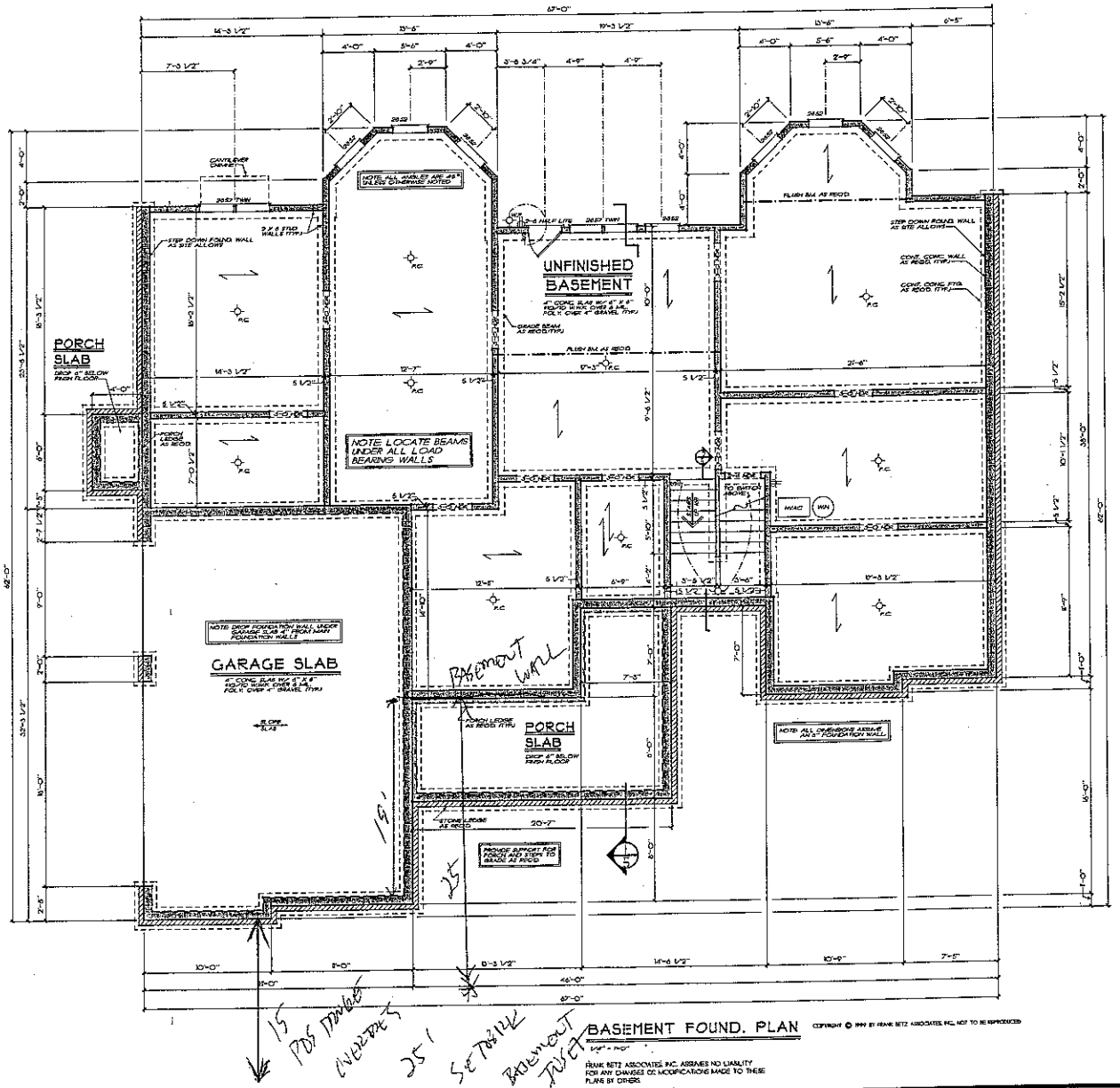


REVISIONS | DATE

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HOMEPLANS

BASEMENT FOUND. PLAN

THE FENWAY

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/434-0282

BY: JAS CHK: KMW

DATE 10-11-99

SHEET:

2

OF: 15

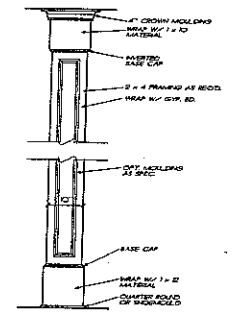
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE BASED ON MINIMUM REQUIREMENTS ONLY. REFER TO THE LOCAL BUILDING CODE FOR MORE SPECIFIC REQUIREMENTS. WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERING FOR ALL STRUCTURAL REQUIREMENTS.

