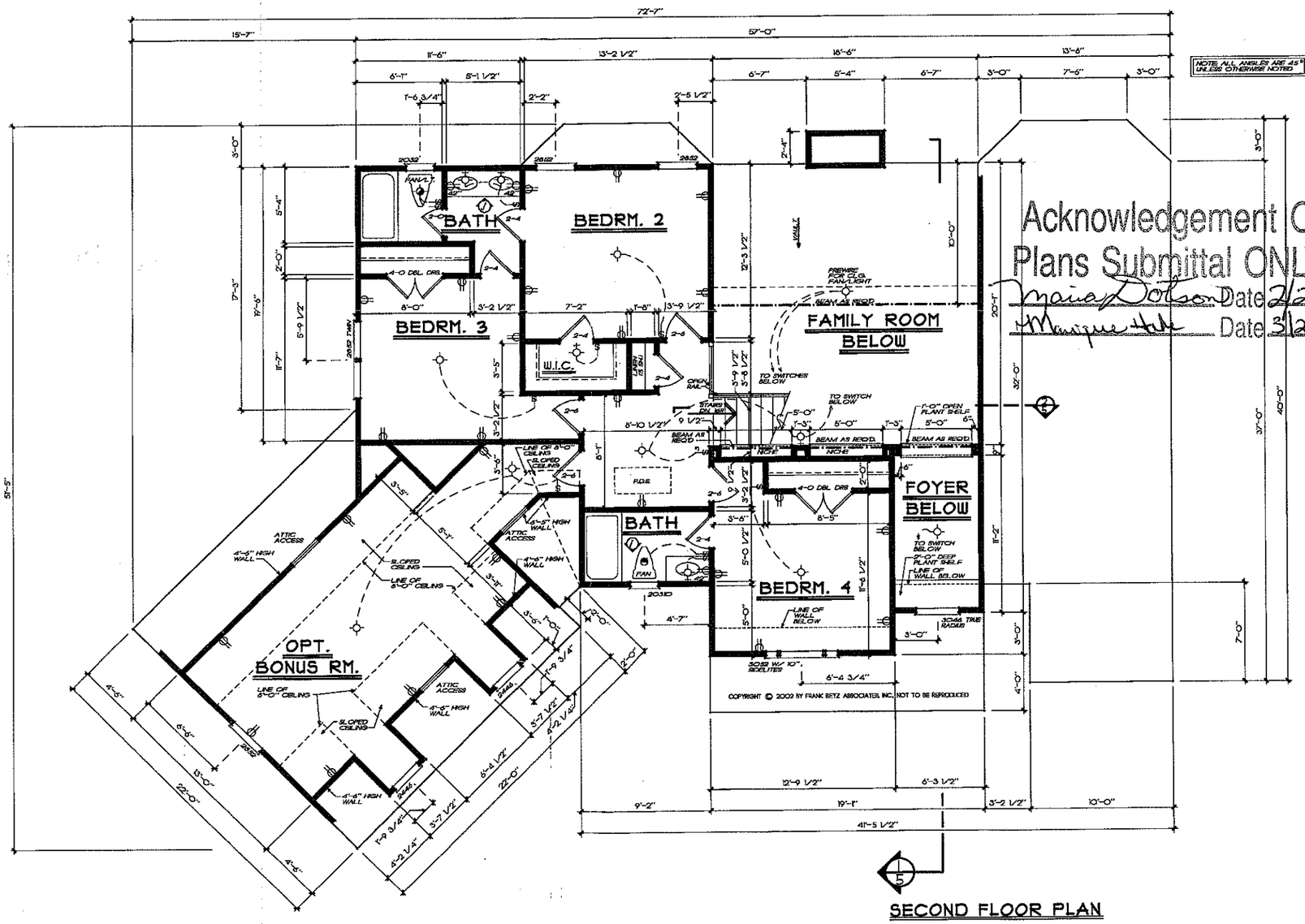


BATH ELEVATIONS

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 SLAB (BRACED BEAM OR FOOTING DESIGNED TO CARRY LOAD.



