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 BEGINING 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 OCCURING 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 #1 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 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d 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 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d 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.

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FRANK BETZ ASSOCIATES

LOT 11 LYNDON CREEK

REVISIONS	DATE	BY

PACES FERRY BUILDERS

HEATED SQUARE FOOTAGE

FIRST FLOOR	2532
SECOND FLOOR	1910
TOTAL	4442
BONUS ROOM	560
TOTAL	5002
FINISHED BASEMENT	212
TOTAL	5214

UNHEATED SQUARE FOOTAGE

GARAGE/STORAGE	877
COVERED ENTRY	49
VAULTED PORCH	271
GRILLING PORCH	140
UNFINISHED BASEMENT	2320
TOTAL	3657

UNDER ROOF SQUARE FOOTAGE

HEATED TOTAL	5214
UNDHEATED TOTAL	3657
TOTAL UNDER ROOF	8871

CONSTRUCTION DRAWING INDEX

00 – COVER SHEET
01 – FRONT ELEVATION
02 – REAR ELEVATION
03 – SIDE ELEVATIONS
04 – ROOF PLAN
05 – BASEMENT FOUNDATION PLAN
06 – FIRST FLOOR PLAN
07 – SECOND FLOOR PLAN
08 – SECTIONS AND DETAILS
09 – WINDOW AND DOOR SCHEDULE AND PORTAL FRAMING DETAIL
10 – BASEMENT ELECTRICAL PLAN
11 – FIRST FLOOR ELECTRICAL PLAN
12 – SECOND FLOOR ELECTRICL PLAN

APPLICABLE BUILDING CODES

2018 INTERNATIONAL BUILDING CODE (IBC) W/ GA AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GA AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GA AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ GA AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE (IFGC) W/ GA AMENDMENTS
2023 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA AMENDMENTS
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) W/ GA AMENDMENTS
2018 LIFE SAFETY CODES (NFPA 101) W/ GA AMENDMENTS
2012 IRC PRESCRIPTIVE DECK DETAILS

NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

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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

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FRONT ELEVATION

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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PACES FERRY BUILDERS

FRONT ELEVATION

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BY	CK	DATE
RLG	FBA	9-29-25

SHEET 1 OF 12

REAR ELEVATION

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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PACES FERRY BUILDERS

REAR ELEVATION

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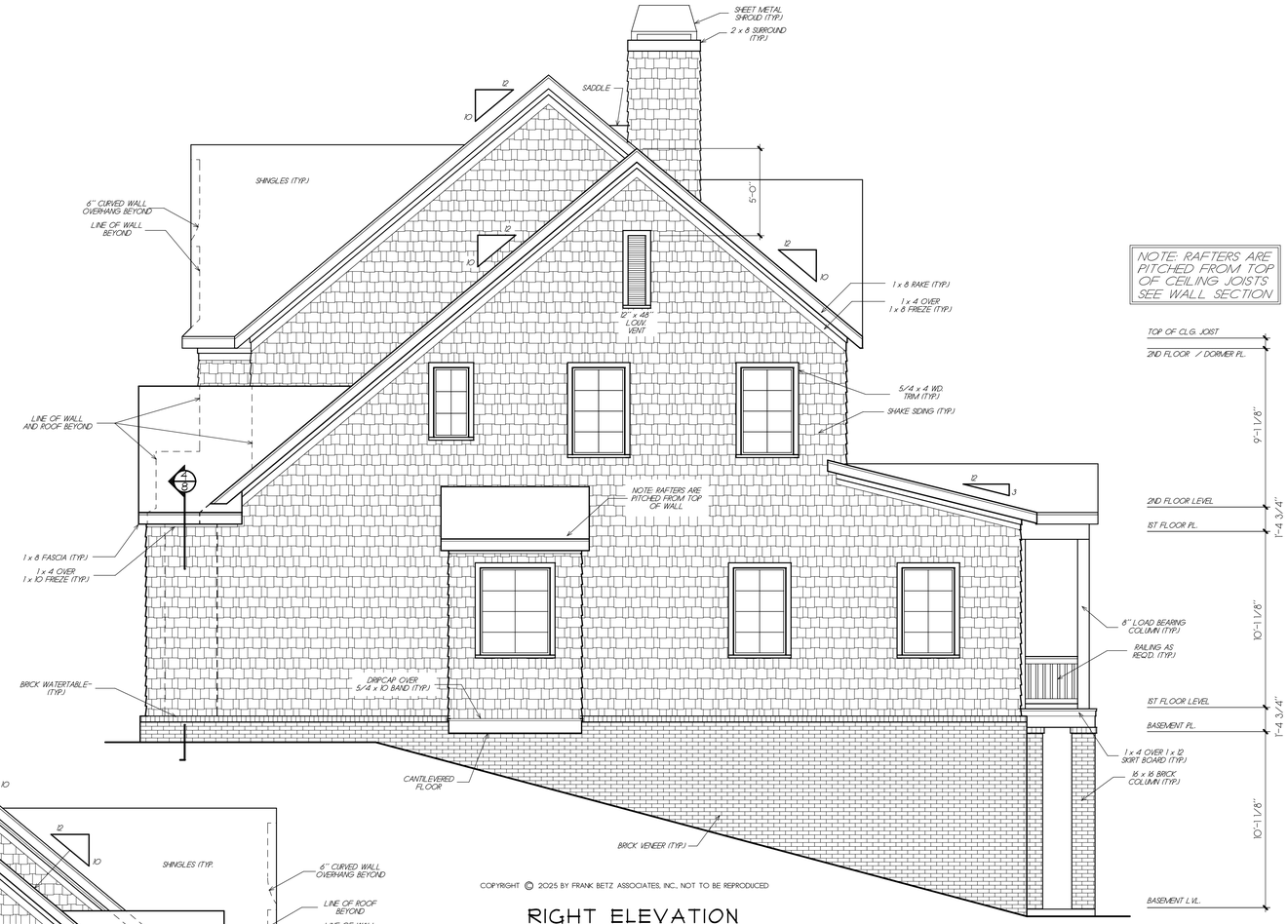
SHEET

