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BASEMENT FOUNDATION PLAN

THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS

12045 HIGHWAY 92
WOODSTOCK, GEORGIA 30188
770-431-0888 888-717-3003

BY: ALG CK: ALG

DATE: 6/1/21

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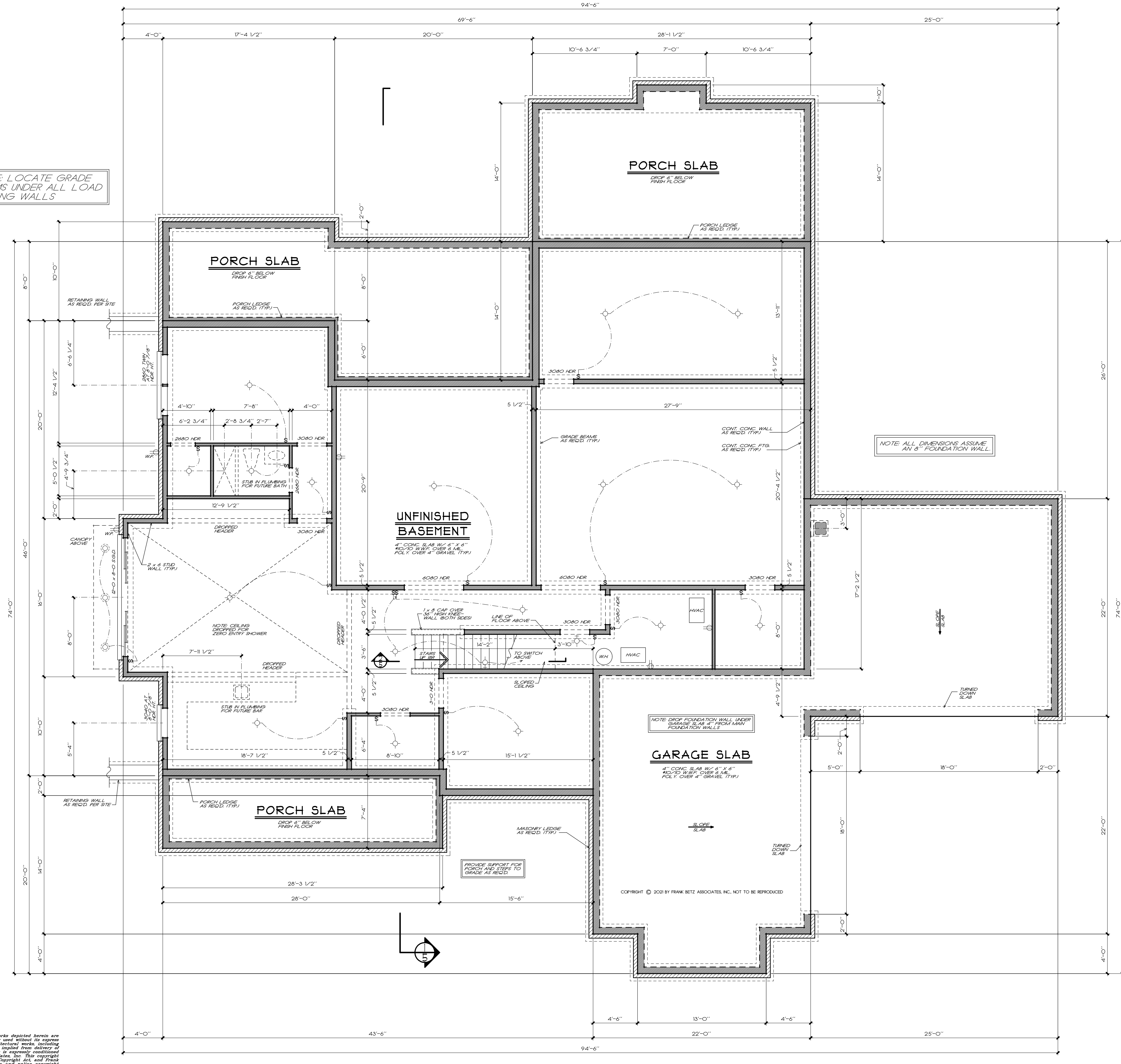
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NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: ALL DIMENSIONS ASSUME AN 8" FOUNDATION WALL



BASEMENT FOUNDATION PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY



FIRST FLOOR PLAN
THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

FRANK BETZ ASSOCIATES, INC.
 DESIGNERS OF CUSTOM AND STOCK HOMEPLANS
 12045 HIGHWAY 92
 WOODSTOCK, GEORGIA 30188
 770-431-0888 888-717-3003

BY: **RG** CK: **RG**

DATE: 5/3/21

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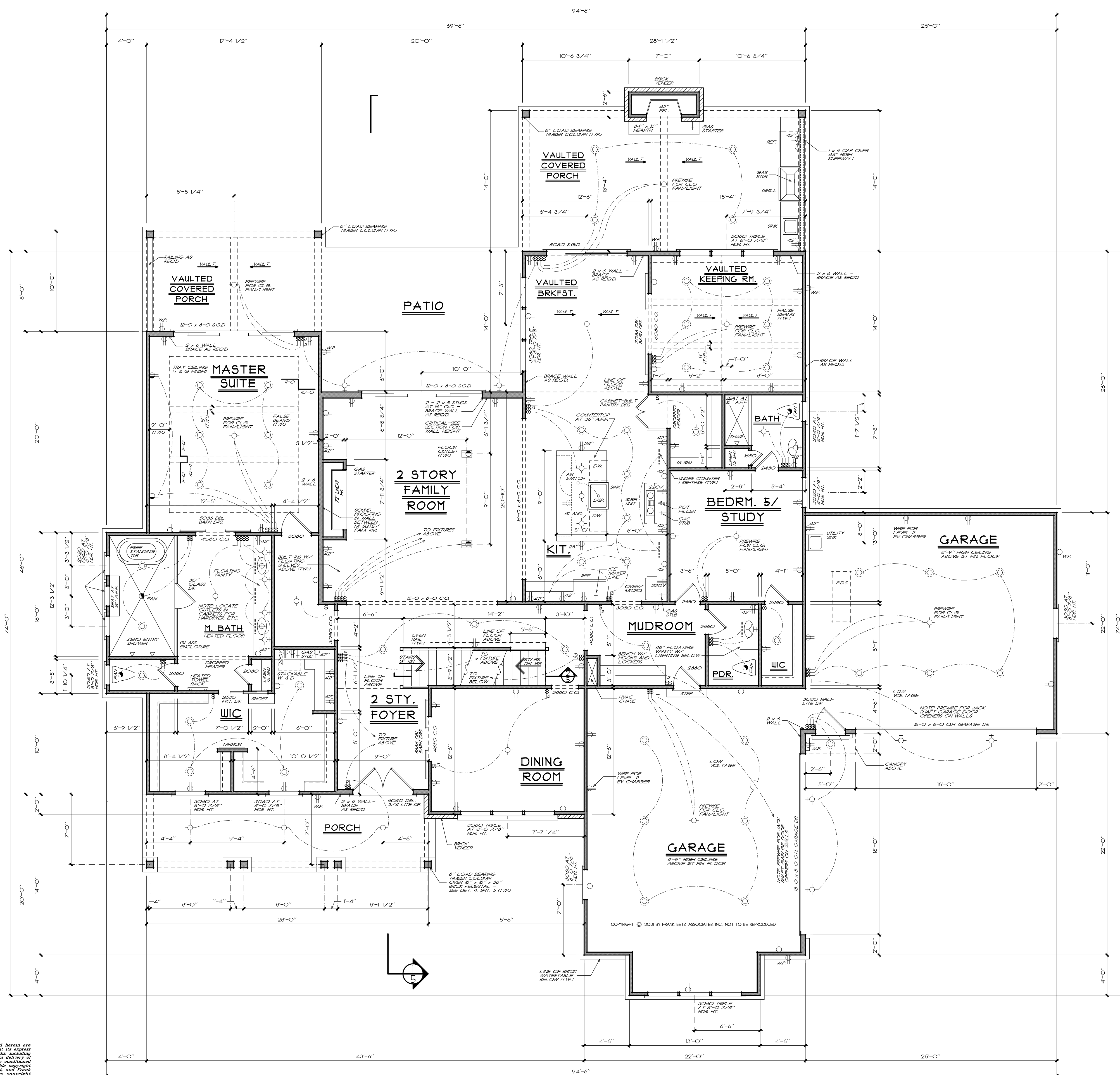
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR INVESTIGATION 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 CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING AND TO A WORK VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS 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 WHICH APPLICABLE.
10. ALL COLUMNS OR SOLID FRAMING SHOULD 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.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2" x 4" STUDS UNLESS NOTED OTHERWISE. PROVIDE PURCHASERS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 6"-2X10" OR 2X12" WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
4. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
5. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GRADED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
6. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 5/8" OSB EXPOSURE 1 NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
7. PROVIDE COLLAR TIES AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
8. PROVIDE COLLAR TIES AT 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
9. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
10. ROOF SHEATHING TO BE APA 18 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
11. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH SHOW SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL CEILING JOISTS AND RAFTERS BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
14. ALL BASEMENT WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING COLUMNS, BEAMS, STUCCO TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



FIRST FLOOR PLAN

3/16" = 1'-0"
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SQUARE FOOTAGE	
FIRST FLOOR	2985 SQ. FT.
SECOND FLOOR	1661 SQ. FT.
TOTAL	4647 SQ. FT.
OPT. BONUS	290 SQ. FT.
TOTAL	4937 SQ. FT.

