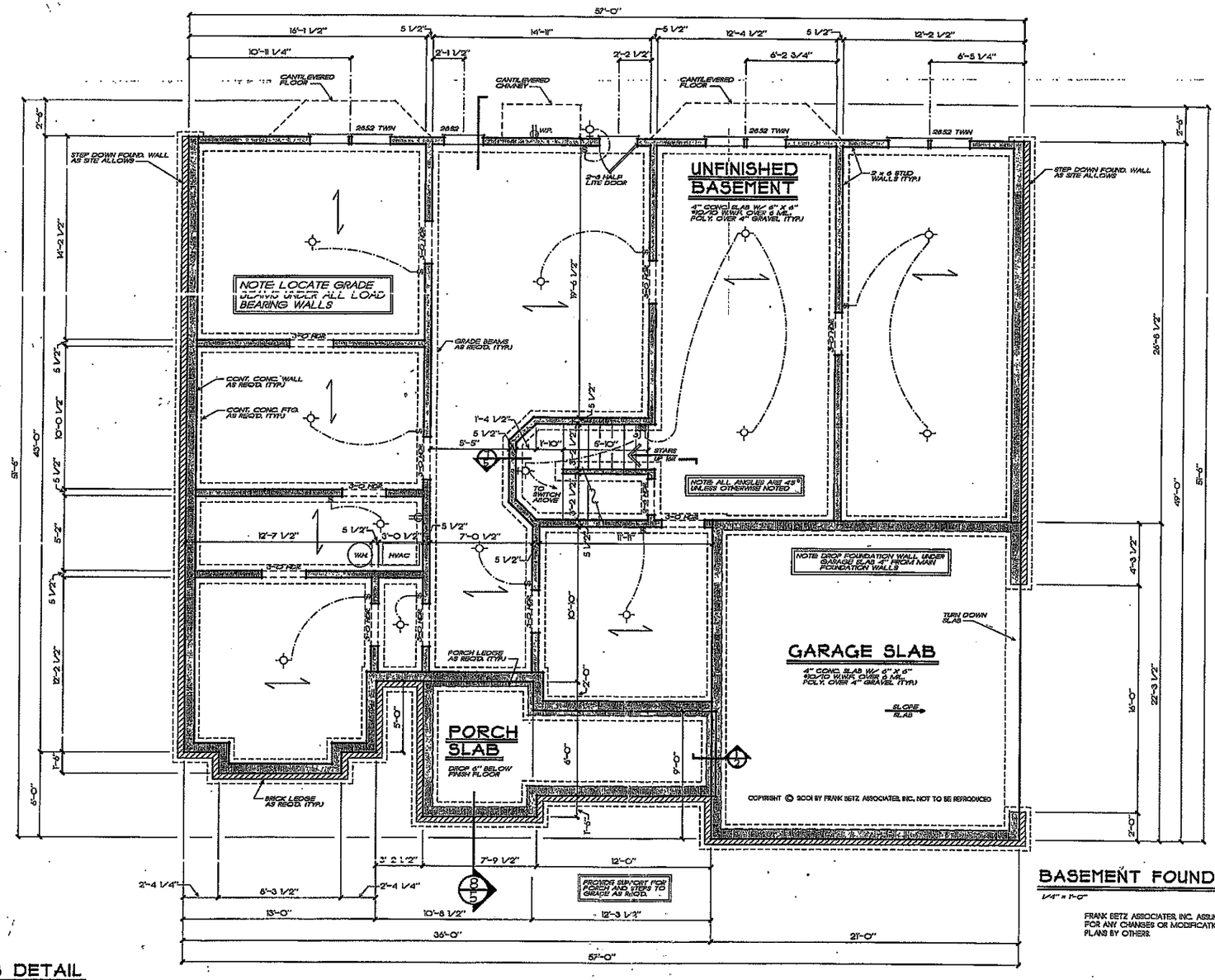
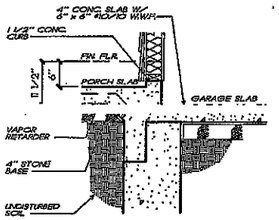


BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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1/2 PORCH/GARAGE SLAB DETAIL

3/4" = 1'-0"

