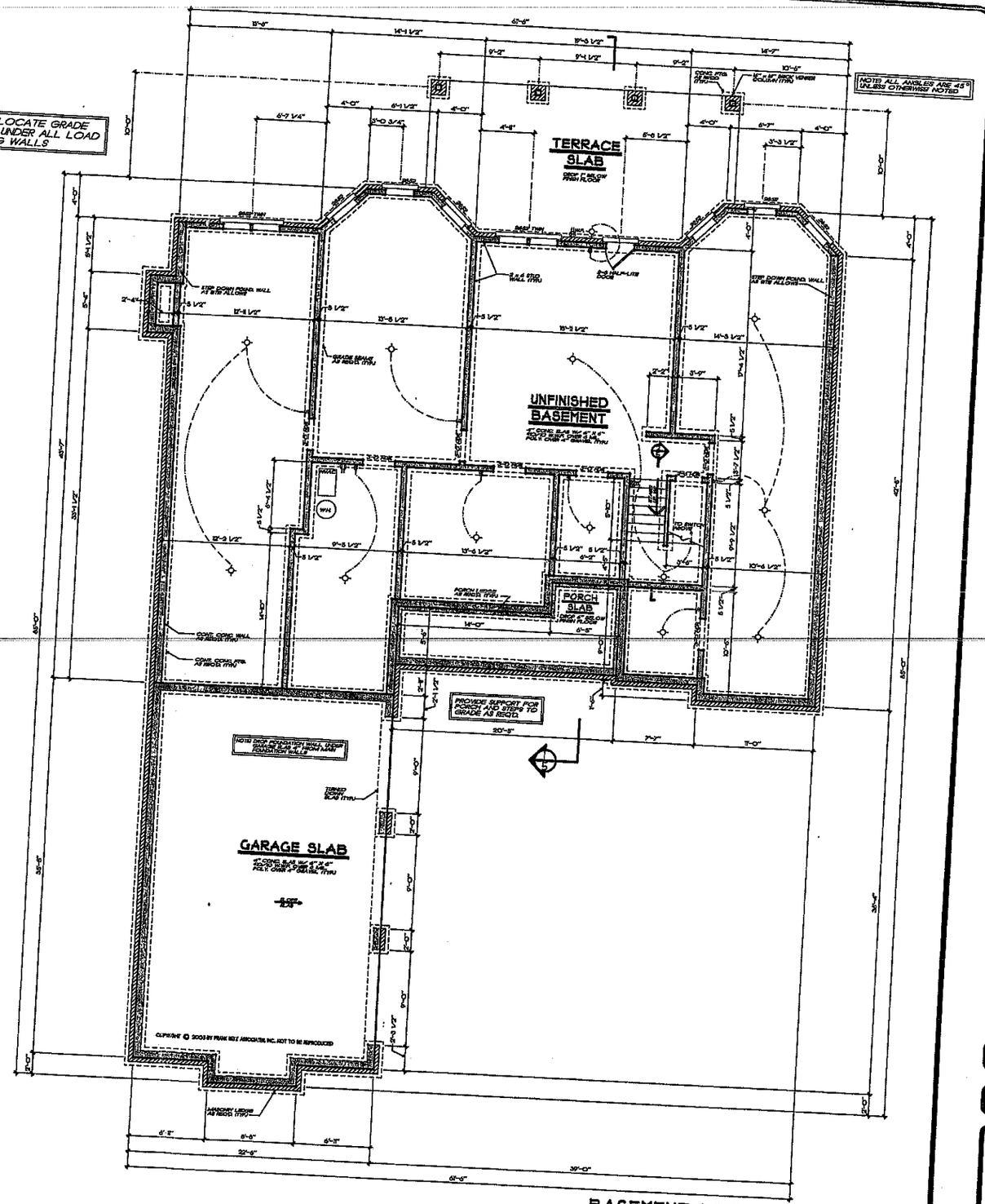
NOTE LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS



BASEMENT FOUNDATION PLAN

3/16" = 1'-0"

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Acknowledgement Of Plans Submittal ONLY!

