

Tobacco Road Lot 108

WILLOW
ELEVATION - G



SIDE
LOAD
OPTION

DOOR STYLE PER
PURCHASE ORDER
SIZE 3/0 x 8/0

INCLUDED OPTIONS:

- 1st FLOOR
- COVERED PORCH
- FIXED WINDOWS @ BREAKFAST ROOM
- FIREPLACE
- BOX OAK STAIRS
- OPEN RAIL
- EXTENDED FAMILY ROOM W/ GUEST SUITE
- GUEST SHOWER ILO TUB
- SIDE ENTRY GARAGE

- 2nd FLOOR
- OWNERS SPA SHOWER
- BEDROOM 4 ILO LOFT

GENERAL NOTES:

SITE CONSTRUCTION:

- 1) SOIL BEARING CALCULATIONS BASED ON 2000 PSF MIN. REFER TO THE FOUNDATION/FOOTING SCHEDULE.
- 2) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
- 3) 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:

- 1) 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.
- 2) PROVIDE 1x BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.
- 3) JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.
- 4) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- 5) PROVIDE CUTTING, NOTCHING, NAILING REQUIREMENTS PER 2009-IRC SECTIONS R502.8 R602, R802.7.

THERMAL & MOISTURE PROTECTION:

- 1) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- 2) 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.
- 3) PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE.
- 4) PROVIDE ICE-SHIELD PER CODE.
- 5) 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:

- 1) WINDOW CALL OUT PER PLAN. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER.
- 2) REVIEW ALL WINDOW HEADER HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS.
- 3) TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS.
- 4) FRONT DOOR WIDTH AS REQUIRED BY CODE.
- 5) GARAGE DOOR AS REQUIRED BY CODE.
- 6) 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/ 1/2" GYPSUM BD. WALL & 5/8"TYPE "X"
HOUSE ASSEMBLY: 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

- 1) 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.
- 2) 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).
- 3) THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS.
- 4) 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.
- 5) 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.
- 6) 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 MINIMUM1/2-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 SECTOR702.3.5. RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE WHEN EXPOSED TO FIRE SHALL BE PROHIBITED.

CRAWL VENTING		
1053 SQ FT OF FOUNDATION TO BE VENTED		
150 SQ FT / 1 SQ FT =	7.02 SQ FT VENTILATION	
VENTS 128 SQ IN = (0.8889 SQ FT)		
CRAWL VENT		
7.020 SQ FT	=	25.3 VENTS REQUIRED
0.2778 SQ FT		
ACTUAL CRAWL VENTS PROVIDED	26	
NOTE: WHERE AN APPROVED VAPER BARRIER IS INSTALLED OVER GROUND SURFACE THE REQUIRED VENTILATION MAY BE REDUCED BY 50%		

BASE HOUSE SQUARE FOOTAGE CALCULATIONS						TOTAL UNDER ROOF
ELEVATIONS	1st FLOOR	2nd FLOOR	TOTAL FIN.	FRONT PORCH	GARAGE	
ELEVATION - G	1,053 s.f.	1,300 s.f.	2,353 s.f.	193 s.f.	466 s.f.	3,012 s.f.
OPTIONS SQUARE FOOTAGE CALCULATIONS						
OPTIONS:				1st FLOOR		
EXTENDED FAMILY W/ ALTERNATE GUEST SUITE				+130 s.f.		

REVISION NUMBER	
7/1/2020	UPDATED SHOWER OPTIONS
10/23/2020	ADDED GAR SVR DR & OPT EXT FAMILY
11/6/2020	ADD OPT PORCHS TO OPT EXT FAMILY
03/31/2021	REVISIONS TO WH AND GARAGE DOORS
02/24/2022	FIX WINDOW SIZE TO 2626 FX ON G
12/12/2024	REVISION--CARRIAGE LIGHTS & CLEANUP

MAIN STREET
DESIGNS
OF
GEORGIA, LLC

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

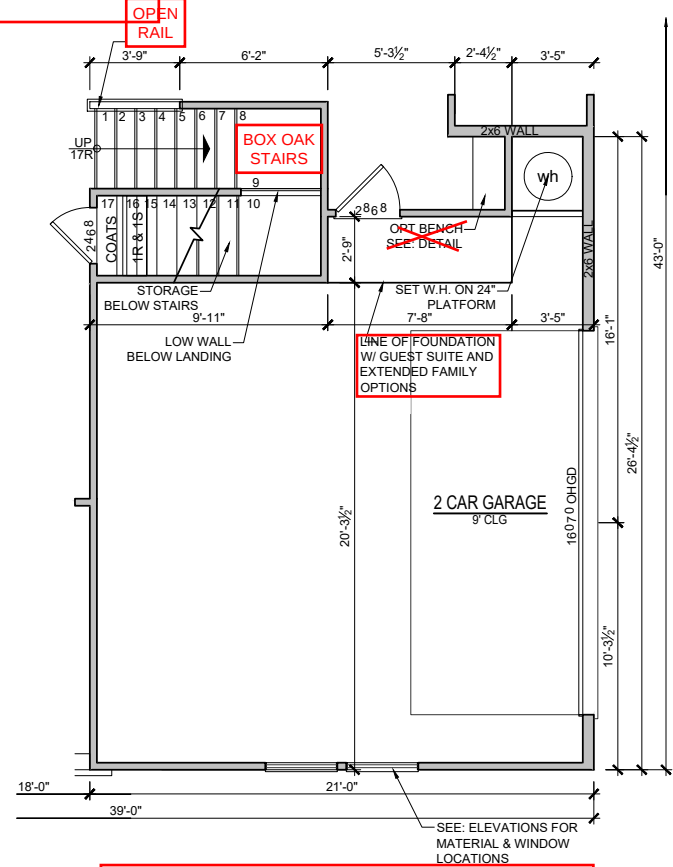
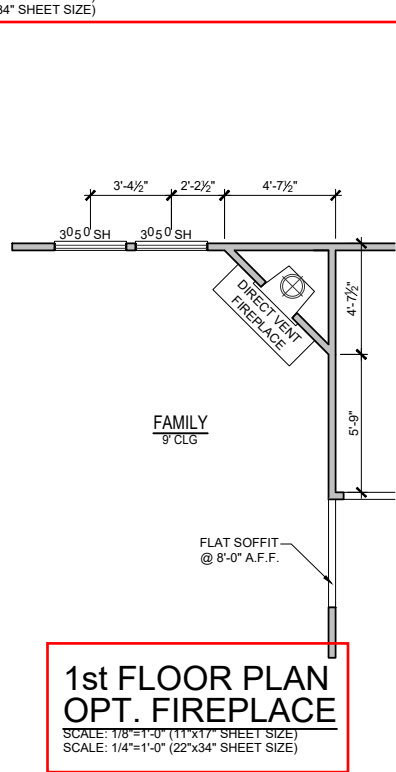
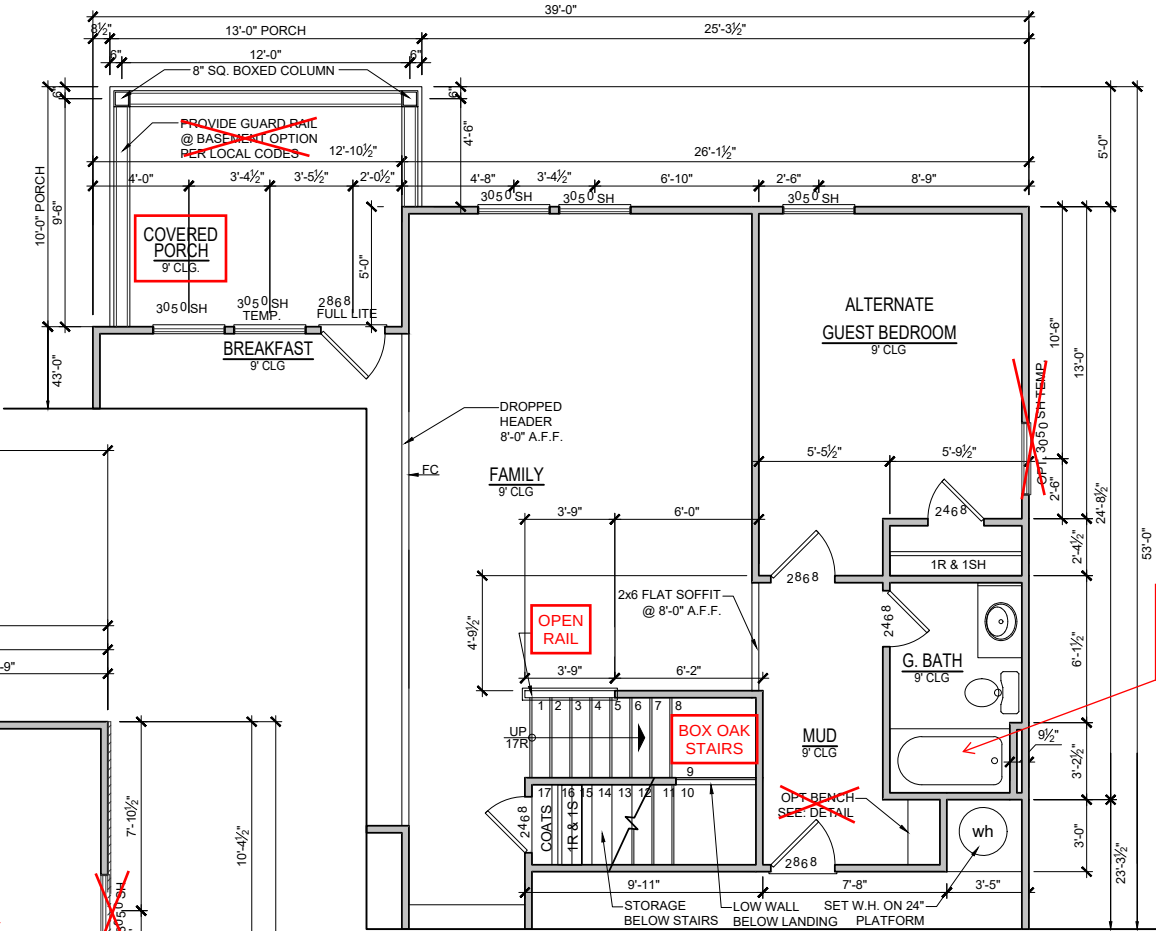
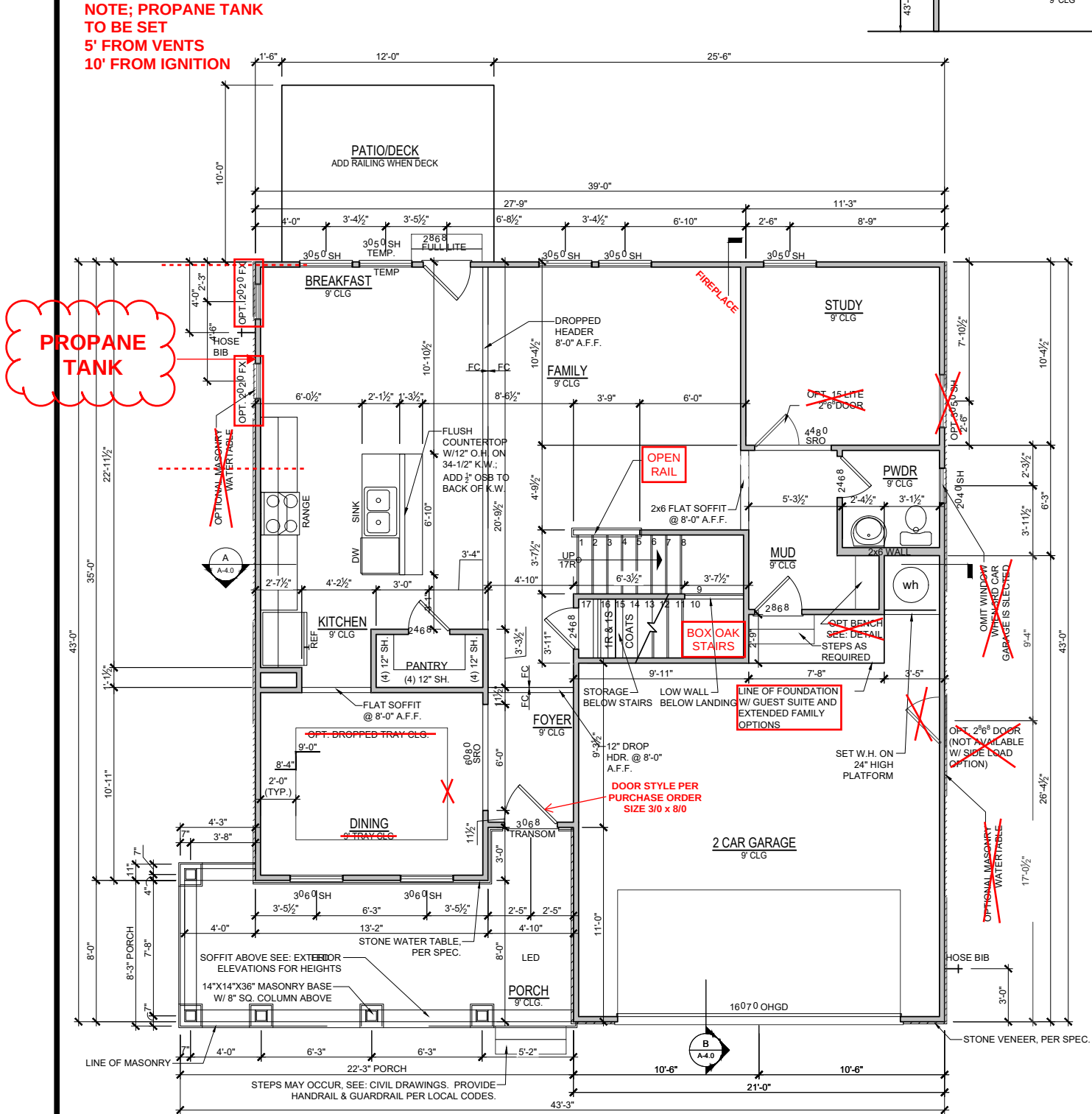
DAVIDSON
HOMES

