

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.

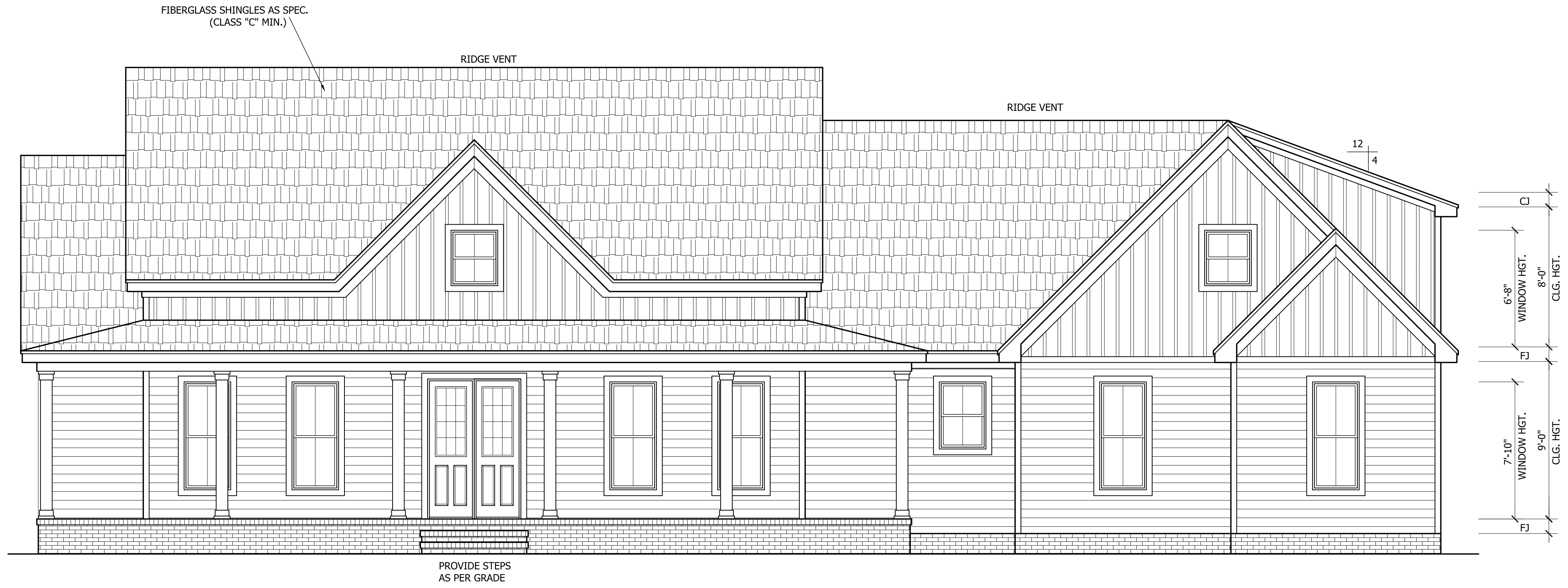
NOTE:
ALL WINDOWS TO BE INSTALLED MUST MEET A MINIMUM OF .32 U VALUE OR BETTER, UNLESS ENERGY CALCULATIONS ARE SUBMITTED WITH PLANS PROVIDED BY BUILDER AT TIME OF PLAN REVIEW.

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

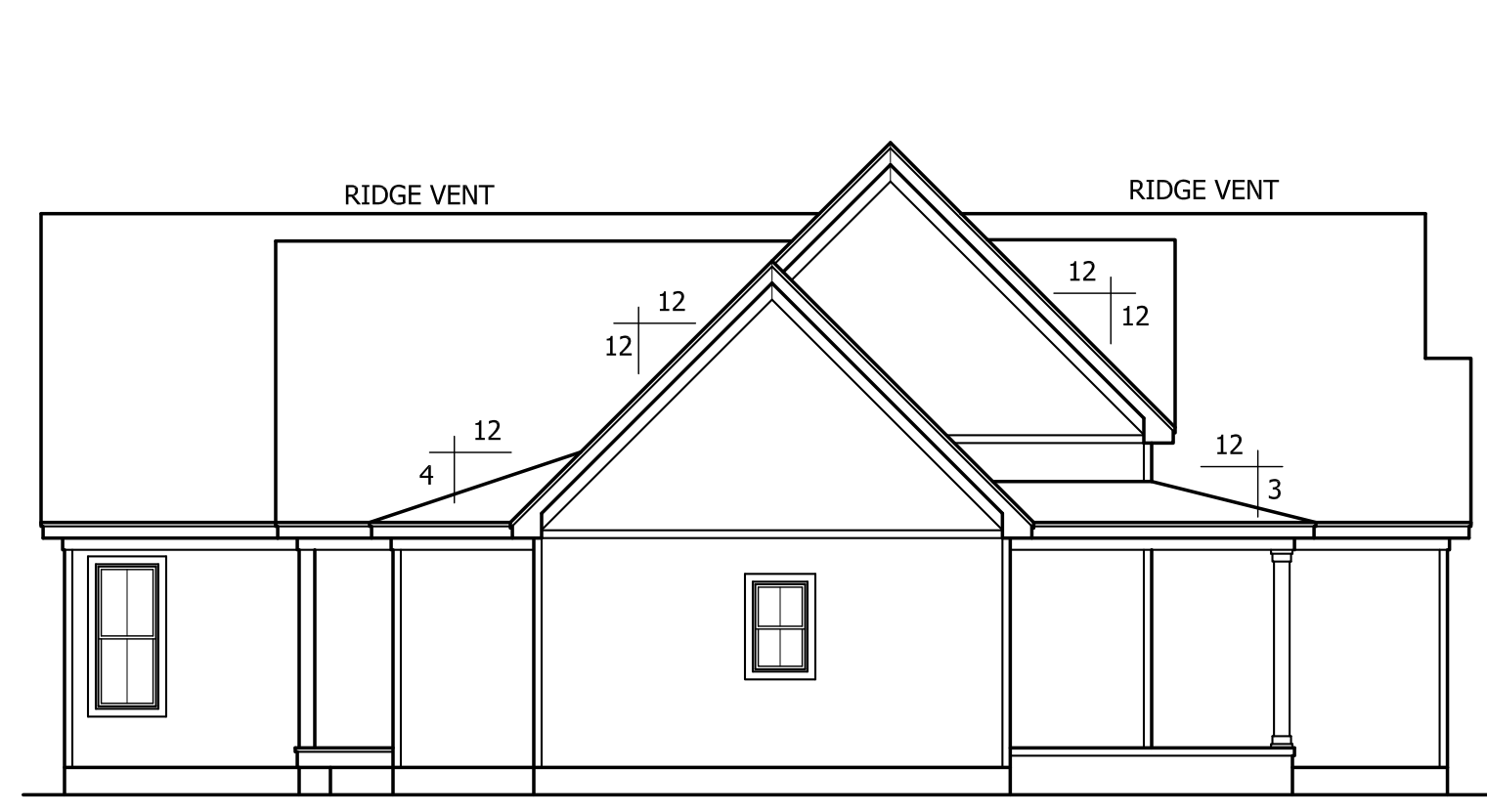
APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

