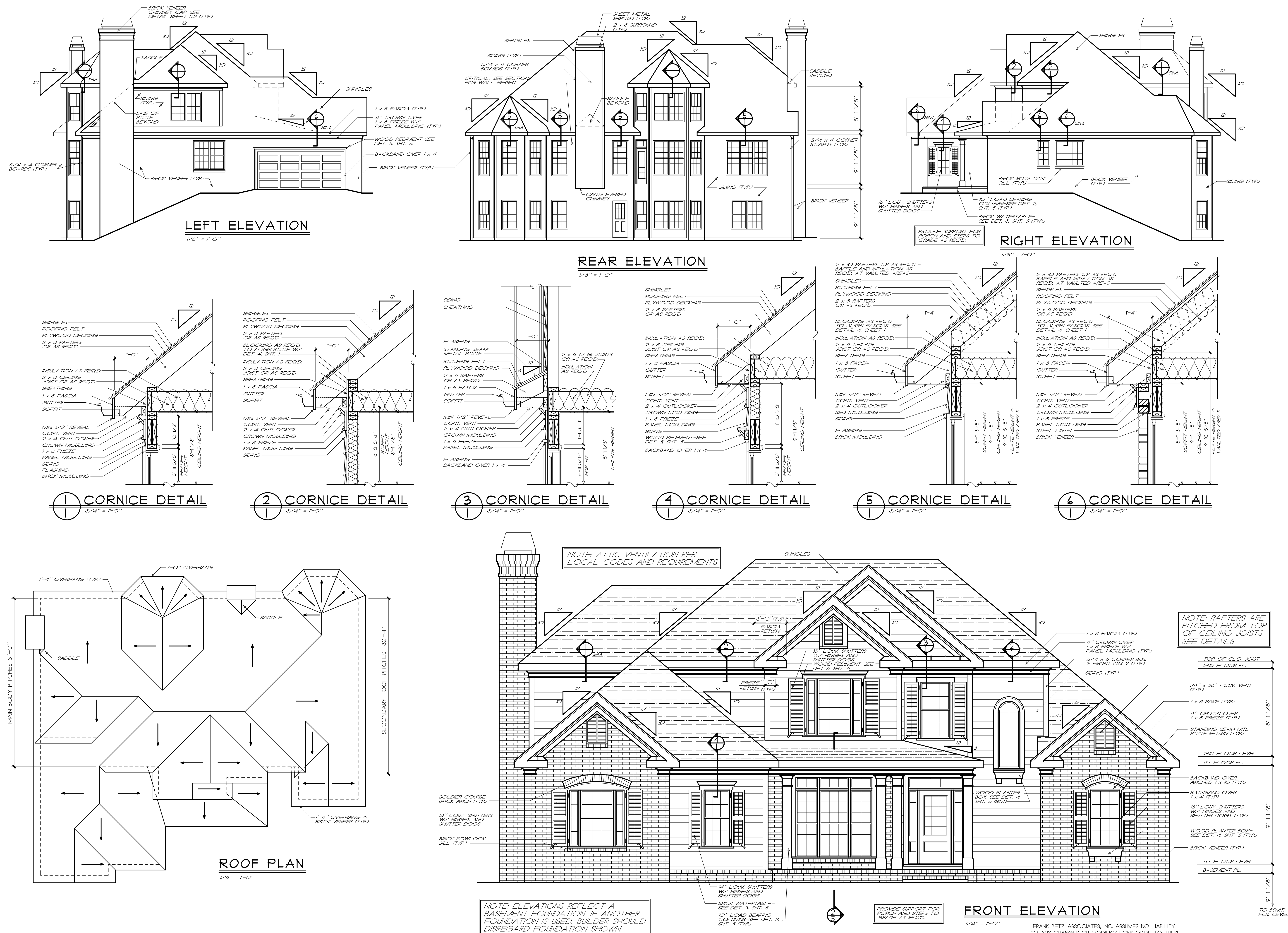


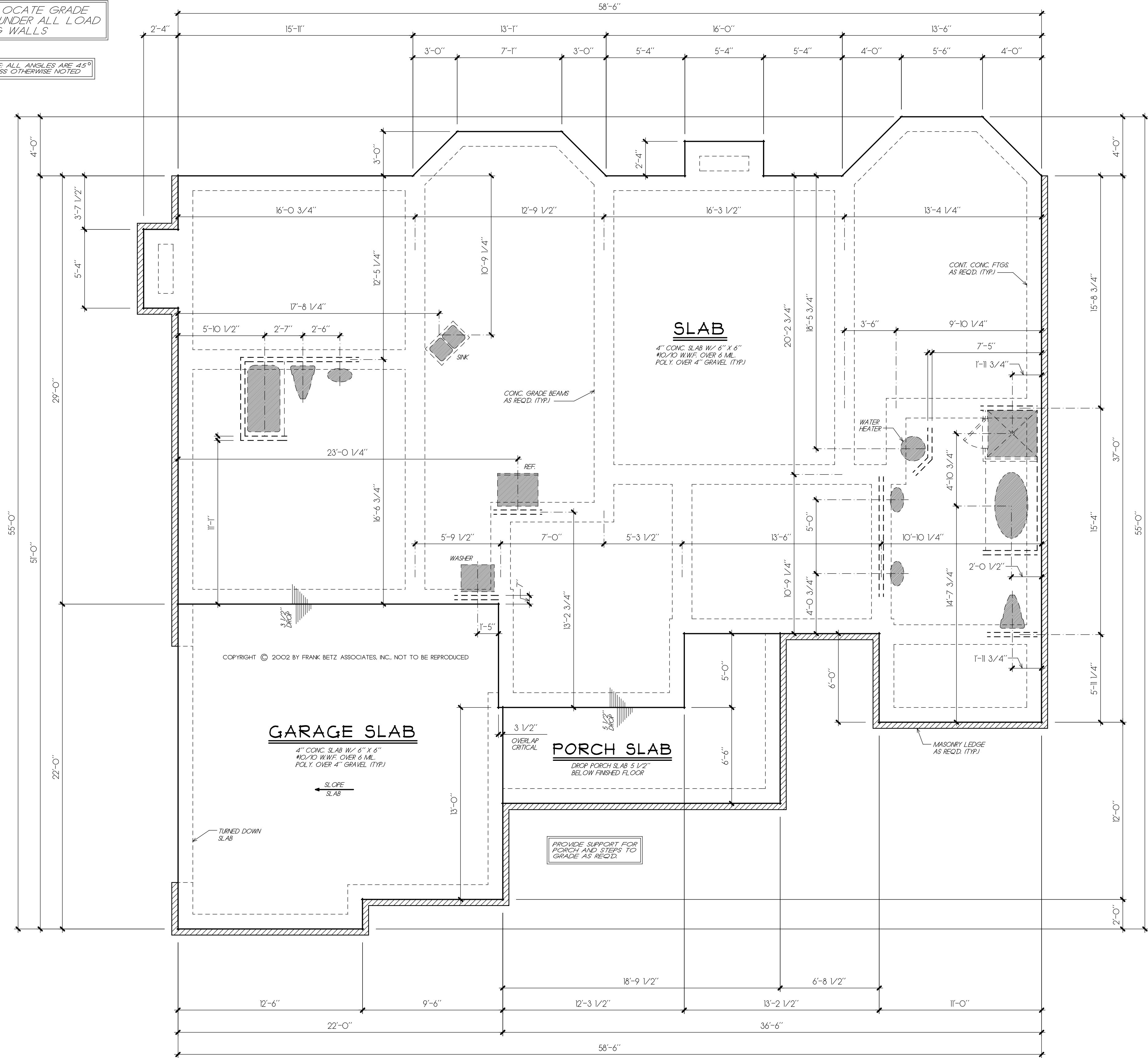
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NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



SLAB FOUNDATION PLAN

1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

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SLAB FOUNDATION PLAN

THE BRADDOCK

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

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

BY: RLG CK: JCH

DATE: 3-9-18

SHEET:

2

OF: 5

