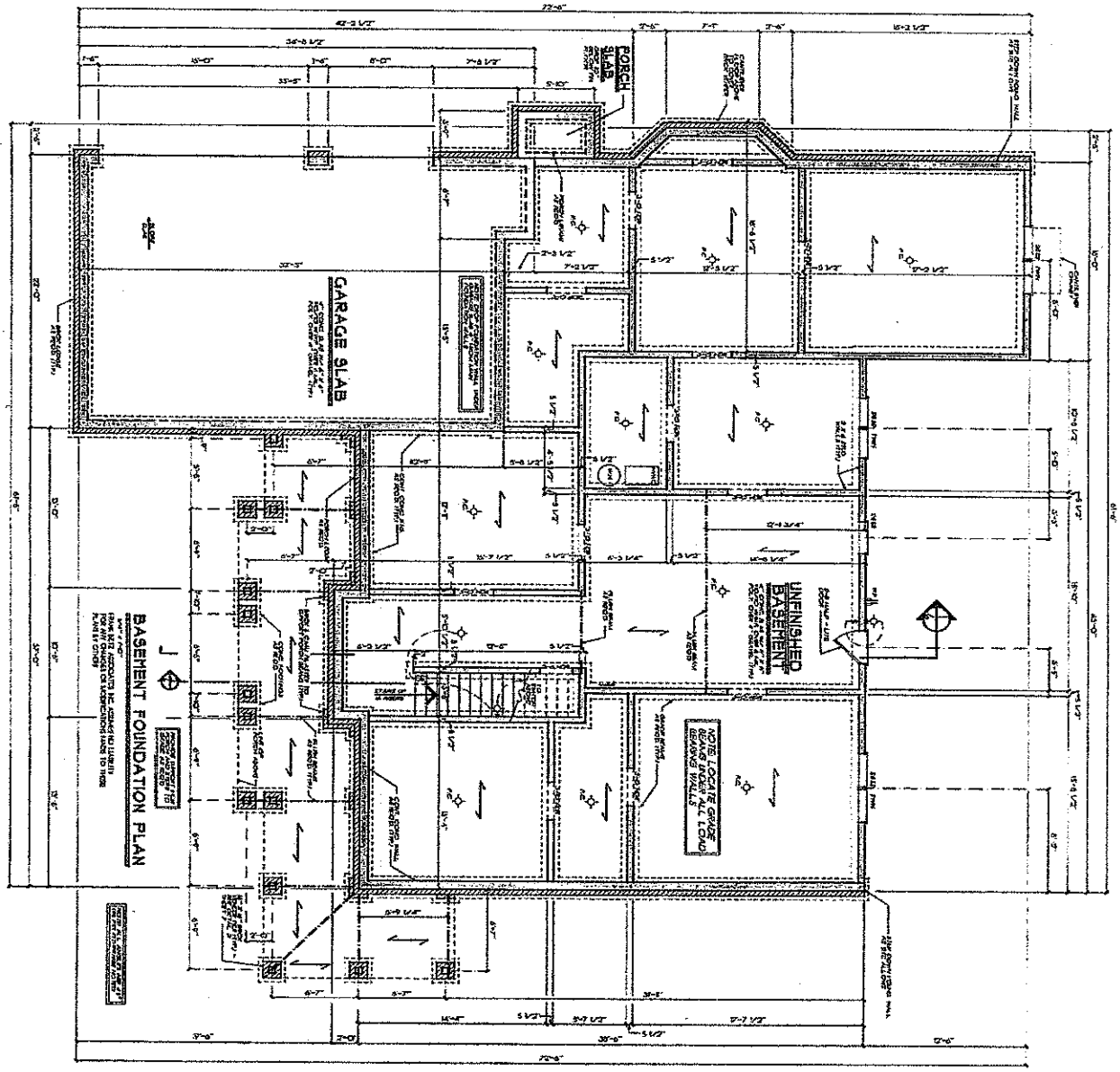


DWG #

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DRAWN BY

FBA

FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 150
SMYRNA, GEORGIA 30080
770/431-0088

