



**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 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 2x24 @ 5'P 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.

**PROJECT INFORMATION**

**PROJECT NAME:**  
THE HALL HOME - 26

**PROJECT OWNER:**

**PROJECT ADDRESS:**  
2390 CARDIGAN DRIVE  
LOT T-117  
AIKEN, SC 29803

**BUILDER INFORMATION:**

HEATED SQUARE FOOTAGE	
FIRST FLOOR	2069
SECOND FLOOR	1161
TOTAL	3230

UNHEATED SQUARE FOOTAGE	
GARAGE	484
COVERED PORCH (FRONT)	171
COVERED PORCHES (REAR)	312

**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

- 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
  - 2020 NATIONAL ELECTRICAL CODE (NEC)
  - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA AMENDMENTS
  - 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS) 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 HALL HOME - 26



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2390 CARDIGAN DRIVE  
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CRAWL FOUNDATION PLAN  
 THE HALL HOME - 26

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BY	CK	DATE
RLG	FBA	8-29-24
RLG	FBA	9-27-24

SHEET

2  
 OF 5

NOTE: LOCATE 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: CRAWL SPACE VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: ALL DIMENSIONS ASSUME 4" CONC. SLAB AND 4" FOUNDATION WALL

4" CONC. SLAB W/ 4" X 4" GRID W/RF OVER 6 MIL. POLY OVER 4" AGGREGATE BASE (TYP)

TURNED DOWN SLAB (TYP)

CONC. FOOTINGS AND PERS AS REQD. (TYP)

DROPPED BEAM AS REQD. (TYP)

CONC. FOOTINGS AND PERS AS REQD. (TYP)

CONC. WALL AS REQD. (TYP)

CONC. ETG. AS REQD. (TYP)

LOCATE ACCESS DOOR AS REQD.

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQD.

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MASONRY LEDGE AS REQD. (TYP)

NOTE DROP FOUNDATION WALL UNDER GARAGE SLAB 4" FROM MAIN FOUNDATION WALLS

NOTE DROPPED BEAM AS REQD. (TYP)

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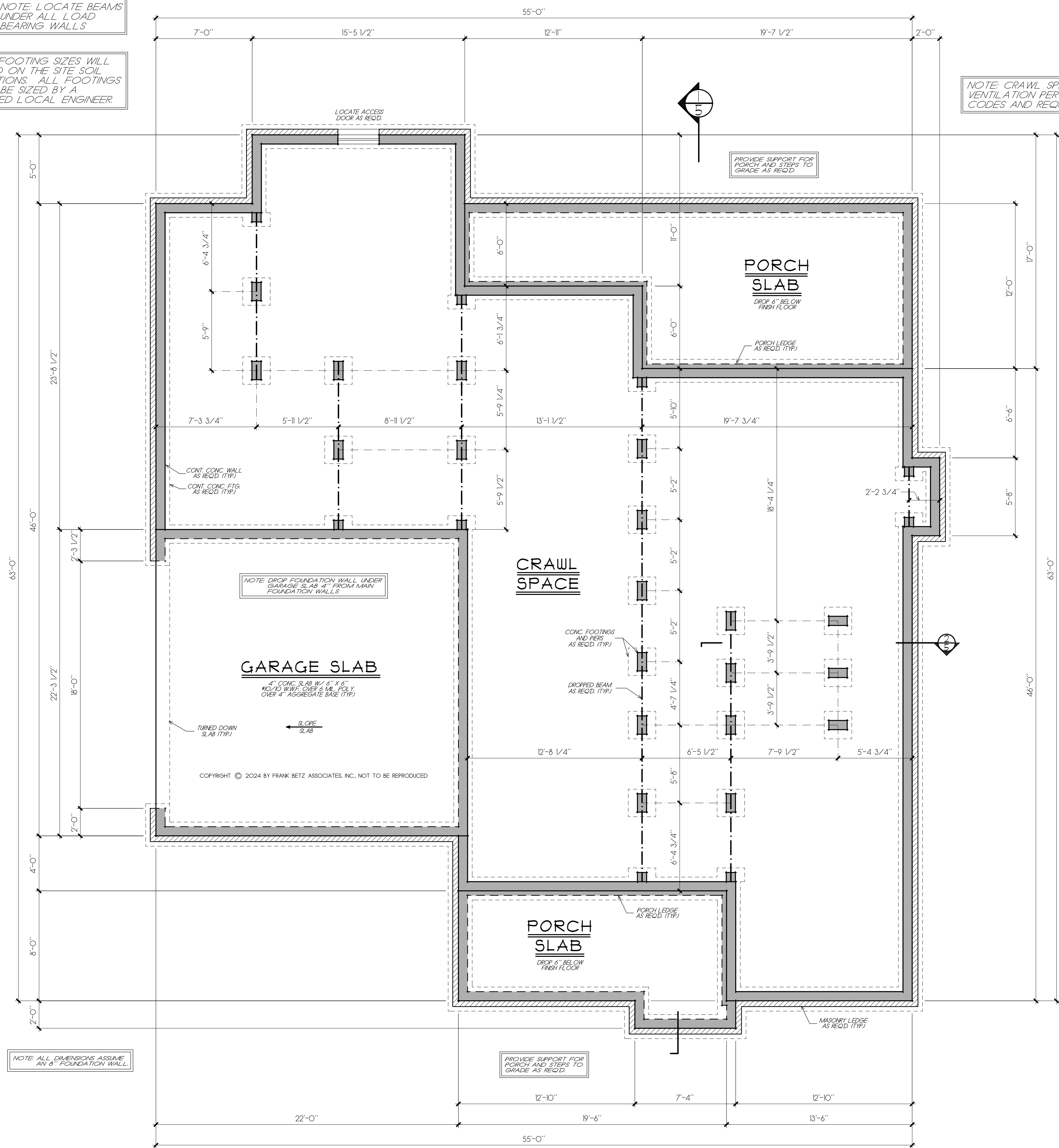
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NOTE: CRAWL SPACE VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: ALL DIMENSIONS ASSUME 4" CONC. SLAB AND 4" FOUNDATION WALL