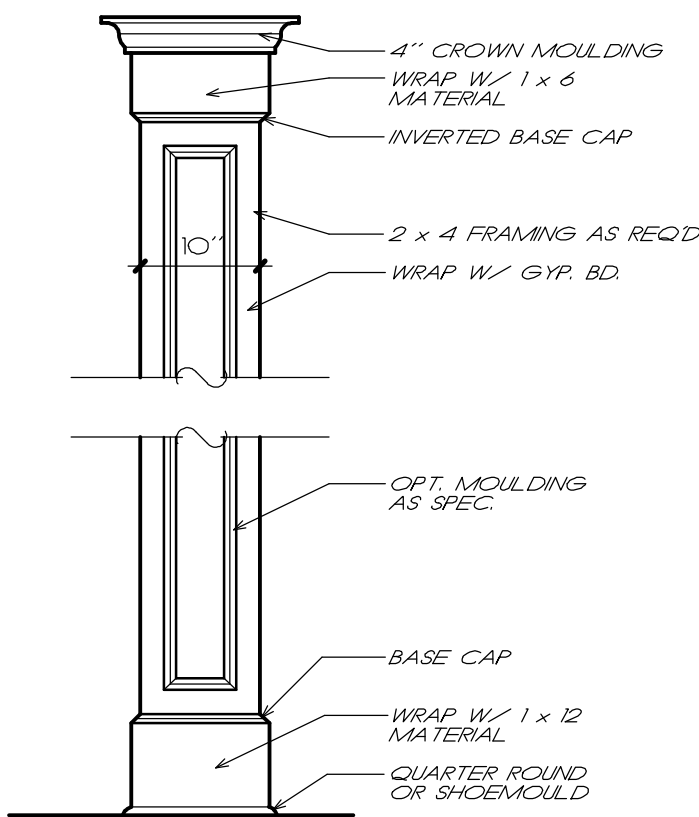
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND I.E.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 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 BROWN PINE LIME (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THIS STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FIRST LINE DRAFTS, 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.
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 APPLICABLE.
9. 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

