BEAM SCHEDULE

Ⓐ	3 - 1 3/4" x 9 1/4" x 20'-0" LVL - UNKNOWN
Ⓑ	3 - 1 3/4" x 9 1/4" x 18'-0" LVL - UNKNOWN
Ⓒ	3 - 1 3/4" x 9 1/4" x 16'-0" LVL - FLUSH
Ⓓ	3 - 1 3/4" x 9 1/4" x 14'-0" LVL - FLUSH
Ⓔ	3 - 1 3/4" x 11 7/8" BIR -20'-0" x 6'-0" - FLUSH
Ⓕ	3 - 1 3/4" x 9 1/4" x 8'-0" LVL - FLUSH
Ⓖ	3 - 1 3/4" x 9 1/4" x 20'-0" LVL - UNKNOWN
Ⓗ	1 - 1 3/4" x 11 7/8" x 8'-0" LVL - FLUSH
Ⓘ	3 - 1 3/4" x 9 1/4" x 8'-0" LVL - FLUSH
Ⓙ	3 - 1 3/4" x 9 1/4" x 14'-0" LVL - FLUSH
Ⓚ	3 - 1 3/4" x 9 1/4" x 10'-0" LVL - HEADER AT 6'-0 7/8" ARE
Ⓛ	3 - 1 3/4" x 9 1/4" x 10'-0" LVL - HEADER AT 6'-0 7/8" ARE
Ⓜ	9 - 1 3/4" x 16" x 30'-0" LVL - FLUSH ROOF BEAMS ALL UNKN
Ⓝ	3 - 3 1/2 x 11 7/8 x 14' - HOME BEAM

SQUARE FOOTAGE

FIRST FLOOR	2031	SQ FT
SECOND FLOOR	968	SQ FT
TOTAL	2979	SQ FT
OPT BONUS RM	340	SQ FT
TOTAL	338	SQ FT

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

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE
2. NATIONAL STATE AND LOCAL CODES REGULATIONS AND BUILDING
3. CODES APPLICABLE LAWS ORDINANCES AND CONSTRUCTION AND SAFETY
4. REGULATIONS GOVERNING THE WORK SHALL BE CONSIDERED A PART
5. OF THESE PLANS AND SPECIFICATIONS AND ANY CONFLICT BETWEEN
6. THEM SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION
7. BEFORE PROCEEDING WITH THE WORK CONTRACTOR SHALL BE
8. RESPONSIBLE FOR THE PROPER FITTING OF ALL MATERIAL AND
9. CONSTRUCTION AND SHALL VERIFY ALL DIMENSIONS AT THE JOB
10. SITE BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES
11. FOUND IN THE PLANS AND SPECIFICATIONS SHALL BE REPORTED
12. TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING
13. WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR
14. CONFORMING TO ALL LOCAL CODES AND ORDINANCES WHICH
15. MAY AFFECT THE WORK SHOWN ON THESE PLANS EVEN THOUGH
16. SUCH CONFORMANCE MAY NOT BE SPECIFICALLY CALLED FOR BY
17. THESE PLANS. CONTRACTOR SHALL VISIT THE JOB SITE AND
18. BECOME FAMILIAR WITH EXISTING CONDITIONS AND LOCATIONS
19. OF UTILITIES AND SERVICES AND SHALL BE RESPONSIBLE FOR
20. ANY ALTERATIONS TO EXISTING UTILITIES AND SERVICES
21. NECESSITATED BY THE NEW CONSTRUCTION.
22. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE
23. OR MASONRY UNLESS NOTED OTHERWISE.
24. ALL WORK SHALL BE PERFORMED BY EXPERIENCED WORKMEN
25. IN A NEAT AND WORKMANLIKE MANNER.
26. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE INSPECTED AND
27. APPROVED BY AN INSPECTOR IN THE STATE BEFORE CONCRETE IS
28. PLACED. NOTIFY BUILDING INSPECTOR 24 HOURS IN ADVANCE
29. FOR INSPECTIONS. ALL BUILDING INSPECTIONS AND TESTING
30. SHALL BE PAID FOR BY CONTRACTOR AND ARRANGED FOR BY
31. CONTRACTOR UNLESS OTHERWISE NOTED.
32. ALL APPLICABLE MATERIALS AND CONDUITS TO BE MET ALL LOCAL CODES
33. AND TO POSSESS A QUALITY AND SAFE STRUCTURE.
34. ALL WORK CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A
35. GOOD QUALITY AND BUILT TO ALL NATIONAL STATE AND LOCAL
36. BUILDING CODES.
37. ALL MATERIALS TO BE USED IN THE CONSTRUCTION SHALL BE NEW AND
38. THE BEST GRADE OF ITS OTHER BRAND KNOWN TO CARRY
39. THE LABEL

