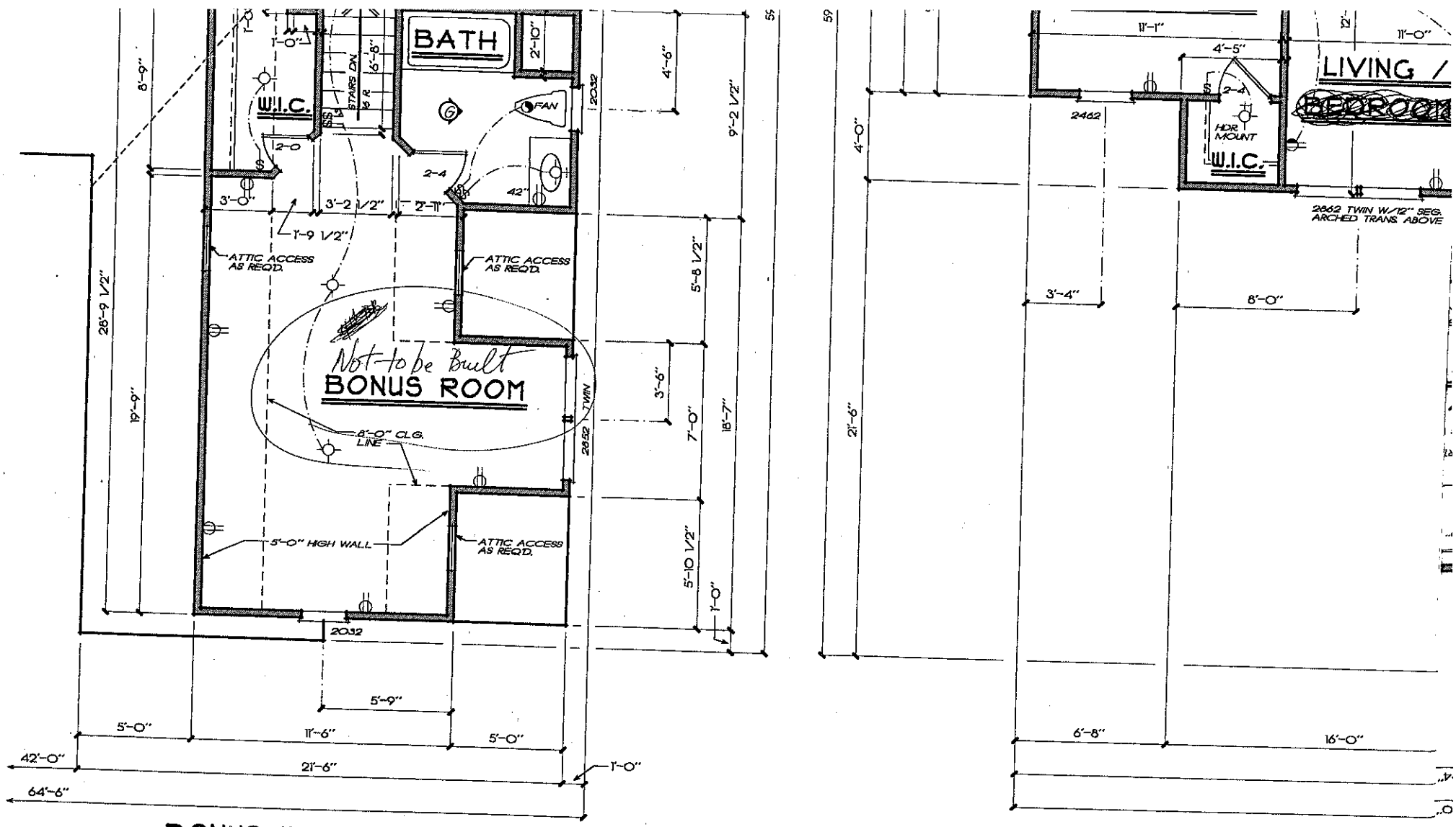


BONUS ROOM PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2193 SQ. FT.
BONUS ROOM	400 SQ. FT.
TOTAL	2593 SQ. FT.

