



PROJECT INFORMATION

PROJECT NAME:

PROJECT OWNER:

PROJECT ADDRESS:



HEATED SQUARE FOOTAGE

FIRST FLOOR	2249
SECOND FLOOR	1203
TOTAL	3452
OPTIONAL BONUS ROOM	683
TOTAL	4135

UNHEATED SQUARE FOOTAGE

GARAGE	592
COVERED PORCH (FRONT)	238
COVERED PORCH (REAR)	284
TOTAL	1114
OPTIONAL BREEZEWAY	40
OPTIONAL 3RD CAR GARAGE	308
TOTAL	1462
UNFINISHED BASEMENT	2249

CONSTRUCTION DRAWING INDEX

- 00 – COVER SHEET
- 01 – ELEVATIONS AND ROOF PLAN
- 02 – FOUNDATION PLAN
- 03 – FIRST FLOOR PLAN W/ ELECTRICAL LAYOUT
- 04 – SECOND FLOOR PLAN W/ ELECTRICAL LAYOUT
- 05 – SECTIONS AND DETAILS

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S.
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.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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 AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, 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.
9. 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.
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 LOADS.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2x2x10 #1 SYP WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" OSB EXPOSURE 1, NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 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 SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
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 BRIDGING 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, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

APPLICABLE BUILDING CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC) W/ GA AMENDMENTS
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GA AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GA AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ GA AMENDMENTS
 - 2018 INTERNATIONAL FUEL GAS CODE (IFGC) W/ GA AMENDMENTS
 - 2023 NATIONAL ELECTRICAL CODE (NEC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA AMENDMENTS
 - 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS) W/ GA AMENDMENTS
 - 2018 LIFE SAFETY CODES (NFPA 101) W/ GA AMENDMENTS
 - 2012 IRC PRESCRIPTIVE DECK DETAILS
- NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

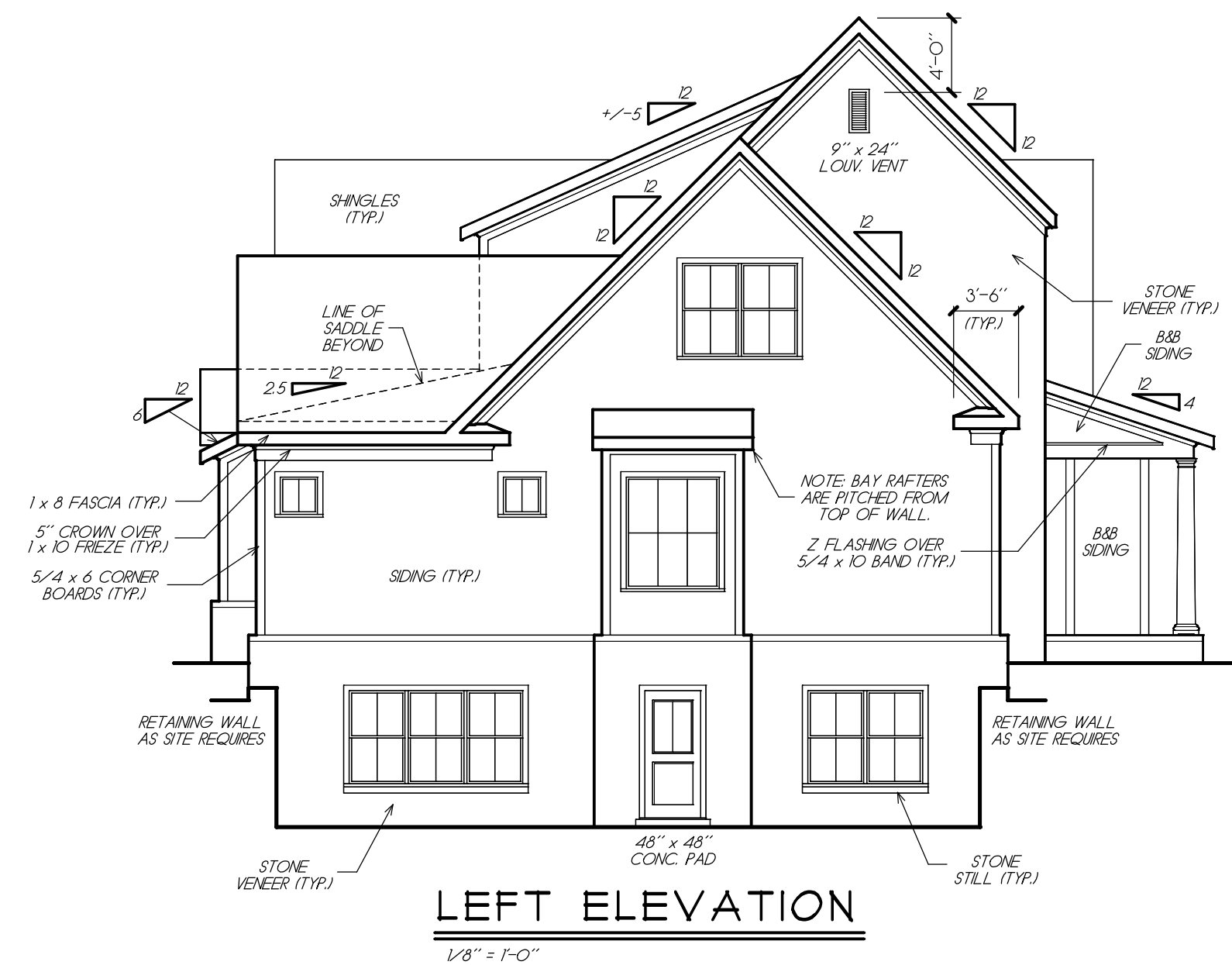
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LOT 1 – WHITLOCK AVE.

