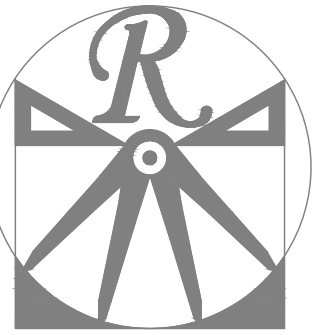


PLANS DESIGNED TO THE
2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE.

BCR LOT 4
4934 BARBECUE CHURCH RD
SANFORD, NC

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SHEETS IN PLAN SET AND VERIFY ALL DETAILS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO RENAISSANCE RESIDENTIAL DESIGN, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.



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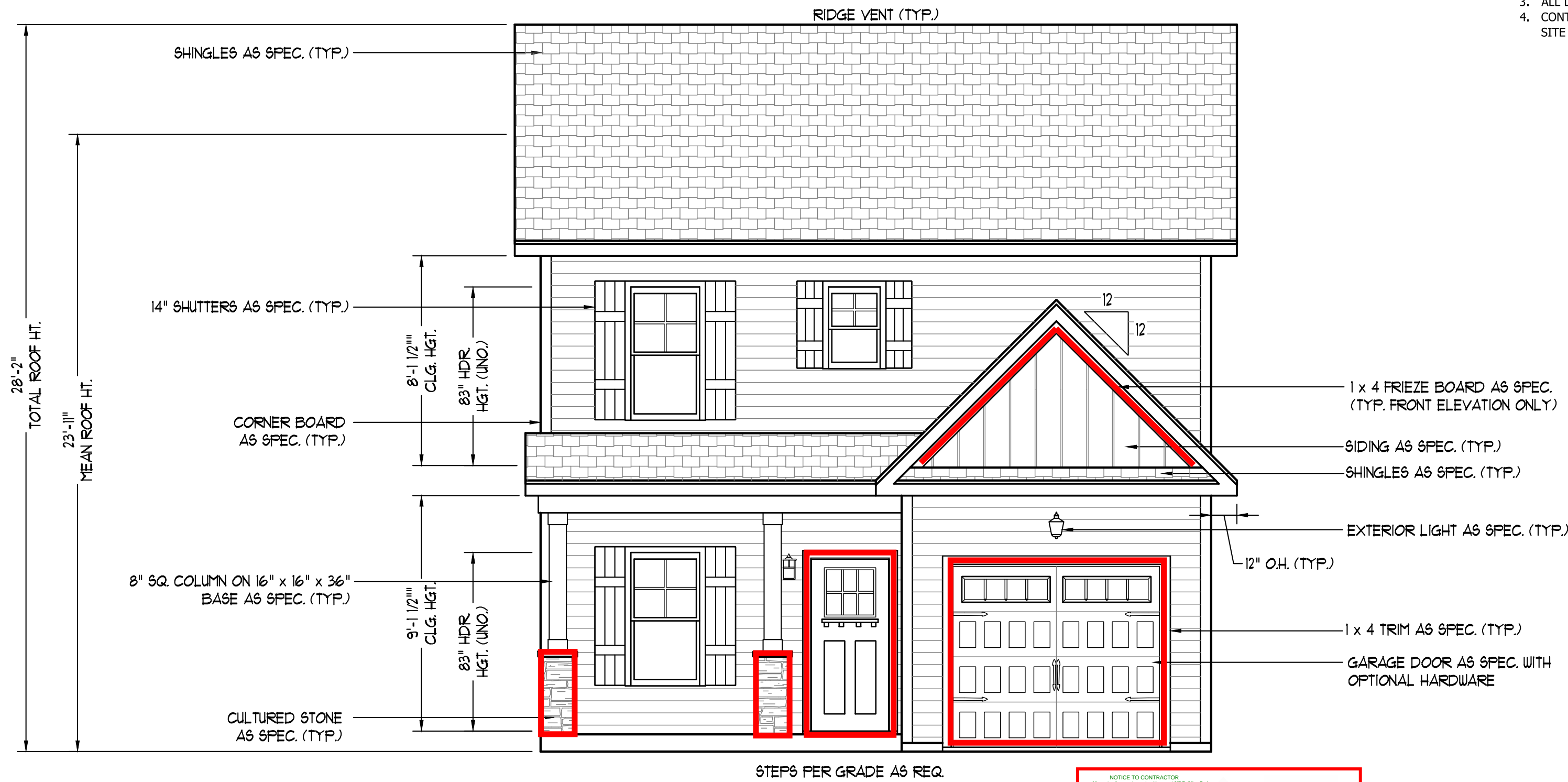
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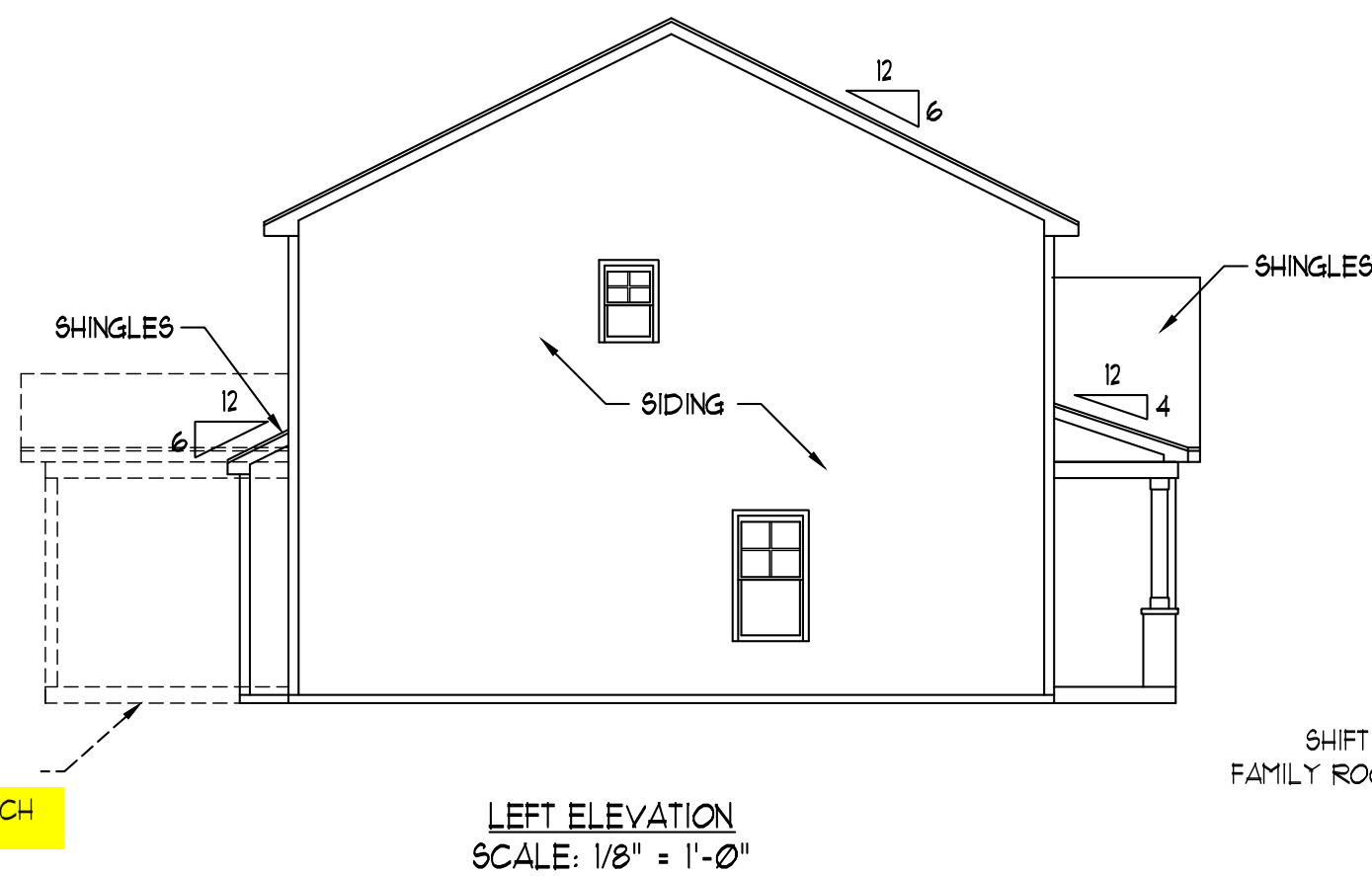
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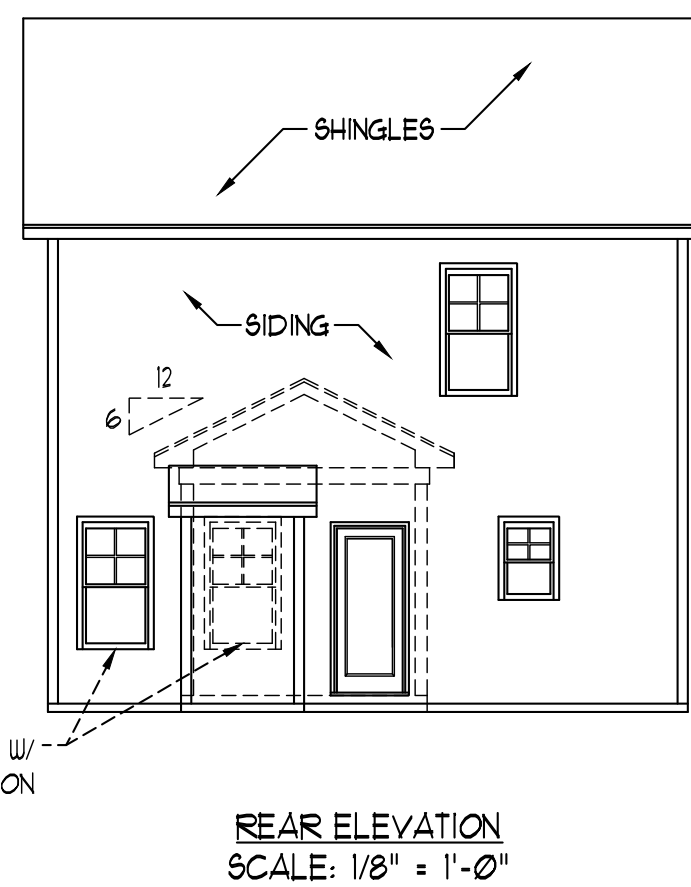
FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"



