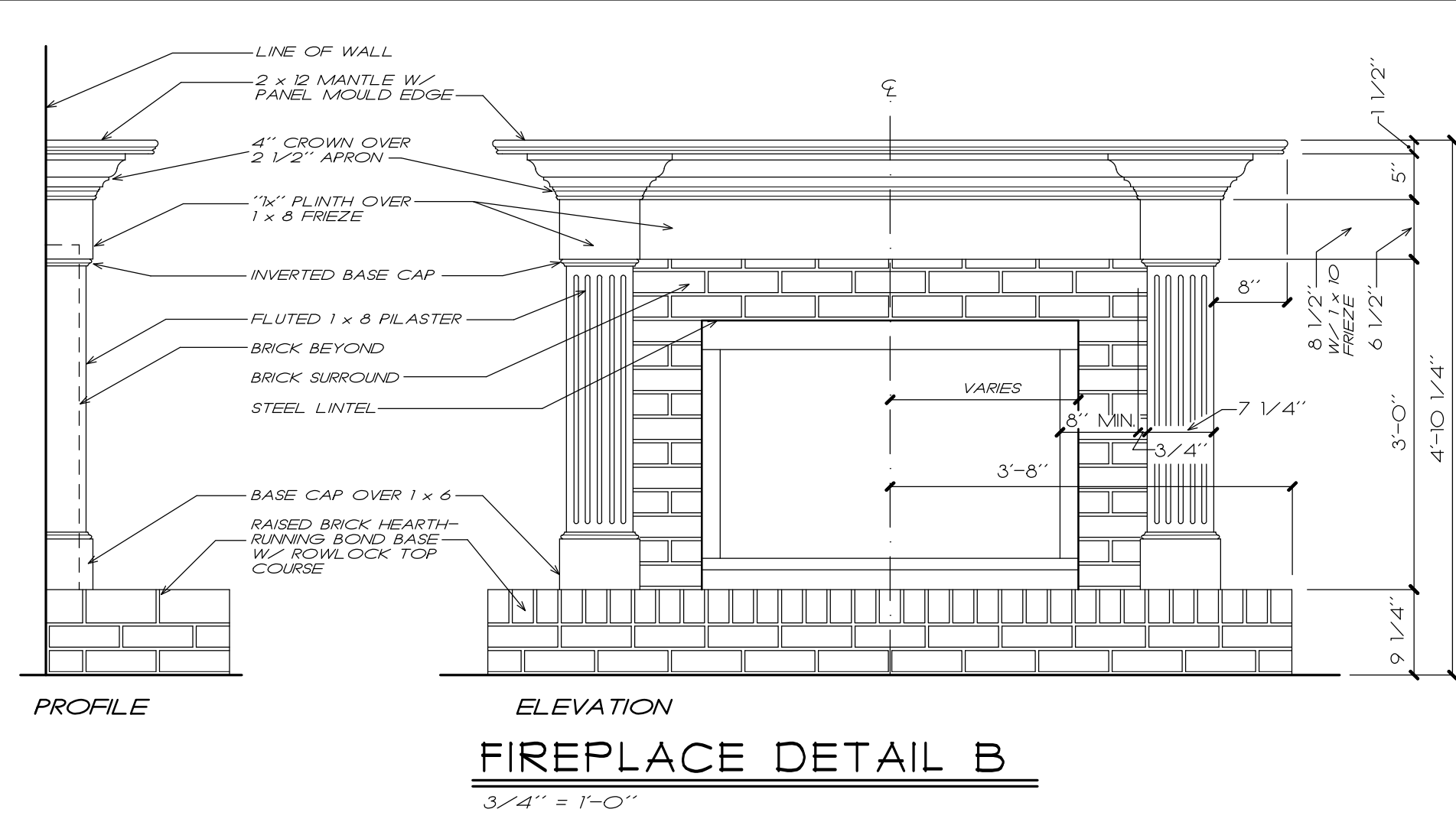
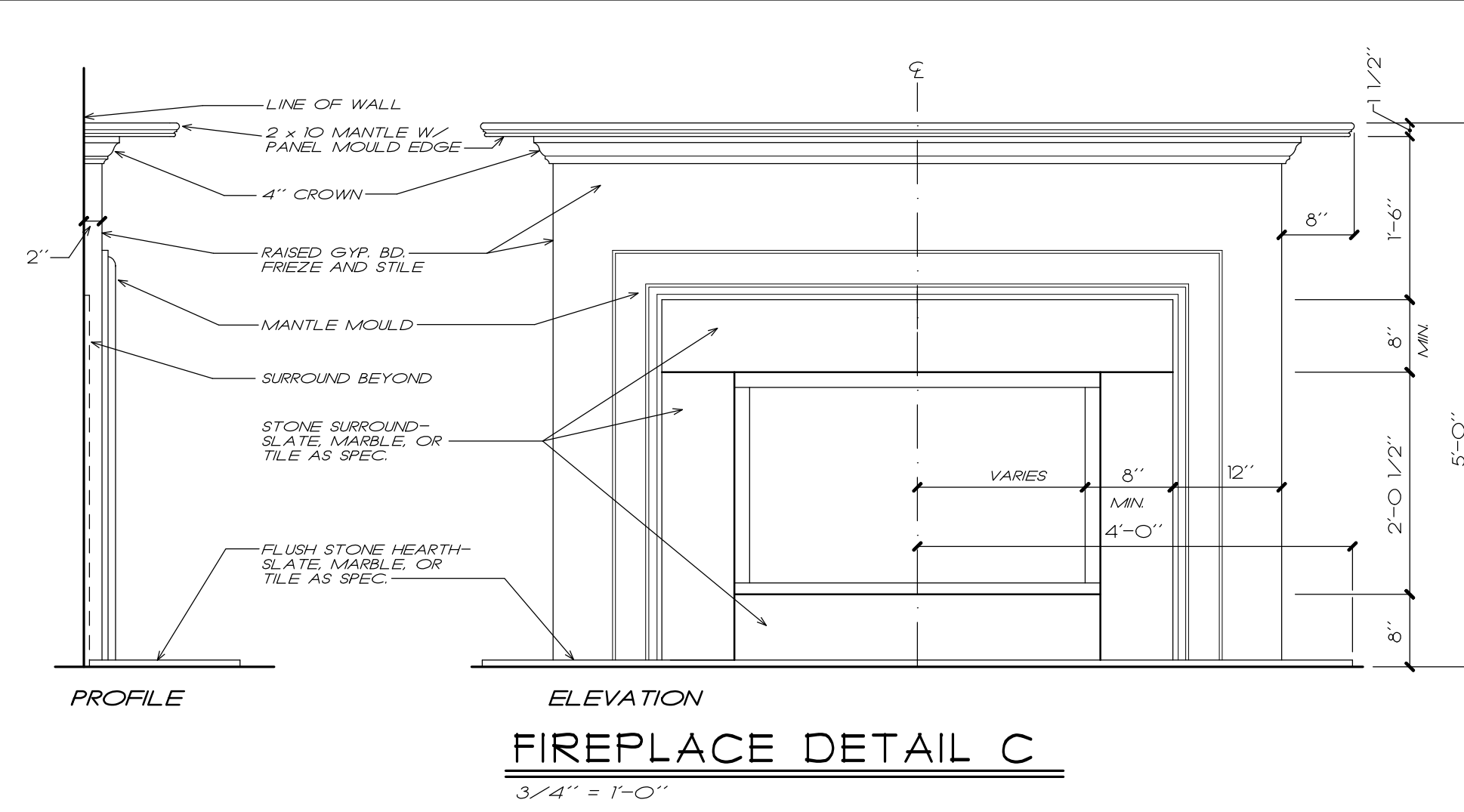


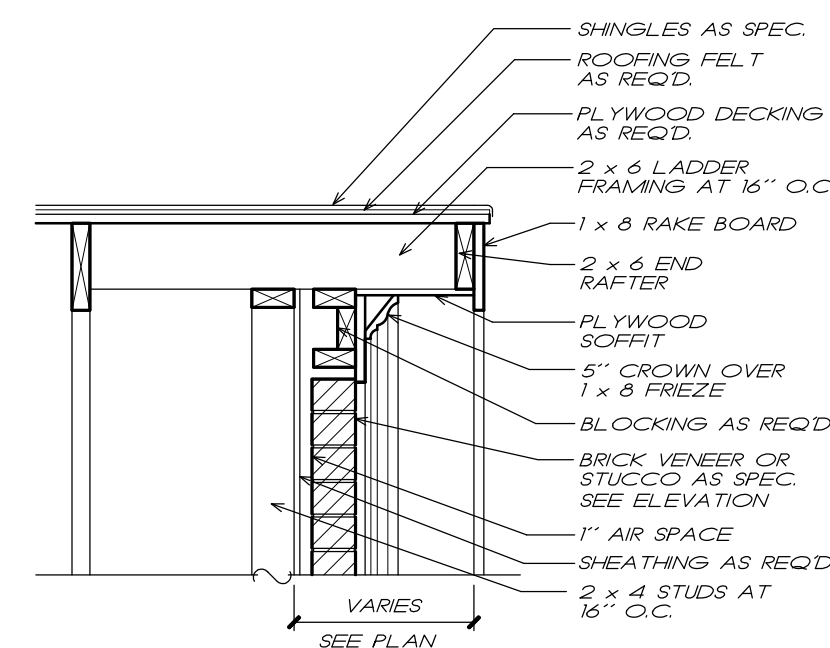
FIREPLACE DETAIL A
3/4" = 1'-0"



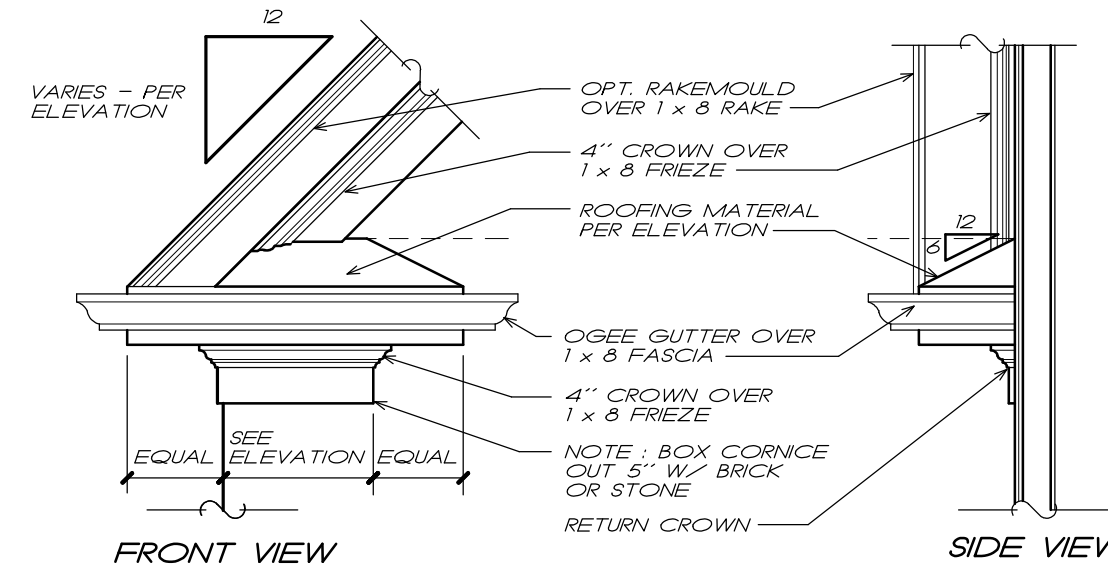
FIREPLACE DETAIL B
3/4" = 1'-0"



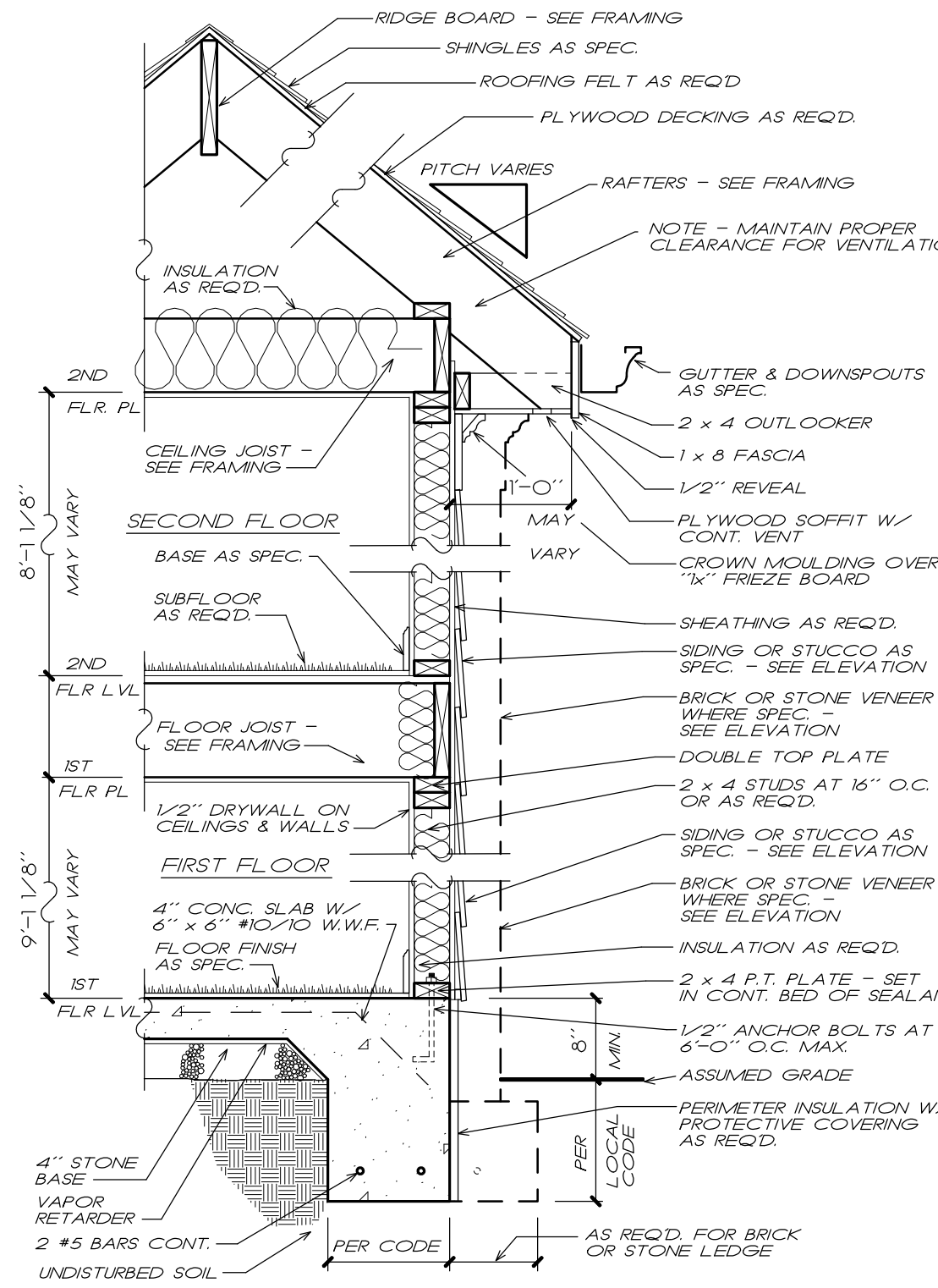
FIREPLACE DETAIL C
3/4" = 1'-0"



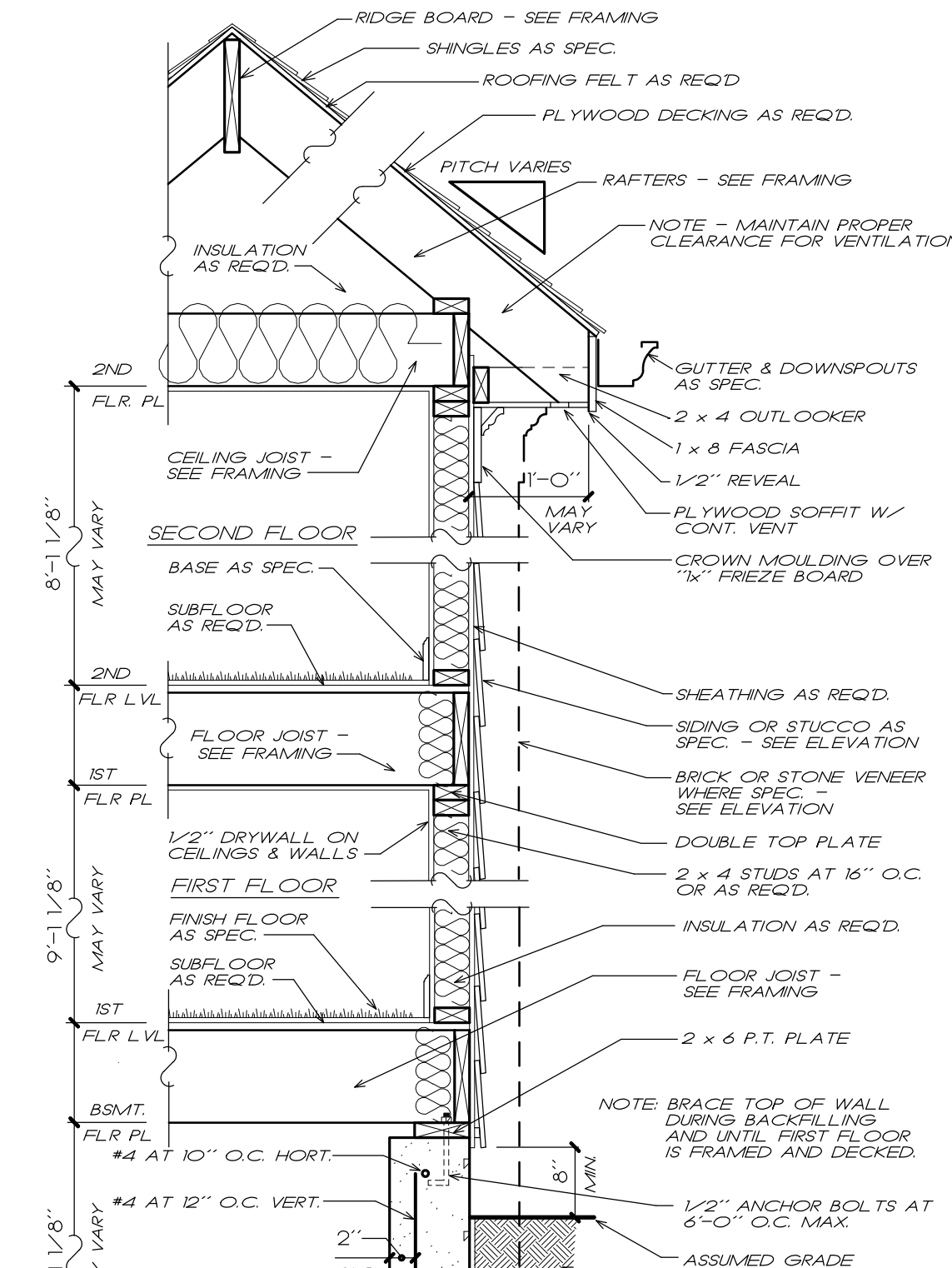
RAKE DETAIL
3/4" = 1'-0"



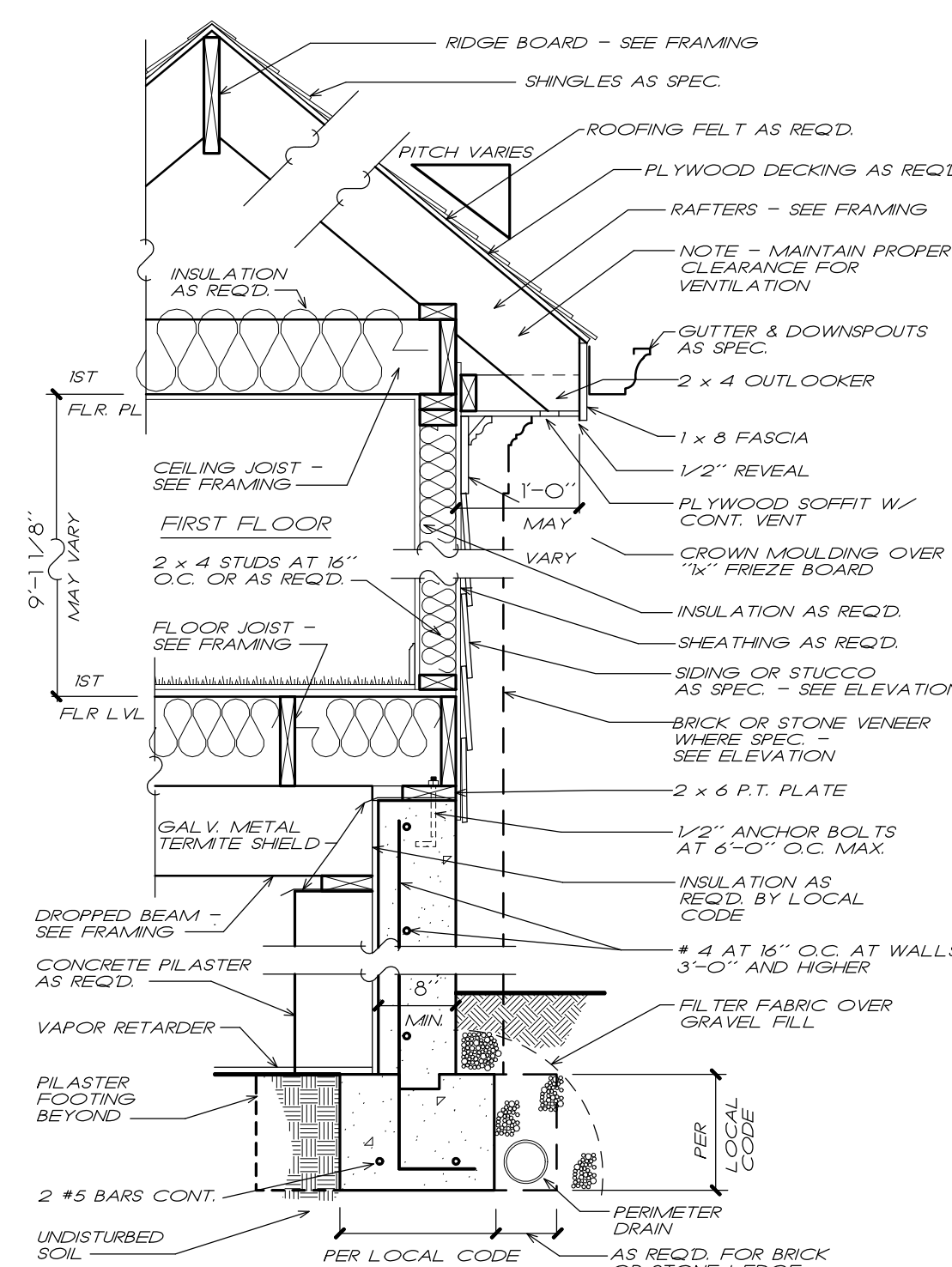
TYPICAL ROOF RETURN DETAIL
1/2" = 1'-0"



