Acknowledgement Of
Plans Submittal ONLY!
Date 11/4/04
Date

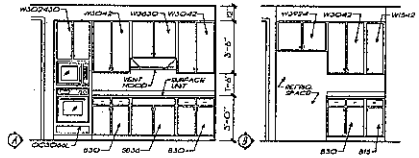
GENERAL FRAMING NOTES

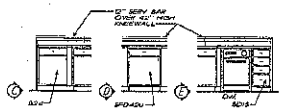
THE FOLLOWING NOTES ARE INCLUDED AS MINIMUM REQUIREMENTS ONLY. REFER TO A VARIANCE OR CODES PUB. BUILDING REFER AND CONSULT WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL RECOMMENDATIONS.

1. PROVIDE SUBLINE AT 1/4 HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FILLER PLATE FLUSH OUTSIDE FACE.
4. PROVIDE 1x4 BRACE @ FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOISTS.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN @ 6'-0" O.C. MAXIMUM @ ALL FLOORS.
6. ALL EXTERIOR WALLS AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD SHEATHING SCHEDULE SHALL BE AS CONSIDERED AT 8'-0" O.C. AT ALL WALLS AND AS CONSIDERED AT 16" O.C. AT ALL INTERVENES AT STUDS (OPTION • APPROVED DIAGONAL BRACING MAY BE USED INSTEAD OF ALL CORNERS).
7. ALL FLOOR JOISTS SHALL BE SUPPORTED AT ALL BEARING LEVELS AND TERMINATE AT THE RADIUS SHALL ALSO BE SUPPORTED BY A THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 8'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE AND WALL PLATE, AND LOCATE AT EACH 3rd RAFTER.
10. ALL WALLS, FLOORS AND BEAM BOXINGS SHALL BE GIVE 2x SIZE EXPOSED TWIN GUTTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. THESE ARE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH MUST BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL LOOKING JOISTS AND RAFTER BEARING TO REAR OR LOAD BEARING WALLS SHALL BE SUPPORTED TO CARRY LOAD TO ALL LEVELS AND TERMINATE AT FOUNDATIONS. SAME TO BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTINGS DESIGNED TO CARRY LOAD.
14. ALL FOOTINGS SHALL BE MIN. 1'-0" WIDE x 12" DEEP MIN. 12" BELOW FINISH GRADE AND MUST BE LARGER AS REQUIRED BY LOCAL BUILDING CODES WHERE APPLICABLE.
15. ALL SOILS, FOOTINGS, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL REAR WALL OVERHANG ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

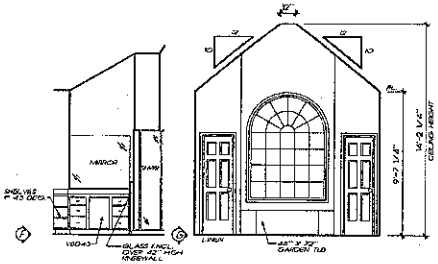
GENERAL NOTES

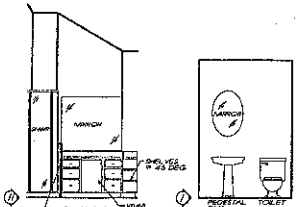
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND PRACTICES.
2. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE SITE, CONDITIONS AND DIMENSIONS AT SITE. REPORT ANY DISCREPANCIES, AMBIGUITIES, AND/OR CONFLICTS TO ARCHITECT AND/OR ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS FOR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK DONE THAT IS NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED.
4. ALL CUTTINGS TO BE NEATLY MADE. LIKE SIDE LOCAL CODES AND MADE BEST ON UNDERFOOT SET, CHANNELS OR AROUND THE BUILDING.
5. CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS REQUIRED.
6. CONTRACTOR SHALL PERFORM CONSTRUCTION OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF SOILS REPORT EXISTS A MINIMUM FOUNDATION WALL REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING AND BY A WORK ENGINEER IN LOCAL CODES TO BE REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, ETC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. ALL STRUCTURAL DETAILS AND CONSULTING TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
10. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
11. ALL SOLID WOOD BEAM FRAMERS SHOULD BE DESIGNED TO CARRY LOADS FROM ALL SUPPORTED ROOMS THEY ARE LEVELS BELOW AND TERMINATE AT THE NEAREST FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY SITE LOAD.



