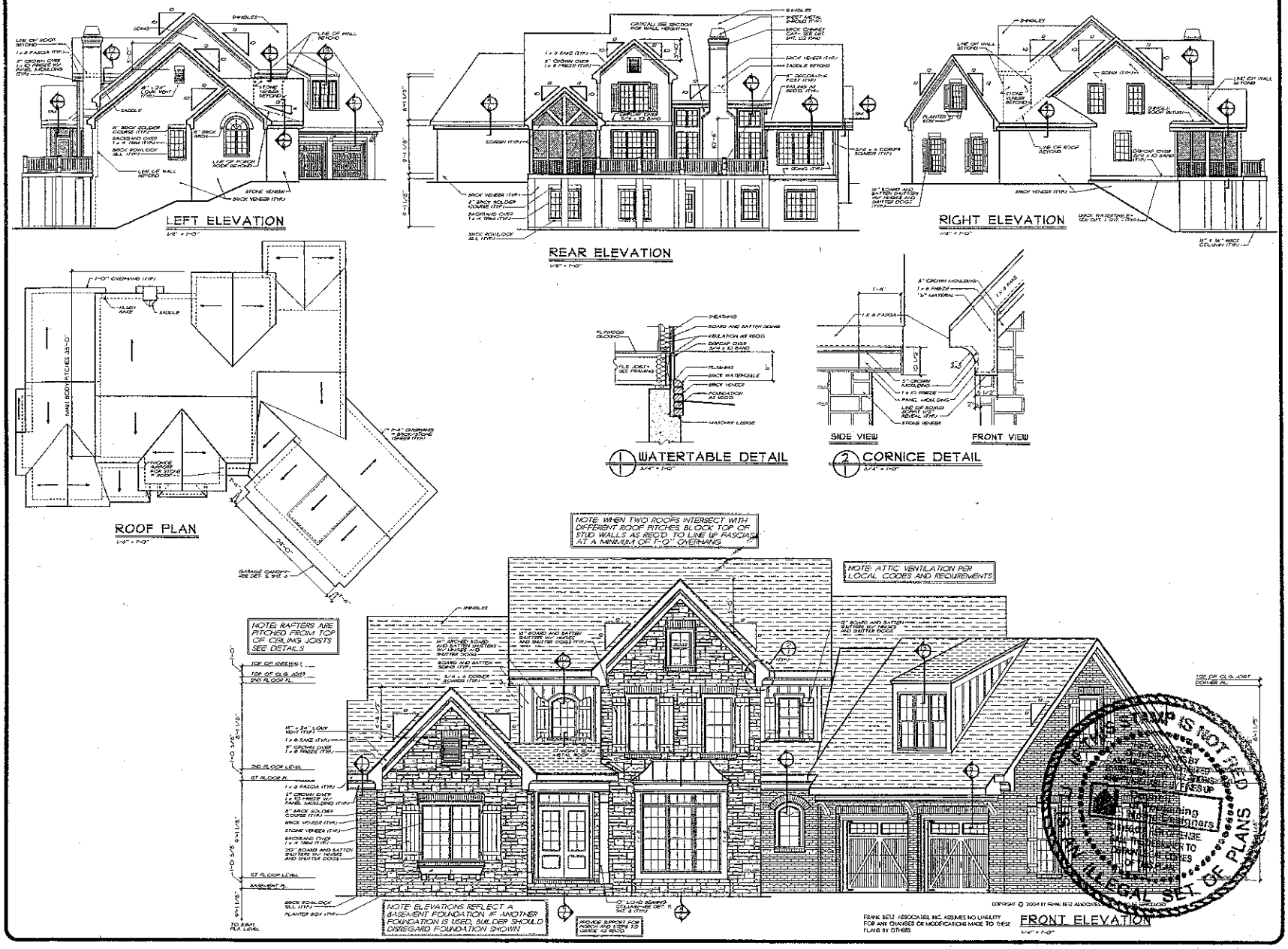


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CLIENT REVISIONS	8/5/04	DCF

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ELEVATIONS/ROOF PLAN/DETAILS

