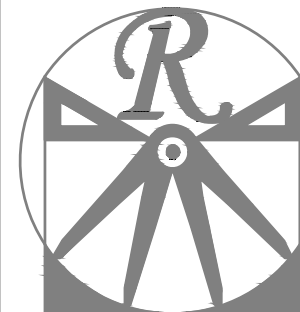




SQUARE FOOTAGE (I.F.S.)	
1st FLOOR:	581 SQ. FT.
2nd FLOOR:	141 SQ. FT.
TOTAL:	1328 SQ. FT.
GARAGE:	246 SQ. FT.
FRONT PORCH (ELEV.-A/C):	70 SQ. FT.
FRONT PORCH (ELEV.-B):	25 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
OPT. REAR PORCH:	100 SQ. FT.



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612  
(919) 649-4128  
WWW.RRDCAROLINA.COM

The art of transforming your vision into reality.

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
HOMES

350 Wagoner Drive • Fayetteville, NC 28303  
910.699.2200 • 910.699.2200  
WWW.WEAVERHOMES.COM

FILES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SERIES, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND FOOTING. FLOOR PLANS AND ELEVATION DIMENSIONS ARE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, MODIFICATION OR SHARING OF THESE PLANS IS STRICTLY PROHIBITED. SEE HOME SALES CONSULTANT FOR CURRENT DETAILS, COPYRIGHT © 2020 WEAVER HOMES.

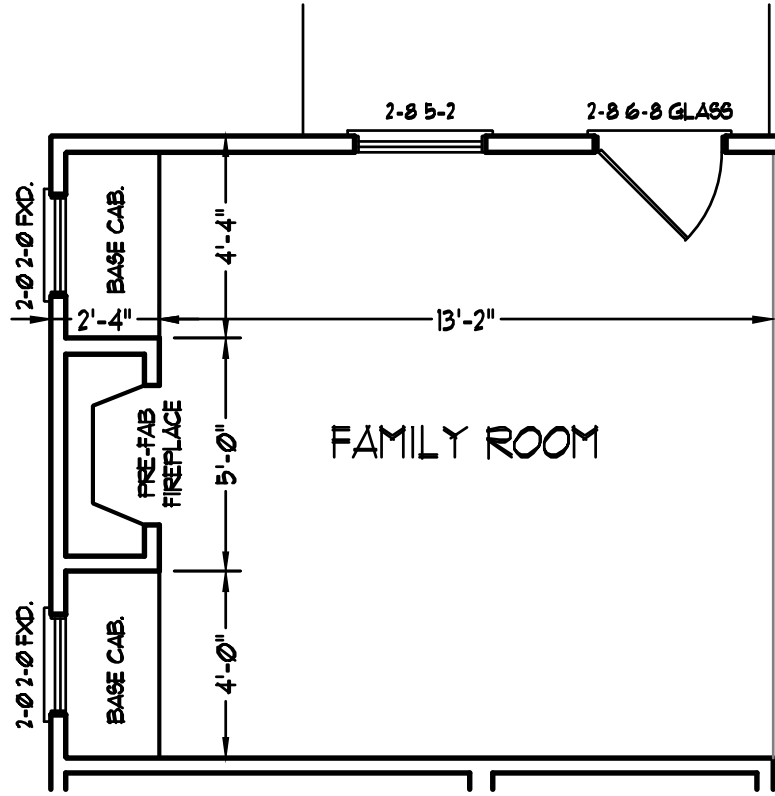
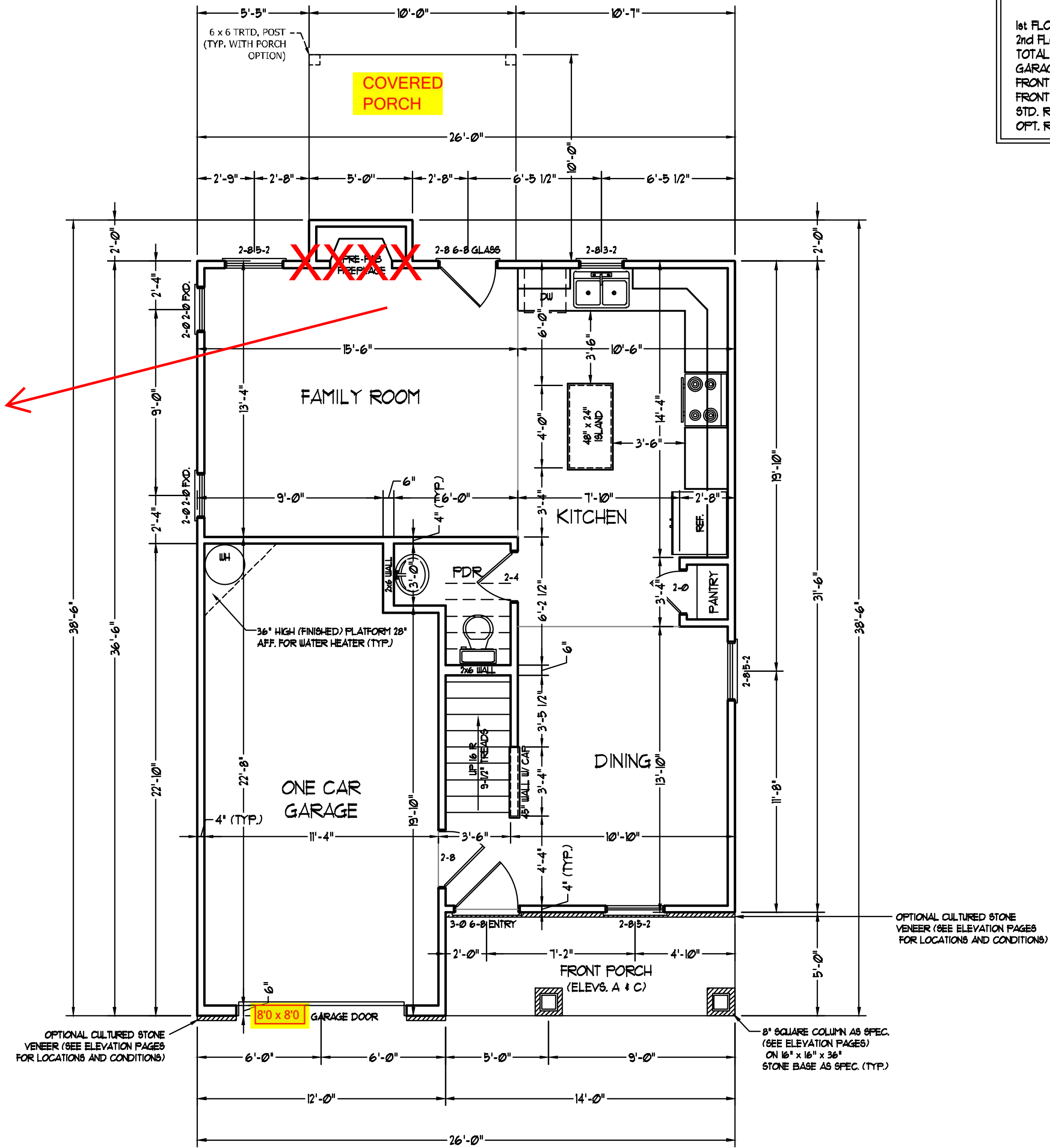
WEAVER HOMES  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020  
RTV:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJC  
ENGINEERED BY:  
REVIEWED BY:

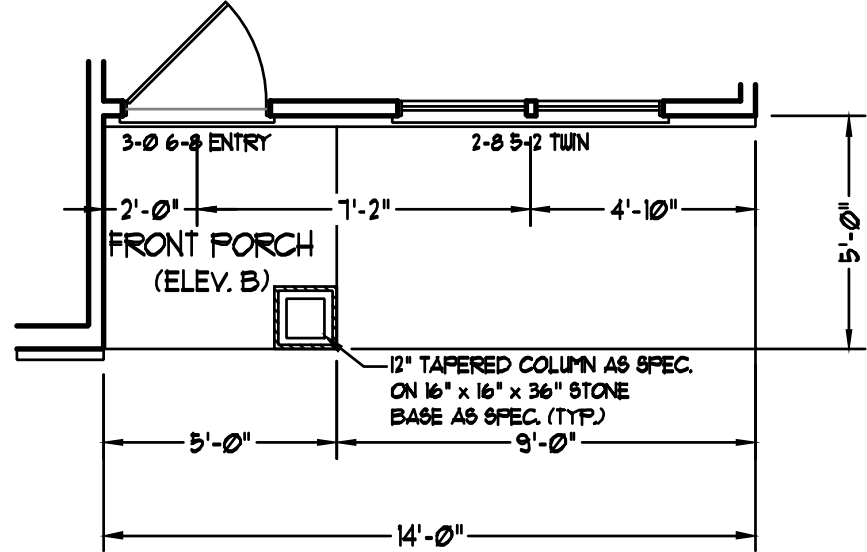
FIRST FLOOR  
PLAN

A-4

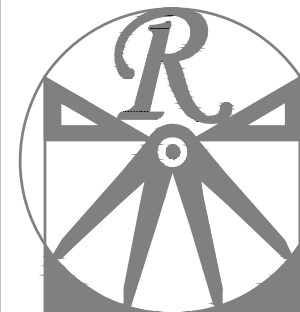
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612

(919) 649-4128

WWW.RDGCAROLINA.COM

The art of transforming your vision into reality.

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
HOMES  
350 Weaver Drive • Fayetteville, NC 28303  
910.692.2000 • 606.992.2090  
WWW.WEAVERHOMES.COM

FILES, PROMOTIONS, INVENTIES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DETAILS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ATYPAICAL CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND FLOOR PLAN. FLOOR PLANS AND ELEVATION HEIGHTS ARE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, REVISION, OR ALTERATION OF THESE PLANS WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. SEE WEVER HOMES SALES CONTRACT FOR CURRENT DETAILS, COPYRIGHT © 2020 WEAVER HOMES.

**WEAVER HOMES**  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

RTV:

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

DRAWN BY: WJC

ENGINEERED BY:

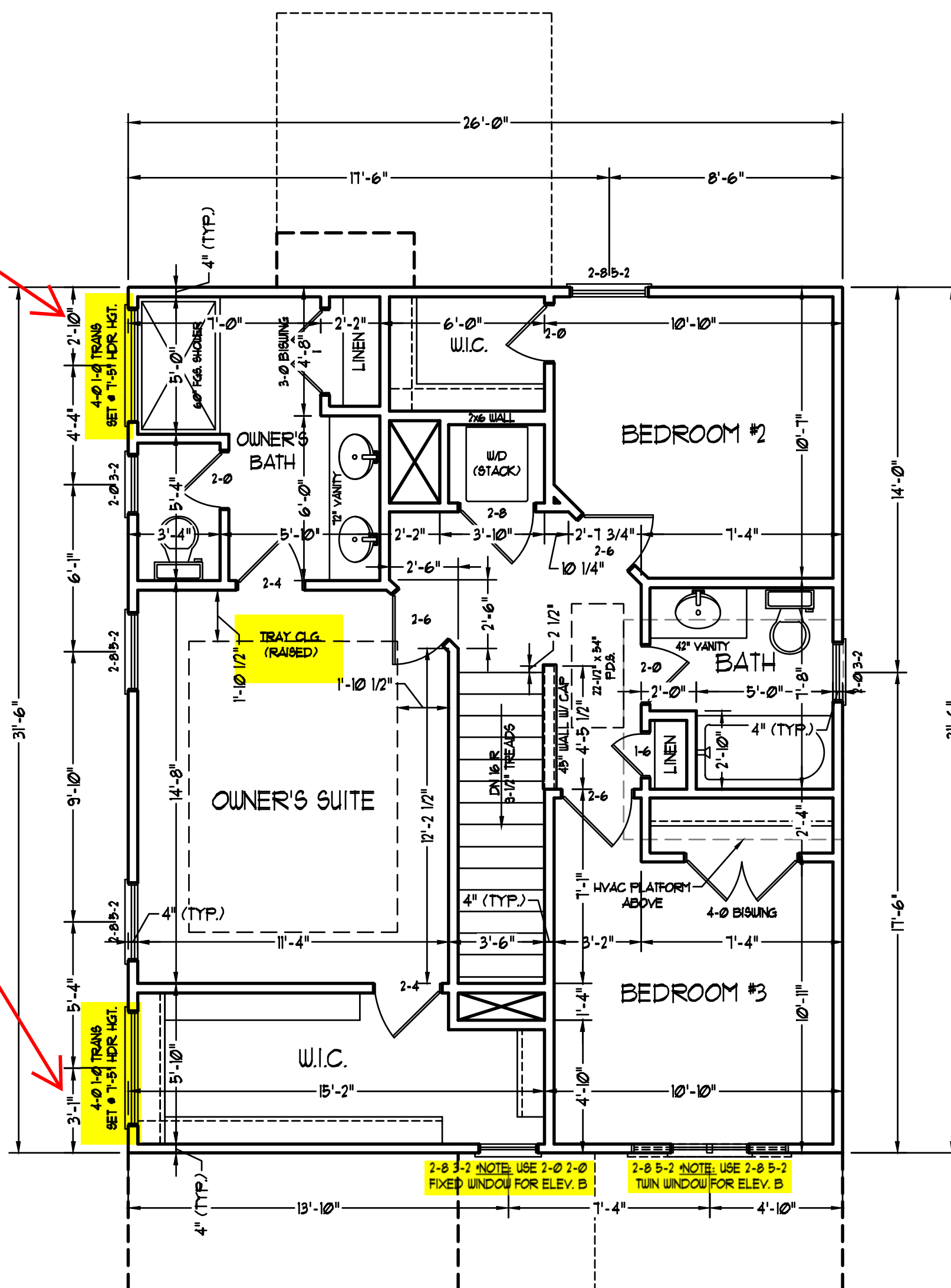
REVIEWED BY:

