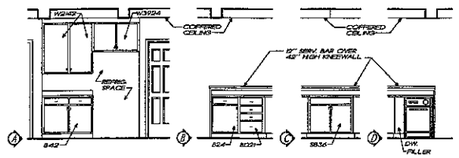
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY WORK DONE WITH INCORRECT DIMENSIONS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS TO BE IN FIELD. DO NOT SCALE DRAWINGS.
4. ALL CONSTRUCTION TO MATCH EXISTING ADJACENT WORK AS TO TYPE, QUALITY OF WORKMANSHIP AND FINISH UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE CONSTRUCTION (TEMPORARY AND PERMANENT) AND OCCUPANTS OF NEIGHBORING PROPERTY DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, SIDEWALKS, UTILITIES, ETC. CAUSED BY CONSTRUCTION OPERATIONS AND SHALL REPAIR OR REPLACE ALL SUCH DAMAGED ITEMS AS APPROVED BY THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS GOVERNING THE CONDUCT OF THE WORK. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
8. ALL NEW WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE REJECTED.
9. CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS DURING THIS PERIOD SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.

GENERAL FRAMING NOTES

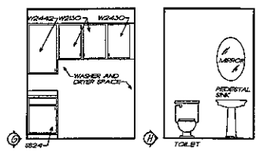
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY DUE TO A VARIANCE OF CODES FOR REGIONS. PLANS WERE ENGINEERED WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE BRACING AT MID-HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE (2) 2X10 WITH 1/2" PLYWOOD FILLER UNLESS NOTED OTHERWISE ON PLANS.
4. PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS RUNNING PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CONTINUOUS STRAPPING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS, WINDOW AND OUTSIDE CORNER SHALL BE FULLY BRACED WITH 2x6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. SHALL BE 1/2" PLYWOOD AT 8'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND BE CONTINUOUS AT 8'-0" O.C. MAXIMUM VERTICAL SPACING. ALL CORNERS SHALL BE BRACED WITH DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OF STRUCTURE SHALL BE CONTINUOUS DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A REINFORCED 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. ROOFS 12/12 AS SEEN IN SPACE 1/2" VERTICAL DISTANCE BETWEEN RIDGE AND TOP OF WALL PLATE AT LINE OF EXTERIOR WALL.
10. 5/8" GYPSUM SHEETING AND HOUSE WRAP ON ALL EXTERIOR 2x6 WALLS WITH BATTING.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECIFICATIONS AND CONSTRUCTION DETAILS FOR ALL BEARING WALLS, BEAMS, ETC.
13. ALL LIVING AREA JOISTS AND RAFTERS SHALL BE 24" O.C. UNLESS NOTED OTHERWISE. ALL ATTIC AREA JOISTS AND RAFTERS SHALL BE 24" O.C. UNLESS NOTED OTHERWISE. ALL FLOOR JOISTS AND RAFTERS AT BASEMENT FLOOR AND BE SUPPORTED BY TRUSSED FLAT GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL GIRDER TRUSSES, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL ENGINEER. DRAWINGS TO BE SUBMITTED TO BUILDER.
15. ALL BUILT-UP 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.



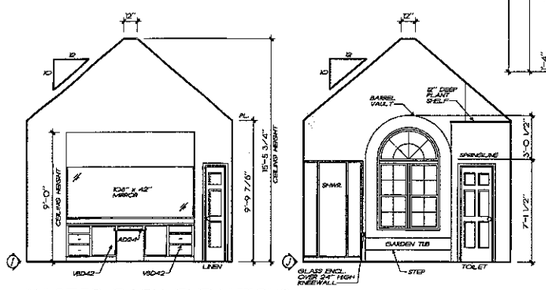
KITCHEN ELEVATIONS

1/4" = 1'-0"



