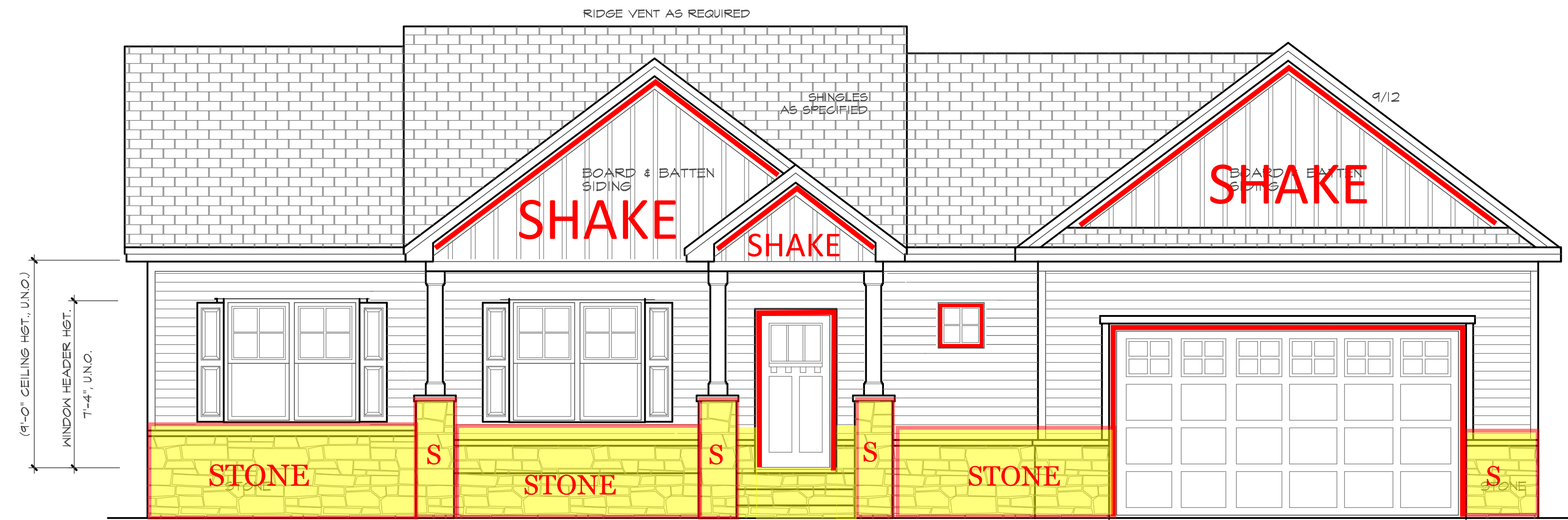


**WEST PRESERVE - LOT 38
134 OLEANDER LANE
SANFORD, NC 27332
3 CAR GARAGE**





FRONT ELEVATION
SCALE 1/4" = 1'0"

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

APPROVED
Detailed building only review
Permit holder responsible for full compliance with the code

02/15/2024

ATTIC VENTILATION:

THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 200 PROVIDED AT LEAST 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 ABOVE EAVES OR GORNGE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR GORNGE VENTS.

GROSS ATTIC AREA TO BE VENTILATED 1942 SQ.FT.

1942/200 = 6.64 SQ.FT. NET FREE AREA

50% OF VENTING MUST BE SFT. ABOVE EAVE OR SOFFIT VENTS.

**THIS PLAN DESIGNED UNDER NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION (2015 IRC)**

NC (2018 NRC) - Wind - 115 - 120 mph



REAR ELEVATION

The Highland

**WEAVER
HOMES**

LOT SUB.
DATE 1/17/2021
SCALE
PROJECT # 201211



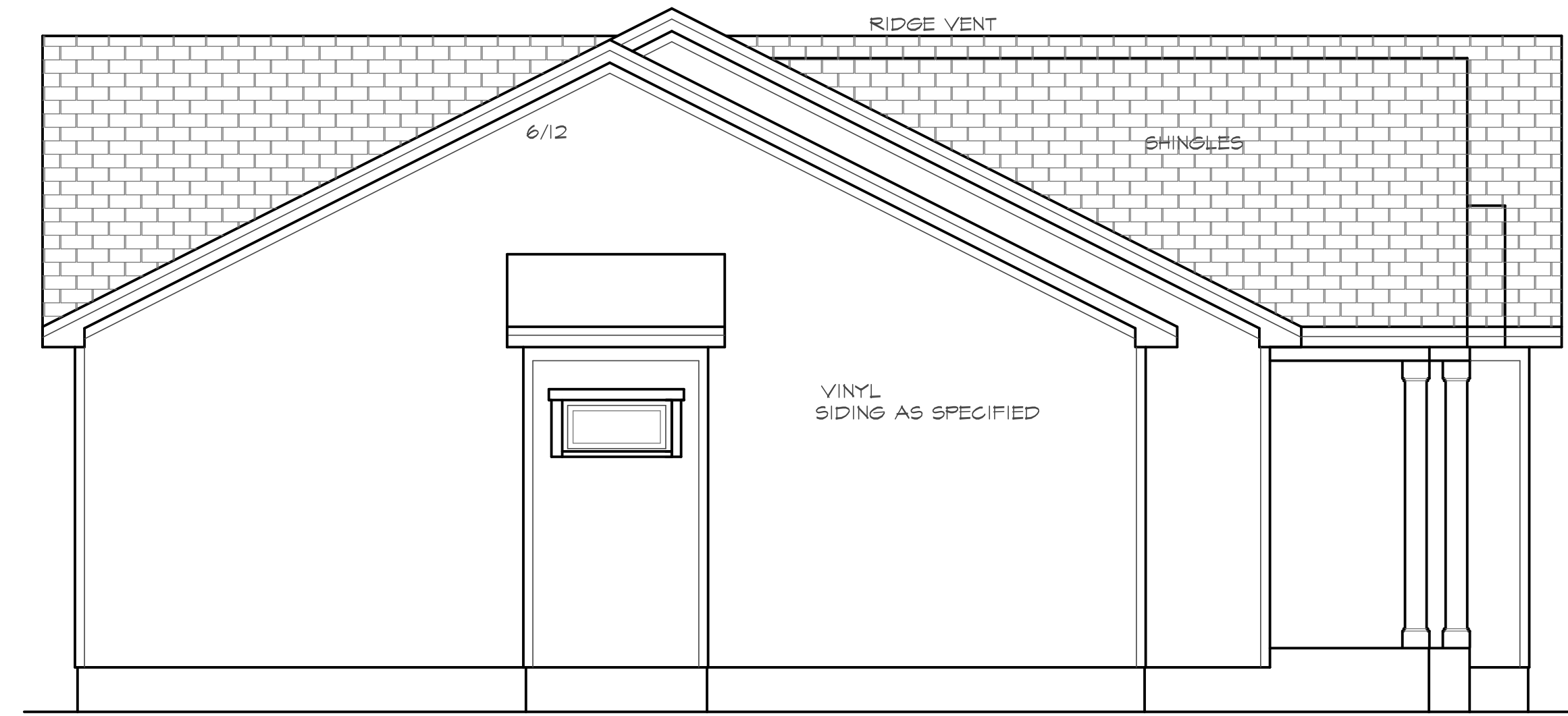
Purchaser must verify all dimensions and conditions before beginning construction.

MidTown Designs Inc. assumes no liability for contractors practices and procedures.