BASEMENT FOUND. PLAN

THE BERLIN

HOMEPLANS

REVISIONS | DATE | BY

GENERAL NOTES

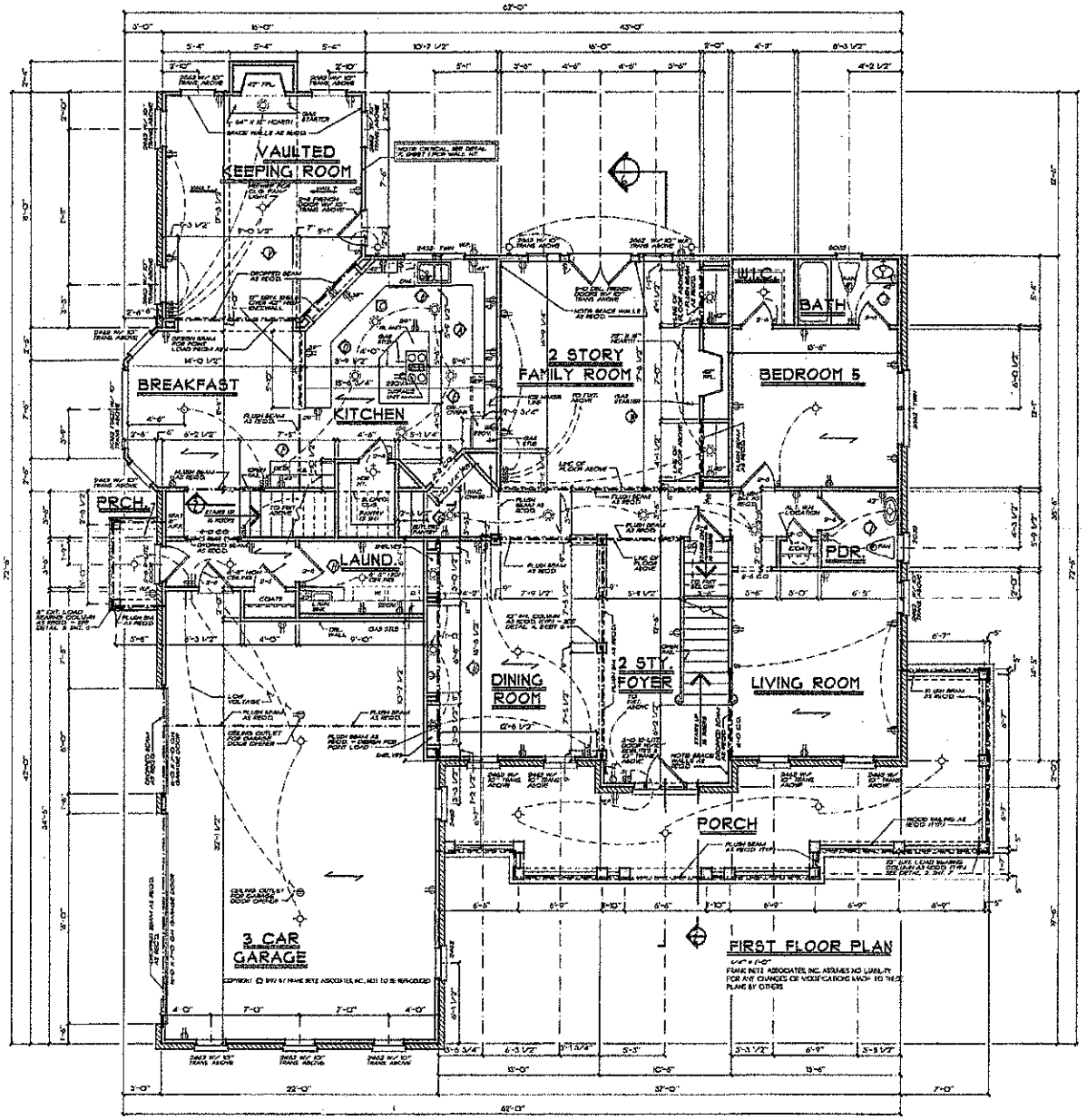
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING, ZONING, AND OTHER CODES, RULES, REGULATIONS, AND ORDINANCES OF THE GOVERNING AUTHORITIES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL NEW WORK SHALL BE COORDINATED WITH EXISTING CONSTRUCTION.
3. ALL DIMENSIONS SHOULD BE TAKEN AS INDICATED AND NOT SCALED.
4. ALL FOOTINGS SHALL BE SET ON UNDISTURBED EARTH AND MUST EXTEND BELOW FROST LINE. CONTRACTOR SHALL VERIFY LOCAL CONDITIONS.
5. ALL CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI 318 AND ACI 301.
6. CONTRACTOR IS RESPONSIBLE FOR SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED FOR SAFETY AND CONSTRUCTION.
7. ALL EXCAVATION, DEMOLITION, AND CONSTRUCTION SHALL COMPLY WITH OSHA STANDARDS AND ALL APPLICABLE SAFETY REGULATIONS.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS NECESSARY TO MAINTAIN STABILITY OF THE BUILDING DURING CONSTRUCTION.
9. ALL WORK SHALL BE PERFORMED BY LICENSED AND INSURED TRADESMEN IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
10. ALL EXPOSED CONCRETE SURFACES SHALL BE FINISHED AND CURED PROPERLY.
11. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS AND COMPLY WITH ALL APPLICABLE CODES.
