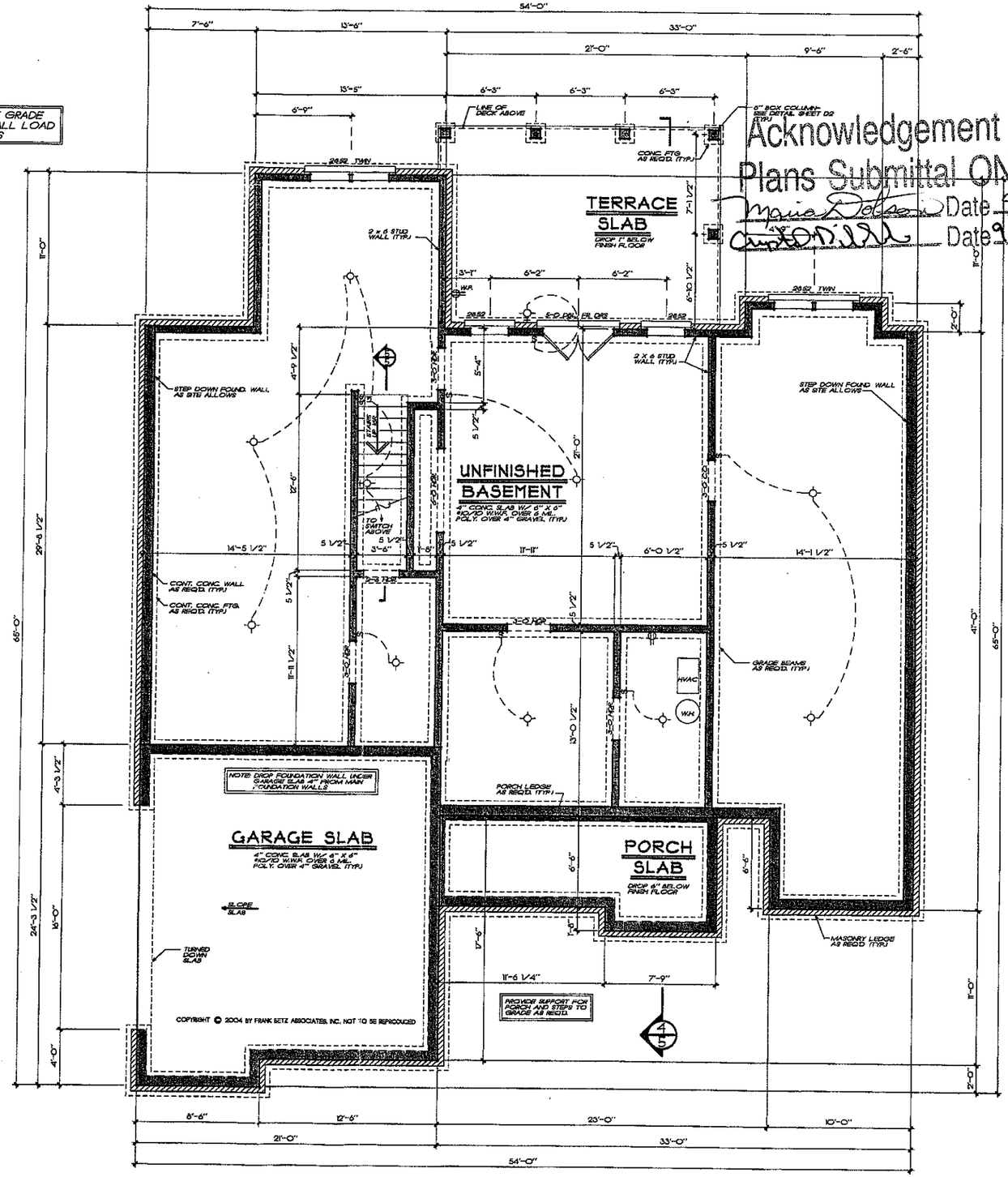
NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS



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BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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Acknowledgement Of Plans Submittal ONLY!
Maria Dotson Date 9/7/05
Date 9/7/05

