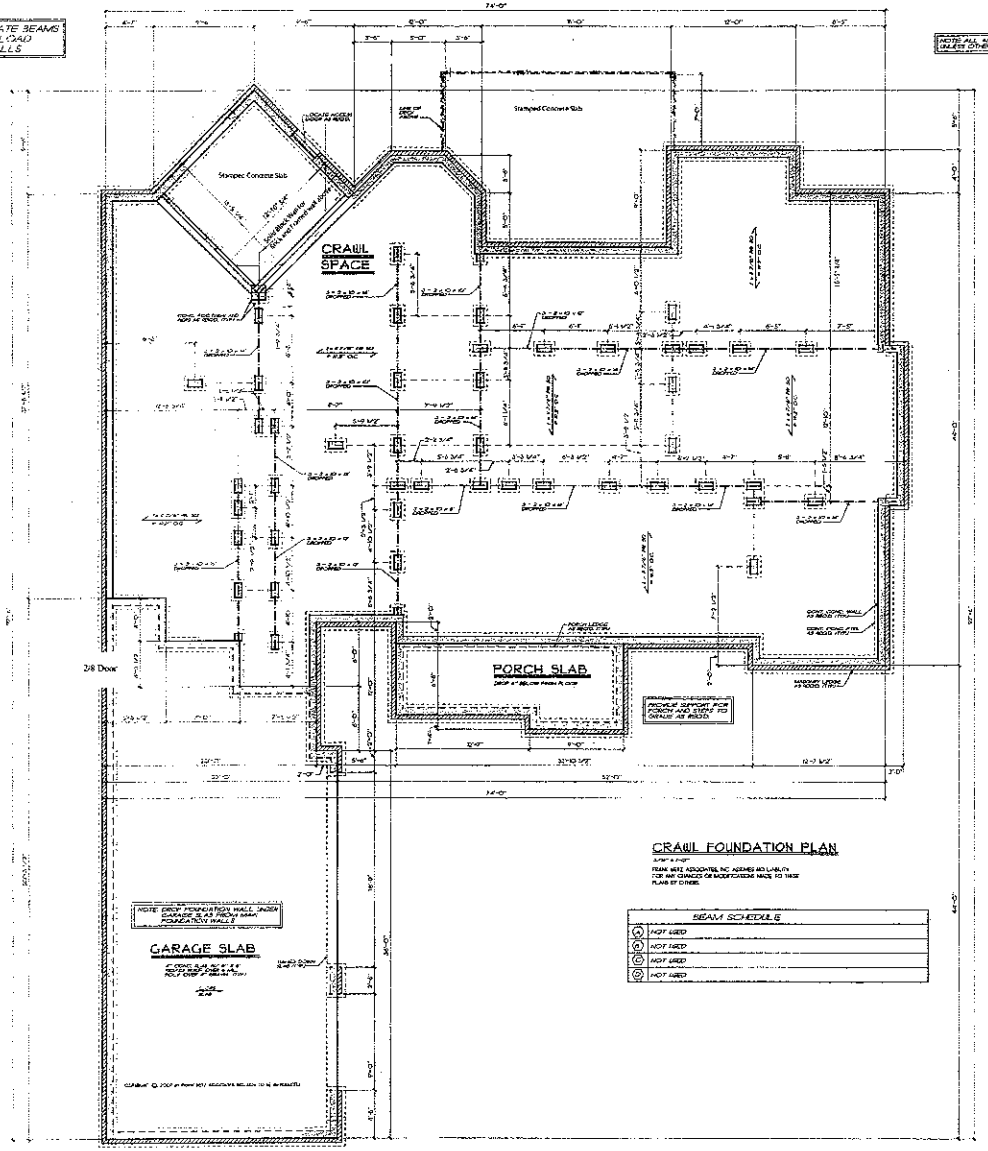
NOTE: CRAWL SPACE VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: LOCATE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

I - JOIST NOTES

1. THE I - JOIST ARE SPECIFIED USING TRUS JOIST MACMILLAN PRE - ENGINEERED WOOD SPECIFICATIONS. CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF HANGERS, BRIDGING, BLOCKING, BRACES AND BACKING.
2. ALL I-JOISTS TO BE TJI® 210 JOIST SPACED @ 16" O.C. VERTICAL LOAD TRANSFER = 4400 PLF MAX UNIFORM UNIFORM IS ENTERED AT TOTAL LINEAR FOOTAGE
3. THIS I - JOIST LAYOUT MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER BEFORE THE CONSTRUCTION MATERIALS. SOME ADJUSTMENTS MAY BE REQUIRED DUE TO VARIATIONS IN PRODUCTS.
4. BUILDER MUST CHECK, VERIFY, AND APPROVE ALL DIMENSIONS, LAYOUTS, FRAMING, OPENINGS, AND LOADING METHODS BEFORE STARTING CONSTRUCTION.
5. WOOD I/JOISTS MUST BE LABELED WITH A TECHNICAL REPRESENTATIVE OF THE JOIST MANUFACTURER TO ALL LOAD REQUIRED MATERIAL (IF ANY).
6. FULL AND CLEARANCE DOUBLE JOISTS
7. WINDOW BEARINGS MUST BE LEVEL WITH EXTERIOR BEARING.
8. NO BLOCKS ARE REQUIRED FOR FRAMING JOIST ATTACH- MENT DO NOT USE TOO MUCH, TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE PERMANENT PLUMBING SUPPLY BEFORE CONSTRUCTION BEGINS. SHIFT JOISTS TO ALLOW WAY FOR NEED PLUMBING WALL SPACE.
10. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO ENSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED



CRAWL FOUNDATION PLAN

BEAM SCHEDULE

(1)	NOT USED
(2)	NOT USED
(3)	NOT USED
(4)	NOT USED

Acknowledgement of Plans Submitted ONLY

Date

Date 3/23/11

REVISIONS	DATE	BY

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Southern Living® Design Collection

CRAWL FOUND. PLAN

THE RIVER GATE

FRANK BETZ ASSOCIATES INC
3250 George Busbee Parkway
Suite 100
Kennesaw, Georgia 30144
www.frankbetz.com

BY: MLB CK: JCH

DATE 3/11/11

SHEET: 2

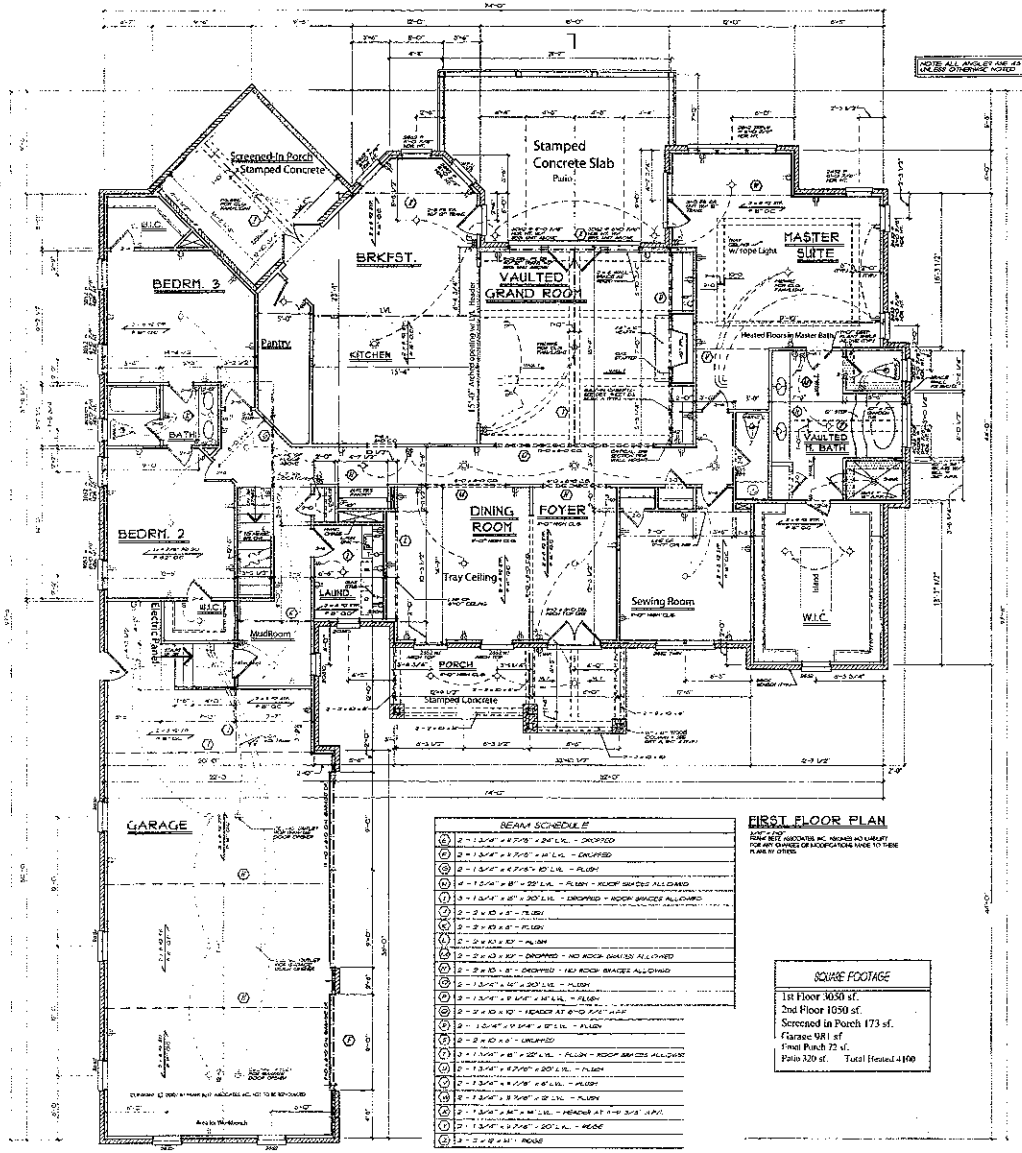
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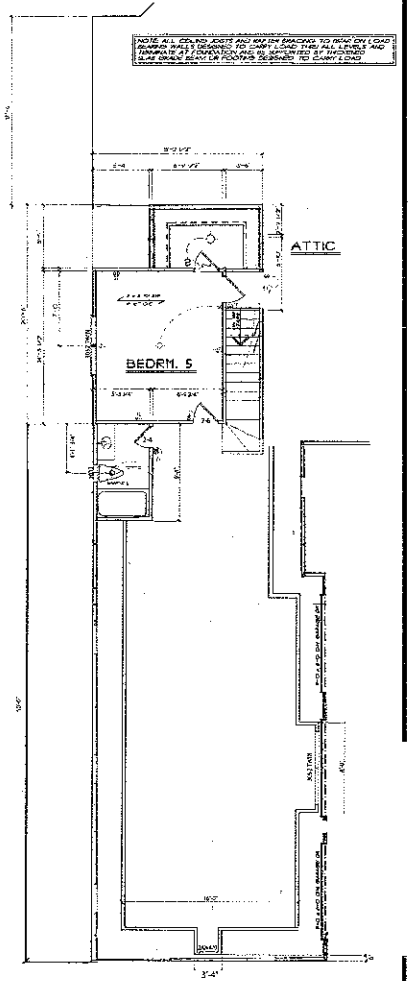
Acknowledgement Of

