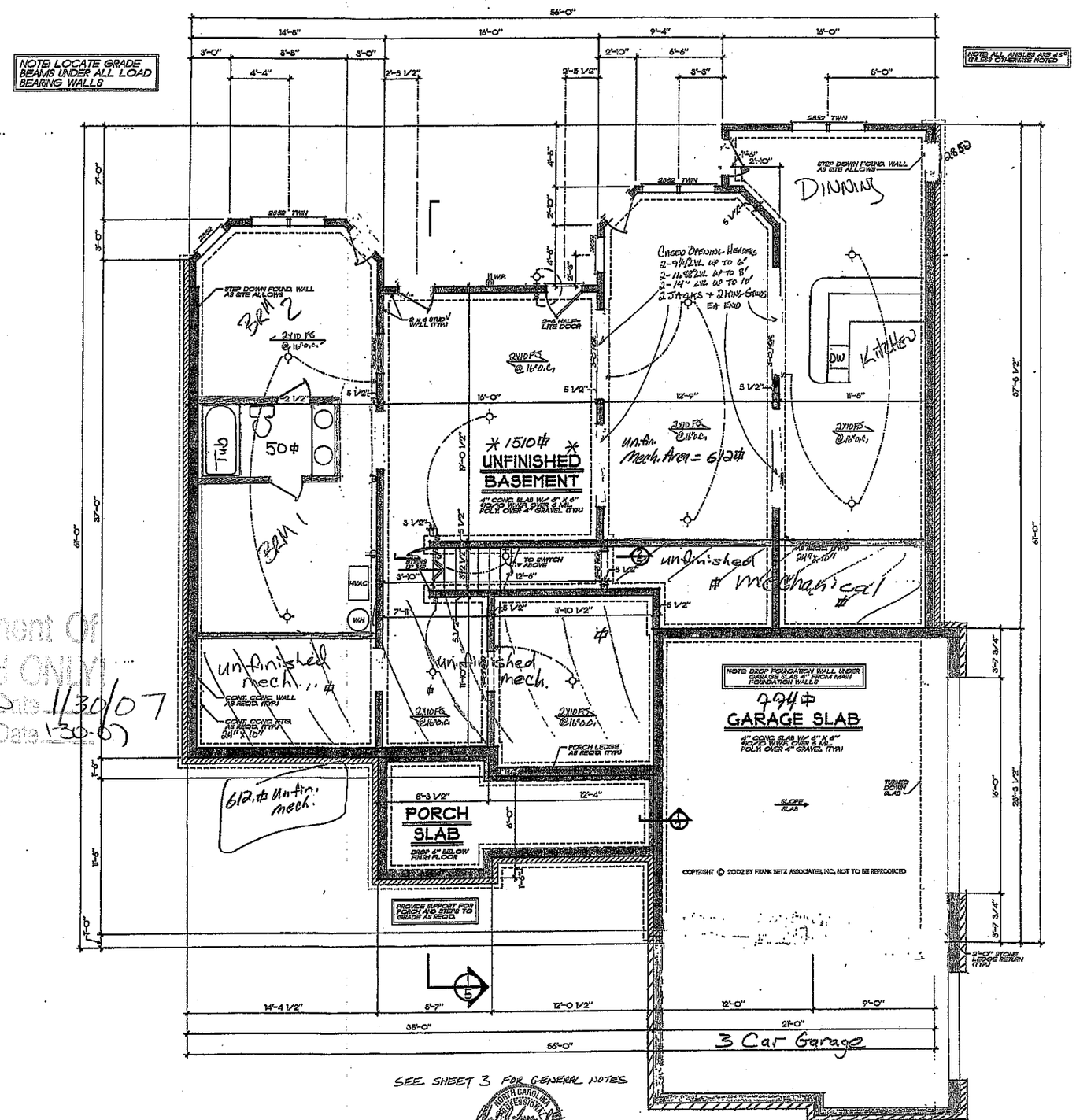
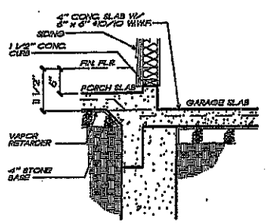
NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



SEE SHEET 3 FOR GENERAL NOTES



1/2 SLAB DETAIL
3/4" = 1'-0"

