GENERAL FRAMING NOTES

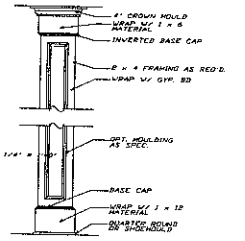
THE FOLLOWING NOTES ARE FURNISHED WHERE REFERENCE SHALL DUE TO A VARIANCE IN STRUCTURES REQUIRE MORE SPECIFIC DETAIL THAN SHOWN, LOCAL CODES CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ADJACENT OVER STUDS BELOW
3. ALL JOISTS SHALL BE 2" NOMINAL WIDTH STRUCTURAL GRADE
4. FRAMING OPENINGS OVER 6'-0" REQUIRE DOUBLE JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 2x4 JOIST BRIDGING AT MID POINT OF SPAN ON 8'-0" OR EXTENDING TO ROOF SHEATHING.
6. ALL EXTERIOR WALLS AND CRAWLSPACE CORNERS SHALL BE ANCHORED WITH FOR OUTSIDE AND CRAWLSPACE CORNERS, SHALL BE FRAMED WITH 2" 6" OR AT ALL EXTERIOR CORNERS TO PROVIDE LEVEL BC FOR INTERIOR FINISH, ETC. AT ALL INTERMEDIATE STUDS (OPTION - APPROVED STANDARD METHOD) SHALL BE WITH 2 POSITIONS AT ALL CORNERS.
7. ALL FOUNDATION WALLS SHALL BE CONCRETE OR CONCRETE BLOCK AS DETAILED AND TO PROVIDE FINISHED SHALL EXTEND ROOM WHICH SHALL BE A FINISHED GRADE SLAB, GRADE BEAM OR FOOTING DESIGNED FOR CASED LOAD.
8. PROVIDE DOUBLE OLD 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. ALL VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE SIZE LARGER THAN COMMON RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED TRUSS MANUFACTURE MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED
13. ALL BEARING WALLS SHALL BE CONTINUOUS FROM FOOTING TO ROOF. NON-BEARING WALLS INTERRUPTED TO CREATE OPEN AREAS MAY BE SUPPORTED ON BEAMS AND HEADERS. FLOOR JOISTS AND RAFTERS SHALL BEAR ON SUPPORTS AT RIGHT ANGLES AND TERMINATE AT BEARING WALLS OR BEAMS.
14. ALL BEARING WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND SEAL OBTAINED.
15. ALL SOLID FRAMING COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND SEAL OBTAINED.
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 CODES, ORDINANCES AND LOCAL USAGES, REGULATIONS AND TRADES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ALL CONDITIONS AND DIMENSIONS AT SITE SHOWN TO BE REPORTED TO ARCHITECT AND FRANK BETZ ASSOCIATES, INC. BEFORE PROCEEDING WITH WORK.
3. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF FRANK BETZ ASSOCIATES, INC. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS THAN ARE NOT SPECIFICALLY PREPARED FOR THIS PROJECT, EXCEPT BY AGREEMENT WITH ARCHITECT. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.
4. ALL DIMENSIONS SHOWN ON DRAWINGS ARE TO FACE OF CONCRETE, CONCRETE BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. CONTRACTORS ASSUME SOLE RESPONSIBILITY FOR DIMENSIONS AND CONDITIONS AT SITE.
5. ALL FOOTINGS TO BE LAID ON UNDISTURBED AND UNDISTURBED SOIL OF ADEQUATE BEARING CAPACITY AS DETERMINED BY LOCAL CODE OR SOILS ENGINEER. CONTRACTOR TO CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES AND SPECIFICATIONS. INSURE COMPATIBILITY OF THE BUILDING WITH THE SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL CONSTRUCTION AND STRUCTURAL MEMBERS SHALL BE VERIFIED AND DESIGNED BY THE CONTRACTOR OR QUALIFIED STRUCTURAL ENGINEER DURING THE PLANNING STAGE OF CONSTRUCTION TO CONFORM TO ACTUAL CONDITIONS. FINISH LINE DEVITAL SOIL CONDITIONS, SOIL CONDITIONS REQUIRING SPECIAL CONSTRUCTION OR ENGINEERING SHALL BE REPORTED TO ARCHITECT FOR ADJUSTING AND CORRECTING AND TO FIGURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A SOUND STRUCTURE.
8. ALL WOOD, STRUCTURAL AND SITE MATERIALS, WORKMANSHIP, SHALL BE OF A GOOD GRADE AND QUALITY AND SHALL ALL NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
9. ALL EXTERIOR WOOD MEMBERS SHALL BE PRESERVED TO CARE LOAD, AND SHALL EXTEND TO FOOTING BELOW BE PRESERVED TO CARE LOAD, AND SHALL EXTEND TO FOOTING BELOW FROST LEVEL AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

