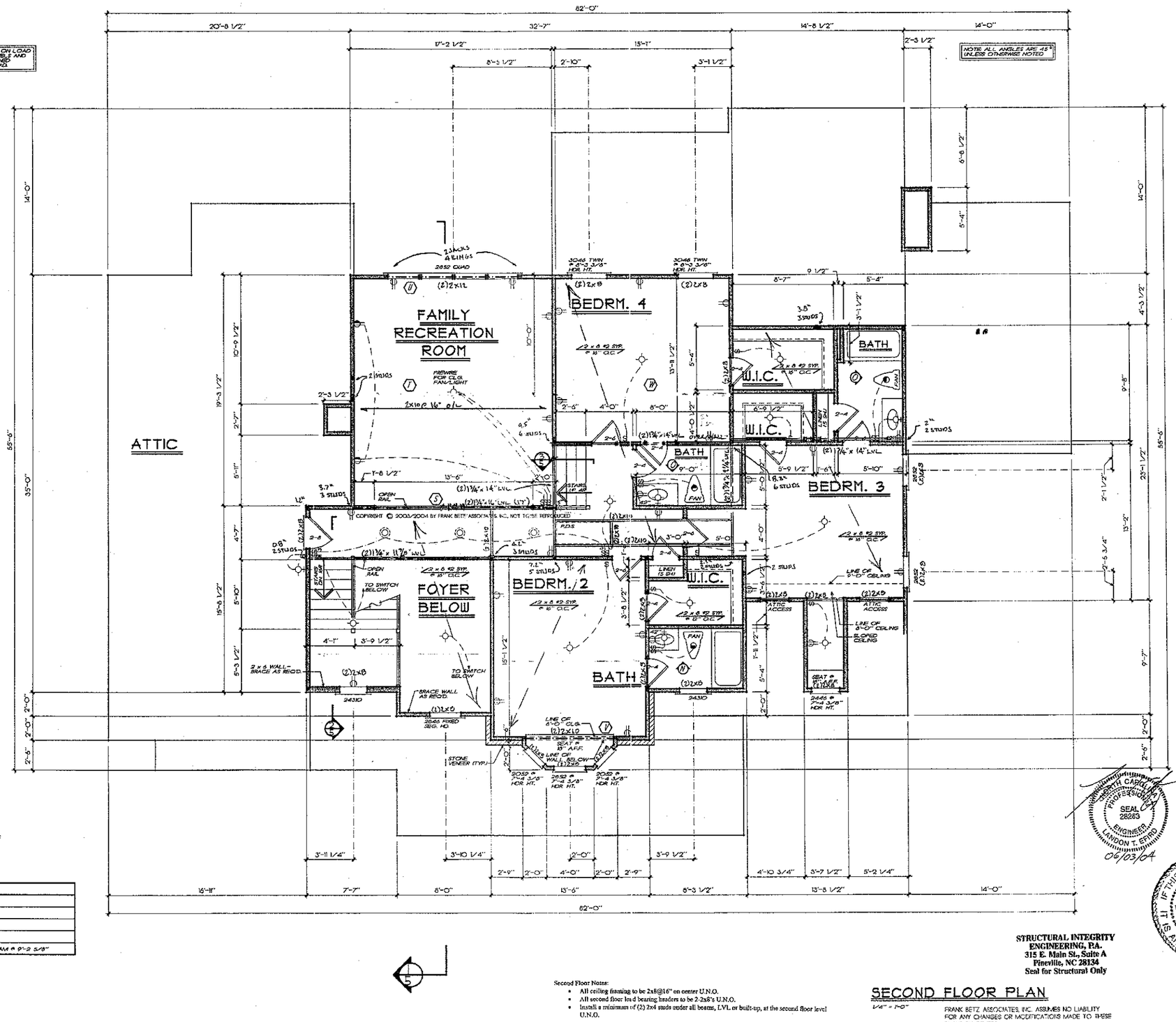
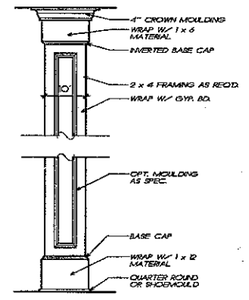
NOTE ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB SPADE BEAM OR FOOTING DESIGNED TO CARRY LOADS