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

ENERAL NOTES

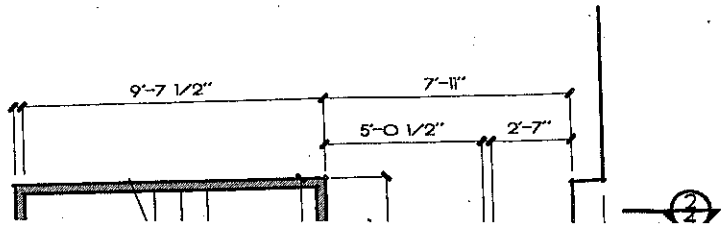
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE INATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. 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.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU TO LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

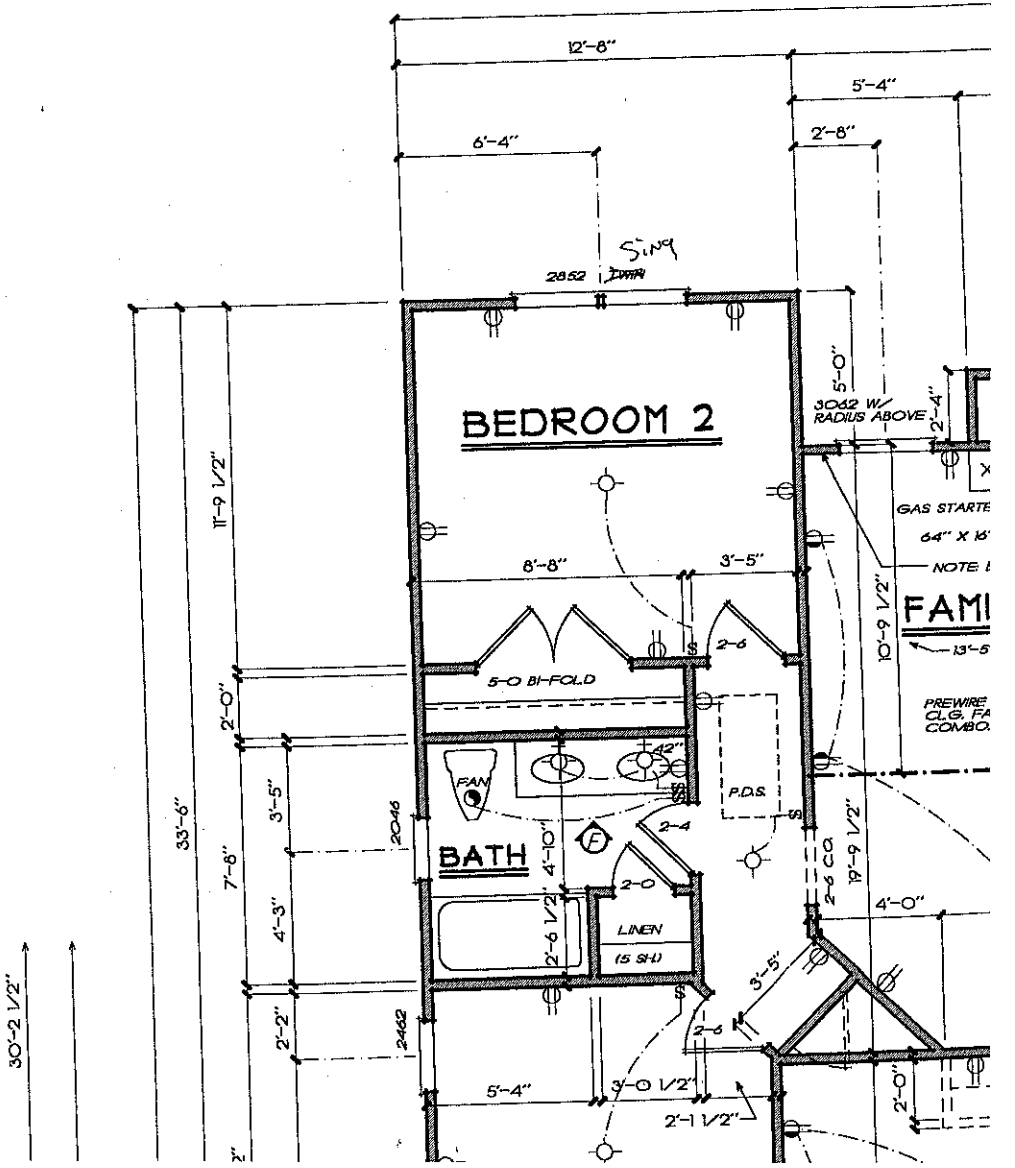
Warning!
Plans not appear
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of the Federal Copyright law

