

WEST PRESERVE - LOT 11
275 THISTLE COURT
SANFORD, NC 27332
3 CAR GARAGE



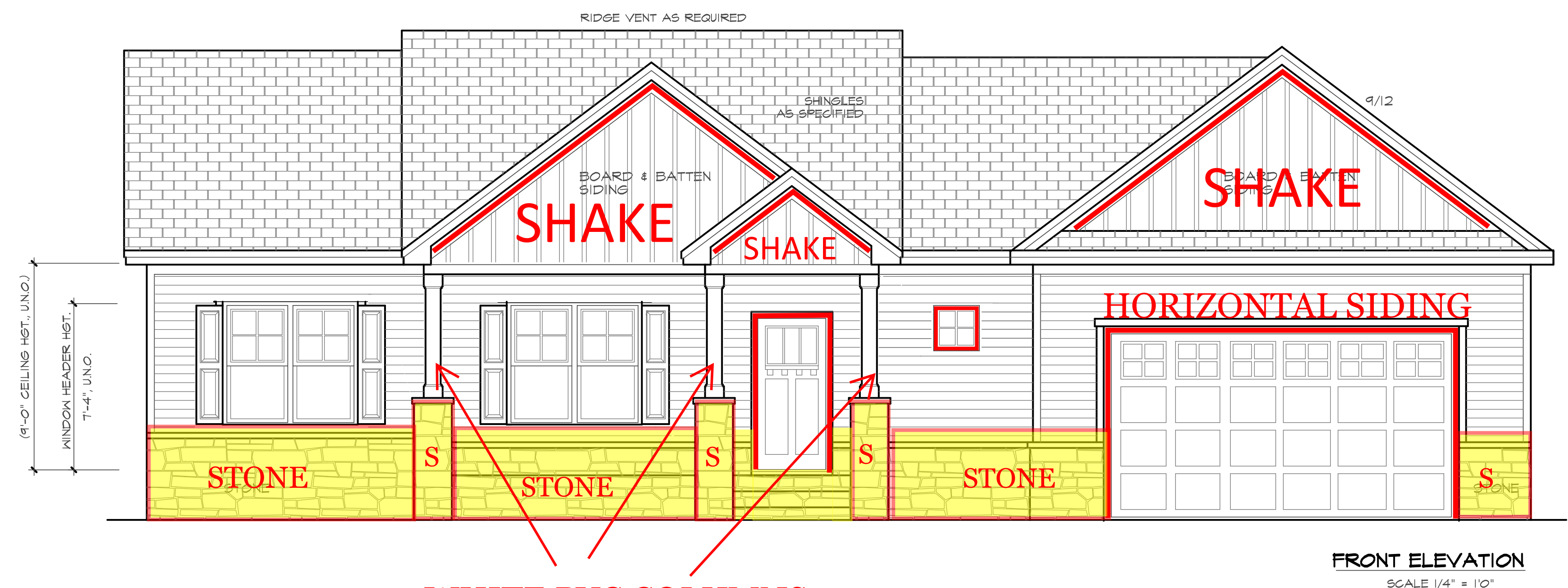
Purchaser must verify all dimensions and conditions before beginning construction.

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

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

WHITE PVC COLUMNS

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

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

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

07/02/2024



REAR ELEVATION

PARGE

The Highland

WEAVER HOMES

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



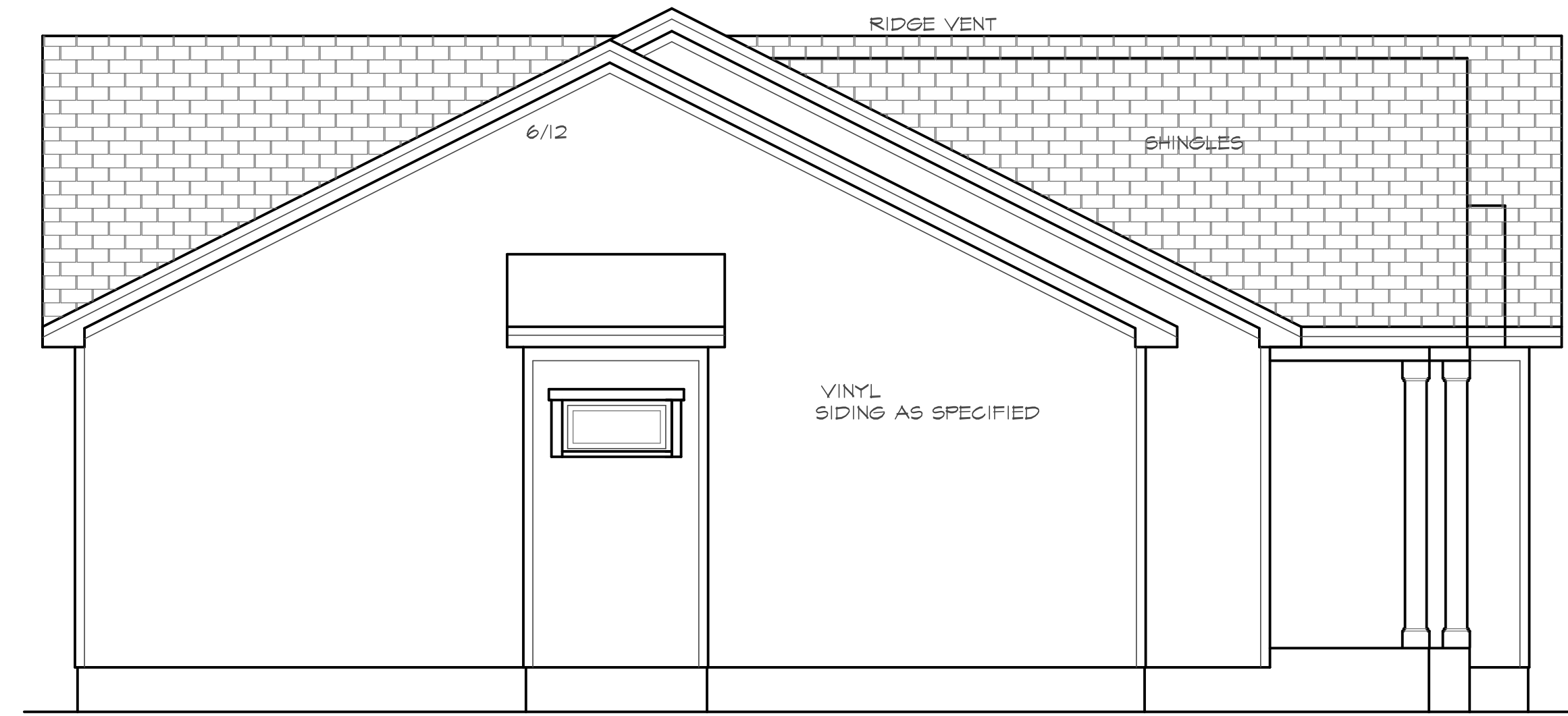
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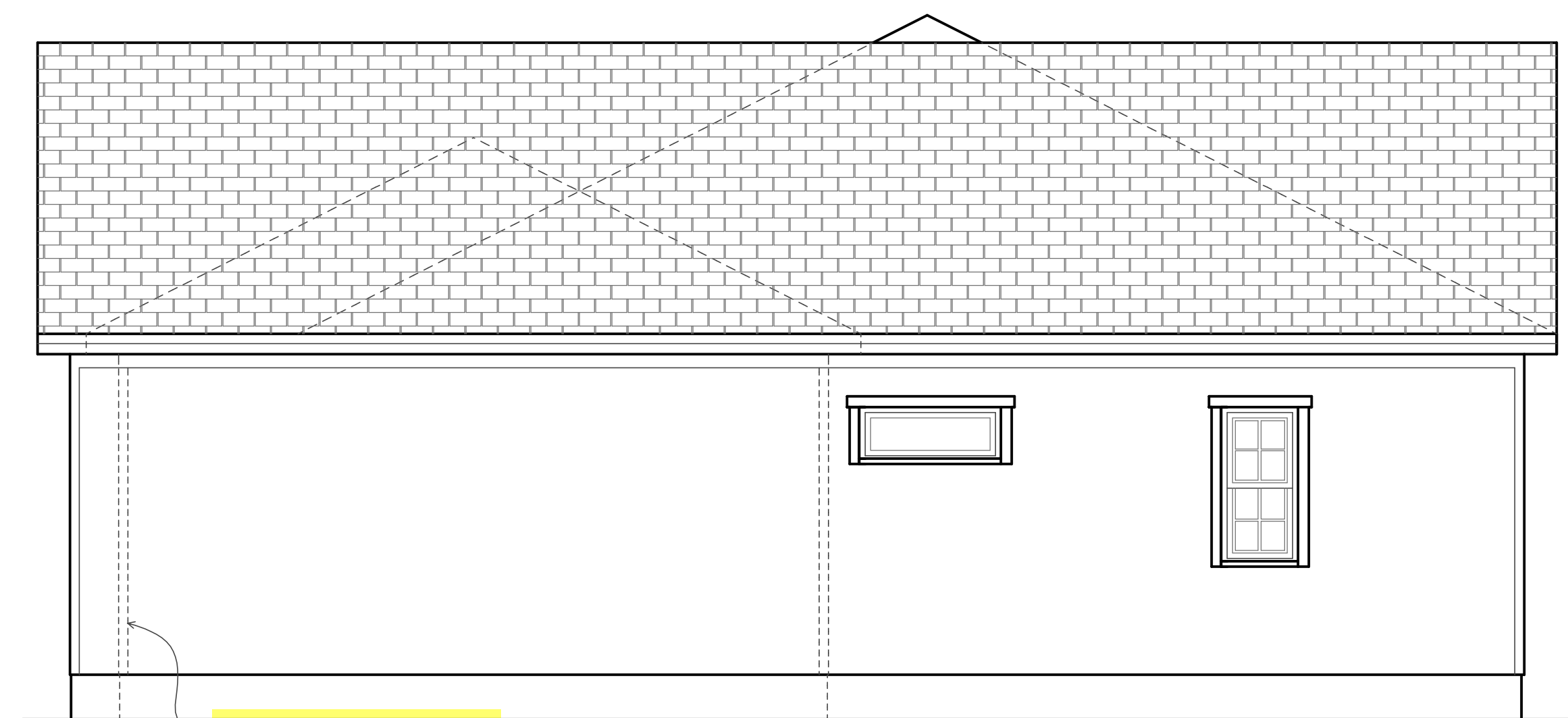
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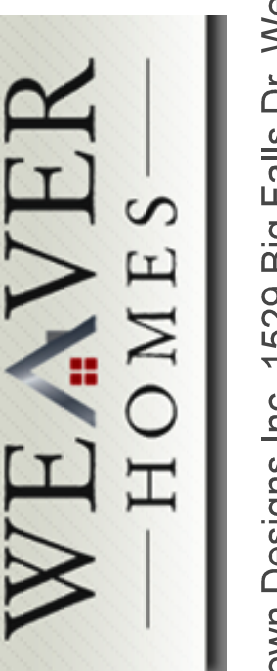


