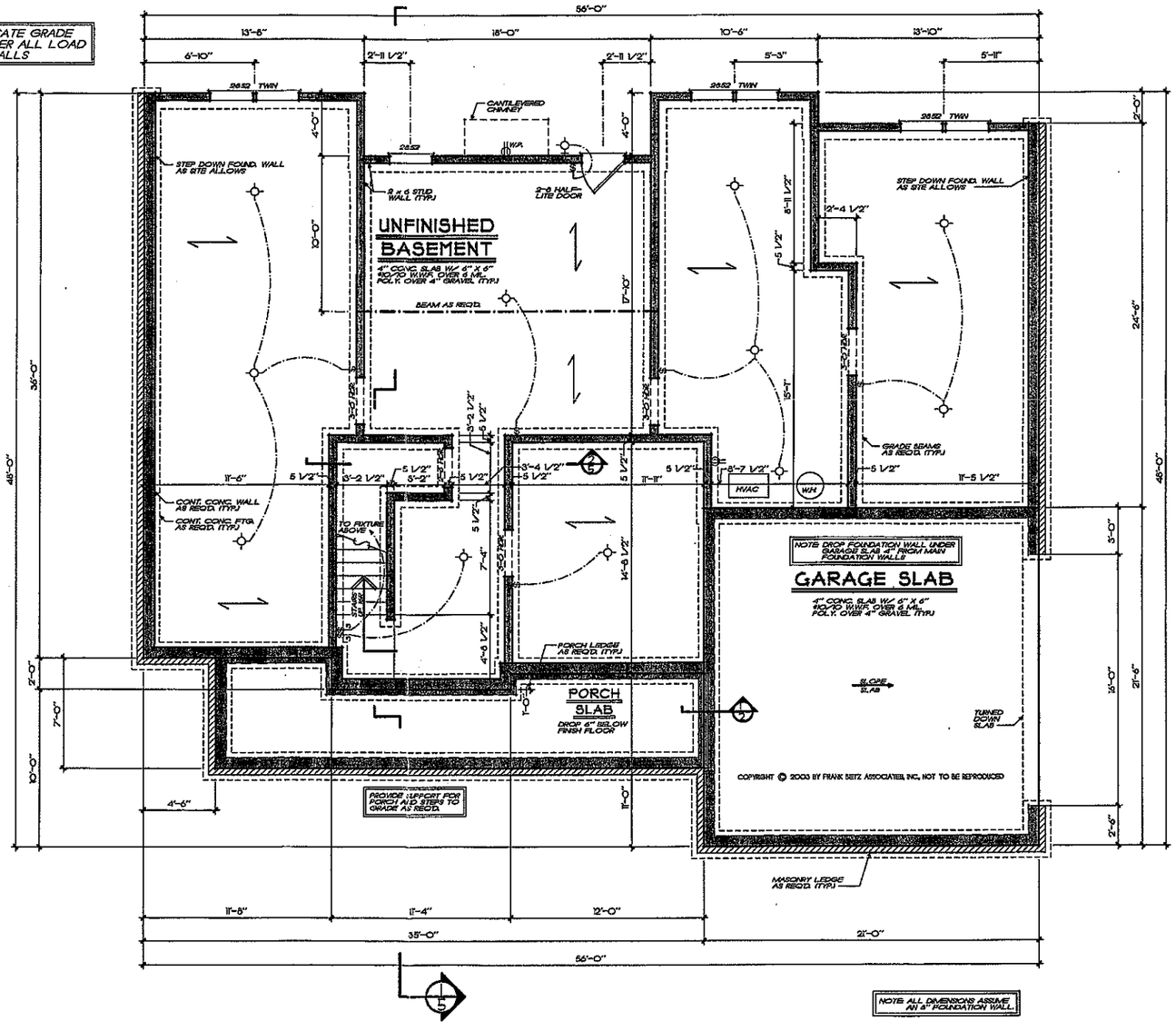
Acknowledgement Of
Plans Submittal ONLY!
Date 3-17-06
Date 3-17-06

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

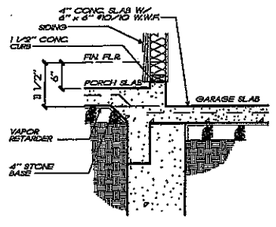


NOTE ALL DIMENSIONS ASSUME AN 8" FOUNDATION WALL.

BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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

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REVISIONS	DATE	BY

HOMEPLANS
DESIGNED TO MEET YOUR NEEDS

BASEMENT FOUND. PLAN

THE HOLLY SPRINGS

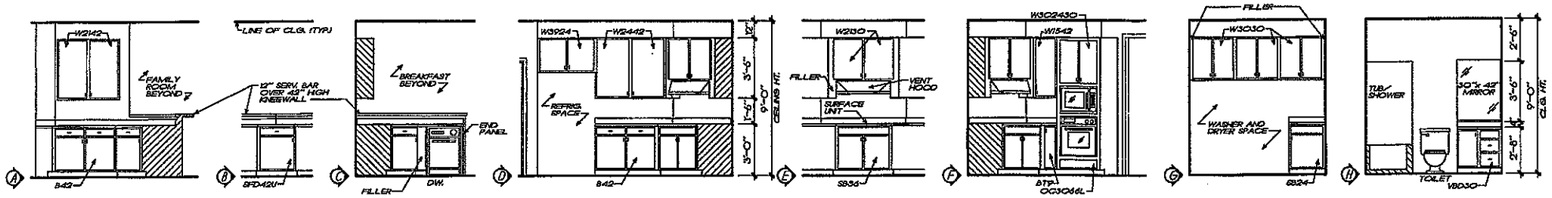
FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0886
www.frankbetz.com

BY: FLO CK: WMB

DATE: 6/23/03

SHEET: 2 OF: 5

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KITCHEN ELEVATIONS

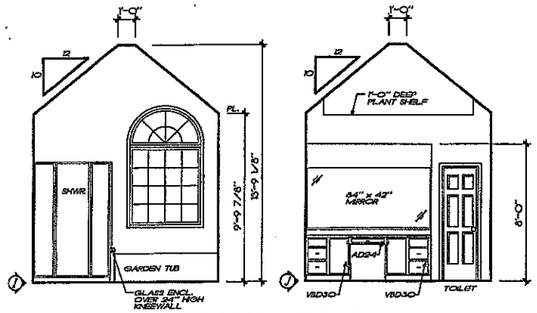
1/4" = 1'-0"

LAUN. ELEV.

1/4" = 1'-0"

