

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND I.C.D. M.P.S.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS THAT ARE NOT REPORTED.
 3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 4. ALL FOOTINGS TO BE BELOW FROST LINE CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND FOUNDATION 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 VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL, AND WEATHER CONDITIONS. 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 COLUMN 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.

- FRAMING 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 I.C.D. M.P.S. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEER AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
 3. DESIGN LOADS:
 FLOOR: 10 LBS LIVE LOAD
 BEDROOM: 10 LBS DEAD LOAD
 CEILING: 10 LBS LIVE LOAD
 ROOF: 10 LBS DEAD LOAD
 ALL BEAMS ARE 2x10 SYP #2 OR #1 SYP LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 2x10 SYP #1 SYP AT FIRST STEP AND 2x10 #1 SYP AT SECOND STEP UNLESS OTHERWISE NOTED.
 4. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
 5. ALL FLOOR JOISTS ARE 2x10 SYP #1 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL HAND MATERIAL IS 2x10 #2 SYP. 2 x 10 x 16 AND 2 x 10 x 16 FLOOR JOIST TO BE #1 SYP.
 6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS. 1X4 CROSS-BRACING SHOULD BE USED AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
 7. ALL CEILING JOISTS ARE 2x10 SYP #1 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
 8. ALL RAFTERS ARE 2x10 SYP #1 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
 9. ALL HIP, VALLEY AND RIDGE RAFTERS AND BRAYS AS NOTED ON PLANS.
 10. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
 11. ALL RAFTERS OVER A VAULTED ROOM ARE 2 x 10 SYP #1 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
 12. ALL CEILING JOISTS AND RAFTERS 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.
 13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
 14. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 15. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
 16. ALL HEADERS ARE 2x10 SYP #1 SYP WITH 1/2" PLYWOOD BUTCH PLATE UNLESS OTHERWISE NOTED.
 17. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH CORNER OF CANTILEVERED BAYS AND CHIMNEYS.
 18. EXTERIOR SITUATING TO BE CONTINGENT UPON RATED 32/16 7/16 OSB EXPOSURE 1 NAILING SCHEDULE TO BE 84 COMMONS AT 6" O.C. AND 2 x 10 x 16 COMMONS AT 18" O.C. AT ALL INTERMEDIATE STUDS.
 19. PROVIDE DOUBLE END STUDS AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 10'-0".
 20. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. ROOF SHEATHING TO BE APA 16 RATED 23/32" PLYWOOD 5/8" EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 84 COMMONS AT 6" O.C. AT ALL INTERMEDIATE STUDS AND 84 COMMONS AT 12" O.C. AT ALL INTERMEDIATE RAFTERS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURERS SPECIFICATIONS.
 21. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

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NOTE: LOCATE WATER HEATER & HVAC PER CODES AND SITE CONDITIONS. CONSULT W/ BUILDER & OWNER PRIOR TO CONSTRUCTION.