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

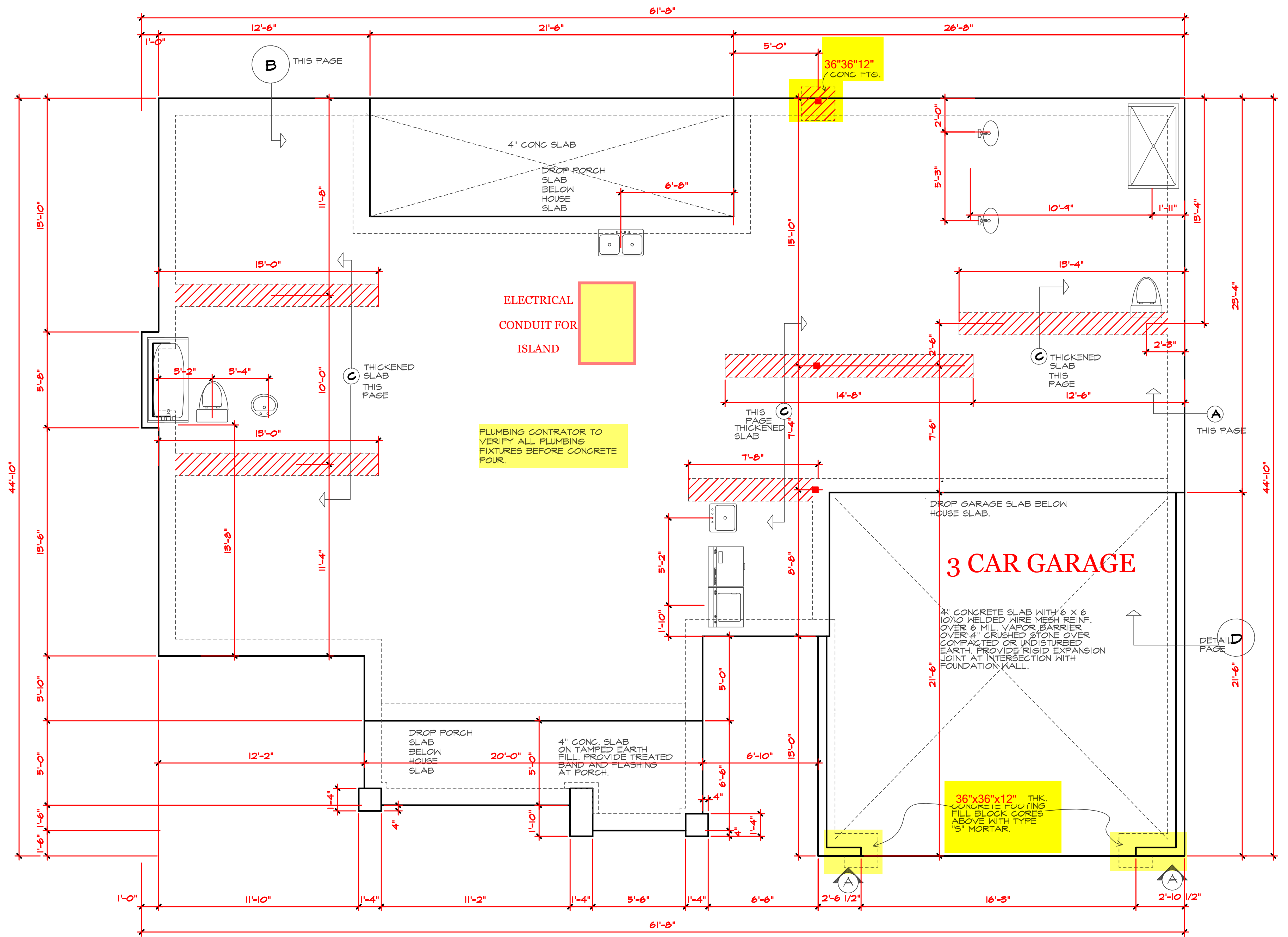
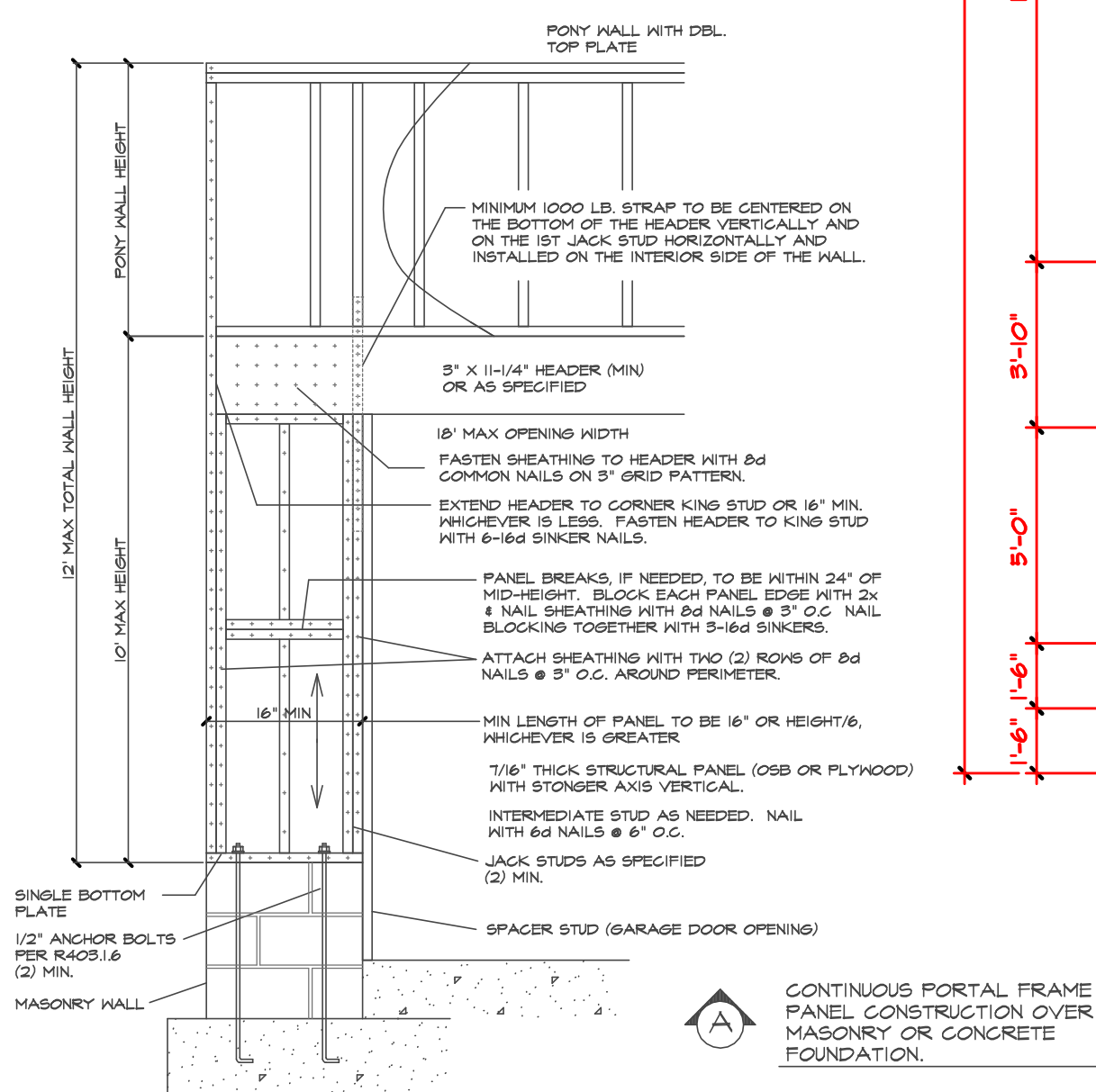
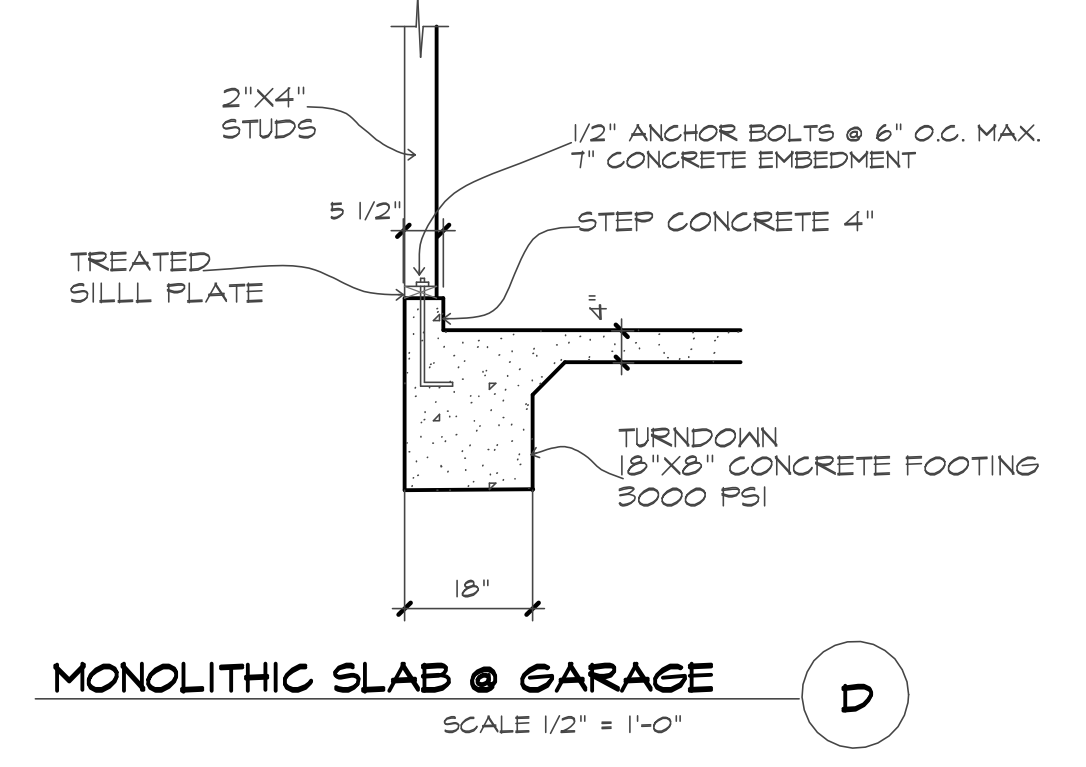
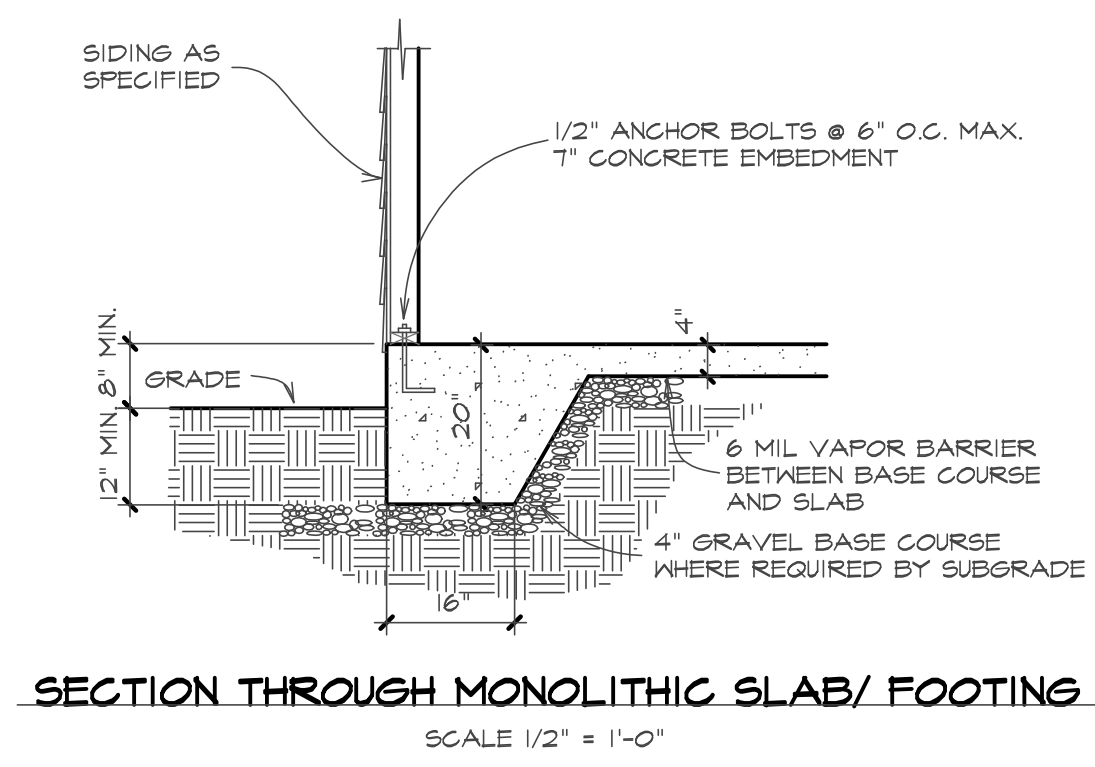
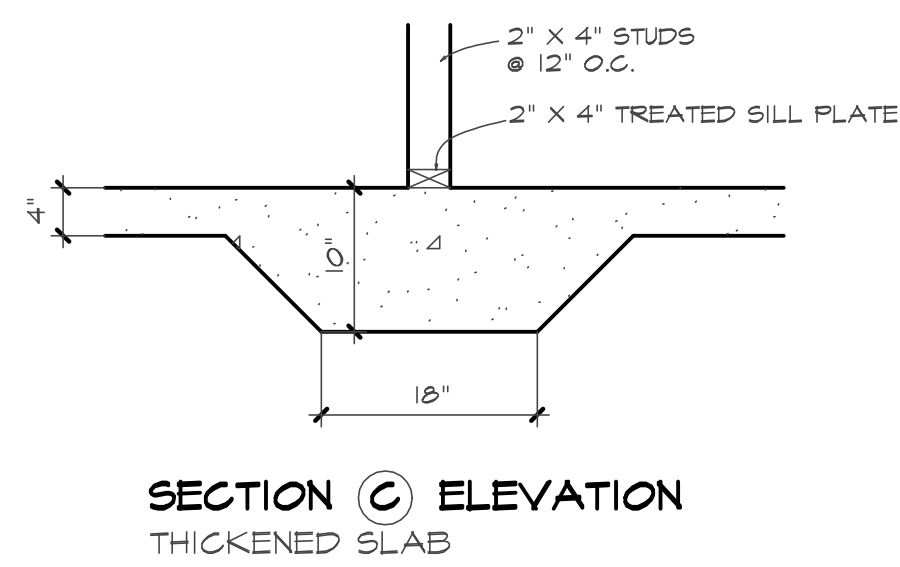
The Highland



