PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 19'-8"   HEIGHT TO RIDGE: 27'-8"

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30ci	38 or 30ci	38 or 30ci
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	5/13	10/15	10/15
** SLAB R-VALUE	0	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19

* "10/13" MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION

** INSULATION DEPTH WITH MONOLITHIC SLAB 24" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS								
MEAN ROOF	UP TO 30'		30'-1" TO 35'		35'-1" TO 40'		40'-1" TO 45'	
ZONE 1	14.2	-15.0	14.9	-15.8	15.5	-16.4	15.9	-16.8
ZONE 2	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 3	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 4	15.5	-16.0	16.3	-16.8	16.9	-17.4	17.4	-17.9
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8	17.4	-22.4

ROOF VENTILATION

SECTION R806

R806.1 Ventilation required. Enclosed *attics* and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

Exceptions:

1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,128 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 14.18 SQ.FT.

WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 7.09 SQ.FT.

GUARD RAIL NOTES

SECTION R312

R312.1 Where required. *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.2 Height. Required *guards* at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

1. *Guards* on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *guard* shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.3 Opening limitations. Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches (102 mm)in diameter.

Exceptions:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. *Guards* on the open sides of stairs shall not have openings which allow passage of a sphere 43/8 inches (111 mm) in diameter.

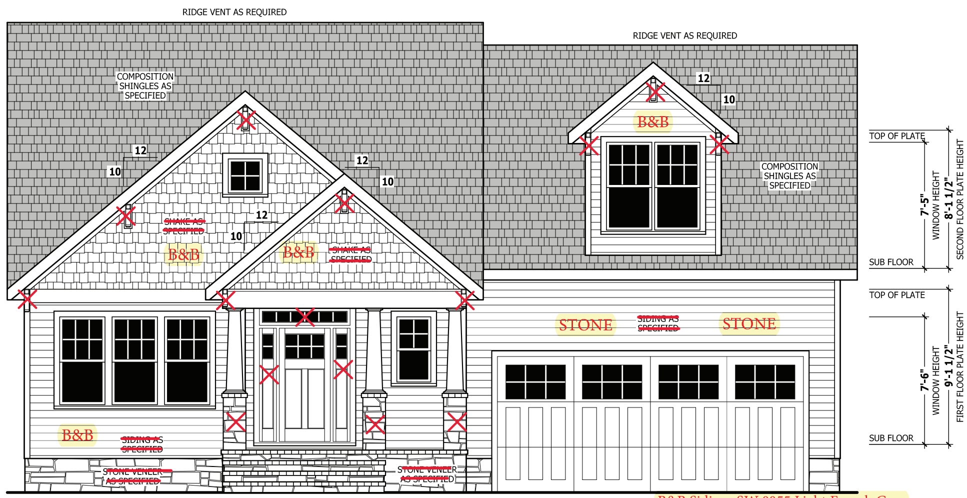
AIR LEAKAGE

Section N1102.4

N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

1. Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.

Lot 1 Mamie Upchurch- 245 Mamie Upchurch Road Lillington, NC ***THIRD CAR SEE ADDENDUM***



Front Door- S1089 FG 3/4 View- Black
Garage Door- Recessed Panel w/ Lites- White
Windows- MGM SH Vinyl- 4 over 1- White
Shingles- 30 year Arch- Charcoal
Gutters- White
Columns- 8" Square PVC- White

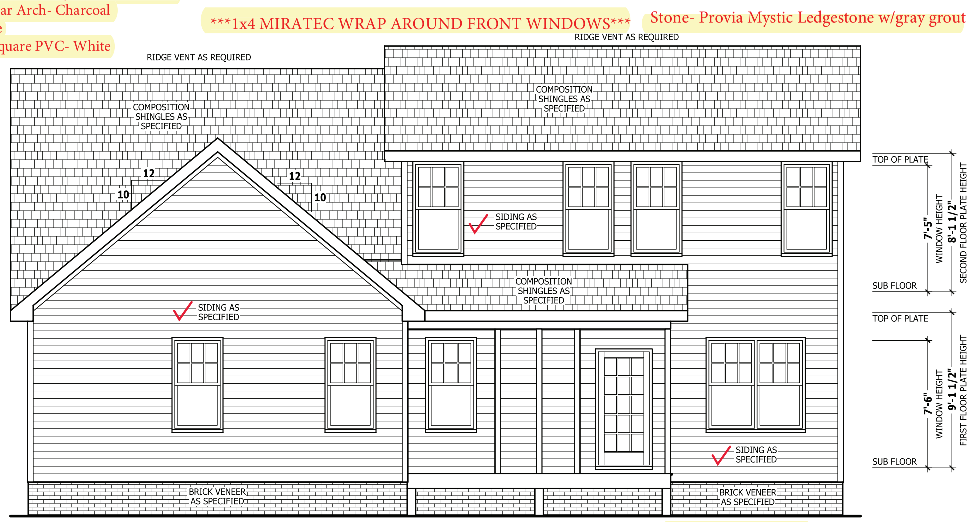
FRONT ELEVATION

SCALE 1/4" = 1'-0"

B&B Siding- SW 0055 Light French Gray
Horizontal Siding - SW0055 Light French Gray
Trim- White

1x4 MIRATEC WRAP AROUND FRONT WINDOWS

Stone- Provia Mystic Ledgestone w/gray grout



REAR ELEVATION

SCALE 1/4" = 1'-0"

RAIL AS NEEDED PER CODE

Screened Rear Porch

Rear Door- Full View Clear-White

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

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FRONT & REAR ELEVATIONS

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.

P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax 1-866-491-0396

SQUARE FOOTAGE

HEATED

FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.

UNHEATED

FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

2/25/2022

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PAGE 1 OF 8

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APPROVED

02/05/2024

Harnett County North Carolina

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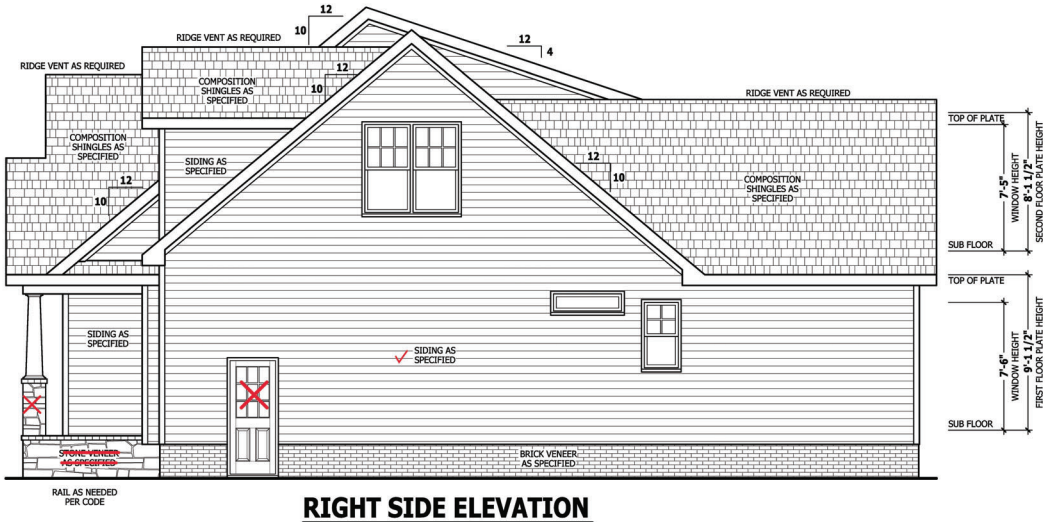
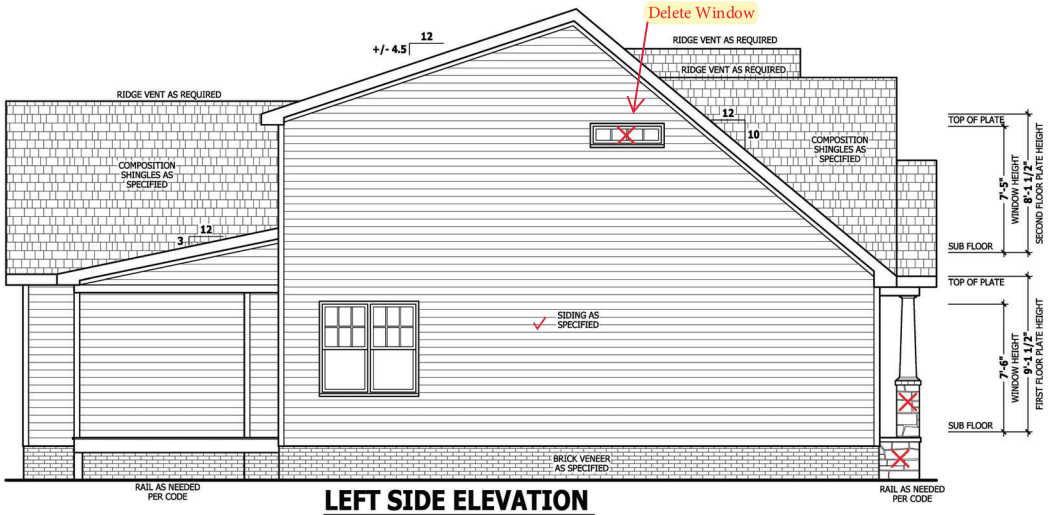


RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

Garage Pedestrian Door- 2 panel Square



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

LEFT & RIGHT ELEVATIONS

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.
P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-493-0066

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

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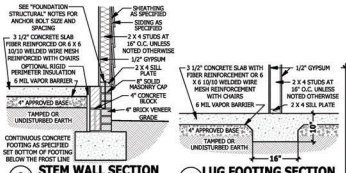
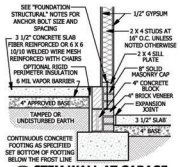
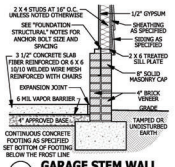


A STEM WALL SECTION
SCALE 1/2" = 1'-0"

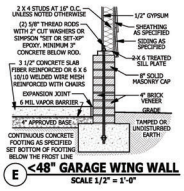
B LUG FOOTING SECTION
SCALE 1/2" = 1'-0"



C STEM WALL AT GARAGE
SCALE 1/2" = 1'-0"



D GARAGE STEM WALL
SCALE 1/2" = 1'-0"



E <48" GARAGE WING WALL
SCALE 1/2" = 1'-0"

FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)

CONTINUOUS FOOTING: 16" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extended 2" to either side of supported wall.

GIRDERS: (3) 2 X 10 girder unless noted otherwise.

PIERS: 16" X 16" piers with 8" solid masonry cap on 30" X 30" X 10" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry.

