

REVISIONS	DATE	BY
CLAR. 10-11	7-29-02	DCF

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HOMEP LANS
Designed for Today's Market
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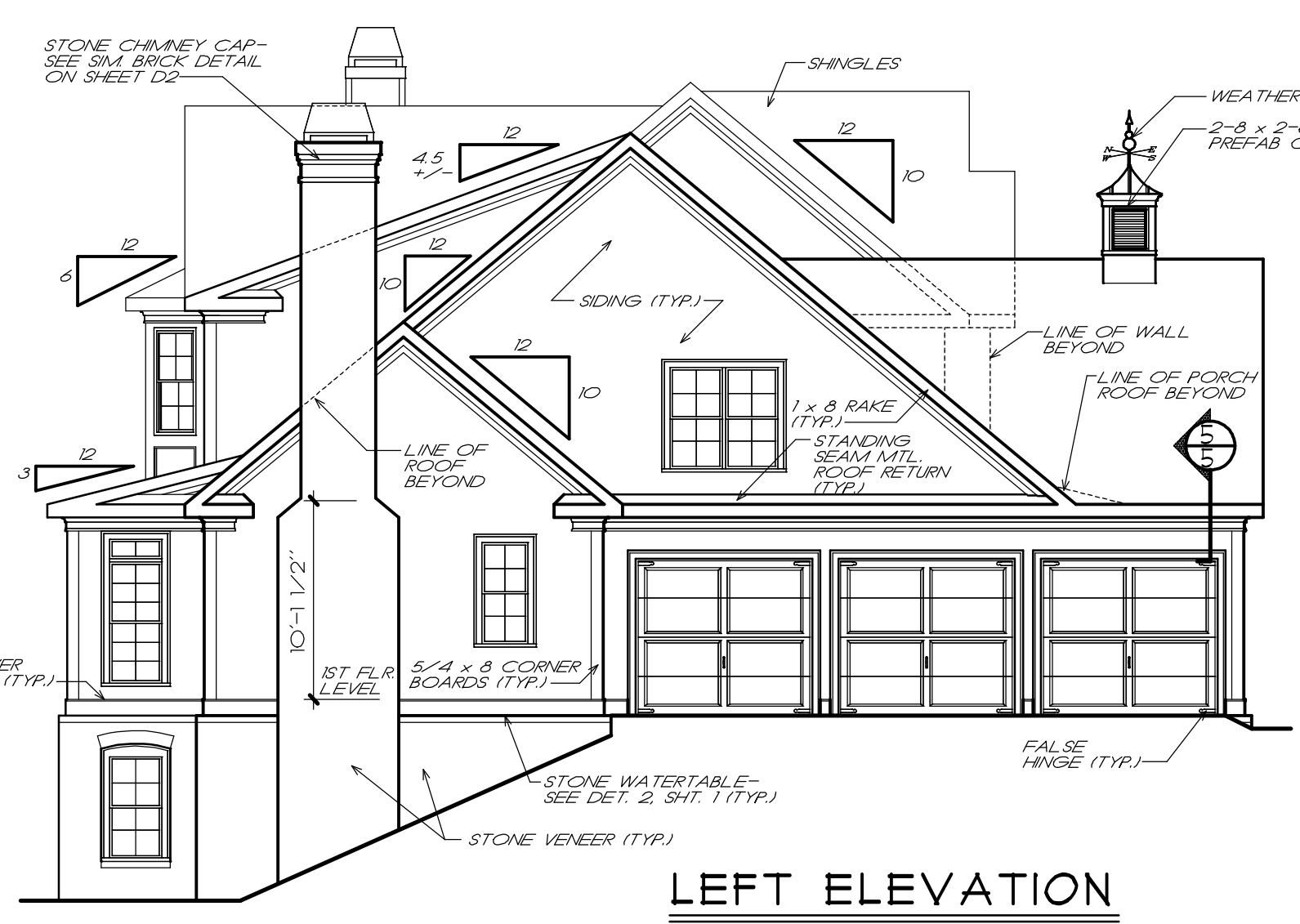
ELEVATIONS/ROOF PLAN/DETAILS
 THE WOODCLIFFE

