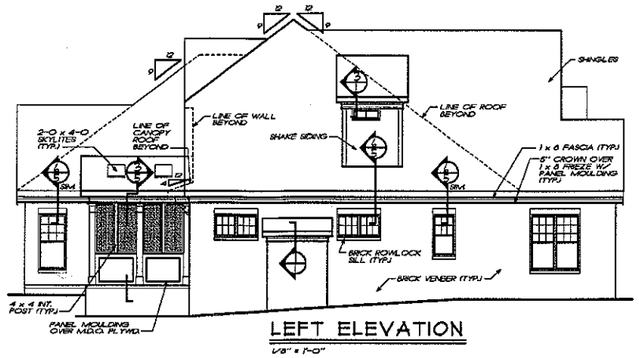
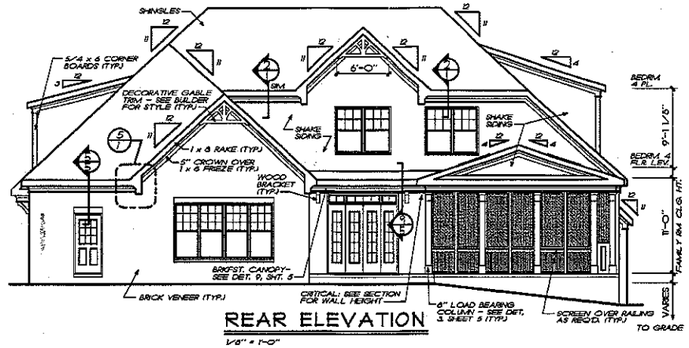


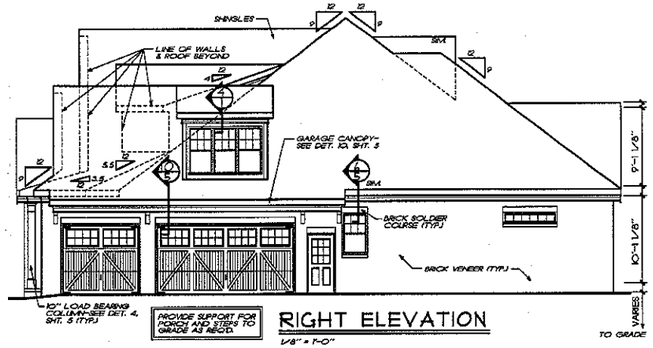
LEFT ELEVATION

1/8" = 1'-0"



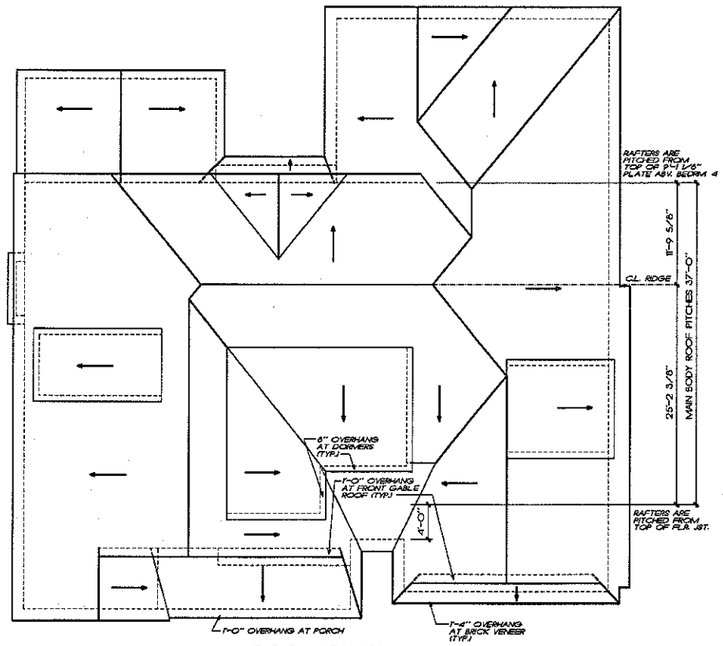
REAR ELEVATION

1/8" = 1'-0"



