GENERAL NOTES

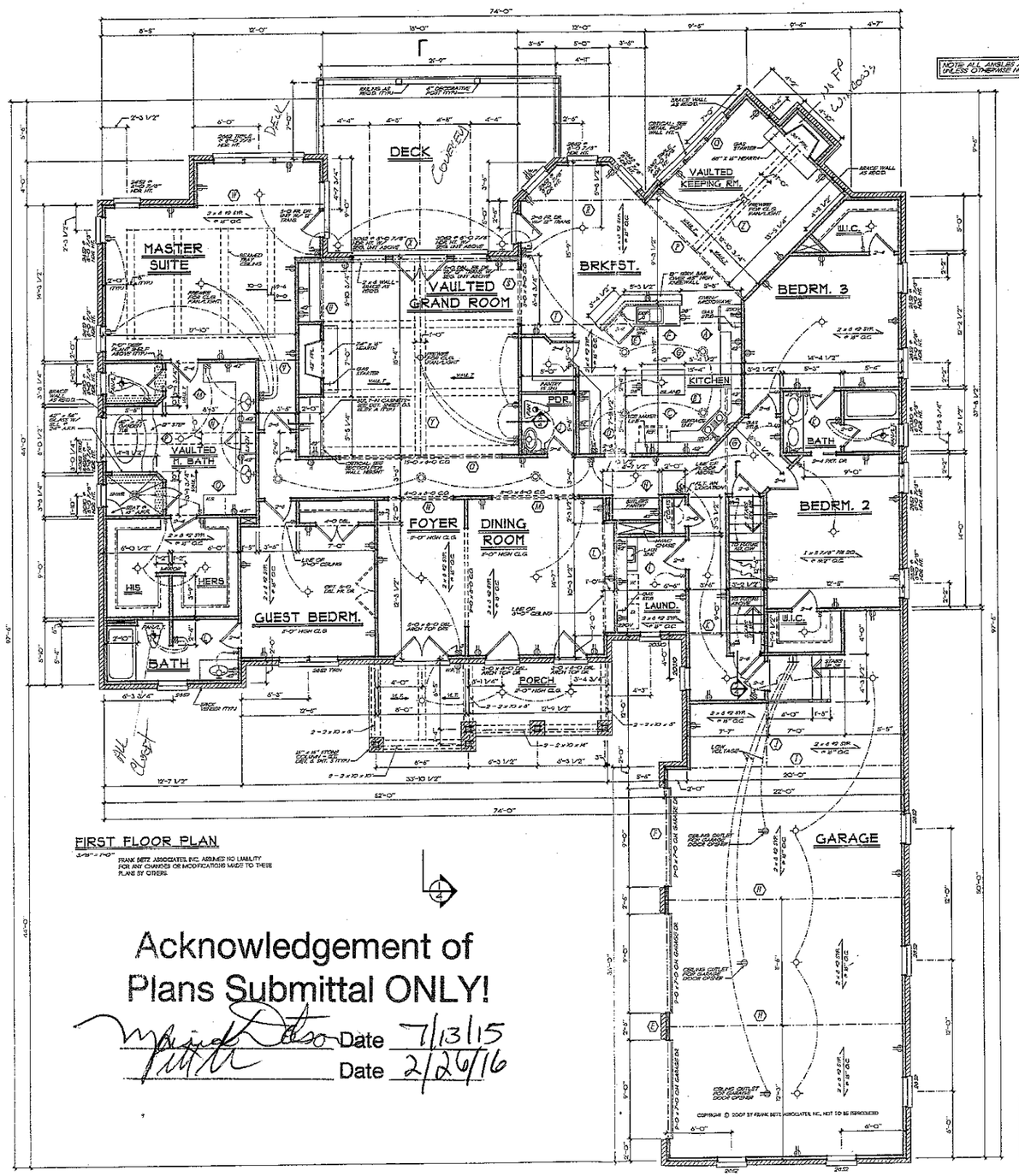
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND O.S.H.A.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE SELECTED WINDOW WITH ALL SITE REQUIREMENTS.
6. 1" BACKFILL EXPOSURE 4' AGAINST ANY FOUNDATION WALL REDUCE 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 DEPTHS, GEOLOGICAL AND SEASONAL CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND SPECIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A STABLE AND SAFE STRUCTURE.
8. 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 IN DOUBT, CONSULT LOCAL ENGINEER.
9. ALL CEILINGS OVER SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN TO THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THIS LOAD.