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

BY: PLD CK: RW

DATE: 11/19/02

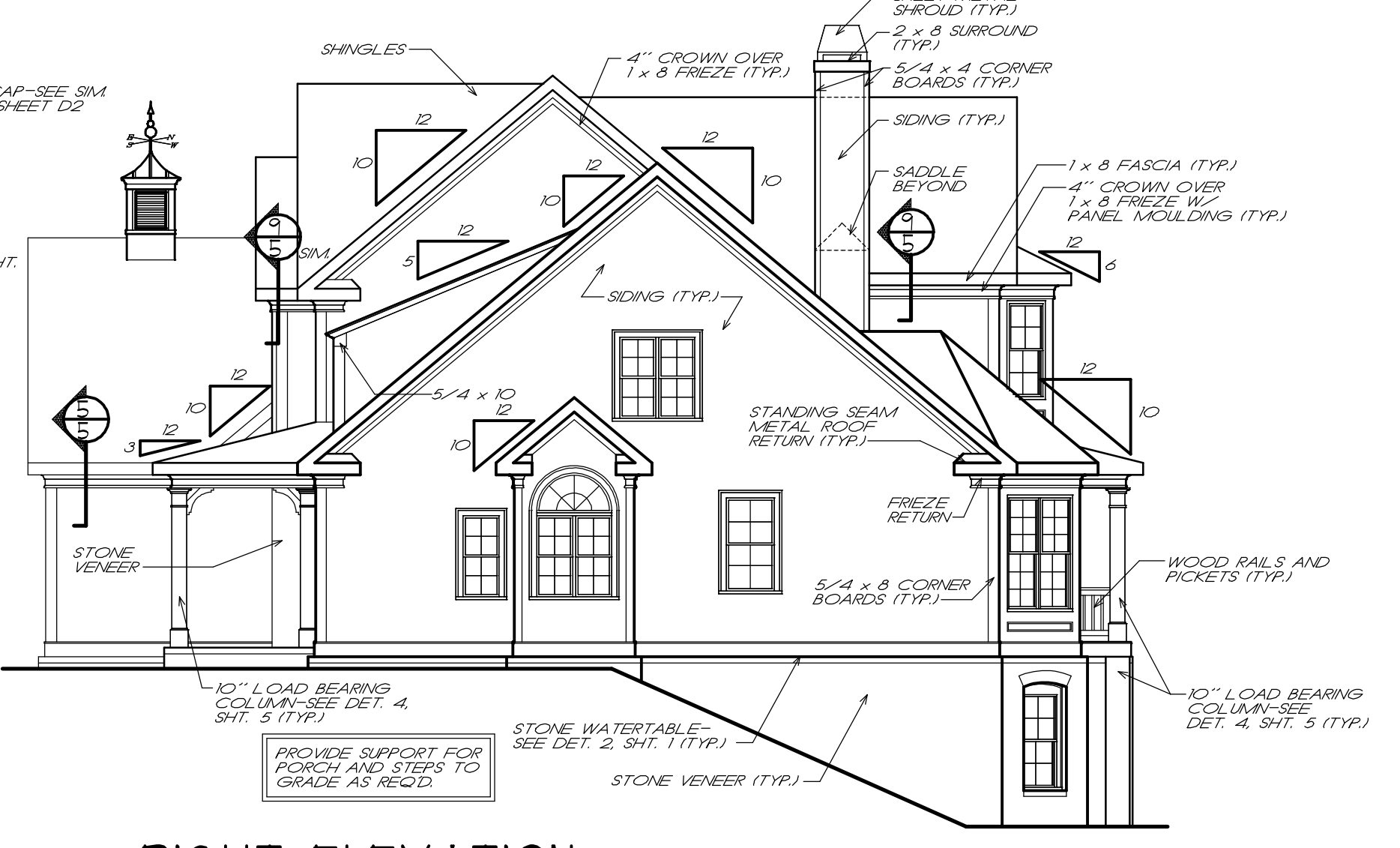
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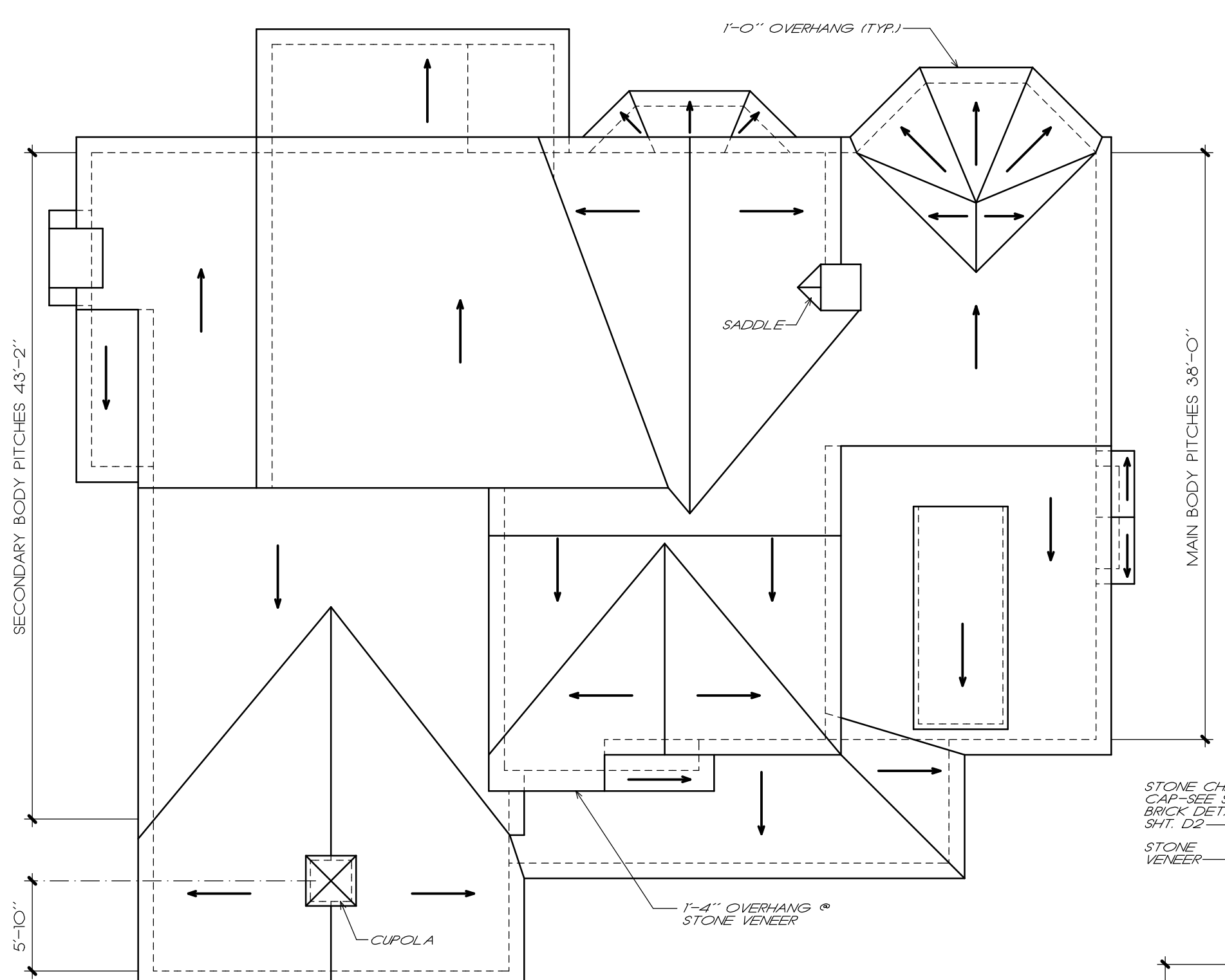
LEFT ELEVATION
 1/8" = 1'-0"



