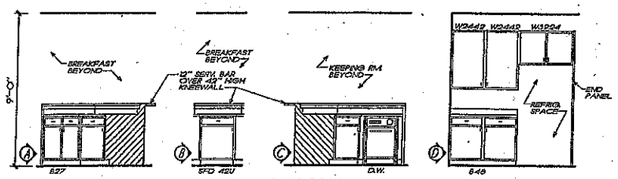
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CONDITIONS PLEASE REFER 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 JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FILLER PLACE UNLESS OTHERWISE NOTED.
4. FRAME TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS WHERE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD SHEATHING AND SHALL BE AS COMMONS AT A C/C AT ALL EXPOSED AND AS COMMONS AT 12" O/C AT ALL INTERMEDIATE STUDS. EITHER 1" 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 LOWEST FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x4 BLOCKING AT MID SPAN FOR CEILING JOISTS WHERE UNSUPPORTED SPAN EXCEEDS 12'-0".
9. PROVIDE SOLID BLOCKING BETWEEN JOISTS FOR VERTICAL DRIVERS BETWEEN ROOF BOARD AND CEILING JOISTS OVER BEARING WALLS.
10. ALL CEILING JOISTS AND ROOF RAFTERS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF TRUSSES SHALL BE LEFT OPEN FOR PLUMBING VENTS.
12. WHERE FIRE RESISTANCE FLOOR AND ROOF DESIGNS ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER SPACES TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. TRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY SOLID WALLS OR GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL EXTERIOR WALLS SHALL BE AS COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING COLUMNS SHALL STEEL TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

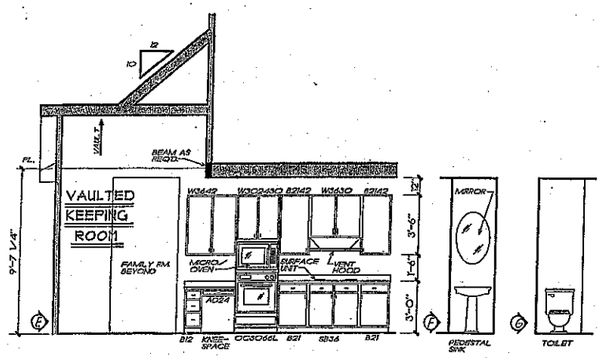
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR ARBITRATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL NOT SCALE DRAWINGS.
3. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD OR CMU UNLESS NOTED OTHERWISE.
4. ALL CONTRACTORS SHALL EXAMINE THE SITE, LOCATE, CHECK AND MEET WITH OTHER TRADES THE UTILITIES AND SERVICES TO THE BUILDING. CONSULT LOCAL AUTHORITIES FOR PURPOSE OF LOCATING AND REACHING THEM.
5. CONTRACTOR SHALL CHECK COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' ADVERSE ANY FOUNDATION WALL, RESPONSE AS PER CODE.
7. ALL EXCAVATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A NEW VARIANCE IN LOCAL CODES OR REGIONAL CONDITIONS FROM LIKE FROST, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO MAINTAIN A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL MINIMAL 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.



KITCHEN ELEVATIONS

1/4" = 1'-0"

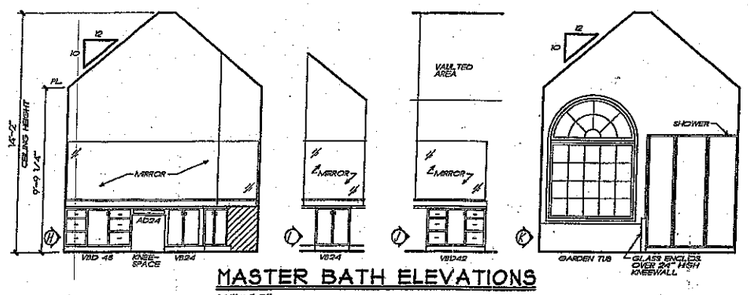


KITCHEN ELEVATION

1/4" = 1'-0"