Plans Submittal

Date 2/23/11

Date 4/14/11





GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND N.C.S. W.P.S.
2. CONSTRUCTION SHALL EXCEPT ALL FOUNDATIONS AND UNDERGROUND AT SITE EXISTING BUILDING CONSTRUCTIONS. ANY ASSEMBLY/WORK SHALL BE COORDINATED TO FRANK BETZ ASSOCIATES, INC. FOR CORRECTIONS AND/OR CONSTRUCTION BEFORE PROCEEDING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
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 CONTRACT SHALL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND COMPATIBILITY OF THE BUILDING WITH ALL UTILITIES.
6. 3" CLEARANCE REQUIRED AT ADJACENT LOT PROPERTY LINE. ALL ENCROACHMENT AT PROPERTY LINE SHALL BE APPROVED BY LOCAL CODES.
7. ALL INSULATION AND STRUCTURAL MATERIALS SHOULD BE VERIFIED AND SPECIFIED BY THE BUILDER TO THE MOST RECENT RECOMMENDATIONS OF LOCAL CODES, AND BUILDING CONDITIONS. THESE UNIT RATINGS, ENGINEERING AND WEATHER CONDITIONS. CITE THE CONTRACTOR IS RESPONSIBLE FOR ASSISTING AND SUPERVISING ALL STRUCTURAL DETAILS AND DRAWINGS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WORK SHALL BE PERFORMED BY A LICENSED, BONDED, INSURED GENERAL CONTRACTOR OF A SIMILAR CHARACTER AND MEET ALL PHYSICAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL EXTERIOR AND SOLID FRAMING SHOULD BE PROTECTED TO CARRY LIVE LOADS STATED. DOES THIS THE LIVING BELOW AND TERMINATE AT THE UNDERSEAL FLOOR OR AT TRUSS BEARING POINTS DESIGNED TO CARRY THE LOAD.

FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES AS CLEARLY DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE COMPLIED IN THIS INTERNATIONAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOGRAPHICAL CONDITIONS, REFERENCE MAY BE REQUIRED TO THESE.
2. ALL WORK SHALL BE PERFORMED IN WORKMANLIKE MANNER. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION. BEFORE BEGINNING CONSTRUCTION, CONSULT WITH LOCAL STRUCTURAL INSPECTIONS AND TRADE SUBCONTRACTORS PRIOR TO USING THE FRAMING MATERIALS PROPOSED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
   FLOORS: 40LBS LIVE LOAD; 10LBS DEAD LOAD
   BALCONY: 60LBS LIVE LOAD; 10LBS DEAD LOAD
   CEILING: 10LBS DEAD LOAD
   ROOF: 30LBS SNOW LOAD; 10LBS DEAD LOAD
4. ALL HEADERS ARE SIZED BY STRUCTURAL ENGINEER. SEE SCHEDULE ON PLANS.
5. ALL EXTERIOR WALLS ARE 2"x6" STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS. ALL INTERIOR WALLS ARE 2"x4" STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.
6. ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD OR OSB SHEATHING. ALL EXTERIOR WALLS TO BE WRAPPED WITH TYVEK HOUSE WRAP OR EQUIVALENT.
7. ALL EXTERIOR WALLS TO BE FINISHED WITH BRICK VENEER, STONE VENEER, STUCCO, WOOD SIDING, OR VINYL SIDING AS SPECIFIED ON PLANS.
8. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE ON PLANS.
9. ALL CEILING JOISTS ARE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.
10. ALL RAFTERS ARE SIZED BY ENGINEER.
11. ALL ROOF VALLEYS TO BE 2"x8" @ 16" O.C.
12. ALL GABLES TO HAVE 2"x6" @ 16" O.C. COLLAR TIES AT 1/3 POINT OF RAFTER SPAN.
13. ALL ROOF RIDGES TO BE 2"x8" @ 16" O.C.
14. ALL CEILING JOISTS AND RAFTER BRACING TO RUN ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. THIS ALL LEVELS AND TERMINATE AT EXTERIOR FACING AS SHOWN ON PLAN. ALSO SHEAR BEAM OR FOOTING DESIGNED TO CARRY LOAD.
15. ALL CEILING JOISTS AND RAFTER BRACING TO RUN ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. THIS ALL LEVELS AND TERMINATE AT RIDGE/HIP AND BE SUPPORTED BY TRUSSED LOAD BEARING WALLS OR FOOTING DESIGNED TO CARRY LOAD.
16. ALL FLOOR JOISTS ARE ENGINEERED. SEE PLANS.
17. ENGINEERED FIRST FLOOR PERFORMANCE I-JOISTS FOR 40PSI LIVE / 10PSI DEAD LOAD. I-JOIST TO FLOOR MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, RIM/BAND BOARDS AND BRACING.
18. ALL FLOOR FRAMING TO BE 24" O.C. MAX.
19. ALL FLOORS TO BE 3/4" T&G STRUCTURAL 1 FLOOR OVER SUBFLOOR.
20. ALL EXTERIOR DECKS TO BE 40PSI LIVE LOAD.
21. ALL BATHROOMS SHALL BE 2"x10" WITH 1/2" PLYWOOD SUBFLOOR UNLESS OTHERWISE NOTED.
22. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITIONS RUNS PARALLEL TO JOIST DIRECTION. PROVIDE SOLID BLOCKING AT EACH CORNER OF EXTERIOR/INTERIOR WALLS AT BATHS.
23. EXTERIOR OPENINGS TO BE 1/2" EXTERIOR GRADE PLYWOOD OR OSB SHEATHING. ALL EXTERIOR SHEATHING TO BE INSTALLED WITH 8d COMMONS AT 6" O.C. AT ALL EDGES, AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
24. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 12'-0".
25. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE FROM RIDGE TO EXTERIOR WALL AT EVERY 4th PAIR OF ROOF RAFTERS. TO BE 1x6 IN TRUSS CUT ROOFS. EXCEPT WHERE OTHERWISE SPECIFIED BY MANUFACTURERS SPECIFICATIONS. ALSO SCHEDULE TO BE AS FOLLOWS: 2"x6" @ 4'-0" O.C. AT ALL SPANS UP TO 12'-0" AND 2"x8" @ 4'-0" O.C. AT ALL INTERMEDIATE SPANS UP TO 16'-0". ALL SPANS GREATER THAN THIS SHALL BE ENGINEERED.
26. WHERE PRE-ENGINEERED TRUSS AND JOIST TRUSSES ARE USED, TRUSS MANUFACTURER TO FURNISH SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

I - JOIST NOTES

1. TOP I - JOIST ARE SPECIFIED USING UNI. NO. STANDARD TO - 400, RESPONSIBILITY STANDARD FOR APA SRC I - JOIST, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, RIM/BAND BOARDS AND BRACING.
2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD CAPACITY = 4400 PLF MIN. AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.
3. USED I - JOIST LUMBER MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER SUPPLYING THE CONSTRUCTION SUPERVISOR SHALL I-JOISTS(S) ARE BEING INSTALLED TO MANUFACTURERS SPECIFICATIONS.
4. BUILDER MUST CHECK, VERIFY AND APPROVE ALL DIMENSIONAL SIZING, FRAMING CONNECTIONS AND BRACING METHODS BEFORE STARTING CONSTRUCTION.
5. JOIST BRACING METHODS MUST BE REVIEWED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER TO ENSURE ADEQUATE MATERIAL IS PROVIDED.
6. FILL AND CHECKOUT DOUBLE JOISTS.
7. OPENING DIMENSIONS MUST BE LEVEL WITH EXTERIOR OPENINGS.
8. NO KNOCK OUT REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16D NAILS. TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE STRUCTURAL PLUMBING SHAFTS BEFORE CONSTRUCTION BEGINS. DON'T ASSUME TO ALLOW LOCATION WHILE PLUMBERS TAKE LEAVE.
10. REVIEW BY THE LAYOUT OF A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS ADEQUATELY ENCOURAGED.

