Acknowledgement Of Plans Submittal ONLY!

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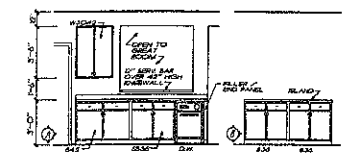
GENERAL FRAMING NOTES

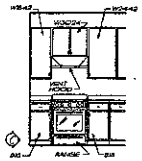
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES FROM REGION, PLEASE REVIEW AND CONFORM WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. INCHES PLUM AT NO HEIGHT OF ALL WALLS
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUD BELOW
3. ALL HEADER SHALL BE 2-2x12's WITH 1/2" PLYWOOD FILLER
4. PLATE HEIGHT OTHERWISE NOTED
5. FURRING TO INSTALL SOUND BLOCK OVER JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION
6. DROPPED A/C DUCTS ENCLOSED AT NO POINT OF 9'-4" ON 8'-0"
7. ALL BATHROOM PLUMBING TO BE CONCEALED
8. ALL EXTERIOR CORNERS, INTERIOR AND OUTSIDE, CORNERS SHALL BE BLOCKED WITH 2"x6" FOR PLYWOOD NAILING. SCHEDULE SHALL BE AS FOLLOWS: AT 6" O.C. AT ALL EDGES AND TO CONTINUE AT 12" O.C. AT ALL INTERMEDIATE STUDS. OR TYPE - APPROVED STANDARD CORNER BRACES FROM DIRECTIONS AT ALL CORNERS.
9. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING TYPE #2 STUDS AND SHEATHED AT THE MINIMUM 1/2 INCH WITH ALL EDGES AND ENDS BACKED BY STUDS OR BLOCKING. ALL WALLS BEARING OR FOOTING SHALL BE CONTINUOUS TO FOOTING.
10. PROVIDE DOUBLE 2x6 LINTEL/HEADER AT AND BEAM FOR CEILING JOISTS WITH BEAM DIMENSIONS AS SHOWN ON PLANS.
11. PROVIDE DOUBLE 2x6 AT TOP OF 2-0" VERTICAL DISTANCE BETWEEN ROOF & FLOOR. ALL TYP. EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C.
12. ALL INTERIOR PARTITIONS AND WORK SHALL BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
13. FLOOR SHEATHING SHALL BE 1/2" CDX PLYWOOD W/TAHOE (PROVIDE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE ROOF DRAINAGE WHICH MAY BE ON ADJACENT ROOFS IN THIS CASE WHICH ROOF IS TO BE PERFORMED.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL BASEMENT WALLS SHALL BE CONSTRUCTED WITH 8" CONCRETE AT BASEMENT FLOOR AND BE REINFORCED BY THICKENED 8x8 BRACE WALL OR FOOTING. FOOTING TO CHIEF LOAD.
16. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. ALL BEAMS, LINTELS, AND HEADERS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
18. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

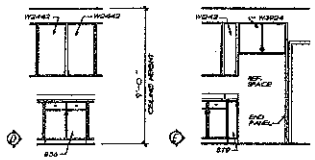
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING, UTILITY, FIRE, ZONING AND OTHER CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERROR MADE AND NOT REPORTED.
3. ALL DIMENSIONS TO BE TAKEN FROM FACE OF STUD, FACE OF CONCRETE OR FACE OF MASONRY UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. LOCATE AND MARK ALL UTILITIES BEFORE EXCAVATION. CONTACT LOCAL AGENCIES FOR PRIOR LOCATION AND IDENTIFICATION OF ALL UTILITIES.
5. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.
6. IF SPECIFIC DETAILS OF MANNER ARE NOT SHOWN OR NOTED, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS. PROVIDE ALL NECESSARY BLOCKING, BRACING, ETC. AS REQUIRED FOR A COMPLETE AND RIGID STRUCTURE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND DESIGNED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS PERFORMED. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE DESIGNED ACCORDING TO LOCAL SOIL CONDITIONS AND LOCAL CODES. ALL FOUNDATION, STRUCTURAL AND ELECTRICAL WORK SHALL BE DONE BY LICENSED CONTRACTORS AND MEET ALL LOCAL CODES AND ORDINANCES.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A SIZE, GRADE AND QUALITY AS TO MEET ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
9. ALL CONCRETE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 2500 PSI AND SHALL BE POURED DOWN OVER THE LOWER FLOOR AND THOROUGHLY FILL THE BASEMENT FLOOR OR A 4" CONCRETE SLAB SHALL BE DESIGNED TO CARRY THE LOAD.

