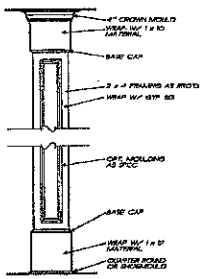
GENERAL FRAMING NOTES

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

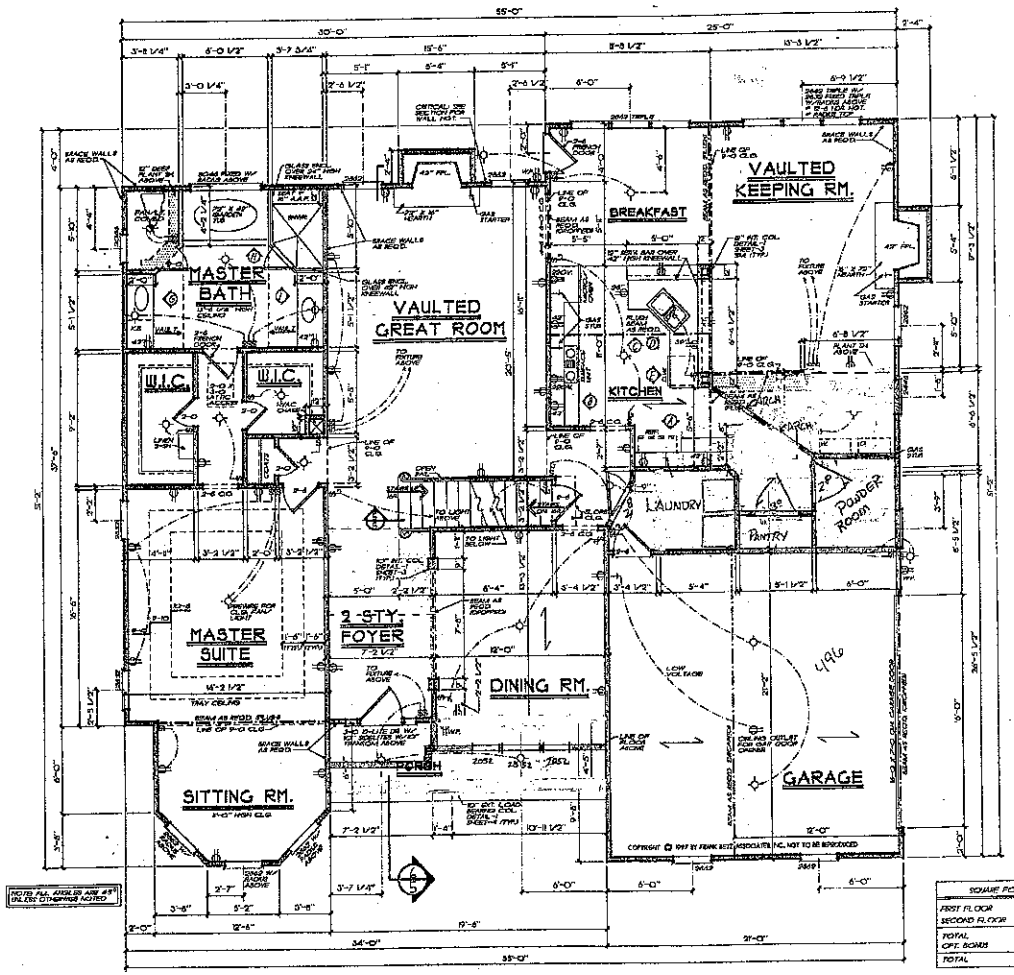
1. PROVIDE SQUARE AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY FACE MOUNTED JOIST HANGERS OR BEARING ON TOP PLATE OF WALL OR BEAM.
3. ALL BEARING WALLS, FLOOR, AND ROOF SHEATHING SHALL BE APA RATED SHEATHING UNLESS OTHERWISE NOTED.
4. FRAMING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE SOLID BLOCKING AT MID POINT OF SPANS OVER 8'-0".
6. ALL EXTERIOR OPENINGS AND EXTERIOR OVERHEAD SHALL BE BACKED WITH 1/2" CDX PLYWOOD, UNLESS SCHEDULE SHALL BE M.M. CONSISTING OF A 20 GA. 24" WIDE GALVANIZED STEEL SHEET AT 8'-0" O.C. AT ALL EXTERIOR DOORS, EVERY OPENING + APPROVED MANUAL CONSTRUCTION TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.
7. ALL EXTERIOR DOUBLE STUDS SHALL EXTEND TO UNDERSIDE OF FLOOR SHEATHING AND BE CAPABLE OF SUPPORTING A MINIMUM LOAD OF 1,000 LBS. IF A MINIMUM 6" WALL MEMBER IS NOT AVAILABLE TO CARRY LOAD.
8. PROVIDE SOLID BLOCKING AT MID SPAN FOR CEILING JOISTS OVER 10'-0" IN LENGTH.
9. ALL HEADERS SHALL BE (2) 2x10 UNLESS OTHERWISE NOTED.
10. ROOF TRUSSES SHALL BE DESIGNED FOR 30 PSF LIVE LOAD, DEFLECTION BETWEEN ROOF TRUSSES NOT TO EXCEED L/240 OR 1/2" AT MID SPAN, WHICHEVER IS LESS.
11. ALL VALVES, FLUES, AND HOOD SCHEDULES SHALL BE DONE "BY" SEE LICENSED SUB CONTRACTOR.
12. ROOF TRUSSES SHALL BE 1/4" DOG TO PITCHED MEMBERS.