BEAM SCHEDULE

(A)	2 - 1 3/4" x 7 7/8" - 24" LVL - DROPPED
(B)	2 - 1 3/4" x 9 7/8" - 14" LVL - DROPPED
(C)	2 - 1 3/4" x 9 7/8" - 18" LVL - FLUSH
(D)	4 - 1 3/4" x 9" - 22" LVL - FLUSH - ROOF BRACES ALLOWED
(E)	3 - 1 3/4" x 9" - 20" LVL - DROPPED - ROOF BRACES ALLOWED
(F)	2 - 2 x 10 x 8' - FLUSH
(G)	2 - 2 x 10 x 8' - FLUSH
(H)	2 - 2 x 10 x 10' - FLUSH
(I)	2 - 2 x 10 x 12' - DROPPED - NO ROOF BRACES ALLOWED
(J)	2 - 2 x 10 - 8" - DROPPED - NO ROOF BRACES ALLOWED
(K)	2 - 1 3/4" x 16" x 20' LVL - FLUSH
(L)	2 - 1 3/4" x 9 1/4" x 14' LVL - FLUSH
(M)	2 - 2 x 10 x 10' - HEADER AT 6'-0" R/O - FLUSH
(N)	2 - 1 3/4" x 9 1/4" x 8' LVL - FLUSH
(O)	2 - 2 x 10 x 6' - DROPPED
(P)	3 - 1 3/4" x 9" x 22' LVL - FLUSH - ROOF BRACES ALLOWED
(Q)	2 - 1 3/4" x 9 7/8" x 20' LVL - FLUSH
(R)	2 - 1 3/4" x 9 7/8" x 16' LVL - FLUSH
(S)	3 - 1 3/4" x 9 7/8" x 12' LVL - FLUSH
(T)	2 - 1 3/4" x 16" x 14' LVL - HEADER AT 9'-0" R/O
(U)	2 - 1 3/4" x 9 7/8" x 20' LVL - RIDGE
(V)	2 - 2 x 8 x 10' - RIDGE

FIRST FLOOR PLAN

1/4"=1'-0"
FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

SQUARE FOOTAGE

1st Floor 3050 sf.
2nd Floor 1050 sf.
Screened in Porch 173 sf.
Garage 981 sf.
Small Porch 25 sf.
Patio 320 sf. Total Heated 4100

REVISIONS	DATE	BY

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Southern Living Design Collection

FIRST FLOOR PLAN
OPT. SECOND FLOOR PLAN

THE RIVER GATE

FRANK BETZ ASSOCIATES, INC.
3060 George Busbee Parkway
Suite 190
Kennesaw, Georgia 30144
(770) 420-1776
www.frankbetz.com

