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.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.

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VAULTED FAMILY ROOM BELOW

BEDRM. 3

BATH

BEDRM. 2

FOYER BELOW

BONUS RM.

W.I.C.

ATTIC ACCESS

SLOPED CEILING

LINE OF 8'-0" CEILING

LINE OF 8'-0" HIGH CEILING

BEAM AS REQ'D.

PREWIRE FOR CLG. FAN/LIGHT

TO SWITCHES BELOW

OPEN RAIL

SEG. ARCH OPENING

1'-0" DEEP OPEN PLANT SHELF

12" INTERIOR COLUMN - SEE DET. 1 SHT. 3 (SIM.)

BRACE WALL AS REQ'D.

ADD 7' to Dormer making 4 windows instead of 2. Center in Bonus

Move walls 6 out

ADD 10' to Bonus rm

Acknowledgement Of Plans Submittal ONLY!

Date 10/27/04

Date 10-28-04

SECOND FLOOR PLAN

1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

REVISIONS	DATE	BY
REVISED	2/21/03	BWG

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE ROSEMORE PLACE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0886
www.frankbetz.com

BY: PLD CK: KRW

DATE: 2/21/03

SHEET: 4

OF: 5

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.
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 CODES) AND MUST REST ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTINGS 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 SOILS, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILTING 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.

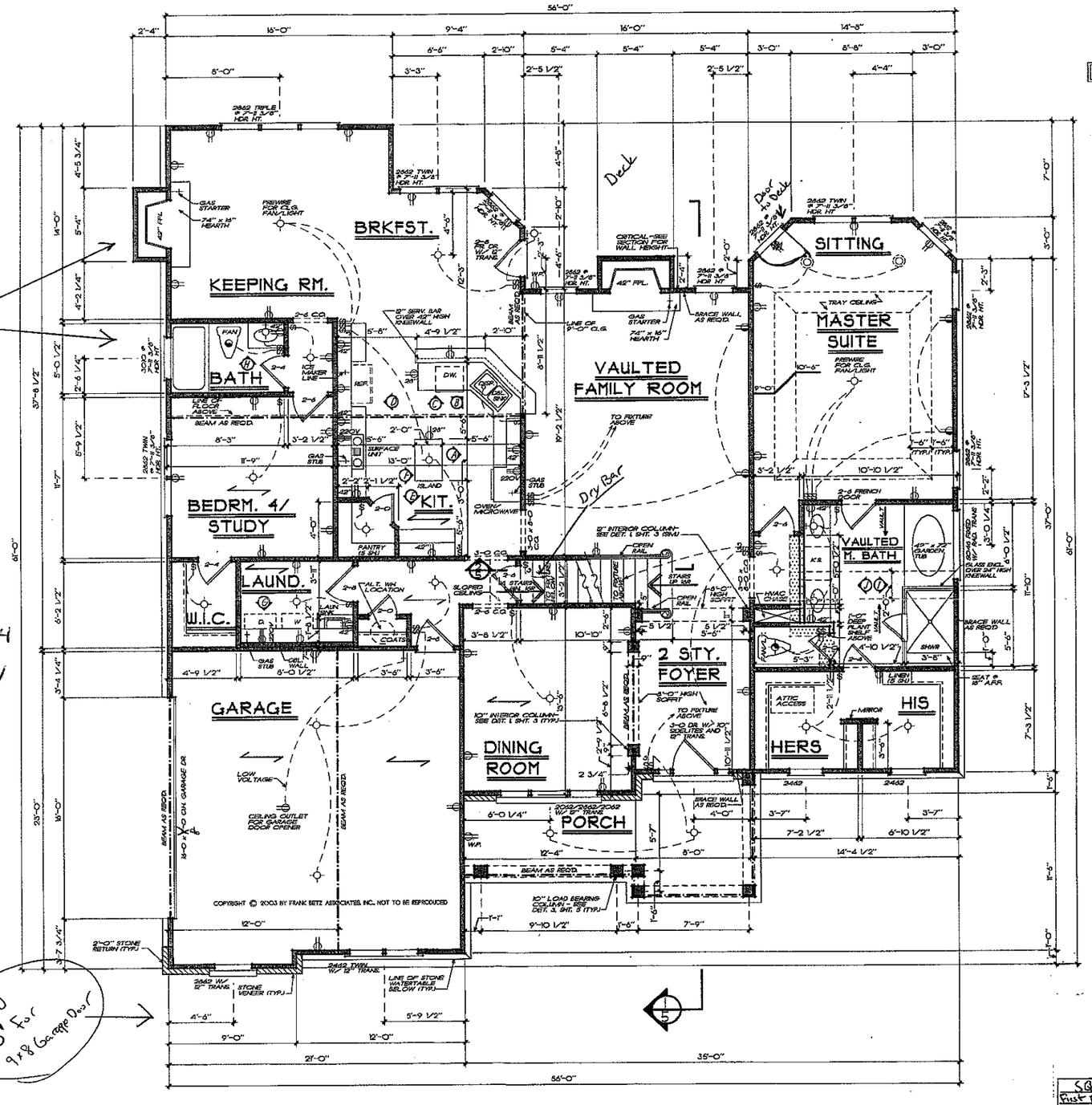
GENERAL FRAMING NOTES

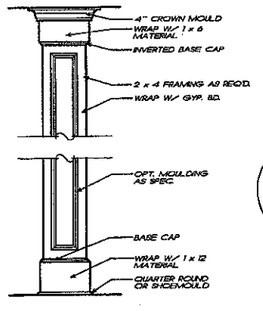
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY, DUE TO A VARIANCE OF CODES PER REGION. PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. 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 PLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAME TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS MADE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD SHEATHING UNLESS OTHERWISE NOTED. SHEATHING SHALL BE 4x4 COMMENCING AT 6" O.C. AT ALL STORIES AND FOR CONNECTIONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES 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'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN ROOF 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 DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
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 HEADERS 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.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2"x 4" STUDS UNLESS OTHERWISE NOTED.

Check Revision

Acknowledgement Of
Plans Submittal ONLY!
Maria Patton Date 10/27/04
Date 10/28/04





1/3 INT. COLUMN DETAIL
3/4" = 1'-0"

SQUARE FOOTAGE	
First Floor -	2732
2nd Floor -	603
Bonus -	520
Total Heated -	3335
Garage -	681
Porch	145
Under Roof	4061

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

REVISIONS	DATE	BY
REVISED	2/25/03	SWS

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN / DETAIL

THE ROSEMORE PLACE

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BY: FLO CK: KW

DATE: 2/21/03

SHEET: 3 OF: 5