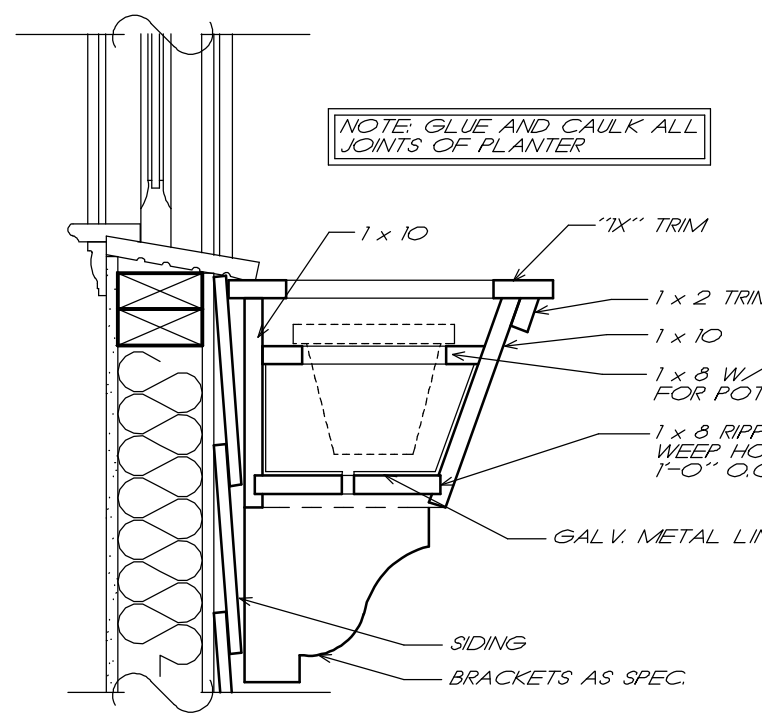
REAR ELEVATION
 1/8" = 1'-0"



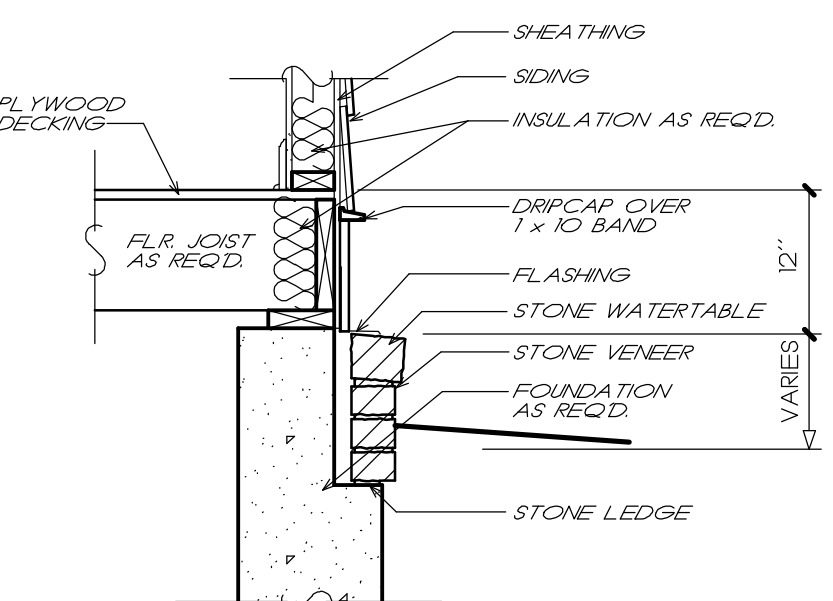
RIGHT ELEVATION
 1/8" = 1'-0"



