

WEST PRESERVE - LOT 44  
152 BOYCE COURT  
SANFORD, NC 27332  
3 CAR GARAGE

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

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

MEAN ROOF HEIGHT: 19'-9" HEIGHT TO RIDGE: 27'-5"

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	15
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

\* "100%" MEANS 8-15 SHEATING INSULATION OR R-13 CAVITY INSULATION  
\*\* INSULATION DEPTH WITH MONOLITHIC SLAB 2" OR FROM INTERSECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 2" OR TO BOTTOM OF FOUNDATION "B"

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (83 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
ZONE 2	14.2	-18.0	14.9	-18.9
ZONE 3	14.2	-18.0	14.9	-18.9
ZONE 4	15.5	-16.0	16.3	-16.8
ZONE 5	15.5	-20.0	16.3	-21.0

DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (100 FASTEST MILE) EXPOSURE "B"

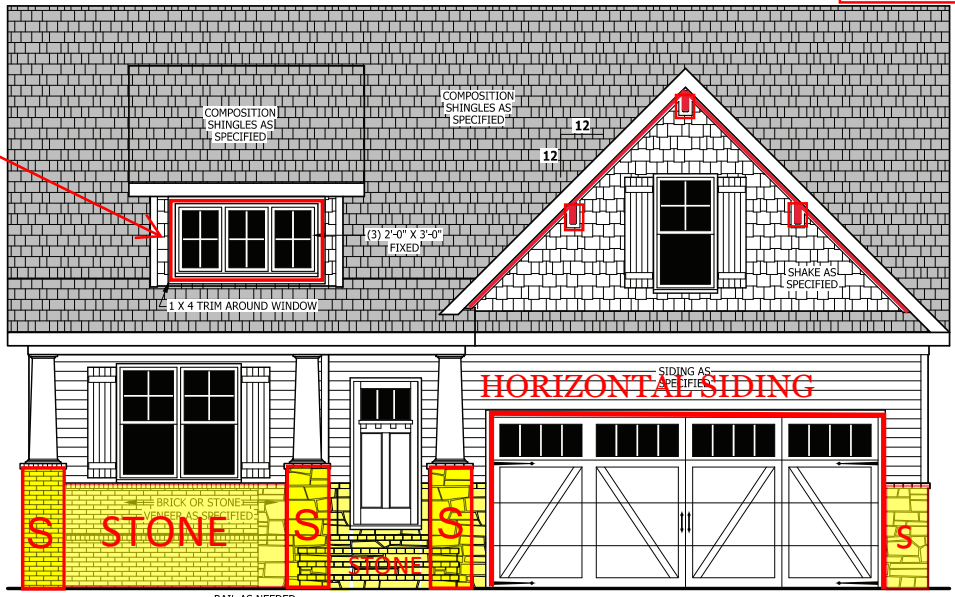
**COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS**

MEAN ROOF	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	16.7	-18.0	17.5	-18.9
ZONE 2	16.7	-21.0	17.5	-22.1
ZONE 3	16.7	-21.0	17.5	-22.1
ZONE 4	18.2	-19.0	19.1	-20.0
ZONE 5	18.2	-24.0	19.1	-25.2

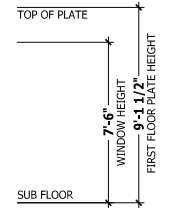
NOTICE TO CONTRACTOR  
Approved for Building Code  
and is subject to field inspection and verification.

APPROVED  
Sealed under penalty of law  
Professional Seal  
01/07/2025

SHAKE



**FRONT ELEVATION - A**  
SCALE 1/4" = 1'-0"

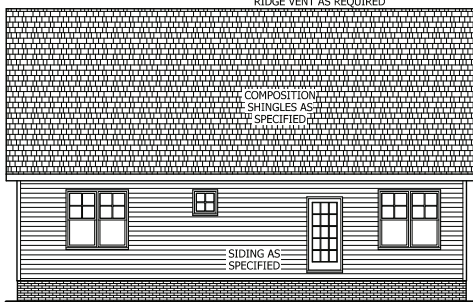


**ROOF VENTILATION**

**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 m<sup>2</sup>) 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 = 2,477 SQ.FT.**  
**NET FREE CROSS VENTILATION NEEDED:**  
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.51 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 = 8.26 SQ.FT.

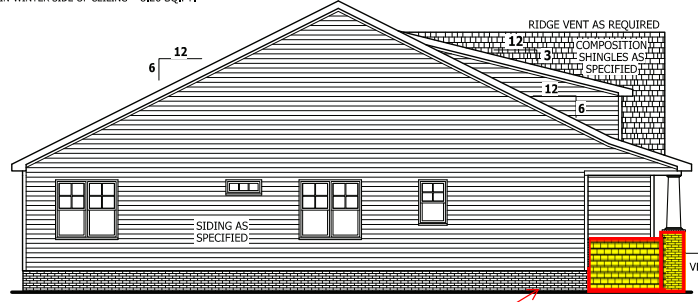
**GUARD RAIL NOTES**

**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 4 3/8 inches (111 mm) in diameter.



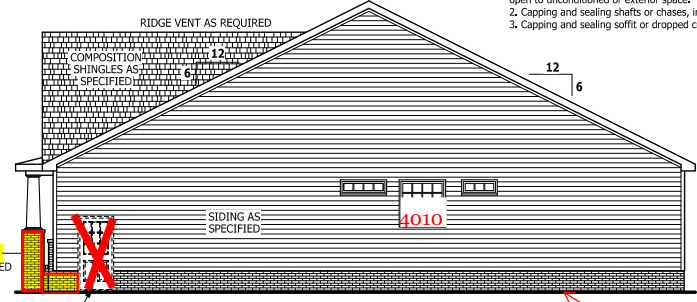
**REAR ELEVATION**  
SCALE 1/8" = 1'-0"

PARGE



**LEFT SIDE ELEVATION**  
SCALE 1/8" = 1'-0"

PARGE



**RIGHT SIDE ELEVATION**  
SCALE 1/8" = 1'-0"

PARGE

**SQUARE FOOTAGE**

**HEATED**  
FIRST FLOOR 1791 SQ.FT.  
TOTAL 1791 SQ.FT.  
**HEATED OPTIONAL**  
CAROLINA ROOM 148 SQ.FT.  
TOTAL 148 SQ.FT.  
**UNHEATED**  
FRONT PORCH 188 SQ.FT.  
GARAGE 469 SQ.FT.  
TOTAL 657 SQ.FT.

**AIR LEAKAGE**

**Section N1102.4.1**  
LIQUID GARAGE 560 SQ.FT.  
TOTAL 560 SQ.FT.

**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.

ELEVATION - A  
The Lauren III

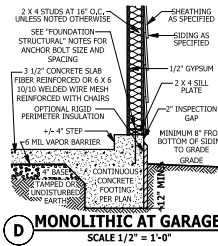
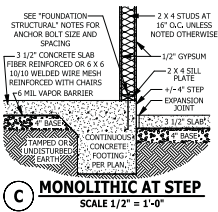
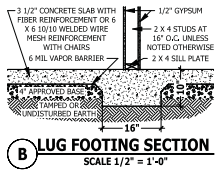
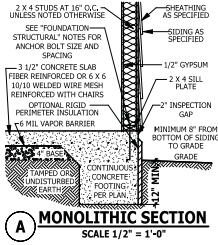
**HAYNES WEAVER HOMES**  
HOME PLANS, INC.  
P.O. BOX 7024, WAKE FOREST, NC 27386 919-435-6180 FAX 919-435-6149

**SQUARE FOOTAGE**

HEATED	FIRST FLOOR	1791 SQ.FT.
HEATED	TOTAL	1791 SQ.FT.
HEATED OPTIONAL	CAROLINA ROOM	148 SQ.FT.
HEATED	TOTAL	148 SQ.FT.
UNHEATED	FRONT PORCH	188 SQ.FT.
UNHEATED	GARAGE	469 SQ.FT.
UNHEATED	TOTAL	657 SQ.FT.
UNHEATED OPTIONAL	SCREENED PORCH	188 SQ.FT.
UNHEATED	DECK OR PATIO	108 SQ.FT.
UNHEATED	THIRD GARAGE	292 SQ.FT.
UNHEATED	TOTAL	588 SQ.FT.