2

OF 12



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RIGHT ELEVATION

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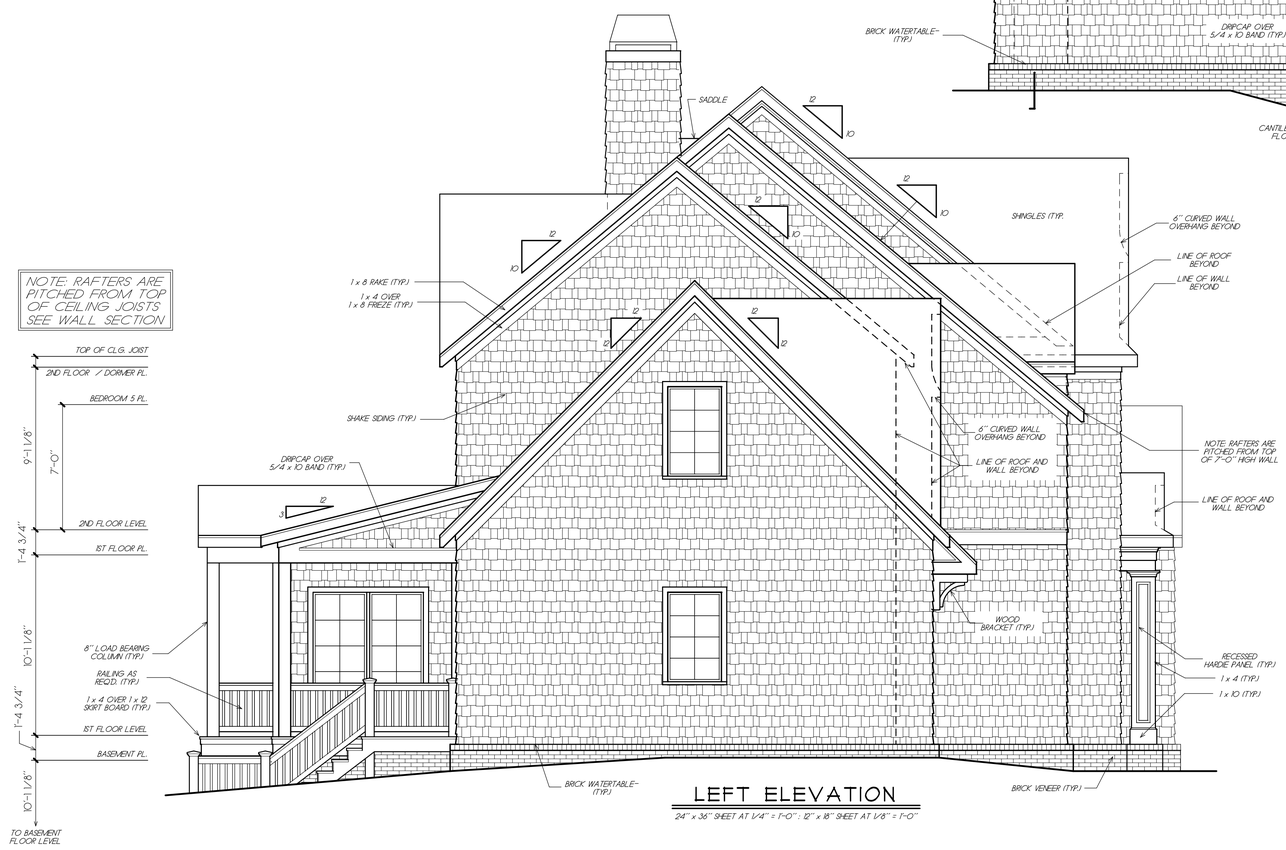

LEFT ELEVATION

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SIDE ELEVATIONS

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SHEET 3 OF 12

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

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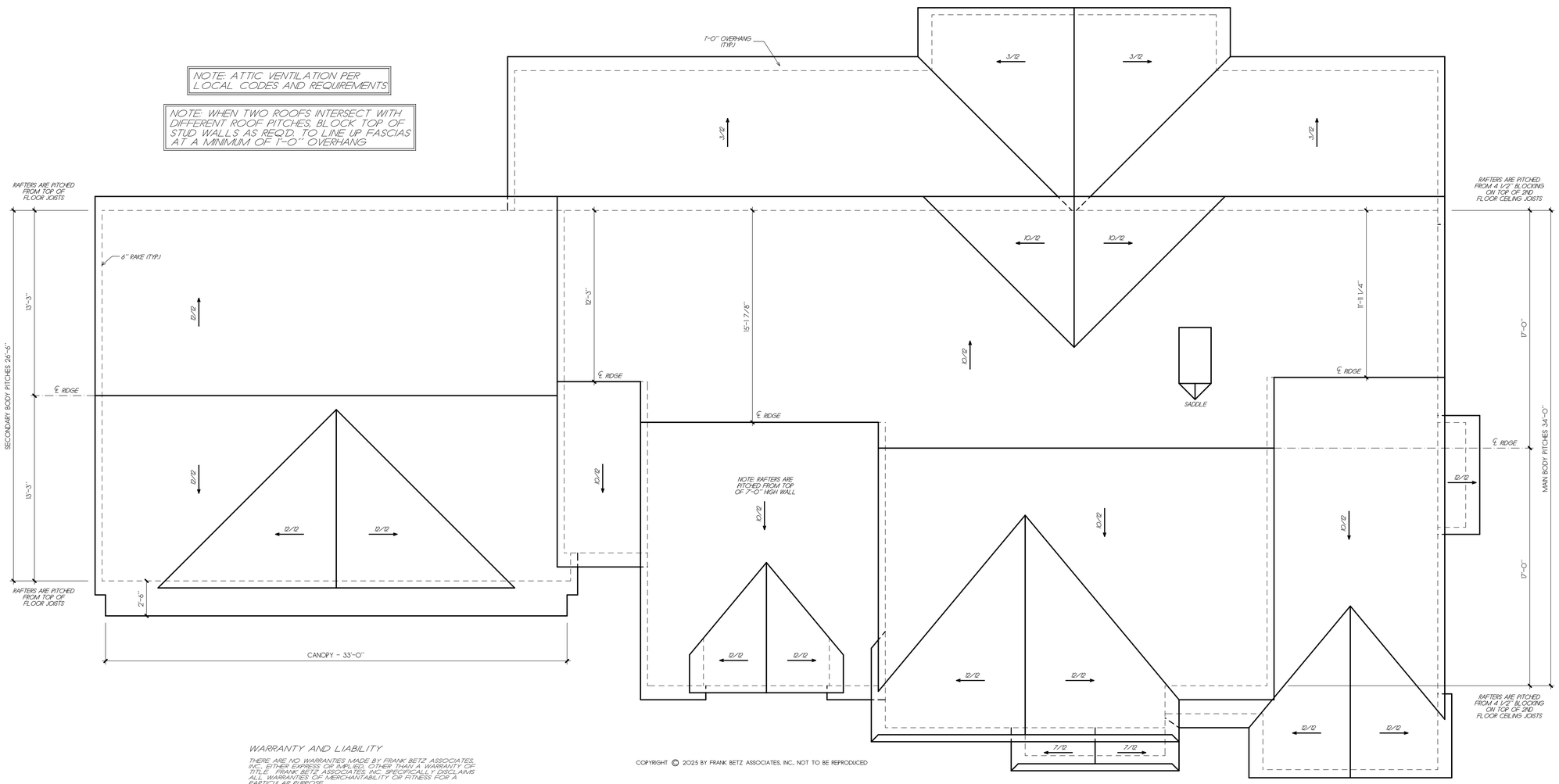