SECOND FLOOR  
PLAN

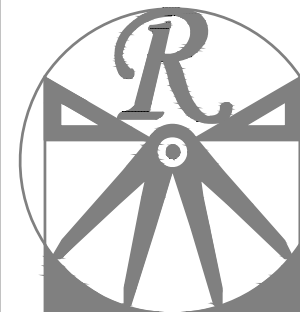
A-5

SCALE NOTE: 18x24 PRINTS ARE  
TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE

RAISE HEADER TO  
TOP PLATE







**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612  
(919) 649-4128  
WWW.RRDCAROLINA.COM

The art of transforming your vision into reality.  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
HOMES  
350 Wagoner Drive • Fayetteville, NC 28303  
910.692.2090 • 910.692.2090  
WWW.WEAVERHOMES.COM

FILES, PROVISIONS, INVENTORIES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SECTIONS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

**WEAVER HOMES**  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

RTV:

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

DRAWN BY: WJC

ENGINEERED BY:

REVIEWED BY:

FIRST FLOOR  
ELECTRICAL  
PLAN

E-1

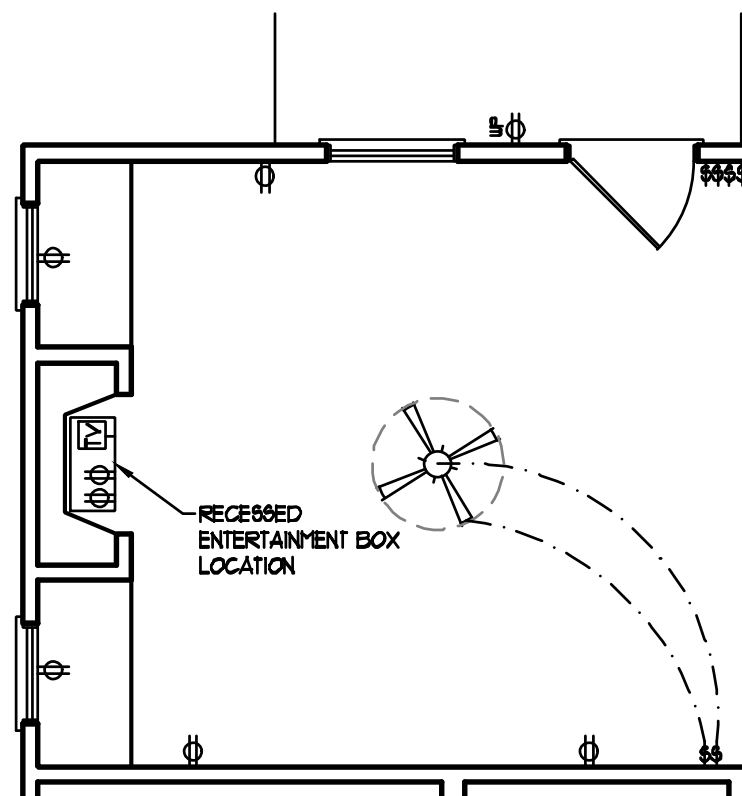
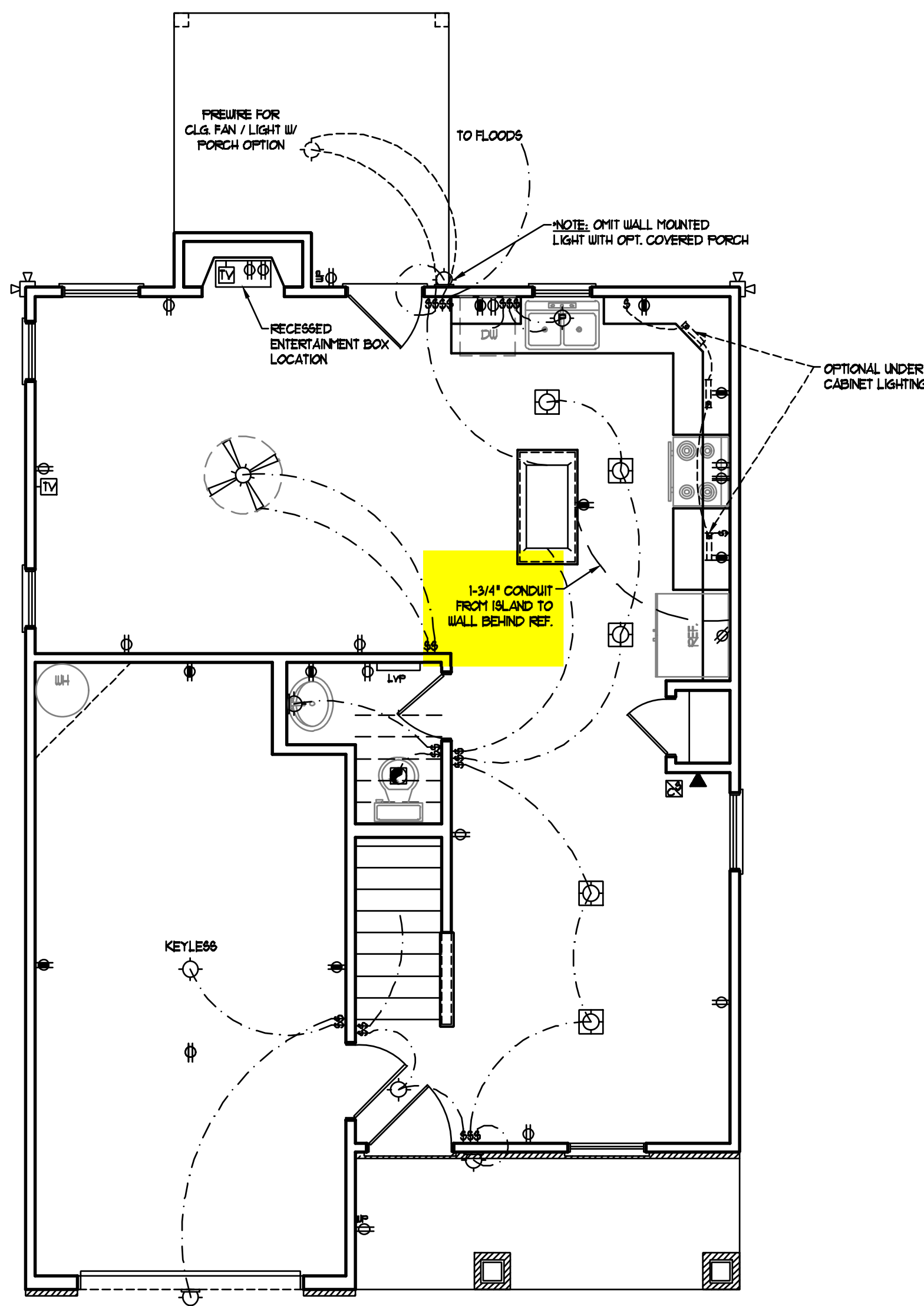
**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

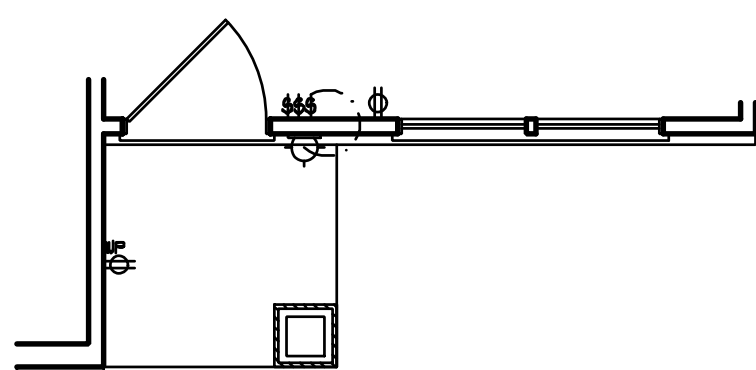
**ELECTRICAL LEGEND**

- ⊕ 110 V OUTLET
- ⊕ 110 V GFI OUTLET
- ⊕ 110 V SWITCHED OUTLET
- ⊕ 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
- WEATHERPROOF
- 220 V OUTLET
- 110 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
- TELEPHONE
- DATA
- TELEPHONE AND DATA
- TV CONNECTION
- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- 110 V SMOKE/ CH DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- ALARM ALARM PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

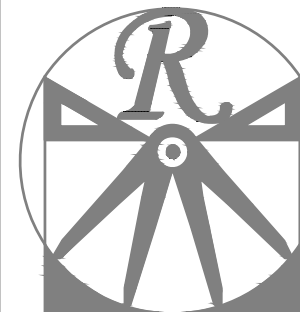
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612

(919) 649-4128

WWW.RRDCAROLINA.COM

The art of transforming your vision into reality.

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
— HOMES —  
350 Wagoner Drive • Fayetteville, NC 28303  
910.699.2200 • 910.699.2200  
WWW.WEAVERHOMES.COM

FILES, PROVISIONS, INVENTIES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SECTIONS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ACTUAL POSITION OF HOLES ON LOT WILL BE DETERMINED BY THE SITE PLAN AND FLOOR PLAN. FLOOR PLANS AND ELEVATION DIMENSIONS ARE THE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, ALTERATION OR DISPLAY OF THESE PLANS IS STRICTLY PROHIBITED. SEE WEAVER HOMES CONSULTANT FOR CURRENT DETAILS, COPYRIGHT © 2020 WEAVER HOMES.

