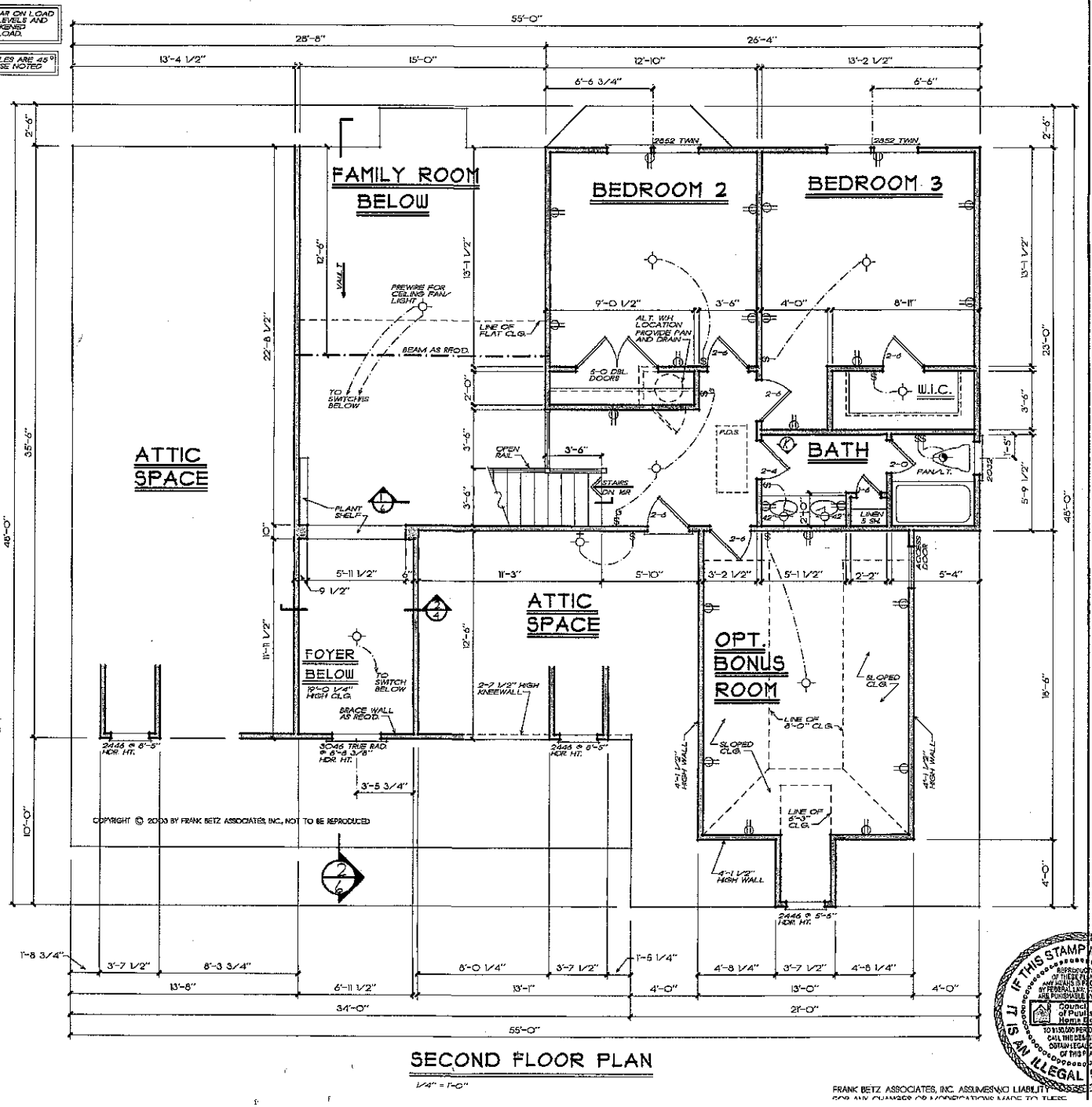


SECOND FLOOR PLAN

1/4" = 1'-0"

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REVIEW 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 RIGIDLY AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING 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 SOLID BEARING 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. 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.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND FHA/VA REQ.
2. 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 WORK THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE SET FROM LINE GIVEN LOCALLY LOCATED AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTINGS AND REINFORCING SIZES. CONTRACTOR SHALL INSURE STABILITY OF THE BUILDING WITH ALL BRACING REQUIRED.
5. CONCRETE EXPOSED 4" ABOVE ANY FOUNDATION WALL REINFORCE AS PER CODE.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND APPROVED BY LOCAL STATE LICENSED ENGINEER WHERE CONSTRUCTION IS OCCURING IN AREAS WHERE VARIANCES IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, SEISMOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING THESE DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND/OR INSURABILITY AND SAFE STRUCTURE.
7. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A SIZE AND GRADE AND INSTALLED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL COLUMNS OR SOLID FRONTS SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT BASEMENT FLOOR OR AT LOWER BEARING POINTS DESIGNED TO CARRY LOAD.

COPYRIGHT © 2003 BY FRANK BETZ ASSOCIATES, INC., NOT TO BE REPRODUCED

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

IF THIS STAMP IS NOT PRESENT ON THESE PLANS IT IS AN ILLEGAL SET OF PLANS

REPRODUCTION OF THESE PLANS BY ANY MEANS IS PROHIBITED BY FEDERAL LAW. VIOLATORS ARE PUNISHABLE BY FINES TO $150,000 PER OFFENSE. CALL THE DESIGNER TO OBTAIN LEGAL COPIES OF THIS PLAN.