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SECOND FLOOR PLAN
 THE SULLENDER RESIDENCE
 LOT 4 LYNDON CREEK

FRANK BETZ ASSOCIATES, INC.
 DESIGNERS OF CUSTOM AND STOCK HOMEPLANS
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 770-431-0886 888-717-3003

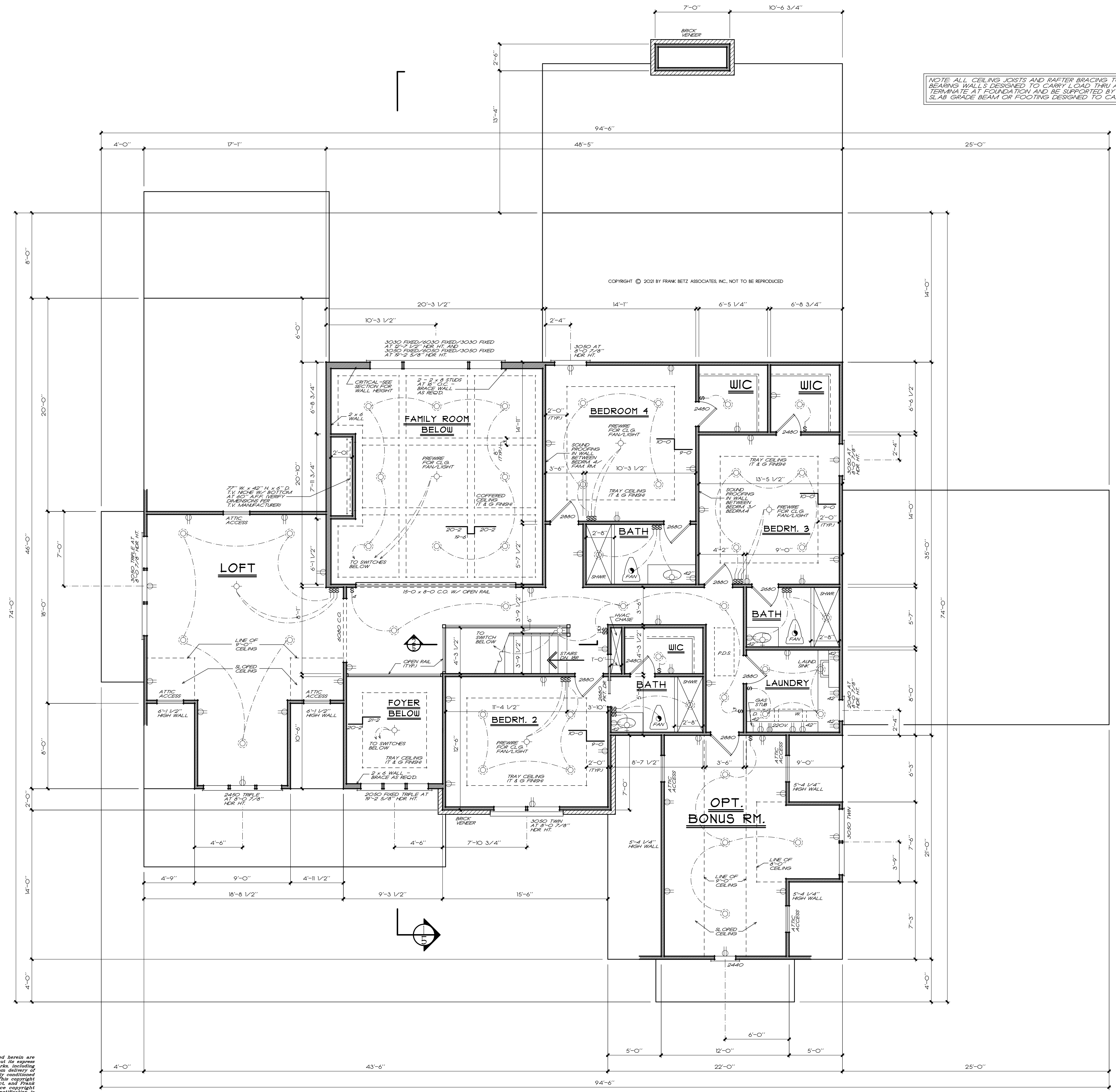
BY: *RLG* CK: *RLG*

DATE: 5/3/21

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SECOND FLOOR PLAN

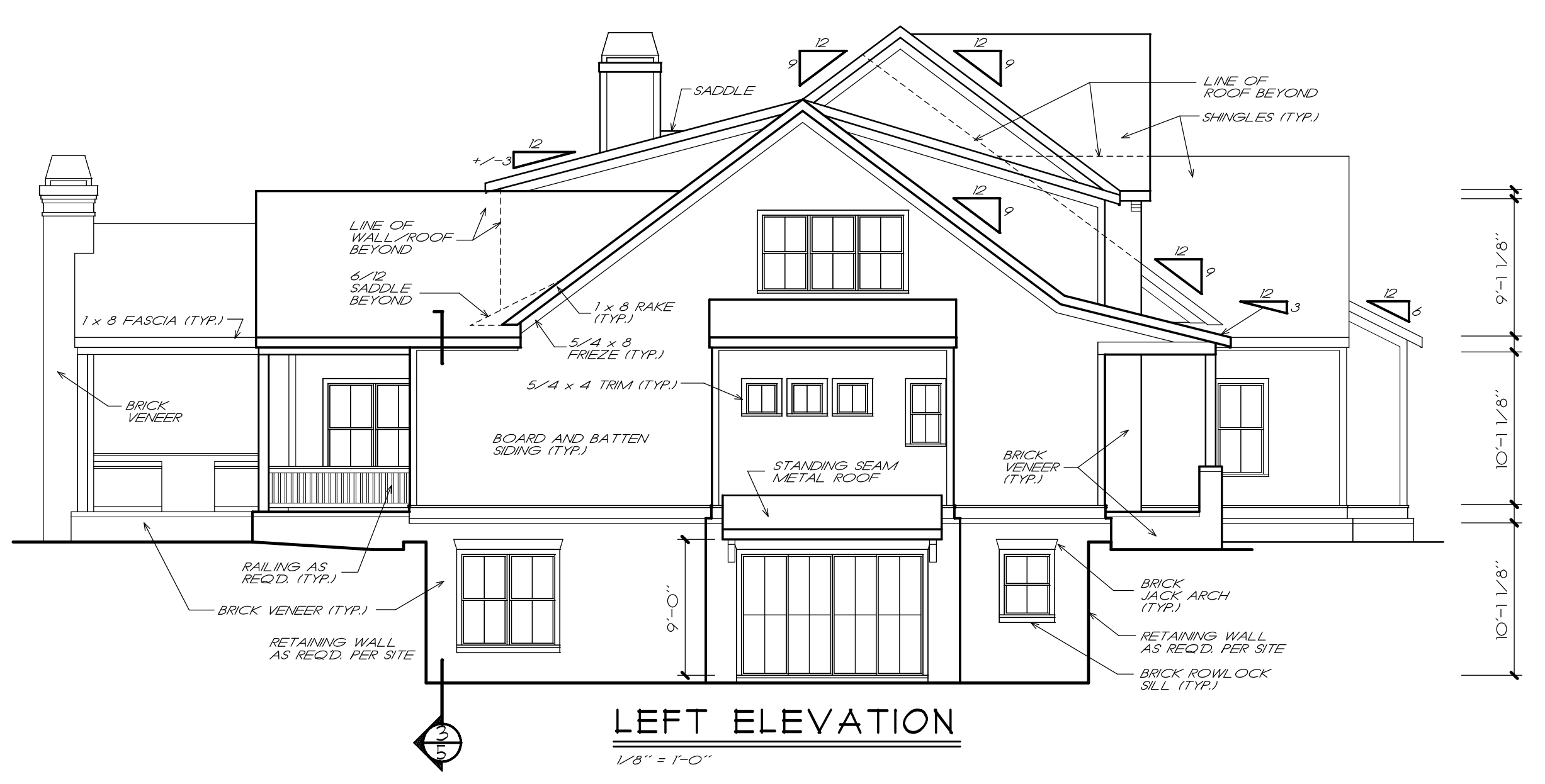
