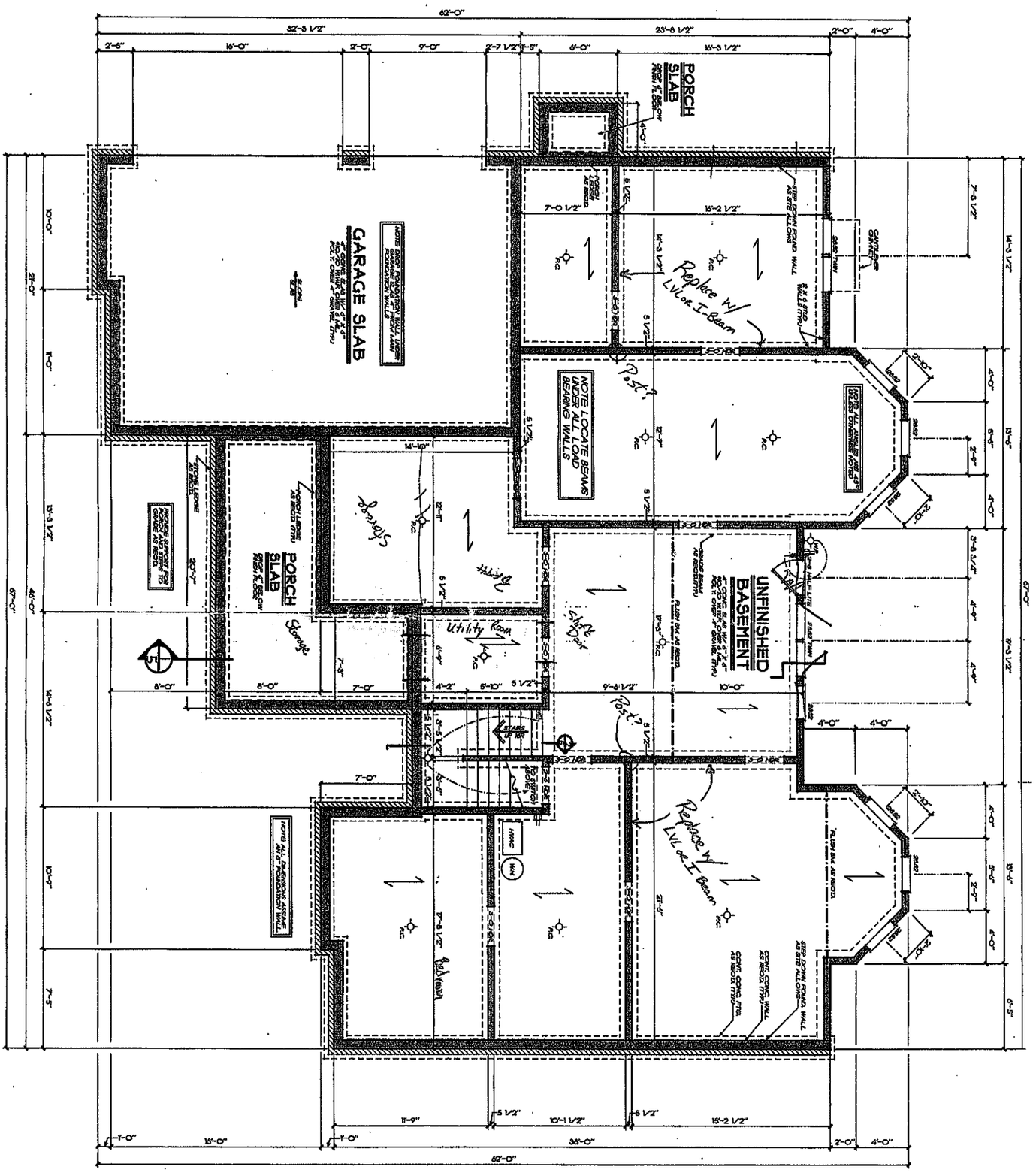
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Acknowledgement Of
Plans Submittal ONLY!

Date 4-20-06

Date 4/20/06



BASEMENT FOUND. PLAN

1/4" = 1'-0"

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SHEET 2 OF 6

DATE 4-4-06

BY: JP CHK: KDW

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

BASEMENT FOUND. PLAN

THE FENWAY

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

REVISIONS	DATE	BY
CLAR. BY JP	4-4-06	GM
CLAR. BEAM	4-4-06	GM

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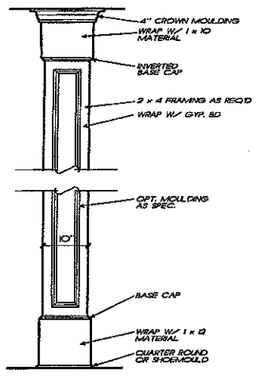
GENERAL FRAMING NOTES