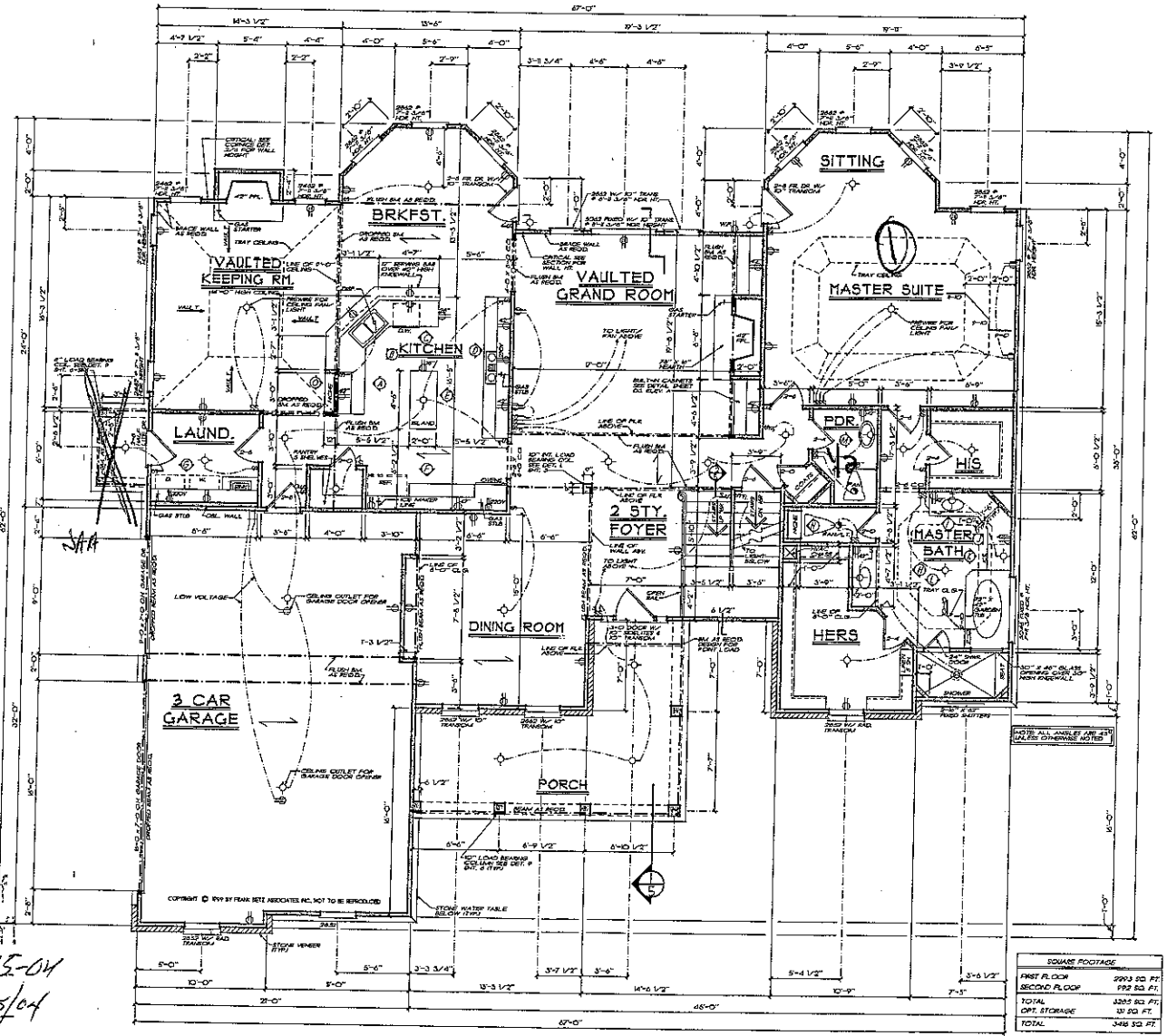
1. PROVIDE 8"MIN AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS, AND RAFTERS SHALL BE 2" BEARING THEIR STATED BELOW.
3. ALL FLOOR JOISTS SHALL BE 2" DEEP WITH 1/2" PLYWOOD PLATES.
4. ALL FLOOR JOISTS SHALL BE DOUBLED.
5. FRAMING TO INSTALL DOUBLE JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
6. PROVIDE 2" CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM ALL FLOORS.
7. ALL EXTERIOR CORNERS WHERE AND INTERIOR CORNERS SHALL BE FRAMED WITH 3 FULL STUDS MINIMUM AND SHALL BE SPACED AT 4" O.C. CHANGE AT A 45° AT ANY CORNER AND SHALL BE SPACED AT 8" O.C. AT ALL APPROXIMATE STUDS WITH 1" APPROVED DIAGONAL CORNER BRACE STRUCK DIRECTION AT ALL CORNERS.
8. ALL FLOORS, WALLS AND ROOF FRAMING SHALL EXTEND DOWN THRU ALL BUILDING FLOORS TO FOUNDATIONS, FOOTINGS AND BE SUPPORTED BY 3 THICKNESS PLAN CAPS OR BEAMS OR FOOTING DESIGNED TO CARRY LOAD.
9. PROVIDE DOUBLE 2x4 STIFFENERS AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 8'-0".
10. PROVIDE 2x4 TIE AT 4'-0" MAX O.C. OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND TOP OF CEILING JOISTS AT ALL O.C. MEMBERS.
11. OF THE 2x4 RAFTERS, AND ROOF RIDGES SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
12. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
13. WHERE THE CONSTRUCTION AND ROOF SHAPES ARE VERY TRUE, THESE DRAWINGS ARE NOT TO BE USED FOR FRAMING. THE FRAMING SHALL BE REVIEWED BY THE BUILDER AND/OR FRAMING CONTRACTOR BEFORE ANY FRAMING IS DONE.
