GENERAL FRAMING NOTES

1. IF ENGINEERED NOTES ARE SUGGESTED ON THIS PLAN, THEY SUPERCEDE THESE NOTES. I.E. IF THIS PLAN CALLS FOR A HEADER OF (2) 2X12 PER JACK STUD AND THE ENGINEERED NOTES CALL FOR A HEADER OF (3) 2X12 PER JACK STUD, THE ENGINEERED NOTES SHALL BE FOLLOWED.
2. ALL FRAMING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.
3. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY EXPERIENCED MECHANICS.
4. ALL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED.
6. ALL INTERIOR WALLS SHALL BE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
7. ALL FLOOR JOISTS SHALL BE 2X10 @ 16" O.C. UNLESS OTHERWISE NOTED.
8. ALL CEILING JOISTS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED.
9. ALL RAFTERS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED.
10. ALL HEADERS SHALL BE 2-2X12 UNLESS OTHERWISE NOTED.
11. ALL HEADERS SHALL BE SUPPORTED BY JACK STUDS UNLESS OTHERWISE NOTED.
12. ALL BEAMS SHALL BE SUPPORTED BY JACK STUDS UNLESS OTHERWISE NOTED.
13. ALL BEAMS SHALL BE SUPPORTED BY FOOTINGS UNLESS OTHERWISE NOTED.
14. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL UNLESS OTHERWISE NOTED.
15. ALL FOOTINGS SHALL BE PLACED BELOW THE FROST LINE UNLESS OTHERWISE NOTED.
16. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.
17. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.
18. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.
19. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.
20. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE. ANY DISCREPANCIES SHALL BE REPORTED TO OWNER BEFORE CONSTRUCTION BEGINS. OMISSIONS SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR SATISFACTORY COMPLETION OF ALL WORK.
3. ALL CONSTRUCTION SHALL BE PERFORMED BY EXPERIENCED WORKMEN. ALL WORK CONTRACTORS SHALL BE LICENSED AND INSURED AS REQUIRED BY LAW.
4. ALL PLUMBING FIXTURES SHALL BE NEW AND UNUSED. ALL FIXTURES SHALL BE INSTALLED AND LEFT IN PERFECT WORKING ORDER.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORTS AS REQUIRED DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI STANDARDS.
7. ALL REINFORCING STEEL SHALL BE NEW, CLEAN, AND FREE OF RUST, SCALE, OR OTHER COATINGS THAT REDUCE BOND.
8. ALL MASONRY SHALL BE LAID IN RUNNING BOND WITH FULL MORTAR JOINTS. HEAD JOINTS SHALL BE FILLED SOLIDLY.
9. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
10. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING APPROVED PROCEDURES.
11. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED TO SNUG TIGHT CONDITION UNLESS OTHERWISE NOTED.
12. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
13. ALL FLASHING, COUNTER FLASHING, AND SHEET METAL WORK SHALL BE FABRICATED AND INSTALLED TO PREVENT LEAKAGE.
14. ALL EXPOSED CONCRETE SURFACES SHALL BE FREE OF FINS, HONEYCOMB, AND OTHER DEFECTS.
15. ALL DIMENSIONS SHALL BE VERIFIED BEFORE ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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REVISIONS	DATE	BY

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HOMEPLANS
LEADING SYMBOL FOR QUALITY

FLOOR PLAN/BONUS PLAN

THE SARATOGA

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BY: CDS CK: CDP

DATE: 4.20.95

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