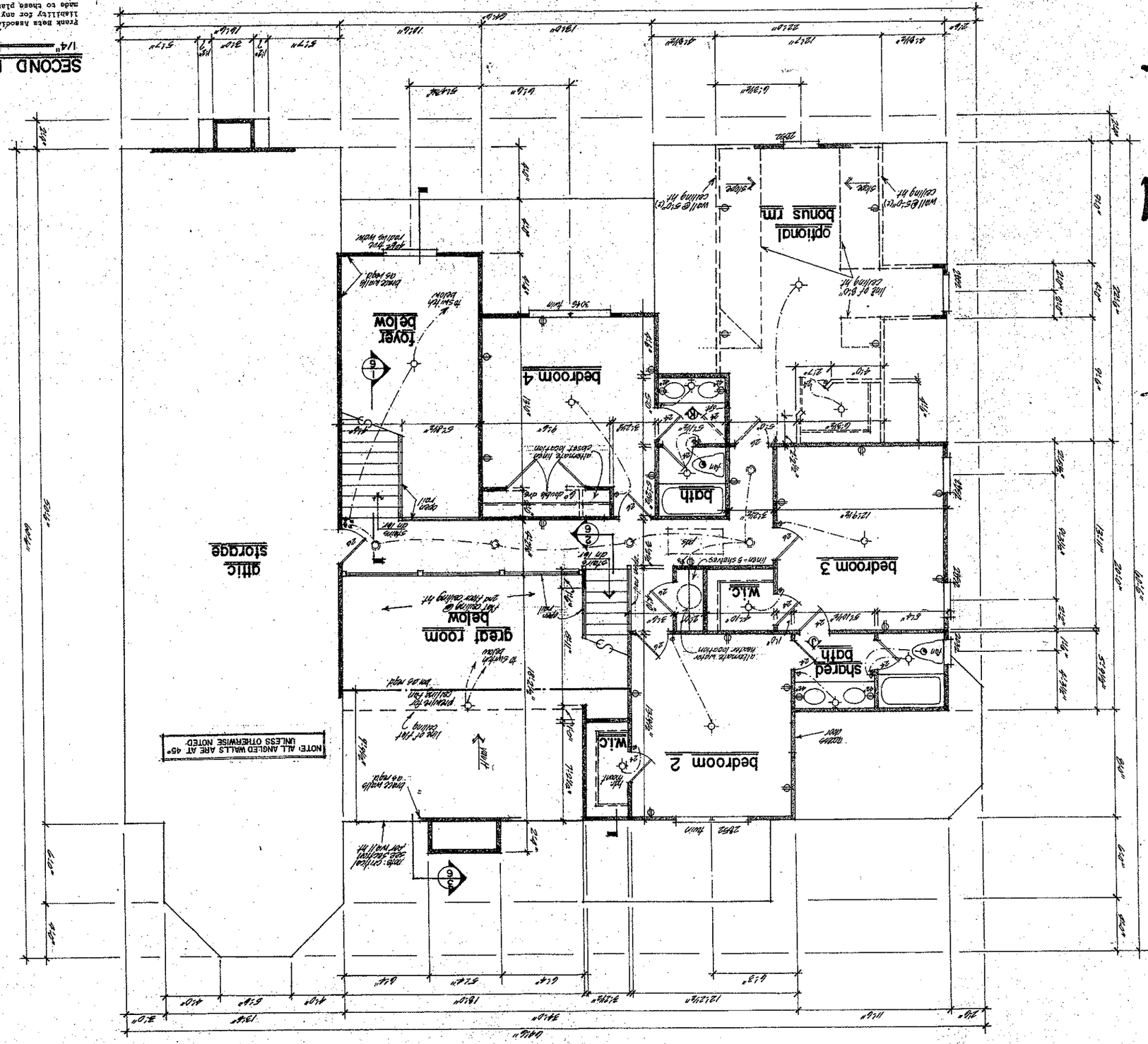
Lot 258
The Farms
L. Shawn Ogde



SECOND FLOOR PLAN

1/4" = 1'-0"

Frank Betz Associates, Inc. assumes no liability for any changes or modifications made to these plans by others.

