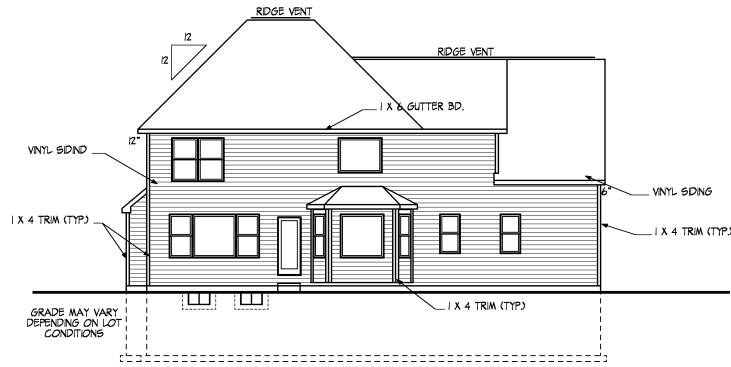
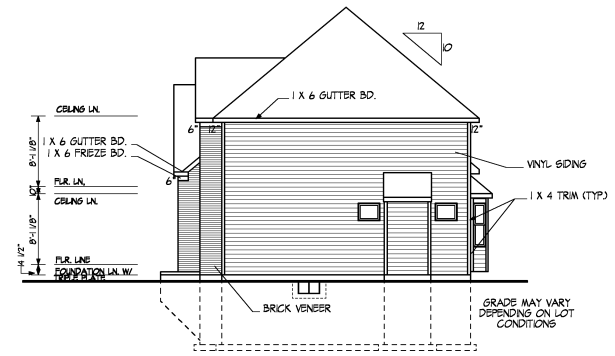


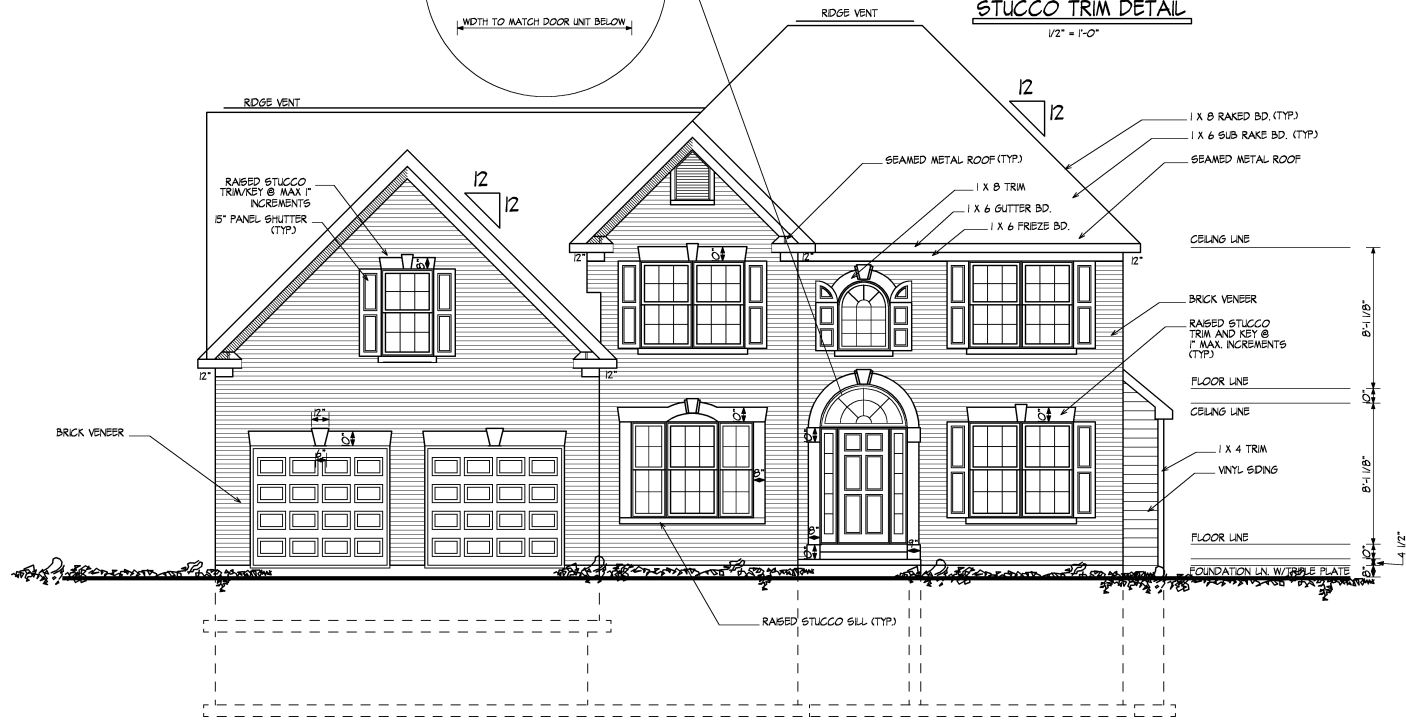
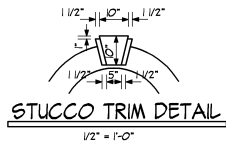
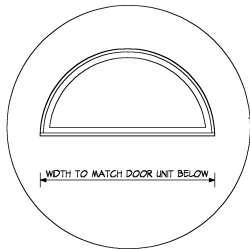
LEFT SIDE ELEVATION
1/8" = 1'-0"



