

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

NOTE: ELEVATIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

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HOMEPANS
 DESIGNED FOR TODAY'S MARKET

ELEVATIONS
THE MADRID

FBA
 FRANK BETZ ASSOCIATES, INC.
 1800 LAKE PARK DRIVE/SUITE 101
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 404/431-0888

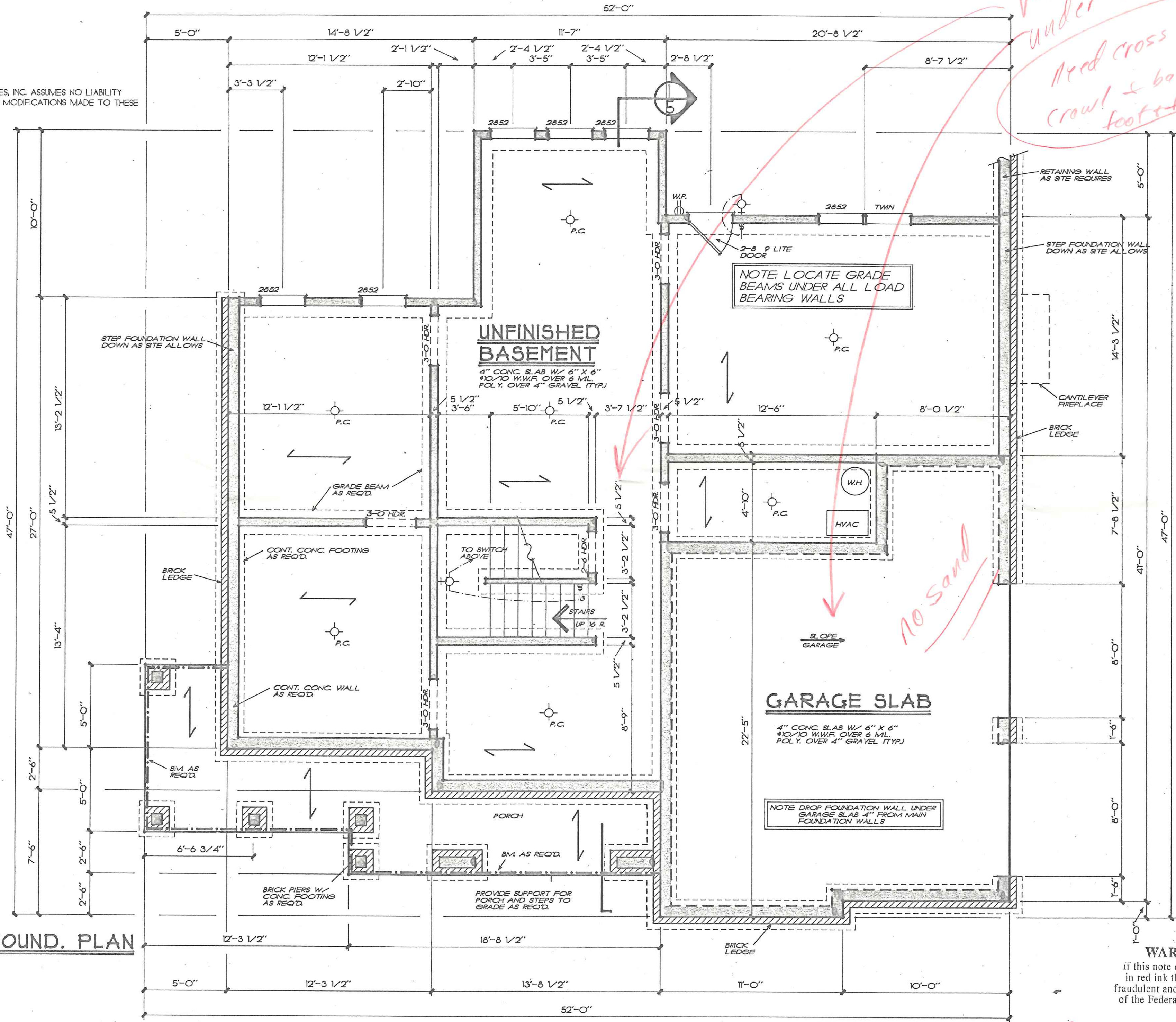
BY *Mah ck lag*

DATE 4-26-93

SHEET
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 OF 6

1400 Sedward

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Vapor Barrier under all slabs. Need cross section crawl & basement foot & found

