NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON L
BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS
TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED
SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

61'-0"

12'-3 1/2" | 12'-6" | 18'-11" | 17'-3 1/2"

6'-7 3/4" | 5'-4" | 6'-11 1/4"

2'-2" | 2'-2" | 2'-4"

2852 | 2852

BEDROOM 3

FAMILY ROOM BELOW

6'-0" | 6'-0"

7'-6"

+/- 6'-4" WALL HT.
LINE OF 8'-0" CLG.
SLOPED CEILING
ATTIC ACCESS

W.I.C. | W.I.C.

2-4 | 2-4 | 2-6

12'-3 1/2"

PREWIRE FOR CLG. FAN/LIGHT
VAULT
LINE OF FLAT CLG.
TO SWITCHES BELOW

20'-9 1/2"

4'-6"

BEDROOM 2

3'-6" | 2-6 | P.D.S.

5'-0"

OPEN RAIL
PLANT SHELF BELOW

6'-0"

2852 TWIN

2-4 | 42" | 3'3

BATH

5'-1 1/2"

STAIRS DN. 16R
3'-2 1/2"
TO SWITCH BELOW
OPEN RAIL

2-4 PKT. DR.

42"

5'-10 1/2" | 4'-0" | 7'-0" | 4'-3 1/2"

12'-0"

2-4 | 3'-1"

FAN/LT.

2-0 LINEN (5 SH.)

SHELVES

5'-0"

3'-0" C.O.

VAULTED LOFT

2-6

ATTIC ACCESS

45'-0"

BEDROOM 2

BATH

VAULTED LOFT

11'-0" HIGH CLG.

OPEN RAIL

PLANT SHELF BELOW

TO SWITCH BELOW

STAIRS DN. 16R.

OPEN RAIL

SHELVES

ATTIC ACCESS

ALTERNATE W.H. LOCATION

SLOPED CEILING

+/- 6'-8" HIGH WALL

LINE OF 8'-0" CLG.

2'-0" HIGH KNEEWALL

3'-5 1/2" HIGH KNEEWALL

1'-9 1/2" HIGH KNEEWALL

BRACE WALL AS REQ'D.

8'-10 1/2" HIGH WALL

LINE OF WALL BELOW

2052/3052/2052 @ 9'-1" HDR. HT.

1'-7 3/8" HIGH KNEEWALL

CASED OPENING

20310 @ 5'-1" HDR. HT.

2852 TWIN

FAN/LT.

LINEN (5 SH.)

2-4 PKT. DR.

42"

12'-3 1/2"

5'-0 1/2"

3'-1"

5'-10 1/2"

4'-0"

7'-0"

4'-3 1/2"

10'-6"

8'-0"

15'-0"

8'-3 1/2"

8'-1 1/2"

21'-0"

31'-10 1/2"

61'-0"

45'-0"

20'-1 1/2"

17'-5"

14'-5"

12'-0"

6'-0"

5'-1 1/2"

5'-6"

3'-0"

13'-2 1/2"

7'-6"

9'-5"

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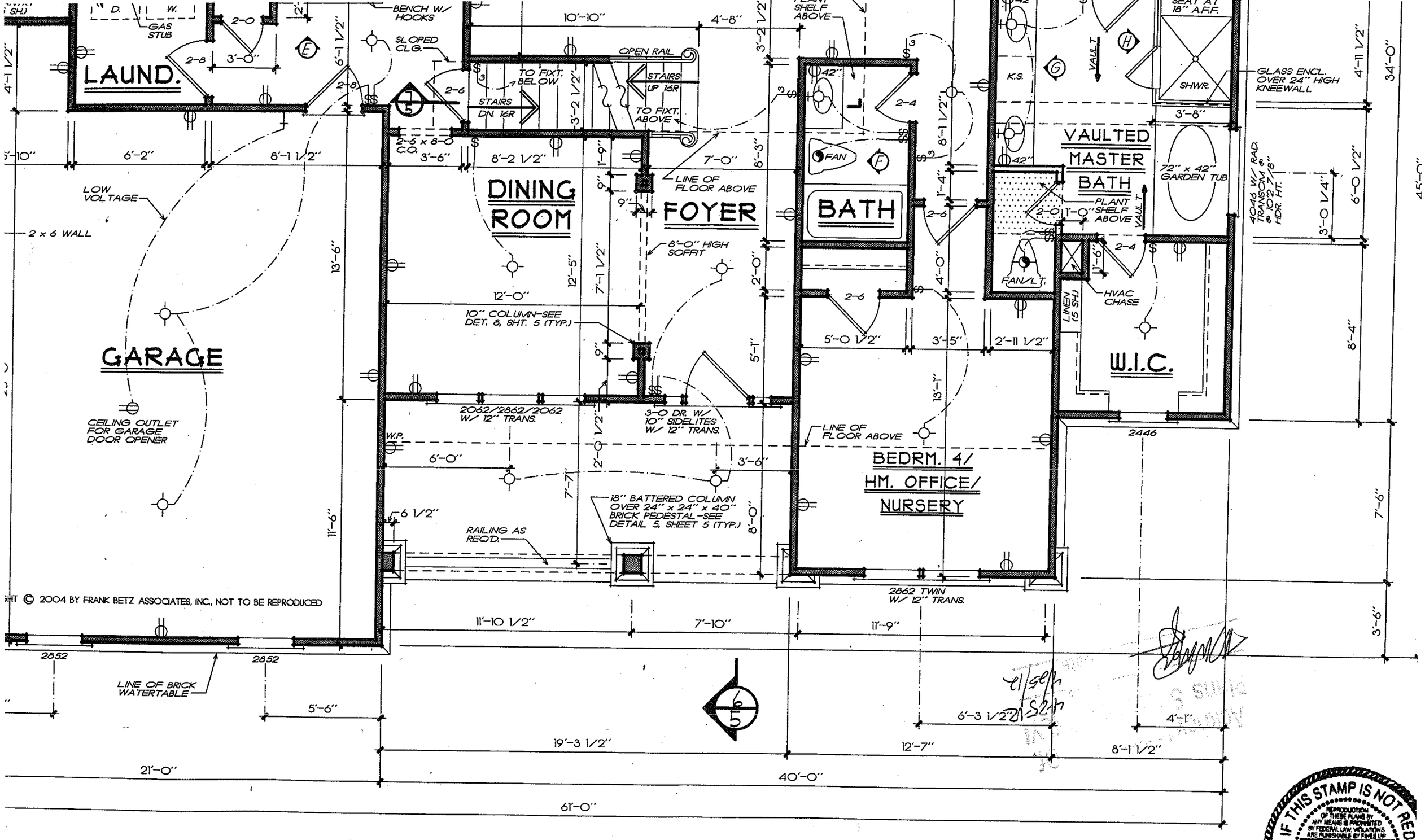
Approved as noted on this submittal ONLY
Date 4/25/12