3/16" = 1'-0"
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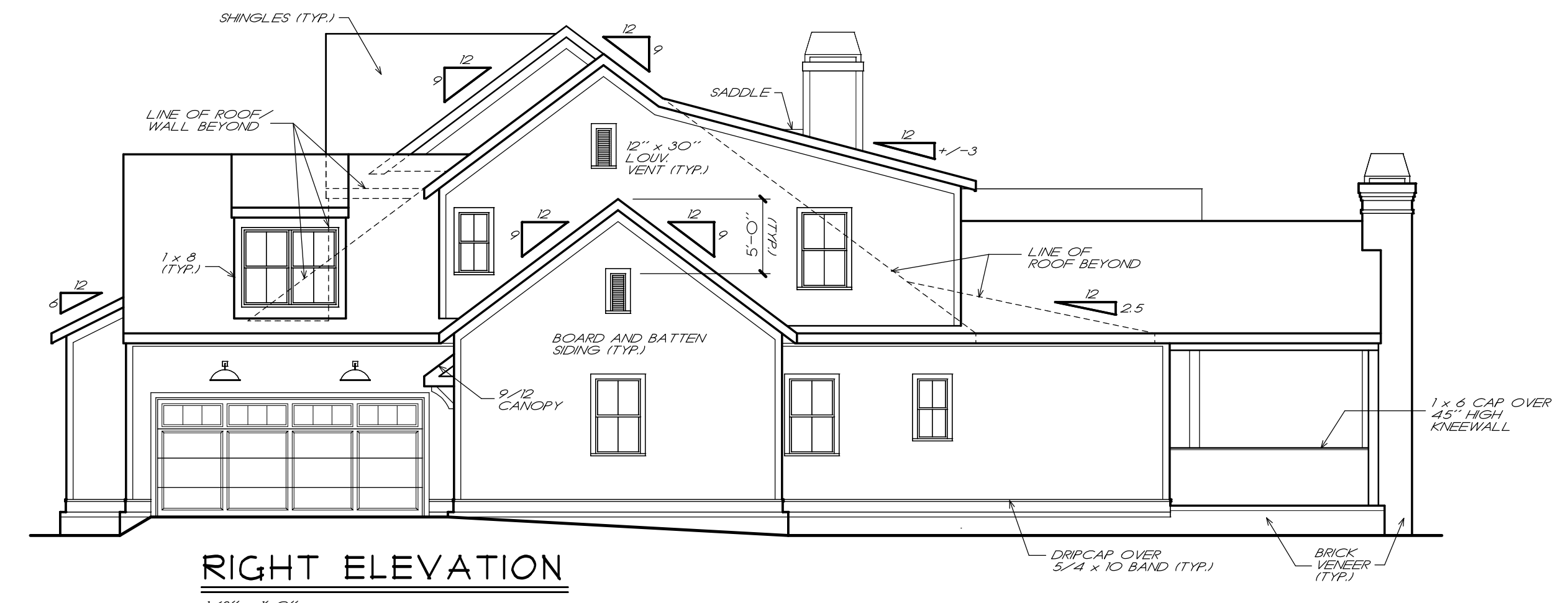
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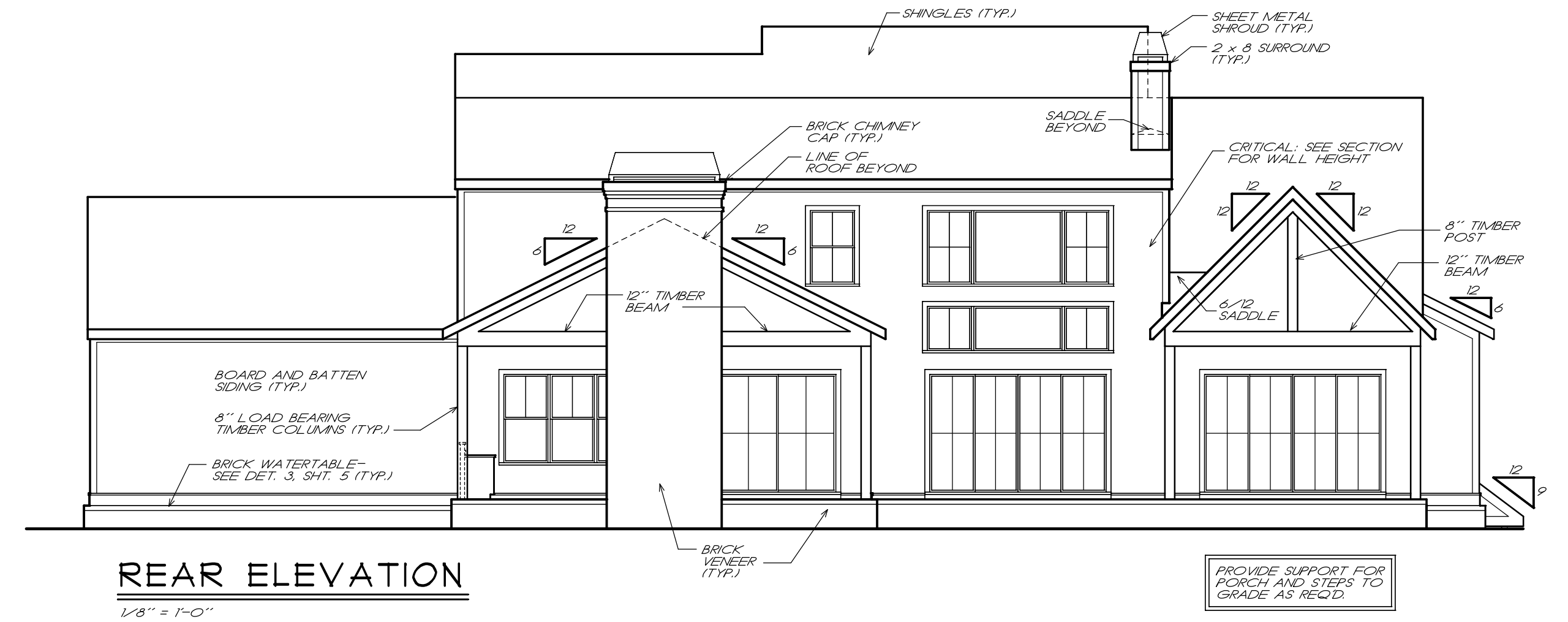
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LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

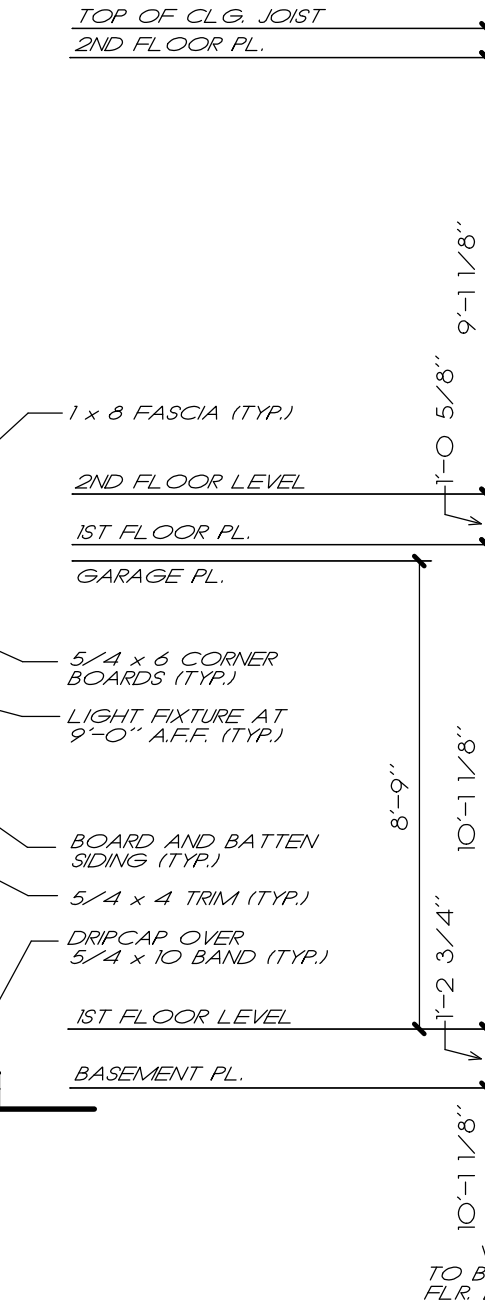
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FRONT ELEVATION
1/4" = 1'-0"