**WEAVER HOMES**  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

RTV:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR  
ELECTRICAL  
PLAN

E-2

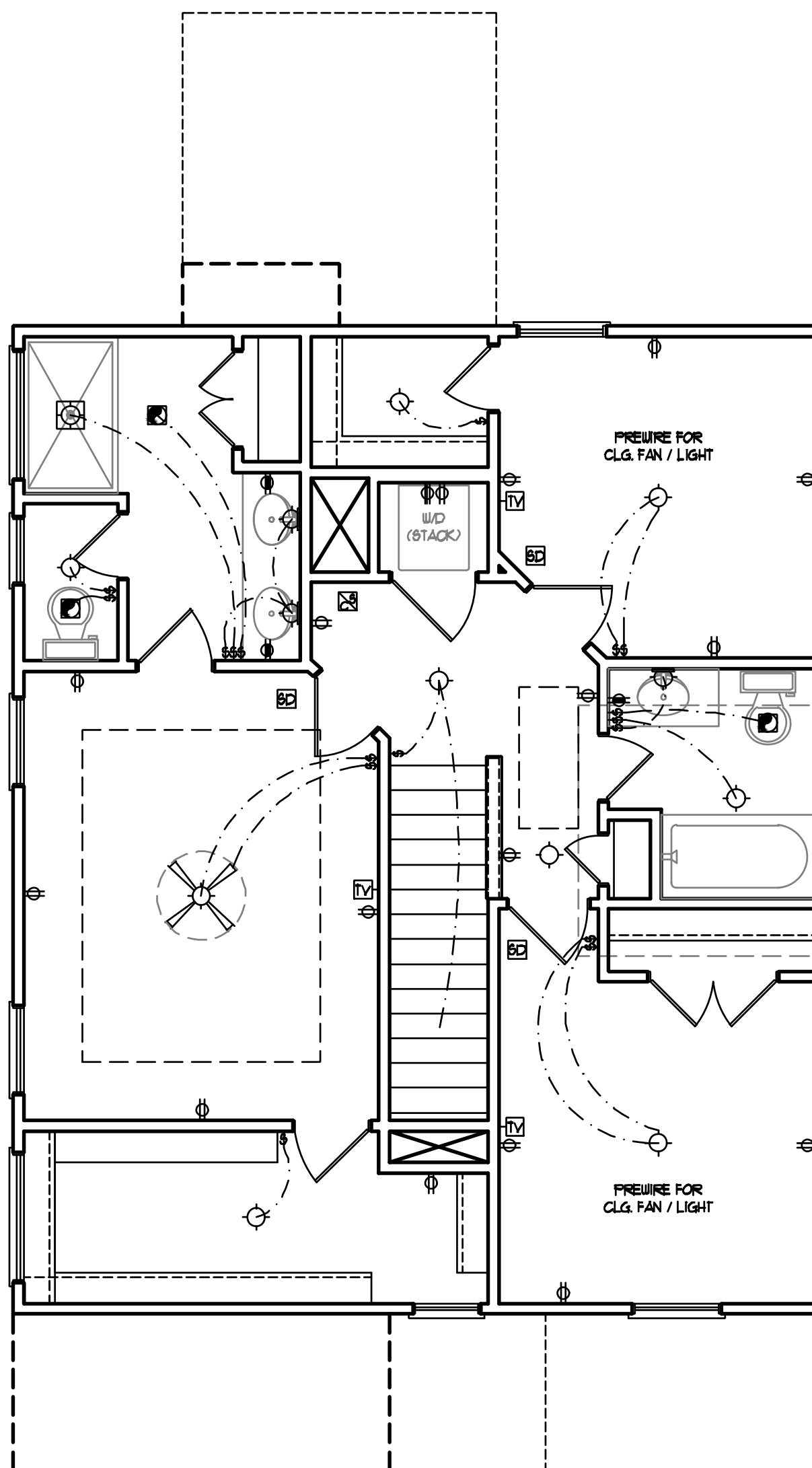
**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

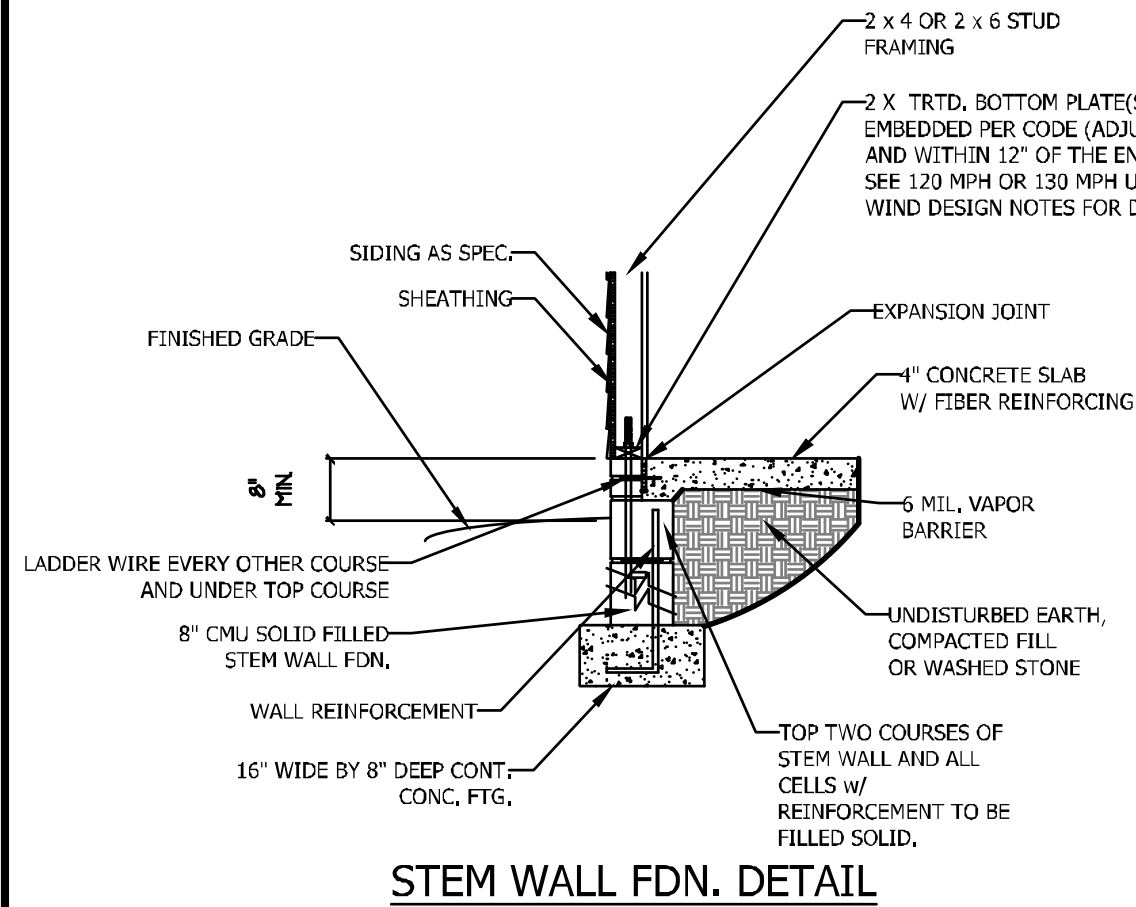
- ⊕ 110 V OUTLET
- ⊕ 110 V GFI OUTLET
- ⊕ 110 V SWITCHED OUTLET
- ⊕ 110 V BASEBOARD OUTLET
- ⊕ 4-FLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 110V GFI
- ⊕ WEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ 110 V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (240 V, ETC.)
- ⊕ WALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ MINI CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE
- ⊕ DATA
- ⊕ TELEPHONE AND DATA
- ⊕ TV CONNECTION
- ⊕ TV/ DATA
- ⊕ CONDUIT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ 110 V SMOKE/ CO DETECTOR
- ⊕ 110 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL
- ⊕ ALARM PANEL
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE









STEM WALL FDN. DETAIL

**\*NOTE:**  
OMIT EXTERIOR FIREPLACE  
W/ OPTIONAL FAMILY  
ROOM (INTERIOR  
FIREPLACE W/ BUILT-INS)

OPTIONAL CULTURED STONE  
VENEER (SEE ELEVATION PAGES  
FOR LOCATIONS AND CONDITIONS)

MASONRY STEM WALL SPECIFICATIONS				
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2' OR LESS	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3'	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4'	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5'	GROUT SOLID w/ #4 REBAR @ 36" O.C.	N/A	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6'	GROUT SOLID w/ #4 REBAR @ 24" O.C.	N/A	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7' OR MORE	ENGINEERED BASED ON SITE CONDITIONS			

**STRUCTURAL NOTES:**

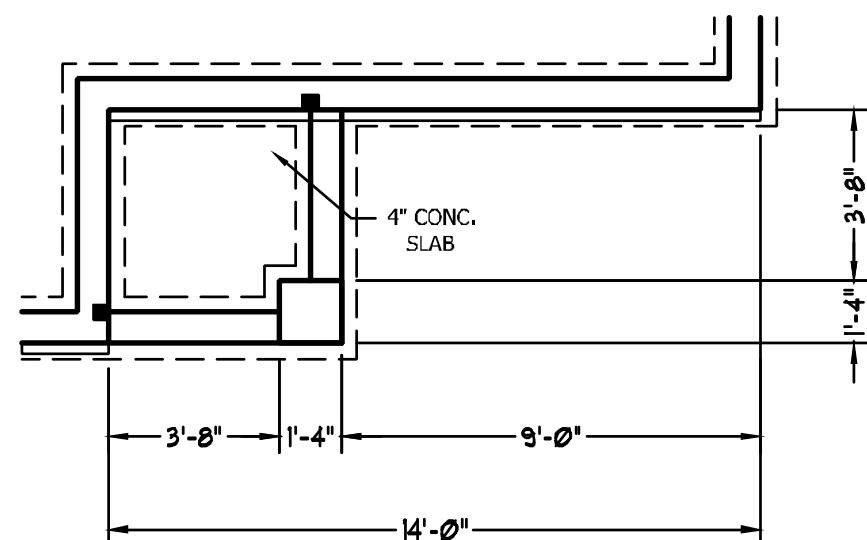
1. TABLE ABOVE APPLIES TO HOUSE FOUNDATION ONLY. TABLE DOES NOT APPLY TO GARAGE FOUNDATION NOT COMMON TO HOUSE.
2. TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE @ 16" O.C. VERTICALLY.
3. WALL HGT. IS MEASURED FROM TOP OF FOOTING TO TOP OF WALL.
4. PREP SLAB PER R506.2.1 AND R505.2.2 BASE AND EXCEPTION OF THE 2018 NCRC
5. MINIMUM 24" LAP SPLICE LENGTH.
6. BACKFILL OF CLEAN #57/ #67 WASHED STONE IS PERMITTED.
7. BACKFILL OF WELL DRAINED SAND-GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 NCRC ARE ALLOWABLE.
8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
9. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

**ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**

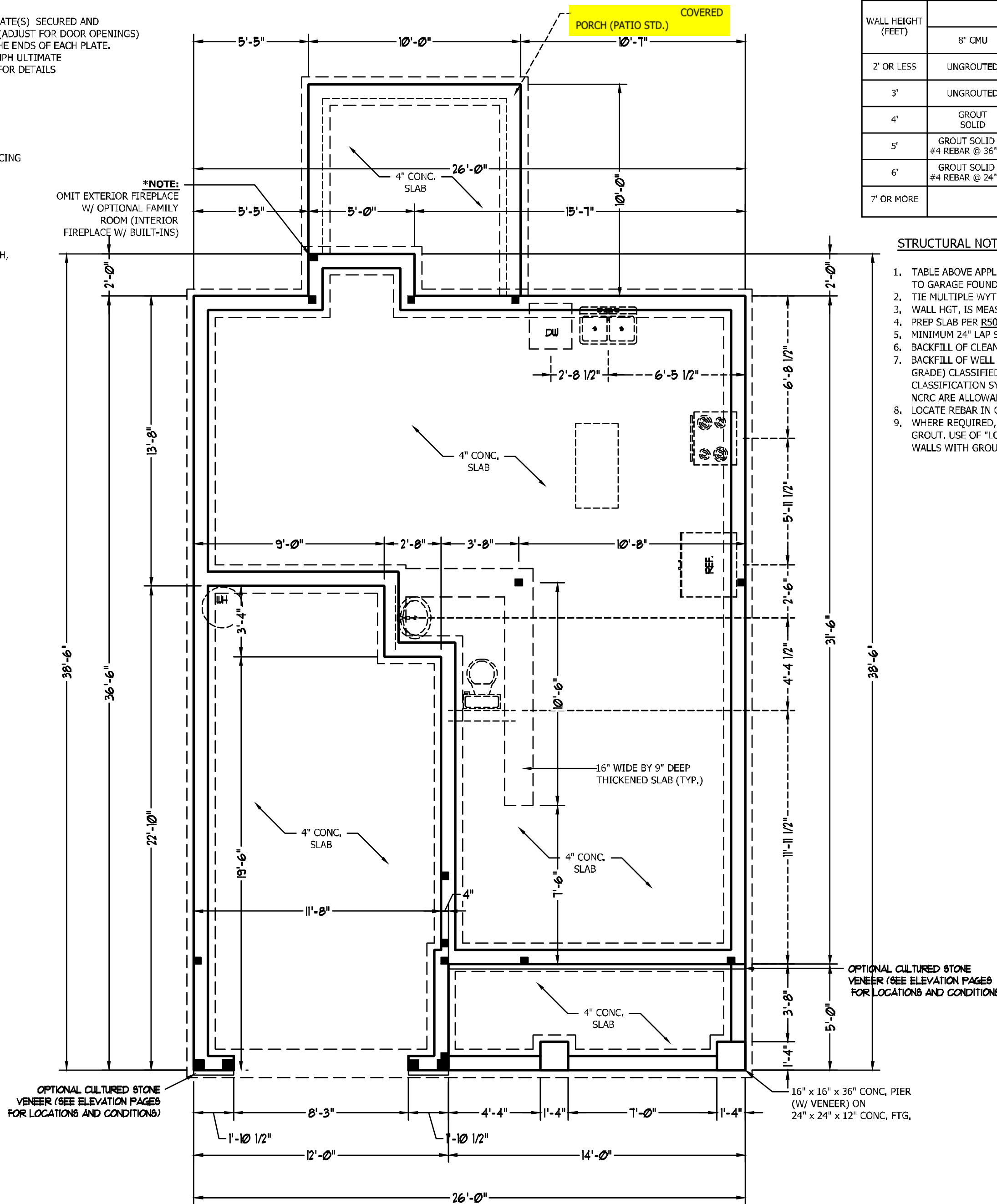
1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
2. FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
3. FOR 130 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 OR 130 MPH WINDS.
6. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION.
7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

ANCHOR SPACING AND EMBEDMENT		
WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	7"	7" INTO CONCRETE 15" INTO MASONRY

NOTE: HORIZONTAL FOOTING REBAR REQUIRED IN HIGH WIND ZONES ONLY (140-150 MPH)



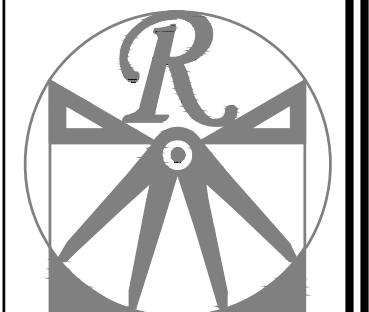
FRONT PORCH ELEVATION B



OPTIONAL CULTURED STONE VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)

16" x 16" x 36" CONC. PIER (W/ VENEER) ON 24" x 24" x 12" CONC. FTG.