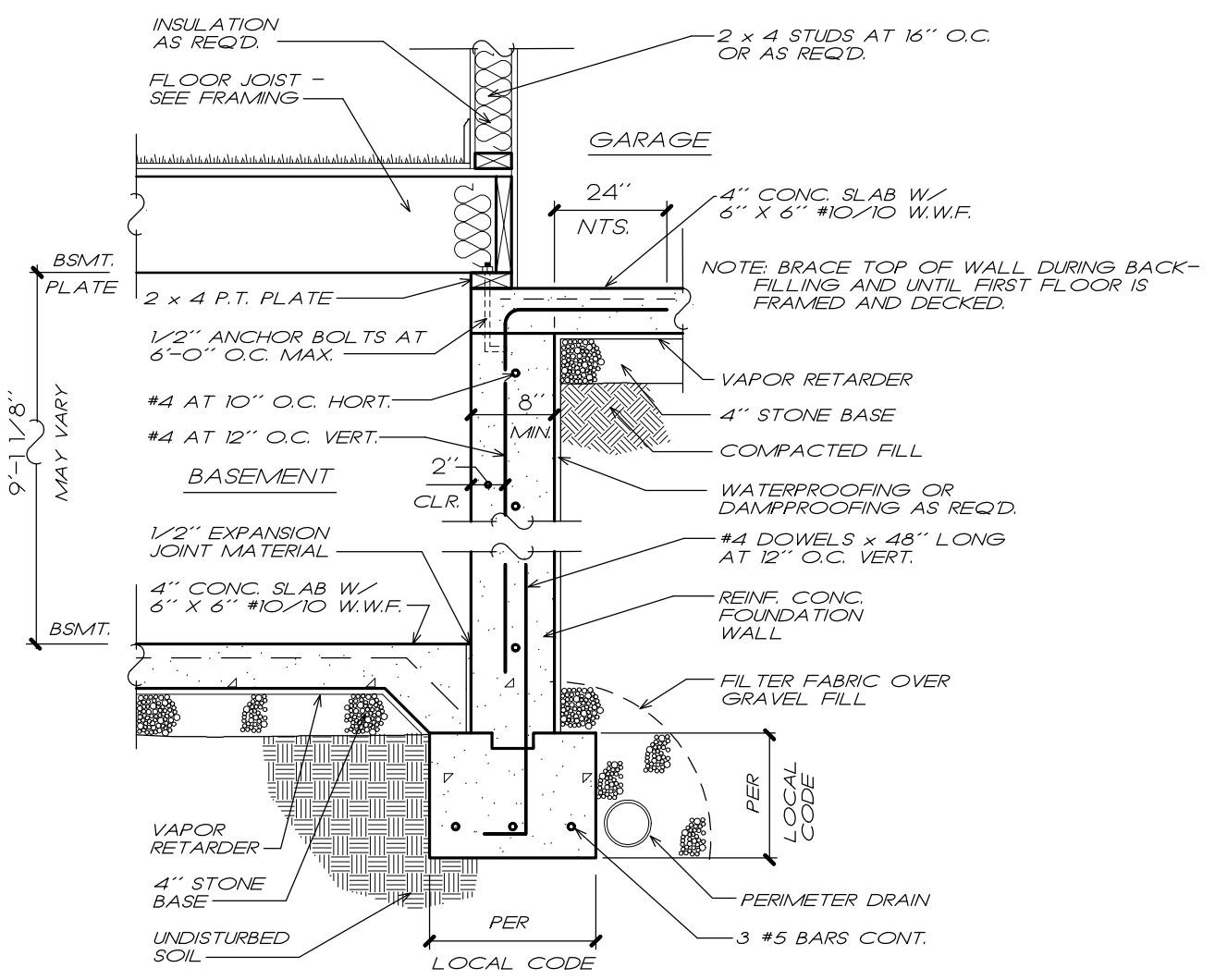
TYP. WALL SECTION
3/4" = 1'-0" TWO STORY ON SLAB



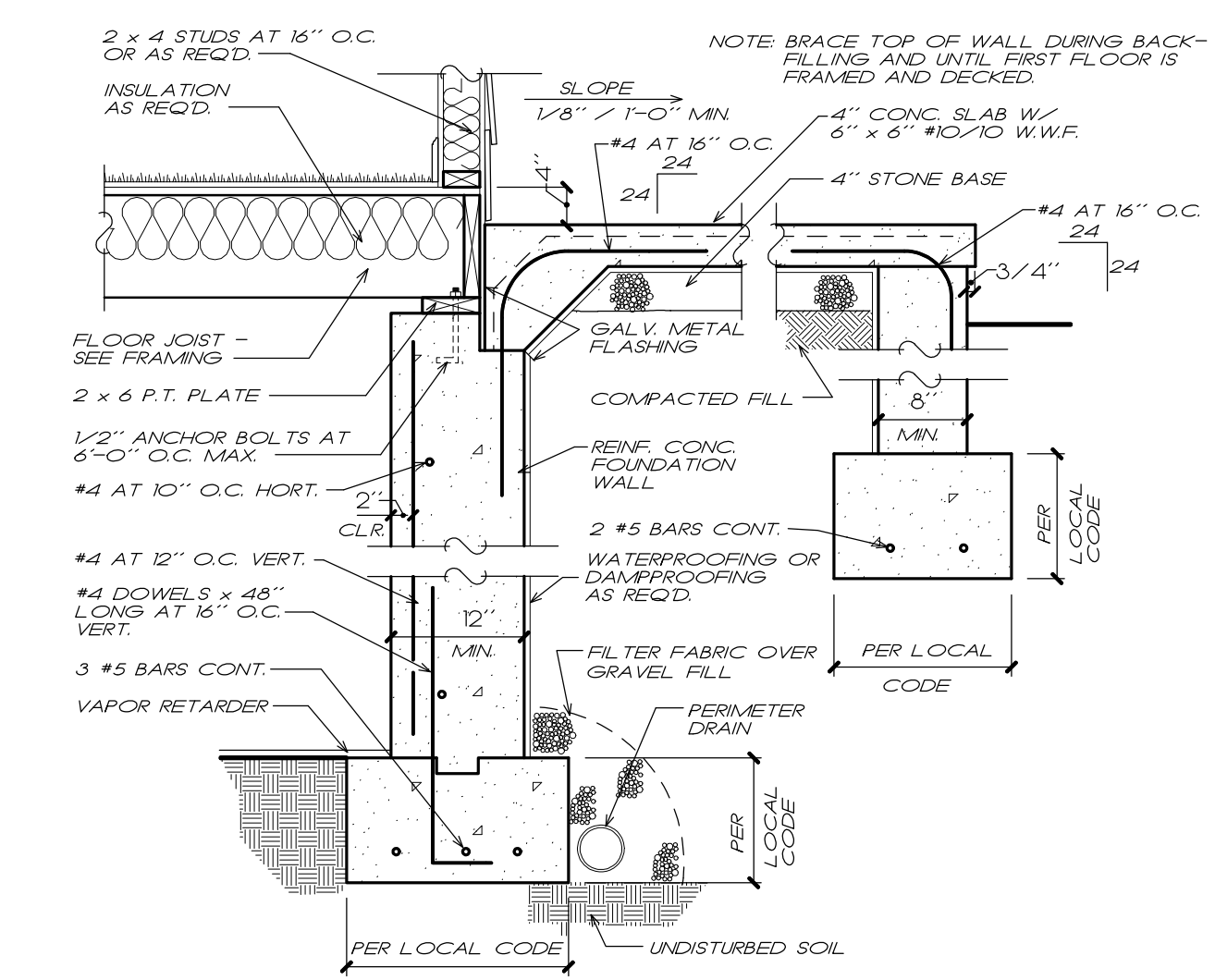
TYP. WALL SECTION
3/4" = 1'-0" TWO STORY ON BASEMENT



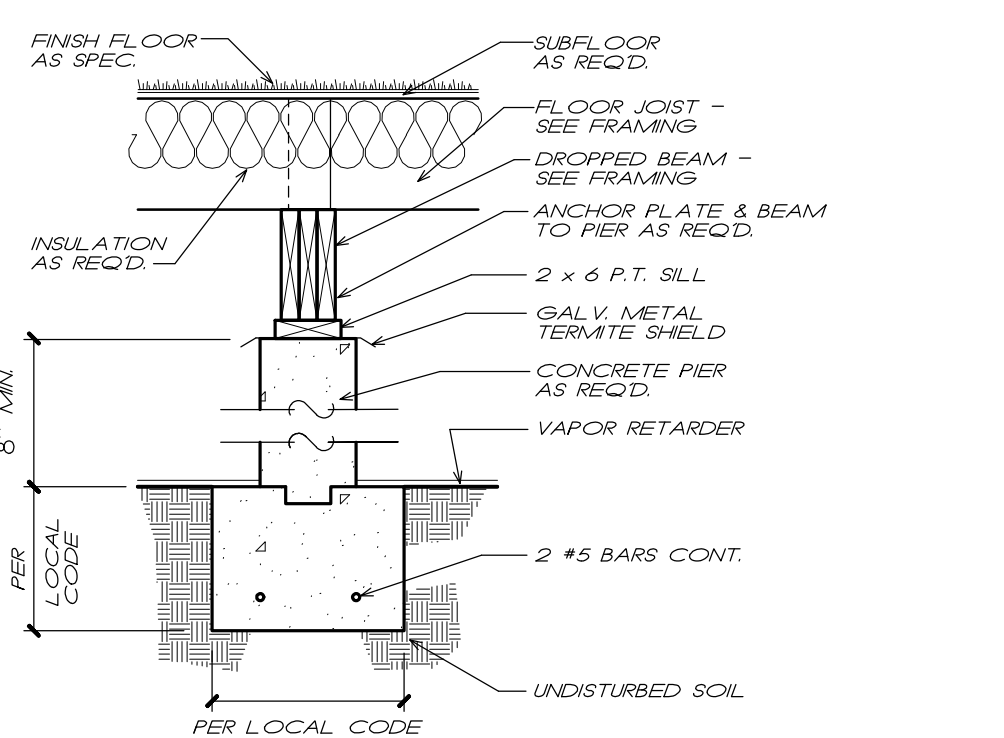
TYP. WALL SECTION
3/4" = 1'-0" ONE STORY ON CRAWL



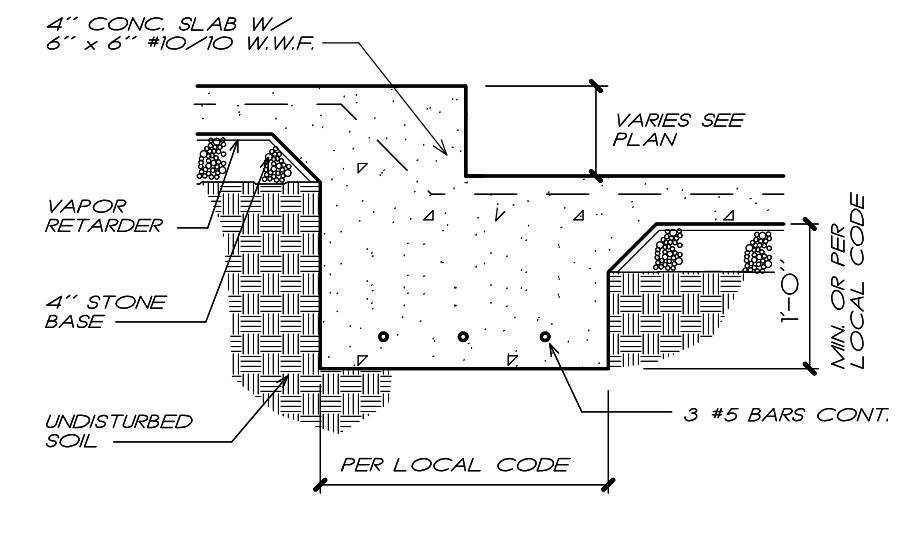
GARAGE FOUNDATION WALL DETAIL
3/4" = 1'-0"



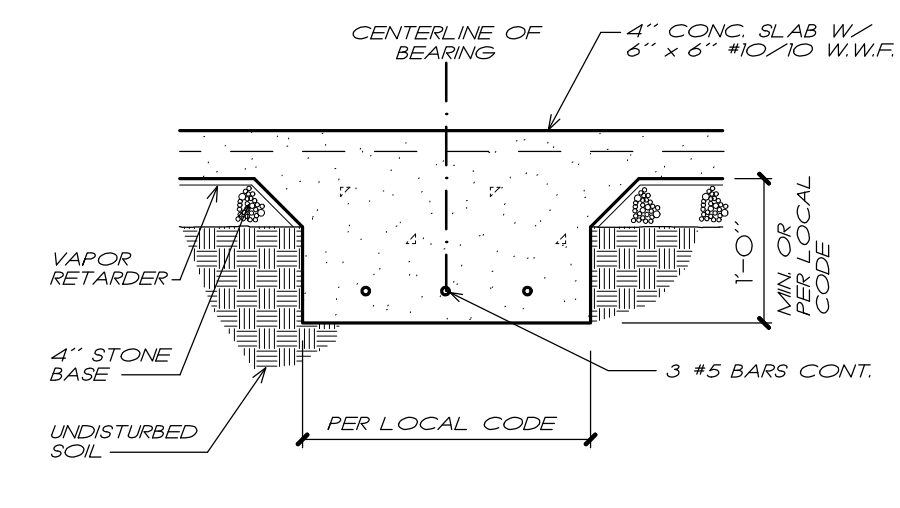
STOOP/PORCH WALL SECTION
3/4" = 1'-0"



CRAWL SPACE PIER DETAIL
3/4" = 1'-0"



STEPPED SLAB DETAIL
3/4" = 1'-0"



GRADE BEAM DETAIL
3/4" = 1'-0"

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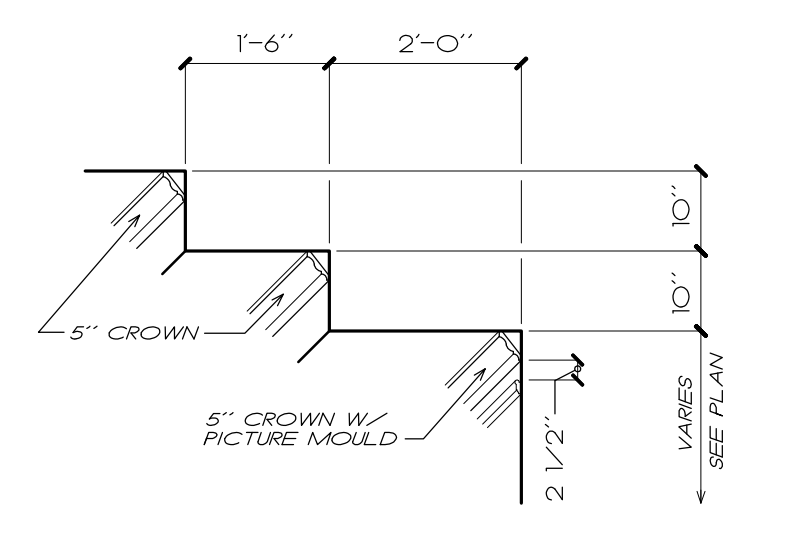
BY: FBA CK: FBA

DATE: 3/14/06

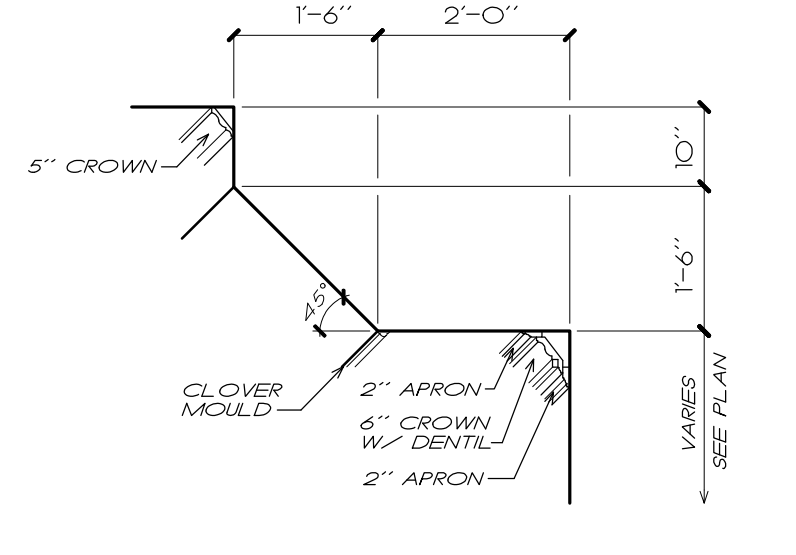
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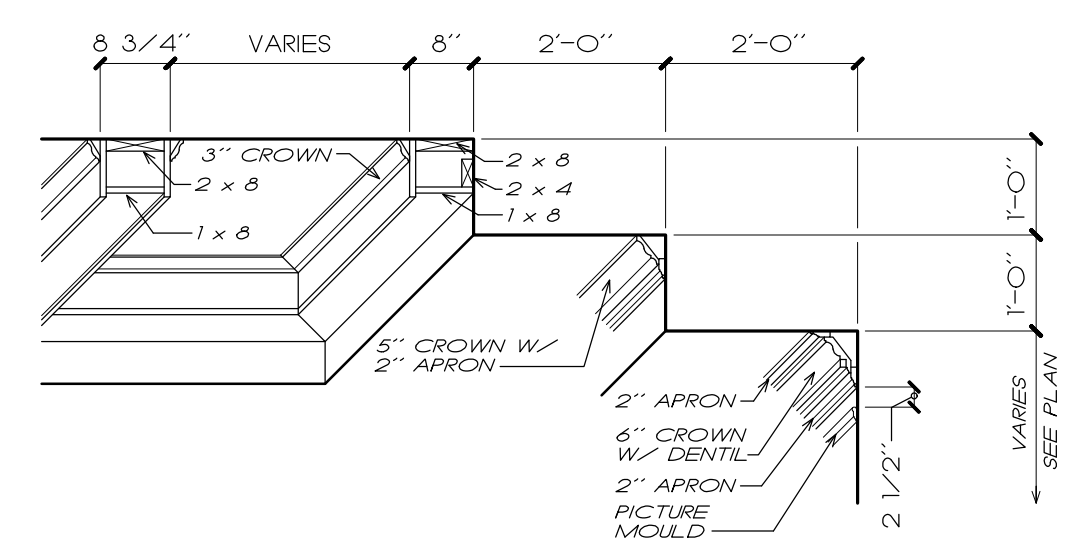
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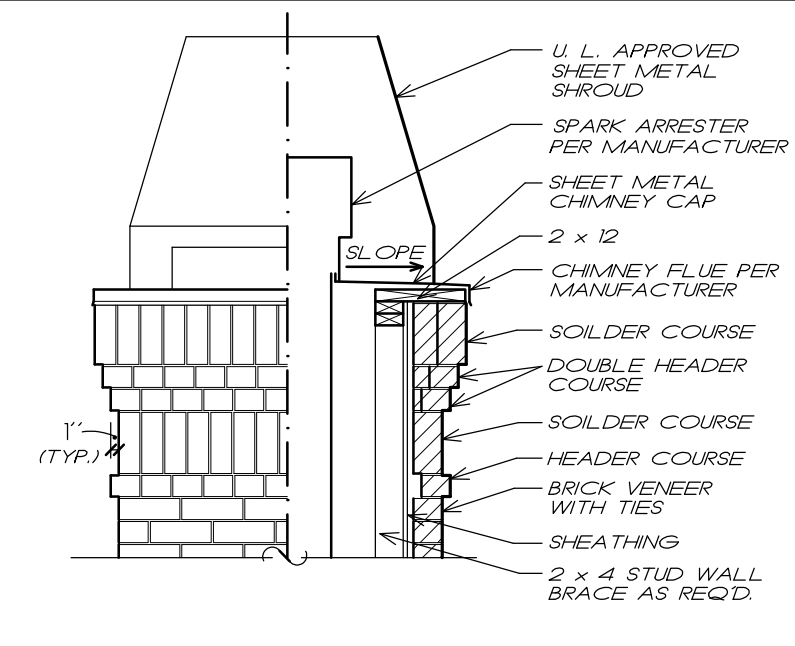
STEPPED TRAY DETAIL
1/2" = 1'-0"



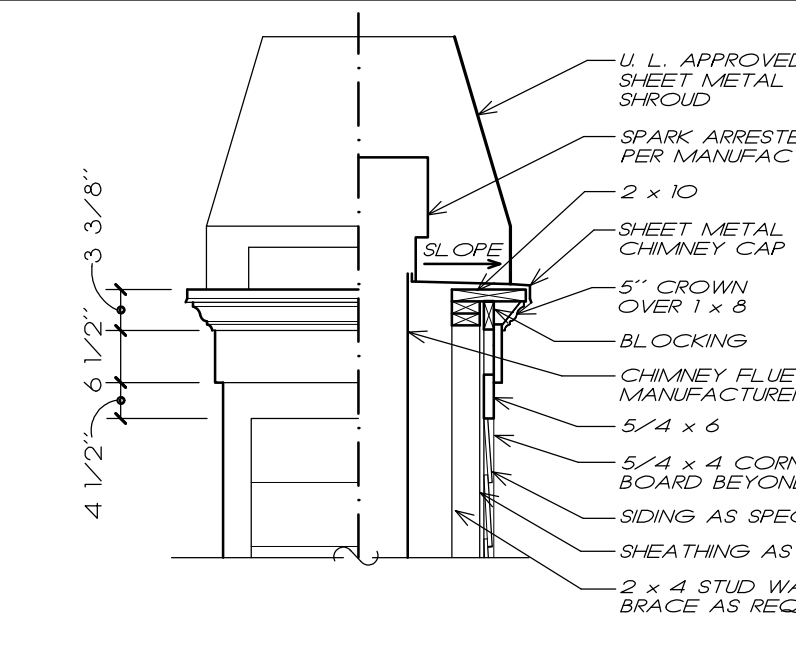
ANGLED TRAY DETAIL
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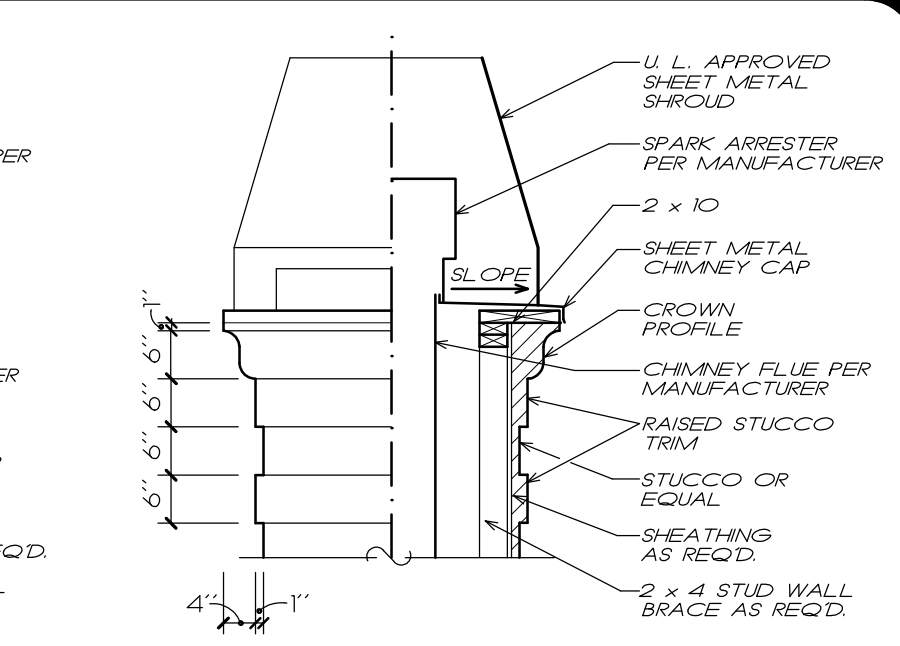
COFFERED TRAY DETAIL
1/2" = 1'-0"



