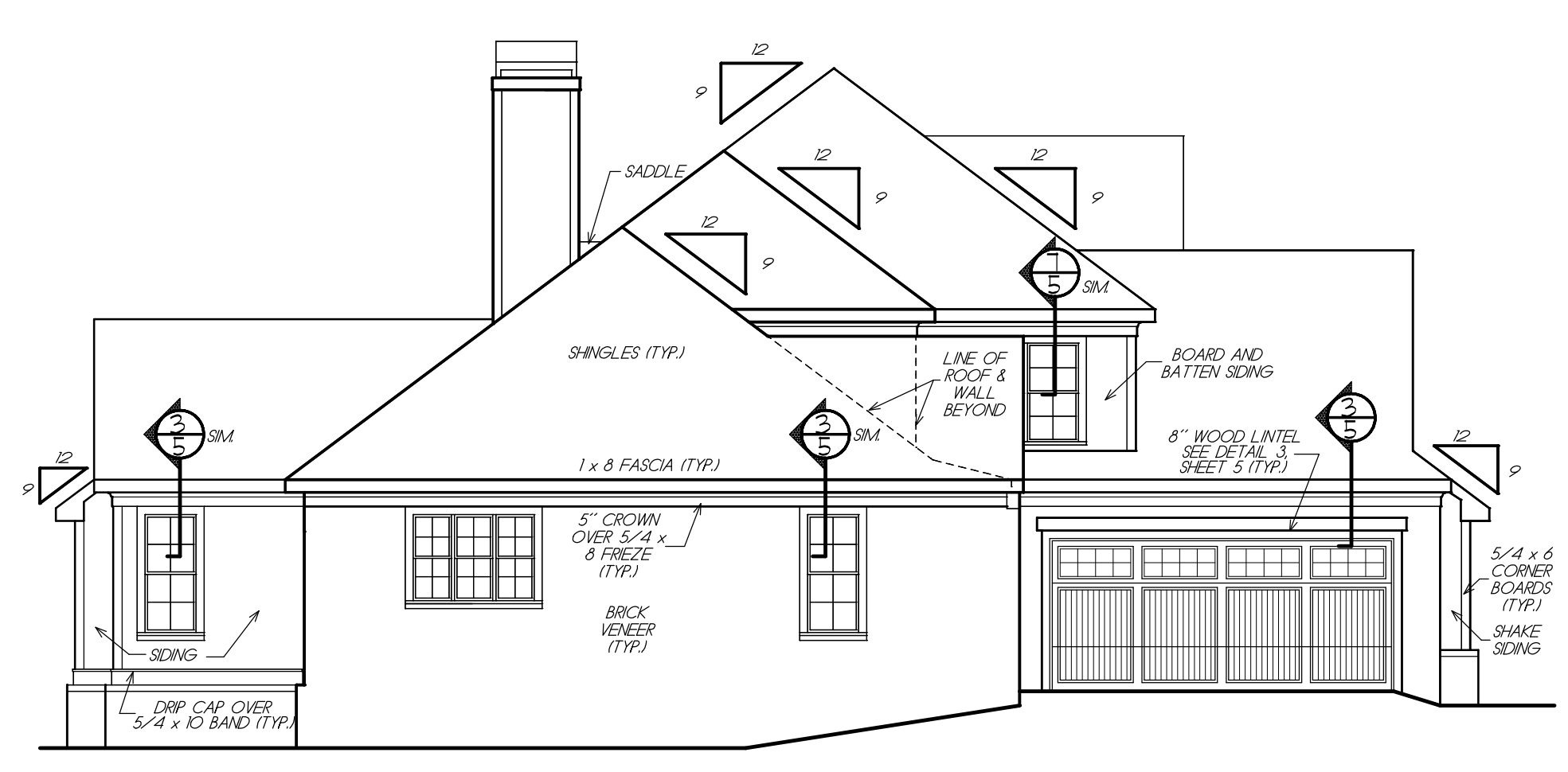


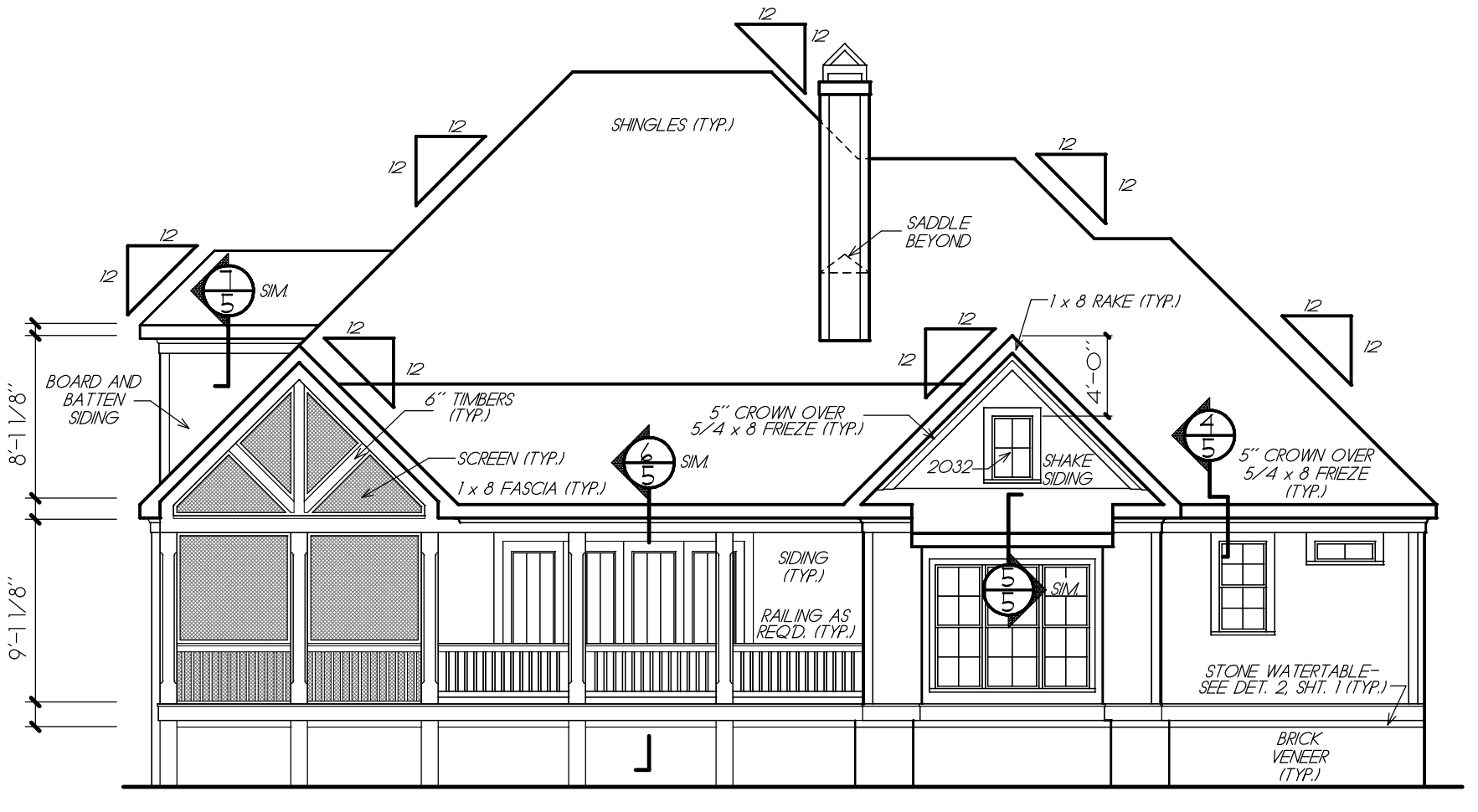
REVISIONS	DATE	BY

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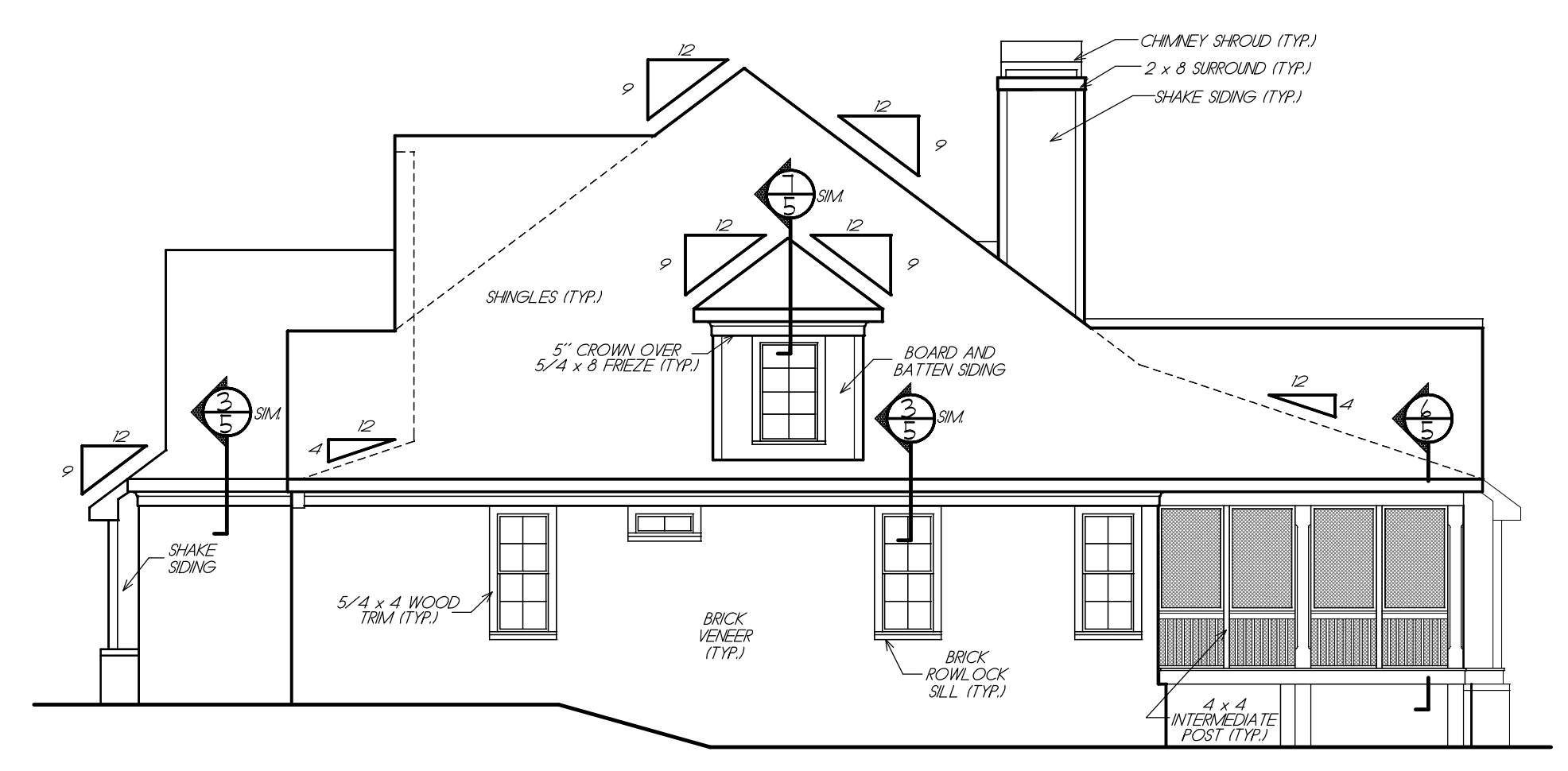
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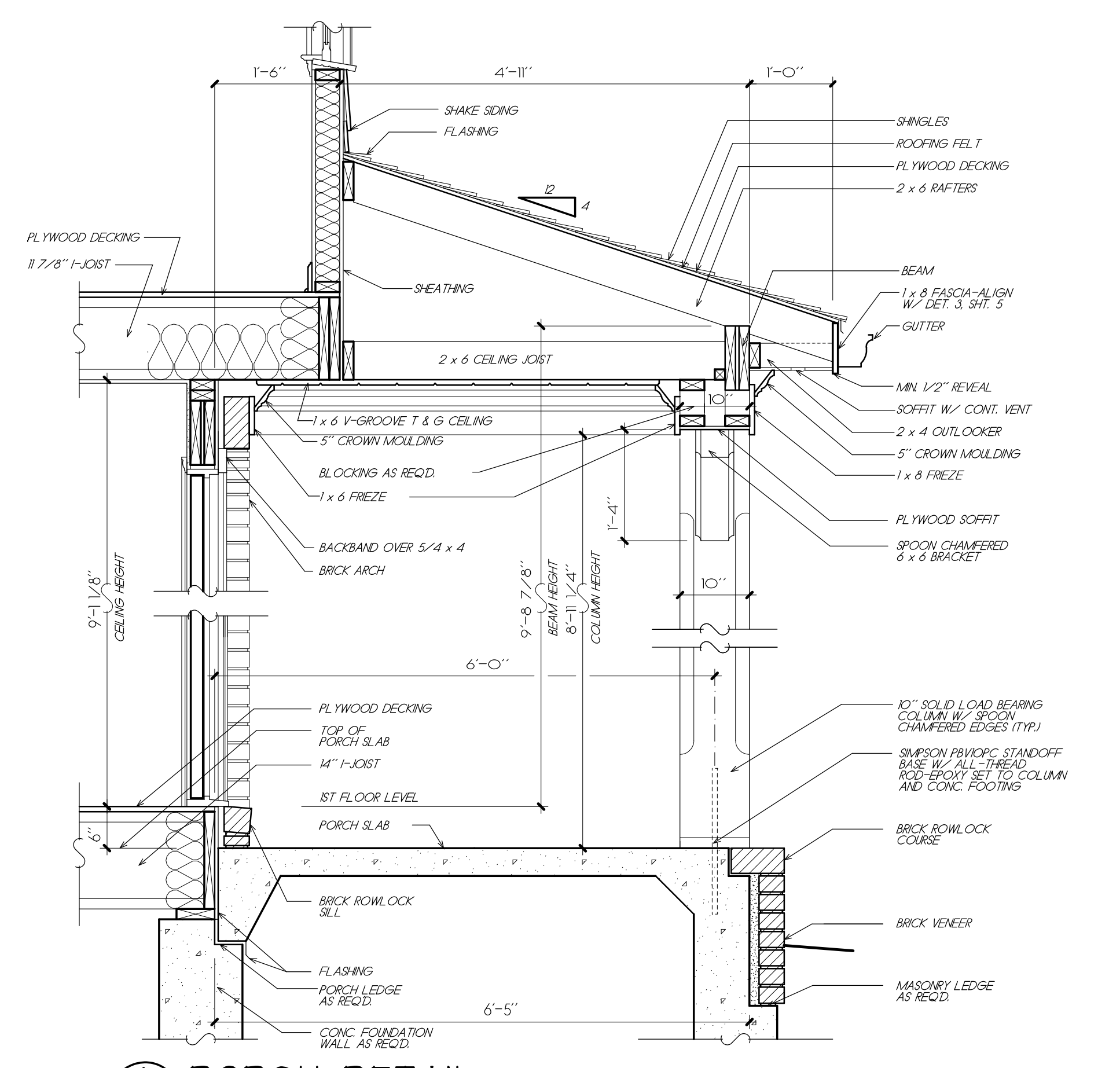
LEFT ELEVATION
 1/8" = 1'-0"



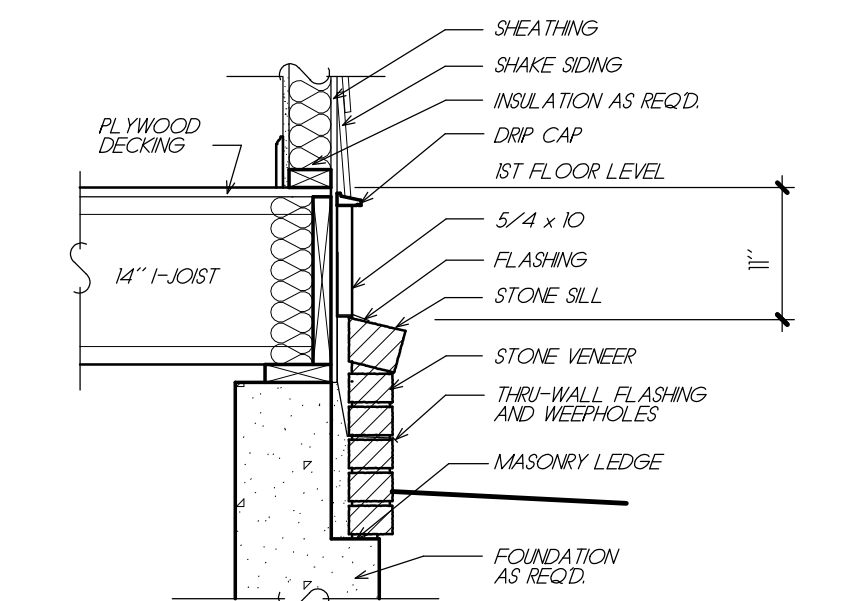
REAR ELEVATION
 1/8" = 1'-0"



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



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



2 WATERTABLE DETAIL
 3/4" = 1'-0"

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

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NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

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

NOTE: ELEVATIONS REFLECT A CRAWL FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN



