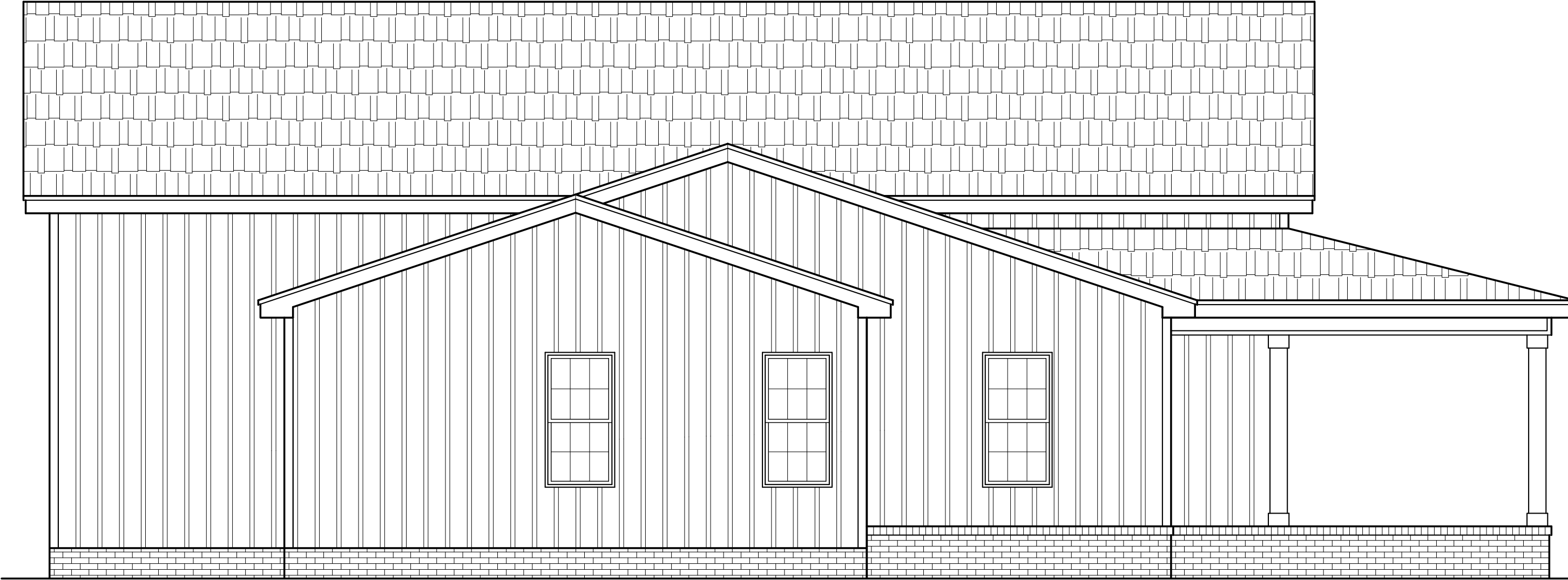


THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE

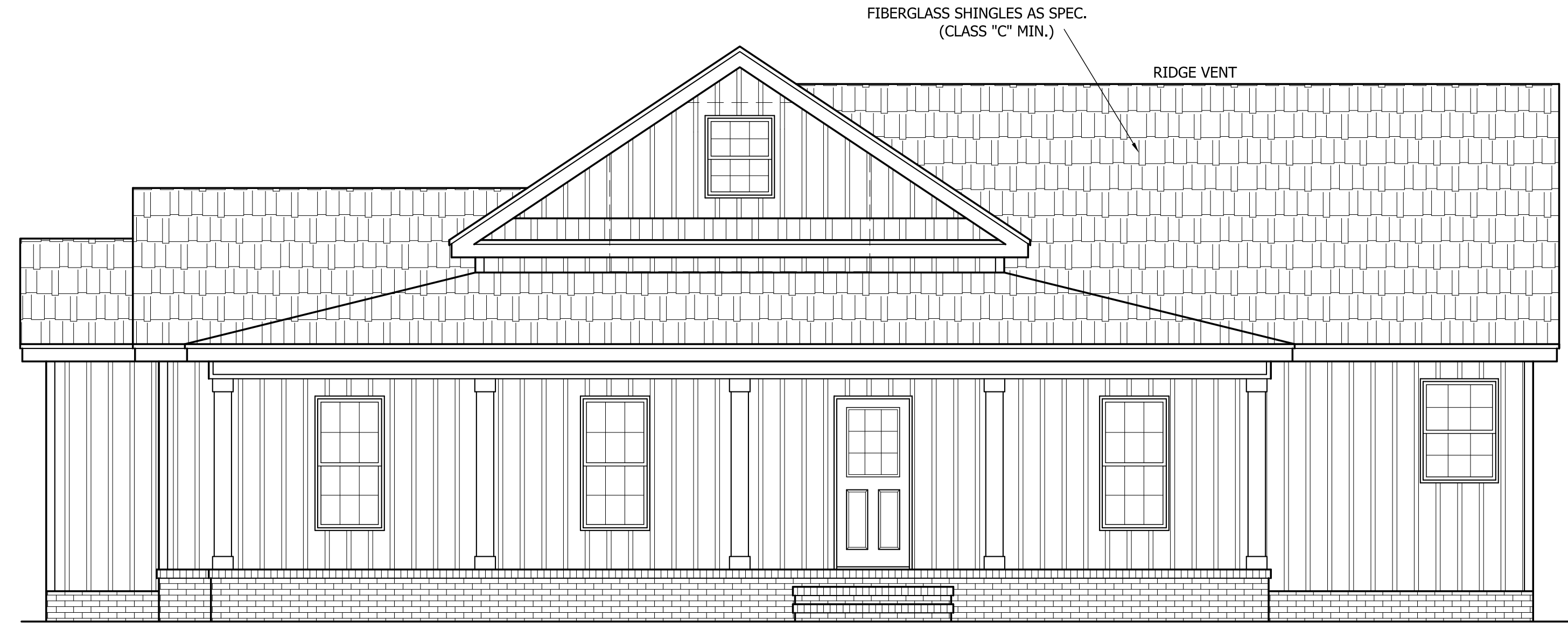
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

NOTE:
ALL WINDOWS TO BE INSTALLED MUST MEET A MAXIMUM OF .32 U VALUE OR BETTER, UNLESS ENERGY CALCULATIONS ARE SUBMITTED WITH PLANS PROVIDED BY BUILDER AT TIME OF PLAN REVIEW.



