ORDANCE WITH ALL APPLICABLE
ODES AND N.E.C. N.F.P.A.
ONS AND DIMENSIONS AT SITE
DISCREPANCIES SHALL BE
ING FOR JUSTIFICATION
E WITH WORK CONTRACTORS
ONS THAT ARE NOT REPORTED
ALCULATED AND NEWLY SCALED
THESE LOCAL CODES AND MUST
E HANDLING THE BUILDING
FOOTING AND REINFORCING STEEL
TY OF THE BUILDING WITH ALL

OUNDATION WALL REINFORCE

NGS SHOULD BE VERIFIED AND
E WHERE CONSTRUCTION IS
LOCAL CODES, SOIL BEARING
GICAL AND WEATHER CONDITIONS.
FOR ADJUSTING AND VERIFYING
NGS TO MEET ALL LOCAL CODES
TRUCTIONS.
TURAL MEMBERS SHALL BE OF A
AL NATIONAL STATE AND LOCAL

D BE DESIGNED TO CARRY LOADS
EVELS BELOW AND TERMINATE AT
ARING POINTS DESIGNED TO CARRY

7

IMUM REQUIREMENTS ONLY.
, FIGURE REFER AND COMPLY
TH LOCAL ENGINEERS FOR ALL

ED ON 2x4 STUDS UNLESS
T MID HEIGHT OF ALL WALLS.
NKED OVER STUDS BELOW.
WITH 1/2" PLYWOOD
ESS.
TH UNDER PARTITION WALL

POINT OF SPAN OR 6'-0"

ITERIOR CORNERS) SHALL BE
ND BOUNDED SHALL BE 2x4
D 2x4 COMMONS AT 24" O.C.
- UNBROKEN DIAGONAL
ALL CORNERS.
- EXTEND DOWN THRU ALL
ONT FLOOR AND BE SUPPORTED
R FOOTING DESIGNED TO CARRY

MID SPAN FOR CEILING JOISTS

" VERTICAL DISTANCE BETWEEN
" O.C. MAXIMUM.
BE SHALL BE ONE "2x" SIZE

WOOD MINIMUM
OF TRUSSED AND USED. TRUSS
LARGER WIDTH THAN STUD OF
TH WORK IS TO BE UNIFORMED.
ED TO BEAR ON LOAD BEARING
ALL LEVELS AND TERMINATE AT
H" THICKENED SLAB CRAWL BEAM

INGS TO BE DESIGNED BY LOCAL
LOCAL CODES.
ETC. TO BE DESIGNED BY
ALL LOCAL CODES.

