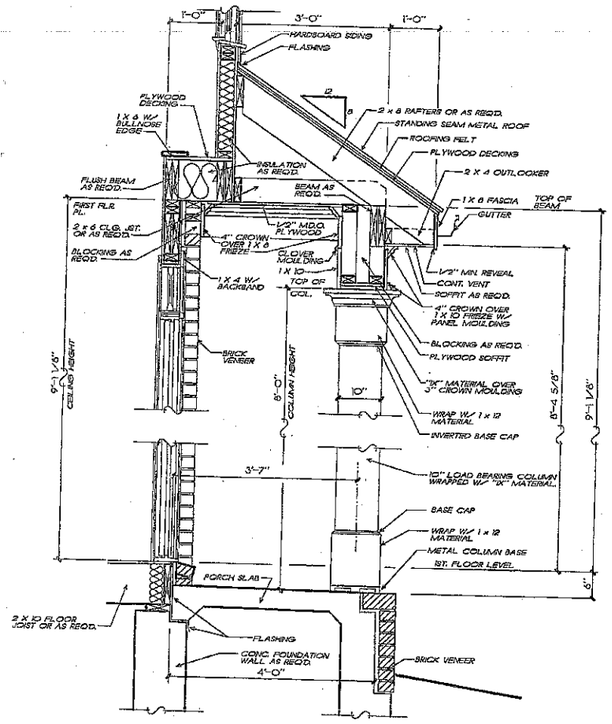
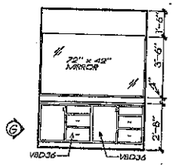
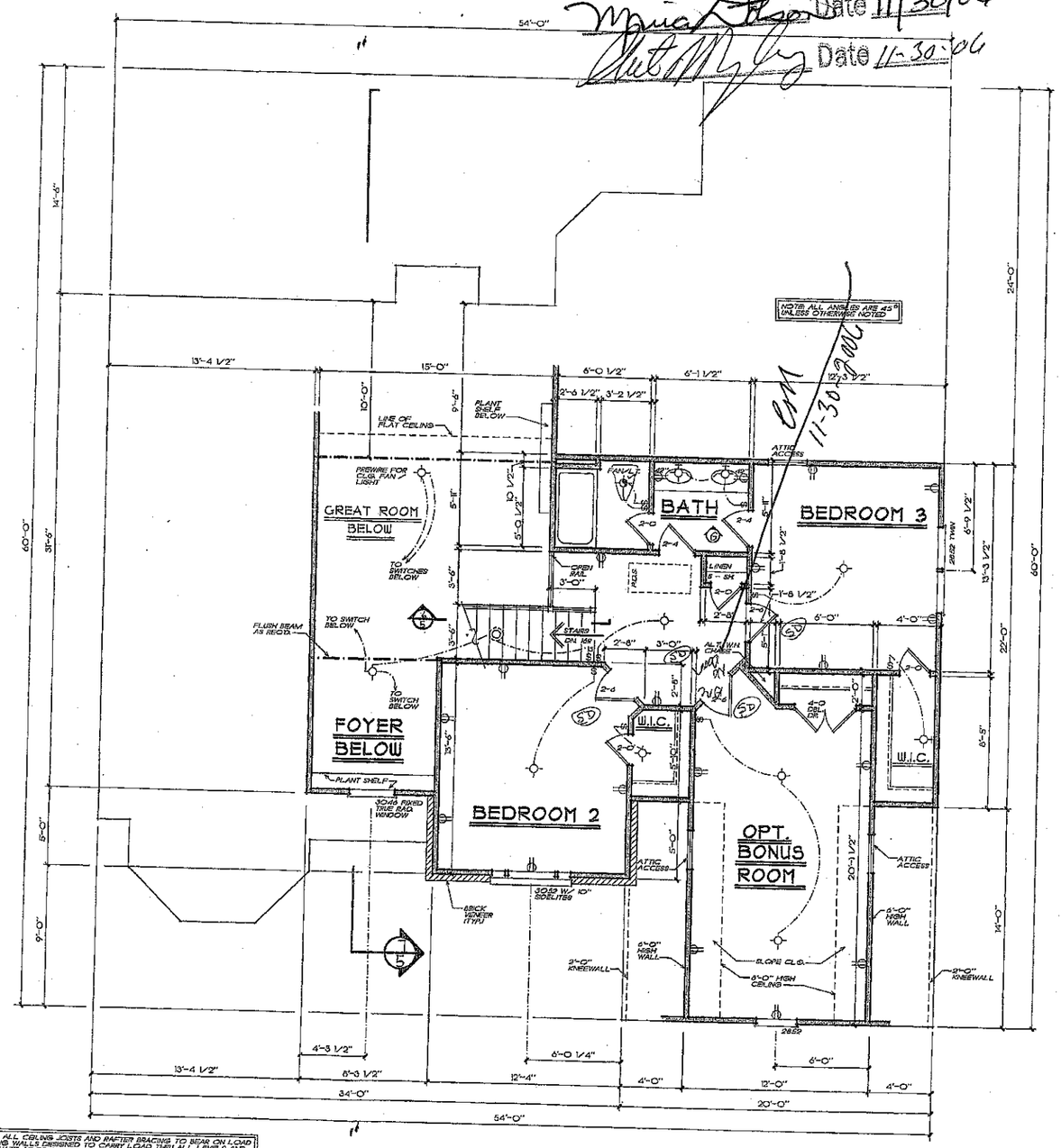


