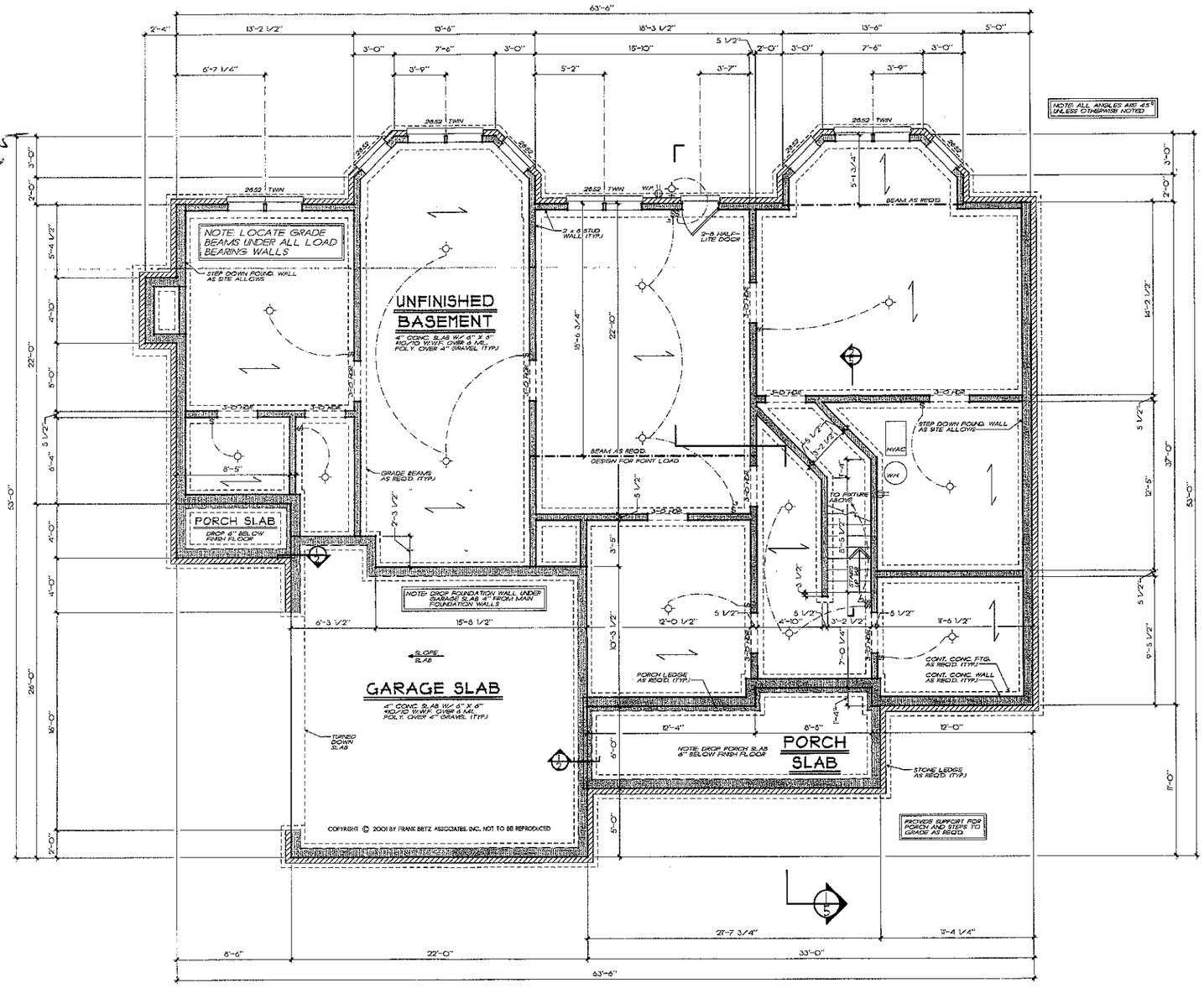
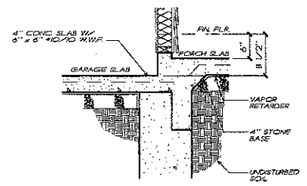
Acknowledgement Of
Plans Submittal ONLY!
W Sparks as Date 4/25/05
Date 4-26-05

Lot 2 4/0
The Farms





1/2 PORCH/GARAGE SLAB DETAIL
3/4" = 1'-0"

BASEMENT FOUNDATION PLAN
1/4" = 1'-0"

