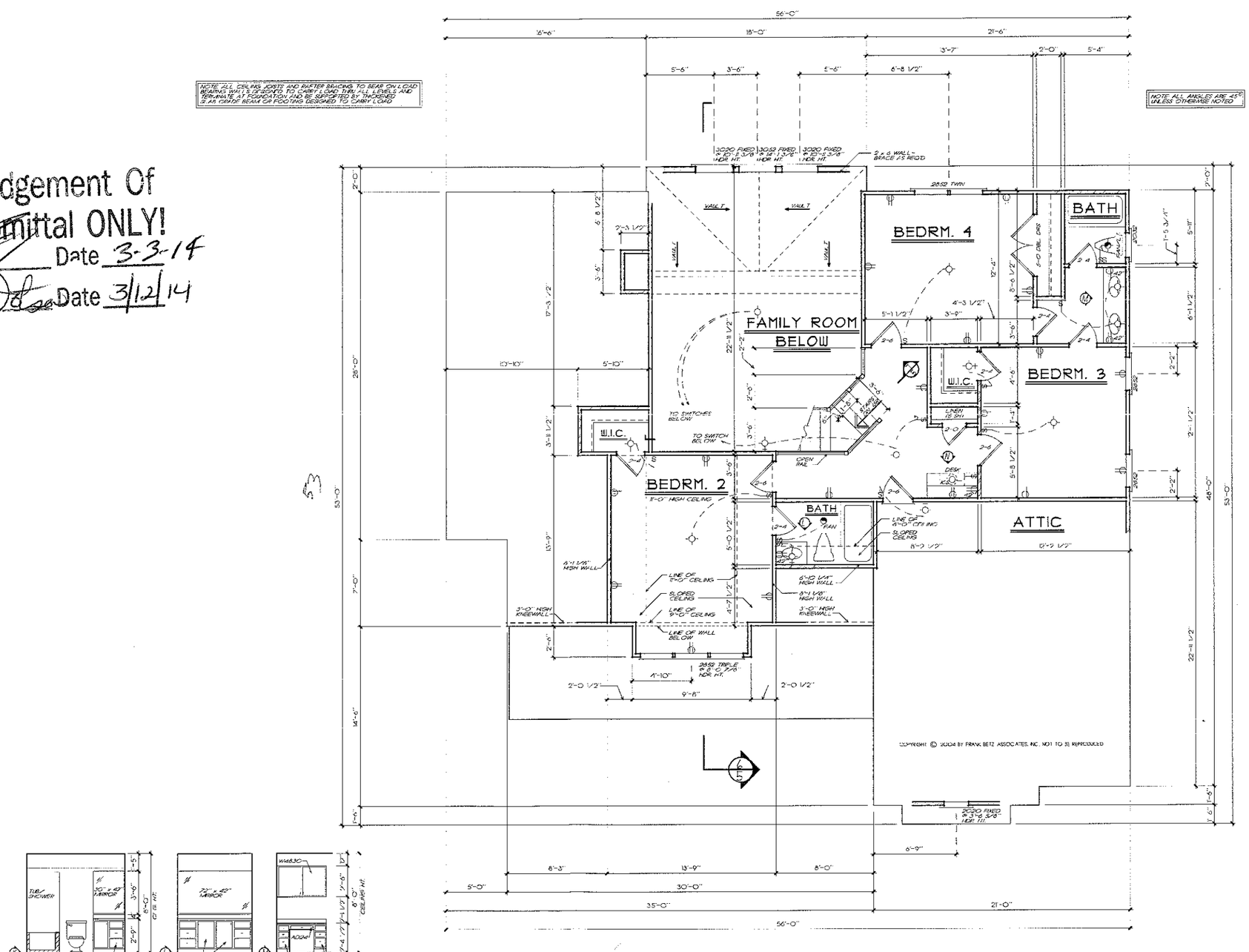
Acknowledgement Of
Plans Submittal ONLY!
Date 3-3-14
Date 3/12/14

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

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



BATH ELEVATIONS
1/4" = 1'-0"

DESK ELEV.
1/4" = 1'-0"

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

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SECOND FLOOR PLAN/
BATH ELEVATIONS