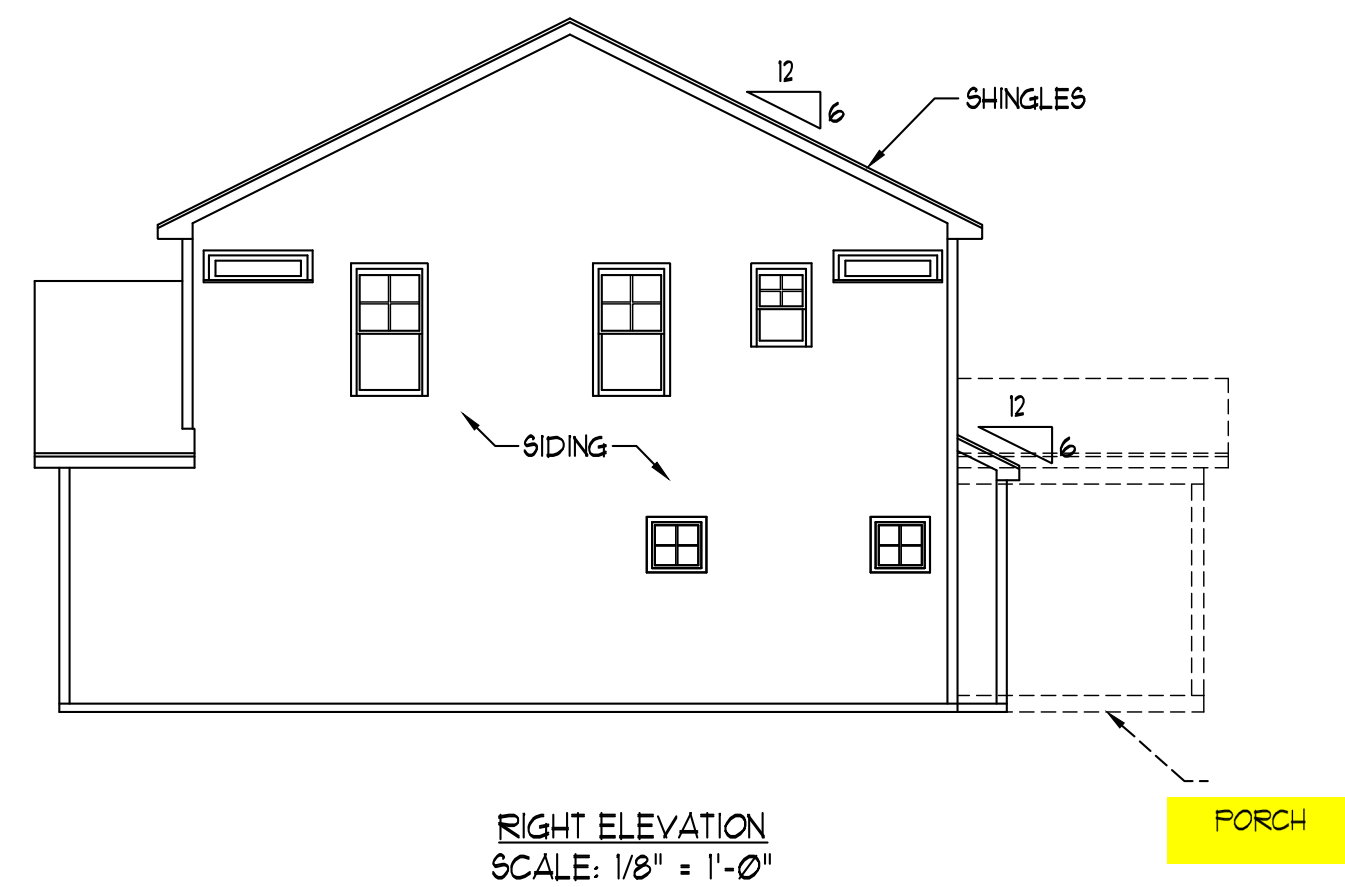
HVAC: Mainstream Mechanical
ELECTRIC: J.M. Pope
PLUMBING: Double J



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

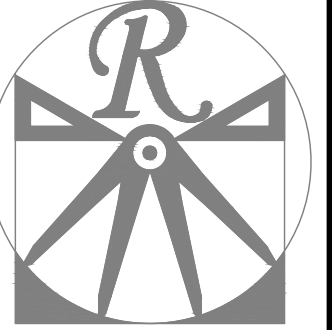
HVAC: MAINSTREAM
PLUMBING: DOUBLE J
ELECTRICAL: JM POPE

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

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MAGNOLIA

DATE: JUNE 30, 2020
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SCALE: AS NOTED
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

A - ELEVATIONS
A-1



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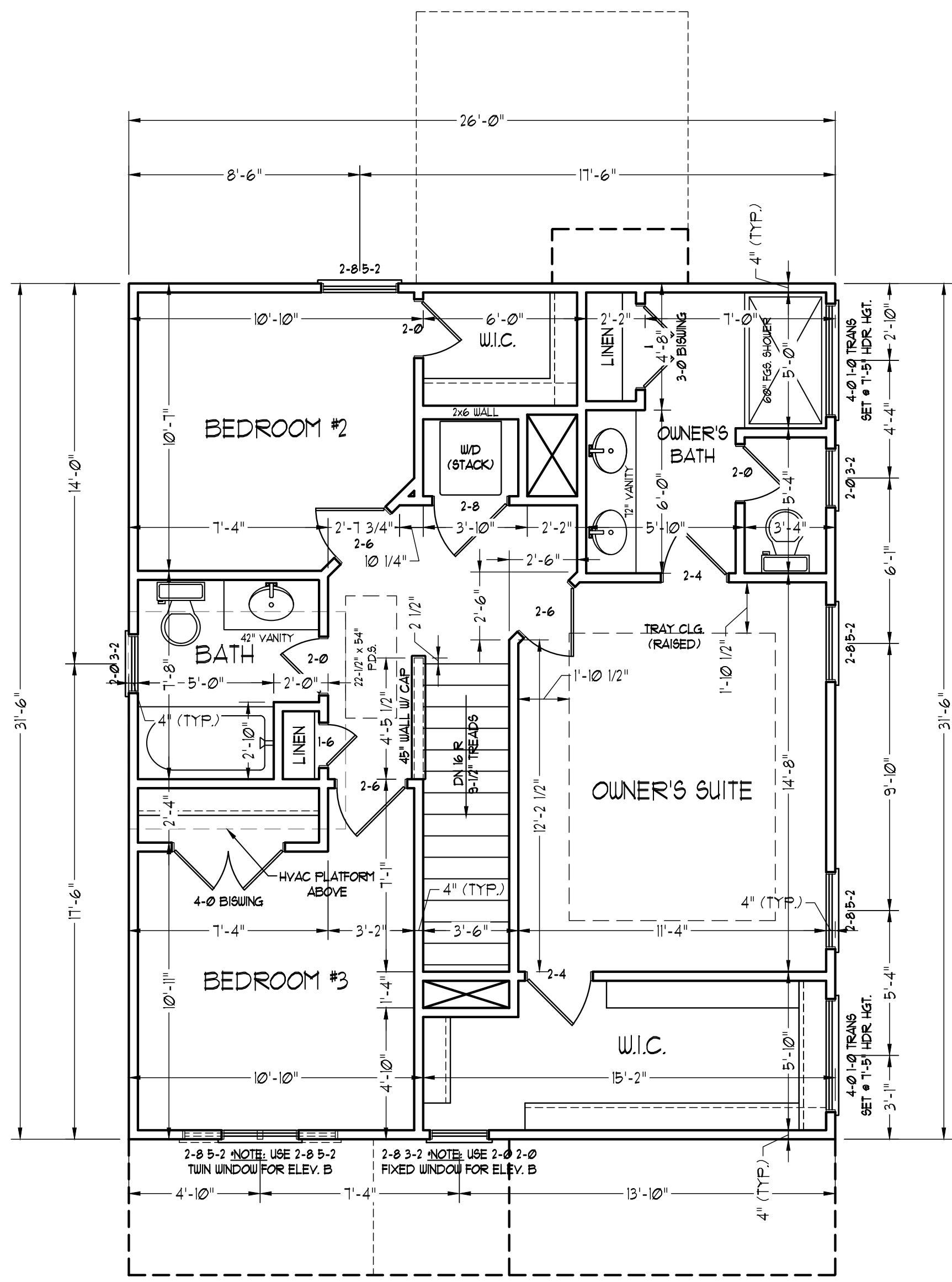
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MAGNOLIA

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DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR PLAN
A-5



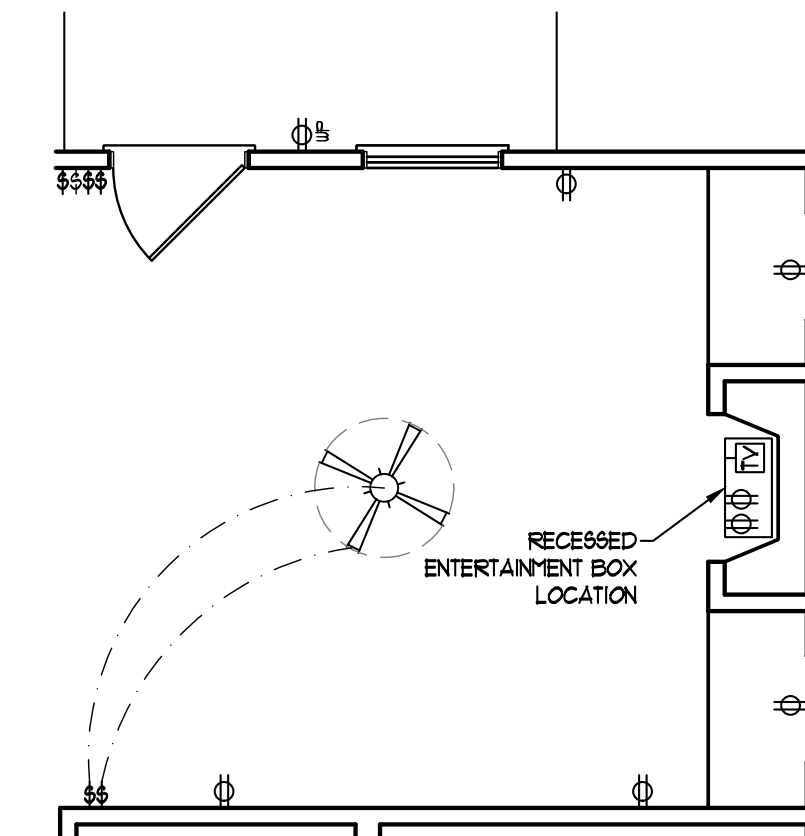
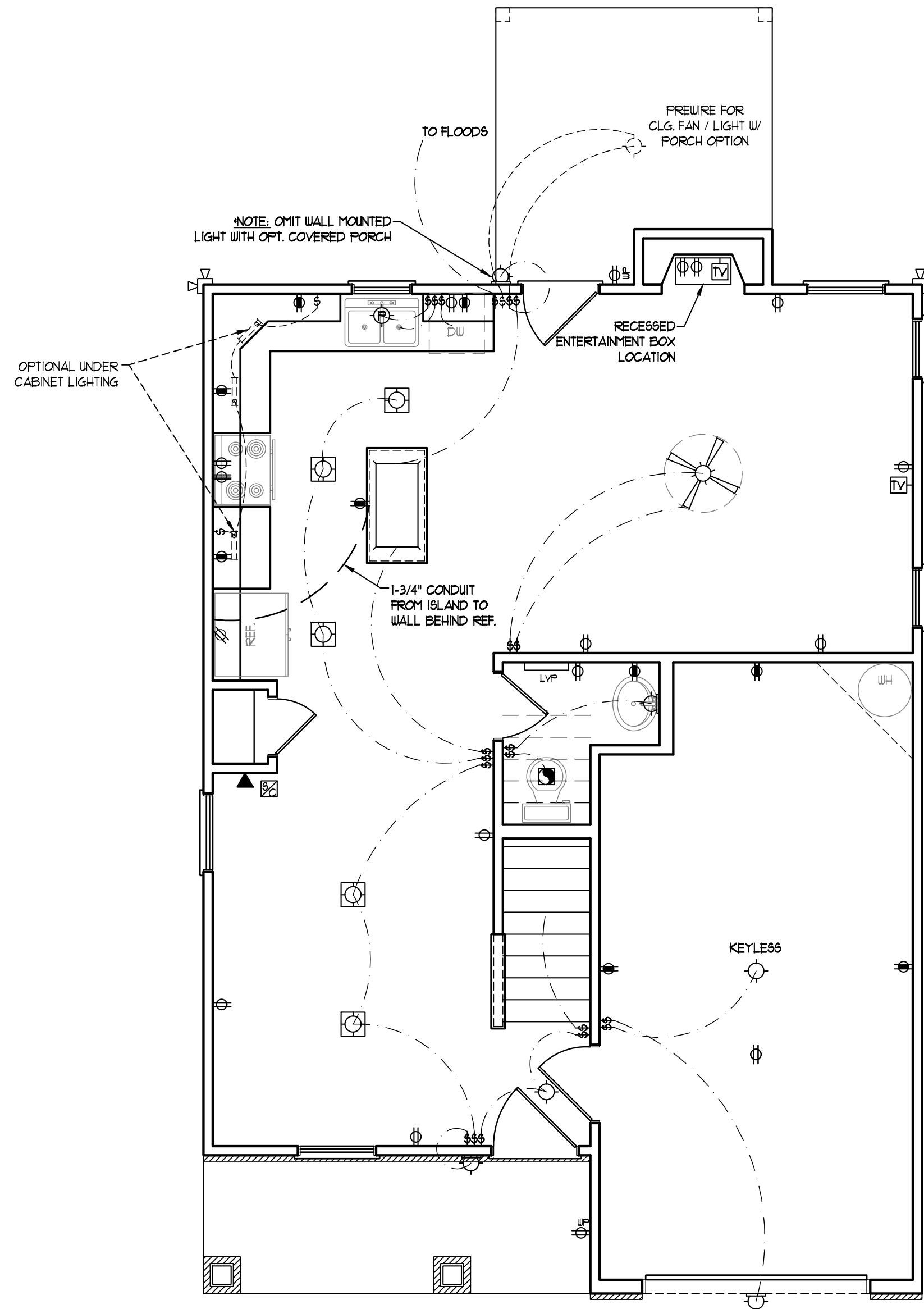
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11x17 PRINTS ARE NOT TO SCALE

