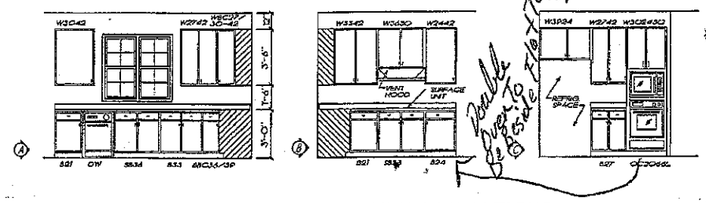
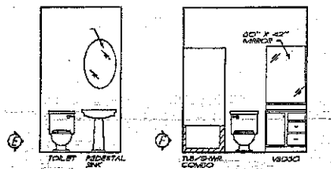
Lot 46 Woodleaf

260 Kenway Loop



KITCHEN ELEVATIONS

1/4" = 1'-0"



BATH ELEVATIONS

1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Maria Date 11/26/12

Date 11/26/12

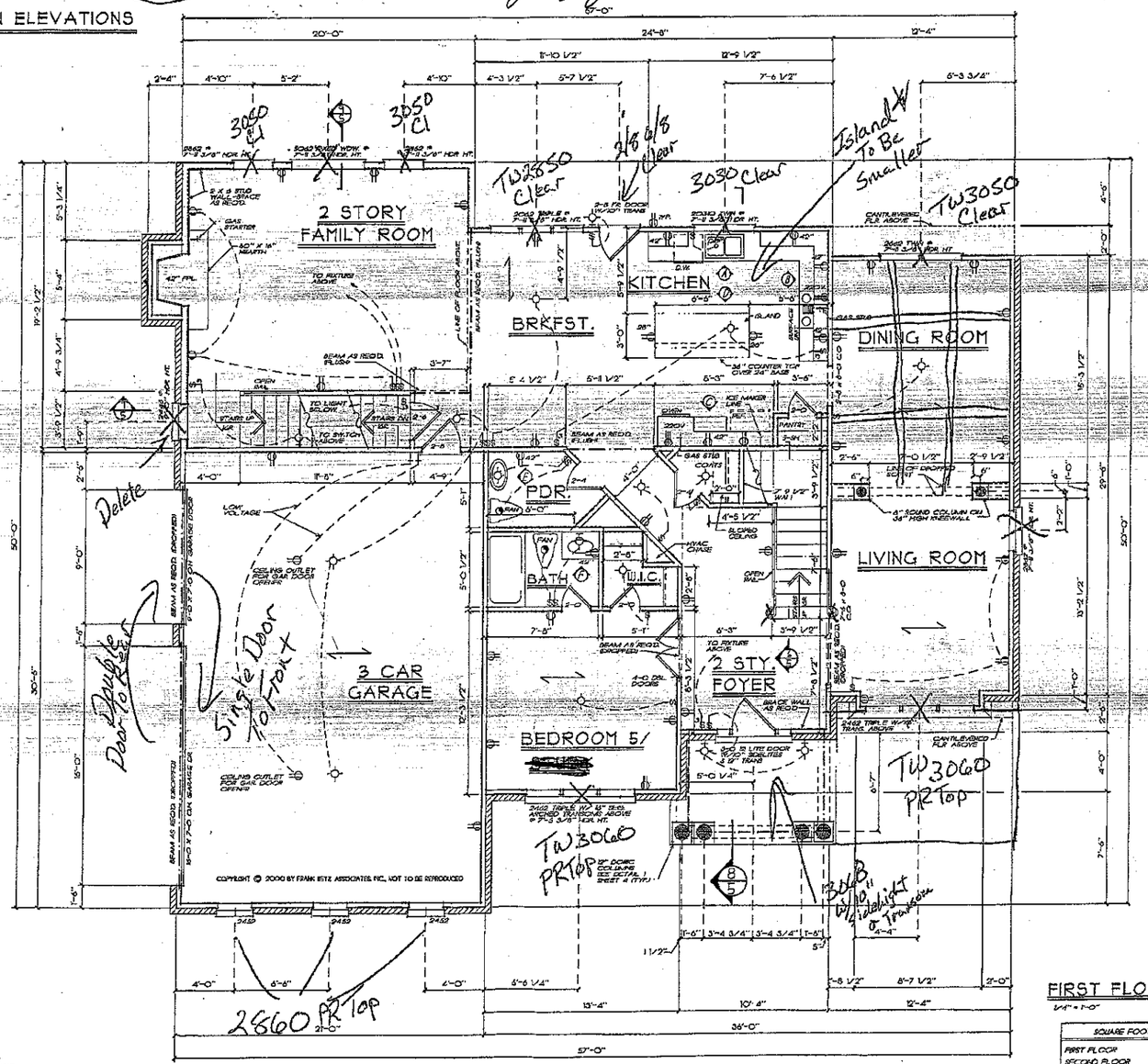
House Is LHon(31)

Island To Be Smaller

Delete

Single Door To Left

Double Door To Right



FIRST FLOOR PLAN

1/4" = 1'-0"

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

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. SEE TITLE SHEET FOR CODE AND DESIGN PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES AND OVERALL WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS

1. PROVIDE BRACE AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS ENTER 3" ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10, WITH 1/2" PLYWOOD FILLER UNLESS OTHERWISE NOTED.
4. FRAME TO BRACE 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 RETURN CORNERS 8 INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD NAILING ACCORDING TO ALL CONDITIONS ACTUALLY EXISTING AND ARE CONSIDERED AS PART OF THE CONCRETE WORK. SEE DETAILS ON SHEET
7. ALL BEAMS OVER 20'-0" SHALL BE DESIGNED BY A LICENSED ENGINEER. FOR SOLID OR BUILT UP WOOD BEAMS.
8. ALL FLOORS SHALL BE SUPPORTED BY INTERIOR BEARING WALLS WHICH LEVEL 3 AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A REINFORCED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
9. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH NO ATTIC STORAGE.
10. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN ROOF BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
11. ALL VALLEY RAFTERS AND ROOF RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTER.
12. WOOD TRUSSES SHALL BE 1/2" CDX PLYWOOD MINIMUM.
13. 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.
14. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THAT ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY REINFORCED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
15. ALL BASEMENT BEAMS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND IN ALL LOCAL CODES.
16. STRUCTURAL BEAMS, BEAMS, COLUMNS AND METHOD TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. 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 ENFORCING LAWS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE AND BE RESPONSIBLE FOR ALL DIMENSIONS. ALL DISCREPANCIES ARE TO BE REPORTED TO FRANK BETZ ASSOCIATES, INC. PRIOR TO PROCEEDING WITH ANY WORK. ANY WORK PERFORMED BY CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERROR THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE GIVEN PRECEDENCE OVER SCALED MEASUREMENTS.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER LOCAL CODES AND MUST REST ON UNDISTURBED SOIL OR COMPACTED FILL WITH MIN. 2000 PSI BEARING CAPACITY. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. ALL CONCRETE & MASONRY WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES REQUIREMENTS.
6. 6 MIL POLY BACKERS 4" AGAINST ANY FOUNDATION WALL, REINFORCED AS REQUIRED.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND SIZED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS CONTEMPLATED DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, SEISMIC LOADS, AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ASSIGNING 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 OF SOLID FRAMED SHALL BE DESIGNED TO CARRY LOADS AND HELD IN EXTERIOR DOWN THRU ALL LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

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HOMEPLANS — DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE HALSEY

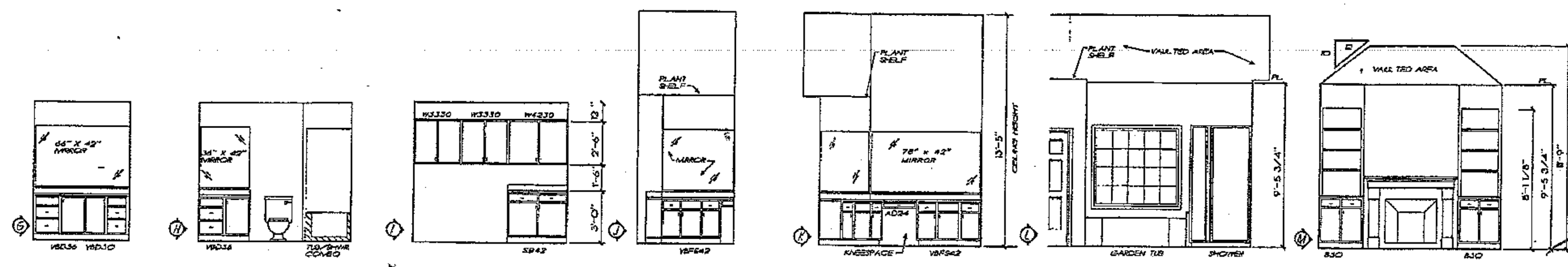
FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/431-0566
www.frankbetz.com

BY: BSB CK: JCH

DATE 3-22-100

SHEET: 3 OF: 5

TW3054.PLT DATED 5-23-2001 PATTERN-X MODIFIED FOR ALPHA 3050 HOUSE



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

LAUNDRY ROOM
1/4" = 1'-0"

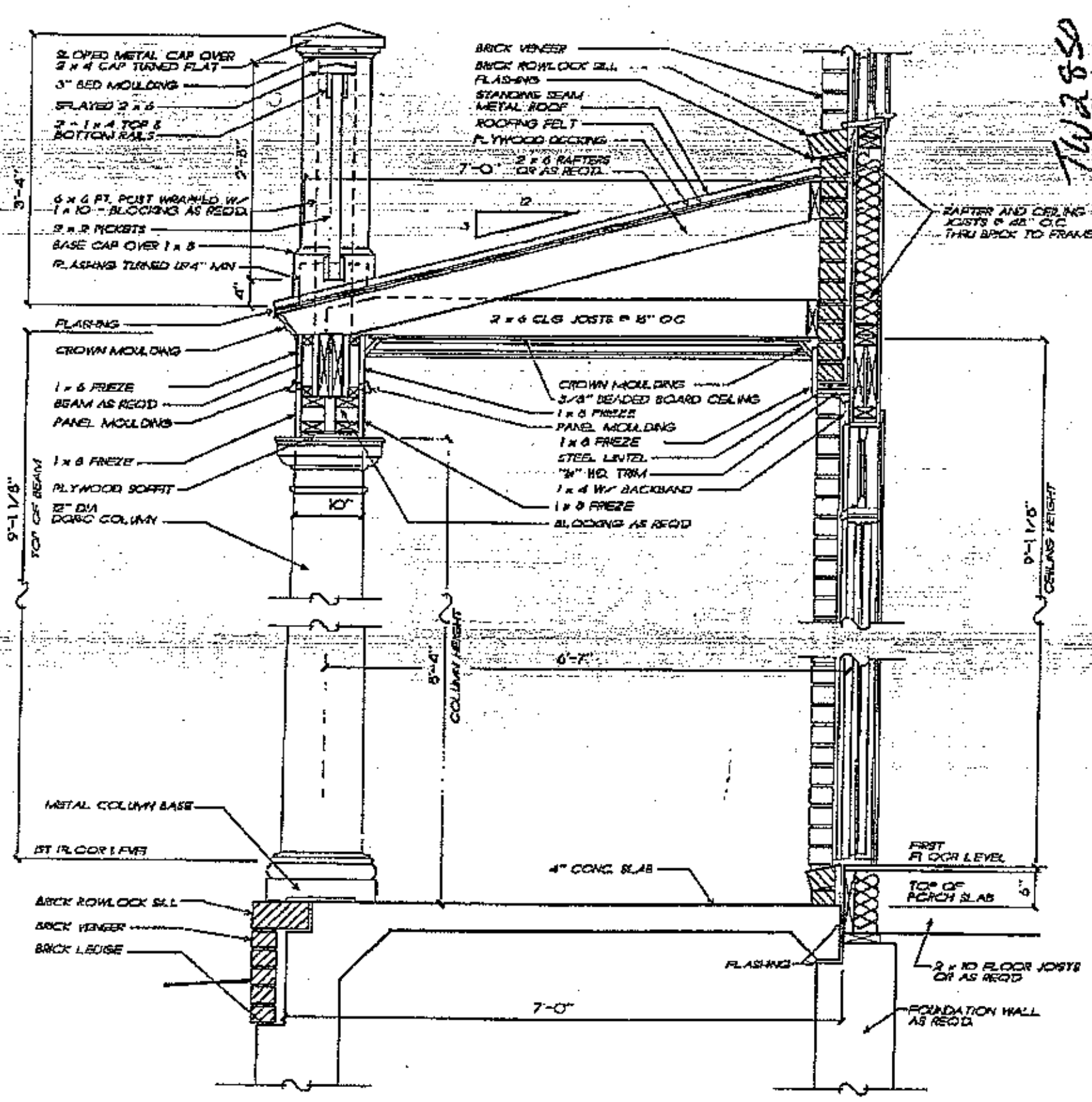
MASTER BATH ELEVATIONS
1/4" = 1'-0"

