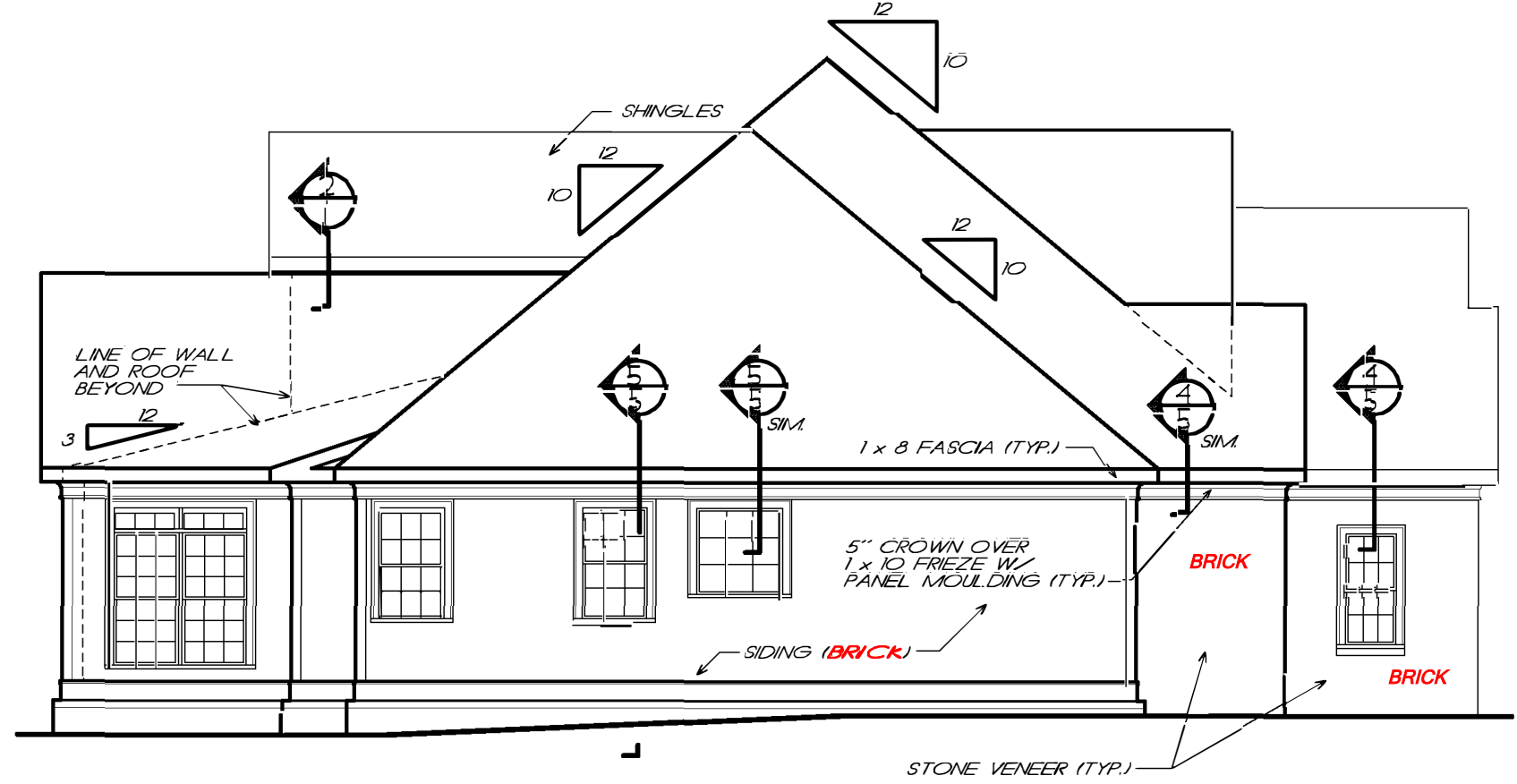


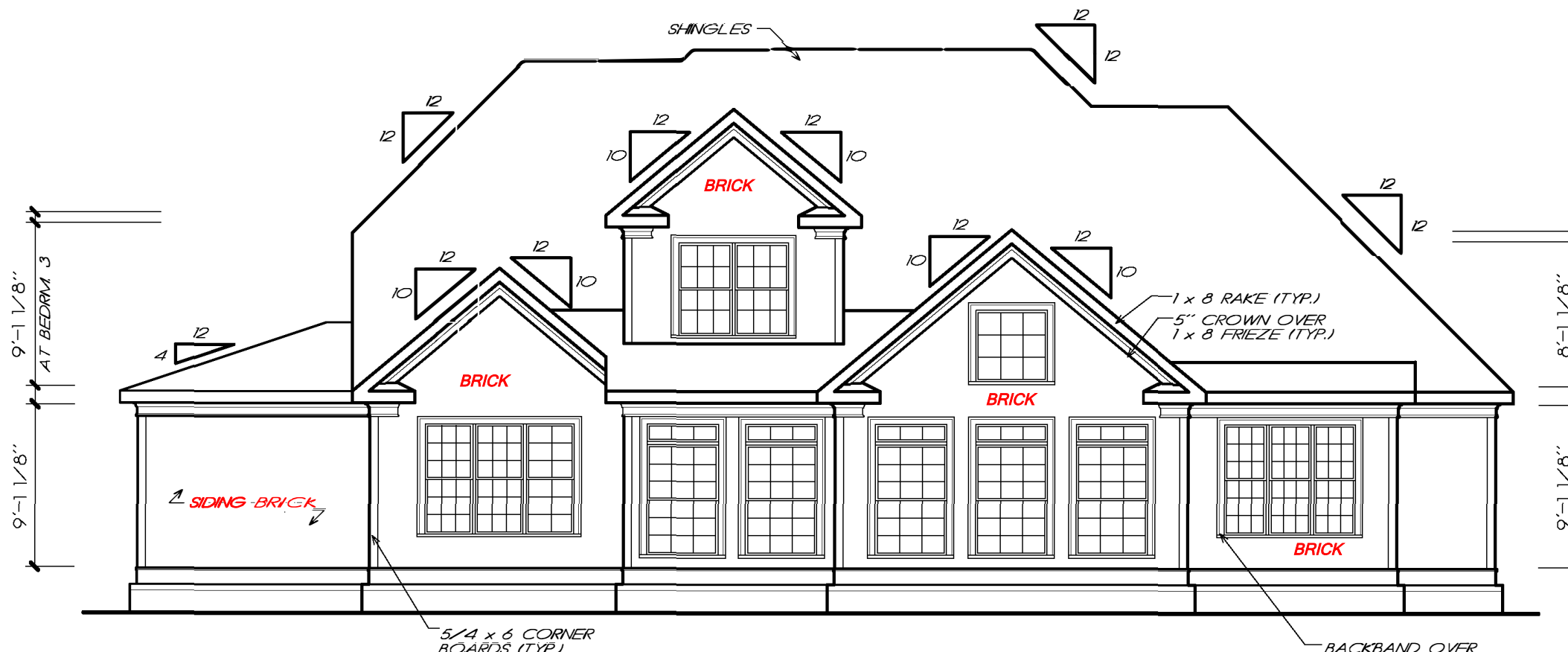
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REVISIONS	DATE	BY
CLAR 35-CW	1/19/06	DEF
REV # 344	2/2/07	RS

