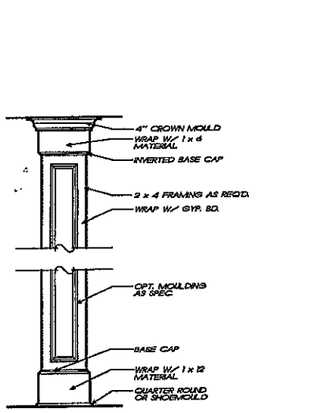
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA SPECS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR VERIFICATION 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 FROST LINE (SEE LOCAL CODES) 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 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 SOIL VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, 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 ENSURE 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.

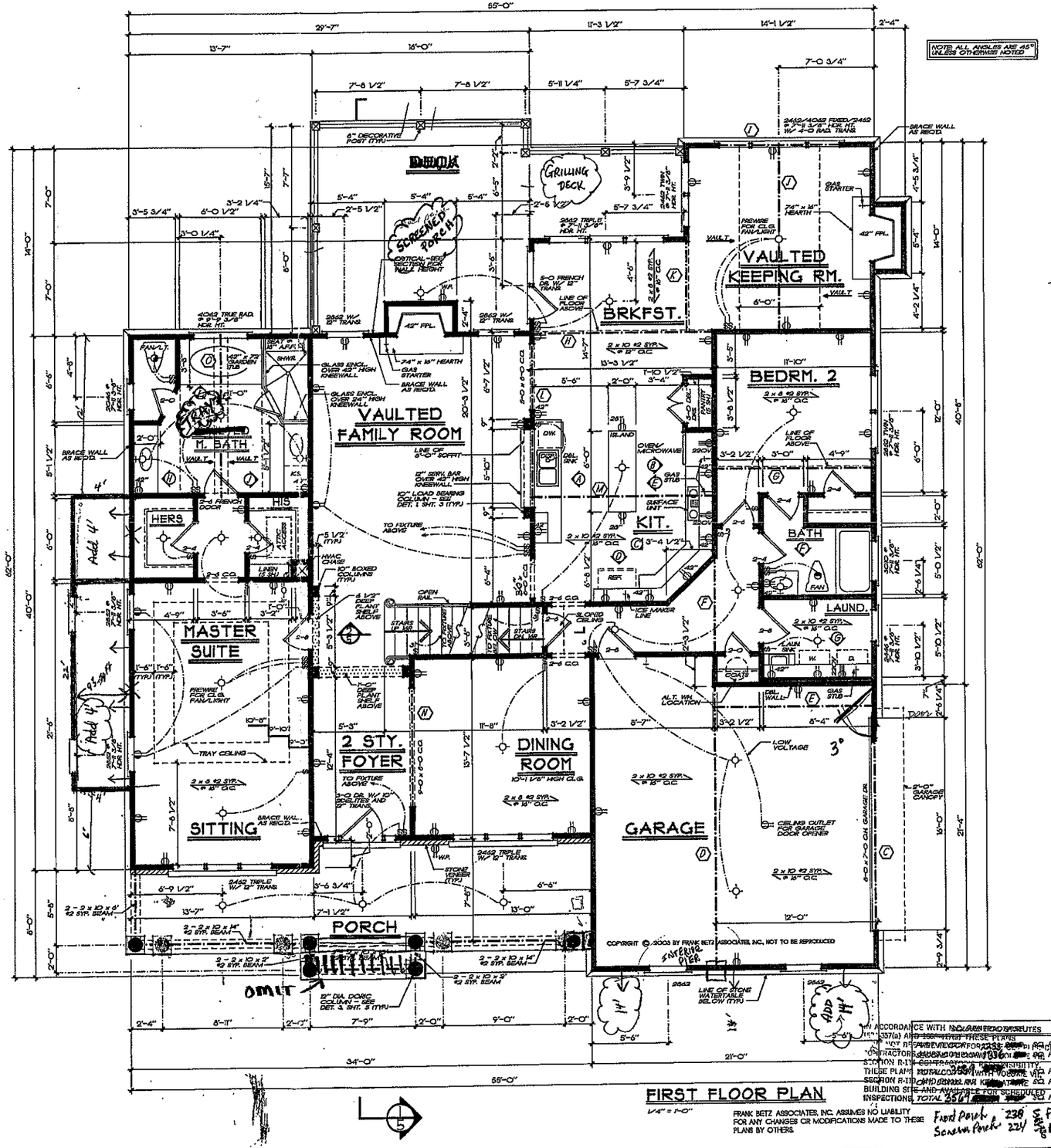
FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 2000 INTERNATIONAL BUILDING CODE AND 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA SPECS. 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 DEAD LOAD, 10 LBS LIVE LOAD
   BEDROOM: 30 LBS DEAD LOAD, 10 LBS DEAD LOAD
   CEILING: 20 LBS DEAD LOAD, 10 LBS LIVE LOAD
   ROOF: 30 LBS DEAD LOAD, 7 LBS DEAD LOAD
4. ALL BEAMS ARE 3 x 10 #2 STR. 2 x 12 #2 STR. LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 3 - 1 3/4" x 9 1/4" LVL'S AT FIRST STEP AND 3 - 1 3/4" x 11 7/8" LVL'S AT SECOND STEP, UNLESS NOTED OTHERWISE.
5. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
6. ALL CEILING JOISTS ARE 2 x 6 #2 SYP SPACED AT 16" O.C. EXCEPT AS NOTED ON PLANS. NO SPAN EXCEEDING 12'-0".
7. 1 x 6 CROSS-BRIDGING SHOULD BE USED AT MID POINT OR SPANS OF 8'-0" O.C. FASTENED TO ALL FLOORS.
8. ALL CEILING JOISTS ARE 2 x 6 #2 SYP SPACED AT 16" O.C. EXCEPT AS NOTED ON PLANS.
9. ALL RAFTERS ARE 2 x 6 #2 SYP SPACED AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2 x 10'S #2 SYP EXCEPT AS NOTED ON PLANS.
11. ALL RAFTERS SHOULD BE BRACED TO CEILING JOISTS AT 48" O.C. OR AS CLOSE TO 48" AS POSSIBLE WHERE NO SPAN EXCEEDING 13'-0".
12. ALL RAFTERS OVER A VAULTED ROOF ARE 2 x 10'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. THIS ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRUSSED SEAT GRADE BEAM ON FOOTING DESIGNED TO CARRY LOAD.
14. ALL I.J.'S JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS E- 2051, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST, HANGERS, SQUASH BLOCKS AND DECKING.
15. ALL ROT BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4100 PLF MAX.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x STUDS UNLESS OTHERWISE NOTED.
17. PROVIDE FURRS AT MID HEIGHT ON ALL 4" WALLS.
18. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
19. ALL HEADERS SHALL BE 3-2 x 10's 6TH 1/2" PLYWOOD GUSSET PLATE UNLESS OTHERWISE NOTED.
20. ALL HEADERS OVER DOORS AND WINDOWS IN LOAD BEARING WALLS SHALL BE SUPPORTED BY (1) JACK STUD AT EACH END UNLESS OTHERWISE NOTED.
21. INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL DOUBLE JOIST AT EACH CORNER OF CANTILEVERED BAYS AND CARPETS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) TO BE STAGGERED WITH 12" CDX PLYWOOD, NAILING SCHEDULE TO BE #4 COMMONS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE STUDS. 1 CORNER - DIAGONAL DIAGONAL CORNER BRACES BOTH DIRECTIONS.
23. PROVIDE DOUBLE 2 x 8 STRONGBACK AT MID SPAN FOR CEILING JOIST WITH SPANS GREATER THAN 10'-0".
24. INSTALL COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 48" O.C.
25. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD SHEATHING.
26. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED TRUSS MANUFACTURES TO PROVIDE SHOP DRAWINGS WITH SEAL OF A REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.



