

FRONT ELEVATION



REAR ELEVATION

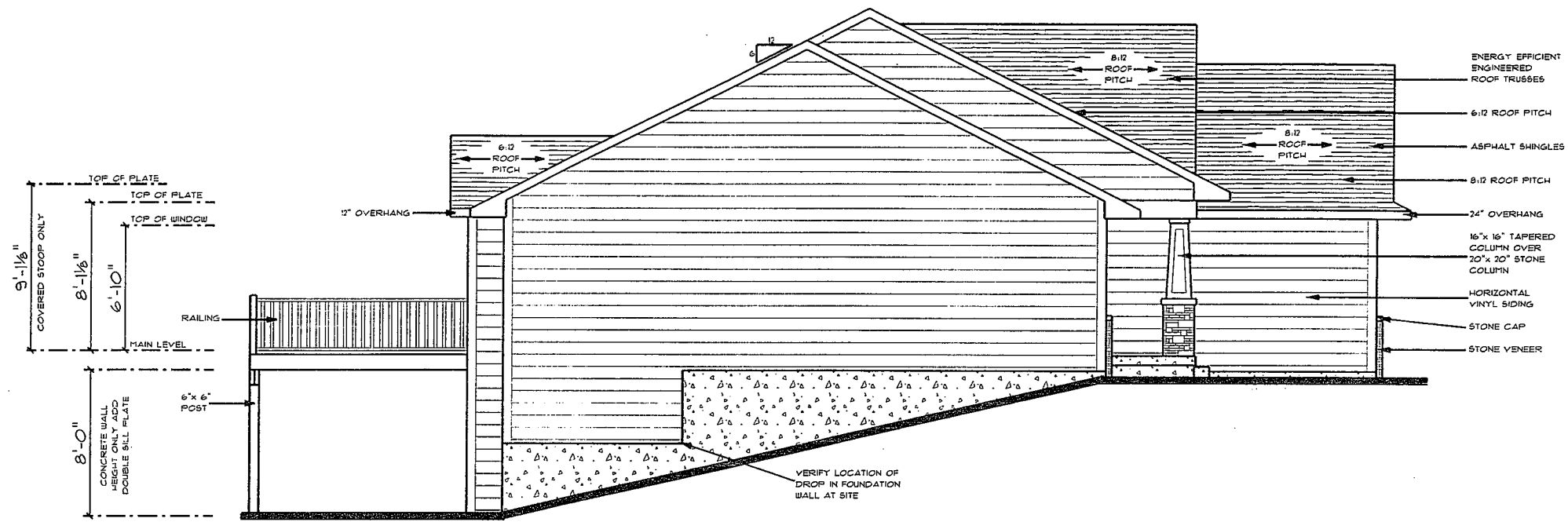
REVISIONS

DESIGN ELEMENTS®
 RESIDENTIAL LIGHT COMMERCIAL DRAWING
 LANE TELLS • UNVA • 58755
 99-689-4443
 DESIGNELEMENTS@NETINS.NET