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

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ELEVATIONS / DETAILS

THE LAVISTA PARK

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 BWS CK JCH

DATE 11/10/2017

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 OF 5

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SLAB FOUNDATION PLAN

THE LAVISTA PARK

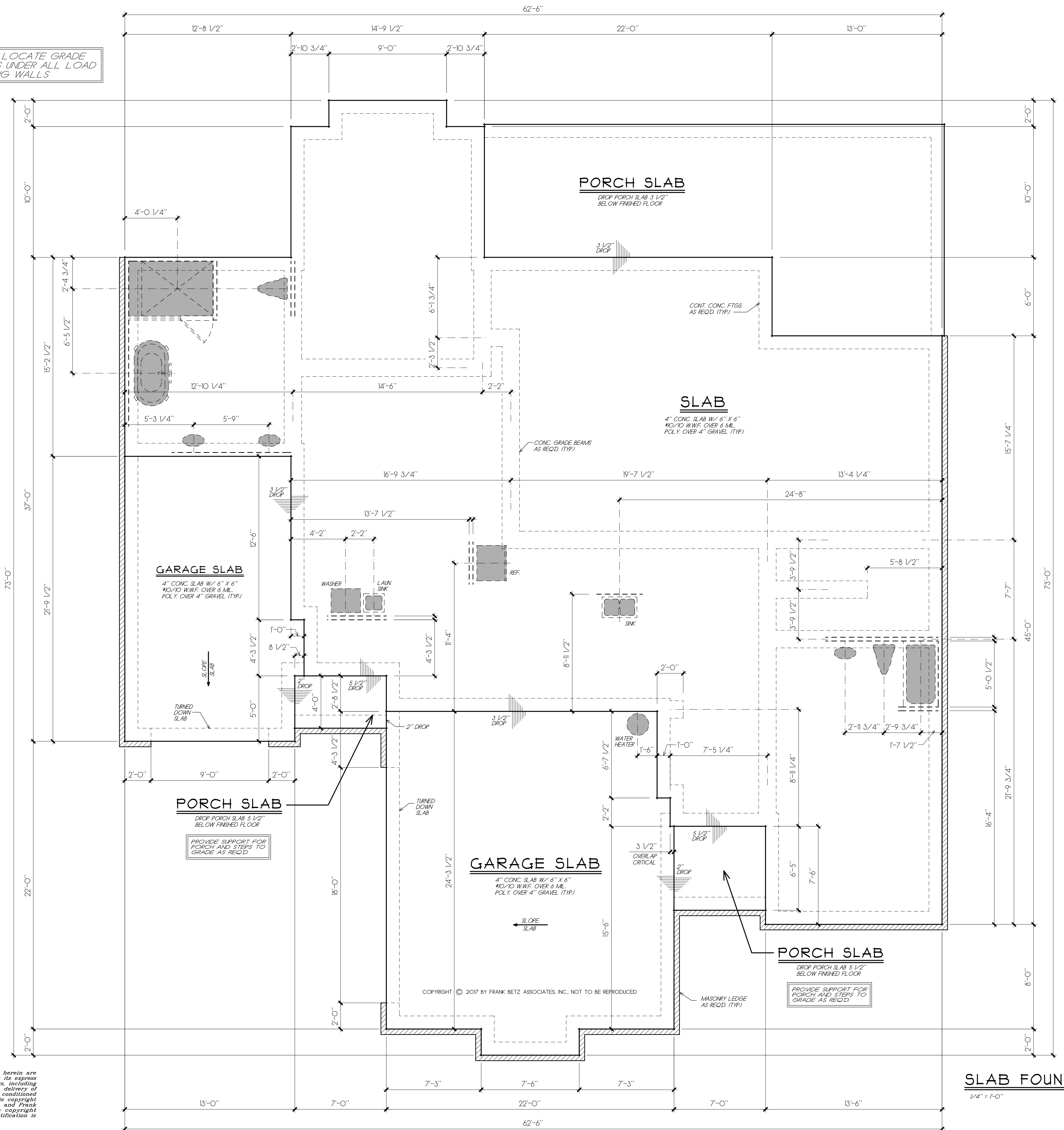
FRANK BETZ ASSOCIATES, INC.
 DESIGNERS OF CUSTOM AND STOCK HOMEPANS
 3550 GEORGE BUSBEE PARKWAY
 SUITE 190
 KENNESAW, GEORGIA 30144
 770-431-0888 888-717-3003

BY RLG CK RLG

DATE 5-6-21

SHEET
2
 OF 5

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS



SLAB FOUNDATION PLAN

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SECOND FLOOR PLAN

THE LAVISTA PARK

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 *BWG* CK JCH

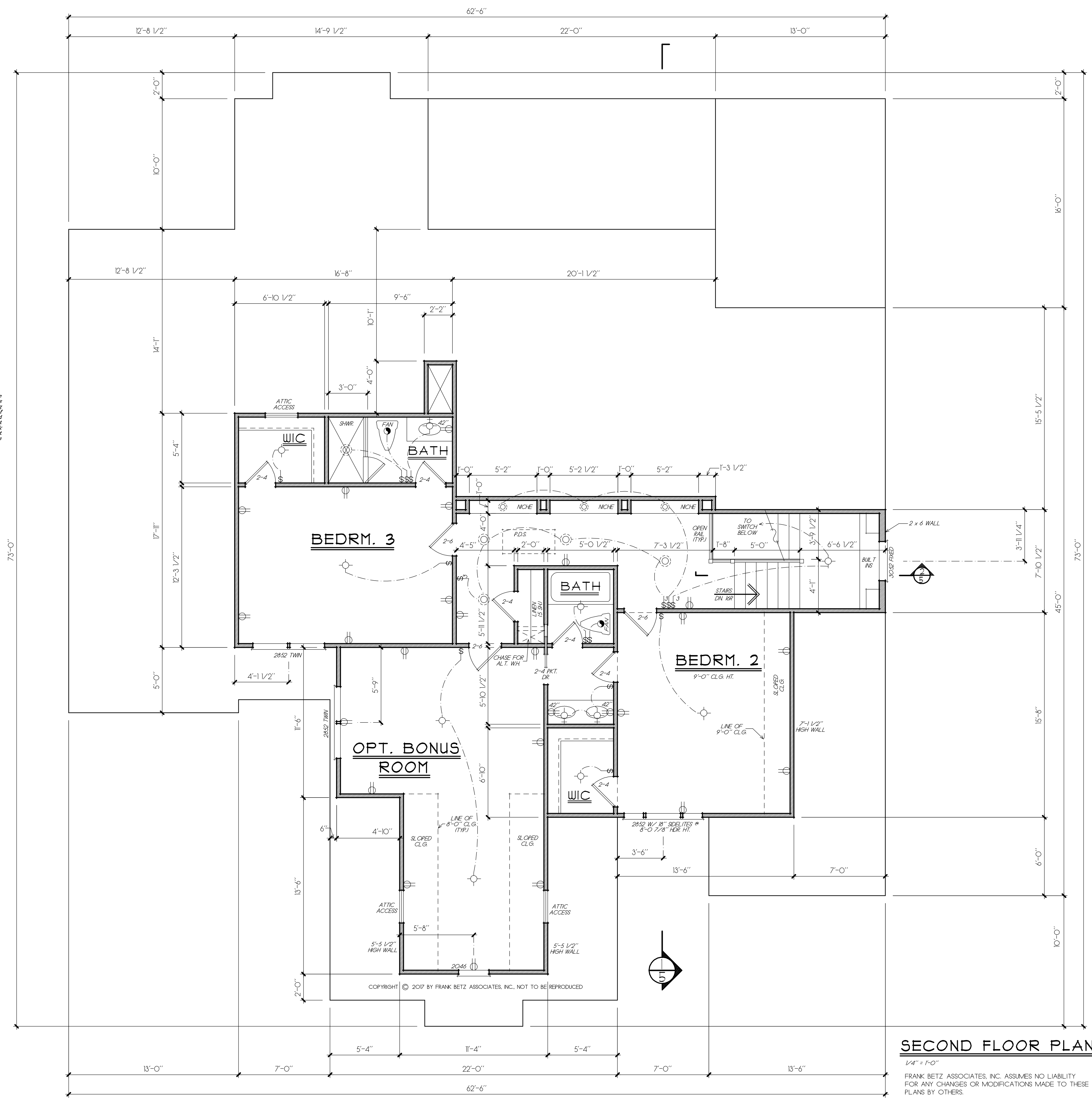
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TACKERED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



SECOND FLOOR PLAN
 1/4" = 1'-0"
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SECTIONS / DETAILS

