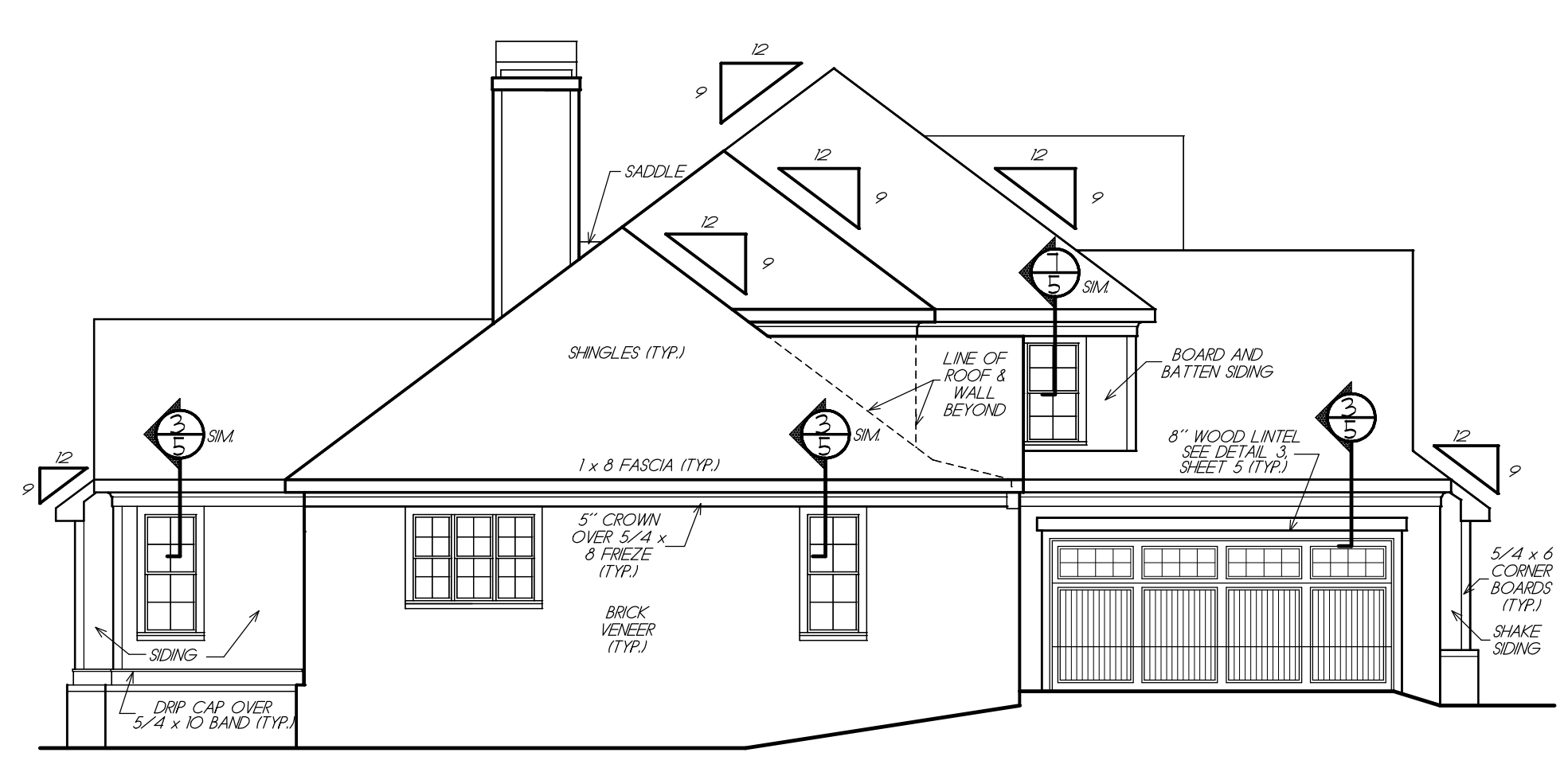
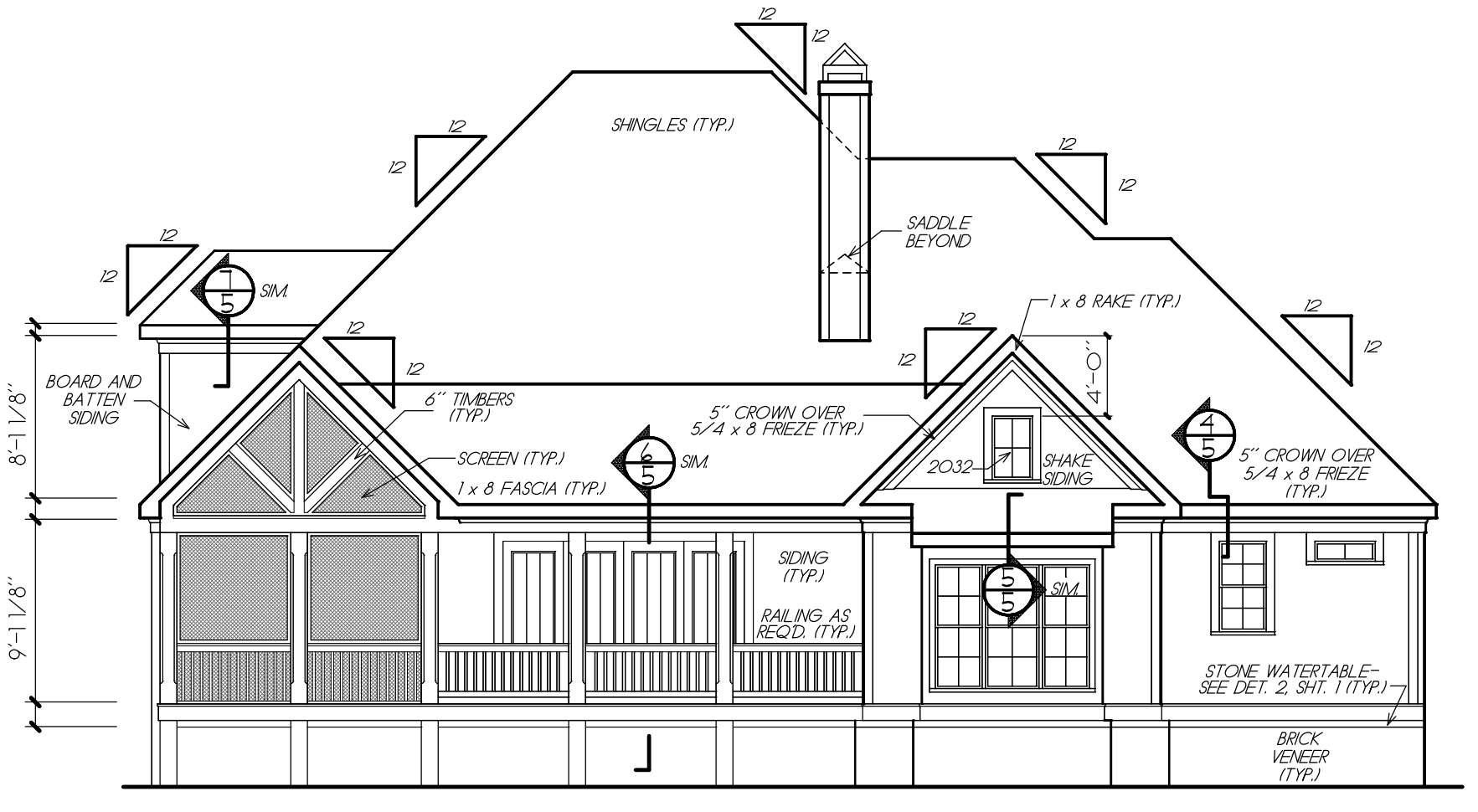


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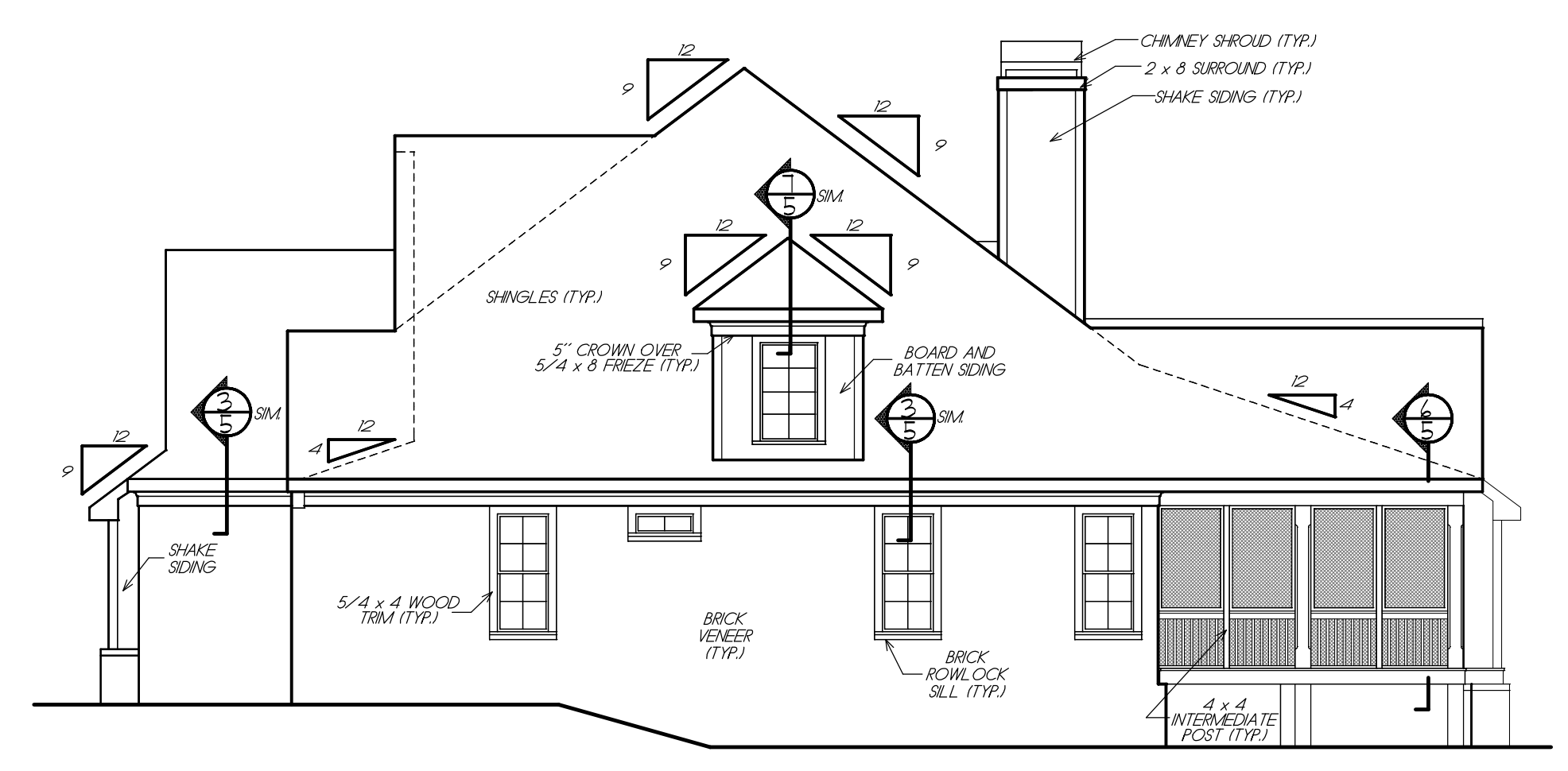
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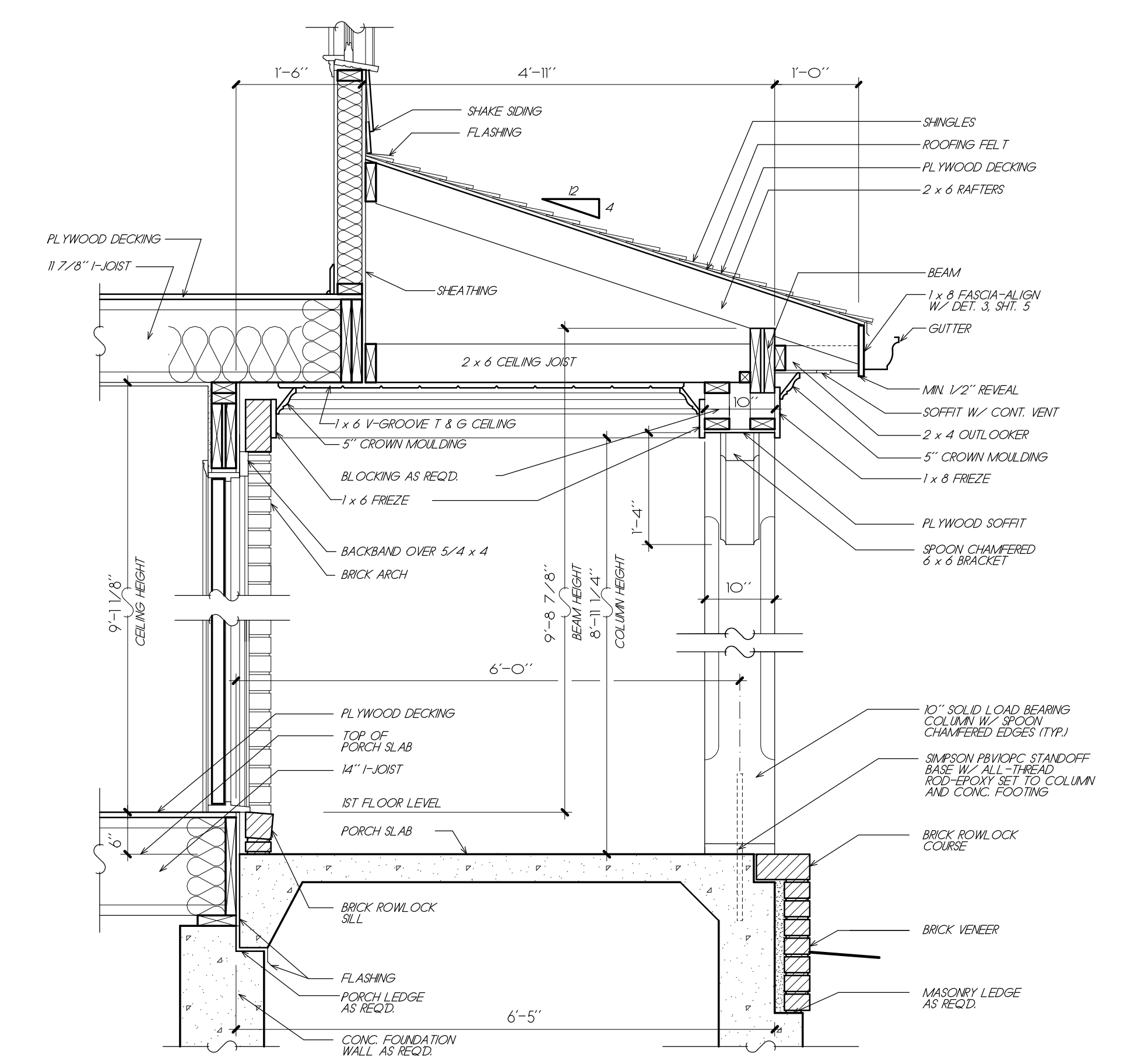
**LEFT ELEVATION**  
1/8" = 1'-0"



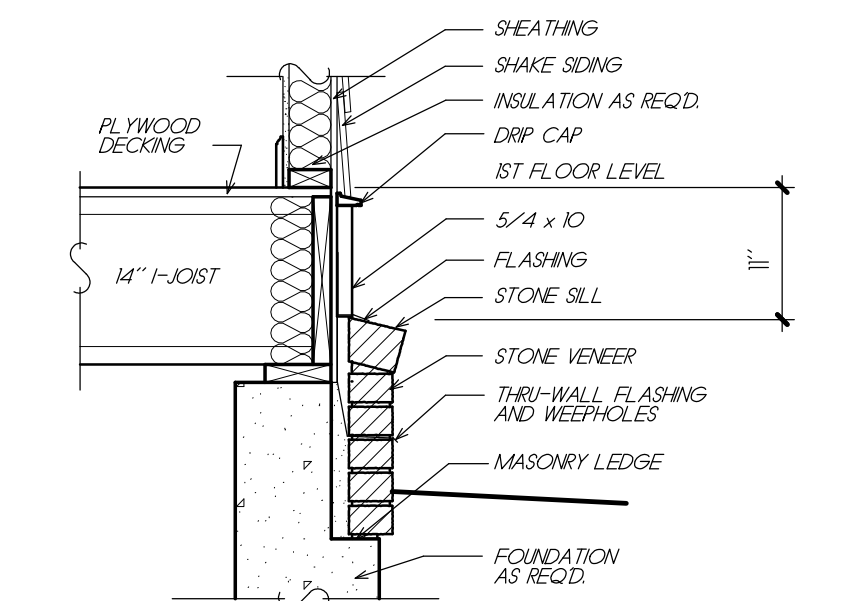
**REAR ELEVATION**  
1/8" = 1'-0"



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



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



**2 WATER TABLE 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: ELEVATIONS REFLECT A CRAWL FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

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



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

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQD.

**NOTICE TO CONTRACTOR**  
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

**APPROVED**  
Limited building only review  
Permit holder responsible for full compliance with the code

11/15/2021

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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

SHEET

1

OF 5

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SLAB FOUNDATION PLAN

THE LAVISTA PARK

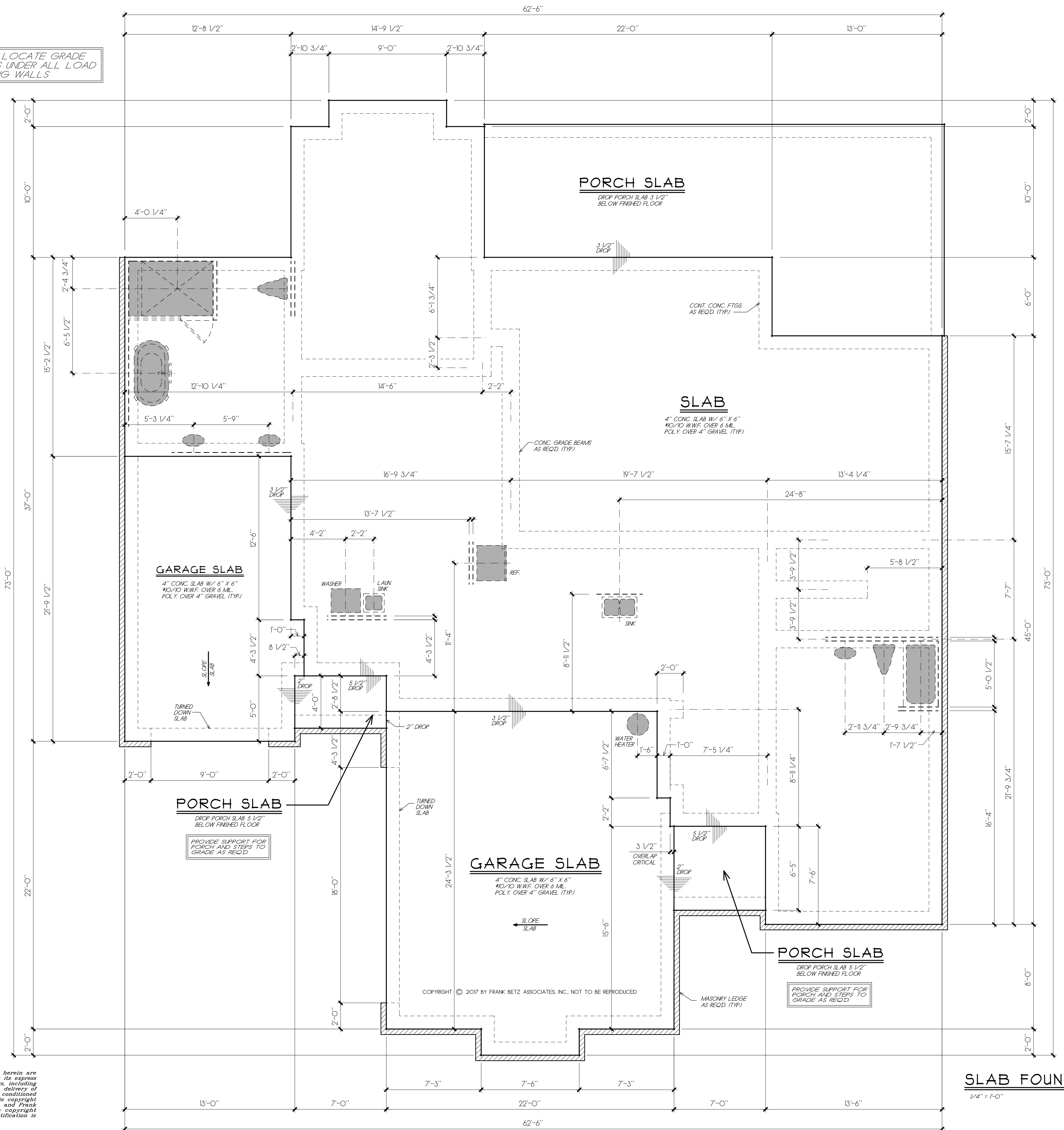
**FRANK BETZ ASSOCIATES, INC.**  
 DESIGNERS OF CUSTOM AND STOCK HOMEPANS  
 3550 GEORGE BUSBEE PARKWAY  
 SUITE 190  
 KENNESAW, GEORGIA 30144  
 770-431-0888 888-717-3003

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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FIRST FLOOR PLAN  
 THE LAVISTA PARK

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

BY **BWG** CK **JCH**

DATE 11/10/2017

SHEET

**3**

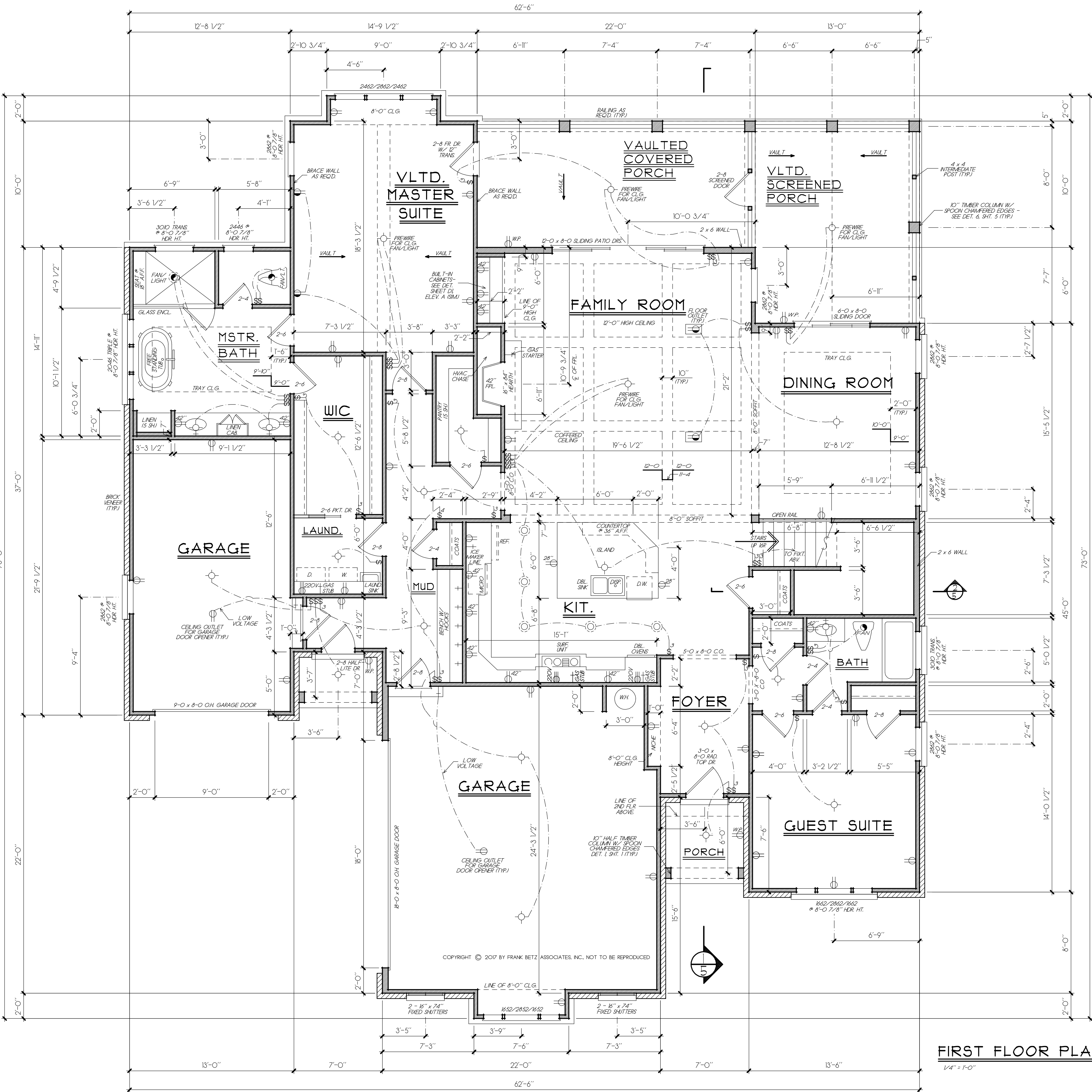
**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND I.L.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 KNOWING THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER CALLED.
4. ALL FOOTINGS TO BE BELOW FROST LINE PER 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 DUE TO A WIDE 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 WHERE APPLICABLE.
10. ALL COLUMNS OR GRID 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 PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2x8 OR 2x10 WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMES TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDER CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA #24 RATED 23/36 TAG PLYWOOD EXPOSURE 1 GULF AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/36 7/16 OSB EXPOSURE 1. NAILING SCHEDULE TO BE 8d COMMONS AT 12" O.C. AT ALL EDGES AND 6d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 STRINGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDER COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. RIP 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. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 6d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
12. 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.
13. 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 CHAIR BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BRAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOILD FRAMING, COLLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



SQUARE FOOTAGE	
FIRST FLOOR	2276 SQ. FT.
SECOND FLOOR	804 SQ. FT.
TOTAL	3080 SQ. FT.
OPT. BONUS	335 SQ. FT.
TOTAL	3415 SQ. FT.

