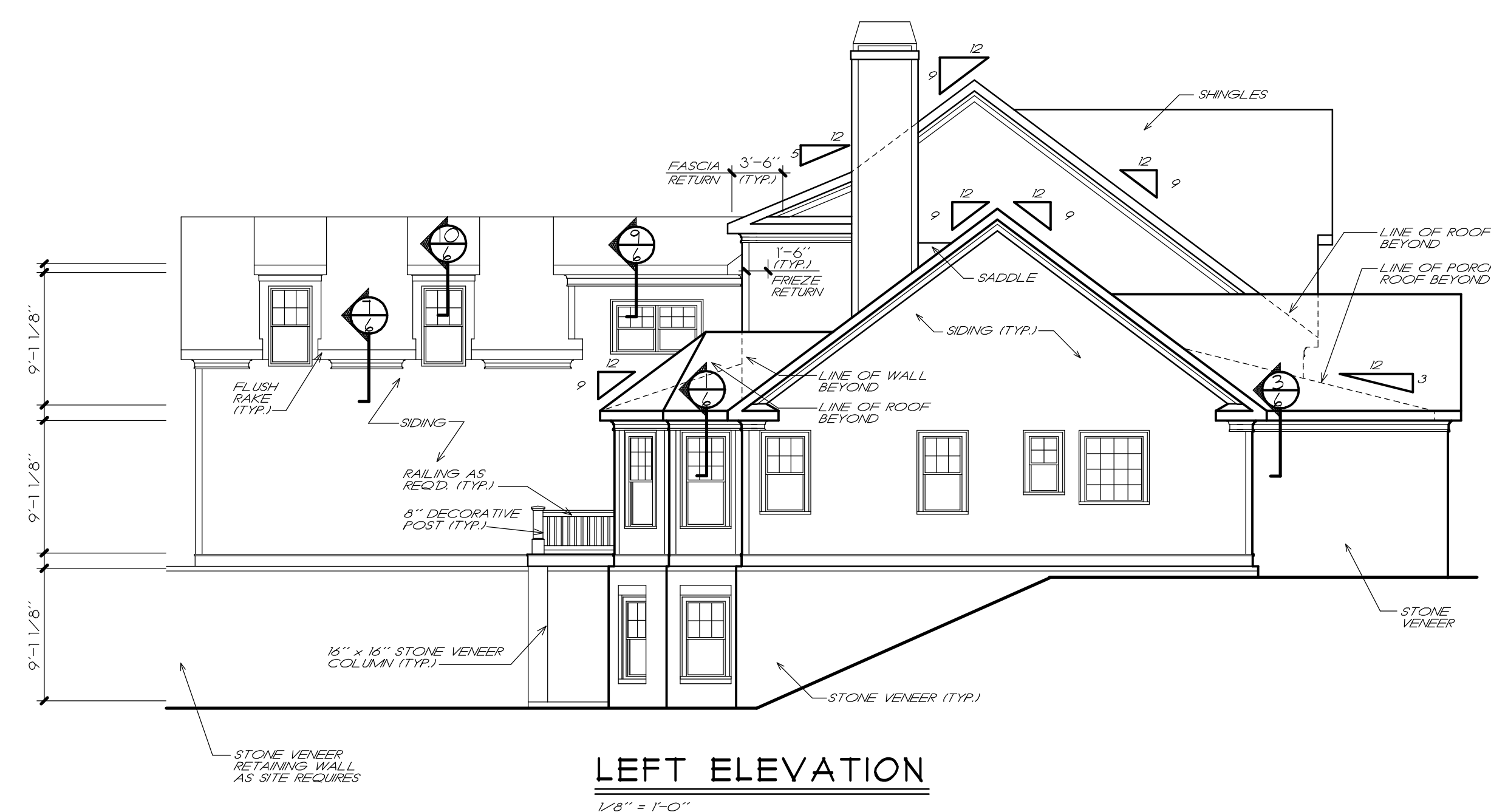


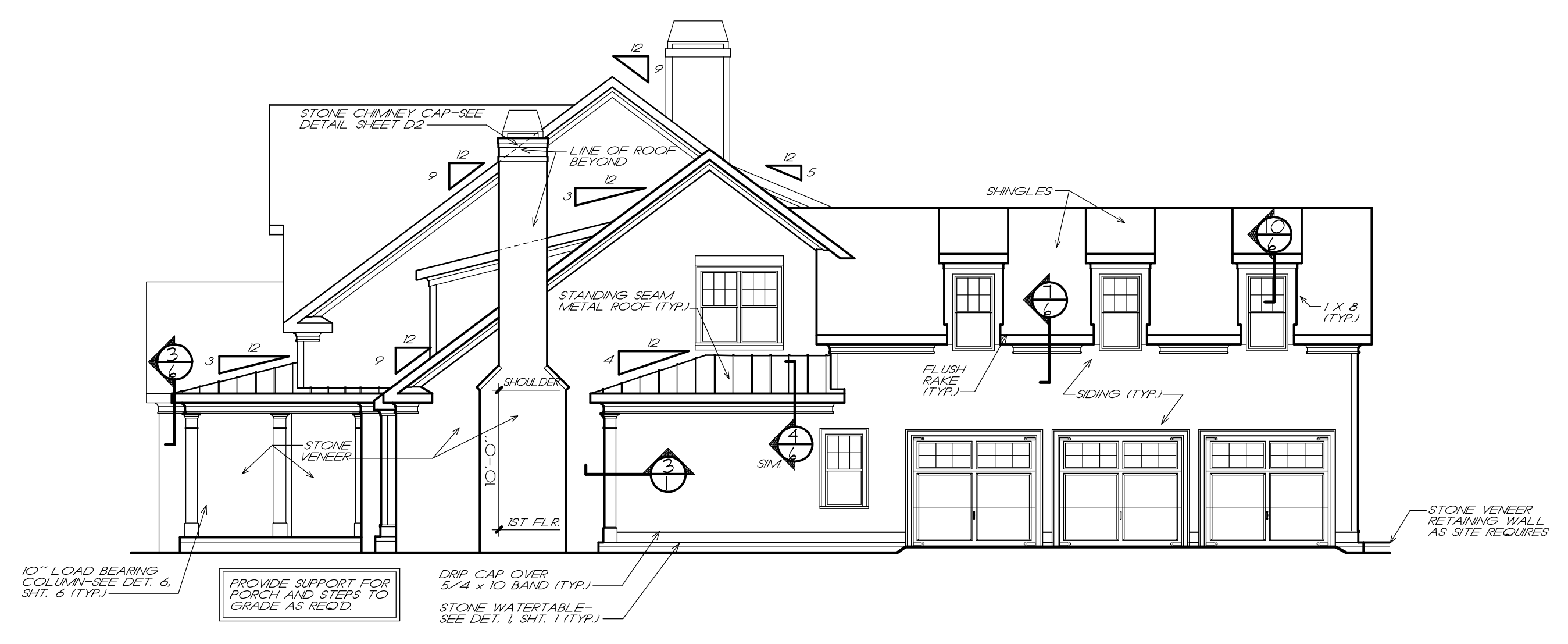
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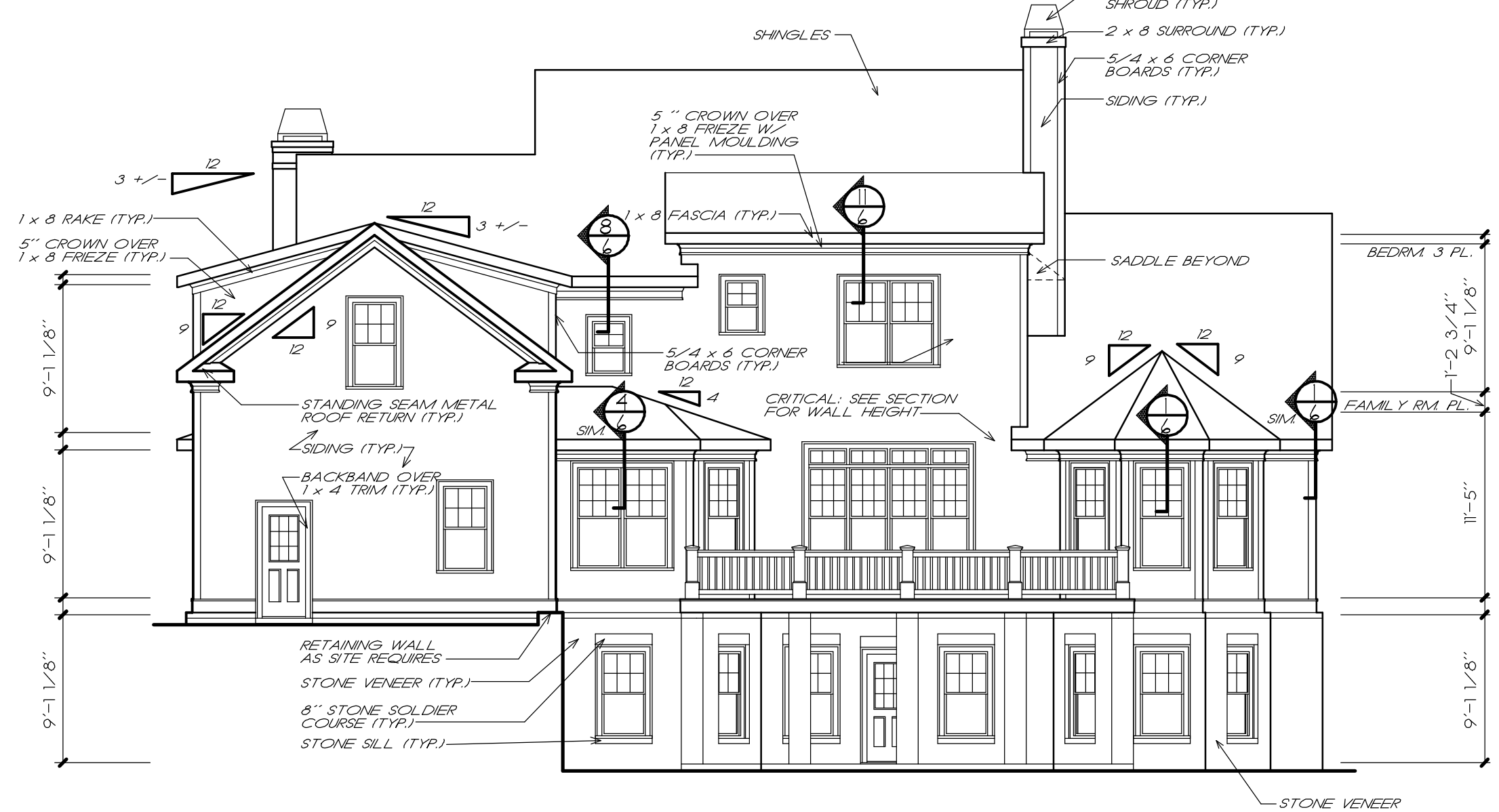
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