FRAMING NOTES

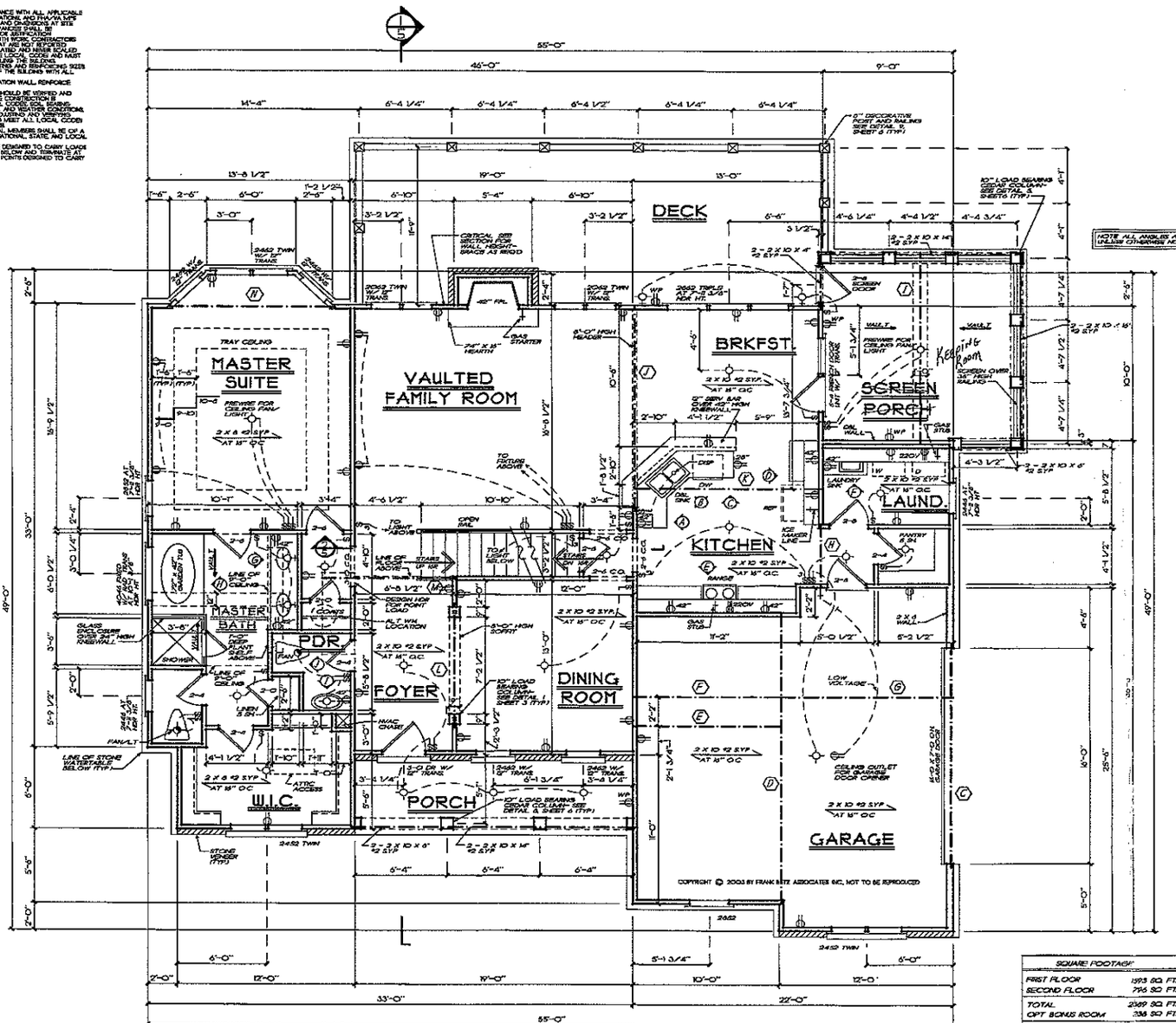
1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 1998 INTERNATIONAL RESIDENTIAL CODE AND 2000 INTERNATIONAL ENERGY CONSERVATION CODE FOR ONE AND TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGIC OR SOIL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND FACTORY SPECIFICATIONS. THE OWNER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONTACT FRANK BETZ ASSOCIATES, INC. IMMEDIATELY SHOULD DIFFICULT FIELD CONDITIONS, NOT FOUND ON PLANS, OR MATERIALS PROPOSED TO ASSURE COMPLIANCE WITH LOCAL CODE & STRUCTURAL INTEGRITY.
3. DESIGN LOADS:

FLOOR	40LBS LIVE LOAD	
	10LBS DEAD LOAD	
BEDROOM	30LBS LIVE LOAD	
	10LBS DEAD LOAD	
CEILING	20LBS LIVE LOAD	
	10LBS DEAD LOAD	
ROOF	30LBS LIVE LOAD	
	10LBS DEAD LOAD	