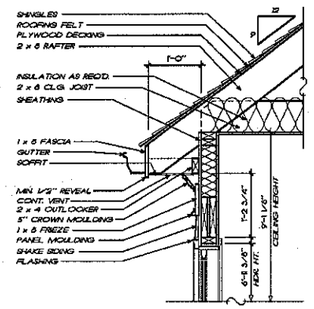
RIGHT ELEVATION

1/8" = 1'-0"



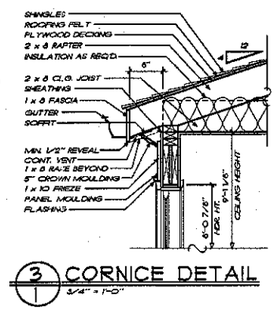
ROOF PLAN

1/8" = 1'-0"



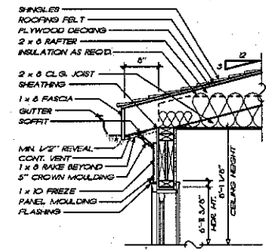
2 CORNICE DETAIL

3/4" = 1'-0"



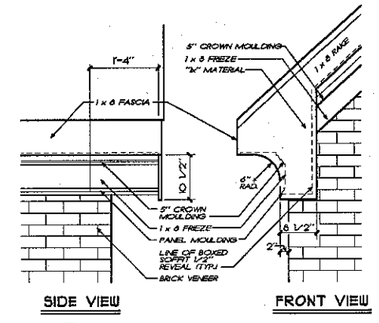
3 CORNICE DETAIL

3/4" = 1'-0"



4 CORNICE DETAIL

3/4" = 1'-0"



5 CORNICE DETAIL

3/4" = 1'-0"