Acknowledgement Of Plans Submittal

Received by

THE TULLAMORE SQUARE

SECOND FLOOR PLAN

HOME PLANS

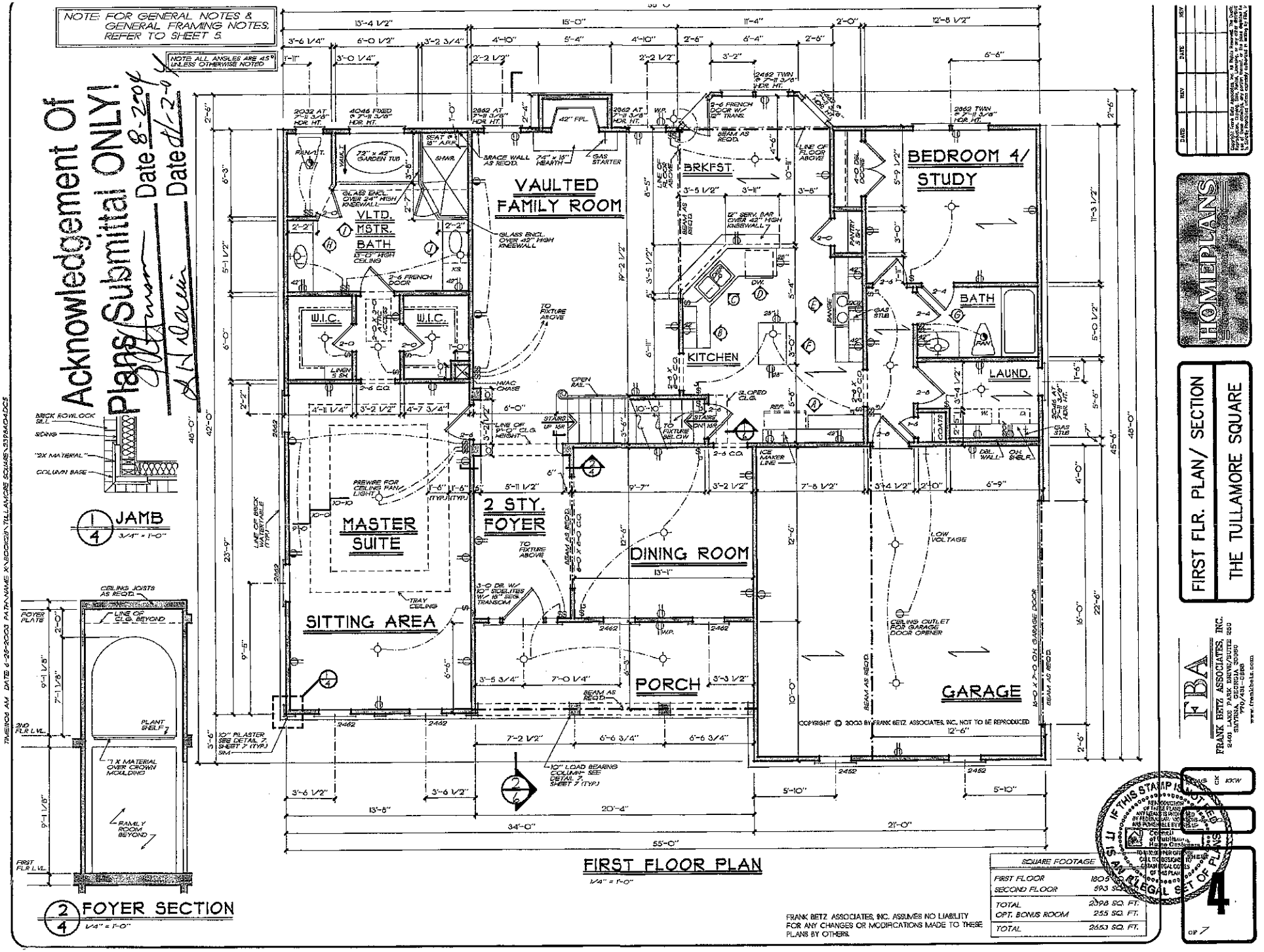
FRANK BETZ ASSOCIATES, INC.
8401 LAKE PARK DRIVE/SUITE 350
SMYRNA, GEORGIA 30080
770/434-4866
www.frankbetz.com

DATE | BY | DATE | BY

JAG | DR | KRW

5

TM6532.AM DATE 4-3-2003 PATH-NAME K:\BOOKS\TULLAMORE SQUARE\32PBAO5DC5


NOTE: FOR GENERAL NOTES & GENERAL FRAMING NOTES, REFER TO SHEET 5.
NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED
Acknowledgement Of Plans Submittal ONLY!
Date 8-22-04
Date 8-24-04
VAULTED FAMILY ROOM
VLTD. MSTR. BATH
W.I.C.
W.I.C.
MASTER SUITE
2 STY. FOYER
SITTING AREA
DINING ROOM
KITCHEN
BRKFST.
BEDROOM 4/ STUDY
BATH
LAUND.
PORCH
GARAGE
FIRST FLOOR PLAN
1/4" = 1'-0"
JAMB
3/4" = 1'-0"
FOYER SECTION
1/4" = 1'-0"
SQUARE FOOTAGE
FIRST FLOOR 1805 SQ. FT.
SECOND FLOOR 593 SQ. FT.
TOTAL 2398 SQ. FT.
OPT. BONUS ROOM 255 SQ. FT.
TOTAL 2653 SQ. FT.
FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
COPYRIGHT © 2003 BY FRANK BETZ ASSOCIATES, INC. NOT TO BE REPRODUCED
IF THIS STAMP IS NOT IN RED IT IS AN ILLEGAL SET OF PLANS
HOMEPLANS
FIRST FLR. PLAN/ SECTION
THE TULLAMORE SQUARE
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GA 30080
770/431-0868
www.frankbetz.com
4
OF 7