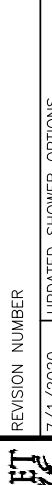
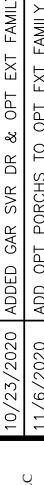
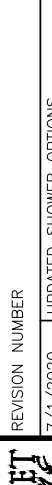
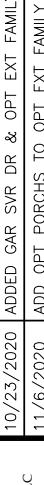
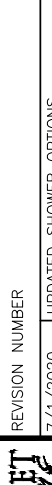
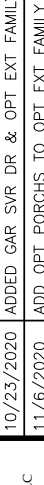
Your Community Builder

1/8"=1'-0"		
RELEASE DATE 12-18-2019	PROJECT NUMBER -----	OPTION NO.
MODEL WILLOW	DRAWING TITLE COVER SHEET	OPTION DESCRIPTION

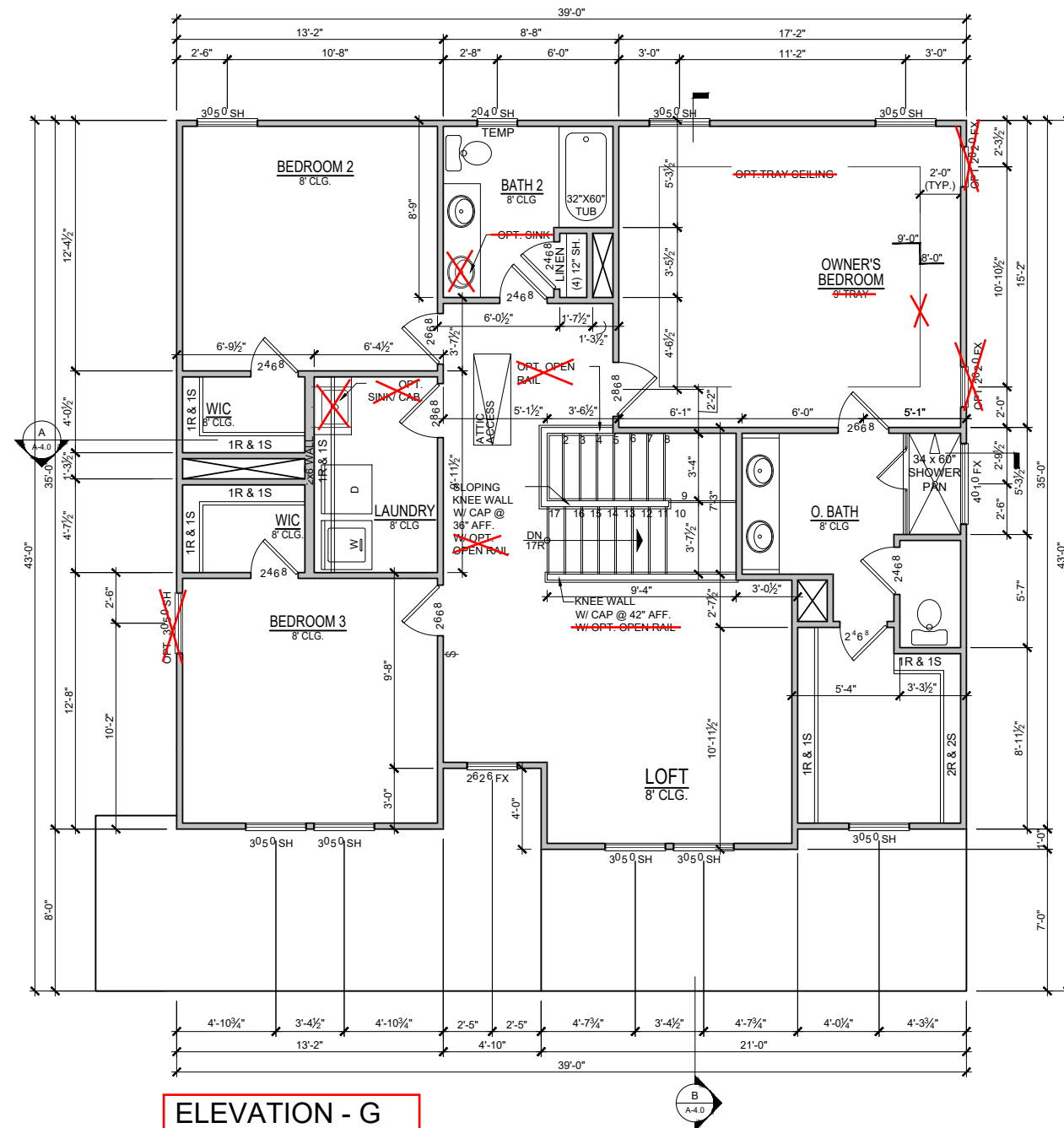
SHEET NO.
CS-1.0

Tobacco Road Lot 108

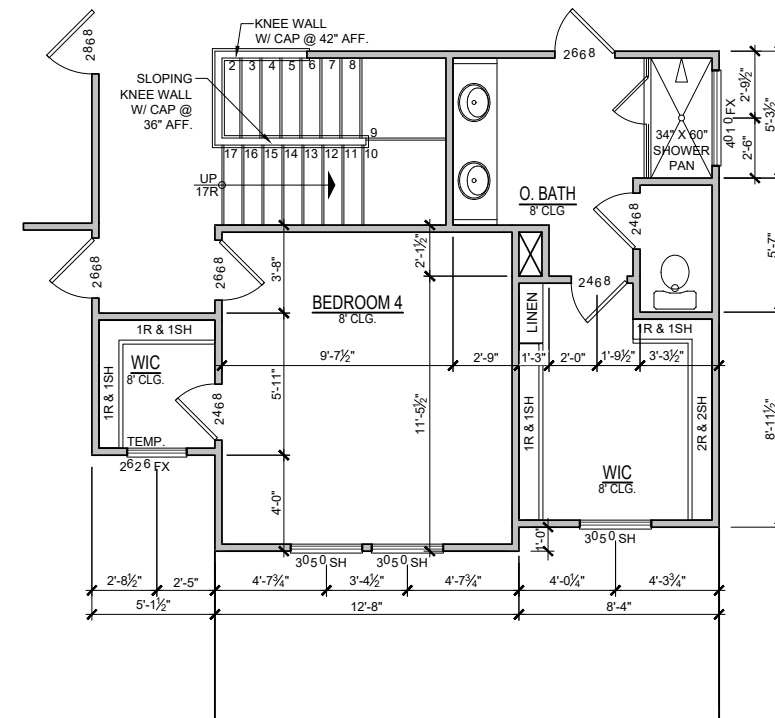


MAIN STREET DESIGN   DAVIDSON HOMES Your Community Builder		1/8" = 1' - 0"	
		MODEL WILLOW	
		RELEASE DATE 12-18-2019	
		DRAWING TITLE FIRST FLOOR PLAN	
		PROJECT NUMBER -----	
OPTION DESCRIPTION ELEVATION - G		OPTION NO. -----	
SHEET NO. A-1.0G		1/8" = 1' - 0"	
MAIN STREET DESIGN   DAVIDSON HOMES Your Community Builder		REVISION NUMBER	
		7/1/2020 UPDATED SHOWER OPTIONS	
		10/23/2020 ADDED GAR SVR DR & OPT EXT FAMILY	
		11/6/2020 ADD OPT PORCHES TO OPT EXT FAMILY	
		03/31/2021 REVISIONS TO WH AND GARAGE DOORS	
02/24/2022 FIX WINDOW SIZE TO 2626 FX ON G		12/12/2024 REVISION-CARRIAGE LIGHTS & CLEANUP	
MAIN STREET DESIGN   DAVIDSON HOMES Your Community Builder		Main Street Designs of Georgia, LLC	
		www.MainStreetDesignsLLC.com	
		3050 Royal Blvd. South, Suite 135	
		Alpharetta, GA 30022	
		O. (404) 996-5722	

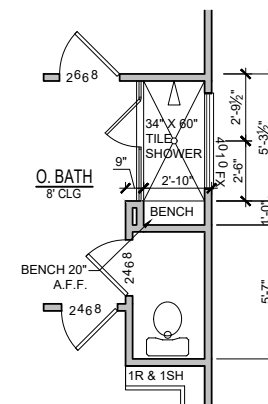
Tobacco Road Lot 108



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

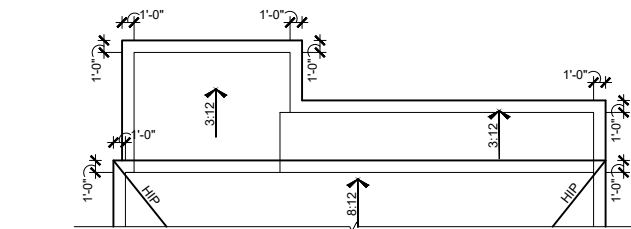


ELEVATION - G
OPT. BEDROOM 4 LAYOUT
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



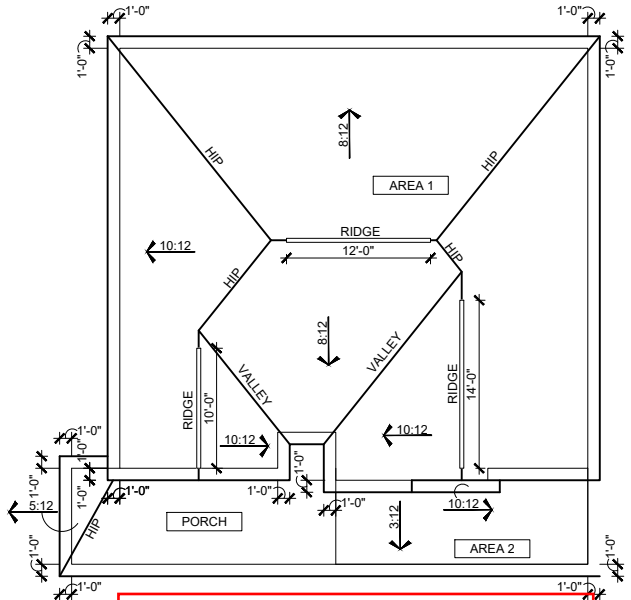
OPT. SPA SHOWER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

MAIN STREET Designs Main Street Designs of Georgia, LLC www.MainStreetDesignsLLC.com 3050 Royal Blvd, Suite 100, Atlanta 30322 GA O (404) 996-5772	REVISION NUMBER	
	7/1/2020	UPDATED SHOWER OPTIONS
	10/23/2020	ADDED GAR SVR DR & OPT EXT FAMILY
	11/6/2020	ADD OPT PORCHS TO OPT EXT FAMILY
	03/31/2021	REVISIONS TO WH AND GARAGE DOORS
	02/24/2022	FIX WINDOW SIZE TO 2626 FX ON G
	12/12/2024	REVISION-CARRIAGE LIGHTS & CLEANUP
DAVIDSON HOMES Your Community Builder 1/8" = 1'-0"		
MODEL WILLOW	RELEASE DATE 12-18-2019	1/8" = 1'-0"
DRAWING TITLE SECOND FLOOR PLAN	PROJECT NUMBER -----	
OPTION DESCRIPTION ELEVATION - G	OPTION NO.	
SHEET NO. A-2.0G		



**OPT. EXTENDED FAMILY W/
OPT. COVERED PORCH
ROOF PLAN**

SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



**WILLOW
ELEVATION -G- ROOF PLAN**

SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)

ATTIC VENT CALCULATIONS

MAIN ROOF

1518 SQ FT UNDER ROOF ATTIC
300 SQ FT / 1 SQ FT = 5.06 SQ FT VENTILATION

RIDGE VENTS 18 SQ IN = (.125 SQ FT)
SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)
BOX VENTS 50 SQ IN = (.347 SQ FT)

5.06 SQ FT x 50% = 2.530 SQ FT OF RIDGE
5.06 SQ FT x 50% = 2.530 SQ FT OF SOFFIT

RIDGE VENT
2.530 SQ FT = 20.2 FEET OF RIDGE VENT
0.125 SQ FT
SOFFIT VENT
2.530 SQ FT = 40.5 FEET OF SOFFIT VENT
0.0625 SQ FT

