

FIRST FLOOR PLAN  
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 SOUND 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 EXCEED ALL APPLICABLE CODES.
- THIS PLAN HAS BEEN DESIGNED PER CURRENT I.R.C. 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 2015 S.P.I.C. STANDARD GRADING RULES FOR NO.2 VISUALLY GRADED. SEE SIZING TABLE.
- DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK (4" OR 8") BRICK VENEER SHOWN 5 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT: 6 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREE 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 STRINGERS 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, ISM AND MASONRY CONTRACTORS.

40PSF GROUND SNOW LOAD  
USED TO CALCULATE ROOF  
STRUCTURE FOR THIS PLAN

NOTE!  
ALL EXTERIOR WALLS ARE 6"  
ALL INTERIOR WALLS ARE 4"  
UNLESS NOTED OTHERWISE

SQUARE FOOTAGE

1384	HEATED FIRST FLOOR
470	HEATED SECOND FLOOR
1854	TOTAL HEATED
469	FUTURE REC RM.
850	FUTURE EXPANSION (BSMT)
3173	TOTAL HEATED POSSIBLE
663	GARAGE
692	PORCH & DECK
168	UNHEATED BASEMENT
1523	TOTAL UNHEATED
4946	TOTAL SQ. FT.

FILE	DATE	SCALE	DRAWN BY	PLAN NAME	PLAN NO.
	2-8-23	As Shown	hm/smy	Hideaway Haven	
SHEET #	2				
<b>1384-470-1319-1523</b>					