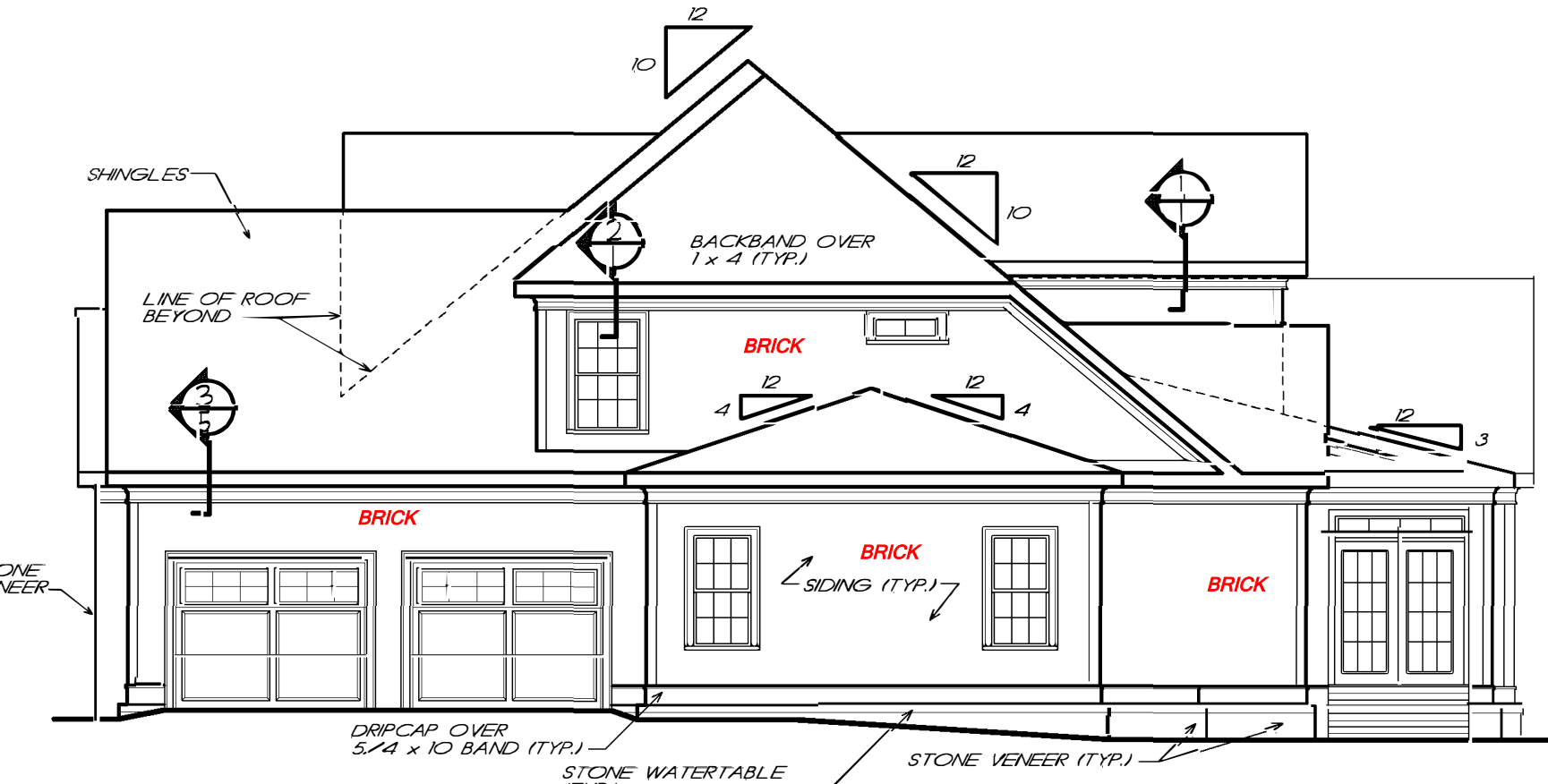
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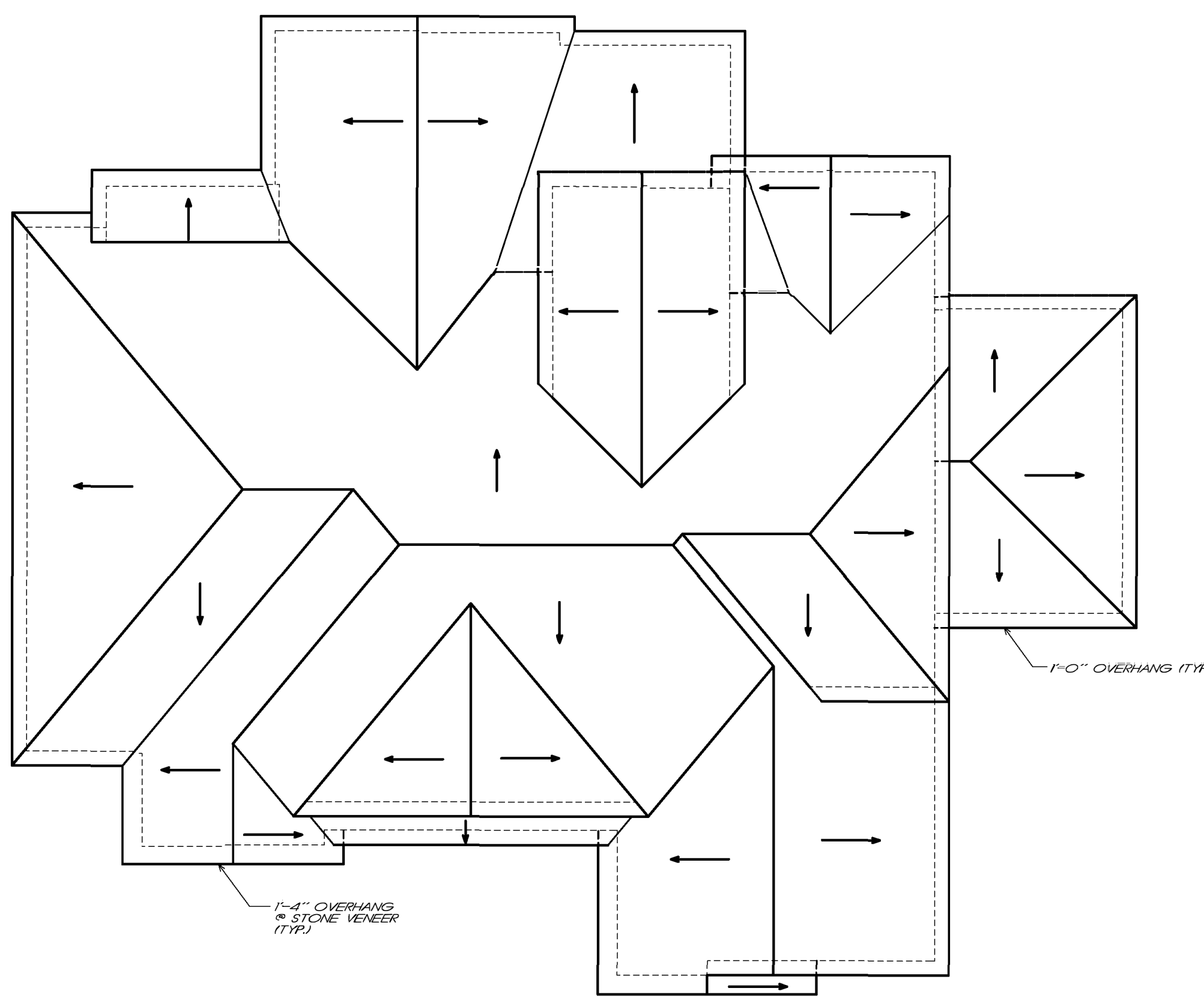
LEFT ELEVATION
1/8" = 1'-0"



