

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2. ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3. ALL ANGLED WALLS SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4. STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5. DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COMPUTER IMPERFECTIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 400	CARPORT= 803
SECOND FLOOR= N/A	FRONT PORCH= N/A
THIRD FLOOR= N/A	SCREEN PORCH= N/A
BASEMENT= N/A	DECK= 48
	STORAGE= N/A

TOTAL HEATED= 400 TOTAL UNHEATED= 851

CRAWL SPACE VENTILATION CALCULATIONS

- VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.
- 100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE COVERINGS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

400	SQ. FT. OF CRAWL SPACE/1500
=26	SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 3 VENTS AT 0.45 SQ. FT. NET FREE VENTILATION EACH= 1.25 SQ. FT. OF VENTILATION

**FOUNDATIONAL DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.

ATTIC VENTILATION CALCULATIONS

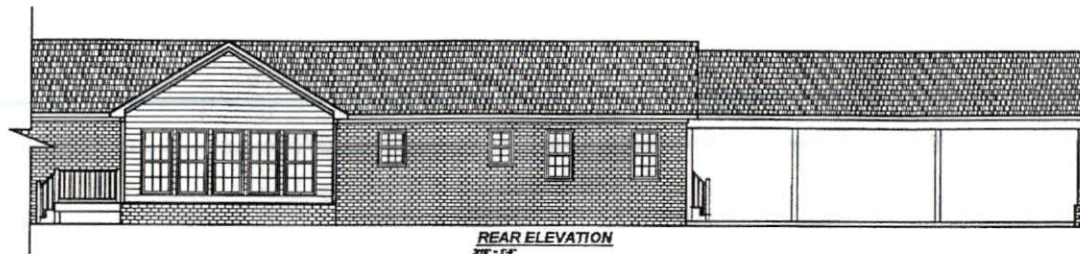
- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 8 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.
- CATHEDRAL CEILINGS SHALL HAVE A MIN. 2" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

1251	SQ. FT. OF ATTIC/300=	4.17
EACH OF INLET AND OUTLET REQUIRED.		

WALL AND ROOF CLADDING DERRY WALLS

- WALL CLADDING IS DESIGNED FOR A 24.3 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
- ROOF WALLS BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12
34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

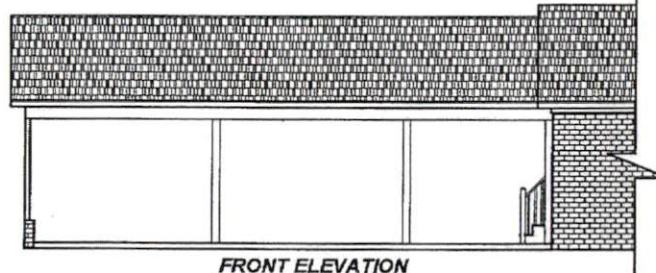
**MEAN ROOF HEIGHT 30' OR LESS



REAR ELEVATION
3/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

Project	24-357
Date	12-5-24
Drawn by	K&A
Check by	
Notes	REFER TO ELEV.