ELECTRICAL LAYOUT NOTES:

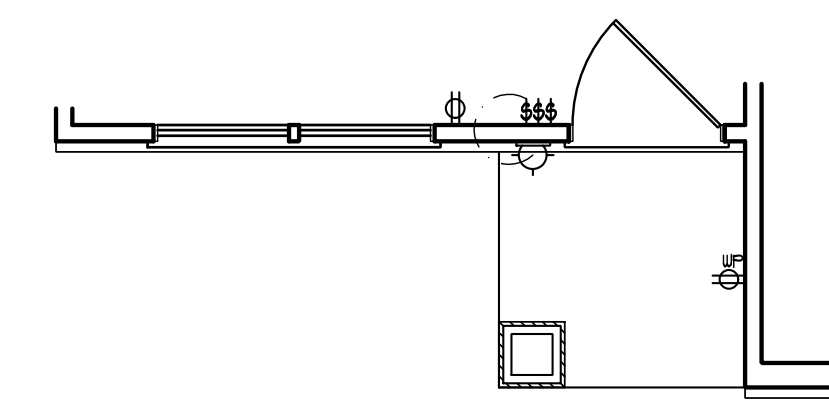
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- 110 V OUTLET
- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
- WEATHERPROOF
- 220 V OUTLET
- 110 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
- TELEPHONE
- DATA
- TELEPHONE AND DATA
- TV CONNECTION
- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- 110 V SMOKE/ CO DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- ALARM PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

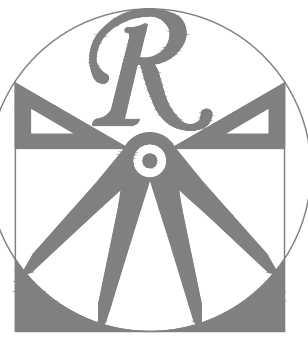


OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR
ELECTRICAL
PLAN

E-1

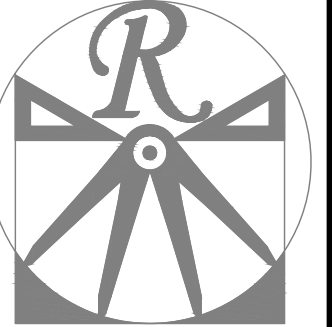
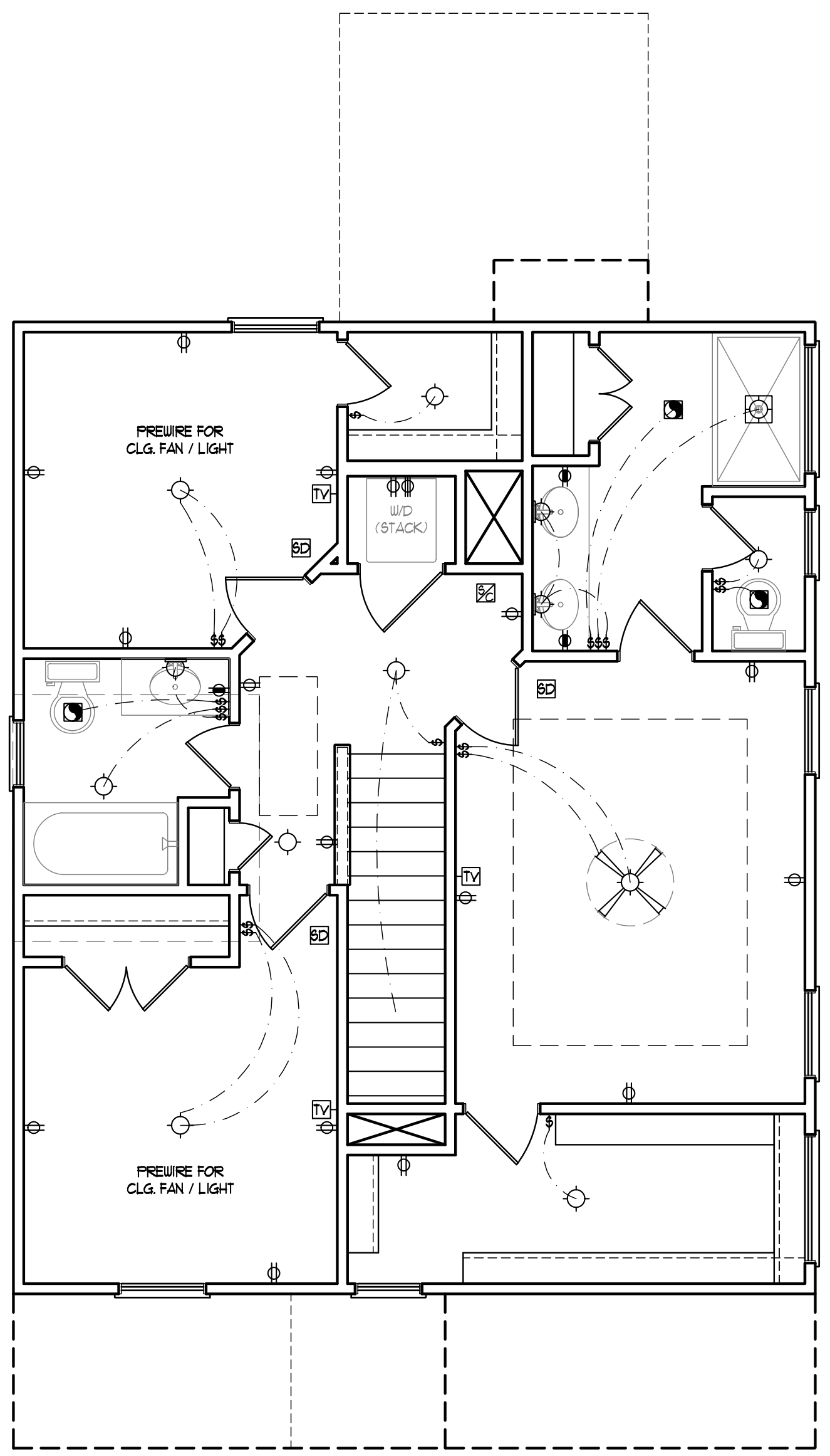
ELECTRICAL LAYOUT NOTES:

- 1.) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
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- 4.) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

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- EYEBALL LIGHT
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- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
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- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- 110 V SMOKE/ CO DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- ALARM PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT



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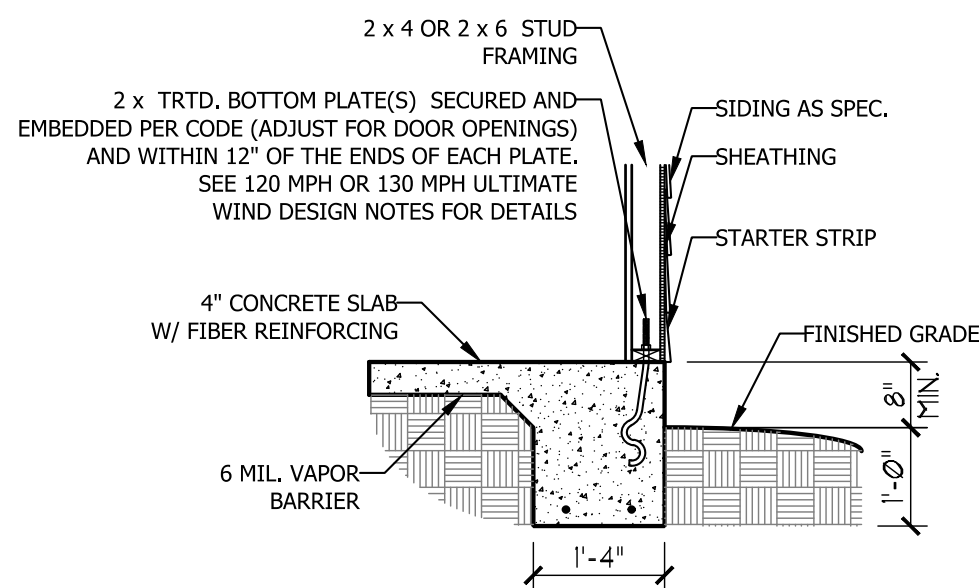
DATE: JUNE 30, 2020
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR
ELECTRICAL
PLAN

E-2

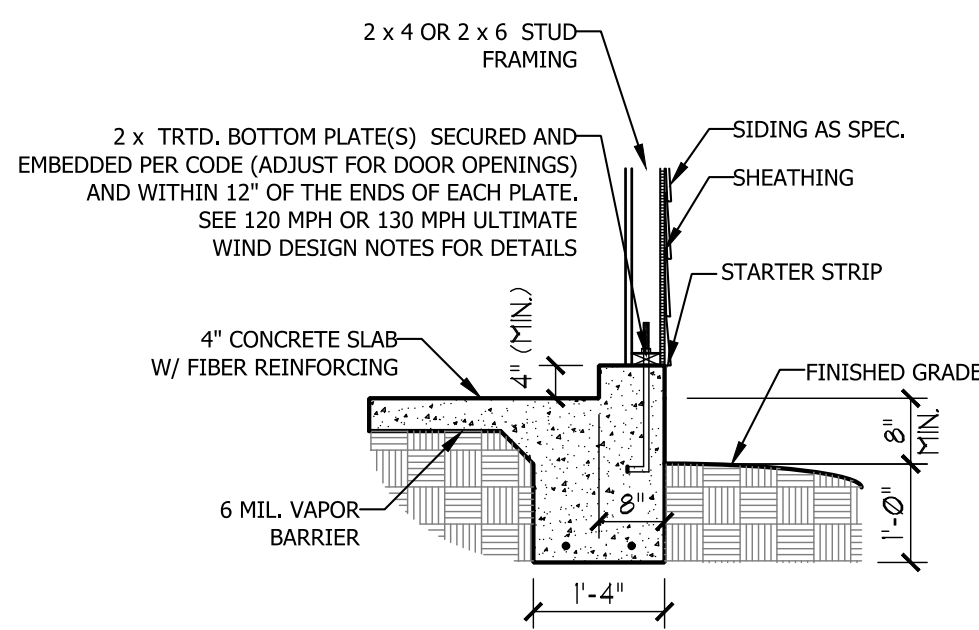
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

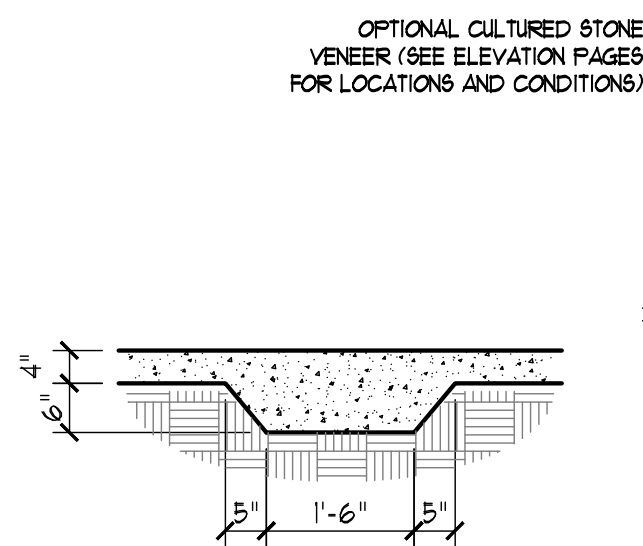
1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
2. FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
3. FOR 130 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 OR 130 MPH WINDS.
6. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRC, 2018 EDITION.
7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.



