

- GENERAL NOTES:
- GOVERNING CODES INTERNATIONAL RESIDENTIAL CODE (IRC 2018)
 - ASCE 7-16
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
 - ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS

CONTRACTOR RESPONSIBILITY:

- ALL STRUCTURES SHALL BE CONSTRUCTED ACCORDING TO DIMENSIONS NOTED WITHIN THESE CONSTRUCTION DOCUMENTS. SCALING OF DIMENSIONS SHALL NOT BE PERMITTED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND ALL CONDITIONS ON THE SUBJECT SITE.
- NEITHER QUALITY BUILDING SUPPLY OR ITS REPRESENTATIVES SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR THEIR SUBCONTRACTORS OR FAILURE TO PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
- ANY DISCREPANCY OR OMISSION DISCOVERED IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER OF CONSTRUCTION DOCUMENTS BY WRITTEN NOTICE BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- QUALITY BUILDING SUPPLY SHALL REQUIRE A MINIMUM OF TWO (2) WEEKS TO CORRECT ANY OMISSIONS OR ERRORS DISCOVERED WITHIN THESE CONSTRUCTION DOCUMENTS. IF THE MINIMUM TIME REQUIRED TO CORRECT ANY OMISSION OR ERROR IN THESE CONSTRUCTION DOCUMENTS IS NOT GRANTED TO QUALITY BUILDING SUPPLY THE GENERAL CONTRACTOR SHALL ASSUME ALL COST AND LIABILITY TO CORRECT THE IDENTIFIED ERROR OR OMISSION.
- ALL STRUCTURES SHALL BE ADEQUATELY BRACED WITH THE NECESSARY TEMPORARY BRACING ELEMENTS FOR ALL LATERAL AND CONSTRUCTION LOADING UNTIL ALL PERMANENT LATERAL FORCE RESISTING SYSTEM ELEMENTS HAVE BEEN FULLY INSTALLED.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL NECESSARY TEMPORARY BRACING ELEMENTS. THE GENERAL CONTRACTOR AND/OR OWNER SHALL MAINTAIN AN UP-TO DATE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE AT ALL TIMES. THE GENERAL CONTRACTOR AND/OR OWNER SHALL OBTAIN ALL PROPER BUILDING PERMITS AND ENSURE ALL REQUIRED INSPECTIONS ARE MADE.
- ANY ROOF AND/OR WALL PENETRATION SHALL BE MADE WEATHERPROOF WITH THE NECESSARY FLASHING AND/OR CAULKING AS REQUIRED.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR OWNER TO PROPERLY RECEIVE AND STORE ALL BUILDING MATERIALS WITHOUT DAMAGE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.
- THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. GENERAL CONTRACTOR SHALL PERFORM ALL COORDINATION WITH ALL UTILITY'S AND STATE SERVICE AUTHORITIES.

SITE PREPARATIONS:

- THE GENERAL CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL BUILDING CODES.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- GENERAL CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- GENERAL CONTRACTOR TO ENSURE FINAL GRADE WILL CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- ALL GRADING AND BACK FILL SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR AND SHALL BE IN ACCORDANCE TO ALL APPLICABLE INTERNATIONAL AND LOCAL CODES.



3492 Highway 438 E,
Lobeville, Tn. 37097
Phone: (931)-593-2027
Email: sales@qbs.us

Drawings Prepared For:

THE COBALT



GENERAL NOTES CONT' D:

- WOOD STRUCTURE REQUIREMENTS:
- DIMENSIONED LUMBER MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND ALL RELATED DOCUMENTS.
 - ALL MEMBERS SHALL BE THE SIZE, GRADE AND SPECIES AS INDICATED WITHIN THESE DRAWINGS.
 - NO UNNECESSARY CUT, HOLE, OR NOTCH OUTSIDE OF CODE ALLOWANCE, OR TRUSS, OR ENGINEERED Mfr. SPECS SHALL BE ALLOWED IN ANY TRUSS, HEADER, BEAM, GIRT, STUD, OR JOIST AND JOIST FLANGE WITH OUT BUILDING DEPARTMENT APPROVAL OF ENGINEERED CALCULATIONS.
 - ANY REPAIR OR REPLACEMENT SHALL BE THE EXPENSE & RESPONSIBILITY OF THE CONTRACTOR RESPONSIBLE FOR DAMAGE.
 - OPENINGS SMALLER THAN 48" CAN HAVE SINGLE JACK STUDS, GREATER THAN 48" SHALL HAVE DOUBLE JACK STUDS.

- LUMBER SPECIES:
- PRESSURE TREATED #2 LUMBER SHALL BE USED IN ALL PLACES IN CONTACT WITH CONCRETE.
 - POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SP #2 OR BETTER.
 - SILLS, PLATES BLOCKING, AND BRIDGING TO BE SPF #2 OR BETTER.
 - ALL STUDS TO BE SPF #2 OR BETTER.

- ROOF DECKING:
- 2X4 #2 PURLINS SPACED @ MAX 24" O.C

SHEATHING:

 - ROOF SHEATHING SHALL BE MIN 1/2" PLYWOOD OR 1/2" OSB.
 - WALLS SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 - FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

- DOOR AND WINDOW NOTES:
- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
 - WINDOWS WITHIN 18" OF FLOOR, AND WITHIN 5' OF A STAIRCASE, AND WITHIN 24" OF AN ENTRY DOOR, AND IN BATHROOMS, SHALL BE TEMPERED, UNLESS SPECIFIED DIFFERENTLY BY LOCAL CODE.
 - SECOND STORY WINDOWS THAT OPEN MORE THAN 4", AND CLOSER THAN 24" FROM FINISHED FLOOR SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES, OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090-21.
 - ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.
 - DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/8" TIGHT FITTING SOLID CORE DOORS WITH A FIRE RATING OF 20 MINUTES DOOR SHALL BE SELF CLOSING.
 - EXTERIOR EGRESS DOORS WILL BE 36" MIN. W/NET CLEAR OPENING OF 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