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED. 11x17 PRINTS ARE NOT TO SCALE



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
RALEIGH, NC 27612  
(919) 649-4128  
WWW.RRDGARLINA.COM

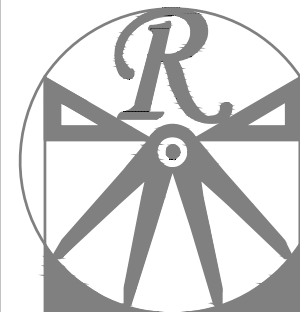
RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT.

**WEAVER HOMES**  
350 Waggoner Drive • Fayetteville, NC 28303  
910.693.0200 • 800.992.2090  
WWW.WEAVERHOMES.COM

PLEASE PROMPTLY NOTIFY FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, REVISIONS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND FOOTING PLAN. FLOOR PLANS AND ELEVATION REVISIONS ARE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, TRANSMISSION OR DISSEMINATION OF THESE PLANS WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. SEE HOME MANUALS CONSULTANT FOR CURRENT DETAILS, COPYRIGHT © 2020 WEAVER HOMES

**WEAVER HOMES**  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020  
RTV:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJC  
ENGINEERED BY:  
REVIEWED BY:  
STEMWALL SLAB FOUNDATION PLAN



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612

(919) 649-4128

WWW.RDCA.ORG/INA.COM

The art of transforming your vision into reality.

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
HOMES

350 Wagoner Drive • Fayetteville, NC 28303  
910.693.0200 • 800.992.2090  
WWW.WEAVERHOMES.COM

FRAMES, PROMOTIONS, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SERIES, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE PLANNING AND SURVEYING DEPARTMENT. ELEVATIONS, HEIGHTS, ARE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, REVISION, OR ALTERATION OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF WEAVER HOMES IS STRICTLY PROHIBITED. SEE WEAVER HOMES STANDARDS FOR CONSTRUCTION DETAILS, COPYRIGHT © 2020 WEAVER HOMES.

**WEAVER HOMES**  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

RTV:

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

DRAWN BY: WJC

ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR  
FRAMING PLAN

S-2

**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO), ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA, END (UNO), SEE TABLE R602,7,5 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION, ALL SQUARES TO BE (2) STUDS (UNO).
6. ALL 4 X 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 X 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO), ALL 4 X 4 AND 6 X 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
7. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" NUTS, SCREWS, FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NONG AND WASHERS, LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN, THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.

**BRACE WALL PANEL NOTES:**

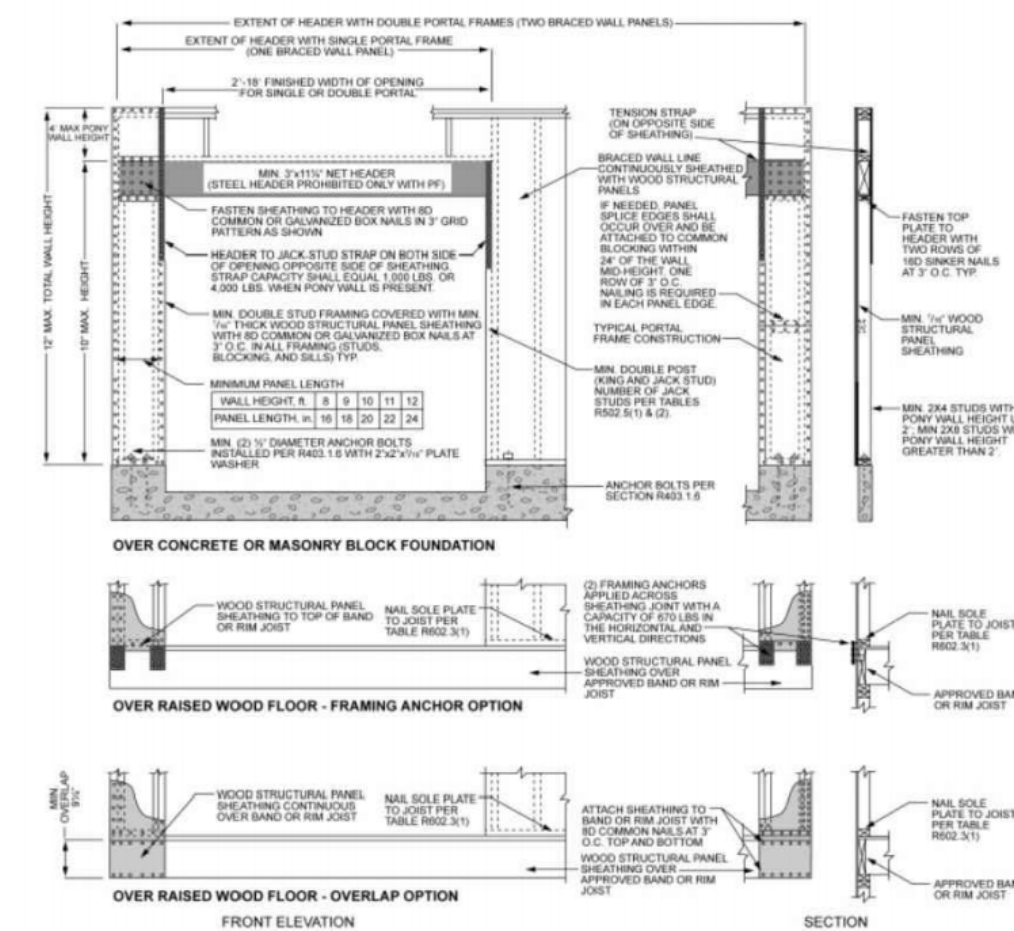
**EXTERIOR WALLS:** ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP OR CS-SFB IN ACCORDANCE WITH SECTION R602,10,3 UNLESS NOTED OTHERWISE.

**REQUIRED LENGTH OF BRACING:** REQUIRED BRACE WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602,10,3, METHODS CS-WSP AND CS-SFB CONTRIBUTE THEIR ACTUAL LENGTH, METHOD GB CONTRIBUTES 0.5 ITS ACTUAL LENGTH, METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

**GYPSON:** ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS TO HAVE 1/2" GYPSON INSTALLED, WHEN NOT USING METHOD GB GYPSON TO BE FASTENED PER TABLE R702,3,5, METHOD GB TO BE FASTENED PER TABLE R602,10,1.

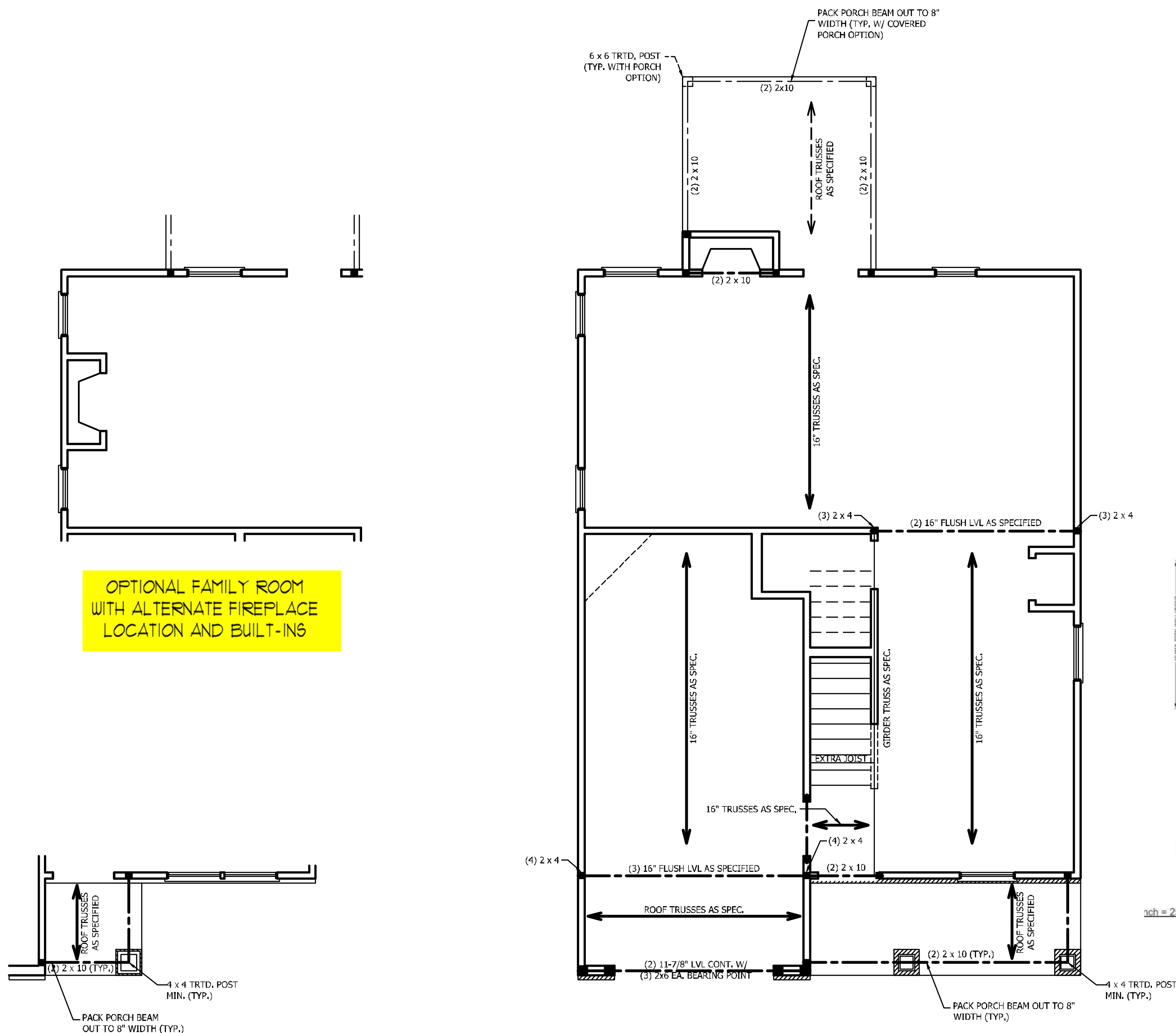
**HD:** 800 LBS HOLD DOWN DEVICE FASTENED TO THE EDGE OF THE BRACE WALL PANEL NEAREST TO THE CORNER

**METHODS:** PER TABLE R602,10,1



1 inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N.