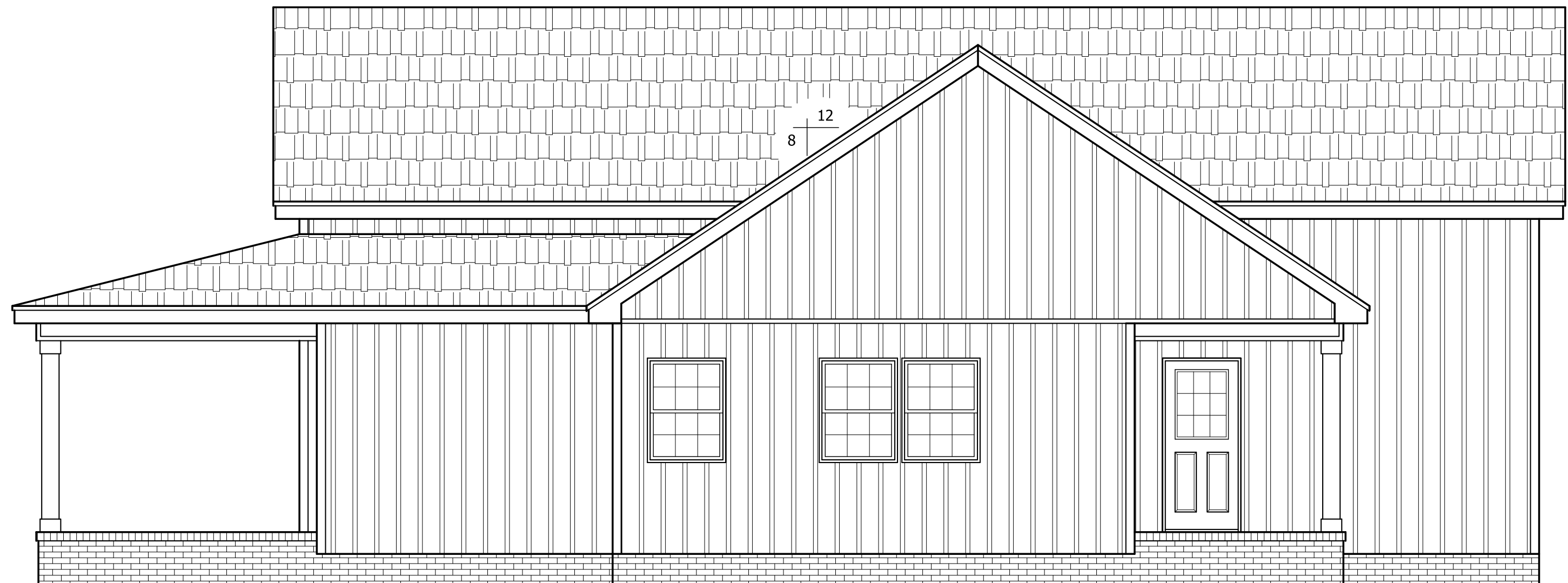
LEFT ELEVATION

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



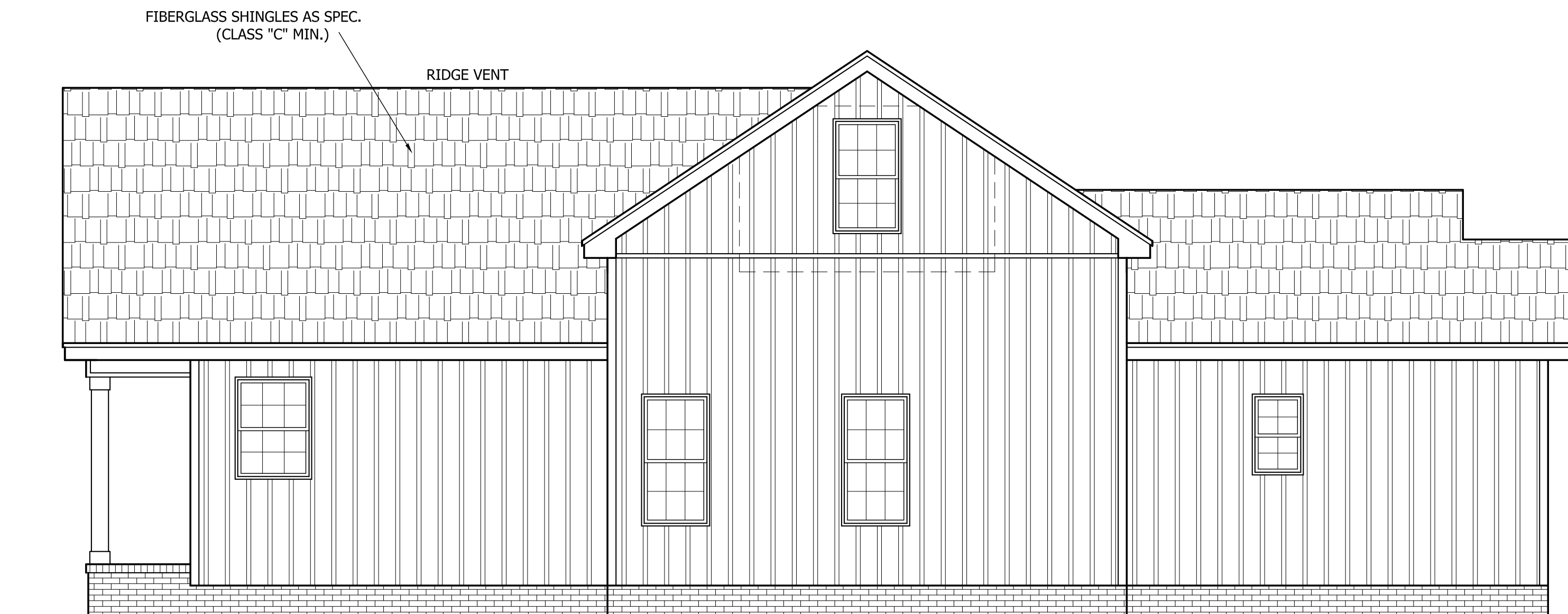
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

