Acknowledgement of Plans Submittal ONLY!

Emma Helton Date 2/8/16

Date 2/[illegible]-16

BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTORS CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSINC.COM) IS NOT RESPONSIBLE FOR FINISHED RESIDENCE MEETING YOUR LOCAL CODES. ANY CONSTRUCTION DETAILS THAT ARE NOT SPECIFICALLY SHOWN IN THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GENERAL FRAMING PRACTICES THAT WOULD BE FOUND IN SIMILAR CONDITIONS AND MATERIALS.

ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, MP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PREAPPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS. THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDERS RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO)

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD GOLUMN FOR 8'-0" MAX. BEAM SPAN MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10'S (UNO). SEE PLAN FOR SPECIFIC BEAM SIZES

LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1,800,000 PSI.
INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0" (UNO).

THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.

THE POSITIVE AND NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NORTH CAROLINA STATE RESIDENTIAL CODE 2012 EDITION SHALL BE AS FOLLOWS:

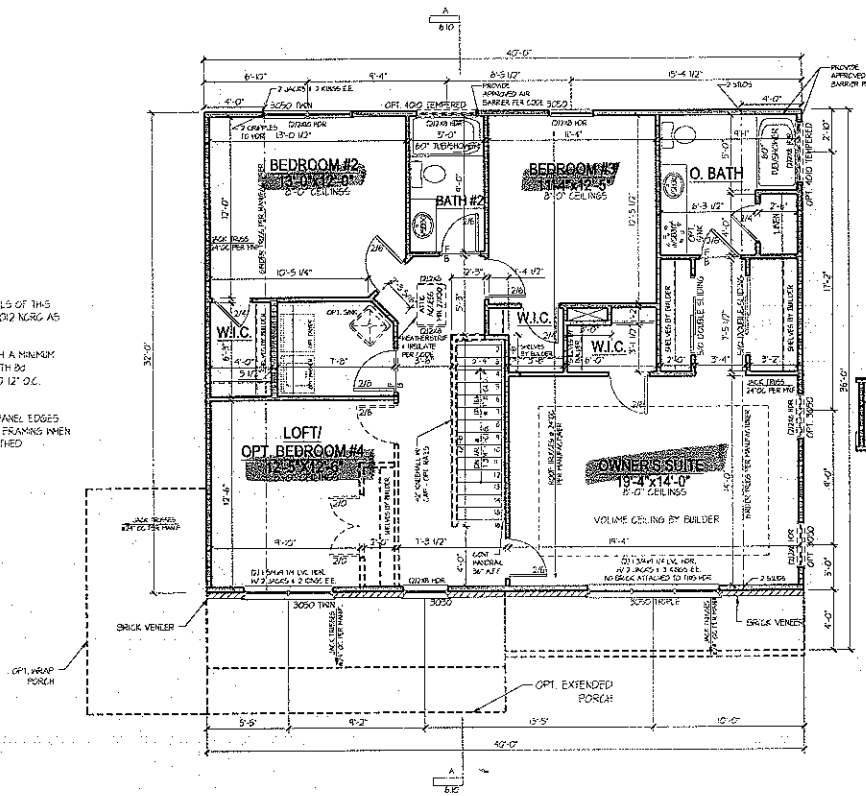
ROOF:
- 45.4 PSF - 2.75/12 PITCH OR LESS
- 34.8 PSF - 2.25:12 TO 7:12 PITCH
- 21 PSF - 7:12 TO 12:12 PITCH

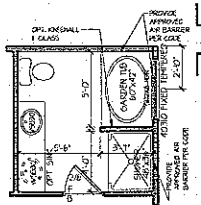
WALLS:
- 24.1 PSF - WALLS

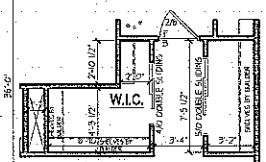
NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R4506 OF THE 2012 NCRC AS AN ALTERNATIVE METHOD.
2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATHED WITH A MINIMUM 7/16" OSB AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d (2.5"x0.131") NAILS @ 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. SPACING AT INTERMEDIATE SUPPORTS.
3. INSTALL BLOCKING ALONG OSB PANEL EDGES. FASTEN PANEL EDGES AT BLOCKING AT 3" O.C. AND AT 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% BUT GREATER THAN 25% OF WALL IS SHEATHED.
4. SHEATH ALL GABLE END WALLS W/ 7/16" OSB.

