GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO 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 READ AS CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST TEST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING LOADS SHOWN. 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 POST HAZARDS IN LOCAL CODES. NOTE SEISMIC CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND MODIFYING 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 CEILINGS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LINTELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER MEANING POINTS DESIGNED TO CARRY THE LOAD.

FRAMING NOTES

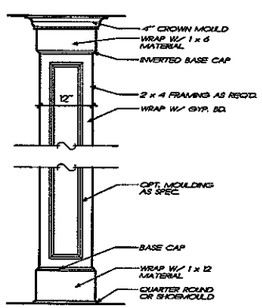
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND MUD APS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION AND CONSULT WITH LOCAL STRUCTURAL ENGINEERS OR CODE OFFICIALS PRIOR TO ORDERING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:

FLOOR:	40LBS LIVE LOAD
	10LBS DEAD LOAD
BEDROOMS:	30LBS LIVE LOAD
	10LBS DEAD LOAD
CEILING:	20LBS LIVE LOAD
	10LBS DEAD LOAD
ROOF:	30LBS LIVE LOAD
	7LBS DEAD LOAD

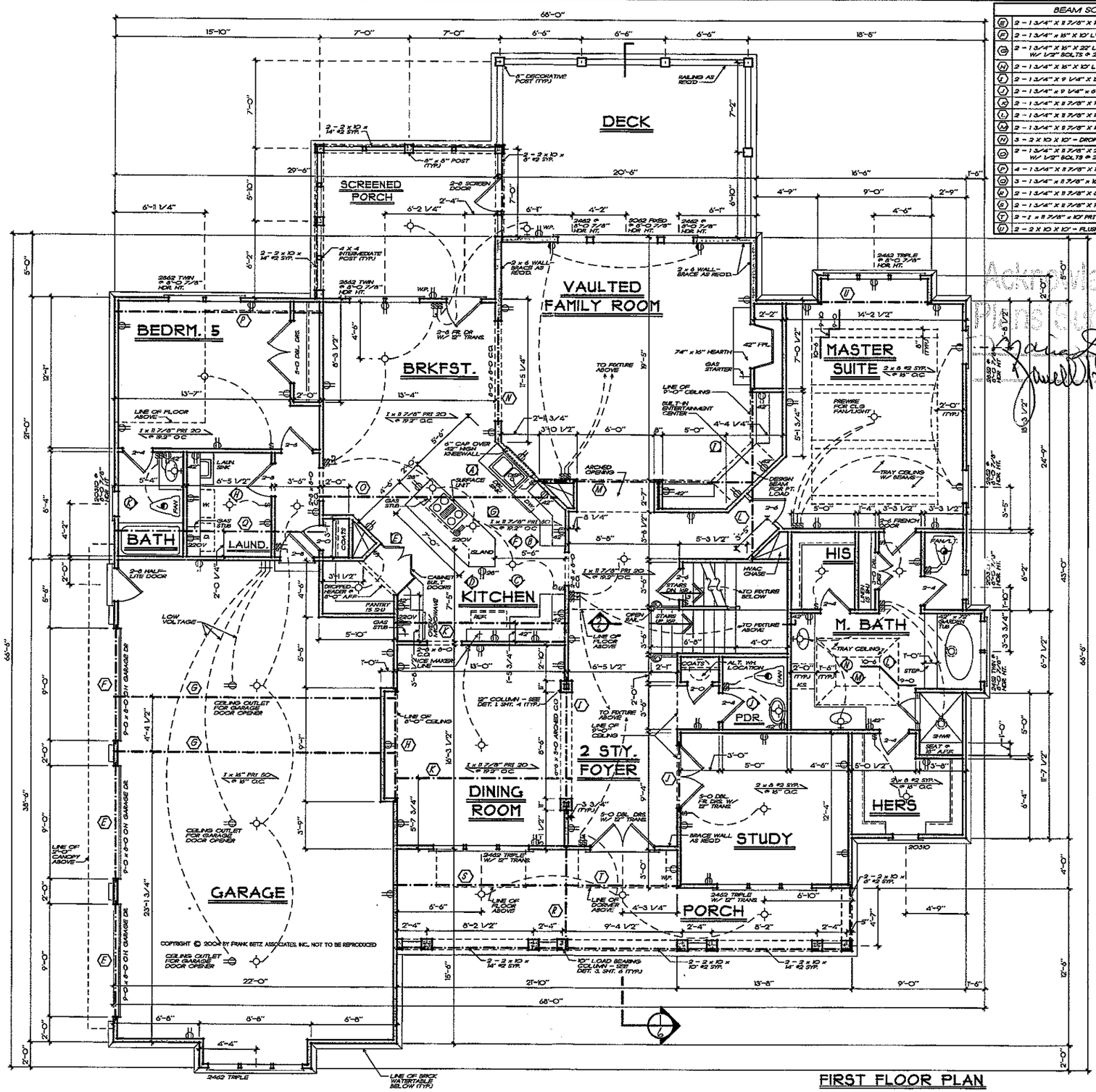
4. ALL BEAMS ARE 2300 #/ SQ. IN. UNLESS OTHERWISE NOTED. LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS (GLU) AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 5-1 1/4"X7 7/8" LVL AT FRONT STEP AND 5-1/2"X9 1/2" AT SECOND STEP UNLESS NOTED OTHERWISE.
5. GLU-LAMINATED BEAMS SHOULD HAVE 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 JOIST ARE 2X10 #2 STP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BAND MATERIAL IS 2X10 #2 STP.
8. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 7'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6 #2 STP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8 #2 STP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #2 STP EXCEPT AS NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S @ 16"O.C. EXCEPT AS NOTED ON PLANS.
14. ALL CEILING JOISTS AND RAFTER BEARING TO BEAM 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.
15. ALL 2 - JOIST AND 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 BRIDGING.
16. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 8 x 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE FURRING AT MID HEIGHT OF ALL WALLS.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FILLER 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 CHIMNEYS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) TO BE BRACED WITH 1/2" CDX PLYWOOD GUSSET SCHEDULE TO BE ON CORNERS AT 8" O.C. AT ALL EXTERIOR WALLS AND AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS).
23. PROVIDE DOUBLE 2x6 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 4'-0" O.C.
25. ROOF SHEETING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
26. WHERE ENGINEERED WOOD AND METAL 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 BLOCKING.
2. ALL RIM BOARD TO BE APA RIM BOARD - VERTICAL LOAD TRANSFER = 4400 PLF MAX. AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.
3. THESE I - JOIST LAYOUT MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER DEPICTING 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 BEFORE STARTING CONSTRUCTION.
5. ROOF FRAMING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOINT MANUFACTURER TO INSURE ADEQUATE MATERIAL IS PROVIDED.
6. FILL AND CONNECT DOUBLE JOISTS.
7. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. TIE MALE ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE 16D NAILS. TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE PROBABLE PLUMBING RUNS BEFORE CONSTRUCTION BEGINS. SHIFT JOISTS TO ALLOW DROP OR BUILD PLUMBING WALL ABOVE.
10. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.