ACTUAL RIDGE VENT PROVIDED 40 FEET
ACTUAL SOFFIT VENT PROVIDED 140 FEET
NUMBER OF BOX VENTS NEEDED -6.9 COUNT
(REQ. - ACTUAL x .347) (NEGATIVE = 0)

PORCH ROOF

115 SQ FT UNDER ROOF
150 SQ FT / 1 SQ FT = 0.77 SQ FT VENTILATION

SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT
0.767 SQ FT = 12.3 FEET OF SOFFIT VENT
0.0625 SQ FT

ACTUAL SOFFIT VENT PROVIDED 13 FEET



**SIDE ENTRY GARAGE
FRONT ELEVATION - G**

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

**DOOR STYLE PER
PURCHASE ORDER
SIZE 3/0 x 8/0**

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
- OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF 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 AREA 1

1363 SQ FT UNDER ROOF ATTIC
300 SQ FT / 1 SQ FT = 4.54 SQ FT VENTILATION

RIDGE VENTS 18 SQ IN = (.125 SQ FT)
SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)
BOX VENTS 50 SQ IN = (.347 SQ FT)

4.54 SQ FT x 50% = 2.272 SQ FT OF RIDGE
4.54 SQ FT x 50% = 2.272 SQ FT OF SOFFIT

RIDGE VENT
2.272 SQ FT = 18.2 FEET OF RIDGE VENT
0.125 SQ FT
SOFFIT VENT
2.272 SQ FT = 36.3 FEET OF SOFFIT VENT
0.0625 SQ FT

ACTUAL RIDGE VENT PROVIDED 36 FEET
ACTUAL SOFFIT VENT PROVIDED 115 FEET
NUMBER OF BOX VENTS NEEDED -6.2 COUNT
(REQ. - ACTUAL x .347) (NEGATIVE = 0)

AREA 2

268 SQ FT UNDER ROOF
150 SQ FT / 1 SQ FT = 1.79 SQ FT VENTILATION

SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT
1.787 SQ FT = 28.6 FEET OF SOFFIT VENT
0.0625 SQ FT

ACTUAL SOFFIT VENT PROVIDED 35 FEET

PORCH ROOF

189 SQ FT UNDER ROOF
150 SQ FT / 1 SQ FT = 1.26 SQ FT VENTILATION

SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT
1.260 SQ FT = 20.2 FEET OF SOFFIT VENT
0.0625 SQ FT

ACTUAL SOFFIT VENT PROVIDED 19 FEET



**OPT. EXTENDED FAMILY W/ OPT. COVERED PORCH
REAR ELEVATION**

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

REVISION NUMBER	UPDATED SHOWER OPTIONS				
	7/1/2020	ADDED GAR SVR DR & OPT EXT FAMILY	10/23/2020	ADD OPT PORCHS TO OPT EXT FAMILY	03/31/2021
	11/6/2020	REVISIONS TO WH AND GARAGE DOORS	02/24/2022	FIX WINDOW SIZE TO 2626 FX ON G	12/12/2024
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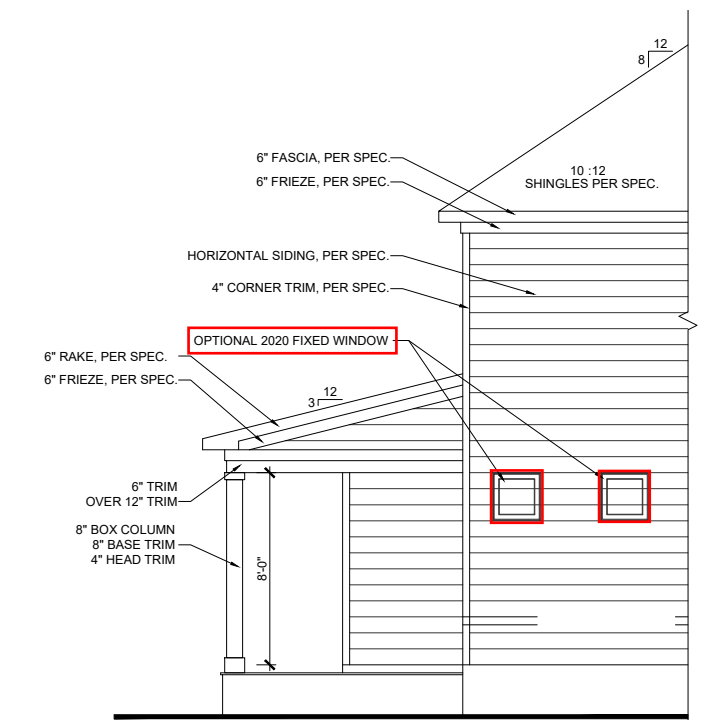
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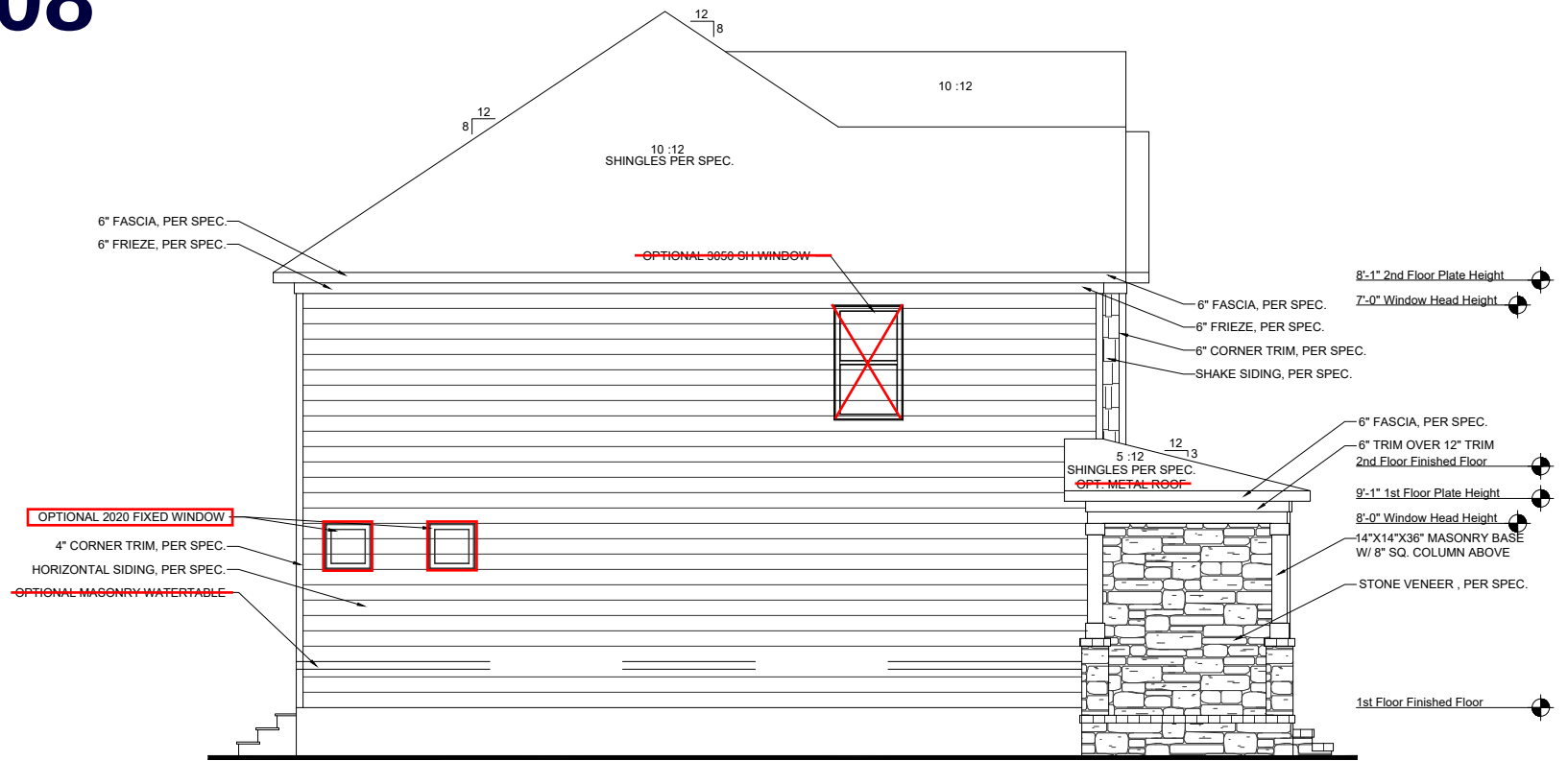
MODEL	1/8"=1'-0"	
	RELEASE DATE	12-18-2019
DRAWING TITLE	PROJECT NUMBER	-----
	OPTION NO.	-----
OPTION DESCRIPTION	WILLOW	
	EXT. ELEV/ ROOF PLAN	
ELEVATION - G	WILLOW	
	EXT. ELEV/ ROOF PLAN	

SHEET NO.	
A-3.0G	

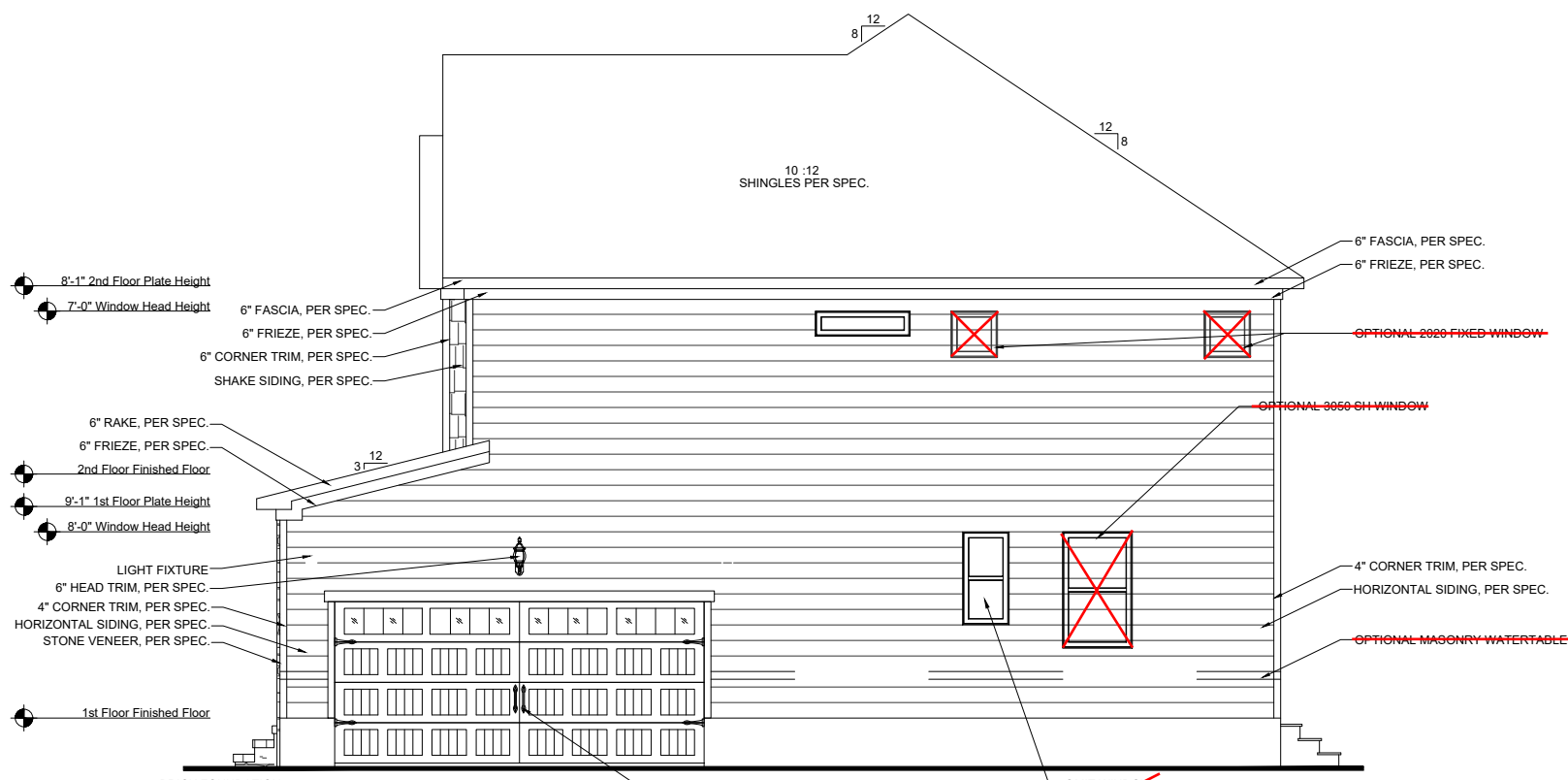
Tobacco Road Lot 108



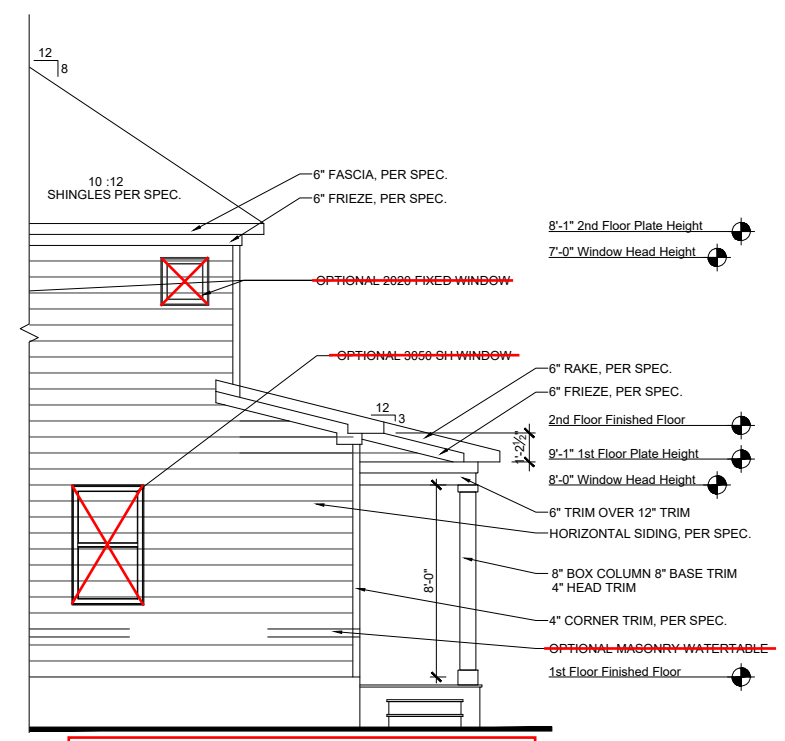
OPT. EXTENDED FAMILY W/
OPT. COVERED PORCH
LEFT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