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REVISIONS	DATE	BY

HOME PLANS

BASEMENT FOUND. PLAN

THE DEVONWOOD

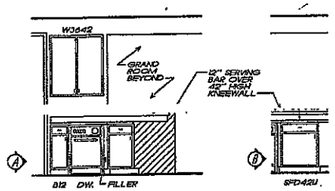
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770/431-0886
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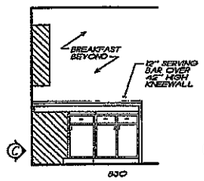
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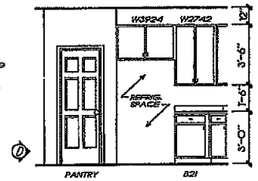
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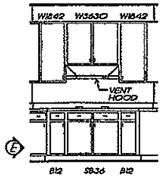
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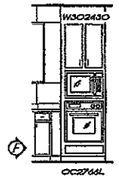
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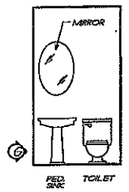


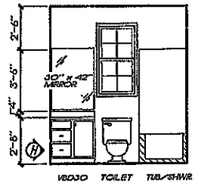




KITCHEN ELEVATIONS

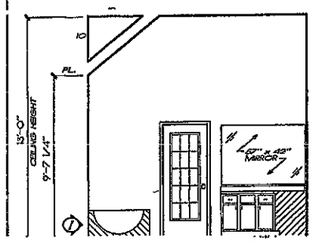
1/4" = 1'-0"

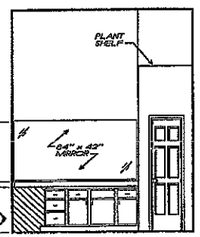




POWDER BATH ELEVATION

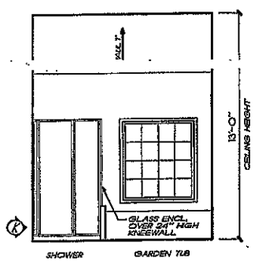
1/4" = 1'-0"

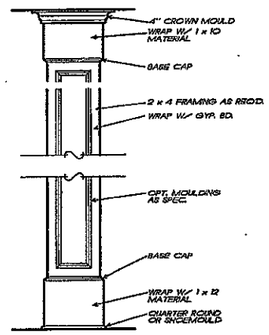




MASTER BATH ELEVATIONS

1/4" = 1'-0"