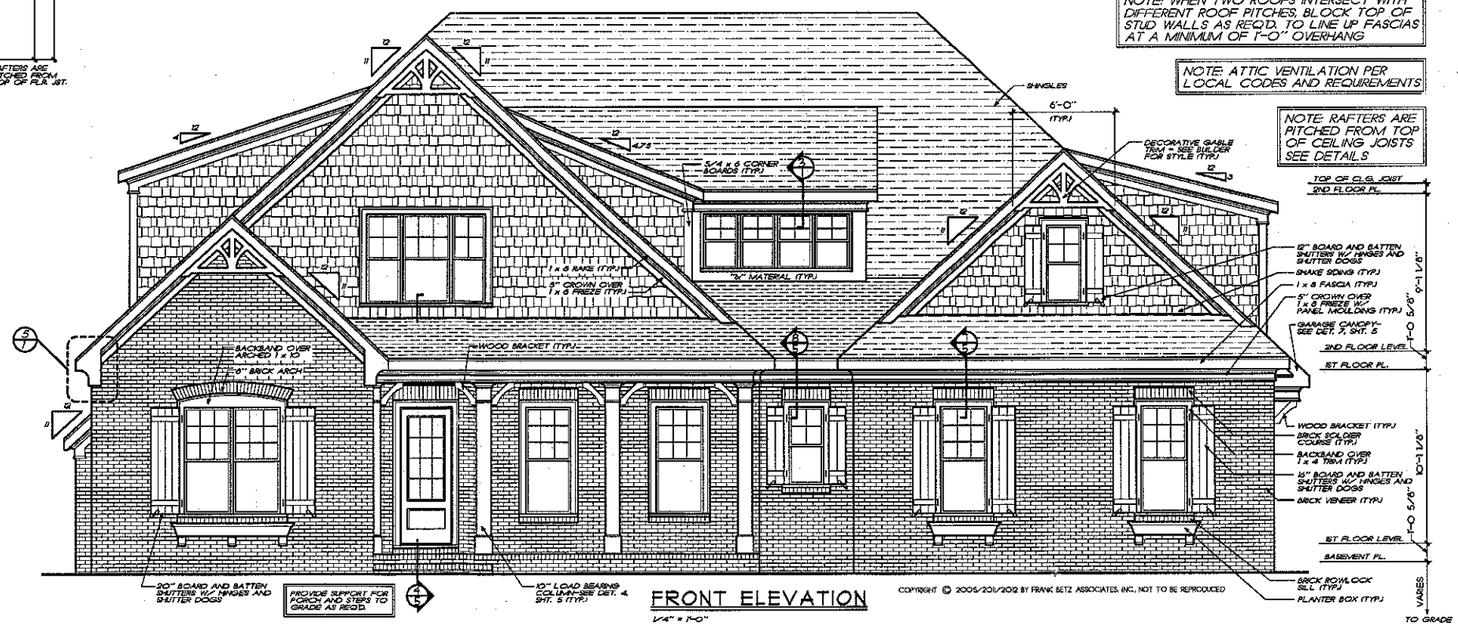
1 CORNICE DETAIL

3/4" = 1'-0"

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS SEE DETAILS



FRONT ELEVATION

1/4" = 1'-0"

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PER #78921	3-23-12	CAS
PER #80891	3-30-12	CAS

