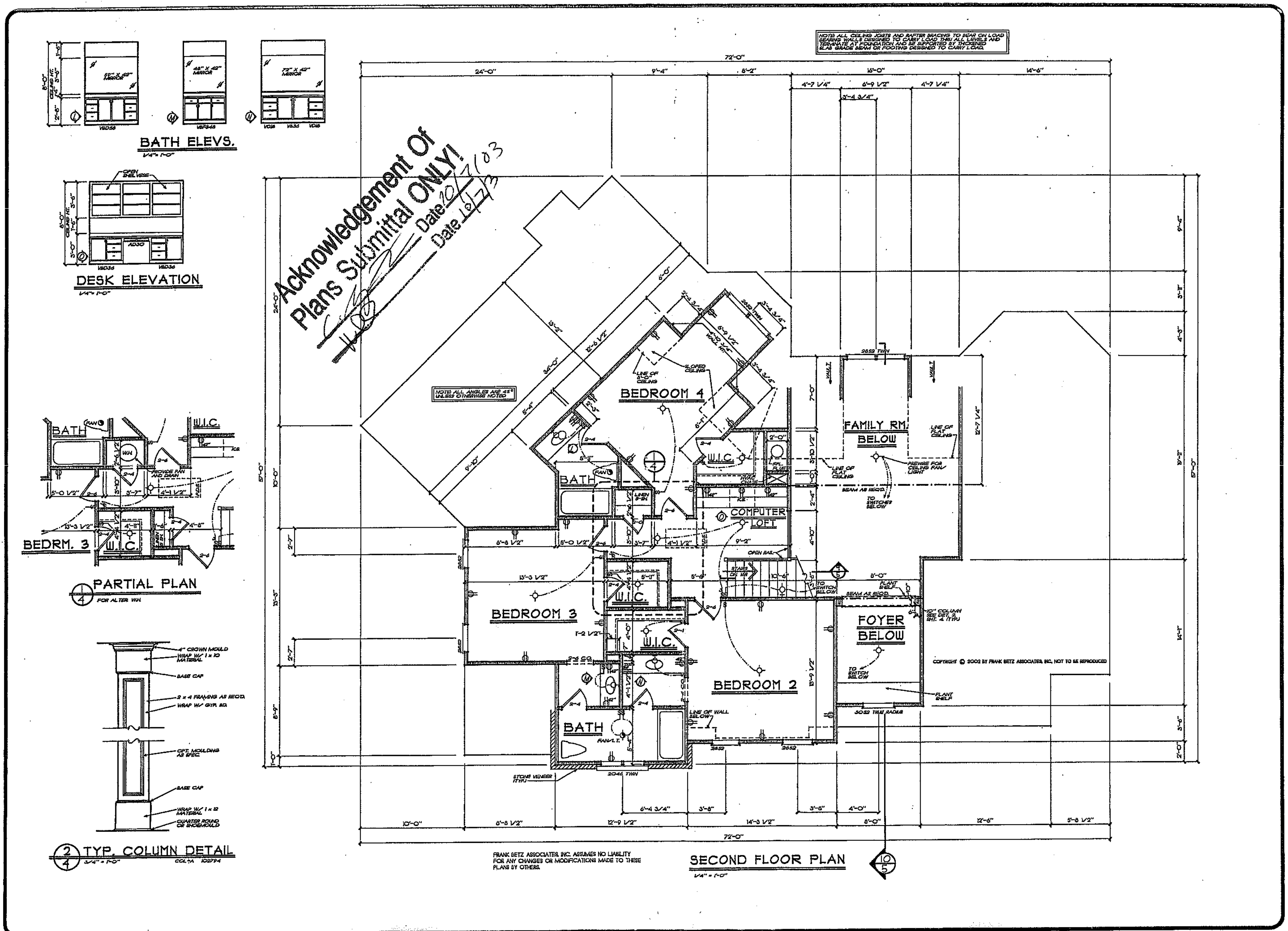


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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLR. PLAN/CAB. ELEVS.