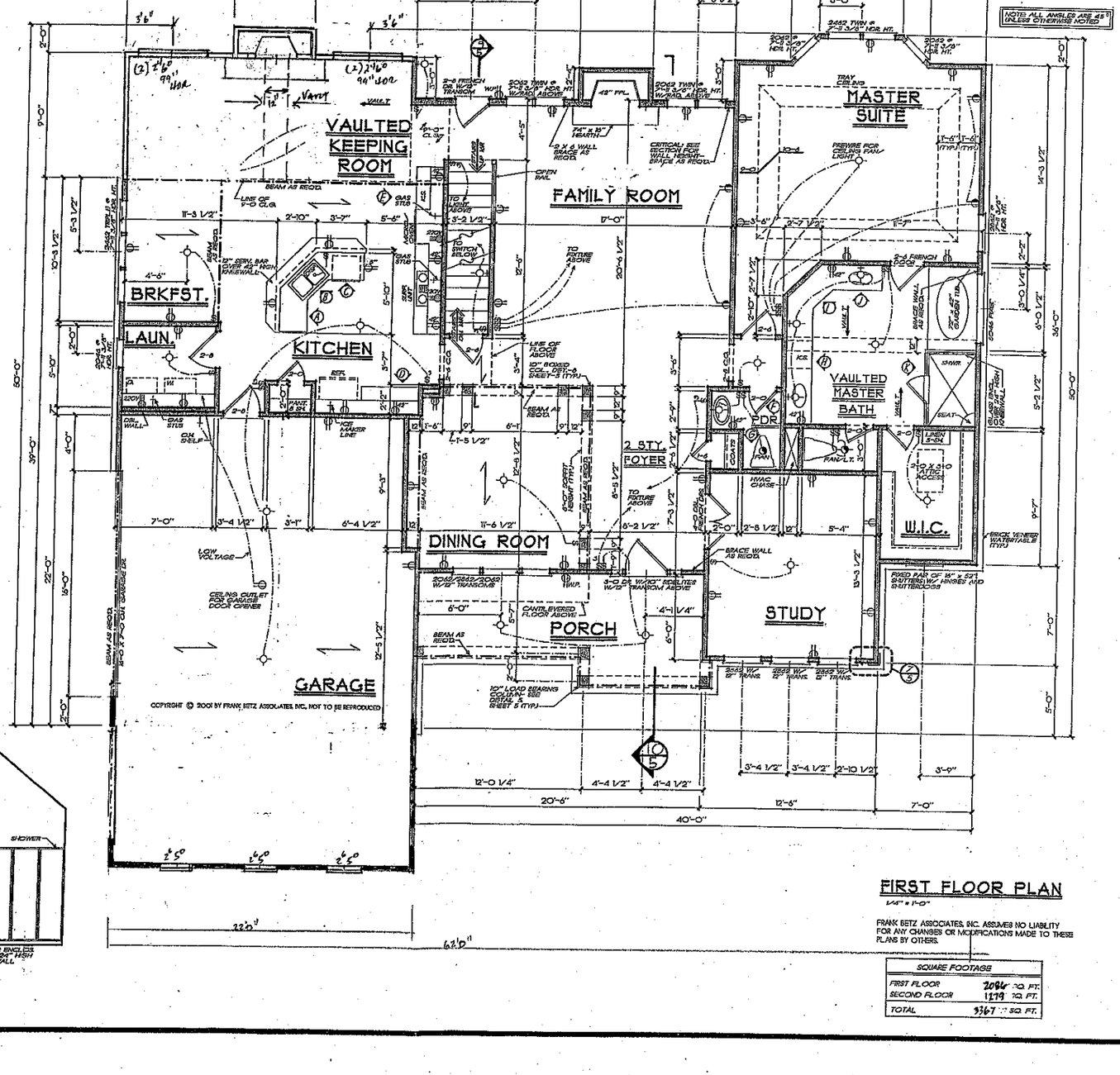
POWDER RM.

1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

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SQUARE FOOTAGE	
FIRST FLOOR	2088 SQ. FT.
SECOND FLOOR	1279 SQ. FT.
TOTAL	3367 SQ. FT.

