FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 1994 STANDARD BUILDING CODE AND 1998 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 1978. 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: 30LBS LIVE LOAD, 7LBS DEAD LOAD
4. ALL BEAMS ARE 2X10 #2 STP. 2X12 #2 STP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING BEAMS TO BE 2 - 2X10 #2 STP. 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 2100 PSI.
7. ALL FLOOR JOIST ARE 2X10 #2 STP. AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL SAND MATERIAL IS 2X10 #2 STP.
8. DIAGONAL CROSS-BRIDGING SHOULD BE USED AT MID POINT OR SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6 #2 STP. AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8 #2 STP. AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #2 STP. EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH 1X3 SPAN EXCEEDING 8'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 STP. 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 APA RATED SHEATHING TO BE APA RATED SHEATHING EXPOSURE 1 OR EXTERIOR GRADE.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE PURLINS AT MID HEIGHT OF ALL GABLE.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 2-2X12 WITH 1/2" PLYWOOD PITCH 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 CORNERS.
22. ALL EXTERIOR CORNERS, INSIDE AND OUTSIDE CORNERS, TO BE BRACED WITH 1/2" CDX PLYWOOD, USING SCHEDULE TO BE IN CORNERS AT 8" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE STUDS, 1 OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS.
23. PROVIDE DOUBLE 2x8 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.

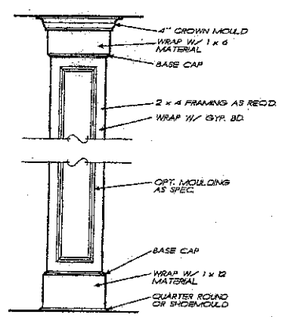
NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

Acknowledgement Of Plans Submittal ONLY!
Date 7/30/03
Date 7/30/03

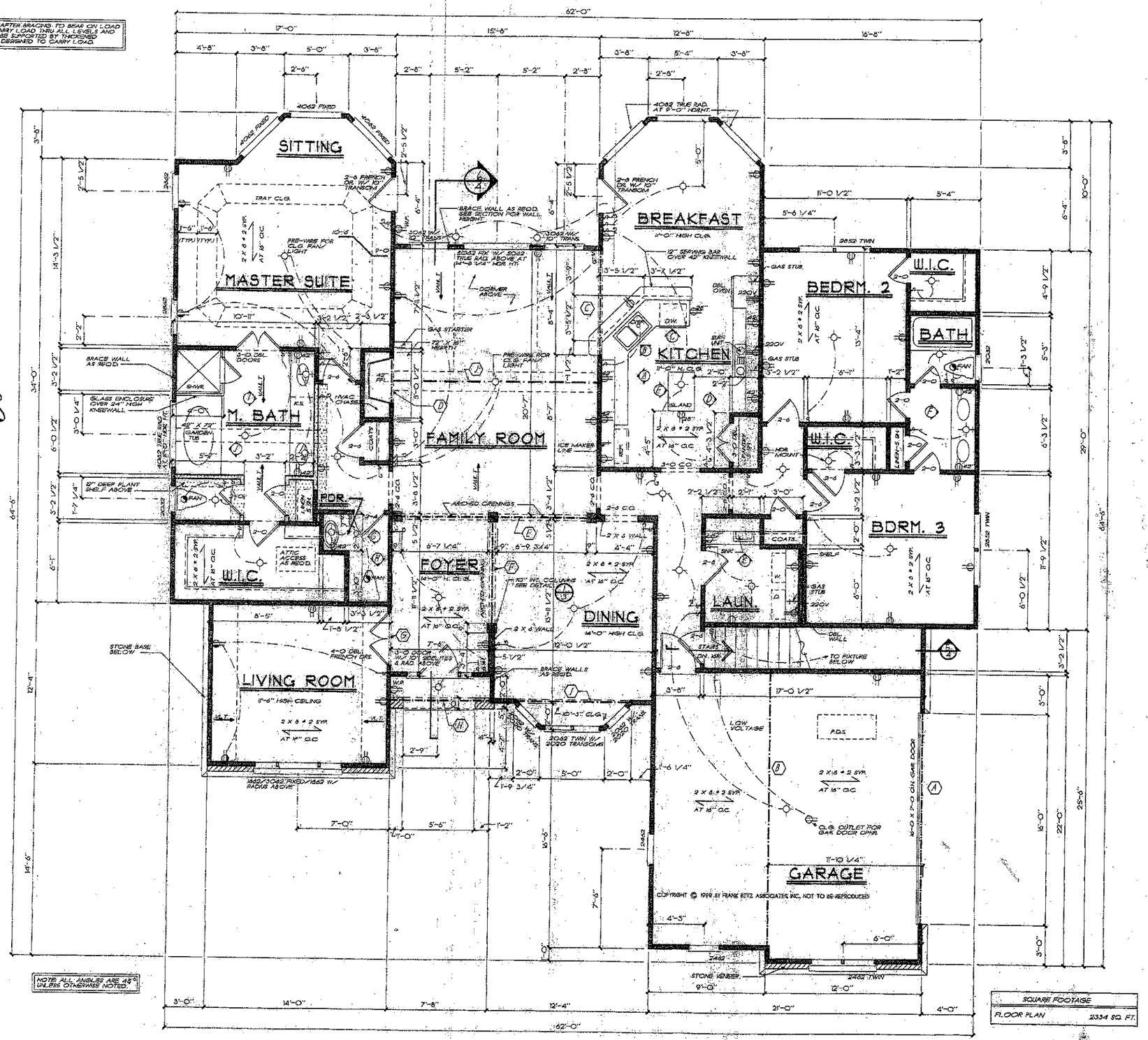
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPR
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR RESOLUTION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT HAVE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE MIN. OF FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING 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 MODIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR LOAD BEARING WALLS SHALL 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.

BEAM SCHEDULE	
(A)	1 - 3 1/8" x 11" x 18' GLULAM BEAM - DROPPED
(B)	1 - 5 1/8" x 13 3/4" x 22' GLULAM BEAM - FLUSH
(C)	2 - 2 x 10 x 10' BEAM - DROPPED
(D)	2 - 2 x 10 x 6' BEAM - DROPPED
(E)	2 - 2 x 10 x 18' BEAM - FLUSH
(F)	2 - 2 x 12 x 10' BEAM - FLUSH
(G)	2 - 2 x 10 x 6' BEAM - DROPPED
(H)	2 - 2 x 10 x 10' BEAM - DROPPED
(I)	2 - 2 x 10 x 10' BEAM - FLUSH
(J)	2 - 1 3/4" x 11 7/8" x 18' LVL BEAM - RIDGE BEAM



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"
COL-A 102/94



SQUARE FOOTAGE	
FLOOR PLAN	2334 SQ. FT.

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

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