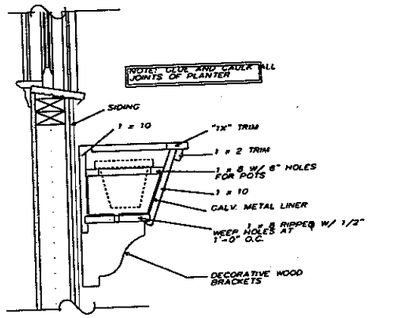
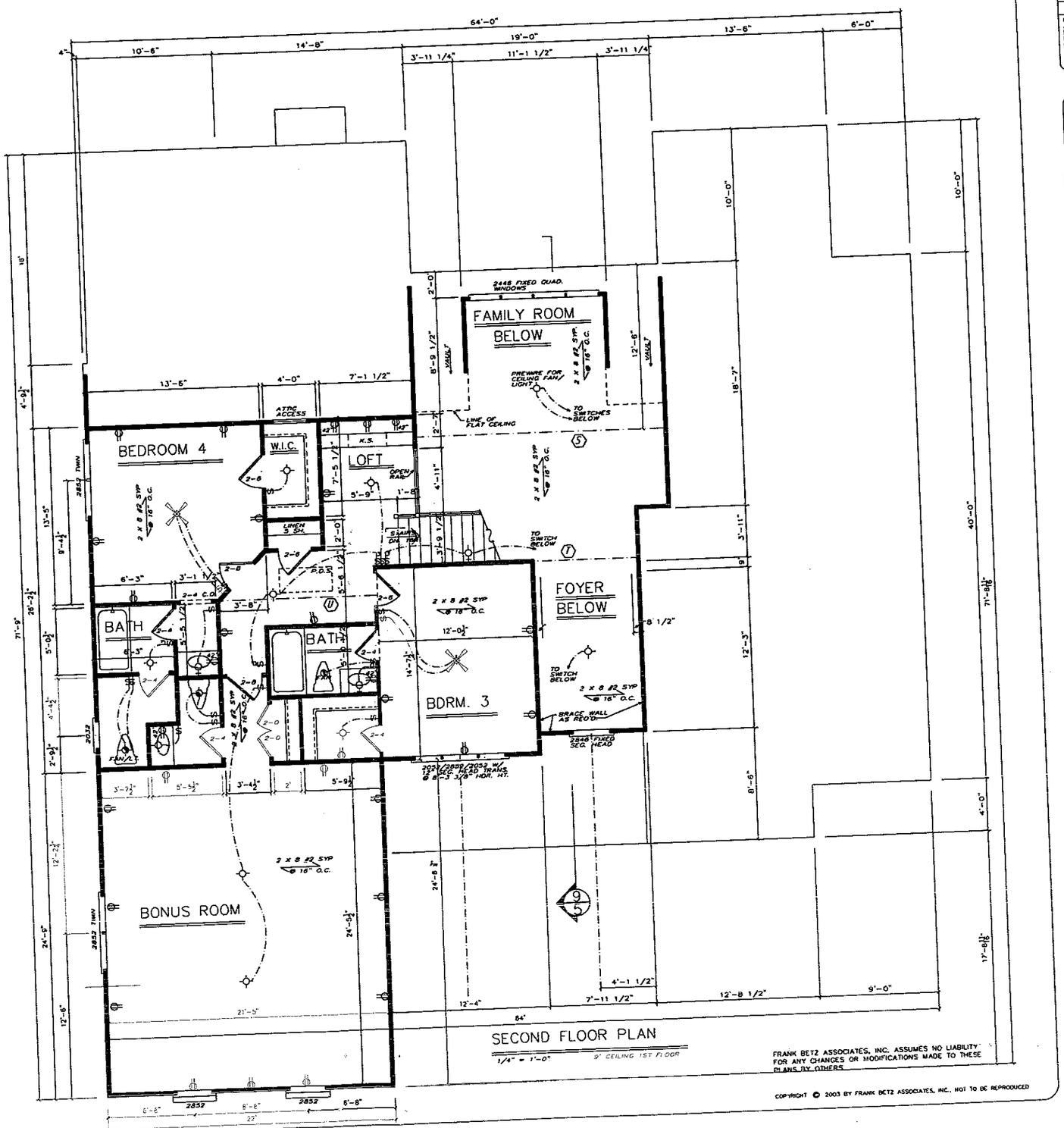
BEAM SCHEDULE
Ⓦ 3 - 1 3/4" x 18" x 20' LVL - FLUSH
Ⓣ 2 - 2 x 8 x 10' - FLUSH
Ⓥ 2 - 1 3/4" x 9 1/4" x 12' LVL. - FLUSH



