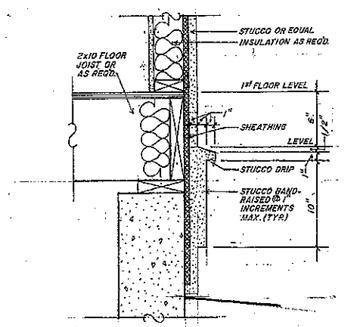
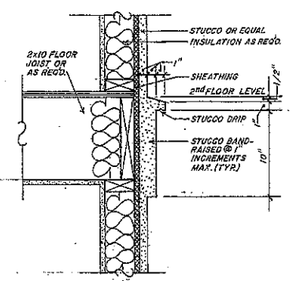
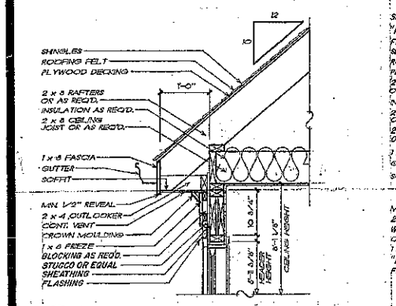


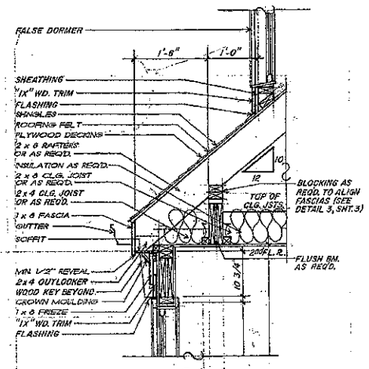
1/3 STUCCO BAND DETAIL
1 1/2" = 1'-0"

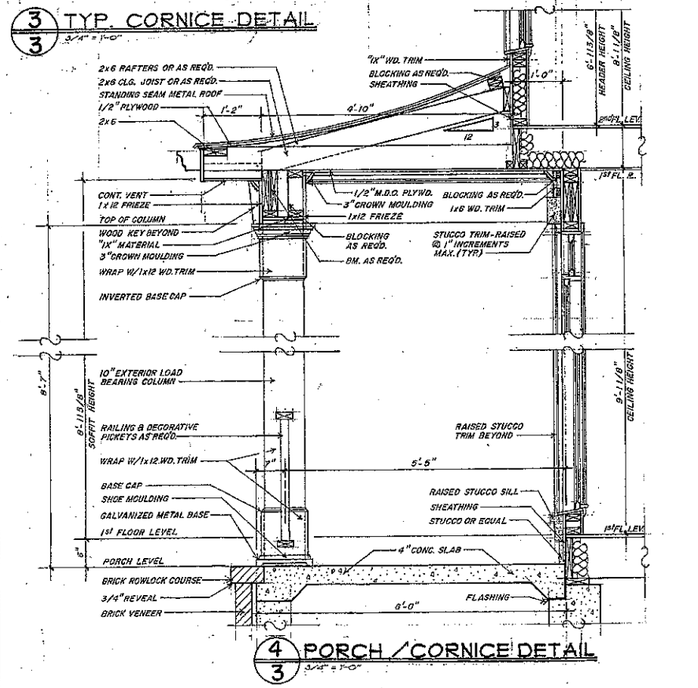


2/3 STUCCO BAND DETAIL
1 1/2" = 1'-0"



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





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

GENERAL FRAMING NOTES

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

1. PROVIDE FULL HEIGHT AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL JOISTS SHALL BE DOUBLED WITH 1/2" FURRING BETWEEN UNLESS OTHERWISE NOTED.
4. FRAMING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 3/4" SOLID BRIDGING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS AND ONTRIDGE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD, HALVING SCHEDULE SHALL BE 6d COMMON AT 6" O/C AT ALL EDGES AND 8d COMMON AT 12" O/C AT ALL INTERMEDIATE STUDS, BOTTOM = APPROVED DIAGONAL CORNER BRACES BOTH DIRECTION AT ALL CORNERS.
7. ALL COLUMNS OF SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOADS.
8. PROVIDE DOUBLE 2x4 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT EVERY 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 CEILING JOISTS AND RAFTERS BEARING TO BEAM, GIRDER OR WALL IS DESIGNED TO CARRY LOAD FROM ROOF ABOVE AND BEARING AT BASEMENT FLOOR AND SHALL BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL FRAMING OF STAIRS, RAMPS AND OPENINGS TO BE DESIGNED BY LOCAL ENGINEER AND MEET ALL LOCAL CODES.
15. STRUCTURAL 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.

