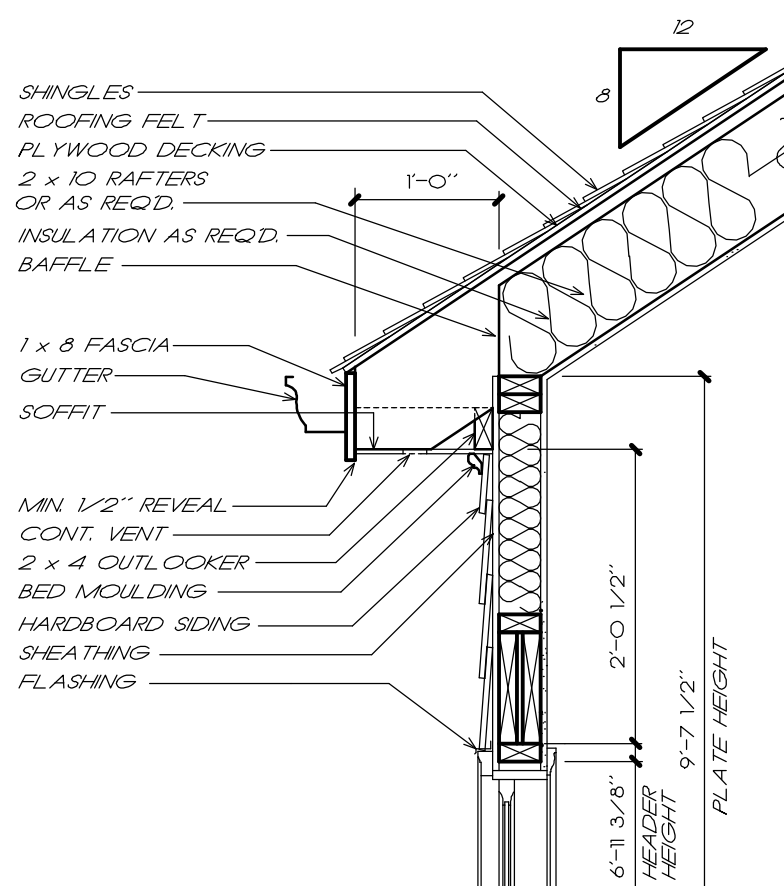
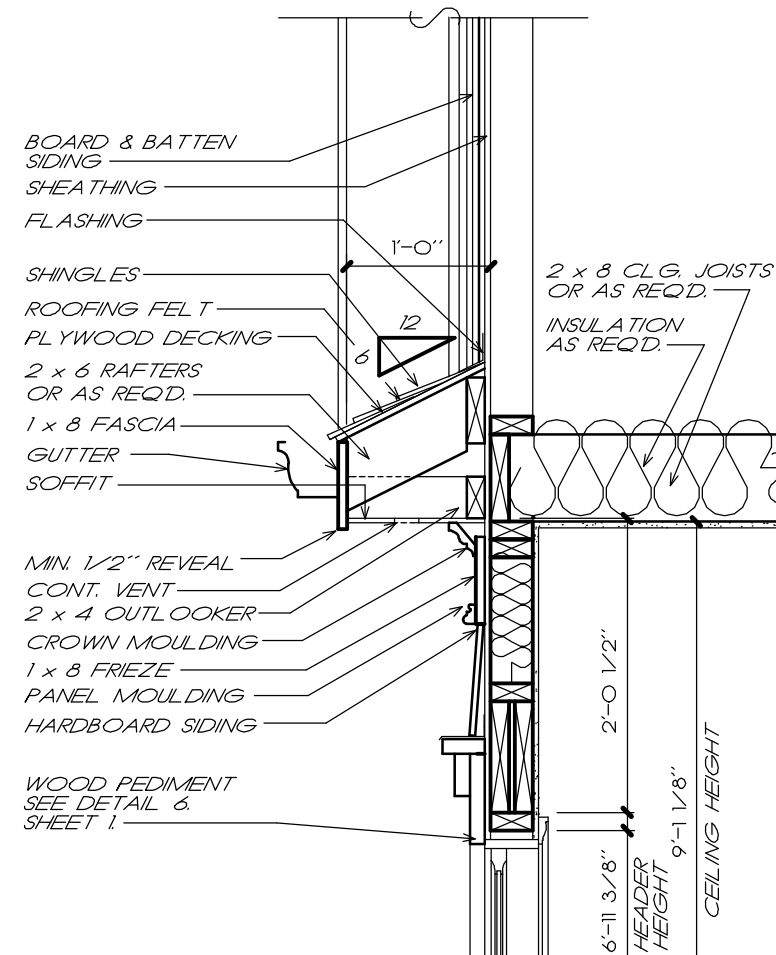


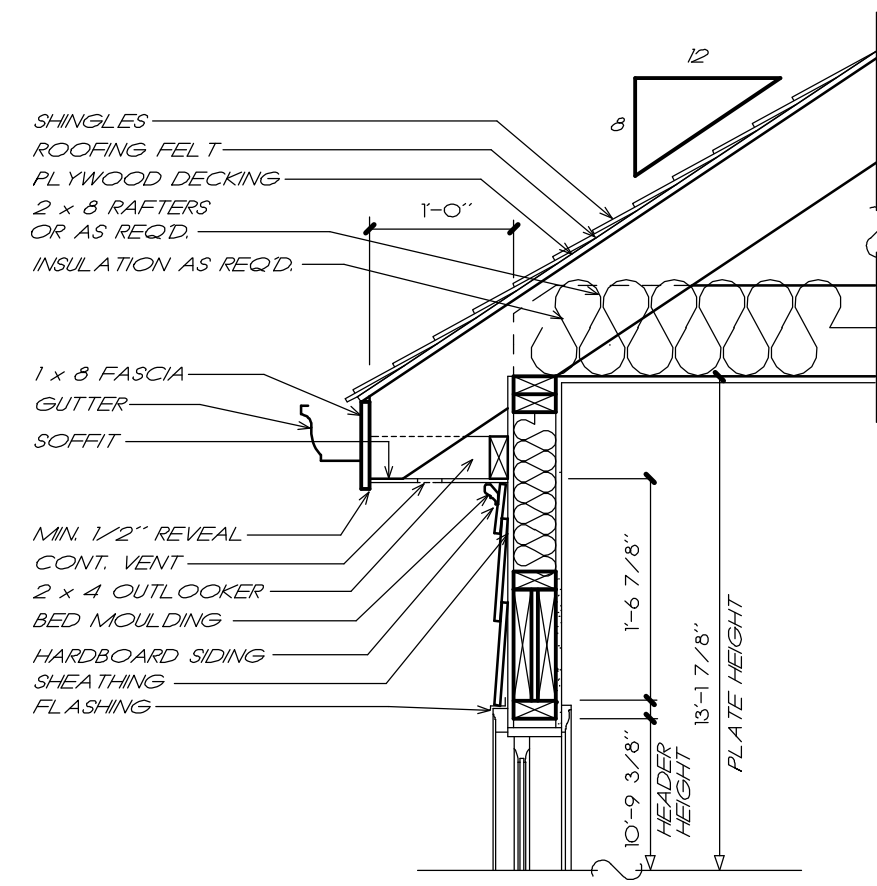
**1 CORNICE DETAIL**  
3/4" = 1'-0"



