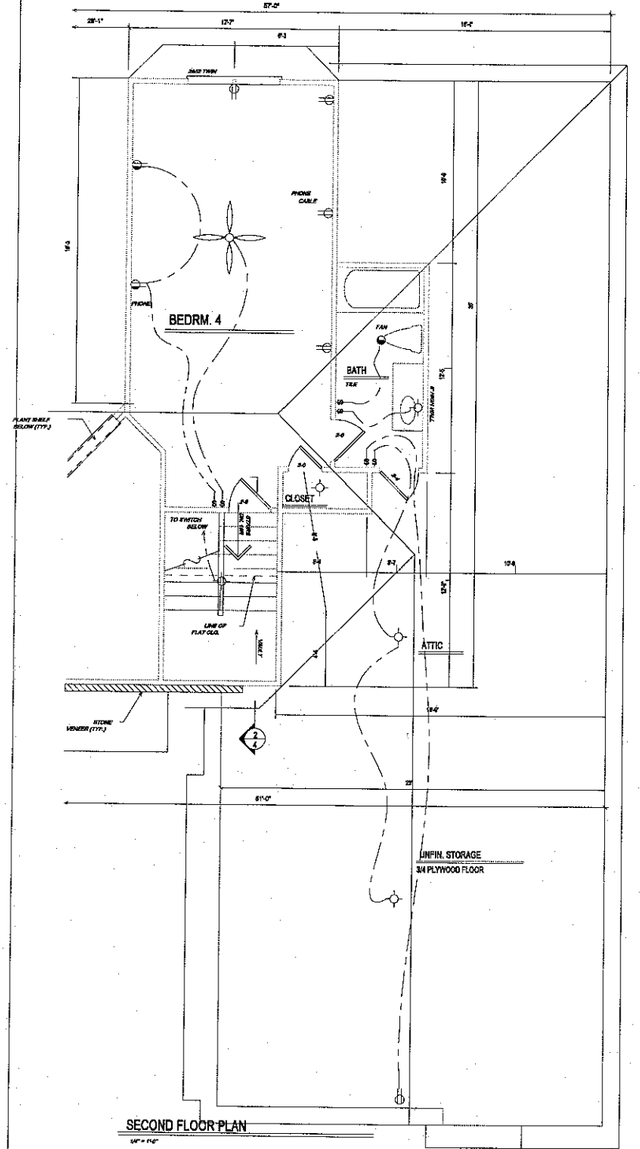
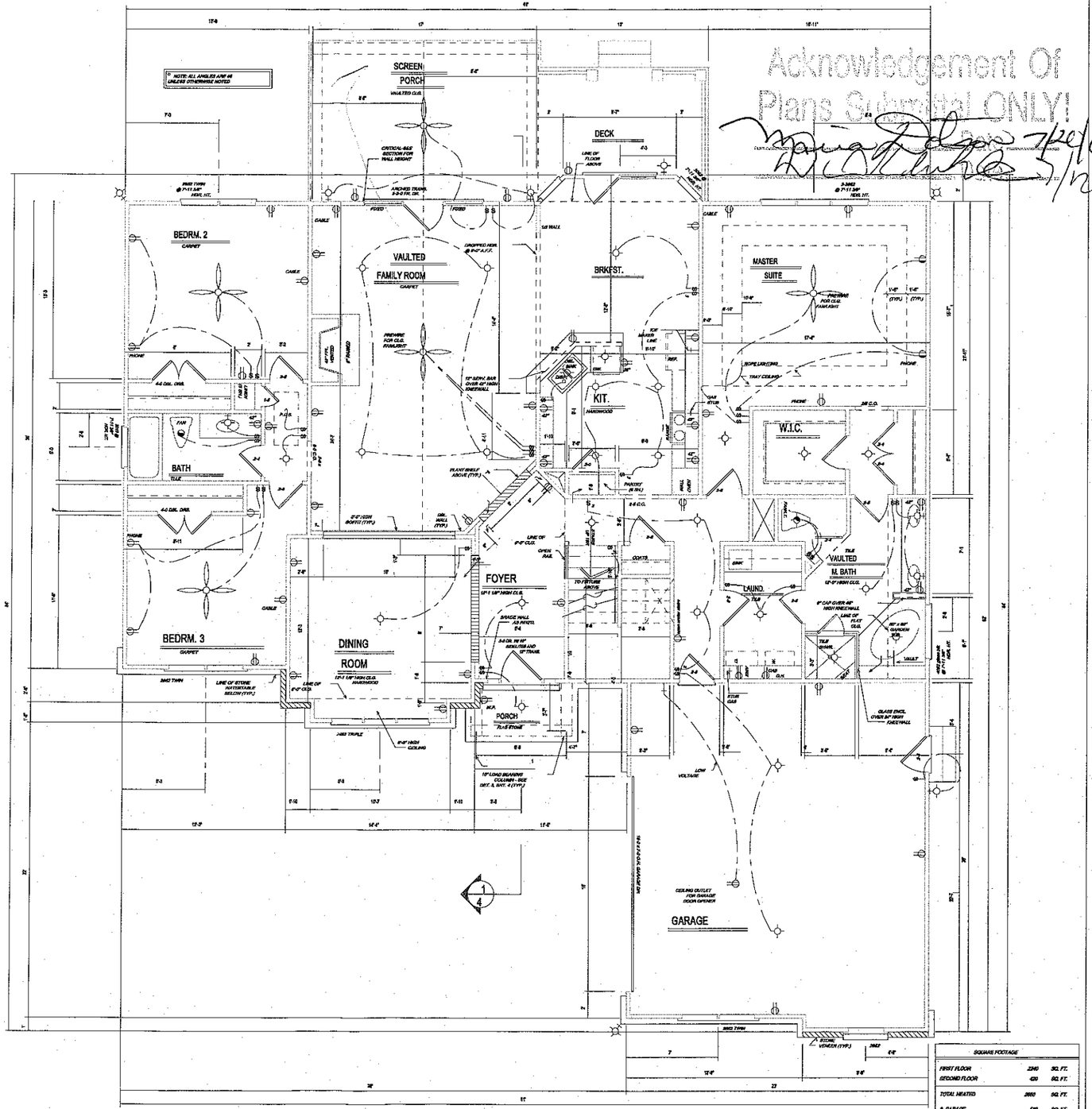
NOTE: ALL CEILING JOISTS AND RAFTER SPACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB (SEARK SLAB OR FOOTING DRAWING) TO CARRY LOAD.