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ROOF PLAN

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ROOF PLAN

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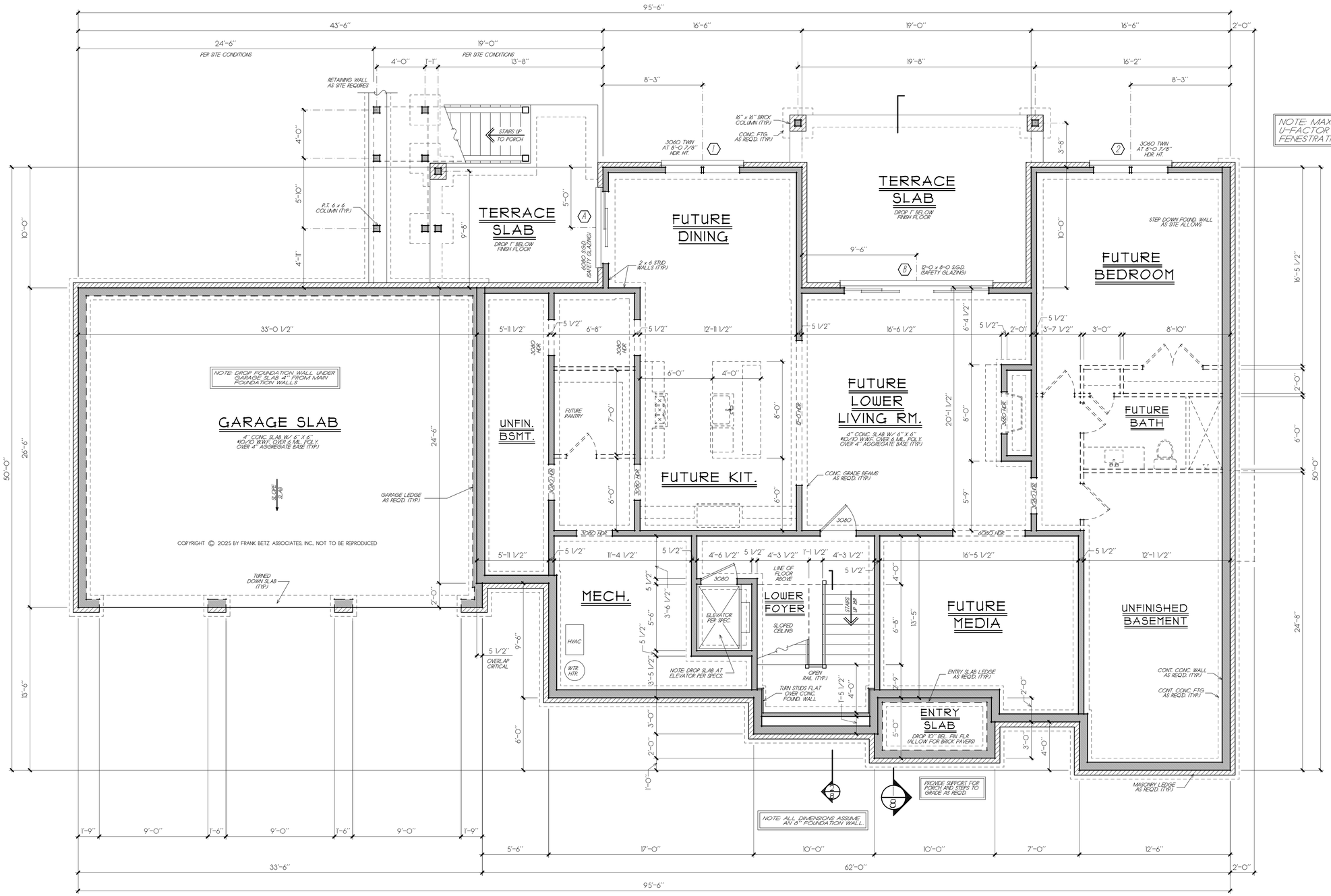
SHEET 4 OF 12



BASEMENT FOUNDATION PLAN

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NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

