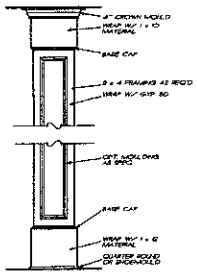
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES FOR REGIONS IN EACH STATE AND COUNTY, WITH ALL YOUR LOCAL CODES CONSULT WITH LOCAL BUILDER FOR ALL STRUCTURAL REQUIREMENTS

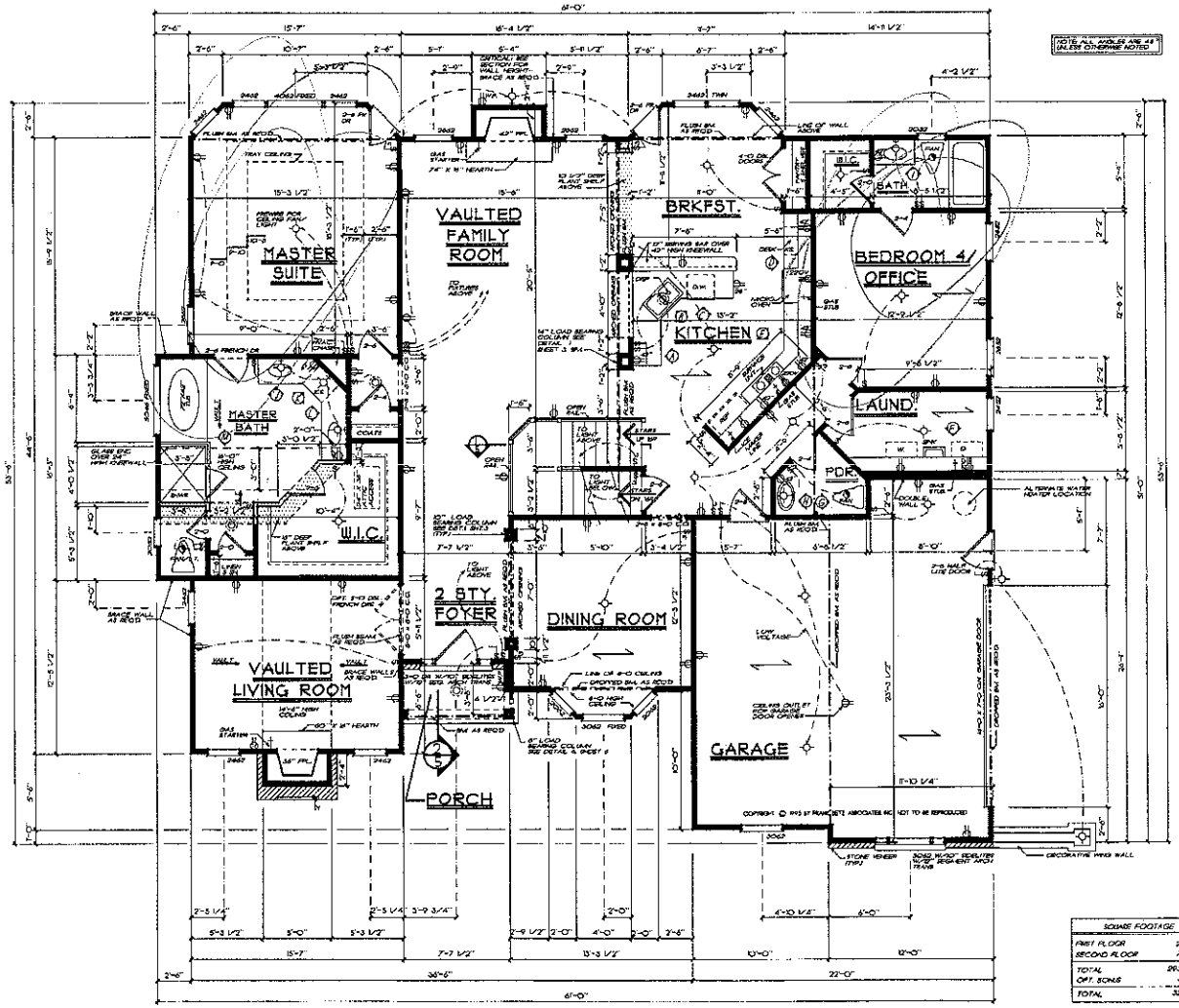
1. REFER TO PLAN AT ANY HEIGHT OF ALL WALLS.
2. ALL EXTERIOR AND PARTITION WALLS TO BE FLUSH WITH OUTSIDE EDGE BELOW.
3. ALL GRADES WALL - 2" x 4" @ 16" O.C. WITH 1/2" PLYWOOD GUSSET.
4. PLATES TO BE SOLID, DOUBLE PLATE AT ALL INTERIOR PARTITION WALL UNLESS OTHERWISE NOTED.
5. PROVIDE 2" x 12" FOR OPENINGS AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL CASES.
6. ALL EXTERIOR CUTAWAY BAYS AND CORNER CONDITIONS SHALL BE BRACED WITH 1/2" CDX PLYWOOD GUSSETS AT 45° TO CORNER AT 48" O.C. MAXIMUM IN ALL CASES AND SHALL BE CONTINUOUS FROM SILL TO TOP PLATE. SEE DETAIL 1 & 2/S-1 FOR TYPICAL DIAGONAL CORNER BRACE BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS ARE SOLID FRAMING WITH SOLID TOWN THRU ALL LEVELS AND TERMINATE AT THE UNDERSIDE OF THE 2ND FLOOR JOIST. PROVIDE 2 INCHES BLK GRADE BEAM OF FOOTING DESIGNED TO CARRY THE LOADS.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR EVE NO. JOISTS WITH SPANS GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE AND PLATE AT EVERY 4th RAFTER SPACED AT 48" O.C. OR AT EVERY 3rd RAFTER SPACED AT 32" O.C.
10. ALL GABLE ENDS AND HIPS TO BE BRACED WITH 1" x 4" DIAGONAL @ 45°.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM UNLESS OTHERWISE NOTED. FLOOR AND ROOF TRUSSES ARE USED, THEN MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED. SEE ELEVATIONS FOR ADDITIONAL SHEATHING REQUIREMENTS.