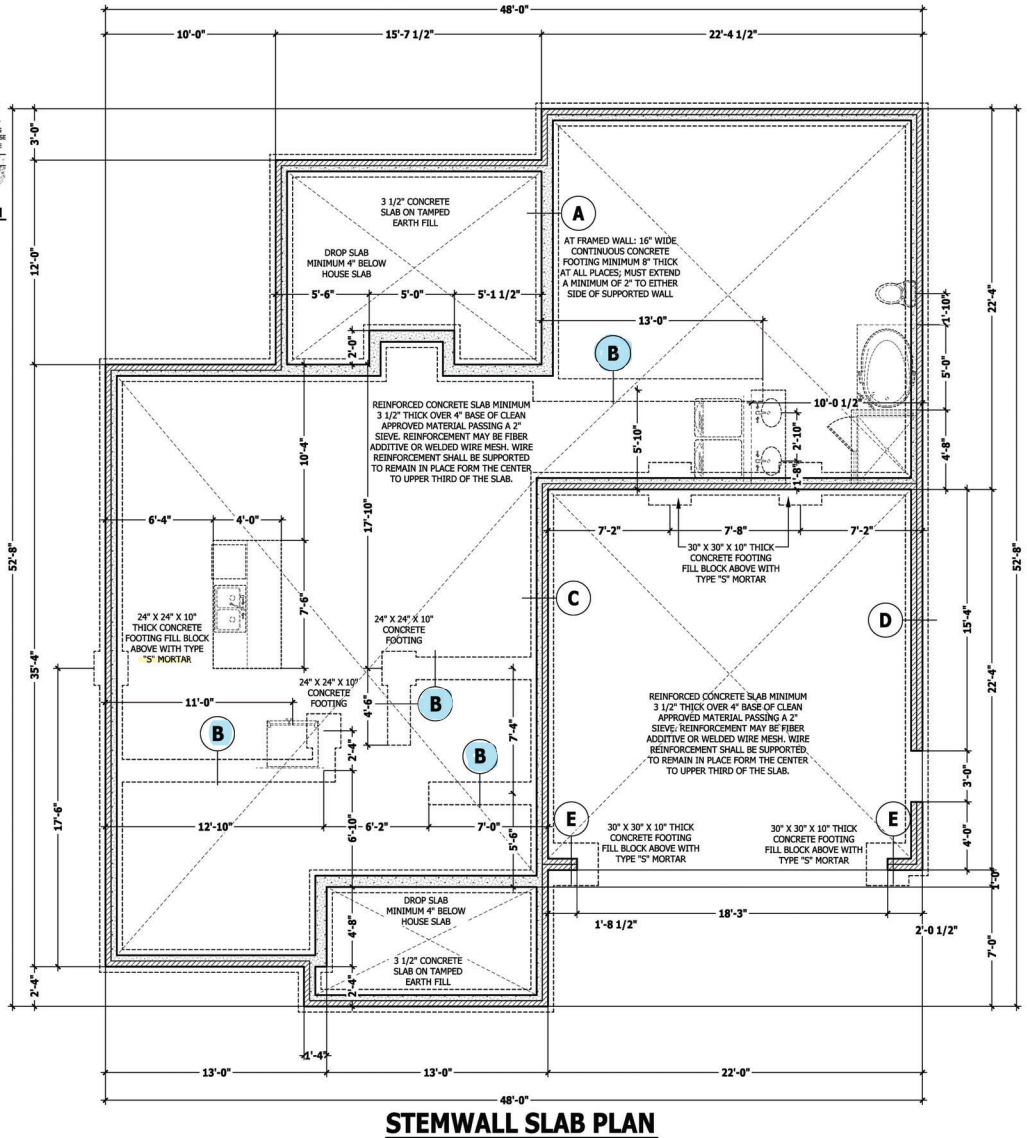
POINT LOADS: ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.

115 and 120 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 7", maximum 6'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

130 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.

SOILS: Allowable soil bearing pressure assumed to be 2000 PSF. The contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.



STEMWALL SLAB PLAN
SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.
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STEMWALL SLAB PLAN
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P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-491-0066

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

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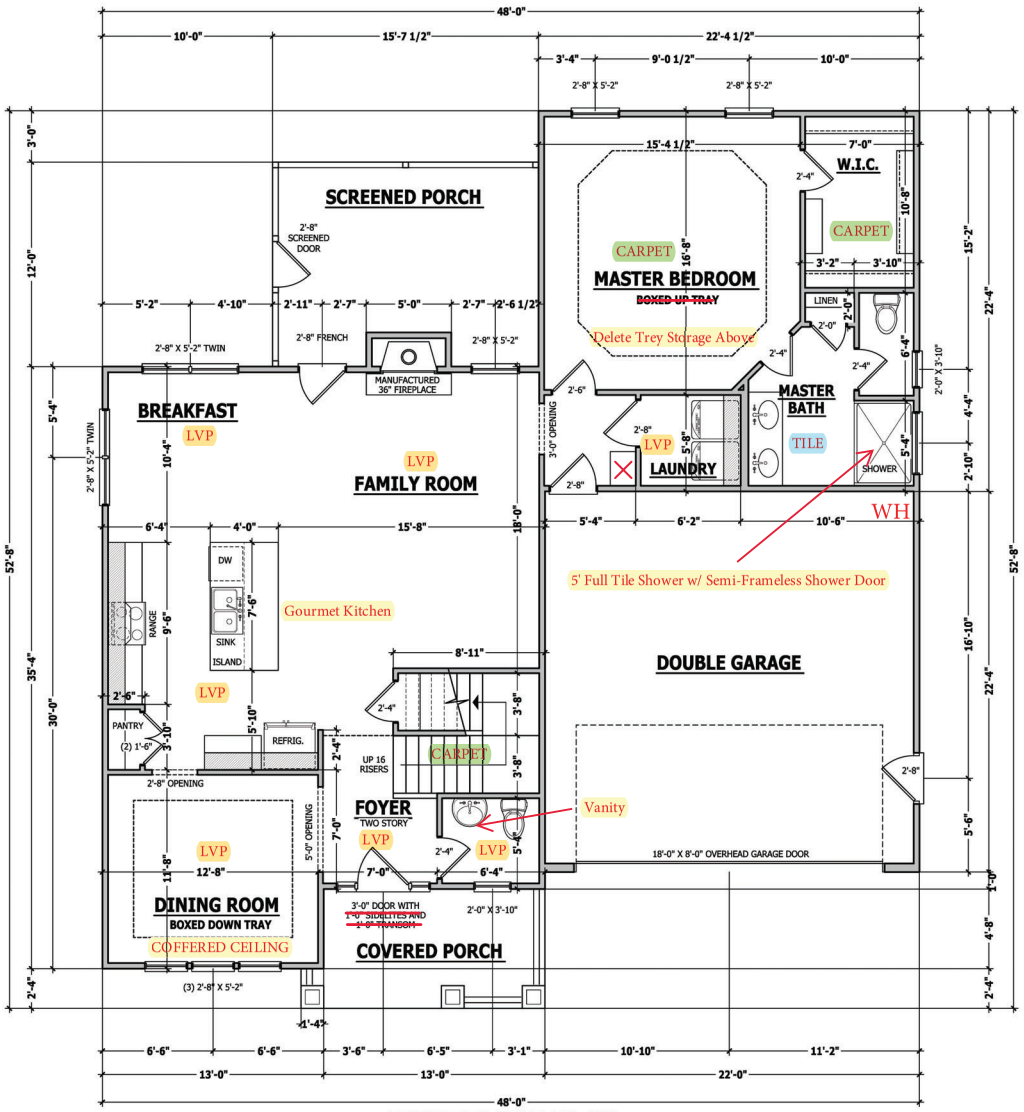

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

WALL THICKNESSES

Exterior walls and walls adjacent to a garage area are drawn as 4" or as noted 2 X 6 are drawn as 6" to include 1/2" sheathing or gypsum. Subtract 1/2" for stud face.
Interior walls are drawn as 3 1/2" or as noted 2 X 6 are drawn as 5 1/2", and do not include gypsum.

DWELLING / GARAGE SEPARATION

REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.
CEILINGS. A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable room above the garage. If there are habitable room above the garage a minimum of 5/8" type X gypsum board must be installed on the garage ceiling.
OPENING PENETRATIONS. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.
DUCT PENETRATIONS. Ducts in the garage and ducts penetrating the walls or ceilings separating the *dwelling* from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other *approved* material and shall have no openings into the garage.
OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

FIRST FLOOR PLAN
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HAYNES HOME PLANS, INC.
P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-491-0066

SQUARE FOOTAGE
HEATED
FIRST FLOOR 1354 SQ.FT.
SECOND FLOOR 589 SQ.FT.
PLAYROOM 373 SQ.FT.
TOTAL 2316 SQ.FT.
UNHEATED
FRONT PORCH 94 SQ.FT.
GARAGE 491 SQ.FT.
SCREENED PORCH 178 SQ.FT.
TOTAL 763 SQ.FT.

2/25/2022

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STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code.

JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no liability for contractors practices and procedures or safety program. Haynes Home Plans, Inc. takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

DESIGN LOADS

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	--	--
Guardrail in-fill components	50	--	--
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40	--	L/360
Snow	20	--	--

FRAMING LUMBER: All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted other wise.

ENGINEERED WOOD BEAMS :
Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI
Install all connections per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with Haynes Homes Plans, Inc.

LINTELS: Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" span. 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" unless noted otherwise. 3 1/2" x 3 1/2" x 1/4" steel angle with 1/2" bolts at 2'-0" on center for spans up to 18'-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum 7/16" thick.

CONCRETE AND SOILS: See foundation notes.

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.

GYPSUM: All interior sides of exterior walls and both sides 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.

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 it's actual length. Method PF contributes 1.5 times its actual length.

HD: 800 lbs hold down hold down device fastened to the edge of the brace wall panel closets to the corner.

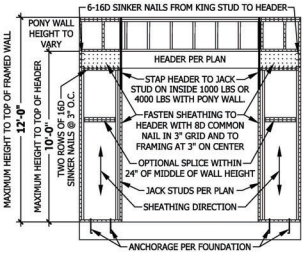
Methods Per Table R602.10.1

CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter).

CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing nails.

GB: Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws.

PF: Portal fame per figure R602.10.1



PF PORTAL FRAME AT OPENING

(METHOD PF PER FIGURE AND SECTION R602.10.1)

SCALE 1/4" = 1'-0"

ROOF TRUSS REQUIREMENTS

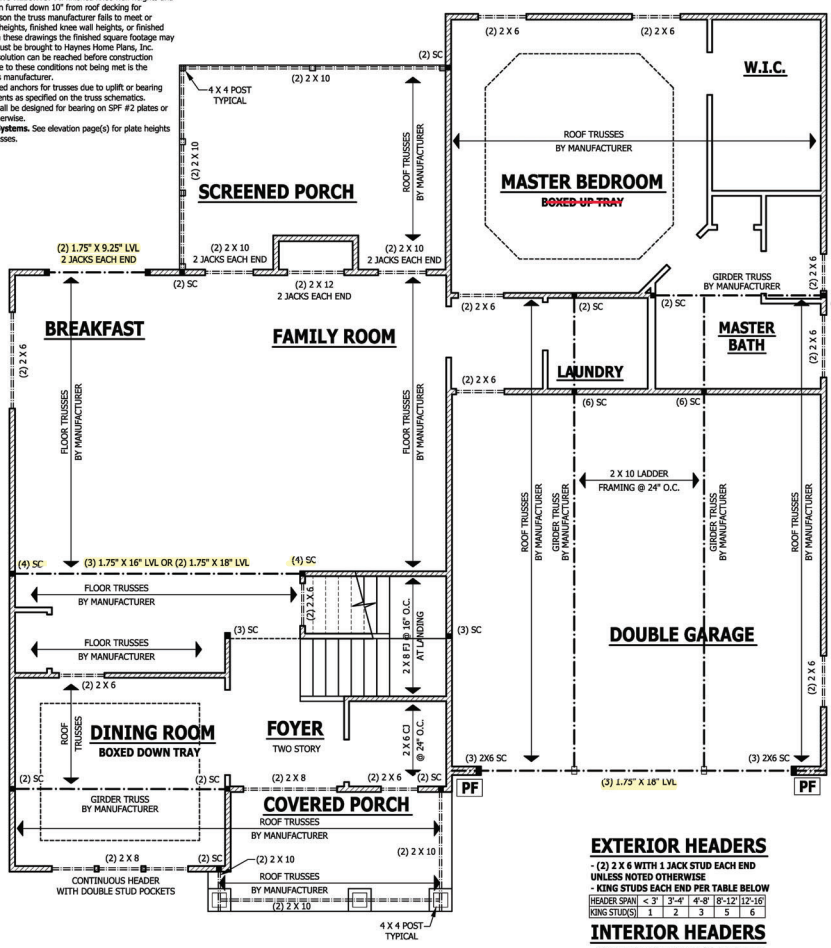
TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.

KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

BEARING. All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.



FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

EXTERIOR HEADERS

- (2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE
- KING STUDS EACH END PER TABLE BELOW

HEADER SPAN	< 3'	3'-4'	4'-8'	8'-12'	12'-16'
KING STUD(S)	1	2	3	5	6

INTERIOR HEADERS

- LOAD BEARING HEADERS (2) 2 X 6 WITH 1 JACK STUD AND 1 KING STUD EACH END UNLESS NOTED OTHERWISE
- NON LOAD BEARING HEADERS TO BE LADDER FRAMED

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FIRST FLOOR STRUCTURAL

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.
P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-491-0066

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

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DESIGN LOADS	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
USE			
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	--	--
Guardrail in-fill components	50	--	--
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40	--	L/360
Snow	20	--	--

FRAMING LUMBER: All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted other wise.

ENGINEERED WOOD BEAMS:
Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI
Install all connectors per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with Haynes Homes Plans, Inc.

LINTELS: Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" span. 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" unless noted otherwise. 3 1/2" x 3 1/2" x 1/4" steel angle with 1/2" bolts at 2'-0" on center for spans up to 18'-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum 7/16" thick.

CONCRETE AND SOILS: See foundation notes.

ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.

KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

BEARING. All trusses shall be designed for bearing on SPF #2 plates or ledges unless noted otherwise.

Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.

WALL THICKNESSES

Exterior walls and walls adjacent to a garage area are drawn as 4" or as noted 2 X 6 are drawn as 6" to include 1/2" sheathing or gypsum. Subtract 1/2" for stud face.

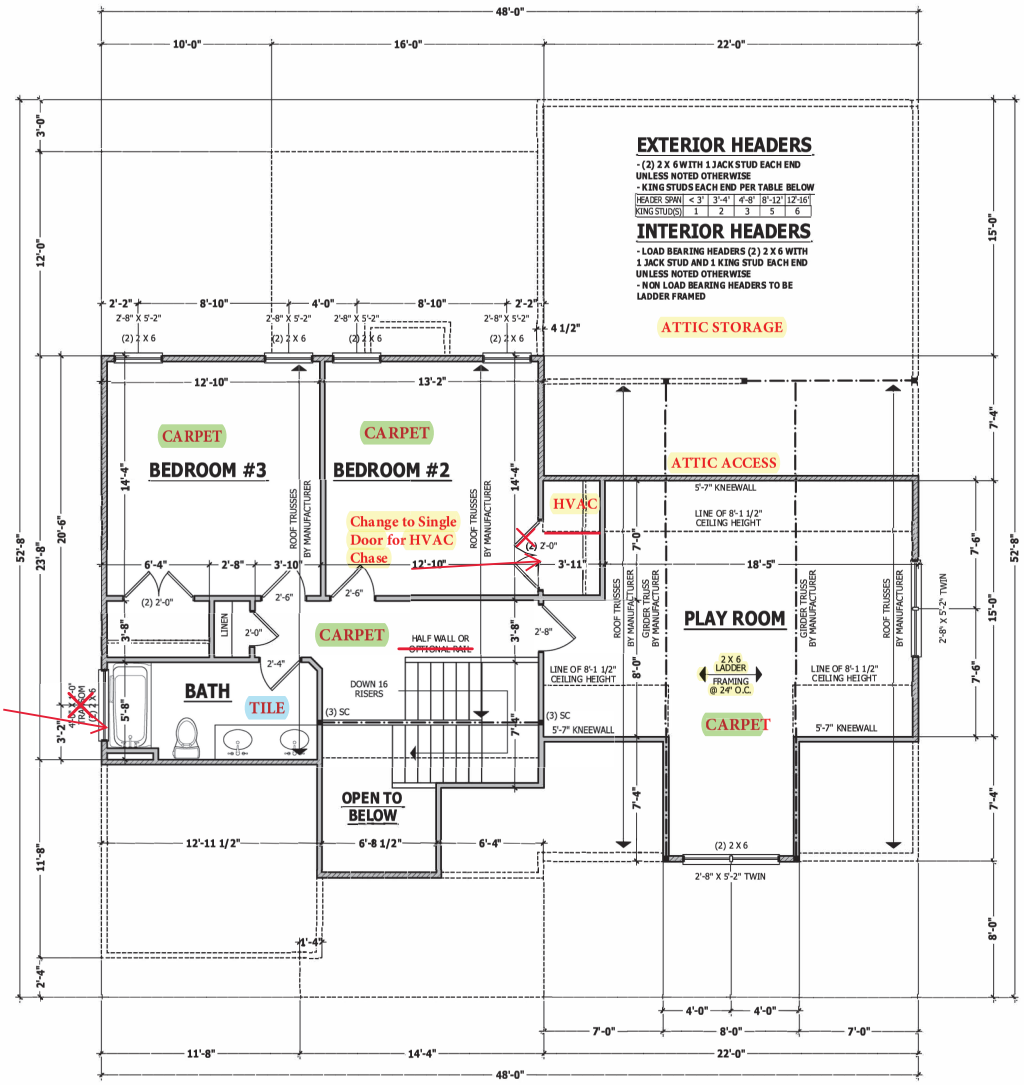
Interior walls are drawn as 3 1/2" or as noted 2 X 6 are drawn as 5 1/2", and do not include gypsum.

ATTIC ACCESS

SECTION R807

R807.1 Attic access. An attic access opening shall be provided to attic areas that exceed 400 square feet (37.16 m2) and have a vertical height of 60 inches (1524 mm) or greater. The net clear opening shall not be less than 20 inches by 30 inches (508 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

Exceptions:
1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.
2. Pull down stair treads, stringers, handrails, and hardware may protrude into the net clear opening.



PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

HAYNES HOME PLANS, INC ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

SECOND FLOOR PLAN — MAGNOLIA

SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.
P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-491-0059

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

2/25/2022

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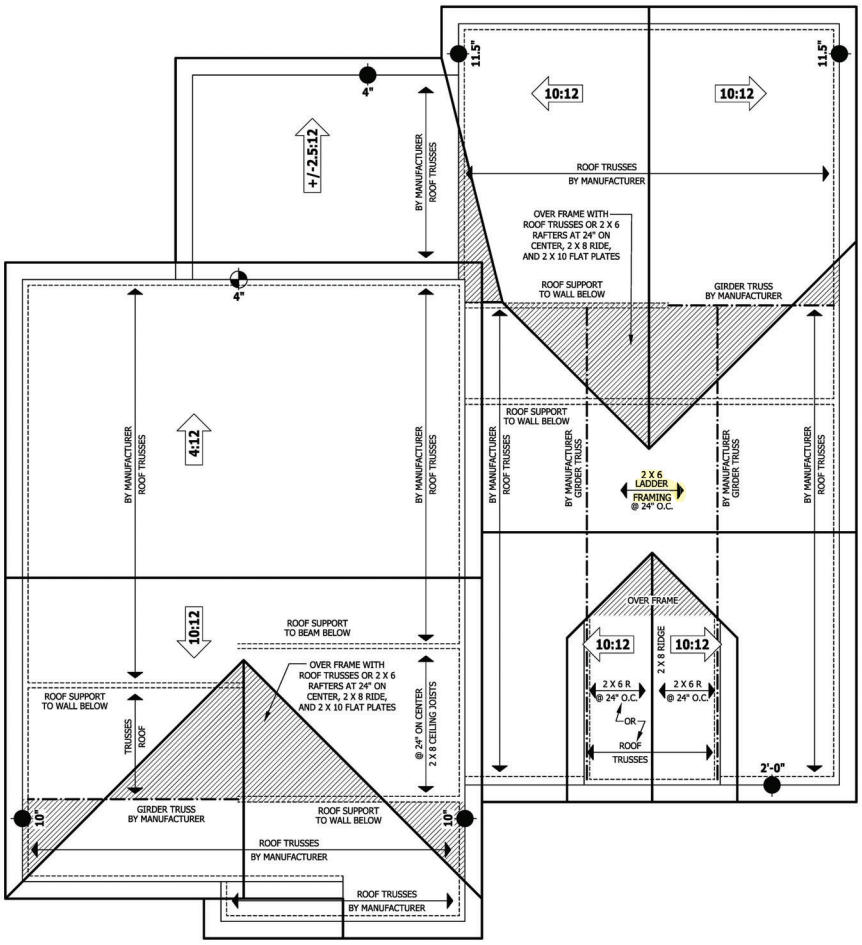

ROOF PLAN

SCALE 1/4" = 1'-0"

ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before contruction begins.
KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.
ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.
BEARING. All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.
Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE

ROOF PLAN

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.
P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-451-0066

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

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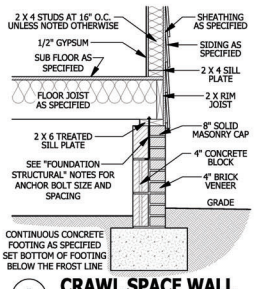
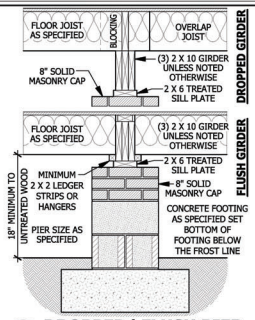
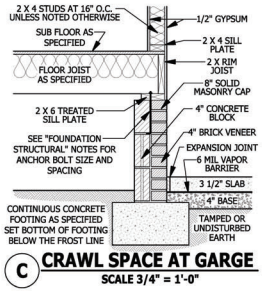


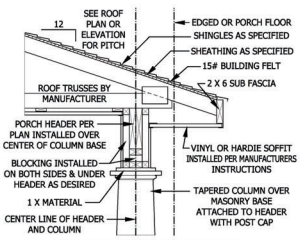
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



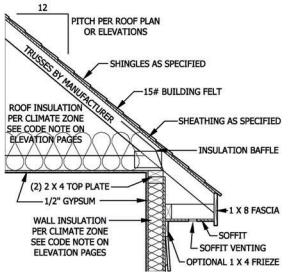
B DROPPED/ FLUSH PIER
SCALE 3/4" = 1'-0"

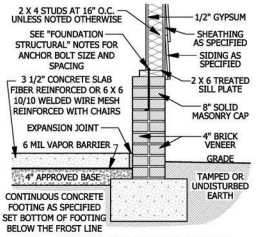


C CRAWL SPACE AT GARGE
SCALE 3/4" = 1'-0"

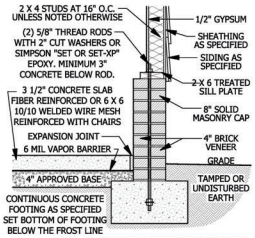


PORCH HEADER WITH TAPERED COLUMN
SCALE 3/4" = 1'-0"

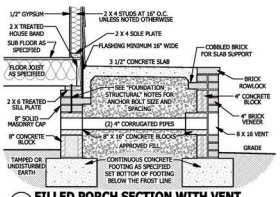




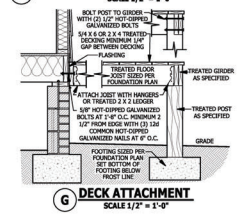
D GARAGE STEM WALL
SCALE 3/4" = 1'-0"



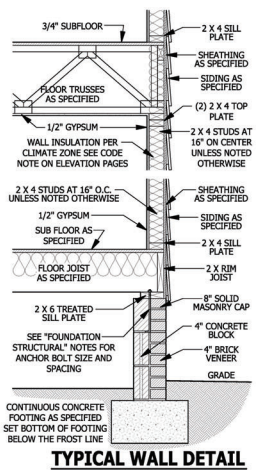
E <48" GARAGE WING WALL
SCALE 3/4" = 1'-0"



F FILLED PORCH SECTION WITH VENT
SCALE 1/2" = 1'-0"



G DECK ATTACHMENT
SCALE 1/2" = 1'-0"



TYPICAL WALL DETAIL
SCALE 3/4" = 1'-0"

DECK STAIR NOTES

SECTION AM110

AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut and back of stringer. If used, suspended headers shall shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

DECK BRACING

SECTION AM109

AM109.1 Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability.