**FIGURE R602.10.1**  
**METHOD PF—PORTAL FRAME CONSTRUCTION**



OPTIONAL FAMILY ROOM  
WITH ALTERNATE FIREPLACE  
LOCATION AND BUILT-INS

FRONT PORCH AND DINING  
ROOM WINDOW ELEVATION B



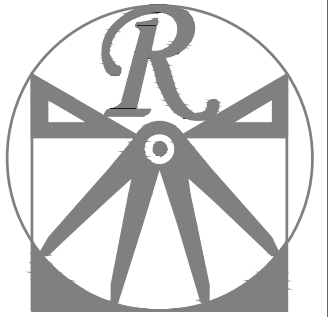
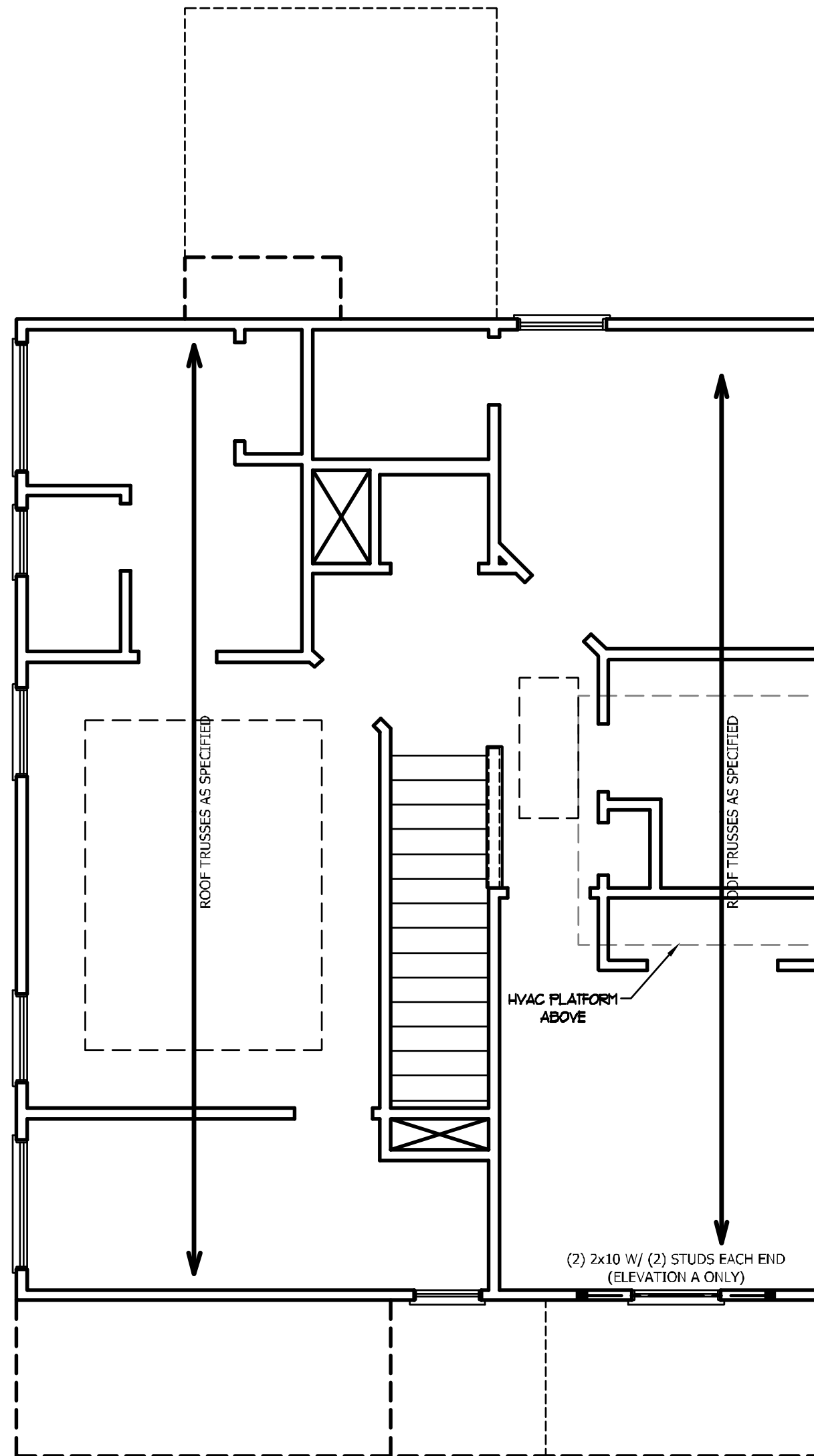
TABLE R602.7.5  
MINIMUM NUMBER OF FULL HEIGHT STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3(5))	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO), ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.), SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)

DSP - DOUBLE STUD POCKET  
TSP - TRIPLE STUD POCKET



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612  
(919) 649-4128  
WWW.RRDCAROLINA.COM

The art of transforming your vision into reality.

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
— HOMES —  
350 Wagoner Drive • Fayetteville, NC 28303  
910.339.2200 • 800.992.2090  
WWW.WEAVERHOMES.COM

PLANS, PROMOTIONS, INTERIORS, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SECTIONS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND FOOTING. FLOOR PLANS AND ELEVATION DIMENSIONS ARE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, ALTERATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE WEAVER HOMES CONSULTANT FOR CURRENT DETAILS, COPYRIGHT © 2020 WEAVER HOMES.

**WEAVER HOMES**  
**CAROLINA COLLECTION**  
**MAGNOLIA DRIVE LEFT**

DATE: JUNE 30, 2020  
RTV:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

ATTIC FLOOR  
FRAMING PLAN

**S-3**

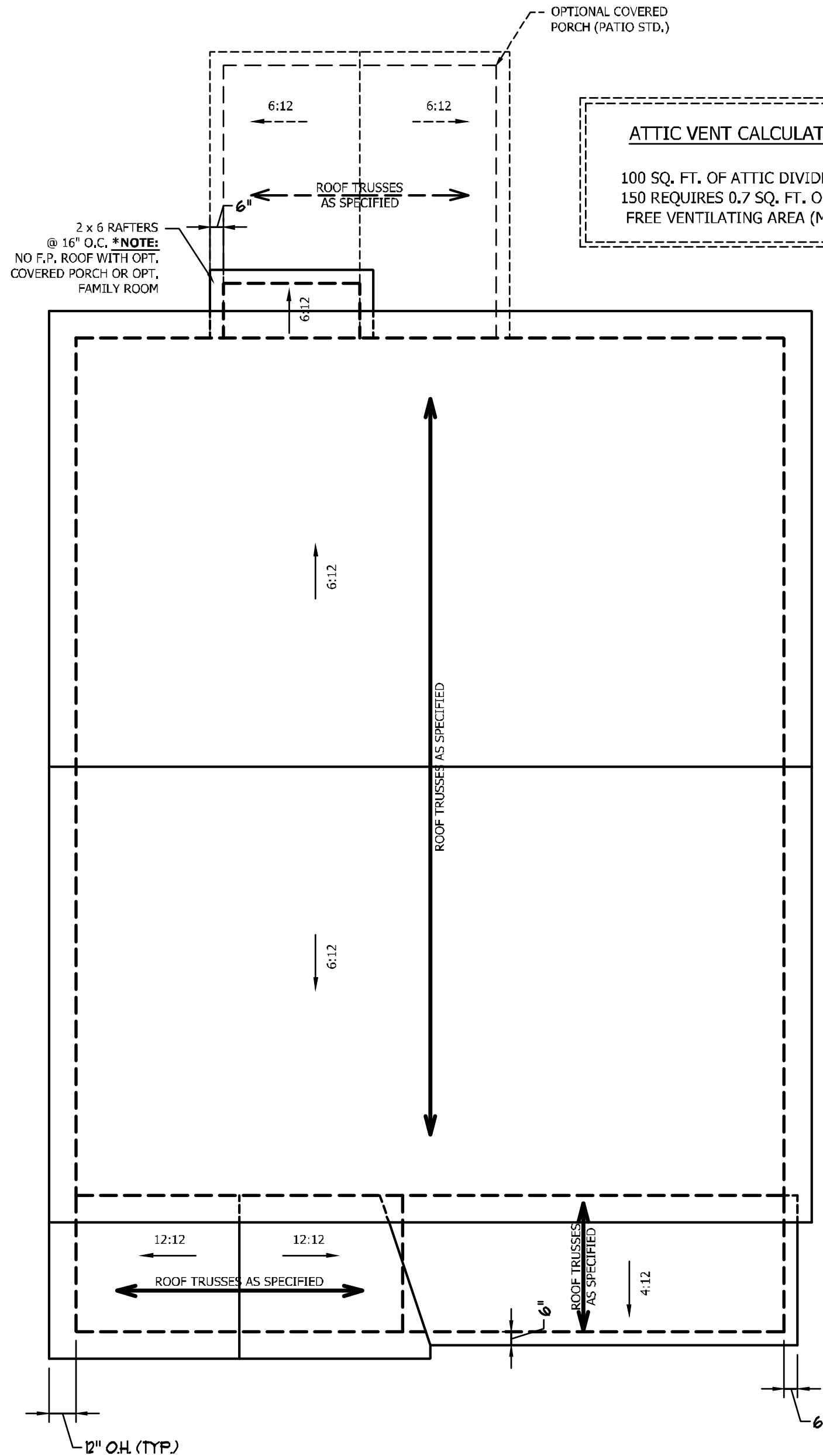
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE

**ATTIC VENT CALCULATION:**

1077 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 7.2 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

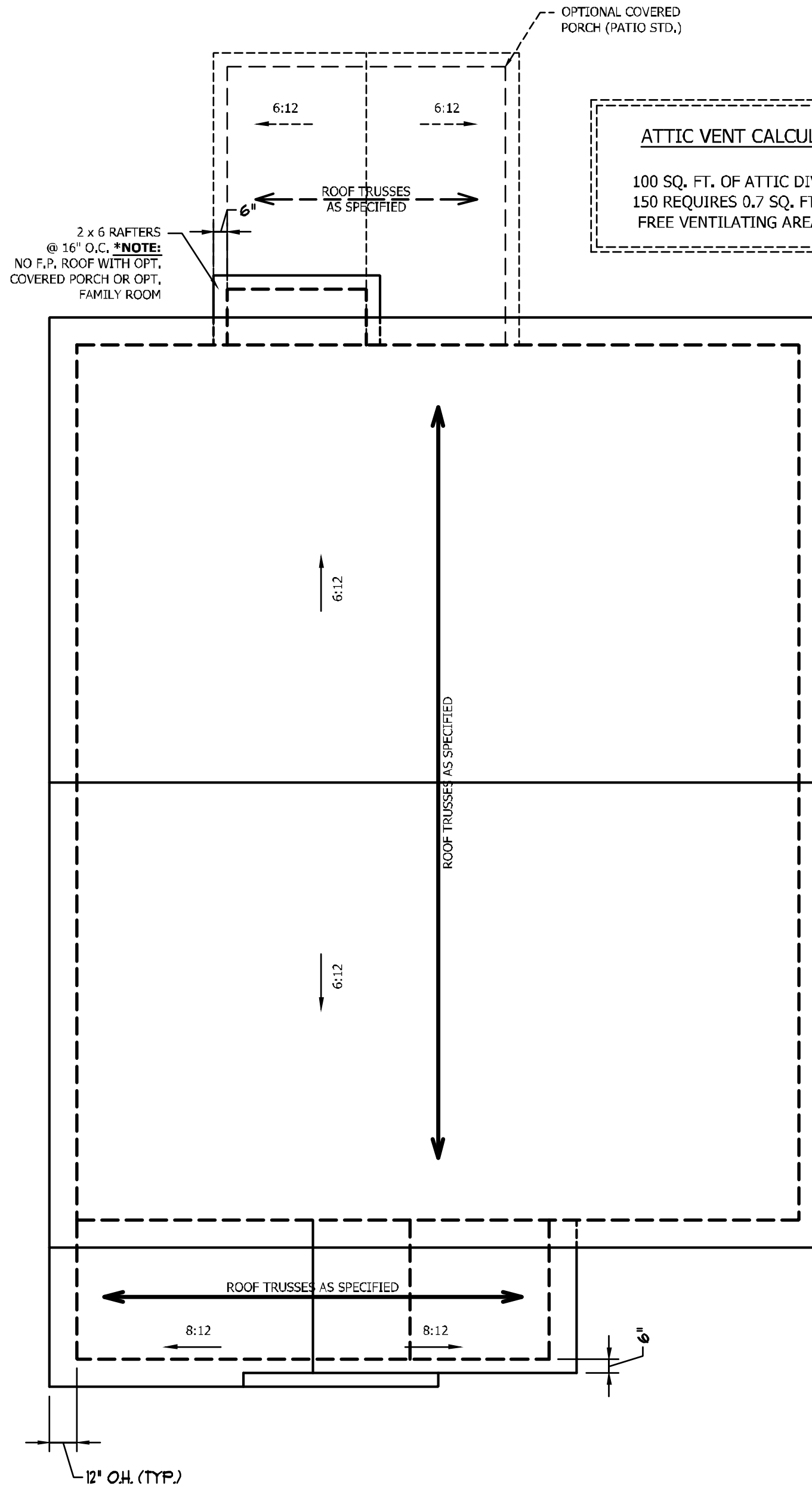
**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0", FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
3. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
4. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
5. REFER TO SECTION R802.11 OF THE 2018 NCR FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.