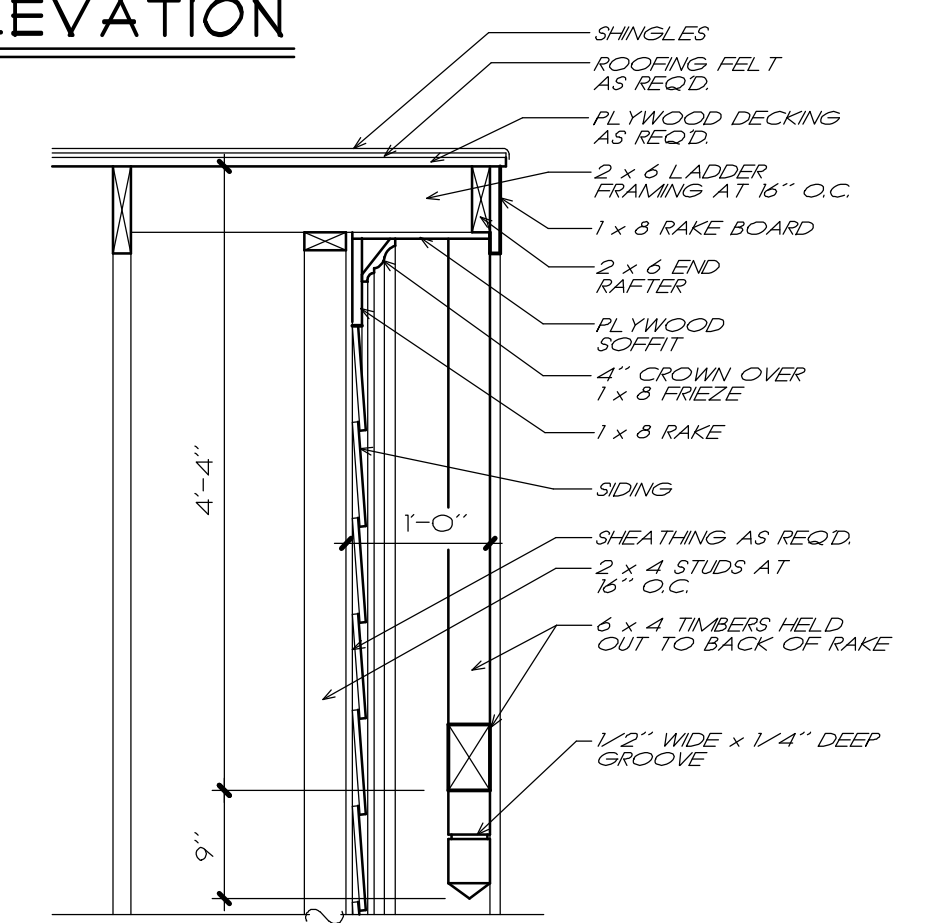
ROOF PLAN
 1/8" = 1'-0"



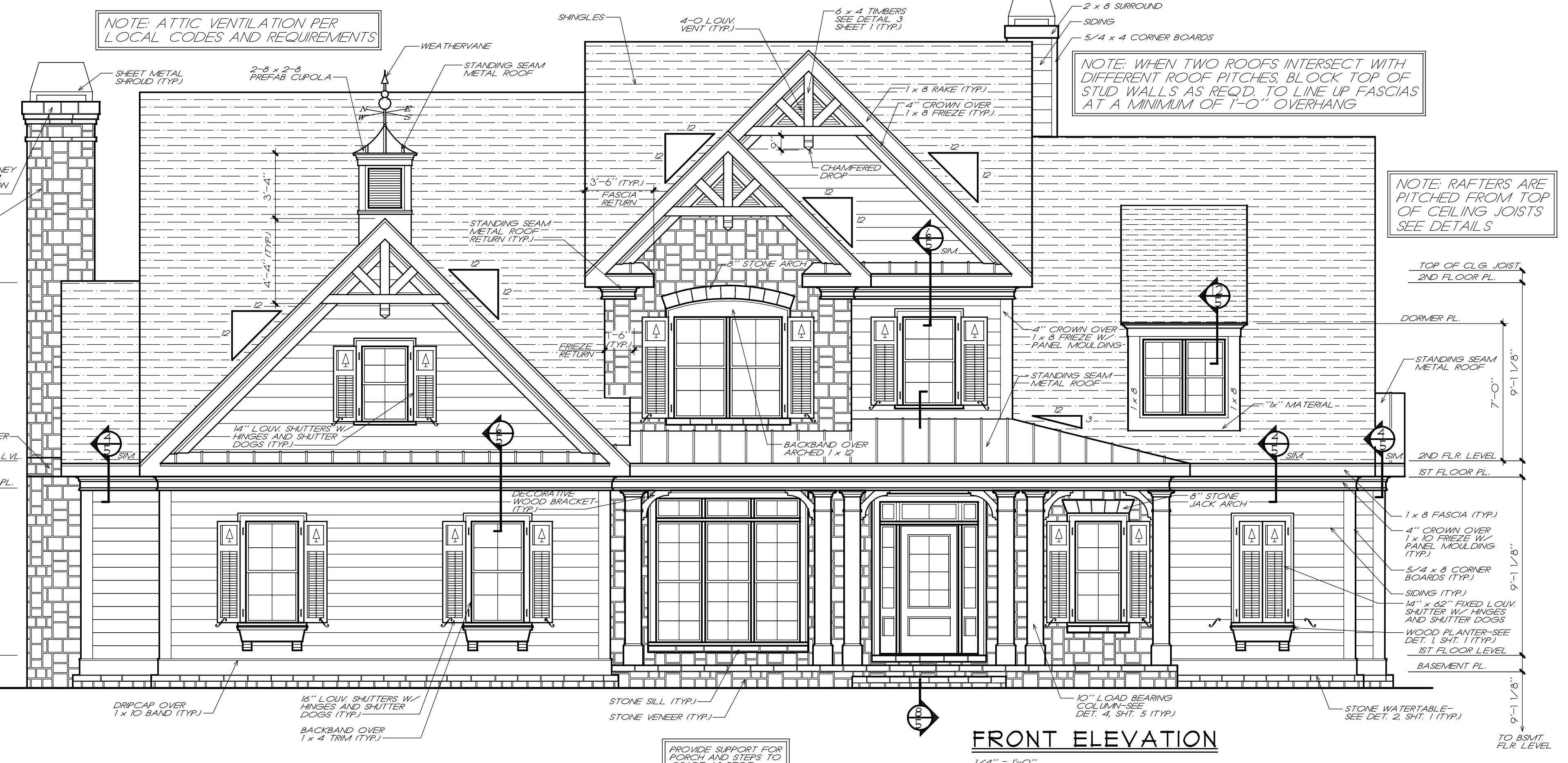
1 TYP. PLANTER DETAIL
 1/2" = 1'-0"