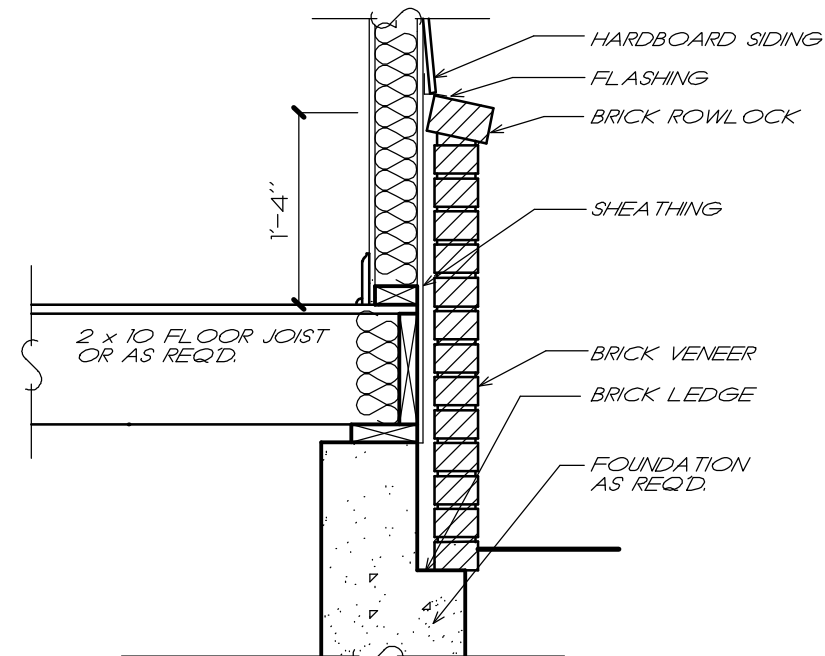
**2 CORNICE DETAIL**  
3/4" = 1'-0"



