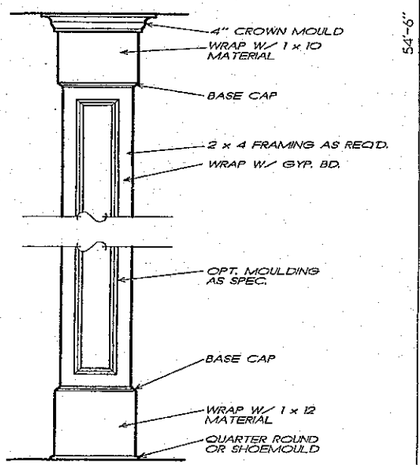
GENERAL FRAMING NOTES

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

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10 #2 SYP. WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION – APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. 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 AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL 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 DEPTHS, 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 AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



1/4 INT. COLUMN DTL.
3/4" = 1'-0" COL-A 102794

SQUARE FOOTAGE	
FLOOR PLAN	1553 SQ. FT.

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

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

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

BRACE WALL AS REQ'D.
GLASS ENCL. OVER 24" HIGH KNEEWALL
4046 FIXED @ 7'-11 3/8" HDR. HT.
2030 AT 7'-11 3/8" HDR. HT.
WINDOW ABOVE FIRE place CRITICAL, SEE T SECTION FOR WALL HEIGHT— BRACE AS REQ'D.
60" x 42" GARDEN TUB
FAN/ L T.
VLTD. MASTER BATH
13'-0" HIGH CEILING
VANITY
LINEN
1'-0" DEEP PLANT SHELF ABOVE
2-6 PR. DOOR
PREWIRE FOR CEILING FAN/ LIGHT
MASTER SUITE
TRAY CEILING
CLOSET
2452 TWIN
10" LOAD BEARING COLUMN- SEE DETAIL 4, SHEET 6 (TYP.)
VLTD. FAMILY RM.
14'-6" HIGH CEILING
FOYER
14'-6" HIGH CEILING
PLANT SHELF ABOVE
10" BOXED COL. SEE DETAIL 1 SHEET 4 (TYP.)
DINING ROOM
14'-6" HIGH CEILING
3-0 DR. W/ 10" SIDELITES W/ 12" TRANS.
2062 TRIPLE W/ 12" TRANSOM ABOVE
STONE VENEER (TYP.)
PORCH
LINE OF STONE WATERTABLE (TYP.)
12" SERV. BAR OVER 42" HIGH KNEEWALL
4'-10"
LINE OF 9'-0 CLG
42" x 48" FASS TYPE @ 48" A.F.F.
KITCHEN
GAS STUB
ICE MAKER LINE
CAB. LINEN
HVAC CHASE
LAUN.
O.H. SHELF
GAS STUB
220V
5-0 BI-FOLD DOORS
4-0 BI-FOLD DOORS
PANTRY
BRKFST.
BOW WINDOW
Twin 2452
W.P.
P.D.S.
BATH
FAN
BDRM. 3
BDRM. 2
2852 AT 7'-11 3/8" HDR. HT.
3052 TWIN @ 7'-11 3/8" HDR. HT.
2852 TWIN @ 7'-11 3/8" HDR. HT.
STAIRS DN 16R
TO SWITCH BELOW
WALK DOOR ?
LOW VOLTAGE
CEILING OUTLET FOR GARAGE DOOR OPENER
GARAGE
1'x6" CAP OVER 42" HIGH KNEEWALL
2452 AT 7'-11 3/8" HDR. HT.
2852 AT 7'-11 3/8" HDR. HT.
2852 TWIN
2852
55'-0"
28'-0"
11'-5"
12'-5 1/2"
+2'
+1'
+2'
19'-6 1/2"
14'-0"
23'-6"
55'-0"

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

REV	DATE	REV	DATE	REV

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HOMEPLANS
THE SOUTHEAST'S LARGEST

FLOOR PLAN/DETAIL
THE RIVERGLEN-B

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888

BY JAG CK WMB
DATE 10-18-2003
SHEET 4 OF 6

TIME:11 PM DATE:10-20-2003 PATH-NAME:X:\BOOK29\RIVERGLEN-B\553AO4DC5