- STRUCTURAL CONCRETE REQUIREMENTS:
- MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE EQUAL OR EXCEED THE FOLLOWING CRITERIA:
 - PADS AND UN REINFORCED FOOTINGS: 3,000 PSI
 - REINFORCED PADS AND FOOTINGS: 3,000 PSI
 - SLABS ON GRADE: 3,000 PSI
 - UNLESS PLASTICIZERS ARE USED, WORKABLE SLUMP SHALL BE NO MORE THAN 5", NO EXCESS WATER SHALL BE ADDED ON-SITE.
 - ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE MINIMUM 5% AND MAXIMUM 7% ENTRAINED AIR.
 - ALL REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615.
 - ALL LAP SPLICES SHALL BE CONFORM TO THE REQUIREMENTS OF ACI 318-14 CLASS 'B'.
 - CONCRETE SHALL COMPLY WITH ALL OTHER ACI CODE REQUIREMENTS.
 - A 6 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PLACED DIRECTLY BELOW GRADE SUPPORTED SLABS. LAP JOINTS 6" AND TAPE ALL JOISTS AND HOLES.
 - DRAINS SHALL BE INSTALLED AS NEEDED TO COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA :

- DESIGN LOADS:
- ROOF LIVE LOAD: 20 PSF.
 - ROOF DEAD LOAD: 10 PSF.
 - SNOW LOAD: 10 PSF.
 - FLOOR LIVE LOADS: 40 PSF
 - FLOOR DEAD LOAD: 10PSF.

THESE ARE NOT STRUCTURAL ENGINEERED PLANS. THE FRAMING, FOUNDATIONS, AND DETAILS IN THIS PLAN SET, ARE INTENDED TO PROVIDE A BASIC GUIDE FOR FOUNDATIONS, CONCRETE SLAB, AND CONVENTIONAL FRAMING. IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER/ CONTRACTOR TO GET STAMPED PLANS, UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH QUALITY BUILDING SUPPLY. IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL LUMBER SPANS, FOUNDATIONS, AND BUILDING LOADS COMPLY WITH ALL APPLICABLE LOCAL BUILDING CODES.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DOWN AT THE OWNER'S AND OR BUILDER'S EXPENSE AND RESPONSIBILITY.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. QUALITY BUILDING SUPPLY. IS NOT LIABLE FOR ERROR ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THIS PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THIS JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

JM

REVISION TABLE		DESCRIPTION				
NUMBER	DATE					

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

THE COBALT BARND
HOHENWALD, TN

DRAWINGS PROVIDED BY:
QBS
QUALITY BUILDING
SUPPLY

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1/8/2026

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THESE PLANS ARE THE SOLE PROPERTY OF QUALITY BUILDING SUPPLY. ANY UNAUTHORIZED REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED.





JM

REVISION TABLE		REVISION	DATE	BY
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THE COBALT BARND
HOHENWALD, TN



DATE:

1/8/2026

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THE COBALT BARND
HOHENWALD, TN

