

KITCHEN ELEVATIONS

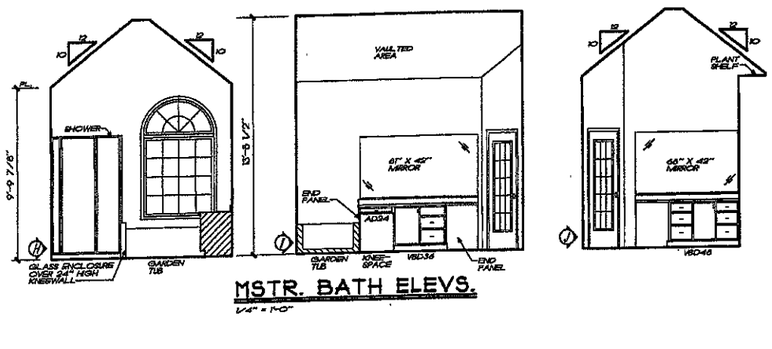
1/4" = 1'-0"

LAUND. RM.

1/4" = 1'-0"

BATH ELEV.

1/4" = 1'-0"



MSTR. BATH ELEVS.

1/4" = 1'-0"

1/3 INT. COLUMN DETAIL

3/4" = 1'-0"

COL-A 102704

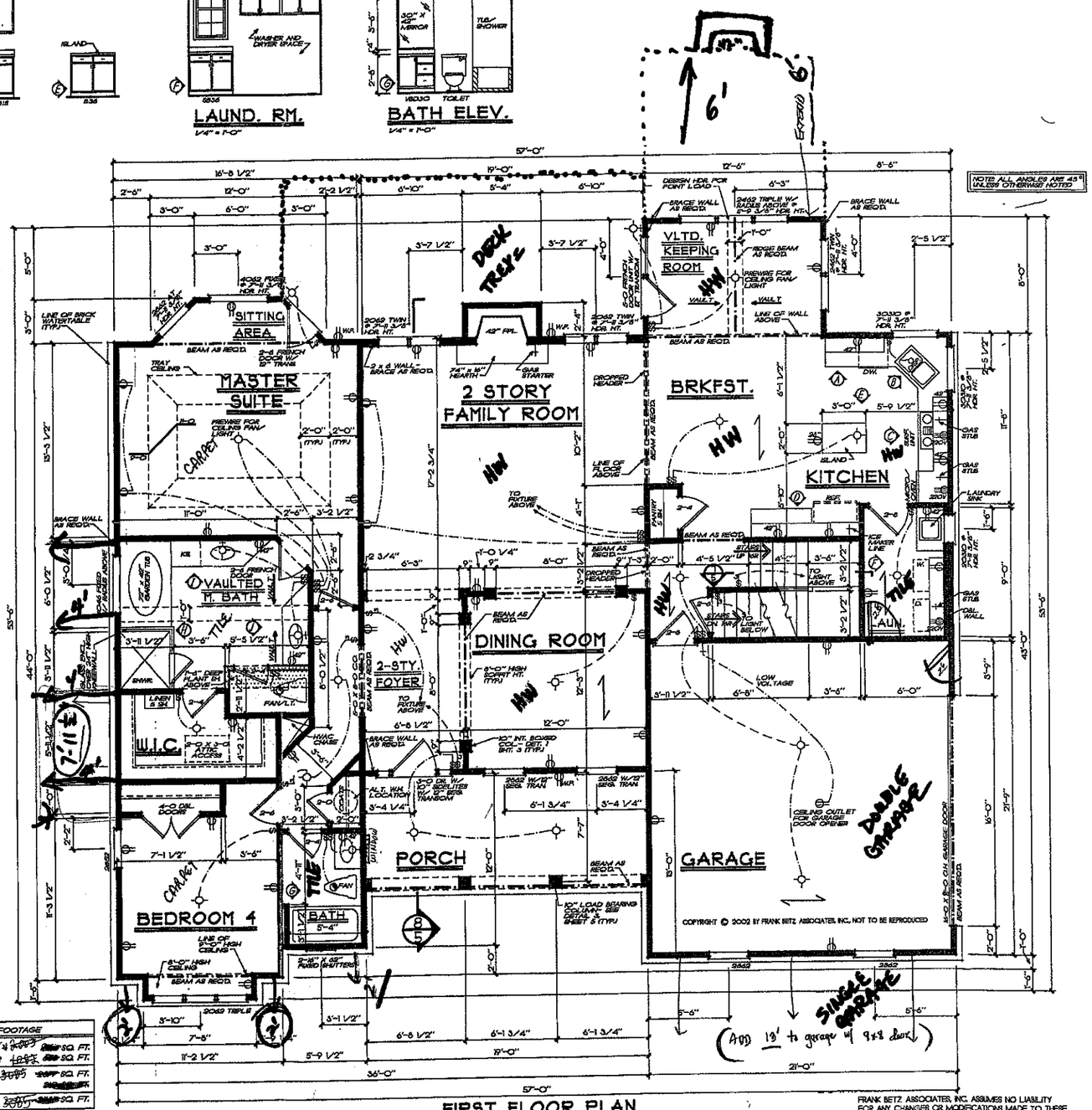
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIETY OF CODES FOR THIS REGION, PLEASE REVIEW AND COMPLY WITH ALL YOUR LOCAL CODES. COMPLY WITH LOCAL ENGINEERING FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE RUBLINS AT MID HEIGHT OF ALL WALLS.
2. ALL GENTY AND BATTEN SHALL BE NAILED OVER STUDS AS SHOWN.
3. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FILLER.
4. PLATES UNLESS OTHERWISE NOTED.
5. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
6. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 6'-0"
7. ALL MAXIMUM WALL HEIGHTS.
8. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD, VALANCE BOARDS SHALL BE 64 COMMONS AT 0" O.C. AT ALL EDGES AND 64 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. SECTION 2 AND NAILED DIAGONAL. CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
9. ALL COLUMNS OR SOLID PIERS SHOULD BE CARRIED 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.
10. PROVIDE DOUBLE 2x6 STROMBRACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
11. PROVIDE COLLAR TIE AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
12. RIDGE BOARD SHALL BE 1" NOM. MINIMUM DEPTH BUT BE ONE "SIZE LARGER THAN RAFTERS.
13. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
14. 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.
15. ALL CEILING JOISTS AND RAFTER SPACING 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 FOOTINGS DESIGNED TO CARRY LOAD.
16. ALL BASEMENT LOAD BEARING WALLS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. ALL SOLID PIERING, COLUMNS, PIERS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
18. 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 CONSTRUCTION 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 RECTIFICATION.
3. CONTRACTOR SHALL COORDINATE PROPOSED WORK WITH WORK CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THEY ARE NOT REPORTED.
4. DO NOT SCALE DRAWINGS FOR CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE TAKEN FROM FACE OF STUD UNLESS NOTED.
5. ALL FOOTINGS TO BE BELOW FROST LINE WITH LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BEARING.
6. CONSULT LOCAL ENGINEER FOR FINISH FOOTING AND RESPONSIBLE SIZES.
7. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
8. 6" MASONRY, SHORING 4" AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
9. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL SOIL CONDITIONS, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS. IT IS THE CONTRACTOR IS RESPONSIBLE FOR ANALYSIS AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
10. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS AND ALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
11. ALL COLUMNS OR SOLID PIERS 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.



