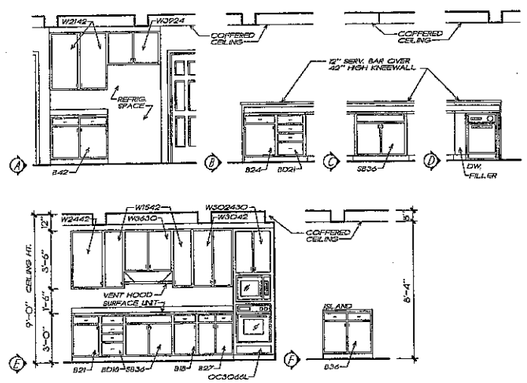
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND TRADE PRACTICES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL TO BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUPPORTING THE BUILDING WITH 1500 PSF MINIMUM BEARING CAPACITY AS DETERMINED BY LOCAL BUILDING CODES, LOCAL ENGINEER FOR PROJECT OR OTHER MEANS. VERIFY WITH ALL LOCAL CODES.
5. EXCAVATIONS SHALL HAVE CONVERTIBILITY OF THE BUILDING WITH ALL STEPS IN FOOTINGS.
6. IF GRADE RISES EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. 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.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW TO TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

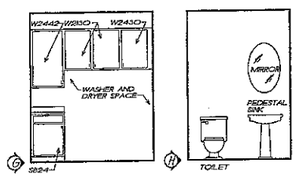
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REVIEW AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE RUBLOCK AT MID HEIGHT OF ALL WALLS.
2. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10s WITH 1/2" PLYWOOD FILLER UNLESS OTHERWISE NOTED.
4. PLATE TO PLATE STUDS TO BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED.
5. ALL FLOORING TO BE GLUED AND NAILED TO JOISTS AND SUBFLOOR.
6. ALL FLOORING TO BE LAID PERPENDICULAR TO JOISTS OR TRUSSES.
7. ALL FLOORING TO BE BLOCKED AND NAILED AT ALL EDGES.
8. ALL EXTERIOR CORNERS SHALL BE FRAMED WITH 3 STUDS MINIMUM FOR NAILING OF INTERIOR AND EXTERIOR WALL FINISHES.
9. ALL EXTERIOR CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING EDGES @ 6" O.C. AND FIELD @ 12" O.C.
10. ALL INTERIOR PARTITIONS SHALL BE FRAMED WITH 2 STUDS MINIMUM FOR NAILING OF INTERIOR FINISHES.
11. ALL CEILING JOISTS AND RAFTERS SHALL BE LATERALLY BRACED AT 10'-0" O.C. MAXIMUM.
12. ALL CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH BEARING OR SUPPORTING MEMBER.
13. ALL CEILING JOISTS AND RAFTERS SHALL BE LAPPED A MINIMUM OF 4" OVER BEARING OR SUPPORTING MEMBERS.
14. ALL CEILING JOISTS AND RAFTERS BRACING TO BEAR ON LOAD BEARING WALLS ENDINGS TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOADS.
15. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.



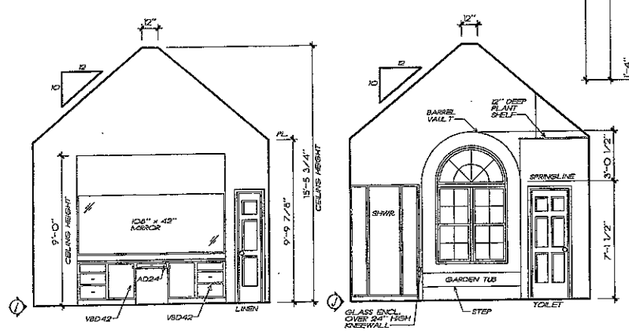
KITCHEN ELEVATIONS

1/4" = 1'-0"



