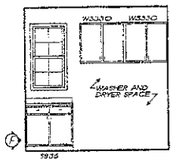
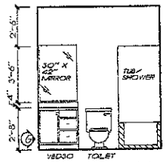


KITCHEN ELEVATIONS



LAUND. RM.

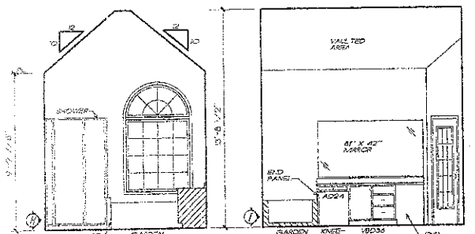


BATH ELEV.

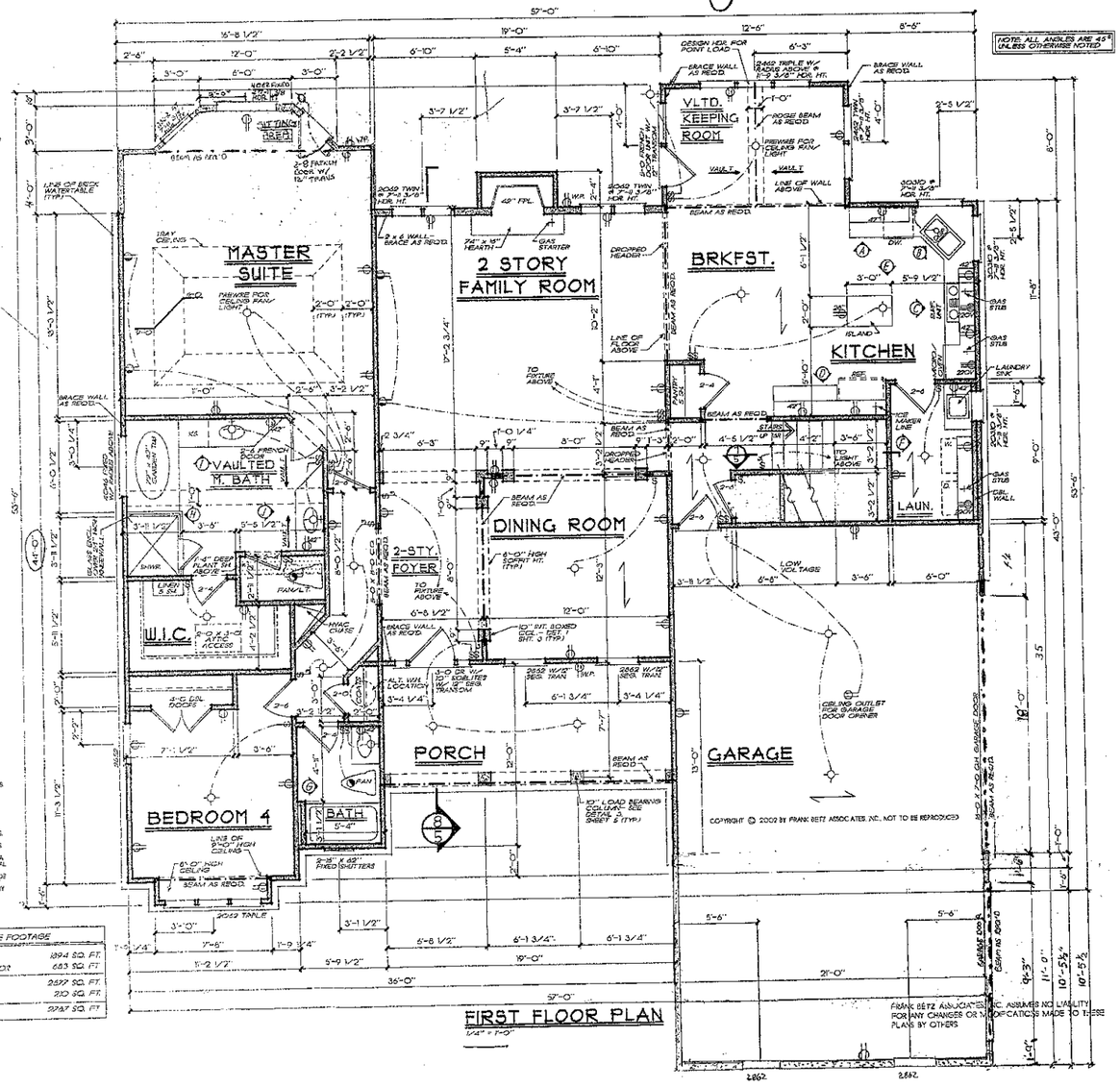
Acknowledgement Of Plans Submittal ONLY!

Maria Dotson Date 12/17/03

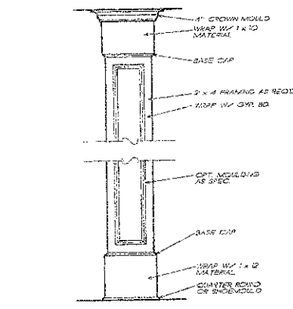
Ashley Stevens Date 12/12/03



MSTR. BATH ELEVS.



