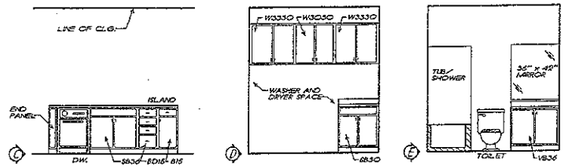


KITCHEN ELEVATIONS

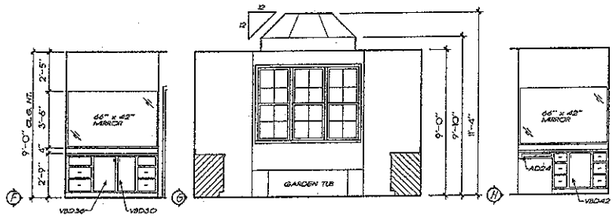
1/4" = 1'-0"



KITCHEN ELEV. 1/4" = 1'-0"

LAUND. ELEV. 1/4" = 1'-0"

BATH ELEV. 1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"

GENERAL NOTES

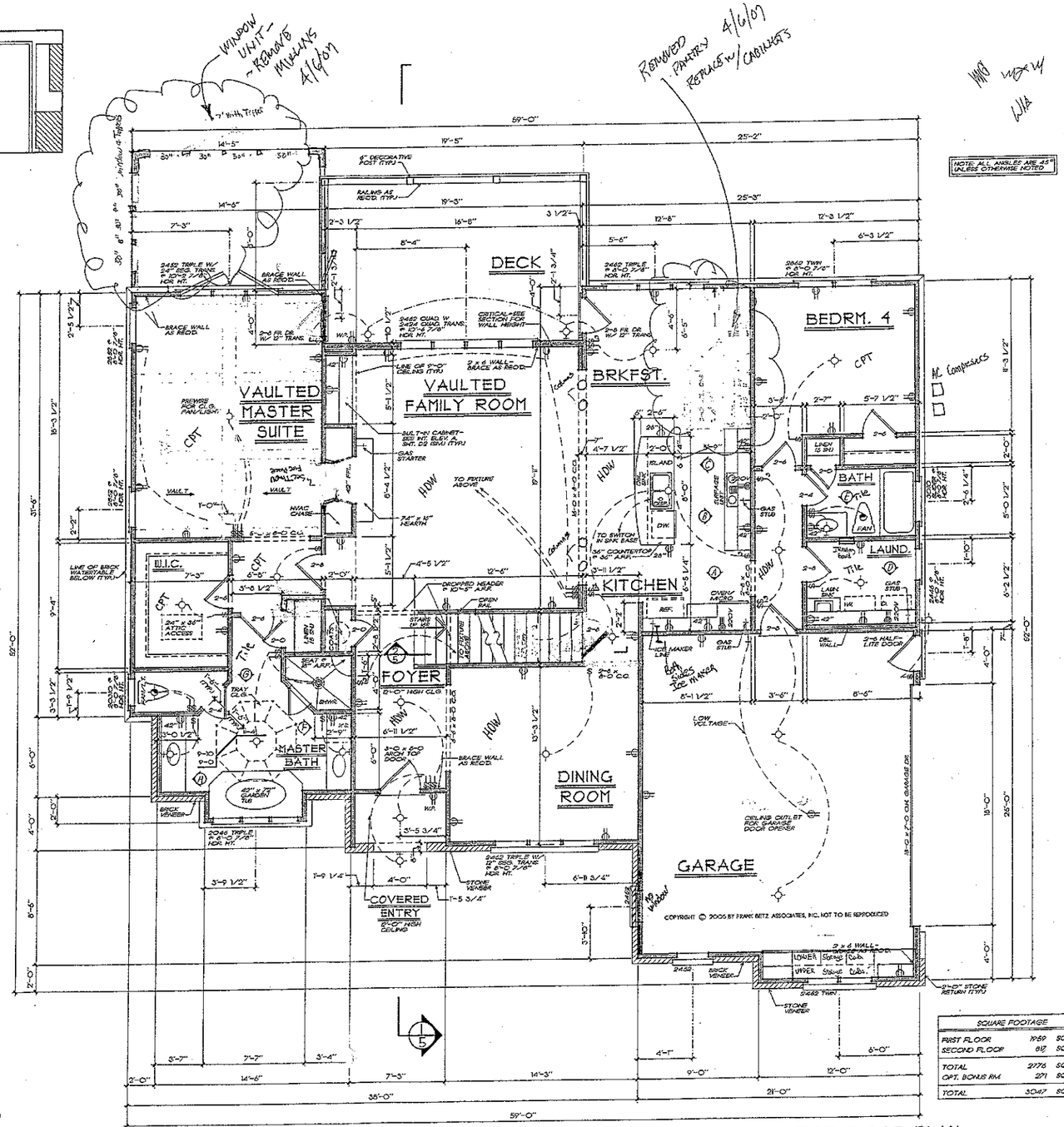
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS, AND R.U.G. N.P.D.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ANYTHING THAT ARE NOT REPORTED.
3. ALL PURCHASED PRODUCTS SHALL BE USED AS DIRECTED AND SCALED.
4. ALL CONSTRUCTION SHALL BE PERFORMED BY CAREFULLY SKILLED AND MOST MEN OF UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING STEEL.
5. CONTRACTOR SHALL ASSURE 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 DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE TO ANALYZE AND VERIFY ALL CONDITIONS AND DIMENSIONS AND COMPLY WITH ALL LOCAL CODES AND TO INSURE QUALITY AND SAFE STRUCTURE.
8. 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.
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.