4. ALL BEAMS ARE SYP#2 IF STP, SYP2 IF SYP, LAMINATED VENEER LUMBER (LVL) OR GLU-LAMINATED BEAMS 2400 PSI AS INDICATED ON PLANS. ALL STRUCTURAL PENETRATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD.
5. GLU-LAMINATED BEAMS SHOULD HAVE A TIMBER ALLOWABLE BENDING STRESS OF 2400 PSI.
6. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A TIMBER ALLOWABLE BENDING STRESS OF 2700 PSI.
7. ALL FLOOR JOIST AND 2X6 @ 16" A.F.F. O.C. EXCEPT AS NOTED ON PLANS. ALL BEAMS RATINGS IS TO BE STP.
8. ALL GIRDER-SUPPORTED JOISTS BE LOAD AT MID POINT
9. ALL FLOOR JOISTS ARE 2X10 @ 16" O.C. FLOORS AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X8 @ 16" AT 4" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL VALLEY, AND RIDGE RAFTERS ARE 2X10 @ 16" O.C. EXCEPT AS NOTED ON PLANS.
12. ALL CEILING JOISTS ARE 2X6 @ 16" O.C. EXCEPT AS NOTED ON PLANS. ALL CEILING JOISTS SPANNING MORE THAN 10'-0" SHALL BE SYP#1 AT 16" O.C.
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2"X" @ 16" OR AT 4" O.C. EXCEPT AS NOTED ON PLANS.
14. ALL CEILING JOISTS AND RAFTER HANGING TO BEAMS OR LOAD BEARING WALLS DESIGNED TO CARRY LOAD TURN ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRACKWALL SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD
15. ALL I.J. JOIST ARE SPECIFIED USING THE APA STANDARD PRS – 400 PERFORMANCE STANDARD FOR APA PRS-C JOIST, FOLLOW ALL MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF JOISTS, INCLUDING BLOCKING AND BRACING.
16. ALL DRY BOARD TO BE APA RATED, 1/2" THICK FOR VERTICAL LOAD TRANSFER, 24" O.C. SPAN RAX.
17. ALL FRAMING WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED
18. PROVIDE DWELLS AT THE HEIGHT OF ALL RAILS
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW
20. ALL HEADERS SHALL BE 2x12x6 WITH 1/2" PLYWOOD WITH PLATES EXCEPT AS NOTED
21. ALL FLOOR SHEATHING SHALL BE 3/4" T&G UNDERLAYMENT PANELS, GLUED AND SCREWED TO JOISTS AT 12" O.C. AT EACH CORNER OF CASTELLATED JOISTS AND STAIRS
22. ALL EXTERIOR CORNERS UNDER AND OTHER CORNERS TO BE BRACED WITH 1/2" CDX PLYWOOD SHEATHING TO BE NAILED AT 6" O.C. AT ALL EDGES AND 12" O.C. AT ALL INTERMEDIATE STUDS. 1 DIAGONAL DIAGONAL CORNER BRACED BOTH DIRECTIONS.
23. ALL ROOFS REQUIRE A STRONGBACK AT MID SPAN FOR ROOF RAFTERS OVER 10'-0" IN LENGTH
24. INSTALL CEILING TIES AT MIDDLE OR VERTICAL DISTANCE
25. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD UNLESS NOTED
26. ENGINEERED TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS AND SEAL BY REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND PRACTICES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. NO ALLOWANCE WILL BE MADE FOR ANY EXTRA WORK PERFORMED BEFORE 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 PER LOCAL CODES AND MUST REST ON UNDISTURBED SOIL, CRAWLS OR MASONRY TIE BEAMS.
5. CONSULT LOCAL ENGINEER FOR EXPERT FOOTING AND REINFORCING SIZES.
6. 8" BASEMENT, CRAWL SPACE & GARAGE WALLS SHOULD BE DESIGNED TO CARRY LOADS AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAKED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE 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 CONFIGURATIONS TO MEET ALL LOCAL CODES AND CONDITIONS.
8. ALL WOOD CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL STATIC AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL FOUNDATION WALLS SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU ALL LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD



BEAM SCHEDULE

(C)	3 - 1 3/4" X 18" X 18' LVL - DROPPED
(D)	1 - 6 1/8" X 22" X 22' GLUE LAM - DROPPED
(E)	3 - 2 X 10 X 10' #2 SYP - FLUSH
(F)	3 - 2 X 10 X 10' #2 SYP - FLUSH
(G)	3 - 2 X 10 X 12' #2 SYP - FLUSH
(H)	2 - 2 X 10 X 6' #2 SYP - FLUSH
(I)	2 - 1 3/4" X 14" X 16' LVL - HOME BEAM
(J)	2 - 1 3/4" X 18" X 16' LVL - FLUSH
(K)	4 - 1 3/4" X 9 1/4" X 14' LVL - FLUSH
(L)	2 - 1 3/4" X 9 7/16" X 10' LVL - DROPPED
(M)	3 - 2 X 10 X 10' #2 SYP - FLUSH
(N)	2 - 1 3/4" X 9 1/4" X 12' LVL - FLUSH

Acknowledgement of Plans Submittal ONLY!
Judy Mulhill Date 4-25-06
Bruce Belk Date 4-25-06

SQUARE FOOTAGE	
FIRST FLOOR	1993 SQ. FT.
SECOND FLOOR	776 SQ. FT.
TOTAL	2769 SQ. FT.
OPT BONUS ROOM	338 SQ. FT.
TOTAL	2-27 SQ. FT.