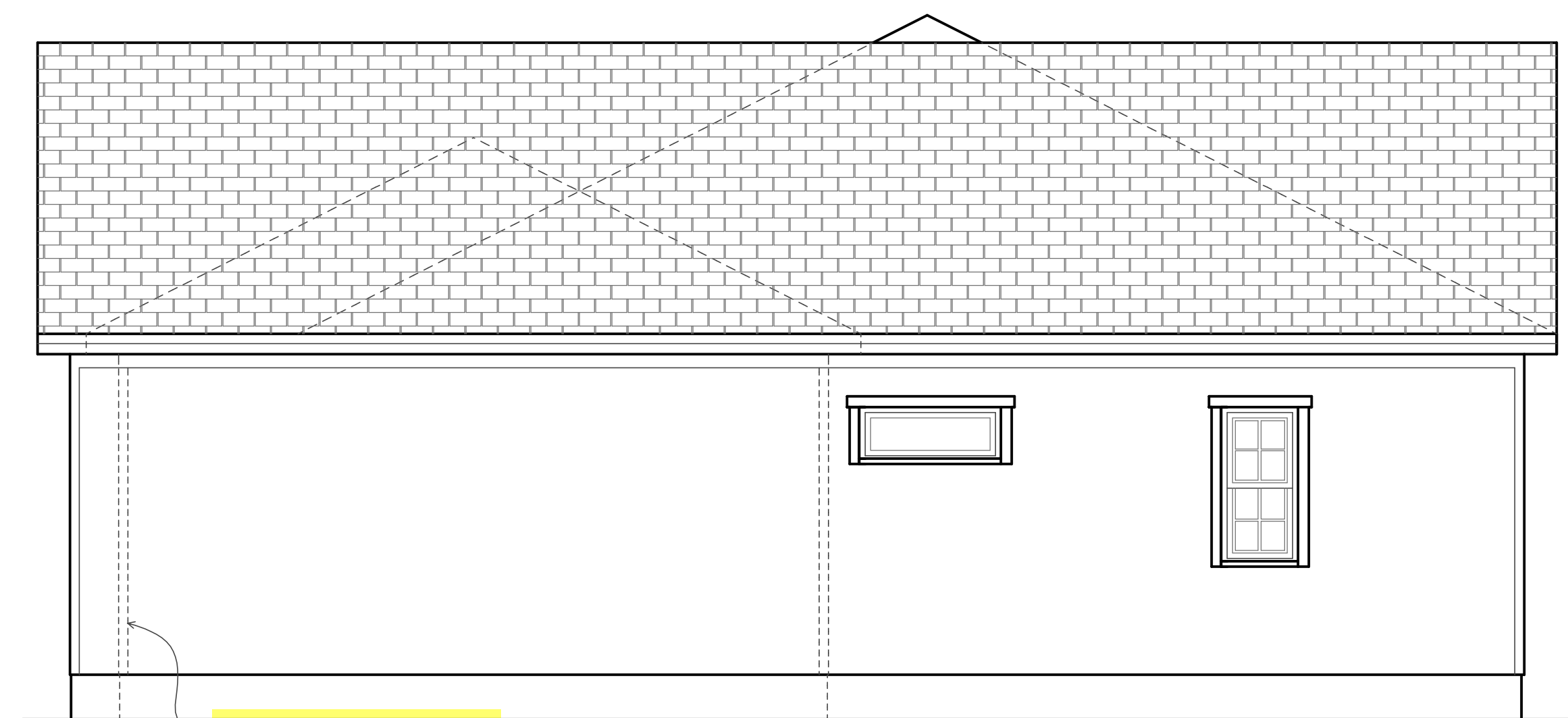
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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

The Highland



LOT SUB.