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

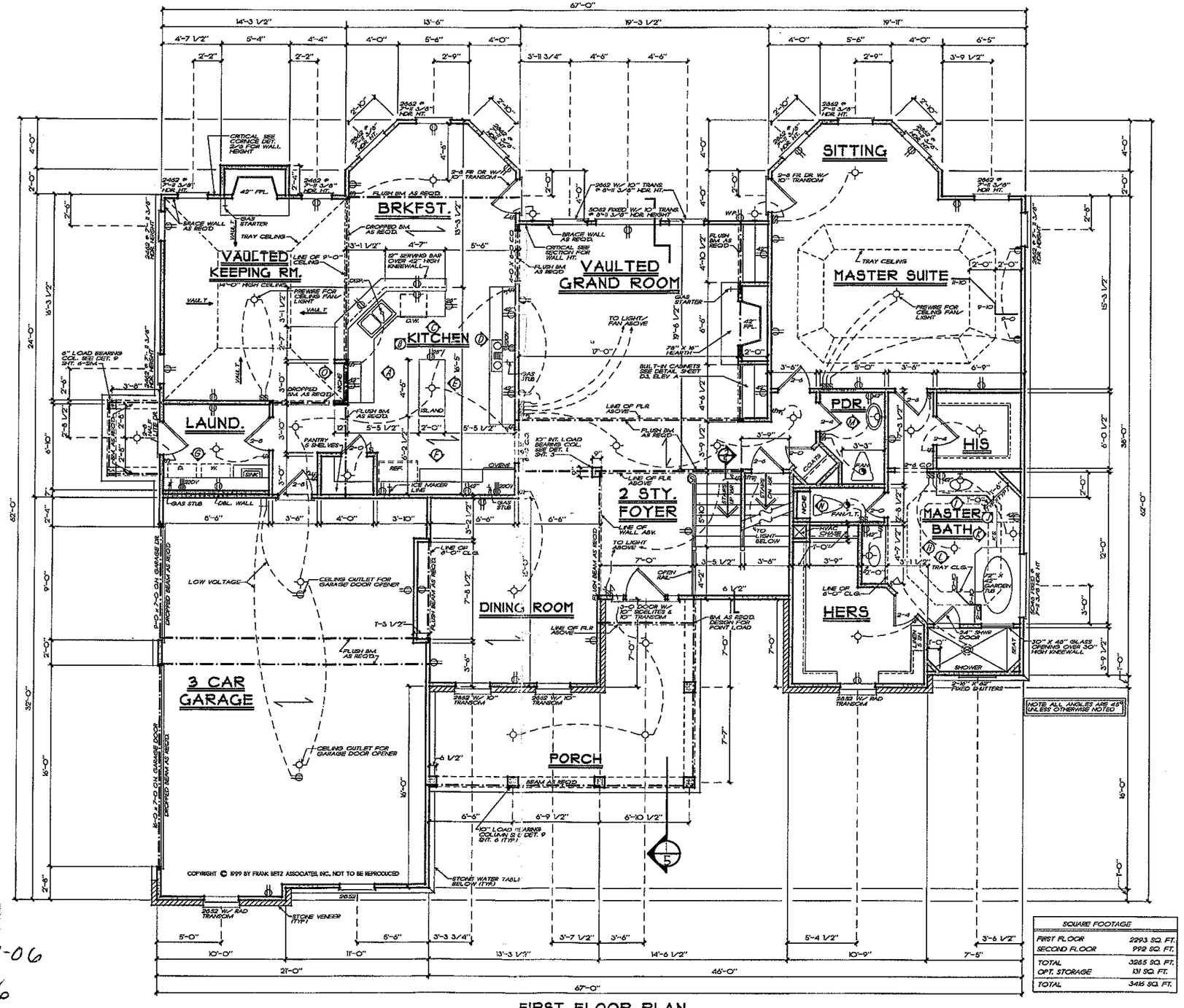
1. PROVIDE RUN AND MID HEIGHT OF ALL WALLS
2. ALL JOISTS OR RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL FLOORS SHALL BE SHEATHED WITH 1/2" PLYWOOD CLUTCH GRADE UNLESS OTHERWISE NOTED.
4. PROVIDE 1 x 3 CROSS BRIDGING AT FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1 x 6 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL INTERIOR CORNER STUDS AND EXTERIOR CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD NAILING W/ 8d NAILS SHALL BE 3d COMMONS AT 4" O/C AT ALL EDGES AND 8d COMMONS AT 12" O/C AT ALL INTERMEDIATE STUDS (OPTION - APPROVED DIAGONAL STRIPS BOARD BOTH DIRECTIONS AT ALL CORNERS)
7. ALL COLUMNS OR 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 LOAD.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT RPTR'S V/S OF VERTICAL DISTANCE BETWEEN RIDGE 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 RAFTER 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 CODES.
15. ALL BOLID 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 RECTIFICATION PRIOR TO CONSTRUCTION. BEGINNING CONSTRUCTION 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 SET ON FROST LINE PER 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 INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. 6" BACKFILL EXPOSED 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER 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 VARIANCES IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR FOOTINGS AND FRAMING 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 MATERIAL, 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.



