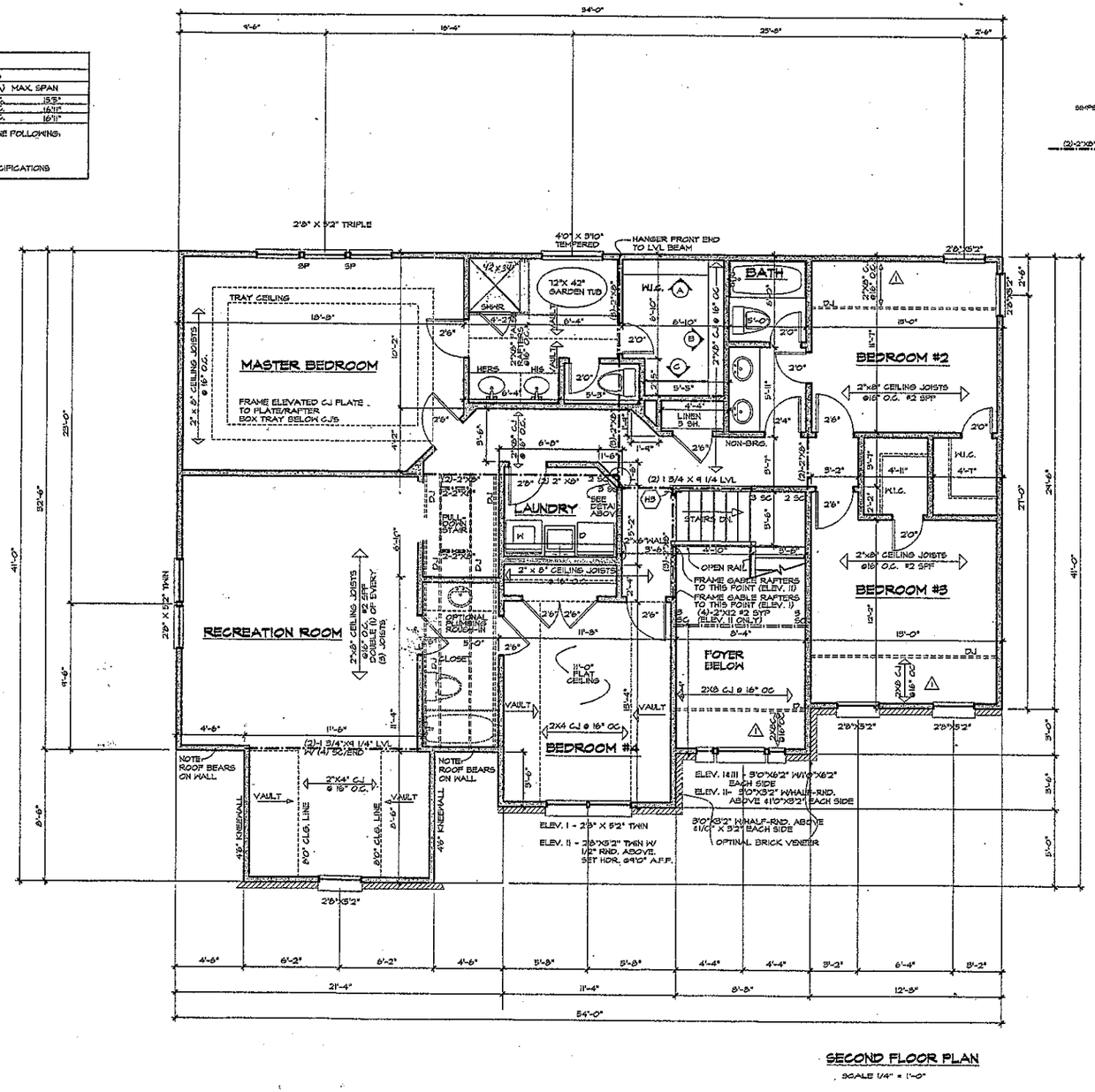


MASTER CLOSET DETAILS

SCALE 3/8" = 1'-0"