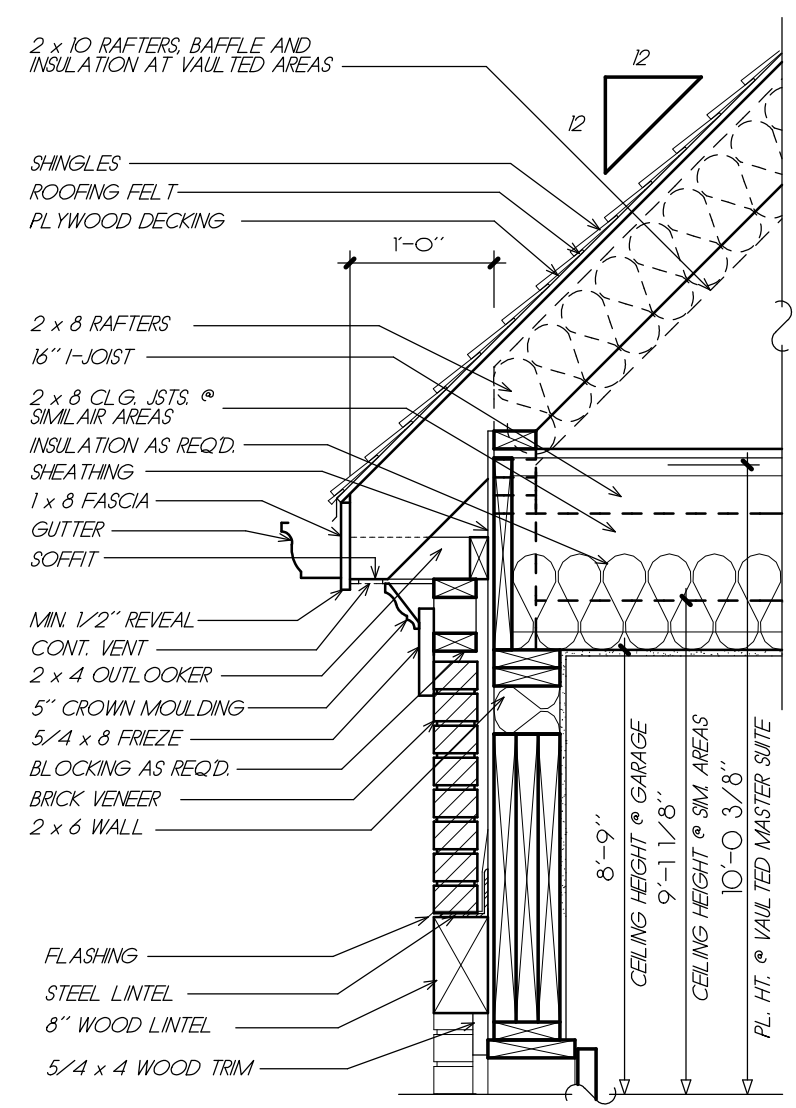
THE LAVISTA PARK

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

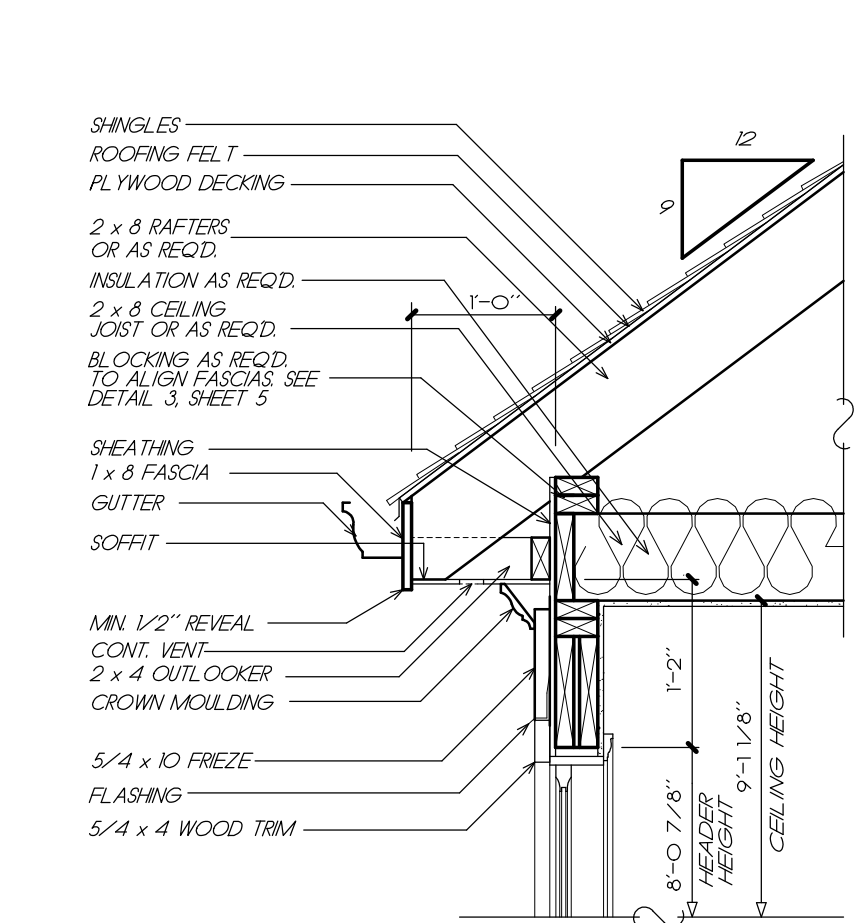
BY **BWG CK JCH**

DATE **11/10/2017**

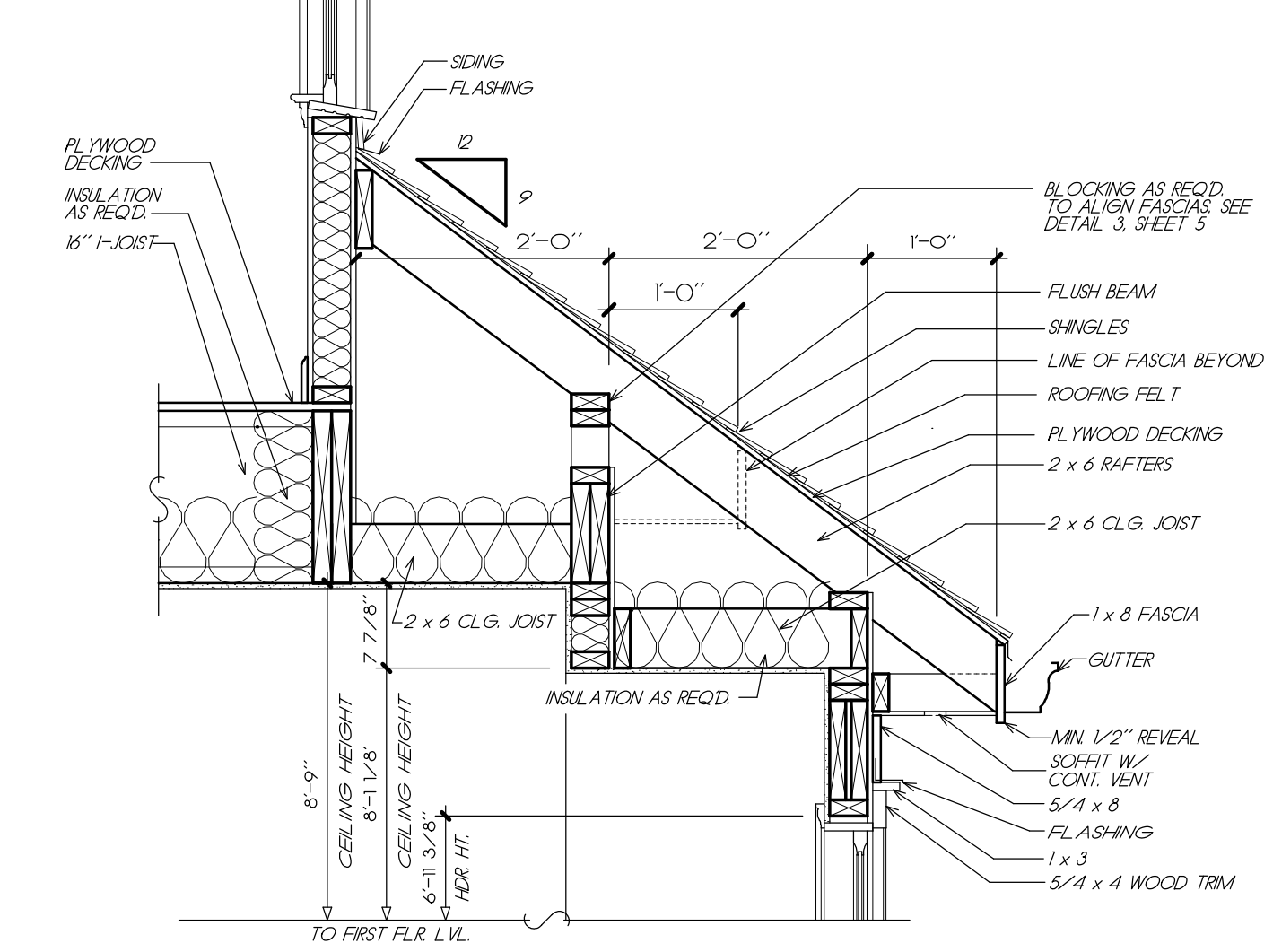
