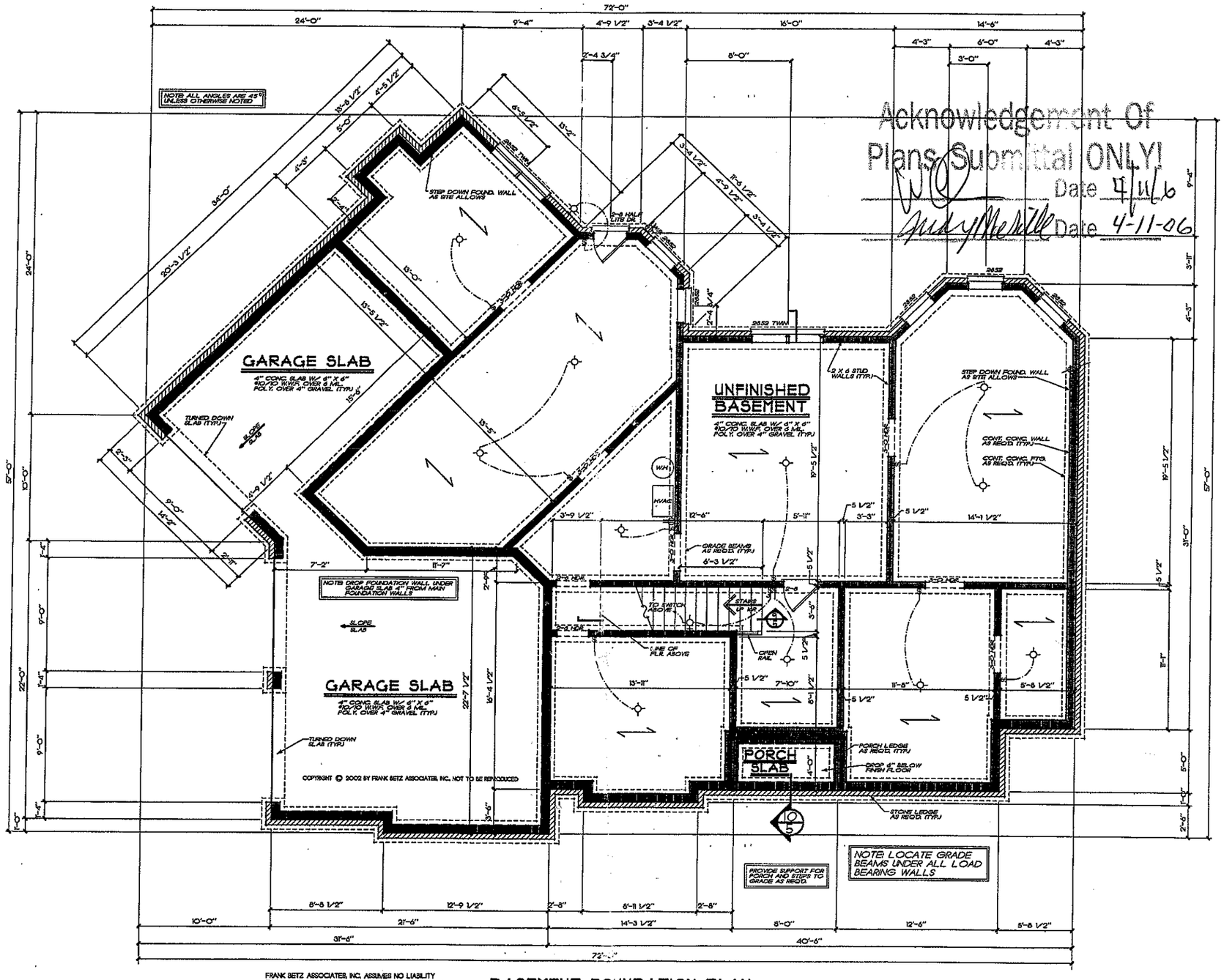


Acknowledgement Of Plans Submittal ONLY!
Date 4/11/06
Date 4-11-06

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BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

