



REVISIONS	DATE	BY
PERMIT REVISIONS	11/12/25	RLG



HEATED SQUARE FOOTAGE

FIRST FLOOR	2818
SECOND FLOOR	1617
TOTAL	4435
BONUS ROOM	940
TOTAL	5375
FINISHED BASEMENT	1637
TOTAL	7012

UNHEATED SQUARE FOOTAGE

GARAGE	1169
COVERED ENTRY	48
REAR COVERED PORCHES	484
REAR STOOP	15
UNFINISHED BASEMENT	1181
TOTAL	2897

UNDER ROOF SQUARE FOOTAGE

HEATED SQUARE FOOTAGE	7012
UNHEATED SQUARE FOOTAGE	2897
TOTAL	9909

CONSTRUCTION DRAWING INDEX

- 00 – COVER SHEET
01 – FRONT ELEVATION AND ROOF PLAN
02 – LEFT ELEVATION AND WINDOW AND DOOR SCHEDULE
03 – REAR AND RIGHT ELEVATIONS
04 – BASEMENT PLAN W/ ELECTRICAL LAYOUT
05 – FIRST FLOOR PLAN W/ ELECTRICAL LAYOUT
06 – SECOND FLOOR PLAN W/ ELECTRICAL LAYOUT
07 – SECTIONS AND DETAILS
08 – MECHANICAL SPECIFICATIONS AND PORTAL FRAMING DETAIL

HEIGHTS

MEASURED FROM THE AVERAGE FINISHED GRADE TO THE BOTTOM OF THE ROOF EAVE.

FRONT – 25’-0”	LEFT – 15’-0”
REAR – 15’-0”	RIGHT – 16’-9”

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. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. 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 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.
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

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 2-2x10 #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 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, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

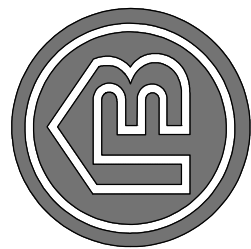
APPLICABLE BUILDING CODES

- 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 (ISPSO) 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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THE MAGNOLIA MANOR



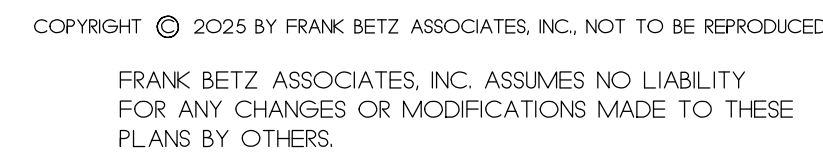
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LEFT ELEVATION
WINDOW & DOOR SCHEDULE

