GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND H.U.D. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION.
3. ELECTRICAL, PLUMBING AND HEATING/AIR CONDITIONING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE CODES. WORK TO BE PERFORMED BY LICENSED AND INSURED CONTRACTORS. SHALL ASSUME RESPONSIBILITY FOR ERRORS WITH WORK CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS WITH WORK NOT PERFORMED.
4. ALL DIMENSIONS SHOULD BE READ OFF CALCULATED AND NEVER SCALED.
5. ALL FOOTINGS TO BE SOLID FROST LINE (SEE LOCAL CODE) AND BEAR ON ASSET OF UNDISTURBED SOIL CAPABLE OF SUPPORTING LOADS AS STATED. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING NEEDS.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THIS BUILDING WITH ALL SITE REQUIREMENTS.
7. d. 3" BACKFILL INCREASE 4' ADJACENT ANY FOUNDATION WALL RESISTANCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE INSPECTED 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 DEPTHS, 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.
9. 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.
10. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND 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 SUGGESTED MINIMUM REQUIREMENTS ONLY, DUE TO A VARIANCE OF CODES PER REGION, PLANS MUST BE ADJUSTED AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PONY WALLS AT MID SPAN OF ALL WALLS.
2. ALL HEADER AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL EXTERIOR SHALL BE 7/16" O.S.B. OR 1/2" PLYWOOD
4. FRAMING TO DETAILS DOUBLE FLOOR JOISTS UNDER PARTITION RUN PARALLEL TO JOIST DIRECTION.
5. PROVIDE 2x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IF ALL FRAMING.
6. ALL EXTERIOR CORNERS (HOUSE AND GUTTER CORNERS) SHALL BE BRACED WITH 1/2" SIDE PLYWOOD NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 12" ON CENTER AT 12" O.C. AT ALL INTERMEDIATE STUDS. TOPTEAR - 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 2x6 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. TOP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. ALL FLOOR, CEILING, ROOF AND ROOF TRUSSES ARE USED, THESE PLANS MUST BE ACCOMPANIED BY SHOP DRAWINGS WHICH SHALL BE OF REGISTERED ENGINEER IN STATE IN WHICH HOME IS TO BE CONSTRUCTED.
13. ALL CEILING JOISTS AND RAFTERS ARE TO BE SPAN OR LOAD BEARING WALLS DESIGNED TO CARRY LOAD THAT THEY APPLY AND TERMINATE AT BASEMENT PLACE AND BE SUPPORTED BY A THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BRACE, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEERS AND MEET ALL LOCAL CODES.
15. ALL BUILT FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

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

SQUARE FOOTAGE	
FIRST FLOOR	1725 SQ. FT.
SECOND FLOOR	1246 SQ. FT.
TOTAL	2973 SQ. FT.
OPT. BONUS RM.	406 SQ. FT.
TOTAL	3379 SQ. FT.

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

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REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE BROWNSVILLE

FBA
FRANK BETZ ASSOCIATES, INC.
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SMYRNA, GEORGIA 30080
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BY: PLD CK: WMB

DATE: 1/04/05

SHEET: 3 OF: 5

Haus Builders Inc.
P.O. Box 5893
Mooresville, NC 28117

THESE PLANS ARE DRAWN TO 1/4" SCALE FOR 24" x 36" SHEETS