DATE 1/17/2021

SCALE

PROJECT # 201211

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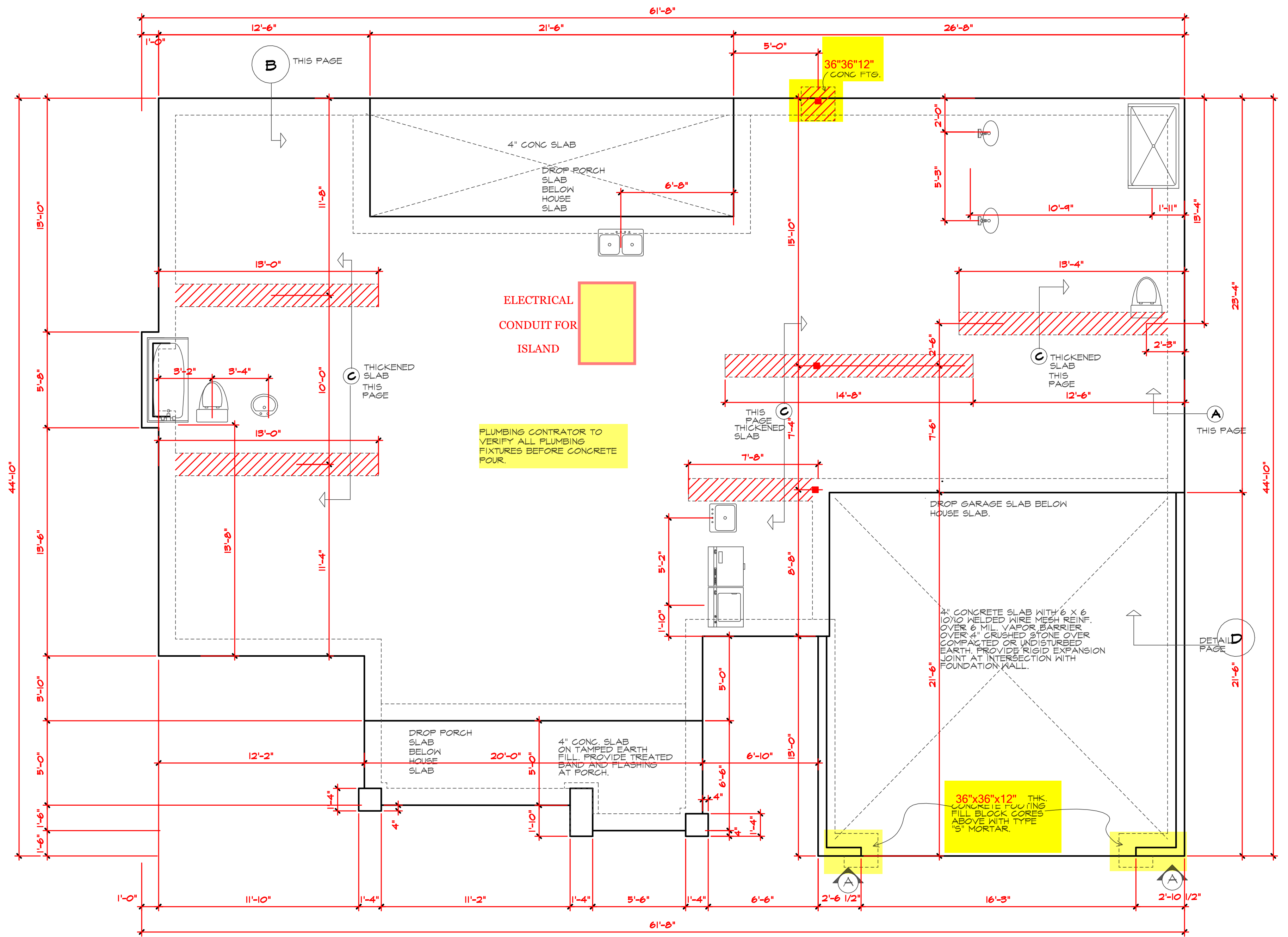
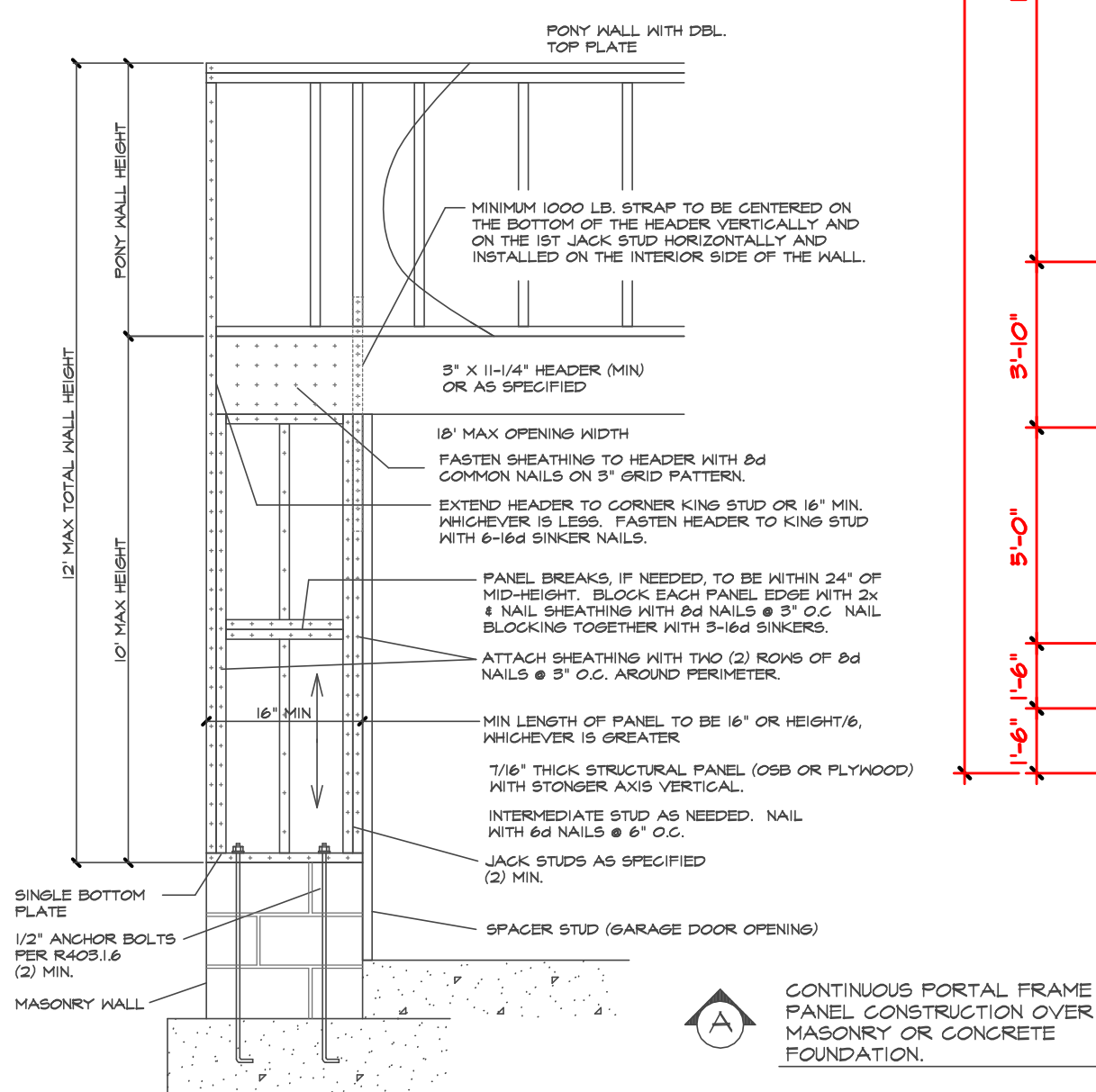
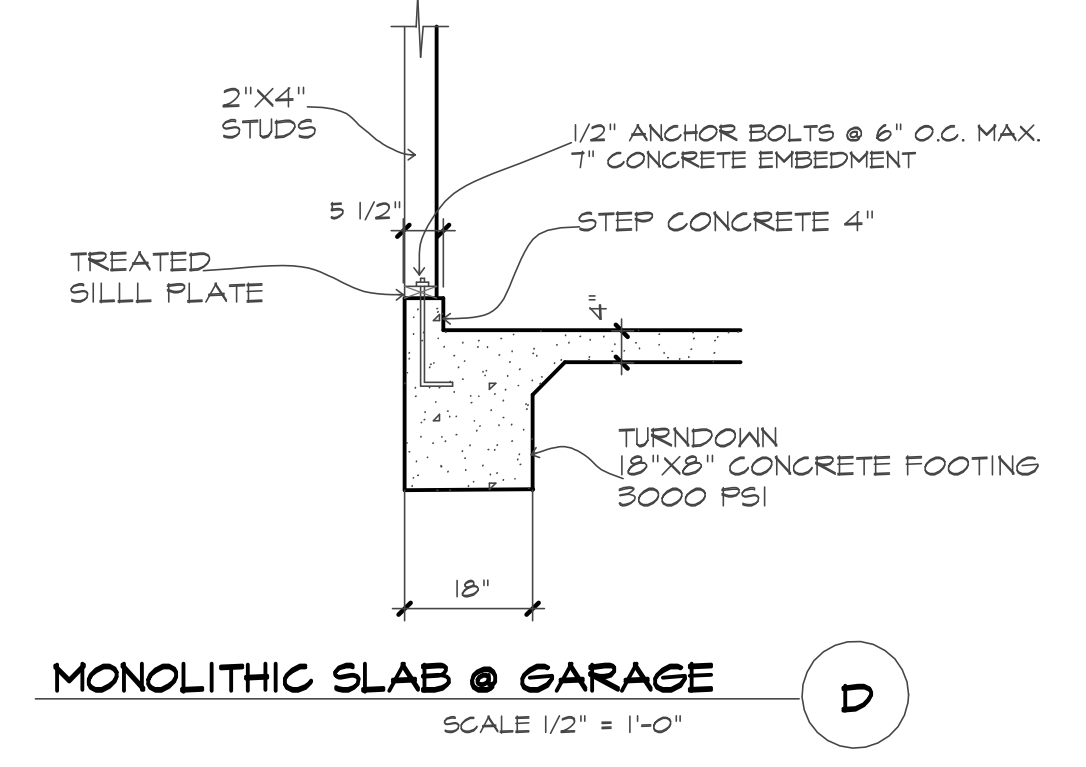
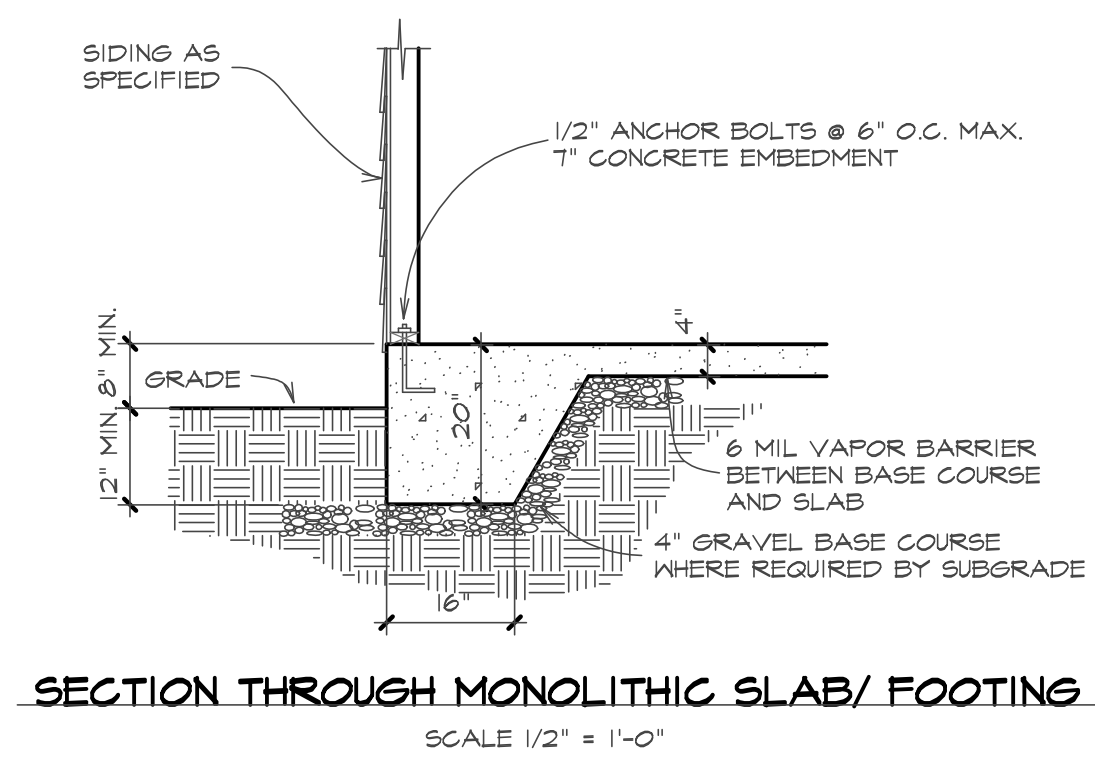
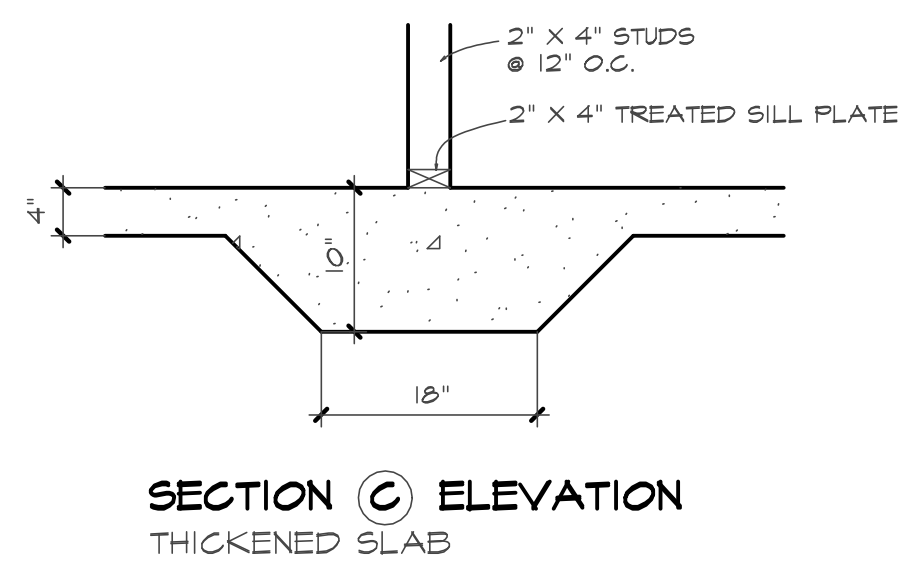
FOUNDATION STRUCTURAL NOTES

- 1) (S) 2" X 10" SFF GIRDER, DROPPED, TYPICAL.
- 2) CONCRETE BLOCK PIER SIZE SHALL BE:
 SIZE HOLLOW MASONRY SOLID MASONRY
 8" X 16" UP TO 30" HIGH UP TO 30" HIGH
 12" X 16" UP TO 48" HIGH UP TO 48" HIGH
 16" X 16" UP TO 64" HIGH UP TO 64" HIGH
 24" X 24" UP TO 96" HIGH UP TO 96" HIGH
 WITH 30" X 30" X 12" CONCRETE FOOTING, UNO.
- 3) HALL FOOTINGS AS FOLLOWS:
 DEPTH 8" - UP TO 2 1/2 STORY
 10" - 3 STORY
- 4) DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER, SOLID BLOCKING ALL BEAM BEARING POINTS, NOTED TO HAVE THREE OR MORE STUDS TO FOUNDATION, TYPICAL.
- 5) ABBREVIATIONS:
 1S" - SINGLE JOIST
 2S" - DOUBLE JOIST
 1TJ - TRIPLE JOIST

BRICK VENEER
 16" - 1 STORY
 20" - 2 STORY
 24" - 3 STORY

FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO NORTH CAROLINA RESIDENTIAL BUILDING CODE TABLE R401.1 (1) THRU (4).
 NOTE ASSUMED SOIL BEARING CAPACITY = 2000 PSF.
 CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.

