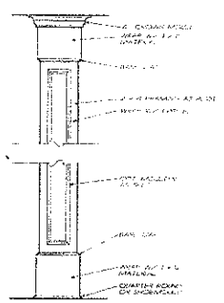
GENERAL FRAMING NOTES

THE ROOF FRAMING NOTES ARE SUGGESTED ONLY & SHOULD NOT BE A SUBSTITUTE OF COMPETENT ROOF FRAMING PRACTICE AND SHOULD COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL SIZES/SPANS.

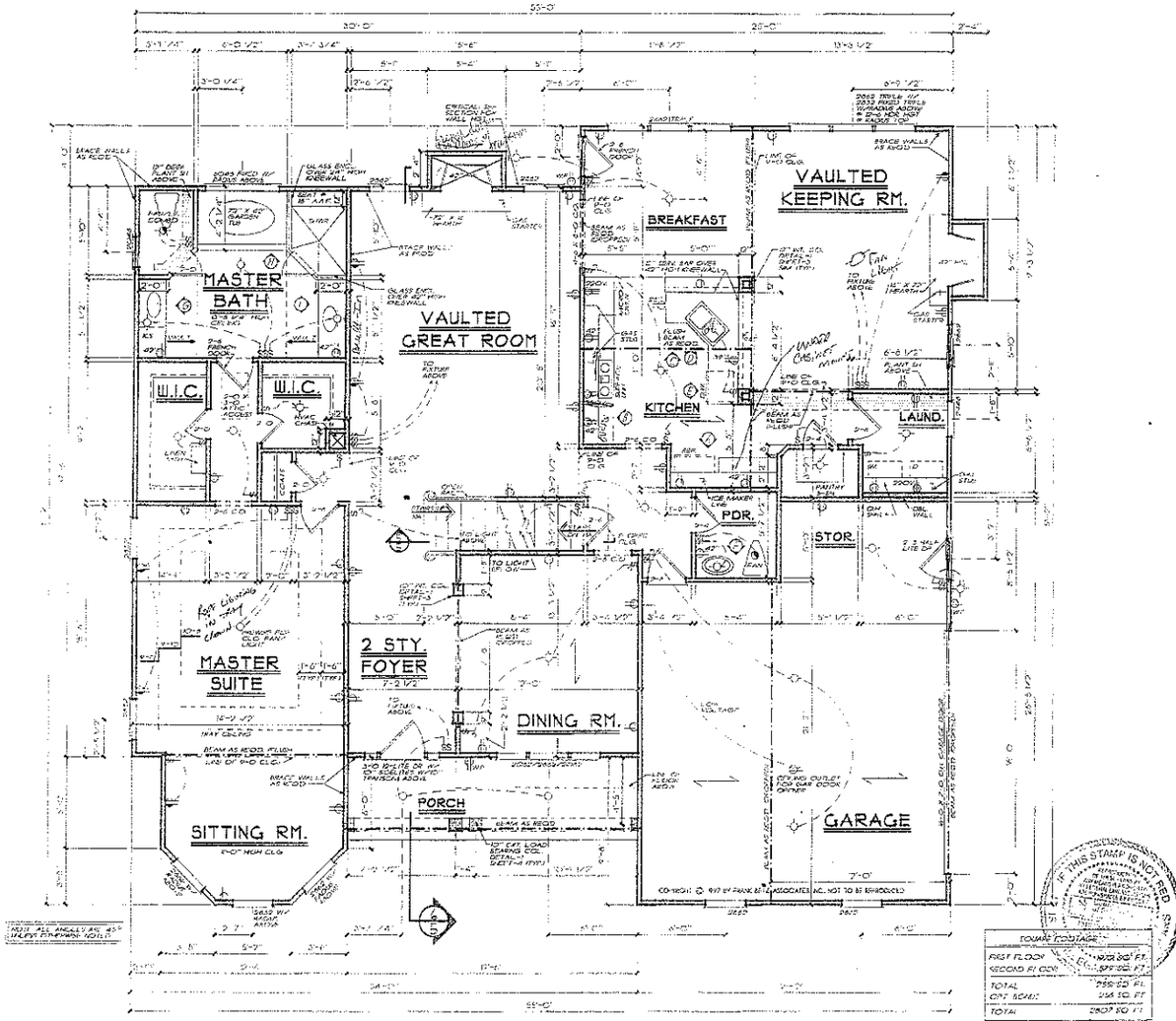
1. PROVIDE RIDGE AT MID HEIGHT OF ALL WALLS
2. ALL JOISTS AND RAFTERS SHALL BE @ 16 O.C. EVEN SIZED SPANS
3. ALL SHEATHING SHALL BE 7/16 O.S.B. WITH 8/32 PLYWOOD PLIES
4. FRAME AT 16" O.C. UNLESS OTHERWISE NOTED
5. FRAME ALL FLOOR OPENINGS WITH DOUBLE JOISTS UNDER PARTITION WALL PARALLEL TO FLOOR JOISTS
6. PROVIDE 24 GAUGE BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS
7. ALL INTERIOR CORNER POSTS AND EXTERIOR CORNERS SHALL BE BACKED WITH 2" OR 1" WOOD BLOCKING SCHEDULE SHALL BE AS FOLLOWS AT 8'-0" OC. AT 4'-0" SPACING AT CORNERS AT 2'-0" OC. AT 2'-0" SPACING AT 4'-0" OC. ALL INTERIOR FLOOR CORNERS - APPROVED DIAGONAL CORNER BRACES WITH BRIDGING AT ALL CORNERS
8. ALL EXTERIOR WALLS SHALL BE BRACED FROM TOP PLATE DOWN TO A FIXED POINT TERMINATE AT THE EARLIEST FLOOR AND BE SUPPORTED BY A FIXED FLAT GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD
9. PROVIDE DOBE 2" DIA STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"
10. PROVIDE COLLAR TIES AT EVERY 3RD OR VERTICAL DISTANCE BETWEEN RIDGE AND CEILING JOISTS NOT EXCEEDING 4'-0" O.C. SPACING
11. ROOF SHEATHING AND LOOSE BOARDS SHALL BE USE "24" ON CENTER SPACING
12. ROOF DECKING SHALL BE 1/2" USE A. PLYWOOD MINIMUM
13. WHERE 24" EXPOSED FLOOR AND DOOR FRAMES ARE NOT THEY SHALL BE FURNISHED WITH SHOP DRAWINGS WHICH SHALL BE SEALED BY A REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED
14. ALL GIRDERS, JOISTS AND RAFTER BRACES TO REAR SHALL BE SUPPLIED WITH SUFFICIENT SIZE TO CARRY LOAD THEY ARE DESIGNED AND CONSTRUCTED AT THE TIME OF CONSTRUCTION AND SHALL BE SUPPORTED BY FOOTINGS EXTENDED TO SUBFROST LINE
15. ALL BASEMENT WALLS BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES
16. ALL SOLID BEARING COLUMNS BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND NOT ALL LOCAL CODES
17. ALL FRAMED WALL OPENINGS ARE GIVEN WITH A 2" ALLOWANCE (EX. OR DOOR 2'-0")

