GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE ESSENTIAL MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER SEISMIC ZONES, WIND SPEED AND COMPLY WITH ALL YOUR LOCAL CODES CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

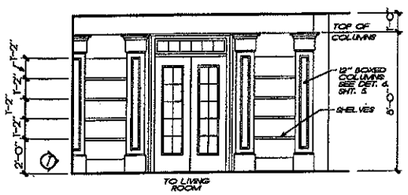
1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL CONT. AND SPLITTER WALLS TO BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x6's WITH 1/2" PLYWOOD FILLER UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1/4" CHORD BRIDGING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNER BRACE AND OUTSIDE CORNER SHALL BE SEALED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 8d COMMON AT 6" O.C. ON 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 BE SUPPORTED DOWN TO 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 2x6 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. 18" 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 ENGINEERS AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

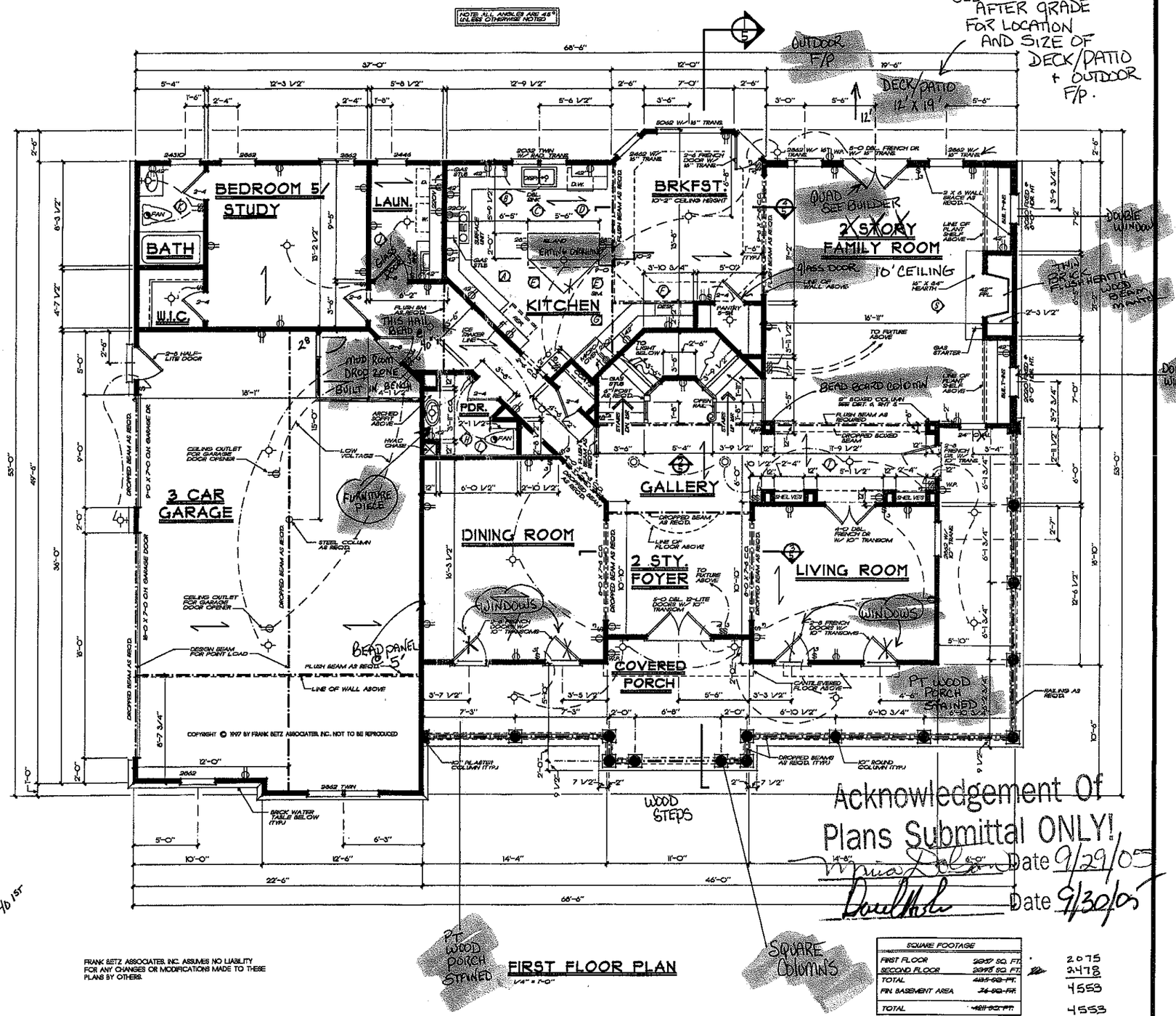
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
2. CONTRACTOR SHALL VISIT ALL JOB SITES AND FAMILIARIZE HIMSELF BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE START OF CONSTRUCTION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ANY WORK INCORRECTLY CONSTRUCTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NOT SCALED.
4. FOOTINGS TO BE BELOW FROST LINE (24" MIN. BELOW GRADE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE DESIGN LOAD. CONSULT LOCAL ENGINEER FOR DESIGN AND BEARING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF MASONRY EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS TAKING PLACE DUE TO A WIDE RANGE IN SOIL CONDITIONS, SEISMIC CONDITIONS, FROST LINE DEPTH, LOCAL CODES, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ANY LOCAL CHANGES ALL STRUCTURAL DETAILS AND PLANS 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 SOLID FRAMING OR BUILT UP BEAMS TO CARRY LOADS OVER 5'-0" AND SHALL EXTEND FROM THE GIRDER BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