AM109.1.1. When the deck floor height is less than 4'-0" above finished grade per Figure AM109 and the deck is attached to the structure in accordance with Section AM104, lateral bracing is not required.

AM109.1.2. 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post at a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall be bolted to the post and the girder/double band with one 5/8 inch hot dipped galvanized bolt with nut and washer at both ends of the brace per Figure AM109.1

AM109.1.3. For freestanding decks without knee braces or diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2 and the following:

POST SIZE	MAX TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-8"

AM109.1.4. 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with nut and washer at each end of each bracing member per Figure AM109.3.

AM109.1.5. For embedment of piles in Coastal Regions, see Chapter 45.

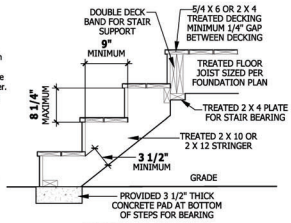
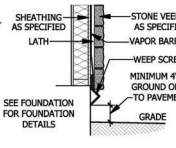


FIGURE AM110
TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"

WEEP SCREEDS

All weep screeds and stone veneer to be installed per manufactures instructions and per the 2012 North Carolina Residential Building code.

R703.6.2.1 - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.



WEEP SCREED
SCALE 3/4" = 1'-0"

SMOKE ALARMS

SECTION R314

R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an *approved* supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and habitable attics (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) attic-stories. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.

When more than one smoke alarm is required to be installed within an individual *dwelling* unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

CARBON MONOXIDE ALARMS

SECTION R315

R315.1 Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.

R315.2 Where required in existing dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section 315.1.

R315.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES

R311.7

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.4.1 Riser height. The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads.

R311.7.4.2 Tread depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 4 inches (102 mm) at any point.

R311.7.4.3 Profile. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers.

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.7.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm).

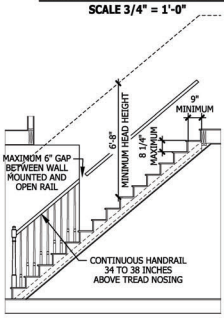
Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
3. Two or more separate rails shall be considered continuous if the termination of the rails occurs within 6 inches (152 mm) of each other. If transitioning between a wall-mounted handrail and a guardrail/handrail, the wall-mounted rail must return into the wall.



TYPICAL STAIR DETAIL
SCALE 1/4" = 1'-0"

TYPICAL DETAILS

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.
P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-491-0066

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

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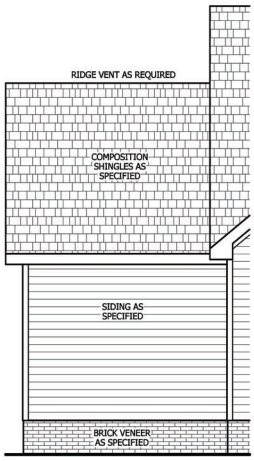
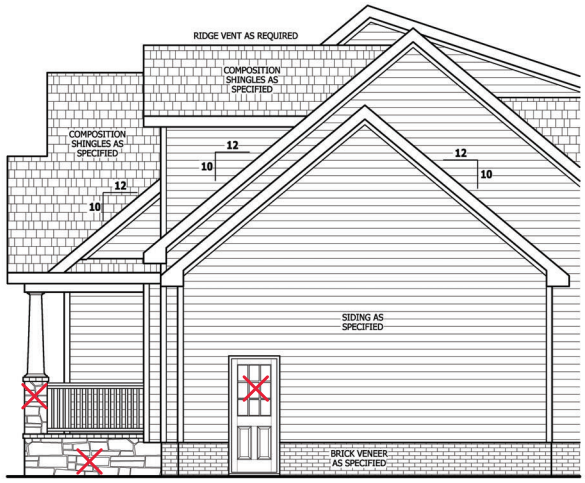


REAR ELEVATION

SCALE 1/4" = 1'-0"

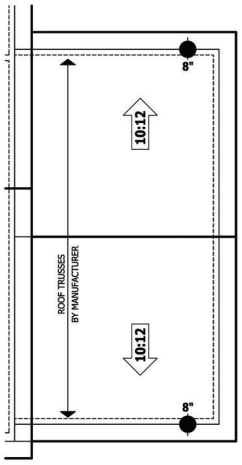


RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

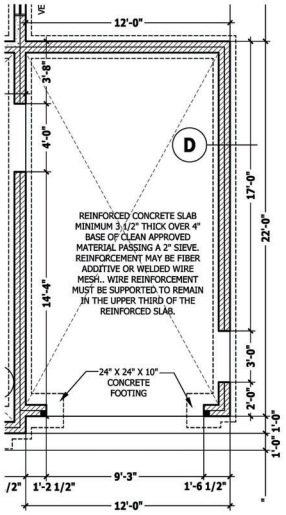
FRONT ELEVATION

SCALE 1/4" = 1'-0"



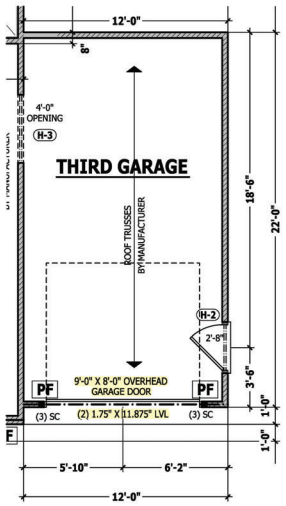
ROOF PLAN

SCALE 1/4" = 1'-0"



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

THIRD GARAGE ADDENDUM

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.

P.O. BOX 7004, WAKE FOREST, NC 27588 919-435-0180 FAX 1-888-401-0069

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
THIRD GARAGE	364 SQ.FT.
TOTAL	1027 SQ.FT.

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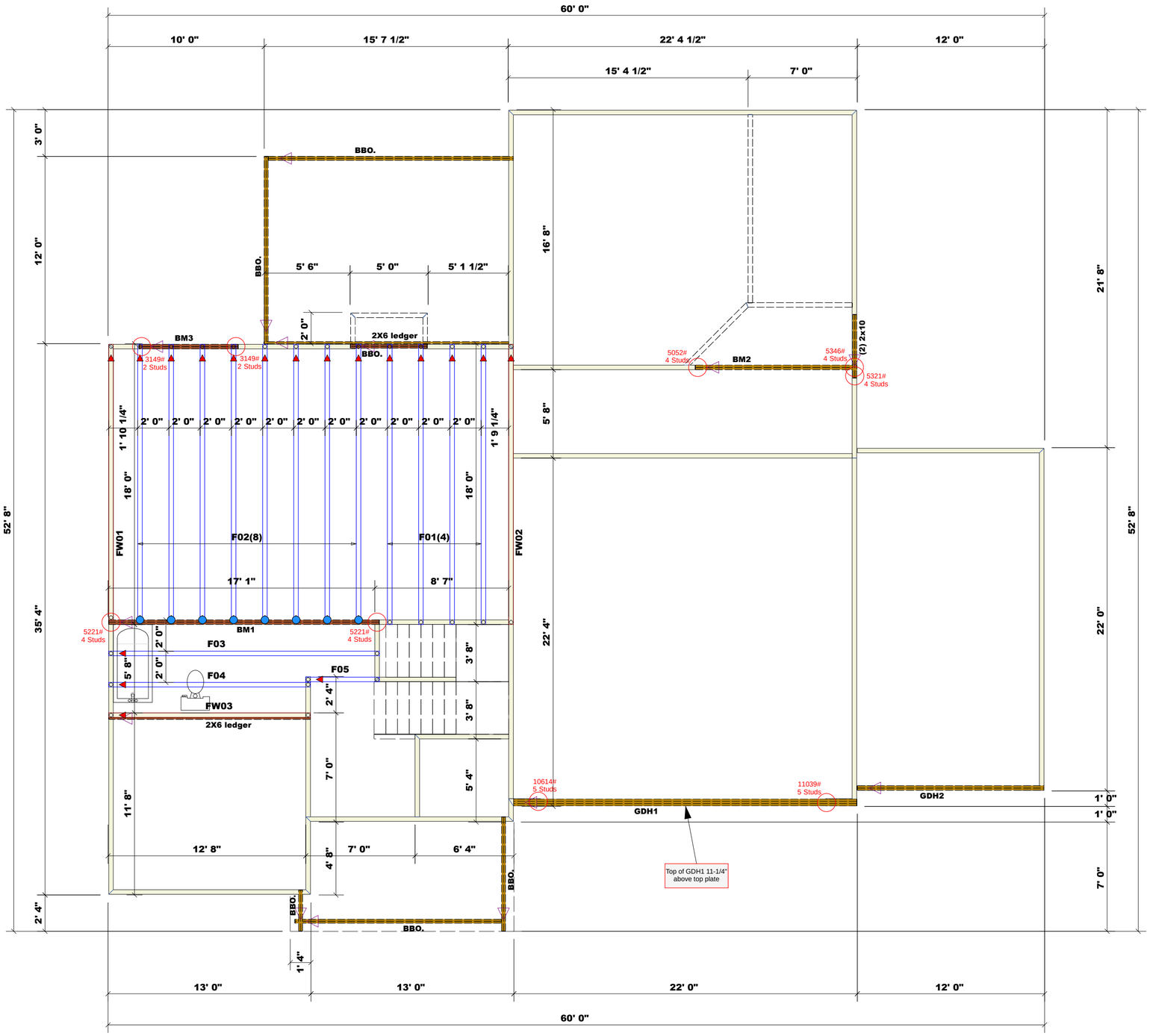
ADDENDUM



Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
●	HUS410	USP	8	Varies	16d/3-1/2"	16d/3-1/2"

▲ = Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do Not Erect Trusses Backwards

All Walls Shown Are Considered Load Bearing

Products				
PlotID	Length	Product	Plies	Net Qty
BM3	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH2	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1	18' 0"	1-3/4"x 16" LVL Kerto-S	2	2
BM2	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2
GDH1	22' 0"	1-3/4"x 23-7/8" LVL Kerto-S	3	3

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

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

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
2. All interior wall dimensions are to face of stud unless noted otherwise
3. All exterior wall to truss dimensions are to face of stud unless noted otherwise