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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 10" CONCRETE FOOTING, UNO.
 - 3) HALL FOOTINGS AS FOLLOWS:
 DEPTH 8" - UP TO 2 1/2 STORY
 10" - 3 STORY
 WIDTH SIDING OR EQUAL
 18" UP TO 2 1/2 STORY
 18" - 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
- 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 R403.1.6)



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

The Highland

**WEAVER
HOMES**

LOT	SUB.
DATE	1/17/2021
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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:

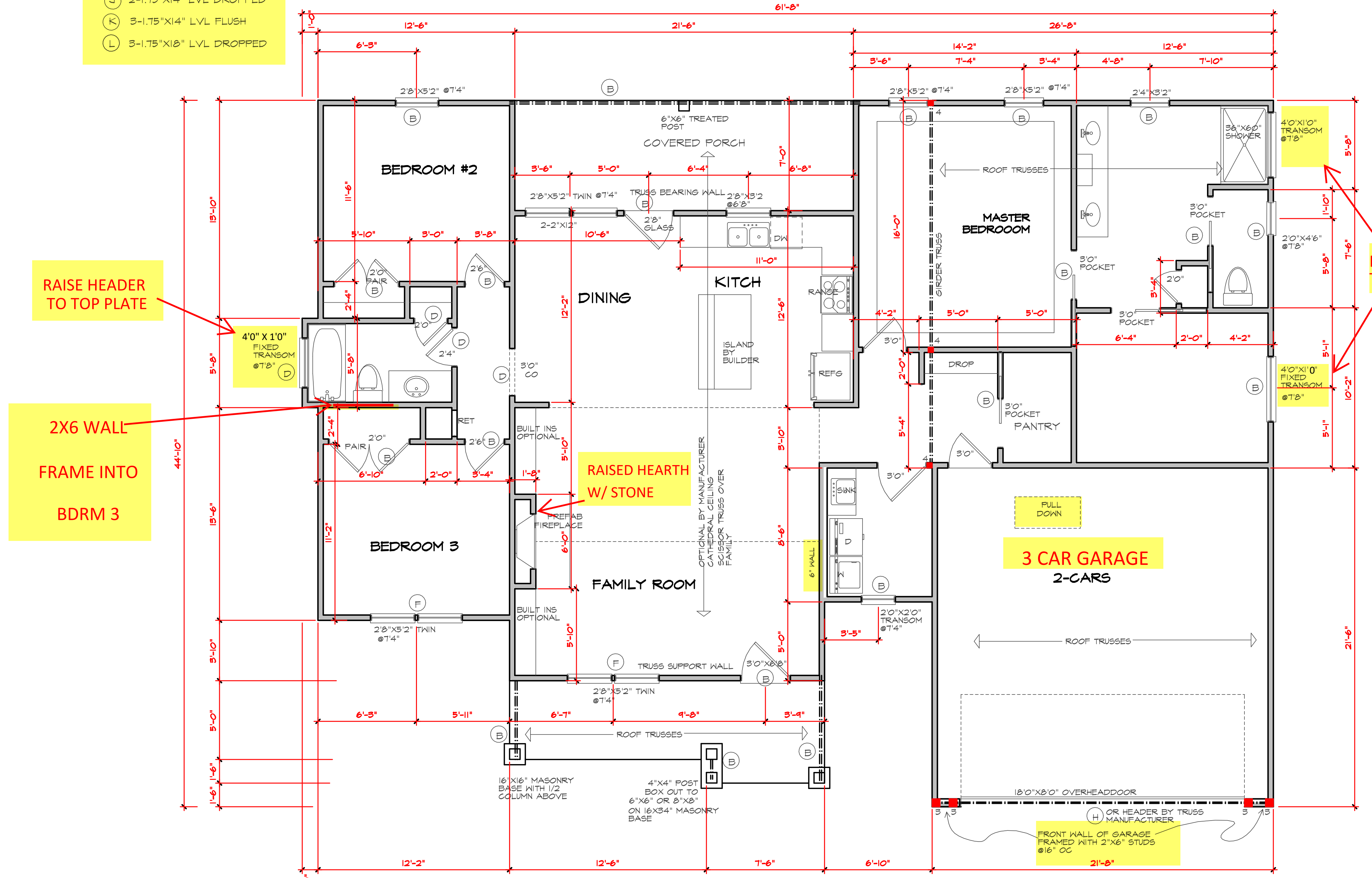
WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1.