12. ALL EXTERIOR AND SHAFT WALLS TO BE SHEATHED WITH 1/2" GYP. BD. NAILED TO STUDS AT 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE STUDS. ALL INTERIOR WALLS TO BE SHEATHED WITH 1/2" GYP. BD. NAILED TO STUDS AT 8" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE STUDS.
13. ALL EXTERIOR WALLS, BEARING PARTITIONS AND BEAMS TO BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE FOUNDATION WALL OR TOP OF OTHER BEARING FRAMING DESIGNED TO CARRY THE LOAD.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL ALWAYS BE RESPONSIBLE BY THE OWNER, THAT ARE NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK FOR THE CONTRACTOR OR ANY SUB-CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER.
5. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL ITS COMPONENTS.
6. IF NECESSARY, WATERPROOF AGAINST WET FOUNDATION WALL WITH ENFORCE AS REQUIRED.
7. ALL CONSTRUCTION AND INSTALLATIONS SHOULD BE VIEWED AND APPROVED BY AN INSPECTOR IN THE STATE WHERE CONSTRUCTION IS OCCURRING FOR THE PARTICULAR LOCAL CODES FOR ROOFING, FOUNDATIONS, FRAMING, ELECTRICAL, PLUMBING, MECHANICAL, AND OTHER COMPONENTS. IF ANY OF THESE ITEMS ARE NOT CONSTRUCTED TO MEET ALL LOCAL CODES AND TO MAKE A QUALITY AND SAFE BUILDING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A QUALITY AND DESIGN THAT MEETS ALL NATIONAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
9. ALL LOADS TO WOOD FRAMING SHALL BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE FOUNDATION WALL OR TOP OF OTHER BEARING FRAMING DESIGNED TO CARRY THE LOAD.