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



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

SQUARE FOOTAGE	
FIRST FLOOR	2293 SQ. FT.
SECOND FLOOR	992 SQ. FT.
TOTAL	3285 SQ. FT.
OPT. STORAGE	131 SQ. FT.
TOTAL	3416 SQ. FT.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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Acknowledgement Of Plans Submittal ONLY!

Andy Mesaros Date 4-17-06

Brad Cathy Date 4/20/06

REVISIONS	DATE	BY
CLAS 24-74	5-16-02	DCT

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HOME PLANS
EXPRESSION TODAY'S LIFESTYLE

FIRST FLOOR PLAN

THE FENWAY

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BY: JRS CK: KKW

DATE 10-19-99

SHEET: 3 OF: 6

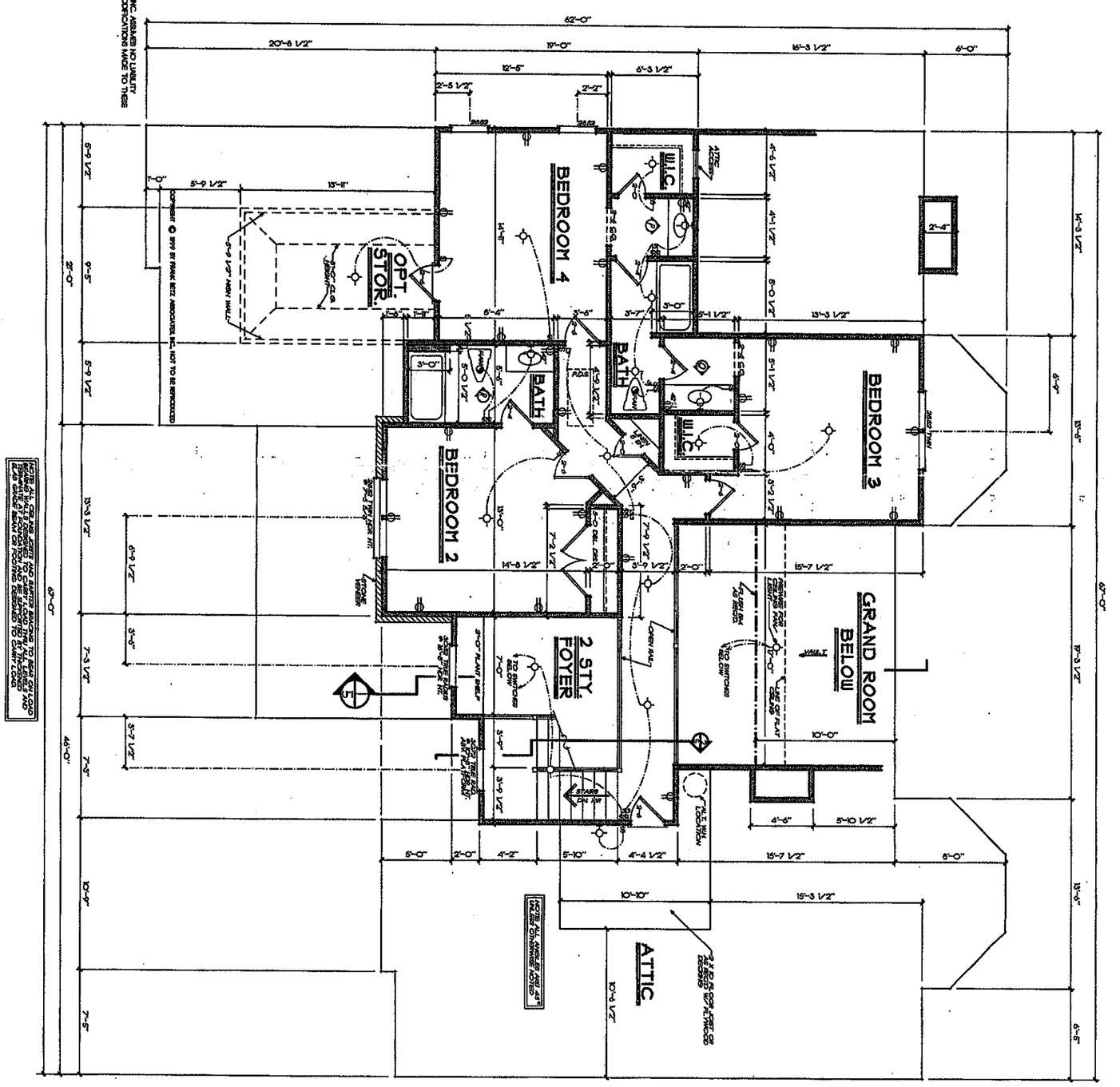
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Date 4-20-06

Date 4/20/06

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DATE: 10-9-99

STY. 2S CRS KDW

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www.frankbetz.com

SECOND FLOOR PLAN

THE FENWAY

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

REVISIONS	DATE	BY
CLAIR PLAN		

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