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**HOMERPLANS**  
*Designed for Today's Market*  
 www.frankbetz.com

**BASEMENT  
 1ST. FLOOR FRAMING PLAN**  
 THE HIGHLAND POINT

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

BY **BWG** CK JCH

DATE **9/25/19**

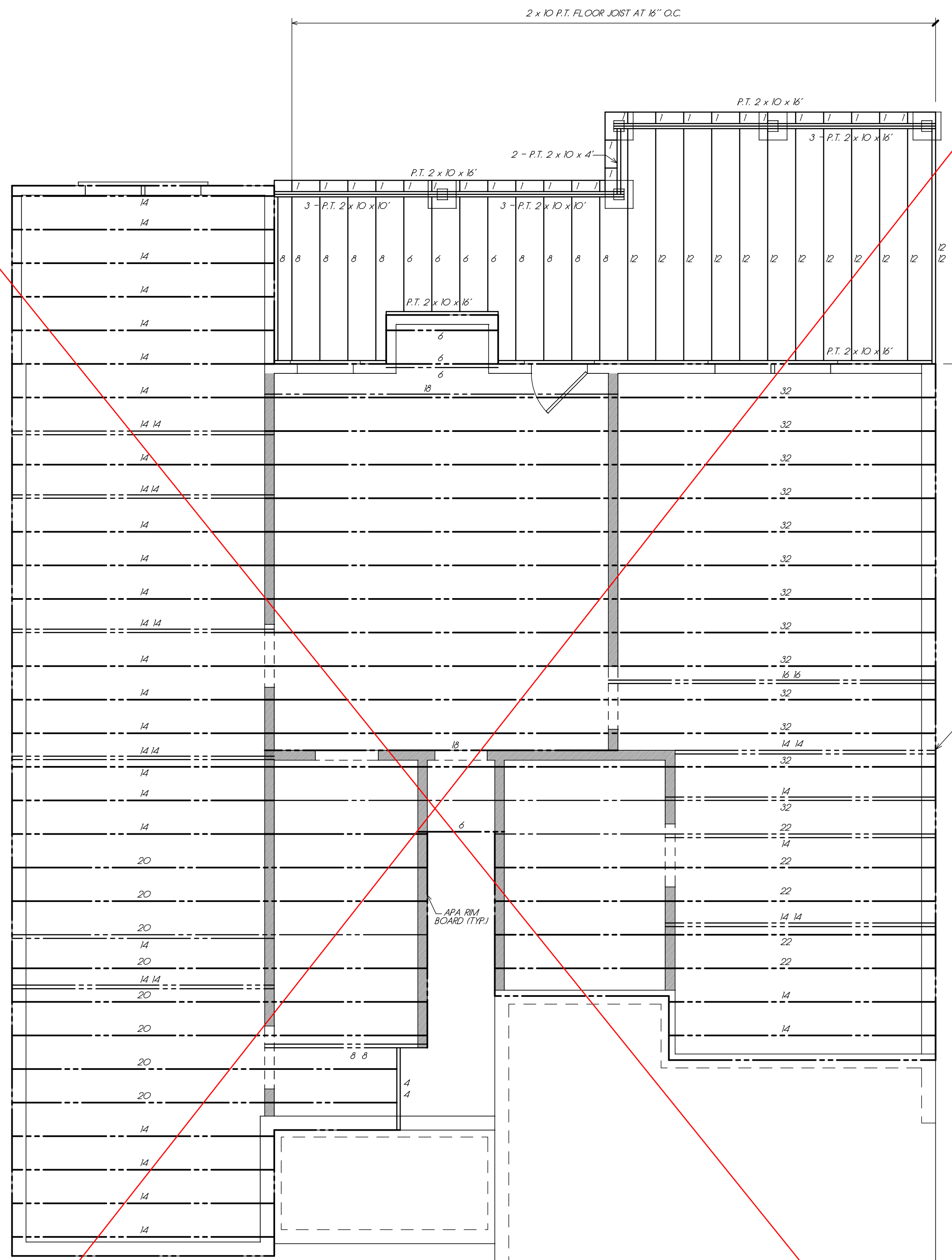
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- FRAMING PLAN NOTES**
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS 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 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: 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.
  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.  
 ALL 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 PLAN. ALL 2 X 10 X 16 AND 2 X 10 X 18 FLOOR JOIST TO BE #1 SYP.
  10. 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.
  11. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
  12. ALL GUT VALLEY AND ROCK RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
  13. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
  14. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
  15. 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.

- I - JOIST NOTES**
1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD FRI - 400. PERFORMANCE STANDARD FOR APA FRI I - JOIST. FOLLOW MANUFACTURER'S GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SPUSH BLOCKS AND DECKING.
  2. ALL RM 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. SPAN 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. ROOF BRACING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER TO INSURE ADEQUATE MATERIAL IS PROVIDED.
  5. FILL AND CONNECT DOUBLE JOISTS.
  6. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
  7. RM WALLS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16d NAILS. TAKE CARE NOT TO SPLIT PLANKS.
  8. LOCATE PROBABLE PLUMBING DROPS BEFORE CONSTRUCTION BEGINS. SHIFT JOISTS TO ALLOW DROP OR BUILD PLUMBING WALL ABOVE.
  9. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

USE CRAWLSPACE PLAN



**QUANTITIES**

1 x 4" FRI 40 x 4	02
1 x 4" FRI 40 x 6	03
1 x 4" FRI 40 x 8	02
1 x 4" FRI 40 x 14	40
1 x 4" FRI 40 x 16	02
1 x 4" FRI 40 x 18	02
1 x 4" FRI 40 x 20	08
1 x 4" FRI 40 x 22	05
1 x 4" FRI 40 x 32	13
4" RM BOARD L.F.	209

**PORCH/DECK QUANTITIES**

P.T. 2 x 10 x 10	06
P.T. 2 x 10 x 12	13
P.T. 2 x 10 x 8	18

**LEGEND**

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

**FIRST FLOOR FRAMING PLAN**

1/4" = 1'-0"

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**HOMEPPLANS**  
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**2ND. FLOOR FRAMING PLAN**  
**THE HIGHLAND POINT**

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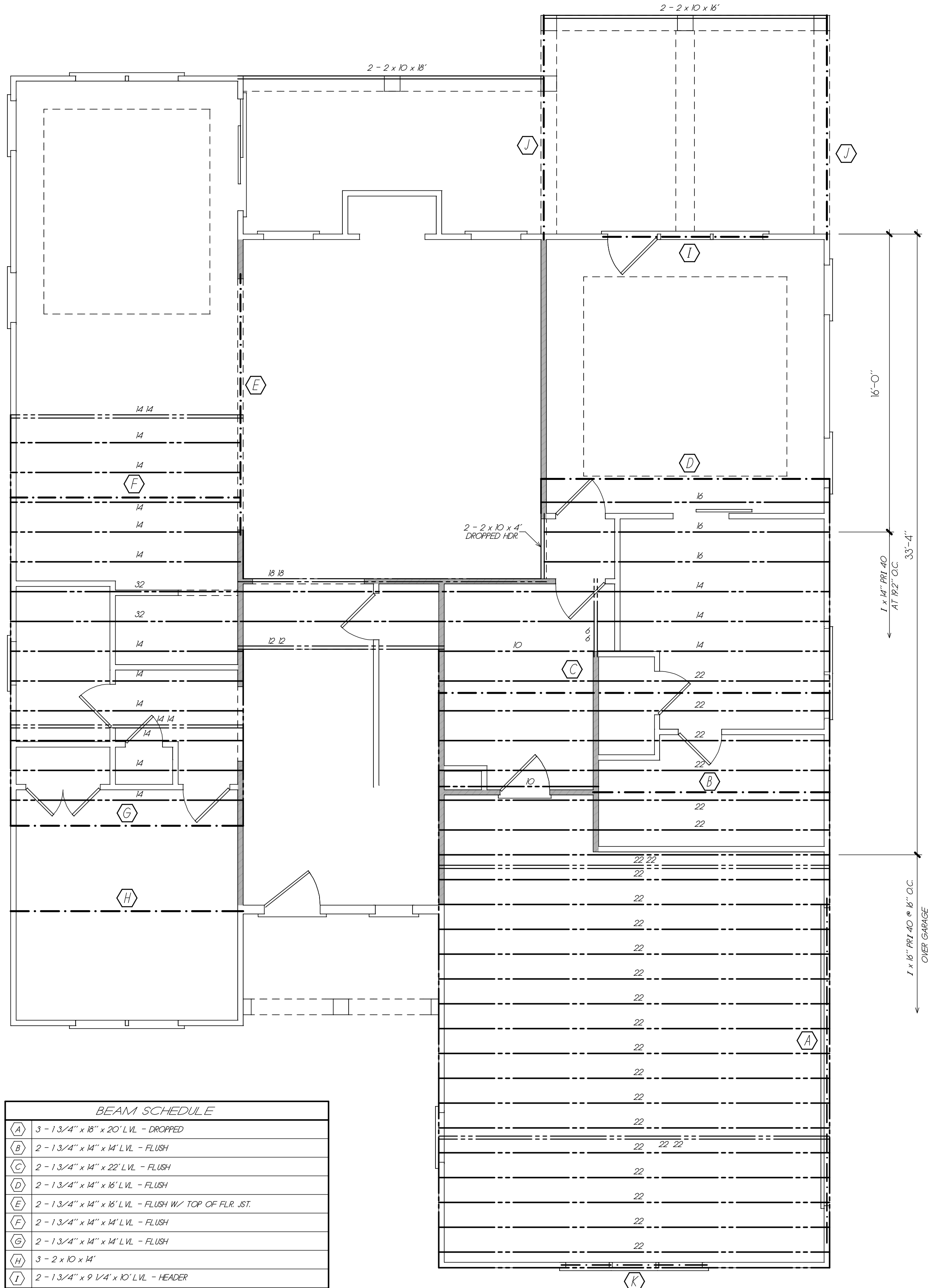
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**FRAMING PLAN NOTES**

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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.
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, EXC. #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 TRAY MATERIAL IS 2X10 #2 SYP.
14. 1/4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
15. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO GENERAL 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 GUT 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'-0".
19. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
20. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH 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 FRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RIM BOARD TO BE APA RIM BOARD. VERTICAL LOAD TRANSFER = 4400 PLF MAX. AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.
3. THIS I - JOIST LAYOUT MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER SUPPLYING THE CONSTRUCTION MATERIALS. SOME ADJUSTMENTS MAY BE REQUIRED DUE TO VARIATIONS IN PRODUCTS.
4. BUILDER MUST CHECK, VERIFY, AND APPROVE ALL DIMENSIONS, LENGTHS, FRAMING CONDITIONS, AND LOADING METHODS BEFORE STARTING CONSTRUCTION.
5. ROOF BRACING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER TO INSURE ADEQUATE MATERIAL IS PROVIDED.
6. FILL AND CONNECT DOUBLE JOISTS.
7. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. 8d NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16d NAILS. TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE PROBABLE PLUMBING DROPS BEFORE CONSTRUCTION BEGINS. SHIFT JOISTS TO ALLOW DROP ON BUILD PLUMBING WALL ABOVE.
10. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.



**BEAM SCHEDULE**

(A)	3 - 1 3/4" x 18" x 20' LVL - DROPPED
(B)	2 - 1 3/4" x 14" x 18' LVL - FLUSH
(C)	2 - 1 3/4" x 14" x 22' LVL - FLUSH
(D)	2 - 1 3/4" x 14" x 8' LVL - FLUSH
(E)	2 - 1 3/4" x 14" x 8' LVL - FLUSH W/ TOP OF FLR. ST.
(F)	2 - 1 3/4" x 14" x 14' LVL - FLUSH
(G)	2 - 1 3/4" x 14" x 14' LVL - FLUSH
(H)	3 - 2 x 10 x 14'
(I)	2 - 1 3/4" x 9 1/4" x 10' LVL - HEADER
(J)	2 - 2 x 10 x 12' - PORCH BEAM
(K)	2 - 1 3/4" x 9 1/4" x 10' - HEADER

**QUANTITIES**

2 x 10 x 12	04
2 x 10 x 18	03
2 x 10 x 8	02
1 x 14" PRI 40 x 6	02
1 x 14" PRI 40 x 10	02
1 x 14" PRI 40 x 12	02
1 x 14" PRI 40 x 14	23
1 x 14" PRI 40 x 18	02
1 x 14" PRI 40 x 16	03
1 x 14" PRI 40 x 22	06
1 x 14" PRI 40 x 32	02
1 x 18" PRI 40 x 22	20
14" RM BOARD L.F.	68
16" RM BOARD L.F.	66