FIRST FLOOR PLAN



1/3 INT. COLUMN DETAIL

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. REFER TO A COPY OF CODES PER REGION. PLEASE REFER AND CONFORM WITH ALL LOCAL CODES CORRECTLY WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. STUDS ON EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2" X 6" @ 16" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
2. ALL JOISTS AND RAFTERS SHALL BE AS SHOWN ON PLANS OR SCHEDULES.
3. ALL HEADERS SHALL BE 2 PIECES WITH 1/2" PLYWOOD PLYSPACER BETWEEN PIECES UNLESS NOTED OTHERWISE.
4. FRAME TO INTERIOR PARTITIONS AT 16" O.C. MAXIMUM.
5. PROVIDE SOLID BLOCKING AT 1/2 POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS, FLOORS AND CURBS COVERED SHALL BE FRAMED WITH 1/2" CDX PLYWOOD, NAILING SHEATHING EVERY 6" ON CENTERS AT 6" O.C. AT ALL EDGES AND 12" O.C. IN THE FIELD AT ALL INTERMEDIATE STUDS OR JOISTS. PROVIDE LATERAL CORNER BRACES FROM STUDS TO SILL PLATE AT 45° ANGLE.
7. ALL CEILINGS OF ROOMS SHALL EXTEND DOWN BEHIND ALL ROOF OVERHANGS TO MEET THE EXTERIOR WALL FINISH AND BE SUPPORTED WITH 2" X 4" BLOCKING AT THE EXTERIOR FLOOR AND BE ATTACHED WITH 2-8d TOENAILS AT EACH END.
8. PROVIDE DOUBLE 2X6 STRUTS/BRACE AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT EVERY 1/3 OF VERTICAL DISTANCE BETWEEN ROOF CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, ROOF BOARDS SHALL BE ONE "X" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM UNLESS NOTED OTHERWISE. WHERE ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE JOB IS TO BE ERECTED.
12. ALL ROOF TRUSSES AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS OR BEAMS AND SHALL BE DESIGNED TO CARRY LOAD AND ALL LEVELS AND TERMINATE AT PERMANENT FLOORS, AND BE SUPPORTED BY TRUSSED FLAT GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL BASEMENT WALLS, BEAMS, AND FOOTINGS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
14. ALL ROOF FRAMING, COLLARS, BEAMS, ETC., TO BE ENGINEER BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. 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 LOCAL, STATE AND LOCAL CODES, REGULATIONS AND ENFORCEMENTS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR INTERPRETATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OVER DRAWINGS AND NOT SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND BEAR ON UNDISTURBED SOIL OF UNIFORM BEARING CAPACITY OF 2000 PSF UNLESS NOTED OTHERWISE BY LOCAL CODES, LOCAL CONDITIONS AND/OR ENGINEERING DATA.
5. CONTRACTOR SHALL VERIFY COMPATIBILITY OF THE BUILDING WITH ALL MECHANICAL SYSTEMS.
6. IF BASEMENT 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 TO OCCURE DUE TO A WIDE VARIANCE IN LOCAL AND WEATHER CONDITIONS. CONDITIONS UNDER THE EARTH SHOULD BE EXAMINED AND WHERE CONDITIONS DIFFER FROM THOSE ASSUMED, CONTRACTOR SHALL ADJUST AND REINFORCE AS THE CONTRACTOR'S RISK AND EXPENSE TO MEET ALL LOCAL CODES AND TO OBTAIN ADEQUATE AND SAFE STRUCTURE.
8. ALL STRUCTURAL DETAILS AND SIZE STRUCTURE MEMBERS SHALL BE OF A QUALITY, DESIGN AND STRENGTH AS REQUIRED BY ALL NATIONAL, STATE AND LOCAL BUILDING CODES IN FORCE AT PLACE.
9. ALL COLUMNS OR LOAD BEARING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU ALL LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

SQUARE FOOTAGE	
FIRST FLOOR	1894 SQ. FT.
SECOND FLOOR	683 SQ. FT.
TOTAL	2577 SQ. FT.
OPT. BONUS	210 SQ. FT.
TOTAL	2787 SQ. FT.