06/01/2021

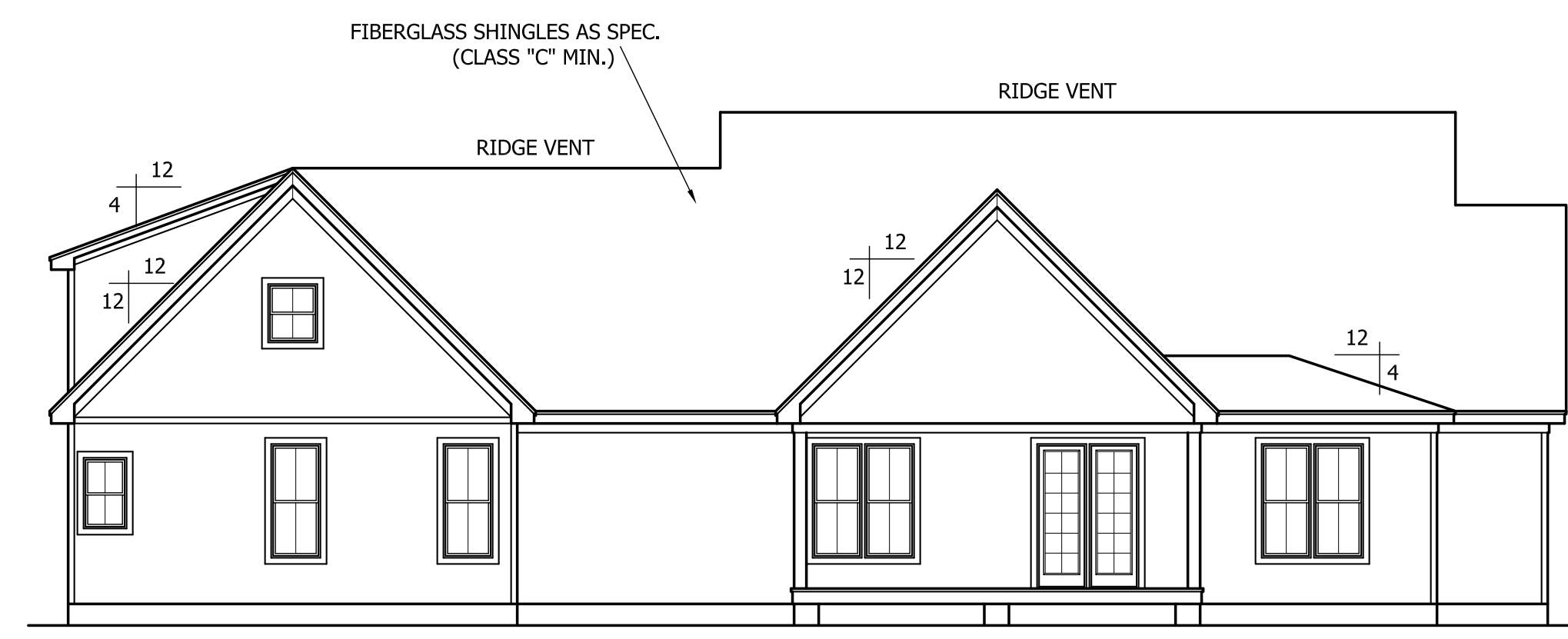




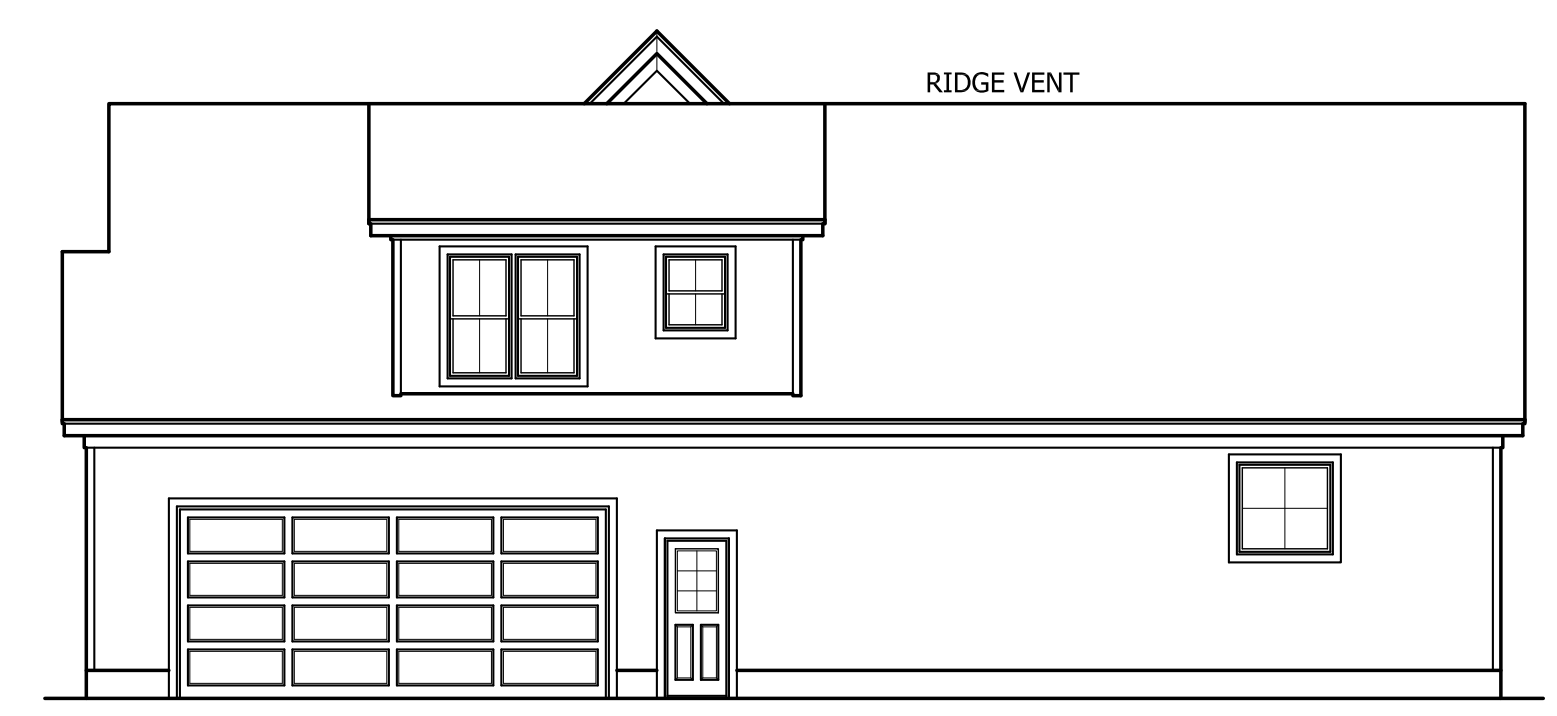
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

