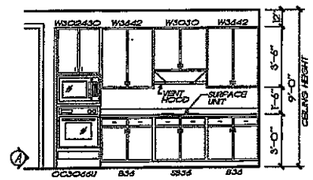
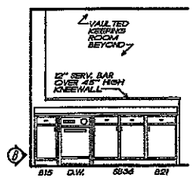
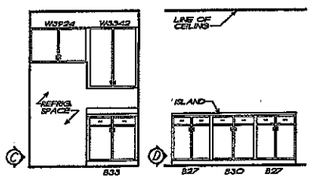
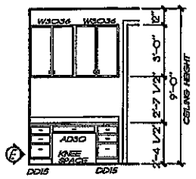
Lot 6 - Woodleaf



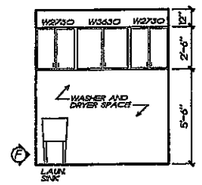






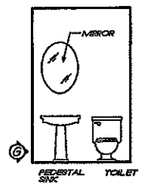
KITCHEN ELEVATIONS

1/4" = 1'-0"



LAUN. ROOM

1/4" = 1'-0"

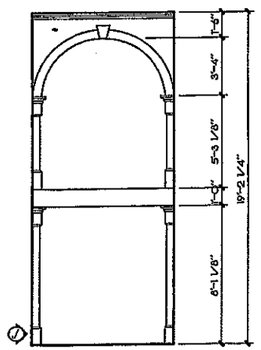


PWDR. ROOM

1/4" = 1'-0"

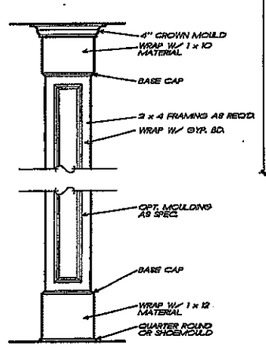
MASTER BATH ELEVS.

1/4" = 1'-0"