**3 CORNICE DETAIL**  
3/4" = 1'-0"

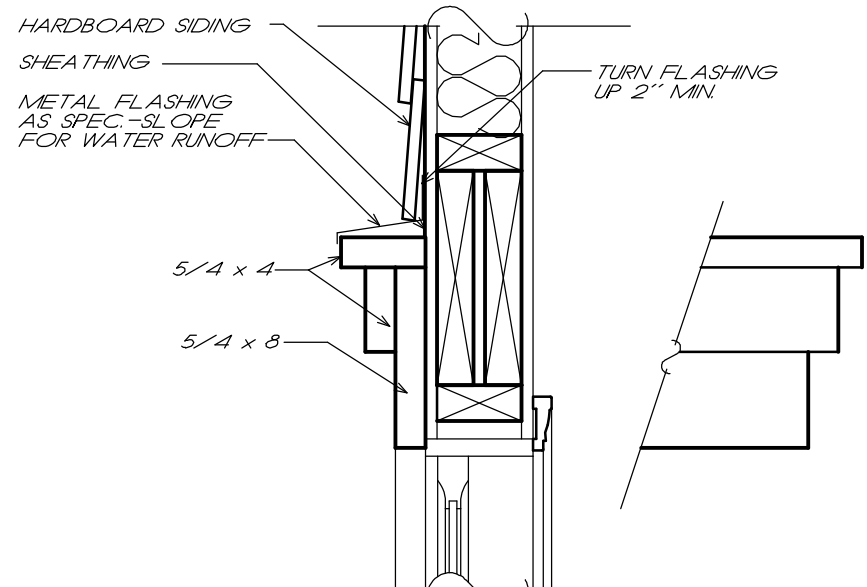


**4 CORNICE DETAIL**  
3/4" = 1'-0"



**5 BRICK WATERTABLE DETAIL**  
3/4" = 1'-0"

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



**6 TYP. PEDIMENT DETAIL**  
1/2" = 1'-0"

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS



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

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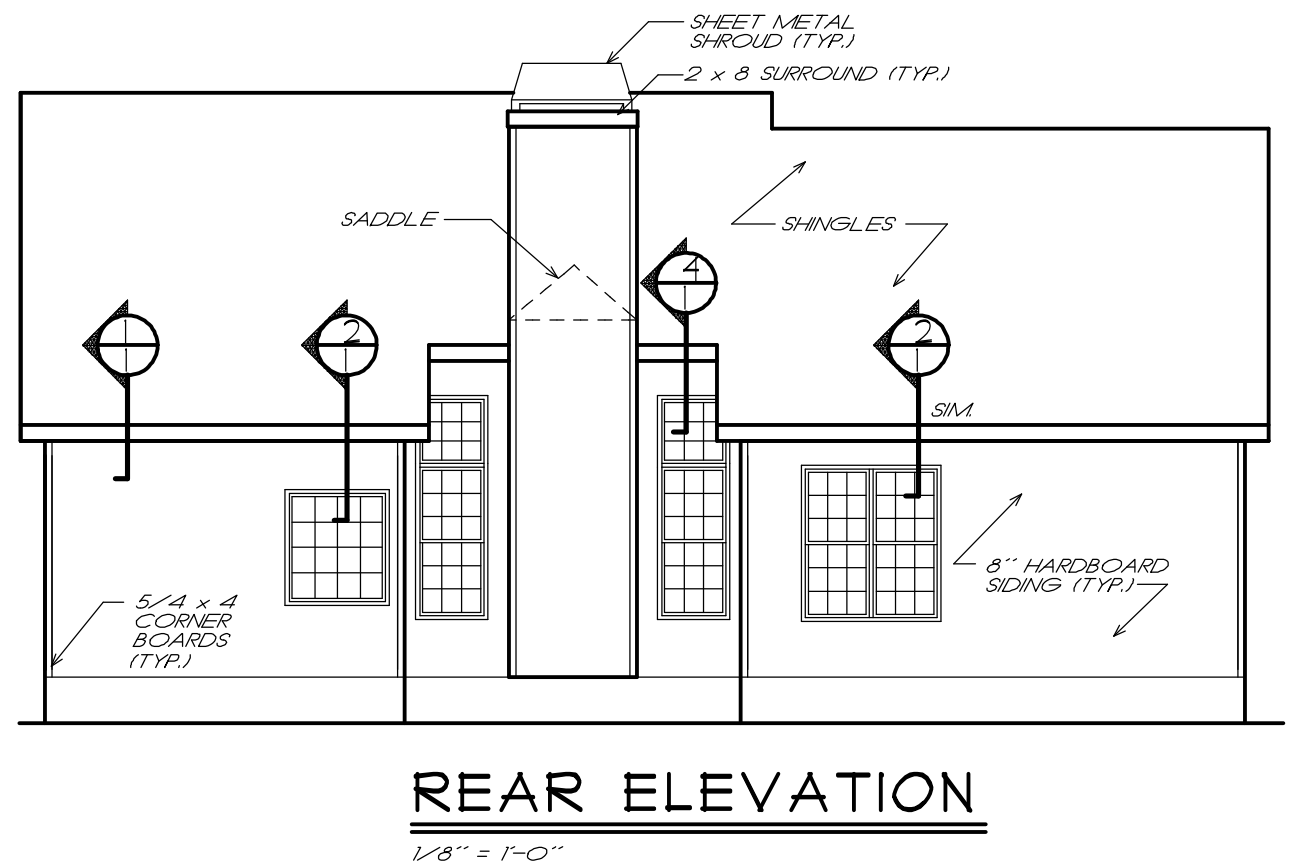
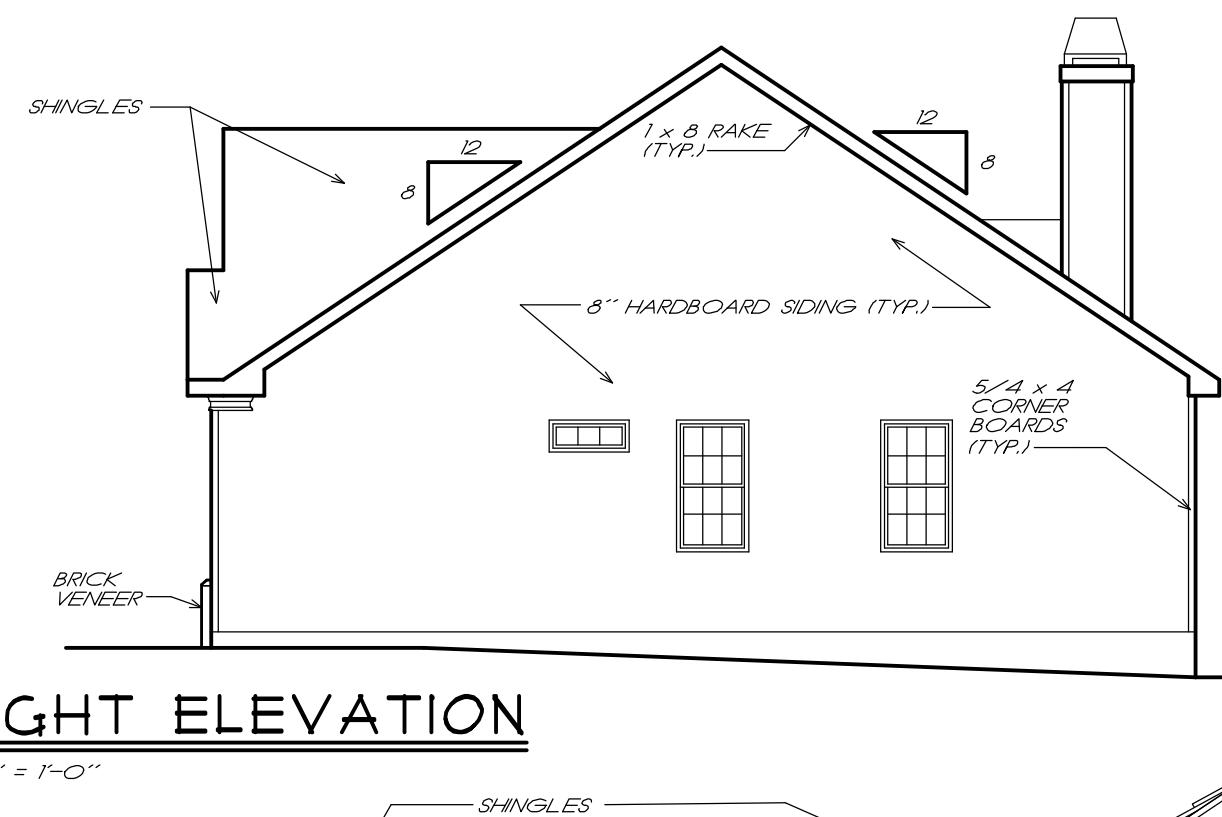
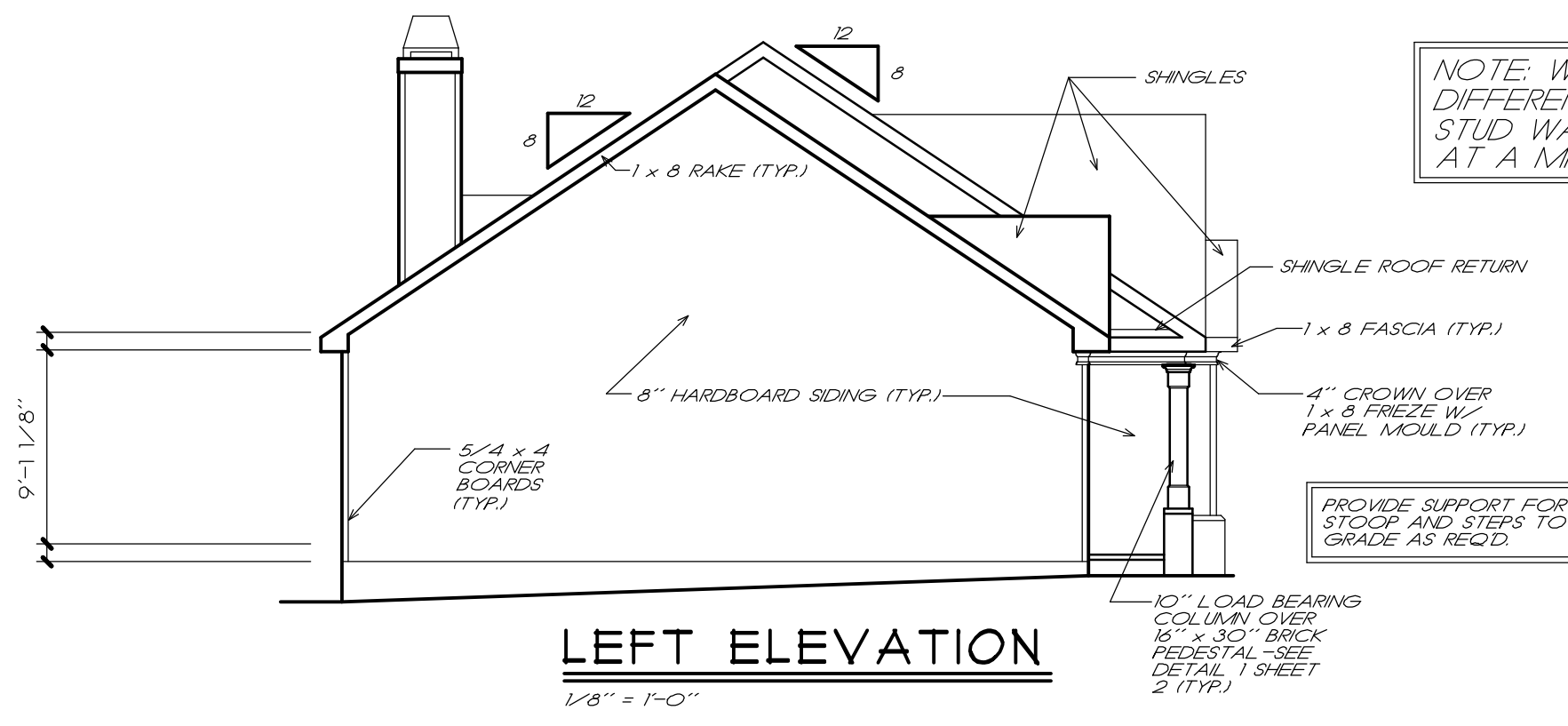
**ELEVATIONS**  
**THE BUCKNER**

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DESIGNERS OF CUSTOM AND STOCK HOMEPANS  
3550 GEORGE BUSBEE PARKWAY  
SUITE 190  
KENNESAW, GEORGIA 30144  
770-431-0888 888-717-5003