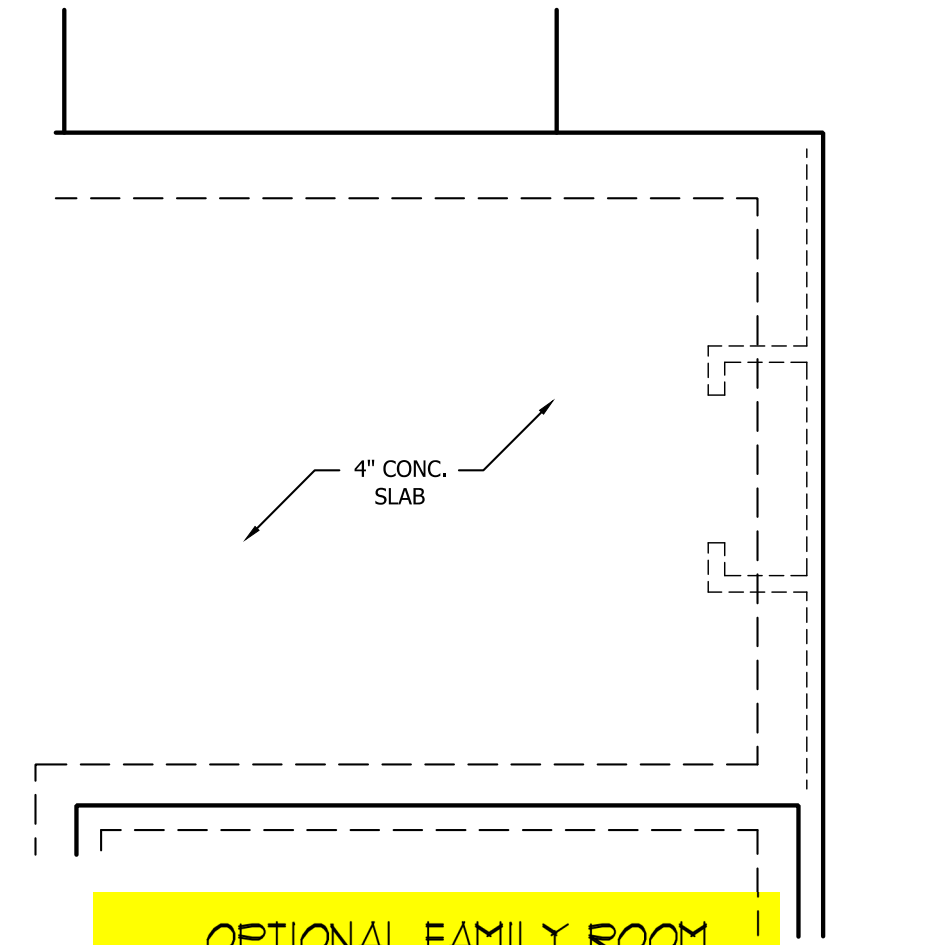
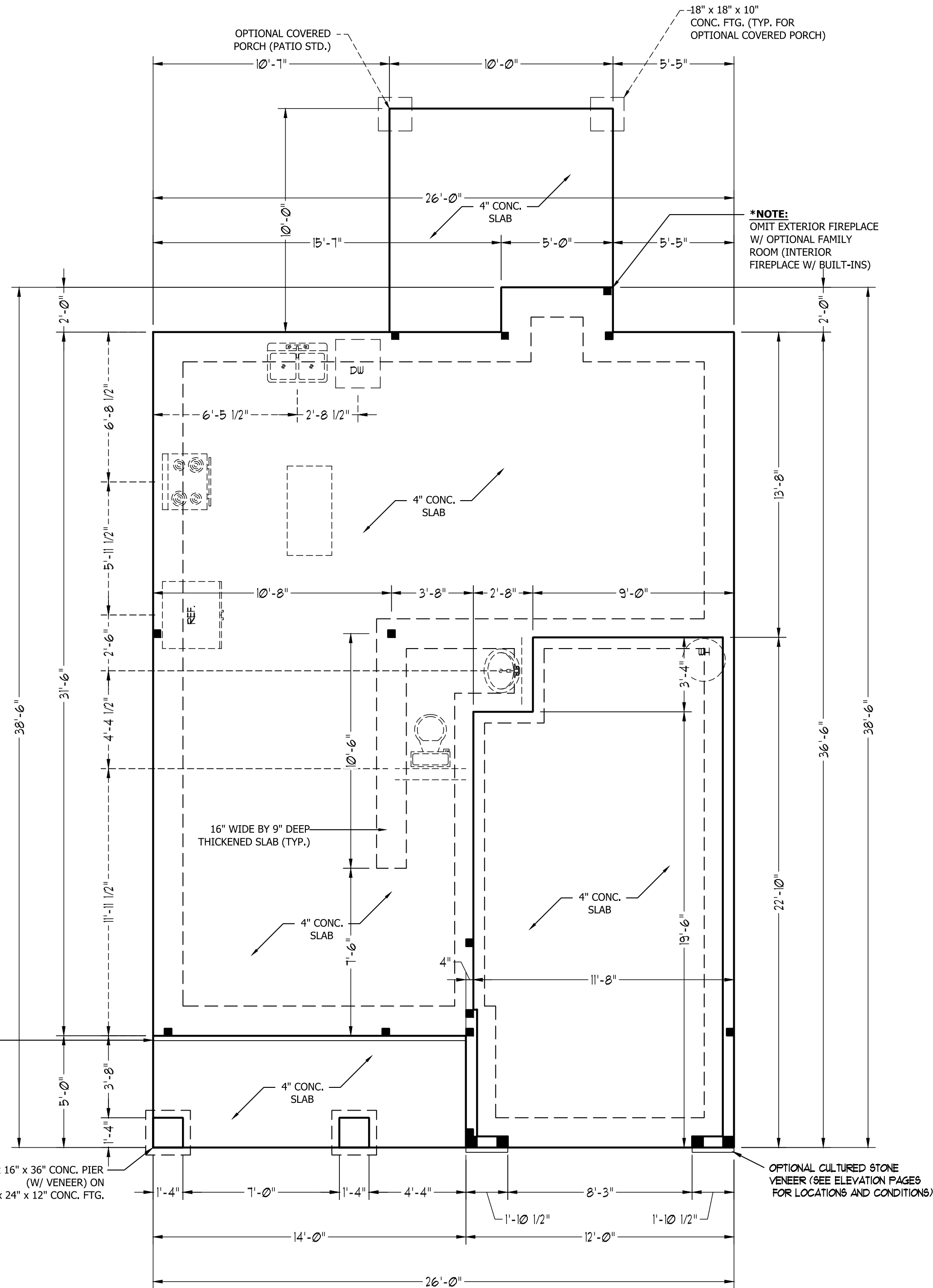
TYPICAL SLAB DETAIL



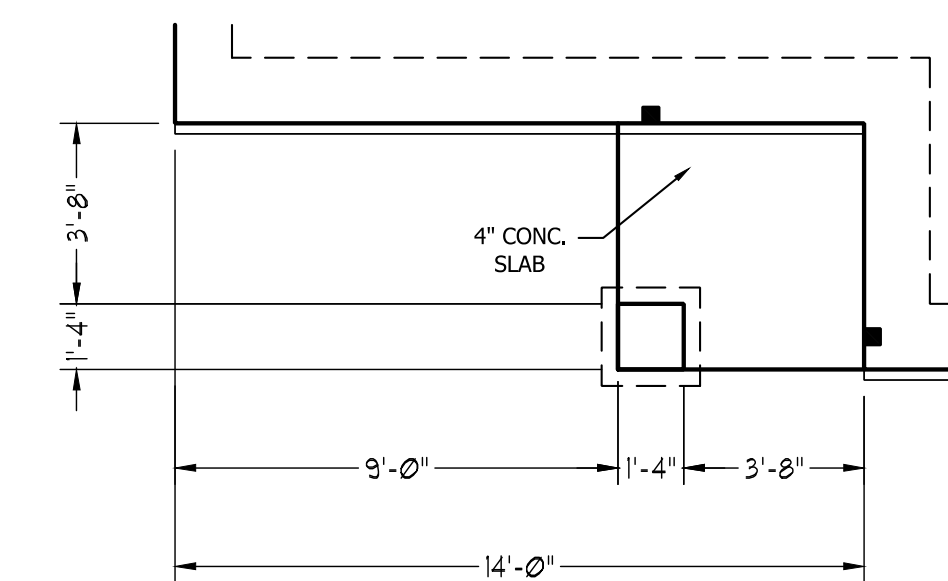
GARAGE CURB DETAIL



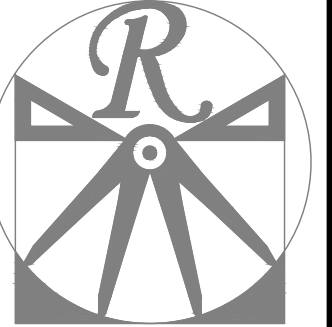
THICKENED SLAB DETAIL



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH ELEVATION B



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REVIEWED BY:

MONO SLAB
FOUNDATION
PLAN

S-1

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO), ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 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 700 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.

BRACE WALL PANEL NOTES:

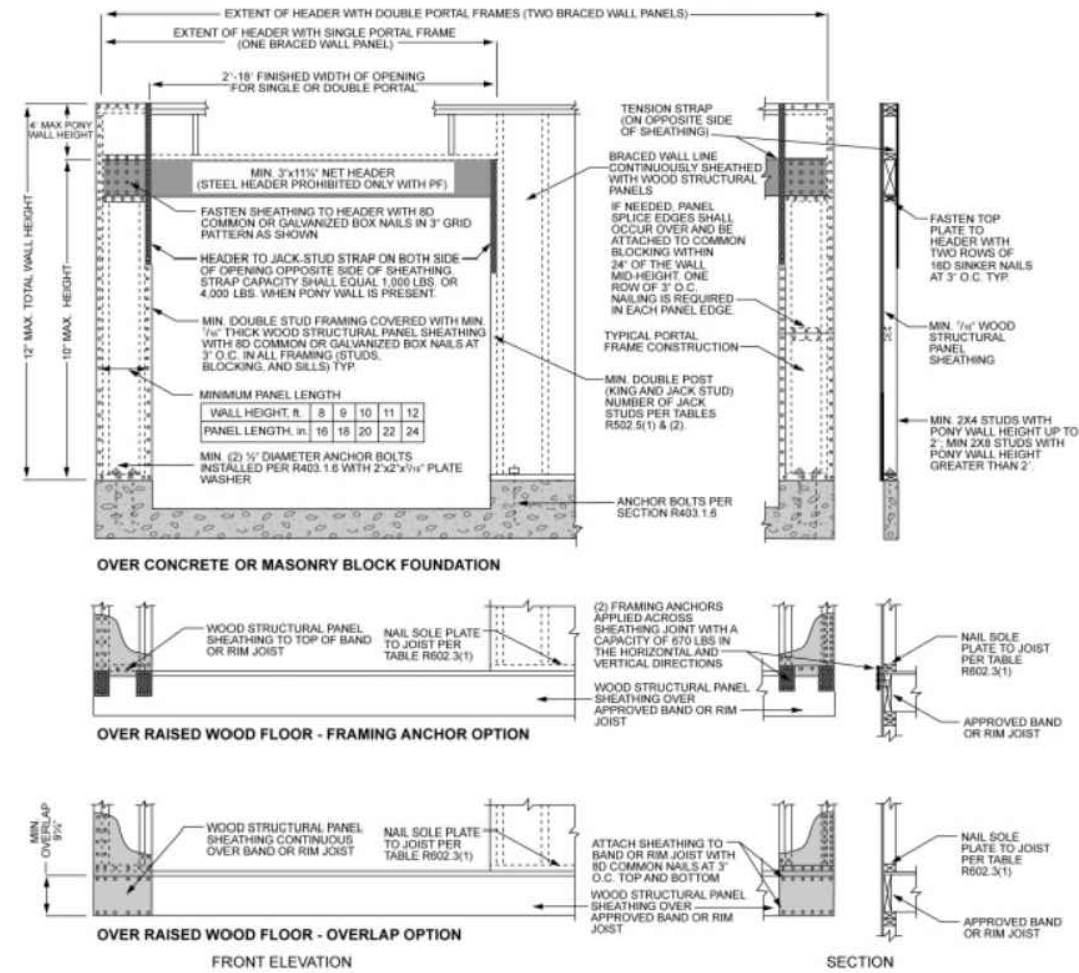
EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP OR CS-SFB IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.