No Sand

BASEMENT FOUND. PLAN

1/4" = 1'-0"

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11-15-94		11/13/94	

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BASEMENT FOUND. PLAN
THE MADRID

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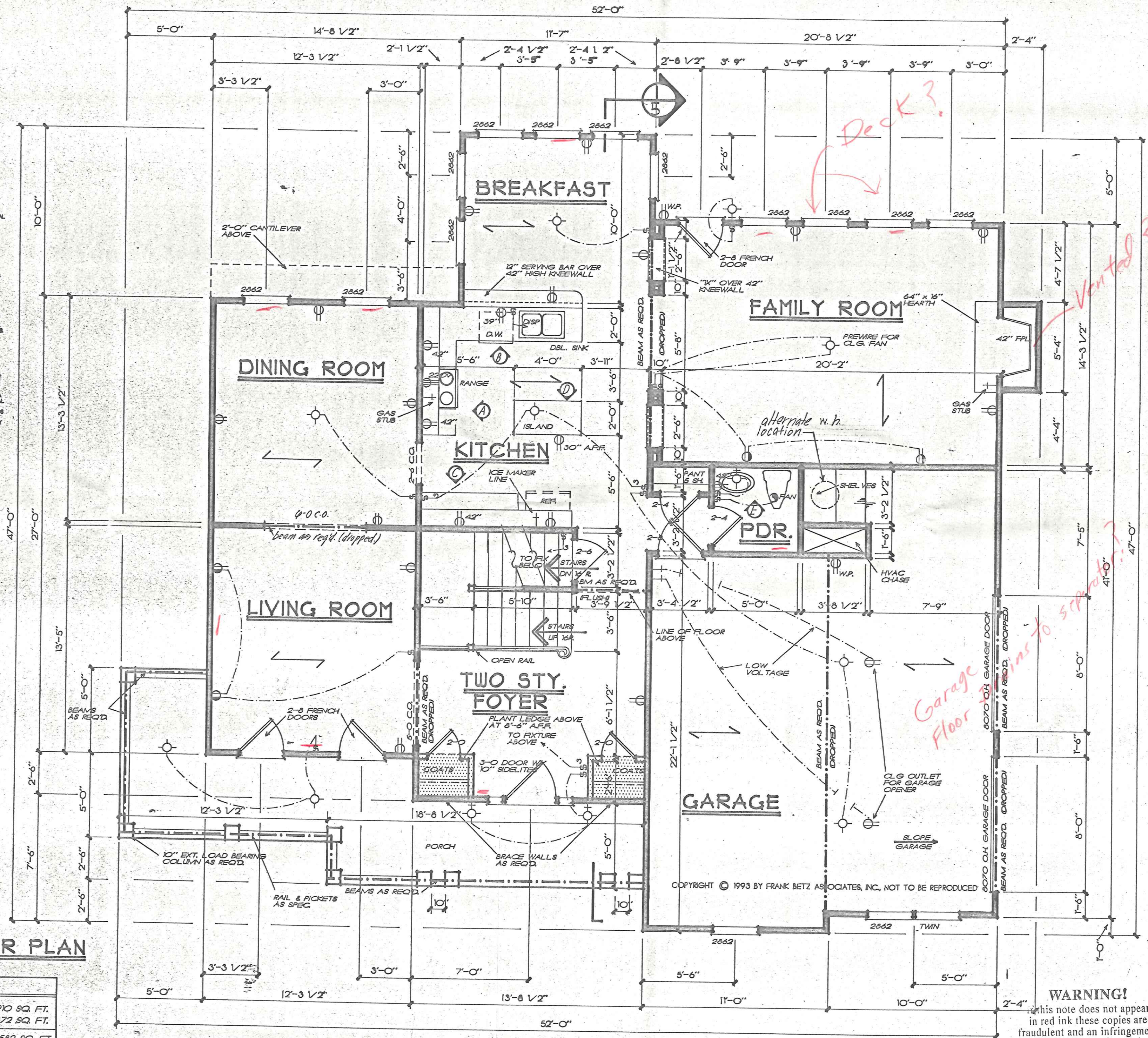
GENERAL FRAMING NOTES