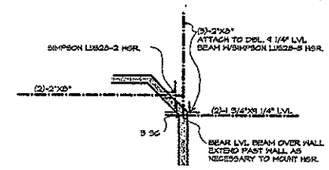
WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LLA)	MAX SPAN	L/480 (LLA)	MAX SPAN
SPF #2 @ 16" O.C.	16'2" O.C.	16'2"	16" O.C.	15'3"
SPF #2 @ 16" O.C.	16'2" O.C.	16'2"	12" O.C.	16'11"
SPF #2 @ 12" O.C.	16" O.C.	17'1"	12" O.C.	16'1"

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 15070 BY TRUS JOIST MACMILLIAN
INSTALL JOISTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



BEAM INTERSECTION DETAIL

HD SIMPSON LUS28-2 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 FOR 48" PERPENDICULAR TO THE BRACED WALL FOR THE FULL LENGTH OF THE WALL

MECKLENBURG COUNTY CODE ENFORCEMENT RECEIVED
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REVIEWER	DATE APPROVED
BLD	1/31/2003

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7239 JAMES L. PEPPER

STRUCTURAL ONLY
FILE #5179-00
PO BOX 98082
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

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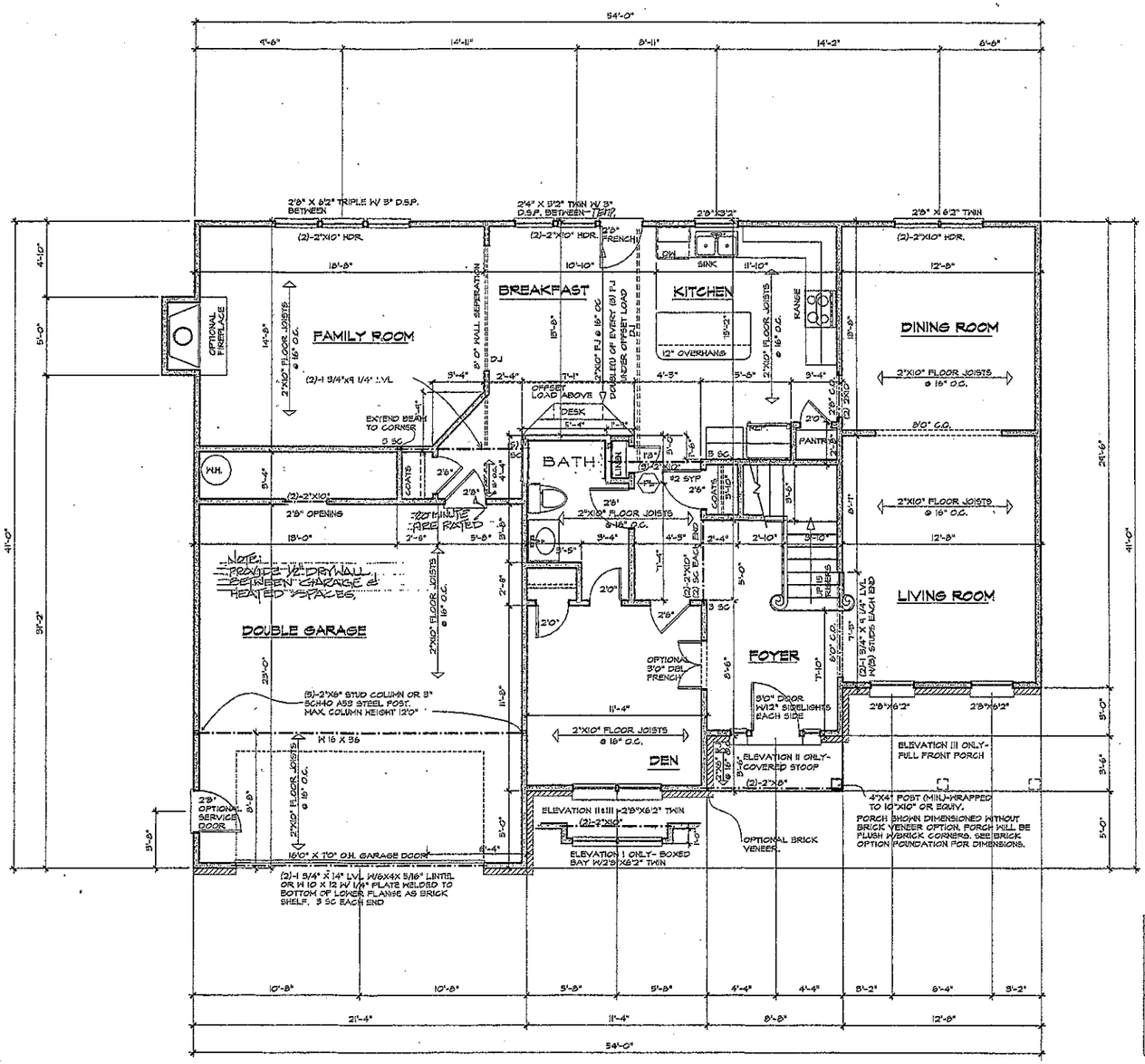
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DATE 08/22/02
980614

WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LL.A)	MAX SPAN	L/180 (LL.A)	MAX SPAN
SPF #2 @ 16" O.C.	14.2" O.C.	16'2"	16" O.C.	15'5"
SPF #2 @ 16" O.C.	14.2" O.C.	16'3"	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

(1) CONSTRUCTION TO BE PER THE NC STATE RESIDENTIAL CODE, 2002 (1ST) EDITION. THESE PLANS HAVE BEEN SEALED FOR 2002 EDITION. LATER EDITIONS OF THE CODE SHALL SUPERSEDE THE 2002 EDITION PER THE EFFECTIVE DATE AS PRESCRIBED BY THE NC BUILDING CODE COUNCIL. ENGINEER NOT RESPONSIBLE FOR CHANGES IN CODE OR MANUFACTURER'S SPECIFICATIONS MADE AFTER SEAL DATE.

2) DRAWING SCALE: 1/8 IS 1/4"=1'-0" OR SCALE UNLESS OTHERWISE NOTED (N.O.A.).

3) ALL LOAD BEARING EXTERIOR AND INTERIOR HEADERS TO BE (2) - 2" X 10" SYP.

4) ALL STEEL I-BEAM AND PLATES TO BE PER ASTM A36 M OR STEEL POSTS TO BE PER ASTM A595. STEEL BOLTS TO BE PER ASTM A307. MINIMUM BEARING LENGTH FOR STEEL BEAMS TO BE 5-1/2" FULL WIDTH. MAXIMUM STEEL COLUMN HEIGHT TO BE 10'-0" N.O.A.

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 OPENINGS AND IN THE GARAGE AREA. MINIMUM BEAM BEARING LENGTH TO BE 1-1/2" FULL WIDTH (FOR WOOD) MINIMUM STUD HEIGHT FOR COLUMNS TO BE 10'-0". BUILT UP COLUMNS TO BE NAILED TOGETHER WITH TWO (2) VERTICAL ROWS OF 16D NAILS @ 12" O.C. STAGGERED BETWEEN ALL ADJACENT MEMBERS.

6) ALL BEAM-TO-BEAM AND BEAM/LVL-TO-JOIST CONDITIONS TO BE MIN FACE NAIL, FULL HEIGHT HANGERS (U.N.O.) WITH NO LEDGERS ALLOWED EXCEPT FOR SINGLE JOIST CONDITIONS. BLIND CASE SHALL LEDGERS BE USED TO CONNECT JOISTS SUPPORTED OFFSET LOAD ABOVE.