FAMILY ROOM ELEVATION
1/4"= 1'-0"



LIVING ROOM ENTRY
1/4"= 1'-0"



COPYRIGHT © 1997 BY FRANK BETZ ASSOCIATES, INC. NOT TO BE REPRODUCED

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	2075 SQ. FT.	2,075
SECOND FLOOR	2478 SQ. FT.	2478
TOTAL	4485 SQ. FT.	4553
FIN. BASEMENT AREA	24 SQ. FT.	
TOTAL	4511 SQ. FT.	4553

Acknowledgement Of Plans Submittal ONLY!
Date 9/29/05
Date 9/30/05

REVISIONS	DATE	BY
CLAR. 97-03	10/15/97	CSK

This drawing is not to be reproduced or used to contract any building without the written authorization of Frank Betz Associates, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE WESTMORELAND

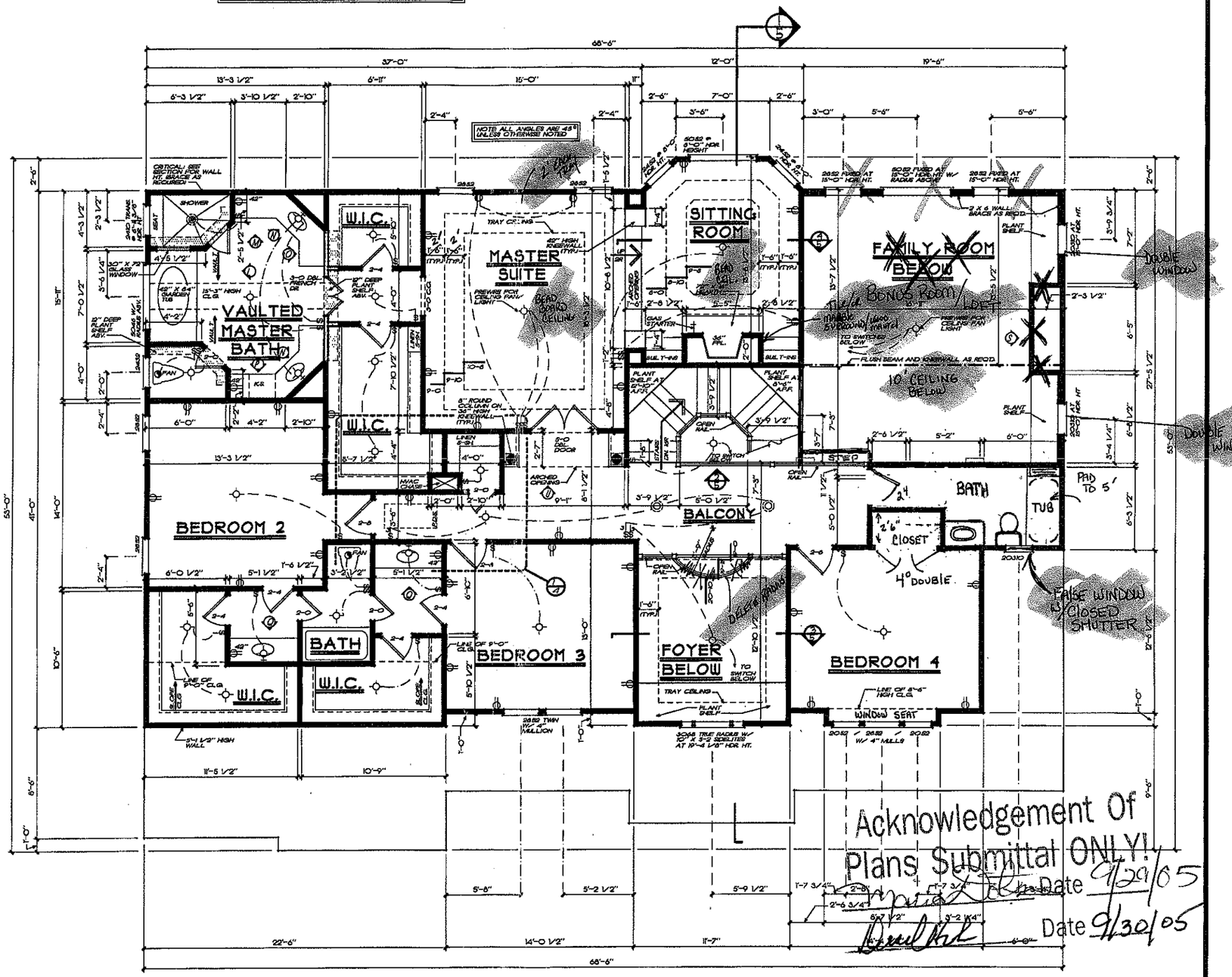
FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101
SMYRNA, GEORGIA 30080
770/431-0888

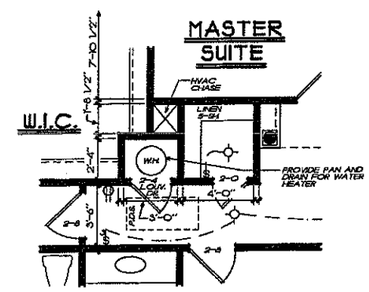
BY: CEB CK: KKW
DATE: 5-29-97

SHEET: 3
OF: 6

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

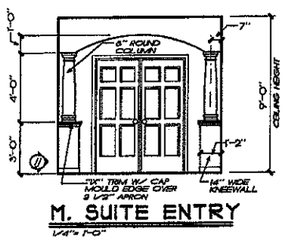
NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED





ALTERNATE WATER-HEATER LOCATION

1/4 — 1/4" = 1'-0" — FOR CRAWL FOUNDATION



M. SUITE ENTRY

1/4" = 1'-0"

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

SECOND FLOOR PLAN

1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Date 9/29/05

Date 9/30/05

REVISIONS	DATE	BY

This drawing is not to be reproduced or used to contract any building without the written authorization of Frank Betz Associates, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE WESTMORELAND

FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101
SMYRNA, GEORGIA 30080
770/431-0888

BY: CBS CK: KCW

DATE: 5-29-97

SHEET: 4 OF: 6