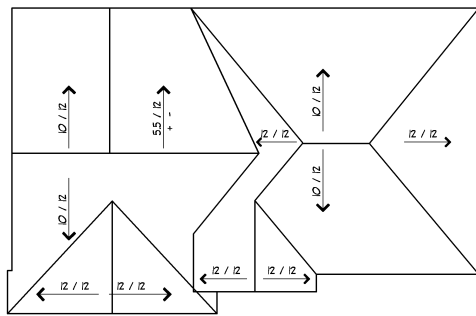
REAR ELEVATION
1/8" = 1'-0"



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



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



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

RIEMER NUMBER

DATE	AS NOTED
BY	DATE
REVISED BY	DATE
4-22-04	

New Residence for :

F B A
FRANK BETZ ASSOCIATES, INC.

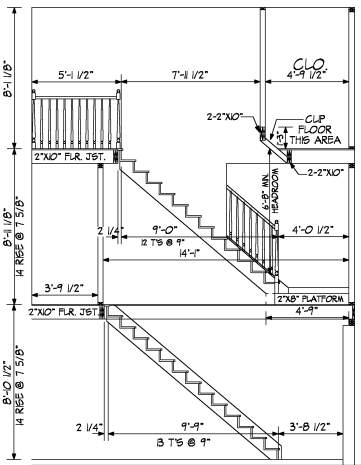
COFFMAN
RESIDENTIAL ARCHITECTS

File No.
2643

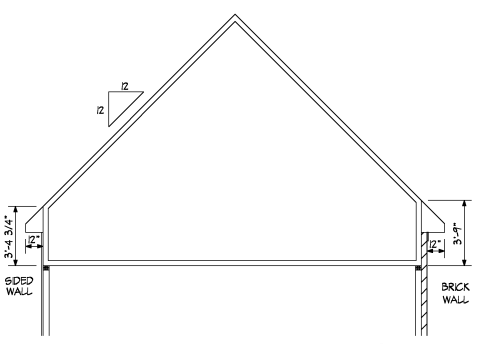
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Job No.