FRAMING NOTES

1. WOOD FRAMING MEANS WORK DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL ONE AND TWO FAMILY DWELLINGS DUE TO CODES FOR ONE AND TWO FAMILY DWELLINGS DUE TO VARIANCES IN LOCAL CODES & GEOLOGICAL CONDITIONS, VARIANCES MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND BUILDING TRADE PRACTICES. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION AND CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CONSTRUCTION TRADES TO VERIFY 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: 10LBS DEAD LOAD; 20LBS LIVE LOAD
   - ROOF: 10LBS DEAD LOAD; 30LBS LIVE LOAD; 7.3KG DEAD LOAD
4. ALL BEAMS ARE 2016 #2 SYP, EXCEPT AS SYP LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED PEAKE GLUES AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 5 1/2" X 11 7/8" AT SINGLE STORY AND 5 1/2" X 9 1/4" AT TWO STORY 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 2700 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. FLOOR SHEATHING TO BE APA 24 RATED 23/32" TAG PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. 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 2X6 #2 SYP AT 16" O.C. DIRECT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8 #2 SYP AT 16" O.C. DIRECT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #2 SYP EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 12'S AT 24" 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 - JOISTS ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA PRI I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST. HANGERS, SQUASH BLOCKS AND BRACING.
16. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PSF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE BRACING 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 FILLER PLATE UNLESS OTHERWISE NOTED.
21. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH OPENING IN CEILING OR FLOOR AND AT CANTILEVERS.
22. EXTERIOR SHEATHING TO BE CONTINUOUS FROM SILL TO TOP PLATE OR EXPOSED TO BUILDING SCHEDULE TO BE COMMONS AT 8" O.C. AT ALL INTERMEDIATE STUDS.
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 AND EXTERIOR WALL AT EVERY 4'-0" O.C.
25. ROOF TRUSSES SHALL BE 24" O.C. SPACING. PLYWOOD CSH CONFORMING TO INSTALLED PER MANUFACTURERS SPECIFICATIONS. HEATING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. INSTALL PANEL SPACER TYPE ROOF CLIPS PER MANUFACTURERS SPECIFICATIONS.
26. WHERE TRUSS ENGINEERED FLOOR AND ROOF TRUSSES ARE USED THEY SHALL BE MANUFACTURER TO PROVIDE SHOP DRAWINGS, STAMPED AND SIGNED BY REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

I - JOIST NOTES

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2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PSF MAX AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.
3. THIS I - JOIST LAYOUT MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER SPECIFYING THE CONSTRUCTION MATERIALS. SOME ADJUSTMENTS MAY BE REQUIRED DUE TO VARIATIONS IN PRODUCTS.
4. BUILDER MUST CHECK VERIFY AND APPROVE ALL DIMENSIONS, LAYOUTS, FRAMING CONDITIONS, AND LOADING METHODS 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. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. 8D NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 10D NAILS. TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE PROBABLE PLUMBING DROPS BEYOND CONSTRUCTION BRACING. 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.



