NOTE: ALL CEILING JOISTS AND RAFTERS SHOWN TO BE BUILT ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD FROM ALL LEVELS AND ROOFING AT LOCATION AND BE BRACED WHERE INDICATED ON PLAN. GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.




Acknowledgement Of
Plans Submittal ONLY!
Date _____
Builder _____ Date 4-26-05

NOTE:
1. SEE FRAMING PLAN BY OTHERS FOR JOIST AND BEAM SIZES AND LOCATIONS.

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

SECOND FLOOR PLAN

THE CANDLER PARK

FBA
FRANK BETZ ASSOCIATES, INC.
3401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

BY: FLD CK: MAR

DATE: 3-10-03

SHEET: 4

OF: 5

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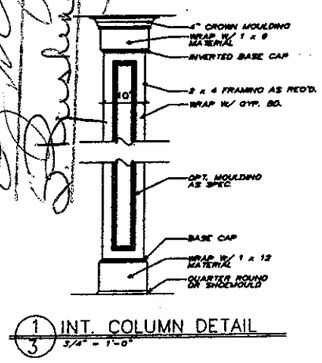
## GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE CONSTRUCTION. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL FOOTINGS TO BE PLACED ON UNDISTURBED SOIL OR COMPACTED FILL AND SHALL BE CAPABLE OF SUPPORTING A MINIMUM OF 2000 PSF.
4. ALL CONCRETE SHALL BE 3000 PSI MINIMUM.
5. ALL REINFORCING STEEL SHALL BE GRADE 60.
6. PROVIDE CONTROL JOINTS IN CONCRETE SLABS AT 30' O.C. MAXIMUM.
7. ALL CONCRETE AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND APPROVED BY A QUALIFIED ENGINEER BEFORE CONSTRUCTION IS BEGUN. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL CONDITIONS. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY INSPECTIONS.
8. ALL WOOD STRUCTURAL AND SITE STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS IN SOLID PARTITIONS SHOULD BE CENTERED IN CEMENT 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.

## GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE IN CODES AND REGIONS, PLEASE STUDY AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

PROVIDE FURRING AT END VERIFY OF ALL EXTERIOR WALLS AT SLABS AND ANYWHERE THERE IS NO STUD BELOW.
ALL SLABS SHALL BE 3" MINIMUM WITH 1/4" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
FLOOR JOISTS UNDER PARTITION WALL
PROVIDE SOLID BLOCKING AT MID POINT OF SPAN OR 6'-0" MAXIMUM OF CROSS BRIDGING.
ALL EXTERIOR WALLS SHALL BE 2 x 6 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM KING STUD EACH SIDE OF OPENING DESIGNED TO CARRY LOAD.
PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS.
PROVIDE SOLID BLOCKING AT MID SPAN FOR CEILING JOISTS OVER 8'-0" SPAN.
ATTIC ACCESS SHALL BE AT LEAST 22 X 30" VERTICAL DISTANCE BETWEEN CEILING JOISTS AND CEILING JOIST DEPTH SHALL BE 24" MIN.
VALLEY RAFTERS SHALL BE ONE "D" SIZE LARGER THAN RAFTERS.
ROOF TRUSS SHALL BE 1/24 PITCH UNLESS NOTED.
ALL ROOF TRUSSES SHALL BE DESIGNED TO CARRY LIVE LOADS AS REQUIRED BY LOCAL CODES. TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM.
ALL ROOF TRUSSES SHALL BE BRACED AT MID POINT AND AT ENDS AS REQUIRED BY LOCAL CODES.
ALL ROOF TRUSSES SHALL BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL EXTERIOR OPENINGS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

