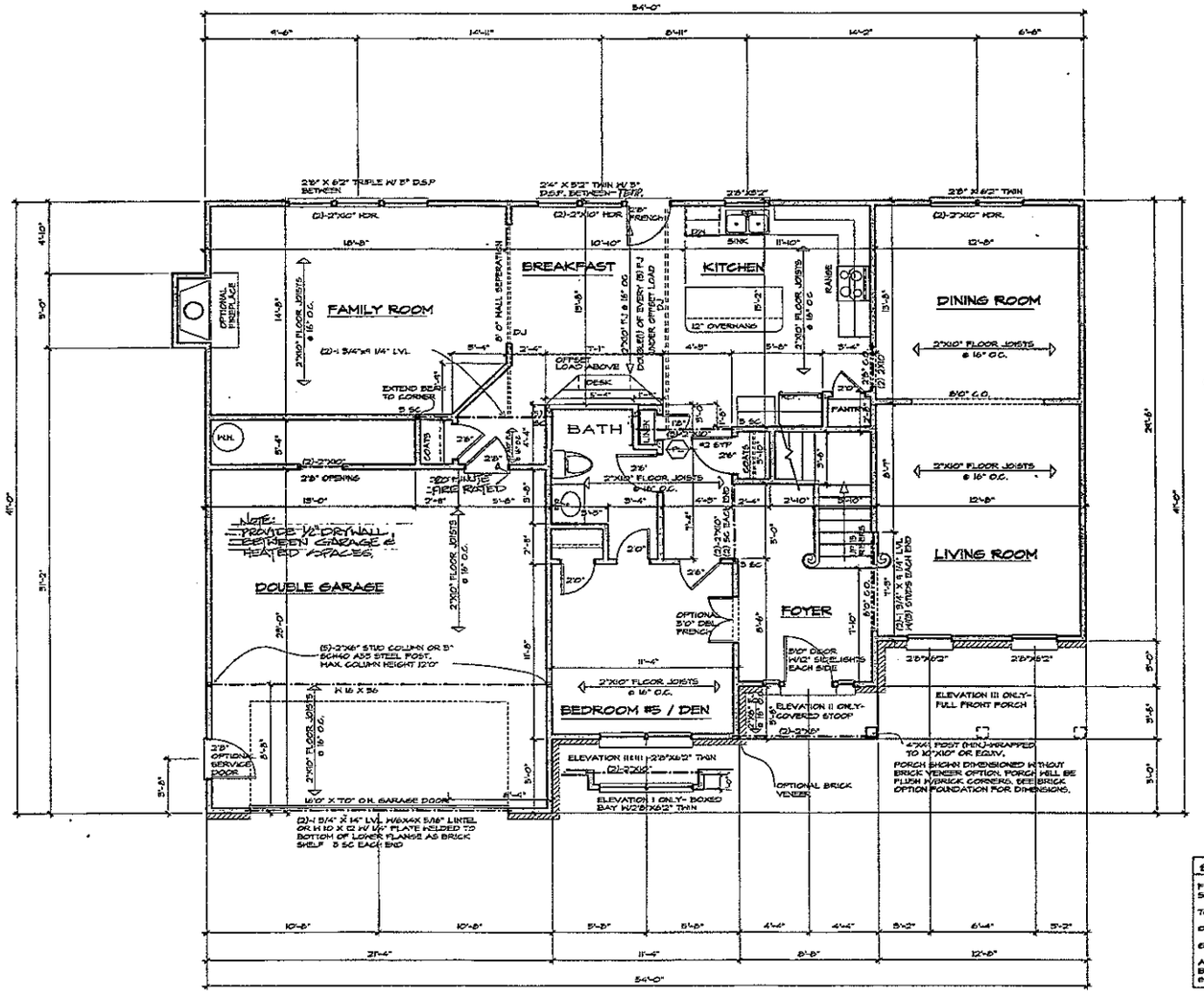
WOOD I JOIST OPTION				
2" X 10" IS SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LIVE)	MAX SPAN	L/480 (LIVE)	MAX. SPAN
50PSF NO SLOPE	16" O.C.	16'-2"	16" O.C.	15'5"
50PSF NO SLOPE	19.2" O.C.	15'-2"	19.2" O.C.	14'-11"
50PSF NO SLOPE	12" O.C.	16'-1"	12" O.C.	16'-1"

