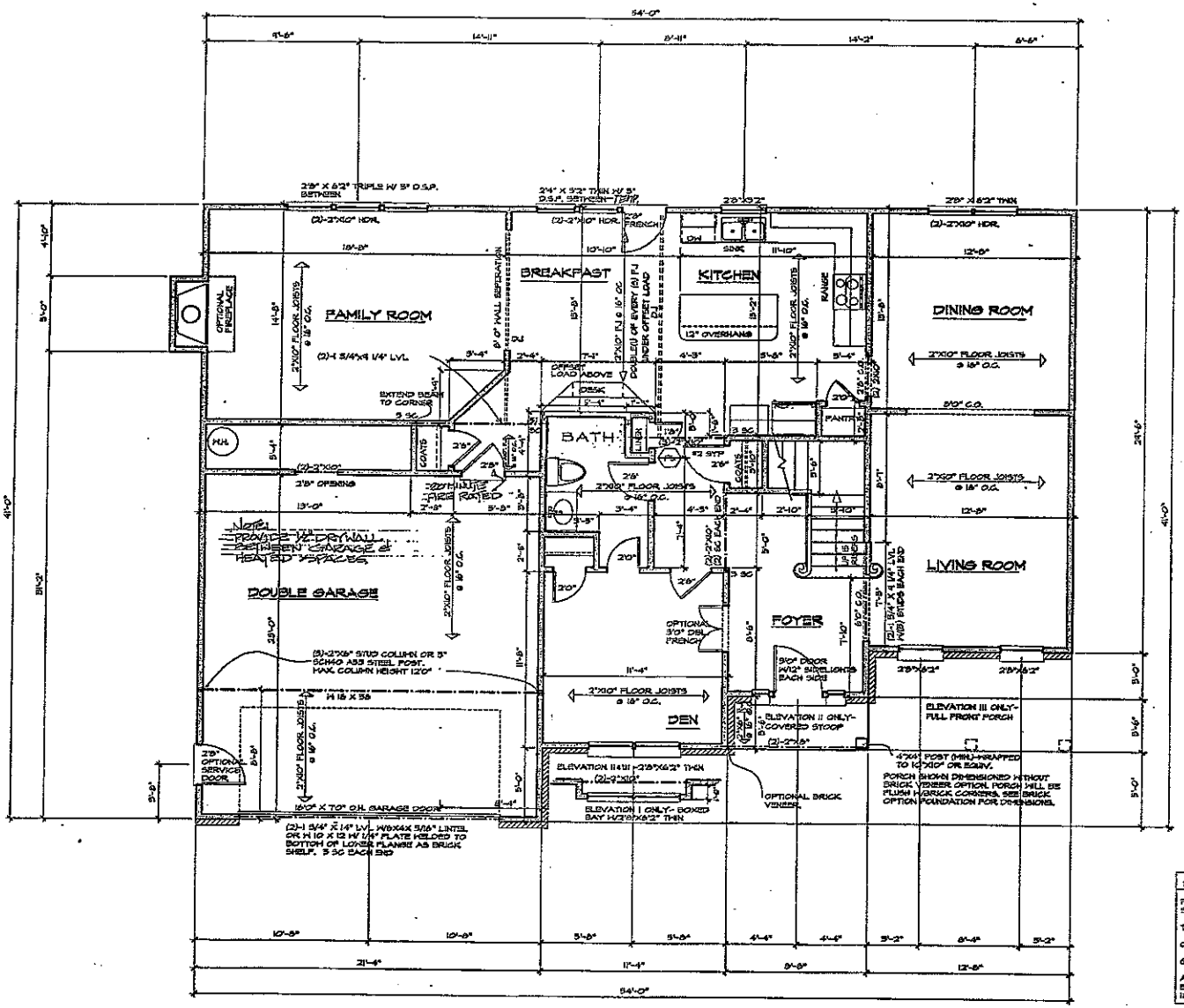
Acknowledgement Of Plans Submittal ONLY!

Date 4/28/03

Date 4/29/03

WOOD I JOIST OPTION				
2" X 10" S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL)	MAX SPAN	L/480 (TL)	MAX SPAN
SPF #2 @ 12" O.C.	14'2" O.C.	16'3"	15'1" O.C.	19'5"
SPF #2 @ 16" O.C.	14'2" O.C.	16'3"	12'4" O.C.	18'11"
SPF #2 @ 12" O.C.	16' O.C.	17'1"	12" O.C.	18'11"

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 230TS 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 FOR THE NC STATE RESIDENTIAL CODE, 2003 EDITION. THESE PLANS HAVE BEEN DESIGNED FOR 2003 CODES. LATER EDITIONS OF THE CODE SHALL SUPERCEDE THE 2003 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.

DIMENSIONS ARE TO BE TO 1/4" OR EQUAL SPACES CONFORM TO MODULAR BASIS.

