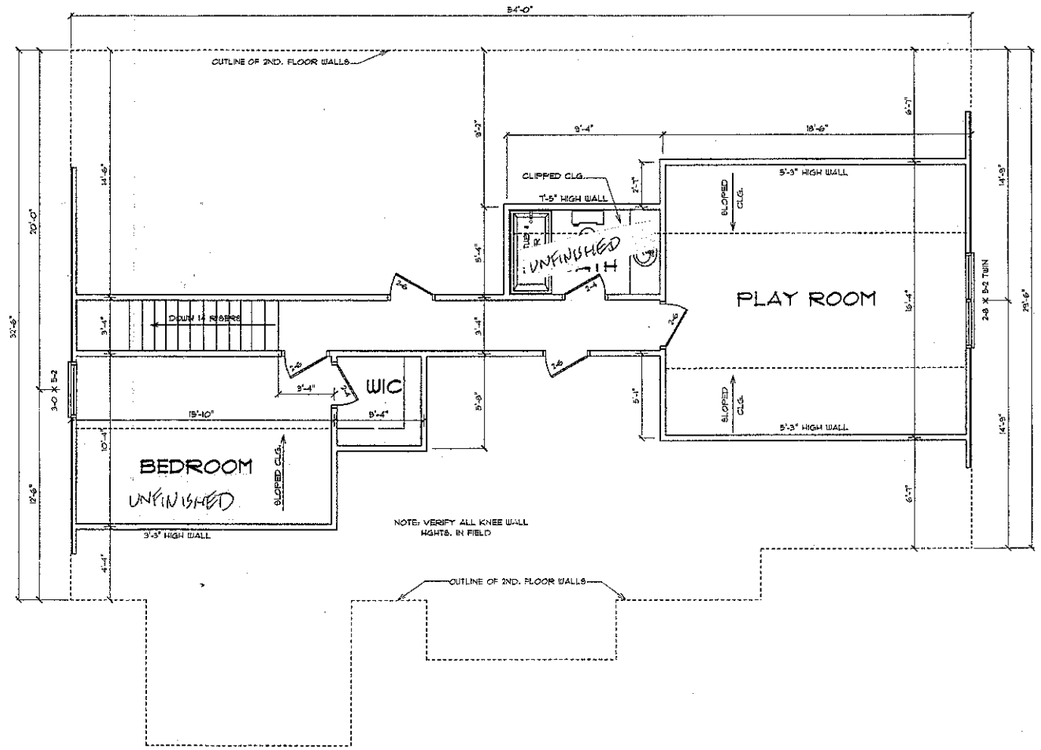
COPYRIGHT HOUSE PLAN SERVICE



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

THE AVERY

DO NOT SCALE DRAWING !!!

THIS SET OF DOCUMENTS HAS BEEN PROFESSIONALLY PREPARED AND ALL CARE TAKEN TO AVOID ANY MISTAKES, ERRORS, AND/OR OMISSIONS TO THE EXTENT PERMITTED WITHIN THE ORIGINAL CLIENT AGREEMENT. THE PREPARER CANNOT ASSUME LIABILITY OR GUARANTEE AGAINST TECHNICIAN ERRORS, BUILDING CODE CHANGES, OR JOB SITE CONDITIONS THAT MAY REQUIRE ALTERATION AND/OR DEVIATION FROM THESE PLANS. THEREFORE, THE CONTRACTOR/BUILDER SHALL CONFIRM AND VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAME. THE OWNER SHALL NOTIFY THE DESIGNER OF RECORD OF ANY VARIATIONS, DIMENSIONS AND/OR JOB SITE CONDITIONS DIFFERENT THAN THOSE SHOWN HEREIN.

THIS DRAWING IS THE PROPERTY OF THE DESIGNER. REPRODUCTION OR REUSE IN PART OR WHOLE, WITHOUT WRITTEN PERMISSION IS FORBIDDEN.
©COPYRIGHT HOUSE PLAN SERVICE

617 4

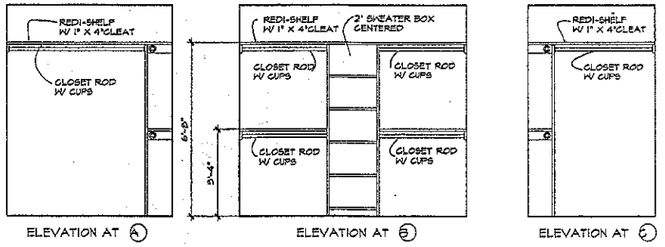
HOUSE PLAN SERVICE 2003

AIBD
member of American Institute of Building Design

ST. LAWRENCE HOMES
LAKE NORMAN PLAZA
WEST CATAWBA AVENUE
SUITE 201C
CORNELIUS, NORTH CAROLINA 28031

HOUSE PLAN SERVICE
DRAFTING & DESIGN
MICHAEL CHITWOOD, DESIGNER
OFFICE PHONE: (704) 548-9240
1803 HAMPSHIRE COURT
CHARLOTTE, N. CAROLINA 28269
www.houseplanservice.com