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

4'0" X 1'0" FIXED TRANSOM @T8

2X6 WALL FRAME INTO BDRM 3

RAISE HEADER TO TOP PLATE

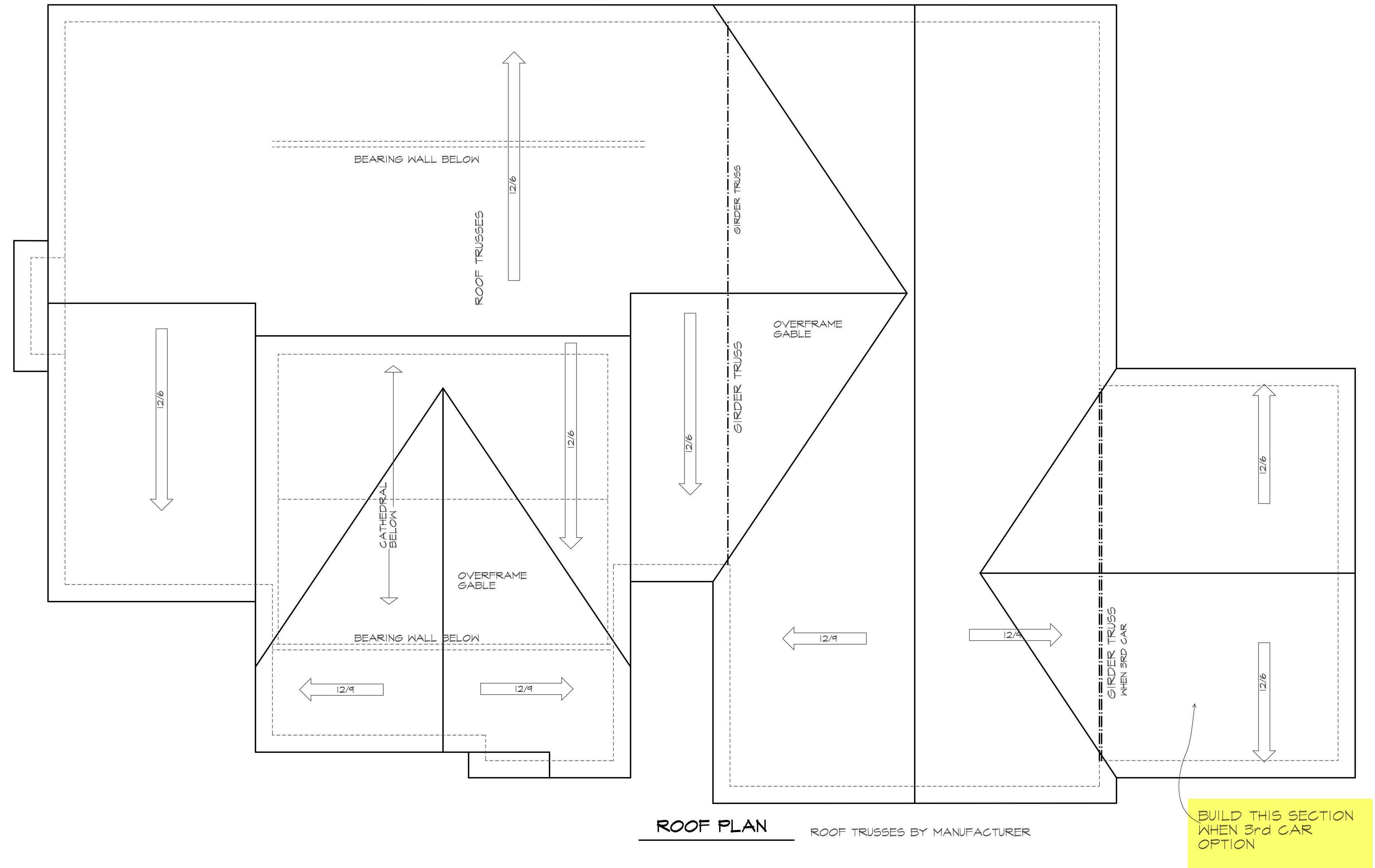
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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

The Highland

**WEAVER
HOMES**

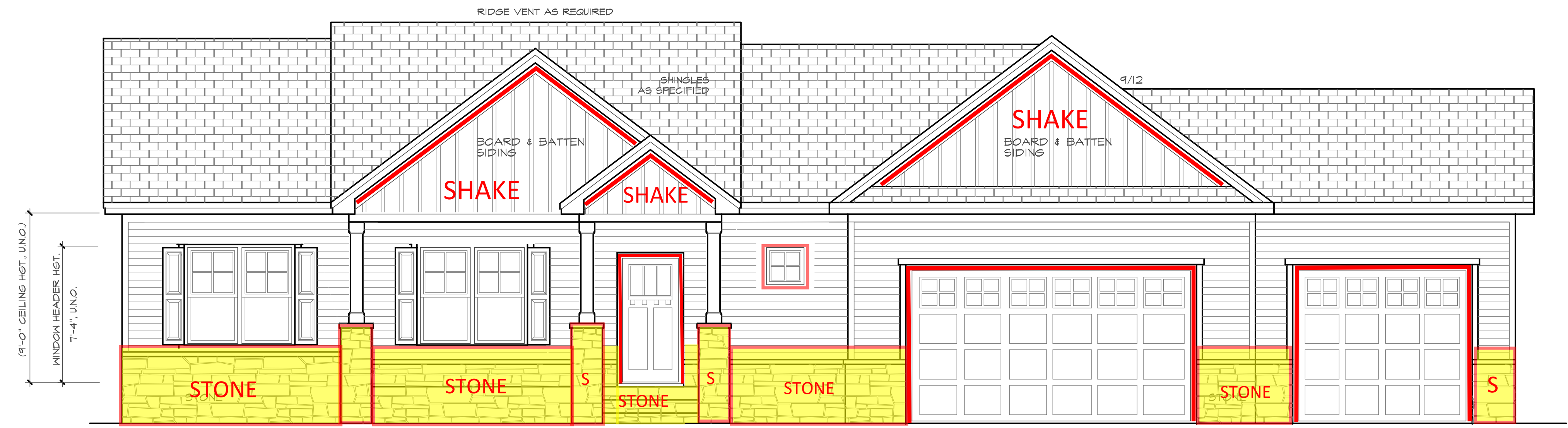
LOT	SUB.
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The Highland

**WEAVER
— HOMES —**

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



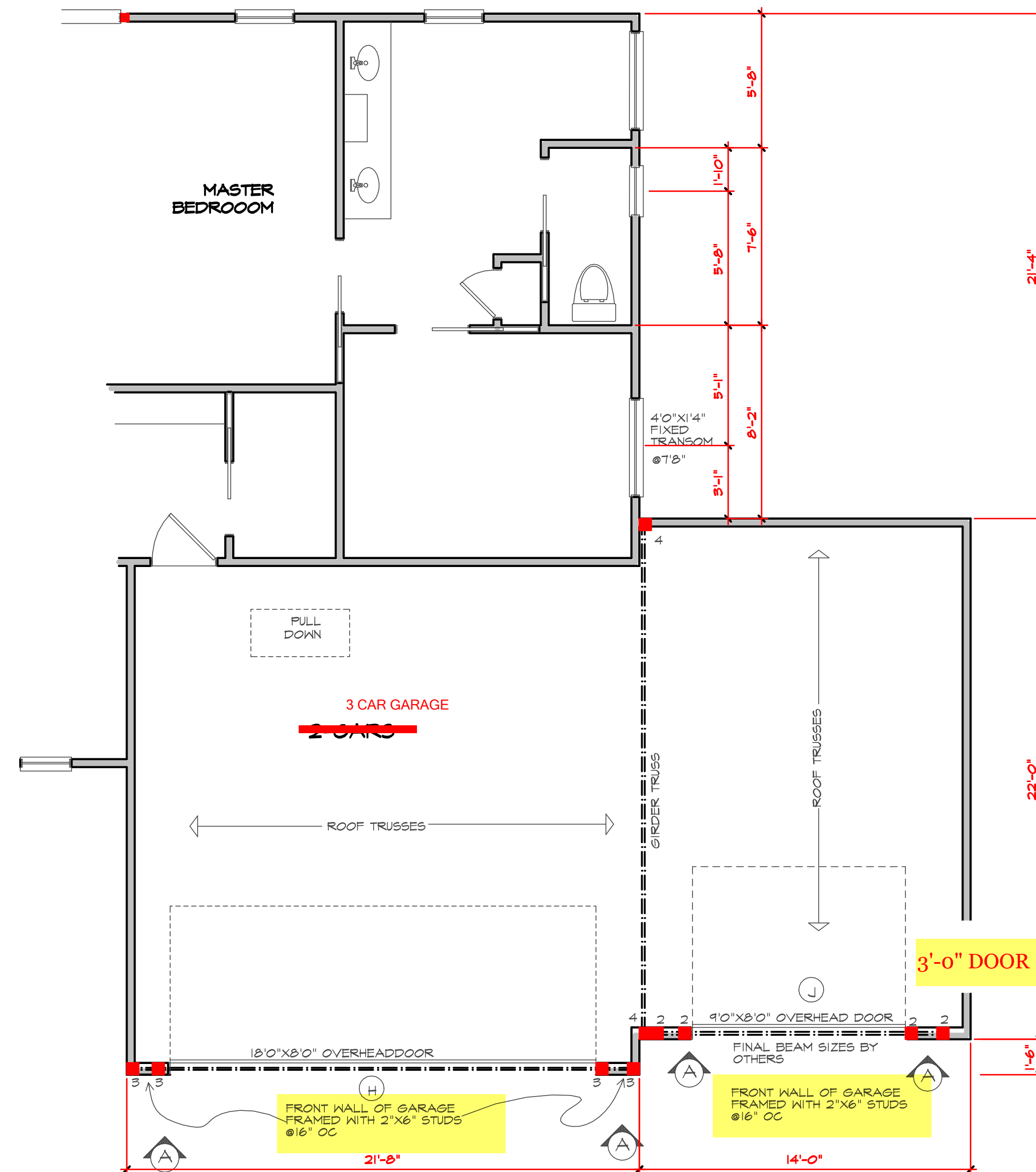
FRONT ELEVATION 3 CAR

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.

