

Tobacco Road Lot 75

BIRCH II ELEVATION - B

3-CAR
FRONT LOAD
OPTION



FRONT DOOR
STYLE PER
PURCHASE
ORDER

INCLUDED OPTIONS:

1st FLOOR
COVERED PORCH (in footprint)
GOURMET KITCHEN
FIREPLACE
FIXED WINDOWS @ FAMILY ROOM
STUDY ILO DINING ROOM
FIXED WINDOWS @ STUDY
TRAY CEILING @ OWNERS
OWNERS SPA SHOWER
3-CAR GARAGE

2nd FLOOR
TILE SHOWER ILO FG TUB @ BATH 2
UNFINISHED STORAGE

GENERAL NOTES:

SITE CONSTRUCTION:

- SOIL BEARING CALCULATIONS BASED ON 2000 PSF MIN. REFER TO THE FOUNDATION/FOOTING SCHEDULE.
- BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
- BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR ANY WATERPROOFING/ DAMP PROOFING MATERIALS.

FRAMING:

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. ALL STUDS ARE 3 1/2" UNLESS NOTED. ALL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY. PROVIDE 1x BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.
- JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.
- INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- PROVIDE CUTTING, NOTCHING, NAILING REQUIREMENTS PER 2009-IRC SECTIONS R502.8 R602, R802.7.

THERMAL & MOISTURE PROTECTION:

- INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- ATTIC VENTILATION SHALL BE PROVIDED AT 1/150th OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF BY EAVE OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW.
- PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE.
- PROVIDE ICE-SHIELD PER CODE.
- ROOF VENTING TO BE PROVIDED AS SHOWN. SOFFIT, RIDGE, AND OTHER ROOF VENTS TO BE INSTALLED AS NOTED ON THE DRAWINGS & AS PER MANUFACTURERS RECOMMENDATIONS.

DOORS & WINDOW:

- WINDOW CALL OUT PER PLAN. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER.
- REVIEW ALL WINDOW HEADER HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS.
- TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS.
- FRONT DOOR WIDTH AS REQUIRED BY CODE.
- GARAGE DOOR AS REQUIRED BY CODE.
- EMERGENCY - SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

INSULATION:

EXTERIOR WALLS ZONE 3:
R-13 BATTS MINIMUM. VERIFY

CEILING WITH ATTIC ABOVE COMPRESSED INSULATION:
R-38 BATTS MINIMUM. VERIFY

CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES):
R-30 BATTS MINIMUM. VERIFY

FLOOR OVER GARAGE:
R-19 BATTS MINIMUM. VERIFY

ATTIC KNEEWALL:
R-19 BATTS MINIMUM. VERIFY

BUILDING CODE ANALYSIS

APPLICABLE CODES: 2018 NCRC/ 2018 IBC
 USER GROUP: SINGLE FAMILY
 CONSTRUCTION CLASS: UNPROTECTED
 HEIGHT LIMITATION: N/A
 EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOM SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

GARAGE / HOUSE CEILING/ HOUSE ASSEMBLY: 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GYPSUM BD. CEILING W/ 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOAD:
 LIVE LOAD:
 SLEEPING = 30 PSF
 NON-SLEEPING = 40 PSF
 DECKS = 40 PSF
 DEAD LOAD = 10 PSF
 BASIC WIND SPEED = 115 MPH
 EXPOSURE B (CHARLOTTE)
 STAIR LOAD = 40 PSF
 ROOF LIVE LOAD = 20 PSF
 LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)

NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION

- THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF DAVIDSON HOMES. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF DAVIDSON HOMES IS STRICTLY PROHIBITED.
- MAIN STREET DESIGNS OF GEORGIA, LLC DESIGNS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE NATIONAL ELECTRIC CODE (NEC).
- THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS - DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
- ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF MAIN STREET DESIGNS OF GEORGIA, LLC IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY MAIN STREET DESIGNS OF GEORGIA, LLC PRIOR TO CONSTRUCTION AND/ OR FABRICATION OF THE WORK.
- FLAME SPREAD AND SMOKE DENSITY NOTES:

WALLS AND CEILING:

WALL AND CEILING FINISHES SHALL HAVE A FLAME - SPREAD CLASSIFICATION OF NOT GREATER THAN 200. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

INSULATION:

IF BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED (IN AREAS LIKE UNFINISHED BASEMENTS), THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FLAME-SPREAD AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO FACINGS THAT IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH.

EXCEPT WHERE OTHERWISE NOTED IN SECTION R314.2, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPMENT RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.

R314.1.2 THERMAL BARRIER. FOAM PLASTIC, EXCEPT WHERE OTHERWISE NOTED, SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY MINIMUM 1/2-INCH (12.7 MM) GYPSUM BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER TO LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NO MORE THAN 250°F(121°C) AFTER 15MINUTES OF FIRE EXPOSURE TO THE ASTM E 119 STANDARD TIME TEMPERATURE CURVE. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL FASTENING SYSTEM IN ACCORDANCE WITH SECTION R702.3.5. RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE WHEN EXPOSED TO FIRE SHALL BE PROHIBITED.

BASE HOUSE SQUARE FOOTAGE CALCULATIONS						TOTAL UNDER ROOF	OPTIONS SQUARE FOOTAGE CALCULATIONS		
ELEVATION	1st FL.	2nd FL.	TOTAL FIN.	PORCH	COV'D. PORCH	GARAGE	ROOF	OPTIONS:	1st FLOOR
ELEV. B	1,984 s.f.	752 s.f.	2,736 s.f.	118 s.f.	224 s.f.	415 s.f.	3,368 s.f.	3 CAR GARAGE	+264 s.f.
								FIREPLACE "A"	+12 s.f.

REVISION NUMBER

3/6/2020	ADDED BASEMENT FOUNDATIONS
12/02/2021	ADDED STUDY OPTION, CHANGED BATH 3 PLUMBING WALL TO 2X6 REMOVED FIREPLACE OPTION A
07/11/2022	REMOVED 2 LEDS FROM OPT. STUDY
10/06/2023	ADDED GARAGE LEFT VERSION
11/16/2023	ADDED 12" TRANS. ON ELEV. D-F



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1/8" = 1'-0"

RELEASE DATE	12-1-2023
PROJECT NUMBER	---
OPTION NO.	---

MODEL	BIRCH II
DRAWING TITLE	COVER SHEET
OPTION DESCRIPTION	

SHEET NO.
CS-1.0

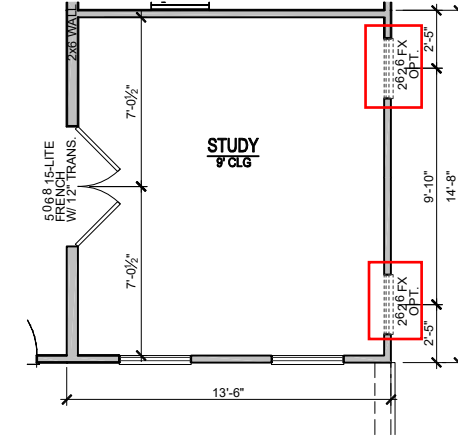
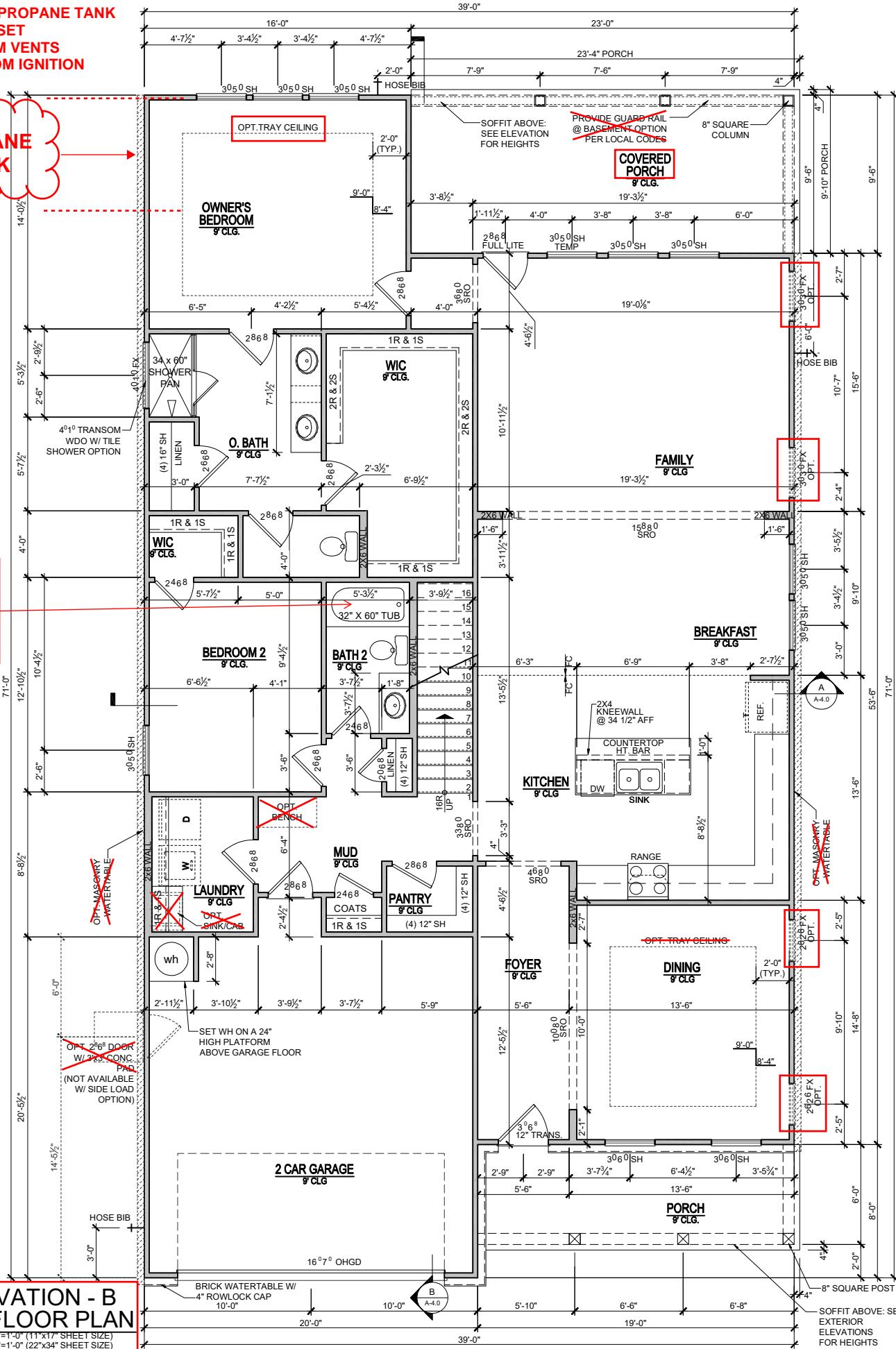
Tobacco Road Lot 75

NOTE: PROPANE TANK TO BE SET 5' FROM VENTS 10' FROM IGNITION

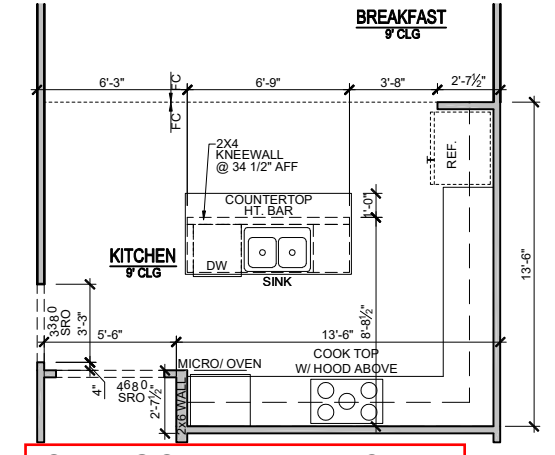
PROPANE TANK

FG SHOWER PAN W/CEILING HEIGHT WALL TILE in TUB/SHOWER

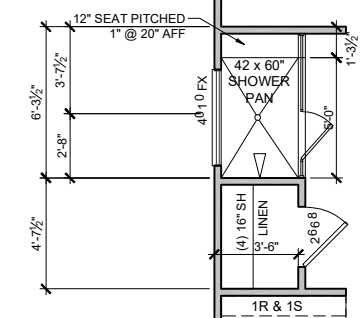
ELEVATION - B
1st FLOOR PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



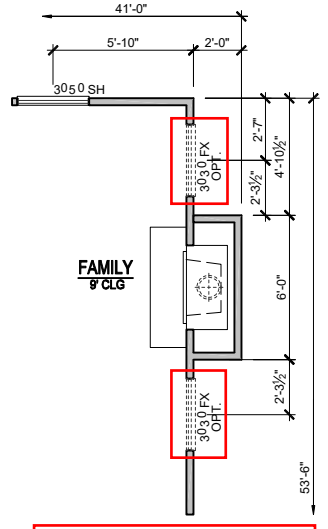
OPT. STUDY ILO DINING ROOM
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



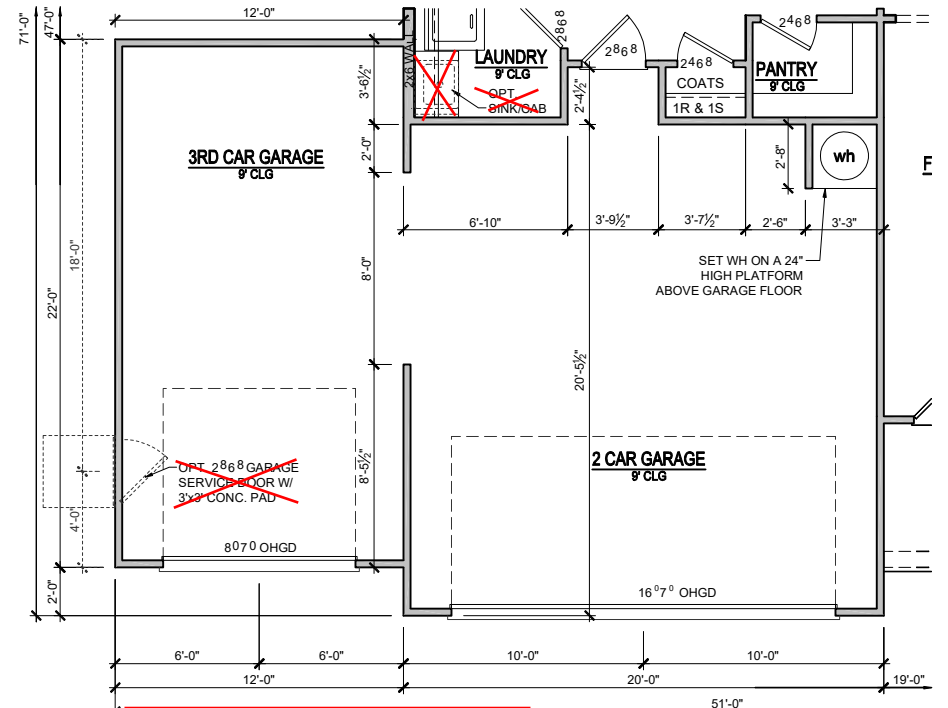
OPT. GOURMET KITCHEN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



OPT. SPA SHOWER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



OPT. FIREPLACE - 'A'
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



1st FLOOR PLAN
OPT. 3RD CAR GARAGE
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

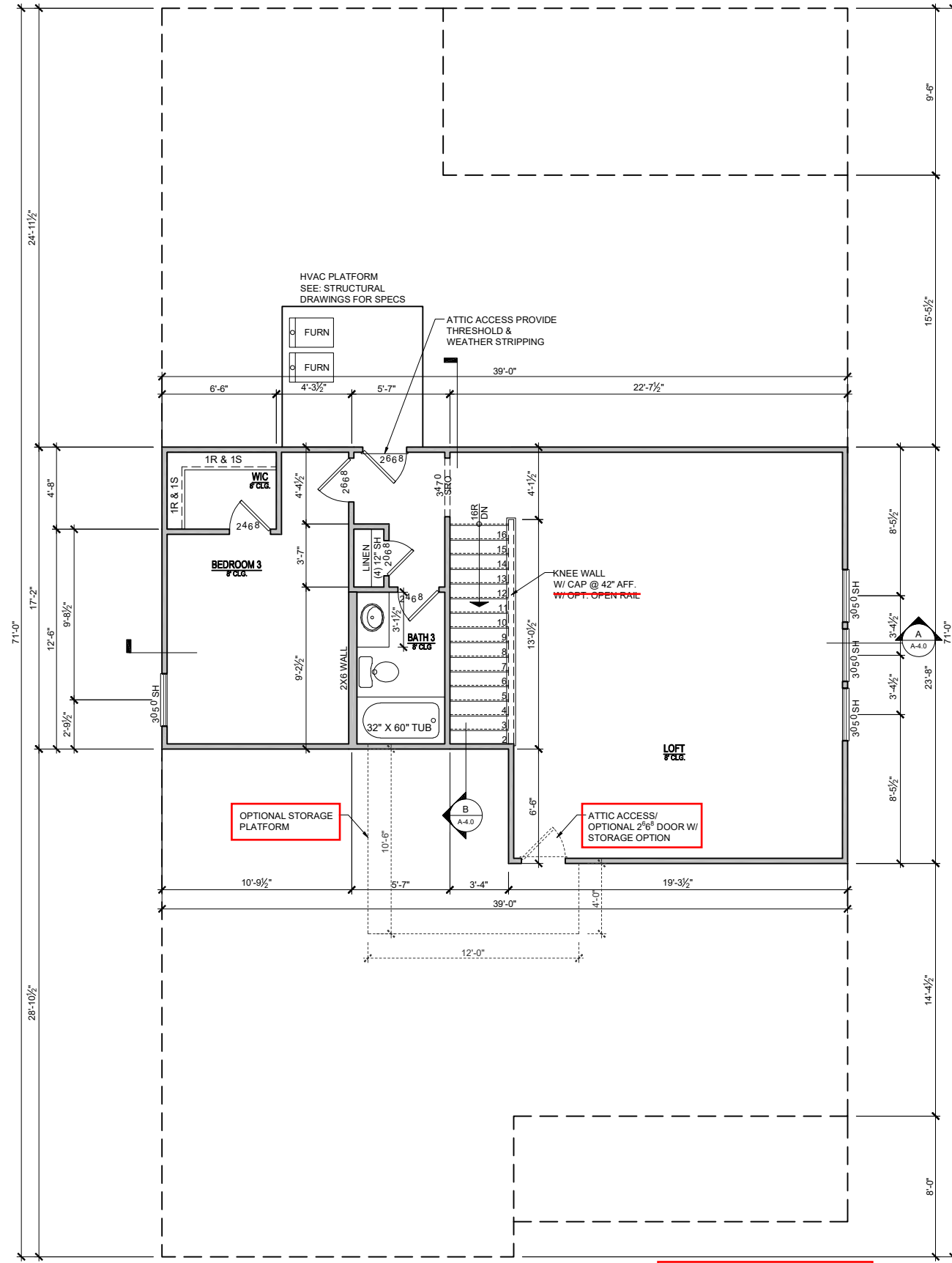
REVISION NUMBER	3/6/2020	ADDED BASEMENT FOUNDATIONS
	12/02/2021	ADDED STUDY OPTION, CHANGED BATH - 3 FLOORING WALL TO ZK6 REMOVED FIREPLACE OPTION A
	07/11/2022	REMOVED 2 LEDS FROM OPT. STUDY
	10/06/2023	ADDED GARAGE LEFT VERSION
	11/16/2023	ADDED 12" TRANS. ON ELEV. D-F

DAVIDSON HOMES

1/8" = 1'-0"

MODEL	BIRCH II
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	ELEVATION - B
SHEET NO.	A-1.0B

Tobacco Road Lot 75



ELEVATION - B
2nd FLOOR PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

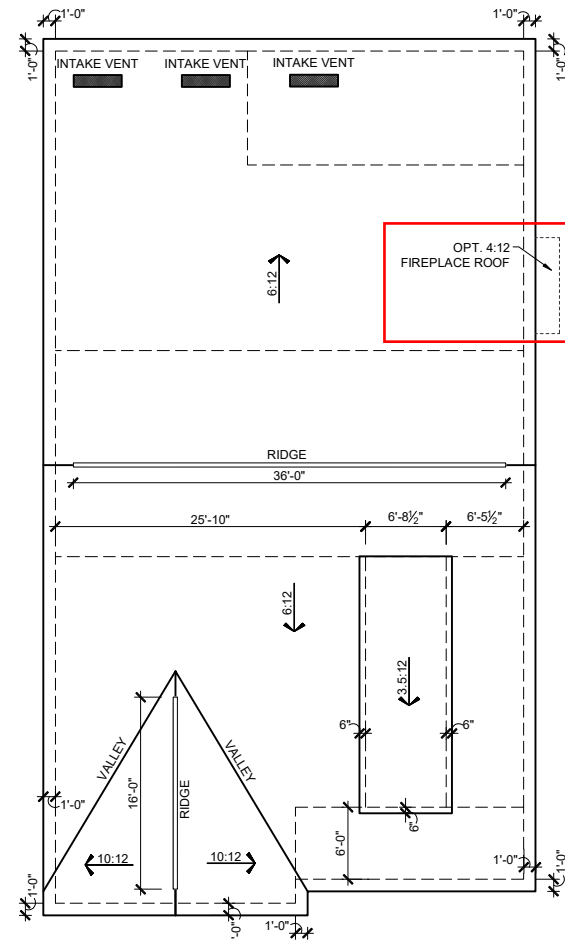
MODEL BIRCH II	RELEASE DATE 12-1-2023	REVISION NUMBER	
	DRAWING TITLE SECOND FLOOR PLAN	3/6/2020	ADDED BASEMENT FOUNDATIONS
OPTION DESCRIPTION ELEVATION - B	PROJECT NUMBER -----	12/02/2021	ADDED STUDY OPTION, CHANGED BATH - 3 PLUMBING WALL TO 2X6 - REMOVED FIREPLACE OPTION A
	OPTION NO. -----	07/11/2022	REMOVED 2 LEDS FROM OPT. STUDY
SHEET NO. A-2.0B		10/06/2023	ADDED GARAGE LEFT VERSION
		11/16/2023	ADDED 12" TRANS. ON ELEVS. D-F

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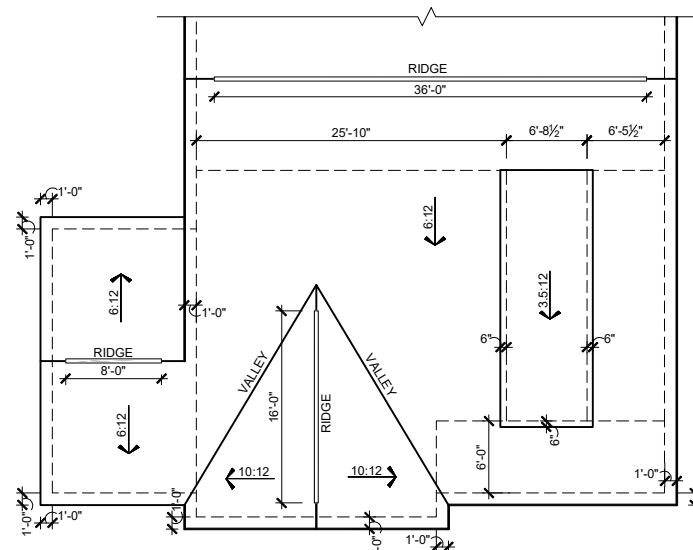
DAVIDSON
 HOMES

1/8" = 1'-0"

Tobacco Road Lot 75



**BIRCH II
ELEVATION -B- ROOF PLAN**
SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



**BIRCH II 3RD CAR GARAGE
ELEVATION -B- ROOF PLAN**
SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)

ATTIC VENT CALCULATIONS

NOTES:

- GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.
- PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE

MAIN ROOF

2731 SQ FT UNDER ROOF ATTIC	300 SQ FT / 1 SQ FT = 9.10 SQ FT VENTILATION
RIDGE VENTS 18 SQ IN = (.125 SQ FT)	VENTED SOFFIT 9 SQ IN = (.0625 SQ FT)
BOX VENTS 50 SQ IN = (.347 SQ FT)	INTAKE VENTS 36 SQ IN = (.25 SQ FT)
9.10 SQ FT x 50% = 4.552 SQ FT OF RIDGE	9.10 SQ FT x 50% = 4.552 SQ FT OF SOFFIT
RIDGE VENT	4.552 SQ FT = 36.4 FEET OF RIDGE VENT
SOFFIT VENT	4.552 SQ FT = 72.8 FEET OF VENTED SOFFIT
RIDGE VENT PROVIDED	52 FEET
VENTED SOFFIT PROVIDED	64 FEET
# BOX VENTS @ RIDGE	-5.4 COUNT
# INTAKE VENTS @ SOFFIT	2.2 COUNT (NEGATIVE = 0)



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1/8" = 1'-0"

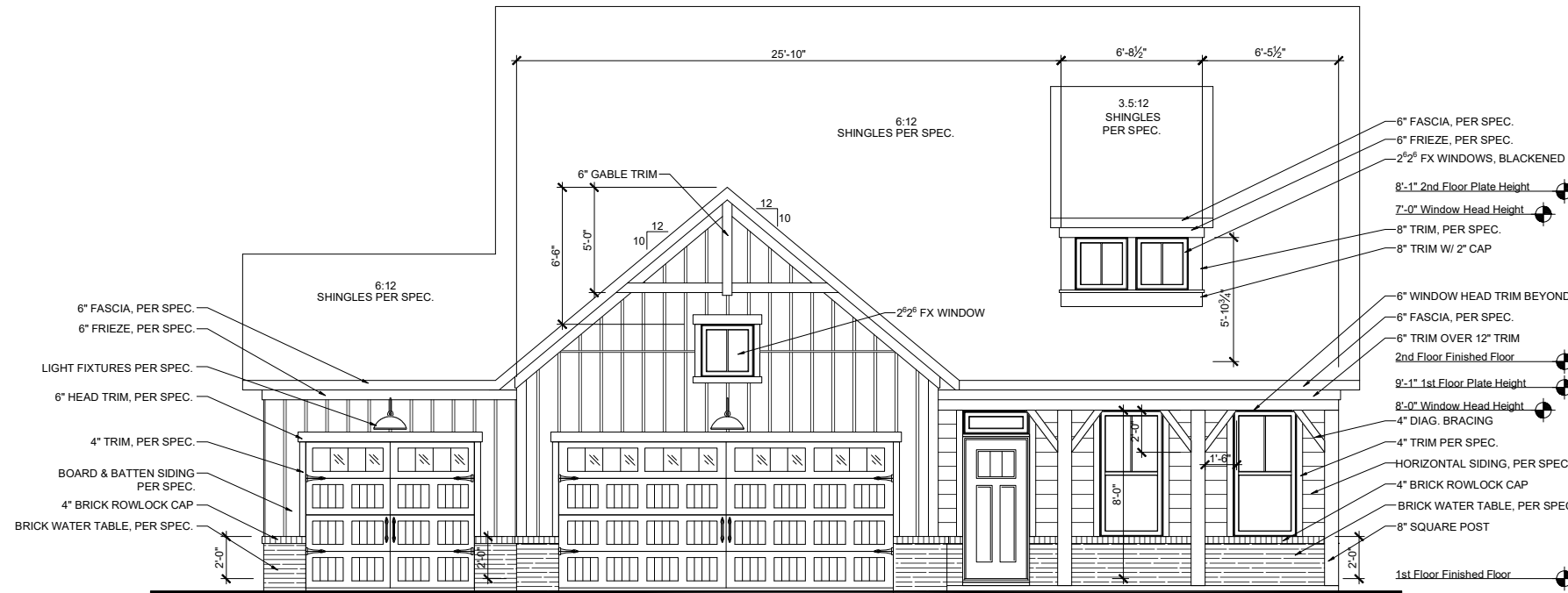
RELEASE DATE	12-1-2023
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	BIRCH II
DRAWING TITLE	ROOF PLAN
OPTION DESCRIPTION	ELEVATION - B

SHEET NO.
A-3.0B

REVISION NUMBER	ADDED BASEMENT FOUNDATIONS
3/6/2020	ADDED STUDY OPTION, CHANGED BATH 3
12/02/2021	PLUMBING WALL TO ZK6 REMOVED
	FIREPLACE OPTION A
07/11/2022	REMOVED 2 LEDS FROM OPT. STUDY
10/06/2023	ADDED GARAGE LEFT VERSION
11/16/2023	ADDED 12" TRANS. ON ELEV. D-F

