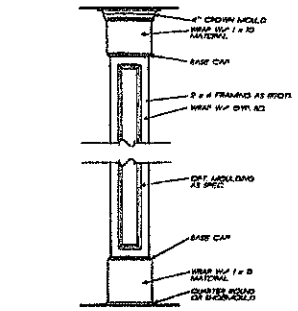
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE REPRESENTATIVE MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES FROM REGION TO STATE TO CITY AND COUNTY, YOU ARE TO VERIFY AND COMPLY WITH ALL LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIRMENTS

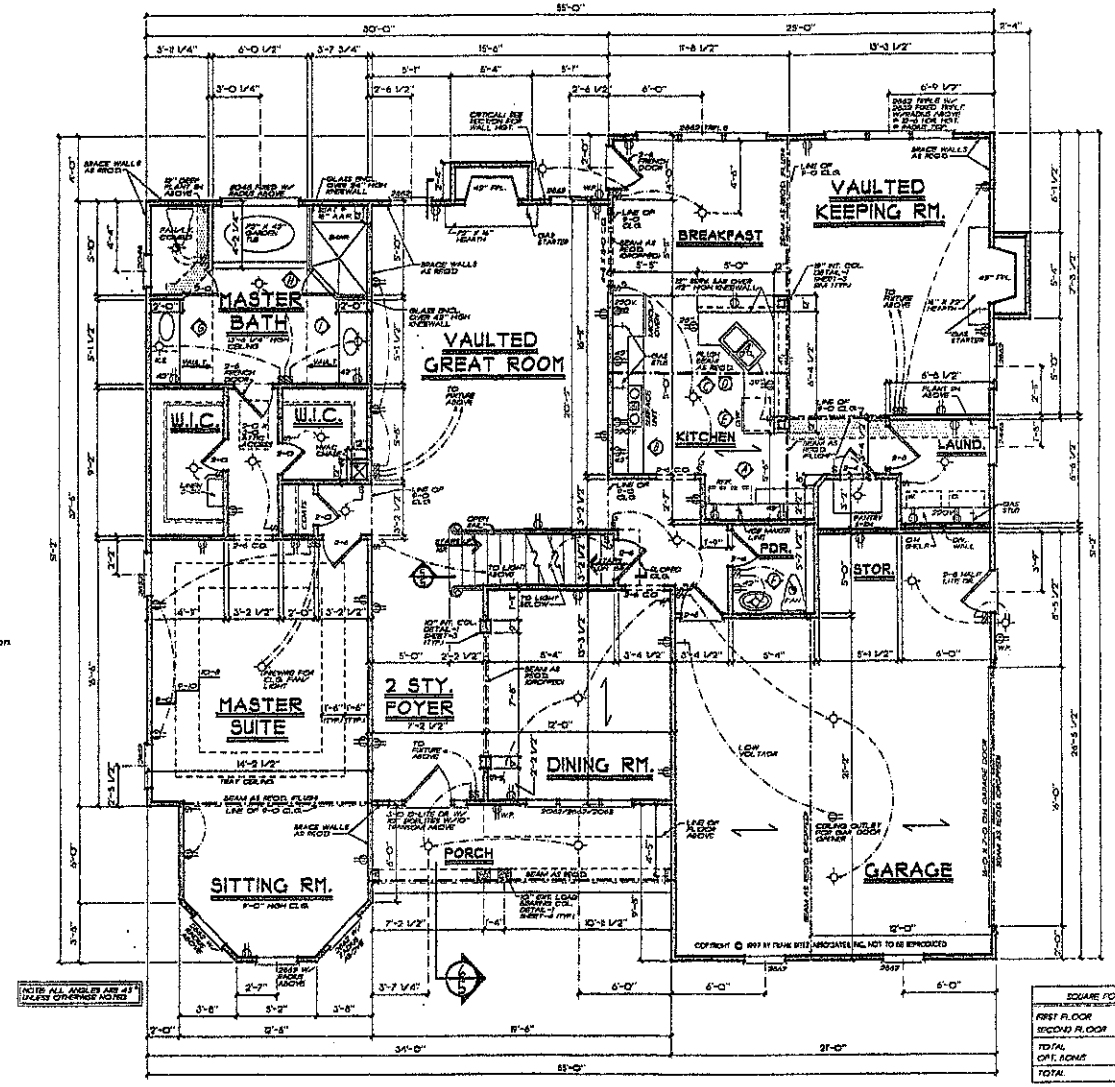
1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL DOUBLE PLATES SHALL BE LAPPED A MINIMUM OF 4'-0" AT PLATE SPLICES.
4. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1 LAYER UNDERLAY AT MID POINT OF SPAN OR 8'-0" O.C. STAGGERED IN ALL FLOORS.
6. ALL EXTERIOR CORNERS WHERE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1" x 4" CUT IN STUDDING UNLESS OTHERWISE SHOWN. BRACE SHALL BE CONTINUOUS AT 8'-0" A.F.F. FLOOR AND BE NAILED AT 16" O.C. AT ALL INTERMEDIATE STUD LOCATIONS. PROVIDE DIAGONAL CORNER BRACES EVERY 20'-0" AT ALL CORNERS.
7. ALL STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE DOWN THRU ALL FLOORS TO TOP PLATE. ALL STUDS SHALL BE DOUBLED AT ALL OPENINGS. TOP PLATE SHALL BE DOUBLED AND LAPPED AT CORNERS AND INTERSECTIONS AS REQUIRED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STICKBUILDER AT MID SPAN FOR CEILING JOISTS WITHOUT FLOOR OVER.
9. PROVIDE 2x4 AT 16" O.C. VERTICAL DISTANCE BETWEEN ROOF RAFTERS AND CEILING JOISTS AT 24" O.C. MAXIMUM.
10. ALL VALLEY, HIP, AND RIDGE BOARDS SHALL BE ONE "J" SIZE LARGER THAN RAFTER.
11. ROOF TRUSS SHALL BE 1/2" TON & PLYWOOD MINIMUM.
12. WHERE ONE BEARING WALL OR ROOF TRUSS ARE USED, TRUSS MANUFACTURER MUST PROVIDE ANY ENGINEERING NEEDED FOR DESIGN OF BEARING POINTS & UNDER LINTELS FOR UP TO 40 PSF SNOW LOAD.
13. ALL TRUSSES TO START LOAD AT TOP PLATE OF WALL (TYP.) ALL TRUSSES TO BE BRACED AT 10'-0" O.C. MAX. WITH 1" x 4" DIAGONAL BRACE FROM TOP CHORD TO TOP PLATE AND 2x12 BEAM AT TOP CHORD OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL RAISED FLOOR, SLAB, OR CEILING TO BE DESIGNED BY LOCAL ENGINEER. ENGINEER MUST VISIT SITE.