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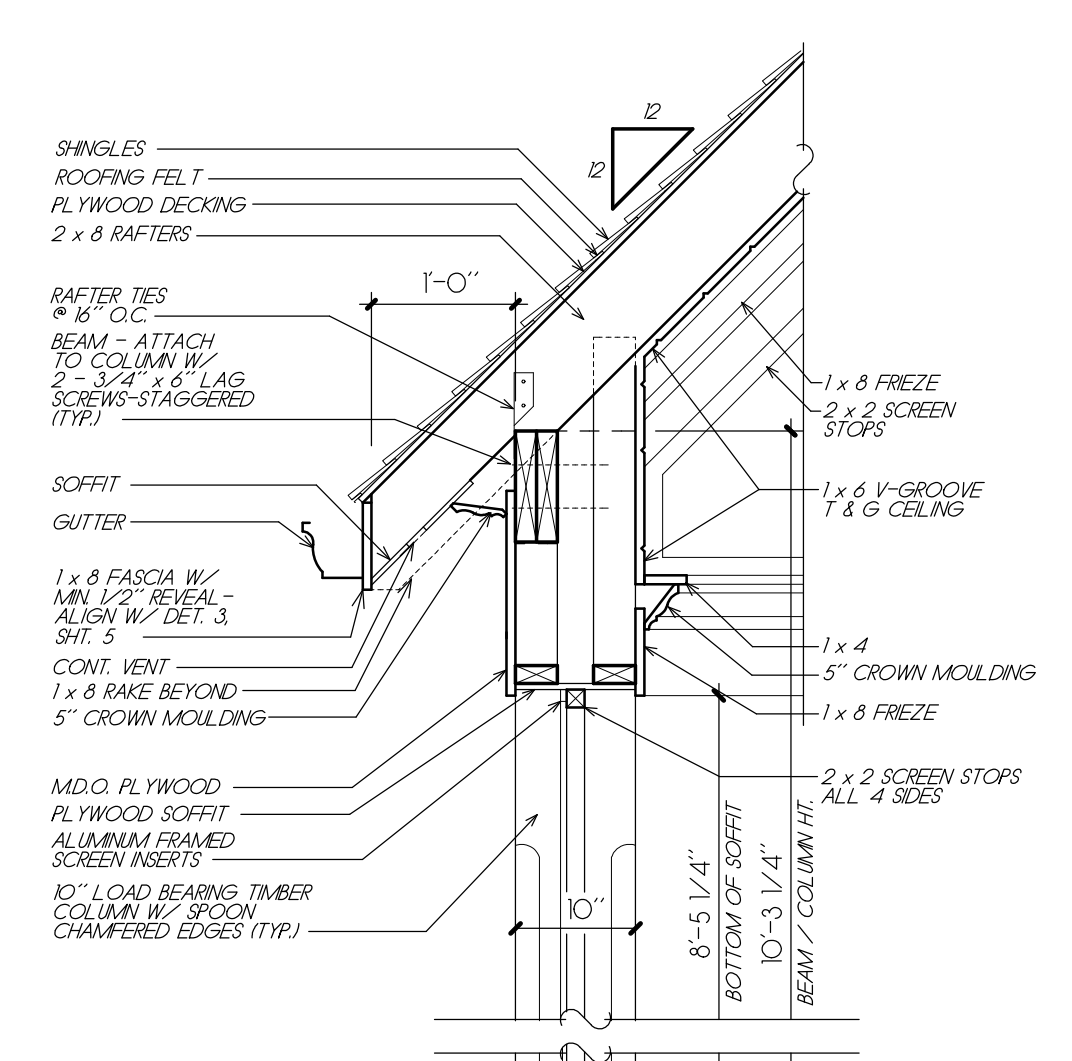
3 TYP. CORNICE DETAIL
 5 3/4" = 1'-0"



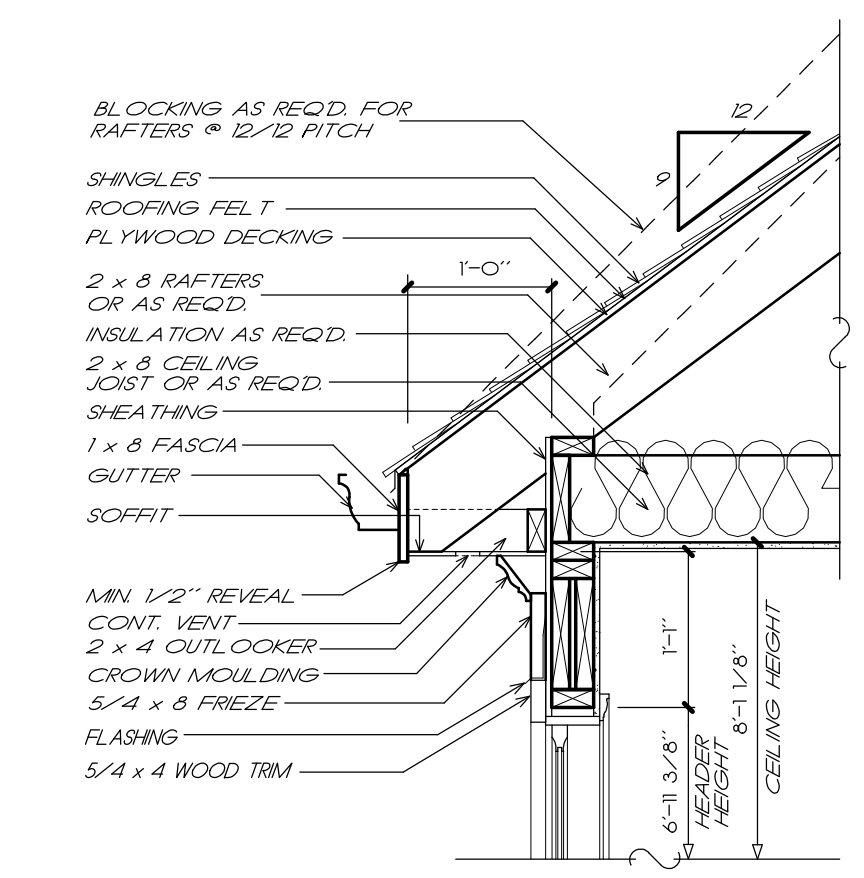
4 TYP. CORNICE DETAIL
 5 3/4" = 1'-0"



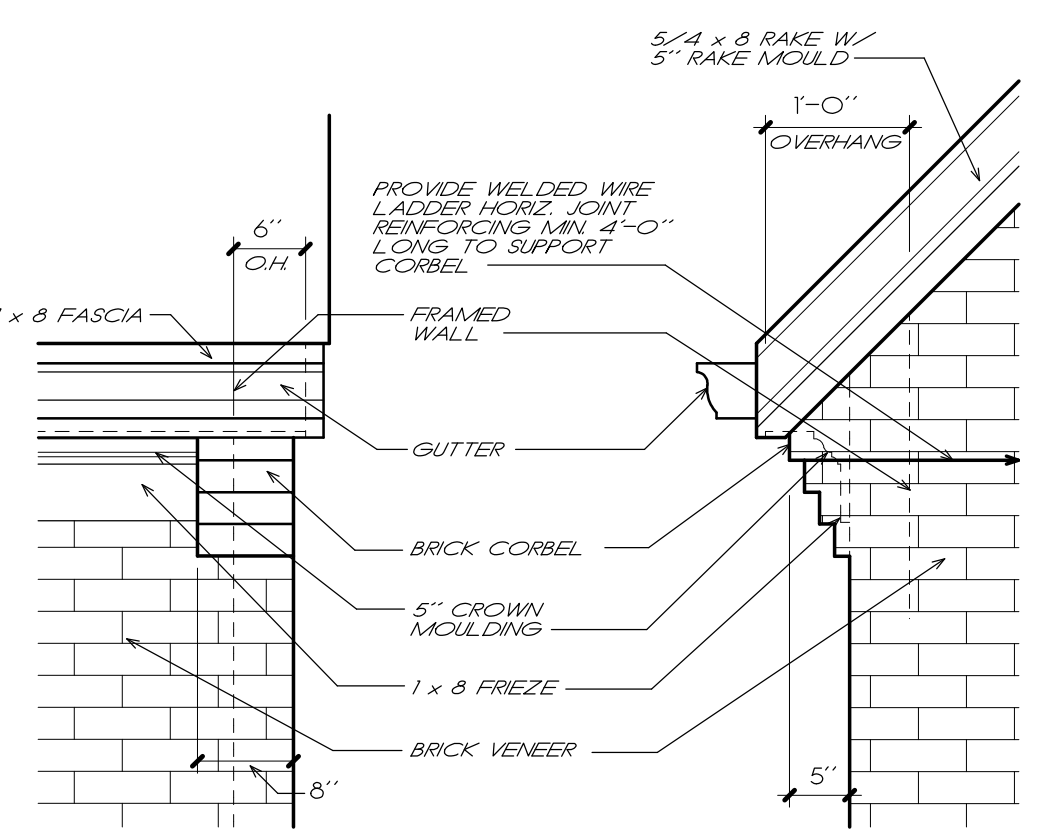
5 BAY DETAIL
 5 3/4" = 1'-0"



