ETZ ASSOCIATES, INC. FOR ARTIFICATION
BEFORE PROCEEDING WITH WORK. CONTRACTORS
ONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
LD BE READ OR CALCULATED AND NEVER SCALED.
BELOW FROST LINE SEE LOCAL CODE) AND MUST
SOIL CAPABLE OF HANDLING THE BUILDING.
INEER FOR PROPER FOOTING AND REINFORCING SIZES.
NSURE COMPATIBILITY OF THE BUILDING WITH ALL

4" AGAINST ANY FOUNDATION WALL, REINFORCE

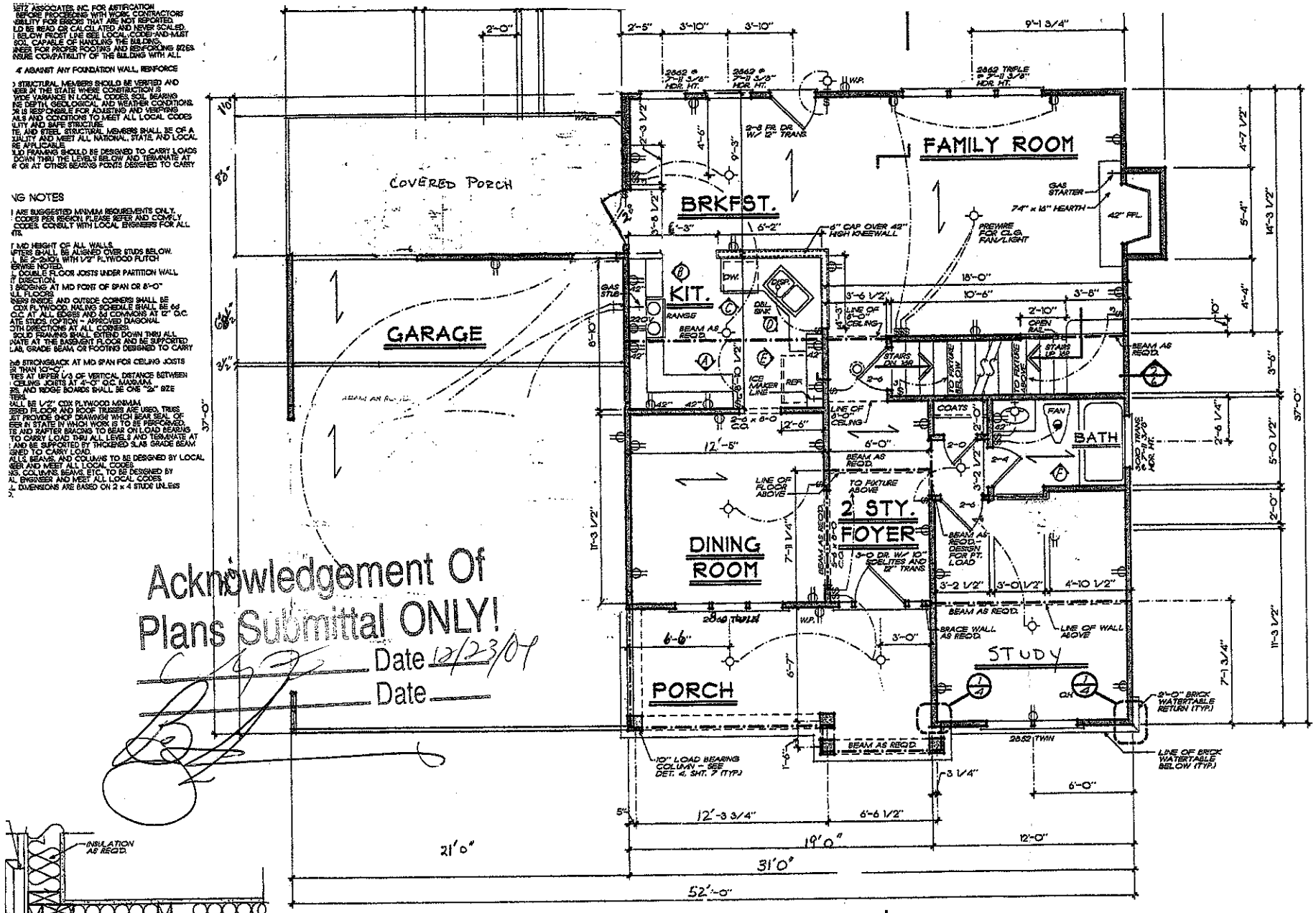
) STRUCTURAL MEMBERS SHOULD BE VERIFIED AND
NEER AT THE STATE WHERE CONSTRUCTION IS
WIDE VARIANCE IN LOCAL CODES, SOIL BEARING
ING DEPTH, GEOLOGICAL AND WEATHER CONDITIONS.
OR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING
AILS AND CONDITIONS TO MEET ALL LOCAL CODES
ULITY AND SAFE STRUCTURE.
TE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A
UALITY AND MEET ALL NATIONAL, STATE AND LOCAL
BE APPLICABLE.
OOD FRAMING SHOULD BE DESIGNED TO CARRY LOADS
DOWN THRU THE LEVELS BELOW AND TERMINATE AT
R OR AT OTHER BEARING POINTS DESIGNED TO CARRY

