

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 PLAN SOURCE, 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, 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.

COPYRIGHT INFORMATION

Copyright BUILDERS PlanSource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.

NOTES

DESIGN LOADS (R301.4)	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH STORAGE	20	10	L/240
ATTIC WITH OUT STORAGE	10	10	L/360
STAIRS	40	--	L/360
EXTERIOR BALCONIES	60	10	L/360
DECKS	40	10	L/360
GUARDRAILS AND HANDRAILS	200	--	---
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
SNOW	20	--	---
WIND LOAD	(BASED ON LOCATION)		

FOR WALL BRACING REQUIREMENTS REFER TO SECTION R602.10 OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (I.N.O.) LATERAL BRACING SHALL BE SATISFIED BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING INSTALLED PER TABLE R602.10.3. NOTE THAT ANY SPECIFIC BRACED WALL DETAIL SHALL BE INSTALLED AS SPECIFIED.

CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 2 INCHES UNLESS NOTED OTHERWISE (I.N.O.). AIR ENTRAINED PER TABLE 402.2

ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 815 PSI) UNLESS NOTED OTHERWISE (I.N.O.).

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN, MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (I.N.O.). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10's (I.N.O.). SEE PLAN FOR SPECIFIC BEAM SIZES L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2800 PSI, Fv = 285 PSI, E = 1,900,000 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" (I.N.O.).

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 GLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NCSRBC-2018 EDITION SHALL BE AS FOLLOWS:

ROOF:
45.4 PSF - 2.25:12 PITCH OR LESS
34.8 PSF - 2.25:12 TO 1:12 PITCH
21 PSF - 1:12 TO 12:12 PITCH

WALLS:
24.1 PSF - WALLS

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS

GROSS AREA OF EXTERIOR WALLS	1840 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	17.18 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	51.11 SQFT.
NOMINAL AREA OF WINDOWS	225.85 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	294.14 SQFT.
% OF DOOR AND WINDOW OPENINGS	15.54%

PLAN REFERENCES

DOOR AND WINDOW TAGS
DOOR AND WINDOW TAGS ARE NOTED IN FEET AND INCHES. THEREFORE, THE FIRST TWO NUMBERS REPRESENT THE WIDTH IN FEET AND INCHES. THE LAST TWO NUMBERS REPRESENT THE HEIGHT IN FEET AND INCHES. FOR EXAMPLE, IF THE WINDOW IS NOTED AS 3052, THE NOMINAL SIZE OF THAT WINDOW IS 3'-0" WIDE BY 5'-2" HIGH. THE SAME SHALL BE TRUE FOR ALL DOORS, WINDOWS, TRANSOMS, SHEETROCK OPENINGS, ETC.

WALLS
SEE ELEVATION DRAWINGS FOR WALL PLATE HEIGHTS AND WINDOW AND DOOR HEADER HEIGHTS. ALL DIMENSIONS ON THE FLOOR PLANS ARE TO THE FRAMING MEMBER AND DOES NOT TAKE INTO ACCOUNT ANY FINISHED WALL MATERIALS SUCH AS BRICK VENEERS, DRYWALL, STONE, ETC. ALL BEARING WALLS SHALL BE A MINIMUM OF 2X4 STUDS AT 16" O.C. AND IN BASEMENT OR BOTTOM FLOOR OF A THREE STORY HOME THE STUD SIZE AND SPACING MAY CHANGE ACCORDING TO YOUR LOCAL AND STATE CODE REQUIREMENTS.

FLOOR FRAMING
THESE PLANS ARE SETUP FOR AN ENGINEERED WOOD/TRUSS SYSTEM. DIRECTION OF JOISTS/TRUSSES ARE NOTED ON EACH FLOOR HOWEVER THE SPACING AND DEPTH WILL BE ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. FIRST FLOOR FRAMING ON A CRAWL SPACE MAY BE SET UP FOR CONVENTIONAL LUMBER THIS RESULTING IN SHORTER JOIST SPANS. THE BUILDER SHOULD VERIFY SPANS AND LUMBER SIZES BASED ON THE LOCAL AND STATE CODE.

ROOF
THESE PLANS ARE SETUP FOR ROOF TRUSSES. THE ROOF PLAN WILL SHOW THE ROOF TRUSS DIRECTION BUT THE ACTUAL SHOULD BE IN ACCORDANCE WITH THE MANUFACTURER'S LAYOUT AND SPECIFICATIONS. ALL ROOFS ARE INTENDED TO HAVE THE ROOF TRUSSES BEAR ON OUTSIDE WALLS OR GARAGE INTERIOR WALLS ONLY UNLESS OTHERWISE NOTED.

www.PLANINC.com
a division of BUILDERS PlanSource, Inc.



BUILDER
KEENEY BUILDERS

OWNER:

PLAN NAME:
TR56-1993_GR
Elevation F

ISSUE DATE:
X/X/XX
REVISION DATE:

DRAWN BY:
A WIM
CHECKED BY:
STANDARD SCALE:
1/8"=1'-0"
2284-1/4-1'-0"

SHEET NUMBER

cover



PLAN MODEL

TR561993 GR

Elevation F

SQUARE FOOTAGE ANALYSIS

HABITABLE AREAS				OTHER AREAS	
SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF	SPECIFIED AREA	SQUARE FOOTAGE
FIRST FLOOR	1423	1493	1493	GARAGE	515
				REAR PATIO	180
				COVERED PORCH	58
				UNFINISHED STORAGE	365
				SECOND STORY FOYER	N/A
				2 STORY/VAULT GREAT RM	N/A
TOTAL SF	1423	1493	1493		

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

BPS (www.plansinc.com) - GENERAL INFORMATION

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

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSOURCE.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, 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.PLANSOURCE.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.

COPYRIGHT INFORMATION

Copyright BUILDERS PlanSource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.

NOTES

DESIGN LOADS (R301.4)	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH STORAGE	20	10	L/240
ATTIC WITH OUT STORAGE	10	10	L/360
STAIRS	40	--	L/360
EXTERIOR BALCONIES	60	10	L/360
DECKS	40	10	L/360
GUARDRAILS AND HANDRAILS	200	--	----
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
SNOW	20	--	----
WIND LOAD	(BASED ON LOCATION)		

FOR WALL BRACING REQUIREMENTS REFER TO SECTION R602.10 OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (I.N.O.)

LATERAL BRACING SHALL BE SATISFIED BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING INSTALLED PER TABLE R602.10.3. NOTE THAT ANY SPECIFIC BRACED WALL DETAIL SHALL BE INSTALLED AS SPECIFIED.

CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (I.N.O.). AIR ENTRAINED PER TABLE 402.2

ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (I.N.O.).

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

L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2800 PSI, Fv = 285 PSI, E = 1,900,000 PSI.

INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

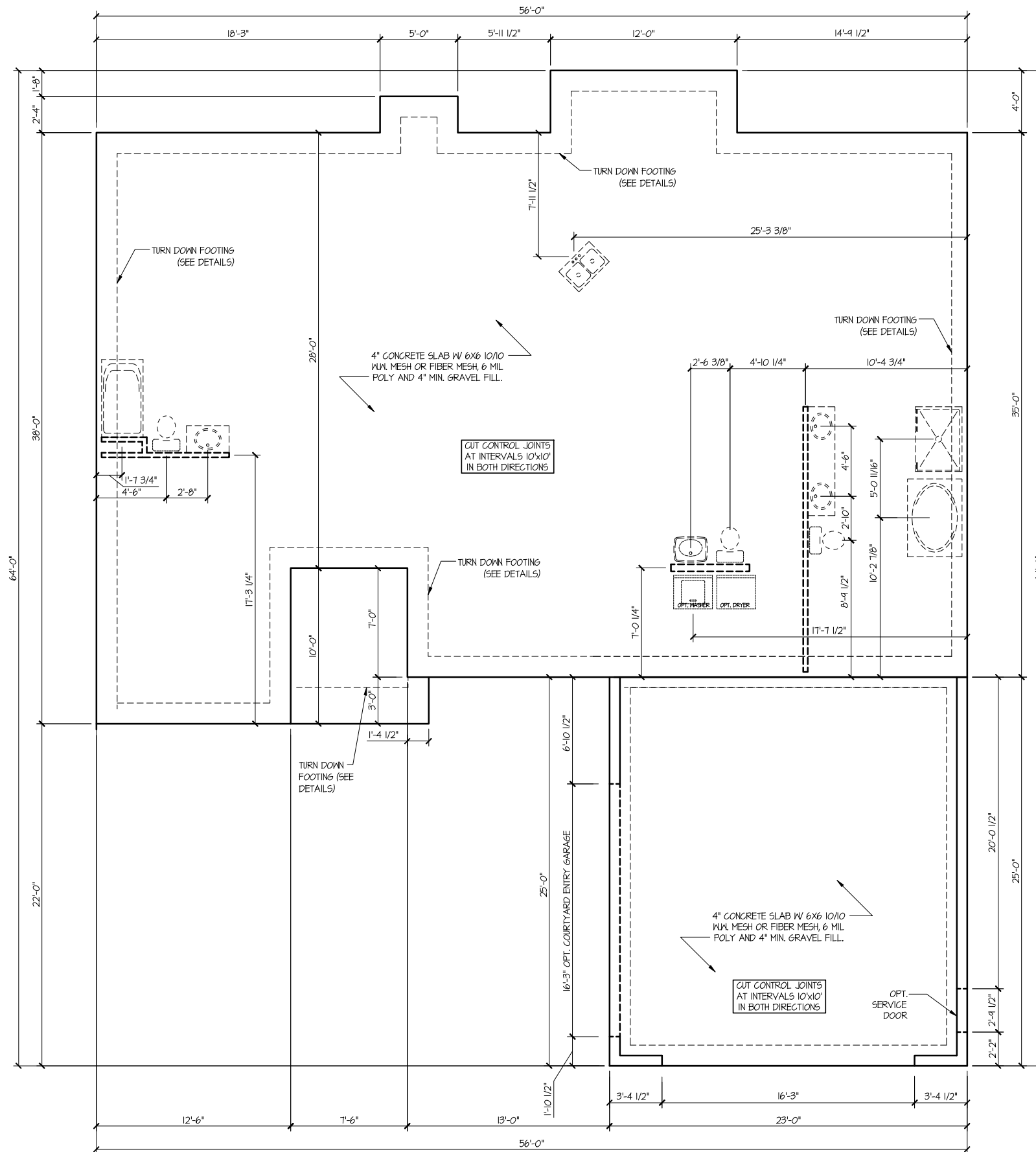
BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0" (I.N.O.).