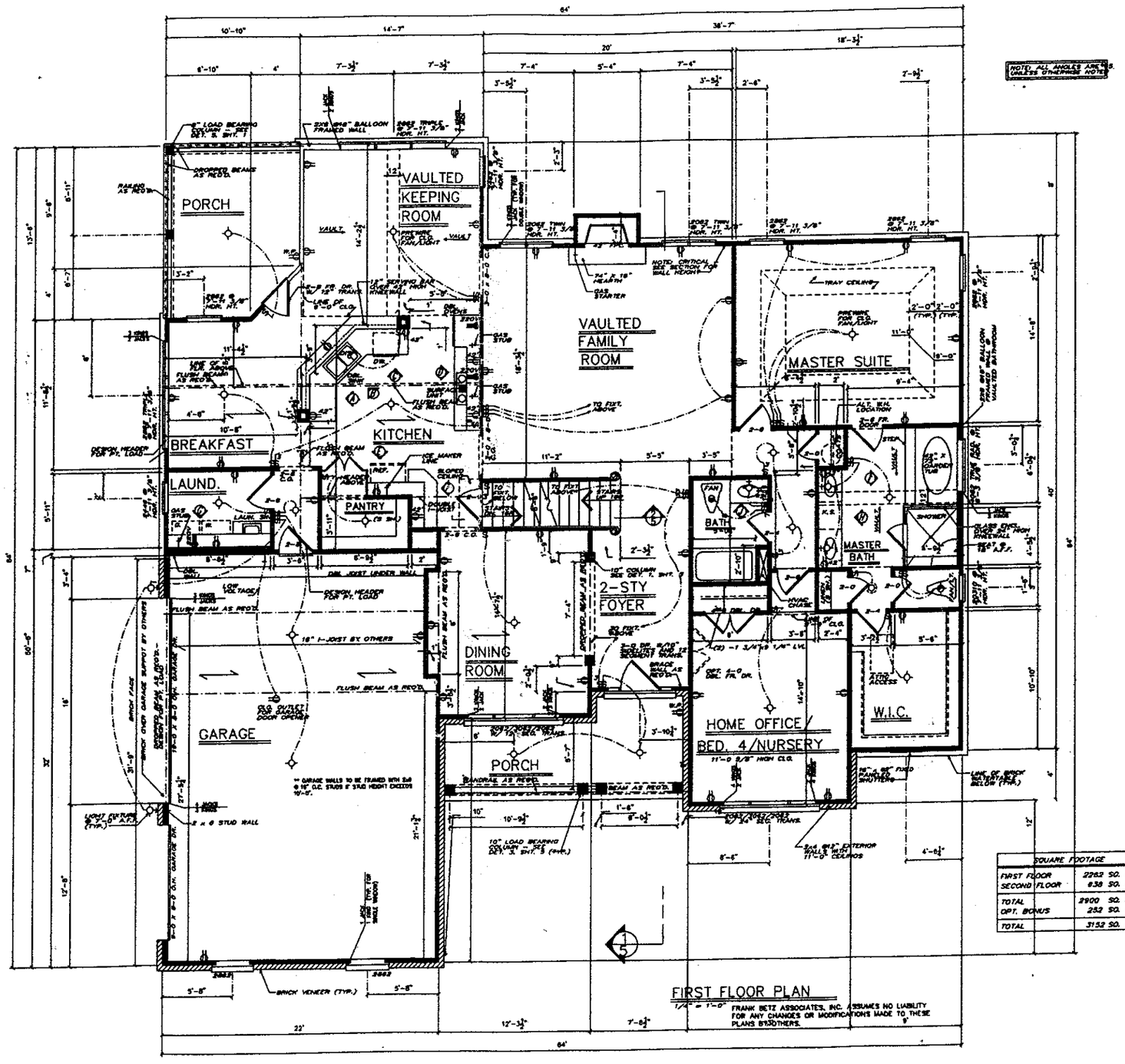



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"

NOTE:
1. SEE FRAMING PLAN BY OTHERS FOR JOIST AND BEAM SIZES AND LOCATIONS.

2. TYPICAL SUPPORT =
3 STUDS UNDER EE OF 2PLY LVL
4 STUDS UNDER EE OF 3+4 PLY LVL
5 STUDS UNDER EE OF STEEL BEAMS

3. EE EACH END




| SQUARE FOOTAGE | |
|---|---|
| FIRST FLOOR | 2262 SQ. FT. |
| SECOND FLOOR | 838 SQ. FT. |
| TOTAL | 2900 SQ. FT. |
| OPT. BONUS | 252 SQ. FT. |
| TOTAL | 3152 SQ. FT. |

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

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Acknowledgement of Plans Submittal ONLY!
Date 4-26-05
Date

| REVISIONS | DATE | BY |
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HOMEPLANS
DESIGNED FOR TODAY'S MARKET

FIRST FLOOR PLAN

THE CANDLER PARK

FBA
FRANK BETZ ASSOCIATES, INC.
5401 LAKE PARK DRIVE/SUITE 250
DAYTONA, GEORGIA 30080
770/451-0888
www.frankbetz.com

BY: PLD CK: MAB

DATE: 3-10-03

SHEET: 3 OF: 5

TIME: 4:19 PM DATE: 9-12-2003 PATH: X:\ARCHIVES\CANDLER PARK\FLOOR\CANDLER PARK FLOOR.DWG