2 WATERTABLE DETAIL
 3/4" = 1'-0"



3 RAKE/TIMBER DETAIL
 3/4" = 1'-0"



FRONT ELEVATION
 1/4" = 1'-0"

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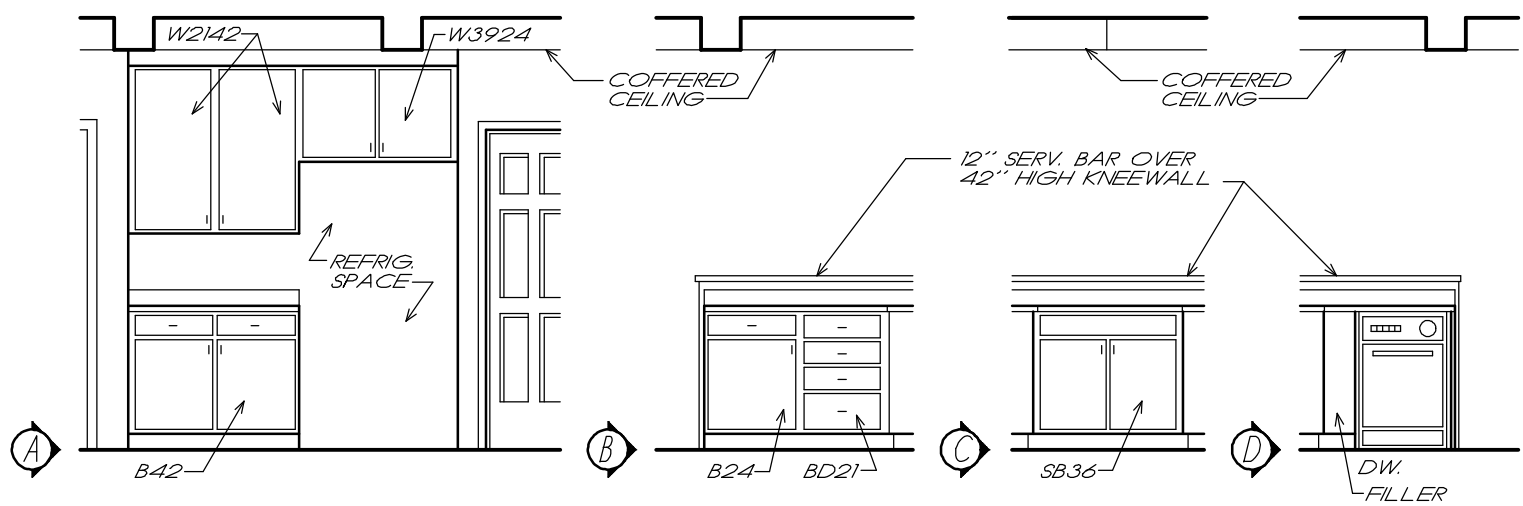
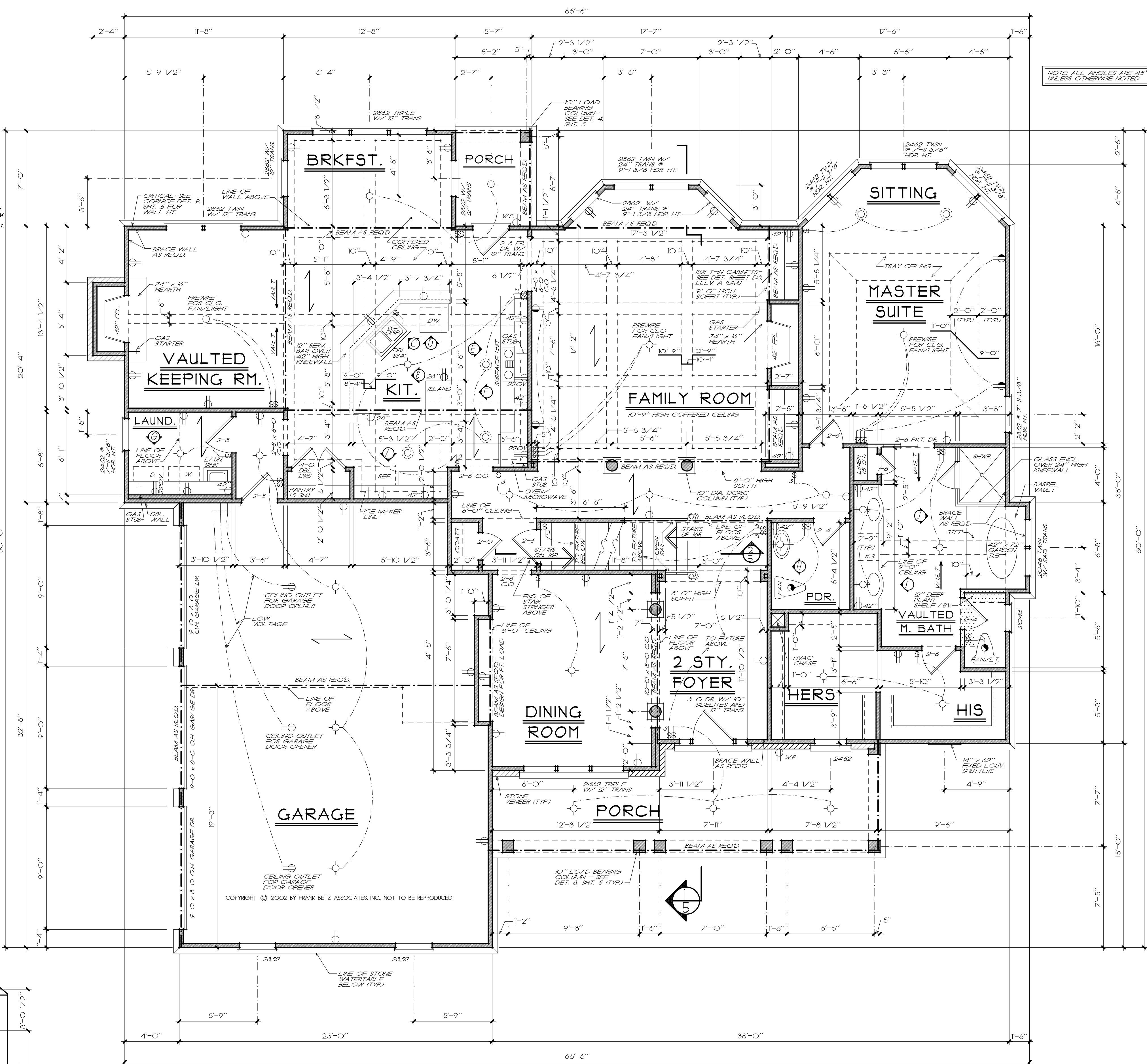
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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND U.L.D. M.P.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 WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL. CAPABLE OF HANDLING THE BUILDING.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOTECHNICAL 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.
9. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
10. 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.