Robert P. Quinn, PE
2632 Patrillo Drive
Shelby, NC 28152
4-6-06

BASEMENT FOUNDATION PLAN
1/4" = 1'-0"

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Approved for Permit ONLY
Maya Dotson Date 1/30/07
Judie Faircloth Date 1-30-07

REVISIONS	DATE	BY

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HOME PLANS

BASEMENT FOUND. PLAN

THE ROSEMORE PLACE

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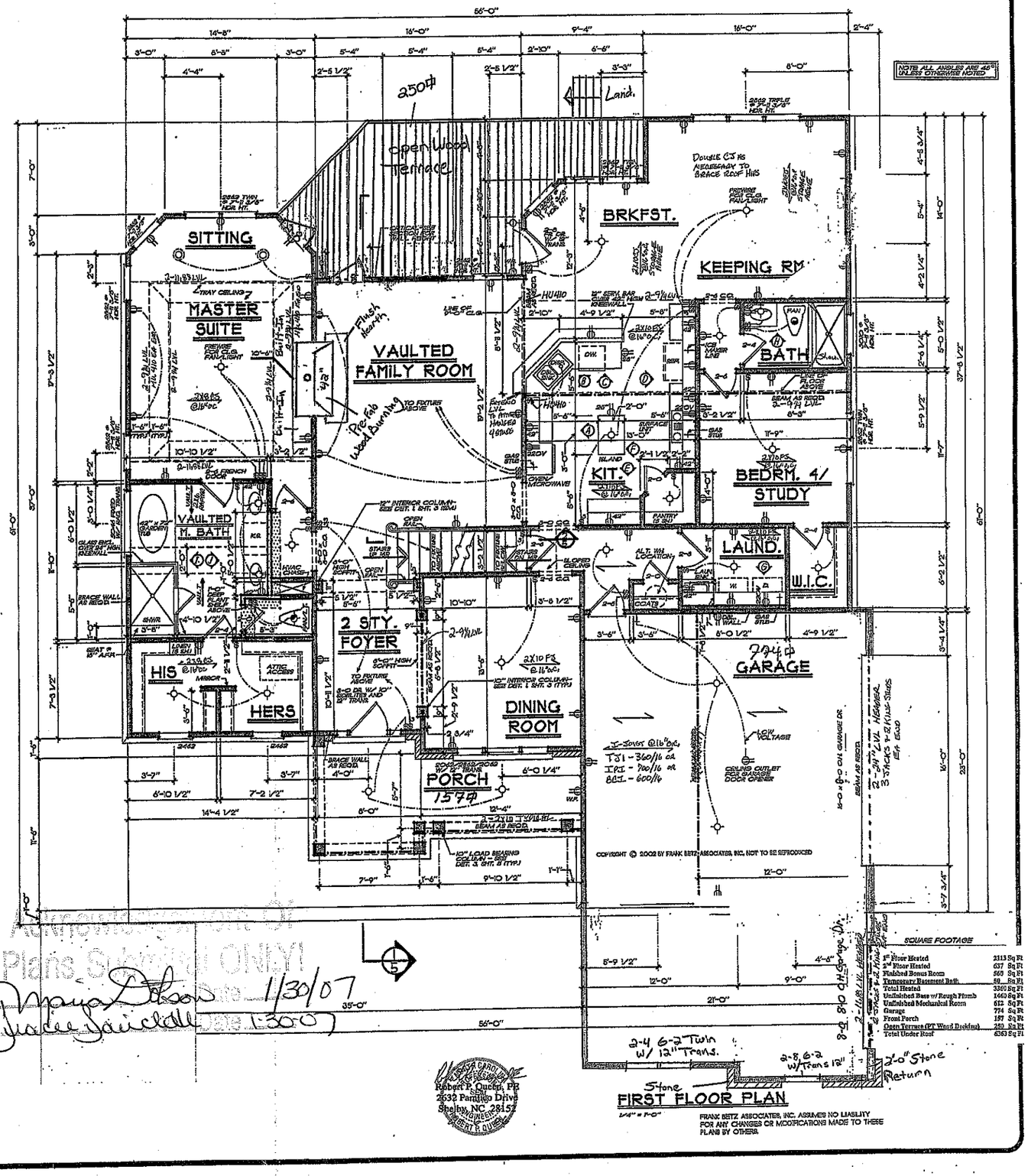
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DATE: 2/21/03