THE "CUMBERLAND" BY
 SOUTHGATE DEVELOPMENT

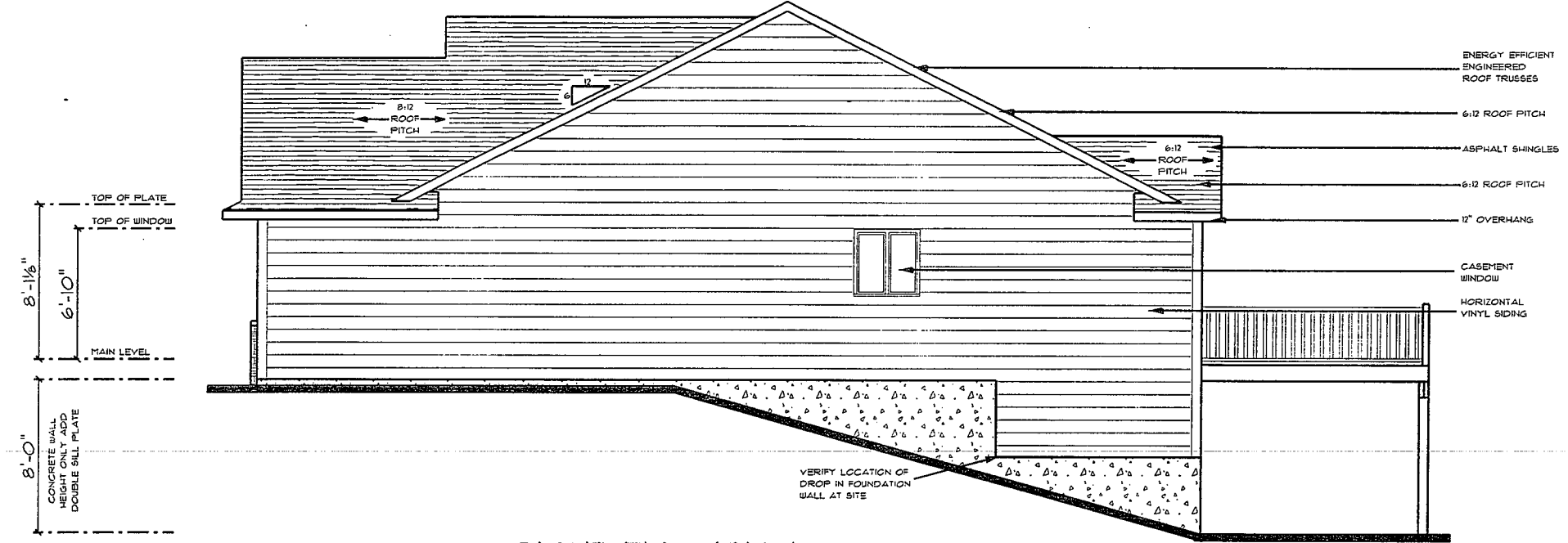
SCALE: 1/8" = 1'-0"
 DATE: 06/30/2008
 DRAWN BY: JAC
 CHECKED BY: CDM
 PROJECT NUMBER: 082970

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHALL BE AT THE RISK OF THE OWNER AND SHALL BE THE RESPONSIBILITY OF THE OWNER. DESIGN ELEMENTS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OR DAMAGES THAT MAY BE INCURRED OR SUFFERED BY ANY PARTY AFTER THE CONSTRUCTION OF THE WORK HAS BEEN COMPLETED. ALL STRUCTURAL MEMBERS, DETAILS AND FIXTURES MUST BE CAREFULLY REVIEWED BY A QUALIFIED PROFESSIONAL.



- ENERGY EFFICIENT ENGINEERED ROOF TRUSSES
- 6:12 ROOF PITCH
- 8:12 ROOF PITCH
- ASPHALT SHINGLES
- 6:12 ROOF PITCH
- 24" OVERHANG
- 16" x 16" TAPERED COLUMN OVER 20" x 20" STONE COLUMN
- HORIZONTAL VINYL SIDING
- STONE CAP
- STONE VENEER

LEFT ELEVATION



- ENERGY EFFICIENT ENGINEERED ROOF TRUSSES
- 6:12 ROOF PITCH
- 6:12 ROOF PITCH
- 17" OVERHANG
- CASEMENT WINDOW
- HORIZONTAL VINYL SIDING

RIGHT ELEVATION

REVISIONS

DESIGN ELEMENTS
 ESSENTIAL LIGHT COMMERCIAL DRAFTING
 LONE TREE • UNVA • 52755
 39-629-4443
 DESIGNELEMENTS@GMAIL.COM

THE "CUMBERLAND" BY
 SOUTHGATE DEVELOPMENT

SCALE: 1/8" = 1'-0"
 DATE: 06/30/2008
 DRAWN BY: JAC
 CHECKED BY: CDM
 PROJECT NUMBER: 08R970

A2

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD BE REVIEWED BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. THE CLIENT AND OWNER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIM OR LIABILITY THAT COULD ARISE FROM OR AFTER THE CONSTRUCTION OF THIS WORK OR BEING IN CONNECTION WITH ANY OTHER MEMBER OF DESIGN ELEMENTS OR DESIGN ELEMENTS' AFFILIATES OR CONTRACTORS. DESIGN ELEMENTS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY.

