NOTES

WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION. ALL DIMENSIONS ARE TO BE CHECKED WITH WORK CONDITIONS AND SHOWN ON SHOP DRAWINGS. ANY VARIATIONS FROM THESE DRAWINGS MUST BE NOTED AND HAVE WRITTEN APPROVAL BEFORE PROCEEDING WITH WORK. ALL WORK SHALL BE PLUMB, LEVEL AND SQUARE AND LEFT IN FINISHED ORDER. CUTTING OF TIMBERS AND THE BUILDING STRUCTURE SHALL BE KEPT TO A MINIMUM. ALL PENETRATIONS AND OPENINGS IN FIRE RATED CONSTRUCTION SHALL ENSURE CONTINUITY OF THE BUILDING WITH ALL APPLICABLE CODES.

ALL CONCRETE & MASONRY AGAINST ANY FOUNDATION WALL, REINFORCE AS REQUIRED.

ALL EXCAVATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND APPROVED BY AN ENGINEER OR THE ESTATE HOME CORPORATION. ALL WORK IS DUE TO VARY ACCORDING TO LOCAL CODES AND BUILDING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR PLUMBING AND HEATING CONTRACTOR IS RESPONSIBLE FOR PLUMBING AND HEATING. ELECTRICAL WORK SHALL AND CONFORM TO MEET ALL LOCAL CODES. THIS IS A CUSTOM HOME, AND SITE STRUCTURAL MEMBERS SHALL BE OF A SIZE AND TYPE TO MEET LOCAL CONDITIONS AND SHALL BE APPROVED AND MEET ALL NATIONAL, STATE AND LOCAL CODES WHERE APPLICABLE.

ALL LOAD BEARING HEADERS AND TWO DOUBLE JOISTS SHOULD BE DESIGNED TO CARRY LOADS AS REQUIRED BY LOCAL CODES. ALL HEADERS SHOULD BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

ALL FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY XXX

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. REFER TO LOCAL CODES FOR SPECIFIC REQUIREMENTS AND CONSULT WITH LOCAL ENGINEER TO INSURE COMPLY WITH LOCAL ENGINEERING FOR ALL STRUCTURAL REQUIREMENTS.

1. RIDGE RUNS AT MID POINT OF ALL WALLS.
2. ALL BEARING WALLS SHALL BE DOUBLE STUD.
3. ALL EXTERIOR CORNER WALLS AND OTHER CORNERS SHALL BE SINGLE WITH 2" SOLID BLOCKING.
4. ALL INTERIOR CORNER WALLS SHALL BE DOUBLE STUD.
5. ROOF TRUSSES TO BE SPACED AT 24" O.C. MAXIMUM.
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TCHEN ELEVATIONS

UN. ELEV. BATH ELEV.

STER BATH ELEVATIONS

Acknowledgement Of Plans Submittal ONLY!

Date 9-1-04

Date _____

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FIRST FLOOR PLAN

SQUARE FOOTAGE		
FIRST FLOOR	3316	2825 SQ. FT.
SECOND FLOOR	360	SQ. FT.
TOTAL	3676	3185 SQ. FT.
~~CAR DORMER~~	158	158 SQ. FT.
OPT. BATH	220	34 SQ. FT.
~~PORCH~~	61	340 SQ. FT.
Total	4115	

Garage
F Porch
B Porch

REVISIONS	DATE	BY
CLAS 28-80	4-30-03	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
770/431-0588
www.frankbetz.com

SHOWN FOR REFERENCE ONLY
Distinctive Custom Homes
214 Wood Duck Loop
Mooresville, NC 28117

