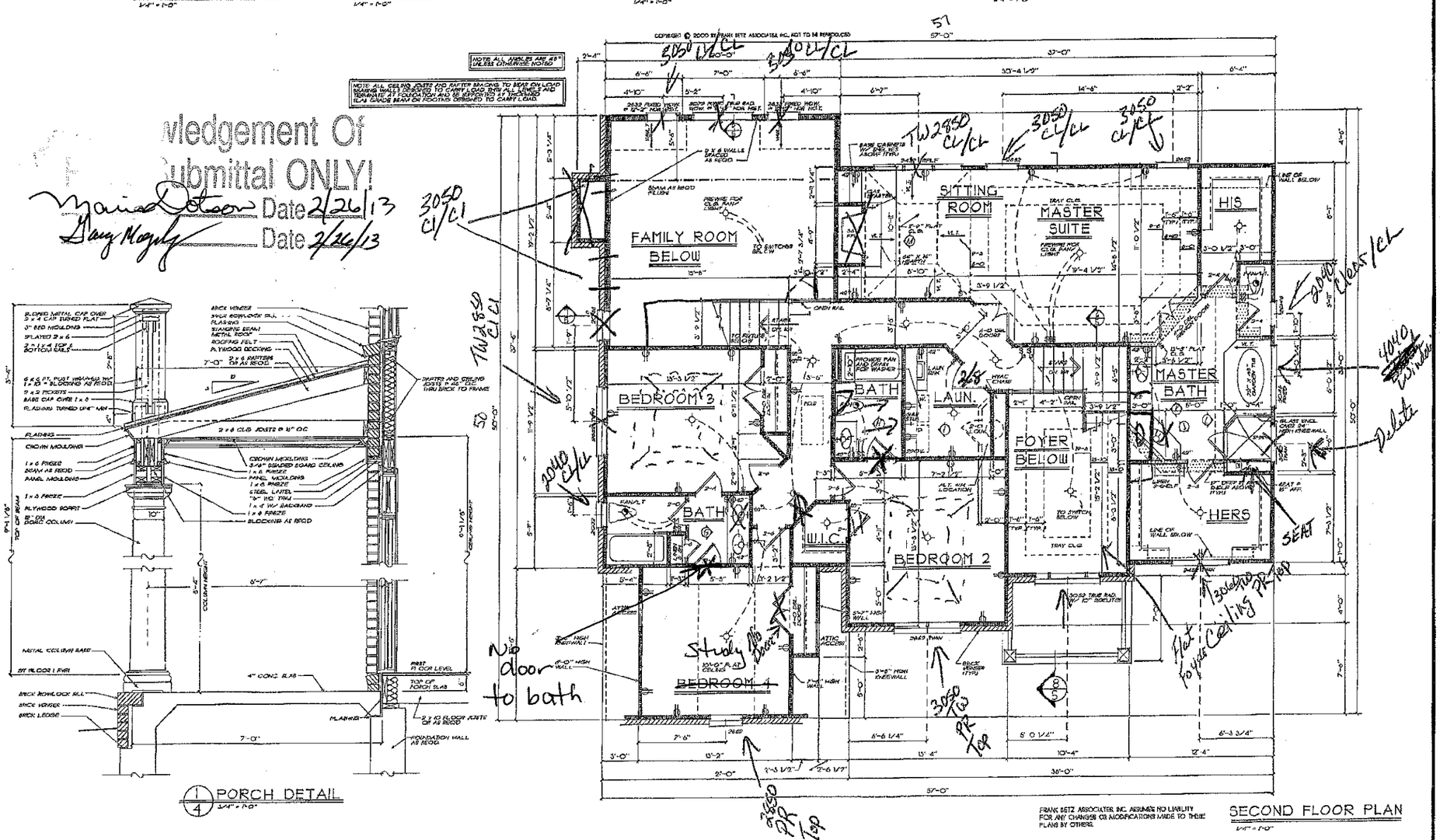




Wledgement Of
Submittal ONLY!
Date 2/26/13
Date 2/26/13

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REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE HALSEY

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

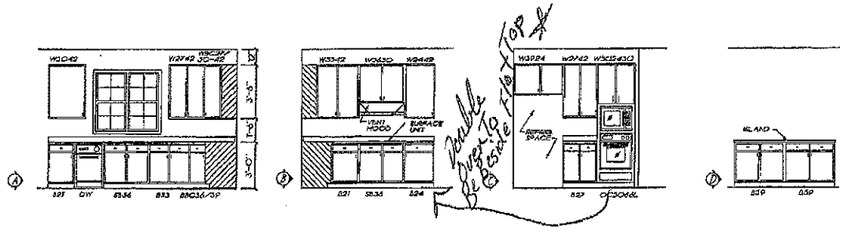
BY: ASA CK: JCH

DATE 8-02-00

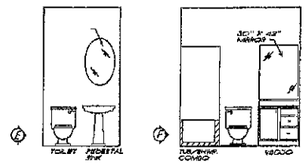
SHEET: 4

OP. 5

Acknowledgement Of
Plans Submittal ONLY! House Is LHon(3)
Maria Dotson Date 2/26/13
Gary Mayberry Date 2/26/13