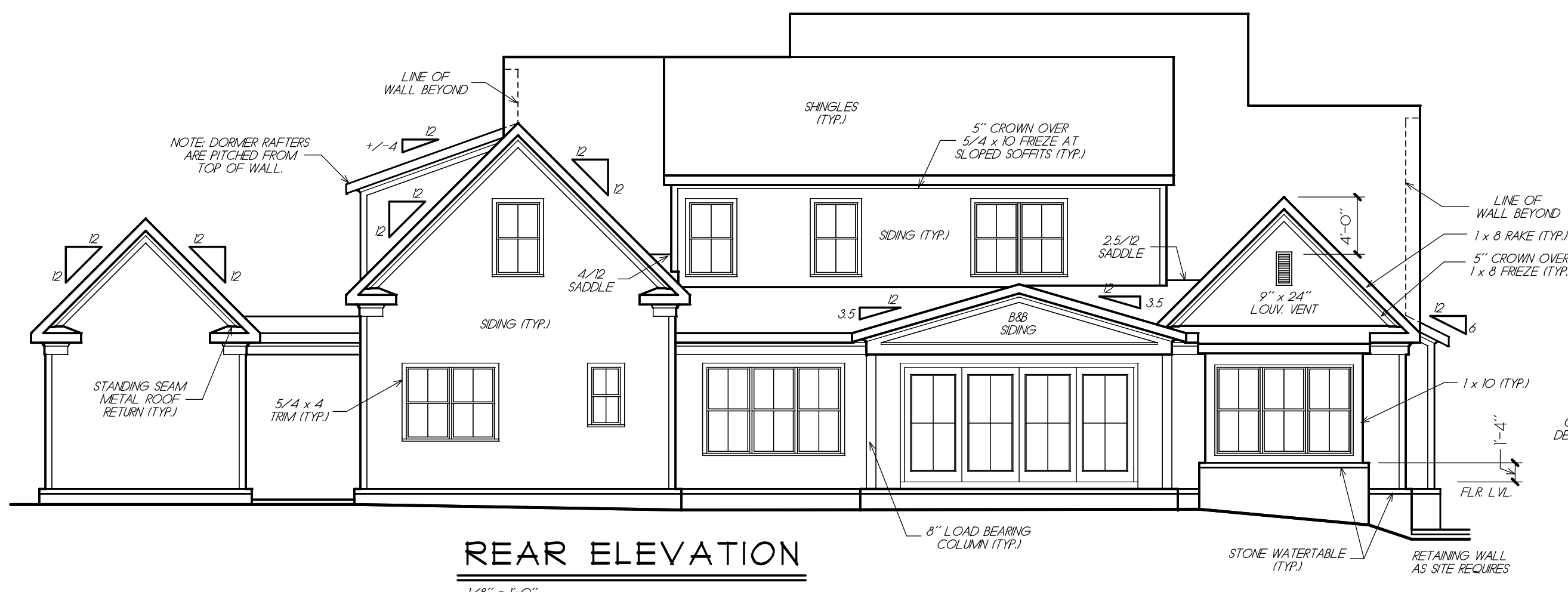


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