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ELEVATIONS / DETAILS

THE SUMMERLAKE

FRANK BETZ ASSOCIATES, INC.
3550 George Busbee Parkway
Suite 190
Kennesaw, Georgia 30144
770-431-0868
www.frankbetz.com

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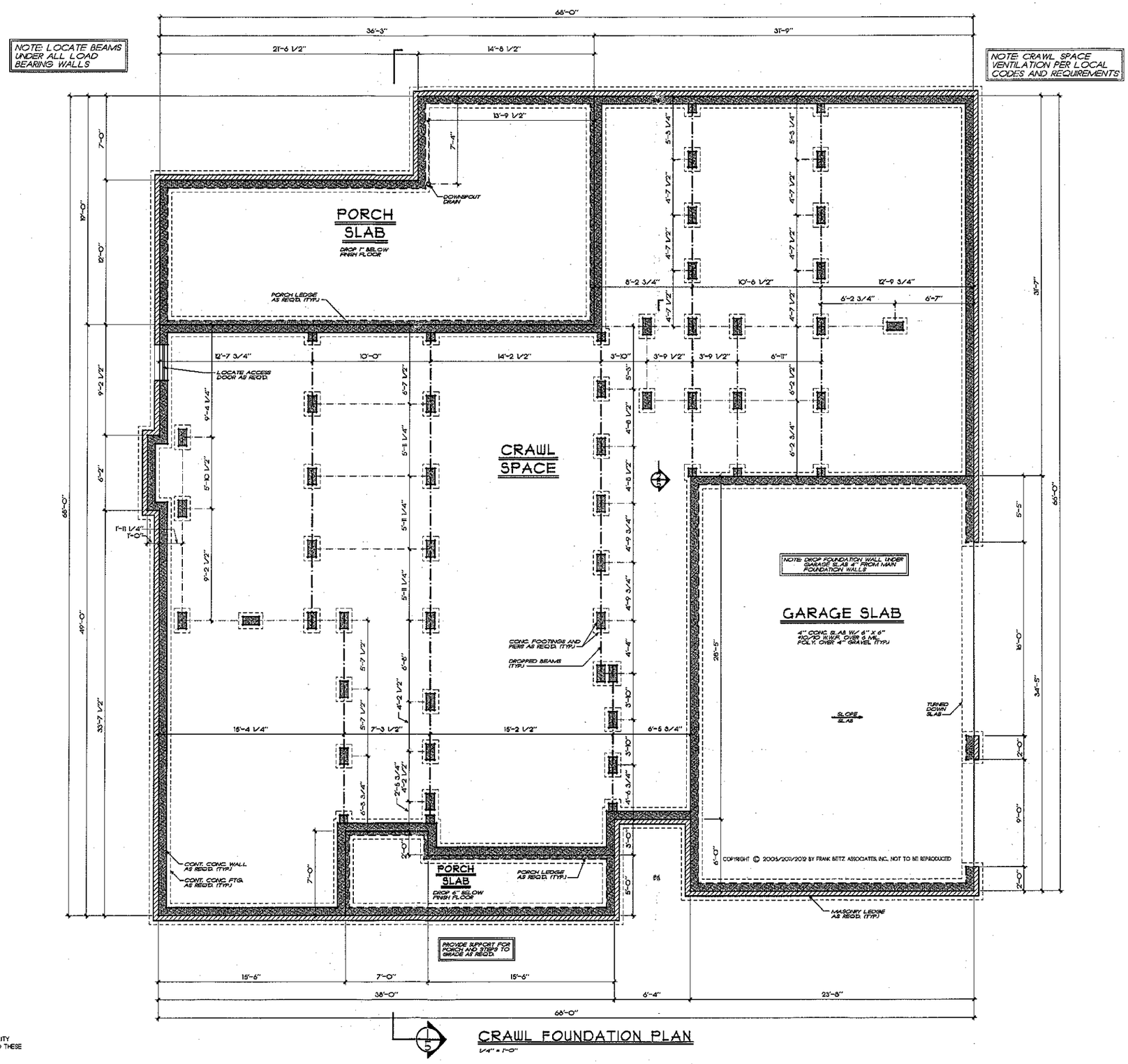
DATE: 4-12-11 4-9-12