Truss Placement Plan
SCALE: NTS

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

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_____

Hampton Horrocks

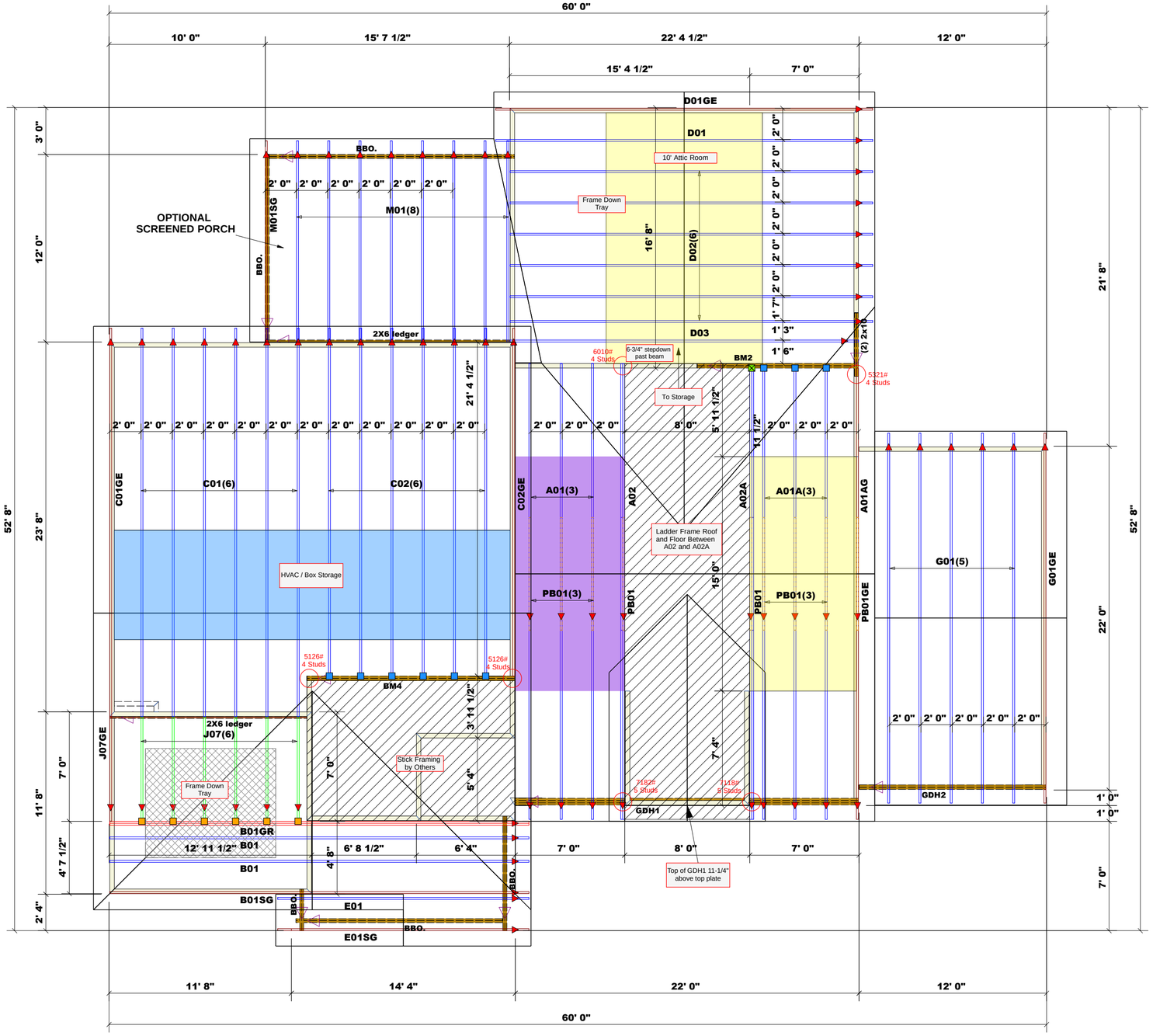
LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (3# TO)	REQ'D # STUDS FOR (2) PLY HEADER	END REACTION (4# TO)	REQ'D # STUDS FOR (3) PLY HEADER	END REACTION (5# TO)	REQ'D # STUDS FOR (4) PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

BUILDER	Signature Home Builders
JOB NAME	Lot A Hobby Rd
PLAN	Magnolia 3 Car, GR
SEAL DATE	02/25/22
QUOTE #	Quote #
JOB #	J1023-6083
COUNTY	Harnett
ADDRESS	Lot A Hobby Road
MODEL	Floor
DATE REV.	10/30/23
DRAWN BY	Hampton Horrocks
SALESMAN	Anthony Williams



Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	JUS26	USP	6	Varies	10d/3"	10d/3"
	HUS26	USP	9	Varies	16d/3-1/2"	16d/3-1/2"
	THDH28-2	USP	1	Varies	16d/3-1/2"	16d/3-1/2"

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
BM4	14' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise 2. All interior wall dimensions are to face of stud unless noted otherwise 3. All exterior wall to truss dimensions are to face of stud unless noted otherwise

▲ = Indicates Left End of Truss (Reference Engineered Truss Drawing) Do Not Erect Trusses Backwards

All Walls Shown Are Considered Load Bearing

Truss Placement Plan
SCALE: NTS

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

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_____

Hampton Horrocks

LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (3# TO)	REQ'D # STUDS FOR (2) 2"x" HEADER	END REACTION (4# TO)	REQ'D # STUDS FOR (3) 2"x" HEADER	END REACTION (5# TO)	REQ'D # STUDS FOR (4) 2"x" HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

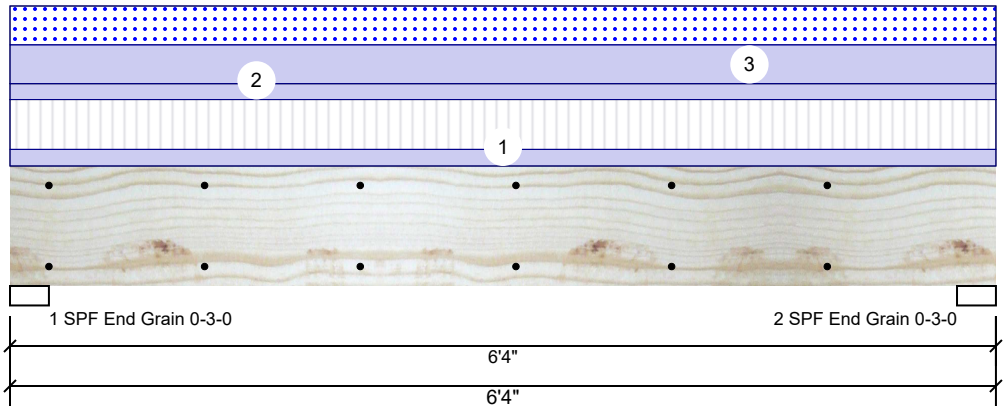
BUILDER	Signature Home Builders
JOB NAME	Lot A Hobby Rd
PLAN	Magnolia 3 Car, GR
SEAL DATE	02/25/22
QUOTE #	Quote #
JOB #	J1023-6082
SALESMAN	Anthony Williams
DRAWN BY	Hampton Horrocks
DATE REV.	10/30/23
MODEL	Roof
ADDRESS	Lot A Hobby Road
COUNTY	Harnett

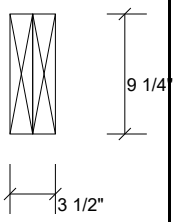
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer 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 BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbcindustry.com

Client:	Signature Home Builders	Date:	10/30/2023
Project:		Input by:	Hampton Horrocks
Address:		Job Name:	Lot A Hobby Rd
		Project #:	J1023-6083

BM3 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED

Level: 1ST. FLOOR





Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 2012
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	1131	1641	880	0	0
2	Vertical	1131	1641	880	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	36%	1641 / 1508	3149	L	D+0.75(L+S)
2 - SPF End Grain	3.000"	Vert	36%	1641 / 1508	3149	L	D+0.75(L+S)

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	3884 ft-lb	3'2"	12542 ft-lb	0.310 (31%)	D+L	L
Unbraced	4413 ft-lb	3'2"	10614 ft-lb	0.416 (42%)	D+0.75(L+S)	L
Shear	1884 lb	5'3 3/4"	6907 lb	0.273 (27%)	D+L	L
LL Defl inch	0.037 (L/1944)	3'2"	0.149 (L/480)	0.247 (25%)	0.75(L+S)	L
TL Defl inch	0.077 (L/931)	3'2"	0.298 (L/240)	0.258 (26%)	D+0.75(L+S)	L

Design Notes

1 Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2 Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
3 Refer to last page of calculations for fasteners required for specified loads.
4 Girders are designed to be supported on the bottom edge only.
5 Top loads must be supported equally by all plies.
6 Top must be laterally braced at end bearings.
7 Bottom must be laterally braced at end bearings.
8 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	119 PLF	357 PLF	0 PLF	0 PLF	0 PLF	F02
2	Uniform			Top	114 PLF	0 PLF	0 PLF	0 PLF	0 PLF	wall
3	Uniform			Top	278 PLF	0 PLF	278 PLF	0 PLF	0 PLF	C01
	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 6/28/2026

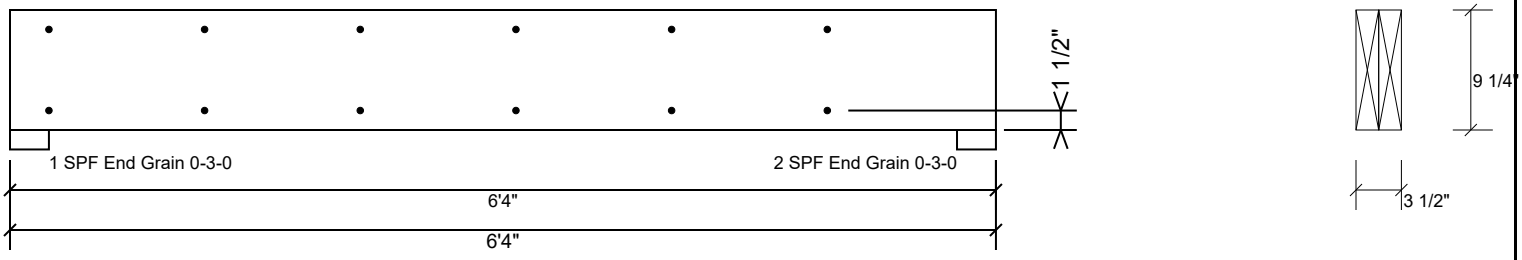
Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

Client:	Signature Home Builders	Date:	10/30/2023
Project:		Input by:	Hampton Horrocks
Address:		Job Name:	Lot A Hobby Rd
		Project #:	J1023-6083

BM3 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED

Level: 1ST. FLOOR



Multi-Ply Analysis

Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c.. Maximum end distance not to exceed 6".

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	163.7 PLF
Yield Limit per Fastener	81.9 lb.
C_M	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

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 6/28/2026

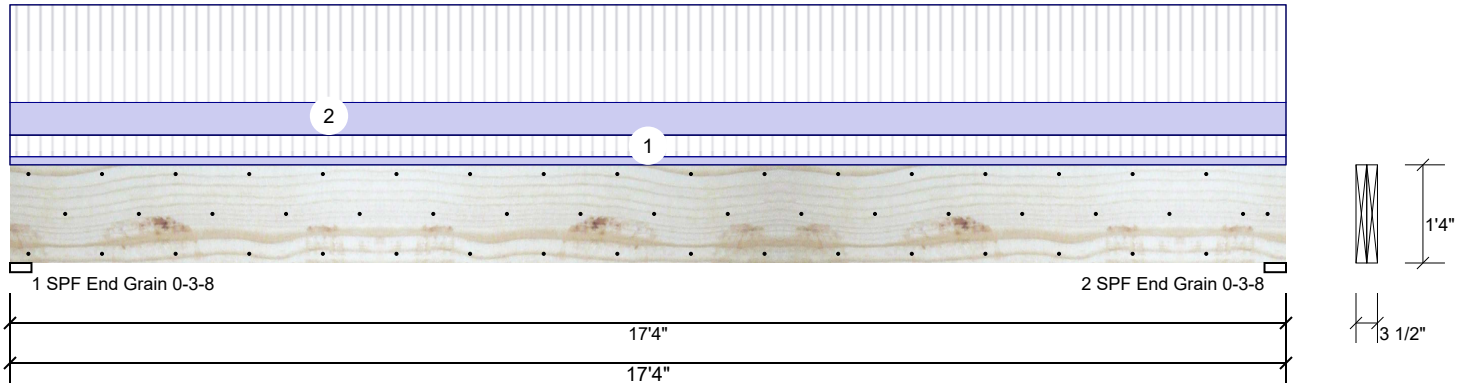
Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

Client:	Signature Home Builders	Date:	10/30/2023
Project:		Input by:	Hampton Horrocks
Address:		Job Name:	Lot A Hobby Rd
		Project #:	J1023-6083