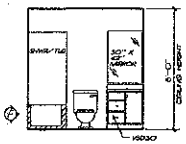




KITCHEN ELEVATIONS

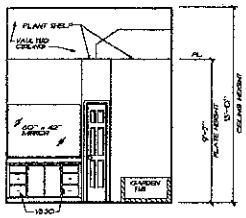
1/4" = 1'-0"

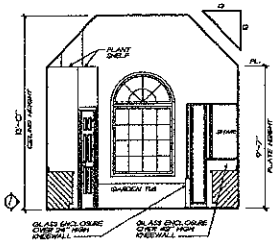


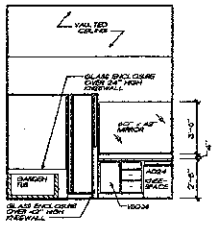


BATH ELEVATIONS

1/4" = 1'-0"

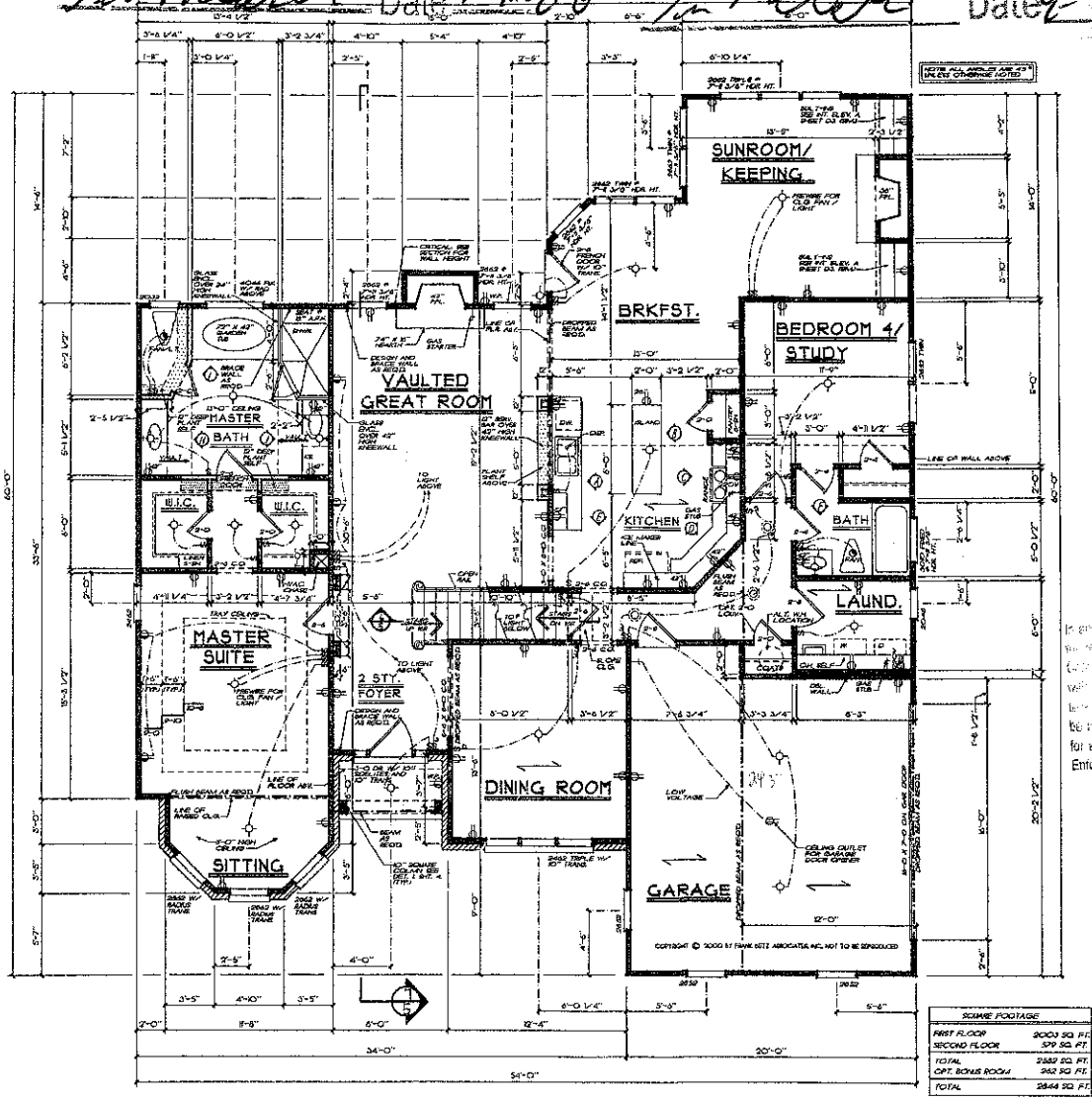






MASTER BATH

1/4" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	2000 SQ. FT.
SECOND FLOOR	579 SQ. FT.
TOTAL	2582 SQ. FT.
OPT. BONUS ROOM	262 SQ. FT.
TOTAL	2844 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY

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HOMEPLANS

DESIGNED FOR TODAY'S MARKET

FIRST FLR. PLAN / K. & B. ELEVS.

THE AMBROSE

FBA

FRANK BETZ ASSOCIATES, INC.