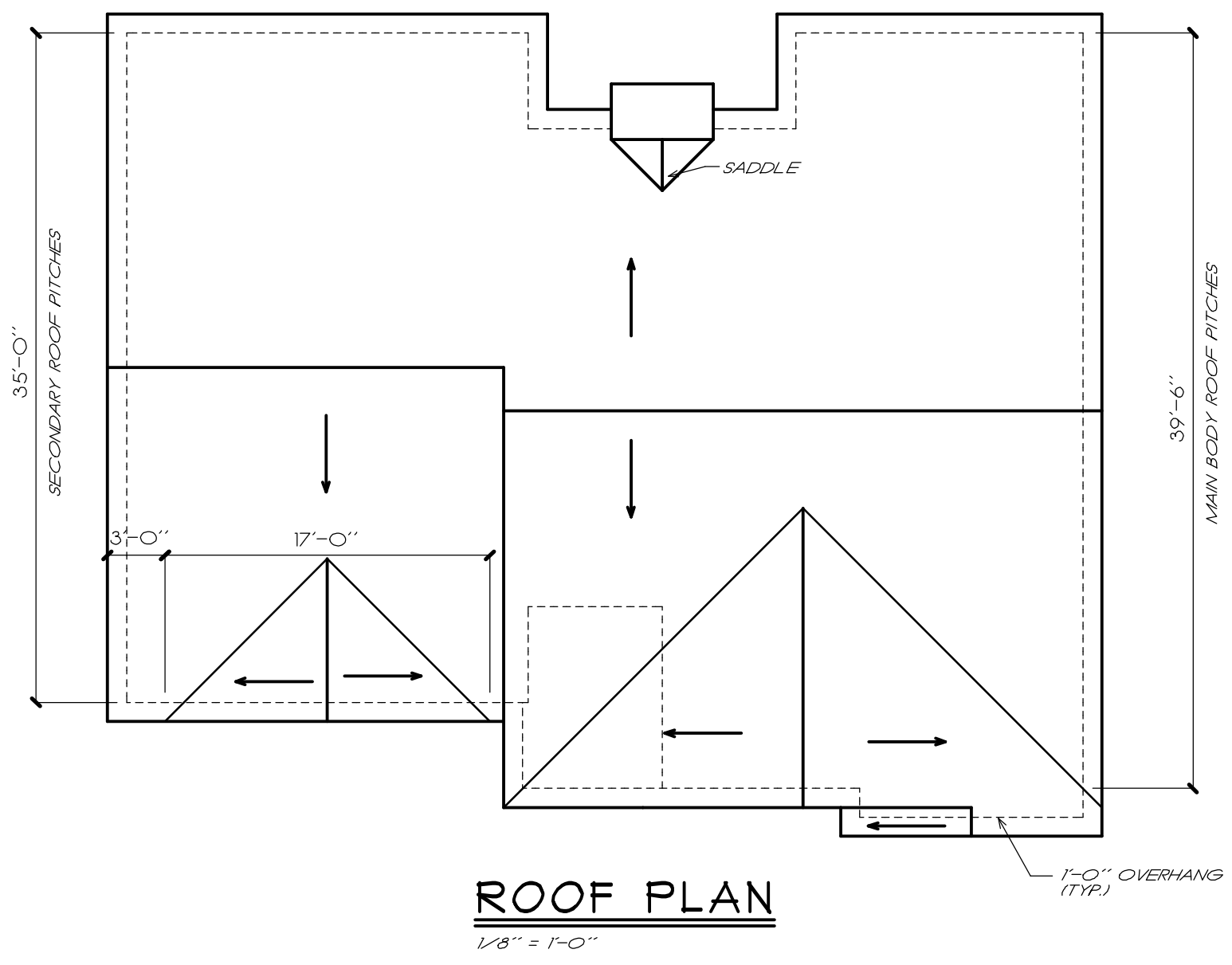
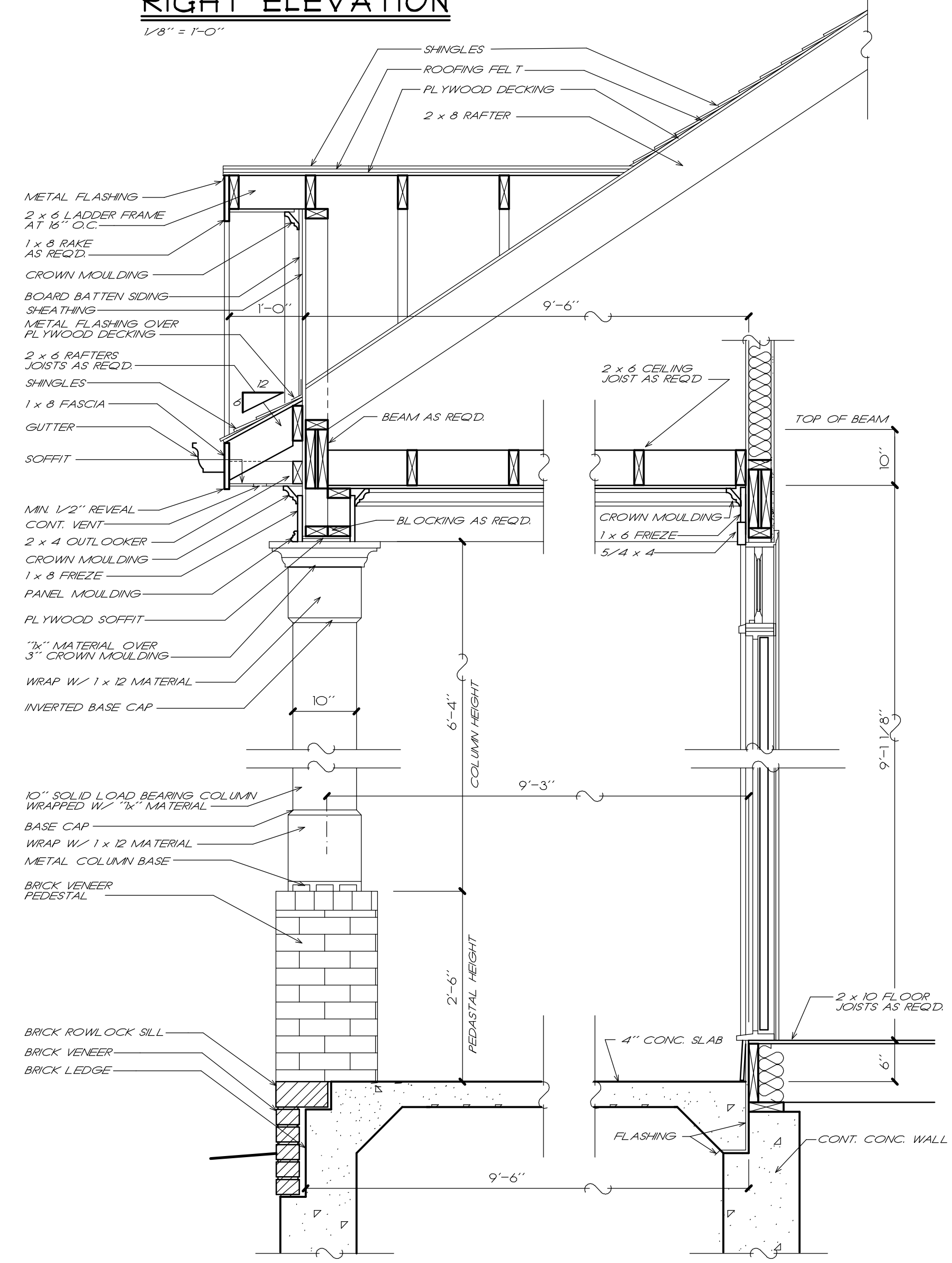
BY: THH CLK WMB

DATE: 05-08-01

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



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SUITE 190  
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BY THH CK WMB

DATE 05-08-01

SHEET **2** OF 5

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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 OR FOOTING DESIGNED TO CARRY LOAD.