SECOND FLOOR PLAN

1/4" = 1'-0"

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Acknowledgement Of Plans Submittal ONLY
Maia Dotson Date 2/24/05
Marquee Hale Date 3/2/05

REVISIONS	DATE	BY
CLAR. 28-43	4-24-03	CAS

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN
BATH ELEVATIONS

THE CULPEPPER

FBA
FRANK BETZ ASSOCIATES, INC.
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SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

BY: FLD CK: KRW

DATE: 10/22/02

SHEET: 4 OF: 5

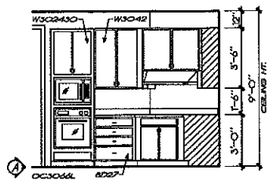
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPR.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FROM LISTED SOURCES AND/OR CONSTRUCTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE TAKEN FROM FACE OF STUD, CMU, AND BRICK VENEER.
4. ALL FOOTINGS TO BE SIZED ON FIRST LINE OF GEOTECHNICAL REPORT AND MUST REST ON UNDISTURBED SOILS. CONSULT GEOTECHNICAL ENGINEER OF THE BUILDING CODES FOR ENGINEERED FOOTINGS. CONSULT ENGINEER FOR PROPER FOOTING AND REBAR SIZING. INSPECTION FOR FINAL PASSIVE CONTINUITY OF THE BUILDING WITH ALL SITE ELEMENTS.
5. ALL CONCRETE EXPOSED TO EARTH SHALL BE 3000 PSI.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS REQ'D.
7. 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 CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, SEISMOLOGICAL, AND WEATHER CONDITIONAL 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

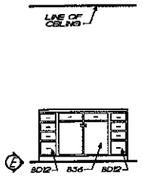
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REVIEW AND CONFIRM WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. 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'S WITH 1/2" PLYWOOD FILLER PLATE FILLERS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 2x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE SHEAR WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O/C AT ALL EDGES AND 8d COMMONS AT 12" O.C AT ALL INTERMEDIATE STUDS (OPTION - APPROVED DIAGONAL CORNER BRACER BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND 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.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-2".
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 AND RIDGE BOARDS SHALL BE ONE "DX" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED WOOD 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 RAFTERS BEARING TO BEAM OR 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.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.



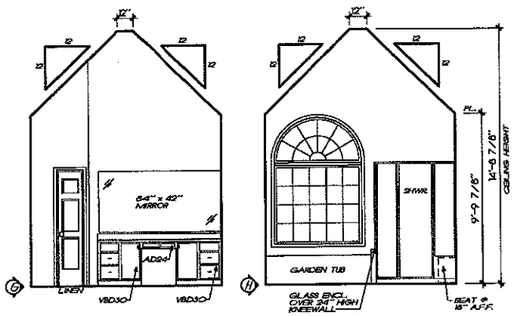
KITCHEN ELEVATIONS

V4" = 1'-0"