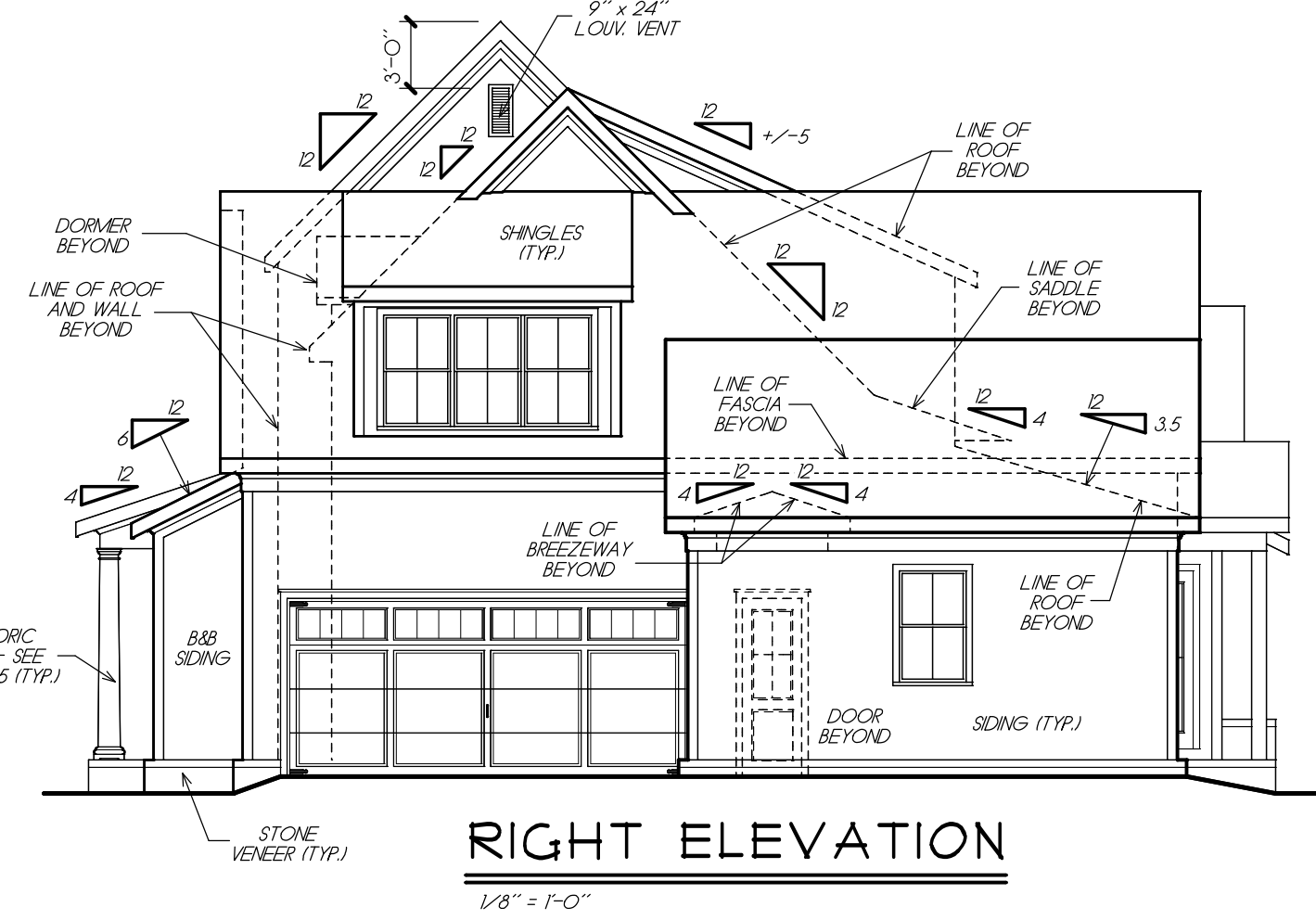
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