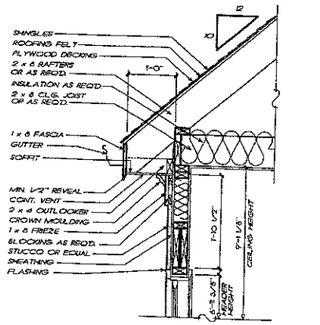
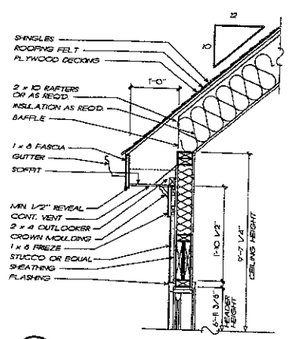
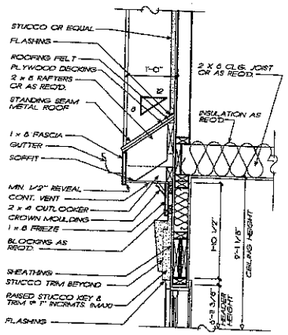


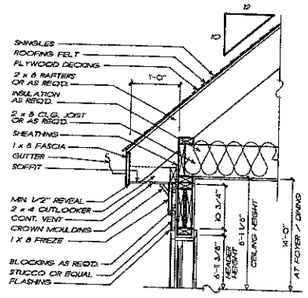
1/4 TYP. CORNICE DETAIL
3/4" = 1'-0"



2/4 CORNICE DETAIL
3/4" = 1'-0"

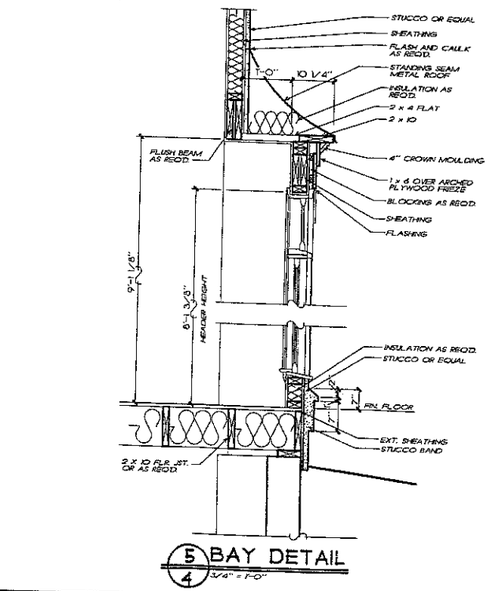


3/4 CORNICE DETAIL
3/4" = 1'-0"