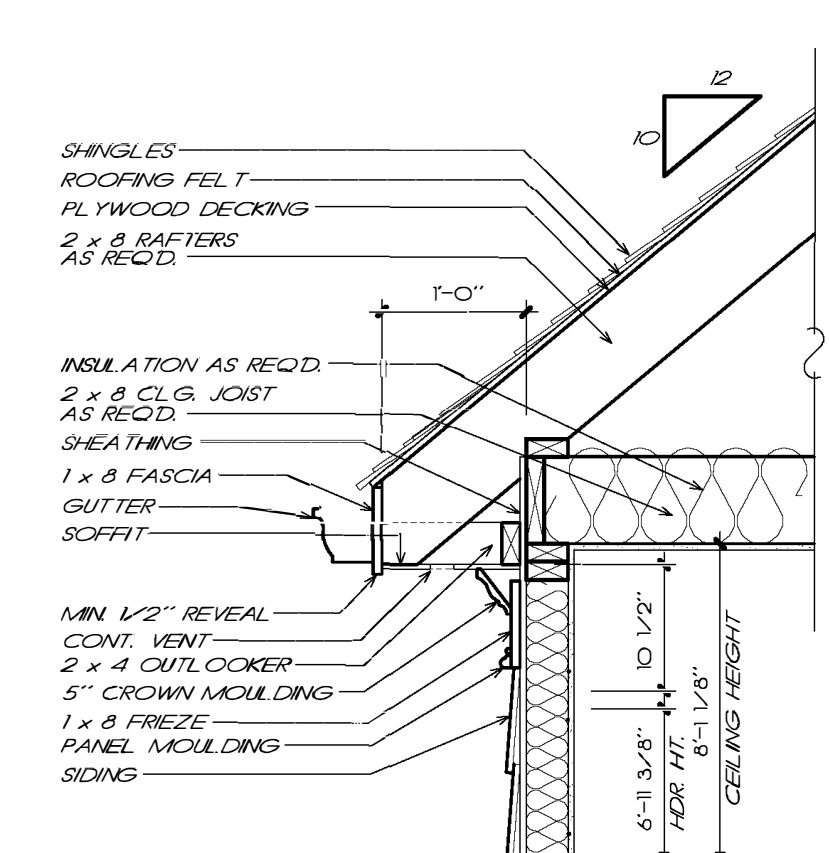
REAR ELEVATION
1/8" = 1'-0"



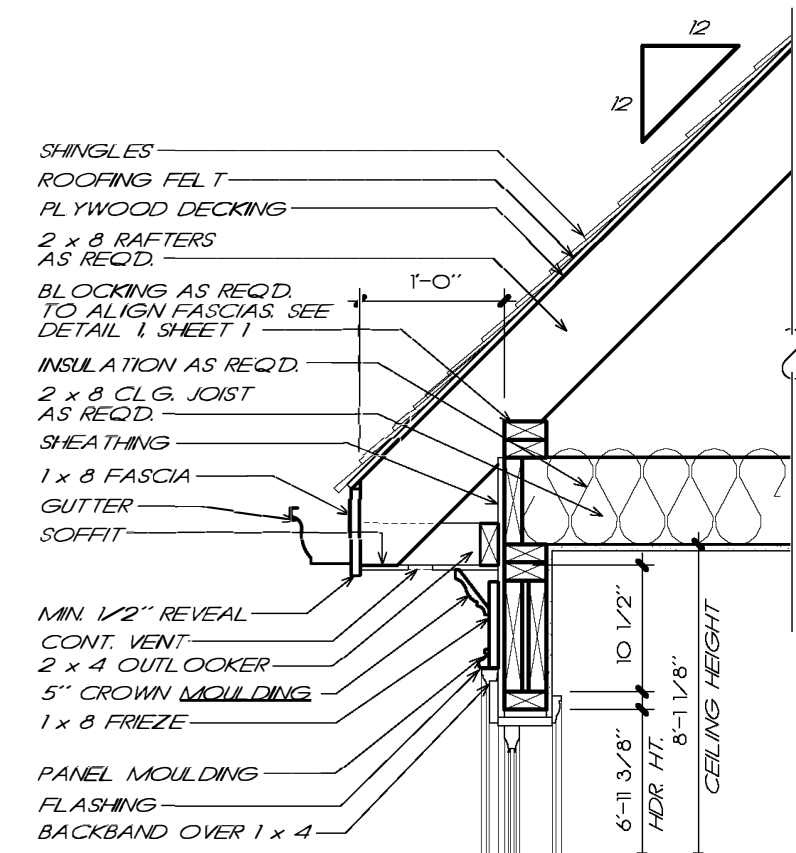
RIGHT ELEVATION
1/8" = 1'-0"



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



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



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

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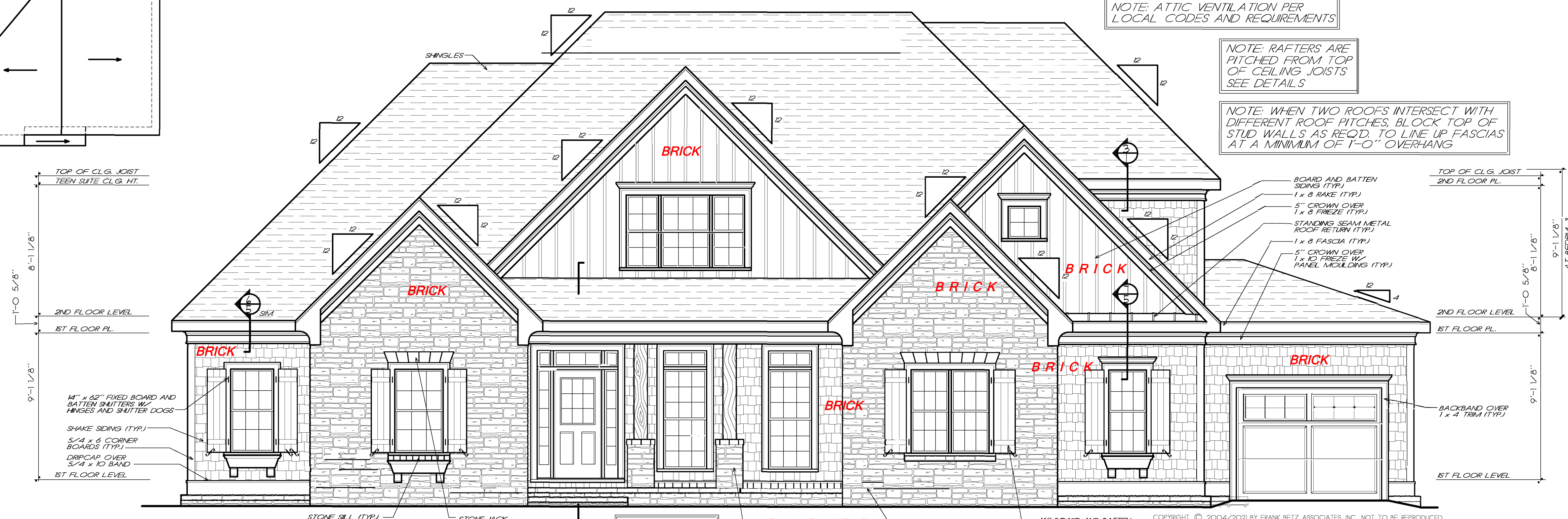
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NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS.

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS. SEE DETAILS.

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



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

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQD.

8" LOAD BEARING TIMBER COLUMN W/ SPOON CHAMFERED EDGES OVER 20" x 20" x 36" HIGH STONE PEDESTAL - SEE DET. & SH. 5 (TYP.)

