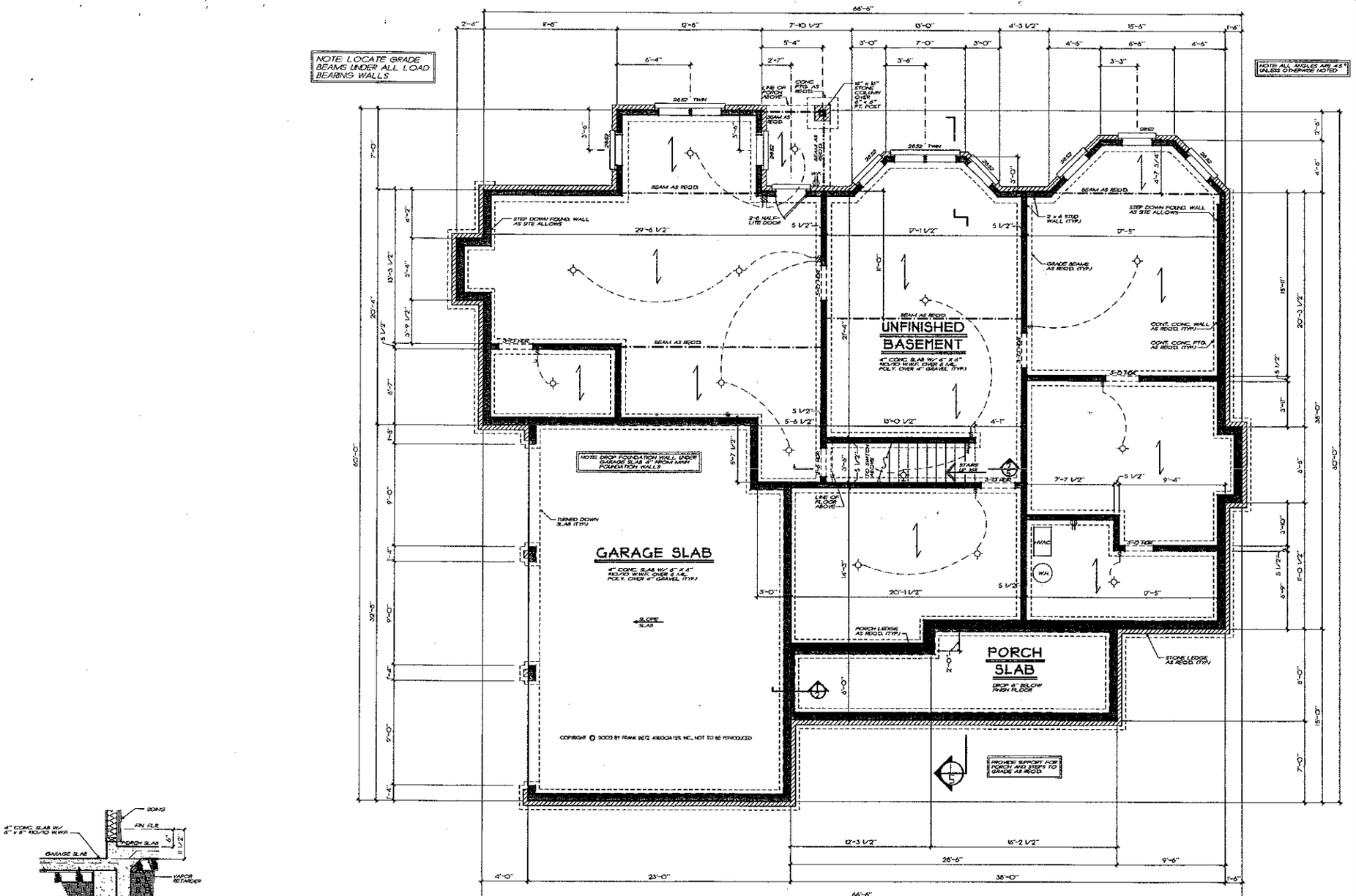


1/2 SLAB DETAIL
3/4" = 1'-0"

BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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