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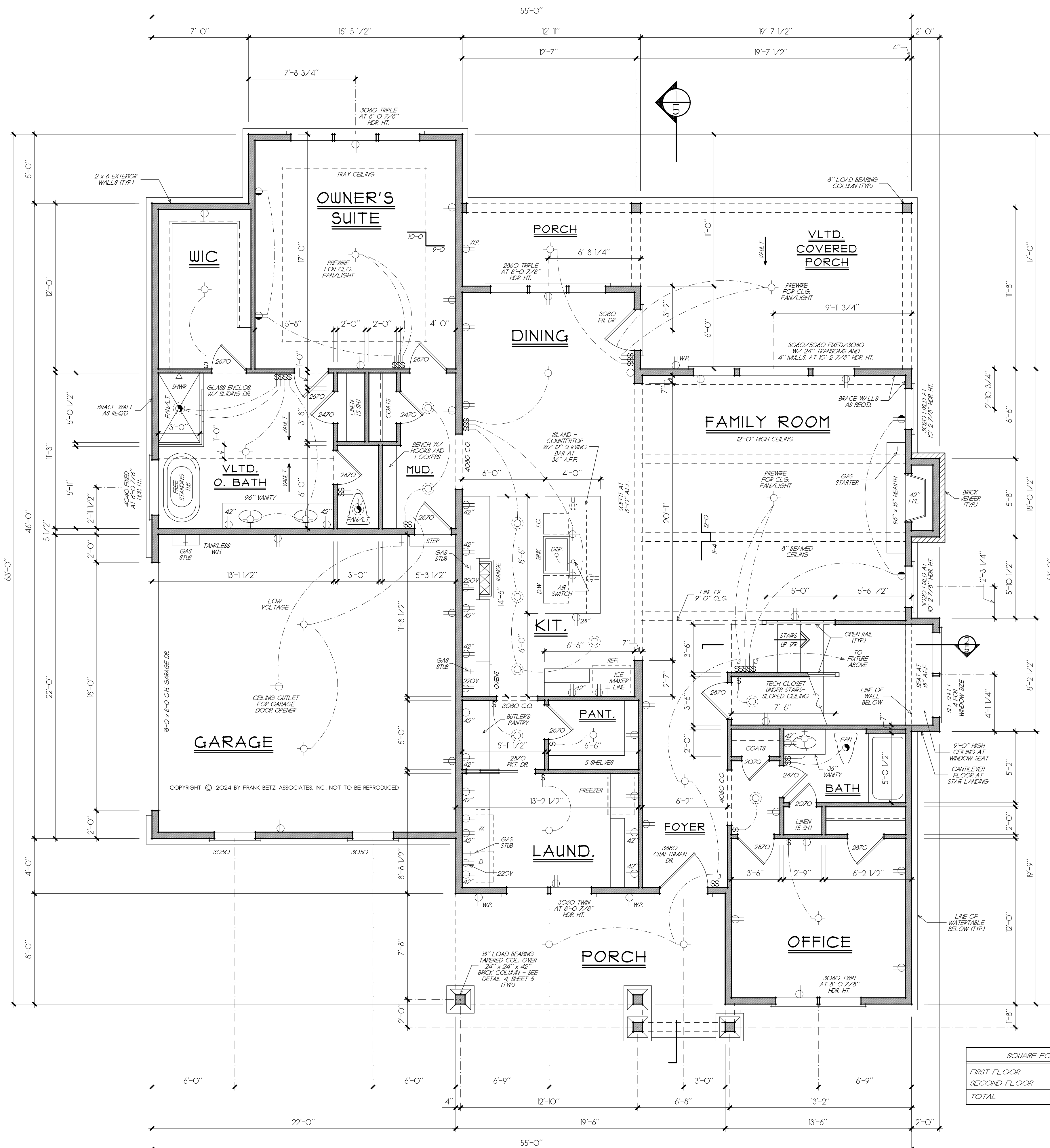
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**CRAWL FOUNDATION PLAN**  
 1/4" = 1'-0"

