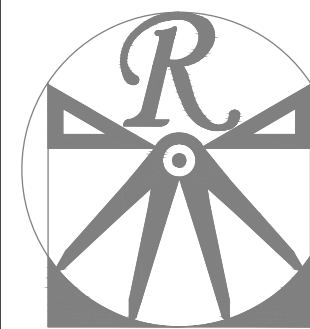


GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SHEETS IN PLAN SET AND VERIFY ALL DETAILS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO RENAISSANCE RESIDENTIAL DESIGN, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

**LOT 32A THOMAS FARM
TBD BILL SHAW RD
SPRING LAKE, NC 28390**

**PLANS DESIGNED TO THE
2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE.**



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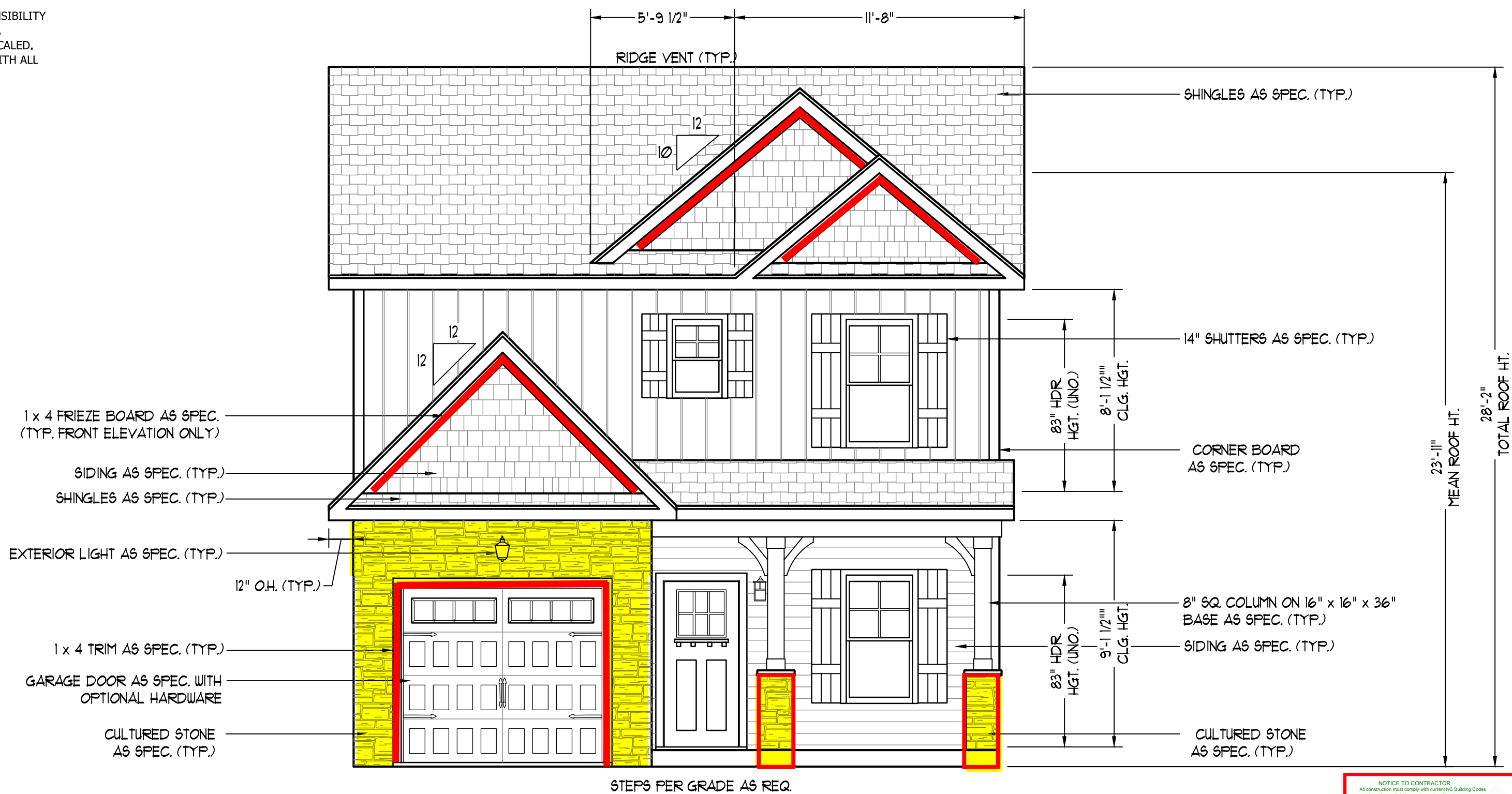
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- 1 x 4 FRIEZE BOARD AS SPEC. (TYP. FRONT ELEVATION ONLY)
- SIDING AS SPEC. (TYP.)
- SHINGLES AS SPEC. (TYP.)
- EXTERIOR LIGHT AS SPEC. (TYP.)
- 12" O.H. (TYP.)
- 1 x 4 TRIM AS SPEC. (TYP.)
- GARAGE DOOR AS SPEC. WITH OPTIONAL HARDWARE
- CULTURED STONE AS SPEC. (TYP.)

- SHINGLES AS SPEC. (TYP.)
- 14" SHUTTERS AS SPEC. (TYP.)
- 83" HDR HGT. (UNO.)
- 8'-1 1/2" CLG. HGT.
- CORNER BOARD AS SPEC. (TYP.)
- 8" SQ. COLUMN ON 16" x 16" x 36" BASE AS SPEC. (TYP.)
- 9'-1 1/2" CLG. HGT.
- SIDING AS SPEC. (TYP.)
- CULTURED STONE AS SPEC. (TYP.)

STEPS PER GRADE AS REQ.

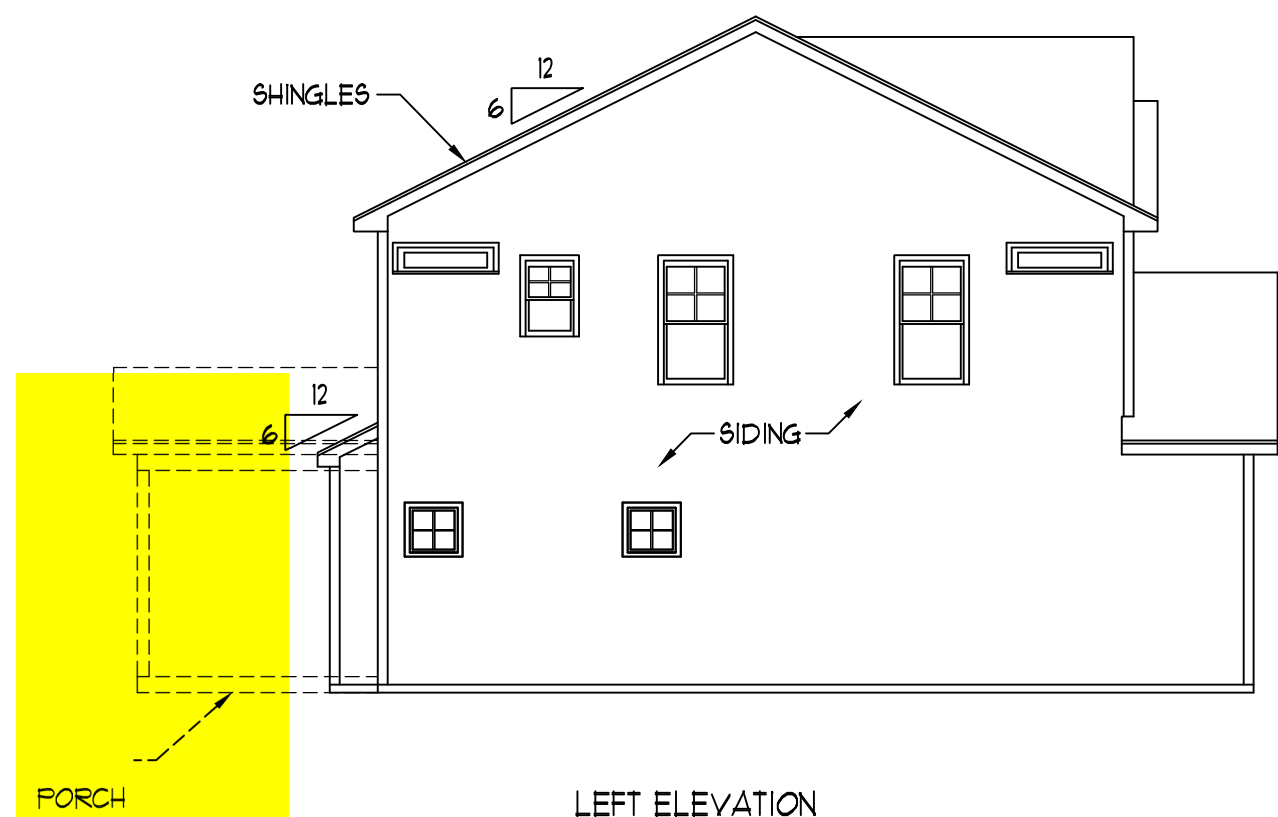
FRONT ELEVATION-C

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

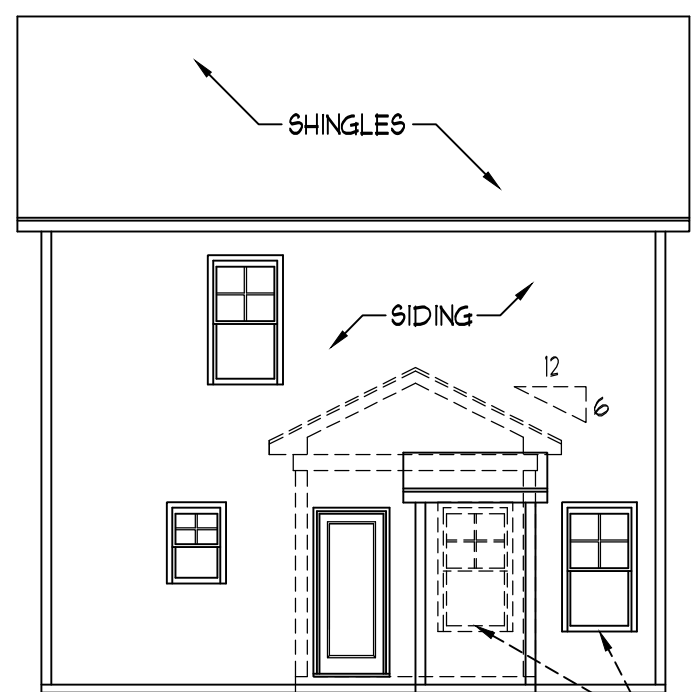
NOTICE TO CONTRACTOR
All construction shall comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Special Building Dept. Review
Permit holder responsible for full compliance with the code.

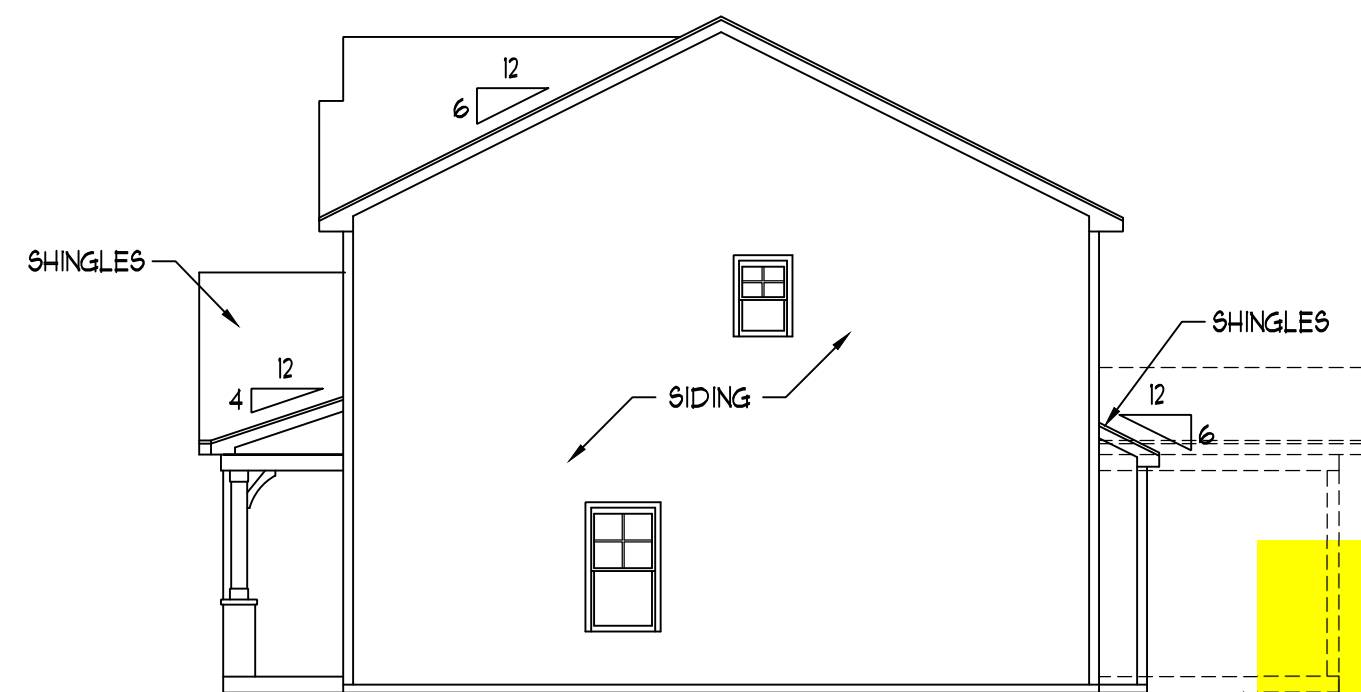
01/20/2022



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

SHIFT WINDOW W/
FAMILY ROOM OPTION

**HVAC: TBD
ELECTRICAL: PIONEER
PLUMBING: DOUBLE J**

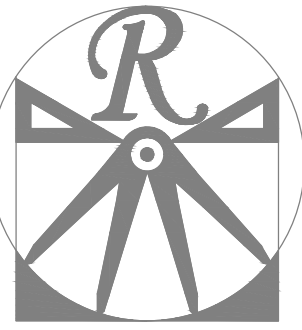
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA DRIVE LEFT

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

C - ELEVATIONS
A-3

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):	10 SQ. FT.
FRONT PORCH (ELEV.-B):	25 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
OPT. REAR PORCH:	100 SQ. FT.