REVISIONS	DATE	BY
CLAR 29140	4-8-03	CHS

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

BASEMENT FOUND. PLAN

THE WOODCLIFFE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

BY: RLD CK: KWH

DATE: 5-19-03

SHEET: 2 OF: 5

THERMO-MASTER 4-18-2003 PATH/NAME: K:\WOODCLIFFE\WOODCLIFFE\WOODCLIFFE.DWG

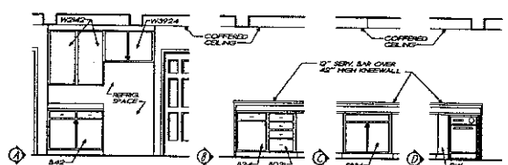
GENERAL NOTES

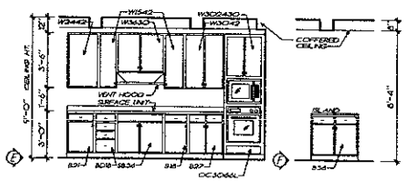
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND PRACTICES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY CORRECTIONS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS ARE TO FACE OF STUD, CMU, OR CONCRETE UNLESS NOTED OTHERWISE.
4. ALL FOOTINGS TO BE BELOW FROST LINE, UNLESS NOTED AND KEYED INTO BEDROCK OR UNDISTURBED SOIL CAPABLE OF SUPPORTING DESIGN LOAD AND MEET CORBETT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZE.
5. CONTRACTOR SHALL NOTE CONTINUITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. 6 MIL POLYFILL DEFENSE 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL DIMENSION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND FIELD VERIFIED BY ARCHITECT PRIOR TO ANY WORK. CONSTRUCTION IS DESCRIBED IN THESE PLANS AS BEING AT FLOOR, CEILING, ROOF, BEARING CONDITIONS. SHOULD THESE CONDITIONS NOT EXIST AS SHOWN UNDER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS AND CORRECTIONS. ALL STRUCTURAL DETAILS AND CONSTRUCTION SHALL COMPLY WITH 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 BOLD 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 FOR REGION, PLEASE REFER AND CONSULT WITH YOUR LOCAL BUILDING OFFICIAL. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

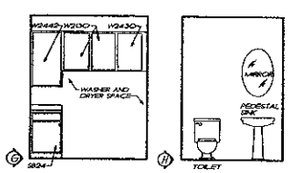
I. PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
II. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
III. ALL HEADERS SHALL BE 2-2X12's WITH 1/2" PLYWOOD FILLER UNLESS NOTED OTHERWISE.
IV. FRAMING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
V. PROVIDE 1-2X8 BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
VI. ALL EXTERIOR CORNERS RAISED AND EXTERIOR CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD WALLING SCHEDULE SHALL BE CONCRETE AT 6' O.C. AT ALL STAIRS AND 8-0 CONCRETE AT 12" O.C. AT ALL INTERMEDIATE EDGE BOTTOM - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
VII. ALL COLUMNS OR BOLD FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR NOT BE SUPPORTED BY A THICKENED SLAB, GARAGE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
VIII. PROVIDE DOUBLE STUD BEARING AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
IX. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN ROOF BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
X. DP. VALLEY RAFTERS, AND ROOF BOARDS SHALL BE ONE "2" SIZE LARGER THAN RAFTERS.
XI. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
XII. 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.
XIII. ALL TRUSS JOISTS AND RAFTERS SHOWN TO BEAR ON LOAD BEARING WALLS SHALL BE CONTINUOUS THROUGH ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB GIRDER BEAM OR FOOTING DESIGNED TO CARRY LOAD.
XIV. ALL BASEMENT WALLS BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
XV. ALL BOLD FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
XVI. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.





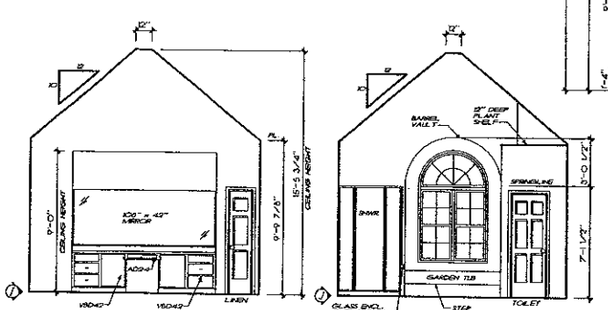
KITCHEN ELEVATIONS

1/4" = 1'-0"