BATH ELEVATIONS

1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Judy Melille Date 3-17-06

Ben Park Date 3-17-06

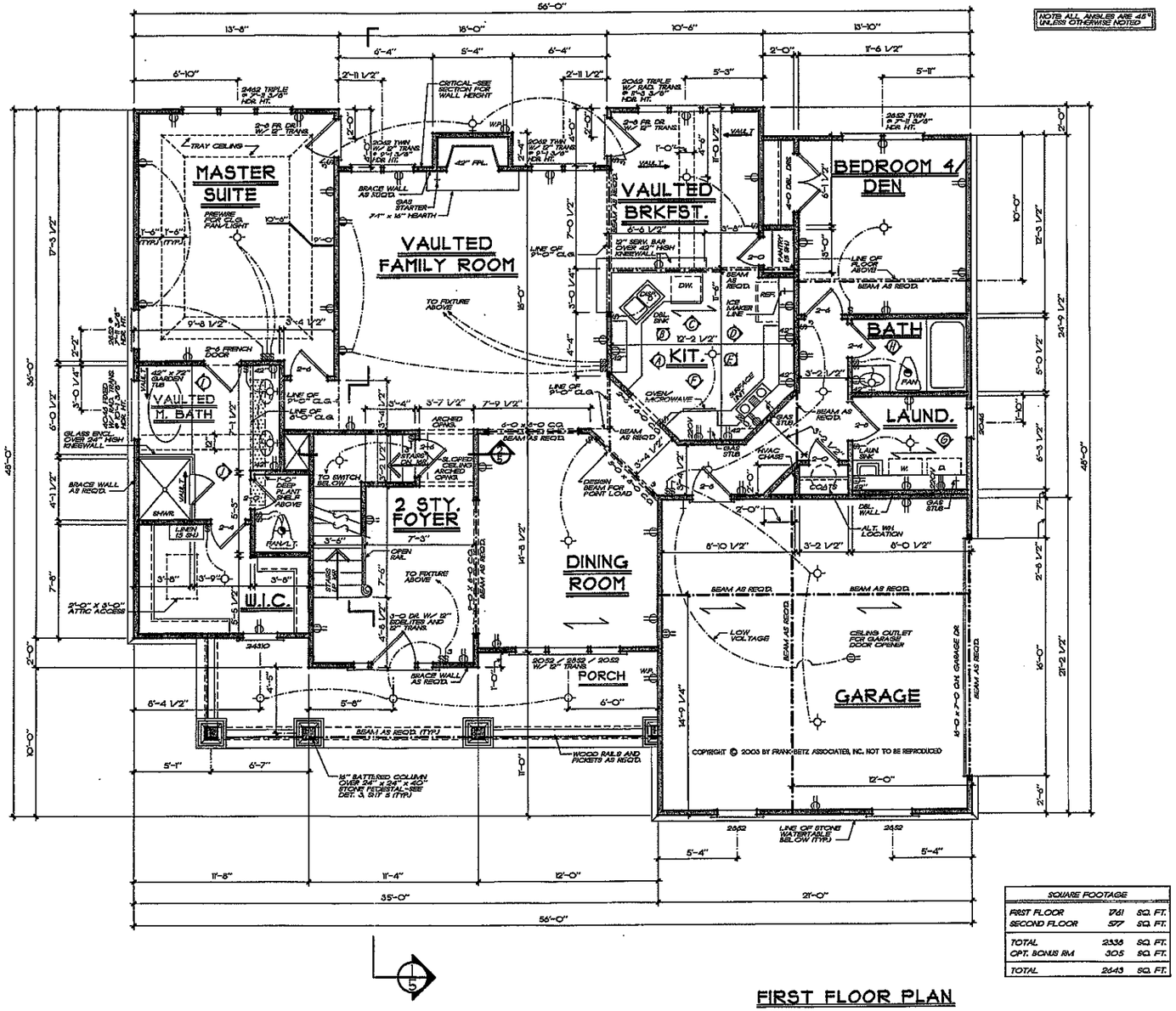
GENERAL NOTES

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 INSTRUCTION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF SLOPE 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, SEISMOLOGICAL AND WEATHER CONDITIONS, 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.
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 BOLD 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 REGIONS IN FHA-VA MPR'S, REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE BRLNG AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL EXPOSED GWB TO BE 5/8" THICK WITH 1/2" WOOD FURRING STRIPS OVER PLATE UNLESS OTHERWISE NOTED.
4. PROVIDE TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1 - 2x8 BLKG MINIMUM AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNER BOARDS AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD WALKING 8X EDGES SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS (OPTION - APPROVED EQUAL) ALL CEILING BRACED BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT BASEMENT SLAB PLYWOOD BE REINFORCED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
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. 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 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 WEAR 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 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 WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.



SQUARE FOOTAGE		
FIRST FLOOR	1741	SQ. FT.
SECOND FLOOR	577	SQ. FT.
TOTAL	2338	SQ. FT.
OPT. BONUS RM	305	SQ. FT.
TOTAL	2643	SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY

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HOMEPLANS

FIRST FLOOR PLAN/K.& B. ELEVS.