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PACES FERRY BUILDERS

BASEMENT FOUNDATION PLAN

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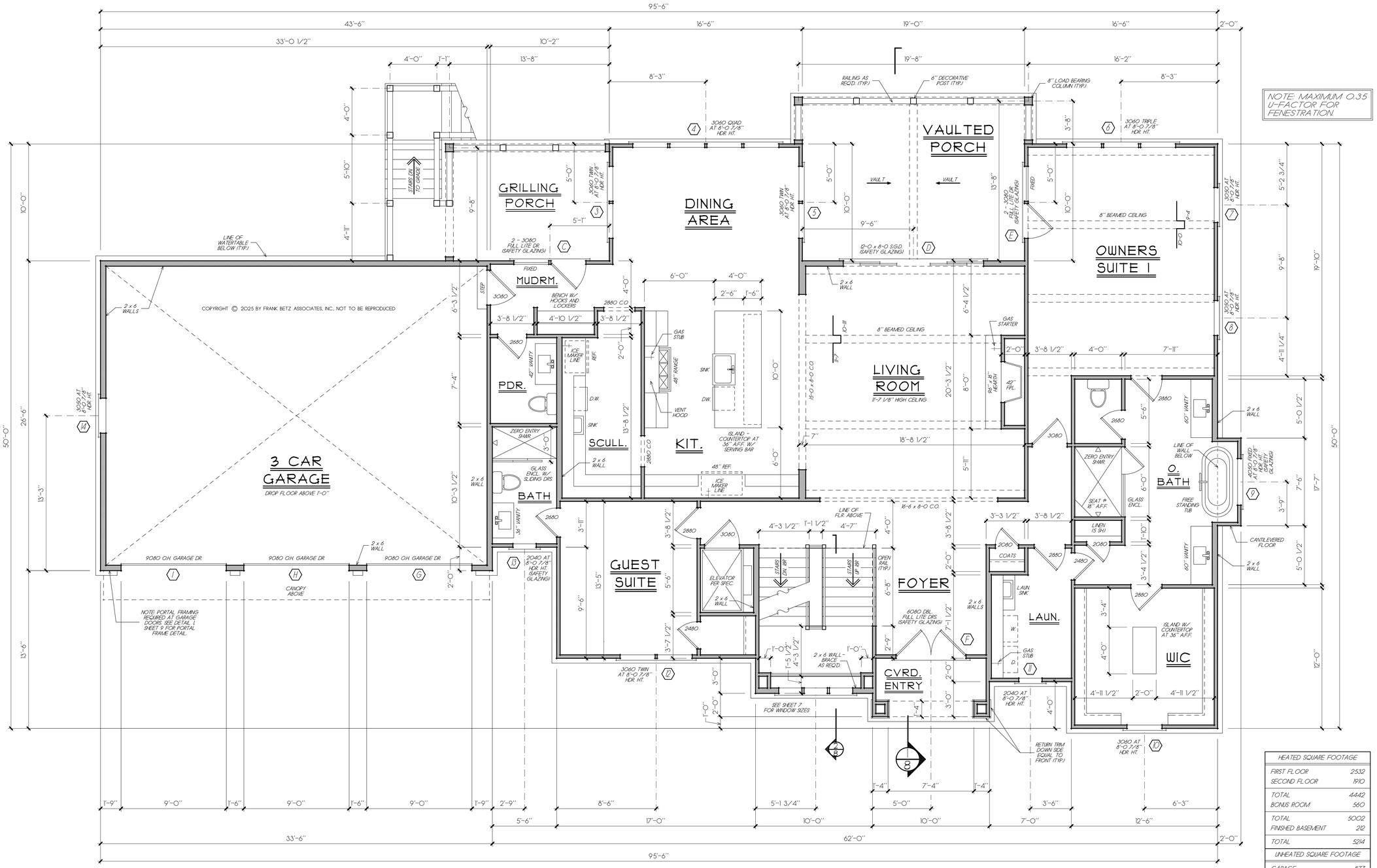
SHEET 5 OF 12



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TOTAL UNDER ROOF	8871

FIRST FLOOR PLAN

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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PACES FERRY BUILDERS

FIRST FLOOR PLAN

LOT 11 LYNDON CREEK

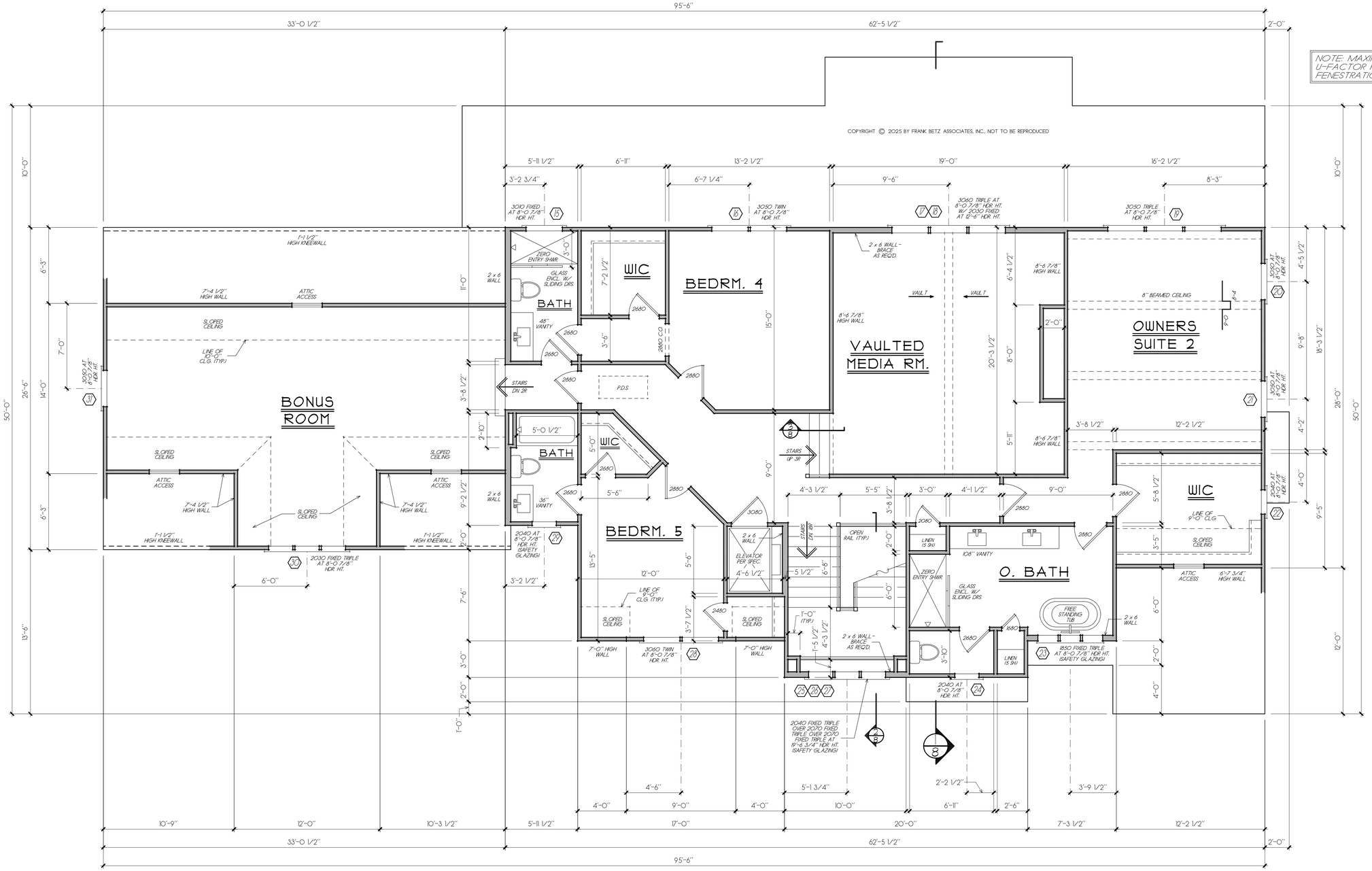
FRANK BETZ ASSOCIATES
1002 MACY DRIVE, ROSWELL, GEORGIA 30076
770-431-0888 888-717-3003 WWW.FRANKBETZ.COM

BY	CK	DATE
RLG	FBA	9-29-25

SHEET 6 OF 12

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

NOTE: MAXIMUM 0.35 U-FACTOR FOR FENESTRATION.