THE RIVER FOREST

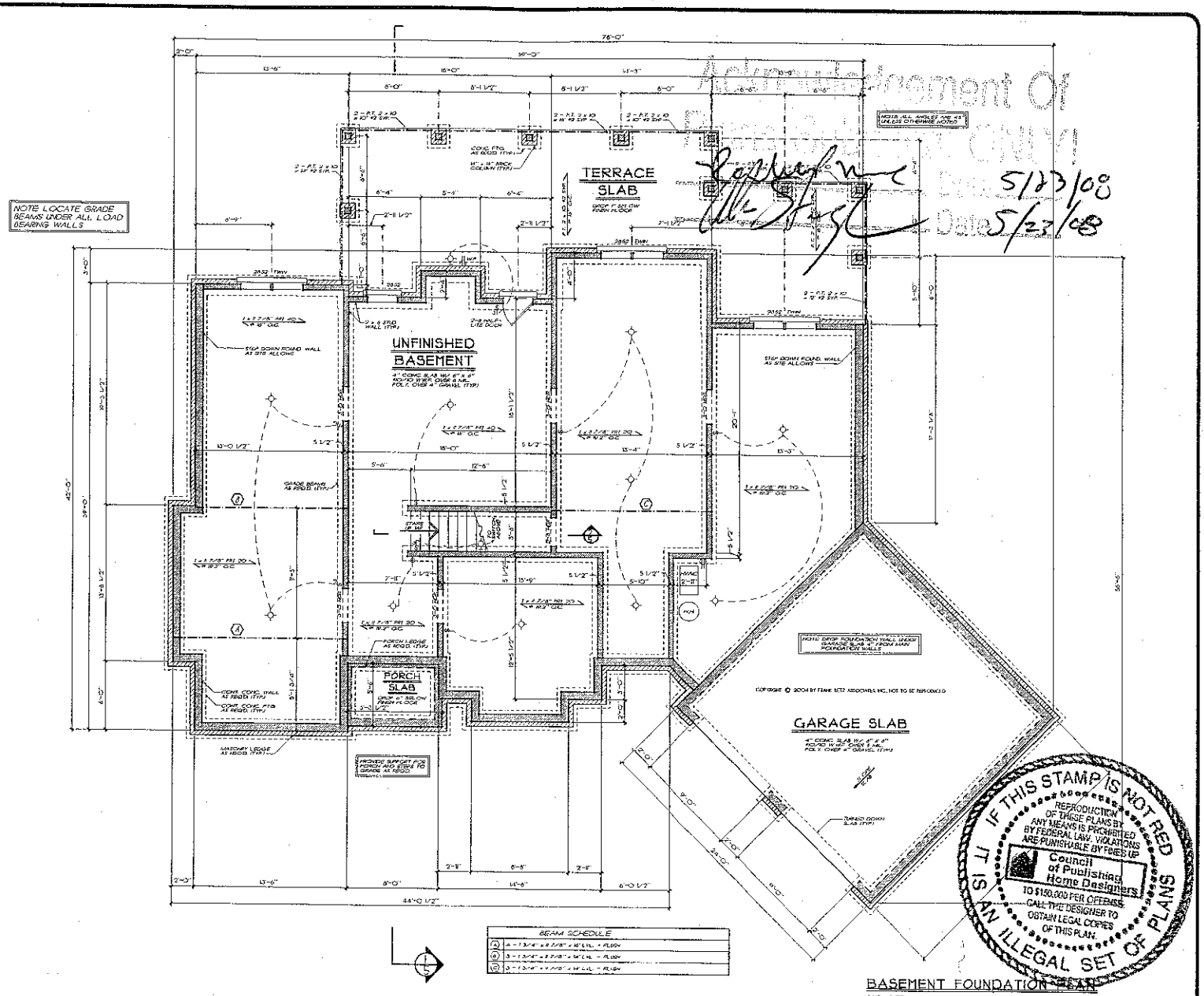
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(770) 435-2229
www.frankbetz.com

BY: ALO CK: ###

DATE: 8/27/04

SHEET: 1

OF: 6



BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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Approved As Noted
Approved Except As Noted
Resubmit With Changes Noted
Date 5/23/08
Date 5/27/08

REVISIONS	DATE	BY
ADDED	2-1-07	AS

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BASEMENT FOUND. PLAN

THE RIVER FOREST

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BY: RLD CK'D: KW

DATE: 11-27-04

SHEET

2

CK'D

GENERAL NOTES

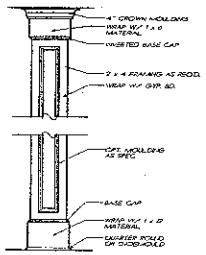
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, ETC. G.H.B. M.P.S.
2. CONTRACTOR SHALL SATISFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CONSTRUCTION PERFORMED PRIOR TO ARCHITECTURAL REVIEW PROCLAIMS SUCH WORK SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PARTITIONS TO BE BUILT FROM LIVE USED LOCAL LUMBER AND MUST BE KILN DRIED CONDITIONED TO A MOISTURE CONTENT OF 19% OR LESS. ABSOLUTELY NO GREEN LUMBER.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS, FEES AND INSPECTIONS REQUIRED FOR THE CONSTRUCTION.
6. 8" MINIMUM CLEARANCE @ GRADE BETWEEN ALL WOOD AND EARTH.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE REVIEWED AND APPROVED BY A REGISTERED ENGINEER PRIOR TO CONSTRUCTION. ALL DIMENSIONS IN THESE PLANS SHOULD BE VERIFIED BY THE BUILDER AND CONDITIONS MUST TAKE SLOPING, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND TESTING ANY STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND REGULATIONS.
8. ALL PLUMBING & ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS. ALL ELECTRICAL AND MECHANICAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL REQUIREMENTS UNLESS OTHERWISE NOTED.
9. ALL LUMBER OR BOARD FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN TO ALL LEVELS BELOW AND SUBSTANTIALLY INTO THE NEAREST FLOOR OR AT OTHER BEARING POINTS DEEMED TO CARRY THE LOAD.