SMALL LOAD BEARING EXTERIOR AND INTERIOR HEADERS TO BE (2) - 2" X 10" SPF#2 OR EQUIV.

ALL STEEL, I-BEAMS AND PLATES PLACED TO BE PER ASTM A36 MIN YIELD STEEL. POSTS TO BE PER ASTM A500, GRADE B, TO BE PER ASTM A501. MINIMUM BEAM BEARING LENGTH FOR STEEL BEAMS TO BE 3-1/2" FULL WIDTH. MINIMUM STEEL COLUMN WIDTH TO BE 10" EACH.

SMALL 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. MULTIPLE COLUMNS IN THE FLOOR/FOUNDATION AREA OVER KNEE WALL AND IN THE CRAWLSPACE AREA, MINIMUM BEARING LENGTH TO BE 1-1/2" FULL WIDTH FOR WOOD AND MINIMUM BEARING LENGTH TO BE 3-1/2" FULL WIDTH FOR STEEL.

ALL BEAM-TO-BEAM AND BEAM-TO-POST CONNECTIONS TO BE MIN. FACE NAIL, FULL HEIGHT MINIMUM 3 NAIL HEIGHT LOCATED ALLOWED EXCEPT FOR SINGLE JOIST CONDITIONS. IN NO CASE SHALL LUMBER BE USED TO CONNECT JOISTS SUPPORTING OFFSET LOAD ABOVE.

LUMBER LOADS:

SHELVING AREAS - 40# PSF LIVE LOAD
SLEEPING ROOMS & ATTICS - 30# PSF LIVE LOAD
ATTIC STORAGE - 20# PSF LIVE LOAD
ATTIC NO STORAGE - 10# PSF LIVE LOAD
RAFTERS - 20# PSF LIVE LOAD

ALL LUMBER VALUES FOR LAMINATED VENEER LUMBER TO BE:
Fb = 2600 PSI
Fv = 285 PSI
E = 1900000 PSI
100 LONG - TERM

ALL DIMENSIONAL AND CONSTRUCTION DETAILS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

THE ENGINEERS SEAL AFFIXED AS A LICENSE TO ORIGINAL FUNCTION OF PLANS ONLY. THESE NOTES APPLY TO ALL SHEETS OF THE DRAWING.

MECKLENBURG COUNTY CODE ENFORCEMENT RECEIVED

JAN 29 2003

PLAN REVIEWER	FIELD INSPECTION
BLD	

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

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

SQUARE FOOTAGE	
FIRST FLOOR	-1440
SECOND FLOOR	-1117
TOTAL HEATED	-2121
OPEN AREA	- 174
GARAGE	-528

ADD 15 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 919-847-8028

CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION.

HAYNES & WELCH, INC. ASSUMES NO LIABILITY FOR CONSTRUCTIONS, PRACTICES AND PROCEDURES.

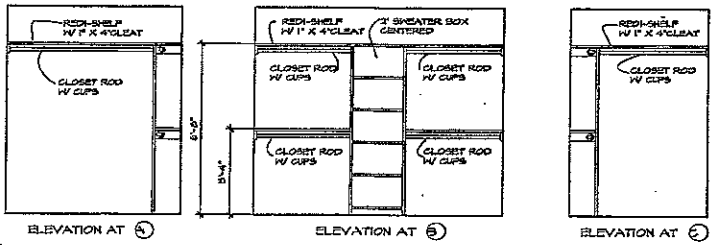
CLAIMS AND CONFLICTS NOT MADE WITH NOTIFICATION & FINAL DECISION, SUBMITTED BY OWNER(S), SHALL BE CONSIDERED AS FACT OF CONSTRUCTION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE STATE SEAL, REMAIN PROPERTY OF THE DESIGNER.