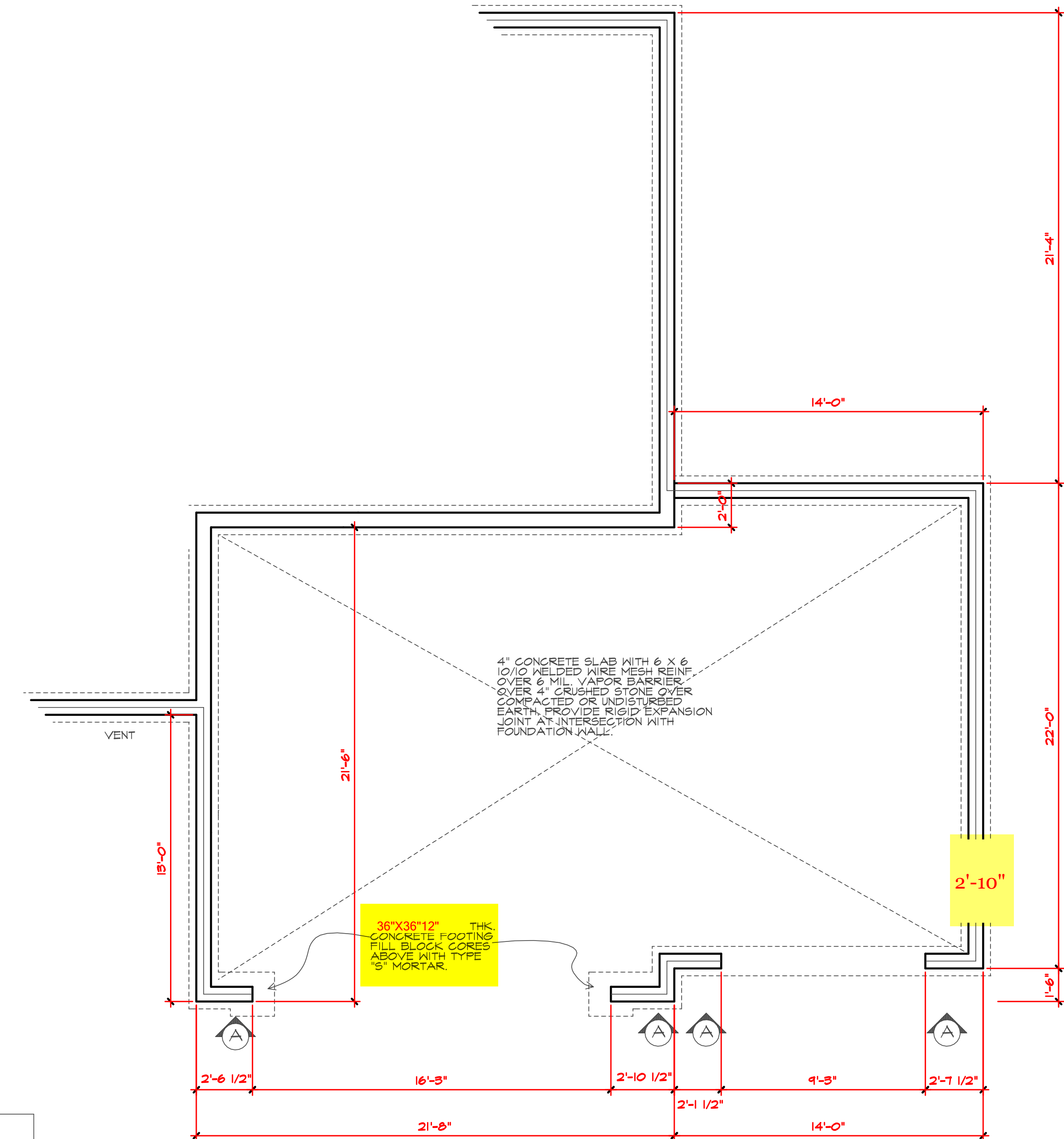
GROSS ATTIC AREA TO BE VENTILATED 2500 SQ.FT.
 2500/300 = 7.66 SQ.FT. NET FREE AREA
 50% OF VENTING MUST BE 3FT. ABOVE EAVE OR SOFFIT VENTS.



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"

The Highland

**WEAVER
HOMES**

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



ROOF & FLOOR TRUSSES & BEAMS

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

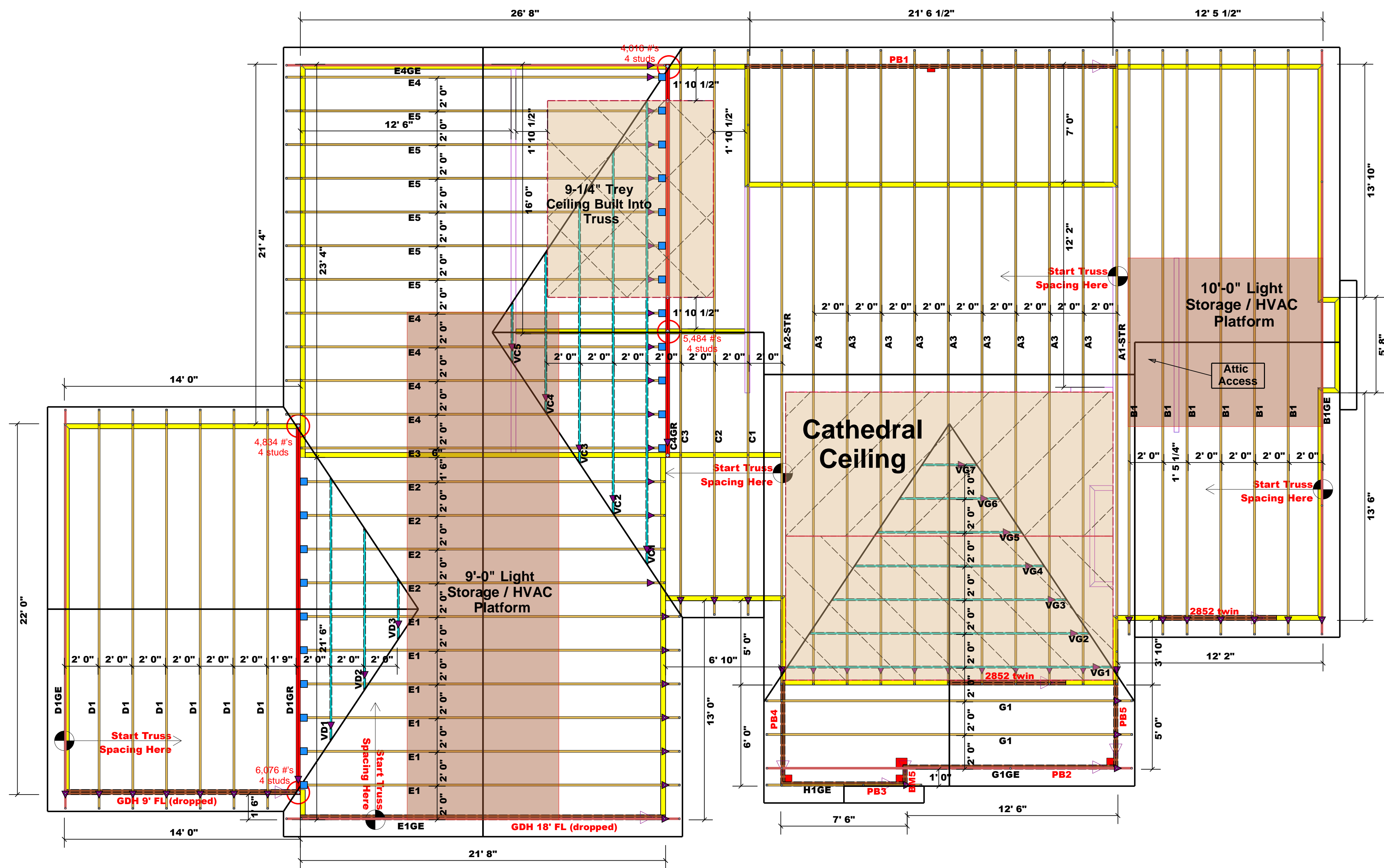
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions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

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'-00'-00"	1-3/4"x 9-1/4" LVL Kerto-S	2	4	FF
GDH 9' FL (dropped)	14'-00'-00"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH 18' FL (dropped)	22'-00'-00"	1-3/4"x 14" LVL Kerto-S	2	2	FF
PB1	24'-00'-00"	2x10 SP No.2	2	2	FF
PB2	14'-00'-00"	2x10 SP No.2	2	2	FF
PB3	8'-00'-00"	2x10 SP No.2	2	2	FF
PB4	8'-00'-00"	2x10 SP No.2	2	2	FF
PB5	6'-00'-00"	2x10 SP No.2	2	2	FF

	HUS26	USP	22	NA	16d/3-1/2"	16d/3-1/2"
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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 11 West Preserve	ADDRESS	275 Thistle Court
PLAN	The Highland	MODEL	ROOF
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Lenny Norris
JOB #	J0624-3318	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