Paul L Allen Date 1-4-08

Maria Dobson Date 1/25/08

REVISIONS	DATE	BY

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HOME PLANS

BASEMENT FOUND. PLAN

THE WESTBOROUGH

FBA
FRANK BETZ ASSOCIATES, INC.
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BY: PLD CK: KKW

DATE: 5-02-05

SHEET: 2 OF: 5

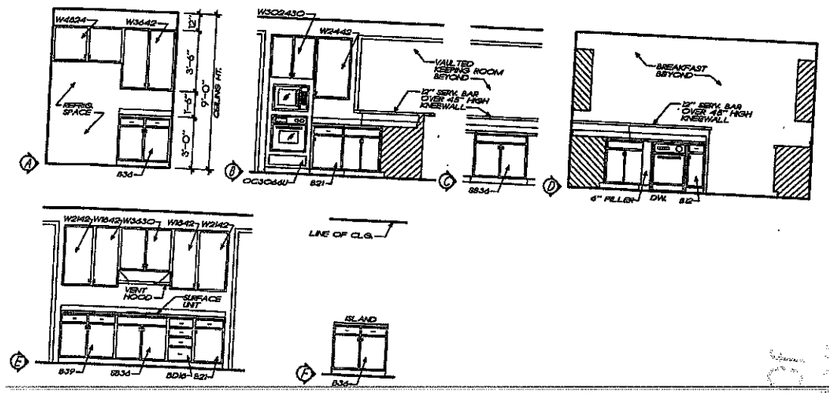
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND RULES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE SUBMITTED TO FINAL DESIGNER/ENGINEER. DO NOT JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY WORK CONSTRUCTED WITH DISCREPANCIES.
3. ALL DRAWINGSARE SHOULD BE USED FOR BIDDING THAT ARE NOT SIGNED.
4. ALL FOOTINGS TO BE SIZED BASED ON CALCULATED AND NEVER EXCEED 2000 PSF ON UNDISTURBED SOIL UNLESS OTHERWISE NOTED. CONFORM TO CURRENT LOCAL ENFORCED CODE STANDARDS OF HANDLING THE BUILDING. CONTRACTOR SHALL OBTAIN SOIL PROOF ROOFING AND RECOMMENDING SEISMIC SITE PERTURBATIONS. ENGINEER OF THE BUILDING WITH ALL
5. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS REQUIRED BY CODE.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND DESIGNED 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. AND THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND SPECIFICATIONS FOR ADJUSTING AND VERIFYING AND TO INSURE A QUALITY AND SAFE STRUCTURE TO MEET ALL LOCAL CODES
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GRADE AND QUALITY AND SIZE TO MEET ALL LOCAL CODES.
8. ALL CONSTRUCTION SHALL COMPLY WITH ALL NATIONAL STATE AND LOCAL BUILDING CODES. WHERE APPLICABLE. ALL MECHANICAL EQUIPMENT OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND TO BE EXTEND DOWN THRU THE LOWER HEIGHT AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

