GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND B.U.D. M.A.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO F. H. BETZ ASSOCIATES, INC. PRIOR TO FABRICATION AND/OR CONSTRUCTION. 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 CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IT RACKFILL 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 OCCURRING 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.

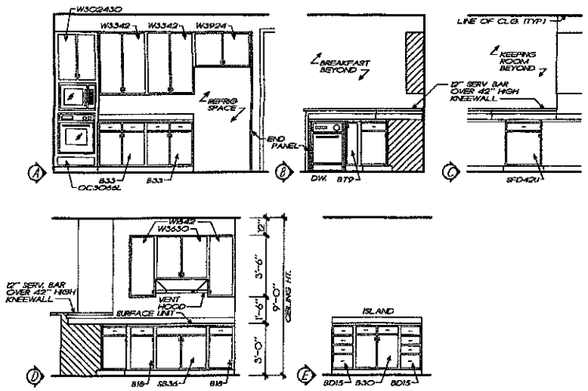
GENERAL FRAMING NOTES

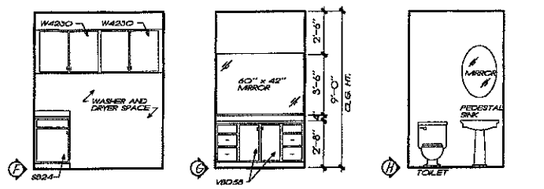
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES FROM REGION, PLEASE REVIEW AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PLUMB AND LEVEL SURFACE OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL EXTERIOR WALLS TO BE R-2000 STYP WITH 1/2" PLYWOOD SHEATHING AND BRACED UNLESS NOTED OTHERWISE.
4. PARALLEL TO INSTALL JOISTS UNDER PARTITION WALL PERPENDICULAR TO JOIST DIRECTION.
5. PROVIDE DOUBLE FLOOR FRAMING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (DOUBLE AND CORNER CHAMPS) SHALL BE BRACED WITH 2"x6" CUT PLYWOOD NAILING SCHEDULE SHALL BE AS FOLLOWS: 8d @ 6" O.C. ALL EDGES AND 8d COMMONS @ 12" O.C. IN FIELD. ALTERNATE STUDS CUT FOR 4' HORIZONTAL DIAGONAL BRACING. PROVIDE SOLID BLOCKING AT MID POINT OF ALL BRACINGS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL FLOORS 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 PLATES AT 4'-0" O.C. MAXIMUM.
10. DEP. 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 MANUFACTURERS 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 FROM 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.

KITCHEN ELEVATIONS

1/4" = 1'-0"