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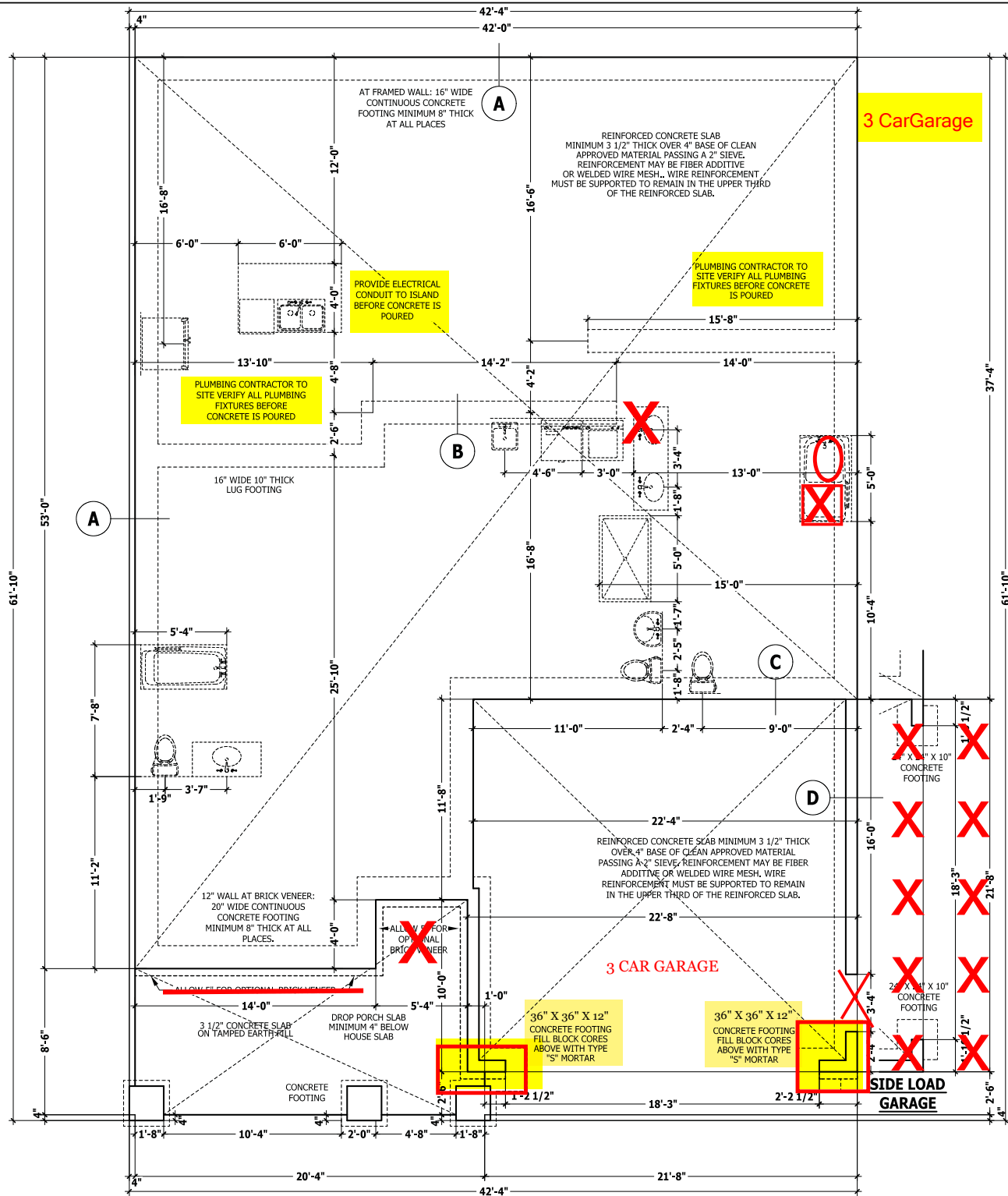


**FOUNDATION STRUCTURAL**

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 extend 2" to either side of supported wall.  
**GIRDERS:** (3) 2 X 10 girder unless noted otherwise.  
**PIERS:** 16" X 16" piers with 6" 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.

**MONOLITHIC SLAB PLAN**

SCALE 1/4" = 1'-0"



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**MONOLITHIC SLAB PLAN**  
The Lauren III

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800 Weaverville Parkway, Suite 200, Raleigh, NC 27605

**HAYNES WEAVER HOMES**  
HOME PLANS INC.  
P.O. Box 702, Wake Forest, NC 27886 919-435-6180 Fax 1-866-81-0036

SQUARE FOOTAGE	
HEATED	1791 SQ.FT.
DECK FLOOR	1791 SQ.FT.
TOTAL	1791 SQ.FT.
HEATED OPTIONAL	188 SQ.FT.
CARPORT FLOOR	188 SQ.FT.
TOTAL	188 SQ.FT.
UNHEATED	657 SQ.FT.
FRONT PORCH	188 SQ.FT.
GARAGE	469 SQ.FT.
TOTAL	657 SQ.FT.
UNHEATED OPTIONAL	188 SQ.FT.
SCREENED PORCH	188 SQ.FT.
DECK OR PATIO	188 SQ.FT.
SCREENED GARAGE	469 SQ.FT.
TOTAL	845 SQ.FT.

**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 board 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 1791 SQ.FT.

TOTAL 1791 SQ.FT.

**HEATED OPTIONAL**

CAROLINA ROOM 148 SQ.FT.

TOTAL 148 SQ.FT.

**UNHEATED**

FRONT PORCH 188 SQ.FT.

GARAGE 469 SQ.FT.

TOTAL 657 SQ.FT.

**UNHEATED OPTIONAL**

SCREENED PORCH 160 SQ.FT.

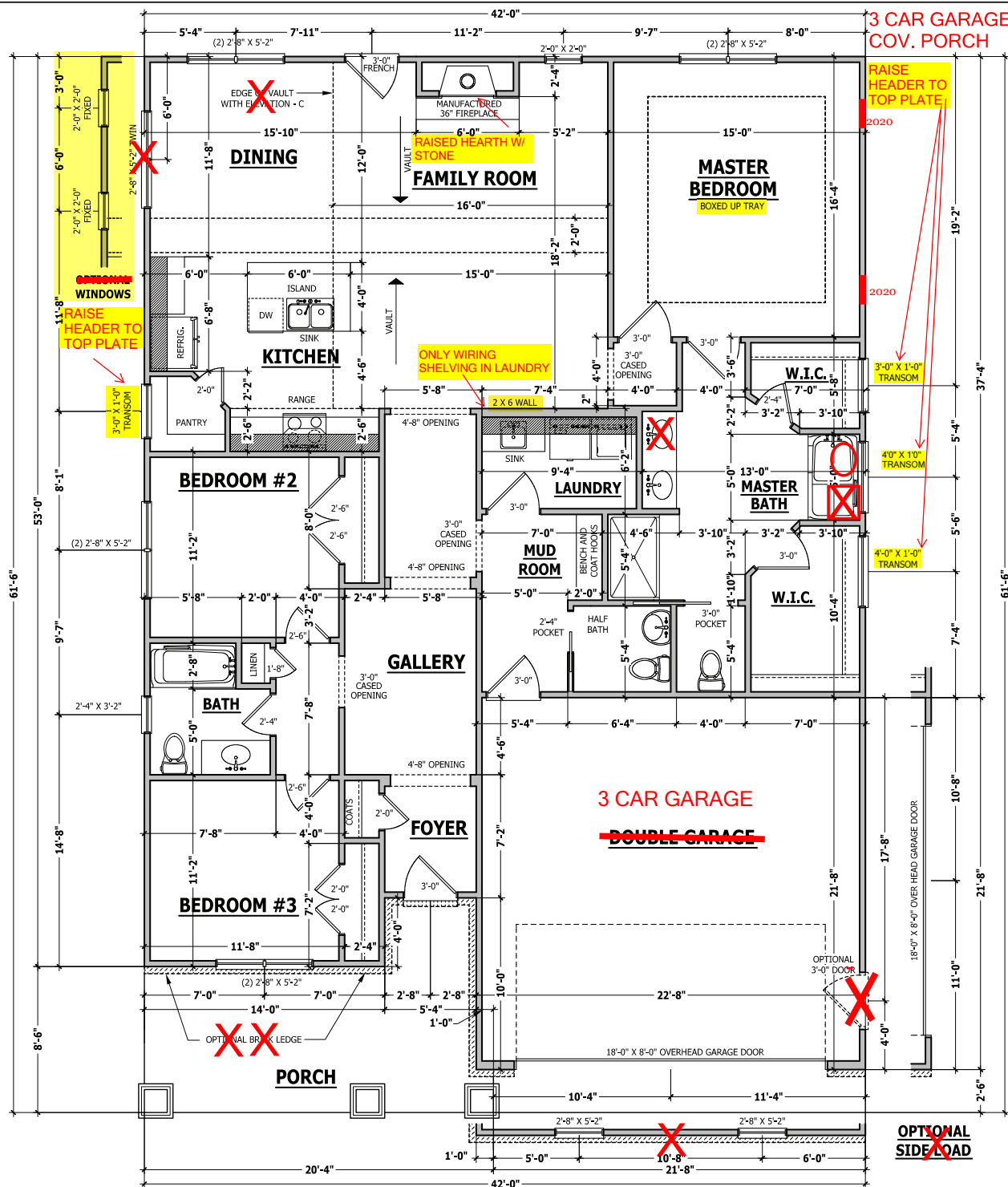
DECK OR PATIO 108 SQ.FT.

THIRD GARAGE 292 SQ.FT.

TOTAL 560 SQ.FT.

**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"



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**FIRST FLOOR PLAN**  
**The Lauren III**

**WEAVER HOMES**  
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3000 Highway 101, Matthews, NC 28105

**HAYNES HOME PLANS, INC.**  
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**SQUARE FOOTAGE**

HEATED FIRST FLOOR	1791 SQ.FT.
TOTAL	1791 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ.FT.
TOTAL	148 SQ.FT.
UNHEATED FRONT PORCH	188 SQ.FT.
GARAGE	469 SQ.FT.
TOTAL	657 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH	160 SQ.FT.
DECK OR PATIO	108 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

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**2/18/2020**  
**2002208**  
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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 contractor 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 designed 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	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
Stow	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 SPF #2 (Fb = 750 PSI) unless noted otherwise.

