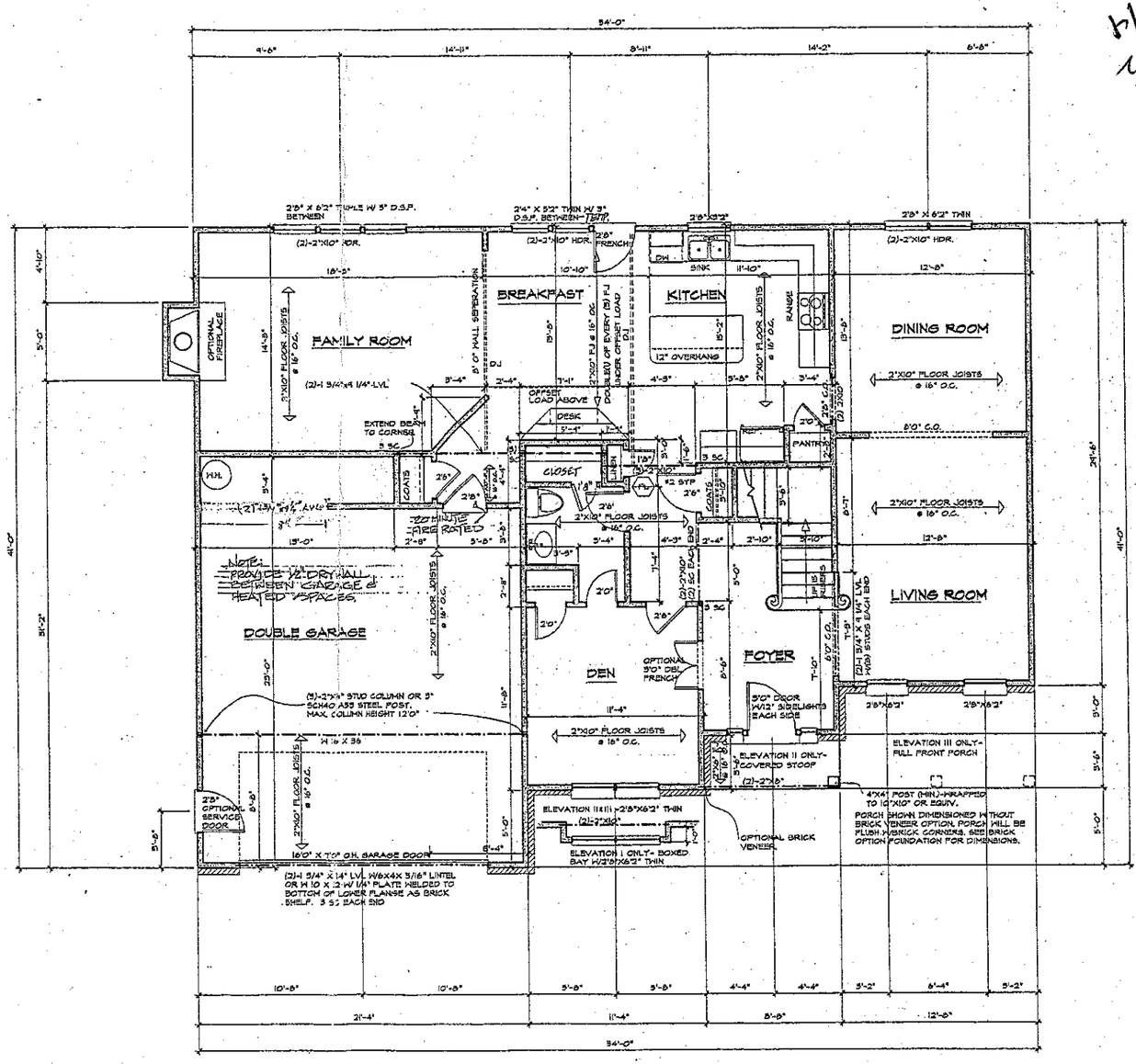
TB 9

WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL)	MAX SPAN	L/480 (LL)	MAX SPAN
SPF #2 @ 16" O.C.	16'-2" O.C.	16'2"	16" O.C.	16'5"
SPF #2 @ 16" O.C.	15'-2" O.C.	16'2"	12" O.C.	16'1"
SPF #2 @ 12" O.C.	16" O.C.	17'1"	12" O.C.	16'1"