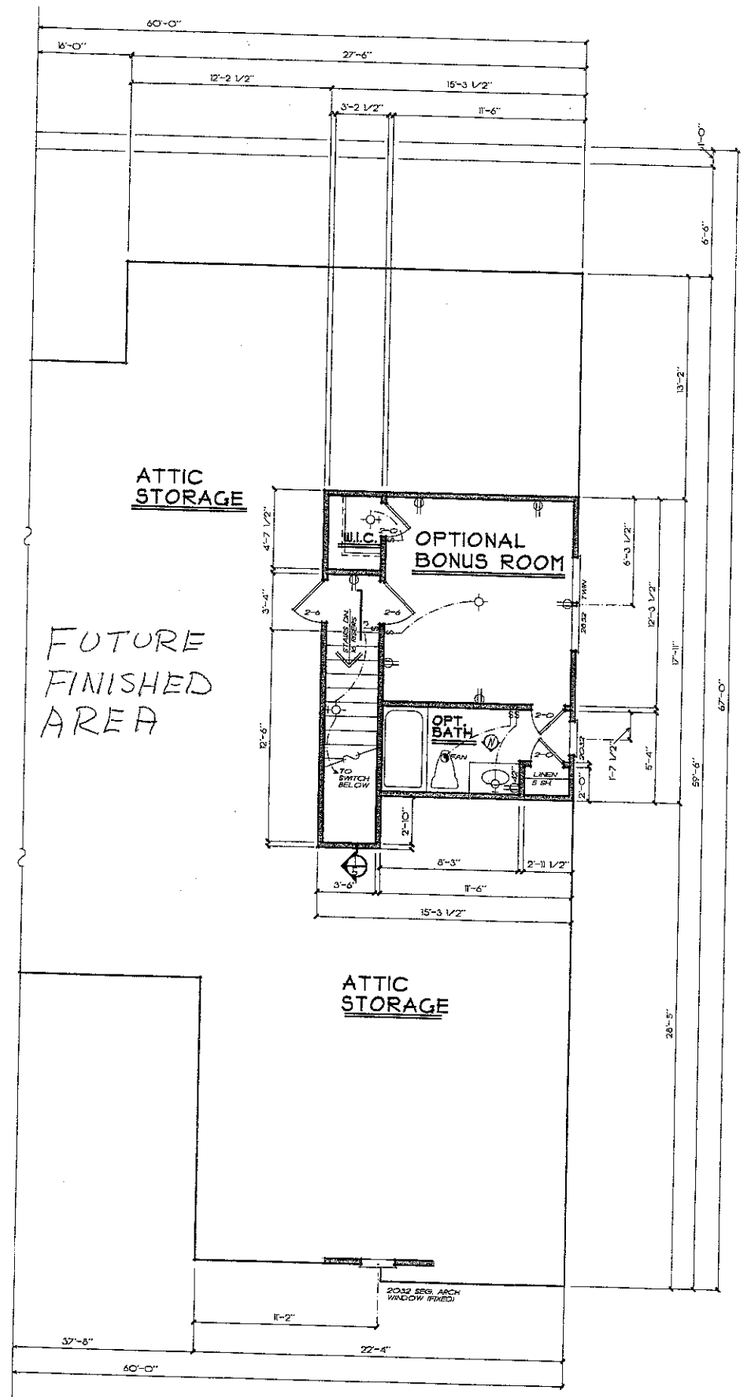
4/4 CORNICE DETAIL
3/4" = 1'-0"

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



5/4 BAY DETAIL
3/4" = 1'-0"

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OPT. BONUS ROOM PLAN
1/4" = 1'-0"

REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

OPT. BONUS ROOM / DETAILS

THE CARROLLTON

FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101
SMYRNA, GEORGIA 30080
770/431-0868

BY: JB CK: RKW

DATE: 4/27/98

IF THIS SEAL IS NOT RED IT IS AN ILLEGAL SET OF PLANS

OP: 5

TIME:4:19 PM DATE: 6-23-1900 PATH-NAME: C:\WORK\CARROL.TH\BROADSIDE.E

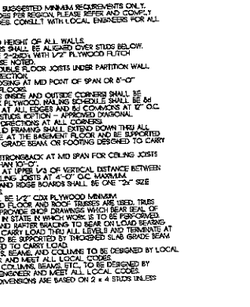
GENERAL FRAMING NOTES

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

1. PROVIDE PURLIN AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS TO BE (2) 2"x10" WITH 1/2" PLYWOOD FILLER STRIP UNLESS OTHERWISE NOTED.
4. FRAMER TO CROSS BRACE DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1" CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" MAXIMUM IN ALL FL CORE.
6. ALL INTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD WALLING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS EDITION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A TRICKNESS SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
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 ROOF BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. NO VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WITH SEAL OF REGISTERED ENGINEER IN STATE IN WHICH PROJECT IS TO BE CONSTRUCTED.
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 TRICKNESS 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, SLABS ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
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 NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS
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 AND/OR COMPANY RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED SHALL REMAIN IN EFFECT.
3. ALL DIMENSIONS ARE TO BE TAKEN FROM FIGURES AND NOT SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER LOCAL CODES AND MUST BEAR ON UNDISTURBED SOIL CAPABLE OF TAKING THE BUILDING LOAD. CONSULT LOCAL ENGINEERS 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 CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING 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