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

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Bruce Belk / Sec. Belk and Belk Construction, Inc.

REVISIONS	DATE	BY
CLAR. 30-18	5/30/03	MAB
CLAR. 30-19	6/30/03	MAB

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FIRST FLOOR PLAN

THE CATAWBA RIDGE

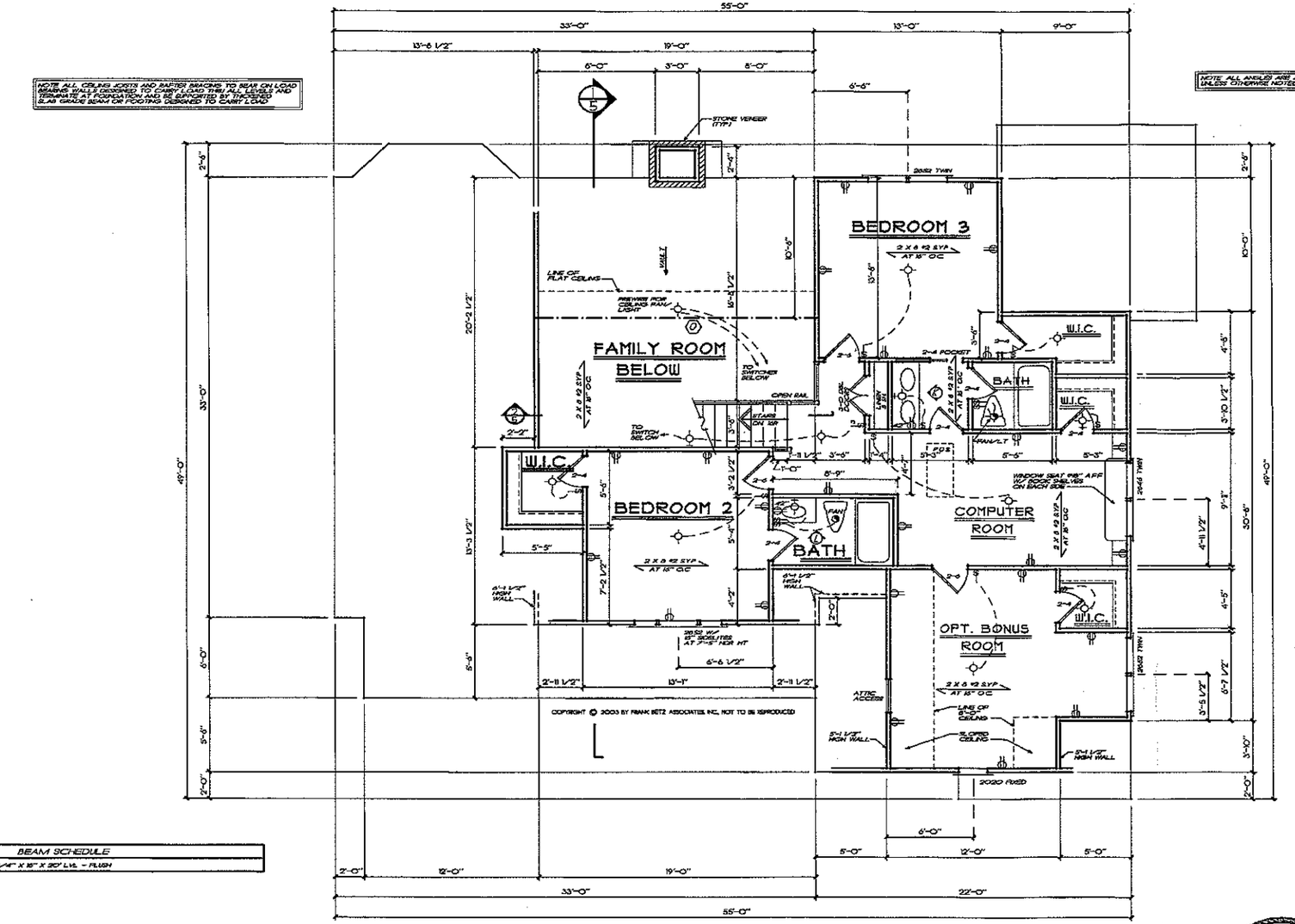
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BY: JAG CK: MAB

DATE: 7/13/03

SHEET 3 OF: 6

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BEAM SCHEDULE

(B) 2 - 1 3/4" X 16" X 20' LVL - FLUSH

SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR PLAN

THE CATAWBA RIDGE

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