**LEGEND**

———	2X" JOIST, RAFTER, HDR. OR VALLEY
====	DOUBLE JOIST
- - - -	I - JOIST
— · — ·	BEAM
▬▬▬▬	INTERIOR LOAD BEARING WALL

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

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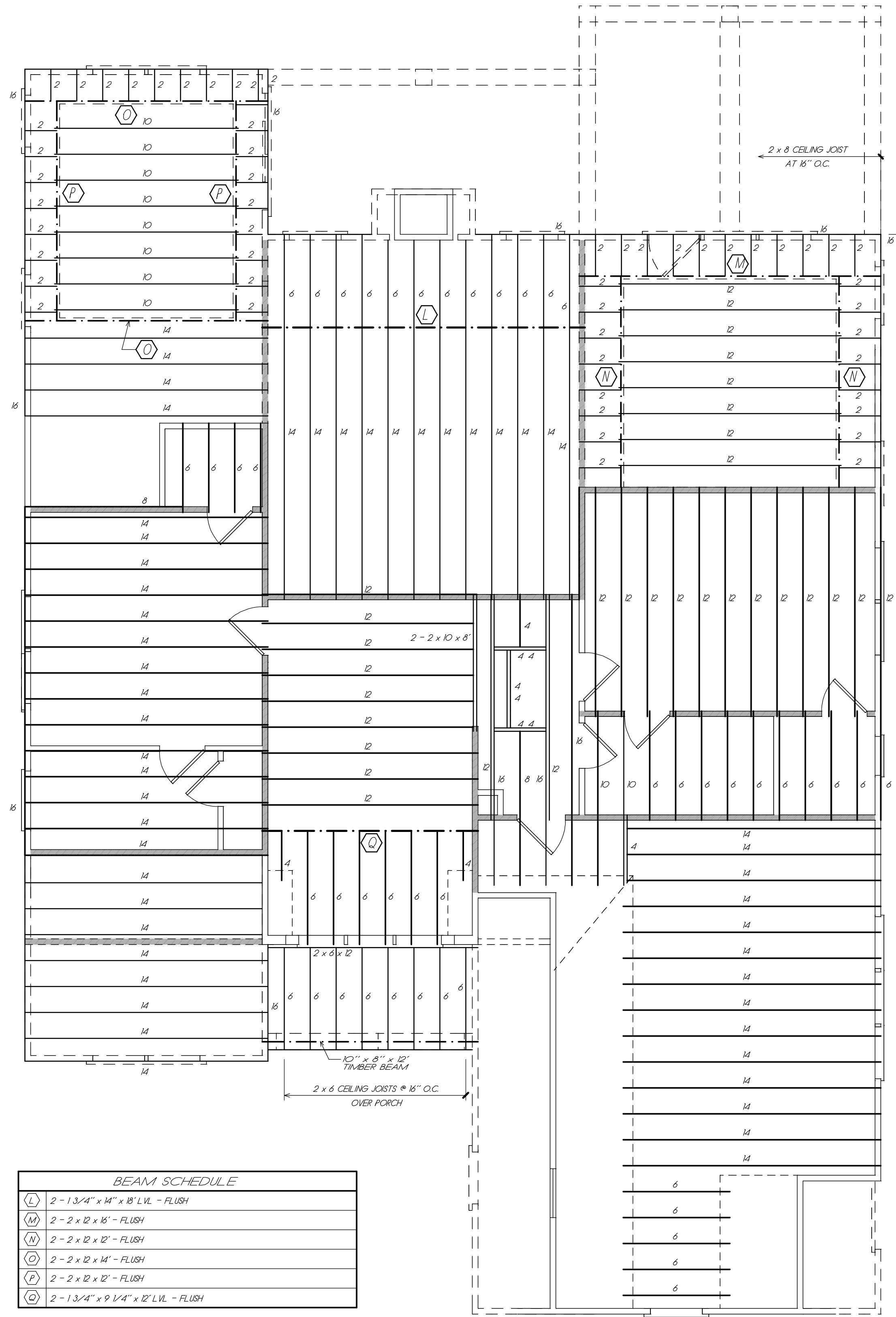
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  2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND IBC. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
  3. DESIGN LOADS:  
 FLOOR: 40 LBS LIVE LOAD  
 10 LBS DEAD LOAD  
 BEDROOM: 30 LBS LIVE LOAD  
 10 LBS DEAD LOAD  
 CEILING: 30 LBS LIVE LOAD  
 10 LBS DEAD LOAD  
 ROOF: 30 LBS LIVE LOAD  
 10 LBS DEAD LOAD
  4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON 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, 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.  
 ALL 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 PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
  10. ALL BAND MATERIAL IS 2X10 #2 SYP.
  11. 1/4 CROSS-BRIDGING 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 GENERAL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
  13. ALL R rafters ARE 2X8'S #3 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 13'-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.



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.

QUANTITIES	
2 x 6 x 12	01
2 x 6 x 8	03
2 x 8 x 10	10
2 x 8 x 12	30
2 x 8 x 14	52
2 x 8 x 8	35
2 x 10 x 8	01
2 x 12 x 12	08
2 x 12 x 14	04
2 x 12 x 8	02

BEAM SCHEDULE	
(L)	2 - 1 3/4" x 14" x 8' LVL - FLUSH
(M)	2 - 2 x 12 x 8' - FLUSH
(N)	2 - 2 x 12 x 12' - FLUSH
(O)	2 - 2 x 12 x 14' - FLUSH
(P)	2 - 2 x 12 x 12' - FLUSH
(Q)	2 - 1 3/4" x 9 1/4" x 12' LVL - FLUSH

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

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

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CLG. JOIST FRAMING PLAN

THE HIGHLAND POINT

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DATE 9/25/19

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ROOF FRAMING PLAN

THE HIGHLAND POINT

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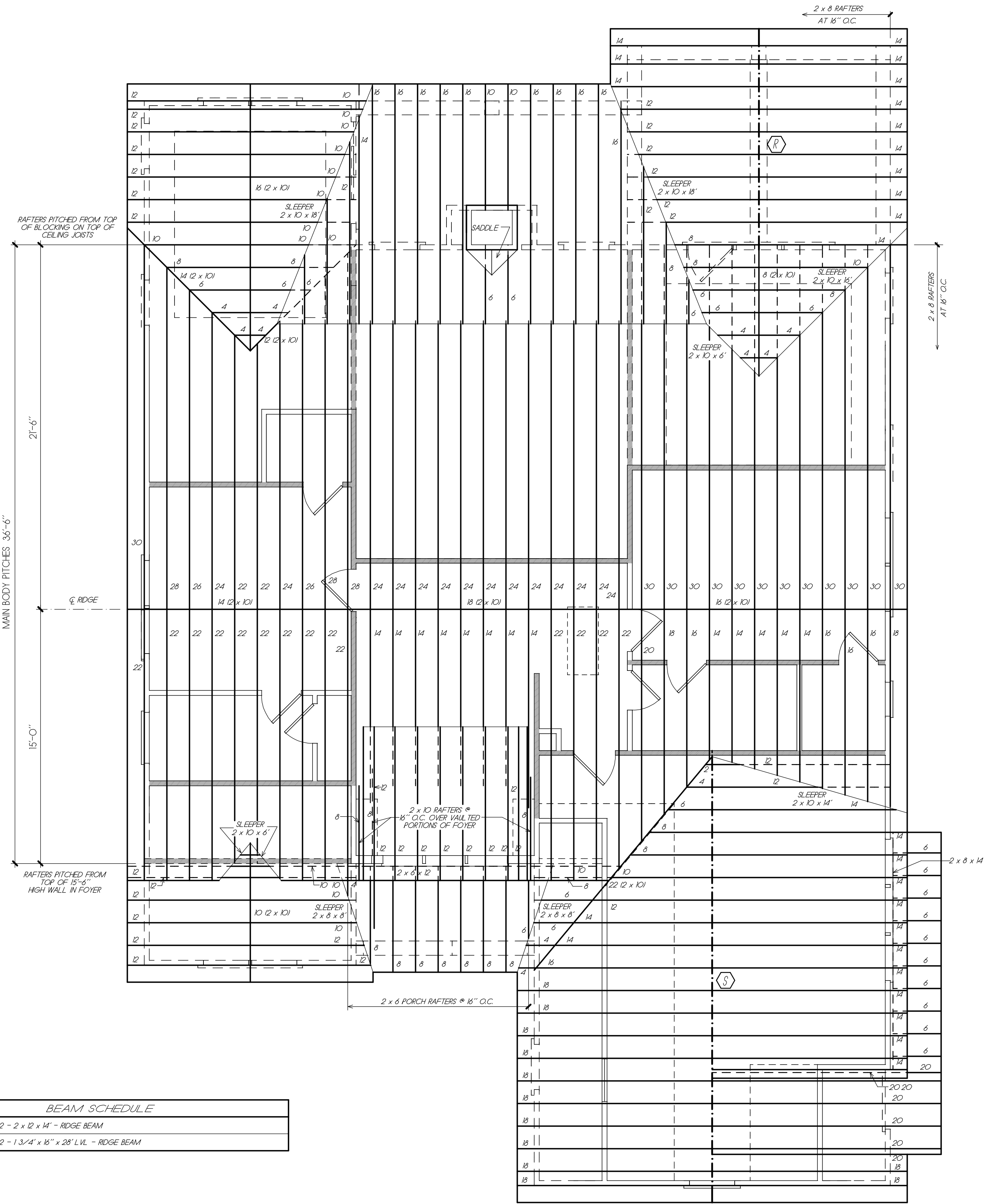
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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  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  
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  4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THESE FRAMING PLANS AND MATERIAL LIST WHERE 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.  
 ALL HEADERS AND GIRDERS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.  
 ALL 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 PLAN. ALL 2 X 10 X 16' AND 2 X 10 X 18' FLOOR JOIST TO BE #1 SYP.
  10. ALL BAND MATERIAL IS 2X10 #2 SYP.
  11. 1/4 CROSS-BRIDGING 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 GENERAL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
  13. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
  14. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
  15. ALL RAFTERS SHOULD BE BRACED AS CLASE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-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.



**QUANTITIES**

2 x 6 x 12	01
2 x 6 x 18	05
2 x 8 x 10	19
2 x 8 x 12	35
2 x 8 x 14	41
2 x 8 x 16	32
2 x 8 x 18	14
2 x 8 x 20	08
2 x 8 x 22	16
2 x 8 x 24	14
2 x 8 x 26	02
2 x 8 x 28	03
2 x 8 x 30	13
2 x 10 x 10	01
2 x 10 x 12	01
2 x 10 x 14	03
2 x 10 x 16	06
2 x 10 x 18	03
2 x 10 x 22	01