### ENGINEERED WOOD BEAMS:

Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10<sup>6</sup> PSI  
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10<sup>6</sup> PSI  
Laminated strand lumber (LSL) Fb=2350 PSI, Fv=400 PSI, E=1.5x10<sup>6</sup> PSI  
Install all connections per manufacturer's 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 manufacturer'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 3/8" 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 Plans, Inc. attention before construction begins.

**KNEE WALL AND CEILING HEIGHTS.** All finished knee wall heights and ceiling heights are shown furled 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 responsibility 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.

## 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.

**GYPSONUM:** 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.

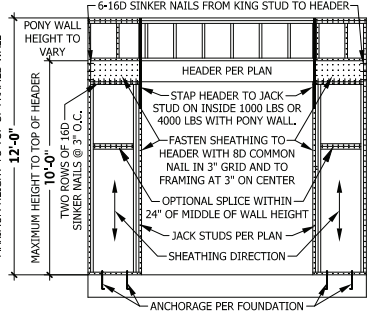
**HD:** 800 lbs hold down hold down device fastened to the edge of the brace wall panel dosets to the corner.

**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 frame per figure R602.10.1



**PF PORTAL FRAME AT OPENING**  
(METHOD PF PER FIGURE AND SECTION R602.10.1)  
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

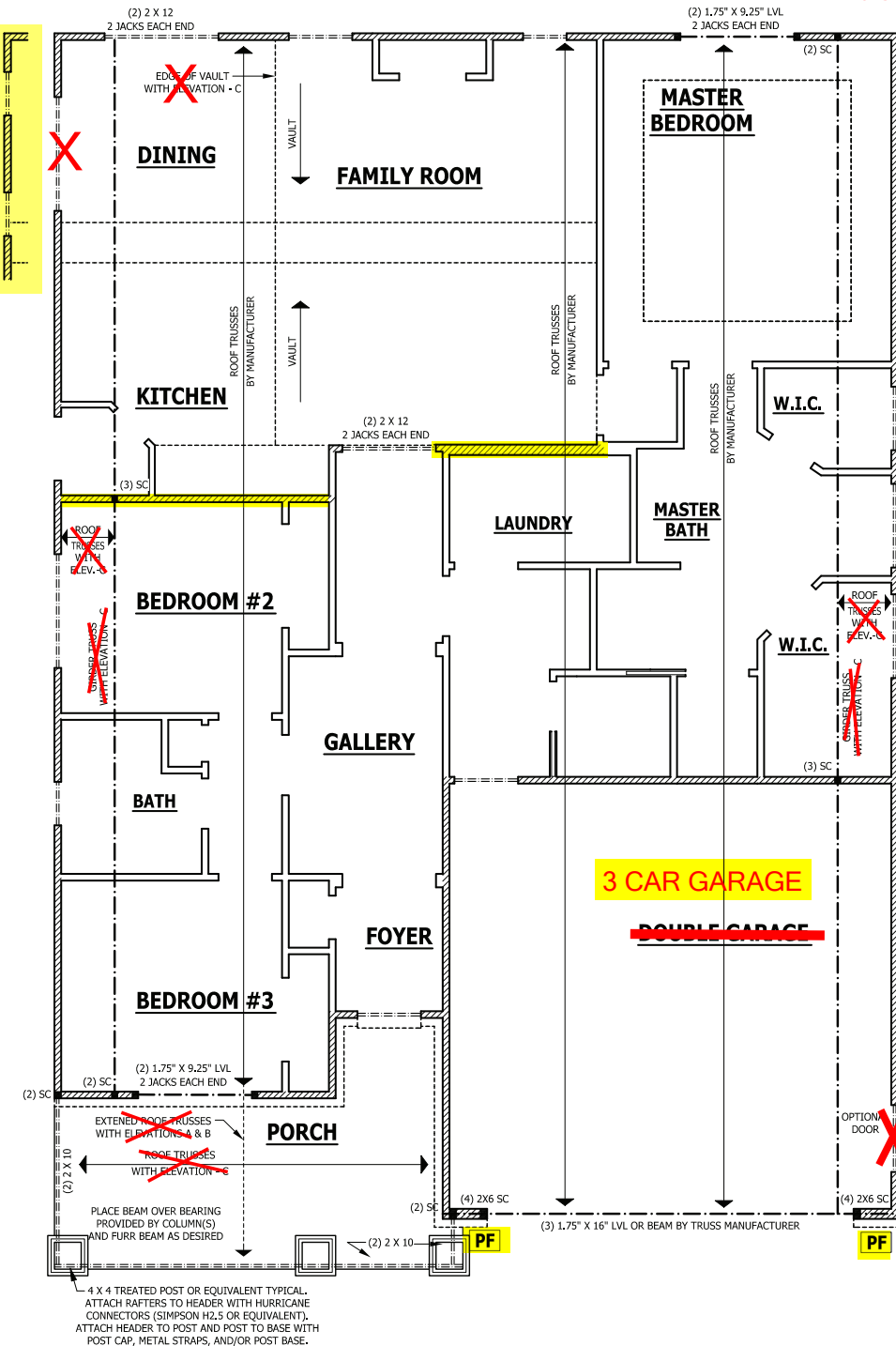
## INTERIOR HEADERS

- 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

# FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"



3 CAR GARAGE

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FIRST FLOOR STRUCTURAL  
The Lauren III

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SQUARE FOOTAGE	
HEATED FIRST FLOOR	1781 SQFT
HEATED SECOND FLOOR	278 SQFT
HEATED OPTIONAL CAROLINA ROOM	148 SQFT
TOTAL	2187 SQFT
UNHEATED FRONT PORCH	188 SQFT
TOTAL GARAGE	489 SQFT
TOTAL	2864 SQFT
SCREENED PORCH	166 SQFT
CHECK OR PRINT	109 SQFT
THIRD GARAGE	292 SQFT
TOTAL	2663 SQFT

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### 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.

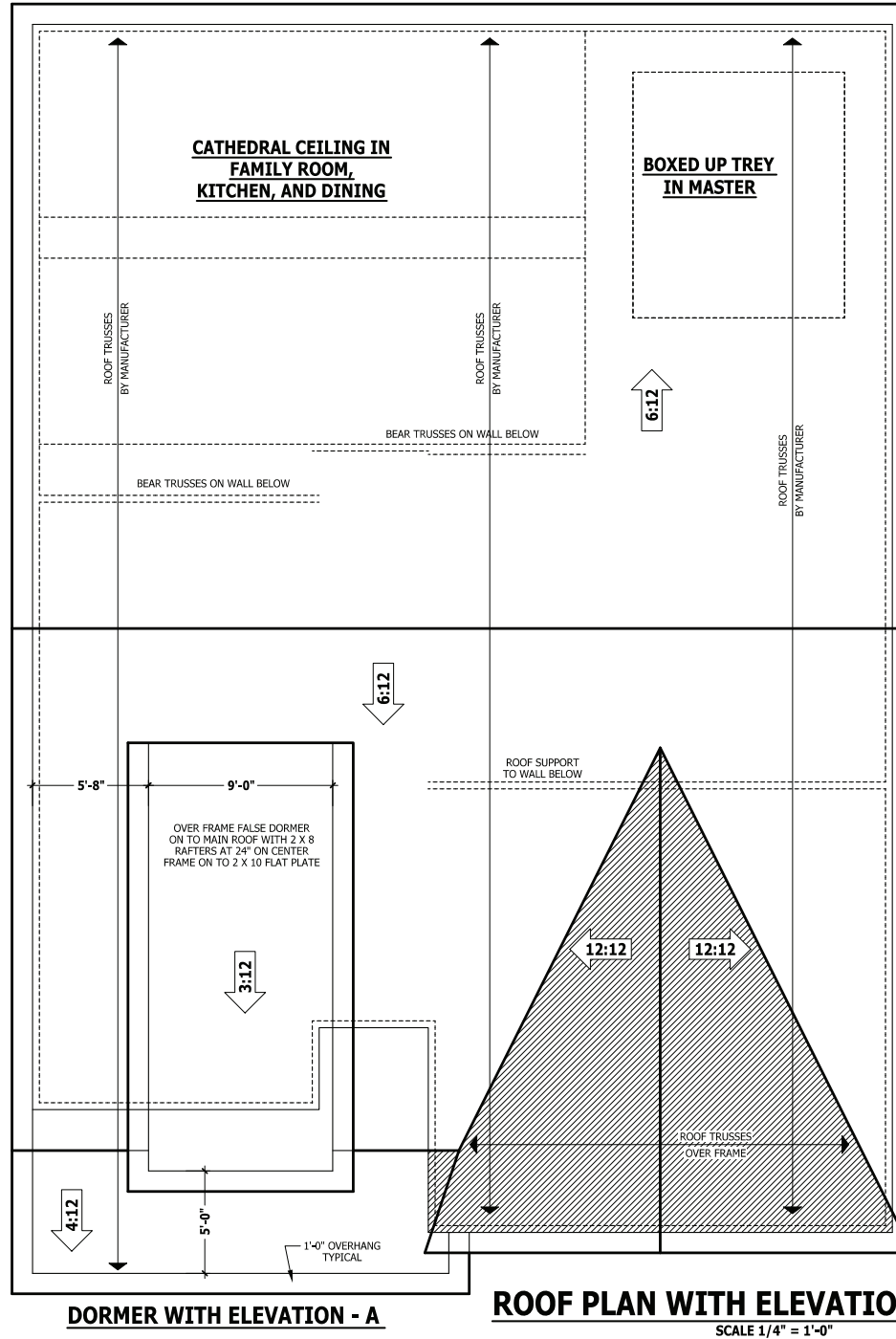
**KNEE WALL AND CEILING HEIGHTS.** All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on 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 responsibility 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