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

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SECOND FLOOR PLAN

THE LAVISTA PARK

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 SUITE 190  
 KENNESAW, GEORGIA 30144  
 770-431-0888 888-717-3003

BY *BWG* CK JCH

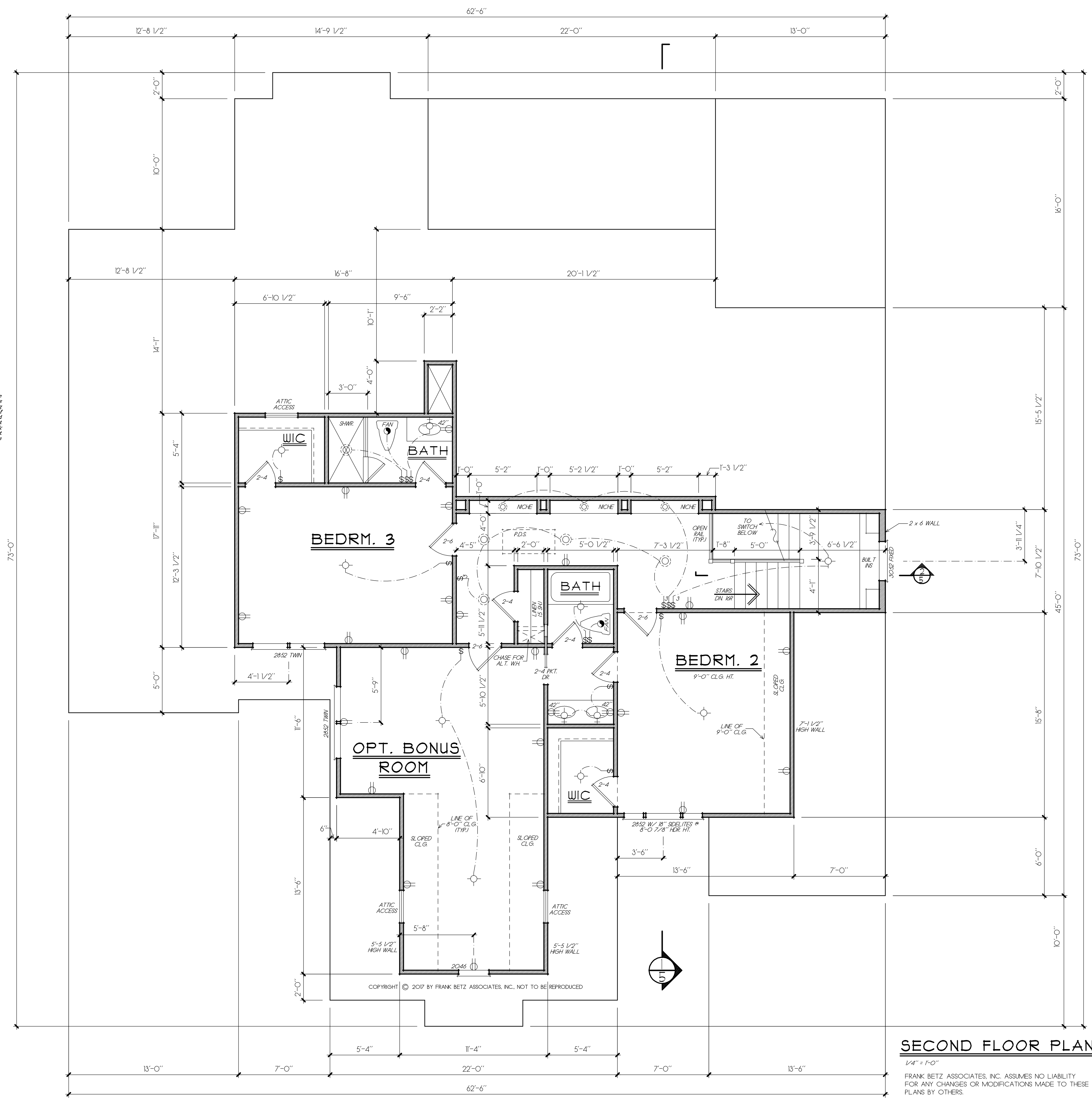
DATE 11/10/2017

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 OF 5

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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

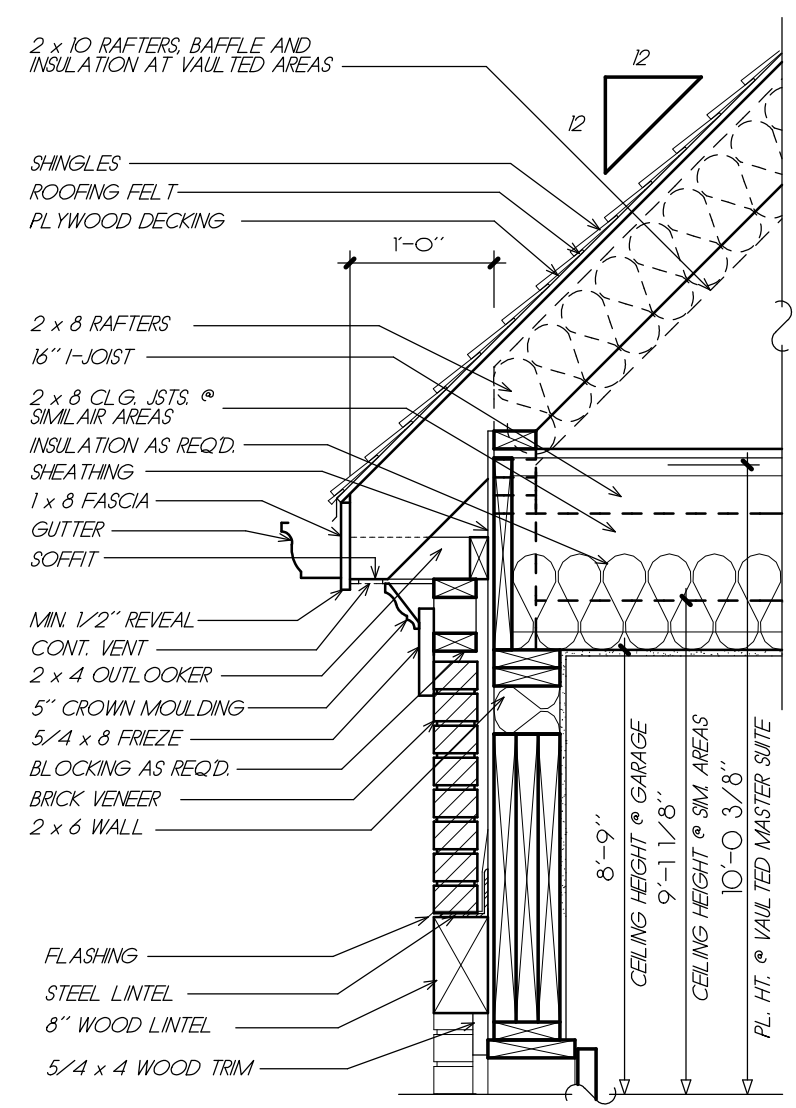
THE LAVISTA PARK

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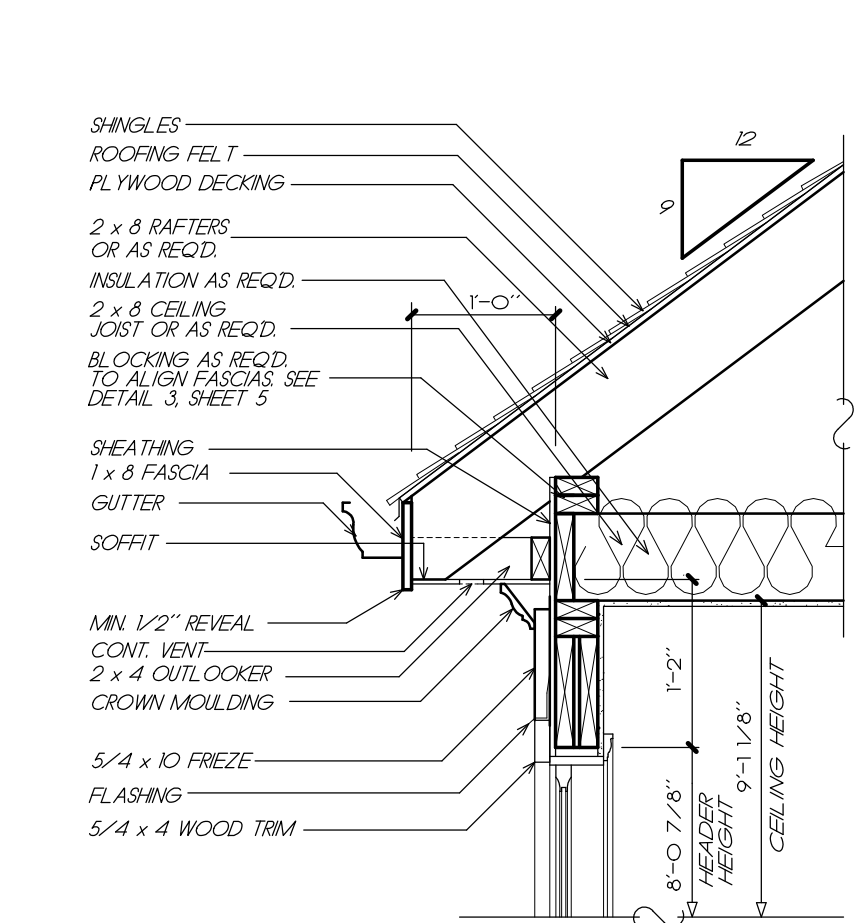
BY **BWG CK JCH**

DATE **11/10/2017**

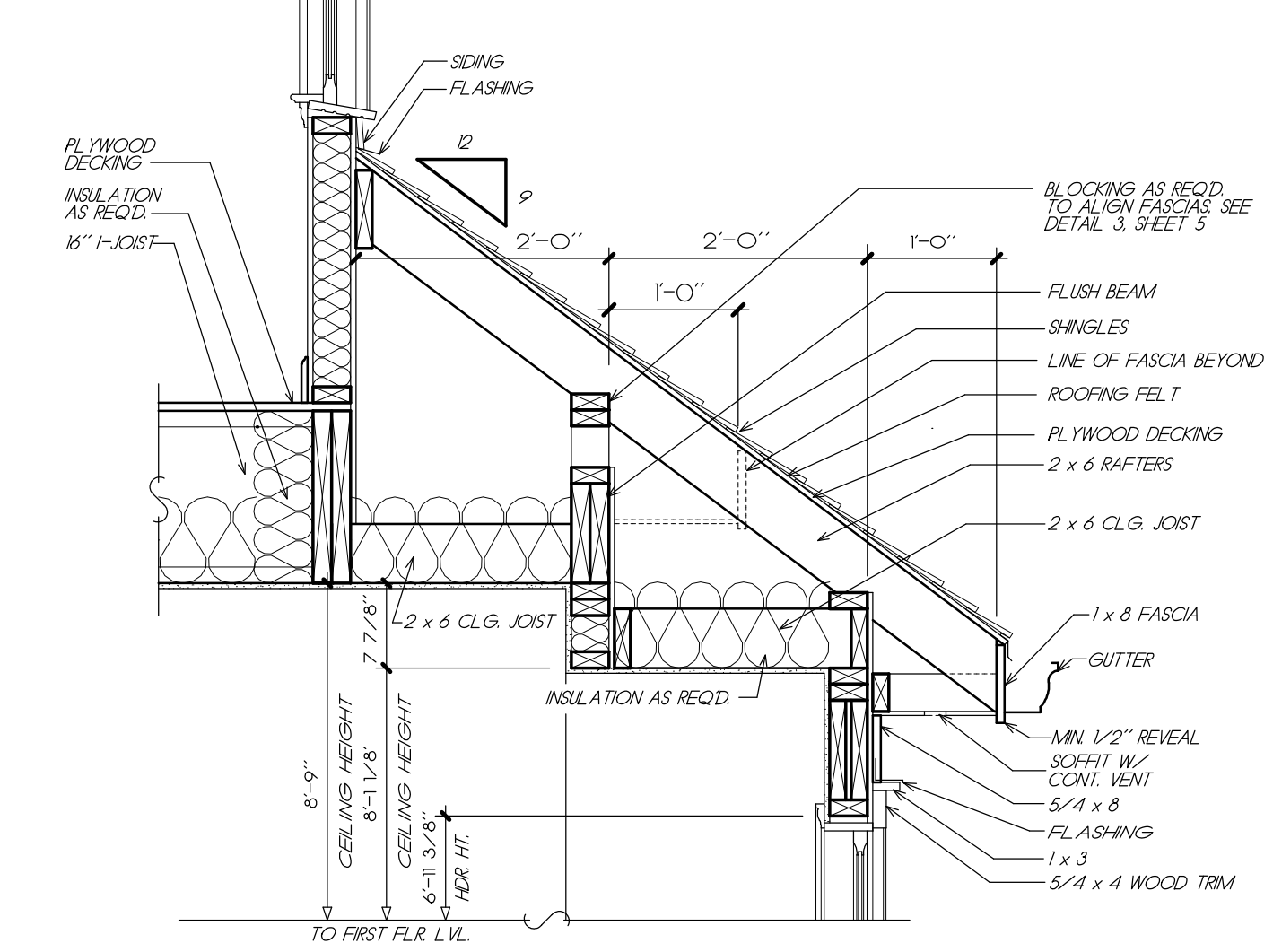
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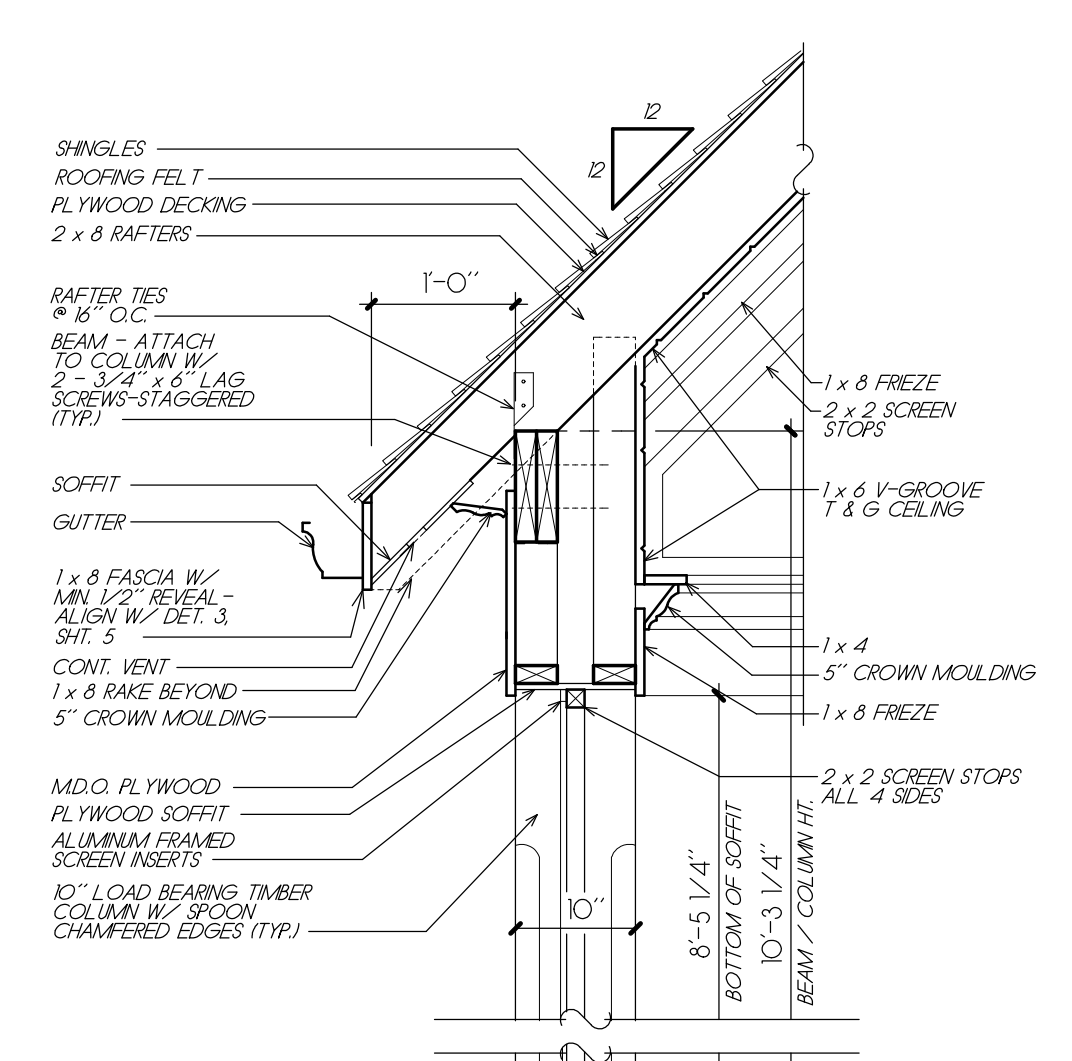
**3 TYP. CORNICE DETAIL**  
 5 3/4" = 1'-0"



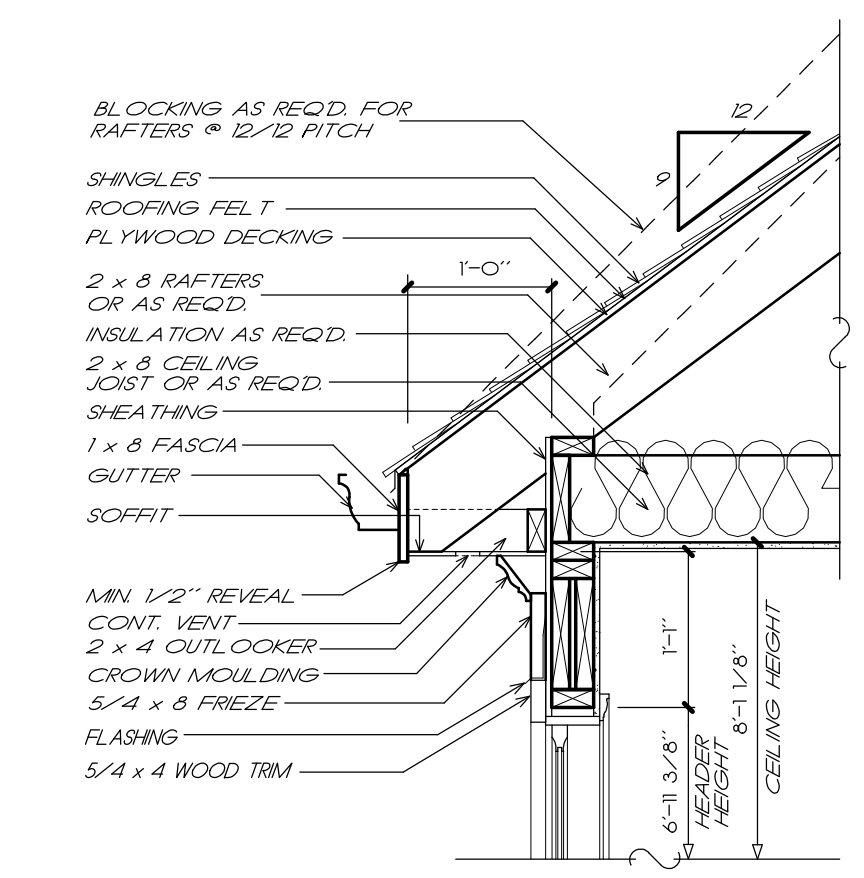
**4 TYP. CORNICE DETAIL**  
 5 3/4" = 1'-0"



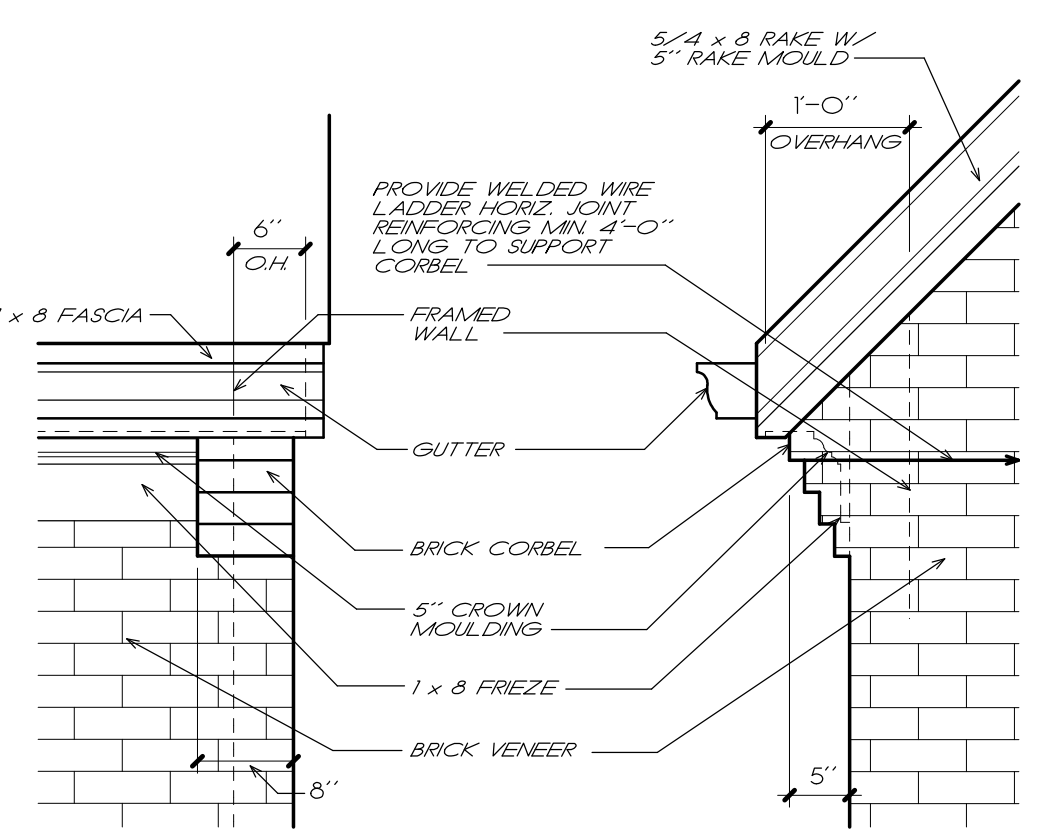
**5 BAY DETAIL**  
 5 3/4" = 1'-0"



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



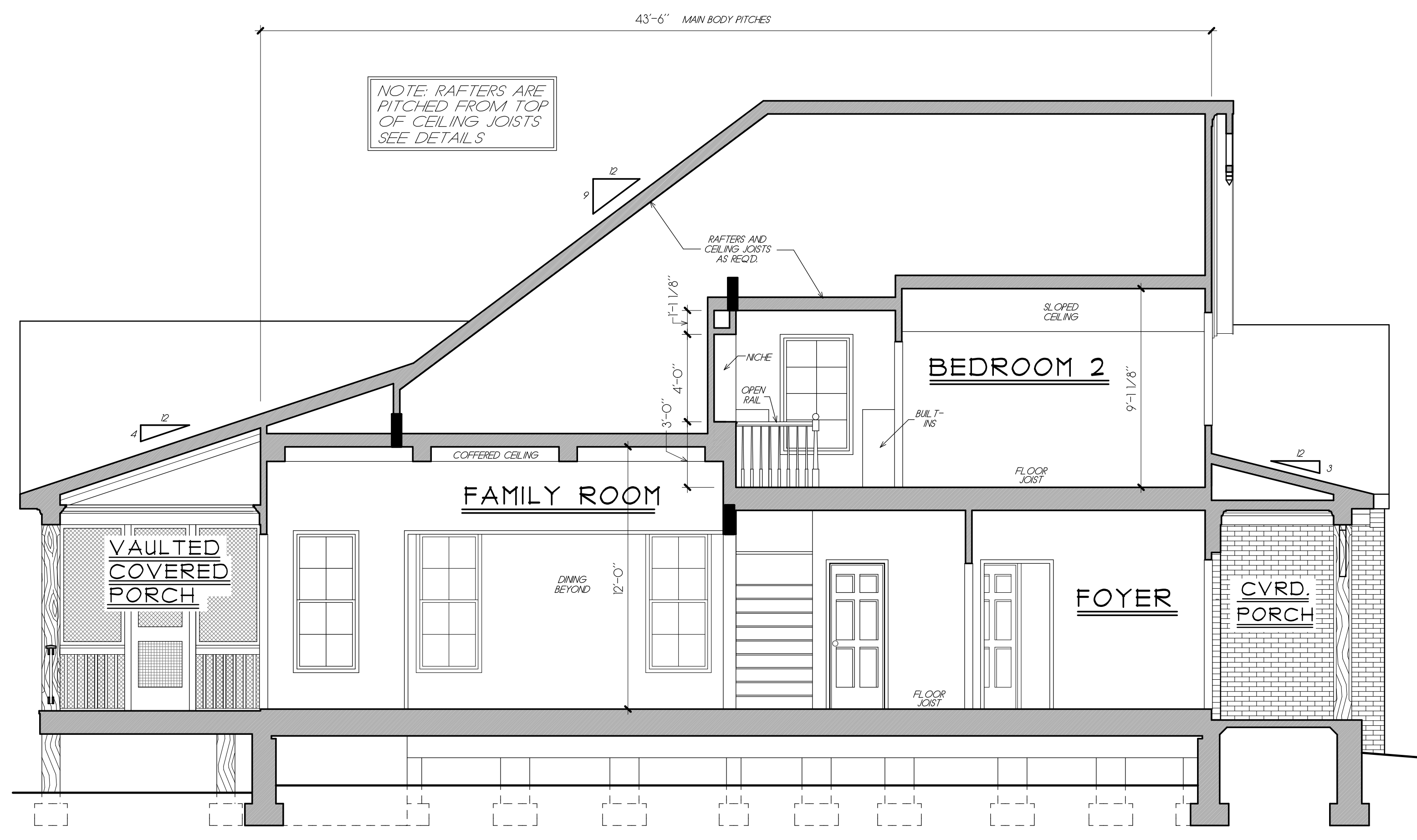
**7 CORNICE DETAIL**  
 5 3/4" = 1'-0"



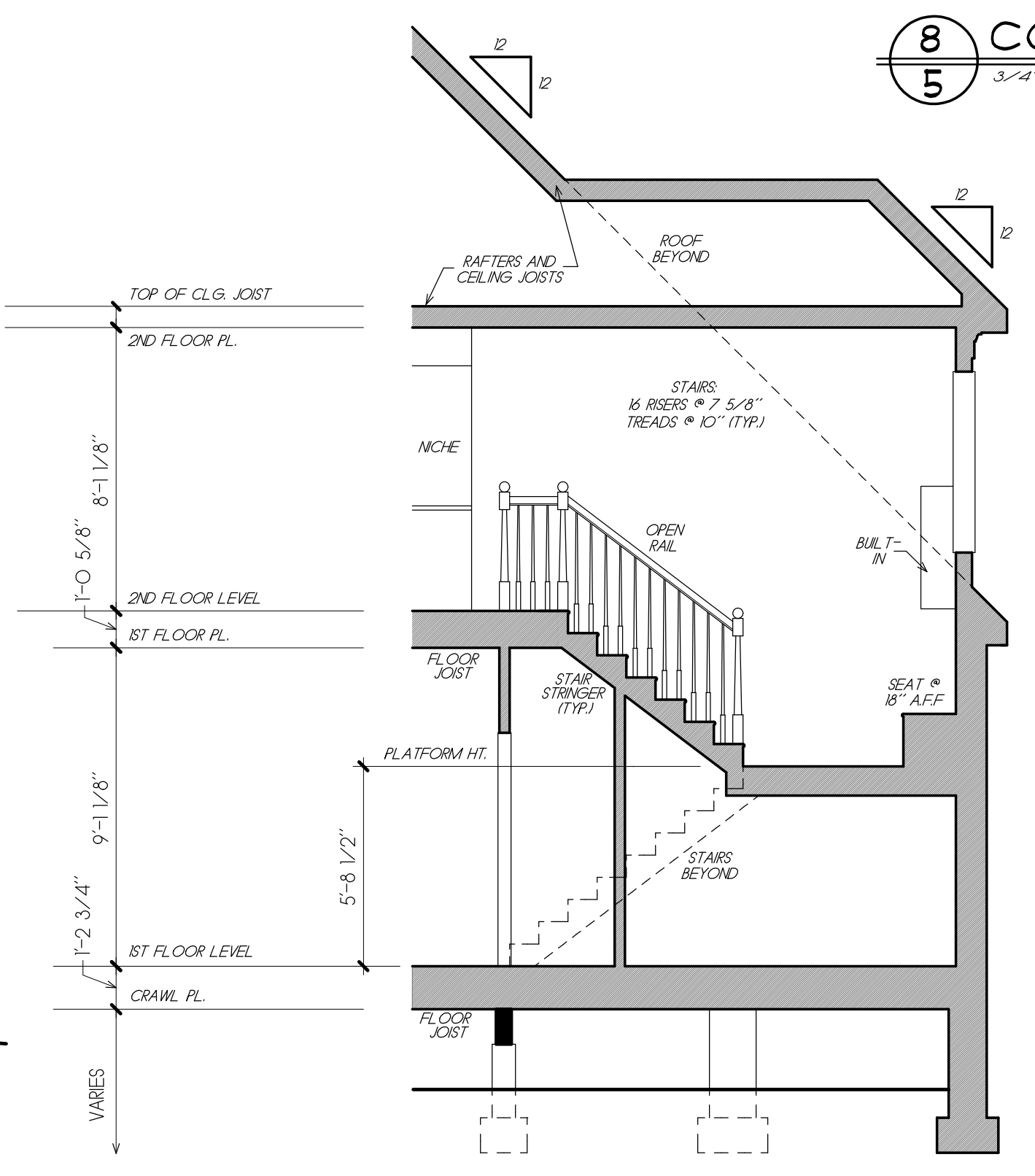
**8 CORNICE DETAIL**  
 5 3/4" = 1'-0"