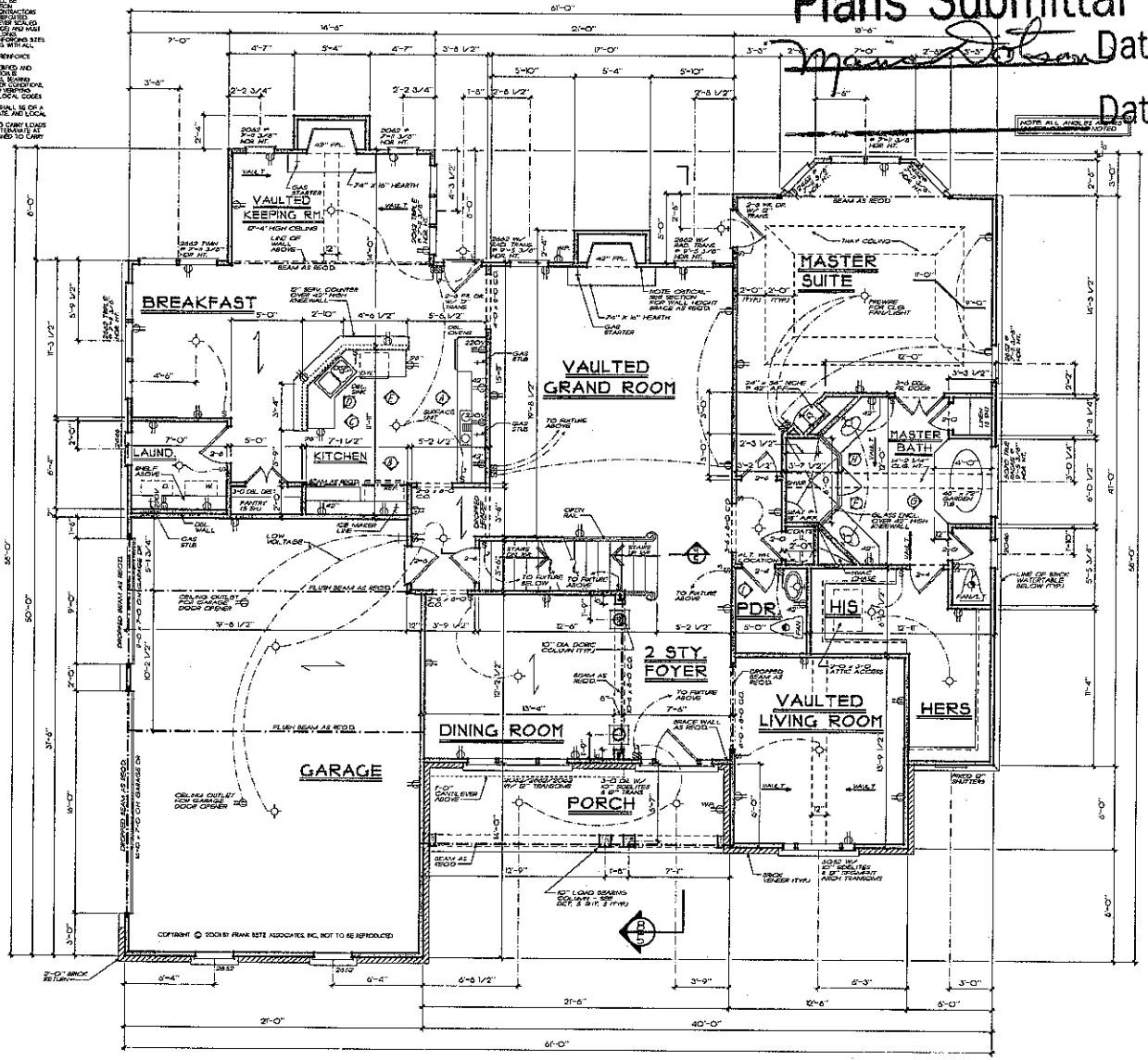


KITCHEN ELEVATIONS
1/4" = 1'-0"





BATH ELEVATIONS
1/4" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	2946 SQ. FT.
SECOND FLOOR	878 SQ. FT.
TOTAL	3824 SQ. FT.
OPTIONAL BONUS	341 SQ. FT.
TOTAL	3365 SQ. FT.