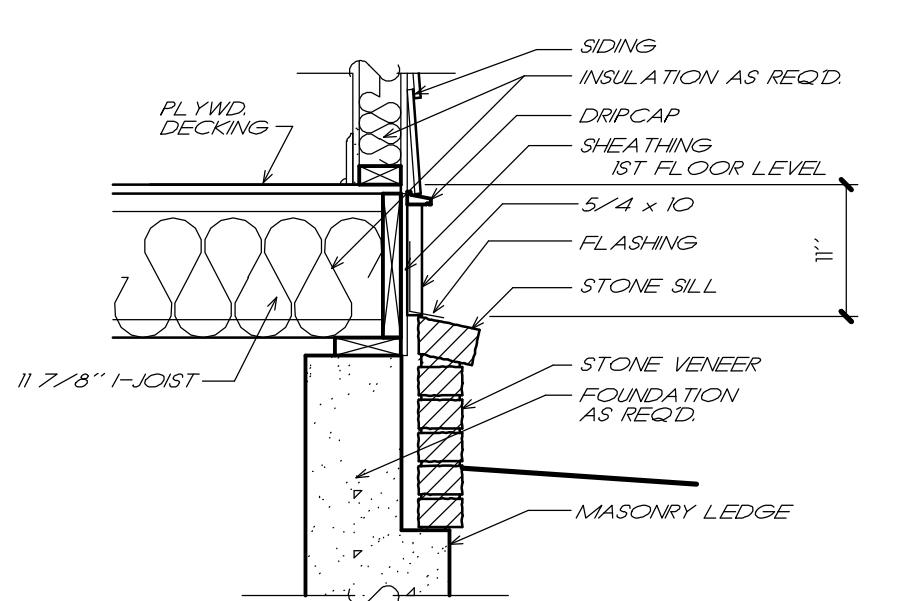
LEFT ELEVATION
 1/8" = 1'-0"



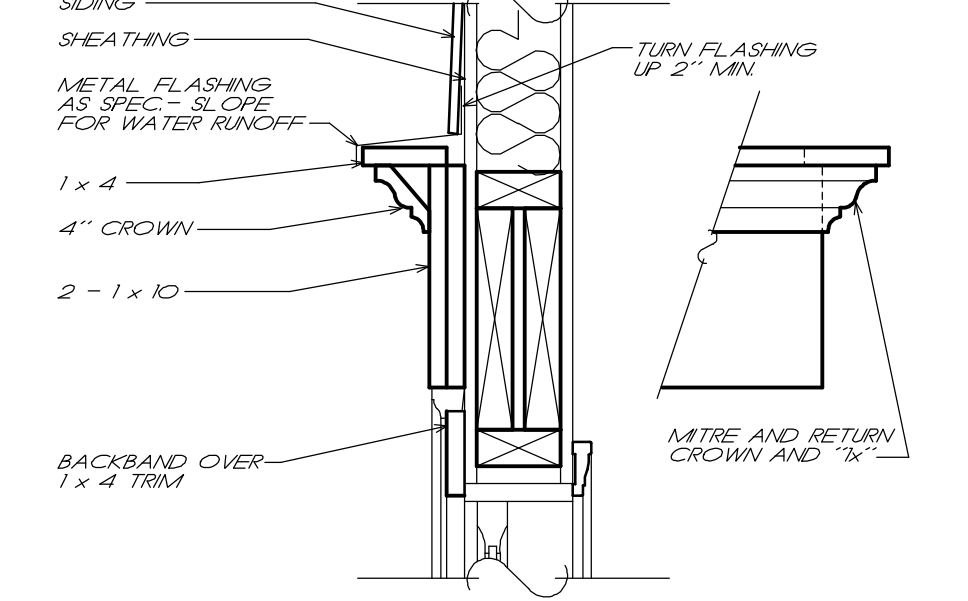
RIGHT ELEVATION
 1/8" = 1'-0"



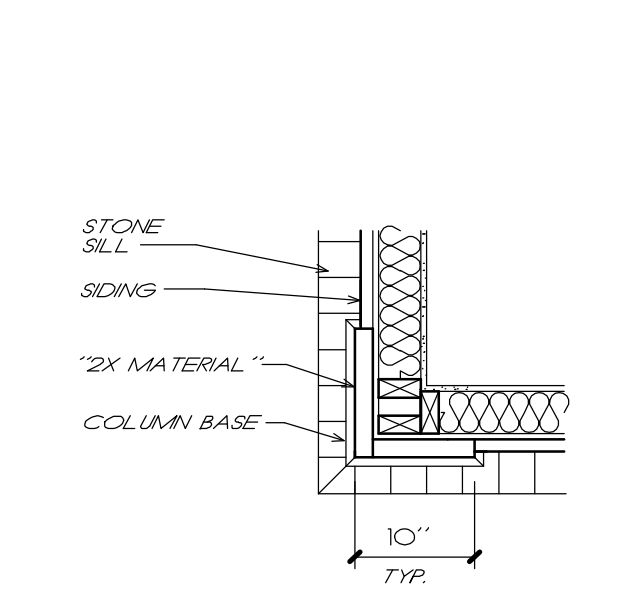
REAR ELEVATION
 1/8" = 1'-0"