NOTE ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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

MARK	SIZE
①	2 - 1 3/4" x 9 1/4" x 14' LVL, FLUSH
②	3 - 1 3/4" x 11 7/8" x 16' LVL, FLUSH
③	2 - 2 x 12 x 4' DROPPED HEADER
④	2 - 2 x 10 x 6' DROPPED
⑤	2 - 1 3/4" x 14" x 16' LVL, FLUSH - BOTTOM OF BEAM @ 9'-2 5/8"

Second Floor Notes:
- All ceiling framing to be 2x8@16" on center U.N.O.
- All second floor load bearing headers to be 2-2x8's U.N.O.
- Install a minimum of (2) 2x4 studs under all beams, LVL or built-up, at the second floor level U.N.O.

STRUCTURAL INTEGRITY ENGINEERING, PA.
315 E. Main St., Suite A
Pineville, NC 28134
Seal for Structural Only

SECOND FLOOR PLAN
1/4" = 1'-0"

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 28263 LANDON T. CRIPPEN 06/03/04

REVISIONS	DATE	BY
REVISED	3-19-04	BWG

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Southern Living® Design Collection

LOT 395 THE POINT

SECOND FLOOR PLAN

THE KEHELEY RIDGE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

DES. FLD. CK: WJHB TDU

DATE: 3-19-04

SHEET NO. 4 OF: 6

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TRUSS NO. DATE 3-24-2004 PATH-NAME K:\REVISES\KEHELEY RIDGE\REVISES\FLOOR2.DGN

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND PRACTICES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR RESOLUTION 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 CODES 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. 9" 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 DEPTH, GEOLOGICAL AND SEISMIC 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.

