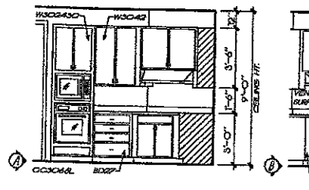
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO DESIGNER'S ATTENTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALED DRAWINGS.
4. ALL MATERIALS TO BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE DONE AND MUST REMAIN ON PROPERTY SUBJECT TO OWNER'S APPROVAL UNTIL COMPLETION.
5. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND SERVICING SIZES BEFORE EXCAVATION. CONTRACTOR SHALL INSURE CONTINUITY OF THE BUILDING WITH ALL SITE DRAINAGE SYSTEMS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GROUND WATER, AND OTHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ALTERING ANY VARYING 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 LOAD FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD BEAR DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE ESTABLISHED MINIMUM REQUIREMENTS ONLY DUE TO A VARIANCE OF CODES FOR REGIONAL & LOCAL REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE FURRING AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X6'S WITH 1/2" PLYWOOD PLITCH PLATE UNLESS OTHERWISE NOTED.
4. PRIMED TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 2x6 SOLID BRIDGING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS SHOULD AND GUTTERS CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD AS PER SCHEDULE SHALL BE 6d 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 BOLD 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 2x6 STROMBRACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIE 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 LOADS.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL BOLD 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.



KITCHEN ELEVATIONS

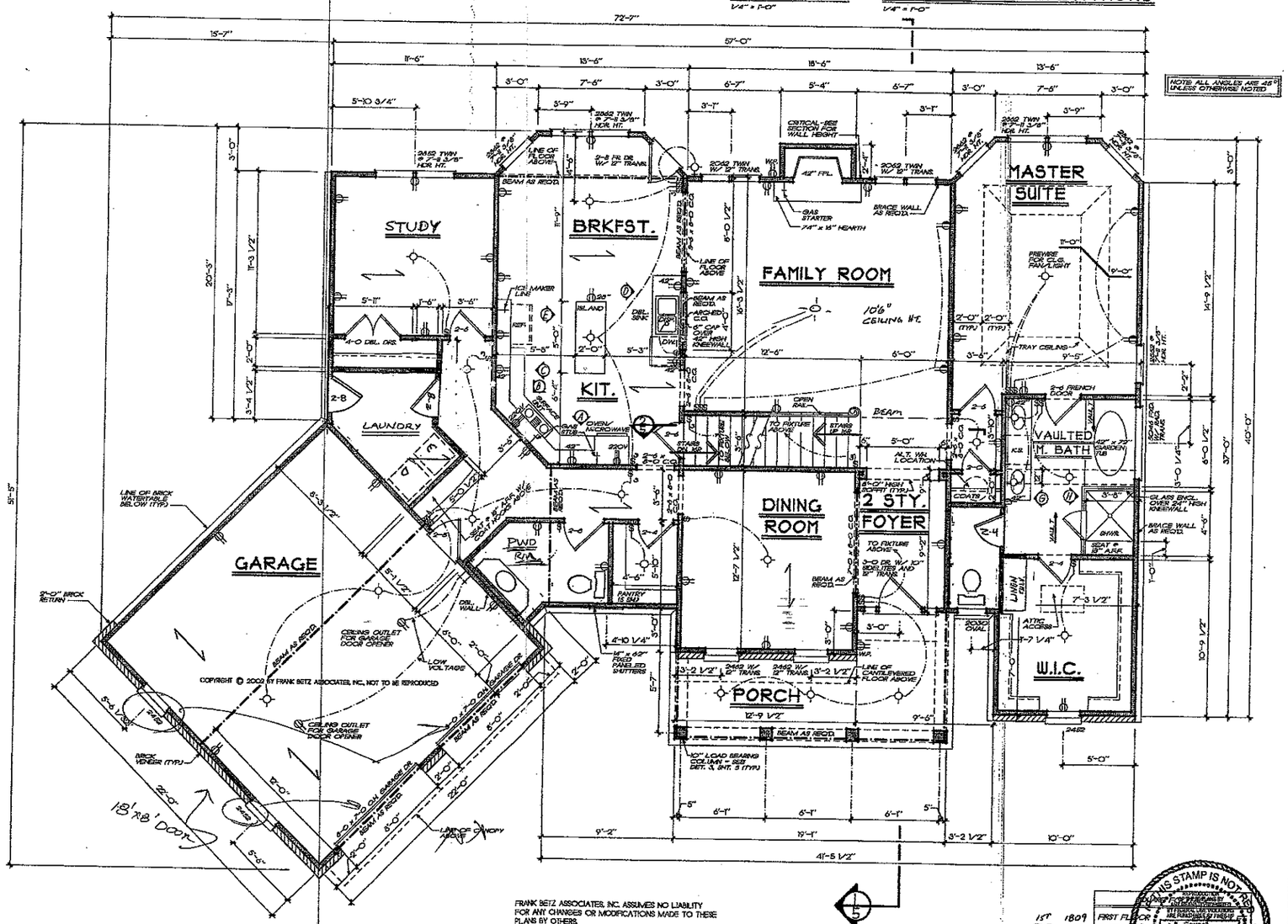
1/4" = 1'-0"

BATH ELEV.

1/4" = 1'-0"

MASTER BATH ELEVATIONS

1/4" = 1'-0"



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

FIRST FLOOR PLAN

1/4" = 1'-0"

1ST	1809
2ND	779
BONUS	302
TOTAL	2890
OPT. BONUS	
TOTAL	

Attic Storage 385
Gar. 484
Fireplace 142
Deck 276
411

THIS STAMP IS NOT A GUARANTEE OF CODE COMPLIANCE. IT IS ILLEGAL TO COPY THESE PLANS

REVISIONS	DATE	BY
CLAR 20-B	4-24-03	CHB

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Leasing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE CULPEPPER

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0566
www.frankbetz.com

BY: PLD CK: KKW

DATE: 10/22/02

SHEET: 3 OF: # 4

TIME: 8:37 PM DATE: 4-24-2003 PATHNAME: K:\WORK\CULPEPPER\3394DOC5