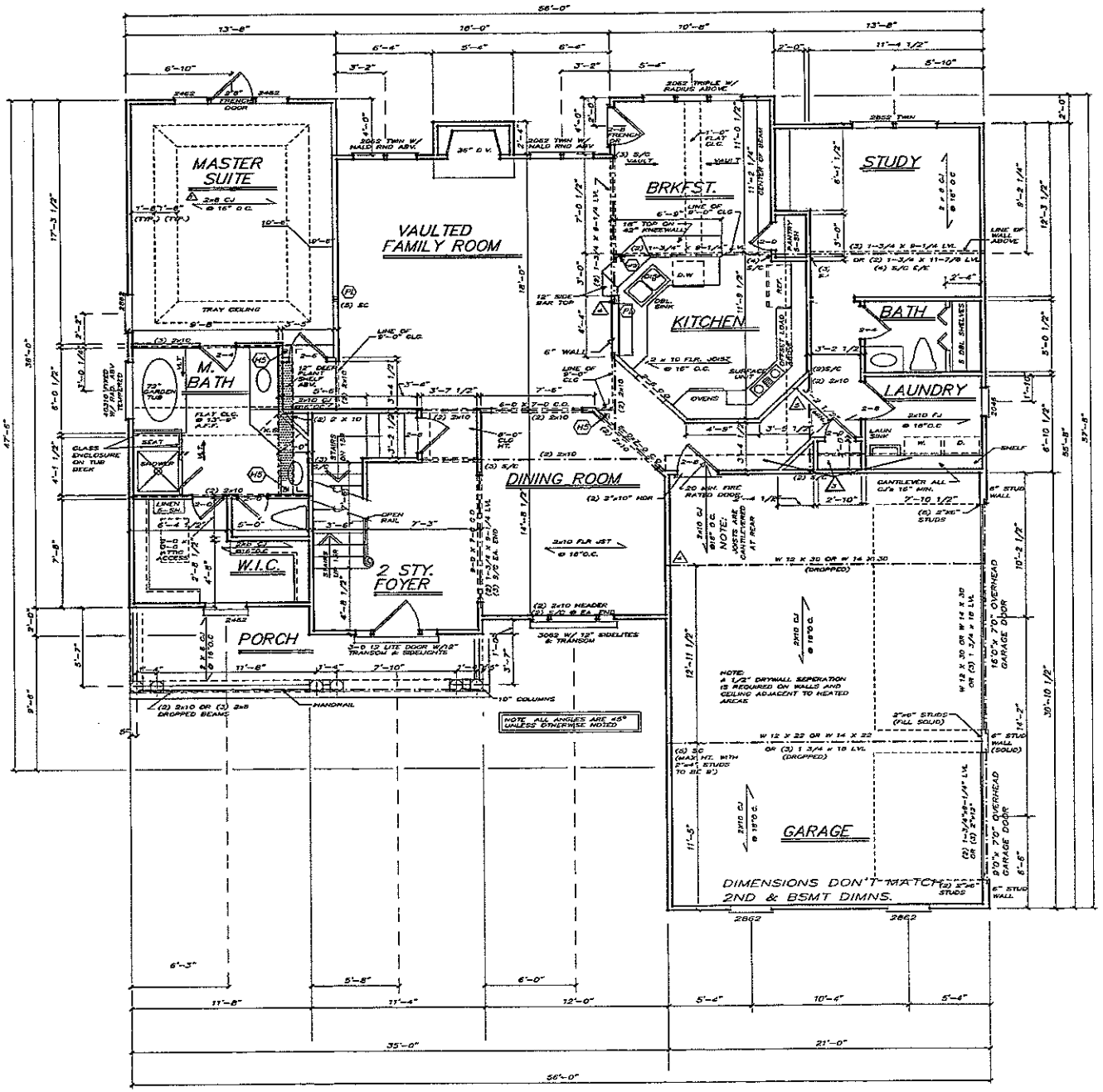


FIRST FLOOR PLAN

1/4" = 1'-0"

WOOD I-JOIST OPTION		
2"x10" SPECIFIED	WOOD I-JOIST SPACING L/360 (LLA)	MAX. SPA
SPF #2 @ 16"O.C.	18.2" O.C.	16'-8"
SPF #2 @ 16"O.C.	19.2" O.C	16'-2"
SPF #2 @ 12"O.C.	16" O.C.	17'-1"