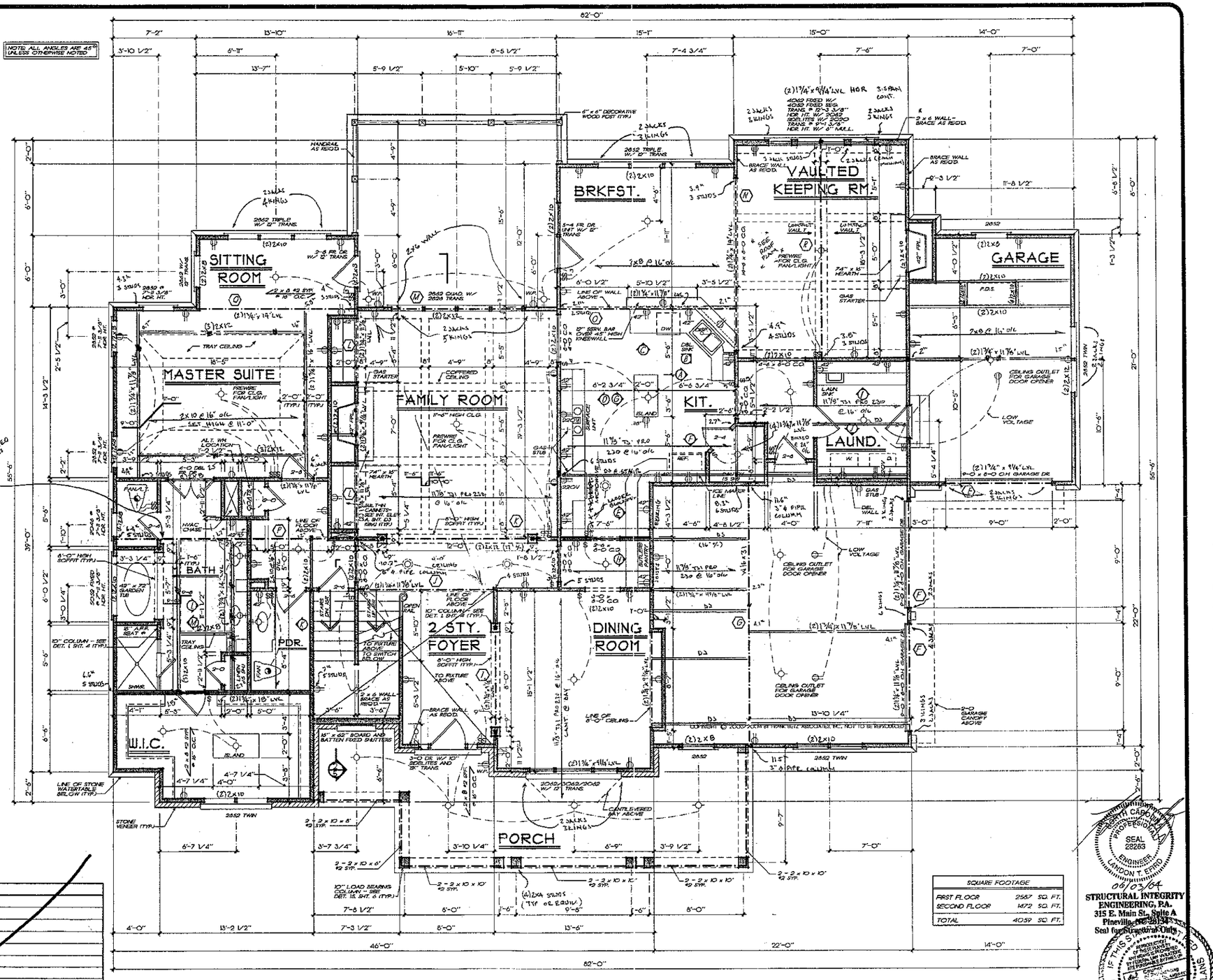
FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 2000 INTERNATIONAL BUILDING CODE AND 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS DUE TO VARIATIONS IN LOCAL CODES, SOIL CONDITIONS, WIND VELOCITIES, ETC., YOUR BUILDER MUST ADAPT THESE PLANS TO THESE VARIATIONS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA 1175. 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: 40 LBS LIVE LOAD; 10 LBS DEAD LOAD
   - BEDROOM: 30 LBS LIVE LOAD; 10 LBS DEAD LOAD
   - CEILING: 10 LBS LIVE LOAD; 10 LBS DEAD LOAD
   - ROOF: 20 LBS LIVE LOAD; 20 LBS DEAD LOAD
   - 7 LBS DEAD LOAD
4. ALL BEAMS ARE 2 x #2 SYP, 3 x 12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR LAMINATED BEARS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 2 - 1 3/4" x 9 1/4" LVL'S AT FIRST STORY AND 2 - 1 3/4" x 9 1/4" LVL'S AT SECOND STORY UNLESS NOTED OTHERWISE.
5. GLB-LAMINATED BEARS SHOULD HAVE A PRIMER ALLOWABLE BENDING STRESS OF 2400 PSI.
6. LAMINATED VENEER LUMBER BEARS SHOULD HAVE A ALLOWABLE BENDING STRESS OF 2,700 PSI.
7. ALL FLOORS SHALL BE FRAMED WITH 2 x 10 JOISTS EXCEPT AS NOTED ON PLAN. ALL BAND MATERIAL IS 2000 #2 SYP.
8. 1 x 4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPANS OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL EXTERIOR WALLS ARE 2 x 6 #2 SYP.
10. ALL RAFTERS EXCEPT AS NOTED ON PLANS.
11. ALL RAFTERS ARE 2 x 10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS OVER A VAULTED ROOF ARE 2 x 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
13. ALL CEILING JOISTS AND RAFTER HEELS TO BE NAILED ON LOAD BEARING WALLS DESIGNED TO CARRY LOADS FROM ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRUSSED SLAB GRADE BEAM OR POSTING DESIGNED TO CARRY LOADS.
14. ALL I-JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS C- JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND DECKING.
15. ALL ROOFBOARD TO BE APA REL BOARD.
16. VERTICAL DEFLECTION = 1/360 FOR TOTAL LOAD AND 1/240 FOR LIVE LOAD ONLY AS BASED ON I-JOIST MANUFACTURERS SPECIFICATIONS.
17. PROVIDE FIRESTOPS AT ALL FLOOR/CEILING WALLS.
18. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
19. ALL HEADERS SHALL BE 2-2 x 10's WITH 1/2" PLYWOOD FILLER PLATE UNLESS OTHERWISE NOTED.
20. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH CORNER OF CANTILEVERED BAYS AND CHIMNEYS.
21. ALL EXTERIOR CORNERS WHERE AN INTERIOR CORNER IS TO BE BRACED WITH 1/2" CDX PLYWOOD, MAKING SCHEDULE TO BE IN CORNERS AT 4' O.C. AT ALL FLOORS AND AT 8' O.C. AT ALL INTERMEDIATE STORIES. OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS.
22. PROVIDE DOUBLE 2 x 8 STRONGBACK AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 10'-0".
23. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C.
24. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
25. 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. YOUR I-JOISTS ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS C- JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL ROOFBOARD TO BE APA REL BOARD.
3. VERTICAL DEFLECTION = 1/360 FOR TOTAL LOAD AND 1/240 FOR LIVE LOAD ONLY AS BASED ON I-JOIST MANUFACTURERS SPECIFICATIONS.
4. PROVIDE FIRESTOPS AT ALL FLOOR/CEILING WALLS.
5. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
6. ALL HEADERS SHALL BE 2-2 x 10's WITH 1/2" PLYWOOD FILLER PLATE UNLESS OTHERWISE NOTED.
7. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH CORNER OF CANTILEVERED BAYS AND CHIMNEYS.
8. ALL EXTERIOR CORNERS WHERE AN INTERIOR CORNER IS TO BE BRACED WITH 1/2" CDX PLYWOOD, MAKING SCHEDULE TO BE IN CORNERS AT 4' O.C. AT ALL FLOORS AND AT 8' O.C. AT ALL INTERMEDIATE STORIES. OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS.
9. PROVIDE DOUBLE 2 x 8 STRONGBACK AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 10'-0".
10. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. 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.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



