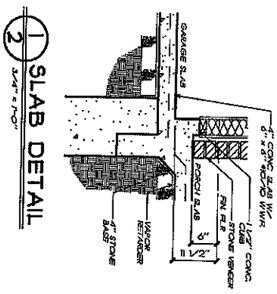
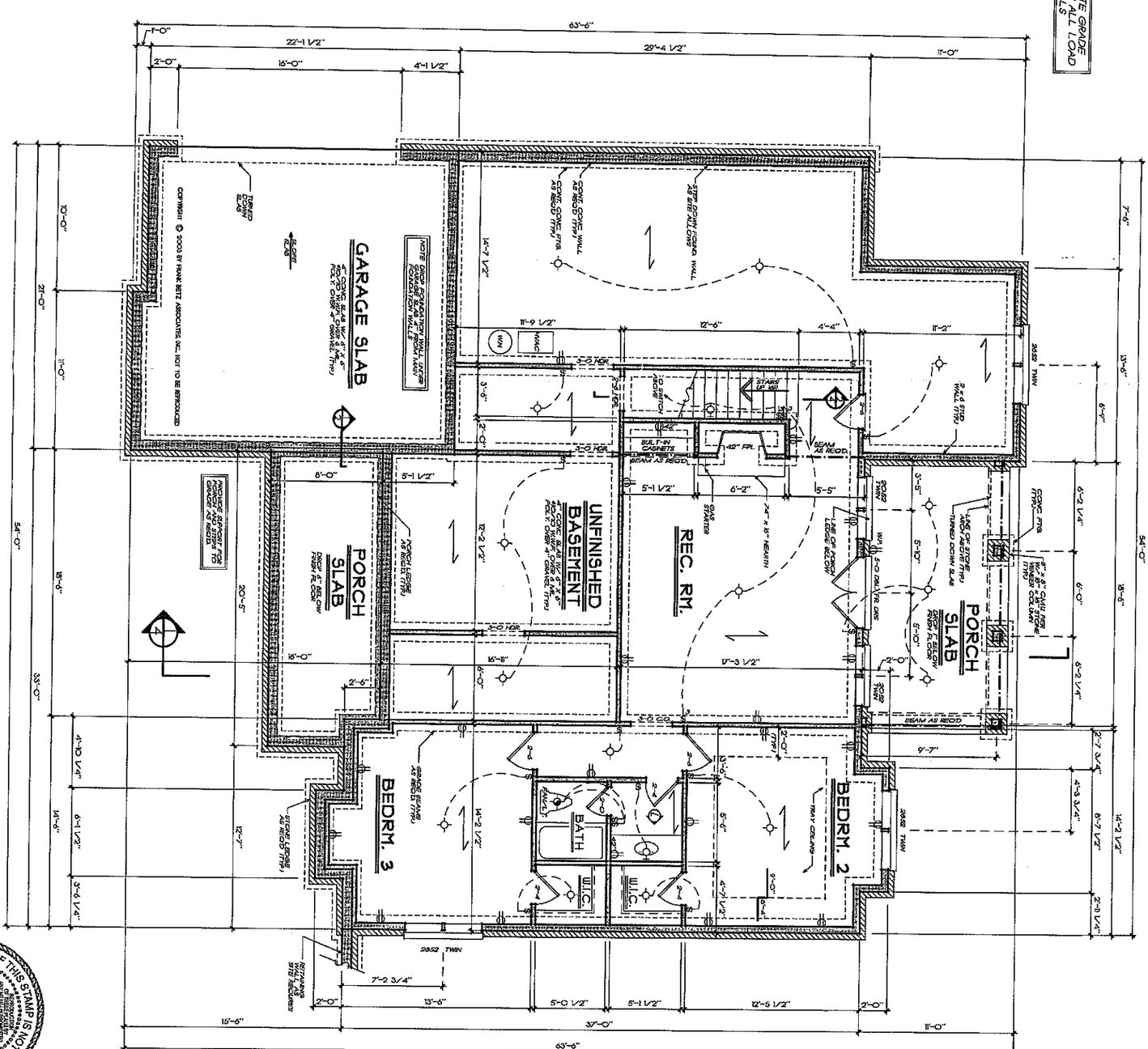
Acknowledgement Of
Plans Submittal ONLY!
Date 8-24-06
Date 8/24/06

1/2 SLAB DETAIL
3/4" = 1'-0"




NOTE LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS




LOWER LEVEL PLAN
1/4" = 1'-0"

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SHEET: 2 OF 4

DATE: 4-2-03

BY: R.D. CK: R.W.