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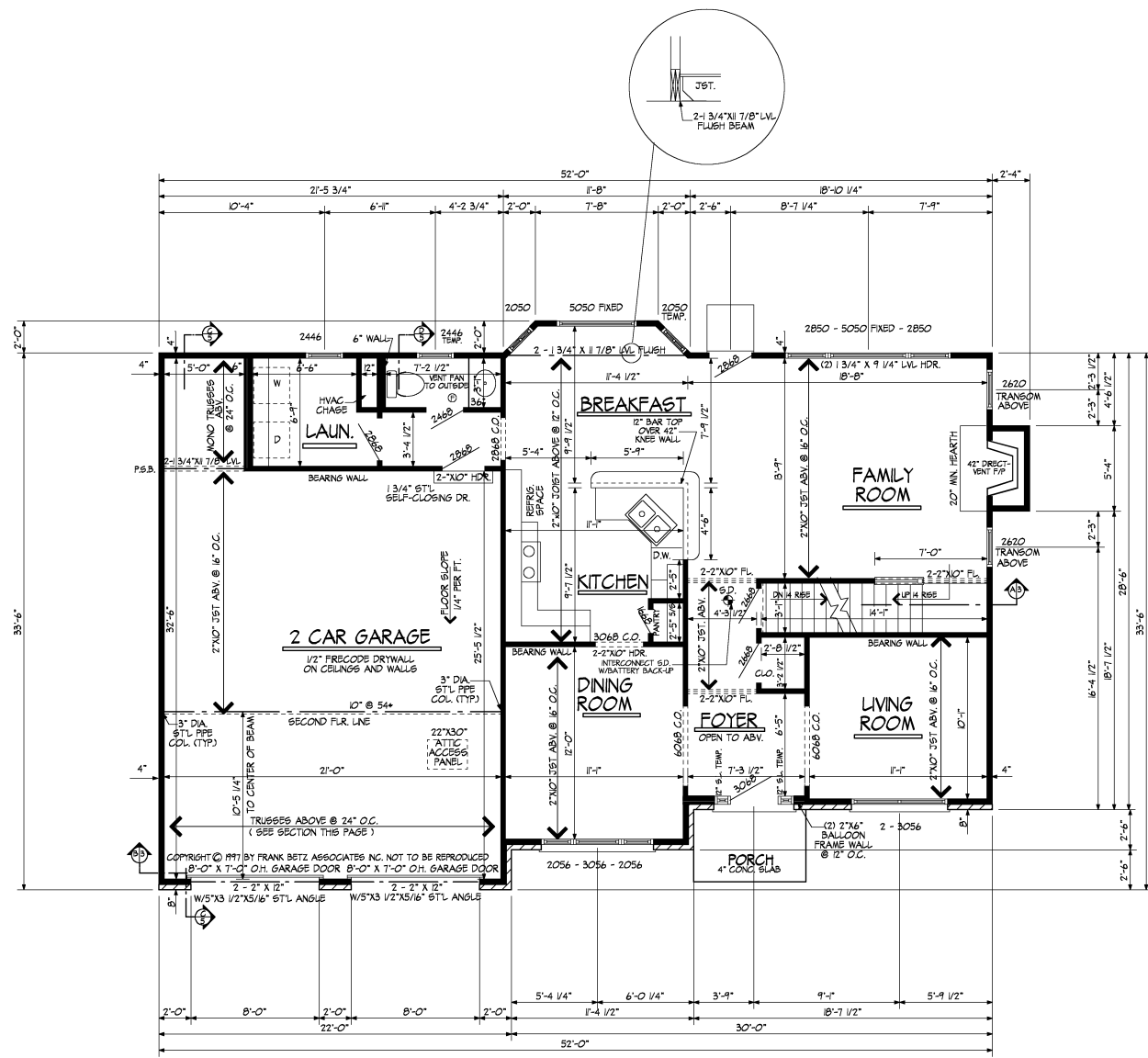


STAR SECTION A/3
1/4" = 1'-0"



P.E. GARAGE TRUSS SECTION B/3
1/4" = 1'-0"

