Acknowledgement Of Plans Submittal ONLY!
Date 7-22
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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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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE BROOKMERE

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

BY: DCD CK: WLB

DATE: 4/10/00

SHEET: 4 OF: 6

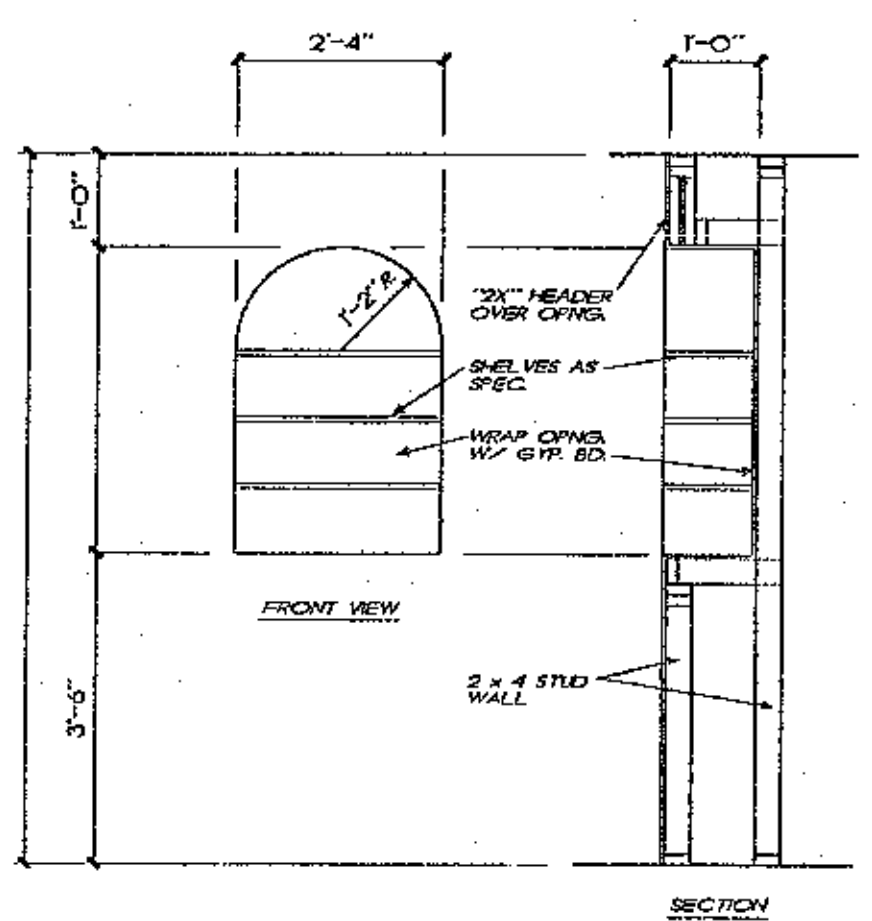
GENERAL NOTES

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 BEGINING 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 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 CODE) 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 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 OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL 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 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.