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0666
www.frankbetz.com

LOWER LEVEL PLAN

THE HICKORY GROVE

HOME PLANS
DESIGNED FOR TODAY'S MARKET

| REVISIONS | DATE | BY |
|---|---|---|
| CLIENT REVIEW | 8-24-06 | RWB |

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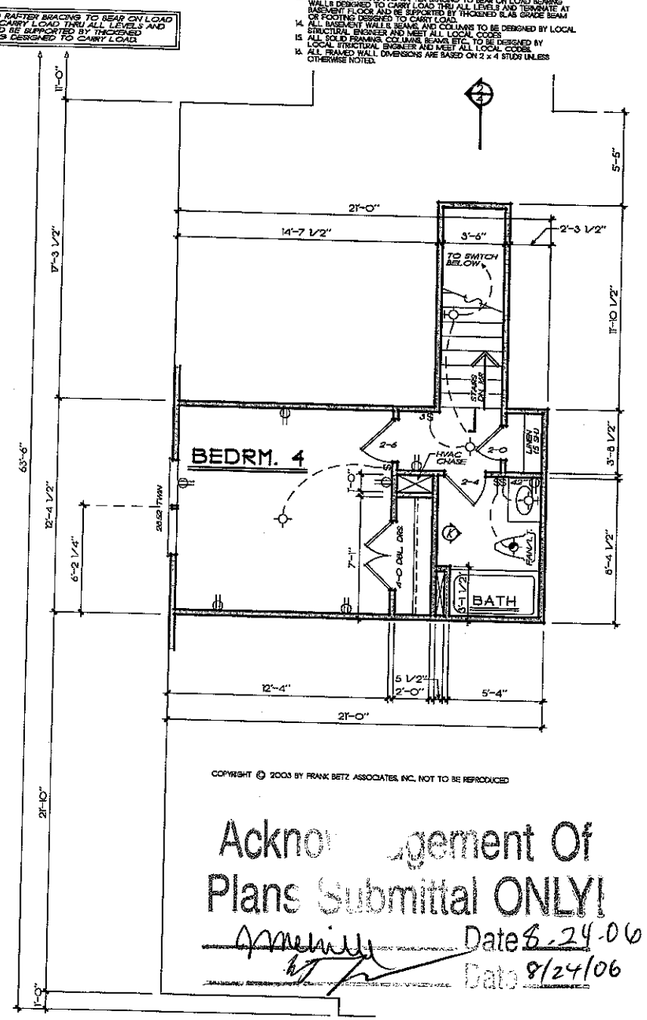
## GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA-VA MPR.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR RESOLUTION AND / OR CORRECTION OF DISCREPANCIES WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ANY CONDITIONS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CMU CALCULATED AND MUST BE SCALED. DO NOT SCALE DRAWINGS. SEE LOCAL CODES AND MUST CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
5. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A NEW VARIANCES IN SOIL CONDITIONS, SOIL BEARING CONDITIONS, FROST LINE DEPTH, SEISMOLOGICAL CODES, WIND, SNOW, RAIN, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
7. 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.
8. ALL COLUMNS OR SOLID BEARING 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 JESSICA, PLEASE REVIEW AND COMPLY WITH YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS
2. ALL CEILING JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE (2) 2"x10"s WITH 1/2" PLYWOOD FILLER PLATES UNLESS OTHERWISE NOTED.
4. PROVIDE SOLID BLOCKING BETWEEN FIRST FLOOR JOISTS UNDER PARALLEL PARTITIONS WALLS ABOVE.
5. PROVIDE 3x4 CROSS BRIDGING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN EACH SPAN.
6. ALL EXTERIOR CORNERS BRACE AND CUTTERS CORNERS SHALL BE BRACED WITH 1/2" PLYWOOD UNLESS OTHERWISE NOTED. ALL INTERIOR CORNERS SHALL BE FRAMED AS SHOWN ON FRAMING DETAILS OR AS NOTED ON PLANS. ALL CORNERS AT 12" O.C. AT ALL INTERIOR AND EXTERIOR CORNERS SHALL BE FRAMED AS SHOWN ON FRAMING DETAILS OR AS NOTED ON PLANS. ALL CORNERS AT 12" O.C. CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS. – APPROVED DIAGONAL BRACING MAY BE USED IN LIEU OF CORNER BRACES.
7. ALL COLUMNS OF SOLID BEARING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS 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 EVERY 4'-0" O.C. OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS OR RAFTERS AT 2'-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 ENGINEERING WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH CONSTRUCTION IS TO BE COMPLETED.
13. ALL CEILING JOISTS AND RAFTER SPACING 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 INSIDENT WALLS BEARING 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.