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 NC98BC-2018 EDITION SHALL BE AS FOLLOWS:

ROOF:
 45.4 PSF - 2.25:12 PITCH OR LESS
 34.8 PSF - 2.25:12 TO 1:12 PITCH
 21 PSF - 1:12 TO 12:12 PITCH

WALLS:
 24.1 PSF - WALLS



BUILDERS PLAN SOURCE
 PO Box 836
 King, North Carolina 27021
 Phone: 336.985.0963

BUILDER
 KEENEY BUILDERS

OWNER:

PLAN NAME:
 TR56-1993 GR
 Elevation F

ISSUE DATE:
 X/X/XX

REVISION DATE:

DRAWN BY:
 AWM

CHECKED BY:

STANDARD SCALE:
 1/8" = 1'-0"
 22504-1/4"-1'-0"

SHEET NUMBER
 1.10

SLAB FOUNDATION

BPS (www.plansinc.com) - GENERAL INFORMATION

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

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSOURCE.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, 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.PLANSOURCE.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.

COPYRIGHT INFORMATION

Copyright BUILDERS Plansource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.

NOTES

DESIGN LOADS (R301.4)	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH STORAGE	20	10	L/240
ATTIC WITH OUT STORAGE	10	10	L/360
STAIRS	40	--	L/360
EXTERIOR BALCONIES	60	10	L/360
DECKS	40	10	L/360
GUARDRAILS AND HANDRAILS	200	--	----
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
SNOW	20	--	----
WIND LOAD	(BASED ON LOCATION)		

FOR WALL BRACING REQUIREMENTS REFER TO SECTION R602.10 OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (UNO). LATERAL BRACING SHALL BE SATISFIED BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING INSTALLED PER TABLE R602.10.3. NOTE THAT ANY SPECIFIC BRACED WALL DETAIL SHALL BE INSTALLED AS SPECIFIED.

CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINMENT PER TABLE 402.2

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 COLUMN 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 = 2800 PSI, Fv = 285 PSI, E = 1,900,000 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 NCSRBC-2018 EDITION SHALL BE AS FOLLOWS:

ROOF:

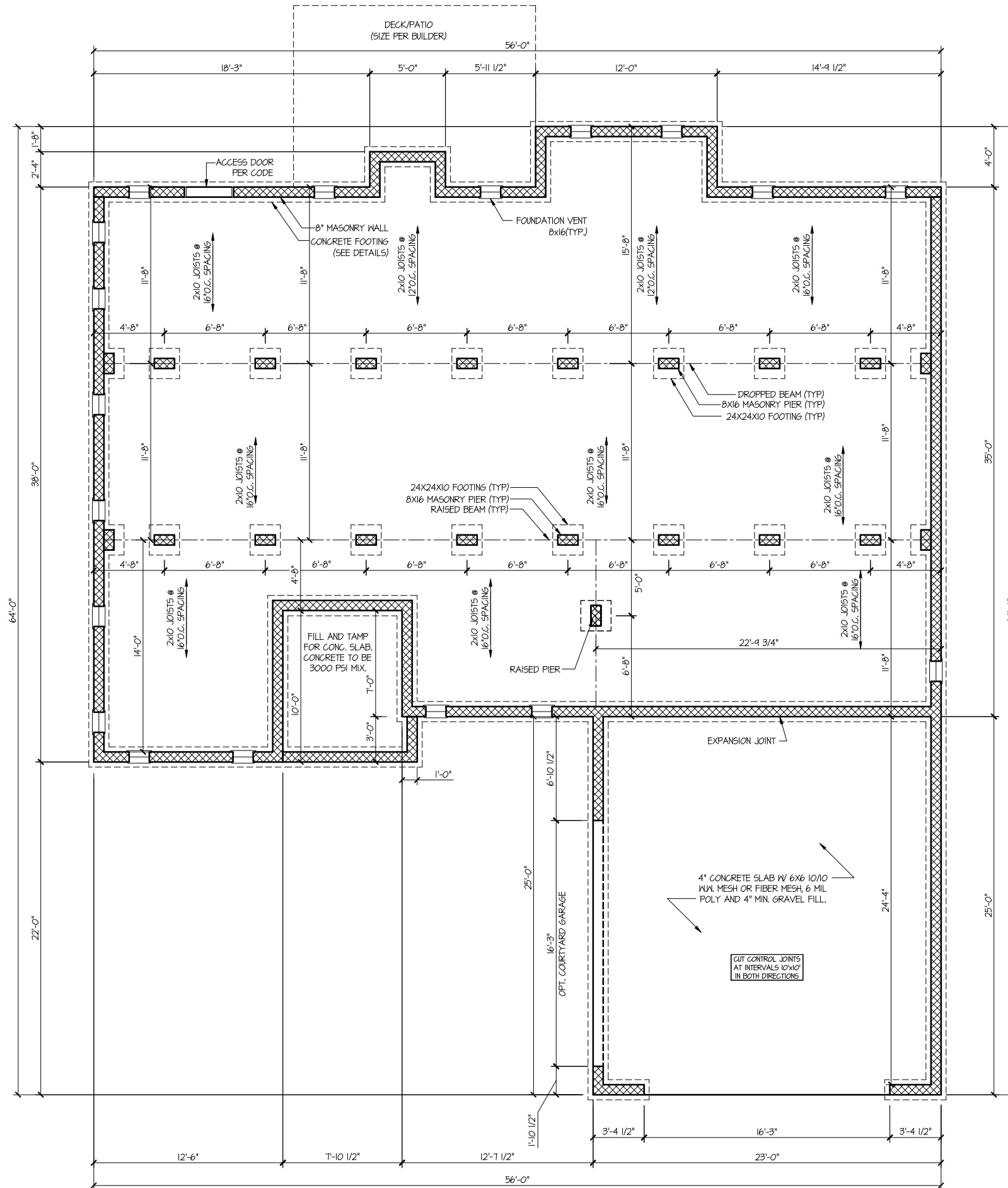
45.4 PSF - 2.25:12 PITCH OR LESS
34.8 PSF - 2.25:12 TO 7:12 PITCH
21 PSF - 7:12 TO 12:12 PITCH

WALLS:

24.1 PSF - WALLS

CRAWL SPACE VENTILATION

AREA	CALCULATIONS
1993	AREA OF CRAWL SPACE FOUNDATION (1993) DIVIDED (1) BY 150 (1/150) = SQUARE FEET (13.3) OF NET FREE AREA OF VENTILATION REQUIRED FOR HOME. BY COVERING 75% OF THE CRAWL SPACE AREA WITH POLY, YOU MAY REDUCE THE NUMBER BY 50% (13.3/2= 6.65) NET FREE REQUIRED FOR THE HOME. VENTILATION PROVIDED: 22 VENTS @ 0.44 = 9.68



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

BUILDER
 KEENEY BUILDERS

OWNER:

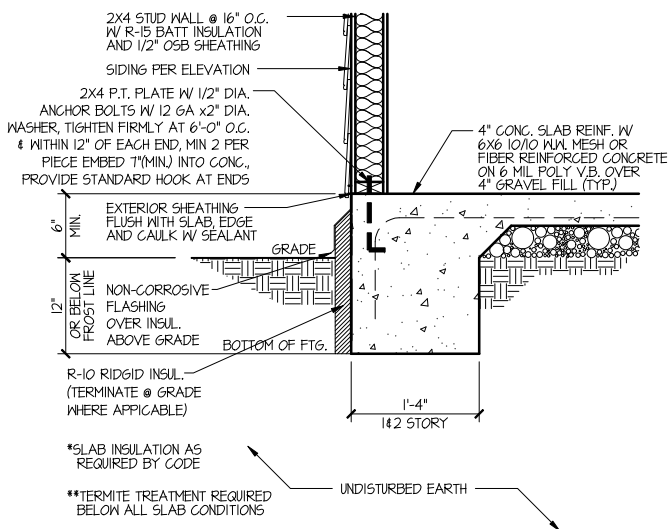
PLAN NAME:
 TR56-1993 GR
 Elevation F

ISSUE DATE:
 X/X/XX
REVISION DATE:

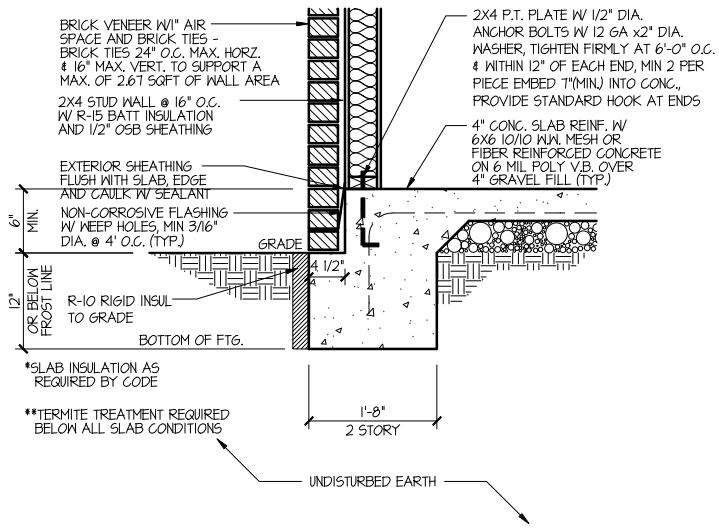
DRAWN BY:
 AWM
CHECKED BY:
STANDARD SCALE:
 1/8" = 1'-0"
 22564-1/4"-0"