ROOF & FLOOR TRUSSES & BEAMS

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

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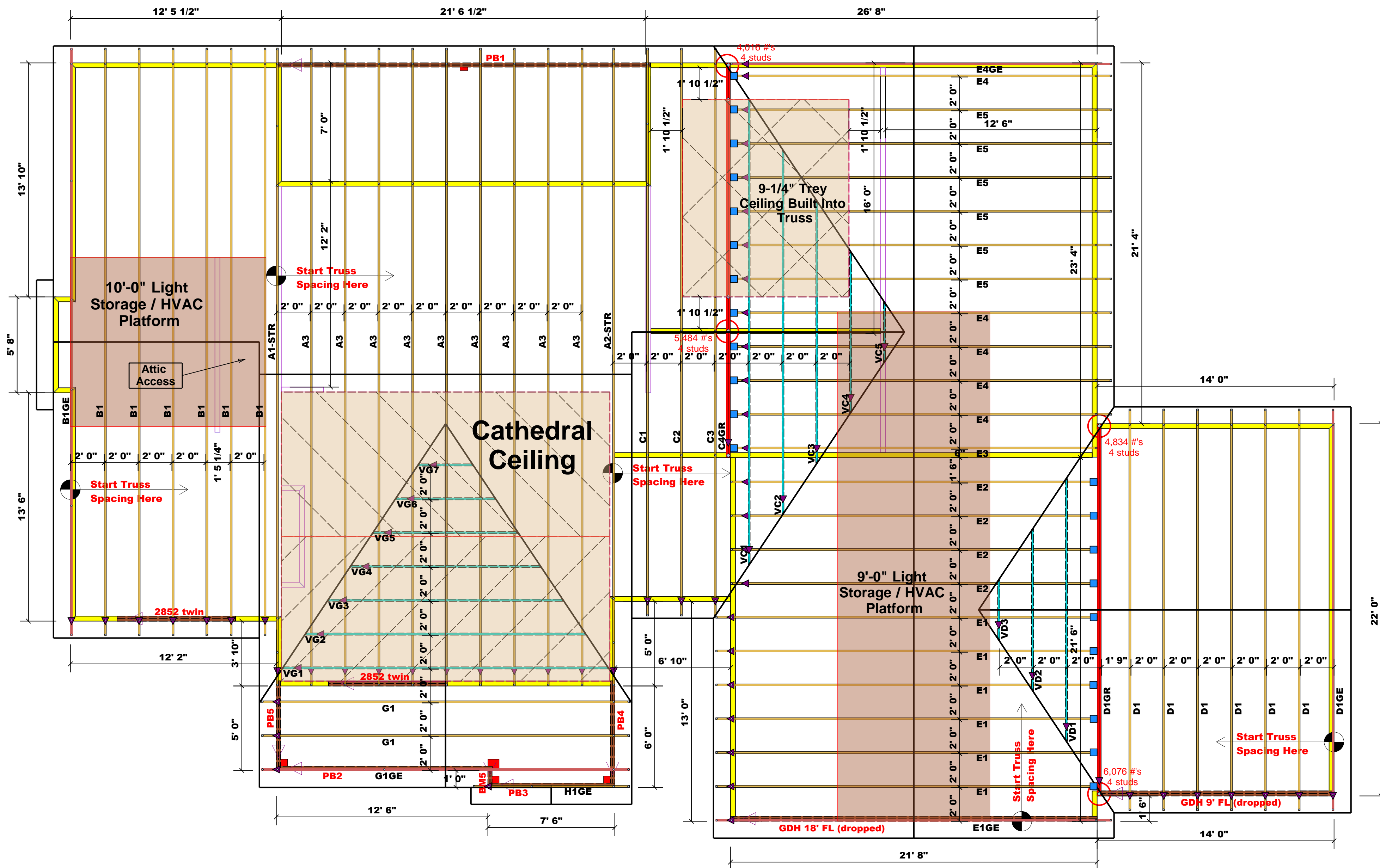
Signature Lenny Norris

Lenny Norris

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) 1/2" HEADER	END REACTION (UP TO)	REQ. D. STUDS FOR (1) 1/2" HEADER	END REACTION (UP TO)	REQ. D. STUDS FOR (1) 1/2" 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
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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

	HUS26	USP	22	NA	16d/3-1/2"	16d/3-1/2"
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Hatch Legend
 = LOAD BEARING WALLS @ 9-1-8 HGT.

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

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JOB NAME	Lot 11 West Preserve	ADDRESS	275 Thistle Court
PLAN	The Highland	MODEL	ROOF
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Lenny Norris
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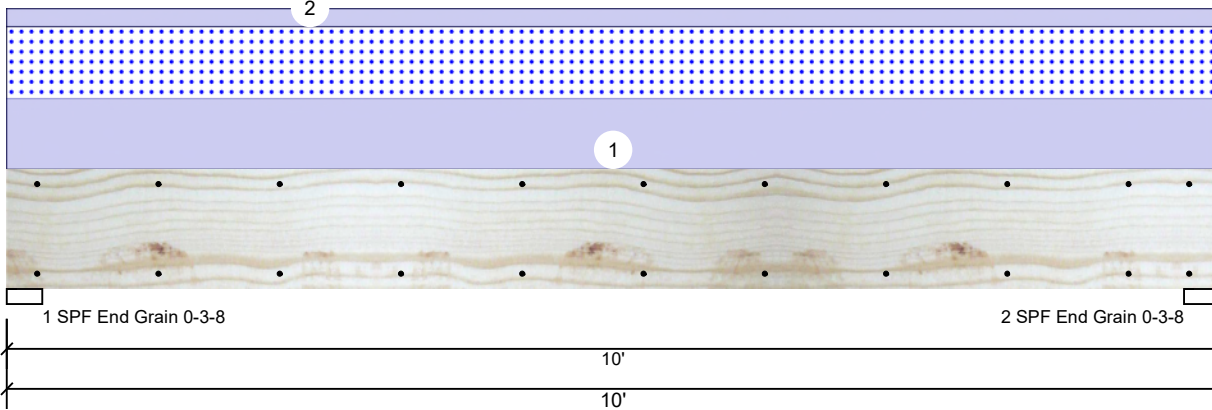


Client: WEAVER HOMES
 Project:
 Address:

Date: 6/20/2024
 Input by: LENNY NORRIS
 Job Name: HIGHLAND
 Project #:

GDH 9' FL Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IRC 2018
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	0	1511	1165	0	0
2	Vertical	0	1511	1165	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	Vert	26%	1511 / 1165	2676	L	D+S
2 - SPF End Grain	3.500"	Vert	26%	1511 / 1165	2676	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	6091 ft-lb	5'	22897 ft-lb	0.266 (27%)	D+S	L
Unbraced	6091 ft-lb	5'	9721 ft-lb	0.627 (63%)	D+S	L
Shear	2000 lb	1'3 3/8"	10197 lb	0.196 (20%)	D+S	L
LL Defl inch	0.052 (L/2209)	5'	0.239 (L/480)	0.217 (22%)	S	L
TL Defl inch	0.119 (L/962)	5'	0.318 (L/360)	0.374 (37%)	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	233 PLF	0 PLF	233 PLF	0 PLF	0 PLF	D1 TRUSS
2	Uniform			Top	60 PLF	0 PLF	0 PLF	0 PLF	0 PLF	DEAD WALL
	Self Weight				9 PLF					

Notes

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

Lumber

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

chemicals

Handling & Installation

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

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 6/28/2026

Manufacturer Info

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



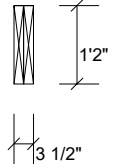
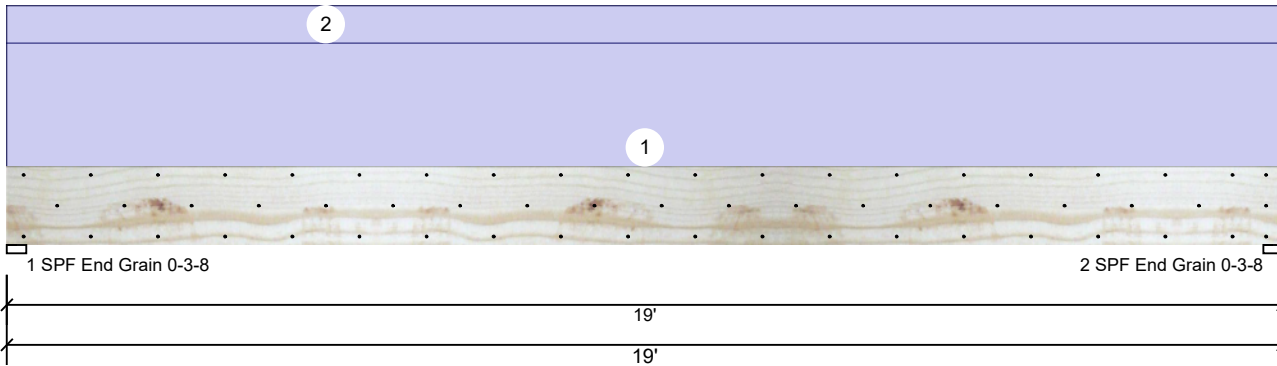


Client: WEAVER HOMES
 Project:
 Address:

Date: 6/20/2024
 Input by: LENNY NORRIS
 Job Name: HIGHLAND
 Project #:

GDH 18' FL Kerto-S LVL 1.750" X 14.000" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IRC 2018
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	0	2573	0	0	0
2	Vertical	0	2573	0	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	Vert	25%	2573 / 0	2573	Uniform	D
2 - SPF End Grain	3.500"	Vert	25%	2573 / 0	2573	Uniform	D

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	11641 ft-lb	9'6"	24299 ft-lb	0.479 (48%)	D	Uniform
Unbraced	11641 ft-lb	9'6"	11659 ft-lb	0.999 (100%)	D	Uniform
Shear	2191 lb	17'6 1/2"	9408 lb	0.233 (23%)	D	Uniform
LL Defl inch	0.000 (L/999)	0	999.000 (L/0)	0.000 (0%)		
TL Defl inch	0.477 (L/466)	9'6 1/16"	0.618 (L/360)	0.772 (77%)	D	Uniform

Design Notes

- 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.
- Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- Refer to last page of calculations for fasteners required for specified loads.
- Girders are designed to be supported on the bottom edge only.
- Top loads must be supported equally by all plies.
- Top must be laterally braced at a maximum of 8'11 5/16" o.c.
- Bottom must be laterally braced at end bearings.
- Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	200 PLF	0 PLF	0 PLF	0 PLF	0 PLF	GABLE END
2	Uniform			Top	60 PLF	0 PLF	0 PLF	0 PLF	0 PLF	DEAD WALL
	Self Weight				11 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

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

chemicals

Handling & Installation

- LVL beams must not be cut or drilled
- Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
- Damaged Beams must not be used
- Design assumes top edge is laterally restrained
- 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

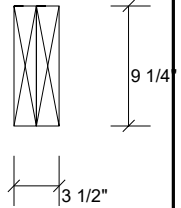
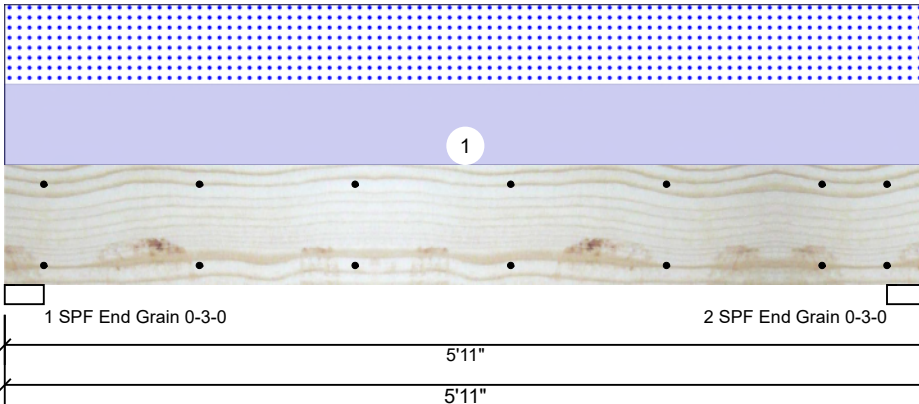
Manufacturer Info

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



2852 TWIN Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IRC 2018
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	0	1403	1382	0	0
2	Vertical	0	1403	1382	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	32%	1403 / 1382	2784	L	D+S
2 - SPF End Grain	3.000"	Vert	32%	1403 / 1382	2784	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	3613 ft-lb	2'11 1/2"	14423 ft-lb	0.251 (25%)	D+S	L
Unbraced	3613 ft-lb	2'11 1/2"	11027 ft-lb	0.328 (33%)	D+S	L
Shear	1829 lb	4'10 3/4"	7943 lb	0.230 (23%)	D+S	L
LL Defl inch	0.028 (L/2388)	2'11 1/2"	0.139 (L/480)	0.201 (20%)	S	L
TL Defl inch	0.056 (L/1185)	2'11 1/2"	0.185 (L/360)	0.304 (30%)	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	467 PLF	0 PLF	467 PLF	0 PLF	0 PLF	A3 & B1 TRUSS
	Self Weight				7 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
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4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

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Manufacturer Info

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



Purchaser must verify all dimensions and conditions before beginning construction.