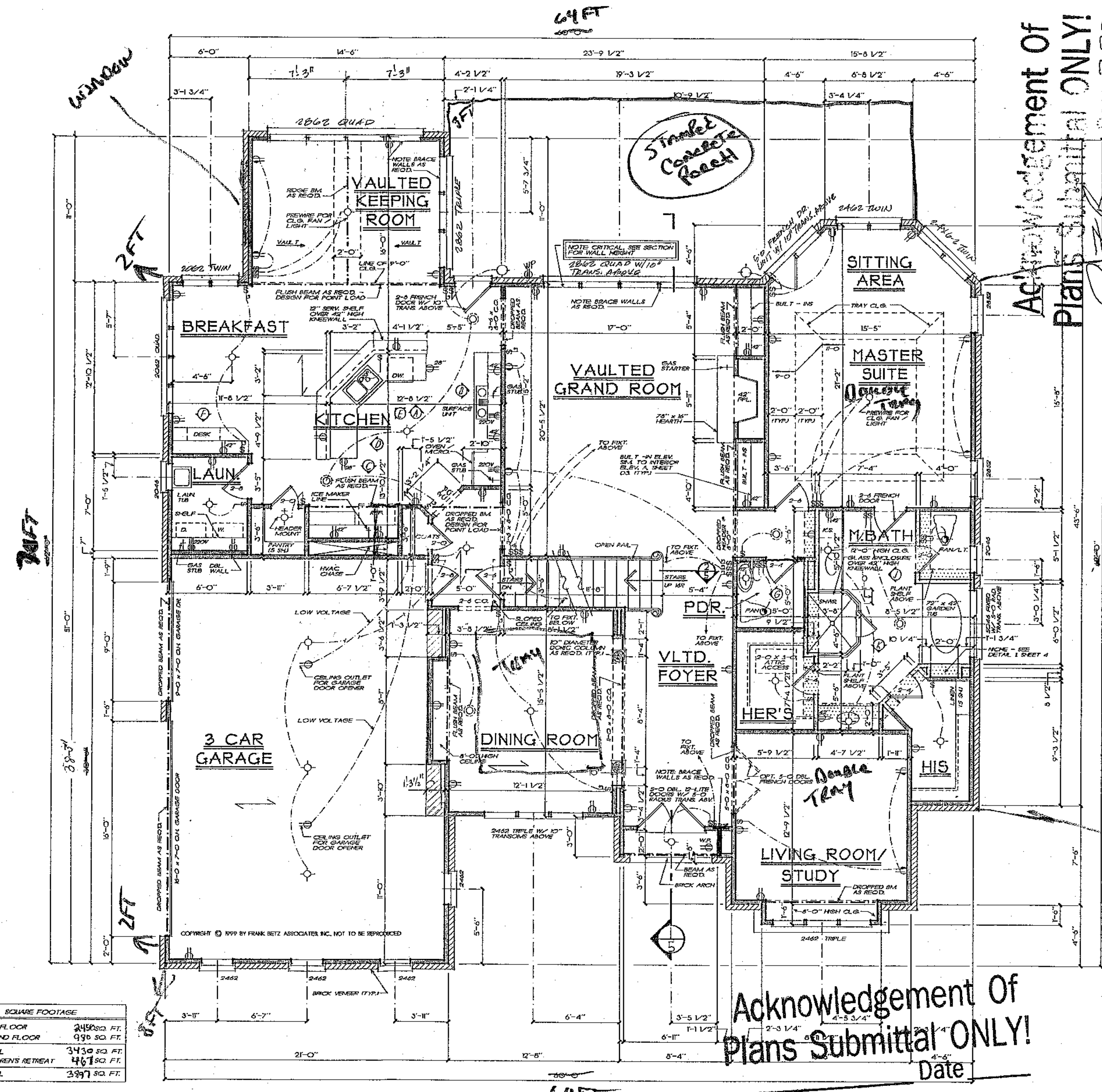
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS 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 FLITCH 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. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d 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 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 "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 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 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.



1/4 TYP. NICHE DETAIL
1/2" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	2450 SQ. FT.
SECOND FLOOR	980 SQ. FT.
TOTAL	3430 SQ. FT.
CHILDREN'S RETREAT	467 SQ. FT.
TOTAL	3897 SQ. FT.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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

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HOMEPLANS
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FIRST FLOOR PLAN

THE BROOKMERE

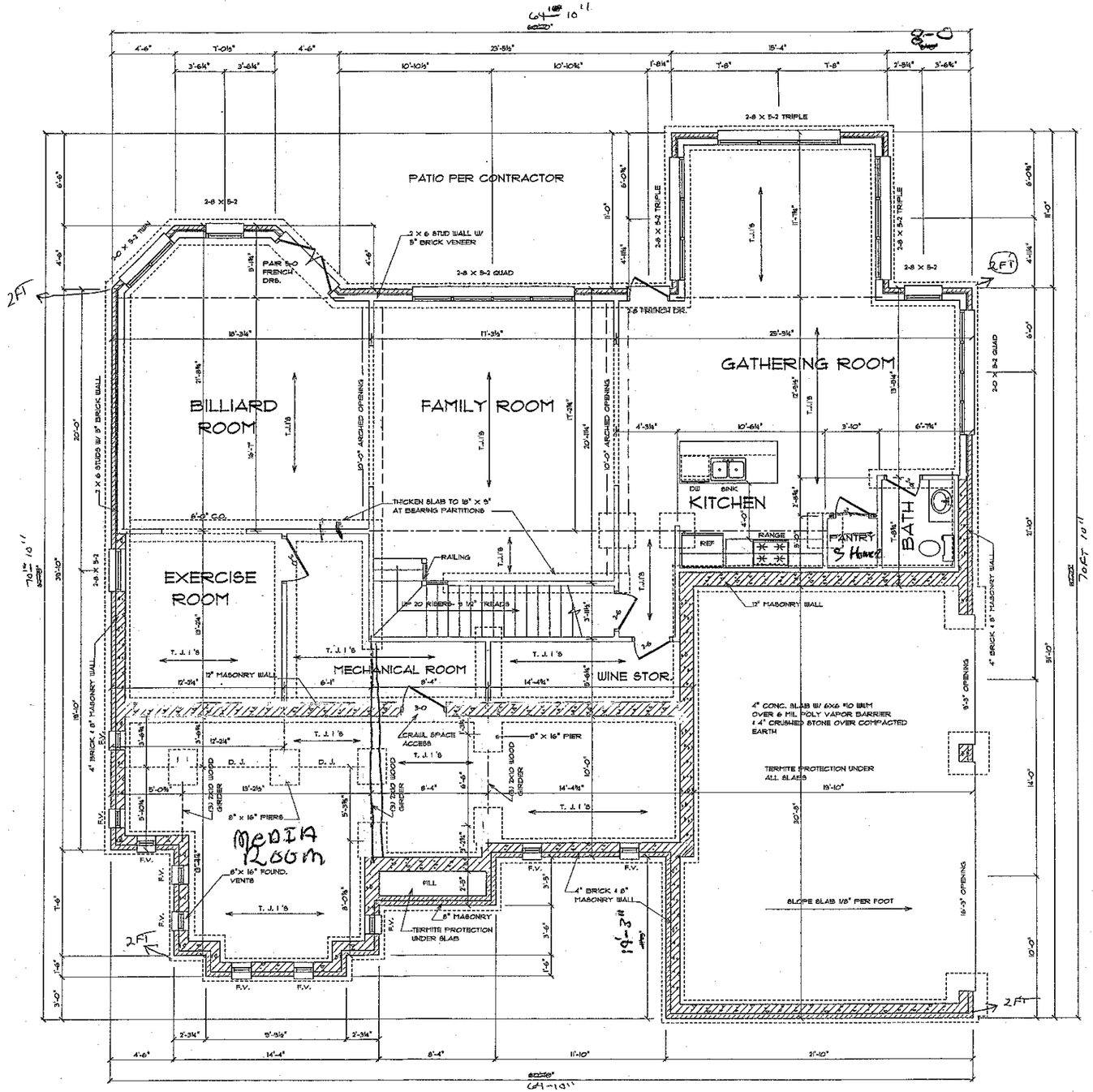
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BY: DCO CK: WMB