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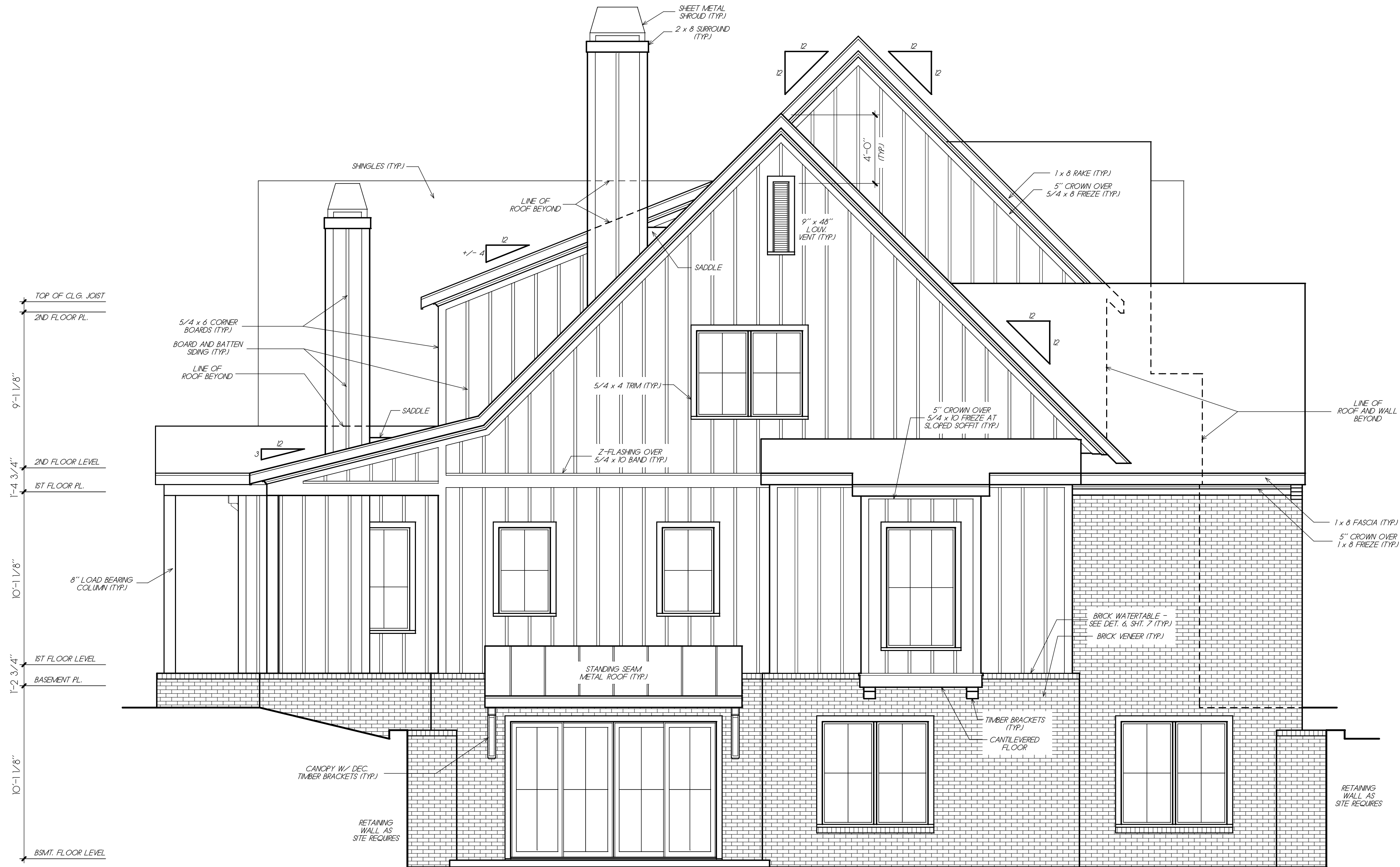
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BASEMENT FLOOR WINDOW SCHEDULE			
ID	SIZE	HEADER	REMARKS
1	3'-0" x 6'-0" TWIN	8'-0 7/8"	
2	3'-0" x 6'-0" TWIN	8'-0 7/8"	
2	3'-0" x 4'-0" TWIN	8'-0 7/8"	W/ OPTIONAL BAR
FIRST FLOOR WINDOW SCHEDULE			
ID	SIZE	HEADER	REMARKS
3	3'-0" x 6'-0" TWIN	8'-0 7/8"	
4	3'-0" x 6'-0" TRIPLE	8'-0 7/8"	
5	2'-0" x 4'-0" SINGLE	8'-0 7/8"	SAFETY GLAZING
6	2'-0" x 4'-0" TRIPLE	6'-11 3/8"	
7	2'-0" x 4'-0" SINGLE	8'-0 7/8"	
8	2'-4" x 7'-0" TRIPLE	8'-0 7/8"	
9	2'-4" x 6'-0" TWIN	8'-0 7/8"	
10	4'-0" x 7'-0" SINGLE	8'-0 7/8"	FIXED, SAFETY GLAZING
11	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
12	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
SECOND FLOOR WINDOW SCHEDULE			
ID	SIZE	HEADER	REMARKS
13	3'-0" x 5'-0" TWIN	19'-6 3/4"	FIXED
14	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
15	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
16	2'-4" x 6'-0" SINGLE	19'-6 3/4"	FIXED
17	2'-4" x 6'-0" TRIPLE	8'-0 7/8"	
18	2'-4" x 6'-0" TWIN	8'-0 7/8"	
19	2'-0" x 4'-0" SINGLE	8'-0 7/8"	
20	2'-4" x 6'-0" TRIPLE	8'-0 7/8"	
21	3'-0" x 3'-6" TWIN	19'-6 3/4"	FIXED, SAFETY GLAZING
22	3'-0" x 7'-0" TWIN	15'-6"	FIXED, SAFETY GLAZING
23	3'-0" x 7'-0" TWIN	8'-0 7/8"	FIXED, SAFETY GLAZING
24	3'-0" x 5'-0" TWIN	15'-4 3/4"	