ATTACH SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS AT 60" CENTERS (1" EMBEDMENT) AND 12" FROM EACH CORNER. (SECTION RAGS 1A)



MONOLITHIC SLAB FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

The Highland

**WEAVER
HOMES**

LOT	SUB.
DATE	1/17/2021
SCALE	
PROJECT #	201211

**BEAM SCHEDULE
(OR BY OTHERS)**

- (A) 2-2"x10" FLUSH
- (B) 2-2"x10" DROPPED
- (C) 2-2"x8" FLUSH
- (D) 2-2"x8" DROPPED
- (E) 2-1.75"x4.25" LVL FLUSH
- (F) 2-1.75"x4.25" DROPPED
- (G) 1-1.75"x14" LVL FLUSH
- (H) 2-1.75"x11 7/8" LVL FLUSH
- (J) 2-1.75"x14" LVL DROPPED
- (K) 3-1.75"x14" LVL FLUSH
- (L) 3-1.75"x18" LVL DROPPED

WALL BRACING NOTES:

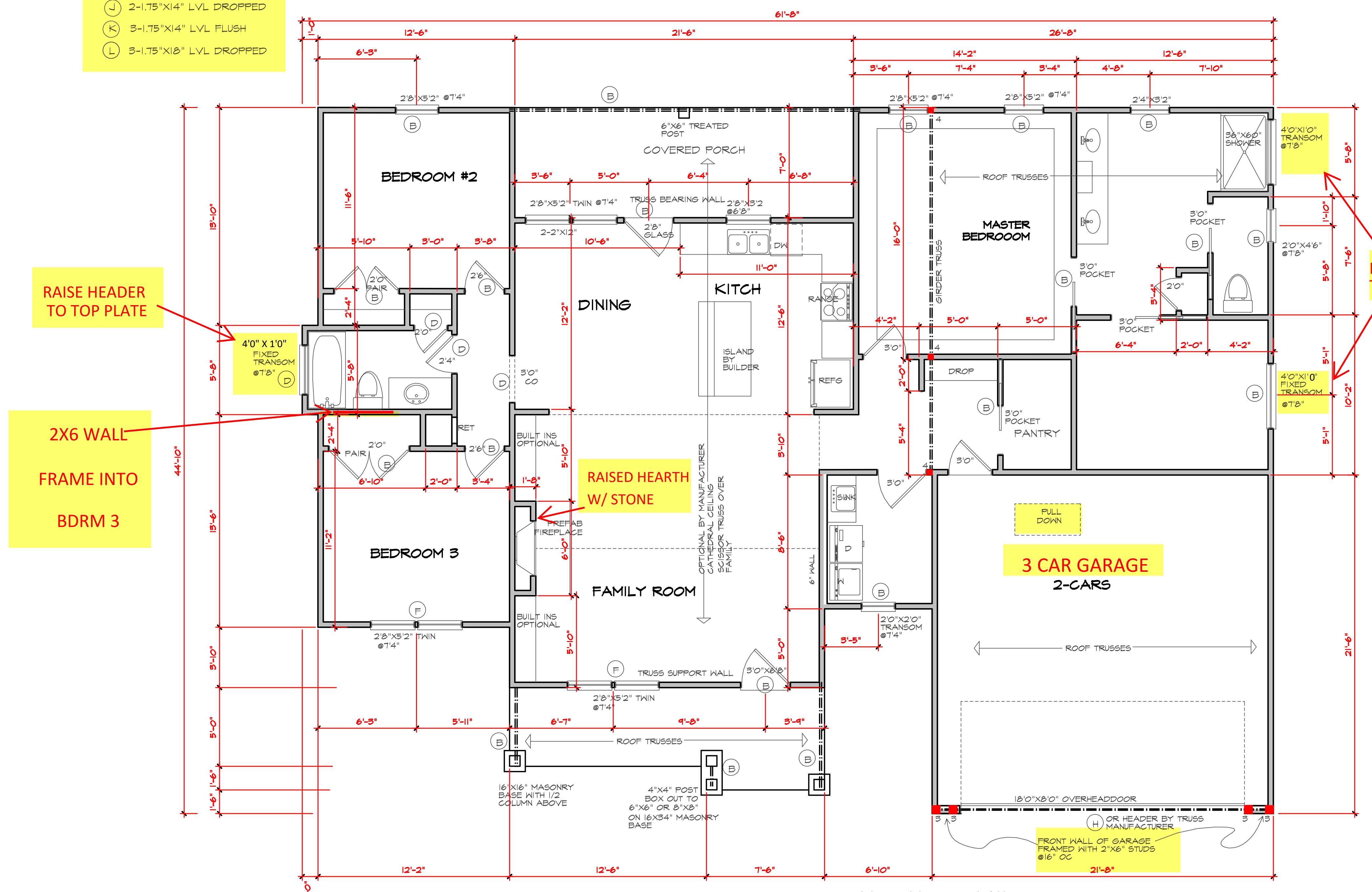
WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1.

1. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R602.10.3.1 UNLESS NOTED OTHERWISE. THE ENTIRE STRUCTURE IS ASSUMED TO BE CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.

2. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.

3. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.

4. HOLD DOWN DEVICE SHALL BE AS FOLLOWS:
SIMPSON LST42 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR SAND AND UP THE STUDS PER SITE PER BUILDER.
SIMPSON HD38 HOLD-DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



RAISE HEADER TO TOP PLATE

2X6 WALL FRAME INTO BDRM 3

RAISE HEARTH W/ STONE

RAISE HEADER TO TOP PLATE

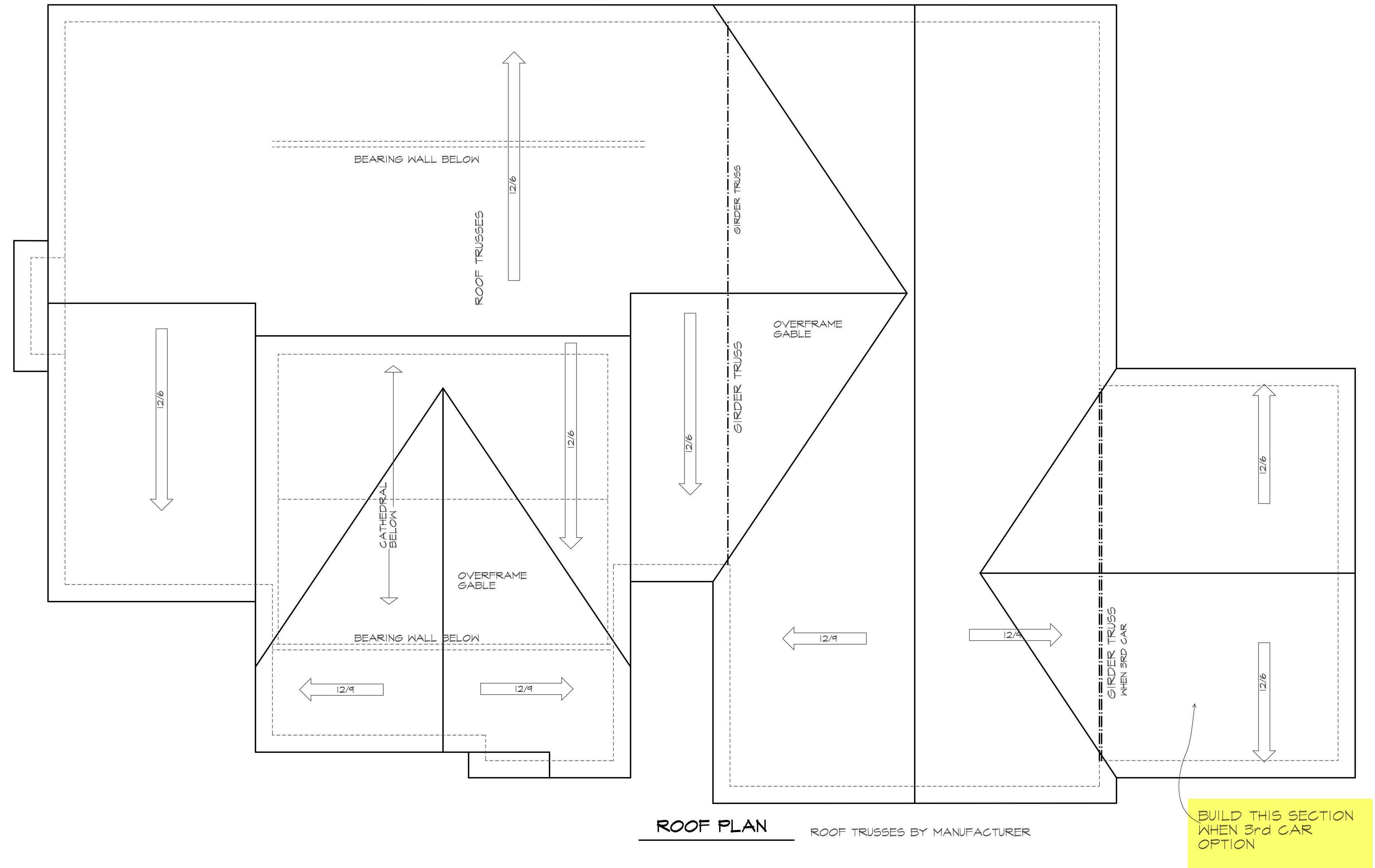
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1,649 SQ.FT.
GARAGE	441 SQ.FT.
PORCHES	262 SQ.FT.