WILLOW
LEFT ELEVATION - G
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



SIDE ENTRY GARAGE
RIGHT ELEVATION - G
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



OPT. EXTENDED FAMILY W/
OPT. COVERED PORCH
RIGHT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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MAIN STREET DESIGN

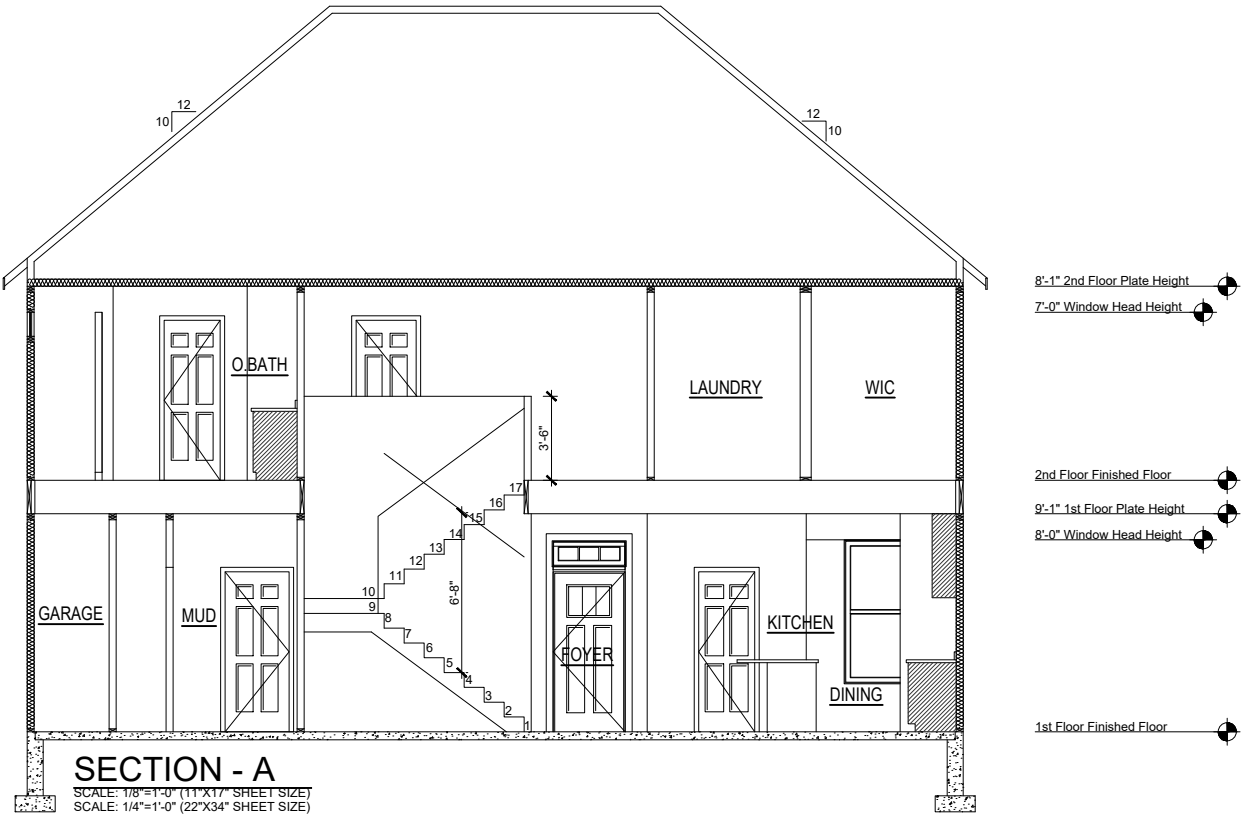
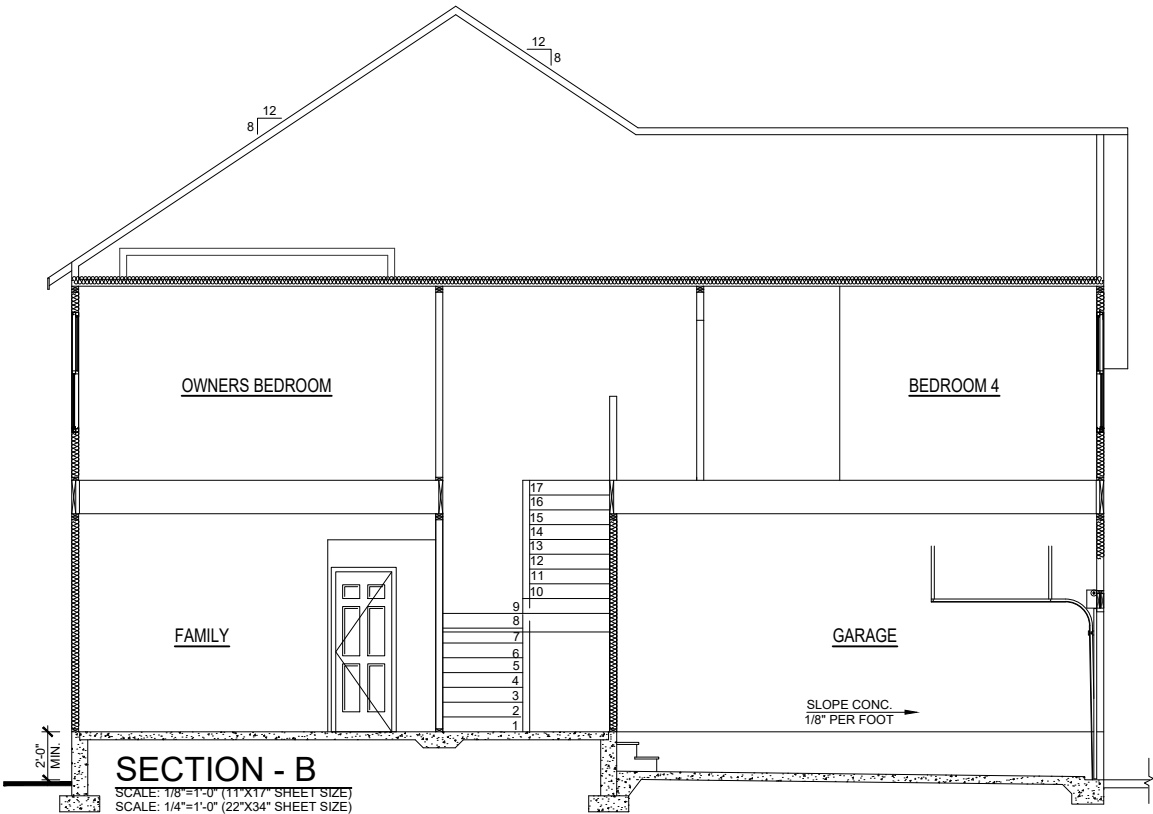
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com
3050 Royal Blvd South, Suite 135
Alpharetta, GA 30022
O. (404) 996-5722

DAVIDSON HOMES

Your Community Builder

MODEL	WILLOW	RELEASE DATE	12-18-2019
DRAWING TITLE	SIDE ELEVATIONS	PROJECT NUMBER	---
OPTION DESCRIPTION	ELEVATION - G	OPTION NO.	---
SHEET NO.	A-3.1G		

Tobacco Road Lot 108



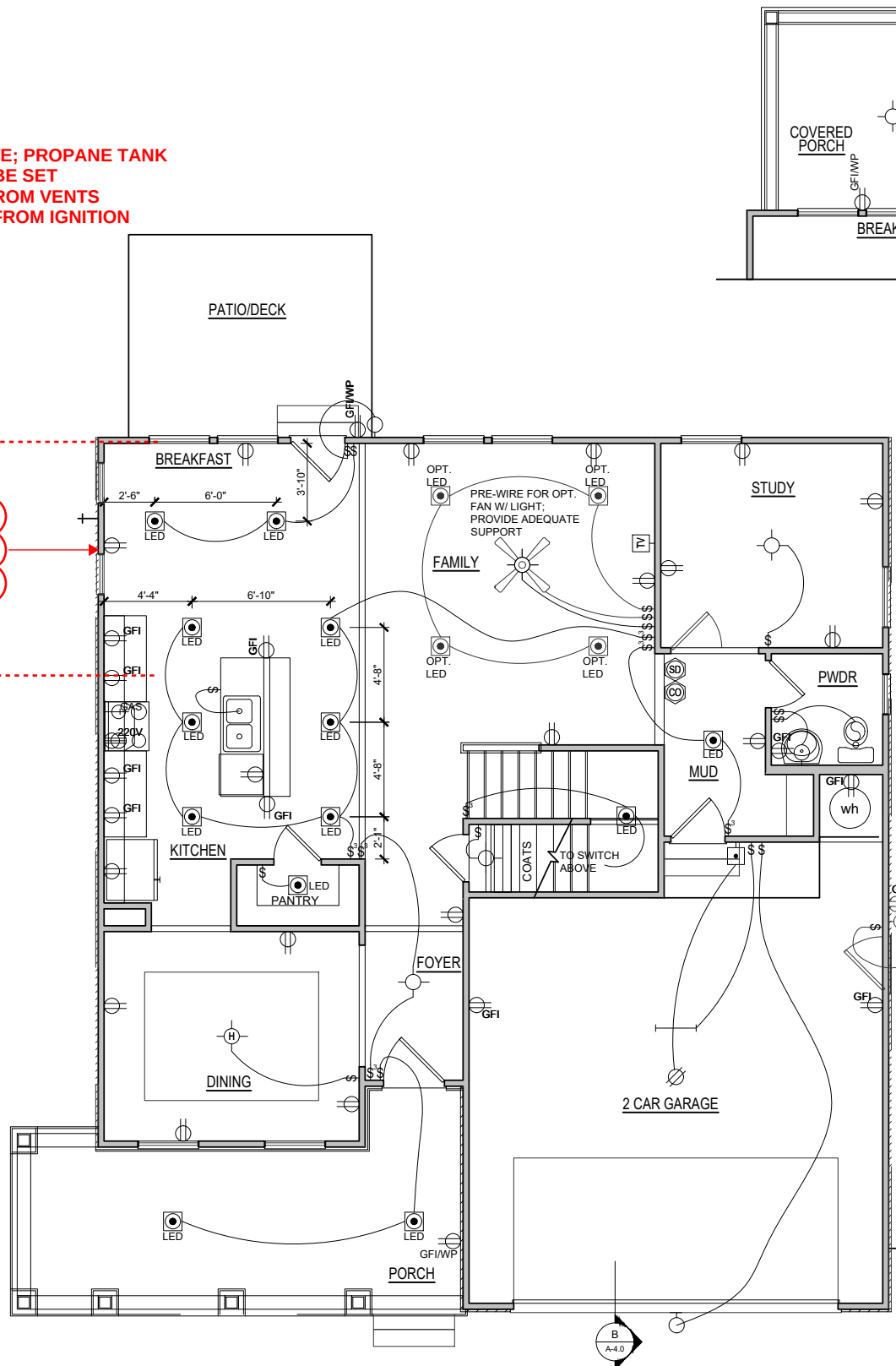
MAIN STREET Designs Main Street Designs of Georgia, LLC www.MainStreetDesignsLLC.com 3050 Royal Blvd. South, Suite 135 Alpharetta, GA 30022 O. (404) 996-5722		DAVIDSON HOMES Your Community Builder		1/8" = 1' - 0"	
				RELEASE DATE 12-18-2019	
				PROJECT NUMBER -----	
				OPTION NO.	
MODEL WILLOW		DRAWING TITLE BUILDING SECTIONS		SHEET NO. A-4.0G	
		OPTION DESCRIPTION			

