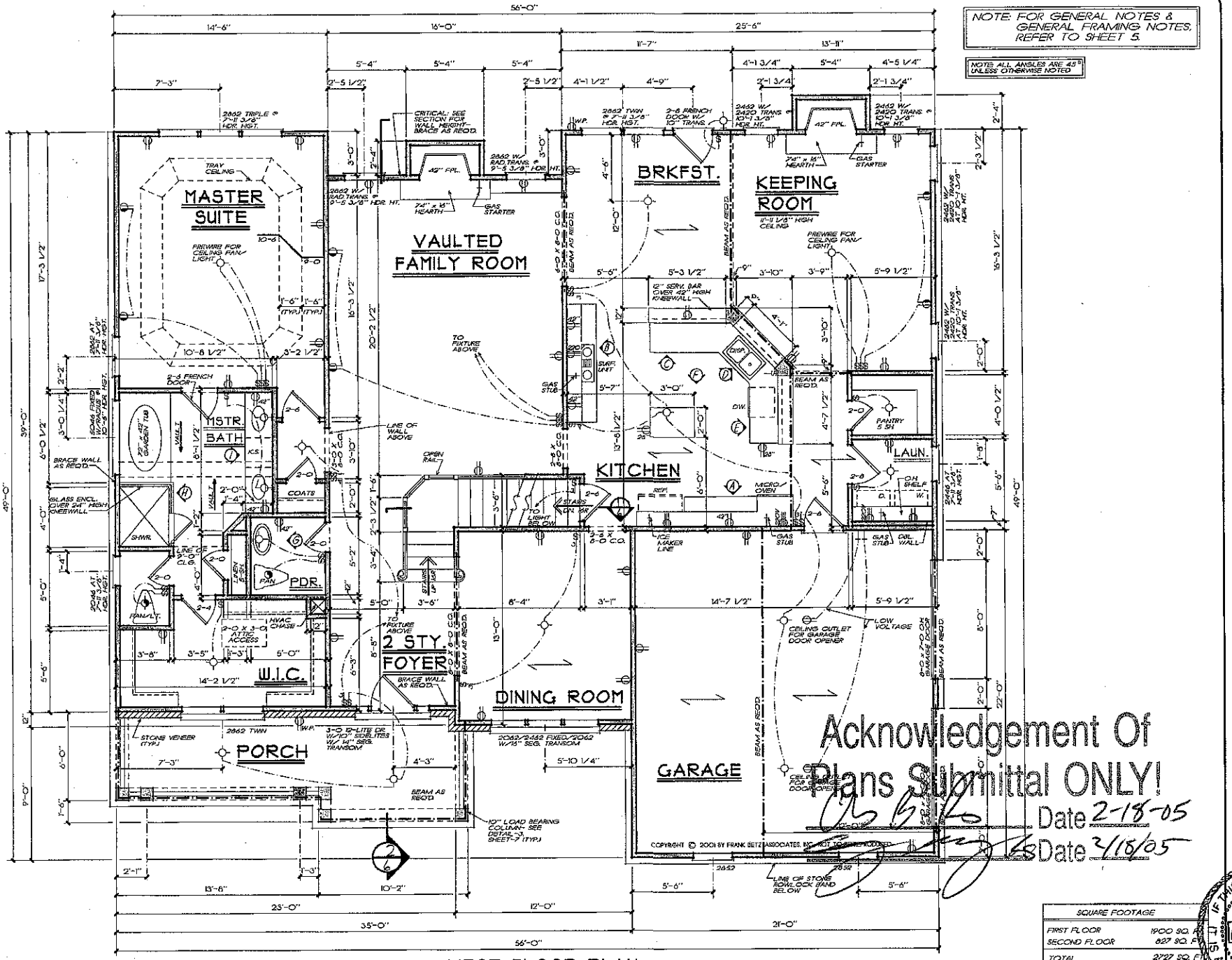


Acknowledgement Of Plans Submittal ONLY!