SQUARE FOOTAGE	
FIRST FLOOR	2587 SQ. FT.
SECOND FLOOR	1472 SQ. FT.
TOTAL	4059 SQ. FT.

(G)	2 - 2 x 12 x 10' DROPPED
(F)	2 - 2 x 12 x 10' DROPPED
(G)	1 - 5 1/8" x 22" x 24' GLUE LAM FLUSH
(G)	2 - 1 3/4" x 9 1/4" x 10' LVL DROPPED
(F)	2 - 1 3/4" x 9 1/4" x 10' LVL DROPPED
(A)	2 - 2 x 10 x 12' FLUSH
(B)	2 - 2 x 10 x 14' DROPPED
(B)	2 - 1 3/4" x 9 1/4" x 6' LVL FLUSH
(B)	2 - 2 x 10 x 10' DROPPED HEADER
(B)	2 - 1 3/4" x 14" - 18" LVL FLUSH
(B)	2 - 1 3/4" x 14" - 18" LVL FLUSH
(B)	2 - 1 3/4" x 9 7/8" - 22" LVL FLUSH
(B)	3 - 2 x 10 x 14' FLUSH
(B)	2 - 1 3/4" x 14" x 20' LVL RIDGE

First Floor Notes:
- All second floor framing to be 11 7/8" TJI Pro 230's @ 16" on center U.N.O. or equivalent (direction indicated on plan)
- All first floor load bearing headers to be 2-2x10's U.N.O.
- Install a minimum of (3) 2x4 studs under all beams, LVL or built-up, at the first floor level U.N.O.
- Install double joists under all parallel partition walls U.N.O.
- All point loads from the second floor must be transferred down through to the first floor with the same amount of studs

FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY
REVISE	3-22-04	KWS

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LOT 395 THE POINT

FIRST FLOOR PLAN

THE KEHELEY RIDGE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0868
www.frankbetz.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 28263 LANDON T. EFIRD 06/03/04

STRUCTURAL INTEGRITY ENGINEERING, P.A.
315 E. Main St. Suite A
Pineville, NC 28134
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BY: PLD CK: WHB TDJ

DATE: 5-22-03 3-22-04

SHEET: 3 OF: 6

TWERDS AM DATE 3-24-2004 PATHNAME: X:\VERSIONS\KEHELEY RIDGE\WORKING\DC3

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

82'-0"

PORCH SLAB
DROP 7" BELOW FINISH FLOOR

UNFIN.

MEDIA RM

BONUS

FUTURE EXERCISE

CASED OPENING

BATH 1
10' CLG

KITCHENETTE
10' CLG

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

NOTE: DROP FOUNDATION WALL UNDER GARAGE SLAB 4" FROM MAIN FOUNDATION WALLS

UNFIN.

FUTURE WINERY

PORCH SLAB
DROP 6" BELOW FINISH FLOOR

4" CONC. SLAB (2000 psi) W/ 6"x6" 10/10 W.W.M.

ALL BASEMENT WALLS ARE TO BE 2x6@16" O/C STUD WALLS ON 10"W x 20"D THICKENED SLAB (TYP.)

RETAINING WALL AS SITE REQUIRES

STEP DOWN FOUND. WALL AS SITE ALLOWS

TURNED DOWN SLAB

MASONRY LEDGE AS REQ'D. (TYP.)

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

10" PIP CONC. REIN. FOUND. WALL ON 12"x 24" CONC. FTG. W/ 2-#4 CONT. (TYP. UNO)

13" PIP FOOTING 10" x 20" CONC. FTG.

Basement Notes:
- All first floor framing to be 11 7/8" TJI 230's @ 16" on center U.N.O. or equivalent (direction indicated on plan)
- Install double joists under all parallel partition walls U.N.O.
- All point loads from the first floor must be transferred down through to the basement level with an equal or greater number of studs as the original, followed by the same of studs in the basement walls.
- Perimeter foundation wall to be a 10" thick poured-in-place reinforced concrete walls. Reinforcing indicated on attached detail.
- Perimeter footing to be 12"x24" concrete footing with 2-#4 continuous rebars.
- Wood-framed load-bearing basement walls to be 2x6 studs at 16" on center, or 2x4 studs at 12" on center.
- 10" thick x 20" wide thickened slabs to be located under all load-bearing basement walls.
- Basement floor to be 4" thick concrete slab (3000 psi) with 6x6 10/10 W.W.M.

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

1	2 - 1 3/4" x 7 7/8" x 16' LVL FLUSH
2	2 - 1 3/4" x 11 7/8" x 16' LVL FLUSH
3	3 - 1 3/4" x 16" x 22' LVL FLUSH ROOF BRACES ALLOWED ON WALL ABOVE
4	3 - 1 3/4" x 14" x 16' LVL FLUSH

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

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Acknowledgement Of
Plans Submittal ONLY!
Builder Date 6-8-04
Date 6/8/04

NOTE: ALL DIMENSIONS ASSUME AN 8" FOUNDATION WALL.

NORTH CAROLINA PROFESSIONAL SEAL 28283 ENGINEER LANDON T. EFIRD
06/03/04

STRUCTURAL INTEGRITY ENGINEERING, P.A.
315 E. Main St., Suite A
Pineville, NC 28134
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BASEMENT FOUND. PLAN

THE KEHELEY RIDGE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0868
www.frankbetz.com

BY: FLD CK: MWB TDJ

5-28-04
6-2-04

2

OF: 6

TUESDAY, JUNE 01, 2004 PATH-NAME: N:\REVERSE\KELEY RIDGE\REVERSE\KR3SHEETS.DGN