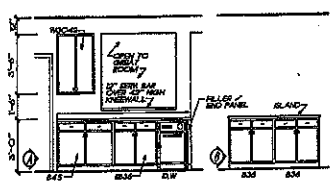
GENERAL FRAMING NOTES

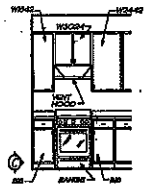
THE FOLLOWING NOTES ARE INTENDED AS MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES THE BUILDER SHOULD REVIEW BEFORE ANY CONSTRUCTION BEGINS. CONSULT YOUR LOCAL ORDINANCES FOR ALL STRUCTURAL REQUIREMENTS.

1. ROOFING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD OR OSB.
2. ALL EXTERIOR WALLS TO BE 2" X 6" STUDS WITH 1/2" PLYWOOD BUTCH PLANKS OR EQUIVALENT.
3. FRAMING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOISTS.
4. PROVIDE 2 DOUBLE BRIDGING AT MID POINT OF SPAN OR 8'-0" ON CENTER FOR ALL FLOOR JOISTS.
5. ALL EXTERIOR DOORS SHALL HAVE DEAD BOLTS. ALL GARAGE DOORS SHALL BE SECTIONAL OVERHEAD DOORS AND OPENERS SHALL BE INSTALLED PER MFG. SPEC'S. ALL DOORS TO BE SOLID CORE 1 3/8" THICK.
6. ALL EXTERIOR WALLS SHALL BE FURRED OUT AT 12" O.C. AT ALL TUB AND SHOWER LOCATIONS FOR INSULATION.
7. ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-19 BATTS. ALL CEILINGS SHALL BE INSULATED WITH R-30 BATTS. ALL FLOORS OVER UNHEATED AREAS SHALL BE INSULATED WITH R-19 BATTS. ALL INSULATION SHALL BE INSTALLED PER MFG. SPEC'S.
8. ROOFING SHALL BE ASPHALT AT MID SPAN FOR CEILING JOISTS
9. ROOFING SHALL BE 1/2" PLYWOOD CLIPPED WITH H-CLIPS. MINIMUM SPACING BETWEEN RAFTERS WITH COLLAR TIES AT 4'-0" O.C. MAXIMUM.
10. ALL VALLEY RAFTERS, AND ROOF FRAMING SHALL BE ONE SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. ALL FRAMING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS MANUFACTURER MUST PROVIDE ROOF BRACING WHERE ROOF SPANS EXCEED 24'-0" OR WHERE ROOF PITCH IS LESS THAN 3:12. IT IS THE BUILDER'S RESPONSIBILITY TO INSURE THAT ALL ROOF BRACING IS INSTALLED PER CODE AND THAT ALL TRUSSES ARE PROPERLY ENGINEERED TO CARRY LOAD THEM AS IT'S DESIGNED.
13. ALL CEILING JOISTS TO BE SPACED AT 16" O.C. OR LESS UNLESS NOTED OTHERWISE ON PLANS. ALL CEILING JOISTS SHALL BE INSTALLED AT RIGHT ANGLES TO ROOF AND BE SUPPORTED BY PROPERLY SIZED RAFTER BEAM OR PURLIN AS DESIGNED BY CHIEF LOADS.
14. ALL MASONRY WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL ENGINEER. SCHAER, NOT VISIT ALL LOCAL CODES.
15. ALL STEEL BEAMS, COLUMNS, METAL STEEL TO BE DESIGNED BY LOCAL ENGINEER. SCHAER, AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