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SQUARE FOOTAGE	
FIRST FLOOR	2069 SQ. FT.
SECOND FLOOR	1161 SQ. FT.
TOTAL	3230 SQ. FT.

**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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**LOT T-117**  
**AIKEN, SC 29803**

**FIRST FLOOR PLAN**  
**THE HALL HOME - 26**

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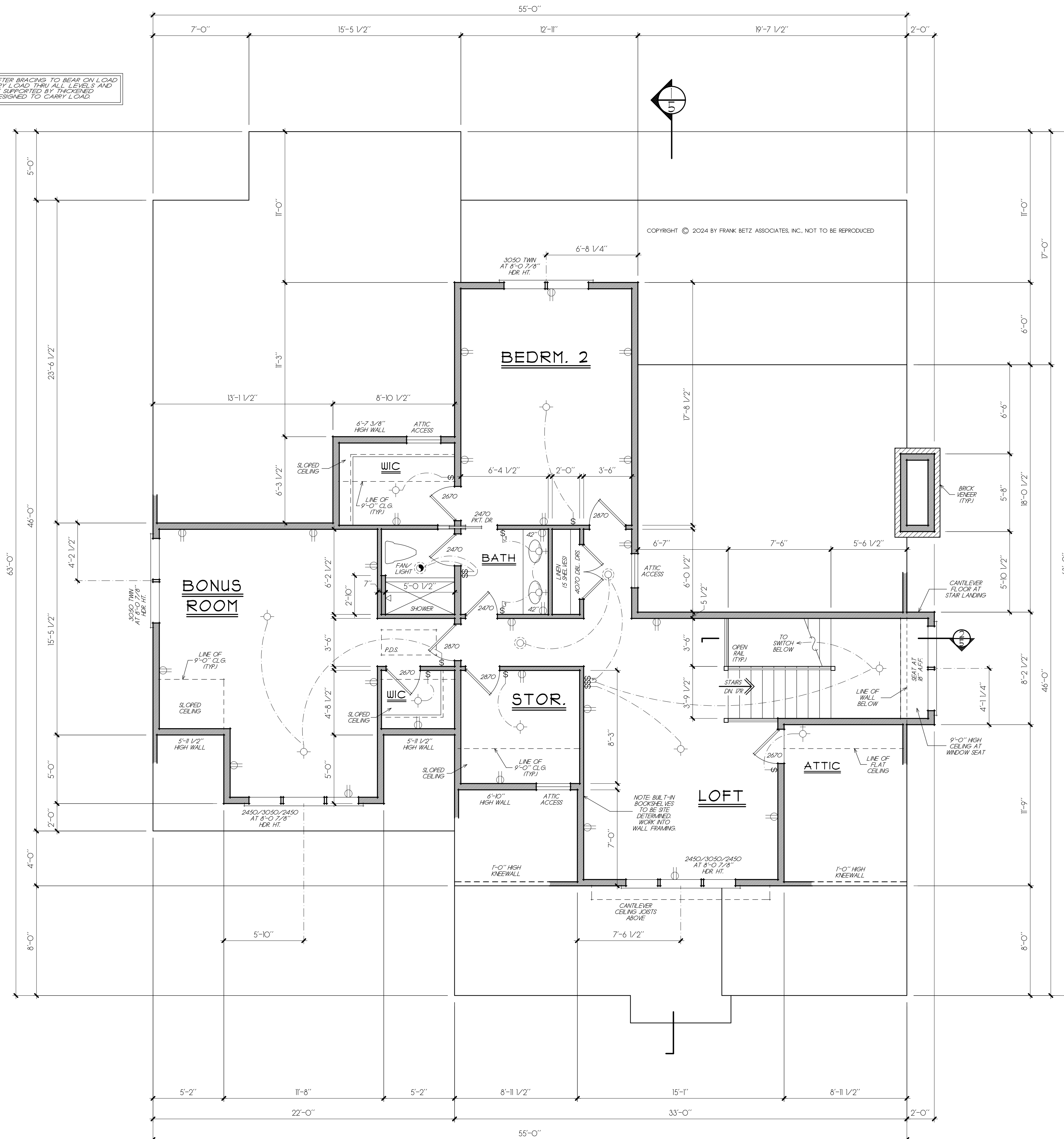
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RLG FBA 8-21-24