FRAMING NOTES

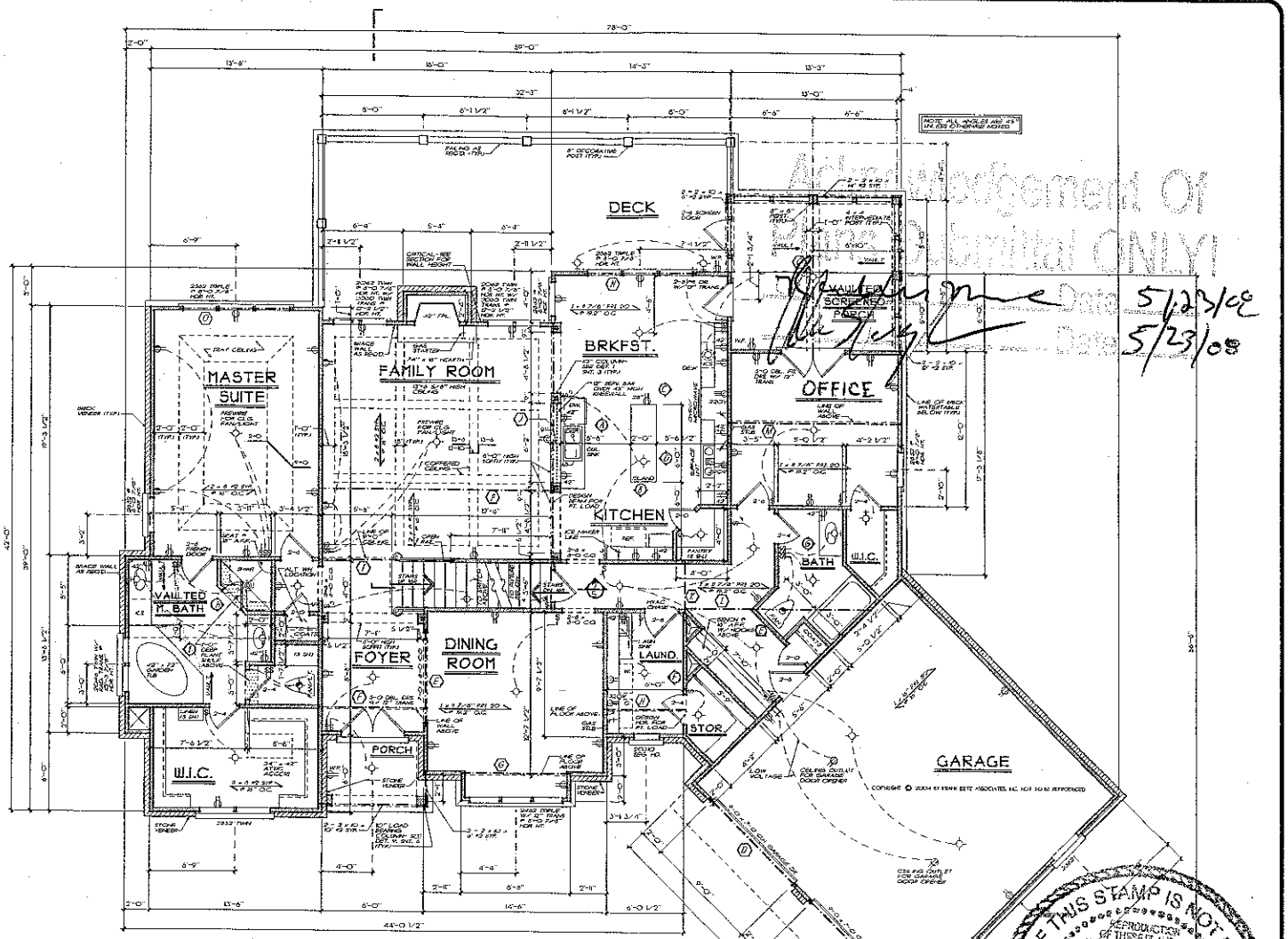
1. THESE FRAMING PLANS WERE DEVELOPED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE. THEY ARE NOT INTENDED TO BE APPLICABLE TO CONDITIONS OF LOCAL CHARTS & SPECIAL CONDITIONS. EXTENSIVE MAY BE REQUIRED TO THESE PLANS.
2. ALL FRAME TRUSS OR ENGINEERED COMPONENTS SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, ORDINANCES AND RESTRICTIONS. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ENGINEERING ALL TRUSS DESIGNS TO COMPLY WITH LOCAL STRUCTURAL REQUIREMENTS AND SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT PRIOR TO ORDERING OR FABRICATING TRUSSES TO INSURE COMPLIANCE WITH DESIGN AND DIMENSIONAL INTENTION.
3. DESIGN LIVE LOADS:
   - FLOORS: 40 LBS LIVE LOAD, 10 LBS DEAD LOAD, 50 LBS TOTAL LOAD
   - BEDROOMS: 30 LBS LIVE LOAD, 10 LBS DEAD LOAD, 40 LBS TOTAL LOAD
   - CEILING: 20 LBS LIVE LOAD, 10 LBS DEAD LOAD, 30 LBS TOTAL LOAD
   - ROOF: 20 LBS LIVE LOAD, 10 LBS DEAD LOAD, 30 LBS TOTAL LOAD
4. ALL BEAMS ARE 2X12 #2 YEL. PINE OR LVL LAMINATED VENEER LUMBER (LVL) OR LSL LAMINATED STRAND LUMBER AS INDICATED ON PLANS. ALL BEAMS SHALL BE SUPPORTED BY MINIMUM RELIEF TO 1/4" = 1'-0" (1/48") OF STRUCTURE FIRST STEP SHALL BE 1/4" AT THE 1ST CHECKED STEP SHALL BE 3/4" TO 1" MAXIMUM.
5. ALL HEADERS SHALL BE 2-2X10 #2 YEL. PINE WITH A MINIMUM 1/2" PLYWOOD SPACER BETWEEN MEMBERS.
6. LAMINATED VENEER LUMBER BEAMS SHALL HAVE A MINIMUM ACCEPTABLE BENDING STRESS OF 2250 PSI.
7. ALL FLOOR JOIST ARE 2X10 AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL ARMY MATERIAL IS 2300 PSI #1 STR.
8. 3/8 EXTERIOR SIDEWALL SHEATHING SHALL BE USED AT ALL EXTERIOR WALLS. ALL SHEATHING SHALL BE NAILED WITH 8d NAILS AT 6" O.C. AT PERIMETER AND 12" O.C. AT INTERIOR STUDS.
9. ALL CEILING JOISTS ARE 2X6 AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL JOISTS SHALL BE #2 SYP.
10. ALL RAFTERS ARE 2X8 AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL PURLINS ARE 2X4 #2 SYP. ON EDGE AT 48" O.C. EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS OVER 8 SPANS SHALL BE 2X10 AT 24" O.C. EXCEPT AS NOTED ON PLANS.
13. ALL GABLES ENDS AND RAFTER BRACES TO BRACE ON 2X4 #2 SYP. BRACES AT 48" O.C. MAXIMUM SPACING.
14. ALL FRAMED WALLS SHALL BE 2X4 #2 SYP. AT 16" O.C. AND SHALL BE SUPPORTED BY CONCRETE SLAB. STONE VENEER ON EXTERIOR WALLS SHALL BE SUPPORTED BY CONCRETE SLAB. STONE VENEER ON EXTERIOR WALLS SHALL BE SUPPORTED BY CONCRETE SLAB. STONE VENEER ON EXTERIOR WALLS SHALL BE SUPPORTED BY CONCRETE SLAB.
