

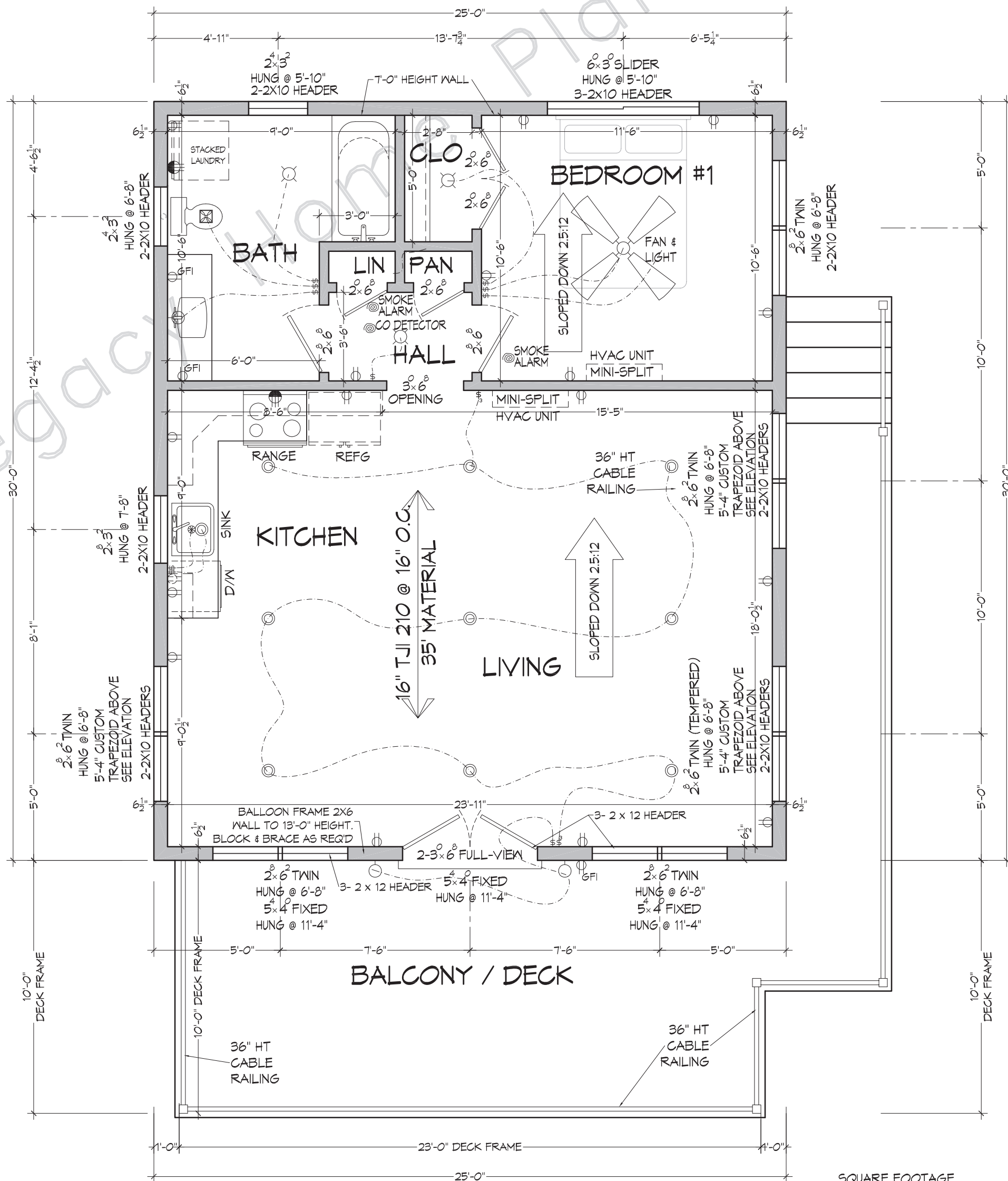
COLUMN LAYOUT
SCALE 1/4"=1'-0"