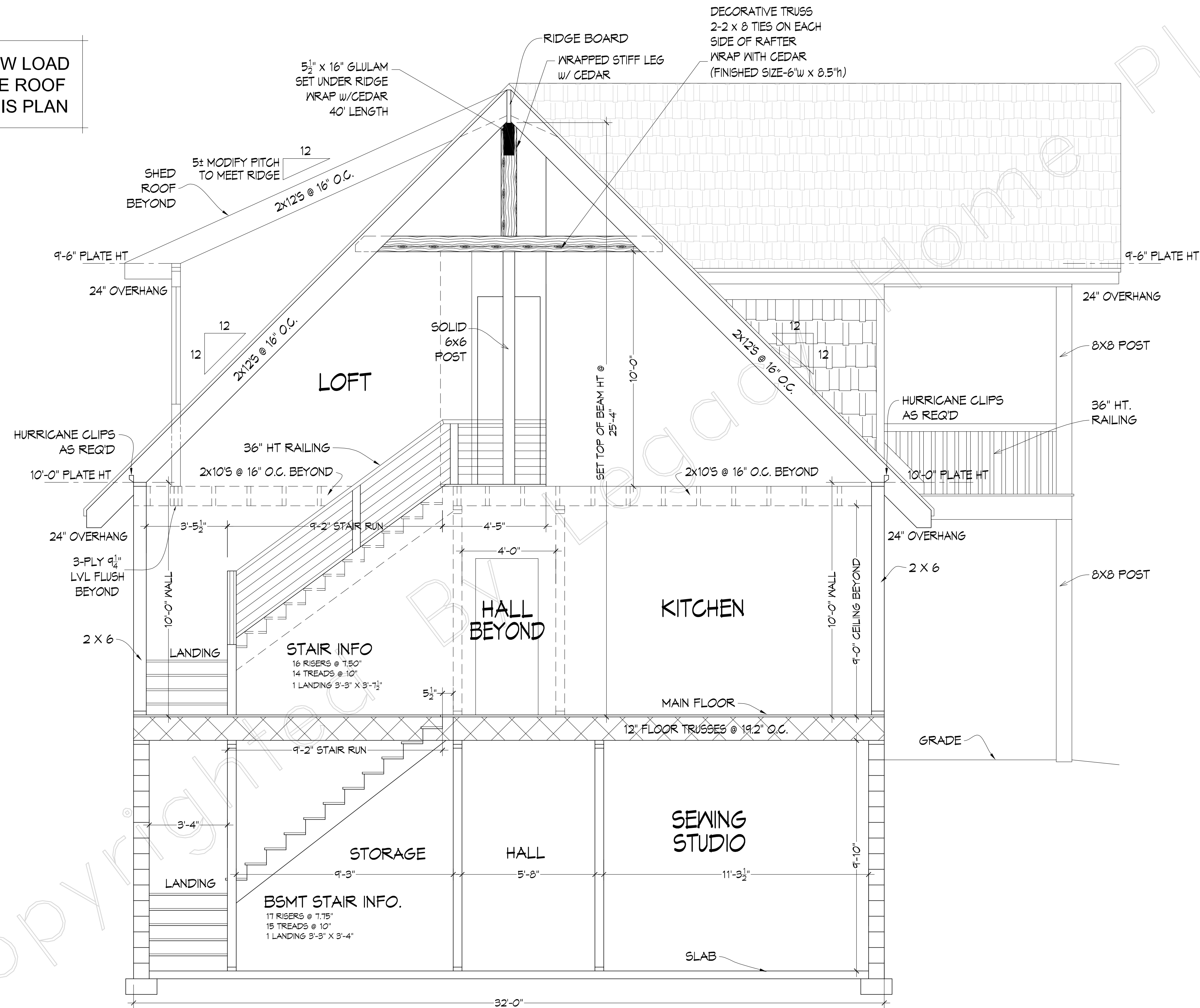
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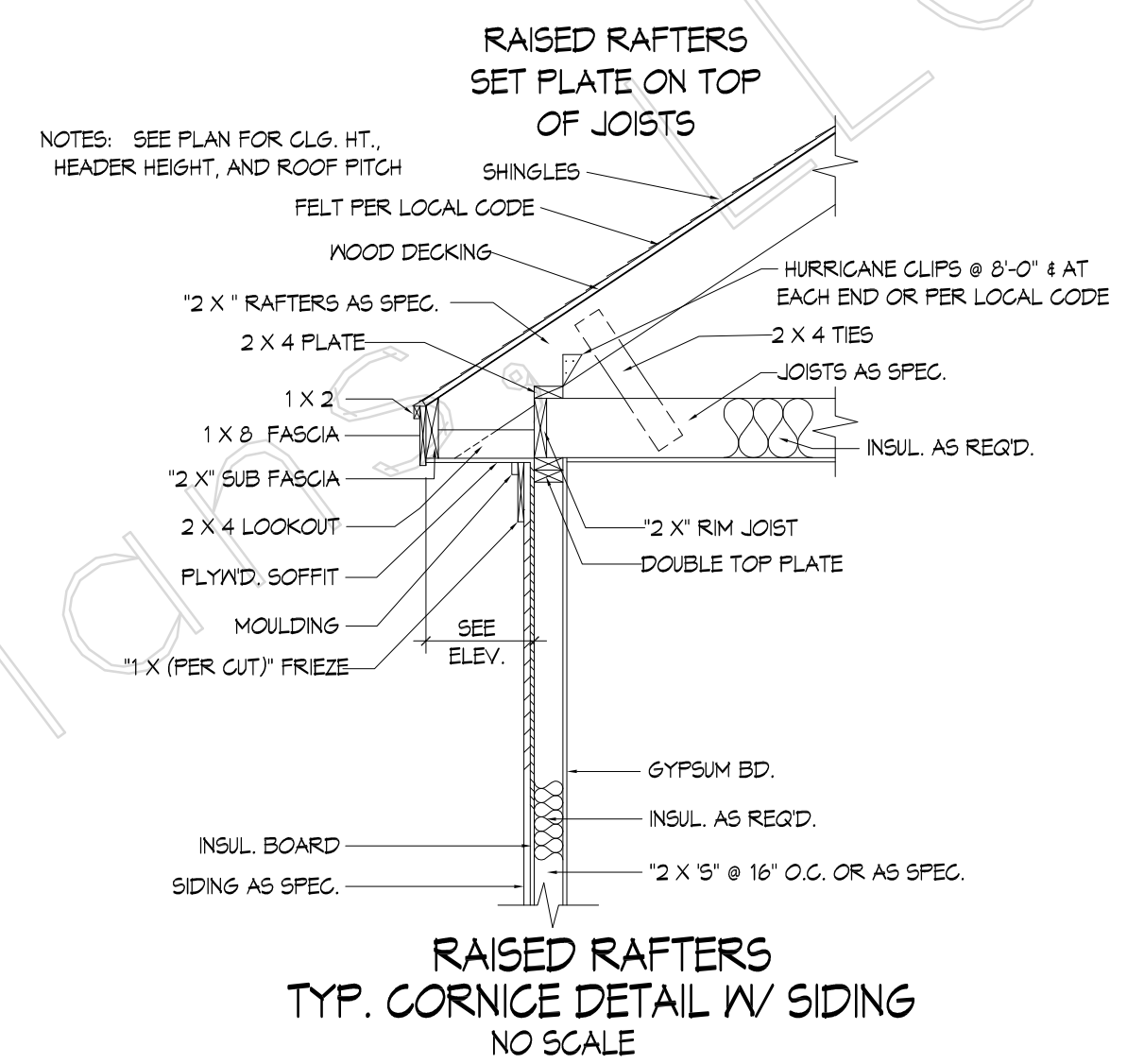
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40PSF GROUND SNOW LOAD  
USED TO CALCULATE ROOF  
STRUCTURE FOR THIS PLAN