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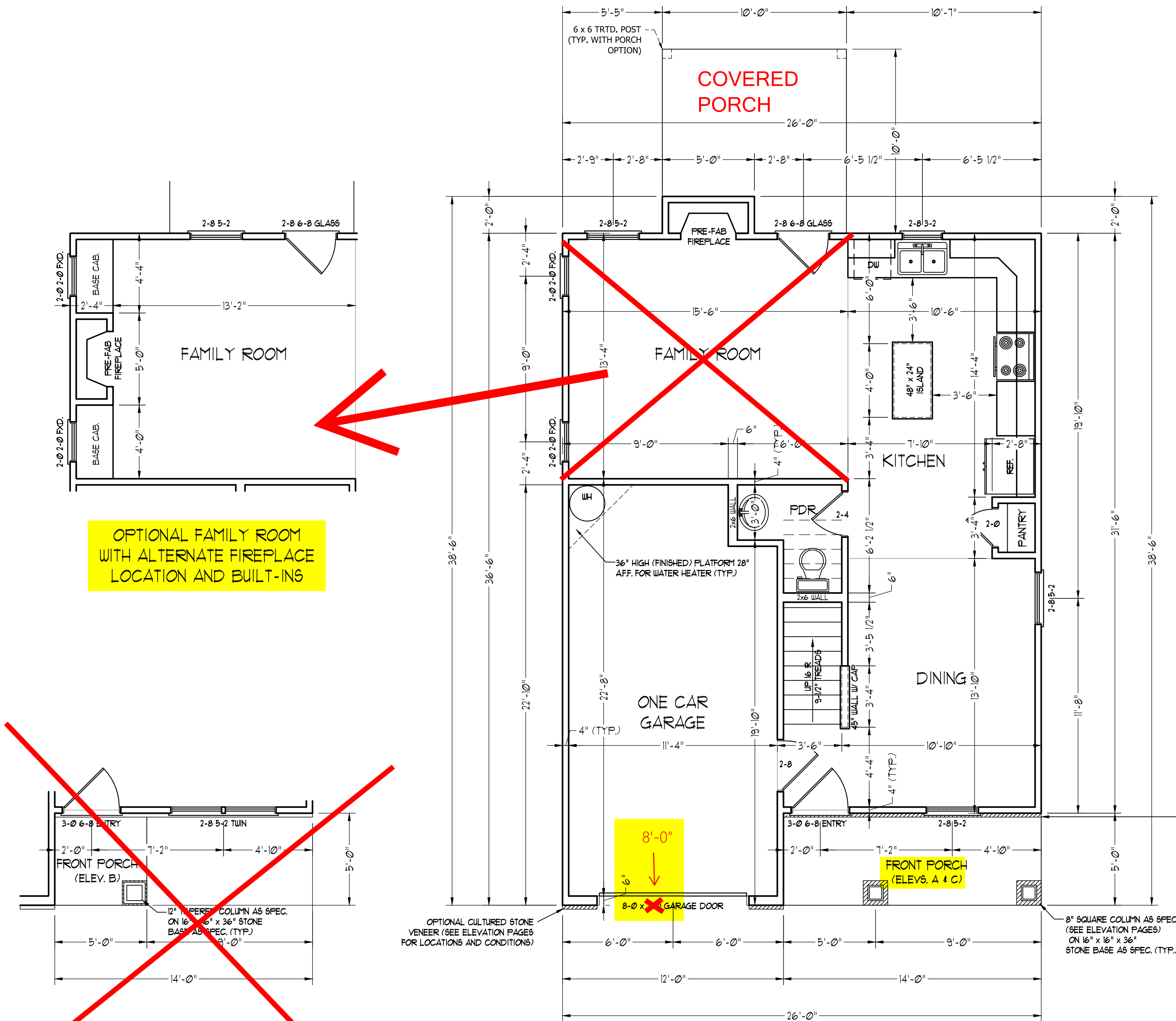
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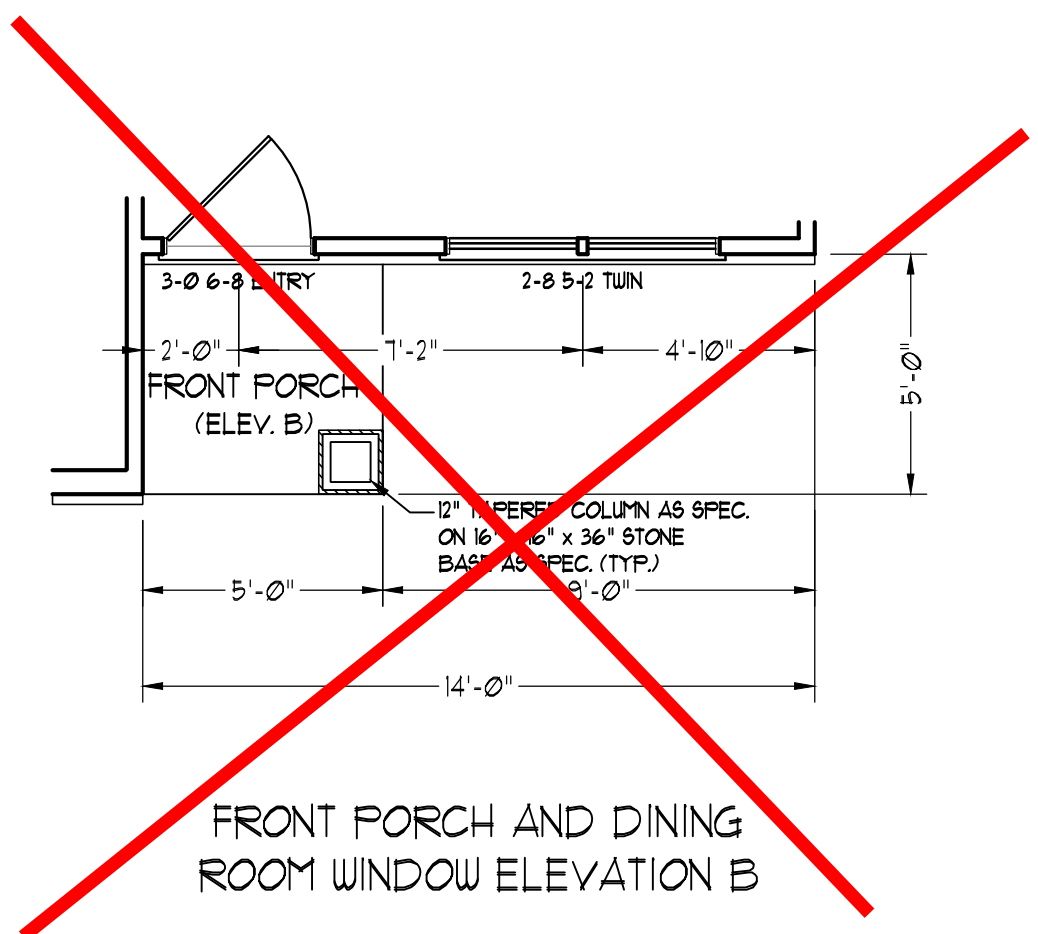
FIRST FLOOR PLAN

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

8'-0" GARAGE DOOR

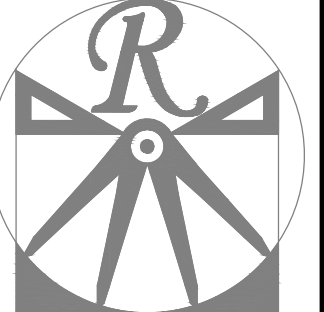
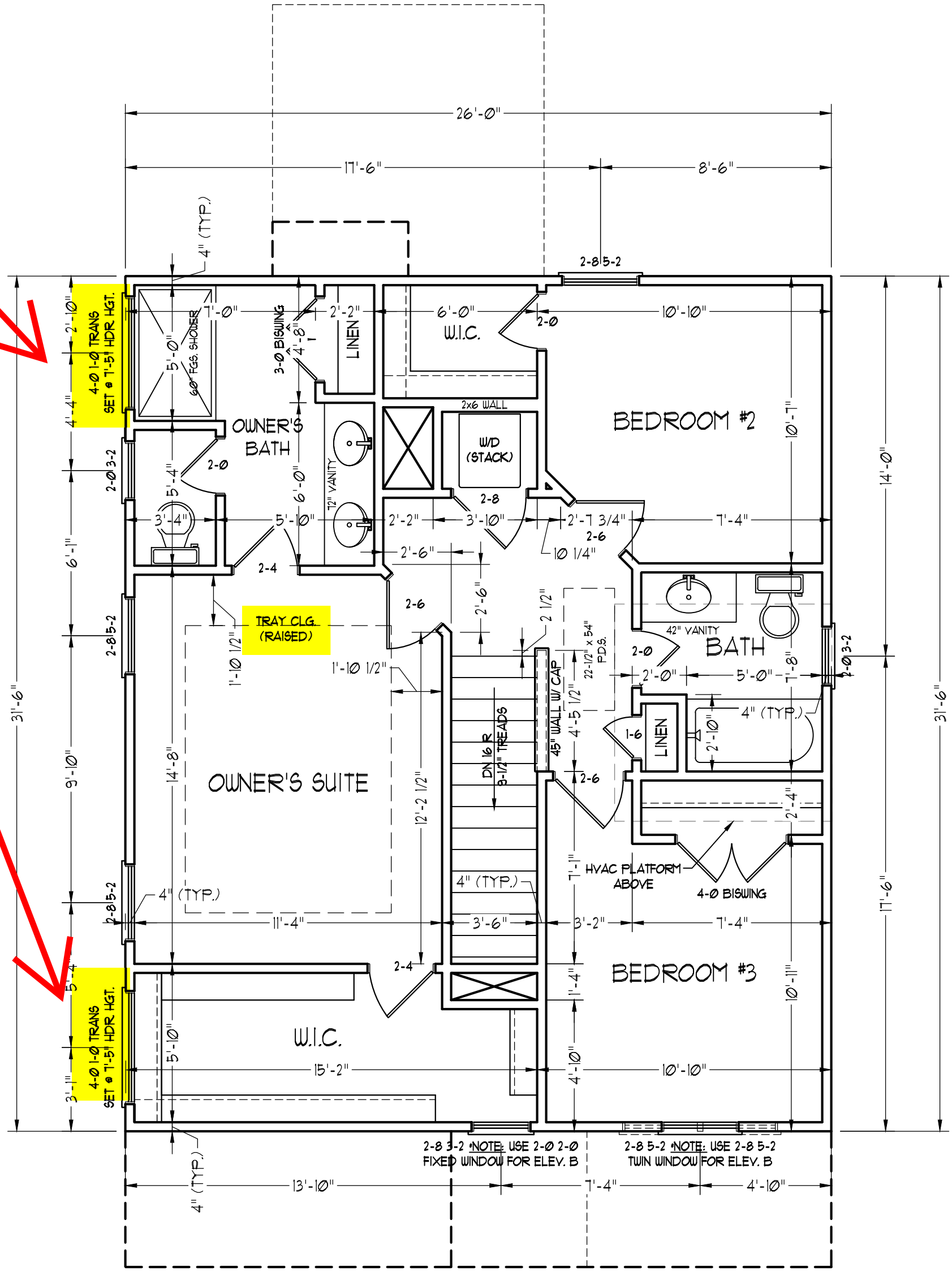
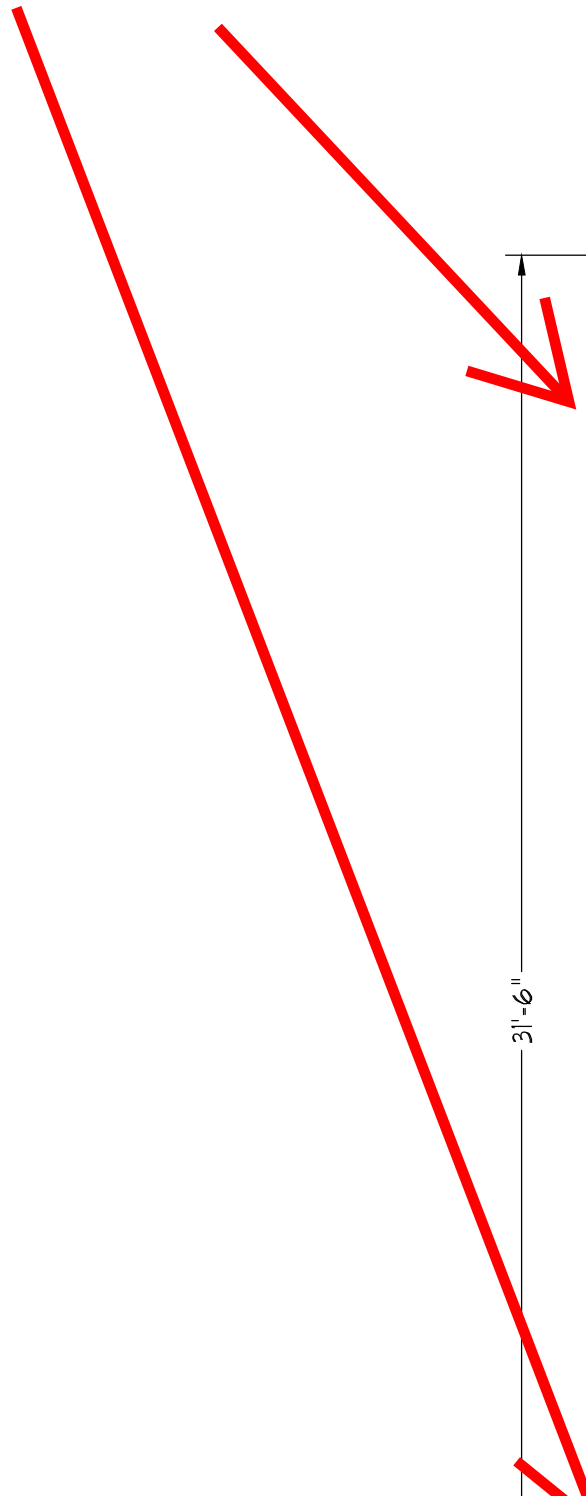
FRONT PORCH (ELEV. A & C)

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

8" SQUARE COLUMN AS SPEC. (SEE ELEVATION PAGES) ON 16" x 16" x 36" STONE BASE AS SPEC. (TYP.)