REQUIRED LENGTH OF BRACING: REQUIRED BRACE WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHODS CS-WSP AND CS-SFB CONTRIBUTE THEIR ACTUAL LENGTH. METHOD GB CONTRIBUTES 0.5 ITS ACTUAL LENGTH. METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

GYPSUM: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD GB GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.

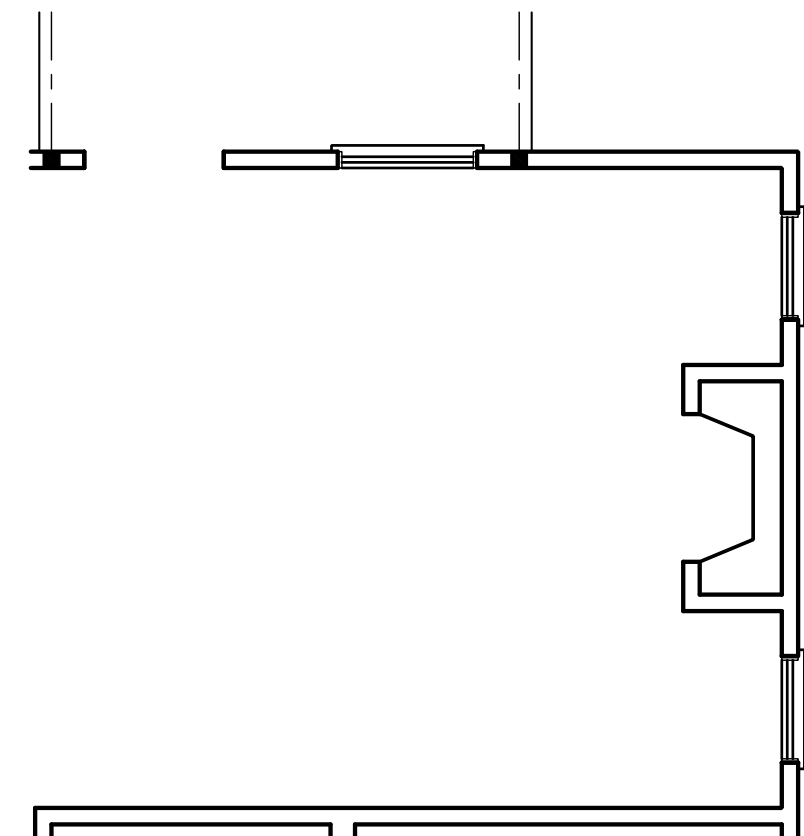
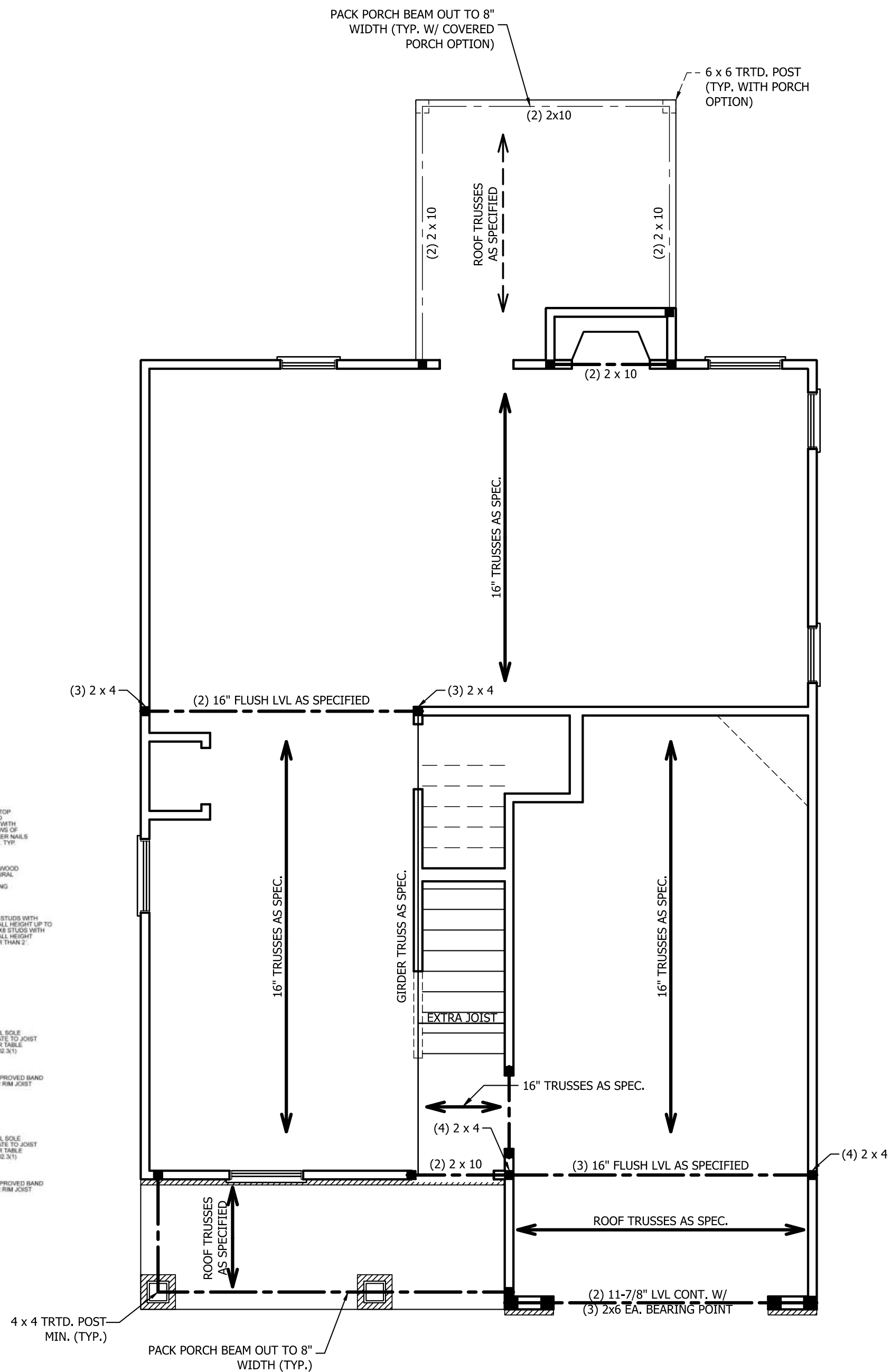
HD: 800 LBS HOLD DOWN DEVICE FASTENED TO THE EDGE OF THE BRACE WALL PANEL NEAREST TO THE CORNER

METHODS: PER TABLE R602.10.1

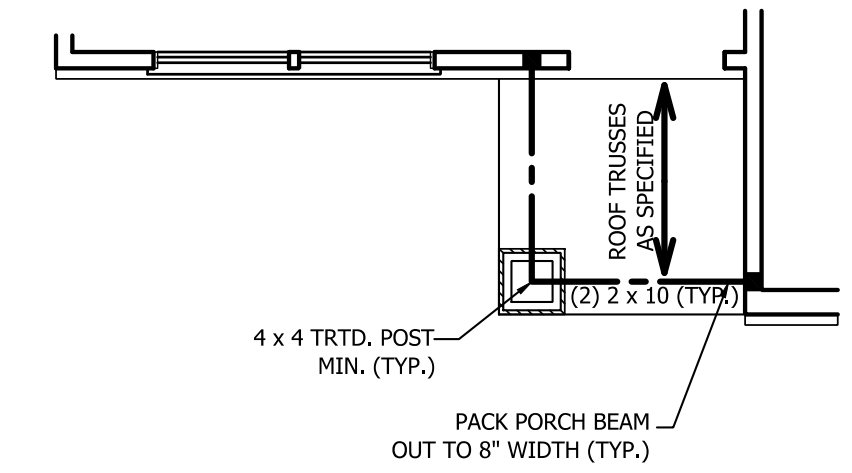


inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N.

FIGURE R602.10.1
METHOD PF—PORTAL FRAME CONSTRUCTION

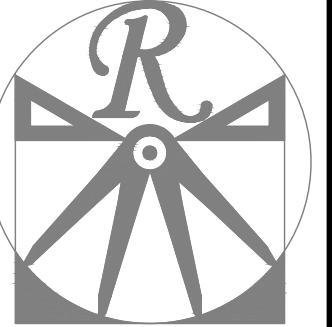


OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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CAROLINA COLLECTION
MAGNOLIA

DATE: JUNE 30, 2020
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR FRAMING PLAN

S-2

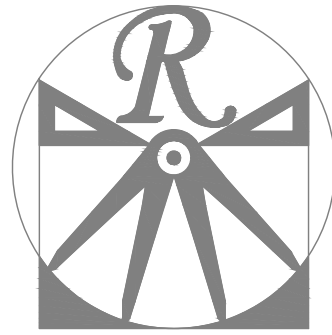
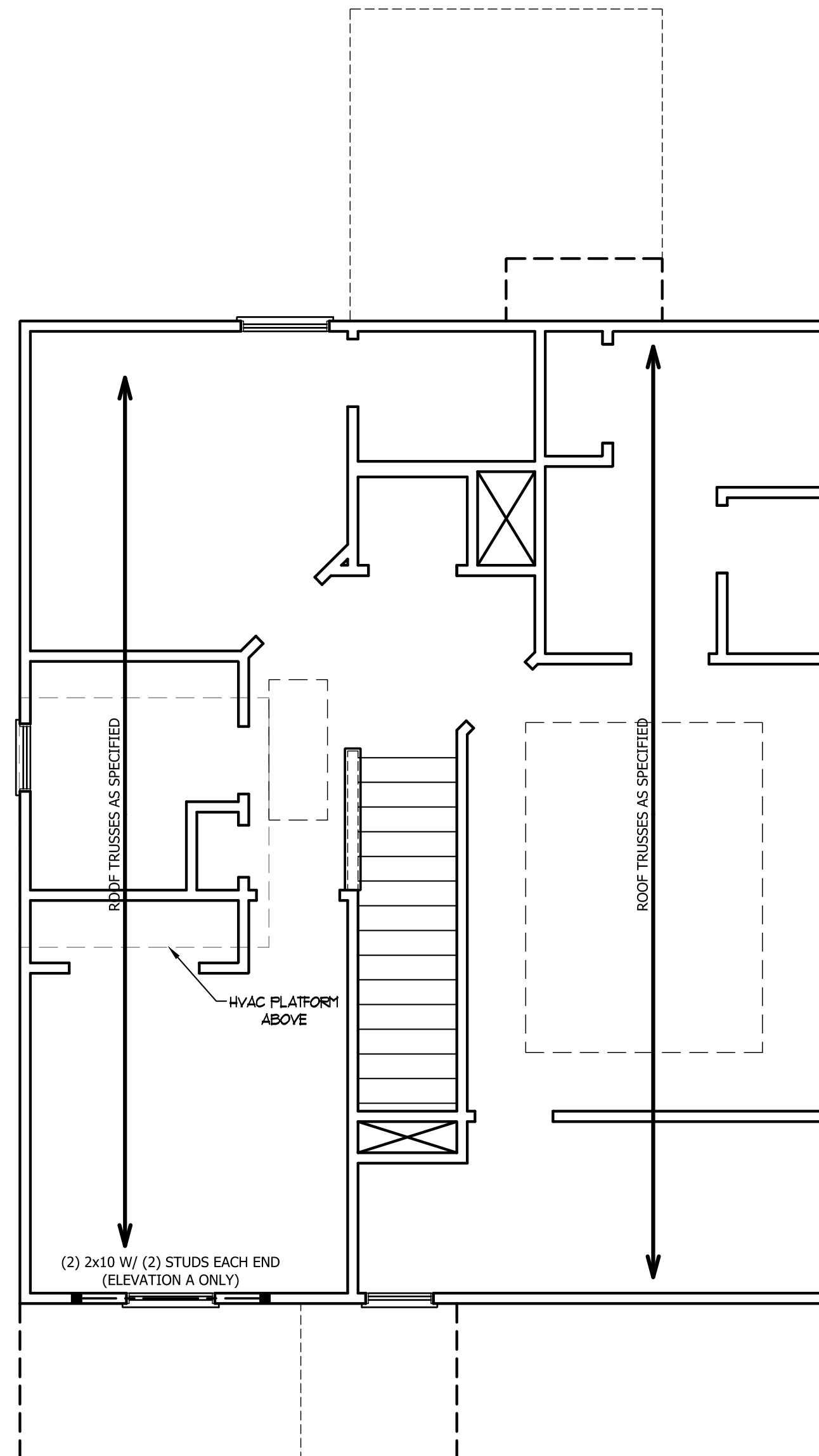
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3(5))	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)

