REVISIONS	DATE	BY
CLAR 23-22	10-8-01	CMJ

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

SQUARE FOOTAGE		
FIRST FLOOR	2456	SQ. FT.
SECOND FLOOR	1290	SQ. FT.
TOTAL	3746	SQ. FT.
GARAGES	410	

FIRST FLOOR PLAN

1/4" = 1'-0"

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FIRST & SECOND FLOOR PLANS

THE CAMERON Plan II

FBA
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SMYRNA, GEORGIA 30080
770/431-0886
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BY: FLD CK: JKW

DATE: 8/22/01

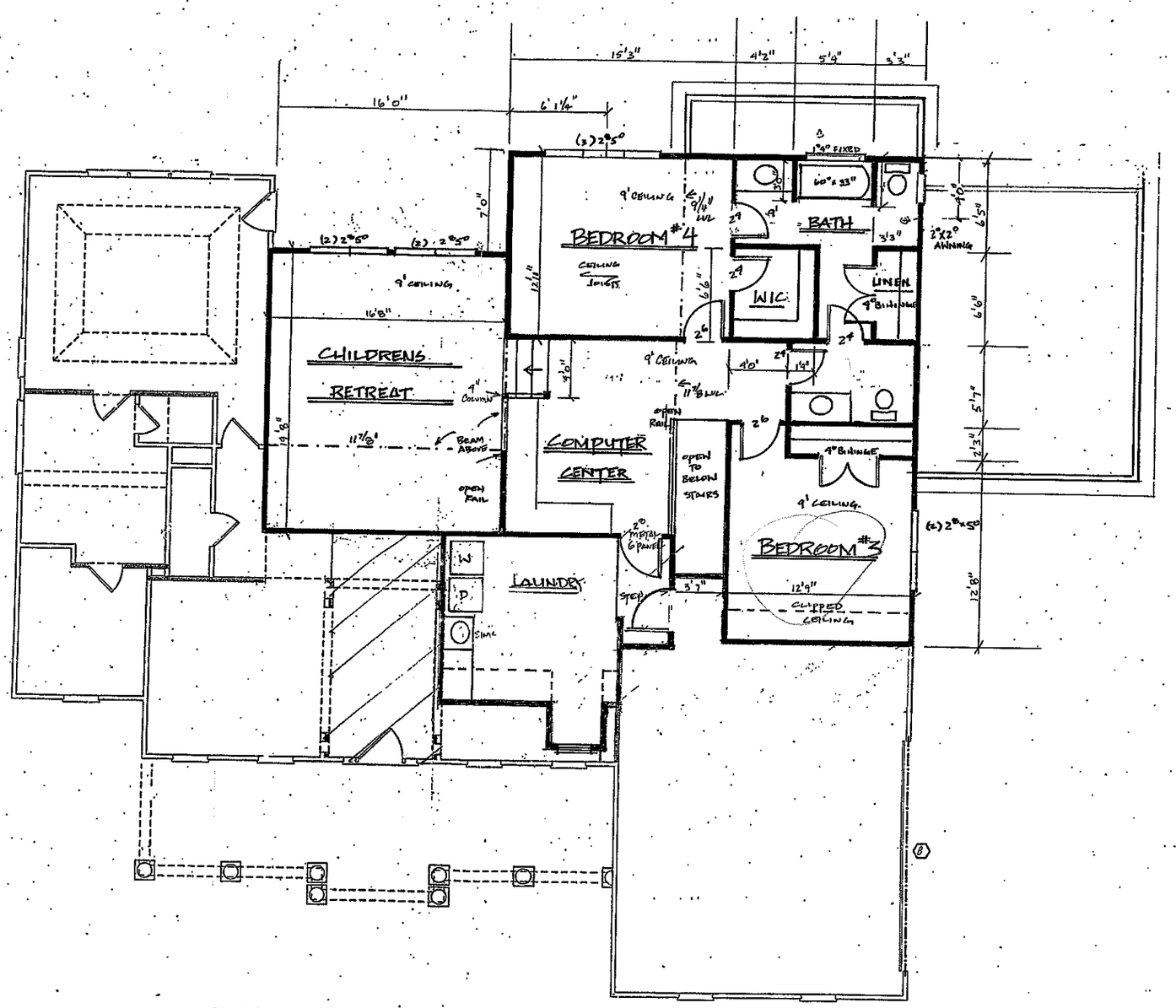
SHEET: 3

OF: 4

TUESDAY, DATE: 10-09-2001 PATH/NAME: N:\GORDAN\GORKTN\ELEVATIONS

FRAMING PLAN NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 1994 STANDARD BUILDING CODES AND ARE SAME ONE AND TWO FAMILY DWELLING CODE, DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, MODIFICATIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK IMPLIED OR PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND ORDINANCES. THE BUILDER SHOULD VERIFY ALL CODES PRIOR TO BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEER AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO ENSURE COMPLIANCE WITH CODE 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: 40LBS LIVE LOAD, 20LBS LIVE LOAD, 15LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE DRAWINGS LISTED ON THE FRAMING PLANS AND OPTIONAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL VOID ALL FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED BY THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED WOOD LESS THAN 10' IN LENGTH IS COUNTED AS CUTS OFF FROM A 10' PIECE.
7. ALL BEAMS ARE 2X10 #2 STR, 2X12 #2 STR, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLAM) AS INDICATED ON PLANS.
8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
9. LAMINATED VENEER LUMBER (LVL) SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2600 PSI.
10. ALL FLOOR JOIST ARE 2X10 #2 STR, UNLESS NOTED AS NOTED ON PLAN.
11. ALL SUB-FLOORING SHALL BE 23/32 APA RATED STURD-I-FLOOR.
12. ALL BRIDGING SHALL BE USED AT NO SPACE GREATER THAN 8'-0" O.C.
13. ALL CEILING JOISTS 12"O.C. 2X6'S #2 STR AT 6'-0" MAXIMUM, ALL NOTED ON PLANS. ALL TRAY CEILING JOIST AND RAFTERS SHALL BE 2X10'S #2 STR. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL VAULTED CEILINGS ARE 2X8 #2 STR @ 16" O.C. RIDGE AS NOTED ON PLANS.
15. ALL 12/1 VALLEY AND HIPS RAFTERS ARE 2X10'S #2 STR EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOWN OR BRACED AS CLOSE TO ROOF'S 45° SLOPE AS POSSIBLE WITH NO SPAN EXCEEDING 10'-0".
17. ALL RAFTERS OVER 12' LONG ROOF ARE 2"X 10" #2 STR AT 16" O.C. EXCEPT AS AS NOTED ON PLANS.
18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAM OR LOAD BEARING WALL SHALL BE ABLE TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE CONTINUOUS BY SUPERIOR GLAD GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

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BEAM SCHEDULE

(2)	

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LEGEND

- "2X" JOIST, RAFTER, HIP, OR VALLEY
- DOUBLE JOIST
- I - JOIST
- BEAM
- INTERIOR LOAD BEARING WALL

REVISIONS	DATE	BY
	11/16/01	EJ.

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

2ND. FLOOR FRAMING PLAN

THE CAMERON 12268

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BY: CAS / CIG JCH

DATE: 2-7-01

SHEET: 5

THESE PLANS DATED 2-7-2001 R:\PLANS & ELEVATIONS\12268\12268FRAMING.DWG