THE WESTHAMPTON

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
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BY: JAG CK: KKW

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OF: 5

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES BETWEEN COUNTIES AND CITIES AND COUNTY WITH LOCAL BUILDERS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND / OR LOCAL ENGINEERING FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE FURRING AT ANY HEIGHT OF ALL WALLS.
2. ALL LOAD BEARING WALLS SHALL BE FURRED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 12" DEEP WITH 1/2" PLYWOOD FILLER UNLESS OTHERWISE NOTED.
4. FRAMING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x BRIDGING AT MID POINT OF SPAN OR 8'-0"
6. ALL EXTERIOR CORNER WOOD AND OUTDOOR CORNER SHALL BE MINIMUM 1/2" PLYWOOD OR OSB SHEATHING. ALL CORNERS TO BE 45 DEGREE MITERED AT 8" O.C. OR AT ALL EDGES AND TO CONFORM TO 12" O.C. AT ALL EDGES AND TO CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. PROVIDE CONTINUOUS MINIMUM 4" WOOD CORNER BRACE BOTH DIRECTIONS AT ALL CORNERS.
7. ALL FLOOR JOISTS OVER CRAWL SPACES SHALL EXTEND DOWN TO ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A STRUCTURAL FLAT OR I-BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 12'-0".
9. PROVIDE 2x8 TIE AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN GABLE ROOF AND CEILING JOISTS AT 4'-0" O.C. MINIMUM.
10. ALL SILL PLATES, AND BOOK BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE 1/4" CDX PLYWOOD MINIMUM.
12. WHERE PIER DIMENSIONS ARE NOT SHOWN ON FOUNDATION PLANS, THEY SHALL BE ESTABLISHED BY DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL STEEL BEAMS AND GIRDERS SHALL BEAR ON 3x12 PLATES MINIMUM.
14. WALLS FURRED OUT TO ROOM THRU LOWER FLOOR SHALL BE TERMINATED AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB WITH ADEQUATE FOOTING OR BEAM.
15. ALL BASEMENT RETAINING WALLS AND FOOTINGS TO BE DESIGNED BY LOCAL ENGINEER IN ACCORDANCE WITH LOCAL CODES.
16. ALL SOLID REMOVABLE LOAD BEARING PARTITIONS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. 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, ORDINANCES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE STARTING ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR SATISFACTION AND CORRECTION BEFORE PROCEEDING. UNDER NO CIRCUMSTANCES SHALL ARCHITECT BE RESPONSIBLE FOR WORK DONE OR NOT DONE BY CONTRACTORS.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND ON UNDISTURBED SOIL AND MUST BEAR ON FOOTINGS OF SIMILAR OR HIGHER BEARING VALUE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING THE BUILDING, SITE, CONSTRUCTION AND ADJACENT PROPERTY DURING THE BUILDING OPERATIONS.
6. PROVIDE 4' BACKFILL AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND APPROVED BY ENGINEER IN THE EVENT SOIL CONDITIONS ARE ENCOUNTERED DIFFERENT THAN THOSE ASSUMED IN LOCAL CODES. SOIL BEARING CAPACITY SHALL BE VERIFIED BY LOCAL ENGINEER AND / OR BUILDING OFFICIAL ETC. THE CONTRACTOR IS RESPONSIBLE FOR PLANNING AND WORKING ALL FOUNDATIONS, DETAILS AND CONSTRUCTION TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY, AND SAFE STRUCTURE.
8. ALL LOOK OUT BEAMS AND TRUSS STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL MATERIAL, STATE AND LOCAL BUILDING CODE REQUIREMENTS.
9. ALL COLLARS 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.

Acknowledgement Of Plans Submittal ONLY!

Date 8-6-03

Date 8-7-03

SQUARE FOOTAGE	
FIRST FLOOR	1974 SQ. FT.
SECOND FLOOR	1038 SQ. FT.
SUBTOTAL	3012 SQ. FT.
FINISHED BASEMENT	80 SQ. FT.
TOTAL	3092 SQ. FT.

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

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HOME PLANS
DESIGNED TODAY'S WAY

FIRST FLR. PLAN/K. & B. ELEV.

THE WESTHAMPTON

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SHEET 5

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