THE KENSINGTON PARK

FRANK BETZ
ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: PLD CK: WMB

DATE: 2/22/04

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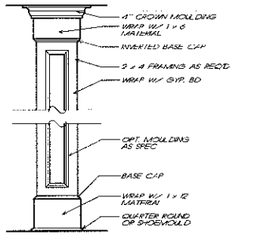
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND A.D.A. REQ'S.
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 CORRECTION BEFORE PROCEEDING WITH THE DISCREPANCIES. SHOP DRAWINGS ASSUMED TO BE CORRECT IF THEY ARE NOT REJECTED.
3. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY CONTRACTOR. ALL DIMENSIONS ARE TO BE CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. 8" MASONRY EXCEEDS 4' AGAINST ANY FOUNDATION WALL HEIGHTDIFF. AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, SEISMOLOGICAL 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 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

GENERAL FRAMING NOTES

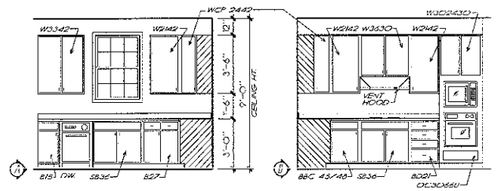
THE FOLLOWING NOTES ARE SUPPLEMENTED MINIMUM REQUIREMENTS ONLY DUE TO A VARIANCE OF CODES PER REGION. PLEASE REFER AND COMPLY WITH ALL WITH LOCAL CODES CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS

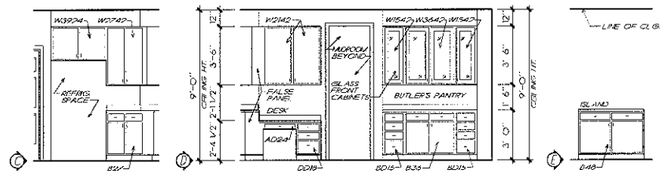
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE FURRING AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE BLOCKED OVER STUDS BELOW
3. ALL HEADERS TO BE (2) 2x10 @ 2'-0" WITH 1/2" PLYWOOD PLATE BETWEEN, UNLESS NOTED OTHERWISE.
4. FURRING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION
5. FURRING CHECK SPACING AT MID POINT OF SPAN OR 8'-0"
6. ALL MINIMUM 4 1/2" FLOOR SLABS TO BE REINFORCED WITH 6x6 W1.4xW1.4 WWF OR EQUIVALENT
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 24/16, 7/16" OSB EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. ALL EDGES AND NO COMMONS AT 12" O.C. @ ALL INTERMEDIATE STUDS
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"
9. PROVIDE CEILING JOISTS WITH 1" OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM
10. NO VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS
11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD, CDX EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. EXTERIOR SHEATHING TO BE 5/8 STAGGERED AT 8'-0" O.C. ALL EDGES AND NO COMMONS AT 12" O.C. IN ALL INTERMEDIATE STUDS
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 ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION WALL AND BE SUPPORTED BY TRUSSED SLAB CHASE BEAM OR ENGINEERED BEARING BEAM AS CALLED FOR.
14. ALL ENGINEERED BEAMS, HEADERS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES
15. ALL LOAD FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES



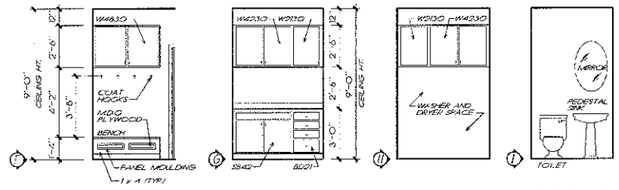
1/3 COLUMN DETAIL
3/4" = 1'-0"

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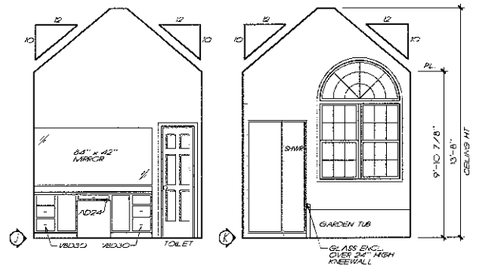