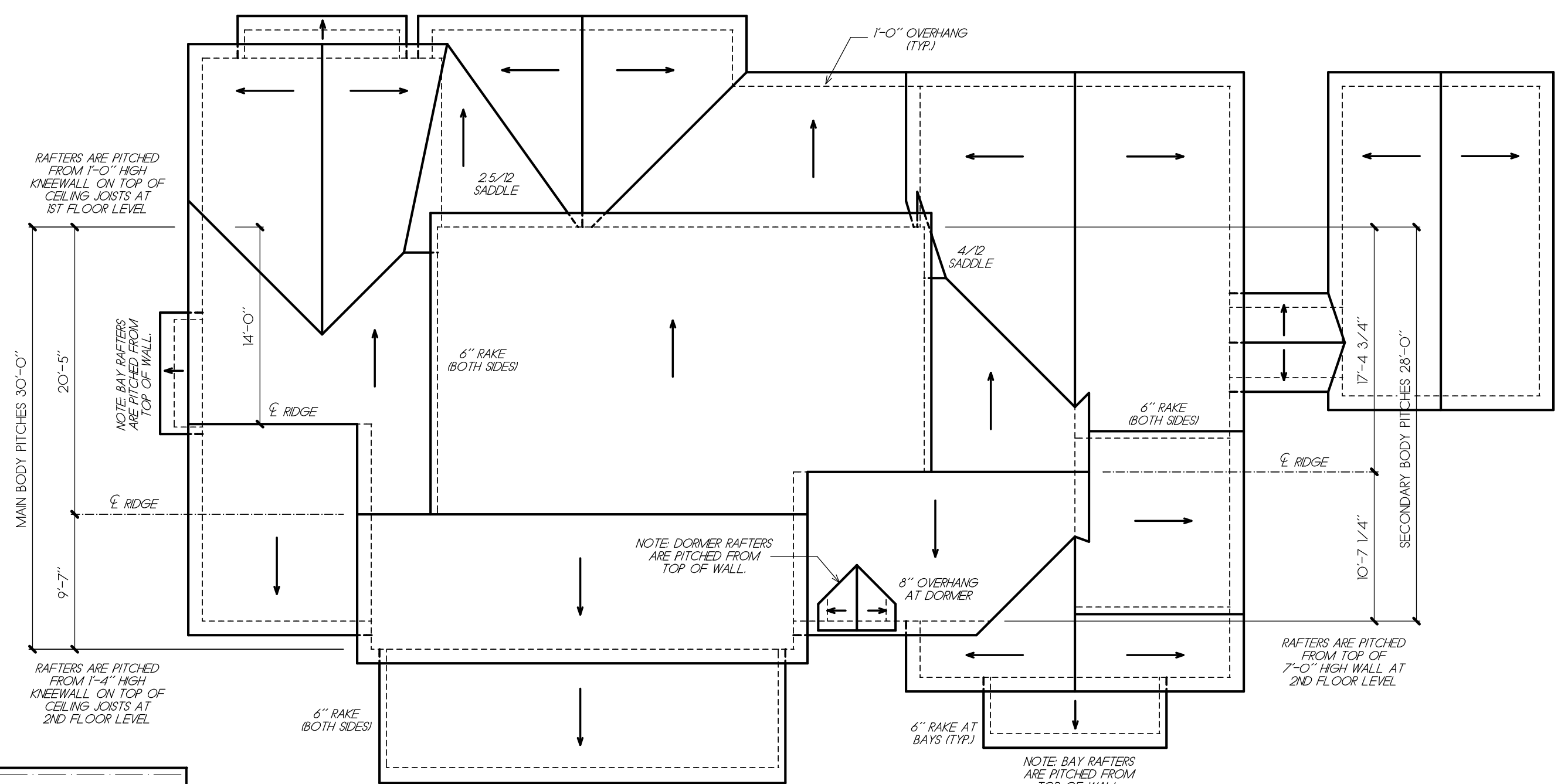
LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