BM1 Kerto-S LVL 1.750" X 16.000" 2-Ply - PASSED

Level: 1ST. FLOOR



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 2012
Deflection LL:	480	Load Sharing:	No
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	3813	1408	0	0	0
2	Vertical	3813	1408	0	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	Vert	51%	1408 / 3813	5221	L	D+L
2 - SPF End Grain	3.500"	Vert	51%	1408 / 3813	5221	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	21497 ft-lb	8'8"	34565 ft-lb	0.622 (62%)	D+L	L
Unbraced	21497 ft-lb	8'8"	21533 ft-lb	0.998 (100%)	D+L	L
Shear	4899 lb	1'7 1/2"	11947 lb	0.410 (41%)	D+L	L
LL Defl inch	0.370 (L/548)	8'8 1/16"	0.422 (L/480)	0.876 (88%)	L	L
TL Defl inch	0.507 (L/400)	8'8 1/16"	0.563 (L/360)	0.899 (90%)	D+L	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
3. Refer to last page of calculations for fasteners required for specified loads.
4. Girders are designed to be supported on the bottom edge only.
5. Top loads must be supported equally by all plies.
6. Top must be laterally braced at a maximum of 5'3 3/8" o.c.
7. Bottom must be laterally braced at end bearings.
8. 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	30 PLF	80 PLF	0 PLF	0 PLF	0 PLF	Floor
2	Uniform			Near Face	120 PLF	360 PLF	0 PLF	0 PLF	0 PLF	F02
	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

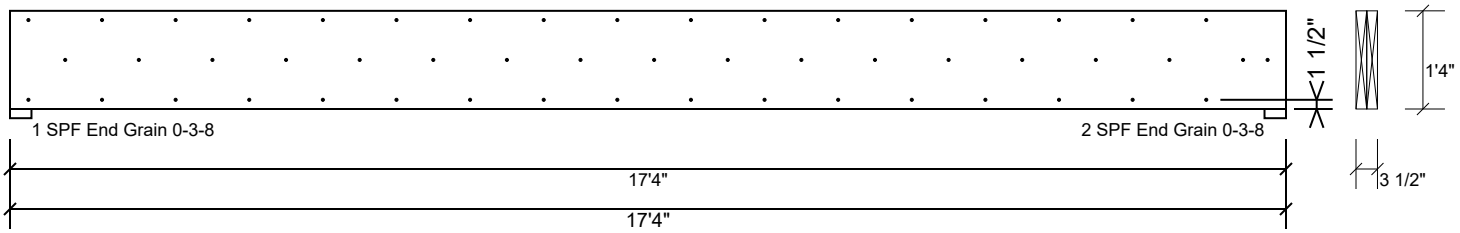
This design is valid until 6/28/2026

Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

BM1 Kerto-S LVL 1.750" X 16.000" 2-Ply - PASSED

Level: 1ST. FLOOR



Multi-Ply Analysis

Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c.. Maximum end distance not to exceed 6".

Capacity	97.7 %
Load	240.0 PLF
Yield Limit per Foot	245.6 PLF
Yield Limit per Fastener	81.9 lb.
C_M	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	D+L
Duration Factor	1.00

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

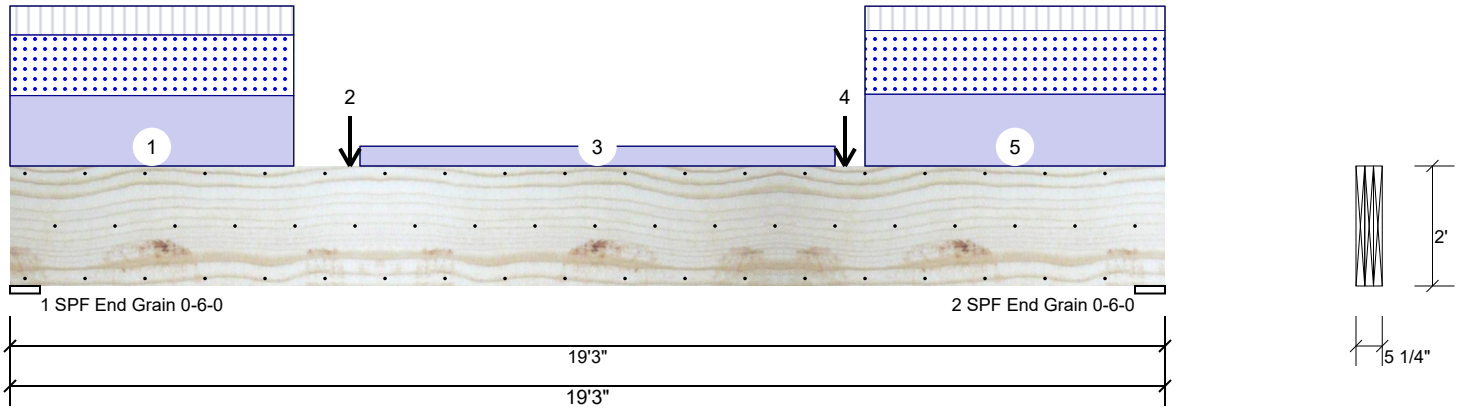
This design is valid until 6/28/2026

Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

GDH1 Kerto-S LVL 1.750" X 24.000" 3-Ply - PASSED

Level: 1ST. FLOOR



Member Information

Type:	Girder	Application:	Floor
Plies:	3	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 2012
Deflection LL:	480	Load Sharing:	Yes
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	1475	5906	4708	0	0
2	Vertical	1419	6117	4922	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	6.000"	Vert	40%	5906 / 4708	10614	L	D+S
2 - SPF End Grain	6.000"	Vert	42%	6117 / 4922	11039	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	44505 ft-lb	9'2 1/2"	131295 ft-lb	0.339 (34%)	D+S	L
Unbraced	44505 ft-lb	9'2 1/2"	44534 ft-lb	0.999 (100%)	D+S	L
Shear	9105 lb	16'9"	30912 lb	0.295 (29%)	D+S	L
LL Defl inch	0.123 (L/1793)	9'7 9/16"	0.460 (L/480)	0.268 (27%)	S	L
TL Defl inch	0.282 (L/782)	9'7 9/16"	0.613 (L/360)	0.460 (46%)	D+S	L

Design Notes

1 Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2 Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6". Nail from both sides.
3 Refer to last page of calculations for fasteners required for specified loads.
4 Girders are designed to be supported on the bottom edge only.
5 Top loads must be supported equally by all plies.
6 Top must be laterally braced at a maximum of 6' 7/16" o.c.
7 Bottom must be laterally braced at end bearings.
8 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	Part. Uniform	0-0-0 to 4-8-12		Top	399 PLF	164 PLF	344 PLF	0 PLF	0 PLF	A01
2	Point	5-8-0		Top	3352 lb	719 lb	3112 lb	0 lb	0 lb	A02
	Bearing Length	0-3-8								
3	Part. Uniform	5-10-0 to 13-9-0		Top	112 PLF	0 PLF	0 PLF	0 PLF	0 PLF	Wall

Continued on page 2...

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

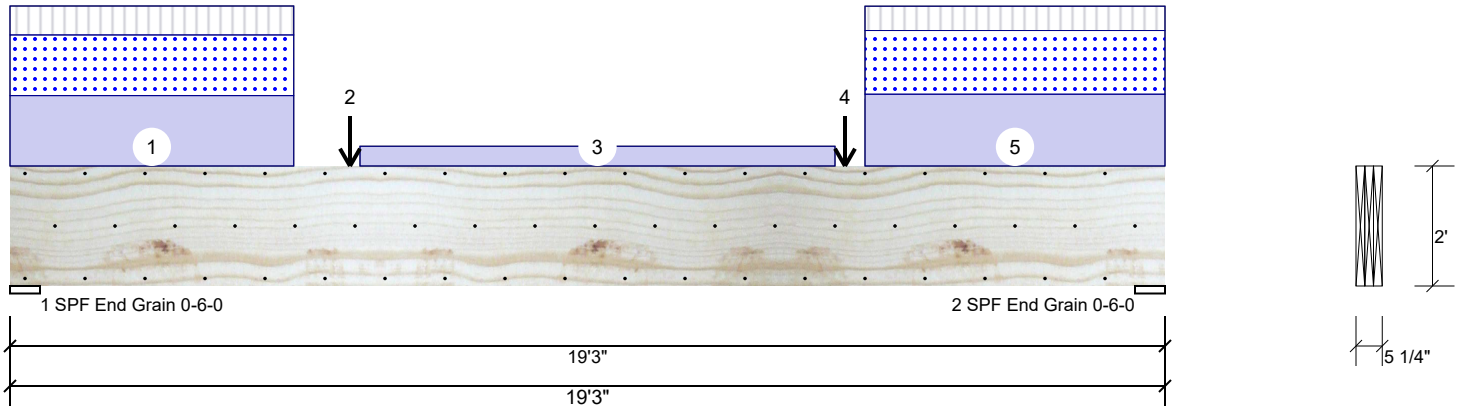
This design is valid until 6/28/2026

Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

GDH1 Kerto-S LVL 1.750" X 24.000" 3-Ply - PASSED

Level: 1ST. FLOOR



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ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
4	Point	13-11-0		Top	3323 lb	710 lb	3086 lb	0 lb	0 lb	A02A
	Bearing Length	0-3-8								
5	Part. Uniform	14-3-0 to 19-3-0		Top	407 PLF	138 PLF	361 PLF	0 PLF	0 PLF	A01A
	Self Weight				28 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

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6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 6/28/2026

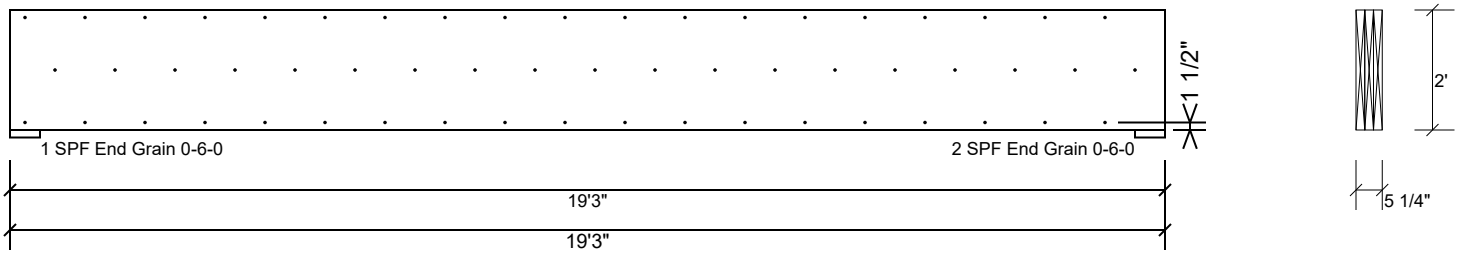
Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

Client:	Signature Home Builders	Date:	10/30/2023
Project:		Input by:	Hampton Horrocks
Address:		Job Name:	Lot A Hobby Rd
		Project #:	J1023-6083

GDH1 Kerto-S LVL 1.750" X 24.000" 3-Ply - PASSED

Level: 1ST. FLOOR



Multi-Ply Analysis

Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c.. Nail from both sides. Maximum end distance not to exceed 6".