15. ALL ROOF BEARING COLUMNS, BEAMS ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL BRACED WALL SHEARING AS USED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, LAWS & ORDINANCES. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE, NOTIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO FRANK BETZ ASSOCIATES, INC. FOR VERIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE USED AS SHOWN ONLY. ANY WORK DONE WITHOUT PROPER DIMENSIONS SHALL BE DONE AT CONTRACTOR'S RISK.
2. ALL DIMENSIONS SHOULD BE MADE BY CALCULATING AND NOT SCALED.
3. ALL CUTTINGS TO BE NEATLY PATCHED AND MADE GOOD. CARE AND MEET WITH ARCHITECT BEFORE ANY CUTTING OF STRUCTURAL MEMBERS.
4. CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING AS REQUIRED FOR PROPER SAFE, AND CODE COMPLIANT OF THE BUILDING WITH ALL NEW CONSTRUCTION.
5. ALL CONCRETE FOOTINGS TO BE PLACED AGAINST UNDISTURBED EARTH.
6. ALL CONCRETE FOOTINGS & AGAINST ANY FOUNDATION WALL, REINFORCE AS PER PLANS.
7. ALL CONSTRUCTION AND STRUCTURAL MEMBERS SHALL BE VERIFIED AND DESIGNED BY AN ENGINEER OR ARCHITECT LICENSED IN THE STATE OF CONSTRUCTION. USE 1" x 4" WIND BRACE IN CORNER BOX WHERE CONDITIONS EXIST. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION & SAFETY CONDITIONS ON THE JOB SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALLOWING AND VERIFYING ALL STRUCTURAL DETAILS AND CONSTRUCTION TO MEET ALL LOCAL CODES AND TO ENSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD EXPOSED TO THE WEATHER, SUCH AS SIDING, TRIM, EXTERIOR DOORS, ETC. SHALL BE OF A GOOD GRADE AND QUALITY AND SHALL MEET ALL NATIONAL STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL FLOORS, OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LIVE AND DEAD LOADS AS SHOWN. THIS INCLUDES ALL DECKS AND PORCHES AT THE EXTERIOR FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