15" BOARD AND BATTEN SHUTTERS W/ HINGES AND SHUTTER DOGS

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ELEVATIONS / DETAILS

THE MCGINNIS FERRY

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMES PLANS

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888-717-3003
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BY: PLD CK: KRW
RS TSJ

DATE: 1/19/06

SHEET: 1

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REVISIONS	DATE	BY
REV# 001	02/20/21	RS

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J & R HOMES, LLC.
DUNN, N.C.

RAISED SLAB FOUND. PLAN

THE MCGINNIS FERRY

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770-431-0888 888-717-3003

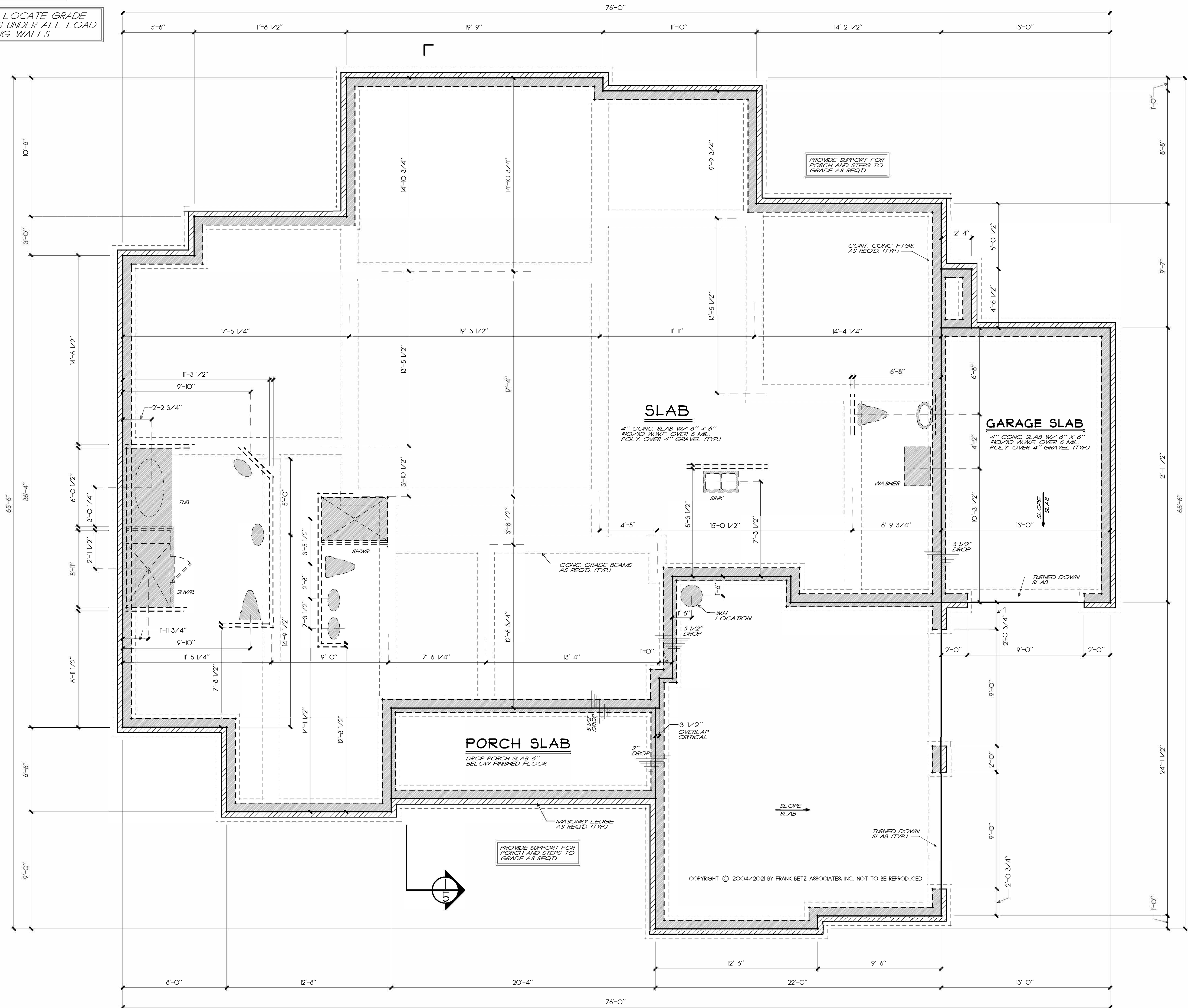
BY: RS CK: JCH
RS EDJ

DATE: 11-30-20
11/20/21

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OF: 5

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS



NOTE: LOCATE WATER HEATER & HVAC PER CODES AND SITE CONDITIONS. CONSULT W/ BUILDER & OWNER PRIOR TO CONSTRUCTION.

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SLAB FOUNDATION PLAN
1/4" = 1'-0"

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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND I.C.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 ANY ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. FOUNDATIONS TO BE BUILT PER LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPLETIBLY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL 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, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, 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 SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVEL 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 FINISH AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL JOISTS SHALL BE 2x8-0 OR 2x10-0 WITH 1/2" CRYSTAL PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR OVERSPAN SHALL BE 1/4" RATED 2x8" OR 2x10" PLYWOOD EXPOSURE 1 GRADE AND NAILED PER MANUFACTURER'S SPECIFICATIONS.
7. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN FLOOR BEAM AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM AT ALL ENDS AND 8'-0" O.C. MAXIMUM BETWEEN 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 FLOOR BEAM AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM AT ALL ENDS AND 8'-0" O.C. MAXIMUM BETWEEN INTERMEDIATE STUDS.
10. ALL RAFTERS, JOISTS, AND ROOF BOARDS SHALL BE ONE 2x" SIZE LARGER THAN RAFTERS.
11. ROOF BRACING TO BE APA 16 RATED 1/2" PLYWOOD OR 1/2" OSB. MANUFACTURER'S SPECIFICATIONS. NAILED TO 2x8 OR 2x10 COMMONS AT 2'-0" O.C. ALL EDGES AND INTERMEDIATE STUDS SHALL BE 2x8 OR 2x10 COMMONS. INSTALL PANEL SPACERS THE ROCK CLIPS PER MANUFACTURER SPECIFICATIONS.
12. 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.
13. 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.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