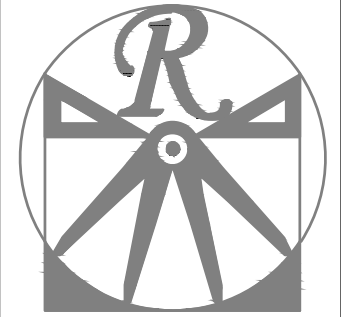
ELEVATION A

**ATTIC VENT CALCULATION:**  
100 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.7 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).



ELEVATION B

**ATTIC VENT CALCULATION:**  
100 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.7 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612  
(919) 649-4128  
WWW.RDNCAROLINA.COM

The art of transforming your vision into reality.  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**WEAVER**  
HOMES  
350 Wagoner Drive • Fayetteville, NC 28303  
910.433.0200 • 910.433.2090  
WWW.WEAVERHOMES.COM

FILES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SERIES, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY ACTUAL CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND FOOTING, FLOOR PLANS AND ELEVATION DIMENSIONS ARE PROPERTY OF WEAVER HOMES. ANY USE, REPRODUCTION, ADAPTATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE WEAVER HOMES CONSTRUCTION FOR CURRENT DETAILS, COPYRIGHT © 2020 WEAVER HOMES.

WEAVER HOMES  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020  
RTV:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJC  
ENGINEERED BY:  
REVIEWED BY:

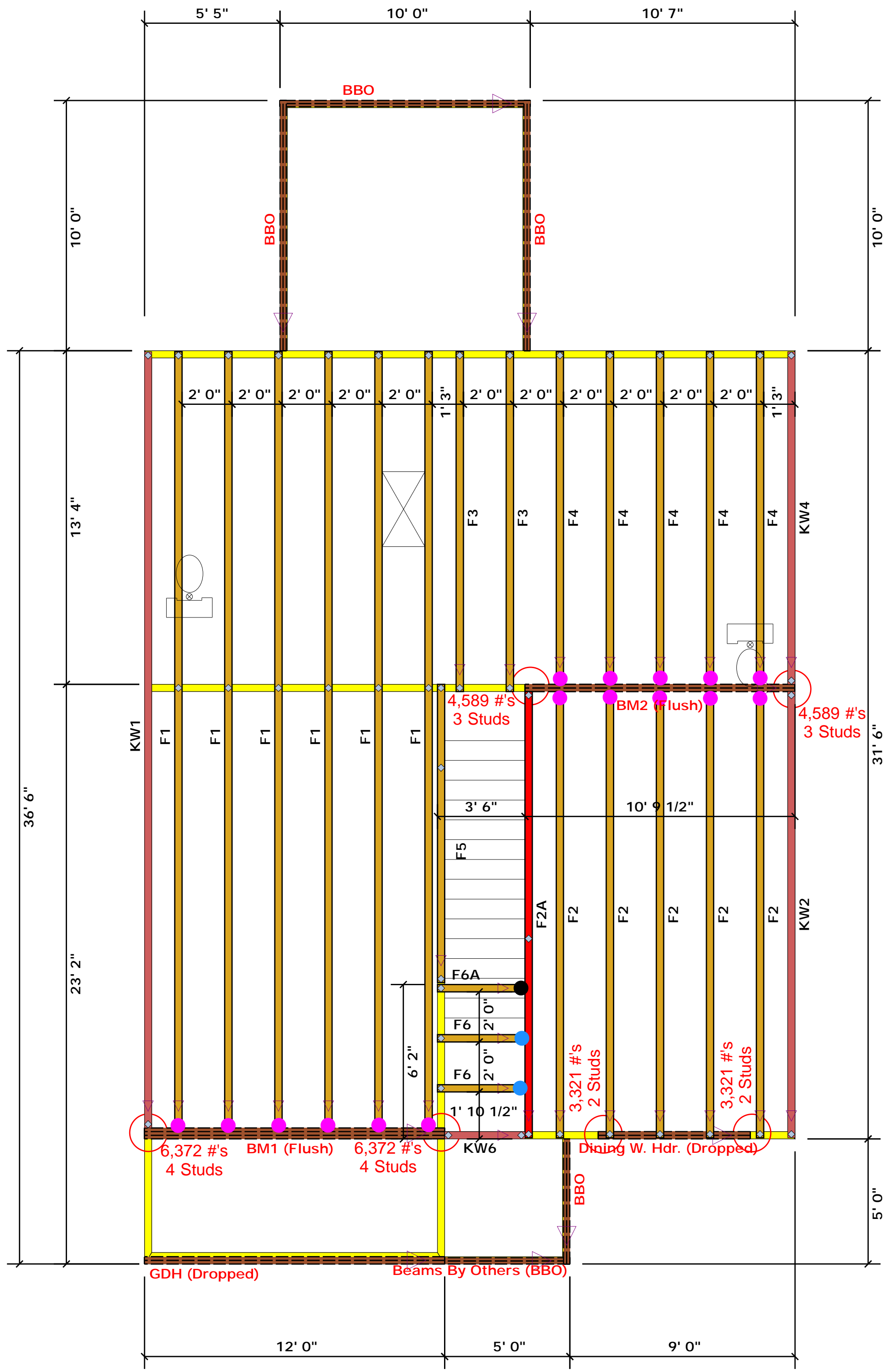
ROOF PLAN  
ELEVATIONS  
A & B

S-3

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED. 11x17 PRINTS ARE NOT TO SCALE







### Truss Placement Plan SCALE: NTS

▲ = Denotes Left End of Truss  
(Reference Engineered Truss Drawing)

- = HUS410 (Qty. 16)
- = MSH422 (Qty. 2)
- = MSH422IF (Qty. 1)

*All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.*

○ -- Denotes Reaction Greater than 3,000 lbs.  
Reaction / # of Studs

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
Dining W. Hdr. (Dropped)	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
GDH (Dropped)	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
BM1 (Flush)	12' 0"	1-3/4"x 16" LVL Kerto-S	3	3	FF
BM2 (Flush)	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF

LOAD CHART FOR JACK STUDS		
UNIFORM LOAD (PLF)	POINT LOAD (KIP)	SPACING (IN)
1700	1	2550
3400	2	5100
5100	3	7650
6800	4	10200
8500	5	12750
10200	6	15300
11900	7	
13600	8	
15300	9	

BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 9 West Park	ADDRESS	206 West Park Lane
PLAN	Magnolia Elev. B	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J0921-5306	SALES REP.	Lenny Norris

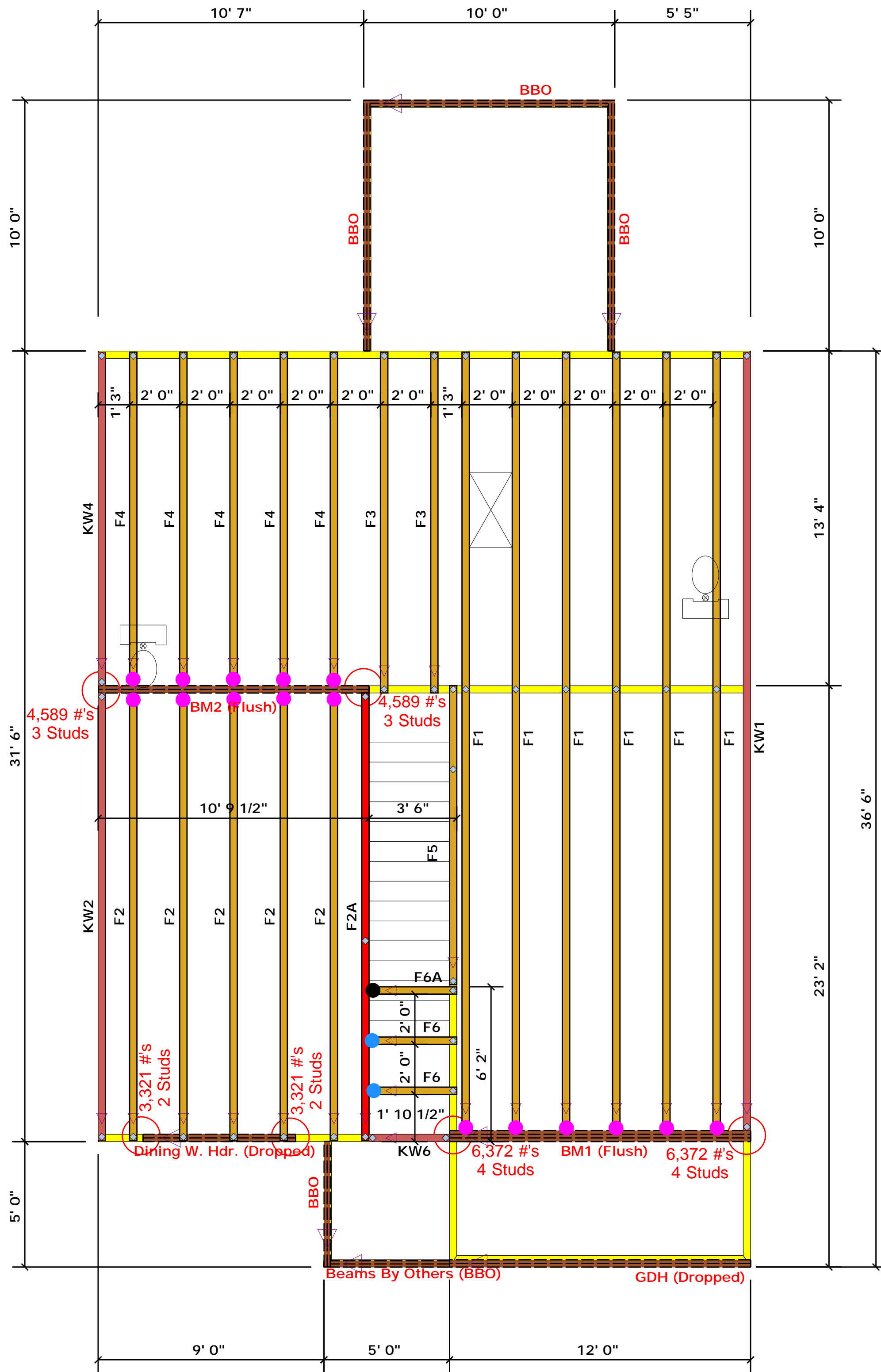
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: Christine Shivy  
Christine Shivy

**ROOF & FLOOR TRUSSES & BEAMS**

Reilly Road Industrial Park  
Fayetteville, N.C. 28309  
Phone: (910) 864-8787  
Fax: (910) 864-4444



### Truss Placement Plan SCALE: NTS

- = HUS410 (Qty. 16)
- = MSH422 (Qty. 2)
- = MSH422IF (Qty. 1)

▲ = Denotes Left End of Truss  
(Reference Engineered Truss Drawing)

*All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.*

○ -- Denotes Reaction Greater than 3,000 lbs.  
Reaction / # of Studs

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
Dining W. Hdr. (Dropped)	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
GDH (Dropped)	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
BM1 (Flush)	12' 0"	1-3/4"x 16" LVL Kerto-S	3	3	FF
BM2 (Flush)	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2	FF

#### LOAD CHART FOR JACK STUDS

MEMBER SIZE	SPACING	LOAD (LBS)
1700	1	2550
3400	2	5100
5100	3	7650
6800	4	10200
8500	5	12750
10200	6	15300
11900	7	
13600	8	
15300	9	