SHEET

**3**

OF 5

NOTE ALL CEILING JOISTS AND RAFTER BRACINGS 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.



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

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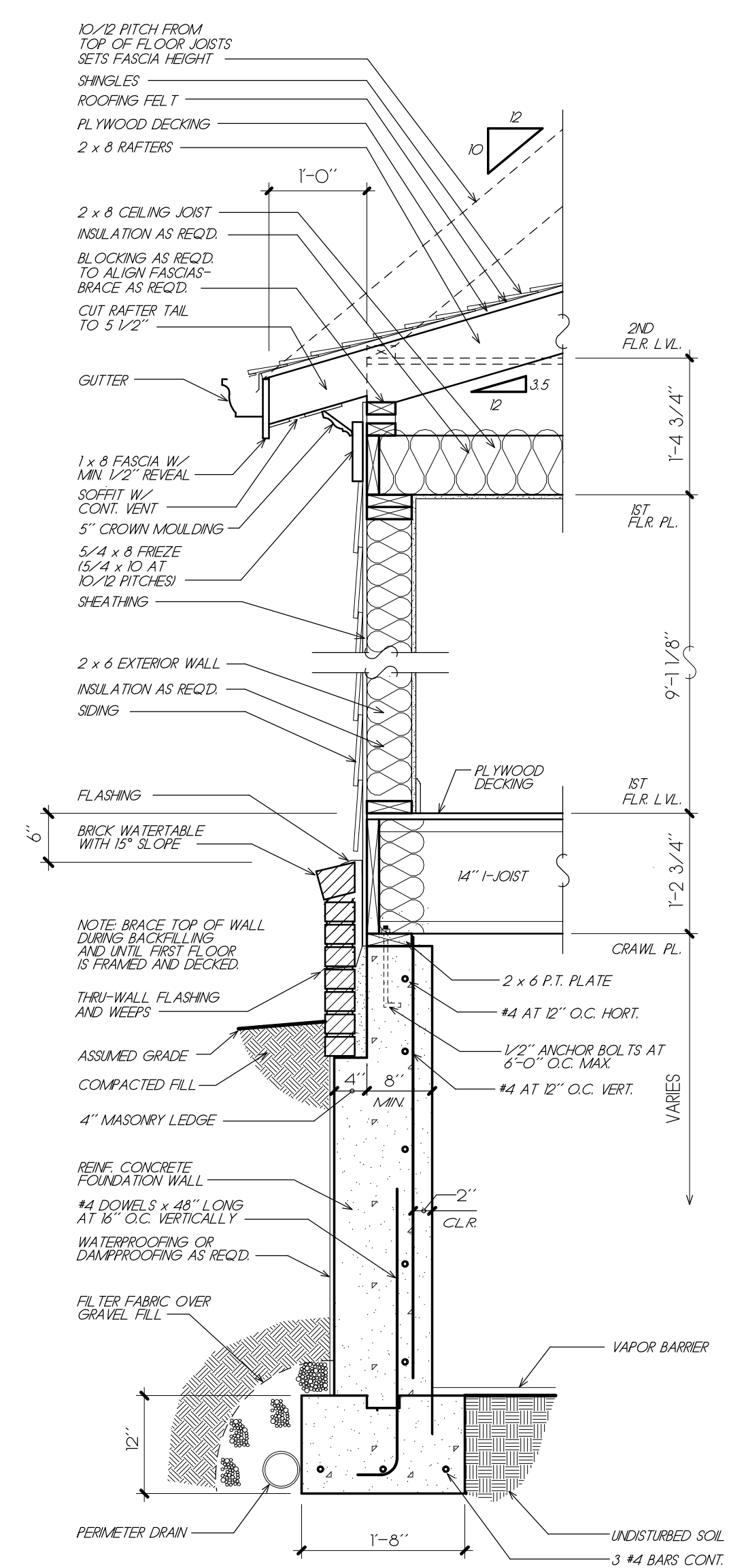
