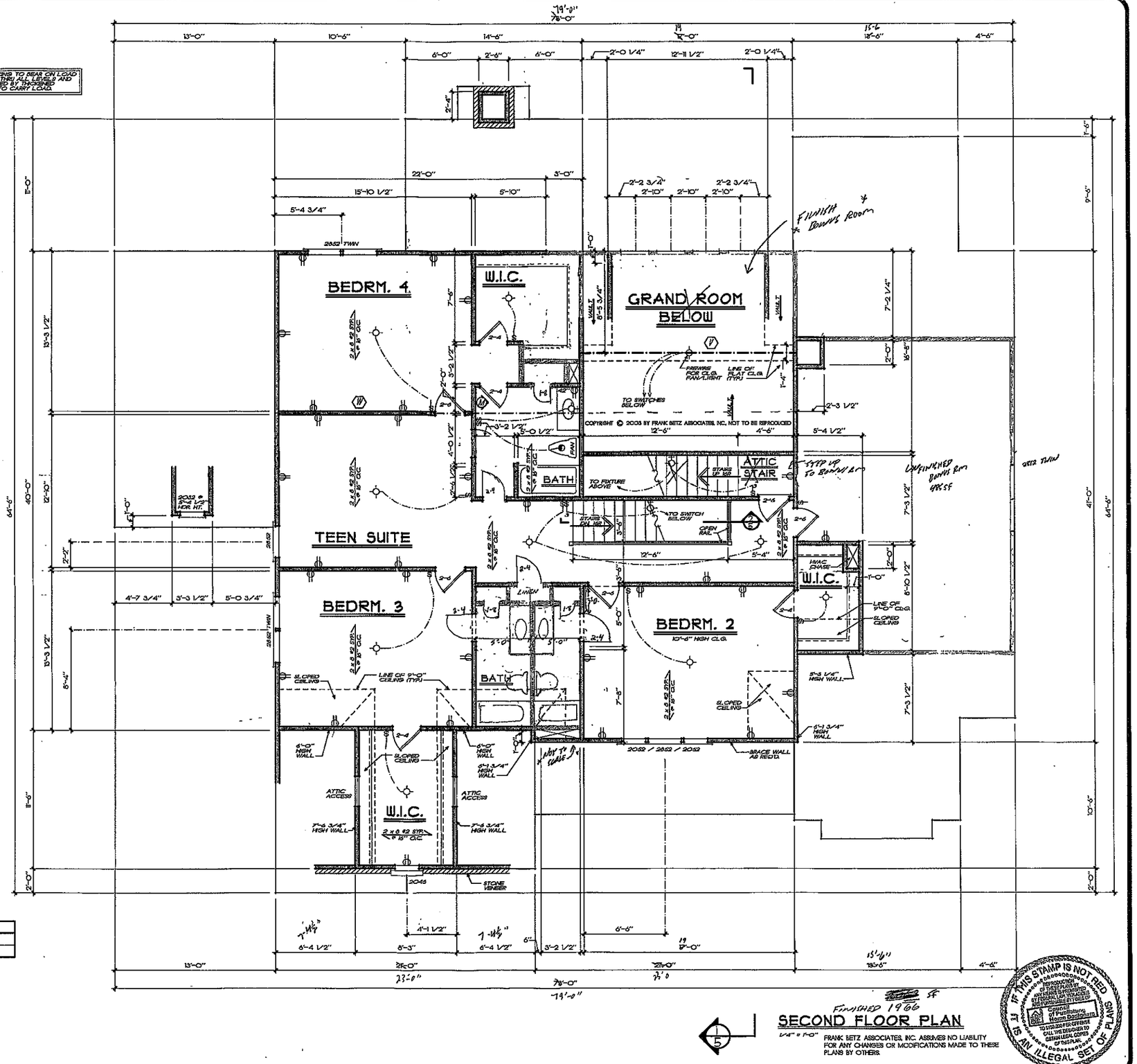
NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRUSSED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOADS



BEAM SCHEDULE
(V) 2 - 13 3/4" X 15" X 18' LVL. - RIDGE BEAM
(W) 2 - 13 3/4" X 24" X 26' LVL. - FLUSH

FINISHED 1966

SECOND FLOOR PLAN

1/4" = 1'-0"

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IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS

REVISIONS	DATE	BY
CLAR 29-02	2-03	DCF
CLAR 30-03	7-25-04	WMB

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Southern Living® Design Collection

SECOND FLOOR PLAN

THE HARTFORD SPRINGS

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0886
www.frankbetz.com

BY: PLD CK: WMB

DATE: 7/3/03

SHEET: 4 OF: 6

96 805F 631
60 305F 390
47 495F
33 595 931
73 2052
138
64

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQ.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR INSTRUCTION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ ON CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER LOCAL CODES AND TEST HERE ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND BRACING TO SUITE.
5. CONTRACTOR SHALL ENSURE 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 SHOWN ARE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING. IT IS A MUST TO CONTACT LOCAL SOILS ENGINEER TO DETERMINE CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL STRUCTURAL DETAILS AND FEATURES TO MEET ALL LOCAL CODES AND SOIL CONDITIONS PRIOR TO ANY CONSTRUCTION.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD QUALITY AND GRADE AS SPECIFIED BY THE MOST ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR LOAD BEARING WALLS 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.

FRAMING NOTES

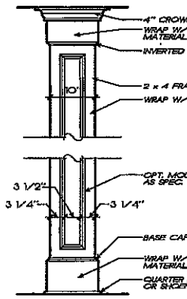
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. IN CONFORMITY TO THE 2000 INTERNATIONAL BUILDING CODE AND 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA REQ. 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:
   FLOORS: 40LBS LIVE LOAD, 10LBS DEAD LOAD
   BEDROOMS: 30LBS LIVE LOAD, 10LBS DEAD LOAD
   CEILING: 20LBS LIVE LOAD, 10LBS DEAD LOAD
   ROOF: 20LBS LIVE LOAD, 7LBS DEAD LOAD
4. ALL BEAMS ARE 2000 #2 SYP, 2100 #2 SYP, 2000 #2 SYP, LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLBS) AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 24" X 24" LVL'S AT FIRST STRY AND 2-2X10 AT 2ND STRY. SECOND STORY UNLESS NOTED OTHERWISE.
5. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
6. LAMINATED VENEER LUMBER (LVL) SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2600 PSI.
7. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS AS 2X12 #2 SYP.
8. DW GROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPANS OR 7'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8'S #2 SYP 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 STAN EXCEEDING 10'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP 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 CAST INTEGRAL ON FOOTING DESIGNED TO CARRY LOAD.
15. ALL I.P. JOIST ARE SPECIFIED HERE, THE APA STANDARD PIN - 450, PERFORMANCE STANDARD FOR APA EWS I- JOIST, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND BRACING.
16. ALL RIM BOARD TO BE APA RIM BOARD = VERTICAL LOAD TRANSFER = 4000 PLF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE FURRING AT MID HEIGHT OF ALL WALLS.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 3-2X'S WITH 1/2" PLYWOOD GUSSET 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 8d NAILINGS AT 6" O.C. AT EDGES AND AT 12" O.C. AT 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 TRUSSES SHALL BE 24" O.C. CONSULT TRUSS MFR'S 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.

