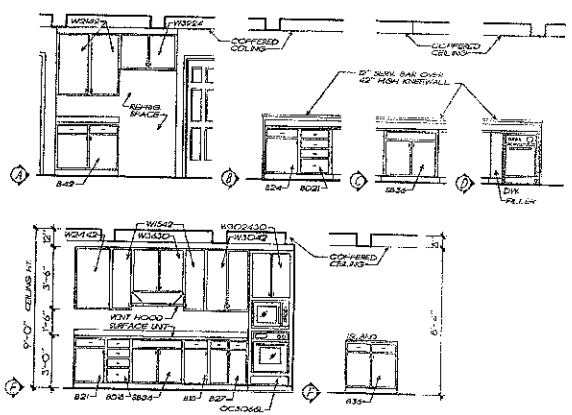
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RISING ATIONS, AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR INTERPRETATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE TAKEN AS FACE TO FACE AND NEVER SCALED.
4. CONTRACTOR TO BE ALLOWED FROM LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. PROVIDE WATERPROOFING & AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCES IN LOCAL CODES (SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADVISING 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 SOLID FRAMING SHOULD BE OVERBUILT TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LOWER SLOPE AND TERMINATE AT THE BASEMENT FLOOR OR 24" OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

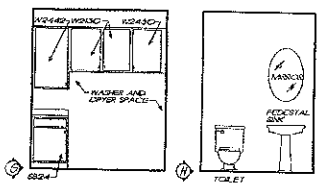
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES FOR REGIONAL PURPOSES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL CODES AND CONSULT A LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE JUBLAP AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS 2'-0" O.C.
3. ALL FLOORS TO BE 3/4" T&G APA RATED 24/16 WITH 1/4" PLYWOOD FLUSH PLATTE UNLESS OTHERWISE NOTED.
4. PROVIDE 1/2 TOTAL DEPTH DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1" LINING BRIDGING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNER BRACE AND CUTSIDE CORNERS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD (MILING SCHEDULE SHALL BE 6d AT ALL EDGES AND 12" O.C. AT ALL RIDGES AND AT COMMON AT 2" O.C. AT ALL INTERMEDIATE STUDS (STITCH - APPROVED DIAGONAL COPPER WIRES 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 S.A. STRETCHED BLAB, SINGLE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x4 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH A SPAN GREATER THAN 12'-0"
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN ROOF BOARD AND CEILING JOIST AT 4'-0" O.C. MAXIMUM.
10. ALL VALLEY RAFTERS, AND HOSE BOWSER SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATING 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 THAT ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY BUILDING BEAM 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, HEADERS ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 6 STUDS UNLESS OTHERWISE NOTED.



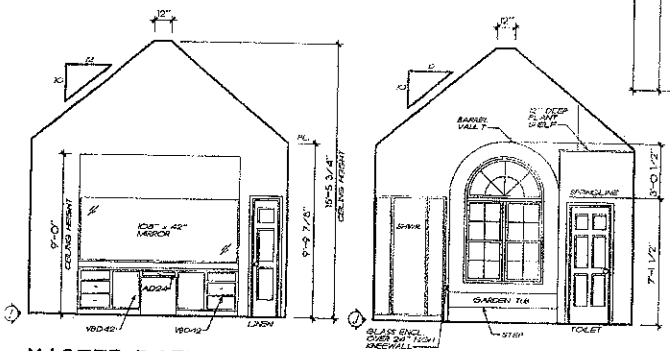
KITCHEN ELEVATIONS

1/4" = 1'-0"



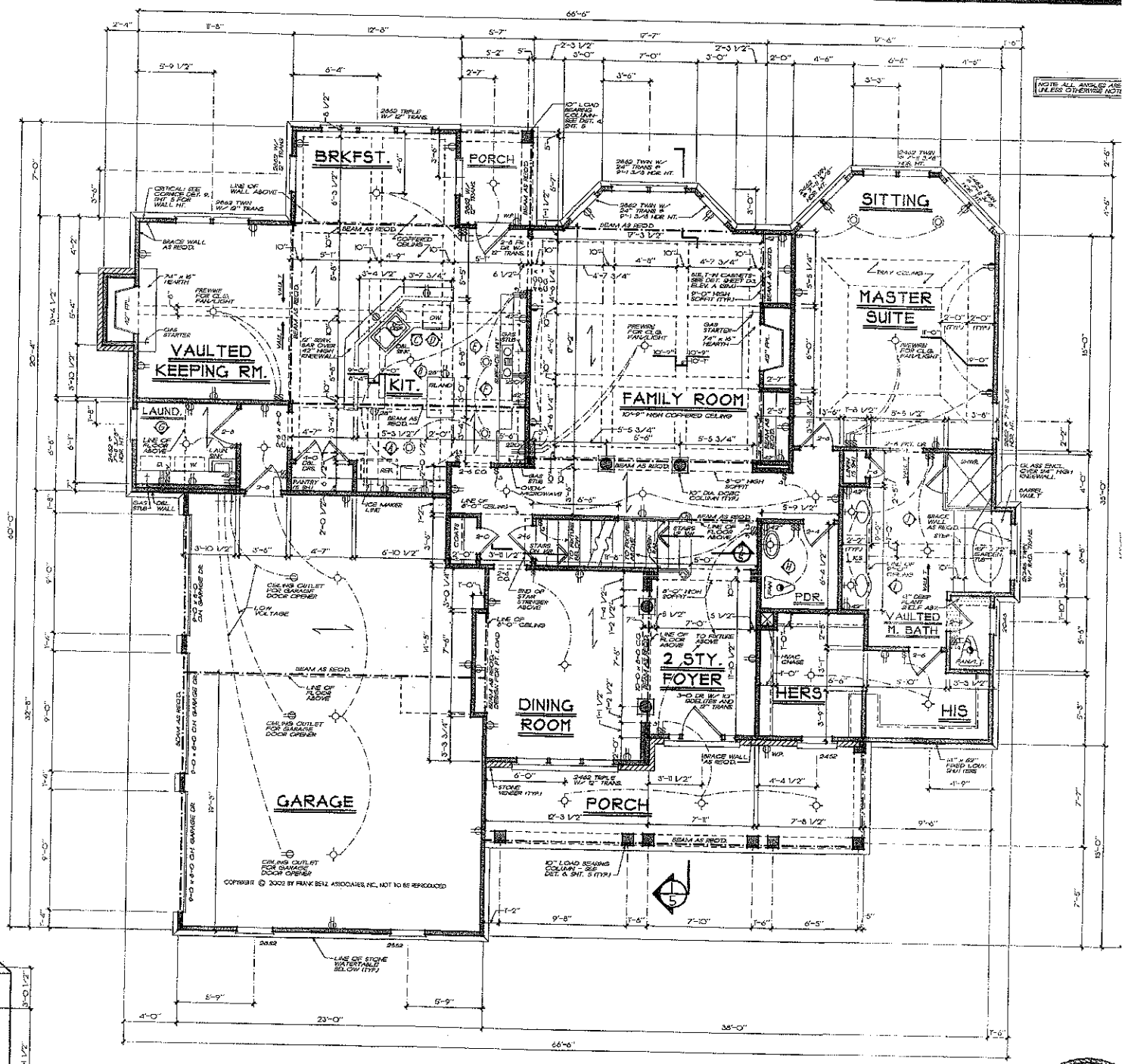
LAUN. ELEV. BATH ELEV.

1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"



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

FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	
SECOND FLOOR	
TOTAL	
OPT. BONUS	
OPT. BATH	
TOTAL	

THIS STAMP IS NOT A CERTIFICATE OF COMPLIANCE