BY: G.G CK: JCH

DATE 3/23/07

SHEET: 3

OF: 5

Acknowledgement Of
Plans Submittal ONLY!
Date 2/23/11
Date 4-14-11

GENERAL NOTES

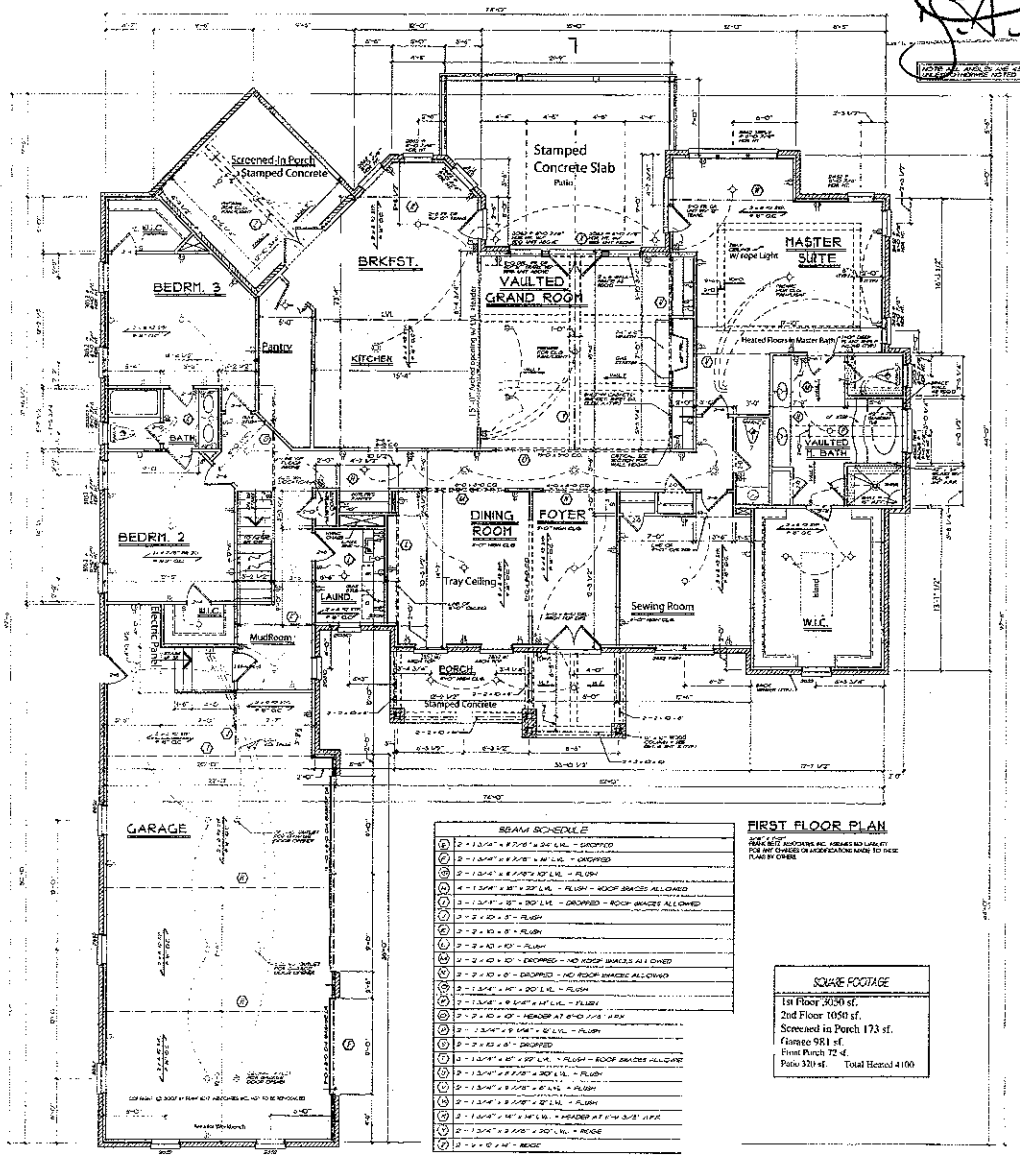
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND N.C.R.W.R.C.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR CLARIFICATION.
3. ALL DIMENSIONS SHOWN ON PLANS ARE TO FACE OF FRAMING, CONCRETE, OR MASONRY, UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN SHALL NOT BE SCALED.
4. ALL FOOTINGS TO BE BEAR FIRST SOIL OR ENGINEERED FILL AND MUST MEET 1500 PSF MINIMUM SOIL BEARING CAPACITY.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. IF BUILDING CROSSES A / ADJACENT ANY PROPERTY LINE WALL RESISTANCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE INSPECTED AND APPROVED PRIOR TO BEING BACKFILLED OR ENCLOSED. BUILDING OFFICIAL SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS. FROST LINE DEPTH OF 12" BELOW FINISH GRADE IS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SOIL CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND MODIFYING ALL STRUCTURAL DETAILS AND DIMENSIONS TO MEET ALL LOCAL CODES AND SOIL CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. ALL STRUCTURAL STEEL, CONCRETE, AND MASONRY SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL MATERIAL, STRENGTH, AND SPECIAL HANDLING CRITERIA WHERE APPLICABLE.
10. ALL OPENINGS OR SOLID FRAMING SHALL BE SUPPORTED TO CARRY LOADS AND SHALL 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 2009 INTERNATIONAL RESIDENTIAL CODE AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE FOR SIZE AND TYPE OF FRAMING MEMBERS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REFERENCE MAY BE REQUIRED TO THESE CODES.
2. ALL WOOD SHALL BE DIMENSIONAL IN ACCORDANCE WITH THE 2009 IRC AND THE 2009 IECC. ALL WOOD USED IN AND ABOVE THE OUTDOOR SPECIAL HUMIDITY AND CONDITIONS SHOULD BE PRESSURE TREATED AND INSTALLED IN ACCORDANCE WITH THE 2009 IRC AND THE 2009 IECC.
3. ALL FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STRUCTURAL ENGINEERING AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS. CONTRACTOR TO USE COMMON SENSE AND GOOD CONSTRUCTION TECHNIQUES TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING.
4. DESIGN LOADS:
   - FLOORS: LIVE LOAD 40 PSF, DEAD LOAD 10 PSF
   - BALCONY: LIVE LOAD 60 PSF, DEAD LOAD 10 PSF
   - CEILING: LIVE LOAD 10 PSF, DEAD LOAD 10 PSF
   - ROOF: SNOW LOAD 20 PSF, DEAD LOAD 10 PSF
   - WIND LOAD 90 MPH
5. ALL BEAMS, LVL, AND GLB TO BE SPF, #2 OR BETTER, UNLESS OTHERWISE NOTED. ALL LAMINATED BEAMS TO BE 24F-1.8E DF/DF, 2.0E SP/SP, OR 2.0E SP/SP, UNLESS OTHERWISE NOTED. ALL LAMINATED BEAMS TO BE MANUFACTURED BY AN APPROVED MANUFACTURER. ALL LAMINATED BEAMS TO BE PROTECTED FROM THE WEATHER AT ALL TIMES.
6. ALL CEILING JOISTS AND RAFTERS TO BE SPF #2 OR BETTER, UNLESS OTHERWISE NOTED.
7. ALL FLOOR JOISTS TO BE SPF #2 OR BETTER, UNLESS OTHERWISE NOTED.
8. ALL LAMINATED WOOD COLUMNS SHALL BE 24F-1.8E DF/DF OR 2.0E SP/SP, UNLESS OTHERWISE NOTED. ALL LAMINATED COLUMNS TO BE MANUFACTURED BY AN APPROVED MANUFACTURER. ALL LAMINATED COLUMNS TO BE PROTECTED FROM THE WEATHER AT ALL TIMES.
9. ALL LAMINATED BEAMS SHALL BE 5 1/2" MINIMUM WIDTH UNLESS OTHERWISE NOTED OR SHOWN ON PLANS.
10. ALL LAMINATED WOOD COLUMNS SHALL BE 5 1/2" MINIMUM WIDTH UNLESS OTHERWISE NOTED OR SHOWN ON PLANS.
11. ALL FLOORS TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
12. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
13. ALL RAFTERS ARE 24" O.C. U.N.O.
14. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
15. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
16. ALL RAFTERS SHALL BE BRACED TO CEILING JOISTS WITH 2x4 SCAB AT 4'-0" O.C. MAXIMUM AT MIDSPAN OR AT ONE BRACE AT MIDSPAN IF SPAN IS LESS THAN 8'-0".
17. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
18. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
19. ALL RAFTERS ARE 24" O.C. U.N.O.
20. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
21. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
22. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
23. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
24. ALL RAFTERS ARE 24" O.C. U.N.O.
25. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
26. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
27. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
28. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
29. ALL RAFTERS ARE 24" O.C. U.N.O.
30. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
31. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
32. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
33. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
34. ALL RAFTERS ARE 24" O.C. U.N.O.
35. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
36. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
37. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
38. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
39. ALL RAFTERS ARE 24" O.C. U.N.O.
40. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
41. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
42. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
43. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
44. ALL RAFTERS ARE 24" O.C. U.N.O.
45. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
46. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
47. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
48. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
49. ALL RAFTERS ARE 24" O.C. U.N.O.
50. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
51. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
52. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
53. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
54. ALL RAFTERS ARE 24" O.C. U.N.O.
55. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
56. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
57. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
58. ALL CEILING JOISTS ARE 24" O.C. U.N.O.
59. ALL RAFTERS ARE 24" O.C. U.N.O.
60. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.
61. ALL RIDGE, VALLEY AND HIP RAFTERS ARE 2x10'S AT 24" O.C. U.N.O.
62. ALL ROOF SHEATHING TO BE APA 24 RATED 23/32" TAG PATROLD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. (3/4" GROSS) INSTALL THROUGH ALL FLOORS. AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM AT ALL FLOORS.
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100. ALL RAFTER AND JOIST SPANS ARE TO BE PER 2009 IRC TABLES.