NOTE: ATTIC VENTILATION PER
LOCAL CODES AND REQUIREMENTS

NOTE: WHEN TWO ROOFS INTERSECT WITH
DIFFERENT ROOF PITCHES, BLOCK TOP OF
STUD WALLS AS REQ'D. TO LINE UP FASCIAS
AT A MINIMUM OF 1'-0" OVERHANG

NOTE: RAFTERS ARE
PITCHED FROM TOP
OF CEILING JOISTS
SEE WALL SECTION

TO BASEMENT
FLOOR LEVEL

9'-1 1/8"

7'-0"

1'-4 3/4"

10'-1 1/8"

1'-2 3/4"

9'-1 1/8"

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ELEVATIONS / ROOF PLAN

LOT 1 - WHITLOCK AVE.

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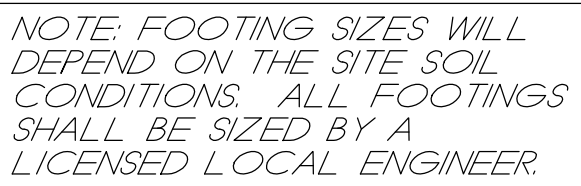
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BY CK DATE 2/10/26
RLG FBA

SHEET

1

OF 5



OF 5

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The logo for Kisz Construction, Inc. features the word "Kisz" in a large, dark blue serif font. A thick, dark blue curved line arches over the letters. To the right of the curve, the words "Construction, Inc." are written in a smaller, dark blue serif font.

FIRST FLOOR PLAN

LOT 1 - WHITLOCK AVE.

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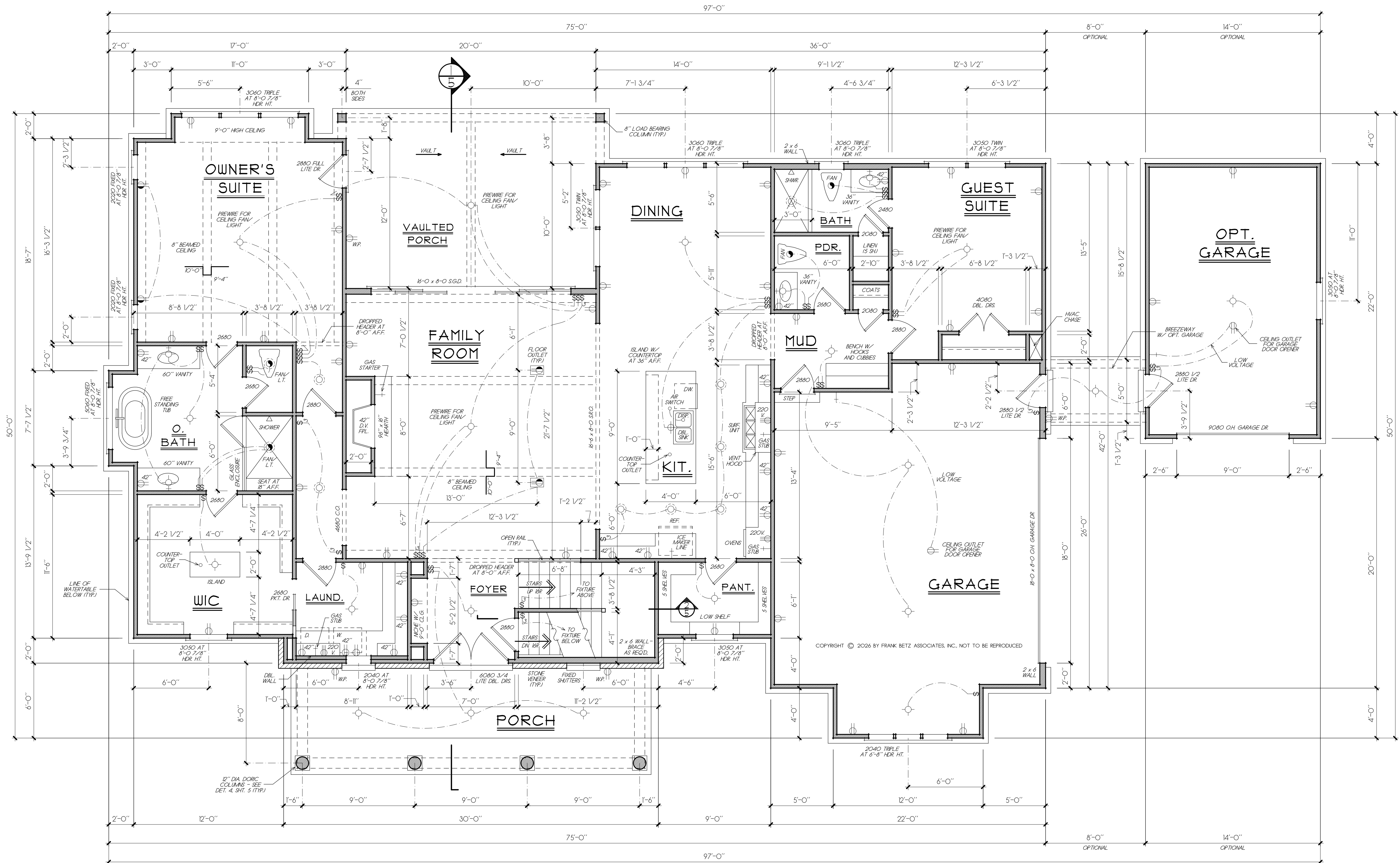
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BY	CK	DATE
RLG	FBA	2/10/26

SHEET



OF 5



FIRST FLOOR PLAN

$$V_4'' = I-O''$$

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SQUARE FOOTAGE	
FIRST FLOOR	2249 SQ. FT.
SECOND FLOOR	1203 SQ. FT.
TOTAL	3452 SQ. FT.
OPT. BONUS	683 SQ. FT.
TOTAL	4135 SQ. FT.