DSP - DOUBLE STUD POCKET
TSP - TRIPLE STUD POCKET



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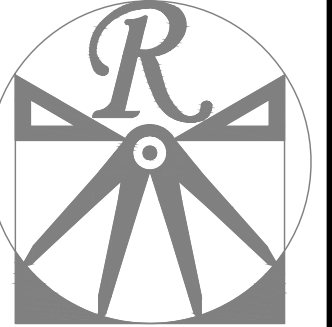
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DATE: JUNE 30, 2020
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

ATTIC FLOOR
FRAMING PLAN

S-3

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE



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CAROLINA COLLECTION
MAGNOLIA

DATE: JUNE 30, 2020
REV.:
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DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:
ROOF PLAN
ELEVATIONS
A & B

S-3

ATTIC VENT CALCULATION:

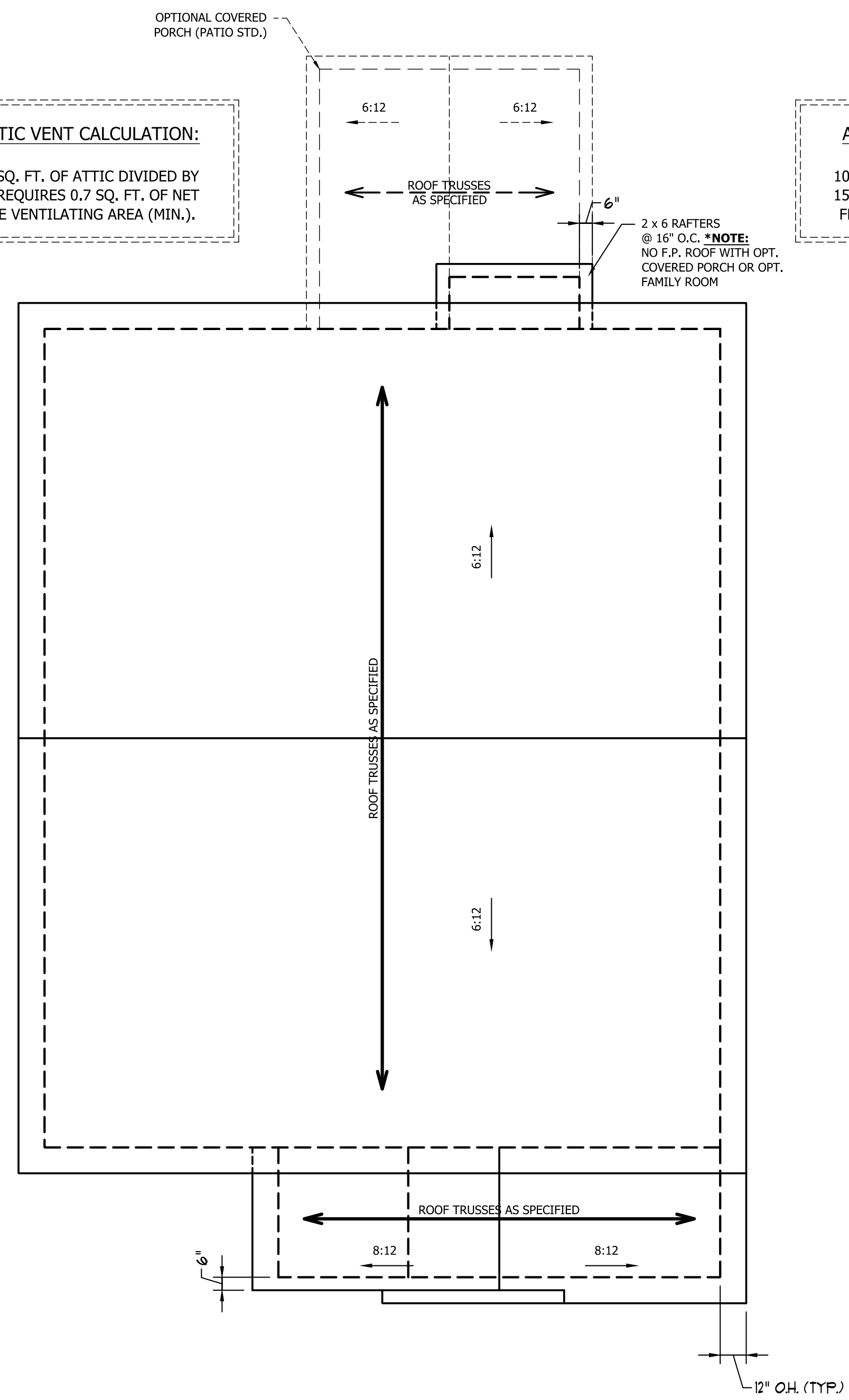
1077 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 7.2 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

STRUCTURAL NOTES:

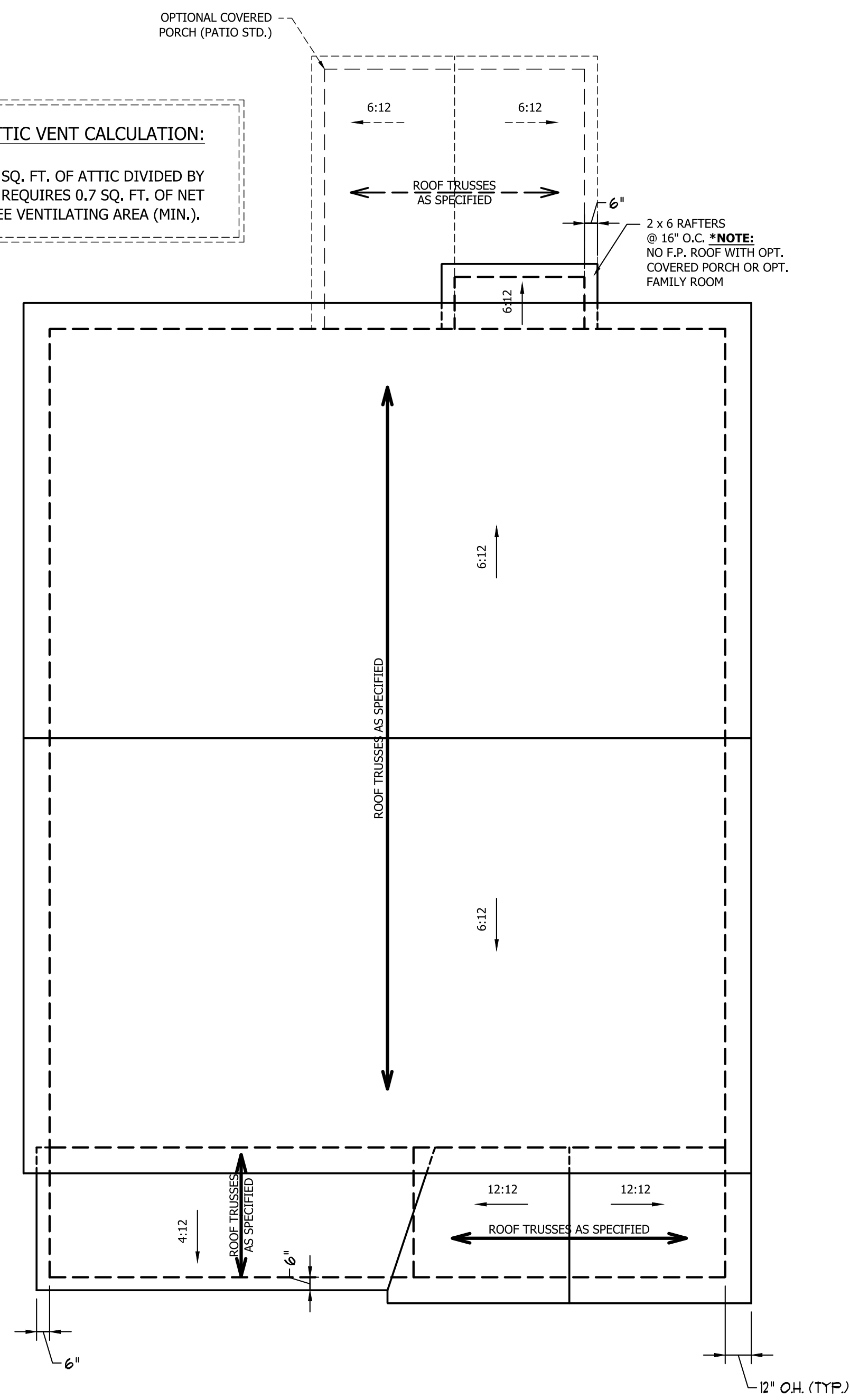
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
3. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES. FASTEN FLAT VALLEYS 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.
4. REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.

ATTIC VENT CALCULATION:
100 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.7 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

ATTIC VENT CALCULATION:
100 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.7 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