FRAMING NOTES

1. UNLESS FRAMING PLANS MORE SPECIFICALLY DENOTE
2. CONSTRUCTION METHODS TO BE UTILIZED
3. THROUGHOUT THESE DRAWINGS TO THE CONVENTIONAL
4. FRAMING TYPE ONE AND TWO FAMILY DWELLINGS SHALL BE
5. CONSTRUCTED IN LOCAL CODES & CONSTRUCTION
6. PRACTICES MAY BE REQUIRED TO INSURE PLANS
7. ALL MATERIALS SHALL BE FABRICATED IN ACCORDANCE
8. WITH ALL APPLICABLE LOCAL CODES, REGULATIONS
9. AND BUILDING PRACTICES. ALL BUILDING AGENCY ALL
10. CONSTRUCTION DEFINED REQUIRED CONSTRUCTION
11. CODES WITH LOCAL STRUCTURAL ENGINEERS AND
12. CODE OFFICIALS PRIOR TO SUBMITTING THIS DRAWING
13. MATERIALS SHALL BE PROVIDED AS SPECIFIED AND
14. WHERE COPIES ARE REQUIRED BY STRUCTURAL ENGINEER
15. OF RECORD FOR CONSTRUCTION.
16. FLOOR: SOLID LIVE LOAD
17. BEDROOMS: SOLID LIVE LOAD
18. HALLS: SOLID LIVE LOAD
19. CEILING: SOLID LIVE LOAD
20. ROOF: SOLID LIVE LOAD
21. SNOW LOAD
22. ALL GIRDER AND HEADER SIZES AS SHOWN
23. ON PLANS. ALL FINAL CONNECTIONS
24. AND SPLICES SHALL BE DETAILED BY A
25. LICENSED ENGINEER OR ARCHITECT.
26. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH
27. A MINIMUM 1/2" EXTERIOR GRADE SHEATHING
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100. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH

1 - JOIST NOTES

1. TYPE 1 - JOIST ARE SPACED USING THIS ARE
2. STANDARD AND - ARE PRELIMINARY DRAWING
3. NOR ARE A SET - FOLLOW MANUFACTURERS OF
4. CONSTRUCTION RICH THE HOUSE DETAILING OF
5. ALL JOISTS ARE SPACED AT 16" O.C. MAX
6. - ALL BEAM ROLLED TO BE 24" MIN BEAM MAX
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1 INT. DOOR TRIM DETAIL
3/4" = 1'-0"

IF THIS STAMP IS NOT RED, THIS PLAN IS NOT FOR CONSTRUCTION

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Quality Home Collection Series 2004

THE RIVER FOREST

MAIN FLOOR PLAN

FIRST FLOOR

FRANK BETZ ASSOCIATES, INC.
5401 LAKE PARK DRIVE SUITE 200
SMYRNA, GEORGIA 30080
770-431-0999
www.frankbetz.com

BY: PLD CHK RDW

DATE: 8/27/04

SHEET

3

OF 6

NOTE ALL GIRDER BEAMS TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY ALL LOADS AND TRANSMIT A FORCE TO BE SUPPORTED BY FOUNDATION AS PER DETAIL

NOTE ALL ANGLES ARE 45°
UNLESS OTHERWISE NOTED

SECOND FLOOR PLAN

1/4" = 1'-0"

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Southern Living® Home Collection by Frank Betz

THE RIVER FOREST

SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES INC.
5401 LAWAK BANK DRIVE, SUITE 525
GREENSBORO, NC 27410
(336) 282-0800
www.frankbetz.com

DATE: 8/27/04
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