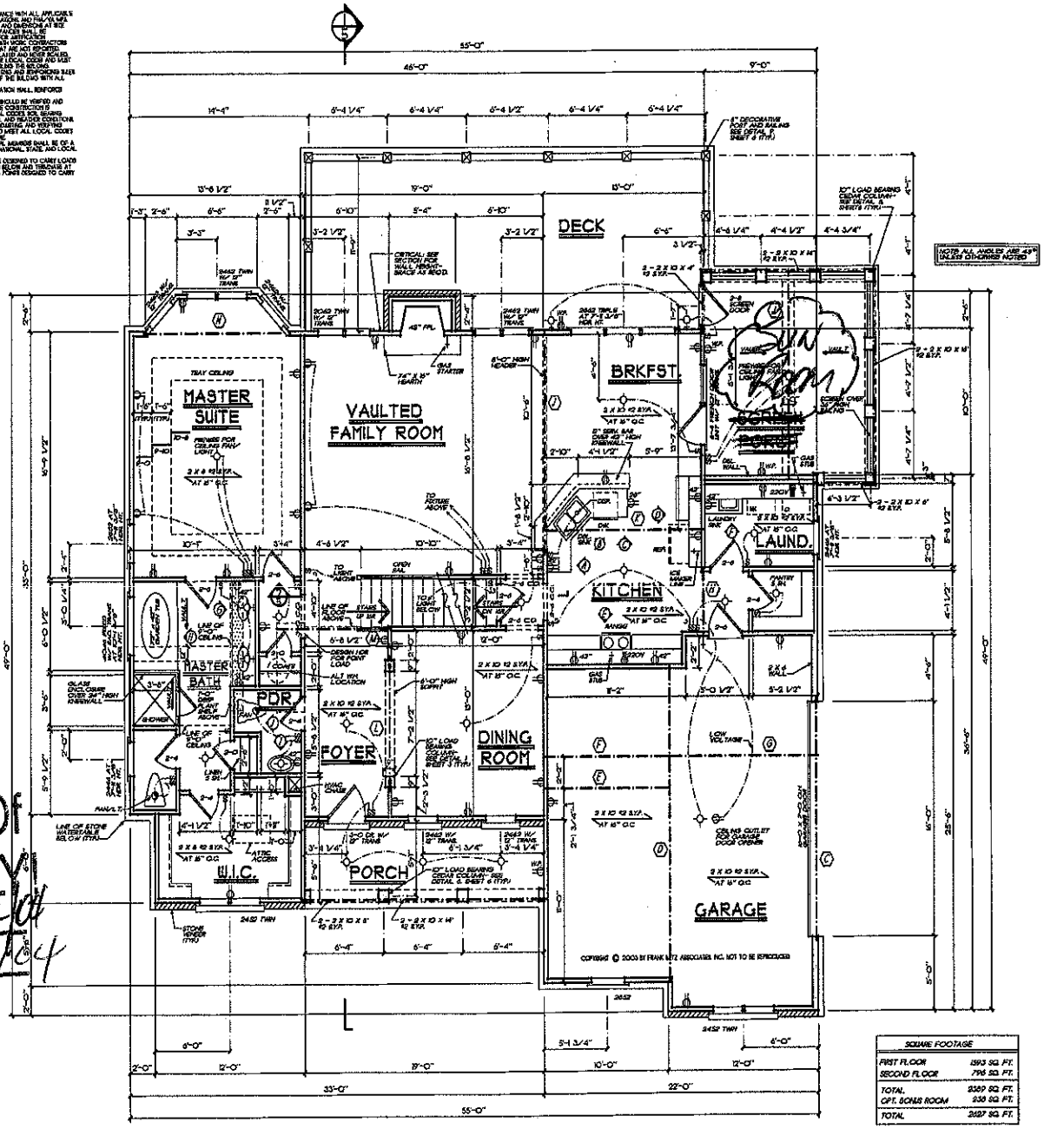
FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 2000 INTERNATIONAL BUILDING CODES AND 1999 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND ORDINANCES. VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO SOME LINE HEADER, GUTTER & FOOTING, OR ANY OTHER DEVIATIONS WITH CODE AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
   - FLOOR — 40PSF LIVE LOAD, 10PSF DEAD LOAD
   - GROUND — 30PSF LIVE LOAD, 10PSF DEAD LOAD
   - CEILING — 10PSF LIVE LOAD, 5PSF DEAD LOAD
   - ROOF — 20PSF LIVE LOAD, 7PSF DEAD LOAD
4. ALL BEAMS ARE SYP #1 STR. SYP. U.N.O.
5. STR. LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS SHALL BE REQUIRED AS NOTED. ALL LVL'S ARE 1.9E MICRO=LAM BY TRUS JOIST MACMILLAN. LVL'S SHALL HAVE A MINIMUM BENDING STRESS OF 2,600 PSI.
6. LAMINATED VENEER LUMBER BOARD SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2,600 PSI.
7. ALL FLOOR JOIST AND JOIST TO SYP #1 @ 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BAND RATINGS 9 1/2" TO SYP.
8. 1X4 CROSS-BRACING SHALL BE USED AT MID POINT OF RUN OR 8'-0" O.C. MAX. U.N.O. ON PLANS.
9. ALL CEILING JOISTS ARE SIZED @ 16" O.C. AT 4'-0" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE SIZED @ 16" O.C. AT 1'-6" O.C. TO RIDGE BEAM U.N.O.
11. ALL RAFTERS ARE SYP #1 U.N.O.
12. ALL ROOF JOIST SYP #1 EXCEPT AS NOTED OR SHOWN. ALL RAFTERS SHALL BE SPACED AT 16" O.C. NO SHALL AS POSSIBLE WITH NO SPAN EXCEEDING 9'-0".
13. ALL RAFTERS OVER 9'-0" SPAN TO BE 2 X 10'S @ SPF #1 @ 16" O.C. EXCEPT AS NOTED ON PLANS.
14. ALL CEILING JOISTS SHALL BE DESIGNED TO CARRY 10 PSF DEAD LOAD AND 30 PSF LIVE LOAD. ALL CEILING JOISTS OVER 12'-0" SPAN SHALL BE DESIGNED TO CARRY 10 PSF DEAD LOAD AND 20 PSF LIVE LOAD AND BE APPROVED BY THE ENGINEER OF RECORD.
15. ALL TJI JOIST ARE SPACED USING THE APA STANDARD APA = "PRESCRIPTIVE STANDARD FOR ONE AND TWO FAMILY DWELLINGS" AND ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
16. ALL TJI JOIST TO BE APA RATED STANDARD.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE.
18. ALL EXTERIOR CORNERS SHALL BE FRAMED WITH 3 STUDS MINIMUM TO PROVIDE NAILING SURFACE FOR INTERIOR AND EXTERIOR FINISH MATERIALS.
19. ALL HEADERS SHALL BE SUPPORTED BY KING STUDS AND JACK STUDS AS REQUIRED OVER 3 STUDS OR LESS.
20. ALL HEADERS SHALL BE DOUBLED WITH 1/2" PLYWOOD FILLER PIECE UNLESS OTHERWISE NOTED.
21. INSTALL SOLID FLOOR JOISTS UNDER PARTITIONS SHALL PARALLEL TO JOIST DIRECTION. DOUBLE JOIST AT EACH CORNER OF GARAGE/WORD DATE AND GABLE ENDS.
22. ALL EXTERIOR CORNERS SHALL BE FRAMED WITH 3 STUDS MINIMUM TO PROVIDE NAILING SURFACE FOR INTERIOR AND EXTERIOR FINISH MATERIALS.
23. PROVIDE DOUBLE 2X STRONGBACK AT MID SPAN FOR CEILING JOIST SPANS GREATER THAN 8'-0".
24. INSTALL CEILING TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN CEILING JOIST AND RAFTER. SPACE TIES @ EVERY SECOND JOIST @ 32" O.C. MAXIMUM SPACING.
25. INSTALL FIRE BLOCKING AT FLOOR AND ROOF TRUSSES AND WHERE WOOD FURRING OCCURS TO PROVIDE MAXIMUM 10' SPACING EACH SIDE OF REGISTERED TRADES IN STATE IN WHICH WORK IS TO BE PERFORMED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND RULES OF LAW.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. BEFORE PROCEEDING.
3. ALL CONSTRUCTION MEANS, METHODS AND TECHNIQUES OF CONSTRUCTORS SHALL REMAIN RESPONSIBILITY OF CONTRACTOR.
4. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE AND FACE OF MASONRY UNLESS NOTED OTHERWISE.
5. ALL STRUCTURAL STEEL SHALL BE DETAILED AND WELDED AS PER CURRENT AISC SPECIFICATIONS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70XX ELECTRODES.
6. CONTRACTOR SHALL HAVE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS 4' HIGHEST AND FOUNDATION WALL SHALL REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE BEFORE CONSTRUCTION IS OCCURRING DUE TO A NEW VARIANCE IN LOCAL CODES FOR SEISMIC CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND TRENCHING CONDITIONS ETC. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING AND VERIFYING ALL STRUCTURAL DETAILS ARE CONSTRUED TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
10. ALL COLUMNS OF SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND WOULD EXTEND DOWN THRU THE LOWER FLOOR AND THROUGH AT THE LOWEST FLOOR OF ALL OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.