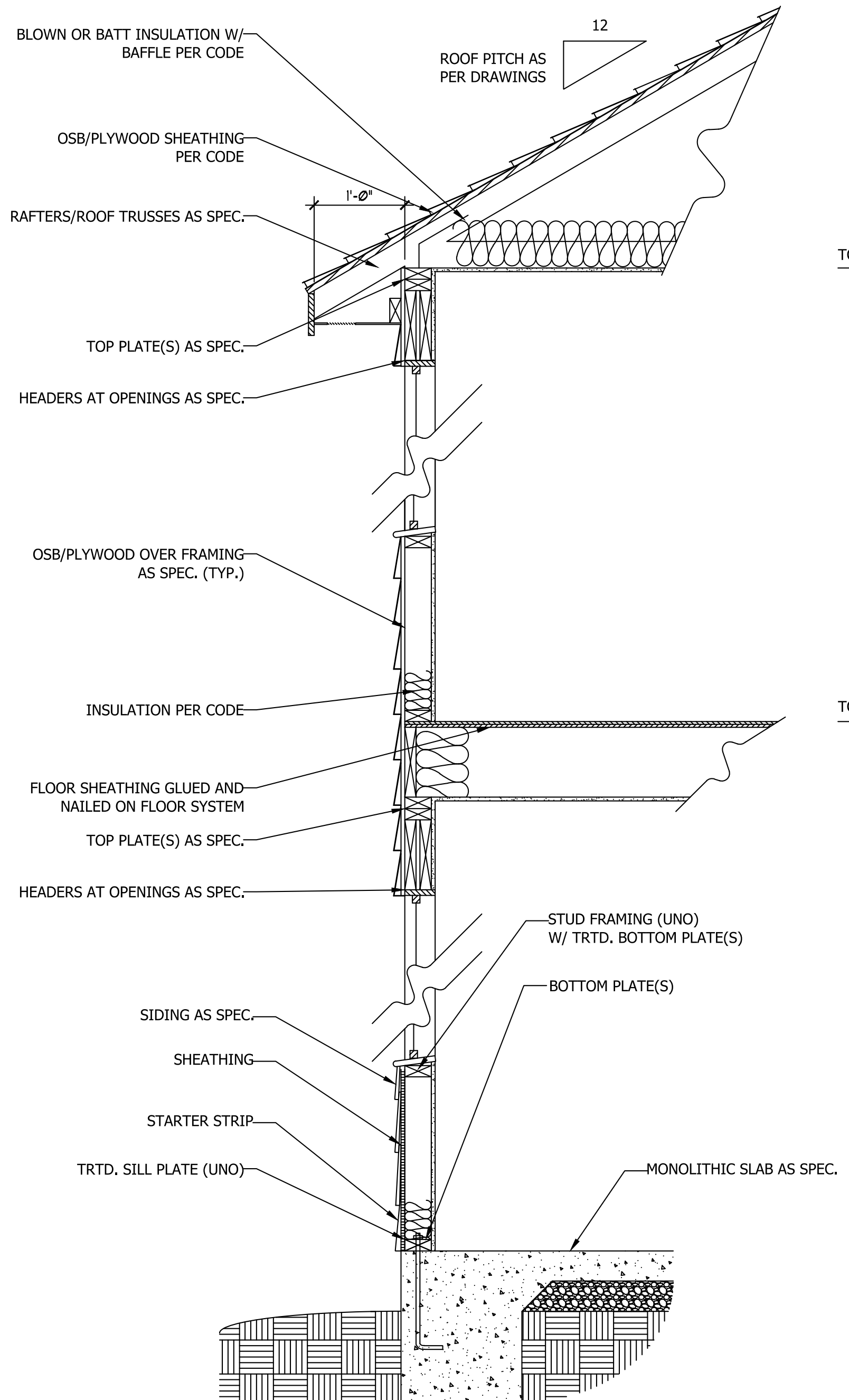


ELEVATION B

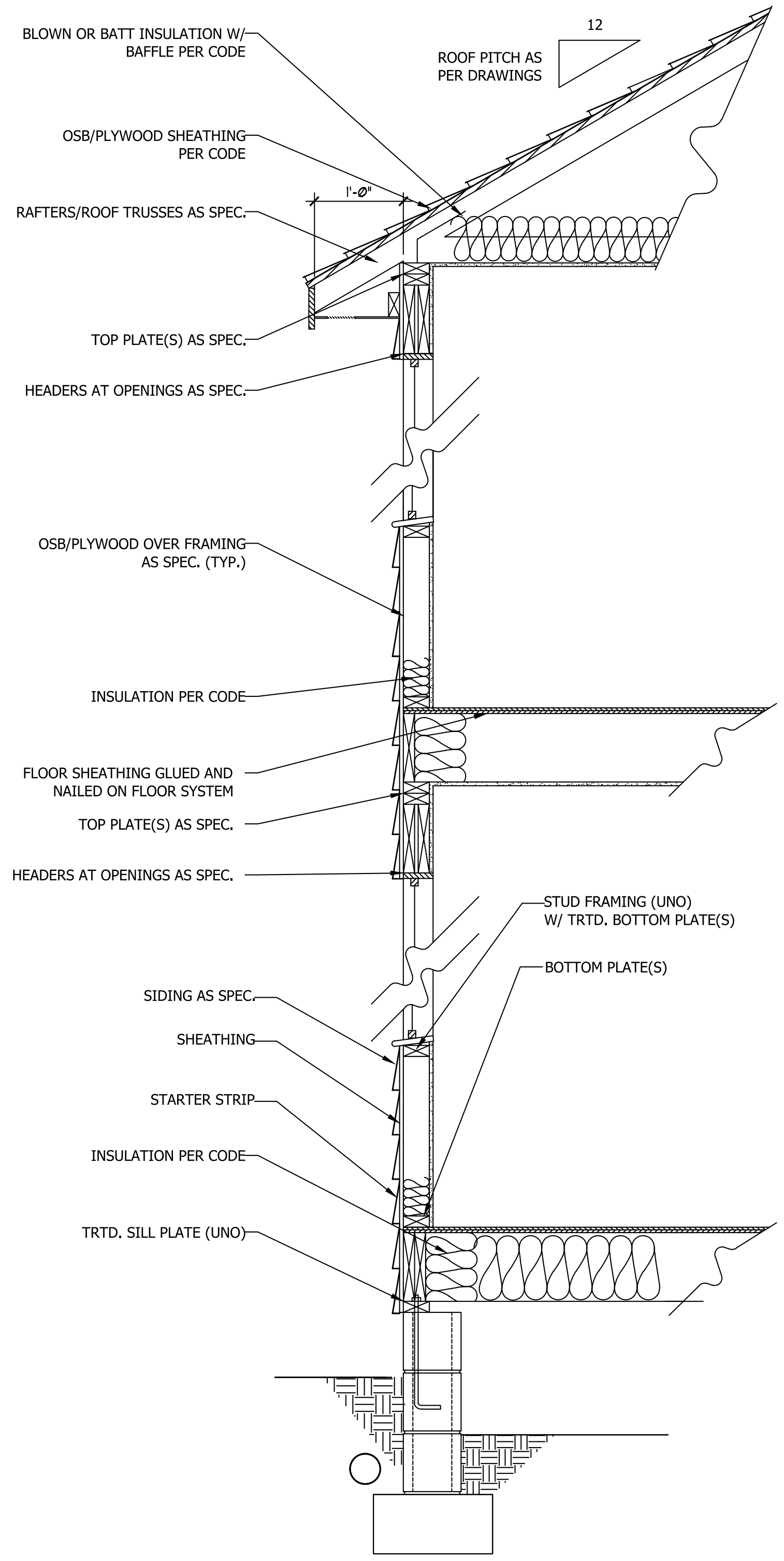


ELEVATION A

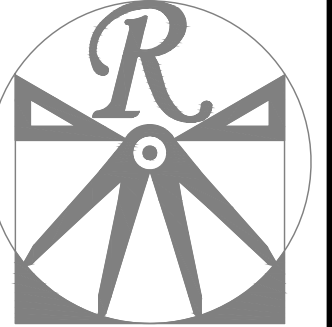
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE



WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)



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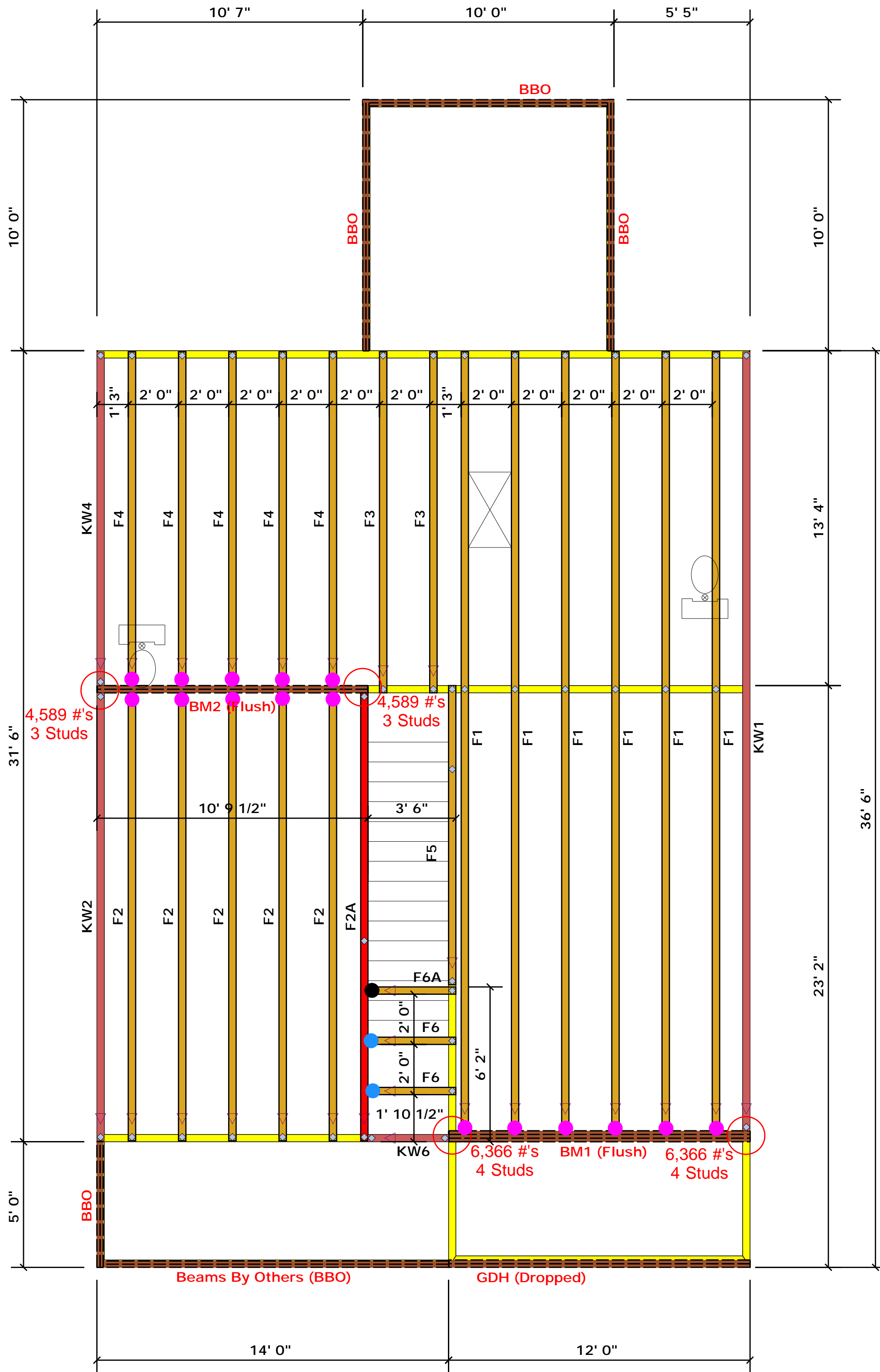
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WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA

DATE: JUNE 30, 2020
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

TYPICAL WALL SECTIONS

D-1



Truss Placement Plan SCALE: NTS

▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs.
Reaction / # of Studs

- = HUS410 (Qty. 16)
- = MSH422 (Qty. 2)
- = MSH422IF (Qty. 1)

Products				
PlotID	Length	Product	Plies	Net Qty
GDH (Dropped)	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1 (Flush)	12' 0"	1-3/4"x 16" LVL Kerto-S	3	3
BM2 (Flush)	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2

LOAD CHART FOR JACK STUDS

LOAD REACTION (UP TO 1000 LBS)	SPACING	LOAD REACTION (UP TO 1000 LBS)	SPACING
1700	1	2550	1
3400	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		

BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 4 Barbecue Church Rd.	ADDRESS	4934 Barbecue Church Rd.
PLAN	Magnolia Elev. A	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J0521-2891	SALES REP.	Lenny Norris