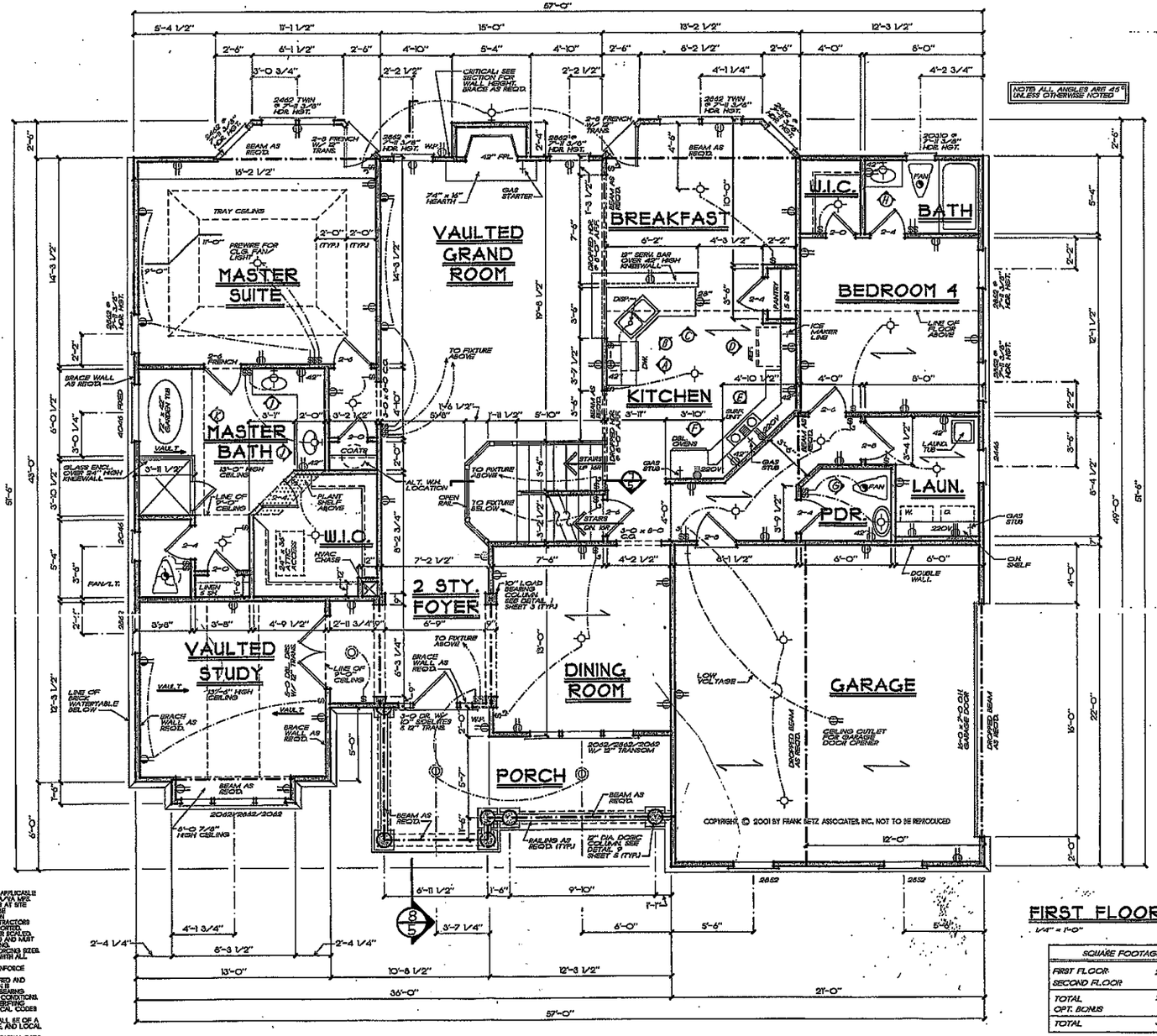
INT. COLUMN DETAIL

3/4" = 1'-0" COL-A 102794

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES FOR REGIONAL AREAS AND ONLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE RUBLES AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE DOUBLE WITH 1/2" PLYWOOD FILLER PLATE UNLESS OTHERWISE NOTED.
4. PARALLEL TO JOIST DIRECTION.
5. PROVIDE SOLID BRIDGING AT MID POINT OF SPAN OR 6'-0" O/C MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS, INSIDE AND OUTSIDE CORNER SHALL BE BRACED WITH 1/2" CDX PLYWOOD AND 16" O/C CORNERS AT 12" O/C. CONVENE AT 4' O/C AT ALL CORNERS AND 8d CONNECTIONS AT 12" O/C. AT ALL INTERMEDIATE STUDS TO HEIGHT OF 10'-0" MAXIMUM. CORNER BRACES BOTH DIRECTIONS AT ALL EXTERIOR CORNERS.
7. ALL COLUMNS OF SCALE TO BE SUPPORTED DOWN THRU ALL FLOORS AND BEARING WALLS OF THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY SUCH LOADS.
8. PROVIDE SOLID STOREBRACE AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE SOLID BLOCKING AT FIRST FLOOR VERTICAL DISTANCE BETWEEN ROOF BOARD AND CEILING JOISTS AT 4'-0" O/C MAXIMUM.
10. 1BY VALLEY RAFTERS SHALL BE ONE "2d" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING 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 OR LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION WALL AND BE SUPPORTED AS 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 SOLID FRAMING, COLUMNS, WORK, 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.



FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2089 SQ. FT.
SECOND FLOOR	641 SQ. FT.
TOTAL	2730 SQ. FT.
OPT. BONUS	306 SQ. FT.
TOTAL	3036 SQ. FT.