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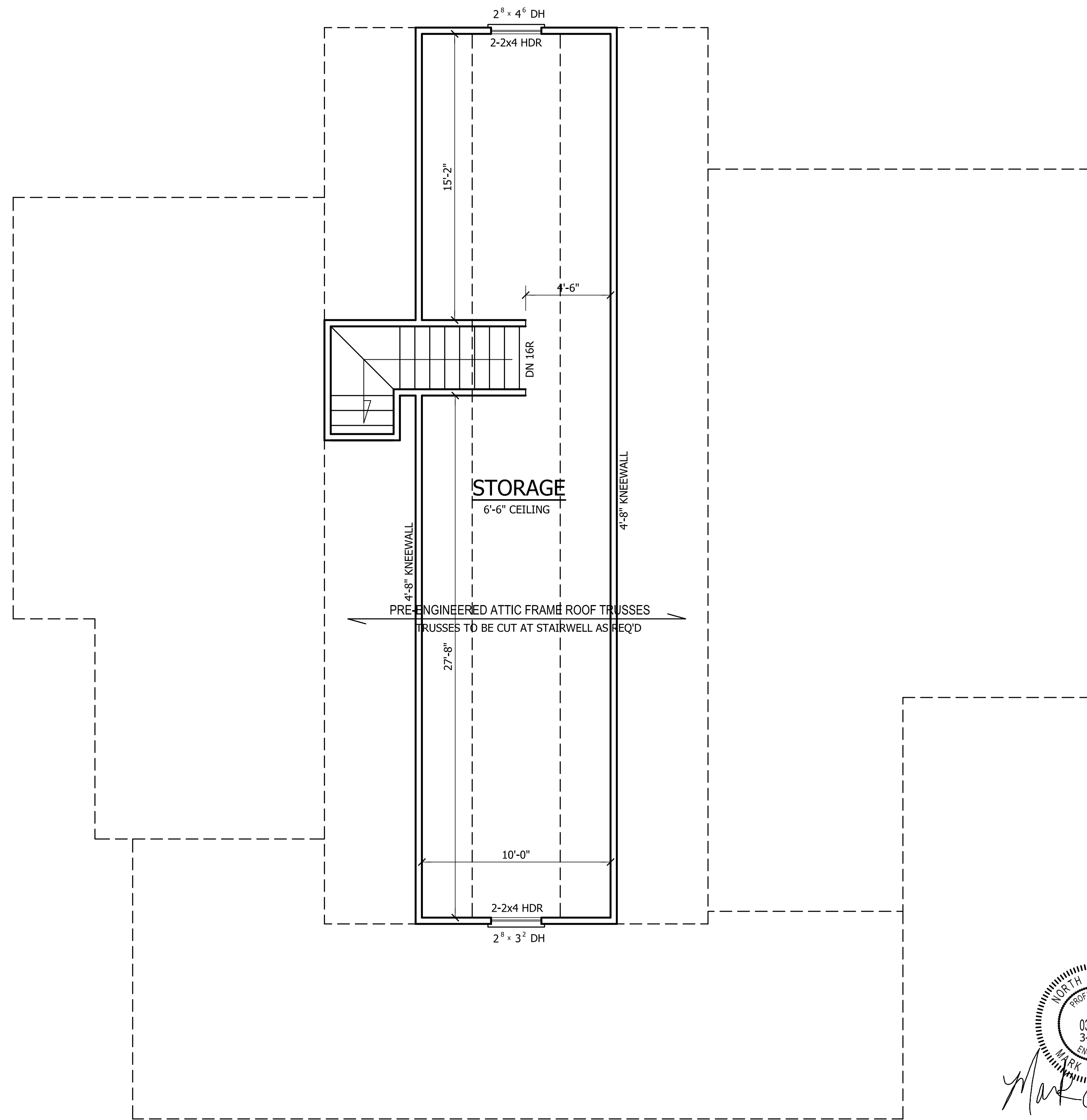
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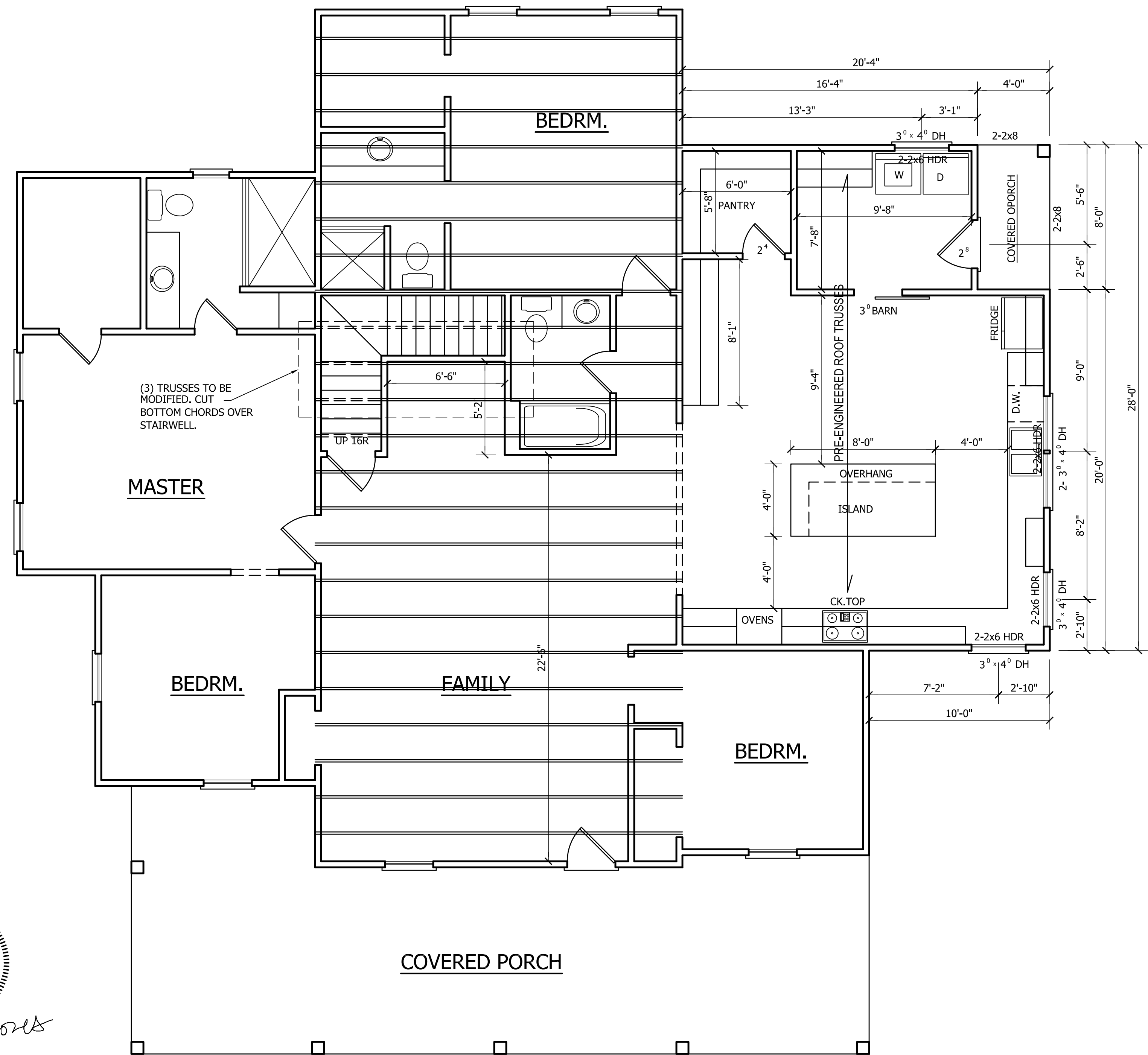
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SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

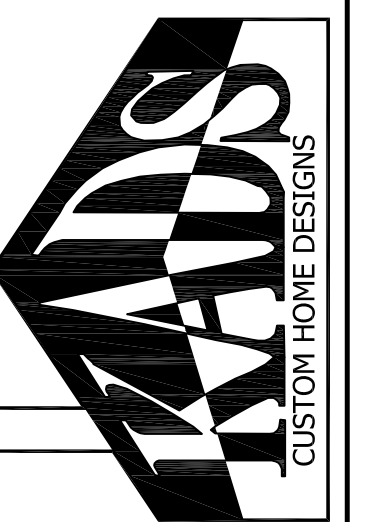


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 Phone: (919) 395-5618

*Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, or safety precautions.
 *Any deviations or discrepancies on plans are to be brought to the immediate attention of Mark E. Jones, PE. Failure to do so will void Mark E. Jones, PE liability.
 Structural analysis based on NCR Residential Building Code 2018.

Project No. 23-059

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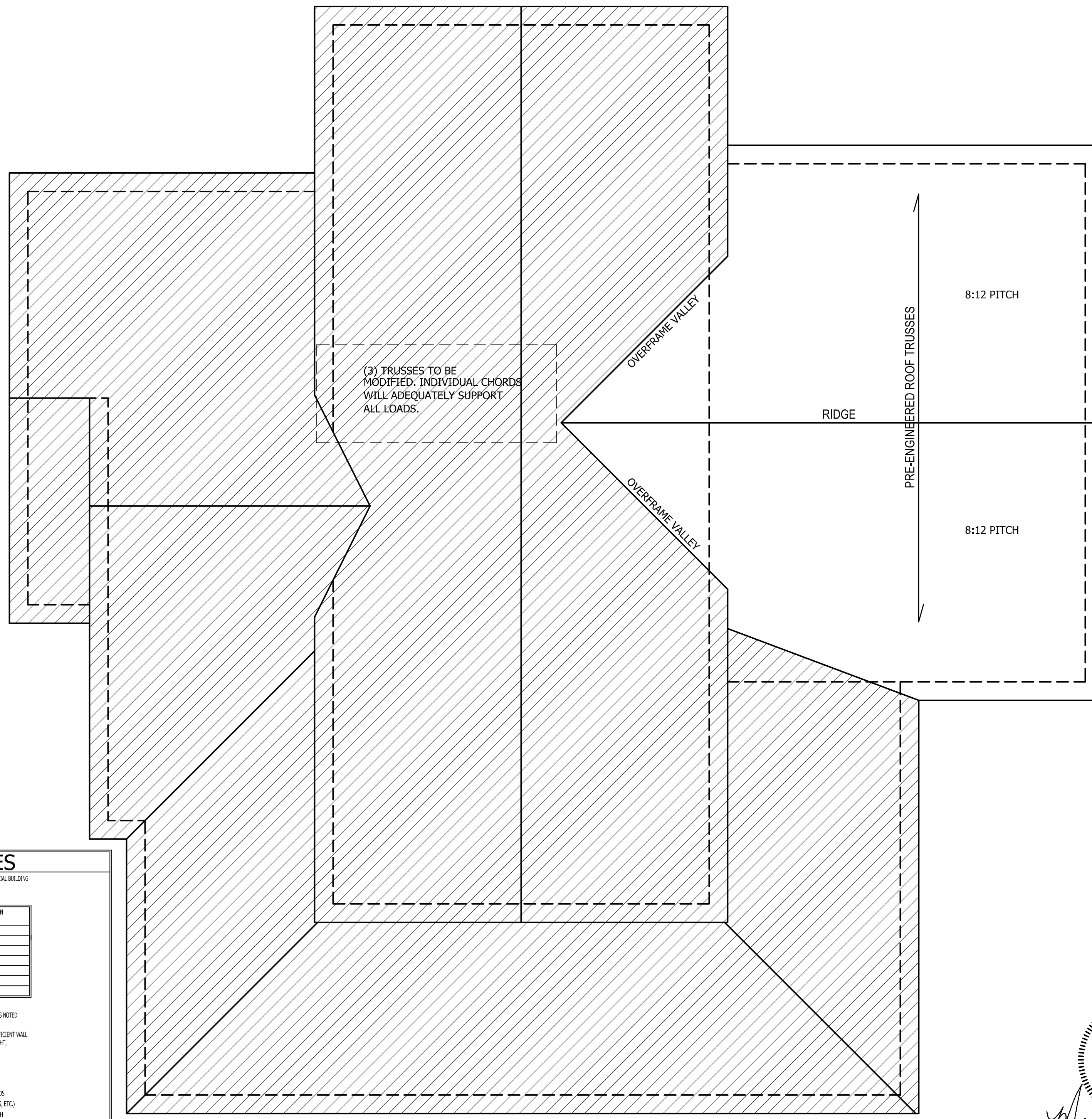
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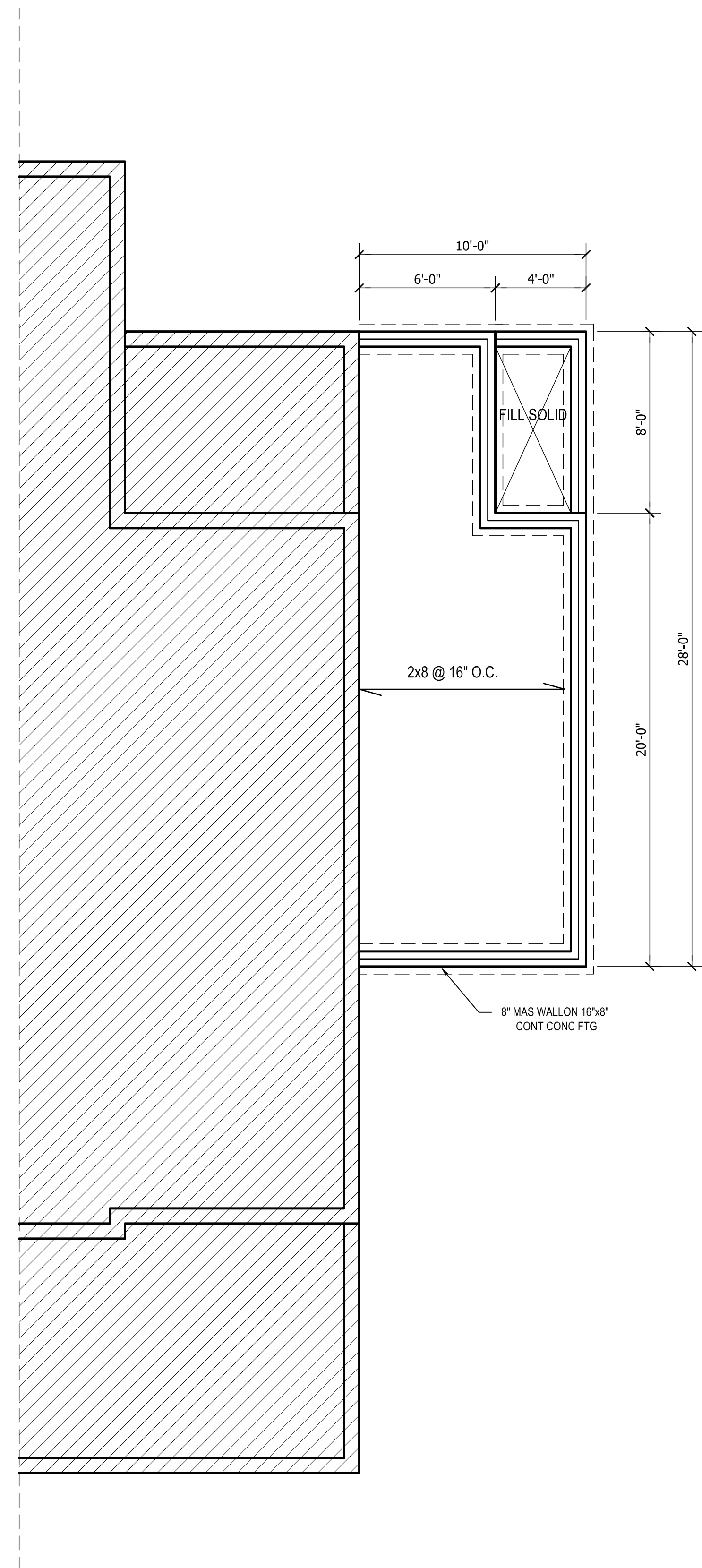
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ROOF PLAN
SCALE: 1/4"=1'-0"