STAR NOTES:
 1) RAILING HT. 34" MIN. 38" MAX.
 2) GUARDRAIL HT. 36" MIN AND SHALL NOT ALLOW AN OBJECT 4" OR MORE IN DIA. TO PASS THROUGH AND SHALL NOT BE CONSTRUCTED W/ ANY PATTERN THAT RESULTS IN A LADDER EFFECT
 3) BALUSTERS, 4" MAX SPACING
 4) HANDRAIL SHALL TERMINATE TO A POST OR RETURN INTO THE WALL
 5) HEADROOM HT. 6'8" MIN
 6) OPEN SIDES OF STAIRS MORE THAN 30" ABOVE FLOOR SHALL HAVE 3/8" MIN HT GUARDRAIL
 7) 1 1/8" - 1 1/4" TREAD NOSING
 8) HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION OF 1 1/4" MAX DIA OR NON-CIRCULAR PERIMETER OF 4" - 6 1/4" AND LARGEST CROSS SECTION NOT TO EXCEED 2 1/4" EDGES SHALL HAVE A MIN. RADIUS OF 1/8"



FIRST FLOOR PLAN

FLOOR PLAN NOTES:

- Do not scale drawings.
- All glass windows w/9 sq. ft. of glass area and less than 18" abv. floor, all glass doors and all glass windows and enclosures at tubs and showers where the bottom exposed edge of the glazing is less than 60" above the drain inlet and 35" horizontally from the inside edge of the tub or compartment shall be tempered glass. A individual panel within a 24-inch arc of the door in a closed position and whose bottom edge of the glazing is less than 60-inch above the floor.
- All smoke detectors to be 110 volt with battery backup and connected so that if one sounds all sound.
- All windows shown to be as manufactured by _____ windows or equal.
- Standard window header height this floor to be 7'-0" A.F.F. unless noted otherwise.
- Ceiling height this floor to be 8'-1 1/8" A.F.F. (rough) unless noted otherwise.
- All inside/outside stairway/open/covered porches, screened porches, decks, etc., shall be properly illuminated.
- All wall sheathing seams backed by blocking equal to stud size.
- Show guardrails 3/4"-38" above nosing • all open stairs over 30" high. Guardrails 36" min. above floor • all floors/decks over 30" high. Guardrails shall have intermediate rails or ornamental closures which do not allow passage of an object 3 5/8" or more in diameter. Required guards shall not be constructed with horizontal rails or other ornamental patterns that result in a ladder effect.

NOTE: ALL 2" X 4" WALLS EXCEPT WHEN SPECIFIED

8' FIRST FLOOR CEILINGS

NOTE: FIRST FLOOR HEADER HEIGHT 7'-0" EXCEPT WHEN SPECIFIED

DRAWN BY	SCALE
M. A. V.	1/4" = 1'-0"
DATE REVISION	DATE
4 - 22 - 04	REVISIONS BY

New Residence for :

F. B. A.
FRANK BETZ ASSOCIATES, INC.

COFFMAN
QUALITY HOMES

File No.
2643

Home Type:
NASH

Job No.

Sheet
3

DRAWN BY	SCALE
M. A. V.	1/4" = 1'-0"
DATE REVISION BY DATE	DATE REVISION BY
4-22-04	
4-29-04	

New Residence for :

F B A
FRANK BETZ ASSOCIATES, INC.