SHEET: 1

OF: 5

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Acknowledgement
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_____ Date _____



CRAWL FOUNDATION PLAN
5
1/4" = 1'-0"

REVISIONS	DATE	BY
PER PERMIT	3-23-11	CAS
PER PERMIT	3-13-12	CAS

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CRAWL FOUND. PLAN

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FRANK BETZ ASSOCIATES INC
3550 George Busbee Parkway
Suite 190
Kennesaw, Georgia 30144
770-431-0888
www.frankbetz.com

BY: PLD/CAS/CAS CK: JDV/JDV/JDV

DATE: 4-30-08
4-9-11
4-9-12

SHEET: 2
OF: 5

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GENERAL NOTES

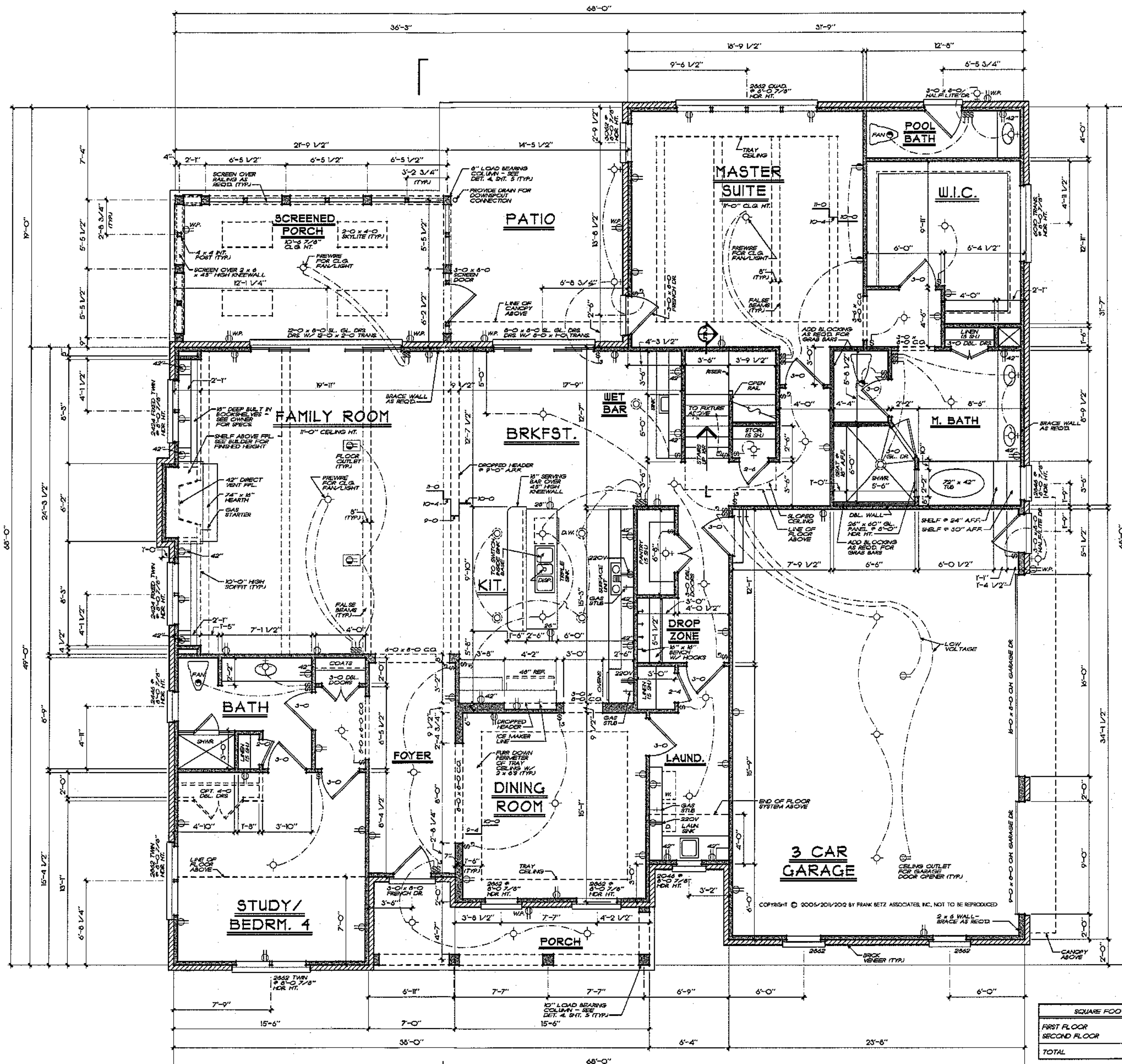
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL 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 OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING 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.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10 AS SYP. WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" OSB EXPOSURE 1. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
12. 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.
13. ALL CEILING JOISTS AND RAFTER BRACING 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 FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