15. ALL 2 - JOIST ARE SPECIFIED USING SPF #2 STANDARD FOR - 40# PERFORMANCE STANDARD FOR SPF #2 STANDARD - JOIST FOLLOW MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF ROOF/CEILING JOISTS.
16. ALL NON LOAD BEARING WALLS ARE 2X4 #2 SYP. AT 16" O.C.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 FRAMING UNLESS OTHERWISE NOTED.
18. PROVIDE FIRING AT ALL ROOF OF ALL VALLEY JACKING AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
19. ALL HEADERS SHALL BE 2 - 2x10's WITH 1/8" PLYWOOD SPACER PLATE UNLESS OTHERWISE NOTED.
20. INSTALL DOUBLE JOIST JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. SOLID BLOCK AT ENDS OF JOIST SPANS.
21. ALL EXTERIOR CORNER JOINTS AND INTERIOR CORNERS TO BE BRACED WITH 1/8" OSB W/ NAILS SPACED 6" O.C. ON PERIMETER & 12" O.C. @ ALL UNDER AND AT 16" O.C. AT ALL INTERMEDIATE STUDS. ALL APPROVED MANUFACTURED CORNER BRACES MAY BE USED.
22. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD EXCEPT WHERE OTHER MATERIALS ARE SPECIFIED.
23. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND PLATE AT 4' O.C. MAXIMUM.
24. ALL ROOF OPENINGS SHALL BE 1/2" CDX PLYWOOD WITH EDGES SUPPORTED BY 2X BLOCKING. ROOF OPENINGS SHALL BE FRAMED WITH DOUBLE JOISTS AT SIDES AND DOUBLE HEADER AND TRIMMER JOISTS AT ENDS WHERE SPAN EXCEEDS 4'-0". ALL HEADERS SHALL BE SUPPORTED BY JOIST HANGERS.
25. ALL HEADERS SHALL BE 2-2x10's WITH 1/8" PLYWOOD SPACER PLATE UNLESS OTHERWISE NOTED.
26. INSTALL DOUBLE JOIST JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. SOLID BLOCK AT ENDS OF JOIST SPANS.
27. ALL EXTERIOR CORNER JOINTS AND INTERIOR CORNERS TO BE BRACED WITH 1/8" CDX PLYWOOD WITH NAILS SPACED 6" O.C. @ PERIMETER & 12" O.C. @ ALL UNDER AND AT 16" O.C. AT ALL INTERMEDIATE STUDS. ALL APPROVED MANUFACTURED CORNER BRACES MAY BE USED.
28. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD EXCEPT WHERE OTHER MATERIALS ARE SPECIFIED.
29. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND PLATE AT 4' O.C. MAXIMUM.
30. ROOF OPENINGS SHALL BE 1/2" CDX PLYWOOD WITH EDGES SUPPORTED BY 2X BLOCKING. ROOF OPENINGS SHALL BE FRAMED WITH DOUBLE JOISTS AT SIDES AND DOUBLE HEADER AND TRIMMER JOISTS AT ENDS WHERE SPAN EXCEEDS 4'-0". ALL HEADERS SHALL BE SUPPORTED BY JOIST HANGERS.