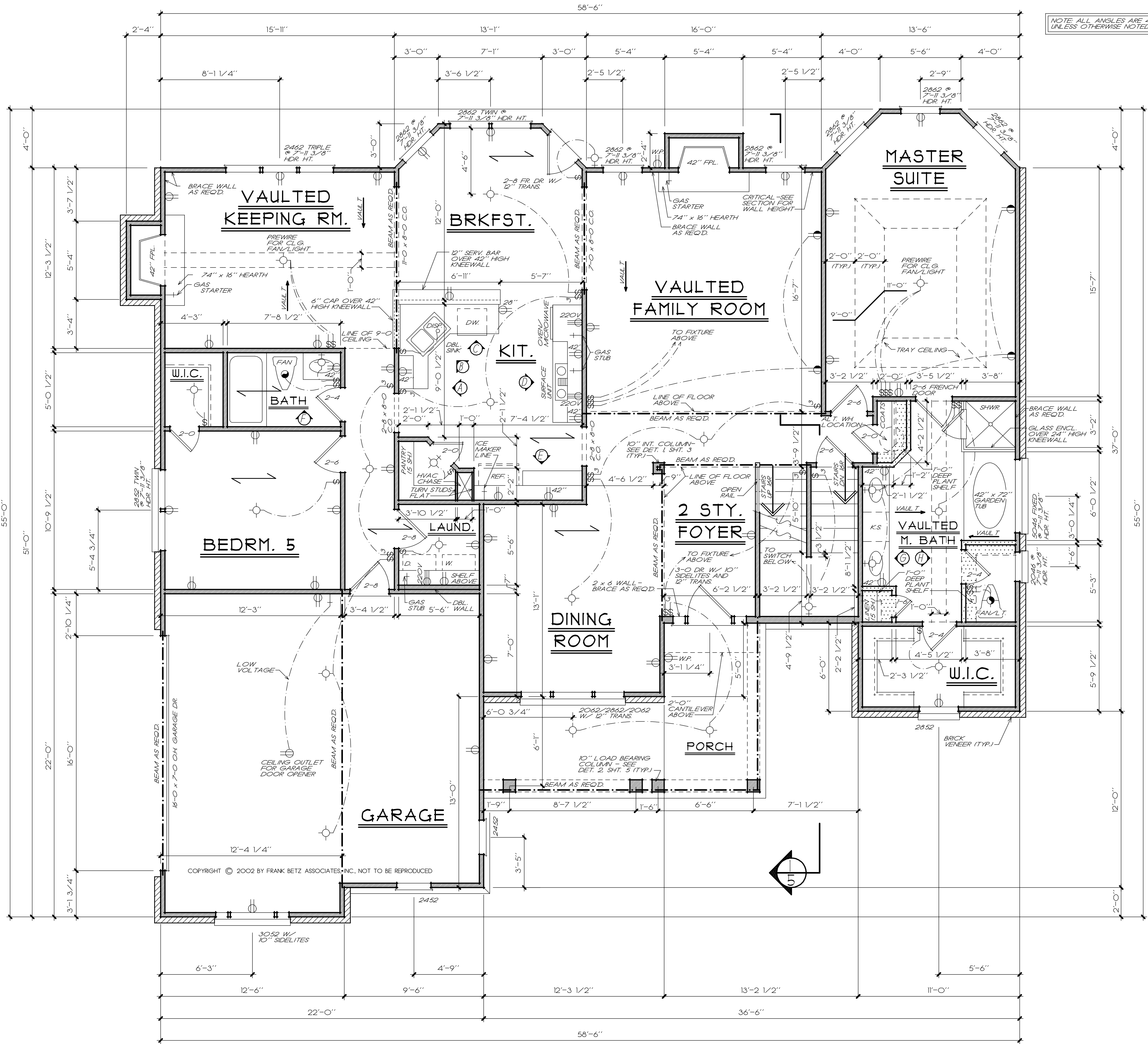
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10 #2 SYP. WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0"
6. FLOOR DECKING TO BE APA E4 RATED 23/36" TWO PLYWOOD EXPOSURE 1 GLEED AND VAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16 OSB EXPOSURE 1 NAULING SCHEDULE TO BE 84 COMMONS AT 8" O.C. AT ALL EDGES AND 84 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAULING SCHEDULE TO BE 84 COMMONS AT 8" O.C. AT ALL EDGES AND 84 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
12. INSTALL PANE SPACER TYPE 1000 CLIPS PER MANUFACTURER SPECIFICATIONS.
13. WHERE PER ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
14. ALL CEILING JOISTS AND RAFTER 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.
15. ALL BASEMENT WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



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

SQUARE FOOTAGE		
FIRST FLOOR	1967	SQ. FT.
SECOND FLOOR	891	SQ. FT.
TOTAL	2858	SQ. FT.



NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.

REVISIONS	DATE	BY

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FIRST FLOOR PLAN

THE BRADDOCK

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: PLD CK: RKW

DATE: 7-8-02

SHEET:

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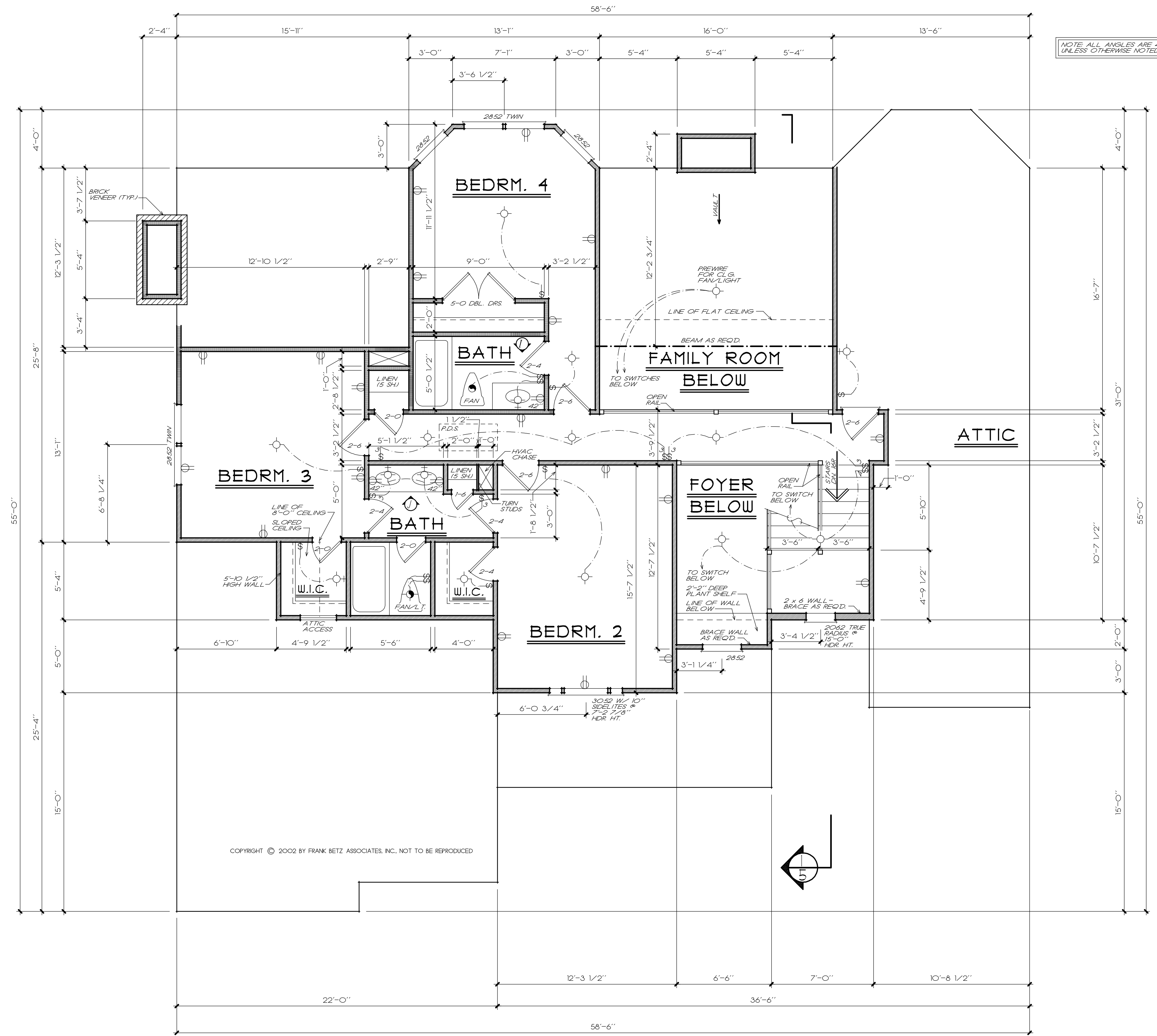
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FIRST FLOOR PLAN