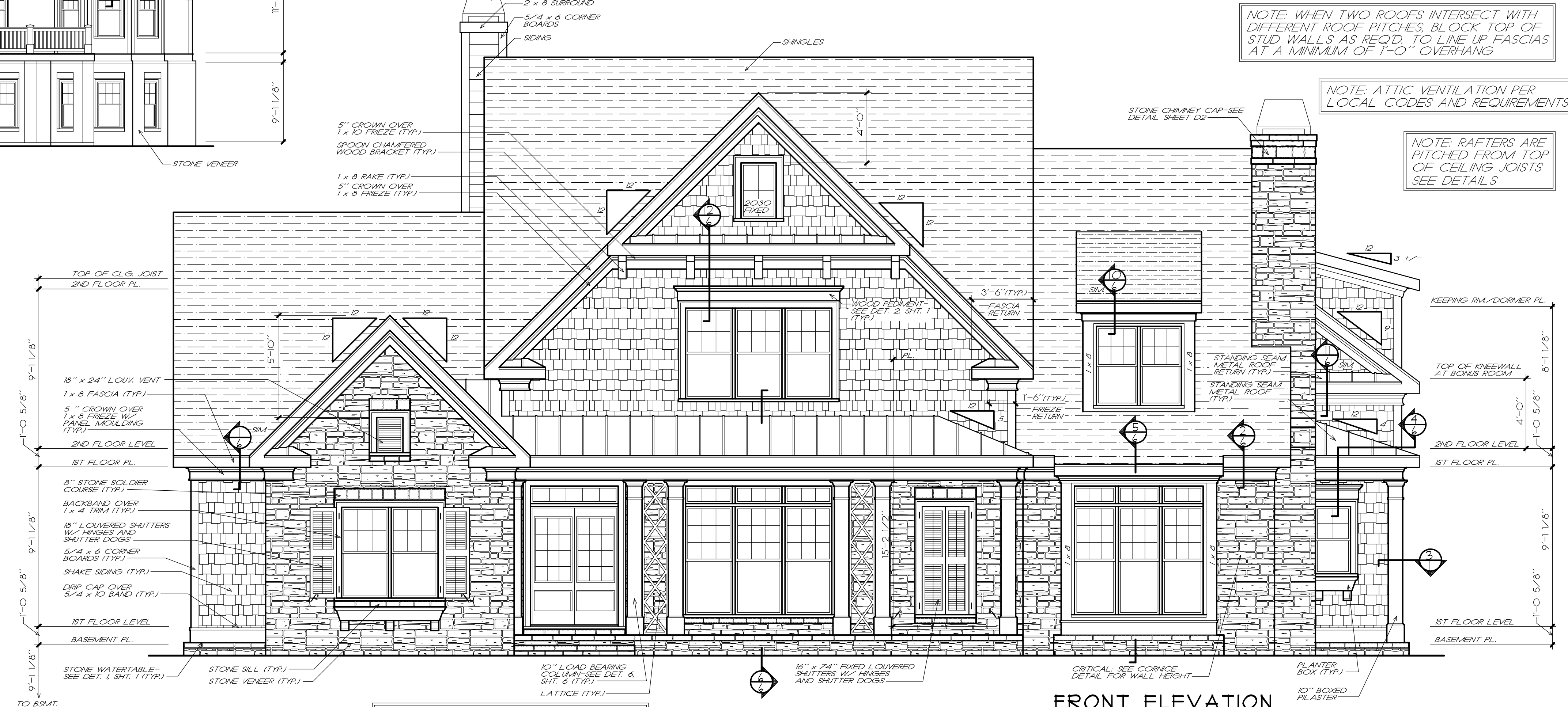
1 WATERTABLE DETAIL
 1/2" = 1'-0"



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



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



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

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 REQD.

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ELEVATIONS / DETAILS
 THE NORTHFIELD MANOR

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

BY: PLD CK: KRW

DATE: 6-29-05

SHEET: 1

OF: 6

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NOTE: LOCATE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

NOTE: CRAWL SPACE VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: DROP FOUNDATION WALL UNDER GARAGE SLAB 4" FROM MAIN FOUNDATION WALLS

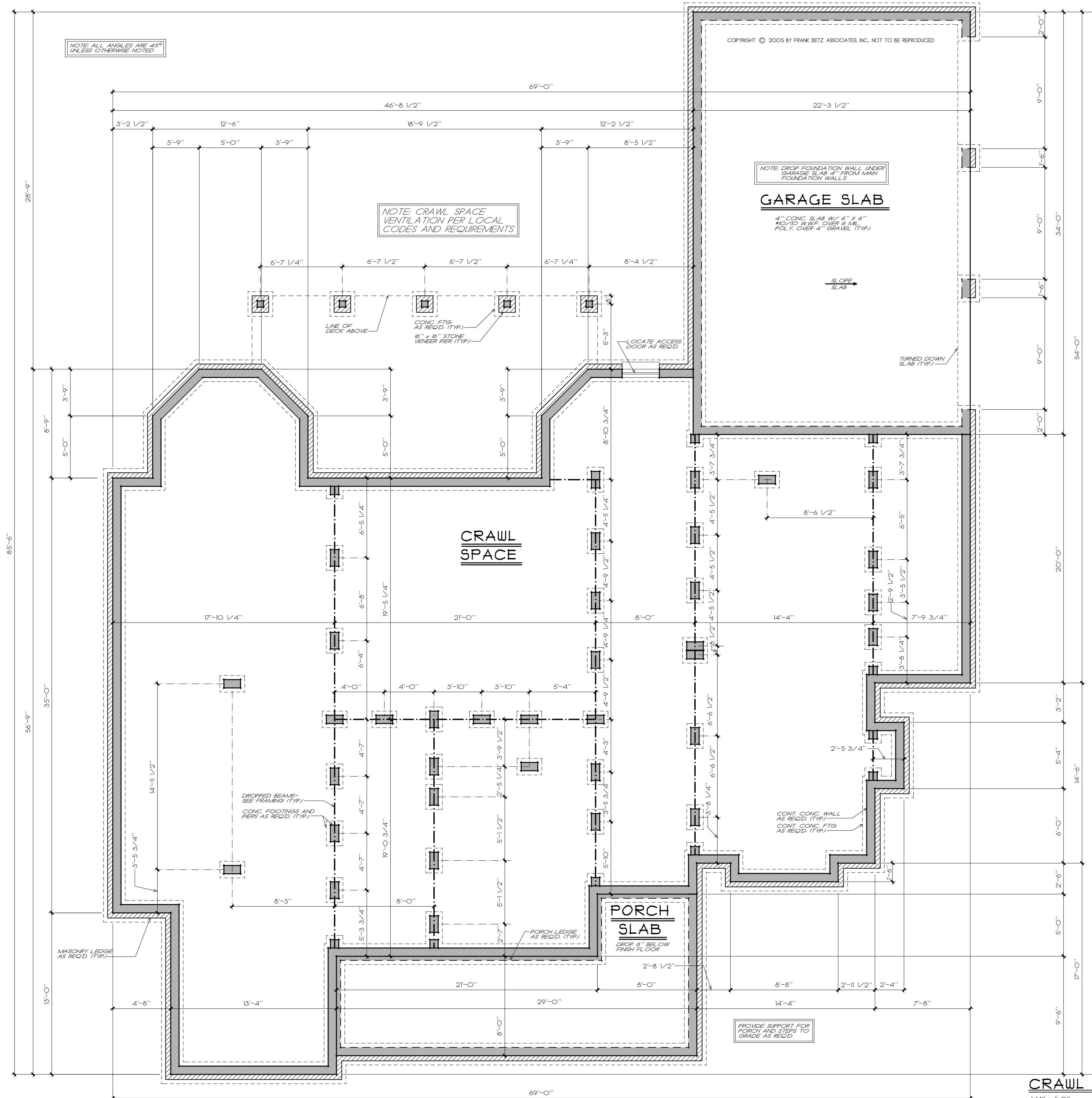
GARAGE SLAB

4" CONC. SLAB W/ 6" X 6" #4 @ 10" W/ 1/2" OVER 6 MIL. POLY. OVER 4" GRAVEL (TYP.)