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

STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE" IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.

2) DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN. & LL)
ALL FLOORS	40	10	L/360
ATTIC (no snow accumulation)	20	10	L/240
ATTIC (no access)	10	5	L/240
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/240
ROOF TRUSSES	20	10	L/240
WIND LOAD	(BASED ON 120 MPH (1-second gust))		

3) MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (L/40).

5) MINIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 806.0 OF 2012 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.

6) ALL FRAMING LUMBER SHALL BE SPC #2 (P) = 800 PSI UNCL. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

7) ALL LOAD BEARING MEMBERS SHALL BE (2)X(4) UNCL. ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) ROCK STUD AND (1) KING STUD AT EACH END UNLESS NOTED. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE AMOUNT OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STIFF FRAMES, ETC.) SHALL CONSIST OF 3 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.

8) ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8D WALLS @ O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED IF LESS THAN 10% PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOCKING IS REQD. ALL PANELS SHALL BE FASTENED AT 7" O.C. AT EDGES AND 8" O.C. AT INT. SUPPORTS.

9) ALL STRUCTURAL STEEL SHALL ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO JACK BOLTS (1) 3/4" DIA. X 16" LONG. STEEL SUPPORTS TO BE CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TIE WELDED TO THE SOLE PLATES, AND THE SOLE PLATES ARE WELDED OR BOLTED TO THE BEAM FLANGES @ 4" O.C.

10) ANCHOR BOLT PLACEMENT PER SECTION 802.1.1.2. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6" O.C. AND PLACED 1/2" FROM THE END OF EACH PLATE SECTION.

11) FOUNDATION DRAINAGE-GAPP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2012 NC BUILDING CODE.

12) WALL AND ROOF CLADDING WALLS:
WALL CLADDING SHALL BE DESIGNED FOR A 3/4" SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF WALLS BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
4/4" L/240 FOR ROOF PITCHES OF 8:12 TO 12:12
3/4" L/240 FOR ROOF PITCHES OF 7:12 TO 12:12
1/2" L/240 FOR ROOF PITCHES OF 5:12 TO 12:12
** MIN. ROOF HEIGHT 3" OR LESS

13) FOR ROOF SLOPES FROM 3:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 1/4" FELT PAPER.

14) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FTG. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR CONSIDERING OR VERIFYING SQUARE FOOTAGE CONSTRUCTION BEING.



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Project No. 23-059

THIS PLAN SHALL BE CONTINUOUSLY BRACED WITH WOOD STRUCTURAL PANELS PER SECTION 802.2.10.3 OF THE NC RESIDENTIAL BUILDING CODE. NOTE ALL WALL BRACING LINES SATISFY THE MINIMUM AMOUNTS OF WALL BRACING PER CODE. GARAGE DOOR HEADER SHALL BE CONSTRUCTED PER FIGURE R602.10.1, METHOD PF.

