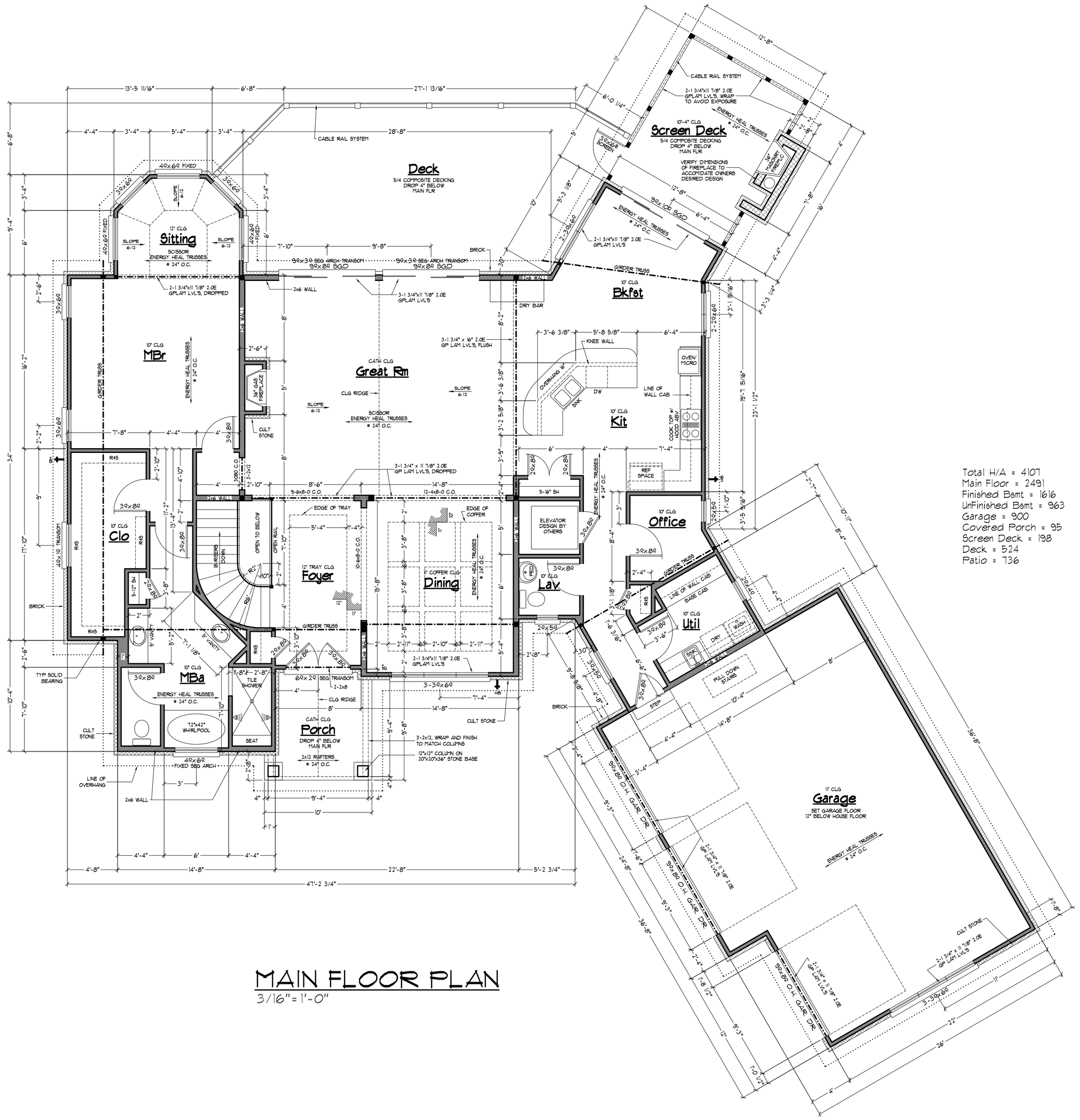
GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO "RICK HATTLEY CUSTOM DESIGN" FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL STATE, AND LOCAL BUILDING CODES. STRUCTURAL LUMBER SHOULD BE #1 SYP/NO 1SOP MIN.
8. ALL COLUMNS OR SOLID FRAMING SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT FOUNDATION OR BEARING POINTS DESIGNED TO CARRY THE LOAD.
9. PROVIDE 2-2x12 #2 SYP HEADERS OVER ALL EXTERIOR OPENINGS UNLESS NOTED OTHERWISE.
10. 1x4 CROSS BRIDGING SHOULD BE USED AT MID-POINT OF FLOOR JOIST SPAN OR @ 8'-0" O.C. MAXIMUM IN ALL FLOORS.
11. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
12. ALL CEILING JOIST AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION.
13. ALL FRAMED WALLS ARE TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
14. PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
15. INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOISTS AT EACH CORNER OF CANTILEVERED BAYS AND CABINETS.
16. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE) TO BE BRACED WITH 1/2" OSB PLYWOOD. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS).
17. PROVIDE DOUBLE 2x8 STRONGBACK AT MID-SPAN FOR CEILING JOIST W/ SPANS GREATER THAN 10'-0"
18. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE AND CEILING JOIST AT 4'-0" O.C. UNLESS NOTED OTHERWISE.
19. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM APPLICATION.
20. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR CONSTRUCTION.