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. PROVIDE FURLS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND PARTIES SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10" WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS, INTERIOR AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD KALLING POSTS. SHALL BE 6x COMMONS AT 8' O.C. AT ALL EDGES AND 8x COMMONS AT 12' O.C. AT ALL INTERMEDIATE STUD JOISTS. APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OR BOLD FRAMING SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 12'-0".
9. PROVIDE COLLAR TIE AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN BEAM AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. 1/4" VALLEY PARTIES AND ROSS JOISTS SHALL BE ONE 2x4 SIZE LARGER THAN PARTIES.
11. ROOF DOORING SHALL BE 1/2" CDX PLYWOOD 1/8" MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL CEILING JOISTS AND PARTIES BRACES TO BEAR ON LOAD BEARING WALLS AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL SUGGESTED WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
14. ALL BOLD FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND PERMITS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR LITIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR 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 FLOOR LINE PER LOCAL CODES AND MUST BE ON UNDISTURBED SOIL. CHAIRS OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING STEEL.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BASEMENT EXCEEDS 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 OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES FOR BEARING CAPACITY, SOIL 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 BOLD FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH ALL LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1210 SQ. FT.
SECOND FLOOR	1372 SQ. FT.
TOTAL	2582 SQ. FT.

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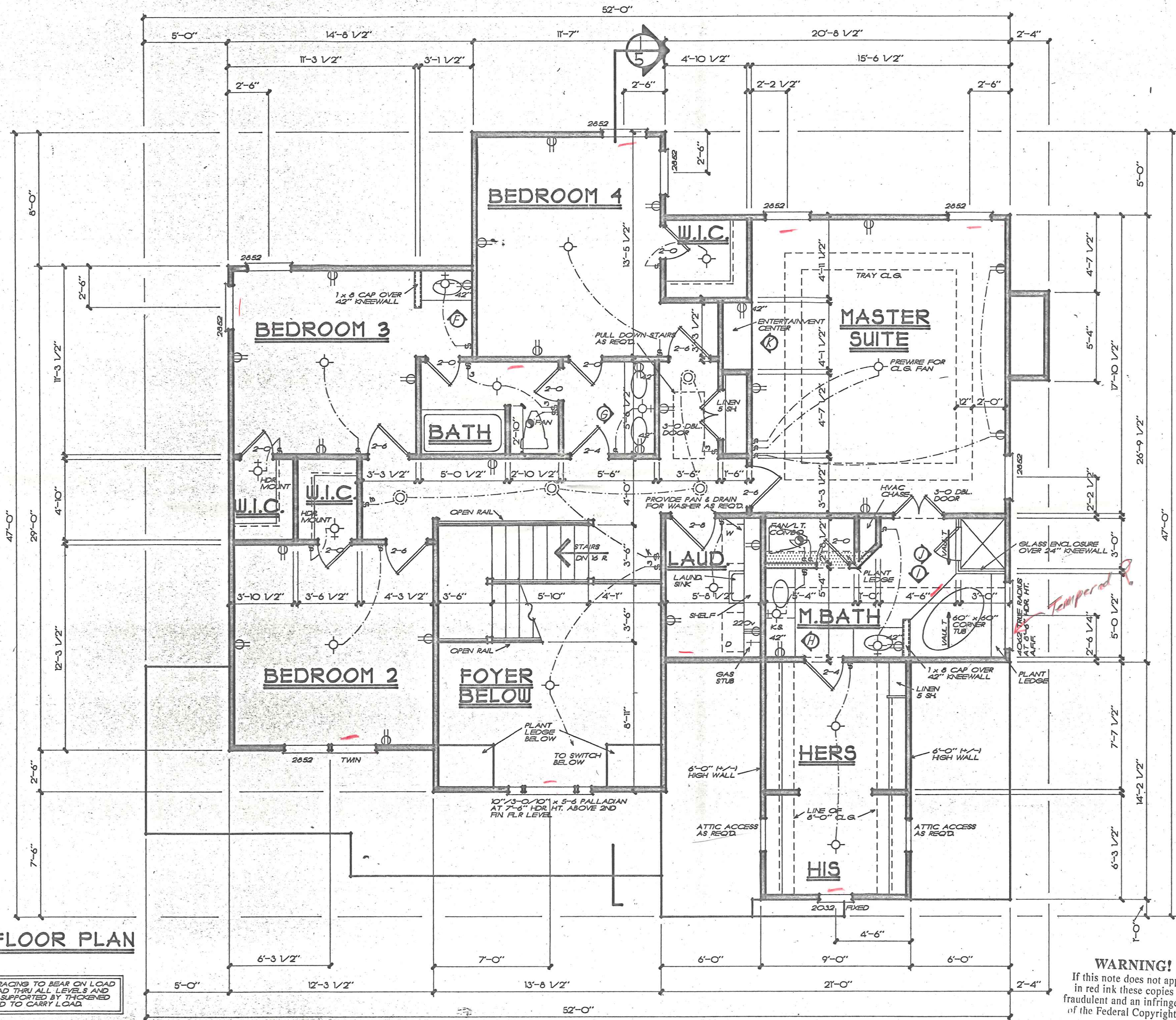
FIRST FLOOR PLAN
THE MADRID