14. ALL CEILING JOISTS AND RAFTER MUST BE TIED TOGETHER AT EACH END AND WHERE THEY CROSS OVER BEARING WALLS OR BEAMS. ALL CEILING JOISTS AND RAFTERS MUST BE SUPPORTED BY PARTITIONS OR BEAMS WHERE THEY CROSS OVER BEARING WALLS OR BEAMS.
15. ALL ROOF FRAMING SHALL BE DESIGNED TO CARRY LOADS AS REQUIRED BY LOCAL CODES.
16. ALL BOLTED FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUD UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITIES.
2. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AND/OR OWNER BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY WORK DONE IN VIOLATION OF THESE CONDITIONS.
3. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
4. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE STRUCTURAL INTEGRITY DURING CONSTRUCTION.
6. 8" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH.
7. ALL FOUNDATION AND STRUCTURAL ASSEMBLIES SHALL BE VISITED AND CHECKED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS LOCATED PRIOR TO THE PLACEMENT OF CONCRETE. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF SCHEDULED INSPECTIONS. ALL STRUCTURAL DETAILS AND CONDITIONS TO BE APPROVED BY ENGINEER AND TO HAVE A QUALITY AND SAFE STRUCTURE.
8. ALL SLOPES, CONCRETE, AND STEEL STRUCTURAL ASSEMBLIES SHALL BE OF A QUALITY AND SAFE STRUCTURE AND MEET ALL NATIONAL STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR BOLD BEARING SHALL BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND FROM THE FOOTINGS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