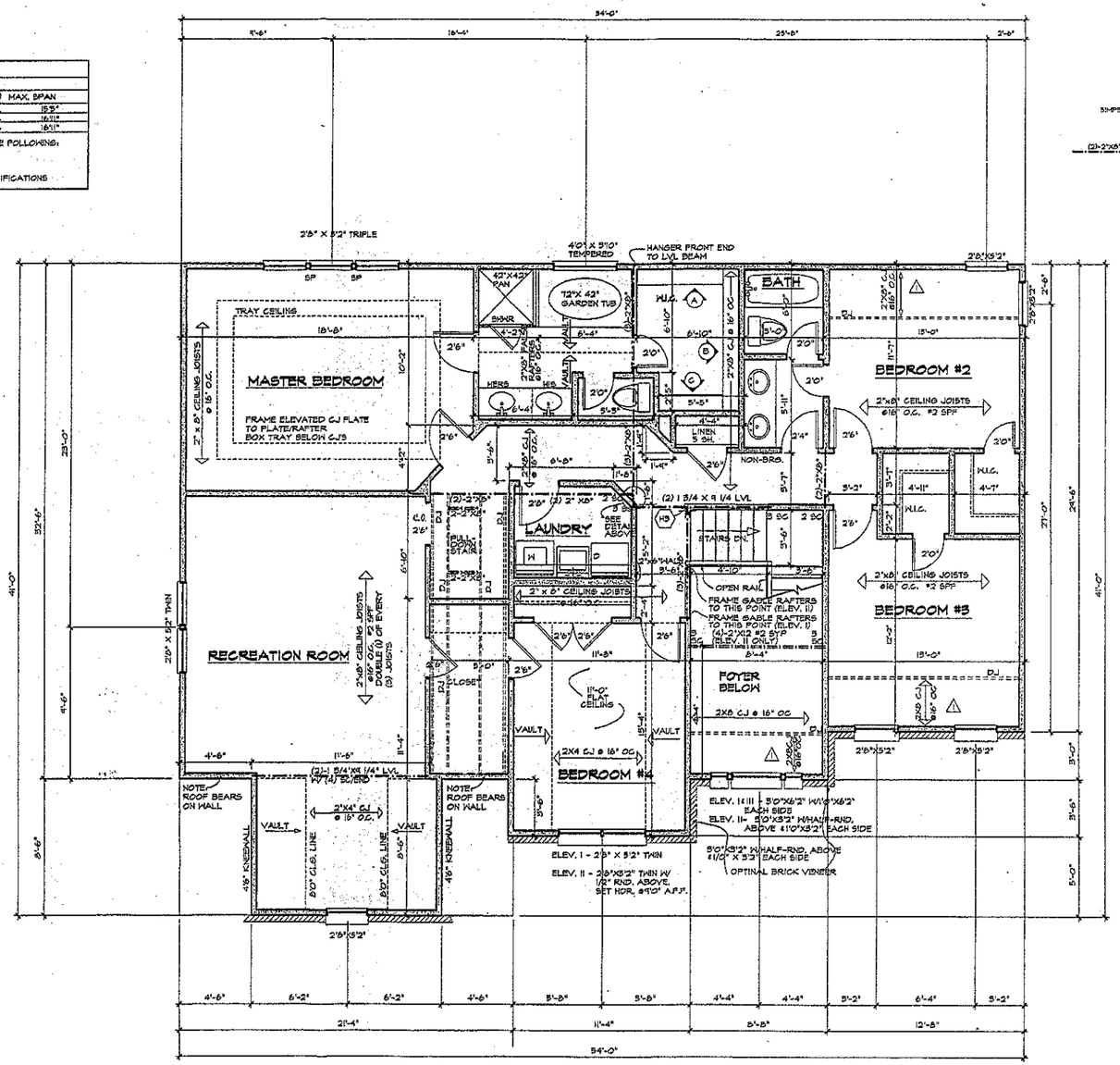
DATE: OCT. 2003
DRAWN BY: MC
JOB NAME: AVERY
SHEET NO.
OF SHEETS



