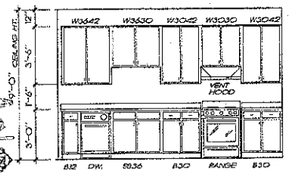
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND B.U.I.L.D.I.N.G. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS AND OMISSIONS NOT REPORTED.
2. ALL DIMENSIONS SHALL BE READ. DO NOT SCALE PLANS TO OBTAIN SIZES OF UNDIMENSIONED ITEMS. CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES.
3. ALL FOOTINGS SHALL BE DEEP ENOUGH TO OBTAIN LOAD BEARING SOIL AND MUST BEAR ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING LOADS AS INDICATED ON THE FOOTING PLAN AND FOUNDATION SIZES.
4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE IMPROVEMENTS.
5. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE.
6. 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, CHEMICAL AND WEATHER CONDITIONS ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL ENTRIES AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
7. 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.
8. 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

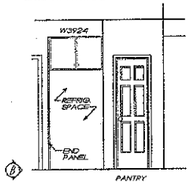
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

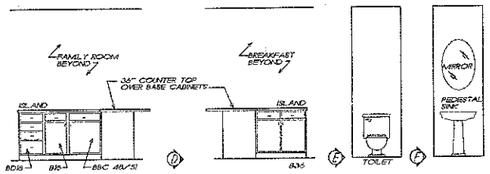
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL FLOORS SHALL BE RAFTER TIED. ALL BLOCKING SHALL BE SOLID.
3. ALL HEADERS SHALL BE 9-PLY OR SIZE WITH 1/2" PLYWOOD PLATE BETWEEN EACH MEMBER NOTED OTHERWISE.
4. FRAMERS TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BLOCKING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 24 RATED 23/32" TAG PLYWOOD, EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE EXPOSURE, APA RATED 15/32 1/16" CDX PLYWOOD, GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
8. ALL GIRDERS TO BE CONTINUOUS OVER 2 SPANS MINIMUM. SPLICE DOUBLE 2x6 STRINGERS AT MID SPAN FOR CEILING JOISTS LONGER THAN 20'-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. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 24 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. ROOFING SCHEDULE TO BE AS FOLLOWS: 15# FELT UNDERLAYMENT, ICE AND WATER SHIELD AT EAVES AND VALLEYS, ASPHALT SHINGLES PER MANUFACTURERS SPECIFICATIONS.
12. WHERE FIRE 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 HEADING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THERE 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 ENGINEERS AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, DIMENSIONS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



KITCHEN ELEVATIONS

1/4" = 1'-0"





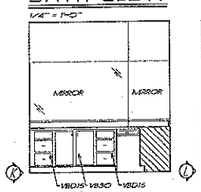
PDR. ELEVS.

1/4" = 1'-0"



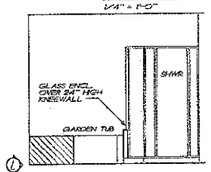
BATH ELEV.

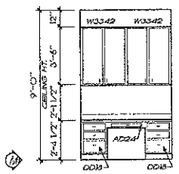
1/4" = 1'-0"



MASTER BATH ELEVS.

1/4" = 1'-0"



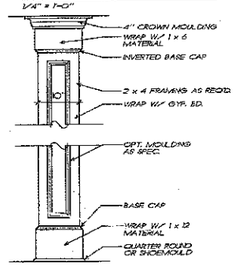


MASTER BATH ELEVS.

1/4" = 1'-0"

DESK ELEVATION

1/4" = 1'-0"



1/3 INT. COLUMN DETAIL

3/4" = 1'-0"