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



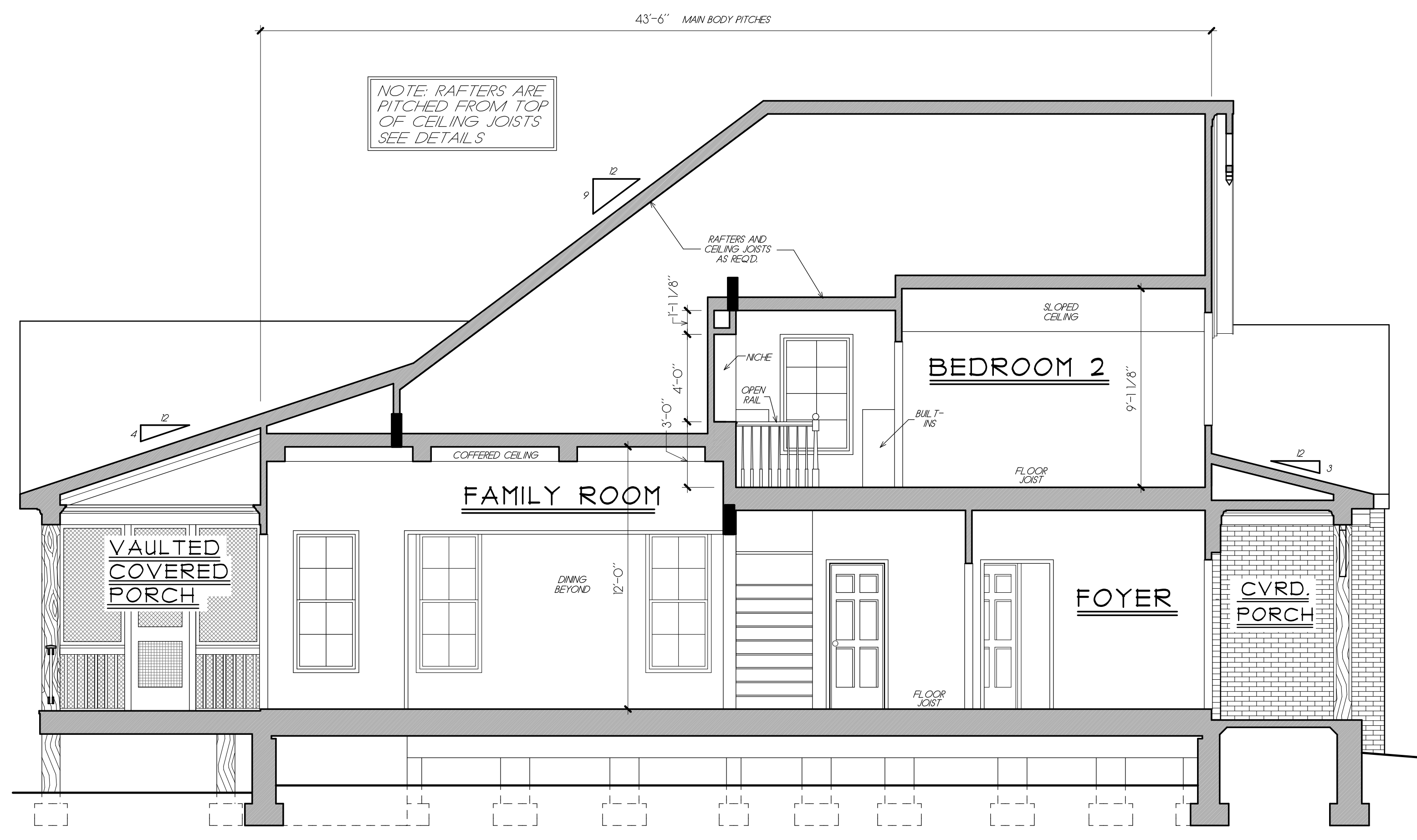
7 CORNICE DETAIL
 5 3/4" = 1'-0"



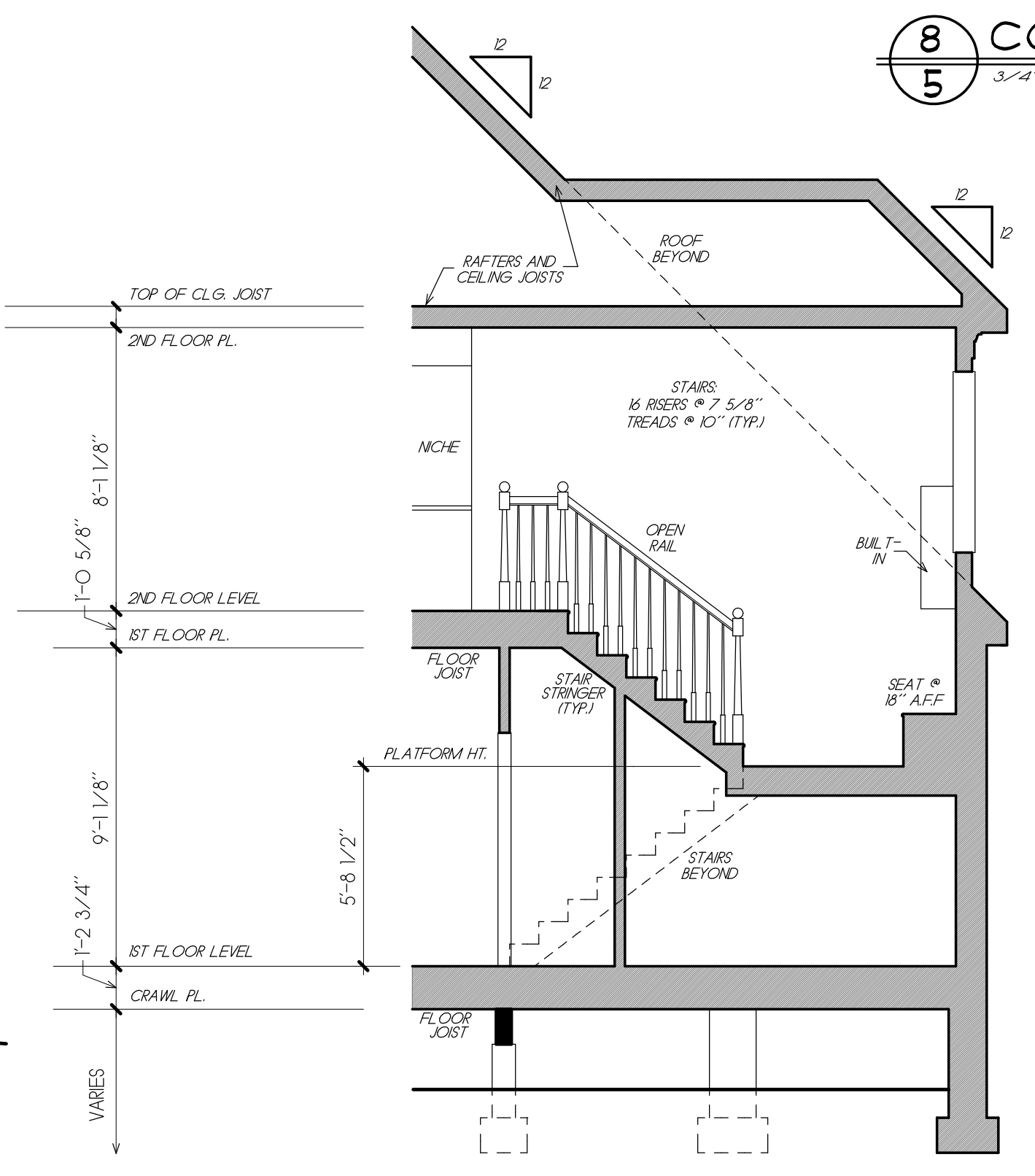
8 CORNICE DETAIL
 5 3/4" = 1'-0"