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HOME PLANS
EXCLUSIVELY FOR FRANK BETZ ASSOCIATES

BASEMENT FOUND. PLAN

THE WESTBURY

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

BY: RLD CK: JKW

DATE: 9-2-01

SHEET: 2

OP: 5

THESE AM DATE 9-2-2001 PATHNAME: X:\JOBSES\WESTBURY\BSFOUNDS.DGS

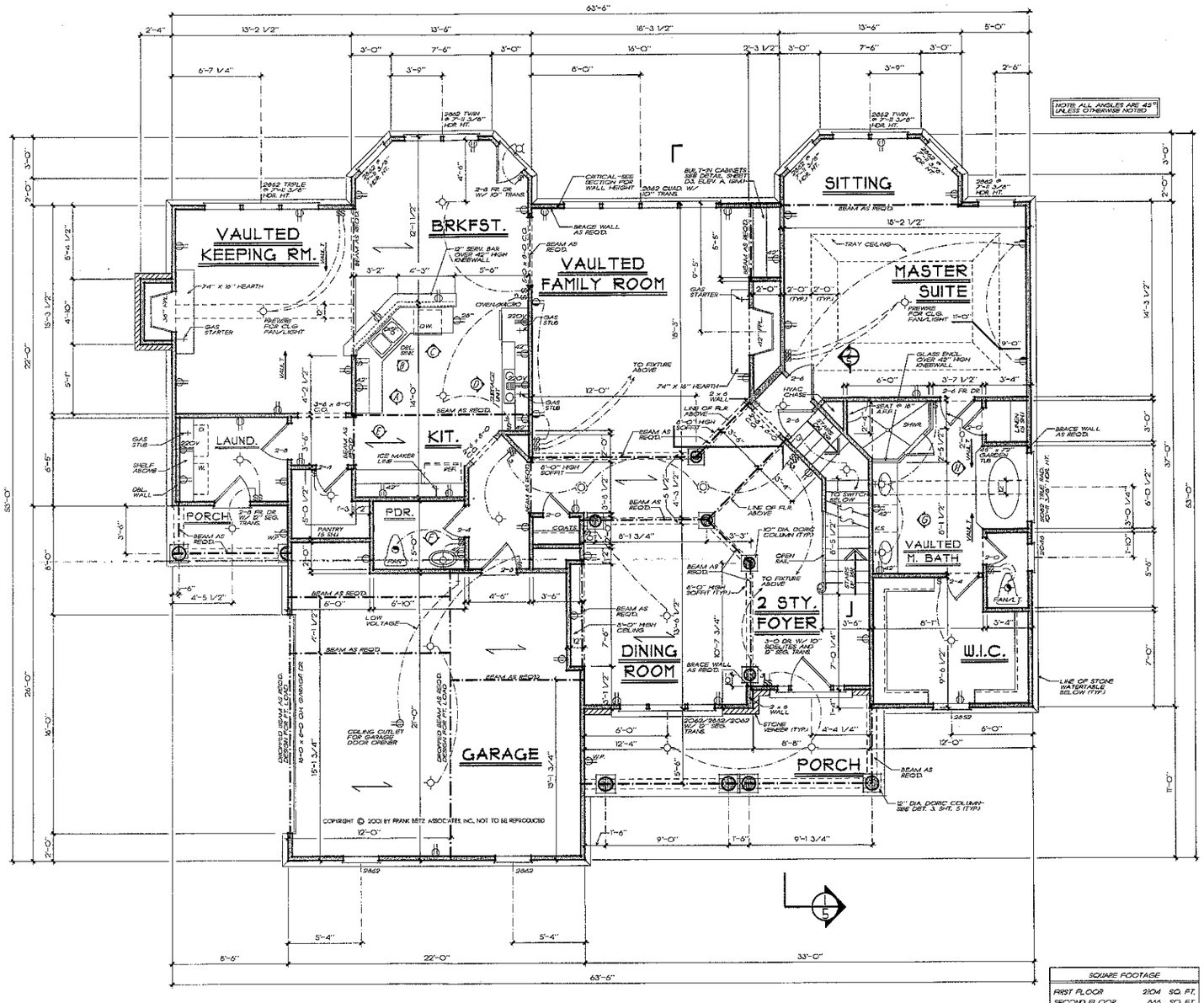
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND PHASE 3 EPD.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR WORK DONE AND NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ, OR CALCULATED, AND NEVER SCALED.
4. ALL FOOTINGS TO BEAR ON UNDISTURBED, FIRM, LOCAL SOILS AND MUST HAVE A MINIMUM BEARING CAPACITY OF 2000 PSF. CONSULT A SOILS TESTING AND/OR STRUCTURAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL ASSUME COMPATIBILITY OF THIS BUILDING WITH ALL SITE REQUIREMENTS.
6. 8" BACKFILL ENCLOSES 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 OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, 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 DELIVER A QUALITY AND SAFE STRUCTURE.
8. ALL BEAMS, HEADERS, AND OTHER STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND SIZE TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES REQUIREMENTS.
9. ALL CEILING OR ROOF FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU LIVING 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 FOR DESIGN, PLEASE REFER AND COMPLY 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 2-2X12s WITH 1/2" PLYWOOD FILLER PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 STRONGBACK AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM SPACING.
6. ALL EXTERIOR CORNERS, CORNER AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD BACKING OR SIMILAR. 1" x 4" LET-IN CORNERS AT 8'-0" O.C. AT ALL BRIDGES AND BY CORNERS AT 8'-0" O.C. AT ALL INTERMEDIATE STUDS (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR POLES FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, SPREAD BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
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. HANGER FOR ALL BEAM AND BOARD SHALL BE ONE "SIZE" LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MIN/EW.
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 FOR END 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 BOLD 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.