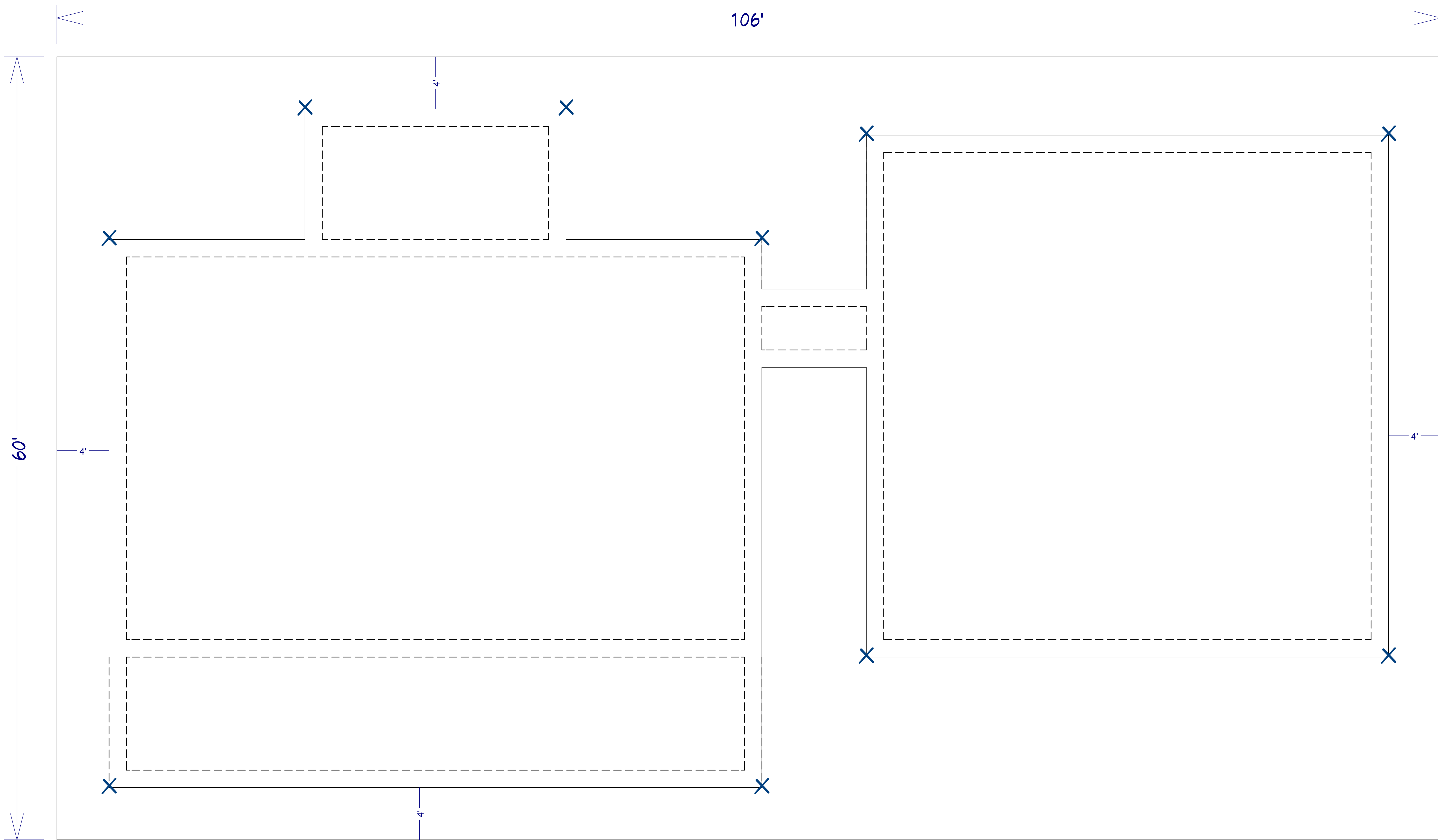


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Entire pad must be level and 4' wider than total building on all sides, and corner grade pins installed before notification of site ready for forming. X = Corner pins

Terrain Plan View

JM

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THE COBALT BARND
HOHENWALD, TN

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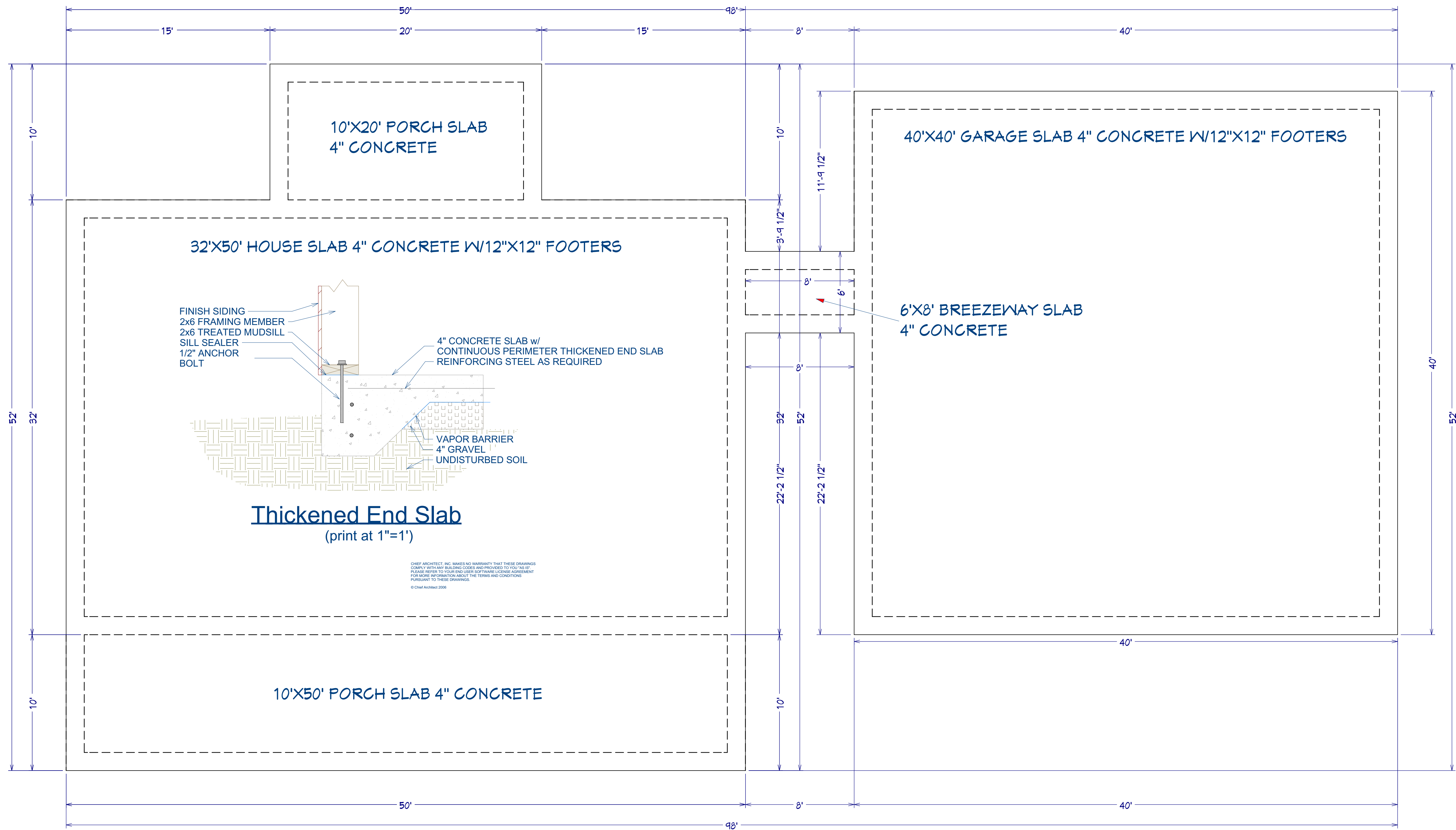
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Foundation

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THE COBALT BARND
HOHENWALD, TN