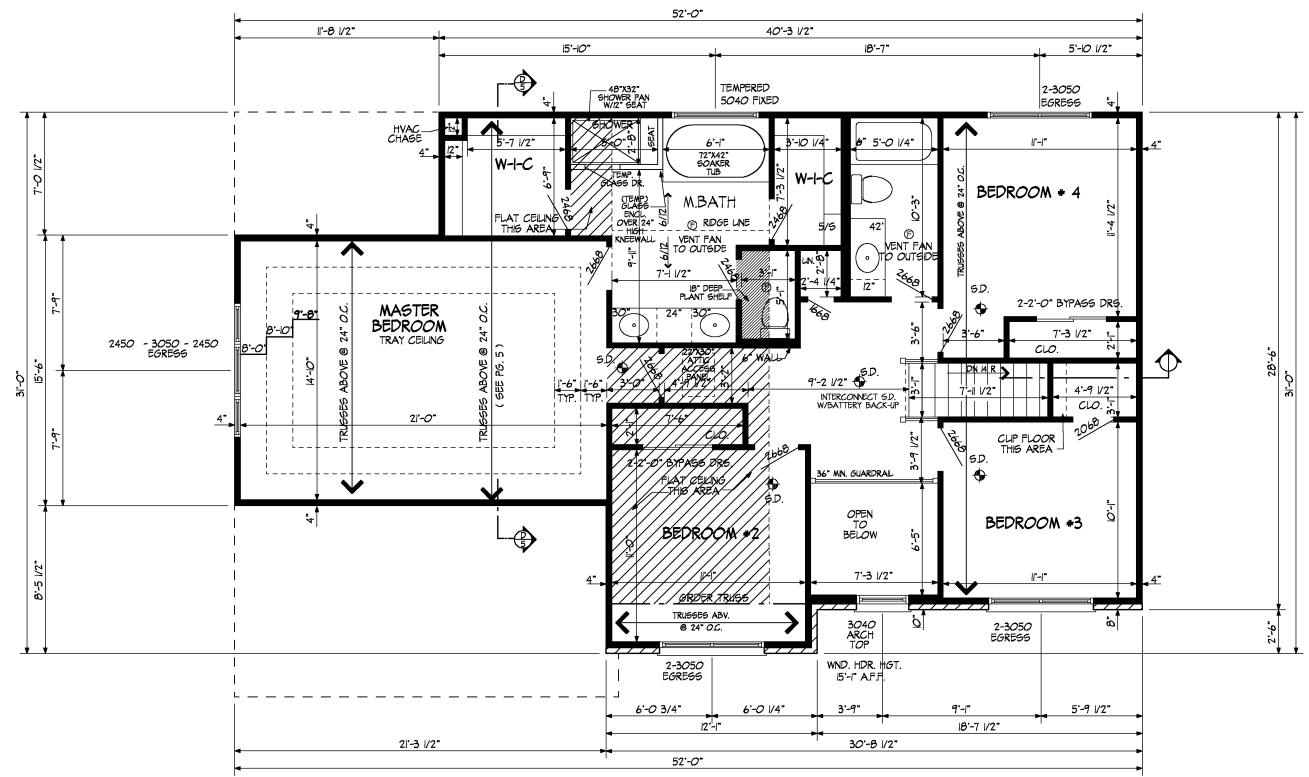
COFFMAN
CREATED BY LOMEC

File No.
2643

Home Type:
NASH

Job No.