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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 LIVE LOAD, 10 LBS DEAD LOAD  
ROOF: 10 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. 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. 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**

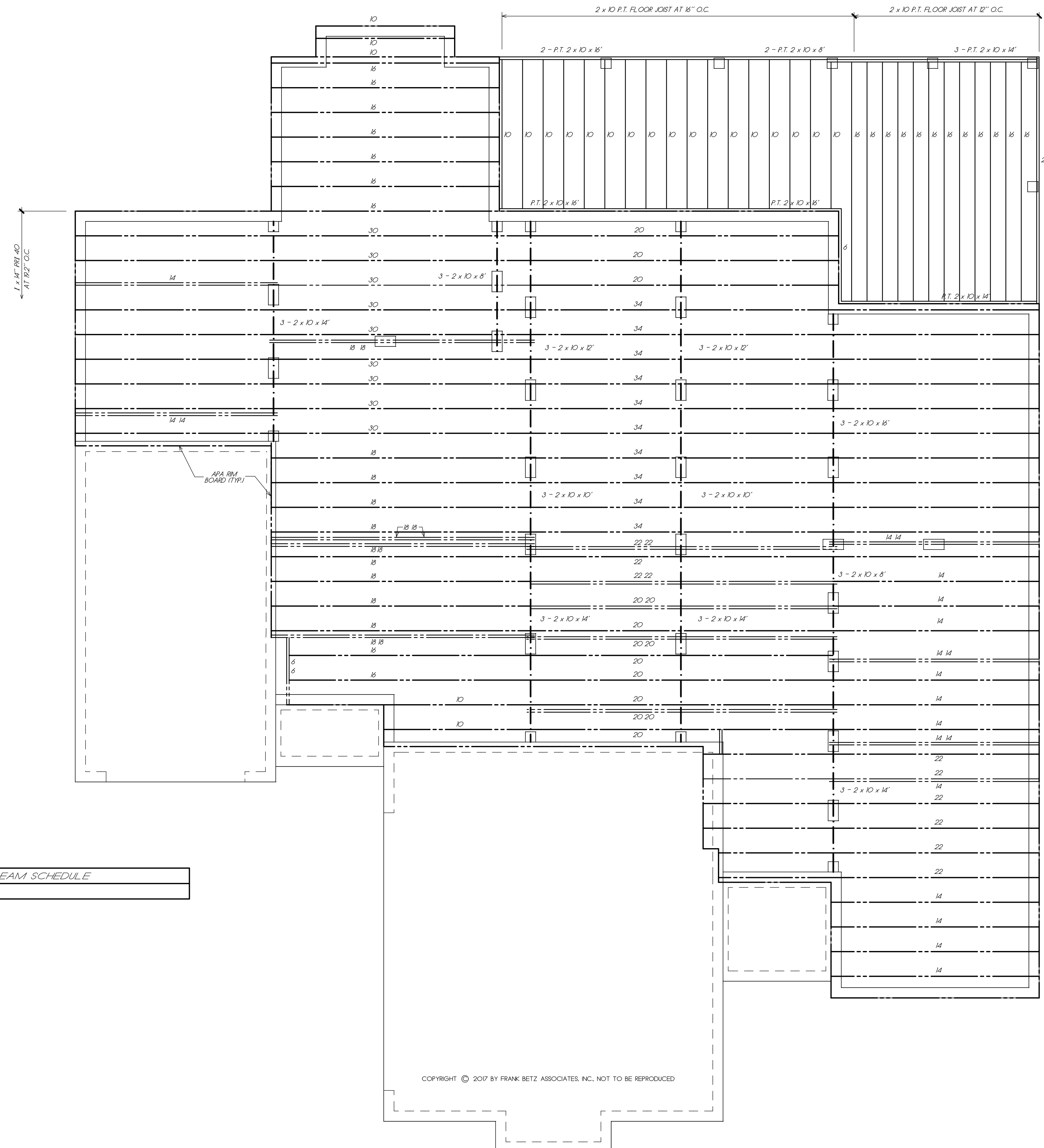
1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURER'S GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF MAX. AMOUNT REQUIRED 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. 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
-----	----------

**LEGEND**

	2X JOIST, RAFTER HP, 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 HOMEPANS  
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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**FRAMING PLAN NOTES**

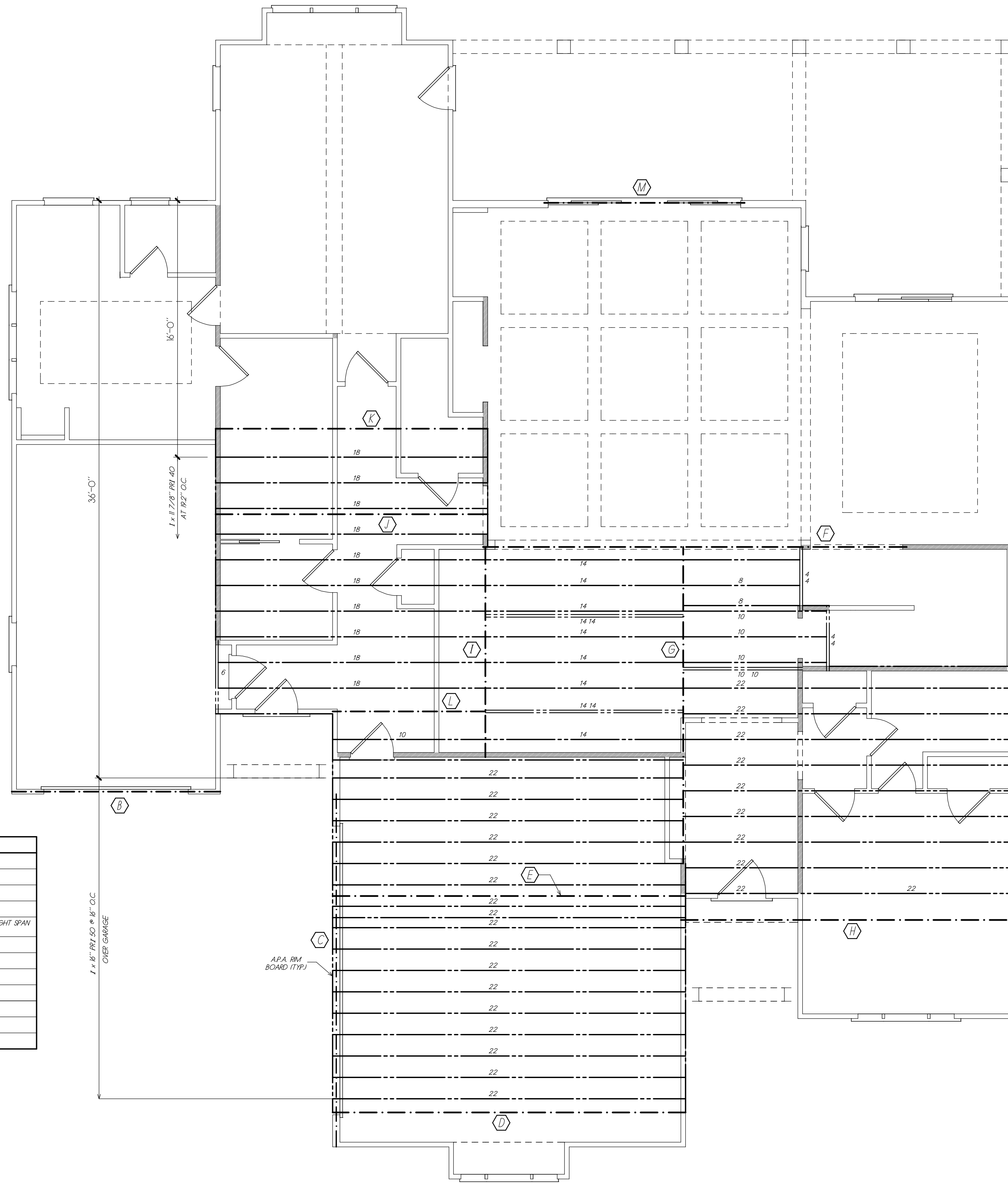
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA THAT CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND 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 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 KEPT 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**  
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2ND. FLOOR FRAMING PLAN  
THE LAVISTA PARK

**FRANK BETZ ASSOCIATES, INC.**  
DESIGNERS OF CUSTOM AND STOCK HOMEPANS  
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770-431-0888

BY: BWS CK: JCH

DATE: 11/10/2017

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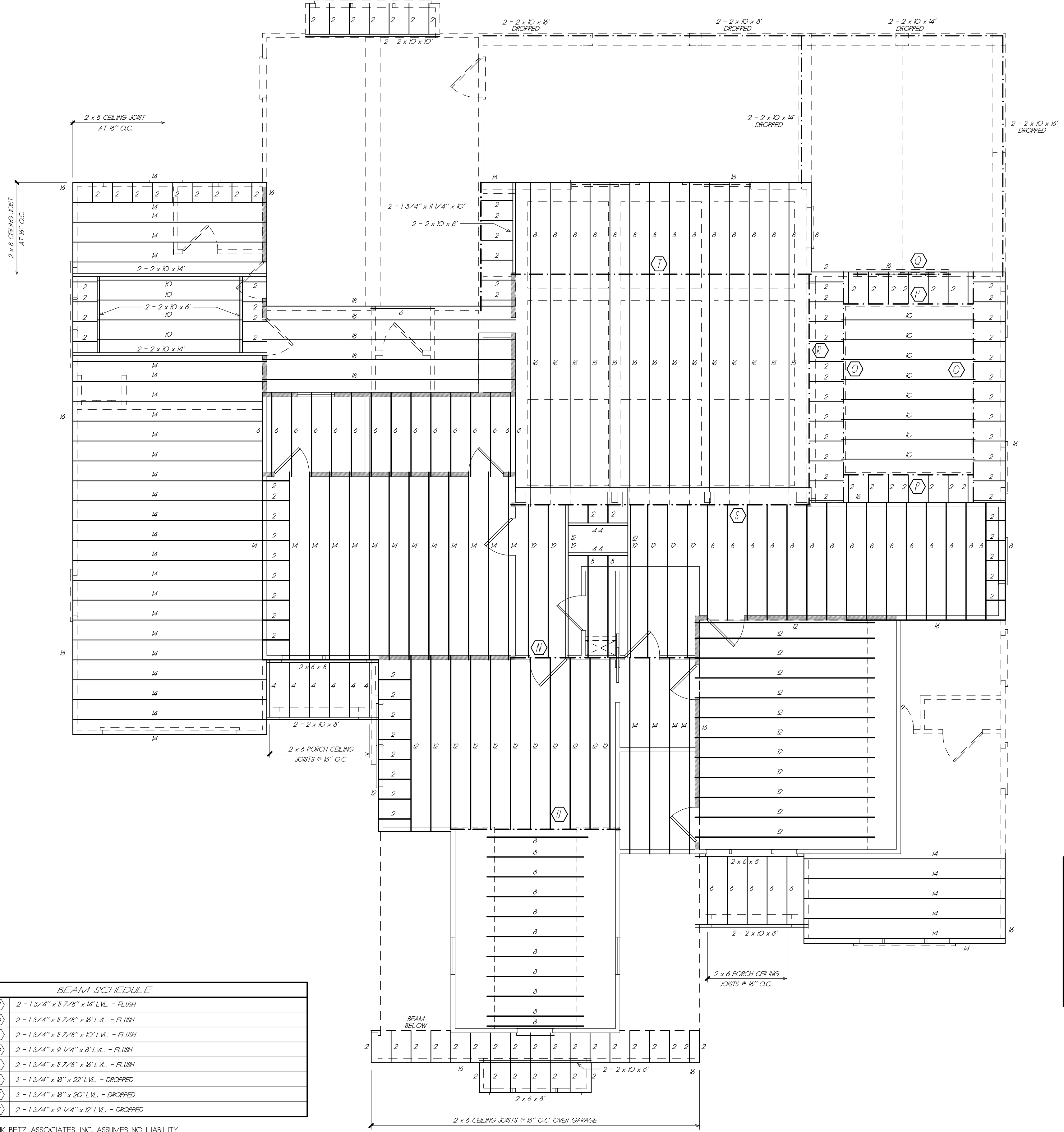
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**FRAMING PLAN NOTES**

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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 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.
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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.
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**LEGEND**

—	2" JOIST, RAFTER HP, OR VALLEY
==	DOUBLE JOIST
- - -	1" JOIST
---	BEAM
▬	INTERIOR LOAD BEARING WALL

**BEAM SCHEDULE**

(N)	2 - 1 3/4" x 11 7/8" x 14' LVL - FLUSH
(O)	2 - 1 3/4" x 11 7/8" x 16' LVL - FLUSH
(P)	2 - 1 3/4" x 11 7/8" x 10' LVL - FLUSH
(Q)	2 - 1 3/4" x 9 1/4" x 8' LVL - FLUSH
(R)	2 - 1 3/4" x 11 7/8" x 16' LVL - FLUSH
(S)	3 - 1 3/4" x 8" x 22' LVL - DROPPED
(T)	3 - 1 3/4" x 8" x 20' LVL - DROPPED
(U)	2 - 1 3/4" x 9 1/4" x 12' LVL - DROPPED

**QUANTITIES**

2 x 6 x 8	10
2 x 8 x 12	13
2 x 8 x 10	33
2 x 8 x 14	44
2 x 8 x 6	68
2 x 8 x 8	05
2 x 10 x 10	02
2 x 10 x 8	08
2 x 10 x 8	11

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**CEILING JOIST FRAMING PLAN**  
1/4" = 1'-0"

**HOMEP LANS**  
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CLG. JOIST FRAMING PLAN  
THE LAVISTA PARK

**FRANK BETZ ASSOCIATES, INC.**  
DESIGNERS OF CUSTOM AND STOCK HOMEP LANS  
3550 GEORGE BUSBEE PARKWAY  
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770-431-0888 888-717-3003

BY: BWG CK: JCH

DATE: 11/10/2017

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**ROOF FRAMING PLAN**  
 THE LAVISTA PARK

**FRANK BETZ ASSOCIATES, INC.**  
 DESIGNERS OF CUSTOM AND STOCK HOMEPPLANS  
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 770-431-0888 888-717-3003

BY: BWS CK: JCH

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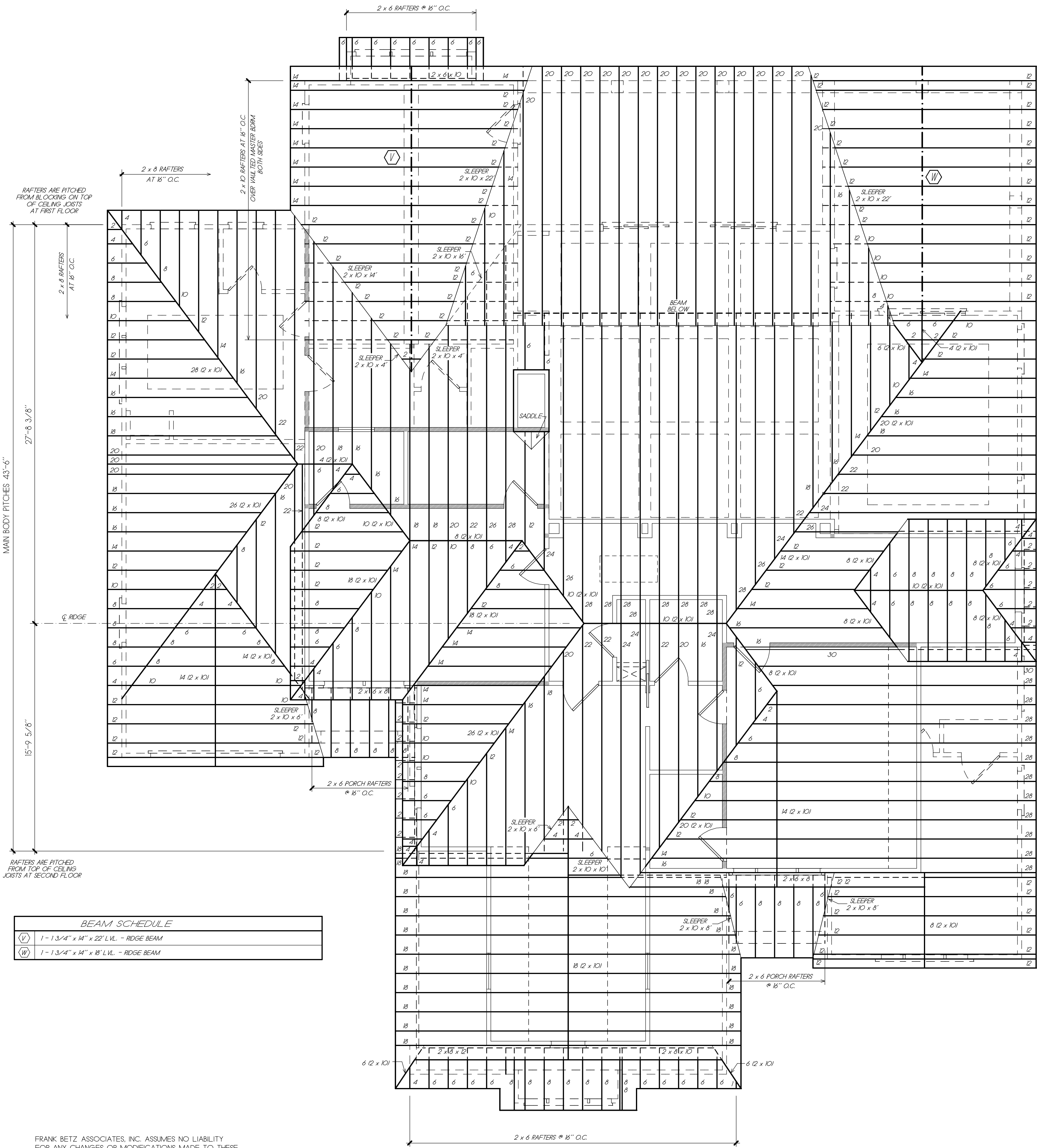
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

- FRAMING PLAN NOTES**
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  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 ON 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".
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  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 18' LVL - RIDGE BEAM

**LEGEND**

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

**QUANTITIES**

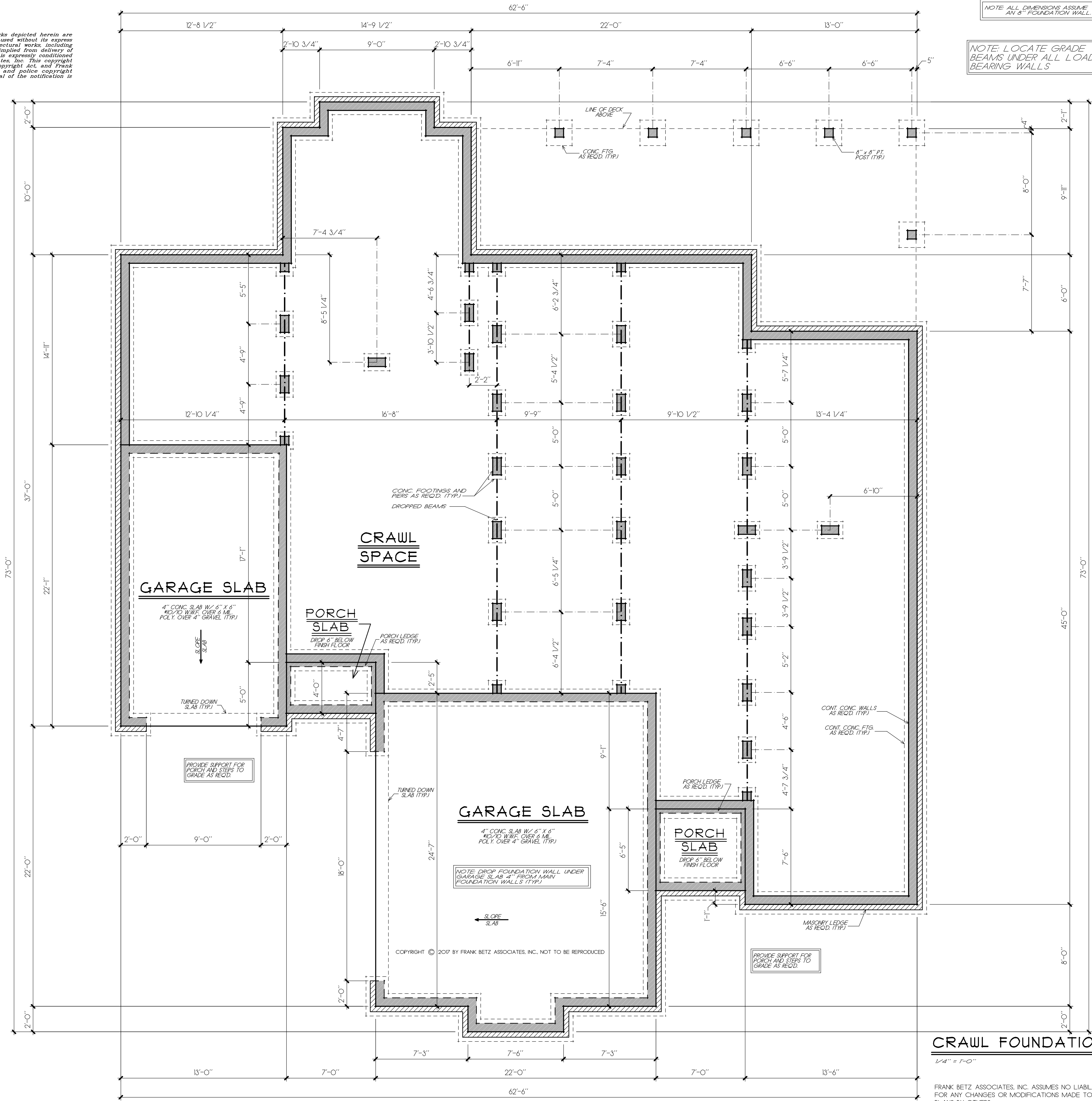
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2 x 6 x 8	19
2 x 6 x 10	20
2 x 6 x 12	67
2 x 6 x 14	16
2 x 6 x 16	55
2 x 6 x 18	32
2 x 6 x 20	28
2 x 6 x 22	08
2 x 6 x 24	06
2 x 6 x 26	04
2 x 6 x 28	21
2 x 6 x 30	02
2 x 10 x 14	05
2 x 10 x 12	21
2 x 10 x 14	14
2 x 10 x 16	10
2 x 10 x 18	03
2 x 10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

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

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**CRAWL FOUNDATION PLAN**

1/4" = 1'-0"

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CRAWL FOUND. PLAN

THE LAVISTA PARK

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 SUITE 190  
 KENNESAW, GEORGIA 30144  
 770-431-0888 888-717-3003

BY RS CK JCH

DATE 2/14/18

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SECOND FLOOR PLAN

THE LAVISTA PARK

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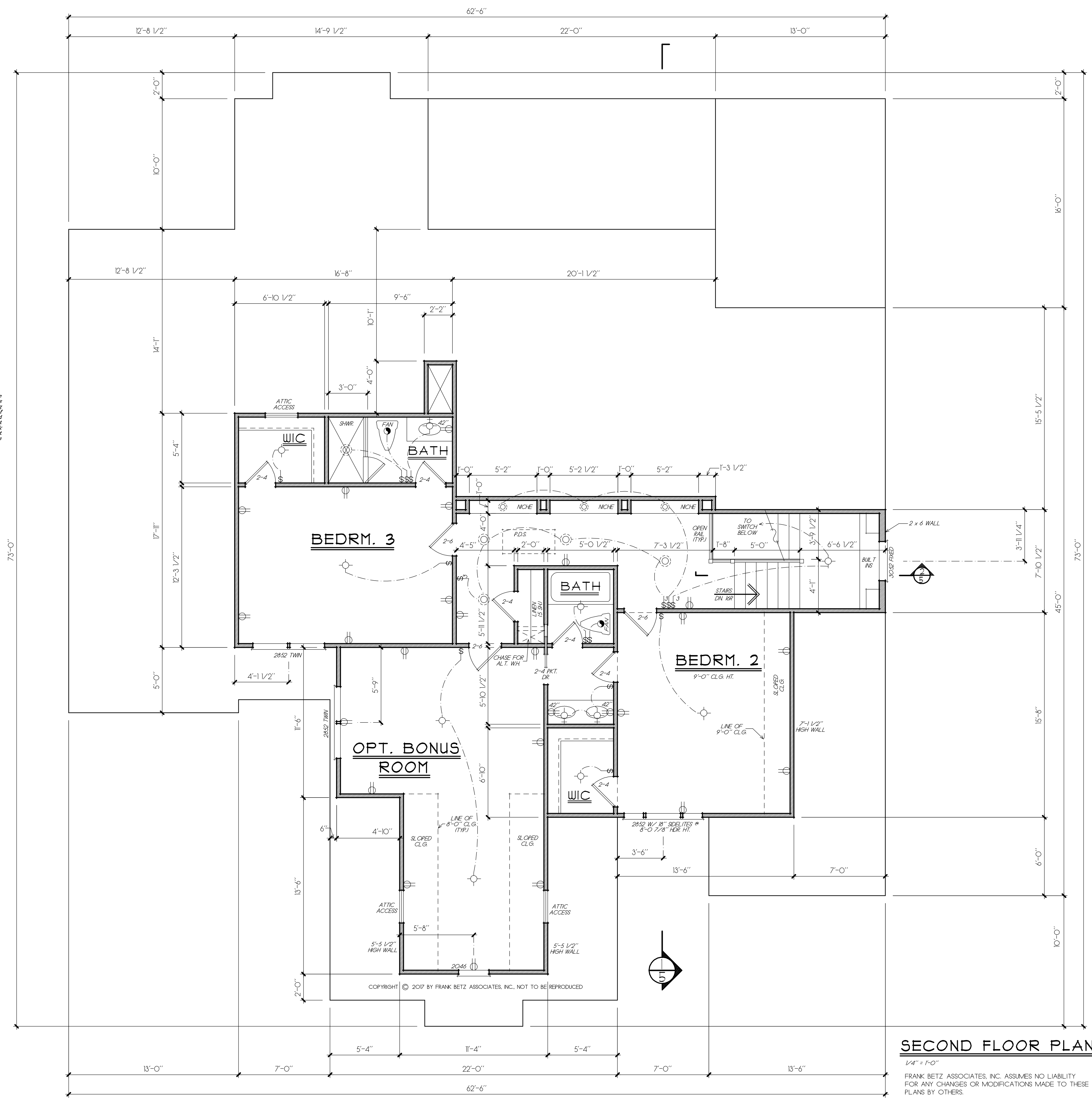
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**SECOND FLOOR PLAN**  
 1/4" = 1'-0"  
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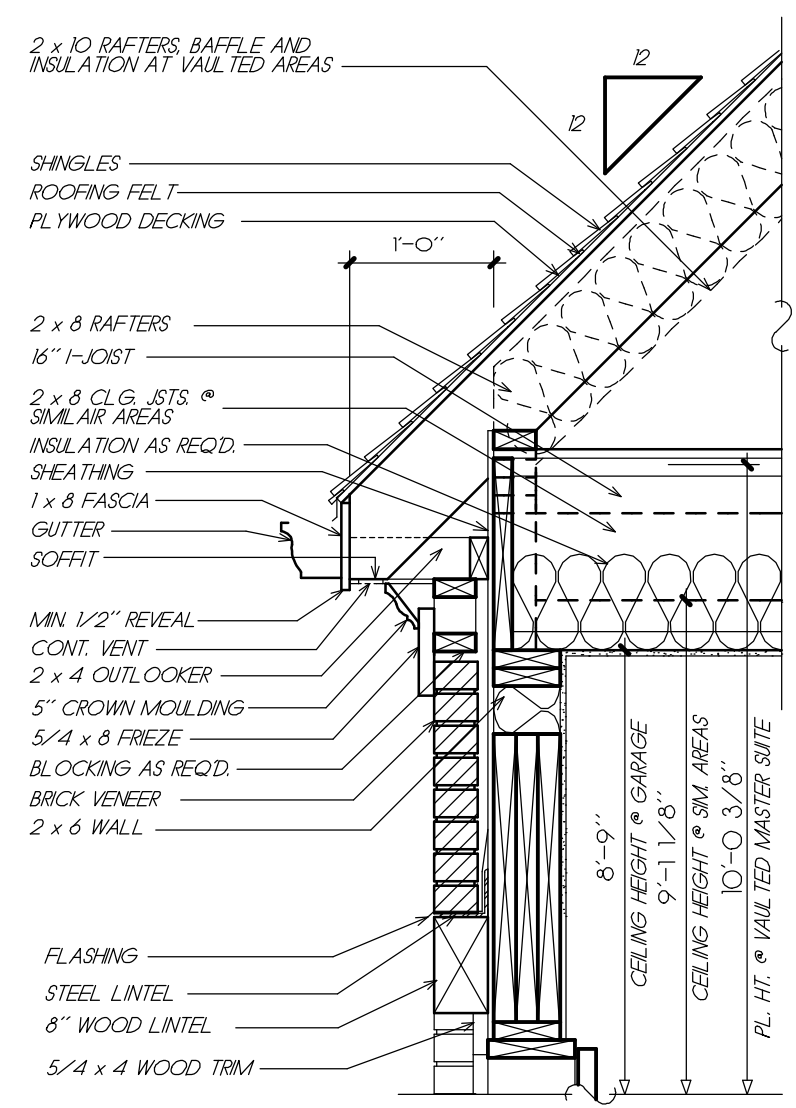
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 KENNESAW, GEORGIA 30144  
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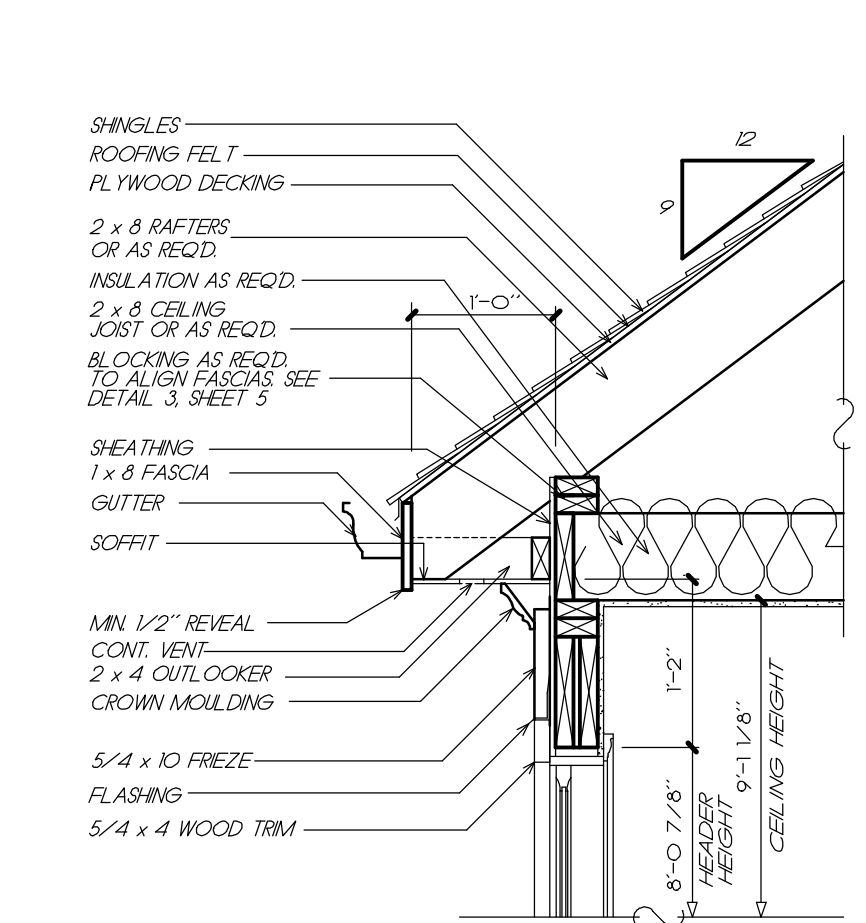
BY **BWG CK JCH**

