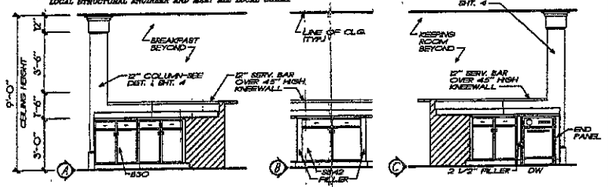
GENERAL FRAMING NOTES

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 FURRING AT ALL ROOMS OF ALL WALLS.
2. ALL STUDS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL EXTERIOR WALLS TO BRACED W/ 1/2" PLYWOOD OR EQUAL. PLANE BETWEEN UNLESS NOTED OTHERWISE.
4. PROVIDE 3 TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (CORNER AND OUTSIDE CORNERS) SHALL BE ADEQUATELY BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 8d COMMON NAILS @ 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. IN ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL BRACING MAY BE SUBSTITUTED 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, GIRDER BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STRINGBRACE 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 SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE FIRE 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 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 BOLTED FRAMING, COLLISION BRACE, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

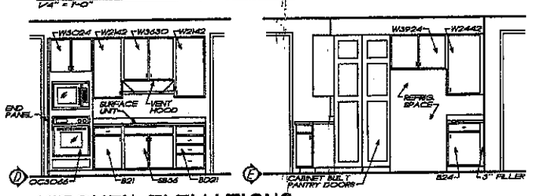
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND B.O.C.A. M.P.E.
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 BEFORE CONSTRUCTION BEGINS. PROCEEDING WITH WORK, CONTRACTORS AND/OR CONSTRUCTION MANAGER ASSUMES THAT ANY AND ALL DISCREPANCIES HAVE BEEN RESOLVED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE SHOWN TO BEAR ON FIRM UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING. SOIL TO BE UNDISTURBED SOIL OR PROPERLY COMPACTED AND RECORDED. SEEK CONSULT LOCAL ENGINEERS FOR PROPER FOOTING AND REINFORCING NEEDS.
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. 3" MINIMUM CLEARANCE OF CONCRETE AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE.
7. ALL ARCHITECTURAL AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY A REGISTERED ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ASSURING AND VERIFYING THAT STRUCTURAL DETAILS AND DIMENSIONS MEET ALL LOCAL CODES AND TO PROVIDE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, LUMBER AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND SPECIES APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU ALL STRUCTURAL LEVELS AND TERMINATE AT THE BASEMENT FLOOR ON AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD



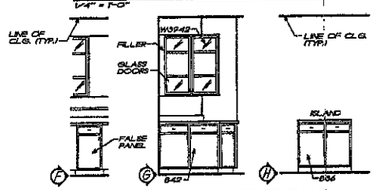
KITCHEN ELEVATIONS

1/4" = 1'-0"



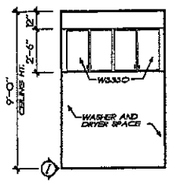
KITCHEN ELEVATIONS

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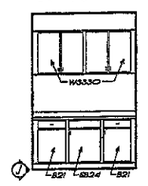
KITCHEN ELEVATIONS

1/4" = 1'-0"



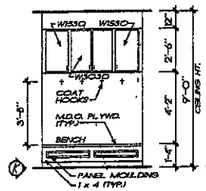
LAUN. ELEV.

1/4" = 1'-0"



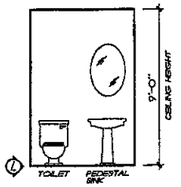
LAUN. ELEV.

1/4" = 1'-0"



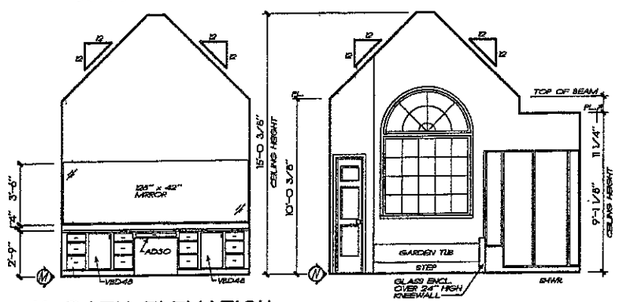
BENCH ELEV.