1/4" = 1'-0"

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NOTE: ALL ANGLES ARE 45°
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NOTE: ALL CEILING JOISTS AND RAFTER BRACINGS 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.

SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN

THE BRADDOCK

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

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

BY: PLD CK: RKW

DATE: 7-18-02

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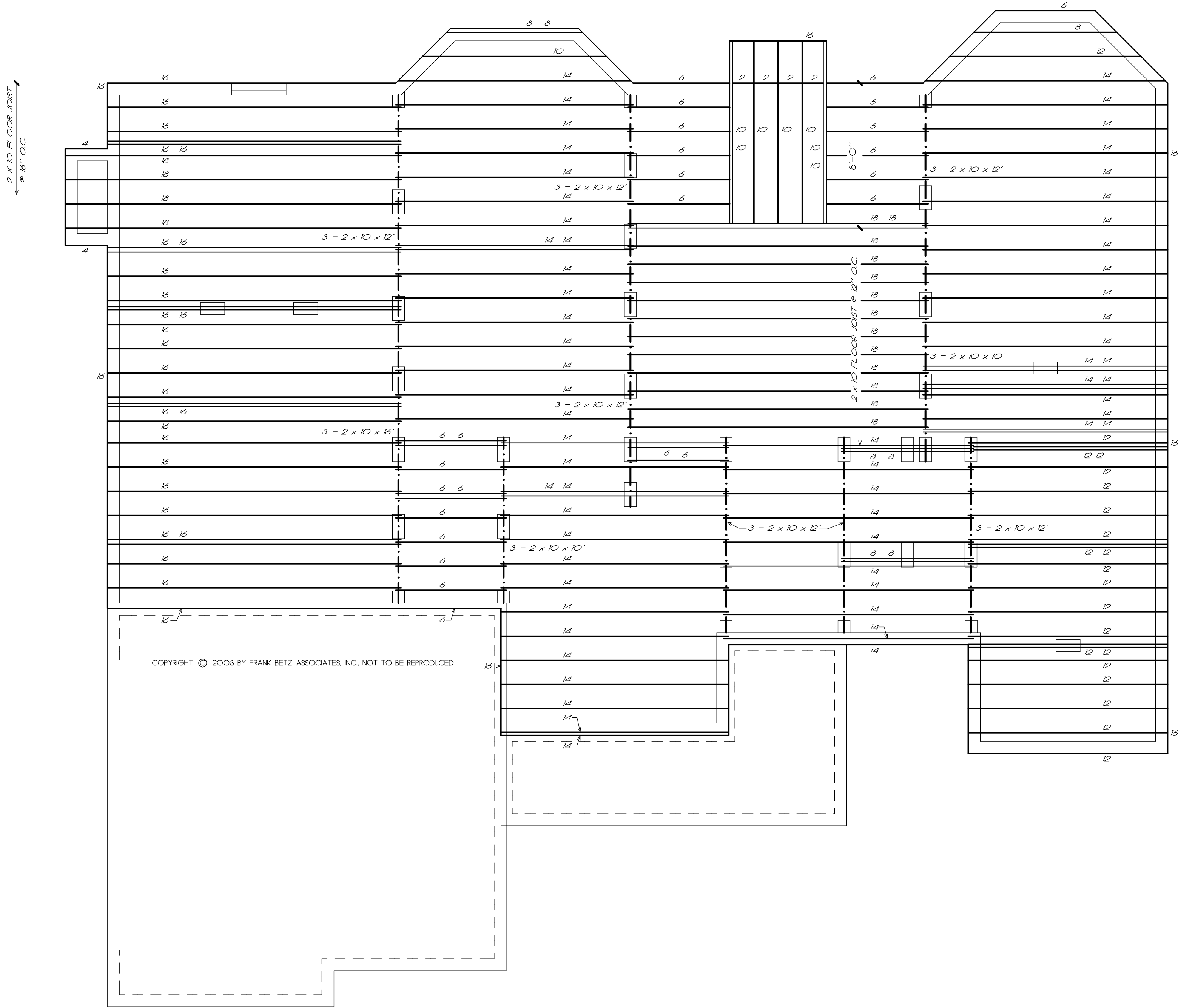
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FRAMING PLAN NOTES