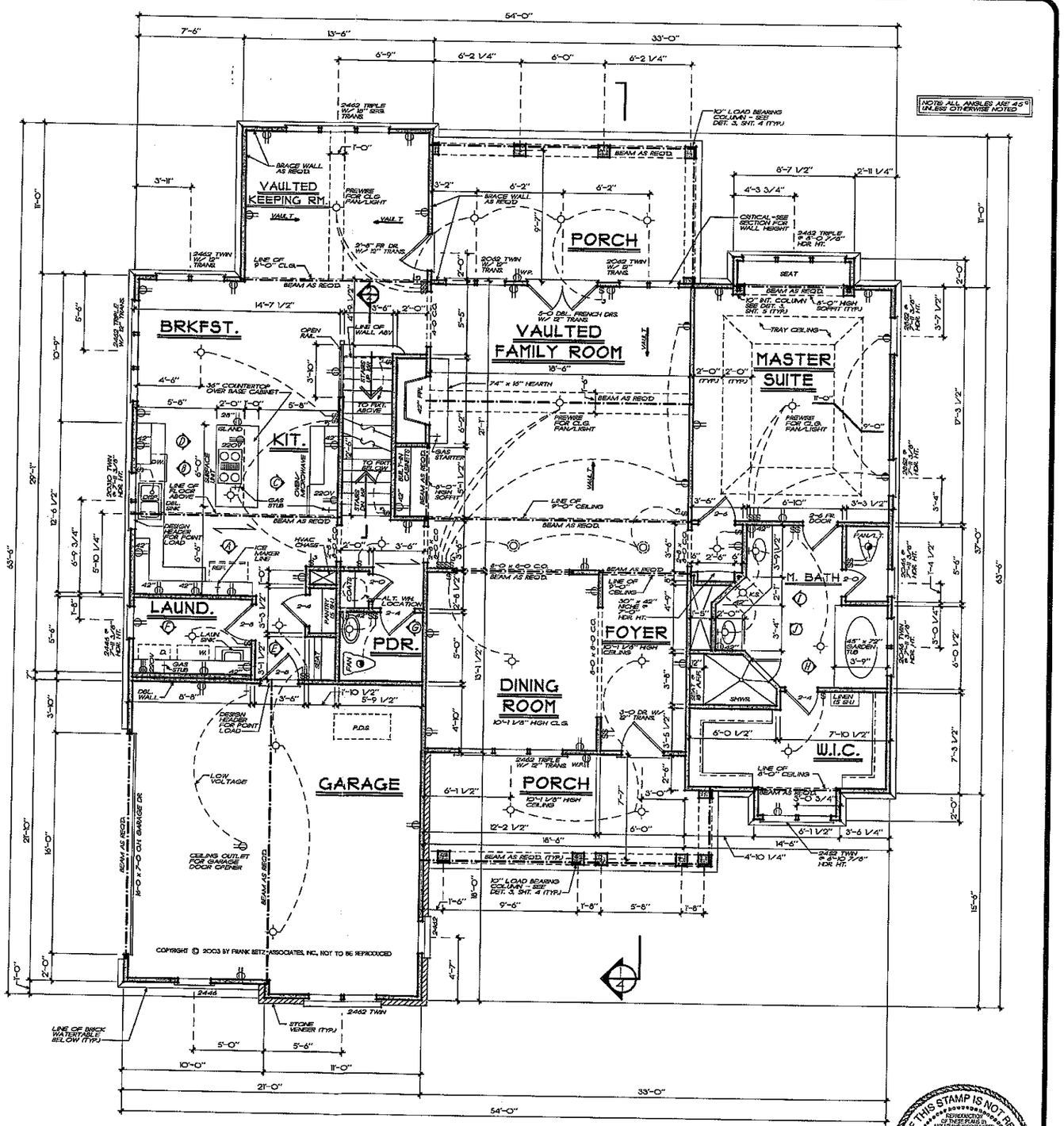

Acknowledgement Of Plans Submittal ONLY!

Date 8-24-06

Date 8/24/06

OPT. SECOND FLOOR PLAN

1/4" = 1'-0"




MAIN LEVEL PLAN

1/4" = 1'-0"

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| SQUARE FOOTAGE | |
|---|---|
| LOWER LEVEL | |
| MAIN LEVEL | |
| TOTAL | |
| OPT. SECOND FLOOR | |
| TOTAL | |

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| REVISIONS | DATE | BY |
|---|---|---|
| CLAR 22-29 | 9/24/03 | WMB |
| CLAR 30-42 | 3/24/04 | WMB |
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HOMEPLANS

MAIN & SECOND FLOOR PLANS

THE HICKORY GROVE

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

BY: FLD CK: KKW

DATE: 4/2/03

SHEET: 3

OF: 4