The Highland

**WEAVER
HOMES**

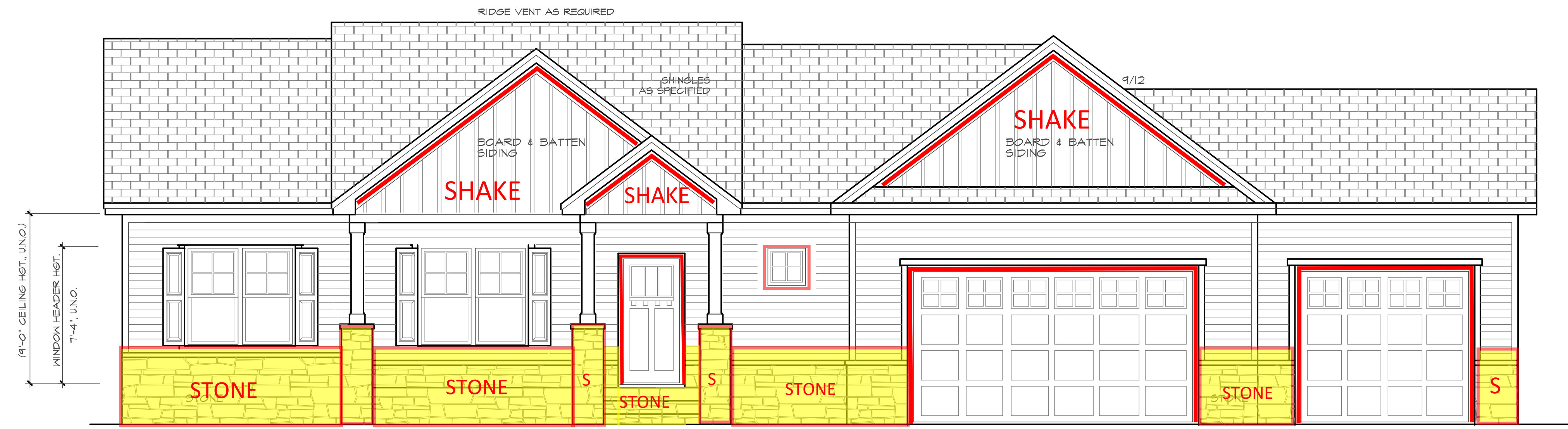
LOT	SUB.
DATE	1/17/2021
SCALE	
PROJECT #	201211



The Highland

**WEAVER
— HOMES —**

LOT SUB. DATE 1/17/2021 SCALE PROJECT # 201211



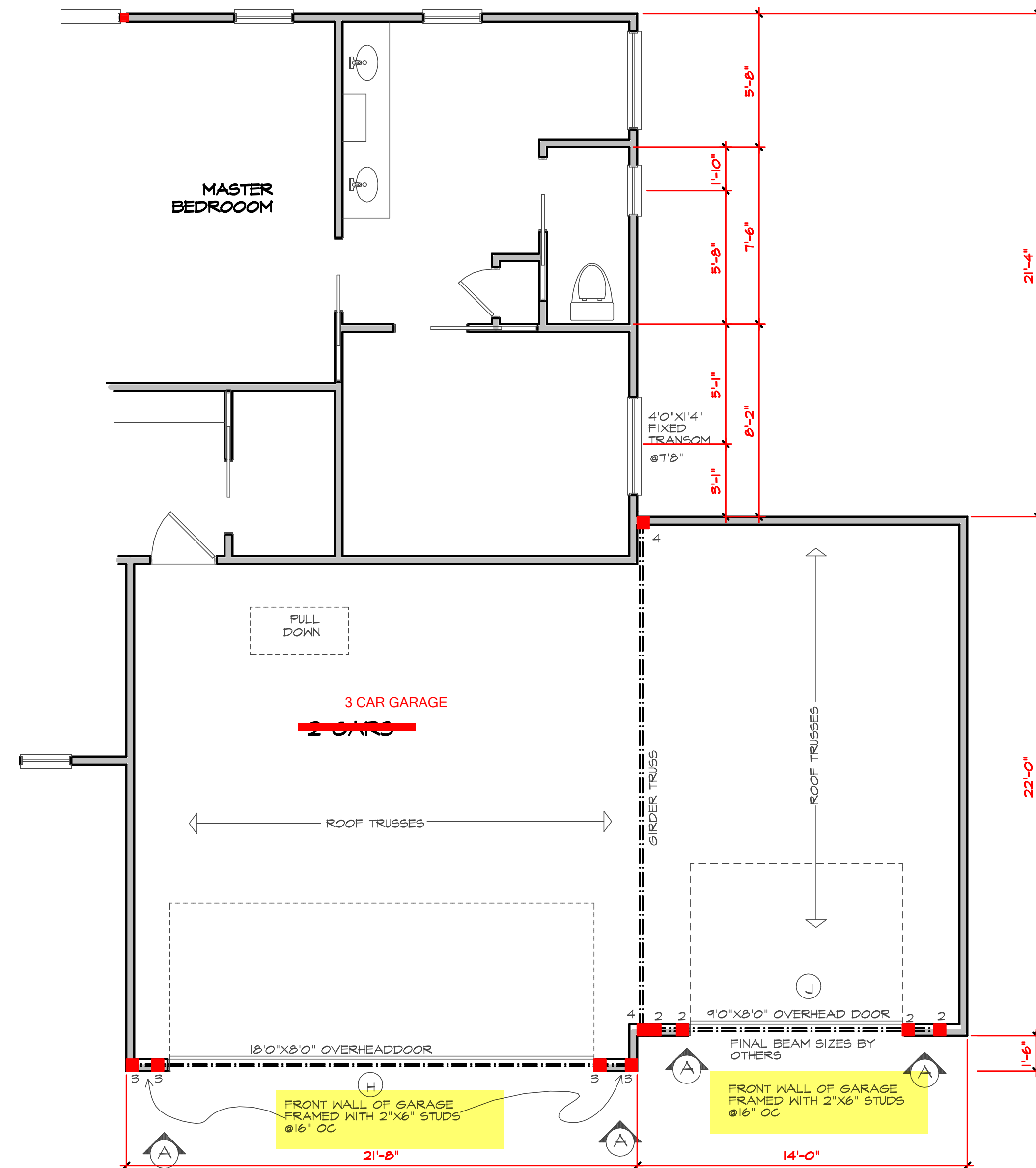
FRONT ELEVATION 3 CAR

SCALE 1/4" = 1'-0"

ATTIC VENTILATION:

THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300 PROVIDED AT LEAST 50 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 ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR CORNICE VENTS.