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	245.6 PLF
Yield Limit per Fastener	81.9 lb.
C_M	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

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 6/28/2026

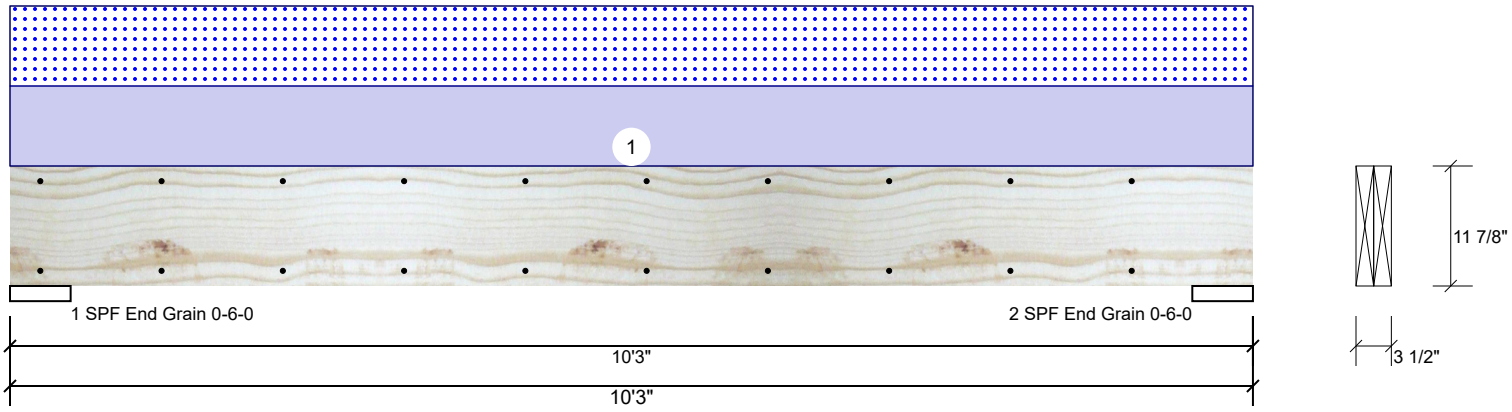
Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

Client:	Signature Home Builders	Date:	10/30/2023
Project:		Input by:	Hampton Horrocks
Address:		Job Name:	Lot A Hobby Rd
		Project #:	J1023-6083

GDH2 Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED

Level: 1ST. FLOOR



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 2012
Deflection LL:	360	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	1226	1179	0	0
2	Vertical	0	1226	1179	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	6.000"	Vert	14%	1226 / 1179	2405	L	D+S
2 - SPF End Grain	6.000"	Vert	14%	1226 / 1179	2405	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	5155 ft-lb	5'1 1/2"	22897 ft-lb	0.225 (23%)	D+S	L
Unbraced	5155 ft-lb	5'1 1/2"	9857 ft-lb	0.523 (52%)	D+S	L
Shear	1715 lb	1'5 7/8"	10197 lb	0.168 (17%)	D+S	L
LL Defl inch	0.048 (L/2347)	5'1 1/2"	0.312 (L/360)	0.153 (15%)	S	L
TL Defl inch	0.098 (L/1151)	5'1 1/2"	0.469 (L/240)	0.209 (21%)	D+S	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
3. Refer to last page of calculations for fasteners required for specified loads.
4. Girders are designed to be supported on the bottom edge only.
5. Top loads must be supported equally by all plies.
6. Top must be laterally braced at end bearings.
7. Bottom must be laterally braced at end bearings.
8. 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	230 PLF	0 PLF	230 PLF	0 PLF	0 PLF	G01
	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

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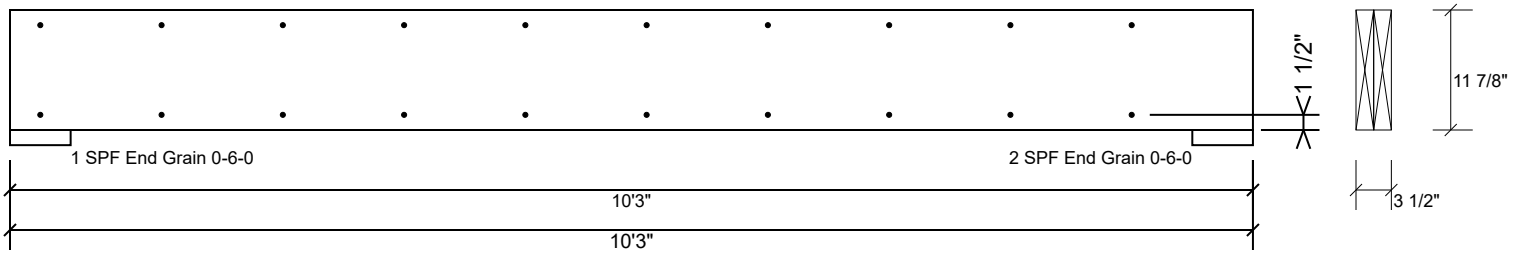

Multi-Ply Analysis

Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c.. Maximum end distance not to exceed 6".

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	163.7 PLF
Yield Limit per Fastener	81.9 lb.
C_M	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

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Handling & Installation

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Address:		Job Name:	Lot A Hobby Rd
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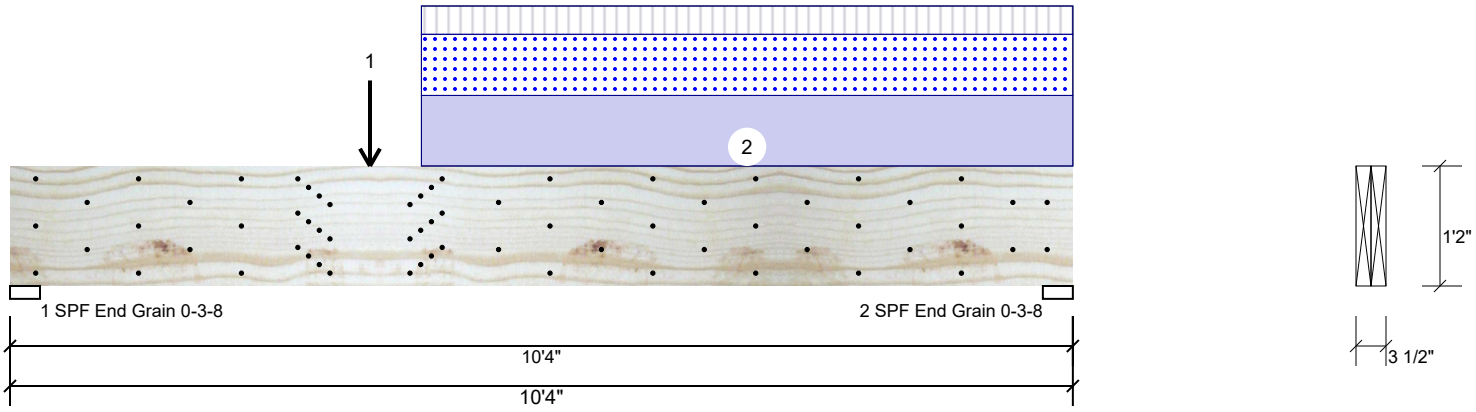
BM2 Kerto-S LVL 1.750" X 14.000" 2-Ply - PASSED

Level: 1ST. FLOOR



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 2012
Deflection LL:	480	Load Sharing:	No
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	880	2659	2309	0	0
2	Vertical	1016	2789	2394	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	Vert	49%	2659 / 2392	5052	L	D+0.75(L+S)
2 - SPF End Grain	3.500"	Vert	52%	2789 / 2557	5346	L	D+0.75(L+S)

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	16457 ft-lb	3'6"	31049 ft-lb	0.530 (53%)	D+0.75(L+S)	L
Unbraced	16457 ft-lb	3'6"	16525 ft-lb	0.996 (100%)	D+0.75(L+S)	L
Shear	5984 lb	1'5 1/2"	12021 lb	0.498 (50%)	D+0.75(L+S)	L
LL Defl inch	0.099 (L/1197)	4'10 13/16"	0.247 (L/480)	0.401 (40%)	0.75(L+S)	L
TL Defl inch	0.208 (L/570)	4'10 3/4"	0.329 (L/360)	0.631 (63%)	D+0.75(L+S)	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Fasten all plies using 5 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
3. Refer to last page of calculations for fasteners required for specified loads.
4. Concentrated load fastener specification is in addition to hanger fasteners if a hanger is present.
5. Girders are designed to be supported on the bottom edge only.
6. Top must be laterally braced at a maximum of 6'1 5/8" o.c.
7. Bottom must be laterally braced at end bearings.
8. 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	Point	3-6-0		Near Face	2733 lb	851 lb	2449 lb	0 lb	0 lb	A02A
2	Part. Uniform	4-0-0 to 10-4-0		Near Face	411 PLF	165 PLF	356 PLF	0 PLF	0 PLF	A01A
	Self Weight				11 PLF					

Notes

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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

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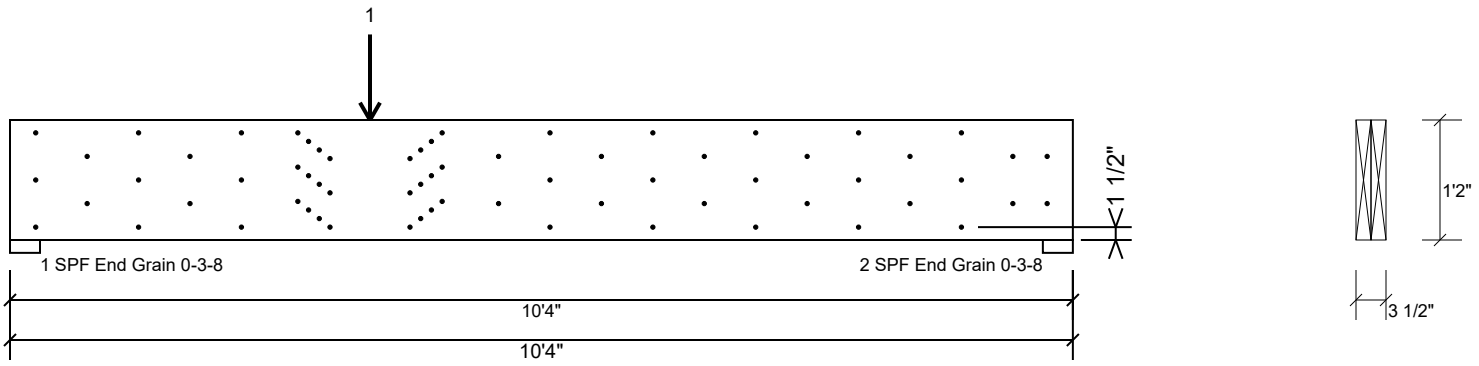
Level: 1ST. FLOOR



Multi-Ply Analysis

Fasten all plies using 5 rows of 10d Box nails (.128x3") at 12" o.c.. except for regions covered by concentrated load fastening. Maximum end distance not to exceed 6".

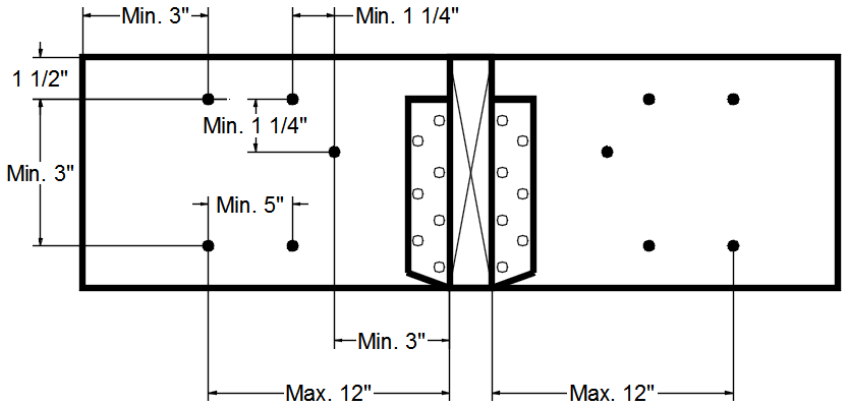
Capacity	85.2 %
Load	400.9 PLF
Yield Limit per Foot	470.6 PLF
Yield Limit per Fastener	94.1 lb.
C_M	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	D+0.75(L+S)
Duration Factor	1.15

Concentrated Load

Fasten at concentrated side load at 3-6-0 with a minimum of (24) – 12d Common nails (.148x3.25") in the pattern shown.