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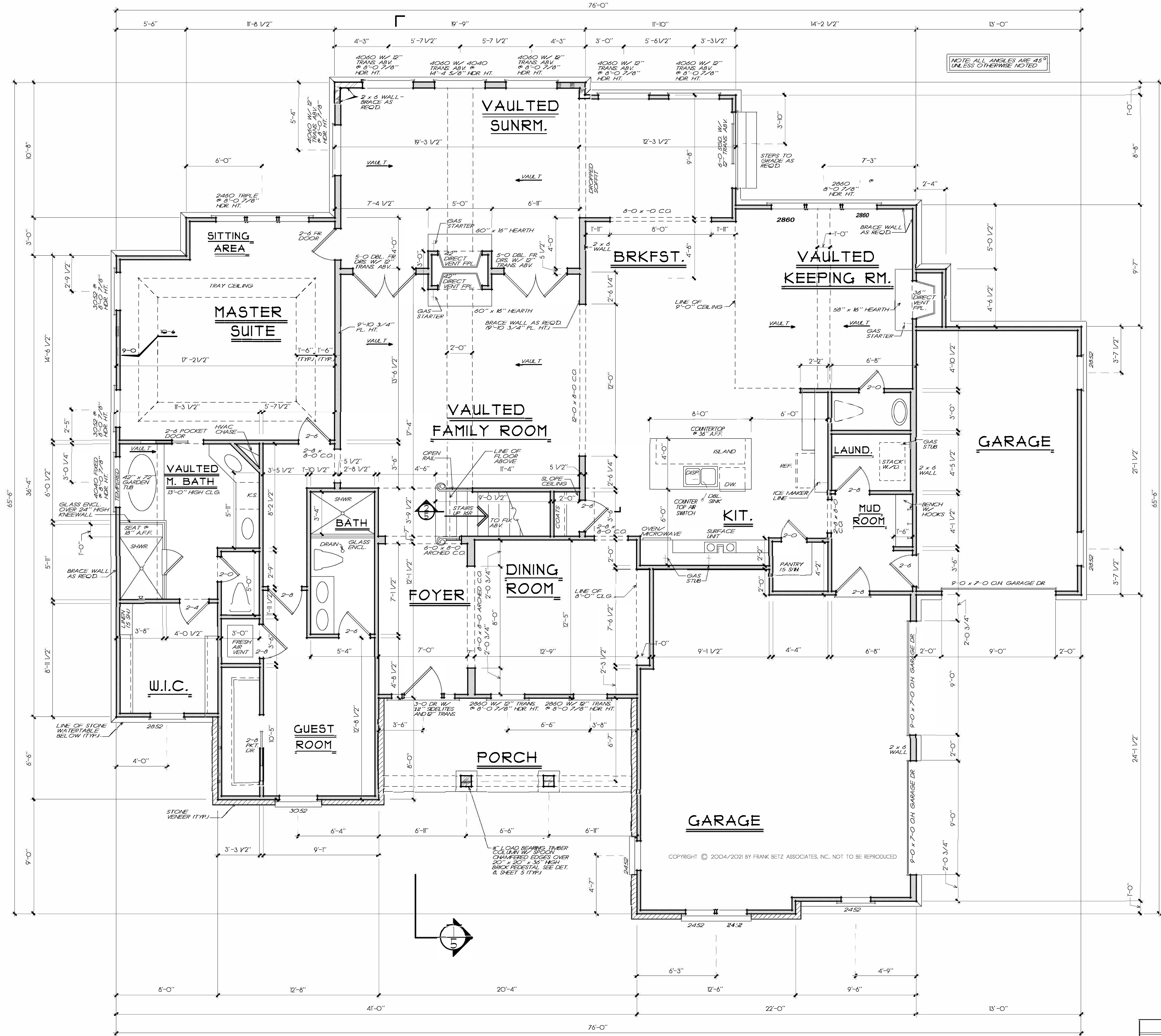
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FIRST FLOOR PLAN

1/4" = 1'-0"
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SQUARE FOOTAGE	
FIRST FLOOR	2631 SQ. FT.
SECOND FLOOR	1032 SQ. FT.
TOTAL	3663 SQ. FT.

REVISIONS	DATE	BY
CLAS 35-02	6/19/04	CKF
REV 4 6M	2/27/21	RS

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FIRST FLOOR PLAN

THE MCGINNIS FERRY

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DESIGNERS OF CUSTOM AND STOCK HOMES PLANS