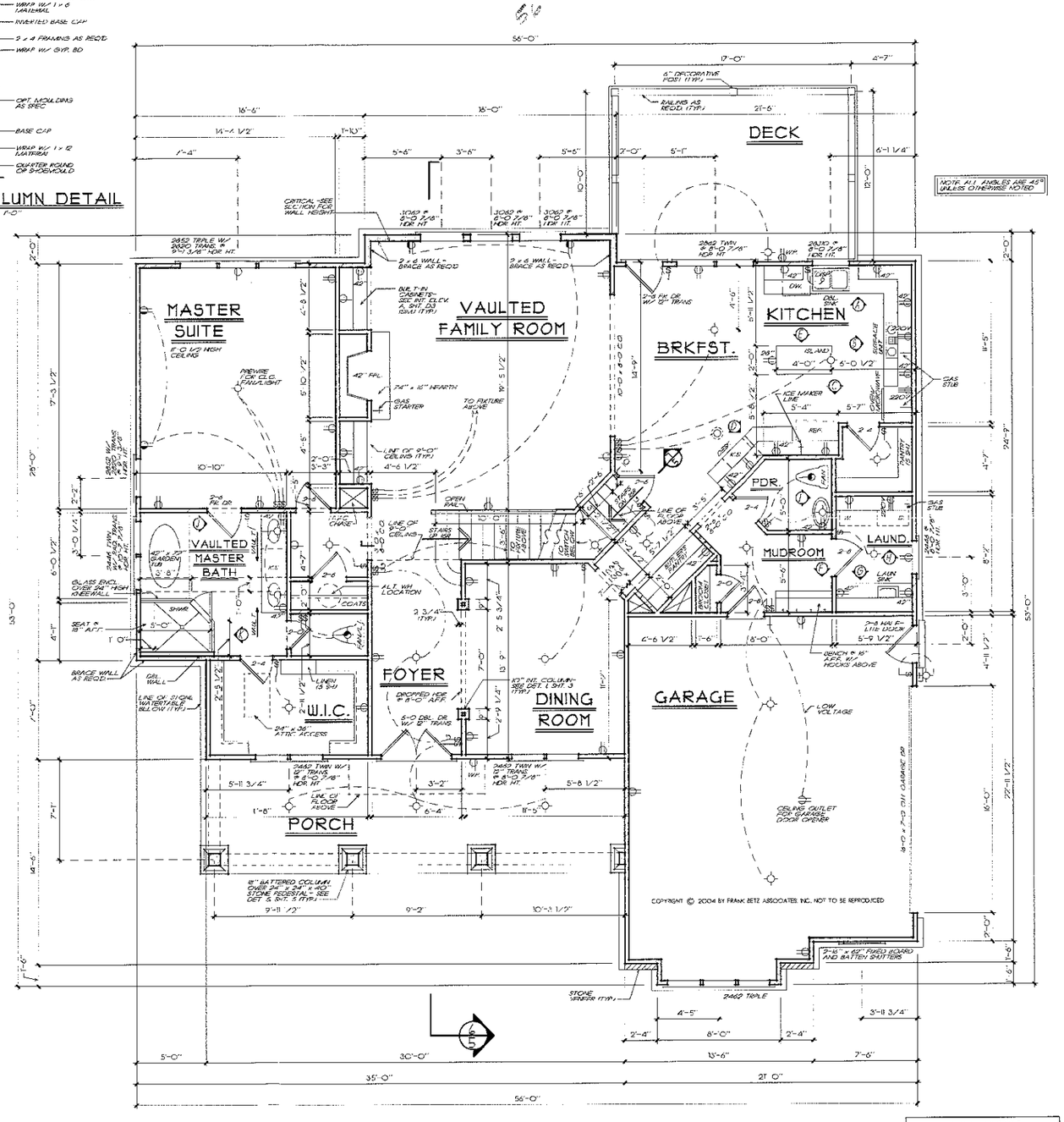
KITCHEN ELEVATIONS
1/4" = 1'-0"



MUDROOM ELEV. | LAUN. ELEVS. | PDR. ELEVS.
1/4" = 1'-0" | 1/4" = 1'-0" | 1/4" = 1'-0"



MASTER BATH ELEVATIONS
1/4" = 1'-0"



SQUARE FOOTAGE		
FIRST FLOOR	1755	SQ. FT.
SECOND FLOOR	864	SQ. FT.
TOTAL	2619	SQ. FT.

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

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REVISIONS	DATE	BY
CLAR. 3/-04	3/31/04	DCS

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FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE KENSINGTON PARK

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3550 GEORGE BUSBEE PARKWAY
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770-431-0888 888-717-3003

BY: RLD CK: WAB

DATE: 5/25/04

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