WINDOW SCHEDULE

BASEMENT FLOOR EXTERIOR DOOR SCHEDULE			
ID	SIZE	TYPE	REMARKS
A	12'-0" x 8'-0"	SLIDING GLASS UNIT	SAFETY GLAZING
FIRST FLOOR EXTERIOR DOOR SCHEDULE			
ID	SIZE	TYPE	REMARKS
B	8'-0" x 8'-0"	SLIDING GLASS UNIT	SAFETY GLAZING
C	16'-0" x 8'-0"	SLIDING GLASS UNIT	SAFETY GLAZING
D	3'-0" x 8'-0"	FULL LITE	SAFETY GLAZING
E	3'-0" x 8'-0"	SOLID	
F	9'-0" x 8'-0"	OVERHEAD GARAGE	
G	9'-0" x 8'-0"	OVERHEAD GARAGE	
H	9'-0" x 8'-0"	OVERHEAD GARAGE	
I	9'-0" x 8'-0"	OVERHEAD GARAGE	
J	6'-0" x 8'-0"	DOUBLE FULL LITE	SAFETY GLAZING

DOOR SCHEDULE



LEFT ELEVATION

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REAR AND RIGHT ELEV.

THE MAGNOLIA MANOR

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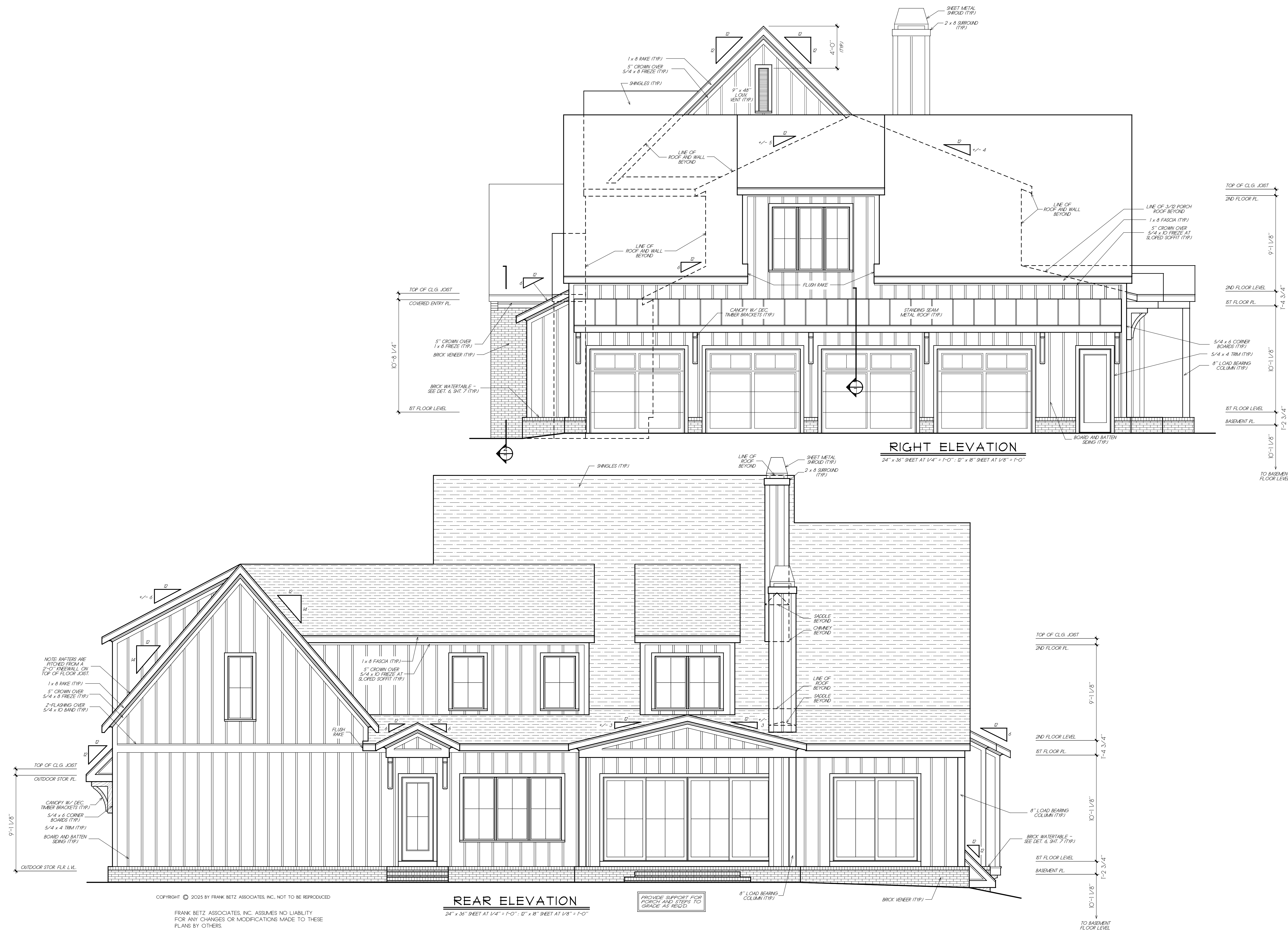
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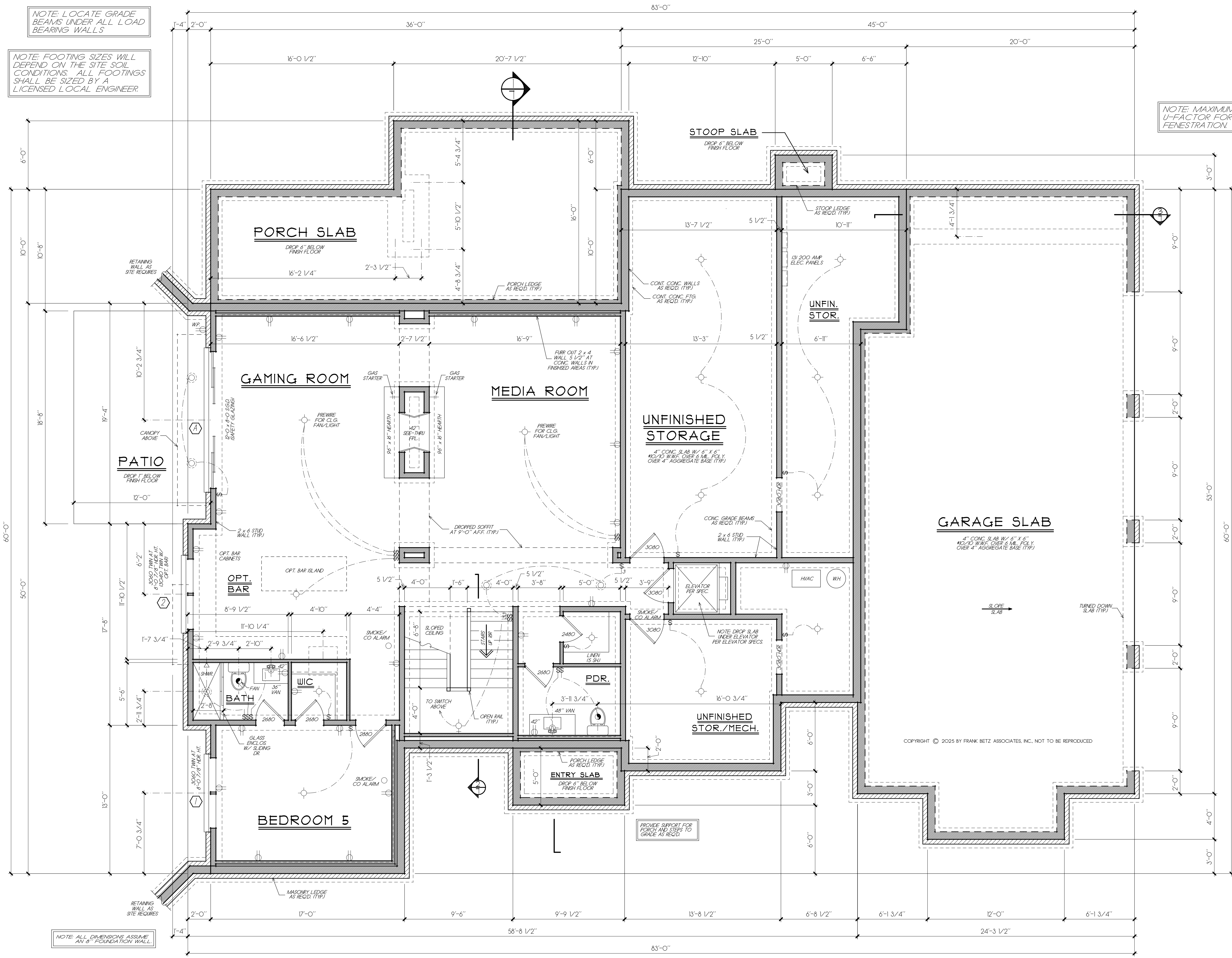


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NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: FOOTING SIZES WILL DEPEND ON THE SITE SOIL CONDITIONS. ALL FOOTINGS SHALL BE SIZED BY A LICENSED LOCAL ENGINEER.