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



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

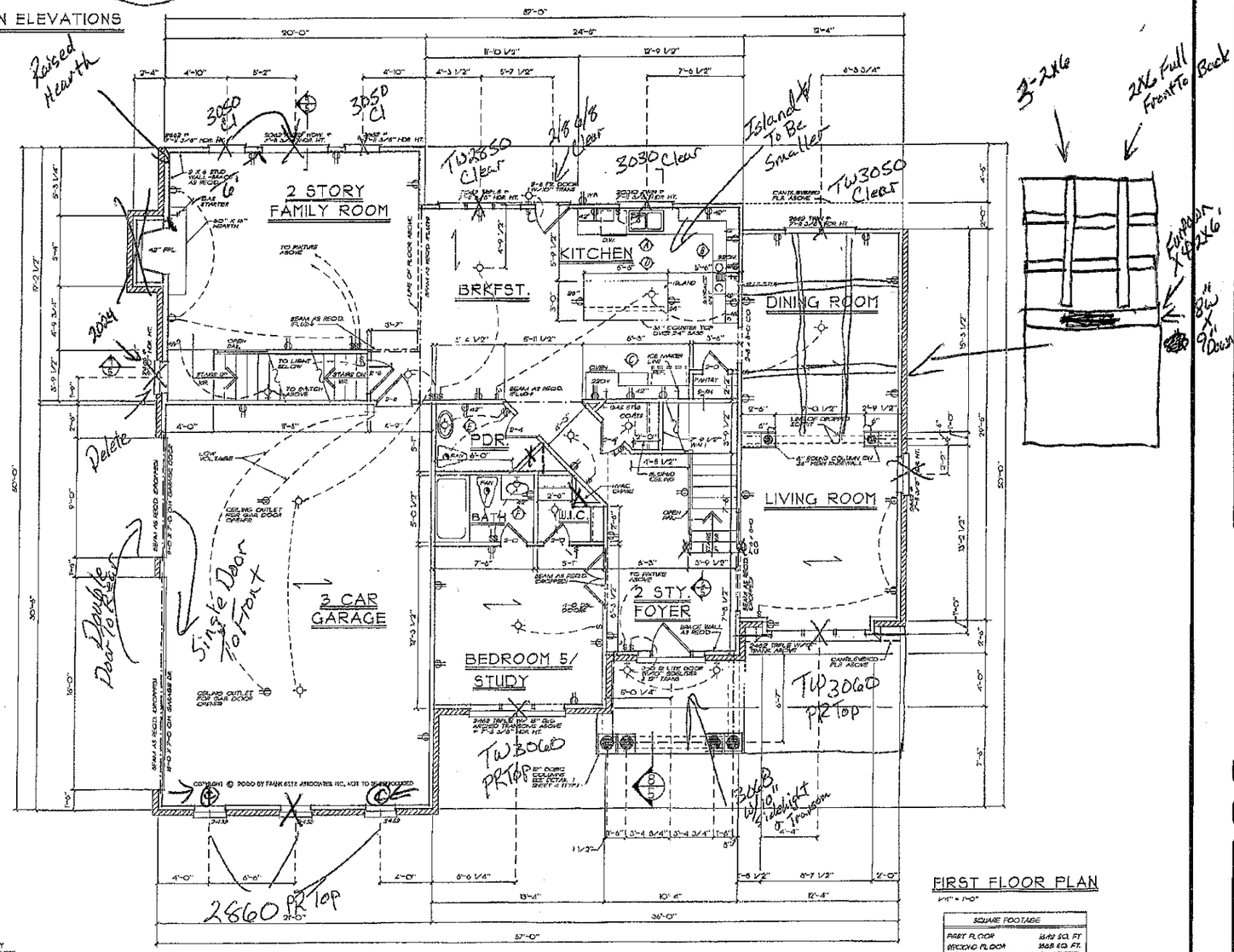
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SPANS AND CONFORM WITH ALL THEIR LOCAL CODES. REVIEW EXISTING WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE TRUSS BY LVD HEATH OF ATL WAY, LLC
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10s 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 3/4" FLOOR UNDERLAYMENT OVER ENTIRE FLOOR AREA.
6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD, WALKER BOARD OR EQUAL BRACING AT 45° TO THE STUDS AND TO CONNECT AT 8" O.C. ALONG EDGES AND TOP AND BOTTOM PLATES. PROVIDE DIAGONAL BRACING AT ALL CORNERS WITH ALL EXTERIOR WALLS.
7. ALL COLUMNS OR POSTS SHALL BE CONTINUOUS FROM FOOTING DOWN THRU ALL LEVELS AND TERMINATE AT THE SUPPORTING FLOOR AND NOT BE SUPPORTED BY A RECESSED BEAM, GIRDER BEAM OR FLOOR NOT DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x4 STRONGBACK AT MID SPAN FOR CEILING JOISTS OVER 8'-0" UNSUPPORTED SPAN.
9. PROVIDE SOLID BLOCKING AT 4'-0" O.C. (OR VERTICAL DISTANCE BETWEEN BEARING WALLS AND CEILING JOISTS AT 2'-0" O.C. MAXIMUM.
10. ALL WALLS, PARTITIONS AND ROOF RAFTER SHALL BE CUT TO 8'-0" SIZE WITH FINISHED CEILING HEIGHT OF 8'-0".
11. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE A SET STAMPED WITH SEAL OF A REGISTERED ENGINEER IN STATE OF WHICH WORK IS TO BE EXECUTED.
13. ALL CEILING JOISTS AND RAFTERS ANCHOR TO BEAM OR LOAD BEARING WALLS SHALL EXTEND TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BEARING PLATE AND BE RESTRAINED AT THICKNESS OF THICKNESS OF LOAD BEARING BEAM OR FLOORS (BRACING 1/4 SPAN) CENTER.
14. ALL BEAMS, GIRDERS, COLUMNS AND FOOTINGS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID BEARING SOIL UNDER LOWER SLABS, 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 BUILDING CODES AND ALL LOCAL ORDINANCES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE BEGINNING ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BEITZ ASSOCIATES, INC. FOR INTERPRETATION.