BEAM SCHEDULE
(C) 3 - 1 3/4" X 18" X 18" LVL - DROPPED
(D) 1 - 5 1/8" X 22" X 22" GLUE LAM - DROPPED
(E) 3 - 2 X 10 X 10' 12 SYP. - FLUSH
(F) 3 - 2 X 10 X 10' 12 SYP. - FLUSH
(G) 3 - 2 X 10 X 10' 12 SYP. - FLUSH
(H) 3 - 2 X 10 X 6' 12 SYP. - FLUSH
(I) 2 - 1 3/4" X 14" X 16" LVL - RIDGE BEAM
(J) 3 - 1 3/4" X 18" X 16" LVL - FLUSH
(K) 4 - 1 3/4" X 9 1/4" X 14" LVL - FLUSH
(L) 3 - 1 3/4" X 11 7/8" X 10" LVL - DROPPED
(M) 3 - 2 X 10 X 10' 12 SYP. - FLUSH
(N) 3 - 1 3/4" X 9 1/4" X 16" LVL - FLUSH

SQUARE FOOTAGE	
FIRST FLOOR	1593 SQ. FT.
SECOND FLOOR	796 SQ. FT.
TOTAL	2389 SQ. FT.
OPT. BONUS ROOM	338 SQ. FT.
TOTAL	2827 SQ. FT.