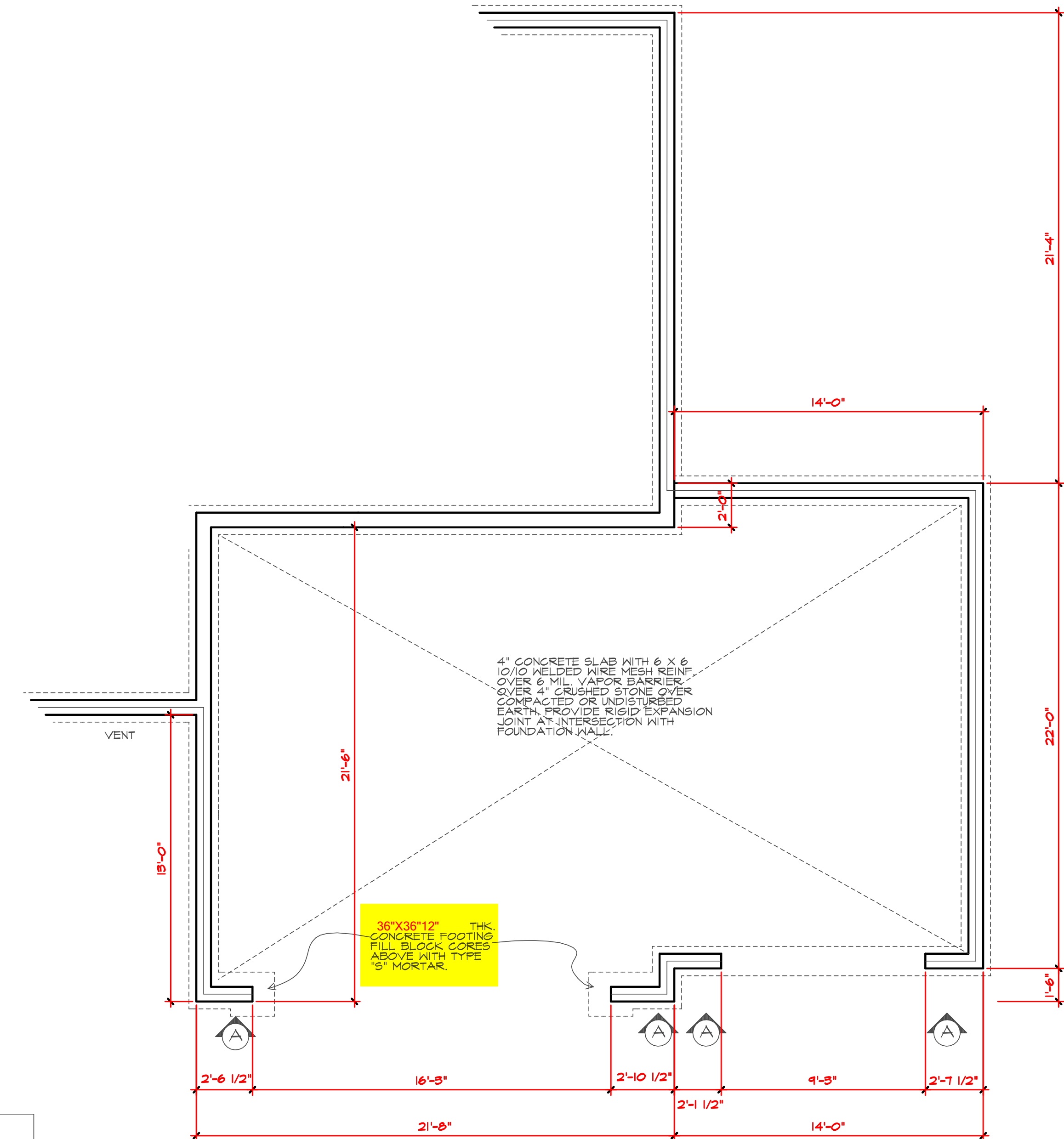
GROSS ATTIC AREA TO BE VENTILATED 2500 SQ.FT.
 2500/300 = 7.66 SQ.FT. NET FREE AREA
 50% OF VENTING MUST BE 5FT. ABOVE EAVE OR SOFFIT VENTS.



3 CAR OPTION

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
THIRD GARAGE	307 SQ.FT.



FOUNDATION PLAN 3 CAR GARAGE

SCALE 1/4" = 1'-0"



ROOF & FLOOR TRUSSES & BEAMS

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

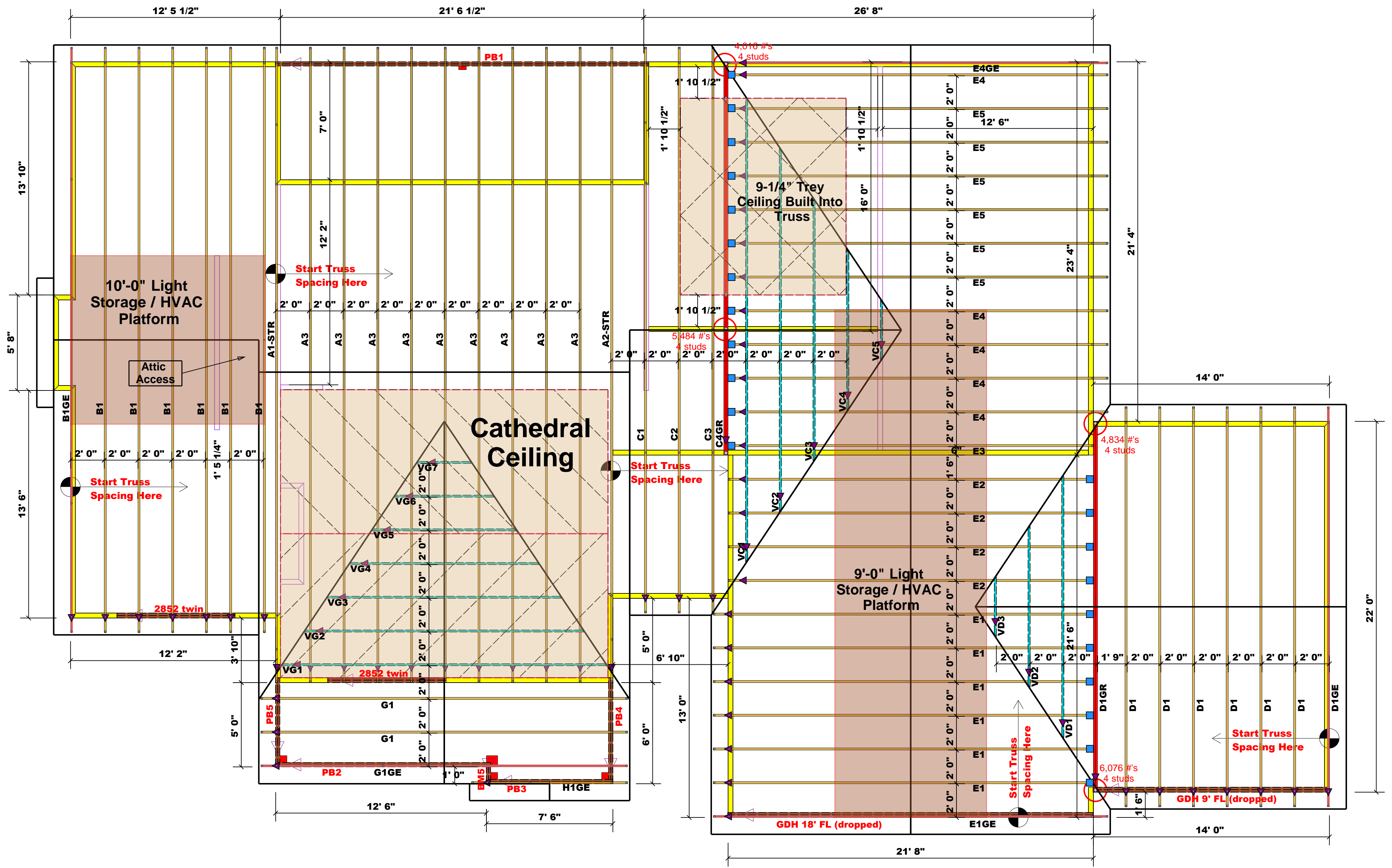
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions 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 Sales Area
Sales Area

LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ. D. STUDS FOR (1) PLY HEADER	END REACTION (UP TO)	REQ. D. STUDS FOR (1) PLY HEADER	END REACTION (UP TO)	REQ. D. STUDS FOR (1) 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				



Estimation

Name	Selection	Formula	Calculation
Roof Area	1st Floor	Roof Area	3520.31
Roof Decking	1st Floor	Roof Decking	121

BEAM LEGEND

PlotID	Length	Product	Plies	Net Qty	Fab Type
2852 twin	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	4	FF
GDH 9' FL (dropped)	14' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH 18' FL (dropped)	22' 0"	1-3/4"x 14" LVL Kerto-S	2	2	FF
PB1	24' 0"	2x10 SP No.2	2	2	FF
PB2	14' 0"	2x10 SP No.2	2	2	FF
PB3	8' 0"	2x10 SP No.2	2	2	FF
PB4	8' 0"	2x10 SP No.2	2	2	FF
PB5	6' 0"	2x10 SP No.2	2	2	FF

	HUS26	USP	22	NA	16d/3-1/2"	16d/3-1/2"
--	-------	-----	----	----	------------	------------

Hatch Legend
 = LOAD BEARING WALLS @ 9-1-8 HGT.

Truss Placement Plan
SCALE: 1/4" = 1'-0"

▲ = 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

BUILDER	Weaver Homes, Inc.	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 38 West Preserve	ADDRESS	134 Oleander Lane
PLAN	The Highland	MODEL	ROOF
SEAL DATE	Seal Date	DATE REV.	02/06/24
QUOTE #	Quote #	DRAWN BY	Sales Area
JOB #	J0124-0300	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 BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbcindustry.com

Purchaser must verify all dimensions and conditions before beginning construction.