FIRST FLOOR PLAN

3/8" = 1'-0"

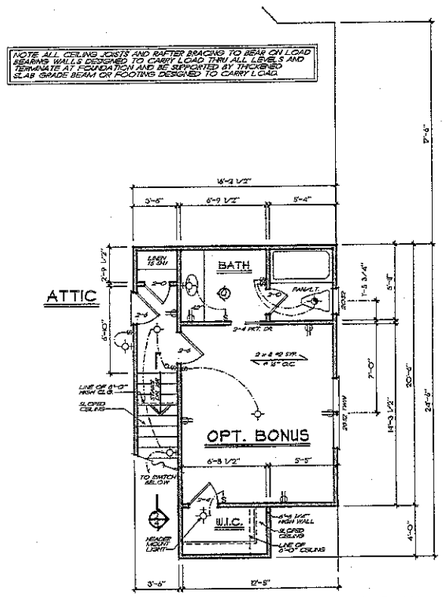
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



OPT. SECOND FLOOR PLAN

3/8" = 1'-0"

BEAM SCHEDULE	
(A)	2 - 1 3/4" x 11 7/8" x 24' LVL. - DROPPED
(B)	2 - 1 3/4" x 11 7/8" x 14' LVL. - DROPPED
(C)	2 - 1 3/4" x 11 7/8" x 10' LVL. - FLUSH
(D)	4 - 1 3/4" x 18" x 22' LVL. - FLUSH - ROOF BRACES ALLOWED
(E)	3 - 1 3/4" x 18" x 20' LVL. - DROPPED - ROOF BRACES ALLOWED
(F)	2 - 2 x 10 x 8' - FLUSH
(G)	2 - 2 x 10 x 6' - FLUSH
(H)	2 - 2 x 10 x 12' - FLUSH
(I)	2 - 2 x 10 x 10' - DROPPED - NO ROOF BRACES ALLOWED
(J)	2 - 2 x 10 x 8' - DROPPED - NO ROOF BRACES ALLOWED
(K)	2 - 1 3/4" x 14" x 20' LVL. - FLUSH
(L)	2 - 1 3/4" x 9 1/4" x 14' LVL. - FLUSH
(M)	2 - 2 x 10 x 10' - HEADER AT 8'-0 7/8"
(N)	2 - 1 3/4" x 9 1/4" x 12' LVL. - FLUSH
(O)	2 - 2 x 10 x 6' - DROPPED
(P)	3 - 1 3/4" x 18" x 22' LVL. - FLUSH
(Q)	2 - 1 3/4" x 11 7/8" x 20' LVL. - FLUSH
(R)	2 - 1 3/4" x 11 7/8" x 8' LVL. - FLUSH
(S)	2 - 1 3/4" x 11 7/8" x 12' LVL. - FLUSH
(T)	2 - 1 3/4" x 14" x 14' LVL. - HEADER AT 11'-9 3/8" ARR
(U)	2 - 1 3/4" x 11 7/8" x 20' LVL. - RIDGE
(V)	2 - 2 x 12 x 14' - RIDGE

SQUARE FOOTAGE	
FIRST FLOOR	3207 SQ. FT.
OPT. SECOND FLOOR	324 SQ. FT.
TOTAL	3531 SQ. FT.

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Southern Living® Design Collection

FIRST FLOOR PLAN
OPT. SECOND FLOOR PLAN

THE RIVER GATE

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOME PLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-451-0868 888-717-3003