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DATE 06/22/02

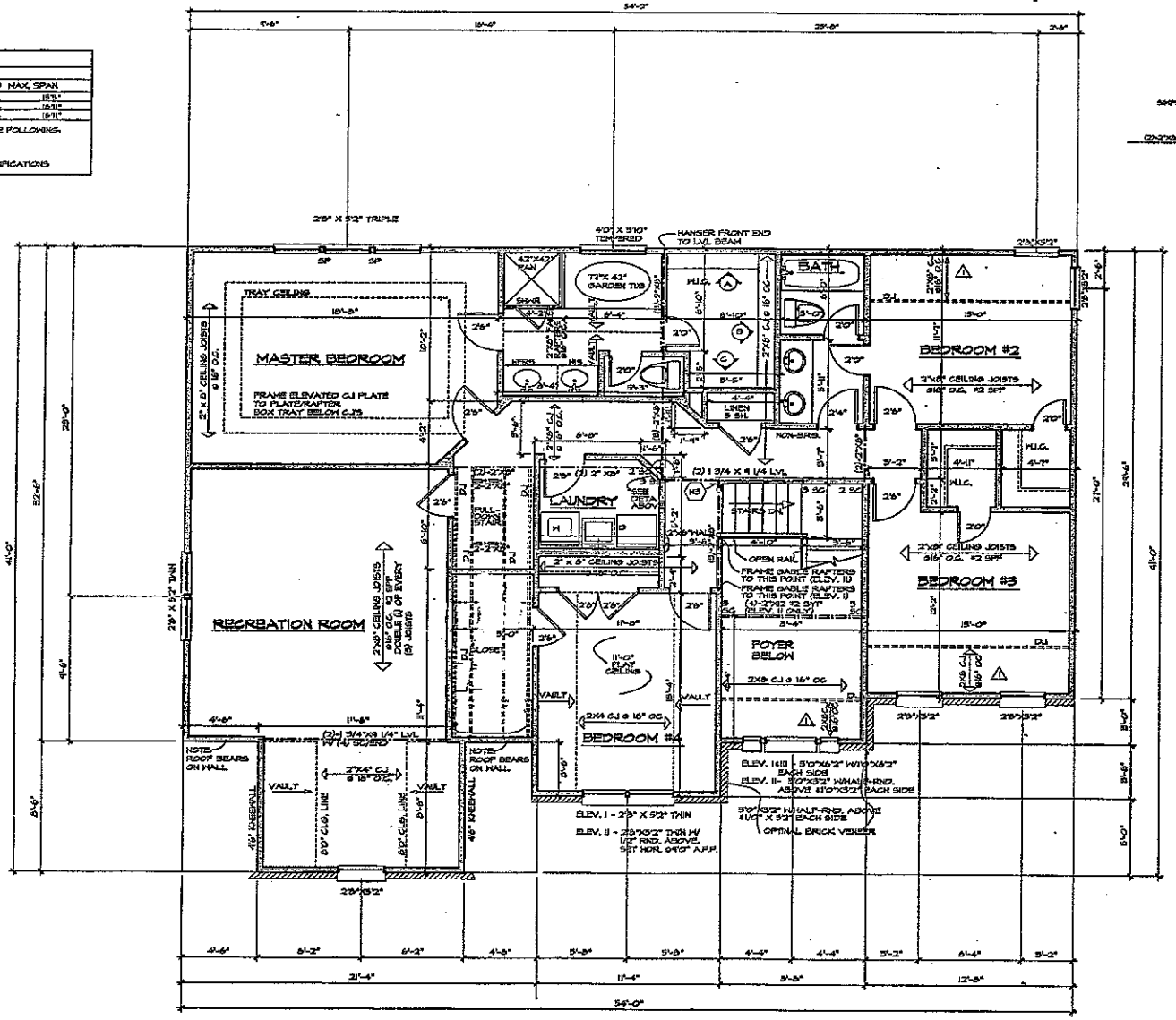
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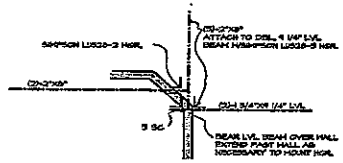
MASTER CLOSET DETAILS
SCALE 3/8" = 1'-0"

WOOD I JOIST OPTION				
10" S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL)	MAX SPAN	L/240 (LL)	MAX SPAN
#1 @ 16" O.C.	13'2" O.C.	16'7"	16" O.C.	19'1"
#2 @ 16" O.C.	13'2" O.C.	16'2"	12" O.C.	18'11"
#2 @ 12" O.C.	16" O.C.	17'1"	12" O.C.	19'11"

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



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



BEAM INTERSECTION DETAIL

H5 SIMPSON U/S26-2 HANGER

⚠ BRACE EXTERIOR WALL WITH LOOKOUT JOISTS AND SUPPORTING DOUBLE OR TRIPLE JOIST AS NOTED OR WITH A MINIMUM OF 1/2" STRUCTURAL SHEATHING FASTENED TO THE TOP PLATE AND CEILING/FLOOR JOISTS AND EXTENDING NOM. 48" PERPENDICULAR TO THE BRACED WALL FOR THE FULL LENGTH OF THE WALL.

MECKLENBURG COUNTY CODES ENFORCEMENT RECEIVED
JAN 29 2003
REVIEWED
BLD
THESE PLANS SHOULD NOT BE ACCEPTED AS APPROVED PLANS UNLESS INITIALED AND DATED ABOVE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27300 DANIEL RAY WELCH JR. REGISTERED PROFESSIONAL ENGINEER

STRUCTURAL ONLY
FILE #5179-00
PO BOX 19062
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.

PURCHASER & HIS OR HERS AGENTS ARE SOLELY RESPONSIBLE FOR CONFORMING TO CODES AND ORDINANCES.

CODES AND ORDINANCES MAY VARY WITH 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 09/23/02
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