**DORMER WITH ELEVATION - A**

**ROOF PLAN WITH ELEVATIONS - A & B**

SCALE 1/4" = 1'-0"

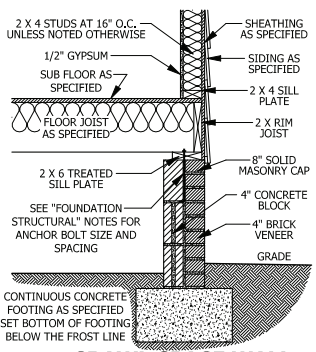
**ROOF PLAN WITH ELEVATIONS - A & B**  
The Lauren III

**HAYNES HOME PLANS, INC.**  
WEAVER HOMES  
910.630.2100 • 919.606.4696  
P.O. BOX 702, WAKE FOREST, NC 27888 919-435-6180 FAX 919-435-6180

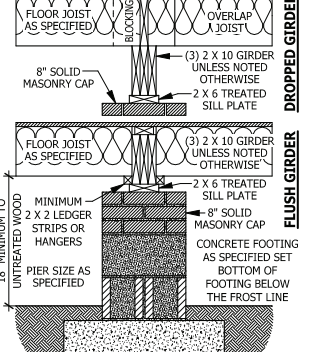
SQUARE FOOTAGE	
HEATED FIRST FLOOR	1791 SQFT.
HEATED SECOND FLOOR	772 SQFT.
HEATED OPTIONAL CAROLINA ROOM	148 SQFT.
TOTAL	2611 SQFT.
UNHEATED FRONT PORCH	188 SQFT.
UNHEATED GARAGE	469 SQFT.
TOTAL	667 SQFT.
UNHEATED OPTIONAL SCREENED PORCH	186 SQFT.
UNHEATED OPTIONAL DECK OR PATIO	109 SQFT.
UNHEATED OPTIONAL THIRD GARAGE	292 SQFT.
TOTAL	597 SQFT.

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200220B  
PAGE 5 OF 6

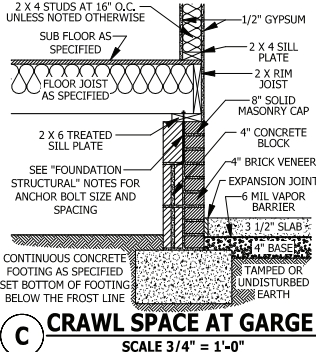
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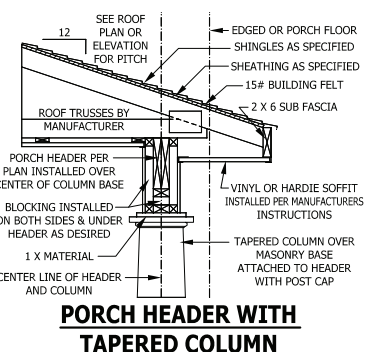
**A CRAWL SPACE WALL**  
SCALE 3/4" = 1'-0"



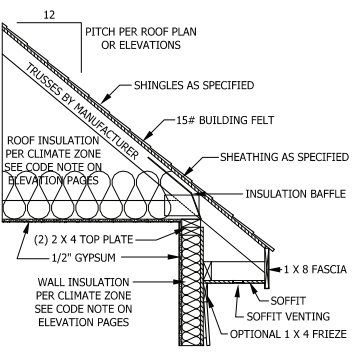
**B DROPPED/ FLUSH PIER**  
SCALE 3/4" = 1'-0"



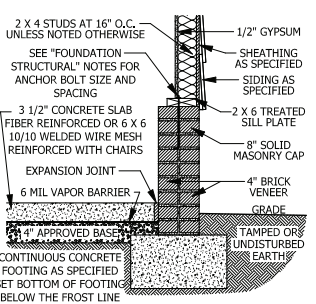
**C CRAWL SPACE AT GARAGE**  
SCALE 3/4" = 1'-0"



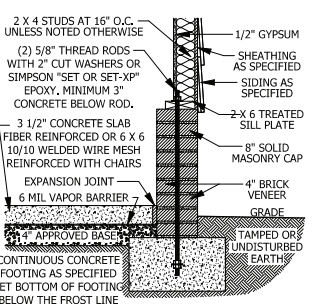
**D GARAGE STEM WALL**  
SCALE 3/4" = 1'-0"



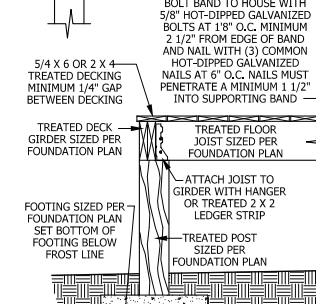
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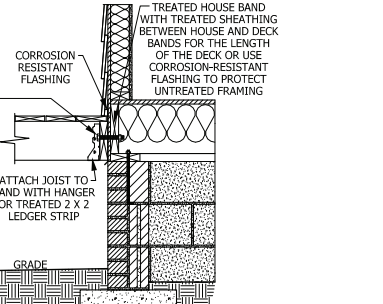
**A DECK STAIR NOTES**



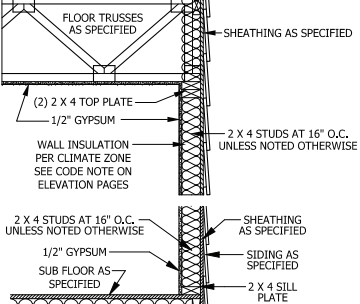
**B DECK STAIR NOTES**



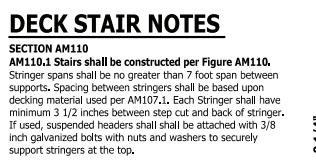
**C DECK ATTACHMENT DETAIL TO FRAMED WALL**  
SCALE 3/4" TO 1'-0"



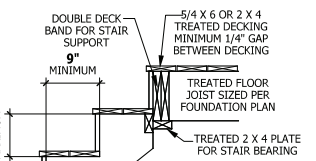
**D STAIRWAY NOTES**



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



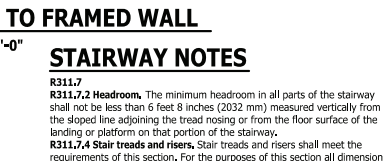
**A DECK BRACING**



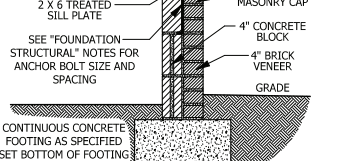
**B TYPICAL DECK STAIR DETAIL**  
SCALE 3/4" = 1'-0"



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



**D SMOKE ALARMS**



**E TYPICAL STAIR DETAIL**  
SCALE 1/4" = 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 cut and back of stringer. If used, suspended headers shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

**WEEP SCREEDS**  
All weep screeds and stone veneer to be installed per manufacturers instructions and per the 2012 North Carolina Residential Building code.  
R703.6.2.1 - A minimum 0.019-inch (0.5 mm) per the 2012 North Carolina Residential Building code. R703.6.2.1 - A minimum 0.019-inch (0.5 mm) per the 2012 North Carolina Residential Building code. R703.6.2.1 - A minimum 0.019-inch (0.5 mm) per the 2012 North Carolina Residential Building code.

**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.

**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 dimensions of 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 treads.  
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 1 1/2 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 WALL DETAIL**  
SCALE 3/4" = 1'-0"

**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 1/2 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 posts in accordance with Figure AM109.2 and the following:  
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.

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

**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) attics, 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.

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

POST SIZE	MAX. TREAD RISE	MAX. RISE HEIGHT	MIN. EMBED. 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"

POST SIZE	MAX. TREAD RISE	MAX. RISE HEIGHT	MIN. EMBED. 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"

POST SIZE	MAX. TREAD RISE	MAX. RISE HEIGHT	MIN. EMBED. 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"

POST SIZE	MAX. TREAD RISE	MAX. RISE HEIGHT	MIN. EMBED. 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"

POST SIZE	MAX. TREAD RISE	MAX. RISE HEIGHT	MIN. EMBED. 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"

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910.630.2100 • 919.606.4696  
www.haynesweaverhomes.com

**TYPICAL DETAILS**  
The Lauren III

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**SQUARE FOOTAGE**  
HEATED PERCH 1781 SQ.FT.  
TOTAL HEATED 1781 SQ.FT.  
HEATED OPTIONAL CAROLINA ROOM 148 SQ.FT.  
TOTAL 1929 SQ.FT.  
UNHEATED FRONT PORCH 489 SQ.FT.  
GARAGE 108 SQ.FT.  
TOTAL UNHEATED 597 SQ.FT.  
SCREENED PORCH 186 SQ.FT.  
DECK OR PATIO 108 SQ.FT.  
THIRD GARAGE 292 SQ.FT.  
TOTAL 986 SQ.FT.