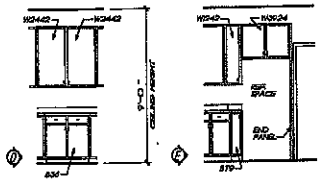
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS. FAILURE TO DO SO SHALL MAKE CONTRACTOR RESPONSIBLE FOR CORRECTION OF ANY NON-CONFORMING WORK.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL ROOFING TO BE INSTALLED PER MFG. USE RECOMMENDATIONS AND MEET ALL REQUIREMENTS OF ALL APPLICABLE CODES AND LATEST EDITION OF NRCA MANUAL OF APPROVED PRACTICE.
5. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE CODES. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
6. IF WATERPROOFING IS REQUIRED AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE INSPECTED AND APPROVED BY A BUILDING OFFICIAL OR ENGINEER BEFORE ANY CONCRETE IS PLACED. CONTRACTOR SHALL NOTIFY ARCHITECT AT LEAST 48 HOURS PRIOR TO CONCRETE PLACEMENT. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE SHALL BE PROPERLY CURED AND PROTECTED FROM FREEZING DURING PLACEMENT AND CURING.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS WHERE REQUIRED BY LAW.
9. ALL FOOTINGS SHOULD BE DESIGNED TO CARRY LOADS AND BE PLACED AT A MINIMUM DEPTH OF 12" BELOW FROST LINE. ALL FOOTINGS SHALL BE OF A MINIMUM WIDTH OF 12" FOR SINGLE STORY, 15" FOR TWO STORY AND 18" FOR THREE STORY.

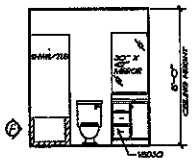




KITCHEN ELEVATIONS

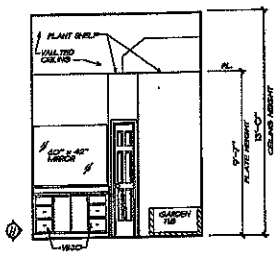
1/4" = 1'-0"

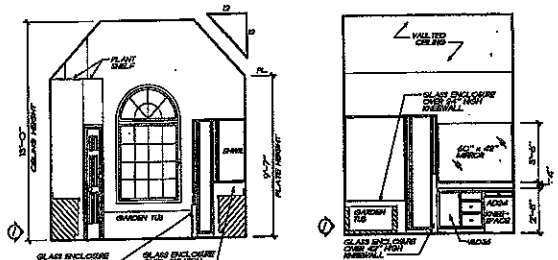




BATH ELEVATIONS

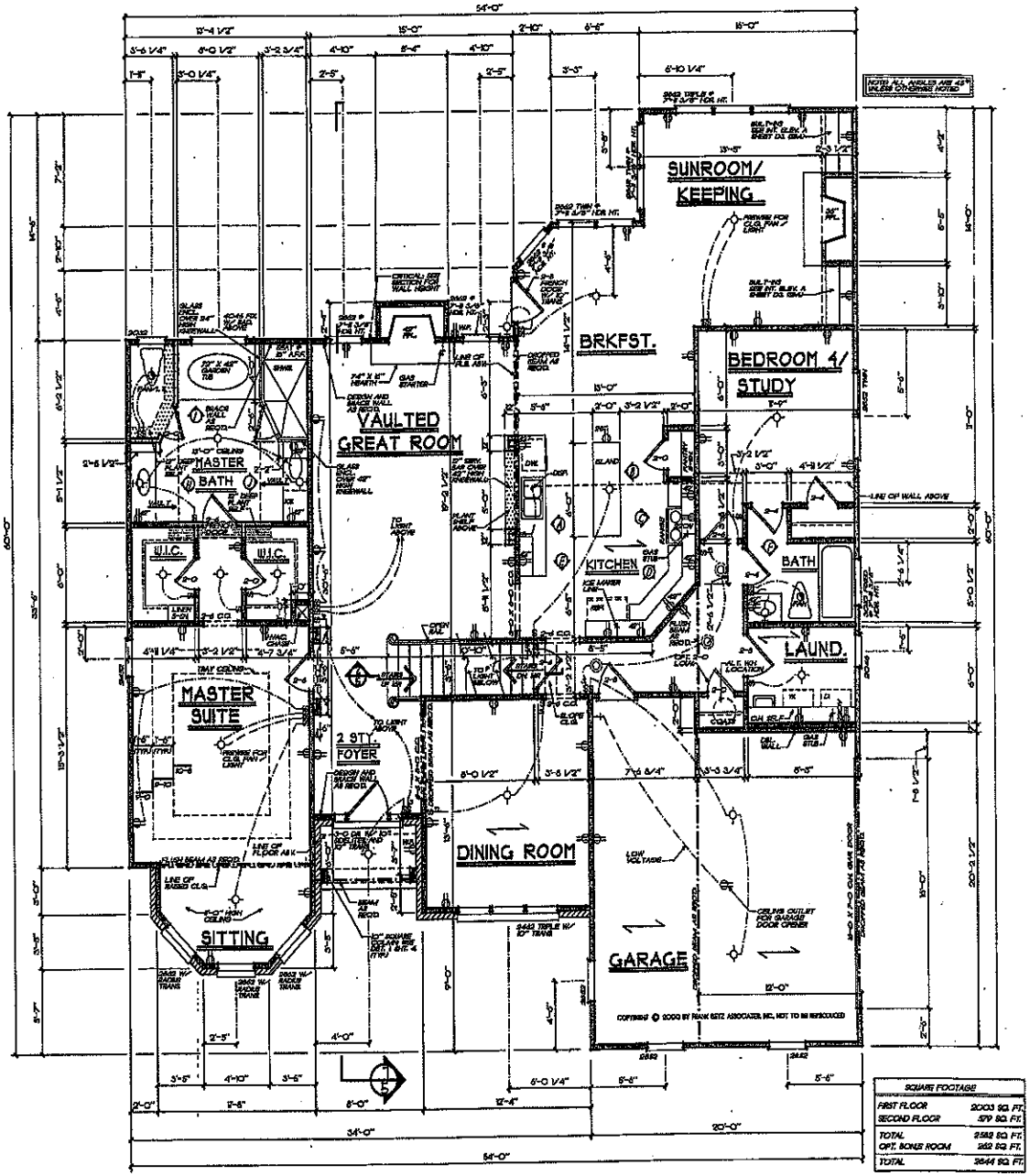
1/4" = 1'-0"