Build in Reverse

REVISIONS	DATE	BY

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

BASEMENT FOUNDATION PLAN

THE RIVERTON

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0868
www.frankbetz.com

BY: WAB CK: KKW

DATE: 2/27/04

SHEET: 2 OF: 5

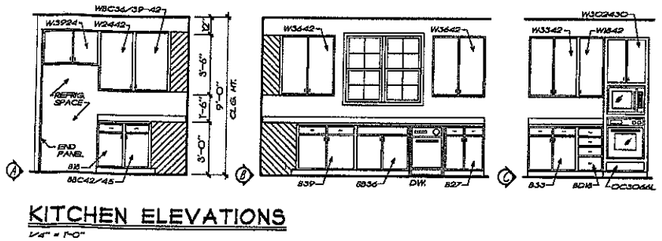
GENERAL FRAMING NOTES

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

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PUBLIC AT MID HEIGHT OF ALL WALLS
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 6-2x10 DF STR. WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE
4. TRIMMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS
6. ALL EXTERIOR CORNERS (GABLE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE @4 COMMON AT 6" O.C. AT ALL EDGES AND @4 COMMON AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES WITH 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 UPPER 1/3 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 BRACING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE FIRE 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 SHEAR OR 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 RETAIN WALLS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES

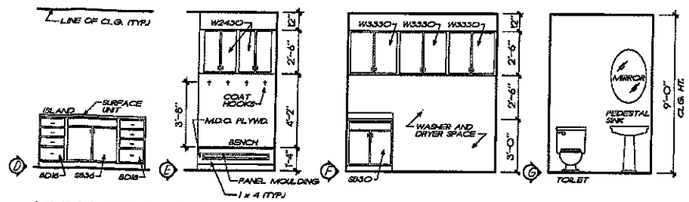
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND N.F.P.A.
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 CORRECTIVE PROCEDURE WITH WORK. CONTRACTORS SHALL BE HELD RESPONSIBLE FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL AND BE AT LEAST 12" BELOW FROST LINE (SEE LOCAL CODE) AND MUST CONFORM TO LOCAL CODES FOR PROPER FOOTING AND REINFORCING SIZES
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND SIGNED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL, AND SEISMIC CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND MODIFYING 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 BEARING 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 THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



KITCHEN ELEVATIONS

1/4" = 1'-0"



KITCHEN ELEVATIONS

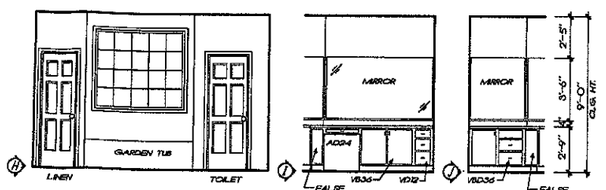
1/4" = 1'-0"

LAUN. ELEV.

1/4" = 1'-0"