**BEAM SCHEDULE**

(R)	2 - 2 x 12 x 14' - RIDGE BEAM
(S)	2 - 1 3/4' x 16' x 28' LVL - RIDGE BEAM

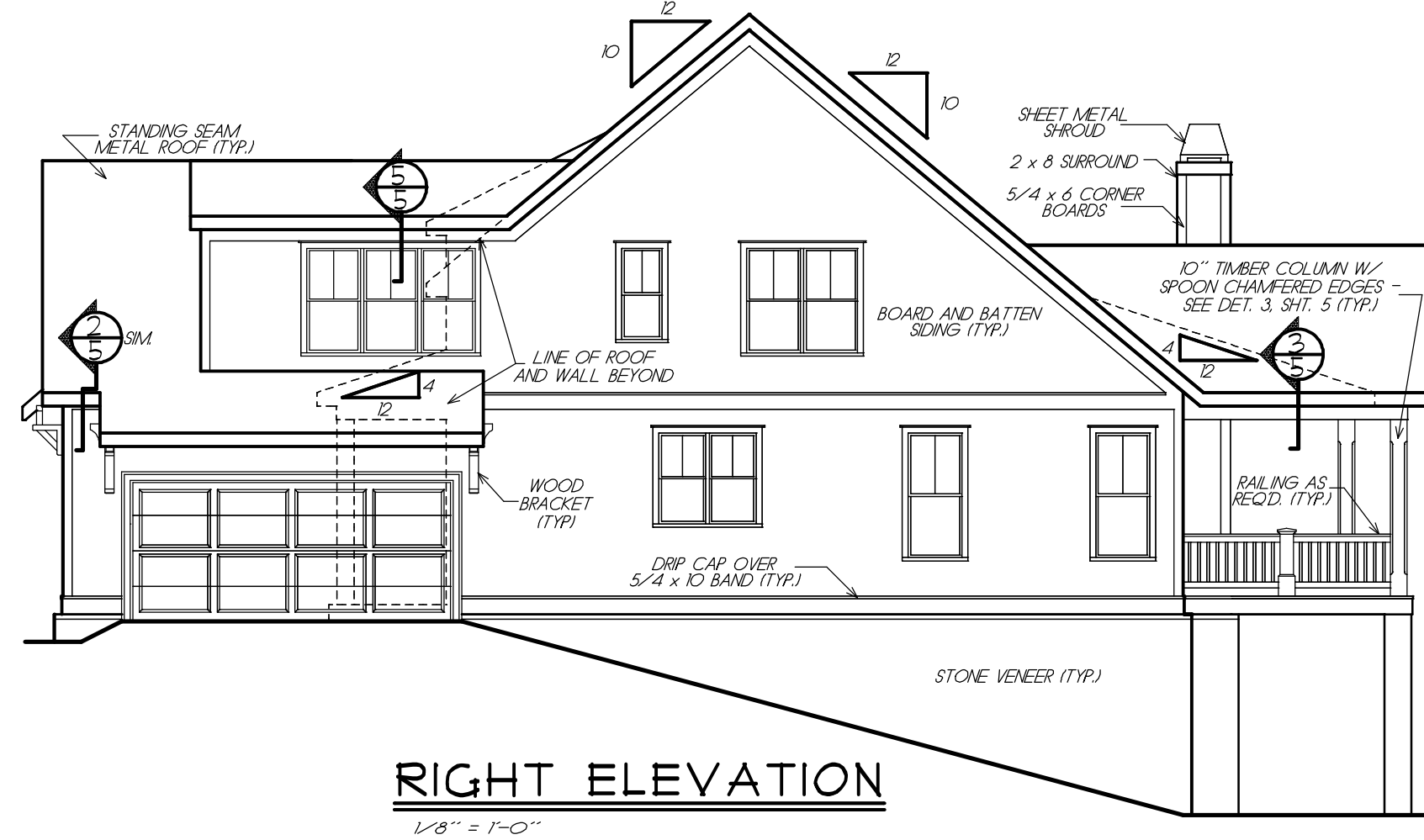
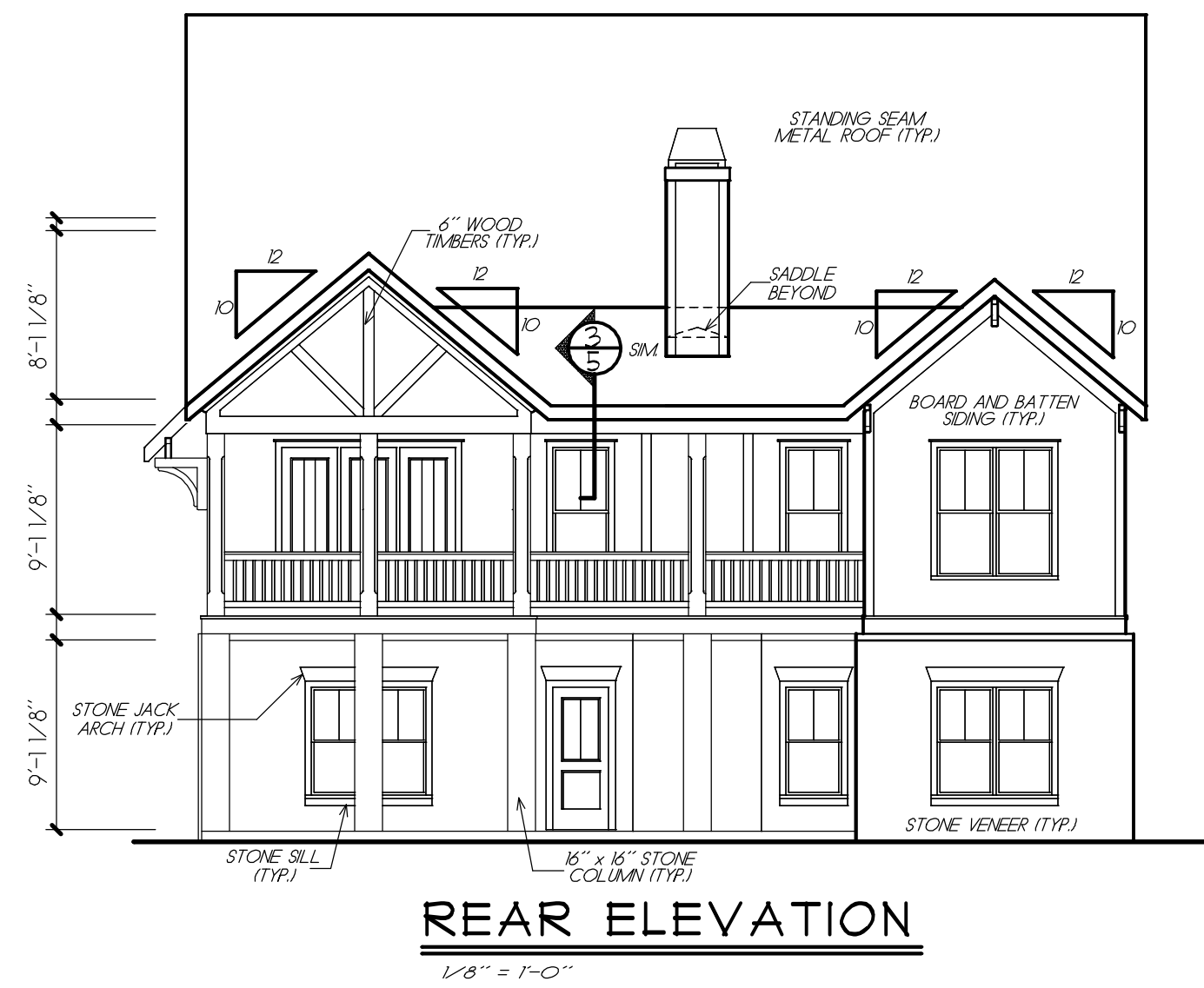
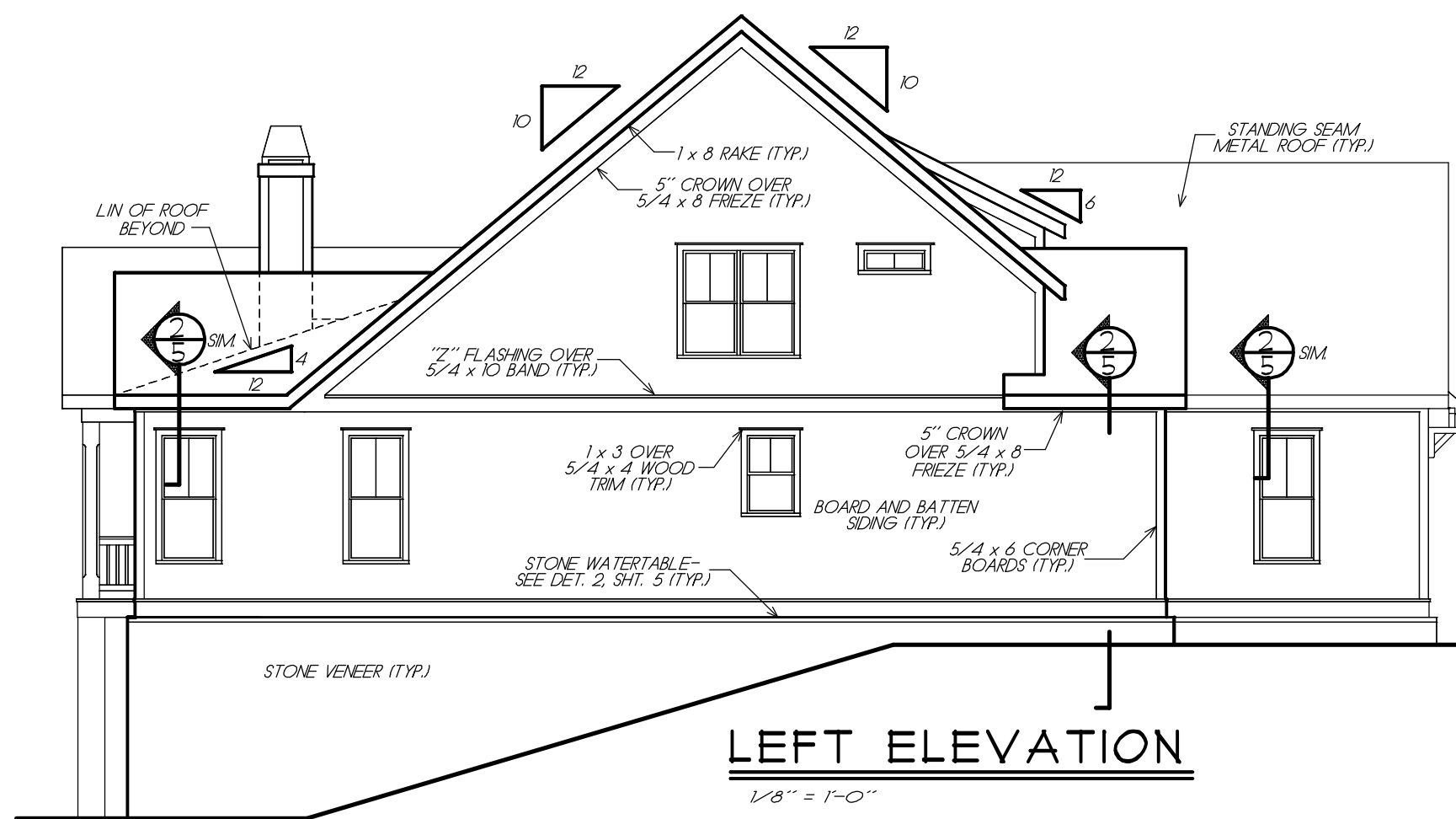
**LEGEND**

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

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 All construction shall comply with current IBC Building Codes and is subject to local inspection and modification.  
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 Limited liability only herein  
 does not constitute an  
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 warranty of any kind  
 for materials used in the work  
 04/21/2020  

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

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: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS SEE DETAILS



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

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

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ELEVATIONS

THE HIGHLAND POINT

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 12045 HIGHWAY 92  
 WOODSTOCK, GEORGIA 30188  
 770-431-0888

BY: BWG CK JCH

DATE: 9/25/19

SHEET  
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 OF 5

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BASEMENT FOUND. PLAN

THE HIGHLAND POINT

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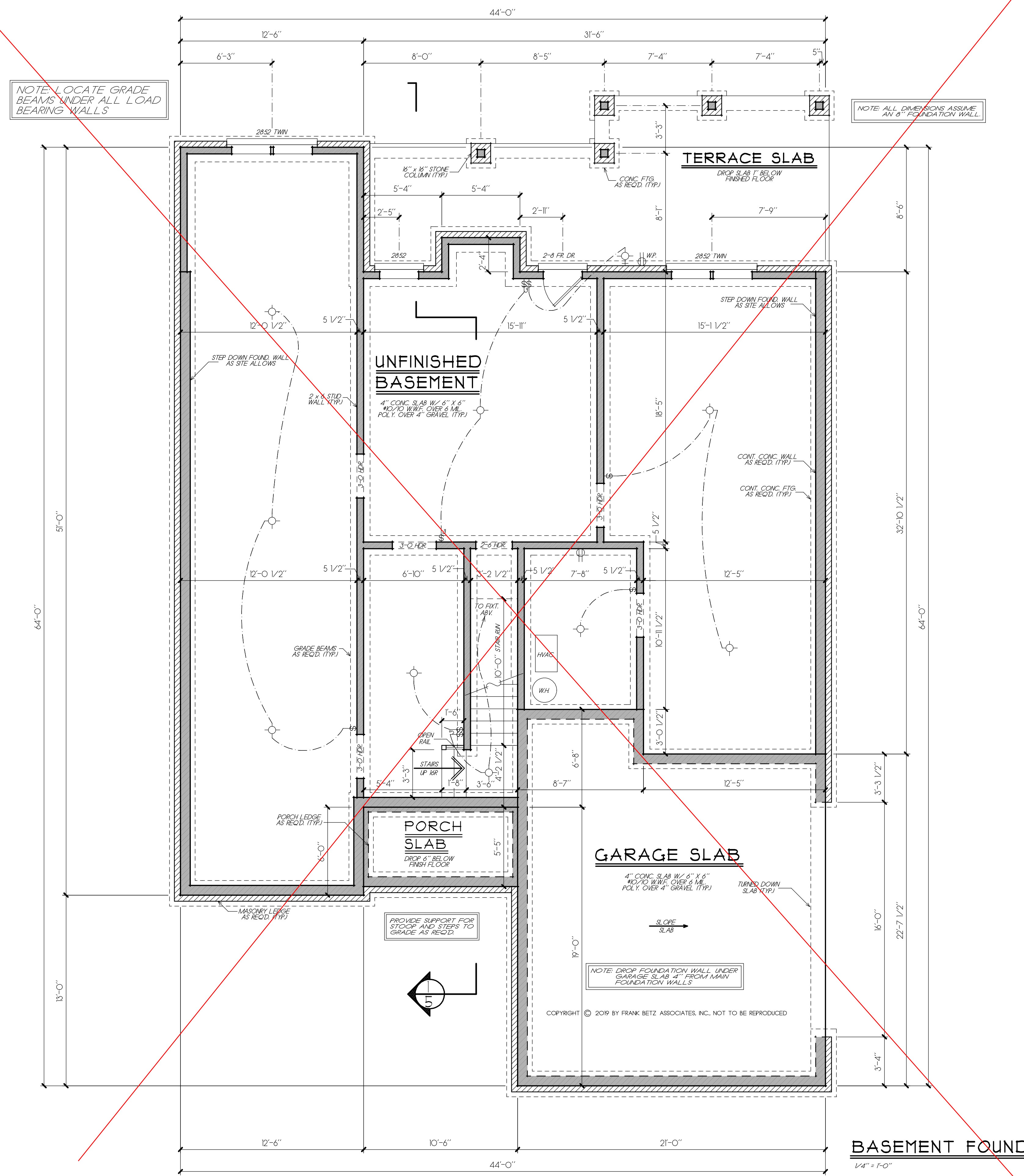
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SHEET  
**2**  
 OF 5

