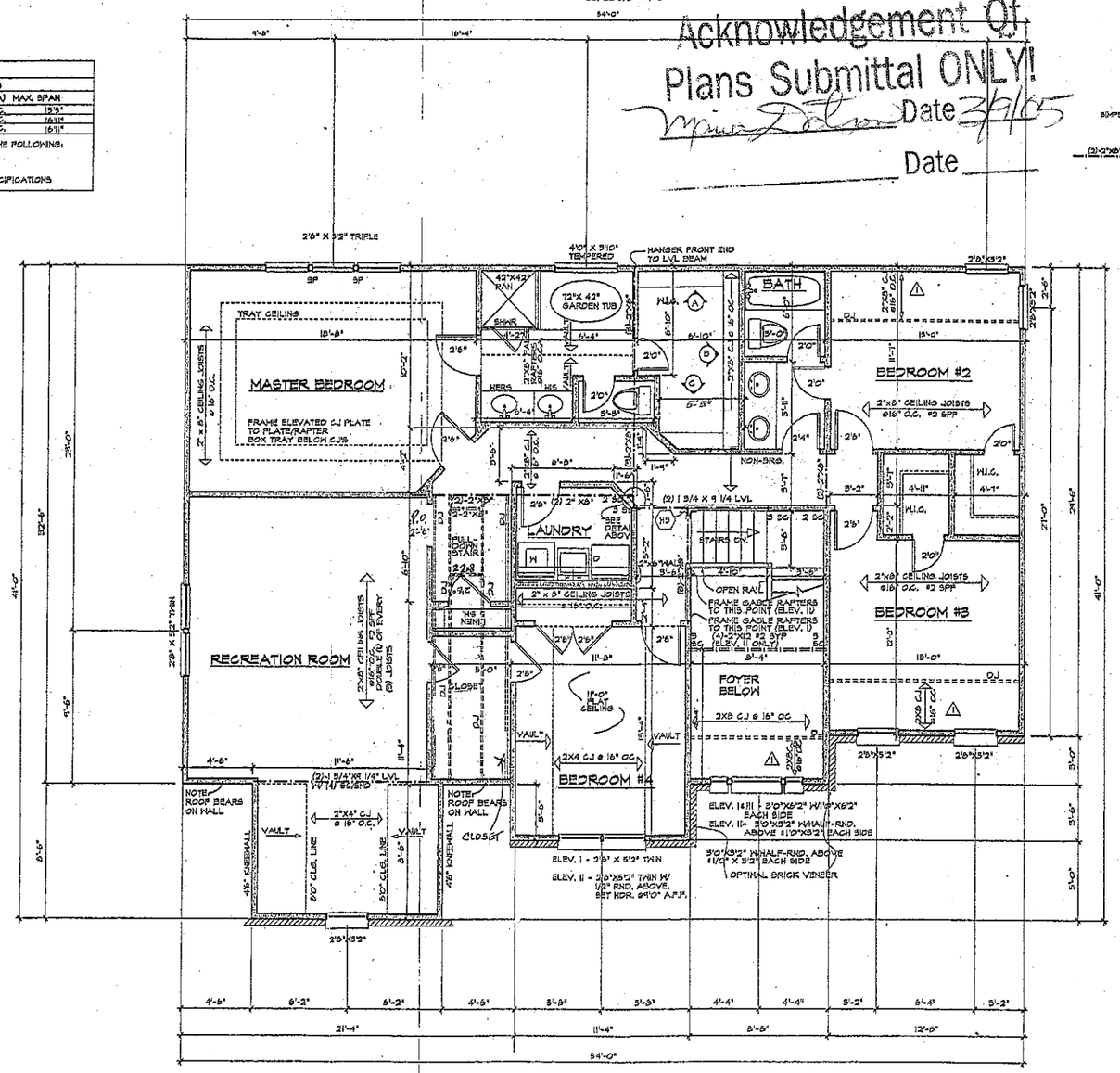


MASTER CLOSET DETAILS
SCALE 3/8" = 1'-0"

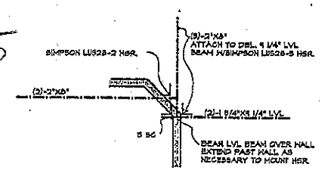
WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL)	MAX SPAN	L/480 (LL)	MAX. SPAN
SPF #2 @ 16" O.C.	15'2" O.C.	16'2"	16" O.C.	15'9"
SPF #2 @ 16" O.C.	15'2" O.C.	16'2"	12" O.C.	16'11"
SPF #2 @ 12" O.C.	16" O.C.	17'4"	12" O.C.	16'1"

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

Acknowledgement Of
Plans Submittal ONLY!
Date 3/9/05
Date



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



BEAM INTERSECTION DETAIL

H3 SIMPSON LUS28-3 HANGER

⚠ BRACE EXTERIOR HALL 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 CEILING/FLOOR JOISTS AND EXTENDING FOR 48" PERPENDICULAR TO THE BRACED WALL FOR THE FULL LENGTH OF THE WALL.