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

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS



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ELEVATIONS

THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMES PLANS

12045 HIGHWAY 92
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SECTIONS / DETAILS

THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS

12045 HIGHWAY 92
WOODSTOCK, GEORGIA 30188
770-431-0888 888-717-3003

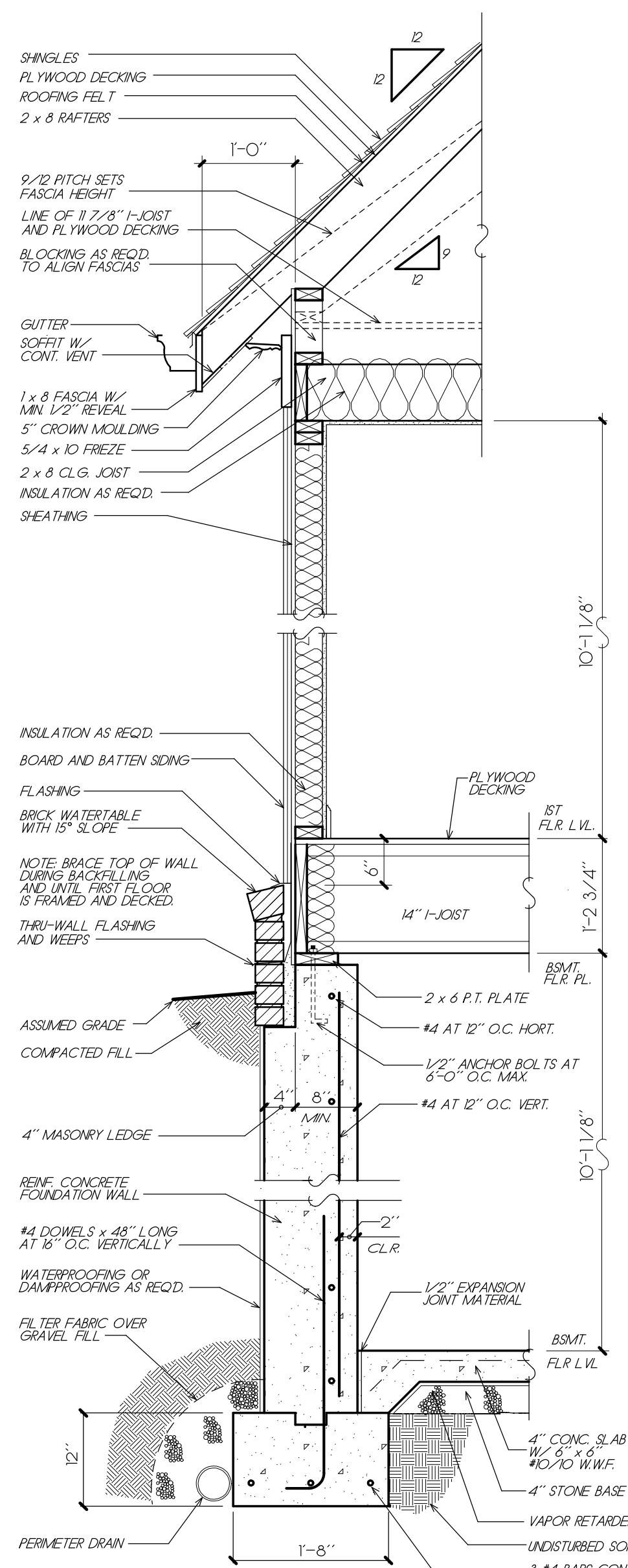
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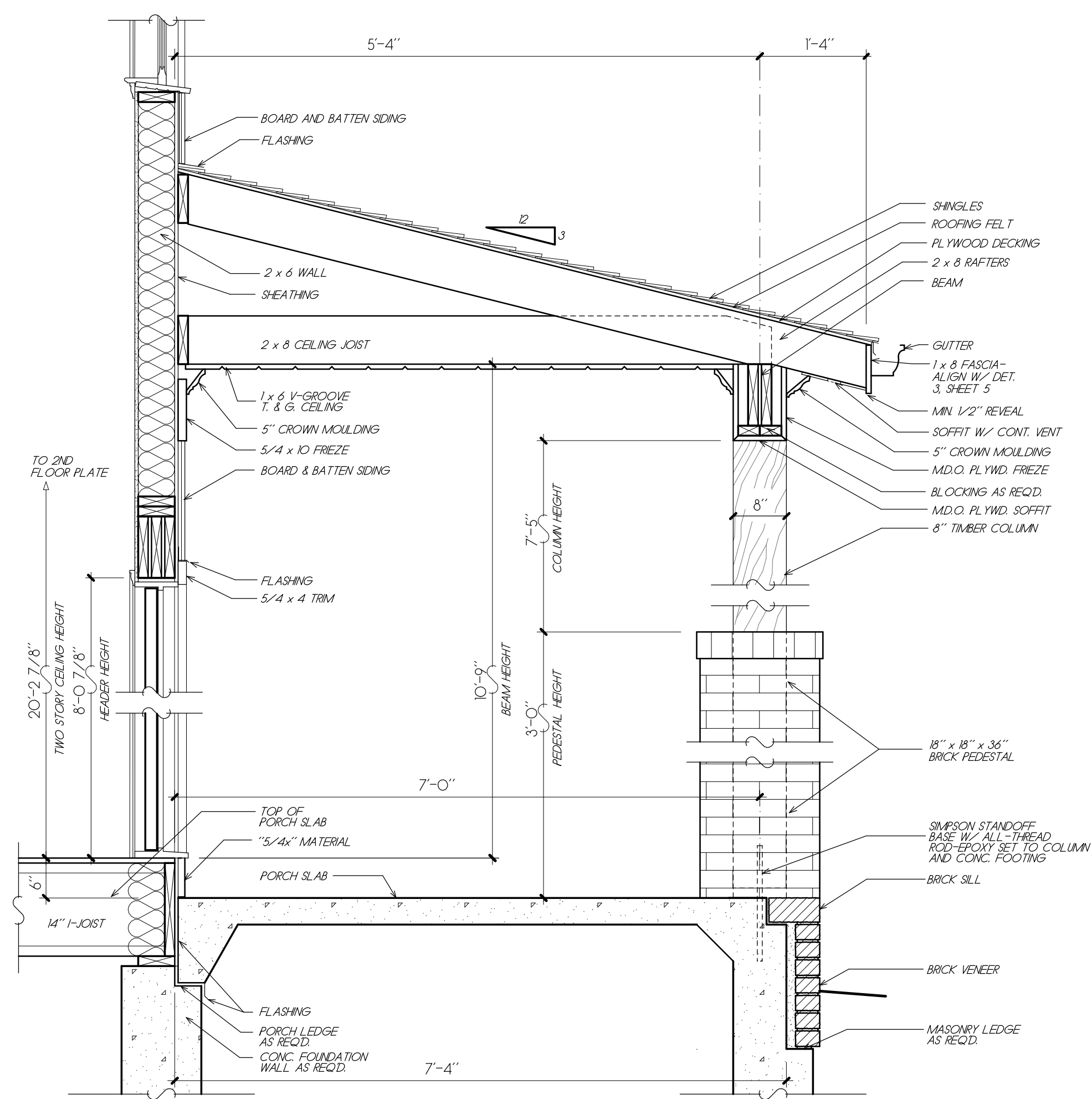
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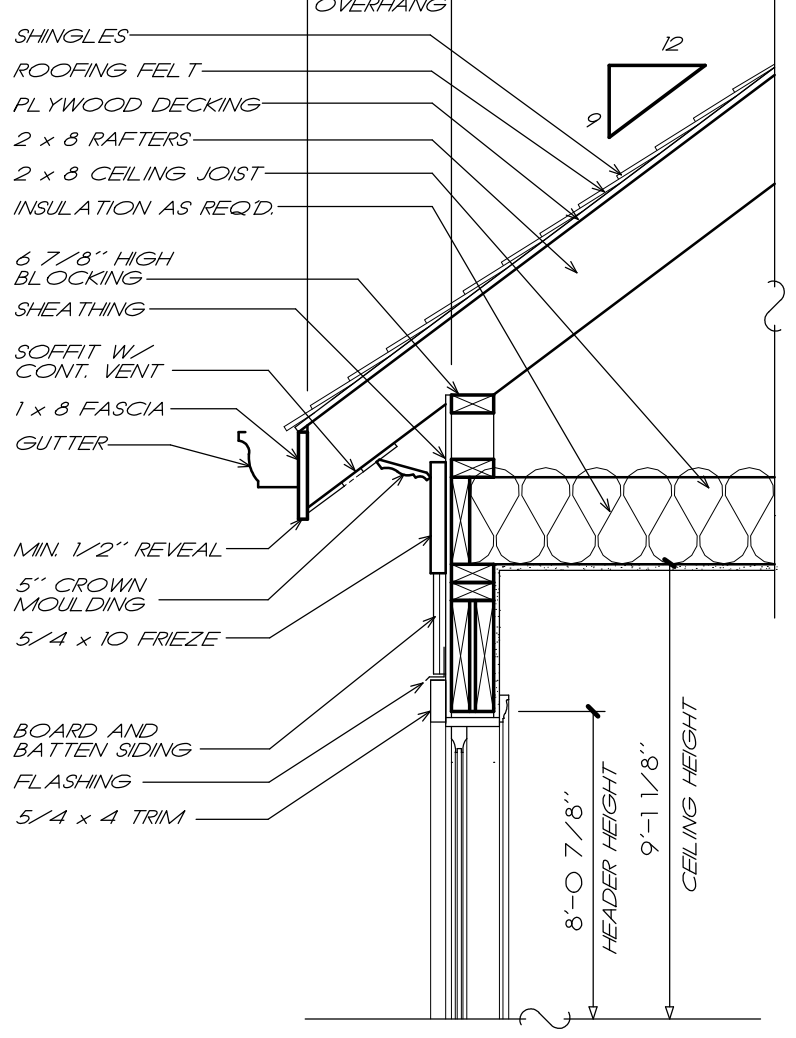
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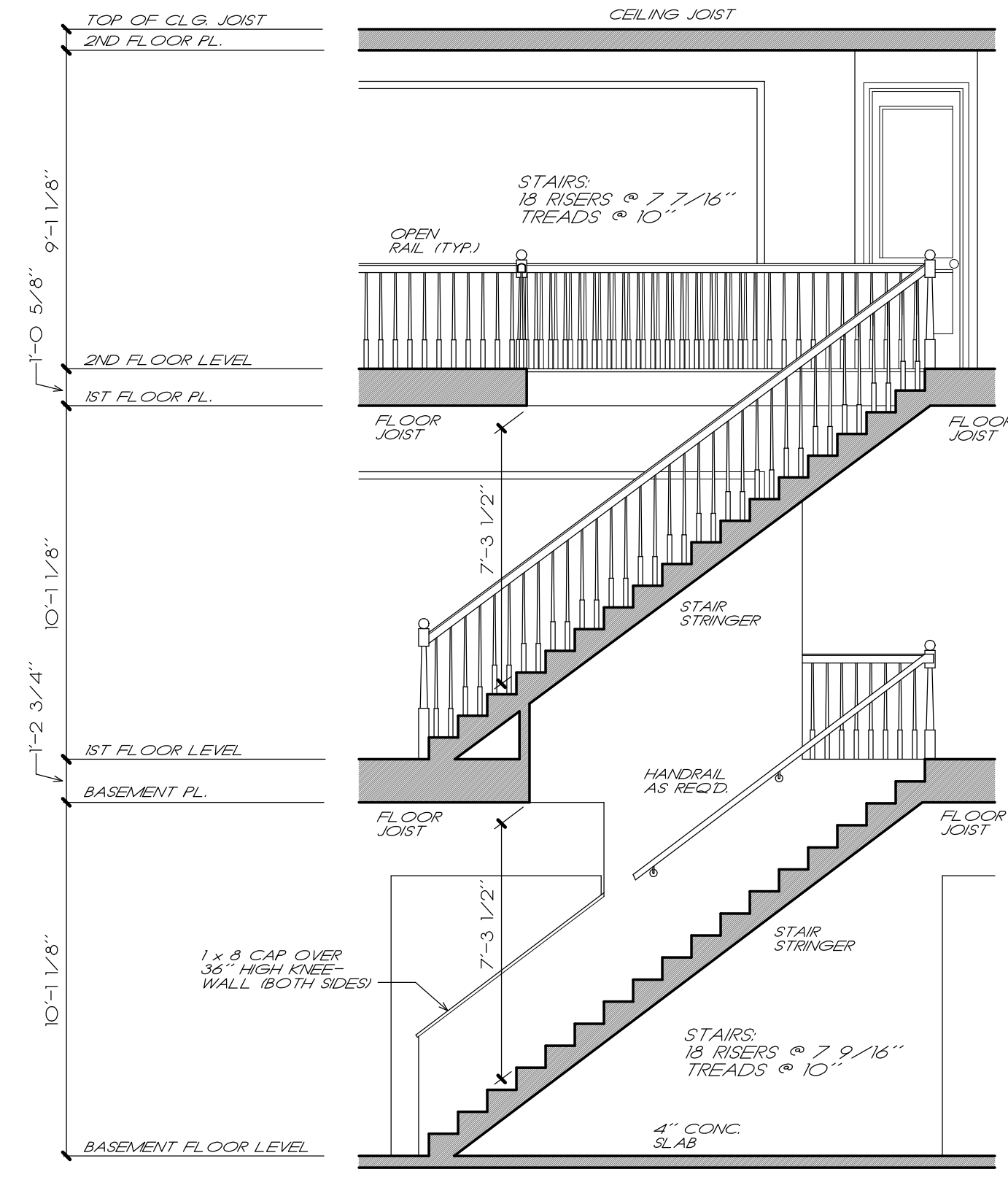
3 TYP. WALL SECTION
3/4" = 1'-0"



