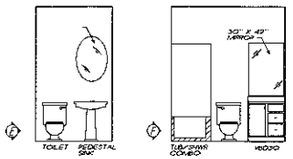


KITCHEN ELEVATIONS

1/4" = 1'-0"



BATH ELEVATIONS

1/4" = 1'-0"

GENERAL FRAMING NOTES

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

1. PROVIDE PURLINS AT MID 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 IN ALL (IN ESS OTHERWISE NOTED).
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1" CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM SPACING.
6. ALL EXTERIOR CORNER BRACES AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE (6) COMMONS AT 6" OC AT ALL EDGES AND (6) COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND SHALL BE SUPPORTED BY A BEARING OR FOOTING 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 UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY, RIDGE AND RIDGE BOARDS SHALL BE ONE "D" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, 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 BEAR ON LOAD BEARING WALLS OR BEAMS. ALL RAFTERS TO BE TIED TO CEILING JOISTS AT EVERY THIRD PAIR AND SUPPORTED BY TRUSSED PURLINS. LOAD TO BEAR ON 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 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.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND THAT PER MFR. SPECIFICATIONS. SHOP DRAWINGS, NOTES, CALCULATIONS AND DIMENSIONS AS REQUIRED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
3. ALL FOOTINGS TO BE BELOW FROST LINE. SEE LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING LOADS. CONTRACTOR TO EMPLOY ENGINEER TO DESIGN FOOTING AND REINFORCING SIZES.
4. CONTRACTOR SHALL INSPECT SOIL CONDITIONS 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 STAKED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS BEING PERFORMED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY EXCAVATION, AND SHALL TAKE SOIL BORINGS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ACCURING 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 GRADE OF SIZE AND QUALITY TO MEET ALL NATIONAL, STATE, AND LOCAL CODE REQUIREMENTS.
8. 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.

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Acknowledgement Of Plans Submittal ONLY!