DATE: 8/10/99

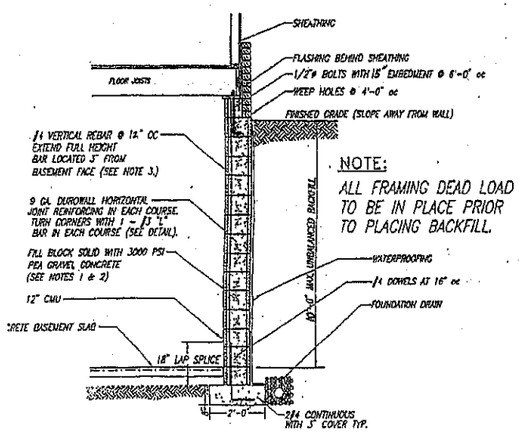
SHEET: 3 OF: 6

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BASEMENT & FOUNDATION PLAN

SCALE: 1/4"= 1'-0"



NOTE:
ALL FRAMING DEAD LOAD TO BE IN PLACE PRIOR TO PLACING BACKFILL.

TYPICAL CMU OR CONCRETE REINFORCED FOUNDATION WALL OVER 4 FEET

GENERAL NOTES:

1. T.J.I'S PER MANUFACTURER
2. MINIMUM CLEARANCES TO GRADE: JOISTS - 18", GIRDERS - 12", WOOD SILLS - 8", SIDING - 6".
3. BUILDER TO LOCATE CRAWL SPACE ACCESS DOOR ON SITE PER GRADE (18" x 24" MIN. AND 36" x 22" WHEN MECHANICAL EQUIPMENT IS LOCATED IN CRAWL SPACE.)
4. TERMITE PROTECTION IS TO BE BY SOIL TREATMENT UNLESS SPECIFIED OTHERWISE. PORCH AND GARAGE SLABS ARE TO BE TREATED ALSO.
5. THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MINIMUM OF 6 FEET ON CENTER. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12 INCHES FROM THE ENDS OF EACH PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2 INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO MASONRY OR CONCRETE.
6. "SIMPSON ST422" METAL STRAPS MAY BE USED INSTEAD OF ANCHOR BOLTS AND MUST BE INSTALLED MAX. 1'-0" FROM CORNERS AND 4'-0" O.C.
7. BRICK BONDING 16" O.C. VERTICAL.
8. SEE TO "STANDARD RESIDENTIAL NOTE SHEET" FOR NOTES PERTAINING TO THIS DRAWING.
9. 12'-0" HIGH CEILING AT BASEMENT
10. ALL PARTITIONS ARE TO BE 2 X 4- 16"O.C. U.O.N.

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CRAWL SPACE VENTILATION

550 SQ.FT. / 1500 = 1 SQ. FT. FREE AIR REQ'D.

1 x 144 = 144 SQ.IN. / 48 IN. PER VENT = 3 VENTS (16" x 8") REQ'D.

THE TOTAL NUMBER OF VENTS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE ENTIRE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR BARRIER MATERIAL (6 MIL. POLY) AND ONE SUCH VENT IS WITHIN 3 FEET OF EACH CORNER AND PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE.

10 VENTS SHOWN (IN COMPLIANCE)

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DATE: AUG, 2003
DRAWN BY: MC
JOB NAME: BEATY
SHEET NO. 2 OF 2 SHEETS