13. ALL ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT ALL OTHER LOADS, WHICH INCLUDE ANY CHANGES AND/OR OMISSIONS OF ROOF SUPPORTS AS SHOWN ON THE ROOF PLAN. ANY CHANGES MUST BE APPROVED BY ARCHITECT BEFORE WORK IS TO BE PERFORMED.
14. ALL EXPOSED JOISTS AND RAFTERS SHOWN TO BEAM ON LOAD BEARING WALLS SHALL BE CUT TO FORM A FLUSH BEAM. ALL LEVELS MUST TRANSFER AT GARAGE FLOOR AND BE SUPPORTED AT EXCESSIVE SLAB ON GRADE MEMBERS.
15. ALL FRAMING SHALL COMPLY WITH ALL CODES AND MAY BE REVISED BY LOCAL BUILDING OFFICIALS.
16. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK PERFORMED BY LOCAL INSPECTORS. DESIGNED NOT MEET ALL LOCAL CODES.
17. ALL FRAMED WALL DIMENSIONS ARE SHOWN ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING, ZONING, PLUMBING, ELECTRICAL, MECHANICAL AND ENERGY CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR THE CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES.
5. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL AND BE BELOW FROST LINE.
6. ALL FILL UNDER SLABS TO BE COMPACTED.
7. ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
8. ALL WORK SHALL COMPLY WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
9. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GRADE SUFFICIENT TO MEET OR EXCEED ALL MATERIAL STATE AND LOCAL BUILDING CODES REQUIREMENTS.
10. ALL DIMENSIONS SHOWN TO BE TAKEN FROM FACE OF STUD, FACE OF CONCRETE OR FACE OF MASONRY UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHOWN TO BE TAKEN FROM FACE OF STUD, FACE OF CONCRETE OR FACE OF MASONRY UNLESS OTHERWISE NOTED.
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1/3 INT. COLUMN DETAIL
3/4" = 1'-0"