SHEET NUMBER
 1.20

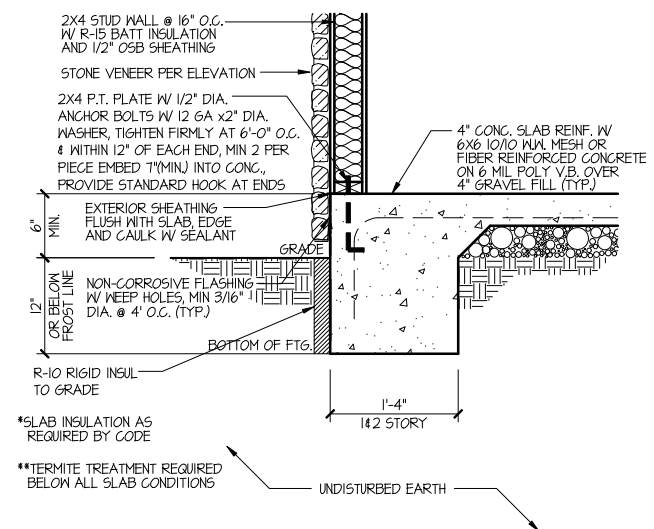
CRAWL FOUNDATION



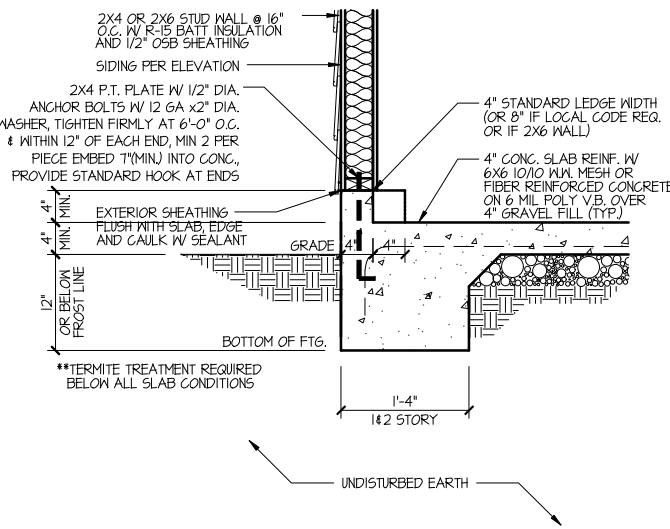
1 **MONO @ HOUSE W/ SIDING**



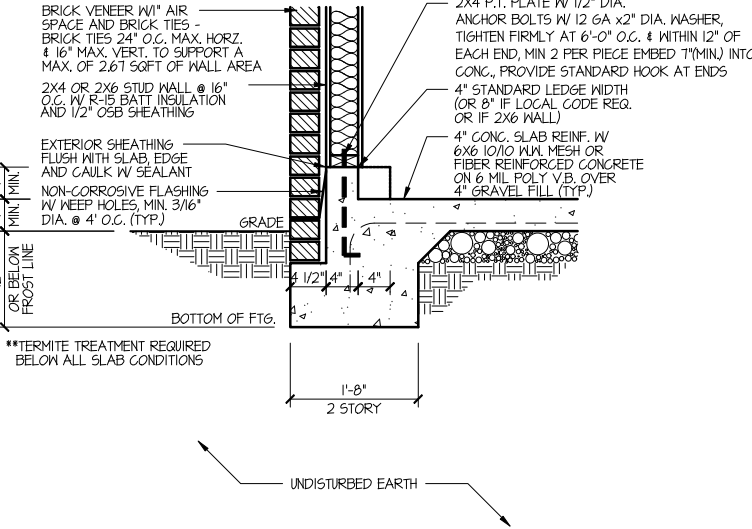
2 **MONO @ HOUSE W/ BRICK**



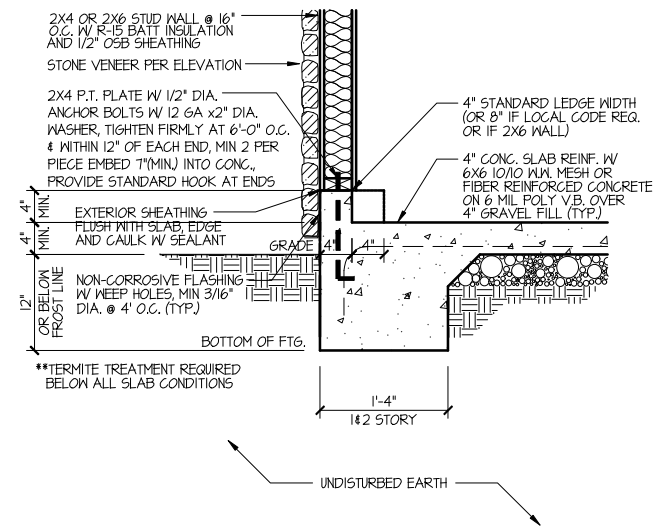
3 **MONO @ HOUSE W/ STONE**



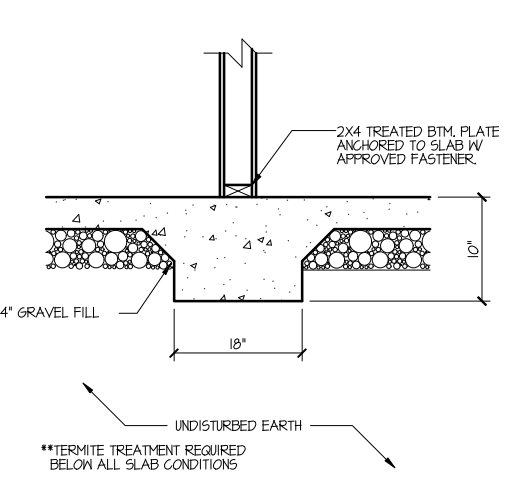
4 **MONO @ GARAGE W/ SIDING**



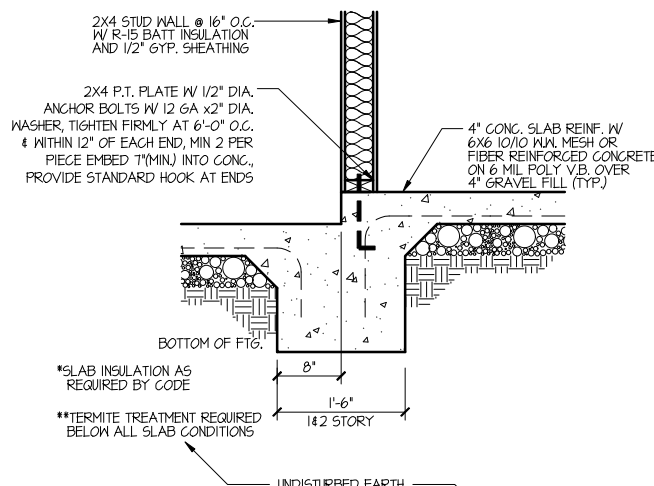
5 **MONO @ GARAGE W/ BRICK**



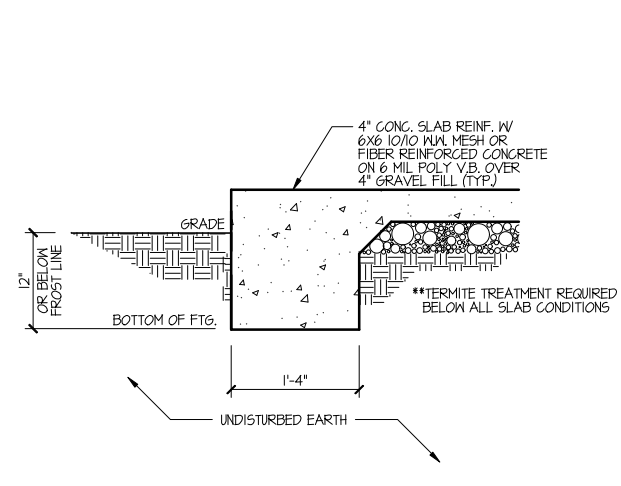
6 **MONO @ GARAGE W/ STONE**



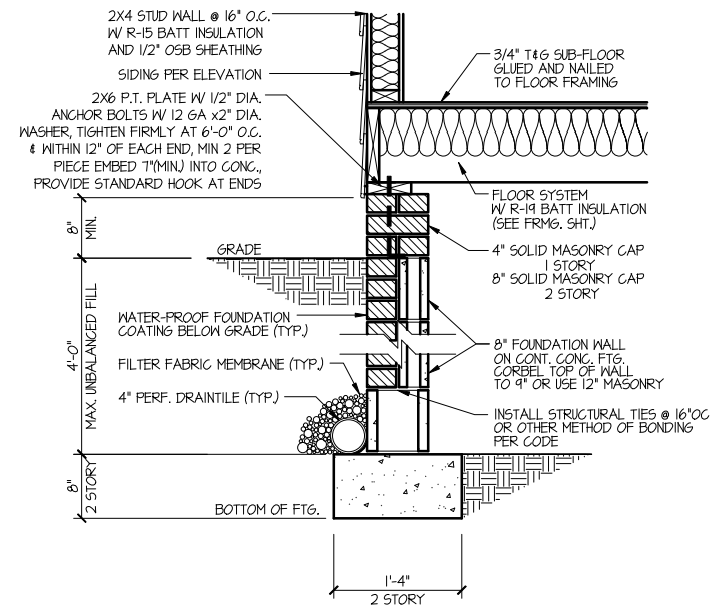
7 **THICKENED SLAB**



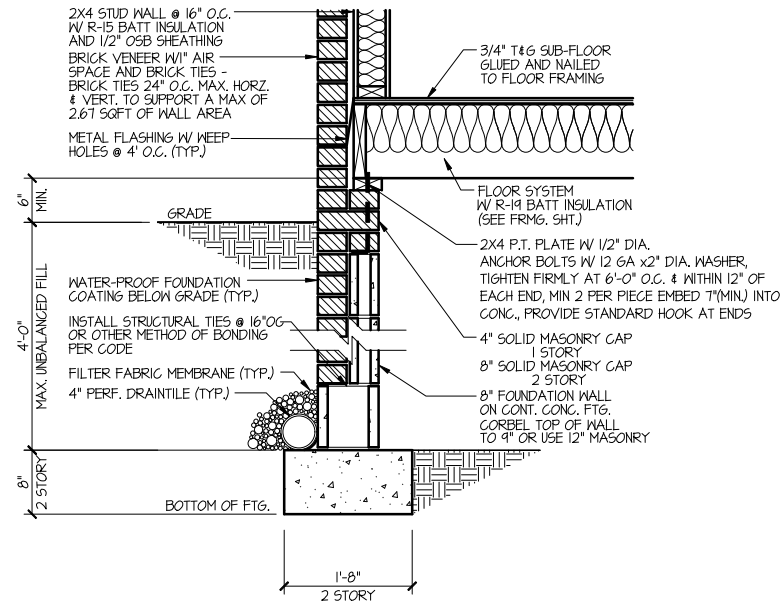
8 **MONO @ HOUSE/GARAGE**



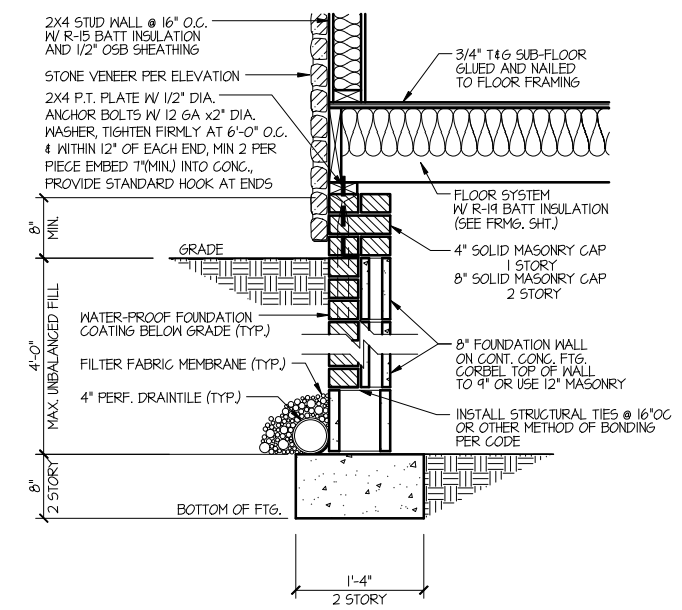
9 **PORCH TURN DOWN**



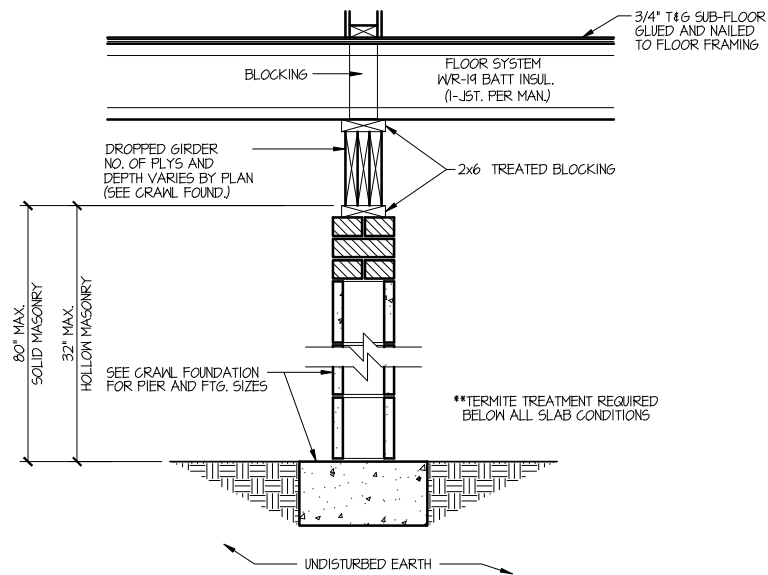
1 CRAWL SPACE W/ SIDING



2 CRAWL SPACE W/ BRICK



3 CRAWL SPACE W/ STONE



4 CRAWL SPACE DROPPED BEAM / PIER

BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.
 ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
 BUILDERS PLANSOURCE, INC. (WWW.PLANSOURCE.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, 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.PLANSOURCE.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.

COPYRIGHT INFORMATION

Copyright BUILDERS PlanSource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly Prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.

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 COLUMN 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 = 2800 PSI, Fv = 285 PSI, E = 1,900,000 PSI.
 INSTALL ALL CONNECTIONS PER MANUFACTURER'S 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 NCSREBC-2018 EDITION SHALL BE AS FOLLOWS:
 ROOF:
 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:
 24.1 PSF - WALLS

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS

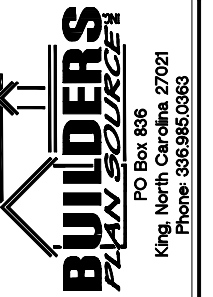