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

**RAISE HEADER
TO TOP PLATE**



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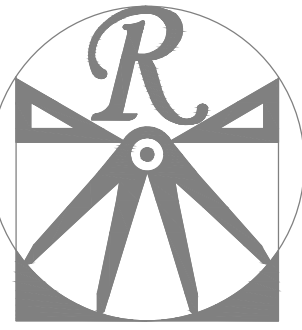
WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA DRIVE LEFT

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

SECOND FLOOR
PLAN

A-5

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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MAGNOLIA DRIVE LEFT

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ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR
ELECTRICAL
PLAN

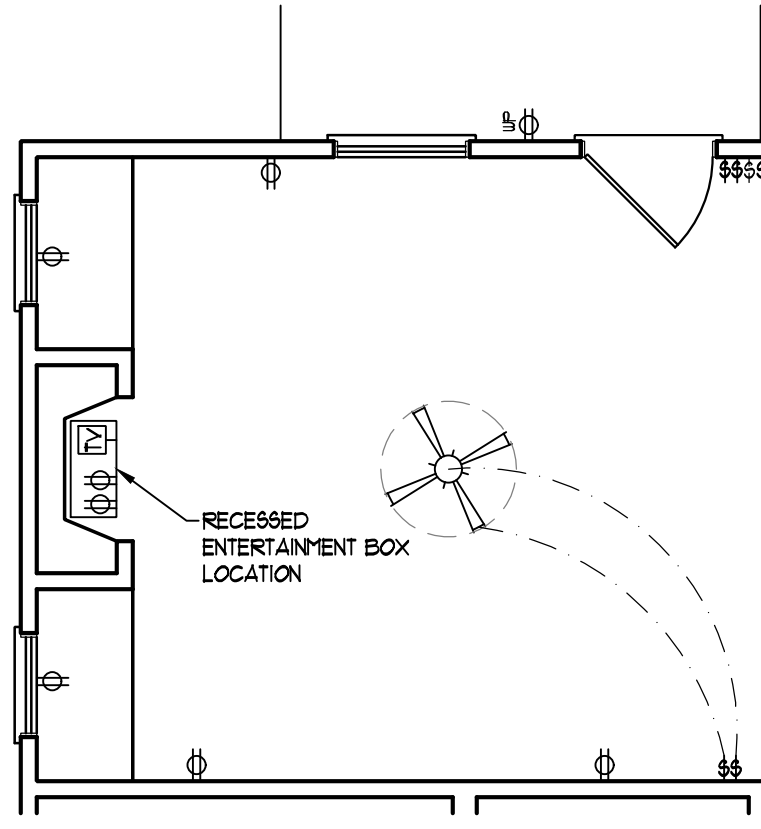
E-1

ELECTRICAL LAYOUT NOTES:

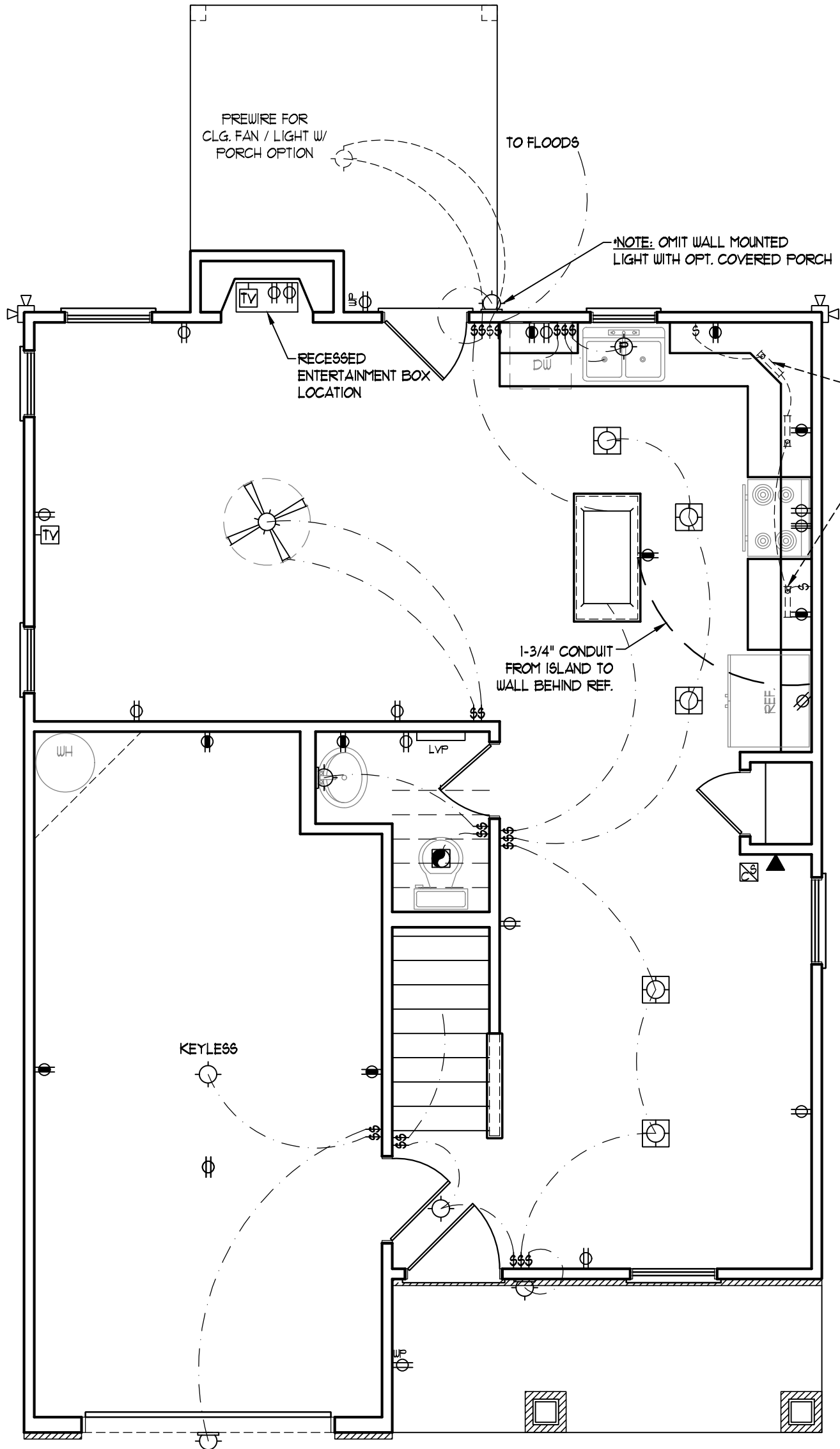
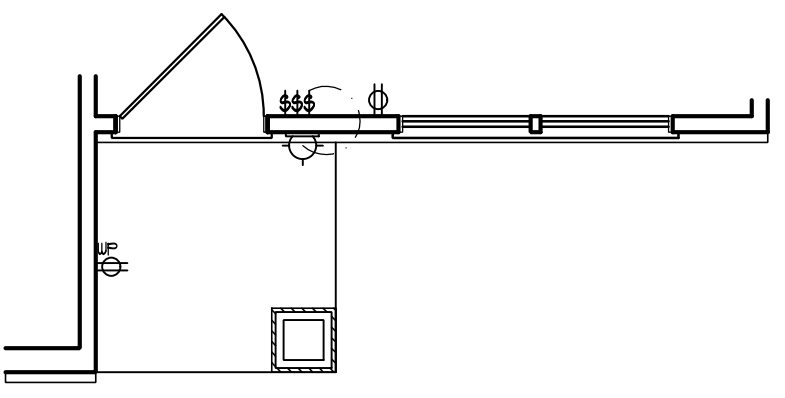
- 1.) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2.) VANITY LIGHTS TO BE SET @ 90" AFF. (TYP.)
- 3.) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4.) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

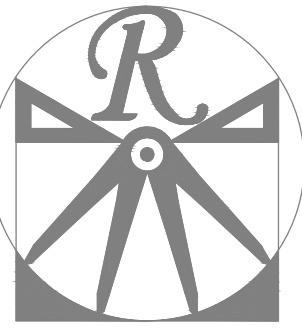
- ⊕ 110 V OUTLET
- ⊕ 110 V GFI OUTLET
- ⊕ 110 V SWITCHED OUTLET
- BB ⊕ 110 V BASEBOARD OUTLET
- ⊕ 4-FLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 110V GFI
- ⊕ WEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ 110 V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (240 V, ETC.)
- ⊕ WALL 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 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



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



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



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MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020
REV.:
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DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
ELCTRICAL
PLAN

E-2

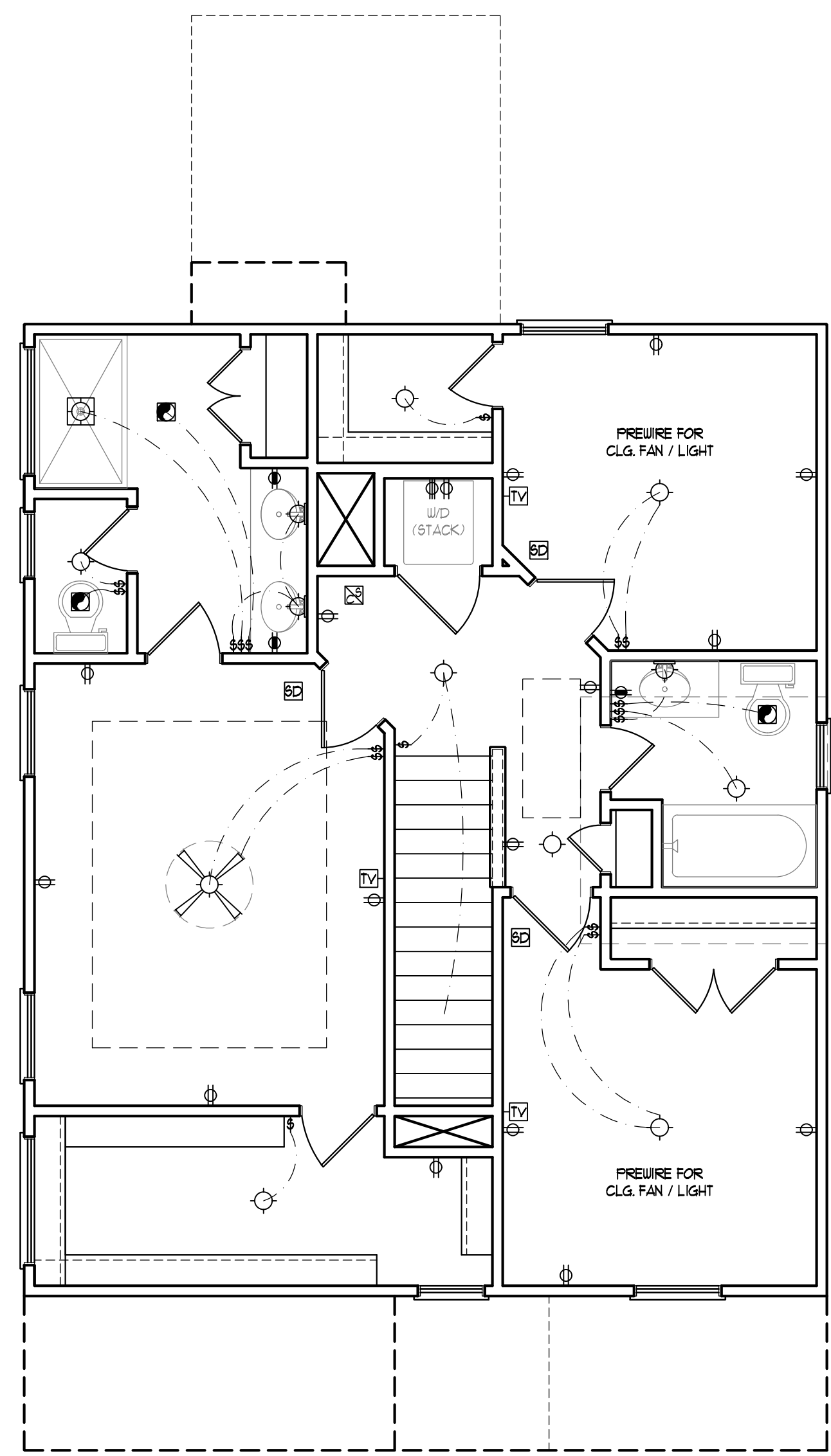
ELECTRICAL LAYOUT NOTES:

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- 4.) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

