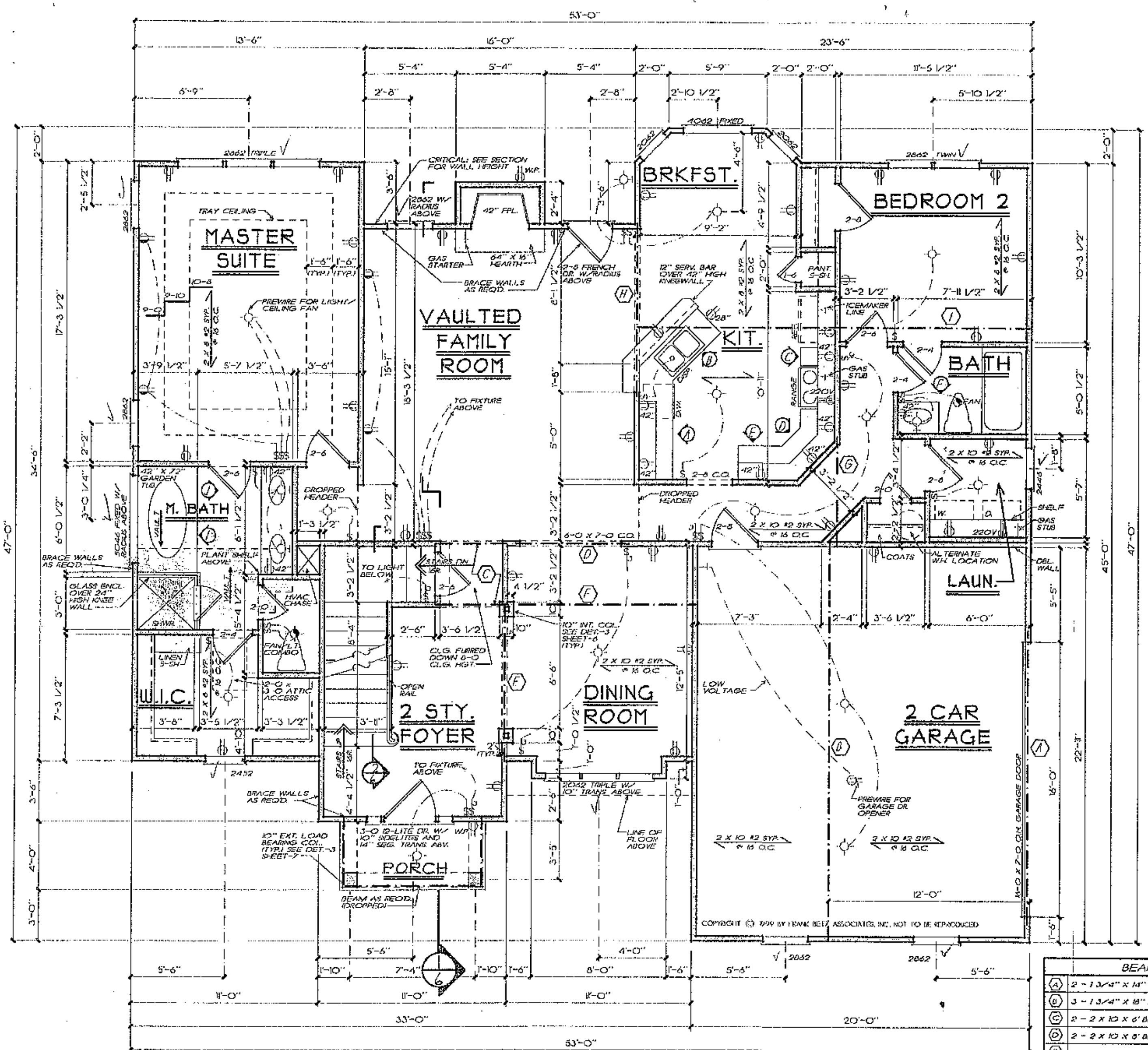


FIRST FLOOR PLAN

1/4" = 1'-0"

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

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 1994 STANDARD BUILDING CODE AND 1995 CABO ONE AND TWO FAMILY DWELLING CODE. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA MPS. 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: 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 2X10 #2 SYP, 2X12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING BEAMS TO BE 2 - 2X10 #2 SYP. UNLESS OTHERWISE NOTED.
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 2800 PSI.
7. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BAND MATERIAL IS 2X10 #2 SYP.
8. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #2 SYP EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 12'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
14. 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.
15. ALL 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.
16. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE FURRING AT MID HEIGHT OF ALL WALLS.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
21. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH CORNER OF CANTILEVERED BAYS AND CHIMNEYS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) TO BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS).
23. PROVIDE DOUBLE 2x4 STRONGBACK AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 10'-0".
24. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C.
25. ROOF DECKING 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.

SQUARE FOOTAGE	
FIRST FLOOR	1583 SQ. FT.
SECOND FLOOR	543 SQ. FT.
TOTAL	2126 SQ. FT.
OPT. BONUS ROOM	251 SQ. FT.
TOTAL	2377 SQ. FT.