12. ALL GYPSUM BOARD SHALL BE INSTALLED, TAPED, AND FINISHED TO A SMOOTH, PAINTABLE SURFACE.
13. ALL PAINTING AND FINISHING SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
14. ALL FLOORING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
15. ALL CABINETRY AND MILLWORK SHALL BE INSTALLED PLUMB, LEVEL, AND SECURELY FASTENED.
16. ALL PLUMBING FIXTURES AND FAUCETS SHALL BE INSTALLED AND TESTED FOR PROPER OPERATION AND LEAKS.
17. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL AMENDMENTS.
18. ALL HVAC EQUIPMENT SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
19. ALL INSULATION SHALL BE INSTALLED TO ACHIEVE THE SPECIFIED R-VALUES AND SHALL BE FREE OF GAPS AND VOIDS.
20. ALL WINDOWS AND DOORS SHALL BE INSTALLED AND SEALED TO PREVENT AIR AND WATER INFILTRATION.
21. ALL EXTERIOR SURFACES SHALL BE PROTECTED FROM THE ELEMENTS DURING CONSTRUCTION.
22. ALL DEBRIS AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
23. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED WORK SITE AT ALL TIMES.
24. ALL WORK SHALL BE INSPECTED BY THE APPROPRIATE AUTHORITIES AS REQUIRED BY LOCAL CODES AND REGULATIONS.
25. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE ARCHITECT AND THE GOVERNING AUTHORITIES BEFORE IMPLEMENTATION.