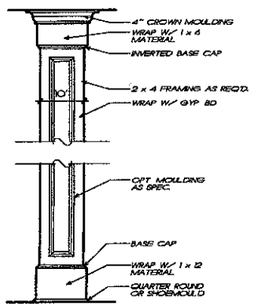




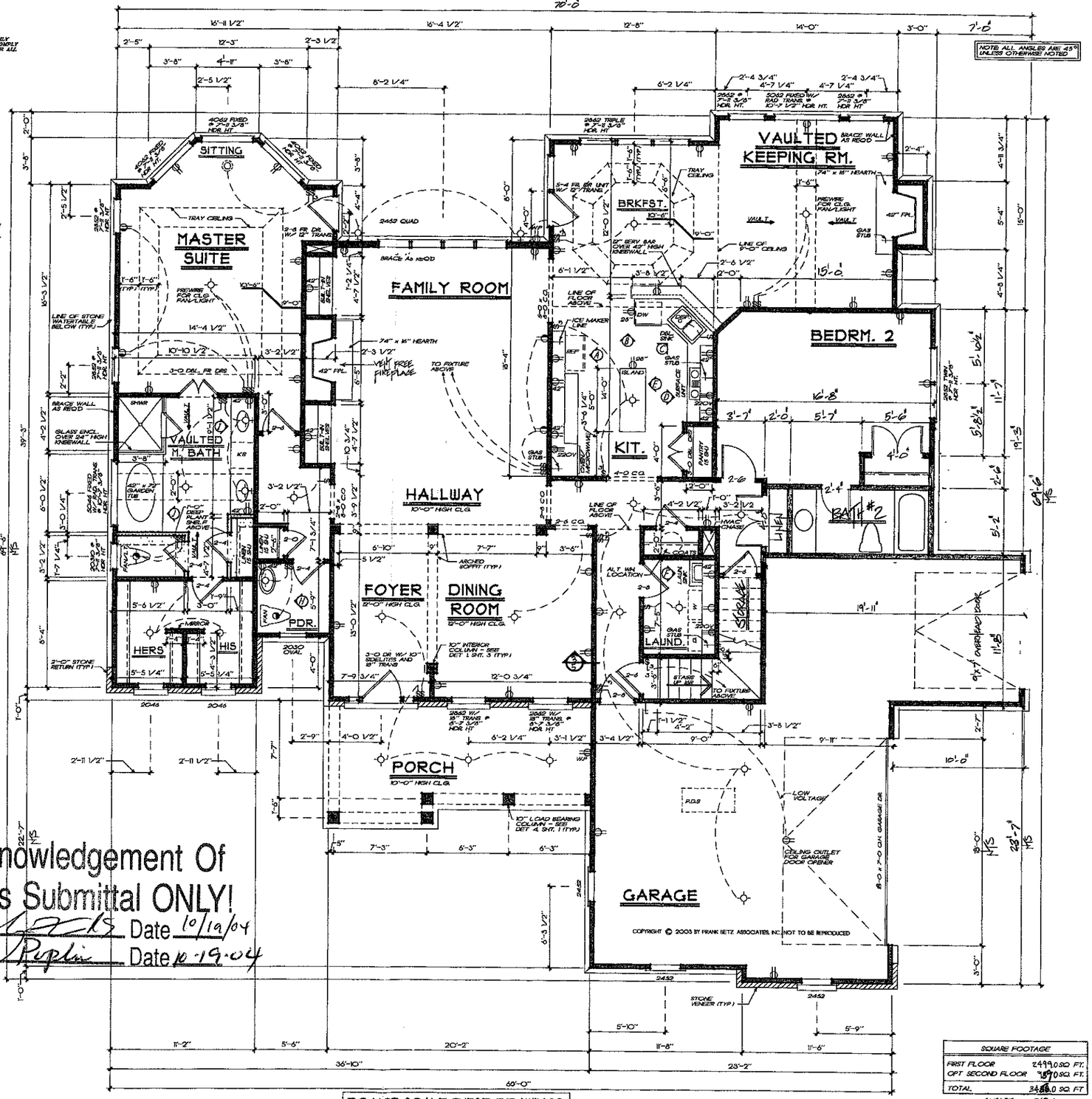
LAUN. ELEV. 1/4" = 1'-0"

BATH ELEV. 1/4" = 1'-0"

PDR. ELEV. 1/4" = 1'-0"



1/3 INT. COLUMN DETAIL 3/4" = 1'-0"



Acknowledgement Of Plans Submittal ONLY!

Date 10/19/04

Date 10-19-04

DO NOT SCALE THESE DRAWINGS. DUE TO REVISIONS SOME AREAS MAY NOT BE TO SCALE.

FIRST FLOOR PLAN

1/4" = 1'-0" 9'-0" CEILING HEIGHT U.N.O.

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

SQUARE FOOTAGE	
FIRST FLOOR	2499.0 SQ. FT.
OPT SECOND FLOOR	1870 SQ. FT.
TOTAL	3480.0 SQ. FT.
GARAGE	769.0 "
porch	178 "

REVISIONS	DATE	BY
CLIENT CHANGES	4/6/04	MHB

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HOMEPLANS — DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE HENNEFIELD

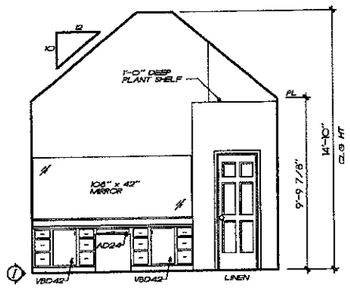
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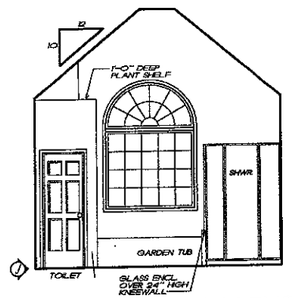
BY: PLD CK: RKW

DATE: 11/12/03

SHEET: 3 OF: 5

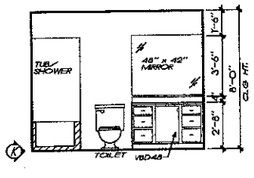
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MASTER BATH ELEVS.