WOOD I-JOISTS SHALL BE 9 1/2" DEPTH AND ONE OF THE FOLLOWING.
AJI-410 BY BOISE CASCADE
BCI 4000 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 N.C. STATE RESIDENTIAL CODE, 2002 2ND EDITION. THESE PLANS WHICH WERE SEALED FOR 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 MANUFACTURERS SPECIFICATIONS MADE AFTER SEAL DATE.
2) FRAMING LUMBER TO BE SYP OR EQUAL UNLESS OTHERWISE NOTED ON PLANS
3) ALL LOAD BEARING EXTERIOR AND INTERIOR HEADERS TO BE (2) - 2" X 10" MIN.
4) ALL STEEL, WELDED AND FLITCH PLATES TO BE PER ASTM A36 MTN STEEL. BOLTS TO BE PER ASTM A325. STEEL BOLTS TO BE PER ASTM A325. MINIMUM BEAM BEARING LENGTH FOR STEEL BEAMS TO BE 3-1/2" FULL WIDTH. MINIMUM STEEL COLUMN HEIGHT TO BE 3" FLOOR.
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. BEARING BLOCKING TO THE FLOOR/FOUNDATION AREA OVER BROKEN AND IN THE BUILDING AREA. WOOD BEAM BEARING LENGTH TO BE MIN FULL WIDTH (FOR WOOD) MTN MINIMUM BEARING HEIGHT (FOR COLUMNS) TO BE 10'-0". BUILT UP COLUMNS TO BE NAILED TOGETHER WITH TWO (2) VERTICAL ROWS OF 16D SINKER 12" O.C. STAGGERED BETWEEN ALL ADJACENT MEMBERS.
6) ALL BEAM-TO-BEAM AND BEAM/GIRDER-TO-JOIST CONNECTIONS TO BE MTN FACE MOUNT, FULL HEIGHT HANGERS. SEAT MTN LEDGERS ALLOWED EXCEPT FOR SINGLE JOIST CONNECTIONS. 2x NO. GRADE SMALL LEDGERS BE USED TO CONNECT JOISTS SUPPORTED EITHER LOAD ABOVE.
7) DESIGN LOADS:
TOP FLOOR LIVING AREAS - 30 PSF, 40 PSF LL
SLEEPING ROOMS & ATTICS - 10 PSF DL, 30 PSF LL
W/ TILED STAIRS - 10 PSF DL, 50 PSF LL
ATTIC STORAGE - 10 PSF DL, 20 PSF LL
ATTIC NO STORAGE - 10 PSF DL, 10 PSF LL
DECKING - 10 PSF DL, 30 PSF LL
8) DESIGN VALUES FOR LAMINATED VENEER LUMBER TO BE:
FB = 2600 PSI
FV = 285 PSI
E = 1900000 PSI
WOOD LOAD = 20 MTH
9) CONTRACTOR, AND CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10) THE 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
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BY: [illegible]
THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED BELOW

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17290 JAMES WEST PETTY

STRUCTURAL ONLY
FILE #5178-00
PO BOX 98062
RALEIGH, NC 27624
(919) 878-5708

SQUARE FOOTAGE	
FIRST FLOOR	=1410
SECOND FLOOR	=1117
TOTAL HEATED	=2527
OPEN AREA	= 194
GARAGE	=528

ADD 13 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.
RESIDENTIAL DESIGNERS
8320 Falls Of Neuse Rd., Suite 111 Raleigh, North Carolina 27615 919-847-8828

FRAMING AND FOOTING SIZES SHOWN ARE MINIMUMS AS SHOWN BASIC STRUCTURAL CONSIDERATIONS.

BUILDER & TRADE ASSUMES NO LIABILITY FOR CONSTRUCTION PRACTICES AND PROCEDURES.

USING ANY CONCEPTS MAY NOT BE VALID IN ALL LOCALITIES, BUILDER OR CONTRACTOR SHOULD BE CONSULTED BEFORE CONSTRUCTION.

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DATE 08/22/03
980614

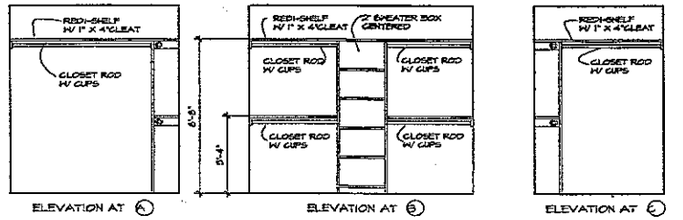
Acknowledgement Of Plans Submittal ONLY!