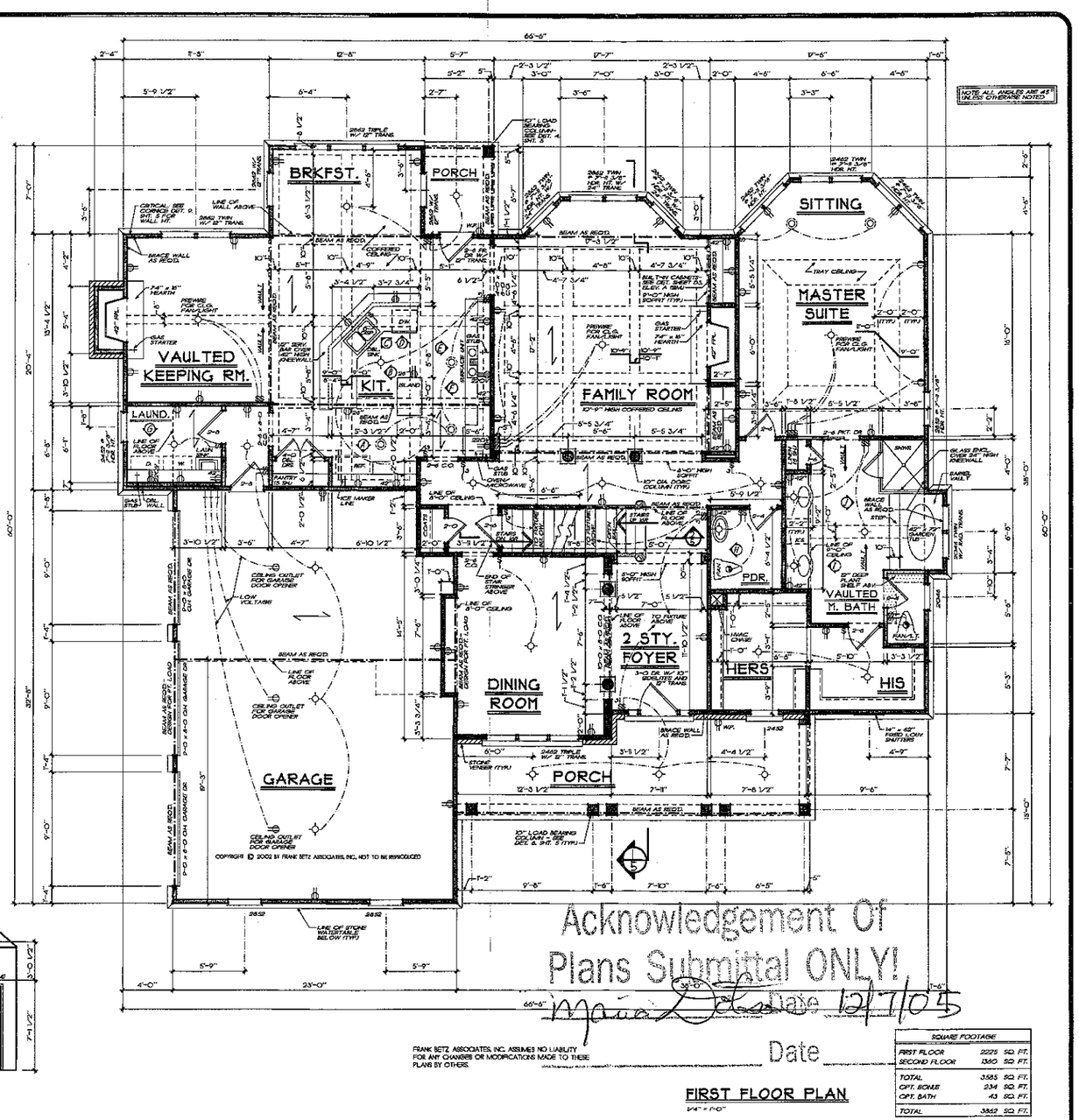
LAUN. ELEV. 1/4" = 1'-0"

BATH ELEV. 1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"



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.

Acknowledgement Of Plans Submittal ONLY!

Maria Dekalb 12/7/05

Date

REVISIONS	DATE	BY
CLAR 39-90	4-18-03	CAS

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HOMEPLANS DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE WOODCLIFFE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0666
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BY: FLD CK: KCW