I - JOIST NOTES

1. I JOIST - JOIST ARE SPECIFIED USING SPF #2 STANDARD FOR - 40# PERFORMANCE STANDARD FOR SPF #2 STANDARD - JOIST FOLLOW MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF JOIST, HANGERS, SOLID BLOCKS AND BRIDGING.
2. ALL JOIST SPACED TO BE AT 16" O.C. MAXIMUM. MINIMUM JOIST DEPTH SHALL BE 9 1/2" AT MAX UNLESS OTHERWISE NOTED.
3. TRUSS - JOIST LAYOUT MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER BEFORE THE CONSTRUCTION SET IS RELEASED. ALL JOIST TO BE DESIGNED AND SUPPLIED BY A REPRESENTATIVE OF THE JOIST MANUFACTURER.
4. BUILDER MUST CHECK, VERIFY AND APPROVE ALL DIMENSIONS, LAYOUTS, FRAMING CONDITIONS AND LOADING MEMBERS BEFORE STRUCTURE CONSTRUCTION.
5. ROOF TRUSSES DISTRIBUTED MUST BE DESIGNED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER PRIOR TO CONSTRUCTION OF ANY PORTIONS.
6. ALL JOIST MUST CORRECT BEARING AND SUPPORT.
7. INTERIOR STUDDED WALLS TO BE LEVEL WITH EXTERIOR SIDEWALLS.
8. NO VALVE ARE PERMITTED FOR PROPER JOIST ATTACHMENT TO WALLS AND SHALL NOT BE PLACED TO CAUSE JOIST TO SPLIT.
9. LOCATE STRATEGIC PLUMBING DRAIN, SEWER CONSTRUCTION BEFORE JOIST PLACED TO ALLOW DROP OF PROPER PLUMBING WALL ABOVE.
10. ENTIRE OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO ENSURE STRUCTURAL INTEGRITY IS ULTIMATELY ACCOMPLISHED.



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"



BEAM SCHEDULE
(B1) 2 - 1 3/4" x 11 7/8" x 10'0 LVL. - GROUND
(B2) 2 - 1 3/4" x 11 7/8" x 8' LVL. - GROUND
(B3) 2 - 1 3/4" x 11 7/8" x 10' LVL. - FLUSH
(B4) 2 - 1 3/4" x 11 7/8" x 10' LVL. - FLUSH
(B5) 2 - 1 3/4" x 11 7/8" RW - 20' x 8' - FLUSH
(B6) 2 - 1 3/4" x 11 7/8" x 12' LVL. - FLUSH
(B7) 2 - 1 3/4" x 9 1/4" x 20' LVL. - UNGRIPPED
(B8) 1 - 1 3/4" x 11 7/8" x 6' LVL. - FLUSH
(B9) 2 - 1 3/4" x 11 7/8" x 14' LVL. - FLUSH
(B10) 3 - 1 3/4" x 11 7/8" x 14' LVL. - FLUSH
(B11) 2 - 1 3/4" x 9 1/4" x 10' LVL. - HEADER AT 8'-0 7/8" AFF.
(B12) 2 - 1 3/4" x 9 1/4" x 10' LVL. - HEADER AT 8'-0 3/4" AFF.
(B13) 3 - 1 3/4" x 16" x 20' LVL. - FLUSH ROOF BRACES ALLOWED
(B14) 2 - 2 x 12 x 14' - 6000 BEAM