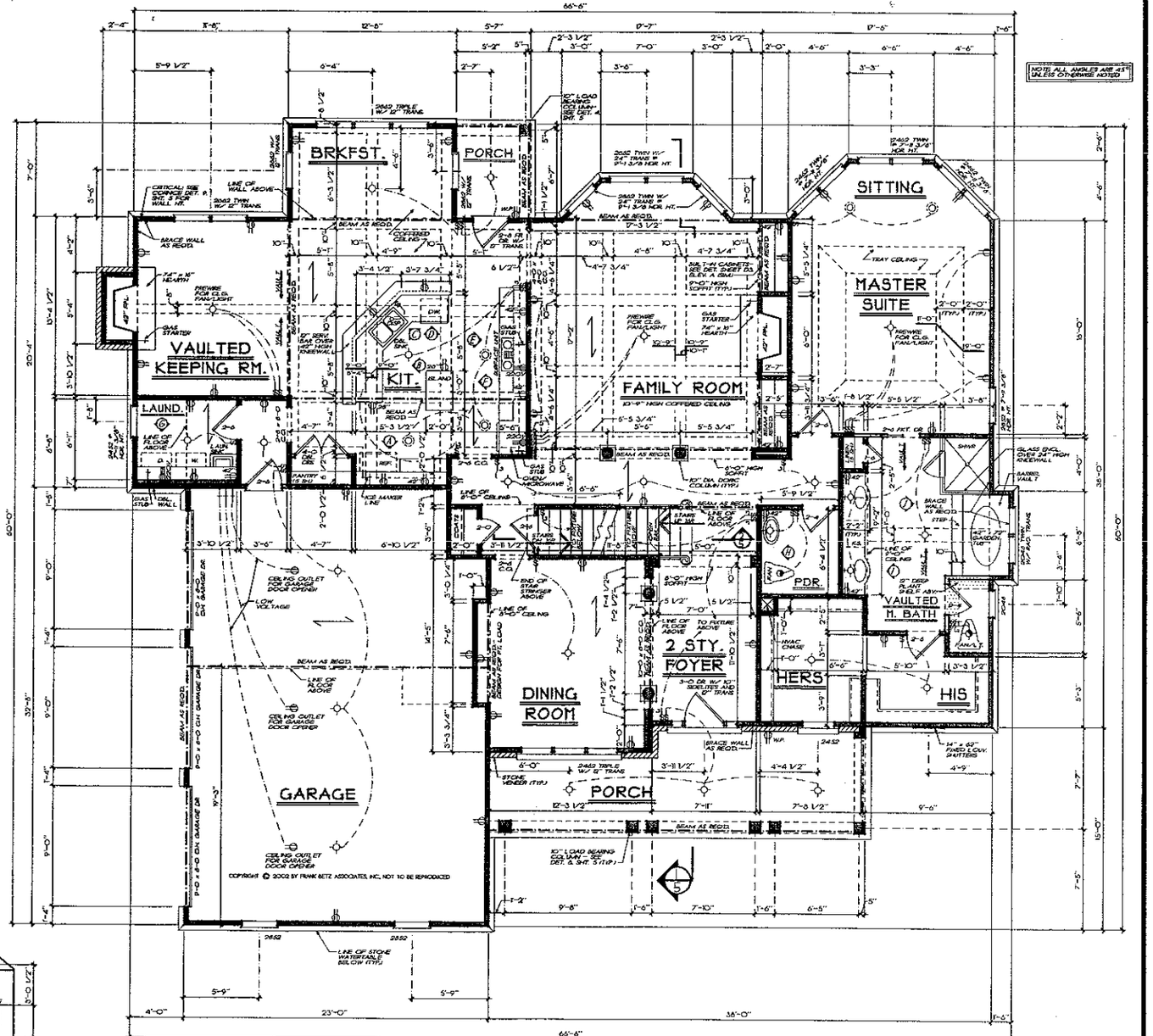
LAUN. ELEV. BATH ELEV.

1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"



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FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2225 SQ. FT.
SECOND FLOOR	1360 SQ. FT.
TOTAL	3585 SQ. FT.
OPT. BONUS	234 SQ. FT.
OPT. BATH	43 SQ. FT.
TOTAL	3862 SQ. FT.