SECOND FLOOR PLAN

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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PACES FERRY BUILDERS

SECOND FLOOR PLAN

LOT 11 LYNDON CREEK

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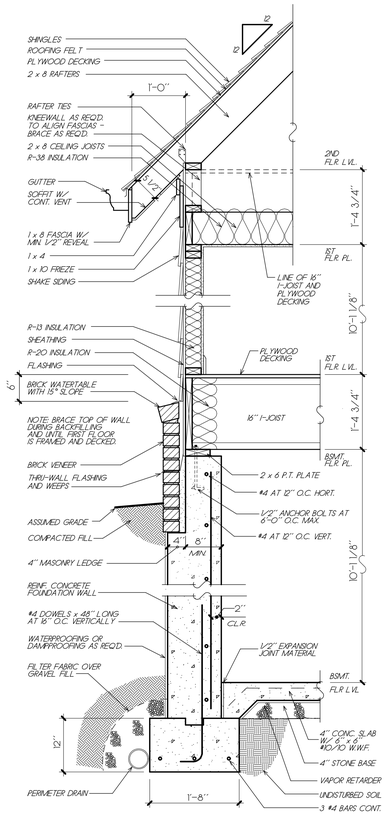
BY	CK	DATE
RLG	FBA	9-29-25

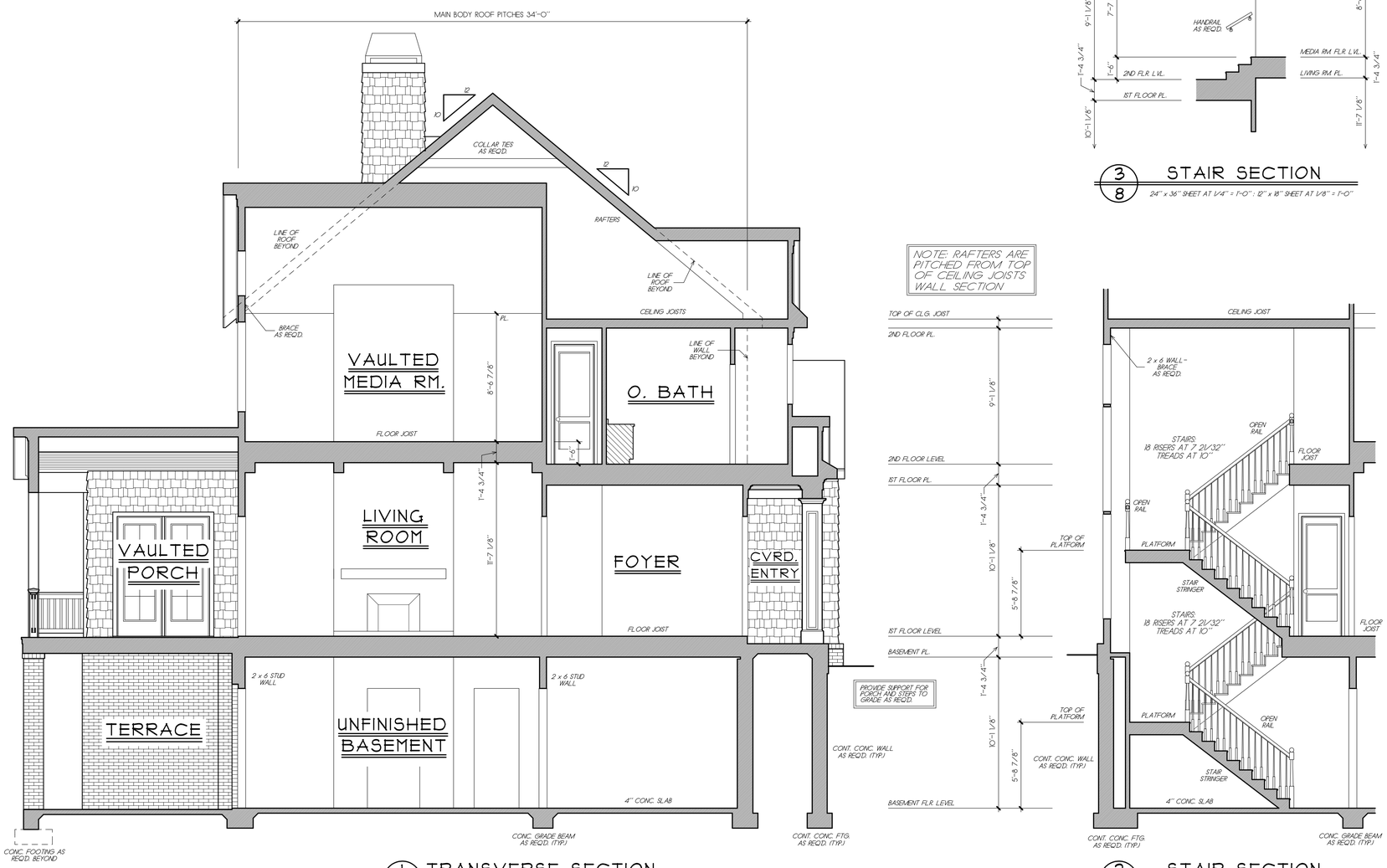
SHEET 1 OF 12



4/8 TYP. WALL SECTION

24" x 36" SHEET AT 3/4" = 1'-0" ; 12" x 18" SHEET AT 3/8" = 1'-0"

NOTE: FOOTING SIZES WILL DEPEND ON THE SITE SOIL CONDITIONS. ALL FOOTINGS SHALL BE SIZED BY A LICENSED LOCAL ENGINEER.