WOOD I-JOISTS SHALL BE 9 1/2" DEPTH AND ONE OF THE FOLLOWING:
AJS-10 BY BOISE CASCADE
BCI 4000S BY BOISE CASCADE
TJI 150TS BY TRUS JOIST MACMILLIAN
INSTALL JOISTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS



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

GENERAL ENGINEERING NOTES

1. CONSTRUCTION TO BE PER THE NC STATE RESIDENTIAL CODE, 2002 (1ST) EDITION. THESE PLANS HAVE BEEN SEALED PER 2002 EDITION. LATER EDITIONS OF THE CODE SHALL SUPERCEDE THE 2002 EDITION FOR THE EFFECTIVE DATE AS PRESCRIBED BY THE NC BUILDING CODE COUNCIL. ENGINEER NOT RESPONSIBLE FOR CHANGES IN CODE OR MANUFACTURER'S SPECIFICATIONS MADE AFTER SEAL DATE.
2. LUMBER USED TO BE #2 S-P-F OR EQUAL UNLESS OTHERWISE NOTED (U.O.N.).
3. ALL LOAD BEARING EXTERIOR AND INTERIOR HEADERS TO BE (2) - 2" X 10" U.O.N.
4. ALL STEEL I-BEAM AND PLATES TO BE PER ASTM A36 MIN STEEL POSTS TO BE PER ASTM A501. STEEL SOLID TO BE PER ASTM A501. MINIMUM BEAM BEARING LENGTH FOR STEEL BEAMS TO BE 3-1/2" FULL WIDTH. MINIMUM STEEL COLUMN BEARING TO BE 10" U.O.N.
5. ALL BEAM SUPPORT COLUMNS TO BE A MINIMUM OF TWO (2) - 2" X 4" STUDS OR AS SPECIFIED ON THE DRAWINGS AND TO BE CONTINUOUS DOWN TO THE FOUNDATION OR SUPPORT BEAM BELOW INCLUDING BLOCKING IN THE FLOOR/FOUNDATION AREA OVER GARDENS AND IN THE CRAWLSPACE AREA. MINIMUM BEAM BEARING LENGTH TO BE 3-1/2" FULL WIDTH (FOR WOOD) WITH MINIMUM STUD HEIGHT (FOR COLUMNS) TO BE 10'-0". BUILT UP COLUMNS TO BE NAILED TOGETHER WITH TWO (2) VERTICAL ROWS OF 16D NAILS AT 6" O.C. STAGGERED BETWEEN ALL ADJACENT MEMBERS.
6. ALL BEAM TO BEAM AND BEAM/JOIST-TO-JOIST CONNECTIONS TO BE WITH FACE HUNG, FULL HEIGHT HANGERS (U.O.N.) WITH NO LEDGERS ALLOWED EXCEPT FOR SINGLE JOIST CONDITIONS. IN NO CASE SHALL LEDGERS BE USED TO CONNECT JOISTS SUPPORTING OFFSET LOAD ABOVE.
7. DESIGN LOADS:
   - ONE-LEVEL DWELLING UNITS: + 10# DL, 40# LL
   - SLEEPING ROOMS & ATTICS WITH FIXED STAIRS: + 10# DL, 30# LL
   - ATTIC (STORAGE): + 10# DL, 20# LL
   - ATTIC (NO STORAGE): + 10# DL, 10# LL
   - RAFTERS: + 10# DL, 20# LL
8. DESIGN VALUES FOR LAMINATED VENEER LUMBER TO BE:
   - Fb = 2600 PSI
   - FV = 285 PSI
   - E = 1900000 PSI
   - 100 LOAD = 50 MPH
9. DIMENSIONAL AND CONSTRUCTION ERRORS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.
10. ENGINEER'S SEAL AFFIXED AS A LICENSE TO ORIGINAL PURCHASER OF PLANS ONLY. THESE NOTES APPLY TO ALL SHEETS OF THE DRAWING.

