GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND B.O.C.A. E.P.E.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO FRANK BEITZ ASSOCIATES, INC. FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT CORRECTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE SOLID FROM LOT LINE TO LOT LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BASEMENT EXCEEDS 4' AGAINST ANY FOUNDATION WALL, RECONFIGURE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND SEALED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL SOILS, SEISMIC CONDITIONS, FROST DEPTHS, LOCAL CODES, AND WEATHER CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONFORMING 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 ASSIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LOWER LEVELS TO TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

FRAMING NOTES

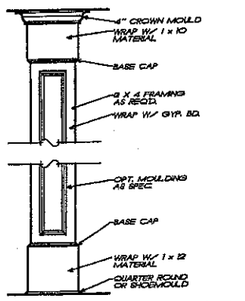
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 2000 INTERNATIONAL BUILDING CODE AND 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS DUE TO VARIATIONS IN LOCAL CODES & GEOLOGICAL CONDITIONS, ENGINEERING MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND BLDG. INSP. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION AND CONFORM WITH LOCAL STRUCTURAL ENGINEERING AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
   - FLOORS: 40LBS/SF LIVE LOAD; 10LBS/SF DEAD LOAD
   - BEDROOMS: 30LBS/SF LIVE LOAD; 10LBS/SF DEAD LOAD
   - CEILING: 10LBS/SF LIVE LOAD; 10LBS/SF DEAD LOAD
   - ROOF: 30LBS/SF LIVE LOAD; 10LBS/SF DEAD LOAD
4. ALL BEAMS ARE #2 OR BETTER SYP, #1 SYP, LAMINATED VENEER LUMBER (LVL, OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON FRAME. ALL TRAY CEILING PERIMETER BEAMS TO BE 2"-6" DEEP, 2"-8" DEEP, OR 2"-10" DEEP, UNLESS OTHERWISE NOTED ON PLANS.
5. ALL LAMINATED VENEER LUMBER TO HAVE A MINIMUM SECOND ALLOWABLE BENDING STRESS OF 2600 PSI.
6. GLU-LAMINATED BEAMS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
7. LAMINATED VENEER LUMBER TO HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2600 PSI.
8. ALL FLOOR JOISTS TO BE #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL BLKG MATERIAL IS #2 SYP.
9. LAY CROSS-BRIDGING SHOULD BE USED AT POINT OF SPAN OR IN EXCESS OF 8'-0" O.C. BETWEEN FLOORS.
10. ALL CEILING JOISTS ARE #2 SYP AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
11. ALL RAFTERS ARE #2 SYP AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
12. ALL RAFTERS SHOULD BE BUILT-TO SPAN EXCEEDING 10'-0".
13. ALL RAFTERS OVER 10'-0" SPAN SHOULD USE A 1x6 IN.
14. ALL CEILING JOISTS AND RAFTER SHALL BE LINED OR LOAD BEARING WALLS DESIGNED TO CARRY LOAD FROM ALL LEVELS AND TERMINATE ALL FOUNDATIONS SHALL BE SUPPORTED BY TRENCHED WALLS OR PIERS AS REQUIRED FOOTING DESIGNED TO CARRY LOAD.
15. ALL I - JOIST MUST BE INSTALLED USING THE APA STANDARD PRS — 400, PERFORMANCE STANDARD FOR APA EWS I - JOISTS FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF RIM BOARD, BLOCKING, SQUASH BLOCKS AND BRACING.
16. ALL RIM BOARD TO BE APA RIM BOARD — VERTICAL LOAD TRANSFER = 4400 PLF MAX. ALLOWED REQUIRED AT BEARING AS TOTAL LINEAR FOOTAGE.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 8 & 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE DOUBLE AT MID HEIGHT OF ALL VALUE.
19. ALL JOISTS AND RAFTERS TO BE LAPPED OVER INTERIOR STUDS BELOW.
20. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FILLER UNLESS OTHERWISE NOTED.
21. INSTALL DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS PARALLEL TO JOIST DIRECTION. INSTALL 2x6 CRIPPLES EACH CORNER OF ROOM OPENINGS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUT) SHALL BE NAILED SOLIDLY TO BE SPACED EVERY 4'-0" O.C. MAXIMUM. (OPTION - STRUCTURAL WOOD PANEL - 4'x8' - 1/2" - APPROVED BY ALL MAJOR CODES FOR STRUCTURAL INTEGRITY)
23. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS OVER 10'-0" SPAN OVER 2'-0" O.C.
24. INSTALL CEILING TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN CEILING AND RAFTER WHERE RAFTERS ARE 12'-0" O.C.
25. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM
26. ROOF TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER AND SHALL BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