DATE **11/10/2017**

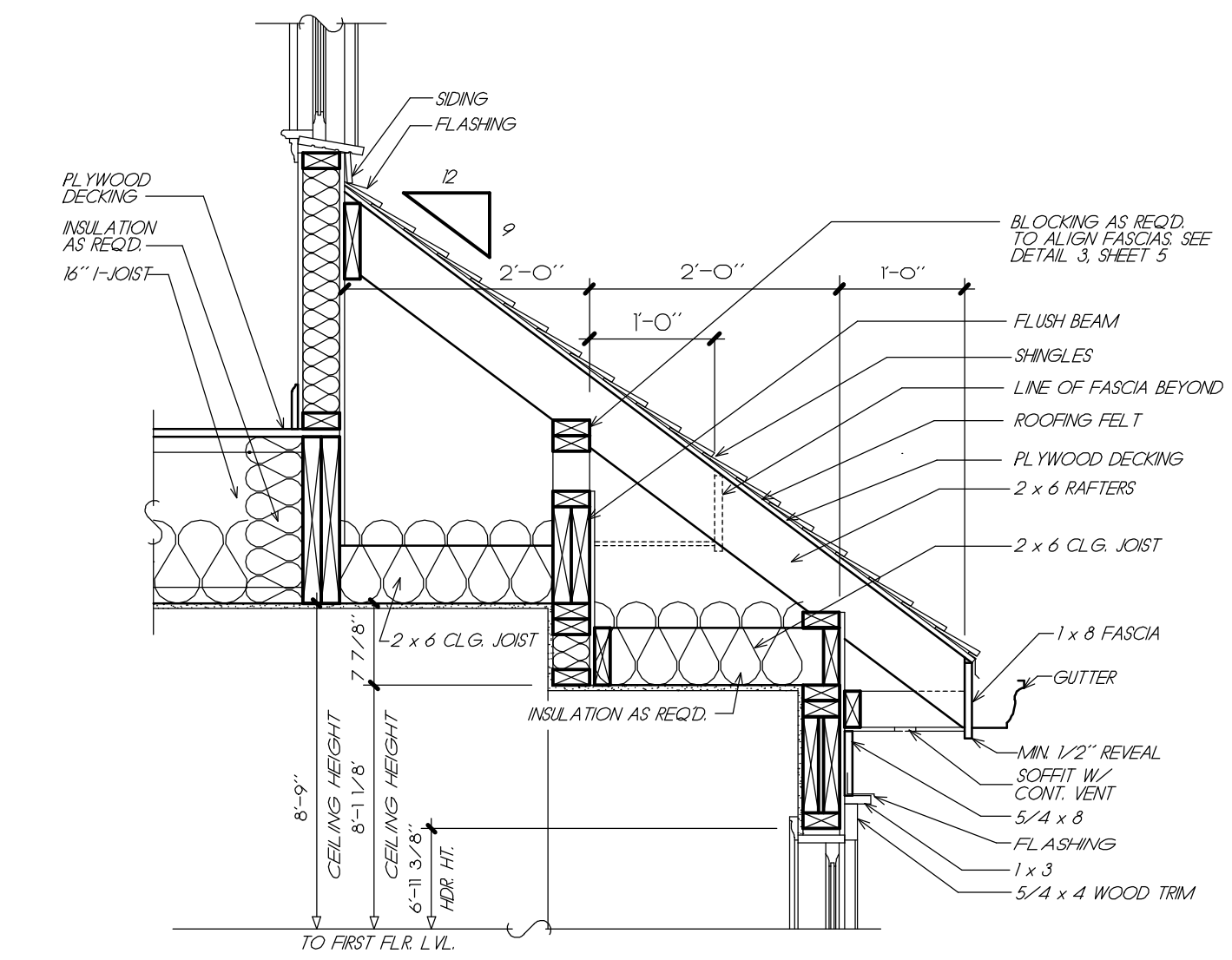
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 OF 5



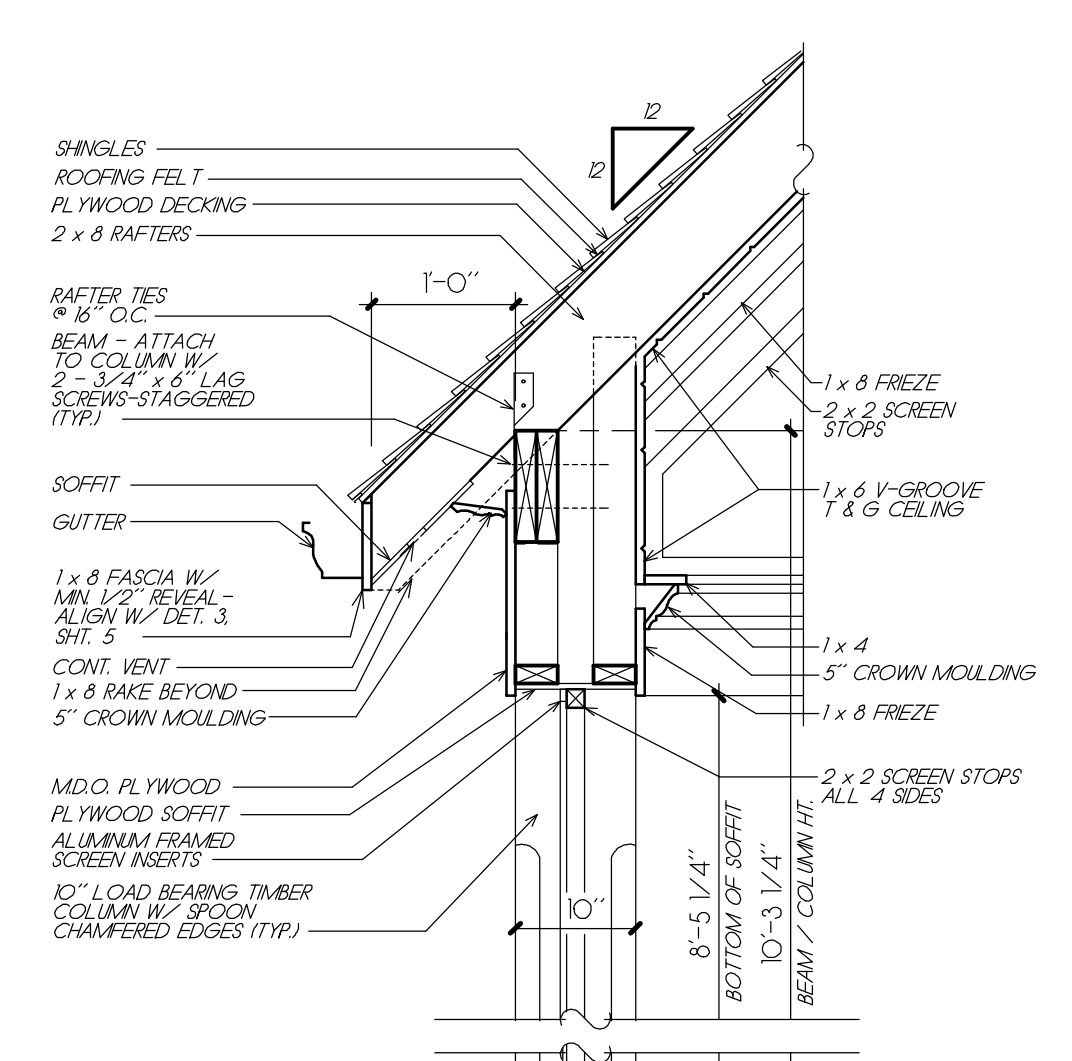
**3 TYP. CORNICE DETAIL**  
 3/4" = 1'-0"



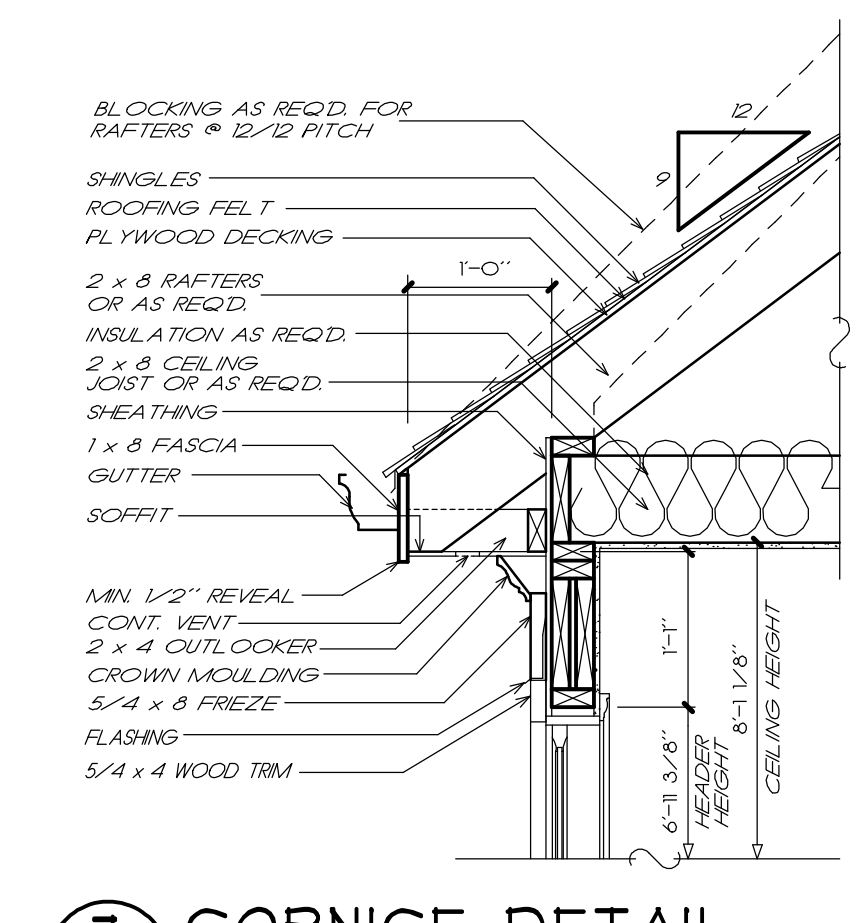
**4 TYP. CORNICE DETAIL**  
 3/4" = 1'-0"



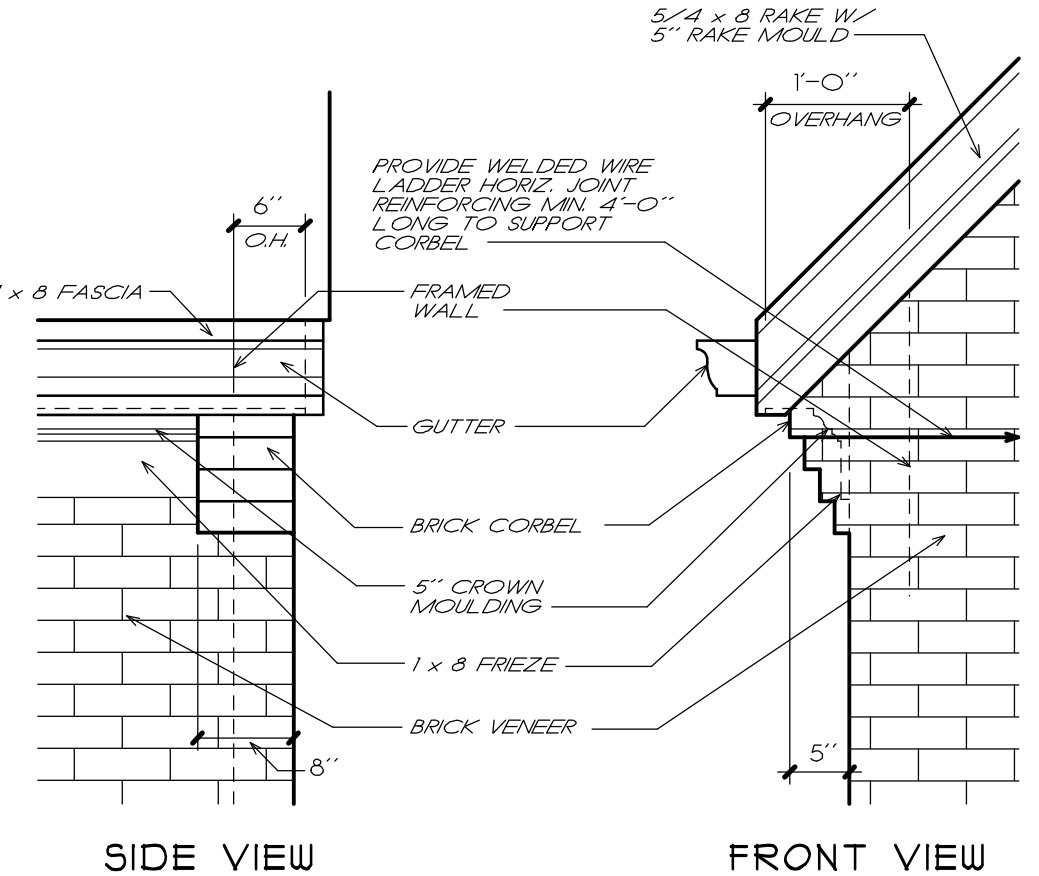
**5 BAY DETAIL**  
 3/4" = 1'-0"



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

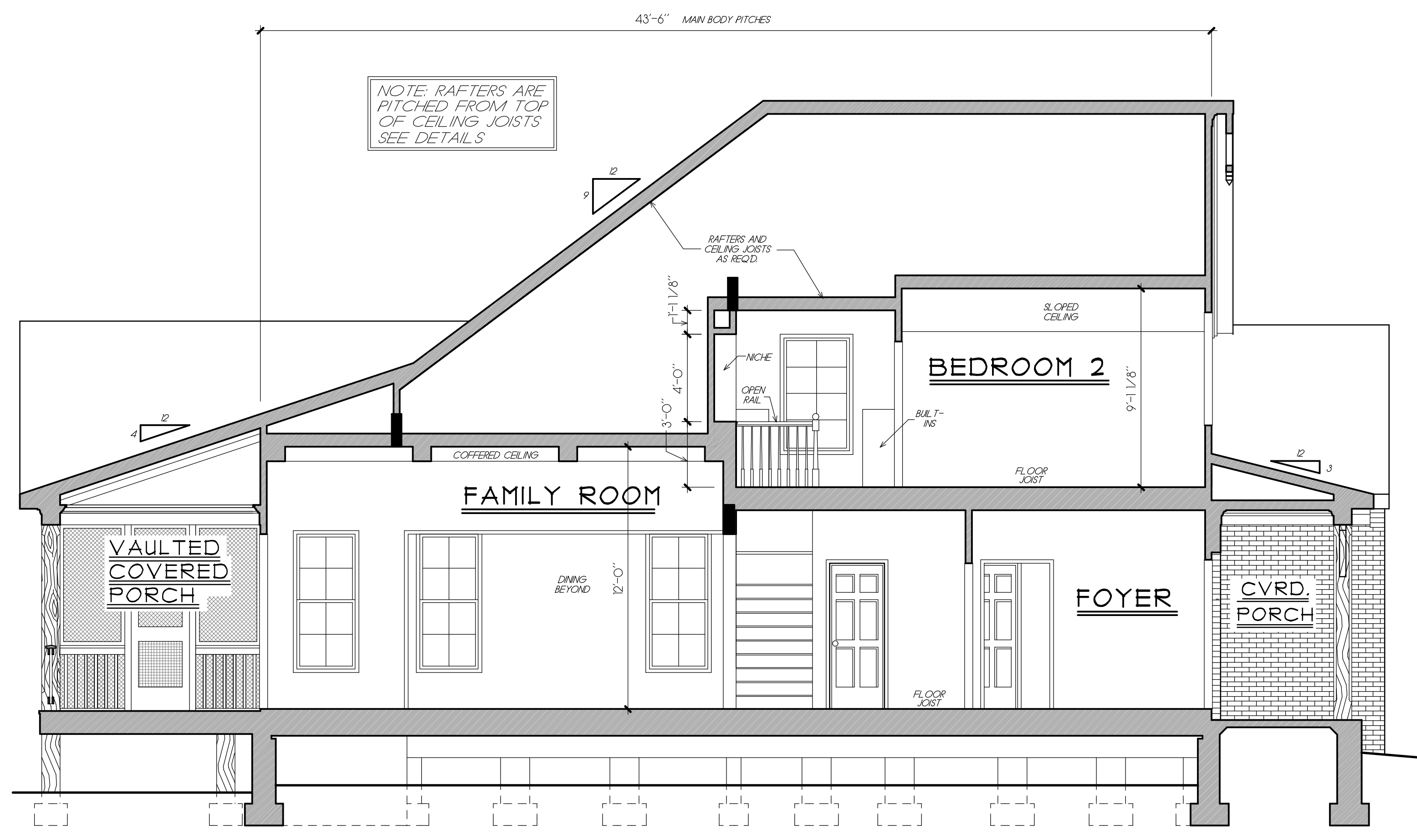


**7 CORNICE DETAIL**  
 3/4" = 1'-0"

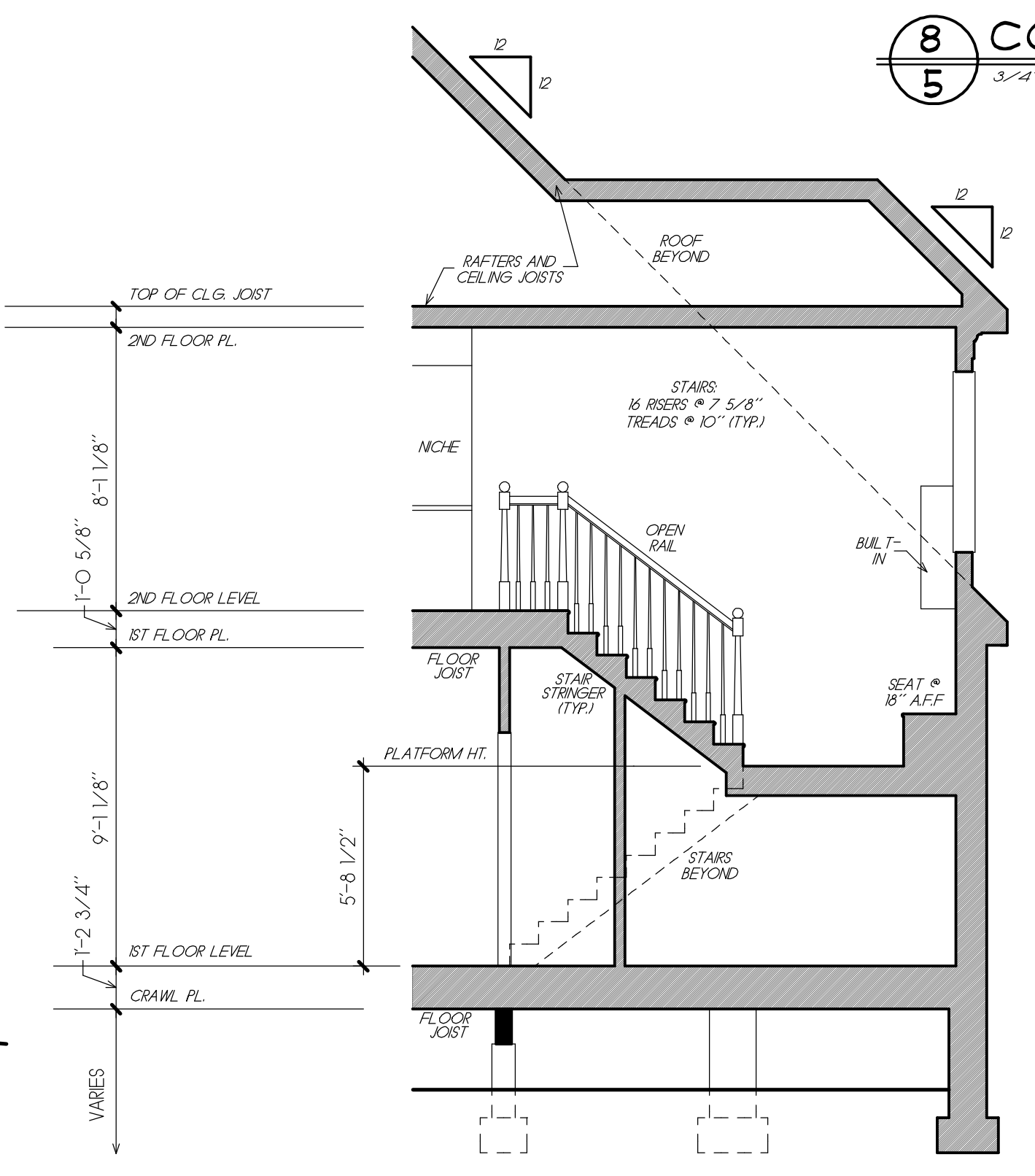


**8 CORNICE DETAIL**  
 3/4" = 1'-0"

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



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

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REVISIONS	DATE	BY
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 PLANS.
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**

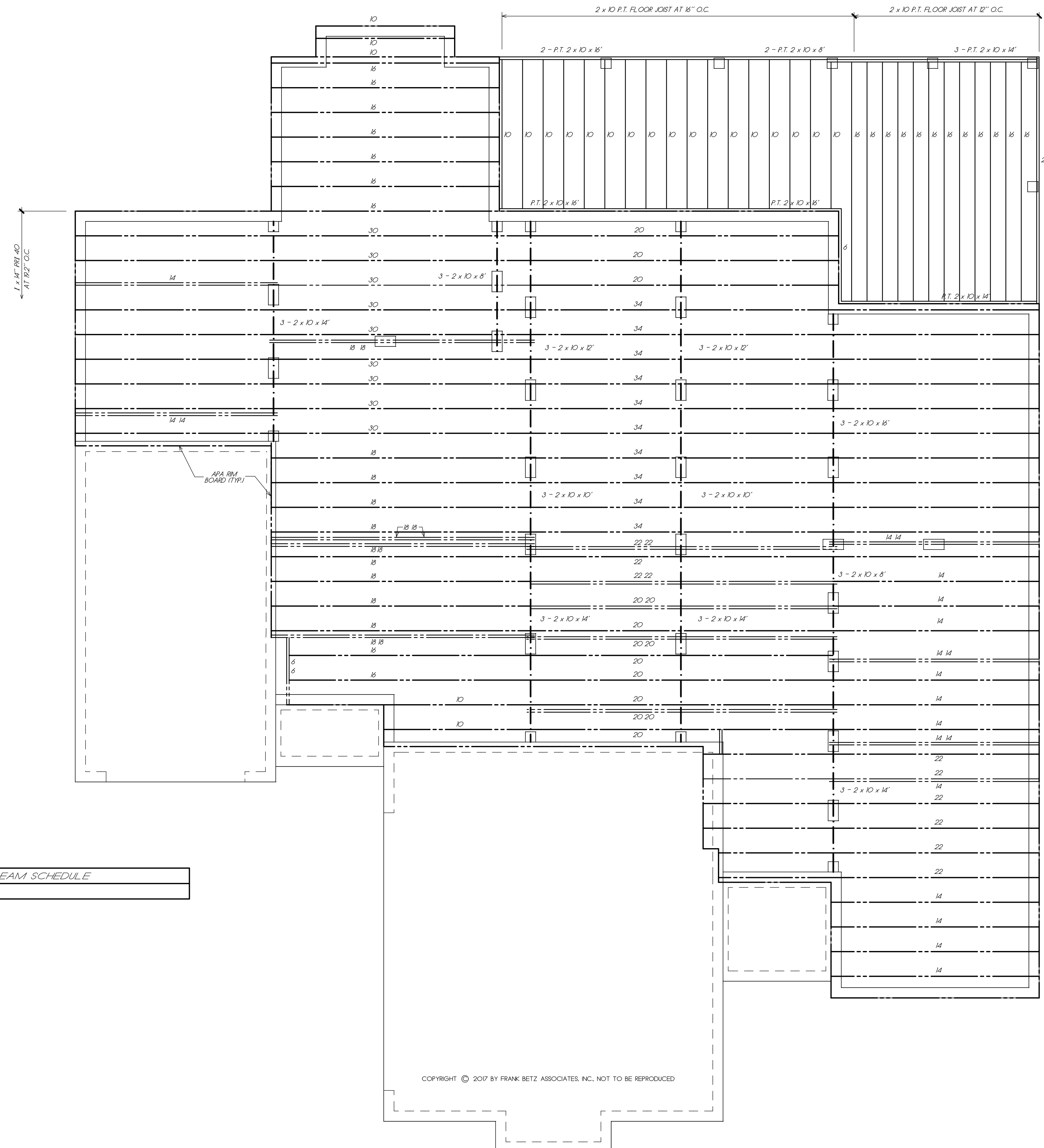
1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURER'S GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF MAX. AMOUNT REQUIRED 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. 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
-----	----------

