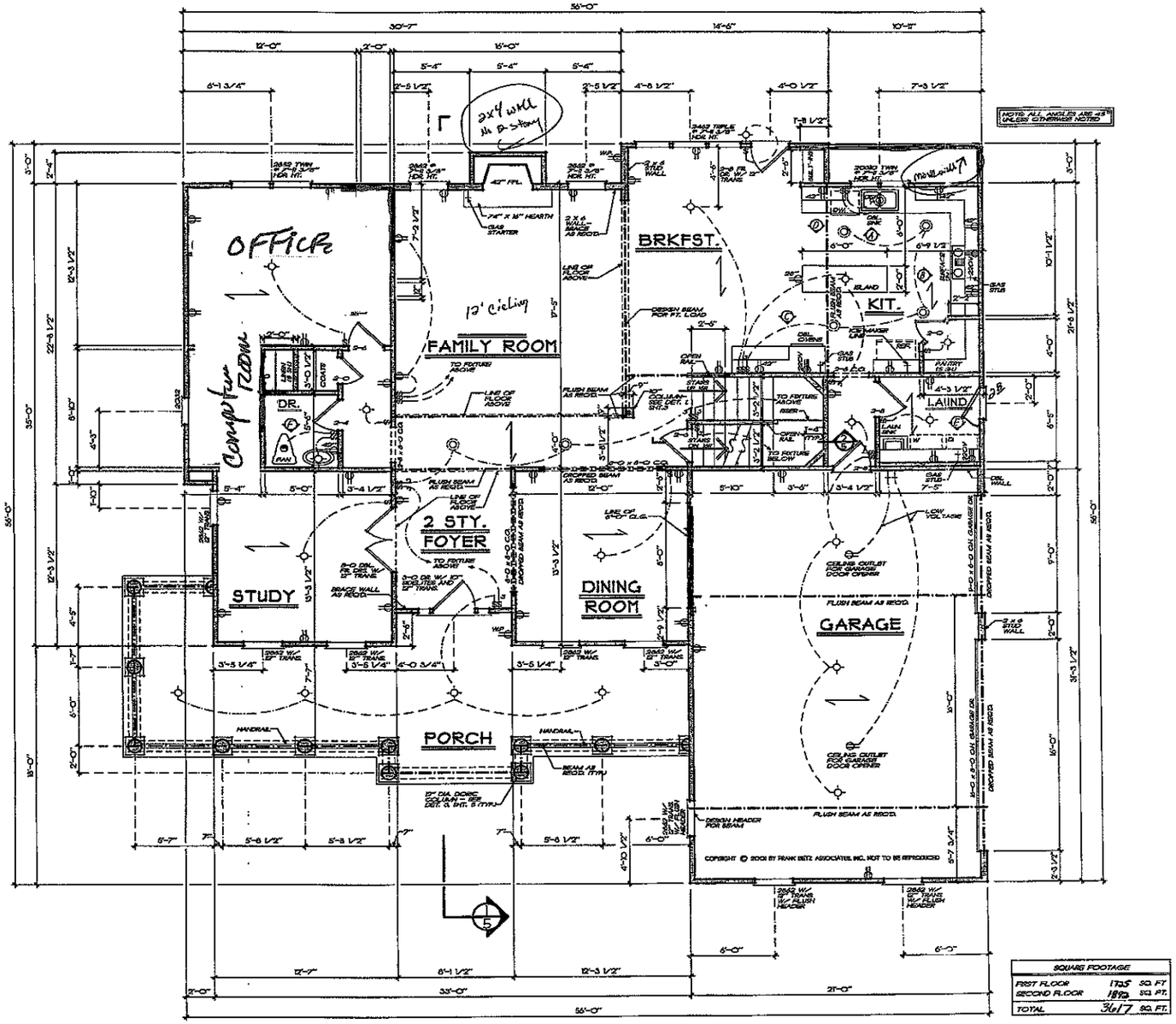
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING, STATE AND LOCAL CODES, REGULATIONS AND RULES AND CONSTRUCTION SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. BEFORE PROCEEDING.
2. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL JOB SITE CONDITIONS AND/OR COORDINATION WHILE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSIST SUBCONTRACTORS IN LAYOUT OF THEIR WORK IF REQUESTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PARTITIONS TO BE 4 5/8" FROM FACE OF STUD TO FACE AND MARK ADJ. DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL OBTAIN FOR PERMITS OF ALL BUILDING, PLUMBING, GAS, CONSTRUCTION AND ALL OTHER PERMITS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL DIMENSION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND APPROVED BY ARCHITECT OR LOCAL STATE ENGINEER BEFORE ORDERING OR CUTTING. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES OF NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM SAID CODES AND TO BRING QUALITY AND SAME STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MUST ALL WARRANT, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OF SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS NOT INDICATED EXPRESSLY WITH THE LOADS BELOW AND MAXIMUM 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 VARIATION OF CODES PER REGION, PLEASE REVIEW AND CONFIRM WITH ALL YOUR LOCAL CODES. CONFIRM WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE RIDGING AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL BEARING WALLS, 16" O.C. SPACED WITH 1/2" A/WOOD FLUSH PLATE UNLESS OTHERWISE NOTED.
4. PROVIDE TWO INTERIOR DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO FLOOR DIRECTION.
5. ADD TRIMMER JOISTS AT MID POINT OF SPAN OR 8'-0" O.C.
6. ADD LAMINATION TO ALL FLOORS.