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

BEAM SCHEDULE	
C	2 - 1 3/4" X 18" X 18' LVL. - DROPPED
D	3 - 1 3/4" X 24" X 22' LVL. - DROPPED
E	3 - 1 3/4" X 9 1/4" X 12' LVL. - FLUSH
F	2 - 1 3/4" X 9 1/4" X 6' LVL. - FLUSH
G	3 - 1 3/4" X 9 1/4" X 12' LVL. - FLUSH
H	2 - 1 3/4" X 9 1/4" X 14' LVL. - FLUSH
I	2 - 2 X 12 X 10' #2 SYP. - HEADER W/ BOTTOM @ 10'-1 3/8"
J	2 - 2 X 12 X 16' #2 SYP. - RIDGE BEAM
K	2 - 2 X 10 X 6' #2 SYP. - FLUSH
L	2 - 1 3/4" X 9 1/4" X 14' LVL. - DROPPED
M	4 - 1 3/4" X 9 1/4" X 14' LVL. - FLUSH
N	2 - 2 X 12 X 10' #2 SYP. - DROPPED
O	2 - 2 X 12 X 18' #2 SYP. - RIDGE BEAM



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

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IN ACCORDANCE WITH NC GEN STATUTES
SECTION 87-15.6(a) AND 87-15.6(b) THESE PLANS
ARE NOT DRAWN FOR CONSTRUCTION PURPOSES.
CONTRACTOR IS RESPONSIBLE FOR ALL
SECTION R-110 CONSTRUCTION DOCUMENTS
THESE PLANS TOTALED 2561 SQ. FT. OF HEATED
SECTION R-110 AND SHALL BE KEPT ON THE
BUILDING SITE AND AVAILABLE FOR SCHEDULED
INSPECTIONS. TOTAL 3561 SQ. FT.
Front Porch 238 Sq. Ft.
Screen Porch 224 Sq. Ft.

REVISIONS	DATE	BY

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LOT 427-F
MECKLENBURG HOMEWORKS, INC.

