

C. Christian Berg, PE

Structural Engineer

1126 Boxcar Way, Apex, NC 27502

919-623-7300

February 6, 2020

Mr. Shawn Spears
S&J Construction of Raleigh

Re: Lot 1 – 2434 Neills Creek Road
Lillington, NC

Dear Mr. Spears:

At your request, I have reviewed the plans proposed for new construction at this address. These plans were purchased from Frank Betz Associates and are entitled "The Foxcrofte". The architectural plans are dated 8/9/02, and the structural plans are dated 5/12/03. I reviewed the following sheets:

- Sheet 1 – Elevations and Details
- Sheet 2 – Elevations and Roof Plan
- Sheet 3 – Crawlspace Foundation Plan
- Sheet 4 – First Floor Plan
- Sheet 5 – Second Floor Plan
- Sheet 6 – Sections / Details
- Sheet 7 – Kitchen and Bath Elevations and Details
- Sheet F1 – First Floor Framing Plan
- Sheet F2 – Second Floor Framing Plan
- Sheet F3 – Ceiling Joist Framing Plan
- Sheet F4 – Roof Framing Plan

I have reviewed the drawings and noted all suggested modifications in red on the attached drawings.

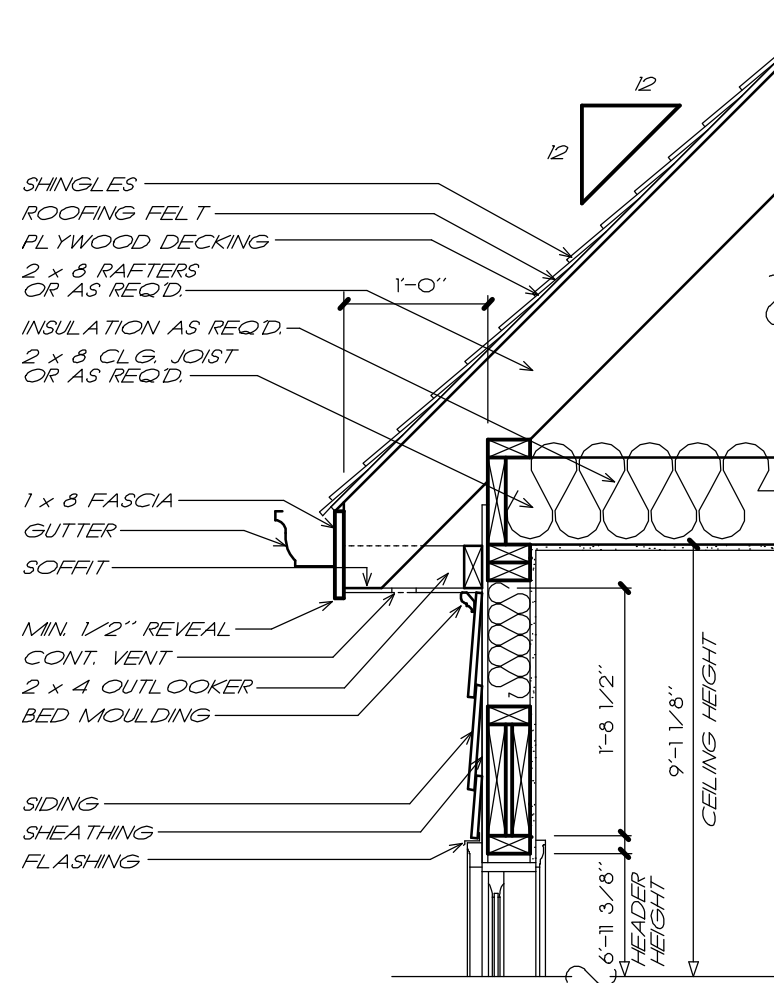
It is my professional opinion that this home, constructed in accordance with the attached plans (including the red notations) will safely support all structural loads as required by the 2018 North Carolina State Building Code - Residential

Please let me know if you have any questions or require additional information.

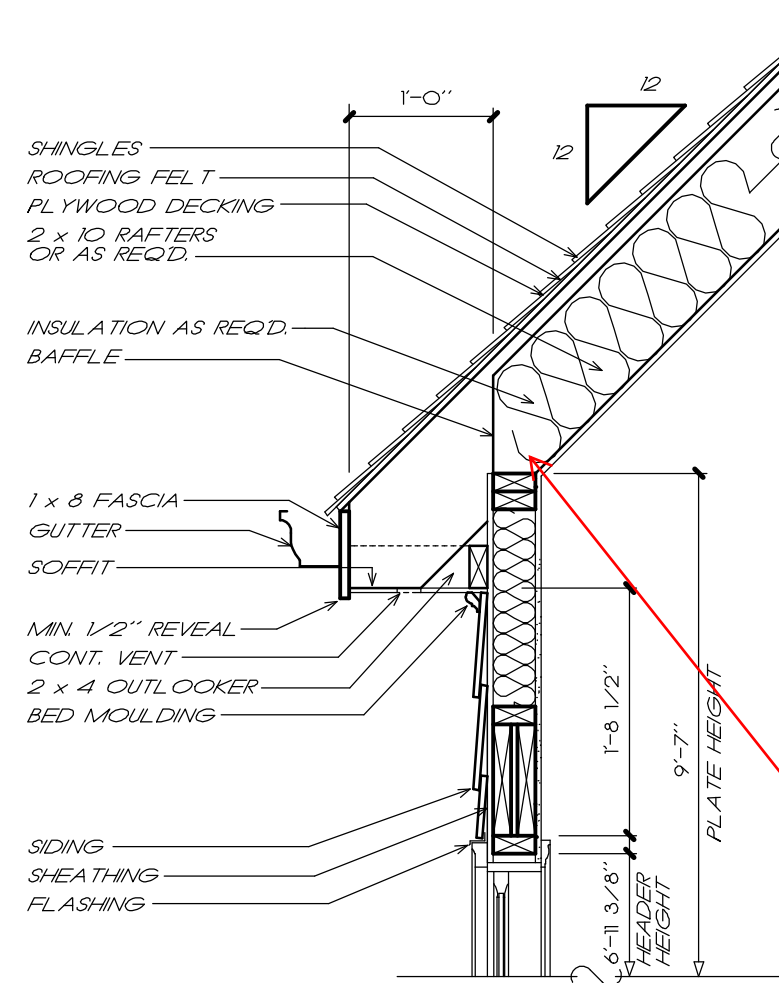
Regards,

Chris Berg, PE

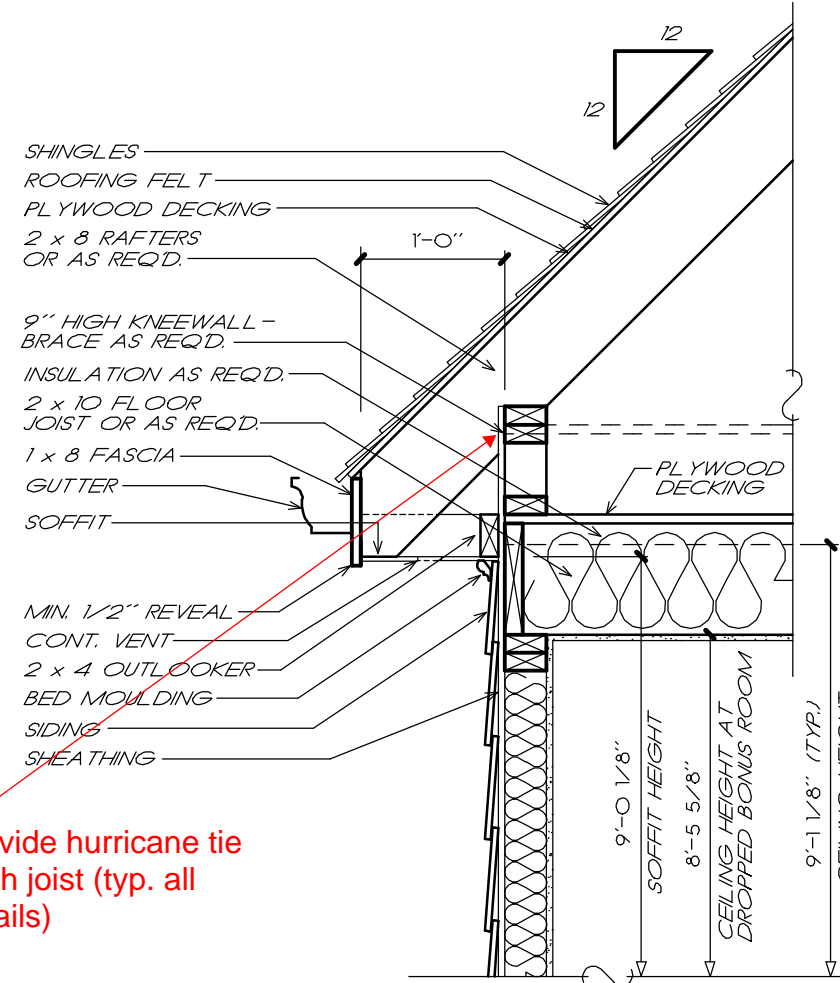




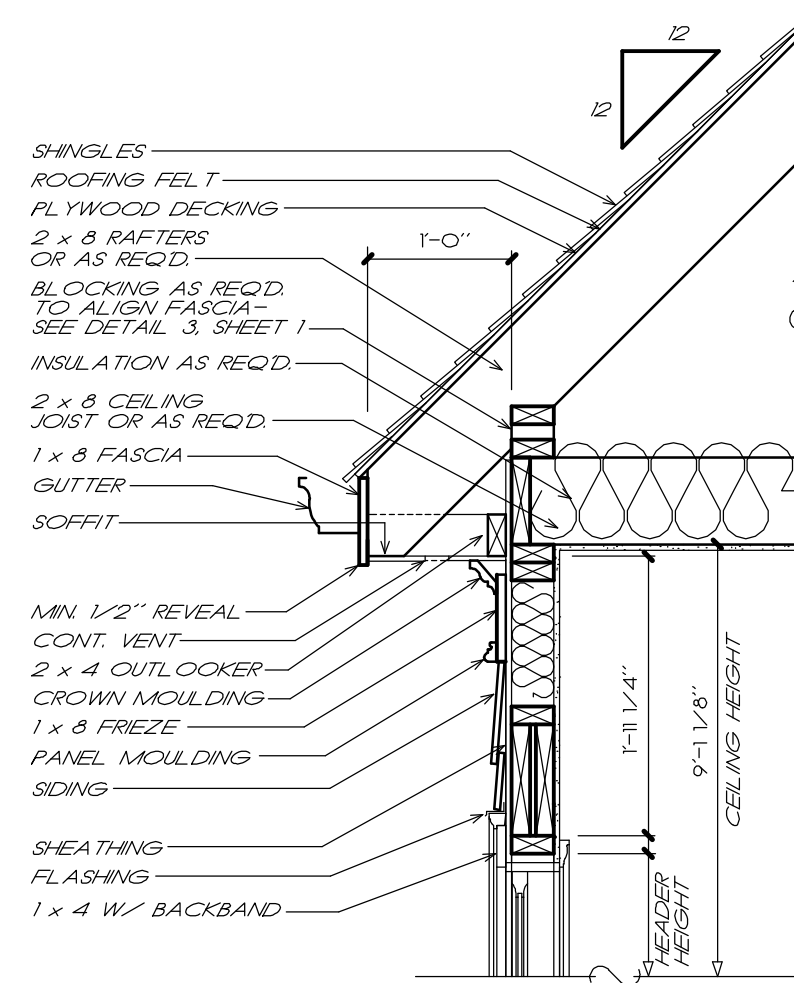
1 CORNICE DETAIL
3/4" = 1'-0"