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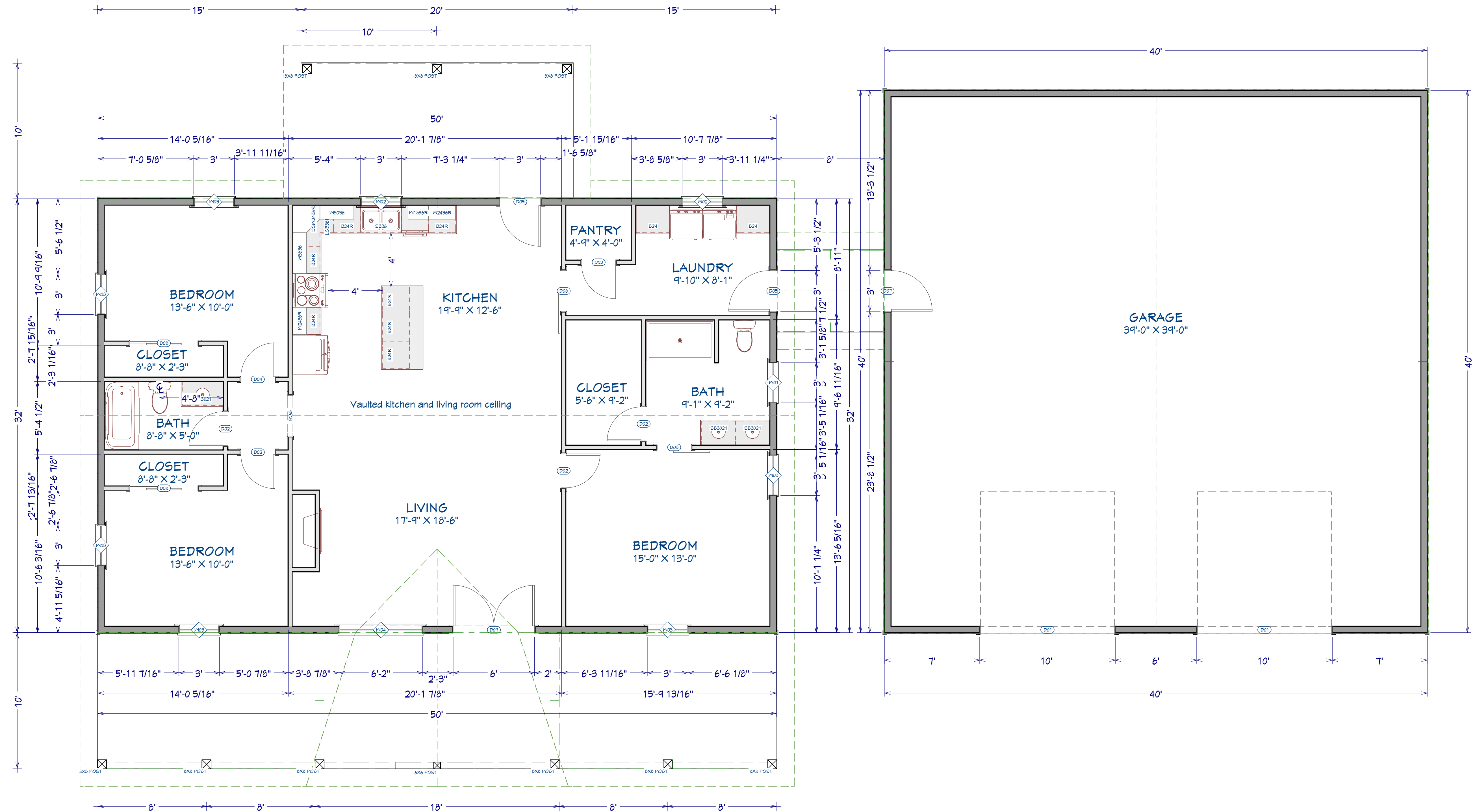
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1st Floor

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THE COBALT BARND
HOHENWALD, TN



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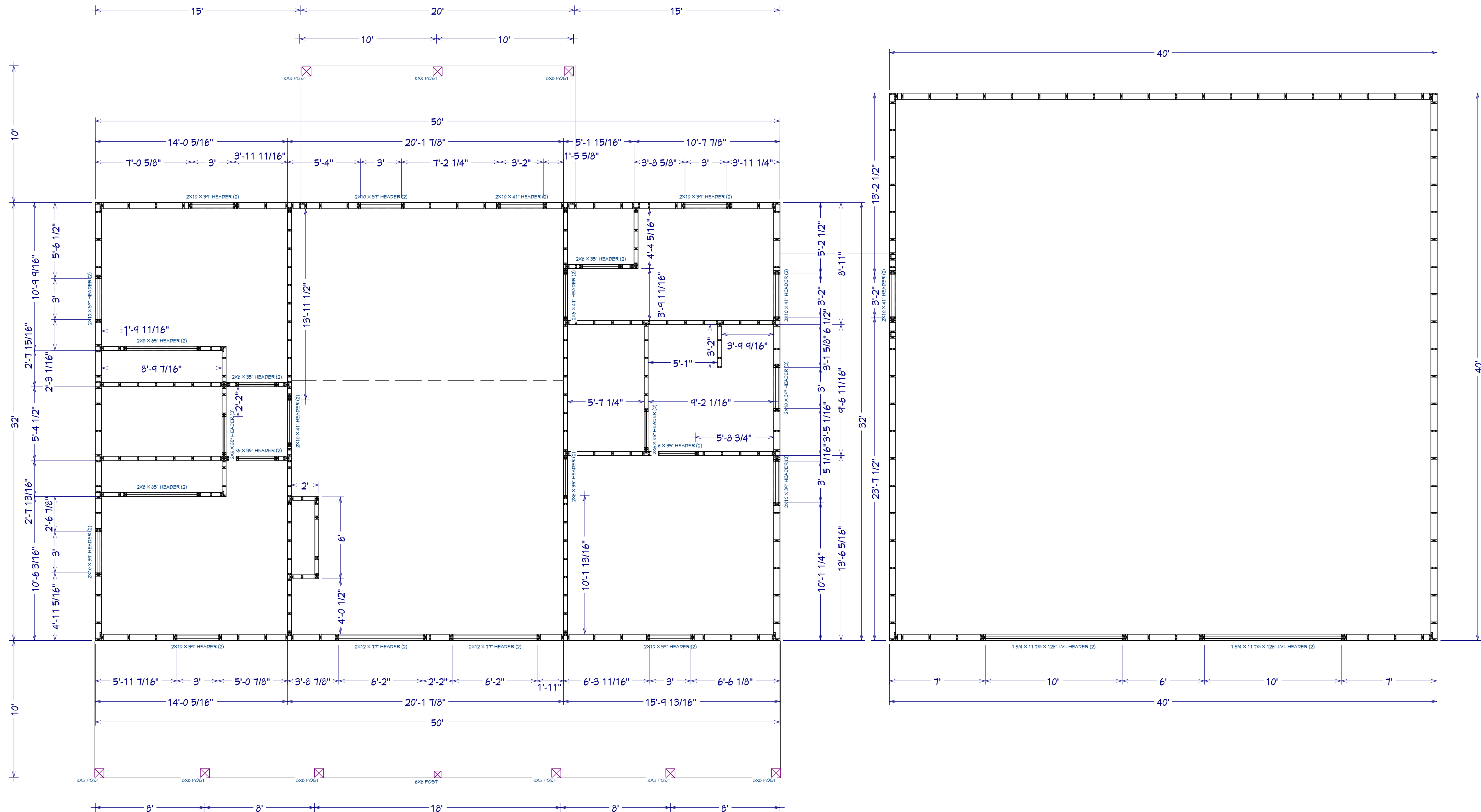
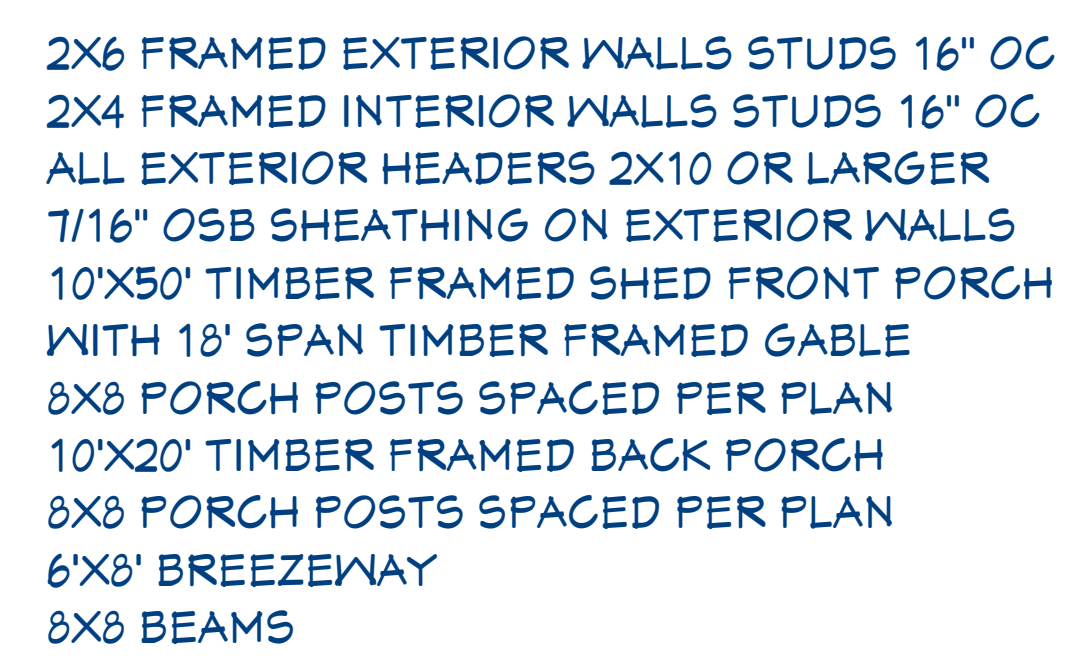
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Framing, Floor Plan View