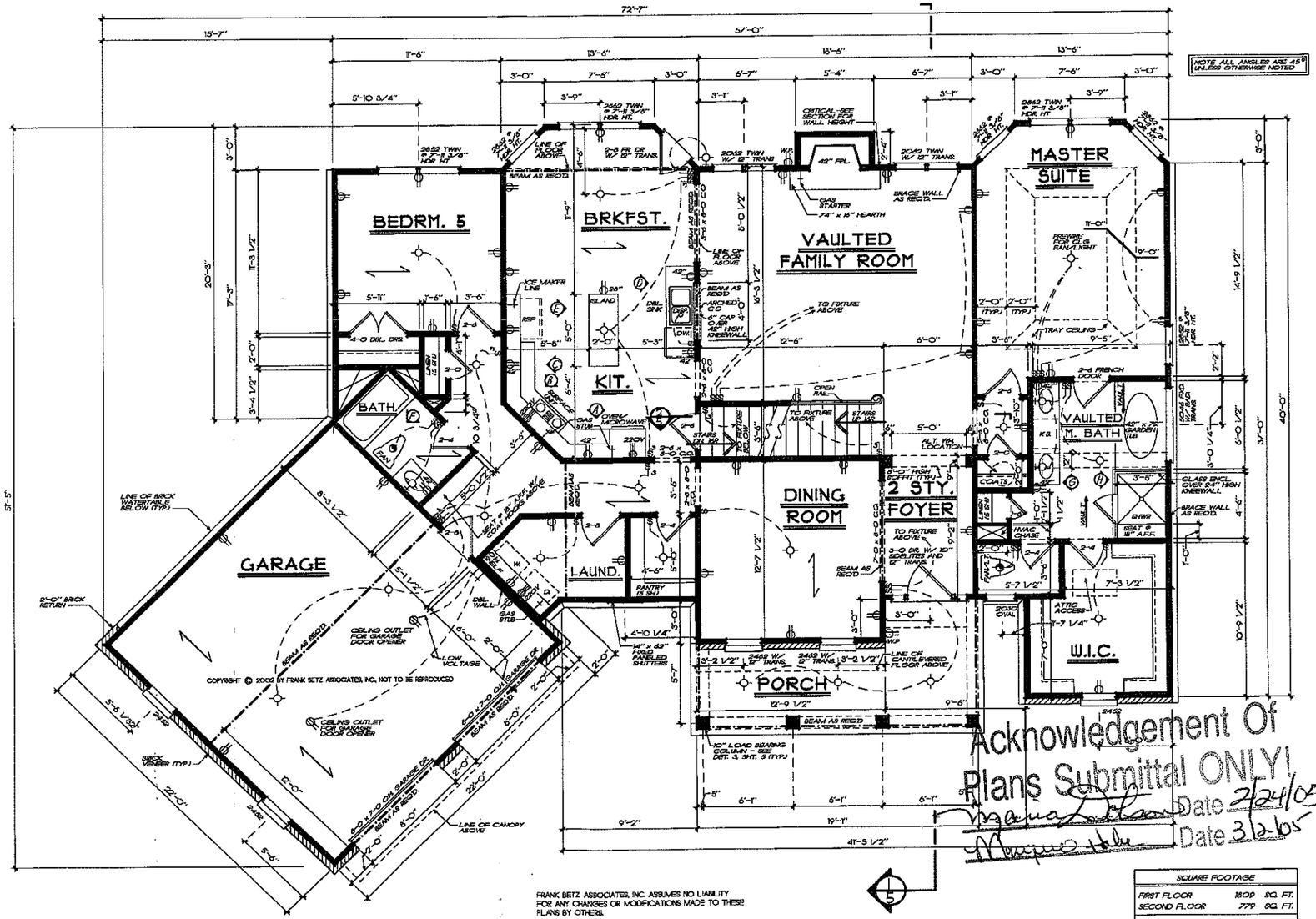
BATH ELEV.

V4" = 1'-0"



MASTER BATH ELEVATIONS

V4" = 1'-0"



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FIRST FLOOR PLAN

V4" = 1'-0"

SQUARE FOOTAGE		
FIRST FLOOR	1809	SQ. FT.
SECOND FLOOR	779	SQ. FT.
TOTAL	2588	SQ. FT.
OPT. BONUS RM.	355	SQ. FT.
TOTAL	2943	SQ. FT.

Acknowledgement Of Plans Submittal ONLY!
Date 2/24/05
Date 3/2/05

REVISIONS	DATE	BY
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HOMEPLANS
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FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE CULPEPPER