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



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



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

Provide hurricane tie each joist (typ. all details)

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

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

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



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PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

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

TO BSMT. FLOOR LEVEL

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ELEVATION / DETAILS
THE FOXCROFTE

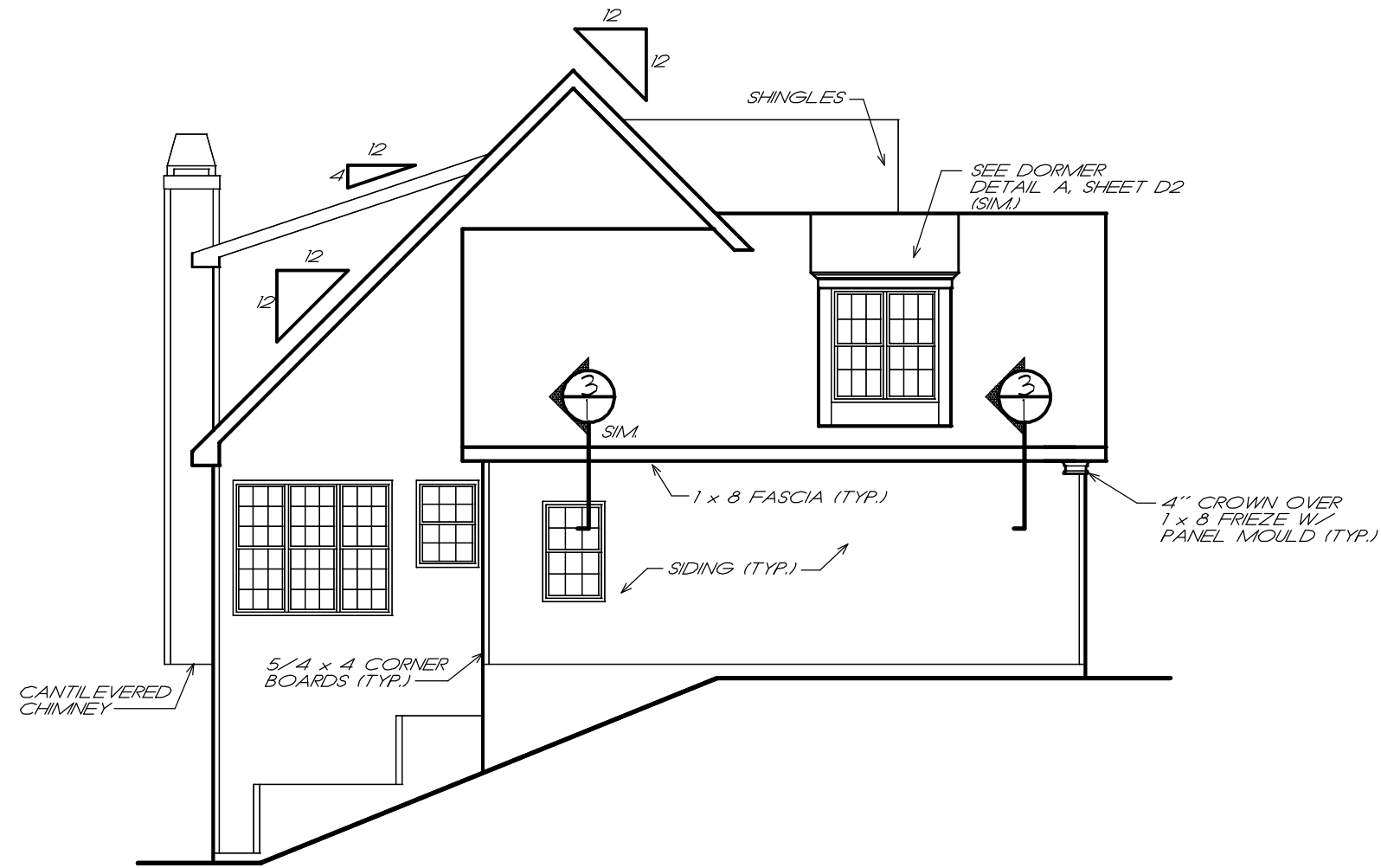
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770-431-0888 888-717-3003

BY WMB CK JCH

DATE 8/9/02

SHEET 1
OF 7

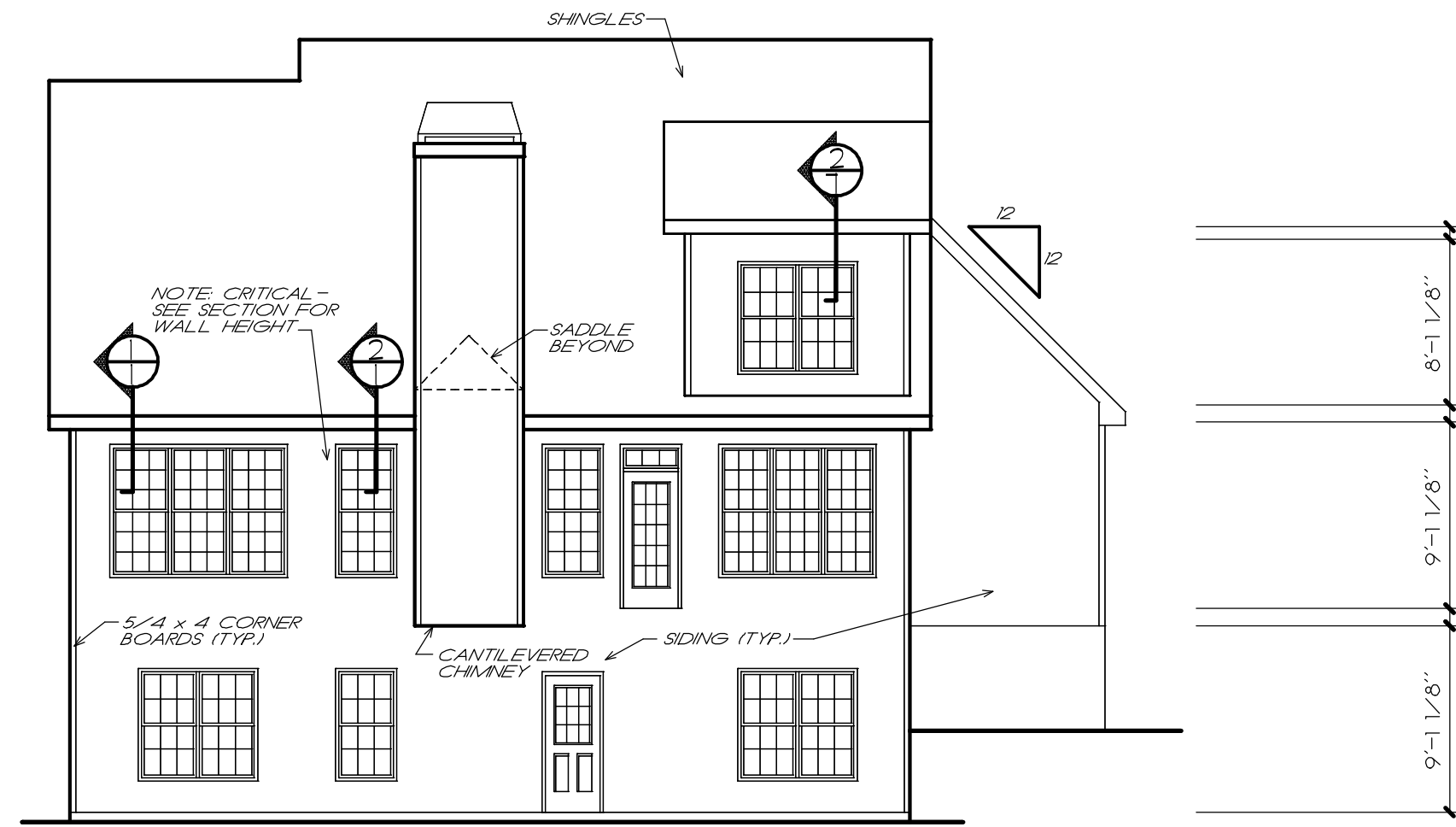
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LEFT ELEVATION

1/8" = 1'-0"

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



REAR ELEVATION

1/8" = 1'-0"

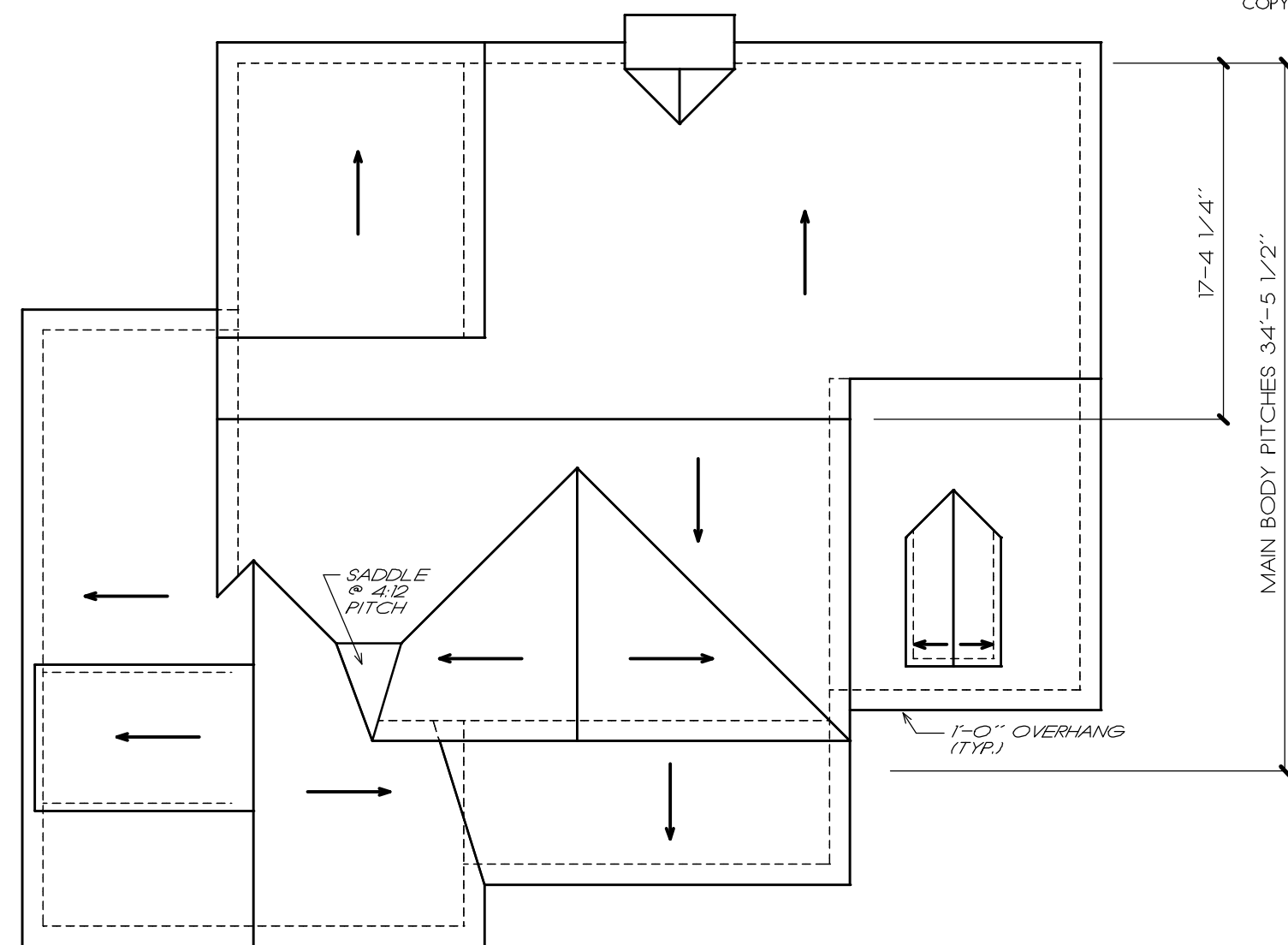
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NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS SEE DETAILS