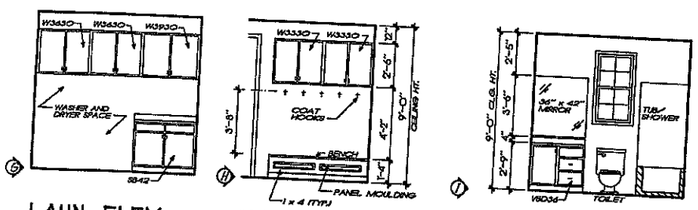
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, CHECK BEFORE AND COMPLY WITH ALL WORK TO LOCAL CODES. CONSULT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 8'-1 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL SILLS AND RAFTERS SHALL BE ANCHORED TO TOP OF ALL WALLS.
3. ALL SUBFLOOR SHALL BE 3/4" T&G PLYWOOD GLUE NAILED WITH 1/4" PLYWOOD FRAMING TO CONFORM TO ALL APPLICABLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
4. ALL BEAMS TO BE SIZED AS SHOWN ON PLANS.
5. ALL EXPANSION OF ALL FLOORS.
6. ALL BATHROOMS, LAUNDRY AND KITCHEN CORNERS SHALL BE CONSTRUCTED WITH 2"x6" SOIL PLYWOOD. HARDWARE SHALL BE 3/4" GYPSUM BOARD WITH 5/8" TYPE 'X' GYPSUM BOARD AT 16" O.C. CEILING. ALL BATHROOMS WHERE TOPPING IS CONCRETE PADDING.
7. ALL BATHROOMS WHERE TOPPING IS CONCRETE PADDING. LEVELS AND SOLID FRAMING SHALL BE CONSTRUCTED WITH ALL FLOOR JOISTS AT THE SAME LEVEL AS THE FLOOR AND BE SUPPORTED BY A LOAD.
8. PROVIDE DOUBLE HEADER AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE DOUBLE HEADER AT MID SPAN OF ROOF RAFTERS WITH SPAN GREATER THAN 12'-0".
10. PROVIDE BRIDGING AT UNDER 1/3 OF VERTICAL DISTANCE BETWEEN JOIST, RAFTER, AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
11. ALL EXTERIOR HEADERS AND RIDGE BEAMS SHALL BE ONE "2x" SIZE LARGER THAN NOTED.
12. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
13. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH SHALL BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED. ALL CRICKETS, VENTS AND RAFTER VARYING TO BE SHOWN ON SHOP DRAWINGS.
14. ALL BASEMENT WALLS AND BEAMS SHALL BE DESIGNED TO CARRY LOAD THRU BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB ORLINE BEAM OR FOOTING SUFFICIENT TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT
15. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. STRUCTURAL HEADERS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL ENGINEER. CALCULATIONS, SEALED, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES



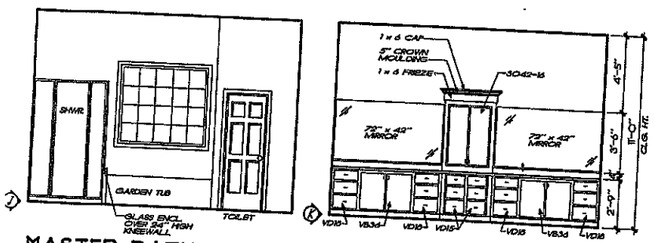
KITCHEN ELEVATIONS
1/4" = 1'-0"