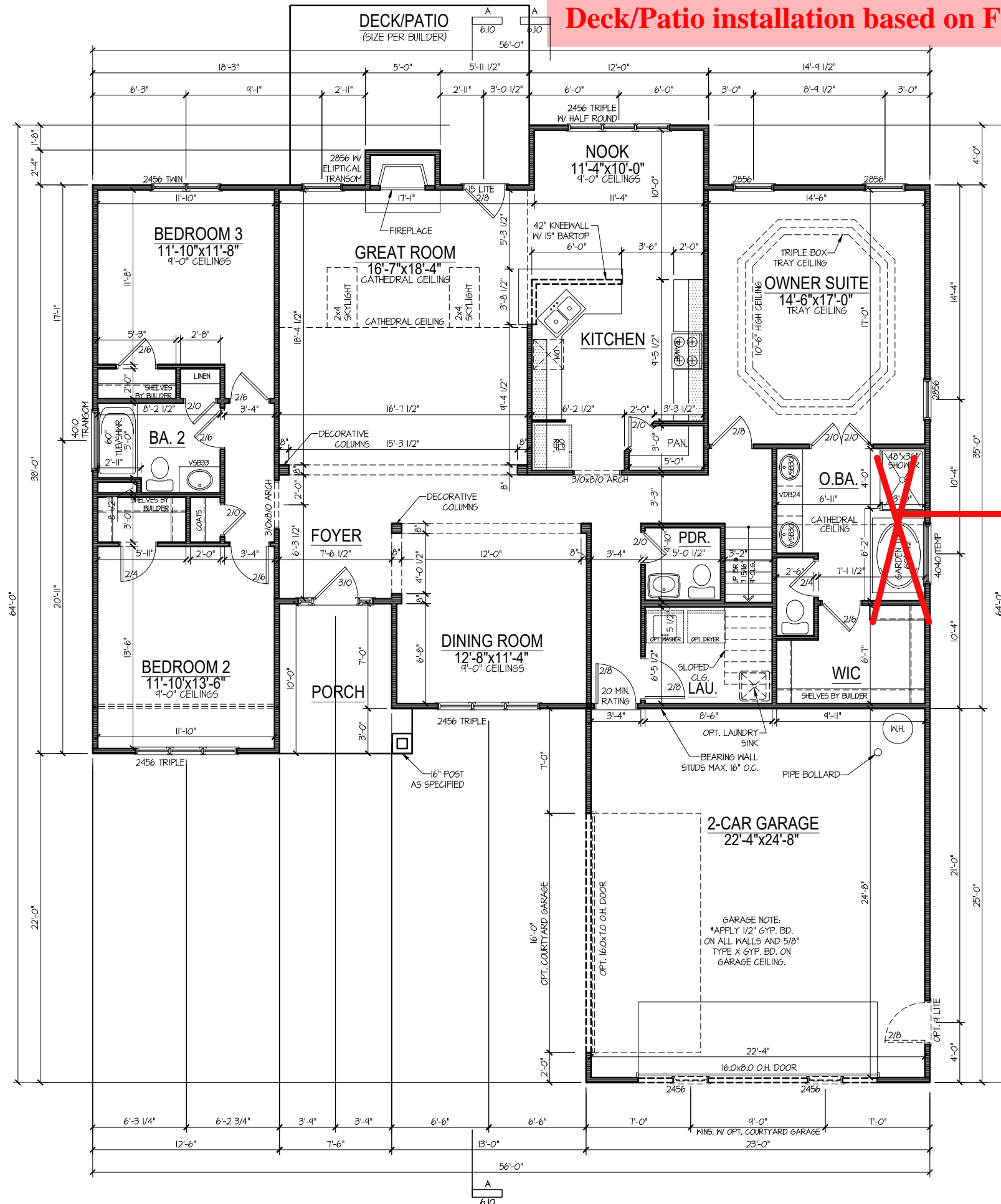
GROSS AREA OF EXTERIOR WALLS	1890 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	17.78 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	51.11 SQFT.
NOMINAL AREA OF WINDOWS	225.85 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	294.74 SQFT.
% OF DOOR AND WINDOW OPENINGS	15.54%

SQUARE FOOTAGE ANALYSIS

HABITABLE AREAS				OTHER AREAS	
SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF	SPECIFIED AREA	SQUARE FOOTAGE
FIRST FLOOR	1923	1993	1993	GARAGE	515
				REAR PATIO	180
				COVERED PORCH	58
				UNFINISHED STORAGE	365
				SECOND STORY FOYER	N/A
				2 STORY VAULT GREAT RM	N/A
TOTAL SF	1923	1993	1993		

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

Deck/Patio installation based on Final Grade



BUILDER
KEENEY BUILDERS

OWNER:

PLAN NAME:
TR56-1993_GR
Elevation F

ISSUE DATE:
X/X/XX

REVISION DATE:

DRAWN BY:
AWM

CHECKED BY:

STANDARD SCALE:
1/8" = 1'-0"
22584: 1/4" = 1'-0"

SHEET NUMBER

3.10

FIRST FLOOR PLAN

BPS (www.plansinc.com) - GENERAL INFORMATION

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

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSOURCE.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, 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.PLANSOURCE.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.

COPYRIGHT INFORMATION

Copyright BUILDERS PlanSource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.

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

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN 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 = 2800 Psl, Fv = 285 Psl, E = 1,900,000 Psl.

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 4'-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 GLAZING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NCSRBC-2018 EDITION SHALL BE AS FOLLOWS:

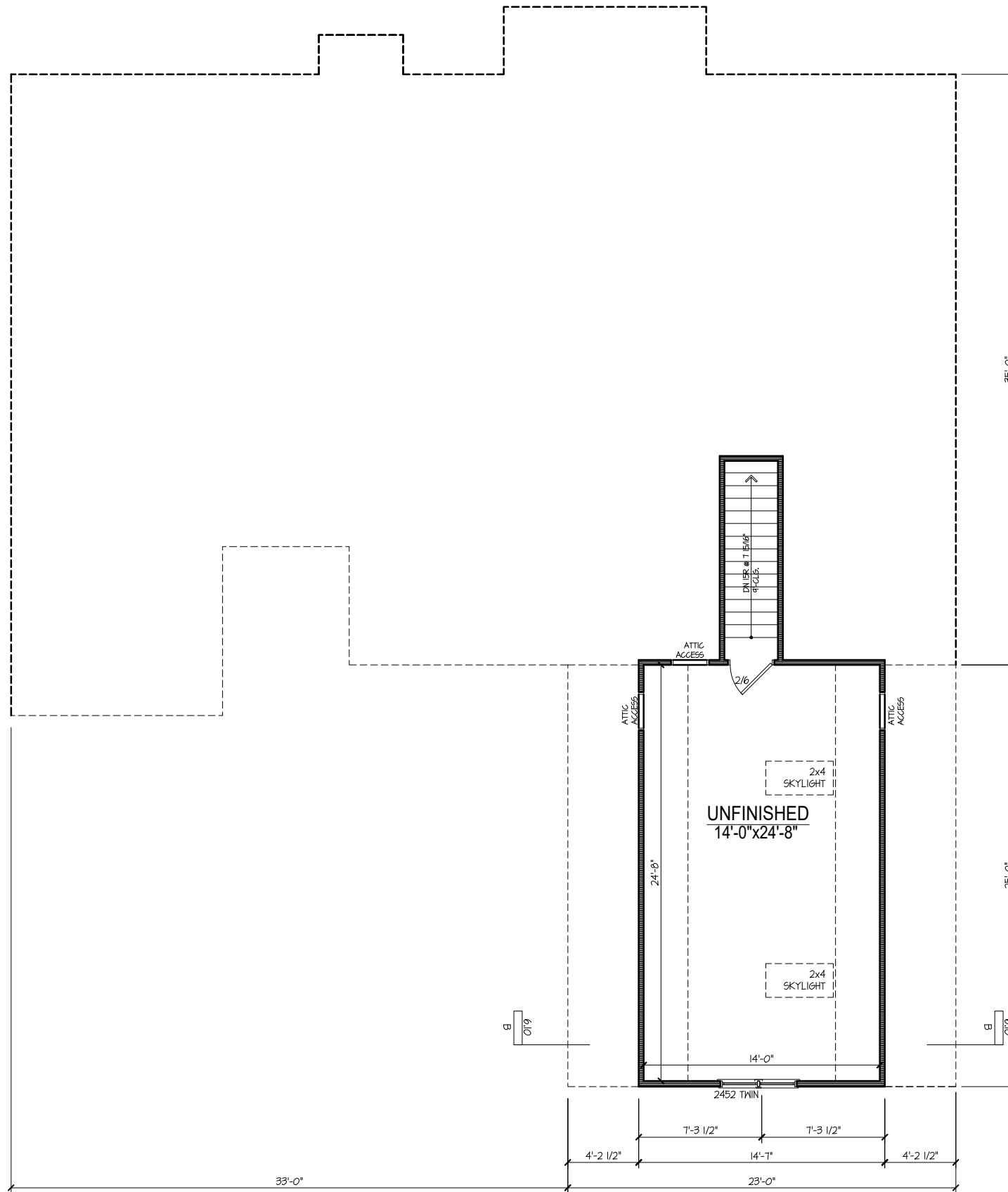
ROOF:
 45:4 PSF - 2.25:12 PITCH OR LESS
 34:8 PSF - 2.25:12 TO 7:12 PITCH
 21 PSF - 7:12 TO 12:12 PITCH

WALLS:
 24:1 PSF - WALLS

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS	
GROSS AREA OF EXTERIOR WALLS	1890 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	17.78 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	51.11 SQFT.
NOMINAL AREA OF WINDOWS	225.85 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	244.74 SQFT.
% OF DOOR AND WINDOW OPENINGS	15.54%

SQUARE FOOTAGE ANALYSIS			
HABITABLE AREAS			OTHER AREAS
SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	SPECIFIED AREA
FIRST FLOOR	1423	1443	GARAGE
			REAR PATIO
			COVERED PORCH
			UNFINISHED STORAGE
			SECOND STORY FOYER
			2 STORY VAULT GREAT RM
TOTAL SF	1423	1443	

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE



SECOND FLOOR PLAN

BUILDER
KEENEY BUILDERS

OWNER:

PLAN NAME:
**TR56-1993 GR
 Elevation F**

ISSUE DATE:
 X/X/XX

REVISION DATE:

DRAWN BY:
 AWM

CHECKED BY:

STANDARD SCALE:
 1/8" = 1'-0"
 22504: 1/4" = 1'-0"

SHEET NUMBER
4.10

BPS (www.plansinc.com) - GENERAL INFORMATION

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

ALL CONTRACTOR'S 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, 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.

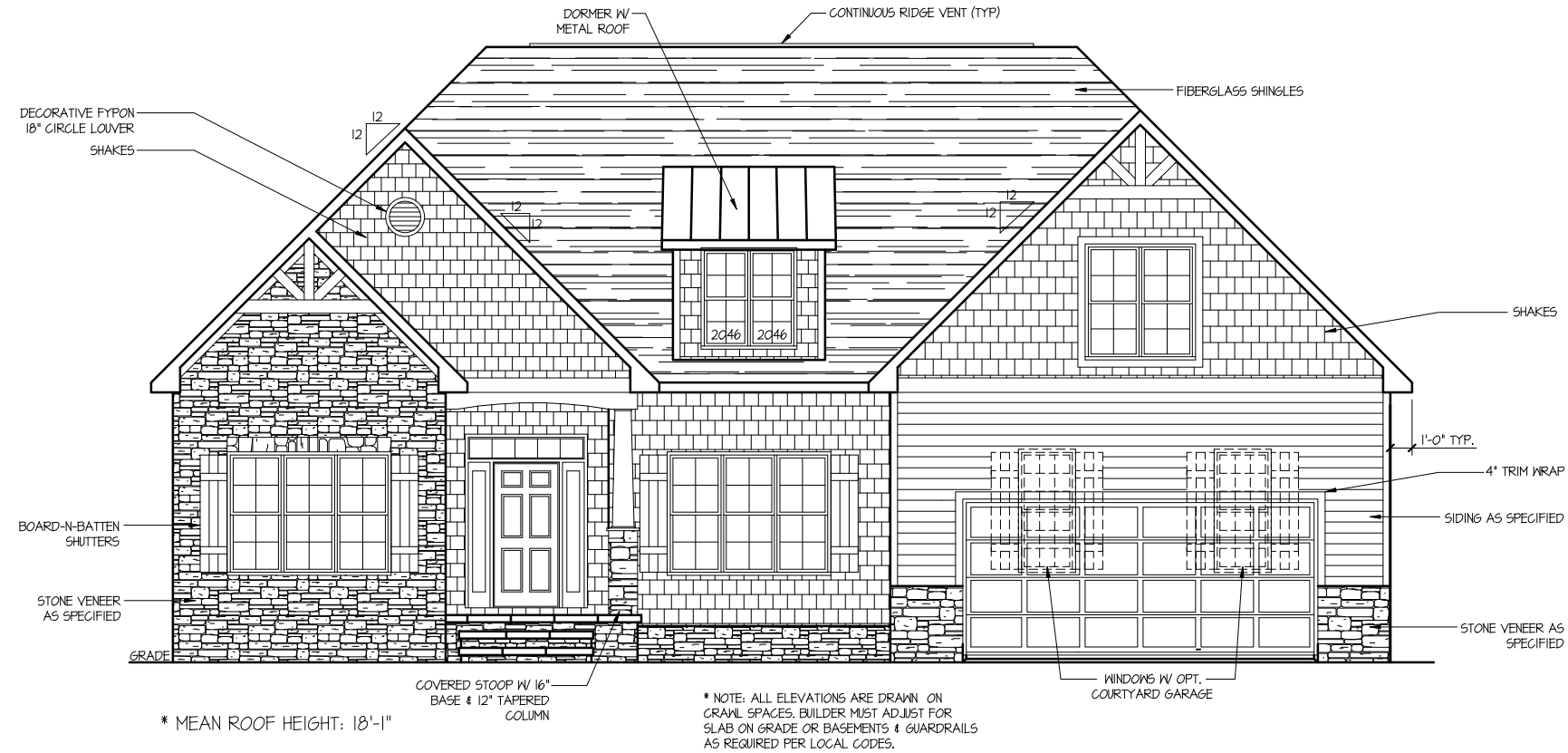
SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

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.

COPYRIGHT INFORMATION

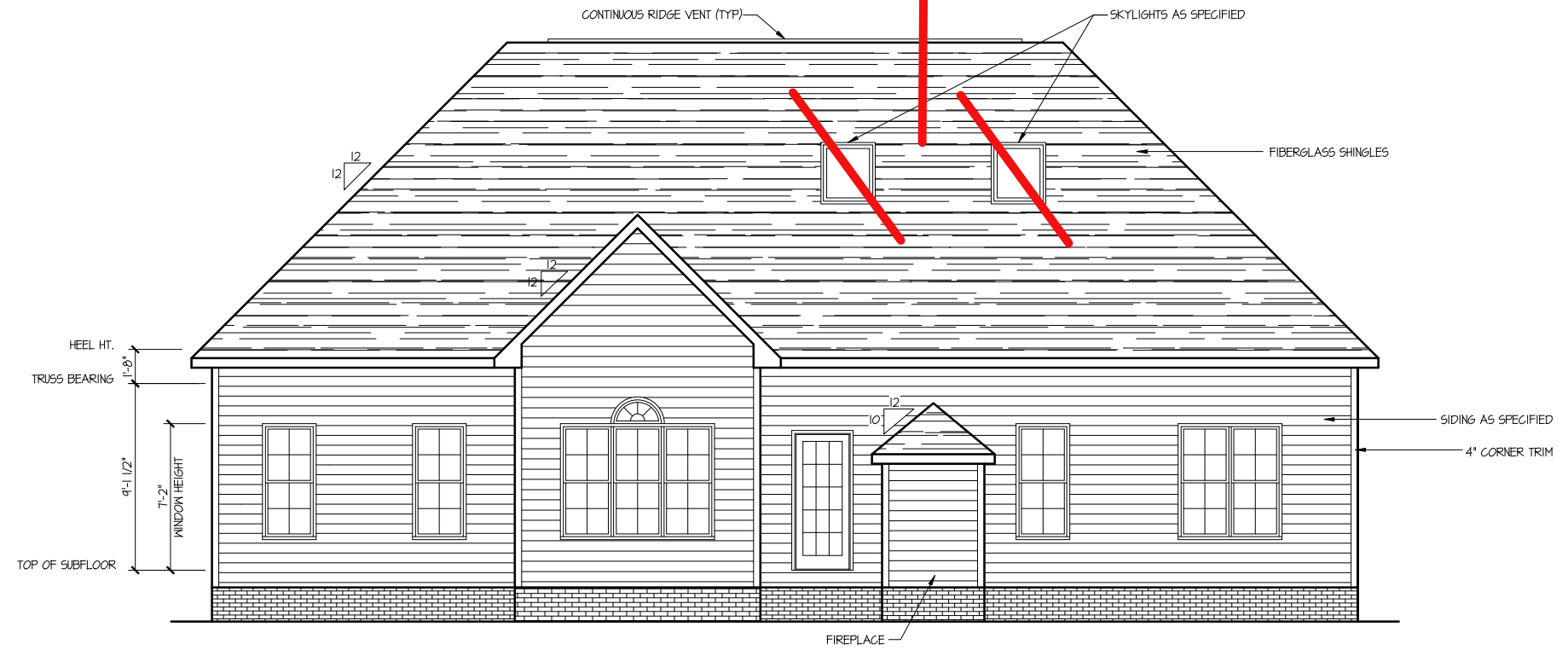
Copyright BUILDERS Plansource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly Prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.