Date 2-18-05

Date 3/18/05

SQUARE FOOTAGE	
FIRST FLOOR	1900 SQ. FT.
SECOND FLOOR	827 SQ. FT.
TOTAL	2727 SQ. FT.
OPT. BONUS	165 SQ. FT.
TOTAL	2892 SQ. FT.

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FIRST FLOOR PLAN

THE GLENHAVEN

FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0868
www.frankbetz.com

BY JAG CK KKW

AMB-18

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Member of the Council of Public Home Builders

TIMECOD AMDATE 1-26-2005 PATHNAME X:\SOCRATES\GLENHAVEN\2727AHDCS

NOTE: ALL CEILING JOISTS AND RAFTER SPACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. ALL LEVELS AND TERMINATE AT FOUNDATION, AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD

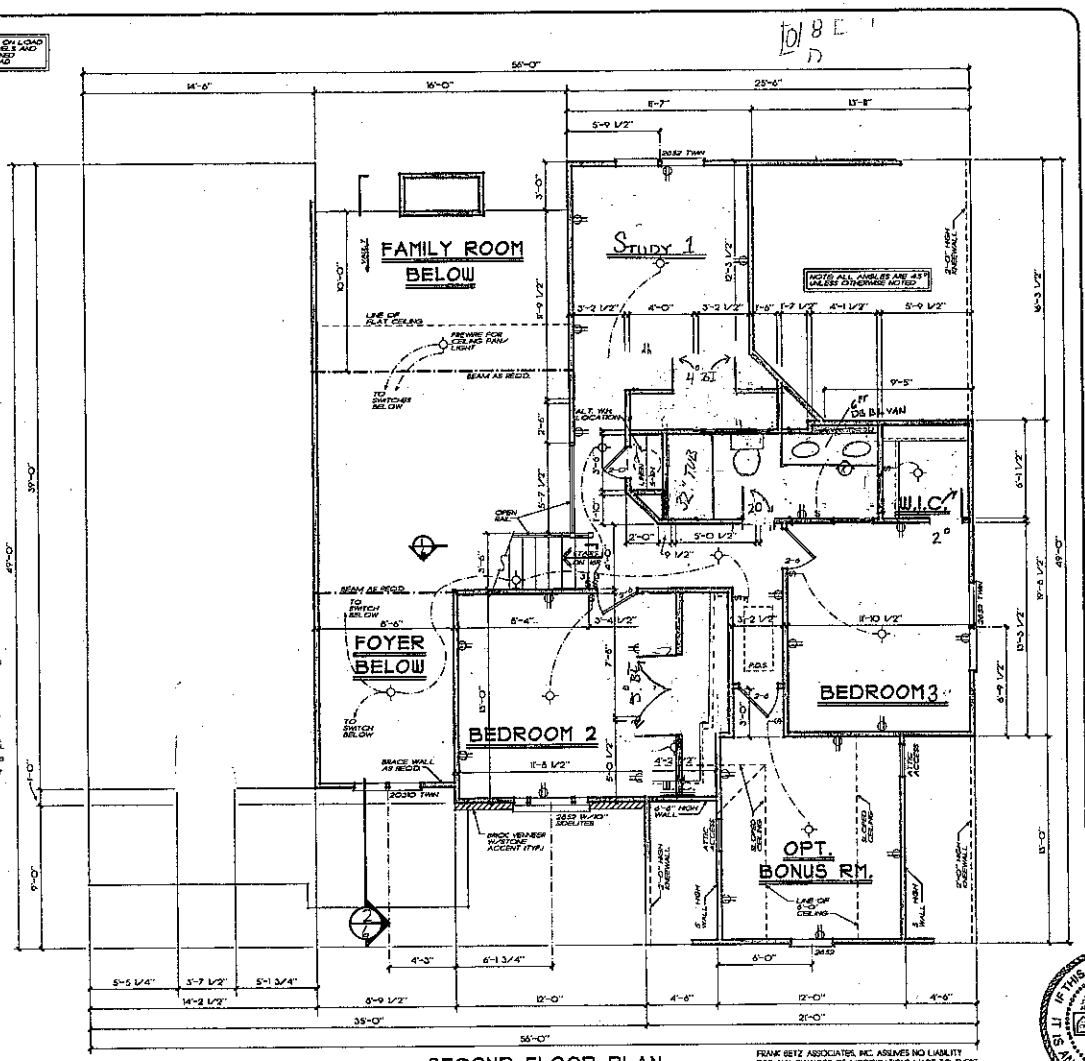
GENERAL FRAMING NOTES

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

1. PROVIDE RIM JST AT MID-HEIGHT OF ALL WALLS.
2. ALL STUD WALLS EXTERIOR SHALL BE SHEATHED ONE STUD BELOW. ALL HEADERS SHALL BE 2-2x10, WITH 1/2" PLYWOOD CLIPS. ALL HEADERS SHALL BE 2-2x10, WITH 1/2" PLYWOOD CLIPS. UNLESS OTHERWISE NOTED.
3. PROVIDE DOUBLE JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
4. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
5. ALL EXTERIOR CORNER WIDE AND OUTSIDE CORNER SHALL BE SPACED WITH 2" CED PLYWOOD, NAILING TO EDGE SHALL BE AS COMMONS AT 6" O.C. AT ALL EDGES AND AS COMMONS AT 12" O.C. AT ALL INTERMEDIATE FIELDS. EITHER A APPROVED DIAGONAL CORNER BRACES, BOX OR CROSS WALL.
6. ALL COLUMNS OR LOAD BEARING WALL, EXTEND DOWN TO ALL LEVELS AND TERMINATE AT LOWEST FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
7. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O/C MAXIMUM.
9. HIP, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "S" SIZE LARGER THAN RAFTERS.
10. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
11. WHERE FIRE ENGINEERED FLOOR SYSTEMS (TRUSSES) ARE USED, TRUSS MANUFACTURER MUST PROVIDE FIRE PROTECTION DETAILS WHICH MEET ALL REQUIREMENTS IN WHICH WORK IS TO BE PERFORMED.