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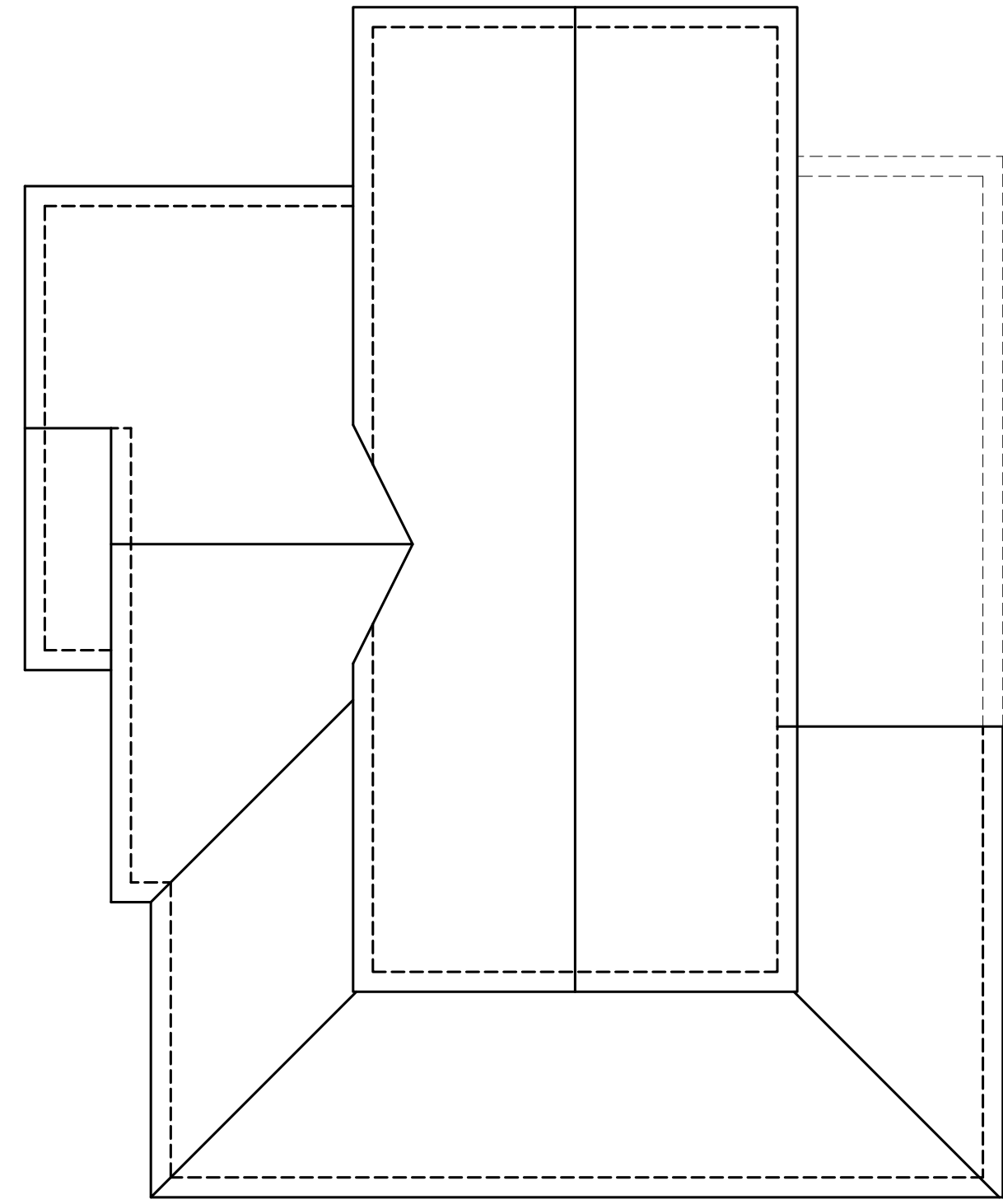
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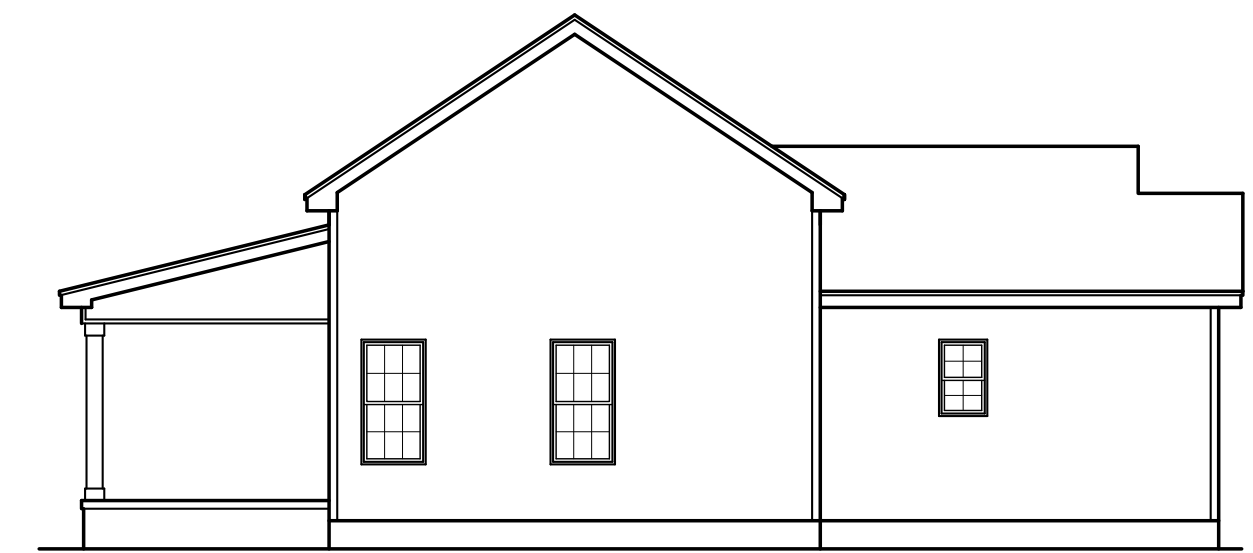