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

These drawings are instruments of service and as such shall remain property of the designer.

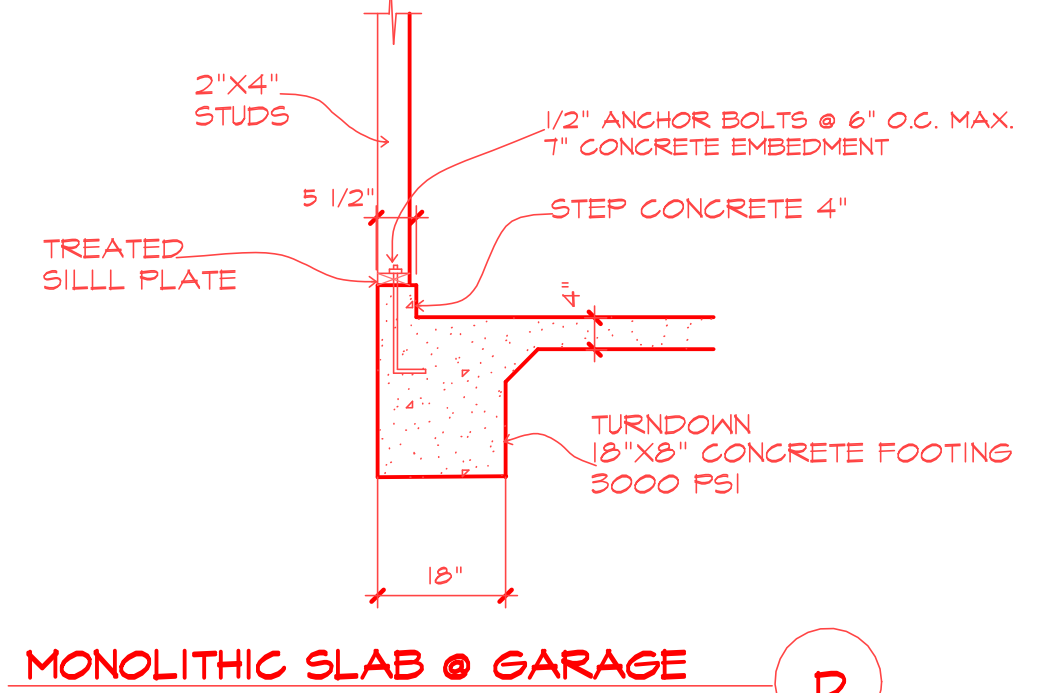
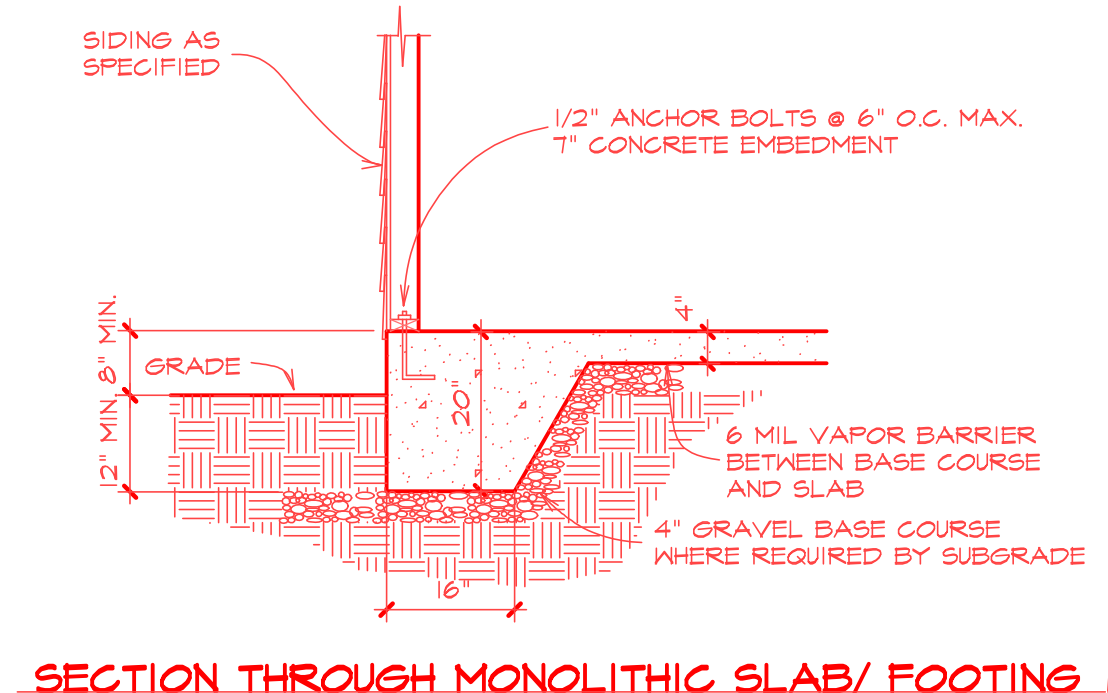
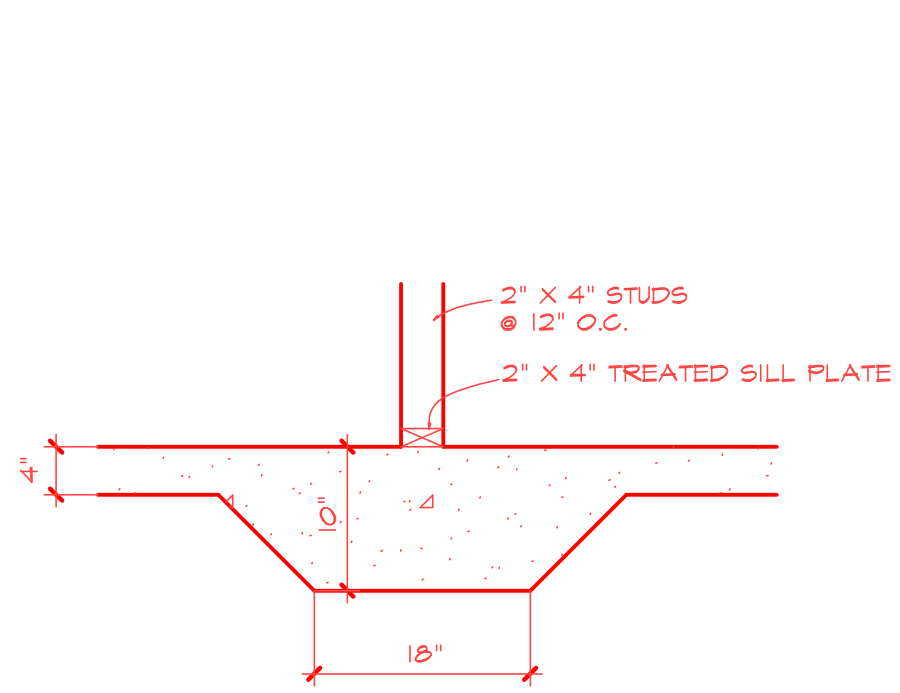
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FOUNDATION STRUCTURAL NOTES

- 1) (S) 2" X 10" SFF GIRDER, DROPPED, TYPICAL
- 2) CONCRETE BLOCK PIER SIZE SHALL BE:
SIZE HOLLOW MASONRY SOLID MASONRY
24" X 16" UP TO 20' HIGH UP TO 30' HIGH
12" X 16" UP TO 25' HIGH UP TO 40' HIGH
12" X 16" UP TO 25' HIGH UP TO 40' HIGH
24" X 24" UP TO 25' HIGH UP TO 20' HIGH
WITH 20" X 20" X 10" CONCRETE FOOTING, UNO.
- 3) 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.
- 4) ABBREVIATIONS
"S" - SINGLE JOIST
"D" - DOUBLE JOIST
"T" - TRIPLE JOIST
- 5) HALL FOOTING AS FOLLOWS:
DEPTH 8" - UP TO 2 1/2 STORY
10" - 3 STORY
WIDTH SIDING OR EQUAL
18" UP TO 2 1/2 STORY
18" - 3 STORY
- 6) BRICK VENEER
18" - 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 (I) THRU (J).
NOTE: ASSUMED SOIL BEARING CAPACITY = 3000 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