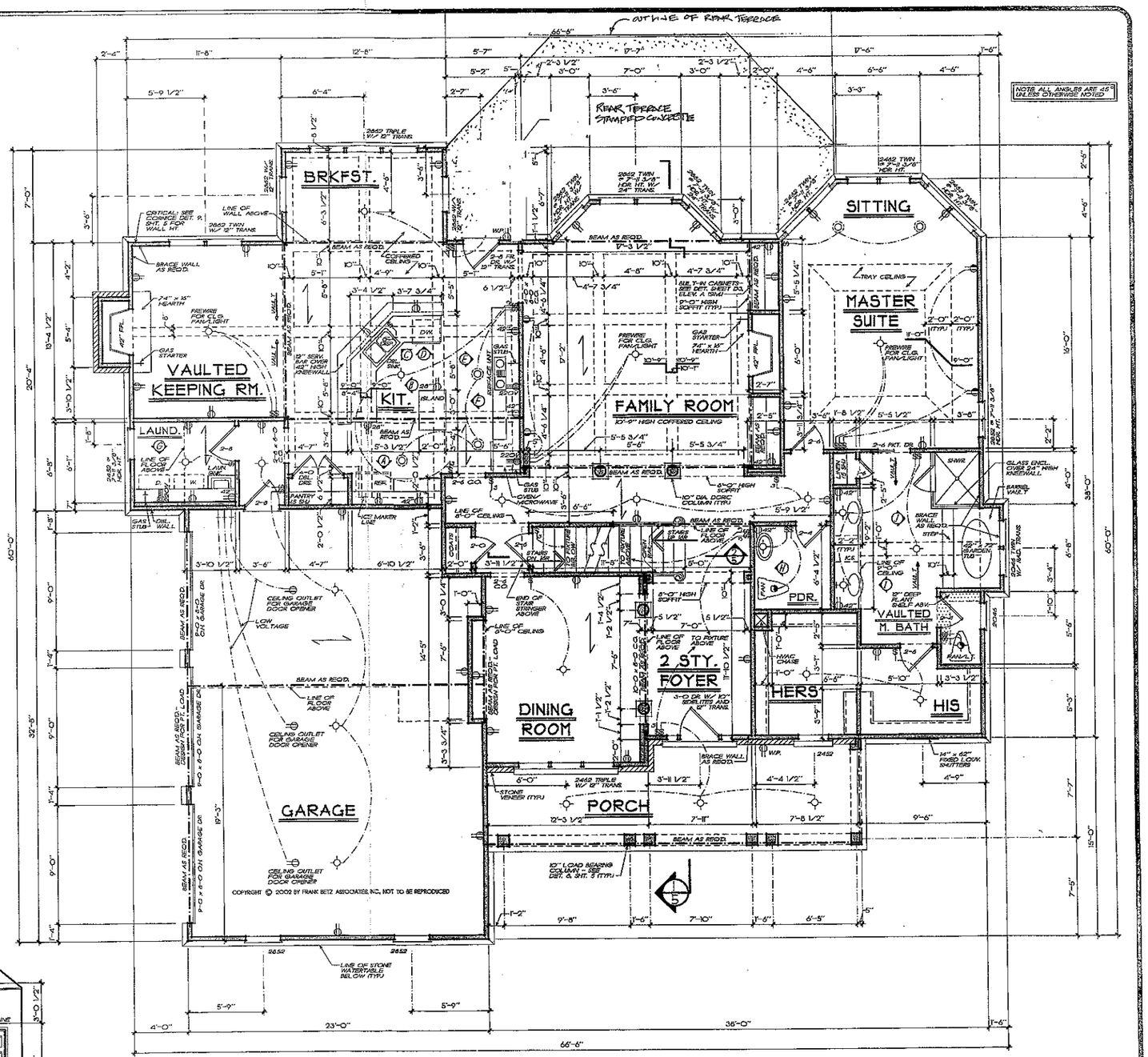
LAUN. ELEV. BATH ELEV.

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



MASTER BATH ELEVATIONS

1/4" = 1'-0"



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

FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2225 SQ. FT.
SECOND FLOOR	1360 SQ. FT.
TOTAL	3585 SQ. FT.
OPT. BONUS	234 SQ. FT.
OPT. BATH	43 SQ. FT.
TOTAL	3862 SQ. FT.

REVISIONS	DATE	BY
CLAR 28-80	4-18-03	CAR

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HOME PLANS

FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE WOODCLIFFE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/431-0588
www.frankbetz.com

BY: PLD CK: KKW

DATE: 11/19/02

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