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



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

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

BEAM SCHEDULE

(B)	2 - 1 3/4" X 11 7/8" X 10' LVL - DROPPED
(P)	2 - 1 3/4" x 16" X 10' LVL - DROPPED
(G)	3 - 1 3/4" X 16" X 22' LVL W/ 1/2" X 16" X 22' STEEL PLATE W/ 1/2" BOLTS @ 24" O.C. TOP AND BOTTOM - FLUSH
(N)	2 - 1 3/4" x 16" X 10' LVL - FLUSH
(C)	2 - 1 3/4" X 9 1/4" X 12' LVL - DROPPED
(O)	2 - 1 3/4" x 9 1/4" x 6' LVL - DROPPED
(A)	2 - 1 3/4" X 11 7/8" X 14' LVL - FLUSH
(L)	2 - 1 3/4" X 11 7/8" X 16' LVL - FLUSH
(M)	2 - 1 3/4" X 11 7/8" X 18' LVL - FLUSH
(W)	3 - 2 X 10 X 10' - DROPPED
(D)	2 - 1 3/4" X 11 7/8" X 20' LVL W/ 1/2" X 11 7/8" X 20' STEEL PLATE W/ 1/2" BOLTS @ 24" O.C. TOP AND BOTTOM - FLUSH
(F)	4 - 1 3/4" X 11 7/8" X 16' LVL - FLUSH
(E)	3 - 1 3/4" X 11 7/8" X 16' LVL - FLUSH
(R)	2 - 1 3/4" X 11 7/8" X 8' LVL - FLUSH
(K)	2 - 1 3/4" X 11 7/8" X 14' LVL - FLUSH
(T)	2 - 1 x 11 7/8" x 10' PRI - 20 - FLUSH
(I)	2 - 2 X 10 X 10' - FLUSH

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

SQUARE FOOTAGE

FIRST FLOOR	2624 SQ. FT.
SECOND FLOOR	1248 SQ. FT.
TOTAL	3872 SQ. FT.
OPT. BONUS RM.	421 SQ. FT.
TOTAL	4293 SQ. FT.

Acknowledgement Of Plans Submittal ONLY!
Date 6/21/07
Date 6/21/07

REVISIONS	DATE	BY

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Southern Living® Design Collection

FIRST FLOOR PLAN

THE McPHERSON PLACE

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BY: PLD CK: WMB

DATE: 6/10/04

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