Acknowledgement Of
Plans Submittal ONLY!
Date _____
Builder _____ Date 3-9-06

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

VAULTED SCREENED PORCH
4x4 INTERMEDIATE POST (TYP.)
6" LOAD BEARING COLUMN - SEE DET. 3 SHT. 6 (TYP.)
PREWIRE FOR C.F. FAN/LIGHT
2-6 SCREEN DOOR
BRACE WALL AS REQ'D.
74" x 15" HEARTH
42" FPL.
GAS STARTER
VAULT
VAULTED KEEPING RM.
9'-0" HIGH SOFFIT
2-6 FRENCH DOOR W/ 12" TRANS
3068 FIXED 6'-0" HDR. HT.
BRKFST.
3040 SERV. BAR OVER 42" HIGH KNEEWALL
3040 QUAD W/ 12" TRANS 6'-0 1/2" HDR. HT.
2x6 WALL - BRACE AS REQ'D
DECK
6" DECORATIVE POST (TYP.)
RAILING AS REQ'D. (TYP.)
2052/2652/3052 W/ 12" SEGL TRANS 6'-0 1/2" HDR HT.
VAULTED SITTING
5'-0 FRENCH DOOR UNIT W/ 12" TRANS
PREWIRE FOR C.F. FAN/LIGHT
5 1/2" (TYP.)
CRITICAL - SEE SECTION FOR WALL HEIGHT
6'-0" HIGH SOFFIT
MASTER SUITE
2'-0" (TYP.)
15'-2 1/2"
FALSE BEAM (TYP.)
PREWIRE FOR C.F. FAN/LIGHT
TRAY CEILING
9'-0"
2-2 1/2"
9'-0"
GARAGE
94" x 36" ATTIC ACCESS
GAS STUB
CEILING OUTLET FOR GARAGE DOOR OPENER
OIL WALL
LOW VOLTAGE
9'-0" x 8'-0" OH GARAGE DR.
KITCHEN
SURFACE UNIT
OVEN/ MICROWAVE
ISLAND
PANTRY 6'-0"
PDR.
LAUND.
GAS STUB
LINE OF FLOOR ABOVE
ICE MAKER LINE
HVAC CHASE
74" x 15" HEARTH
42" FPL.
GAS STARTER
TO FIXTURE ABOVE
FAMILY ROOM
LINE OF FLOOR ABOVE
LINE OF 9'-0" CEILING
2-6
3'-6 1/2"
3'-10"
8'-1 1/2"
2'-2"
2'-0"
42" ICE
VAULTED M. BATH
HIS
42" x 72" GARDEN TUB W/ WHIRLPOOL
GRADE WALL AS REQ'D.
SHWR
GLASS ENCL. OVER 24" HIGH KNEEWALL
3'-6"
3'-9 1/2"
7'-6 1/2"
3'-3 1/2"
7'-3 1/2"
7'-0"
LINE OF CANOPY ABOVE
LOW VOLTAGE
CEILING OUTLET FOR GARAGE DOOR OPENER
GARAGE
DINING ROOM
FOYER
HERS
13'-2 1/2"
8'-0"
10" INTERIOR COLUMN - SEE DET. 1 SHT. 5 (TYP.)
3-0" DBL. DRS. W/ 12" SEGL TRANS
3 x 6 WALL - BRACE AS REQ'D.
COPYRIGHT © 2005 BY FRANK BETZ ASSOCIATES, INC. NOT TO BE REPRODUCED
LINE OF STONE WATERTABLE BELOW (TYP.)
PORCH
STONE VENEER (TYP.)
LINE OF FLOOR ABOVE (TYP.)
12" DIA. DORIC COLUMN - SEE DET. 2, SHT. 6 (TYP.)
6'-2"
7'-6"
21'-6"
35'-0"
64'-0"
74'-8"
10'-8"
55'-8 1/2"
50'-0"
34'-0"
16'-6"

4" CROWN MOULDING
WRAP W/ 1 x 6 MATERIAL
INVERTED BASE CAP
2 x 4 FRAMING AS REQ'D.
WRAP W/ GYP. BD
CP'T. MOULDING AS SPEC.
BASE CAP
WRAP W/ 1 x 12 MATERIAL
QUARTER ROUND OR SHOEMOULD

COLUMN DETAIL
1"=1'-0"

SQUARE FOOTAGE		
FIRST FLOOR	2384 SQ. FT.	2344
SECOND FLOOR	1569 SQ. FT.	
TOTAL	3953 SQ. FT.	
FINISHED BASEMENT	40 SQ. FT.	
TOTAL	3953	3993 SQ. FT.

5 FIRST FLOOR 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

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOME PLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE KINGS MILL