CRAWL SPACE

PORCH SLAB

DROP 6" BELOW FINISH FLOOR



CRAWL FOUNDATION PLAN

1/4" = 1'-0"

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CRAWL FOUND. PLAN

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 DESIGNERS OF CUSTOM AND STOCK HOMEPANS
 3550 GEORGE BUSBEE PARKWAY
 SUITE 150
 KENNESAW, GEORGIA 30144
 770-431-0888 888-717-3003

BY: PLD CK: KRW

DATE: 4-29-05

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 OF: 6

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FIRST FLOOR PLAN / DETAIL

THE NORTHFIELD MANOR

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

BY: PLD CK: ARW

DATE: 6-29-05

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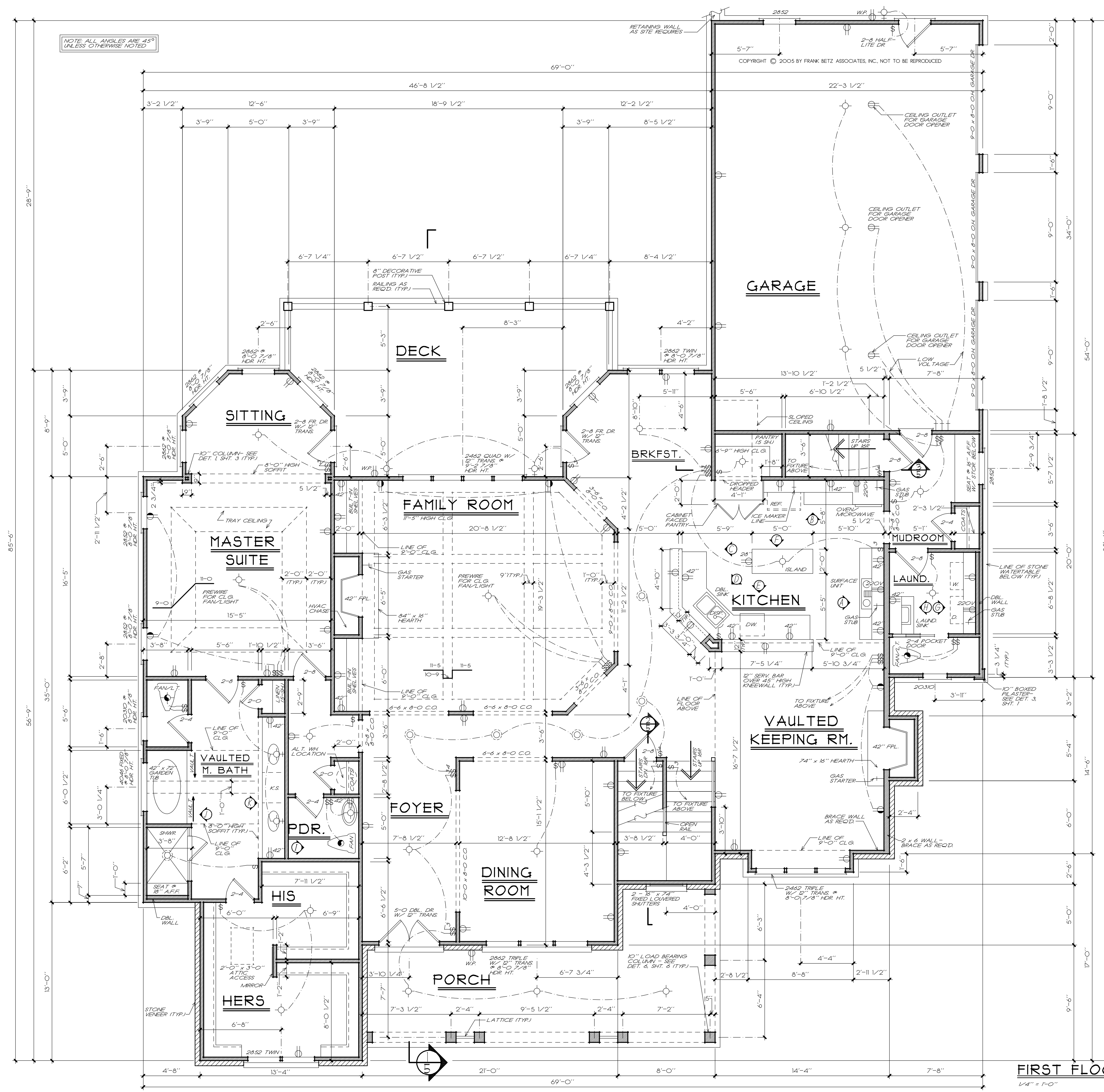
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND I.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 JUDICIARY AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FIRST LINE (SEE LOCAL CODES). MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIETY IN LOCAL CODES AND BEARING CONDITIONS. FIRST 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 THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

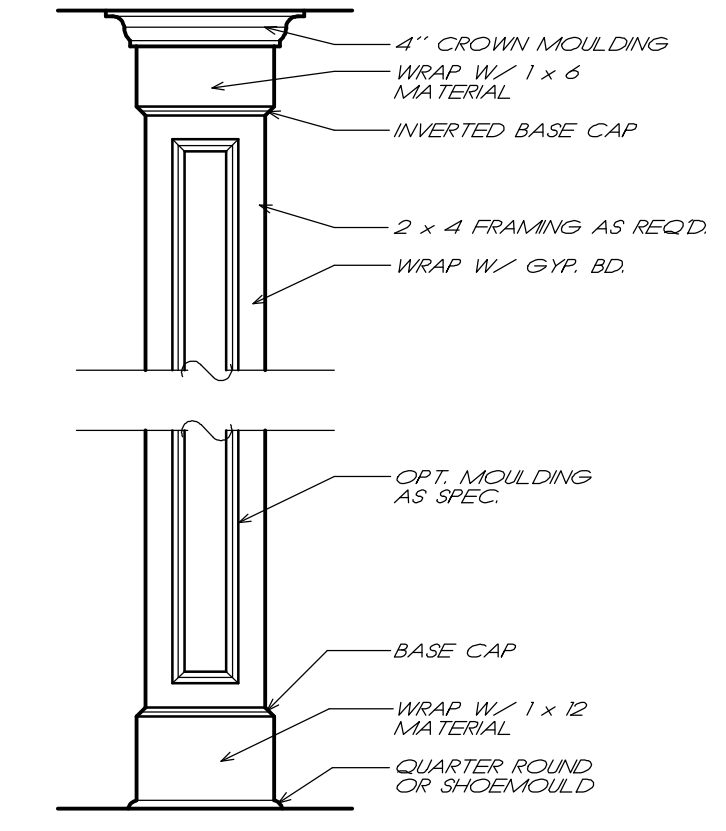
- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2" x 4" STUDS UNLESS NOTED OTHERWISE. PROVIDE FURLENS 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" OR 2" x 12" WITH 1/2" PLYWOOD PLATE BETWEEN JOISTS, 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 24 RATED 5/8" OR 1" PLYWOOD EXPOSURE 1 GRADE AND NAILED PER MANUFACTURER'S SPECIFICATIONS.
 7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 5/8" OR 1" OSB EXPOSURE 1, NAILING STRONG TO BE 8" COMMONS AT 6" O.C. AT ALL EDGES AND 8" COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
 8. PROVIDE DOUBLE 2x8 STRONGBACKS AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 10. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
 11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX EXPOSURE 1, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NAILING SCHEDULE TO BE 6" O.C. AT ALL EDGES AND 12" COMMONS AT 24" O.C. AT ALL INTERMEDIATE STUDS.
 12. INSTALL PLYWOOD SHEATHING PER MANUFACTURER'S SPECIFICATIONS.
 13. WHERE THE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
 14. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
 15. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 16. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



SQUARE FOOTAGE	
FIRST FLOOR	2745 SQ. FT.
SECOND FLOOR	1133 SQ. FT.
TOTAL	3878 SQ. FT.
OPT. BONUS RM.	649 SQ. FT.
TOTAL	4527 SQ. FT.