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DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

THE COBALT BARND
HOHENWALD, TN



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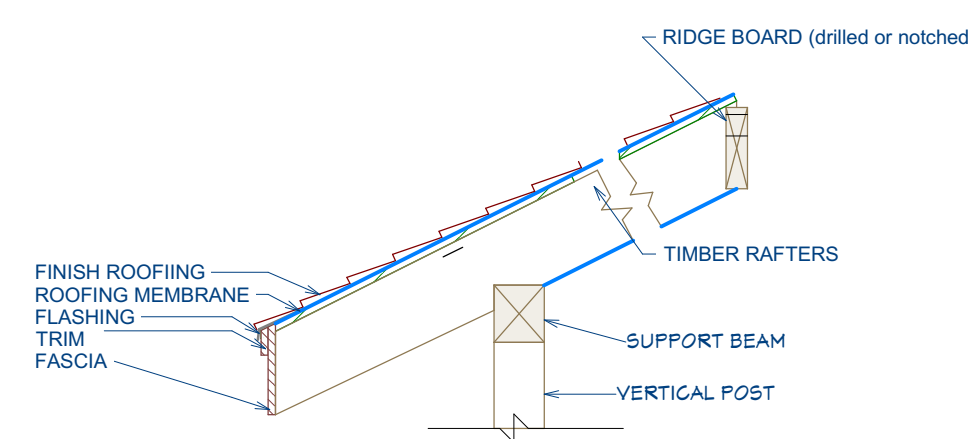
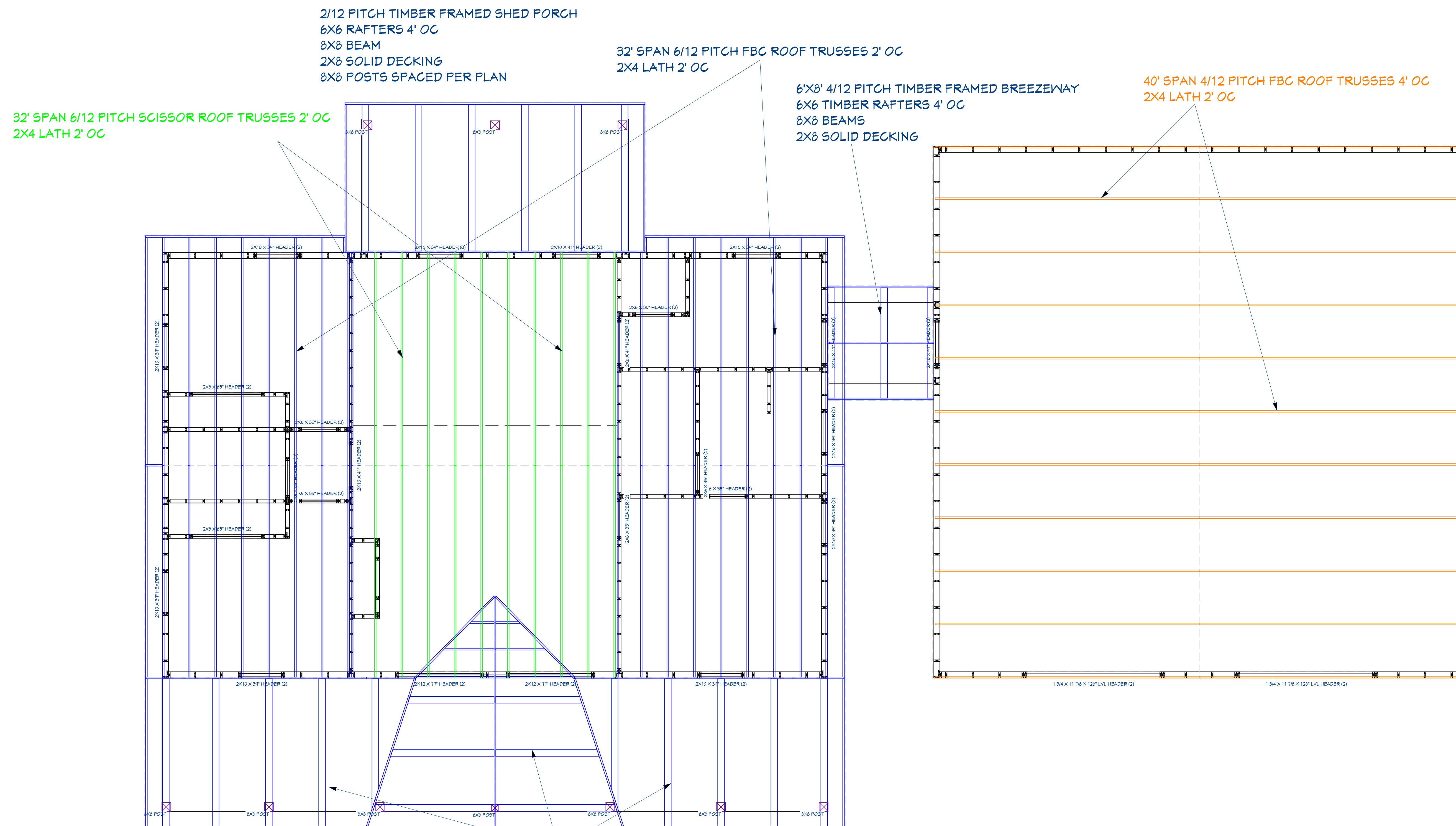