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

THE HIGHLAND POINT

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OF 5

**GENERAL NOTES**

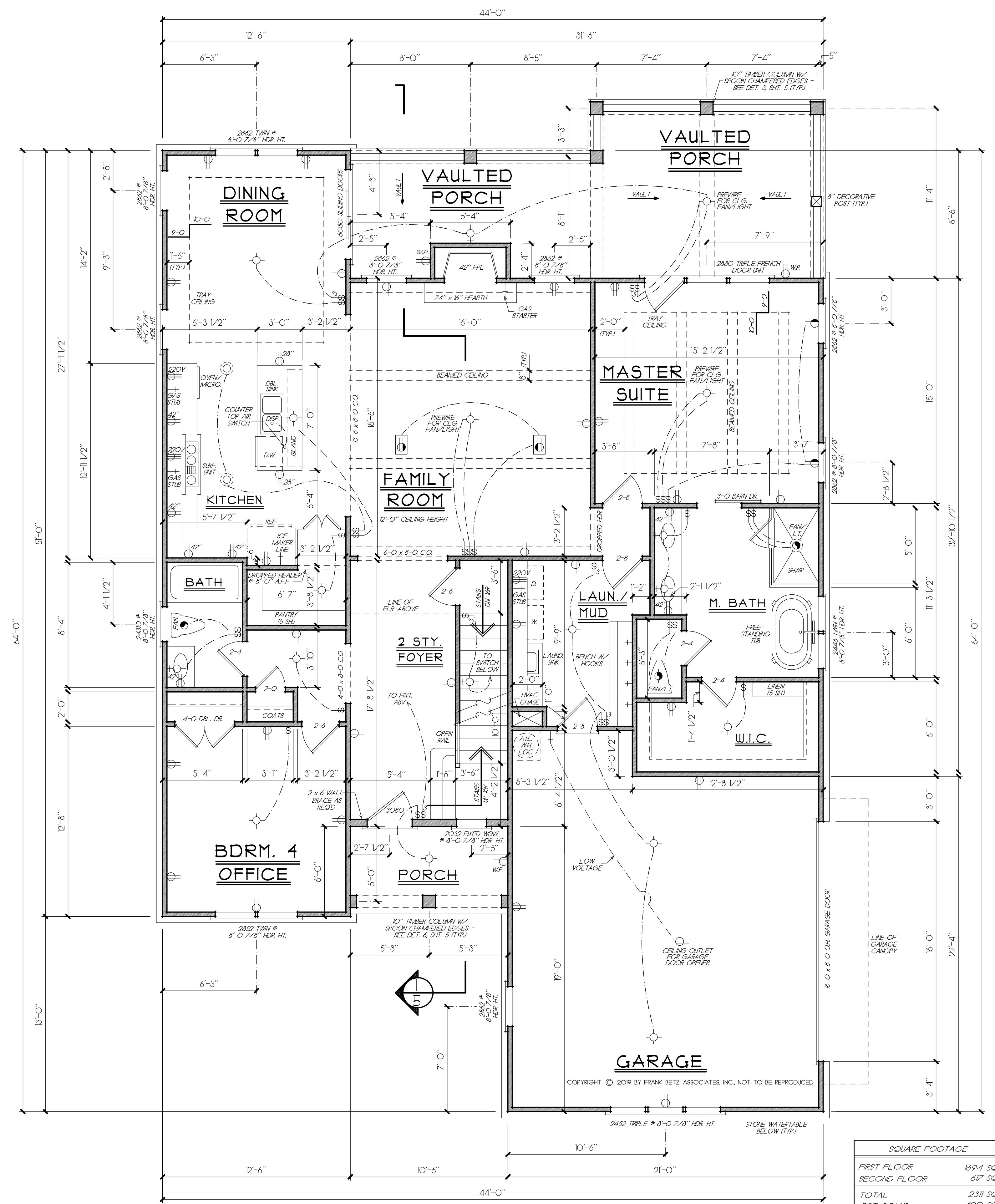
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND I.U.D. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION.
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.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN 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.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

**GENERAL FRAMING NOTES**

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

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2x10 OR 2x12 WITH 1/2" PLYWOOD PLATE BETWEEN STUDS UNLESS OTHERWISE NOTED.
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 24 RATED 23/38 T&G PLYWOOD EXPOSURE 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16 OSB EXPOSURE 1. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE 2x SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 18 RATED 1/2" PLYWOOD CDX EXPOSURE 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECIFICATIONS.
12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER OR 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 LAYERS 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.

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SQUARE FOOTAGE	
FIRST FLOOR	1894 SQ. FT.
SECOND FLOOR	617 SQ. FT.
TOTAL	2311 SQ. FT.
OPT. BONUS	420 SQ. FT.
TOTAL	2731 SQ. FT.

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

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SECTIONS / DETAILS  
 THE HIGHLAND POINT

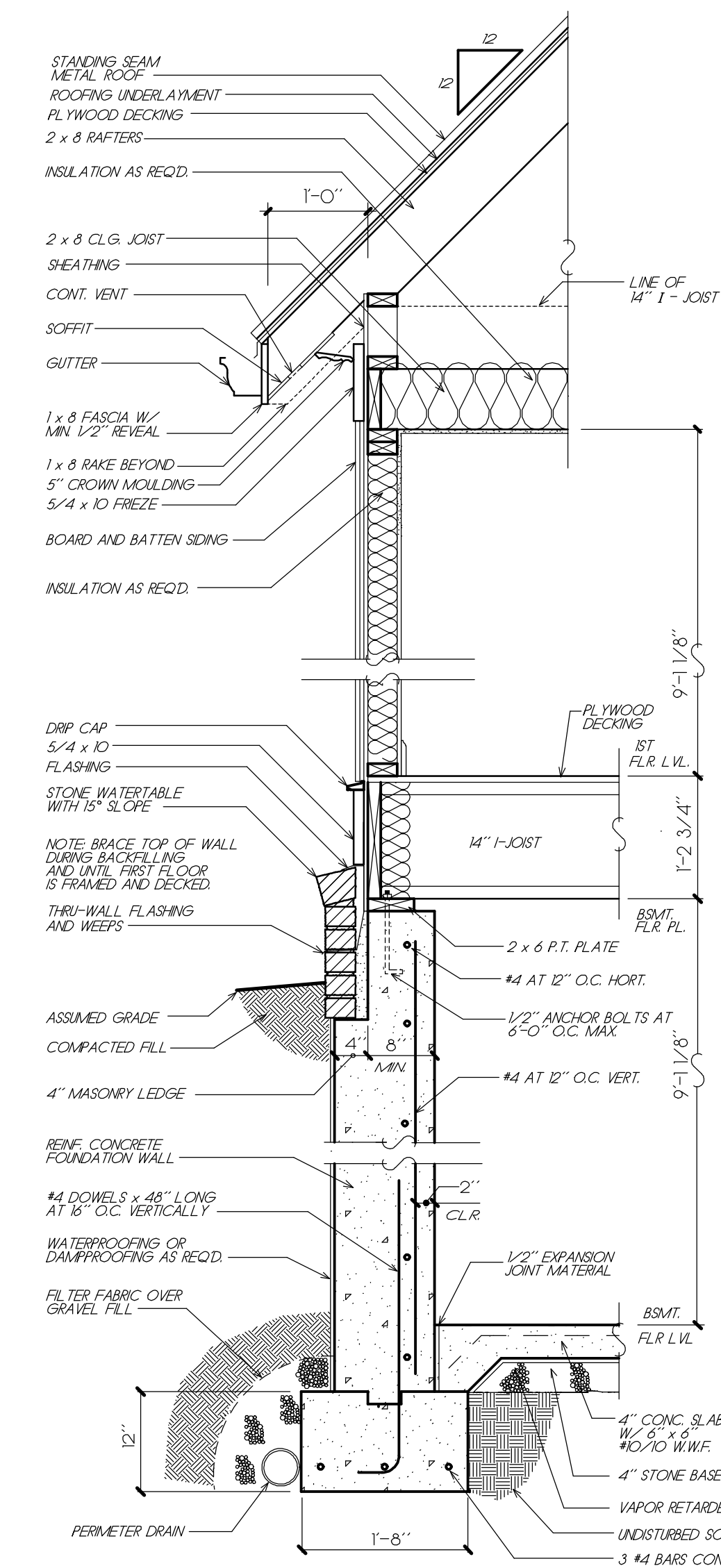
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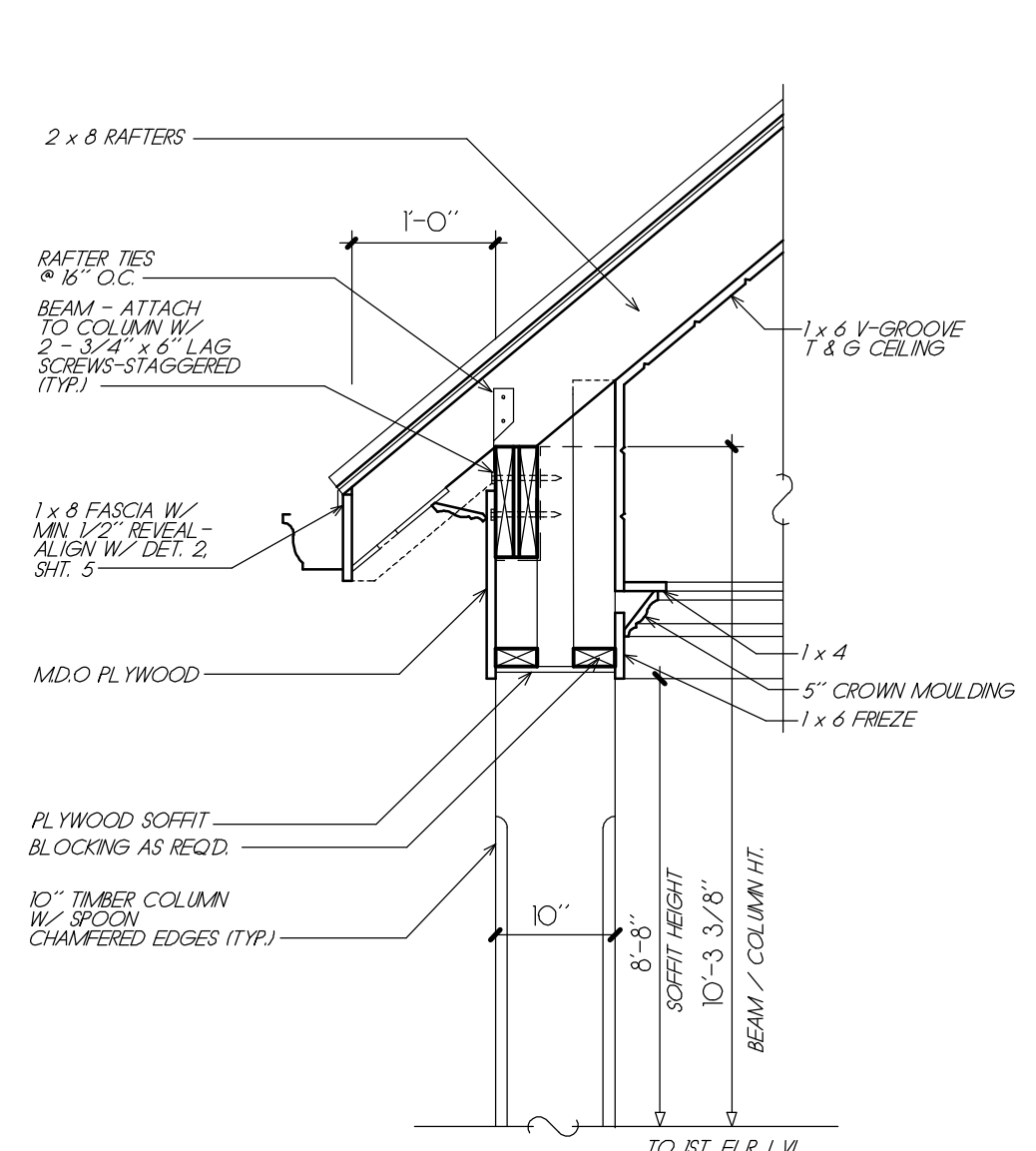
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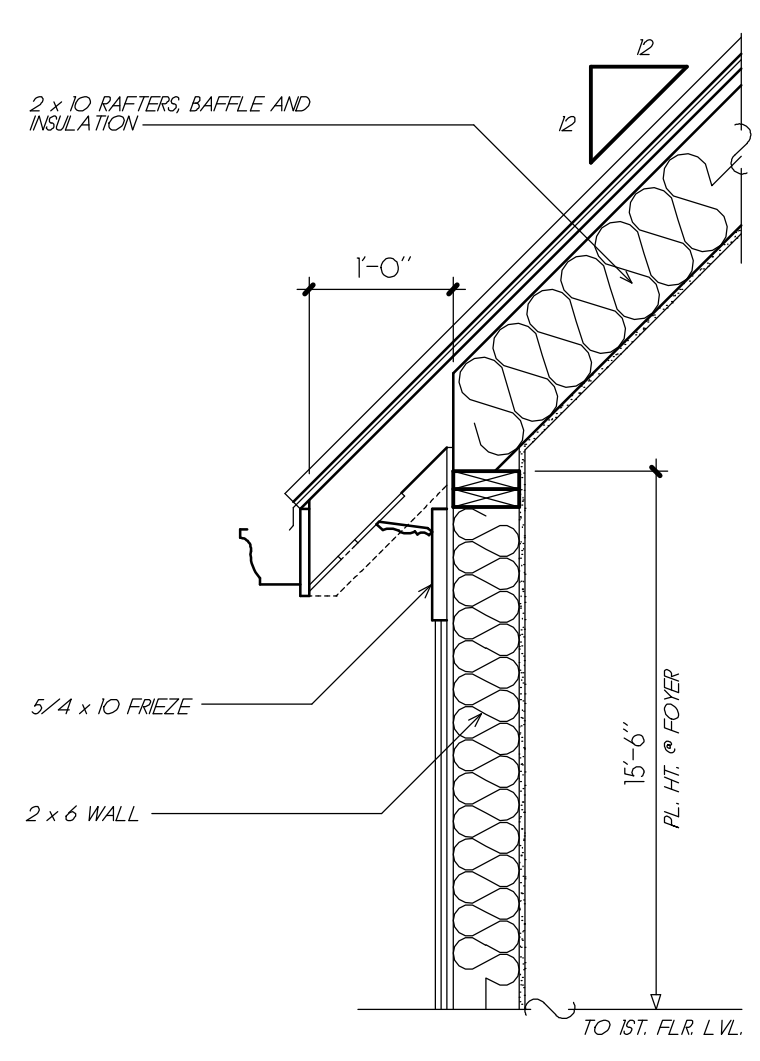
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 OF 5