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



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

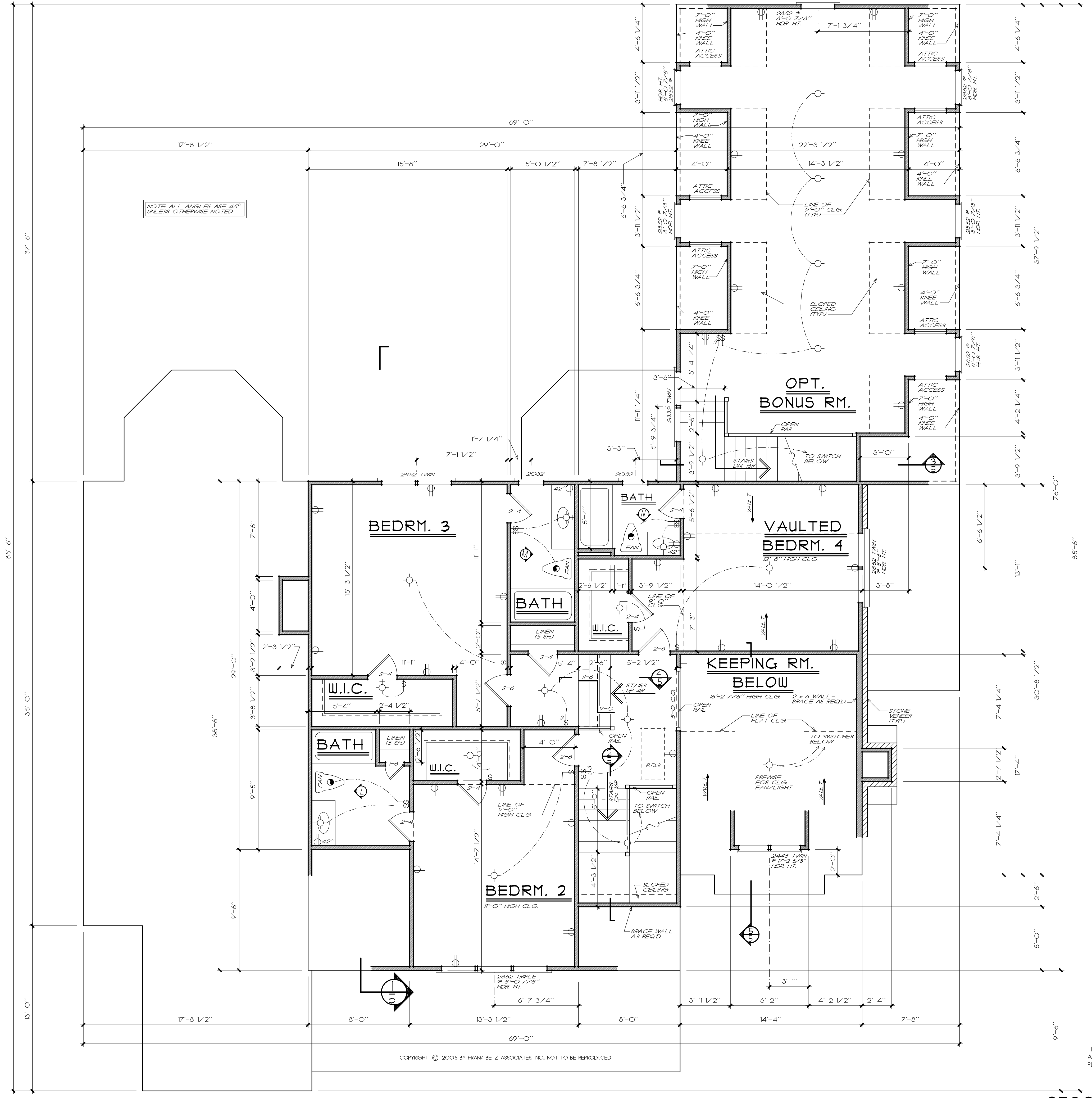
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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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

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SECOND FLOOR PLAN
THE NORTHFIELD MANOR

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

BY: PLD CK: KKW

DATE: 6-29-05

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OF: 6

REVISIONS	DATE	BY
SPANS	6/22/16	JCH

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

1ST. FLOOR FRAMING PLAN

THE NORTHFIELD MANOR

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

3550 GEORGE BUSBEE PARKWAY
SUITE 150
KENNESAW, GEORGIA 30144
770-431-0888

BY: *ALS* CK: *DCF*

DATE: 6-22-16

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OF: 4

FRAMING PLAN NOTES

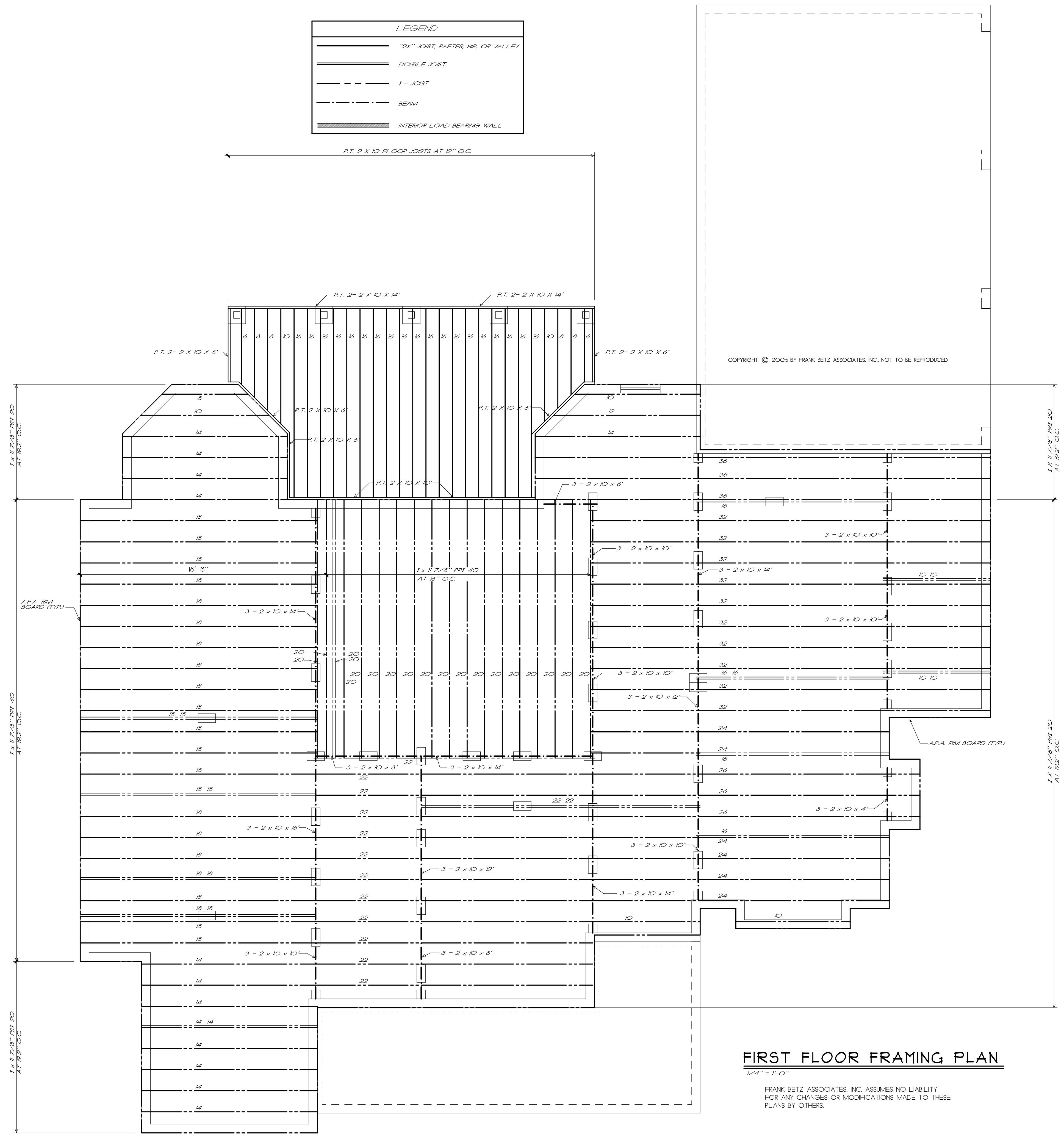
- THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
- 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.
- DESIGN LOADS:**
FLOOR: 40 LBS LIVE LOAD
10 LBS DEAD LOAD
BEDROOM: 50 LBS LIVE LOAD
10 LBS DEAD LOAD
CEILING: 50 LBS LIVE LOAD
10 LBS DEAD LOAD
ROOF: 15 LBS LIVE LOAD
15 LBS DEAD LOAD
- 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.
- ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
- ANY LABELED PIECE LESS THAN 10' IN LENGTH IS QUOTED AS BEING CUT FROM A 16' PIECE.
- ALL BEAMS ARE 2X10 #1 SYP. 2X10 #1 SYP. LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
- ALL HEADERS AND CHIMNEYS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
- GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
- LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
- 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.
- ALL BRIDGING IS 2X10 #2 SYP.
- 1/4" CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 4'-0" O.C.
- MAXIMUM IN ALL FLOORS.
- 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.
- ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
- ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
- ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
- ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAK OR 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.