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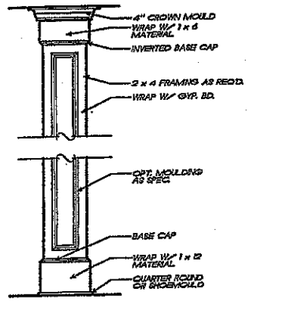
Notes:

1. The structural components designed for this plan apply only if built with a stone and siding finish as shown. The design must be approved by engineer of record for construction on another site. Any dimension changes (such as wall placement or beam length) more than 6" must be reviewed and approved by engineer of record.
2. Contractor is responsible for constructing residence according to all applicable codes and in accordance with good workmanship practices. All structural components not specifically called out are to be sized by the building code.
3. Presumptive soil bearing pressure is 2000 psf. Footings are to bear on undisturbed soil devoid of organic material and stepped as required to maintain the required depth below the final grade. Footing concrete to have a compressive strength of 3000 psi. Footing is to be 24" wide by 10" deep unless noted otherwise.
4. Foundation walls may be continuous block or cast in place concrete. Refer to Section R406 of the building code for foundation wall options and reinforcement based on height and backfill requirements. Install ½" diameter anchor bolts at 72" on center and within 12" of corners. Embed anchor bolts a minimum 7" into wall.
5. All engineered lumber LVLs to meet or exceed APA EWS Stress Class 2.0E-2900F: E=2.0 x 10⁶ psi, Fb=2900 psi, Fv=285 psi, $F_{c_{perp}}$=750 psi, and $F_{c_{perp}}$=2750 psi. 9.5" LVLs may be ripped to 9.25" to match 2x10 framing as necessary. LVL beams of 3 plies or less and 11.88" depth or less are to be nailed together with 3 rows of 16d Sinkers at 12" on center. Beams of 3 plies or less and 14" to 18" in depth are to be nailed together with 4 rows of 16d Sinkers at 12" on center. Beams that are greater than 18" in depth are to be nailed together with 5 rows of 16d sinkers at 12" on center. Three ply beams are to be nailed from both sides. Four ply beams of all depths are to be bolted together with 2 rows ½" diameter bolts at 12" on center staggered. Bolts must be ANSI Grade 5 or higher with a standard washer under the head and nut. Maintain a 2" edge distance on all bolts.
6. LVL beams are to have 3 studs or 2 jacks and one king stud under each end for support unless noted otherwise. LVL beams indicated on drawings are minimum size. Additional members may be added or larger depth beams may be used to facilitate framing or eliminate blocking.
7. Follow I-joist manufacturer's instructions for installing I-joist over garage.
8. Info on floor performance: Live load deflection of floor joists is limited to L/360 by the building code. The floor joists for this residence have been designed to meet L/480 deflection criteria which provides for a stiffer floor. However, for floor joists over 15' in length, L/480 deflections may leave a "bounce" in the floor. Recommend the homeowner and contractor discuss floor performance to adequately meet expectations.
9. Hangers identified are Simpson Strong Tie connectors. Fill all nail holes in hangers.
10. All stud columns to be nailed together with 2 rows of 10d commons at 6" on center. All columns to be blocked thru floors to provide continuous load path to footing.
11. All living space sub-flooring is 23/32" tongue and groove plywood, glued and nailed to floor joists. All ridge boards and hips are 2x8 SYP #2. All valleys are 2x10 SYP#2. All roof rafters are 2x6 SPF #2 or greater. All window and door headers to be 2-2x10 SYP #2 unless noted otherwise. Walls are to be sheeted with minimum 7/16" thick OSB. Roof is to be sheeted with minimum 7/16" thick OSB.