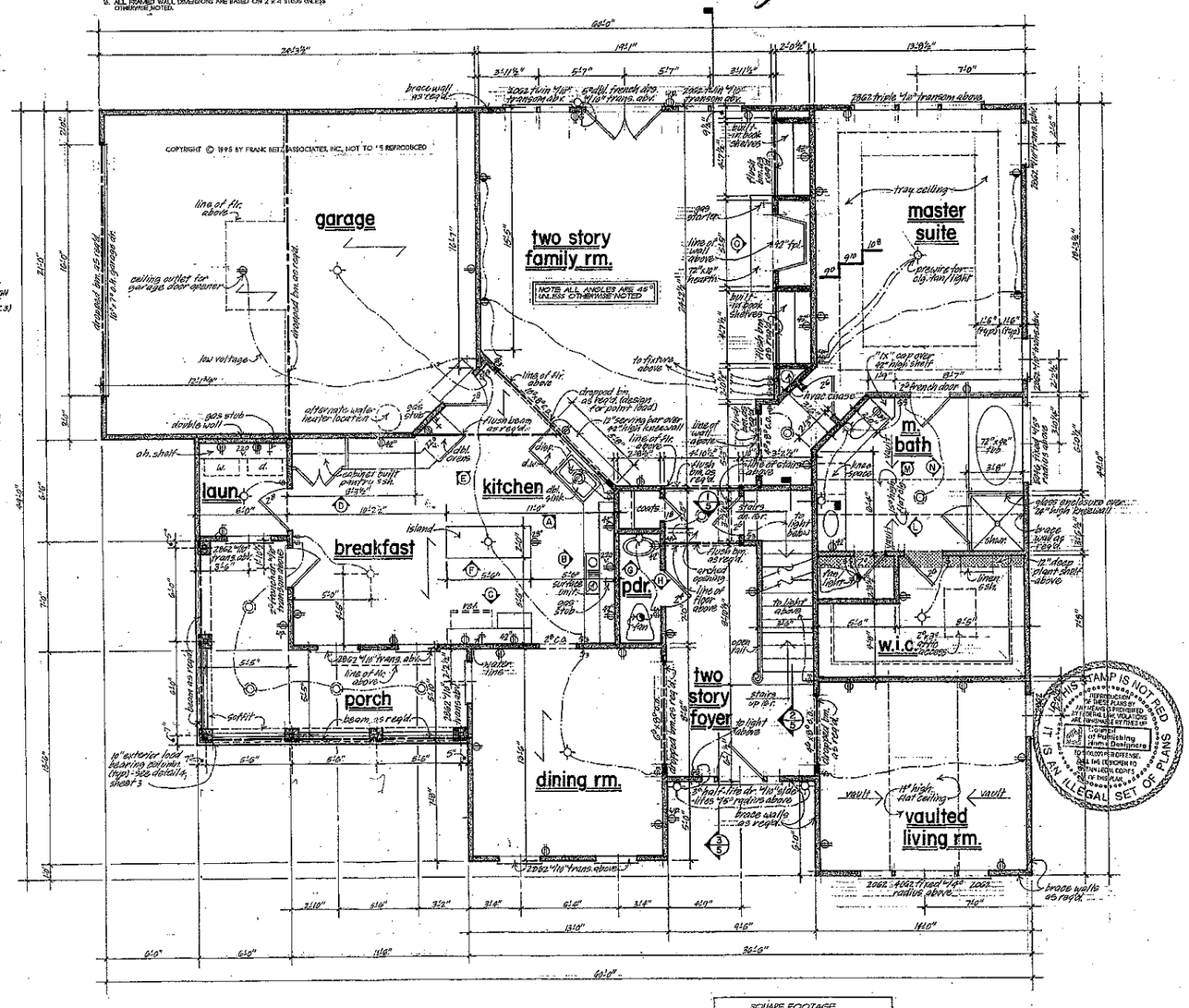
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA M/S.
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 CODE) AND MUST REST ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BEARING CONDITIONS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL ASSURE COMPATIBILITY OF THE PLANS WITH ALL SITE REQUIREMENTS.
6. F. BACKFILL EXCERTS AT AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED 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 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 AND THRU LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

Acknowledgement Of Plans Submittal ONLY!

Date 1/21/04

Date 1/21/04



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

SQUARE FOOTAGE	
FIRST FLOOR	1906 SQ. FT.
SECOND FLOOR	813 SQ. FT.
TOTAL	2719 SQ. FT.

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HOMEPLANS — DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN / DETAILS

