TIME:2:52 PM DATE 1-15-2004 PATHNAME X:\SOUTHLIVING\BALDWIN FARM\3733A04.DCS

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 READ OR 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 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 OCCURING 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 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 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

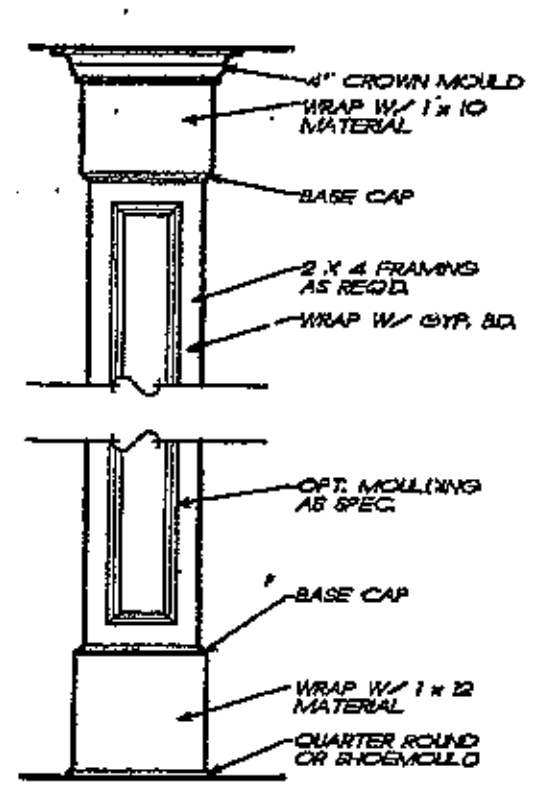
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 2000 INTERNATIONAL BUILDING CODE AND 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND HUD 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: 40LBS LIVE LOAD, 10LBS DEAD LOAD
   - BEDROOMS: 30LBS LIVE LOAD, 10LBS DEAD LOAD
   - CEILING: 20LBS LIVE LOAD, 10LBS DEAD LOAD
   - ROOF: 20LBS LIVE LOAD, 7LBS DEAD LOAD
4. ALL BEAMS ARE 2X10 #2 SYP, 2X12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS. ALL TRAY CEILING PERIMETER BEAMS TO BE 2-1 3/4"X9 1/4" LVL AT FIRST STEP AND 2-2X10 #2 SYP 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 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BAND MATERIAL IS 2X10 #2 SYP.
8. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8'S #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10'S #2 SYP 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 #2 SPF AT 16" O.C. ...SPF 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 THICKENED-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 - VERTICAL LOAD TRANSFER = 4400 PLF MAX
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE PURLINS 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 FLITCH 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. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES 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 DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
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 BEFORE STARTING CONSTRUCTION.
5. ROOF BRACING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURER TO INSURE ADEQUATE MATERIAL IS PROVIDED.
6. FILL AND CONNECT DOUBLE JOISTS.
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 DROPS OR BUILD PLUMBING WALL ABOVE.
10. REVIEW OF THIS LAYOUT BY A PROFESSIONAL ENGINEER TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