BEAM SCHEDULE	
A	2 - 1 3/4" X 14" X 16' LVL BEAM (DROPPED)
B	3 - 1 3/4" X 18" X 24' LVL BEAM (FLUSH)
C	2 - 2 X 10 X 6' BEAM (DROPPED)
D	2 - 2 X 10 X 8' BEAM (DROPPED)
E	2 - 2 X 12 X 10' BEAM (DROPPED)
F	2 - 1 3/4" X 9 1/4" X 12' LVL BEAM (FLUSH)
G	2 - 2 X 10 X 6' BEAM (FLUSH)
H	2 - 1 3/4" X 11 1/4" X 10' LVL BEAM (FLUSH)
I	2 - 1 3/4" X 11 1/4" X 24' LVL BEAM (FLUSH) (EXTEND INTO WALL ABOVE)

SouthernLiving® Design Collection

FIRST FLOOR PLAN

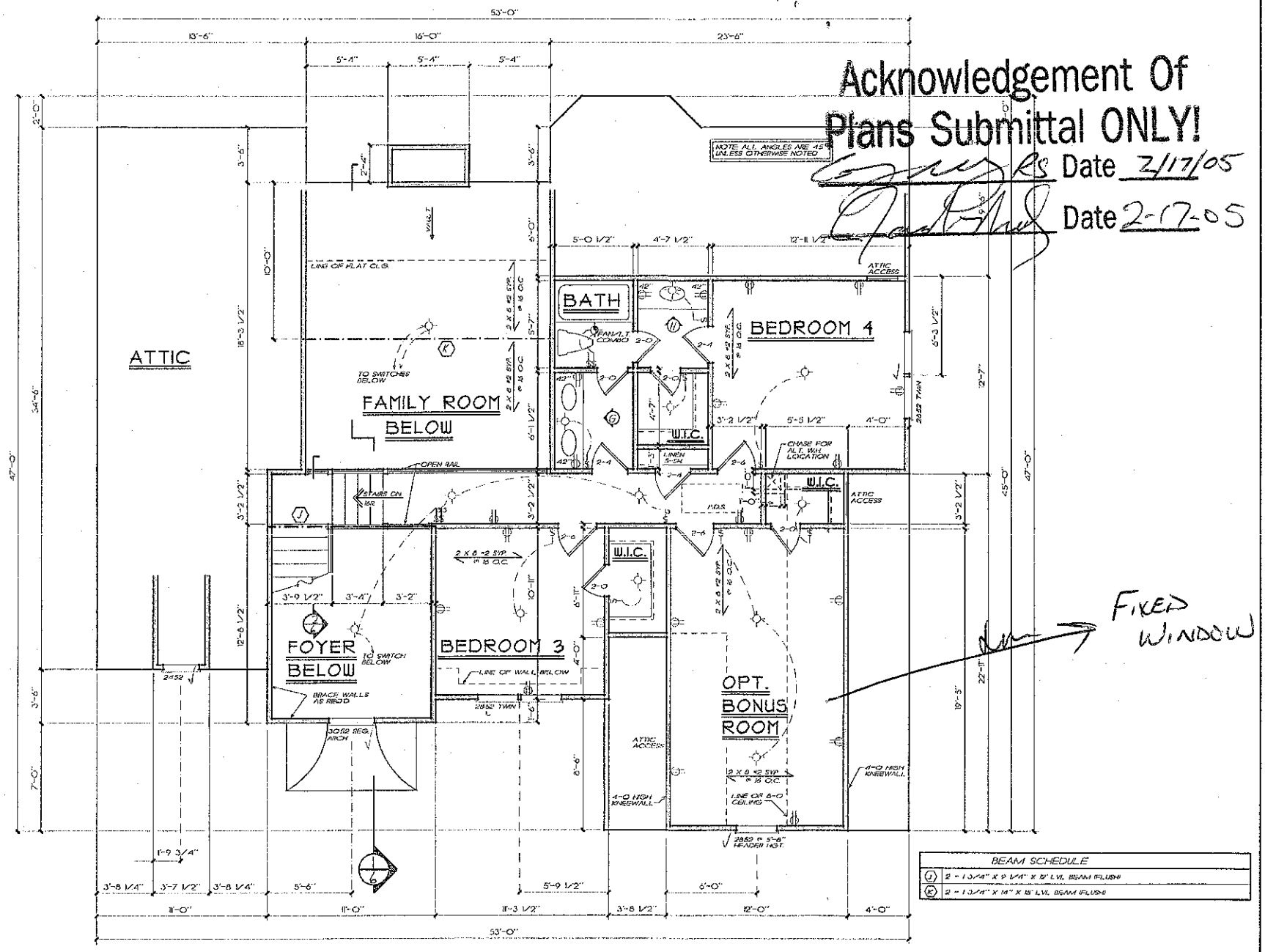
THE HOLLY HILL

FBA
FRANK BETZ ASSOCIATES, INC.
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SMYRNA, GEORGIA 30080
770/435-7959
www.frankbetz.com

BY: JAG/GSM, KKW/JEC

DATE: 1-6-99

SHEET 4 OF 7



Acknowledgement Of Plans Submittal ONLY!

RS Date 2/17/05

Date 2-17-05

Fixed Window

BEAM SCHEDULE
(J) 2 - 1 3/4" X 9 1/4" X 12' LVL BEAM FLUSH
(K) 2 - 1 3/4" X 14" X 18' LVL BEAM FLUSH

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SECOND FLOOR PLAN

1/4" = 1'-0"

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 FOOTINGS DESIGNED TO CARRY LOAD

Southern Living Design Collection

SECOND FLOOR PLAN

THE HOLLY HILL

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SHEET 5 OF 7