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. IN CASE OF CONFLICT BETWEEN ANY OF THE CONTRACT DOCUMENTS AND APPLICABLE CODES OR REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FRANK BEITZ ASSOCIATES, INC. FOR ANY CORRECTIONS REQUIRED BY LOCAL BUILDING OFFICIALS RESULTING FROM CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. ALL DIMENSIONS ARE GIVEN ON PLANS OR ELEVATIONS AND NOT SCALED.
3. ALL FOOTINGS TO BEAR ON UNDISTURBED EARTH AND NOT LESS THAN 12" BELOW FROST LINE OR AS REQUIRED BY LOCAL CODES AND MEET OR EXCEED 2000 PSF BEARING CAPACITY OR AS DETERMINED BY SOILS INVESTIGATION.
4. ALL FOOTINGS TO BE STEPPED WHERE NECESSARY ON SLOPING GRADE AND MEET OR EXCEED ALL LOCAL CODES AND REGULATIONS.
5. CONCRETE, REBARS, ETC. AGAINST AND FOUNDATION WALL TO BE IN ACCORDANCE WITH LOCAL CODE.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE INSPECTED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING OR 10 MILE RADIUS, WHICHEVER IS LESS, DURING EXCAVATION, PRIOR TO ANY CONCRETE POURS, AND WHENEVER CONDITIONS APPEAR DIFFERENT FROM THOSE SHOWN ON THE PLANS AND SPECIFICATIONS. ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INCLUDE A SOIL'S AND FOUNDATIONS REPORT.
7. ALL WOOD CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE, MIN QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL CODES (SOUTHERN PINE, MIN. GRADE #2)
8. ALL LOCATION OF SOLID FRAMED SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD BE DESIGNED FROM THE LOCAL CODES AND TERMINATE AT THE FOUNDATION FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"



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

SQUARE FOOTAGE	
FIRST FLOOR	1958 SQ FT.
SECOND FL FOOT	847 SQ FT.
TOTAL	2805 SQ FT.
GAR. BONUS	466 SQ FT.
TOTAL	2807 SQ FT.

IF THIS STAMP IS NOT RED DO NOT USE

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REVISIONS	DATE	BY
GLASS ENCL	4/20/98	MJB

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HOMEPLANS
DESIGNING YOUR DREAMS MARIETTA, GA

FIRST FLOOR PLAN/DETAIL

THE COVENTRY

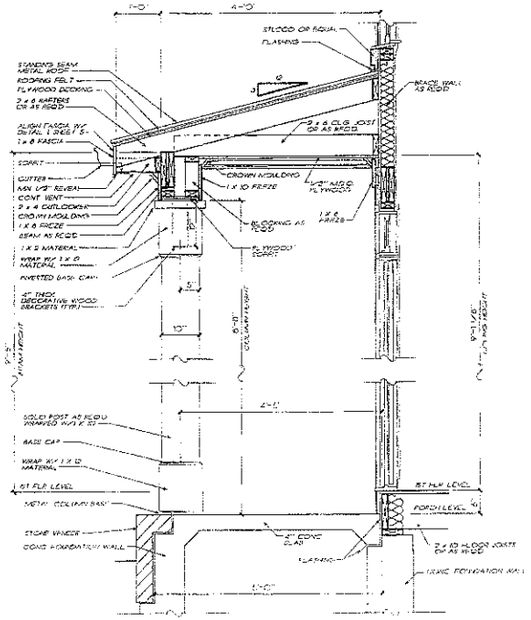
FBA
FRANK BEITZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0999