DATE: 11/19/02

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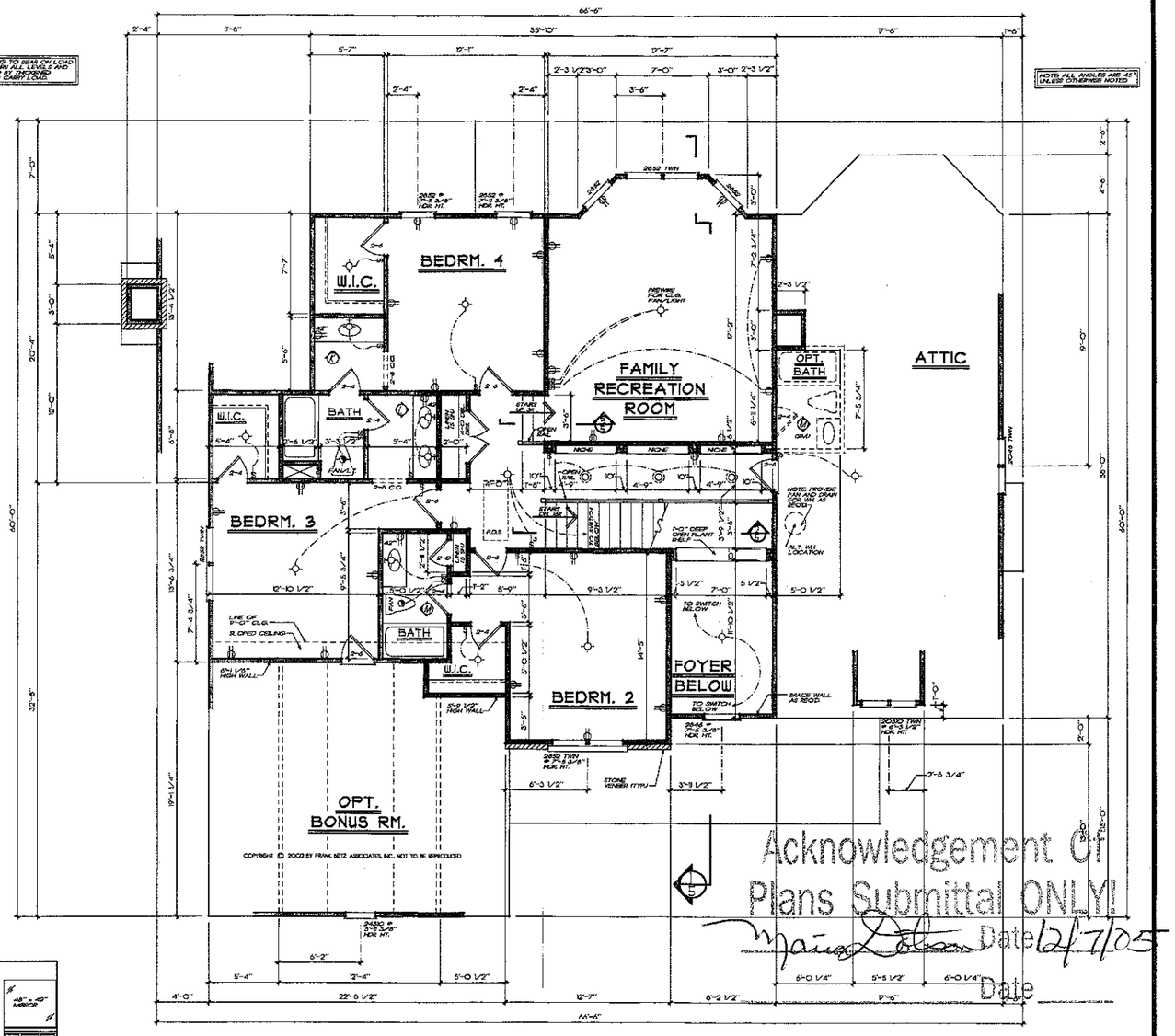
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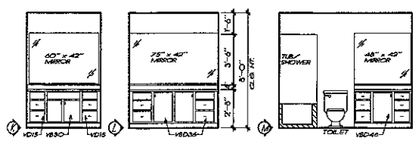
Lot 326 Farm 5

12-7-05

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 ENGINEERED FLAT GIRDER BEAM OR ROOFING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED





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

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

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Acknowledgement Of Plans Submittal ONLY!
Date 12/7/05
Date

REVISIONS	DATE	BY
CLAS 29-60	4-29-03	CAE

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET!!!

SECOND FLOOR PLAN
BATH ELEVATIONS

THE WOODCLIFFE

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BY: RLO CK: KKW

DATE: 2/19/02

SHEET:
4
OF: 5