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

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FIRST FLOOR PLAN

THE RIVER FOREST

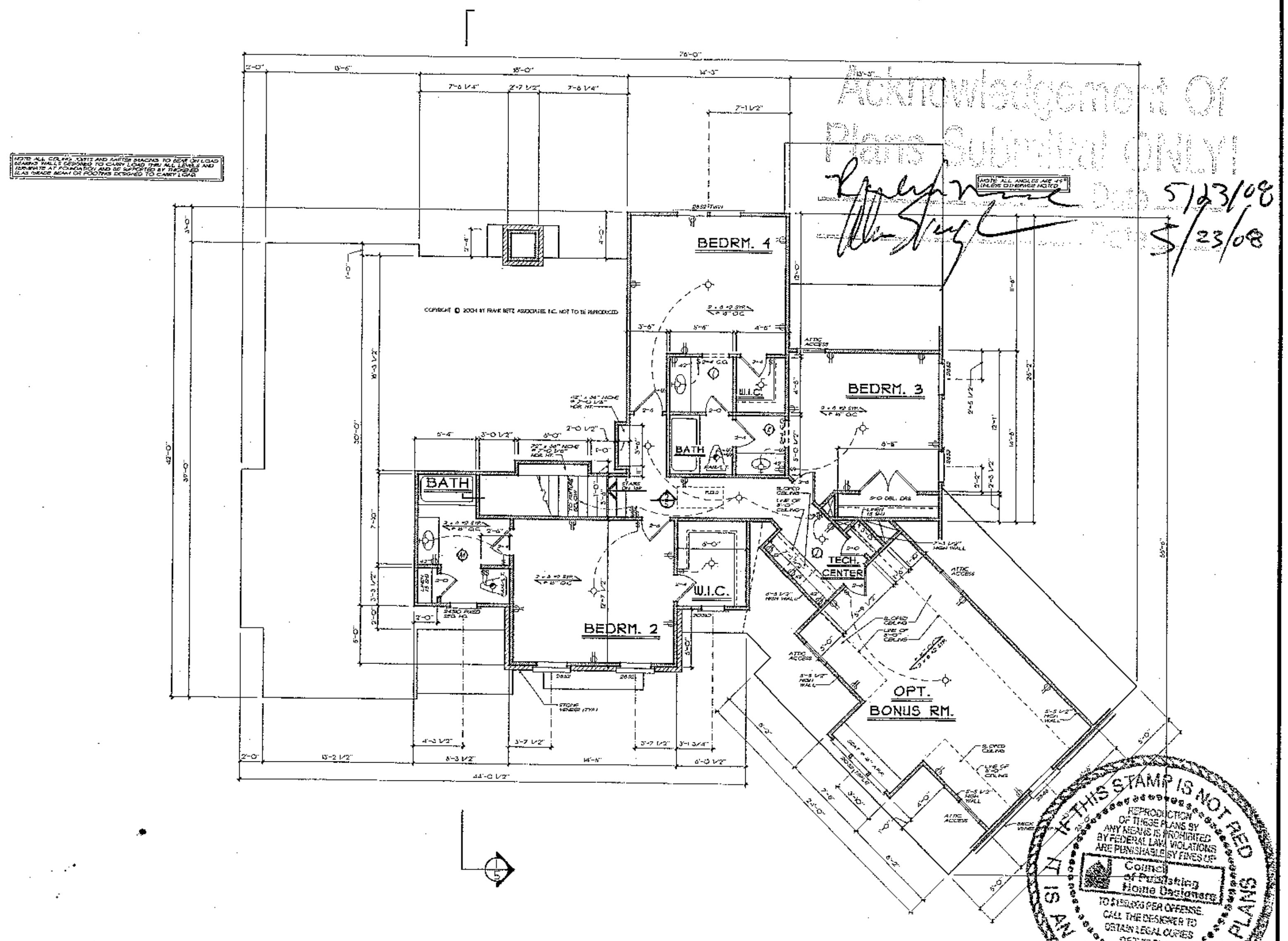
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BY: PLD CK: KW

DATE: 2-27-07

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SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN

THE RIVER FOREST

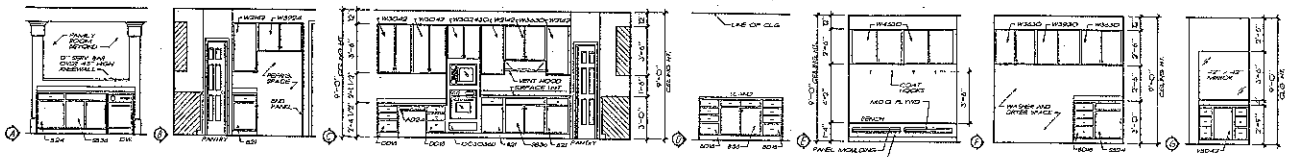
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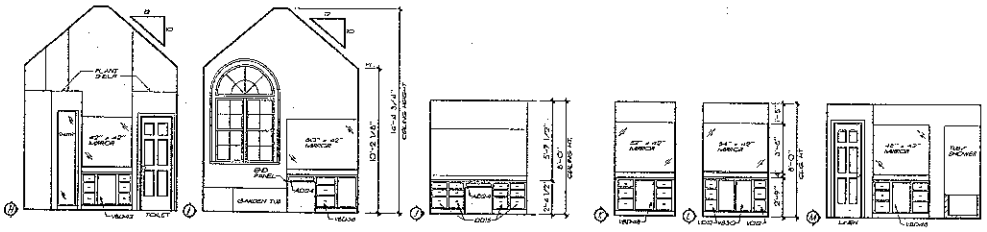


KITCHEN ELEVATIONS

BENCH ELEV.

