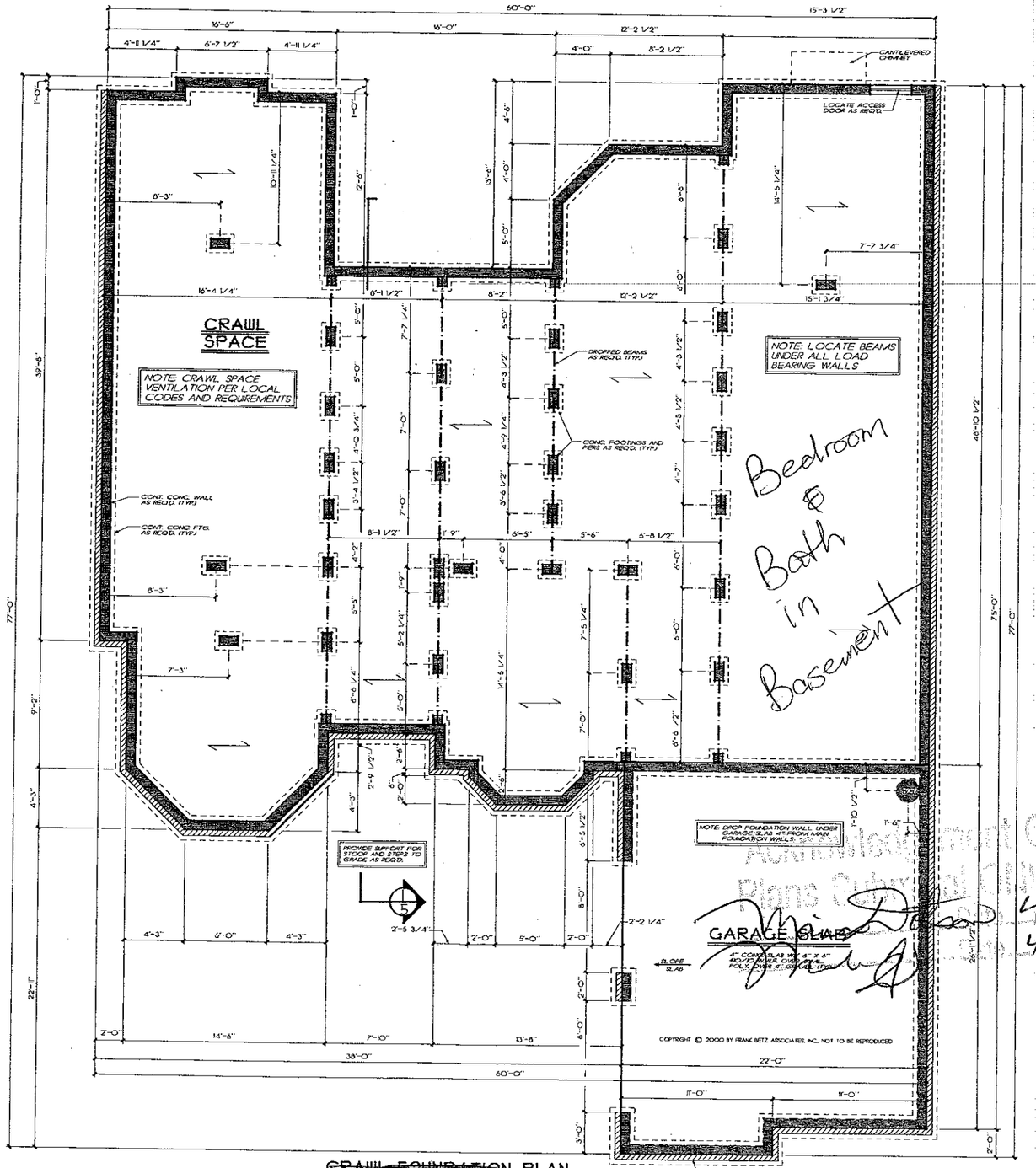


~~CRAWL FOUNDATION~~ PLAN

1/4" = 1'-0"

Basement

Approved as noted
Plans Examiner
DATE 4/16/08
4/16/08

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REVISIONS	DATE	BY
CLAR. 24-9	12-29-00	CAS

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HOMEPLANS — DESIGNED FOR TODAY'S MARKET

CRAWL FOUND. PLAN

THE NORDSTROM

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

BY: JAS CK: JAG

DATE: 10/24/00

SHEET: 2 OF: 5

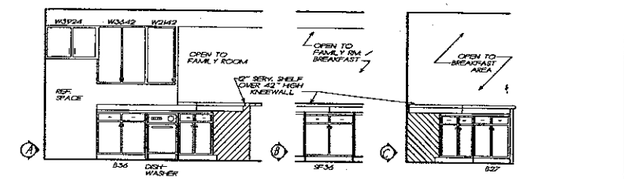
GENERAL FRAMING NOTES

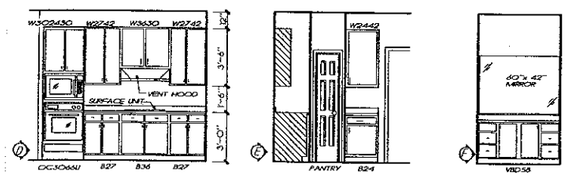
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

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 SPACED WITH 1/2" PLYWOOD FILLER/ PILASTERS 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 FRAMED WITH 2" OR 3" WOOD NAILING ASSEMBLY SHALL BE AS FOLLOWS: 2" CORNER TO TWO STUDS AT 8" O.C. COMMON AT 12" O.C. AT ALL INTERMEDIATE STUDS. REFER TO APPROVED FRAMING DETAILS FOR CORNER BRACES BOTH DIRECTIONS AT ALL EXTERIOR CORNERS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A PROPERLY SIZED 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 ROOF 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 PARTITIONS TO CARRY TUB 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 CODE REQUIREMENTS.
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.

GENERAL NOTES

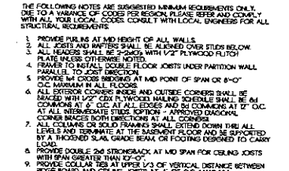
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION 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 CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL MAKE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL BACKFILLING AGAINST OR AGAINST ANY FOUNDATION WALL, REINFORCE AS PER LOCAL CODES.
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, 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 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.





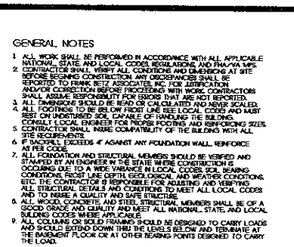
KITCHEN ELEV.
1/4" = 1'-0"

BATH
1/4" = 1'-0"

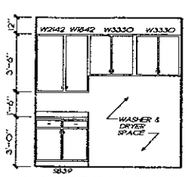


POWDER
1/4" = 1'-0"

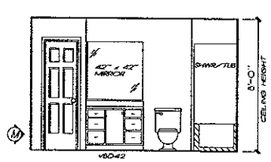
WET BAR
1/4" = 1'-0"