NO.	DESCRIPTION

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 59-659-4423
 DESIGN ELEMENTS INC. TN342

THE "CUMBERLAND" BY SOUTHGATE DEVELOPMENT

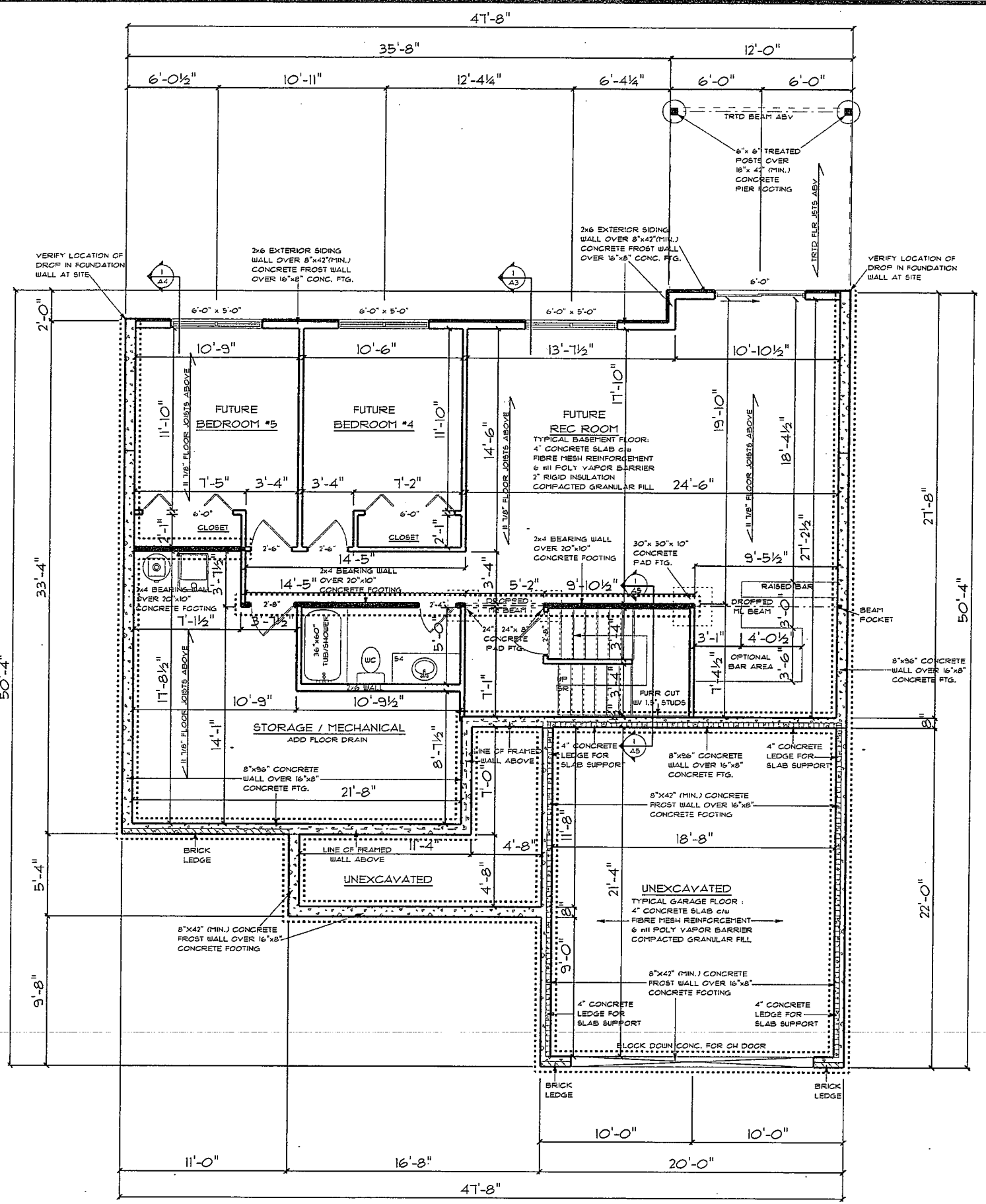
SCALE: 1/8" = 1'-0"
 DATE: 06/30/2008
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 CHECKED BY: CDM
 PROJECT NUMBER: 0802970