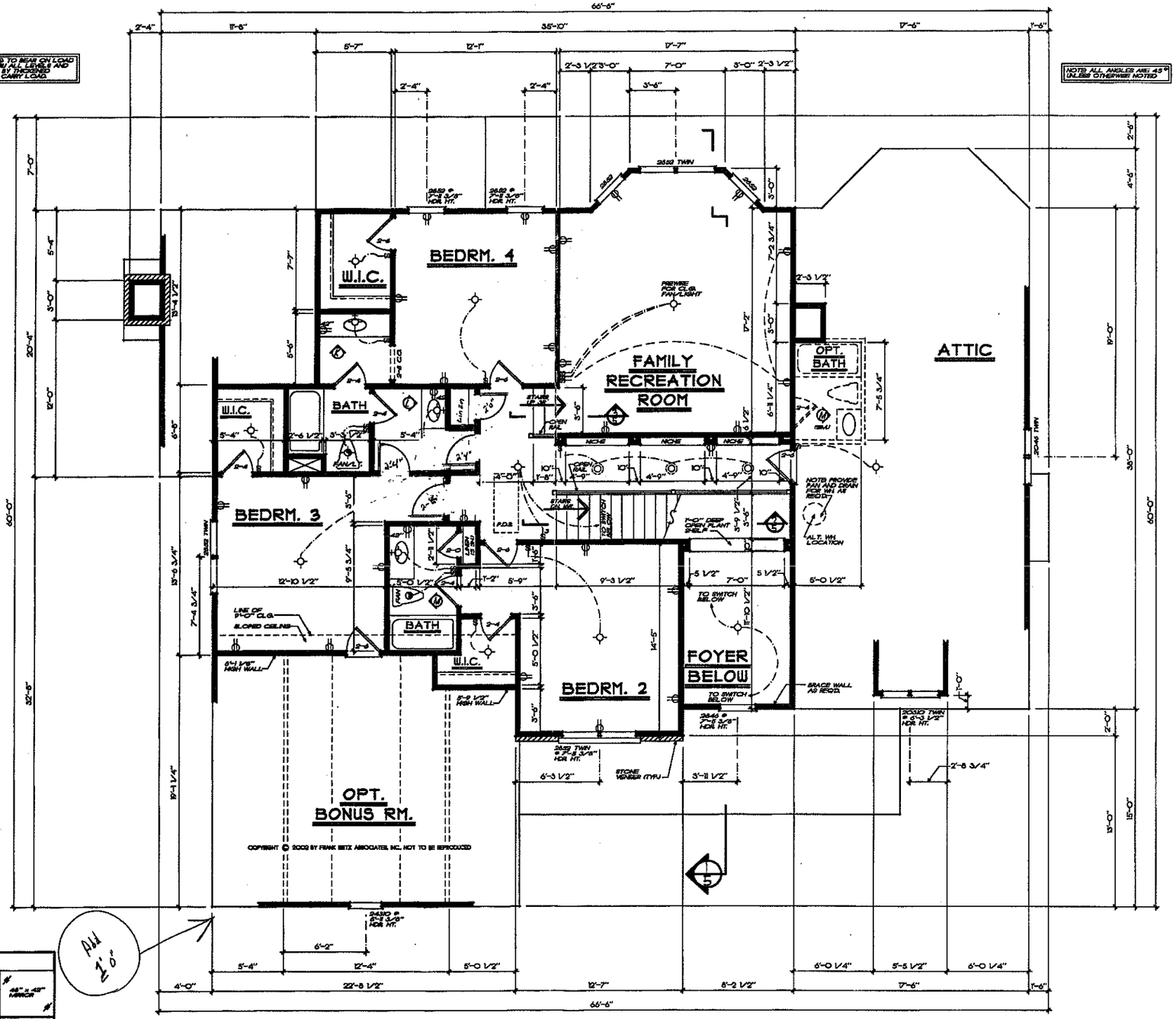
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DATE: 8-19-02

SHEET: 3 OF: 5

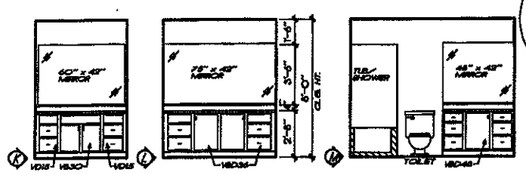
NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION. ANY RE-DIRECTED BY TRUSSING, FLY RAFTER, VALLEY OR FOOTING REQUIRED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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Date 9-1-04
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BATH ELEVATIONS
1/4" = 1'-0"

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

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REVISIONS	DATE	BY
CLAS 02-20	4-8-03	CAS

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HOMEPLANS
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SECOND FLOOR PLAN
BATH ELEVATIONS

THE WOODCLIFFE

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SMYRNA, GEORGIA 30080
770/431-0886
www.frankbeitz.com

BY: FLD CK: KRW

DATE: 8/19/02

SHEET: 4 OF: 5