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



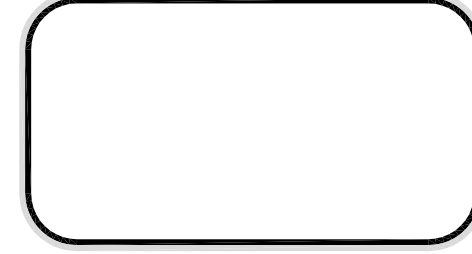
RAISED RAFTERS  
TYP. CORNICE DETAIL W/ SIDING  
NO SCALE

FILE	DATE	SCALE	DRAWN BY	PLAN NO.
	2-8-23	As Shown	hm/smv	
SHEET #	Hideaway Haven			
	1384-470-1319-1523			

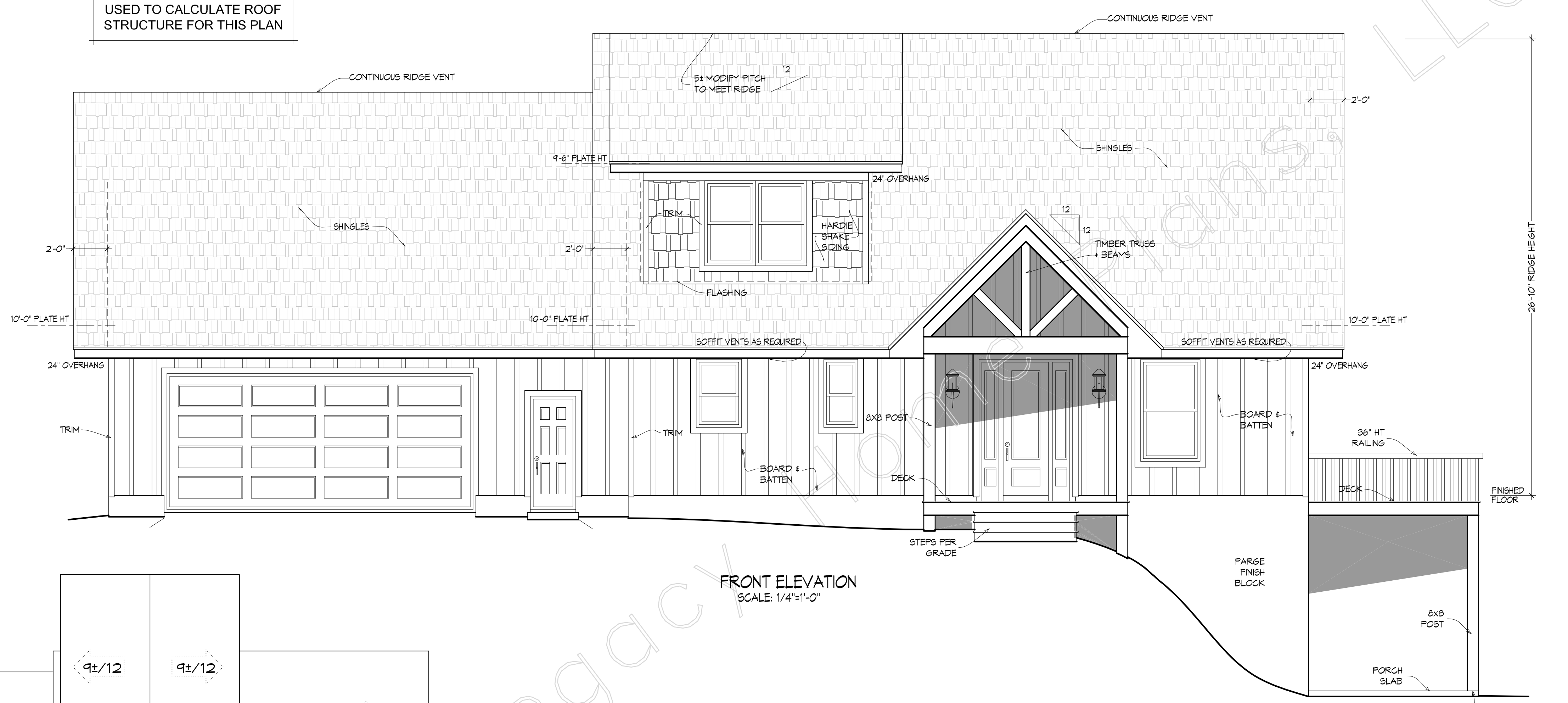
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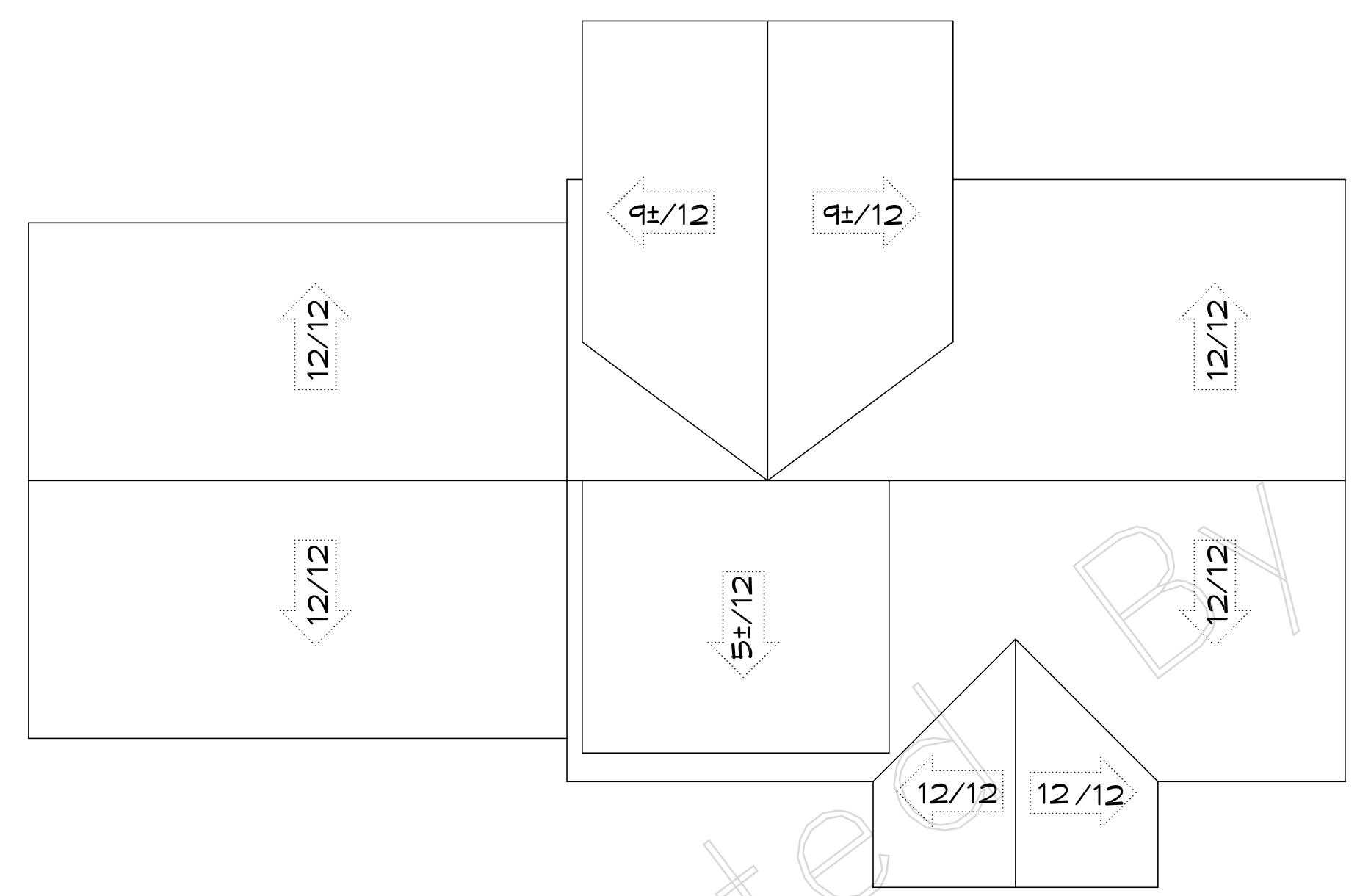