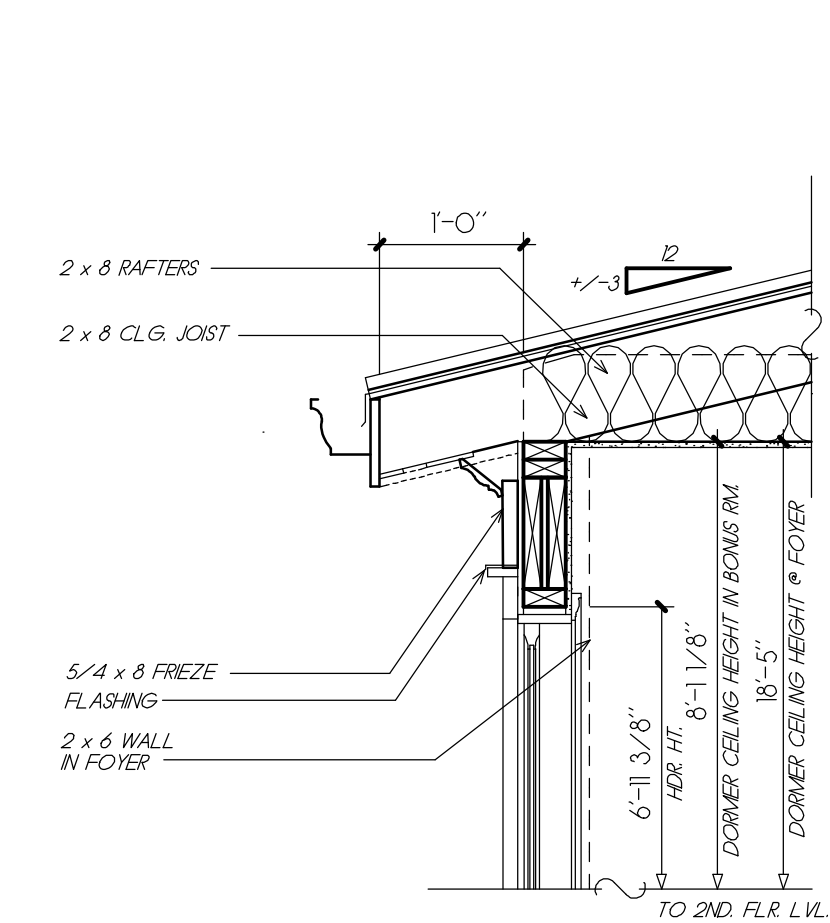
**2 TYP. WALL SECTION**  
 3/4" = 1'-0"



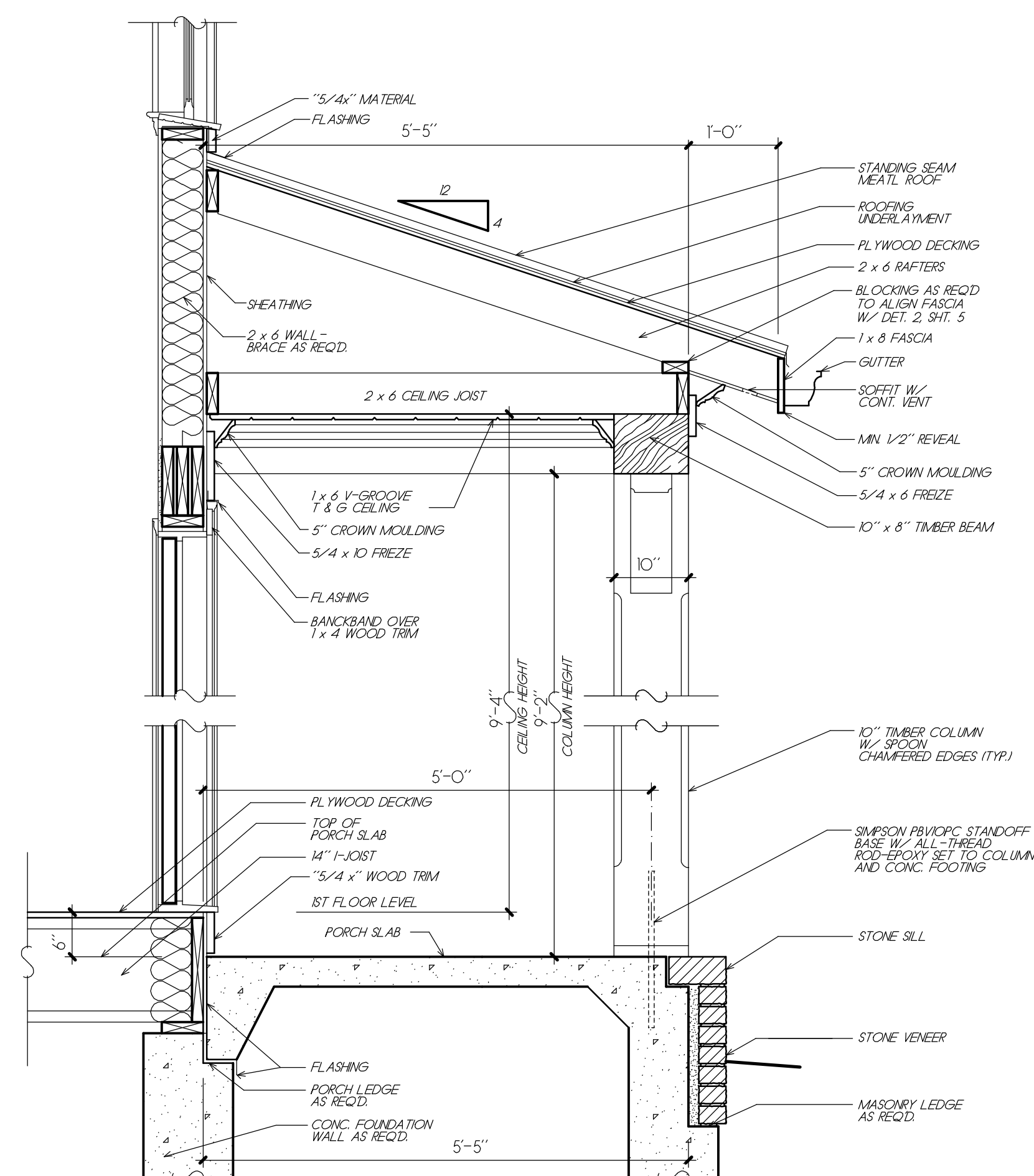
**3 PORCH DETAIL**  
 3/4" = 1'-0"



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



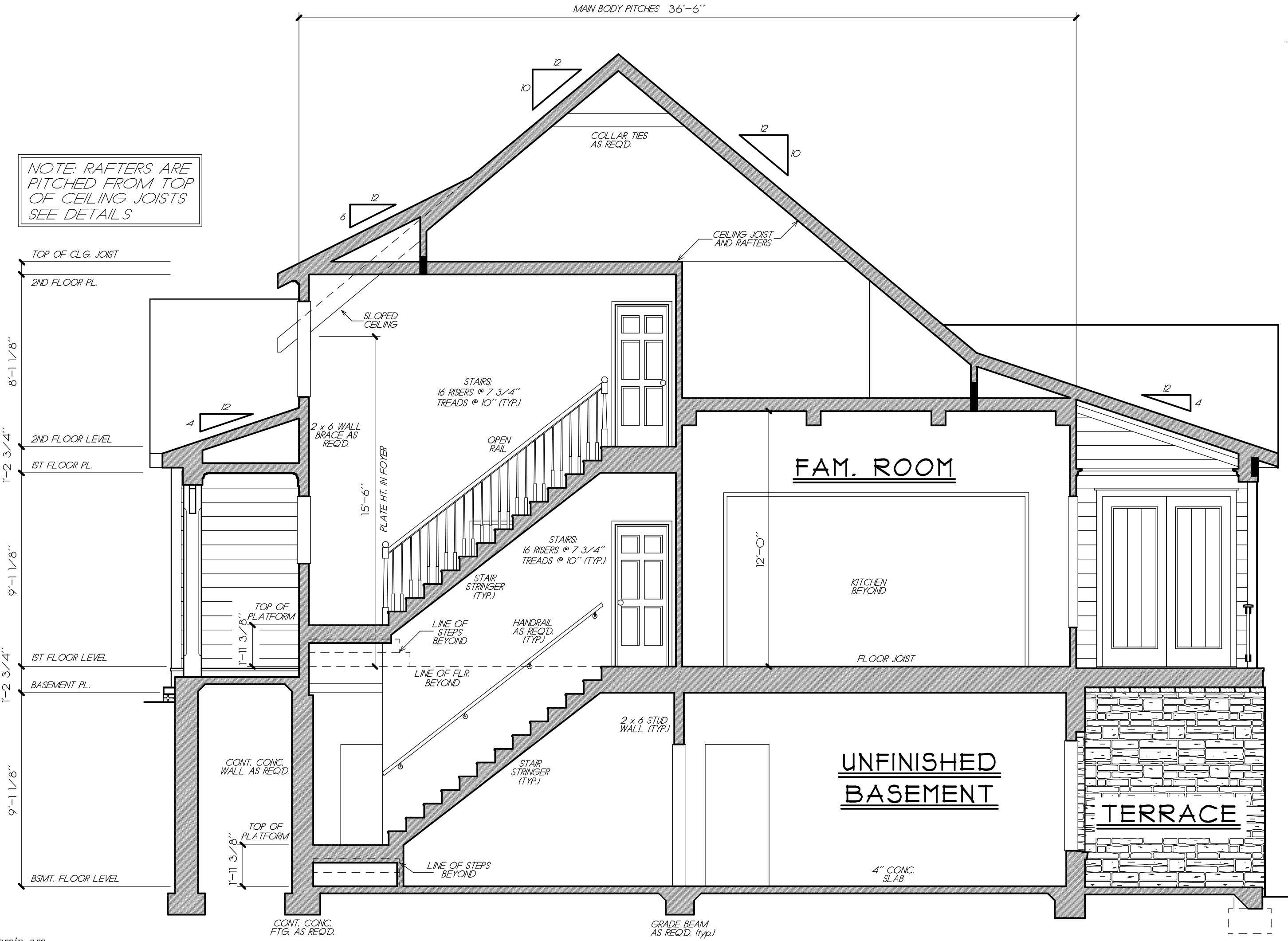
**5 CORNICE DET.**  
 3/4" = 1'-0"



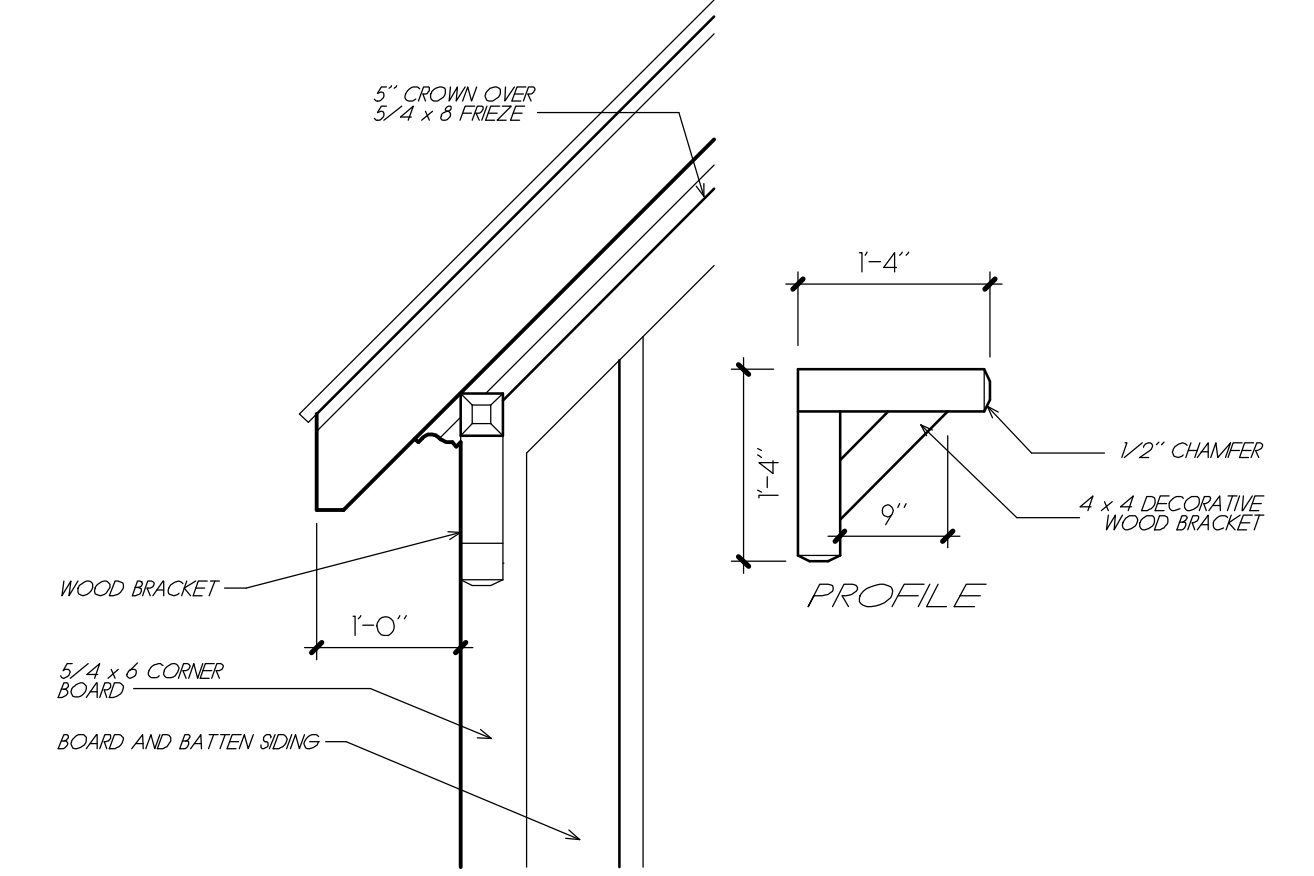
**6 PORCH DETAIL**  
 3/4" = 1'-0"