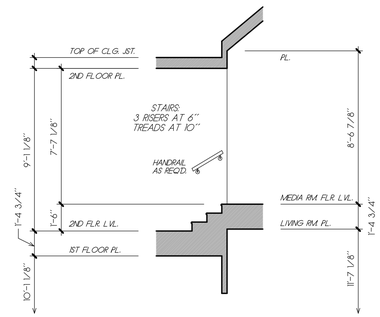


1/8 TRANSVERSE SECTION

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

2/8 STAIR SECTION

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"



3/8 STAIR SECTION

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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PACES FERRY BUILDERS

SECTIONS AND DETAILS

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BY	CK	DATE
RLG	FBA	9-29-25

SHEET 8 OF 12

BASEMENT FLOOR WINDOW SCHEDULE			
ID	SIZE	HEADER	REMARKS
1	3'-0" x 6'-0" TWIN	8'-0 7/8"	
2	3'-0" x 6'-0" TWIN	8'-0 7/8"	
FIRST FLOOR WINDOW SCHEDULE			
ID	SIZE	HEADER	REMARKS
3	3'-0" x 6'-0" TWIN	8'-0 7/8"	
4	3'-0" x 6'-0" QUAD	8'-0 7/8"	
5	3'-0" x 6'-0" TWIN	8'-0 7/8"	
6	3'-0" x 6'-0" TRIPLE	8'-0 7/8"	
7	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
8	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
9	4'-0" x 5'-0" SINGLE	8'-0 7/8"	FIXED, SAFETY GLAZING
10	3'-0" x 6'-0" SINGLE	8'-0 7/8"	
11	2'-0" x 4'-0" SINGLE	8'-0 7/8"	
12	3'-0" x 6'-0" TWIN	8'-0 7/8"	
13	2'-0" x 4'-0" SINGLE	8'-0 7/8"	SAFETY GLAZING
14	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
SECOND FLOOR WINDOW SCHEDULE			
ID	SIZE	HEADER	REMARKS
15	3'-0" x 1'-0" SINGLE	8'-0 7/8"	FIXED
16	3'-0" x 5'-0" TWIN	8'-0 7/8"	
17	3'-0" x 6'-0" TRIPLE	8'-0 7/8"	
18	2'-0" x 3'-0" SINGLE	12'-6"	
19	3'-0" x 5'-0" TRIPLE	8'-0 7/8"	
20	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
21	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
22	2'-0" x 4'-0" SINGLE	8'-0 7/8"	
23	1'-8" x 5'-0" TRIPLE	8'-0 7/8"	FIXED, SAFETY GLAZING
24	2'-0" x 4'-0" SINGLE	8'-0 7/8"	
25	2'-0" x 4'-0" TRIPLE	19'-6 3/4"	FIXED, SAFETY GLAZING
26	2'-0" x 7'-0" TRIPLE	15'-4 3/4"	FIXED, SAFETY GLAZING
27	2'-0" x 7'-0" TRIPLE	8'-2 3/4"	FIXED, SAFETY GLAZING
28	3'-0" x 6'-0" TWIN	8'-0 7/8"	
29	2'-0" x 4'-0" SINGLE	8'-0 7/8"	SAFETY GLAZING
30	2'-0" x 3'-0" TRIPLE	8'-0 7/8"	FIXED
31	3'-0" x 5'-0" SINGLE	8'-0 7/8"	
32	2'-0" x 3'-0" TRIPLE	PER ELEVATION	FIXED

WINDOW SCHEDULE

BASEMENT FLOOR EXTERIOR DOOR SCHEDULE			
ID	SIZE	TYPE	REMARKS
A	6'-0" x 8'-0"	SLIDING GLASS UNIT	SAFETY GLAZING
B	12'-0" x 8'-0"	SLIDING GLASS UNIT	SAFETY GLAZING
FIRST FLOOR EXTERIOR DOOR SCHEDULE			
ID	SIZE	TYPE	REMARKS
C	(2) 3'-0" x 8'-0"	FULL LITE W/ FIXED SIDE	SAFETY GLAZING
D	12'-0" x 8'-0"	SLIDING GLASS UNIT	SAFETY GLAZING
E	(2) 3'-0" x 8'-0"	FULL LITE W/ FIXED SIDE	SAFETY GLAZING
F	6'-0" x 8'-0"	DOUBLE FULL LITE	SAFETY GLAZING
G	9'-0" x 8'-0"	OVERHEAD GARAGE	
H	9'-0" x 8'-0"	OVERHEAD GARAGE	
I	9'-0" x 8'-0"	OVERHEAD GARAGE	

DOOR SCHEDULE

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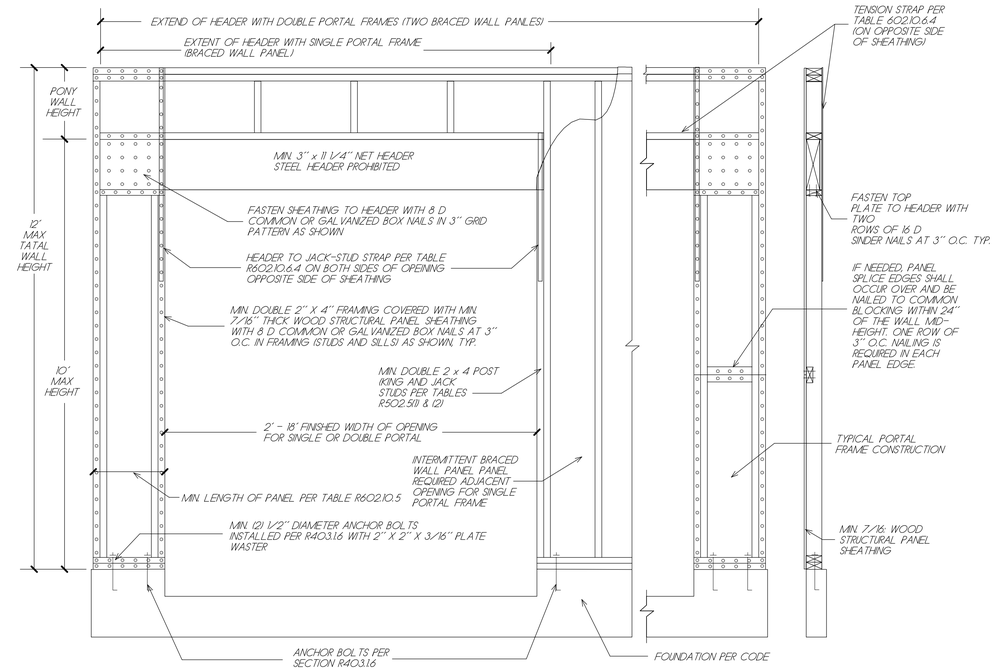