7) DESIGN LOADS:

SHEATHING ROOFS	= 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, 20# LL

8) DESIGN VALUES FOR LAMINATED VENEER LUMBER TO BE:

Fb =	2800 PSI
Fv =	285 PSI
E =	1900000 PSI
100 LOAD = 80 MPH	

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

10) ENGINEERS 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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REVIEWER	DATE APPROVED
BLD	

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NORTH CAROLINA PROFESSIONAL SEAL 17230 ENGINEER JAMES M. HAYNES, JR.

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RALEIGH, NC 27624
(919) 878-5708

SQUARE FOOTAGE	
FIRST FLOOR	-1410
SECOND FLOOR	-1717
TOTAL HEATED	-3127
OPEN AREA	- 139
GARAGE	-828

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 919-847-8828

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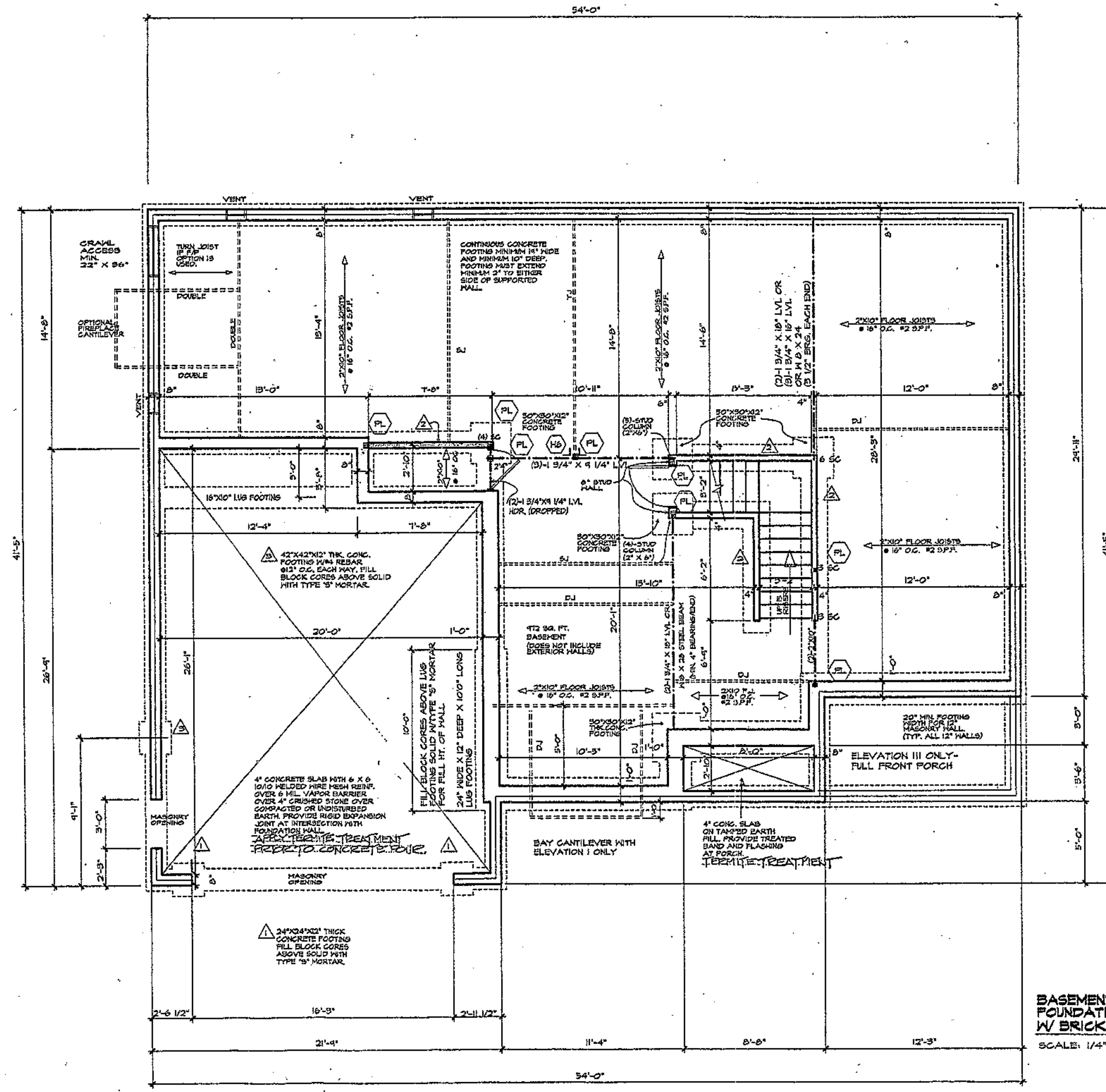
T3 56