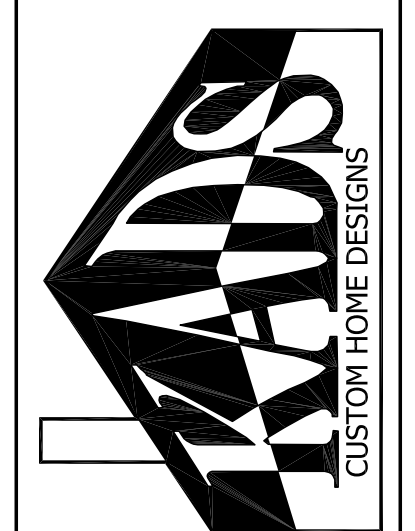


REAR ELEVATION
SCALE: 1/8"=1'-0"



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

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919-369-7181

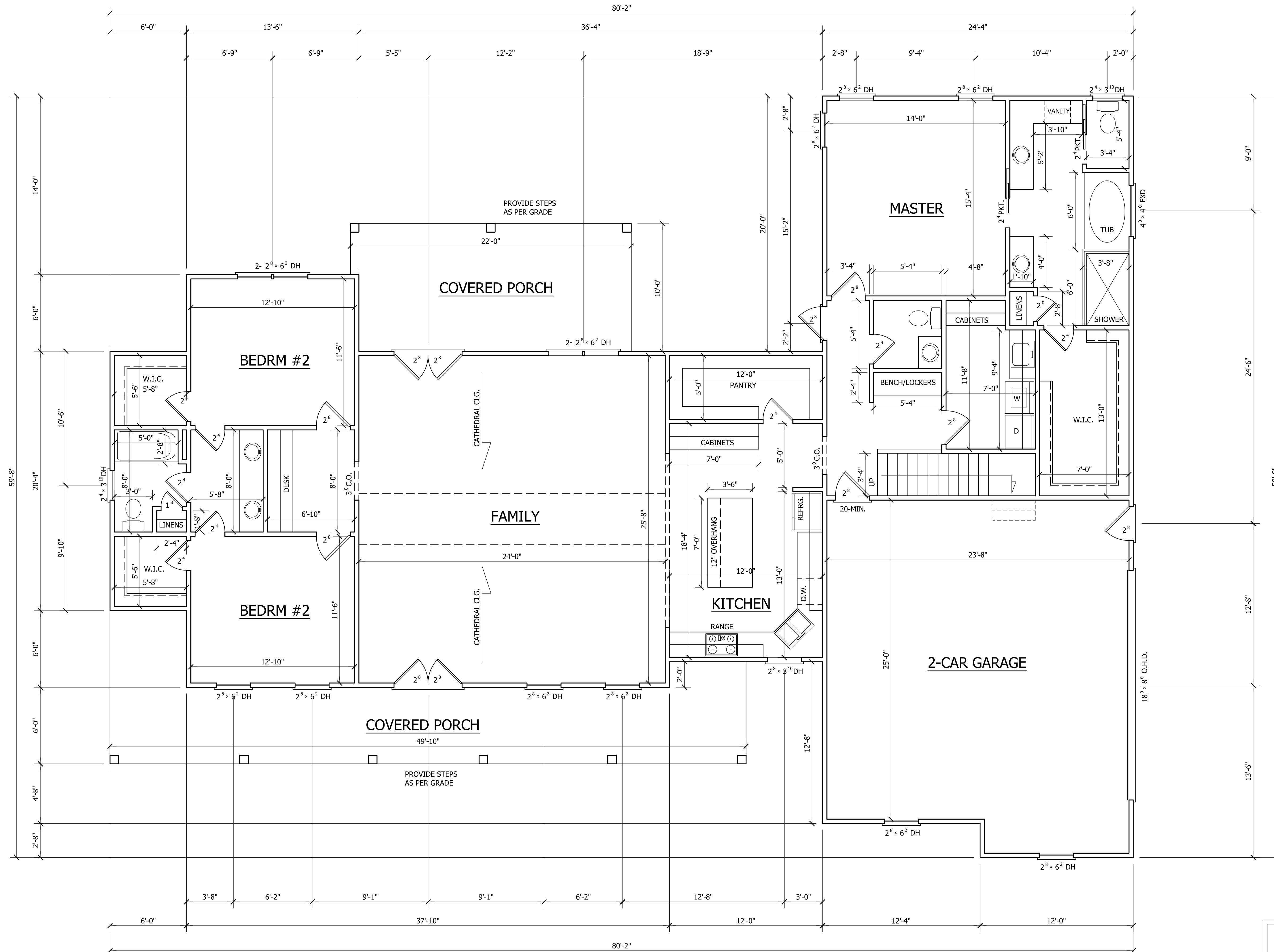
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PAGE NO

1
OF
4

PLAN NO.
DK2755

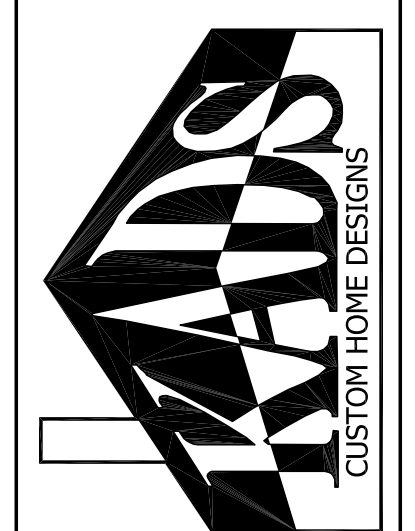


HEATED	
FIRST FLOOR HTD. SQ. FT.	= 2266
RECR.M. SQ. FT.	= 489
TOTAL HEATED SQ. FT.	= 2755
UNHEATED	
FRONT PORCH SQ. FT.	= 347
REAR PORCH SQ. FT.	= 216
GARAGE SQ. FT.	= 644

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
 9'-0" CLG. HGT.
 SET WINDOWS AT 7'-10" A.F.F.