BASEMENT FOUND. PLAN

THE WESTHAMPTON

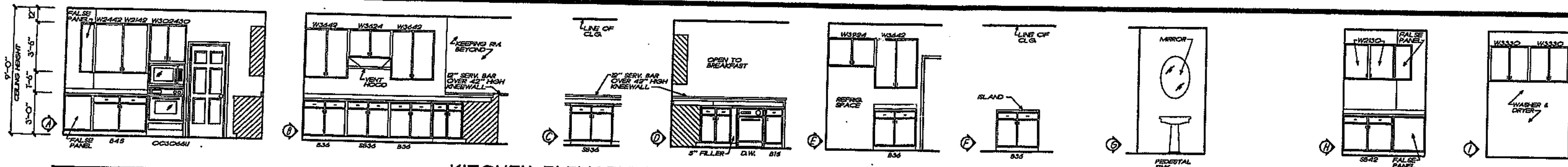
FRANK BETZ ASSOCIATES, INC.
2401 CRESCENT DRIVE/SUITE 250
SANDY SPRINGS, GEORGIA 30080
770/451-0886
www.frankbetz.com

BY: JAG CK: KCW

DATE: 4-10-06

SHEET 2 OF 5

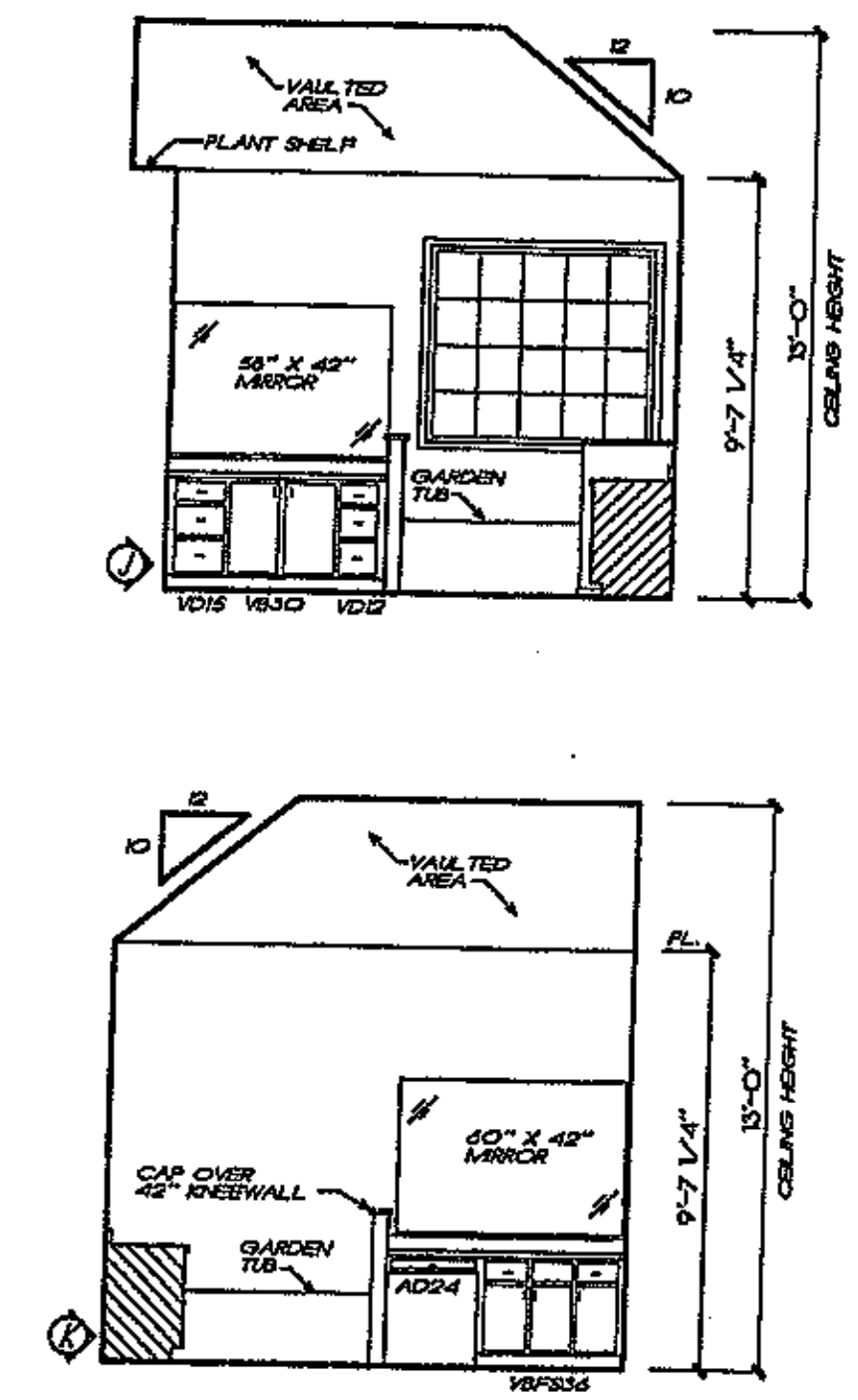
THE WESTHAMPTON-JCS2AC.DGN 10-4-2006 PATHNAME: R:\JOBS\WESTHAMPTON-JCS2AC\DGN



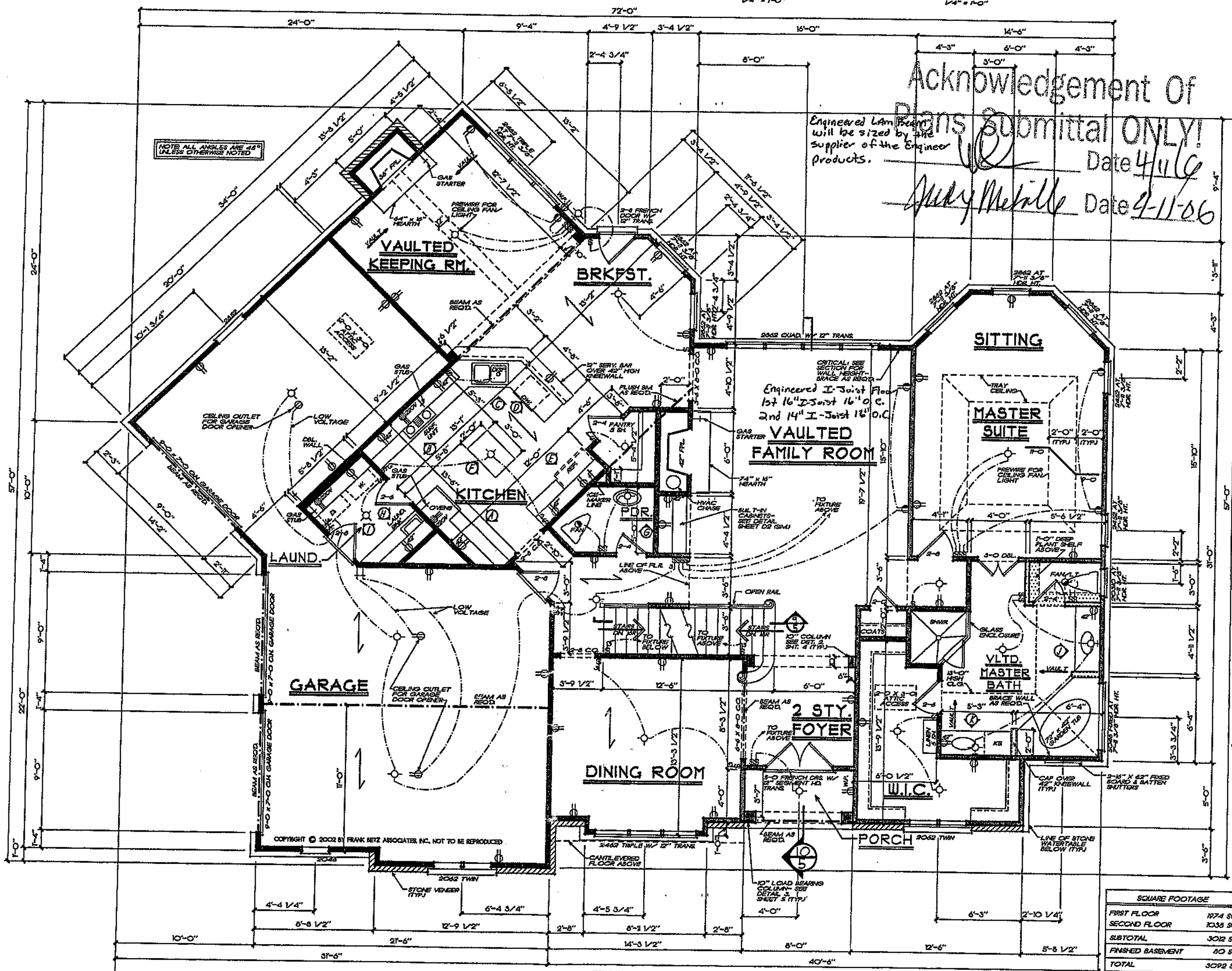
KITCHEN ELEVATIONS
1/4" = 1'-0"