REVISIONS	DATE	BY
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HOME PLANS

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

THE COPELAND

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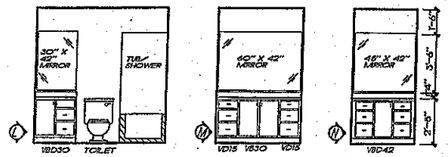
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DATE: 9-26-2001

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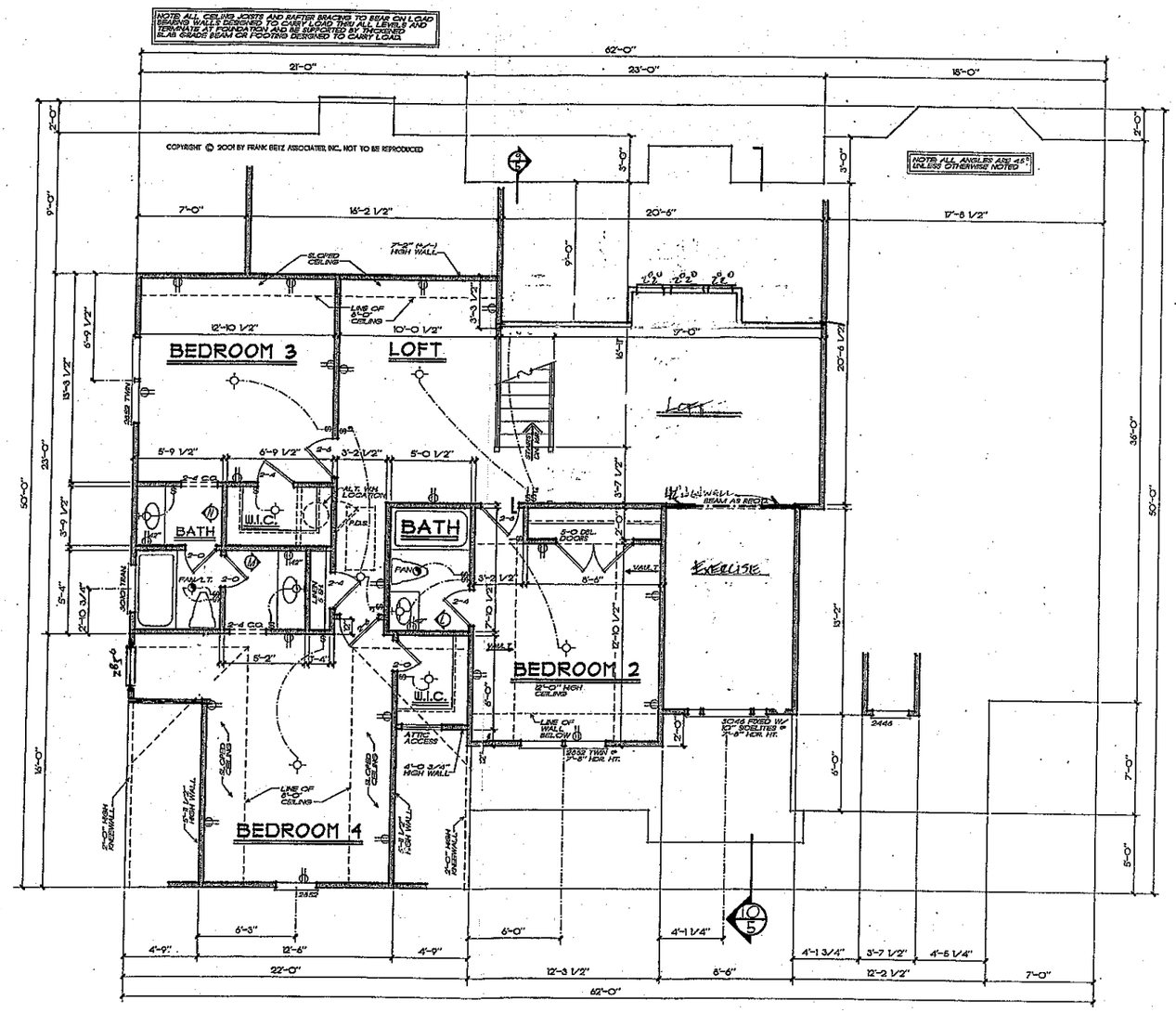
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BATH ELEVATIONS

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY

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HOME PLANS

SECOND FLR. PLAN/BATH ELEVS.

THE COPELAND

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DATE: 9-26-2001

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