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0288
www.frankbetz.com

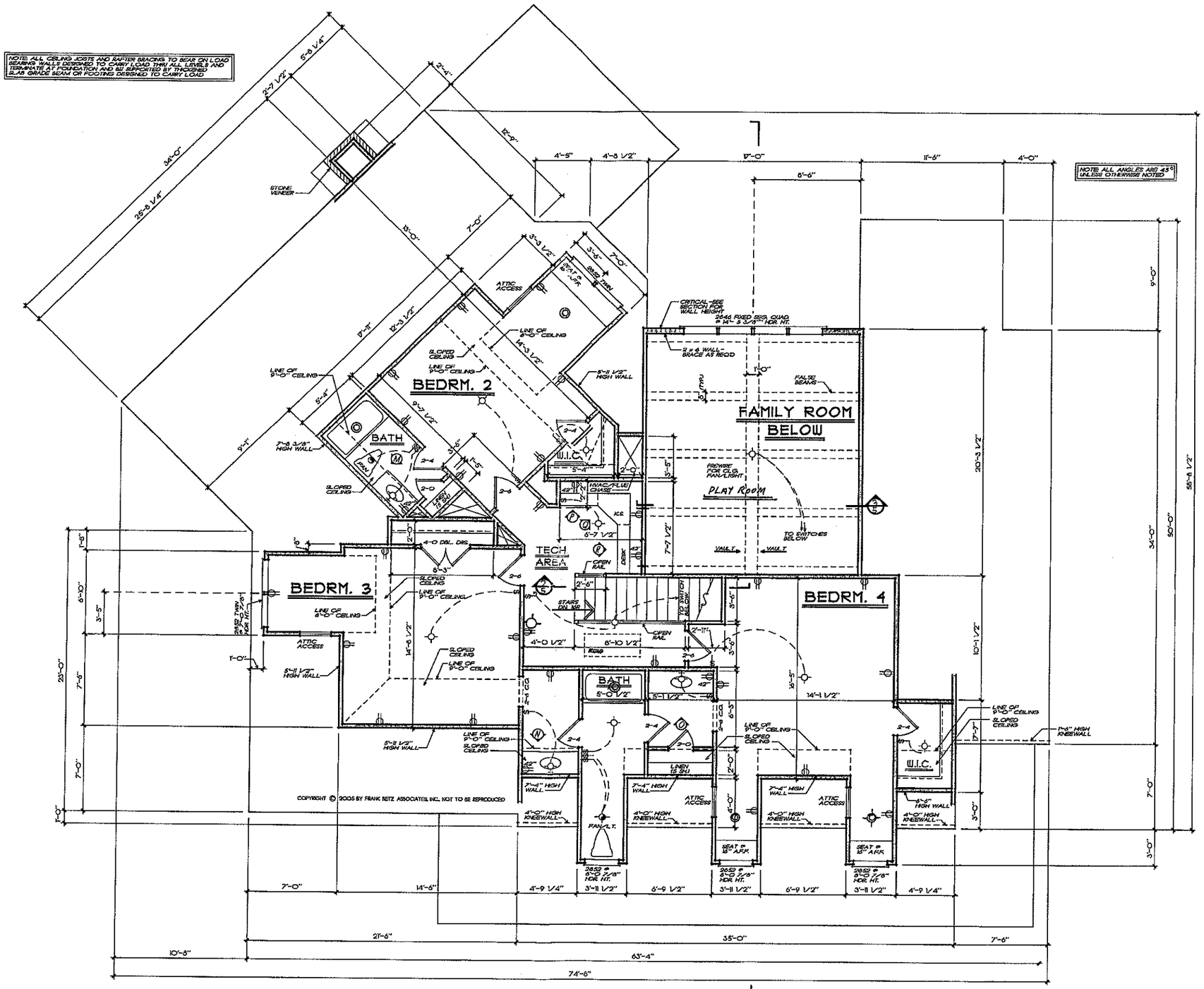
BY: PLD CK: KKW

DATE: 6/13/05

SHEET: 3 OF: 6

NOTE: ALL CEILING JOISTS AND RAFTER BRACING 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

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



COPYRIGHT © 2005 BY FRANK BETZ ASSOCIATES, INC., NOT TO BE REPRODUCED

SECOND FLOOR 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

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOME PLANS

SECOND FLOOR PLAN

THE KINGS MILL

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKES PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0885
www.frankbetz.com

BY: FLD CK: KKW

DATE: 6/13/05

SHEET: 4

OF: 6