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.

SQUARE FOOTAGE	
FIRST FLOOR	2055 SQ. FT.
SECOND FLOOR	1082 SQ. FT.
TOTAL	3137 SQ. FT.
TOTAL	3137 SQ. FT.

4156 TOTAL UNDER ROOF: 4156 FT

UNHEATED: 1019 ft
& PORCHES

Acknowledgement Of Plans Submittal ONLY!

Date 9-8-05

Date 9-8-05

REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

Mecklenburg Homeworks, Inc.

FIRST FLR. PLAN/CABS./DETAIL

THE OAK KNOLL

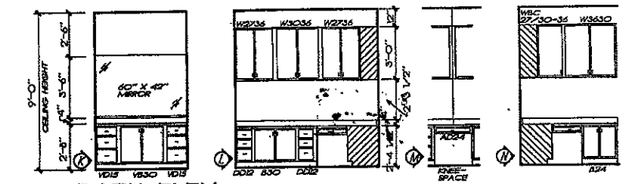
FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

BY: JAS CK: KRW

DATE: 6-20-2002

SHEET: 3 OF: 5

TMEAGE Rd DATE 6-20-2005 PATH:WWE JK\DESIGN\OAK KNOLL\ELEVATIONS

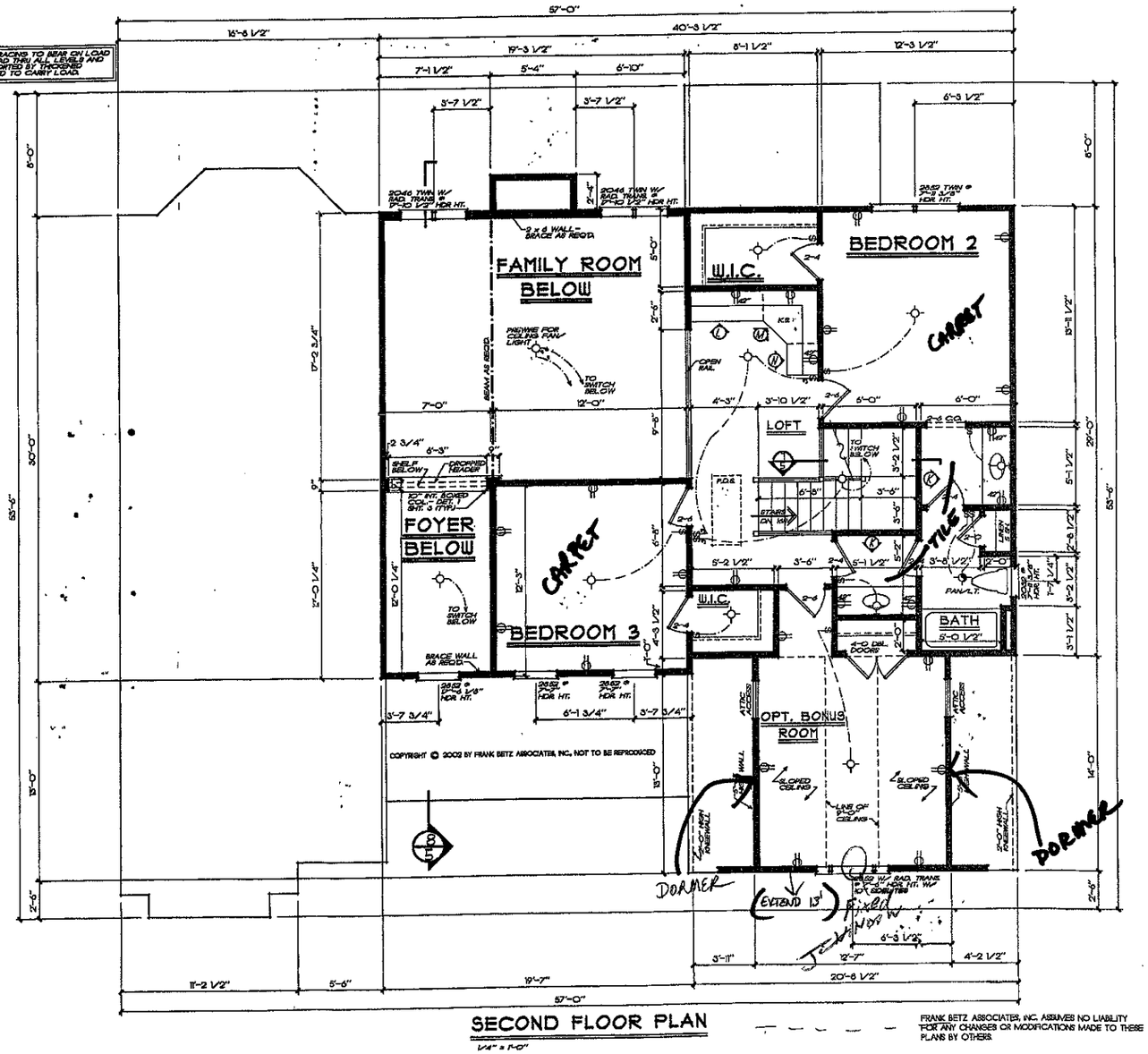


BATH ELEV.
1/4" = 1'-0"

LOFT
1/4" = 1'-0"

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 TRUSSED BEAM OR GIRDER BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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

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Acknowledgement Of Plans Submittal ONLY!
_____ Date 9-8-05
_____ Date 9-8-05

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REVISIONS	DATE	BY

Homeworks, Inc.

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN/CABS.

THE OAK KNOLL

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BY: JAG CK: KW

DATE: 6-20-2002

SHEET: 4 OF: 5

TIMEMON PM DATE: 5-3-2003 PATHNAME: X:\DOCS\OAK KNOLL\SECPLAN.DGN