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404/431-0888

BY *mhp ck jag*

DATE 4-26-93

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SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE 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

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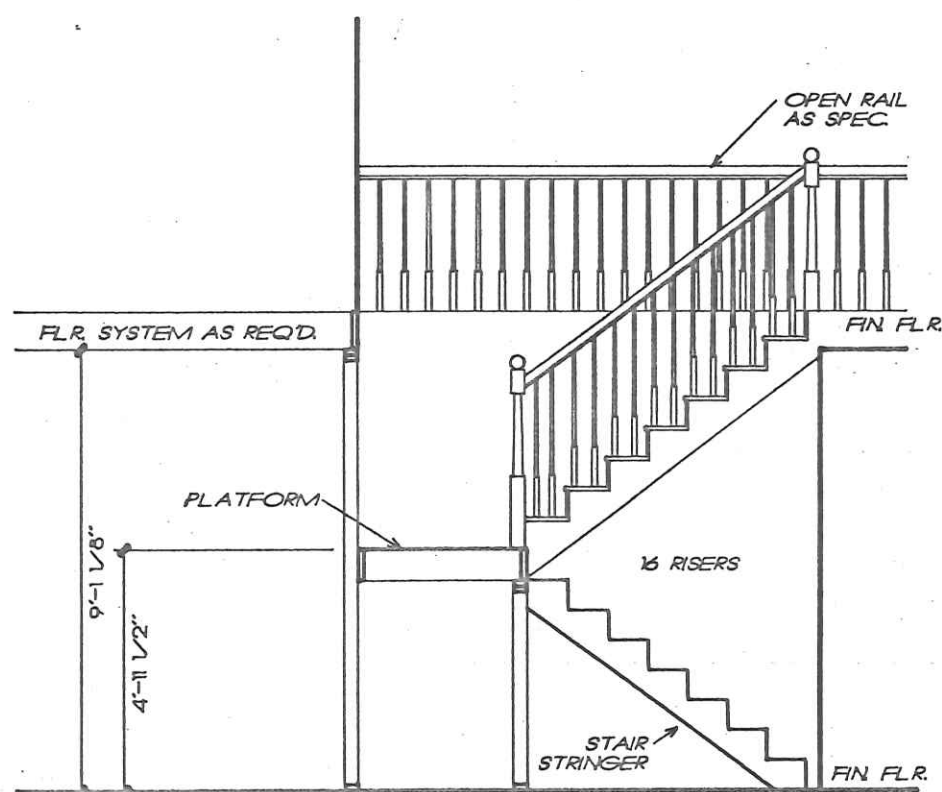
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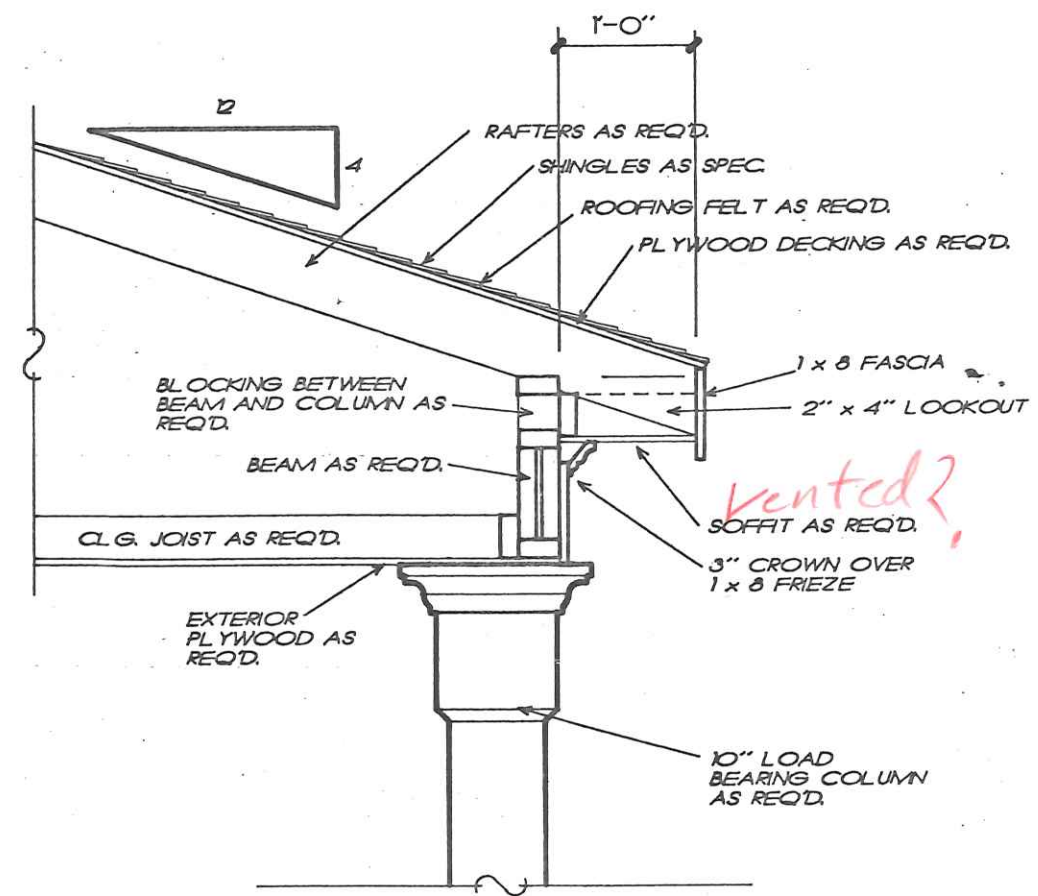
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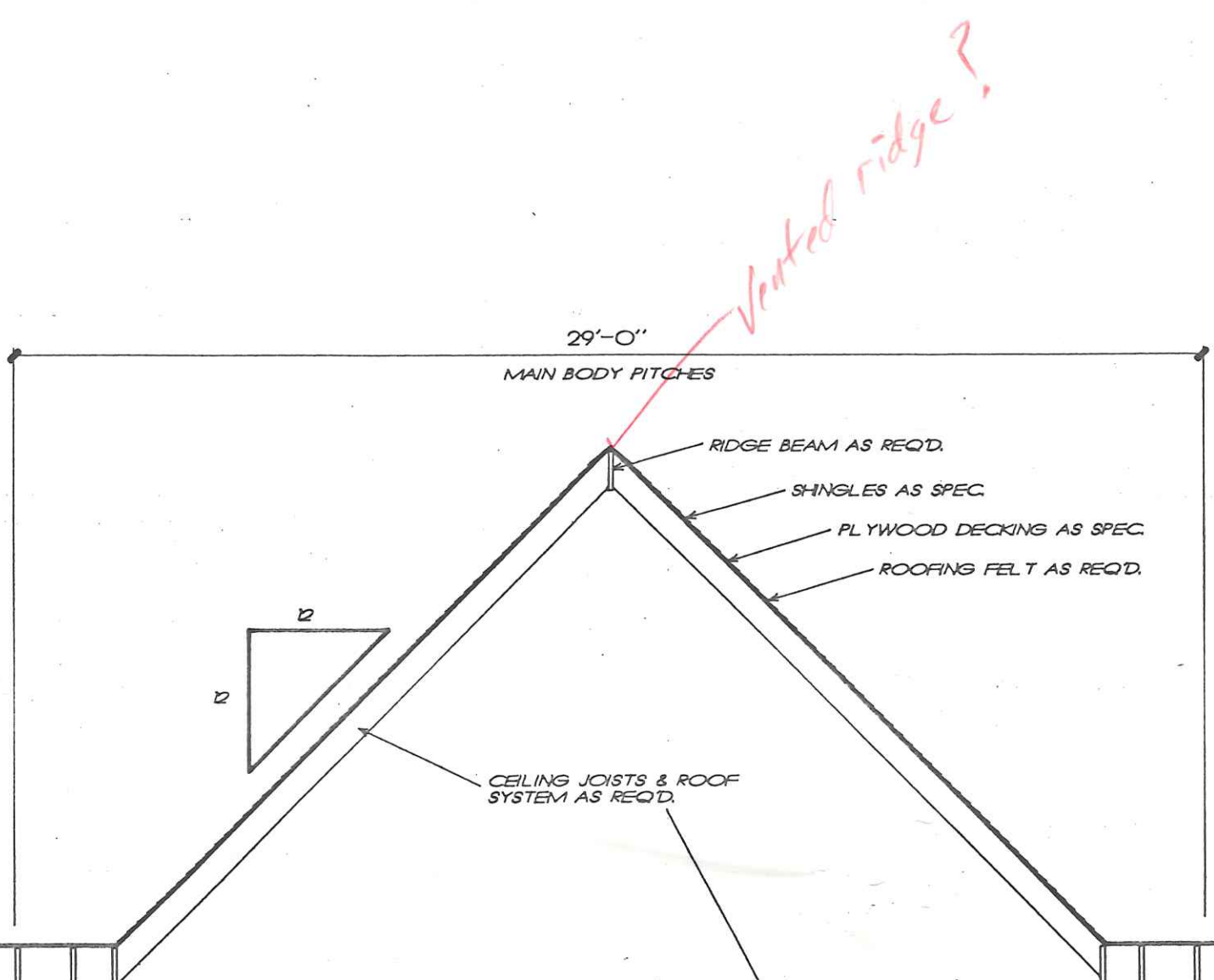