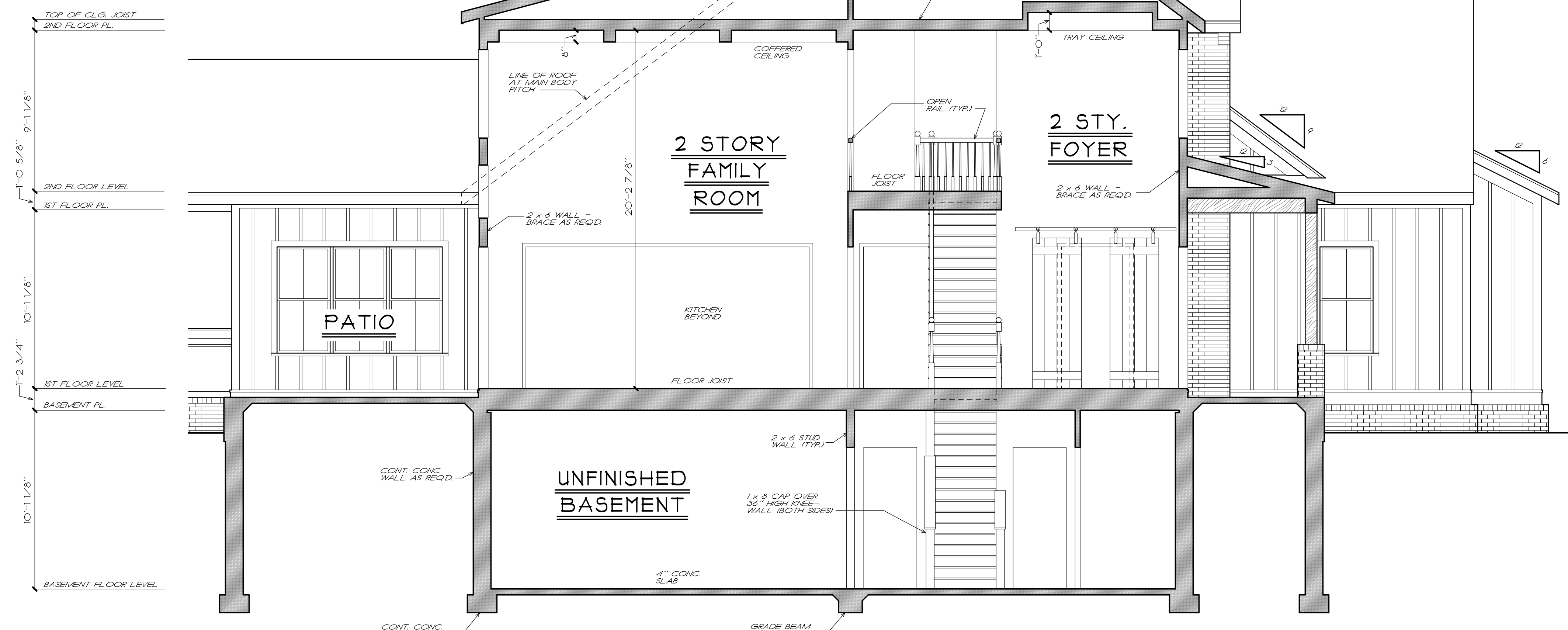
4 PORCH DETAIL
3/4" = 1'-0"



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



2 STAIR SECTION
1/4" = 1'-0"



1 TRANSVERSE SECTION
1/4" = 1'-0"

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FRAMING PLAN NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD MPS. 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: 40 LBS LIVE LOAD
10 LBS DEAD LOAD
BEDROOM: 30 LBS LIVE LOAD
10 LBS DEAD LOAD
CEILING: 30 LBS LIVE LOAD
10 LBS DEAD LOAD
ROOF: 30 LBS LIVE LOAD
10 LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10" IN LENGTH IS CONSIDERED AS BEING CUT FROM A 16' PIECE.
7. ALL BEAMS ARE 2X10 #1 SYP, 2X12 #1 SYP, LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8. ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
9. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
10. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
11. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
12. ALL BAND MATERIAL IS 2X10 #2 SYP.
13. 1X4 CROSS-BRACING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
14. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE GRATER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWY ON PLANS.
15. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
16. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
17. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
18. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
19. 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.

