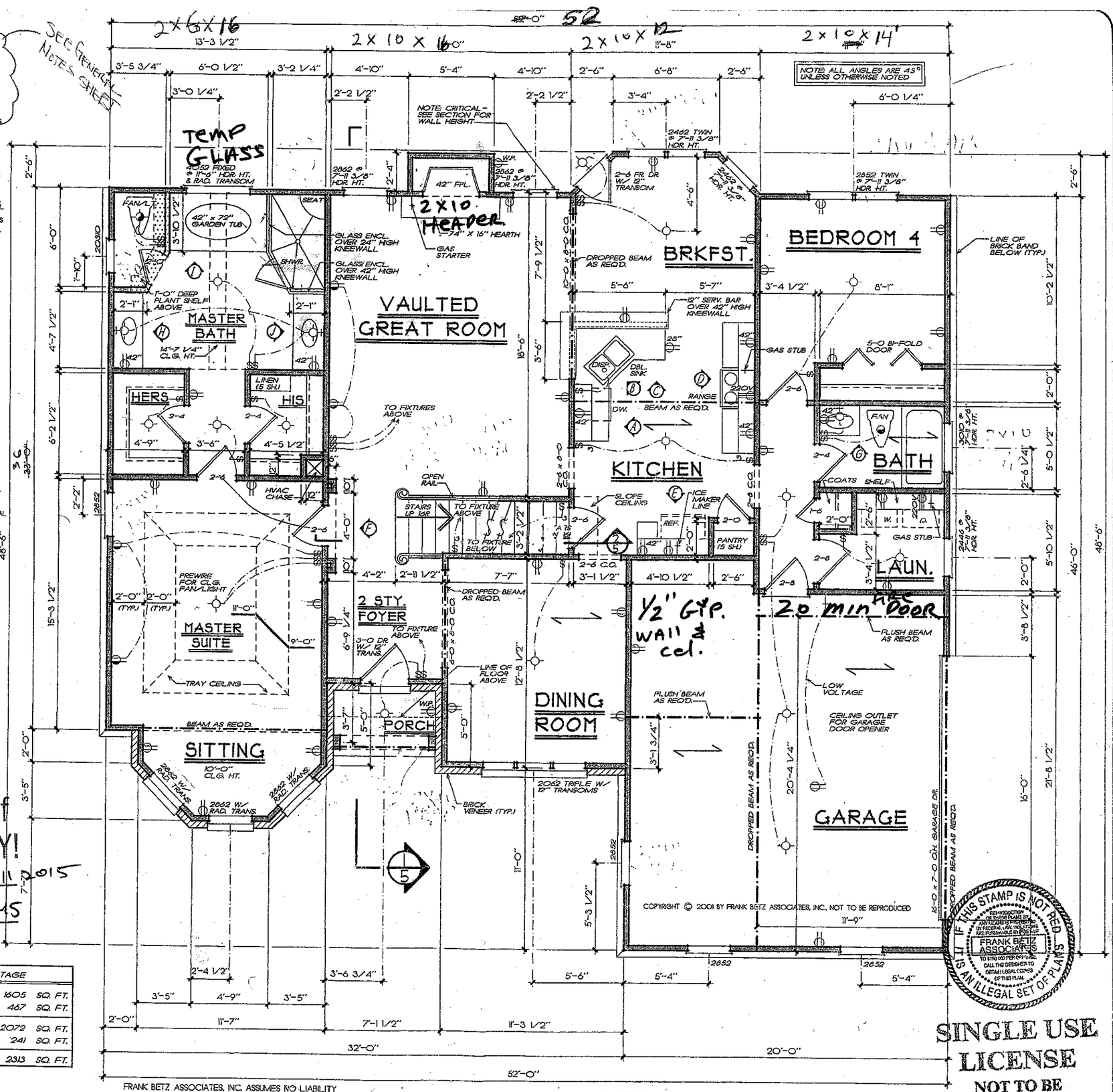
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
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 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 HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
5. 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 SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD 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

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 2-2x6'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 6'-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 COLUMNS OR SOLID FRAMING 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, CORNERS, 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.

See General Notes Sheet



Acknowledgement Of Plans Submittal ONLY!

Vesicle Lozer Date Feb 11 2015

Date 3-6-15

SQUARE FOOTAGE		
FIRST FLOOR	1605	SQ. FT.
SECOND FLOOR	467	SQ. FT.
TOTAL	2072	SQ. FT.
OPT. BONUS RM.	241	SQ. FT.
TOTAL	2313	SQ. FT.

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FIRST FLOOR PLAN

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REV	DATE	DESCRIPTION
REV	CLAR. 2/2-3/4	
	CLAR. 2/4-11	
DATE	9-14-01	
	2-2-03	

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HOMEPLANS

FIRST FLOOR PLAN

THE BEAUFORT

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 210
SMYRNA, GEORGIA 30080
770/431-0858

BY PLD CK JAG

DATE V15/01

SHEET 3

IM#4431.DW DATE 7/7/2000 DRAWING IS NOT TO SCALE

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

2X10

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GREAT ROOM BELOW

VAULT

LINE OF FLAT CEILING

PREWIRE FOR CLG. FAN/LIGHT

FLUSH BEAM

TO SWITCHES BELOW

SEE ENG. DESIGN.

2'-0" HIGH KNEEWALL

BATH

FAN

2'-10"

5'-0 1/2"

11 1/2"

BEDRM. 3

5'-0 DBL. DRS.

9'-6"

OPEN RAIL

TO SWITCH BELOW

STAIRS DN 36R

3'-2 1/2"

11'-9"

ALT. 2-0 LOUV. DR.

A.F.F. WH LOCATION

P.D.S.

LINEN (5 SH.)

W.I.C.

4'-5"

4-0 DBL. DRS.

FOYER BELOW

PLANT SHELF

12'-8 1/2"

BEDRM. 2

2852 TRUE RADIUS

3'-0"

2852 TWIN

5'-4" HIGH WALL

BRICK VENEER (TYP.)

ATTIC ACCESS

2'-0" HIGH KNEEWALL

SLOPED CEILING

LINE OF FLAT CEILING

OPT. BONUS RM.

8'-2 1/2"

2852 TWIN

6'-7 3/4"

13'-3 1/2"

20'-2 1/2"

17'-11"

2'-0"

3'-5"

7'-7"

48'-6"

33'-0"

12'-0"

12'-6"

2'-6"

8'-4"

12'

14'

52'-0"

13'-3 1/2"

15'-0"

11'-4 1/2"

4'-10"

5'-4"

4'-10"

3'-6 3/4"

5'-9 1/2"

6'-0"

13'-7"

7'-1 1/2"

11'-3 1/2"

4'-0"

12'-0"

32'-0"

20'-0"

Acknowledgement Of Plans Submittal ONLY!

Karl Lasar Date Feb 11 2015

BA Date 3-6-15

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SECOND FLOOR PLAN

1/4" = 1'-0"

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DATE	REV
9-12-01	CLAR. 25-34
2-7-02	CLAR. 26-18

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HOME PLAN

SECOND FLOOR PLAN

THE BEAUFORT

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FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
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770/431-0888

BY PLD CK JAG

DATE 1/16/01

SHEET 4 OF 7