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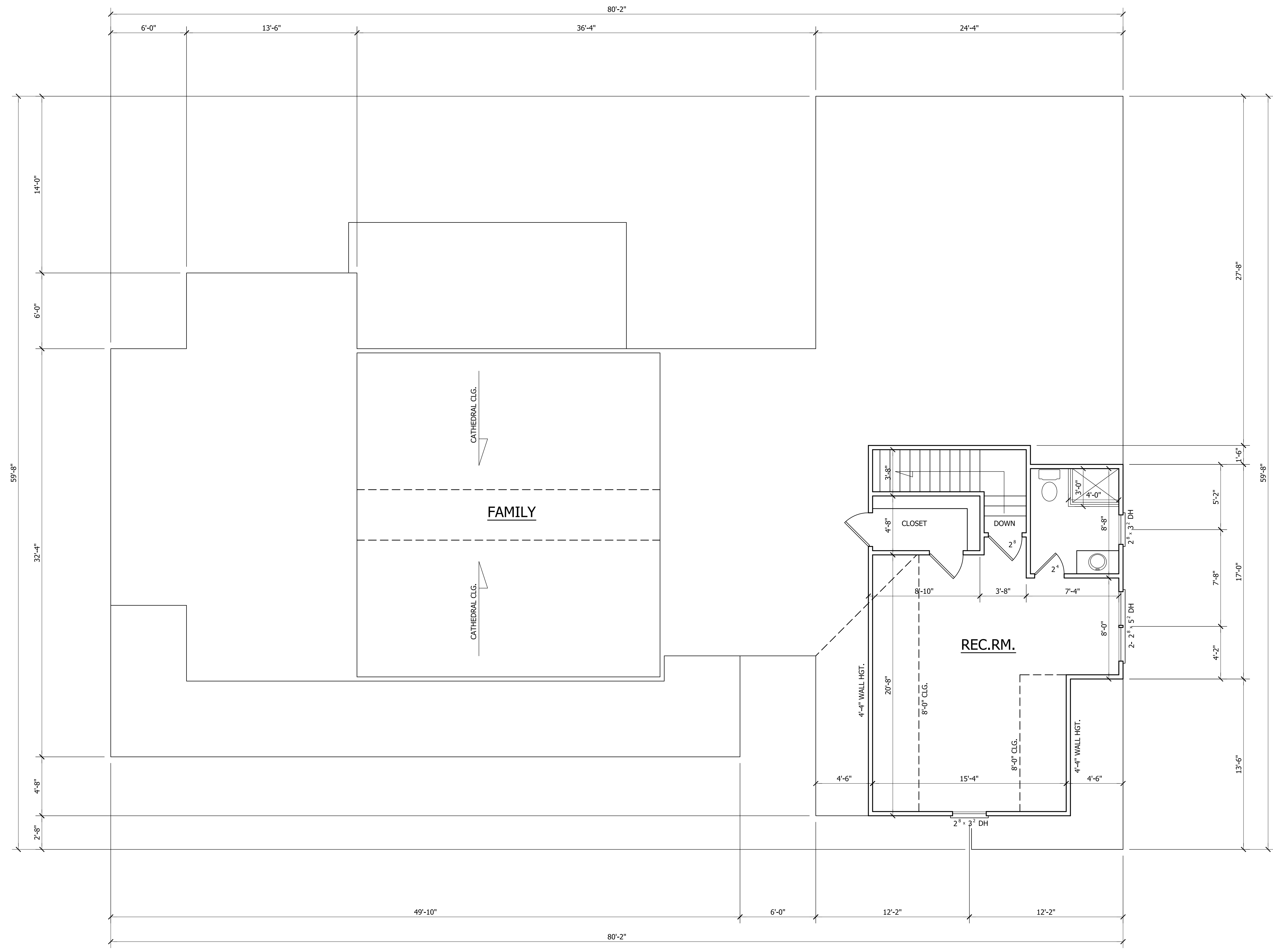
PAGE NO

2

OF

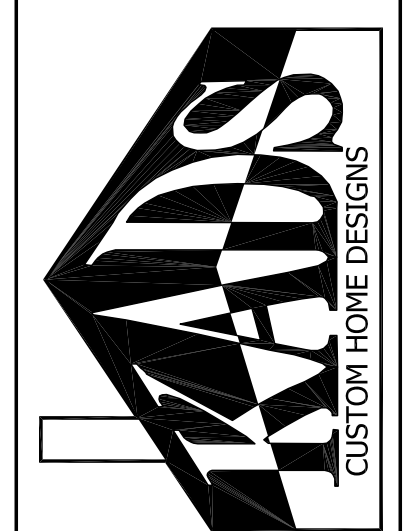
4

PLAN NO.
 DK2755



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 8'-0" CLG. HGT.
 SET WINDOWS AT 6'-8" A.F.F.

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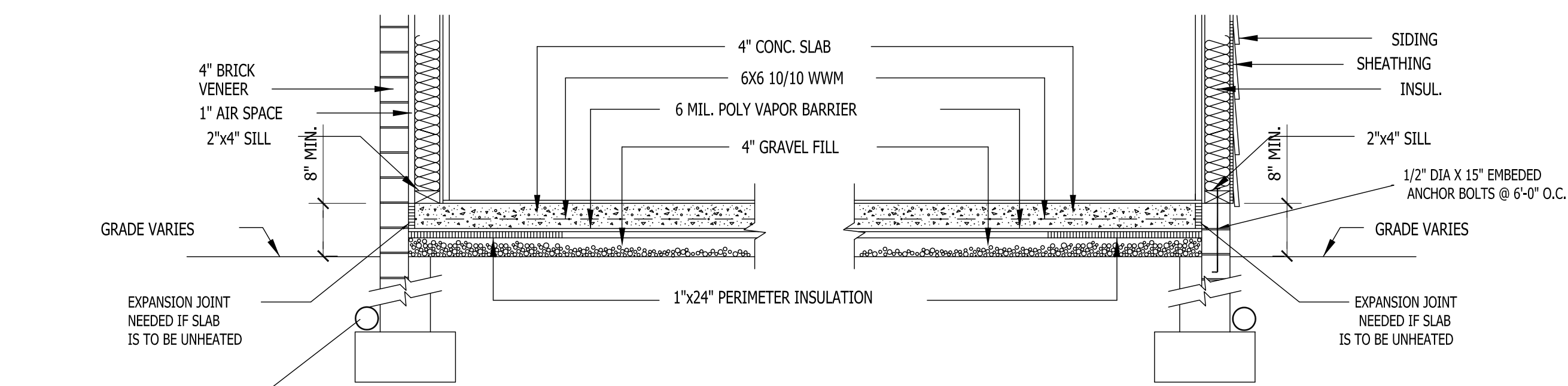
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DATE:
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PAGE NO
3
 OF
 4