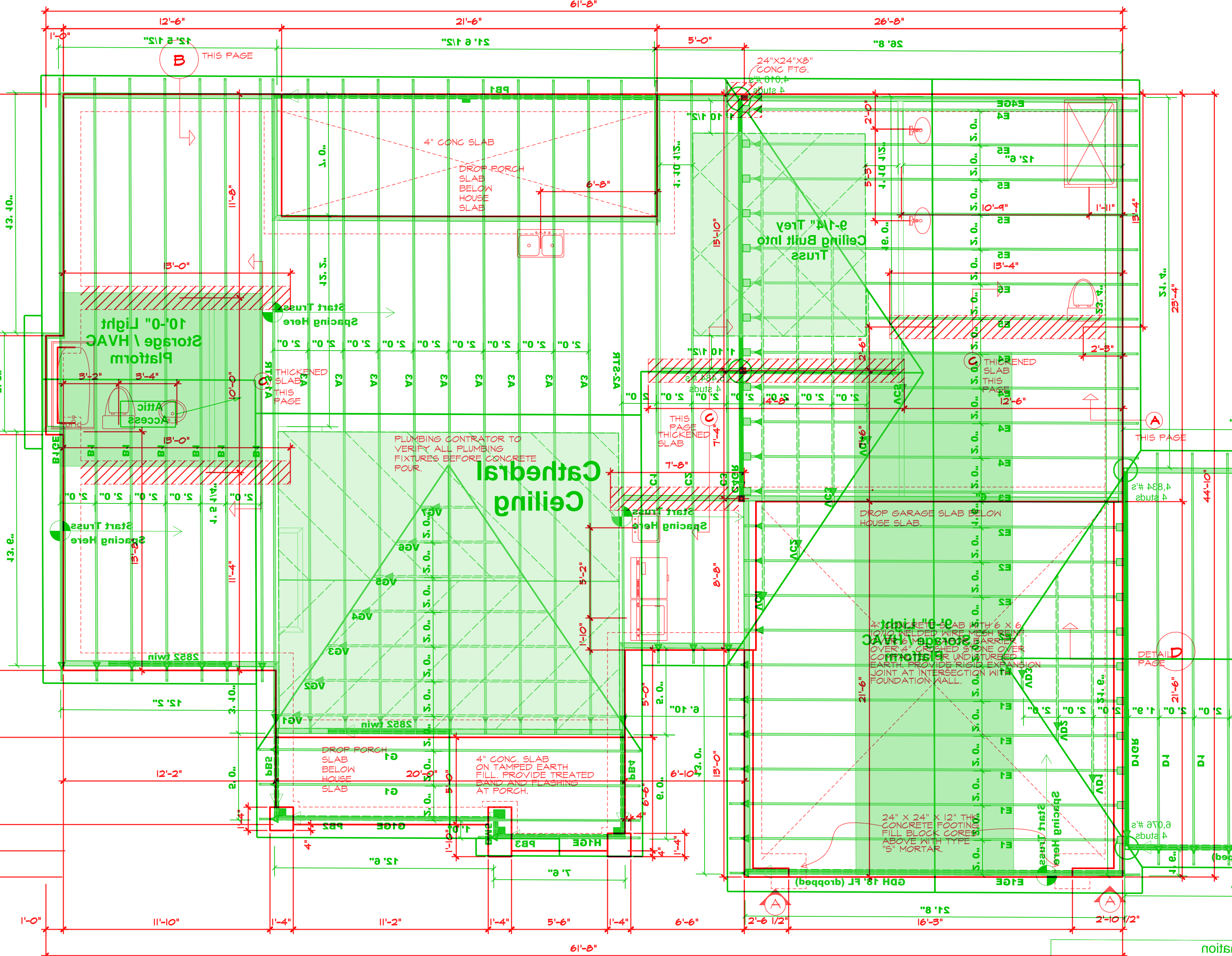
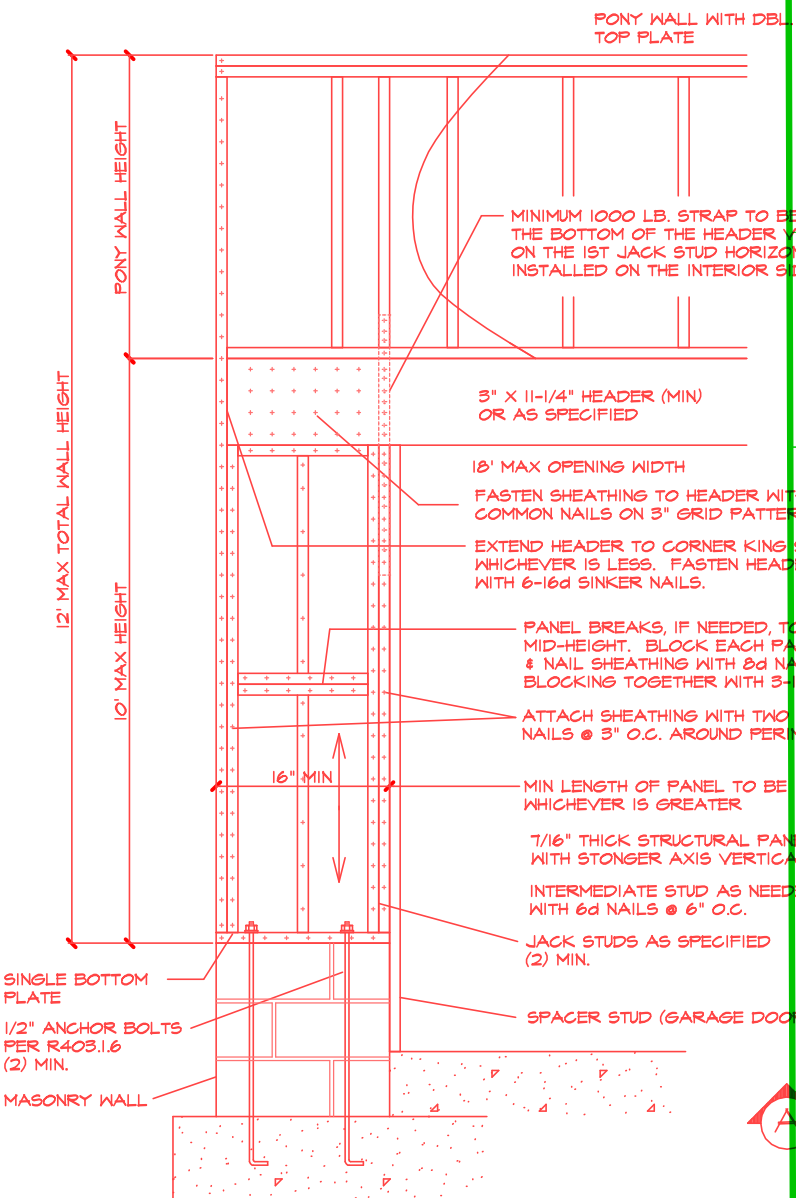
SECTION THROUGH MONOLITHIC SLAB/ FOOTING B

MONOLITHIC SLAB @ GARAGE D

comtech
ROOF & FLOOR TRUSSES & BEAMS
Rally Road Industrial Park
Fayetteville, N.C. 28308
Phone: (910) 884-8787
Fax: (910) 884-4444

LOAD CHART FOR JACK STUDS

SPACING (ft)	12000	13000	14000	15000	16000	17000	18000	19000	20000
12"	12000	13000	14000	15000	16000	17000	18000	19000	20000
18"	18000	19000	20000	21000	22000	23000	24000	25000	26000
24"	24000	25000	26000	27000	28000	29000	30000	31000	32000
30"	30000	31000	32000	33000	34000	35000	36000	37000	38000
36"	36000	37000	38000	39000	40000	41000	42000	43000	44000
42"	42000	43000	44000	45000	46000	47000	48000	49000	50000
48"	48000	49000	50000	51000	52000	53000	54000	55000	56000
54"	54000	55000	56000	57000	58000	59000	60000	61000	62000
60"	60000	61000	62000	63000	64000	65000	66000	67000	68000
66"	66000	67000	68000	69000	70000	71000	72000	73000	74000
72"	72000	73000	74000	75000	76000	77000	78000	79000	80000
78"	78000	79000	80000	81000	82000	83000	84000	85000	86000
84"	84000	85000	86000	87000	88000	89000	90000	91000	92000
90"	90000	91000	92000	93000	94000	95000	96000	97000	98000
96"	96000	97000	98000	99000	100000	101000	102000	103000	104000
102"	102000	103000	104000	105000	106000	107000	108000	109000	110000
108"	108000	109000	110000	111000	112000	113000	114000	115000	116000
114"	114000	115000	116000	117000	118000	119000	120000	121000	122000
120"	120000	121000	122000	123000	124000	125000	126000	127000	128000
126"	126000	127000	128000	129000	130000	131000	132000	133000	134000
132"	132000	133000	134000	135000	136000	137000	138000	139000	140000
138"	138000	139000	140000	141000	142000	143000	144000	145000	146000
144"	144000	145000	146000	147000	148000	149000	150000	151000	152000
150"	150000	151000	152000	153000	154000	155000	156000	157000	158000
156"	156000	157000	158000	159000	160000	161000	162000	163000	164000
162"	162000	163000	164000	165000	166000	167000	168000	169000	170000
168"	168000	169000	170000	171000	172000	173000	174000	175000	176000
174"	174000	175000	176000	177000	178000	179000	180000	181000	182000
180"	180000	181000	182000	183000	184000	185000	186000	187000	188000
186"	186000	187000	188000	189000	190000	191000	192000	193000	194000
192"	192000	193000	194000	195000	196000	197000	198000	199000	200000



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

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

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

MONOLITHIC SLAB FOUNDATION PLAN

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

Item #	Description	Quantity	Unit	Material
1	4" CONG. SLAB	1	Sq. Yd.	4" CONG. SLAB
2	4" CONG. SLAB ON TAMPED EARTH	1	Sq. Yd.	4" CONG. SLAB ON TAMPED EARTH
3	24" X 24" X 12" CONCRETE FOOTING	1	Sq. Yd.	24" X 24" X 12" CONCRETE FOOTING
4	6 MIL VAPOR BARRIER	1	Sq. Yd.	6 MIL VAPOR BARRIER
5	4" GRAVEL BASE COURSE	1	Sq. Yd.	4" GRAVEL BASE COURSE
6	2" X 4" STUDS	1	Linear Ft.	2" X 4" STUDS
7	1/2" ANCHOR BOLTS	1	Linear Ft.	1/2" ANCHOR BOLTS
8	1" CONCRETE EMBEDMENT	1	Linear Ft.	1" CONCRETE EMBEDMENT
9	TREATED SILL PLATE	1	Linear Ft.	TREATED SILL PLATE
10	TURNDOWN 18" X 8" CONCRETE FOOTING	1	Sq. Yd.	TURNDOWN 18" X 8" CONCRETE FOOTING

The Highland

WEAVER HOMES

2021