BY: RLG CK: JCH

DATE: 3/27/07

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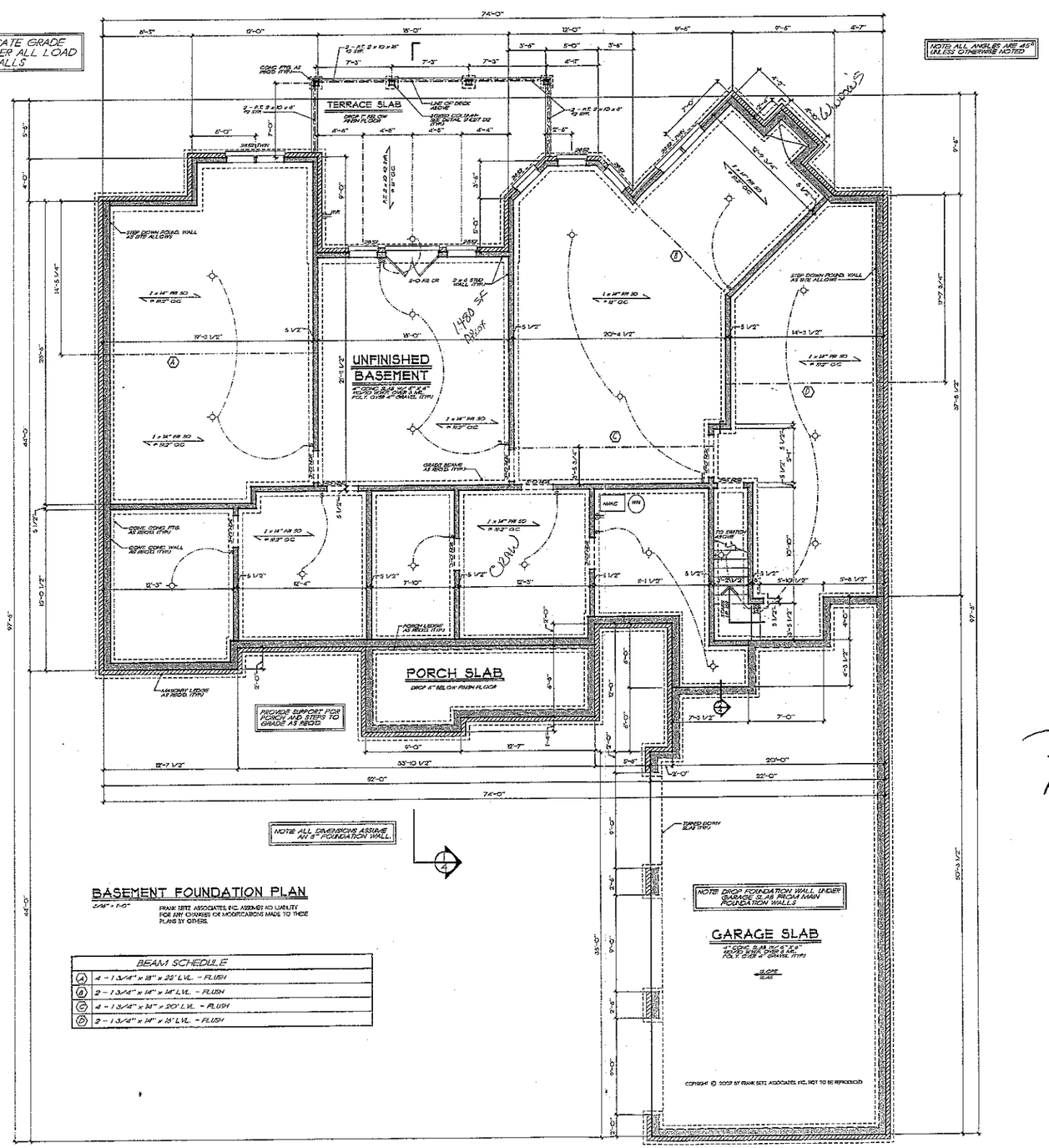
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NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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6. FILL AND CONNECT DOUBLE JOISTS.
7. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. 60 NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16D NAILS. TAKE CARE 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.



BASEMENT FOUNDATION PLAN

3/16" = 1'-0"

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BEAM SCHEDULE
(A) 4 – 1 3/4" x 18" x 22' LVL. – FLUSH
(B) 2 – 1 3/4" x 14" x 14' LVL. – FLUSH
(C) 4 – 1 3/4" x 14" x 20' LVL. – FLUSH
(D) 2 – 1 3/4" x 14" x 18' LVL. – FLUSH

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Date 7/13/15

Date 2/26/16

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BASEMENT FOUND. PLAN

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3550 GEORGE BUSBEE PARKWAY SUITE 190 KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: EG CK: KH

DATE: 3/21/07

SHEET: 2 OF: 5

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