* MEAN ROOF HEIGHT: 18'-1"

* NOTE: ALL ELEVATIONS ARE DRAWN ON CRAWL SPACES. BUILDER MUST ADJUST FOR SLAB ON GRADE OR BASEMENTS & GUARDRAILS AS REQUIRED PER LOCAL CODES.

NO SKYLIGHT WINDOWS



FRONT AND REAR ELEVATIONS

BUILDERS
PLAN SOURCE
PO Box 836
King, North Carolina 27021
Phone: 336.985.0963

BUILDER
KEENEY BUILDERS

OWNER:

PLAN NAME:
TR56-1993_GR
Elevation F

ISSUE DATE:
X/XX/XX
REVISION DATE:

DRAWN BY:
AWM
CHECKED BY:
STANDARD SCALE:
1/16" = 1'-0"
22504-1/4"-0"

SHEET NUMBER
5.10

BPS (www.plansinc.com) - GENERAL INFORMATION

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

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDERS PLANSOURCE, INC. (WWW.PLANSOURCE.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, 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.PLANSOURCE.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

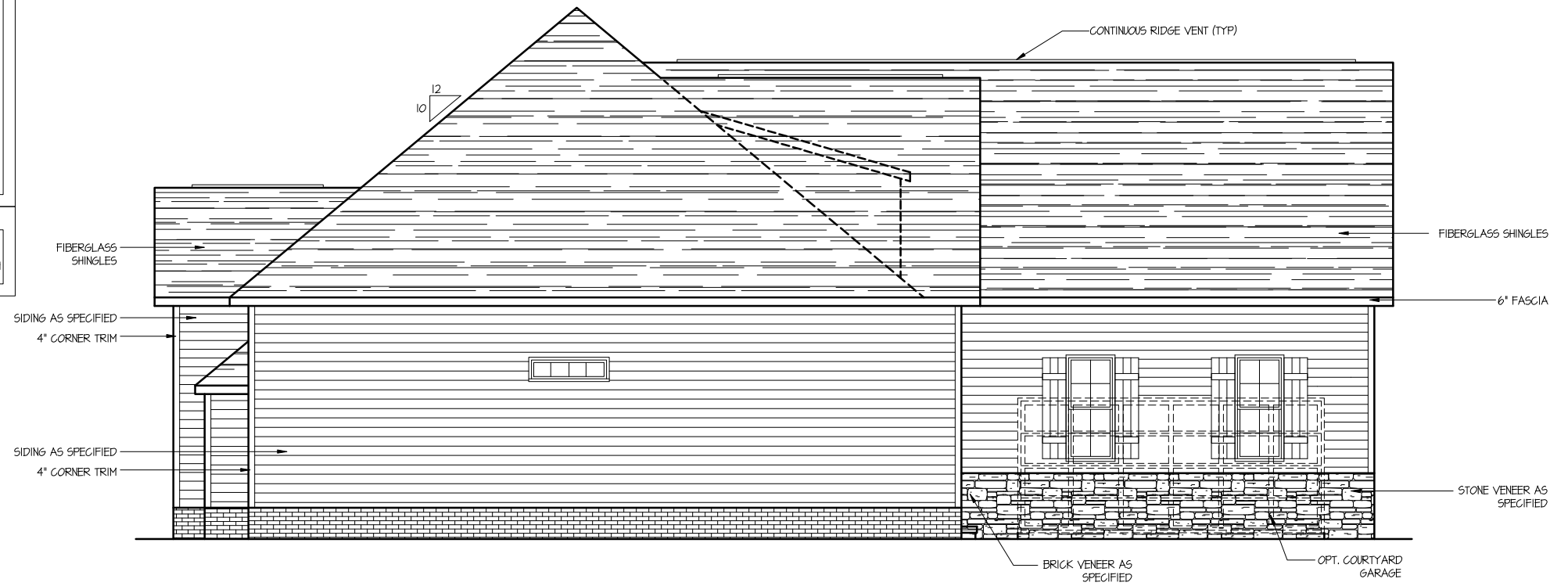
SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

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

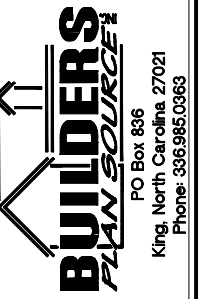
THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

COPYRIGHT INFORMATION

Copyright BUILDERS Plansource, Inc. All Rights Reserved. The sale, rental, or any other distribution of these drawings to any other organization or party is strictly prohibited unless authorized in writing by BPS, Inc. This plan was purchased through a "multi-build" agreement with BPS therefore authorizing the purchaser to duplicate and distribute the plan as necessary to build multiple homes. Any other duplication or extension to another builder is prohibited according to the purchase agreement at the time of the sale.



LEFT AND RIGHT ELEVATIONS



BUILDER
KEENEY BUILDERS

OWNER:

PLAN NAME:
TR56-1993 GR
Elevation F

ISSUE DATE:
X/X/XX

REVISION DATE:

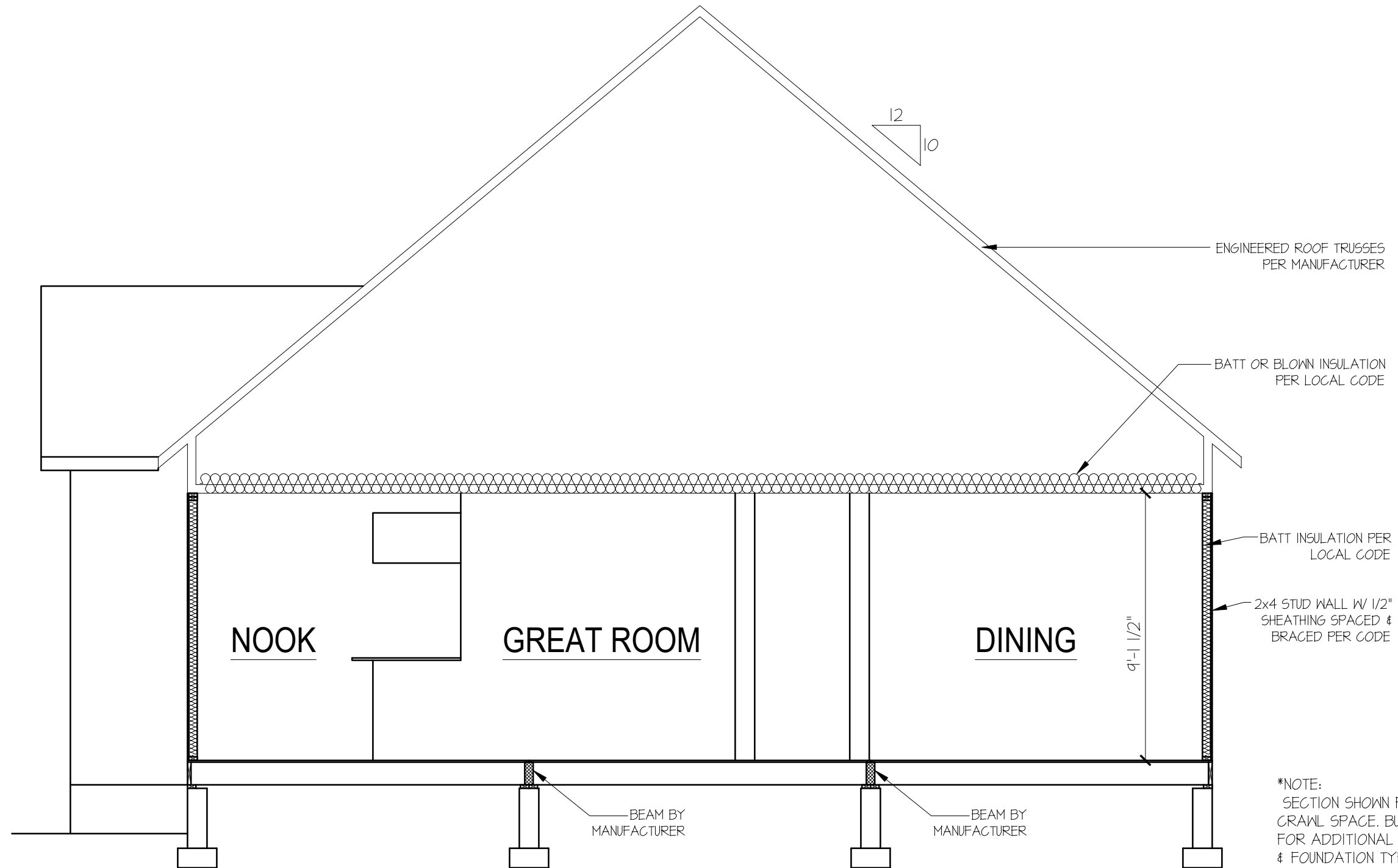
DRAWN BY:
AWM

CHECKED BY:

STANDARD SCALE:
1/8"=1'-0"
22504-1/4"=1'-0"

SHEET NUMBER

5.11



A
6.10 **BUILDING SECTION**

NOTES

DESIGN LOADS (R301.4)	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH STORAGE	20	10	L/240
ATTIC WITH OUT STORAGE	10	10	L/360
STAIRS	40	10	L/360
EXTERIOR BALCONIES	60	10	L/360
DECKS	40	10	L/360
GIARDRAILS AND HANDRAILS	200	10	----
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
SNOW	20	10	----
WIND LOAD	(BASED ON LOCATION)		----

FOR WALL BRACING REQUIREMENTS REFER TO SECTION R602.10 OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (I.N.O.) LATERAL BRACING SHALL BE SATISFIED BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING INSTALLED PER TABLE R602.10.3. NOTE THAT ANY SPECIFIC BRACED WALL DETAIL SHALL BE INSTALLED AS SPECIFIED.

CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (I.N.O.). AIR ENTRAINMENT PER TABLE 402.2

ALL FRAMING LUMBER SHALL BE SPPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (I.N.O.).

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN, MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (I.N.O.). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10's (I.N.O.). SEE PLAN FOR SPECIFIC BEAM SIZES L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2800 PSI, Fv = 285 PSI, E = 1,900,000 PSI.

INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

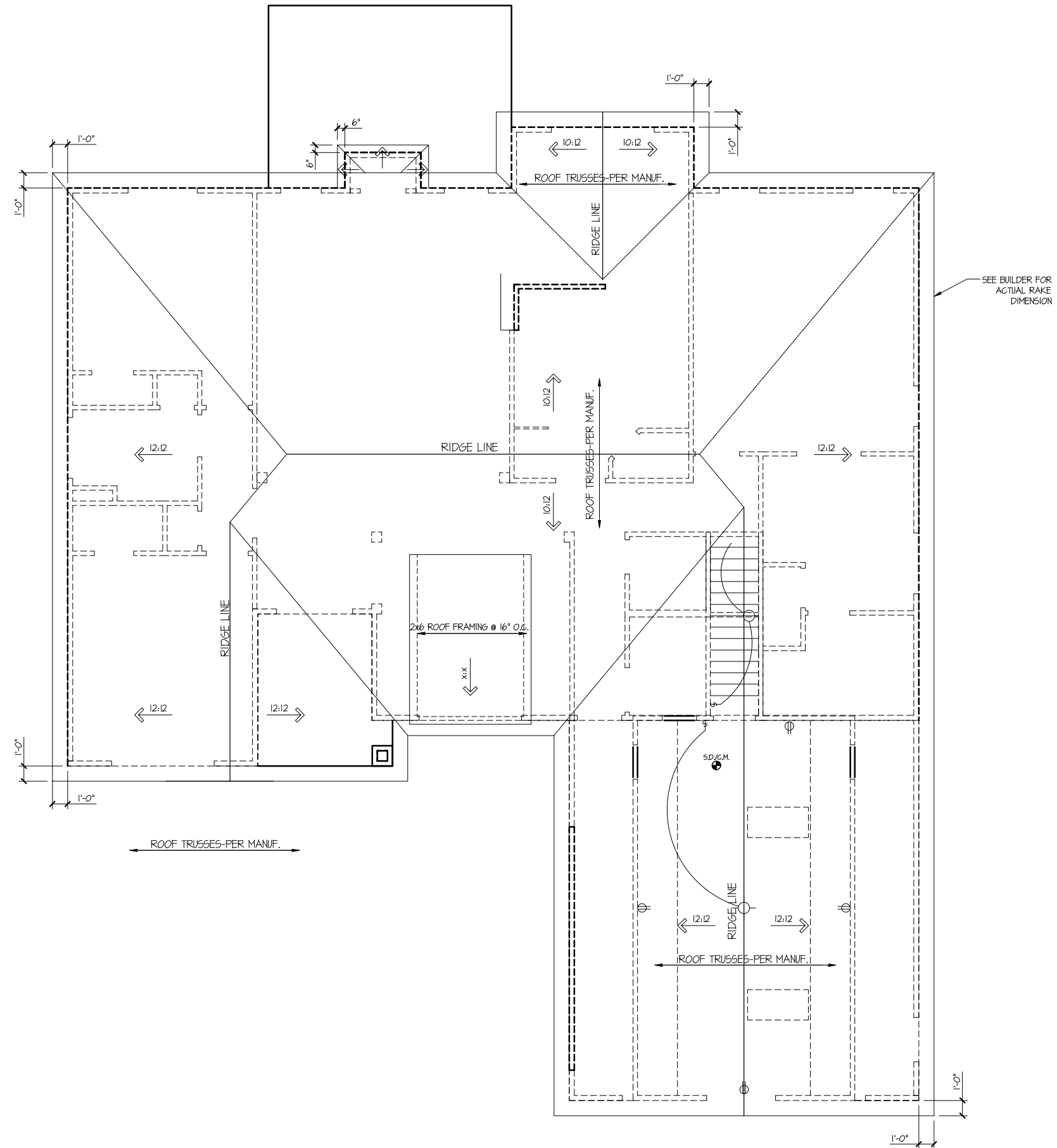
BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0" (I.N.O.).

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 NCSRBC-2018 EDITION SHALL BE AS FOLLOWS:

- ROOF:
- 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:
- 24.1 PSF - WALLS



SEE BUILDER FOR ACTUAL RAKE DIMENSION

BUILDERS
PLAN SOURCE #1
PO Box 836
King, North Carolina 27021
Phone: 336.985.0963

BUILDER
KEENEY BUILDERS

OWNER:

PLAN NAME:
TR56-1993_GR
Elevation F

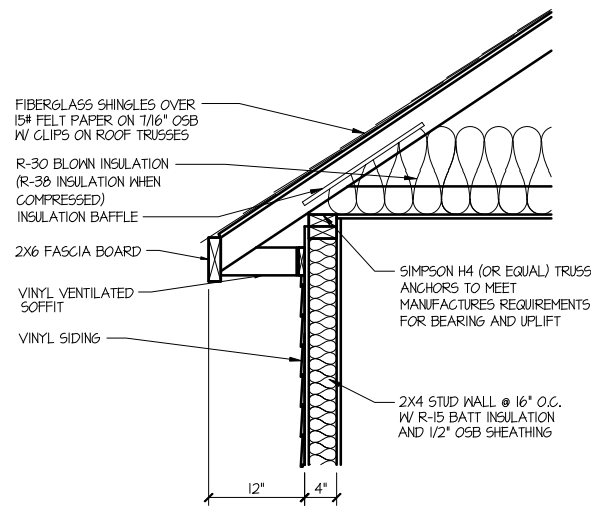
ISSUE DATE:
X/X/XX
REVISION DATE:

DRAWN BY:
AWM
CHECKED BY:
STANDARD SCALE:
1/16" = 1'-0"
22504-1/4"-0"

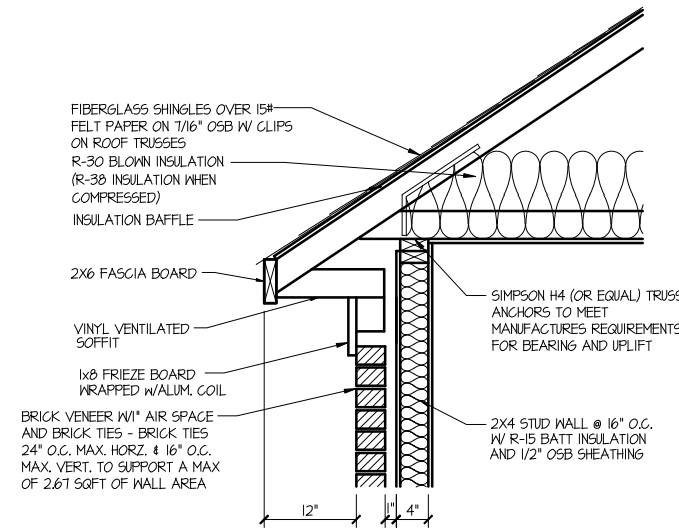
SHEET NUMBER
7.10

ATTIC VENTILATION
2,338 SQ.FT. OF CLG. / 300 = 7.80 REQ.
RIDGEVENT = .125 SQ.FT. PER FT. 83'-0" x .125 = (10.38)
SOFFIT VENT = .062 SQ.FT. PER FT. 180'-5" x .062 = (11.14)
TOTAL SQ.FT. VENTILATION PROVIDED (21.51)