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

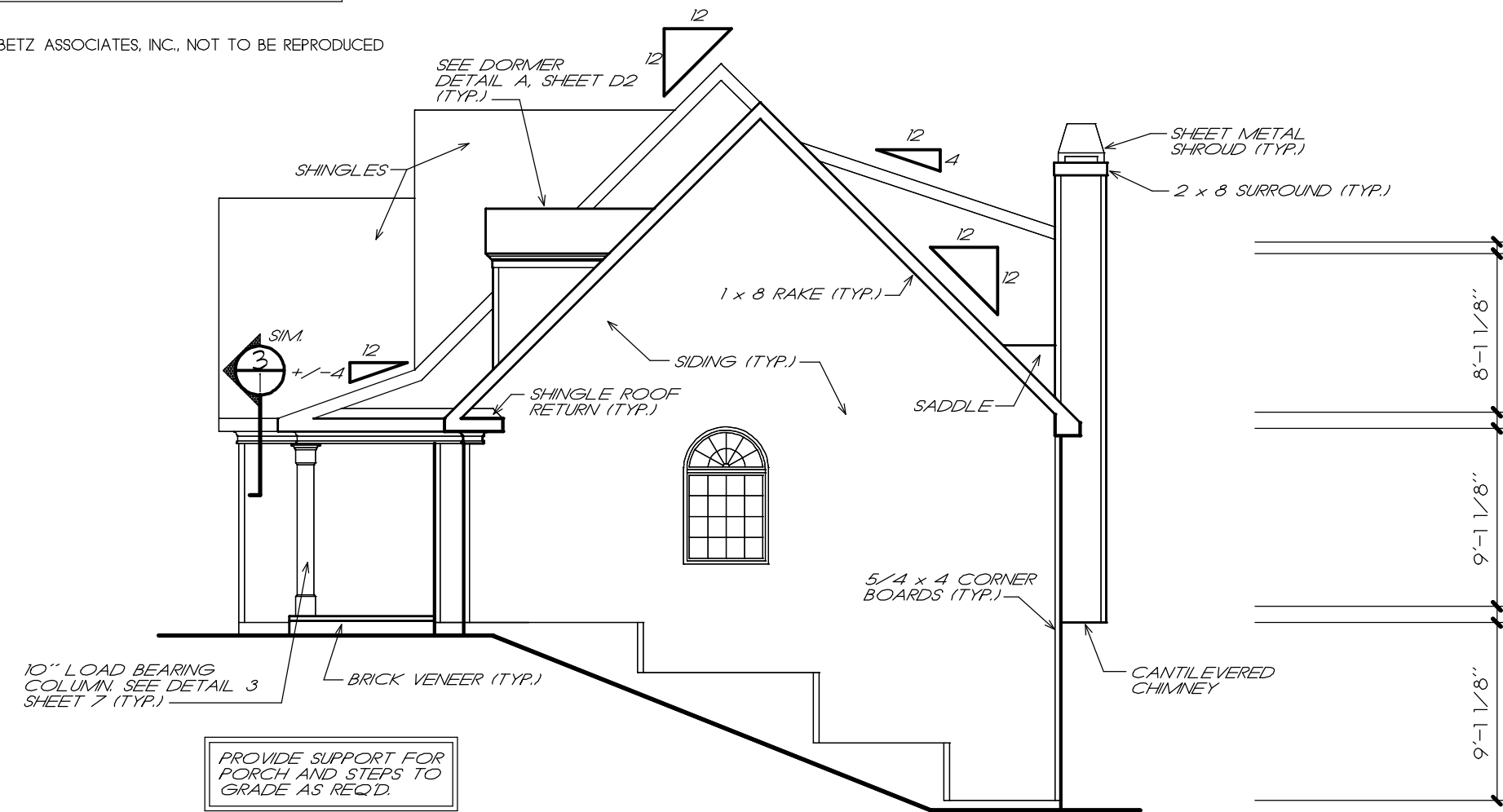
NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

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ROOF PLAN

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQD.

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ELEVATIONS/ ROOF PLAN
THE FOXCROFTE

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BY **WMB & JCH**

DATE **8/9/02**

SHEET **2**
OF 7

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GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND I.U.D. M.F.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 TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) 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 BATTLL 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 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. THIS 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 ROOF, 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.

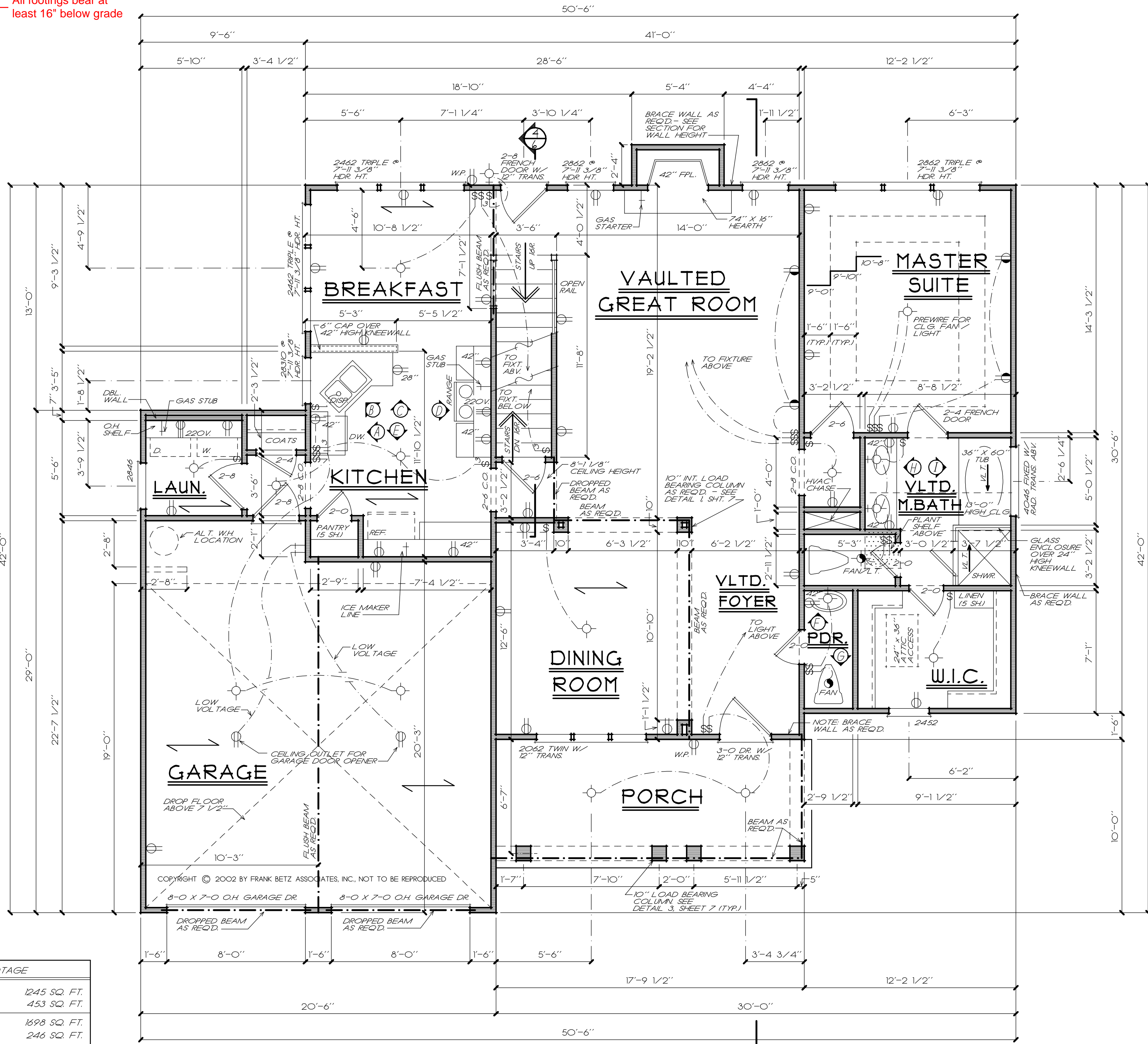
All footings bear at least 16" below grade

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 2" x 10" #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" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA #4 RATED 23/32" TAG PLYWOOD EXPOSURE 1 UNLESS OTHERWISE NOTED.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" OSB EXPOSURE 1 NAILING SCHEDULE TO BE #4 COMMONS AT 6" O.C. AT ALL EDGES AND #4 COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SEAM 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. HIG VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA #4 RATED 1/2" PLYWOOD CDX EXPOSURE 1 UNLESS OTHERWISE NOTED.
12. WHERE PRE 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 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.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

See framing notes on F-1 for more details



SQUARE FOOTAGE	
FIRST FLOOR	1245 SQ. FT.
SECOND FLOOR	453 SQ. FT.
TOTAL	1698 SQ. FT.
OPT. BONUS	246 SQ. FT.
TOTAL	1944 SQ. FT.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

FIRST FLOOR 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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FIRST FLOOR PLAN
THE FOXCROFTE