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS

GROSS AREA OF EXTERIOR WALLS	2181 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	1716 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	1233 SQFT.
NOMINAL AREA OF WINDOWS	318 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	3049 SQFT.
% OF DOOR AND WINDOW OPENINGS	13.98%







* NOTE: ALL SECOND FLOOR WINDOW SILLS TO BE MIN.24" A.F.F.

SQUARE FOOTAGE ANALYSIS

HABITABLE AREAS

SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF
FIRST FLOOR	919	961	913
SECOND FLOOR	1293	1280	1245
OPTIONAL BREAKFAST BAY	26	30	30
TOTAL SF	2161	2241	2208
TOTAL SF W/ OPT. BAY	2174	2271	2238

OTHER AREAS

SPECIFIED AREA	SQUARE FOOTAGE
GARAGE	400
REAR PATIO	120
COVERED PORCH	100
OPT. EXTENDED PORCH	160
OPT. WRAP PORCH	120
ATTIC STORAGE: (APPROX.)	N/A
SECOND STORY FOYER	N/A
2 STORY/VAULT GREAT RM	N/A

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

SECOND FLOOR PLAN

BUILDERS PLANSOURCE
PO Box 836
King, North Carolina 27021
Phone: 336.985.0363

BUILDER: PLANSINC.com Stock Plans

OWNER:

PLAN NAME: MV40-2241 Elevation F

ISSUE DATE: 09/04/07

REVISION DATE: 7/26/11, 6/23/12, 02/05/15

DRAWN BY: DKR

CHECKED BY: BJE

STANDARD SCALE: 1/8"=1'-0" 22.84 1/4"=1'-0"

SHEET NUMBER: 4.10

Acknowledgement of
Plans Submittal ONLY!

Date _____

Date 2-11-16

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ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO)

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS (1) 2x4 STUD COUPLEN FOR 6'-0" MAX BEAM SPAN, MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10'S (UNO). SEE PLAN FOR SPECIFIC BEAM SIZES

L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900,000 PSI

INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS

BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 11'-0" (UNO).

THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.

THE POSITIVE AND NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2012 EDITION SHALL BE AS FOLLOWS

ROOFS:
- 45.4 PSF - 2.25:12 PITCH OR LESS
- 34.8 PSF - 2.25:12 TO 7:12 PITCH
- 21 PSF - 7:12 TO 12:12 PITCH

WALLS:
- 26.1 PSF - WALLS

NOTE: ALL FLOOR SYSTEM AND ROOF SYSTEM COMPONENTS (TRUSSES, I-JOISTS, BEAMS, GIRDERS, COLUMNS, & HEADERS - INCLUDING GARAGE DOOR HEADERS) ARE TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER

NOTE: PROVIDE INSULATION TO MEET THE REQUIREMENTS FOR CLIMATE ZONE "3A" AS LISTED IN TABLE N1102.1 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE
- CEILINGS = R-30
- WALLS = R-19
- FLOORS = R-19

ENERGY EFFICIENCY SHALL BE DEMONSTRATED PER A NC SPECIFIC RESCHECK INDICATING THE REQUIRED INSULATION AND FENESTRATION CRITERIA. THE RESCHECK PRODUCED INSPECTION CHECKLIST & ENERGY EFFICIENCY CERTIFICATE SHALL BE USED TO VERIFY REQUIRED COMPLIANCE.

ET = EXTRA HVAC
- HAT BE SUPPORTED W/ 2x4 LADDER BLOCKS @ 48" O.C. BETWEEN TYPICAL TRUSSES UNDER PARTITION WALLS ABOVE.