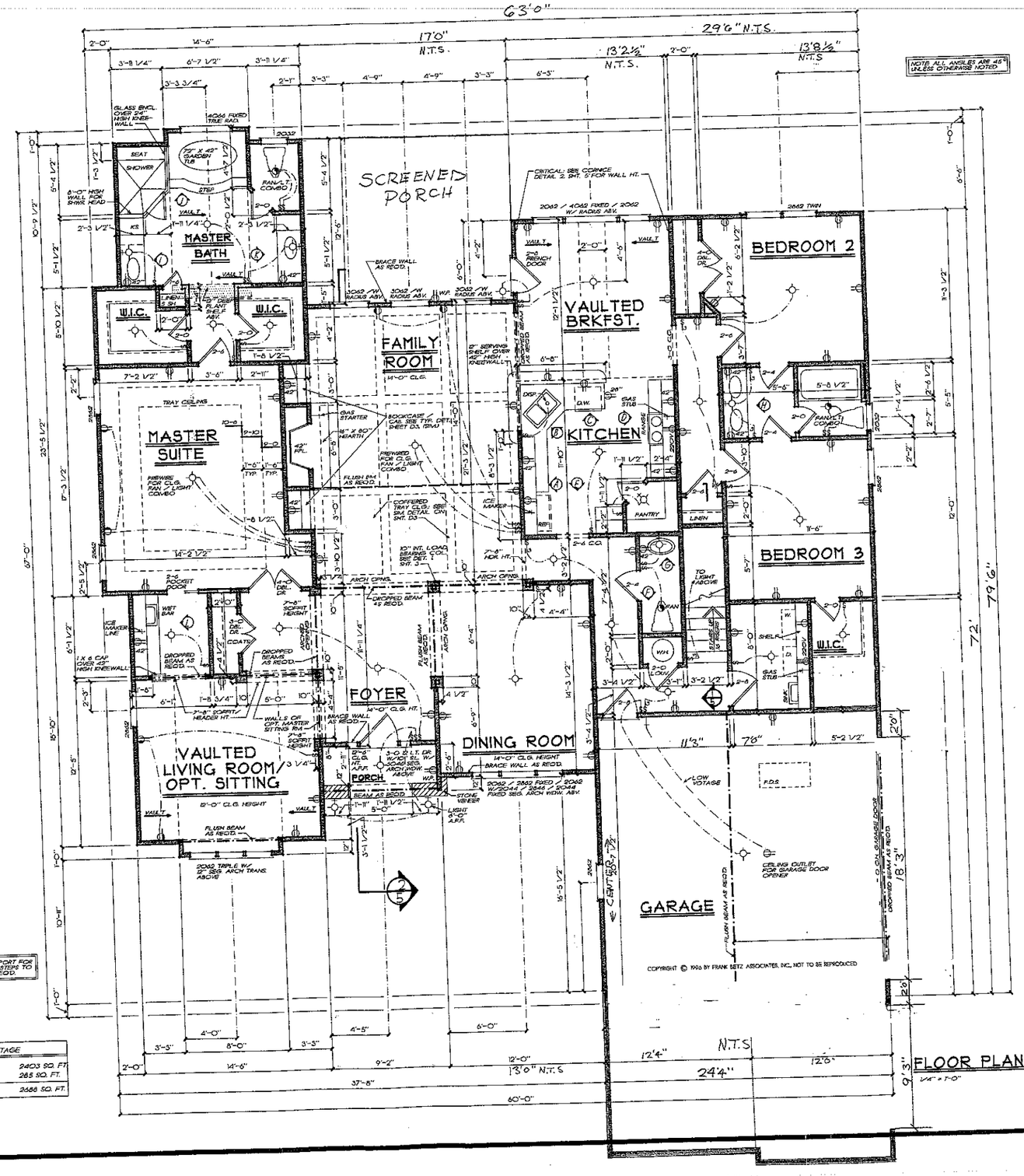
1/3 INT. COLUMN DETAIL
3/4" = 1'-0"

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATING IN AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

SQUARE FOOTAGE	
FLOOR PLAN	2403 SQ. FT.
OPT. BONUS RM.	285 SQ. FT.
TOTAL	2688 SQ. FT.

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REVISIONS	DATE	BY
CLAR 17-42	4-/96	DCO
CLAR 23-90	8-23-00	CAS

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HOME PLANS
DESIGNED FOR TODAY'S LIFESTYLES

FLOOR PLAN

THE CARROLLTON

FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101
SMYRNA, GEORGIA 30080
770/431-0888

BY: AB CK: KKW

DATE: 4/17/96

STAMP IS NOT VALID IF THIS SET OF PLANS IS MARKED "ILLEGAL SET OF PLANS"

OF: 5