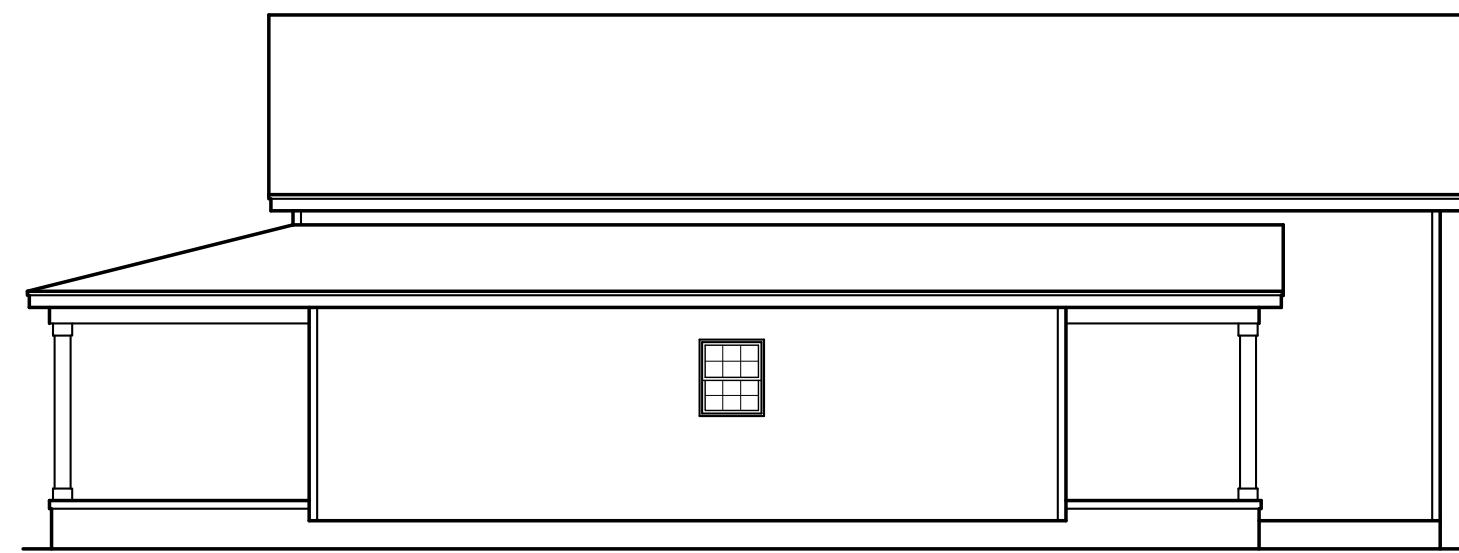
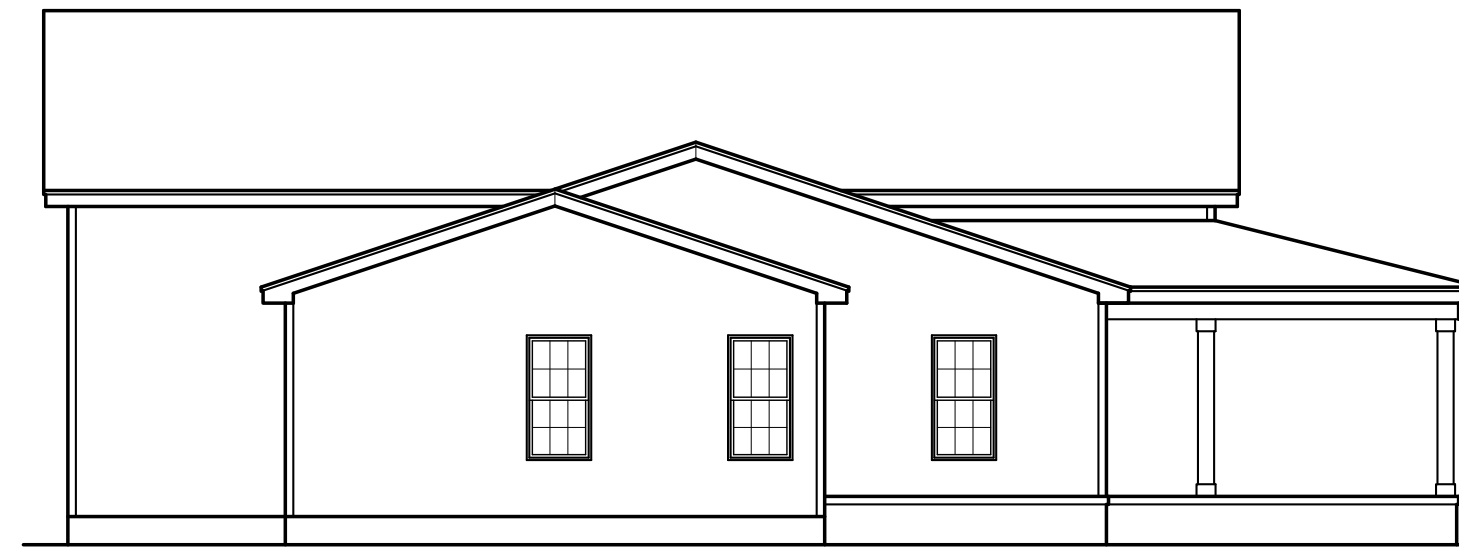
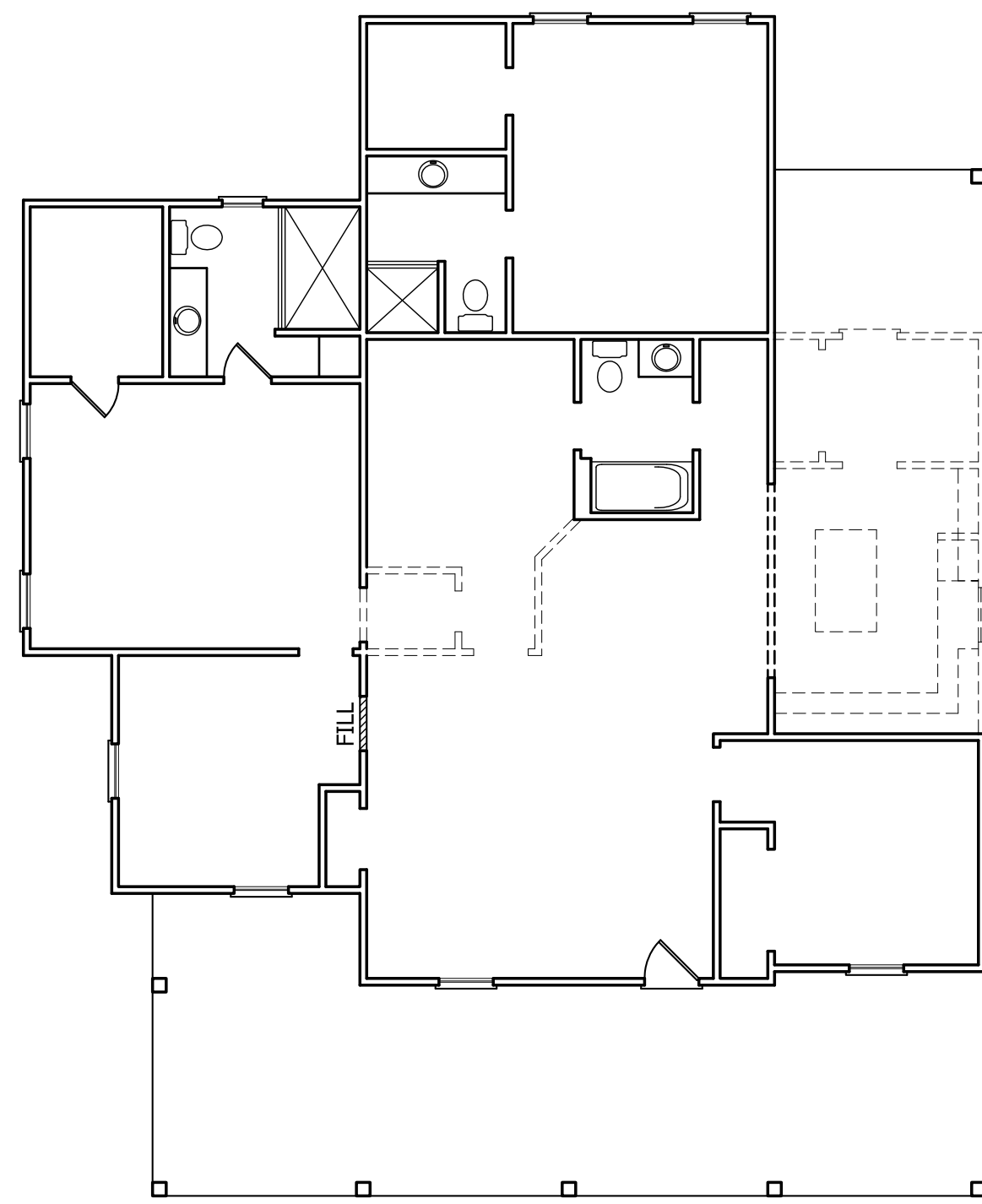
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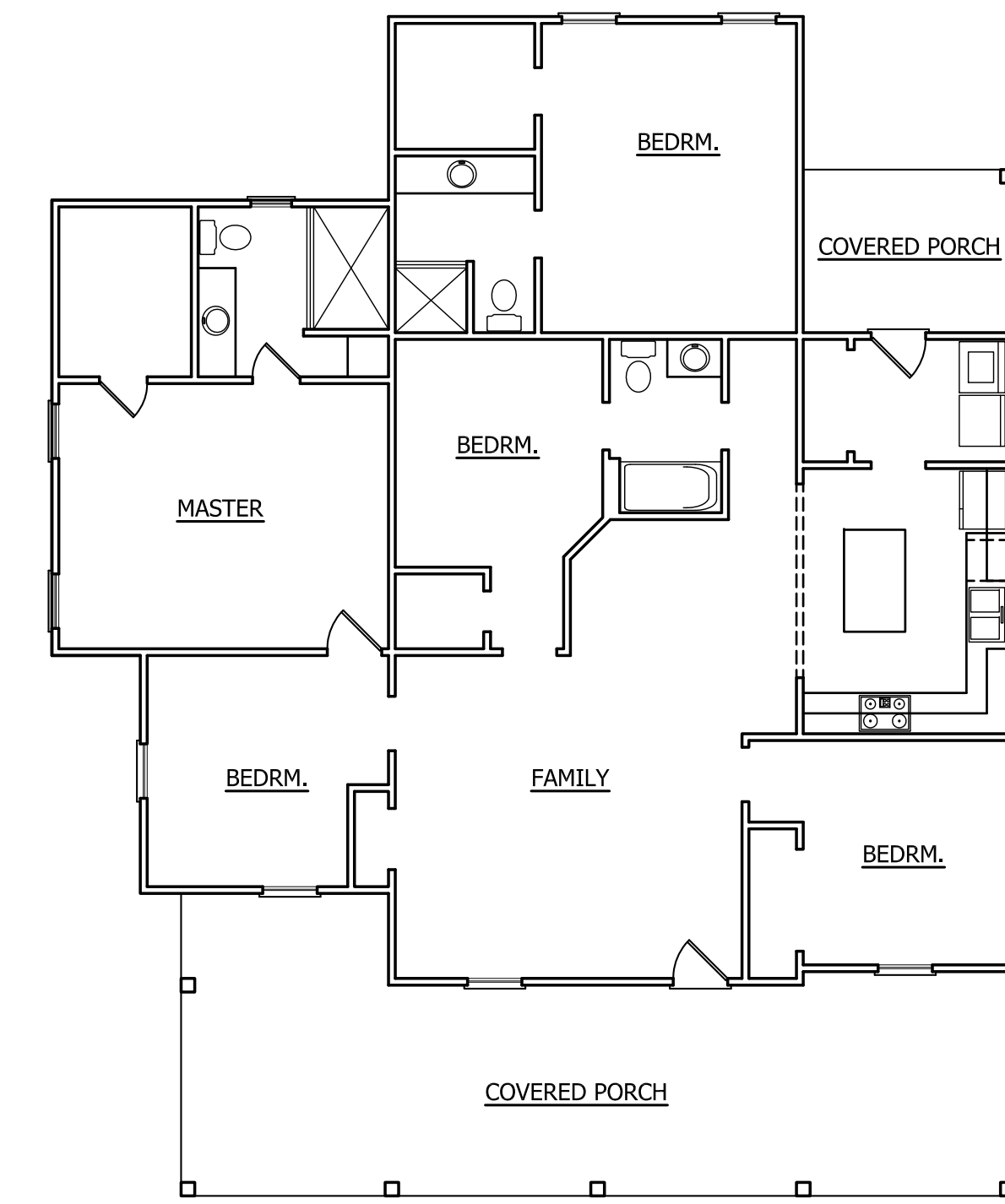