A3

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHALL BE REVIEWED BY A REGISTERED PROFESSIONAL ARCHITECT OR ENGINEER. THE CLIENT AND BUILDER OF THIS PLAN RELEASED DESIGN ELEMENTS FROM ANY LIABILITY FOR ANY OMISSIONS OR ERRORS IN THESE PLANS. AFTER THE CONSTRUCTION OF THIS HOME IS COMPLETE, IT IS THE RESPONSIBILITY OF THE BUILDER TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INSURANCE COVERAGE. DESIGN ELEMENTS SHALL BE HELD HARMLESS FROM ANY LIABILITY FOR ANY OMISSIONS OR ERRORS IN THESE PLANS.

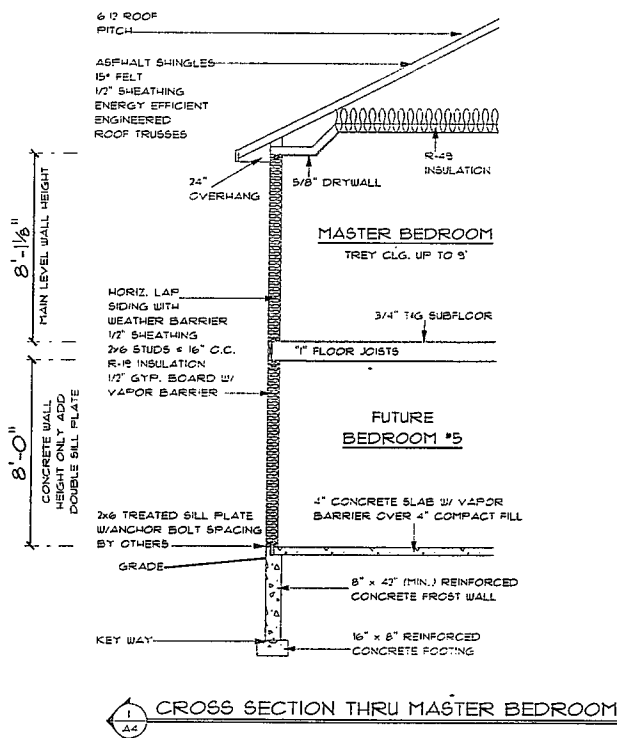
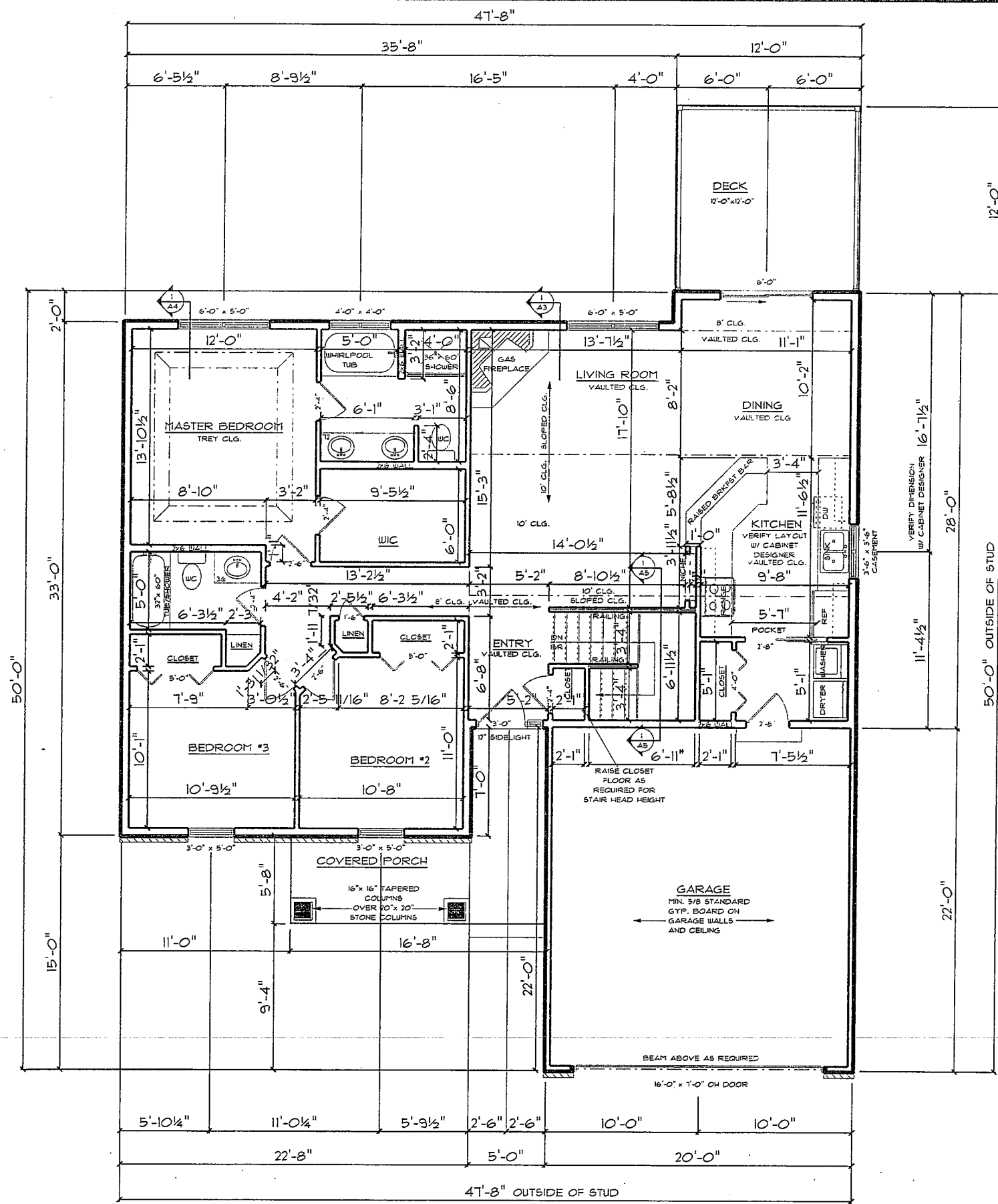
- ### FOUNDATION NOTES
- 2000 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
 - DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
 - 3000 PSI CONCRETE (TYPICAL)
 - DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
 - FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS

- ### NOTES
- 8'-0" BASEMENT WALL HEIGHT
 - SINGLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
 - ALL DIMENSIONS ARE FRAME TO FRAME
 - ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
 - EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
 - INTERIOR WALLS ARE 2x4'S AT 16" O.C.
 - GARAGE WALLS ARE 2x4'S AT 16" O.C.
 - FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
 - 2x6 PLUMBING WALLS AS REQUIRED
 - 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
 - 21" CLEARANCE IN FRONT OF WATER CLOSET
 - STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
 - LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
 - SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE



NOTE: ALL DIMENSIONS ARE FRAME TO FRAME AND OUTER DIMENSIONS ARE TO OUTSIDE OF STUD

LOWER LEVEL / FOUNDATION PLAN
 MAIN LEVEL SQ. FT.: 1422 SQ. FT.
 TOTAL FINISHED SQ. FT.: 1422 SQ. FT.



- NOTES**
- 8'-1 1/8" WALL HEIGHT UNLESS NOTED
 - SINGLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
 - ALL DIMENSIONS ARE FRAME TO FRAME
 - ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
 - EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
 - INTERIOR WALLS ARE 2x4'S AT 16" O.C.
 - GARAGE WALLS ARE 2x4'S AT 16" O.C.
 - FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
 - 2x6 PLUMBING WALLS AS REQUIRED
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 - STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
 - LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
 - SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE

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MAIN LEVEL FLOOR PLAN
 MAIN LEVEL SQ. FT.: 1422 SQ. FT.
 TOTAL FINISHED SQ. FT.: 1422 SQ. FT.