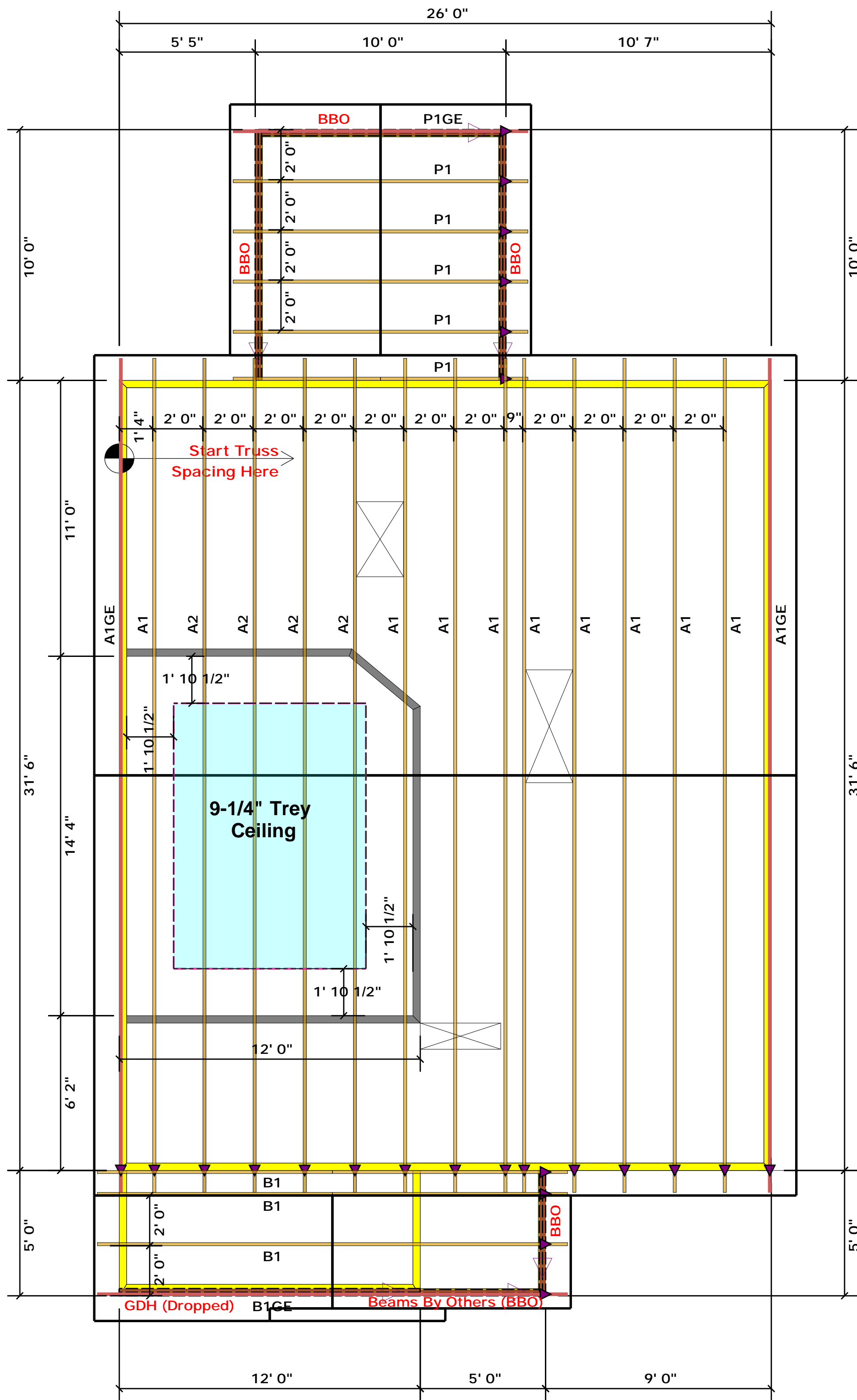
BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 9 West Park	ADDRESS	206 West Park Lane
PLAN	Magnolia Elev. B	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J0921-5306	SALES REP.	Lenny Norris

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

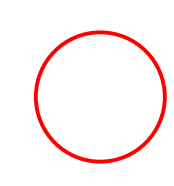
Signature: Christine Shivy  
Christine Shivy

**comtech**  
ROOF & FLOOR  
TRUSSES & BEAMS  
Reilly Road Industrial Park  
Fayetteville, N.C. 28309  
Phone: (910) 864-8787  
Fax: (910) 864-4444



▲ = Denotes Left End of Truss  
(Reference Engineered Truss Drawing)

**Truss Placement Plan**  
**SCALE: NTS**



*All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.*  
-- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs

**LOAD CHART FOR JACK STUDS**

MEMBER SIZE (L x W)	SPACING (ft)	MAXIMUM LOAD (lbs)
1700	1	2550
3400	2	5100
5100	3	7650
6800	4	10200
8500	5	12750
10200	6	15300
11900	7	
13600	8	
15300	9	

BUILDER	Weaver Development
JOB NAME	Lot 9 West Park
PLAN	Magnolia Elev. B
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	J0921-5305

CITY / CO.	Sanford / Harnett
ADDRESS	206 West Park Lane
MODEL	Roof
DATE REV.	/ /
DRAWN BY	Christine Shivy
SALES REP.	Lenny Norris

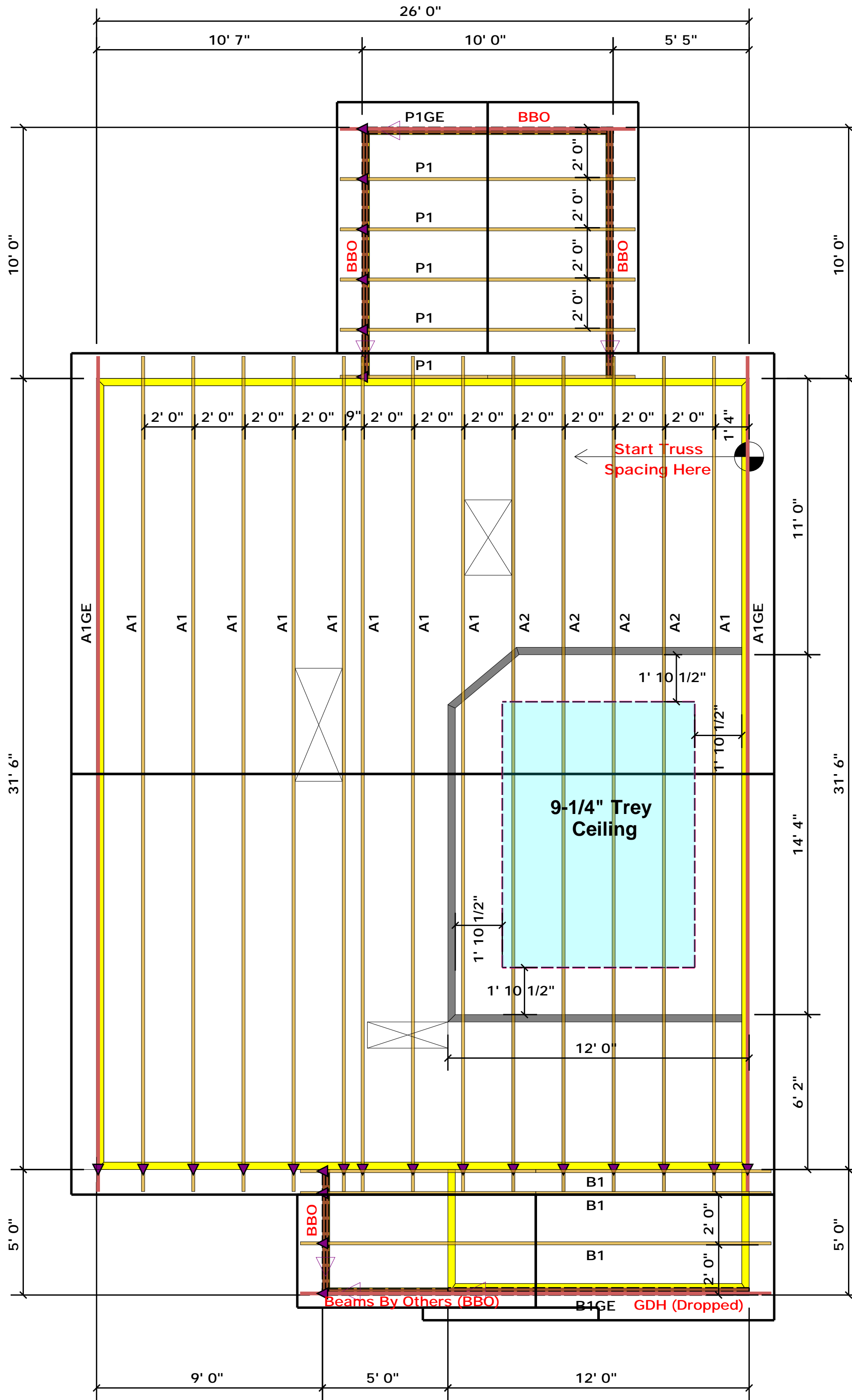
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: Christine Shivy  
Christine Shivy

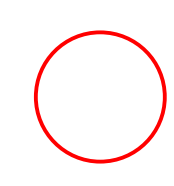
**ROOF & FLOOR TRUSSES & BEAMS**  
Reilly Road Industrial Park  
Fayetteville, N.C. 28309  
Phone: (910) 864-8787  
Fax: (910) 864-4444





▲ = Denotes Left End of Truss  
(Reference Engineered Truss Drawing)

### Truss Placement Plan SCALE: NTS



-- Denotes Reaction Greater than 3,000 lbs.  
Reaction / # of Studs

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

**LOAD CHART FOR JACK STUDS**

UNIFORM LOAD (PLF)	SPACING (IN)	REACT. (LBS)	UNIFORM LOAD (PLF)	SPACING (IN)	REACT. (LBS)
1700	1	2550	3400	1	4830
3400	2	5100	6800	2	9660
5100	3	7650	10200	3	14490
6800	4	10200	13600	4	19320
8500	5	12750	17000	5	24150
10200	6	15300			
11900	7				
13600	8				
15300	9				

BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 9 West Park	ADDRESS	206 West Park Lane
PLAN	Magnolia Elev. B	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J0921-5305	SALES REP.	Lenny Norris

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com	
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables ( derived from the prescriptive Code requirements ) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.	
Signature	<u>Christine Shivy</u> Christine Shivy

<p><b>ROOF &amp; FLOOR TRUSSES &amp; BEAMS</b></p> <p>Reilly Road Industrial Park Fayetteville, N.C. 28309 Phone: (910) 864-8787 Fax: (910) 864-4444</p>	
--	--

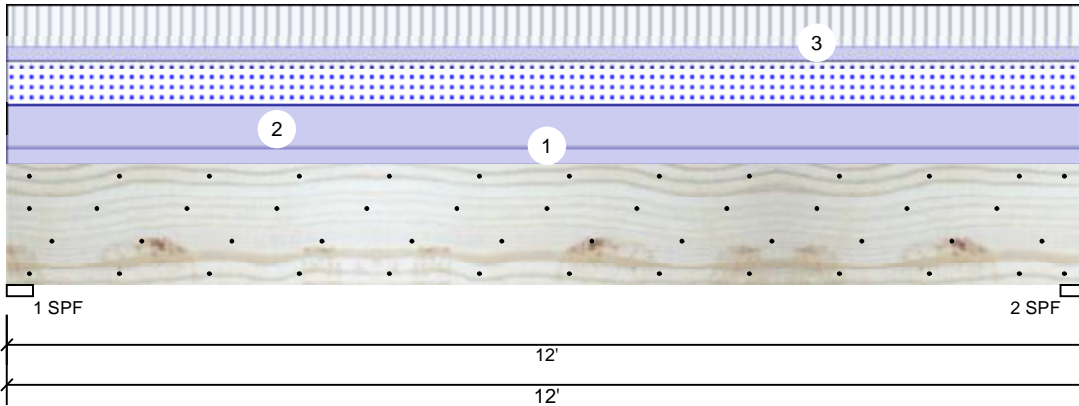


Client: Weaver Homes  
 Project: Magnolia Elev. B  
 Address: Magnolia Elev. B

Date: 9/7/2021  
 Input by: Christine Shivy  
 Job Name: Magnolia Elev. B  
 Project #:

**BM1 Kerto-S LVL 1.750" X 16.000" 3-Ply - PASSED**

Level: Level



**Member Information**

Type:	Girder	Application:	Floor
Plies:	3	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	Yes
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

**Reactions UNPATTERNED Ib (Uplift)**

Brg	Live	Dead	Snow	Wind	Const
1	1932	3460	1950	0	0
2	1932	3460	1950	0	0

**Bearings**

Bearing	Length	Cap.	React D/L	Ib	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	82%	3460 / 2912	6372	L	D+0.75(L+S)	
2 - SPF	3.500"	82%	3460 / 2912	6372	L	D+0.75(L+S)	

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	17746 ft-lb	6'	62010 ft-lb	0.286 (29%)	D+0.75(L+S)	L
Unbraced	17746 ft-lb	6'	17774 ft-lb	0.998 (100%)	D+0.75(L+S)	L
Shear	4571 lb	10'5 3/8"	17920 lb	0.255 (26%)	D+L	L
LL Defl inch	0.066 (L/2116)	6'	0.289 (L/480)	0.230 (23%)	0.75(L+S)	L
TL Defl inch	0.143 (L/967)	6'	0.385 (L/360)	0.370 (37%)	D+0.75(L+S)	L

**Design Notes**

- 1 Fasten all plies using 4 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- 2 Refer to last page of calculations for fasteners required for specified loads.
- 3 Girders are designed to be supported on the bottom edge only.
- 4 Top loads must be supported equally by all plies.
- 5 Top must be laterally braced at a maximum of 10'3 3/4" o.c.
- 6 Bottom braced at bearings.
- 7 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	125 PLF	0 PLF	0 PLF	0 PLF	0 PLF	Exterior Wall
2	Uniform			Top	325 PLF	0 PLF	325 PLF	0 PLF	0 PLF	A2
3	Uniform			Far Face	108 PLF	322 PLF	0 PLF	0 PLF	0 PLF	F1
	Self Weight				19 PLF					