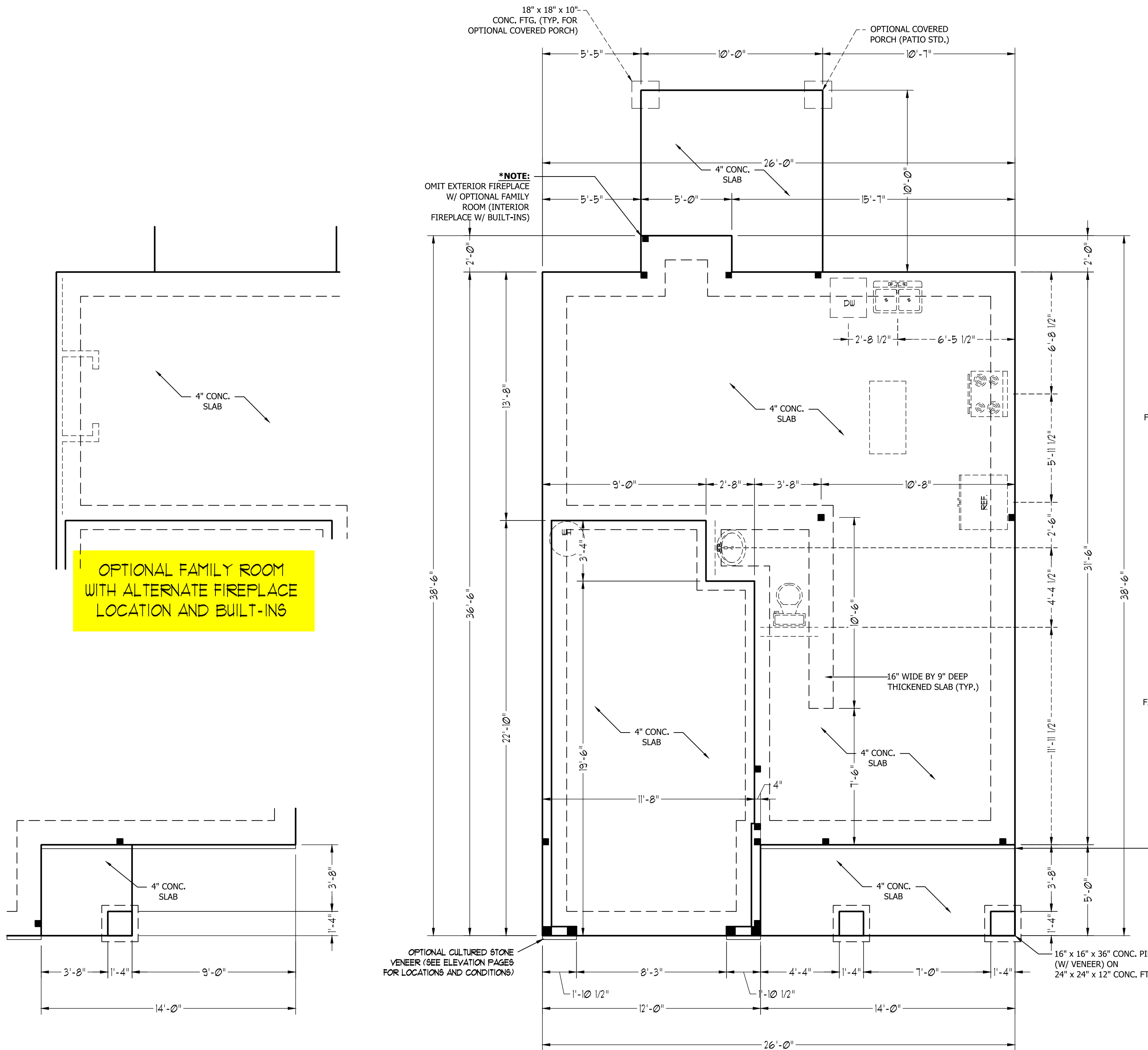
ELECTRICAL LEGEND

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- ⊕ 110 V GFI OUTLET
- ⊕ 110 V SWITCHED OUTLET
- BB ⊕ 110 V BASEBOARD OUTLET
- ⊕ 4-FLEX
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- ▲ TELEPHONE
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- TV TV CONNECTION
- TV DATA
- CD CONDUIT FOR COMPONENT WIRING
- SPK SPEAKER
- SD 110 V SMOKE / CO DETECTOR
- SD 110 V SMOKE DETECTOR
- EXH EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- ALARM ALARM PANEL

- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT

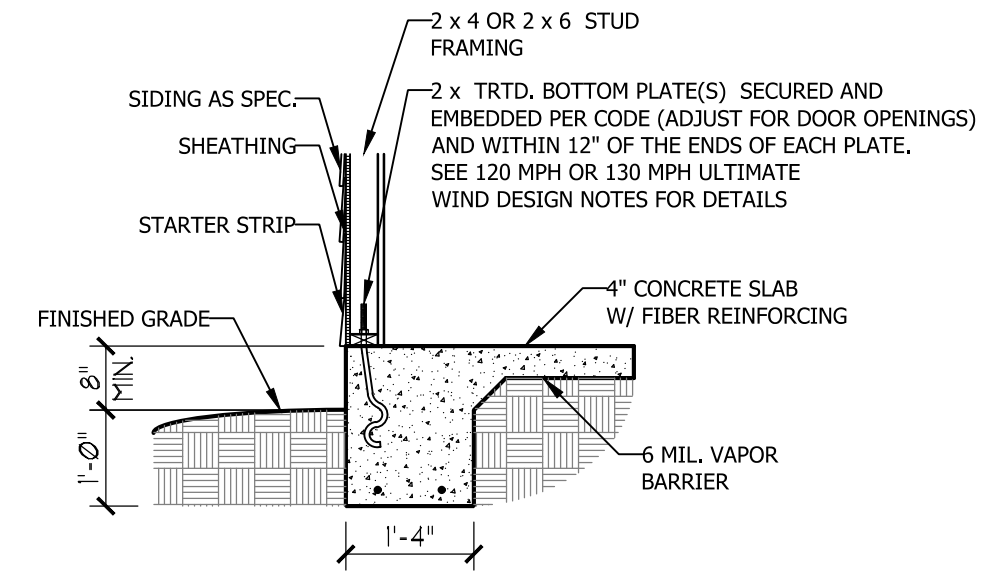


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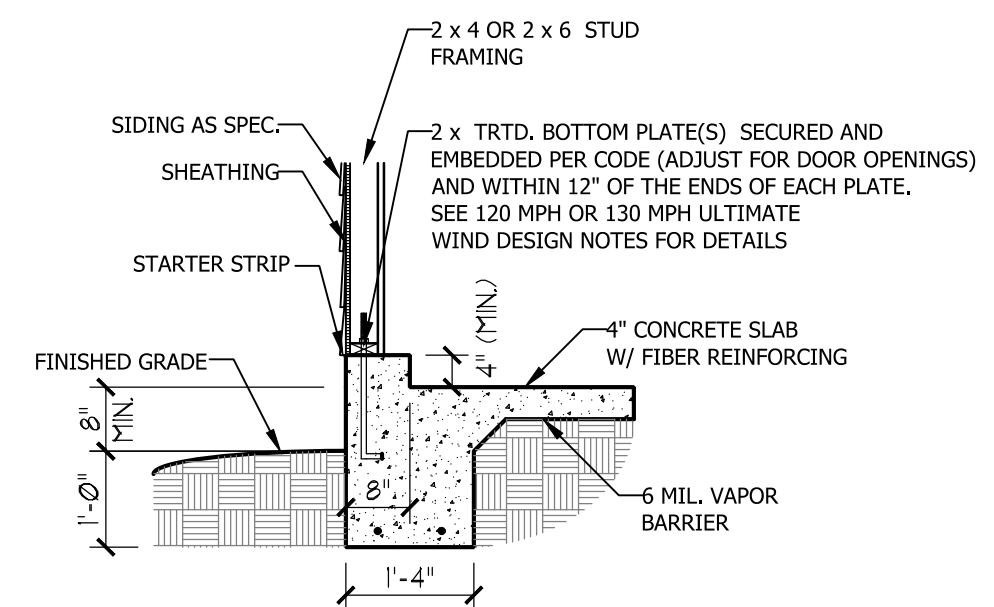


ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

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 NRCR, 2018 EDITION.
7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRCR, 2018 EDITION.

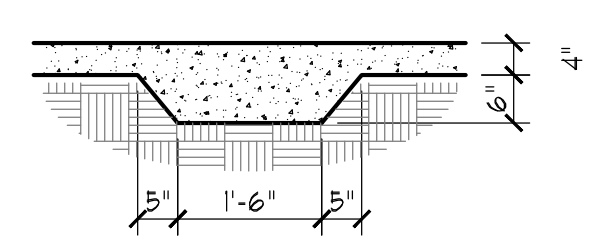


TYPICAL SLAB DETAIL



GARAGE CURB DETAIL

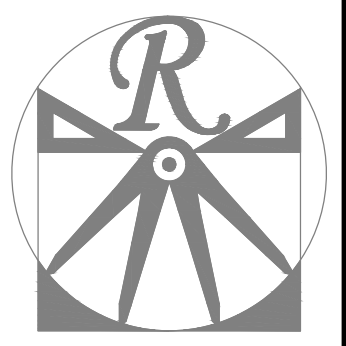
OPTIONAL CULTURED STONE VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)



THICKENED SLAB DETAIL

OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS

FRONT PORCH ELEVATION B



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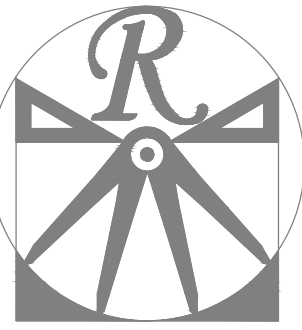
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MAGNOLIA DRIVE LEFT

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ENGINEERED BY:
REVIEWED BY:

MONO SLAB
FOUNDATION
PLAN

S-1

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



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WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

REV.:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

STEMWALL SLAB FOUNDATION PLAN

S-1

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	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:

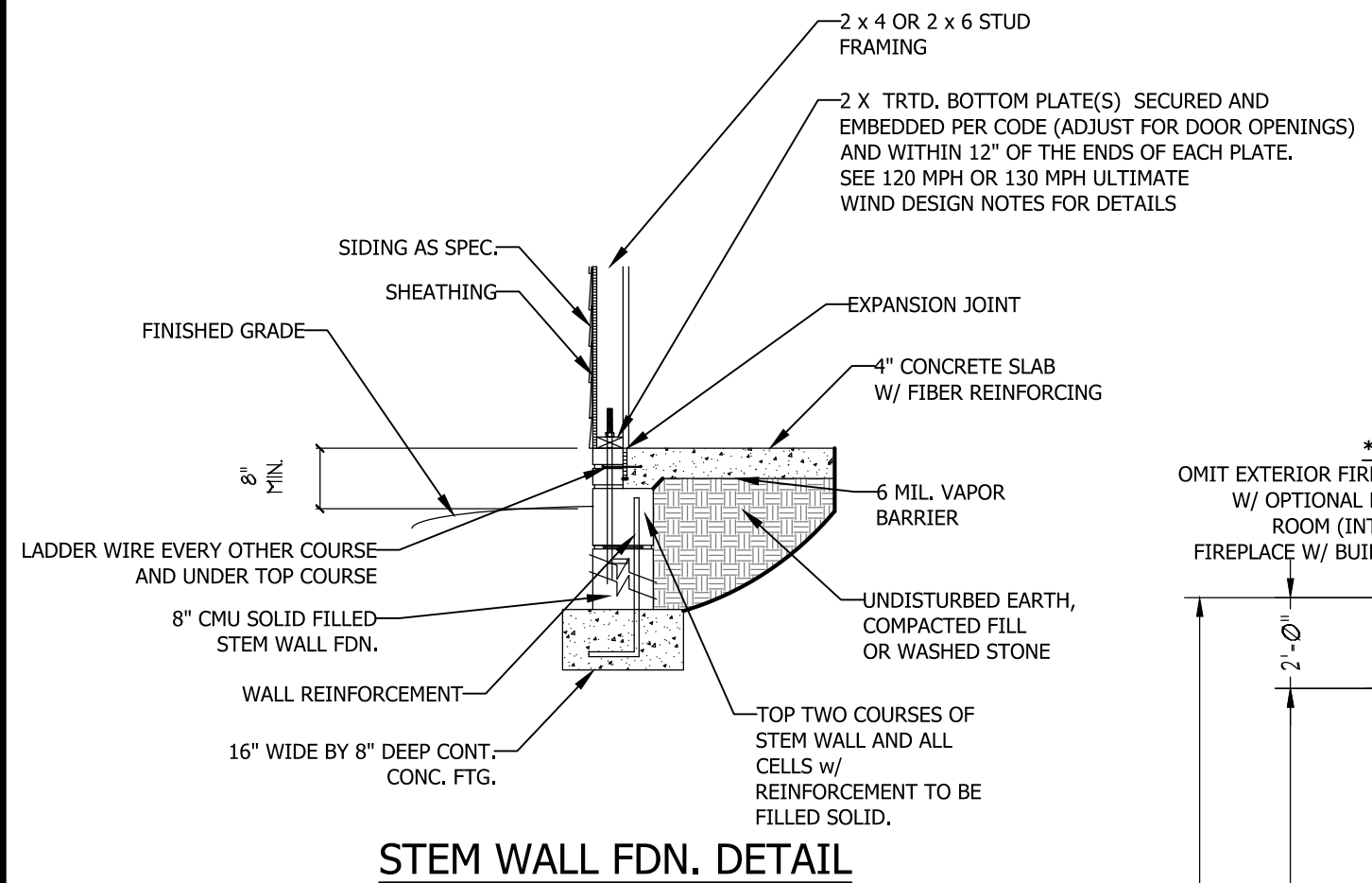
- TABLE ABOVE APPLIES TO HOUSE FOUNDATION ONLY. TABLE DOES NOT APPLY TO GARAGE FOUNDATION NOT COMMON TO HOUSE.
- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE @ 16" VERTICALLY.
- WALL HGT. IS MEASURED FROM TOP OF FOOTING TO TOP OF WALL.
- PREP SLAB PER R506.2.1 AND R505.2.2 BASE AND EXCEPTION OF THE 2018 NCRC MINIMUM 24" LAP SPLICE LENGTH.
- BACKFILL OF CLEAN #57/ #67 WASHED STONE IS PERMITTED.
- 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.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 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:

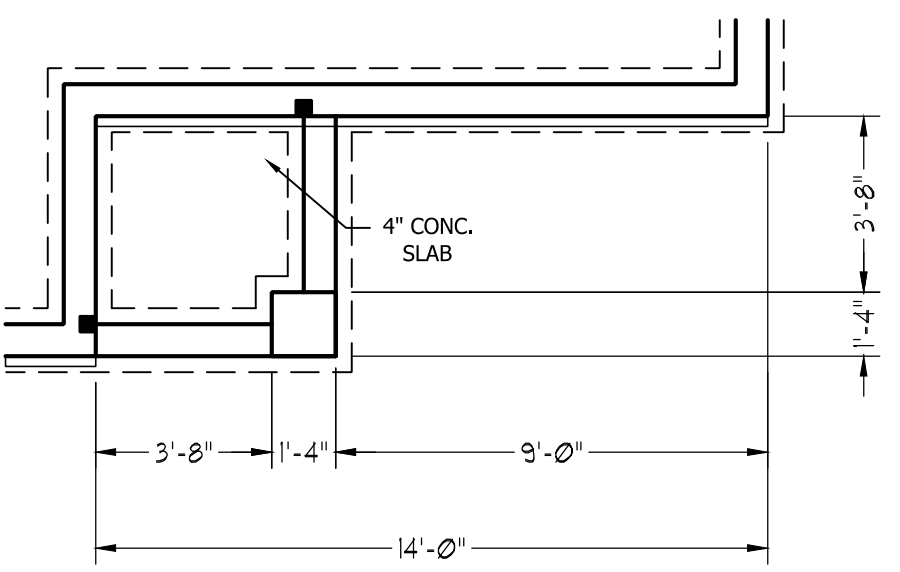
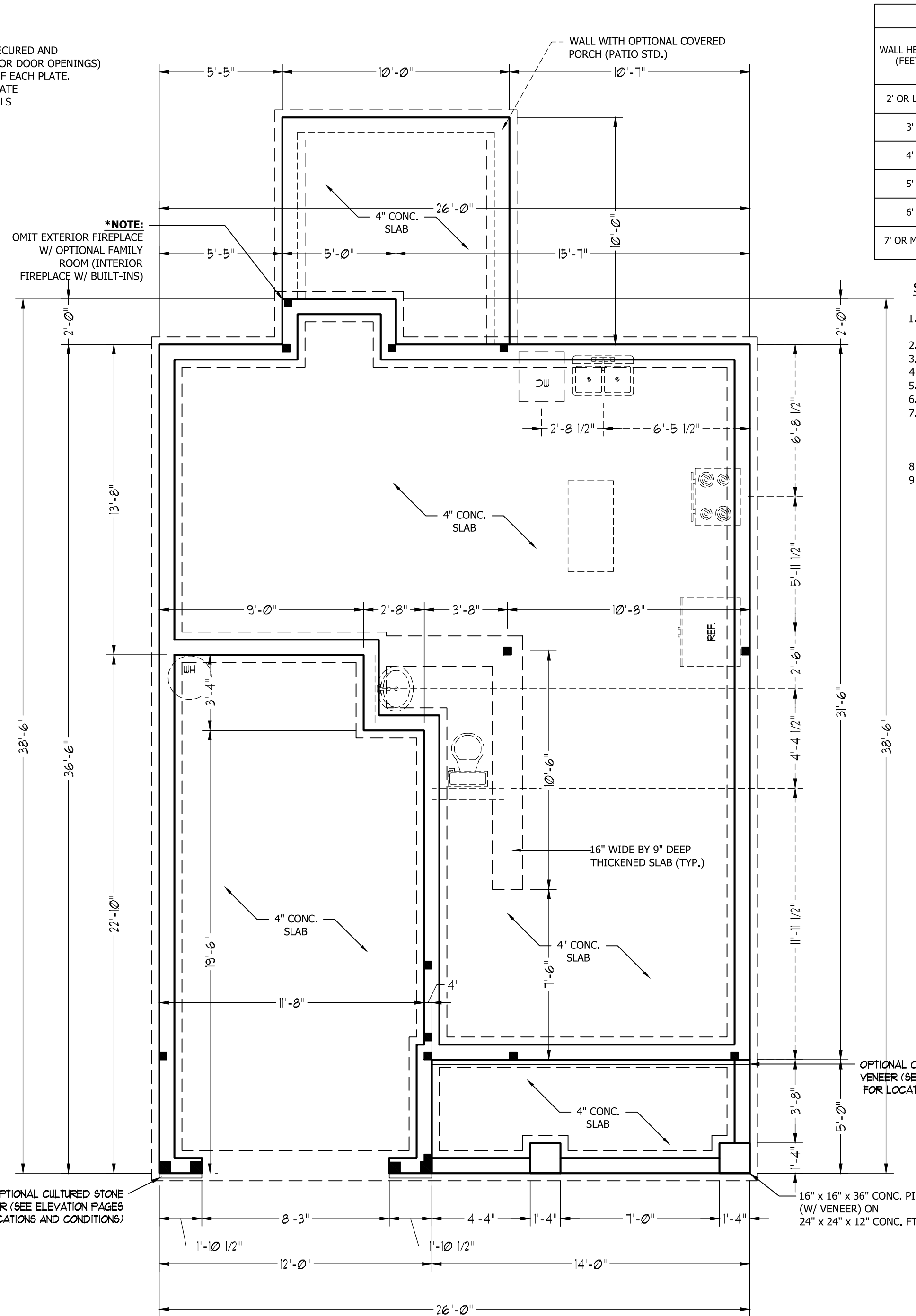
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
-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

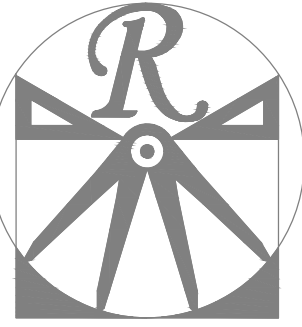


STEM WALL FDN. DETAIL



FRONT PORCH ELEVATION B

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



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WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
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" CONC. SCREWS. FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS 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.

GYPSUM: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD GB GYPSUM 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

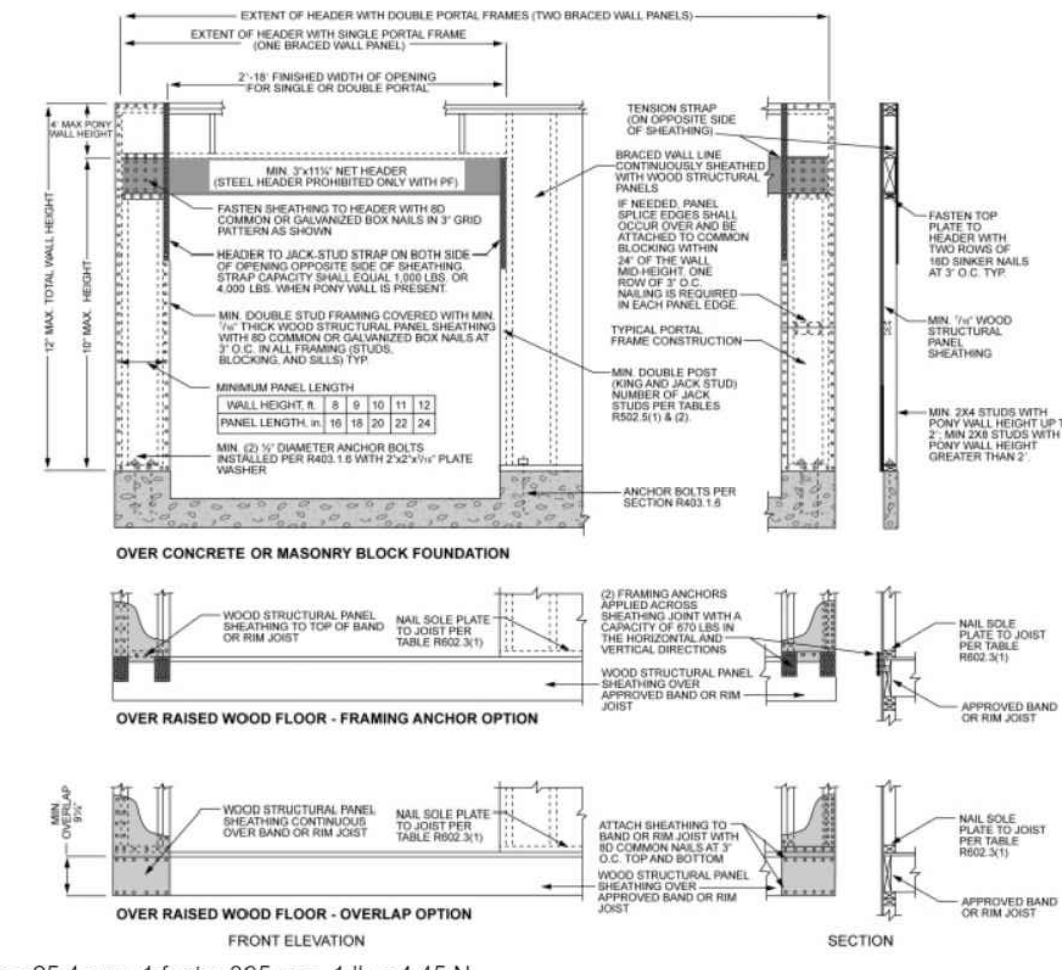
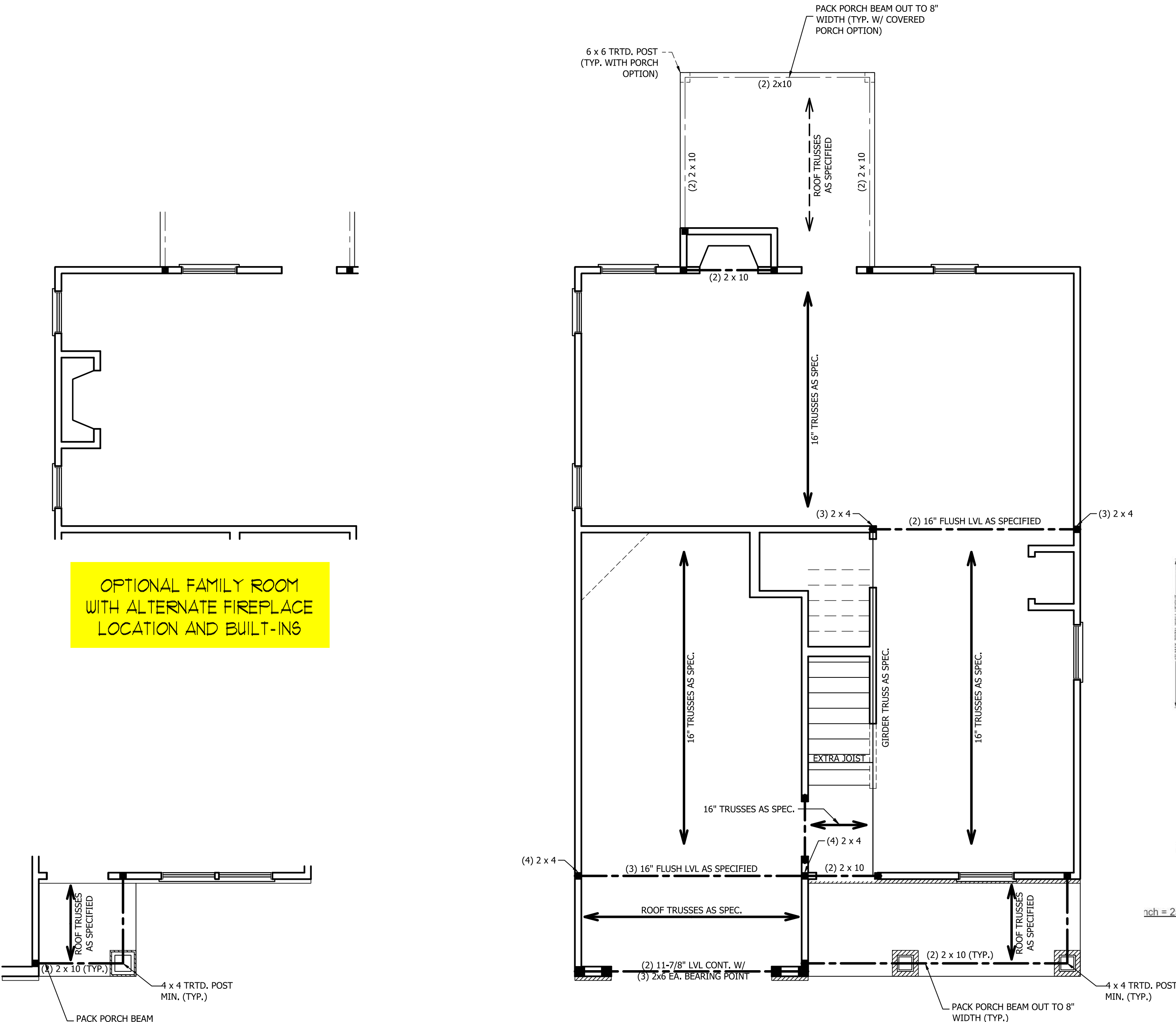