Tobacco Road Lot 108

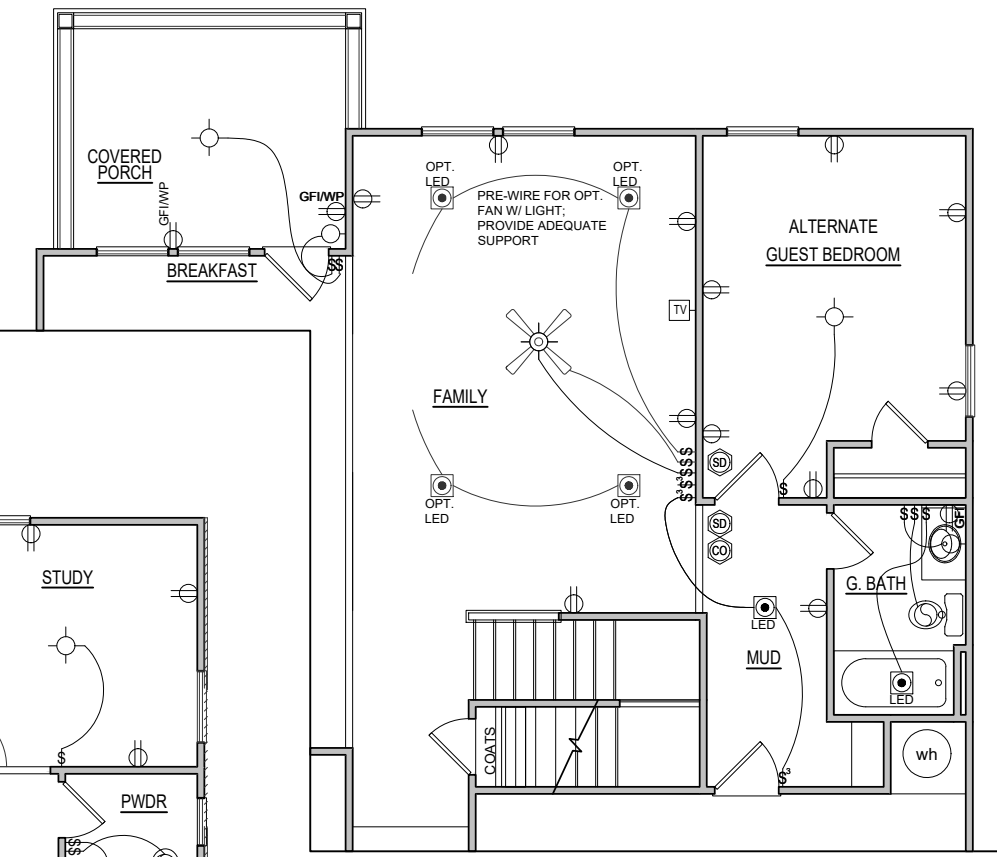
ELECTRICAL KEY	
	CEILING RECEP.
	DUPLEX RECEP.
	SPLIT SWITCHED RECEP.
	FLOOR RECEP.
	QUADPLEX RECEP.
	GROUND FAULT RECEP.
	WEATHER PROOF RECEP.
	220v RECEP.
	EXAUST FAN
	EXAUST FAN / LIGHT
	EXAUST FAN / HEAT LIGHT
	LED
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	WALL LIGHT
	WALL SCONCE 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

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

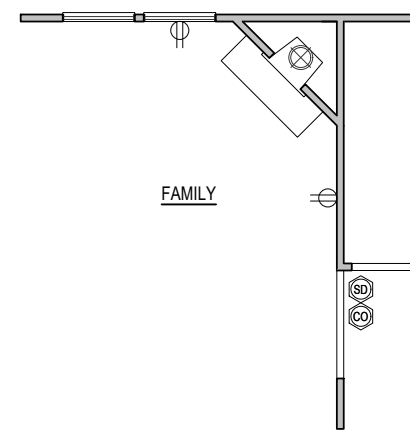
PROPANE
TANK



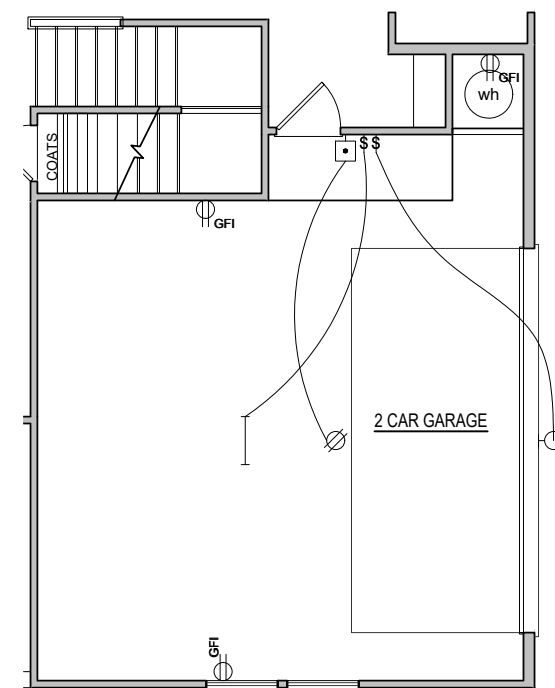
ELEVATION - G
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



ELECTRICAL PLAN
OPT. EXTENDED FAMILY W/
OPT. COVERED PORCH
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



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

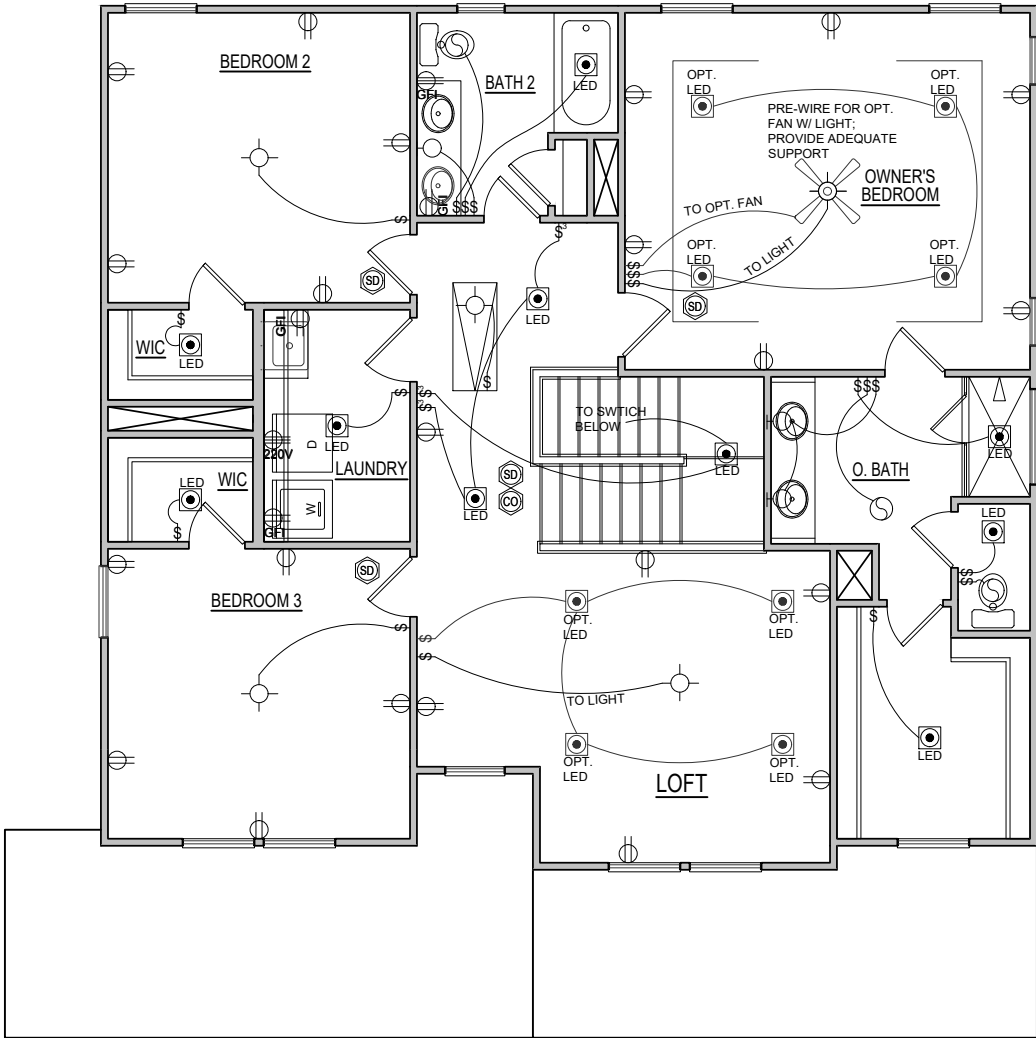


OPT. SIDE ENTRY GARAGE
1st FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

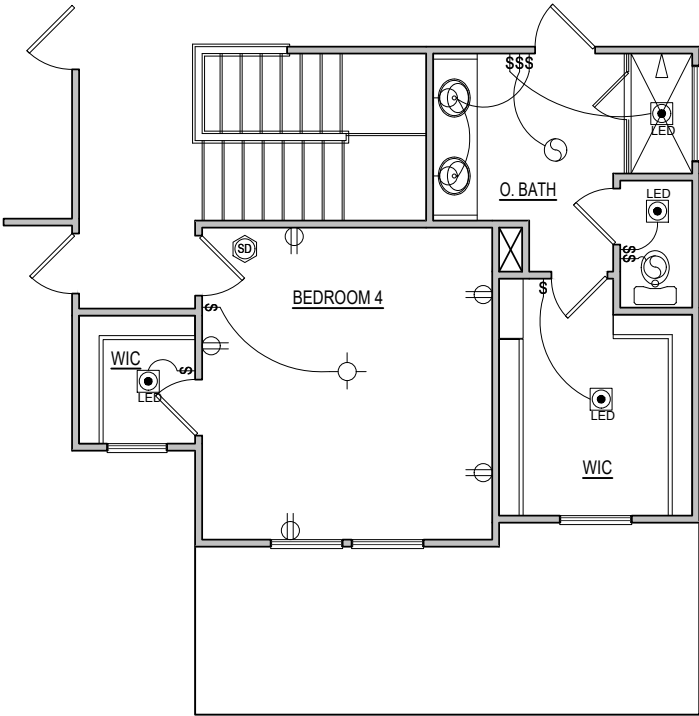
 Main Street Design of Georgia, LLC www.MainStreetDesignLLC.com 3050 Royal Blvd. South, Suite 135 Alpharetta, GA 30022 O. (404) 996-5722  DAVIDSON HOMES Your Community Builder		1/8" = 1'-0"	
		RELEASE DATE 12-18-2019	
		PROJECT NUMBER -----	
		OPTION NO.	
		ELEVATION - G	
		OPTION DESCRIPTION	
		1ST FLOOR ELEC. PLAN	
		DRAWING TITLE	
		MODEL WILLOW	
		SHEET NO. E-1.0G	

REVISION NUMBER	
7/1/2020	UPDATED SHOWER OPTIONS
10/23/2020	ADDED GAR SVR DR & OPT EXT FAMILY
11/6/2020	ADD OPT PORCHS TO OPT EXT FAMILY
03/31/2021	REVISIONS TO WH AND GARAGE DOORS
02/24/2022	FIX WINDOW SIZE TO 2626 FX ON G
12/12/2024	REVISION-CARRIAGE LIGHTS & CLEANUP