Acknowledgement Of
Plans Submittal ONLY!
Date 4-18-12
Date 4-18-12



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

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

SQUARE FOOTAGE		
FIRST FLOOR	2911	SQ. FT.
SECOND FLOOR	2192	SQ. FT.
TOTAL	5103	SQ. FT.

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REVISIONS	DATE	BY
INV. #78921	3-23-11	CAS
INV. #80391	3-13-12	CAS
SQUARE FOOTAGE	4-9-12	CAS

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FRANCIS RESIDENCE
MOORESVILLE, N.C.

FIRST FLOOR PLAN

THE SUMMERLAKE

FRANK BETZ ASSOCIATES INC
3550 George Busbee Parkway
Suite 190
Kennesaw, Georgia 30144
770-431-0888
www.frankbetz.com

BY: PLD/ CAS/ CAS CK: JCH/ JCH/ JCH

DATE: 11/30/05 4-12-11 4-9-12

SHEET: 3 OF: 5

REVISIONS	DATE	BY
PER PLANS	3-27-12	CAS
PER PLANS	4-9-12	CAS

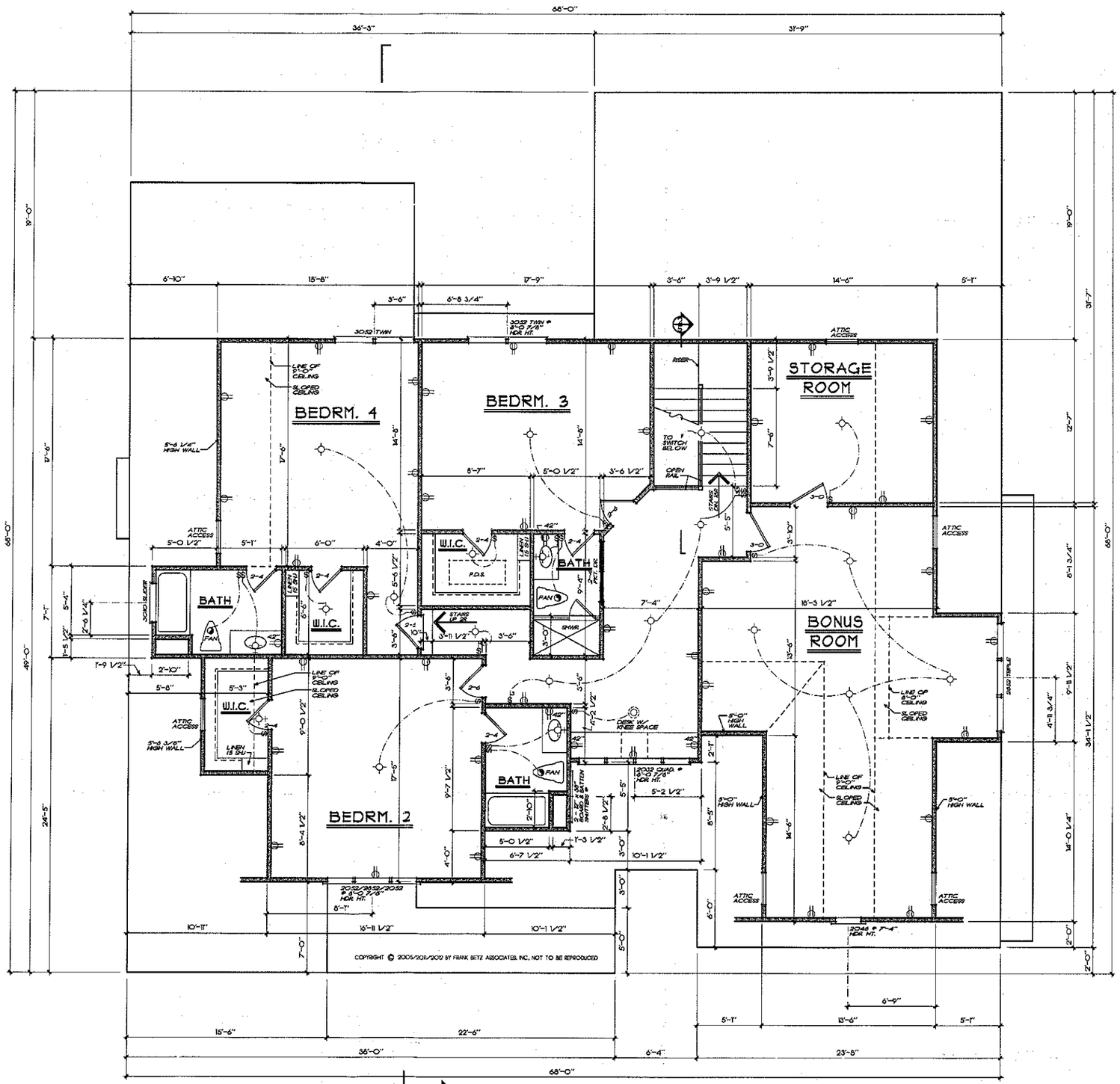
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SECOND FLOOR PLAN

THE SUMMERLAKE

Acknowledgement Of Plans Submittal ONLY!
Date 4-16-12
Date 4-18-12



1/5 SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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.