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SECOND FLOOR PLAN  
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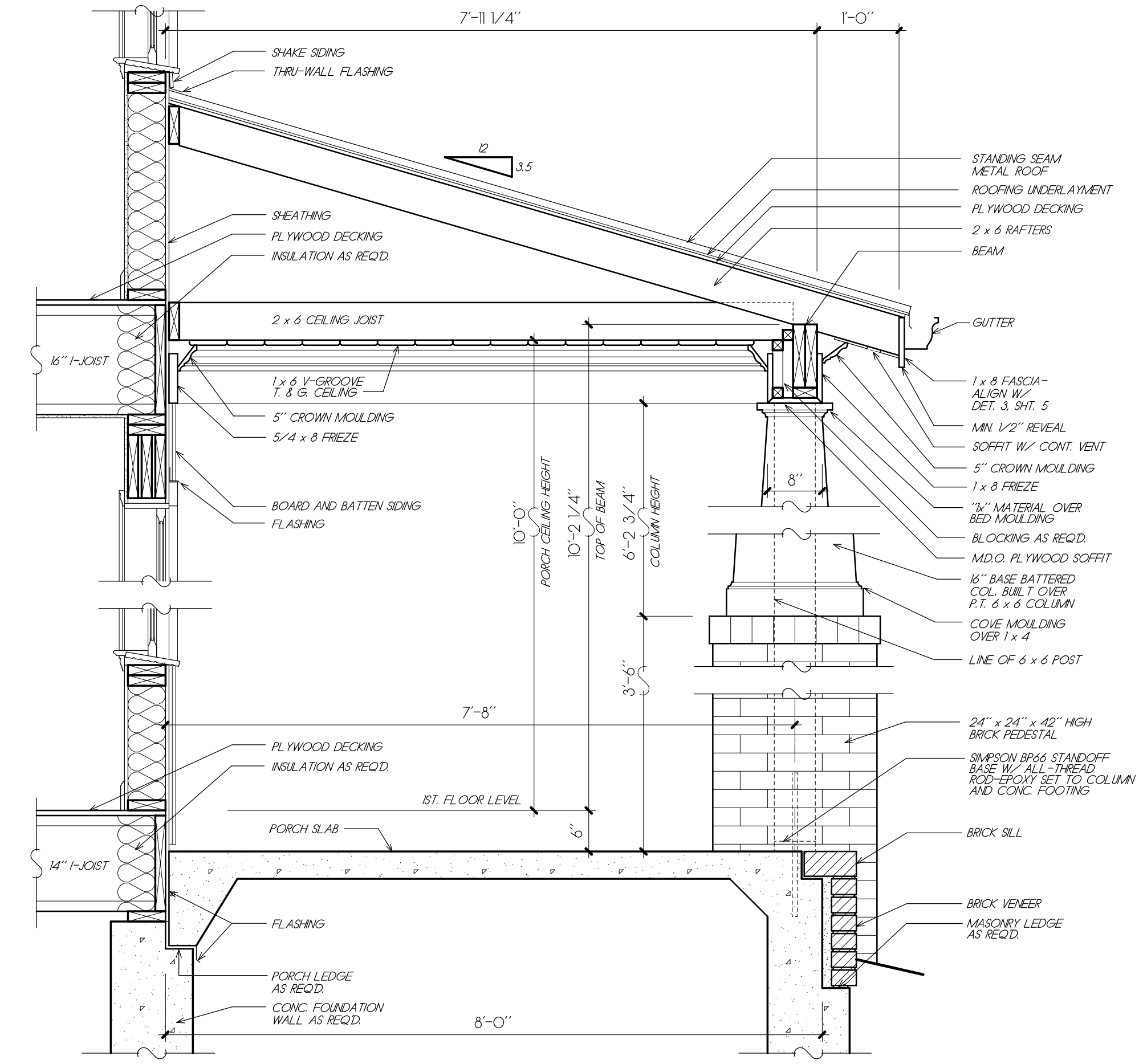
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RLG	FBA	9-27-24