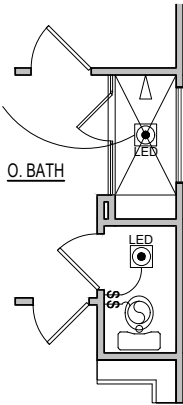
Tobacco Road Lot 108



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

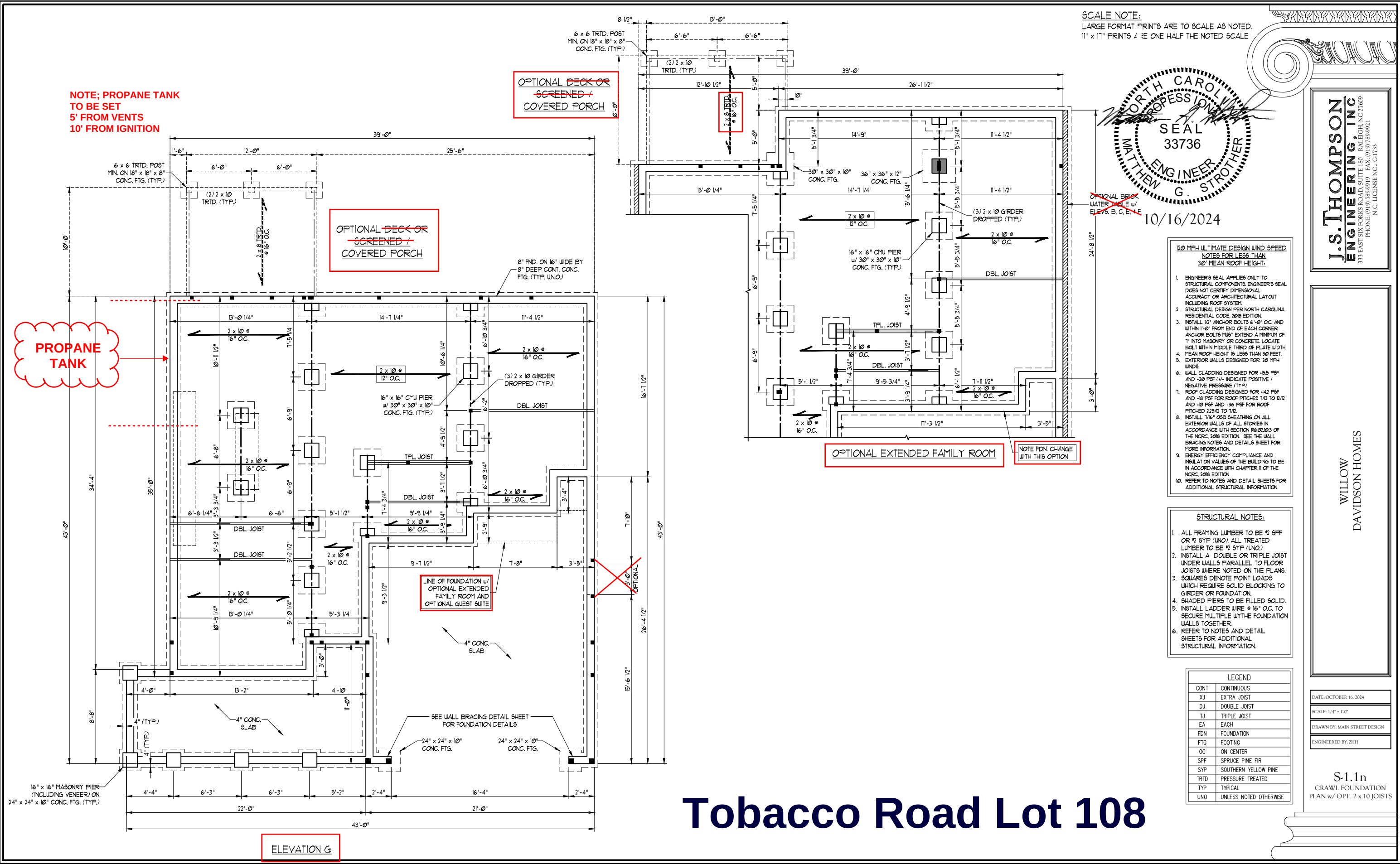


ELEVATION - G
OPT. BEDROOM 4 LAYOUT
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

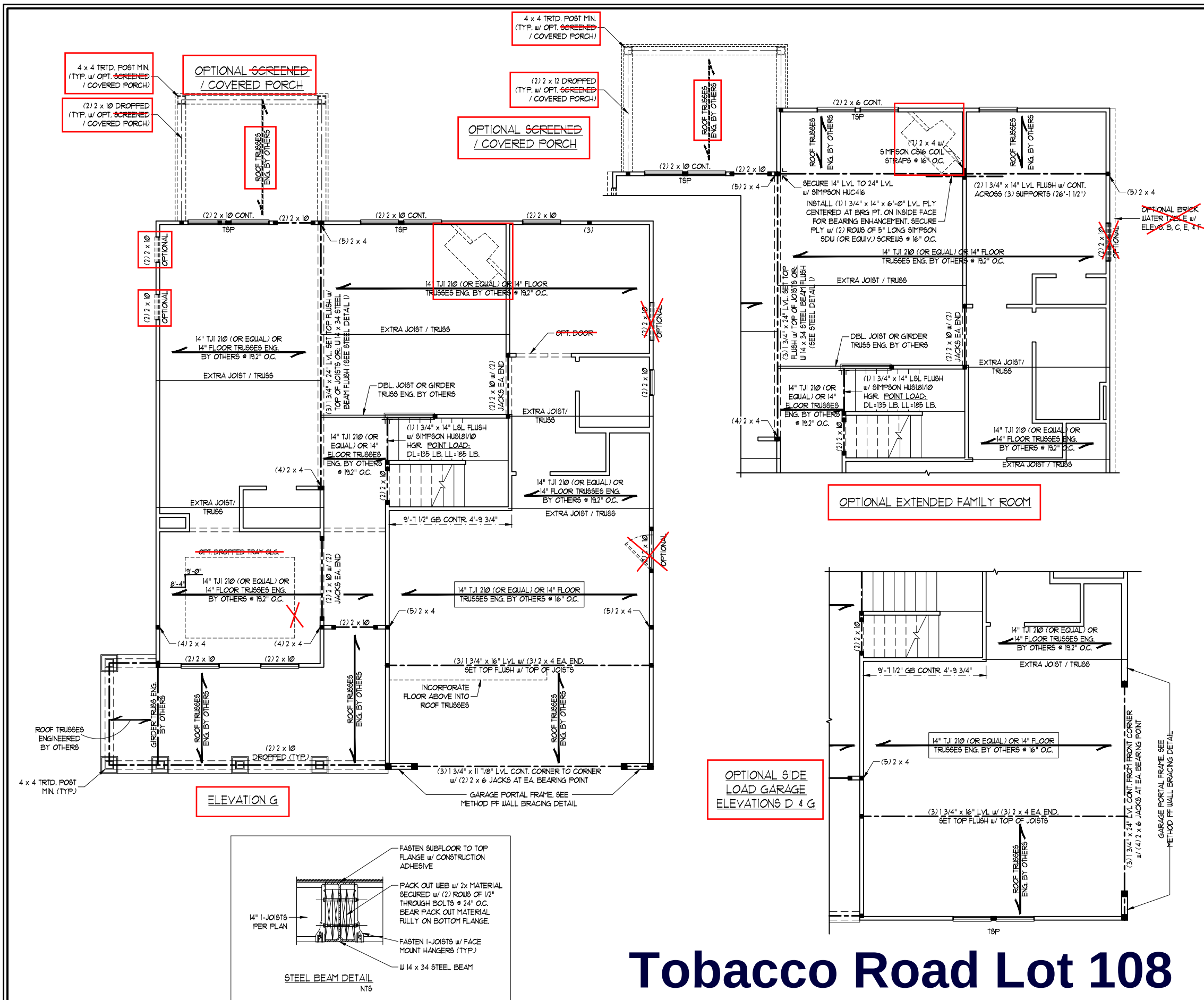


OPT. SPA SHOWER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

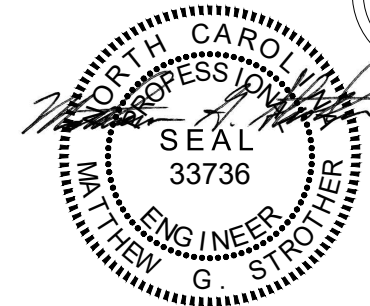
SHEET NO.	MODEL	DRAWING TITLE	RELEASE DATE	1/8"=1'-0"		 DAVIDSON HOMES Your Community Builder	 MAIN STREET Design Main Street Designs of Georgia, LLC www.MainStreetDesignsLLC.com 3050 Royal Blvd. South, Suite 135 Alpharetta, GA 30022 O. (404) 996-5722	REVISION NUMBER	
				7/1/2020				UPDATED SHOWER OPTIONS	
				10/23/2020				ADDED GAR SVR DR & OPT EXT FAMILY	
				11/6/2020				ADD OPT PORCHS TO OPT EXT FAMILY	
				03/31/2021				REVISIONS TO WH AND GARAGE DOORS	
				02/24/2022				FIX WINDOW SIZE TO 2626 FX ON G	
				12/12/2024				REVISION-CARRIAGE LIGHTS & CLEANUP	



Tobacco Road Lot 108



SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



10/16/2024

- BRACED WALL DESIGN NOTES:
- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
 - SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.
 - CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 50 COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- ### STRUCTURAL NOTES:
1. ALL FRAMING LUMBER TO BE SFF #2 OR SYP #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
 2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 SFF #2 OR SYP #2 (KILN DRIED) (UNO). HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS. CODE TABLES HAVE NOT BEEN USED.
 3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 6. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
 7. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

NOTE:

BCI 5000s-18 JOISTS MAY BE USED IN LIEU OF TJI 210 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLANS.

LEGEND	
CONT	CONTINUOUS
XJ	EXTRA TRUSS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TS	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYN	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON
ENGINEERING, INC.
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PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

WILLOW
DAVIDSON HOMES

DATE: OCTOBER 16, 2024

SCALE: 1/4" = 1'-0"

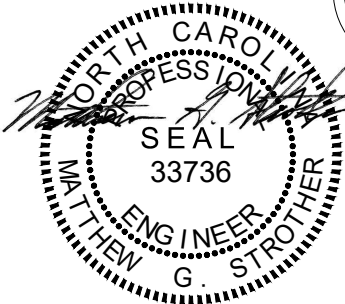
DRAWN BY: MAIN STREET DESIGN

ENGINEERED BY: ZHH

S-3f
SECOND FLOOR
FRAMING PLAN

Tobacco Road Lot 108

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



10/16/2024

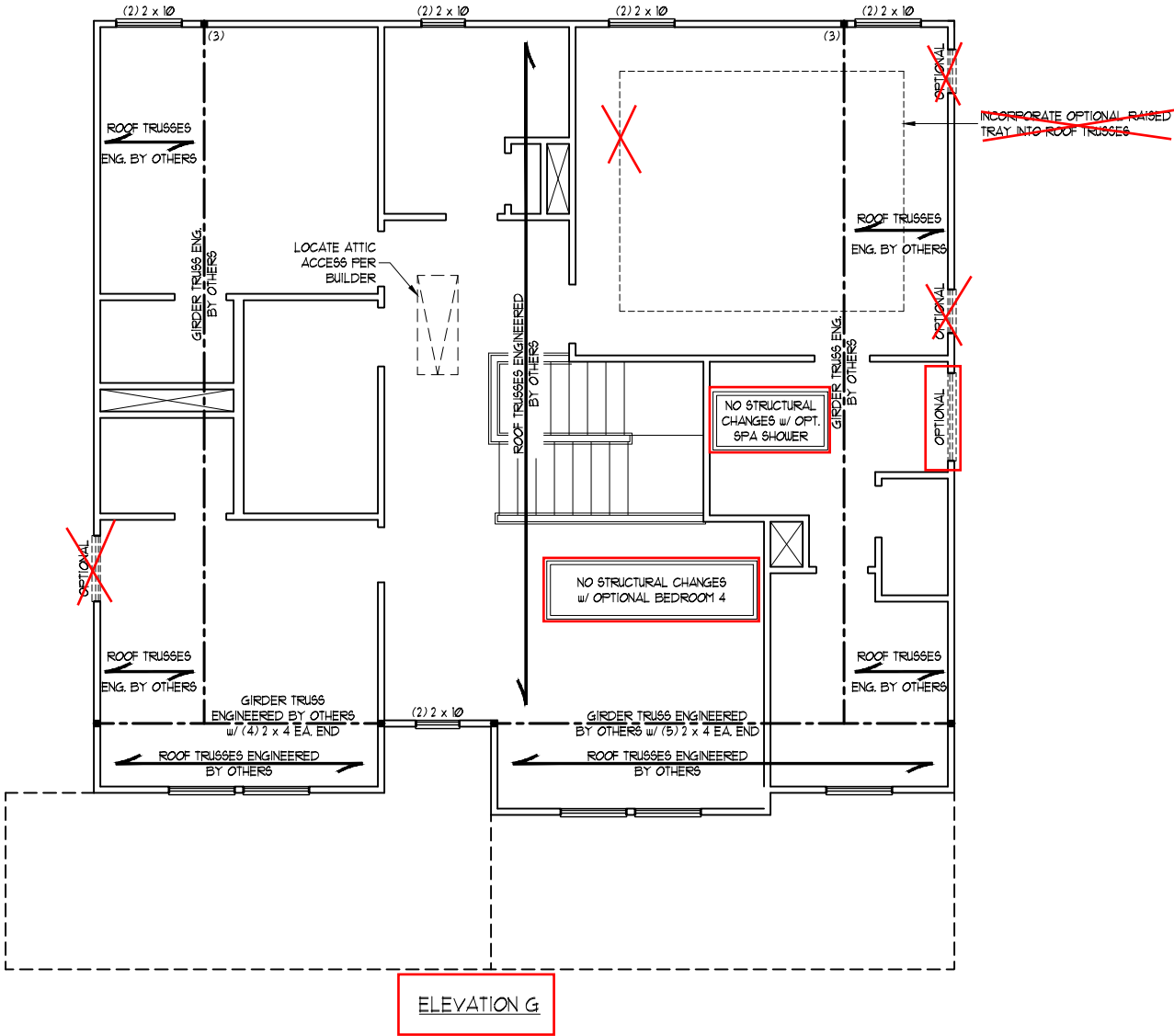
- BRACED WALL DESIGN NOTES:**
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 - CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SPF OR #2 SYP (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO).
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND	
CONT	CONTINUOUS
XT	EXTRA TRUSS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5