I - JOIST NOTES

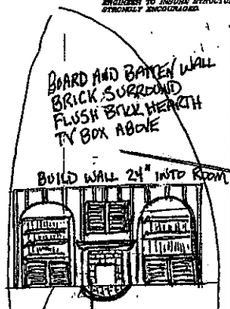
1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PRS — 400, PERFORMANCE STANDARD FOR APA EWS I - JOISTS FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF RIM BOARD, BLOCKING, SQUASH BLOCKS AND BRACING.
2. ALL RIM BOARD TO BE APA RIM BOARD — VERTICAL LOAD TRANSFER = 4400 PLF MAX. ALLOWED REQUIRED AT BEARING AS TOTAL LINEAR FOOTAGE.
3. THESE I - JOIST LAYOUT MUST BE REVIEWED BY A TECHNICAL REPRESENTATIVE OF THE ACTUAL JOIST MANUFACTURER SUPPLYING THE CONSTRUCTION MATERIALS. BOARD ADJUSTMENTS MAY BE REQUIRED DUE TO VARIANCES IN PRODUCTS.
4. BUILDER MUST CHECK, VERIFY, AND APPROVE ALL DIMENSIONS, LENGTHS, FRAMING CONDITIONS, AND LOADING BEFORE BEGINNING CONSTRUCTION.
5. ROOF BRACING METHODS MUST BE DISCUSSED WITH A TECHNICAL REPRESENTATIVE OF JOIST MANUFACTURERS TO INSURE ADEQUATE MATERIAL IS PROVIDED.
6. FILL AND CONCRETE DOUBLE JOISTS.
7. INTERIOR BEARINGS MUST BE LEVEL WITH EXTERIOR BEARINGS.
8. NO NAILS ARE REQUIRED FOR PROPER JOIST ATTACHMENT. DO NOT USE MD NAILS. TAKE CARE NOT TO SPLIT FLANGES.
9. LOCATE PROPANE PLUMBING DROPS BEFORE CONSTRUCTION BEGINS. NEVER ALLOWS TO ALLOW DROP ON SOLID PLUMBING WALL ABOVE.
10. REVIEW OF THESE LAYOUTS BY A PROFESSIONAL ENGINEER TO INSURE MATERIAL IS PROVIDED. ENGINEERED TO INSURE STRUCTURAL INTEGRITY IS STRONGLY ENCOURAGED.

BEAM SCHEDULE

(A)	2 - 1 3/4" x 18" x 20' LVL - FLUSH @ TOP
(B)	2 - 1 3/4" x 9 1/4" x 10' LVL - DROPPED
(C)	2 - 1 3/4" x 9 1/4" x 6' LVL - DROPPED
(D)	3 - 1 3/4" x 18" 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 6' #2 SYP. - DROPPED
(L)	2 - 1 3/4" x 16" x 14' LVL - FLUSH UPSET INTO WALL ABOVE
(M)	2 - 1 3/4" x 18" x 18' 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 12' 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"



NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.

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FIRST FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE		
FIRST FLOOR	2603 SQ. FT.	2551
SECOND FLOOR	238 SQ. FT.	1294
TOTAL	3238 SQ. FT.	3845

Acknowledgement Of Plans Submittal ONLY! Date 6-7-06

Approved Date 6-14-06

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REVISIONS	DATE	BY

Southern Living® Design Collection

THE BALDWIN FARM

FIRST FLOOR PLAN

FBA
FRANK BEITZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SMYRNA, GEORGIA 30080
770/431-0545
www.frankbeitz.com