Date 4-25-12

SECOND FLO

1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. AS
FOR ANY CHANGES OR MODIFIC



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FIRST FLOOR PLAN

1/4" = 1'-0"

FRANK BETZ ASSOCIATES INC. ASSUMES NO LIABILITY

SQUARE FOOTAGE	
FIRST FLOOR	
SECOND FLOOR	

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FRANK BETZ ASSOCIATES

NY FOUNDATION WALL, REINFORCE

MEMBERS SHOULD BE VERIFIED AND
STATE WHERE CONSTRUCTION IS
IN LOCAL CODES, SOIL BEARING
EOLOGICAL AND WEATHER CONDITIONS,
BLE FOR ADJUSTING AND VERIFYING
ITIONS TO MEET ALL LOCAL CODES
E STRUCTURE.
TRUCTURAL MEMBERS SHALL BE OF A
T ALL NATIONAL, STATE, AND LOCAL

HOULD BE DESIGNED TO CARRY LOADS
HE LEVELS BELOW AND TERMINATE AT
BEARING POINTS DESIGNED TO CARRY

Acknowledgment of Receipt of Plans Submitted
4/25/12
4-25-12

W3042

DW. B18

CEILING HEIGHT

11'-10 1/2" 6'-8" 6'-8" 18'-0" 17'-9 1/2"

SCREENED PORCH

DECK

8" LOAD BEARING COLUMN-SEE DET. 2, SHT. 7 (TYP.)

4 x 4 P.T. POST (TYP.)

6" DECORATIVE POST (TYP.)

RAILING AS REQ'D. (TYP.)

6'-0"

61'-0"

24'-6"

18'-7 1/2"

17'-3 1/2"

6'-0"

7'-3 1/2" 3'-8" 3'-8" 2'-4" 6'-7 3/4" 5'-4" 6'-7 3/4" 3'-4" 3'-4" 2'-2"

2-8 SCRN. DR.

20310 TWIN @ 8'-0 7/8" HDR. HT.

W.P. 2862 @ 8'-0 7/8" HDR. HT.

2862 @ 8'-0 7/8" HDR. HT.

2062 TWIN @ 8'-0 7/8" HDR. HT.

42" FPL.

2'-4"

2062 TWIN @ 8'-0 7/8" HDR. HT.

2852 @ 8'-0 7/8" HDR. HT.

42" 42" 42"

DBL. SINK DISP.

DW.

5'-6 1/2"

4'-6"

2-8 FR. DR. W/ 12" TRANS.

74" X 16" HEARTH

GAS STARTER

CRITICAL: SEE SECTION FOR WALL HEIGHT-BRACE AS REQ'D.

KITCHEN

BRKFST.

VAULTED FAMILY ROOM

MASTER SUITE

10'-0 x 8'-0 C.O.

17'-3 1/2"

PREWIRE FOR CLG. FAN/LIGHT

TRAY CEILING

GAS STUB

220V

SURF. UNIT

28" 28" 2'-0"

ISLAND

42"

11'-3 1/2"

5'-11 1/2" 6'-0" 13'-3 1/2"

OVEN/ MICRO-WAVE

ICE MAKER LINE

REF.

5'-9"

TO FIXT. ABOVE

2-8 x 8-0 C.O.

2-4

42"

4'-0"

PANTRY (5 SH.)

O.H. SHELF

COATS

D. W.

GAS STUB

2'-0"

2-0

BENCH W/ HOOKS

LINE OF 9'-0" CLG.

PLANT SHELF ABOVE

2-6

10'-10"

4'-8"

3'-2 1/2"

SLOPED CLG.

OPEN RAIL

STAIRS UP 16R

TO FIXT. BELOW

STAIRS DN. 16R

TO FIXT. ABOVE

LAUND.

2-8

3'-0"

6'-1 1/2"

4'-1 1/2"

9'-1 1/2"

5'-9"

2-8 HALF-LITE DR.

45'-0"

5'-10" 6'-2" 8'-1 1/2"

2-6 x 8-0 C.O.

3'-6"

8'-2 1/2"

1'-9"

9" 9"

7'-0"

LINE OF FLOOR ABOVE

8'-3"

FAN

DINING ROOM

FOYER

BATH

K.S.

VAULT

VAULTED MASTER BATH

8'-1 1/2"

1'-4"

PLANT SHELF ABOVE

2-0 1'-0"

2-6