PLAN NO.
 DK2755



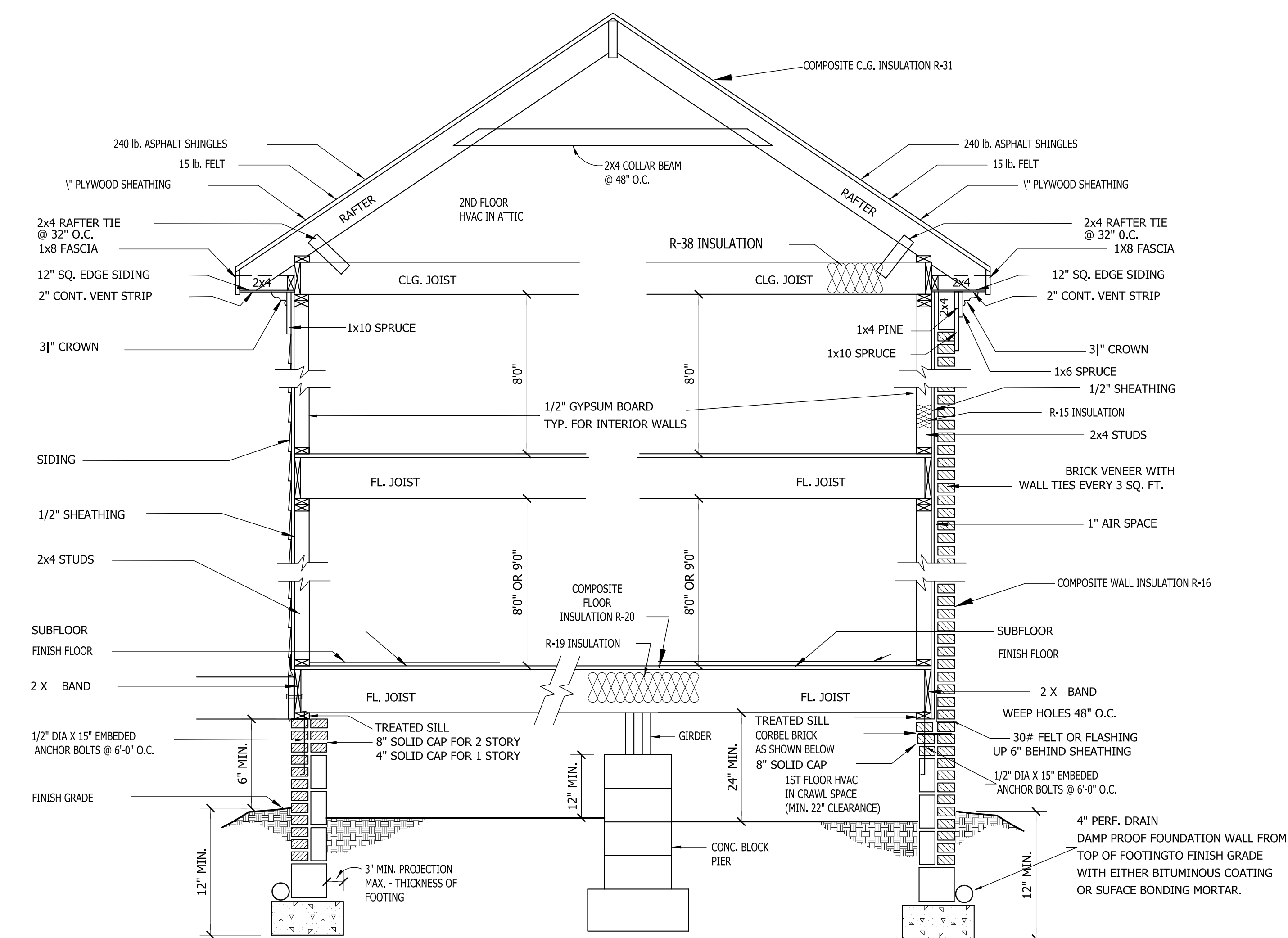
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BRICK VENEER

SIDING

SLAB FDN. DETAIL

SCALE: 1\"/>



SIDING SECTION

BRICK SECTION

WALL SECTION

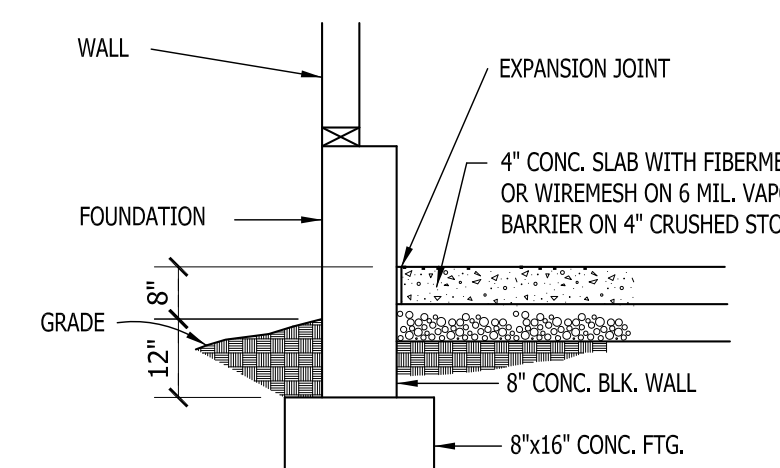
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CRAWL SPACE VENTILATION
 PROVIDE AT LEAST 1.0 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE.
 CRAWL SPACE AREA = 2266 SQ.FT.
 2266/150 = 15.10 SQ. FT. REQ'D.
 REDUCE REQUIRED AREA TO 1.0 SQ. FT NET FREE VENTILATION AREA FOR EACH 1,500 SQ. FT. OF CRAWL SPACE WITH APPROVED VAPOR BARRIER.
 PROVIDE (1) VENT WITHIN 3'-0" OF EACH CORNER.
 REFER TO MANUFACTURER SPECIFICATIONS FOR ACTUAL VENTS USED TO DETERMINE NUMBER OF VENTS REQUIRED.

ROOF VENTILATING REQUIREMENTS
 $\frac{3473}{150} = 23.16 \text{ SQ. FT. REQ'D}$

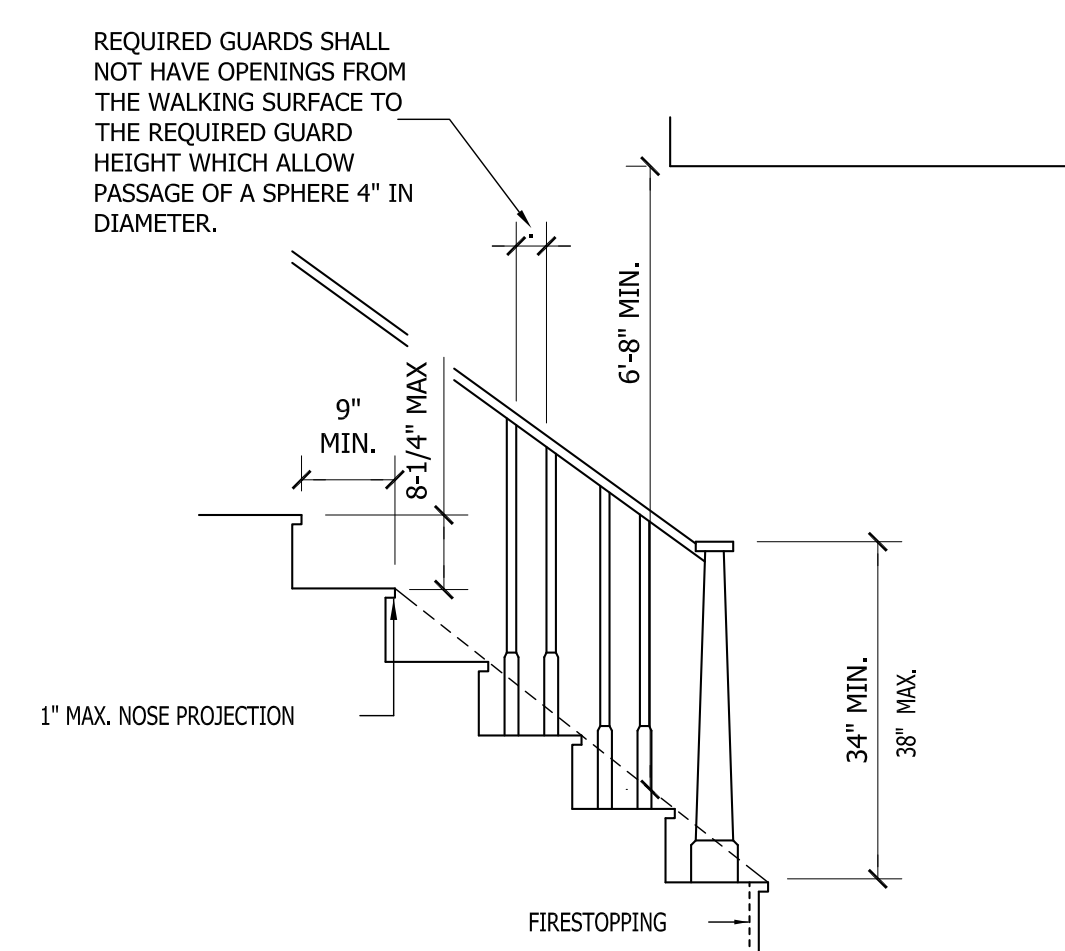
ROOF VENTILATING REQUIREMENTS
 (POWER ROOF VENTILATOR REQUIRED)
 $\frac{3473}{300} = 11.58 \text{ SQ. FT. REQ'D}$

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED.



