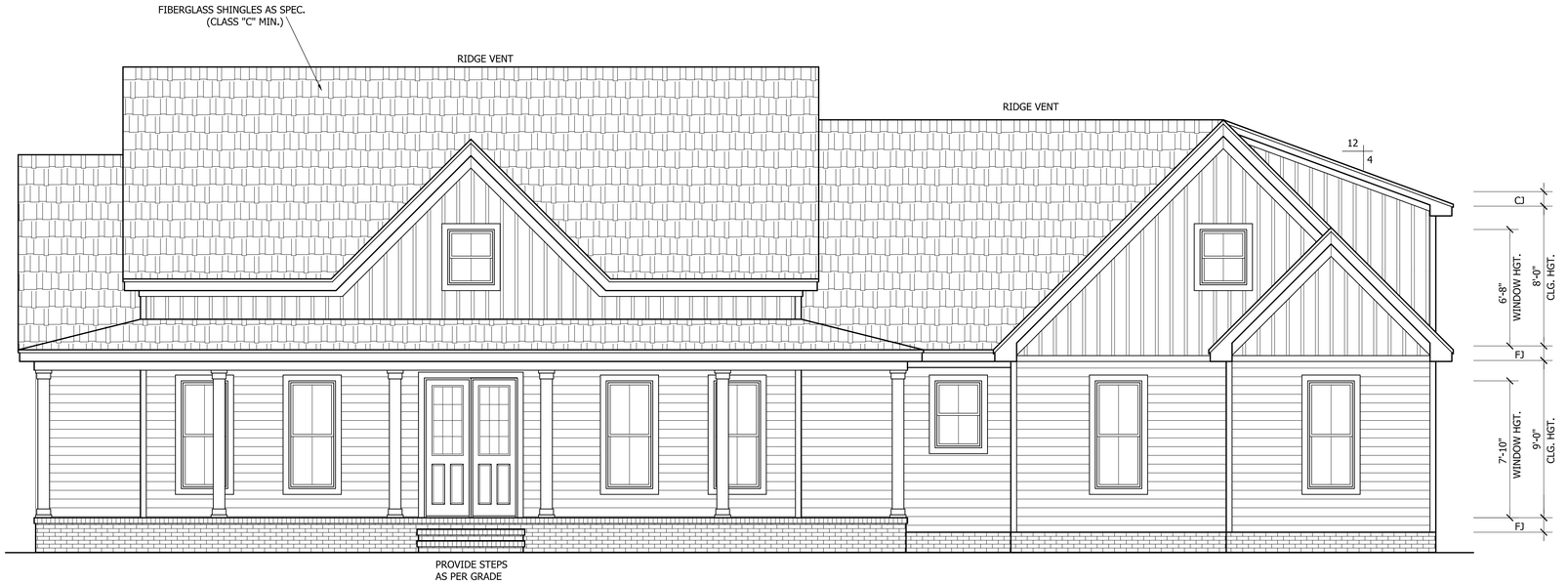
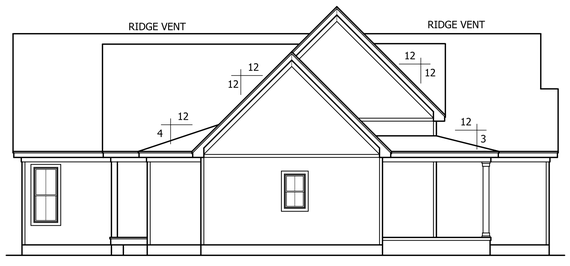
THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGGINING 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.

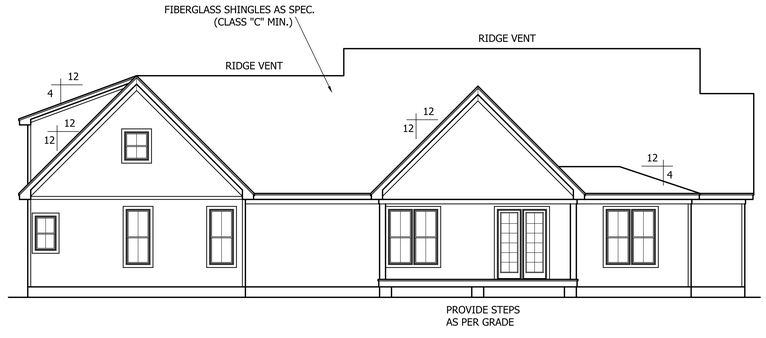
NOTE:
ALL WINDOWS TO BE INSTALLED MUST MEET A MINIMUM OF .32 U VALUE OR BETTER, UNLESS ENERGY CALCULATIONS ARE SUBMITTED WITH PLANS PROVIDED BY BUILDER AT TIME OF PLAN REVIEW.