1/3 INT. COLUMN DETAIL
3/4" = 1'-0" COL-A 12/24/96



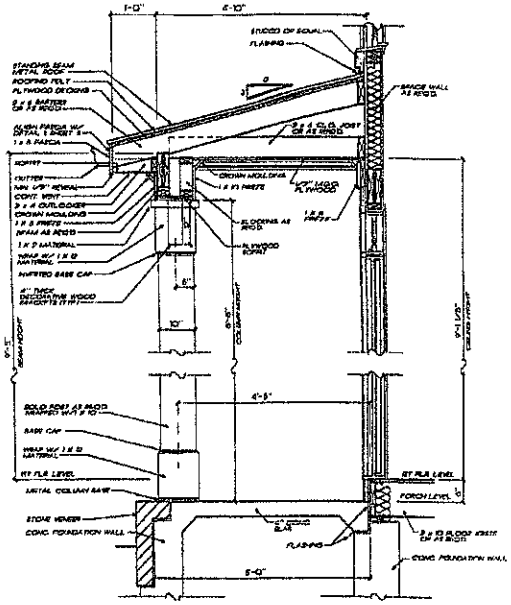
FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1972 SQ. FT.
SECOND FLOOR	579 SQ. FT.
TOTAL	2551 SQ. FT.
OPT. BONUS	256 SQ. FT.
TOTAL	2807 SQ. FT.

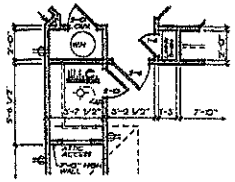
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REVISIONS
BY:
DATE:
DR:

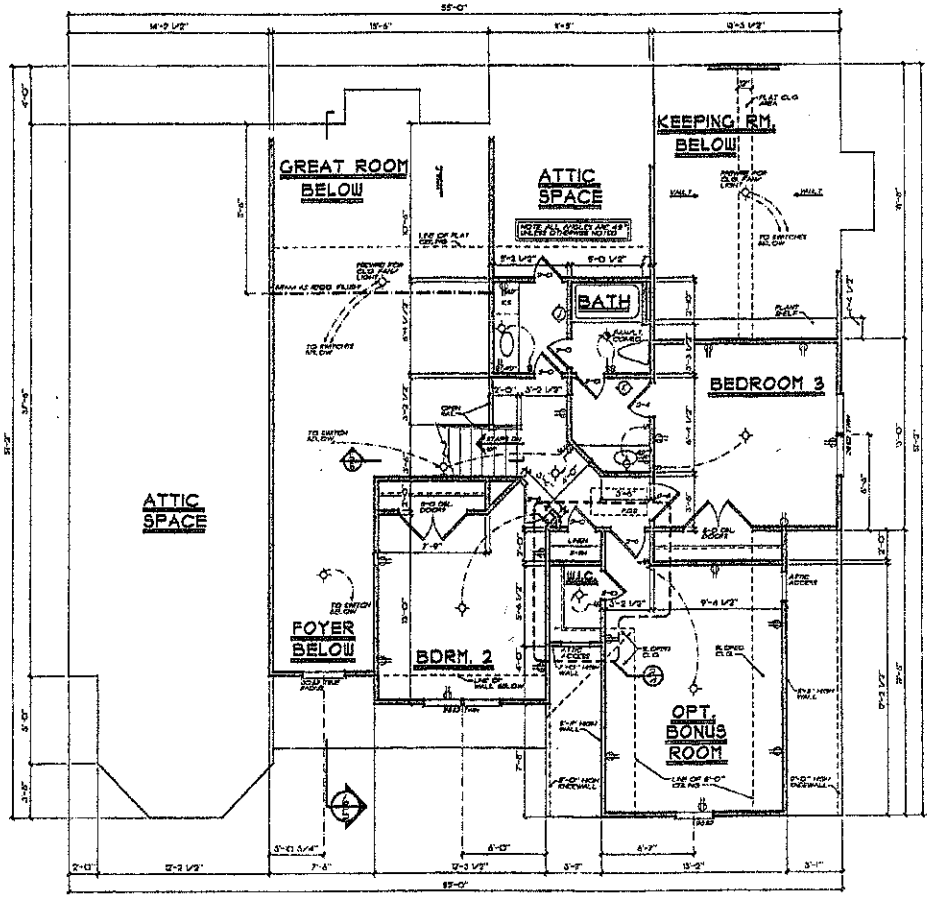
FIRST FLOOR PLAN/DETAIL



1/4 PORCH DETAIL



2 ALT. W.H. LOCATION



SECOND FLOOR PLAN

REVISIONS	DATE	BY
CLAY PLAN	4/12/96	MLB

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HOME PLANS

SECOND FLOOR PLAN/DETAIL

THE COVENTRY

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 260
SMYRNA, GEORGIA 30080
770/432-0888

BY: JMS CHD: KPW

DATE: 4-3-97

SHEET 4 OF: 5

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