SHEET  
**4**  
OF 5



**3**  
**5** TYP. WALL SECTION  
3/4" = 1'-0"

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



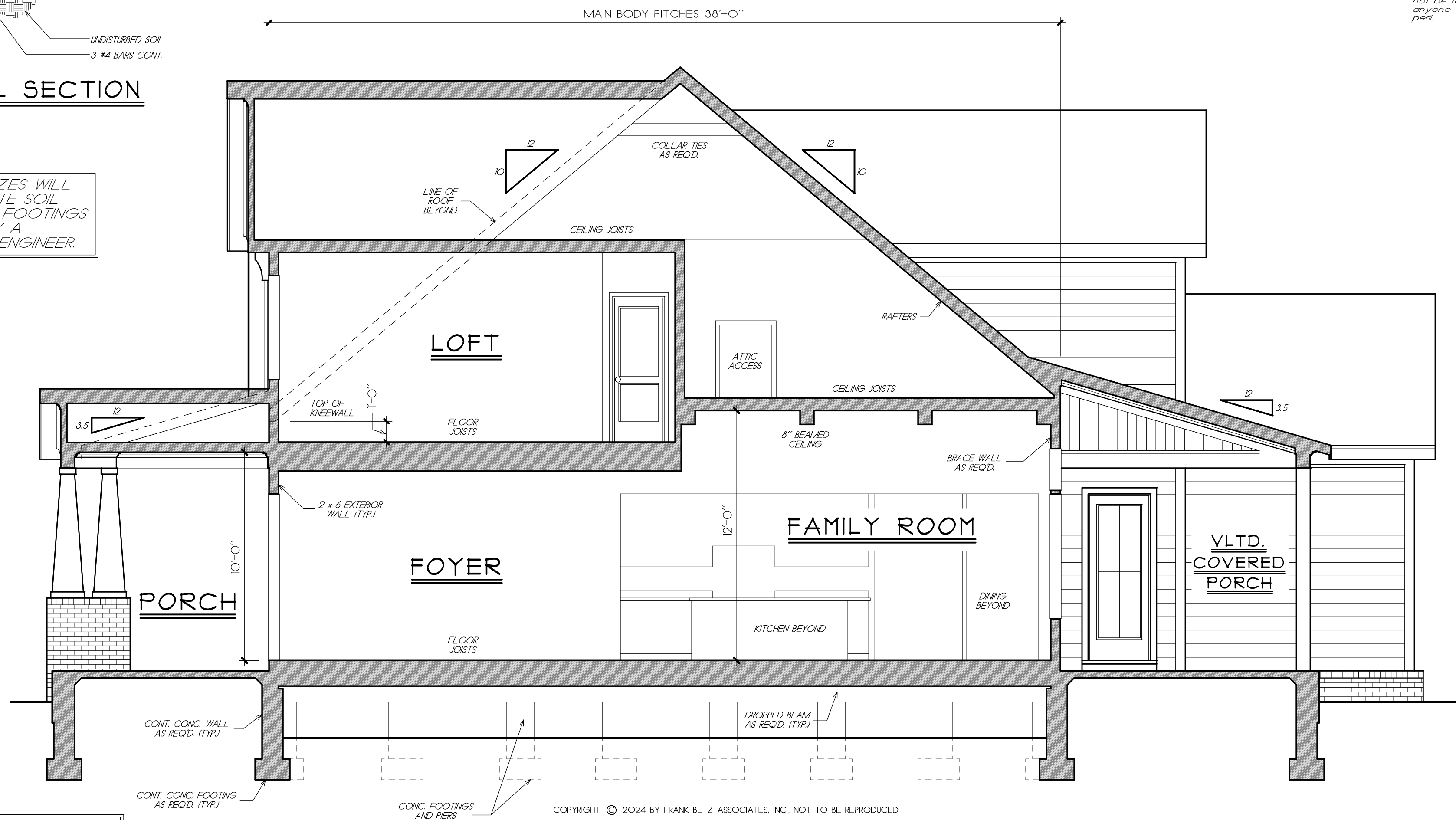
**4**  
**5** PORCH DETAIL  
3/4" = 1'-0"