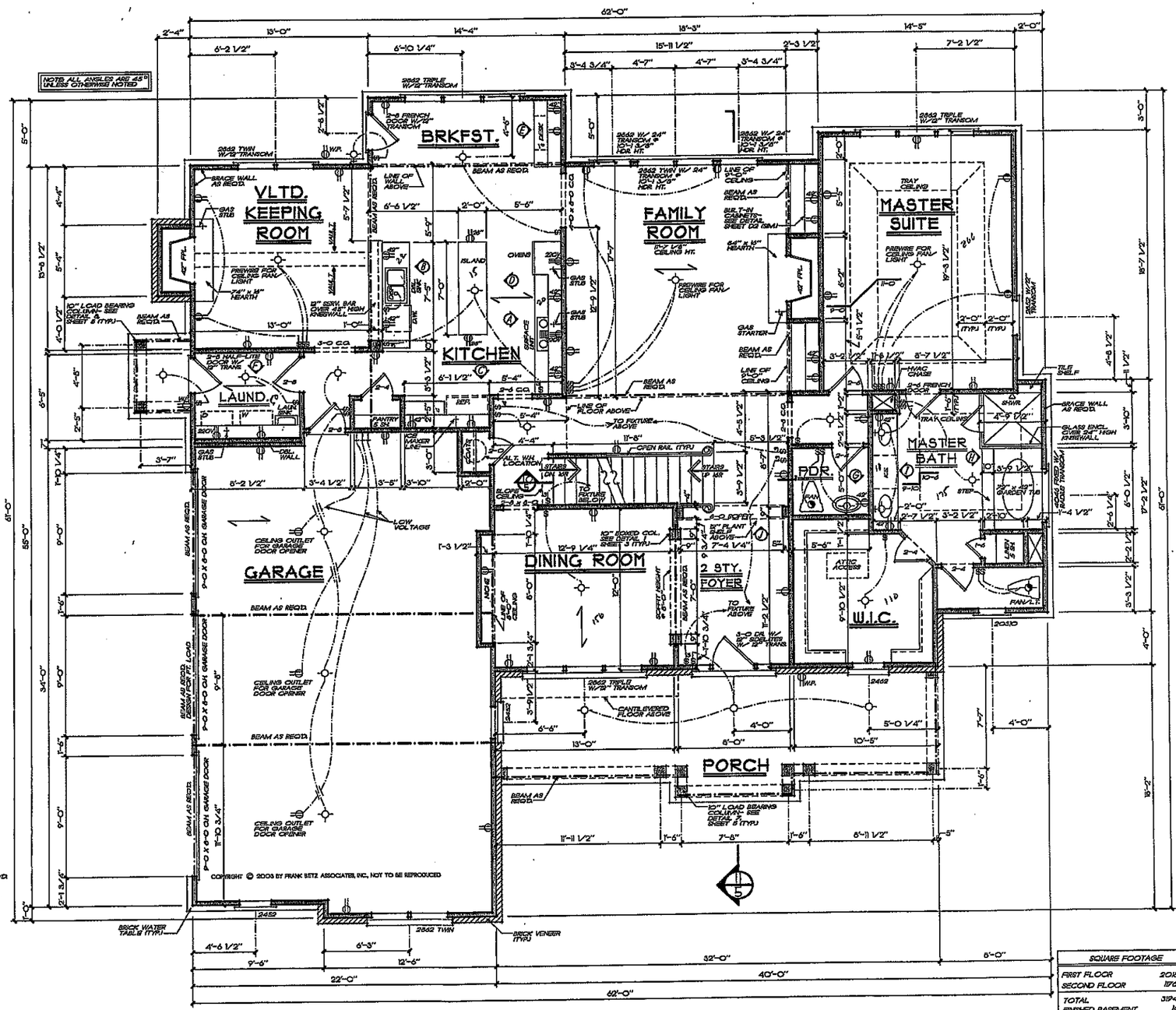
FOYER ELEVATION

1/4" = 1'-0"



1/3 INT. COLUMN DETAIL

3/4" = 1'-0" COL-A 102794



FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2018 SQ. FT.
SECOND FLOOR	1176 SQ. FT.
TOTAL	3194 SQ. FT.
FINISHED BASEMENT	16 SQ. FT.
TOTAL	3210 SQ. FT.

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REVISIONS	DATE	BY

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HOME PLANS

FIRST FLR. PLAN / CAB. ELEVS.

THE FORREST HILLS

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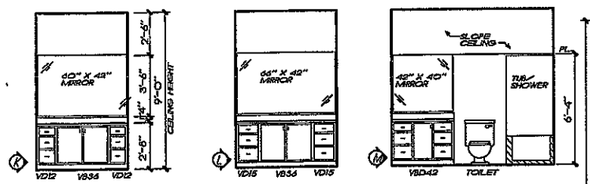
BY: JAG CK: KW