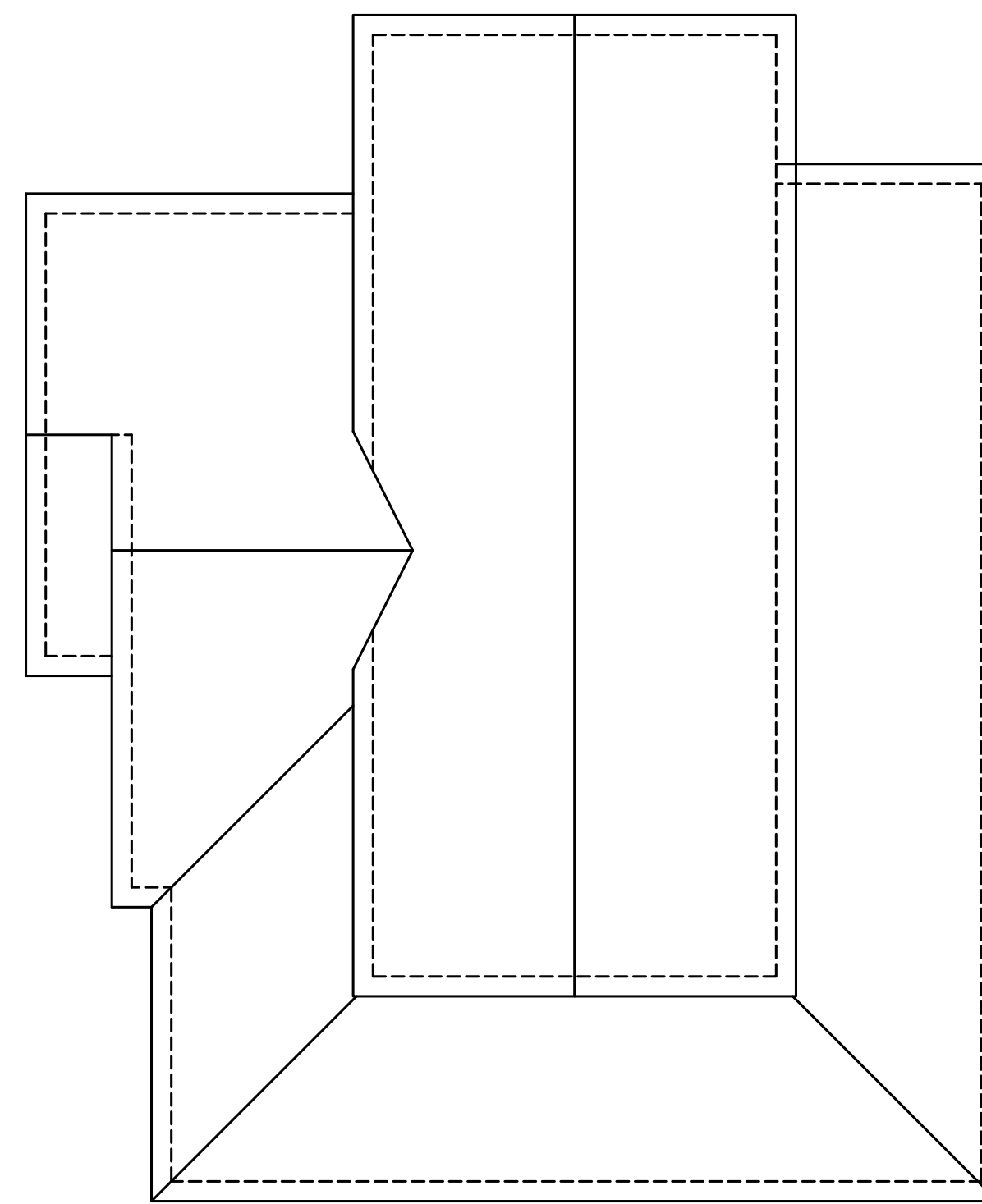
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DEMO PLANS



AS-BUILT PLANS



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