GENERAL FRAMING NOTES

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

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 8' X 4' STUDS UNLESS NOTED OTHERWISE. TYPICAL BUILDING AT MID HEIGHT OF ALL WALLS.
2. ALL WOOD AND PLYWOOD SHALL BE GRADED SIZES. STRUCTURE BLOCK.
3. ALL EXTERIOR SHALL BE 1/2" PLYWOOD EXT. GRADE WITH 1/2" PLYWOOD SHEATHING UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 5-4, RATED 32/16", T&G PLYWOOD, EXPOSURE 1 GLUED AND NAILED FOR MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONSTRUCTION 4 GRADE, 5/8" T.&G. OR EQUIVALENT APPROVED BY LOCAL CODES. SHEATH ALL GABLE ENDS AND ALL BOXED AND BE COVERED BY 15 LB. F.E. ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 12'-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. NIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "D" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 24-16 RATED 32/16" PANEL SIDING, EXPOSURE 1 GLUED AND NAILED FOR MANUFACTURERS SPECIFICATIONS. EXTERIOR SHEATHING TO BE APA, EXPOSURE 1, 5/8" T&G PLYWOOD SHEATHING AT 24" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL GRADED TYPE ECC CLIPS PER MANUFACTURER SPECIFICATIONS.
12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF MANUFACTURER'S ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED. RESTRAINING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY ENGINEERED SLAB CRAZE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL BASEMENT WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
14. ALL STEEL FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

Acknowledgement Of
Plans Submittal On
Date 6-15-07
Date 6/15/07



SQUARE FOOTAGE		
FIRST FLOOR	1959	SQ. FT.
SECOND FLOOR	817	SQ. FT.
TOTAL	2776	SQ. FT.
OPT. BONUS RM.	271	SQ. FT.
TOTAL	3047	SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

REVISIONS	DATE	BY
AS-NOTED	MO-DY	XX

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

HOME PLANS

FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE HERITAGE POINTE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/431-0885
www.frankbetz.com