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



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



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

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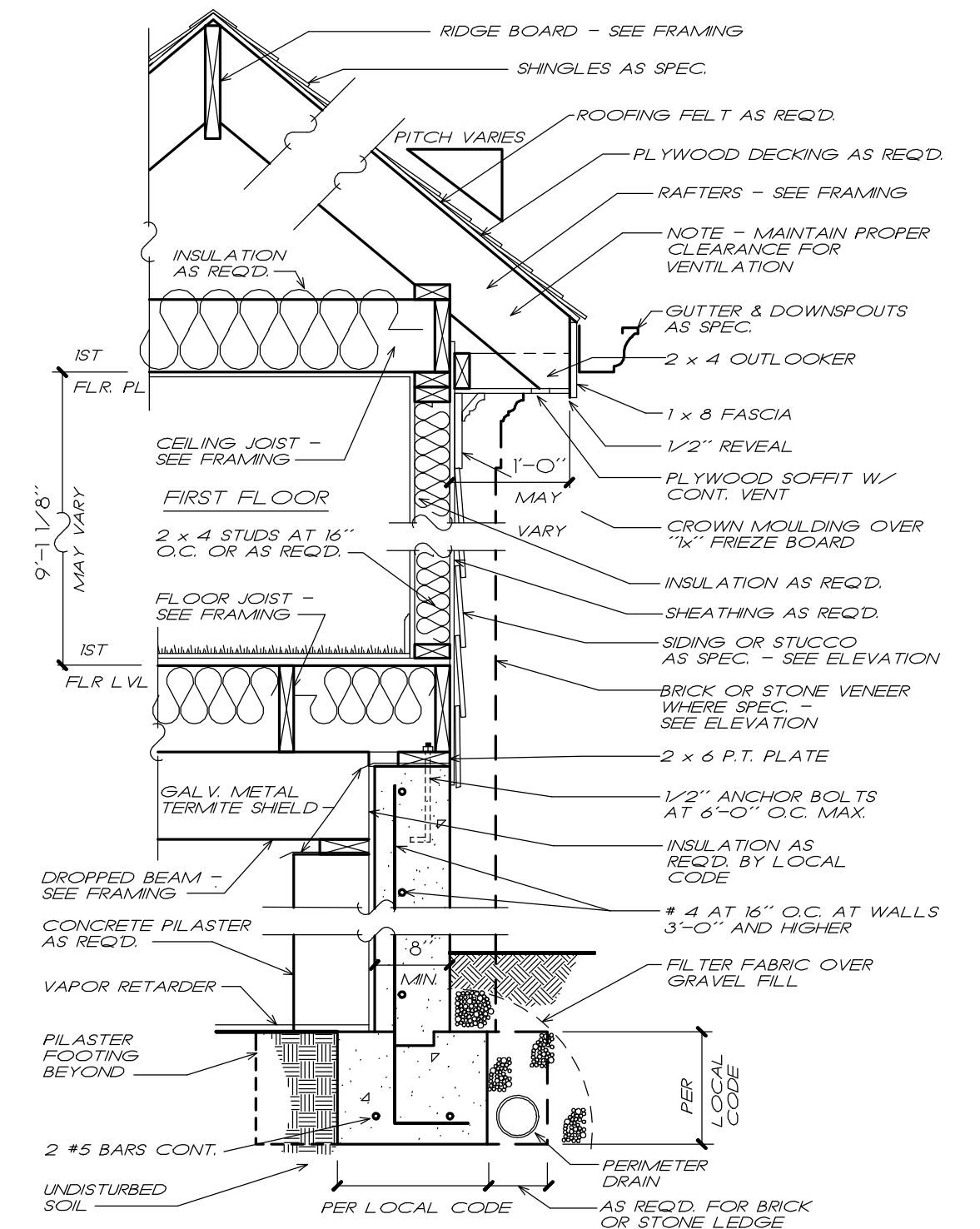
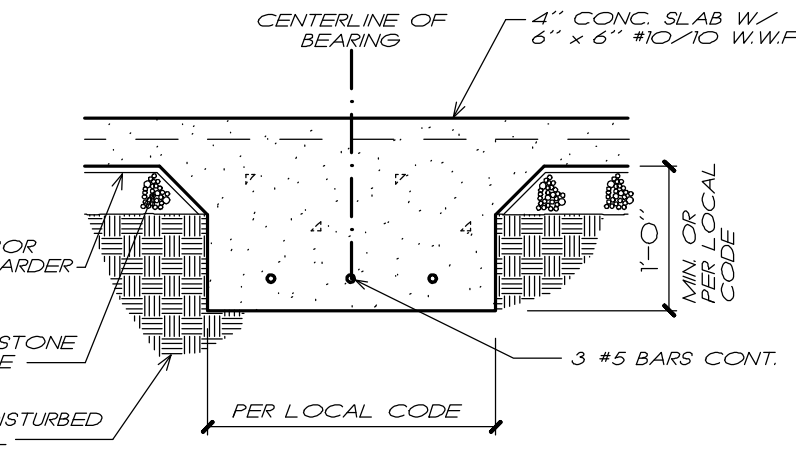
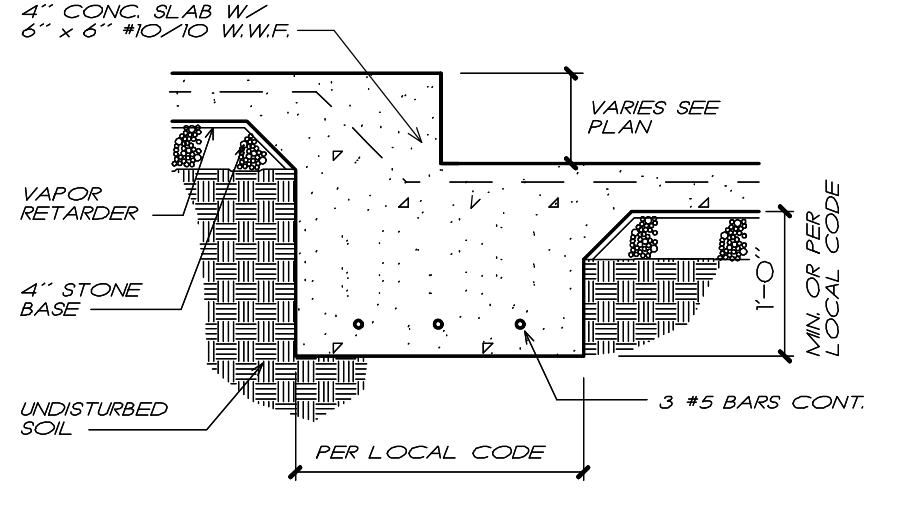