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2211 SQ. FT.
SECOND FLOOR	719 SQ. FT.
TOTAL	2930 SQ. FT.
OPT. BONUS	337 SQ. FT.
TOTAL	3267 SQ. FT.

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REVISIONS	DATE	BY
CLAR. 26-73	1-3-00	KJS
CLAR. 33-30	1-4-04	DCT

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE RATHMORE

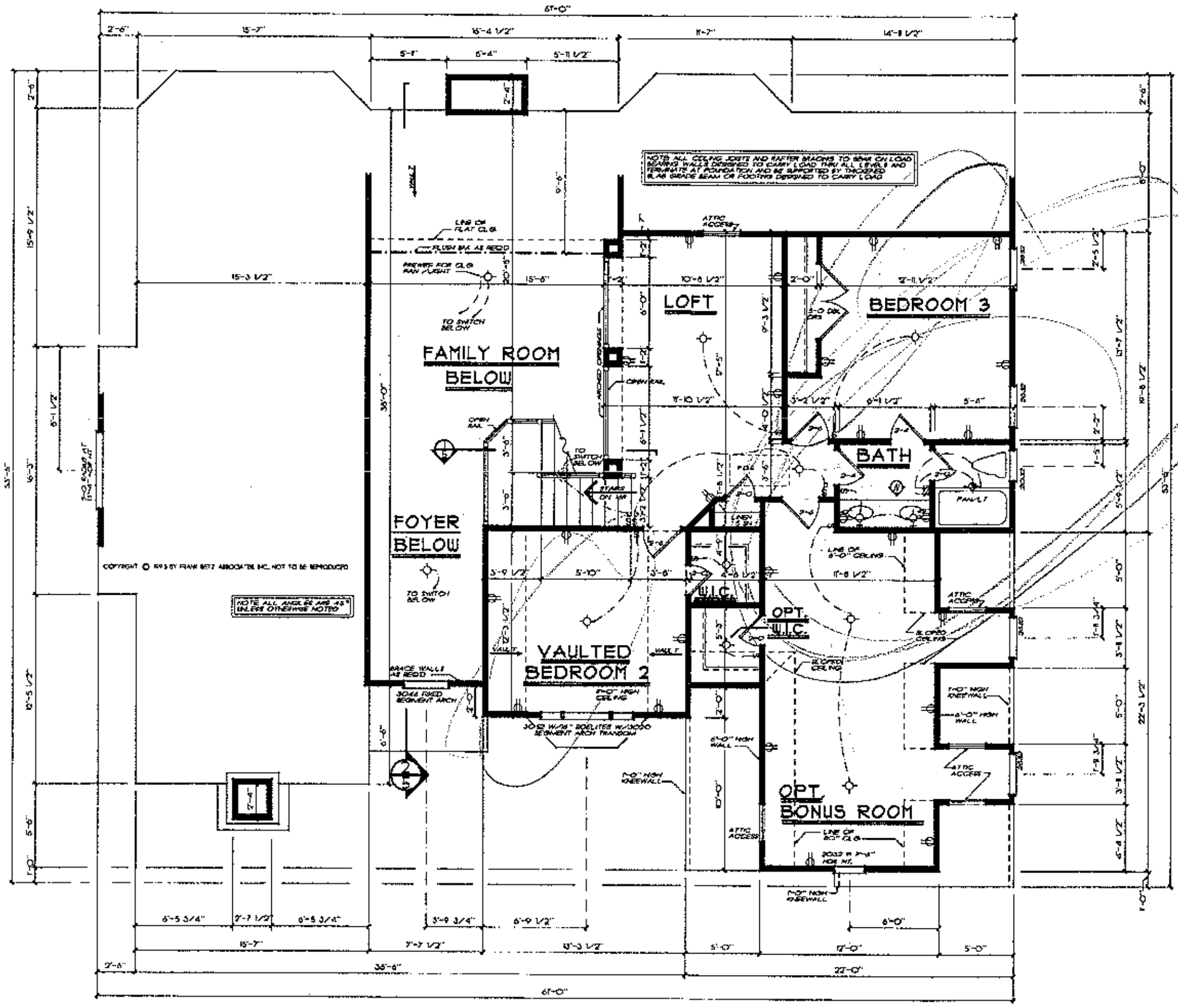
FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0660
www.frankbetz.com

BY: CAF CHK: CAW

DATE: 6-8-98

SHEET: 3 OF: 6

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SECOND FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY
GENERAL	3-3-96	RA
CLAR. 24-75	6-3-02	DKB

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HOMEPLANS
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SECOND FLOOR PLAN

THE RATHMORE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0868
www.frankbetz.com

BY: CAB CK: CGM

DATE 6-8-95

SHEET: 4 OF 6