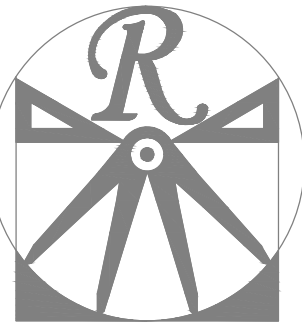
FIGURE R602.10.1
METHOD PF—PORTAL FRAME CONSTRUCTION



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS

FRONT PORCH AND DINING ROOM WINDOW ELEVATION B

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



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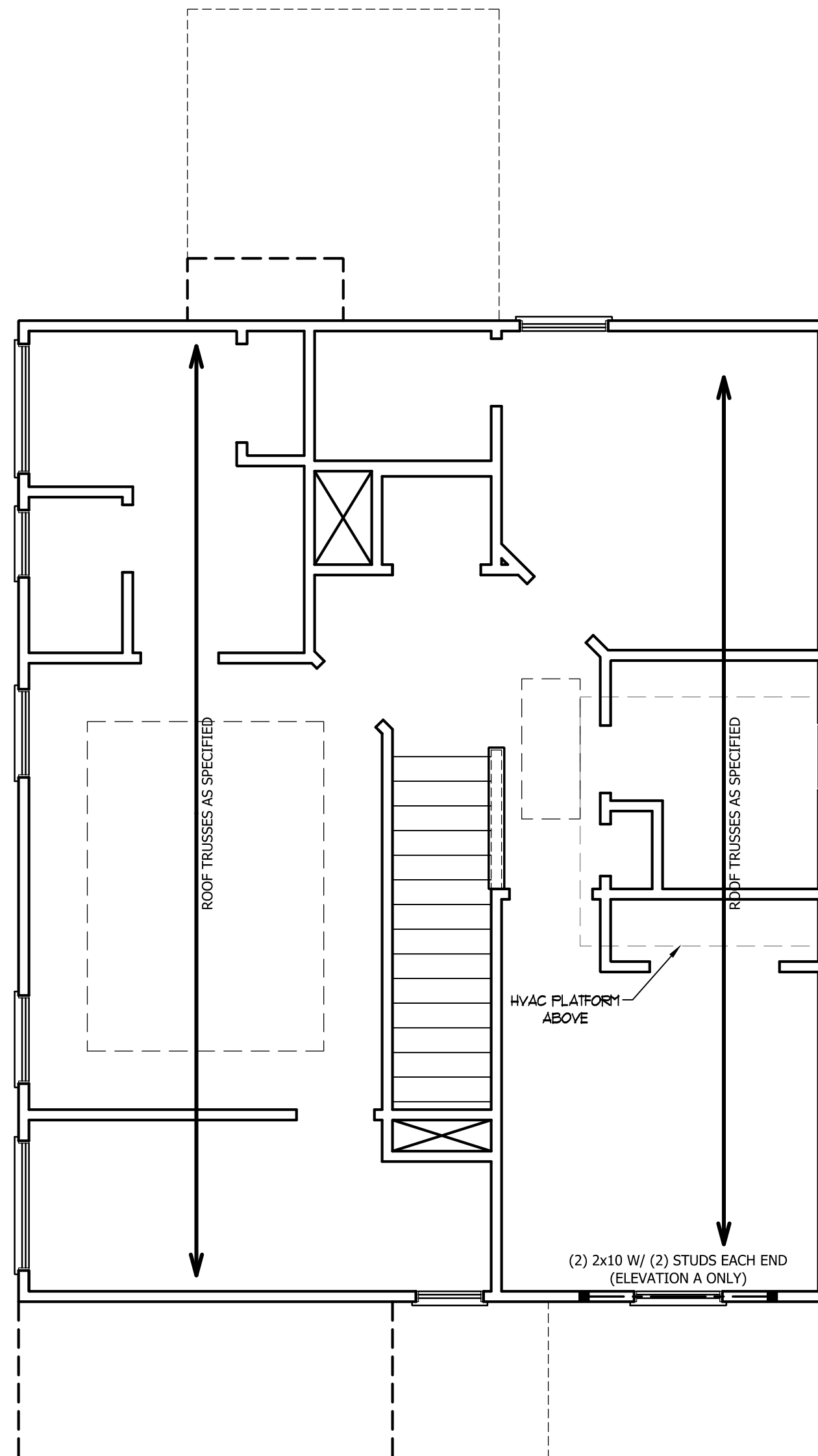
TABLE R602.7.5
 MINIMUM NUMBER OF FULL HEIGHT STUDS
 AT EACH END OF HEADERS IN EXTERIOR WALLS

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 SPY #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



WEAVER HOMES
 CAROLINA COLLECTION
 MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

REV.:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

ATTIC FLOOR
 FRAMING PLAN

S-3

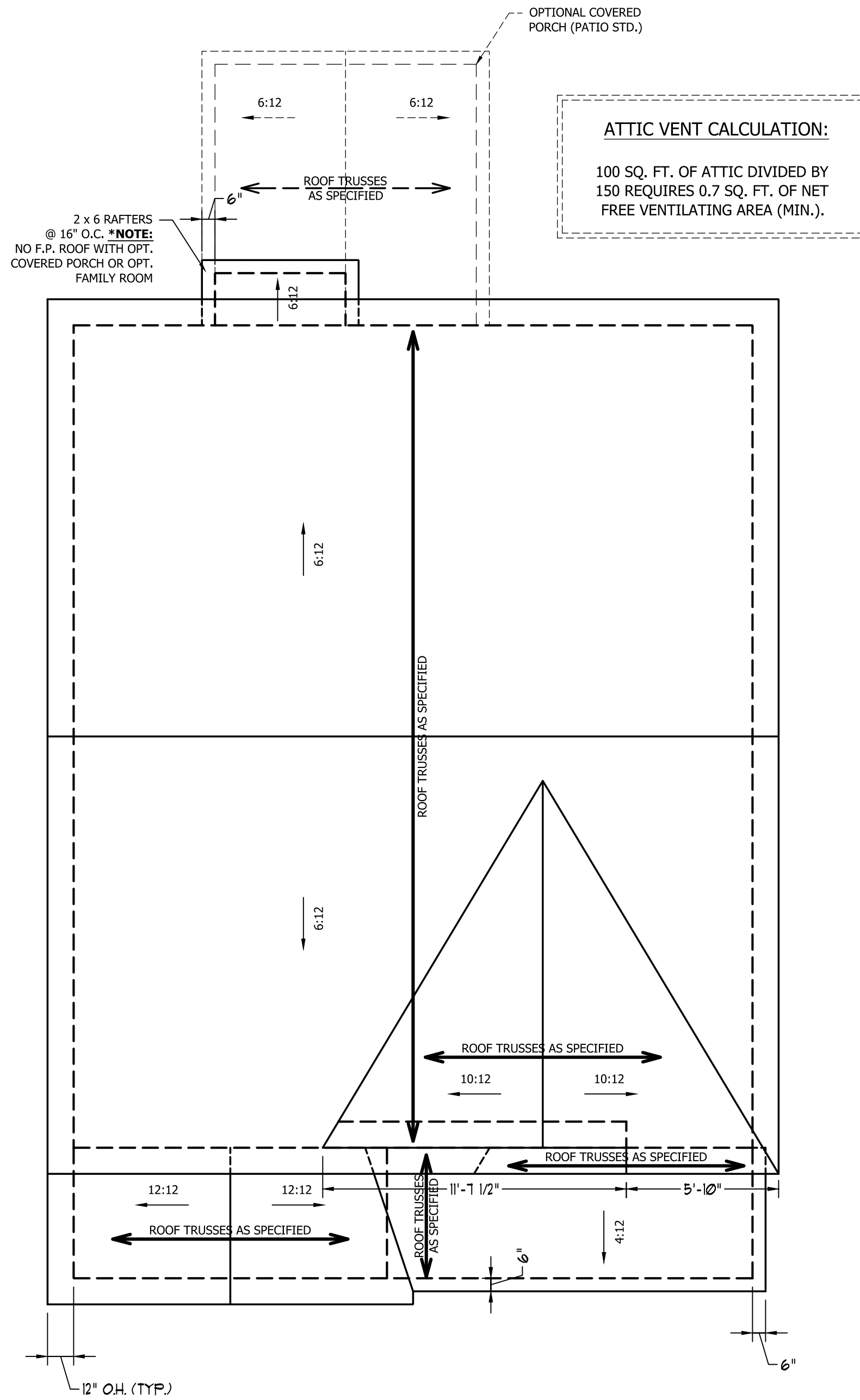
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
 11x17 PRINTS ARE NOT TO SCALE

ATTIC VENT CALCULATION:

1040 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 6.9 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

STRUCTURAL NOTES:

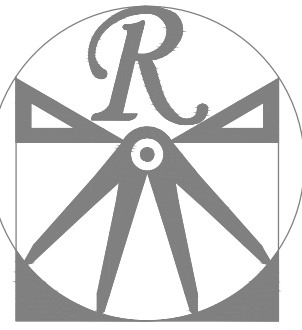
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
3. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
4. FASTEN FLAT VALLEYS 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.



ATTIC VENT CALCULATION:

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

ELEVATION C



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WEAVER HOMES
 CAROLINA COLLECTION
 MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

REV.:

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

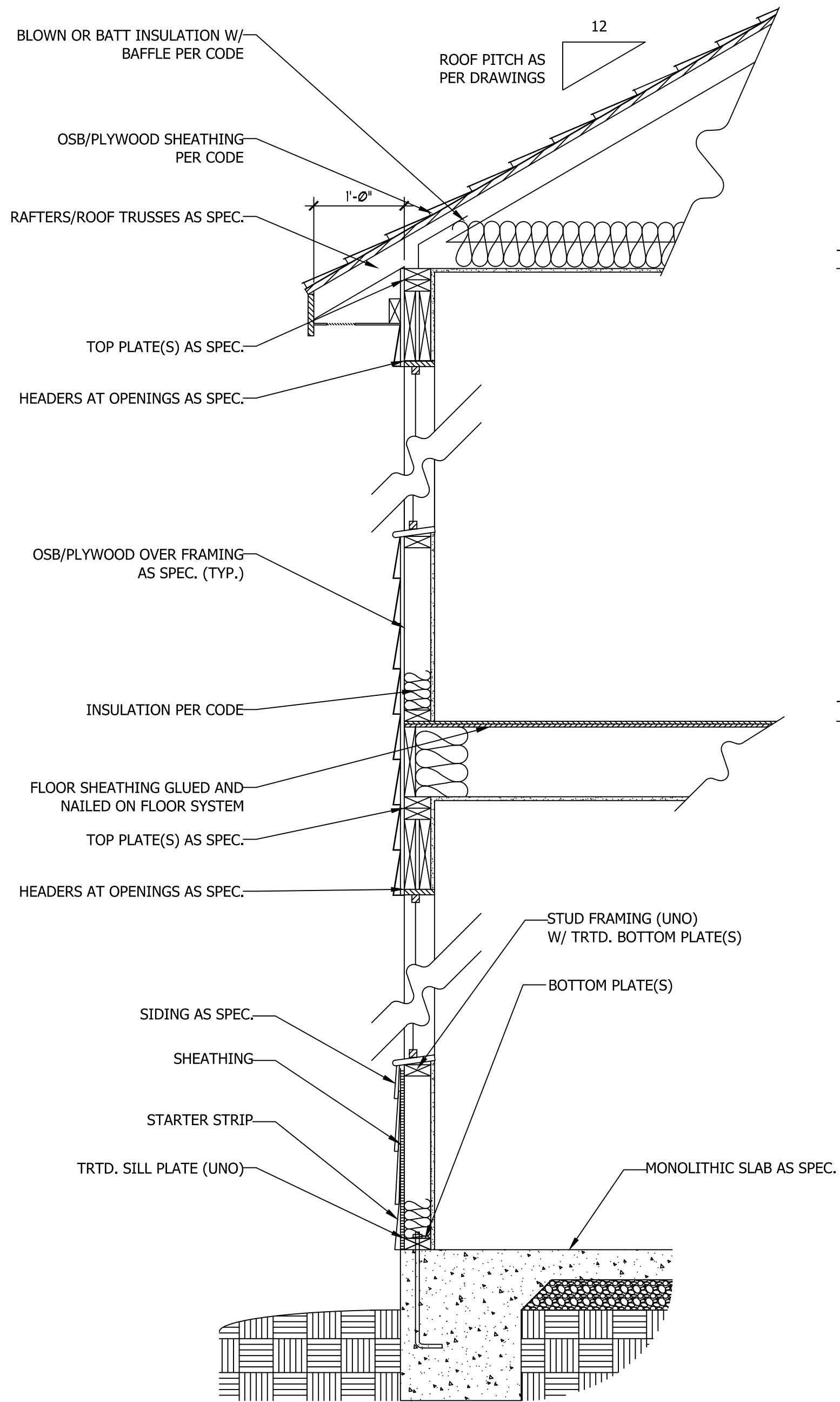
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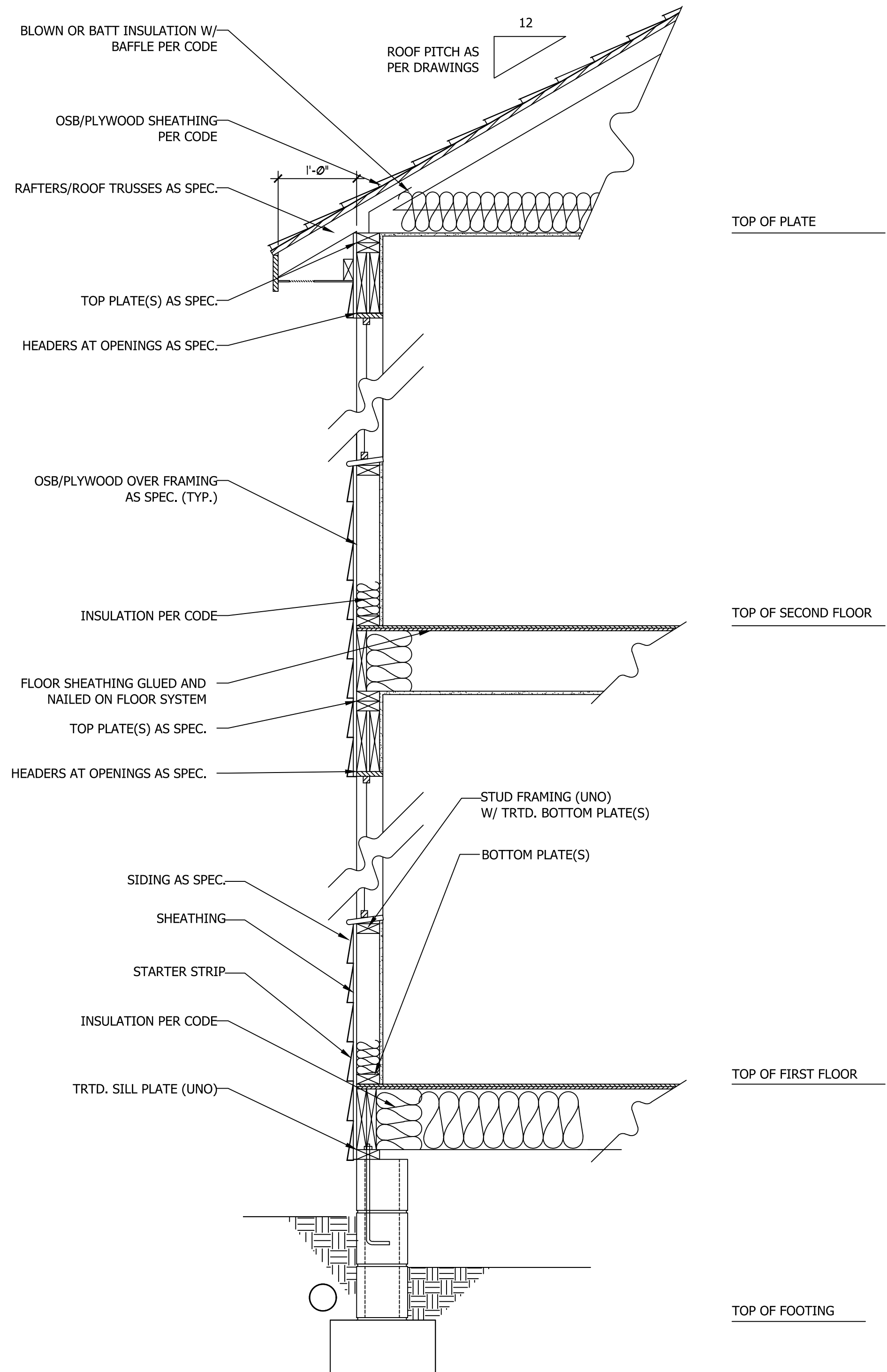
REVIEWED BY:

ROOF PLAN
 ELEVATION - C

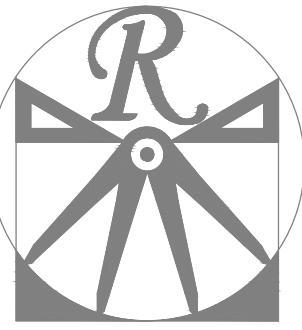
S-4



**WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)**



**WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)**



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MAGNOLIA DRIVE LEFT**

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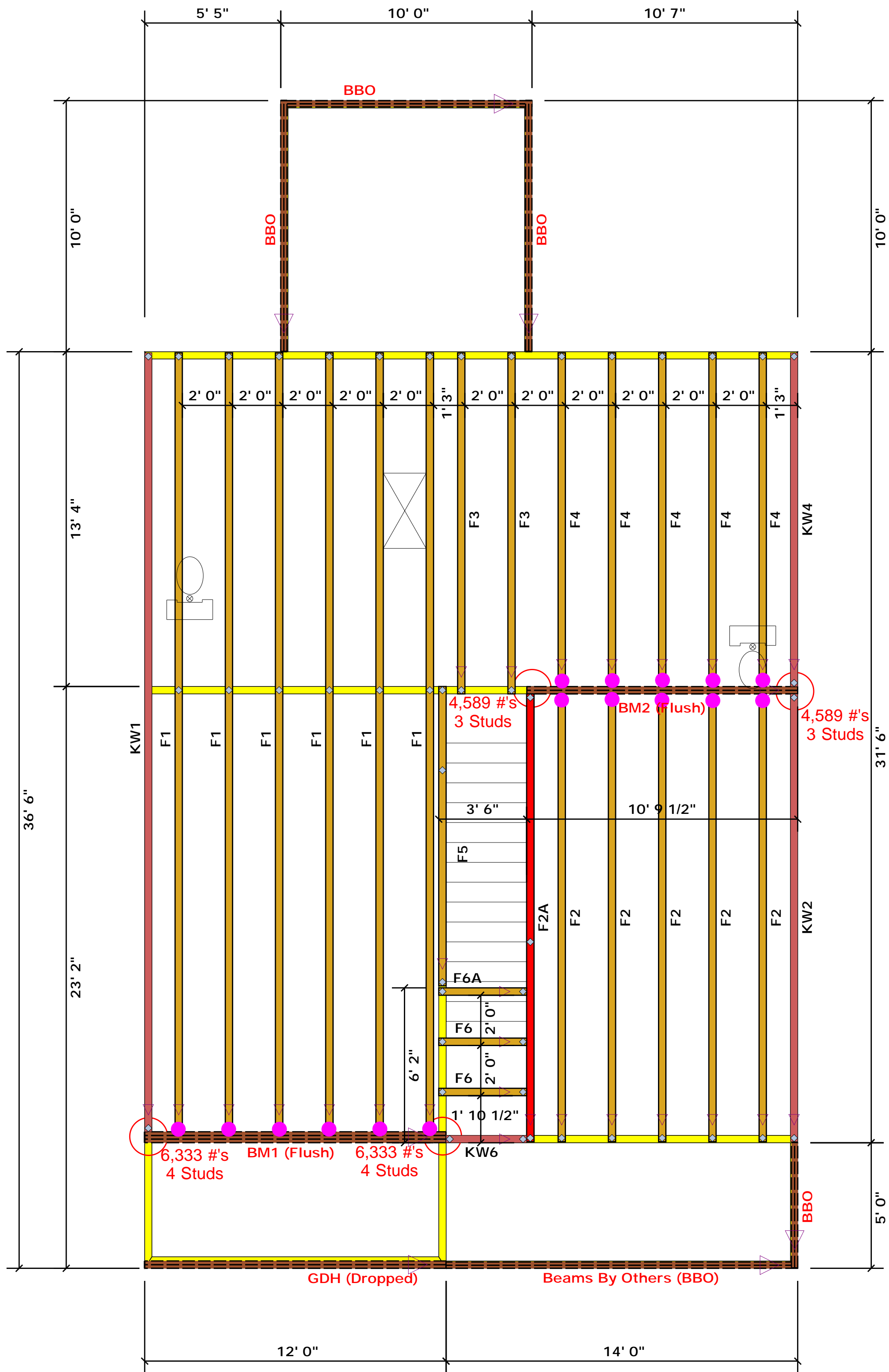
DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

TYPICAL WALL SECTIONS

D-1



Truss Placement Plan SCALE: NTS

▲ = 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

● = HUS410 (Qty. 16)

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
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

LOAD REACTION (UP TO 1000 LBS)	SPACING (IN)	LOAD REACTION (UP TO 1000 LBS)	SPACING (IN)
1700	1	2550	1
3400	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		

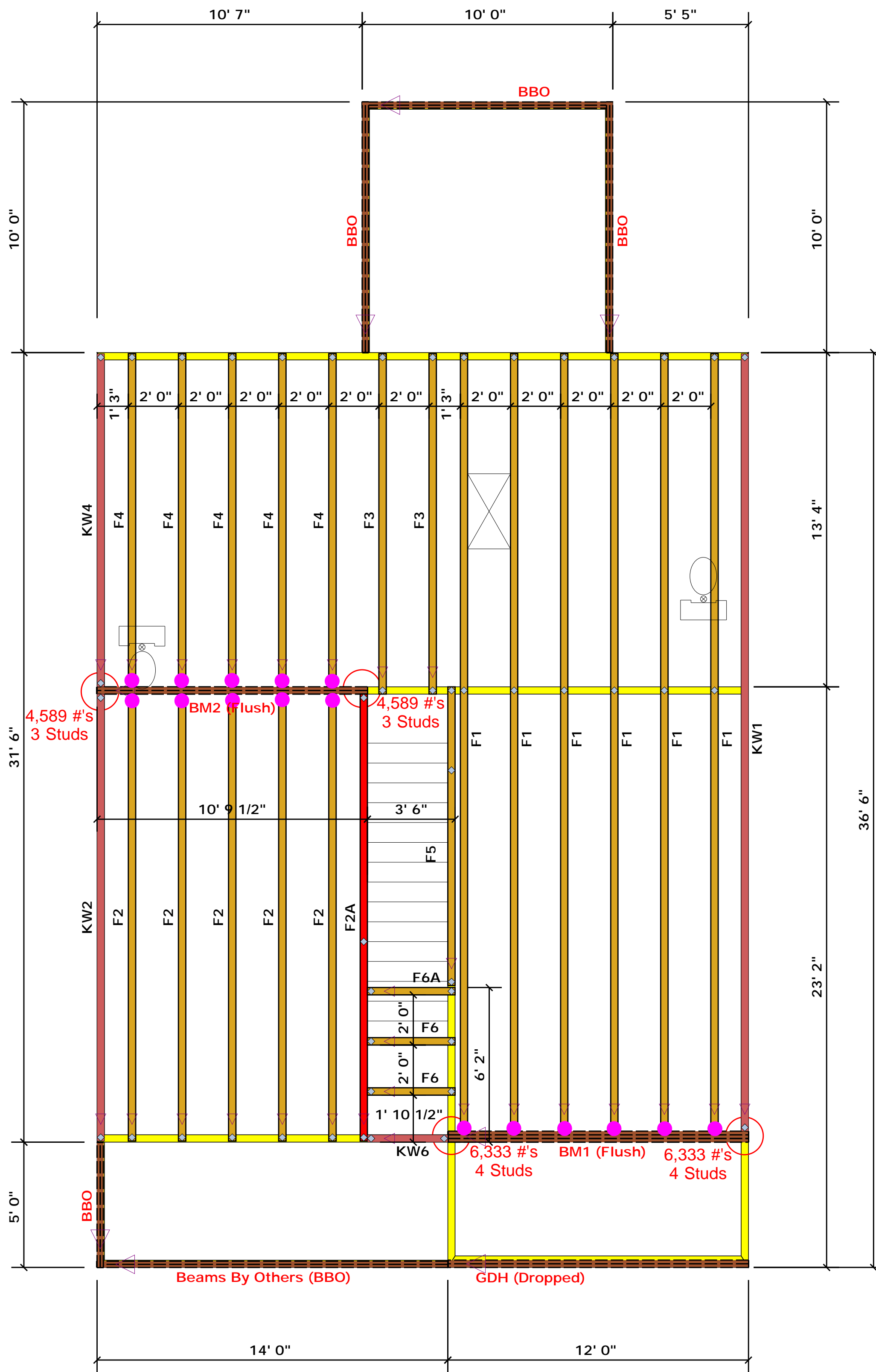
BUILDER	Weaver Development	CITY / CO.	Spring Lake / Harnett
JOB NAME	Lot 32-A Thomas Farm	ADDRESS	Bill Shaw Rd.
PLAN	Magnolia Elev. C	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J1221-6814	SALES REP.	Lenny Norris

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



Truss Placement Plan SCALE: NTS

▲ = 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

● = HUS410 (Qty. 16)

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
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 (IN)	SPACING (IN)	LOAD (LBS)
1700	1	2550
1700	2	5100
1700	3	7650
1700	4	10200
1700	5	12750
1700	6	15300
1700	7	
1700	8	
1700	9	