1/4 PORCH DETAIL
3/4" = 1'-0"



BATH ELEVATIONS
1/4" = 1'-0"

Acknowledgement Of
Plans Submittal ONLY!
Date 11/30/06
Date 11-30-06



NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SPACED AT 16" ON CENTER SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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

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HOME PLANS
THE COLLECTION TODAY'S MARK

SECOND FLR. PLAN / BATH ELEV. / DETAIL

THE AMBROSE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0858
www.frankbetz.com

BY: JRB CK: KRW

DATE: 8/31/00

SHEET: 4

Acknowledgement Of
Plans Submittal ONLY!
Date 11/30/06
Date 11-30-06

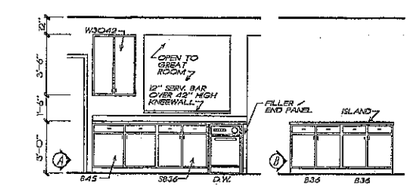
GENERAL FRAMING NOTES

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

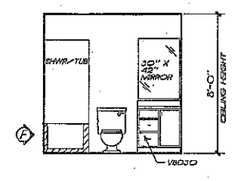
1. PROVIDE PURLINS AT AND HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FILLER PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD, MINIMUM SCHEDULE SHALL BE 6x4 CORNERS AT 8' O/C AT ALL ENDS AND 24 CORNERS AT 12' O.C. AT ALL INTERMEDIATE STUDS (OPTION - APPROVED DIAGONAL CORNER BRACES WITH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O/C MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "D" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE THE BEARING WALL FLOOR AND ROOF TRUSSES AND BEAM TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAM OR 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 BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL BOLD FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALLS DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

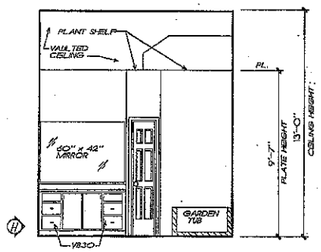
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR VERIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL TAKE RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE SIX INCHES (6") INTO UNDISTURBED SOIL GOOD AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTINGS AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONS AND OMISSIONS.
8. ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. 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.
10. ALL CEILING 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 LOADS.

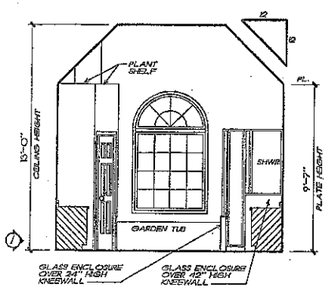


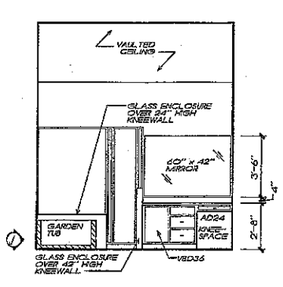
KITCHEN ELEVATIONS
1/4"= 1'-0"



