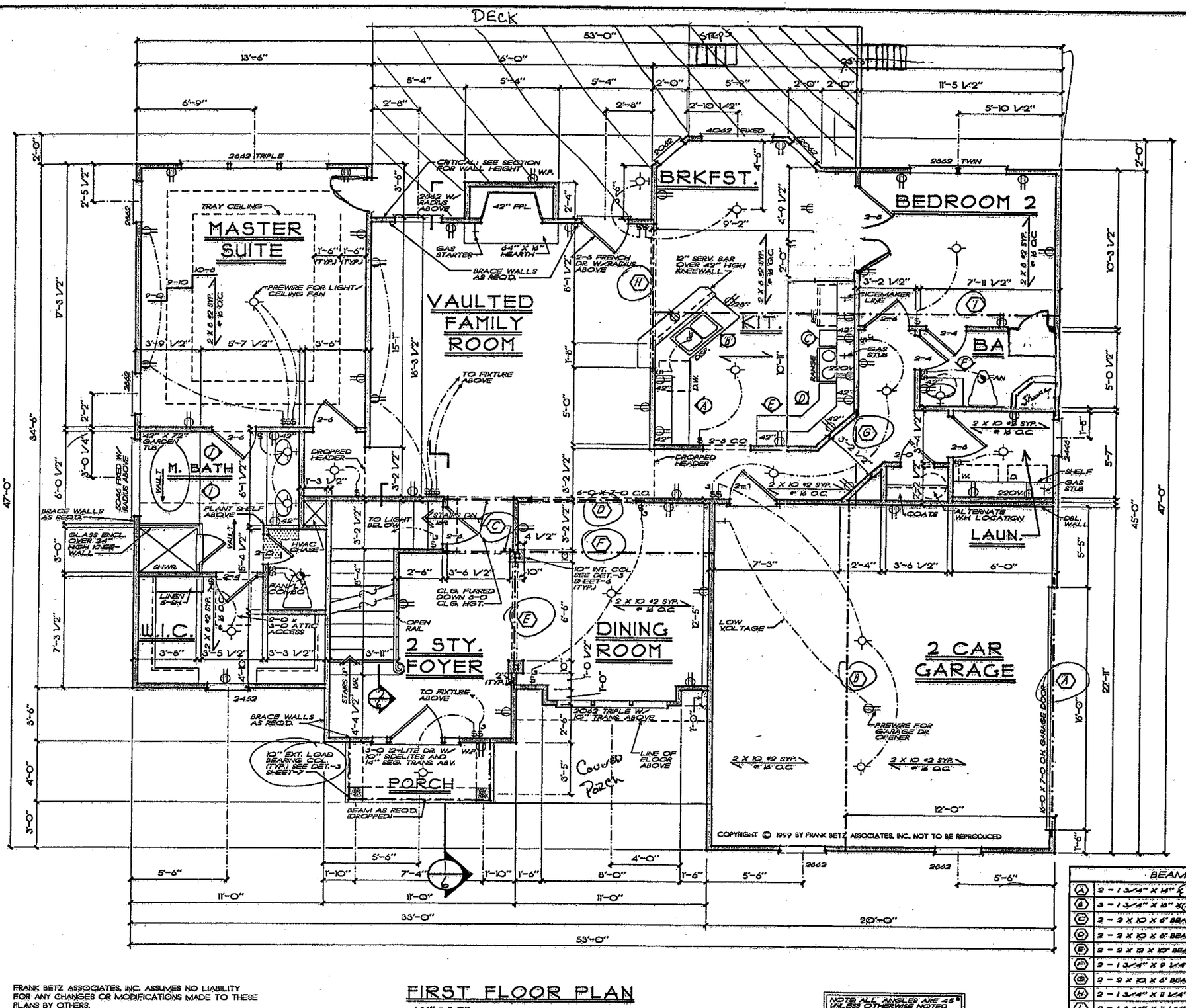


FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 1994 STANDARD BUILDING CODE AND THE CABO ONE AND TWO FAMILY DWELLING CODE. DUE TO VARIATIONS IN LOCAL CODES AND LOCAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA HPS. 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: 30LBS LIVE LOAD, 7LBS DEAD LOAD
4. ALL BEAMS ARE 2X10 #2 SYP, 2X12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING BEAMS TO BE 2 - 2X10 #2 SYP, UNLESS OTHERWISE NOTED.
5. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
6. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2300 PSI.
7. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BAND MATERIAL IS 2X10 #2 SYP.
8. 1X4 CROSS-BRIDGING SHOULD BE USED AT TWO POINTS OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X6'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #2 SYP EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
14. 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.
15. ALL I - JOISTS ARE SPECIFIED USING THE APA STANDARD PRI - 100, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND DECKING.
16. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 1000 PLF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE FIRELINE AT MID HEIGHT IN ALL WALLS.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 3-2X10'S WITH 1/2" PLYWOOD FILLTCH PLATE UNLESS OTHERWISE NOTED.
21. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH CORNER OF CANTILEVERED BAYS AND CHIMNEYS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) TO BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE TO BE #8 COMMONS AT 4" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS.)
23. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 10'-0".
24. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C.
25. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
26. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

SQUARE FOOTAGE	
FIRST FLOOR	1572 SQ. FT.
SECOND FLOOR	675 SQ. FT.
BONUS ROOM	253 SQ. FT.
TOTAL	2500 SQ. FT.

BEAM SCHEDULE	
A	2 - 1 3/4" X 14" (16") LVL BEAM DROPPED
B	3 - 1 3/4" X 18" X (24") LVL BEAM FLUSH
C	2 - 2 X 10 X 6' BEAM DROPPED
D	2 - 2 X 12 X 6' BEAM DROPPED
E	2 - 2 X 12 X 10' BEAM DROPPED
F	2 - 1 3/4" X 9 1/4" X (12") LVL BEAM FLUSH
G	2 - 2 X 10 X 6' BEAM FLUSH
H	2 - 1 3/4" X 11 1/4" X (10") LVL BEAM FLUSH
I	2 - 1 3/4" X 11 1/4" X (24") LVL BEAM FLUSH (EXTEND INTO WALL ABOVE)

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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

FIRST FLOOR PLAN

1/4" = 1'-0"

This drawing is the property of and shall remain the property of Frank Betz Associates, Inc. Any unauthorized use of this drawing without the written permission of Frank Betz Associates, Inc. is prohibited by law.

NO.	DATE	BY

Southern Living Design Collection

FIRST FLOOR PLAN

THE HOLLY HILL

FBA
FRANK BETZ ASSOCIATES, INC.
8401 LAKE PARK DRIVE/SUITE 250
SKITMORE, GEORGIA 30360
770/451-0565
www.frankbetz.com

BY: JACK GSM JEC

DATE: 1-4-99

SHEET 4 OF 7

TIME/DAY AM DATE:12-29 FILE:X:\SOUTHLIV\HOLLY\HL1\2RAIO4.dc5

BEAM SCHEDULE	
J	2 - 1 3/4" X 9 1/4" X 12' LVL BEAM FLUSH
K	2 - 1 3/4" X 14" X 16' LVL BEAM FLUSH

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.

DATE	BY	DATE	BY

Southern Living Design Collection

SECOND FLOOR PLAN

THE HOLLY HILL

FBA

FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
ATLANTA, GEORGIA 30080

BY: JAG/GSM CK: JACKSON

DATE: 11-05

SHEET 5 OF 7