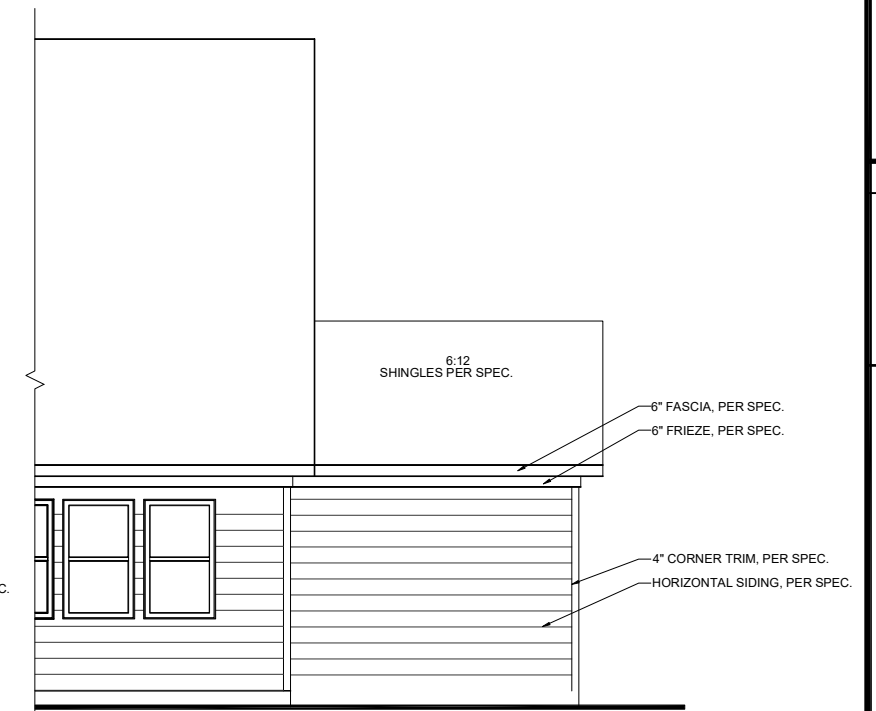
Tobacco Road Lot 75



**BIRCH II 3RD CAR GARAGE
FRONT ELEVATION - 'B'**
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



**BIRCH II
REAR ELEVATION**
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



**BIRCH II 3RD CAR GARAGE
REAR ELEVATION**
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

REVISION NUMBER	DESCRIPTION
3/6/2020	ADDED BASEMENT FOUNDATIONS
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1/8" = 1'-0"

RELEASE DATE	PROJECT NUMBER	OPTION NO.
12-1-2023	---	---

MODEL	DRAWING TITLE	OPTION DESCRIPTION
BIRCH II	EXT. ELEVATIONS	ELEVATION - B

SHEET NO.
A-3.1B

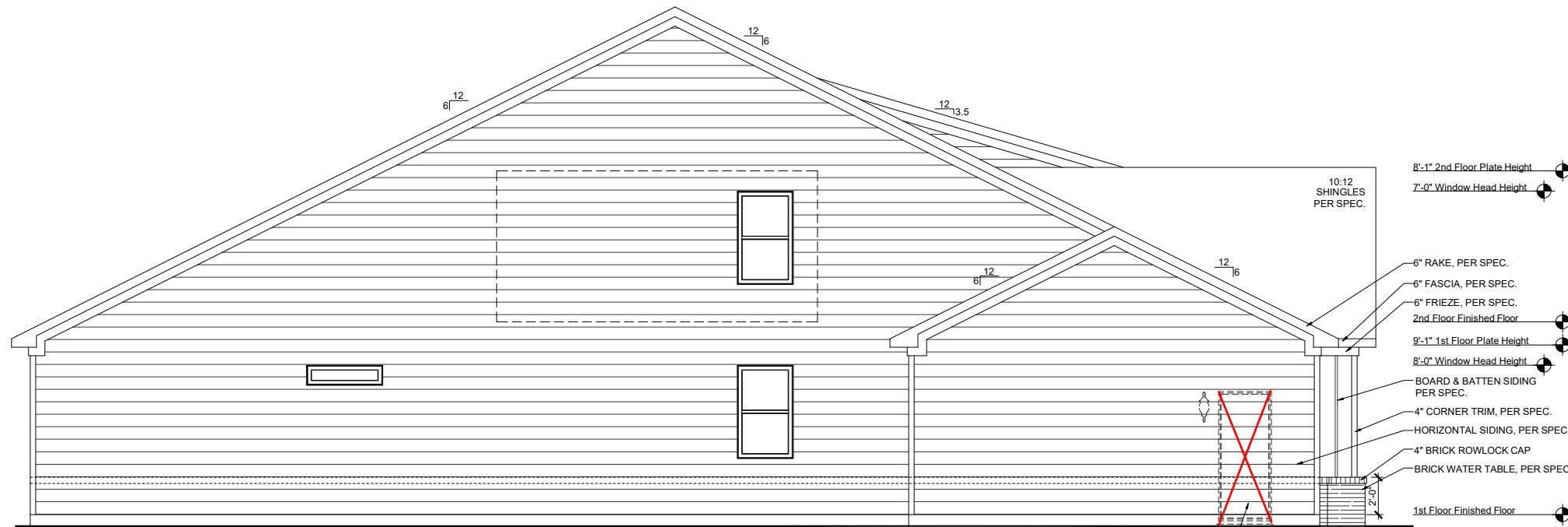
Tobacco Road Lot 75

REVISION NUMBER	DESCRIPTION
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MAIN STREET
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DAVIDSON
HOMES



BIRCH II 3RD CAR GARAGE LEFT ELEVATION - 'B'
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



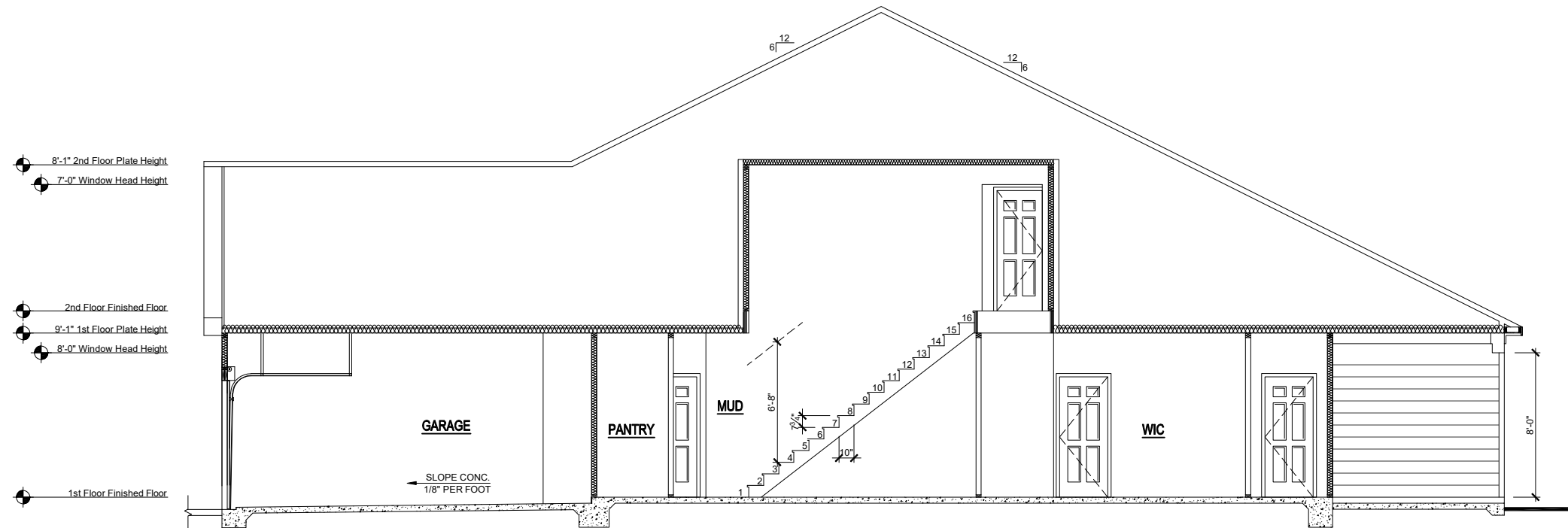
BIRCH II RIGHT ELEVATION - 'B'
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

1/8" = 1'-0"	
RELEASE DATE	12-1-2023
PROJECT NUMBER	---
OPTION NO.	---
MODEL	BIRCH II
DRAWING TITLE	SIDE ELEVATIONS
OPTION DESCRIPTION	ELEVATION - B
SHEET NO.	A-3.2B

Tobacco Road Lot 75



SECTION - A
 SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



SECTION - B
 SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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DAVIDSON
 HOMES

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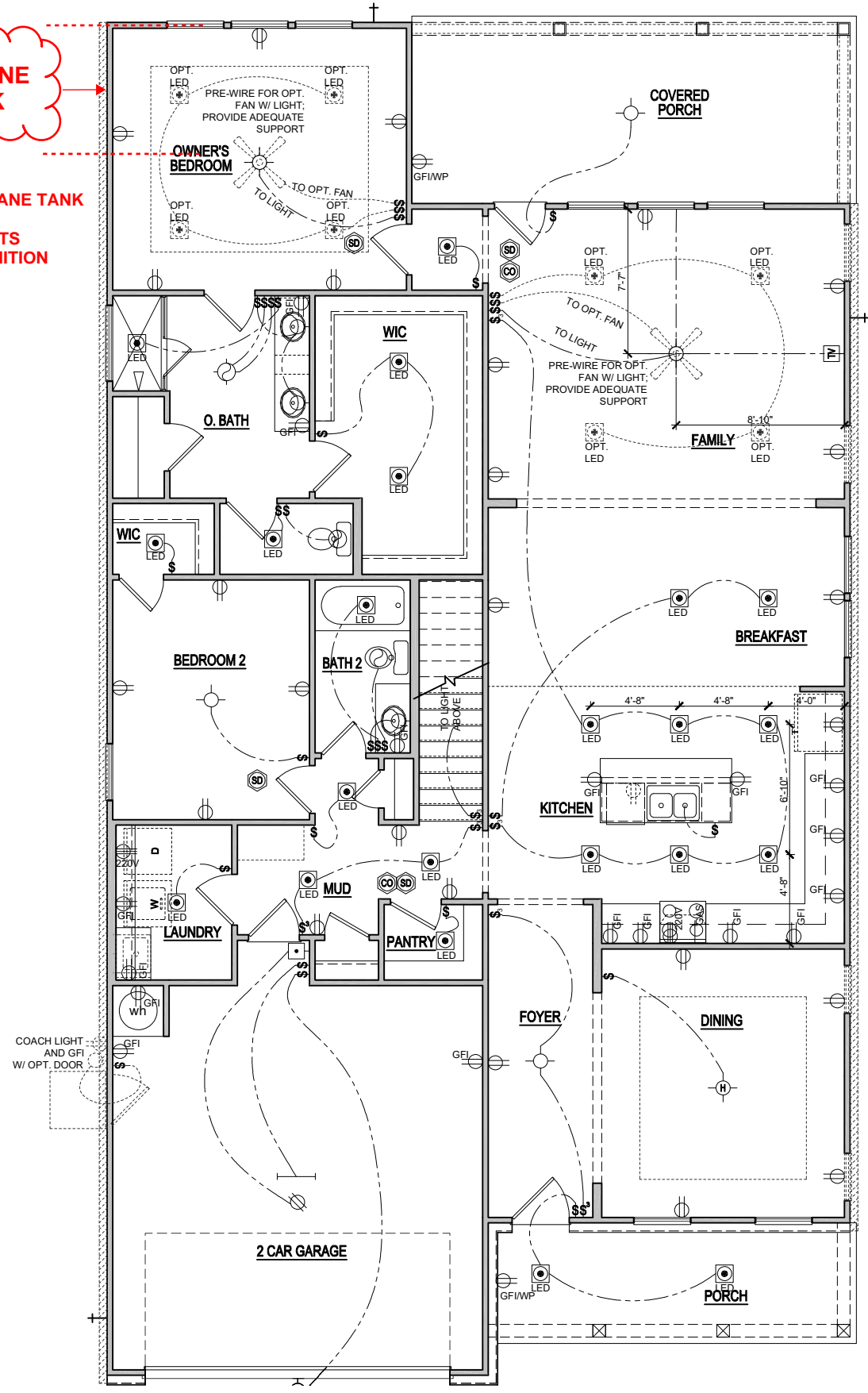
RELEASE DATE	12-1-2023
PROJECT NUMBER	---
OPTION NO.	---

MODEL	BIRCH II
DRAWING TITLE	BUILDING SECTIONS
OPTION DESCRIPTION	

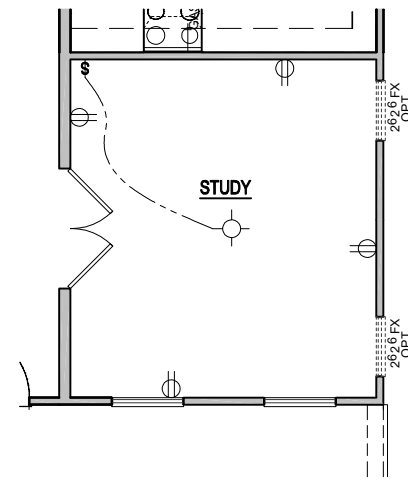
SHEET NO.
A-4.0B

PROPANE TANK

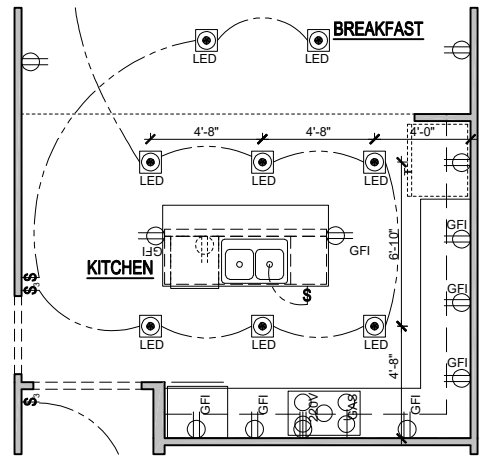
NOTE: PROPANE TANK TO BE SET 5' FROM VENTS 10' FROM IGNITION



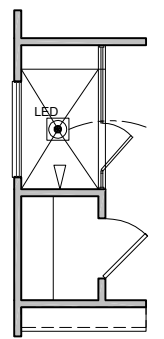
**ELEVATION - B
FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



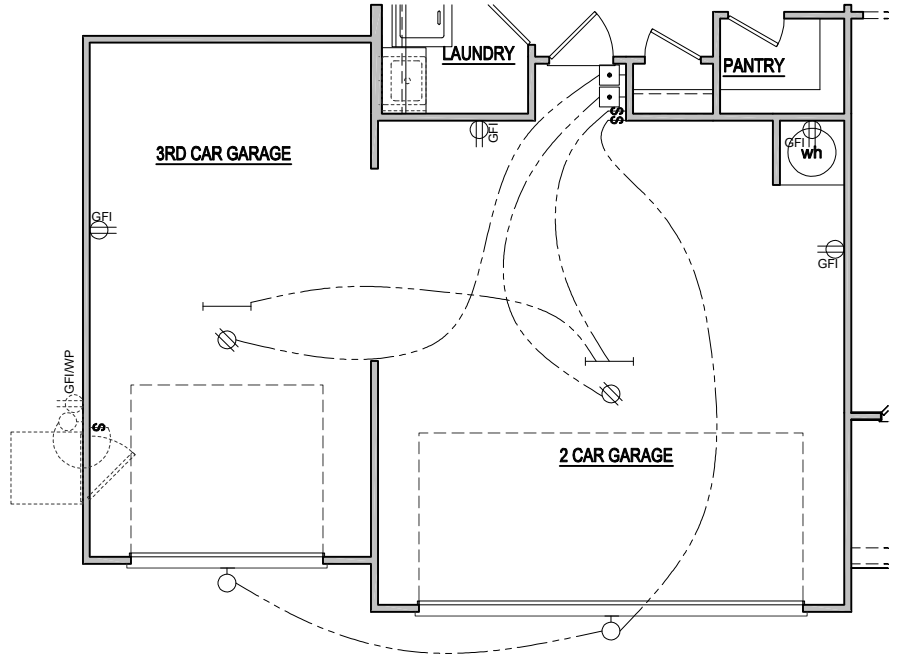
OPT. STUDY ILO DINING ROOM
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



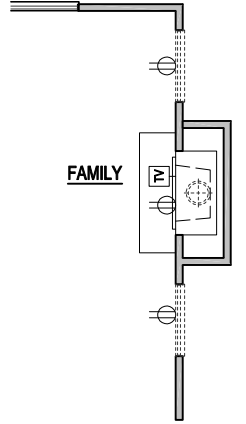
OPT. GOURMET KITCHEN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



OPT. SPA SHOWER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



**OPT. THREE CAR GARAGE
1st FLOOR ELECTRICAL PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



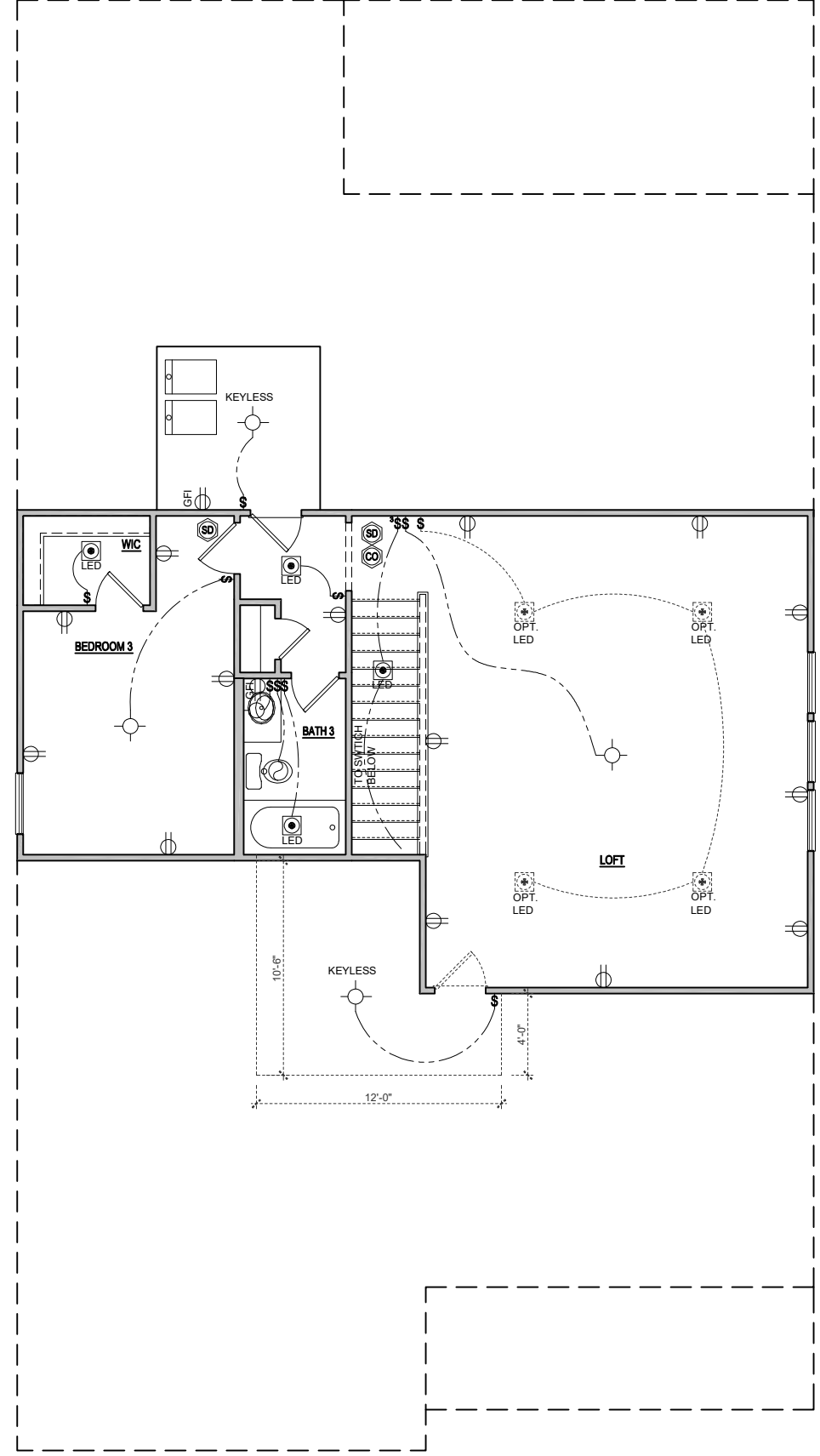
OPT. FIREPLACE - 'A'
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

ELECTRICAL KEY

- CEILING RECEP.
- DUPLEX RECEP.
- SPLIT SWITCHED RECEP.
- FLOOR RECEP.
- QUADPLEX RECEP.
- GFI
- GFI/WP
- 220V
- 220V RECEP.
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- EXHAUST FAN / HEAT LIGHT
- LED
- VAPOR PROTECTED LIGHT
- CEILING LIGHT
- HANGING CEILING LIGHT
- WALL LIGHT
- WALL SCONCE LIGHT
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- CABLE T.V. JACK
- BUTTON
- PHONE JACK
- DIRECT WIRE
- SECURITY SYSTEM PHONE JACK
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- 1 TUBE FLUORESCENT
- 2 TUBE FLUORESCENT
- FLOOD LIGHT
- CHIMES
- CEILING FAN
- CEILING FAN W/ LIGHT

REVISION NUMBER 3/6/2020 ADDED BASEMENT FOUNDATIONS 12/02/2021 ADDED STUDY OPTION, CHANGED BATH - 3 FLOORING WALL TO Zx6 - REMOVED FIREPLACE OPTION A 07/11/2022 REMOVED 2 LEDS FROM OPT. STUDY 10/06/2023 ADDED GARAGE LEFT VERSION 11/16/2023 ADDED 12" TRANS. ON ELEVS. D-F	 Main Street Designs of Georgia, LLC www.MainStreetDesignsLLC.com 3050 Royal Blvd. South, Suite 135 Alpharetta, GA 30022 O. (404) 996-5722	1/8" = 1'-0"		
		RELEASE DATE 12-1-2023	PROJECT NUMBER -----	OPTION NO. -----
		MODEL BIRCH II	DRAWING TITLE 1ST FLOOR ELEC. PLAN	OPTION DESCRIPTION ELEVATION - B
		SHEET NO. E-1.0B		

Tobacco Road Lot 75



ELEVATION - B
SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

Tobacco Road Lot 75

MODEL BIRCH II	RELEASE DATE 12-1-2023	1/8" = 1'-0"	
	PROJECT NUMBER -----	REVISION NUMBER 3/6/2020	ADDED BASEMENT FOUNDATIONS
DRAWING TITLE SECOND FLOOR PLAN	OPTION NUMBER -----	12/02/2021	ADDED STUDY OPTION, CHANGED BATH - 3 PLUMBING WALL TO 2X6 REMOVED FIREPLACE OPTION A
OPTION DESCRIPTION ELEVATION - B	OPTION NO. -----	07/11/2022	REMOVED 2 LEDS FROM OPT. STUDY
SHEET NO. E-2.0B		10/06/2023	ADDED GARAGE LEFT VERSION
		11/16/2023	ADDED 12" TRANS. ON ELEVS. D-F

MAIN STREET
Designs
 Main Street Designs of Georgia, LLC
 www.MainStreetDesignsLLC.com
 3050 Royal Blvd. South, Suite 135
 Alpharetta, GA 30022
 O. (404) 996-5722





KSE ENGINEERING
 1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
 www.kse-eng.com (215) 804-4449

**THE BIRCH II ABC
 LH
 RALEIGH, NORTH CAROLINA**

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS 'THE BUILDING CODE'):
 • 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:
 • ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
 • UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 • HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
 • FLOOR = 40 PSF
 • FLOOR (SLEEPING AREAS) = 30 PSF
 • DECK/BALCONY = 40 PSF
 • STAIRS = 40 PSF

DESIGN DEAD LOADS:
 • ROOF TRUSS = 17 PSF (TC=7, BC=10)
 • FLOOR TRUSS = 15 PSF (TC=10, BC=5)
 • FLOOR JOIST = 10 PSF
 • STANDARD BRICK = 40 PSF
 • QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.

DESIGN WIND LOADS:
 • ULTIMATE WIND SPEED = 120 MPH
 • EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

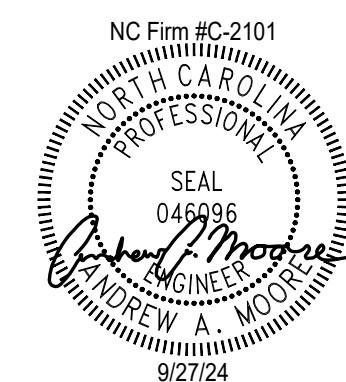
FROST DEPTH = 12" MINIMUM

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
- LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
- PSL: E=2,000,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRS R301.1.3.




KSE ENGINEERING
 1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
 www.kse-eng.com (215) 804-4449



DAVIDSON HOMES

Cover Sheet
 The Birch II Model - LH
 Elevations 'A', 'B' & 'C'
 Up to 120 M.P.H.
 Raleigh, North Carolina

Project #:	214-23005
Designed By:	AAM
Checked By:	KRK
Issue Date:	12/6/23
Re-Issue:	9/27/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

NOTE: PROPANE TANK TO BE SET 5' FROM VENTS 10' FROM IGNITION

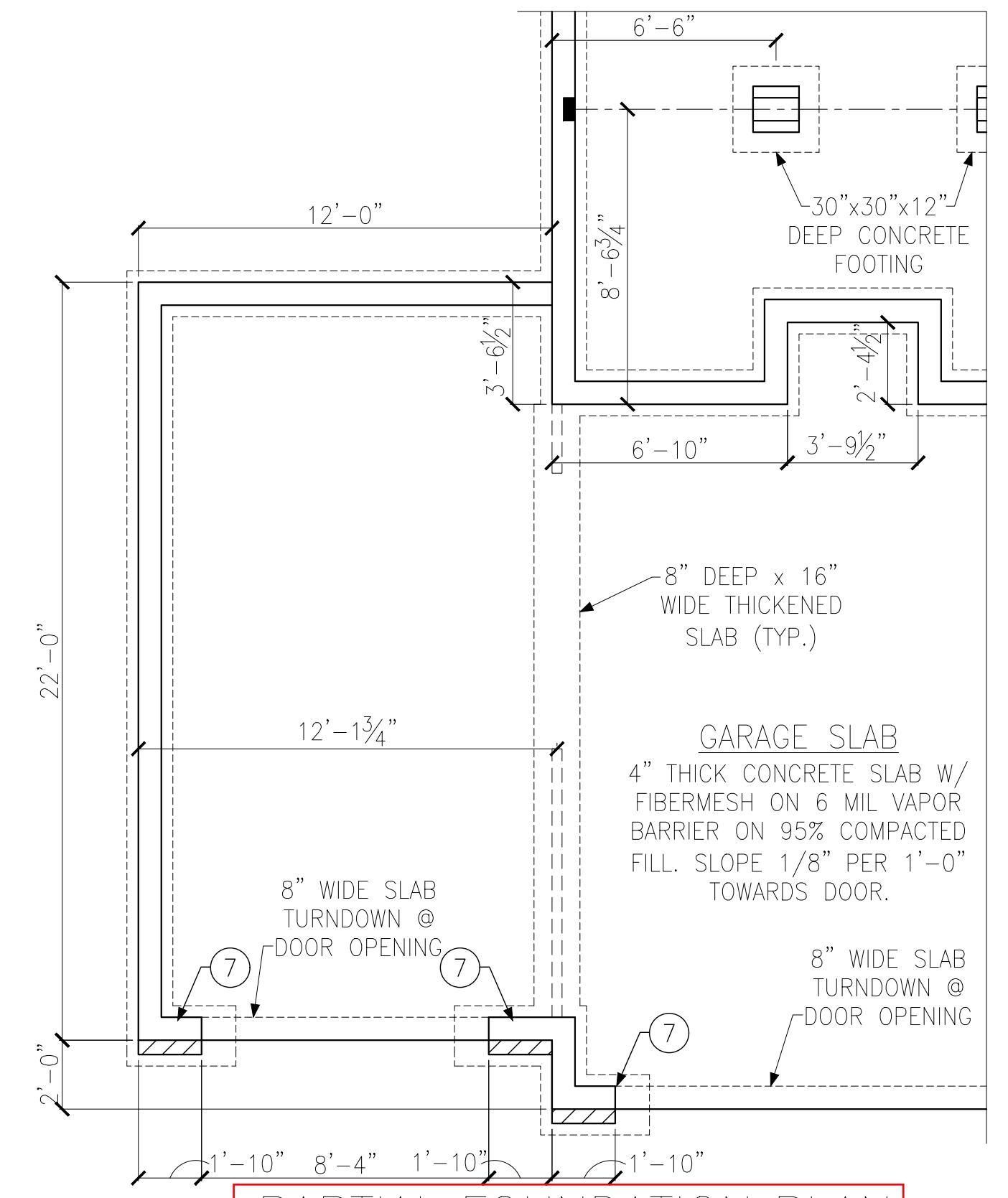


FOUNDATION PLAN FOR 2x10 FLOOR FRAMING

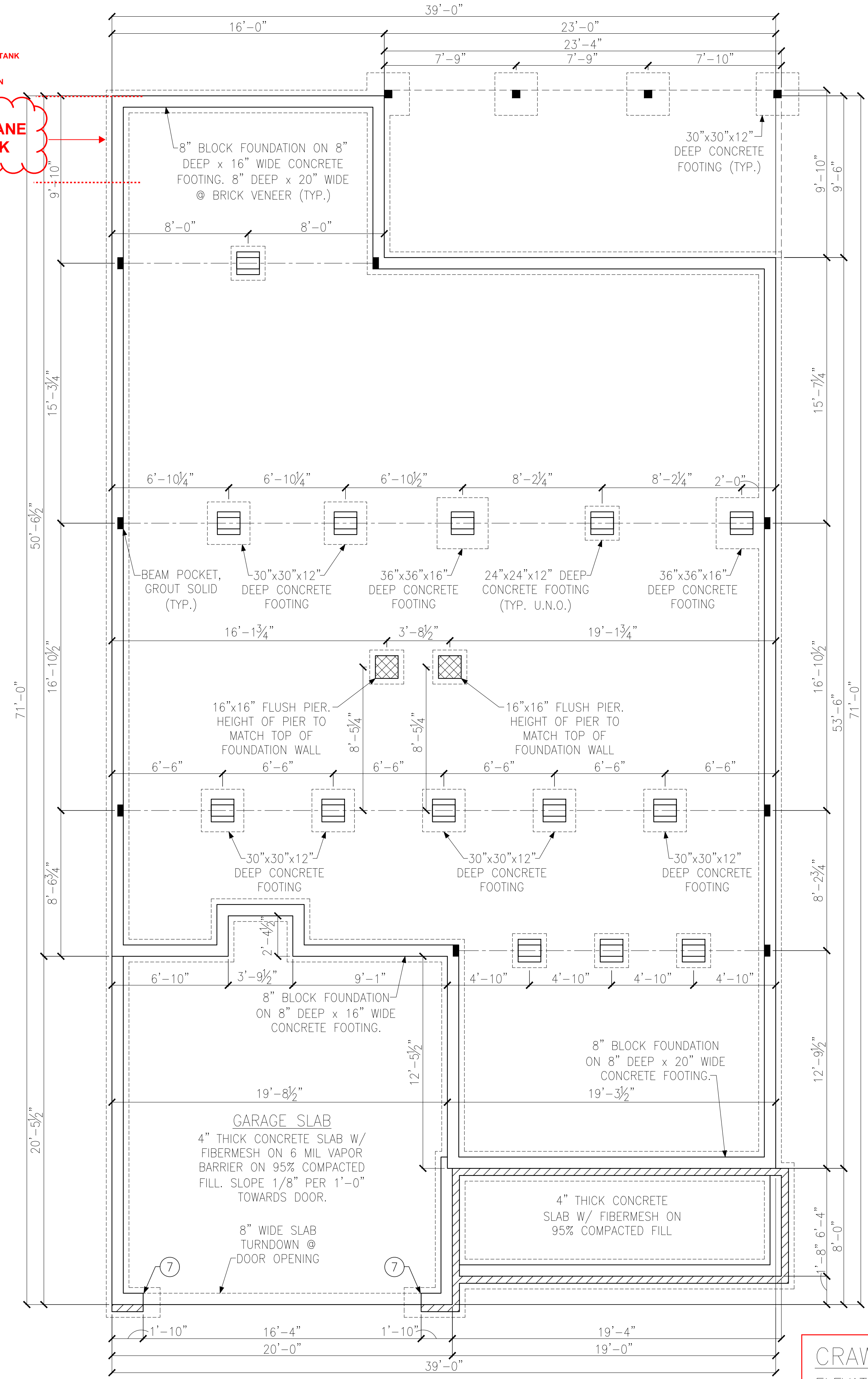
FOUNDATION PLAN FOR I-JOIST FLOOR FRAMING

SEE PIER AND FOOTING SCHEDULE (TYP.)