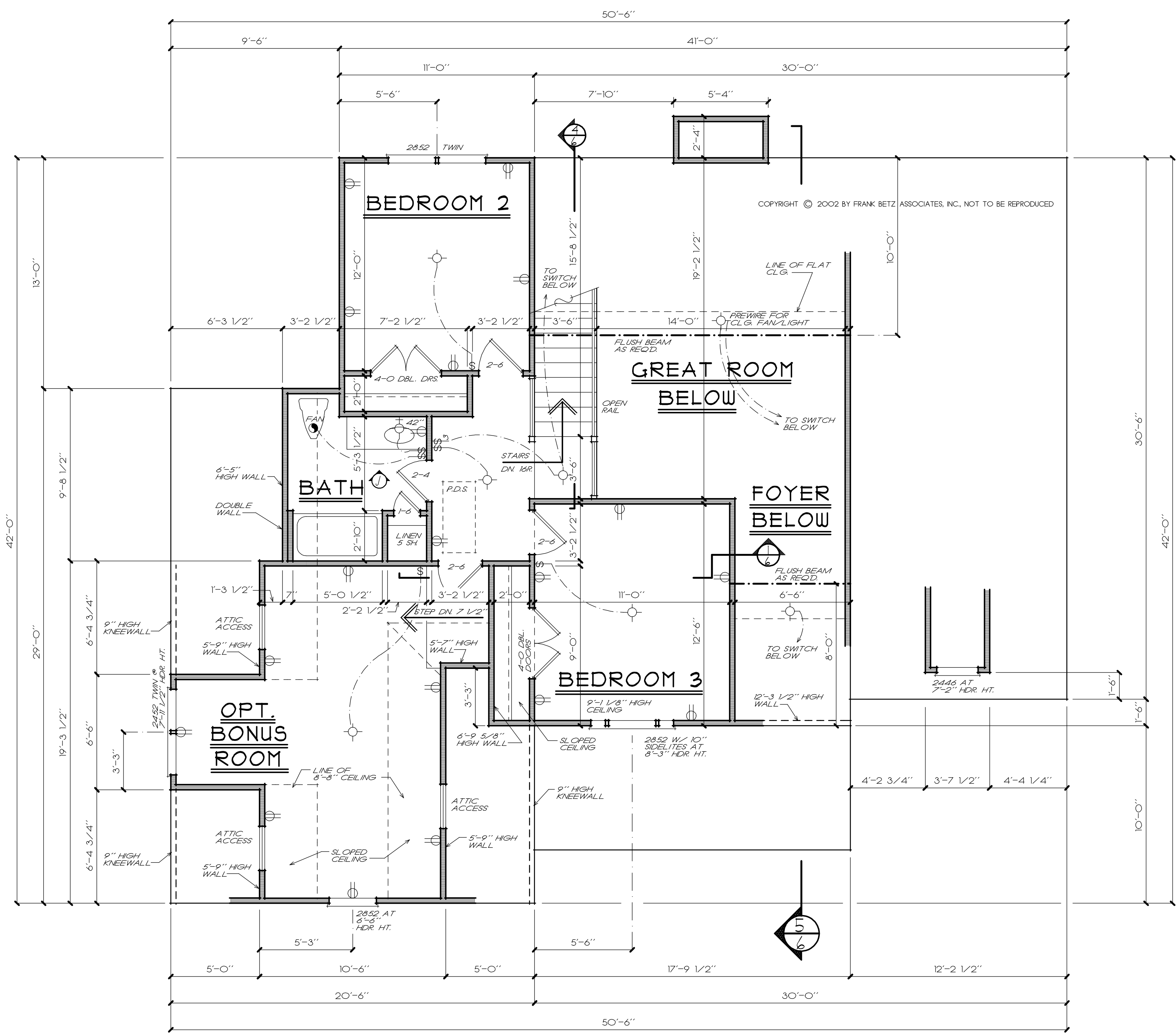
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BY: WMB CLK JCH

DATE: 8/9/02

SHEET
4
OF 7

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

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SECOND FLOOR PLAN
THE FOXCROFTE

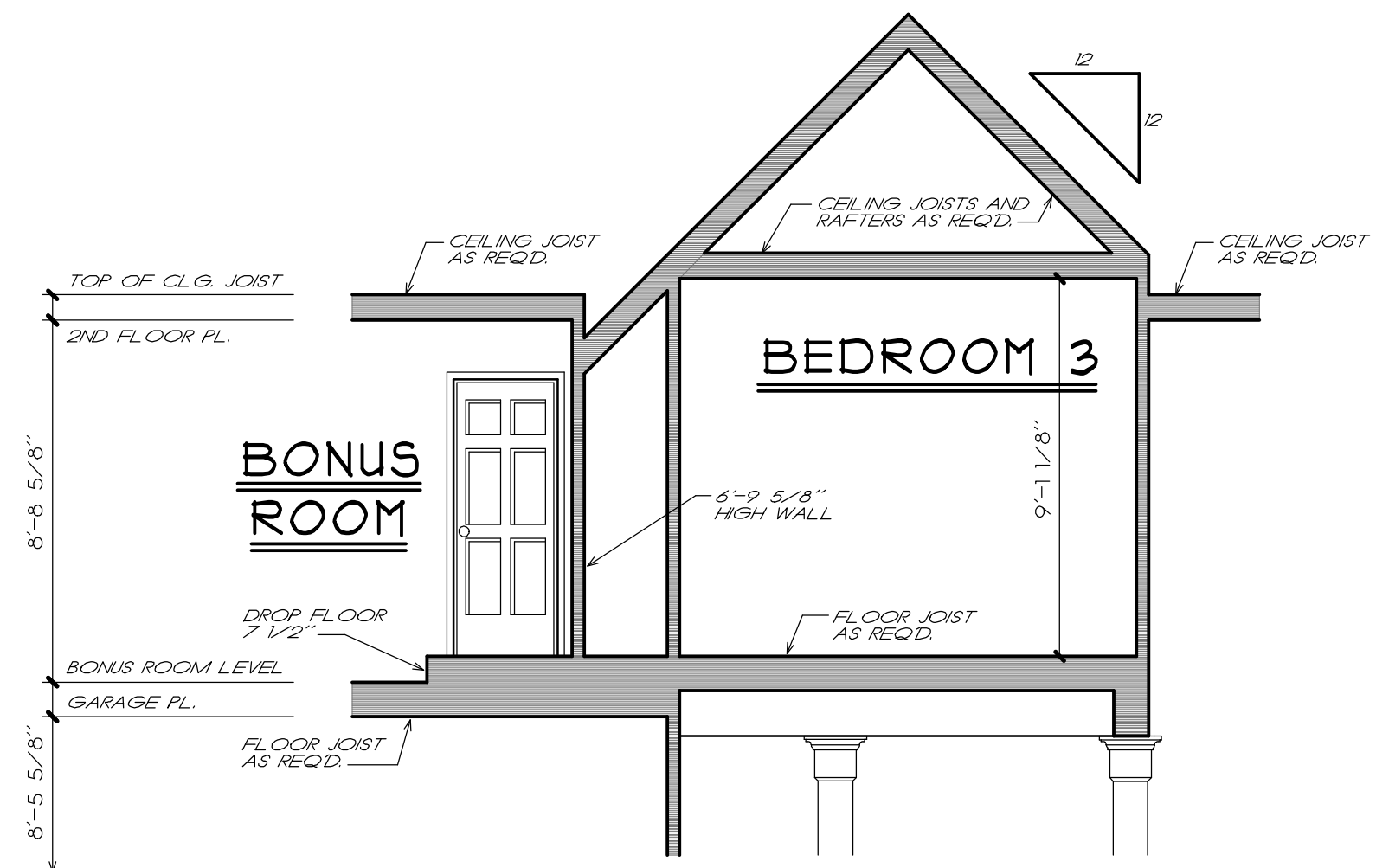
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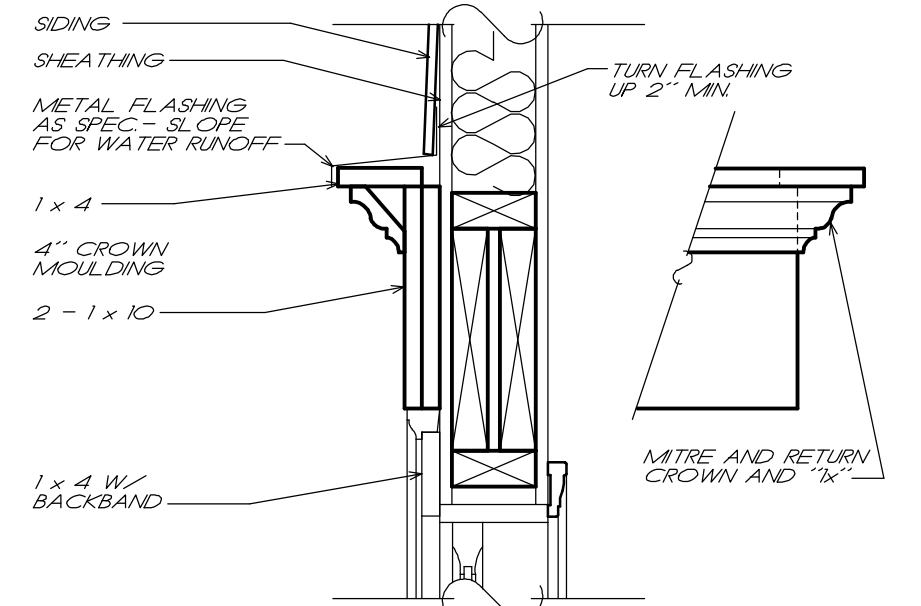
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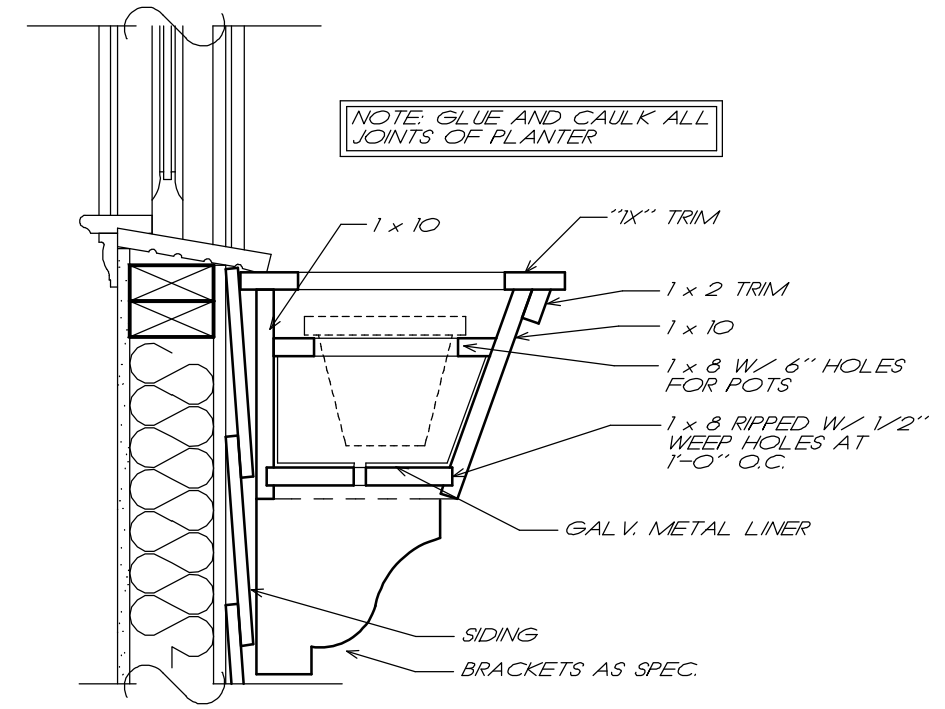
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1 TRANSVERSE SECTION
 1/4" = 1'-0"