2401 LAKE PARK DRIVE/SUITE 250

SMYRNA, GEORGIA 30080

770/431-0888

www.frankbetz.com

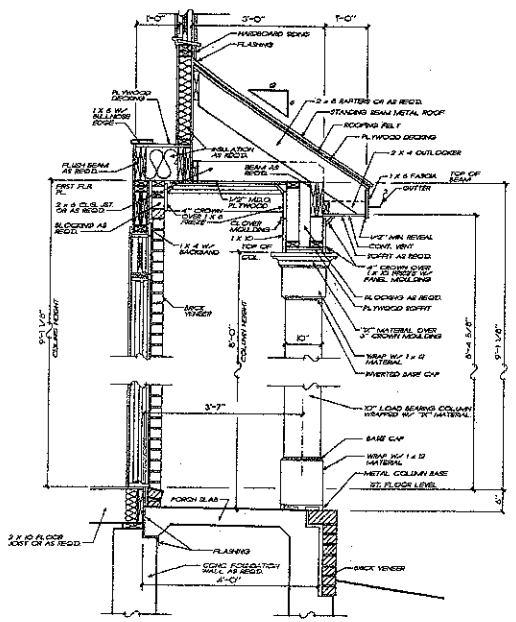
BY: AB CHK: KDW

DATE: 6/1/00

SCALE: AS NOTED

3

OF: 5

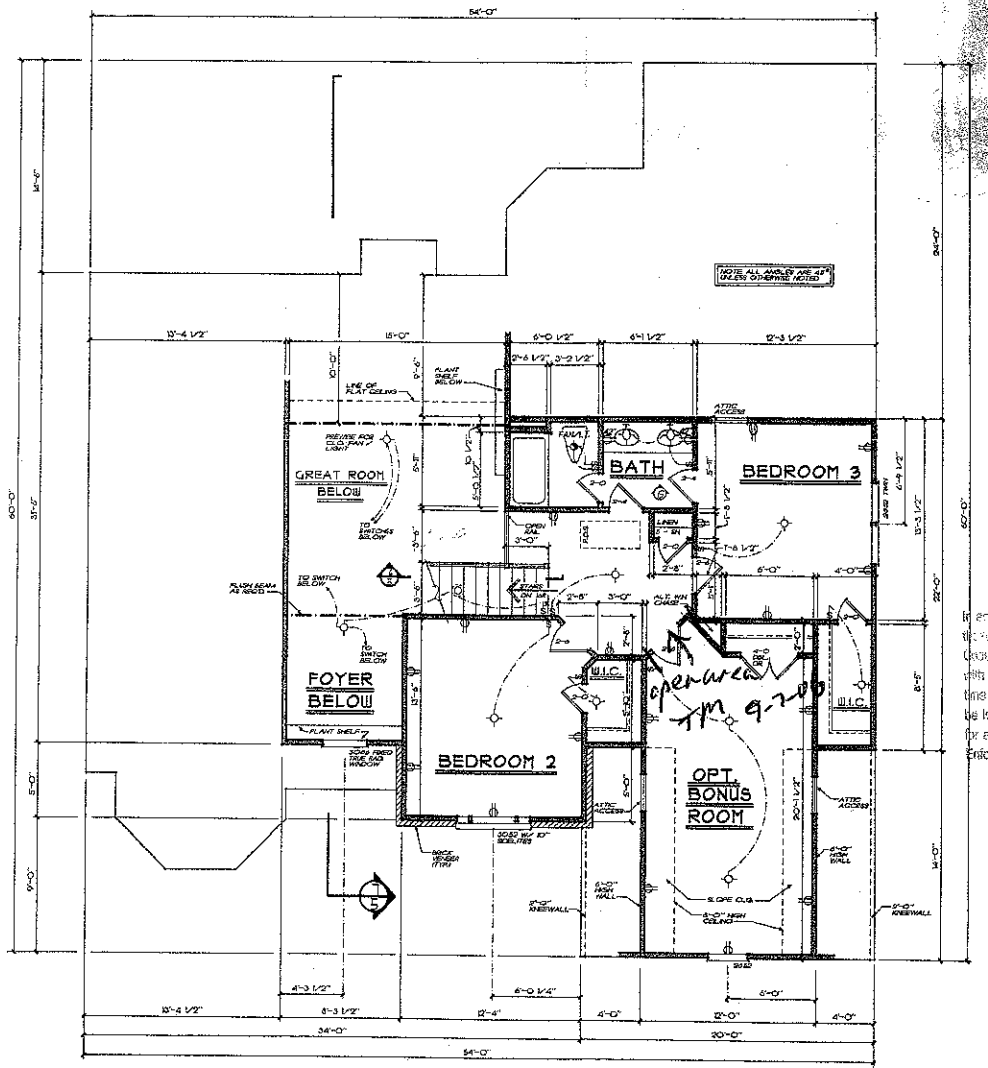


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Date 9-7-06

BATH ELEVATIONS

Date 9-7-06



SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE ALL CEILING JOISTS AND RAFTER BEARING TO BEAM OR LOAD BEARING WALLS DESIGNED TO EXERT LOAD TYPE ALL LEVELS AND DETAILS SHOWN ON FOUNDATION AND BE SUPPORTED BY THOSE DESIGNED AS GIRDER BEAM OR ROOFING DESIGNED TO CARRY LOAD

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HOMEPLANS
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SECOND FLR. PLAN / BATH ELEV. / DETAIL