REVISIONS	
No.	Amount
1	
2	

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693



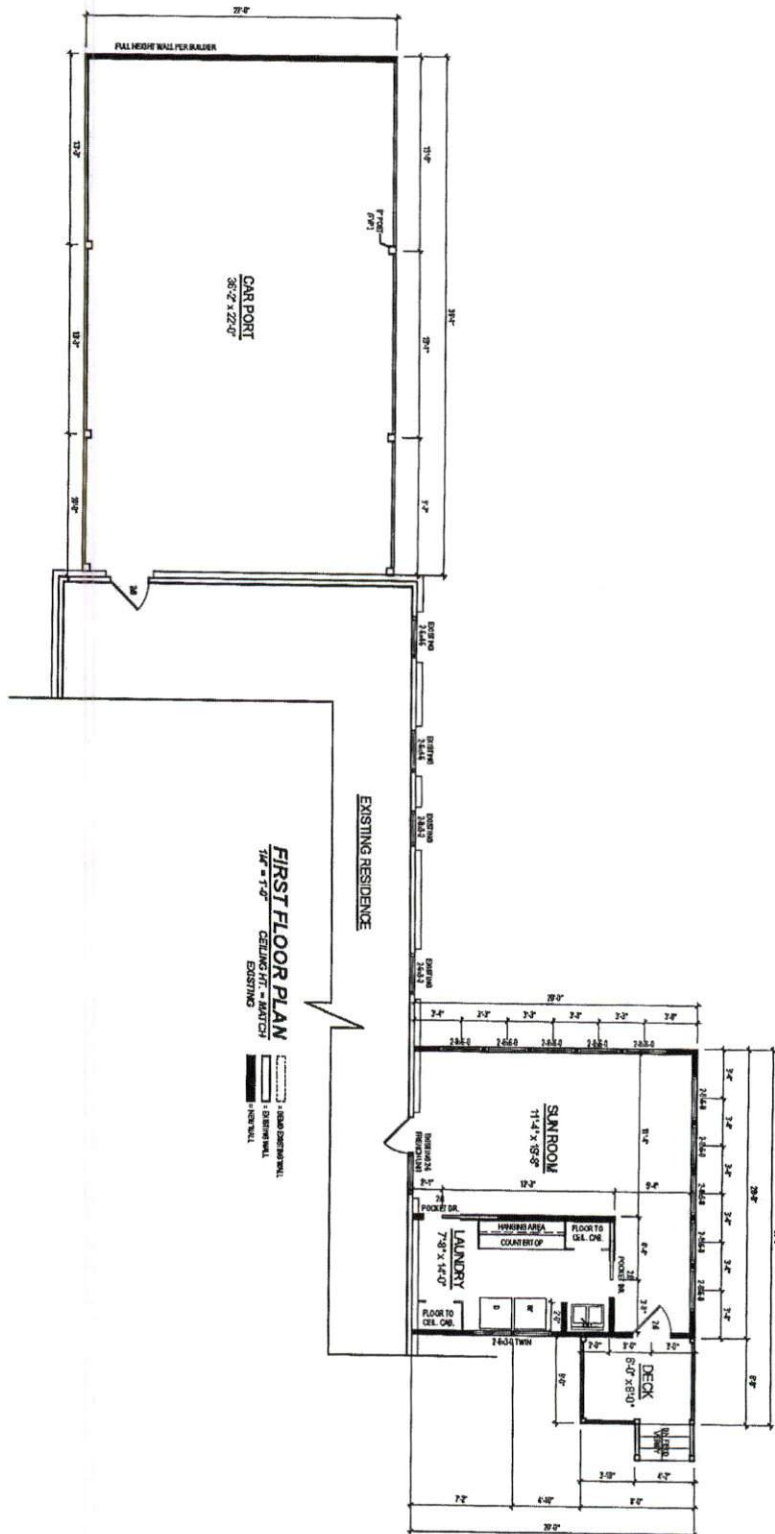
Website: www.KandAHomeDesigns.com
Email: Kari@KandAHomeDesigns.com

75
Williamstown
Ln. Addition

Gene McLeod
75 Williamstown Ln.
Coats, NC 27521

ELEVATIONS

1
of 2



DESIGN NOTES

1. THE NORTH CAROLINA STATE BUILDING CODES
2. ASCE 7-16
3. DESIGN LOADS
 - LIVE LOAD (ROOF) = 20 PSF
 - LIVE LOAD (CEILING) & FLOOR = 10 PSF
 - LIVE LOAD (FLOOR) - 40 PSF
 - WIND LOAD (WIND) = 30 PSF
 - ULTIMATE WIND VELOCITY = 140 MPH
 - EXPOSURE CATEGORY = B
 - MINIMUM DESIGN CAPACITY 12 WIND GRADE 3.00 PSF EXISTING
 - REINFORCEMENT FOR VIBRATION