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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND FHA/VA REQ.
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 ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED BEFORE EXCAVATING.
4. ALL FOOTINGS TO BE BELOW FROST LINE AND BEAR ON LOCAL CODE AND MUST BE FIRM, UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTINGS AND REINFORCING STEEL.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. PLACE POLY SHEETING 4" AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
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 VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING 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 NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR LOAD BEARING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD SETTLE DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

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REVISIONS	DATE	BY

HOME PLANS

FIRST FLOOR PLAN

THE DEVONWOOD

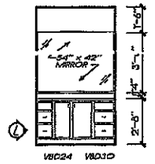
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770/431-0885
www.frankbetz.com

BY: WMB CHK: KKW

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OF: 5

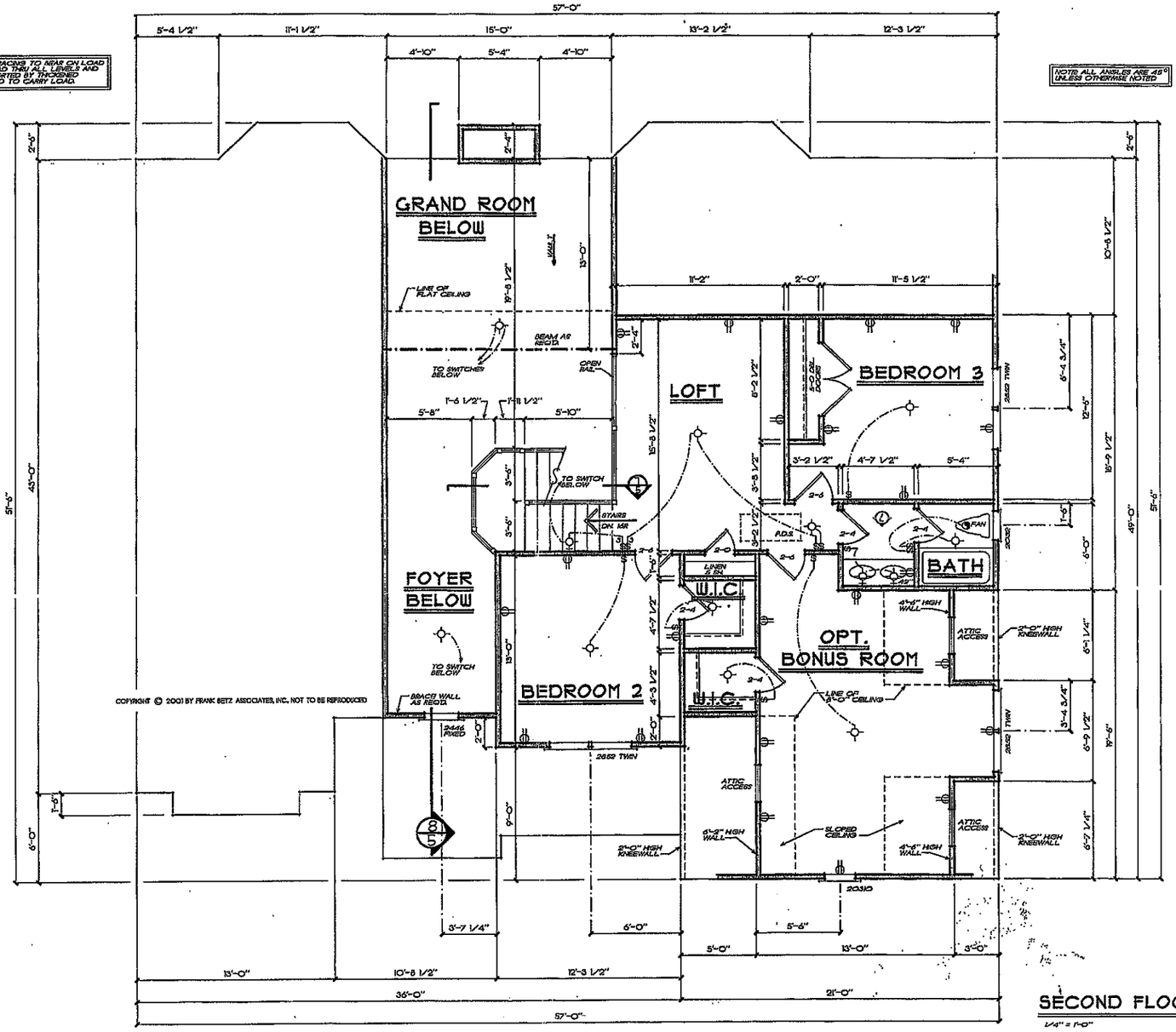


BATH ELEVATION

1/4" = 1'-0"

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO MEAN ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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SECOND FLOOR PLAN

1/4" = 1'-0"

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HOME PLANS

SECOND FLOOR PLAN

THE DEVONWOOD

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