MECKLENBURG COUNTY CODE ENFORCEMENT RECEIVED
JAN 2 9 2003
REVIEWER: BLG | DATE APPROVED: 1/29/03
THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED ABOVE

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 17249 JAMES R. WELCH, JR. FIRST PLATEAU

STRUCTURAL ONLY
FILE #5179-00
PO BOX 98062
RALEIGH, NC 27624
(919) 878-5708

SQUARE FOOTAGE	
FIRST FLOOR	-1412
SECOND FLOOR	-1717
TOTAL HEATED	-3129
OPEN AREA	- 154
GARAGE	-528

ADD 13 SQ. FT. PER EACH OPTIONAL BAY WINDOW. FOOTAGE DOES NOT INCLUDE BRICK VENEER (OPTIONAL)

5.2 4.1.3/4 3.3.1/2

The "Avery"
FIRST FLOOR PLAN

ST LAWRENCE HOMES

HAYNES & WELCH, INC.
RESIDENTIAL DESIGNERS
8320 Falls Of Neuse Rd., Suite 111 Raleigh, North Carolina 27615 919-847-8828

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION.

HAYNES & WELCH ASSUMES NO LIABILITY FOR CONSTRUCTION PRACTICES AND PROCEDURES.

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL ARCHITECT, ENGINEER OR INSPECTOR SHOULD BE CONSULTED BEFORE CONSTRUCTION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

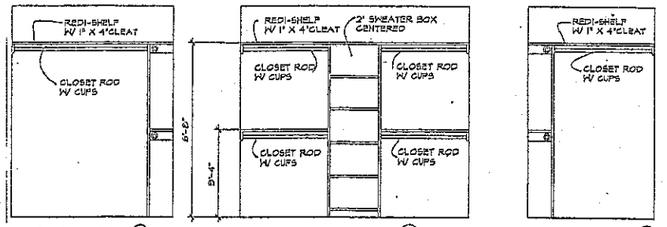
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DATE
08/22/02
980614

WOOD I JOIST OPTION				
2" X 10" I's SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL)	MAX SPAN	L/480 (LL)	MAX SPAN
SPF #2 @ 16" O.C.	14.2" O.C.	16'3"	18" O.C.	15'6"
SPF #2 @ 16" O.C.	14.2" O.C.	16'3"	12" O.C.	16'11"
SPF #2 @ 12" O.C.	16" O.C.	17'1"	12" O.C.	16'11"