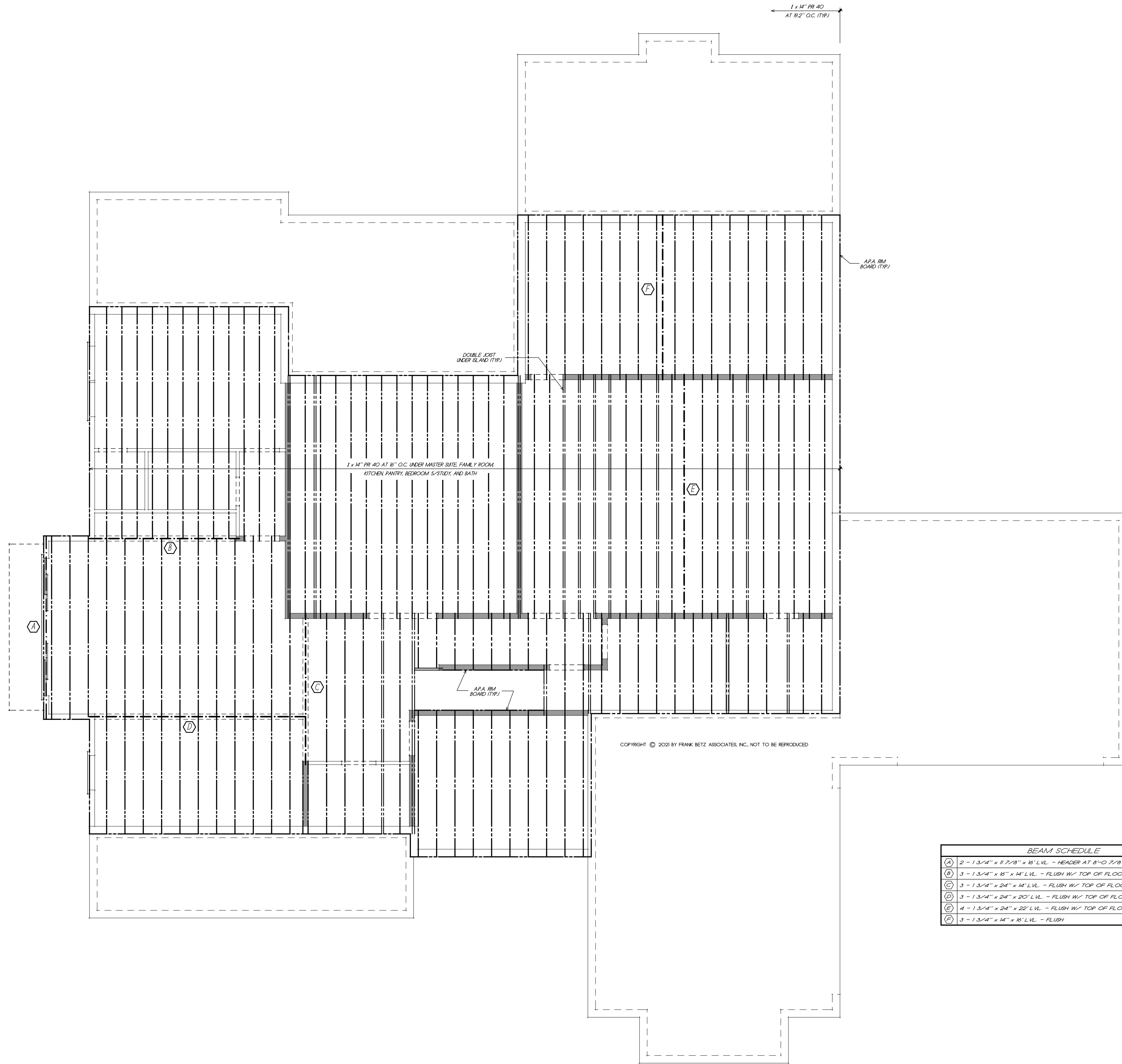
I - JOIST NOTES

1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PSI = 400. PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF. 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 SUPPLYING THE CONSTRUCTION MATERIALS. SOME ADJUSTMENTS MAY BE REQUIRED DUE TO VARIATIONS IN PRODUCTS.
4. BUILDER MUST CHECK, VERIFY AND APPROVE ALL DIMENSIONS, LENGTHS, 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 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.

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BEAM SCHEDULE

(A)	2 - 1 3/4" x 8 7/8" x 18' LVL - HEADER AT 8'-0 7/8" AFF CORNER TO CORNER
(B)	3 - 1 3/4" x 18" x 14' LVL - FLUSH W/ TOP OF FLOOR JOIST
(C)	3 - 1 3/4" x 24" x 14' LVL - FLUSH W/ TOP OF FLOOR JOIST
(D)	3 - 1 3/4" x 24" x 20' LVL - FLUSH W/ TOP OF FLOOR JOIST
(E)	4 - 1 3/4" x 24" x 22' LVL - FLUSH W/ TOP OF FLOOR JOIST
(F)	3 - 1 3/4" x 14" x 18' LVL - FLUSH

FIRST FLOOR FRAMING PLAN

3/16" = 1'-0"
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LEGEND

	2X JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	I - JOIST
	BEAM
	INTERIOR LOAD BEARING WALL



**BASEMENT
1ST. FLOOR FRAMING PLAN**

**THE SLENDER RESIDENCE
LOT 4 LYNDON CREEK**

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS

12045 HIGHWAY 92
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770-431-0888

BY: RLG CK: RLG

DATE: .

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OF 4

FRAMING PLAN NOTES

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2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD SPS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION AND 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: 40 LBS LIVE LOAD, 10 LBS DEAD LOAD
 - BEDROOM: 30 LBS LIVE LOAD, 10 LBS DEAD LOAD
 - CEILING: 30 LBS LIVE LOAD, 10 LBS DEAD LOAD
 - ROOF: 30 LBS LIVE LOAD, 10 LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUTED CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10" IN LENGTH IS COUNTED AS BEING CUT FROM A 16' PIECE.
7. ALL BEAMS ARE 2X10 #1 SYP, 2X12 #1 SYP, LAMINATED VENEER LUMBER (LVL) OR GLUE-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8. ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
10. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
11. ALL BAND MATERIAL IS 2X10 #2 SYP.
12. ALL CROSS-BRACING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C.
13. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE BRACED TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWBY ON PLANS.
14. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X8'S #1 SYP EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
17. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18. 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.

I - JOIST NOTES

1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD FJI - 400 PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF 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 SUPPLYING THE CONSTRUCTION MATERIALS. SOME ADJUSTMENTS MAY BE REQUIRED DUE TO VARIATIONS IN PRODUCTS.
4. BUILDER MUST CHECK, VERIFY AND APPROVE ALL DIMENSIONS, LENGTHS, 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 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.

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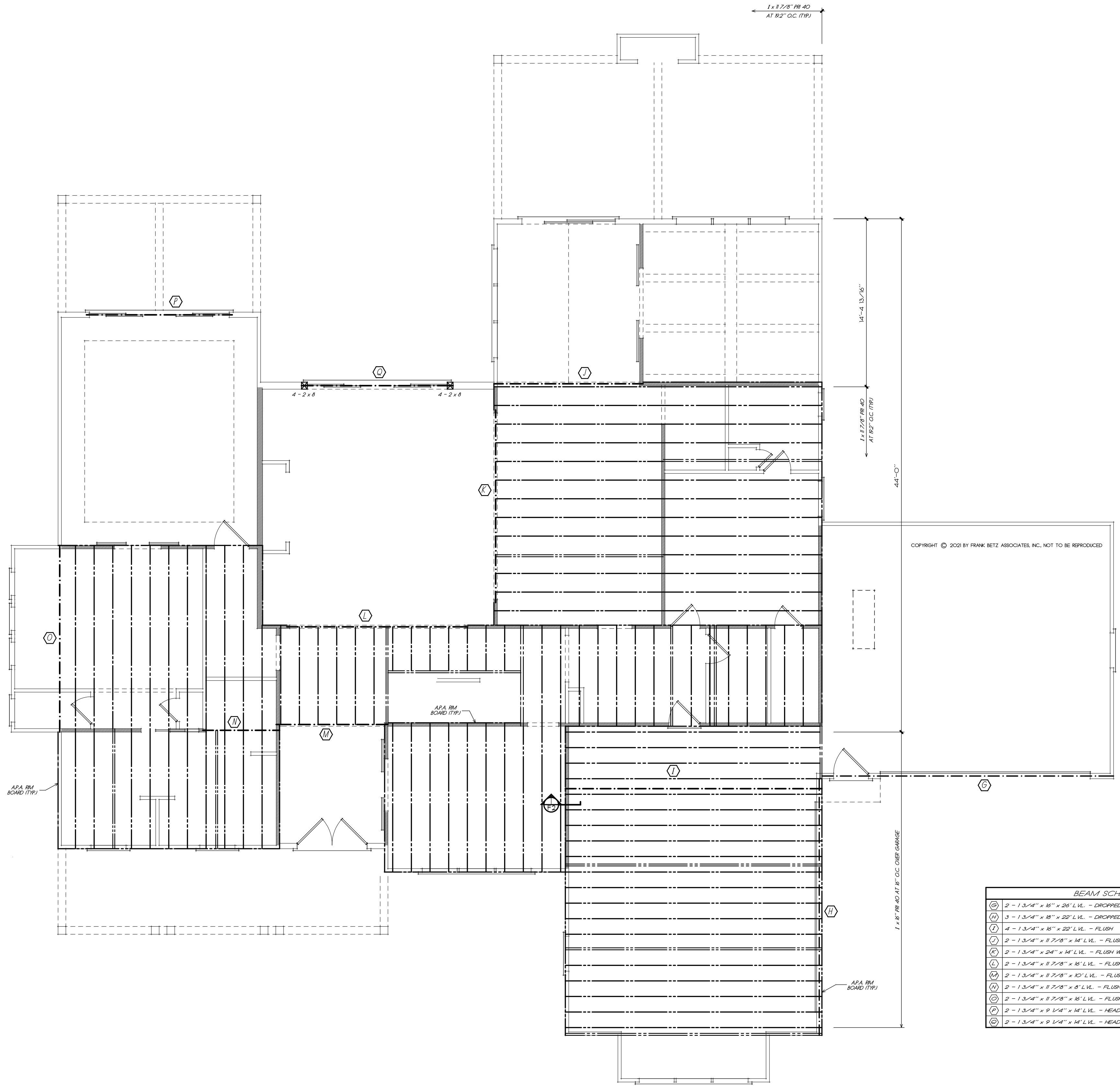
2ND. FLOOR FRAMING PLAN
THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOME PLANS
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BY: RLG CK: RLG