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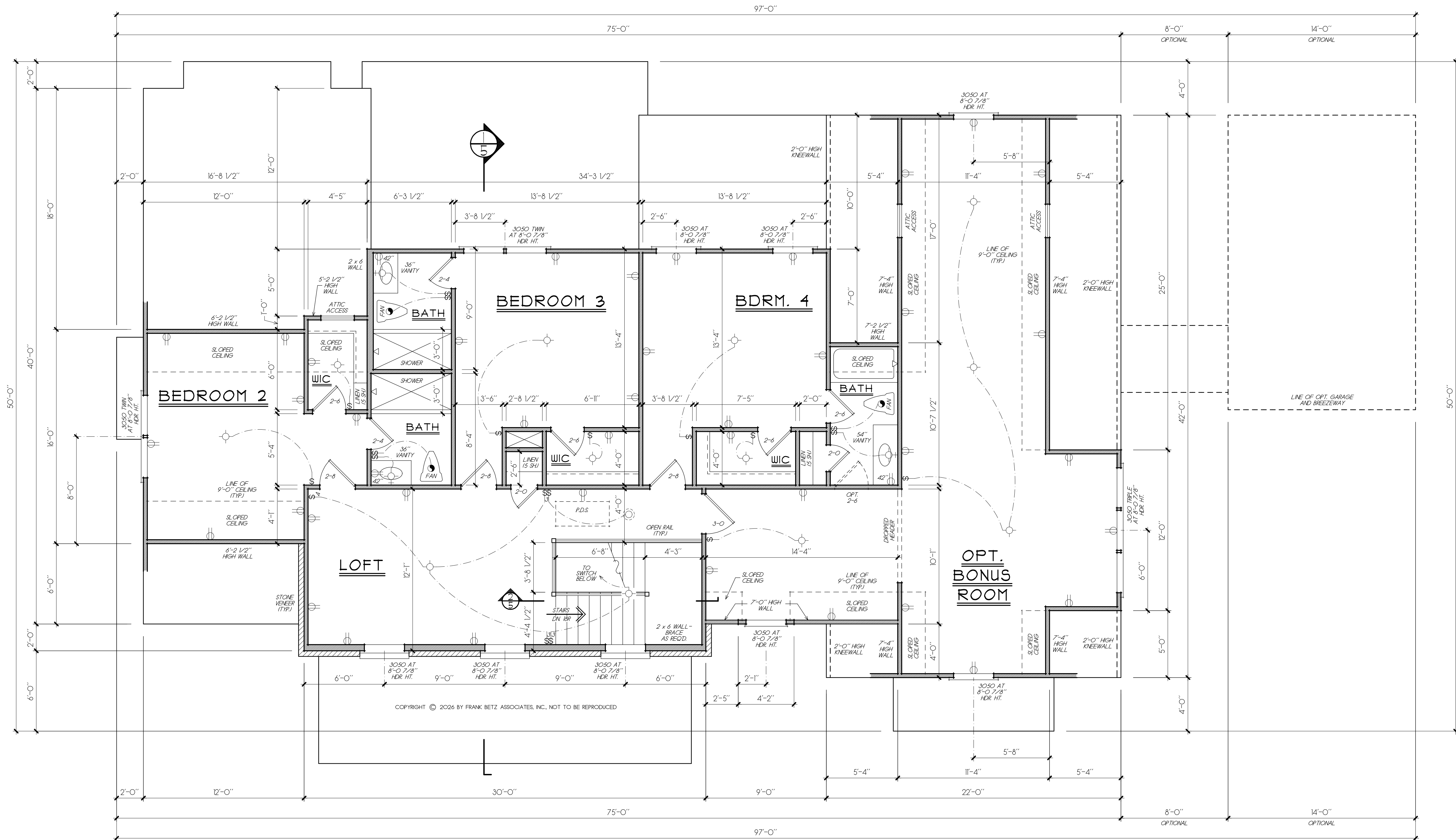


SECOND FLOOR PLAN
LOT 1 - WHITLOCK AVE.

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4
OF 5

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.



SECOND FLOOR PLAN

1/4" = 1'-0"

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