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ZONING LAWS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK SIETZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR 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 MIN. OF FROST LINE DEPTH (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL OR PAVE OF THICKNESS TO BE DESIGNED. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING NEEDS.
5. CONCRETE SHALL ENSURE LOAD CAPACITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BRICK VENEER, STONEWORK OR ANYTHING ANY FOUNDATION WALL, IS NOT CORE FILLED.
7. ALL FOUNDATION AND STRUCTURAL WORKING SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL SOIL CONDITIONS, FROST LINE DEPTH, WIND LOADING, AND SEISMIC CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ALERTING AND NOTIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND OTHER 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 SHALL EXTEND DOWN THRU THE LEVELS BELOW, AND TERMINATE AT THE BASEMENT FLOOR OR ANY OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY, DUE TO A VARIANCE IN CODES AND REGIONAL PRACTICES AND SHOULD BE USED WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS ON ALL STRUCTURAL REQUIREMENTS.

1. FRONCHE PURLINS AT MID-HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE A BUILT-UP WITH 1/2" PLYWOOD PLATE UNLESS OTHERWISE NOTED.
4. FRAMED TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1/4" CROSS BRIDGING AT MID POINT OF SPAN ON 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (HOUSE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 16 COMMONS AT 8" O.C. AT ALL EDGES AND 8 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES SETS DIRECTIONS AT ALL CORNERS).
7. ALL CEILINGS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE END STRAPPING AT 4'-0" AND 8'-0" FROM CEILING JOISTS WITH SPANS GREATER THAN 12'-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. ALL VALLEY RAFTERS, AND HIPPED BOARDS SHALL BE ONE SIZE MORE LARGER THAN RAFTERS.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE TRUSS ENGINEERED LOADS AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE 8-0" (MINIMUM FINISH SEAL SEAL OF REGISTERED ENGINEER IN THE STATE WHERE HOME IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTERS BEARING ON EVEN ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU 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 WOOD FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL SHEATHING ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE		
FIRST FLOOR	2240	SQ. FT.
SECOND FLOOR	620	SQ. FT.
TOTAL HEATED	2860	SQ. FT.
A. GARAGE	580	SQ. FT.
SCREEN PORCH	210	SQ. FT.
PORCH	36	SQ. FT.
TOTAL UNDER ROOF	3686	SQ. FT.

Acknowledgement Of Plans Submittal ONLY!

7/20/07

3/20/07

REVISIONS:	DATE:	BY:

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST & SECOND FLOOR PLANS

THE MULBERRY

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