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

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

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HOME PLANS

FIRST FLOOR PLAN / DETAIL

THE ROSEMORE PLACE

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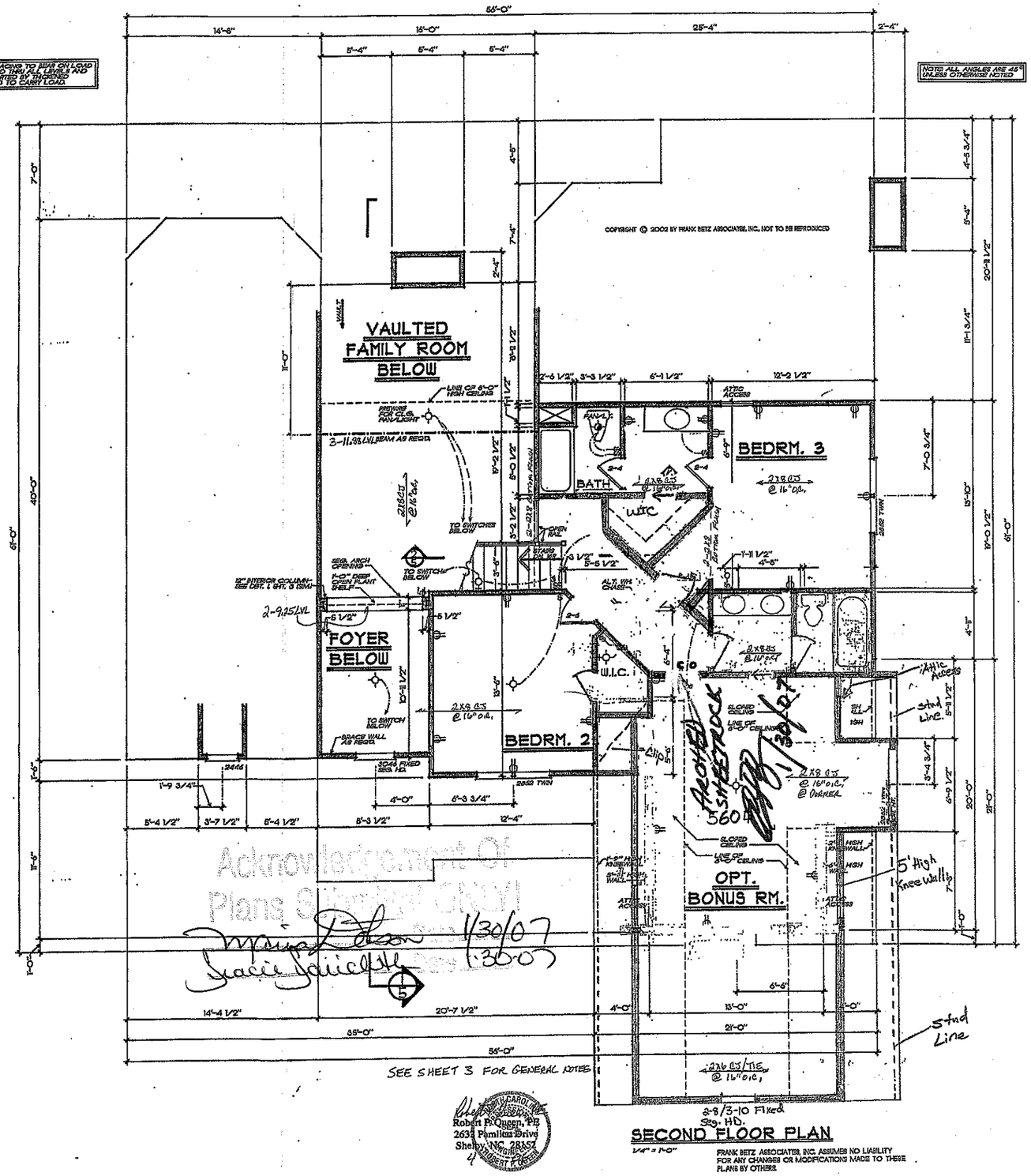
DATE: 2-21-03

SHEET: 3

OF: 5

NOTE: ALL CEILING JOISTS AND RAFTERS BEARING TO WALL OR LOAD BEARING WALLS CONNECTED TO EARTH SHALL BE TIED THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE ATTACHED TO A TRIBUTARY SEAL GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

NOTE: ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED



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SECOND FLOOR PLAN

1/4" = 1'-0"

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HOME PLANS

SECOND FLOOR PLAN

THE ROSEMORE PLACE

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SHEET: 4

OF: 5