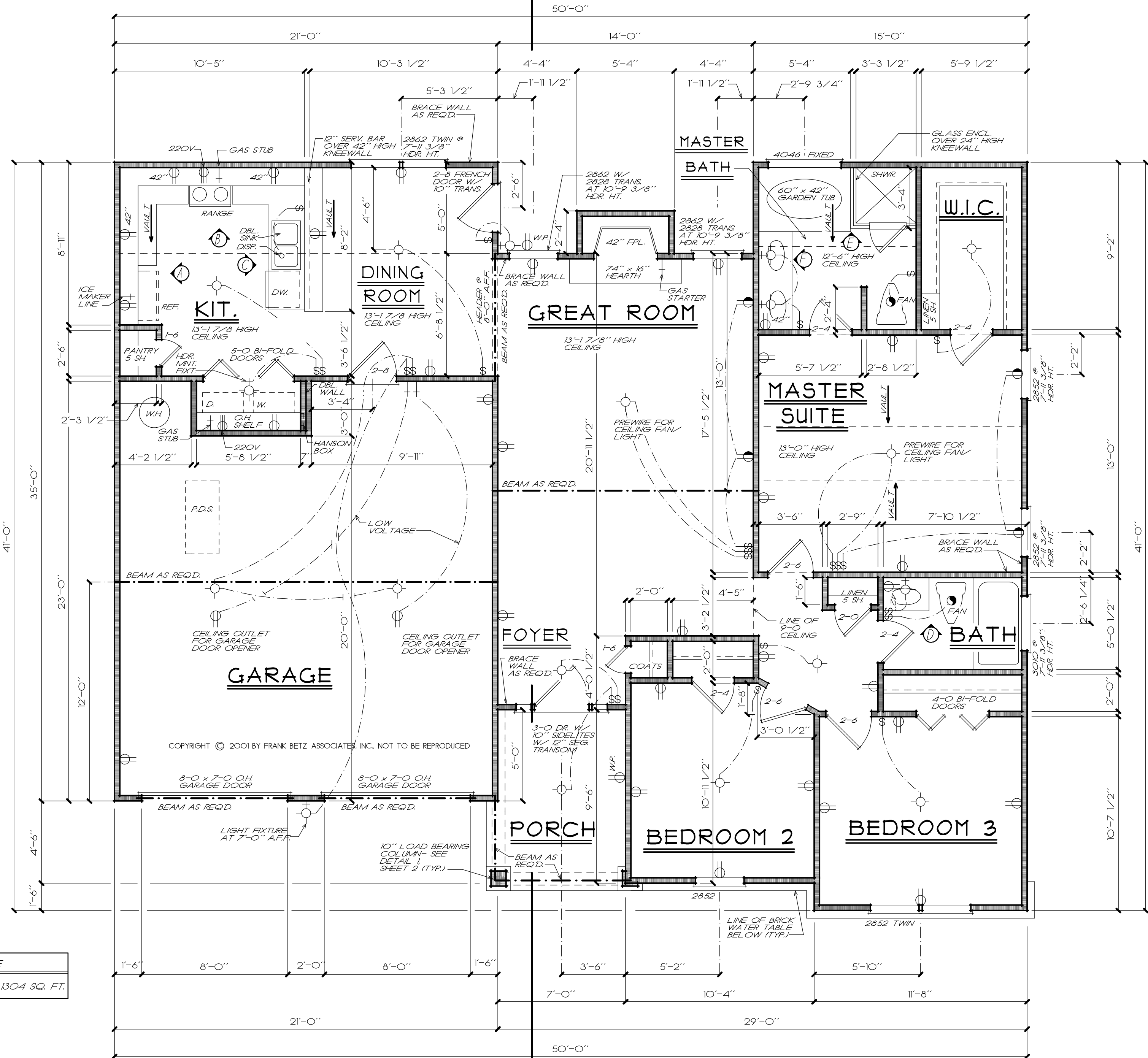
**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.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. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY 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 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 PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10 #2 SYP WITH 1/2" 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 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" OSB EXPOSURE 1, NAILING SCHEDULE TO BE #4 COMMONS AT 6" O.C. AT ALL EDGES AND #4 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. HIP, 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 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE #4 COMMONS AT 6" O.C. AT ALL EDGES AND #4 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
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 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.



SQUARE FOOTAGE	
FLOOR PLAN	1304 SQ. FT.

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NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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

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**FIRST FLOOR PLAN**  
**THE BUCKNER**

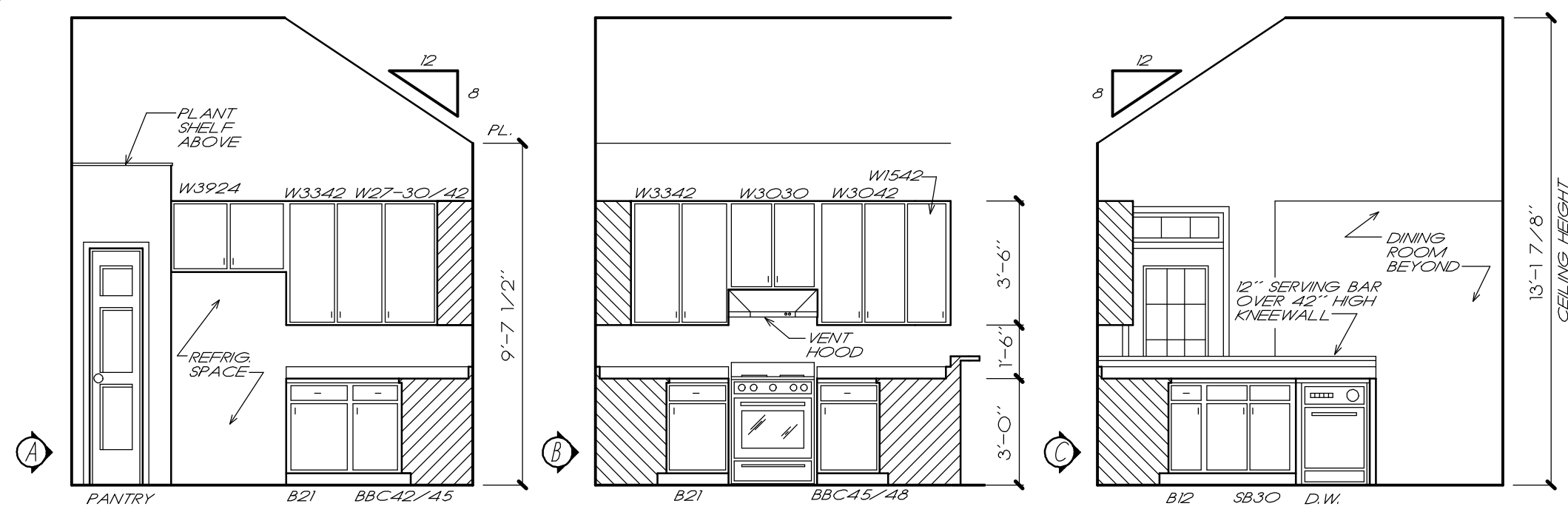
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KENNESAW, GEORGIA 30144  
770-431-0888 888-773-3003