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE THEIR WORK ACTIVITIES WITH THE OWNER OR OWNER REPRESENTATIVE.
3. CONTRACTOR SHALL HAVE A CAREFUL INSPECTION OF THE SITE TO FAMILIARIZE HIMSELF WITH THE ACTUAL CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL CHECK AND VERIFY GIVEN DIMENSIONS, DATE ADDITIONAL DIMENSIONS AS REQUIRED AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF THE NORTH CAROLINA STATE BUILDING CODE, THE ABC CODE, THE ASCE BUILDING CODE (AND THE AMERICAN WOOD COUNCIL SOCIETY CODE, ALL APPLICABLE ASTM STANDARDS, AND LOCAL ORDINANCES IN CASE OF CONFLICT, TO THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
6. CONTRACTOR SHALL COORDINATE AND VERIFY THE SITE LOCATION, TYPE, AND DIRECTION OF ALL PAIS, DEFLECTIONS, BOLTS, BULBS, ANCHORS, INSERTS, OPENINGS, ETC. TO BE SET OR CAST IN CONCRETE OR MASONRY PRIOR TO PLACEMENT.
7. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DIMENSIONS PRIOR TO FOUNDATION LAYOUT AND VARIATION OF ANY STRUCTURAL MEMBER DIMENSIONS SHOWN ARE BASED ON PRELIMINARY DIMENSIONS PROVIDED BY THE ARCHITECT/ENGINEER. ANY SITE DISCREPANCY, THESE DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL DESIGN AND INSTALL ALL TEMPORARY SHORING REQUIRED TO STABILIZE NEW AND EXISTING STRUCTURES AND FOUNDATIONS DURING CONSTRUCTION.
9. DIMENSIONS ON CONFLICT BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, DIMENSIONS ON CONFLICT BETWEEN DIMENSIONS AND NOTES, THE DIMENSIONS ON THE DRAWINGS AND DIMENSIONS ON THE NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH WORK.
10. THE DIMENSIONS AND SPECIFICATIONS HEREIN THE FINISHED STRUCTURE, THE STRUCTURE SHOWN IS STRUCTURALLY SOUND IN ITS COMPLETED FORM ONLY. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
11. APPLY TEMPERE TREATMENT TO EXPOSED SURFACES WITH THE DEFINED SCOPE OF WORKS REQUIRED BY CODE AND/OR SPECIFICATIONS.
12. ONLY SEALED DIMENSIONS WITH MOST RECENT REVISIONS ARE APPLICABLE FOR CONSTRUCTION.
13. STRUCTURAL PLANS DO NOT INCORPORATE ADA, PLUMBING, MECHANICAL, ELECTRICAL, OR SITE UTILITIES. ENGINEERS SHALL APPLY TO STRUCTURAL COMPONENTS ONLY.
14. SECTIONS AND DETAILS SHOWN AT SCALE ARE TYPICAL. ANY OTHER SECTION OR DETAIL FOR OTHER SIMILAR PORTIONS OF BUILDING, EVEN IF NO SECTION OR DETAIL IS INDICATED AT A SIMILAR LOCATION, CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DOCUMENTS, TRACINGS, DISCREPANCIES, AND ALL SECTIONS AND DETAILS WITHIN STRUCTURAL DOCUMENTS. CONTRACTOR SHALL COORDINATE THESE DETAILS WITH ARCHITECTURAL DOCUMENTS. CONTRACTOR SHALL COORDINATE THESE DETAILS WITH ARCHITECTURAL DOCUMENTS. CONTRACTOR SHALL COORDINATE THESE DETAILS WITH ARCHITECTURAL DOCUMENTS.
15. THE SCOPE OF THIS PROJECT IS CONTAINED IN THIS DRAWING AND WAS PERFORMED ON A "FEE-BASED" BASIS. THE ENGINEER'S PROFESSIONAL LIABILITY FOR THIS PROJECT IS TO THE FEE-BASED COLLECTION.

FOOTING CONDITIONS

1. ALL BOTTOM OF FOOTINGS SHALL BE CAST A MINIMUM OF 12" BELOW OUPSTAND FOUND LINE AND IN NO CASE ABOVE THE FROST LINE. PER 2018 NCBC AND LOCAL STANDARDS. NO FOOTING SHALL BE CAST ON SOFT OR UNSTABLE MATERIAL.
2. ALL FILL SHALL BE PLACED BY A MINIMUM 100% LIFT AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557 STANDARD PROCTOR METHOD. THIS REQUIREMENT SHALL BE INCREASED TO 100 PERCENT OF ASTM D1557 FOR THE FINAL FOOTING BENCHING FLOOR SLABS AND PARTMENTS.
3. ONCE FOOTINGS ARE ABLE TO HANDLE LATERAL, LONGITUDINAL, BACKFILL WITH EXISTING STONE OR GROUND, STONE OR GROUND LATERAL LIFTS, EXTENSION OF THE FOOTING MAY BE INCORPORATED WITH LATERAL LIFTS OF STABLE SOILS COMPACTED TO 95% OF THE DRY DENSITY BEFORE THE PLACEMENT OF THE FOOTING GROUND.
4. A 12" WIDE VAPOR BARRIER IS TO BE PLACED OVER THE ENTIRETY OF THE SUBGRADE, PRIOR TO PLACEMENT OF THE FLOOR INSULATION AND ANY CONCRETE OR MASONRY. BARRIER SHALL BE PLACED MINIMUM 18" WIDE VAPOR BARRIER SHALL BE INSTALLED ON ONE SIDE.