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**SCREENED PORCH ADDENDUM**  
**The Lauren III**

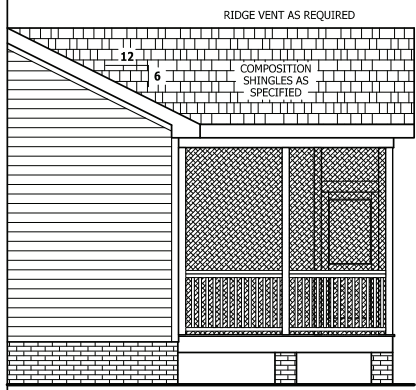
**HAYNES WEAVER HOMES**  
910.630.2100 • 919.606.4696  
2002208 Lauren III

**HAYNES HOME PLANS, INC.**  
P.O. BOX 702, WAKE FOREST, NC 27888 919-435-6180 FAX 919-435-6180

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1791 SQ.FT.
HEATED SECOND FLOOR	775 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ.FT.
TOTAL	148 SQ.FT.
UNHEATED FRONT PORCH	188 SQ.FT.
UNHEATED GARAGE	489 SQ.FT.
TOTAL	677 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH	186 SQ.FT.
SCREENED PORCH	189 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	669 SQ.FT.

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**2002208**  
**ADDENDUM**

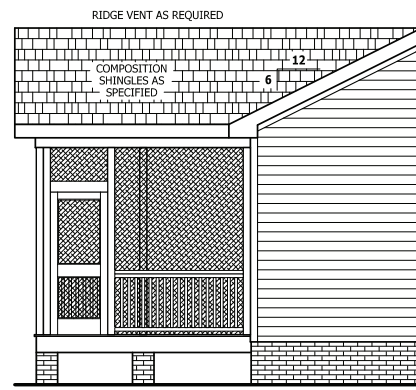
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**RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

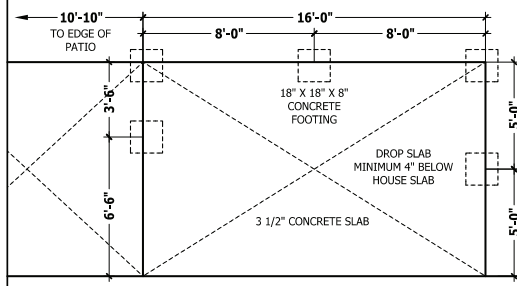


**REAR ELEVATION**  
SCALE 1/4" = 1'-0"

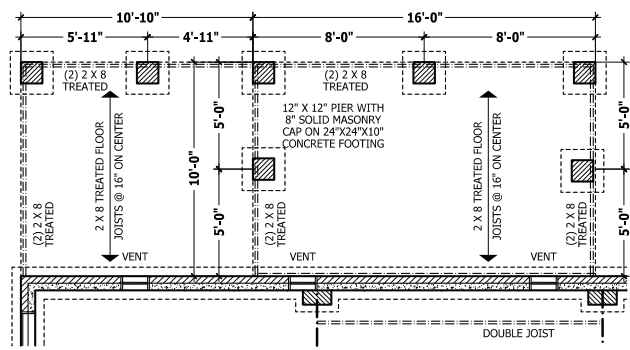


**LEFT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

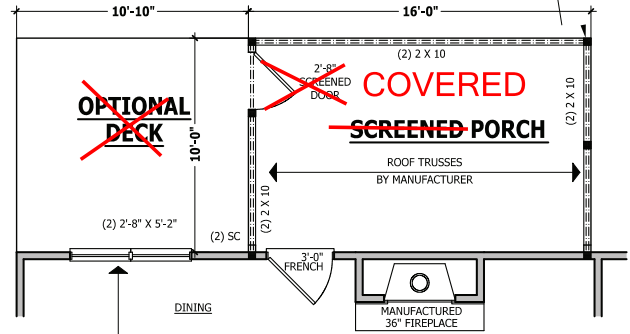
**PARGE**



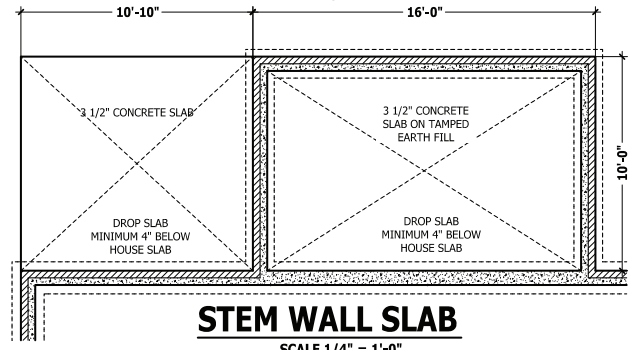
**MONOLITHIC SLAB PLAN**  
SCALE 1/4" = 1'-0"



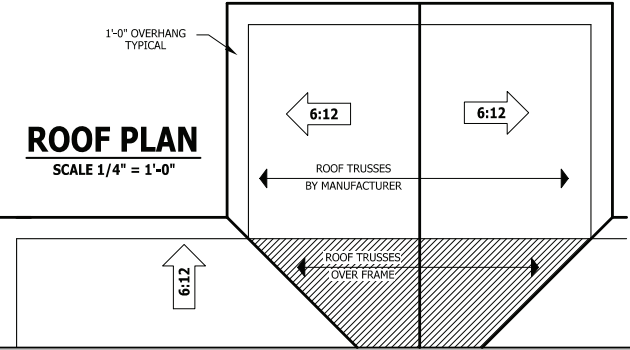
**CRAWL SPACE PLAN**  
SCALE 1/4" = 1'-0"



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



**STEM WALL SLAB**  
SCALE 1/4" = 1'-0"

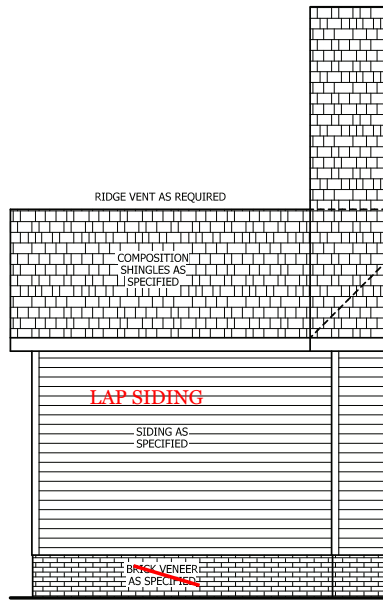


**ROOF PLAN**  
SCALE 1/4" = 1'-0"

4 X 4 TREATED POST OR EQUIVALENT TYPICAL. ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP, METAL STRAPS, AND/OR POST BASE.

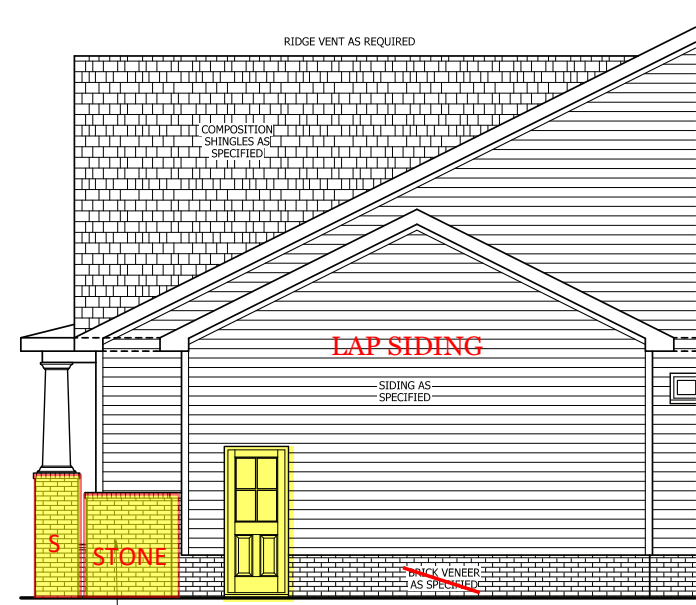
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**THIRD GARAGE ADDENDUM**  
**The Lauren III**



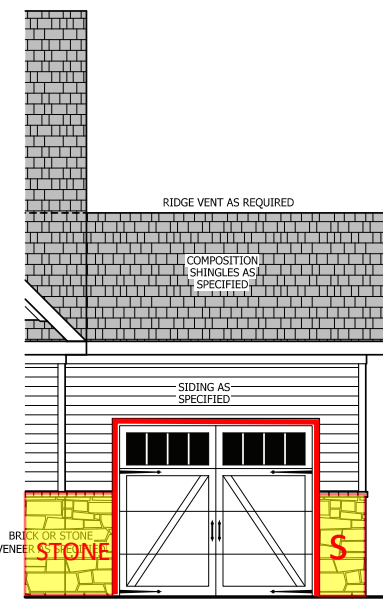
**REAR ELEVATION**  
SCALE 1/8" = 1'-0"