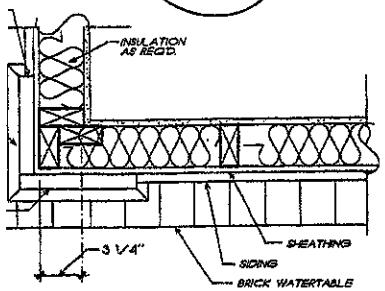
NG NOTES

I ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.
CODES PER REGION, PLEASE REFER AND COMPLY
CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL
ATE.

T MID HEIGHT OF ALL WALLS.
IFTERS SHALL BE ALIGNED OVER STUDS BELOW.
L BE 2-2x10's WITH 1/2" PLYWOOD FILLER
ERWISE NOTED.
DOUBLE FLOOR JOISTS UNDER PARTITION WALL
T DIRECTION.
BRIDGING AT MID POINT OF SPAN OR 8'-0"
LL FLOORS.
NERS INSIDE AND OUTSIDE CORNERS SHALL BE
COX PLYWOOD, NAILING SCHEDULE SHALL BE 6d
C/C AT ALL EDGES AND 6d COMMONS AT 12" O.C.
ATE STUDS (OPTION - APPROVED DIAGONAL
OTH DIRECTIONS AT ALL CORNERS.
SOLID FRAMING SHALL EXTEND DOWN THRU ALL
INATE AT THE BASEMENT FLOOR AND BE SUPPORTED
LAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY

2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS
ER THAN 10'-0".
TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN
CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
RS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE
TERS.
ALL BE 1/2" CDX PLYWOOD MINIMUM.
SSED FLOOR AND ROOF TRUSSES ARE USED, TRUSS
ET PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF
EER IN STATE IN WHICH WORK IS TO BE PERFORMED.
TS AND RAFTER BRACING TO BEAR ON LOAD BEARING
TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT
AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM
GNED TO CARRY LOAD.
ALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL
NEER AND MEET ALL LOCAL CODES.
NG COLUMNS, BEAMS, ETC. TO BE DESIGNED BY
AL ENGINEER AND MEET ALL LOCAL CODES.
L DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS





PILASTER DETAIL

1 1/2" = 1'-0"

FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE		
FIRST FLOOR	1063	SQ. FT.
SECOND FLOOR	929	SQ. FT.
TOTAL	1992	SQ. FT.
OPT. BONUS RM.	246	SQ. FT.
TOTAL	2238	SQ. FT.

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

Acknowledgement Of Plans Submittal ONLY!
Date 12/23/04
Date

DATE	BY	CK	DESCRIPTION
8-10-04	DLAB	SH-SH	Revised front and rear elevations, floor plans, & roof plan. Added optional bonus room. Revised foundation plan.