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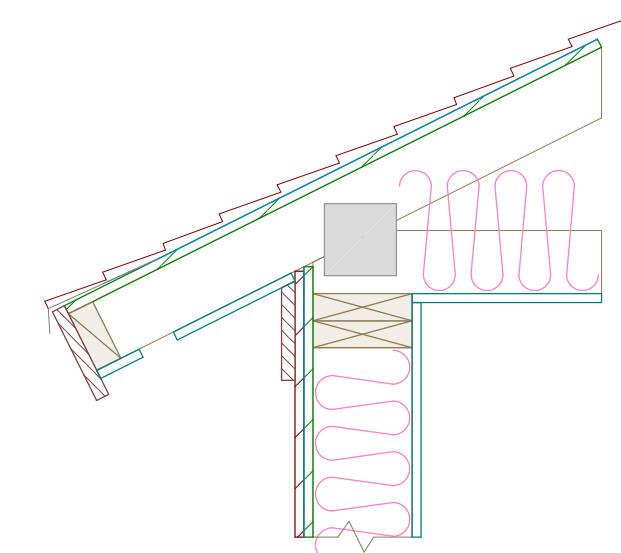
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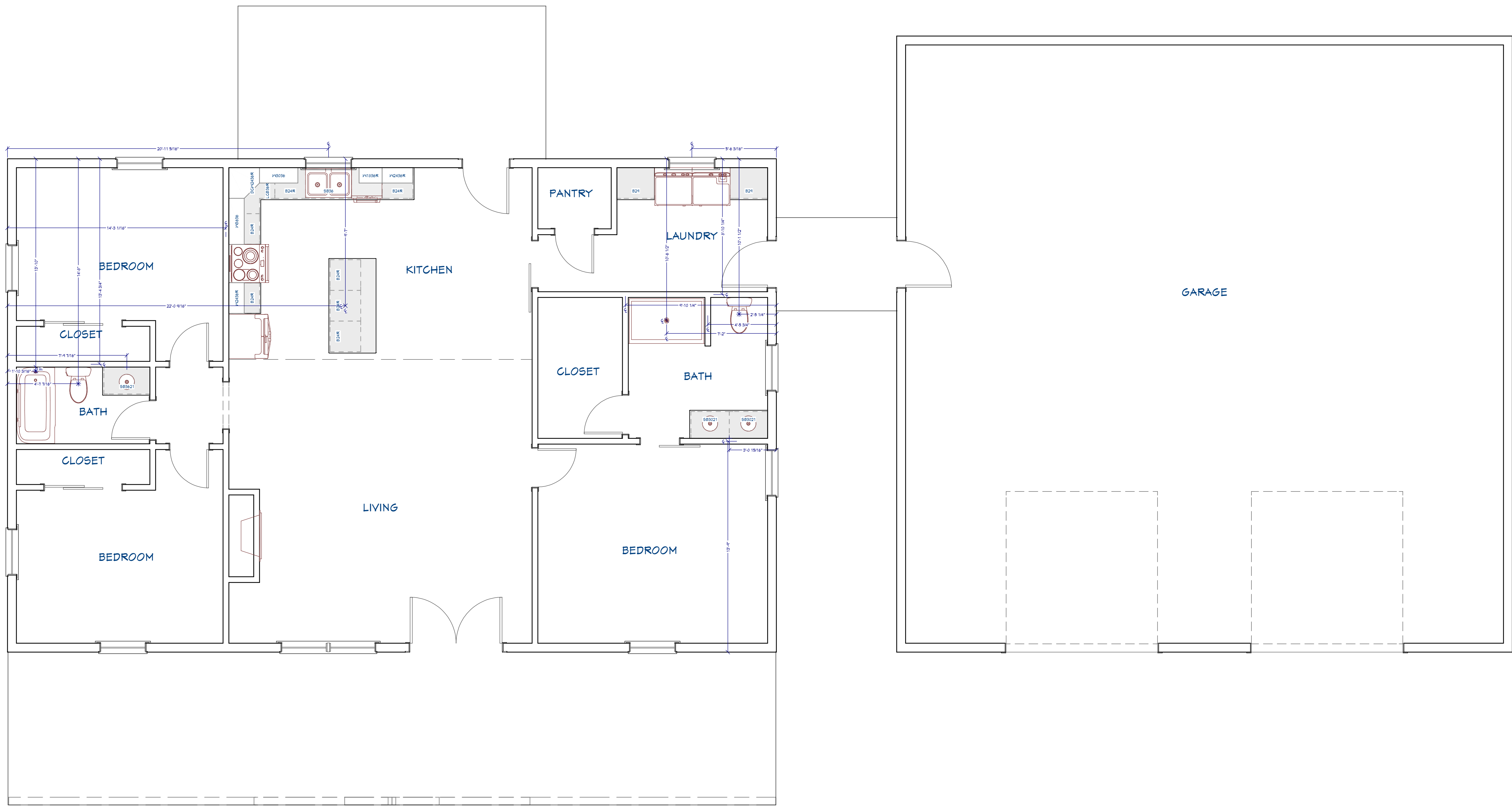
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Timber Porch Rafters
(print at 1"=1')