REINFORCING

1. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF STANDARD PRACTICE FOR CASTING AND REINFORCING CONCRETE STRUCTURES, ACI 308.
2. CLEAR CONCRETE COVER OVER REINBAR SHALL BE 3" FOR FOOTINGS AND OTHER CONCRETE CAST AGAINST GROUND. CONCRETE COVER IN OTHER LOCATIONS TO BE A MINIMUM 1.5" (TYP.) UNLESS NOTED OTHERWISE.
3. PROVIDE CORNER BARS AT ALL FOOTING STAIRS AND CORNERS. THE REINFORCING BARS SHALL BE A MINIMUM OF 2" LONG AND SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCING.
4. LAP ALL SPICES IN CONCRETE AS SPECIFICALLY CALLED FOR, BUT AT LEAST 48 BAR DIAMETERS FOR TENSION OR COMPRESSION UNLESS NOTED OTHERWISE.
5. PROVIDE VERTICAL REINFORCEMENT IN FOUNDATION WALLS FOR UNBALANCED BACKFILL IN ACCORDANCE WITH APPLICABLE DESIGN DETAILS. WHERE NOT DETAIL IN PLAN, REINFORCEMENT SHALL BE INSTALLED PER TABLE 1101.1 AND 1101.2 IN THE 2018 NCBC.
6. REINFORCING BARS SHALL BE DEFORMED AND CONFORMING TO ASTM A63, GRADE 60.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A108 AND BE SUPPLIED IN SHEETS, NOT ROLLS. UNLESS NOTED OTHERWISE, WELDED WIRE FABRIC, MINIMUM 1" FROM BOTTOM OF CONCRETE SLAB OR BRIDGE, AS AN ALTERNATIVE TO WELDED WIRE FABRIC REINFORCEMENT, FIBER REINFORCEMENT AT 18 POUNDS PER SQUARE YARD MAY BE UTILIZED.

CONCRETE NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL REINFORCEMENT FOR STRUCTURAL CONCRETE FOR BUILDING LATEST EDITION, ACI 308 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITION, AND ACI 308 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION, LATEST EDITION.
2. MIX DESIGN SHALL BE IN ACCORDANCE WITH ACI 308 CURRENT EDITION.
3. MINIMUM CURTAIN COEFFICIENT = 0.001 PER SQUARE FOOT.
4. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS OR 5,000 PSI FOR SLAB ON GROUND.
5. MAXIMUM SLUMP = 4" PLUS OR MINUS 1" PRIOR TO THE ADDITION OF ADJUTANTS.
6. THE MAX. ADJUSTMENT SHALL BE 2" UNLESS MIX DESIGN IS APPROVED BY ENGINEER PRIOR TO PLACEMENT.
7. CONCRETE ADJUTANTS SHALL COMPLY WITH ASTM C494 AND BE FREE OF CLAY, FILL, LAMPS OR OTHER DETRIMENTAL SUBSTANCES.
8. CONCRETE SHALL BE CONSOLIDATED USING CONCRETE VIBRATOR IN ACCORDANCE WITH ACI 308.10.
9. EXTERIOR SLABS SHALL HAVE 5% ± 1% AIR ENTRAINMENT. DO NOT USE AIR ENTRAINMENT ON INTERIOR SLABS OR BRIDGE. AIR ENTRAINMENT SHALL COMPLY WITH ASTM C330.
10. THE CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 12' OR AS SHOWN ON PLANS FOR A 4" THICK SLAB. PLACE CONTROL JOINTS TO AVOID REINFORCEMENT CORNERS, MAKE SHORTCUTS TO FORM WORK/PLANE CONTROL JOINTS AS SOON AS POSSIBLE.