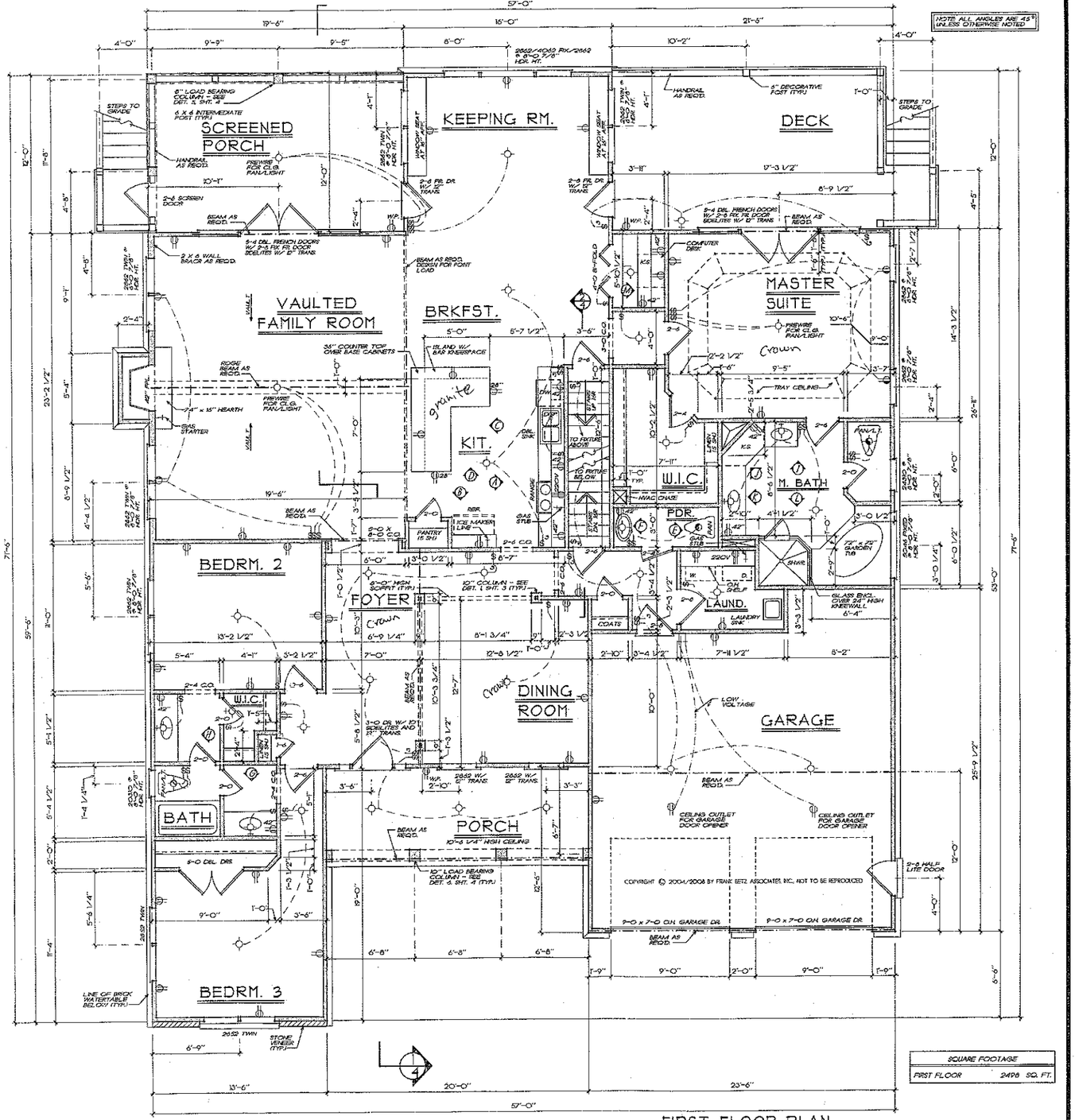
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SQUARE FOOTAGE	
FIRST FLOOR	2498 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY
REVISED	3-2-06	RS
PLN. REVISED	3-27-06	JCH

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ABRAMS RESIDENCE
MOORESVILLE, NC.

FIRST FLOOR PLAN/
K. & B. ELEVATIONS

THE WALNUT GROVE

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BY: FLD/JCH CK: RCW/GSM

DATE: 4/2/04/4/13/06

SHEET: 3 OF: 4

Drawn by: [illegible]
Date: 12-2-05
No Variations Shall Be Made Without Written Approval
Date: _____

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