GARAGE SLAB

SCALE: NTS

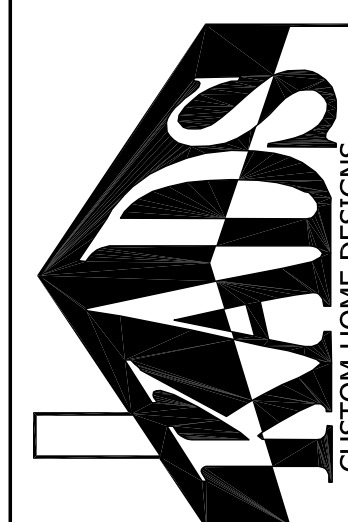


NOTE:
 Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

STAIR DETAIL

SCALE: NTS

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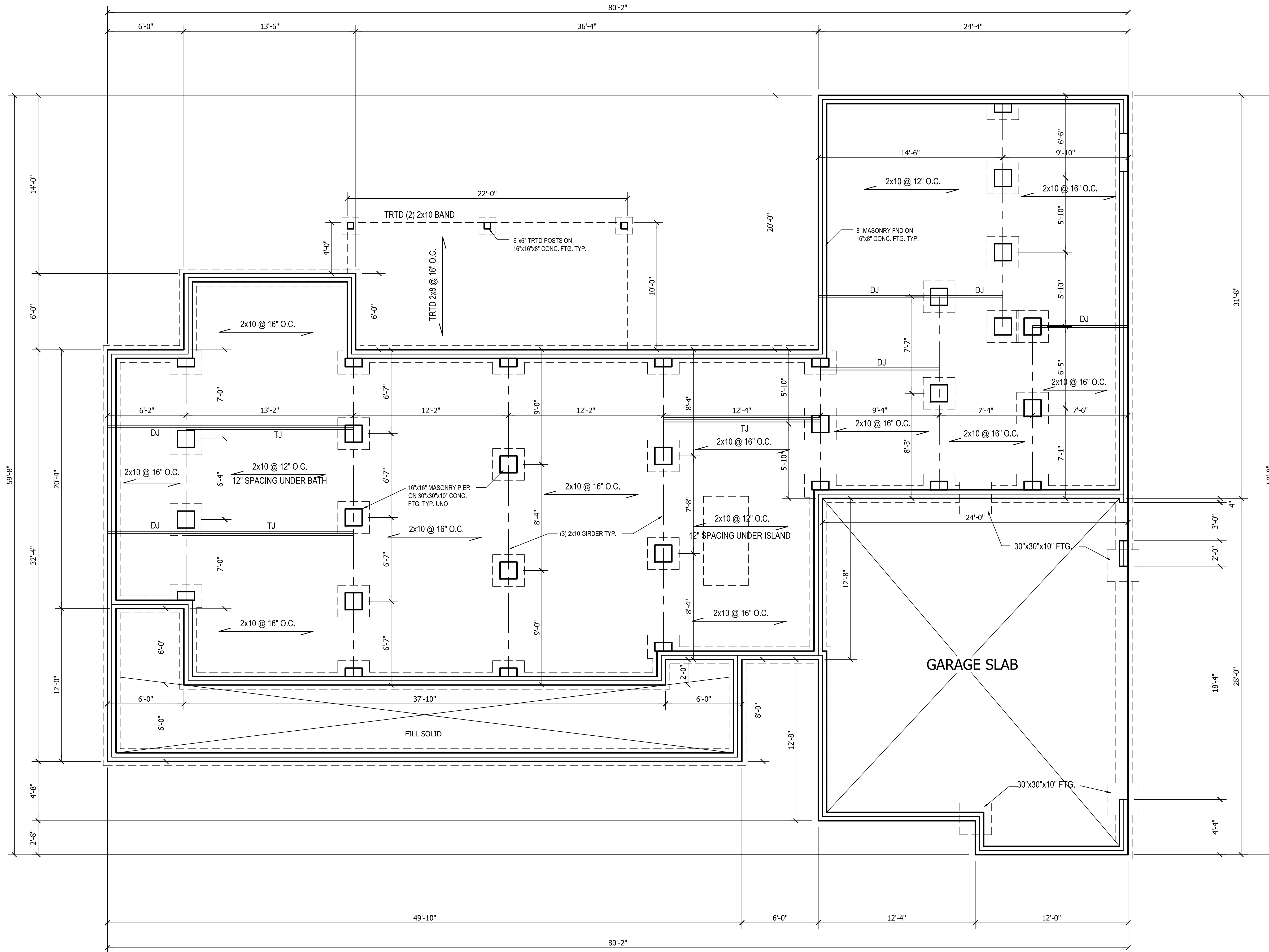
DATE:
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PAGE NO

4

OF
4

PLAN NO.
 DK2755




 Mark E. Jones

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*Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, practices 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 NC Residential Building Code 2018.