- ### GENERAL NOTES
- IT IS NOT THE INTENT OF THESE DOCUMENTS TO FULLY DETAIL ALL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURES PROPER STRUCTURAL DETAILING AND SIZING, WEATHERPROOF DETAILING, AND QUALITY WORKMANSHIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE THE SERVICES OF QUALIFIED STRUCTURAL ENGINEERS TO REVIEW ALL NON-TYPICAL FOUNDATION OR FRAMING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEEDS ALL APPLICABLE CODES.
 - THIS PLAN HAS BEEN DESIGNED AS PER THE STANDARD BUILDING CODE. IT MUST BE CONSTRUCTED TO MEET THE MINIMUM SEISMIC REQUIREMENTS AS PER THE CODES DEPARTMENT WITH JURISDICTION. ALL JOIST AND RAFTERS HAVE BEEN SIZED BASED ON THE SOUTHERN PINE SPAN TABLES PROVIDED BY THE SOUTHERN PINE COUNCIL USING THE 2013 S.P.I.B. STANDARD GRADING RULES FOR NO.2 VISUALLY GRADED. SEE SIZING TABLE.
 - DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK (4.5" OR 6.5"). BRICK VENEER SHOWN 5 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT: 6 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREES U.O.N. OR DIMENSIONED. ALL STUDS TO BE AT 16 INCHES ON CENTER U.O.N.
 - PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS. PROVIDE SOLID BRIDGING ON ALL FLOOR JOIST SPANS OVER 10 FEET AND AT INTERVALS NOT TO EXCEED 8 FEET. PROVIDE 2X4 STRONGBACKS AT 5 FEET ON CENTER WHEN JOIST OR PLYWOOD DECKING DOES NOT SPAN AND THE RAFTER BEARING PLATES. HALF INCH PLYWOOD SUBFLOOR MAY BE SUBSTITUTED. PROVIDE FULL SOLID STUD BEARING UNDER ALL HEADERS AND BEAMS TO SOLID FOUNDATION BELOW.
 - ALL MANUFACTURED PRODUCTS, SYSTEMS OR APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED ALL APPLICABLE CODES.
 - H.V.A.C. SUBCONTRACTOR SHALL COORDINATE COMPLETE SYSTEM REQUIREMENTS WITH SUPPLIER AND PROVIDE EQUIPMENT LAYOUT THAT MEETS LOCAL CLIMATE CONDITIONS AND BUILDING CODES.
 - THE ELECTRICAL EQUIPMENT SHOWN REPRESENTS CONCEPT ONLY AND THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING OWNERS INTENT WITH SAFETY REQUIREMENTS AND COMPLYING WITH ALL APPLICABLE CODES.
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH DECK LOCATIONS.
 - TO MINIMIZE EXCESSIVE MOISTURE AND MOLD CONDITIONS, PROVIDE AN APPROVED VAPOR BARRIER UNDER FOOTINGS, SLABS, AND FLOOR JOISTS AT GROUND LEVEL. USE AN EXTERIOR SHEATHING WITH A SUFFICIENT PERM RATING ON ALL OUTSIDE WALLS. PROPERLY DESIGN AND SIZE HVAC SYSTEM AND INCLUDE A 10% FRESH AIR INTAKE.
 - ALL STANDARD, MINIMUM CODE CONNECTION AND FASTENING PRACTICES ARE TO BE ADHERED TO BY QUALIFIED FOUNDATION, FRAMING, DRYWALL, TRIM AND MASONRY CONTRACTORS.

NOTE!
EVERY WINDOW AND DOOR HEADER SHALL HAVE ONE TRIMMER AND ONE KING STUD UNLESS NOTED OTHERWISE.

NOTE!
ALL INTERIOR WALLS ARE NOT LOAD-BEARING SPAN ALL FLOOR JOISTS & ROOF TRUSSES TO OUTSIDE WALLS

20PSF GROUND SNOW LOAD USED TO CALCULATE ROOF STRUCTURE FOR THIS PLAN



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

SQUARE FOOTAGE
750 HEATED
230 BALCONY
980 TOTAL SQUARE FOOTAGE

FILE	T-3-20	SHEET #	2
DATE	1-3-20	DRAWN BY	STEVE V
SCALE	As Shown	PLAN NAME	SANTIAM RIVER CABIN
EOB		PLAN NO.	0750-230

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 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ANY FURTHER USE WITHOUT THE EXPRESS PERMISSION OF LEGACY HOME PLANS IS PROHIBITED. LEGACY HOME PLANS HAS BEEN PREPARED TO MEET THE TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, LOCAL VARIATIONS MAY OCCUR. LOCAL VARIATIONS MAY BE NECESSARY TO MEET LOCAL REQUIREMENTS. LOCAL VARIATIONS MAY VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. LEGACY HOME PLANS IS NOT RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS, AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS IN YOUR AREA. AN ENGINEER IS REQUIRED FOR ALL CONSTRUCTION. TOTAL LIABILITY OF LEGACY HOME PLANS DOES NOT EXCEED THE COST OF ORIGINAL PLANS.

Legacy HOME PLANS
PLANS YOU CAN BUILD YOUR LEGACY ON
5690 SUMMER AVENUE - MEMPHIS, TENNESSEE (901)754-9874

MEMBER
AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN