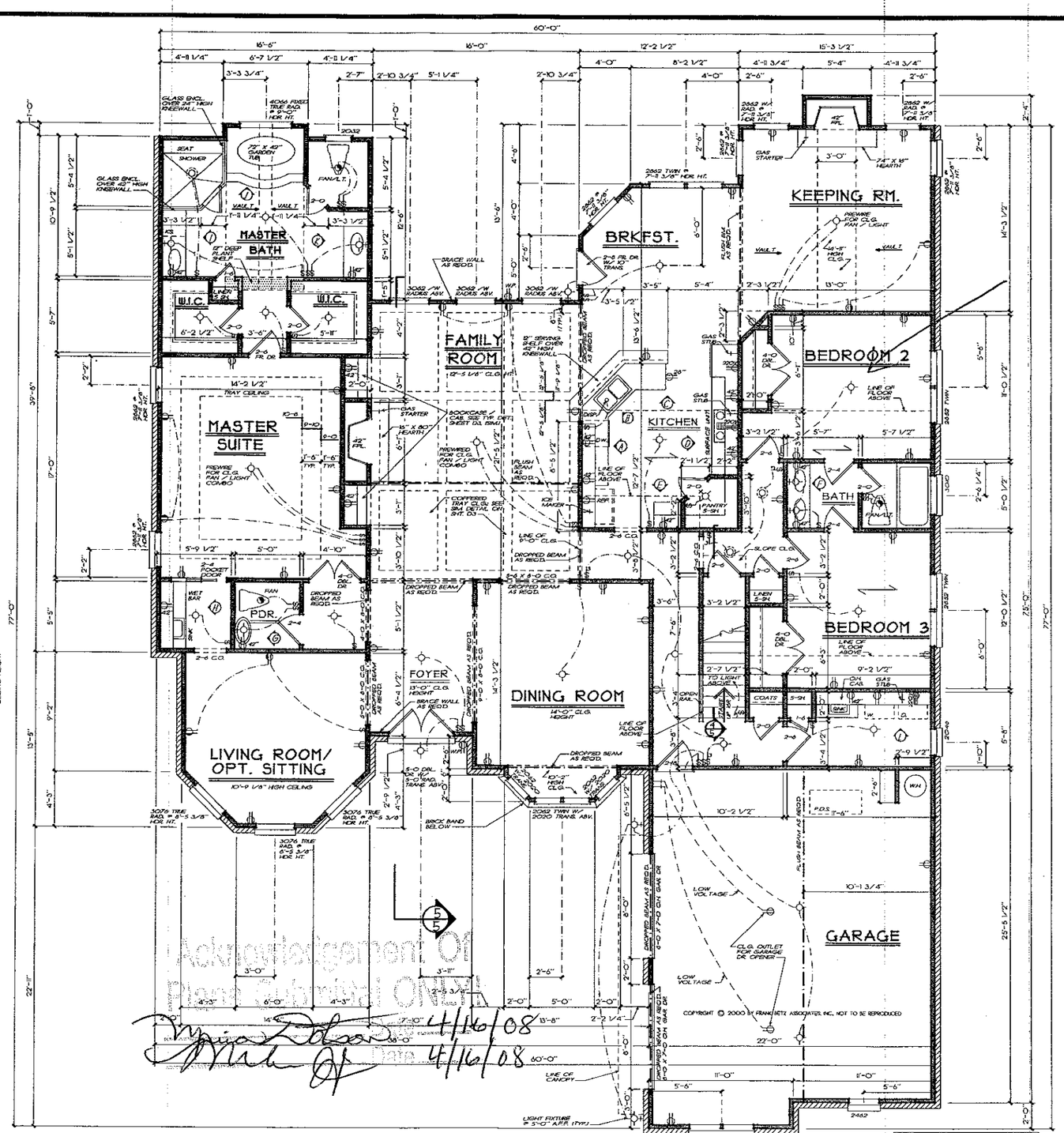
MASTER BATH
1/4" = 1'-0"



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



OPT. BATH
1/4" = 1'-0"



Acknowledgement Of Plans Submitted ONLY

4/16/08

4/16/08

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

SQUARE FOOTAGE	
1ST. FLOOR PLAN	2713 SQ. FT.
OPT. SECOND FLOOR	324 SQ. FT.

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REVISIONS	DATE	BY
CLAR. 24-2F	12-29-00	CAT
CLAR. 30-2M	4/6/04	MAB

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLR. PLAN / K. & B. ELEVS.

THE NORDSTROM

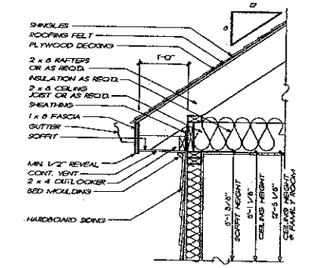
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BY: JB CK: JAG

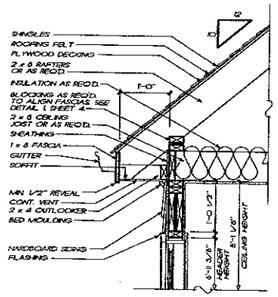
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SHEET: 3 OF: 5

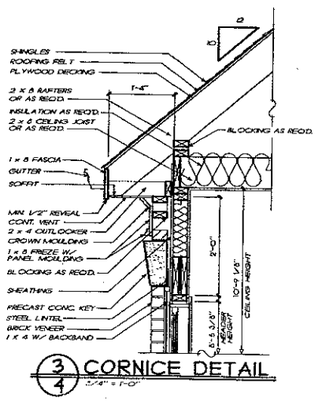
Bedroom #2 can move to Basement. Wall eliminate



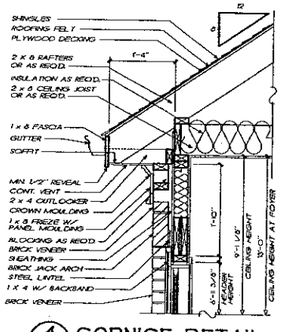
1/4 TYP. CORNICE DETAIL
3/4" = 1'-0"



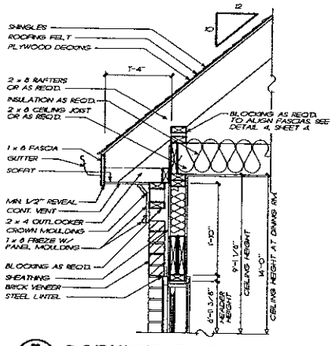
2/4 CORNICE DETAIL
3/4" = 1'-0"