NOTE: MAXIMUM 0.35 U-FACTOR FOR FENESTRATION

NOTE: ALL DIMENSIONS ASSUME AN 8" FOUNDATION WALL.

BASEMENT FOUNDATION PLAN
24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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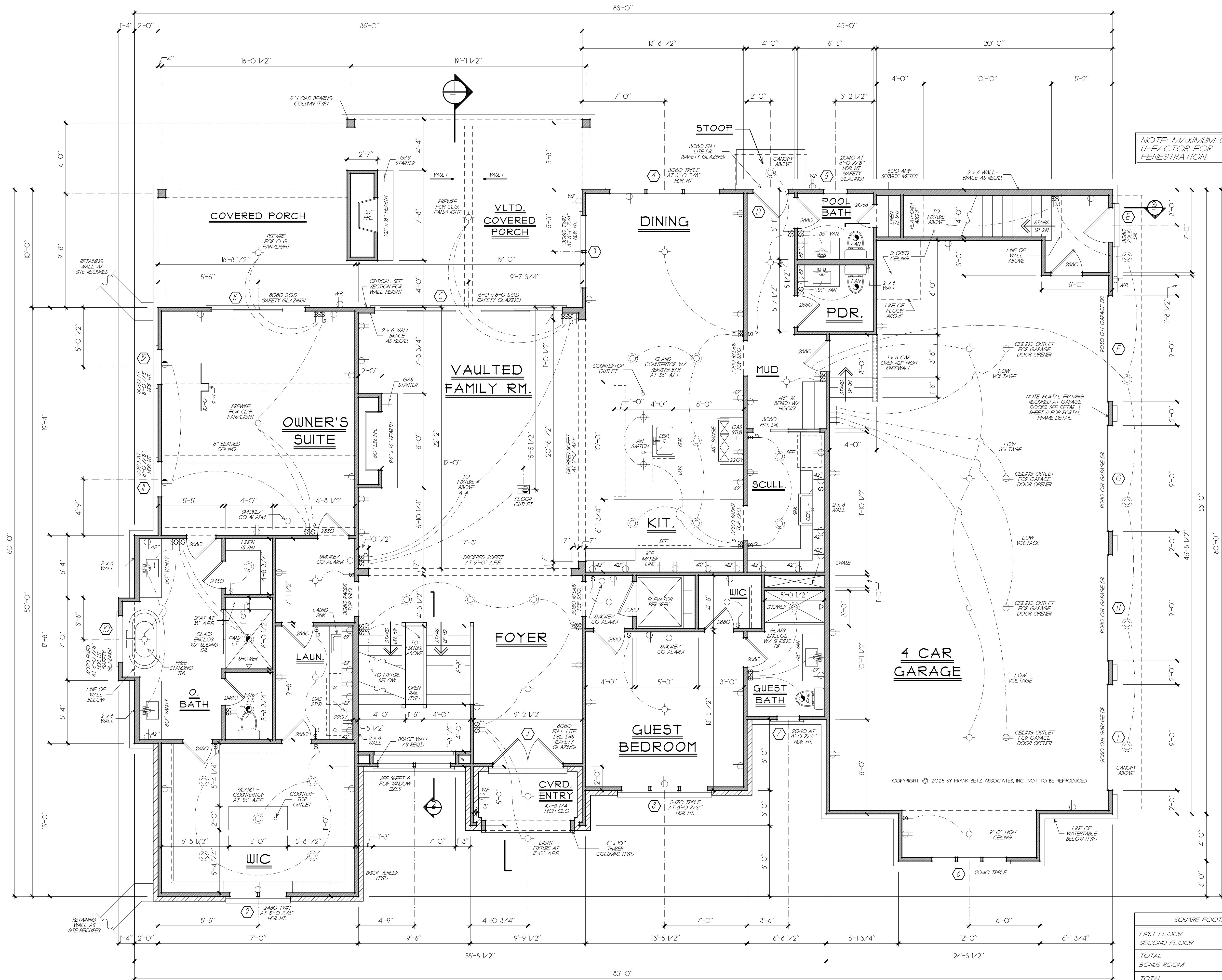


BASEMENT FOUND. PLAN

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FIRST FLOOR PLAN
24" x 36" SHEET AT 1/4" = 1'-0". 12" x 18" SHEET AT 1/8" = 1'-0"

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SQUARE FOOTAGE	
FIRST FLOOR	2818 SQ. FT.
SECOND FLOOR	1617 SQ. FT.
TOTAL	4435 SQ. FT.
BONUS ROOM	940 SQ. FT.
TOTAL	5375 SQ. FT.
FINISHED BASEMENT	1637 SQ. FT.
TOTAL	7012 SQ. FT.