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



1 TRANSVERSE SECTION
 5 1/4" = 1'-0"



2 STAIR SECTION
 5 1/4" = 1'-0"

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CLAR 4207	7/26/18	RS

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FRAMING PLAN NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA THAT 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 ORDINANCES. 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 DEAD LOAD
ROOF: 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. FAILURES 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, EXCEPT AS NOTED 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 BRAD MATERIAL IS 2X10 #2 SYP.
14. 1/4" CROSS-BRACING 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 GENERAL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
16. ALL RAPPERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
17. ALL HIP, VALLEY AND ROCK RAPPERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
18. ALL RAPPERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-6".
19. ALL RAPPERS 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 BEARING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THEY ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

I - JOIST NOTES

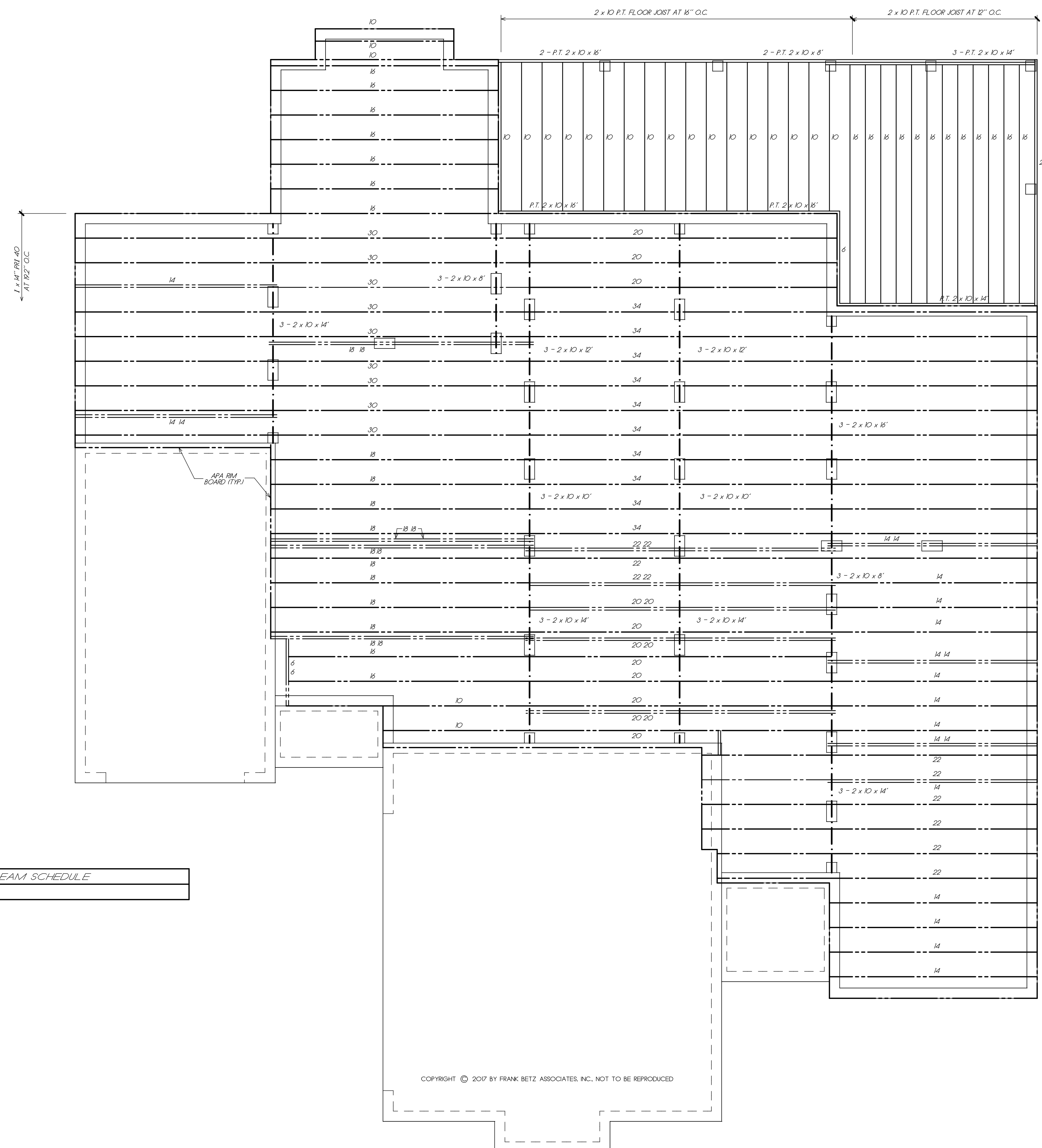
1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURER'S GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RM BOARD TO BE APA RM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF MAX. AMOUNT REQUIRED 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. FILE AND CONNECT DOUBLE JOISTS.
7. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. 8# NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16# NAILS. TAKE CARE NOT TO SPLIT FLANGES.
9. LOCKED 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.

BEAM SCHEDULE

(A)	NOT USED
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LEGEND

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



QUANTITIES

2 x 10 x 10	06
2 x 10 x 12	06
2 x 10 x 14	12
2 x 10 x 16	07
1 x 14" PRI 40 x 6	02
1 x 14" PRI 40 x 10	05
1 x 14" PRI 40 x 14	20
1 x 14" PRI 40 x 18	09
1 x 14" PRI 40 x 20	14
1 x 14" PRI 40 x 22	11
1 x 14" PRI 40 x 30	09
1 x 14" PRI 40 x 34	10
4" BM BOARD, LF	268

PORCH/DECK QUANTITIES

P.T. 2 x 10 x 10	17
P.T. 2 x 10 x 14	04
P.T. 2 x 10 x 16	20

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

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CRAWL
1ST. FLOOR FRAMING PLAN
THE LAVISTA PARK

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: RS CK: JCH

DATE: 2/14/2018

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OF: 4

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FRAMING PLAN NOTES

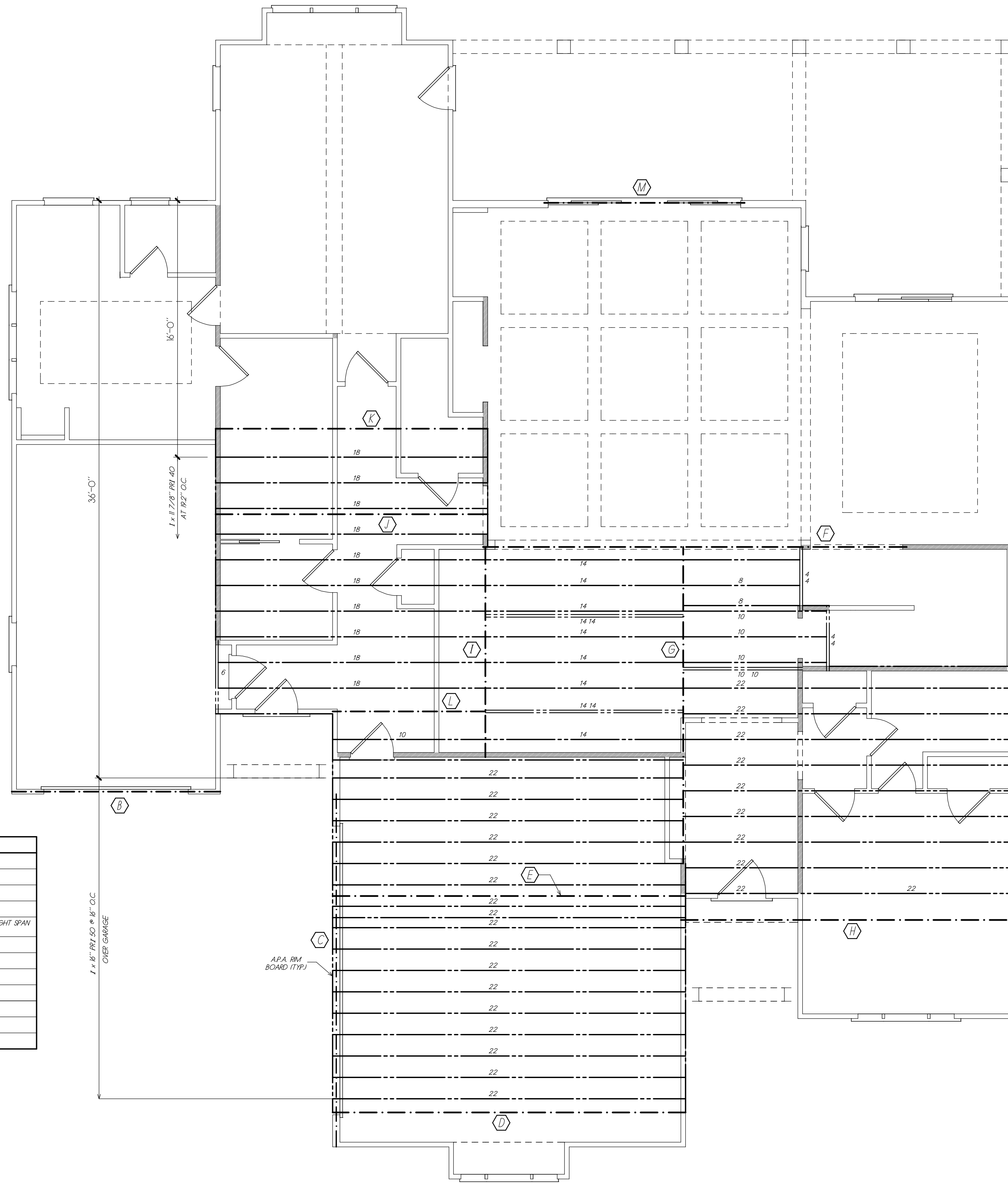
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA THAT CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND ORDINANCES. 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 DEAD LOAD
ROOF: 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. FAILURES 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 BRAD MATERIAL IS 2X10 #2 SYP.
14. 1X4 CROSS-BRACING 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 RAFTERS TO BE INDICATED 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 ROCK 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'-6".
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 THEY 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 PRI - 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 = 440 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. 6d 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.