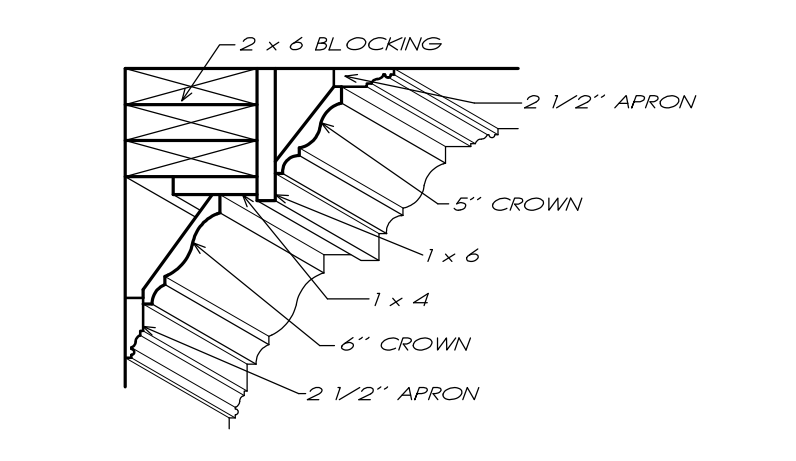
CHIMNEY CAP DETAIL
1/2" = 1'-0" BRICK



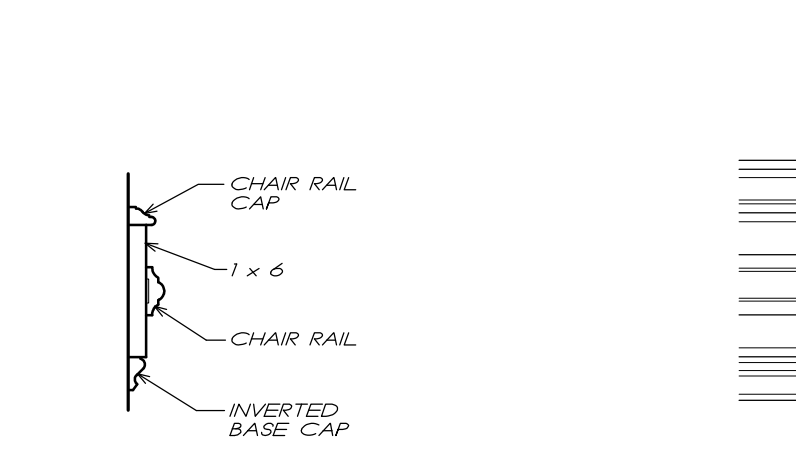
CHIMNEY CAP DETAIL
1/2" = 1'-0" SIDING



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



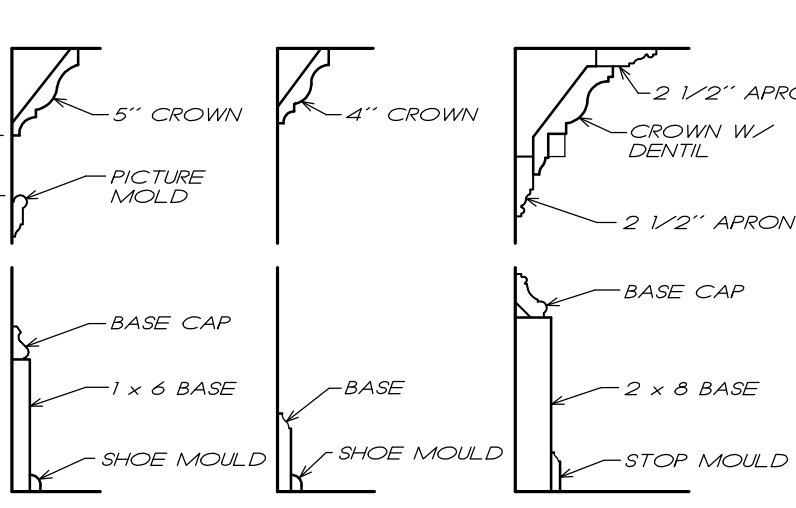
CROWN DETAIL
1 1/2" = 1'-0"



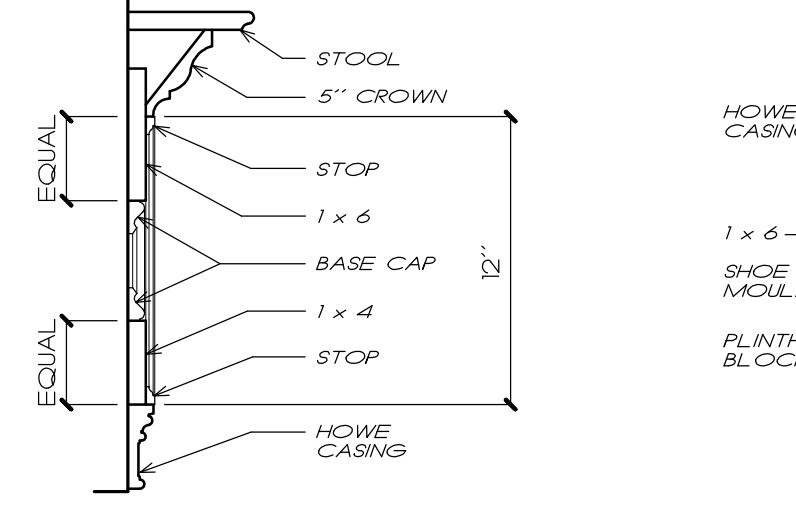
SECTION AA
1 1/2" = 1'-0"



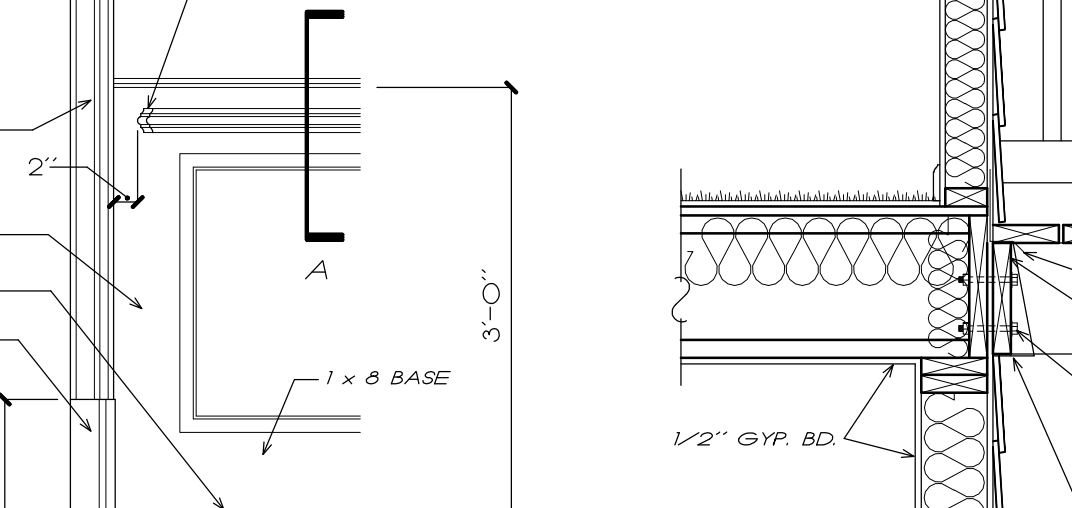
OPENING/WAINSCOT DETAIL
3/4" = 1'-0"



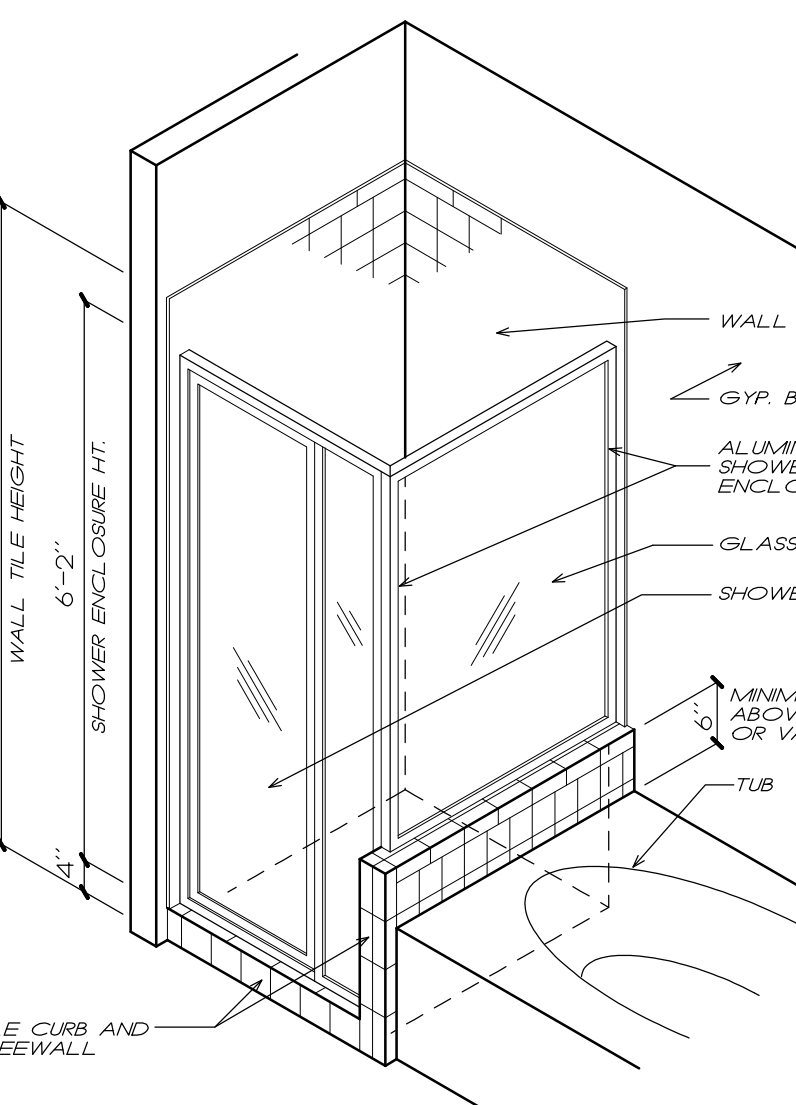
TRIM DETAILS
1 1/2" = 1'-0"



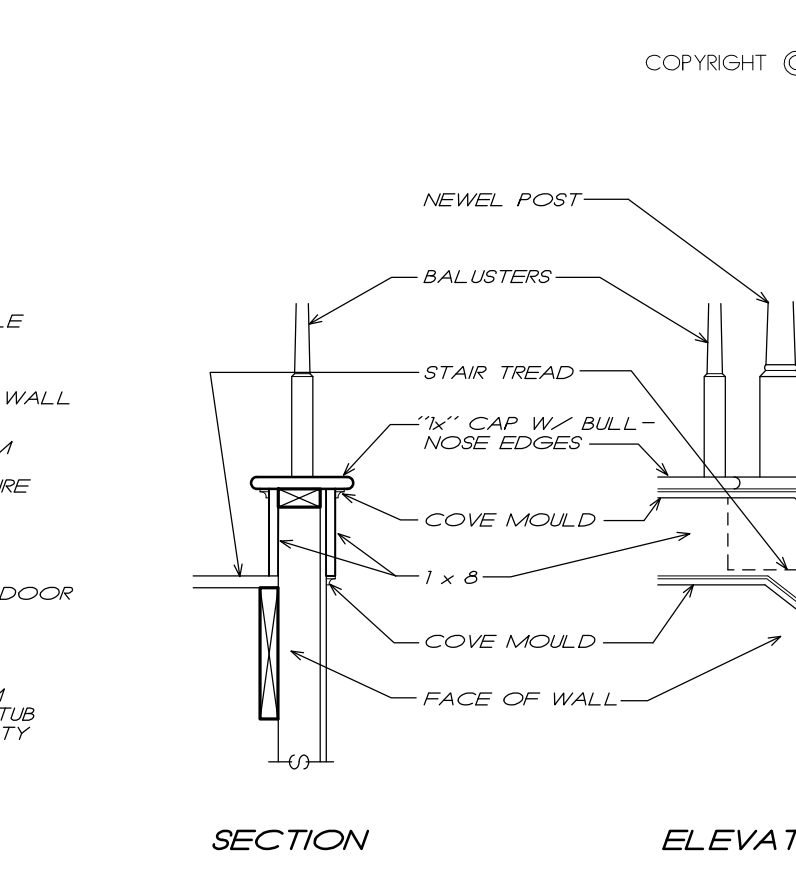
SECTION BB
1 1/2" = 1'-0"



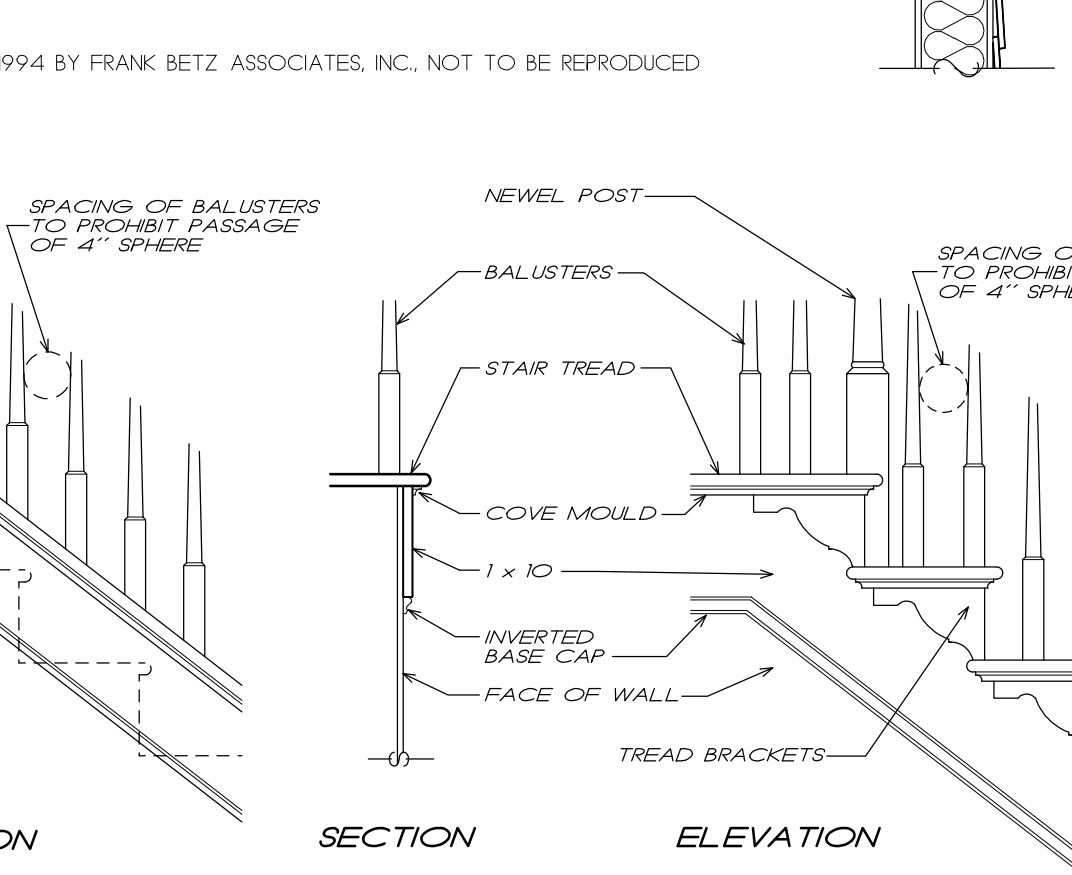
DECK DETAIL
3/4" = 1'-0"



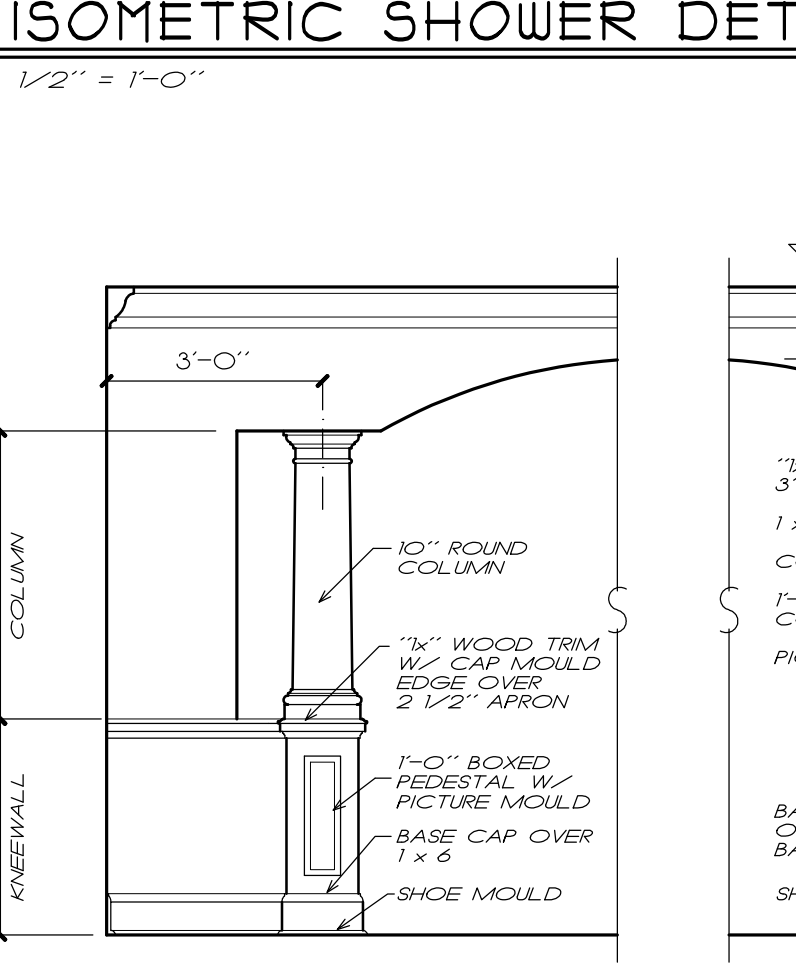
ISOMETRIC SHOWER DETAIL
1/2" = 1'-0"



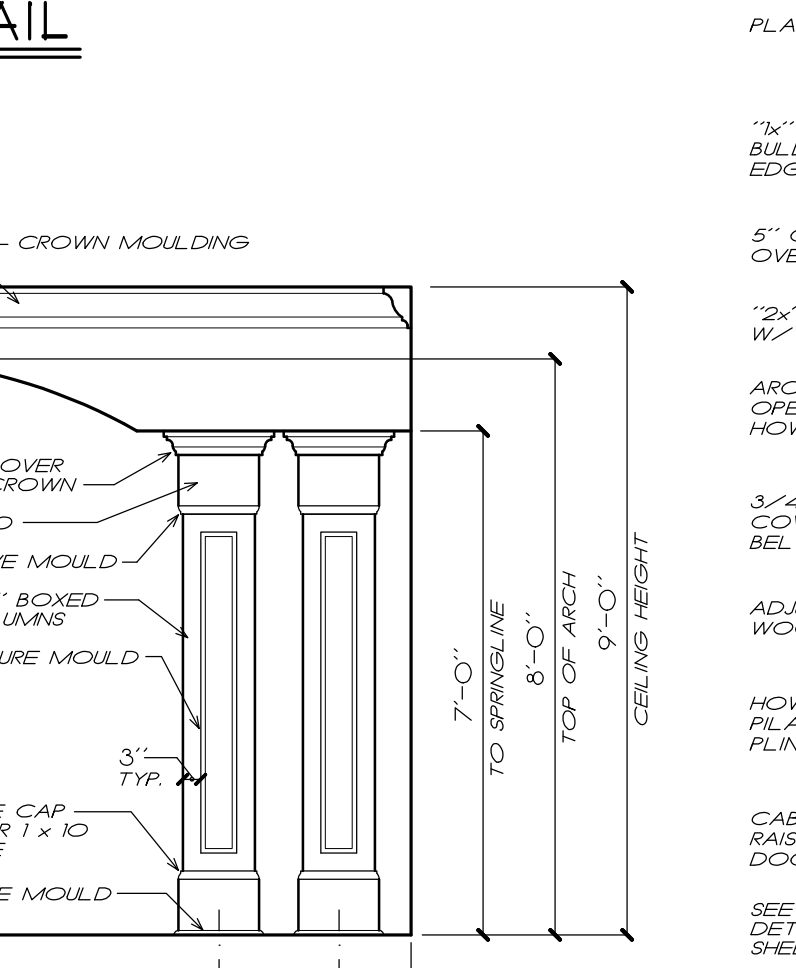
STAIR TRIM DETAIL A
3/4" = 1'-0"



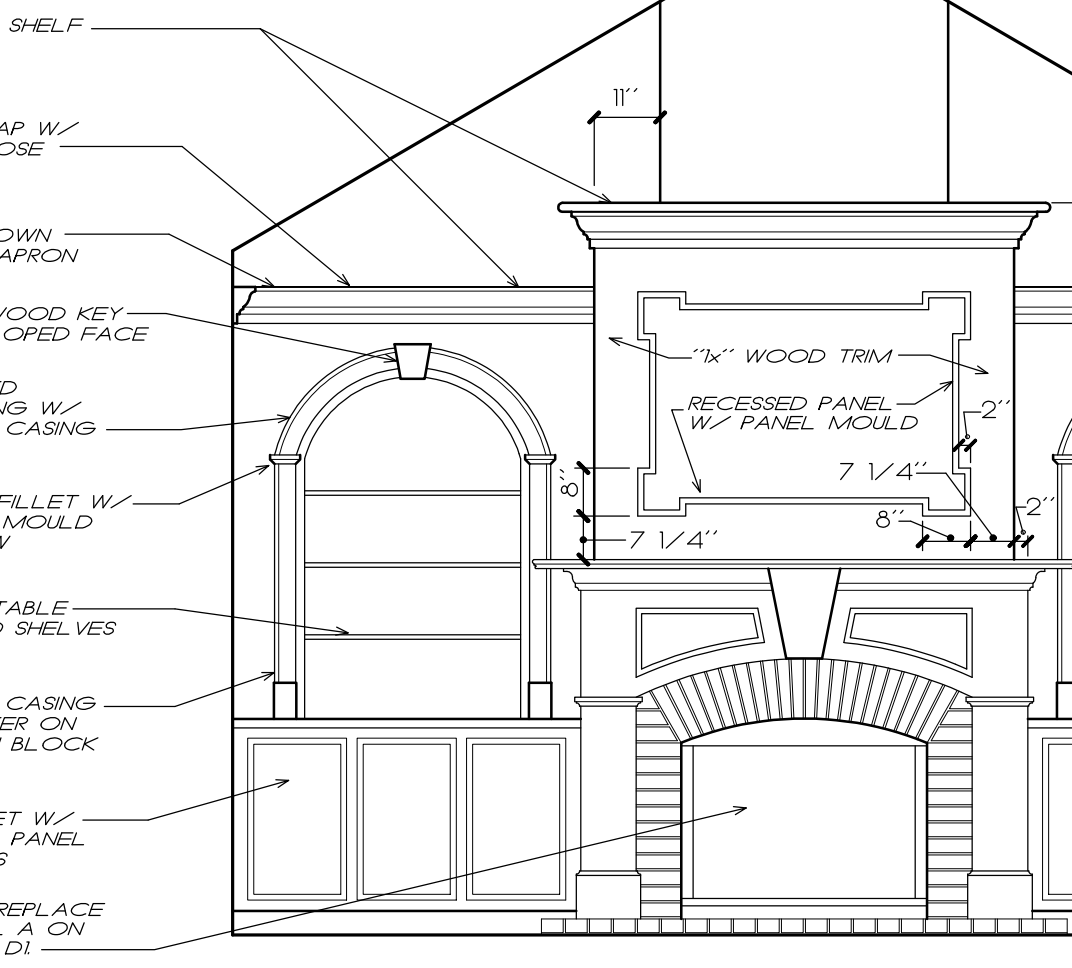
STAIR TRIM DETAIL B
3/4" = 1'-0"