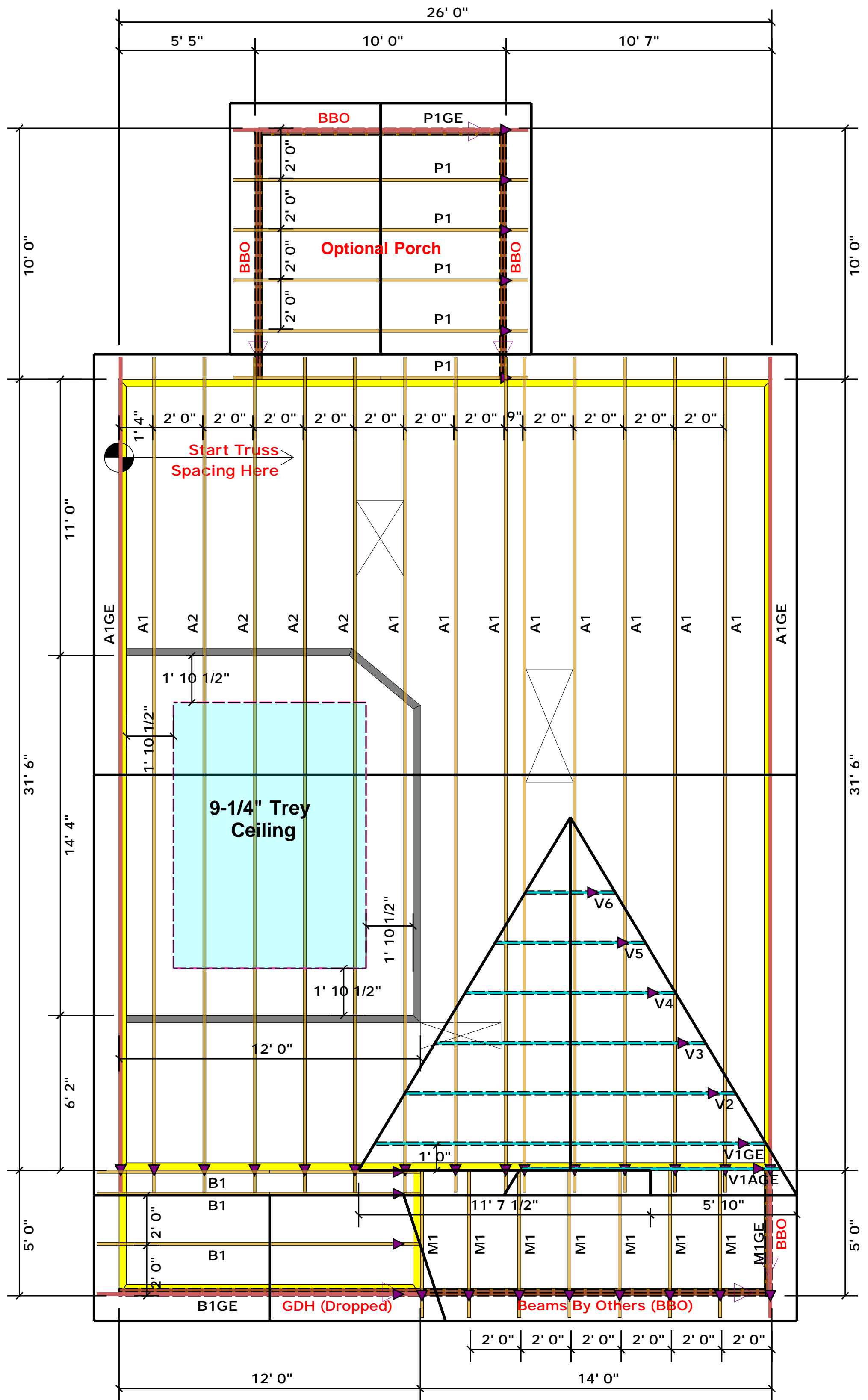
BUILDER	Weaver Development	CITY / CO.	Spring Lake / Harnett
JOB NAME	Lot 32-A Thomas Farm	ADDRESS	Bill Shaw Rd.
PLAN	Magnolia Elev. C	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J1221-6814	SALES REP.	Lenny Norris

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



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

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

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

Truss Placement Plan SCALE: NTS

LOAD CHART FOR JACK STUDS	
MEMBER SIZE (IN) x (IN)	MAXIMUM SPACING (IN)
1700	1
1700	2
1700	3
1700	4
1700	5
1700	6
1700	7
1700	8
1700	9

BUILDER	Weaver Development	CITY / CO.	Spring Lake / Harnett
JOB NAME	Lot 32-A Thomas Farm	ADDRESS	Bill Shaw Rd.
PLAN	Magnolia Elev. C	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J1221-6813	SALES REP.	Lenny Norris

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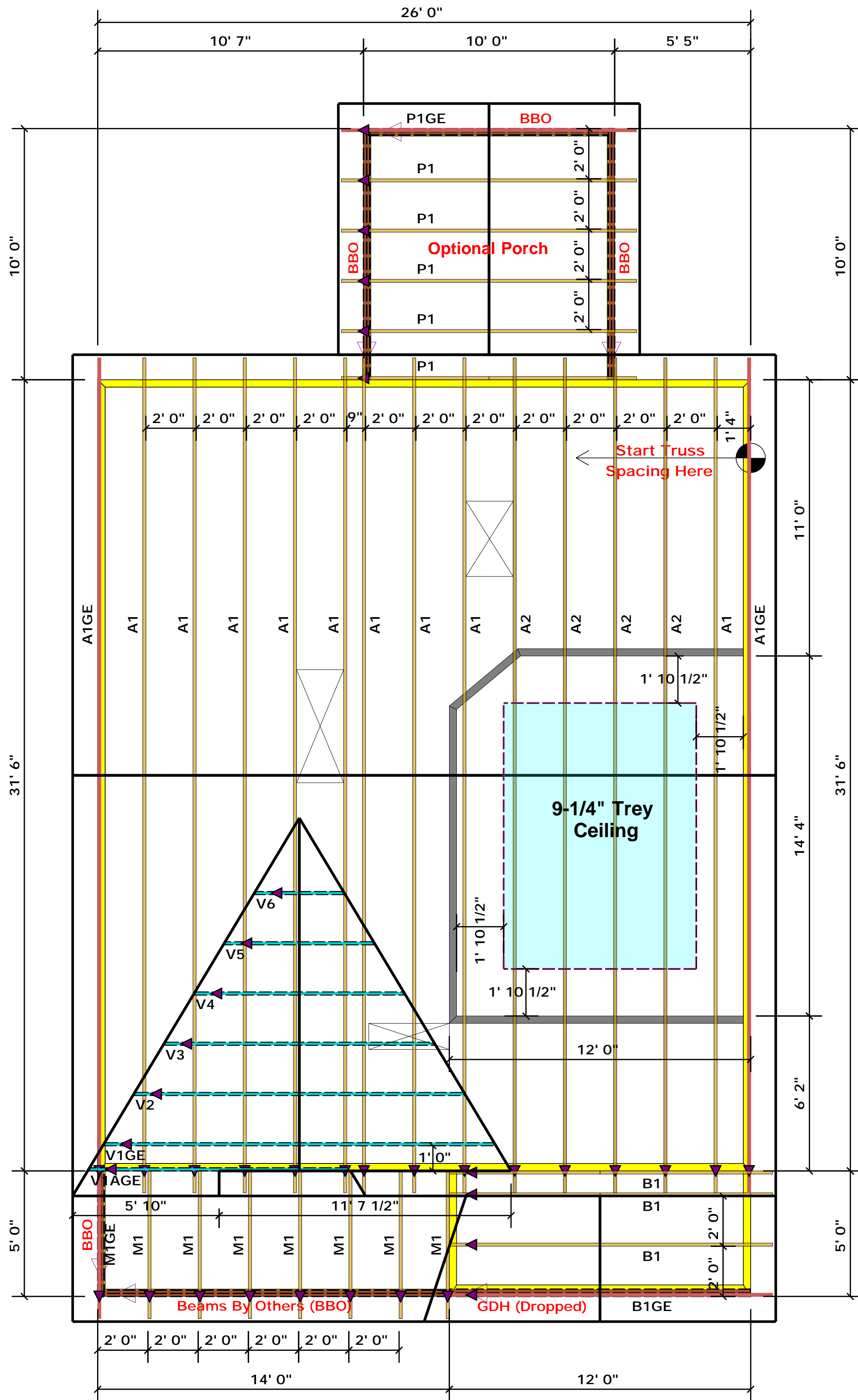
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Signature: Christine Shivy
Christine Shivy



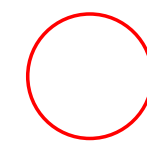
ROOF & FLOOR TRUSSES & BEAMS

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

TRUSS SPACING (ft)	MAXIMUM LOAD (lb)	TRUSS SPACING (ft)	MAXIMUM LOAD (lb)
1700	1	2550	1
1700	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		

BUILDER	Weaver Development	CITY / CO.	Spring Lake / Harnett
JOB NAME	Lot 32-A Thomas Farm	ADDRESS	Bill Shaw Rd.
PLAN	Magnolia Elev. C	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J1221-6813	SALES REP.	Lenny Norris

<p>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</p>	
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Signature	<p>Christine Shivy Christine Shivy</p>

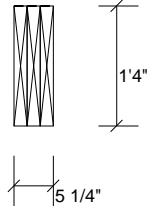
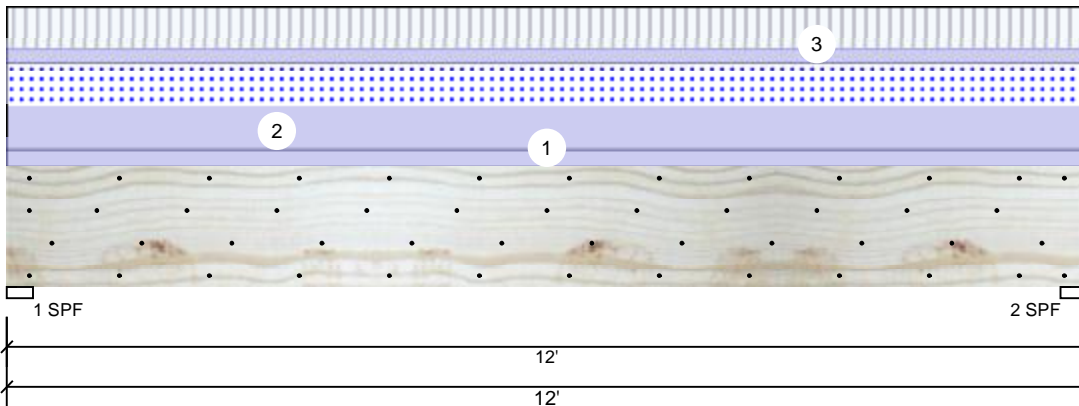


ROOF & FLOOR TRUSSES & BEAMS

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

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

Level: Level



Member Information

Type:	Girder
Plies:	3
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:	Yes
Deck:	Not Checked

Reactions UNPATTERNED Ib (Uplift)

Brg	Live	Dead	Snow	Wind	Const
1	1896	3448	1950	0	0
2	1896	3448	1950	0	0

Bearings

Bearing	Length	Cap.	React D/L Ib	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	81%	3448 / 2885	6333	L	D+0.75(L+S)
2 - SPF	3.500"	81%	3448 / 2885	6333	L	D+0.75(L+S)

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	17638 ft-lb	6'	62010 ft-lb	0.284 (28%)	D+0.75(L+S)	L
Unbraced	17638 ft-lb	6'	17648 ft-lb	0.999 (100%)	D+0.75(L+S)	L
Shear	4524 lb	1'6 5/8"	17920 lb	0.252 (25%)	D+L	L
LL Defl inch	0.065 (L/2136)	6'	0.289 (L/480)	0.220 (22%)	0.75(L+S)	L
TL Defl inch	0.143 (L/973)	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 10'4 7/8" 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	106 PLF	316 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
 ICC-ES: ESR-3633

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

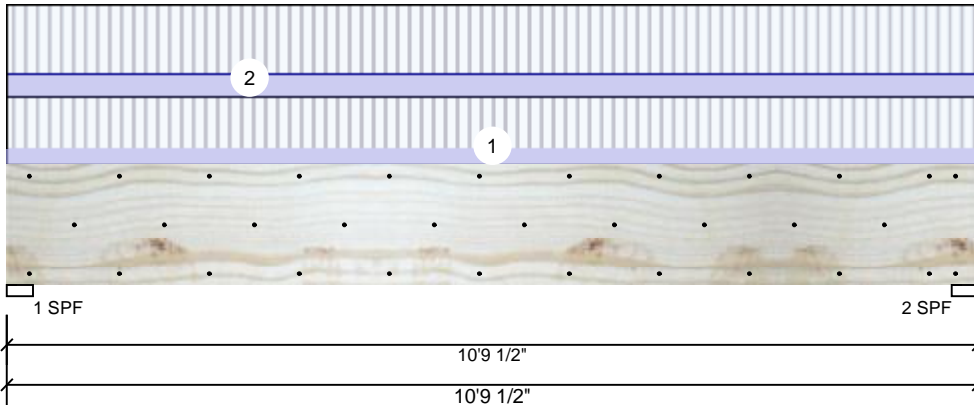


Client: Weaver Homes
 Project: Magnolia Elev. C
 Address: Magnolia Elev. C

Date: 12/14/2021
 Input by: Christine Shivy
 Job Name: Magnolia Elev. C
 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
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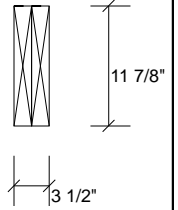
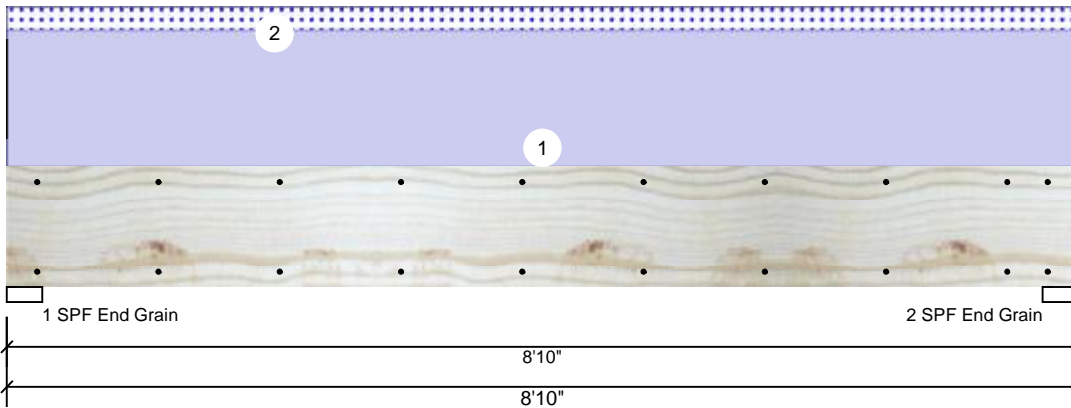


Client: Weaver Homes
 Project: Magnolia Elev. C
 Address: Magnolia Elev. C

Date: 12/14/2021
 Input by: Christine Shivy
 Job Name: Magnolia Elev. C
 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
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