1. THIS PLAN WAS DESIGNED AND DRAFTED TO MEET AVERAGE CONDITIONS AND CODES IN THE STATE OF TENNESSEE AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND VARY FROM JURISDICTION TO JURISDICTION, "RICK HATTLEY DESIGNS®" CANNOT WARRANTY COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES.
2. THE PLANS PROVIDED ARE TERMED A "BUILDERS PLAN" AND SHOULD BE MORE THAN SUFFICIENT FOR ANY LICENSED BUILDER TO CONSTRUCT THE PROJECT SHOWN. ALL STRUCTURAL INFORMATION SHOULD BE VERIFIED WITH A LICENSED ARCHITECT OR ENGINEER BEFORE CONSTRUCTION BEGINS.
3. DESIGN LOADS: FLOOR = 40 LBS. LIVE LOAD + 15 LBS. DEAD LOAD. ROOF = 30 LBS. LIVE LOAD + 10 LBS. DEAD LOAD. LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY SPECIALTY CONDITIONS WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE YOUR LOCAL BUILDING OFFICIALS FOR VERIFICATION OF YOUR SPECIFIC LOAD DATA, ZONING RESTRICTIONS AND SITE DATA.
4. VERIFY DEPTH OF FROST FOOTINGS WITH LOCAL CODES.
5. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET LOCAL CODE REQUIREMENTS.
6. ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON PLANS ARE TO BE SIZED BY CONTRACTOR OR LICENSED ARCHITECT / ENGINEER.
7. CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. CONFIRM WINDOW OPENINGS FOR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT AND VENTILATION REQUIREMENTS.
9. THE MECHANICAL AND ELECTRICAL LAYOUTS ARE SUGGESTED ONLY. CONSULT A MECHANICAL AND ELECTRICAL CONTRACTOR FOR EXACT SPECIFICATIONS, LOCATIONS AND SIZES.



MAIN FLOOR PLAN
3/16" = 1'-0"

LOT =
BLOCK = N/A
SUB = RARITY BAY
DATE: 11-2016

THIS PRINT IS SOLD TO THE PURCHASER FOR ONE TIME USE ONLY. IT MAY NOT BE REPRODUCED, RE-USED, LOANED OR SOLD WITHOUT WRITTEN PERMISSION FROM RICK HATTLEY HOME DESIGN.
©2015

MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

A PLAN FOR:

Rick Hattley
HOME DESIGN
950 EBLEN LANE
LENOIR CITY, TN 37771
PHONE: 865-254-2021
E-MAIL: RICKHDESIGN@GMAIL.COM

SHEET NUMBER
2