BEAM SCHEDULE

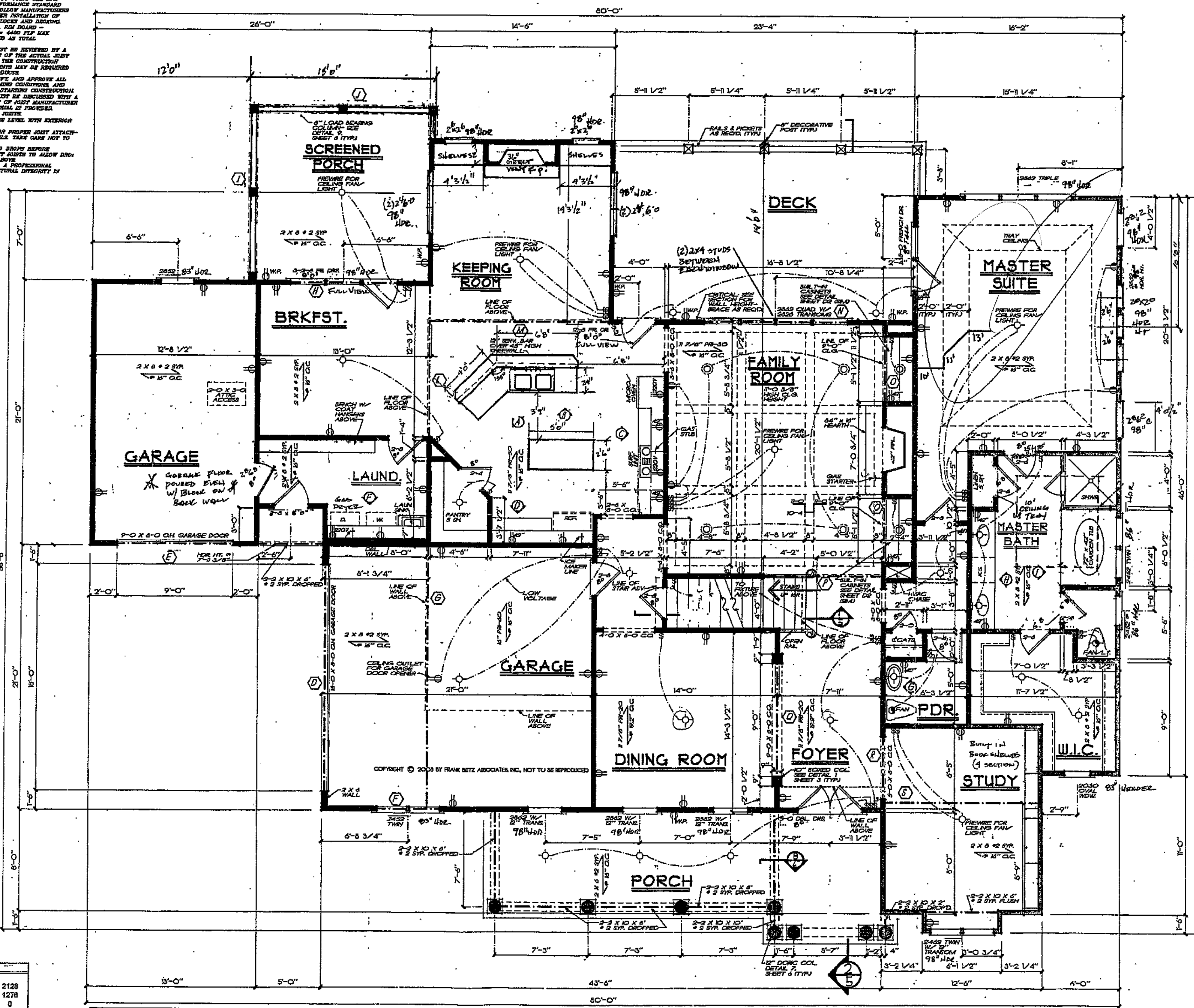
D	2 - 1 3/4" x 16" x 20' LVL - FLUSH @ TOP
E	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
F	2 - 1 3/4" x 9 1/4" x 3' LVL - DROPPED
G	3 - 1 3/4" x 16" x 22' LVL - FLUSH @ TOP
H	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
I	2 - 2 x 10 x 14' #2 SYP. - DROPPED
J	2 - 2 x 10 x 16' #2 SYP. - DROPPED
K	2 - 2 x 10 x 8' #2 SYP. - 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 SYP. - DROPPED
O	2 - 2 x 10 x 6' #2 SYP - DROPPED
P	2 - 1 3/4" x 11 7/8" x 10' LVL - FLUSH
Q	2 - 1 3/4" x 9 1/4" x 6' LVL - DROPPED
R	2 - 2 x 10 x 6' #2 SYP. - DROPPED
S	2 - 1 3/4" x 11 7/8" x 14' LVL FLUSH



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

SQUARE FOOTAGE		
HEATED SQUARE FOOTAGE		
	FIRST FLOOR	2128
	SECOND FLOOR	1276
	BONUS ROOM	0
	TOTAL HEATED	3404
OTHER	DECK	327
	GARAGE	734
	FRONT PORCH	231
	COVERED REAR PORC	87
TOTAL SQUARE FOOTAGE		4783

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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

FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE	BY

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

Southern Living® Design Collection

FIRST FLOOR PLAN

THE STIRLING FARMHOUSE

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

BY: JAG CK: KKW

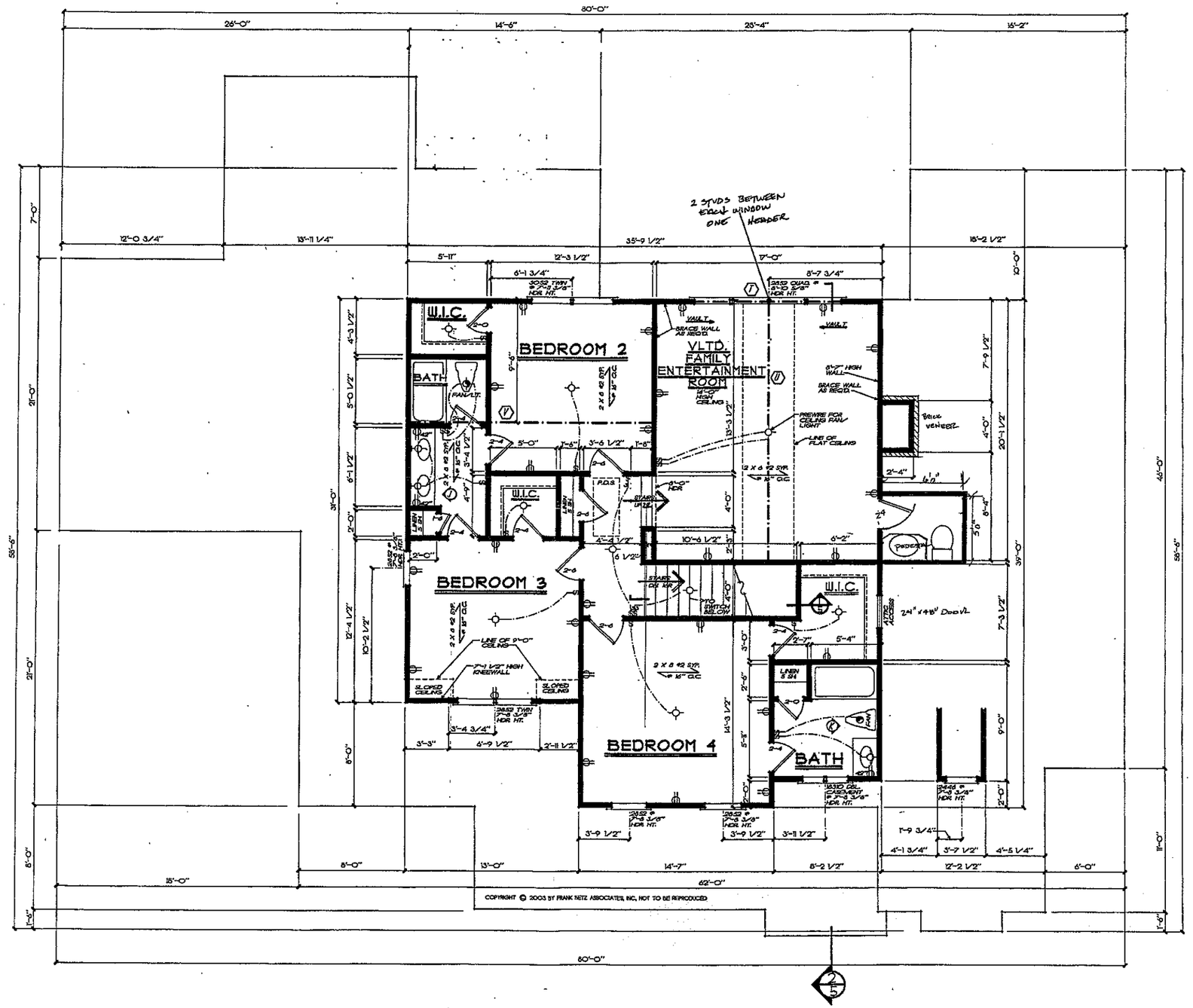
DATE: 2-19-03

SHEET: 3

OF: 6

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 TRUSSED 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 18" x 22" LVL RIDGE
(V)	2 - 1 3/4" x 16" x 20" LVL FLUSH ROOF BRACES ALLOWED



COPYRIGHT © 2003 BY FRANK BETZ ASSOCIATES, INC., NOT TO BE REPRODUCED

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

SECOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE	BY

Copyright Frank Betz Associates, Inc. All Rights Reserved. The Duplication, Reproduction, Copying, Sale, Rental, Licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is Strictly Prohibited unless expressly authorized in writing by FBA, Inc.

Southern Living® Design Collection

SECOND FLOOR PLAN

THE STERLING FARMHOUSE

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0588
www.frankbetz.com

BY: JAG CK: KW

DATE: 8-20-03

SHEET: 4 OF: 6

TIME:2:53 PM DATE: 1-14-2004 PATH-NAME: N:\COMPLIANCE\MILDWIN FARM\STGMOSDC6