I - JOIST NOTES

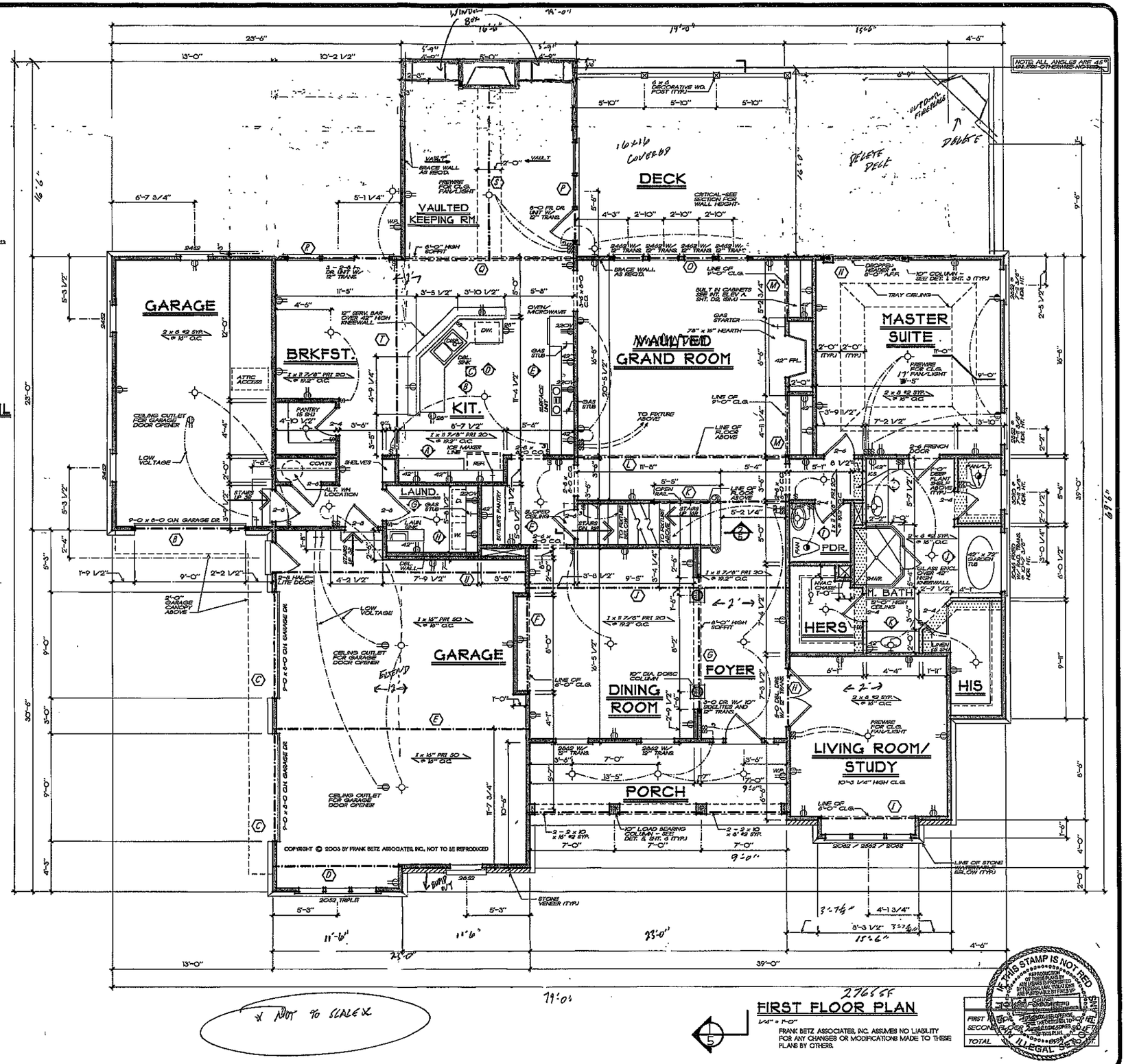
1. THE I - JOIST ARE SPECIFIED HERE, THE APA STANDARD PIN - 450, PERFORMANCE STANDARD FOR APA EWS I- JOIST, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND BRACING.
2. ALL RIM BOARD TO BE APA RIM BOARD = VERTICAL LOAD TRANSFER = 4000 PLF MAX. (HEIGHT RESTRICTED IS LISTED AS TOTAL)
3. THE I - JOIST SHOULD NOT BE INSTALLED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER (IF ANY), THE CONSTRUCTION MATERIALS WERE IDENTIFIED, ANY NO INSURED DUE TO CONDITIONS NOT CAUSED BY THE MANUFACTURER.
4. CONSULT WITH JOIST MFR'S FOR APPROVAL ON CUTTING OR NOTCHING OF FLANGES AND ALLOWABLE LOADING METHODS BEFORE STARTING CONSTRUCTION.
5. JOIST BRACING METHODS MUST BE OBSERVED WITH A TECHNICAL REPRESENTATIVE OF THE MANUFACTURER TO INSURE ADEQUATE BRACING IS PROVIDED.
6. FILL AND CONNECT DUCTS AND JOISTS.
7. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. AS GOOD AND SECURED FOR GOOD JOIST ATTACHMENT. DO NOT USE AS RACK, TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE SUITABLE CUTTING CHOICE PROPER CONSTRUCTION DETAILS AND TESTS TO ALLOW ERROR OR SEE MFR'S MANUAL.
10. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