2/4 TYP. PLANTER DETAIL
1 1/2" = 1'-0" MICS-C 120800



SECOND FLOOR PLAN
1/4" = 1'-0" 9' CEILING 1ST FLOOR

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.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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Southern Living® Design Collection

2ND FLR. PLAN/CABS./DETAIL

THE McFARLIN PARK

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
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BY: JAG CK: KKW

DATE: 5-23-2003

SHEET: 4 OF: 5

TIME: 3:01 PM DATE: 5-23-2003 TM NAME: X:\SOUTHLIVING\MCFARLIN PARK\339TA05.DGS

SQUARE FOOTAGE	
FIRST FLOOR	2434 SQ. FT.
SECOND FLOOR	1345 SQ. FT.
TOTAL HEATED	3779 SQ. FT.
GARAGE	807 SQ. FT.
TOTAL	4586 SQ. FT.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

FRAMING NOTES

1. BASIC 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 AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO MAKE PLANS CONFORM.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND ONE & TWO FAMILY DWELLING SECTIONS OF THE INTERNATIONAL BUILDING CODE. ALL CONTRACTORS SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL BUILDING OFFICIALS AND CODE OFFICIALS PRIOR TO USING THE FRAMING PLANS. MINOR CHANGES MAY BE REQUIRED TO MEET LOCAL 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: 20LBS LIVE LOAD, 7LBS DEAD LOAD
4. ALL BEAMS ARE SYP #2 OR BETTER U.N.O. ON PLANS. ALL BEAMS SHOULD HAVE (3) JACK STUDS AT EACH END UNLESS NOTED OTHERWISE ON PLANS. ALL BEAMS TO BE 6-7 3/4" MIN. HEIGHT TO BE 2-7 3/4" MIN. ALL BEAMS TO BE 2-2"x12" U.N.O. ON PLANS. SECOND STORY BEAMS ARE OVERHEAD.
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 2700 PSI.
7. ALL FLOOR JOIST ARE 2FG 2X10 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BAND OR RIM JOISTS ARE 2X10 SYP #2 OR BETTER.
8. ON CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 7'-0" O.C. OR MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6 SYP #2 @ 24" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8 SYP #2 @ 24" O.C. EXCEPT AS NOTED OR PLANS.
11. ALL VALLEY, RIDGE AND HIPRAFTERS ARE 2X10 SYP #2 OR BETTER AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO 10'-0" O.C. AS POSSIBLE WITH NO SPANS EXCEEDING 17'-0".
13. ALL RAFTERS OVER 1 HALF ROOF RUN ARE 2 X 10'S @ 24" O.C. EXCEPT AS NOTED ON PLANS.
14. ALL CEILING JOISTS AND RAFTER BRACING TO BEAMS OR LOAD BEARING WALLS ARE DESIGNED TO CARRY LOAD THRU LOAD BEARING WALLS AND TERMINATE AT FOUNDATION AND ARE NOT SUPPORTED BY PARTITIONS. LINE CRAWL BEAM OR SUPPORTED BY PARTITIONS TO CARRY LOAD.
15. ALL I - JOIST AND 3FG JOISTS USING THE APA STANDARD PERFORMANCE STANDARD 1 (STANDARD PRI - 400, FOLLOW MANUFACTURERS FOR APA EWS I - JOIST, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOISTS, HANGERS, SQUASH BLOCKS AND BRIDGING.
16. ALL 3/4" BOARD TO BE APA 3RH BOARD - NOMINAL LOAD RANGE100 + 4400 PLF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE HEADERS AT ANY HEIGHT OF ALL WALLS.
19. ALL JOISTS AND RAFTERS TO BE NOTCHED OVER SAUDS BEYOND.
20. ALL MEMBERS SHALL BE 2=2x4's WITH 1/2" PLYWOOD GUSSETS PLACE UNLESS OTHERWISE NOTED.
21. INSTALL DOUBLE STOCK JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOISTS AT ANY CHANGES OF DIRECTIONS BAYS AND CHIMNEYS.
22. ALL EXTERIOR CORNERS, HOUSE AND OUTSIDE CORNERS OF BAY SHALL BE BRACED WITH 1/2" CDX PLYWOOD SHEATHING OR METAL CORNER BRACES BOTH DIRECTIONS.
23. PROVIDE DOUBLE 2x8 SUBCONTRACT AT MID SPAN FOR CEILING JOIST WHEN SPANS GREATER THAN 18'-0".
24. INSTALL COLLAR BET AT UPPER 1/3 OF RISE AS DISTANCE PERMITS. RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C.
25. ROOF SHEATHING 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.