Capacity	88.8 %
Load	2604.0lb.
Total Yield Limit	2933.3 lb.
C_g	0.9998
C_M	1
Yield Limit per Fastener	122.3 lb.
Yield Mode	IV
Load Combination	D+0.75(L+S)
Duration Factor	1.15

Min/Max fastener distances for Concentrated Side Loads



Notes

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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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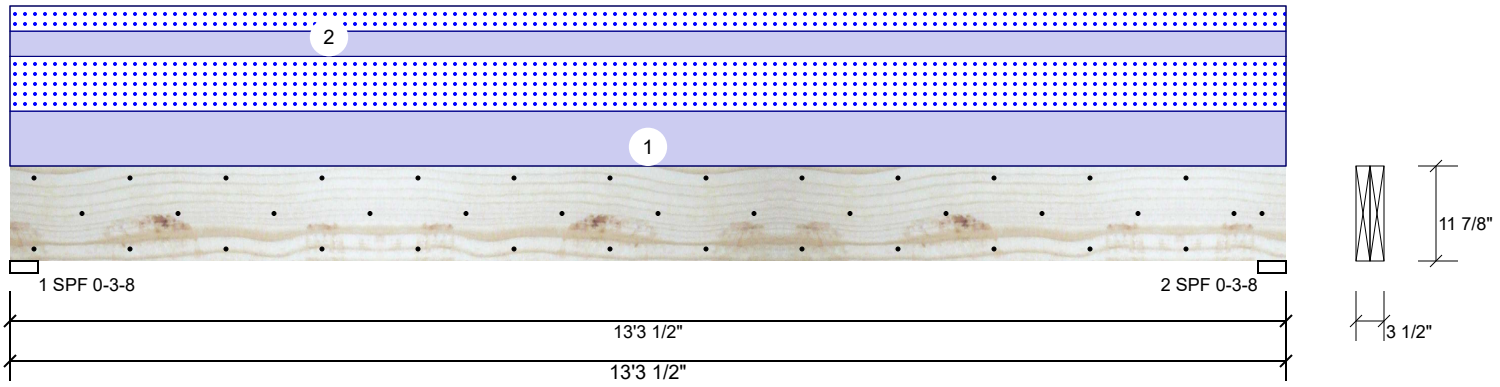
BM4 Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED

Level: 2ND. FLOOR



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 2012
Deflection LL:	360	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	2593	2532	0	0
2	Vertical	0	2593	2532	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	Vert	98%	2593 / 2532	5126	L	D+S
2 - SPF	3.500"	Vert	98%	2593 / 2532	5126	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	15877 ft-lb	6'7 3/4"	22897 ft-lb	0.693 (69%)	D+S	L
Unbraced	15877 ft-lb	6'7 3/4"	15911 ft-lb	0.998 (100%)	D+S	L
Shear	4901 lb	12' 1/8"	10197 lb	0.481 (48%)	D+S	L
LL Defl inch	0.260 (L/593)	6'7 3/4"	0.428 (L/360)	0.607 (61%)	S	L
TL Defl inch	0.526 (L/293)	6'7 3/4"	0.642 (L/240)	0.820 (82%)	D+S	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
3. Refer to last page of calculations for fasteners required for specified loads.
4. Girders are designed to be supported on the bottom edge only.
5. Top must be laterally braced at a maximum of 5'1 3/8" o.c.
6. Bottom must be laterally braced at end 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			Far Face	261 PLF	0 PLF	261 PLF	0 PLF	0 PLF	C02
2	Tie-In	0-0-0 to 13-3-8	6-0-0	Near Face	20 PSF	0 PSF	20 PSF	0 PSF	0 PSF	ROOF FRAMING
	Self Weight				9 PLF					

Notes

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Lumber

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2. LVL not to be treated with fire retardant or corrosive chemicals

Handling & Installation

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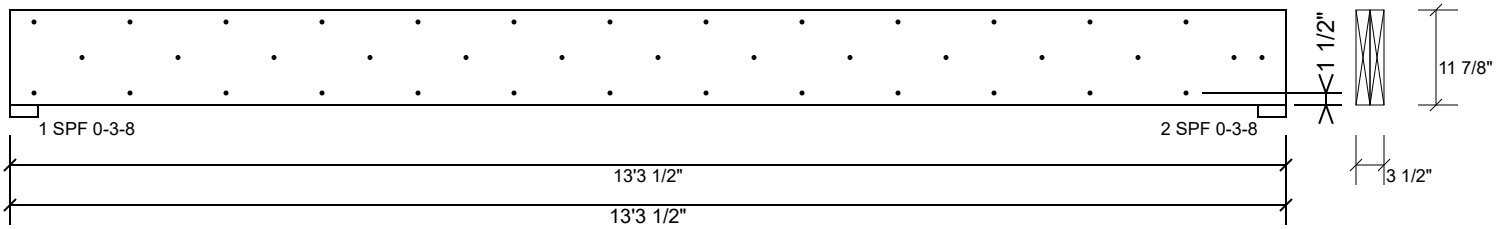
Level: 2ND. FLOOR



Multi-Ply Analysis

Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c.. Maximum end distance not to exceed 6".

Capacity	92.4 %
Load	261.0 PLF
Yield Limit per Foot	282.4 PLF
Yield Limit per Fastener	94.1 lb.
C_M	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	D+S
Duration Factor	1.15

Notes

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Lumber

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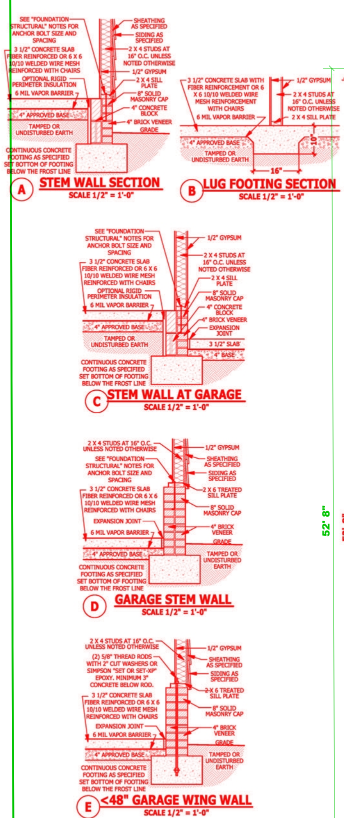


FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)

CONTINUOUS FOOTING: 16" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extended 2" to either side of supported wall.

GIRDERS: (3) 2 X 10 girder unless noted otherwise.

PIERS: 16" X 16" piers with 8" solid masonry cap on 30" X 30" X 10" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry.

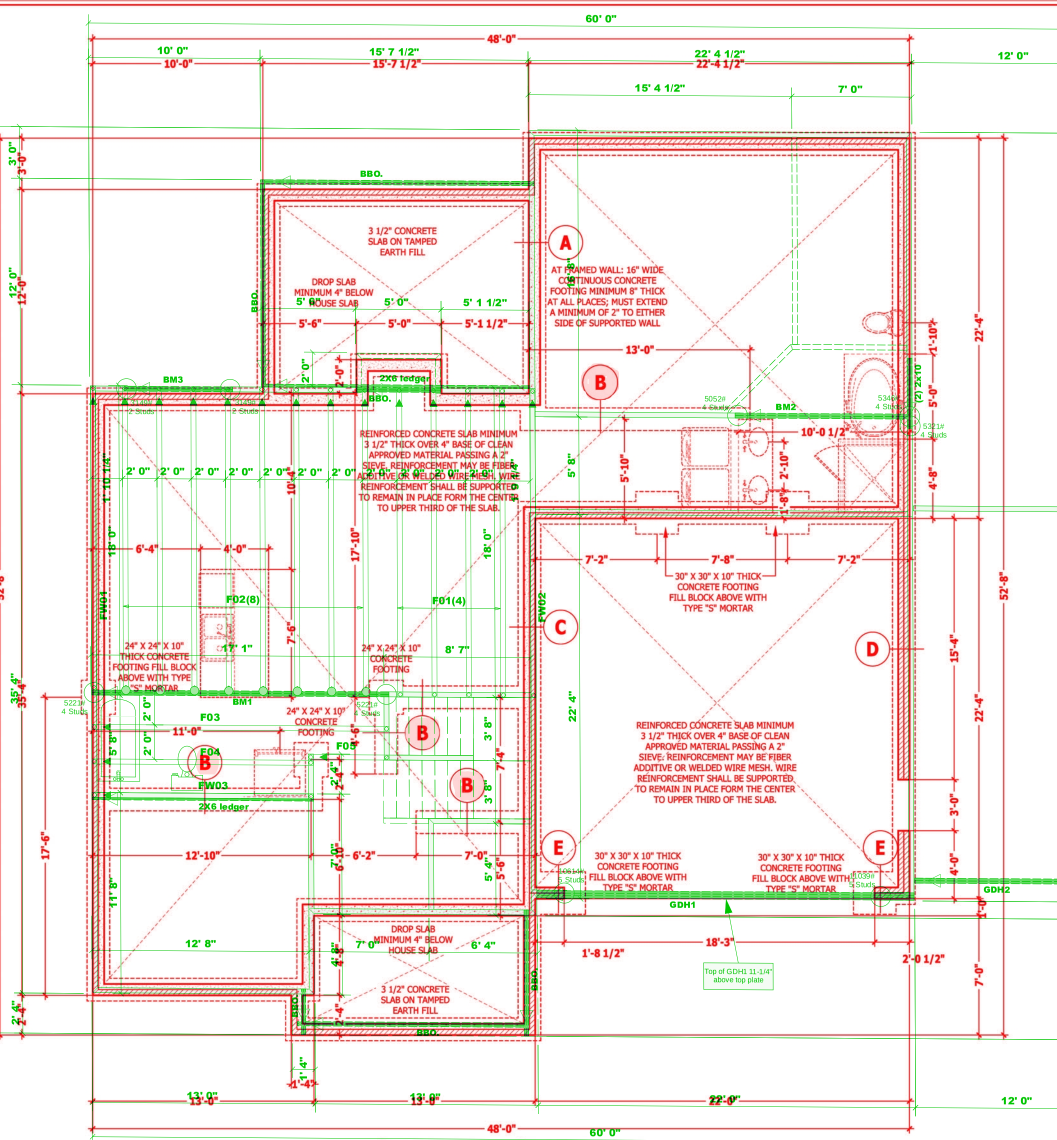
POINT LOADS: ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.

115 and 120 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 7", maximum 6'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

130 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.

SOILS: Allowable soil bearing pressure assumed to be 2000 PSF. The contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.



STEMWALL SLAB PLAN

SCALE 1/4" = 1'-0"

Connector Information				Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
●	HUS410	USP	8	Varies	16d/3-1/2"	16d/3-1/2"

▲ = Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do Not Erect Trusses Backwards

All Walls Shown Are Considered Load Bearing

Products				
PlotID	Length	Product	Plies	Net Qty
BM3	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH2	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1	18' 0"	1-3/4"x 16" LVL Kerto-S	2	2
BM2	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2
GDH1	22' 0"	1-3/4"x 23-7/8" LVL Kerto-S	3	3

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
2. All interior wall dimensions are to face of stud unless noted otherwise
3. All exterior wall to truss dimensions are to face of stud unless noted otherwise

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

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

Truss Placement Plan
SCALE: NTS

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.
HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.
CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.
THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

STEMWALL SLAB PLAN

MAGNOLIA

SHB SIGNATURE HOME BUILDERS, INC

HAYNES HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27588 919-435-6180 FAX 1-866-491-0396

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1354 SQ.FT.
SECOND FLOOR	589 SQ.FT.
PLAYROOM	373 SQ.FT.
TOTAL	2316 SQ.FT.
UNHEATED	
FRONT PORCH	94 SQ.FT.
GARAGE	491 SQ.FT.
SCREENED PORCH	178 SQ.FT.
TOTAL	763 SQ.FT.

2/25/2022

220213B

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