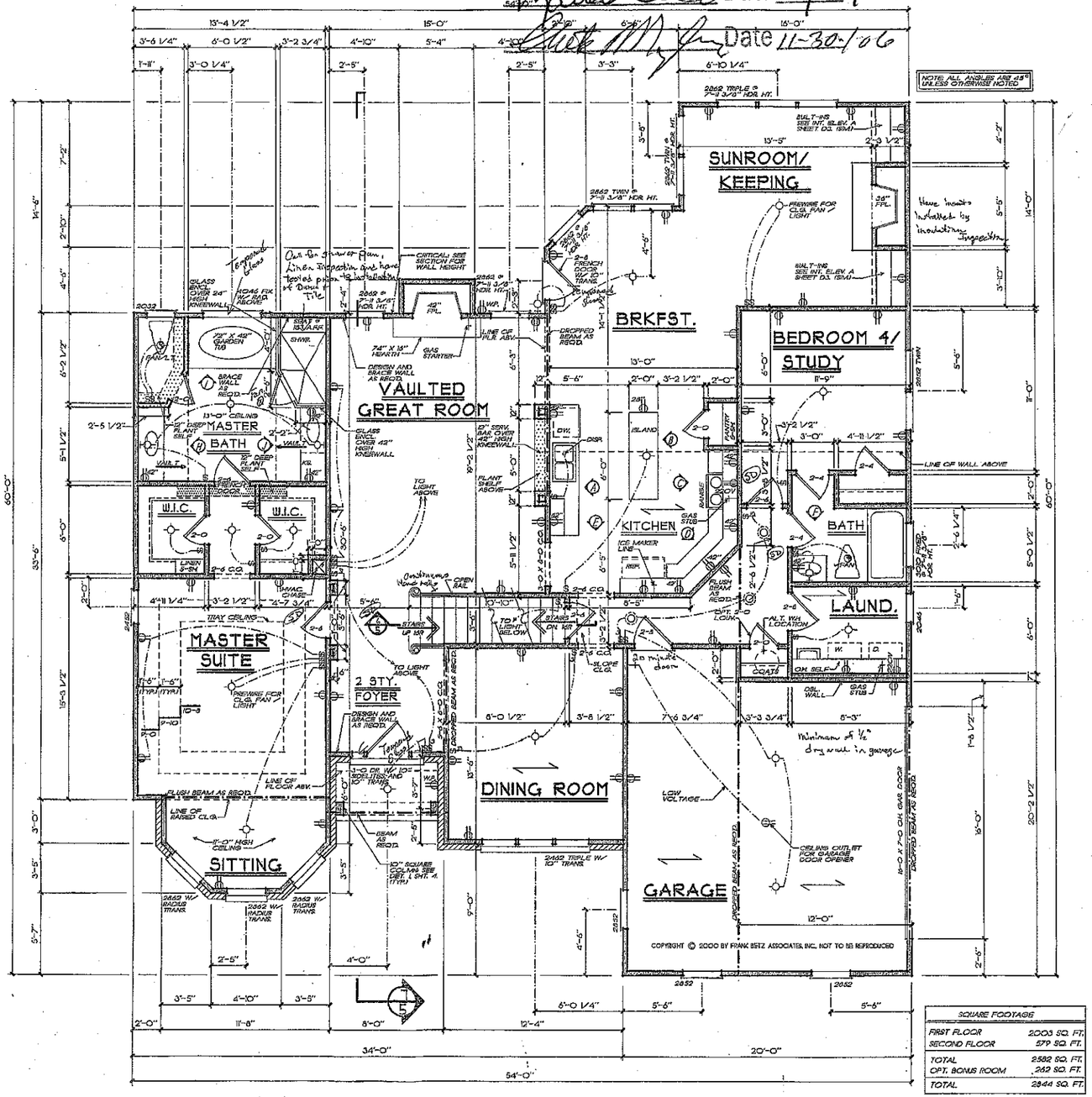
BATH ELEVATIONS
1/4" = 1'-0"







MASTER BATH
1/4" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	2003 SQ. FT.
SECOND FLOOR	579 SQ. FT.
TOTAL	2582 SQ. FT.
OPT. BONUS ROOM	262 SQ. FT.
TOTAL	2844 SQ. FT.

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

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HOMEPLANS
DESIGN FOR TODAY'S LIFESTYLE

FIRST FLR. PLAN / K. & B. ELEVS.

THE AMBROSE

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BY: RB CK: RW

DATE: 8/31/00

SHEET: 3 OF: 5