MECKLENBURG COUNTY CODE ENFORCEMENT RECEIVED
JAN 2 9 2003

	REVIEWER	INITIAL APPROVAL
BLD		

THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED ABOVE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7238 JAMES R. HAYNES
REGISTERED PROFESSIONAL ENGINEER

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

The "Avery"
SECOND 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.

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CODES AND CONDITIONS MAY VARY FROM LOCATION TO LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

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

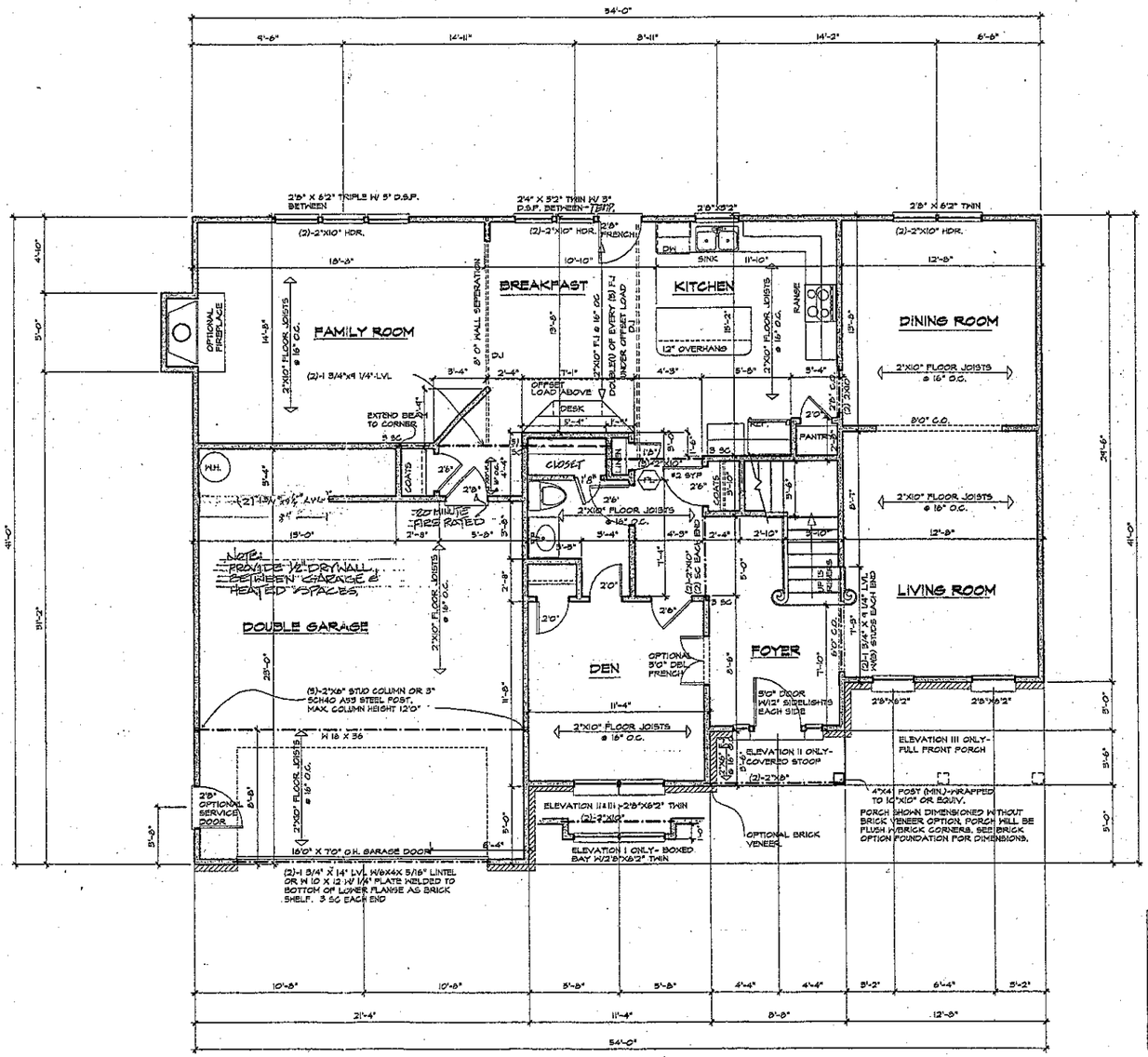
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DATE 06/22/02
980614

