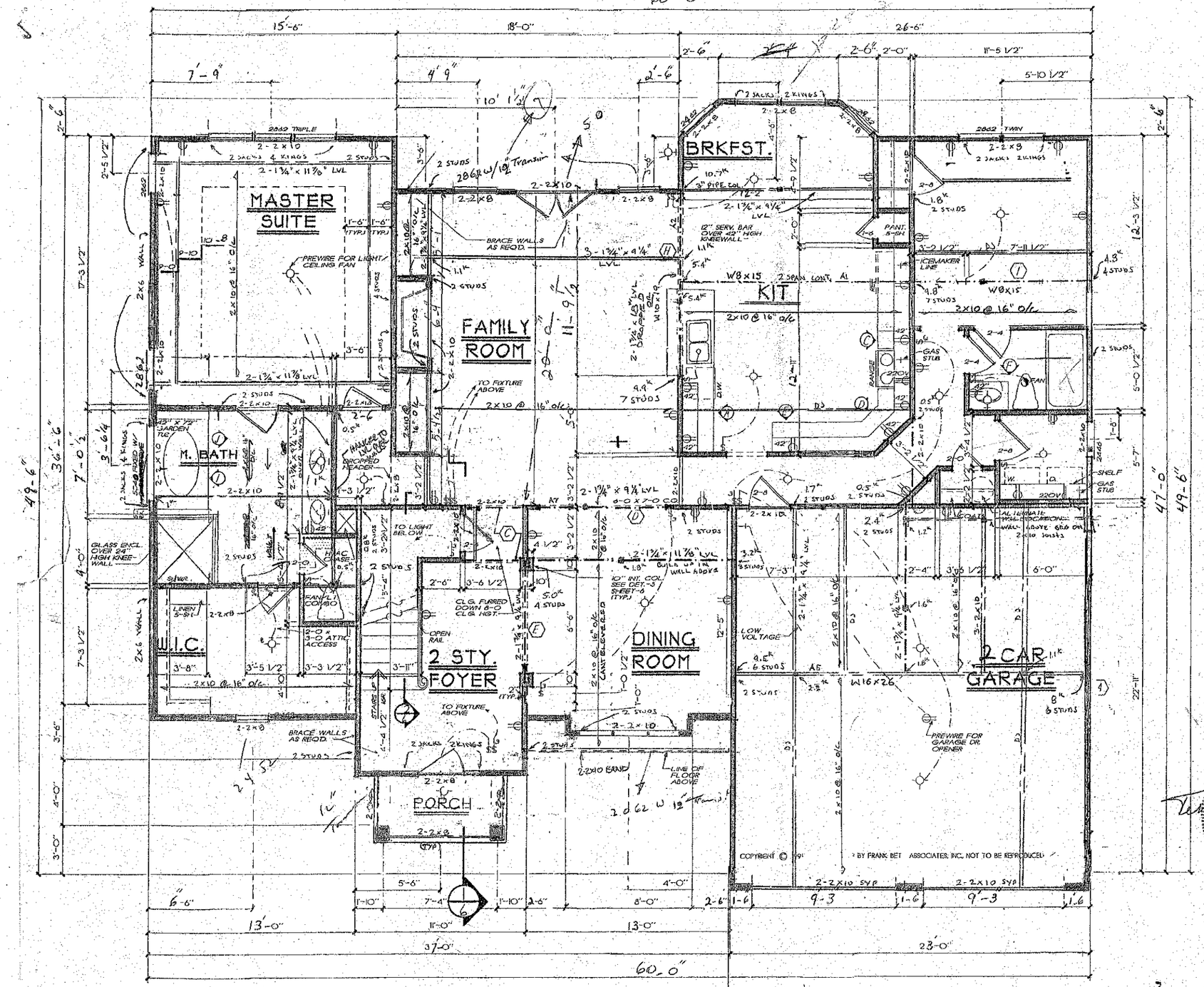


FRAMING NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE 1994 STANDARD BUILDING CODE AND MYE CABO ONE AND TWO FAMILY DWELLING CODE. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS MAY BE REQUIRED TO THESE PLANS
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA 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
   BEDROOM: 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 BEAMS TO BE 2 - 2X10 #2 SYP, UNLESS OTHERWISE NOTED.
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 2100 PSI.
7. ALL FLOOR JOIST ARE 2X10 #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN. ALL SUBFLOOR MATERIAL IS 23/32 #2 SYP.
8. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM ON ALL FLOORS.
9. ALL CEILING JOISTS ARE 2X6'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
10. ALL RAFTERS ARE 2X6'S #2 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
11. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X8'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 18'-0".
13. ALL RAFTERS OVER A VAULTED ROOM ARE 2 X 10'S #2 SPF 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 TRICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
15. ALL I - JOIST ARE SPECIFIED USING THE APA - 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 - 1400 PLF MAX.
17. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
18. PROVIDE BLOCKING AT MID-HEIGHT OF ALL WALLS.
19. ALL JOISTS AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
20. ALL HEADERS SHALL BE 2 2X8, 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 CABINETS.
22. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) TO BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE TO BE 6d 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 2x8 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 (SHOWN).
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.

SQUARE FOOTAGE	
FIRST FLOOR	1583 SQ. FT.
SECOND FLOOR	543 SQ. FT.
TOTAL	2126 SQ. FT.
OPT. BONUS ROOM	251 SQ. FT.
TOTAL	2377 SQ. FT.

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 24578 TERRENCE W. PHILBRICK, P.E. 11/19/03

STRUCTURAL INTEGRITY CORPORATE SEAL 2001 ENGINEERING, P.A. NORTH CAROLINA

STRUCTURAL INTEGRITY ENGINEERING, P.A.
315 E. Main St., Suite A
Pineville, NC 28134
Seal for Structural Only

3 - 16 - 9 1/4 LVL
1 - 16 - 11 7/8 LVL
4 - 3/4 Kmz

Acknowledgement Of Plans Submittal ONLY!
Date 8-11-04
Date 8/11/04

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NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

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Southern Living

FIRST FLOOR PLAN

FBA

DATE 8-11-04

SHEET

ATTIC

CINEMA ROOM

STORAGE

BATH

BEDROOM 4

FOYER BELOW

BEDROOM 3

BONUS ROOM

W.I.C.

W.I.C.

NOTE ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

BEAM SCHEDULE

⟨J⟩	2 - 13/4" X 9 1/4" X 12' LVL BEAM (FLUSH)

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.

BENT BEAM DETAIL

STRUCTURAL INTEGRITY ENGINEERING, P.A.
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Seal for Structural Only

11/12/03

SECOND FLOOR PLAN

THE HOLLY HILL

FBA

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770/431-0868
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BY JAG/KKW/GSM/EC

DATE 1-6-99

SHEET 5 OF 7

Southern Living Design Collection

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SECOND FLOOR PLAN

1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Date 8-11-04

Date 8/11/04

Bonus Room windows must either be fixed or smaller than Bedroom Requirements