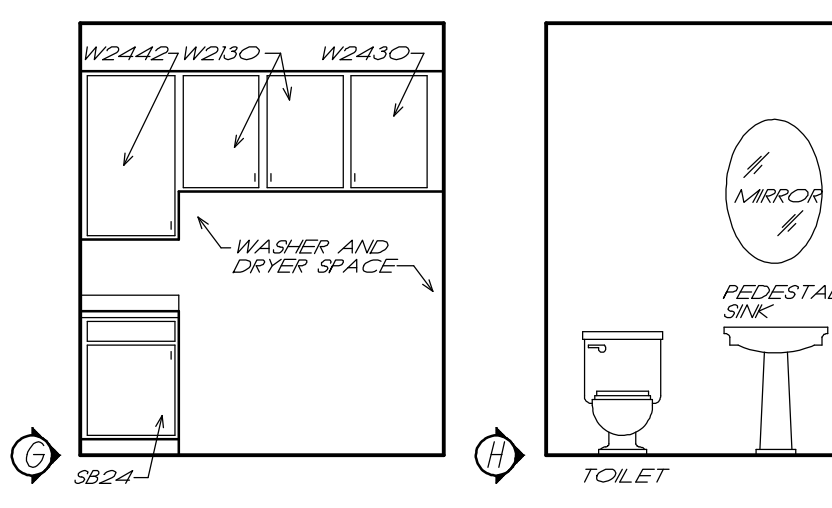
GENERAL FRAMING NOTES

- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER 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 FURRING AT MID HEIGHT OF ALL WALLS.
 2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 3. ALL HEADERS SHALL BE 2" x 10" OR 2" x 12" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
 4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
 5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 9'-0" O.C. MAXIMUM IN ALL FLOORS.
 6. FLOOR DECKING TO BE APA 24 RATED 20/28" TAG PLYWOOD EXPOSURE 1 GRADED AND NAILED PER MANUFACTURER'S SPECIFICATIONS.
 7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 5/8" OR 7/8" OSB EXPOSURE 1 NAILED SCHEDULE TO BE 84 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
 8. PROVIDE DOUBLE 2x8 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. THE VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE 2" x 8" LARGER THAN RAFTERS.
 11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 12. VALLIES TO BE 1/2" O.C. AT ALL INTERMEDIATE STUDS AND 16" O.C. AT ALL END STUDS.
 13. WHERE THE 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.
 14. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON 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.
 15. ALL BASEMENT WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 16. ALL SOLID FRAMING, COLUMNS, BEAMS ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