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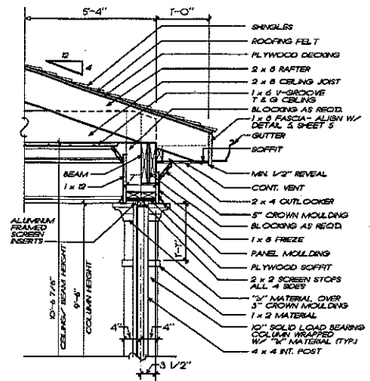
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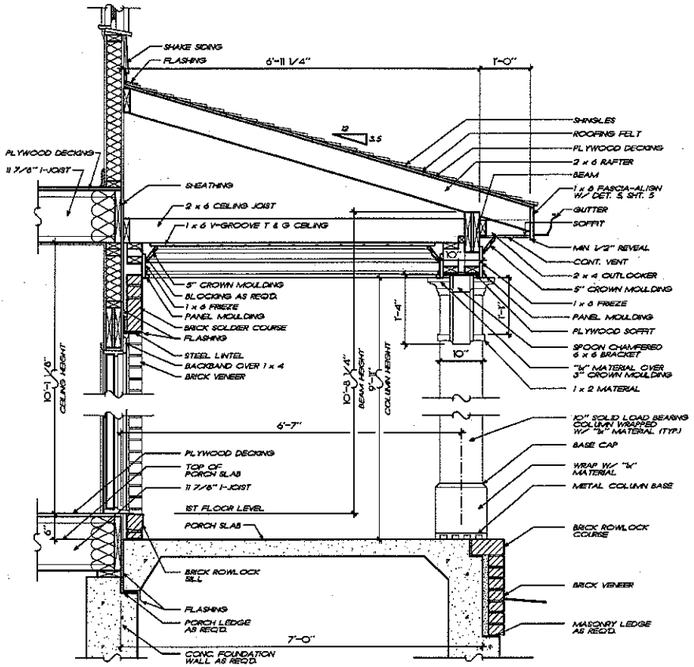
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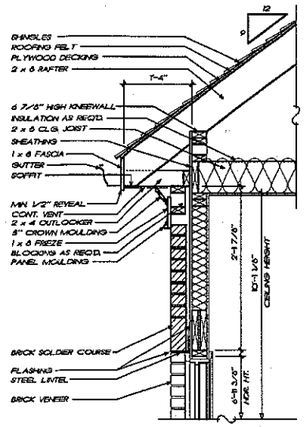
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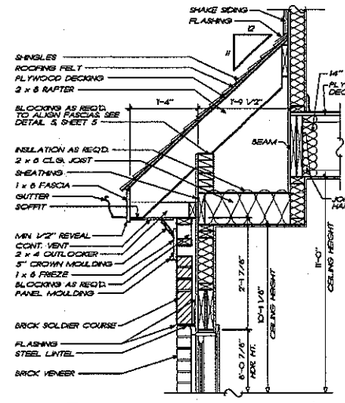
3/5 PORCH DETAIL
3/4" = 1'-0"



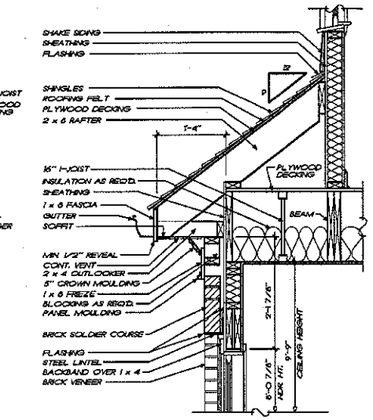
4/5 PORCH DETAIL
3/4" = 1'-0"



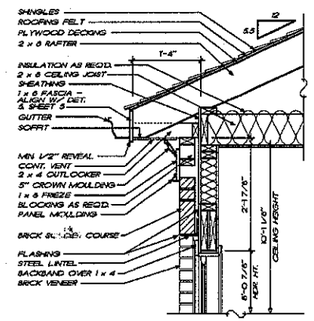
5/5 TYP. CORNICE DET.
3/4" = 1'-0"



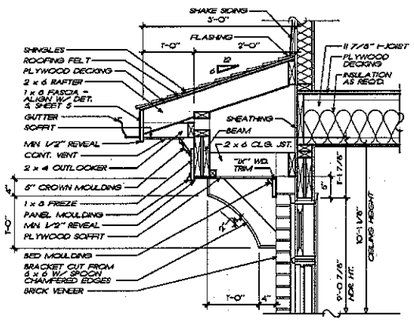
6/5 CORNICE DETAIL
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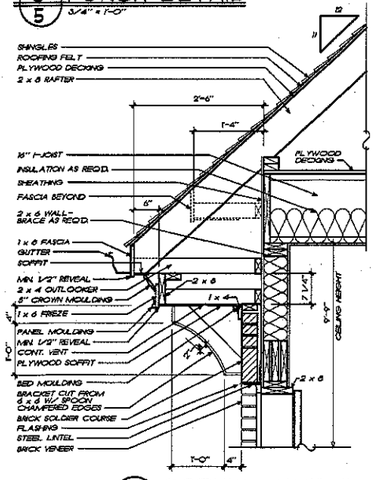
7/5 CORNICE DETAIL
3/4" = 1'-0"