WOOD I-JOIST SHALL BE 9-1/2" DEPTH
AJS-10 MFG. BY BOISE CASCADE
BCI 400S MFG. BY BOISE CASCADE
TJI 130TS MFG. BY TRUS JOIST MAC
INSTALL JOIST PER MFG. SPECIFICAT

GENERAL ENGINEERING N

1) CONSTRUCTION TO BE PER THE NORTH CAROLINA RES
CODE, 2003 IRC EXTERNAL LATEN EDITIONS OF
SUPERSEDE THE 2002 EDITION PER THE EFFECT
PRESCRIBED BY THE NC BUILDING CODE COUNC
LAW BEING STATED PER THE 2002 EDITION
RESPONSIBLE FOR CHANGES IN CODE OR
SPECIFICATIONS MADE AFTER THE SEAL DATE.

2) FRAMING LUMBER TO BE #2 S-P-F OR EQUAL UNL
DIMENSE. (U.N.O.)

3) ALL LOAD BEARING INTERIOR & EXTERIOR HEADE
(2) 2" x 10" (U.N.O.)

4) ALL STEEL I-BEAMS AND FLITCH PLATES TO BE
WITH STEEL POST TO BE PER ASTM A500, STEEL
PER ASTM A 500 MINIMUM YIELD BEARING LENG
BEAMS TO BE 3-1/2" FULL WIDTH, MINIMUM
TO BE 10" (U.N.O.)

5) ALL BEAM SUPPORT COLUMNS TO BE A MINIMUM
STUDS OR AS SPECIFIED ON THE DRAWINGS AND
DOWN TO THE FOUNDATION OR SUPPORT BEAM
BLOCKING AT THE FLOOR/FOUNDATION AREA OVER
IN THE BILLIARDS AREA, WOOD BEAM MINIMUM
TO BE 5-1/2" FULL WIDTH WITH MAXIMUM STE
(GLUED) TO BE 10" O.C. AND 3-2" COLUMNS
TOGETHER WITH TWO (2) VERTICAL ROWS OF
(STAGGERED) BETWEEN ALL ADJACENT MEMBERS

6) ALL BEAM-TO-BEAM AND BEAM/GIRDER-TO BEAM/GIR
TO BE WITH FACE MOUNT, FULL HEIGHT MATERIAL
NO LEDGERS ALLOWED, EXCEPT FOR SINGLE JOI
IN NO CASE SHALL LEDGERS BE USED TO CONN
SUPPORTING OFFSET LOAD ABOVE.

7) DESIGN LOADS:

DWELLING UNITS:	40
SLEEPING @ ATTICS W/FIXED STAIRS	30
ATTIC -(STORAGE)	10
ATTIC -(NO STORAGE)	10
RAFTERS	10

8) DESIGN VALUES FOR LAMINATED VENEER LUMBE
Fb = 2600 PSI
Fv = 285 PSI
E = 1800000 PSI
SEAD 1040 - 90 MPH

9) DIMENSIONAL AND CONSTRUCTION ERRORS MUST BE
RESPONSIBILITY OF THE ENGINEER.

10) ENGINEER SEAL AFFIXED AS A LICENSE TRANSFER
PURCHASER OF PLANS ONLY. THESE NOTES
TO ALL SEALED SHEETS.

A FRAMIC CJ's FROM PLATE PLATE AND BOX TRAY. BELOW WITH 2" x MATL. C ATTACH ENDS OF CJ's TO RAFTERS W/ (1) 12d NA

A (2) 2"x10"

A CANTILEVER JOISTS 1'-4" (MIN) PAST REAR GARAG WALL.

A 3" EDN-40 A53 STL. POS OR (3) 2"x6" FTUSS.