REVISIONS	DATE	BY

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HOMEPLANS
THE NATION'S FAVORITE HOME PLANS

FIRST FLR. PLAN/CABS./DETAIL

THE OAK KNOLL

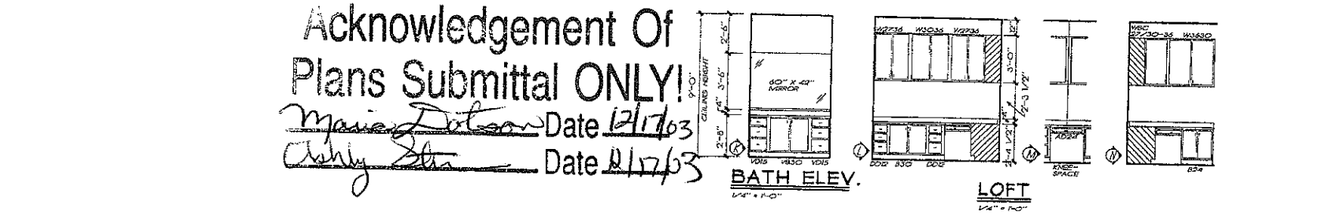
FBA
FRANK BETZ ASSOCIATES, INC.
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www.frankbetz.com

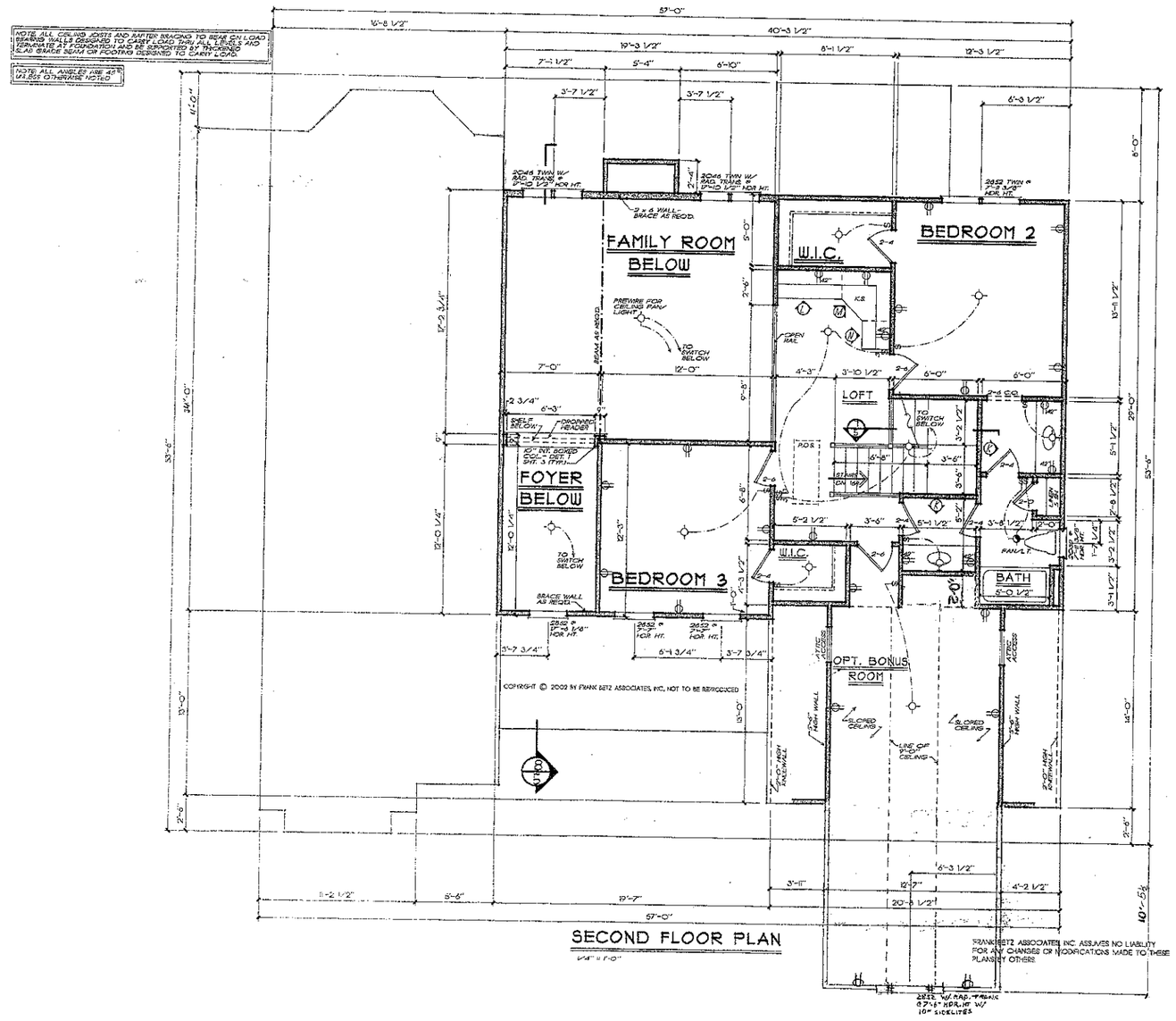
BY: JAG CK: RDV

DATE: 6-20-2002

SHEET: 3 OF: 5

Acknowledgement Of
Plans Submittal ONLY!
Maria Dixon Date 12/17/03
Ashley Stan Date 12/17/03





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

REVISIONS	DATE	BY

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HOME PLANS
DESIGNED FOR TODAY'S FAMILY

SECOND FLOOR PLAN/CABS.

THE OAK KNOLL

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BY: JAG CK: KCW

DATE: 6-20-2002

SHEET: 4 OF: 5