LAUN. ELEV.

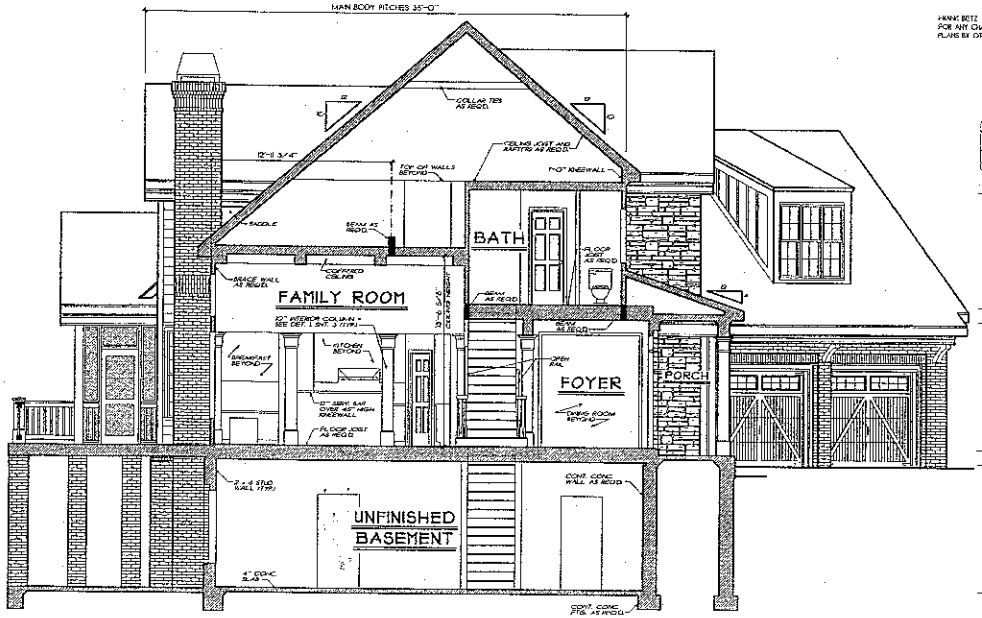
BATH ELEV.



MASTER BATH ELEVATIONS

TECH. CTR. ELEV.

BATH ELEVATIONS

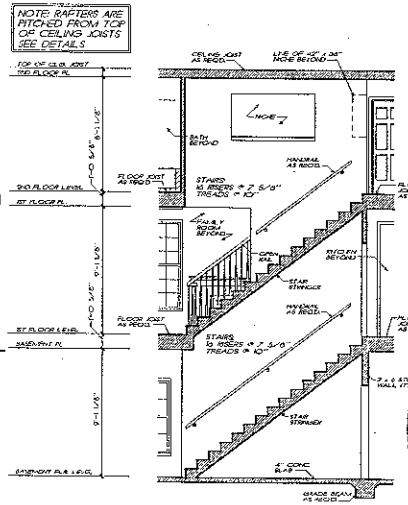


1/5 TRANSVERSE SECTION

NOTE: SECTIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

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NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS SEE DETAILS



2/5 STAIR SECTION

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SECTIONS / K. & B. ELEVS.

THE RIVER FOREST

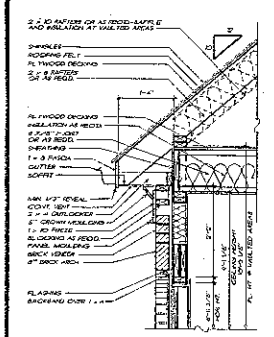
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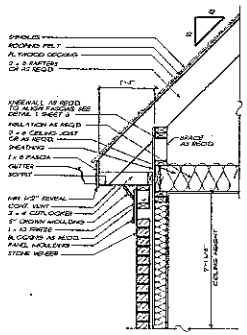
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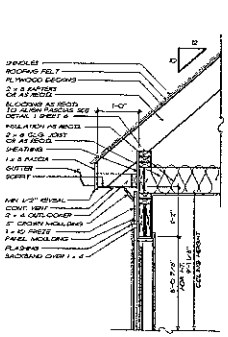
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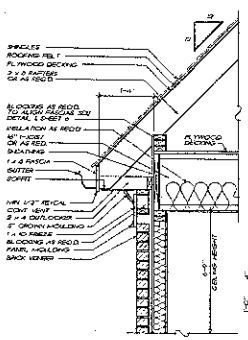
1/6 TYP. CORNICE DET.
3/4" = 1'-0"