1/4" = 1'-0"



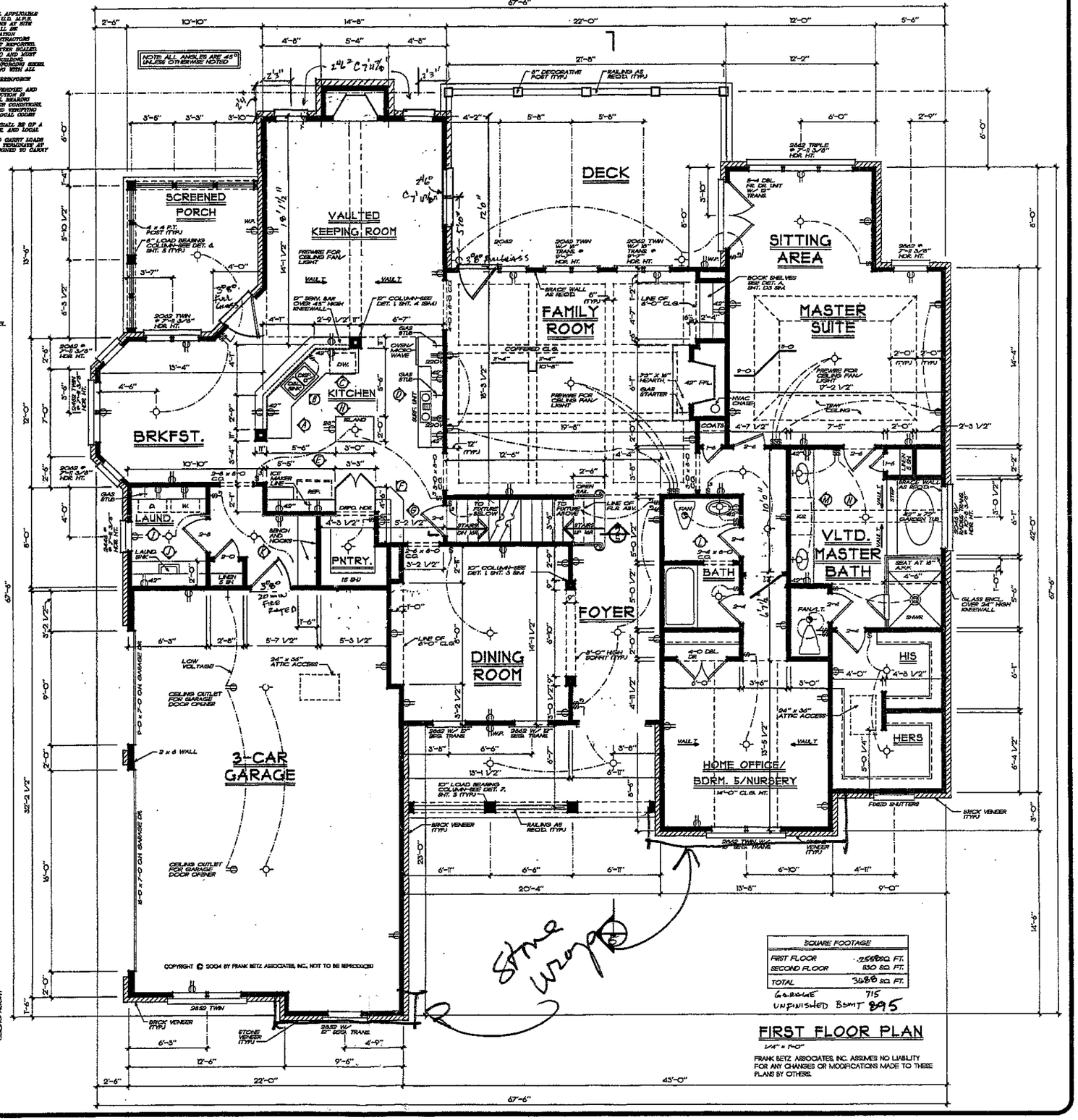
PDR. ELEV.

1/4" = 1'-0"



M. BATH ELEVATION

1/4" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	2568SQ FT.
SECOND FLOOR	1130 SQ FT.
TOTAL	3688 SQ FT.
GARAGE	715
UNFINISHED BSMT	895

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN/
K. & B. ELEV.

THE GREYWELL

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

BY: CVC CK: KKW

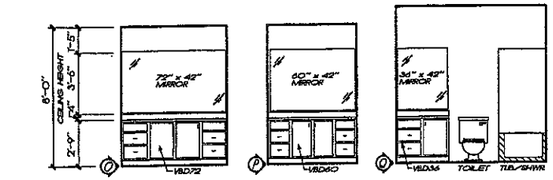
DATE: 11/30/04

SHEET: 3

OF: 5

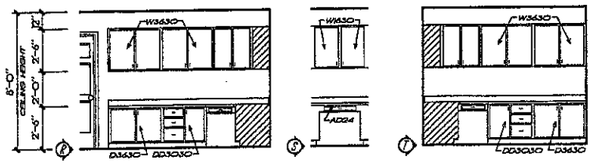
TRACED BY: DATE: 2-24-2005 PATH NAME: X:\DESIGN\GREYWELL\3DRAWINGS

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 BEARING BEAM OR FOOTING DESIGNED TO CARRY LOAD.