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

SQUARE FOOTAGE	
FIRST FLOOR	1970 SQ FT
SECOND FLOOR	370 SQ FT.
TOTAL	2340 SQ FT.
OPT. BOARD	256 SQ FT.
TOTAL	2080 SQ FT.

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS

REVISIONS	DATE	BY
CLAIR 9-14	4-10-14	MB

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HOME PLANS

FIRST FLOOR PLAN/DETAIL

THE COVENTRY II

FBA

FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/ 431-0555

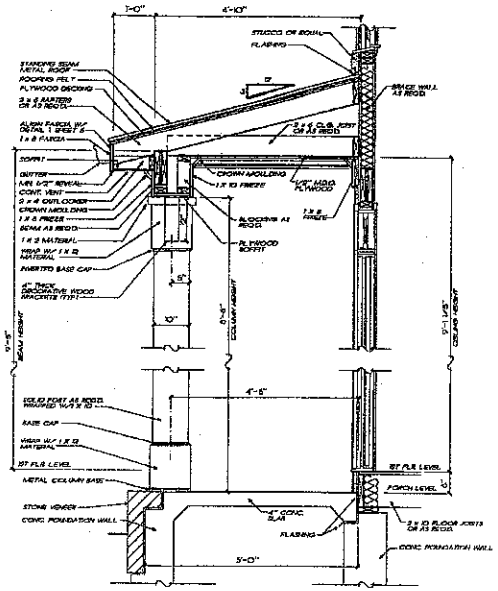
BY: JAG CK: KW

DATE: 5-7-97

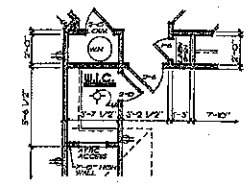
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OF: 5

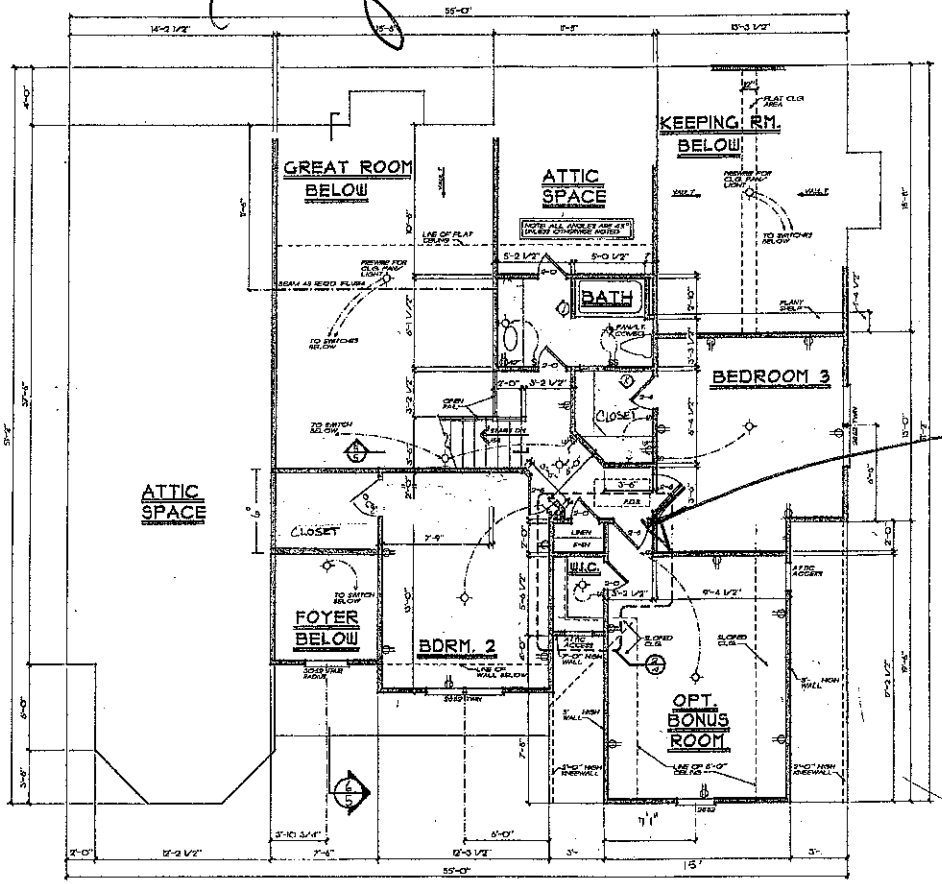
Acknowledgement Of
Plans Submittal ONLY!
Date 5/25/07
Date 5-23-07



1/4 PORCH DETAIL



2/4 ALT. W.H. LOCATION



SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS

HOME PLANS

SECOND FLOOR PLAN/DETAIL

THE COVENTRY II

FBA
FRANK BETZ ASSOCIATES, INC.
3401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0588

BY: JAG CK: RCH

DATE: 4-7-97

SHEET: 4

OF: 5