MidTown Designs Inc. assumes no liability for contractor practices and procedures.

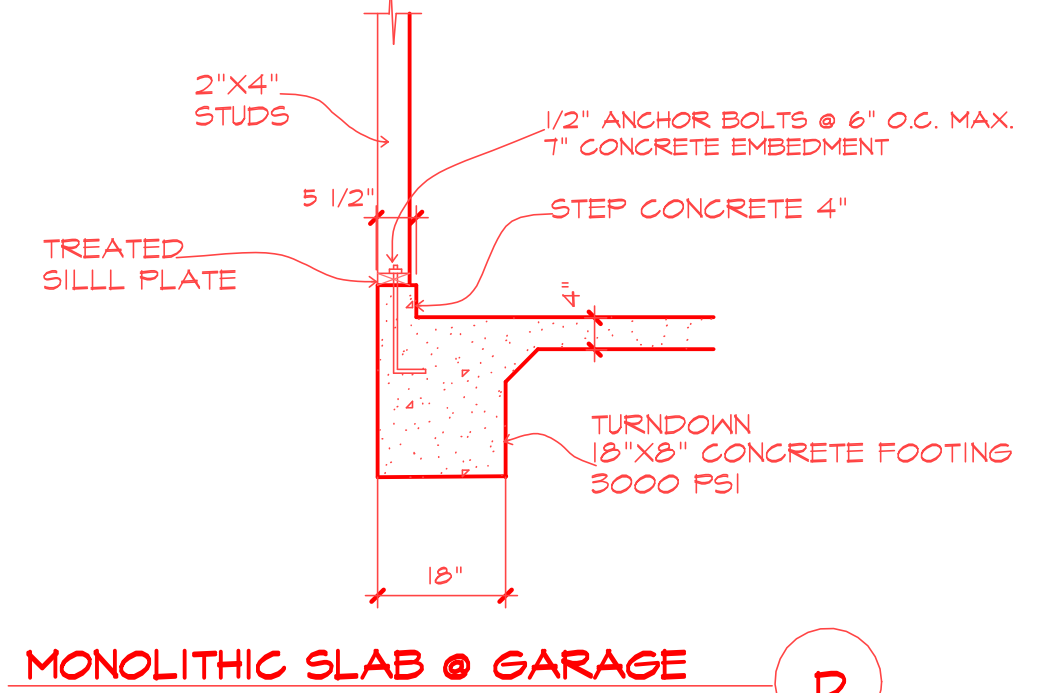
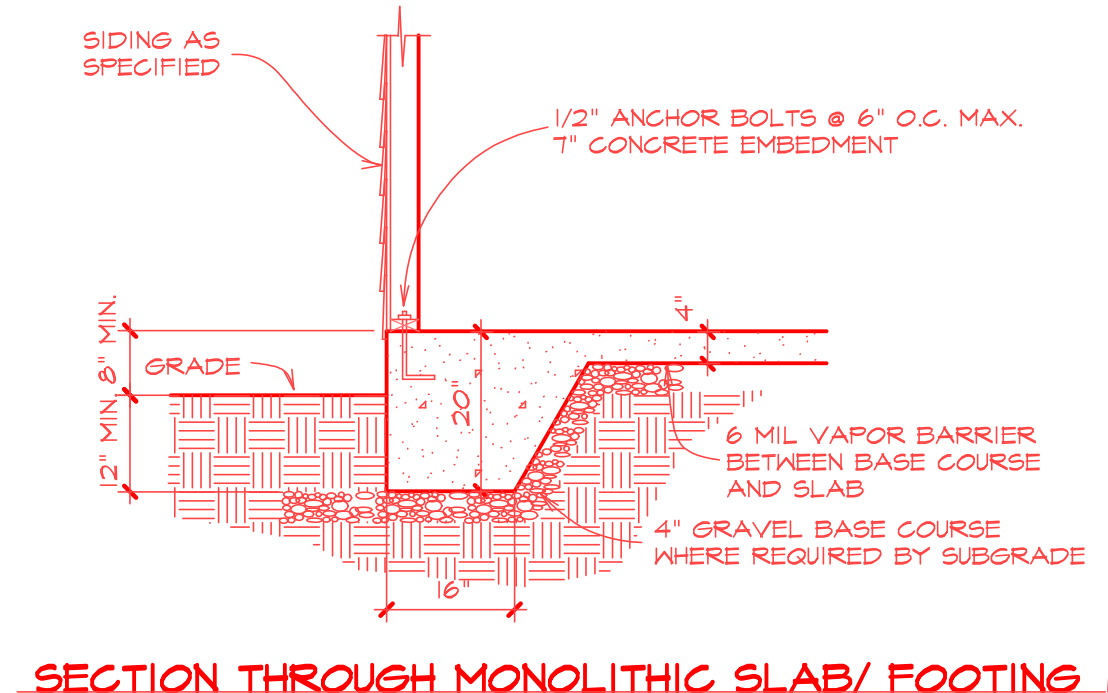
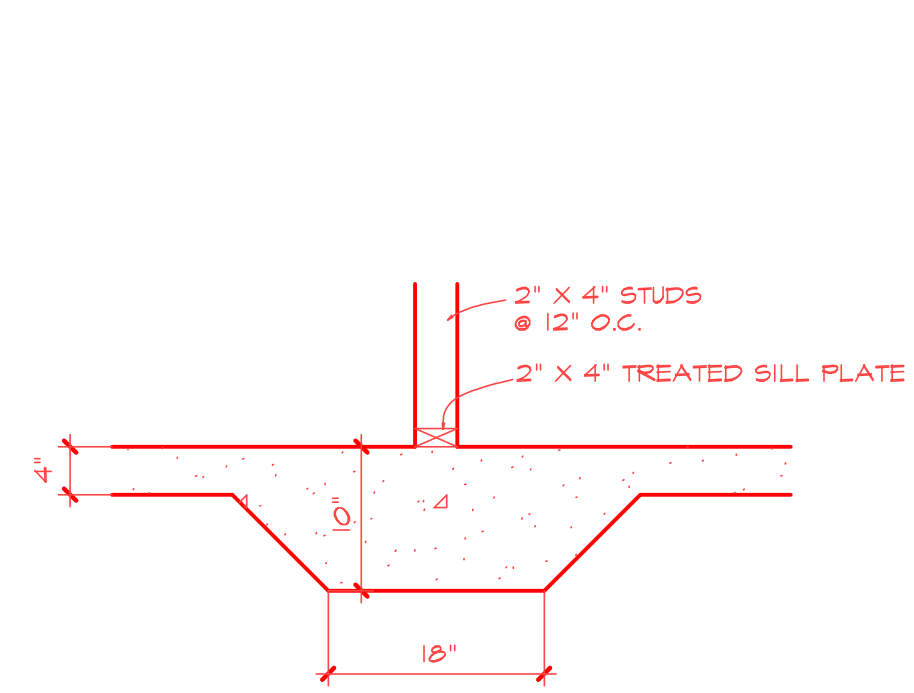
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FOUNDATION STRUCTURAL NOTES