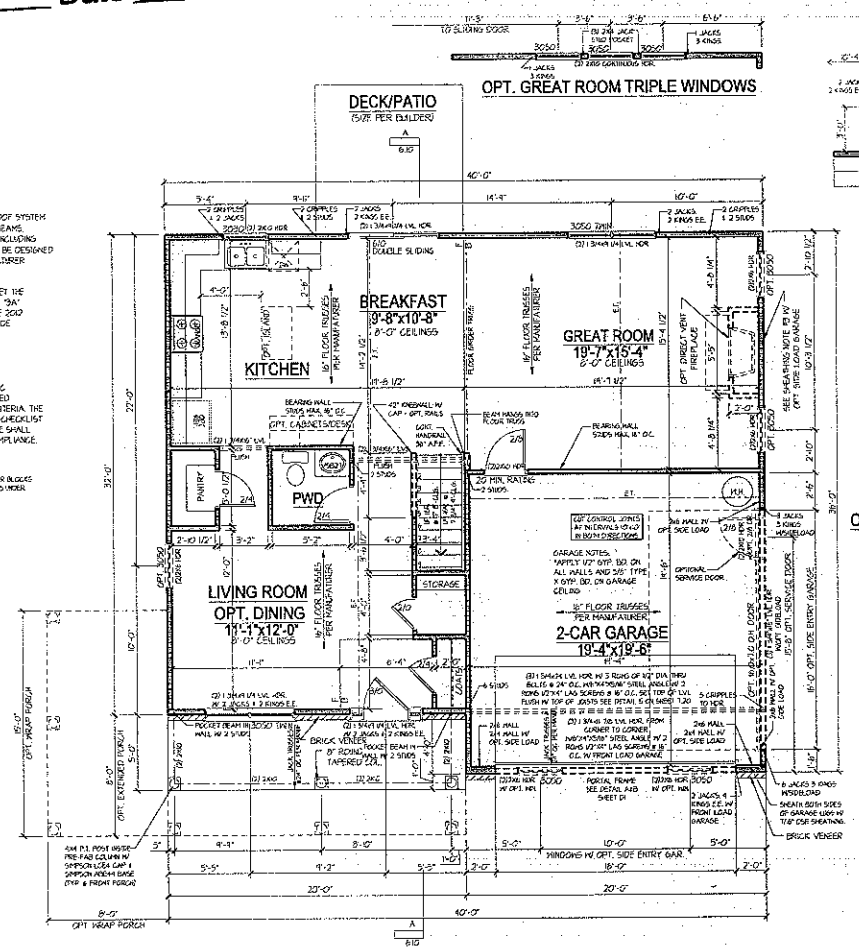
PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS	
GROSS AREA OF EXTERIOR WALLS	2181 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	41.76 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	13.33 SQFT.
NOMINAL AREA OF WINDOWS	213 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	304.08 SQFT.
% OF DOOR AND WINDOW OPENINGS	13.94%

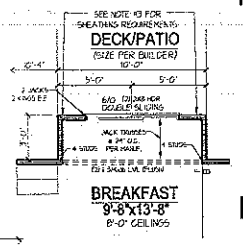
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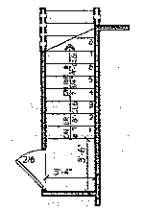
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4. SHEATH ALL GABLE END WALLS W/ 7/16" OSB.





OPT. BREAKFAST BAY

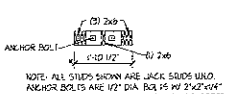


OPT. STAIR W/ BASEMENT

SQUARE FOOTAGE ANALYSIS			
HABITABLE AREAS			
SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF
FIRST FLOOR	989	961	939
SECOND FLOOR	1232	1280	1215
OPTIONAL BREAKFAST BAY	28	30	30
TOTAL SF	2251	2241	2280
TOTAL SF W/ OPT. BAY	2279	2271	2249

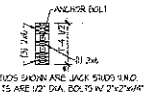
APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

OTHER AREAS	
SPECIFIED AREA	SQUARE FOOTAGE
GARAGE	400
REAR PATIO	120
COVERED PORCH	100
OPT. EXTENDED PORCH	160
OPT. WRAP PORCH	170
ATTIC STORAGE (APPROX.)	N/A
SECOND STORY FOYER	N/A
2 STORY/VAULT GREAT RM	N/A



NOTE: ALL STUDS SHOWN ARE JACK STUDS U.N.O. ANCHOR BOLTS ARE 1/2" DIA. BOLTS W/ 3"x3"x1/4" PLATE WASHER, EMBEDDED MIN. 7" INTO CONCRETE

(A) FRONT LUG DETAIL



NOTE: ALL STUDS SHOWN ARE JACK STUDS U.N.O. ANCHOR SEE IS ARE 1/2" DIA. BOLTS W/ 3"x3"x1/4" PLATE WASHER, EMBEDDED MIN. 7" INTO CONCRETE

(B) SIDE ENTRY LUG DETAIL

FIRST FLOOR PLAN

BUILDERS PLAN SOURCE
PO Box 838
King, North Carolina 27021
Phone: 336.985.0080

BUILDER: PLANSINC.com Stock Plans

OWNER:

PLAN NAME: MV40-2241 Elevation F

ISSUE DATE: 09/04/07

REVISION DATE: 7/28/11, 8/23/12, 02/05/15

DRAWN BY: DKR

CHECKED BY: BJE

STANDARD SCALE: 1/8"= 1'-0", 1/4"= 1'-0", 22.04 1/4"=1'-0"

SHEET NUMBER: 3.10