Date 4/16/2012

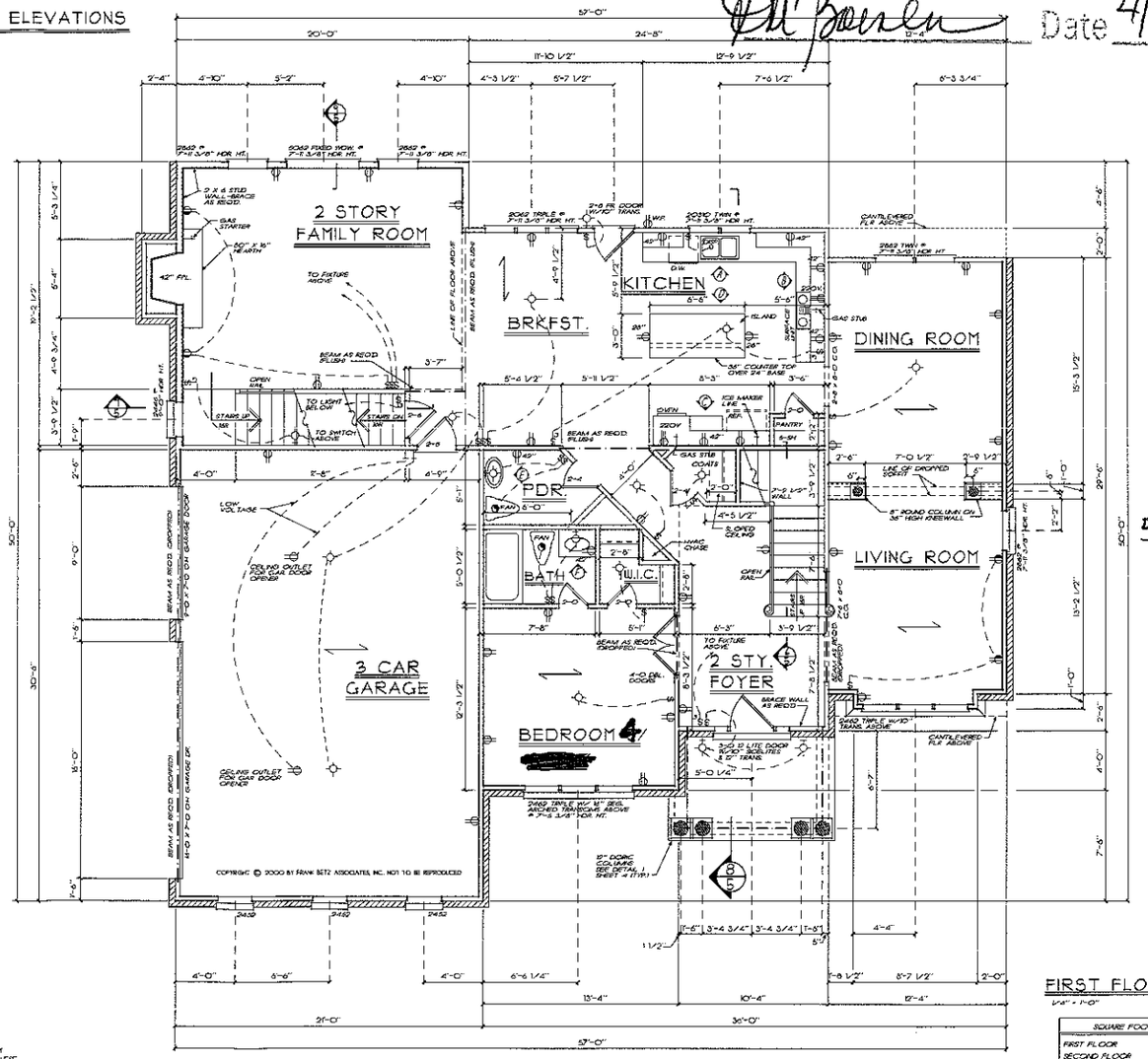
Date 4/16/12

57

50

Building in Reverse

DMD



FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1640 SQ. FT.
SECOND FLOOR	1685 SQ. FT.
TOTAL	3327 SQ. FT.

REVISIONS	DATE	BY
CLAS 24-100	3-29-01	GAS

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HOMEPLANS
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FIRST FLOOR PLAN

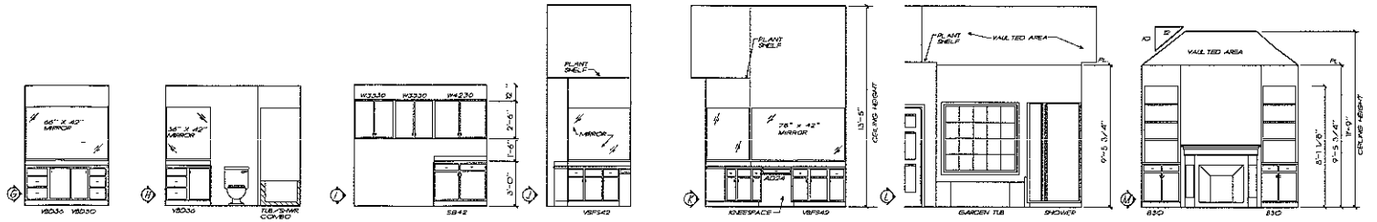
THE HALSEY

FBA
FRANK BETZ ASSOCIATES, INC.
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SMYRNA, GEORGIA 30080
770/431-0666
www.frankbetz.com

BY: BSB CK: ACH

DATE: 1-22-00

SHEET: 3 OF: 5



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

LAUNDRY ROOM
1/4" = 1'-0"

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

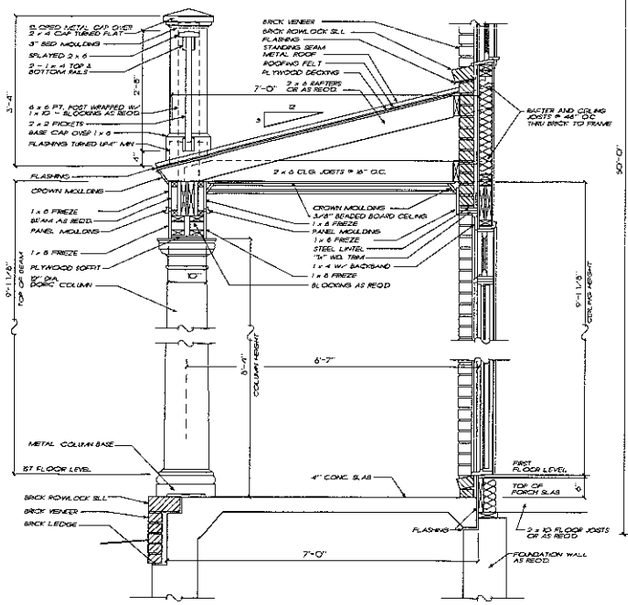
SITTING ROOM
1/4" = 1'-0"