BY: THH CK WMB

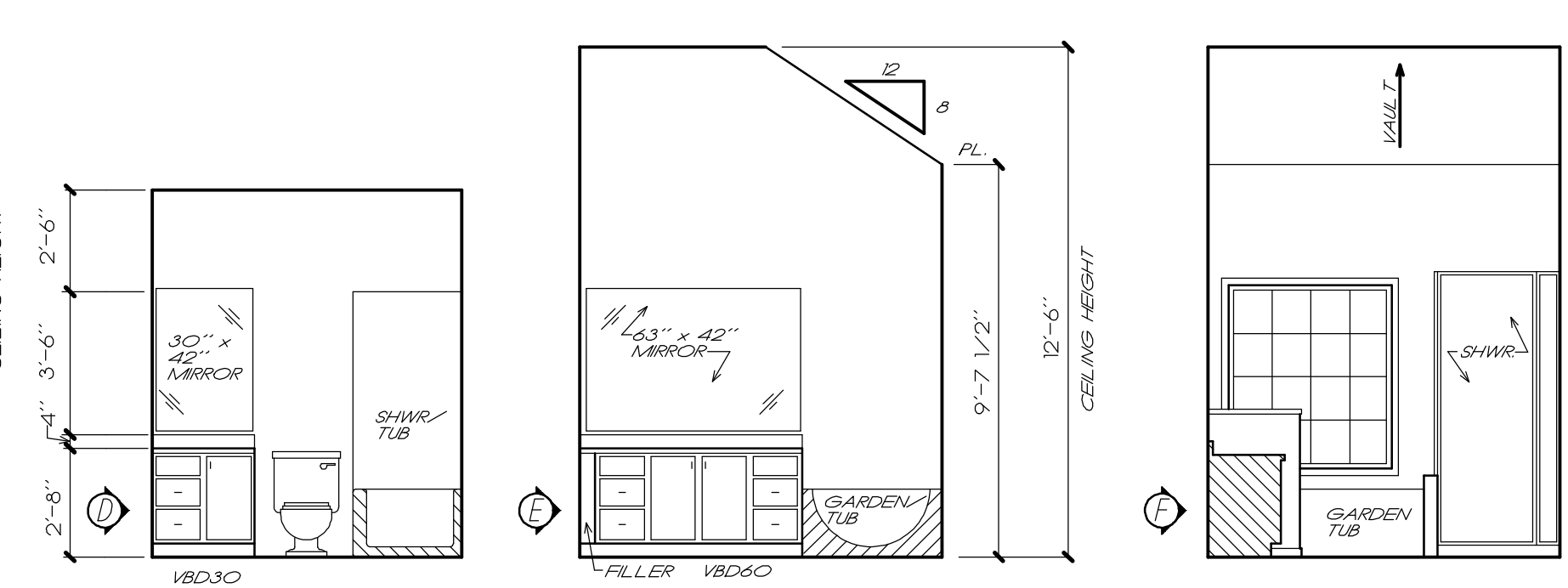
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OF 5

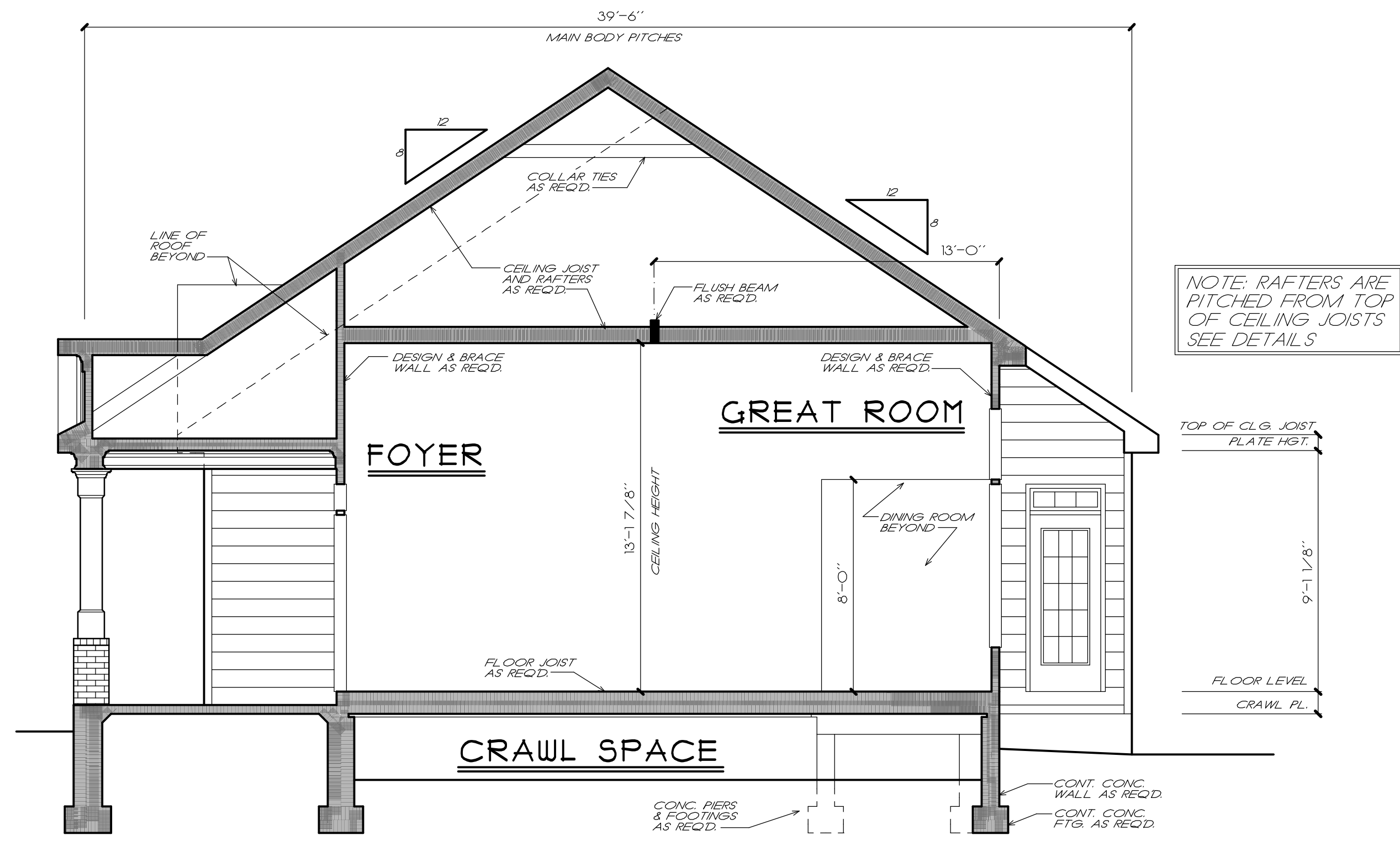
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**KITCHEN ELEVATIONS**  
1/4" = 1'-0"