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: 40PS LIVE LOAD
 - 10PS DEAD LOAD
 - BEDROOM: 30PS LIVE LOAD
 - 10PS DEAD LOAD
 - CEILING: 20PS LIVE LOAD
 - 10PS DEAD LOAD
 - ROOF: 20PS LIVE LOAD
 - 10PS 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. 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.
12. ALL 2 X 10 X 16" AND 2 X 10 X 18" FLOOR JOIST TO BE #1 SYP.
13. ALL BAND MATERIAL IS 2X10 #2 SYP.
14. 1M CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
15. ALL CEILING JOISTS ARE 2XB'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
16. ALL RAFTERS ARE 2XB'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
17. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
18. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
19. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
20. 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.



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

BEAM SCHEDULE	
(A)	NOT USED
(B)	NOT USED
(C)	NOT USED

QUANTITIES	
2 x 10 x 10	14
2 x 10 x 12	42
2 x 10 x 14	61
2 x 10 x 16	50
2 x 10 x 18	17

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

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SPMS	1/24/07	JCH

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CRAWL
1ST. FLOOR FRAMING PLAN

THE BRADDOCK

FRANK BETZ
ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEP LANS

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

BY: CAS CK: JCH

DATE: 3-27-03

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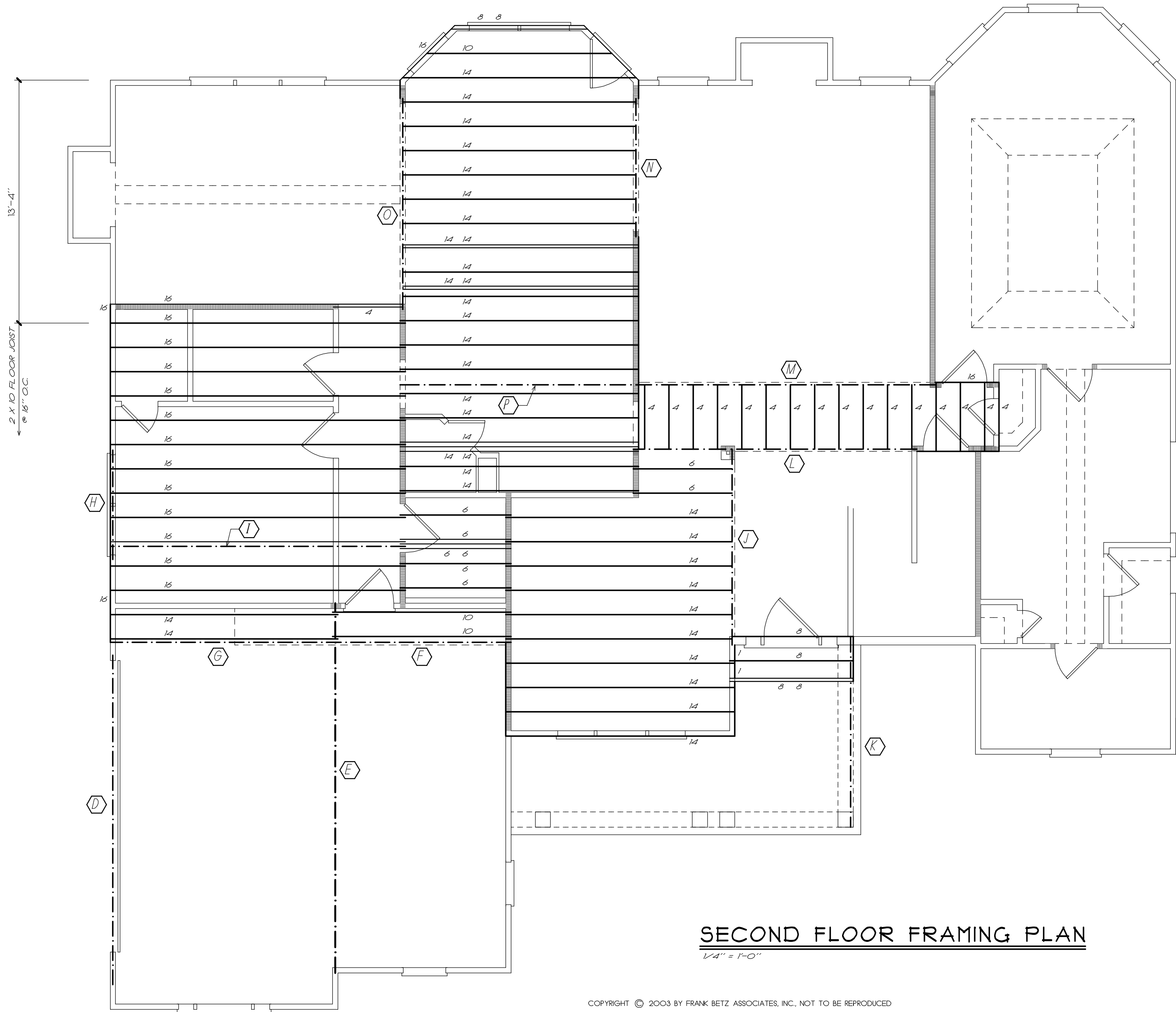
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FRAMING PLAN NOTES