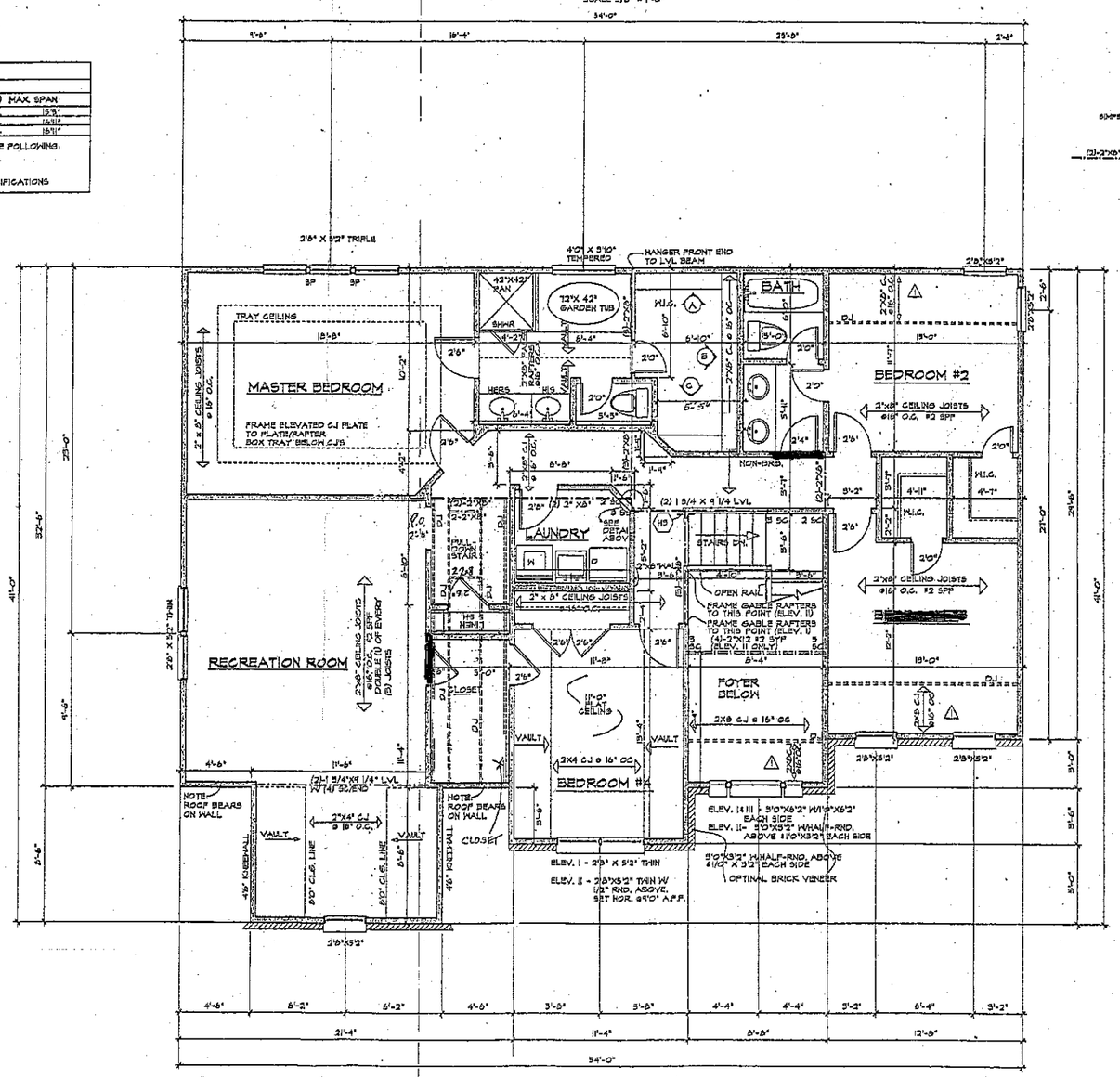
WOOD I-JOISTS SHALL BE 9 1/2" DEPTH AND ONE OF THE FOLLOWING:
AJS-10 BY BOISE CASCADE
BCI 4000S BY BOISE CASCADE
TJI 150TS BY TRUS JOIST MACMILLIAN
INSTALL JOISTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS

Acknowledgement Of
Plans Submittal ONLY!
Date 3/19/03
Date 3805

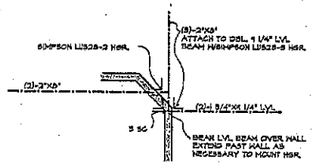


ELEVATION AT A ELEVATION AT B ELEVATION AT C

MASTER CLOSET DETAILS
SCALE 3/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



BEAM INTERSECTION DETAIL

H3 SIMPSON LUS26-2 HANGER

BRACE EXTERIOR WALL WITH LOOKOUT JOISTS AND SUPPORTING DOUBLE OR TRIPLE JOIST AS NOTED ON WITH A DIAPHRAGM OF 1/2" STRUCTURAL SHEATHING FASTENED TO THE TOP PLATE AND CRIPPLE/LOOK JOISTS AND EXTENDING FOR 48" PERPENDICULAR TO THE BRACED WALL FOR THE FULL LENGTH OF THE WALL

MECKLENBURG COUNTY CODE ENFORCEMENT RECEIVED
JAN 29 2003
REVIEWER | DATE APPROVED
BLD | 1/29/03
THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED ABOVE

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 7239 JAMES L. PITTS
1/24/03

STRUCTURAL ONLY
FILE #5179-00
PO BOX 48062
RALEIGH, NC 27624
(919) 878-5708

The "Avery"
SECOND FLOOR PLAN

ST LAWRENCE HOMES

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PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION.

HAYNES & WELCH ASSUMES NO LIABILITY FOR DIMENSIONAL FAILURES AND MISTAKES.

CODES AND CONDITIONS VARY THAT NON-CONFORM A LOCAL BUILDING ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

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