FIRST FLOOR PLAN
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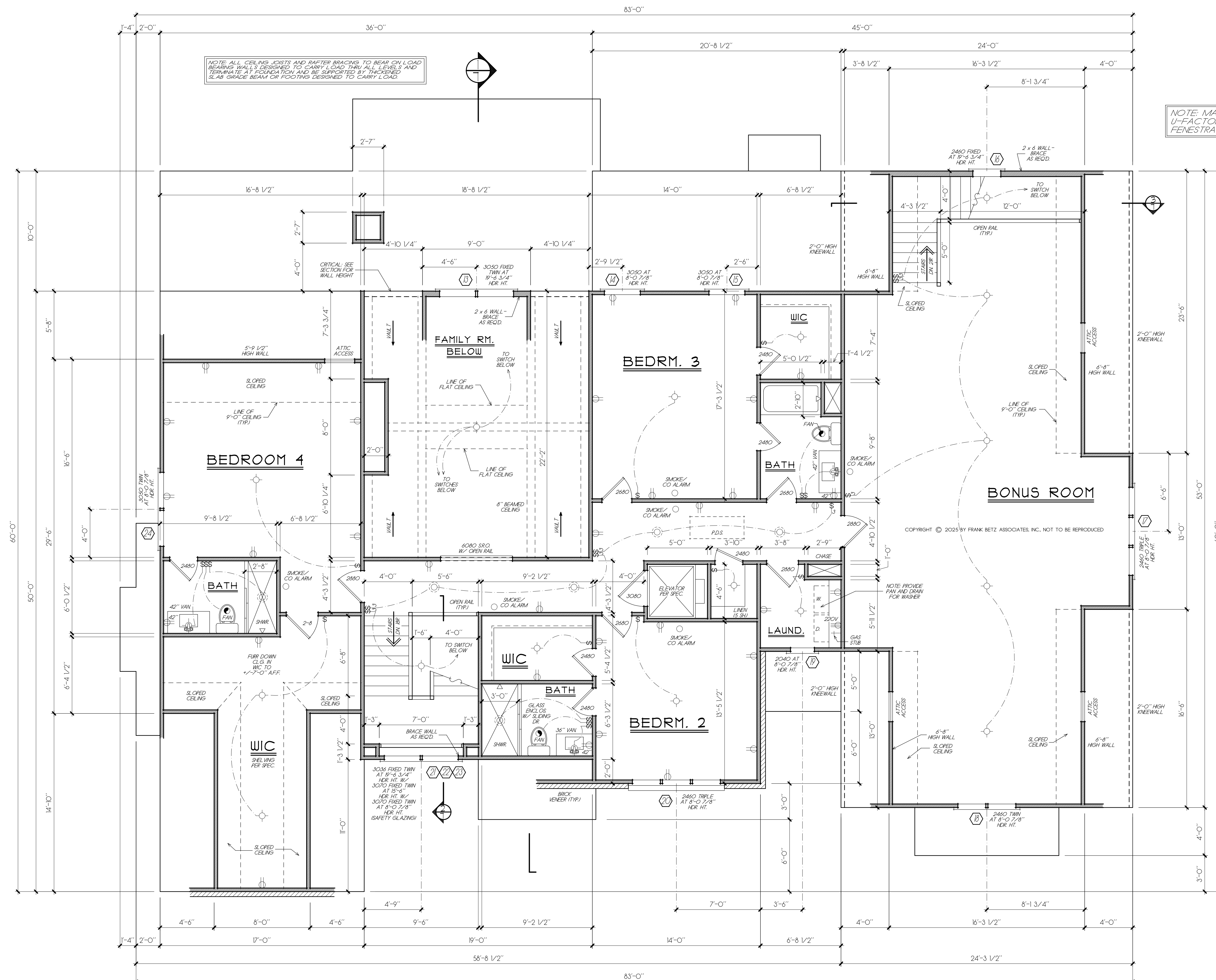
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SECOND FLOOR PLAN

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