GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.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 AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE HEAD OUT 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. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND RESPONDING SIZES.
5. CONTRACTOR SHALL INSURE COMPLIANCE WITH ALL SITE REQUIREMENTS.
6. 1" BACKFILL INCREASE 4' AGAINST ANY FOUNDATION WALL REQUIRED 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 ENSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND OTHER 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

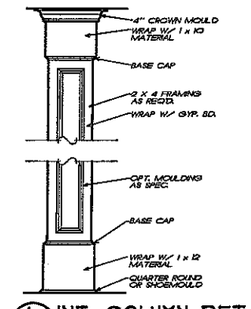
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 2000 INTERNATIONAL BUILDING CODE AND 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL SOIL/STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
   FLOOR: 40LBS LIVE LOAD, 10LBS DEAD LOAD
   BEDROOM: 30LBS LIVE LOAD, 10LBS DEAD LOAD
   CEILING: 10LBS LIVE LOAD, 10LBS DEAD LOAD
   ROOF: 20LBS LIVE LOAD, 10LBS DEAD LOAD
4. ALL BEAMS ARE #2D OR STD. EXCL #2 STR. LAMINATED VENEER LUMBER (LVL) OR, CLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL FLAT CEILING PROJECTION BEAMS TO BE 6-1 1/4"D 1/4" LVL AT FIRST STEP AND 5-1/2"D AT 9"D AT SECOND STEP UNLESS NOTED OTHERWISE
5. CLU-LAMINATED BEAMS ARE LIMITED HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
6. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
7. ALL FLOOR JOISTS ARE #2D OR STD AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BUILT MATERIAL IS #2D OR STD.
8. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 6'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE #2D OR STD AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE #2D OR STD AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE #2D OR STD EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 12'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 STP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
14. 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 STICKERED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
15. ALL-I - JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST: HANGERS, SQUASH BLOCKS AND DECKING.
16. ALL RIM BOARD TO BE APA RIM BOARD
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE PONY WALLS AT MID HEIGHT OF ALL VAULTS.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 2-2x12's WITH 1/8" PLYWOOD PATCH PLATE 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 DORMERS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) TO BE BRACED WITH 1/2" CDX PLYWOOD NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE STUDS (CONTINU - APPROVED DIAGONAL CORNER BRACES) BOTH DIRECTIONS).
23. PROVIDE DOUBLE 2x8 STRINGERS AT 36" 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 4'-0" O.C.
25. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD SHEATHING
26. 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.