**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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1/4" = 1'-0"

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SUITE 190  
KENNESAW, GEORGIA 30144  
770-431-0888 888-717-3003

BY: RS CK: JCH

DATE: 2/14/2018

SHEET:

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OF: 4

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**FRAMING PLAN NOTES**

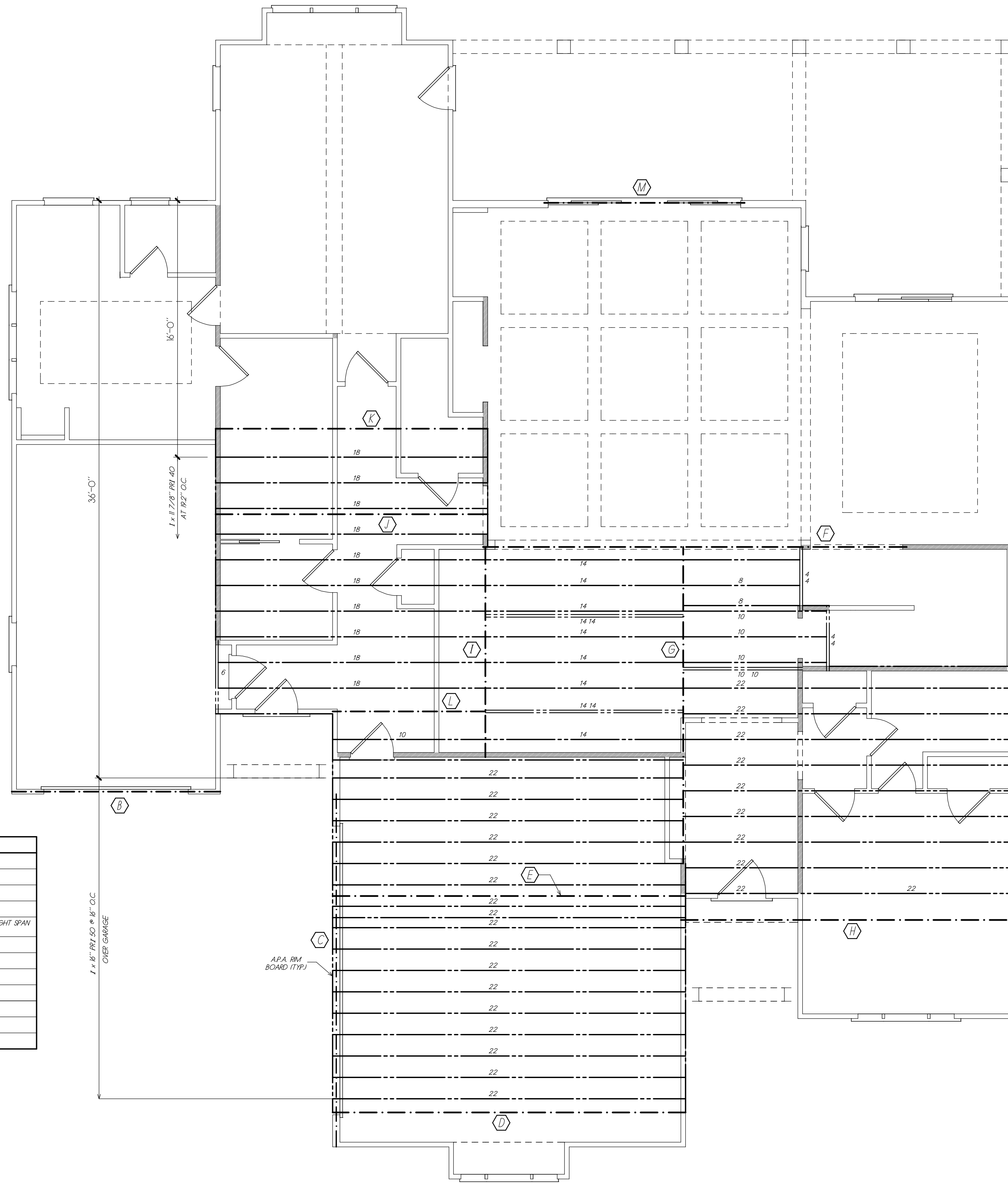
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3. DESIGN LOADS:  
FLOOR: 40 LBS LIVE LOAD  
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CEILING: 10 LBS DEAD LOAD  
ROOF: 10 LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS 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 KEPT 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. 8# NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16# 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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1/4" = 1'-0"

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KENNESAW, GEORGIA 30144  
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770-431-0888

BY: BWS CK: JCH

DATE: 11/10/2017

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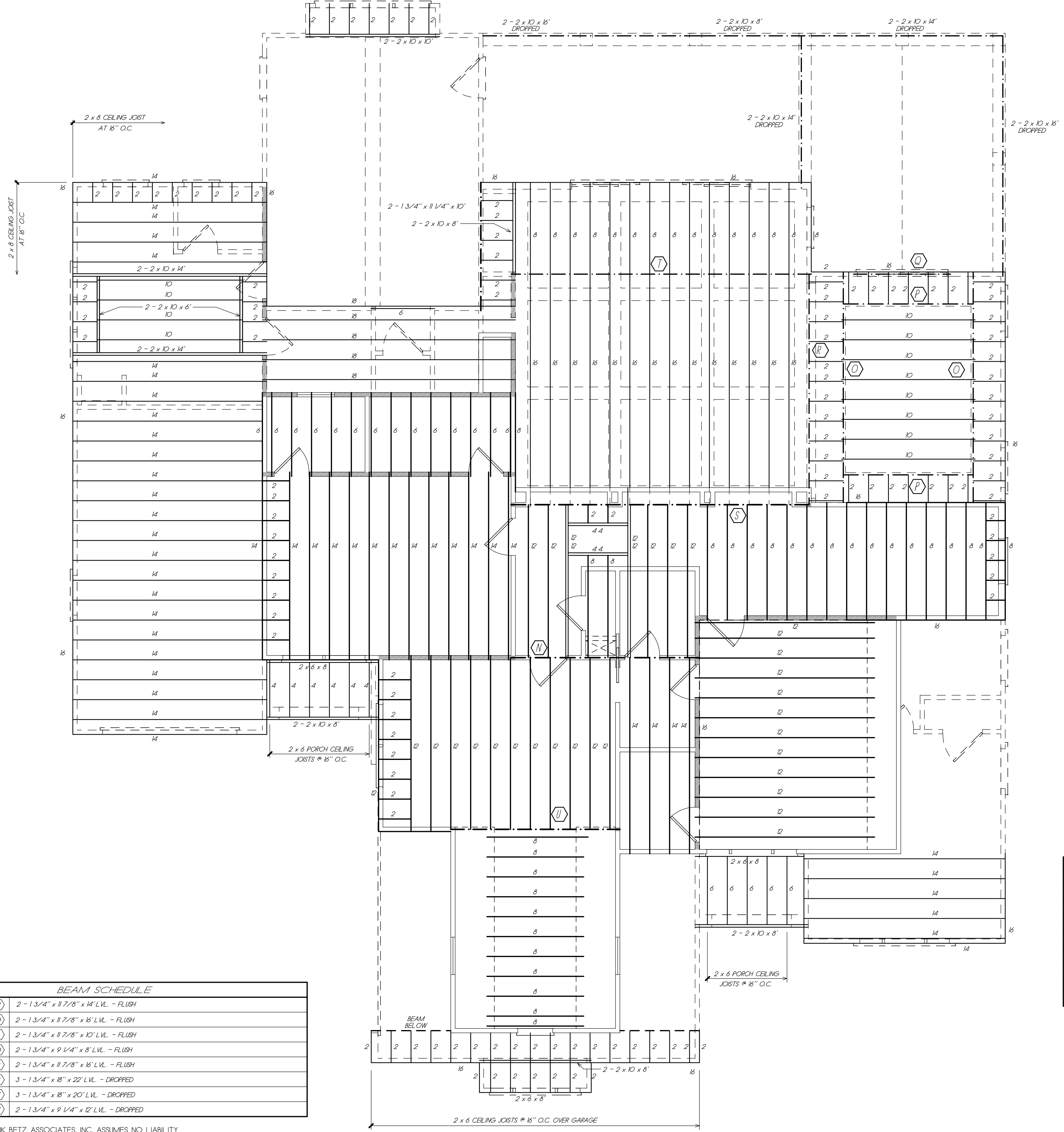
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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10 LBS DEAD LOAD  
BEDROOM: 30 LBS LIVE LOAD  
10 LBS DEAD LOAD  
CEILING: 10 LBS LIVE LOAD  
10 LBS DEAD LOAD  
ROOF: 10 LBS LIVE LOAD  
10 LBS DEAD LOAD
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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, EXCEPT AS NOTED ON PLANS.  
ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.  
GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
8. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
9. 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.
10. ALL BRAD MATERIAL IS 2X10 #2 SYP.
11. 1X4 CROSS-BRACING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
12. 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.
13. ALL RAFTERS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
14. ALL HIP, VALLEY AND ROCK RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
15. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 12'-0".
16. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
17. 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.



**LEGEND**

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

**BEAM SCHEDULE**

(N)	2 - 1 3/4" x 11 7/8" x 14' LVL - FLUSH
(O)	2 - 1 3/4" x 11 7/8" x 16' LVL - FLUSH
(P)	2 - 1 3/4" x 11 7/8" x 10' LVL - FLUSH
(Q)	2 - 1 3/4" x 9 1/4" x 8' LVL - FLUSH
(R)	2 - 1 3/4" x 11 7/8" x 16' LVL - FLUSH
(S)	3 - 1 3/4" x 8" x 22' LVL - DROPPED
(T)	3 - 1 3/4" x 8" x 20' LVL - DROPPED
(U)	2 - 1 3/4" x 9 1/4" x 12' LVL - DROPPED

**QUANTITIES**

2 x 6 x 8	10
2 x 8 x 12	13
2 x 8 x 10	33
2 x 8 x 14	44
2 x 8 x 6	68
2 x 8 x 8	05
2 x 10 x 10	02
2 x 10 x 8	08
2 x 10 x 8	11

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**CEILING JOIST FRAMING PLAN**  
1/4" = 1'-0"

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770-431-0888 888-717-3003

BY: BWG CK: JCH

DATE: 11/10/2017

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**HOMEPPLANS**  
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**ROOF FRAMING PLAN**  
 THE LAVISTA PARK

**FRANK BETZ ASSOCIATES, INC.**  
 DESIGNERS OF CUSTOM AND STOCK HOMEPLANS  
 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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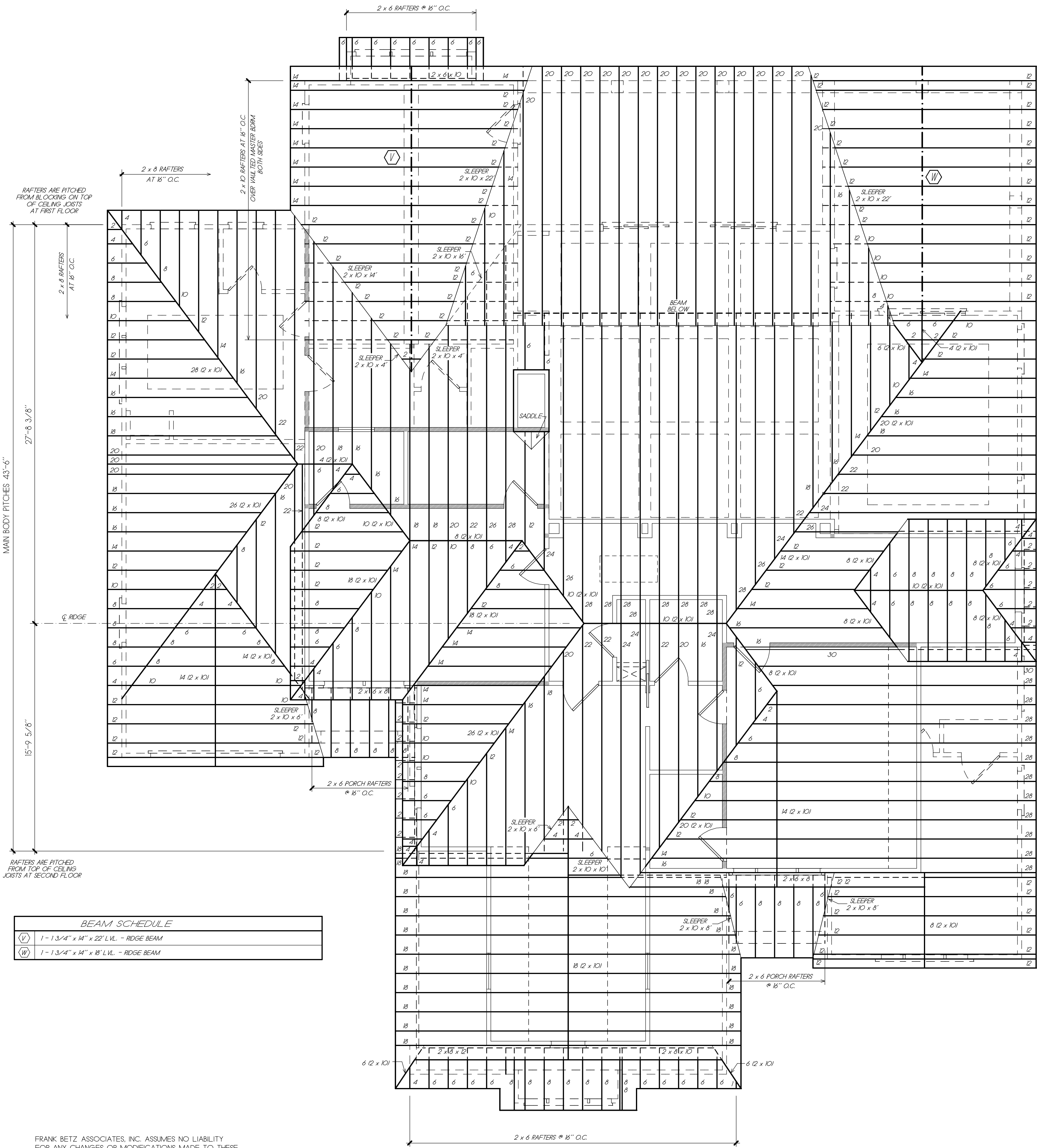
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

- 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.  
 ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.  
 ALL LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
  8. ALL BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
  9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
  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 ROCK 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 18" LVL - RIDGE BEAM