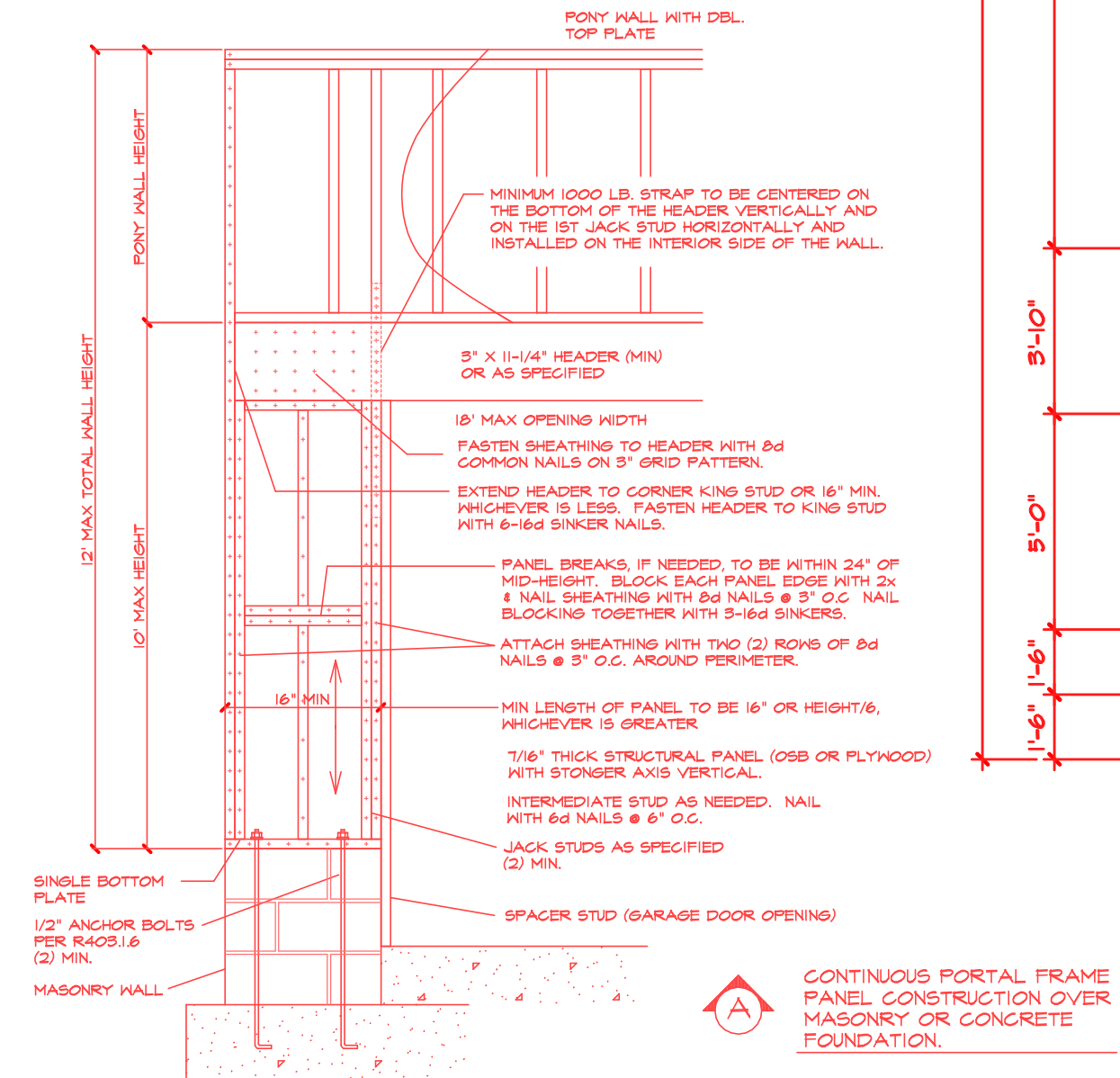
- 1) (S) 2" x 10" SFF GIRDER, DROPPED, TYPICAL.
 - 2) CONCRETE BLOCK PIER SIZE SHALL BE:
SIZE HOLLOW MASONRY SOLID MASONRY
12" x 16" UP TO 30" HIGH UP TO 30" HIGH
12" x 16" UP TO 48" HIGH UP TO 48" HIGH
12" x 16" UP TO 64" HIGH UP TO 64" HIGH
24" x 24" UP TO 96" HIGH UP TO 96" HIGH
WITH 50% x 50% x 12" CONCRETE FOOTING, UNO.
 - 3) HALL FOOTING AS FOLLOWS:
DEPTH, 8" - UP TO 2 1/2 STORY
10" - 3 STORY
 - 4) DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER, SOLID BLOCKING ALL BEAM BEARING POINTS, NOTED TO HAVE THREE OR MORE STUDS TO FOUNDATION, TYPICAL.
 - 5) ABBREVIATIONS:
S/J - SINGLE JOIST
D/J - DOUBLE JOIST
T/J - TRIPLE JOIST
- BRICK VENEER:
16" - 1 STORY
20" - 2 STORY
24" - 3 STORY
- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO NORTH CAROLINA RESIDENTIAL BUILDING CODE TABLE R404.1 (I) THRU (J).
NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF HAZARDOUS OR UNSTABLE SOILS ARE ENCOUNTERED.
- ATTACH SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS AT 60" CENTERS (1" EMBEDMENT) AND 12" FROM EACH CORNER, (SECTION RAGS.1A).



SECTION (C) ELEVATION THICKENED SLAB

SECTION THROUGH MONOLITHIC SLAB/ FOOTING (B)

MONOLITHIC SLAB @ GARAGE (D)



A CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION OVER MASONRY OR CONCRETE FOUNDATION.

Estimation			
Name	Selection	Formula	Calculation
Roof Area	1st Floor	Roof Area	3520.31
Roof Decking	1st Floor	Roof Decking	121

BEAM LEGEND					
PlotID	Length	Product	Piles	Net Qty	Fab Type
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GDH 9' FL (dropped)	14' 0"	1-3/4" x 11-7/8" LVL Kerto-S	2	2	FF
GDH 18' FL (dropped)	22' 0"	1-3/4" x 14" LVL Kerto-S	2	2	FF
PB1	24' 0"	2x10 SP No.2	2	2	FF
PB2	14' 0"	2x10 SP No.2	2	2	FF
PB3	8' 0"	2x10 SP No.2	2	2	FF
PB4	8' 0"	2x10 SP No.2	2	2	FF
PB5	6' 0"	2x10 SP No.2	2	2	FF

Hatch Legend: HUS26, USP 22, NA, 16d/3-1/2", 16d/3-1/2"

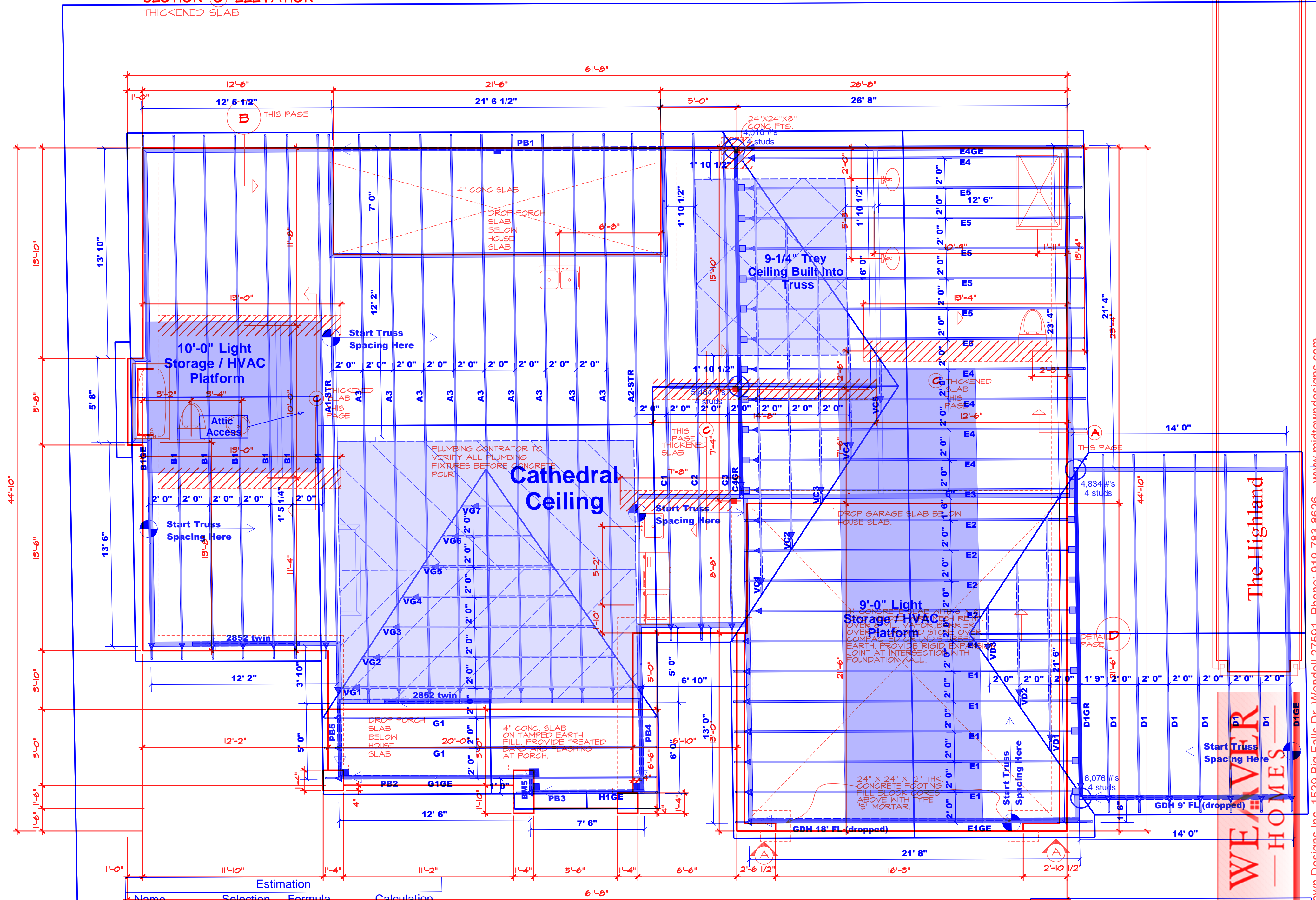
MONOLITHIC SLAB FOUNDATION PLAN
= LOAD BEARING WALLS @ 9'-1-8 HGT.

Truss Placement Plan
SCALE: 1/4" = 1'-0"

▲ = 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



The Highland

WE WALK BY HOMES