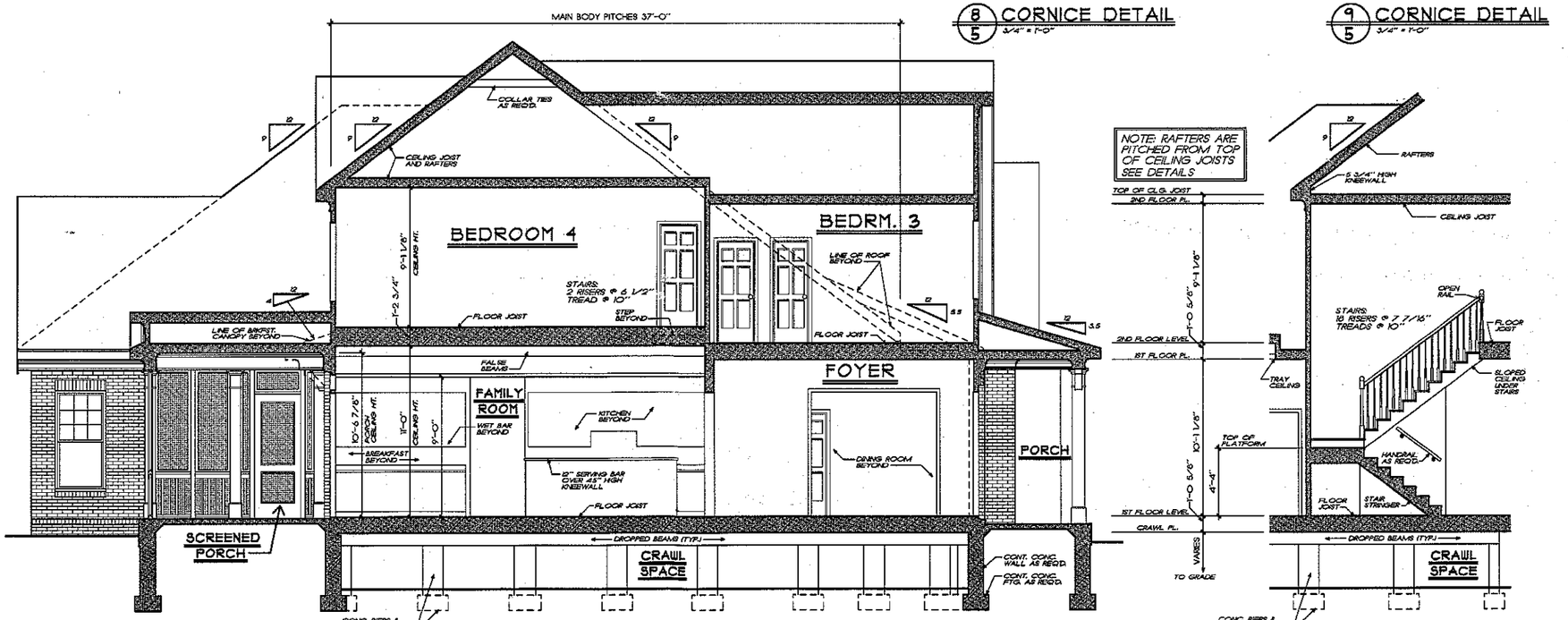
8/5 CORNICE DETAIL
3/4" = 1'-0"



9/5 CORNICE DETAIL
3/4" = 1'-0"



10/5 CORNICE DETAIL
3/4" = 1'-0"



1/5 TRANSVERSE SECTION
1/4" = 1'-0"

2/5 STAIR SECTION
1/4" = 1'-0"

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3660 George Busbee Parkway
Suite 100
Kennesaw, Georgia 30144
770-431-0868
www.frankbetz.com

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