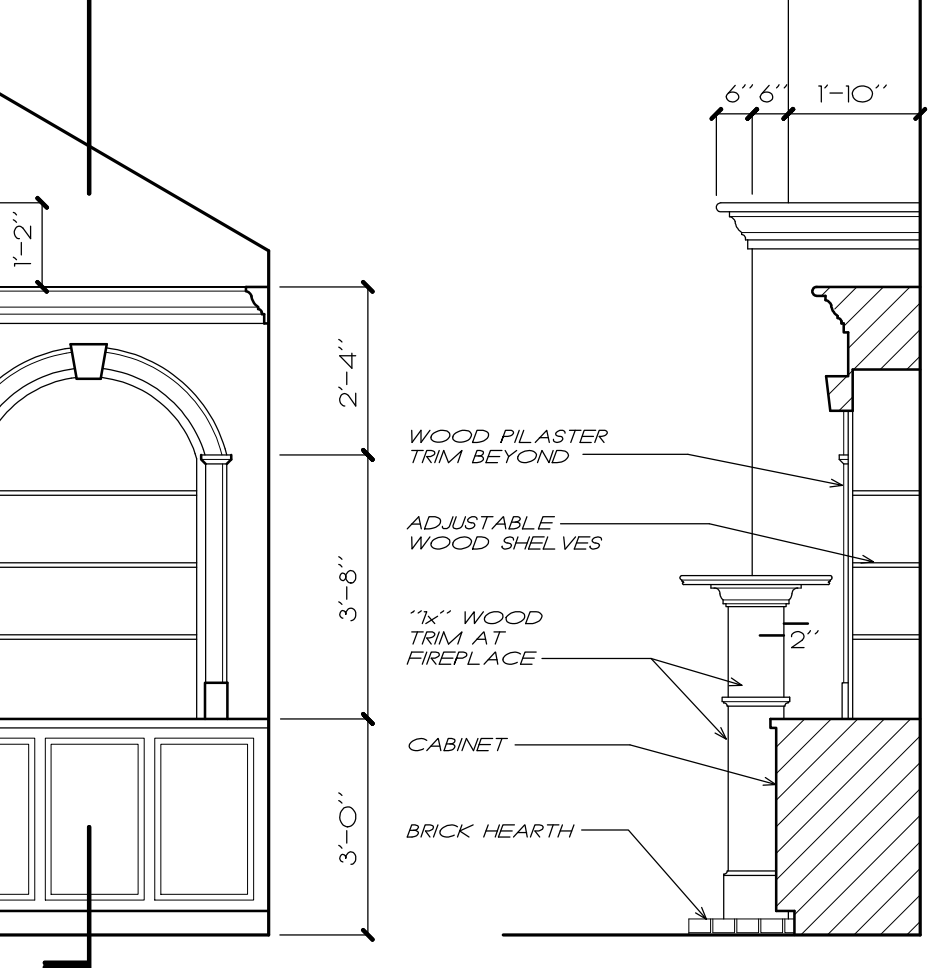
ARCH ELEVATION A
3/8" = 1'-0"



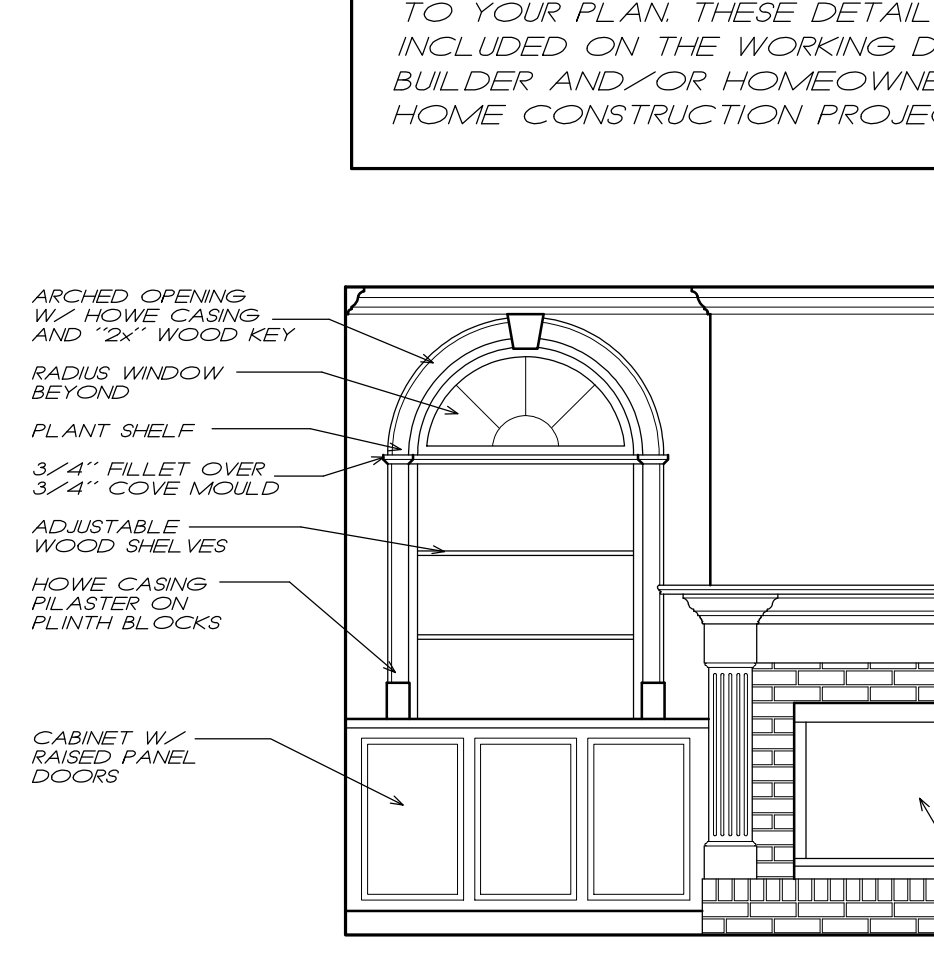
ARCH ELEVATION B
3/8" = 1'-0"



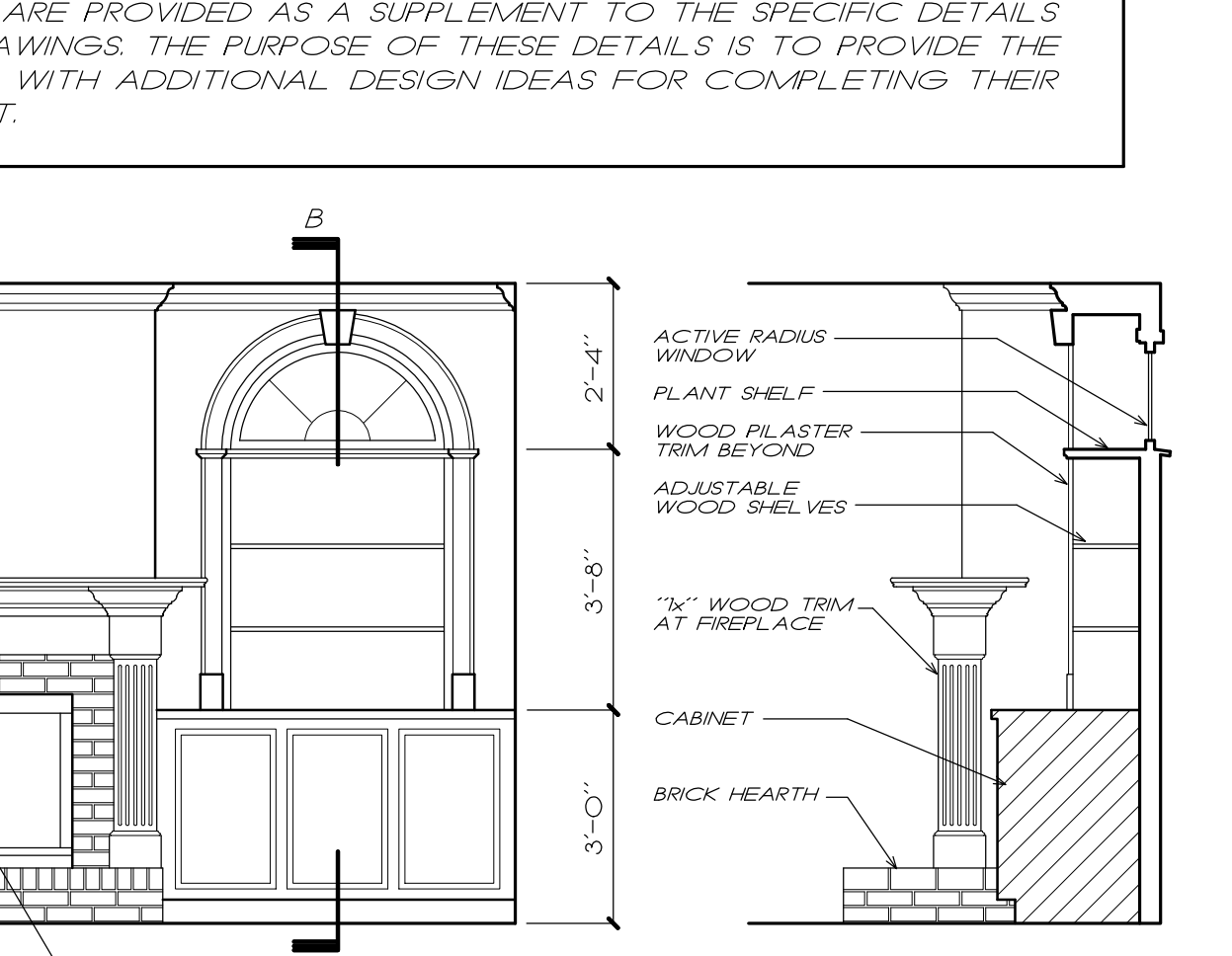
INTERIOR ELEVATION A
3/8" = 1'-0"



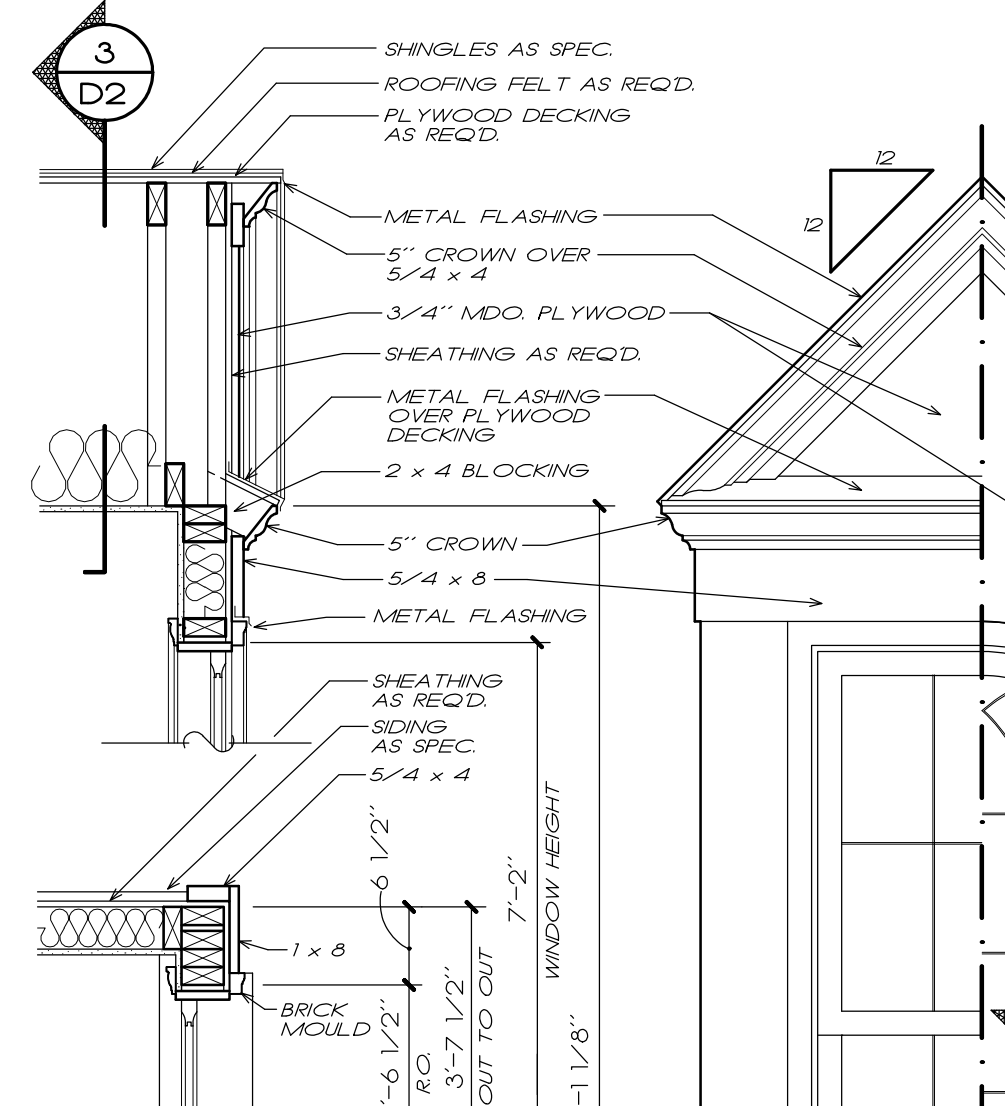
SECTION AA
3/8" = 1'-0"



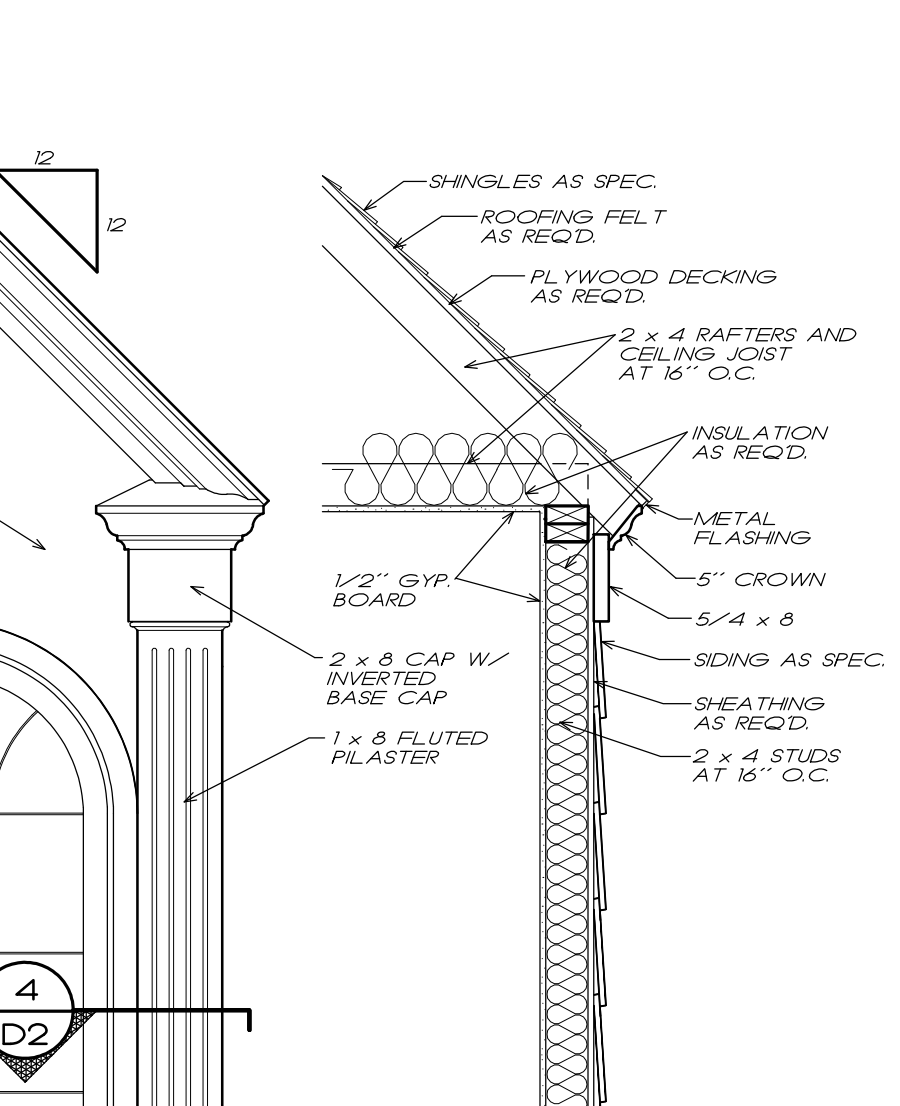
INTERIOR ELEVATION B
3/8" = 1'-0"



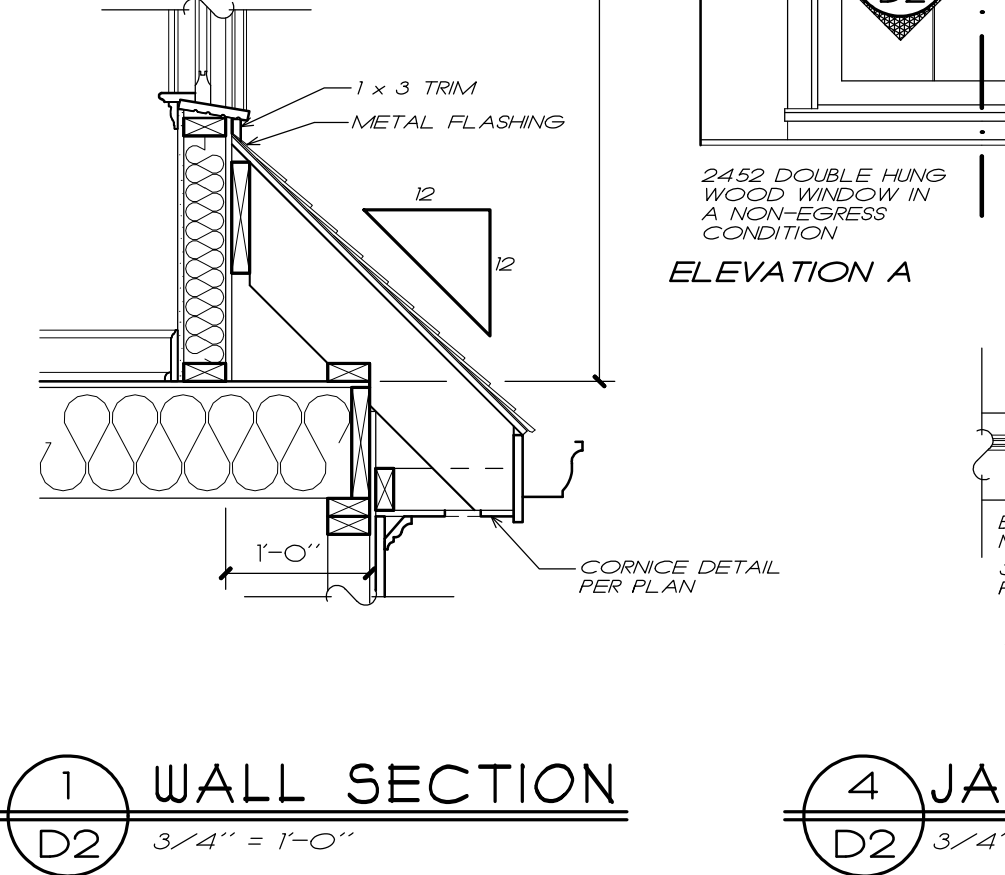
SECTION BB
3/8" = 1'-0"



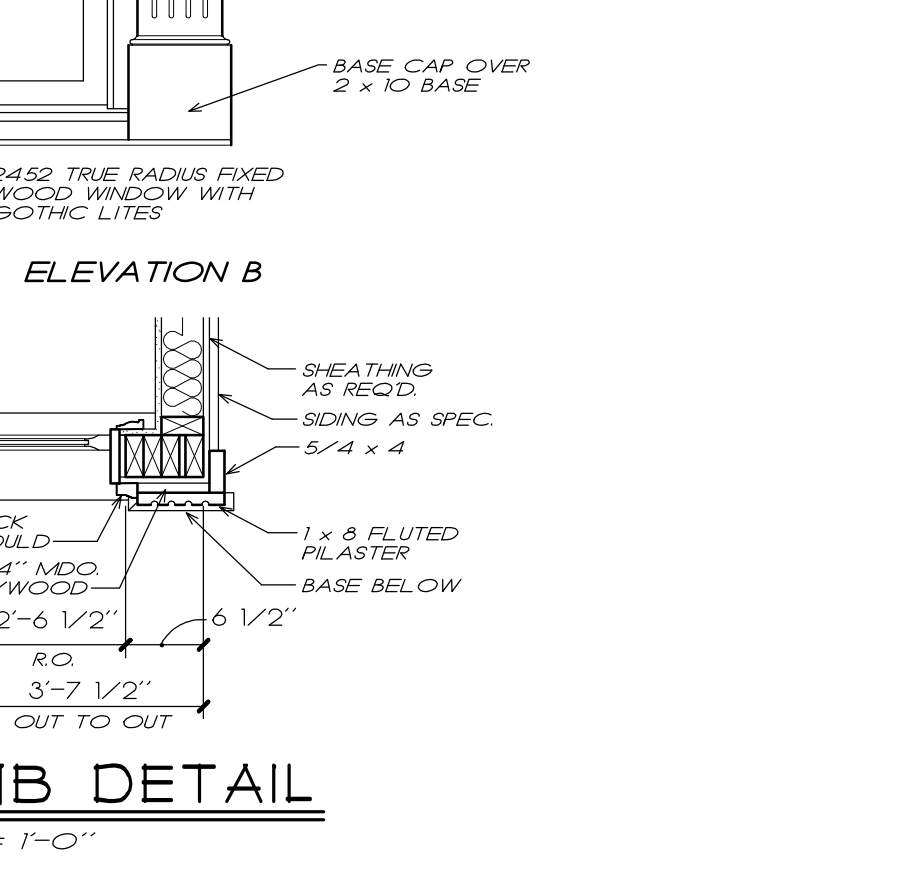
JAMB DETAIL
3/4" = 1'-0"



SECTION
3/4" = 1'-0"



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



JAMB DETAIL
3/4" = 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.