WOOD I JOIST OPTION				
2" X 10" 'S SPECIFIED	WOOD I JOIST SPACING			
	L/360 (LLA)	MAX SPAN	L/480 (LLA)	MAX. SPAN
SPF #2 @ 16" O.C.	19.2" O.C.	16'2"	16" O.C.	15'5"
SPF #2 @ 16" O.C.	19.2" 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 400S BY BOISE CASCADE
TJI 15OTS BY TRUS JOIST MACMILLIAN
INSTALL JOISTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS

NOTE: NAILING REQUIREMENTS FOR STUD COLUMNS, SEE NOTE #5 OF GENERAL ENG. NOTES.

(2) BASEMENT BEARING WALLS TO BE 2" X 6" @ 16" O.C. OR 2" X 4" @ 12" O.C. ON 20"X12" THK. LUG FOOTING



FOUNDATION STRUCTURAL NOTES

1) ANCHOR SILL PLATES OF EXTERIOR WALLS AND SLAB FOUNDATIONS (INCLUDING SILLS OF INTERIOR BEARING WALLS) WITH 1/2" DIAMETER DIAMETER BOLTS, HAVING STANDARD HOOK END, @ 6' O.C. & WITHIN 12" OF THE END OF EACH WALL SECTION. IN CASES WHERE THE FOUNDATION WALL IS STEPPED, THE CRIPPLE WALL SHALL BE ANCHORED TO THE FOUNDATION WALL AS OUTLINED ABOVE. EMBED THE ANCHOR BOLTS INTO MASONRY AND CONCRETE A MINIMUM OF 7".
2) SOIL BEARING CAPACITY TO BE 2000 PSF MINIMUM.
3) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI.
4) REBAR TO BE GRADE 60 WITH 60,000 PSI YIELD STRENGTH.
5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS SHALL BE AS INDICATED IN SECTION 404 OF THE NORTH CAROLINA STATE RESIDENTIAL CODE, 2002 (IRC) EDITION EXCEPT FOR FOUNDATION WALLS ENGINEERED FOR A SPECIFIC CASE.
6) FOUNDATION WALLS CONSTRUCTED OF REINFORCED POURED CONCRETE TO BE DESIGNED BY OTHERS FOR LOADS SPECIFIED ON THE DRAWINGS.

(PL) SIGNIFICANT POINT LOAD ABOVE REQUIRING BLOCKING BETWEEN LOAD ABOVE AND FOUNDATION, GIRDER OR BEAM BELOW. BLOCKING TO CONSIST OF SOLID LUMBER 3" DEEP X 5" WIDTH (MIN)

(H6) SIMPSON #LUS210-3 OR HU210-3 HANGER. INSTALL HANGER WITH 16d NAILS.

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NORTH CAROLINA PROFESSIONAL SEAL 7239 ENGINEER JAMES L. PIFER 11/5/02

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BASEMENT FOUNDATION PLAN W/ BRICK FRONT OPTION

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

AIBD

The "Avery"
BASEMENT PLAN
BRICK FRONT OPTION

ST LAWRENCE HOMES

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