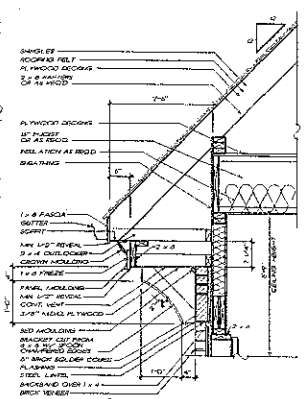
2/6 CORNICE DETAIL
3/4" = 1'-0"



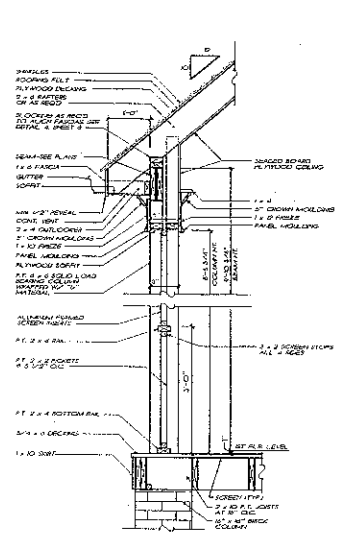
3/6 CORNICE DETAIL
3/4" = 1'-0"



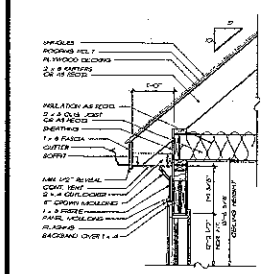
4/6 CORNICE DETAIL
3/4" = 1'-0"



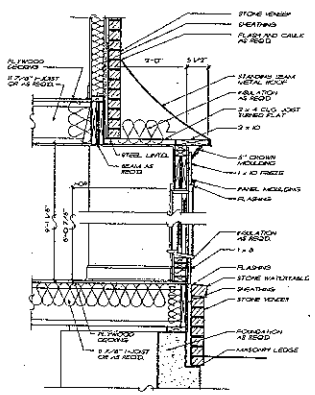
5/6 CORNICE DETAIL
3/4" = 1'-0"



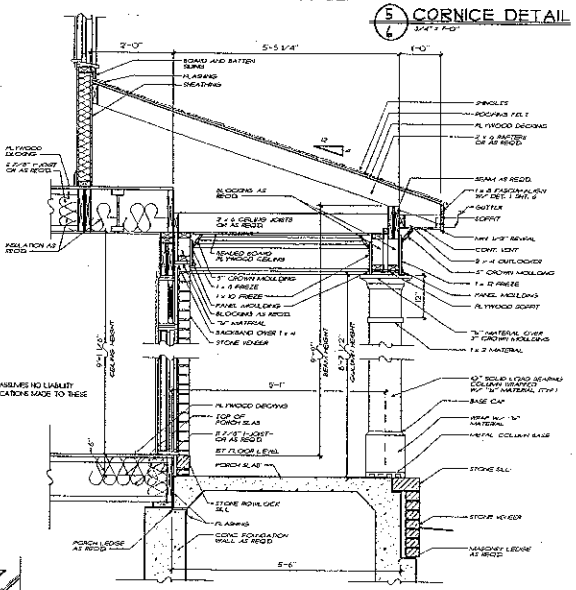
6/6 PORCH DETAIL
3/4" = 1'-0"



7/6 CORNICE DETAIL
3/4" = 1'-0"

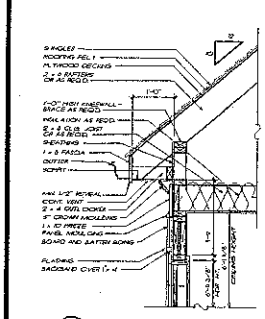


8/6 BAY DETAIL
3/4" = 1'-0"

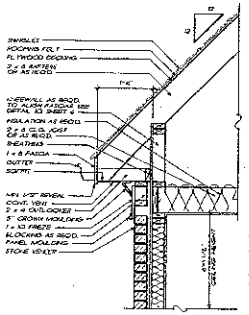


9/6 PORCH DETAIL
3/4" = 1'-0"

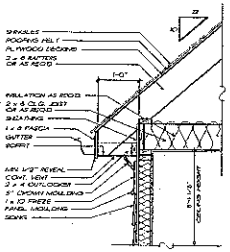
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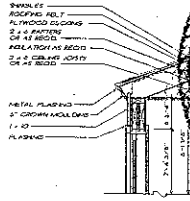
10/6 CORNICE DETAIL
3/4" = 1'-0"



11/6 CORNICE DETAIL
3/4" = 1'-0"



12/6 CORNICE DETAIL
3/4" = 1'-0"



13/6 DORMER DETAIL
3/4" = 1'-0"

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Southern Living® Design Collection

DETAILS

THE RIVER FOREST

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DATE: 6-29-04

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