I - JOIST NOTES

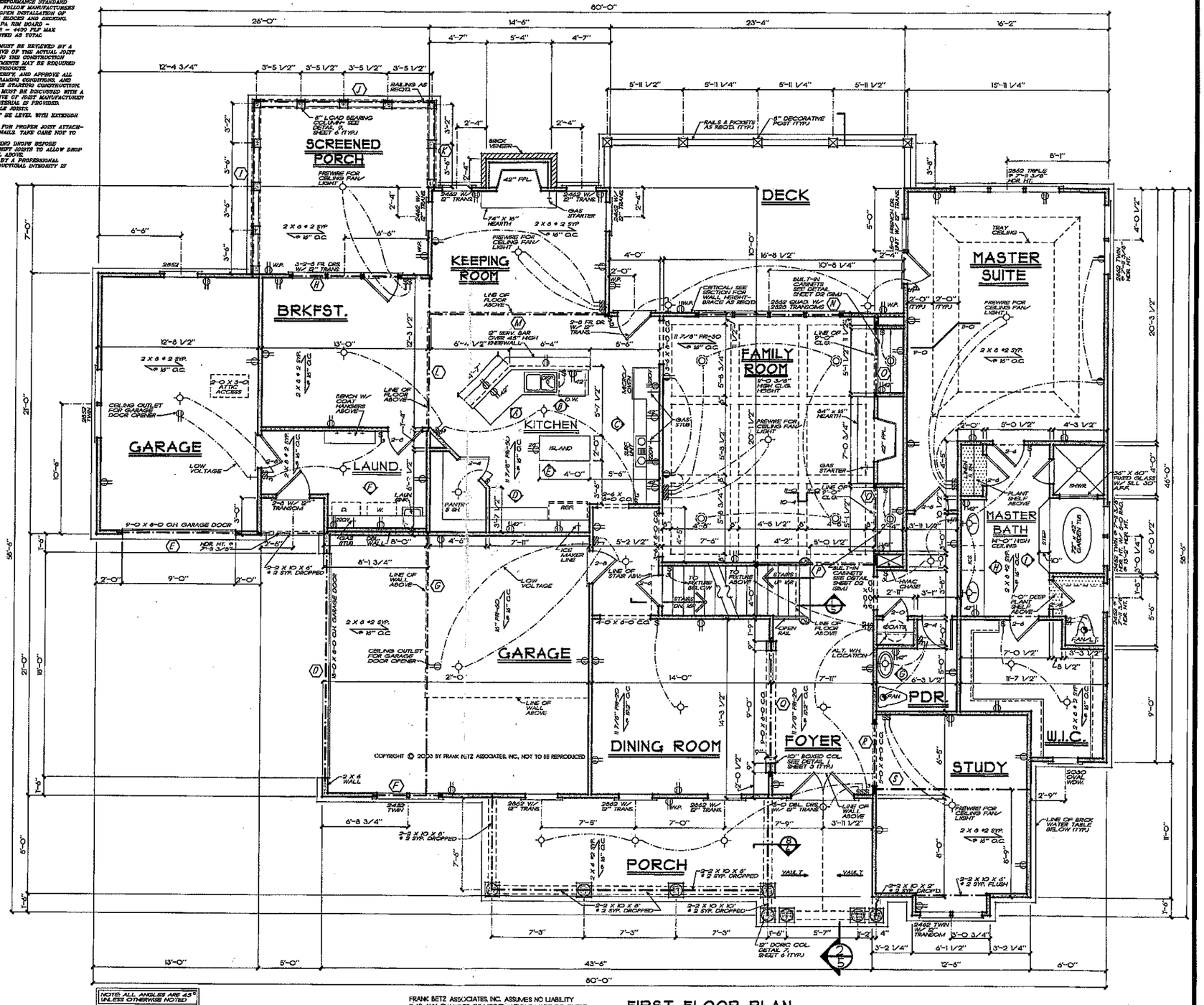
1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST: HANGERS, SQUASH BLOCKS AND DECKING.
2. ALL RIM BOARD TO BE APA RIM BOARD
   VERTICAL LOAD TRANSFER - 4400 PLF MAX
   AMOUNT 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 PRIOR TO STARTING CONSTRUCTION.
5. ROOF BRACING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER TO ENSURE ADEQUATE MATERIAL IS PROVIDED.
6. FILL AND COMPACT SUBFLOOR AREAS.
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 OR BUILD PLUMBING WALL ABOVE.
10. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO ENSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

BEAM SCHEDULE

(D)	2 - 1 3/4" x 16" x 20' LVL - FLUSH @ TOP
(E)	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
(F)	2 - 1 3/4" x 9 1/4" x 6' LVL - DROPPED
(G)	3 - 1 3/4" x 16" x 22' LVL - FLUSH @ TOP
(H)	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
(I)	2 - 2 x 10 x 14' #2 STP. - DROPPED
(J)	2 - 2 x 10 x 16' #2 STP. - DROPPED
(K)	2 - 2 x 10 x 8' #2 STP. - DROPPED
(L)	2 - 1 3/4" x 16" x 14' LVL - FLUSH UPSET INTO WALL ABOVE
(M)	2 - 1 3/4" x 16" x 16' LVL - FLUSH UPSET INTO WALL ABOVE
(N)	2 - 2 x 10 x 12' #2 STP. - DROPPED
(O)	2 - 2 x 10 x 6' #2 STP. - DROPPED
(P)	2 - 1 3/4" x 11 7/8" x 10' LVL - FLUSH
(Q)	2 - 1 3/4" x 9 1/4" x 12' LVL - DROPPED
(R)	2 - 2 x 10 x 6' #2 STP. - DROPPED
(S)	2 - 1 3/4" x 11 7/8" x 14' LVL FLUSH



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



NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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

SQUARE FOOTAGE	
FIRST FLOOR	2503 SQ. FT.
SECOND FLOOR	1230 SQ. FT.
TOTAL	3733 SQ. FT.

