3 BDRM.

Acknowledgement Of
Plans Submittal ONLY!

Date 5/24/05

Date

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 LOADS

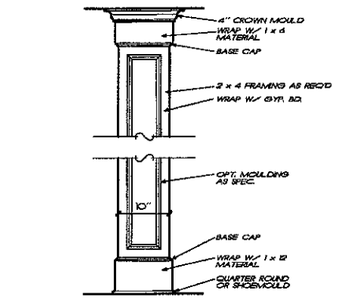
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPR
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR ANTICIPATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THEY MAKE AND FOR WORK DONE FROM INCORRECT FIELD DIMENSIONS WHICH COULD HAVE BEEN AVOIDED.
3. ALL DIMENSIONS SHOWN TO BE REALIZED ON CALCULATIONS AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND ON UNDISTURBED SOIL OR WELL REST ON TAMPERED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR HIGHER FOOTING AND FOOTER CRACKING SIZES
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. 8" MASONRY 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, WIND LOAD, SNOW LOAD, SEISMIC, AND OTHER 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 STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER, BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL REQUIREMENTS IN FORCE WITH JURISDICTION.
9. ALL COLUMNS OR BOLD FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND BE CONTINUOUSLY LOAD BEARING AND TERMINATE AT FOUNDATION OR THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

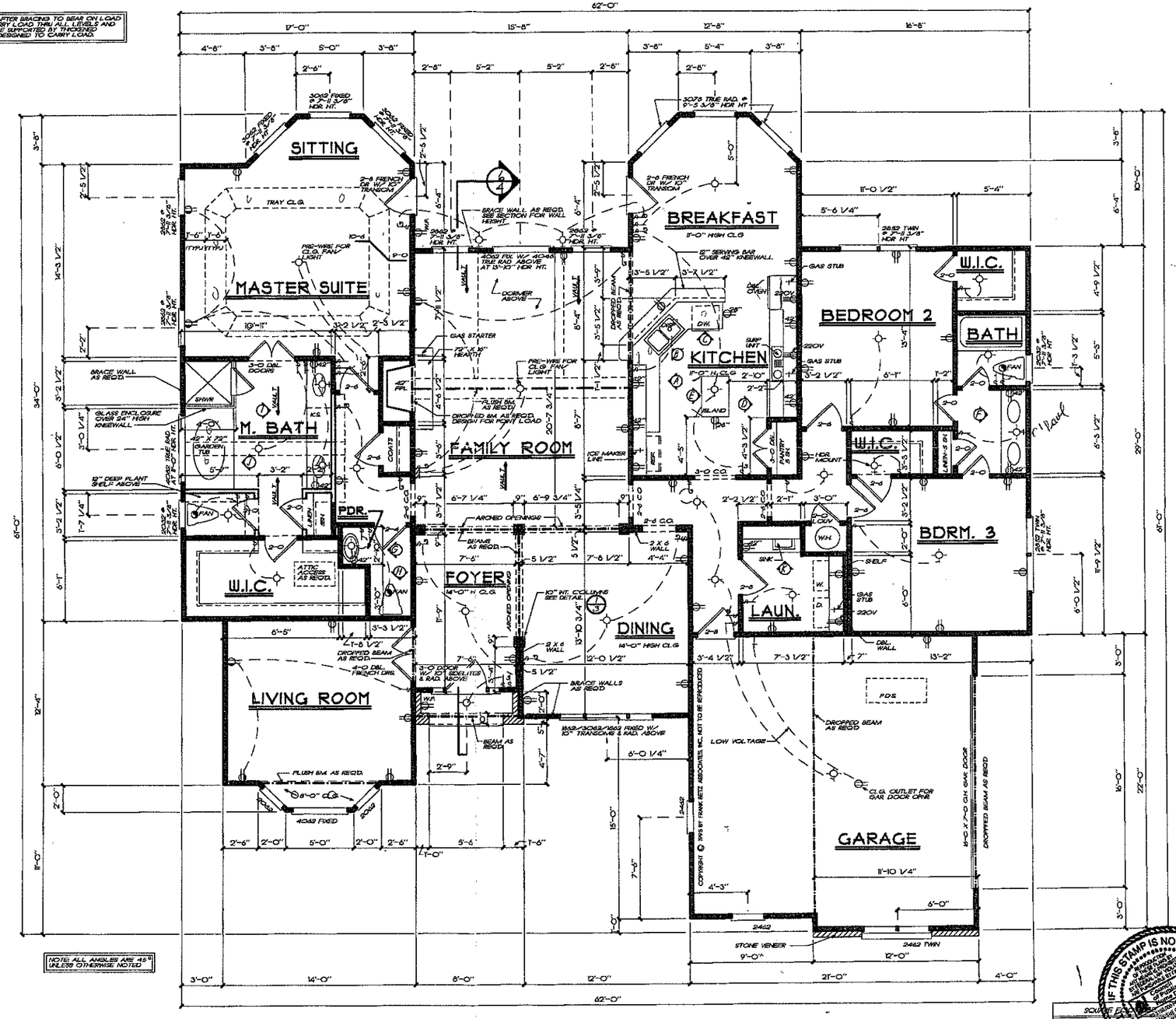
GENERAL FRAMING NOTES

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

1. PROVIDE INLINE AT 1/2 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 FILLER 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 INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE AS COMMONS AT 6" O/C AT ALL EDGES AND AT 12" O/C AT ALL INTERMEDIATE STUDS (OPTION - APPROVED DIAGONAL CORNER BRACER BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OR BOLD FRAMING SHALL SITTING DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOADS.
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. RIDGE BRACING 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 BEARING WALLS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS SIZES, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL BRAVED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED



1/3 INT. COLUMN DETAIL
3/4" = 1'-0" COL-A 1022794



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

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

IF THIS STAMP IS NOT RED PLANS ARE AN ILLEGAL SET OF

REVISIONS	DATE	BY
CLAS 21-10	3/31/00	JCH
CLAS 31-52	6/17/04	JC

This drawing is not to be reproduced or used to contract any building without the written authorization of Frank Betz Associates, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FLOOR PLAN

THE SALEM

FBA

FRANK BETZ ASSOCIATES, INC.
ARCHITECTS
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770.431.2868

BY: JCH CK: JAG

DATE 11/10/95

SHEET: 3 OF: 4

3BDRM. 2BATH

THERE WAS AN ERROR IN THE PATH NAME: K:\DOCS\SALEM\SALEM-3.DGN