**LEGEND**

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

**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	16
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

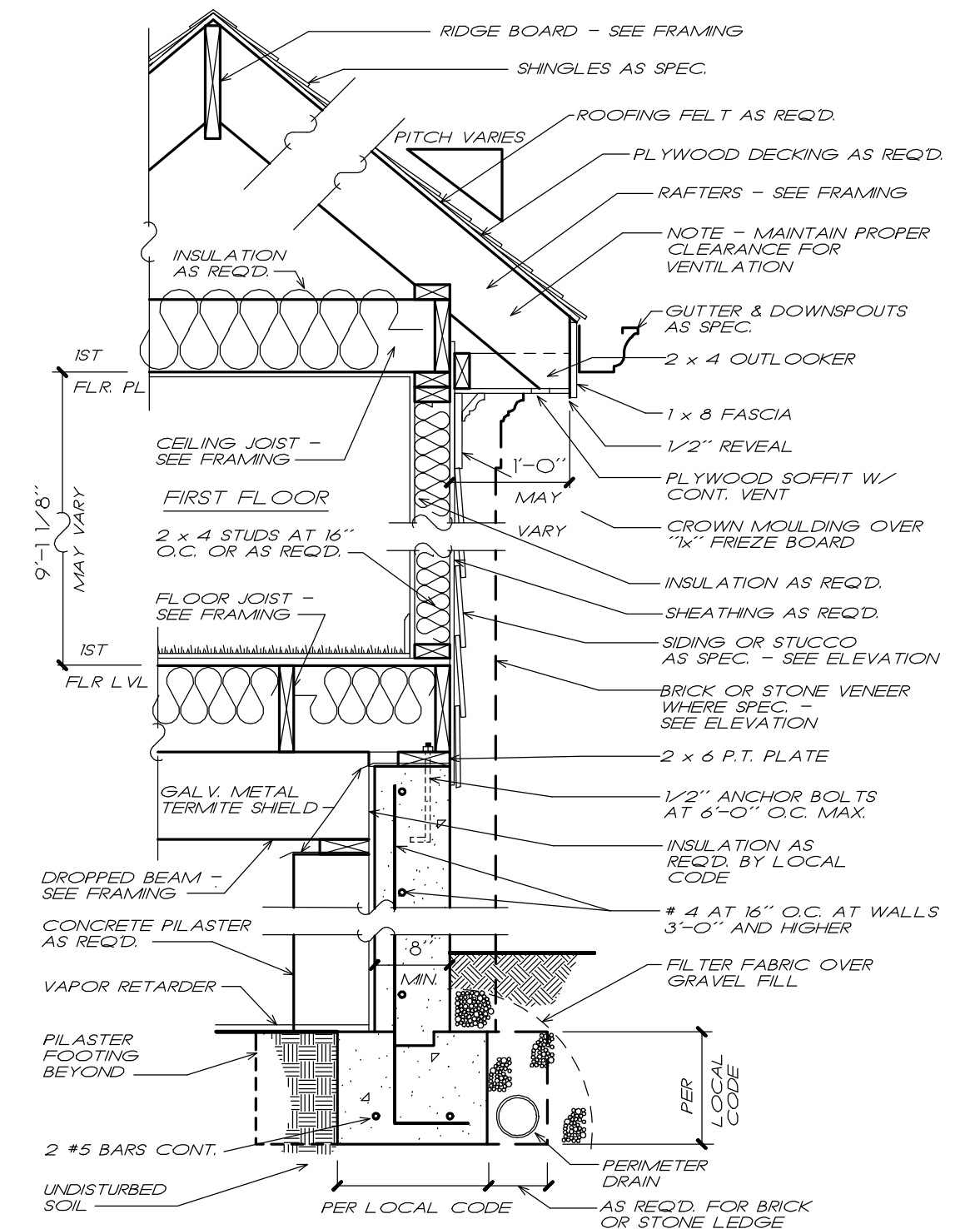
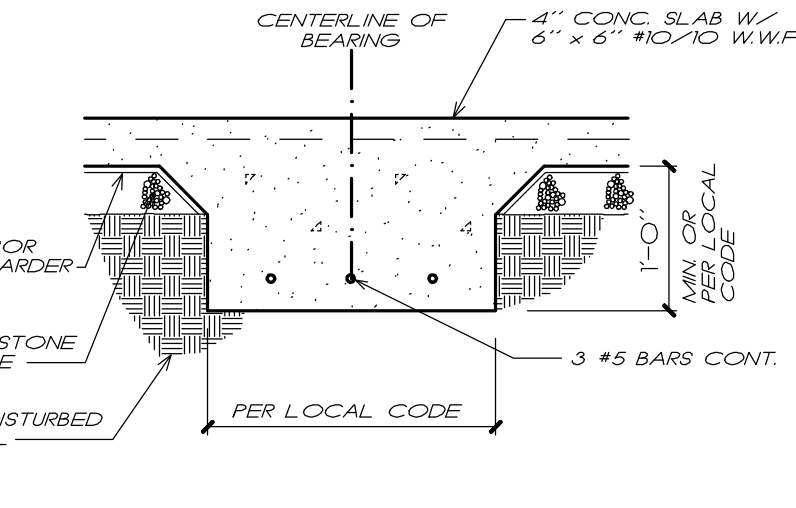
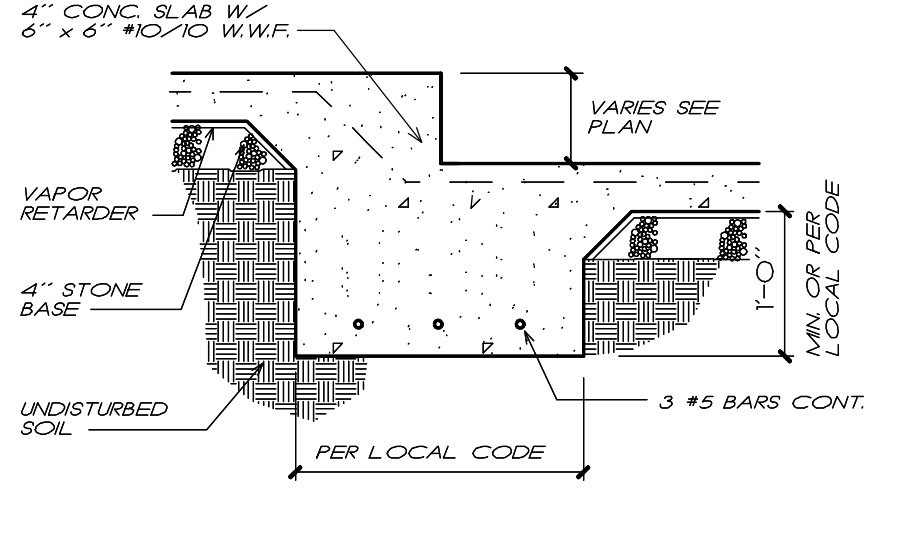
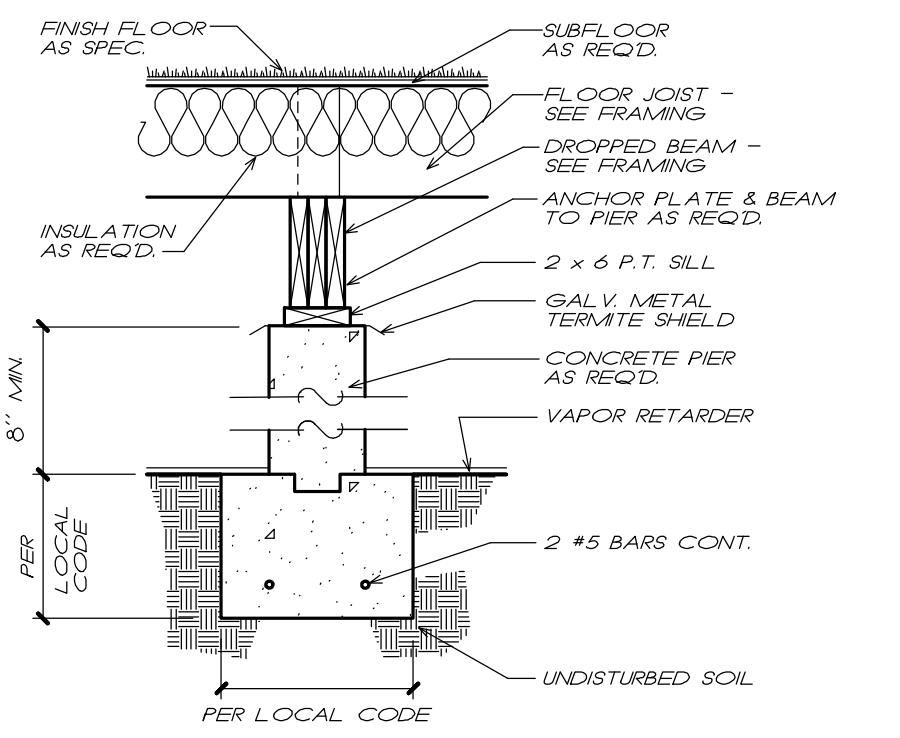
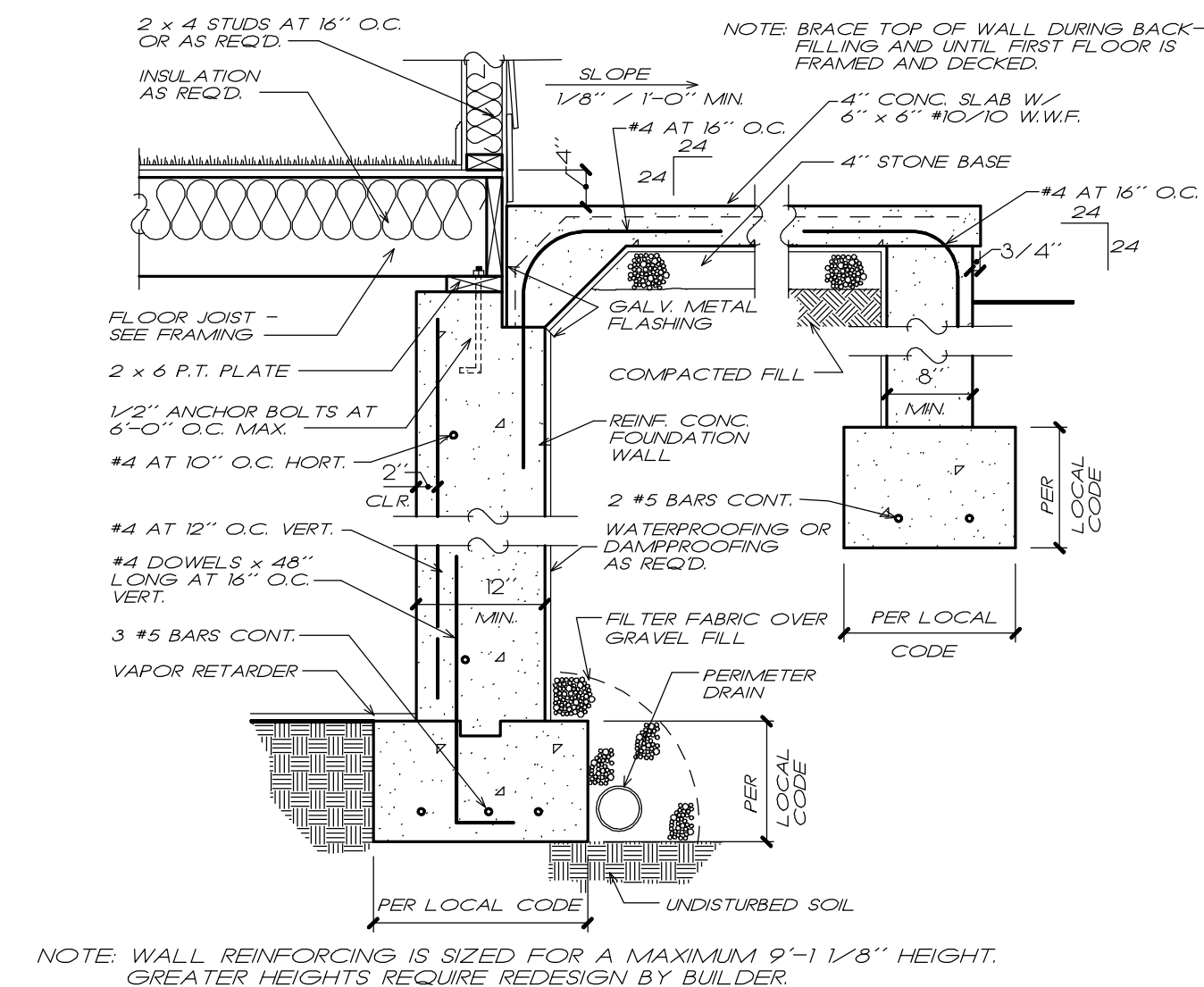
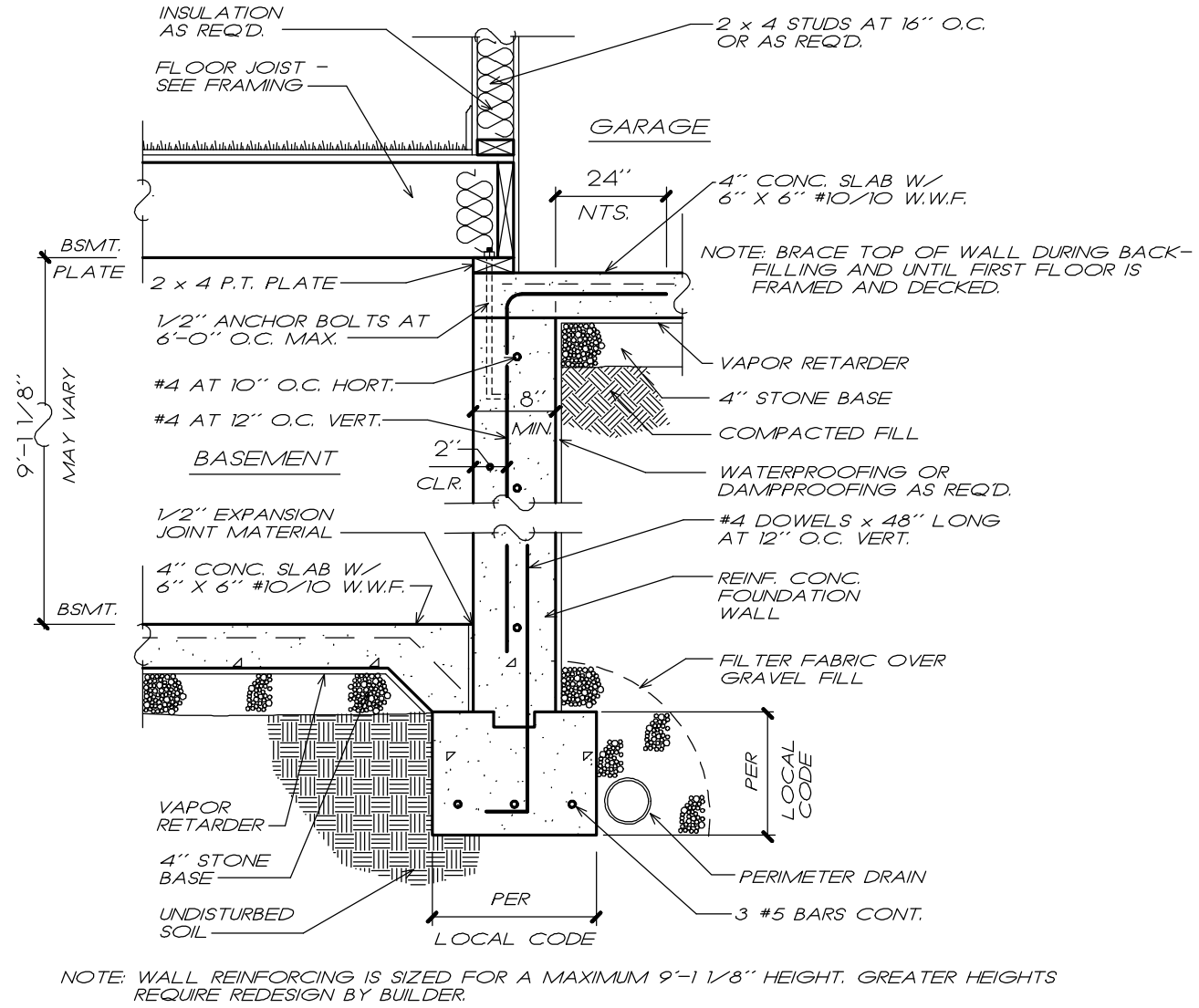
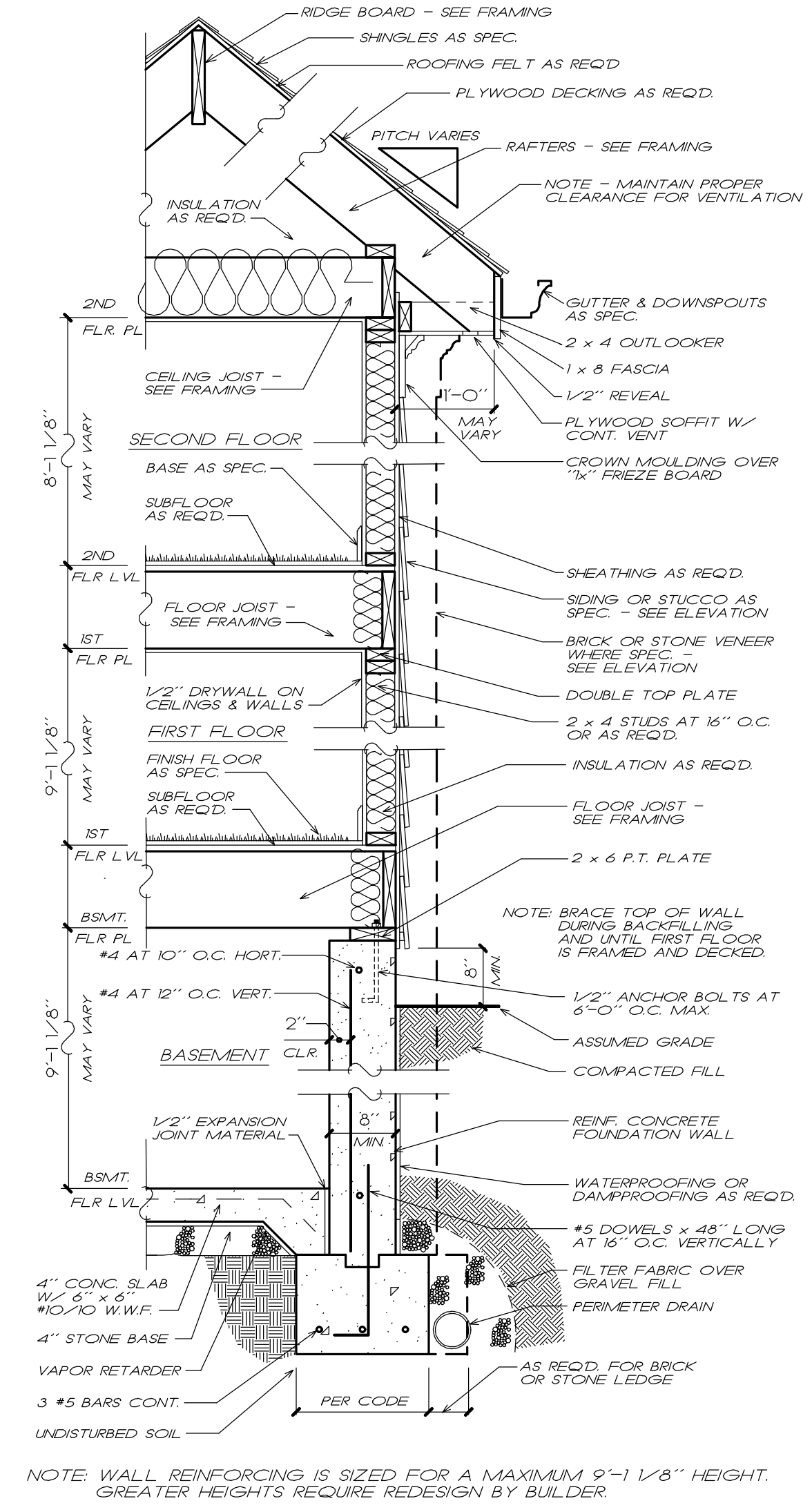
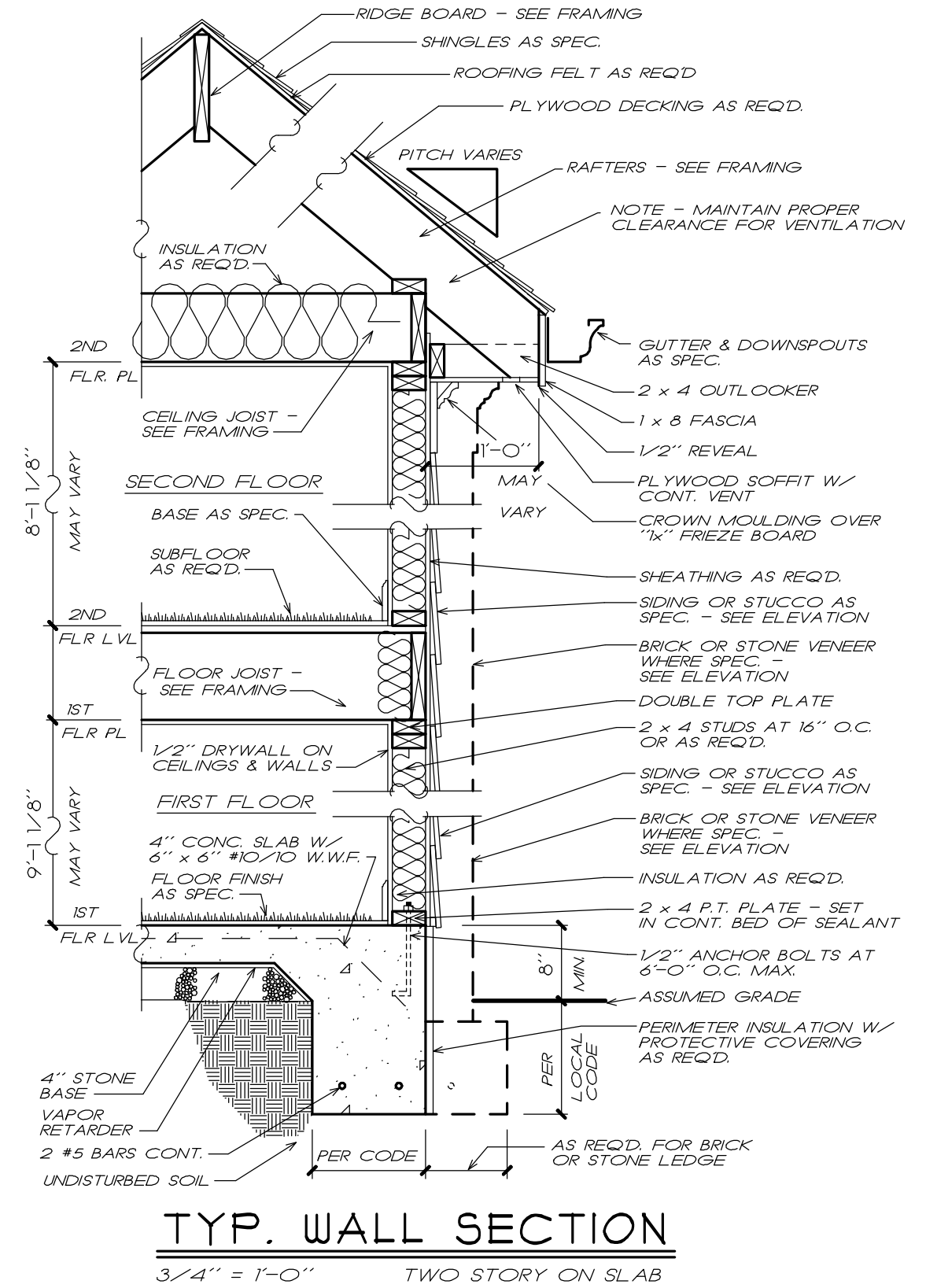
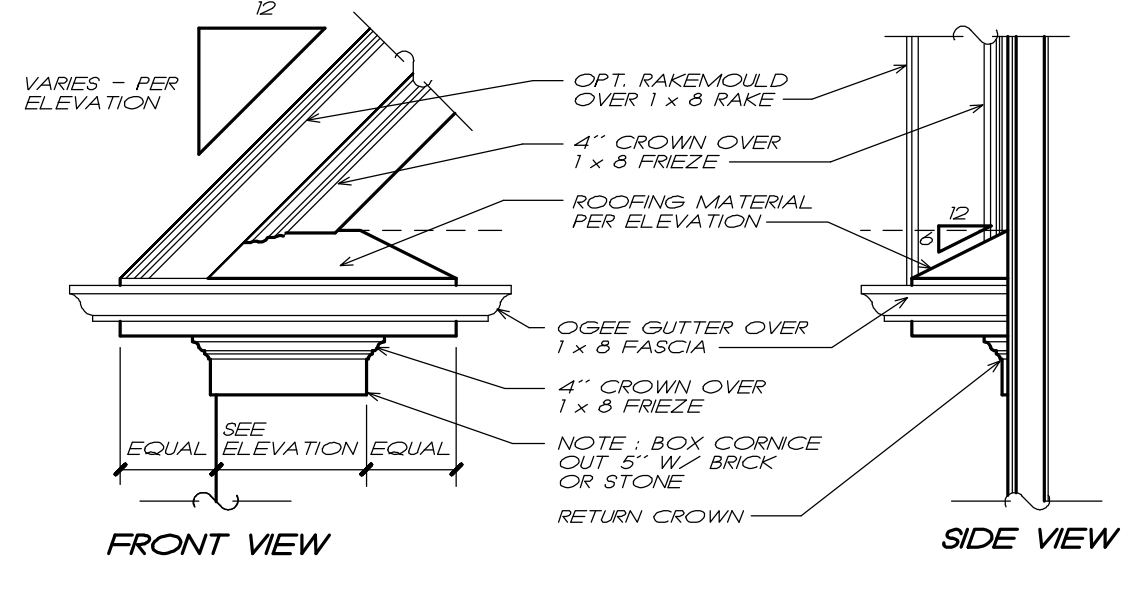
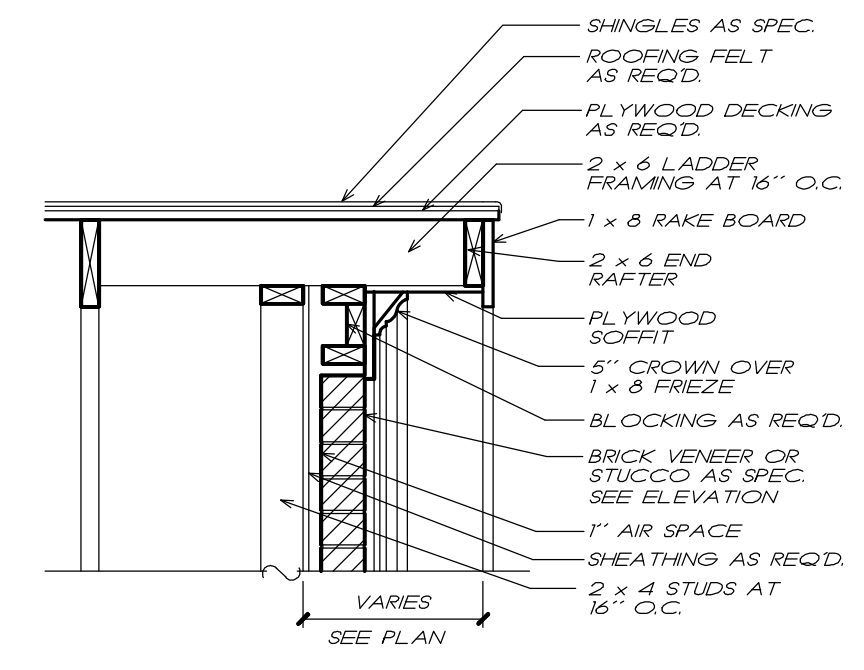
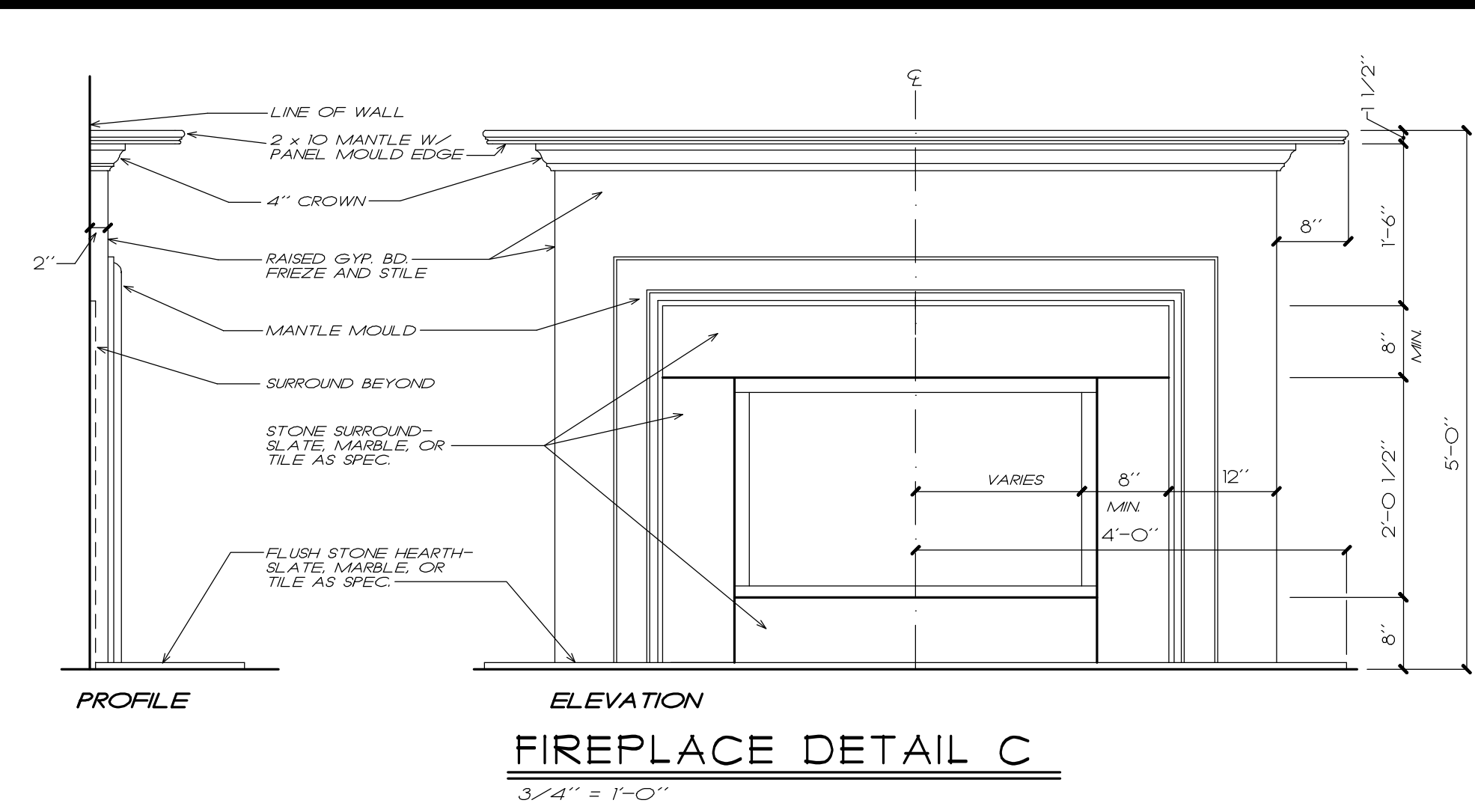
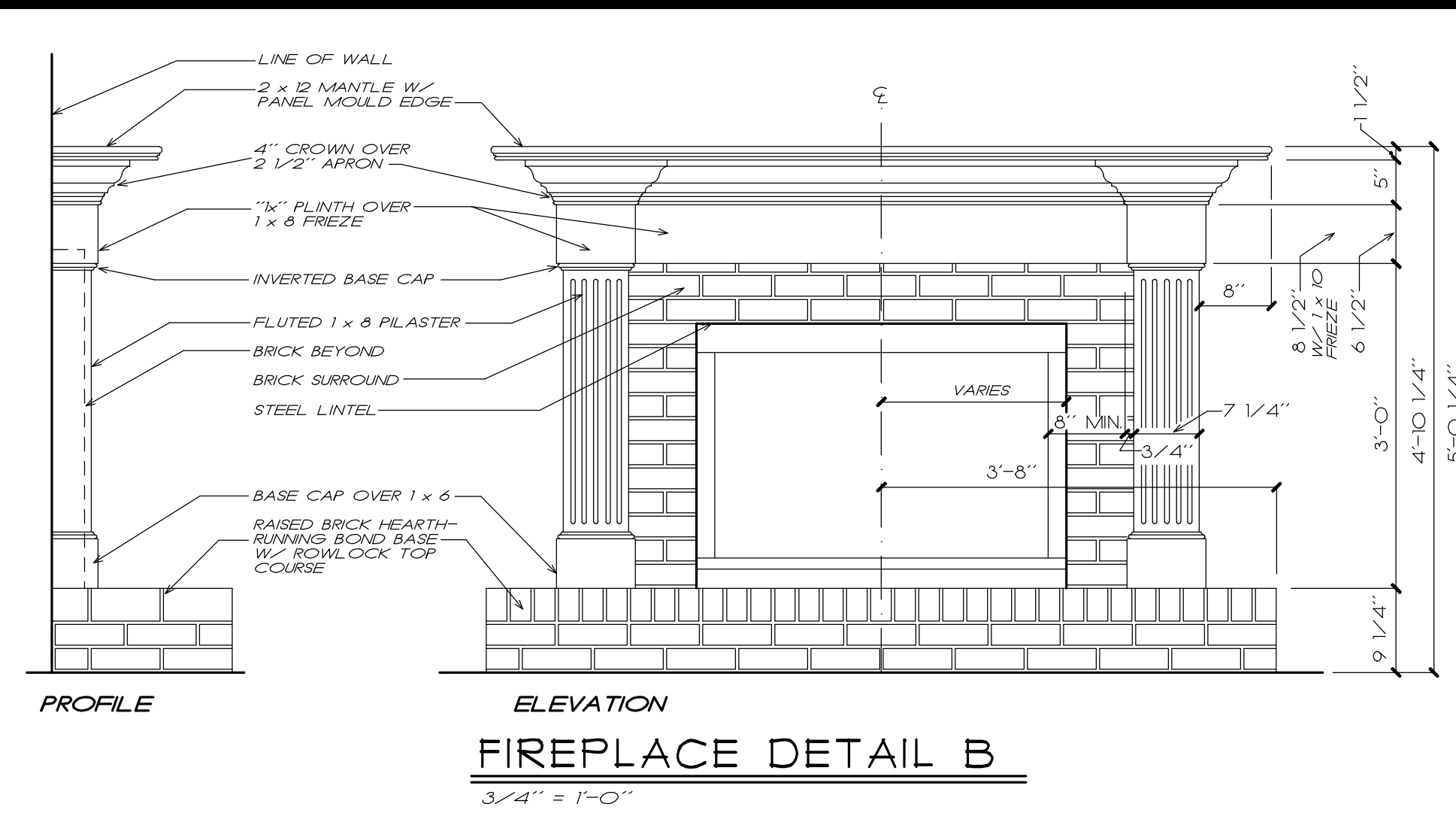
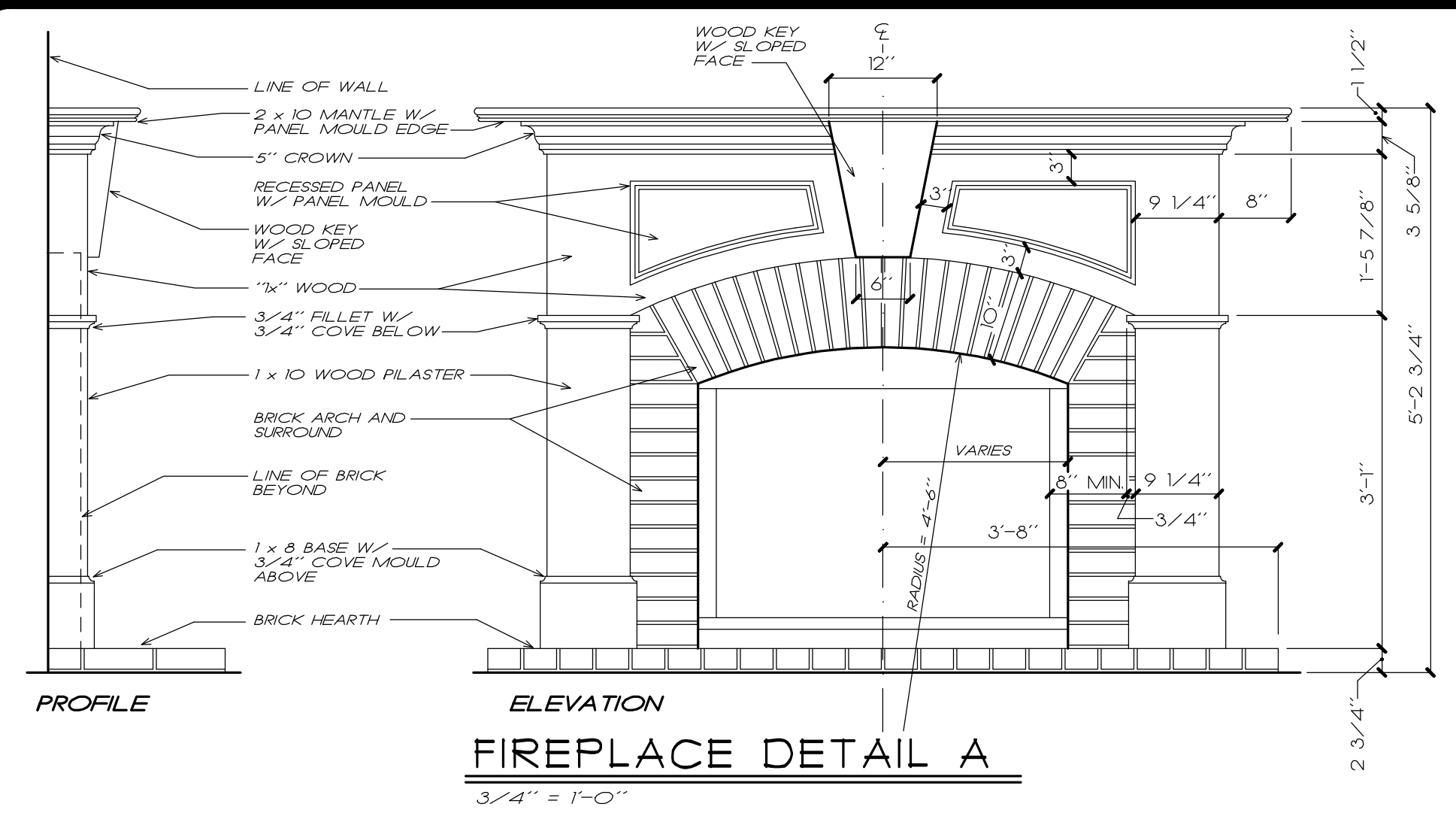
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**ROOF FRAMING PLAN**  
 1/4" = 1'-0"

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**HOMEPANS**  
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**TYPICAL DETAIL SHEET**

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. Frank Betz Associates, Inc. assumes no liability for any changes made to these details by others.