7. ALL EXTERIOR CORNERS WHERE NO CUTOUT CORNER SHALL BE BRACED WITH 1/2" CDX PLYWOOD, MIN. WIDTH 2'-0" SHALL BE ALL DIAGONALLY AT 4' O.C. AT ALL FLOOR, AND (2) COURSES AT 12" O.C. AT ALL INTERMEDIATE BRACE (OPTION = APPROVED EQUIVALENT FLOOR) FROM BOTTOM PLATE AT ALL CORNERS.
8. ALL EXTERIOR WALLS TO BE FRAMED BACK TO BACK DOWN THRU ALL FLOORS AND HORIZONTALLY BRACED AT FLOOR LINE AND BE SUPPORTED BY A CONTINUOUS BEAM, GIRDER OR BEARING WALL DESIGNED TO CARRY LOAD.
9. FURNACE DOWNS TO BE STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
10. PROVIDE COLUMN TIES AT UPPER LVL OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O/C MAXIMUM.
11. MIN. VOL OF RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTER.
12. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
13. ROOF TRUSSES, FLOOR AND JOIST TRUSSES AND WALL TRUSS MANUFACTURERS MUST PROVIDE SHOP DRAWINGS WHICH SHALL BE SUBMITTED SUBJECT TO ARCHITECT'S WORK TO BE DONE IN FIELD.
14. ALL CEILING JOISTS AND RAFTER SPACING TO BE FOR FULL LOAD BEARING WALLS DESIGNED TO CARRY LOAD THEY ALL LEVEL 1 AND SUBMITTED AT BASEMENT FLOOR AND BE SUPPORTED BY TRUSSED (LAG BRACE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
15. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL STRUCTURAL STEEL SHALL BE SIZED, FITTED, CLOSE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. ALL FRAMING WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.



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.

REVISIONS	DATE	BY
CLAS 36-44	2-20-02	CHJ
CLAS 30-03	2-12-04	WHB

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HOME PLANS

FIRST FLOOR PLAN / DETAIL

THE SUTCLIFFE

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BY: FLO CK: RKW

DATE: 9-12-01

SHEET: 3

OF: 5

PLOTTED: AM DATE: 9-12-2004 PATH/NAME: N:\DOORS\SUTCLIFFE\1_1ST\CAD\S