

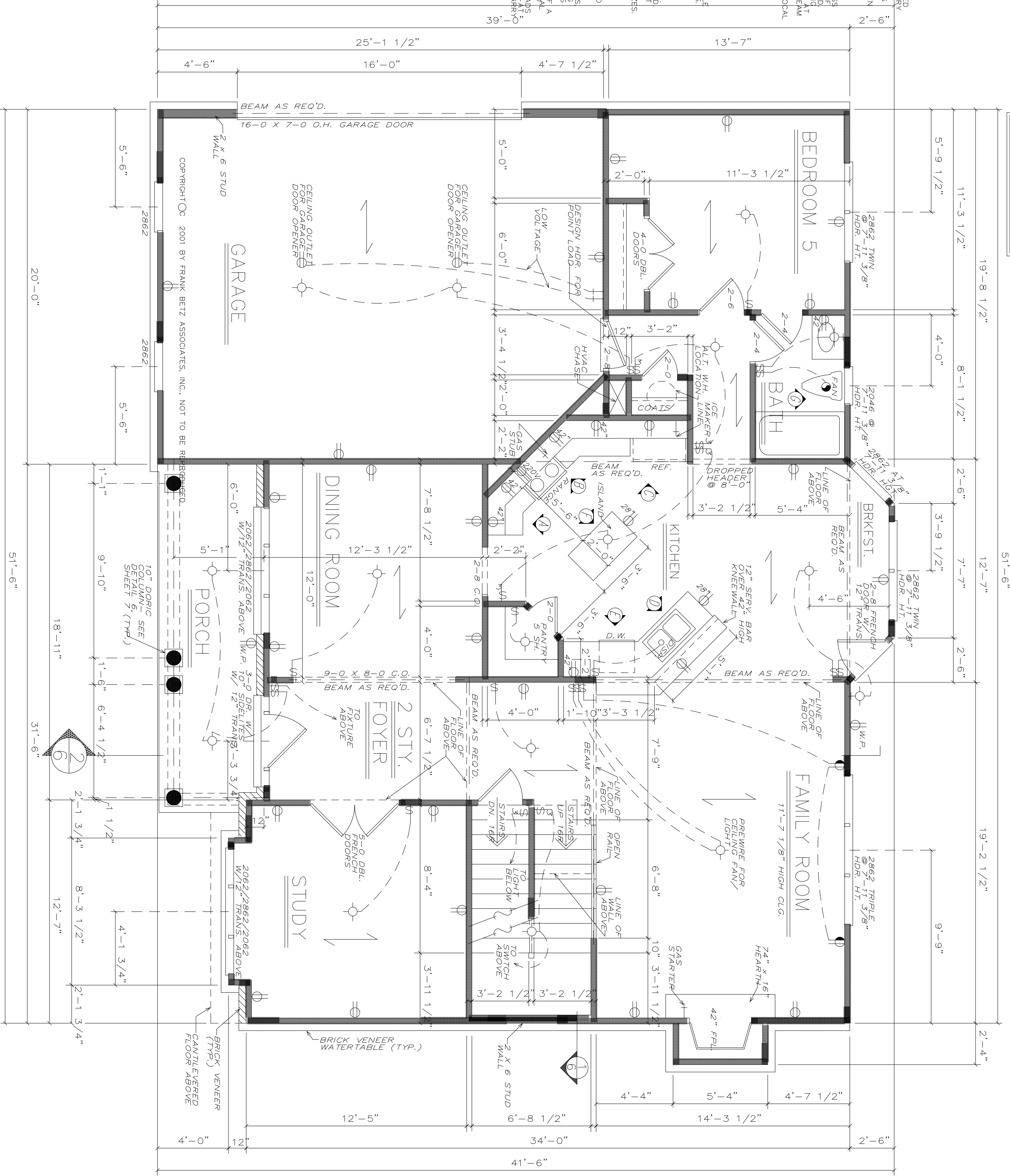
GENERAL FRAMING NOTES

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION, AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ST FLOORS.
5. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 4" X 2" CDX PLYWOOD NAILING SCHEDULE SHALL BE 8D ALL INTERMEDIATE STUDS (OPTION AND APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
6. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALLOTTED LOADS TO BE SUPPORTED BY THEM. FRAMING SHALL BE DESIGNED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
7. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS.
8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN 10' HIGHER RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE.
9. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
10. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED PROFESSIONAL ENGINEER. ALL TRUSSES SHALL BE DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM.
11. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
12. ALL SOUP FRAMING, COLUMNS, BEAMS ETC. TO BE DESIGNED BY STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
13. 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 FIXTURES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT IMMEDIATELY.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL NEIGHBORING STRUCTURES.
7. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY REGISTERED PROFESSIONAL ENGINEER BEFORE CONSTRUCTION OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR'S RESPONSIBILITY FOR ADJUSTING AND VERIFYING ALL STRUCTURAL MEMBERS SHALL BE TO THE ARCHITECT AND ENGINEER AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE, UNLESS OTHERWISE SPECIFIED.
10. 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.

NOTE: ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED



FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1381 SQ. FT.
SECOND FLOOR	1644 SQ. FT.
TOTAL	3025 SQ. FT.

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

SHEET **4** OF 7

DATE: 11/8/01
 BY: JAG & KKW

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FIRST FLOOR PLAN
 THE WESTBOURNE

HOMEPLANS
 DESIGNED FOR TODAY'S MARKET

DATE	REV	DATE	REV
3-8-02	CLAR.	26-37	

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