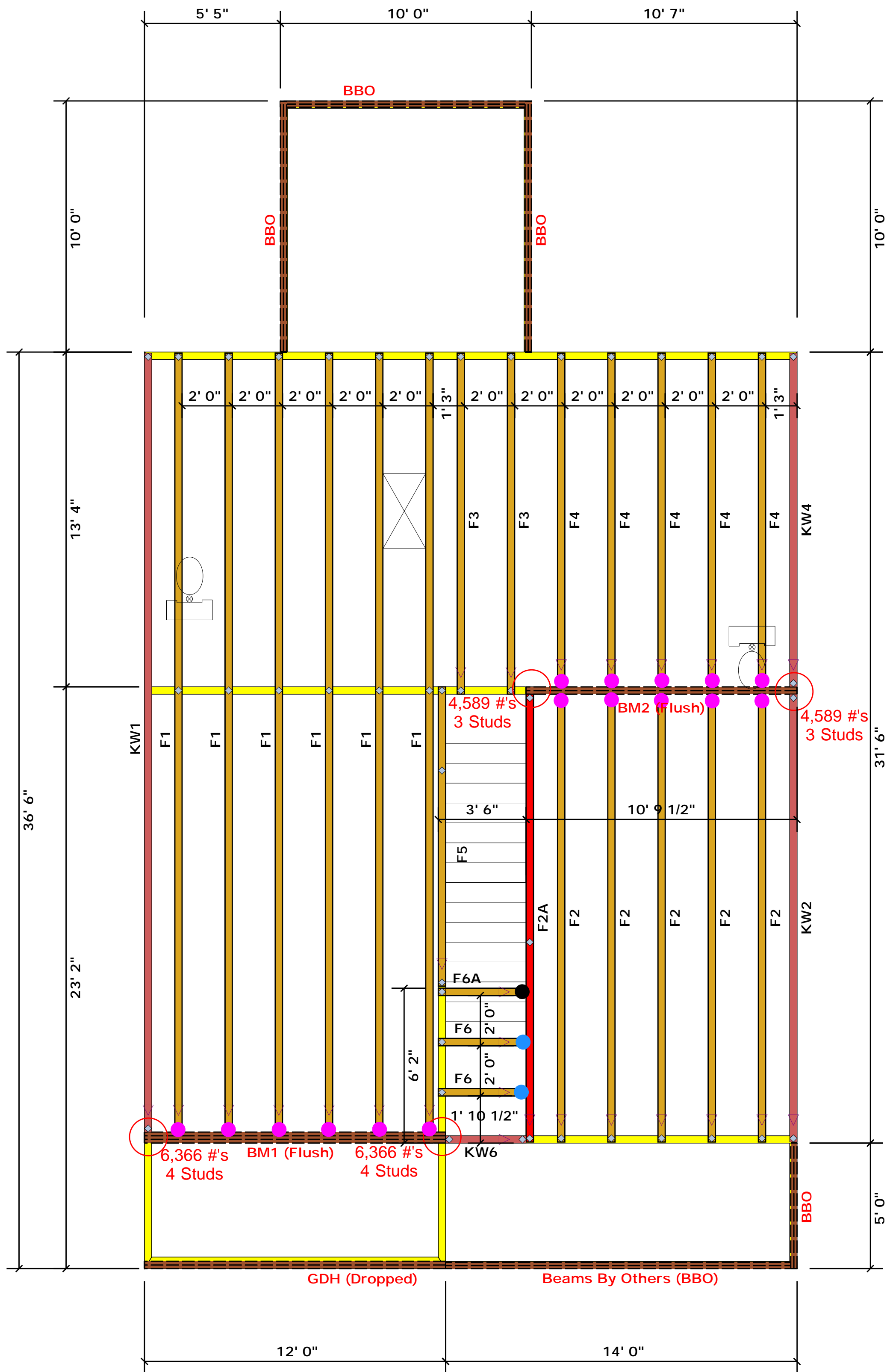
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Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: Christine Shivy
Christine Shivy

ROOF & FLOOR TRUSSES & BEAMS

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Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444



Truss Placement Plan SCALE: NTS

- = HUS410 (Qty. 16)
- = MSH422 (Qty. 2)
- = MSH422IF (Qty. 1)

▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs.
Reaction / # of Studs

Products				
PlotID	Length	Product	Plies	Net Qty
GDH (Dropped)	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1 (Flush)	12' 0"	1-3/4"x 16" LVL Kerto-S	3	3
BM2 (Flush)	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2

LOAD CHART FOR JACK STUDS

REACTION (LBS)	SPACING (IN)	NO. OF JACK STUDS
1700	1	2560
3400	2	5100
5100	3	7650
6800	4	10200
8500	5	12750
10200	6	15300
11900	7	
13600	8	
15300	9	

BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 4 Barbecue Church Rd.	ADDRESS	4934 Barbecue Church Rd.
PLAN	Magnolia Elev. A	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J0521-2891	SALES REP.	Lenny Norris

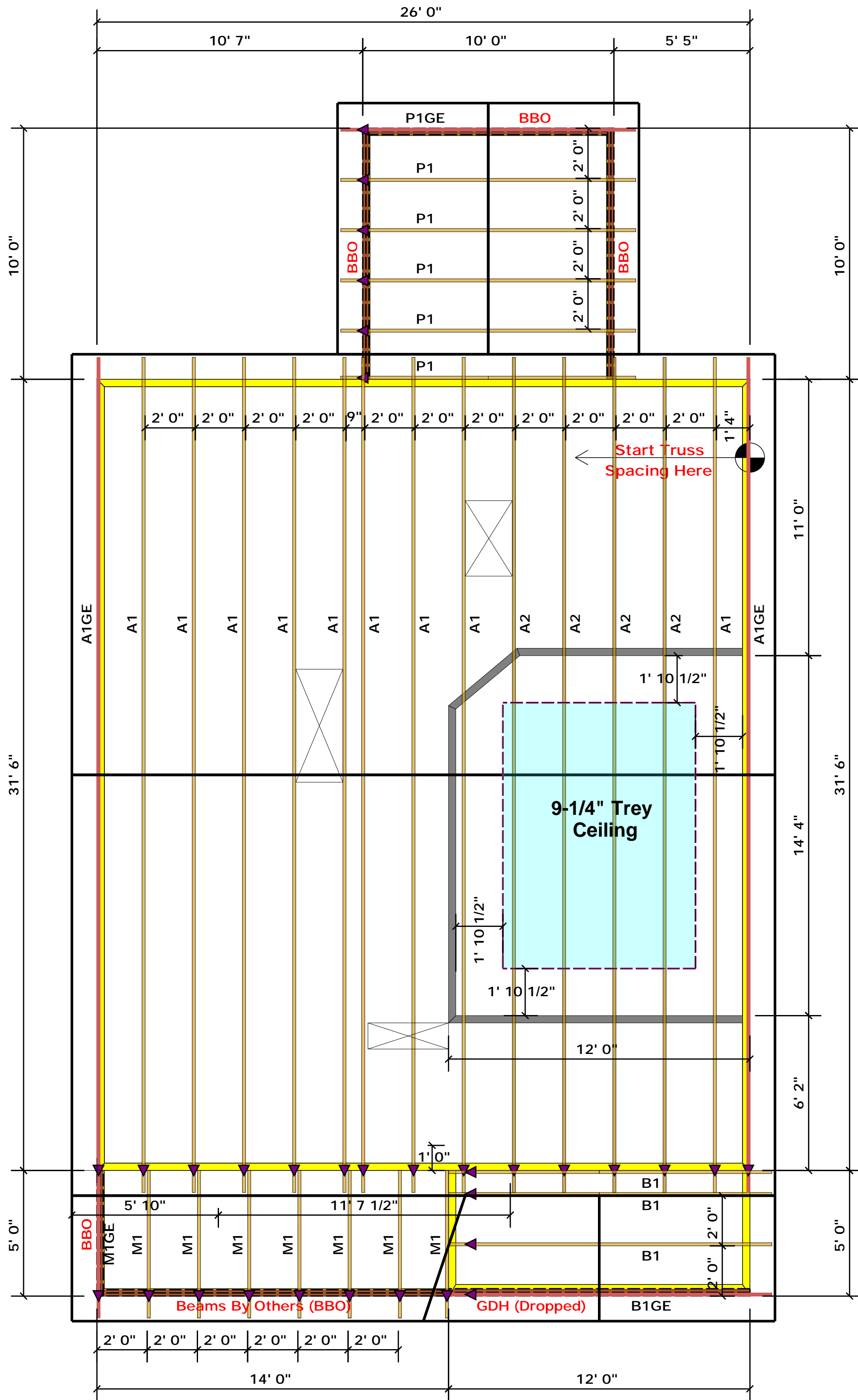
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Christine Shivy

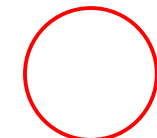


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Fax: (910) 864-4444



▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

Truss Placement Plan
SCALE: NTS



All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.
-- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs

LOAD CHART FOR JACK STUDS

MEMBER SIZE	SPACING	LOAD (LBS)
1700	1	2550
3400	2	5100
5100	3	7650
6800	4	10200
8500	5	12750
10200	6	15300
11900	7	
13600	8	
15300	9	

BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 4 Barbecue Church Rd.	ADDRESS	4934 Barbecue Church Rd.
PLAN	Magnolia Elev. A	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J0521-2890	SALES REP.	Lenny Norris

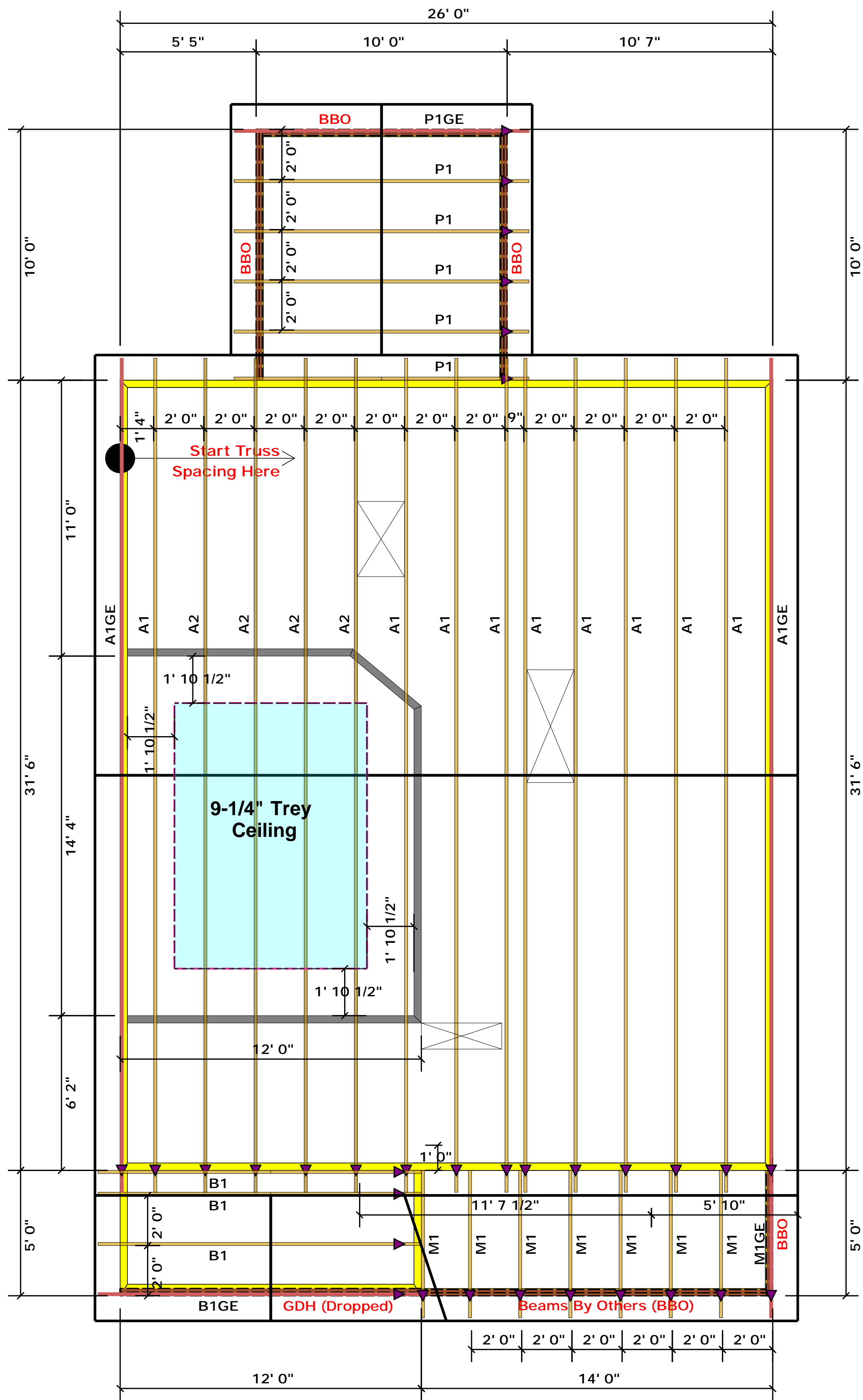
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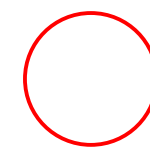
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Phone: (910) 864-8787
Fax: (910) 864-4444



▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

Truss Placement Plan SCALE: NTS

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.



-- Denotes Reaction Greater than 3,000 lbs.
Reaction / # of Studs

LOAD CHART FOR JACK STUDS

MEMBER	LOAD (LBS)	SPACING (IN)	REACT (LBS)
1700	1	2550	3400
3400	2	5100	6500
5100	3	7650	10500
6800	4	10200	13600
8500	5	12750	17000
10200	6	15300	
11900	7		
13600	8		
15300	9		

BUILDER	Weaver Development	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 4 Barbecue Church Rd.	ADDRESS	4934 Barbecue Church Rd.
PLAN	Magnolia Elev. A	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	/ /
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