PARGE



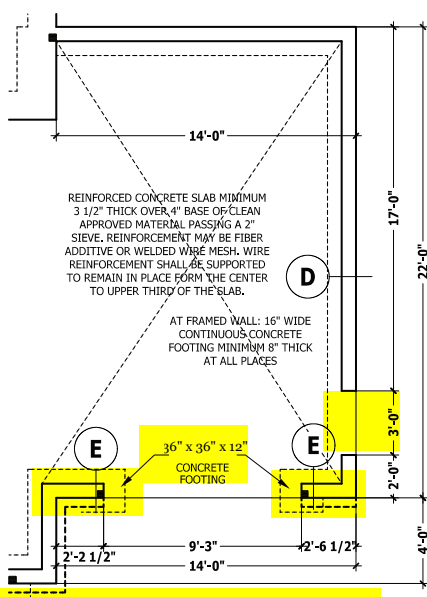
**RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

PARGE

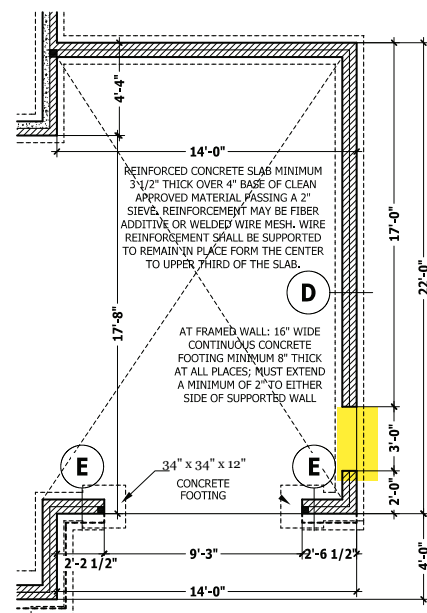


**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

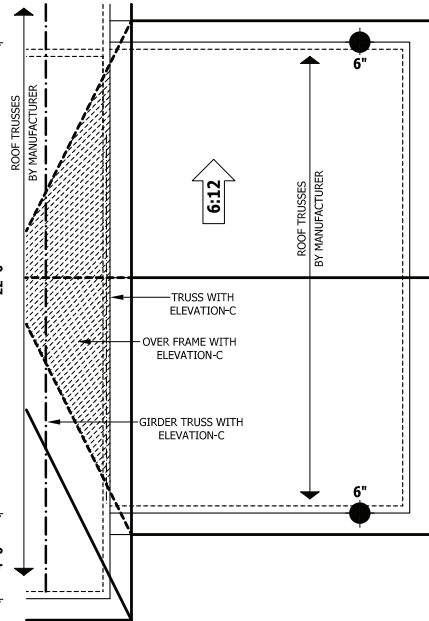
SEE BASE PLAN FOR NOTES AND DETAILS



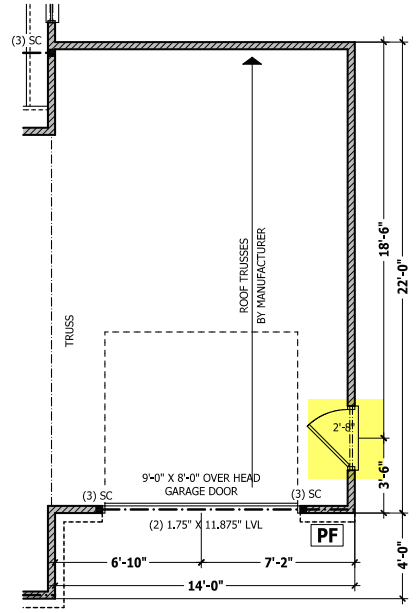
**MONOLITHIC SLAB PLAN**  
SCALE 1/4" = 1'-0"



**CRAWL SPACE / STEM WALL**  
SCALE 1/4" = 1'-0"



**ROOF PLAN**  
SCALE 1/4" = 1'-0"



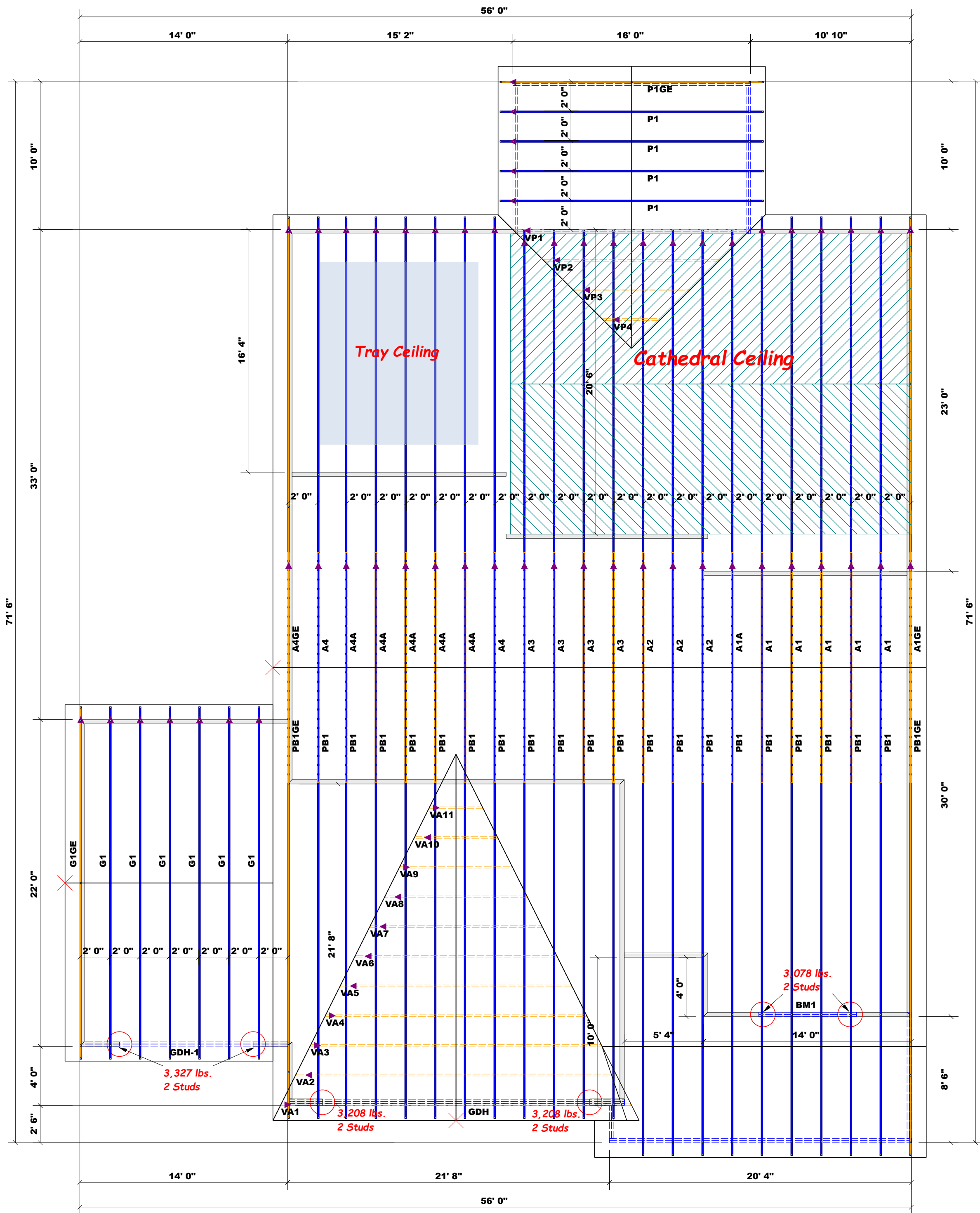
**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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P.O. BOX 702, WING POINT, NC 27888 919-435-6180 Fax 1-866-691-0396

SQUARE FOOTAGE	
HEATED	1791 SQ.FT.
TOTAL	1791 SQ.FT.
HEATED OPTIONAL	148 SQ.FT.
CAROLINA ROOM	148 SQ.FT.
TOTAL	148 SQ.FT.
UNHEATED	188 SQ.FT.
FRONT PORCH	489 SQ.FT.
TOTAL	677 SQ.FT.
UNHEATED OPTIONAL	188 SQ.FT.
SCREENED PORCH	188 SQ.FT.
DECK OR PATIO	188 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	866 SQ.FT.

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ADDENDUM





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

-- Denotes Reaction Greater than 3,000 lbs.