MASTER CLOSET DETAILS

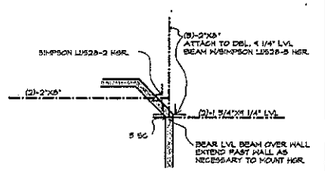
SCALE 3/8" = 1'-0"

WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL/A)	MAX SPAN	L/480 (LL/A)	MAX. SPAN
SPF #2 @ 16" O.C.	15'-2" O.C.	16'-3"	16" O.C.	15'-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				



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



BEAM INTERSECTION DETAIL

HS SIMPSON LUS28-3 HANGER

⚠ BRACE EXTERIOR WALL WITH LOOKOUT JOISTS AND SUPPORTING DOUBLE OR TRIPLE JOIST AS NOTED OR WITH A DIAPHRAGM OF 1/2" STRUCTURAL SHEATHING FASTENED TO THE TOP PLATE AND CEILING/FLOOR JOISTS AND EXTENDING FOR 40" PERPENDICULAR TO THE BRACED WALL FOR THE FULL LENGTH OF THE WALL.

WAKE COUNTY INSPECTIONS DEPARTMENT
JAN 2 9 2003
REVIEWED
BLD
THESE PLANS MUST NOT BE ALTERED AS APPROVED. PLANS ON SITE WHEN REQUESTED.

STRUCTURAL ONLY
FILE #5179-00
PO BOX 18062
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.

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

CODES AND TERMITERIS MAY VARY WITH LOCATION, & 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

©COPYRIGHT 2002
HAYNES & WELCH
ALL RIGHTS RESERVED

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 10/24/02 SEAL 7259 CHARLES T. HAYNES

DATE 05/22/02

980614

4BDRM.

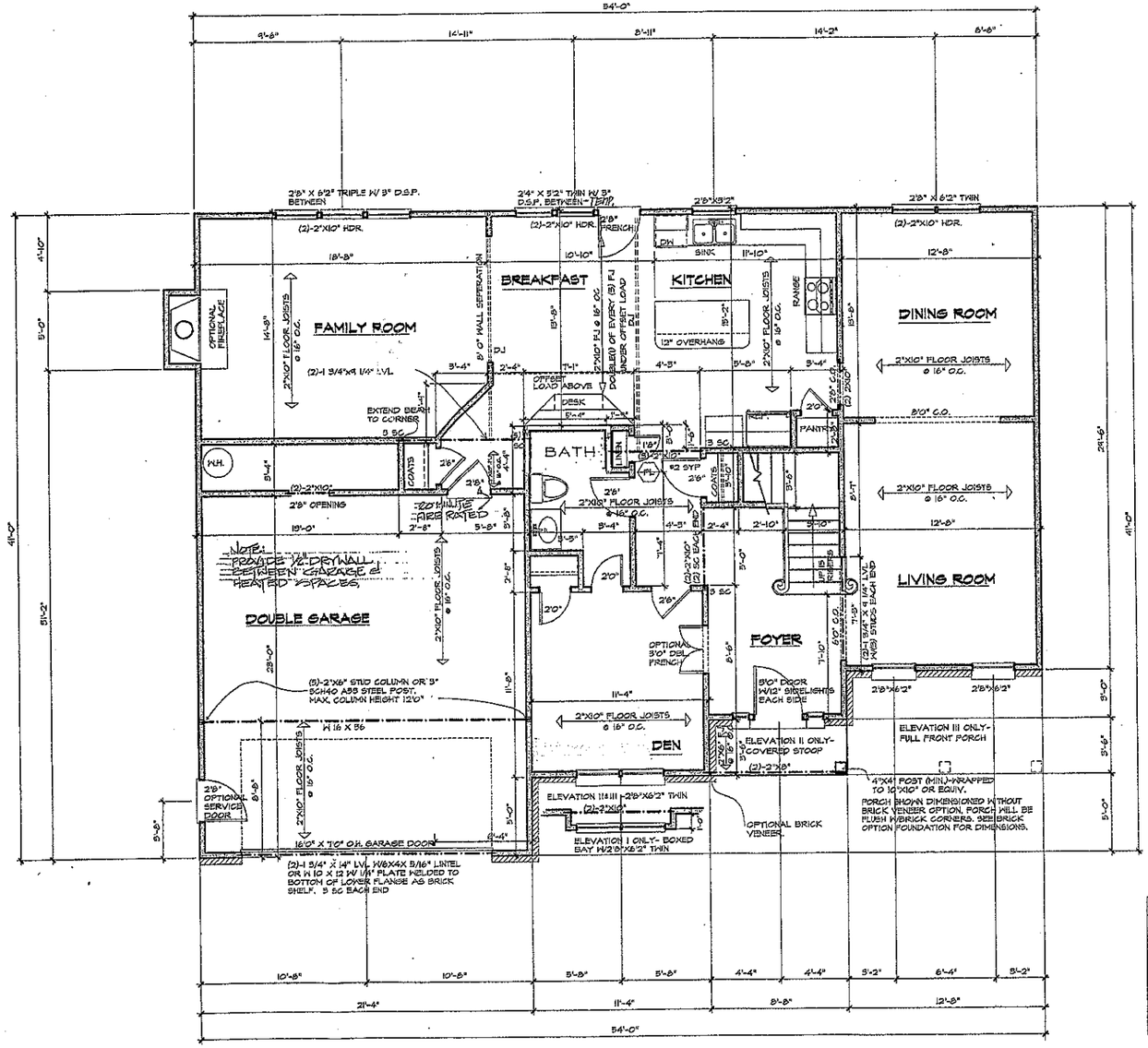
Acknowledgement Of
Plans Submittal ONLY!