1 JOIST NOTES

- THE 1 - JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS 1 - JOIST FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND DECKING.
- ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = +400 LBS MAX AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.
- THIS 1 - 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.
- 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.
- FILL AND CONNECT DOUBLE JOISTS.
- INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
- BE NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16D NAILS. TAKE CARE NOT TO SPLIT FLANGES.
- LOCATE PROBABLE PLUMBING DROPS BEFORE CONSTRUCTION BEGINS. SHIFT JOISTS TO ALLOW DROP OR BUILD PLUMBING WALL ABOVE.
- REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

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

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



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

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DECK QUANTITIES	
2 x 10 x 10 P.T.	04
2 x 10 x 14 P.T.	04
2 x 10 x 16 P.T.	28

QUANTITIES	
2 x 10 x 10	18
2 x 10 x 12	06
2 x 10 x 14	12
2 x 10 x 16	09
1x 11 7/8" PRI-20 x 10'	08
1x 11 7/8" PRI-20 x 12'	01
1x 11 7/8" PRI-20 x 14'	14
1x 11 7/8" PRI-20 x 16'	06
1x 11 7/8" PRI-20 x 22'	14
1x 11 7/8" PRI-20 x 24'	06
1x 11 7/8" PRI-20 x 28'	03
1x 11 7/8" PRI-20 x 32'	10
1x 11 7/8" PRI-20 x 36'	03
1x 11 7/8" PRI-40 x 18'	27
1x 11 7/8" PRI-40 x 20'	19
RIM BOARD - L.F.	270

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2ND. FLOOR FRAMING PLAN

THE NORTHFIELD MANOR

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

3550 GEORGE BUSBEE PARKWAY
SUITE 150
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: *ALS* CK: *DCF*

DATE: 6-29-16

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FRAMING PLAN NOTES

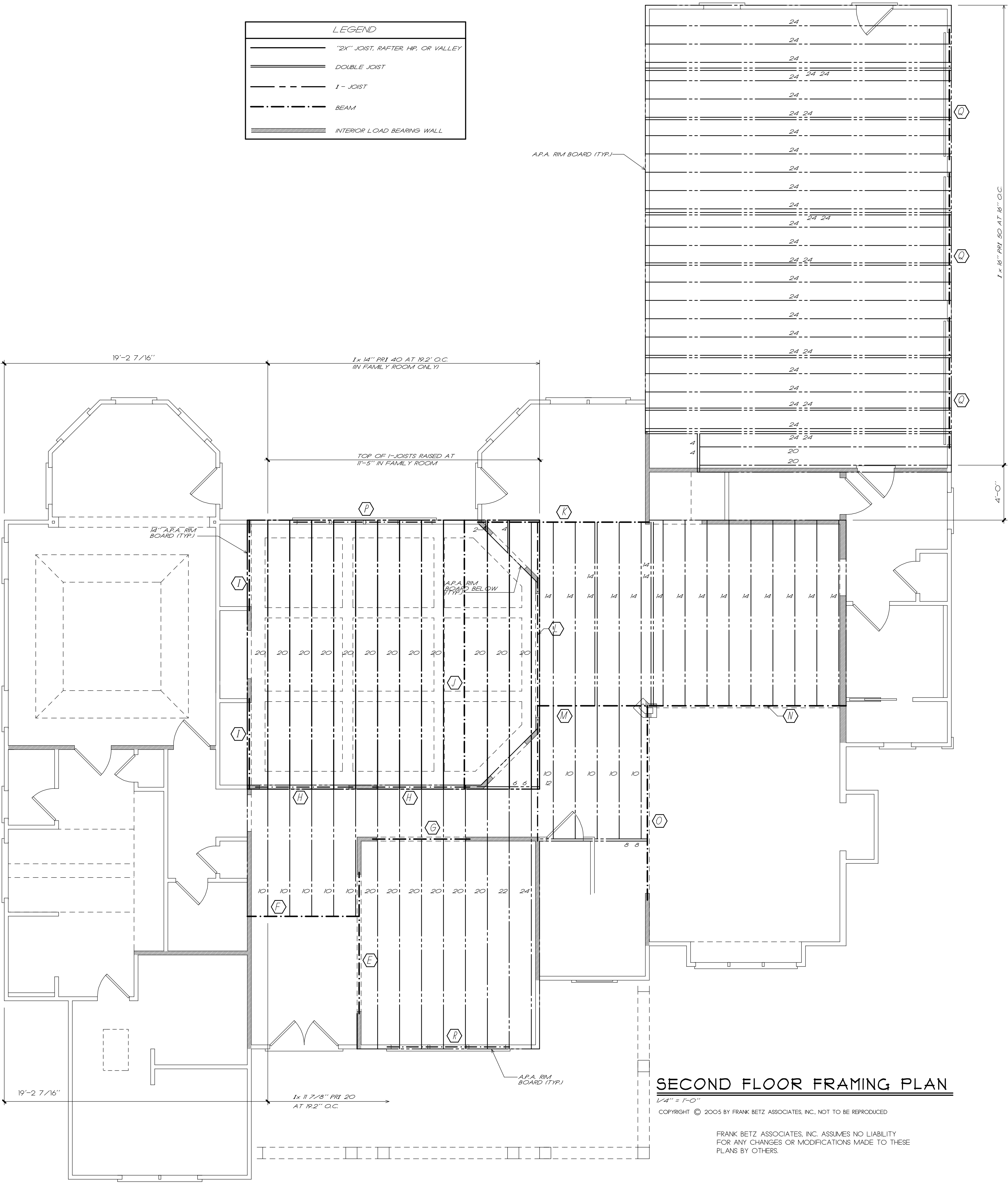
- THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
- 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.
- DESIGN LOADS:**
FLOOR: 40 LBS LIVE LOAD
10 LBS DEAD LOAD
BEDROOM: 50 LBS LIVE LOAD
10 LBS DEAD LOAD
CEILING: 50 LBS LIVE LOAD
10 LBS DEAD LOAD
ROOF: 15 LBS DEAD LOAD
- 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.
- ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
- ANY LABELED PIECE LESS THAN 10' IN LENGTH IS QUOTED AS BEING CUT FROM A 16' PIECE.
- ALL BEAMS ARE 2X10 #1 SYP. 2X10 #1 SYP LAMINATED VENEER LUMBER (LVL) OR GLU LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
- ALL HEADERS AND CHIMES ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
- GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
- LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
- 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.
- ALL BRAD MATERIAL IS 2X10 #2 SYP.
- 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 4'-0" O.C. MAXIMUM IN ALL FLOORS.
- 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.
- ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
- ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
- ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
- ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
- 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 THE FOUNDATION SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

I - JOIST NOTES

- THE I JOIST ARE SPECIFIED USING THE APA STANDARD PFI - 400 PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SNAG BLOCKS AND DRAGS.
- ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER - 4400 PLF MAX. AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.
- THE 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.
- BUILDER MUST CHECK, VERIFY AND APPROVE ALL DIMENSIONS, LENGTHS, FRAMING CONDITIONS, AND LAYOUTS BEFORE STARTING CONSTRUCTION.
- ROOF BRACING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER TO INSURE ADEQUATE MATERIAL IS PROVIDED.
- FILL AND CONNECT DOUBLE JOISTS.
- INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
- 8D NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16D NAILS. TAKE CARE NOT TO SPLIT FLANGES.
- LOCATE PROBABLE PLUMBING DROPS BEFORE CONSTRUCTION BEGINS. SHUT JOISTS TO ALLOW DROP OF BUILD PLUMBING WALL ABOVE.
- REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