Project No. 20-212

FOUNDATION PLAN

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

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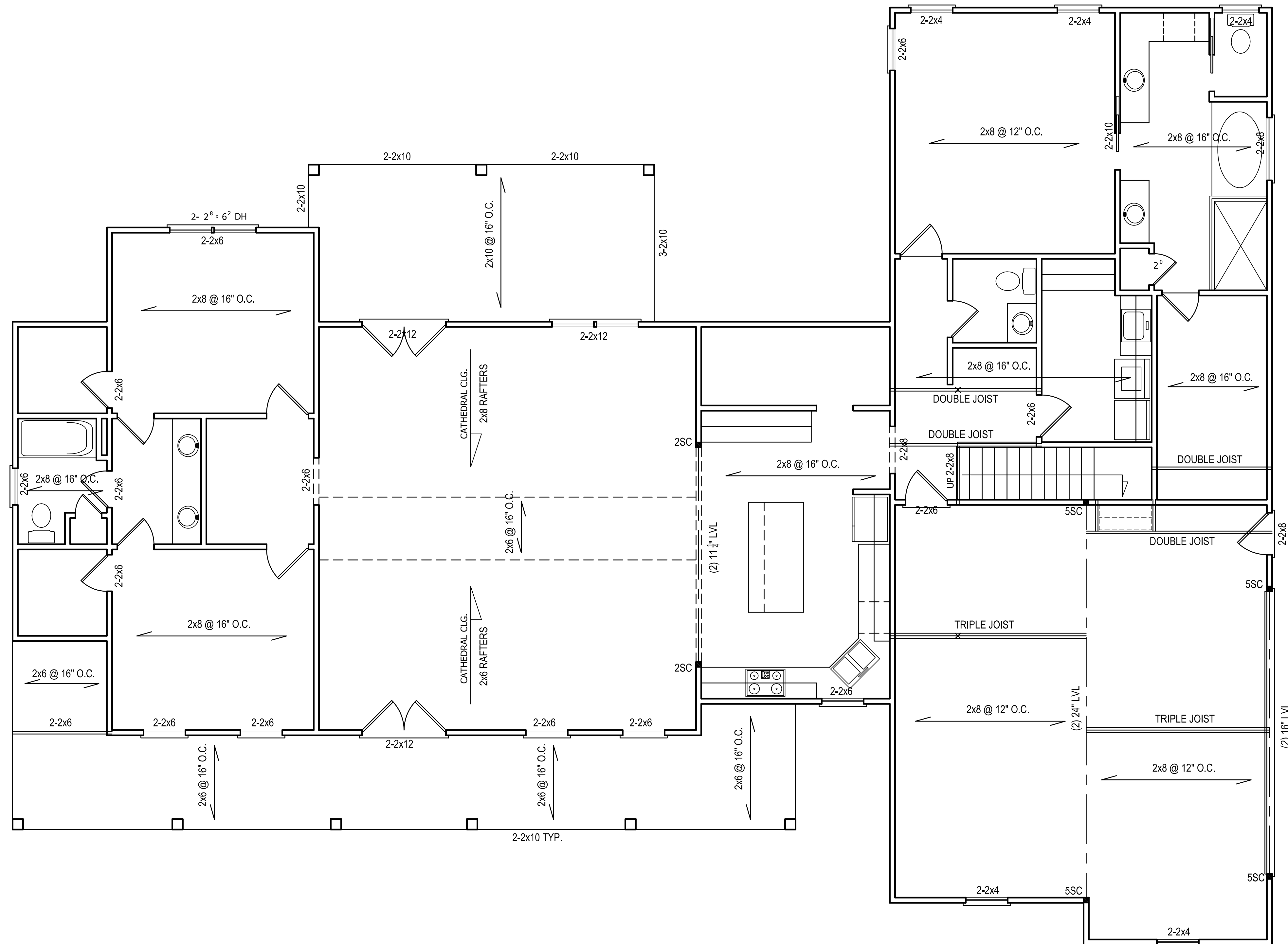
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DATE:
 8/11/20

PAGE NO

S1
 OF
 4

PLAN NO.
 DK2755



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 (D.L./L.L.)
ALL FLOORS	40	10	L/360
ATTIC (W/ 2" MIN INSULATION)	20	10	L/240
ATTIC (NO INSULATION)	20	5	L/240
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	(BASED ON 130 MPH (3-HOUR 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/80).
- 5) MINIMUM EPOXY OR UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 404.4 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT.
- 6) ALL FRAMING LUMBER SHALL BE SP# 2 OR # 1 (NO # 2) LUG. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.
- 7) ALL LOAD BEARING HEADERS SHALL BE (2) 2x10 LUGS. ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY: (1) JACK STUD AND (2) KING STUD AT EACH END UNLESS NOTED. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE AMOUNT OF STUDS REQUIRED PER FULL BRACING AT EACH END UNLESS NOTED. FOOT CANTS (TOP NAILS, ETC.) SHALL CONSIST OF 2 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 1/2" OSB OR 5/8" GYPSUM BOARD. ALL INTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB OR 5/8" GYPSUM BOARD. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" OSB OR 5/8" GYPSUM BOARD. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" OSB OR 5/8" GYPSUM BOARD. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" OSB OR 5/8" GYPSUM BOARD. ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" OSB OR 5/8" GYPSUM BOARD.
- 9) ALL STRUCTURAL STEEL SHALL BE A36. ALL STEEL BEAMS SHALL BE SUPPORTED BY EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATIONAL BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TIE WALKED 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 405.1.1. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6" O.C. AND PLACED 2" FROM THE END OF EACH FOOTING SECTION.
- 11) FOUNDATION DRAINAGE: GAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2018 NC BUILDING CODE.
- 12) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A FULL S.U.F.T. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
4.5 LBS/SQ FT FOR ROOF PITCHES OF 3/12 TO 12/12
3.6 LBS/SQ FT FOR ROOF PITCHES OF 2.5/12 TO 3/12
2.4 LBS/SQ FT FOR ROOF PITCHES OF 1/12 TO 2.5/12
** MEAN ROOF HEIGHT: 30' OR LESS
- 13) FOR ROOF SLOPES FROM 2.5/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 1/4" PLY PAPER.
- 14) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND S.U.F.T. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR OVERSIGHTING OR S.U.F.T. ERRORS ONCE CONSTRUCTION BEGINS.

THIS PLAN SHALL BE CONTINUOUSLY BRACED WITH WOOD STRUCTURAL PANELS PER SECTION R602.10.3 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.

Professional Engineer Seal for Mark E. Jones, PE, State of North Carolina, License No. 032702, expires 9-25-2020.

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Project No. 20-212

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 7'-0" A.F.F.