DATE: 3-14-2006 PATHNAME: I:\DETAIL SHEET\34153D2.DWG

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BY: FBA CK: FBA

DATE: 3/14/06

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OF: 2

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HOMIEPLANS

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ELEVATIONS/ROOF PLAN

THE BROOKWOOD PARK

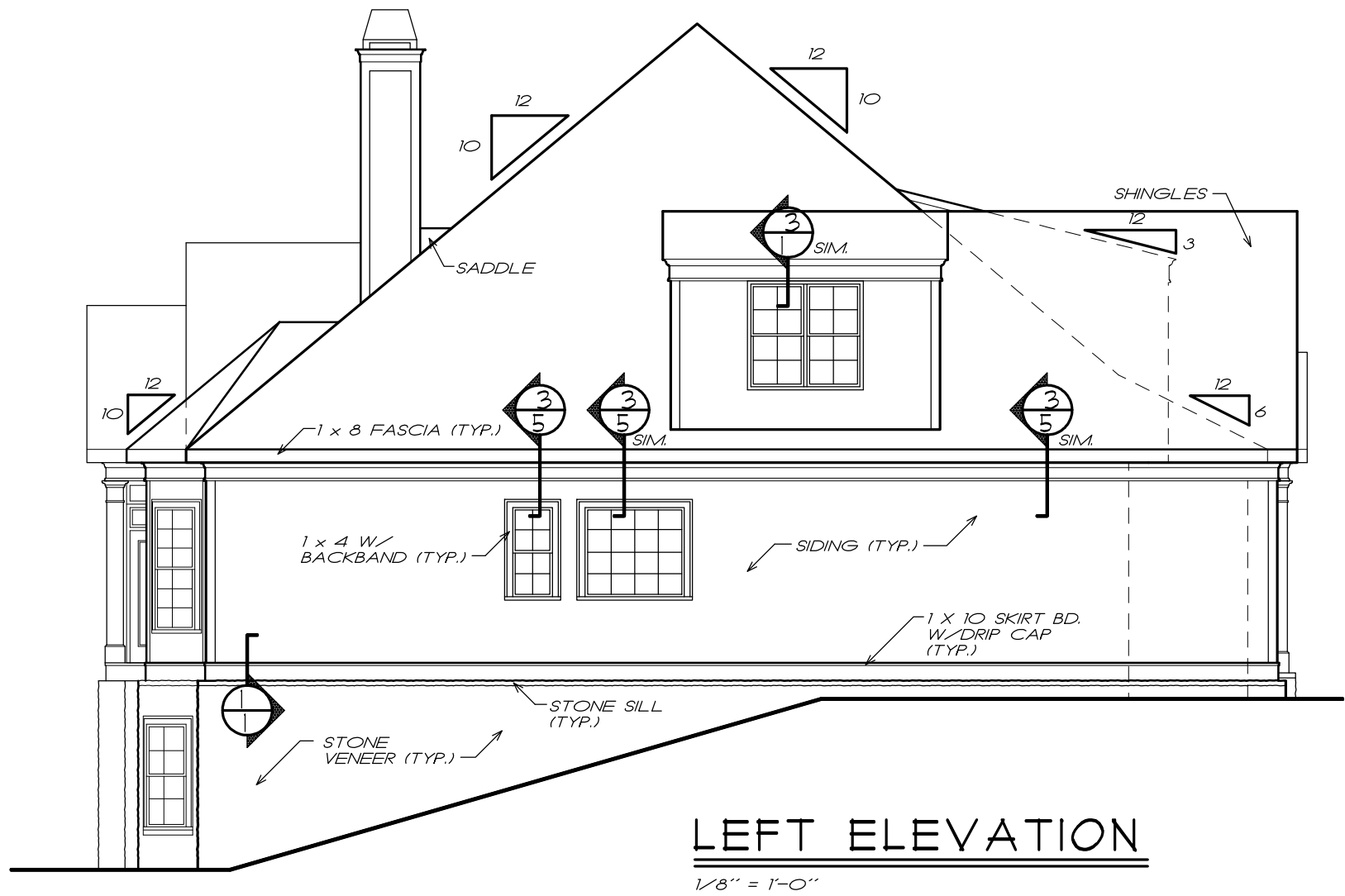
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 770/431-0888
 www.frankbetz.com

BY: JAG CK WMB

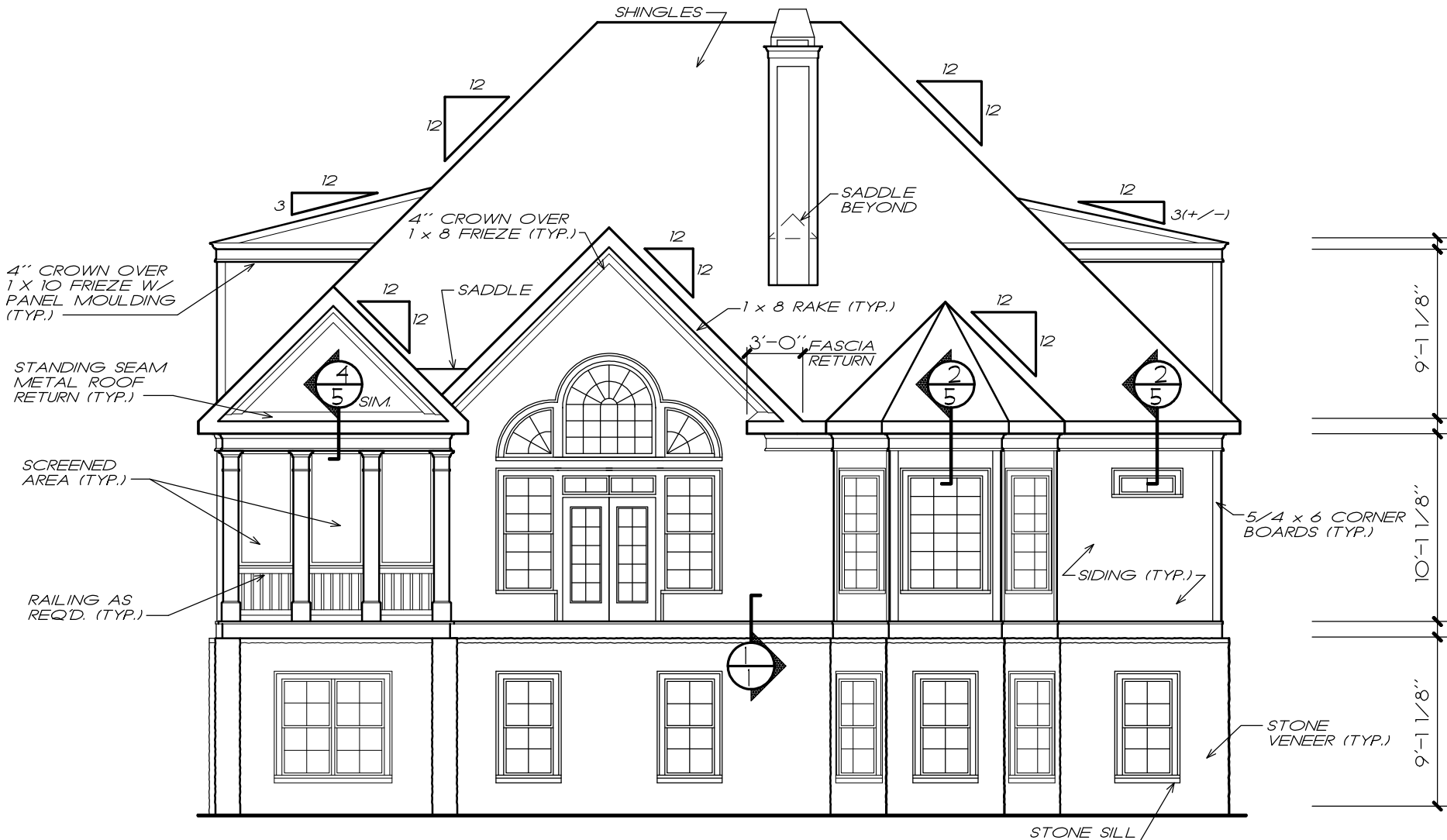
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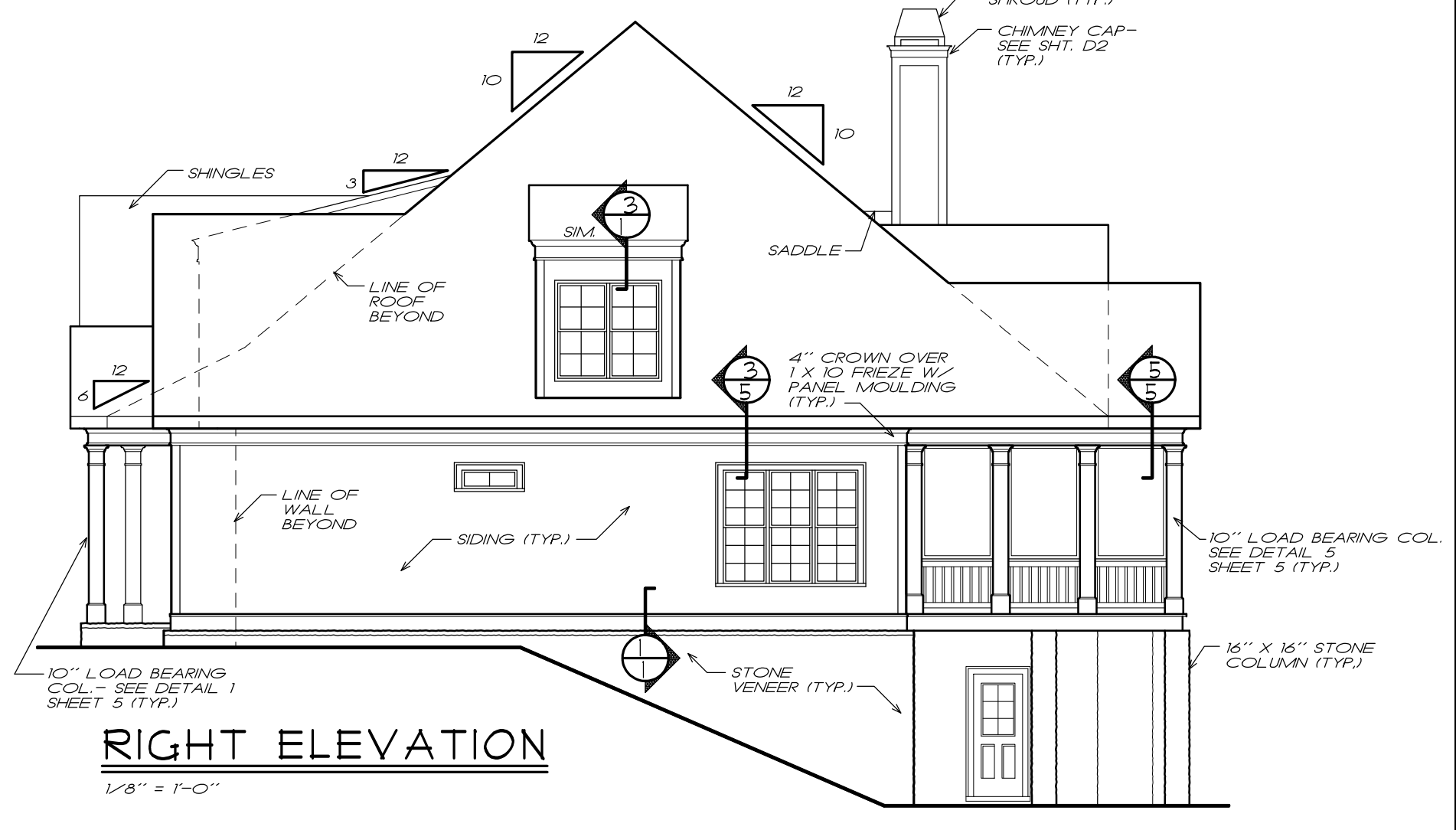
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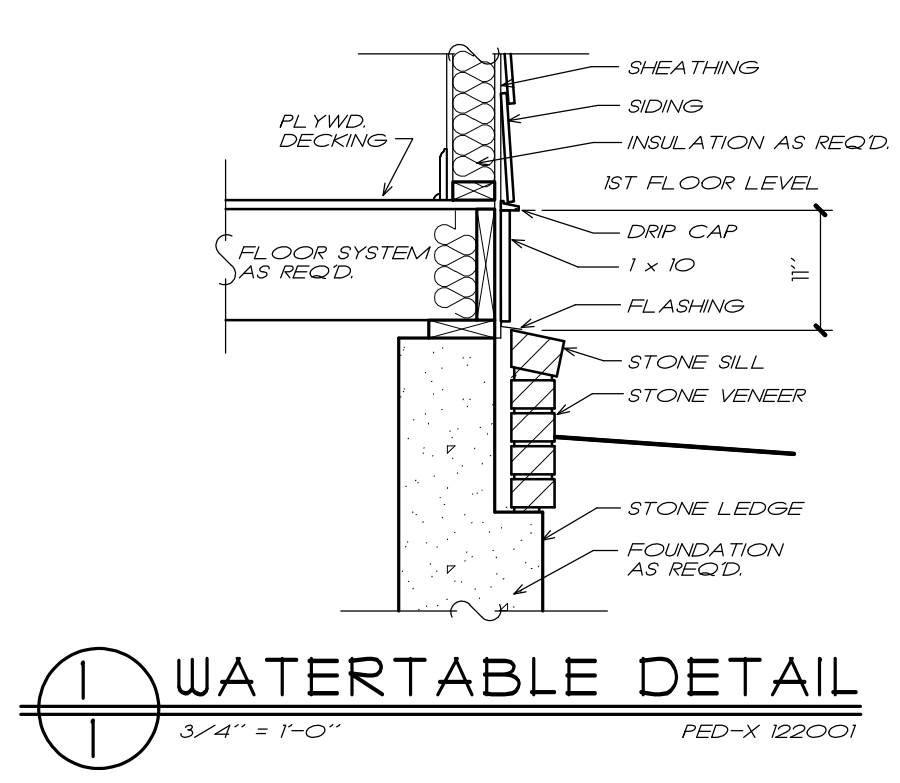
LEFT ELEVATION
 1/8" = 1'-0"



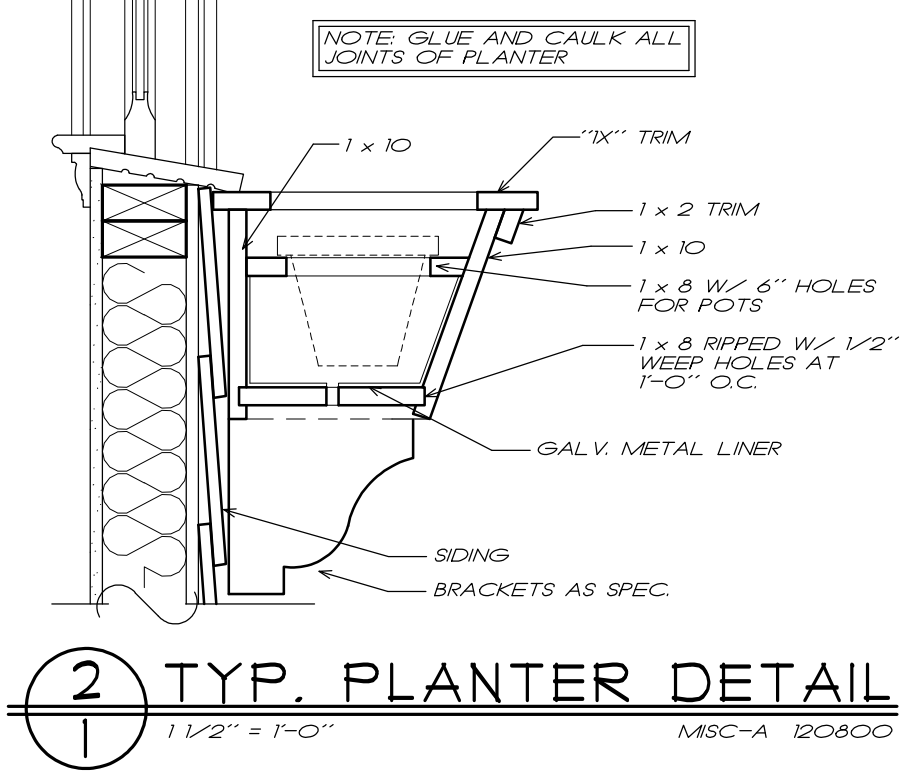
REAR ELEVATION
 1/8" = 1'-0"



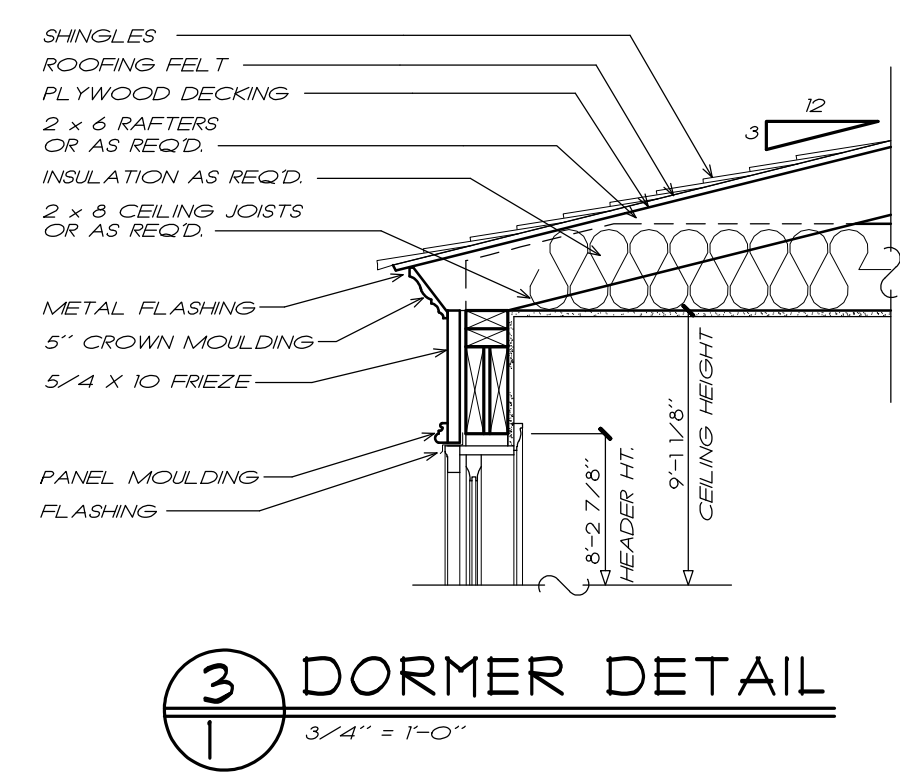
RIGHT ELEVATION
 1/8" = 1'-0"



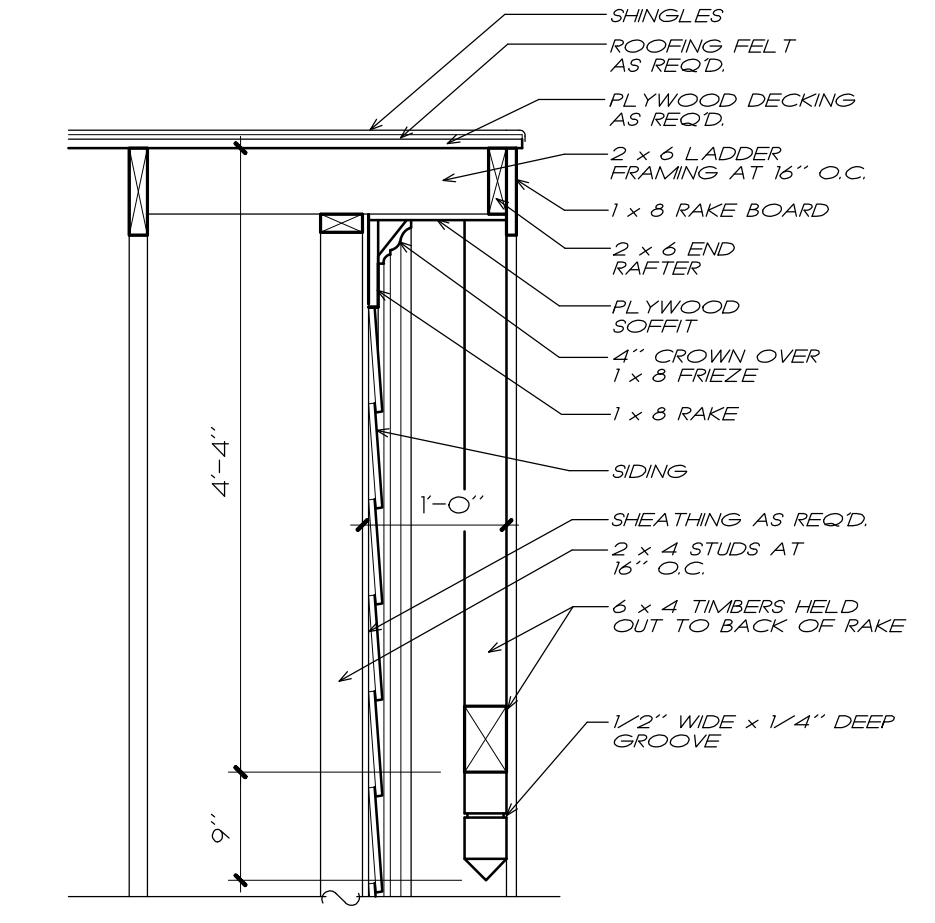
1 WATERTABLE DETAIL
 3/4" = 1'-0" FED-X 122001