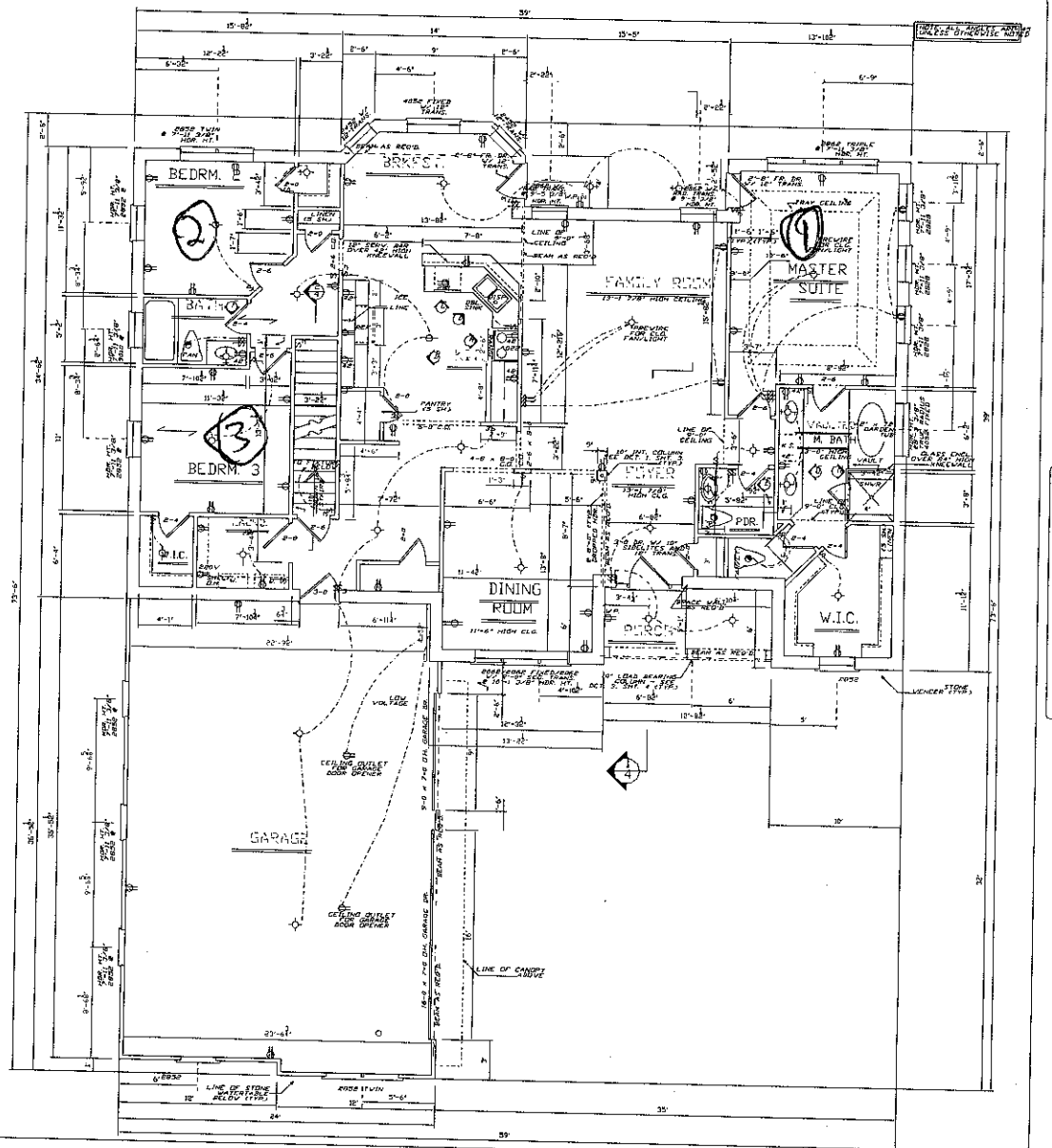
SQUARE FOOTAGE	
FIRST FLOOR	2089 SQ. FT.
FIRST FLOOR INSIDE	1865 SQ. FT.
GARAGE	870 SQ. FT.