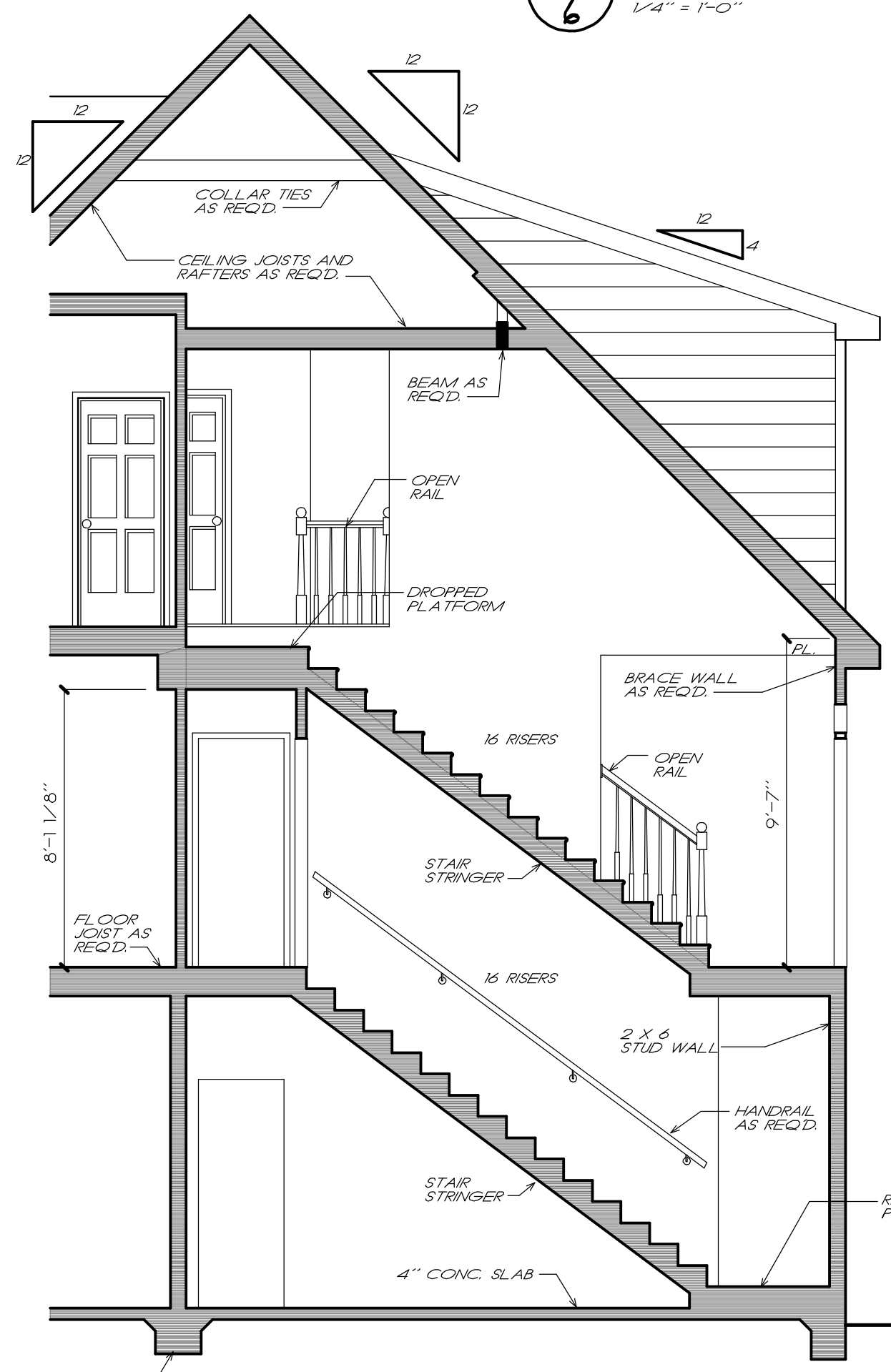


2 TYP. PEDIMENT DETAIL
 1/2" = 1'-0" PED-Q 121901



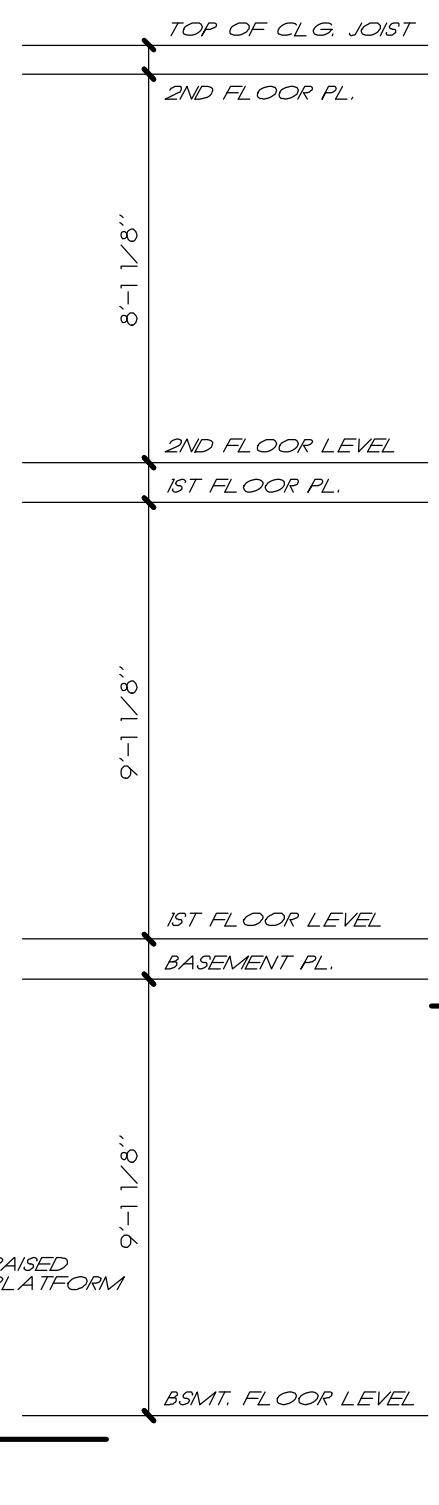
3 TYP. PLANTER DETAIL
 1/2" = 1'-0" MSC-A 120800

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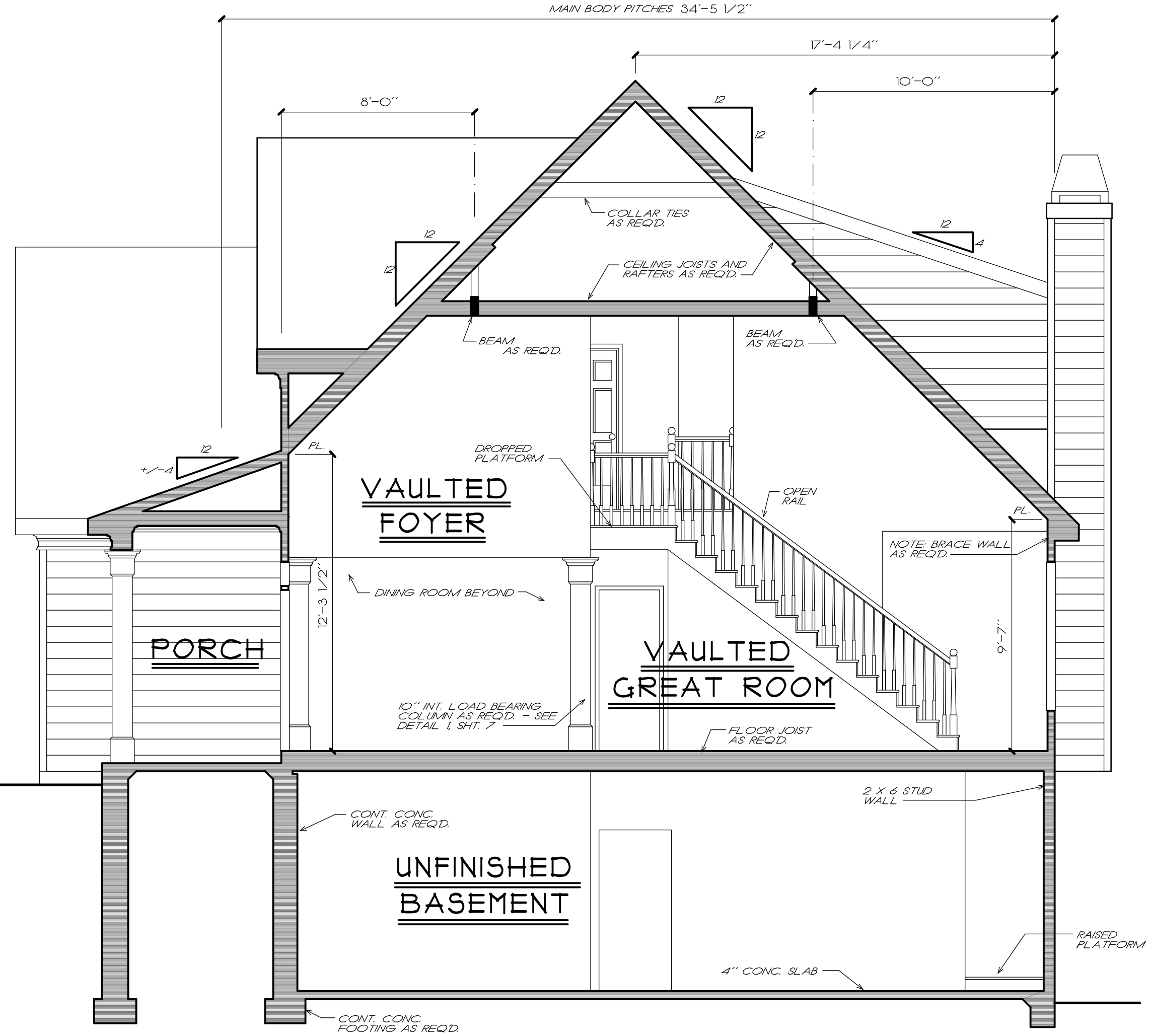


