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

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ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP 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 HIRE/APPOINT 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 BUILDER'S 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 (1)(2) SUPPORTS: (1) 2x4 STUD GOUGH 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 = 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 10'-0" (UNO)

THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 25 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 - 2009 EDITION SHALL BE AS FOLLOWS:
ROOF:
45.4 PSF - 2.25:12 PITCH OR LESS
34.6 PSF - 2.25:12 TO 7:12 PITCH
21 PSF - 7:12 TO 12:12 PITCH
WALLS:
24.1 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 "7" AS LISTED IN TABLE N1102.1 OF THE 2009 NORTH CAROLINA RESIDENTIAL CODE
CEILINGS = R-30
WALLS = R-13
FLOORS = R-19

EX. = EXTRA 2X6S
- MAY BE SUBSTITUTED W/ 2X4 LADDER BLOCKS @ 16" O.C. BETWEEN TYPICAL TRUSSES UNDER PARTITION WALLS ABOVE.

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS	
GROSS AREA OF EXTERIOR WALLS	2806 SQFT
NOMINAL AREA OF INSULATED DOORS	11.78 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	13.33 SQFT.
NOMINAL AREA OF WINDOWS	259.26 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	326.31 SQFT.
% OF DOOR AND WINDOW OPENINGS	13.97%

Approved As Plans

Date 2-15-12

Date 2-15-12

SQUARE FOOTAGE ANALYSIS

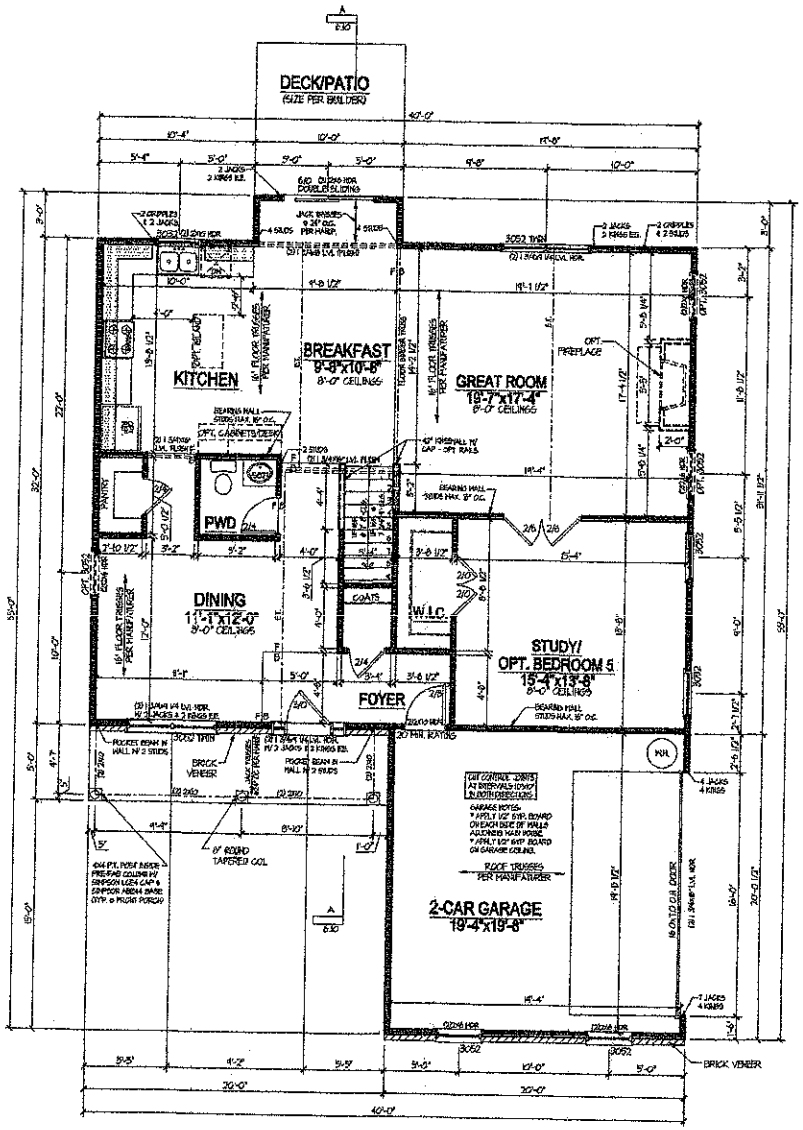
HABITABLE AREAS

SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF
FIRST FLOOR	1260	1307	1317
SECOND FLOOR	1232	1280	1247
TOTAL SF	2492	2587	2564

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

OTHER AREAS

SPECIFIED AREA	SQUARE FOOTAGE
GARAGE	401
REAR PATIO	100
COVERED PORCH	100
ATTIC STORAGE (APPROX.)	N/A
SECOND STORY FOYER	N/A
2 STORY/VAULT GREAT RM	N/A



FIRST FLOOR PLAN

BUILDERS PLANSOURCE
PO Box 633
Kitty Hawk, North Carolina 27021
Phone: 866.965.0686

BUILDER: PLANSINC.com Stock Plans

OWNER:

PLAN NAME: 2589 Plan Elevation F

ISSUE DATE: 2011-12-28

REVISION DATE:

DRAWN BY: DKR

CHECKED BY: BJE

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

SHEET NUMBER: 3.10

EPS (www.plansinc.com) - GENERAL INFORMATION

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ALL FRAMING LUMBER SHALL BE SPF #2 (fb = 875 PSI) UNLESS NOTED OTHERWISE (MO).