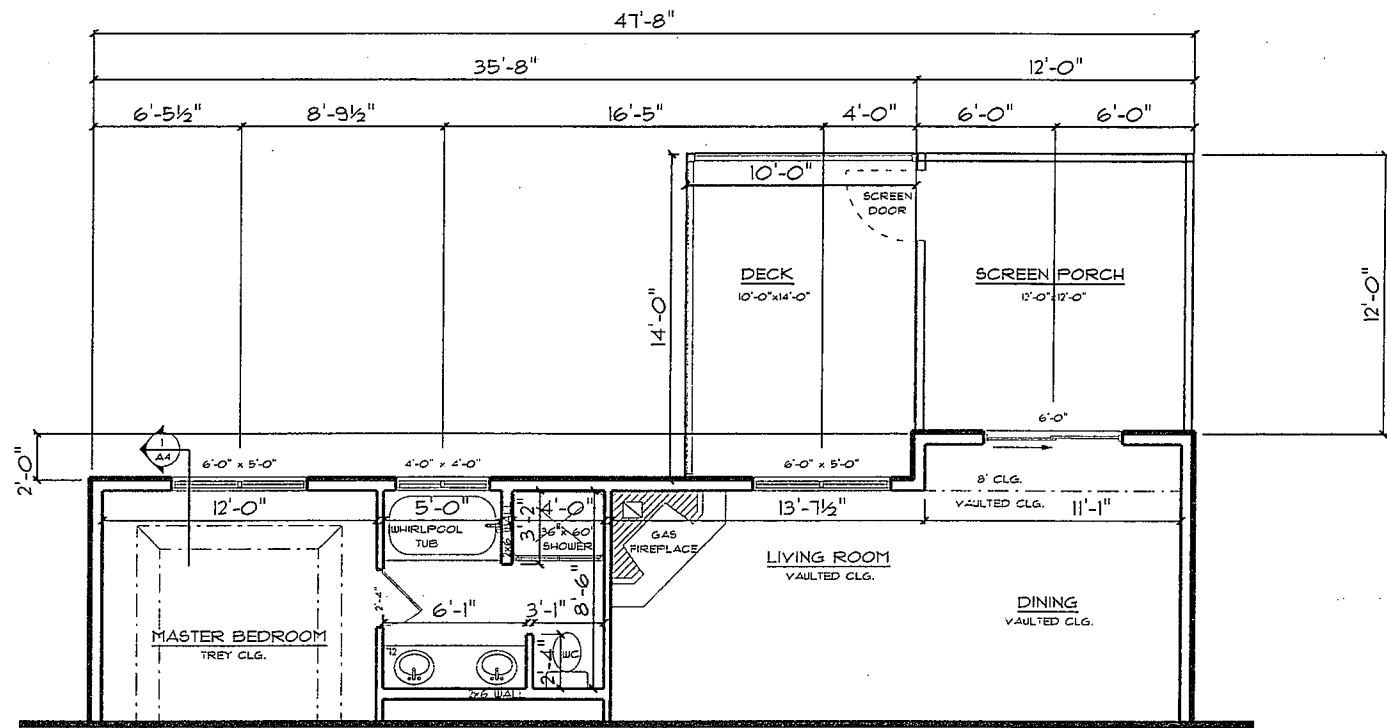
NO.	REVISIONS

DESIGN ELEMENTS
 RESIDENTIAL LIGHT COMMERCIAL DRAFTING
 LANE TELLE • DVA • 52755
 39 • 629 • 4443
 PC-SOLLEMMENT-SHINETUNCT

THE "CUMBERLAND" BY SOUTHGATE DEVELOPMENT

SCALE: 1/8" = 1'-0"
 DATE: 06/30/2008
 DRAWN BY: JAC
 CHECKED BY: CDM
 PROJECT NUMBER: 08R970

• 44 •
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SCREEN PORCH OPTION



SCREEN PORCH OPTION

NOTE: ALL DIMENSIONS ARE FRAME TO FRAME AND OUTER DIMENSIONS ARE TO OUTSIDE OF STUD

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DESIGNELEMENTS@GMAIL.COM

THE "CUMBERLAND" BY
SOUTHGATE DEVELOPMENT

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DRAWN BY: JAC

CHECKED BY: CDM

PROJECT NUMBER: 080970

• A6 •

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD BE RECEIVED BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. THE CLIENT AND BUILDER AT THIS PLAN RELEASE, ASSUME ALL RESPONSIBILITY FOR ANY VIOLATIONS THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME. NO CONSTRUCTION ALL STRUCTURAL MEMBERS OR JOISTS AND DETAILS MUST BE CAREFULLY DEVELOPED BY A STRUCTURAL DESIGN PROFESSIONAL.