4 STAIR SECTION
 1/4" = 1'-0"

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



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



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

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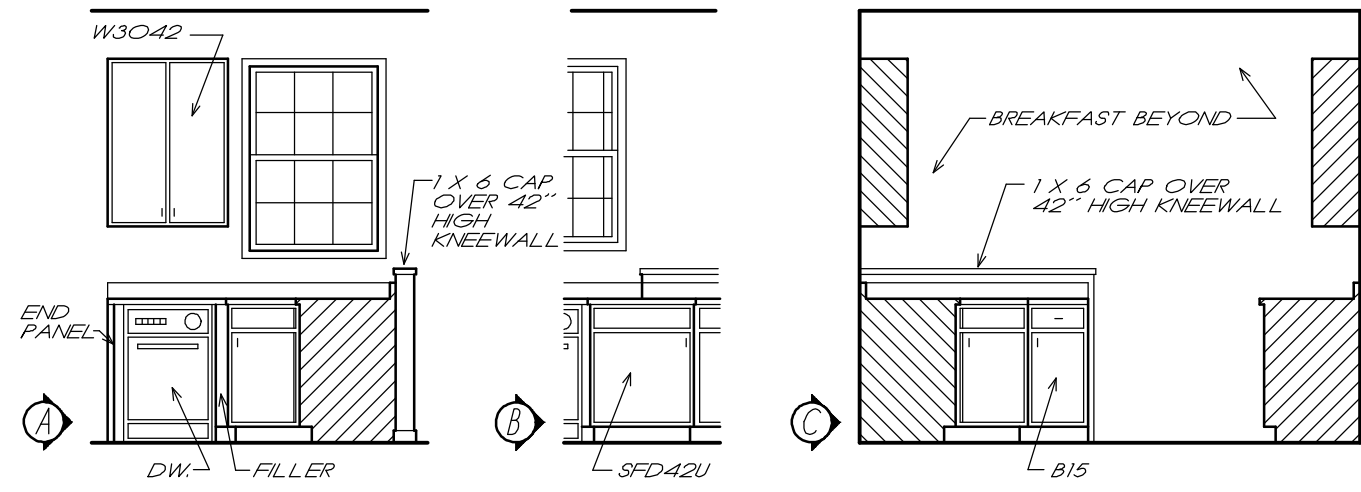
SECTIONS/ DETAILS
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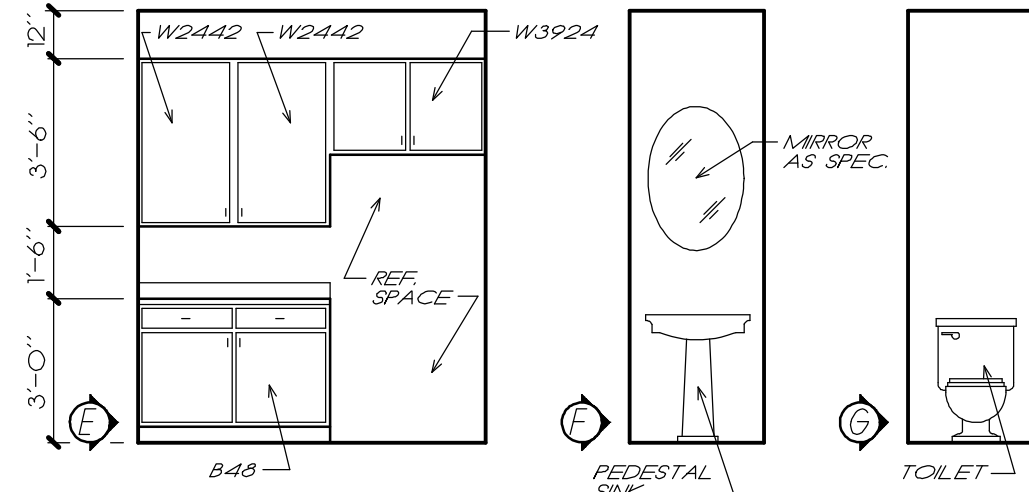
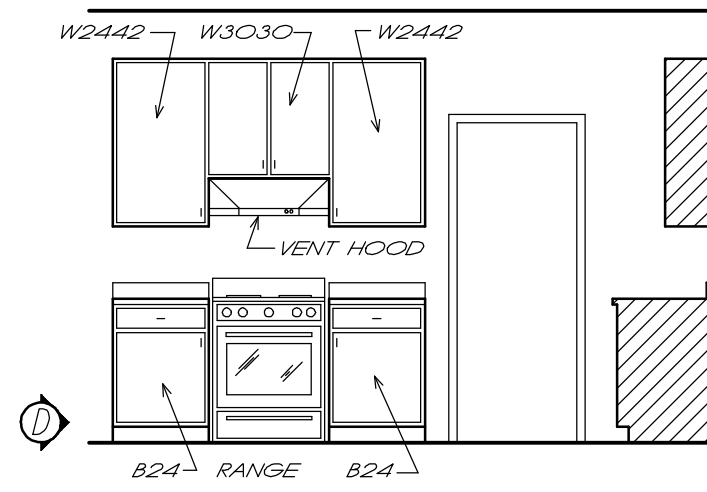
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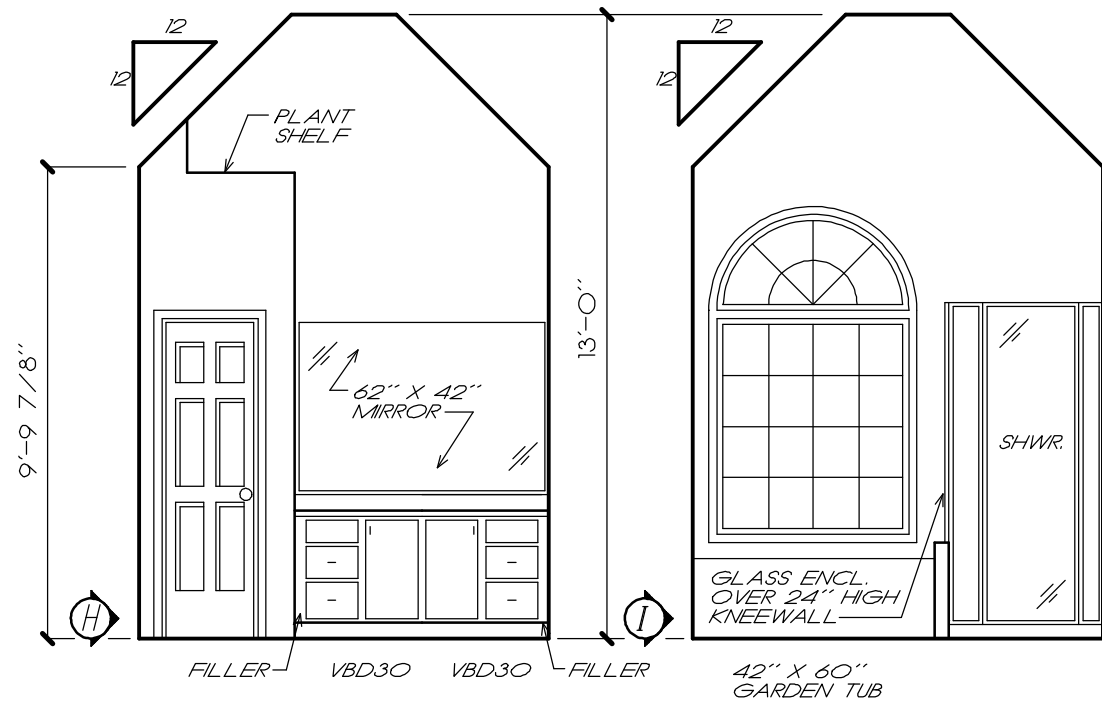
KITCHEN ELEVATIONS

1/4" = 1'-0"



POWDER ELEVS.

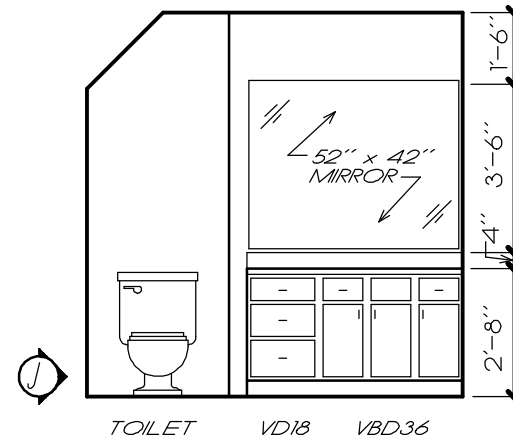
1/4" = 1'-0"



MASTER BATH ELEVATIONS

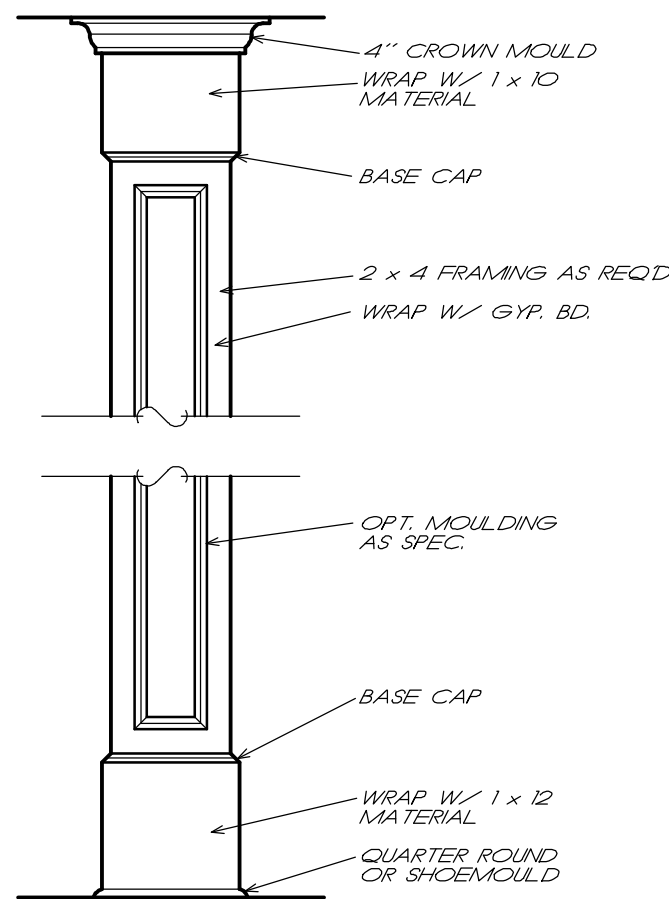
1/4" = 1'-0"

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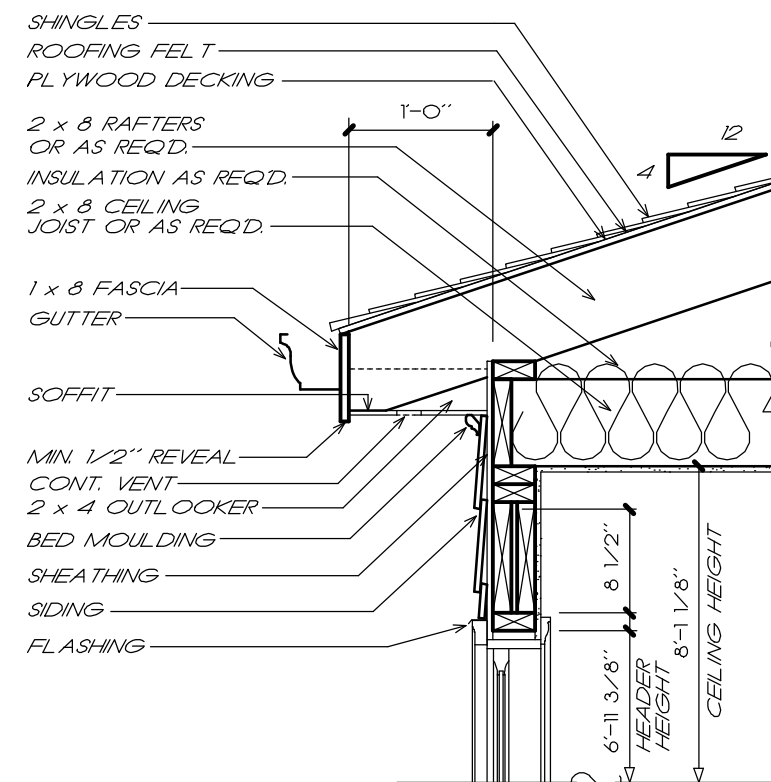


BATH ELEV.