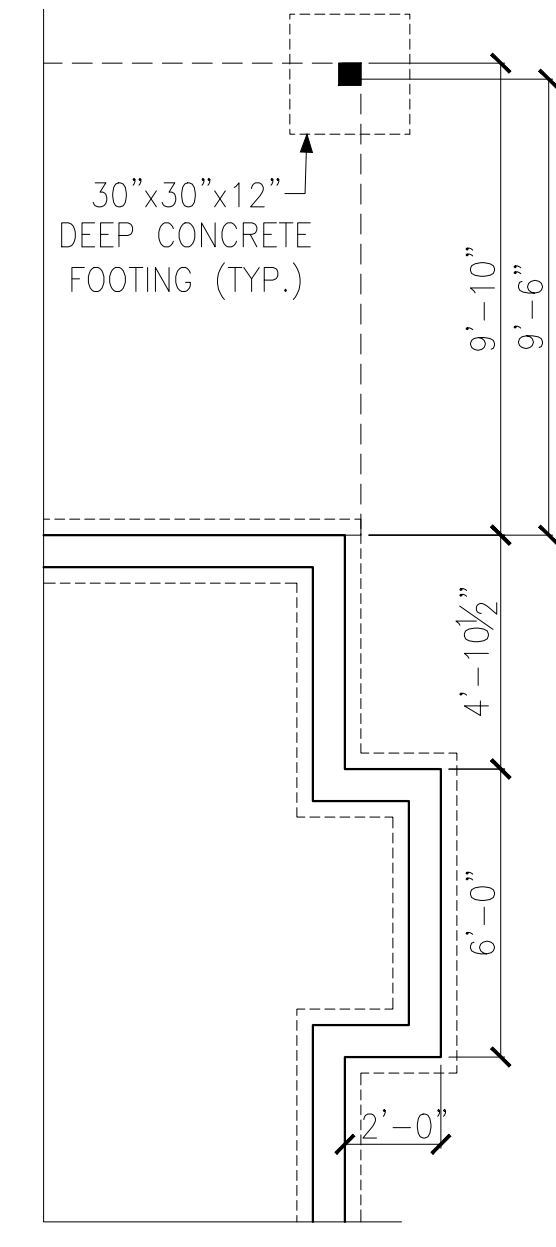
PIER ELEV. TO BE 9/4" BELOW TOP OF WALL ELEV. (TYP.)



PARTIAL FOUNDATION PLAN OPT. 3 CAR FRONT LOAD



CRAWL SPACE FOUNDATION PLAN ELEVATION 'B'



OPT. FIREPLACE 'A'

LEGEND

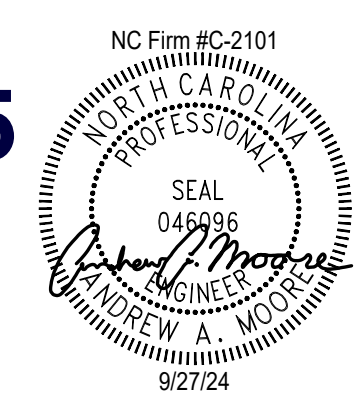
- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

KEYNOTES:

- ⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.

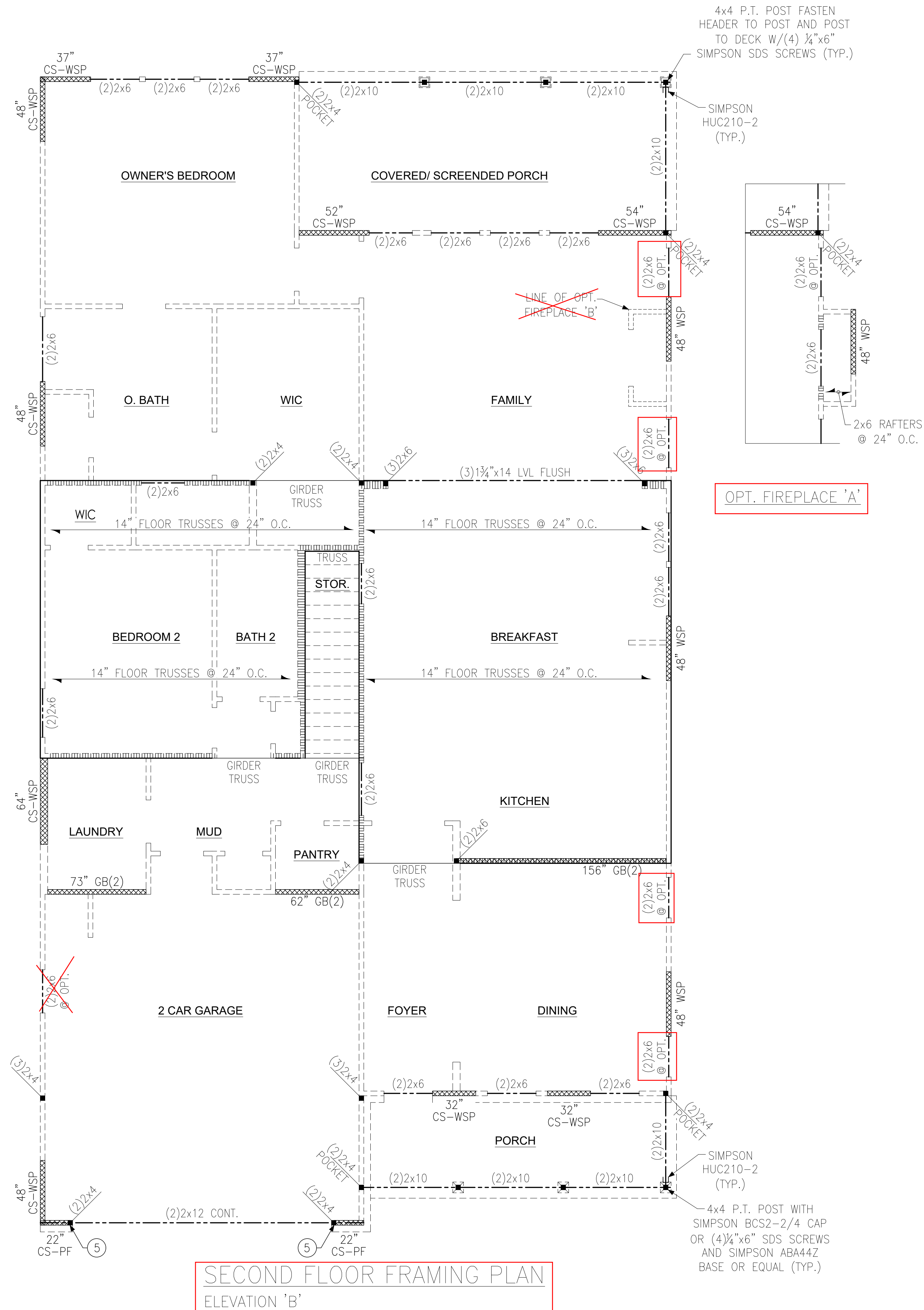
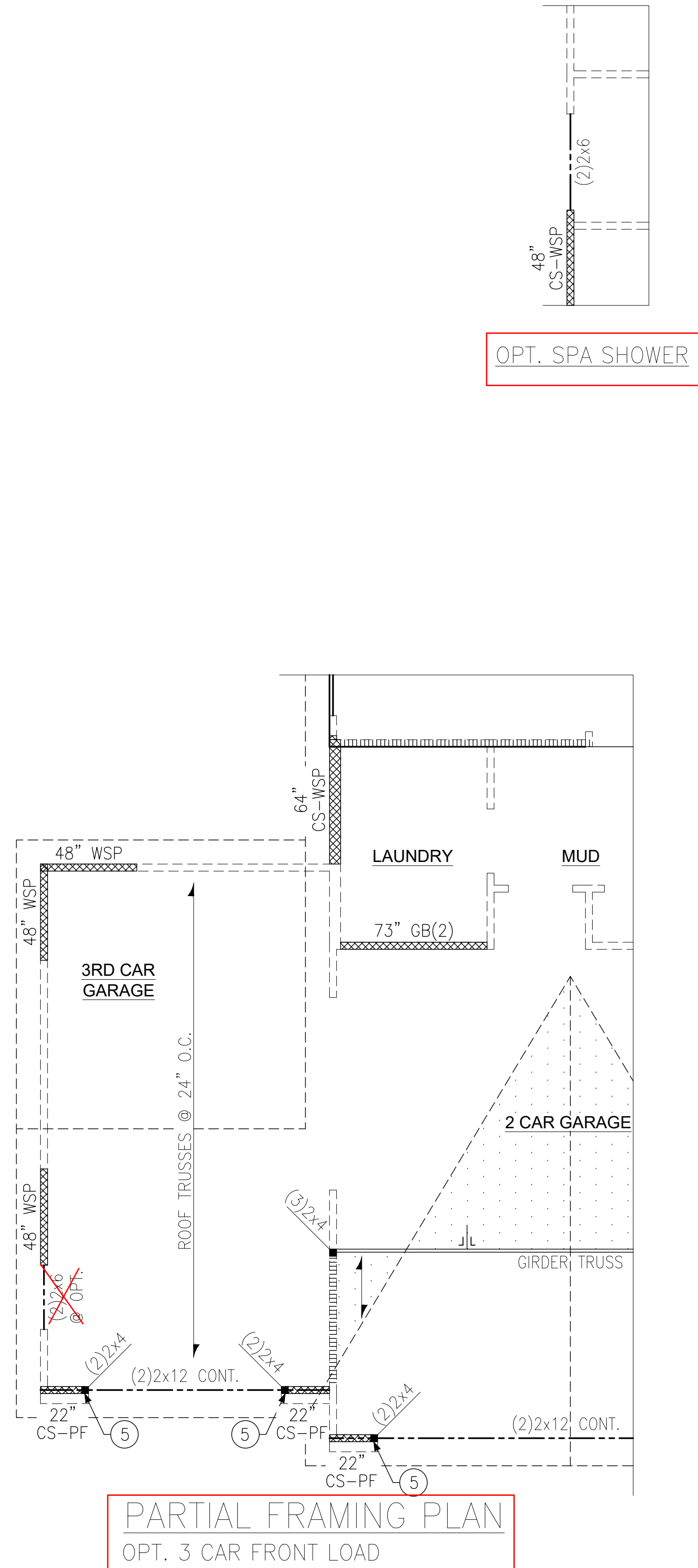
Tobacco Road Lot 75



Crawl Space Foundation Plans
Elevation 'B' & Option

The Birch II Model - LH
Up to 120 M.P.H.
Raleigh, North Carolina

Project #: 214-23005
Designed By: AAM
Checked By: KRK
Issue Date: 12/6/23
Re-Issue: 9/27/24
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



NOTE:
 2x BEAMS, HEADERS AND FLOOR TRUSSES MAY BE SYP #2 GRADE LUMBER.

LEGEND

- ★ → PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- → BEARING WALL ABOVE
- ||||| → INTERIOR BEARING WALL
- ▨ → BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- NH → NO HEADER REQUIRED

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

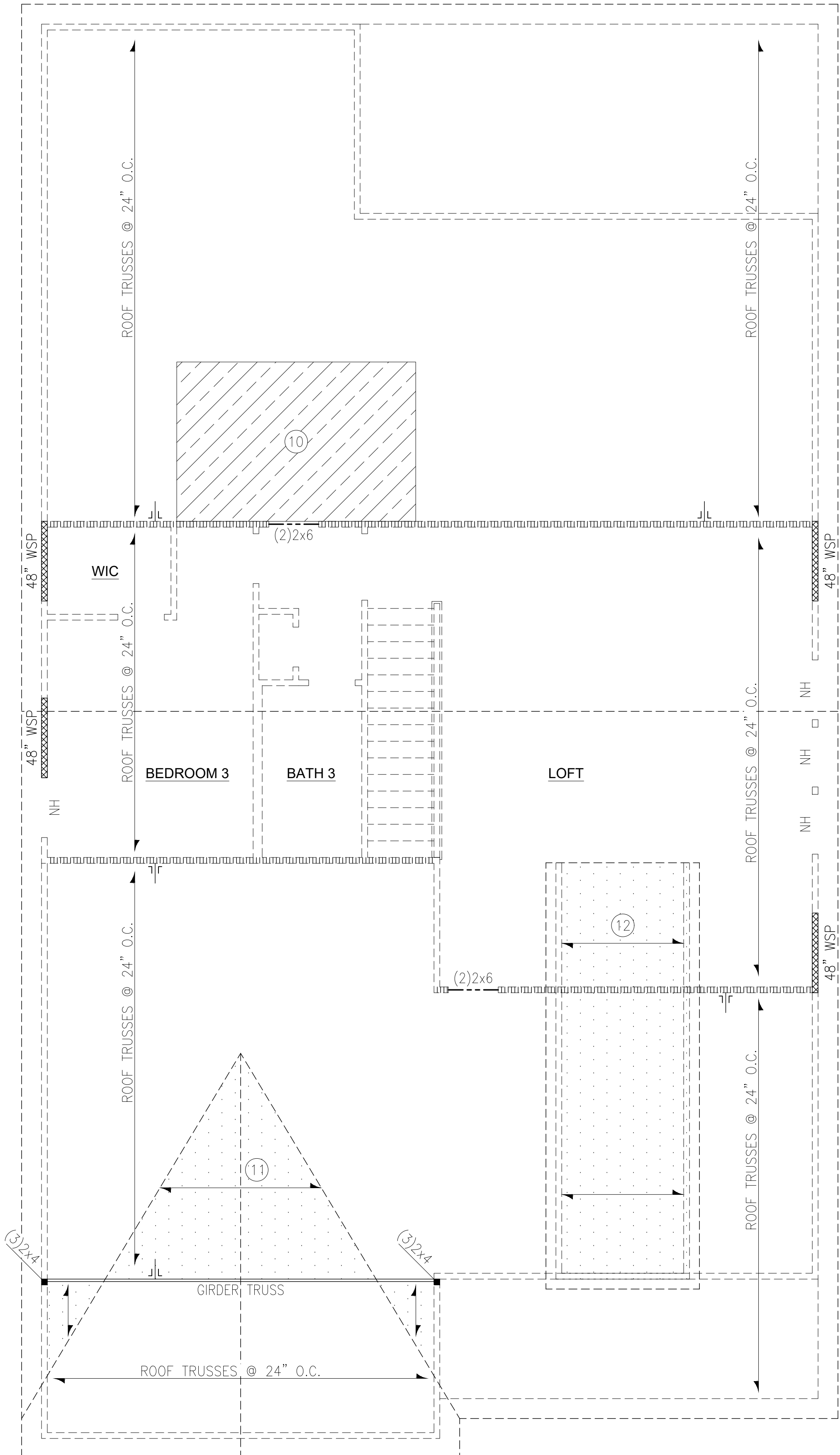
PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES @ 24" O.C. MAXIMUM OR EQUAL (U.N.O.).

KEYNOTES:

- INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.





ROOF FRAMING PLAN
ELEVATION 'B'

NOTE:
2x BEAMS, HEADERS AND
FLOOR JOISTS MAY BE SYP
#2 GRADE LUMBER.

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- NO HEADER REQUIRED

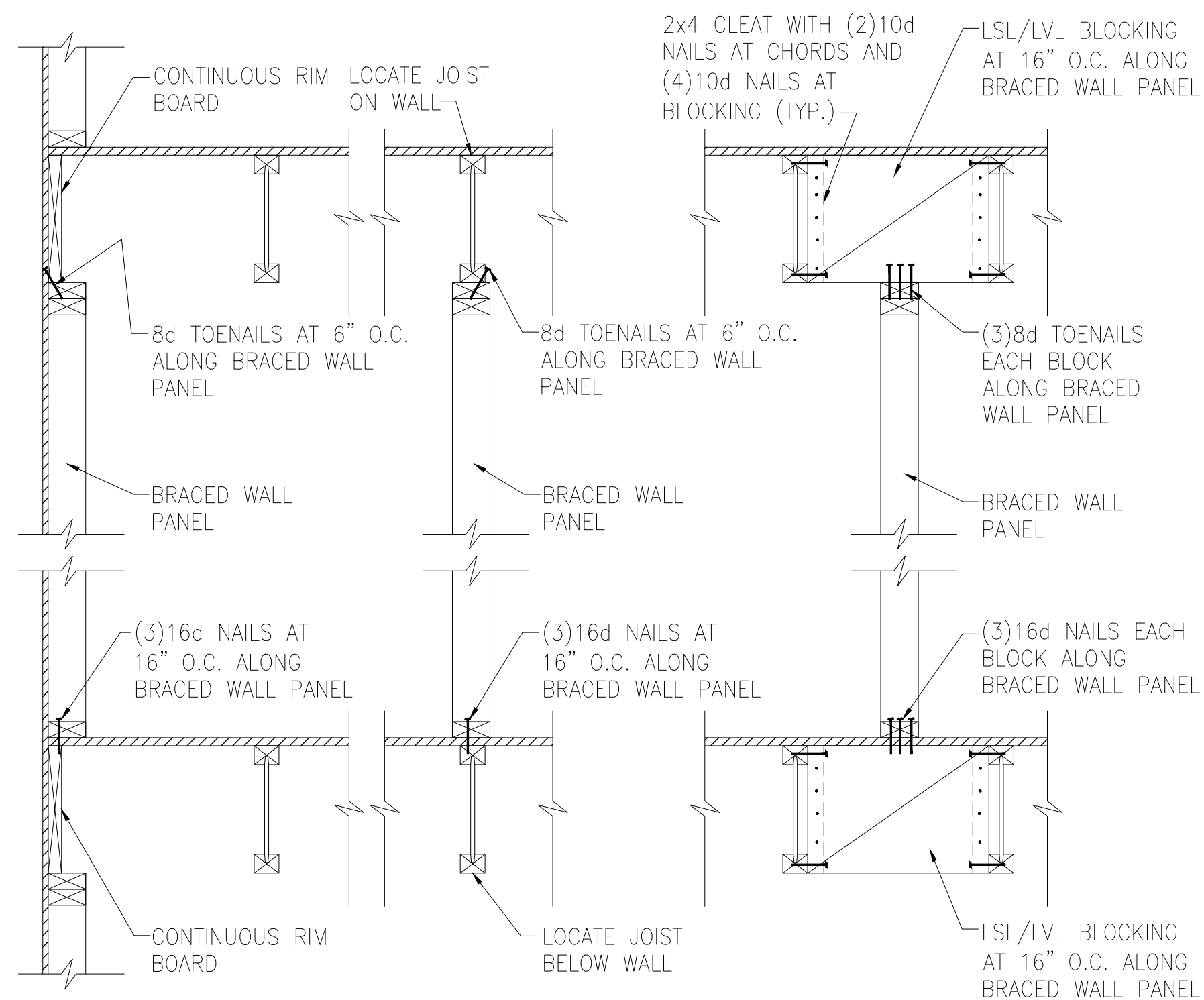
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8' WALL PLATES

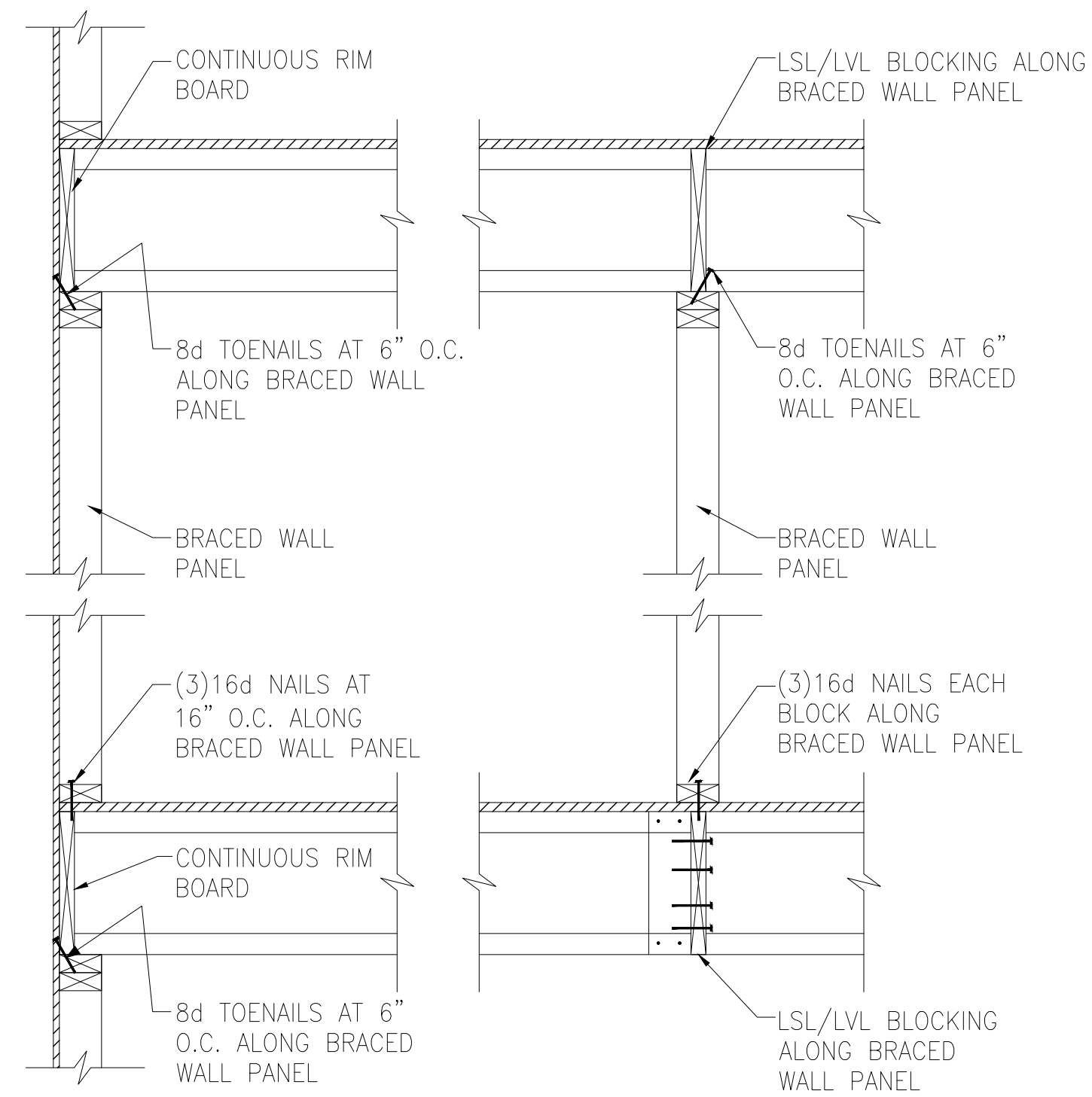
KEYNOTES:

- (10) 8'x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- (11) VALLEY SET TRUSSES @ 24" O.C. OR 2x6 OVERFRAMING @ 24" O.C. W/ 2x8 RIDGE & VALLEY PLATES (TYP.)
- (12) 2x6 RAFTERS @ 24" O.C. ON 2x4 RAKED KNEE WALLS. PROVIDE 2x4 BLOCKING BETWEEN TRUSSES UNDER KNEE WALLS. (TYP.)