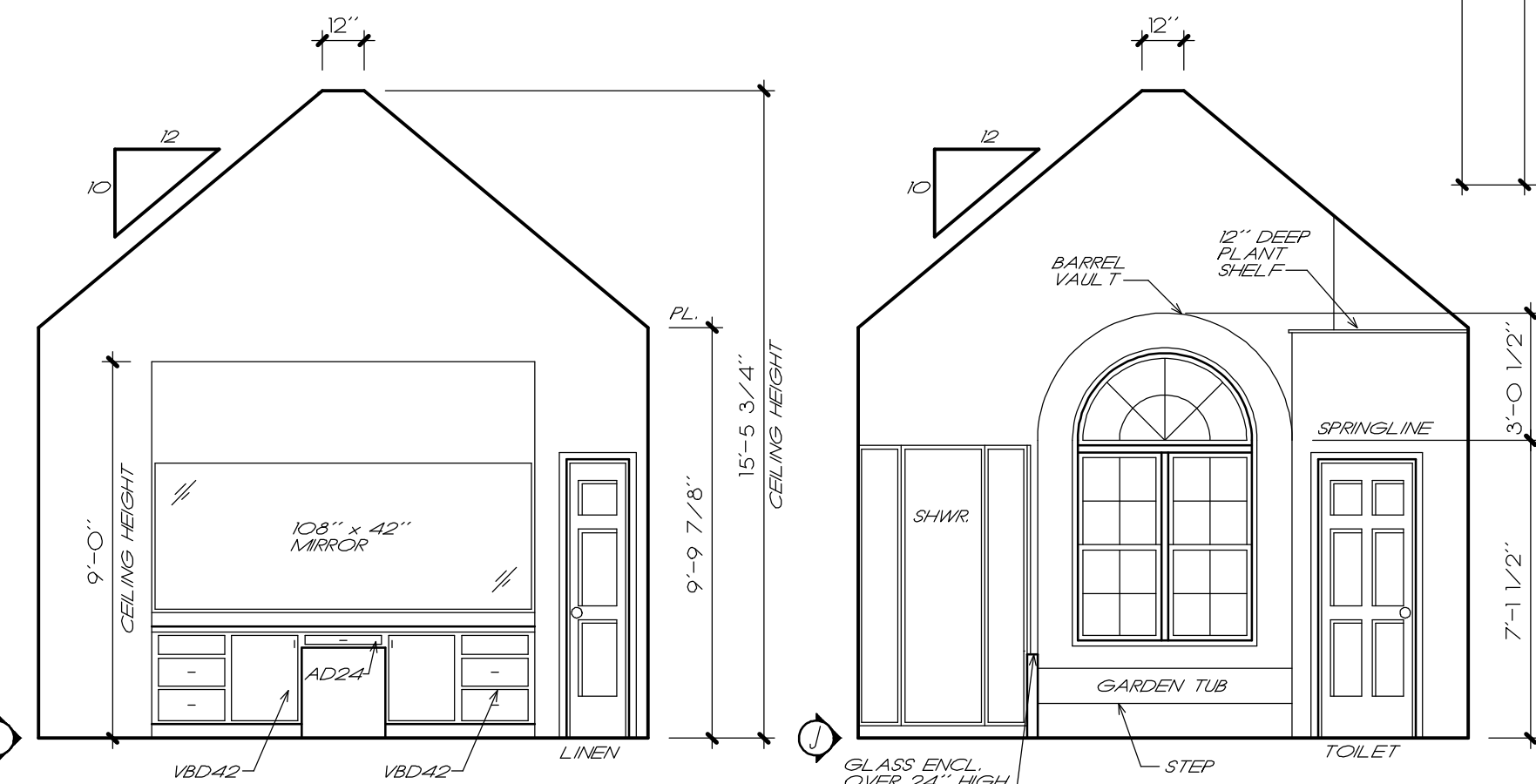
KITCHEN ELEVATIONS

1/4" = 1'-0"



LAUN. ELEV. BATH ELEV.

1/4" = 1'-0"



MASTER BATH ELEVATIONS

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	2225 SQ. FT.
SECOND FLOOR	1360 SQ. FT.
TOTAL	3585 SQ. FT.
OPT. BONUS	234 SQ. FT.
OPT. BATH	43 SQ. FT.
TOTAL	3862 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

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CLAR 28-90	4-8-03	CAF
CLAR 34-01	7-20-04	DCF
CLAR 34-70	6-02-06	REG
CLAR 34-14	9-18-07	DCF

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FIRST FLOOR PLAN
 K. & B. ELEVATIONS
 THE WOODCLIFFE

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

BY: PLD CK: RWW

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SECOND FLOOR PLAN
 BATH ELEVATIONS