BY: ALD CK: JCH

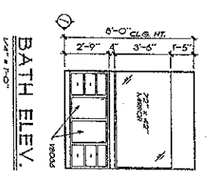
DATE: 12/20/05

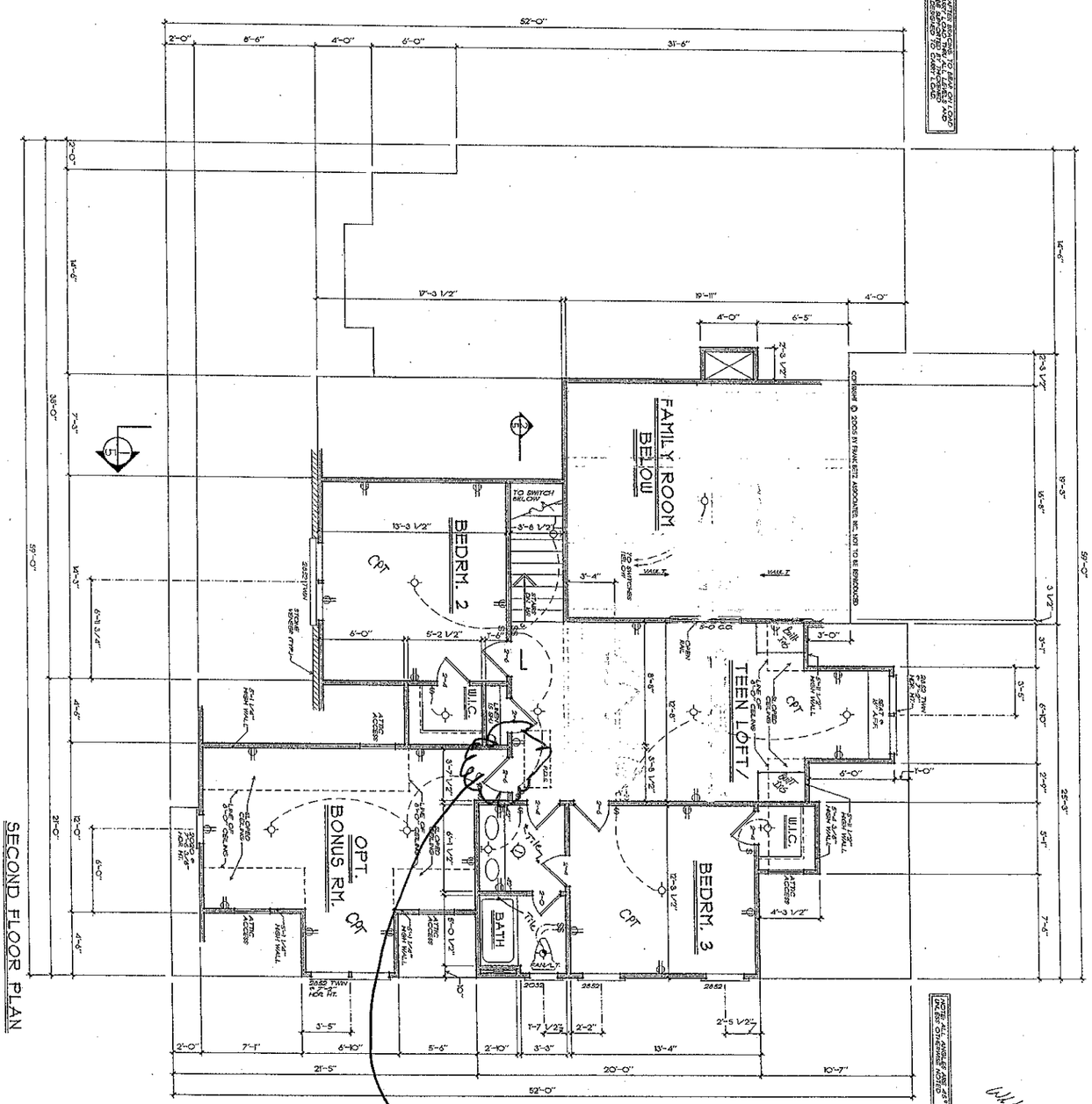
SHEET: 3 OF: 5

12/20/2005 2:52:22 PM X:\Drawings\Heritage Pointe\K&B\Plans\K&B Plans.dwg

1/10/2007 2:15 PM X:\revame\heritage pointe\v2726e05.dwg

Acknowledgement Of
Plans Submittal ONLY!
_____ Date 6-15-07
_____ Date 6/15/07





SECOND FLOOR PLAN

ELIMINATE DOOR dds 6/15/07

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

Copyright © 2005 by FRANK BETZ ASSOCIATES, INC. NOT TO BE REPRODUCED

SHEET 4 OF 5

DATE: 9-20-06

DRN. AJD CHK. ADH

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

SECOND FLOOR PLAN
BATH ELEVATION

THE HERITAGE POINTE

HOMEPLANS
THE NATION'S TODAY'S HOMES

REVISIONS	DATE	BY