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

3550 GEORGE BUSBEE PARKWAY  
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 770-431-0888 888-717-3003

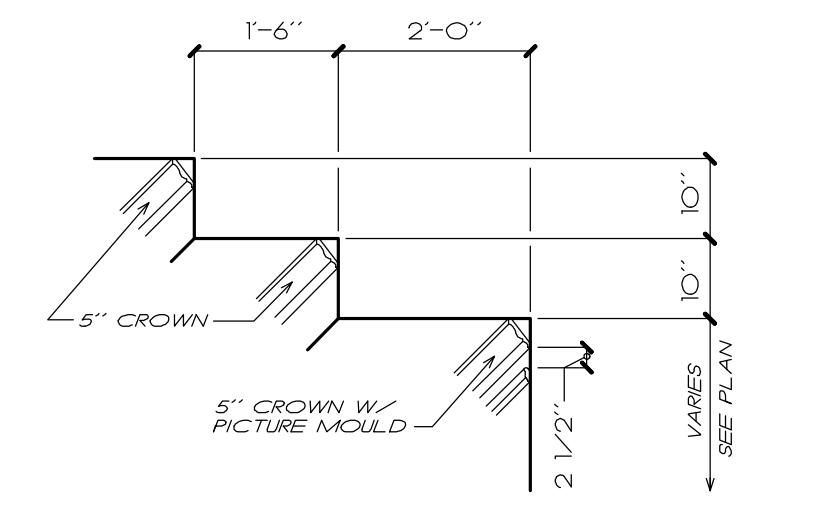
BY: FBA CK: FBA

DATE: 05/26/13

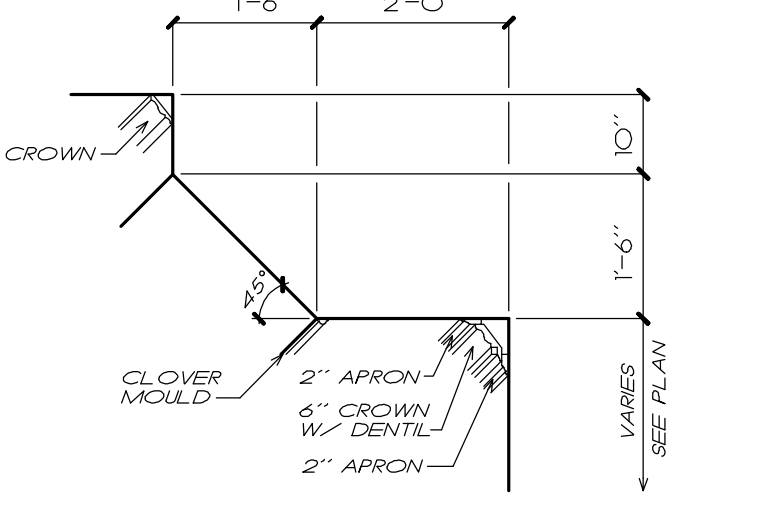
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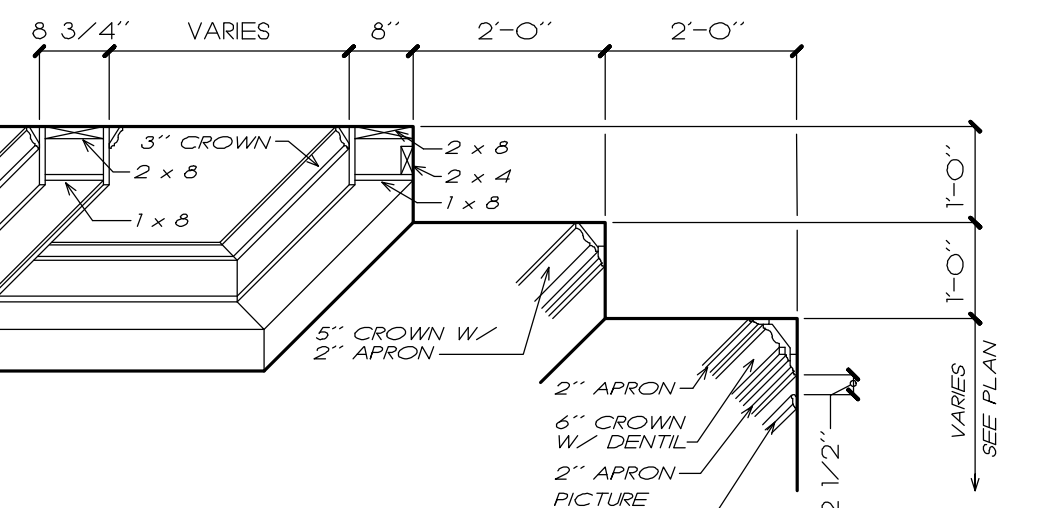
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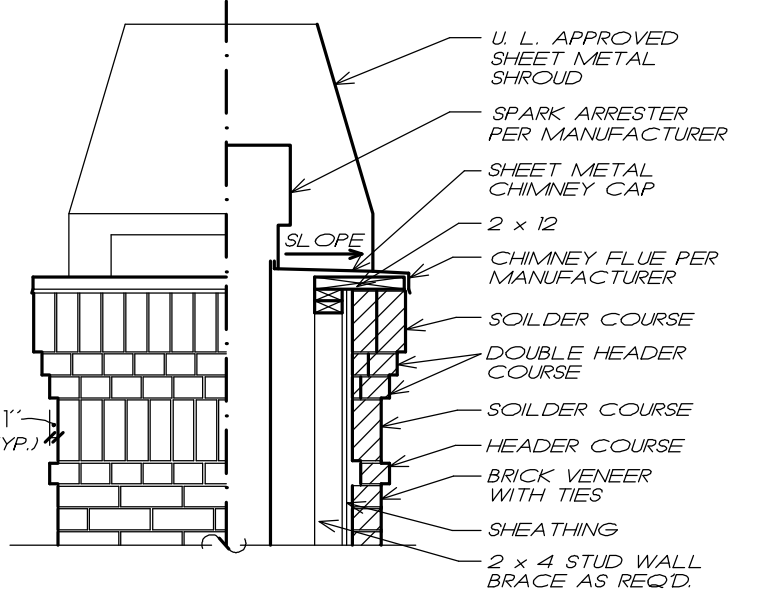
**STEPPED TRAY DETAIL**  
1/2" = 1'-0"



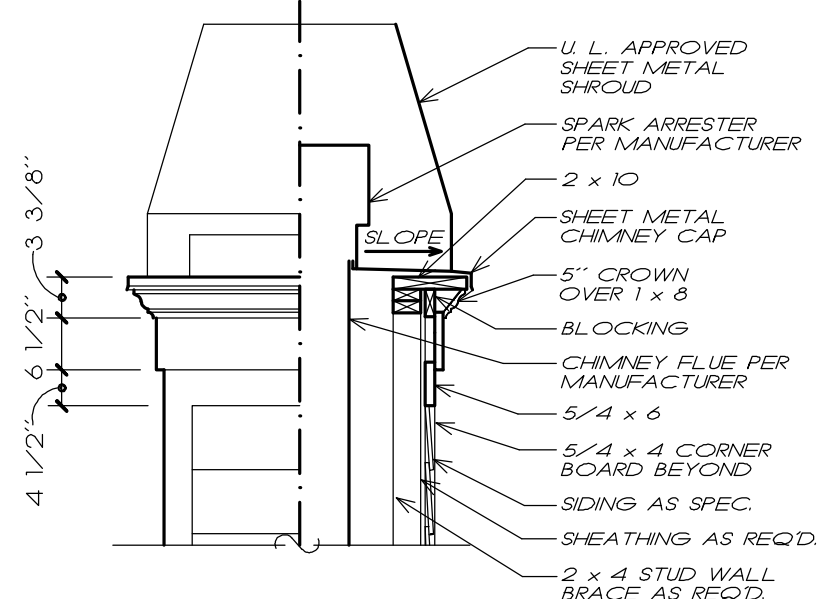
**ANGLED TRAY DETAIL**  
1/2" = 1'-0"



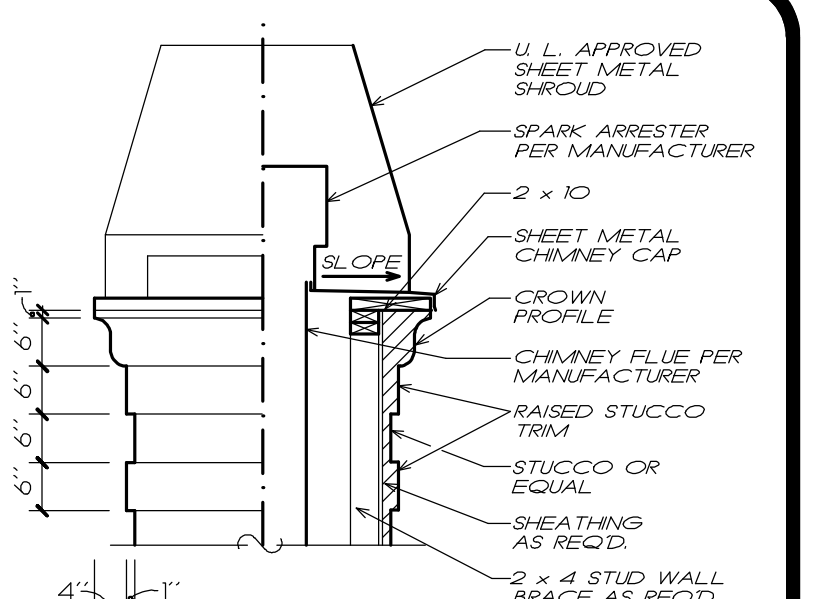
**COFFERED TRAY DETAIL**  
1/2" = 1'-0"



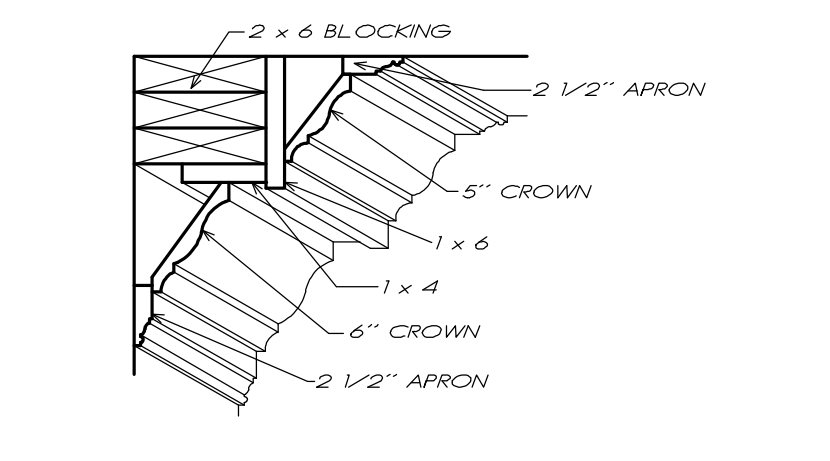
**CHIMNEY CAP DETAIL**  
1/2" = 1'-0" BRICK



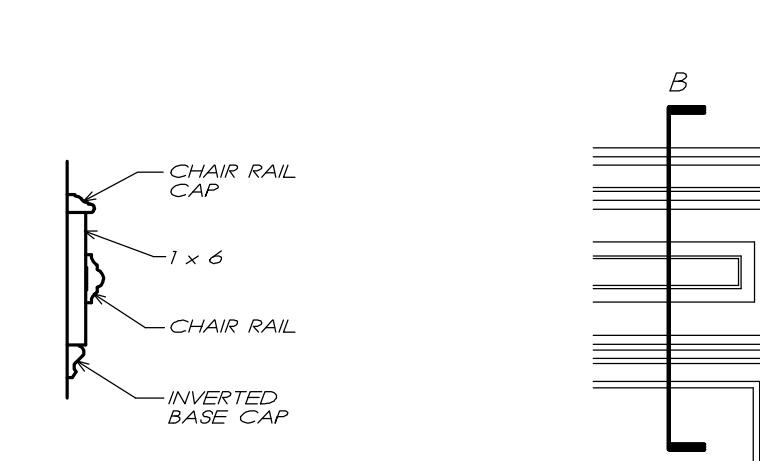
**CHIMNEY CAP DETAIL**  
1/2" = 1'-0" SIDING



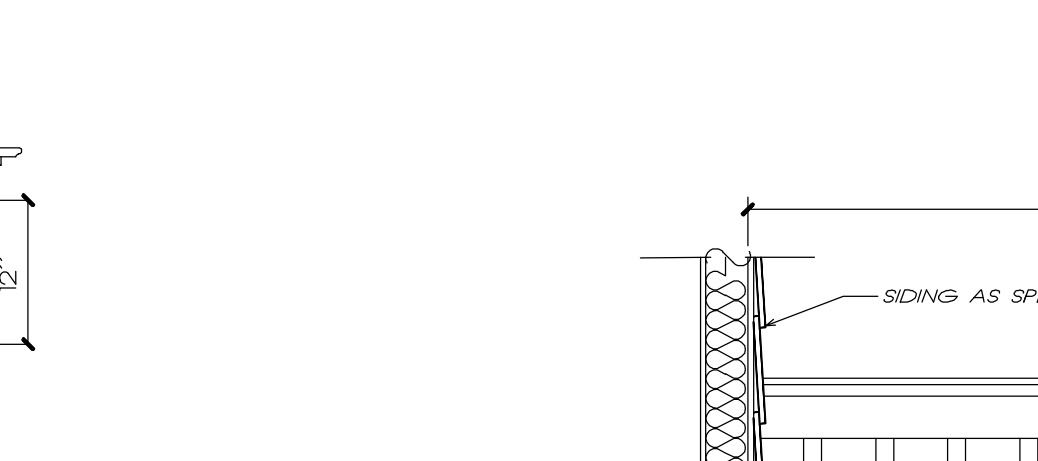
**CHIMNEY CAP DETAIL**  
1/2" = 1'-0" STUCCO



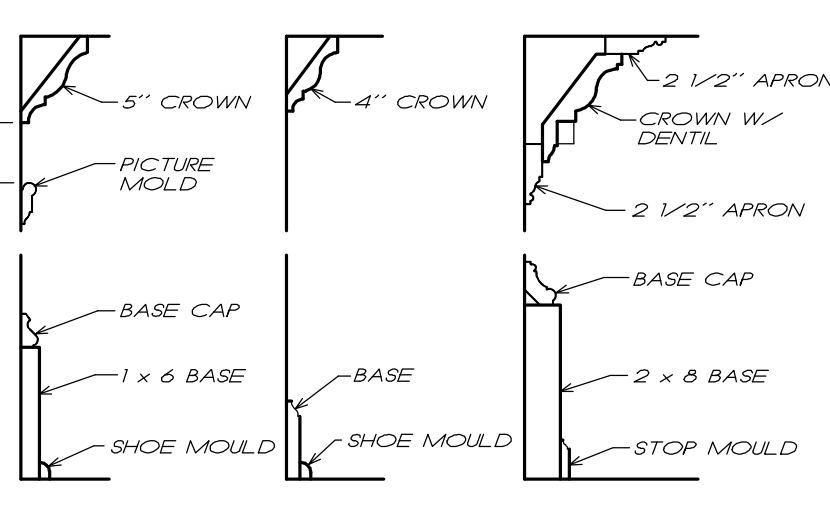
**CROWN DETAIL**  
1 1/2" = 1'-0"



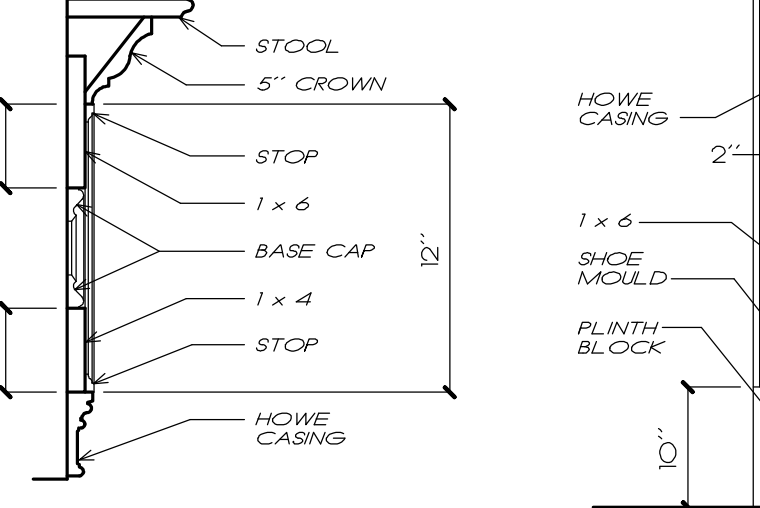
**SECTION AA**  
1 1/2" = 1'-0"



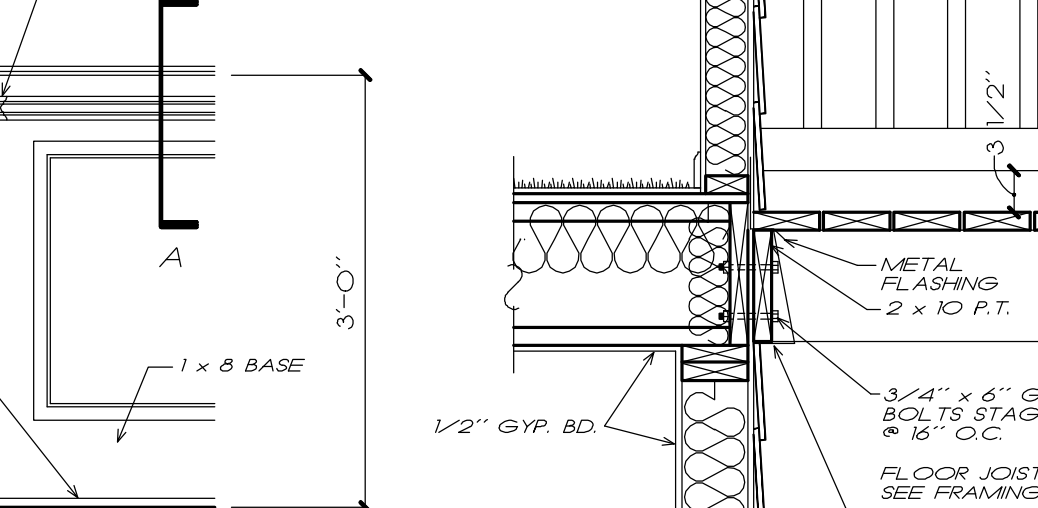
**OPENING/WAINSCOT DETAIL**  
1 1/2" = 1'-0"



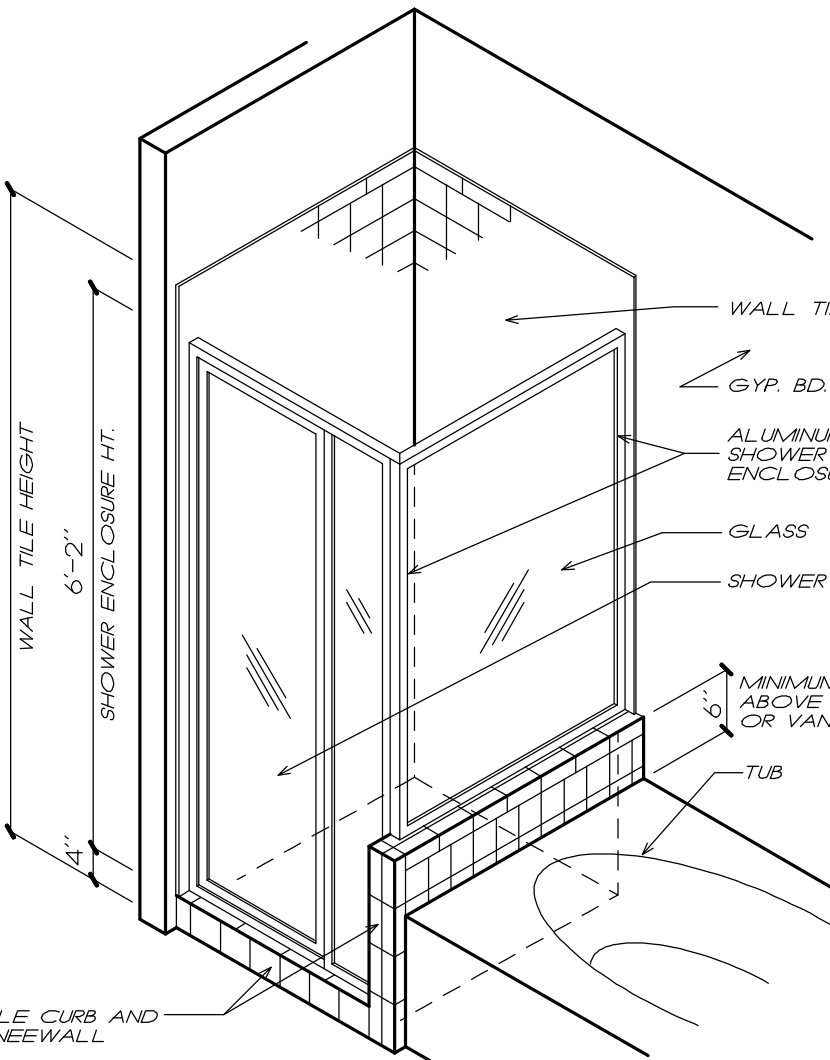
**TRIM DETAILS**  
1 1/2" = 1'-0"



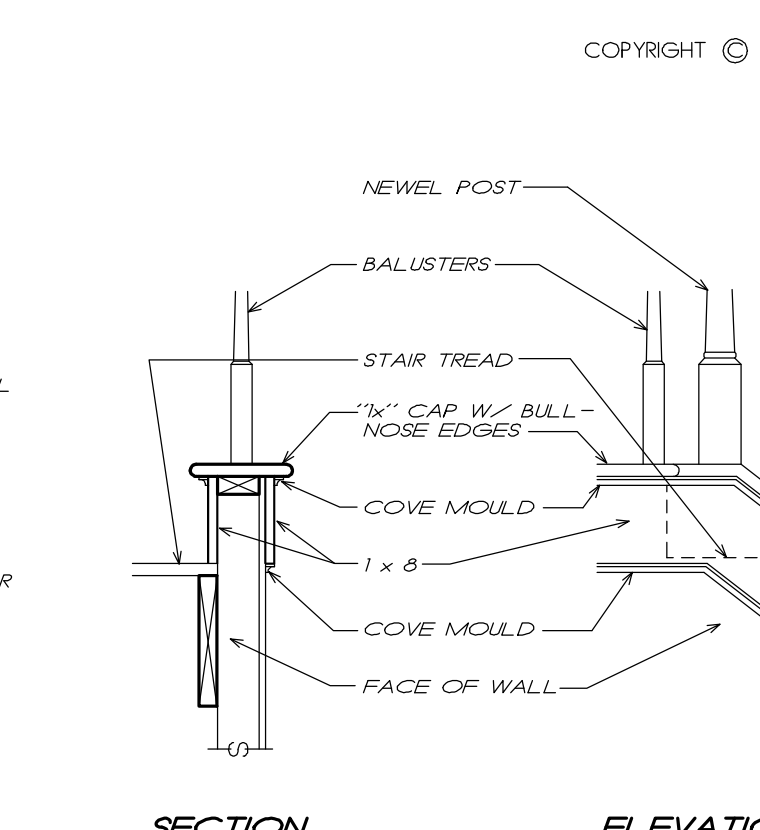
**SECTION BB**  
1 1/2" = 1'-0"



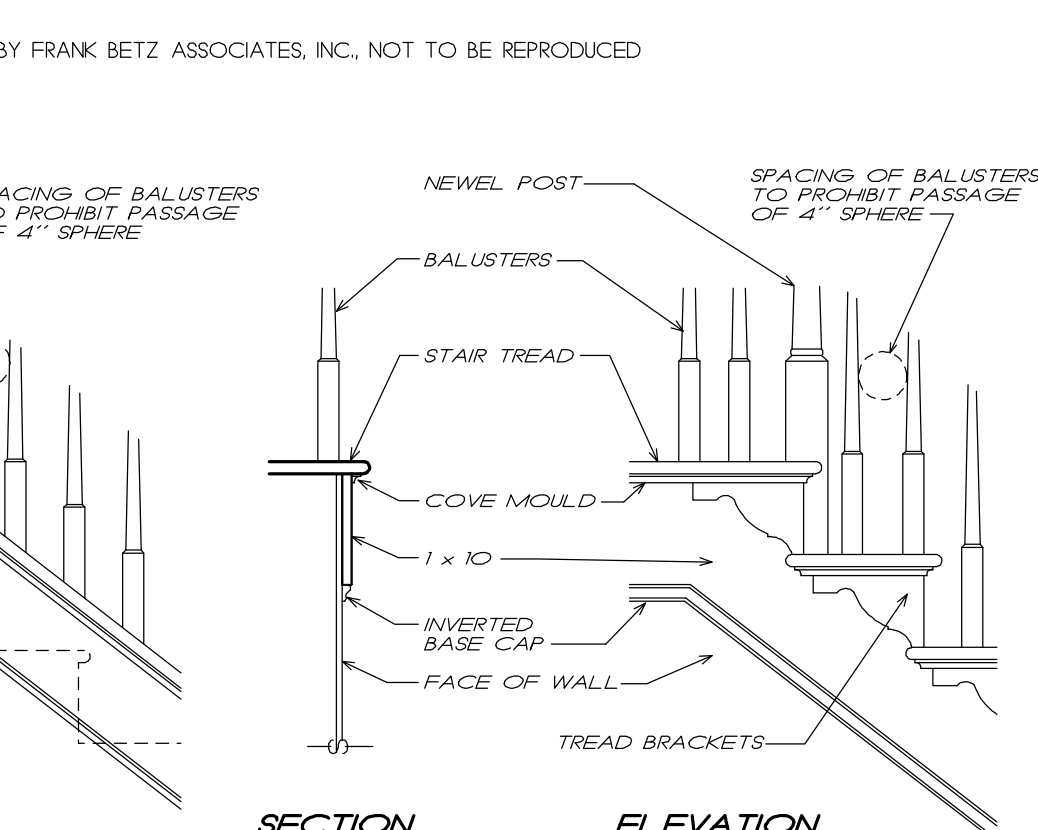
**3-PLY BEAM POST CONNECTION**  
3 1/4" = 1'-0"



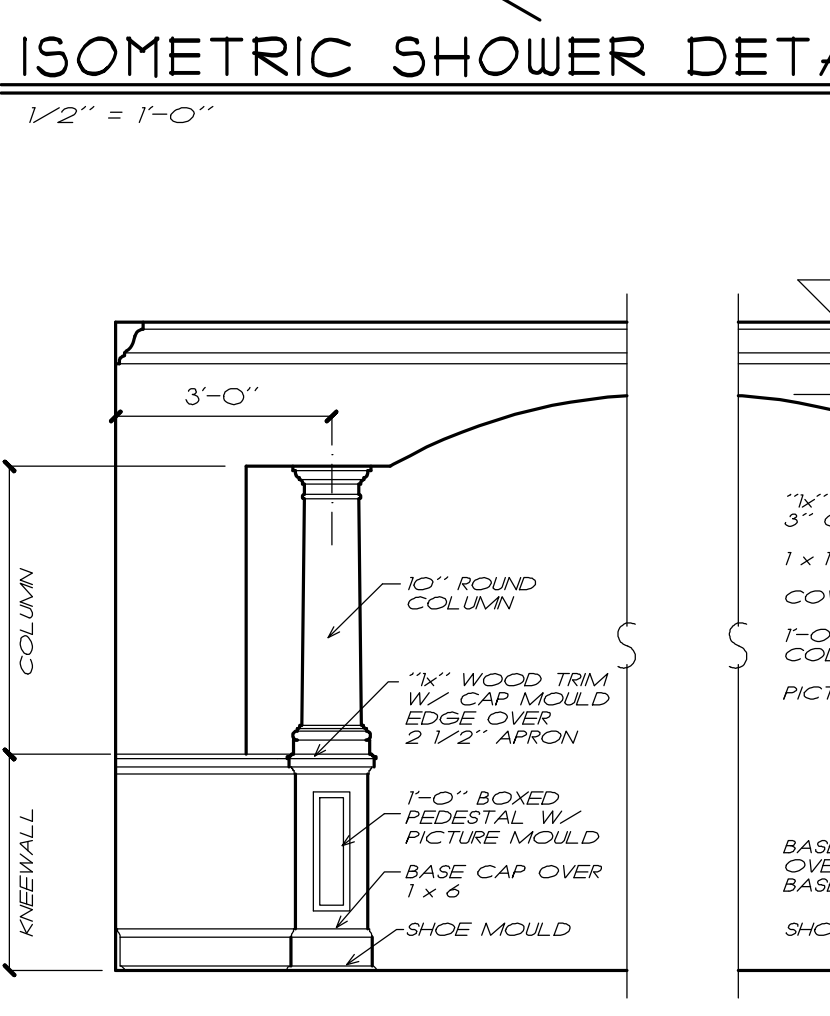
**ISOMETRIC SHOWER DETAIL**  
1/2" = 1'-0"