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



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



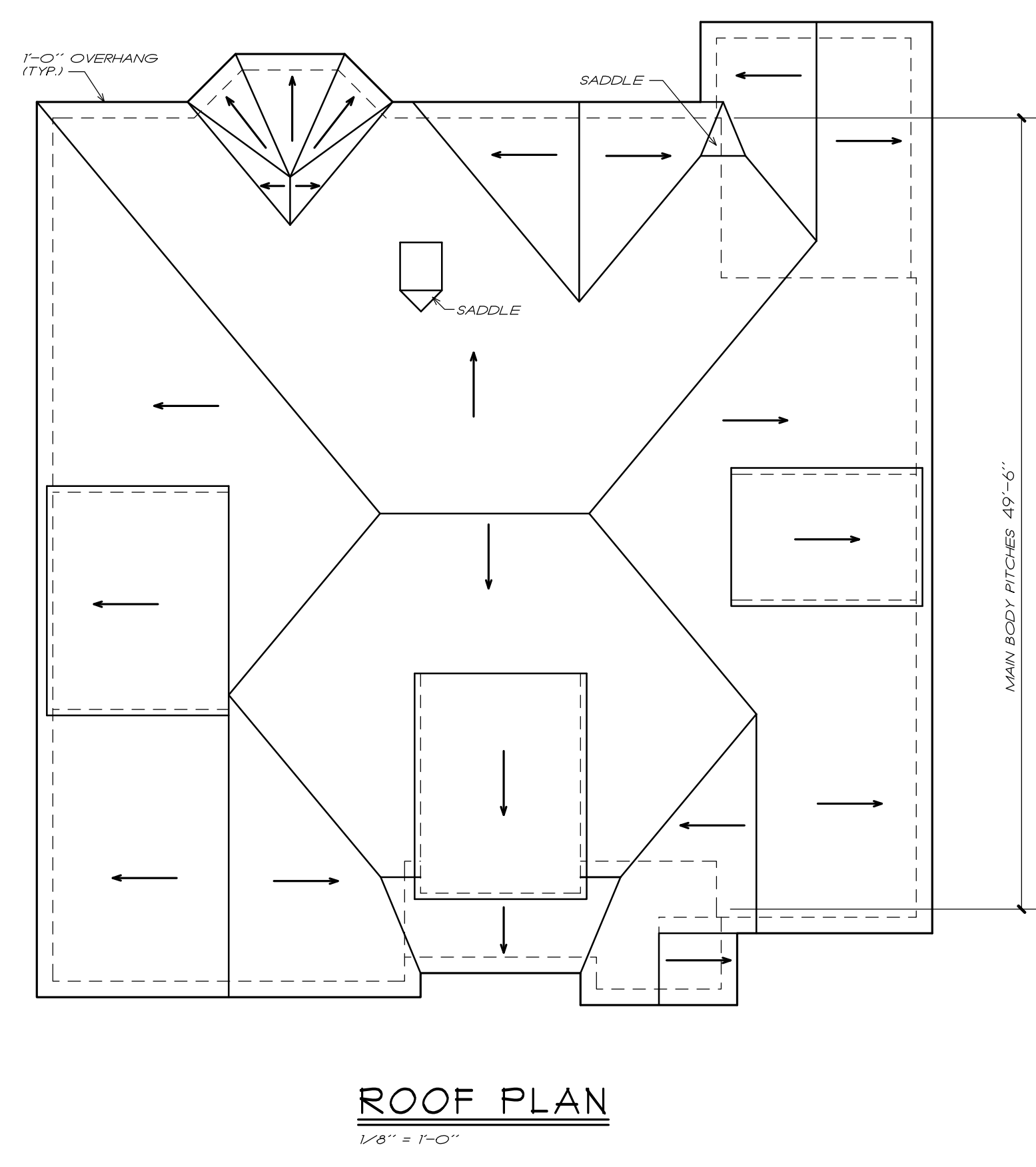
4 TIMBER DETAIL
 3/4" = 1'-0"

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

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

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

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



ROOF PLAN
 1/8" = 1'-0"



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

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FIRST FLOOR PLAN
THE BROOKWOOD PARK

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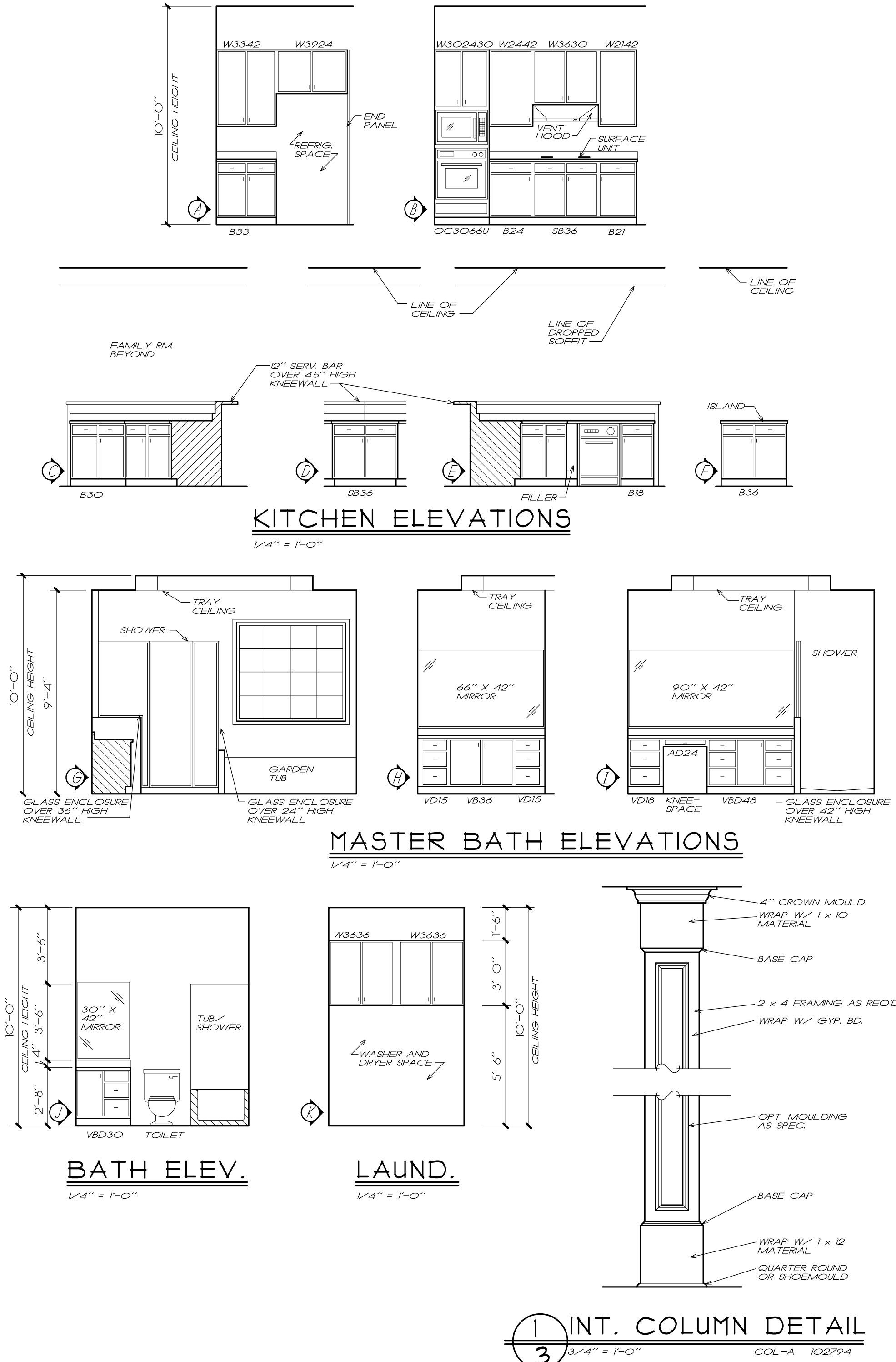
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DATE: 1-22-2003

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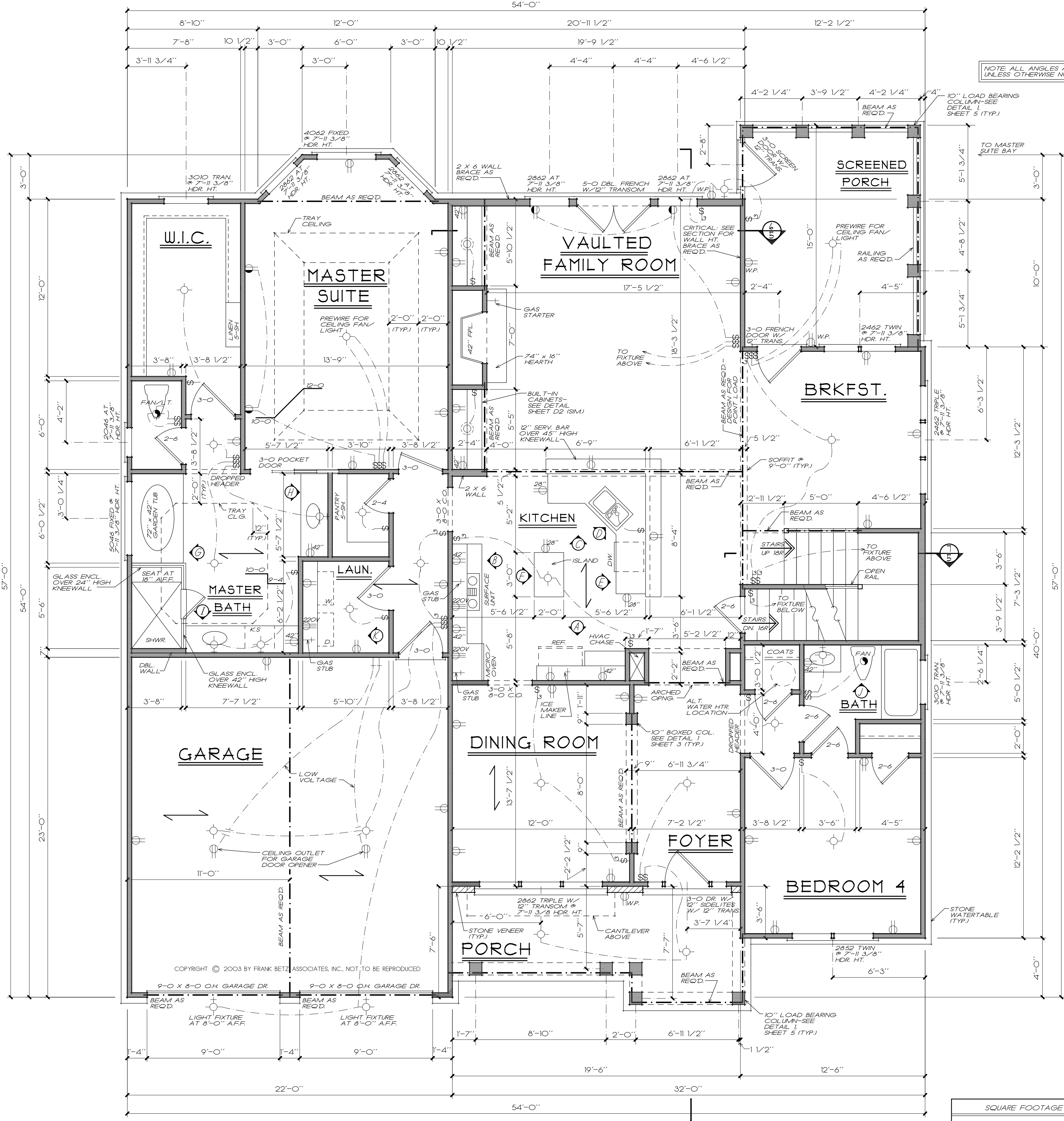


GENERAL FRAMING NOTES

- 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.
- PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- ALL HEADERS SHALL BE 2"X8" WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
- PROVIDE 1/4" CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" CDX PLYWOOD NAJING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HP VALLEY BATTENS AND RIDGE BOARDS SHALL BE ONE 2"X SIZE LARGER THAN RAFTERS.
- ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
- 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.
- ALL CEILING JOISTS AND RAFTER BRACINGS 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.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2" X 4 STUDS UNLESS OTHERWISE NOTED.

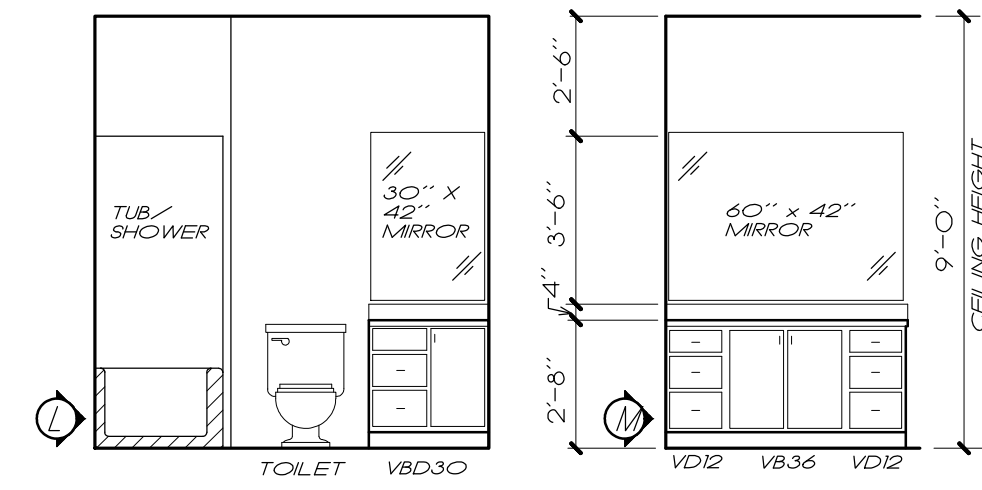
GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND TRADE ASSOCIATION STANDARDS.
- 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.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL FOOTINGS TO BE BELOW FROST LINE SEE LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTINGS AND REINFORCING SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- 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 CAPACITY, FROST LINE DEPTH, 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.
- 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.
- 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.



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

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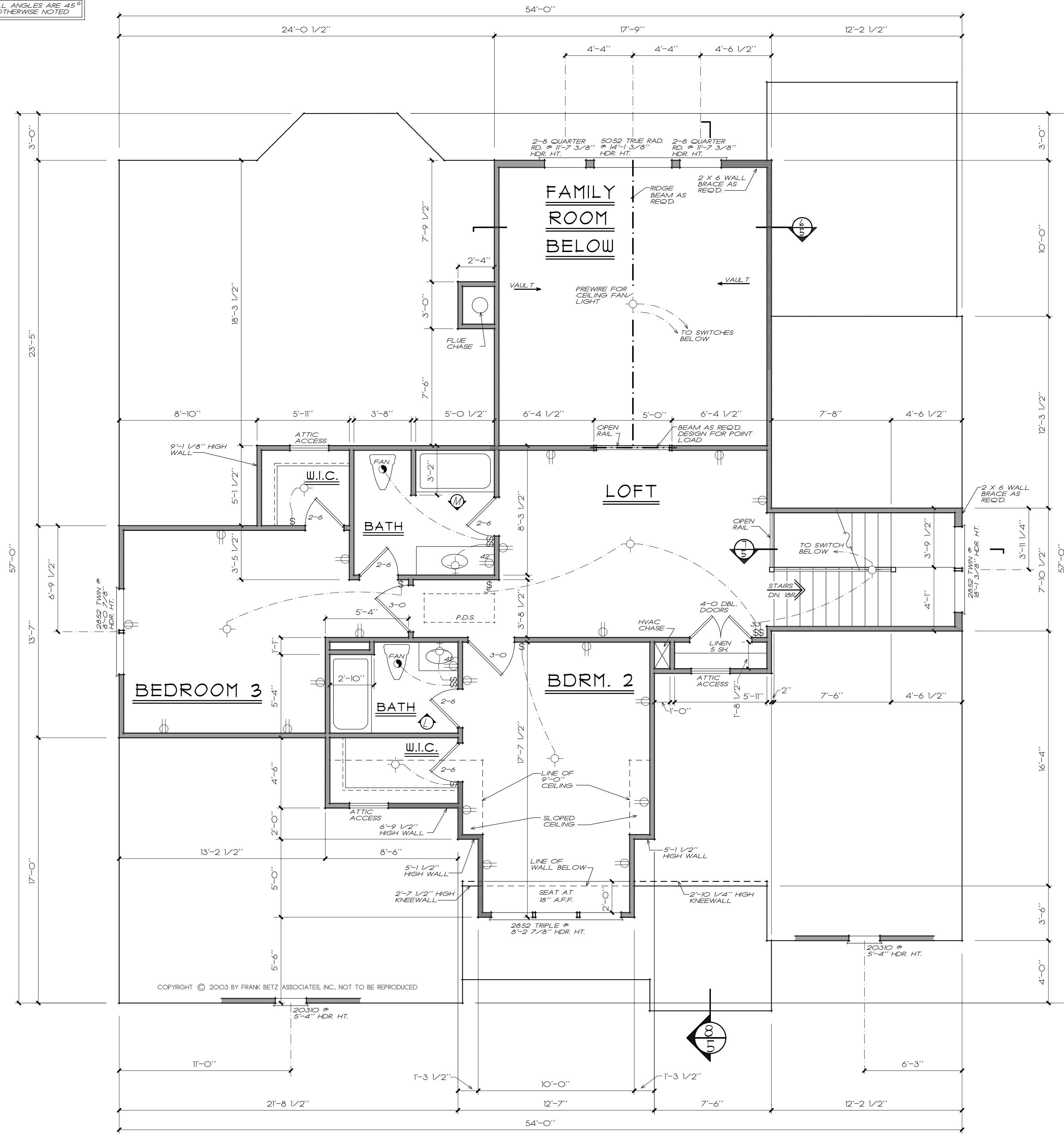


BATH ELEVATIONS

1/4" = 1'-0"

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 FOOTINGS DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN

THE BROOKWOOD PARK

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BY: JAG CK: WMS

DATE: 1-22-2003

SHEET:
4
OF: 5

REVISIONS	DATE	BY

HOMIEPLANS
DESIGNED FOR TODAY'S MARKET

SECTIONS/DETAILS

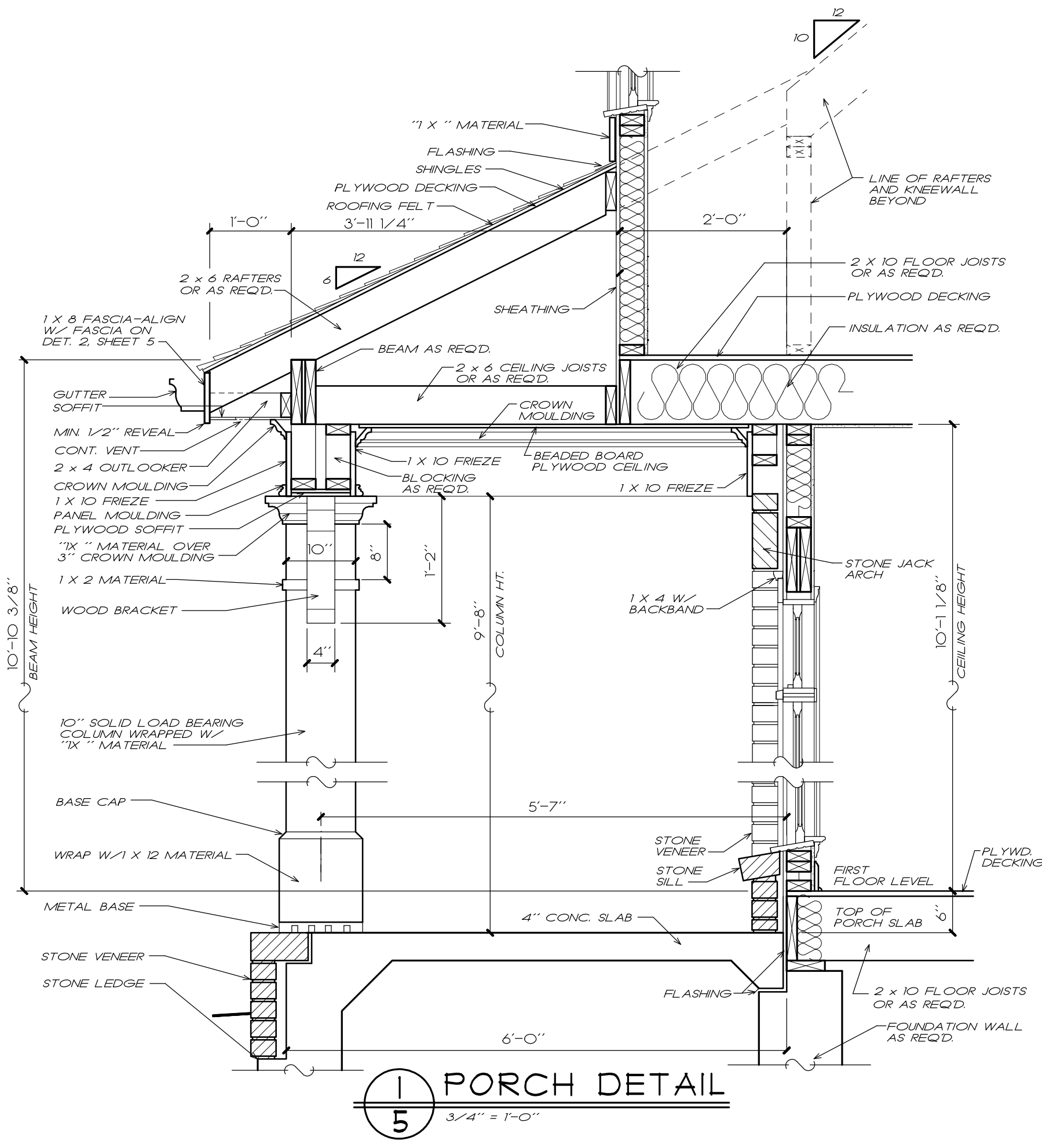
THE BROOKWOOD PARK

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/431-0888
www.frankbetz.com

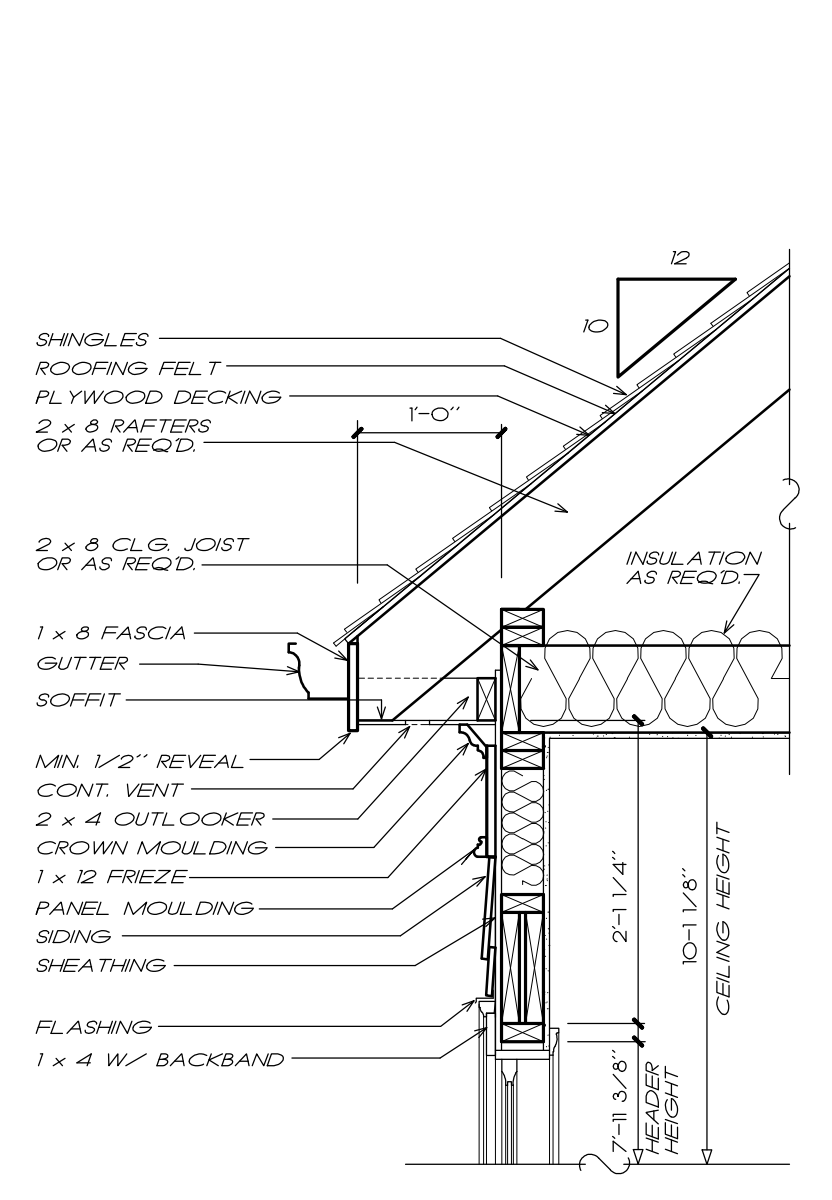
BY: JAG CK: WMB

DATE: 1-22-2003

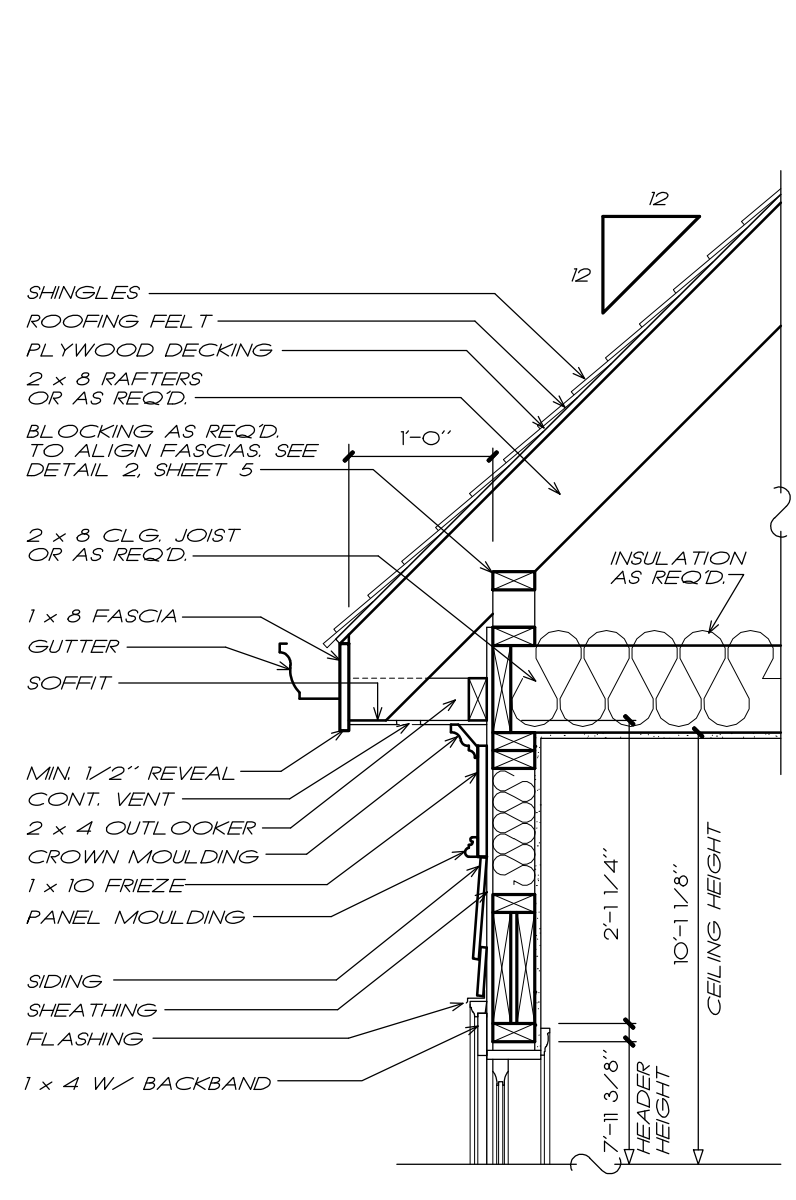
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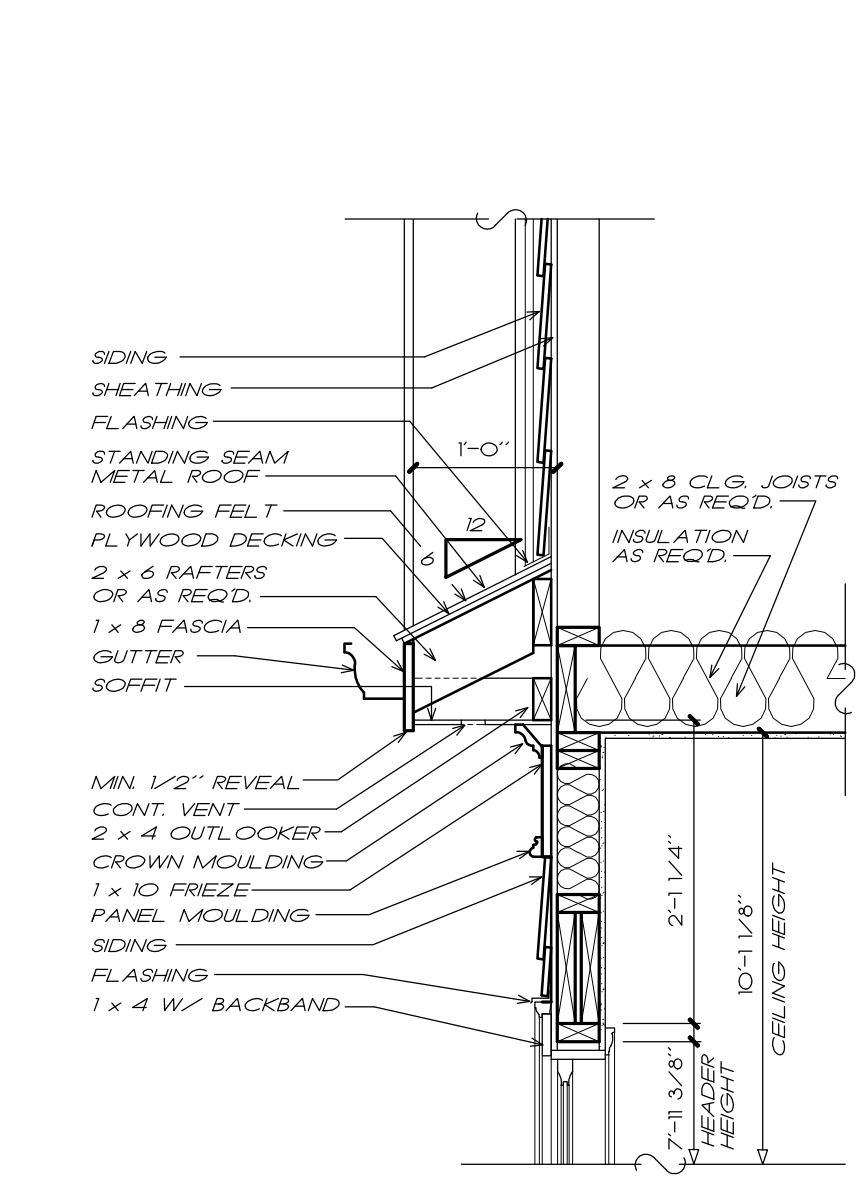
1 PORCH DETAIL
5 3/4" = 1'-0"



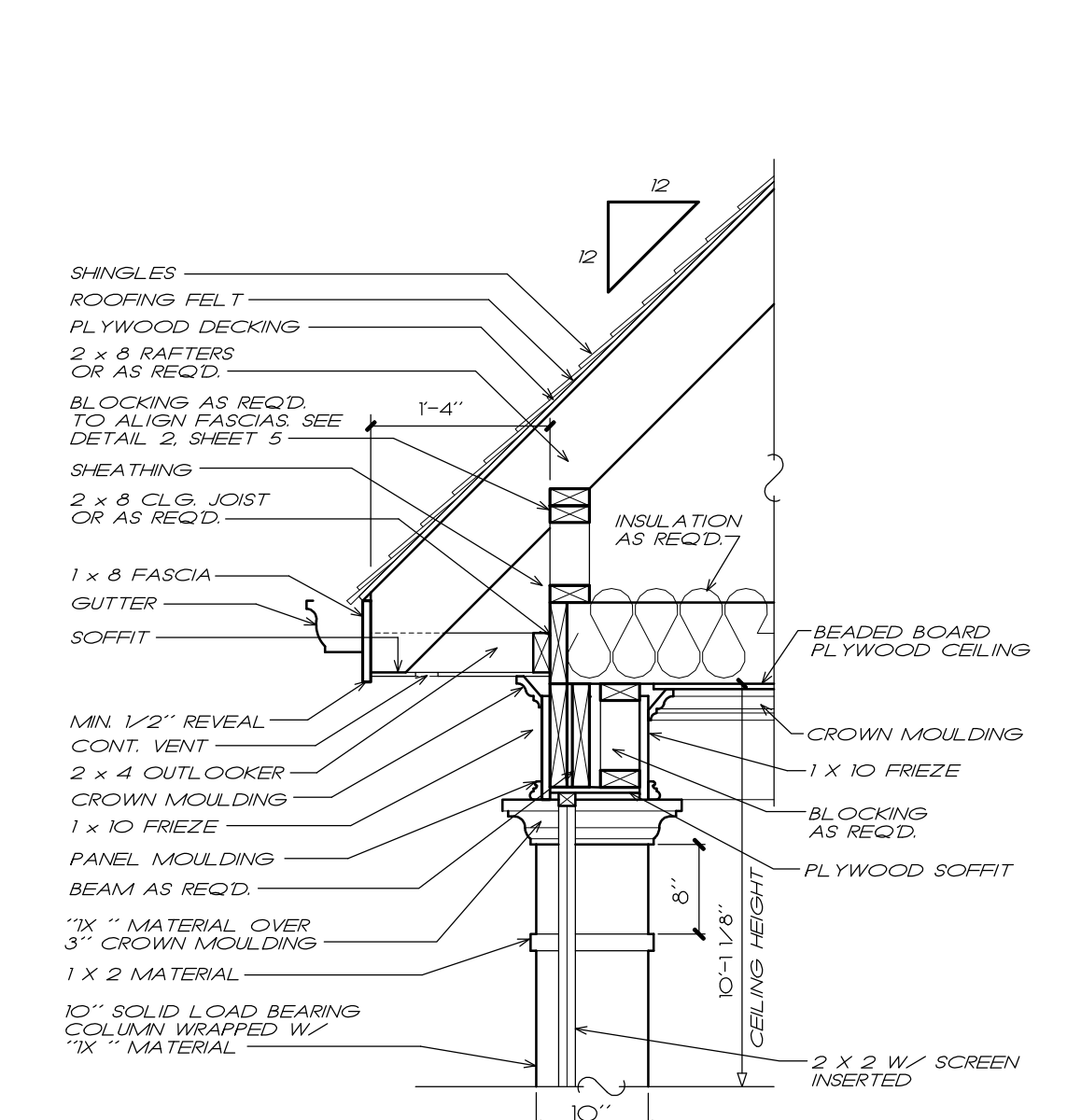
2 CORNICE DETAIL
5 3/4" = 1'-0"



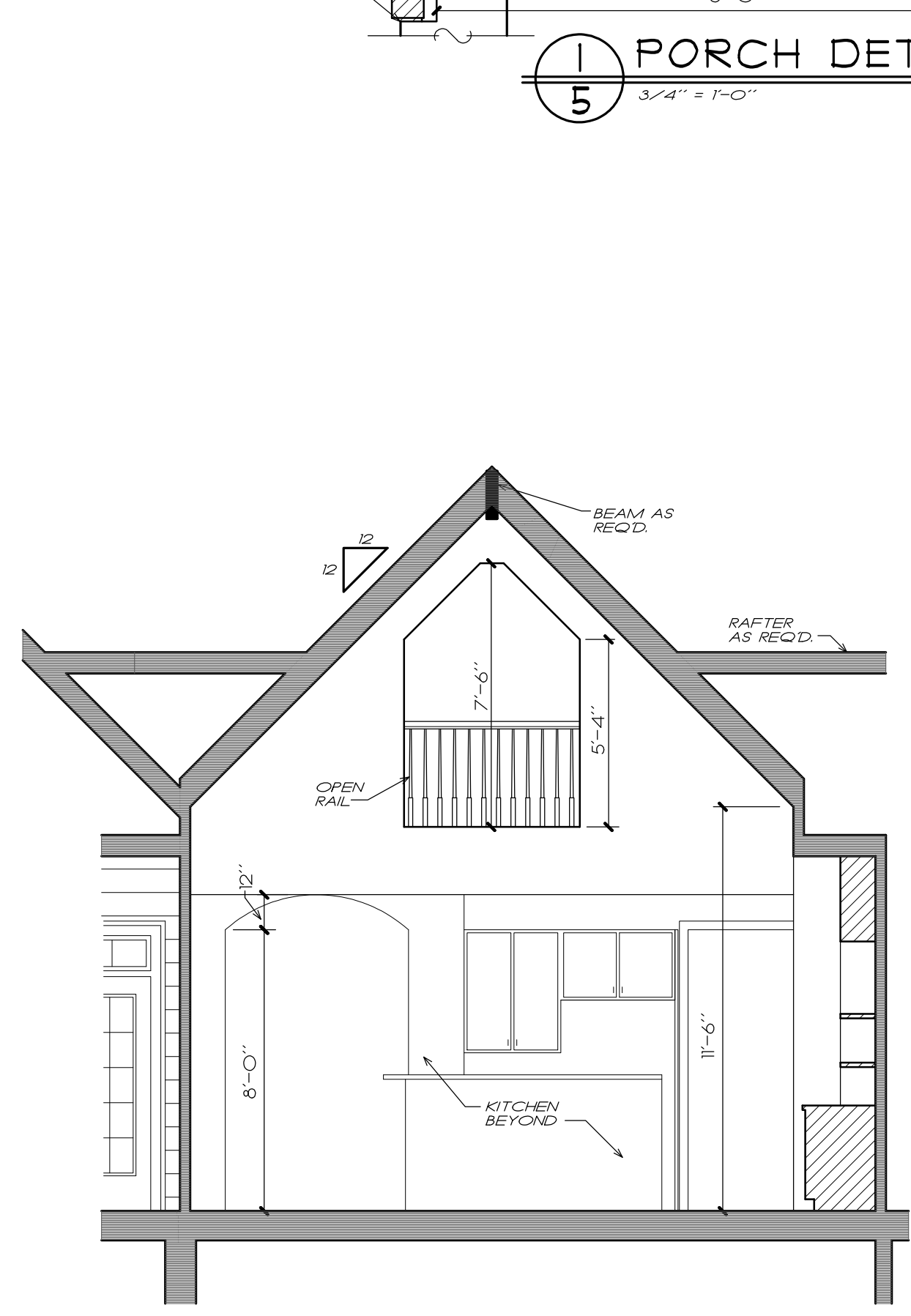
3 CORNICE DETAIL
5 3/4" = 1'-0"



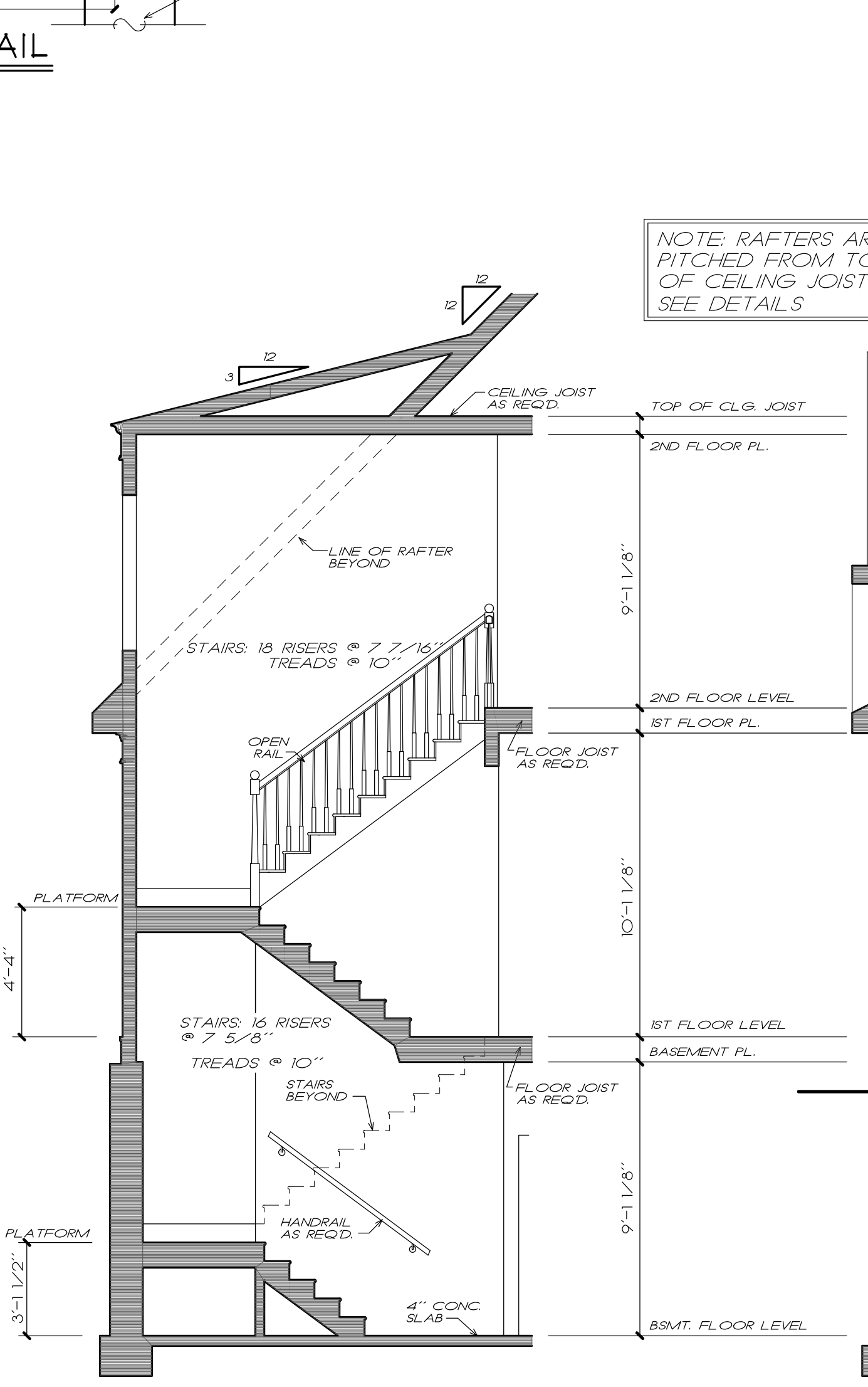
4 CORNICE DETAIL
5 3/4" = 1'-0"



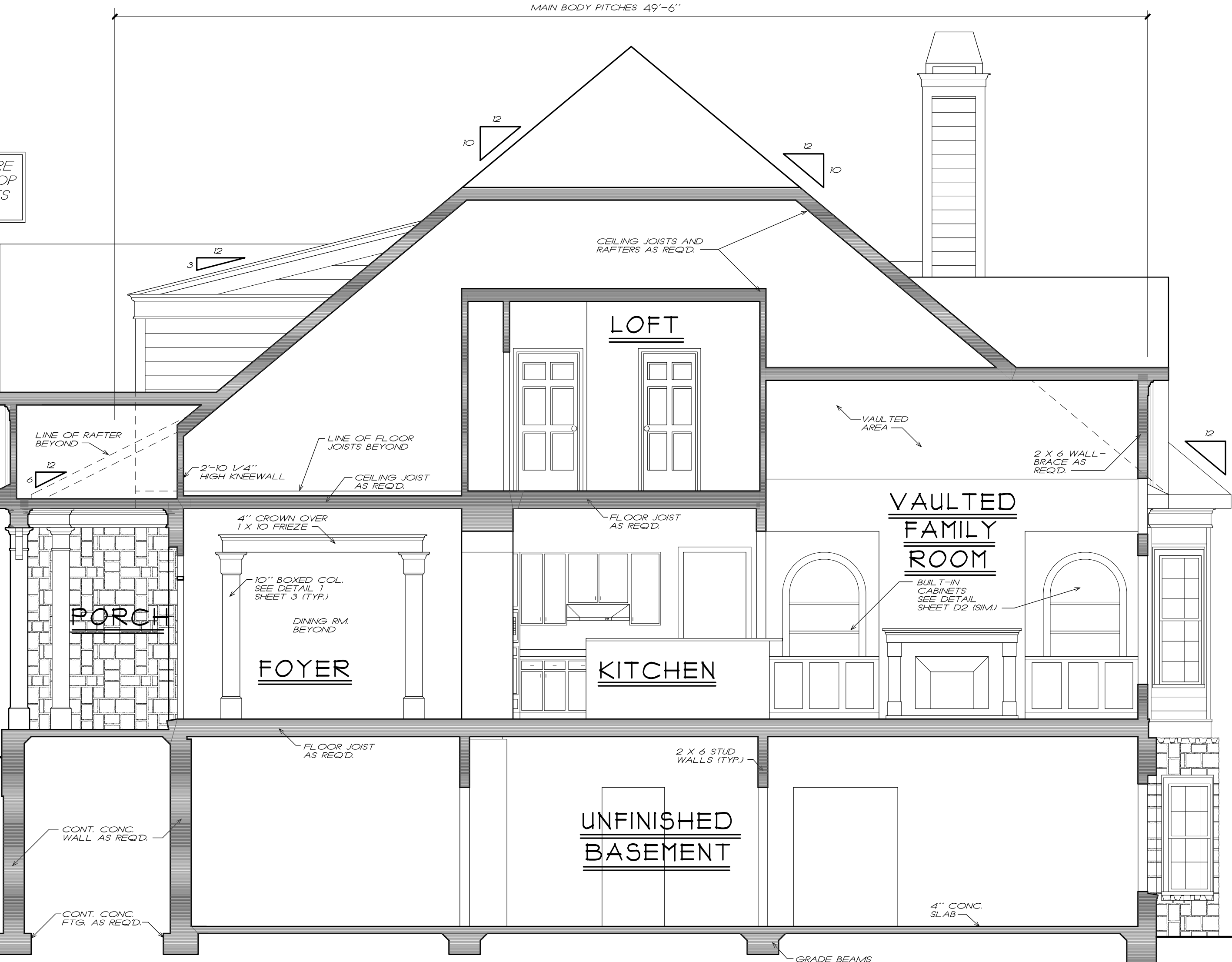
5 CORNICE DETAIL
5 3/4" = 1'-0"