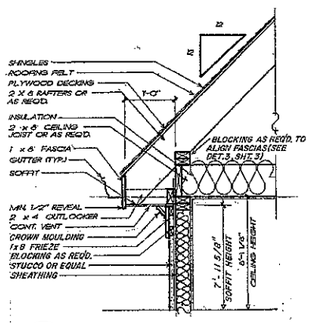
THE RADISSON

FBA
FRANK BETZ ASSOCIATES, INC.
1800 LAKE PARK DRIVE/SUITE 101
SMYRNA, GEORGIA 30080
404/431-0888

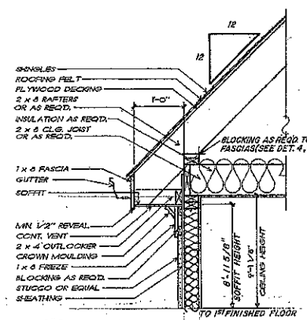
BY: CAS CK: JH

DATE: 6-13-96

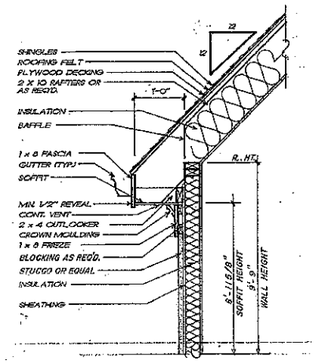
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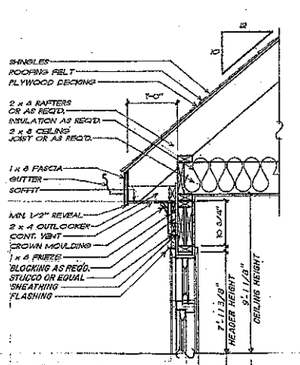
1/4 CORNICE DETAIL
3/4" = 1'-0"



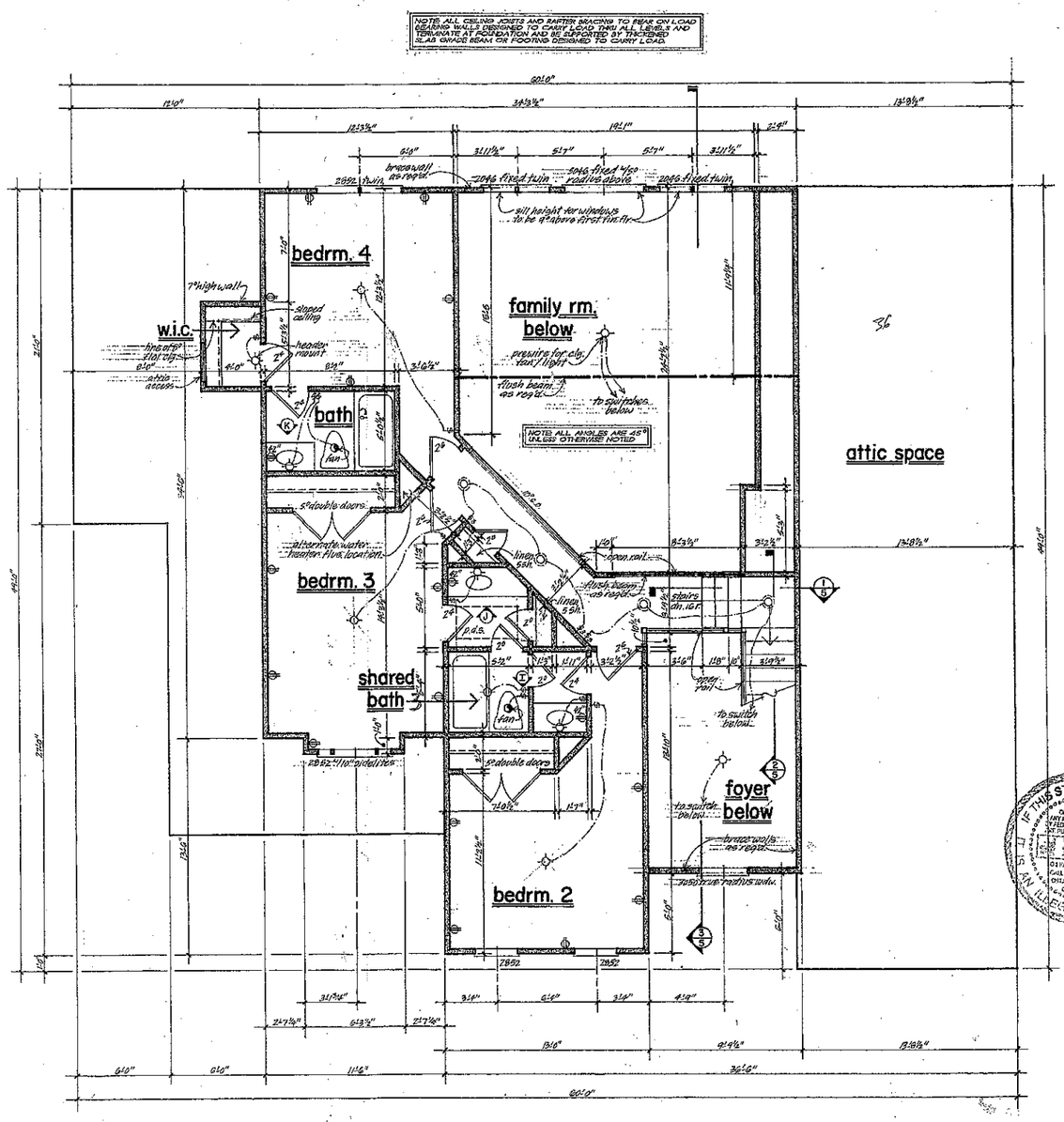
2/4 CORNICE DETAIL
3/4" = 1'-0"



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



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



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

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SECOND FLOOR PLAN/DETAILS

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BY: CAS CK: KH

DATE: 8-23-95

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