I - JOIST NOTES

1. THE I - JOIST ARE SPECIFIED WITH: (1) ALL ALL STANDARD PER - ALL PERFORMANCE STANDARD PER APA EWS I - JOIST MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF FLOOR, RAFTERS, ROOFING, BRACED AND OVERHANG.
2. ALL I-JOIST SHALL BE APA RIM BOARD OR VERTICAL SOLID SAWN OR = AND PLY W.
3. AMOUNT SHOWING IS LISTED AS NOTE, LARGE FOOTAGE.
4. THE I - JOIST LAYOUT MUST BE ACCURATE TO A TECHNICAL REPRESENTATIVE OF THE JOIST MANUFACTURER BEFORE THE CONSTRUCTION MATERIALS ARE ORDERED. IT MUST BE SUBMITTED IN PRINTED FORM.
5. BUILDER MUST CHECK VERIFY AND APPROVE ALL DIMENSIONS, LAYOUTS, FRAMING CONFIGURATIONS, AND LOADING METHODS BEFORE BEGINNING CONSTRUCTION.
6. ANY FRAMING METHODS NOTED ARE POSITIONED FOR A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER. THE BUILDING ASSEMBLIES MATERIALS IS PROVIDED.
7. FILL AND CONCRETE DURABLE JOISTS.
8. INTERIOR BEARING WALLS MUST BE LEVEL WITH EXTERIOR BEARING.
9. NO HOLES ARE REQUIRED FOR FRAMER PLATE ATTACHMENT. DO NOT USE NAILS. TAKE CARE NOT TO SPLIT FLANGES.
10. LOCATE PREFRAMED PLUMBING SOIL STACKS, CONSTRUCTION REQUIRE SOLID JOISTS TO SUPPORT 2x6 WALL PLUMBING WALL ABOVE.
11. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO ASSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.