6 FAMILY RM. SECTION
5 1/4" = 1'-0"



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



8 TRANSVERSE SECTION
5 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

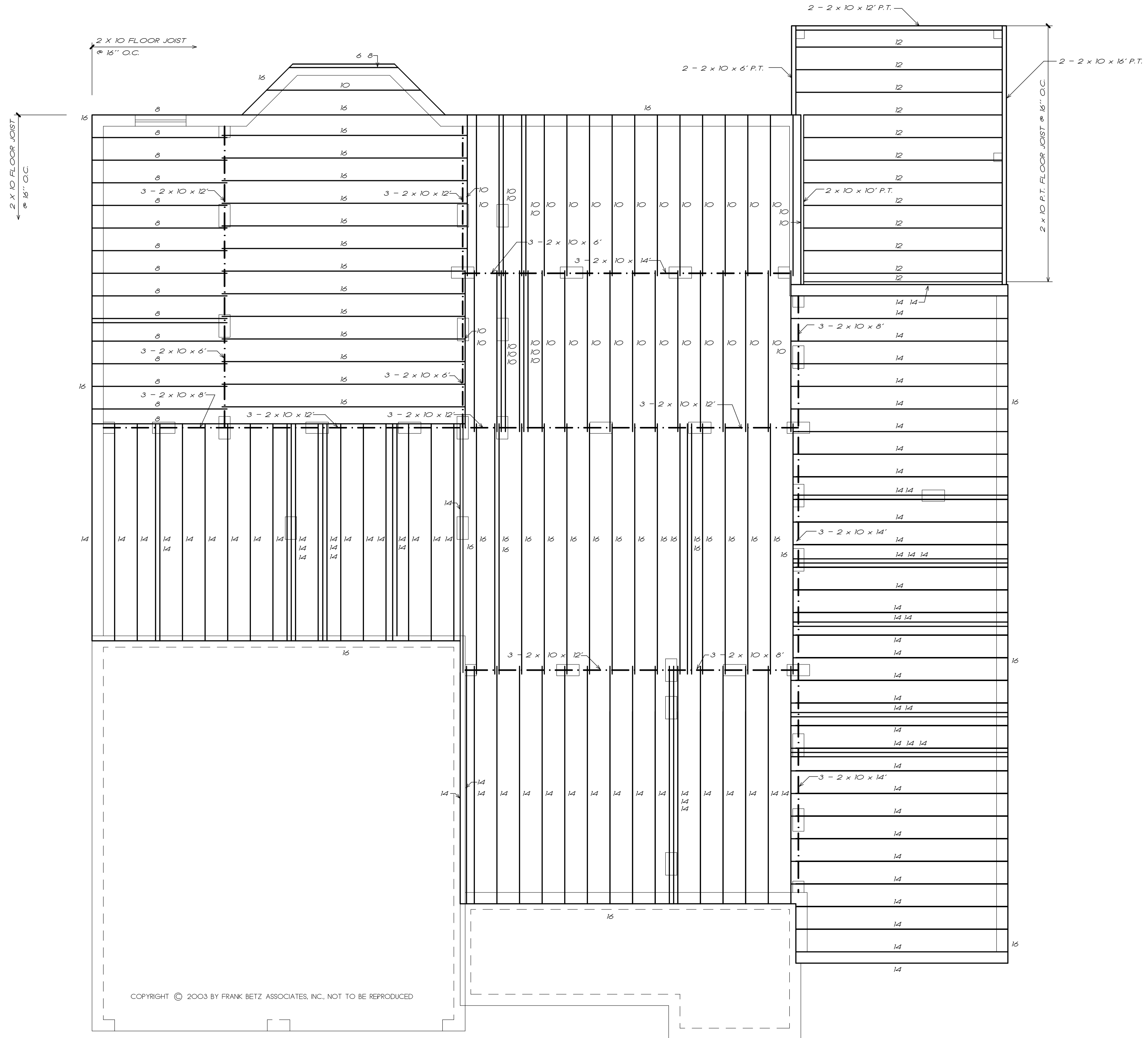
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TIME: 13:2 AM DATE: 10-14-2003 PATH: X:\WORK\2003\BROOKWOOD PARK\3003MD\DC5

TUE 9/26 AM DATE 11-15-2003 11:17 AM X:\WORK\28\BROOKWOOD PARK\300810.DWG

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 UFG 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: 20 LBS LIVE LOAD
 10 LBS DEAD LOAD
 ROOF: 20 LBS LIVE LOAD
 7 LBS 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 #2 SYP, 2X12 #2 SYP, LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLB) AS INDICATED 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.
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 RAFTERS 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 #2 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.



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

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

QUANTITIES	
2 x 10 x 10	40
2 x 10 x 12	18
2 x 10 x 14	94
2 x 10 x 16	60

PORCH QUANTITIES	
2 x 10 x 10 P.T.	02
2 x 10 x 14 P.T.	14
2 x 10 x 16 P.T.	03

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

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HOMEPPLANS
 DESIGNED FOR TODAY'S MARKET

CRAWL
 1ST. FLOOR FRAMING PLAN

THE BROOKWOOD PARK

FBA
 FRANK BETZ ASSOCIATES, INC.
 2401 LAKE PARK DRIVE/SUITE 250
 SMYRNA, GEORGIA 30080
 770.431-0888
 www.frankbetz.com

BY: BWG CK: JCH

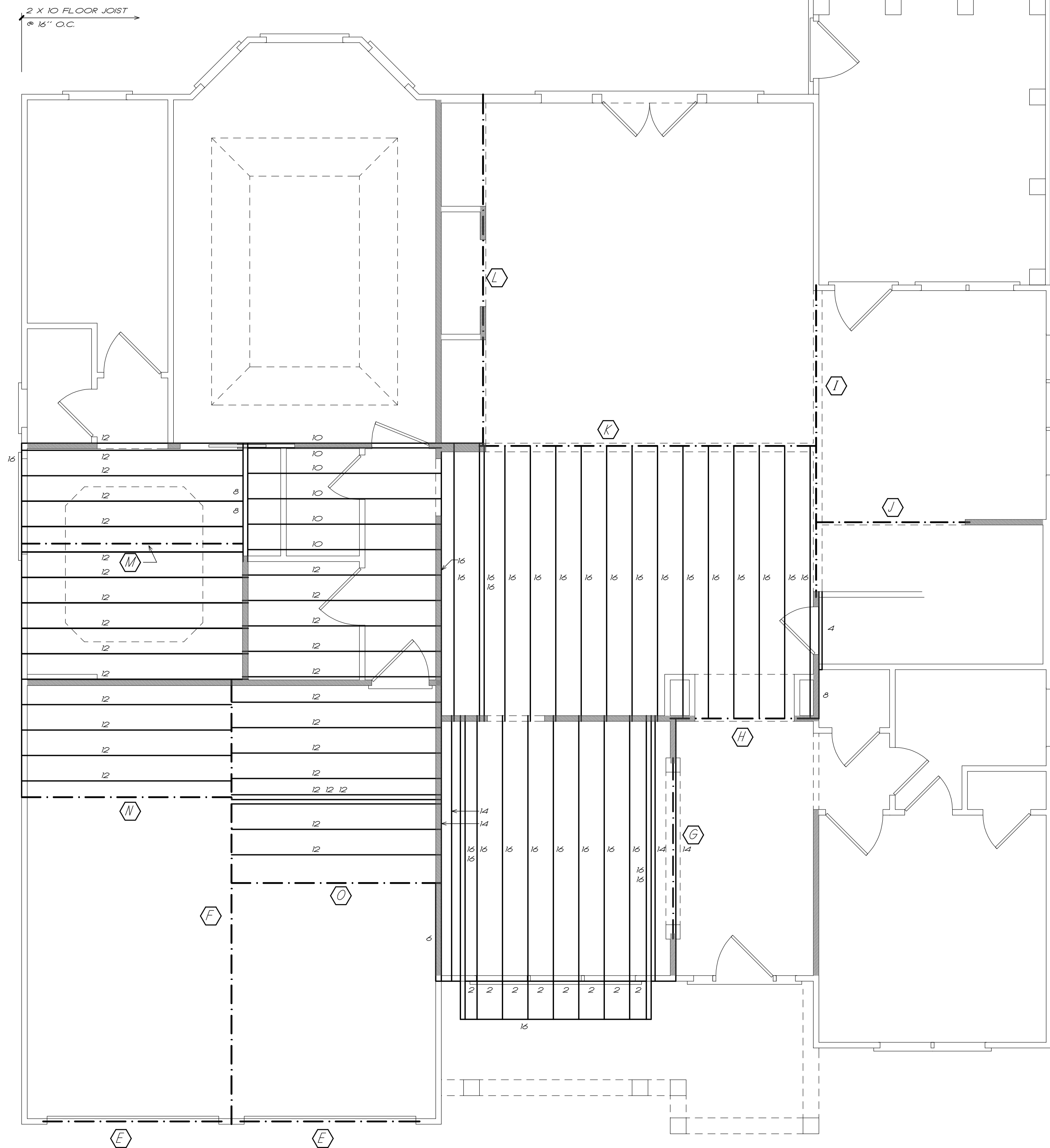
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TUE 9/26 AM DATE 11-15-2003 11:17:11 AM X:\WORK\28\BROOKWOOD PARK\30080.DWG

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.
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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: 20 LBS LIVE LOAD
 10 LBS DEAD LOAD
 ROOF: 20 LBS LIVE LOAD
 7 LBS 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 #2 SYP, 2X12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.
8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
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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.
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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.



BEAM SCHEDULE	
(E)	2 - 2 x 10 x 10' DROPPED
(F)	1 - 5 1/8" x 22" x 24' GLUE LAM FLUSH
(G)	2 - 1 3/4" x 9 1/4" x 10' LVL DROPPED
(H)	2 - 1 3/4" x 9 1/4" x 6' LVL FLUSH
(I)	3 - 1 3/4" x 18" x 18' LVL FLUSH
(J)	2 - 2 x 10 x 10' FLUSH
(K)	3 - 1 3/4" x 18" x 18' LVL FLUSH
(L)	2 - 2 x 10 x 20' BOTTOM OF BEAM @ 10' - 1 1/8" AFF
(M)	2 - 2 x 10 x 12' FLUSH
(N)	2 - 2 x 10 x 12' FLUSH
(O)	2 - 1 3/4" x 9 1/4" x 12' LVL FLUSH

2ND FLOOR FRAMING PLAN
1/4" = 1'-0"

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QUANTITIES	
2 x 10 x 10	12
2 x 10 x 12	29
2 x 10 x 14	04
2 x 10 x 16	34
2 x 10 x 20	02

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

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HOMEPPLANS
DESIGNED FOR TODAY'S MARKET

2ND. FLOOR FRAMING PLAN

THE BROOKWOOD PARK

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HOMEPANS
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CLG. JOIST FRAMING PLAN

THE BROOKWOOD PARK

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BY: BWG CK: JCH

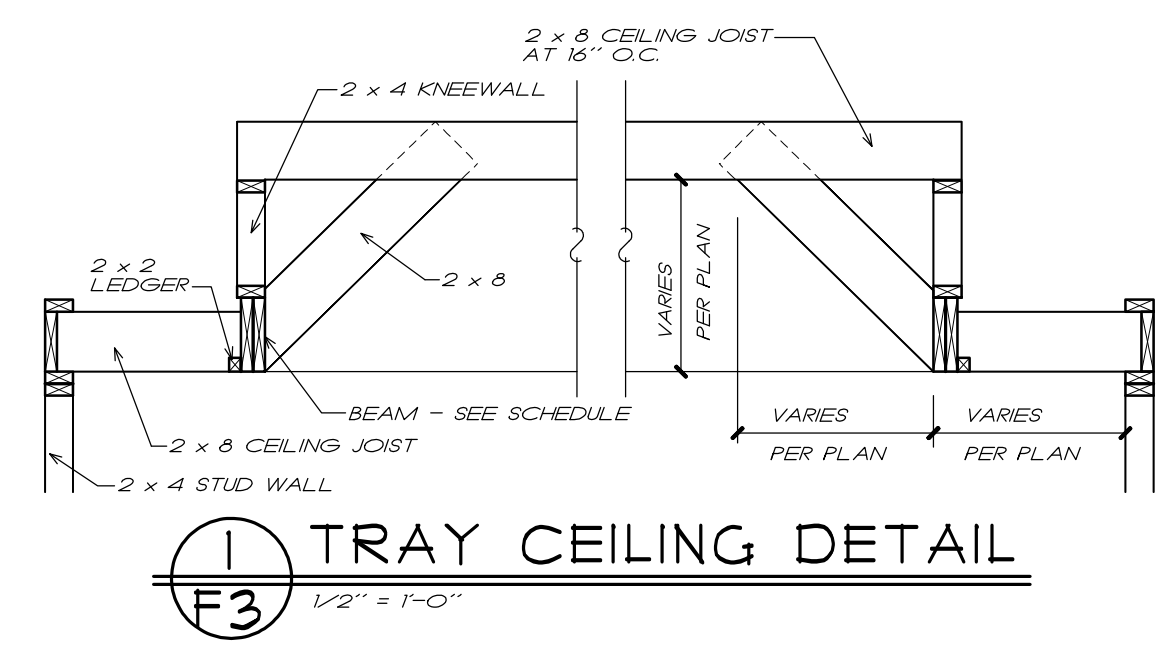
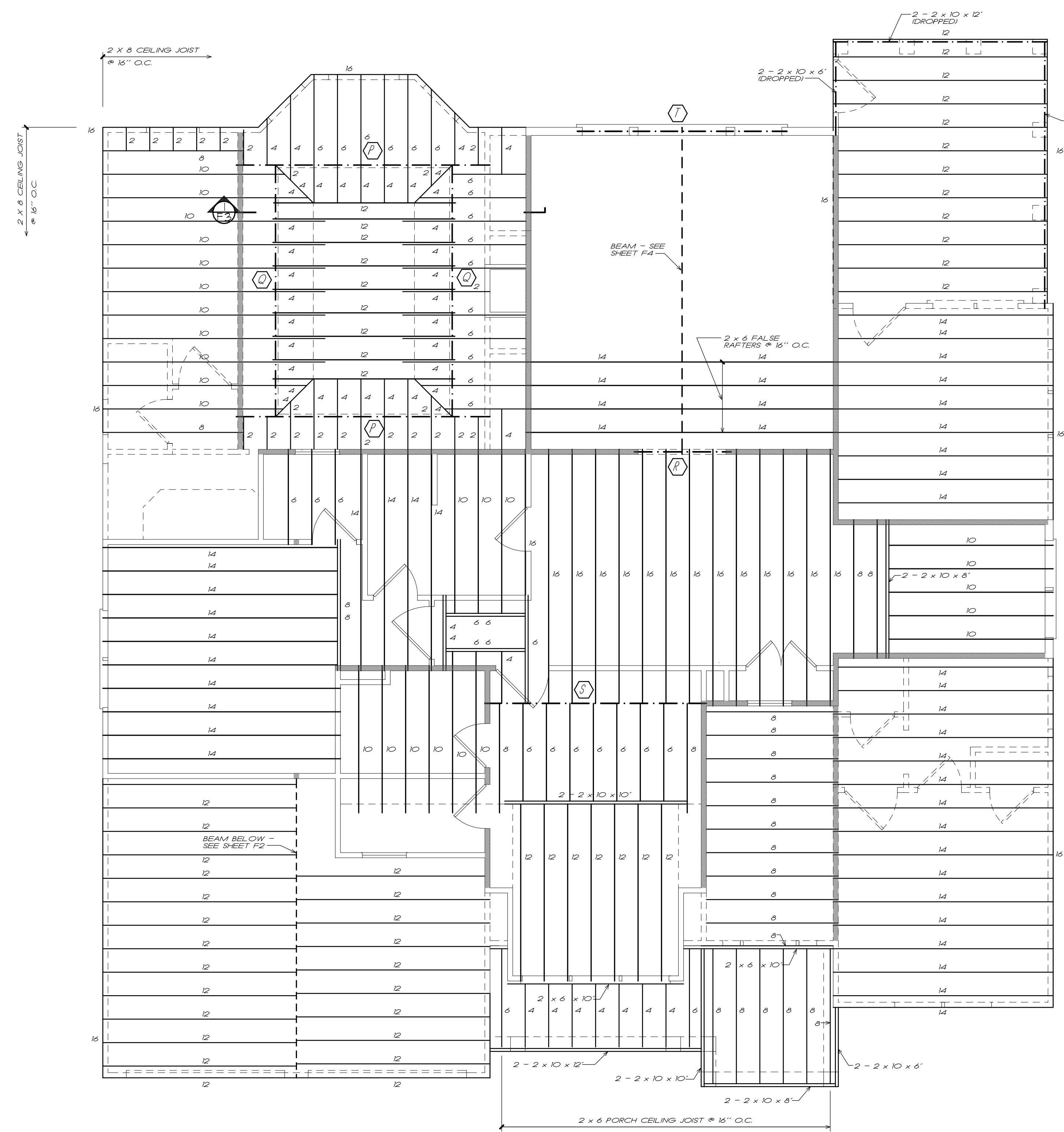
DATE: 11-15-03

SHEET:
F3
OF: 4

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: 20 LBS LIVE LOAD
10 LBS DEAD LOAD
ROOF: 20 LBS LIVE LOAD
7 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.
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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 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 10	02
2 x 6 x 14	08
2 x 6 x 16	06
2 x 8 x 10	25
2 x 8 x 12	51
2 x 8 x 14	39
2 x 8 x 16	54
2 x 10 x 10	04
2 x 10 x 12	04
2 x 10 x 16	07

BEAM SCHEDULE	
(A) 2 - 1 3/4" x 11 7/8" x 16' LVL FLUSH	
(B) 2 - 1 3/4" x 11 7/8" x 14' LVL FLUSH	
(C) 2 - 2 x 10 x 6' DROPPED	
(D) 2 - 1 3/4" x 11 7/8" x 14' LVL FLUSH	
(E) 2 - 1 3/4" x 9 1/4" x 12' LVL HEADER	

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

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LEGEND	
(Solid line)	2" JOIST, RAFTER, HIP, OR VALLEY
(Double line)	DOUBLE JOIST
(Dashed line)	1" JOIST
(Dash-dot line)	BEAM
(Thick solid line)	INTERIOR LOAD BEARING WALL

TUE 9:26 AM DATE: 11-15-2003 11:17 AM X:\BROOKWOOD\BROOKWOOD PARK\30080.DWG

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HOMEPPLANS

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ROOF FRAMING PLAN

THE BROOKWOOD PARK

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FRANK BETZ ASSOCIATES, INC.
 2401 LAKE PARK DRIVE/SUITE 250
 SMYRNA, GEORGIA 30080
 770.431-0888
 www.frankbetz.com

BY: BWG CK: JCH

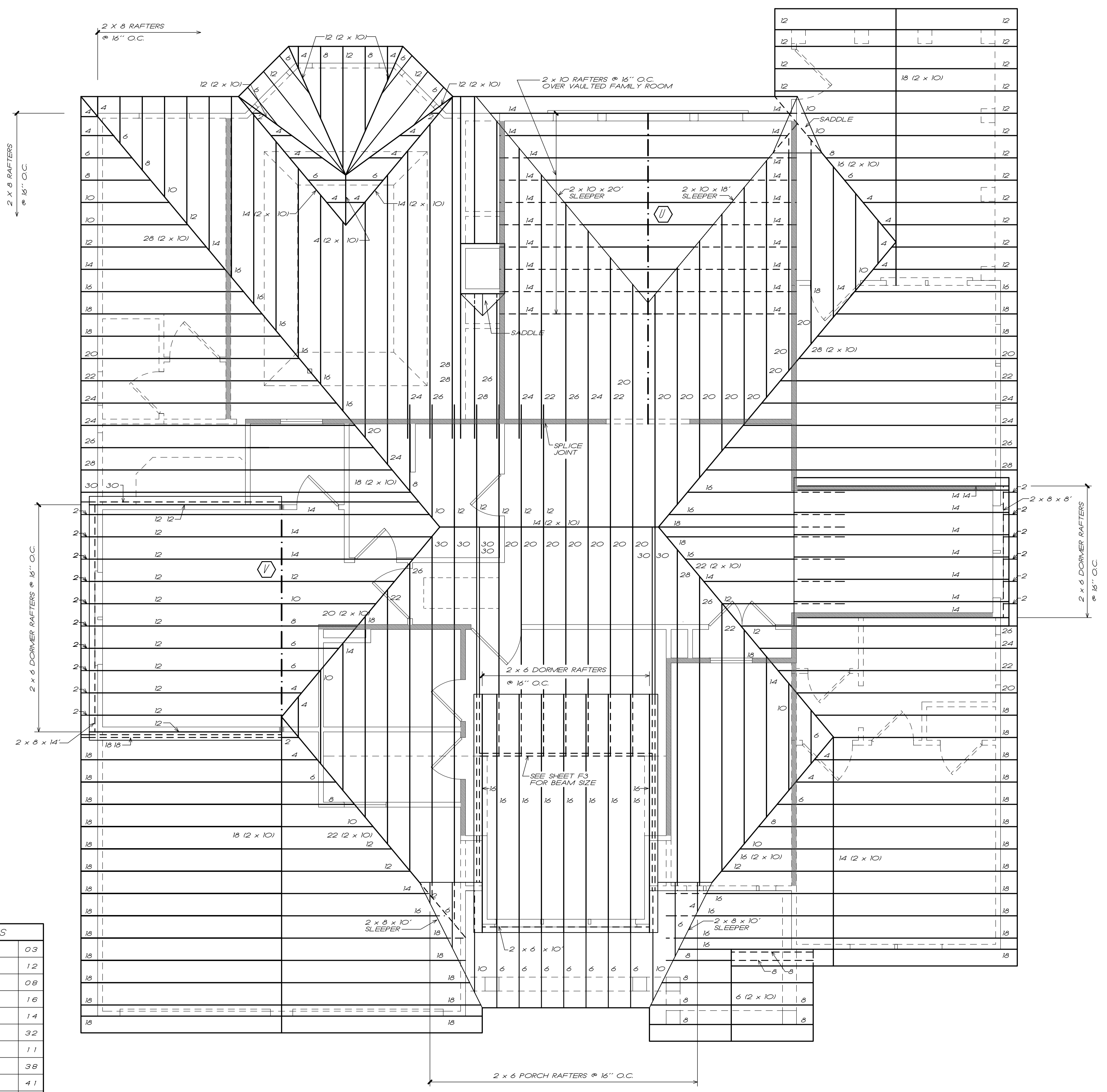
DATE: 11-15-03

SHEET:
F4
 OF: 4

FRAMING PLAN NOTES

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QUANTITIES	
2 x 6 x 10	0.3
2 x 6 x 12	1.2
2 x 6 x 14	0.8
2 x 6 x 16	1.6
2 x 6 x 18	1.4
2 x 6 x 20	3.2
2 x 6 x 22	1.1
2 x 6 x 24	3.8
2 x 6 x 26	4.1
2 x 6 x 28	2.0
2 x 6 x 30	0.8
2 x 10 x 12	0.4
2 x 10 x 14	2.4
2 x 10 x 16	0.3
2 x 10 x 18	0.4
2 x 10 x 20	0.2
2 x 10 x 22	0.2
2 x 10 x 24	0.2

BEAM SCHEDULE	
①	2 - 1 3/4" x 14" x 20' LVL RIDGE
②	1 - 1 3/4" x 14" x 14' LVL

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

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

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