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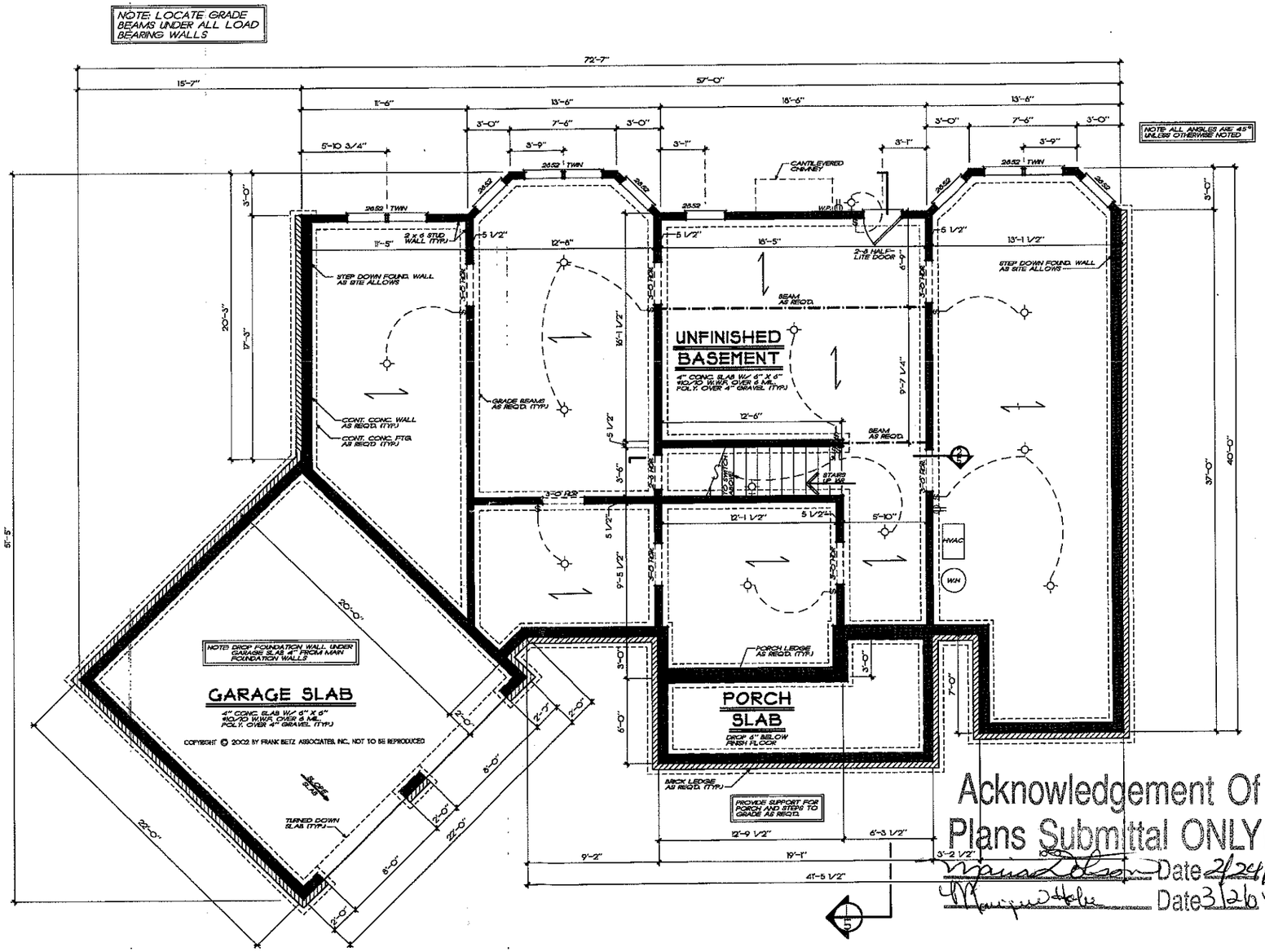
BY: PLD CK: KRW

DATE: 10/22/02

SHEET: 3

OF: 5

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS



Acknowledgement Of Plans Submittal ONLY!

Marina Olson Date 2/24/05

Date 3/26/05

BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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CLAS 28-61	4-24-03	CAS

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HOMEPLANS
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BASEMENT FOUND. PLAN

THE CULPEPPER

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BY: PLD CK: KKW

DATE: 10/22/02

SHEET: 2 OF: 5