SITTING ROOM
1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!
Maria Dobson Date 11/26/12
Gary Mosely Date 11/26/12

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

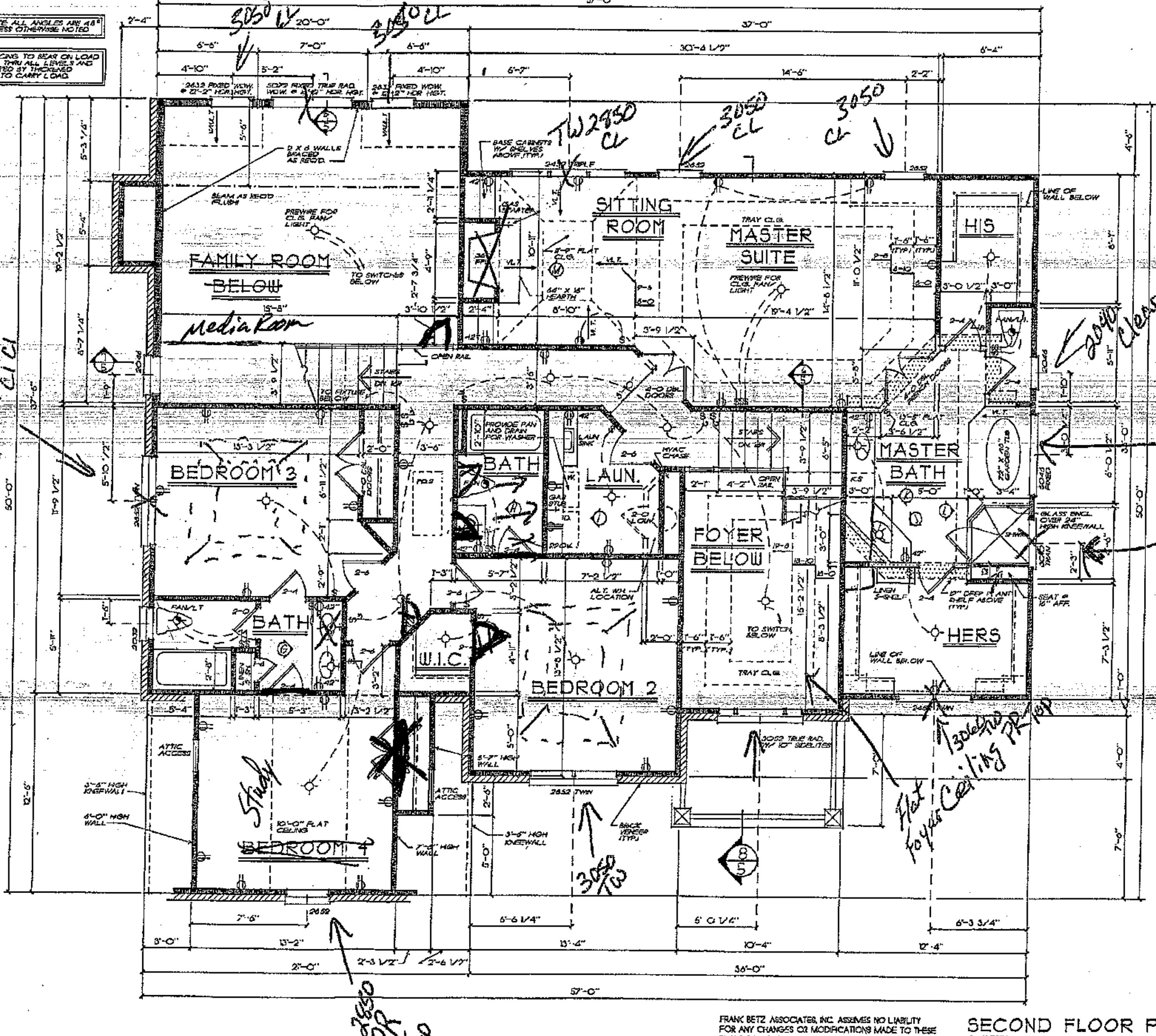
NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



1/4 PORCH DETAIL
3/4" = 1'-0"

TIME 3:50 PM DATE 5-23-2001 PATH/NAME X:\BOOK3\HALSEY\3337A05.DGS

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

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HOMEPLANS
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SECOND FLOOR PLAN

THE HALSEY

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SHEET: 4
OF: 5