BEAM SCHEDULE	
B	2 - 1 3/4" x 11 7/8" x 4' LVL - DROPPED
C	3 - 1 3/4" x 24" x 22' LVL - DROPPED
D	2 - 1 3/4" x 15" x 22' LVL - FLUSH
E	4 - 1 3/4" x 15" x 22' LVL - FLUSH
F	3 - 1 3/4" x 18" x 28' LVL - FLUSH - 2 PILES OF 18" LVL FOR RIGHT SPAN - BOTTOM OF BEAM 8'-0" AFF.
G	4 - 1 3/4" x 11 7/8" x 20' LVL - FLUSH
H	2 - 1 x 11 7/8" PRI 40 x 22' - FLUSH
I	4 - 1 3/4" x 11 7/8" x 4' LVL - FLUSH
J	4 - 1 3/4" x 11 7/8" x 8' LVL - FLUSH
K	2 - 1 3/4" x 11 7/8" x 8' LVL - FLUSH
L	2 - 1 3/4" x 11 7/8" x 10' LVL - FLUSH
M	2 - 1 3/4" x 9 1/4" x 4' LVL - DROPPED

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



QUANTITIES	
1 x 11 7/8" PRI 40 x 4	04
1 x 11 7/8" PRI 40 x 8	02
1 x 11 7/8" PRI 40 x 10	06
1 x 11 7/8" PRI 40 x 14	09
1 x 11 7/8" PRI 40 x 18	10
1 x 11 7/8" PRI 40 x 22	11
1 x 6" PRI 50 x 22	18
11 7/8" RM BOARD L.F.	60
6" RM BOARD L.F.	38

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SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

HOMEPANS
Designed for Today's Market®
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2ND. FLOOR FRAMING PLAN
THE LAVISTA PARK

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: BWS CK: JCH

DATE: 11/10/2017

SHEET:

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REVISIONS	DATE	BY

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HOMEPPLANS
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ROOF FRAMING PLAN
 THE LAVISTA PARK

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

BY: BWS CK: JCH

DATE: 11/10/2017

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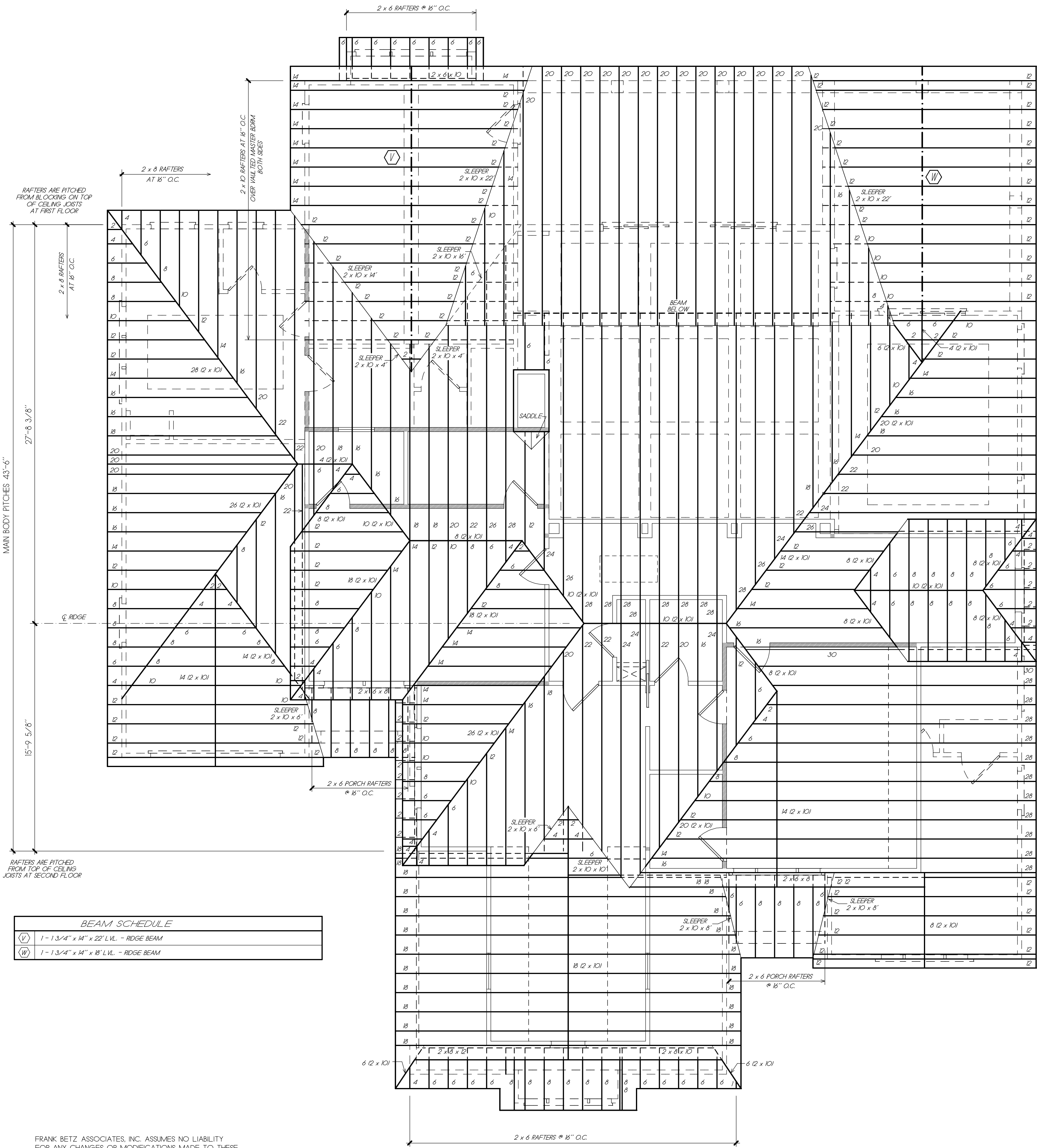
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

- 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 ORDINANCES. 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 DEAD LOAD
 ROOF: 20 LBS DEAD LOAD
 30 LBS LIVE LOAD
 4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THESE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURES 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, EXCEPT AS NOTED ON PLANS.
 8. ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
 9. ALL LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
 10. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
 11. ALL BRAD MATERIAL IS 2X10 #2 SYP.
 12. 1X4 CROSS-BRACING 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 MINIMUM IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
 14. ALL RAFTERS ARE 2X8'S #2 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 THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



BEAM SCHEDULE

(V)	1 - 1 3/4" x 14" x 22' LVL - RIDGE BEAM
(W)	1 - 1 3/4" x 14" x 8' LVL - RIDGE BEAM

QUANTITIES

2 x 6 x 10	01
2 x 6 x 8	19
2 x 6 x 10	20
2 x 6 x 12	67
2 x 6 x 14	15
2 x 6 x 16	55
2 x 6 x 18	32
2 x 6 x 20	28
2 x 6 x 22	08
2 x 6 x 24	06
2 x 6 x 26	04
2 x 6 x 28	21
2 x 6 x 30	02
2 x 10 x 10	05
2 x 10 x 12	21
2 x 10 x 14	14
2 x 10 x 16	10
2 x 10 x 18	03
2 x 10 x 20	02
2 x 10 x 22	02
2 x 10 x 24	02
2 x 10 x 26	02
2 x 10 x 28	01

LEGEND

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

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ROOF FRAMING PLAN
 1/4" = 1'-0"

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