SQUARE FOOTAGE	
FIRST FLOOR	2104 SQ. FT.
SECOND FLOOR	865 SQ. FT.
TOTAL	2970 SQ. FT.
OPT. BONUS RM.	245 SQ. FT.
TOTAL	3215 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

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CLAR 24-38	4-9-03	CAS

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HOME PLANS
DESIGNED FOR TODAY'S LIFESTYLE

FIRST FLOOR PLAN

THE WESTBURY

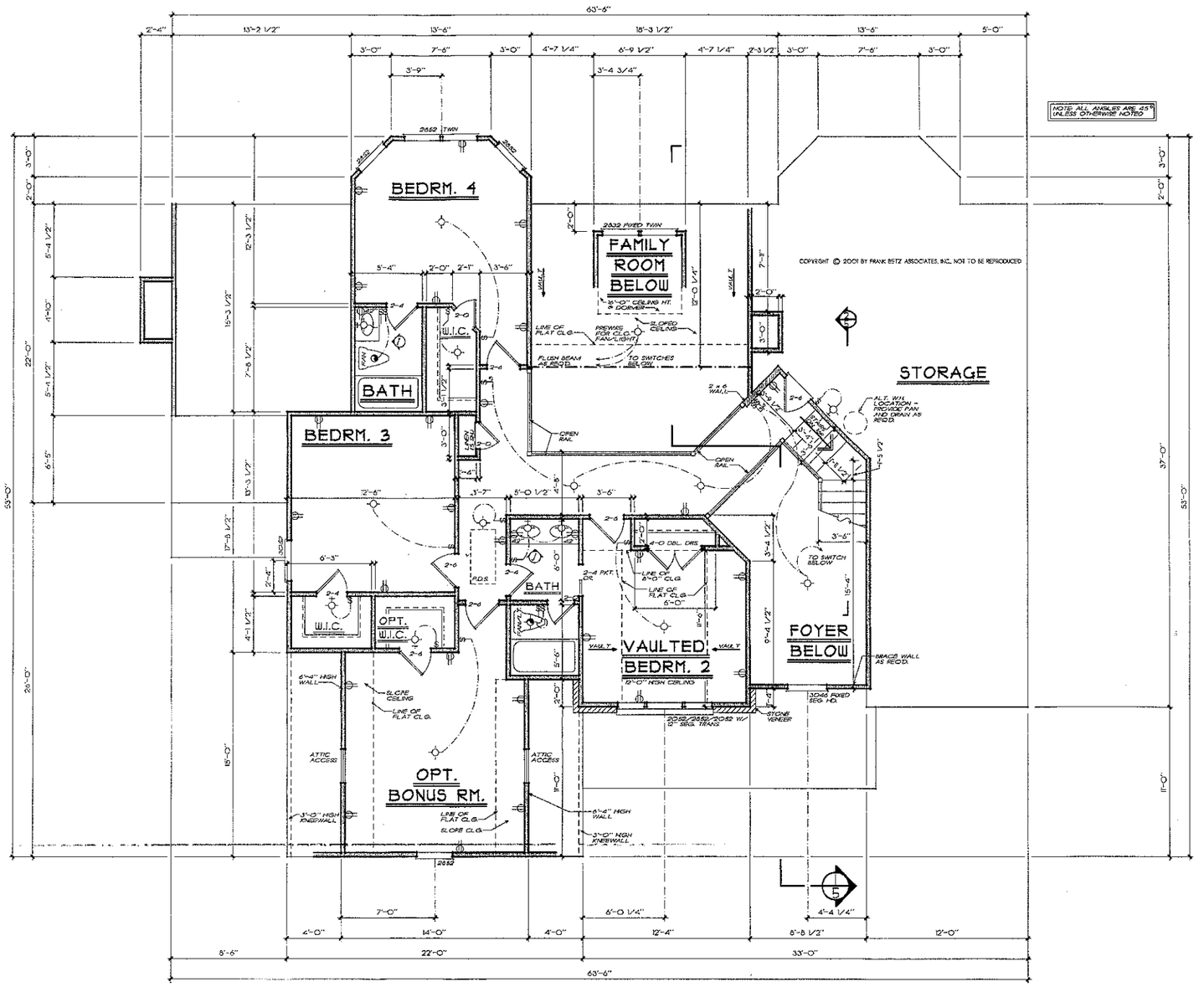
FBA
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BY: PLO CK: KKW

DATE: 9-12-01

SHEET: 3 OF: 5

TIME:1:04 PM DATE:4-9-2003 PATH/NAME:K:\WORKS\WESTBURY\2970-04-1.DGS



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.

SECOND FLOOR PLAN

1/4" = 1'-0"

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CLAR 26-30	4-9-02	CKB

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HOME PLANS — DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE WESTBURY

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BY: FLD CK: RKW

DATE: 9-12-01

SHEET: 4 OF: 5

TIME:1:27 PM DATE:4-9-2002 PATH-NAME:K:\BOOKS\WESTBURY\2FPDAGDGS