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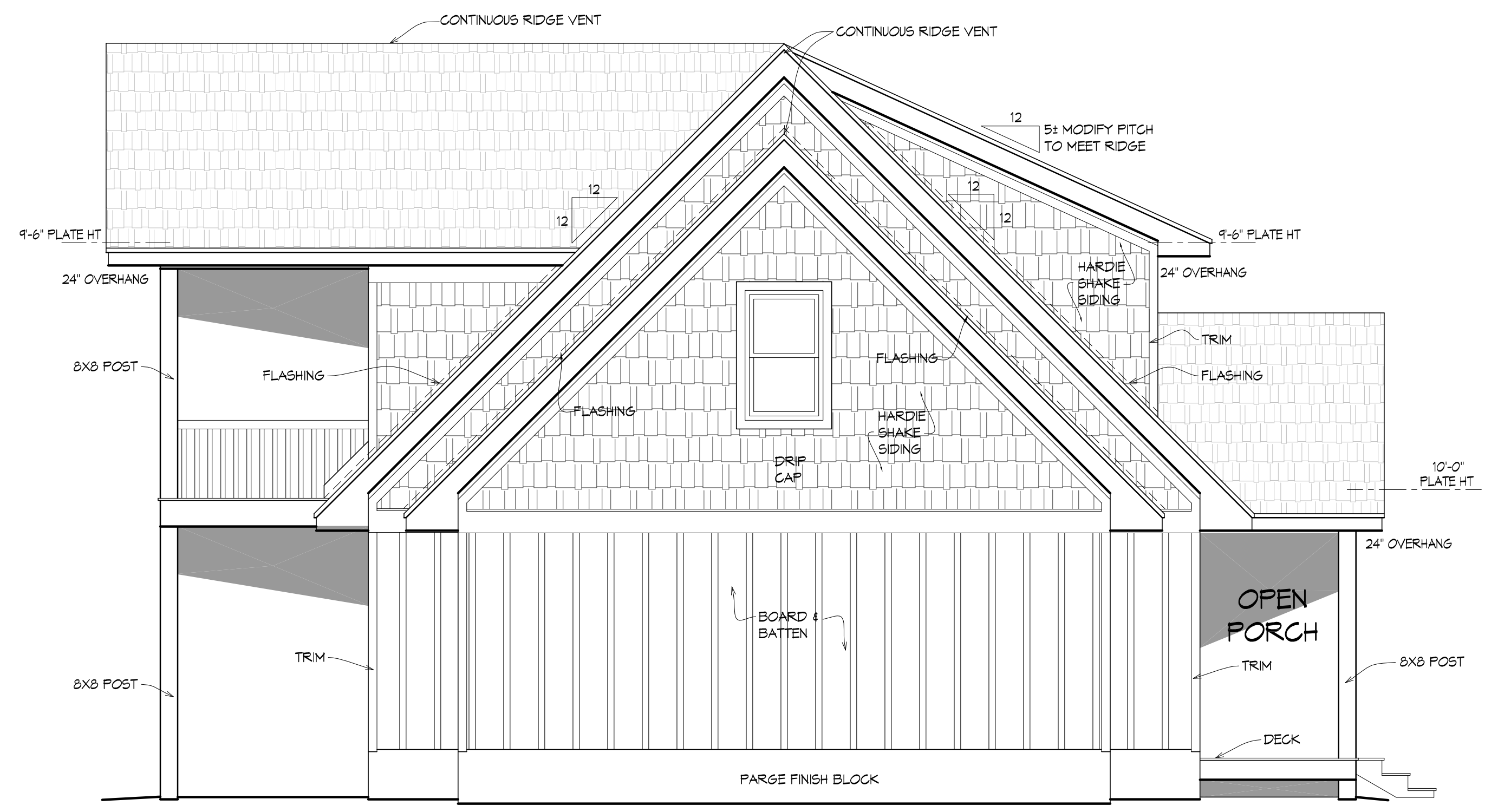
40PSF GROUND SNOW LOAD  
USED TO CALCULATE ROOF  
STRUCTURE FOR THIS PLAN