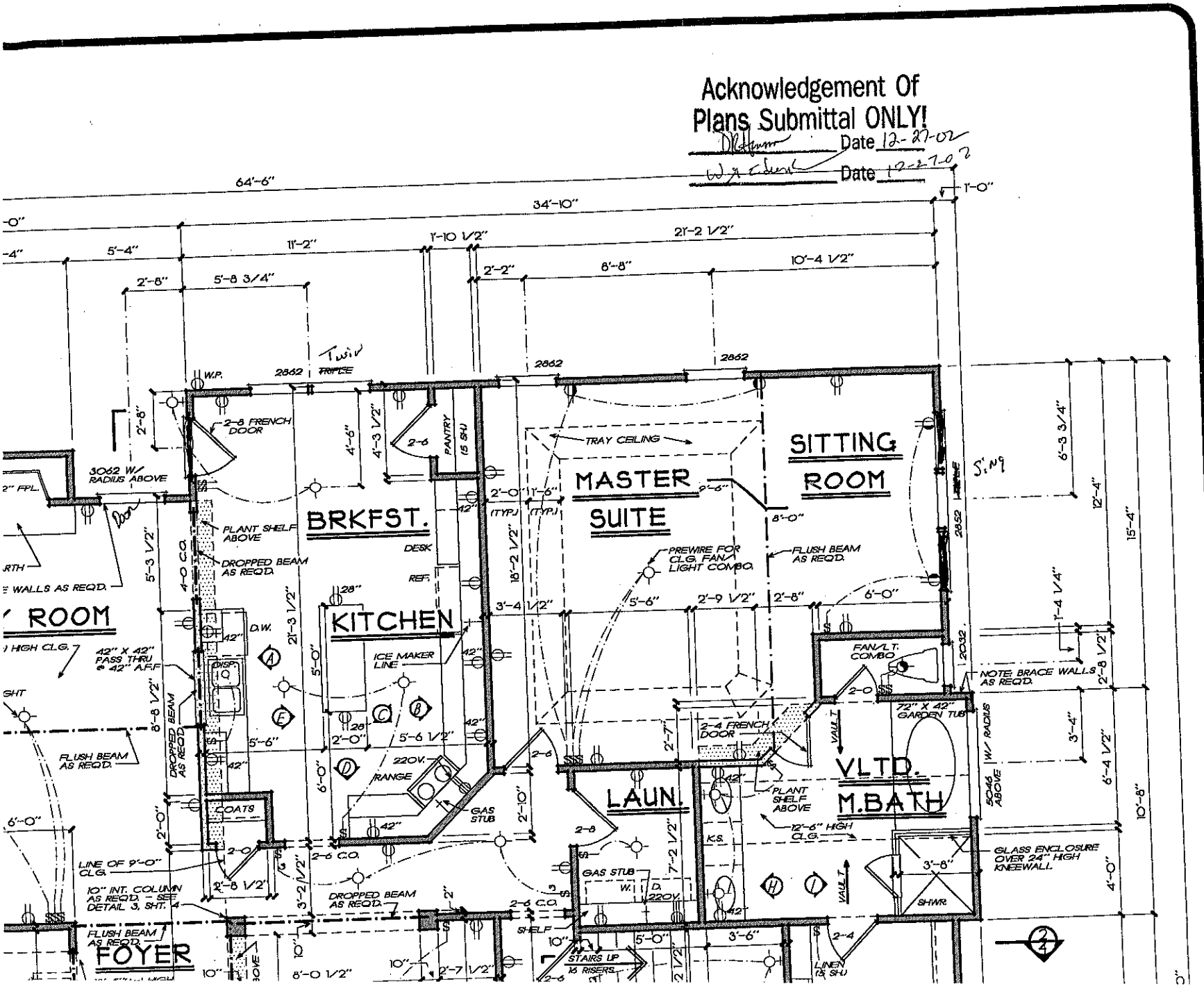
GENERAL FRAMING NOTES

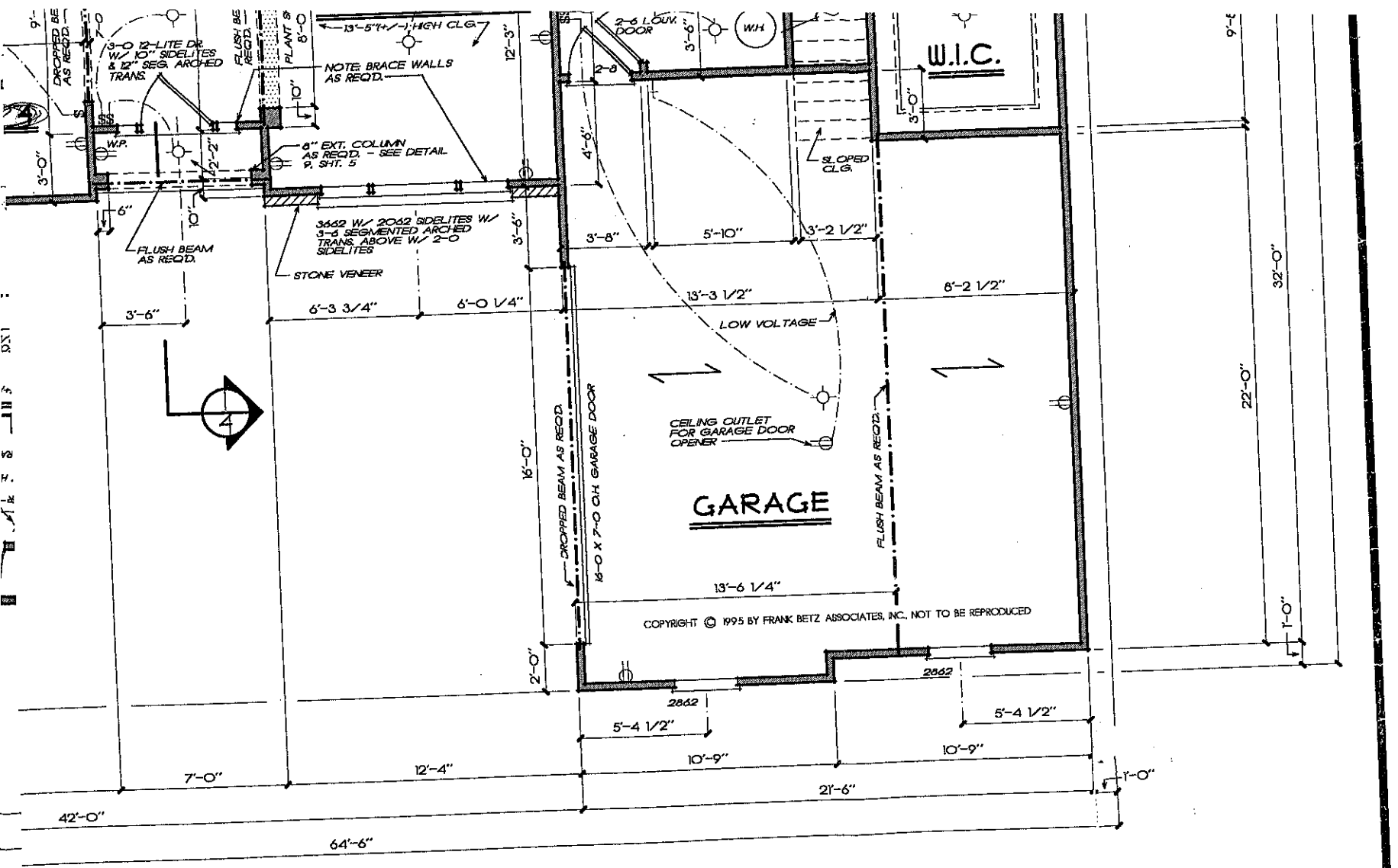
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. 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 FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - 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 BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-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 DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE 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 BRACING TO BEAR 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 SOLID FRAMING, COLUMNS, BEAMS, ETC., 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.