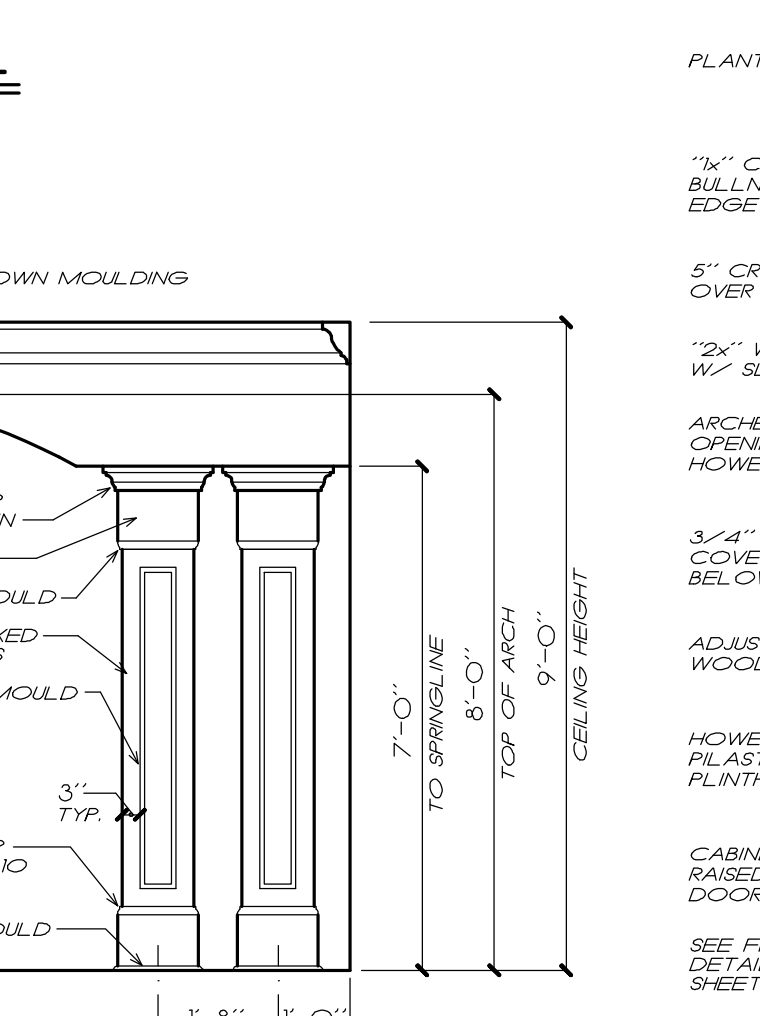
**STAIR TRIM DETAIL A**  
3 1/4" = 1'-0"



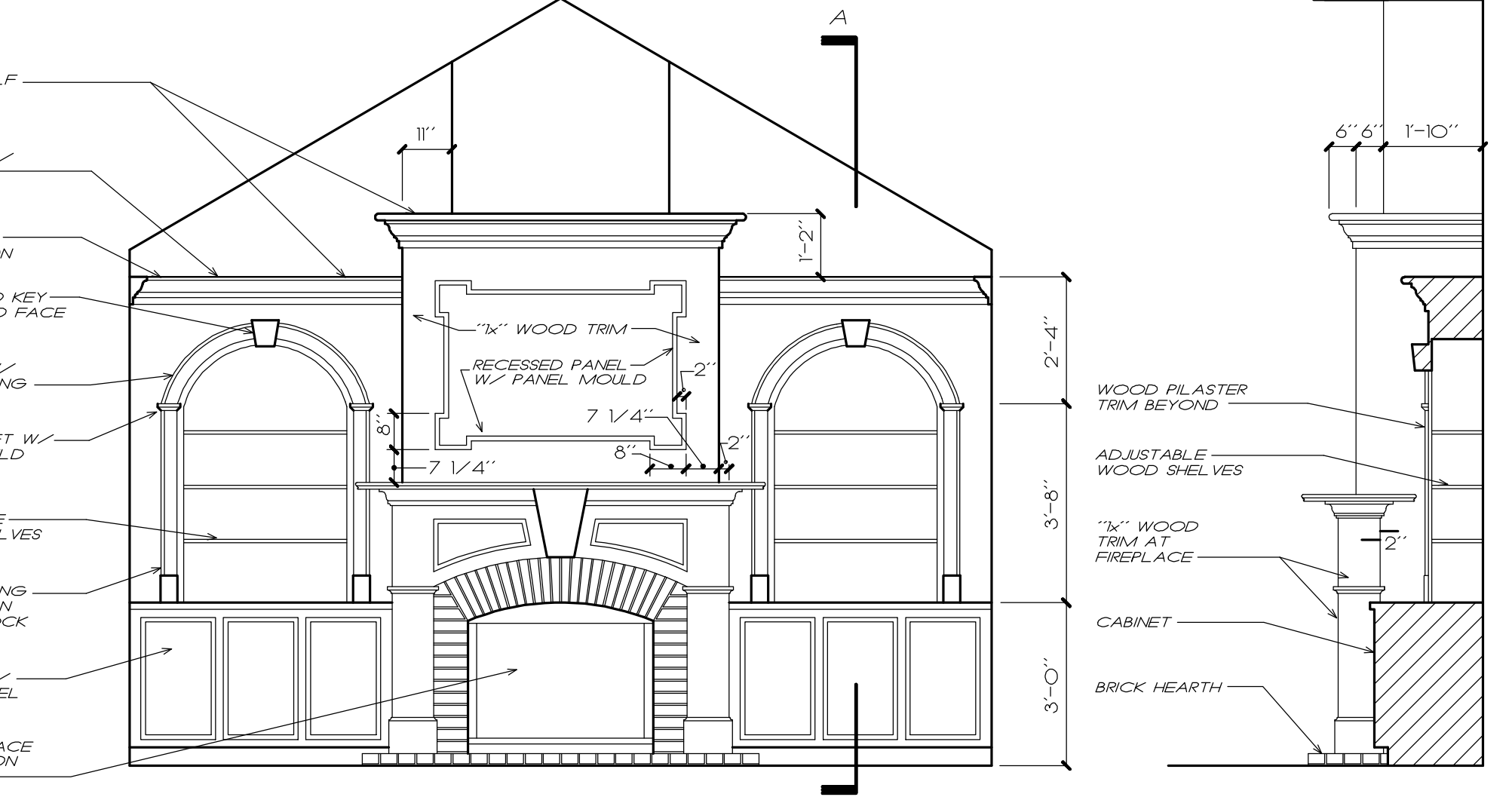
**STAIR TRIM DETAIL B**  
3 1/4" = 1'-0"



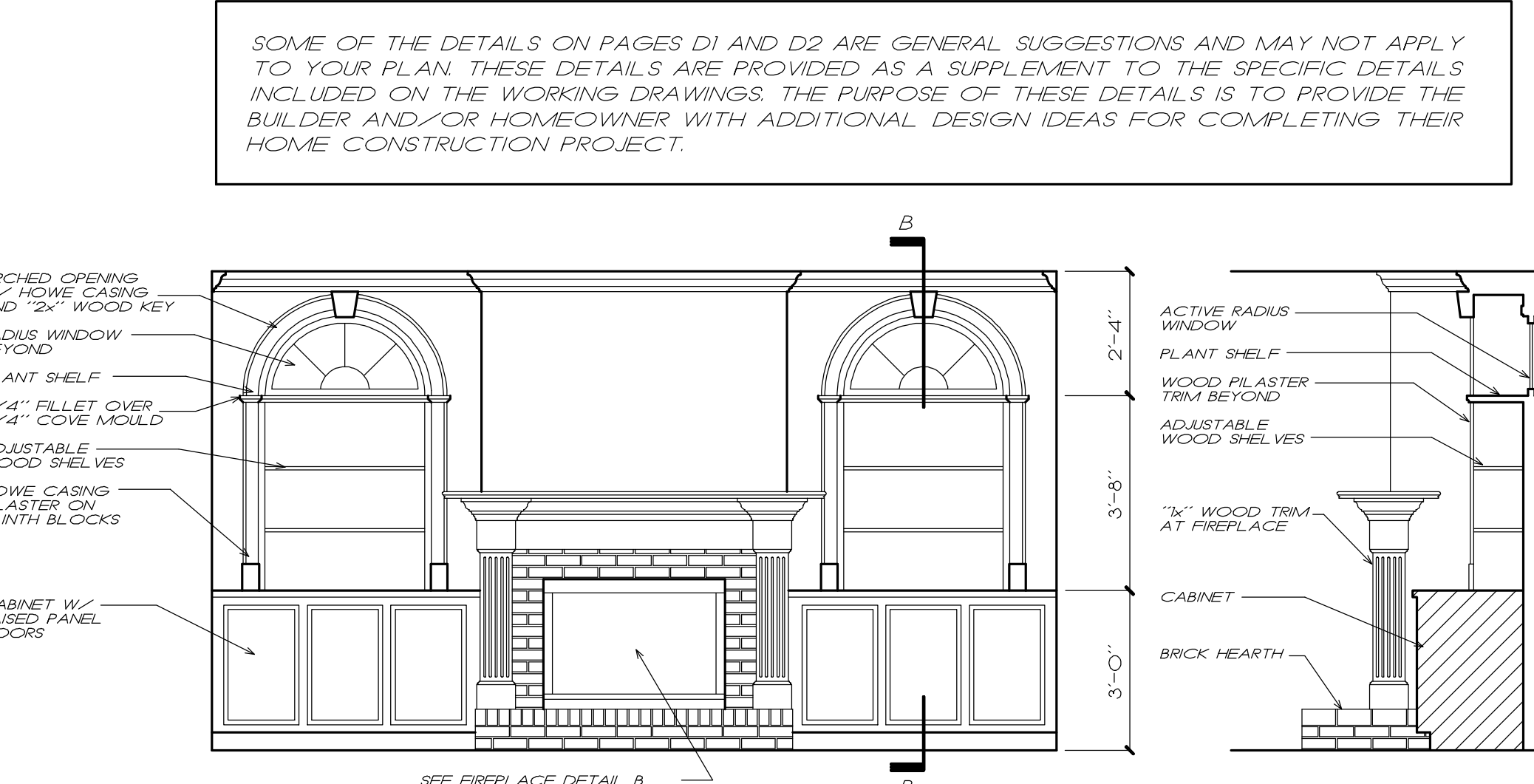
**ARCH ELEVATION A**  
3 1/8" = 1'-0"



**ARCH ELEVATION B**  
3 1/8" = 1'-0"



**INTERIOR ELEVATION A**  
3 1/8" = 1'-0"



**INTERIOR ELEVATION B**  
3 1/8" = 1'-0"

SOME OF THE DETAILS ON PAGES D1 AND D2 ARE GENERAL SUGGESTIONS AND MAY NOT APPLY TO YOUR PLAN. THESE DETAILS ARE PROVIDED AS A SUPPLEMENT TO THE SPECIFIC DETAILS INCLUDED ON THE WORKING DRAWINGS. THE PURPOSE OF THESE DETAILS IS TO PROVIDE THE BUILDER AND/OR HOMEOWNER WITH ADDITIONAL DESIGN IDEAS FOR COMPLETING THEIR HOME CONSTRUCTION PROJECT.

**1 WALL SECTION**  
D2 3 1/4" = 1'-0"

**4 JAMB DETAIL**  
D2 3 1/4" = 1'-0"

**DORMER DETAIL A & B**  
3 1/4" = 1'-0"

**2 JAMB DETAIL**  
D2 3 1/4" = 1'-0"

**3 SECTION**  
D2 3 1/4" = 1'-0"

**ELEVATION A**  
2452 DOUBLE HUNG WOOD WINDOW IN A NON-FERROUS CONDITION

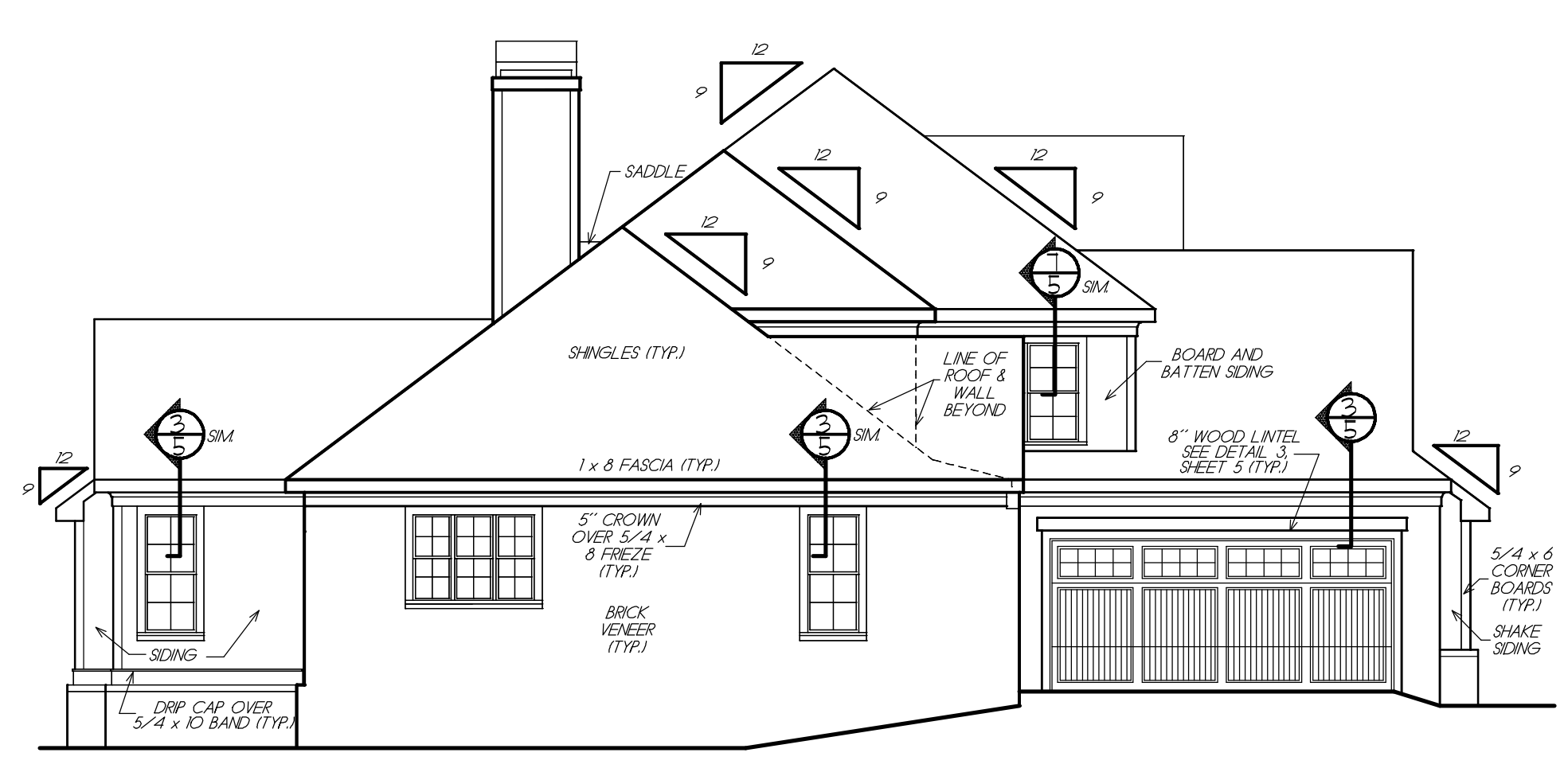
**ELEVATION B**  
2452 TRUE RADIUS FIXED WOOD WINDOW WITH GOTHIC LITES

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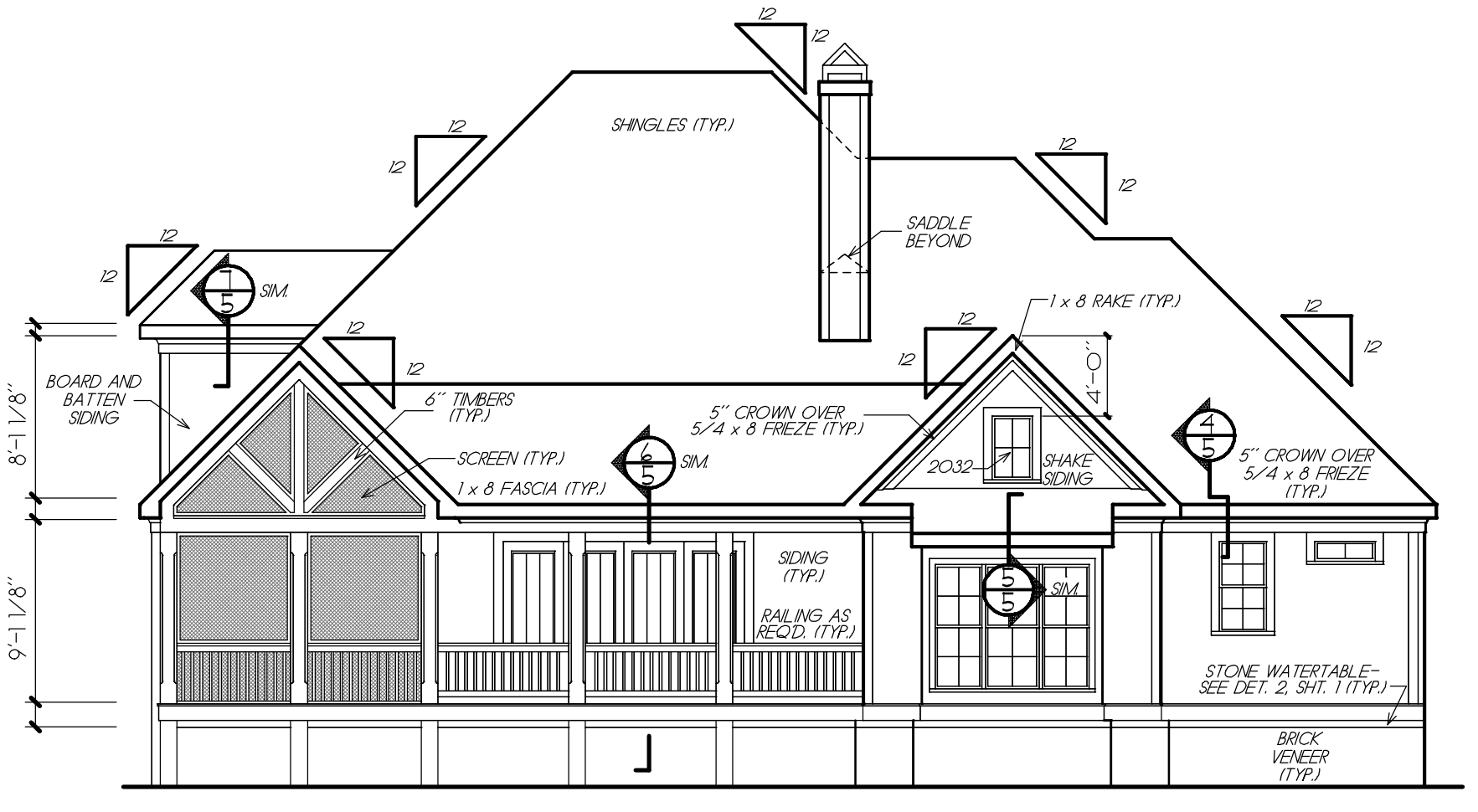
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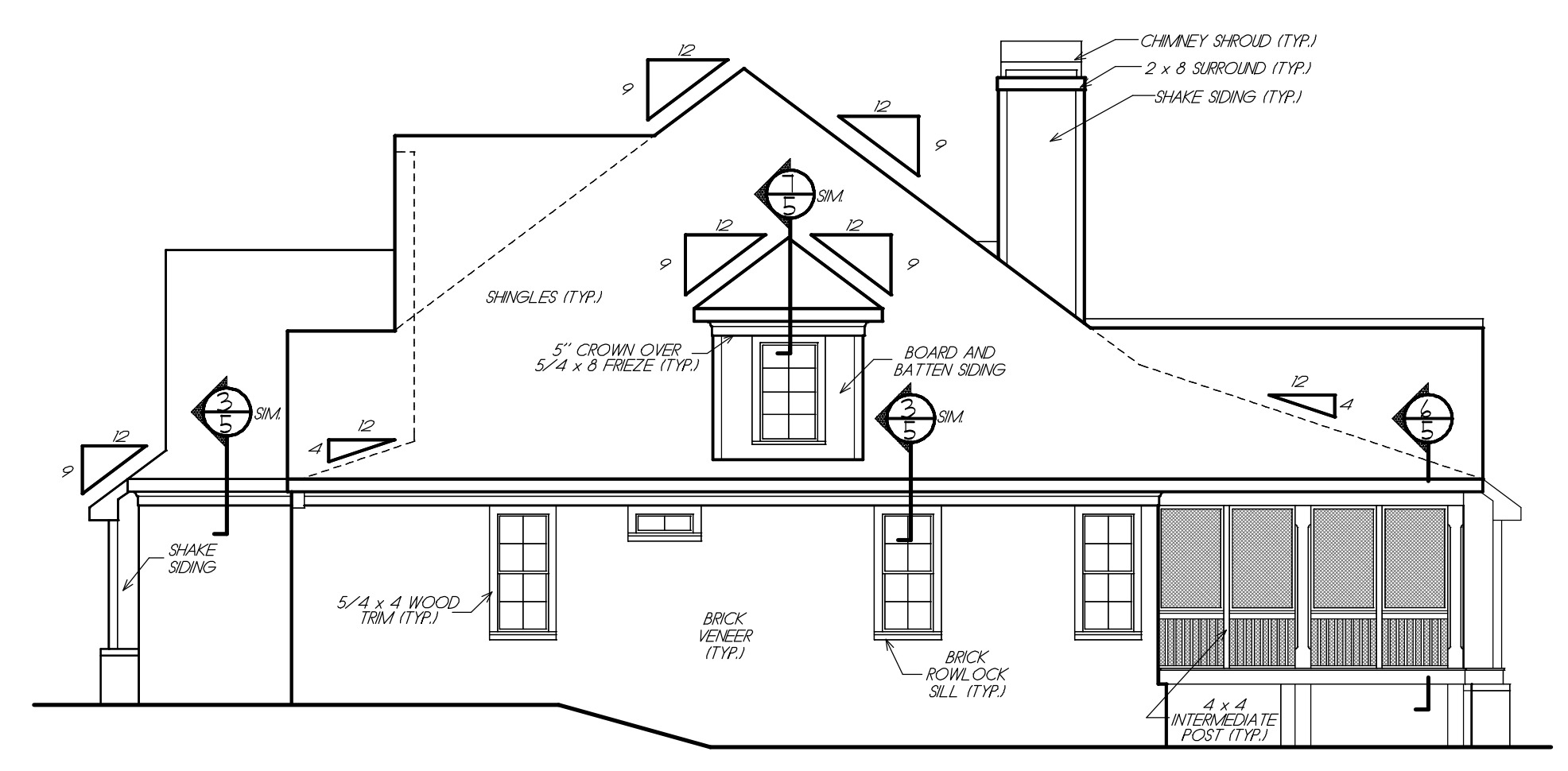
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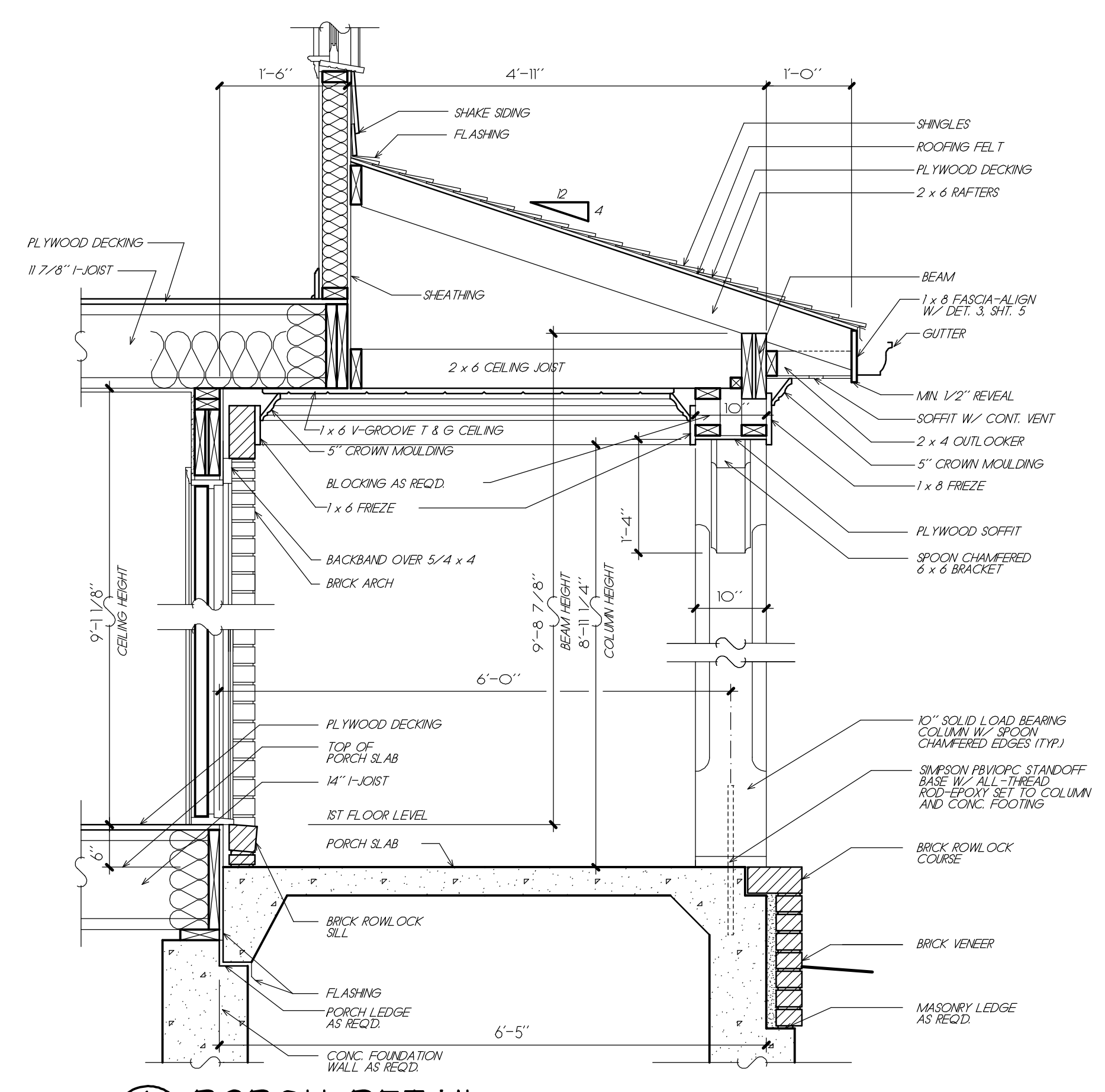
**LEFT ELEVATION**  
 1/8" = 1'-0"



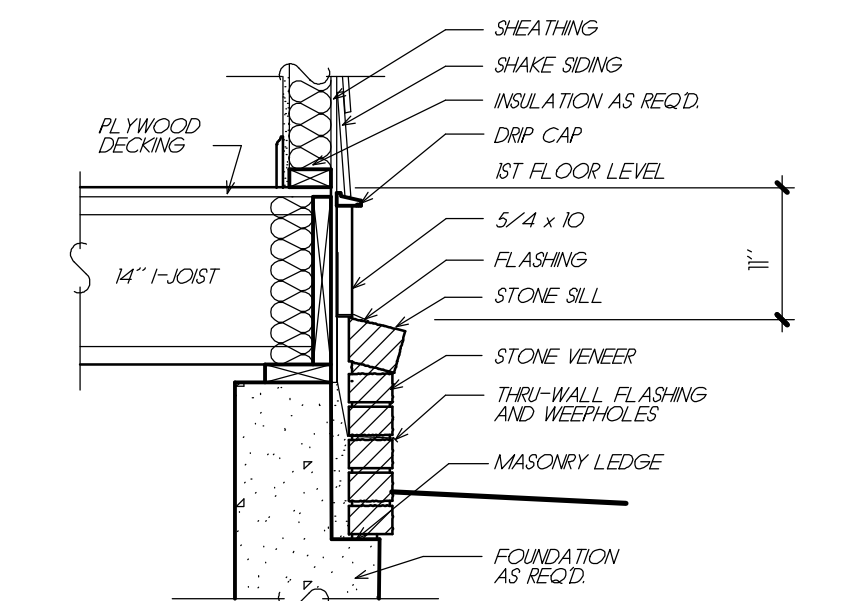
**REAR ELEVATION**  
 1/8" = 1'-0"



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



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



**2 WATER TABLE 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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**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  
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