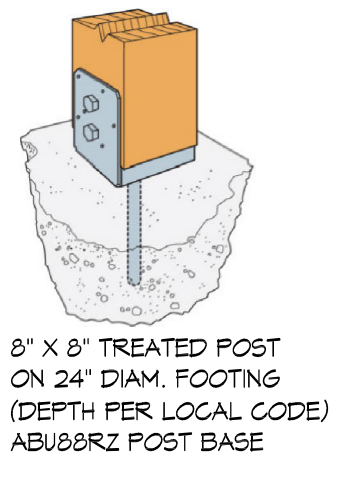
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



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



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



8" X 8" TREATED POST  
ON 24" DIAM. FOOTING  
(DEPTH PER LOCAL CODE)  
ABUS6RZ POST BASE

FILE	DATE	SCALE	DRAWN BY	SHEET #
	2-8-23	As Shown	hm/smv	5
PLAN NAME	Hideaway Haven			
PLAN NO.	1384-470-1319-1523			

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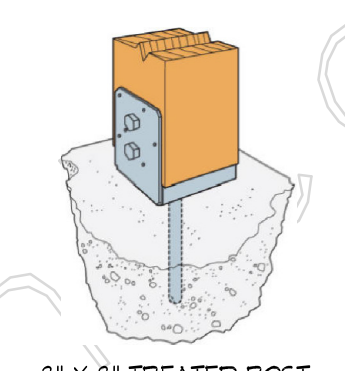
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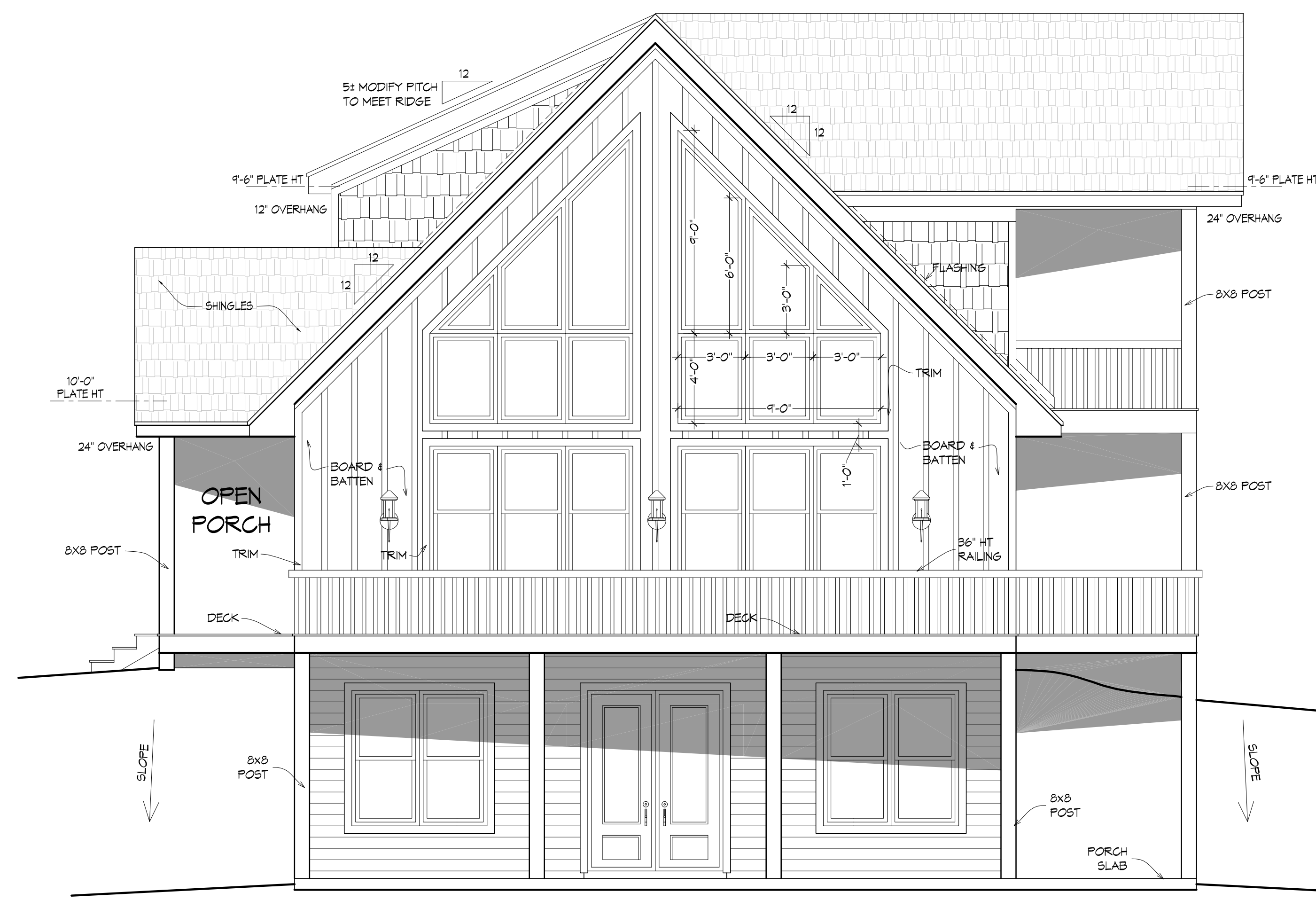


REAR ELEVATION  
SCALE: 1/4"=1'-0"



8" X 8" TREATED POST ON 24" DIAM. FOOTING (DEPTH PER LOCAL CODE) A8UB88Z POST BASE

40PSF GROUND SNOW LOAD USED TO CALCULATE ROOF STRUCTURE FOR THIS PLAN



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

SCALE	DATE	FILE
As Shown	2-8-23	
DRAWN BY		SHEET #
hm/smy		6
PLAN NAME		PLAN NO.
Hideaway Haven		1384-470-1319-1523

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