I - JOIST NOTES

1. The I - Joist are specified using the APA standard PRI - 400, performance standard for APA EWS I - Joist. Follow Manufacturers guidelines for the proper installation of joist, hangers, squash blocks and decking.
2. All rim board to be APA rim board - vertical load transfer = 4400 PLF max. Amount required is listed on Joist layout drawings.
3. This I - Joist layout must be reviewed by a Technical Representative of the actual joist manufacturer supplying the construction material. Some adjustments may be required due to variations in products.
4. Builder MUST check, verify, and approve all dimensions, heights, framing conditions, and bearing materials before starting construction.
5. Roof bracing methods MUST be discussed with a Technical Representative of Joist Manufacturer to insure adequate material is provided.
6. Fill and connect double joists.
7. Exterior bearings must be level with exterior bearings.
8. No walls are required for proper joist attachment. DO NOT use flat walls. Tube cuts NOT to split flanges.
9. Locate probable plumbing drops before construction begins. Shift joists to allow drop or build plumbing wall above.
10. Review of this layout by a professional engineer to insure structural integrity is strongly encouraged.

BEAM SCHEDULE	
(A)	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
(B)	1 - 5 1/8" x 20 5/8" x 22' GLULAM - FLUSH
(C)	2 - 2 x 10 x 14' - DROPPED
(D)	2 - 2 x 10 x 12' - DROPPED
(E)	2 - 1 3/4" x 18" x 18' - FLUSH
(F)	2 - 1 3/4" x 11 7/8" x 4' - FLUSH
(G)	1 - 1 3/4" x 14" x 18' - RIDGE BEAM
(H)	2 - 2 x 10 x 6' - DROPPED
(I)	2 - 2 x 12 x 6' - FLUSH
(J)	2 - 2 x 10 x 8' - DROPPED
(K)	2 - 2 x 12 x 12' - RIDGE BEAM
(L)	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
(M)	2 - 1 3/4" x 9 1/4" x 10' LVL - FLUSH

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. FIGURED DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
3. ALL DIMENSIONS SHOULD BE TO FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL BUILDING OFFICIALS FOR PROPER FOOTING AND REINFORCING SIZES.
4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
5. IF BACKFILL EXCEEDS 6' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER GOOD ENGINEERING PRACTICE.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY A LICENSED ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS. ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING THE CONSTRUCTION DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES ALL STRUCTURE IN DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
7. ALL WORK SHOULD BE DONE AND SITED, STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL CODES AND CODES WHERE APPLICABLE.
8. BUILT-UP COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS.
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.

Acknowledgement Of
Plans Submittal ONLY!

Date 8/4/05

Date 8-4-05

FIRST FLOOR PLAN
1/4" = 1'-0" 9' CEILING 1ST FLOOR

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Southern Living Design Collection

FIRST FLOOR PLAN/CAB. ELEVS.

THE McFARLIN PARK

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BY: JAG CK: KKW

DATE: 5-23-2003

SHEET: 3

OF: 5

TIME: 3:00 PM DATE: 5-23-2005 IN VNAME: K:\SOUTHLIVING\MCFARLIN PARK\33724A04.DCS