REVISIONS	DATE	BY
CLAIM 28-40	4-19-02	CAK
CLAIM 34-W	7-19-02	DGT
CLAIM 34-72	8-20-02	RLR

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE WOODCLIFFE

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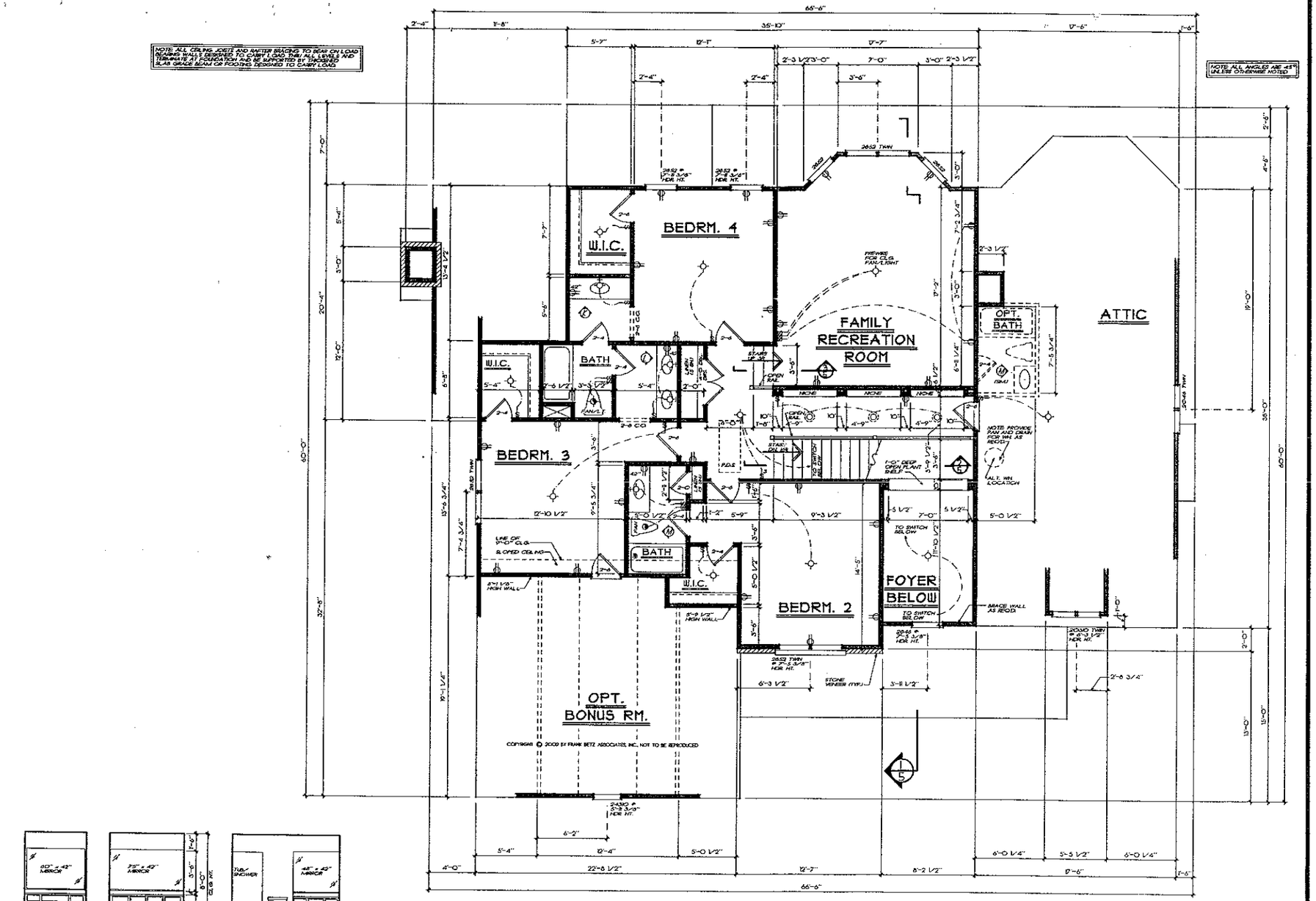
BY: FLO CK: KKW

DATE: 11/19/02

SHEET: 3

OF: 5

8/20/2002 1:48 PM X:\WORK*.WORK\FBA\MASTER.MAS



BATH ELEVATIONS

1/4" = 1'-0"

SECOND FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY
CLAR. SHEAR	4-19-02	CAE

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN
BATH ELEVATIONS

THE WOODCLIFFE

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BY: PLD CK: KKW

DATE: 6/19/02

SHEET: 4 OF: 5