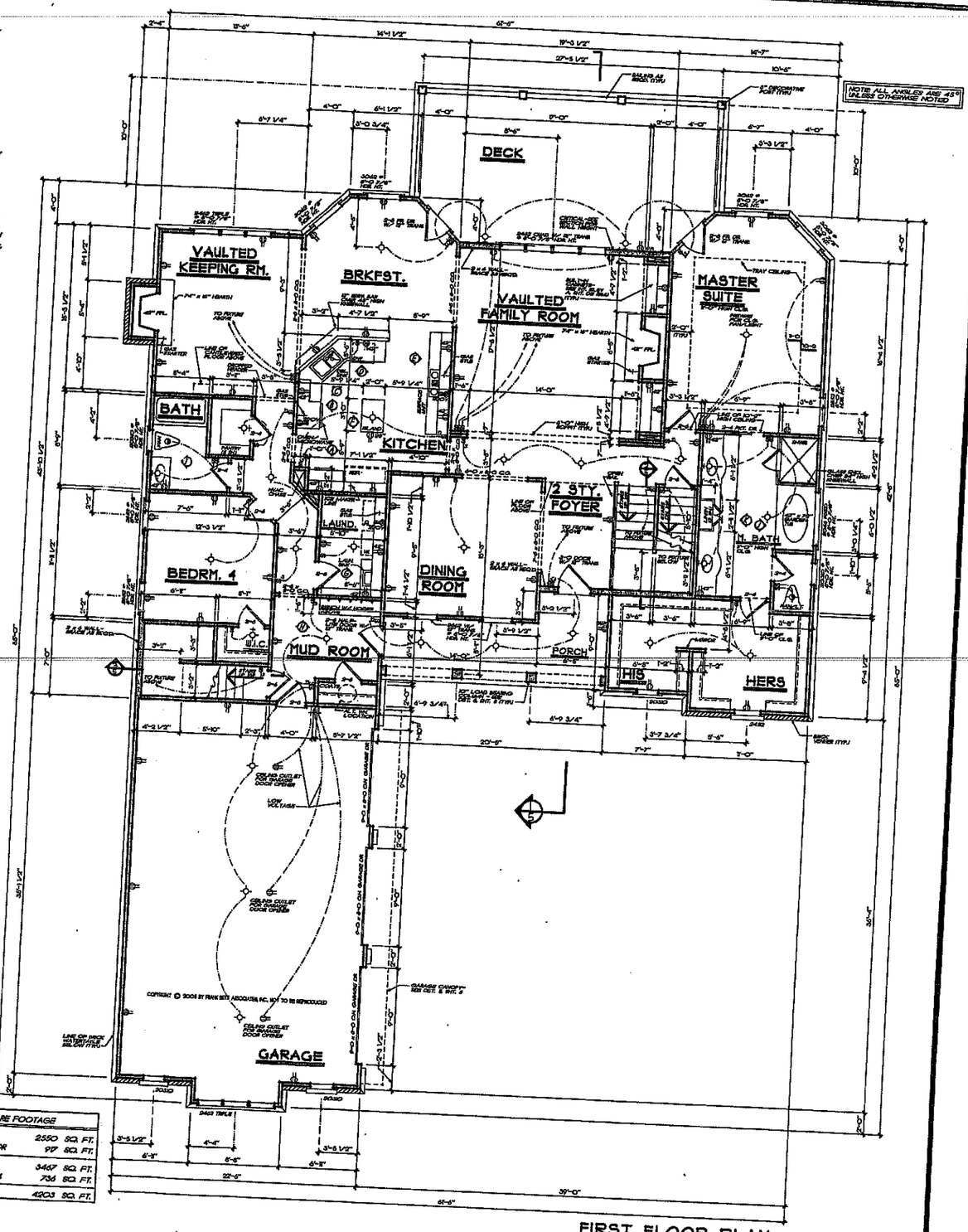
LAUN. ELEV.
1/4" = 1'-0"

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

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



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



SQUARE FOOTAGE	
FIRST FLOOR	2550 SQ. FT.
SECOND FLOOR	917 SQ. FT.
TOTAL	3467 SQ. FT.
OPT. BONUS RM.	736 SQ. FT.
TOTAL	4203 SQ. FT.

FIRST FLOOR PLAN
3/16" = 1'-0"

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As Amended per Plans Submitted ON MY Date 1-4-08
Paul J. Allen
Maria Dolan Date 1/25/08

REVISIONS	DATE	BY

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HOME PLANS
Design Source for Today's Lifestyles

FIRST FLOOR PLAN
K. & B. ELEVATIONS

THE WESTBOROUGH

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BY: PLD CK: KKW

DATE: 9-02-05

SHEET: 3

OF: 5

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TRANSFER AT FOUNDATION AND BE SUPPORTED BY TIMBERED LAM. GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

BEDRM. 2

KEEPING RM. BELOW

BATH

LOFT

FAMILY ROOM BELOW

ATTIC

FOYER BELOW

BEDRM. 3

OPT. BATH

W.I.C.

OPT. BONUS RM.

9'-4 1/4" HIGH CEILING

NOTE: ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-1 1/8" UNLESS NOTED OTHERWISE

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SECOND FLOOR PLAN

3/16" = 1'-0"

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BATH ELEVATIONS

1/4" = 1'-0"

Actual Construction Plans Shall Be Drawn By Paul J. Miller Of Marietta GA. Date 1-4-08

Approved By Marie Dolan Date 1/25/08

REVISIONS	DATE	BY

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HOME PLANS

SECOND FLOOR PLAN
BATH ELEVATIONS

THE WESTBOROUGH

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OF: 5