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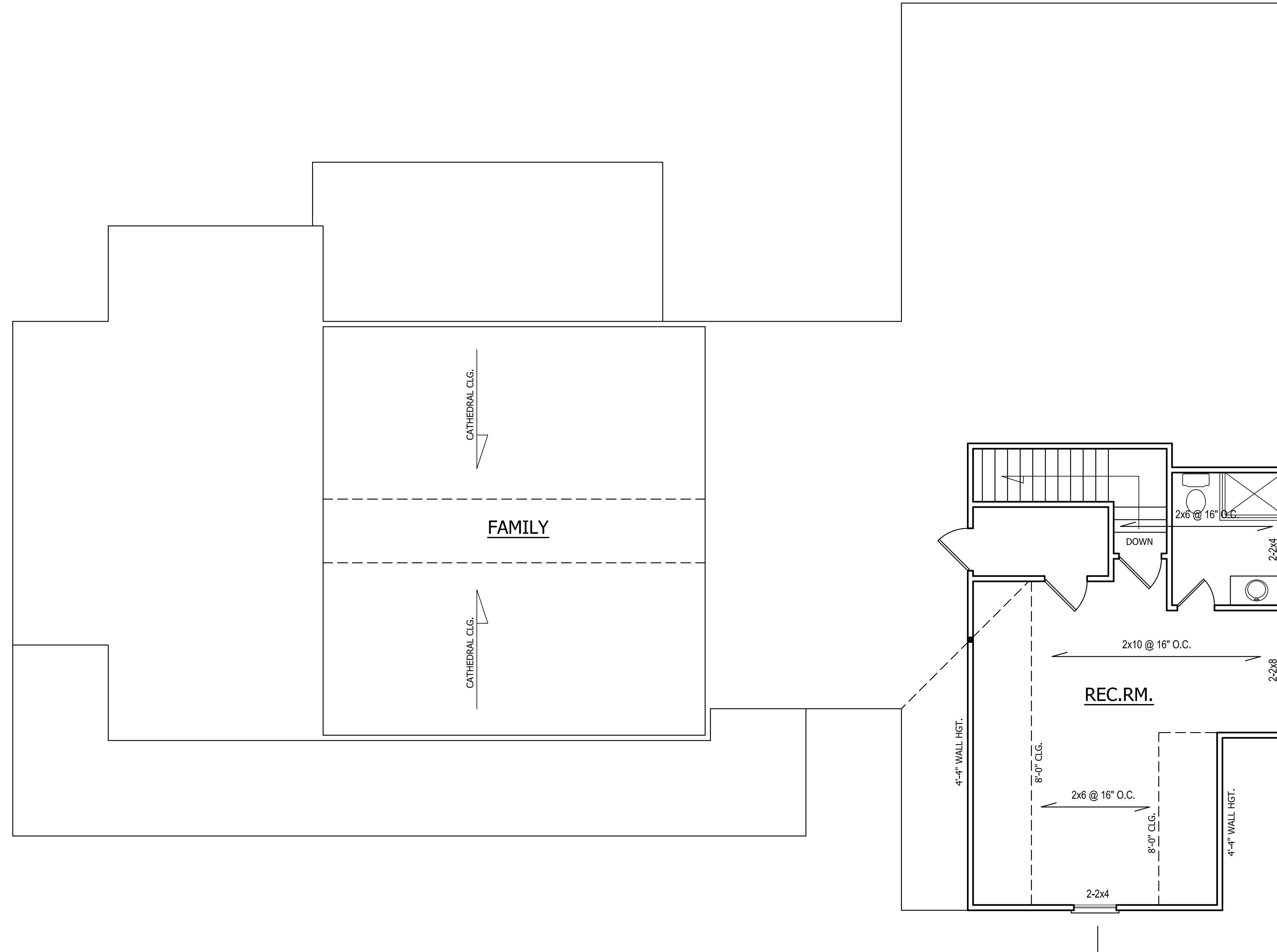
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PAGE NO

S2

OF
4

PLAN NO.
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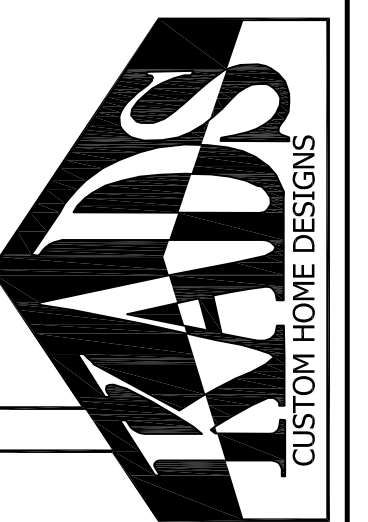
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
 8'-0" CLG. HGT.
 SET WINDOWS AT 6'-8" A.F.F.

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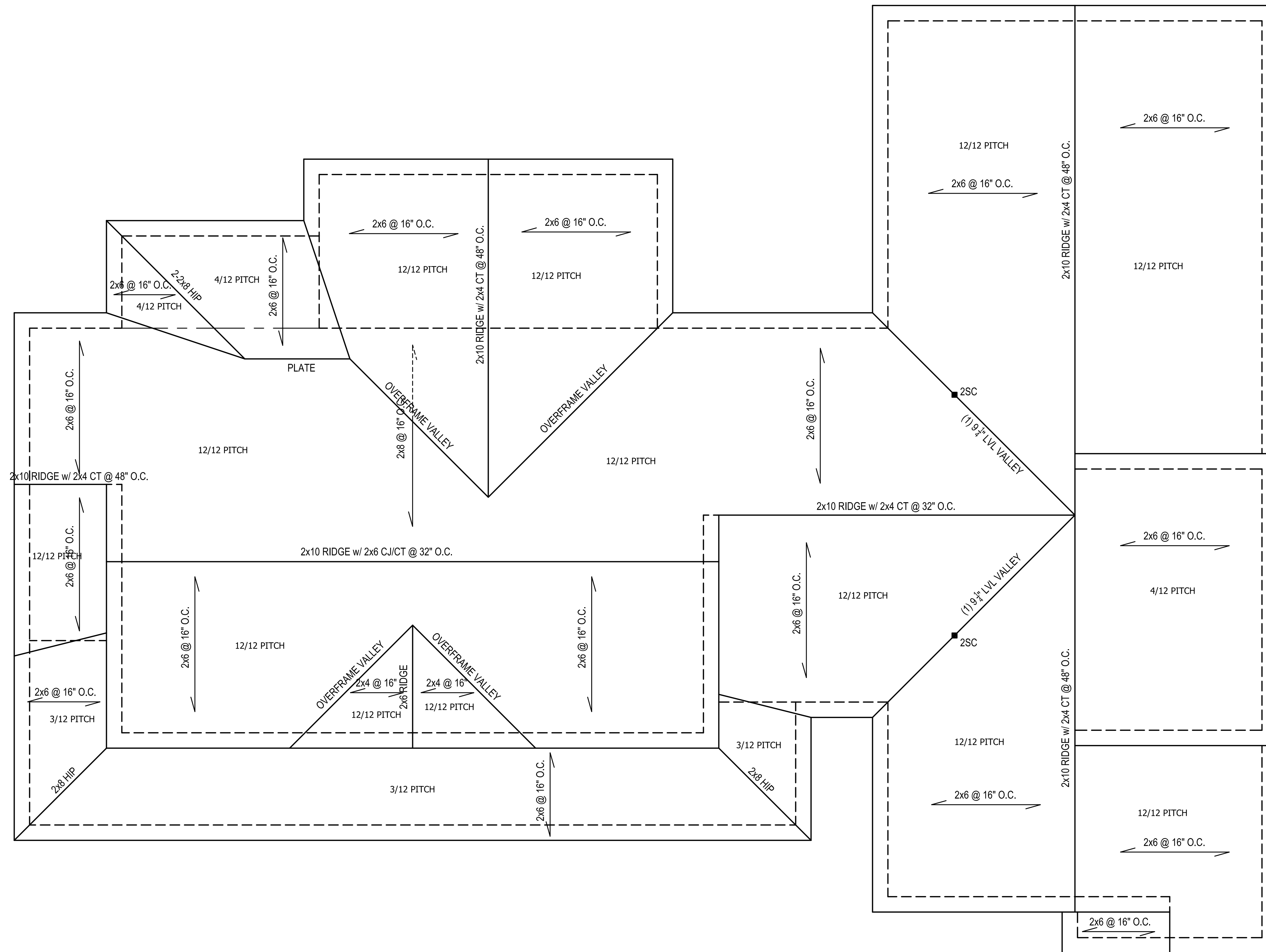
PAGE NO

S3

OF

4

PLAN NO.
 DK2755



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


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DATE:
8/11/20

PAGE NO

S4

OF
4

PLAN NO.
DK2755