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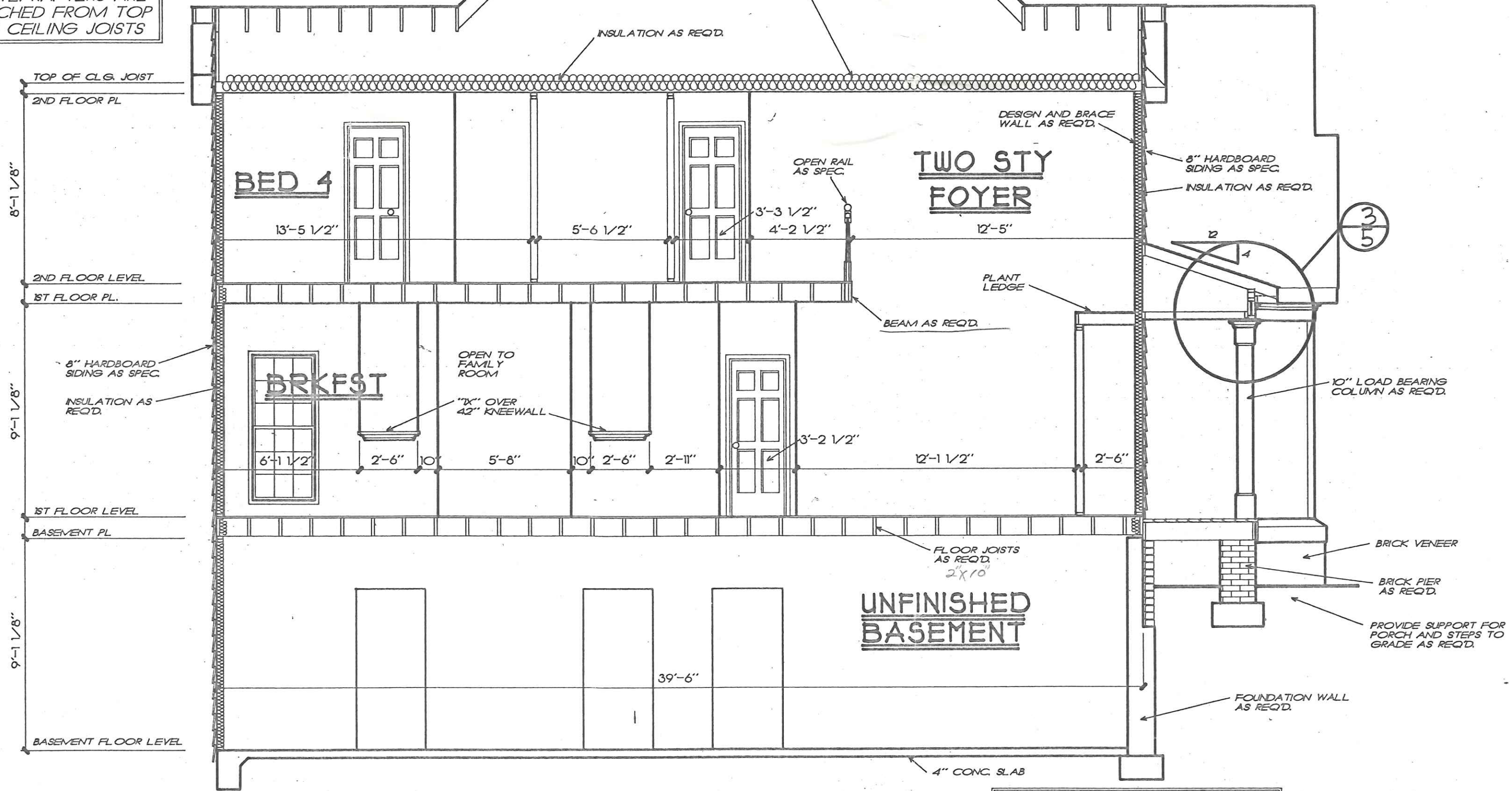
2 TYP. STAIR DETAIL
 5 1/4" = 1'-0" STR-1



3 TYPICAL PORCH DETAIL
 5 3/4" = 1'-0" POR-D 100192



NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS



1 TRANSVERSE SECTION
 5 1/4" = 1'-0"

NOTE: SECTION REFLECTS A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

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BY *rep ck vlg*

DATE 4.26.93

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