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4



SECOND FLOOR PLAN

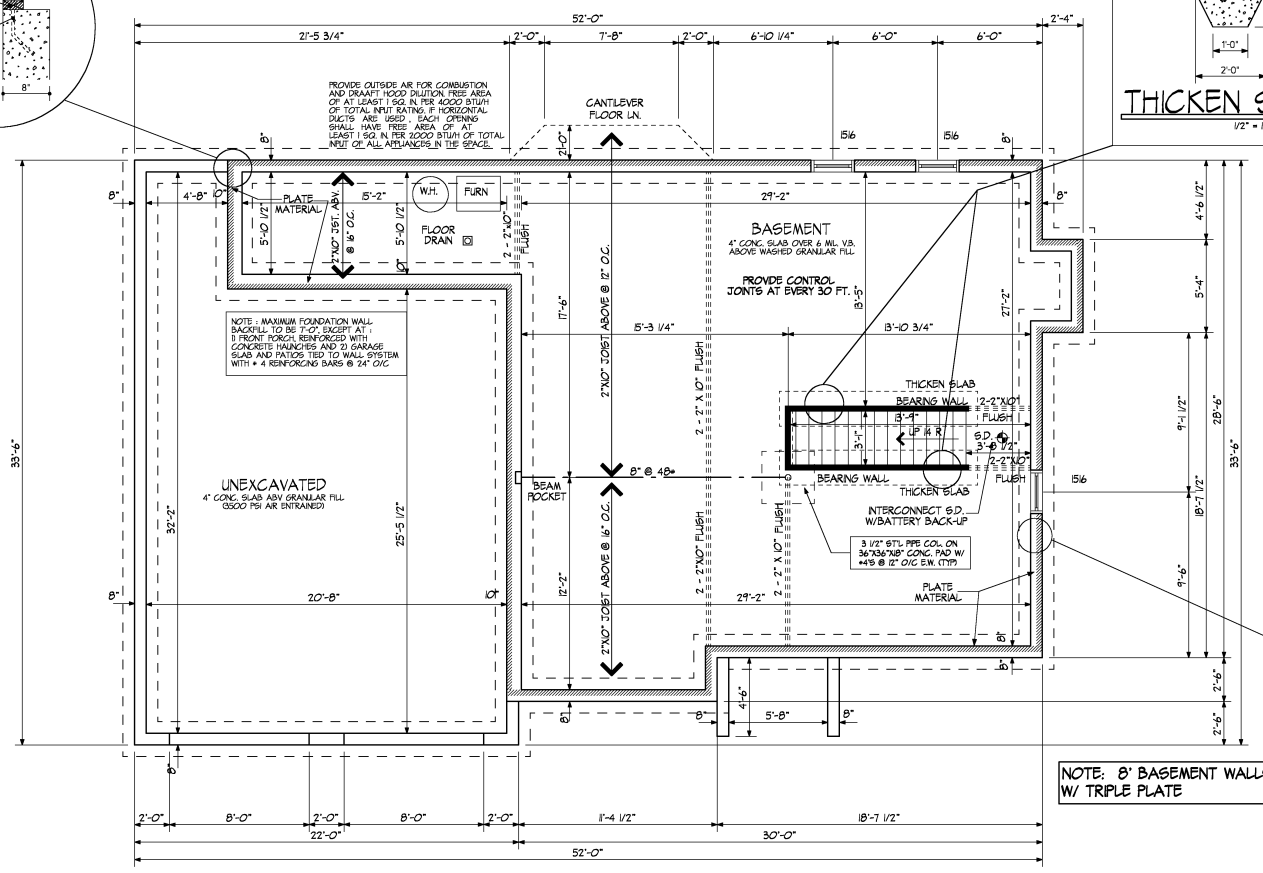
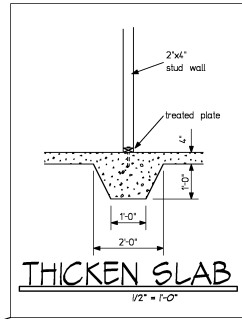
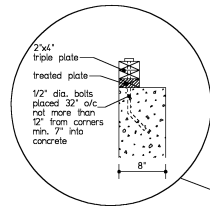
FLOOR PLAN NOTES:

1. Do not scale drawings.
2. All glass windows w/9 sq. ft. of glass area and less than 18" abv. floor, all glass doors and all glass windows and enclosures of tubs and showers where the bottom exposed edge of the glazing is less than 60" above the drain flue and 36" horizontally from the inside edge of the tub or compartment shall be tempered glass. A individual panel within a 24-inch arc of the door in a closed position and whose bottom edge of the glazing is less than 60-inch above the floor.
3. All smoke detectors to be 110 volt with battery back-up and connected so that if one sounds all sound.
4. All windows shall to be as manufactured by _____ windows or equal.
5. Standard window header height this floor to be 6'-3 7/8" A.F.F. unless noted otherwise.
6. Ceiling height this floor to be 8'-1 1/8" A.F.F. (rough) unless noted otherwise.
7. All inside/outside stairway/open/covered porches/screamed porches/decks/etc., shall be properly illuminated.
8. All wall sheathing seams backed by blocking equal to stud size.
9. Show guardrails 34"-38" above nosing • all open stairs over 30" high. Guardrails 36" min. above floor • all floors/decks over 30" high. Guardrails shall have intermediate rails or ornamental closures which do not allow passage of an object 3 5/16" or more in diameter. Required guards shall not be constructed with horizontal rails or other ornamental patterns that result in a ladder effect.