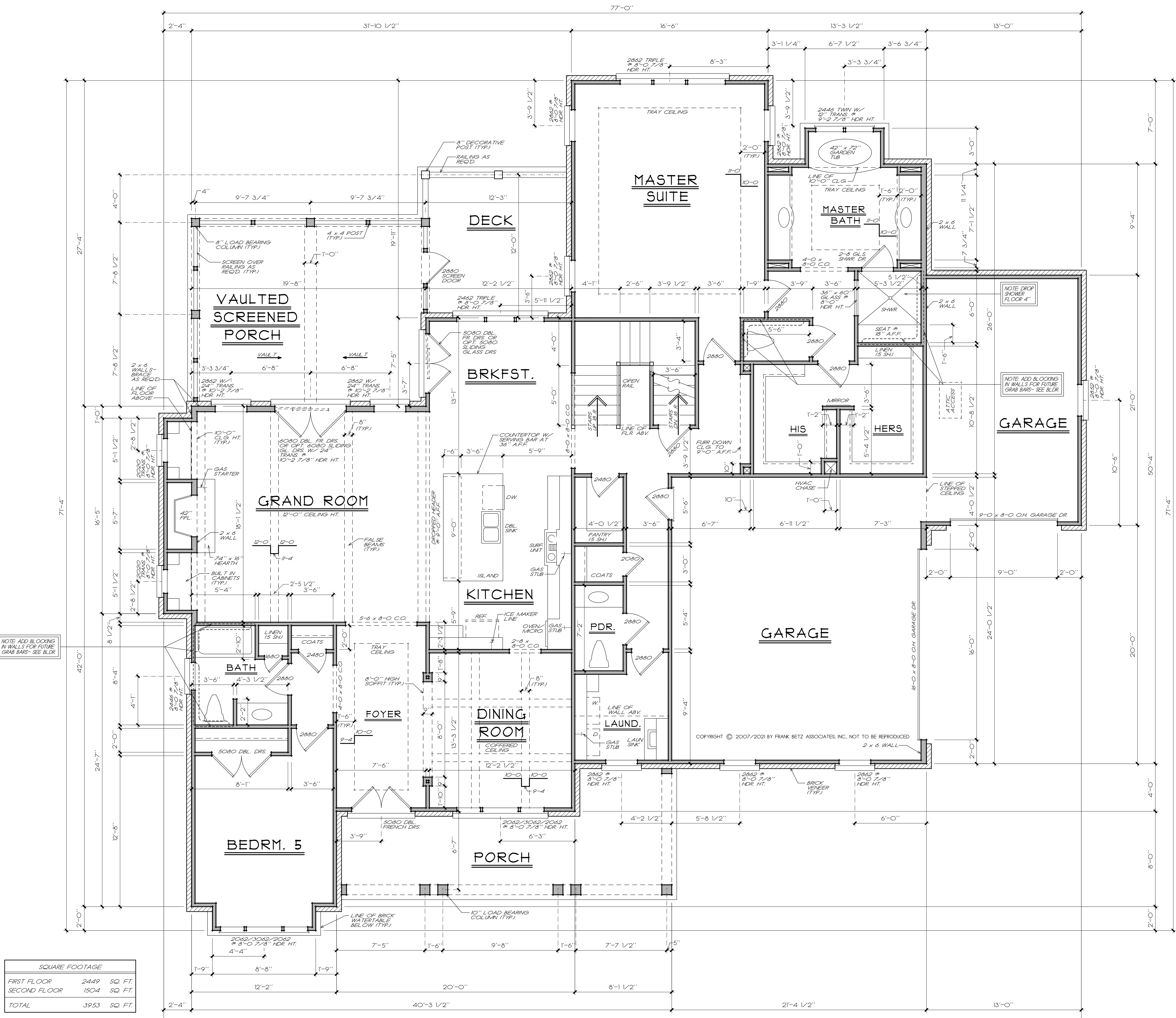
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DESIGNS THAT JUST FEEL LIKE HOME.

MAIN STREET
Designs
 ESTABLISHED 1986

Direct: 678-697-4458 mainstreetmodifications@gmail.com



SQUARE FOOTAGE	
FIRST FLOOR	2449 SQ. FT.
SECOND FLOOR	1504 SQ. FT.
TOTAL	3953 SQ. FT.

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

REVISIONS	DATE	BY
SPANS	3/27/18	JCH
REV. 4.1507	4-22-21	CAS

CAMELOT - SIGNATURE HOMES 2 LLC
 ACWORTH, GA.

FIRST FLOOR PLAN

THE BUCKNELL PLACE

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

9550 GEORGE BUSBEE PARKWAY
 SUITE 190
 KENNESAW, GEORGIA 30144
 770-431-0888

BY: PLO/ CAS CK: RYV/ MSD

DATE: 7/10/21 4-22-21

SHEET:

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OF: 9

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