NOTE: ALL CEILING JOISTS AND RAFTERS BEARING ON LOAD BEARING WALLS CREATED TO CARRY LOAD THEY ARE A PART OF. DO NOT REMOVE ANY PORTION OF LOAD BEARING WALL UNLESS A SUITABLE BEAM OR HEADER IS PROVIDED TO CARRY LOAD.

Acknowledgement Of
Plans Submittal ONLY!

Date 8/19/04

Date 8-19-04

FBA
FRANK BETZ ASSOCIATES, INC.

SECOND FLOOR PLAN

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SHEET: 5

DATE: 5-11-

BY: MK

REVISIONS

windows

water heater-loc.

date

This drawing is not to be used to contract without the written authorization of Frank Betz & Associates

GENERAL FRAMING NOTES

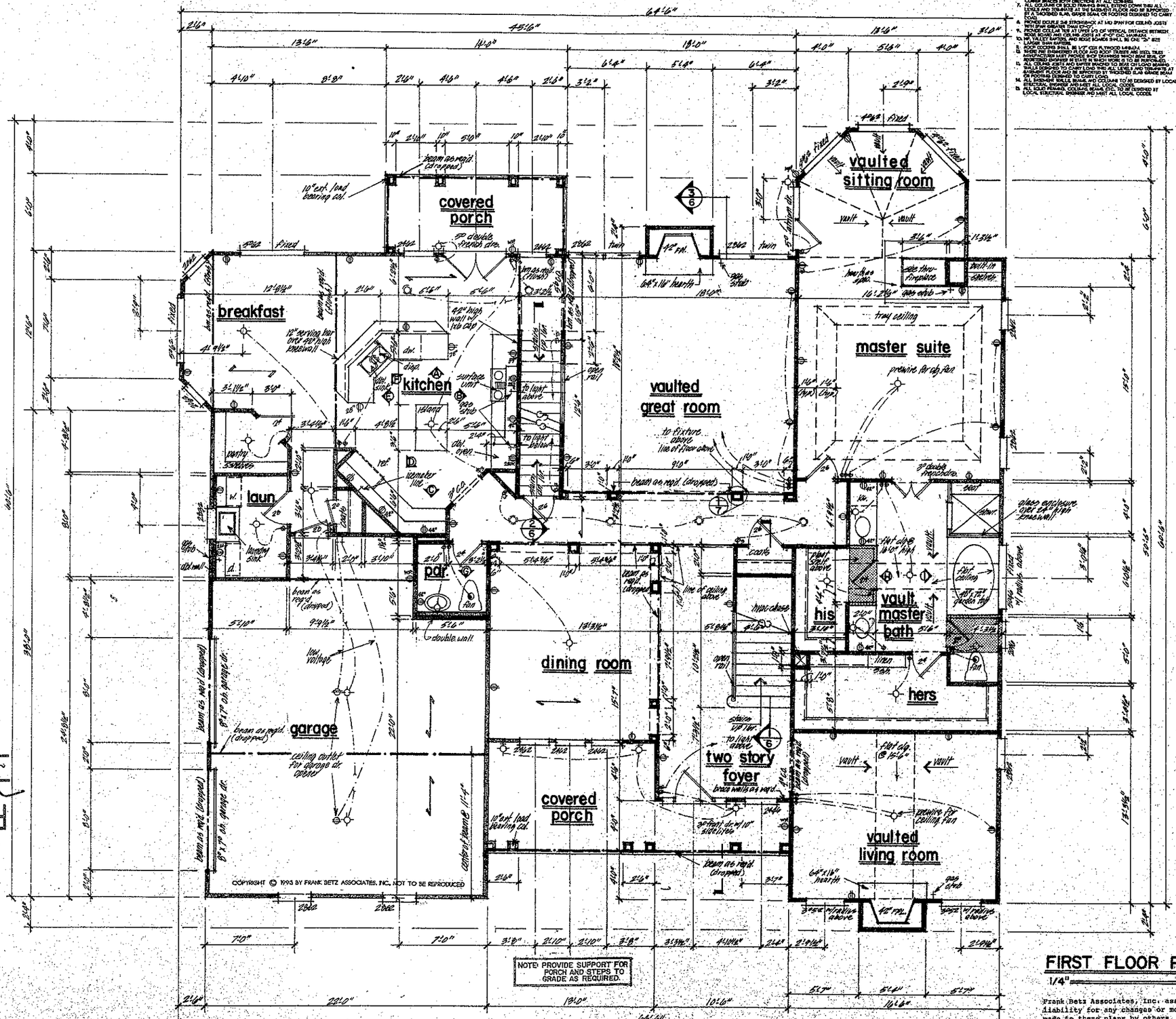
THE SOLE PURPOSE OF THESE NOTES IS TO ASSIST MASONRY BIDDERS IN THE PREPARATION OF COMPETITIVE BIDS. PLANS SHALL BE READ AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLIN AT MID POINT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE CENTERED OVER STUDS BELOW.
3. ALL EXTERIOR WALLS SHALL BE 2x6 STUDS @ 16" O.C. U.N.O. ON PLANS (UNLESS OTHERWISE NOTED).
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 2x6 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS SHALL BE 3 STUD CORNERS U.N.O.
7. ALL EXTERIOR HEADERS OVER DOORS AND OUTSIDE CORNERS SHALL BE BUILT-UP OF (2) 2x10 W/ PLYWOOD SPACER & NAILED AS SHOWN AT 12" O.C. U.N.O. ON PLANS. ALL INTERIOR HEADERS SHALL BE 2-2x10 U.N.O. ON PLANS.
8. CONTRACTOR SHALL REVIEW COMPATIBILITY OF TRUSS SHOP DRAWINGS WITH ALL SITE RECESSES.
9. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
10. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND EXAMINED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS TAKING PLACE, TO INSURE PROPER FLOOR, LOADS, SIZES, BEARING, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL FIELD CONDITIONS.
11. ALL STRUCTURAL DETAILS AND CONNECTIONS SHALL BE DESIGNED TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
12. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL MATERIAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
13. ALL COLUMNS OR BOLD FRAMED SHOULD BE DESIGNED TO CARRY LOADS NO BOLDER THAN 2 FLOORS AND LIVING ROOM AND TERRACE AT SECOND FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY SUCH LOADS.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION, STATE, AND LOCAL CODES. BEFORE STARTING ANY SITE WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AT SITE LOCATED TO FIND ANY UTILITIES WHICH MAY BE AFFECTED BY NEW CONSTRUCTION. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS WOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE ON FIRM UNDISTURBED EARTH AND BELOW FROST LINE WITH LOCAL CODES AND MUST CONFORM WITH ANY AND ALL REQUIREMENTS OF THE BUILDING CODES.
5. CONTRACTOR SHALL REVIEW COMPATIBILITY OF TRUSS SHOP DRAWINGS WITH ALL SITE RECESSES.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND EXAMINED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS TAKING PLACE, TO INSURE PROPER FLOOR, LOADS, SIZES, BEARING, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL FIELD CONDITIONS.
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NOTE: ALL ANGLED WALLS ARE AT 45° UNLESS OTHERWISE NOTED



NOTE: PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQUIRED.

SQUARE FOOTAGE :	
FIRST FLOOR	2467 S.F.
SECOND FLOOR	928 S.F.
TOTAL	3395 S.F.
BONUS	296 S.F.
TOTAL	3691 S.F.

FIRST FLOOR PLAN

1/4" = 1'-0"

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Acknowledgement of Plans Submittal ONLY

Date

Date

REVISIONS	DAT
Door	7-19-
dbl wall & pwdr.	7-7-
Genl.	7/9/

This drawing is not to be repro... to be used to construct any ... without the written authoriz... Frank Betz & Associates, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101

BY: MJ CK: MJ

DATE: 6-11-93

SHEET: 4