3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: PLO CK: RKK
RS TD

DATE: 6/17/04 1/17/21

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OF: 5

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REV 4 15A	01/20/21	RS

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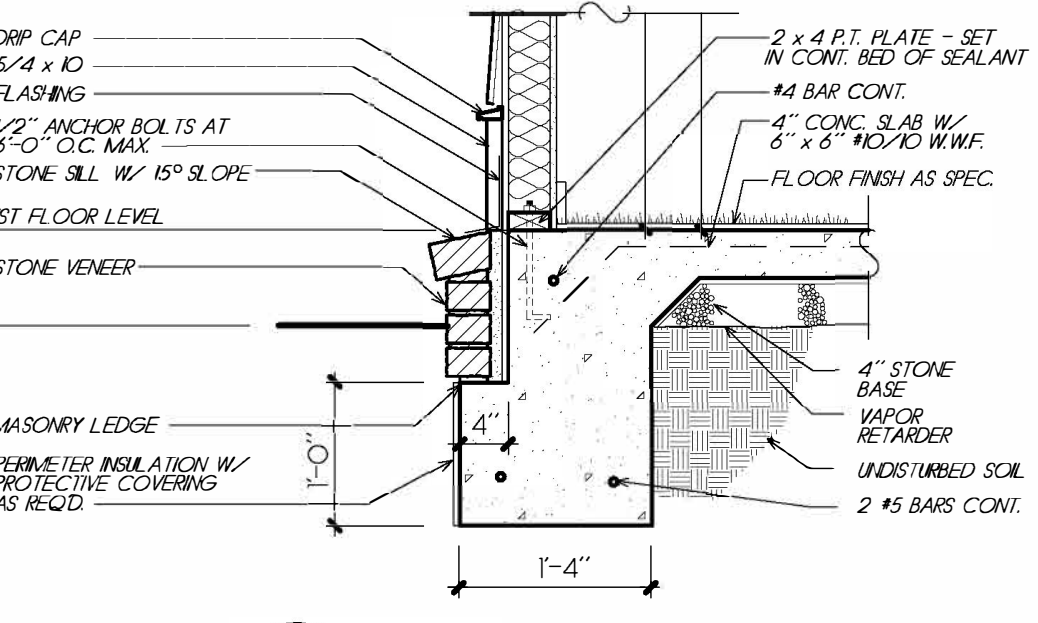
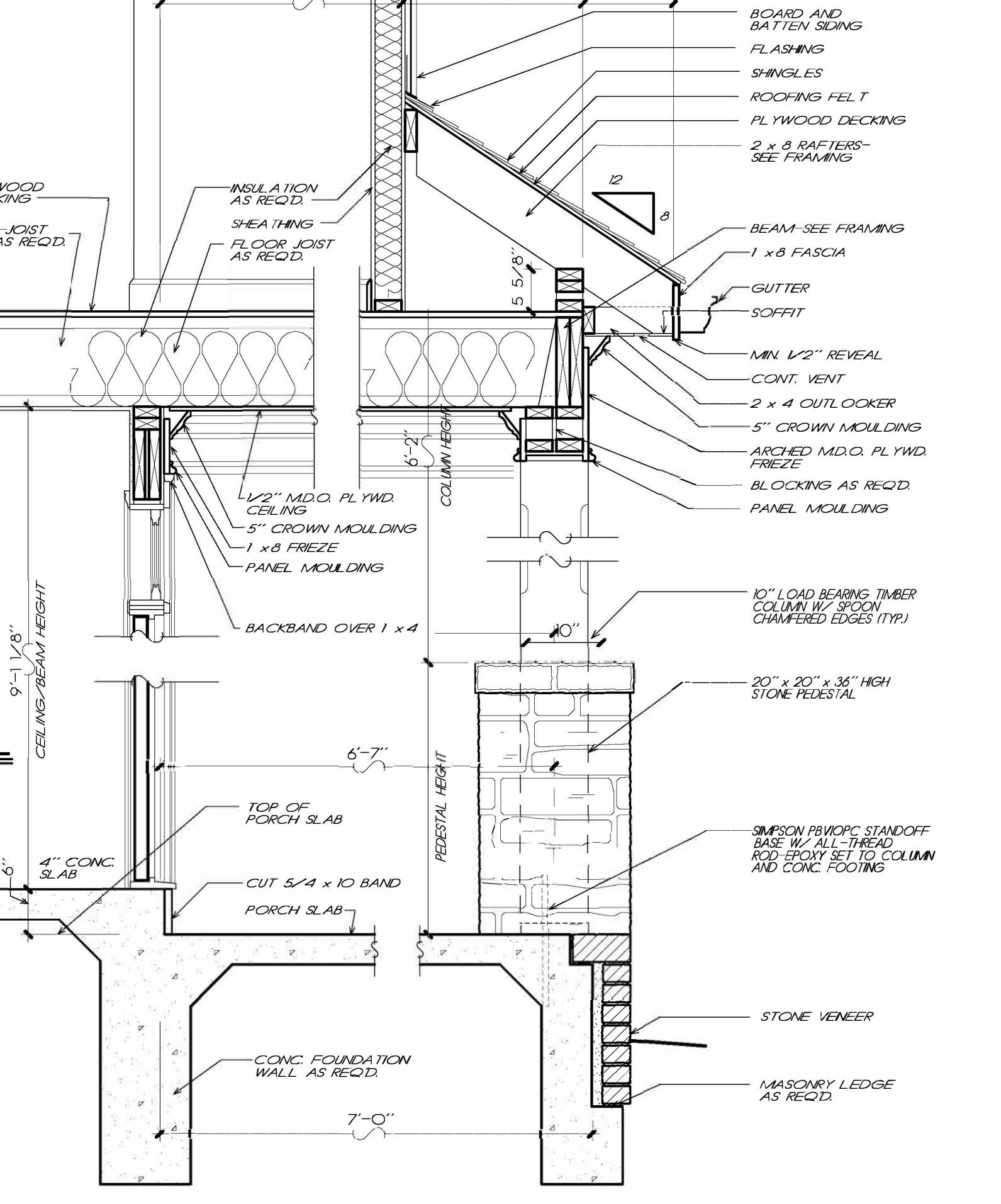
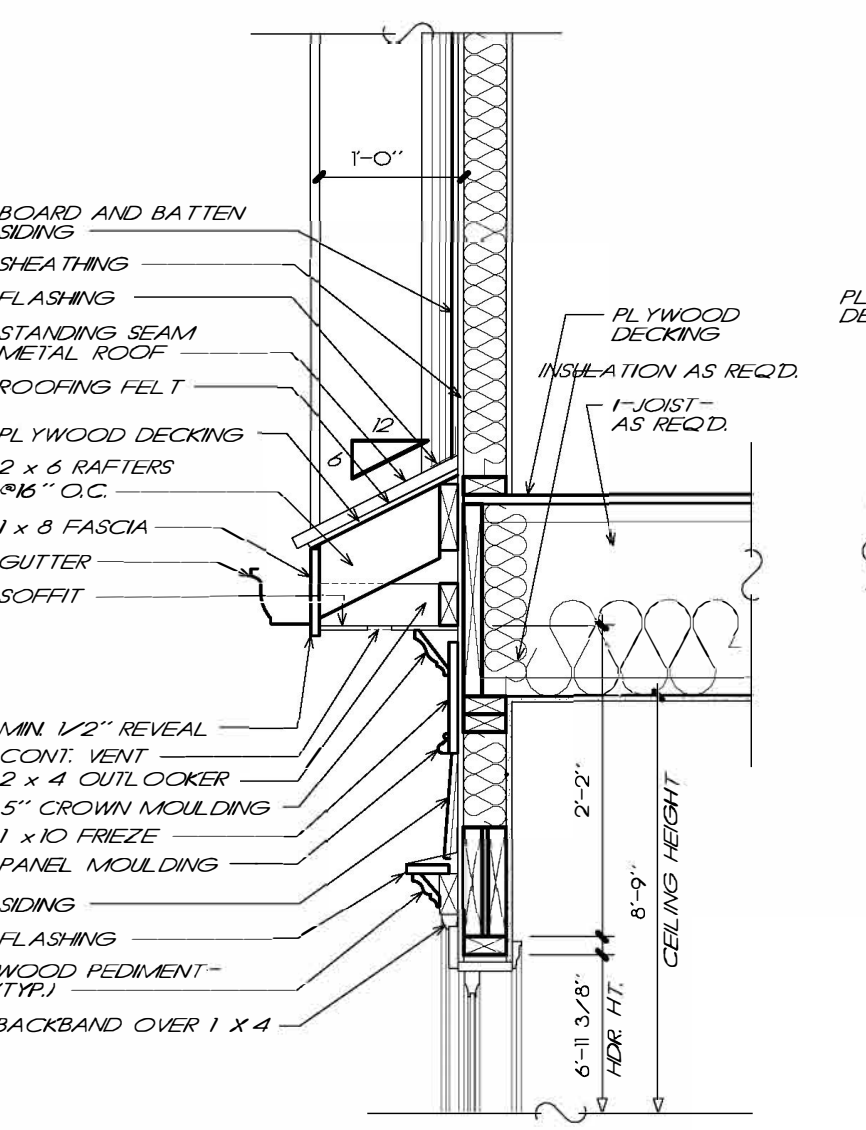
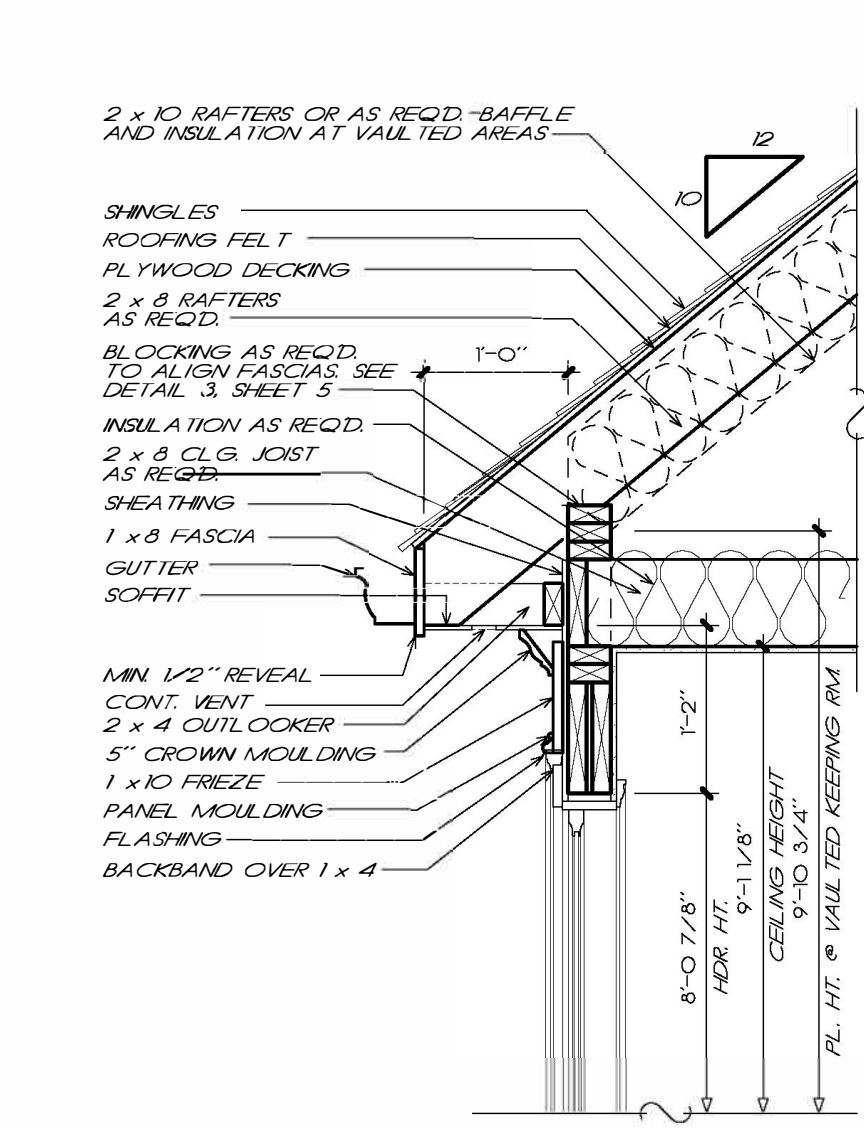
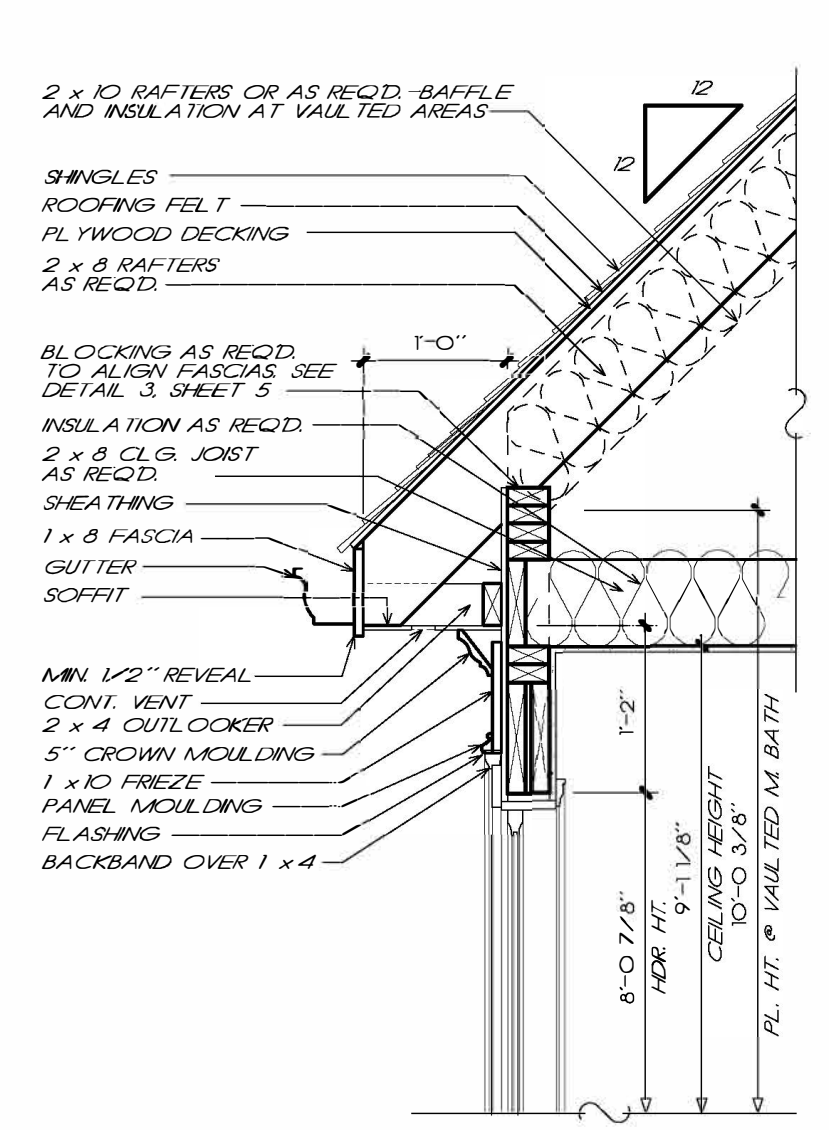
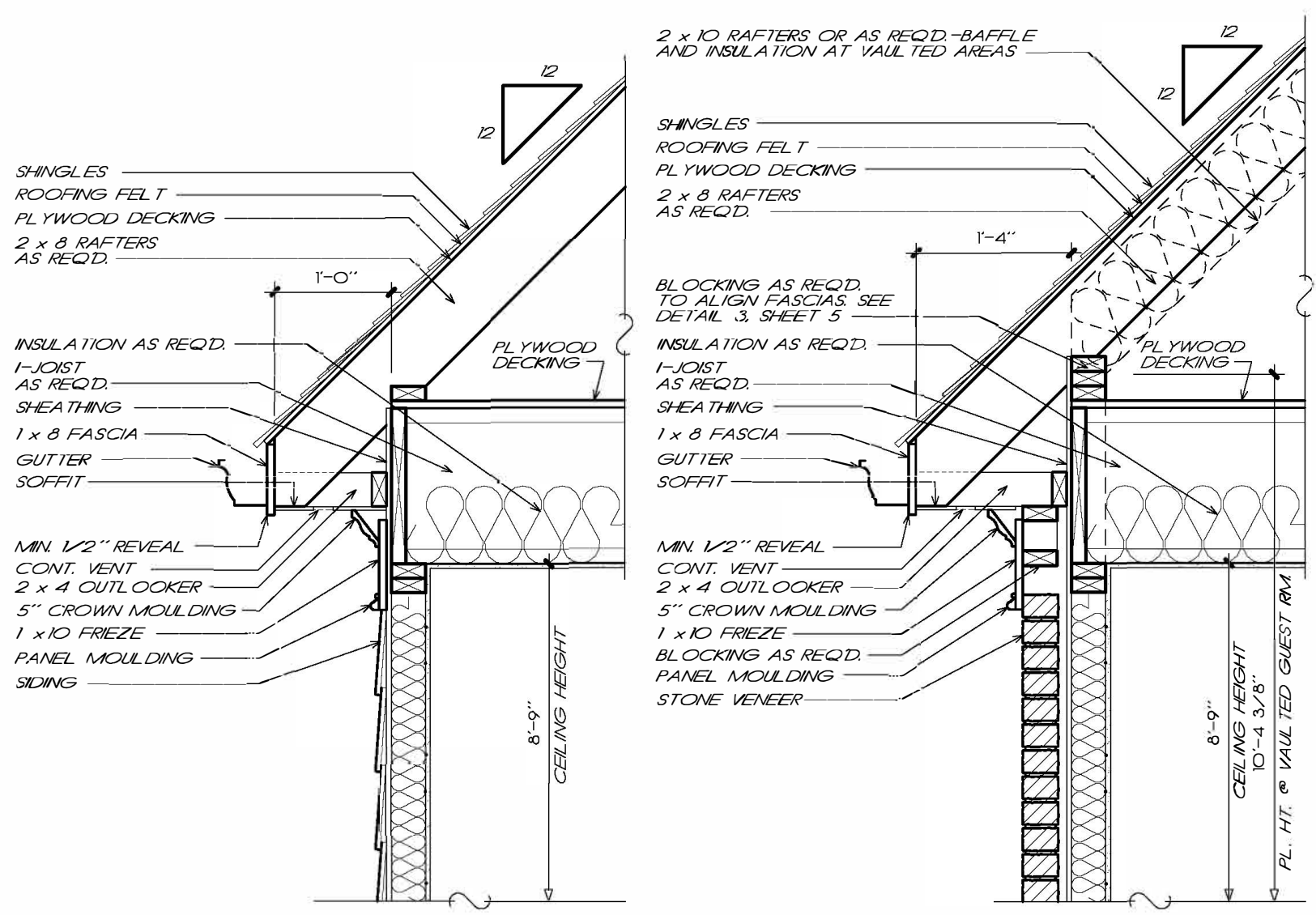