BEAM SCHEDULE	
Ⓔ	2 - 1 3/4" x 11 7/8" x 12' LVL - FLUSH
Ⓕ	2 - 1 3/4" x 11 7/8" x 10' LVL - FLUSH
Ⓖ	2 - 2 x 10 x 8' - DROPPED
Ⓗ	2 - 1 3/4" x 9 1/4" x 8' LVL - DROPPED
Ⓙ	2 - 1 3/4" x 9 1/4" x 8' LVL - FLUSH AT 9'-0" AFF
Ⓚ	3 - 1 3/4" x 14" x 20' LVL - FLUSH
Ⓛ	2 - 1 3/4" x 11 7/8" x 14' LVL - FLUSH
Ⓛ	2 - 1 3/4" x 11 7/8" x 24' LVL - FLUSH
Ⓜ	2 - 1 3/4" x 11 7/8" x 8' LVL - FLUSH
Ⓝ	2 - 1 3/4" x 16" x 16' LVL - FLUSH - EXTEND INTO WALL ABOVE
Ⓞ	2 - 1 3/4" x 11 7/8" x 14' LVL - FLUSH
Ⓟ	2 - 1 3/4" x 11 7/8" x 12' LVL - HEADER AT 9'-2 7/8" AFF
Ⓠ	2 - 1 3/4" x 11 7/8" x 10' LVL - DROPPED
Ⓡ	2 - 1 3/4" x 9 1/4" x 10' LVL - HEADER AT 8'-0 7/8" AFF

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



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"
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QUANTITIES	
1x 11 7/8" PFI-20 x 2'	0.1
1x 11 7/8" PFI-20 x 4'	0.1
1x 11 7/8" PFI-20 x 6'	0.2
1x 11 7/8" PFI-20 x 8'	0.2
1x 11 7/8" PFI-20 x 10'	1.0
1x 11 7/8" PFI-20 x 12'	0.1
1x 11 7/8" PFI-20 x 14'	1.7
1x 11 7/8" PFI-20 x 16'	0.1
1x 11 7/8" PFI-20 x 20'	0.8
1x 11 7/8" PFI-20 x 22'	0.1
1x 11 7/8" PFI-20 x 24'	0.1
1x 14" PFI-40 x 16'	0.1
1x 14" PFI-40 x 20'	1.2
1x 18" PFI-50 x 4'	0.2
1x 18" PFI-50 x 20'	0.2
1x 18" PFI-50 x 24'	3.3
11 7/8" RIM BD - L.F.	100.0
14" RIM BD - L.F.	80.0
18" RIM BD - L.F.	92.0

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REVISIONS	DATE	BY
SPANS	6/22/16	JCH

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HOMERPLANS
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CLG. JOIST FRAMING PLAN
 THE NORTHFIELD MANOR

FRANK BETZ ASSOCIATES, INC.
 DESIGNERS OF CUSTOM AND STOCK HOMERPLANS
 3550 GEORGE BUSBEE PARKWAY
 SUITE 150
 KENNESAW, GEORGIA 30144
 770-431-0888

BY: XLS CK: DCF

DATE: 6-29-16

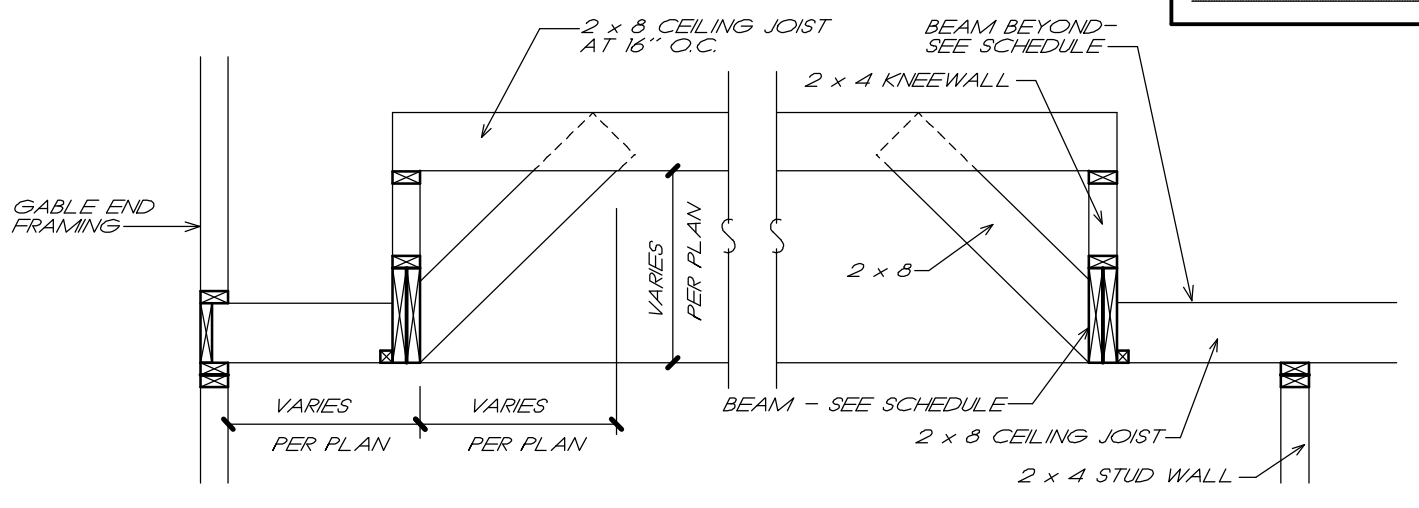
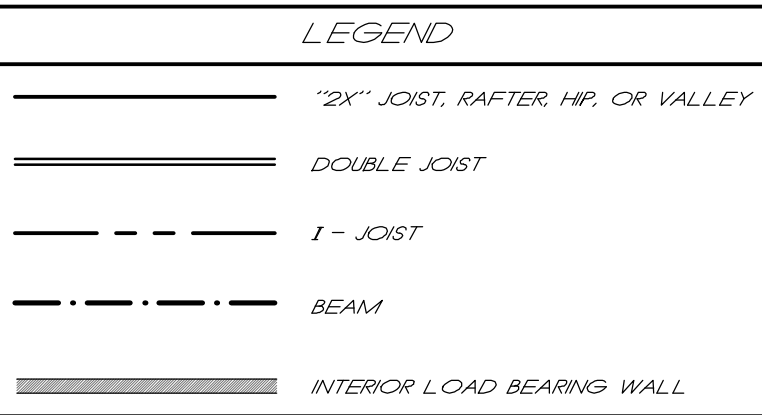
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FRAMING PLAN NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD MPS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
 FLOOR: 40 LBS LIVE LOAD
 10 LBS DEAD LOAD
 BEDROOM: 50 LBS LIVE LOAD
 10 LBS DEAD LOAD
 CEILING: 50 LBS LIVE LOAD
 10 LBS DEAD LOAD
 ROOF: 15 LBS LIVE LOAD
 15 LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10' IN LENGTH IS QUANTIFIED 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 CHIMNES 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 PLANS. 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 4'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #1 SYP EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
17. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