FIRST FLOOR PLAN

1/4" = 1'-0"

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LAKEVIEW HEIGHTS
LOT # 11

Acknowledgement Of Plans Submittal ONLY
Date 3/4/04
Date 3/4/04

REVISIONS	DATE	BY

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Southern Living® Design Collection

FIRST FLOOR PLAN

THE CATAWBA RIDGE

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BY: JAG CK: MHB

DATE: 2/11/04

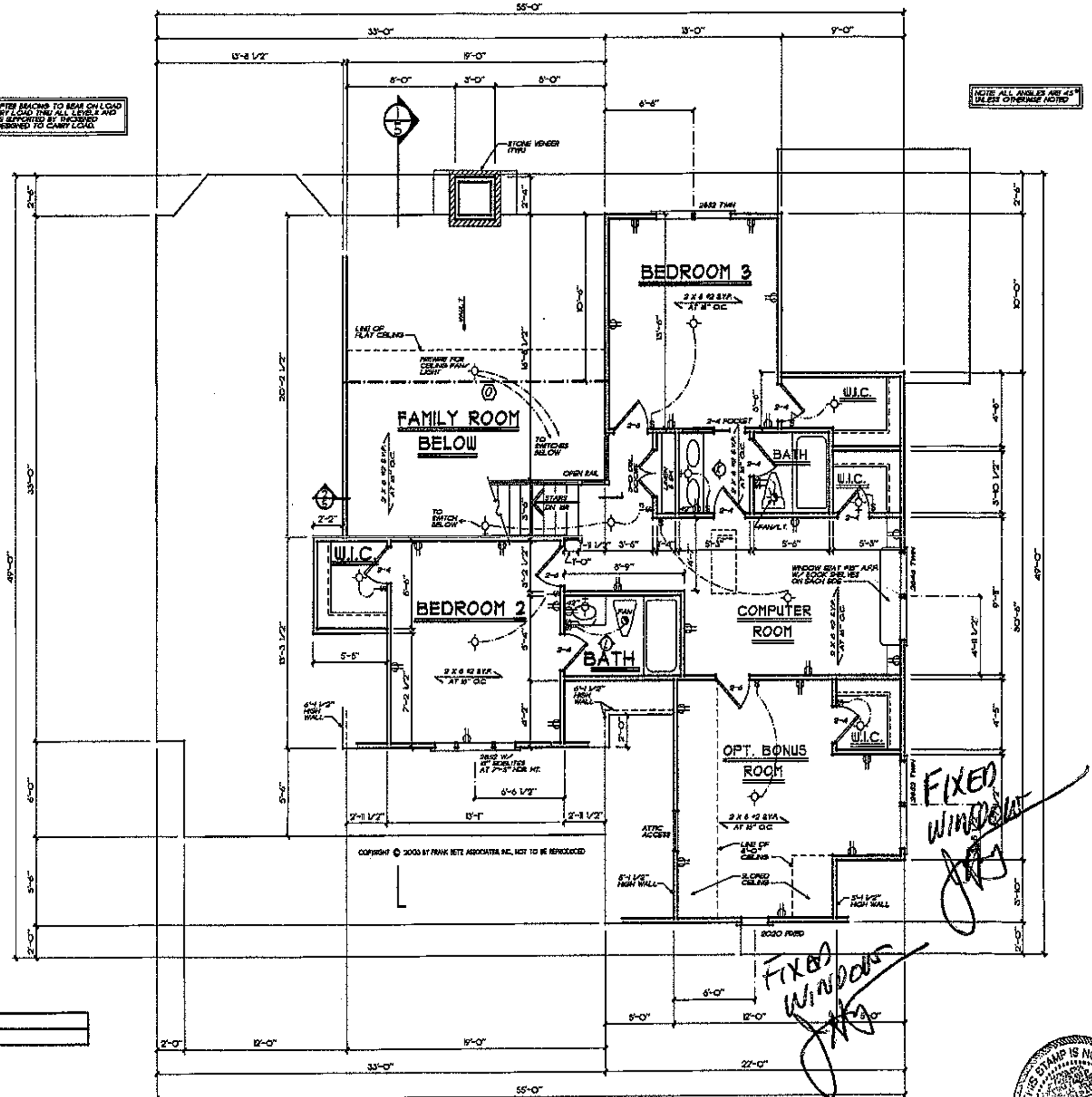
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



Acknowledgement Of Plans Submittal ONLY!

Date 3/4/04

Date

BEAM SCHEDULE
ⓐ 2 - 1 3/4" X 18" X 20' LVL - FLUSH

SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN

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BY: MG CK: MG

DATE: 7/1/03

SHEET: 4

OF: 6