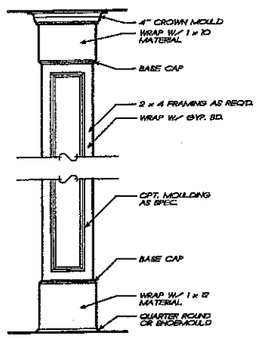
BATH ELEVATION

1/4" = 1'-0"



COMPUTER NOOK

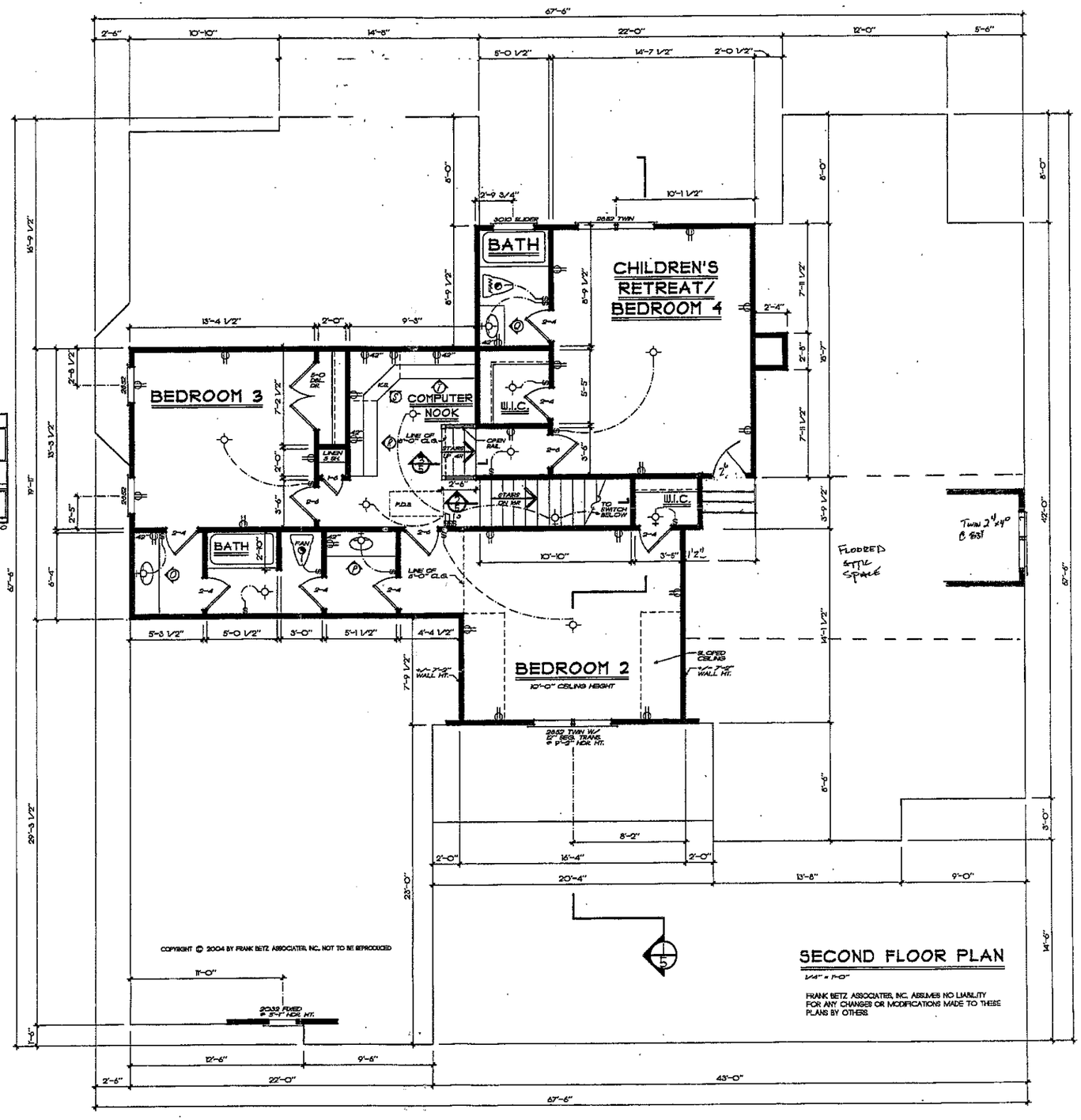
1/4" = 1'-0"



1/4 INT. COLUMN DETAIL

3/4" = 1'-0"

COL-A 102794



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SECOND FLOOR PLAN

1/4" = 1'-0"

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN/
K. & B. ELEV./ DETAILS

THE GREYWELL

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www.frankbetz.com

BY: CVC CK: KCW

DATE: 11/30/04

SHEET: 4

OF: 5

TUESDAY PM DATE 2-16-2005 PATHNAME & WORKSPACE: SMITHBILL\GREYWELL\GREYWELL