POWDER
1/4" = 1'-0"

LAUND.
1/4" = 1'-0"



MASTER BATH ELEVS.
1/4" = 1'-0"



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. 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's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 2x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - 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 THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 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 DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
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.
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 BEGINING 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 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 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.

SQUARE FOOTAGE	
FIRST FLOOR	1974 SQ. FT.
SECOND FLOOR	1038 SQ. FT.
SUBTOTAL	3012 SQ. FT.
FINISHED BASEMENT	80 SQ. FT.
TOTAL	3092 SQ. FT.

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

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLR. PLAN/K. & B. ELEV.

THE WESTHAMPTON

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

GENERAL STATUTES ... THESE PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE. CONTRACTORS MUST COMPLY WITH VOLUME VII SECTION R... 14 CONTRACTOR'S RESPONSIBILITY. THESE PLANS MUST COMPLY WITH VOLUME VII SECTION ...110, AND SHALL BE KEPT AT THE BUILDING SITE AND AVAILABLE FOR SCHEDULED INSPECTIONS.

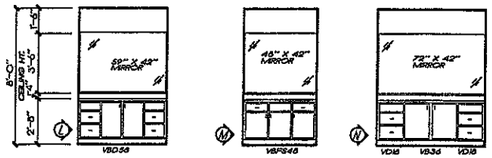
BY: JAG CK: KKW

Council of Publishing Home Designers ... AN ILLEGAL SET OF PLANS

3

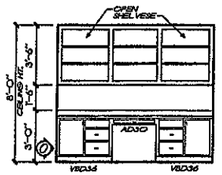
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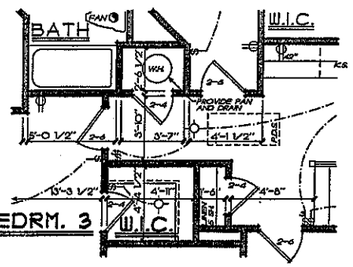
BATH ELEVS.

1/4"= 1'-0"



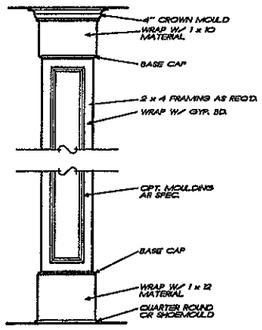
DESK ELEVATION

1/4"= 1'-0"