MASONRY NOTES

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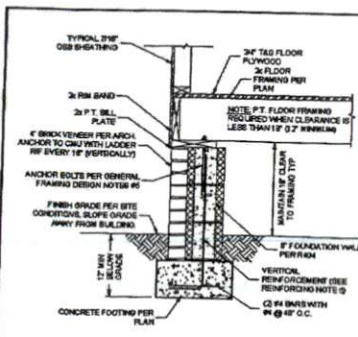
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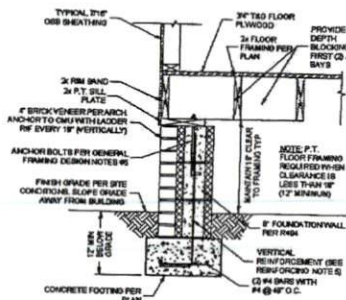
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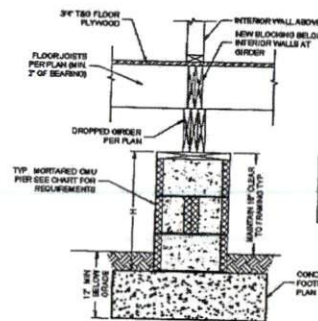
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1 TYP. FOUNDATION WALL SECTION
SCALE: N.T.S.



2 TYP. BLOCKING AT FLOOR FRAMING
SCALE: N.T.S.

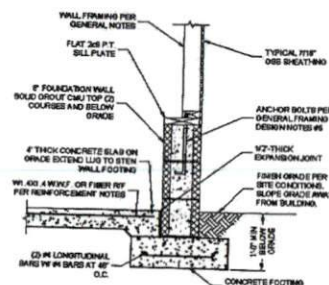


3 TYP. CMU PIER AND GIRDER IN CRAWL SPACE
SCALE: N.T.S.

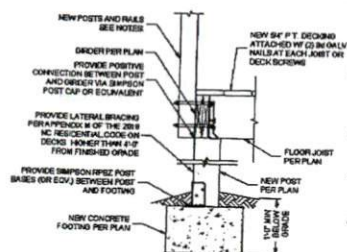
NOTE: CONTRACTORS OPTION TO DO FLUSH SUCER WITH RAFTERS LUG JOIST HANGERS

PIER SIZE	MAX. PIER HEIGHT @
NON-GRouted CELLS	8'-0"
18'-0"	8'-0"
FULLY GRouted CELLS	12'-0"
18'-0"	12'-0"

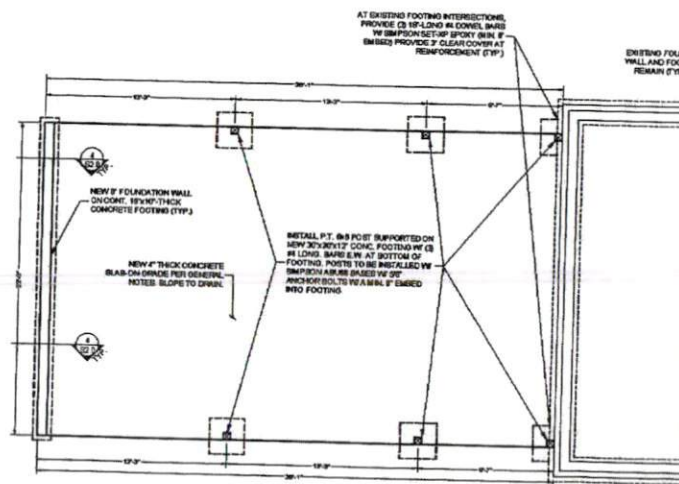
NOTE: FORMWORK GRouted PERFORM, PROVIDE 4\"/>



4 TYP. CARPORT FOUNDATION WALL
SCALE: N.T.S.



5 TYP. DECK FRAMING AND NOTES
SCALE: N.T.S.



FOUNDATION AND FIRST FLOOR FRAMING PLAN
SCALE: 1/4\"/>



BUILT UP
ENGINEERS
7203 NC HWY 42 WY STE. 102, ASHLAND, NC 27804
P. 815-877-8815
NC LICENSE NO. P-2654

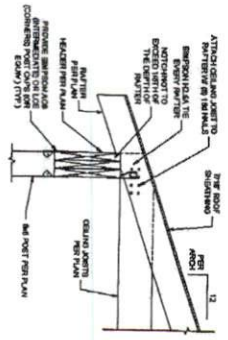
ADDITION STRUCTURAL PLANS
K&A HOME DESIGNS, LLC.
75 WILLIAMSTOWN LN.
COATS, NC

REVISIONS

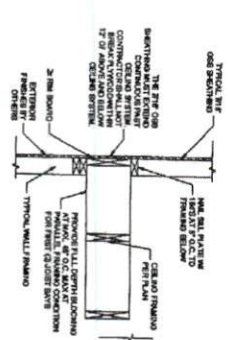
NO.	DATE	DESCRIPTION
1	01/17/2025	FOR PERMITS