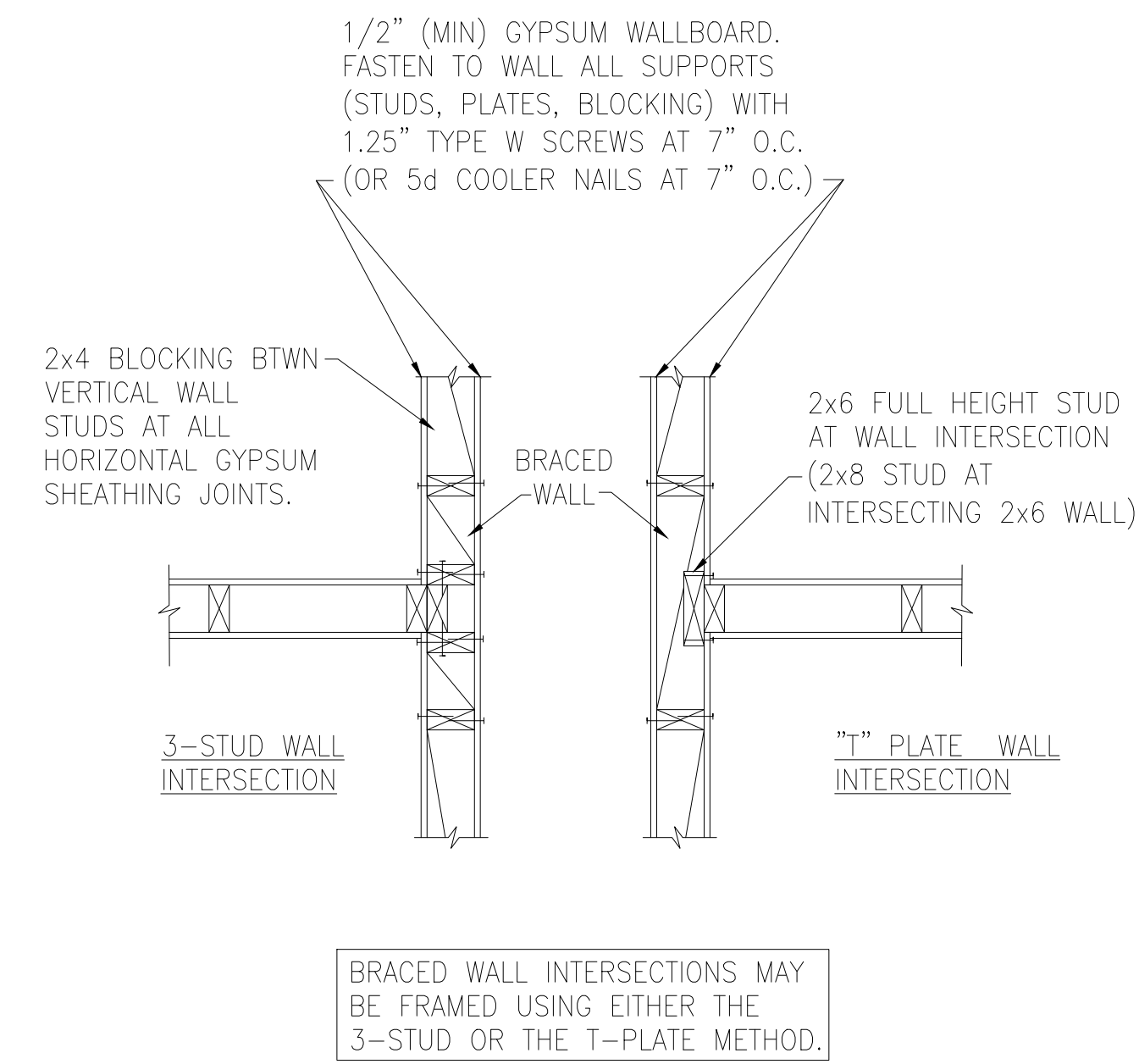




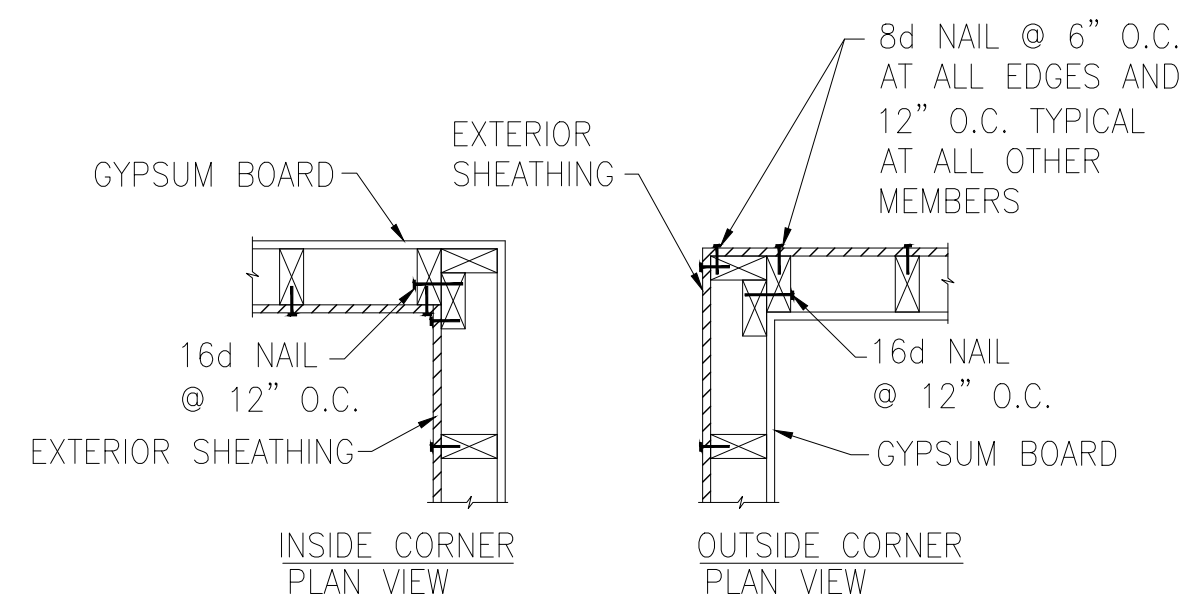
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



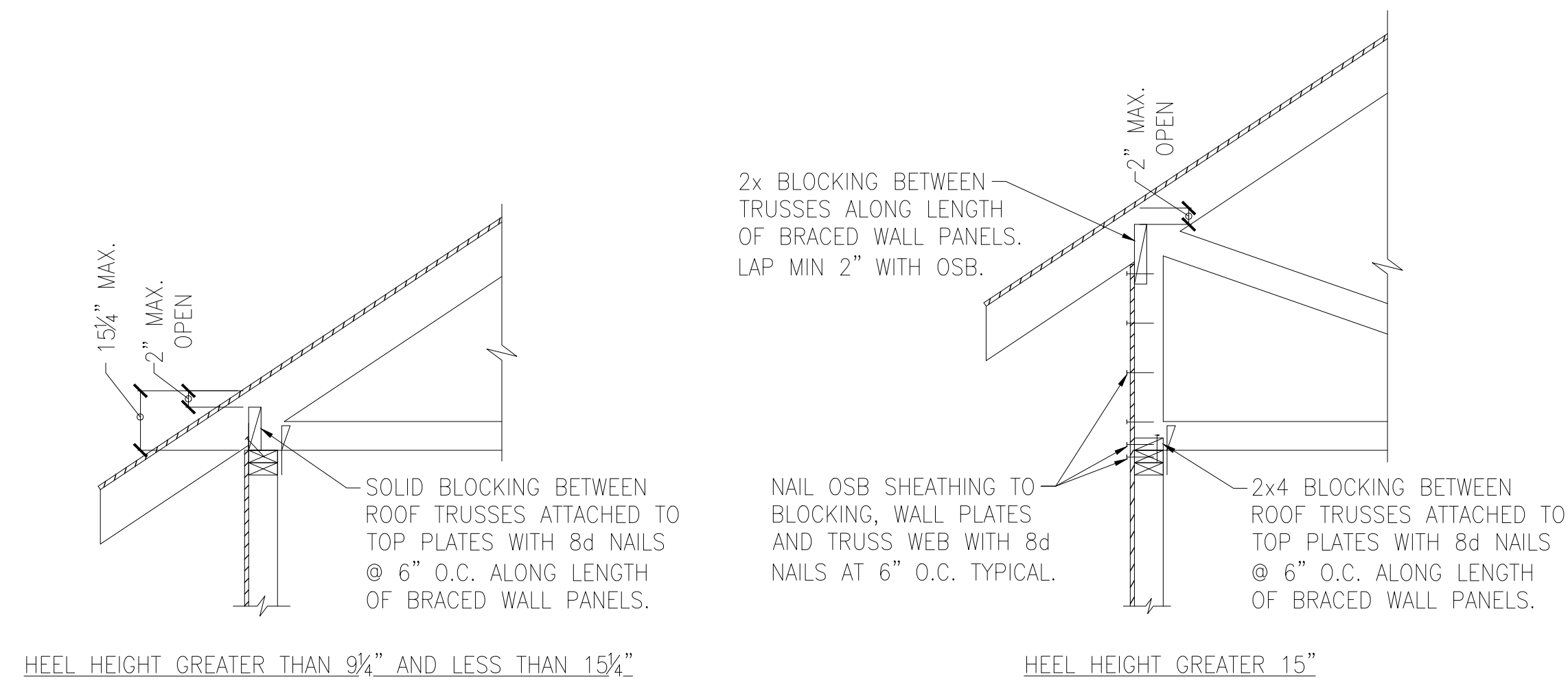
B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



C METHOD GB(1) AND GB(2) INTERSECTION DETAILS

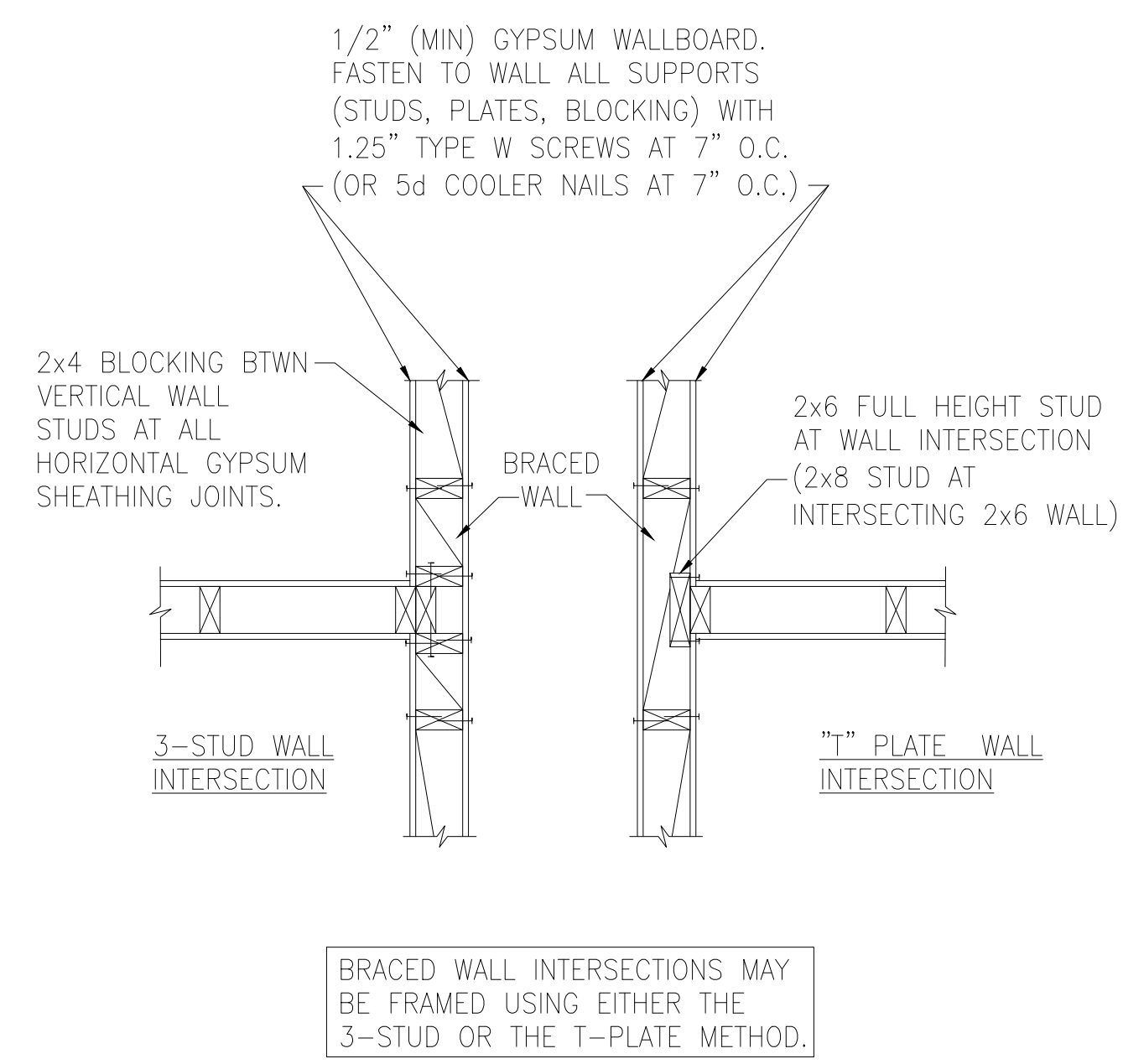
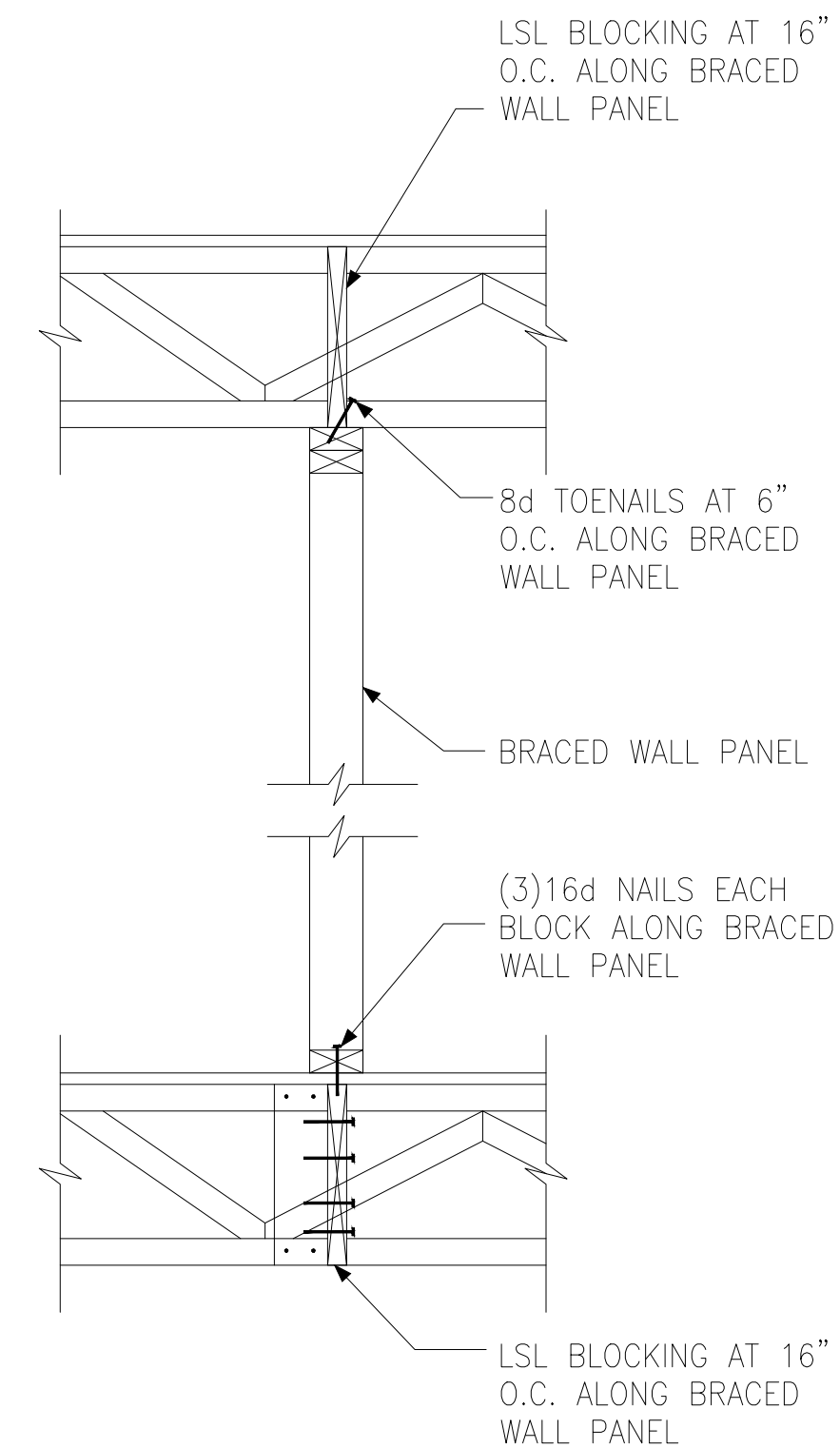
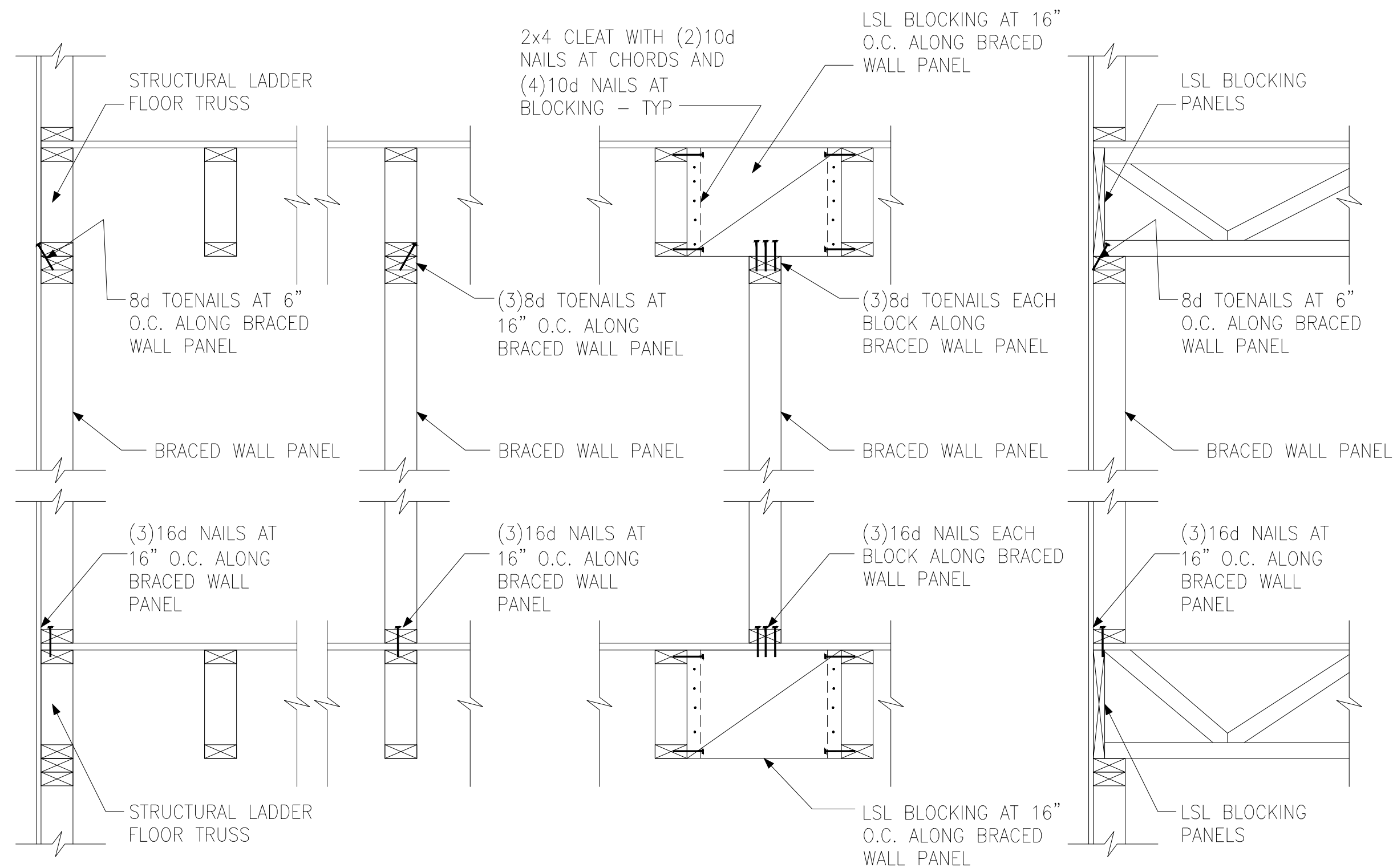


D TYPICAL EXTERIOR CORNER WALL FRAMING



E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

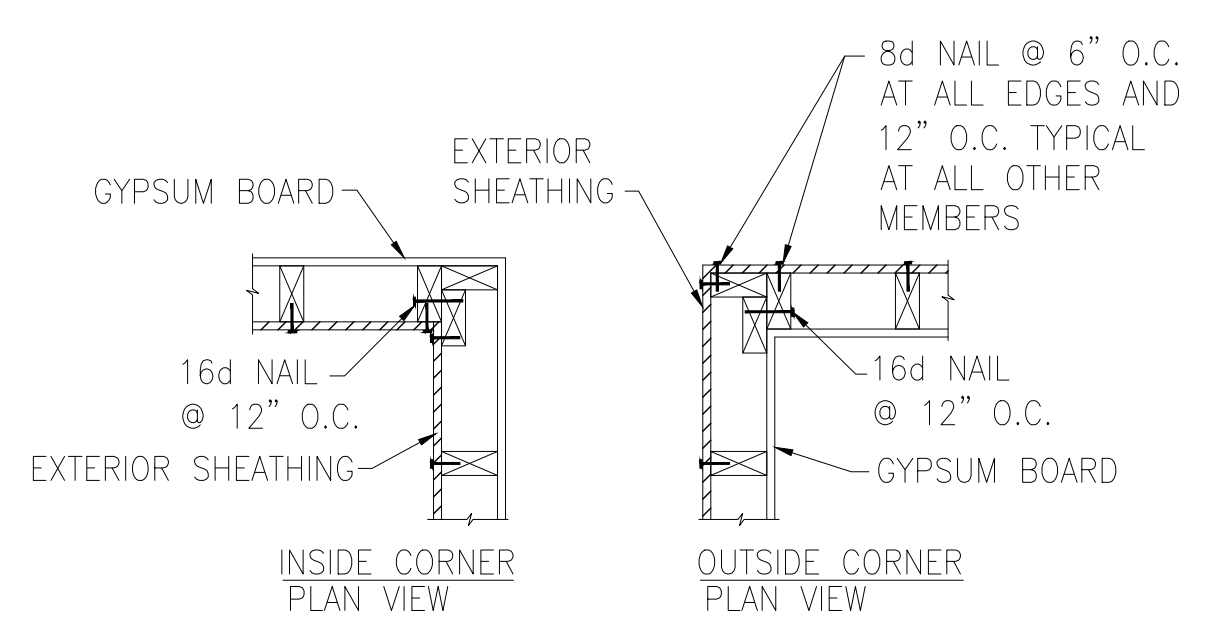




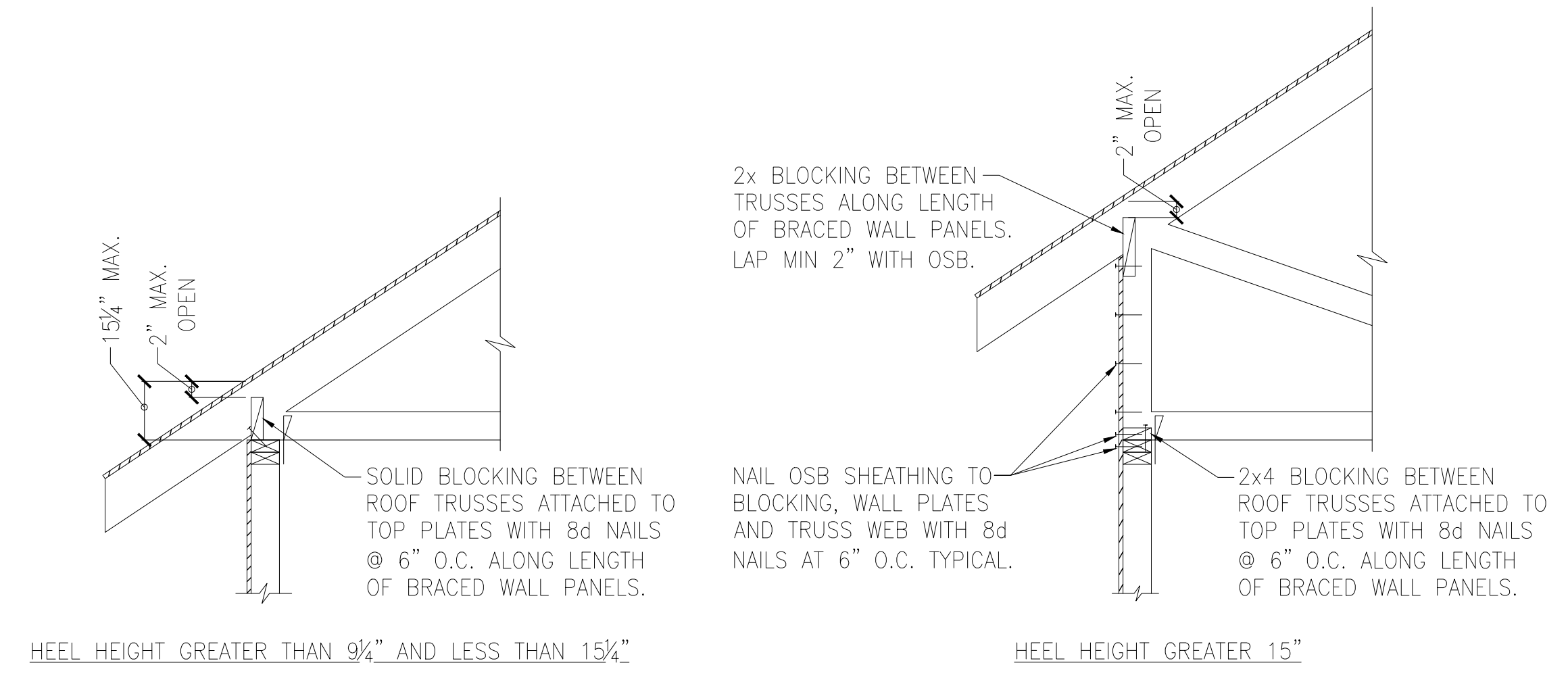
A TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO TRUSSES

B TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO TRUSSES

C METHOD GB(1) AND GB(2) INTERSECTION DETAILS

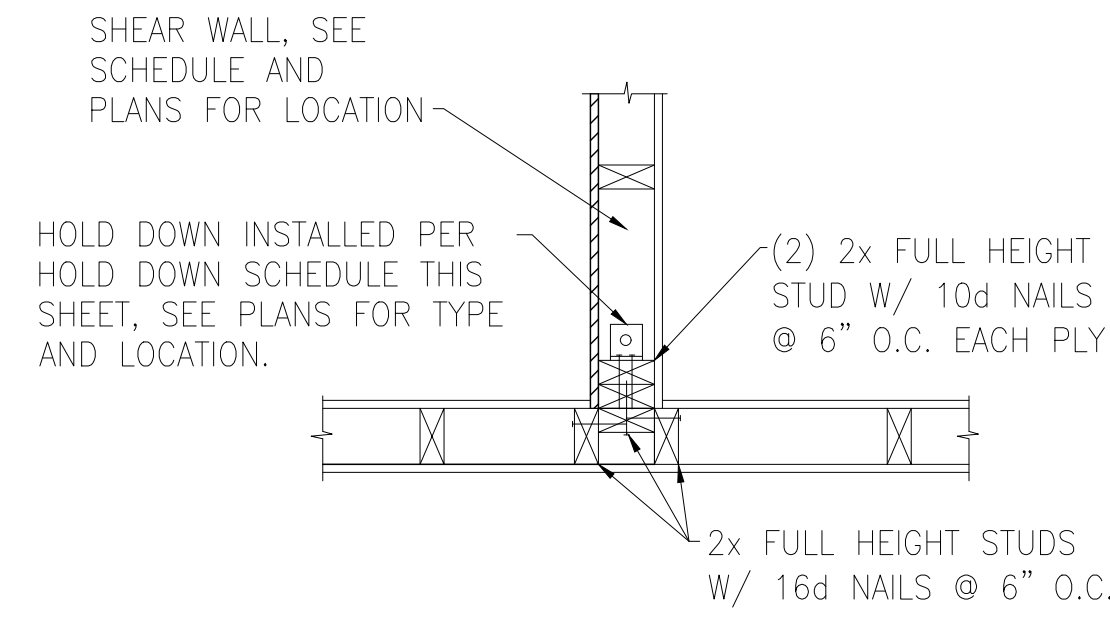


D TYPICAL EXTERIOR CORNER WALL FRAMING

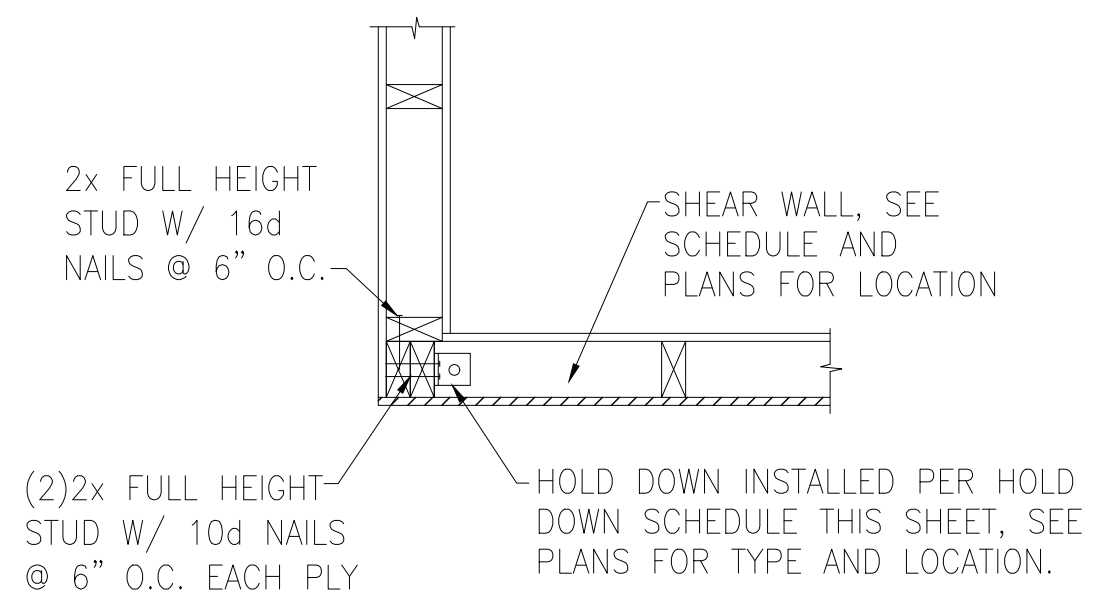


E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

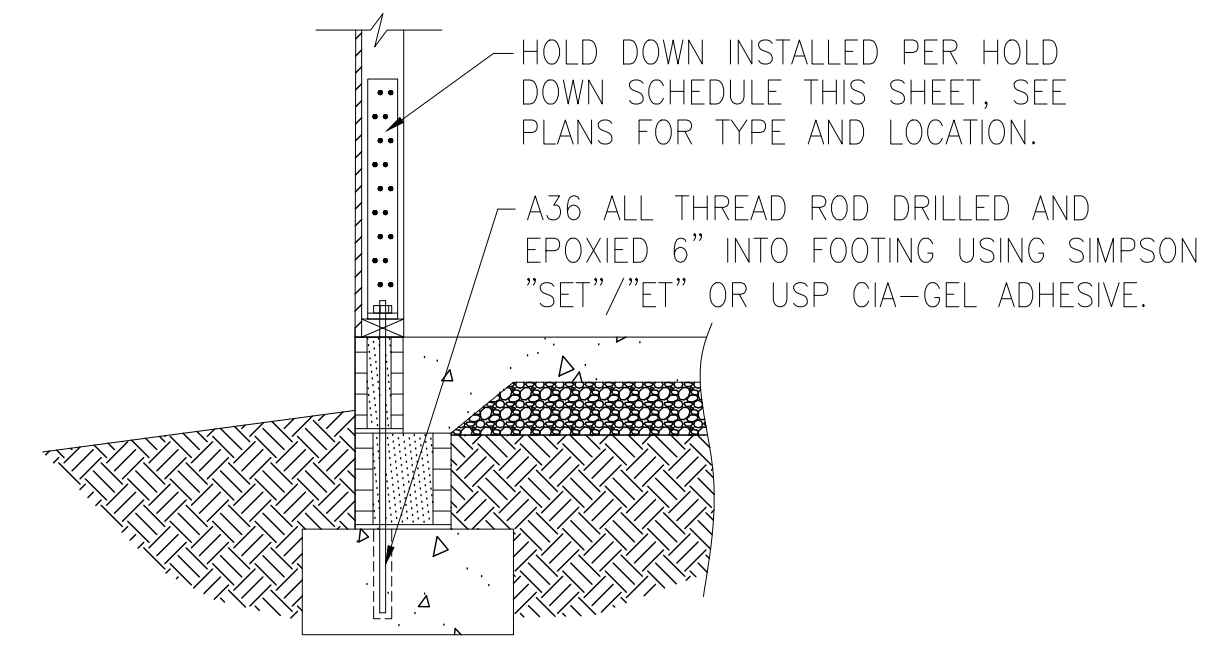




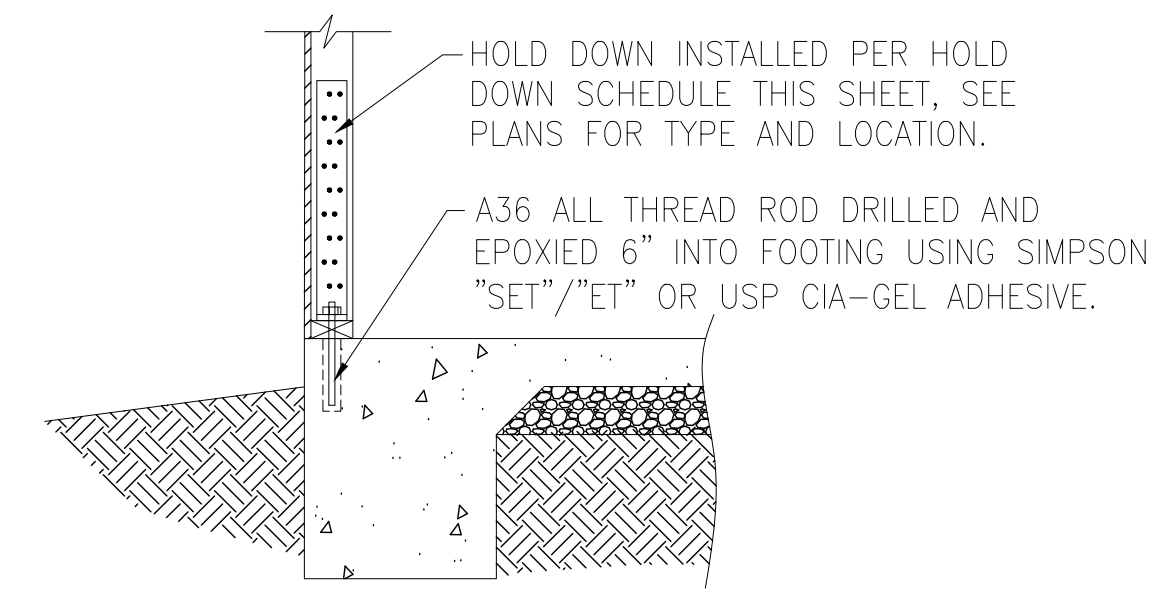
A TYPICAL HOLD DOWN DETAIL



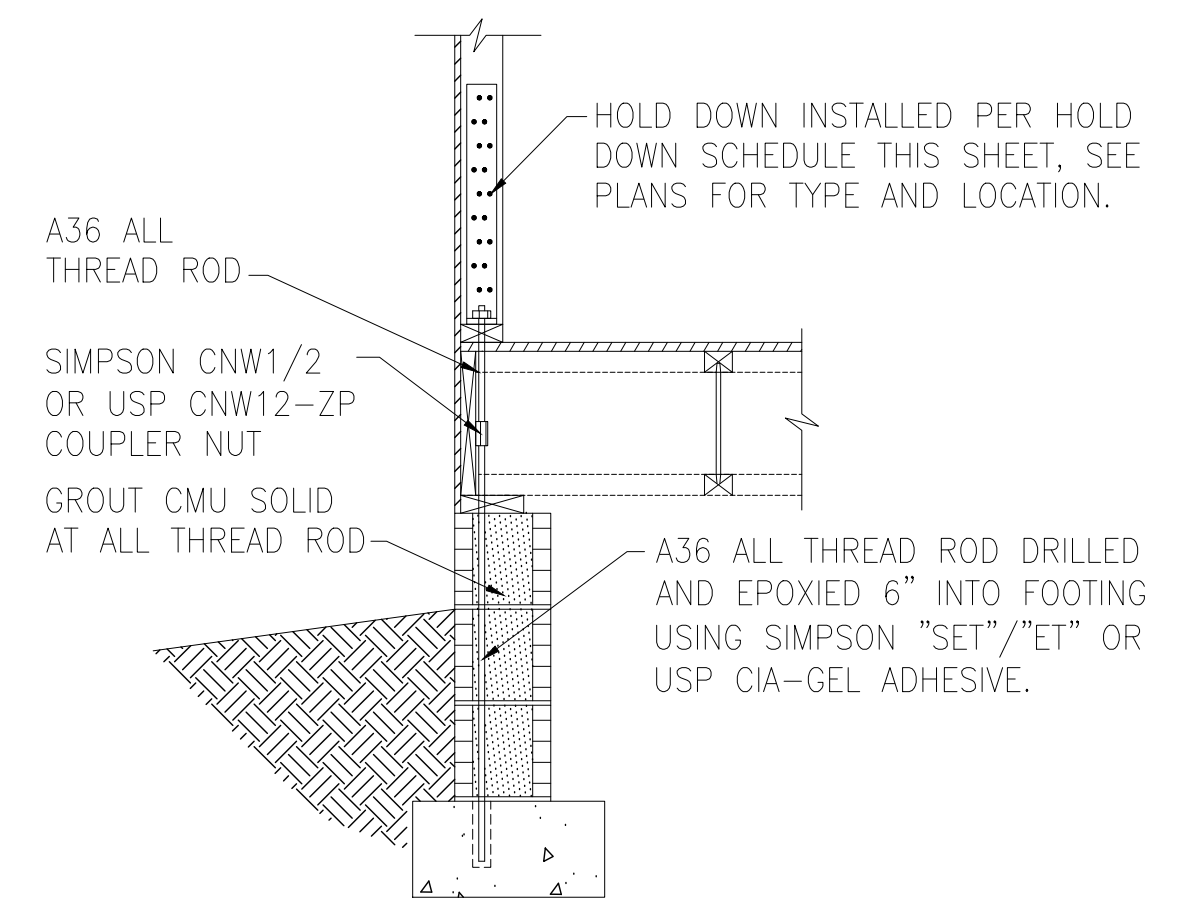
B TYPICAL HOLD DOWN DETAIL



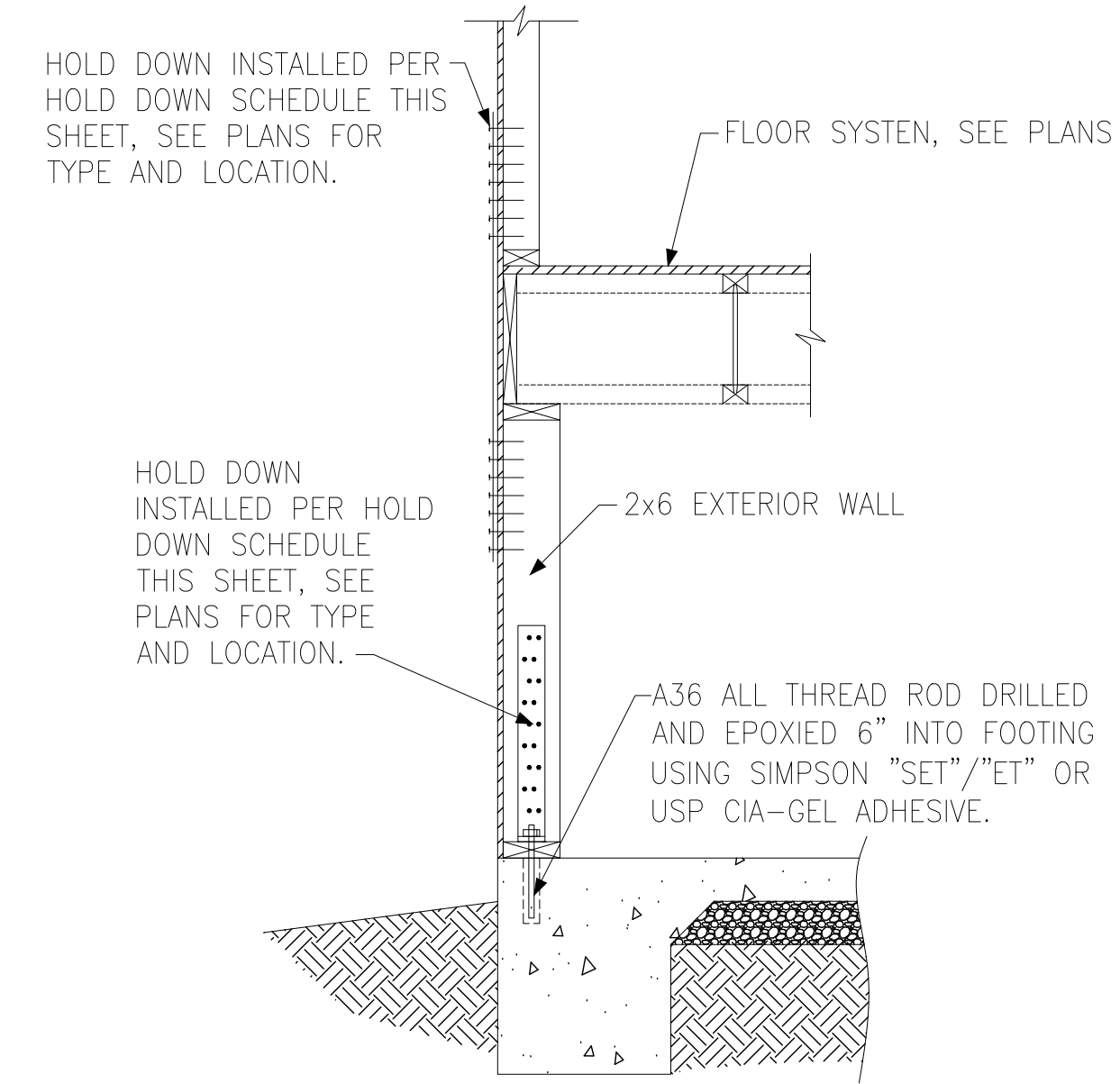
C HOLD DOWN AT STEMWALL SLAB FOUNDATION



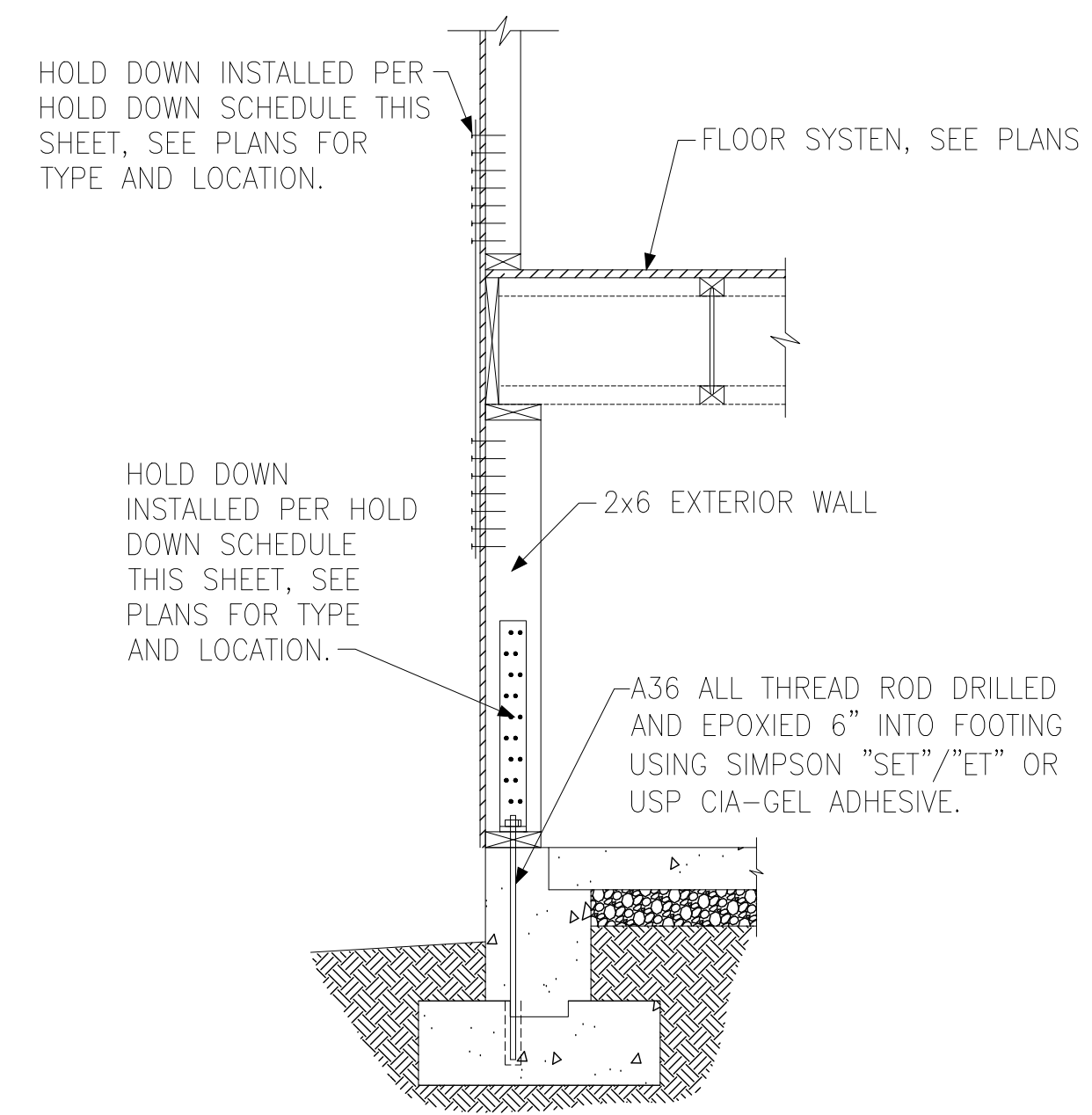
D HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



E HOLD DOWN AT CRAWL SPACE FOUNDATION

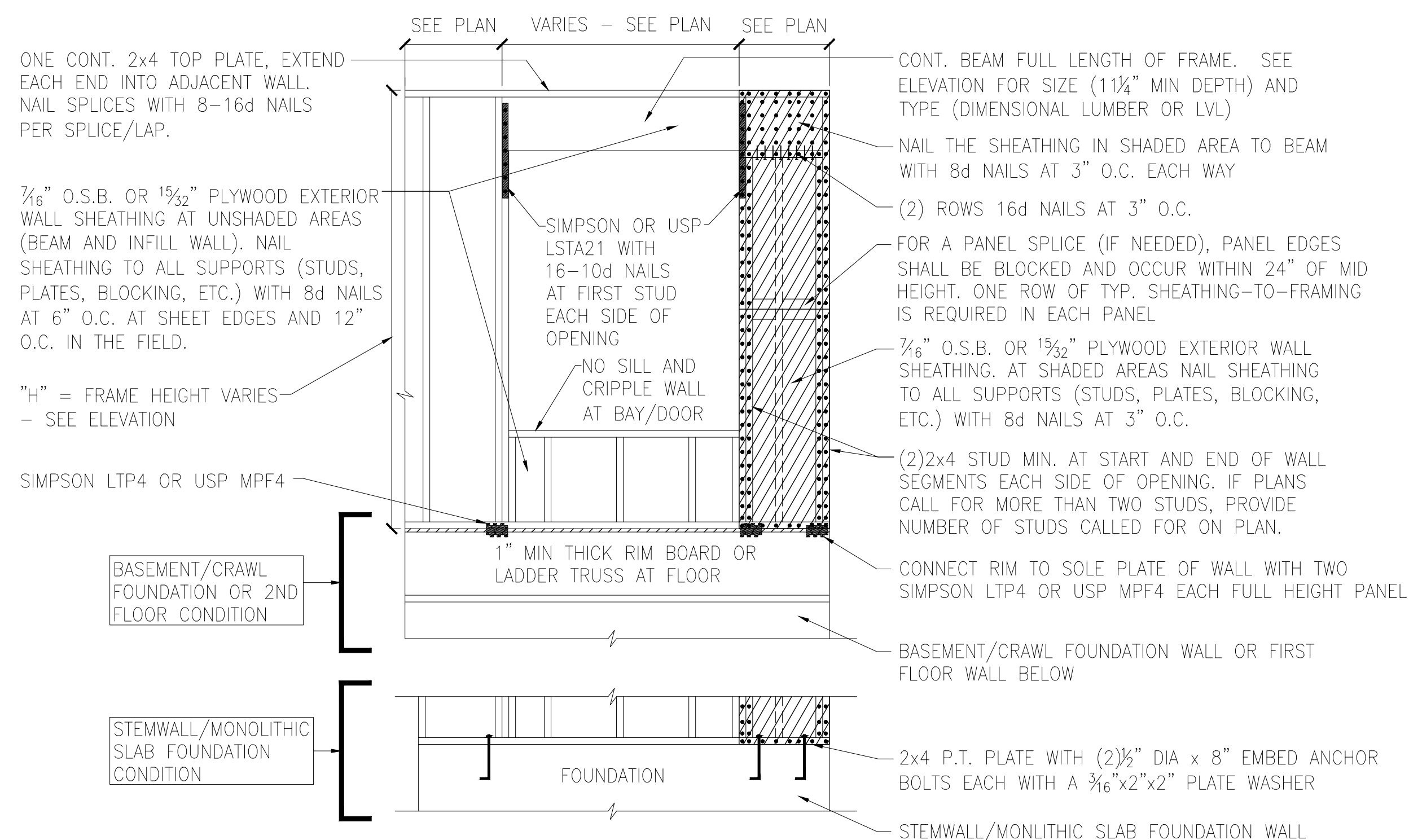


F HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN

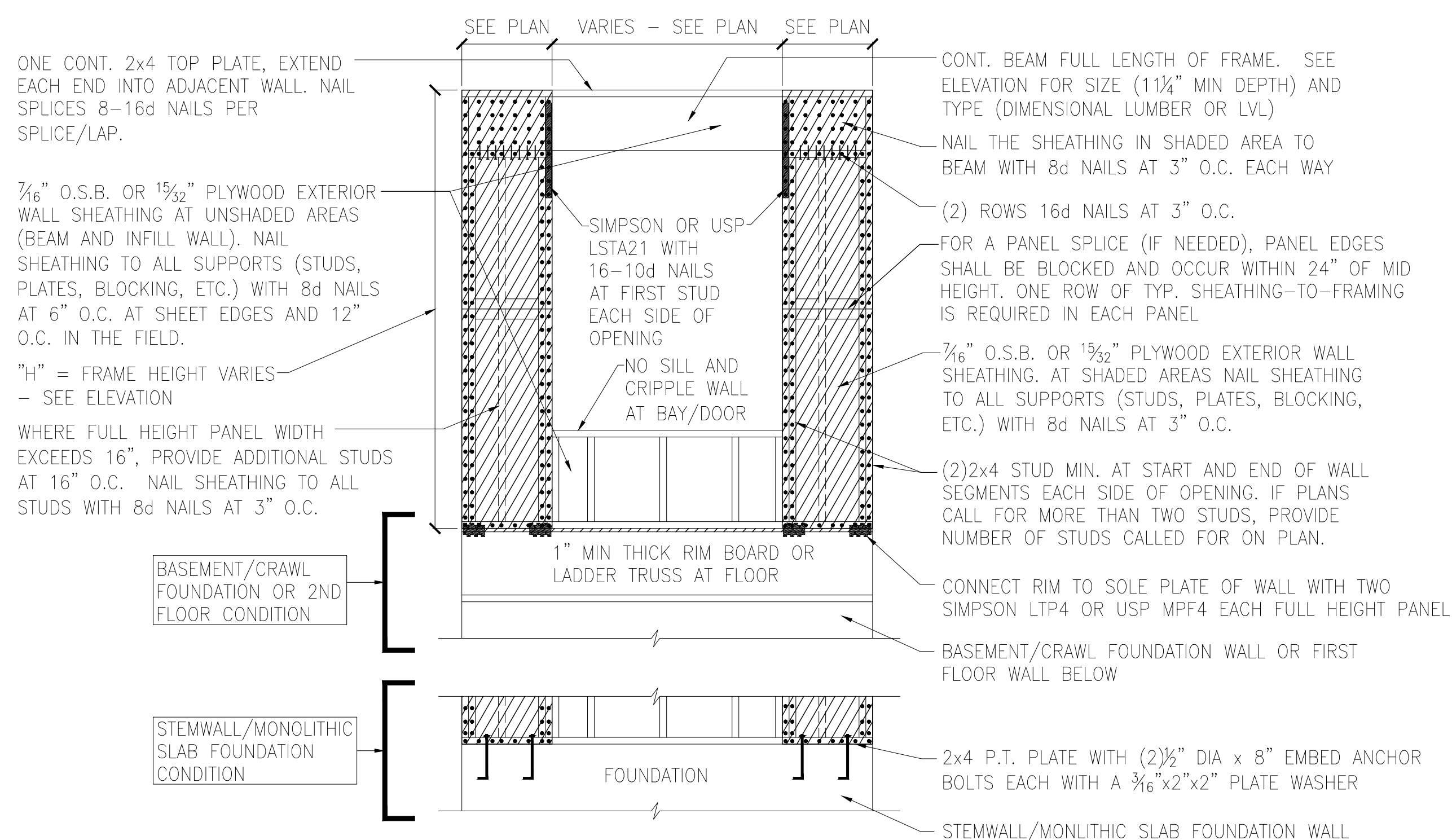


G HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

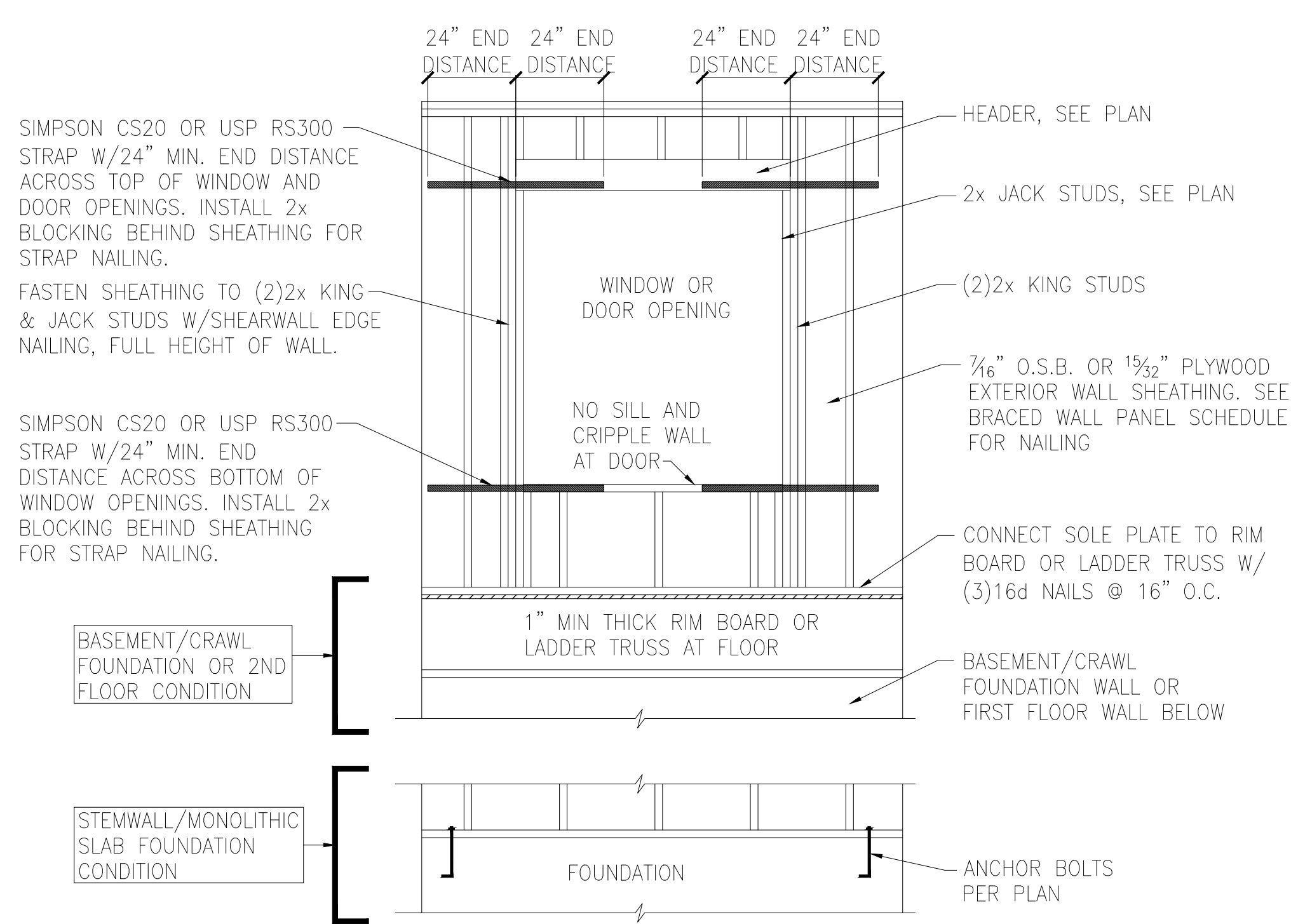
HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	LTS20B	1/2" DIA.	(12)0.148"x2.5" LONG NAILS
HTT4	HTT16	5/8" DIA.	(18)0.162"x2.5" LONG NAILS
HTT5	HTT45	5/8" DIA.	(26)0.162"x2.5" LONG NAILS



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
TWO BRACED WALL SEGMENTS

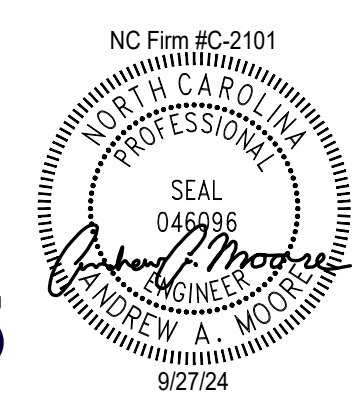


C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



TWO CONT. 2x TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2x PLATE WITH 10d NAILS AT 16" O.C. INTO HEADER/BEAM

7/16" O.S.B. OR 1/2" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.

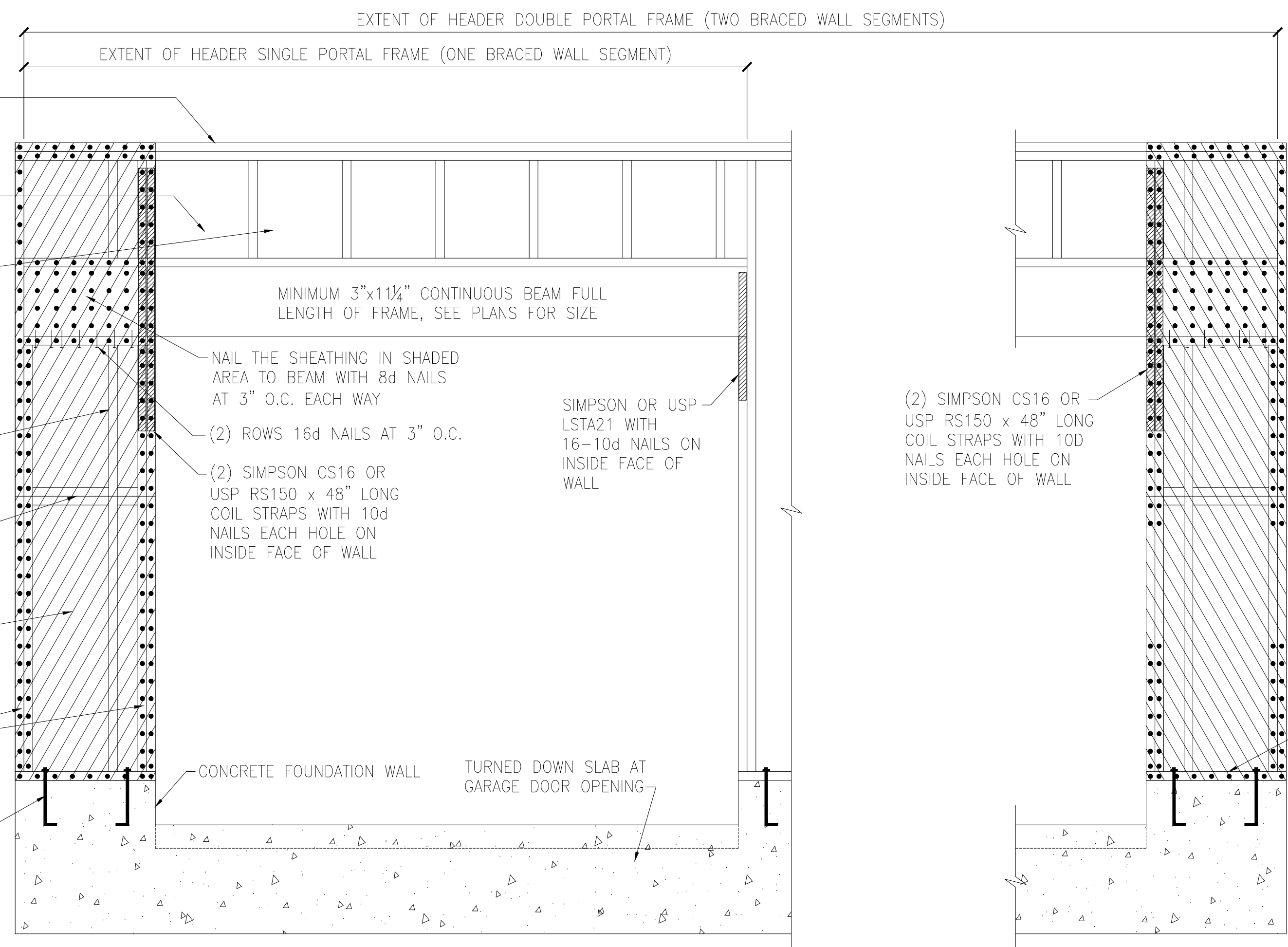
WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID HEIGHT. ONE ROW OF TYP. SHEATHING-TO-FRAMING IS REQUIRED IN EACH PANEL

7/16" O.S.B. OR 1/2" PLYWOOD EXTERIOR WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.