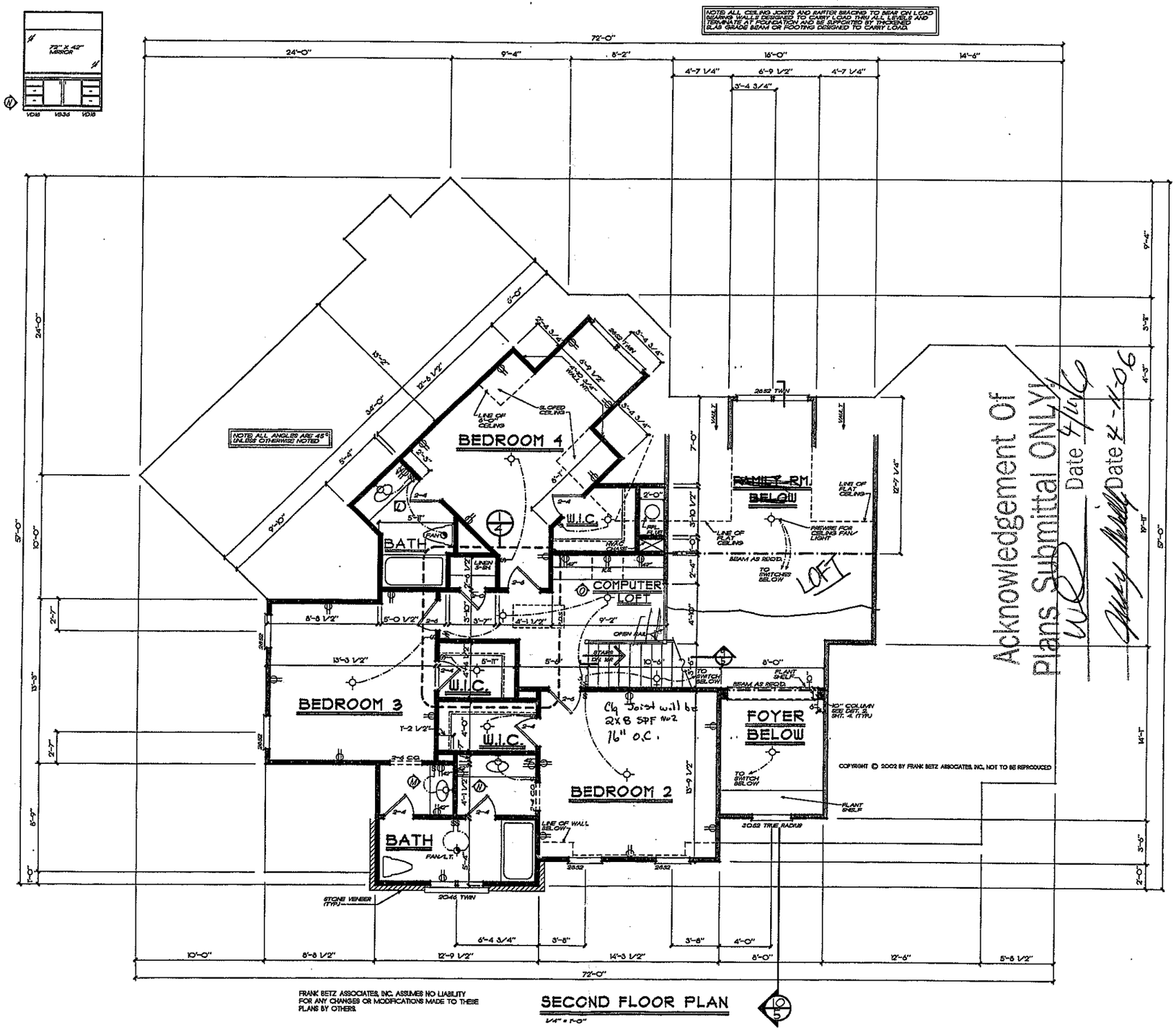
PARTIAL PLAN

4 FOR ALTER W.H.



2 TYP. COLUMN DETAIL

4 3/4"= 1'-0" COL-A 102794



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SECOND FLOOR PLAN

1/4"= 1'-0"

10 5

Acknowledgement Of Plans Submittal ONLY!

We Date 4/11/06

Date 2-1-06

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLR. PLAN/CAB. ELEVS.

THE WESTHAMPTON

FRANK BETZ ASSOCIATES, INC.
2401 LAKEPARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-9888
www.frankbetz.com

IN ACCORDANCE WITH N.C. GENERAL STATUTES 133A-25TH AND 160A-417 THESE PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE. CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: THESE PLANS MUST COMPLY WITH THE 2000 NORTH CAROLINA RESIDENTIAL CODE, SECTION R-114 AND R-110, AND SHALL BE KEPT ON THE BUILDING SITE AND AVAILABLE FOR INSPECTIONS.

BY: JAG CK: KW

PLAN IS NOT VALID IF IT IS ILLEGAL OF PLANS

4

OF: 5

TMEDAS AM DATE 10-29-2002PATH:NAME: N:\BOOS\WESTHAMPTON\BOSAS2DCS