1/9 PORTAL FRAME DETAIL

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PACES FERRY BUILDERS

WINDOW & DOOR SCHEDULE
PORTAL FRAME DETAIL

LOT 11 LYNDON CREEK

FRANK BETZ ASSOCIATES
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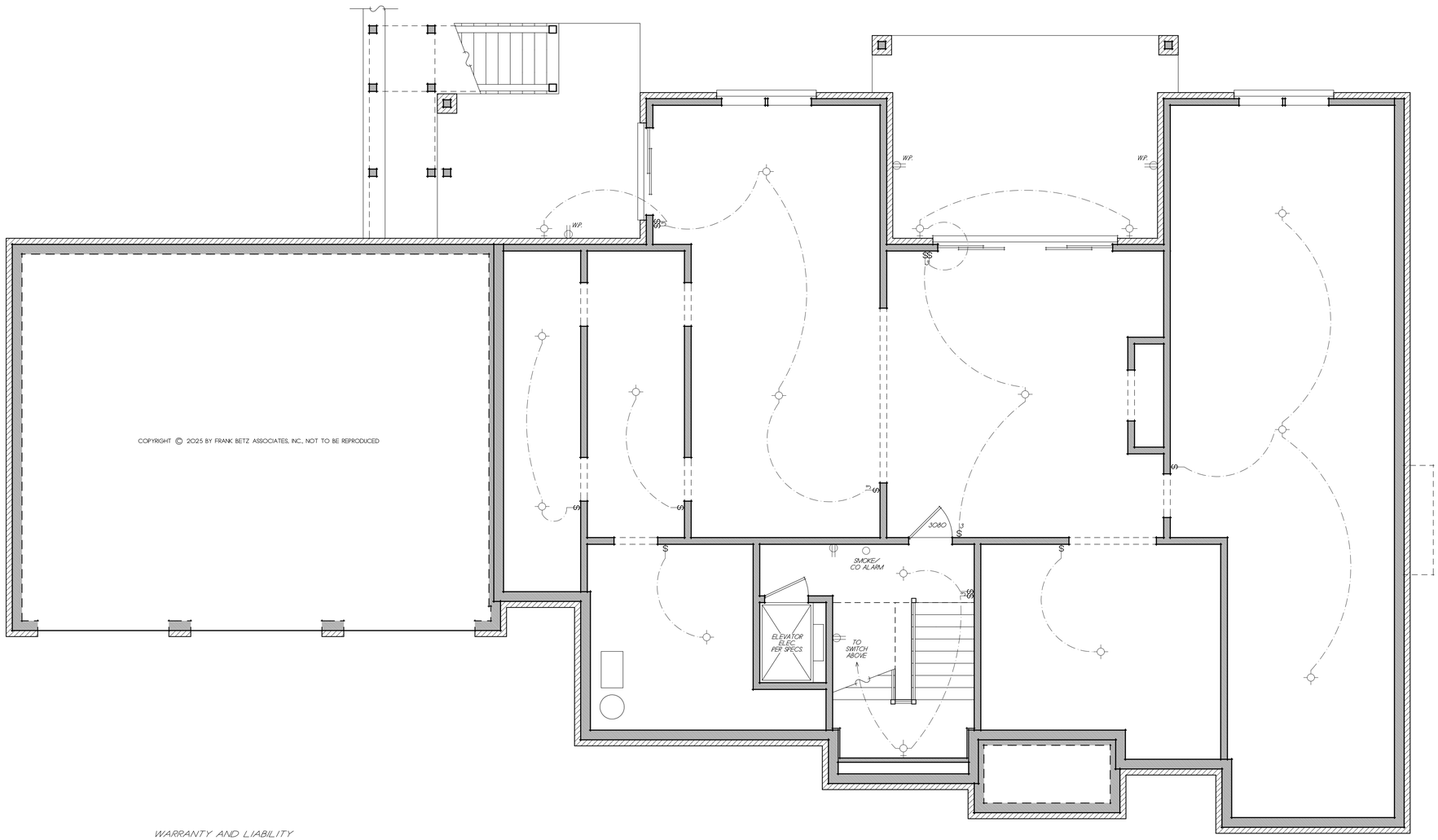
BY	CK	DATE
RLG	FBA	9-29-25