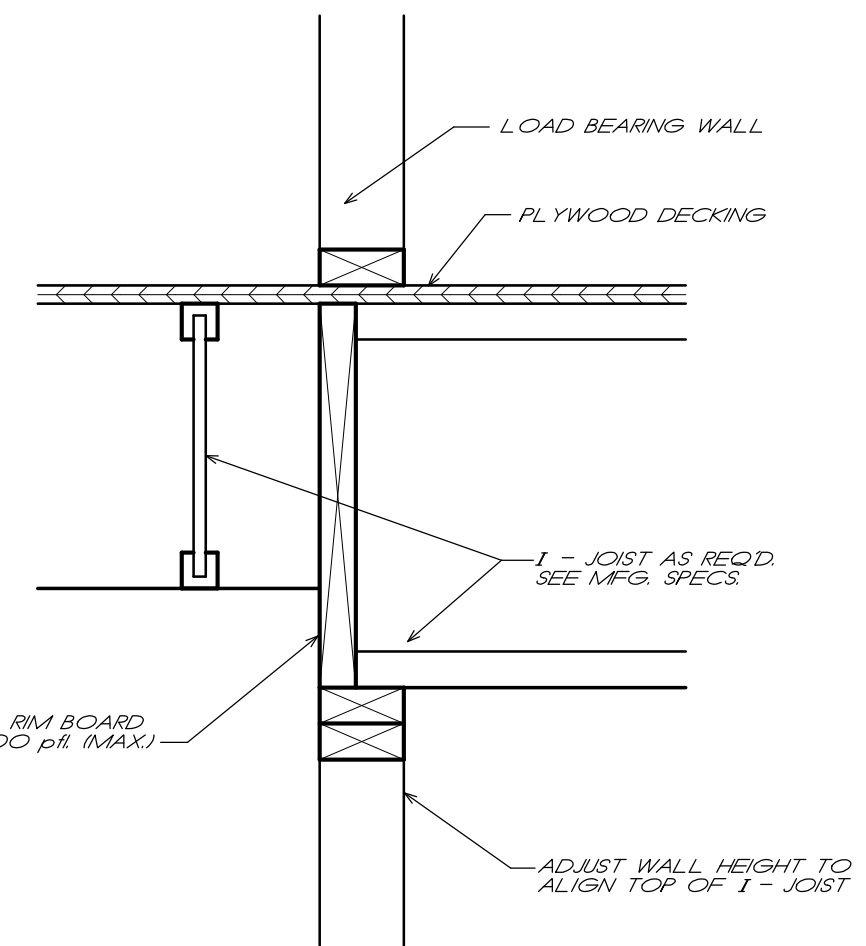
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BEAM SCHEDULE

Ⓚ	2 - 1 3/4" x 6" x 25' LVL - DROPPED CORNER TO CORNER
Ⓛ	3 - 1 3/4" x 6" x 22' LVL - DROPPED CORNER TO CORNER
Ⓜ	4 - 1 3/4" x 6" x 22' LVL - FLUSH
Ⓝ	2 - 1 3/4" x 12" x 14' LVL - FLUSH
Ⓟ	2 - 1 3/4" x 24" x 14' LVL - FLUSH W/ TOP OF FLOOR JOIST
Ⓠ	2 - 1 3/4" x 12" x 8' LVL - FLUSH
Ⓡ	2 - 1 3/4" x 12" x 10' LVL - FLUSH
Ⓢ	2 - 1 3/4" x 12" x 8' LVL - FLUSH
Ⓣ	2 - 1 3/4" x 12" x 8' LVL - FLUSH
Ⓤ	2 - 1 3/4" x 9 1/4" x 14' LVL - HEADER AT 6'-0" 7/8" AFF
Ⓥ	2 - 1 3/4" x 9 1/4" x 14' LVL - HEADER AT 6'-0" 7/8" AFF



1 FLOOR SYSTEM DETAIL
F2 1/2" = 1'-0"

SECOND FLOOR FRAMING PLAN

3/8" = 1'-0"
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LEGEND

	2" JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	I - JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

FRAMING PLAN NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD MPS. 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:
40 LBS LIVE LOAD
10 LBS DEAD LOAD
BEDROOM:
30 LBS LIVE LOAD
10 LBS DEAD LOAD
CEILING:
10 LBS LIVE LOAD
10 LBS DEAD LOAD
ROOF:
30 LBS LIVE LOAD
10 LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10' IN LENGTH IS COUNTED AS BEING CUT FROM A 16' PIECE.
7. ALL BEAMS ARE 2X10 #1 SYP, 2X12 #1 SYP, LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8. ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
9. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
10. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
11. ALL BAND MATERIAL IS 2X10 #2 SYP.
12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTERS TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-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.

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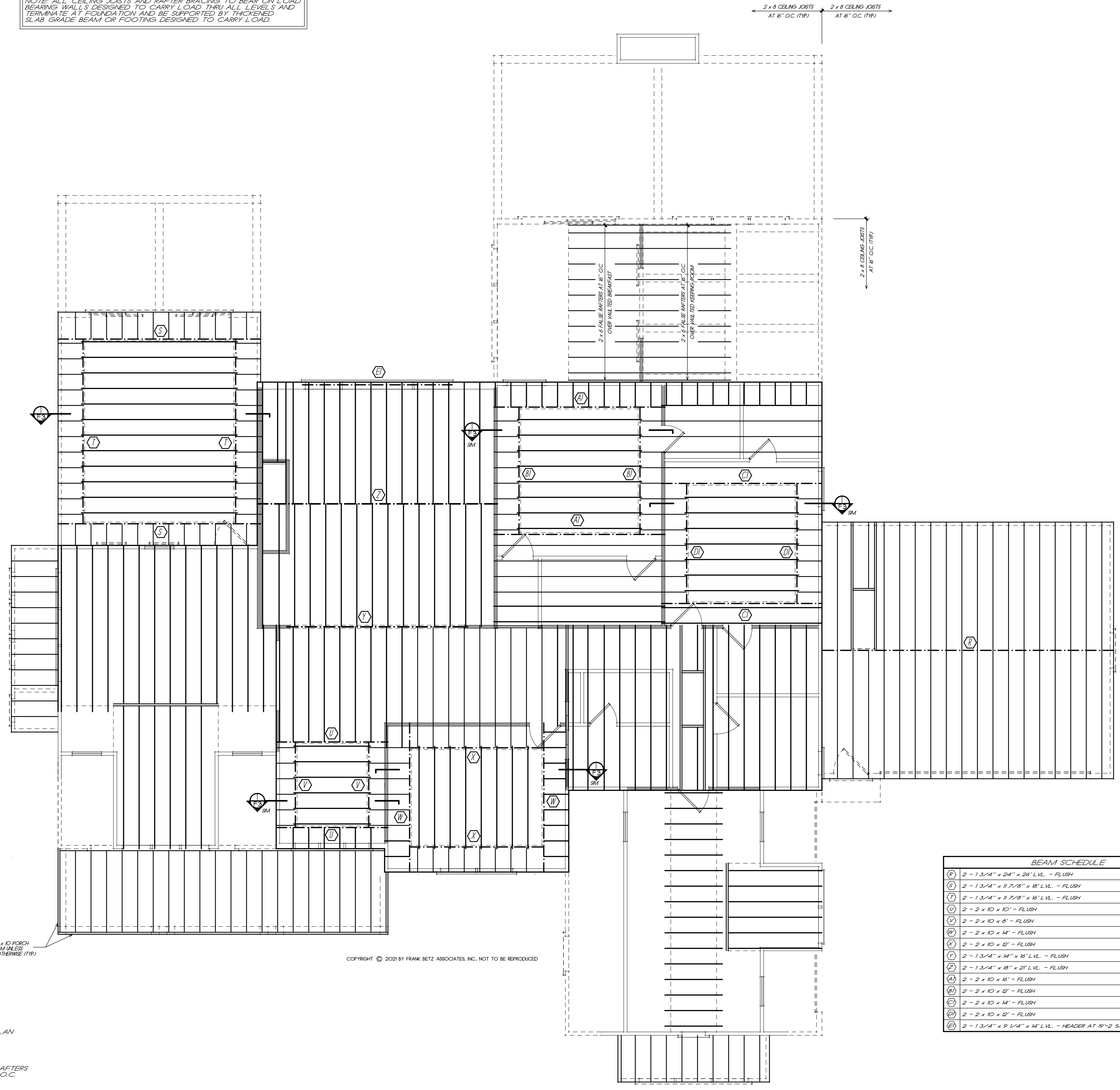
CLG. JOIST FRAMING PLAN
THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