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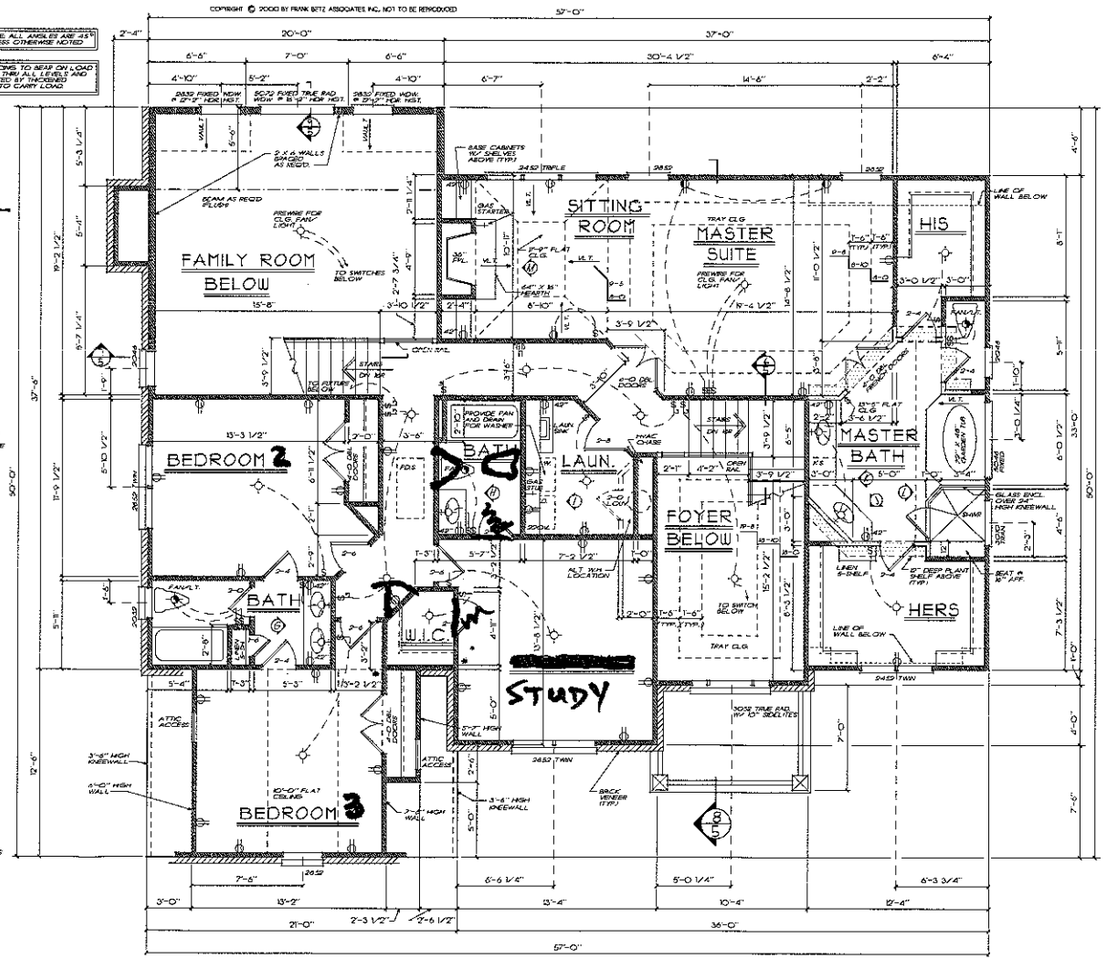
NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

NOTE: ALL CEILING JOISTS AND RAFTER BACKING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND FOUNDATION. A 3 FOUNDATION HAS TO BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD

Acknowledgement of
Plans Submittal ONLY!
Maria Dotson Date 4/16/2012
DM Bowen Date 4/16/12



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



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

REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE HALSEY

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BY: EGB CK: JO

DATE 11/22/00

SHEET: 4

OF: 5