DATE: 04-25-2003

SHEET: 3 OF: 5

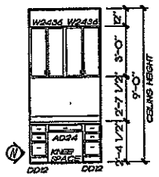
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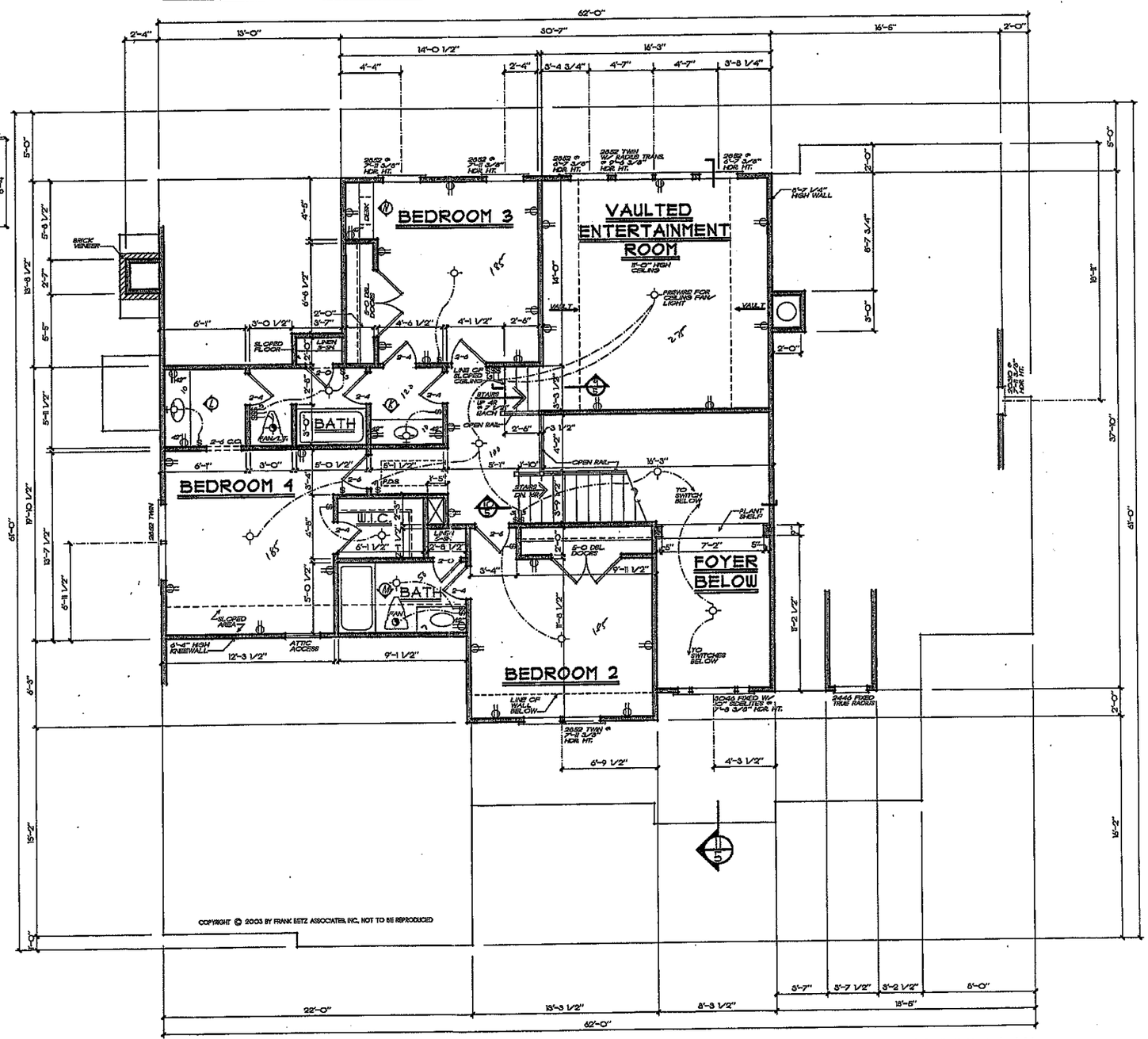
NOTE ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRUSSES SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



BATH ELEVATIONS

1/4" = 1'-0"





SECOND FLOOR PLAN

1/4" = 1'-0"

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES BETWEEN PLACE REGIONS AND TO COMPLY WITH ALL LOCAL CODES CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE RIM JOIST AT MID HEIGHT OF ALL WALLS.
2. RIM JOISTS AND GIRDERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL EXPOSED SHALL BE 5-PLY/3 MINIMUM 1/2" PLYWOOD PLITCH PLANE UNLESS OTHERWISE NOTED.
4. ENGINEER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1" DIA 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 INCREDIBLE SHALL BE AS FOLLOWING AT 3" O/C AT ALL EDGES AND 8d COMMONS AT 8" 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 ON THE BASEMENT FLOOR AND BE SUPPORTED BY A TRUSSED R.I.S. GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STICKBACK AT MID SPAN FOR CEILING JOISTS WITH SPANS GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT EVERY 1/3 OF VERTICAL DISTANCE BETWEEN ROOF AND CEILING JOISTS AT 4'-0" O/C MINIMUM.
10. VALLEY RAFTERS AND EDGE BOARDS SHALL BE ONE "DF" SIZE LARGER THAN COMMON RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE BEAMS ARE NOT PROVIDED SHOP DRAWINGS FOR ALL BEAM SEAL OF MATERIALS MUST BE MADE PROVIDE SHOP DRAWINGS FOR ALL BEAM 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 TRUSSED R.I.S. GRADE BEAM 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 STEEL HEADERS, 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 FHA/VA M'S
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BEITZ ASSOCIATES, INC. FOR RECTIFICATION BEFORE CONSTRUCTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. FIGURED DIMENSIONS SHOULD BE USED OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS REQUIRED.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND INSTALLED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADAPTING 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.

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HOMEPLANS

SECOND FLR. PLAN/ CAB. ELEVS.

THE FORREST HILLS

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BY: JAG CK: KCW

DATE: 04-23-2003

SHEET: 4 OF: 5

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