EGRESS WINDOW DATA	
Egress windows to have min. 5.7 sq. ft. net clear opening. A min. 20" width and 22" height all height of not more than 44" above the fl. as required by section 302.1	

NOTE : ALL 2" X 4" WALLS EXCEPT WHEN SPECIFIED

8' SECOND FLR. CEILING



PROVIDE OUTSIDE AIR FOR COMBUSTION AND DRAINAGE HOOD EXHAUST. SEE AREA OR AT LEAST 1 SQ. IN. PER 4000 BTUH OF TOTAL INTAKE. IF HORIZONTAL DUCTS ARE USED, EACH OPENING SHALL HAVE TRIS AREA OF AT LEAST 1 SQ. IN. PER 4000 BTUH OF TOTAL INTAKE OF ALL APPLIANCES IN THE SPACE.

NOTE: MAXIMUM FOUNDATION WALL BACKFILL TO BE 1'-0" EXCEPT AT 1' FRONT TRENCH REINFORCED WITH CONCRETE HAUNCHES AND 10 GARAGE SLAB AND PATIOS TIED TO WALL SYSTEM WITH #4 REINFORCING BARS @ 12" O.C.

BASEMENT
4" CONC. SLAB OVER 4 MIL V.B.
ALONG WASHED GRANULAR FILL.
PROVIDE CONTROL JOINTS AT EVERY 30 FT.

THICKEN SLAB
BEARING WALL 12" MIN. FLUSH
UP # R
3" @ 12"
2'-2" MIN. FLUSH

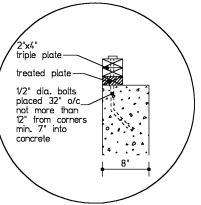
BEARING WALL
THICKEN SLAB
INTERCONNECT S.D. W/BATTERY BACK-UP
3 1/2" STL. PIPE COLUMN
36"x36"x18" CONC. PAD W/
#4 @ 12" O.C. E.W. (TYP)

PLATE MATERIAL

NOTE: 8" BASEMENT WALLS W/ TRIPLE PLATE

FOUNDATION NOTES:

1. Do not scale drawings. Foundation contractor to take care to note location of all plates for the purpose of location of the anchor bolts/straps.
2. Footings - typical 20" w x 8" d concrete w/ a cut keyway. Footing to bear on solid undisturbed earth or engineered fill. Bottom of footings to be minimum 30" below grade.
3. Foundation walls are designed for a maximum 8'-0" unbalanced fill from top of basement slab.
4. Provide 1/2" anchor bolts max. 36" o.c. for 8" thick wall. 32" o.c. for 12" thick wall min. 8" embedment or Simpson MAB 15 anchor straps max. 24" for 8" thick wall. 18" for 12" thick walls max. 12" from corners.
5. Provide slab control joints at max. 30'-0" each way.
6. Foundation walls to be waterproofed with 6 mil poly(vinyl chloride) membrane or equal.
7. All lumber in direct contact with concrete to be C2C pressure treated.
8. Provide outside combustion air intake for furnace as required.
9. All columns or indications on plans for solid backing (so) shall extend down through all levels of framing and terminate at suitable foundation or bearing below.



FOUNDATION PLAN

DRAWN BY	SCALE
M. A. V.	1/4" = 1'-0"
DATE	REVISED BY
4-22-04	DATE
	BY

New Residence for :

F B A
FRANK BETZ ASSOCIATES INC.

COFFMAN
CORPORATION

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NASH

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