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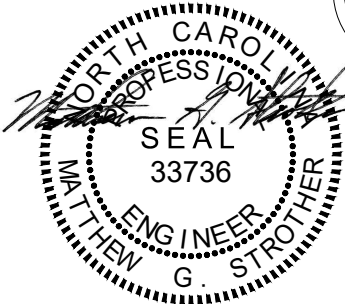
**WILLOW
DAVIDSON HOMES**

DATE: OCTOBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGN
ENGINEERED BY: ZHH

S-4f
ATTIC FLOOR
FRAMING PLAN

Tobacco Road Lot 108

SCALE NOTE:
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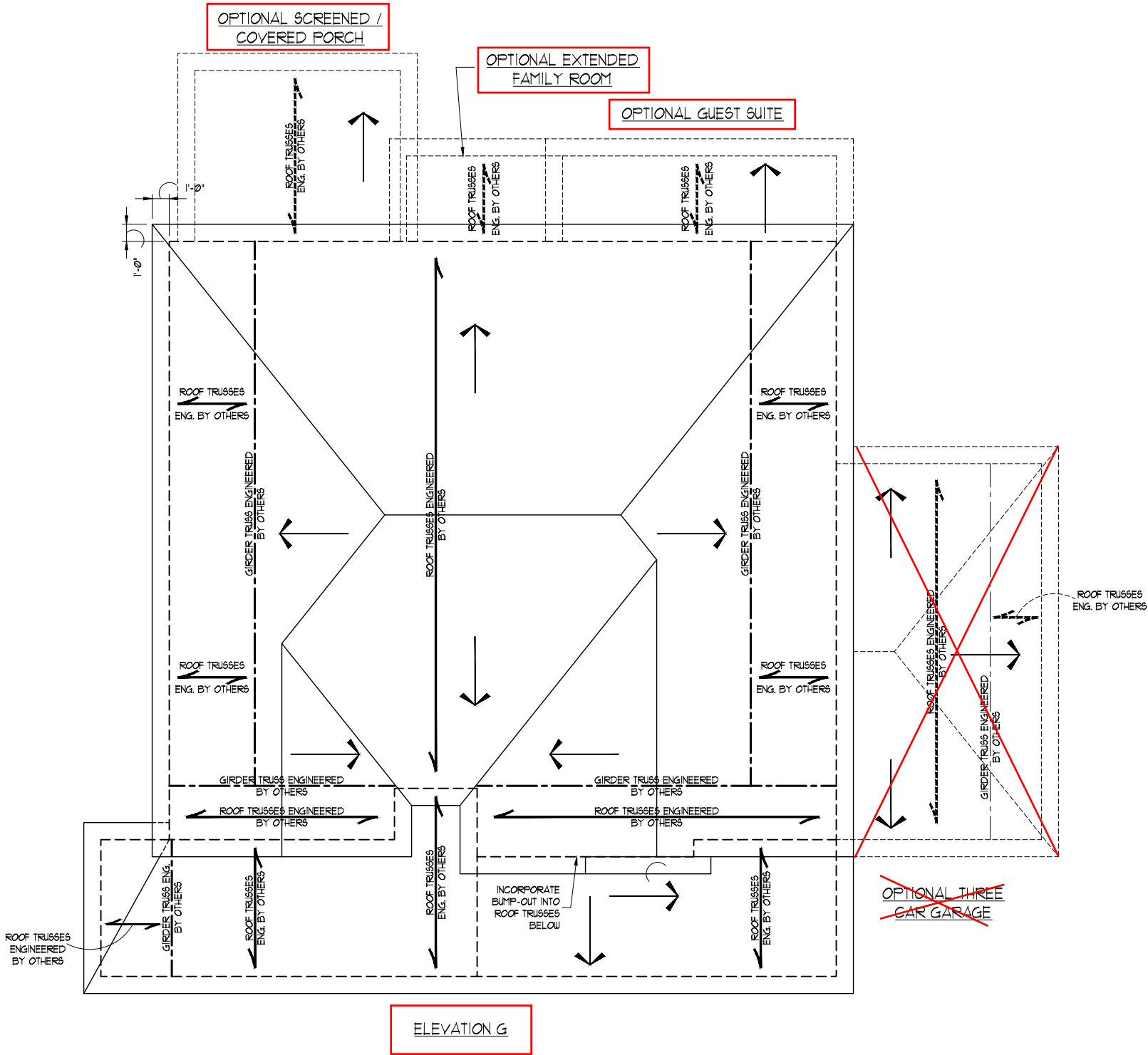


10/16/2024

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- STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SFF OR #2 SYP (UNO).
 - STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 - FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 - REFER TO SECTION R802.11 OF THE 2018 NIRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND	
XR	EXTRA RAFTER
XT	EXTRA TRUSS
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER SUPPORT
TS	TRUSS SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

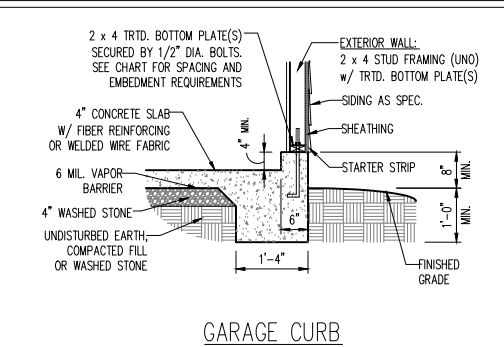
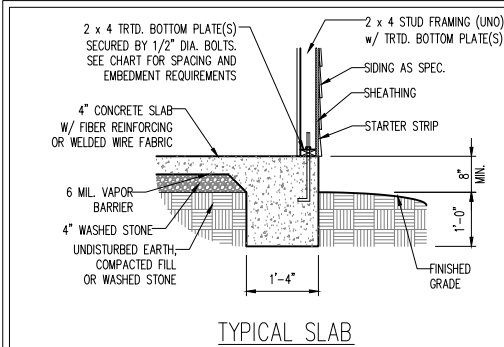
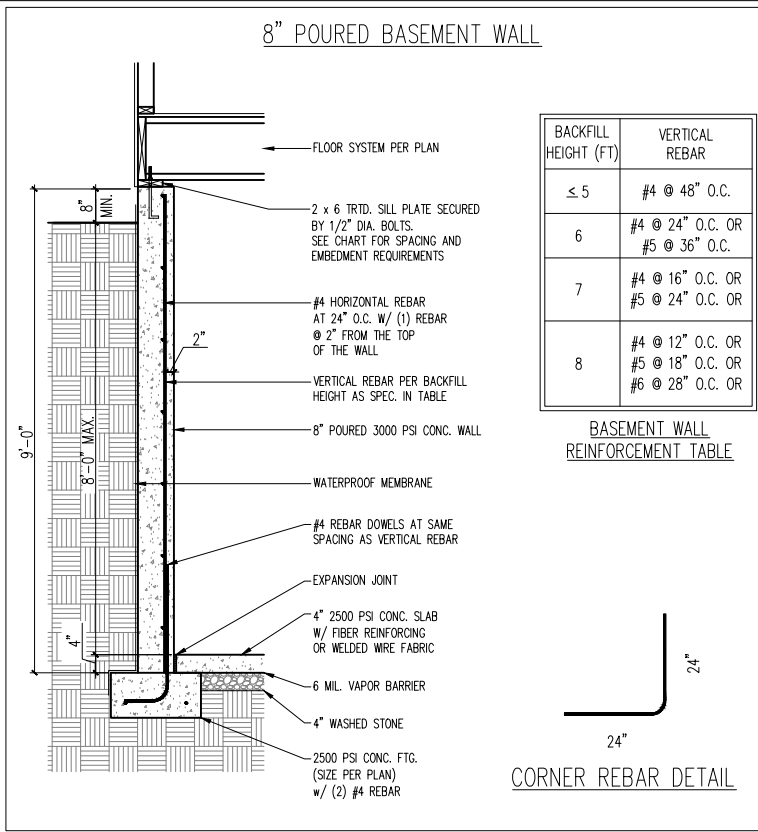
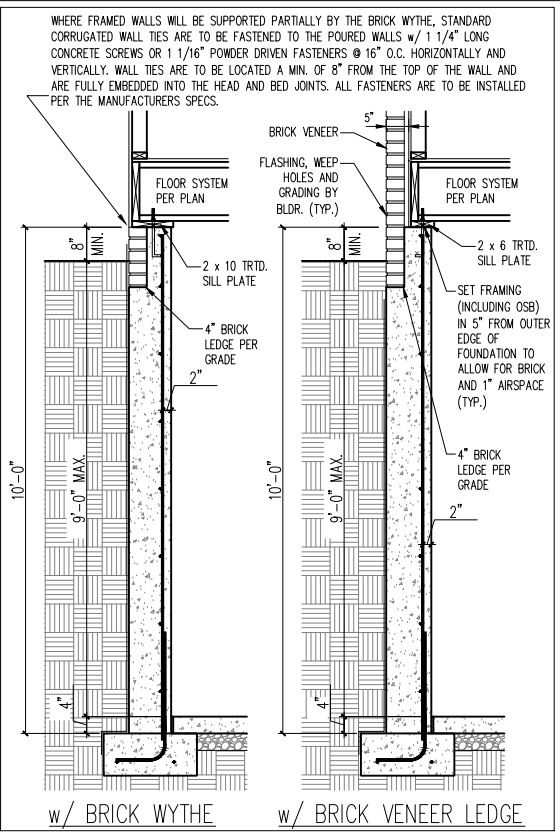
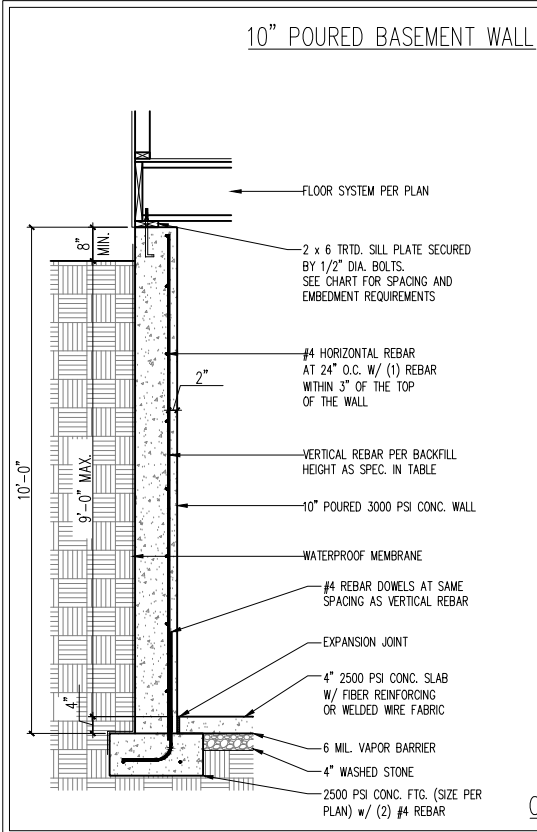


WILLOW
DAVIDSON HOMES

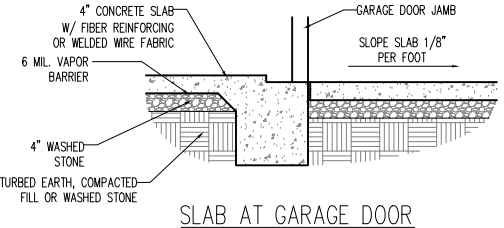
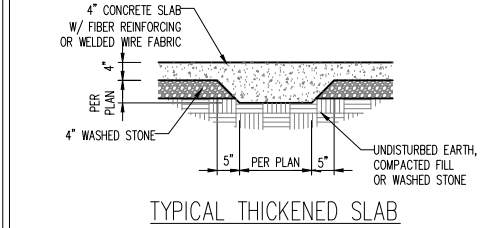
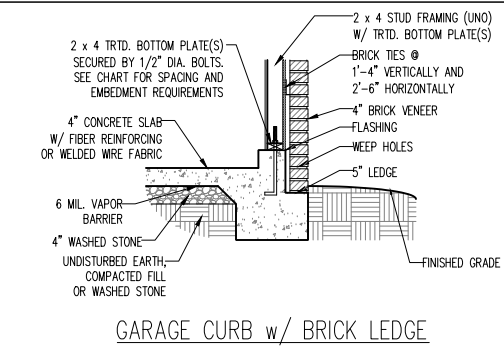
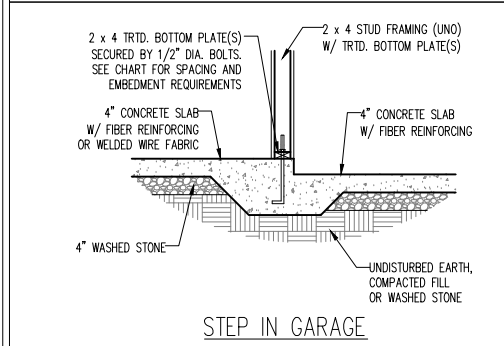
DATE: OCTOBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGN
ENGINEERED BY: ZHH

S-5f
ROOF FRAMING
PLAN

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



ANCHOR SPACING AND EMBEDMENT			NOTE: THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.
WIND ZONE	120 MPH	130 MPH	
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE	



IMPORTANT NOTE:

FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE R403.1.9 OF THE 2018 NCRC FOR ADDITIONAL INFORMATION.