THE AMBROSE

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DWG. JOB CHK. KKW

DATE 4-21-00

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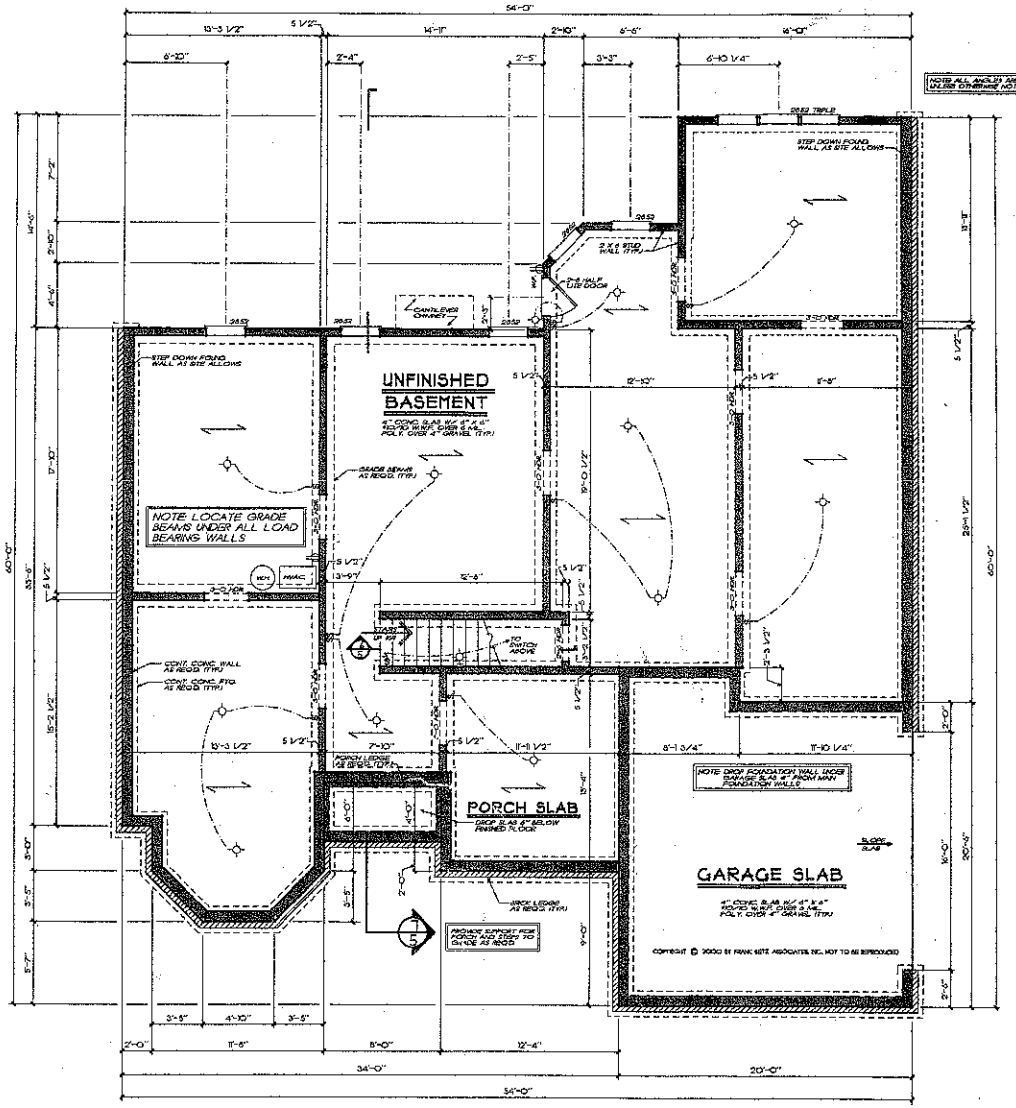
SHT. 5

RAMP IS ILLEGAL SET OF PLANS

THIS IS NOT A SET OF PLANS

THIS DWG PW DATED 8-25-2000 PATHNAME P:\MODELS\AMBROSE\DWG\SECOND

Acknowledgement Of
Plans Submittal ONLY!
Approved Date 9-7-06
Jim Meade Date 9-7-06



BASEMENT FOUNDATION PLAN

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REVISIONS	DATE

HOMEPLANS
BEYOND TOMORROW'S MARKET

BASEMENT FOUND. PLAN

THE AMBROSE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080

DATE: 8/30/06

SHEET OF PLANS

OF: 5