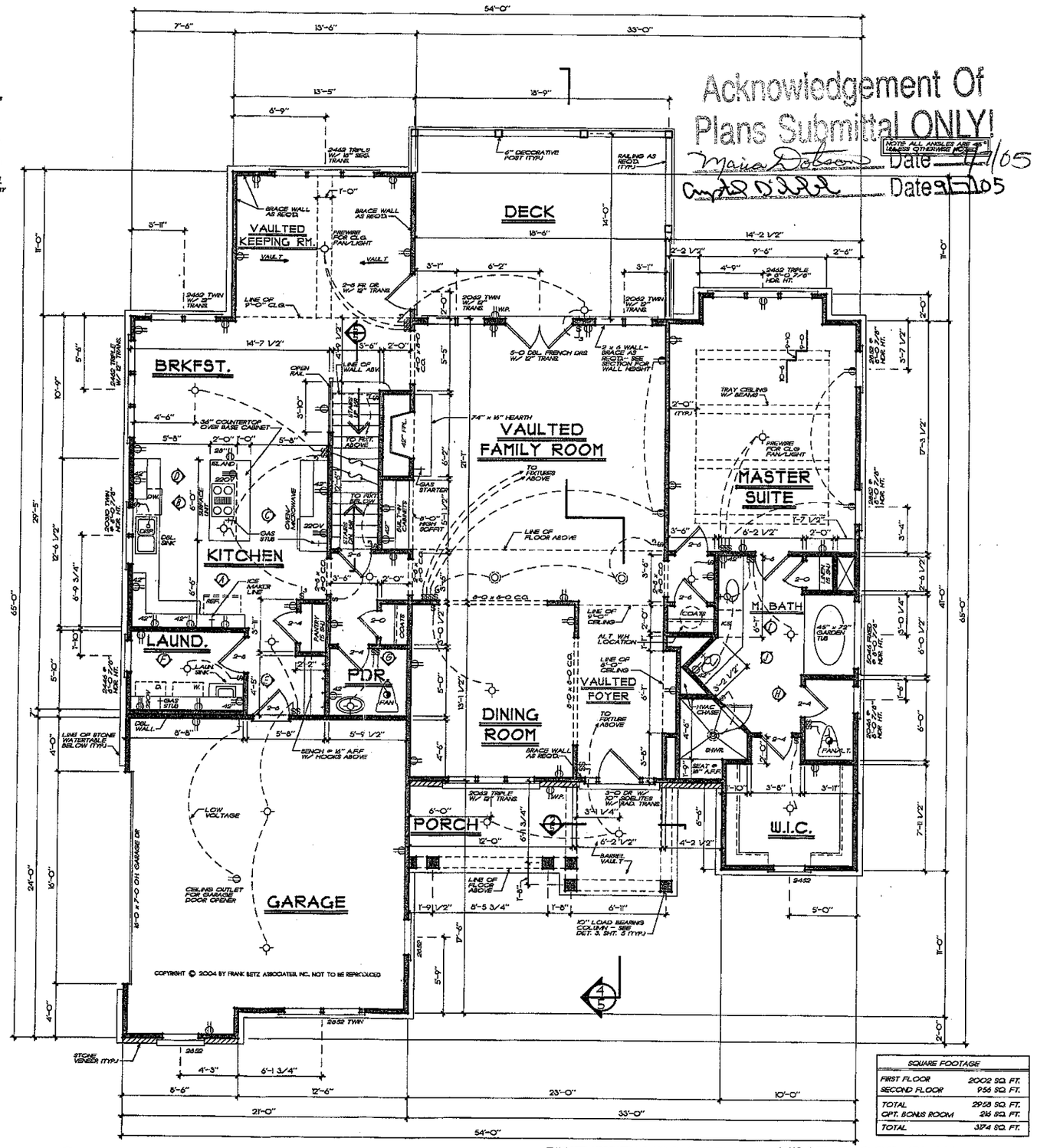
PDR. ELEV.

1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	2002 SQ. FT.
SECOND FLOOR	956 SQ. FT.
TOTAL	2958 SQ. FT.
OPT. BONUS ROOM	216 SQ. FT.
TOTAL	3174 SQ. FT.

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FIRST FLOOR PLAN

1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Maria Dotson Date 9/1/05

Crystal D'Allen Date 9/1/05

Build In Reverse

REVISIONS	DATE	BY

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NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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FIRST FLOOR PLAN/ K. & B. ELEVS.

THE RIVERTON

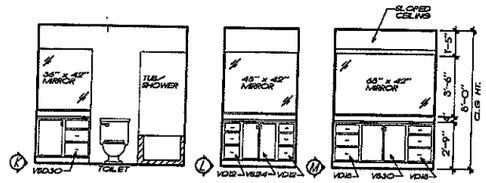
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BY: WAB CK: KKW