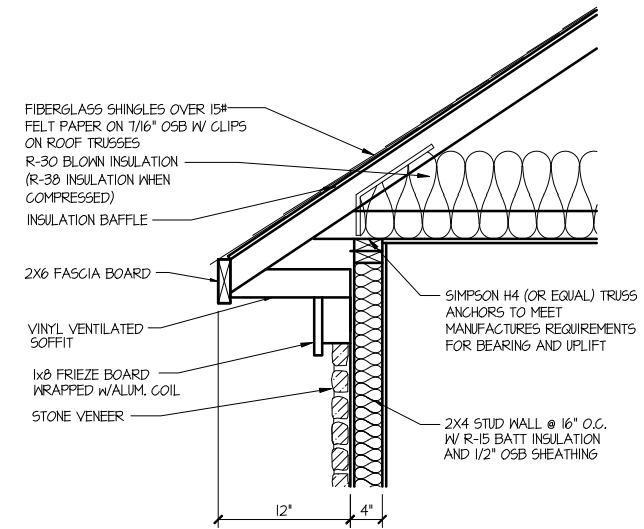
ROOF PLAN



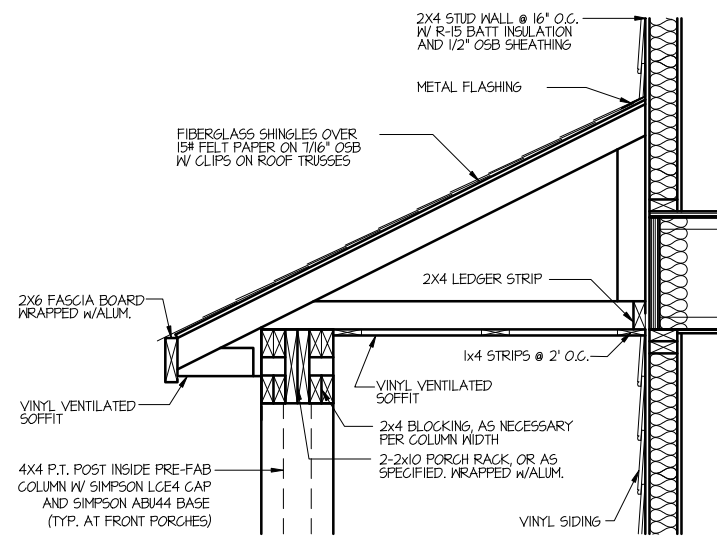
1 CORNICE W/ SIDING



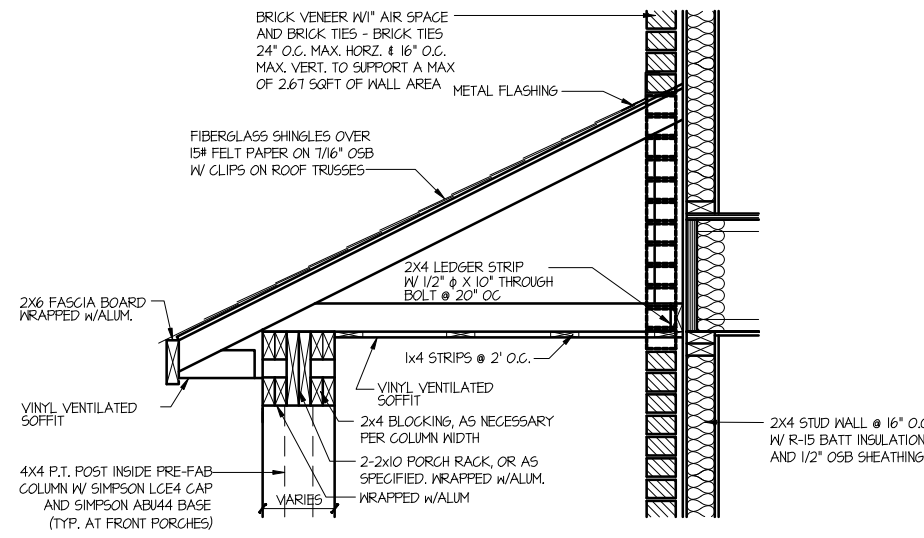
2 CORNICE W/ BRICK



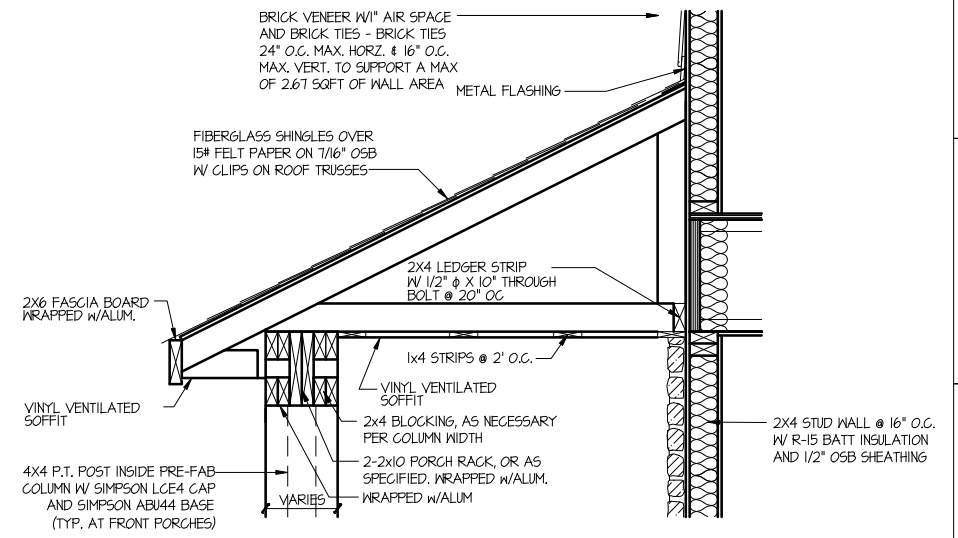
3 CORNICE W/ STONE



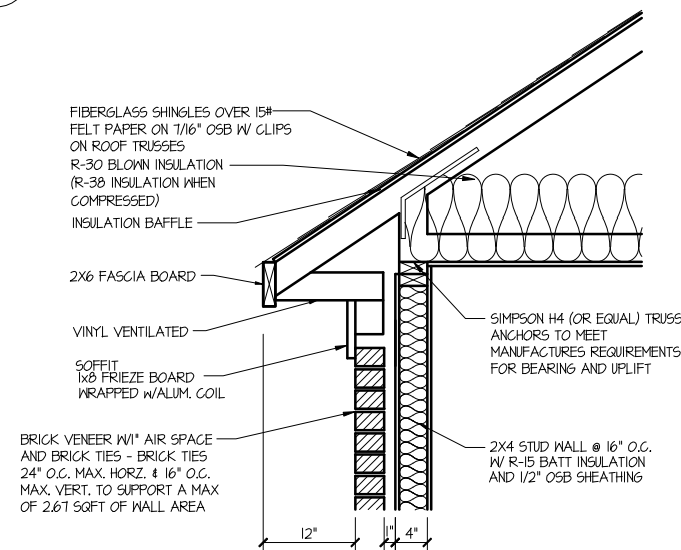
4 SHED PORCH RACK W/ SIDING



5 SHED PORCH RACK W/ BRICK



6 SHED PORCH RACK W/ STONE

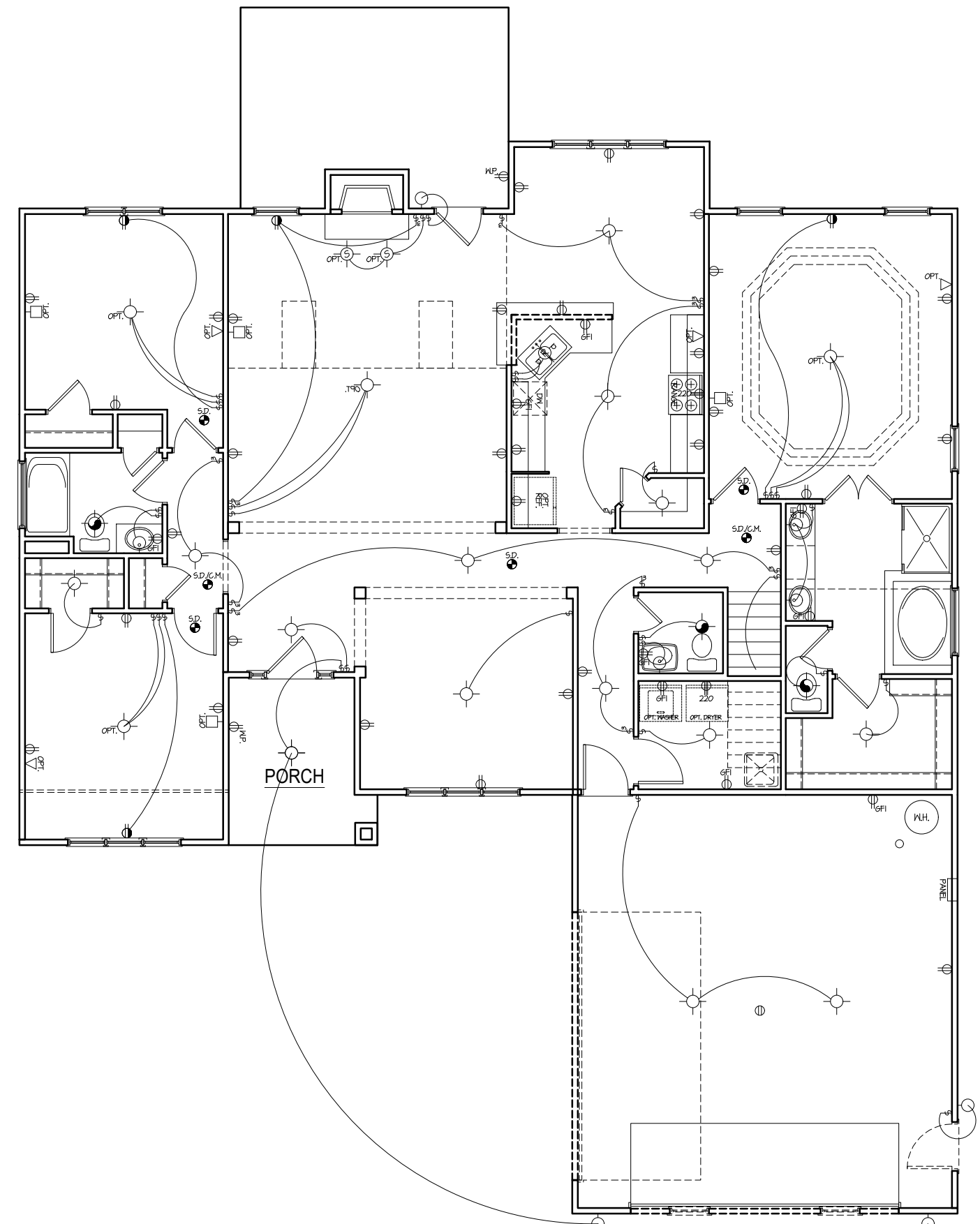


7 CORNICE W/ BRICK & 5\"/>

ELECTRICAL LEGEND	
DESCRIPTION	
⊖	SINGLE POLE SWITCH
⊖	THREE-WAY SWITCH
⊖	FOUR-WAY SWITCH
⊖	DUPLEX RECEPTACLE
⊖	SPLIT-WIRED DUPLEX RECEPTACLE
⊖	WATERPROOF RECEPTACLE
⊖	GROUND FAULT DUPLEX RECEPTACLE
⊖	220 RECEPTACLE
⊖	CEILING DUPLEX RECEPTACLE
⊖	FLOOR DUPLEX RECEPTACLE
☎	TELEPHONE
⊖	CEILING FIXTURE
⊖	SCONCE/WALL LIGHT
⊖	RECESSED LIGHT
⊖	RECESSED SPOT LIGHT
⊖	CABLE TELEVISION
⊖	SMOKE DETECTOR
⊖	EXHAUST FAN
⊖	EXHAUST FAN W/ LIGHT
⊖	THERMOSTAT
⊖	DOOR CHIME
⊖	ELEC. PANEL BOX
⊖	PANEL
⊖	FLOOD LIGHT

ELECTRICAL LAYOUTS ARE PROVIDED AS A GENERAL GUIDE AND ACTUAL LAYOUT MAY VARY SLIGHTLY. IN ALL CASES THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL, STATE, AND NATIONAL CODES.

NOTE: OVERHEAD LIGHTS, PHONE OUTLETS, TV, CABLE OUTLETS AND RECESSED LIGHTING MAY NOT BE INCLUDED STANDARD BY THE BUILDER. PLEASE CONSULT WITH THE BUILDER TO DETERMINE WHAT APPLICABLE STANDARDS APPLY IN THIS HOME.



ELECTRICAL LEGEND	
DESCRIPTION	
⊞	SINGLE POLE SWITCH
⊞	THREE-WAY SWITCH
⊞	FOUR-WAY SWITCH
⊞	DUPLEX RECEPTACLE
⊞	SPLIT-WIRED DUPLEX RECEPTACLE
⊞	WATERPROOF RECEPTACLE
⊞	GROUND FAULT DUPLEX RECEPTACLE
⊞	220 RECEPTACLE
⊞	CEILING DUPLEX RECEPTACLE
⊞	FLOOR DUPLEX RECEPTACLE
⊞	TELEPHONE
⊞	CEILING FIXTURE
⊞	SCONCE/WALL LIGHT
⊞	RECESSED LIGHT
⊞	RECESSED SPOT LIGHT
⊞	CABLE TELEVISION
⊞	SMOKE DETECTOR
⊞	EXHAUST FAN
⊞	EXHAUST FAN W/ LIGHT
⊞	THERMOSTAT
⊞	DOOR CHIME
⊞	ELEC. PANEL BOX
⊞	FLOOD LIGHT

ELECTRICAL LAYOUTS ARE PROVIDED AS A GENERAL GUIDE AND ACTUAL LAYOUT MAY VARY SLIGHTLY. IN ALL CASES THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL, STATE, AND NATIONAL CODES.

NOTE: OVERHEAD LIGHTS, PHONE OUTLETS, TV CABLE OUTLETS AND RECESSED LIGHTING MAY NOT BE INCLUDED STANDARD BY THE BUILDER. PLEASE CONSULT WITH THE BUILDER TO DETERMINE WHAT APPLICABLE STANDARDS APPLY IN THIS HOME.