MASTER BATH

1/4" = 1'-0"




FIRST FLOOR PLAN

1/4" = 1'-0"

| SQUARE FOOTAGE | |
|---|---|
| FIRST FLOOR | 2003 SQ. FT. |
| SECOND FLOOR | 579 SQ. FT. |
| TOTAL | 2582 SQ. FT. |
| OPT. BONUS ROOM | 262 SQ. FT. |
| TOTAL | 3644 SQ. FT. |

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HOME PLANS

FIRST FLR. PLAN / K. & B. ELEVS.

THE AMBROSE

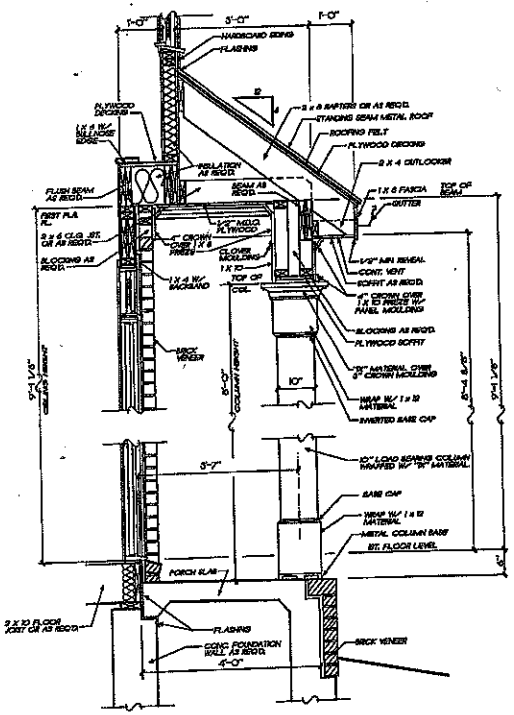
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FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/431-0588
www.frankbetz.com