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
BEDROOM: 30 LBS LIVE LOAD
CEILING: 10 LBS DEAD LOAD
ROOF: 20 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 GLUE-LAMINATED BEAMS (GLU) 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.
12. ALL 2 X 10 X 16" AND 2 X 10 X 18" FLOOR JOIST TO BE #1 SYP.
13. ALL BAND MATERIAL IS 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN.
14. 1M CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
15. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
16. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
17. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
18. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
19. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
20. 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: ASSEMBLE BEAM "I" WITH 1/2" BOLTS AT 24" O.C. AT TOP & BOTTOM

BEAM SCHEDULE	
(D)	2 - 1 3/4" x 24" x 20' LVL BEAM DROPPED
(E)	1 - 5 1/8" x 19 1/4" x 22' GLUE LAM BEAM DROPPED
(F)	3 - 2 x 10 x 10' BEAM FLUSH
(G)	2 - 1 3/4" x 9 1/4" x 14' LVL BEAM FLUSH
(H)	2 - 1 3/4" x 9 1/4" x 6' LVL BEAM DROPPED
(I)	13 - 1 3/4" x 9 1/4" x 16' LVL BEAM + 2 - 1/2" x 9 1/4" STEEL FLITCH PLATE FLUSH
(J)	2 - 1 3/4" x 11 7/8" x 12' LVL BEAM BOTTOM FLUSH
(K)	2 - 2 x 10 x 12' BEAM DROPPED
(L)	2 - 1 3/4" x 9 1/4" x 18' LVL BEAM FLUSH
(M)	2 - 1 3/4" x 9 1/4" x 18' LVL BEAM FLUSH
(N)	2 - 1 3/4" x 9 1/4" x 8' LVL BEAM FLUSH
(O)	2 - 1 3/4" x 11 7/8" x 12' LVL BEAM FLUSH
(P)	3 - 1 3/4" x 9 1/4" x 14' LVL BEAM FLUSH

QUANTITIES	
2 x 10 x 10	06
2 x 10 x 12	02
2 x 10 x 14	35
2 x 10 x 16	27

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

REVISIONS	DATE	BY
SPMS	1/24/07	JCH

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2ND. FLOOR FRAMING PLAN

THE BRADDOCK

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

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

BY: CAS CK: JCH

DATE: 3-5-03

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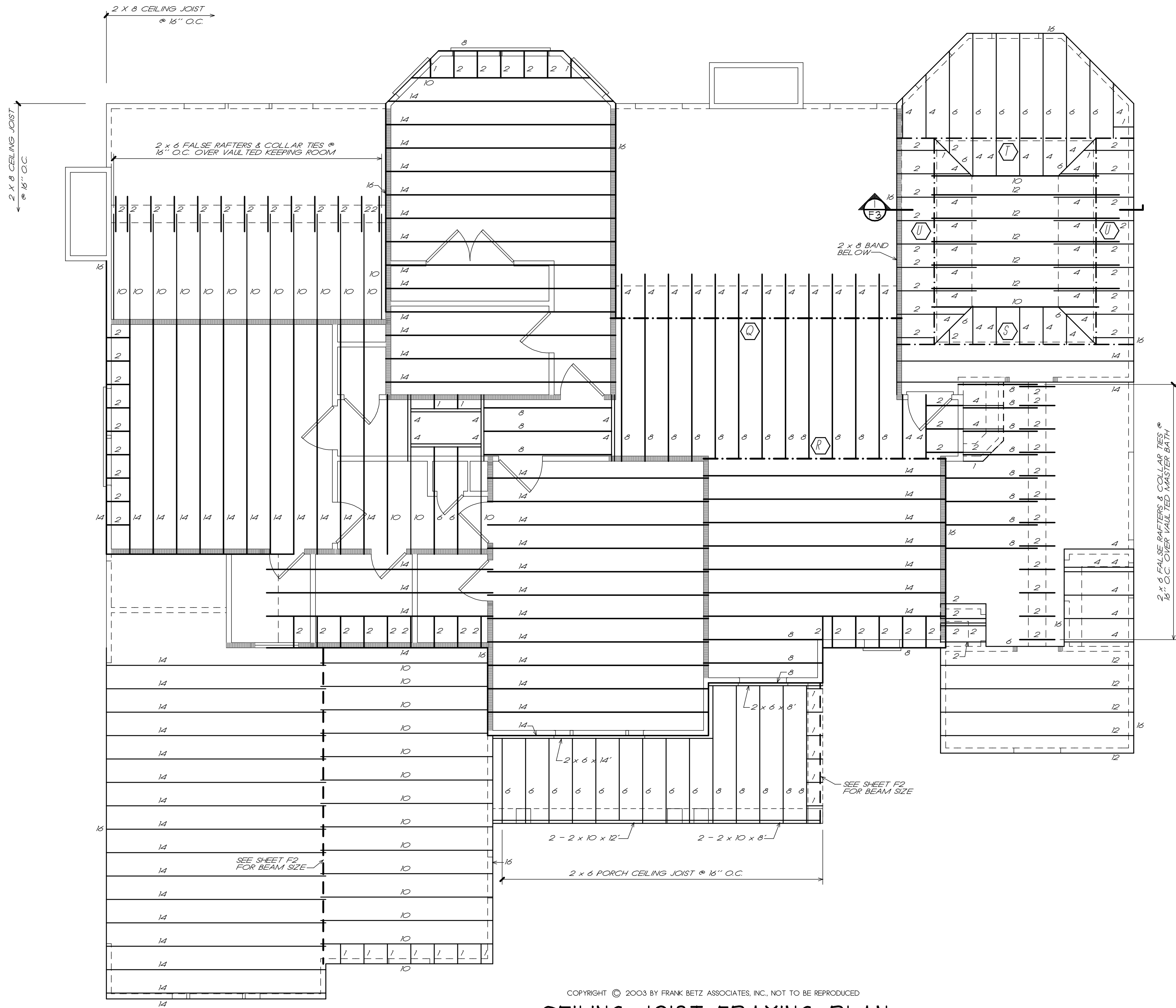
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FRAMING PLAN NOTES