BY: JAG CK: KKW

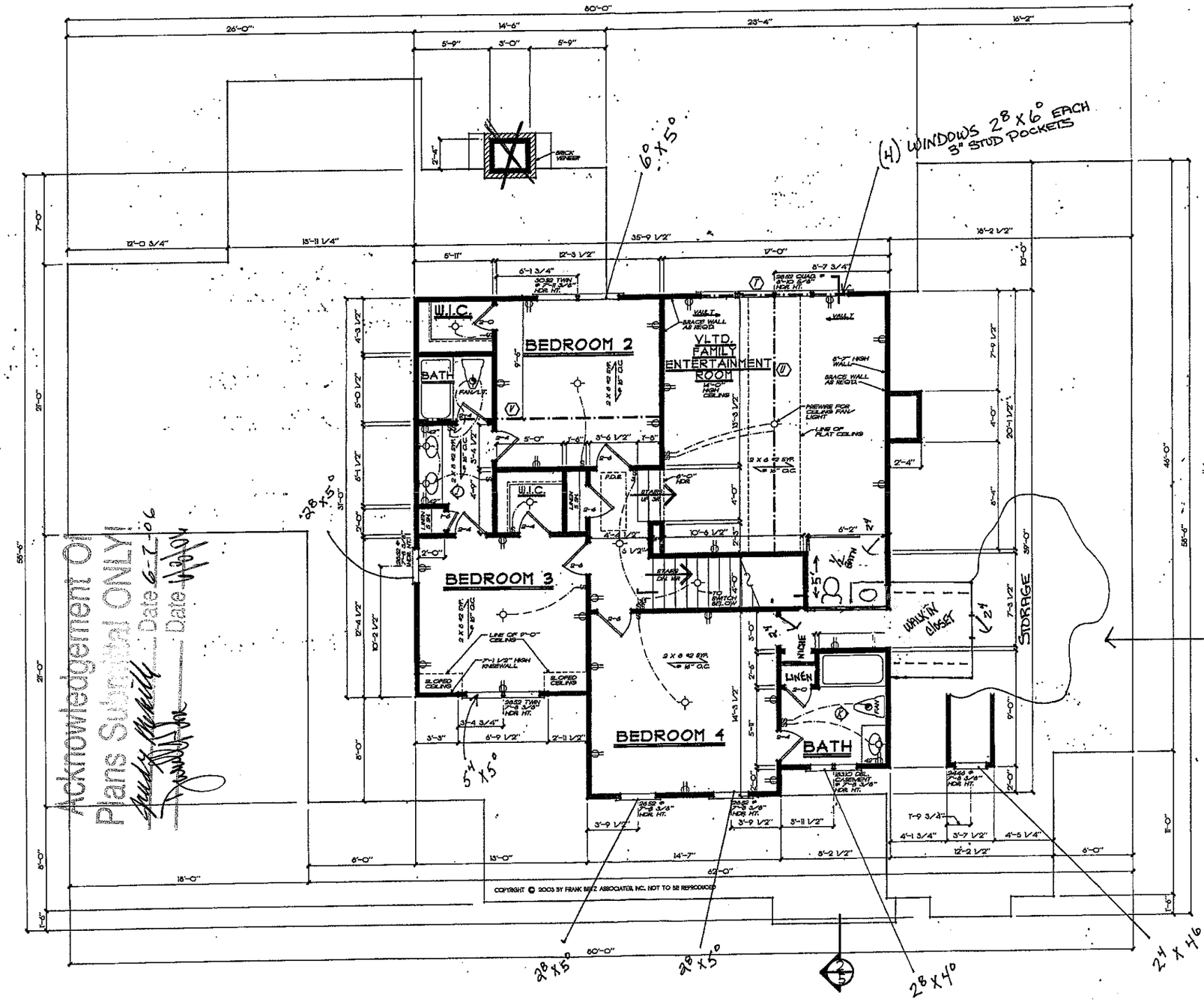
DATE: 5-19-03

SHEET: 3 OF 6

THESE PLANS DATED 1-19-2004 PATH NAME: X:\SOUTHERN LIVING\BALDWIN FARM\3D\3DADCS

BEAM SCHEDULE	
(P)	2 - 1 3/4" x 11 7/8" x 12' LVL DROPPED
(U)	2 - 1 3/4" x 18" x 23' LVL RIDGE
(V)	2 - 1 3/4" x 16" x 20' LVL PLUSH ROOF BRACES ALLOWED.

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD. THEY SHALL BE LOCATED AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THOSE DESIGNED ELSE GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



Acknowledgement of Plans Submittal ONLY
Date 6-7-06
Date 11-2004

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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: JAB CK: KKW

DATE: 11-19-03

SHEET: 4 OF: 6

TUESDAY, DATE: 1-11-2004 PATH NAME: X:\SOUTHLIVING\BALDWIN FARM\A2SMOSDCS