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



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

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

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770-431-0888 888-717-3003

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DATE 05-08-01

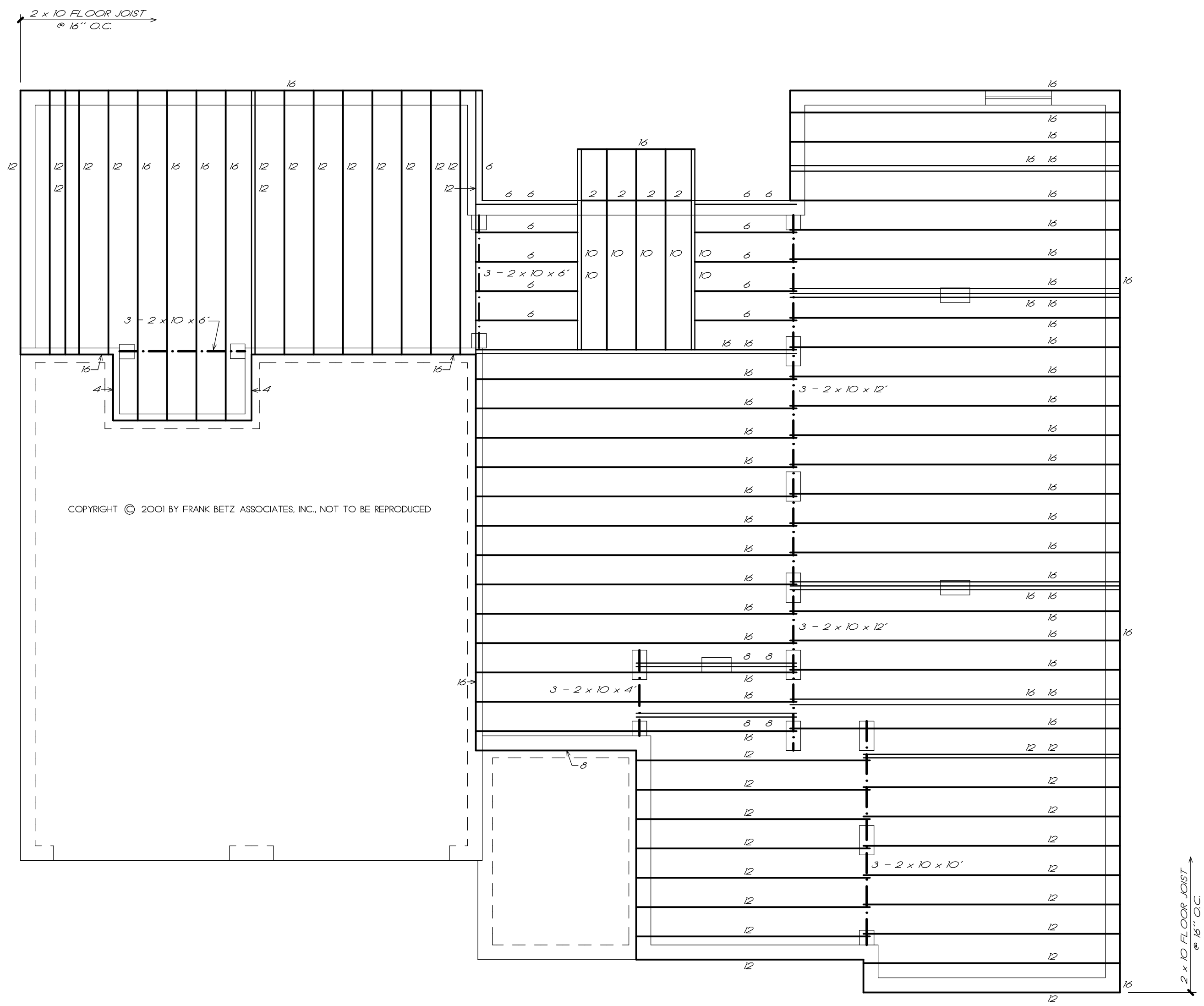
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OF 5

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**FRAMING PLAN NOTES**

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD MPS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:  
 FLOOR: 40LBS LIVE LOAD  
 10LBS DEAD LOAD  
 BEDROOM: 30LBS LIVE LOAD  
 10LBS DEAD LOAD  
 CEILING: 20LBS LIVE LOAD  
 10LBS DEAD LOAD  
 ROOF: 20LBS LIVE LOAD  
 10LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10' IN LENGTH IS COUNTED AS BEING CUT FROM A 16' PIECE.
7. ALL BEAMS ARE 2X10 #1 SYP, 2X12 #1 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.  
 ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
10. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
11. ALL BAND MATERIAL IS 2X10 #2 SYP.
12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL RAFTERS ARE 2X8'S #3 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 15'-0".
17. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED 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 OR FOOTING DESIGNED TO CARRY LOAD.

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**FIRST FLOOR FRAMING PLAN**

1/4" = 1'-0"

QUANTITIES	
2 x 10 x 10	10
2 x 10 x 12	39
2 x 10 x 16	66

LEGEND	
	"2X" JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	I - JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

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**1ST. FLOOR FRAMING PLAN**  
**THE BUCKNER**

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

BY CAS CK JCH

DATE 1-10-02

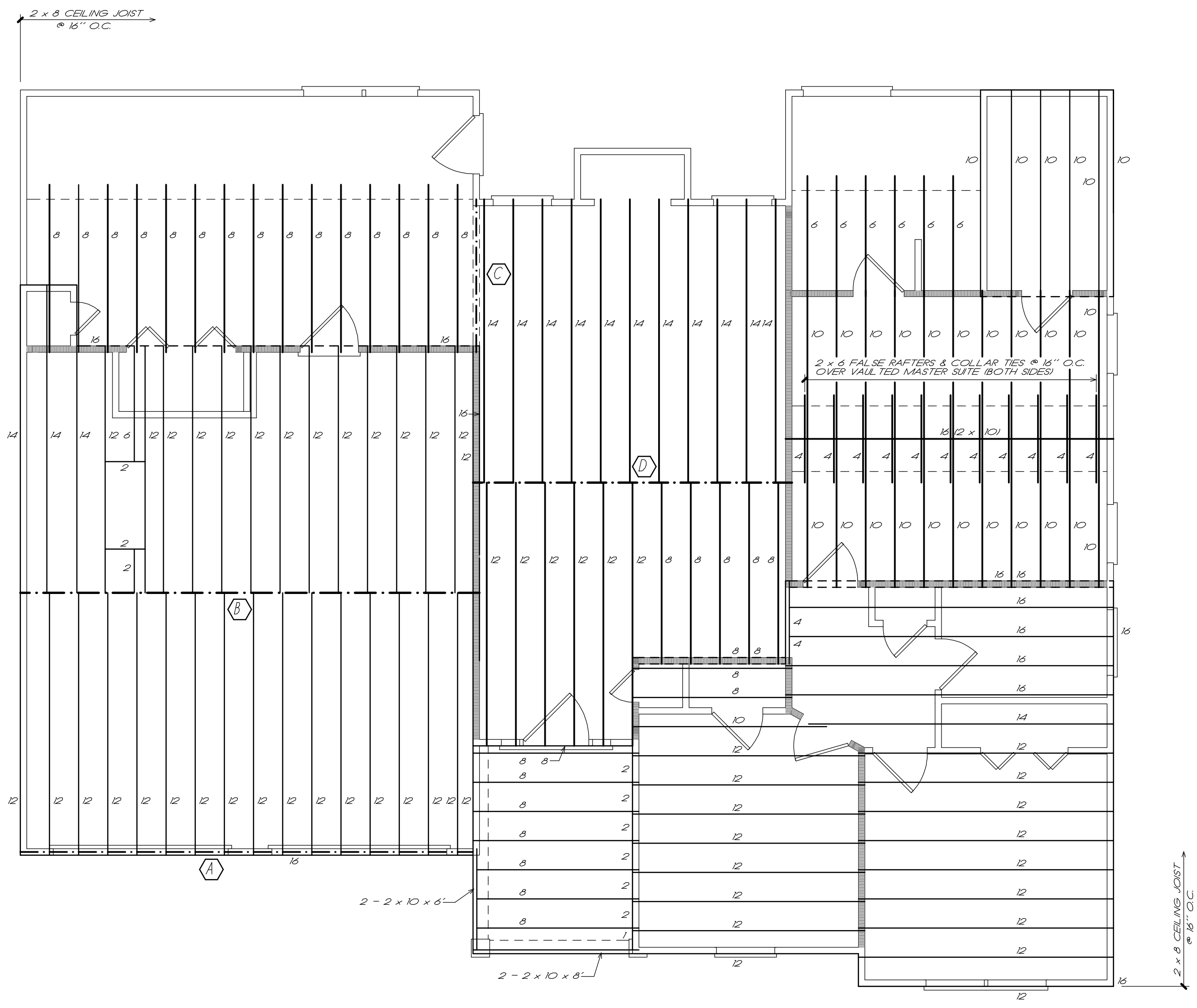
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 OF 3