FIRST FLOOR PLAN
1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS

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HOME PLANS

FIRST FLOOR PLAN

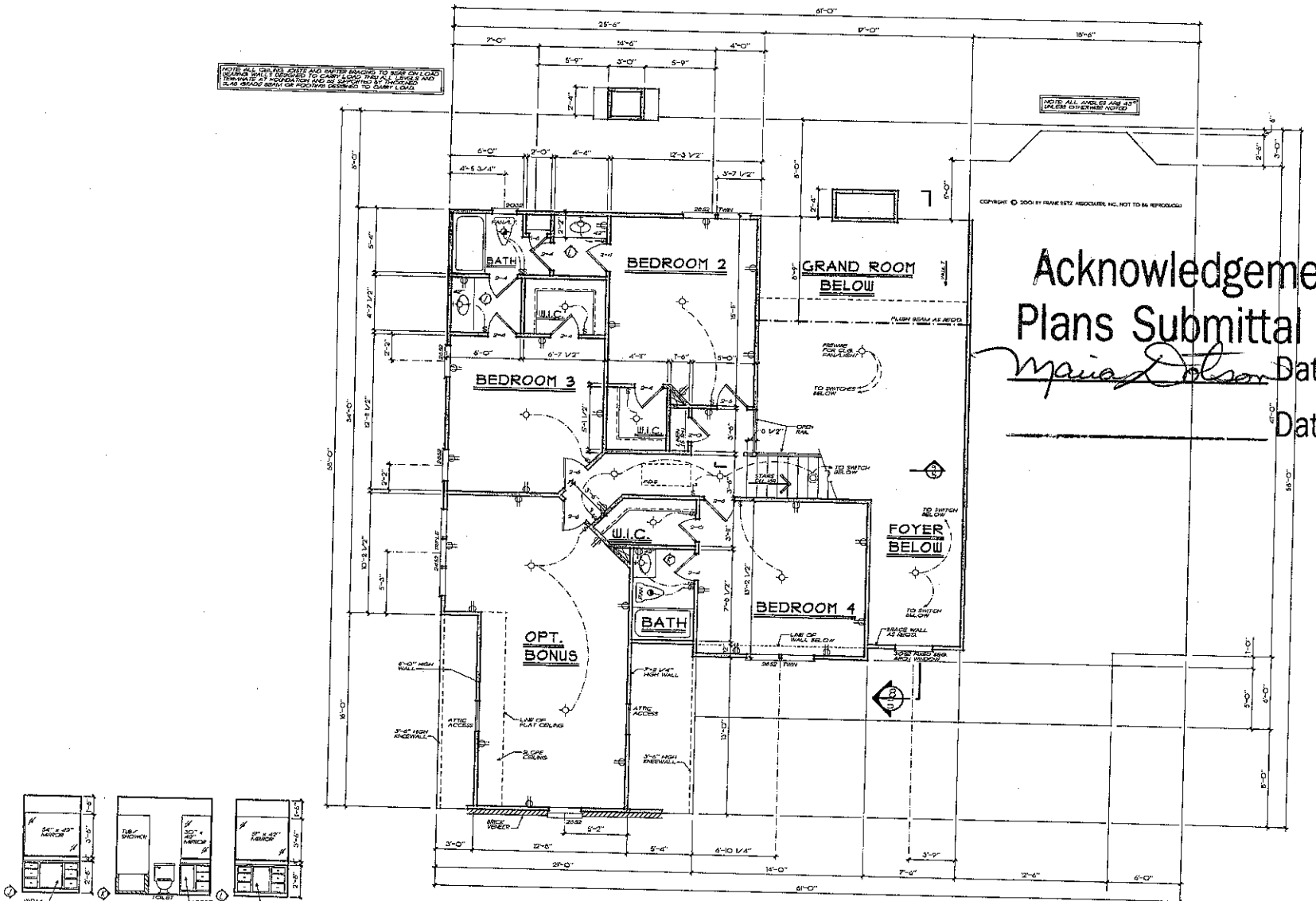
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FRANK BETZ ASSOCIATES, INC.

BY: FLD CK:

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OF 5

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BATH ELEVATIONS

SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

Acknowledgement Of Plans Submittal ONLY!

Maria Dolson Date 11/4/04

Date

SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES, INC.

BY: RJD CK:

DATE: 2/24/01

SHEET: 4 OF: 5

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