FIRST FLOOR PLAN

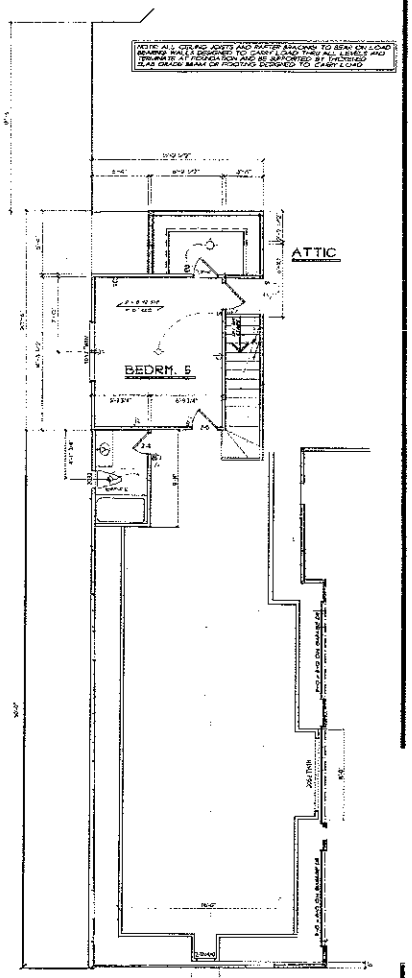
FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

BEAM SCHEDULE

(A)	2 - 1 3/4" x 9 7/8" x 24' LVL - DROPPED
(B)	2 - 1 3/4" x 9 7/8" x 14' LVL - DROPPED
(C)	2 - 1 3/4" x 9 7/8" x 10' LVL - FLUSH
(D)	4 - 1 3/4" x 16" x 20' LVL - FLUSH - ROOF BRACES ALLOWED
(E)	3 - 1 3/4" x 16" x 20' LVL - DROPPED - ROOF BRACES ALLOWED
(F)	2 - 2 x 10 x 8' - FLUSH
(G)	2 - 2 x 10 x 8' - FLUSH
(H)	2 - 2 x 10 x 10' - FLUSH
(I)	2 - 2 x 10 x 10' - DROPPED - NO ROOF BRACES ALLOWED
(J)	2 - 2 x 10 x 8' - DROPPED - NO ROOF BRACES ALLOWED
(K)	2 - 1 3/4" x 14" x 20' LVL - FLUSH
(L)	2 - 1 3/4" x 9 1/4" x 14' LVL - FLUSH
(M)	2 - 2 x 10 x 10' - HEADER AT 6'-0" O.H. + 1/2"
(N)	2 - 1 3/4" x 9 1/4" x 12' LVL - FLUSH
(O)	2 - 2 x 10 x 8' - DROPPED
(P)	3 - 1 3/4" x 16" x 20' LVL - FLUSH - ROOF BRACES ALLOWED
(Q)	2 - 1 3/4" x 11 7/8" x 20' LVL - FLUSH
(R)	2 - 1 3/4" x 9 1/4" x 8' LVL - FLUSH
(S)	2 - 1 3/4" x 9 1/4" x 14' LVL - FLUSH
(T)	2 - 1 3/4" x 14" x 14' LVL - HEADER AT 6'-0" 3/4" O.H.
(U)	2 - 1 3/4" x 9 1/4" x 20' LVL - ROOF
(V)	2 - 1 x 10 x 8' - BEAM

SQUARE FOOTAGE

1st Floor 3050 sf.
2nd Floor 1050 sf.
Screened in Porch 173 sf.
Garage 981 sf.
Front Porch 72 sf.
Patio 320 sf. Total Heated 4100



REVISIONS	DATE	BY

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Southern Living® Design Collection

FIRST FLOOR PLAN
OPT. SECOND FLOOR PLAN

THE RIVER GATE

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BY: KG CK: JC

DATE: 2/23/11

SHEET: 3 OF: 5