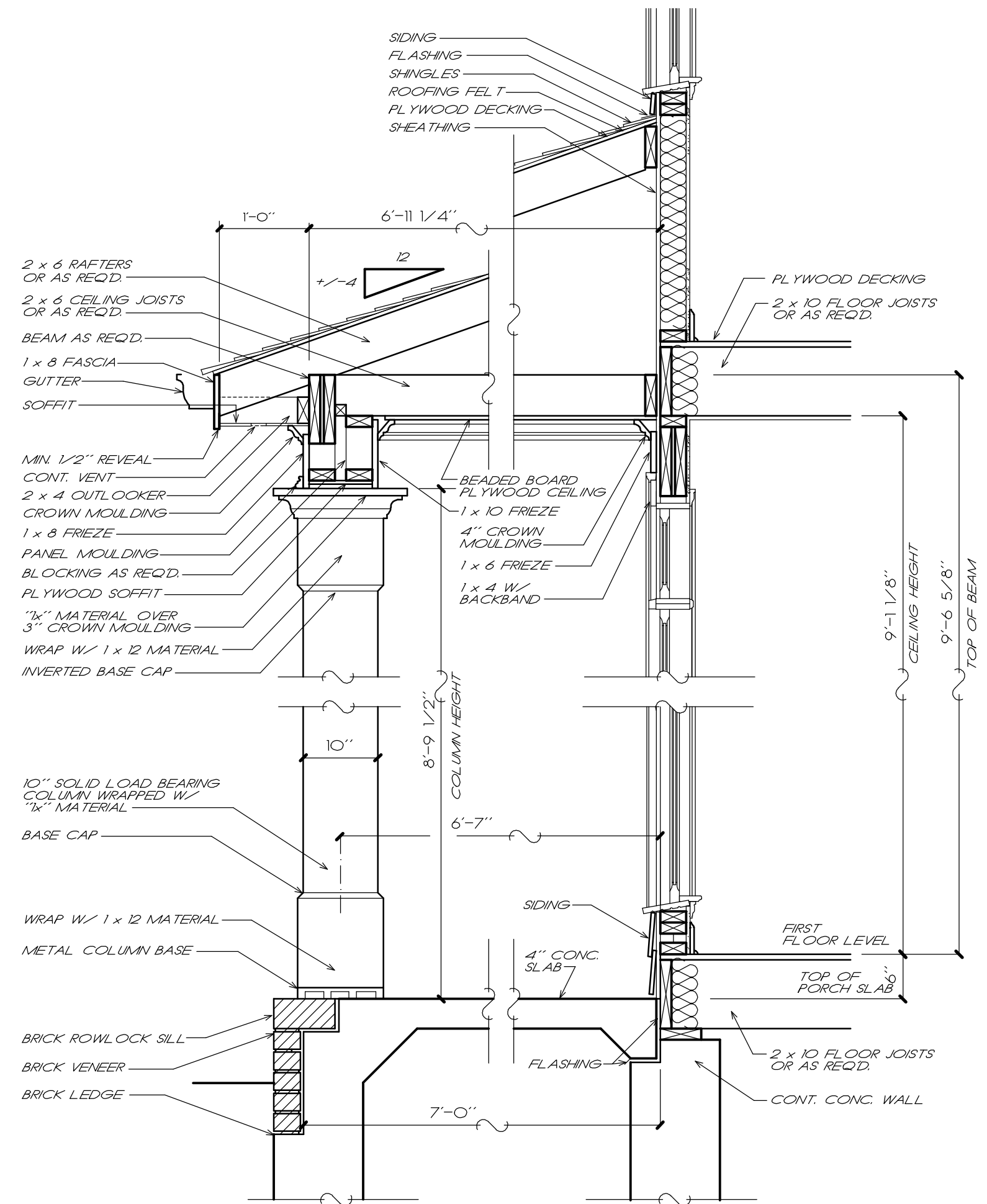
1/4" = 1'-0"



1 INT. COLUMN DETAIL
3/4" = 1'-0" COL-A 102794



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



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

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BY WMB GK JCH

DATE 8/9/02

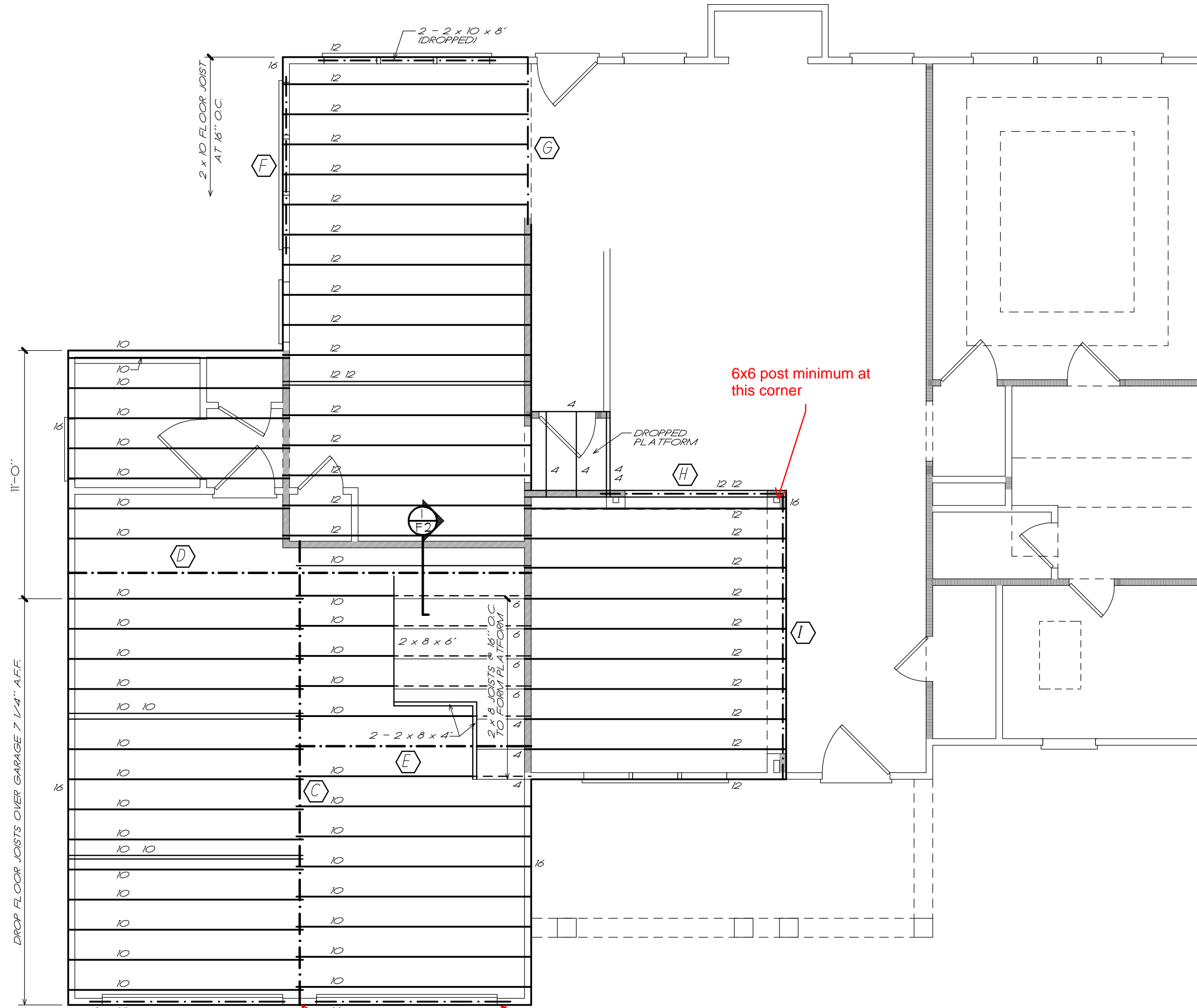
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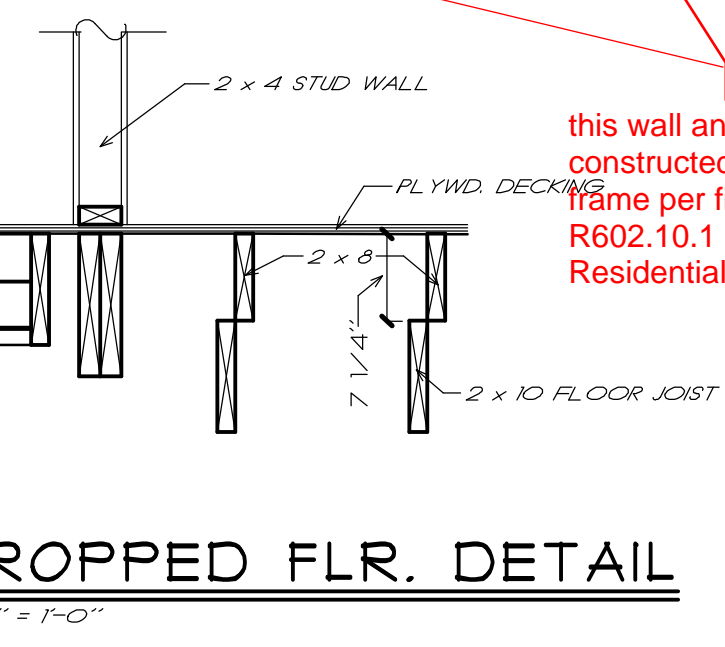
FRAMING PLAN NOTES

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: 40LBS LIVE LOAD
 10LBS DEAD LOAD
 BEDROOM: 30LBS LIVE LOAD
 10LBS DEAD LOAD
 CEILING: 20LBS LIVE LOAD
 10LBS DEAD LOAD
 ROOF: 20LBS LIVE LOAD
 10LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WHERE 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.
 ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
8. GLU-LAMINATED 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 PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
11. ALL BAND MATERIAL IS 2X10 #2 SYP.
12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8 #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 #3 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #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 SPF 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.

See note markups on sheet F1



6x6 post minimum at this corner



1 DROPPED FLR. DETAIL
 F2 3/4" = 1'-0"

this wall and headers constructed as portal frame per figure R602.10.1 in NC Residential Code

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

BEAM SCHEDULE

B	2 - 2 x 10 x 10' BEAM DROPPED
C	1 - 5 1/8" x 22" x 22" GLU-LAM BEAM DROPPED
D	2 - 1 3/4" x 11 7/8" x 22' LVL BEAM FLUSH
E	2 - 2 x 10 x 10' BEAM FLUSH
F	2 - 2 x 12 x 8' BEAM DROPPED
G	2 - 1 3/4" x 9 1/4" x 8' LVL BEAM FLUSH
H	2 - 2 x 12 x 8' BEAM DROPPED
I	2 - 1 3/4" x 11 7/8" x 14' LVL BEAM DROPPED