**Notes**

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

**Lumber**

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive

chemicals

**Handling & Installation**

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 1/8/2023

**Manufacturer Info**

Metsä Wood  
 301 Merritt 7 Building, 2nd Floor  
 Norwalk, CT 06851  
 (800) 622-5850  
[www.metsawood.com/us](http://www.metsawood.com/us)  
 ICC-ES: ESR-3633

Comtech, Inc.  
 1001 S. Reilly Road, Suite #639  
 Fayetteville, NC  
 USA  
 28314  
 910-864-TRUS



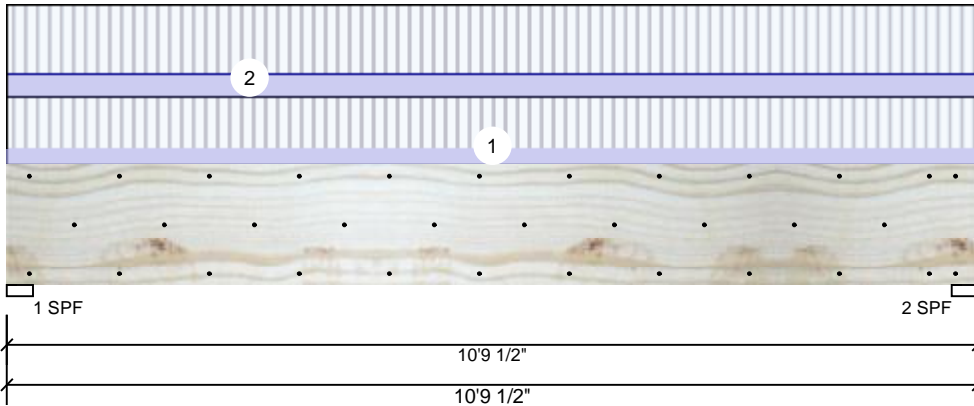


Client: Weaver Homes  
 Project: Magnolia Elev. B  
 Address: Magnolia Elev. B

Date: 9/7/2021  
 Input by: Christine Shivy  
 Job Name: Magnolia Elev. B  
 Project #:

**BM2 Kerto-S LVL 1.750" X 16.000" 2-Ply - PASSED**

Level: Level



**Member Information**

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

**Reactions UNPATTERNED Ib (Uplift)**

Brg	Live	Dead	Snow	Wind	Const
1	3389	1200	0	0	0
2	3389	1200	0	0	0

**Bearings**

Bearing	Length	Cap. React	D/L Ib	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	88%	1200 / 3389	4589	L	D+L
2 - SPF	3.500"	88%	1200 / 3389	4589	L	D+L

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	11397 ft-lb	5'4 3/4"	34565 ft-lb	0.330 (33%)	D+L	L
Unbraced	11397 ft-lb	5'4 3/4"	11746 ft-lb	0.970 (97%)	D+L	L
Shear	4386 lb	1'6 5/8"	11947 lb	0.367 (37%)	D+L	L
LL Defl inch	0.085 (L/1457)	5'4 3/4"	0.259 (L/480)	0.330 (33%)	L	L
TL Defl inch	0.115 (L/1076)	5'4 3/4"	0.345 (L/360)	0.330 (33%)	D+L	L

**Design Notes**

- 1 Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- 2 Refer to last page of calculations for fasteners required for specified loads.
- 3 Girders are designed to be supported on the bottom edge only.
- 4 Top braced at bearings.
- 5 Bottom braced at bearings.
- 6 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Far Face	89 PLF	267 PLF	0 PLF	0 PLF	0 PLF	F4
2	Uniform			Near Face	121 PLF	361 PLF	0 PLF	0 PLF	0 PLF	F2
	Self Weight				12 PLF					

**Notes**

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

**Lumber**

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive chemicals

**Handling & Installation**

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 1/8/2023

**Manufacturer Info**

Metsä Wood  
 301 Merritt 7 Building, 2nd Floor  
 Norwalk, CT 06851  
 (800) 622-5850  
[www.metsawood.com/us](http://www.metsawood.com/us)  
 ICC-ES: ESR-3633

Comtech, Inc.  
 1001 S. Reilly Road, Suite #639  
 Fayetteville, NC  
 USA  
 28314  
 910-864-TRUS





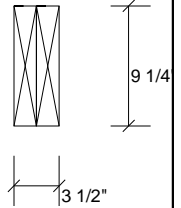
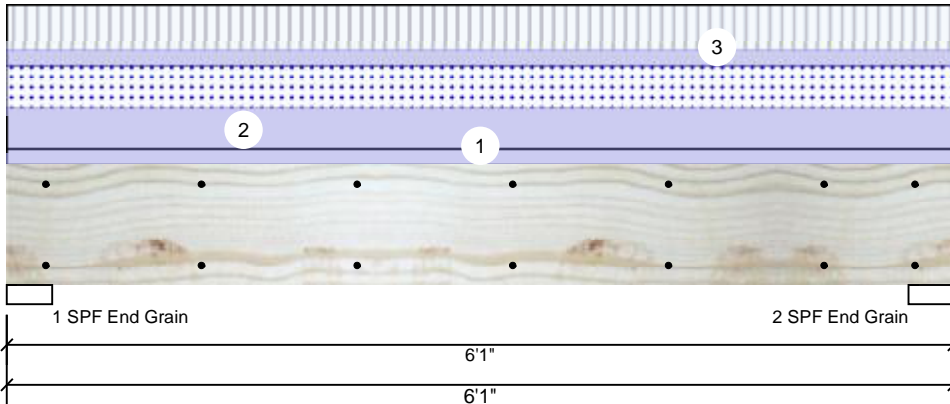


Client: Weaver Homes  
 Project: Magnolia Elev. B  
 Address: Magnolia Elev. B

Date: 9/7/2021  
 Input by: Christine Shivy  
 Job Name: Magnolia Elev. B  
 Project #:

**Dining W. Hdr. Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED**

Level: Level



**Member Information**

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

**Reactions UNPATTERNED lb (Uplift)**

Brg	Live	Dead	Snow	Wind	Const
1	1098	1759	989	0	0
2	1098	1759	989	0	0

**Bearings**

Bearing	Length	Cap.	React D/L	Ib	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	31%	1759 / 1565	3324	L	D+0.75(L+S)	
2 - SPF End Grain	3.500"	31%	1759 / 1565	3324	L	D+0.75(L+S)	

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	4322 ft-lb	3' 1/2"	14423 ft-lb	0.300 (30%)	D+0.75(L+S)	L
Unbraced	4322 ft-lb	3' 1/2"	10944 ft-lb	0.395 (39%)	D+0.75(L+S)	L
Shear	2231 lb	1'	7943 lb	0.281 (28%)	D+0.75(L+S)	L
LL Defl inch	0.032 (L/2087)	3' 1/2"	0.141 (L/480)	0.230 (23%)	0.75(L+S)	L
TL Defl inch	0.069 (L/983)	3' 1/2"	0.188 (L/360)	0.370 (37%)	D+0.75(L+S)	L

**Design Notes**

- 1 Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- 2 Refer to last page of calculations for fasteners required for specified loads.
- 3 Girders are designed to be supported on the bottom edge only.
- 4 Top loads must be supported equally by all plies.
- 5 Top braced at bearings.
- 6 Bottom braced at bearings.
- 7 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	125 PLF	0 PLF	0 PLF	0 PLF	0 PLF	Wall Load
2	Uniform			Top	325 PLF	0 PLF	325 PLF	0 PLF	0 PLF	A1
3	Uniform			Top	121 PLF	361 PLF	0 PLF	0 PLF	0 PLF	F2
	Self Weight				7 PLF					

**Notes**

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

**Lumber**

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive

chemicals

**Handling & Installation**

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 1/8/2023

**Manufacturer Info**

Metsä Wood  
 301 Merritt 7 Building, 2nd Floor  
 Norwalk, CT 06851  
 (800) 622-5850  
[www.metsawood.com/us](http://www.metsawood.com/us)  
 ICC-ES: ESR-3633

Comtech, Inc.  
 1001 S. Reilly Road, Suite #639  
 Fayetteville, NC  
 USA  
 28314  
 910-864-TRUS



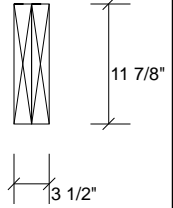
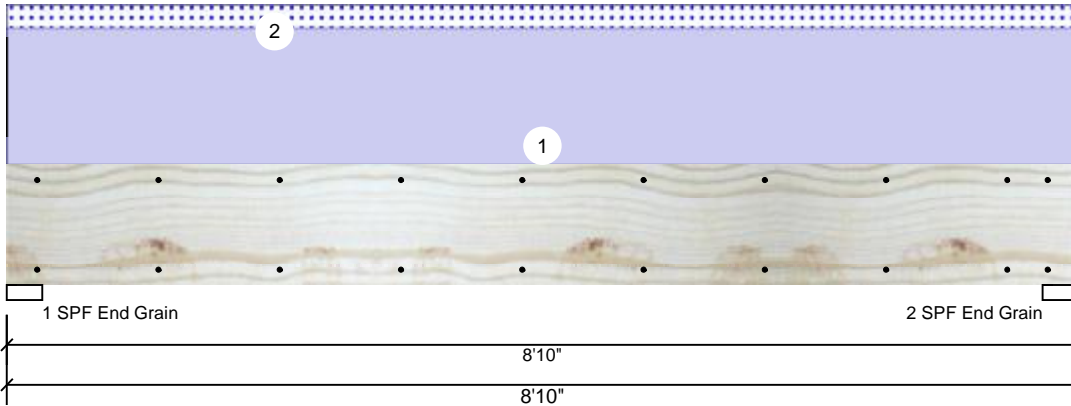


Client: Weaver Homes  
 Project: Magnolia Elev. B  
 Address: Magnolia Elev. B

Date: 9/7/2021  
 Input by: Christine Shivy  
 Job Name: Magnolia Elev. B  
 Project #:

**GDH Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED**

Level: Level



**Member Information**

Type:	Girder
Plies:	2
Moisture Condition:	Dry
Deflection LL:	480
Deflection TL:	360
Importance:	Normal
Temperature:	Temp <= 100°F

Application:	Floor
Design Method:	ASD
Building Code:	IBC/IRC 2015
Load Sharing:	No
Deck:	Not Checked

**Reactions UNPATTERNED lb (Uplift)**

Brg	Live	Dead	Snow	Wind	Const
1	0	1101	177	0	0
2	0	1101	177	0	0

**Bearings**

Bearing	Length	Cap. React	D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	12%	1101 / 177	1277	L	D+S
2 - SPF End Grain	3.500"	12%	1101 / 177	1277	L	D+S

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	2185 ft-lb	4'5"	17919 ft-lb	0.122 (12%)	D	Uniform
Unbraced	2536 ft-lb	4'5"	10756 ft-lb	0.236 (24%)	D+S	L
Shear	797 lb	7'7 3/8"	7980 lb	0.100 (10%)	D	Uniform
LL Defl inch (L/18257)	0.006	4'5 1/16"	0.209 (L/480)	0.030 (3%)	S	L
TL Defl inch (L/2525)	0.040	4'5 1/16"	0.279 (L/360)	0.140 (14%)	D+S	L

**Design Notes**

- 1 Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- 2 Refer to last page of calculations for fasteners required for specified loads.
- 3 Girders are designed to be supported on the bottom edge only.
- 4 Top loads must be supported equally by all plies.
- 5 Top braced at bearings.
- 6 Bottom braced at bearings.
- 7 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	200 PLF	0 PLF	0 PLF	0 PLF	0 PLF	Exterior Loads
2	Uniform			Top	40 PLF	0 PLF	40 PLF	0 PLF	0 PLF	2'-0" Gable End
	Self Weight				9 PLF					

**Notes**

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

**Lumber**

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive chemicals

**Handling & Installation**

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 1/8/2023

**Manufacturer Info**

Metsä Wood  
 301 Merritt 7 Building, 2nd Floor  
 Norwalk, CT 06851  
 (800) 622-5851  
[www.metsawood.com/us](http://www.metsawood.com/us)  
 ICC-ES: ESR-3633

Comtech, Inc.  
 1001 S. Reilly Road, Suite #639  
 Fayetteville, NC  
 USA  
 28314  
 910-864-TRUS