Standard Truss



Kitchen and Bath Plan View
ROUGH PLUMBING

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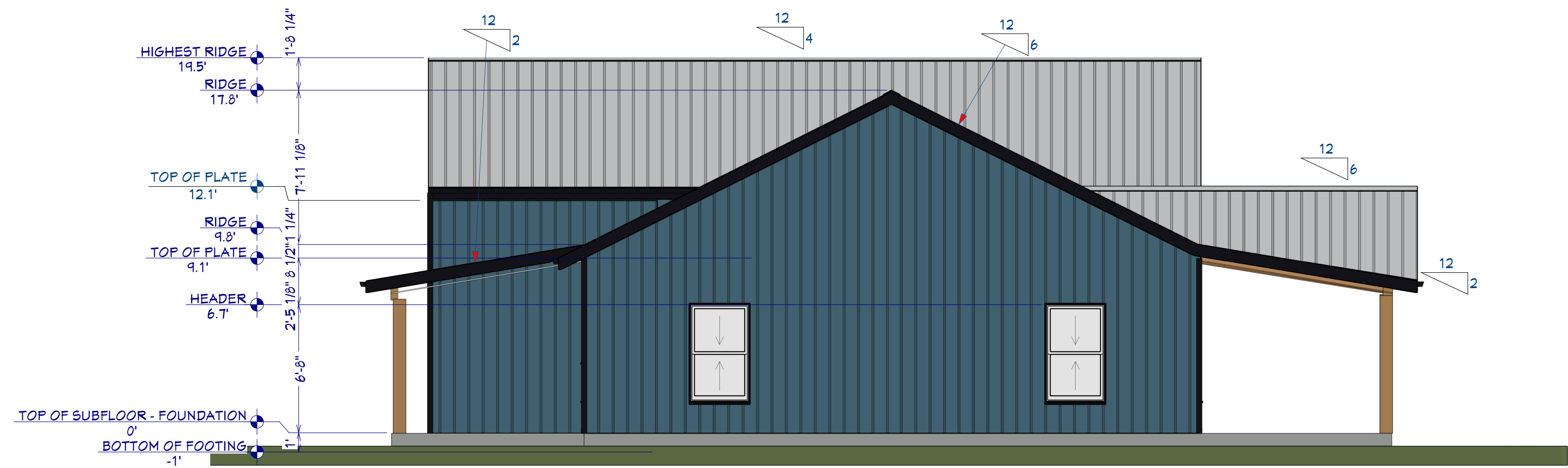
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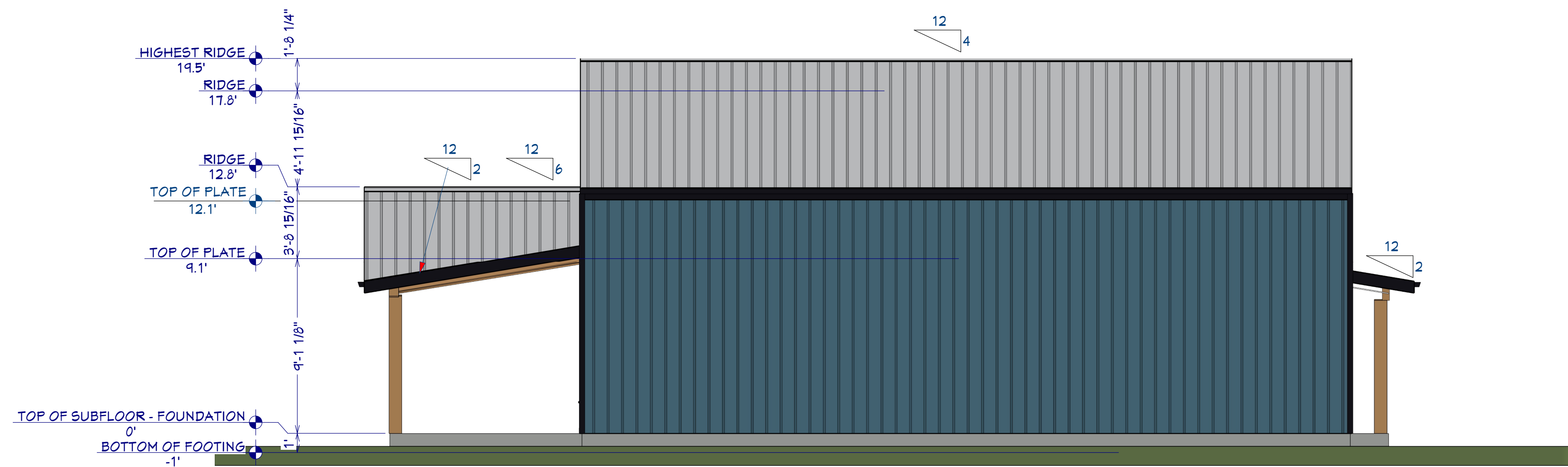
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Elevation 3