3. ALL CONSTRUCTION SHALL BE COORDINATED WITH EXISTING CONDITIONS AS SHALL ARISE DURING SET FOR EVERY WORK AND NOT REPORTED.
4. ALL DIMENSIONS SHOWN ON PLANS OR DETAILS ARE TO BE STRICTLY ADHERED TO.
5. ALL FOOTINGS TO BE SET ON UNDISTURBED EARTH BELOW FROST LINE AND MIN. DEPTH AS REQUIRED BY LOCAL CODES AND LAWS.
6. CONTRACTOR SHALL VERIFY FOOTING SIZES WITH LOCAL CODES AND SOIL CONDITIONS PRIOR TO POURING FOOTINGS AND BEFORE ORDERING STEEL.
7. FOUNDATION WALL: BASE COMPATIBILITY OF THE BRICKWORK WITH WALL.
8. PROVIDE WEEPHOLES AT ABRASIVE ANY FOUNDATION WALL, SPACED NOT MORE THAN 4'-0" O.C.
9. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND DETAILED BY ARCHITECT IN THE BASE SHEET CONSTRUCTION OF CONCRETE, PIER, TILE, WOOD, BRICKWORK, FLOOR, DOOR, ROOF, BEARING, CONCRETE, FLOOR, LINE DEPTH, GRADE, FOOTING, AND HEATER CONNECTIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ALL ADJUSTING AND MODIFYING OF STRUCTURAL ELEMENTS TO COMPLETE THE PLANS AS SATISFY ALL LOCAL CODES AND TO MAKE A SATISFACTORY AND COMPLETE JOB.
10. ALL WOOD CONCRETE AND STEEL CONSTRUCTION MEMBERS SHALL BE FOR A GOOD GRADE AND QUALITY AND CERT. AT ALL MUNICIPAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
11. ALL COLUMNS OR POSTS FRAMED OR SOLID BE DESIGNED TO CARRY LOADS AND BEAM IS SPECIFIED DOWN TO BE LEVEL BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE FLOWS



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

SQUARE FOOTAGE	
FIRST FLOOR	1642 SQ. FT.
SECOND FLOOR	1665 SQ. FT.
TOTAL	3307 SQ. FT.

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REVISIONS	DATE	BY
CLAS 24-100	7-31-02	A-3

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE HALSEY

FBA
FRANK BEITZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0998
www.frankbeitz.com

BY: BEB CK: JCH

DATE: 8-22-00

SHEET: 3 OF 5

THURSDAY PM 8/24/00 8:09:00 PATH=W:\HOUSE\HALSEY\ASSOURCE