QUANTITIES

2 x 8 x 16	04
2 x 10 x 10	48
2 x 10 x 12	30
2 x 10 x 16	08
2 x 12 x 16	02

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LEGEND

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

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4/01/08	SPANS		

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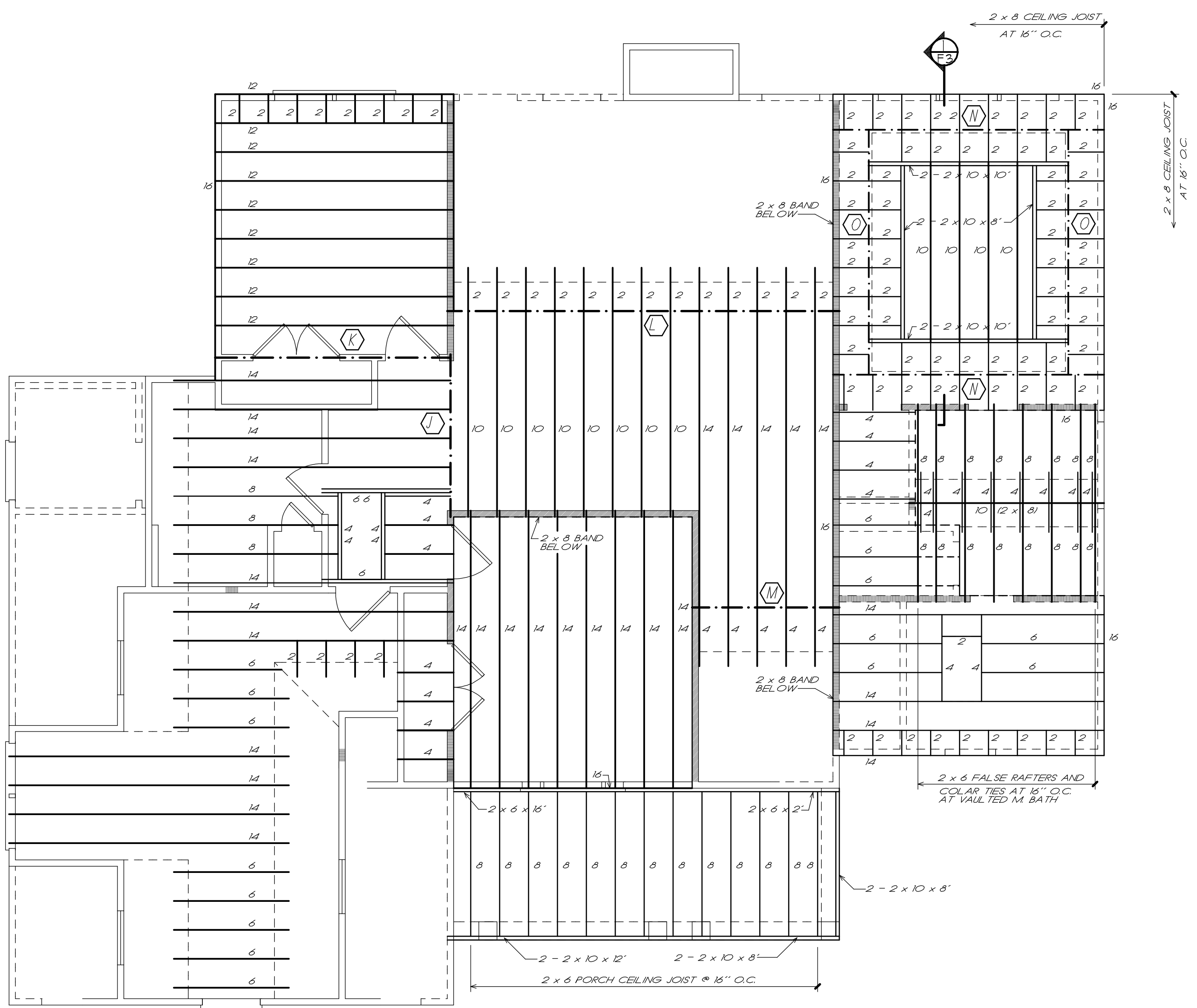
DATE 5-12-03

SHEET **F2**
 OF 4

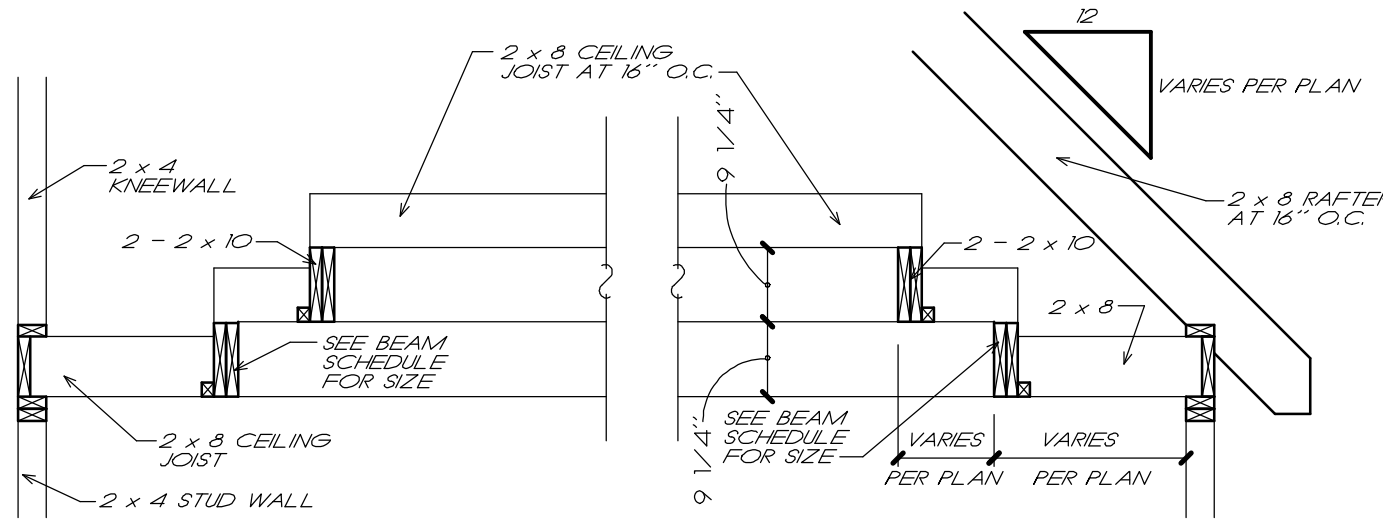
FRAMING PLAN NOTES

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: 40LBS LIVE LOAD
 10LBS DEAD LOAD
 BEDROOM: 30LBS LIVE LOAD
 10LBS DEAD LOAD
 CEILING: 20LBS LIVE LOAD
 10LBS DEAD LOAD
 ROOF: 20LBS LIVE LOAD
 10LBS 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.
 ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
8. GLU-LAMINATED 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 PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
11. ALL BAND MATERIAL IS 2X10 #2 SYP.
12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL RAFTERS ARE 2X8'S #3 SPF 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 SPF 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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See note markups on sheet F-1



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

QUANTITIES	
2 x 6 x 16	20
2 x 8 x 10	13
2 x 8 x 12	09
2 x 8 x 14	30
2 x 8 x 16	33
2 x 10 x 10	04
2 x 10 x 12	05
2 x 10 x 16	04
2 x 12 x 12	04
2 x 12 x 14	04
2 x 12 x 16	01

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

BEAM SCHEDULE	
(N)	2 - 2 x 8 x 8' BEAM FLUSH
(K)	3 - 2 x 10 x 12' BEAM FLUSH ← 3-2x12
(L)	2 - 1 3/4" x 18" x 18' LVL BEAM FLUSH ← 2-1.3/4"x16" LVL
(M)	2 - 2 x 12 x 8' BEAM FLUSH ← 2-1.3/4"x16" LVL
(O)	2 - 2 x 12 x 14' BEAM FLUSH
(P)	2 - 2 x 12 x 12' BEAM FLUSH

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

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DATE	REV	DATE	REV
10/10/05	CLAR 33-B		
4/01/08	SPANS		

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CLG. JOIST FRAMING PLAN
THE FOXCROFTE

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 BWG CK CAS

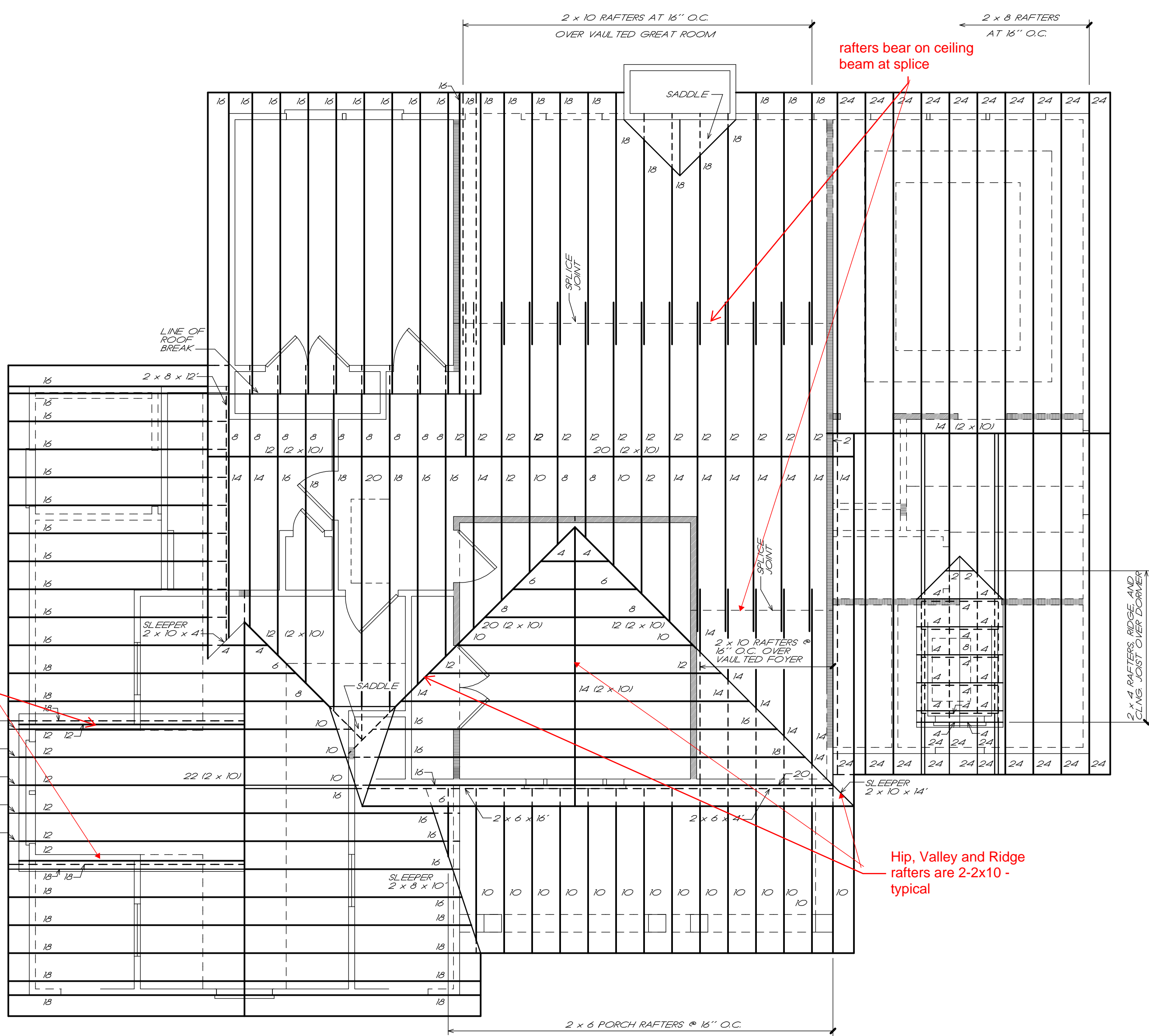
DATE 5-12-03

SHEET
F3
 OF 4

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Double joist each side of dormer

See marked up notes on sheet F-1

Hip, Valley and Ridge rafters are 2-2x10 - typical

QUANTITIES	
2 x 4 x 16	05
2 x 6 x 10	14
2 x 6 x 16	02
2 x 8 x 10	08
2 x 8 x 12	26
2 x 8 x 14	12
2 x 8 x 16	44
2 x 8 x 18	18
2 x 8 x 20	02
2 x 8 x 24	23
2 x 10 x 12	03
2 x 10 x 14	09
2 x 10 x 16	01
2 x 10 x 18	14
2 x 10 x 20	02
2 x 10 x 22	01

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

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

DATE	REV	DATE	REV
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4/01/08	SPANS		

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