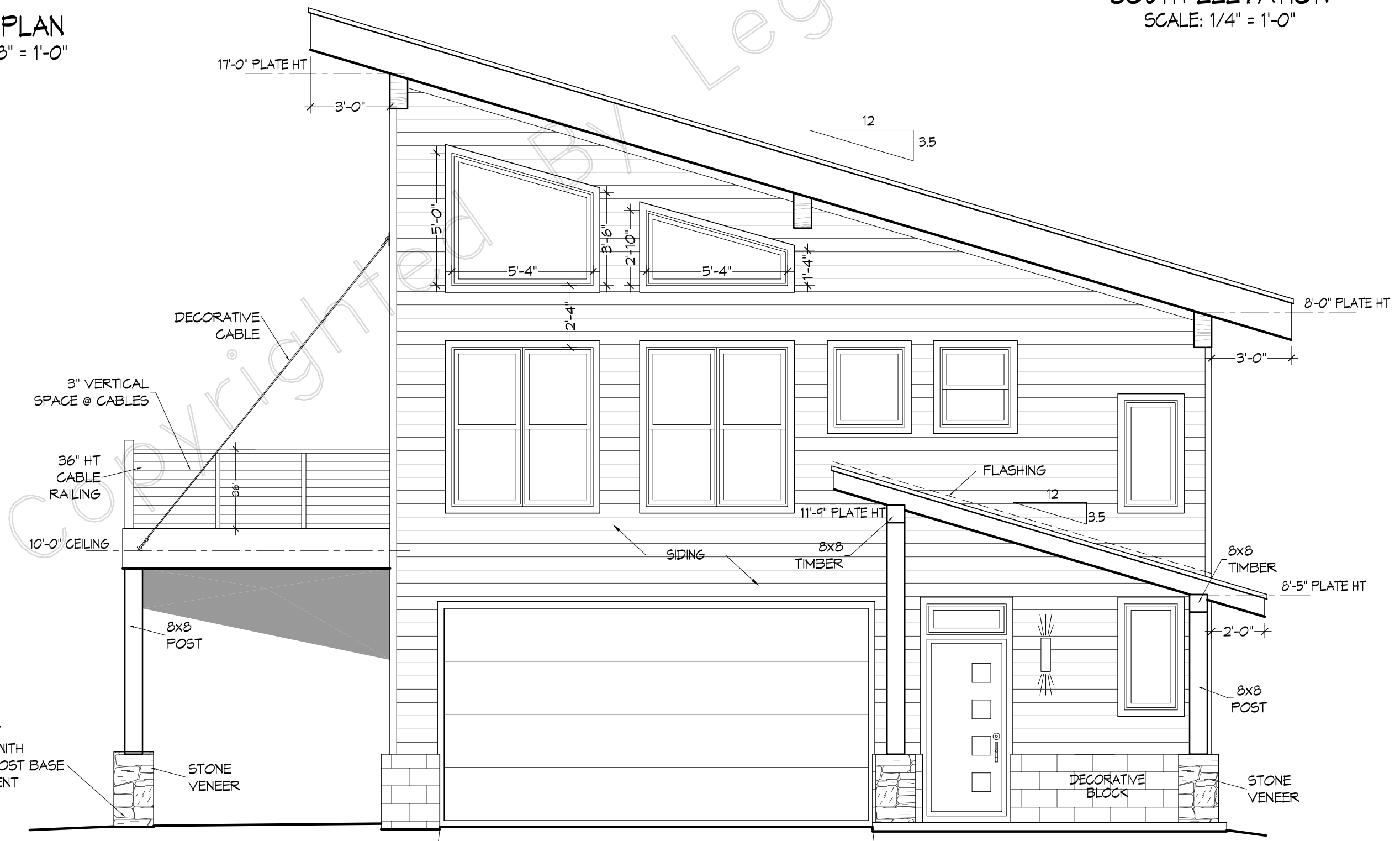




ROOF PLAN  
SCALE: 1/8" = 1'-0"



8x8 SQUARE TUBE POST  
CONNECT TO FOOTING WITH  
SIMPSON STRONG-TIE POST BASE  
'ABU88RZ' OR EQUIVALENT



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



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

FILE	5-20-19	SHEET #	5
SCALE	As Shown	DRAWN BY	LESTER W/STEVE V.
PLAN NAME	Eagle River		
PLAN NO.	0367-992-936		

© Copyright by Legacy Home Plans LLC  
REPRODUCTION OF ANY PORTION OF THESE DRAWINGS FOR ANY PURPOSE IS STRICTLY PROHIBITED. THESE DRAWINGS ARE SOLD AS IS. ANY FURTHER USE WITHOUT THE EXPRESS PERMISSION OF LEGACY HOME PLANS LLC IS PROHIBITED. LOCAL VARIATIONS IN STANDARDS AND PRACTICES, HOWEVER, LOCAL VARIATIONS MAY OCCUR. LEGACY HOME PLANS LLC DOES NOT WARRANT THAT THE DRAWINGS WILL BE ACCURATE OR COMPLETE. LEGACY HOME PLANS LLC MAY VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. LEGACY HOME PLANS LLC IS NOT RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS, AND ALL CONSTRUCTION TOTAL LIABILITY OF LEGACY HOME PLANS LLC, DOES NOT EXCEED THE COST OF ORIGINAL PLANS.

MEMBER  
**AIBD**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