(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

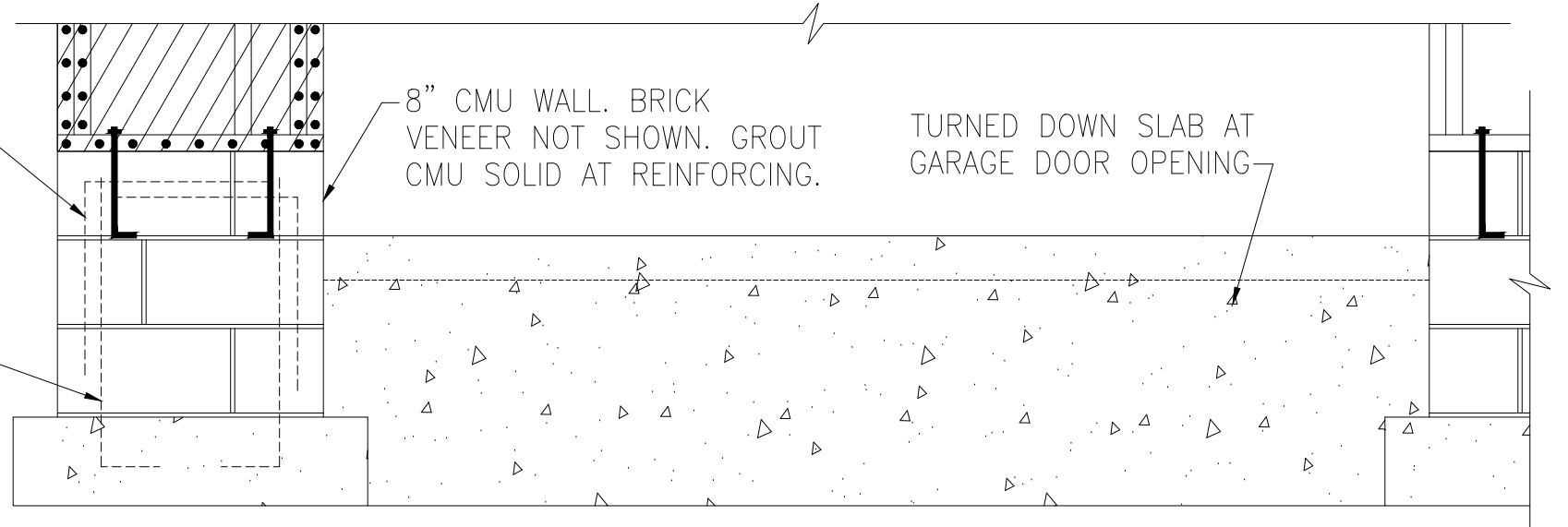
2x4 P.T. PLATE WITH TWO 1/2" DIA x 8" EMBED ANCHOR BOLTS WITH A 3/16"x2"x2" PLATE WASHERS



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION

#4 VERTICAL DOWEL EACH END OF WALL HOOKED INTO TOP COURSE OF WALL. HORIZ. LEG TO EXTEND FULL LENGTH OF WALL (OR LAP MIN 24" WITH DOWEL FROM OTHER END OF WALL. VERT. LEG TO EXTEND FULL HEIGHT OF WALL

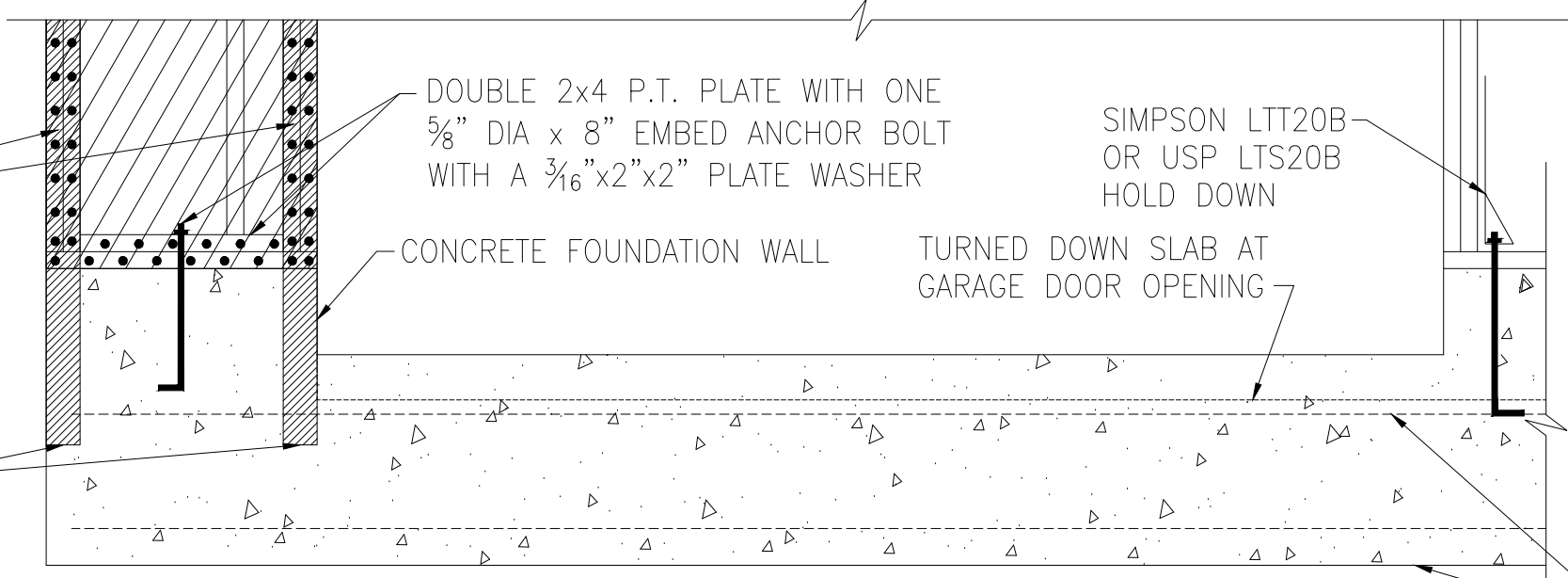
#4 VERTICAL DOWEL FULL HEIGHT OF WALL, WITH STD HOOK IN FOOTING, IN CELL EACH END OF WALL. IN LIEU OF CAST-IN-PLACE DOWEL VERT. #4 CAN BE DRILLED AND EPOXIED 5" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.



B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION

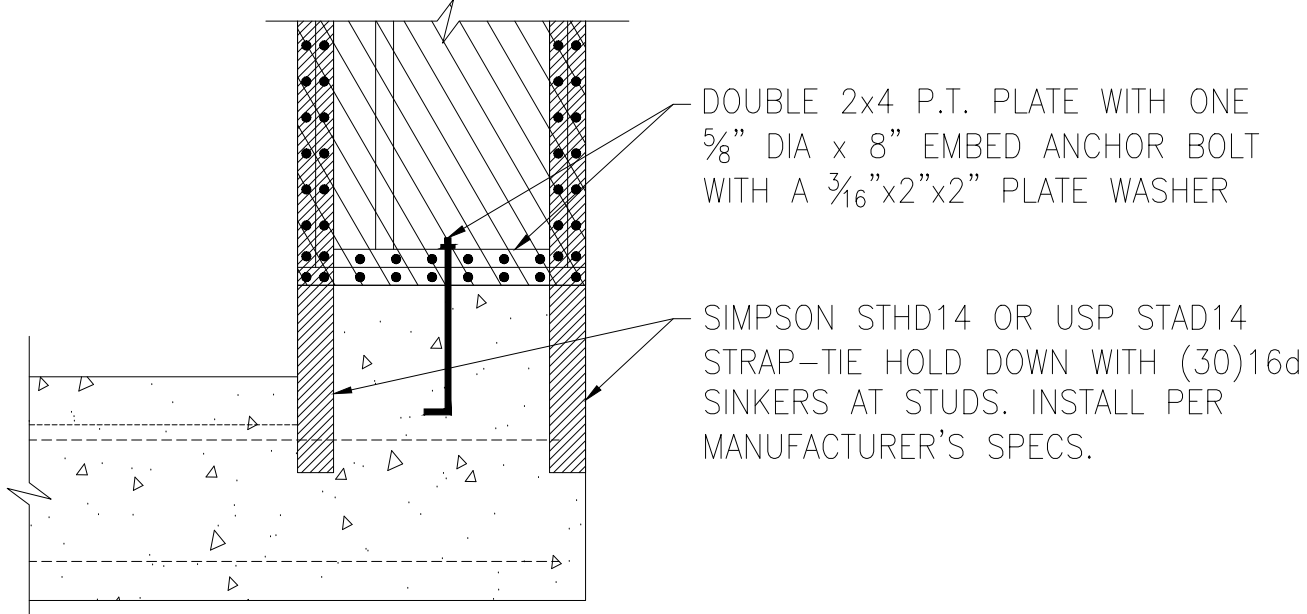
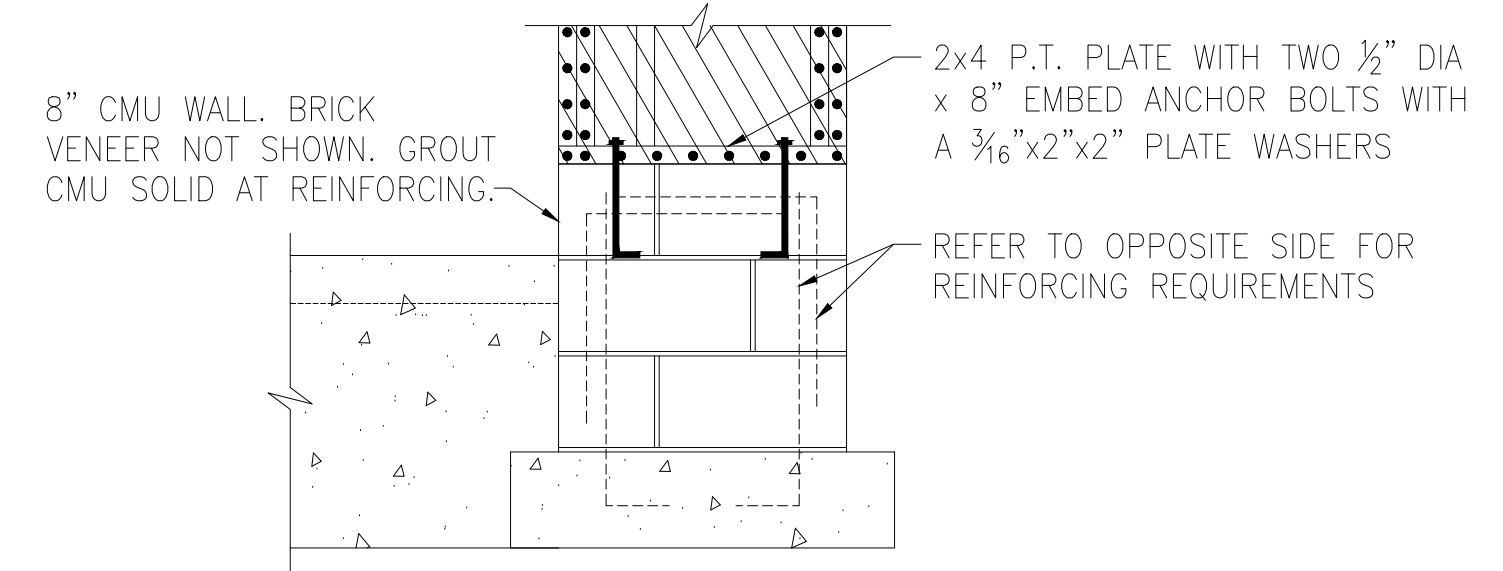
(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

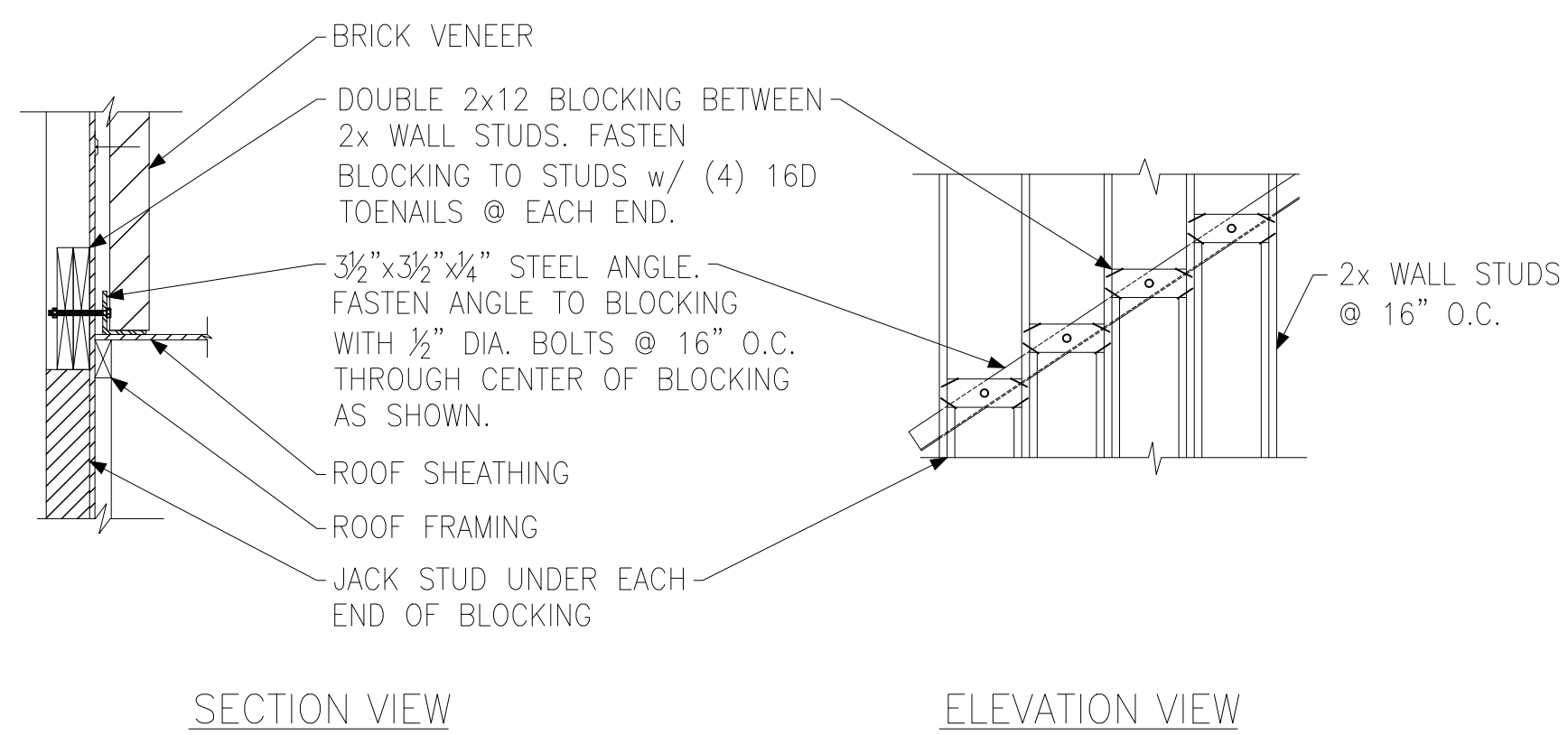
SIMPSON STHD14 OR USP STAD14 STRAP-TIE HOLD DOWN WITH (30)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.



C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
MONOLITHIC SLAB OR BASEMENT FOUNDATION

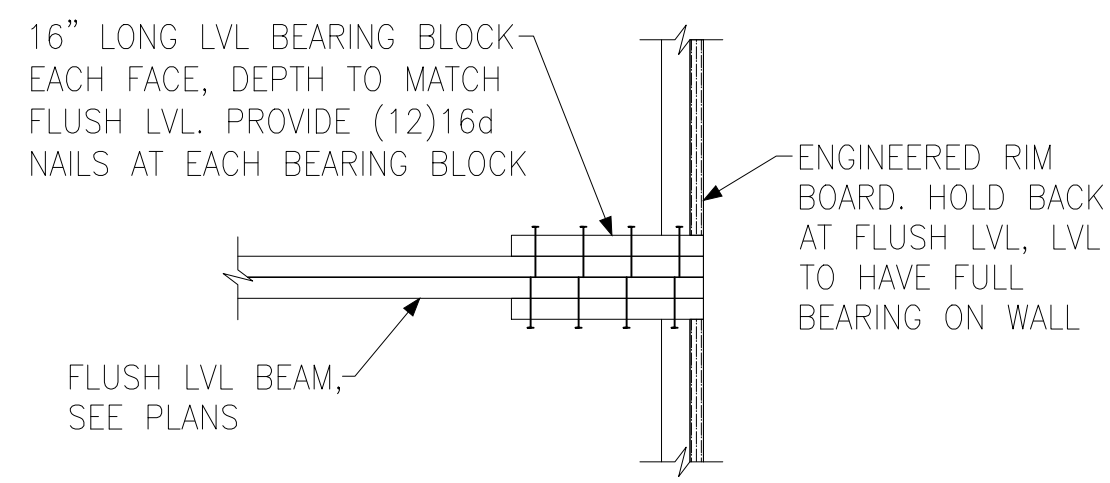
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.



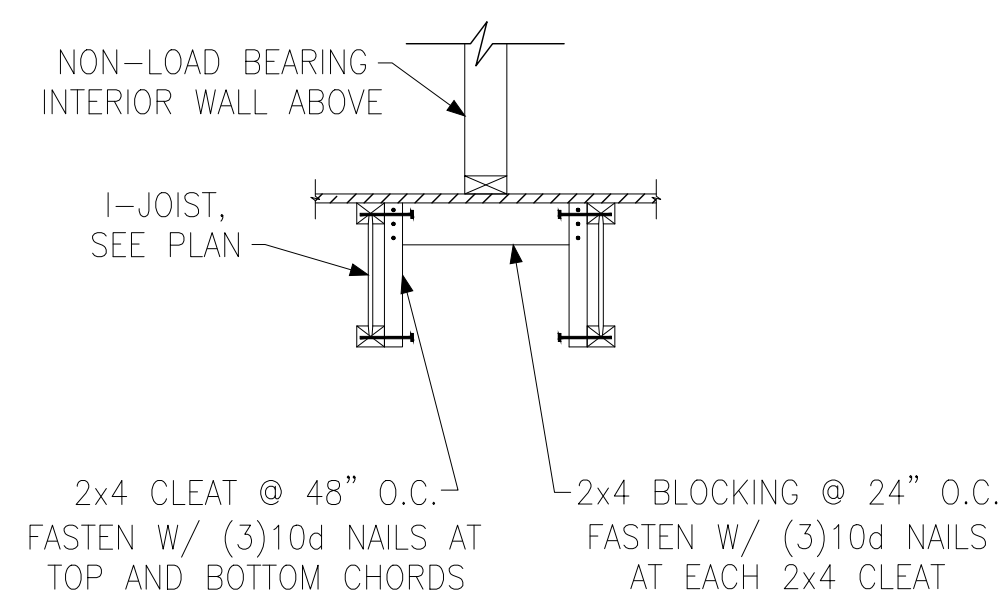


SECTION VIEW ELEVATION VIEW

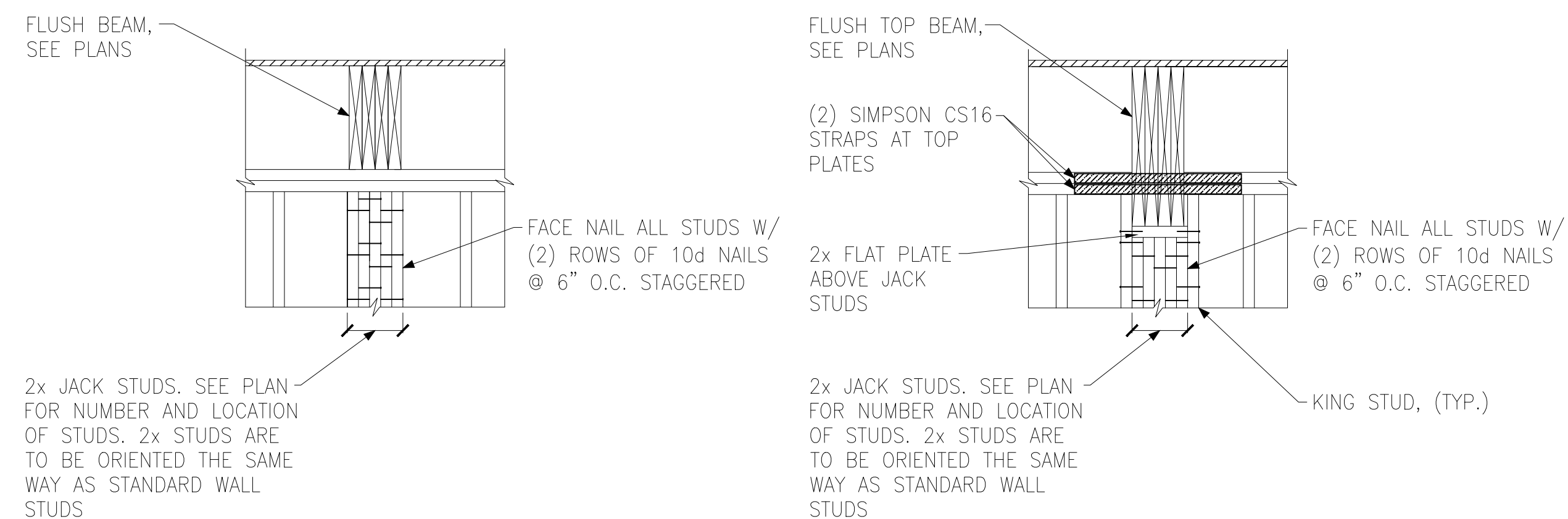
(A) BRICK LEDGER CONNECTION DETAIL



(B) BEARING ENHANCER FLUSH LVL



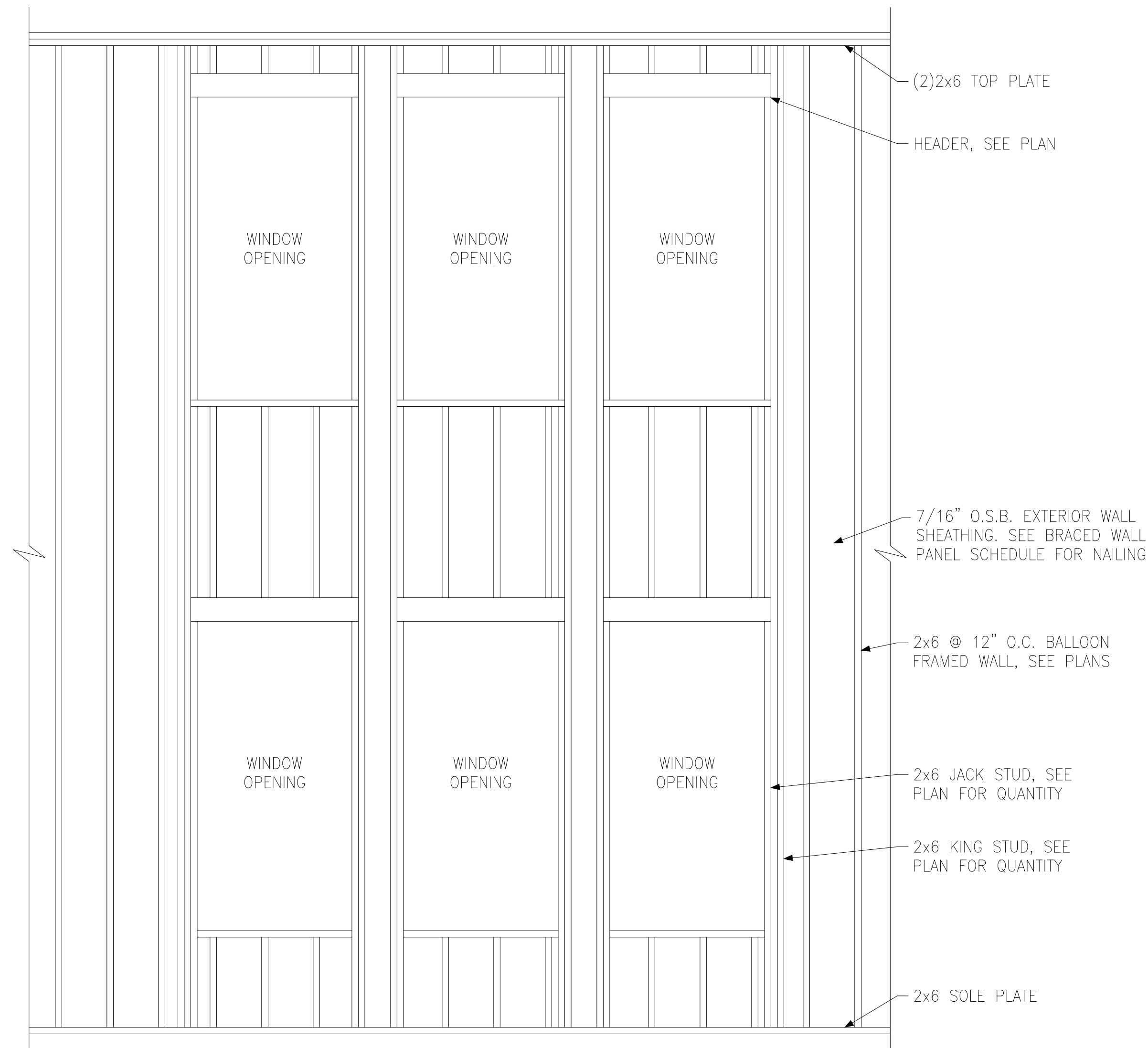
(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



FLUSH BEAM

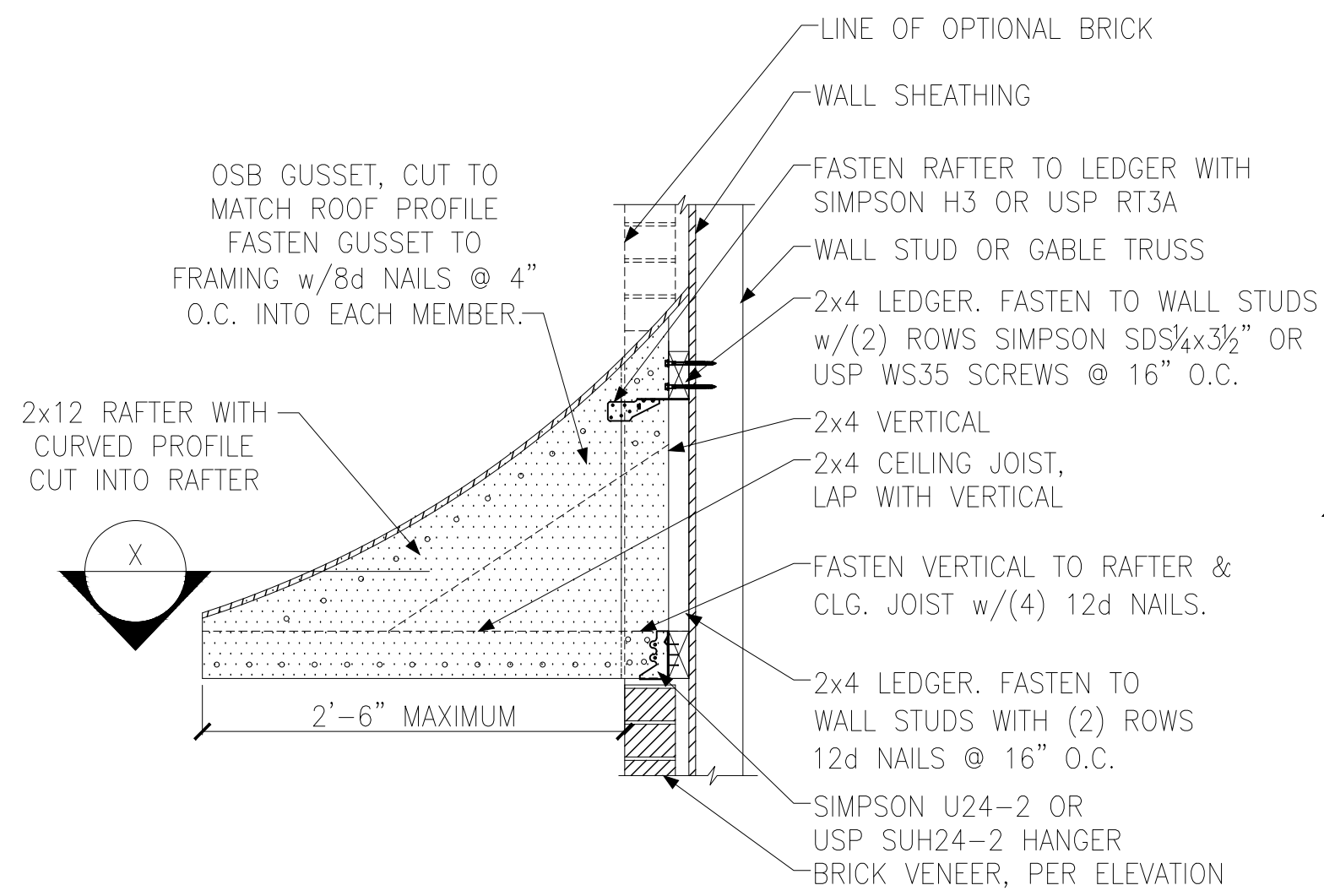
FLUSH TOP BEAM

(E) BUILT-UP STUD DETAIL SUPPORTING BEAM

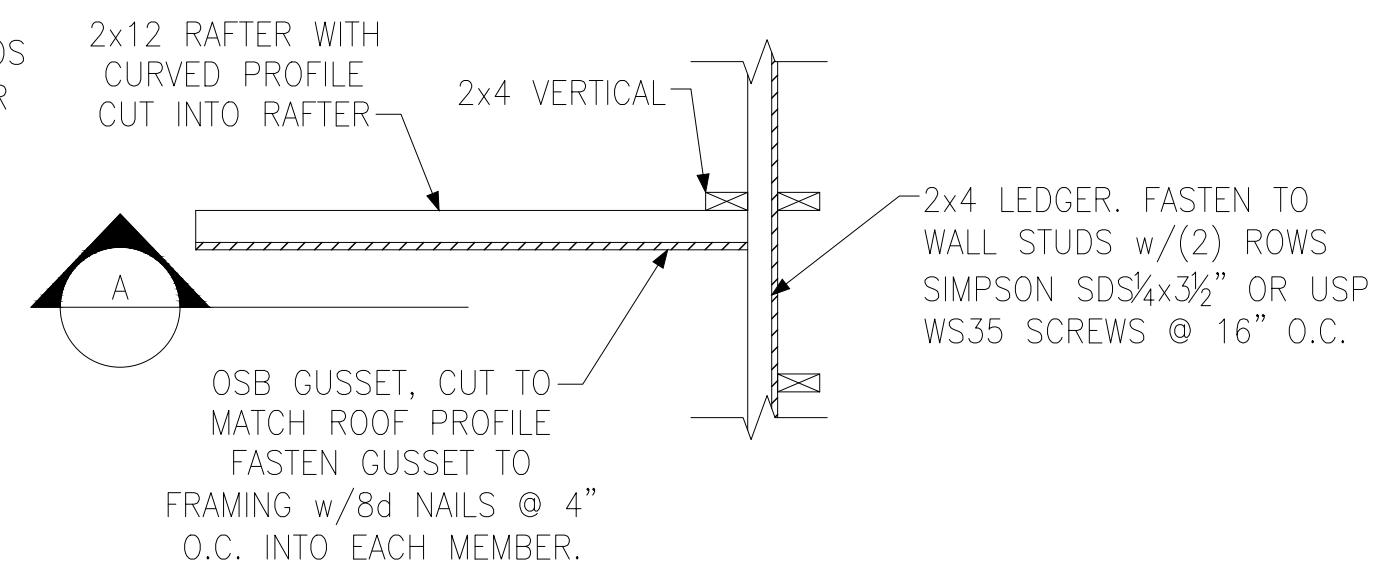


(D) BALLOON FRAMED WALL DETAIL N.T.S.