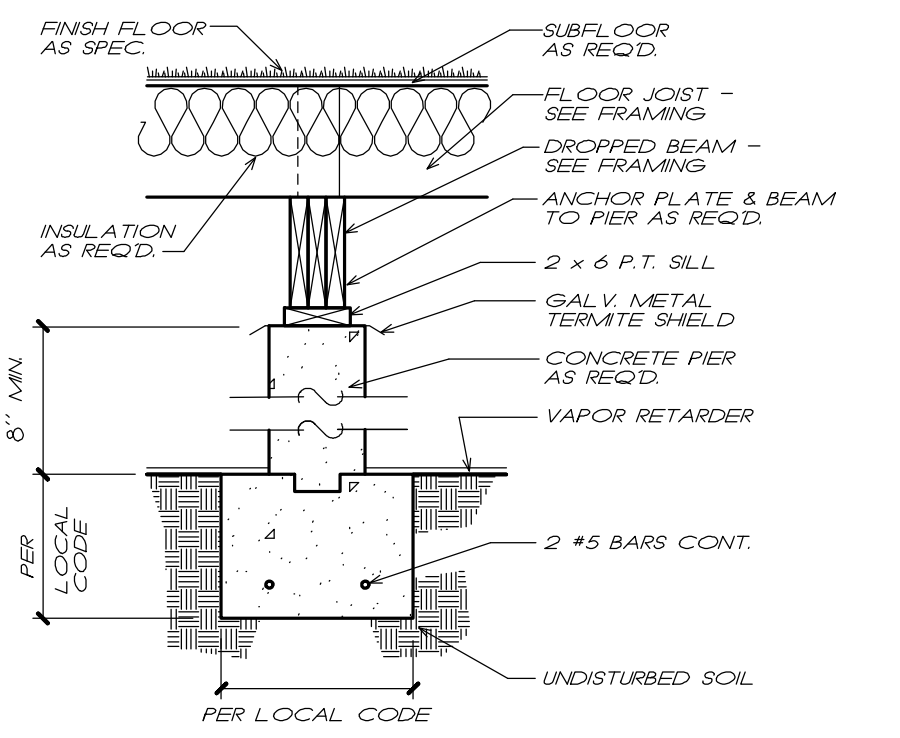
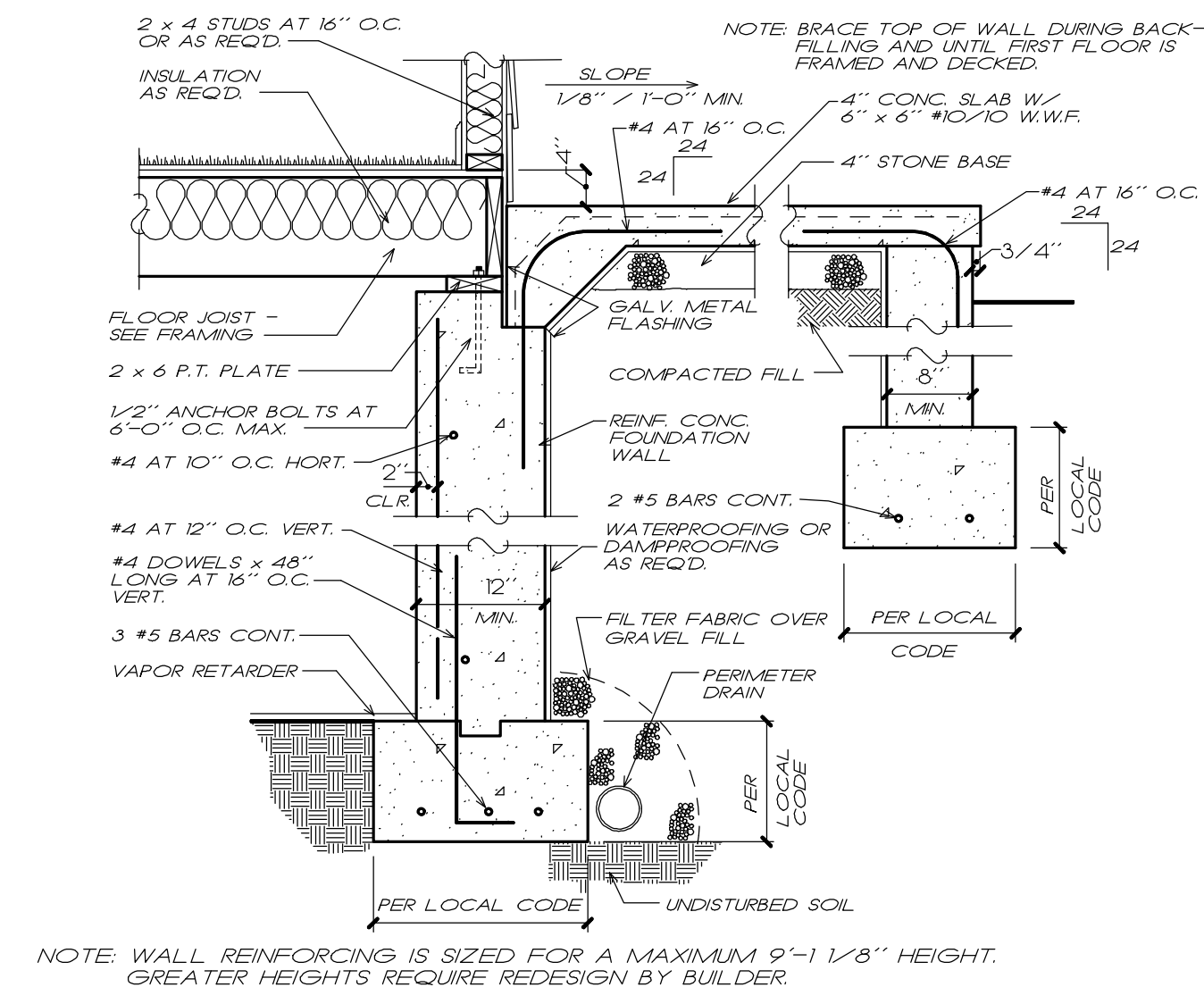
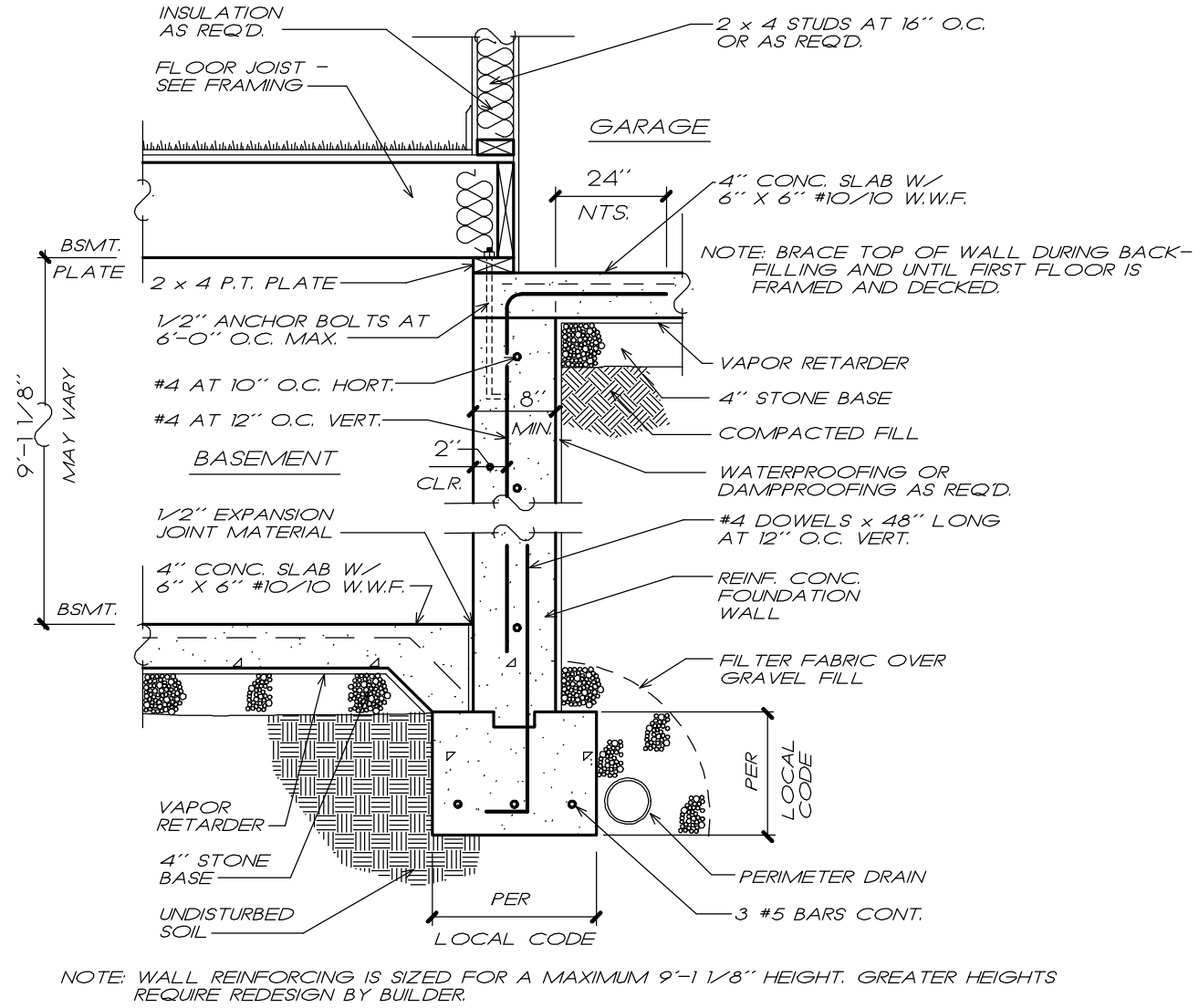
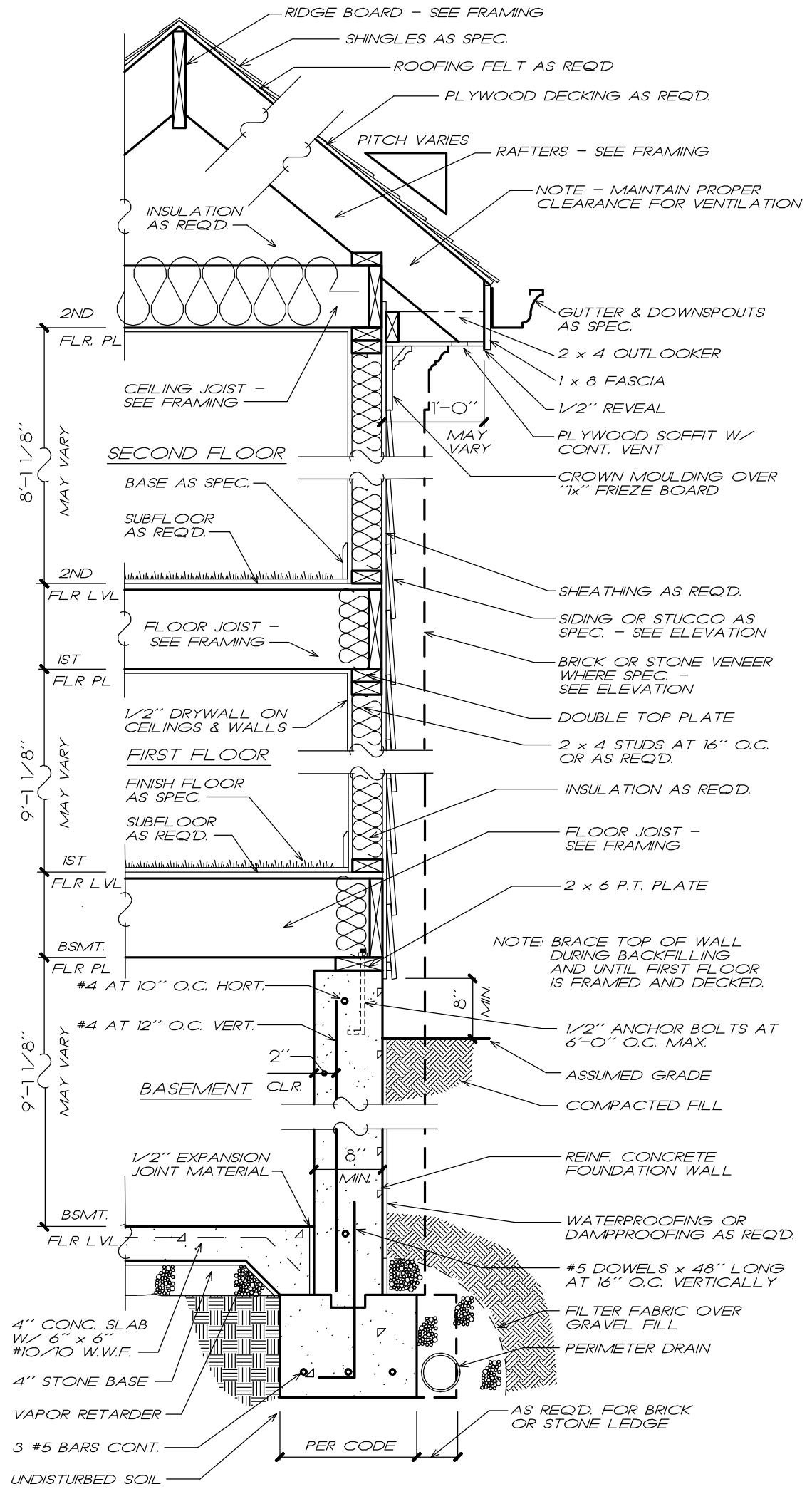
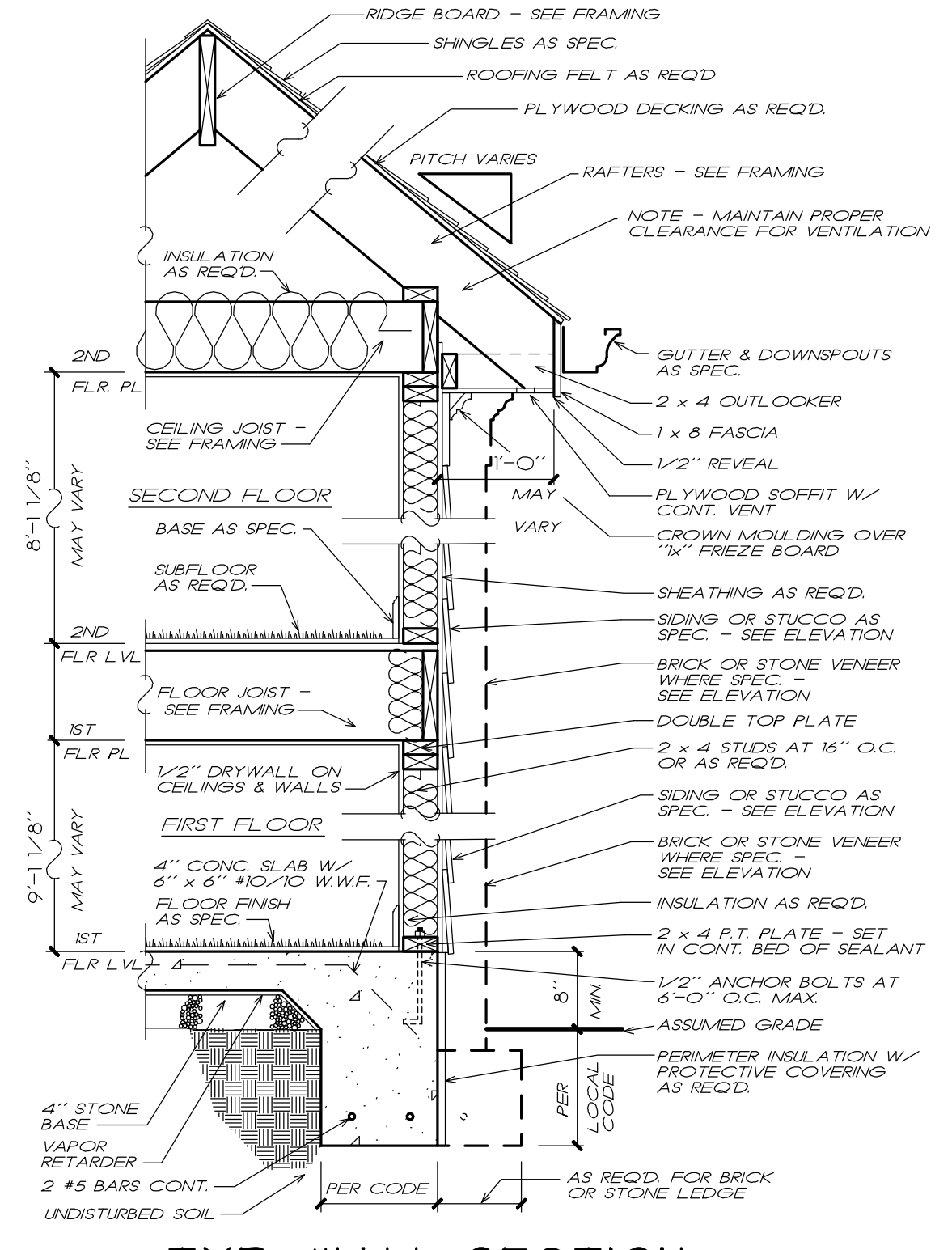
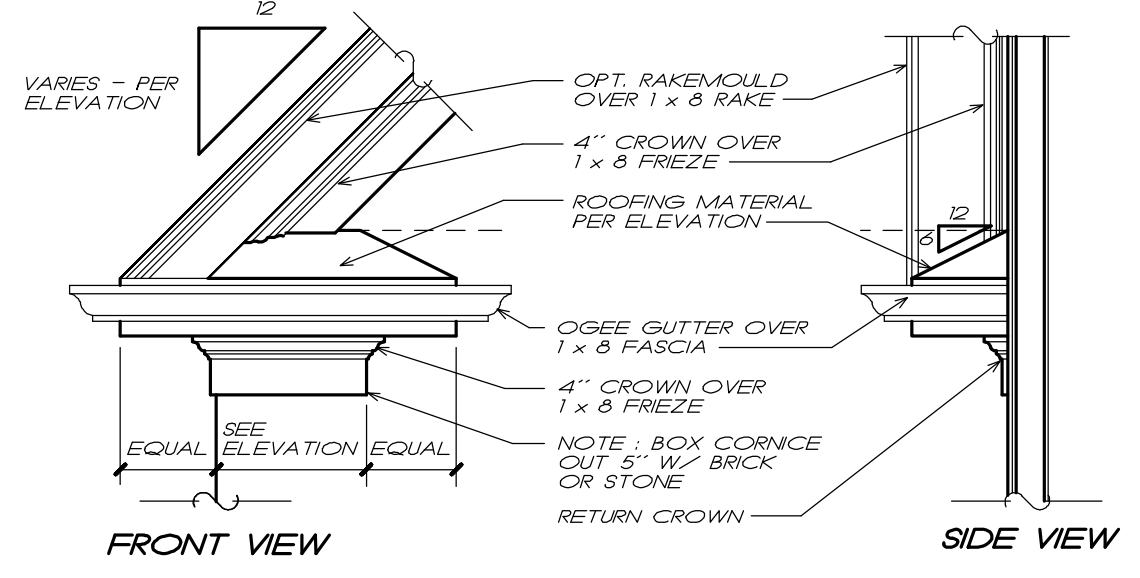
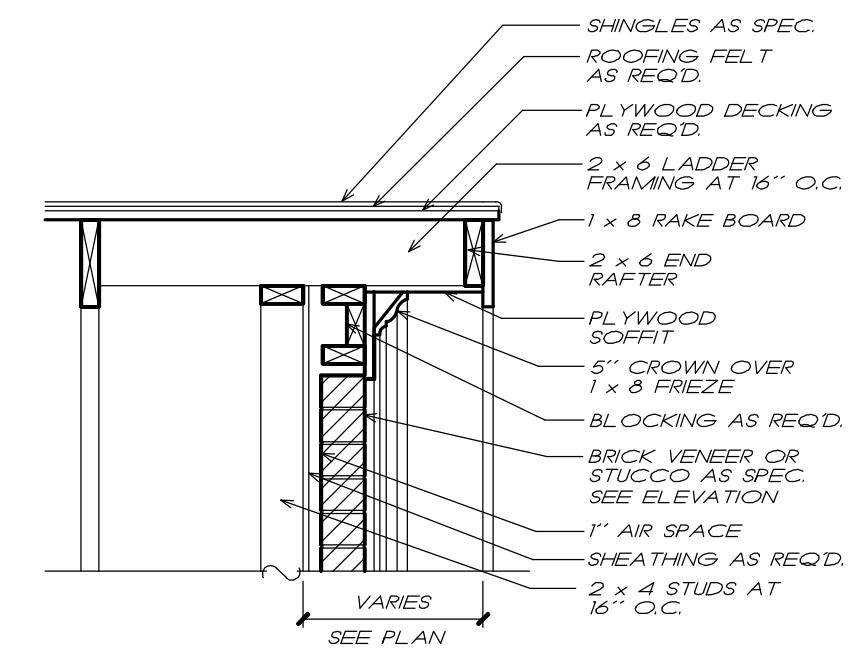
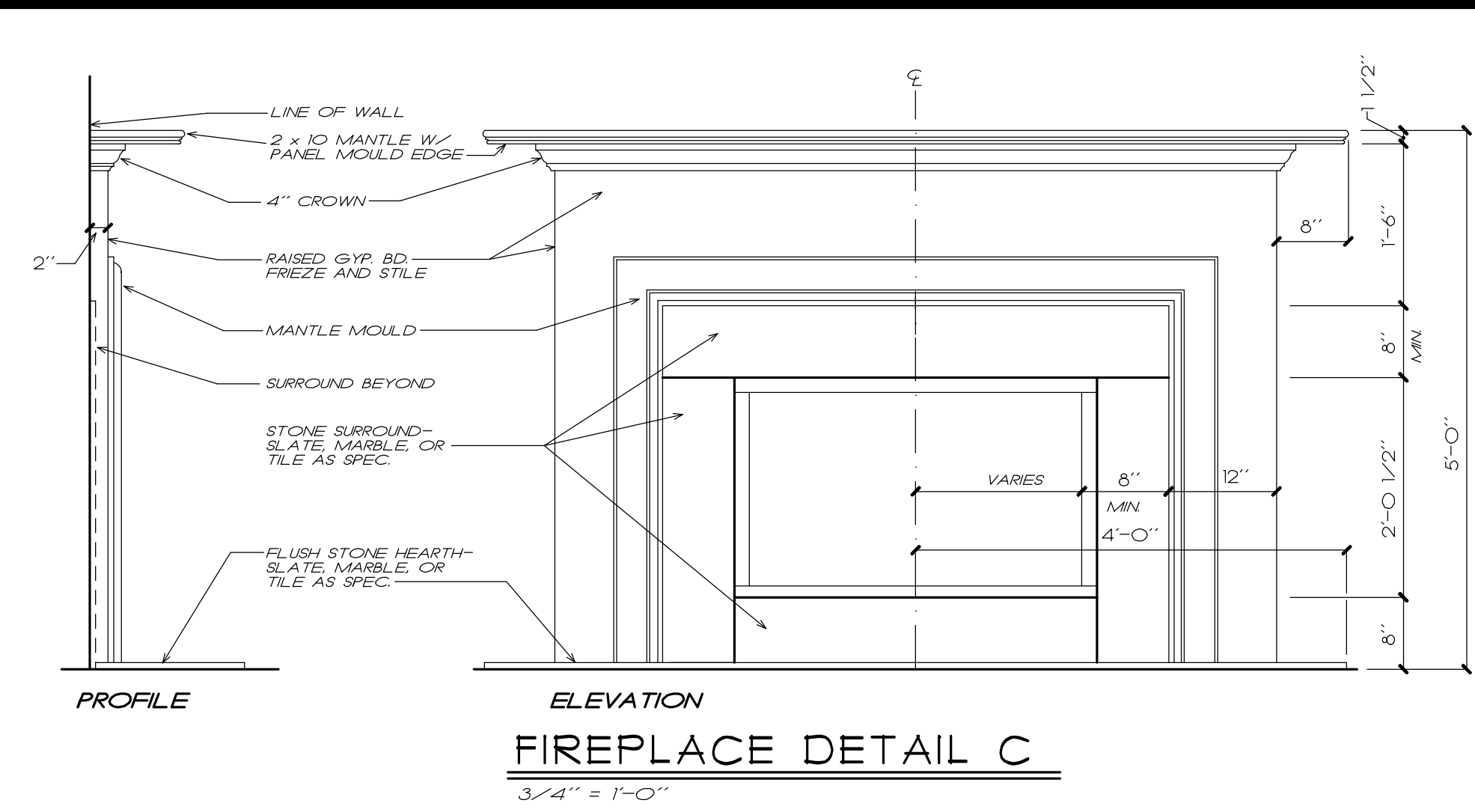
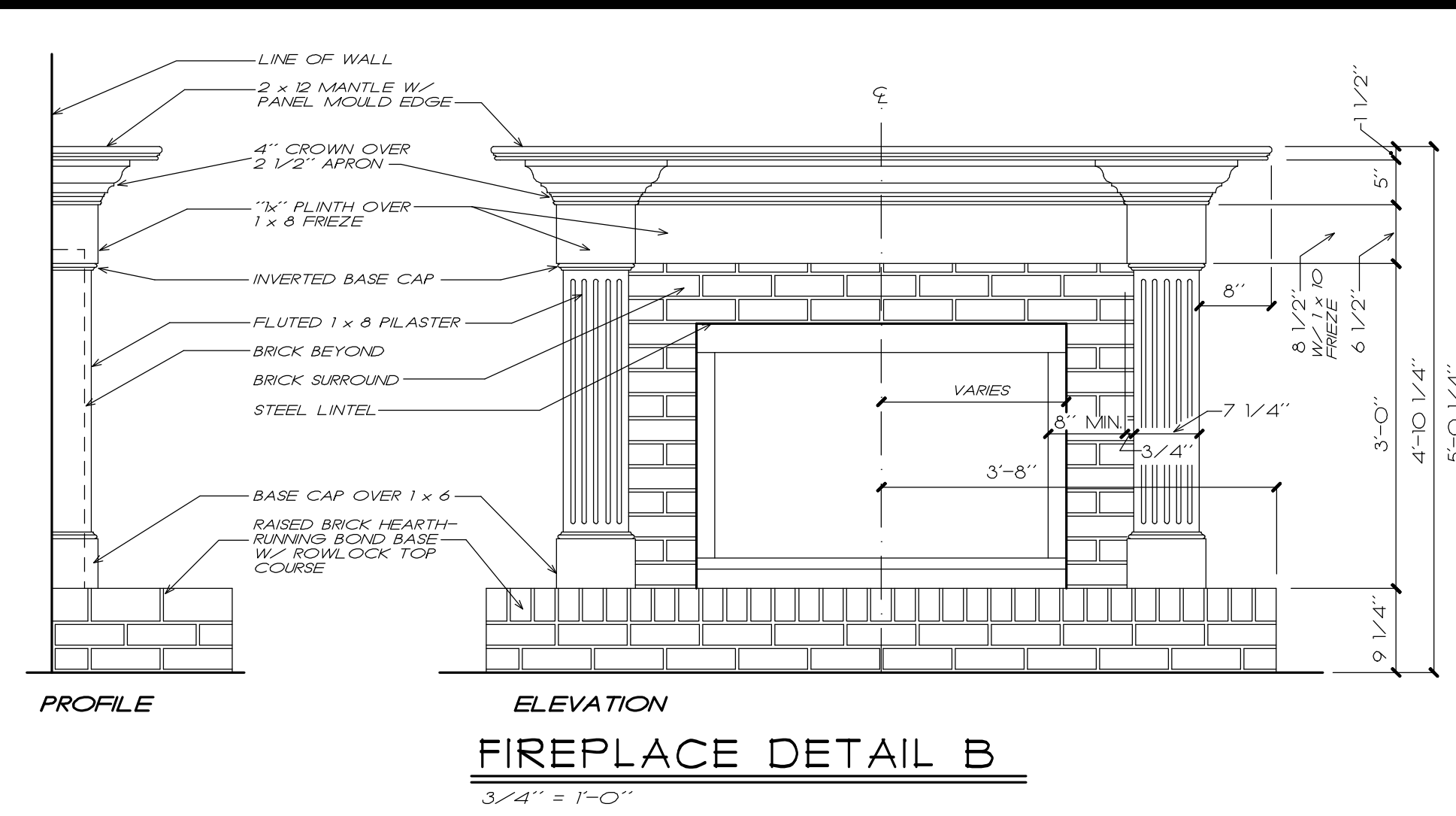