SHEET 9 OF 12



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PACES FERRY BUILDERS

BASEMENT ELECTRICAL PLAN

LOT 11 LYNDON CREEK

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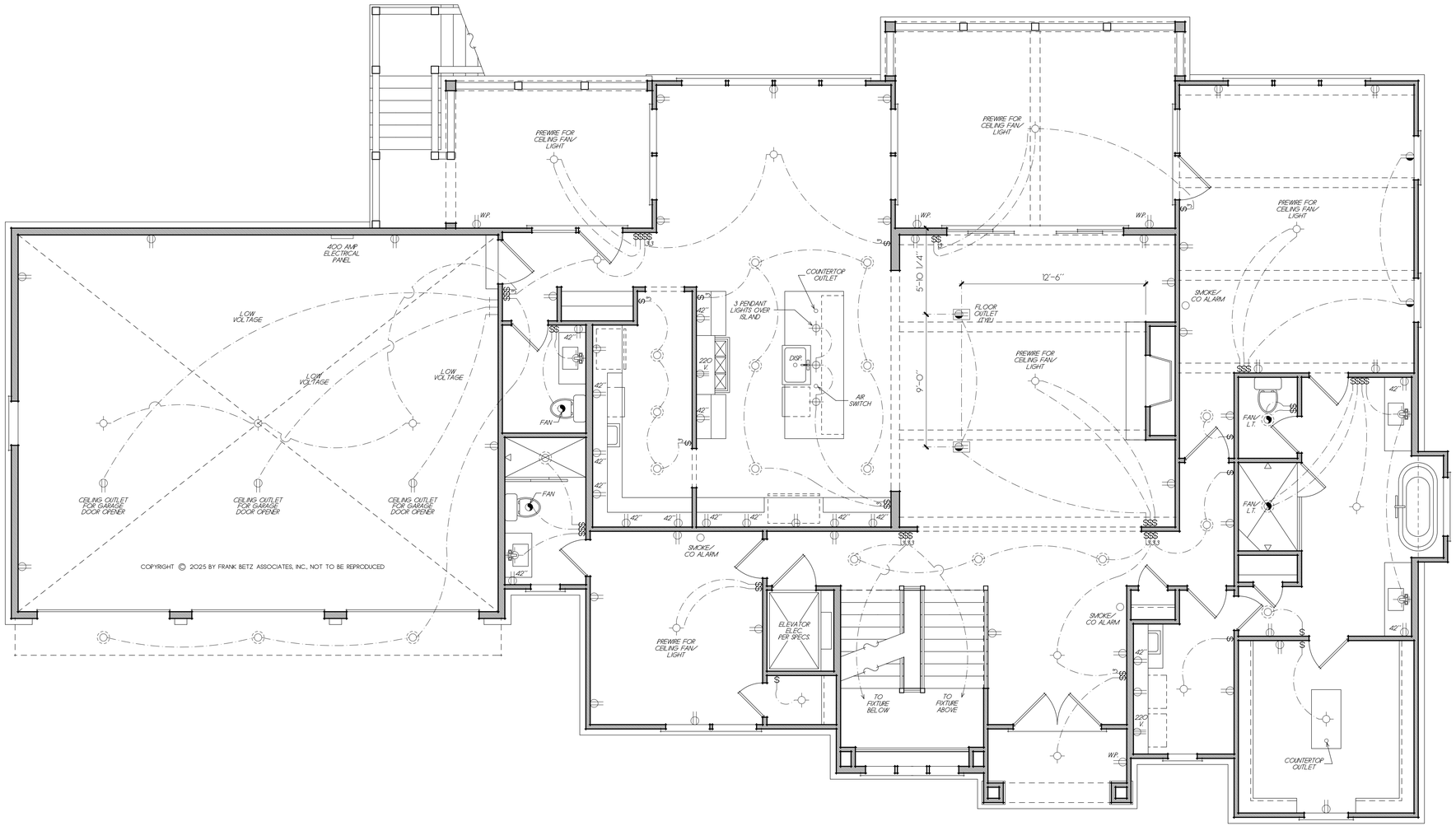
BY	CK	DATE
RLG	FBA	9-29-25

SHEET 10 OF 12



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FIRST FLOOR ELEC. PLAN

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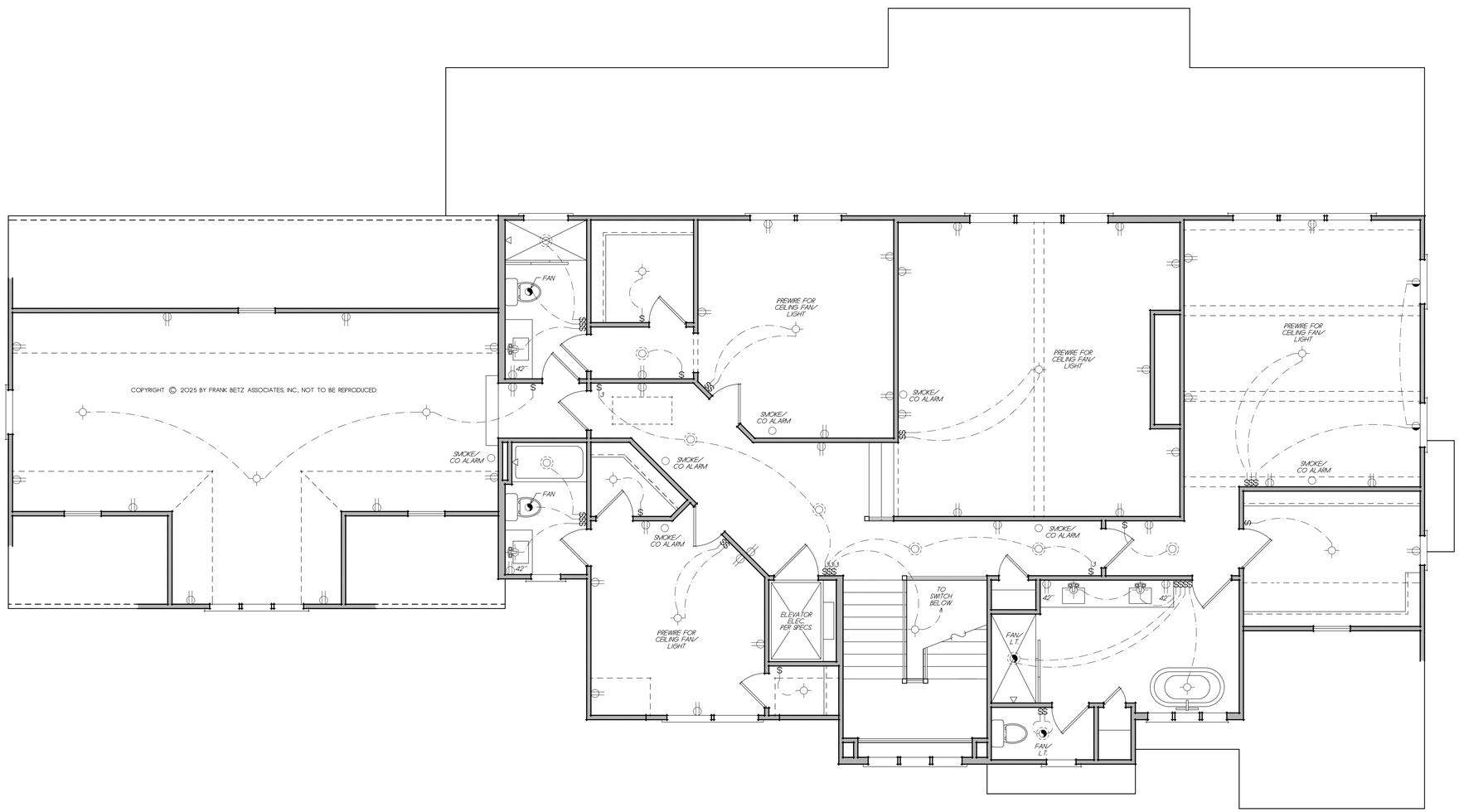
SHEET 11 OF 12



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SECOND FLOOR ELECTRICAL PLAN

24" x 36" SHEET AT 1/4" = 1'-0" ; 12" x 18" SHEET AT 1/8" = 1'-0"

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PACES FERRY BUILDERS

SECOND FLOOR ELEC. PLAN

LOT 11 LYNDON CREEK

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BY	CK	DATE
RLG	FBA	9-29-25

SHEET

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