W Sparks Date 4/15/05

DurandKoch Date 4/15/05

WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL)	MAX SPAN	L/180 (LL)	MAX SPAN
SPF #2 @ 16" O.C.	14'2" O.C.	16'2"	16" O.C.	15'5"
SPF #2 @ 16" O.C.	15'2" O.C.	16'2"	12" O.C.	16'11"
SPF #2 @ 12" O.C.	16' O.C.	17'1"	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



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL ENGINEERING NOTES

(CONSTRUCTION TO BE PER THE NC STATE RESIDENTIAL CODE, 2002 (RC) EDITION. THESE PLANS HAVE BEEN SEALED PER 2002 EDITION LATER EDITION OF THE CODE SHALL SUPERCEDE THE 2002 EDITION PER THE EFFECTIVE DATE AS PRESCRIBED BY THE NC BUILDING CODE COUNCIL. ENGINEER NOT RESPONSIBLE FOR CHANGES IN CODE OR MANUFACTURES SPECIFICATIONS MADE AFTER SEAL DATE.

2) FRAMING LUMBER 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 FLITCH PLATES TO BE PER ASTM A36 MIN. STEEL POSTS TO BE PER ASTM A595, STEEL BOLTS TO BE PER ASTM A307, MINIMUM BEAM BEARING LENGTH FOR STEEL BEAMS TO BE 5-1/2" FULL WIDTH. MINIMUM STEEL COLUMN HEIGHT 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/CEILING AREA OVER GARAGES AND IN USE CALLEAND AREA. MINIMUM BEAM BEARING LENGTH TO BE 1-1/2" 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 10d NAILS 12" O.C. STAGGERED BETWEEN ALL ADJACENT MEMBERS.

6) ALL BEAM-TO-BEAM AND BEAM/HEADER-TO-JOIST CONNECTIONS TO BE WITH FACE MOUNT, FULL HEIGHT HANGERS (U.O.N.) WITH NO LEDGERS ALLOWED EXCEPT FOR SINGLE JOIST CONDITIONS. SLOPED CASE SHALL LEDGERS MAY BE USED TO CORRECT JOISTS SUPPORTED OFFSET LOAD ABOVE.

7) DESIGN LOADS:
DWELLING UNITS - 10# DL, 40# LL
SLEEPING ROOMS & ATTICS W/ FIXED STAIRS - 10# DL, 30# LL
ATTIC (NO STORAGE) - 10# DL, 20# LL
RAFTERS - 10# DL, 20# LL

8) DESIGN VALUES FOR LAMINATED VENEER LUMBER TO BE:
FB = 2600 PSI
FV = 285 PSI
E = 1900000 PSI
MIN LOAD - 50 MPH

9) DIMENSIONAL AND CONSTRUCTION ERRORS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

10) ENGINEER'S 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
BLD | 1/29/03
THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED ABOVE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7239 DAVID A. KOCH

STRUCTURAL ONLY
FILE #5179-00
PO BOX 95062
RALEIGH, NC 27624
(919) 878-5708

SQUARE FOOTAGE	
FIRST FLOOR	-1410
SECOND FLOOR	-1717
TOTAL HEATED	-3127
OPEN AREA	- 154
GARAGE	-528

ADD 15 SQ. FT. PER EACH OPTIONAL BAY WINDOW. FOOTAGE DOES NOT INCLUDE BRICK VENEER (OPTIONAL)

ADBD

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.

HOUSE & PLAN ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.

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

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

©COPYRIGHT 2002
HAYNES & WELCH
ALL RIGHTS RESERVED

DATE 05/22/02
980614