GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND R.E.G. M.P.S.
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. BEGINNING CONSTRUCTION WITH KNOWN DISCREPANCIES SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING NEEDS.
5. CONTRACTOR SHALL ENSURE STABILITY OF THE STRUCTURE DURING 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 DEPTHS, SEISMIC, WIND, SNOW, AND GRADING CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONS AND READING ALL STRUCTURAL DETAILS. ALL WORK SHALL COMPLY WITH ALL LOCAL CODES AND TO BEING A QUALITY AND SAFE STRUCTURE.
8. ALL POOL CONSTRUCTION AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE QUALITY AND MEET ALL NATIONAL STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. FOUNDATIONS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND STRUCTURES DO NOT BEAR DOWN THEM TO 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, PLEASE REFER 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 BRACING AT MID HEIGHT OF ALL WALLS.
2. ALL POSTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10 OR 2x12 WITH 1/4" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
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 ON ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE STAGGED 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 SEASONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND TO OR THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A PROPERLY SIZED STAIR, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x12 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 BOARD SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED TRUSSES AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION. ENGINEER'S SEAL SHALL BE REQUIRED ON ALL REQUIRED.
13. ALL CEILING JOISTS AND RAFTERS TO BE TIED TO LOAD BEARING WALLS DESIGNED TO CARRY THE LOADS. CEILING JOISTS SHALL BE SUPPORTED AT INTERIOR FLOOR AND TO BE SUPPORTED BY PROPERLY SIZED GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL HEADERS, GIRDER BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMED COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

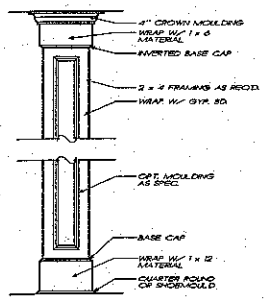
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Acknowledgement Of

Plans Submittal ONLY!

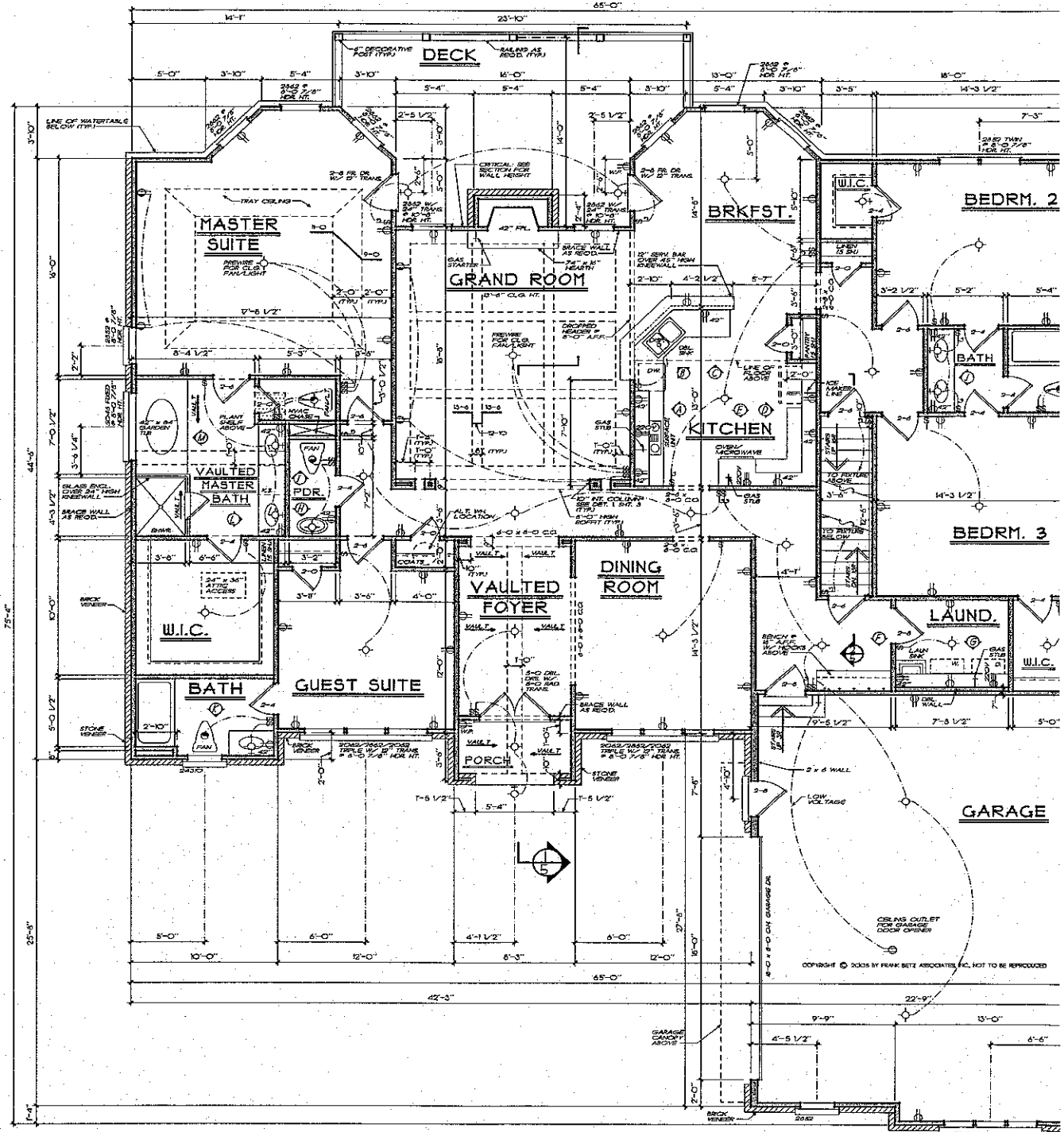
W. Spurlock RS. Date 11/30/05

Date 11/30/05



1/3 INT. COLUMN DETAIL

3/4" = 1'-0"



SQUARE FOOTAGE		
FIRST FLOOR	2700	SQ. FT.
OPT. SECOND FLOOR	420	SQ. FT.
TOTAL	3120	SQ. FT.

FIRST FLOOR

1/4" = 1'-0"

FRANK BETZ AS
FOR ANY OTHE
PLANS BY OTHE

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