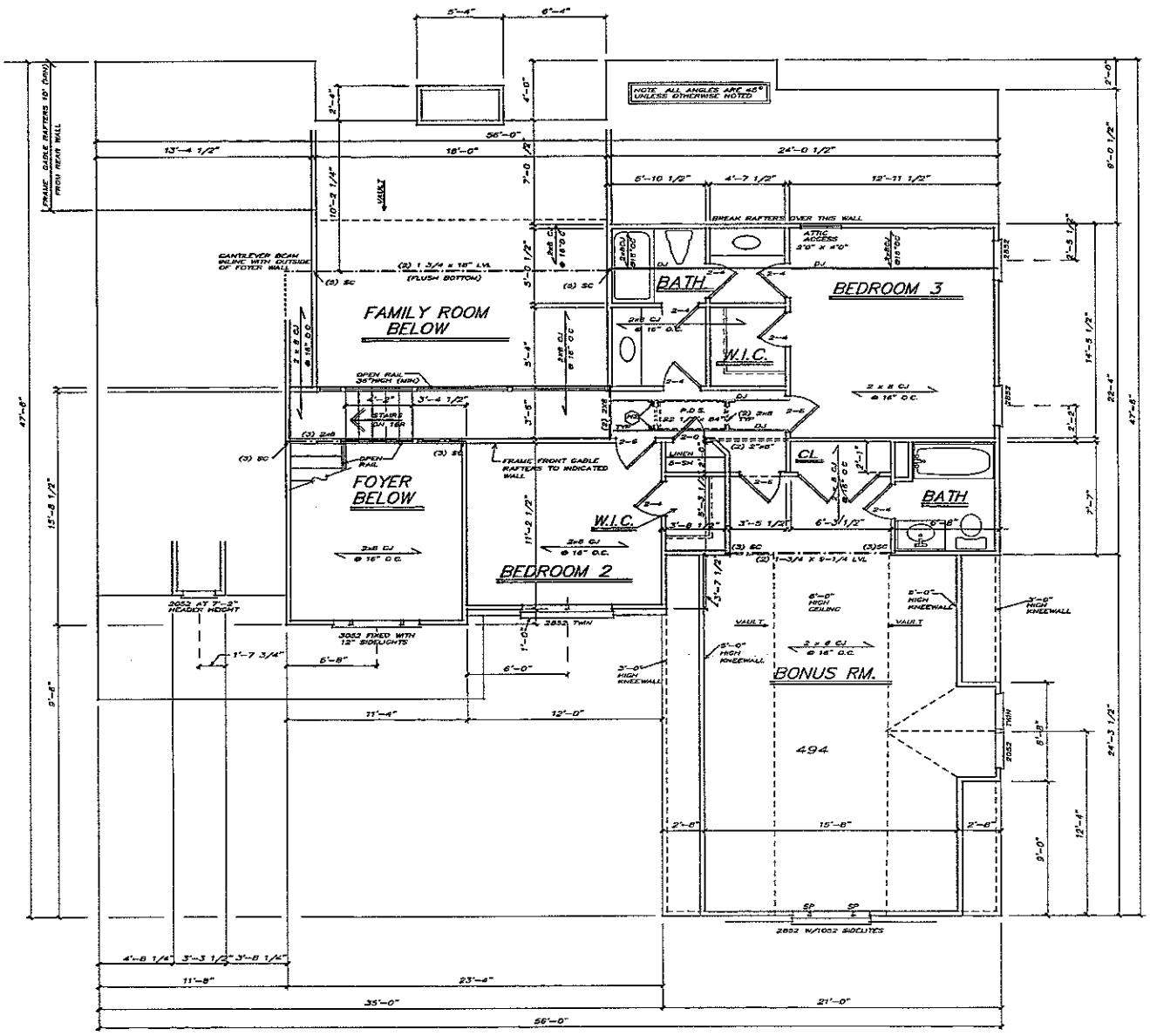
A ATTACH FLOOR JOISTS OFFSET LOAD TO BEAM

HS SIMPSON #LUC210--2 HANGER. INSTALL WITH 16d NAILS.

HF2 SIMPSON #FHUS410 HANGER. INSTALL WITH 16d NAILS.

SQUARE FOOTAGE	
FIRST FLOOR	1761 SQ. FT.
SECOND FLOOR	584 SQ. FT.
TOTAL	2345 SQ FT.
BONUS	492 SQ. FT.
UNFINISH BASEMENT	1,806 SQ. FT.
TOTAL (FIN&UNFIN)	4643 SQ FT.

NOTE.
BEAMS HAVE BEEN SIZED FOR CONTINUOUS (INTERMEDIATE) SPAN JOIST LOADING AND ARE SUITABLE FOR I-JOIST FRAMING SPECIFIED BY OTHERS.



SECOND FLOOR PLAN

1/4" = 1'-0"

Acknowledgement Of