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BY RLG CK RLG

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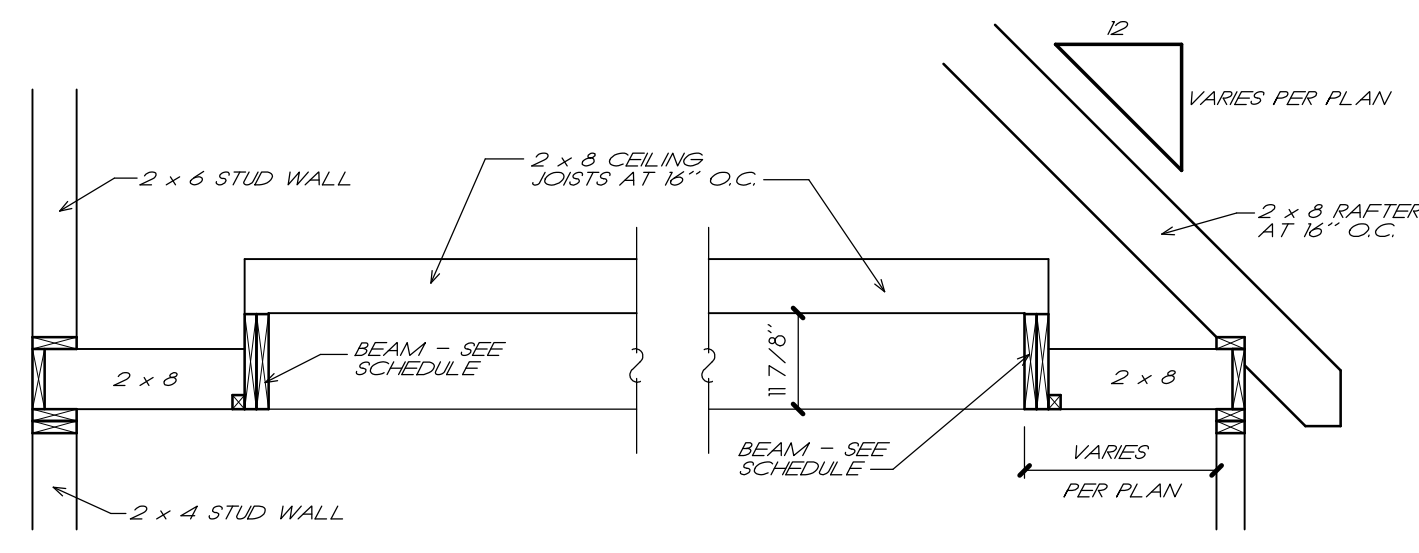


BEAM SCHEDULE

1	2 - 1 3/4" x 24" x 28' LVL - FLUSH
2	2 - 1 3/4" x 18 7/8" x 8' LVL - FLUSH
3	2 - 1 3/4" x 18 7/8" x 8' LVL - FLUSH
4	2 - 2 x 12 x 10' - FLUSH
5	2 - 2 x 12 x 8' - FLUSH
6	2 - 2 x 12 x 14' - FLUSH
7	2 - 2 x 12 x 8' - FLUSH
8	2 - 1 3/4" x 18" x 27' LVL - FLUSH
9	2 - 1 3/4" x 18" x 27' LVL - FLUSH
10	2 - 2 x 12 x 16' - FLUSH
11	2 - 2 x 12 x 8' - FLUSH
12	2 - 2 x 12 x 14' - FLUSH
13	2 - 2 x 12 x 8' - FLUSH
14	2 - 1 3/4" x 9 1/4" x 14' LVL - HEADER AT 10'-2 5/8" AFF.

LEGEND

—	2X JOIST, RAFTER, HIP, OR VALLEY
—	DOUBLE JOIST
- - -	1 - JOIST
—	BEAM
—	INTERIOR LOAD BEARING WALL



1 TRAY CEILING DETAIL
F3
1/2" = 1'-0"

CEILING JOIST FRAMING PLAN
3/16" = 1'-0"

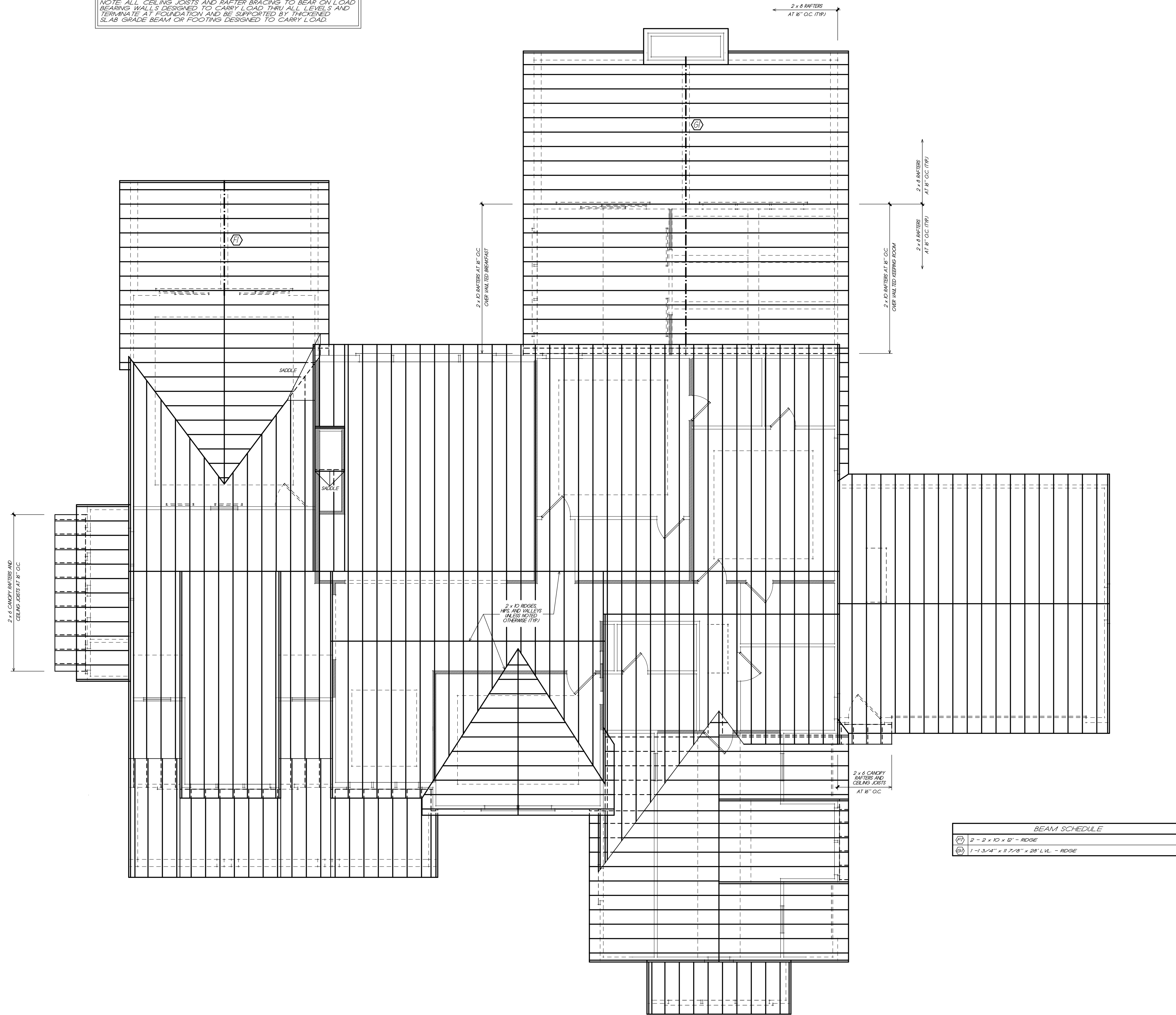
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FRAMING PLAN NOTES

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10 LBS DEAD LOAD
BEDROOM: 30 LBS LIVE LOAD
10 LBS DEAD LOAD
CEILING: 30 LBS LIVE LOAD
10 LBS DEAD LOAD
ROOF: 30 LBS LIVE LOAD
10 LBS DEAD LOAD
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BEAM SCHEDULE

(1)	2 - 2 x 10 x 12' - RIDGE
(2)	1 - 1 1/2" x 8 7/8" x 28' LVL - RIDGE

ROOF FRAMING PLAN

3/16" = 1'-0"
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LEGEND

	2X JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	1 - JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

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ROOF FRAMING PLAN
THE SULLENDER RESIDENCE
LOT 4 LYNDON CREEK

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