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

**Truss Placement Plan**  
SCALE: 3/16" = 1'

Beam Legend					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM1	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
GDH-1	14' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH	23' 0"	1-3/4"x 16" LVL Kerto-S	3	3	FF

LOAD CHART FOR JACK STUDS			
(BASED ON TABLES B502.5(1) & (2))			
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADERS			
END REACTION (UP TO) 20' HEADERS	END REACTION (UP TO) 20' HEADERS	END REACTION (UP TO) 20' HEADERS	END REACTION (UP TO) 20' HEADERS
1700	2550	3400	4250
3400	5100	6800	8500
5100	7650	10200	12850
6800	10200	13600	17000
8500	12750	17000	
10200	15300		
11900			
13600			
15300			

<b>BUILDER</b>	Weaver Homes, Inc.	<b>CITY / CO.</b>	Sanford / Harnett
<b>JOB NAME</b>	Lot 44 West Preserve	<b>ADDRESS</b>	152 Boyce Ct.
<b>PLAN</b>	Lauren III / Elev. A / 3 Car / CP	<b>MODEL</b>	Roof
<b>SEAL DATE</b>	4/29/20	<b>DATE REV.</b>	12/16/24
<b>QUOTE #</b>	Quote #	<b>DRAWN BY</b>	Curtis Quick
<b>JOB #</b>	J1224-6811	<b>SALES REP.</b>	Lenny Norris

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

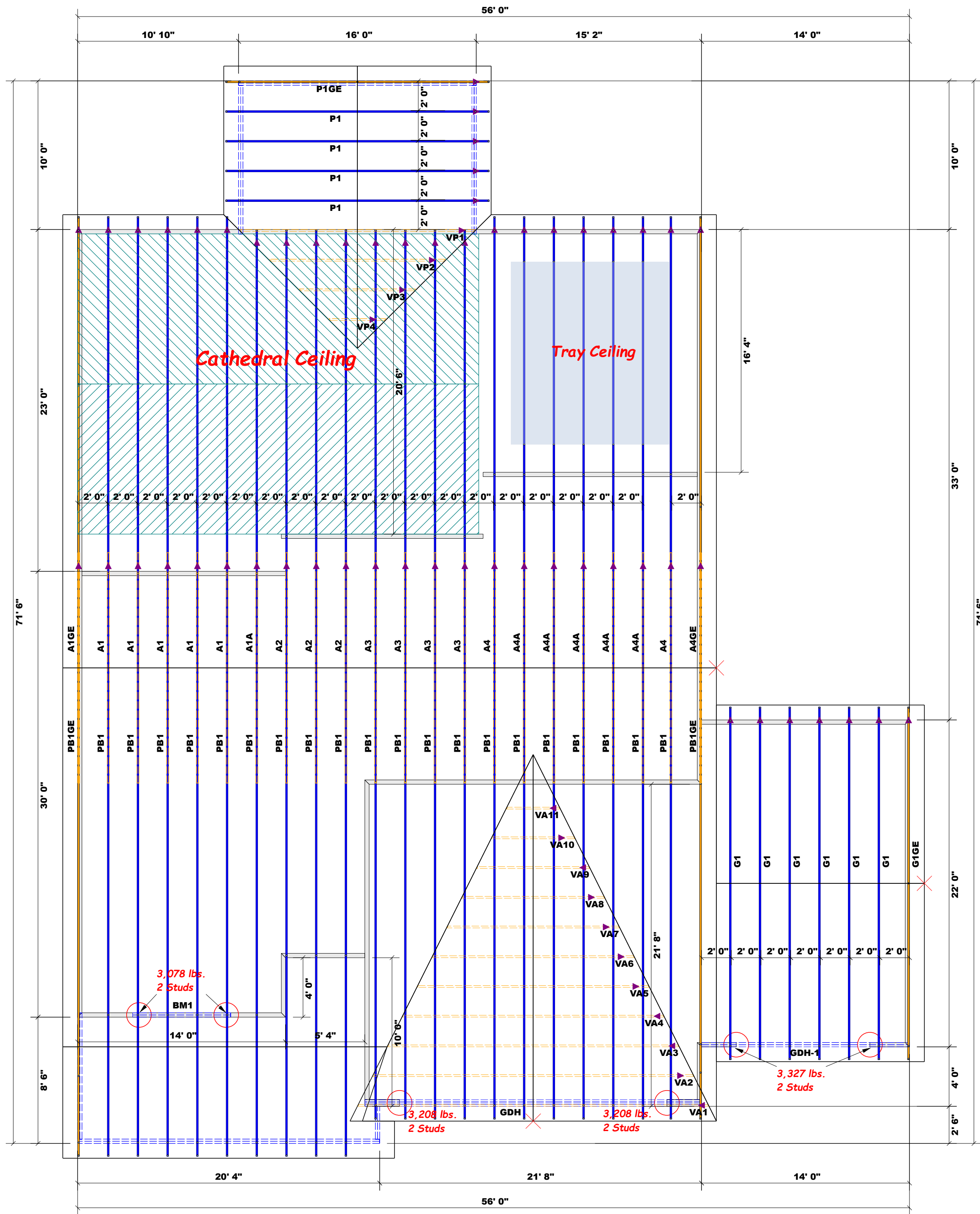
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions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

Signature: Curtis Quick  
Curtis Quick



**ROOF & FLOOR TRUSSES & BEAMS**

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



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

○ -- Denotes Reaction Greater than 3,000 lbs.

Truss Placement Plan  
SCALE: 3/16" = 1'

Beam Legend					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM1	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2	FF
GDH-1	14' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH	23' 0"	1-3/4"x 16" LVL Kerto-S	3	3	FF

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

LOAD CHART FOR JACK STUDS

(BASED ON TABLES B502.5(1) & (2))  
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADERS

END REACTION (UP TO) (DOWN) (DOWN)	END REACTION (UP TO) (DOWN) (DOWN)	END REACTION (UP TO) (DOWN) (DOWN)
1700	2550	3400
3400	5100	6800
5100	7650	10200
6800	10200	13600
8500	12750	17000
10200	15300	
11900		
13600		
15300		

<b>BUILDER</b>	Weaver Homes, Inc.	<b>CITY / CO.</b>	Sanford / Harnett
<b>JOB NAME</b>	Lot 44 West Preserve	<b>ADDRESS</b>	152 Boyce Ct.
<b>PLAN</b>	Lauren III / Elev. A / 3 Car / CP	<b>MODEL</b>	Roof
<b>SEAL DATE</b>	4/29/20	<b>DATE REV.</b>	12/16/24
<b>QUOTE #</b>	Quote #	<b>DRAWN BY</b>	Curtis Quick
<b>JOB #</b>	J1224-6811	<b>SALES REP.</b>	Lenny Norris

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

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

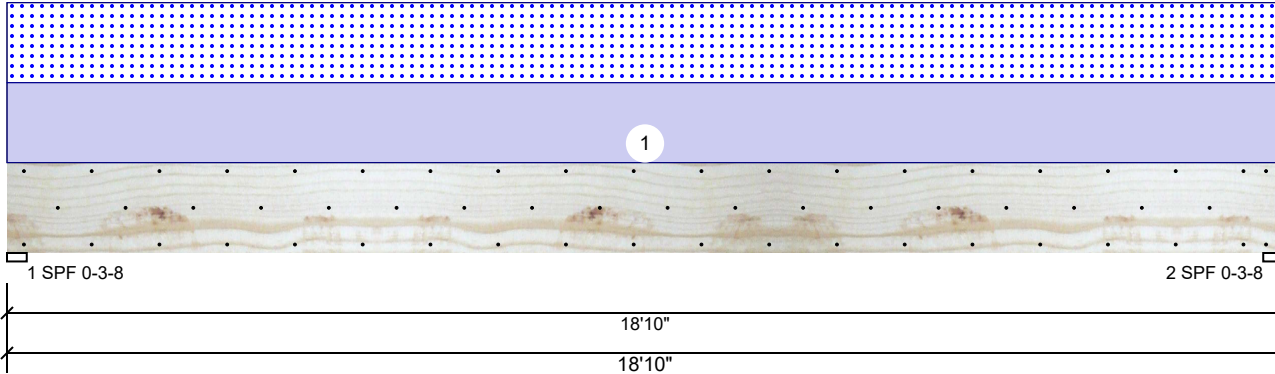
Signature: Curtis Quick  
Curtis Quick

**ROOF & FLOOR TRUSSES & BEAMS**

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

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

Level: Level



**Member Information**

Type:	Girder	Application:	Floor
Plies:	3	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC 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	0	1692	1516	0	0
2	Vertical	0	1692	1516	0	0

**Bearings**

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	Vert	41%	1692 / 1516	3208	L	D+S
2 - SPF	3.500"	Vert	41%	1692 / 1516	3208	L	D+S

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	14410 ft-lb	9'5"	62010 ft-lb	0.232 (23%)	D+S	L
Unbraced	14410 ft-lb	9'5"	14425 ft-lb	0.999 (100%)	D+S	L
Shear	2679 lb	1'7 1/2"	20608 lb	0.130 (13%)	D+S	L
LL Defl inch	0.125 (L/1765)	9'5 1/16"	0.460 (L/480)	0.272 (27%)	S	L
TL Defl inch	0.265 (L/834)	9'5 1/16"	0.613 (L/360)	0.432 (43%)	D+S	L

**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". Nail from both sides.
- 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 13'4 3/8" 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	161 PLF	0 PLF	161 PLF	0 PLF	0 PLF	A6A
	Self Weight				19 PLF					

**Notes**

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

**Lumber**

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

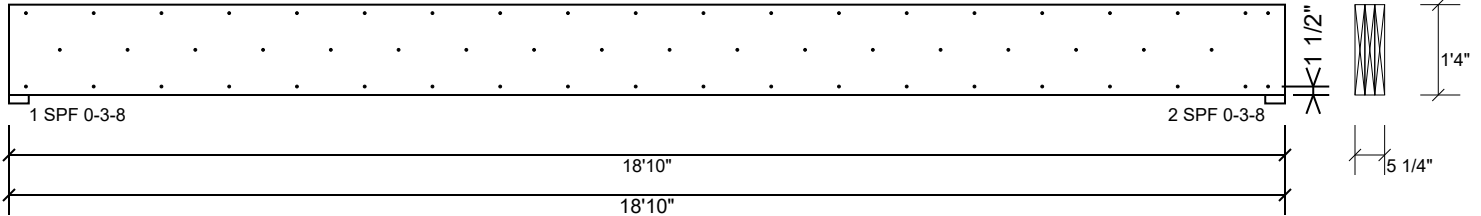
This design is valid until 6/28/2026

**Manufacturer Info**

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

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

Level: Level



**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 <sub>m</sub>	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

