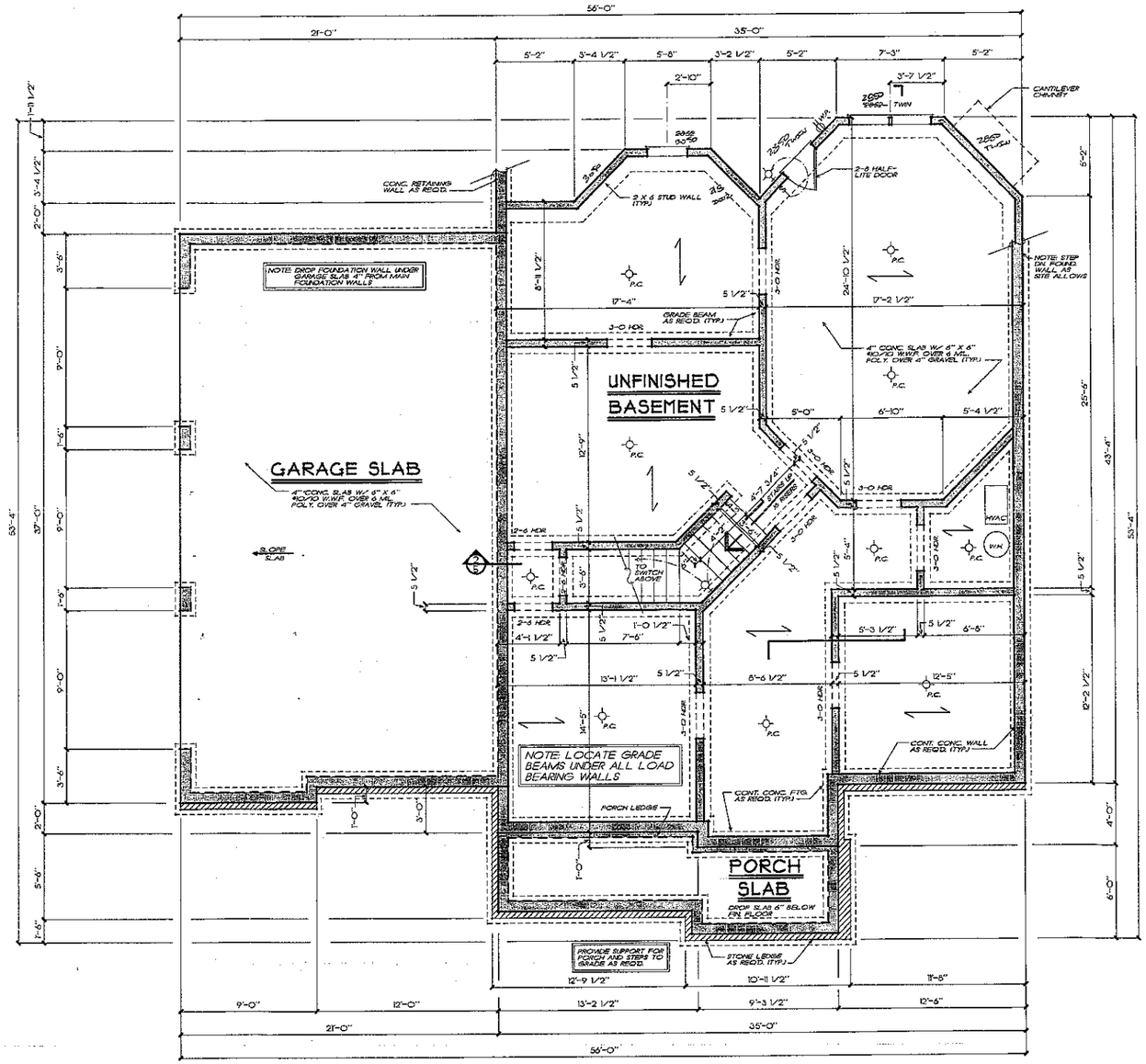
Acknowledgement Of
Plans Submittal ONLY!
David Davis Date 12-1-04
Date



NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

5

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

REVISIONS	DATE
CLAR. 13-24	9-3-96

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HOME PLANS
THE DESIGN CONSTRUCTION SOURCE

BASEMENT FOUNDATION PLAN

FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101

BY: DCO CK: JAG

DATE: 4/1/96

SHEET: 2 OF: 6

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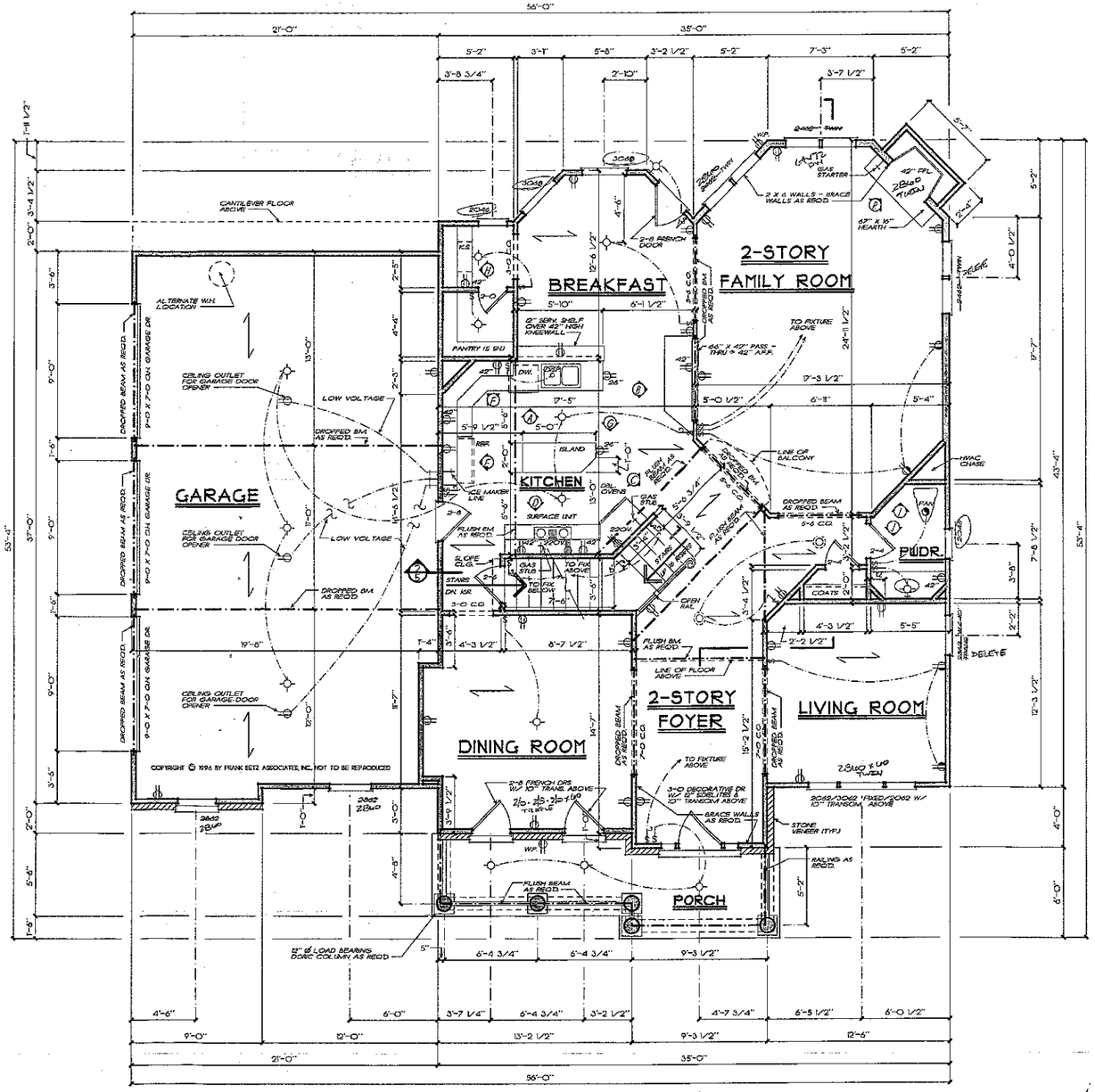
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES REGULATIONS AND TRAUMA LAWS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY CONSTRUCTION AND/OR CORRECTIONS MADE BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS THAT MIGHT HAVE BEEN AVOIDED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE IN LOW FROST LINE SEE LOCAL CODE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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 OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, 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.
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 BOLD FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHALL BE 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 WARIANCE OF CODES PER REGION, PLEASE REFER 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 2-2x6ON WITH 1/2" PLYWOOD FILLER PLATE UNLESS OTHERWISE NOTED.
4. ENGINEER 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 INSIDE 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 OCCUPANCE OR FLOOR LOADS SHALL BE CARRIED DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY SAME.
8. PROVIDE DOUBLE 2x4 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 GREATER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE TRUSS 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 BEAM 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 STRUCTRAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTRAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.



SQUARE FOOTAGE	
FIRST FLOOR	1515 SQ. FT.
SECOND FLOOR	1706 SQ. FT.
TOTAL	3221 SQ. FT.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE

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HOME PLANS
FRANK BETZ ASSOCIATES, INC.