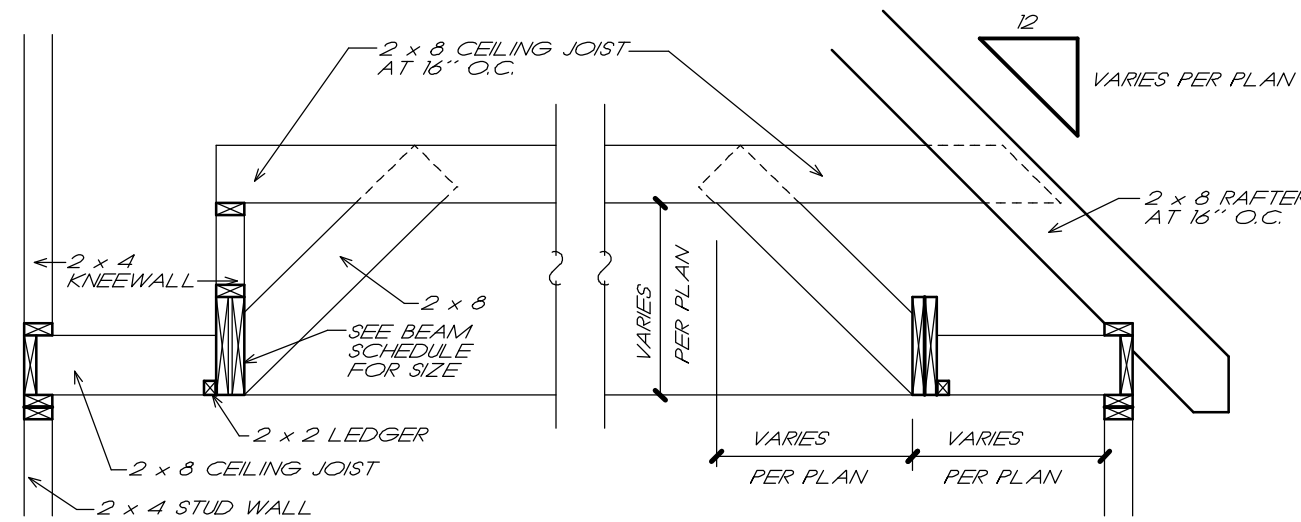
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2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND HUD MPS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING 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: 20 LBS LIVE LOAD
 - 10 LBS DEAD LOAD
 - ROOF: 20 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. 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.
12. ALL 1M 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 RAFTER 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".
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.



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CEILING JOIST FRAMING PLAN

1/4" = 1'-0"



1 TRAY CEILING DETAIL

F3 1/2" = 1'-0"

BEAM SCHEDULE	
(2)	2 - 1 3/4" x 15" x 15' LVL BEAM FLUSH
(8)	2 - 2 x 10 x 14' BEAM FLUSH
(5)	2 - 2 x 12 x 14' BEAM FLUSH
(7)	2 - 1 3/4" x 11 7/8" x 14' LVL BEAM FLUSH
(1)	2 - 2 x 12 x 12' BEAM FLUSH

QUANTITIES	
2 x 6 x 10	13
2 x 6 x 14	01
2 x 6 x 16	14
2 x 6 x 10	20
2 x 6 x 12	10
2 x 6 x 14	66
2 x 6 x 16	54
2 x 10 x 12	02
2 x 10 x 14	02
2 x 10 x 16	01
2 x 12 x 12	04
2 x 12 x 14	02

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

REVISIONS	DATE	BY
SPMS	1/24/07	JCH

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CLG. JOIST FRAMING PLAN

THE BRADDOCK

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

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

BY: CAS CK: JCH

DATE: 3-5-03

SHEET:

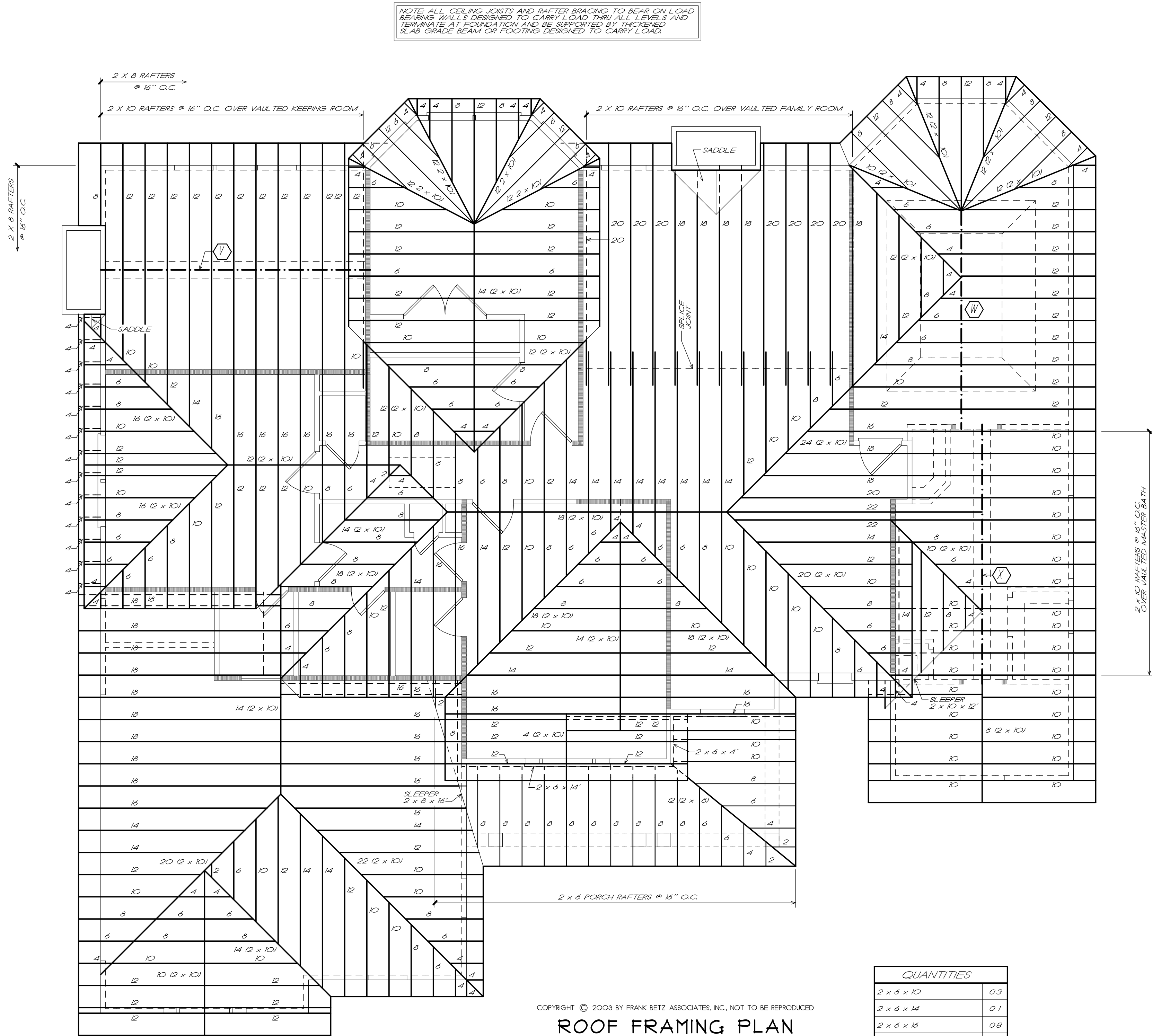
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FRAMING PLAN NOTES

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: 10 LBS LIVE LOAD, 10 LBS DEAD LOAD
 - ROOF: 20 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. 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.
12. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
13. ALL BAND MATERIAL IS 2X10 #2 SYP.
14. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
15. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
16. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
17. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
18. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
19. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
20. 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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ROOF FRAMING PLAN

1/4" = 1'-0"

BEAM SCHEDULE

(V)	2 - 1 3/4" x 11 7/8" x 15' LVL RIDGE BEAM
(W)	2 - 1 3/4" x 11 7/8" x 14' LVL RIDGE BEAM
(X)	2 - 1 3/4" x 14" x 15' LVL RIDGE BEAM

QUANTITIES

2 x 6 x 10	03
2 x 6 x 14	01
2 x 6 x 16	08
2 x 8 x 10	44
2 x 8 x 12	61
2 x 8 x 14	21
2 x 8 x 16	74
2 x 8 x 18	12
2 x 8 x 20	01
2 x 8 x 22	02
2 x 10 x 10	19
2 x 10 x 12	24
2 x 10 x 14	05
2 x 10 x 16	04
2 x 10 x 18	09
2 x 10 x 20	10
2 x 10 x 22	01
2 x 10 x 24	01

LEGEND

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

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REVISIONS	DATE	BY
CL-REV-26	10/26/02	JBH

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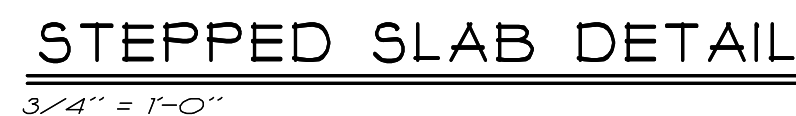
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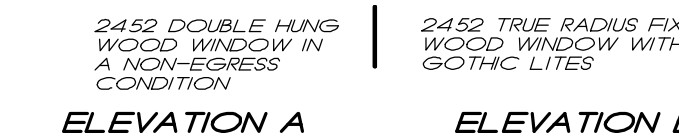
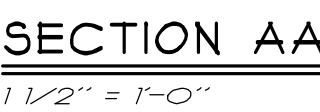
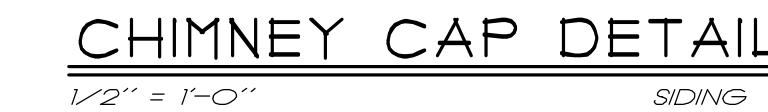
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These details were designed using standard construction practices in Atlanta, Georgia. They conform to the International Building Code and the International Residential Code for One and Two Family Dwellings. Due to variations in local codes and geological conditions, revisions may be required to these details. It is the builder's responsibility to make the necessary revisions to ensure code compliance and structural integrity.

BY: FBA CK: FBA

DATE: 08/28/13

SHEET:

OF: 2

214 Churchill Dr.
Greenville, NC 27858
(252) 412-8598

Building Inspector

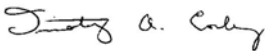
To Whom it May Concern,

This letter is in regards to the home plan by Frank Betz called "The "Braddock" used for construction by Rocky Russell Builders. The wall immediately adjacent to the staircase and foyer area within the structure are over height walls. The contractor has been instructed to balloon frame the wall with 2x6 studs at 16"o/c and with proper bracing as required. Any common openings for 36" doors/windows are to have one king and one jack stud below the header. The wall constructed in this method will meet the structural requirements of the NC State Building Code.

I hope that this addresses any issues with acceptance.

If you have any questions concerning this matter please contact me.

Thank you,



Tim Corley, PE
Infocus Engineering, PLLC

Cc: Rocky Russell Builders