BY: AB CHK: KMW

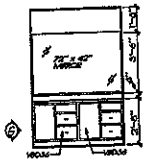
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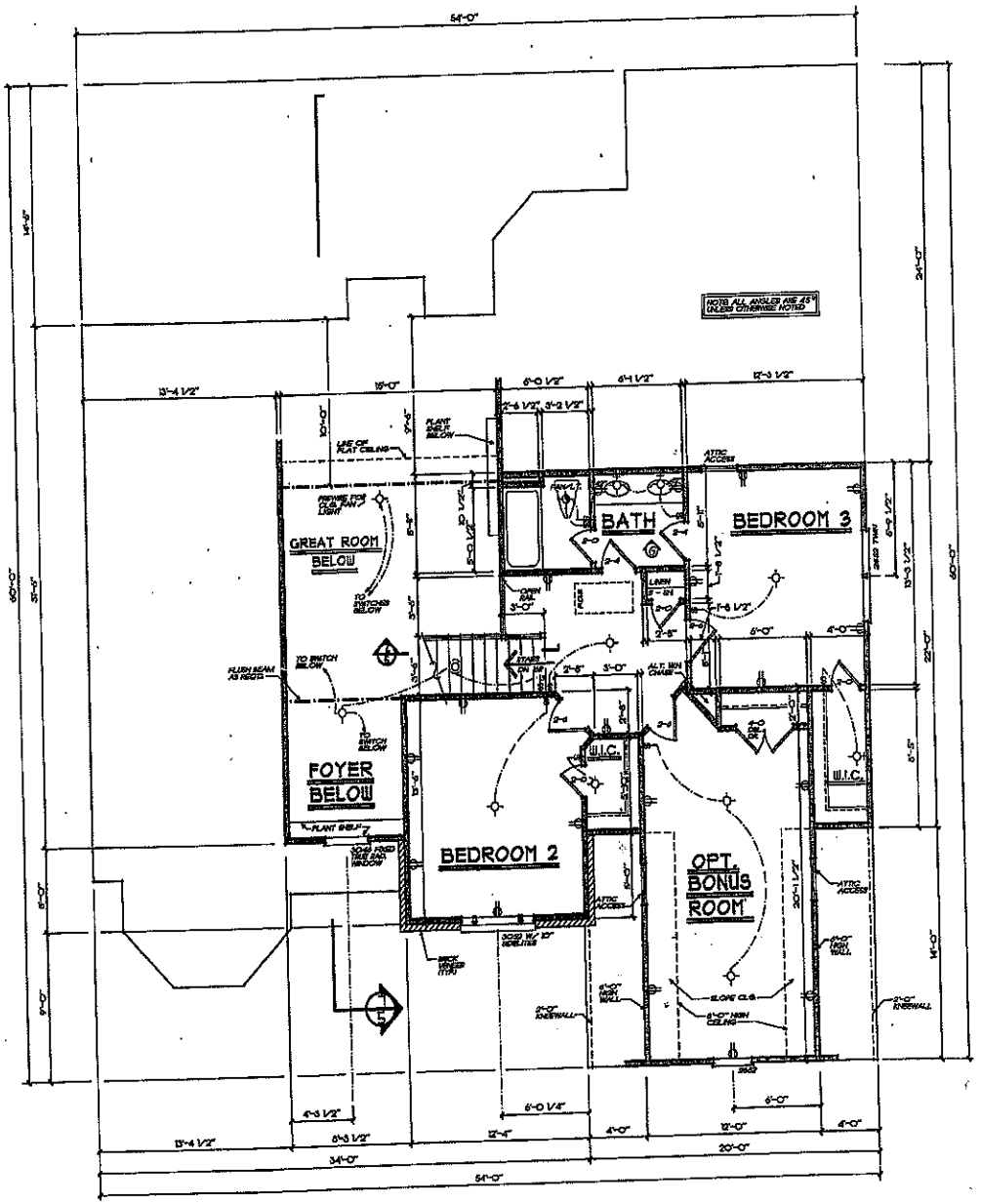
OF: 5




1/4 PORCH DETAIL
3/4" = 1'-0"



BATH ELEVATIONS
1/4" = 1'-0"




NOTE: ALL CEILING JOISTS AND RAFTER SPACING TO BEAR ON LOAD BEARING WALLS SHOWN. TO CARRY LOAD THRU ALL LEVELS AND BEARING WALLS DESIGNED TO CARRY LOAD THEREOF. IT IS AT CONSTRUCTION AND MS SUPERVISED BY ENGINEER OR ARCHITECT. ALL GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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

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|---|---|---|
| CLAY ZONING | 9-29-00 | CG |

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HOME PLANS

SECOND FLR. PLAN / BATH ELEV. / DETAIL

THE AMBROSE

FBA
FRANK BETZ ASSOCIATES, INC.
3401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/432-0556
www.frankbetz.com

DRN: AB CHK: KOW

DATE: 6/21/00

SHEET:

OF: 5