FIRST FLOOR PLAN

FBA
FRANK BETZ ASSOCIATES, INC.
1500 LAKE PARK DRIVE/SUITE 101

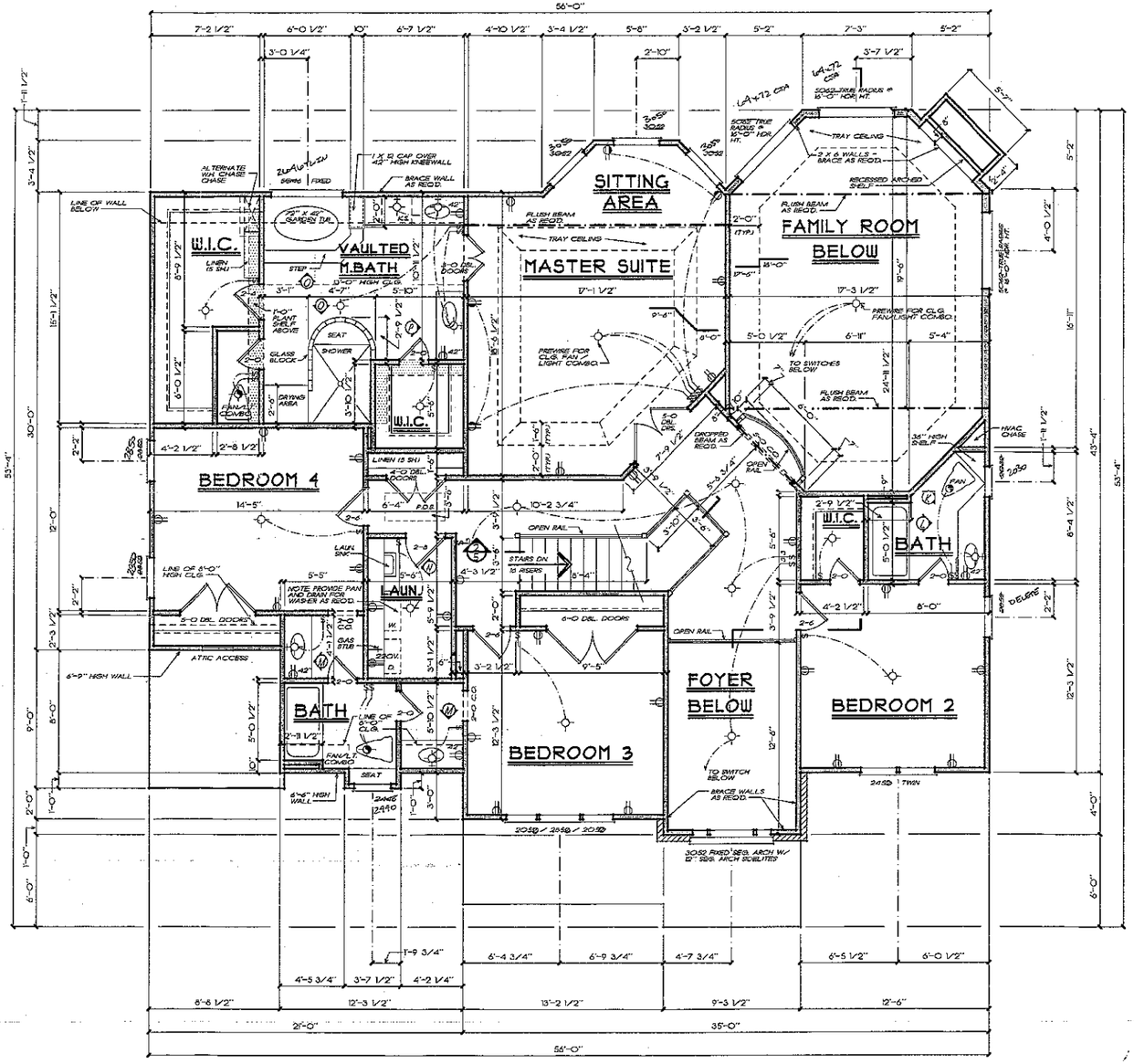
BY: DCO CK: JAG

DATE: 4/1/96

SHEET: 3

OF: 6

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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

SECOND FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE
CLAR 15-IN	7-13-99

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or used to contract any build
without the written authorizati
Frank Betz Associates, Inc.

HOME PLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

FBA
FRANK BETZ ASSOCIATES, INC.
1900 LAKE PARK DRIVE/SUITE 101

BY: DCO CK: JAG

DATE: 4/1/96

SHEET: 4

OF: 6

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