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 CEILING: 20LBS LIVE LOAD  
 10LBS DEAD LOAD  
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CEILING JOIST FRAMING PLAN  
 1/4" = 1'-0"

BEAM SCHEDULE	
A	2 - 1 3/4" x 11 1/4" x 22' LVL BEAM DROPPED
B	3 - 1 3/4" x 16" x 22' LVL BEAM FLUSH
C	2 - 2 x 8 x 8' BEAM DROPPED BOTTOM OF BEAM @ 8'-0" A.F.F.
D	2 - 1 3/4" x 9 1/4" x 16' LVL BEAM FLUSH (NO ROOF BRACES ON BEAM)

QUANTITIES	
2 x 6 x 10	22
2 x 6 x 16	03
2 x 8 x 10	07
2 x 8 x 12	54
2 x 8 x 14	15
2 x 8 x 16	34
2 x 10 x 16	03

LEGEND	
	"2X" JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	I - JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

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 KENNESAW, GEORGIA 30144  
 770-431-0888 888-717-3003

BY CAS CK JCH

DATE 1-10-02

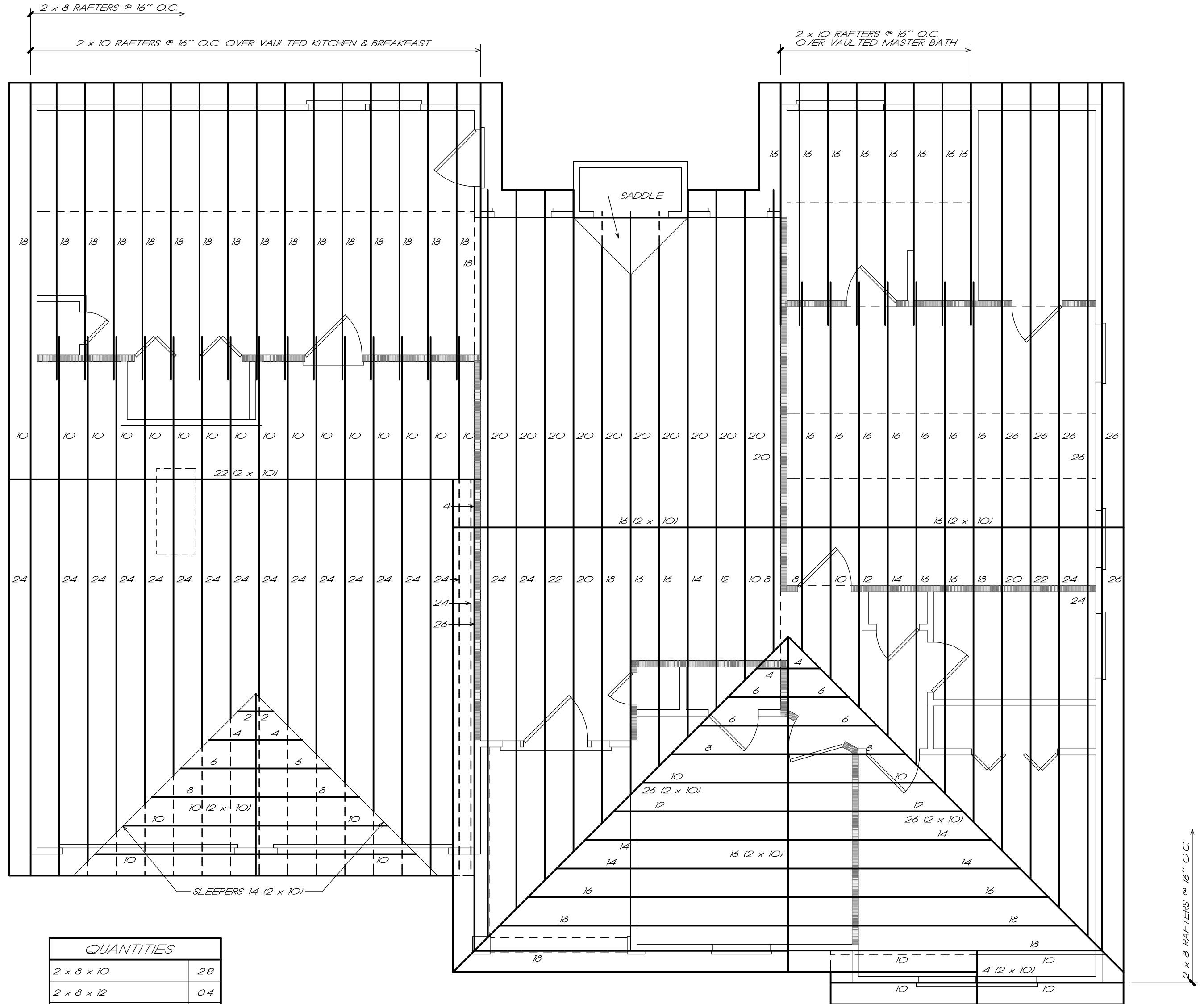
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  - 10LBS DEAD LOAD
  - ROOF: 20LBS LIVE LOAD
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7. ALL BEAMS ARE 2X10 #1 SYP, 2X12 #1 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8. ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
9. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
10. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
11. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL 2 X 10 X 16" AND 2 X 10 X 18" FLOOR JOIST TO BE #1 SYP.
12. ALL BAND MATERIAL IS 2X10 #2 SYP.
13. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
14. ALL CEILING JOISTS ARE 2X8'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
15. ALL RAFTERS ARE 2X8'S #3 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
16. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
17. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18. 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 OR FOOTING DESIGNED TO CARRY LOAD.

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 OR FOOTING DESIGNED TO CARRY LOAD.



QUANTITIES	
2 x 8 x 10	28
2 x 8 x 12	04
2 x 8 x 14	06
2 x 8 x 16	20
2 x 8 x 18	06
2 x 8 x 20	13
2 x 8 x 22	02
2 x 8 x 24	20
2 x 8 x 26	07
2 x 10 x 10	01
2 x 10 x 14	02
2 x 10 x 16	12
2 x 10 x 18	17
2 x 10 x 22	01
2 x 10 x 26	02

FRANK BETZ ASSOCIATES, INC., NOT TO BE REPRODUCED  
**ROOF FRAMING PLAN**  
 1/4" = 1'-0"

LEGEND	
	"2X" JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	I - JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

DATE	REV	DATE	REV
10-20-07	SPRAME		

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**THE BUCKNER**

**FRANK BETZ ASSOCIATES, INC.**  
 DESIGNERS OF CUSTOM AND STOCK HOMEPLANS  
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 KENNESAW, GEORGIA 30144  
 770-431-0888 888-717-3003

BY CAS CK JCH

DATE 1-10-02

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