Date 4/23/03

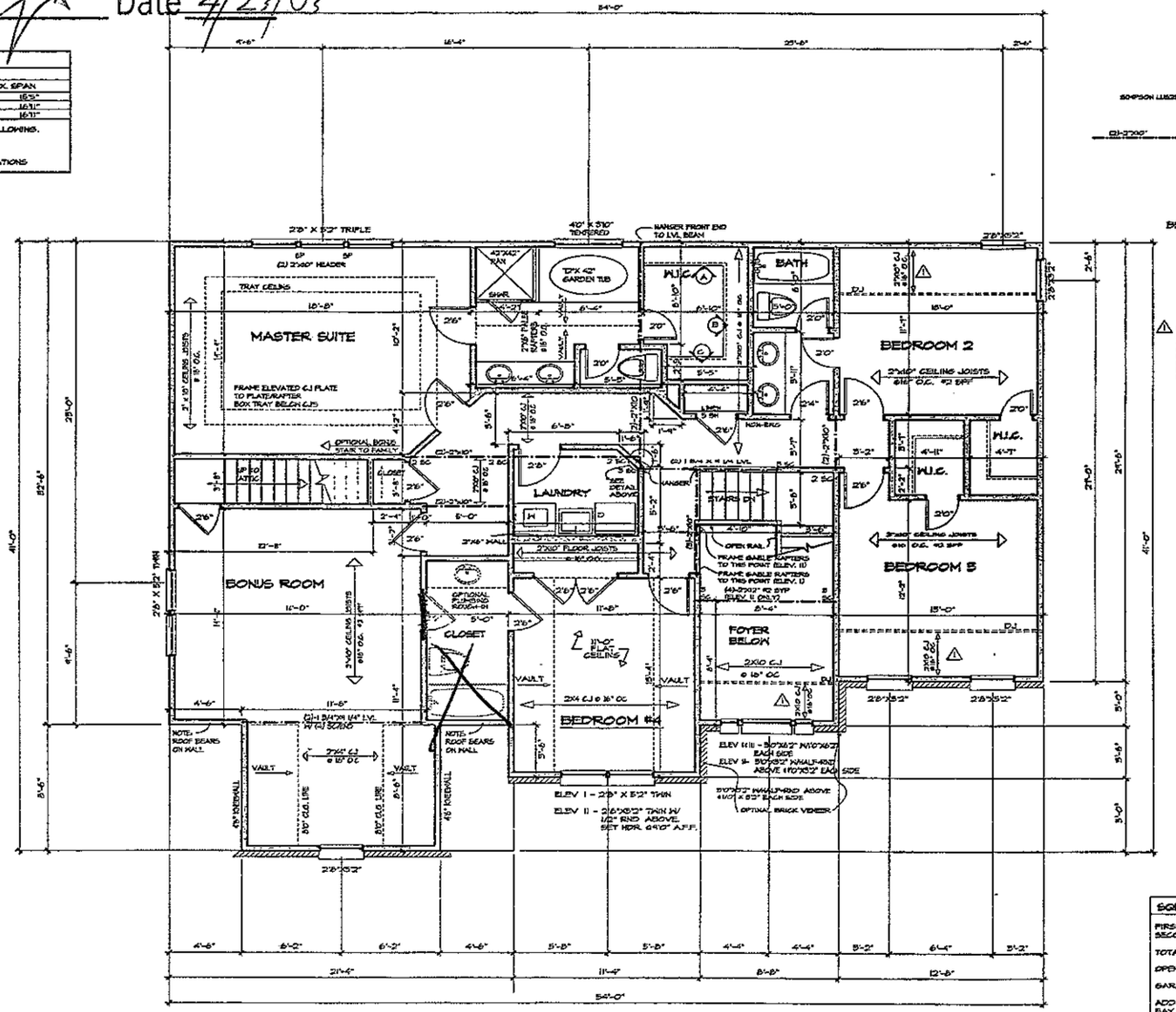
Date 4/23/03

WOOD I JOIST OPTION				
2" X 10" I'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL/)	MAX SPAN	L/180 (LL/)	MAX SPAN
SPF #2 @ 16" O.C.	10'-2"	16'-2"	16" O.C.	16'-5"
SPF #2 @ 16" O.C.	14'-2"	16'-1"	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.
TJI 360'S BY TRUS JOIST MACMILLIAN
INSTALL JOISTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS

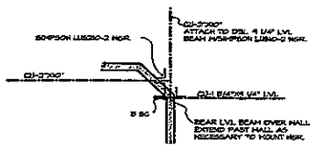


MASTER CLOSET DETAILS
SCALE 3/8" = 1'-0"



SECOND FLOOR PLAN
W/WALK-UP ATTIC OPTION "C"
SCALE 1/4" = 1'-0"

*USE WITH STANDARD FLOOR I OR BONUS STAIR OPTION "B" ONLY



BEAM INTERSECTION DETAIL

⚠ BRACE EXTERIOR WALL WITH LOOKOUT JOISTS AND SUPPORTING DOUBLE 2X8 TRIPLE JOIST AS NOTED ON; WITH A DIAPHRAGM OF 1/2" STRUCTURAL SHEATING 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 29 2003
REVISION
T-SEE PLANS SHALL NOT BE ACCEPTED AS APPROVED PLANS UNLESS IT BEARS THE DATE ABOVE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7218 JAMES L. PILLOW ENGINEERING, L.L.P.

STRUCTURAL ONLY
FILE #5178-00
PO BOX 58062
RALEIGH, NC 27624
(919) 878-5708

SQUARE FOOTAGE	
FIRST FLOOR	-1410
SECOND FLOOR	-1711
TOTAL HEATED	-3121
OPEN AREA	- 154
GARAGE	-528

ADD 10 SQ. FT. PER EACH OPTIONAL BAY WINDOW. FOOTAGE DOES NOT INCLUDE BRICK VENEER (OPTIONAL)

The "Avery"

ST LAWRENCE HOMES
3 BR 2 BA W/ ATTIC OPTION "C"

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

DRAWINGS MUST MEET ALL BUILDING AND STANDARDS BEING ENFORCED.

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CODES AND STANDARDS MAY VARY WITH LOCATION & LOCAL OFFICIALS, INSPECTORS OR ENGINEERS SHOULD BE CONSULTED BEFORE CONSTRUCTION.

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