1/4" = 1'-0"

1/4 INT. COLUMN DETAIL

3/4" = 1'-0"



FIRST FLOOR PLAN

REVISIONS	DATE	BY

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Resale, Loaning, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FLOOR PLANS / DETAIL

THE EVANSBROOK

GARY & SUSAN SLEEMAN
LONE POPLAR RD

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
(770) 435-2229
www.frankbetz.com

MODIFIED BY: GMS

DATE: 12-14-00

SHEET: 3

OF: 10

THIS FILE IN DATE: F:\BETZ-ROOT\PLANS\...\BEDROOM\EVANS\ROOF\1STFLOOR.DGN

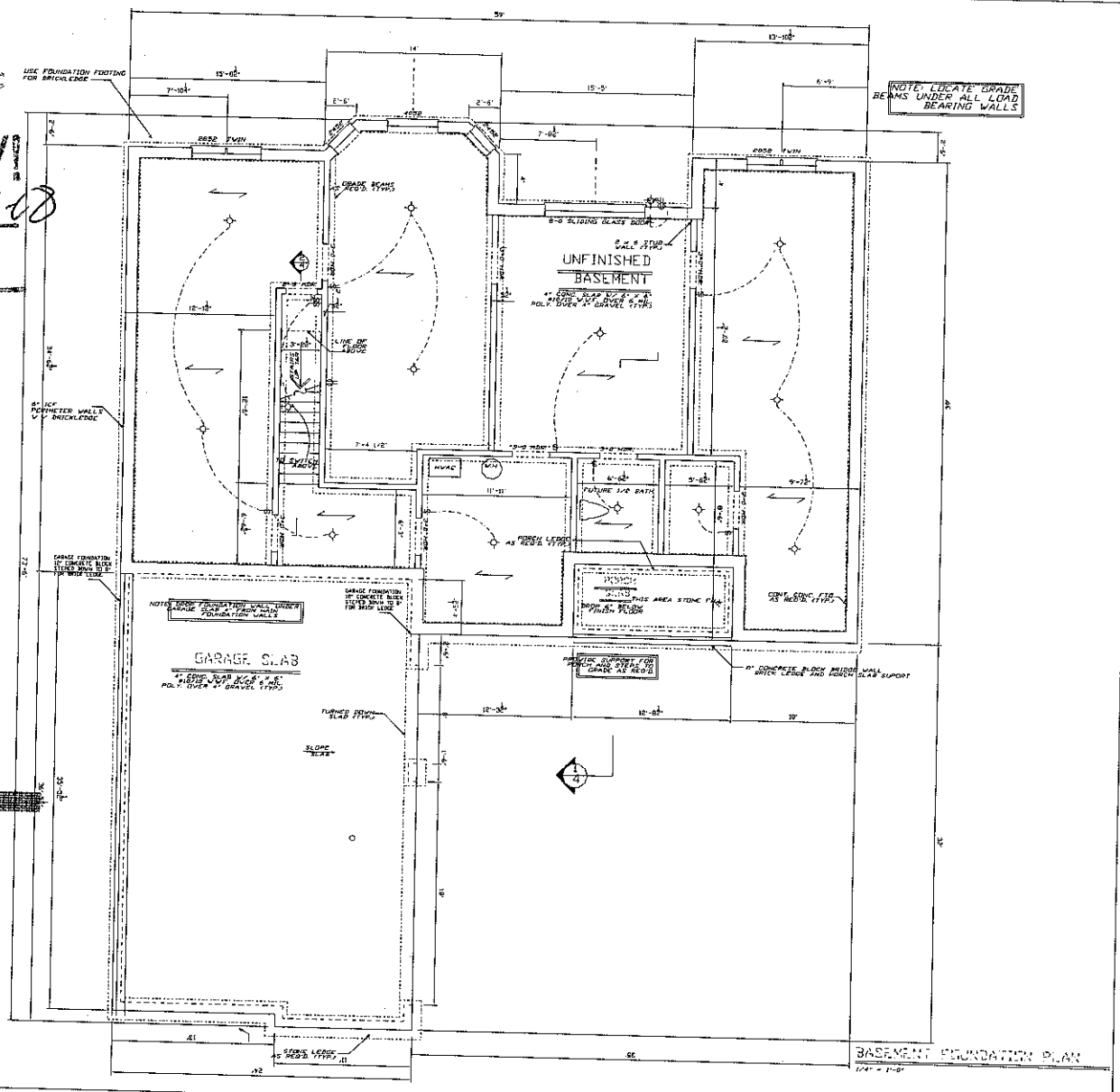
Approved 4 BEDROOM PLAN

Acknowledgement Of
Plans Submittal ONLY!

Date 12-19-08

Date

Sized System
For 4 BEDROOM
For Future
Bedroom in
BASEMENT



REVISIONS	DATE	BY

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Distribution, Reproduction, Copying, Sale, Rental, Leasing, or any other distribution or use of these drawings, any portion thereof, or the plans implied hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

BASEMENT FOUND. PLAN

THE EVANSBROOK

GARY & SUSAN SLEEMAN
LONE POPLAR RD

FBA
FRANK BETZ ASSOCIATES, INC.
2401 Park Drive, Suite 250
Hyattsville, Maryland 20785
770/431-0666
www.frankbetz.com

MODIFIED BY: GMS

DATE: 12-14-08

SHEET: 2

OF: 4