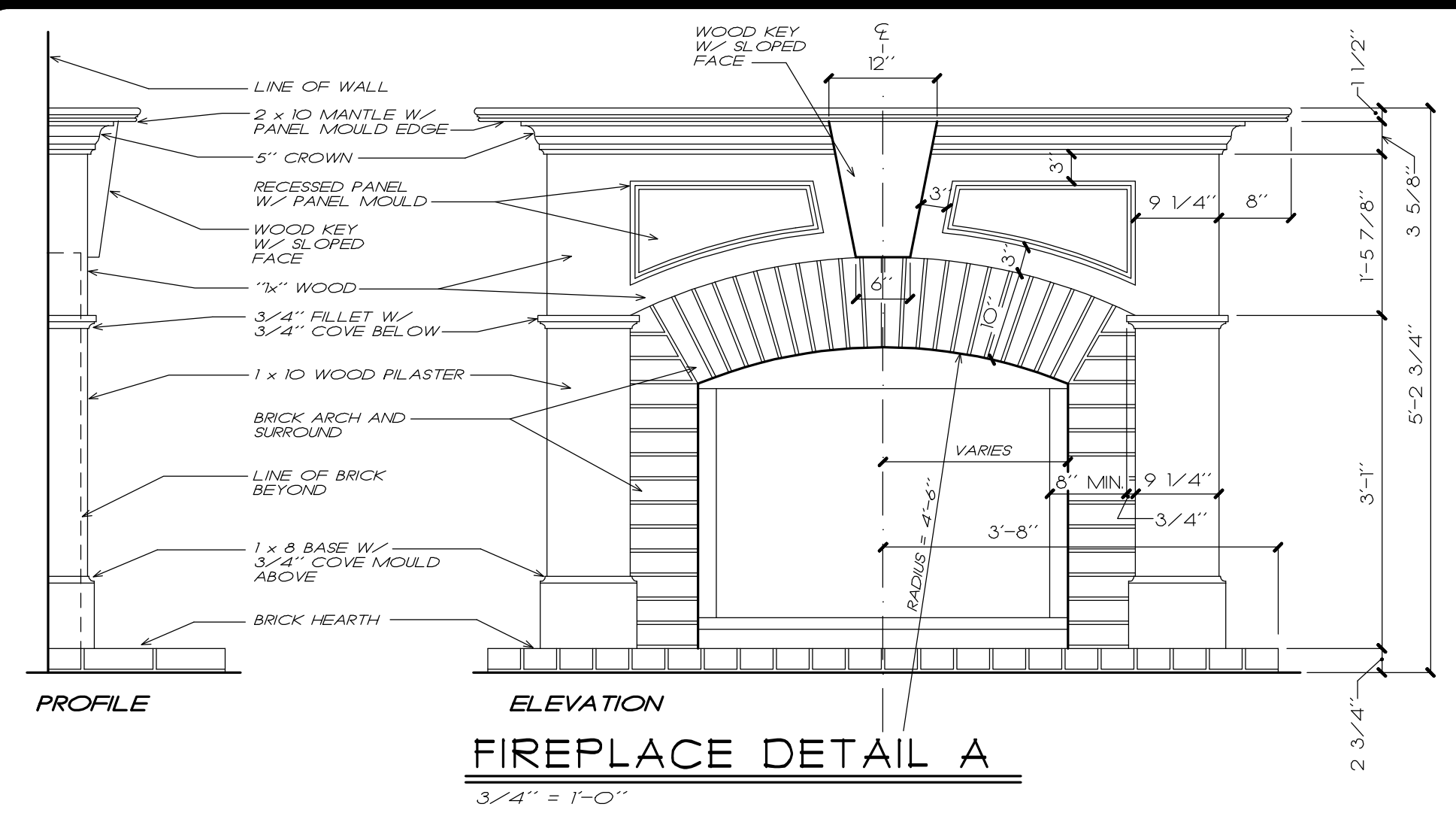
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TYPICAL DETAIL SHEET

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.

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 770-431-0888 888-717-3003

BY: FBA CK: FBA

DATE: 05/26/13

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OF: 2