Acknowledgement Of
Plans Submittal ONLY!
Date 12-27-02
Date 12-27-02
64'-6"
34'-10"
1'-0"
5'-4"
11'-2"
1'-10 1/2"
21'-2 1/2"
2'-2"
8'-8"
10'-4 1/2"
2'-8"
5'-8 3/4"
Twin
TRIPLE
W.P.
2862
2862
2862
2'-8"
2-8 FRENCH DOOR
3062 W/ RADIUS ABOVE
4'-6"
4'-3 1/2"
2-6
PANTRY (6 SH)
TRAY CEILING
SITTING ROOM
MASTER SUITE
2'-0" (TYP.)
1'-6" (TYP.)
9'-6"
8'-0"
6'-3 3/4"
12'-4"
15'-4"
BRKFST.
PLANT SHELF ABOVE
DESK
REF.
DROPPED BEAM AS REQ'D.
4-0 C.O.
5'-3 1/2"
18'-2 1/2"
PREWIRE FOR CLG. FAN/ LIGHT COMBO.
FLUSH BEAM AS REQ'D.
3'-4 1/2"
5'-6"
2'-9 1/2"
2'-8"
6'-0"
1'-4 1/4"
2'-8 1/2"
ROOM
KITCHEN
D.W.
42" X 42" PASS THRU @ 42" A.F.F.
ICE MAKER LINE
21'-3 1/2"
5'-0"
FAN/LT. COMBO
NOTE BRACE WALLS AS REQ'D.
2-0
72" X 42" GARDEN TUB
2-4 FRENCH DOOR
2'-7"
VAULT
VLTD.
M.BATH
LAUN.
PLANT SHELF ABOVE
12'-6" HIGH CLG.
5046 ABOVE W/ RADIUS
3'-4"
6'-4 1/2"
10'-8"
8'-8 1/2"
DROPPED BEAM AS REQ'D.
FLUSH BEAM AS REQ'D.
5'-6"
220V. RANGE
GAS STUB
COATS
6'-0"
2'-0"
5'-6 1/2"
2-6
2'-10"
7'-2 1/2"
K.S.
GLASS ENCLOSURE OVER 24" HIGH KNEEWALL
3'-6"
SHWR.
4'-0"
LINE OF 9'-0" CLG.
10" INT. COLUMN AS REQ'D. - SEE DETAIL 3, SHT. 4
2'-8 1/2"
2-6 C.O.
3'-2 1/2"
GAS STUB
W.I.
D. 220V.
SHELF
STAIRS UP 15 RISERS
5'-0"
3'-6"
2-4
LINEN (5 SH.)
FOYER
8'-0 1/2"
2'-7 1/2"
10"
2 1/2"
4
HOMEPLANS
DESIGNED FOR TODAY'S
This drawing
or used to c
without the w
Frank Betz As
NUS RM. PLAN



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FIRST FLOOR PLAN

1/4" = 1'-0"

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

FIRST FLOOR

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250

BY: DCO CK:

DATE 12-4-95

SHEET: 3

OF: 5