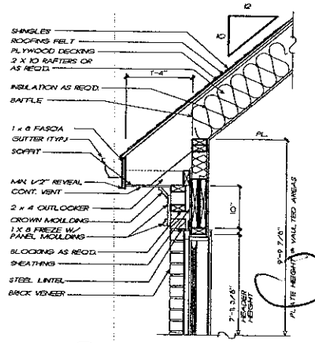
3/4 CORNICE DETAIL
3/4" = 1'-0"



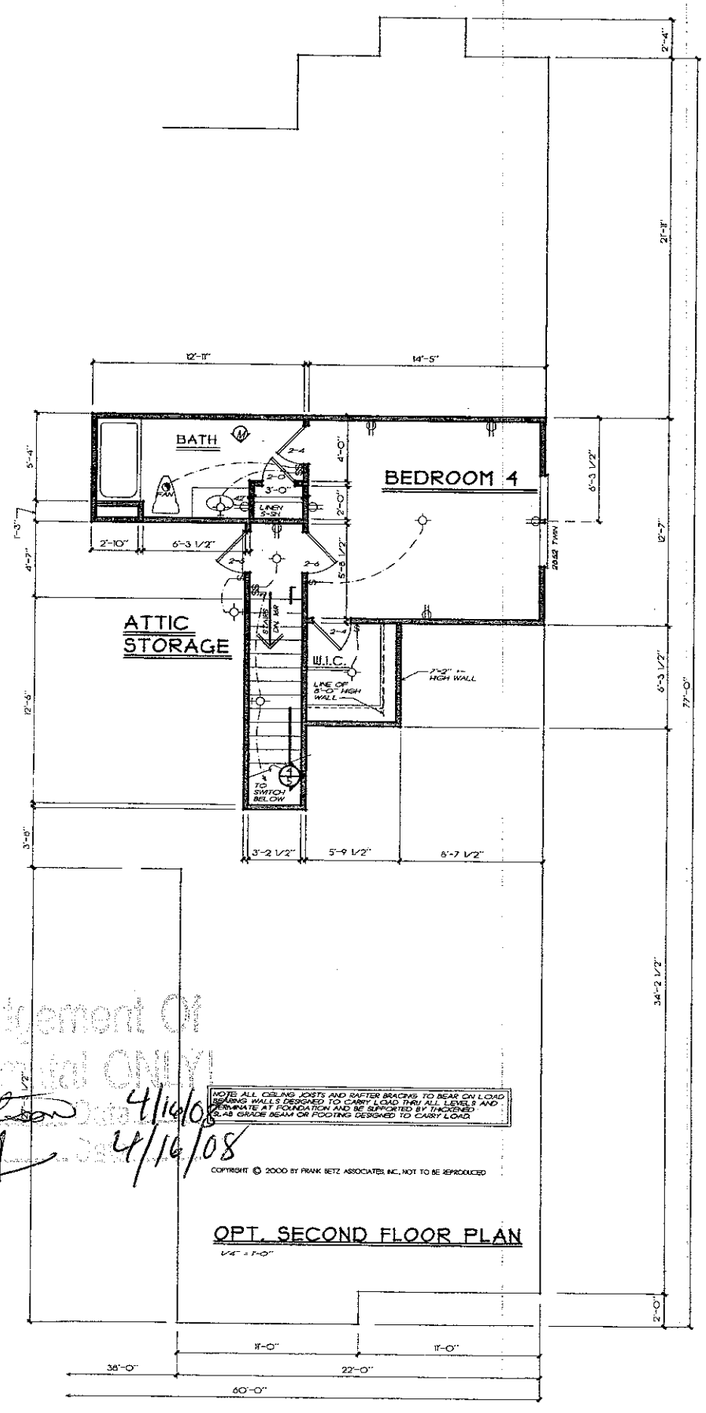
4/4 CORNICE DETAIL
3/4" = 1'-0"



5/4 CORNICE DETAIL
3/4" = 1'-0"



6/4 CORNICE DETAIL
3/4" = 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 TRUSSED GLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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

Acknowledgement Of Plans Submittal ONLY!
Plans Approved
4/16/08
4/16/08

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CLAR. 30-34	4/24/08	MAS

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HOMEPLANS
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OPT. SECOND FLR. PLAN/ DETAILS

THE NORDSTROM

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770/431-0988
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BY: MB CK: MG

DATE: 10/24/00

SHEET: 4 OF: 5