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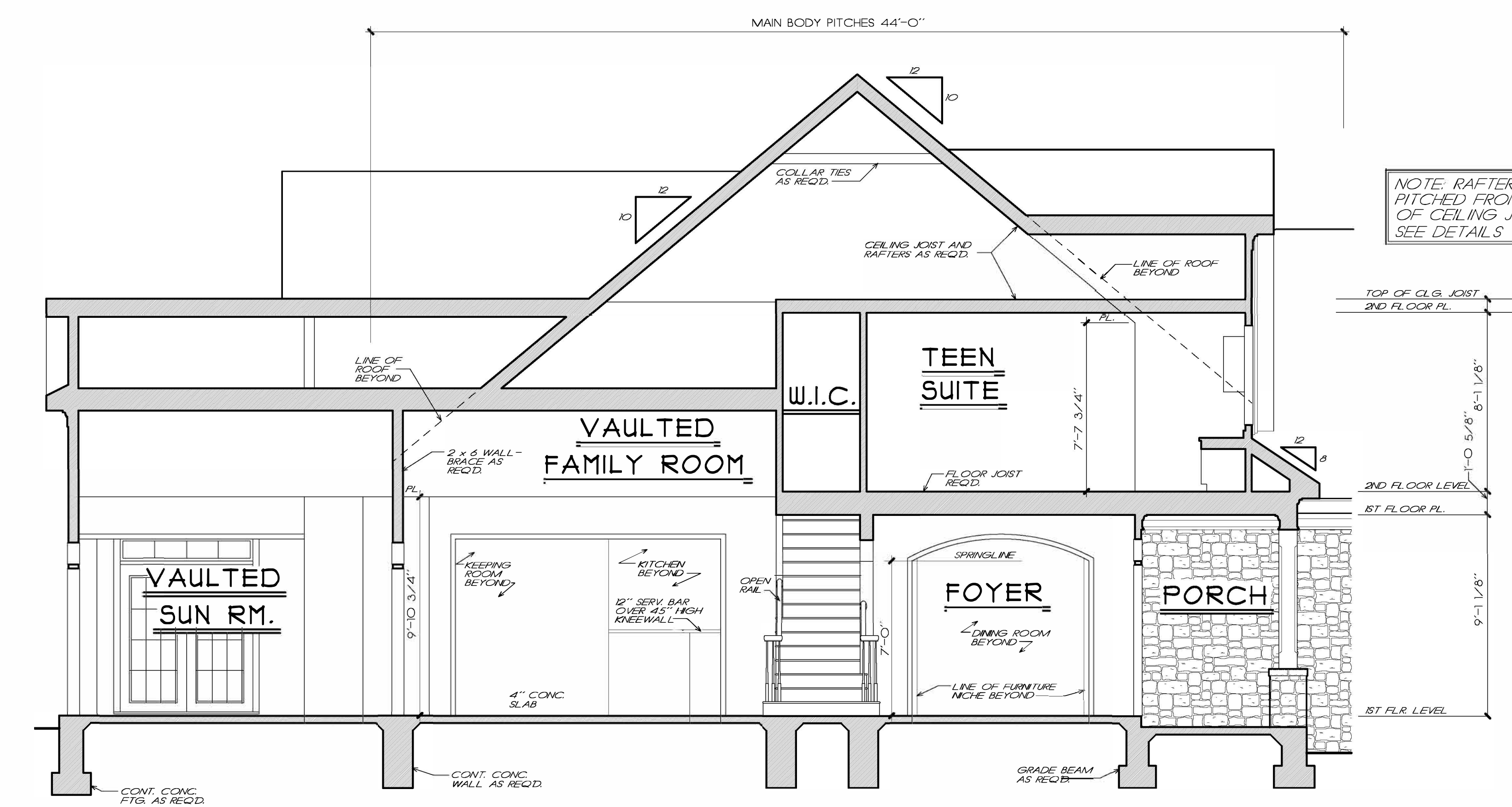
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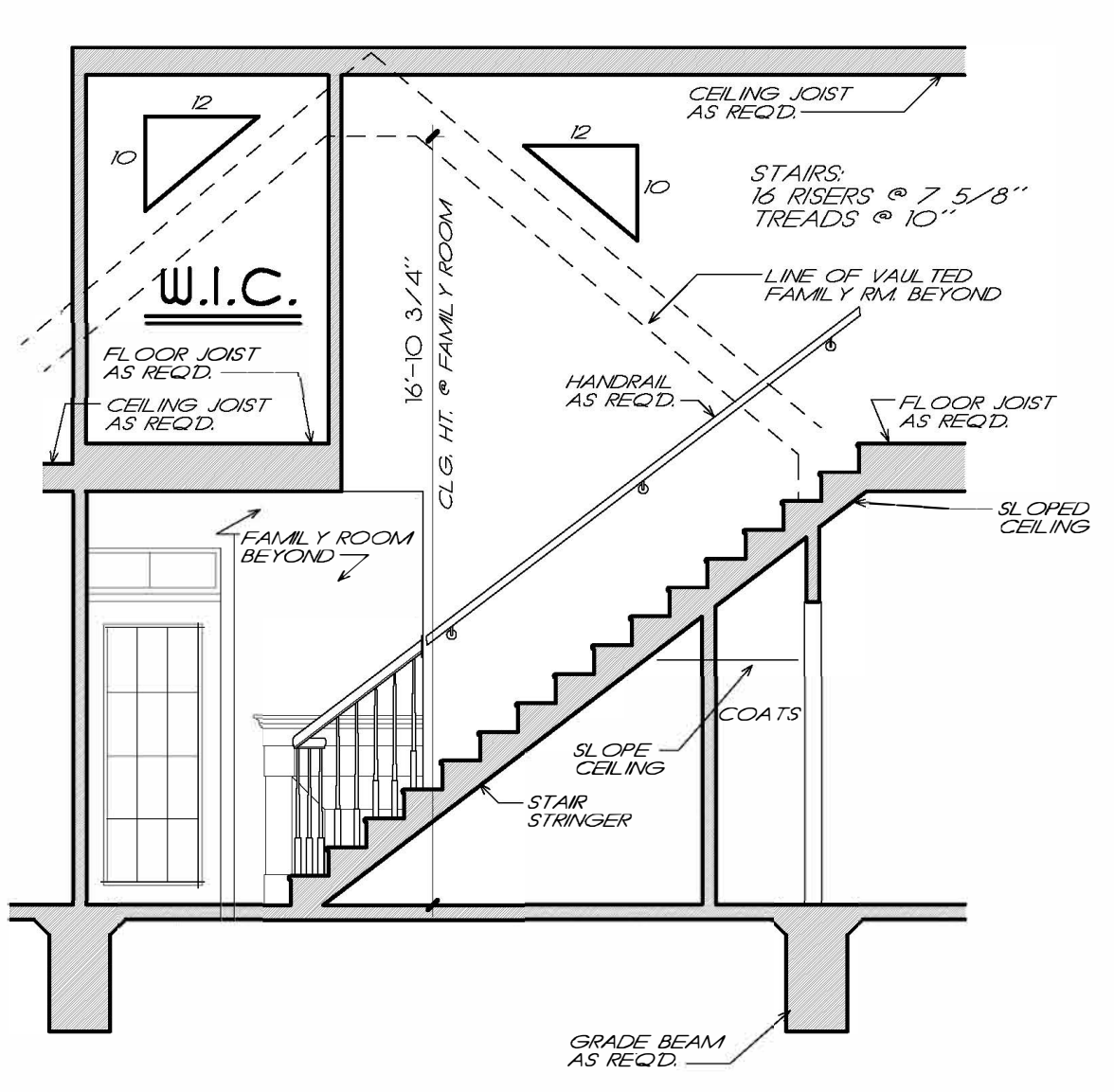
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