REVISIONS	DATE	BY

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Southern Living® Design Collection

FIRST FLOOR PLAN

THE BALDWIN FARM

FBA
FRANK BETZ ASSOCIATES, INC.
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770/431-0888
www.frankbetz.com

BY: JAG CK: KKW

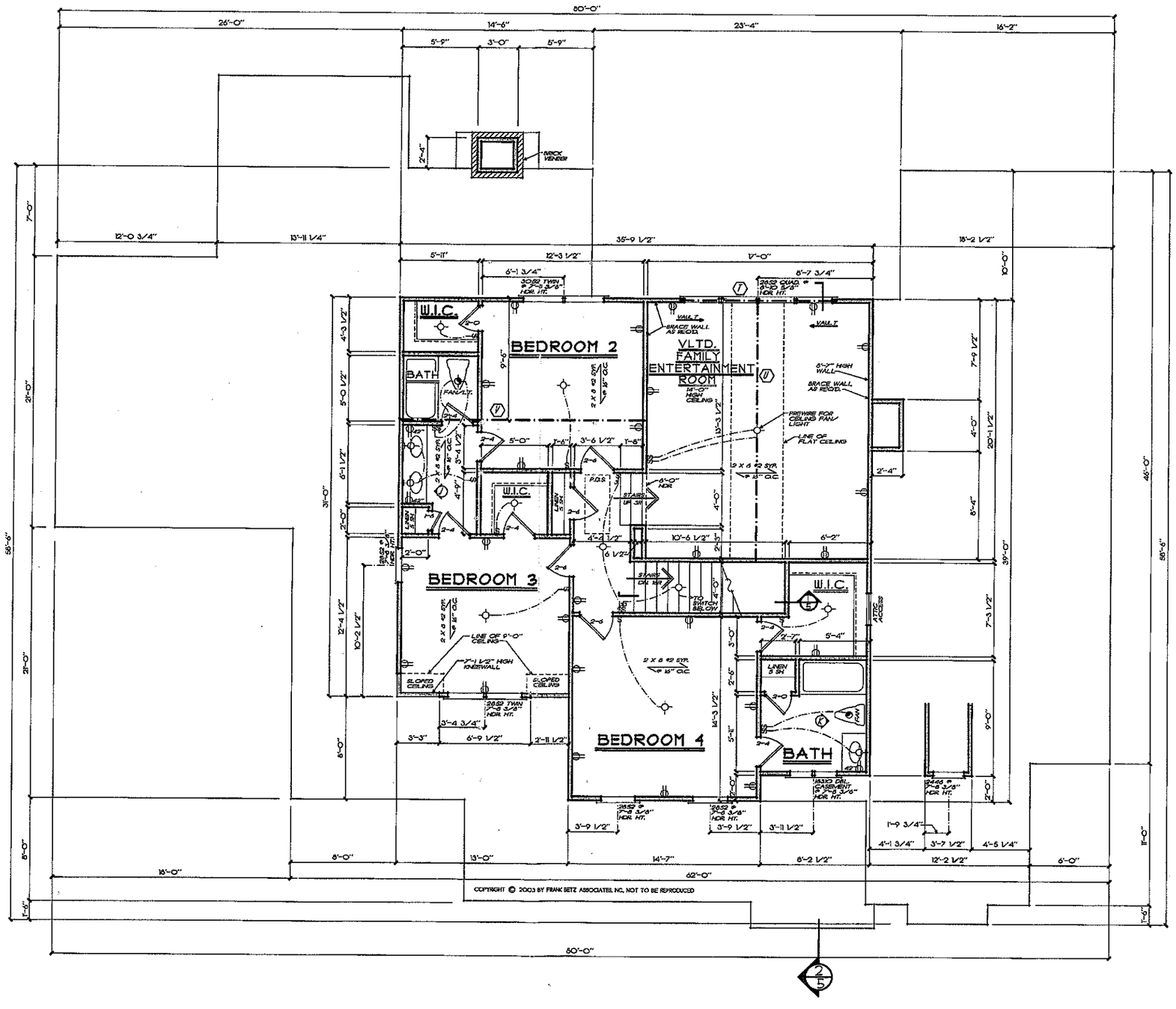
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NOTE ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

BEAM SCHEDULE	
(T)	2 - 1 3/4" x 11 7/8" x 12' LVL DROPPED
(U)	2 - 1 3/4" x 11" x 23' LVL RIDGE
(V)	2 - 1 3/4" x 16" x 20' LVL FLUSH ROOF BRACES ALLOWED



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SECOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE	BY

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SECOND FLOOR PLAN

THE BALDWIN FARM

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BY: JAG CK: RKW

DATE: 2-19-03

SHEET: 4

OF: 6

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