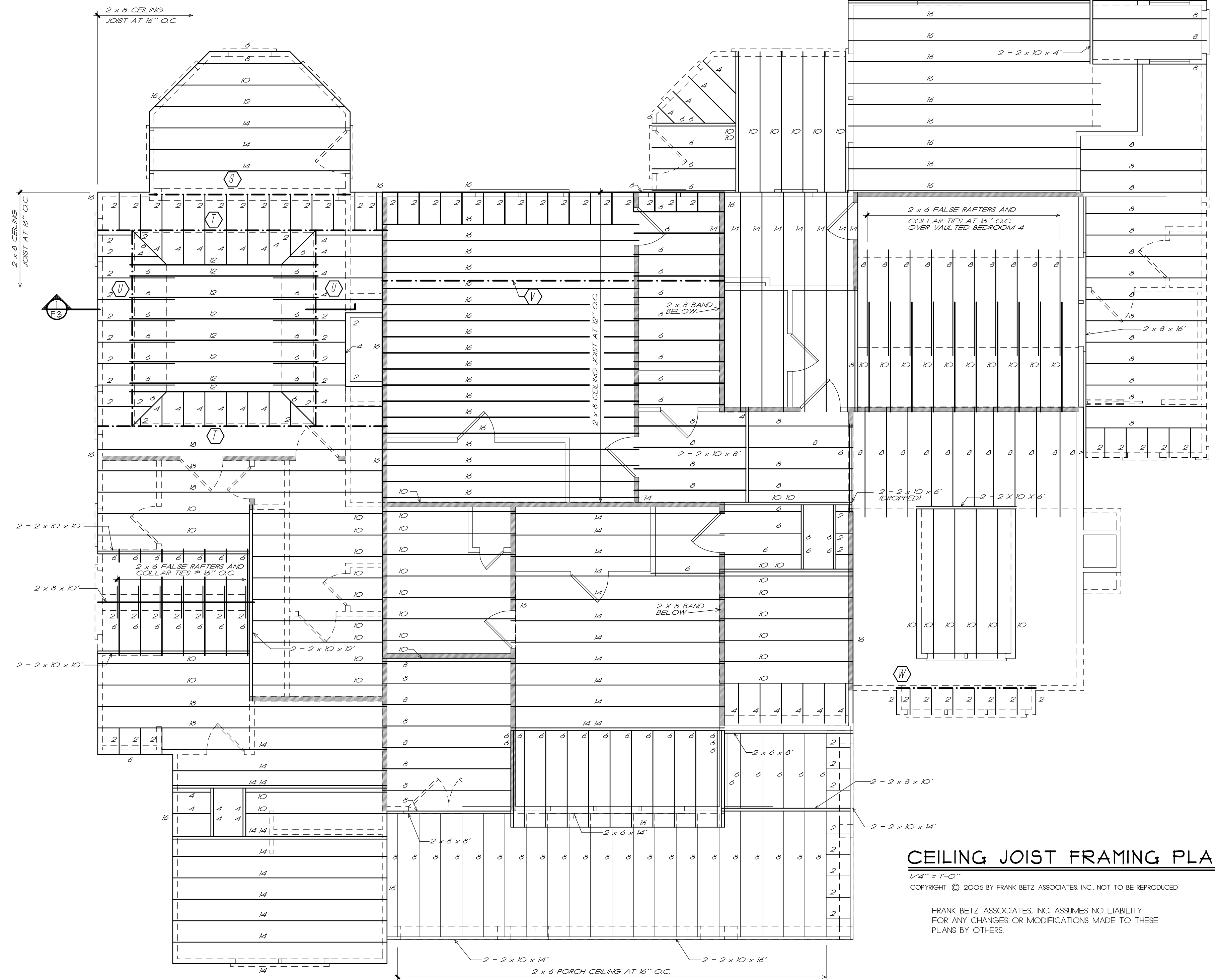


NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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

QUANTITIES	
2 x 6 x 10	10
2 x 6 x 14	01
2 x 6 x 16	28
2 x 8 x 10	69
2 x 8 x 12	09
2 x 8 x 14	37
2 x 8 x 16	110
2 x 8 x 18	05
2 x 10 x 10	08
2 x 10 x 12	02
2 x 10 x 14	07
2 x 10 x 16	07

BEAM SCHEDULE	
⑤	3 - 2 x 10 x 14' - FLUSH
⑥	3 - 1 3/4" x 11 7/8" x 15' LVL - FLUSH
⑦	2 - 1 3/4" x 11 7/8" x 14' LVL - FLUSH
⑧	3 - 1 3/4" x 15" x 22' LVL - FLUSH
⑨	2 - 2 x 10 x 10' - FLUSH



CEILING JOIST FRAMING PLAN

1/2" = 1'-0"
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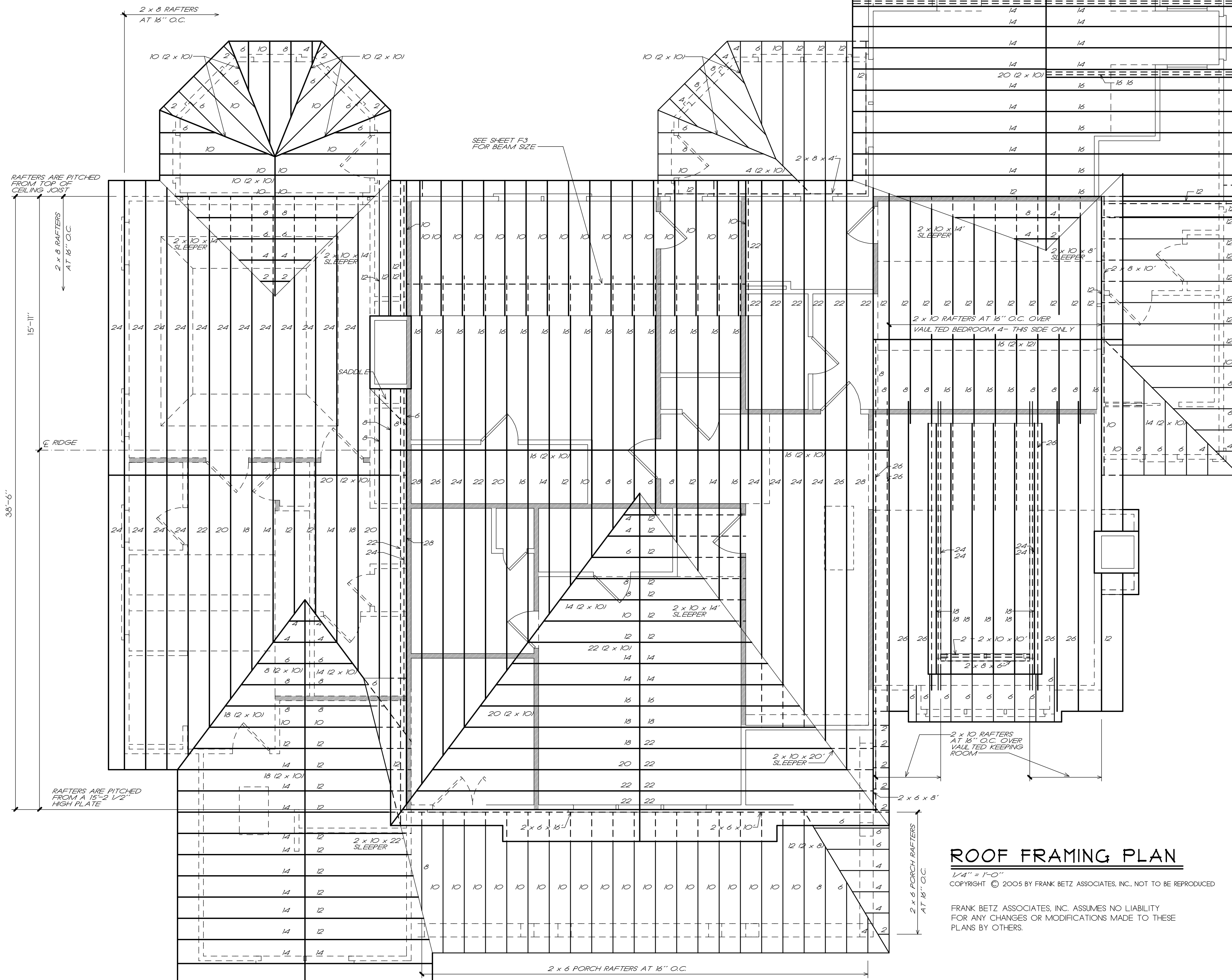
FRAMING PLAN NOTES

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 CEILING: 30 LBS LIVE LOAD
 10 LBS DEAD LOAD
 ROOF: 30 LBS LIVE LOAD
 15 LBS DEAD LOAD
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6. ANY LABELED PIECE LESS THAN 10' IN LENGTH IS QUOTED AS BEING CUT FROM A 16' PIECE.
7. ALL BEAMS ARE 2X10 #1 SYP EXCEPT AS NOTED ON PLANS.
8. ALL HEADERS AND CHIMNEYS ARE 2 X 10 #1 SYP EXCEPT AS NOTED ON PLANS.
9. LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
10. ALL FLOOR JOISTS 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-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 4'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRAY CEILING JOISTS ARE RAFTER TO KNEEWALL IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL RAFTERS ARE 2X8'S #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
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16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
17. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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

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 10	19
2 x 6 x 12	08
2 x 6 x 14	37
2 x 6 x 16	44
2 x 6 x 18	50
2 x 6 x 20	97
2 x 6 x 22	11
2 x 6 x 24	04
2 x 6 x 26	18
2 x 6 x 28	26
2 x 6 x 30	05
2 x 6 x 32	03
2 x 10 x 10	07
2 x 10 x 12	12
2 x 10 x 14	07
2 x 10 x 16	11
2 x 10 x 18	04
2 x 10 x 20	03
2 x 10 x 22	03
2 x 10 x 24	04
2 x 10 x 26	01



ROOF FRAMING PLAN

1/4" = 1'-0"
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