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



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

SQUARE FOOTAGE	
FIRST FLOOR	2993 SQ. FT.
SECOND FLOOR	992 SQ. FT.
TOTAL	3985 SQ. FT.
OPT. STORAGE	131 SQ. FT.
TOTAL	3448 SQ. FT.

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Acknowledgement Of Plans Submittal ONLY!

Date 12-15-04

Date 12/15/04

APPROVED 4 BEDROOM PLAN

REVISIONS	DATE	BY
CLAC BRKFS	2-14-05	BDP

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HOMEPLANS

FIRST FLOOR PLAN

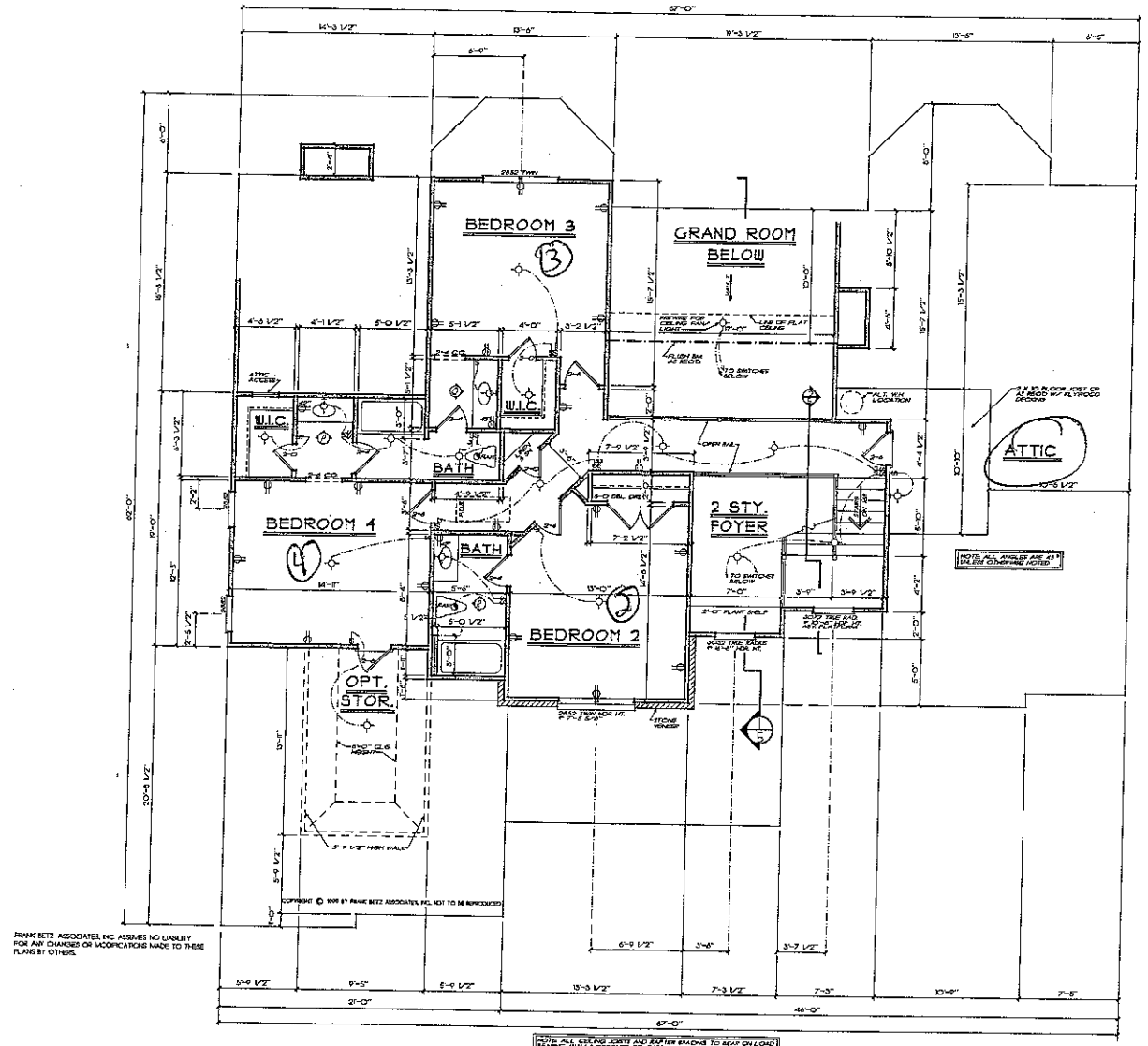
THE FENWAY

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BY: JR CHK: RKW

DATE 10-8-99

SHEET 3 OF 6



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HOMEPLANS

SECOND FLOOR PLAN

THE FENWAY

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BY: JPT CK: JOHN

DATE: 10-10-99

SHEET: 4

OF: 6