THE WOODCLIFFE

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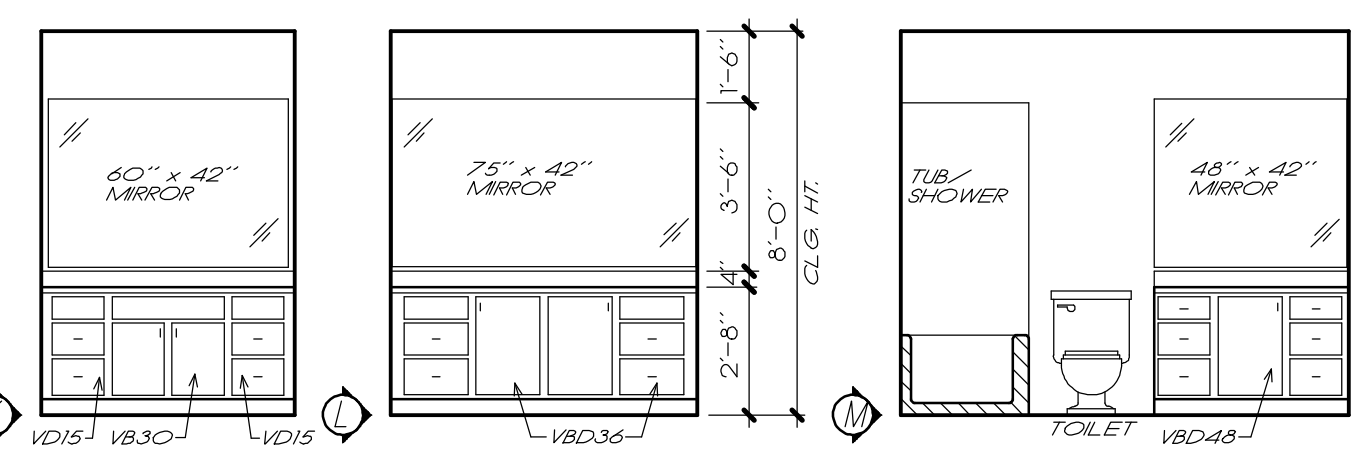
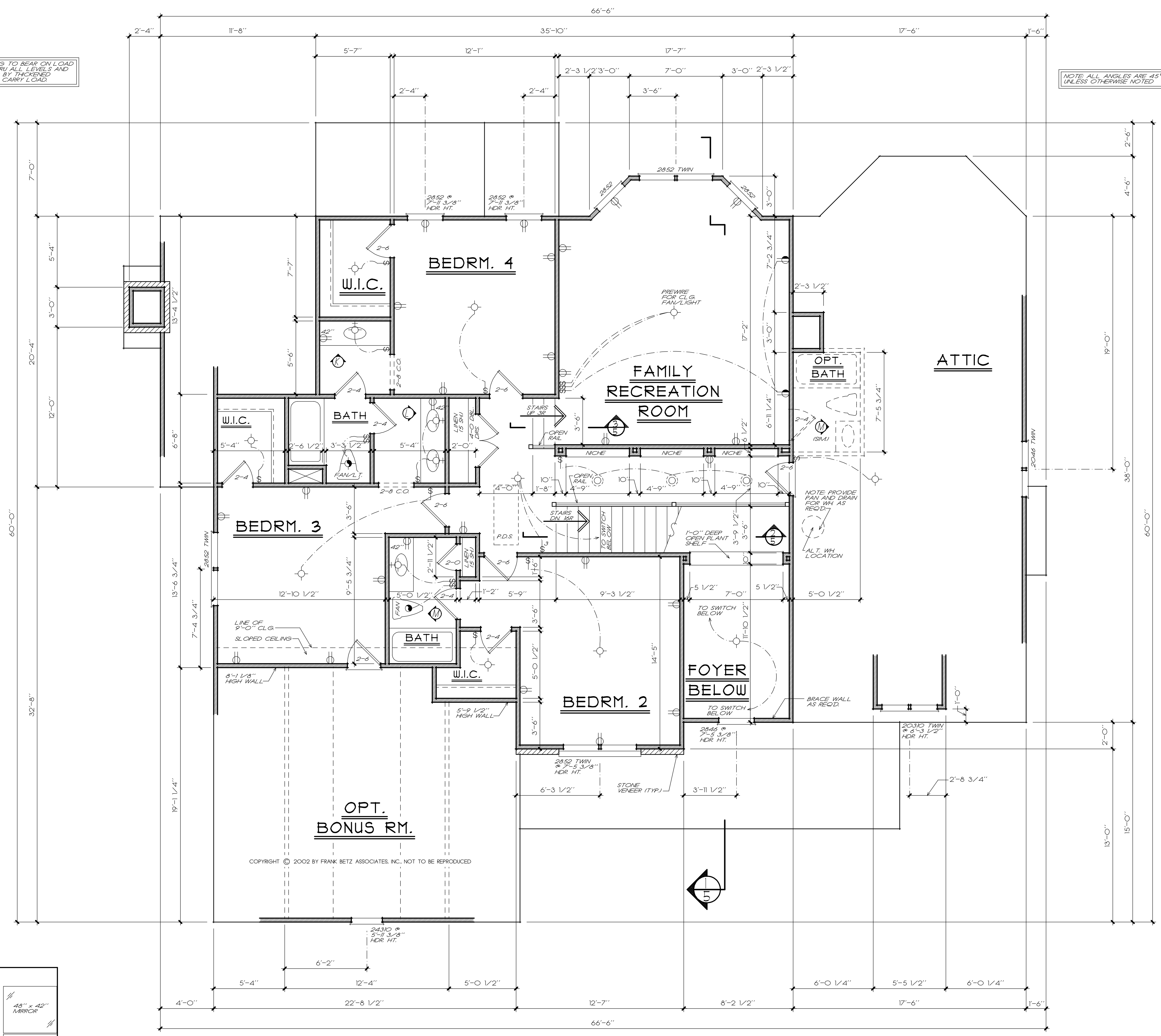
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM ON FOOTINGS DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.



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

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

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