GENERAL FRAMING NOTES

1. REFER TO PLANS AT NO POINT OF ALL WALLS.
2. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH [illegible].
3. ALL INTERIOR WALLS SHALL BE CONSTRUCTED WITH [illegible].
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]
25. [illegible]

SQUARE FOOTAGE	
FIRST FLOOR	2249 SQ. FT.
SECOND FLOOR	2018 SQ. FT.
TOTAL	4265 SQ. FT.

NOTE: ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED



REVISIONS	DATE	BY
REVISED	3-01	BW

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HOME PLANS

FIRST FLOOR PLAN

THE BERLIN

FBA
FRANK BETZ ASSOCIATES, INC.
2400 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/431-0008

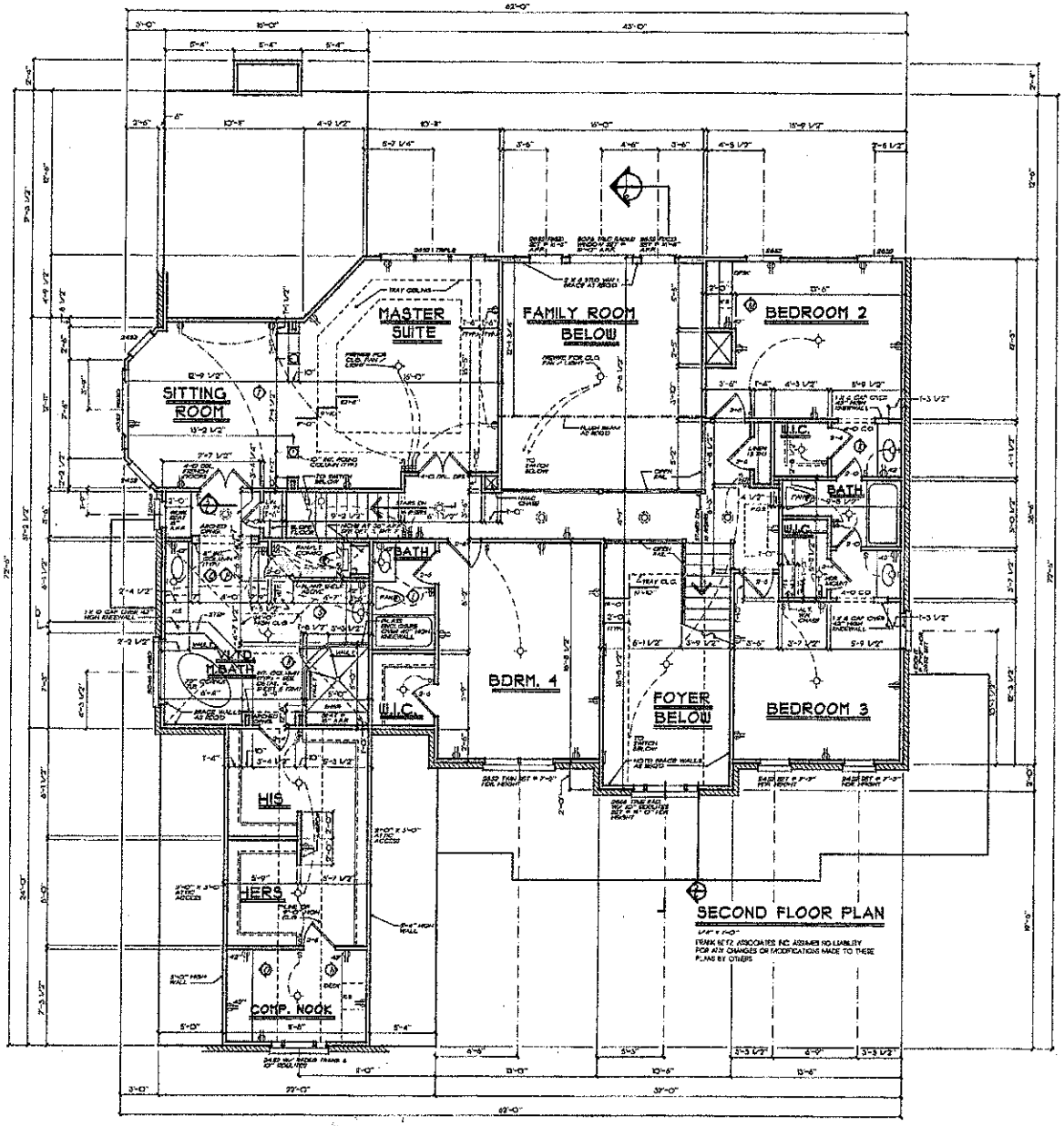
DWG. 000 CK. BW

DATE: 6-16-97

SHEET

4

OF 7



NOTE: ALL CEILING JOISTS AND RAFTER BEARING TO BEAR ON LOAD BEARING WALLS UNLESS NOTED TO CARRY LOAD THRU ALL LEVELS AND FOUNDATION. ALL PARTITIONS ARE NON-BEARING UNLESS NOTED TO BE LOAD BEARING OR ROOFING TO BE SUPPORTED TO SUPPLY LOAD.

NOTE: ALL WINDOW SIZE ARE AS PER MANUFACTURER RATING

REVISIONS	DATE	BY
REVISED	7-2-02	SW

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HOME PLANS

SECOND FLOOR PLAN

THE BERLIN

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/435-0888

BY: ACD CK: RW

DATE: 4/16/97

SHEET: 5

OF 7