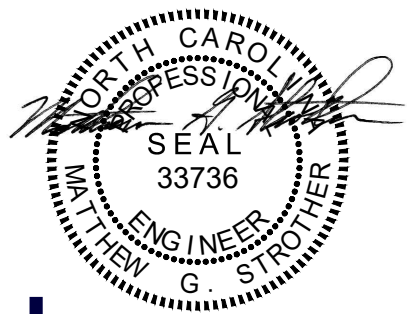
STRUCTURAL NOTES:

- FOR #4 REBAR, 24" MINIMUM REBAR LAP SPICE LENGTH. FOR #5 REBAR, 32" MINIMUM REBAR LAP SPICE LENGTH.
- REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (UNO).
- REBAR TO BE ASTM A615 GRADE 60.
- SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
- INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
- THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 12" LIFTS AND CAREFULLY TAMPED.
- A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR DOWELS 32" O.C. EMBEDDED 4" INTO THE CONC. USING EPOXY.
- WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE I-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED W/ (3) 12d NAILS EACH END.

NOTE TO FOUNDATION CONTRACTOR:

ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.

Tobacco Road
Lot 108



10/16/2024

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ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180, RALEIGH, NC 27609
PHONE: (919) 7899919 FAX: (919) 7899921
N.C. LICENSE NO.: C1733

WILLOW
DAVIDSON HOMES

DATE: OCTOBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGN
ENGINEERED BY: ZHH

D-4
WALL BRACING
NOTES AND DETAILS

GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R301.4 – R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		
– I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480			
– FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD			
4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.			
5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.			

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2018 EDITION.
3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" – 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. W AND WT SHAPES: ASTM A992

B. CHANNELS AND ANGLES: ASTM A36

C. PLATES AND BARS: ASTM A36

D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B

E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S
4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS

B. CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS

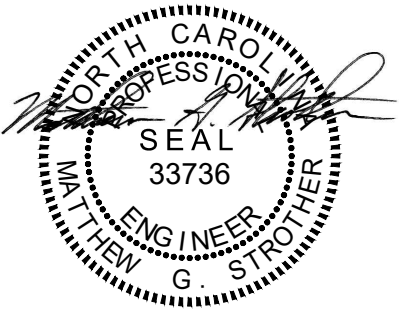
C. MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NCRC, 2018 EDITION.
13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

J.S. THOMPSON
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10/16/2024

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DATE: OCTOBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGN
ENGINEERED BY: ZHH

D-5
STANDARD
STRUCTURAL NOTES

Tobacco Road Lot 108

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE
200 EMMETT ROAD
DUNN, NORTH CAROLINA 28334
PHONE: 910-892-8400

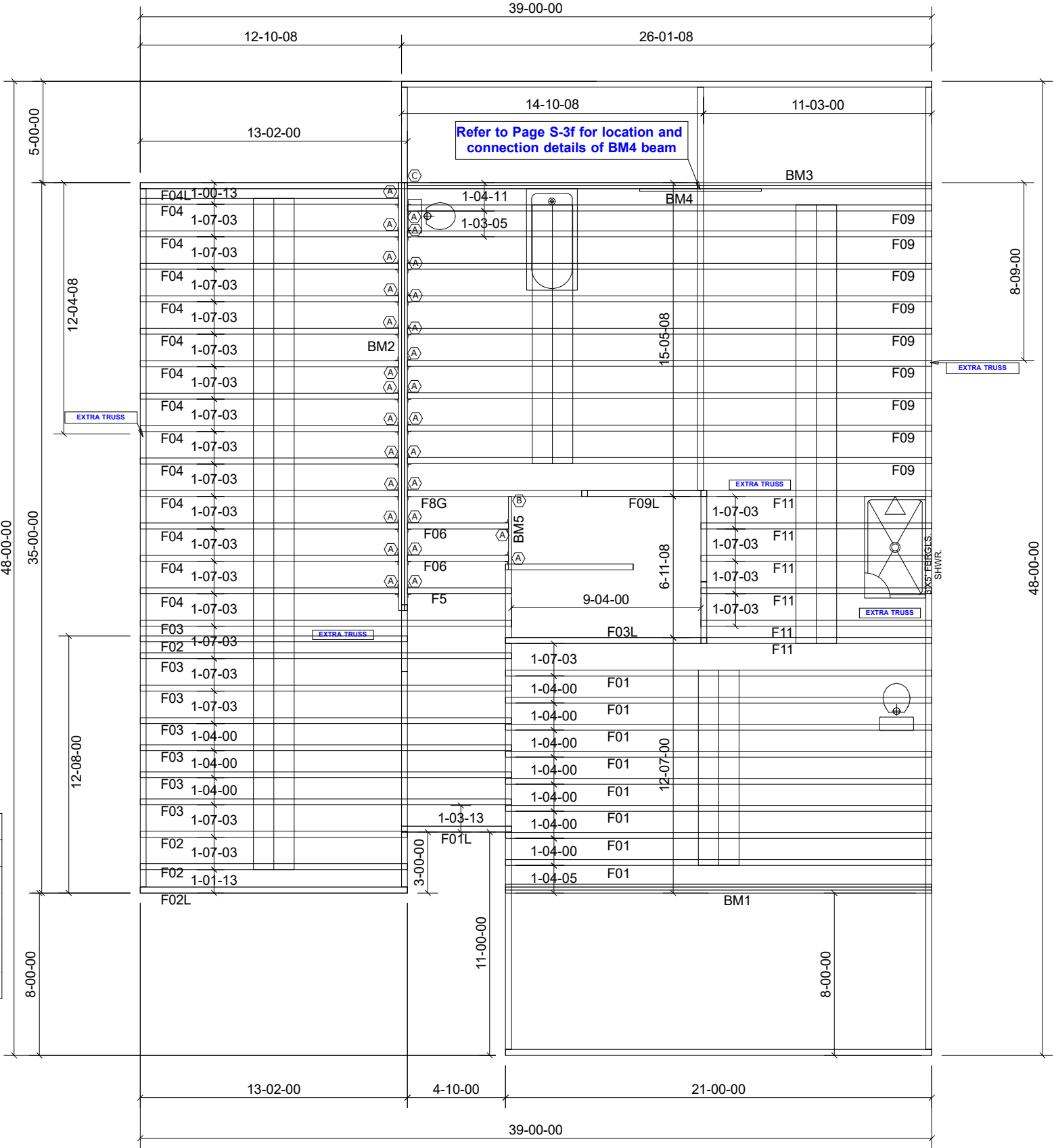
PROJECT:	108 Tobacco Road	SCALE:	N.T.S
CUSTOMER:	Davidson Homes	DRAWN BY:	JRM
MODEL:	Willow G - w/ExtFmRm	PRINT DATE:	6/26/2025
ORDER #:	P03581-27000		

TOP LIVE LOAD:
TOP DEAD LOAD:
BOTTOM LIVE LOAD:
BOTTOM DEAD LOAD:

GENERAL NOTES:
- DO NOT CUT OR MODIFY TRUSSES
- TRUSSES ARE SPACED 19'2" ON CENTER UNLESS OTHERWISE NOTED
- REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
- PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLACEMENT PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

Products					
PlotID	Length	Product	Plies	Net Qty	
BM3	26-00-00	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	2	2	
BM4	6-00-00	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	1	1	
BM5	4-00-00	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	1	1	
BM1	22-00-00	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	3	3	
BM2	24-00-00	1-3/4" x 24" VERSA-LAM® LVL 2.1E 3100 SP	3	3	

HANGER LIST		
A	LUS410	29
B	HUS1.81/10	1
C	HUC416	1



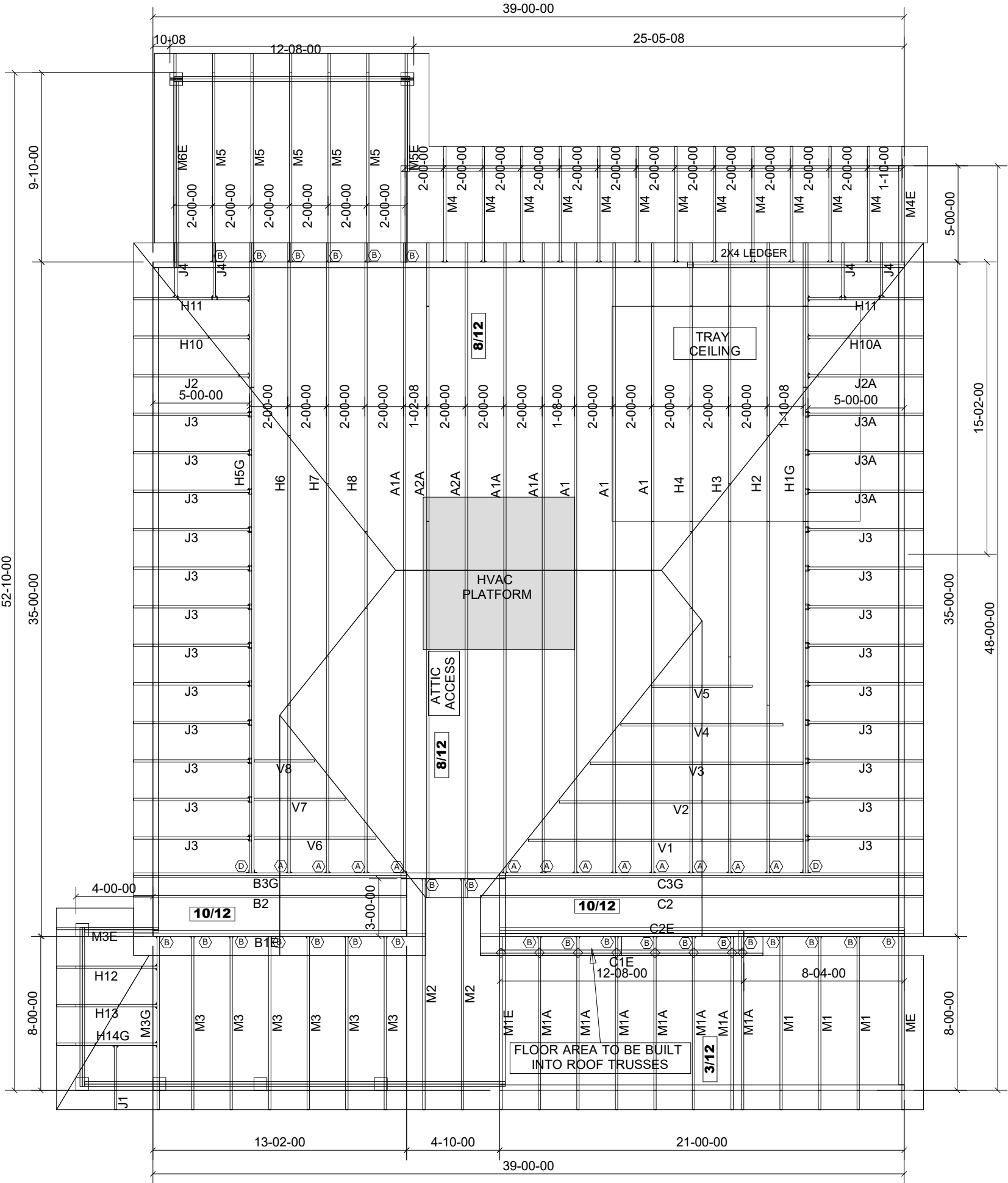
Tobacco Road Lot 108

Crawl Level Floor Area	1st Level Floor Area	2nd Level Floor Area
0	1350.5	0

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Tobacco Road Lot 108

HANGER LIST		
A	HUS26	12
B	LUS26	26
C	-	-
D	HHUS26-2	2



1st Level Roof Area 669.31	2nd Level Roof Area 1883.44
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200 EMMETT ROAD
DUNN, NORTH CAROLINA 28334
PHONE: 910-892-8400

PROJECT:	108 Tobacco Road
CUSTOMER:	Davidson Homes
MODEL:	Willow - G w/Ext Fmly Rm
ORDER #:	P03581-26999
PRINT DATE:	6/26/2025
DRAWN BY:	JRM
SCALE:	N.T.S

TOP LIVE LOAD:
TOP DEAD LOAD:
BOTTOM DEAD LOAD:
WIND SPEED:

GENERAL NOTES:

- DO NOT CUT OR MODIFY TRUSSES
- TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED
- REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
- PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLACEMENT PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.