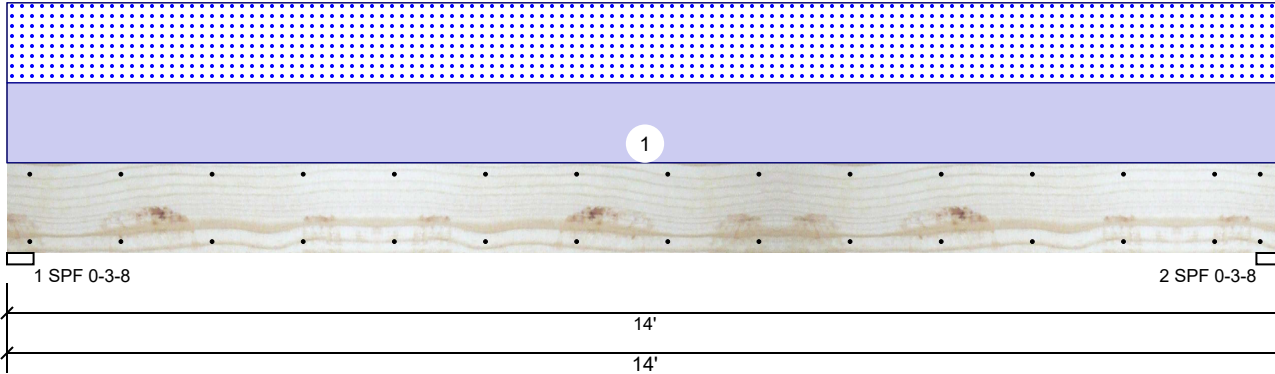
This design is valid until 6/28/2026

**Manufacturer Info**

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[www.metsawood.com/us](http://www.metsawood.com/us)

**GDH-1 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:	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	0	1696	1631	0	0
2	Vertical	0	1696	1631	0	0

**Bearings**

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	Vert	64%	1696 / 1631	3327	L	D+S
2 - SPF	3.500"	Vert	64%	1696 / 1631	3327	L	D+S

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	10893 ft-lb	7'	22897 ft-lb	0.476 (48%)	D+S	L
Unbraced	10893 ft-lb	7'	10904 ft-lb	0.999 (100%)	D+S	L
Shear	2727 lb	12'8 5/8"	10197 lb	0.267 (27%)	D+S	L
LL Defl inch	0.195 (L/832)	7' 1/16"	0.339 (L/480)	0.577 (58%)	S	L
TL Defl inch	0.398 (L/408)	7' 1/16"	0.451 (L/360)	0.882 (88%)	D+S	L

**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 2 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 8'2 11/16" 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	233 PLF	0 PLF	233 PLF	0 PLF	0 PLF	G2
	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**

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

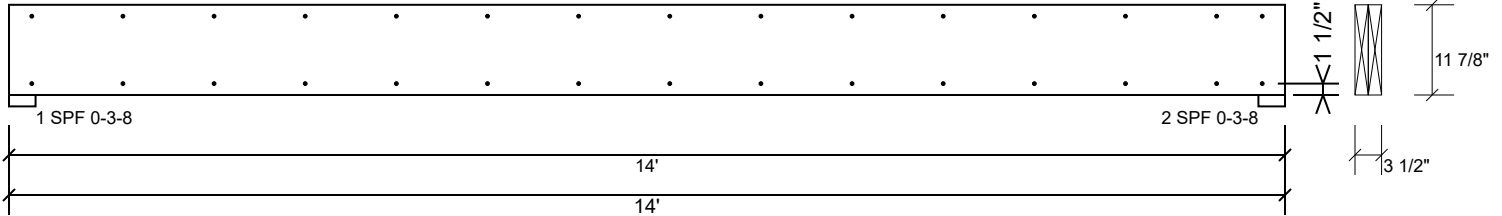
This design is valid until 6/28/2026

**Manufacturer Info**

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

**GDH-1 Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED**

Level: Level



**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 <sub>m</sub>	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

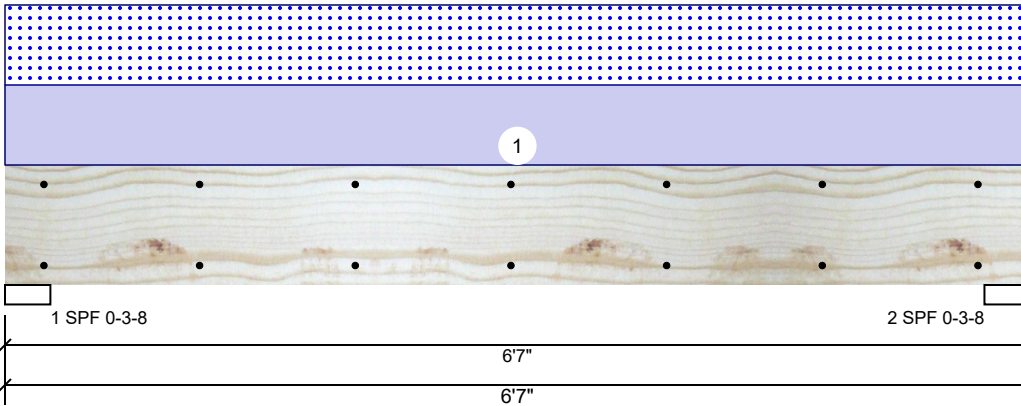
6. For flat roofs provide proper drainage to prevent ponding

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](http://www.metsawood.com/us)

**BM1 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED** Level: Level



**Member Information**

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

Application:	Floor
Design Method:	ASD
Building Code:	IBC 2012
Load Sharing:	No
Deck:	Not Checked

**Reactions UNPATTERNED lb (Uplift)**

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	1551	1527	0	0
2	Vertical	0	1551	1527	0	0

**Bearings**

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	Vert	59%	1551 / 1527	3078	L	D+S
2 - SPF	3.500"	Vert	59%	1551 / 1527	3078	L	D+S

**Analysis Results**

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	4386 ft-lb	3' 1/2"	14423 ft-lb	0.304 (30%)	D+S	L
Unbraced	4386 ft-lb	3' 1/2"	10451 ft-lb	0.420 (42%)	D+S	L
Shear	2090 lb	1' 3/4"	7943 lb	0.263 (26%)	D+S	L
LL Defl inch	0.040 (L/1858)	3' 1/2"	0.153 (L/480)	0.258 (26%)	S	L
TL Defl inch	0.080 (L/922)	3' 1/2"	0.204 (L/360)	0.391 (39%)	D+S	L

**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 2 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 end bearings.
- 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	464 PLF	0 PLF	464 PLF	0 PLF	0 PLF	A3
	Self Weight				7 PLF					

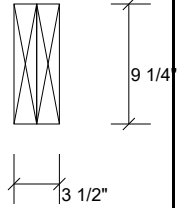
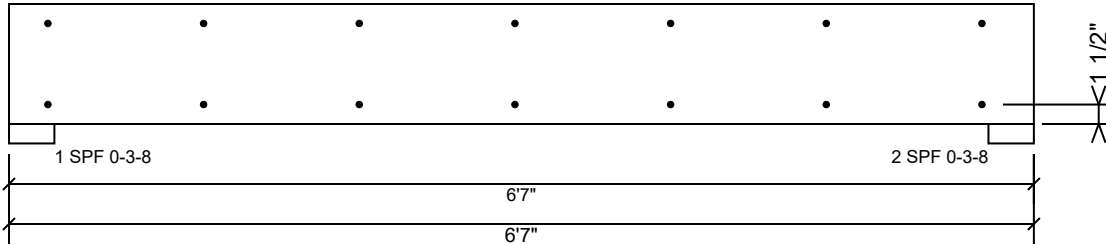
<p><b>Notes</b></p> <p>Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.</p> <p><b>Lumber</b></p> <ol style="list-style-type: none"> <li>Dry service conditions, unless noted otherwise</li> <li>LVL not to be treated with fire retardant or corrosive chemicals</li> </ol>	<p><b>Handling &amp; Installation</b></p> <ol style="list-style-type: none"> <li>LVL beams must not be cut or drilled</li> <li>Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals</li> <li>Damaged Beams must not be used</li> <li>Design assumes top edge is laterally restrained</li> <li>Provide lateral support at bearing points to avoid lateral displacement and rotation</li> </ol>	<p>6. For flat roofs provide proper drainage to prevent ponding</p>
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<p><b>Manufacturer Info</b></p> <p>Metsä Wood        301 Merritt 7 Building, 2nd Floor        Norwalk, CT 06851        (800) 622-5850  <a href="http://www.metsawood.com/us">www.metsawood.com/us</a></p>
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This design is valid until 6/28/2026

**BM1 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED**

Level: Level



**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 <sub>m</sub>	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**

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