Elevation 4

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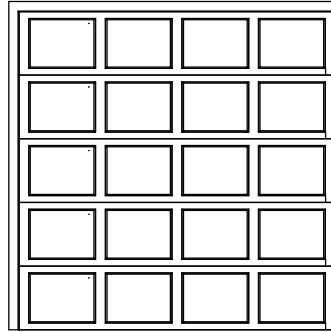
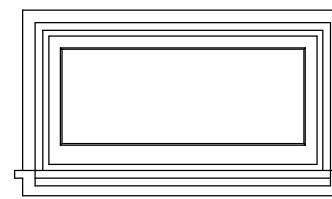
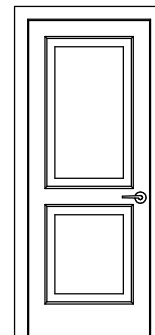
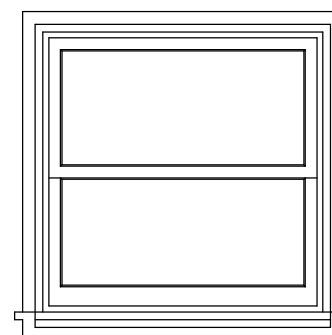
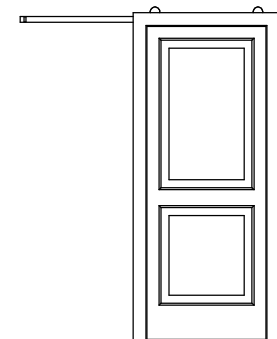
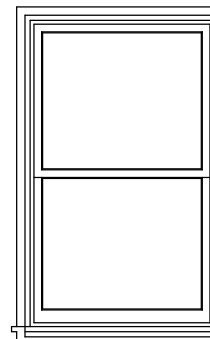
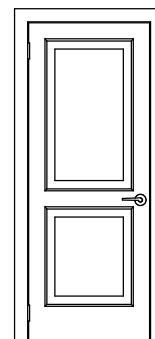
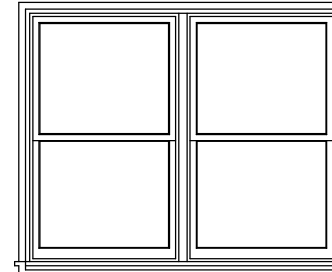
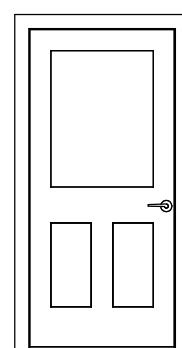
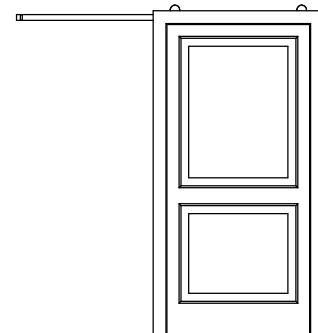
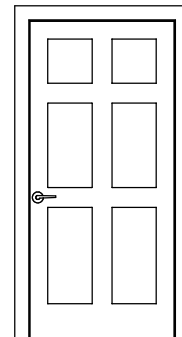
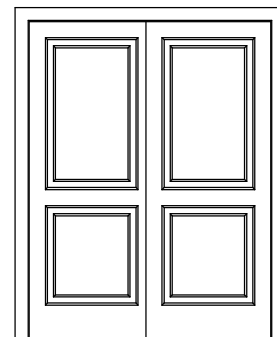
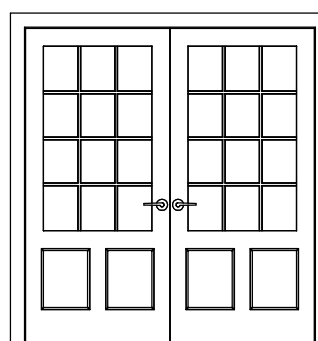
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SCALE:
1/4

SHEET:
P-11

DOOR SCHEDULE												WINDOW SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	D01	100100	2	1	100100	120"x120"	GARAGE-GARAGE DOOR P02	1 3/4"x11 7/8"x126" (2)					W01	3016FX	1	1	3016FX	36"x18"		FIXED GLASS	2"x10"x39" (2)			
	D02	2660	5	1	2660 L IN	32"x02 1/2"	HINGED-DOOR P04	2"x6"x35" (2)					W02	3030DH	2	1	3030DH	36"x36"		DOUBLE HUNG	2"x10"x39" (2)			
	D03	2660	1	1	2660 R	32"x02 1/2"	BARN-DOOR P04	2"x6"x35" (2)					W03	3050DH	6	1	3050DH	36"x60"		DOUBLE HUNG	2"x10"x39" (2)			
	D04	2660	1	1	2660 R IN	32"x02 1/2"	HINGED-DOOR P04	2"x6"x35" (2)					W04	6250MU	1	1	6250	74"x60"		MULLED UNIT	2"x12"x77" (2)			
	D05	3060	2	1	3060 L EX	38"x03"	EXT. HINGED-DOOR E03	2"x10"x41" (2)																
	D06	3060	1	1	3060 R	38"x02 1/2"	BARN-DOOR P04	2"x6"x41" (2)																
	D07	3060	1	1	3060 R EX	38"x03"	EXT. HINGED-DOOR P04	2"x10"x41" (2)																
	D08	5060	2	1	5060 L IN	62"x02 1/2"	SLIDER-DOOR P04	2"x8"x65" (2)																
	D09	6060	1	1	6060 L/R EX	74"x03"	EXT. DOUBLE HINGED-DOOR E16	2"x12"x77" (2)																

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