THE HOLLY SPRINGS

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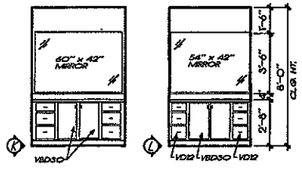
BY: PLD CK: WMB

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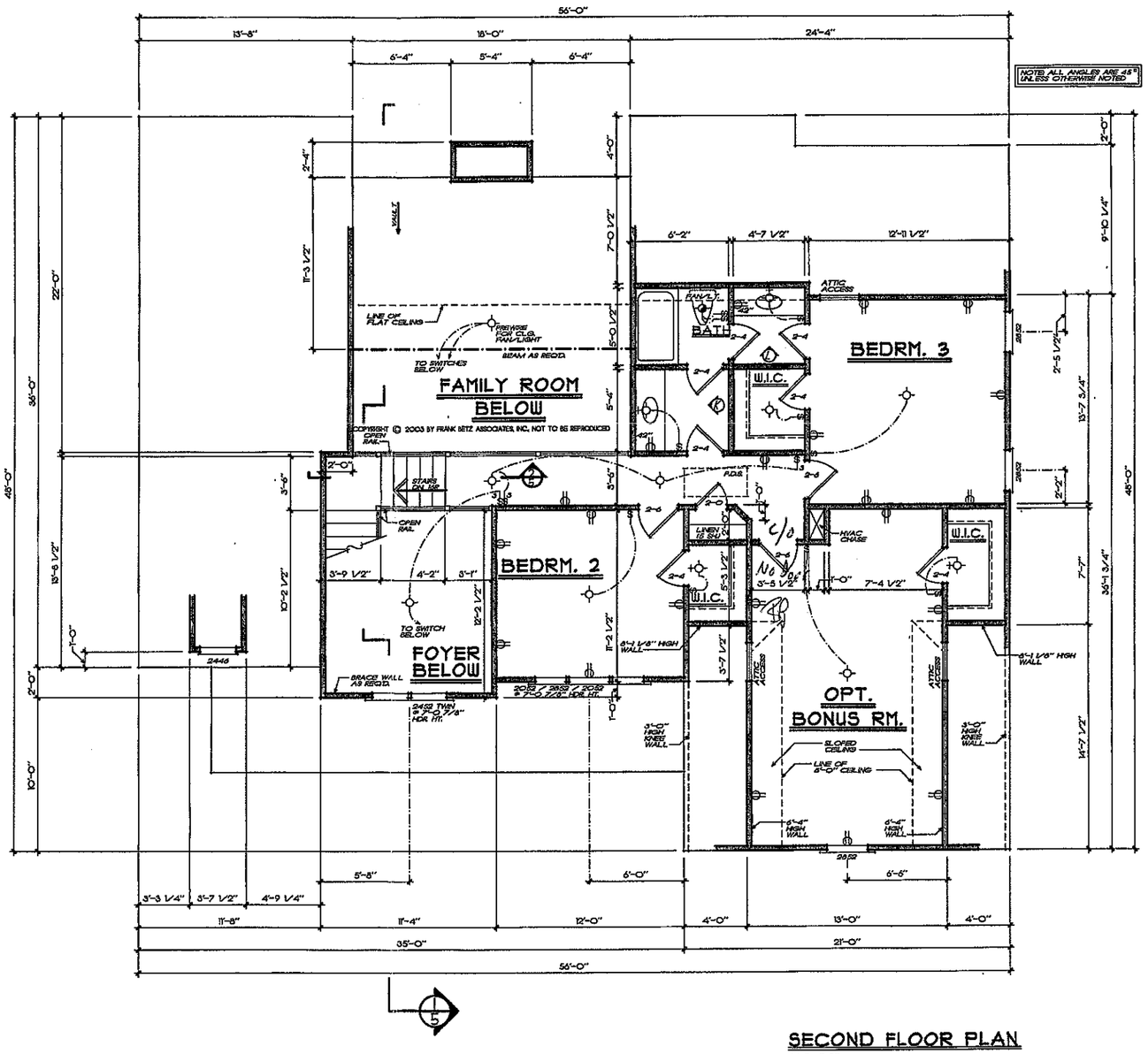


BATH ELEVATIONS

1/4" = 1'-0"

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 SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



SECOND FLOOR PLAN

1/4" = 1'-0"

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Approved Department of Planning and Sustainability ONLY
Plans Examiner Date 3-17-06
Permit # Date 7-12-06

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HOME PLANS

SECOND FLOOR PLAN/BATH ELEVS.

THE HOLLY SPRINGS

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DATE: 6/23/03

SHEET: 4 OF: 5

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