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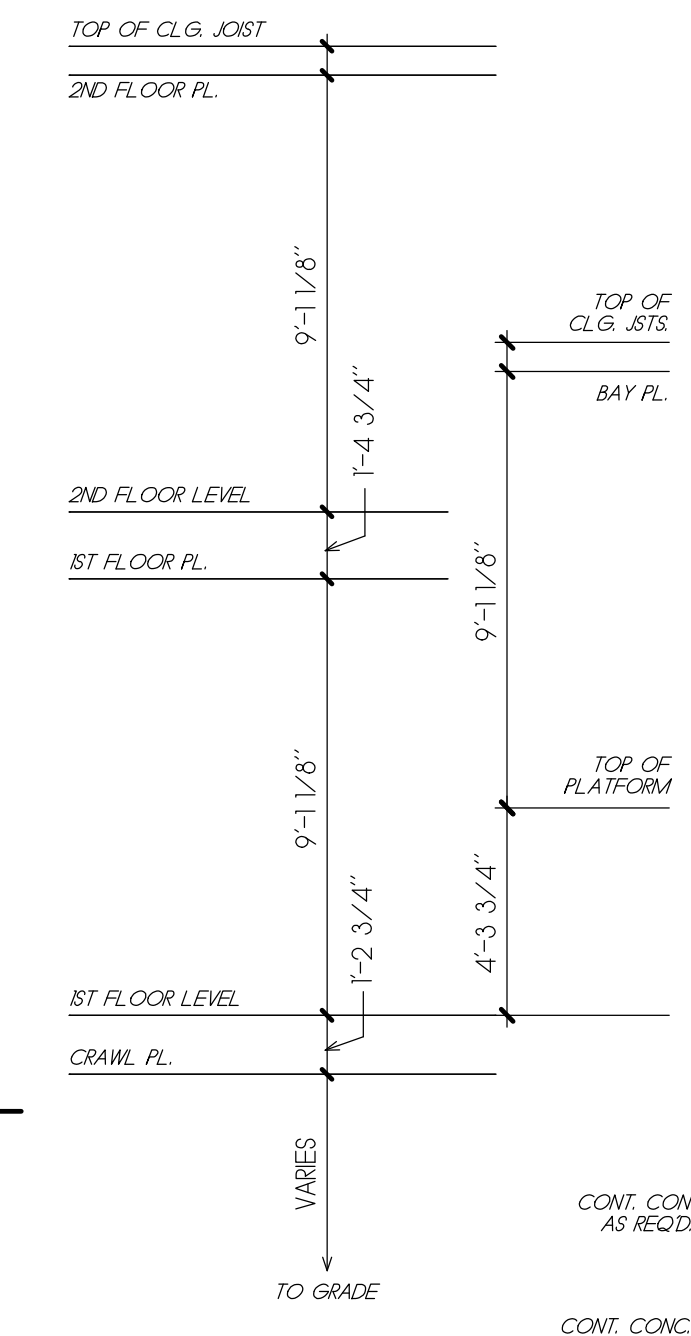
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**1**  
**5** TRANSVERSE SECTION  
1/4" = 1'-0"

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



**2**  
**5** STAIR SECTION  
1/4" = 1'-0"

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SECTIONS / DETAILS  
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