Southern Living® Design Collection

FIRST FLOOR PLAN / DETAIL

THE STEWARTS LANDING

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FRANK BETZ ASSOCIATES, INC.
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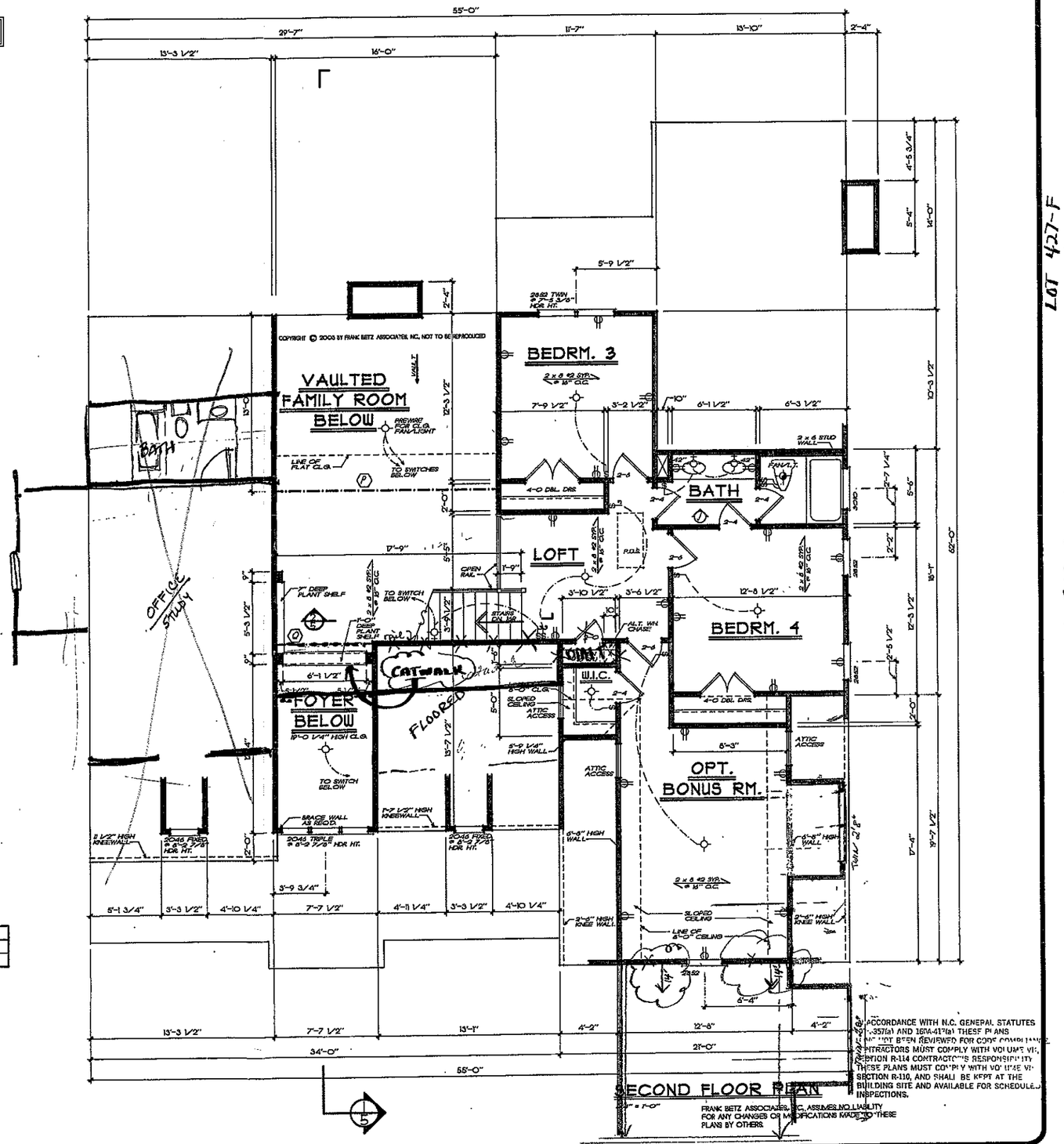
BY: PLD CK: RKW

DATE: 6/25/03

SHEET: 3 OF: 5

THESE/ AM DATE 6-25-2003 PATH-NAME K:\SOUTHERN\STEWARTS LANDING\ARCHITECTURAL

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 ENGINEERED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



BEAM SCHEDULE
(B) 2 - 1 3/4" X 14" X 16' LVL. - FLUSH
(G) 2 - 2 X 8 X 8' #2 SYP. - FLUSH

IN ACCORDANCE WITH N.C. GENERAL STATUTES 87-.357(a) AND 160A-417(a) THESE PLANS HAVE NOT BEEN REVIEWED FOR CODE COMPLIANCE. CONTRACTORS MUST COMPLY WITH VOLUME VII, SECTION R-114 CONTRACTOR'S RESPONSIBILITY. THESE PLANS MUST COMPLY WITH VOLUME VII, SECTION R-110, AND SHALL BE KEPT AT THE BUILDING SITE AND AVAILABLE FOR SCHEDULED INSPECTIONS.

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LOT 427-F

MECKLENBURG HOMEWORKS, INC

Southern Living® Design Collection

SECOND FLOOR PLAN

THE STEWARTS LANDING

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BY: PLD CK: KKW

DATE: 6/25/03

SHEET: 4 OF: 5

THESE 24 MAY 04 12 6-24-2003 PATH:\WAKE N\SOUTHLAND\STEWARTS LANDING\SHEETS