SCALE: AS SHOWN
DRAWN BY: TLT
DATE: JANUARY 16, 2025

S2.0



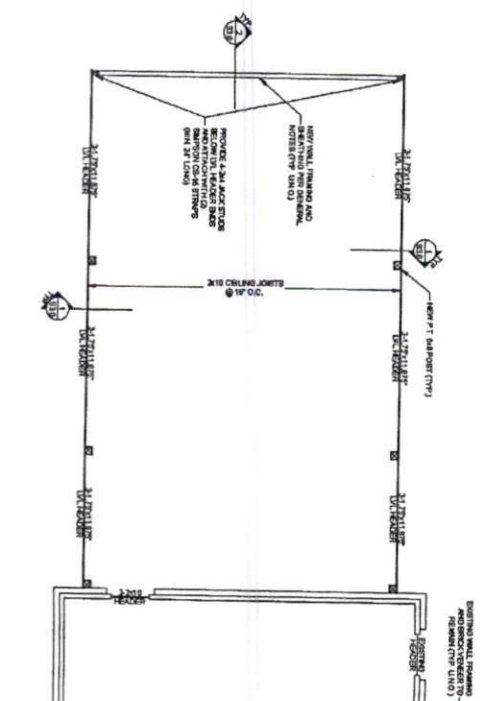
1 TYP. CARPORT HEADER/POST DETAIL
S3.0 SCALE N1/2



2 TYP. BLOCKING AT GABLE WALL
S3.0 SCALE N1/2

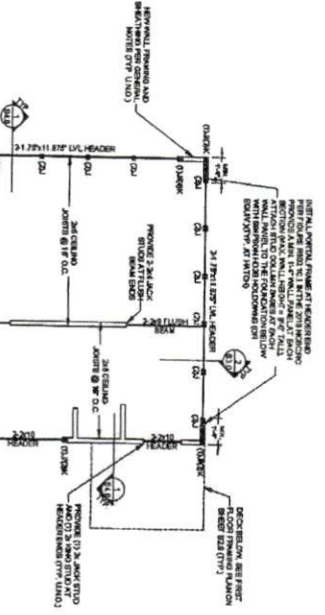
3 NOT USED
S3.0 SCALE N1/2

4 NOT USED
S3.0 SCALE N1/2



FIRST FLOOR CEILING FRAMING PLAN
SCALE 1/8" = 1'-0"

2x JACK STUDS / 2x JOIST STUDS	2x STUD COLUMN	HEADERS NOT LABELED	NOODING BELOW PT. LOADS	2x6	☒
NOTE: HEADERS IN HIGH-LOAD BEARING WALLS SHALL BE 2x10 (MINIMUM) FOR CLARITY AND 3x10 (MAX. 3x10)					



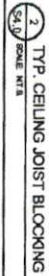
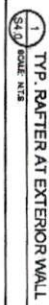
S3.0

REVISIONS	NO.	DATE	DESCRIPTION
1	11/11/2021	FOR CONSTRUCTION	
2	11/11/2021	FOR CONSTRUCTION	
3	11/11/2021	FOR CONSTRUCTION	
4	11/11/2021	FOR CONSTRUCTION	
5	11/11/2021	FOR CONSTRUCTION	
6	11/11/2021	FOR CONSTRUCTION	
7	11/11/2021	FOR CONSTRUCTION	
8	11/11/2021	FOR CONSTRUCTION	
9	11/11/2021	FOR CONSTRUCTION	
10	11/11/2021	FOR CONSTRUCTION	

ADDITION STRUCTURAL PLANS
K&A HOME DESIGNS, LLC.
75 WILLIAMSTOWN LN.
COATS, NC

BUILT UP
ENGINEERS
7283 NC HWY 42 W STE. 102-148 RALEIGH, NC 27604
P. 919-817-9015
NC LICENSE NO. P-3664





NOT USED

NOT USED
5
SCALE IN LBS
54.0



REVIEWS		
NO.	DATE	REMARKS
1	11/1/2006	THE COACH WORKING
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BUILT UP
ENGINEERS
7283 NC HWY 42 W STE 102-148 RALEIGH, NC 27604,
P. 919-817-9915
NC LICENSE NO. P.2654



S4.0