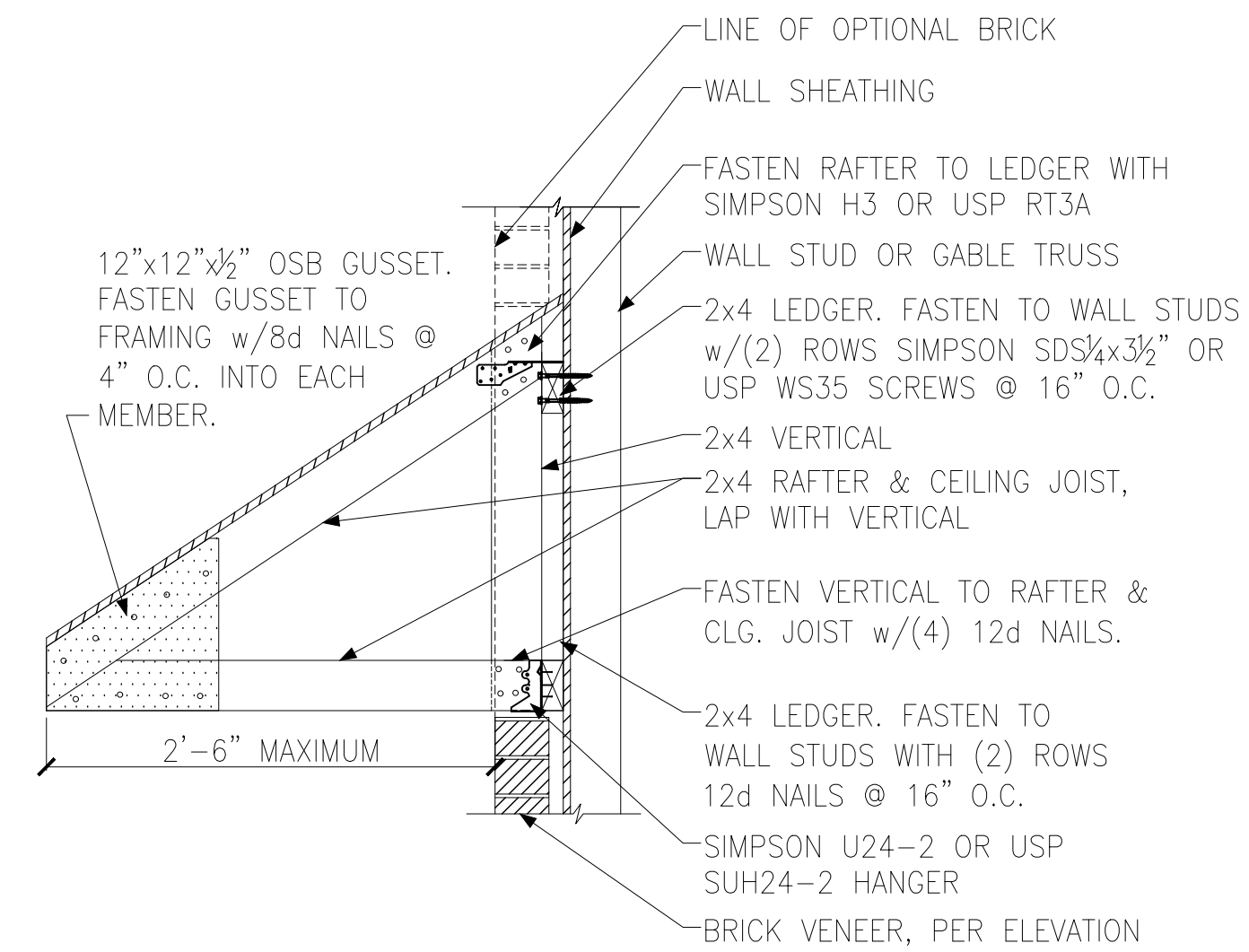




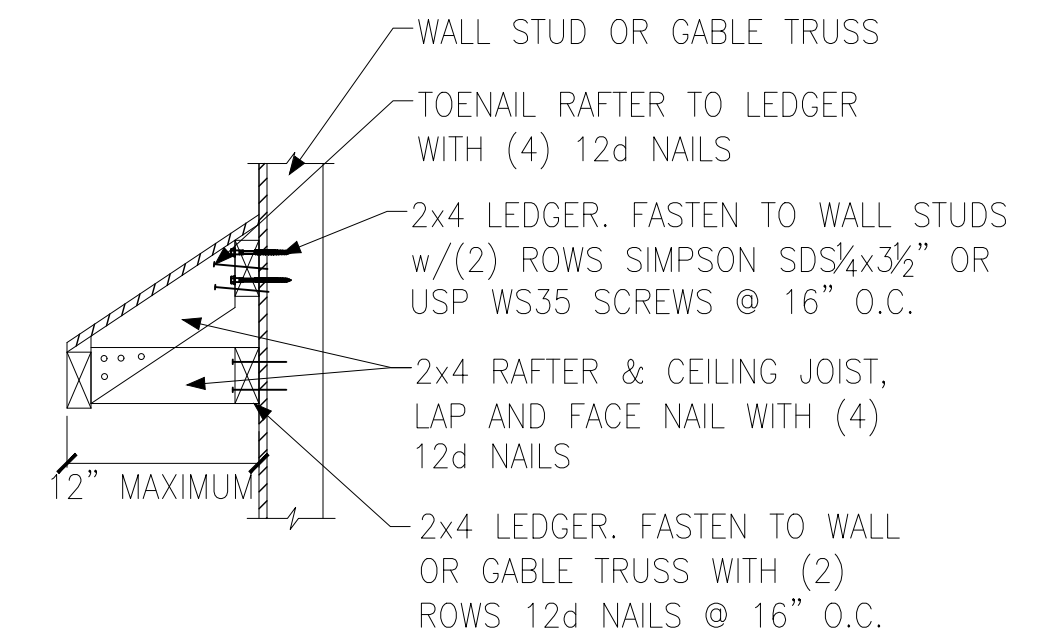
A PENT ROOF DETAIL
CURVED ROOF



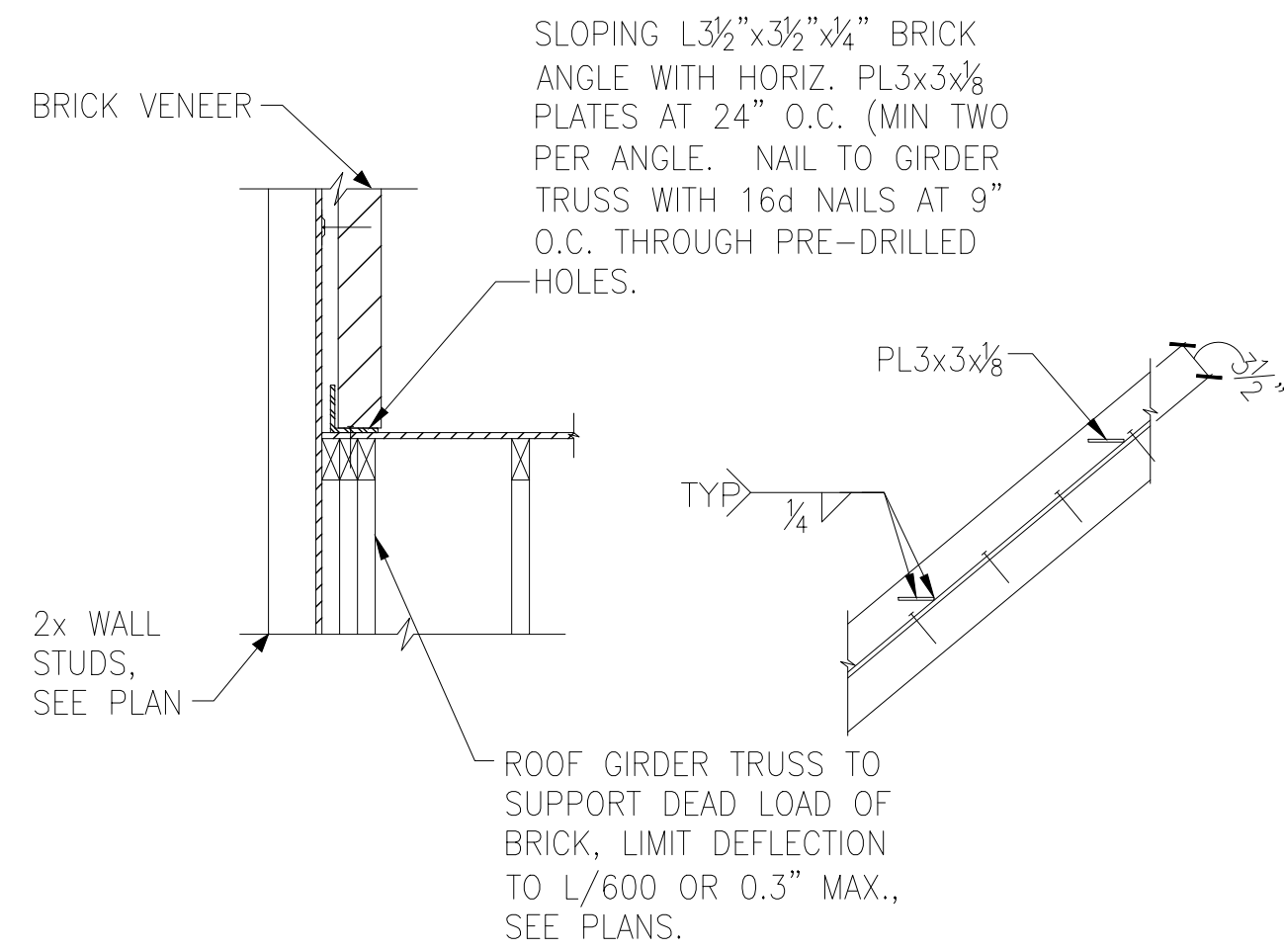
X SECTION
CURVED ROOF



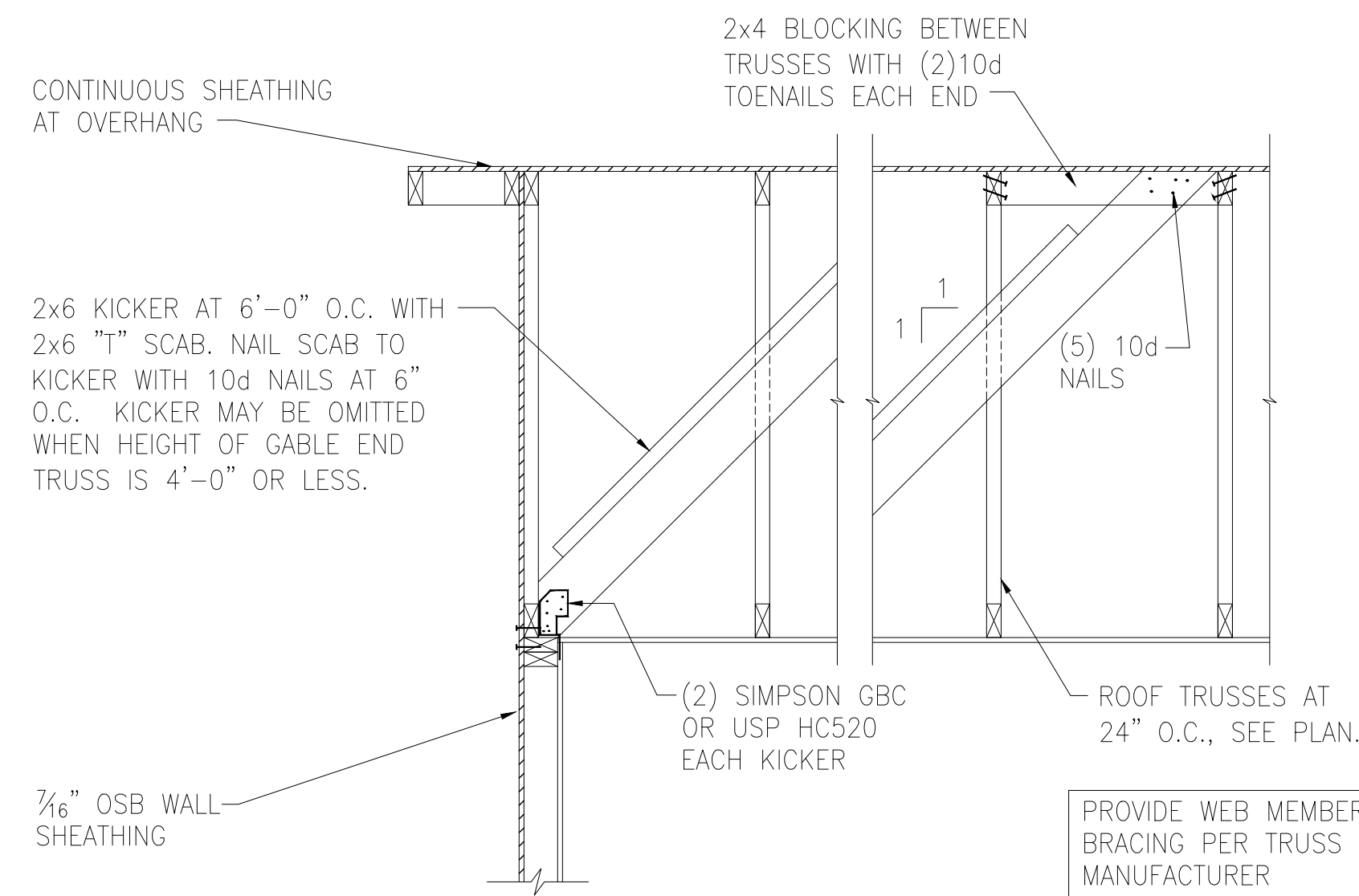
B PENT ROOF DETAIL
STRAIGHT ROOF



C EYEBROW ROOF DETAIL
STRAIGHT ROOF

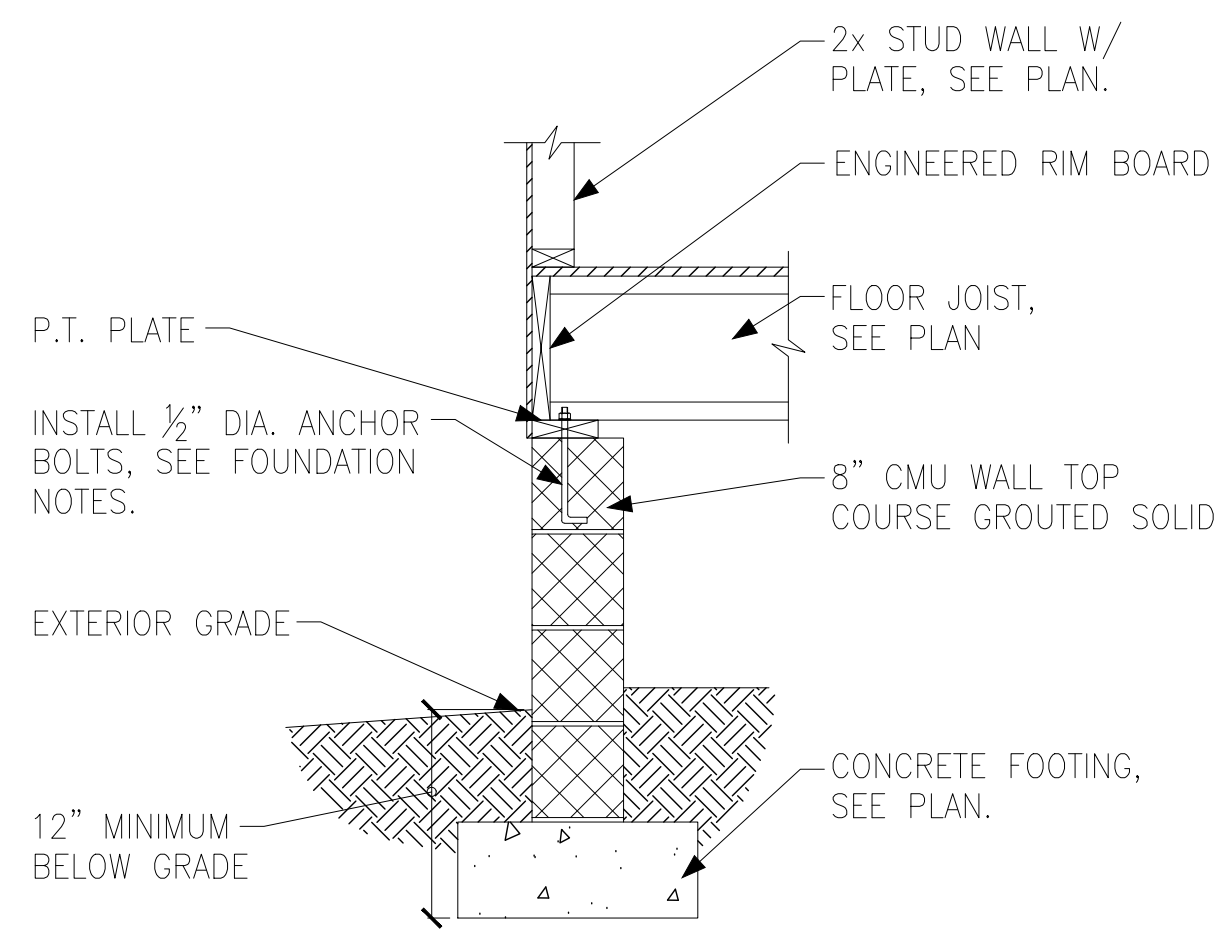


D TRUSS DETAIL

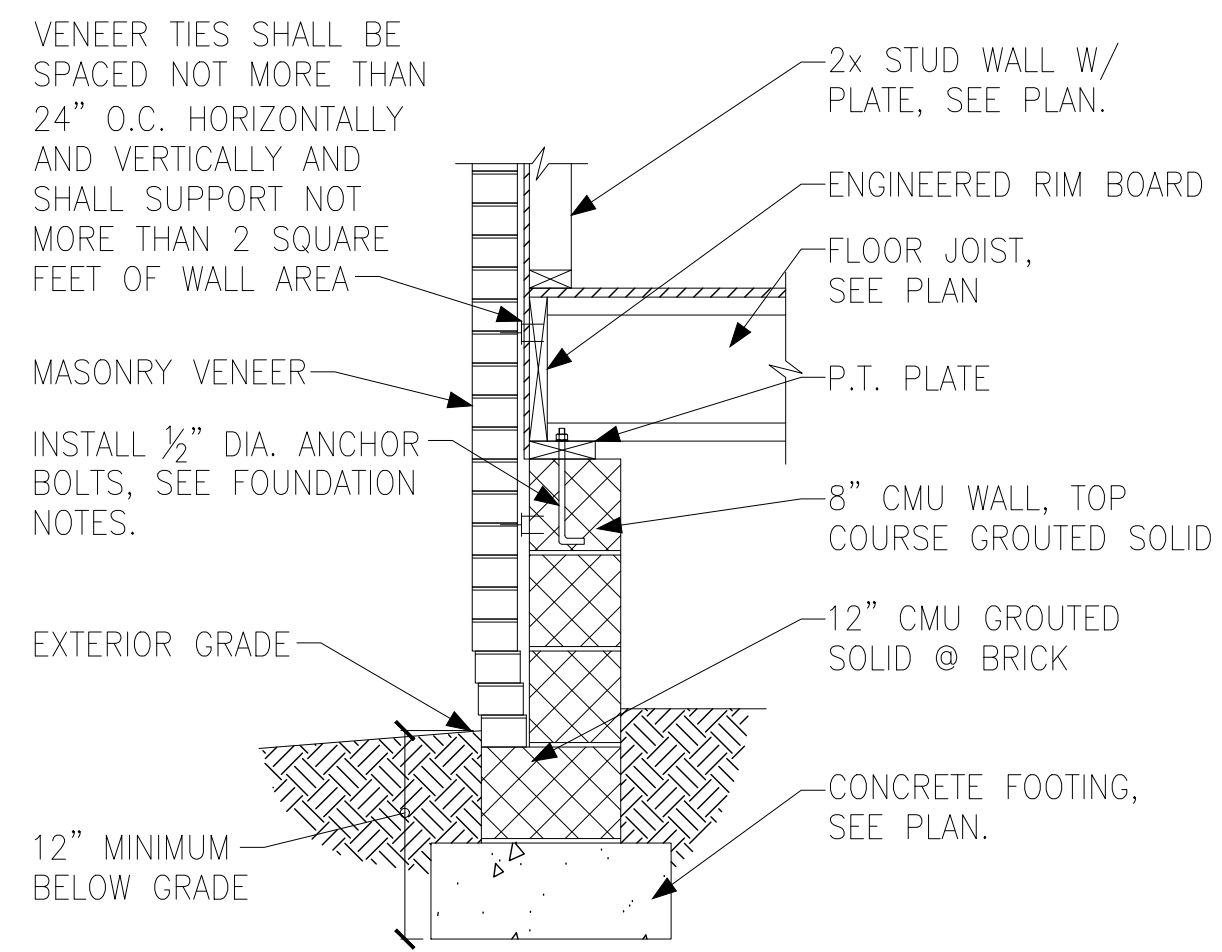


E GABLE END WALL DETAIL

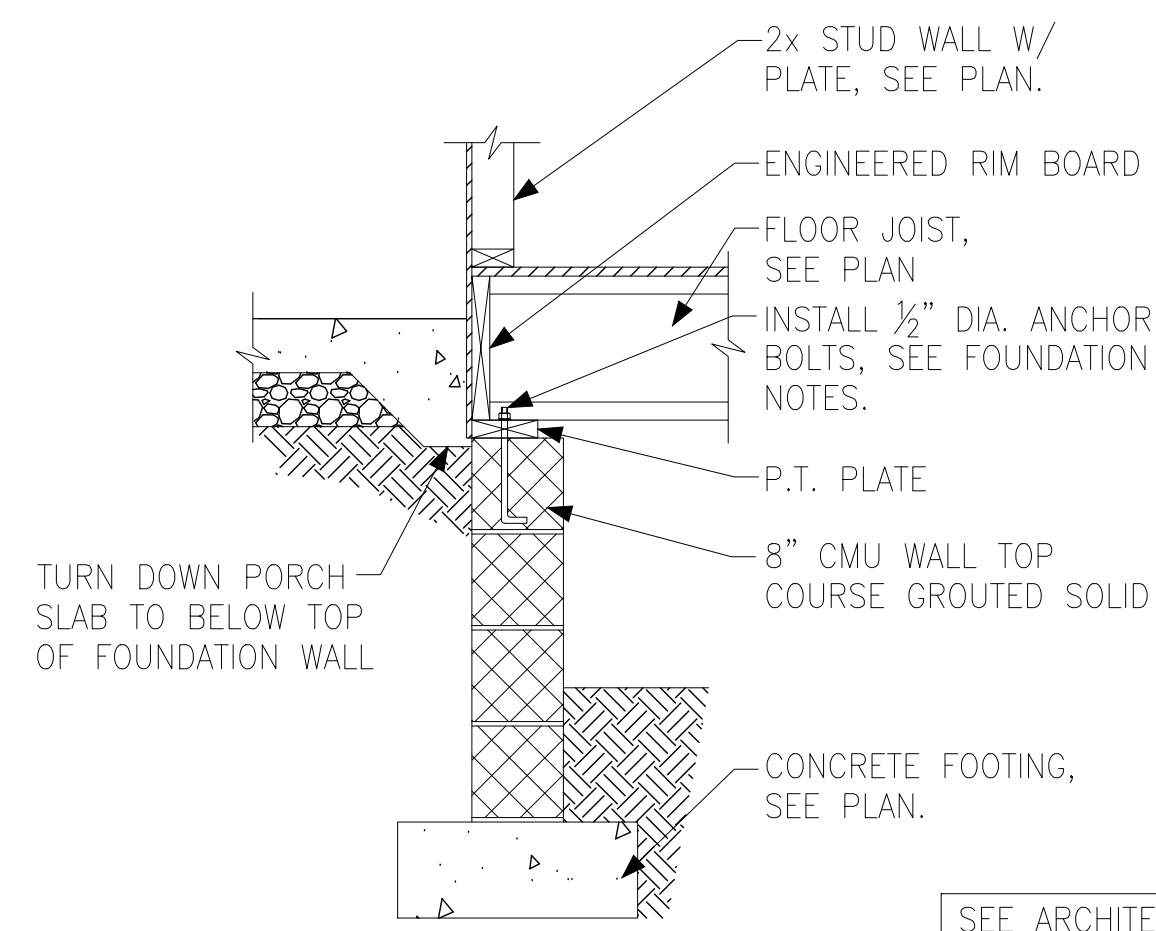




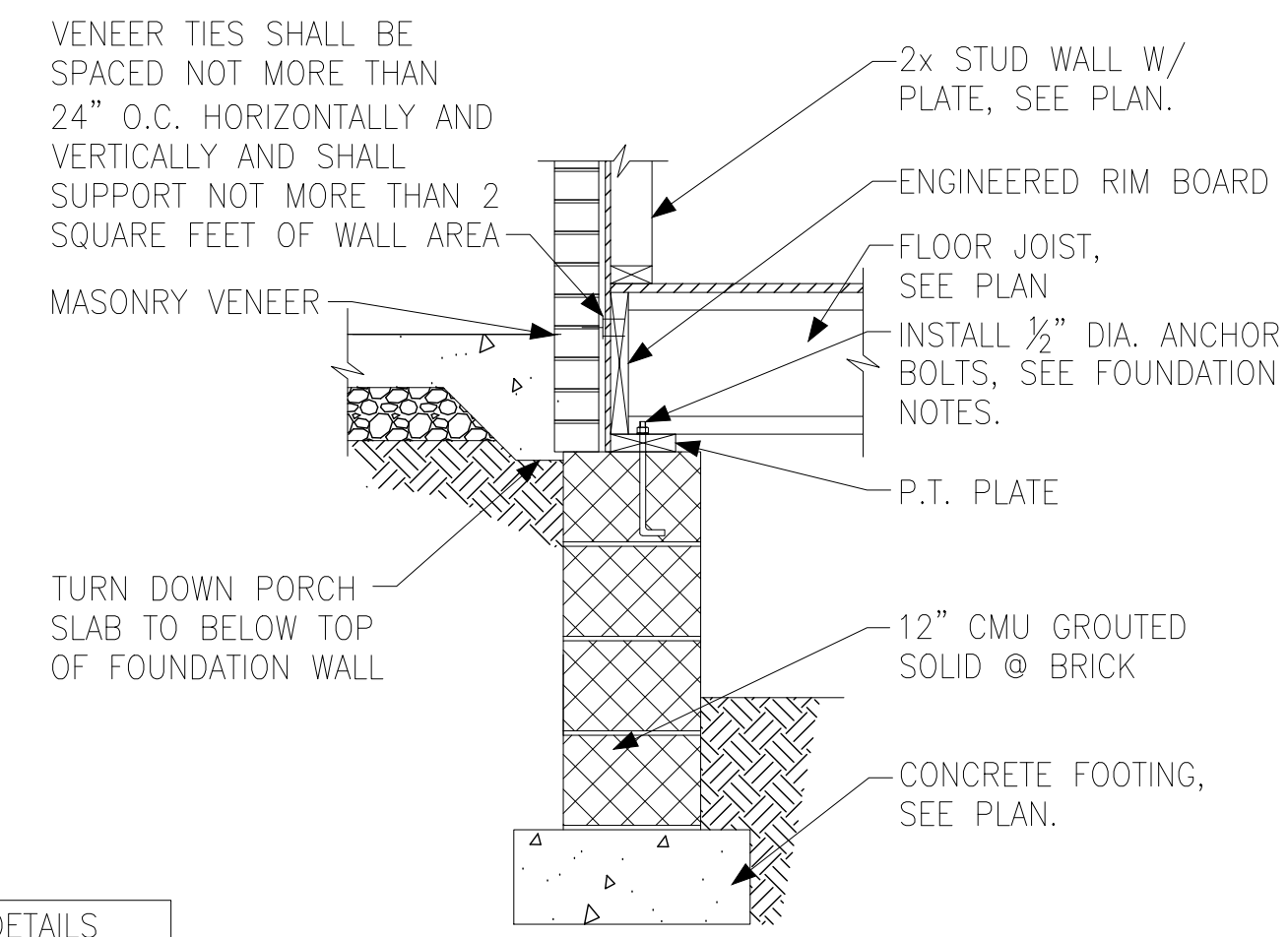
A FOUNDATION SECTION
EXTERIOR WALL



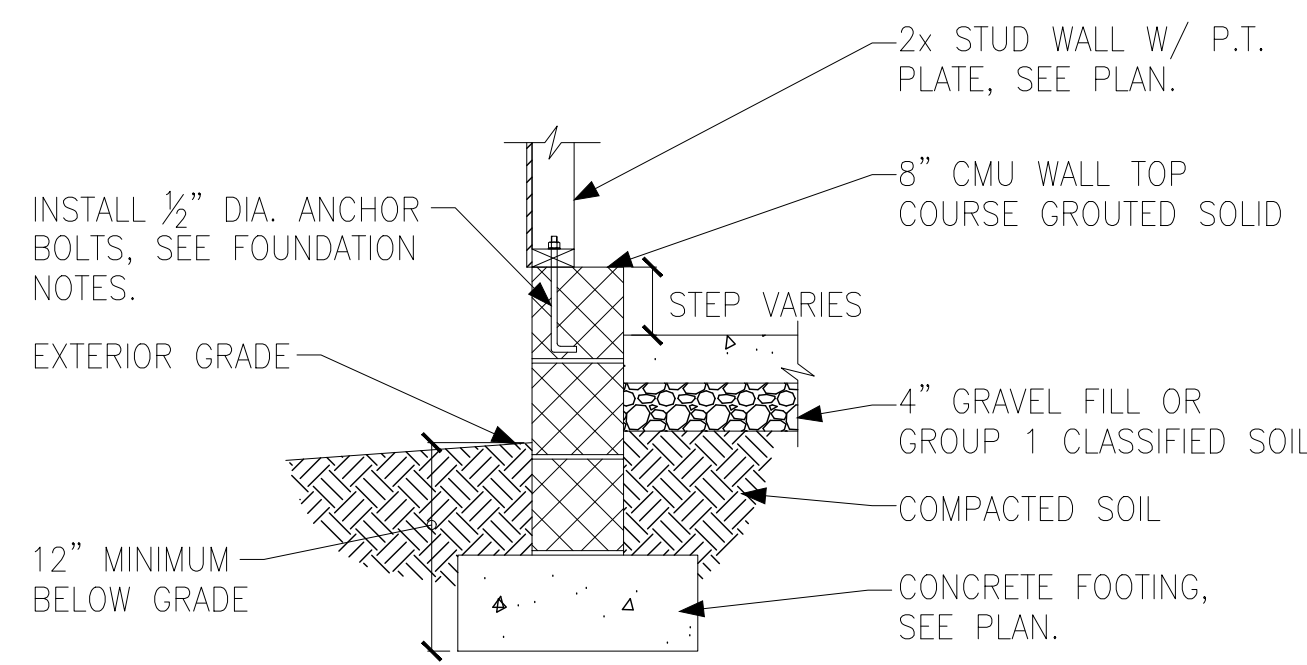
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



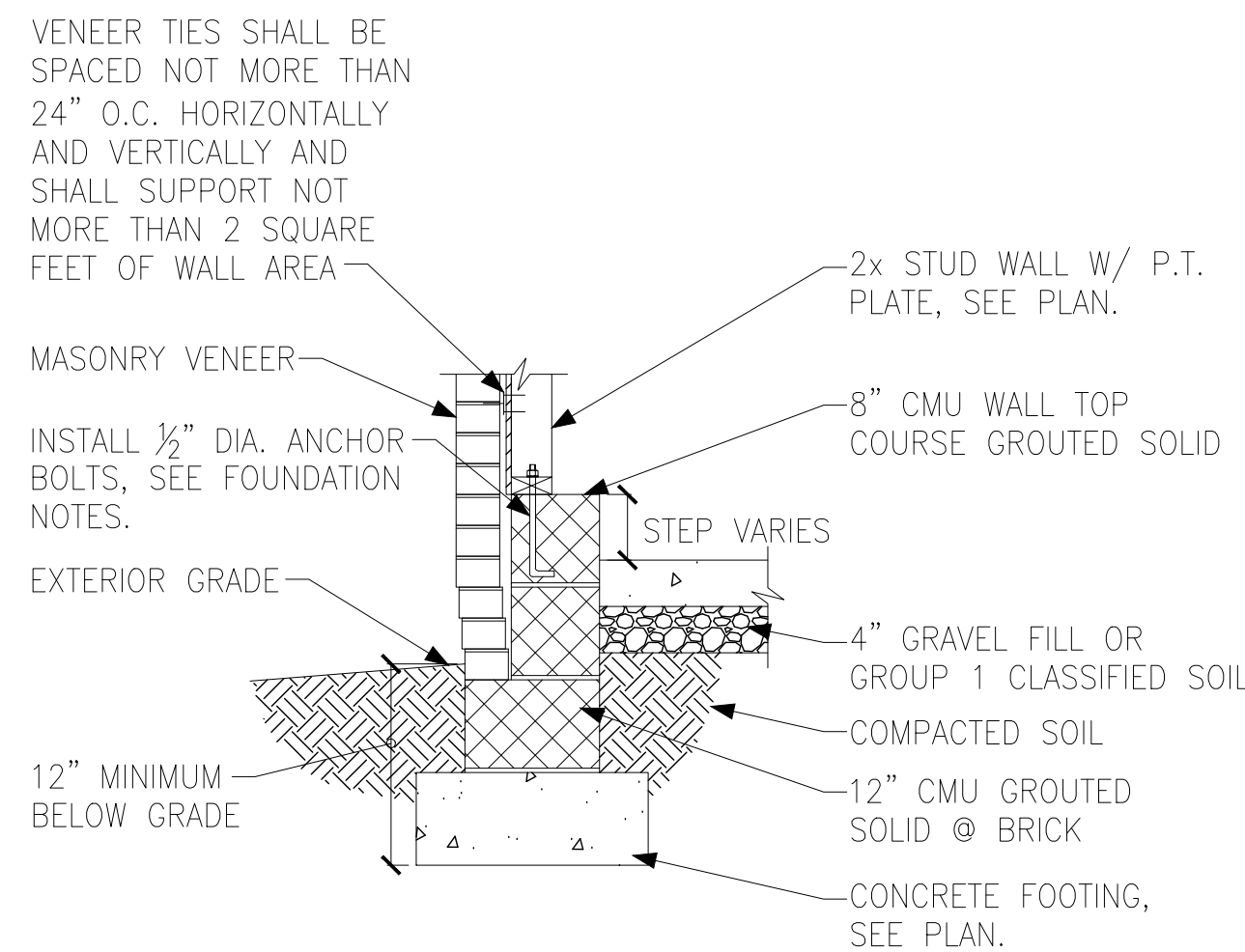
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



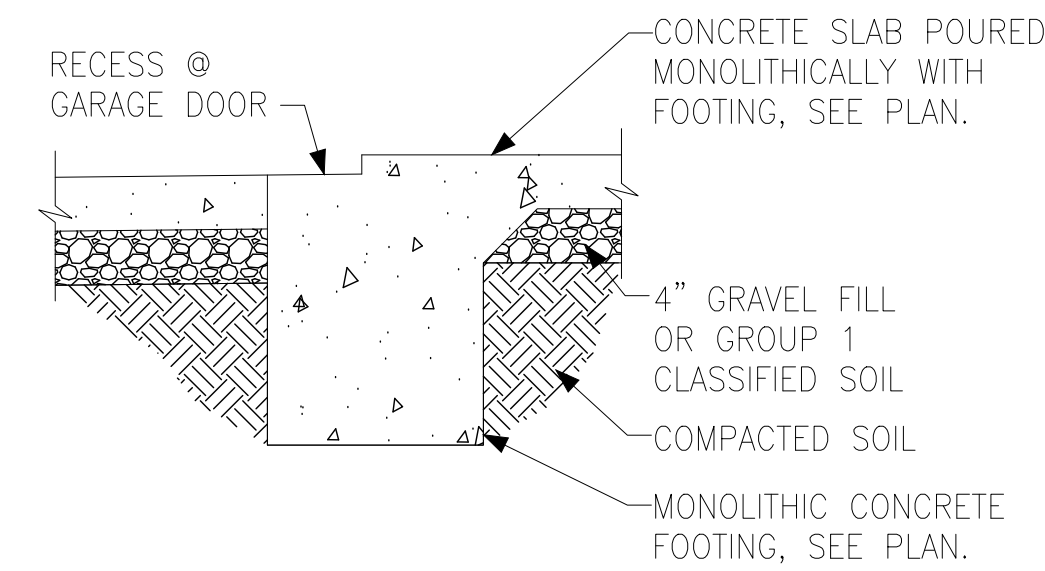
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



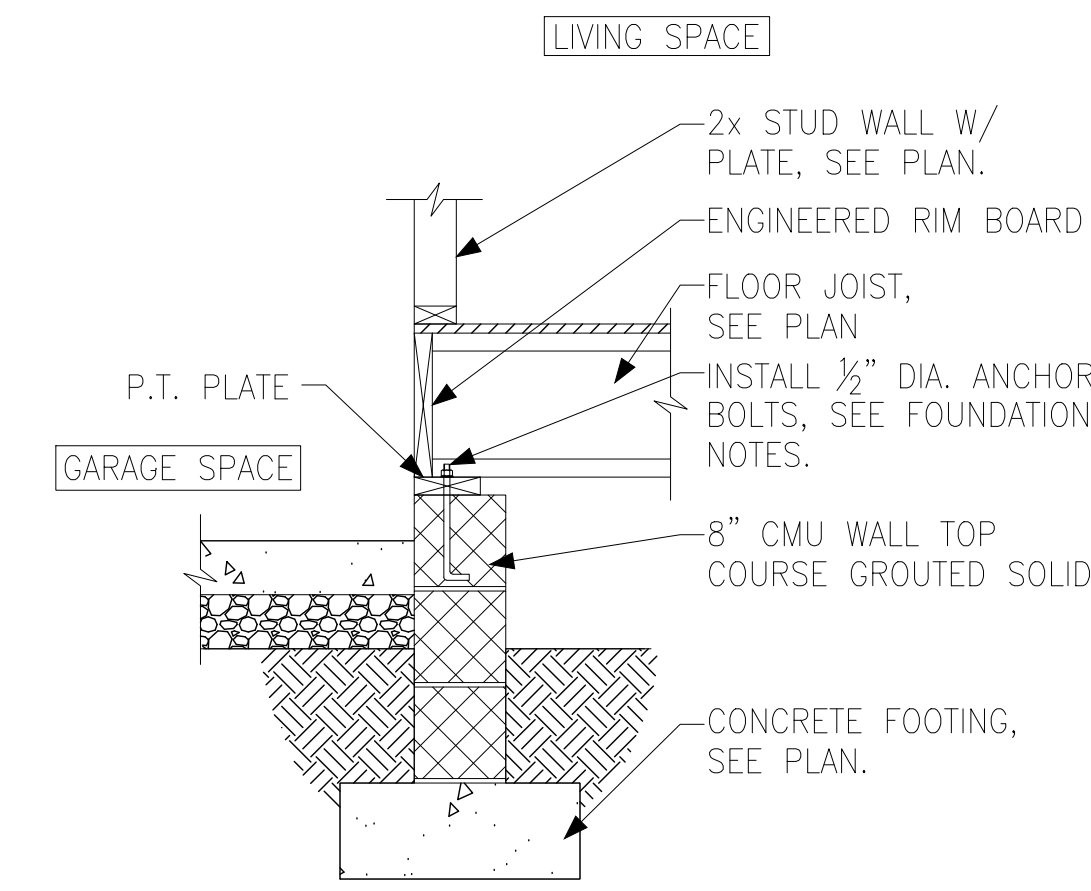
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



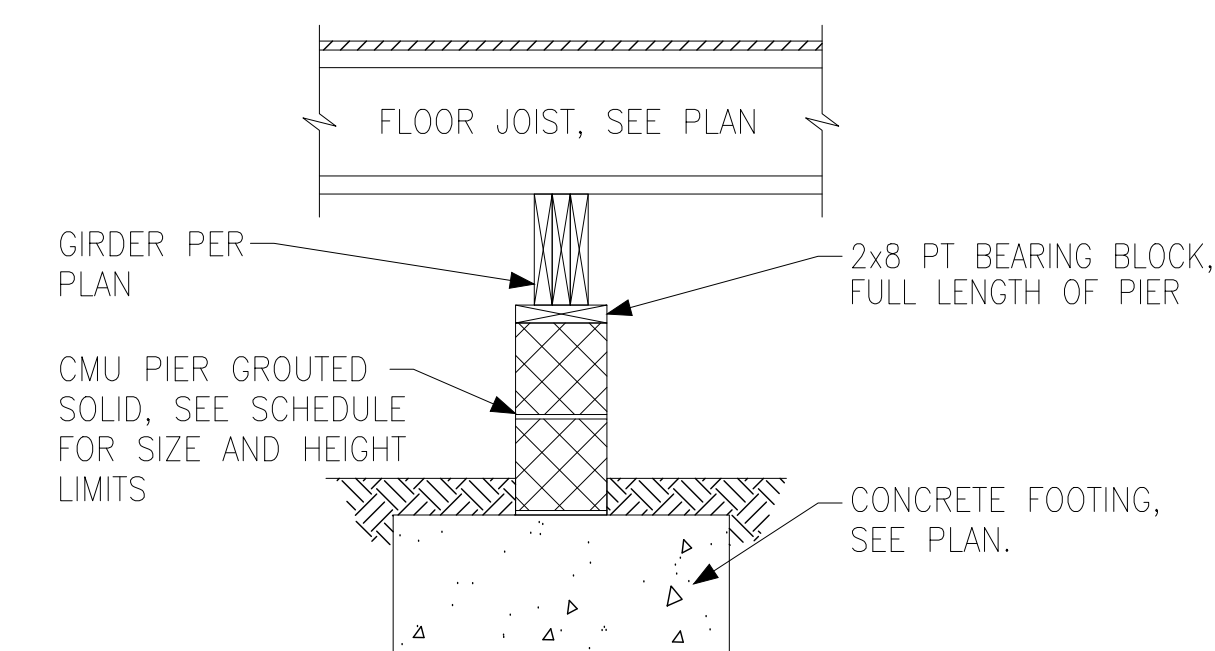
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



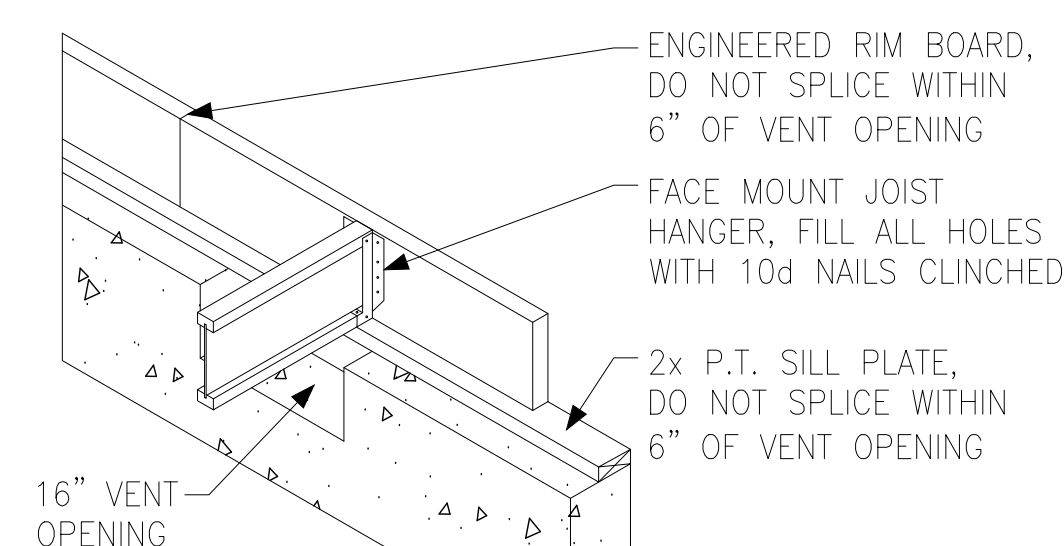
G FOUNDATION SECTION
GARAGE DOOR



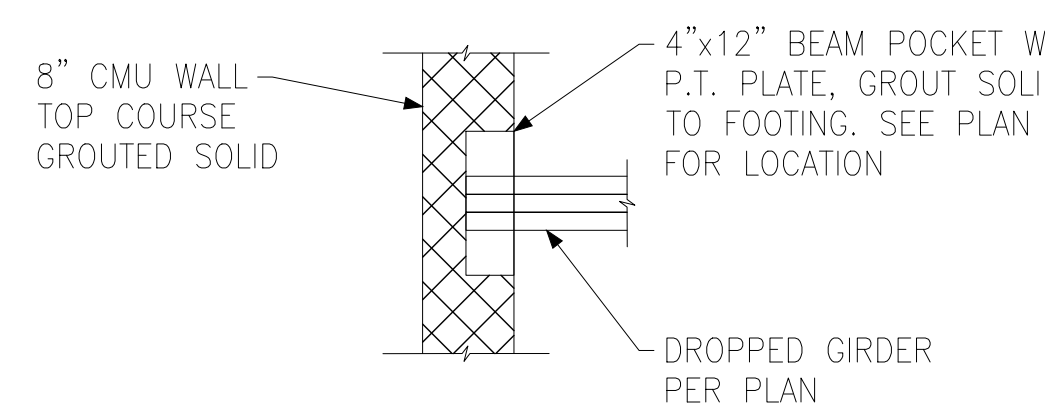
H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
INTERIOR PIER



K CRAWL SPACE VENT DETAIL



L CRAWL SPACE BEAM POCKET DETAIL

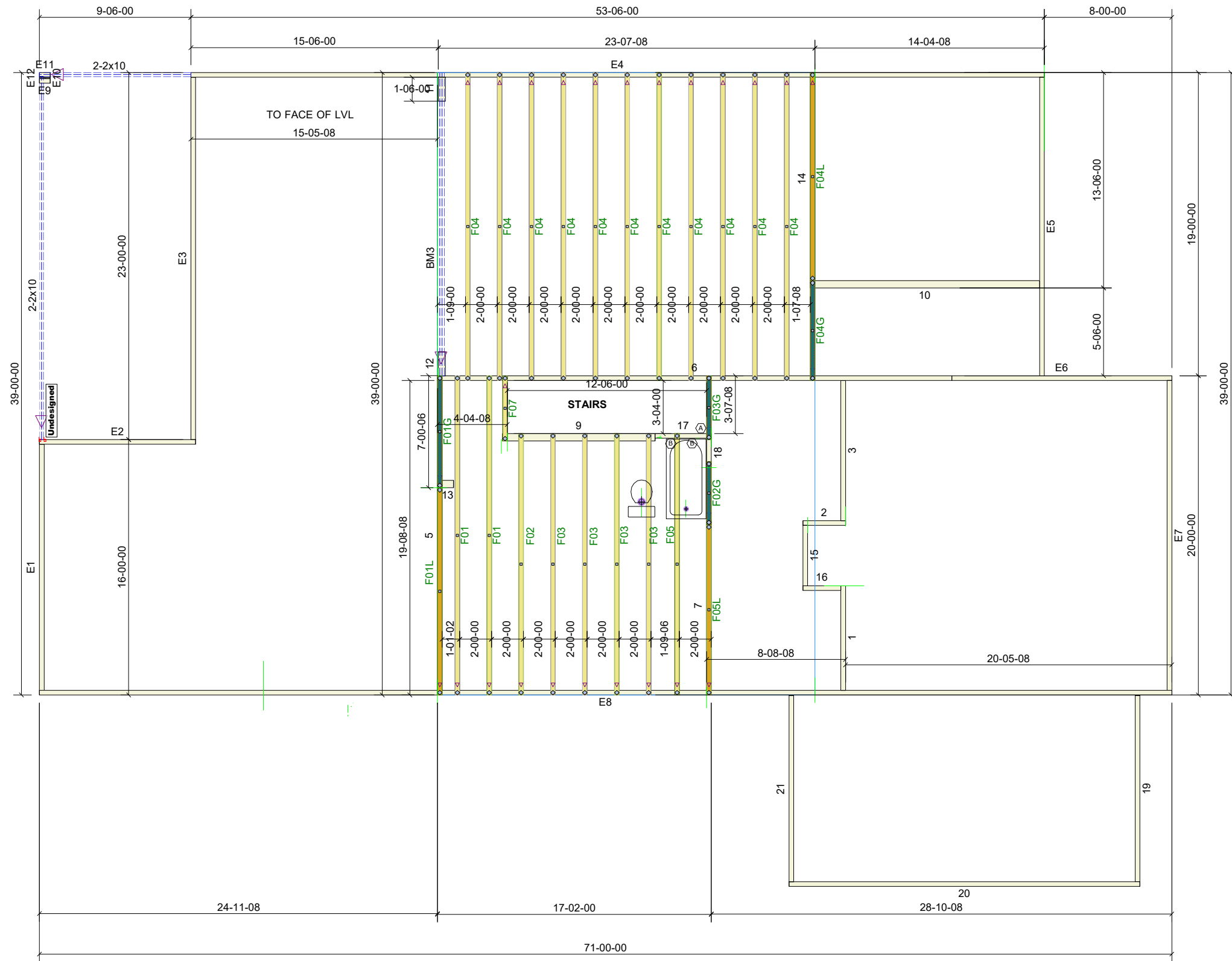
PIER AND FOOTING SCHEDULE		
PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.O.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.O.
UP TO 8'-0"	16" x 16"	30" x 30" x 12" U.N.O.

NOTE:
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.
PIERS OVER 5'-4" SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.

Tobacco Road Lot 75



Tobacco Road Lot 75



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM3	20-00-00	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	3	3	MFD



84 Components
200 Emmett Rd
Dunn NC 28334
United States
Office: (910) 892-8400

Davidson Homes
75 Tobacco Road

75 Tobacco Road - FLOOR
Job# - P05150-20092

Location	2383-Dunn
Designer	Brenda Sierra

DO NOT CUT, NOTCH, OR BORE HOLES
UNLESS SPECIFIC, WRITTEN PERMISSION IS
PROVIDED BY AN AUTHORIZED REPRESENTATIVE OF
84 LUMBER.

TRUSS INSTALLATION REQUIRES TEMPORARY AND
PERMANENT BRACING. GENERAL GUIDANCE IS
PROVIDED IN SBCA DOC's
B-1 and B-3. THESE ARE INCLUDED WITH EACH JOB
IN YOUR TRUSS PACKET.

Sheet # 1 of 1

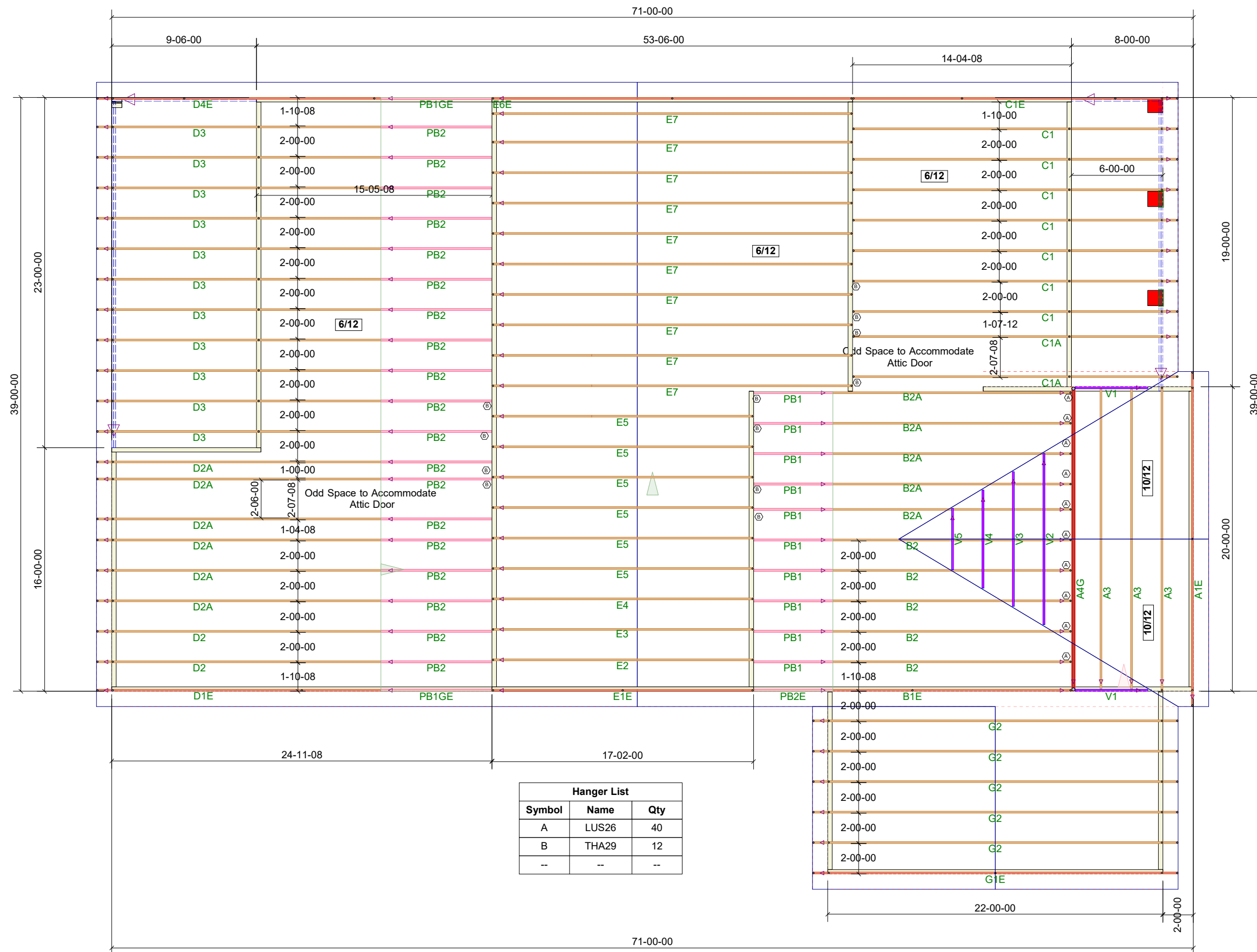
Floor Truss
Placement Plan

NOT TO SCALE

DESIGNED DATE

1/6/2025

Tobacco Road Lot 75



84 Components
200 Emmett Rd
Dunn NC 28334
United States
Office: (910) 892-8400

Davidson Homes

75 Tobacco Road

BIRCH II - ROOF

Job# - P05150-20091

Location 2383-Dunn

Designer Brenda Sierra

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Sheet # 1 of 1

Roof Truss Placement Plan

NOT TO SCALE

DESIGNED DATE

1/6/2025