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING BID SUPPORTS: (1) 2x4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (MO). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10's (MO). 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" (MO).

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 - 2009 EDITION SHALL BE AS FOLLOWS:

ROOF:
- 40.4 PSF - 2.25:12 PITCH OR LESS
- 34.8 PSF - 2.25:12 TO 7:12 PITCH
- 31 PSF - 7:12 TO 12:12 PITCH

WALLS:
- 24.0 PSF - WALLS

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS	
GROSS AREA OF EXTERIOR WALLS	2336 SQFT.
NOMINAL AREA OF INSULATED DOORS	17.78 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	78.33 SQFT.
NOMINAL AREA OF WINDOWS	229.28 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	326.31 SQFT.
% OF DOOR AND WINDOW OPENINGS	13.4 %

APPROVED As Drawn

Department Of Submittal ONLY!

Date 2-15-12

Date

SQUARE FOOTAGE ANALYSIS

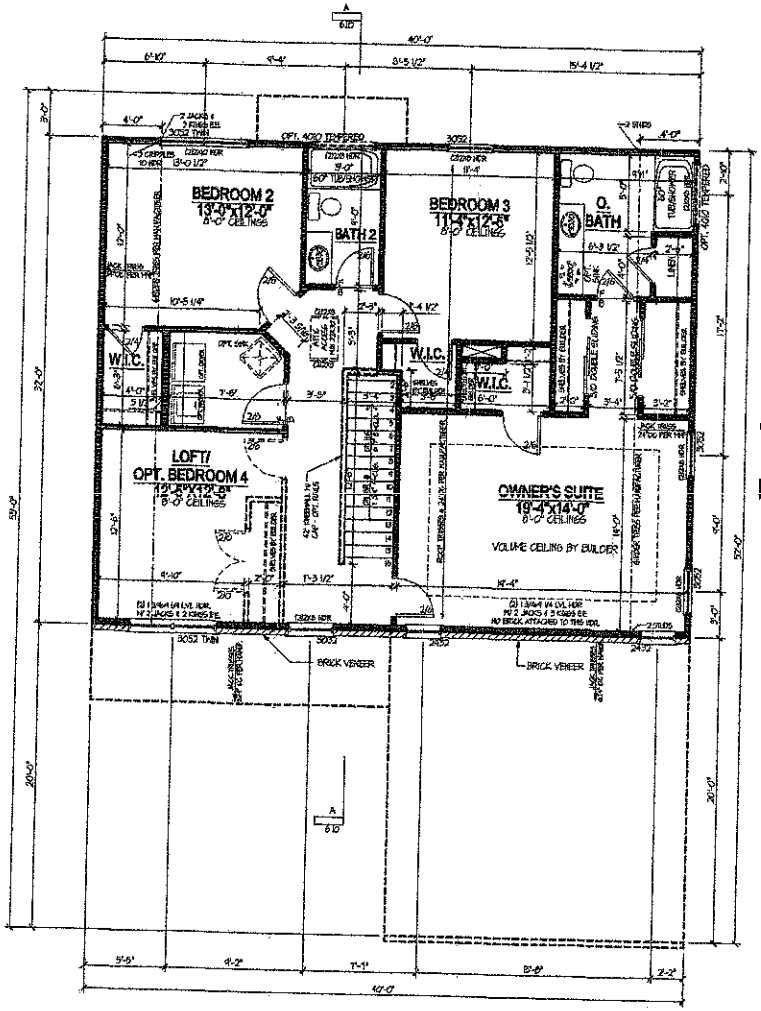
HABITABLE AREAS

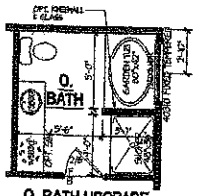
SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF
FIRST FLOOR	1060	1304	1317
SECOND FLOOR	1232	1280	1341
TOTAL SF	2442	2584	2564

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

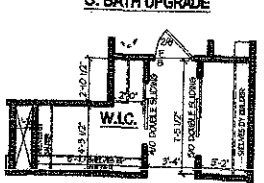
OTHER AREAS

SPECIFIED AREA	SQUARE FOOTAGE
GARAGE	401
REAR PATIO	100
COVERED PORCH	100
ATTIC STORAGE (APPROX)	N/A
SECOND STORY FOYER	N/A
2 STORY VAULT GREAT RM	N/A





O. BATH UPGRADE



OPTIONAL CLOSET LAYOUT

BUILDERS PLANSOURCE
PO Box 669
King, North Carolina 27021
Phone: 336.985.0043

BUILDER: PLANSINC.com Stock Plans

OWNER:

PLAN NAME: 2589 Plan Elevation F

ISSUE DATE: 2011-12-28

REVISION DATE:

DRAWN BY: DKR

CHECKED BY: BJE

STANDARD SCALE: 1/8"=1'-0" 1/4"=1'-0" 22x34 1/8"=1'-0"

SHEET NUMBER: 4.10

SECOND FLOOR PLAN