Acknowledgement Of
Plans Submittal ONLY!
Maria Olsen Date 3/4/05
Richard Koch Date 3-9-05

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.	15'2" O.C.	16'-2"	16" O.C.	15'5"
SPF #2 @ 16" O.C.	14'2" O.C.	16'2"	12" O.C.	14'11"
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 (NC) EDITION. THESE PLANS HAVE BEEN SEALED PER 2002 EDITION. LATER EDITIONS OF THE CODE SHALL SUPERSEDE THE 2002 EDITION PER THE EFFECTIVE DATE AS PROCLAIMED BY THE NC BUILDING CODE COUNCIL. ENGINEER NOT RESPONSIBLE FOR CHANGES IN CODE OR MANUFACTURER'S SPECIFICATIONS MADE AFTER SEAL DATE.
2) FRAMING LUMBER TO BE #2 S-P-F OR EQUAL UNLESS OTHERWISE NOTED (NOM.)
3) ALL LOAD BEARING EXTERIOR AND INTERIOR HEADERS TO BE (2)-2"x 10" DFL.
4) ALL STEEL BEAM AND PLATES TO BE PER ASTM A36 MIN STEEL. POSTS TO BE PER ASTM A500, STEEL ROCS TO BE PER ASTM A501. MINIMUM BEARING LENGTH FOR STEEL BEAMS TO BE 3-1/2" FULL WIDTH. MAXIMUM STEEL COLUMN HEIGHT TO BE 10'-0" 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 GIRDERS AND IN THE BASEMENT AREA. MINIMUM BEARING LENGTH TO BE 3-1/2" FULL WIDTH (FOR WOOD) MIN MAXIMUM STUD HEIGHT (FOR COLUMNS) TO BE 10'-0". BUILT UP COLUMNS TO BE NAILED TOGETHER WITH TWO (2) VERTICAL ROWS OF 16D NAILS @ 24" O.C. STAGGERED BETWEEN ALL ADJACENT MEMBERS.
6) ALL BEAM-TO-BEAM AND BEAM/JOIST-TO-JOIST CONNECTIONS TO BE WITH FACE HGHT. FULL HEIGHT HANGERS (U/O) WITH NO LEDGERS ALLOWED EXCEPT FOR SINGLE JOIST CONDITIONS. 18 GA. OR#8 SMALL LEDGERS TO BE USED TO CONNECT JOISTS SUPPORTING OFFSET LOAD ABOVE.
7) DESIGN LOADS:

CEILING JOISTS	- 10# DL, 40# LL
SLEEPING ROOMS & ATTICS	
W/ FIXED STAIRS	- 10# DL, 30# LL
ATTIC (STORAGE)	- 10# DL, 20# LL
ATTIC (NO STORAGE)	- 10# DL, 10# LL
RAFTERS	- 10# DL, 30# LL

8) DESIGN VALUES FOR LAMINATED VENEER LUMBER TO BE:

FB =	2800 PSI
FV =	285 PSI
E =	1900000 PSI

9) DIMENSIONAL AND CONSTRUCTION ERRORS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.
10) ENGINEERS SEAL OFFERED AS A LICENSE TO ORIGINAL PURCHASER OF PLANS ONLY. THESE NOTES APPLY TO ALL SHEETS OF THE DRAWING.

MECKLENBURG COUNTY CODE ENFORCEMENT RECEIVED
JAN 29 2003

REVIEWER	DATE APPROVED
BLC	

THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED ABOVE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22418 RICHARD KOCH

STRUCTURAL ONLY
FILE #5179-03
PO BOX 98062
RALEIGH, NC 27624
(919) 878-5708

SQUARE FOOTAGE

FIRST FLOOR	-1410
SECOND FLOOR	-1717
TOTAL HEATED	-3127
OPEN AREA	- 139
GARAGE	-528

ADD 18 SQ. FT. PER EACH OPTIONAL BAY WINDOW. FOOTAGE DOES NOT INCLUDE BRICK VENEER (OPTIONAL)

The "Avery"
FIRST FLOOR PLAN

ST LAWRENCE HOMES

HAYNES & WELCH, INC.
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DATE
05/22/02
980614