12. ENGINEERED FOOTINGS AT WATER BEARING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THAT ALL LEVELS AND TERMINATE AT LOWEST FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL ASSEMBLY WALLS (DEMISE) AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
14. ALL SOLID FRAMING (COLUMNS, BEAMS, ETC.) TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA APS
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION AND ENGINEER SHALL BE NOTIFIED TO FRANK BETZ ASSOCIATES INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DISCREPANCIES NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ AND NOT SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER LOCAL CODES AND MUST REST ON UNDISTURBED SOIL OR ENGINEERED FILL.
5. CONTRACTOR SHALL PROVIDE BRACING AND REINFORCING AS REQUIRED FOR SAFE HANDLING AND ERECTION OF THE BUILDING WITH ALL CONSTRUCTION SHALL HAVE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXISTS IF AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEASURES SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL CONDITIONS, FROST LINE DEPTH, GEOLOGICAL CONDITIONS, SEISMIC CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADDING ANY FOOTING AND STRUCTURAL DETAILS AND CONDITIONS NOT TO MEET ALL LOCAL CODES AND TO ENSURE A QUALITY AND SAFE BUILDING STRUCTURE.
8. ALL ASSEMBLY WALLS (DEMISE) AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
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.



SECOND FLOOR PLAN

1/4" = 1'-0"

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HOMEPLANS

SECOND FLOOR PLAN

THE GLENHAVEN II

FBA
FRANK BETZ ASSOCIATES, INC.
3400 PEACHTREE INDUSTRIAL BLVD. SUITE 200
DULUTH, GEORGIA 30096
770/497-2500

IF THIS STAMP IS NOT RED, THE PLANS ARE NOT REGISTERED WITH THE STATE

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