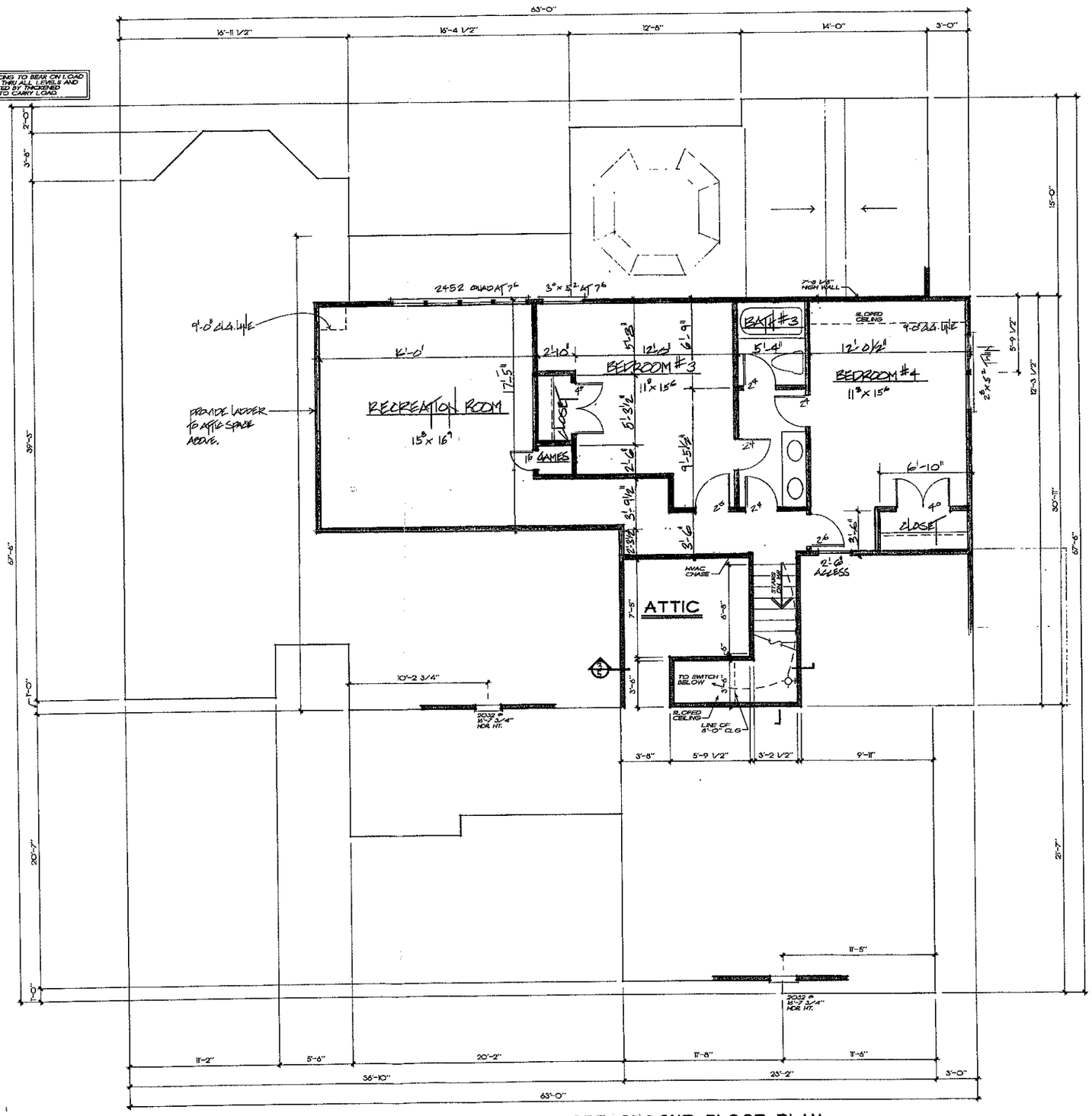
1/4" = 1'-0"



BATH ELEV.

1/4" = 1'-0"

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



OPT. SECOND FLOOR PLAN

1/4" = 1'-0"

9'-0" CEILING HEIGHT U.N.O.

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Acknowledgement Of
Plans Submittal ONLY!

_____ Date 10/19/04

Bill Poplin Date 10/19/04

REVISIONS	DATE	BY
9-6-04		

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

OPT. SECOND FLOOR PLAN

THE HENNEFIELD

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DATE: 1/2/03

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