BY: MB CK: JOOK

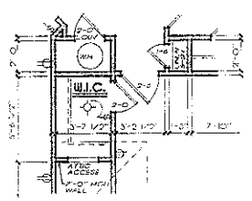
DATE: 8-4-97

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OF: 5

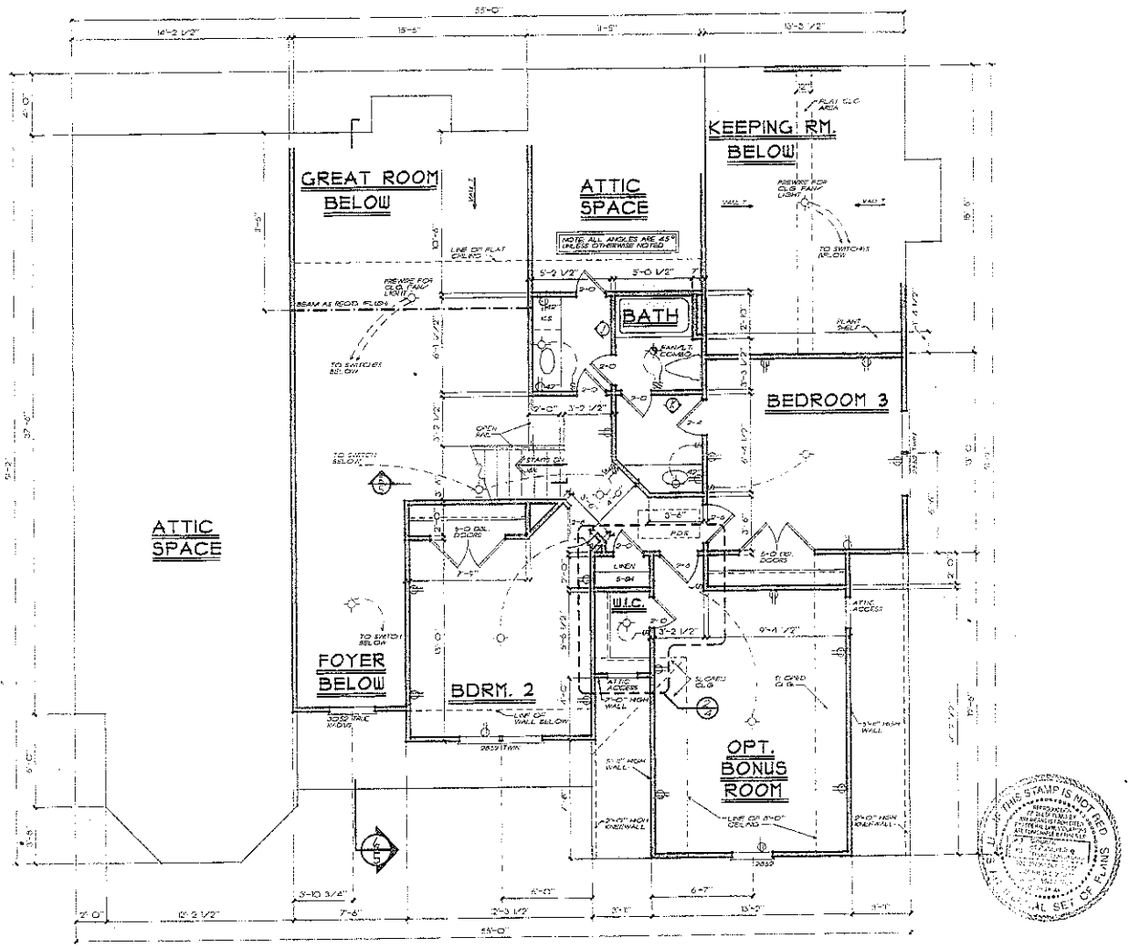


4 PORCH DETAIL
3/4" = 1'-0"



2 ALT. W.H. LOCATION
1/4" = 1'-0"

NOTE: ALL CEILING JOISTS AND RAFTER SPACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOADS THAT WILL BE APPLIED OR TERMINATED AT FOUNDATION AND BE SUPPORTED BY UNITERED MILAR GIRDER BEAM OR FOOTING DESIGNED TO CARRY LOAD.



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

THIS STAMP IS NOT FOR FINAL SET OF PLANS

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REVISIONS	DATE	BY
FLOOR PLAN	4/10/98	MB

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HOME PLANS
FOR CONFIDENCE TODAY'S LIFESTYLES

SECOND FLOOR PLAN/DETAIL

THE COVENTRY

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

BY: MB CK: KRW

DATE: 5-7-98

SHEET 4

DN 5