HOMEPLANS

FIRST FLOOR PLAN

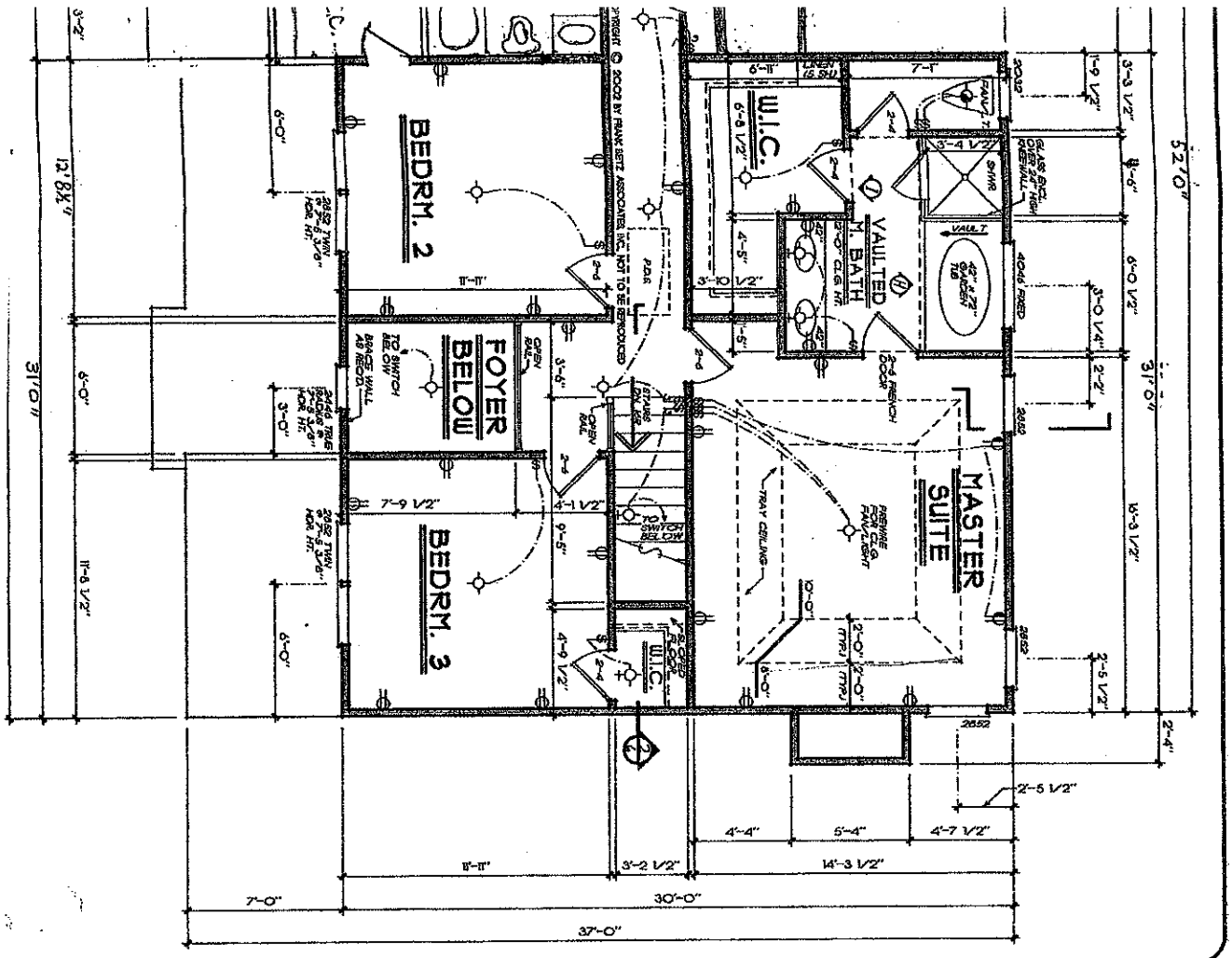
THE STRATFORD PLACE

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

BY PLD CK WMB

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SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

SECOND FLOOR PLAN
THE STRATFORD PLACE

HOMEPLANS

DATE	REV	DATE	REV
12-17-07	CLAR. 20-07		

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Acknowledgement Of
Plans Submittal ONLY!

Date 12/23/07

Date