DATE: 12/27/04

SHEET: 3

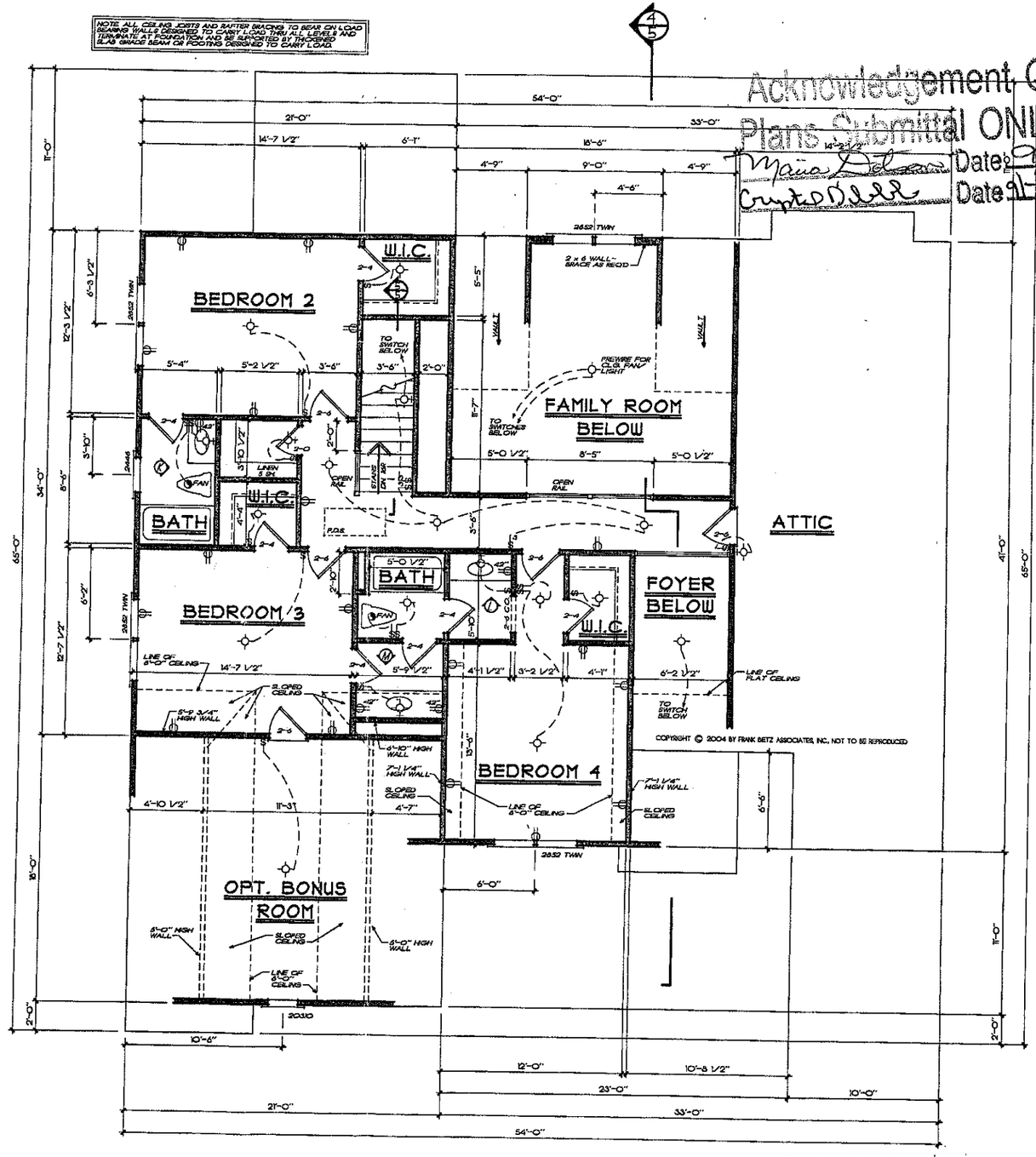
OF: 5



BATH ELEVATIONS

1/4" = 1'-0"

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRUSSES OR GIRDLE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



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SECOND FLOOR PLAN

1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!
Maria Delaney Date: 9/7/05
Crystal Miller Date: 9/7/05

BUILD IN REVERSE

REVISIONS	DATE	BY

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HOMEPLANS
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SECOND FLOOR PLAN/ BATH ELEVS.

THE RIVERTON

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BY: WAB CK: RKW

DATE: 12/27/04

SHEET: 4

OF: 5