BEAM SCHEDULE

(B)	3 - 1 3/4" X 11 7/8" X 10' LVL. - DROPPED
(C)	2 - 1 3/4" X 11 7/8" X 10' LVL. - DROPPED
(D)	2 - 1 3/4" X 15" X 12" I-JOIST - FLUSH
(E)	3 - 1 3/4" X 15" X 22' LVL. - FLUSH
(F)	2 - 1 3/4" X 11 7/8" X 10' LVL. - DROPPED
(G)	3 - 1 3/4" X 11 7/8" X 12' LVL. - DROPPED
(H)	2 - 1 3/4" X 9 1/4" X 6' LVL.- DROPPED
(I)	2 - 1 3/4" X 9 1/4" X 6' LVL. - FLUSH
(J)	2 - 1 3/4" X 11 7/8" X 22' LVL.- FLUSH
(K)	2 - 1 3/4" X 11 7/8" X 12' LVL. - FLUSH
(L)	3 - 1 3/4" X 11 7/8" X 18' LVL. - FLUSH
(M)	2 - 2 X 10 X 6' #2 SYP. - FLUSH
(N)	2 - 2 X 10 X 8' #2 SYP. - DROPPED
(O)	2 - 1 3/4" X 9 1/4" X 12' LVL. - DROPPED
(P)	2 - 2 X 10 X 10' #2 SYP. - DROPPED
(Q)	2 - 1 3/4" X 14" X 16' LVL. - FLUSH
(R)	2 - 1 3/4" X 9 1/4" X 10' LVL. - DROPPED
(S)	2 - 2 X 12 X 12' #2 SYP. - RIDGE BEAM
(T)	4 - 1 3/4" X 11 7/8" X 18' LVL. - FLUSH
(U)	4 - 1 3/4" X 15" X 22' LVL. - FLUSH



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"



NOT TO SCALE

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY
CLAS 30-62	2-03	DCF
CLAS 30-08	7-22-04	YHB

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Southern Living® Design Collection

FIRST FLOOR PLAN / DETAIL

THE HARTFORD SPRINGS

FBA
FRANK BETZ ASSOCIATES, INC.
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SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

BY: FLD CK: WMB

DATE: 7/13/05

SHEET: 87.1F, P3.1F, P5.1F, P25.0F, P26.0F

3

OF: 6

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NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

* NOT TO SCALE *

* CRAWL FOUNDATION *

79'-0"

GARAGE SLAB
4" CONC. SLAB W/ 6" X 6" 10/10 WWR, OVER 6 MIL POLY OVER 4" GRAVEL (TYP.)

UNFINISHED BASEMENT
4" CONC. SLAB W/ 6" X 6" 10/10 WWR, OVER 6 MIL POLY OVER 4" GRAVEL (TYP.)

PORCH SLAB

GARAGE SLAB
4" CONC. SLAB W/ 6" X 6" 10/10 WWR, OVER 6 MIL POLY OVER 4" GRAVEL (TYP.)

PORCH SLAB
DROP 4" BELOW FINISH FLOOR

NOTE: DROP FOUNDATION WALL UNDER GARAGE SLAB FROM MAIN FOUNDATION WALLS

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PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

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

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Council of Publishing Home Designers

BEAM SCHEDULE

(A)	2 - 1 3/4" x 16" x 16' LVL - FLUSH

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

REVISIONS	DATE	BY
CLAR 29-62	12-03	DCP

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Southern Living® Design Collection

BASEMENT FOUND. PLAN

THE HARTFORD SPRINGS

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DATE: 7/1/03

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