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 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 THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. 42" FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL. CONSULT GEOTECHNICAL ENGINEER FOR ACTUAL FOOTING AND FOUNDATION SIZES.
5. CONSTRUCTION SHALL INSURE CONFORMITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. PROPERLY BRACE & ADEQUATELY REINFORCE ALL FOUNDATION WALL OPENINGS.
7. ALL GEOTECHNICAL AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND/OR DESIGNED BY A PERSON LICENSED IN THE STATE WHERE CONSTRUCTION IS TAKING PLACE.
8. ALL GARAGES IN LOCAL CODES (SEE ALSO "GARAGE" IN DEFINITIONS) SHALL BE DESIGNED BY A GEOTECHNICAL AND WEATHER RESISTANCE ENGINEER. IT IS THE OWNER'S OR HIS REPRESENTATIVE'S RESPONSIBILITY TO SELECT AND VERIFY ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GRADE, QUALITY AND QUANTITY AS MEET ALL NATIONAL STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
10. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

1. ALL DIMENSIONS ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. IT IS A VIOLATION OF MOST BUILDING CODES TO REDUCE. PLEASE REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.
2. FOUNDATION WALLS SHALL BE ____" THICK AND EXTEND ____" ABOVE FINISH GRADE AT ALL WALLS.
3. ALL FLOOR, ROOF AND CEILING RAFTERS SHALL BE ATTACHED OVER PLATES BELOW WITH ____ GAUGE METAL ____ OR EQUIVALENT. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
4. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
5. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
6. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
7. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
8. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
9. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE. ALL ROOF SHEATHING SHALL BE ____" THICK ____ GRADE ____ PLYWOOD OR EQUIVALENT WITH ____ EXPOSURE.
10. ALL FINAL ALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

1 1/4" COLUMN DETAIL

OPTION - GOURMET KITCHEN

COPYRIGHT © 2003 BY FRANK BETZ ASSOCIATES, INC. NOT TO BE REPRODUCED

FIRST FLOOR PLAN

1/4" = 1'-0" W/3 CAR GARAGE OPTION

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

Southampton GROUP

FRANK BETZ ASSOCIATES, INC.

3 CAR GARAGE

3

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BE 2 ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THEY ARE SUPPORTED BY AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THE SHEER SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD

64'-0"

10'-10" | 14'-7" | 38'-7"

20'-3 1/2" | 18'-3 1/2"

FAMILY ROOM BELOW

LINE OF FLAT CLG

PREWIRE FOR CEILING FAN/LIGHT

FLUSH BEAM AS REQ'D

OPEN RAIL

2" 9 1/8" LVL

TO SWITCHES BELOW

OPEN RAIL

COPYRIGHT © 2003 BY FRANK BETZ ASSOCIATES, INC. NOT TO BE REPRODUCED

6'-7 1/2" HIGH KNEEWALL ABOVE CEILING JOIST

10'-7"

4'-0"

7'-11 1/2"

BEDRM. 3

W.I.C.

LOFT

LINEN (6 SHF)

2-4

2-3

2-2

2-1

2-0

6'-0"

6'-3 1/2"

3'-6"

BATH

FAN

POS

RANGE

BATH

6'-0" DBL DRS

4'-0 DBL. DRS

FOYER BELOW

VAULTED BEDRM. 2

10'-6 1/2" HIGH WALL

14'-0" HIGH CLG

2862 TWIN W/ 14" SEQ TRANS 6'-0 1/2" HIGH

1062 RINGED SEQ HEAD @ 6'-7 1/2" HIGH

6'-0" HIGH KNEEWALL ABV GND FLOOR

6'-0" HIGH KNEEWALL ABV GND FLOOR

OPT. BONUS ROOM

6'-0" HIGH WALL

8'-1 1/2" HIGH WALL

6'-0" DBL DRS

ATTIC ACCESS

LINE OF 6'-0" HIGH CEILING

2862 TWIN W/ 14" SEQ TRANS 6'-0 1/2" HIGH

6'-8 1/2"

4'-0"

12'-1"

2'-0"

3'-0 1/2"

22'-0"

12'-3 1/2"

7'-8 1/2"

9'-0"

64'-0"

65'-1"

40'-0"

23'-4 1/2"

20'-1"

17'-11"

13'-6"

6'-3 1/2"

12'-3 1/2"

6'-0"

2'-6 1/4"

6'-4"

45'-1"

30'0 FIXED

2862 TWIN

FLUSH BEAM AS REQ'D

LOFT

1'-4"

5'-2 1/2"

TO SWITCH BELOW

3'-6"

3'-6"

FLUSH BEAM AS REQ'D

OPTIONAL LOFT WITHOUT WALKWAY AND ATTIC STORAGE

SQUARE FOOTAGE (SECOND FLOOR)	
HEATED	
SECOND FLOOR	[illegible] SQ. FT.
OPT. BONUS ROOM	418 SQ. FT.
TOTAL	[illegible] SQ. FT.

SECOND FLOOR PLAN

1/4" = 1'-0"

W/3 CAR GARAGE OPTION

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

REVISIONS

Chamberlain