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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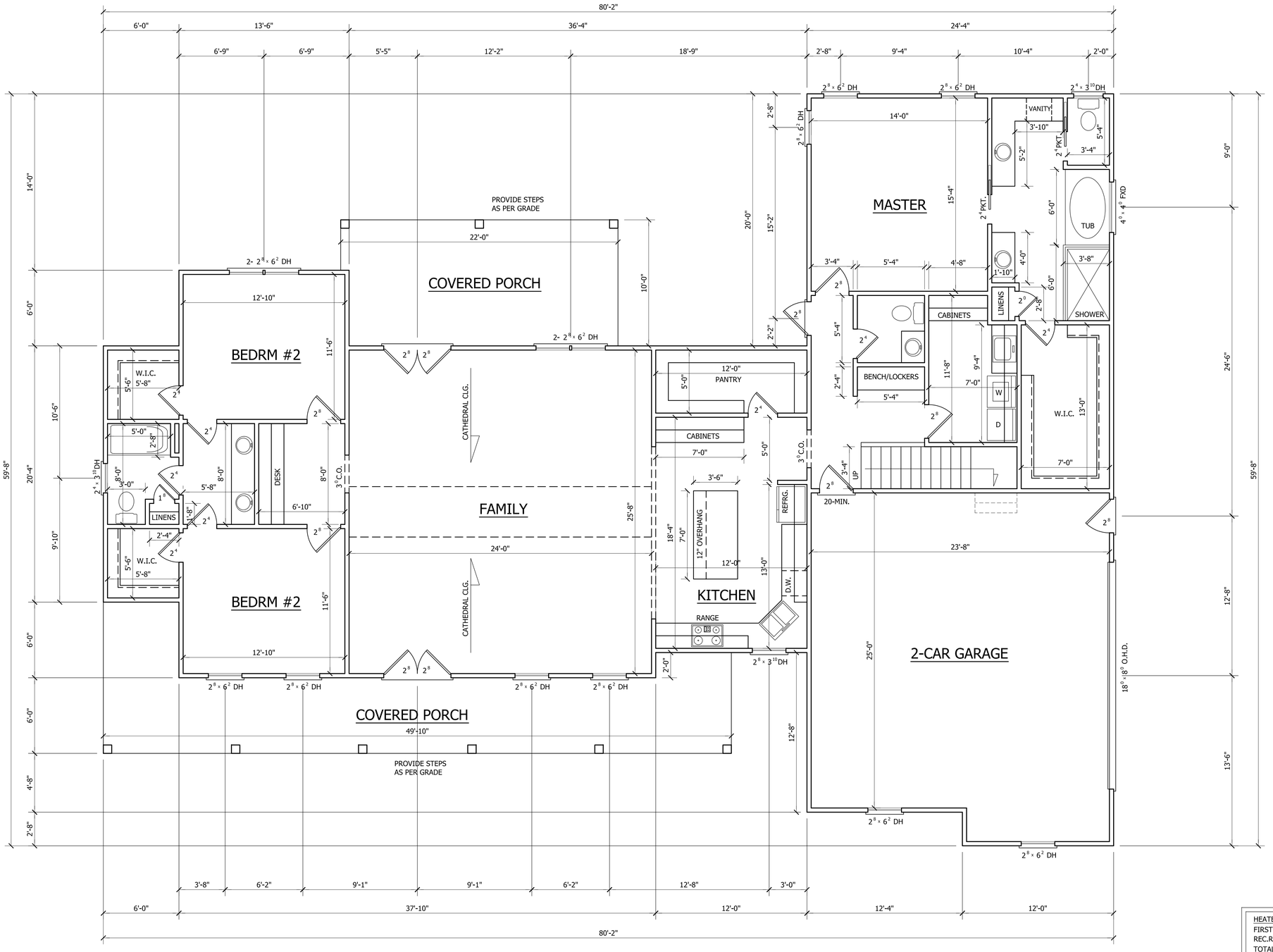

HEATED	
FIRST FLOOR HTD. SQ. FT.	= 2266
REC.RM. SQ. FT.	= 489
TOTAL HEATED SQ. FT.	= 2755
UNHEATED	
FRONT PORCH SQ. FT.	= 347
REAR PORCH SQ. FT.	= 216
GARAGE SQ. FT.	= 644

FIRST FLOOR PLAN

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

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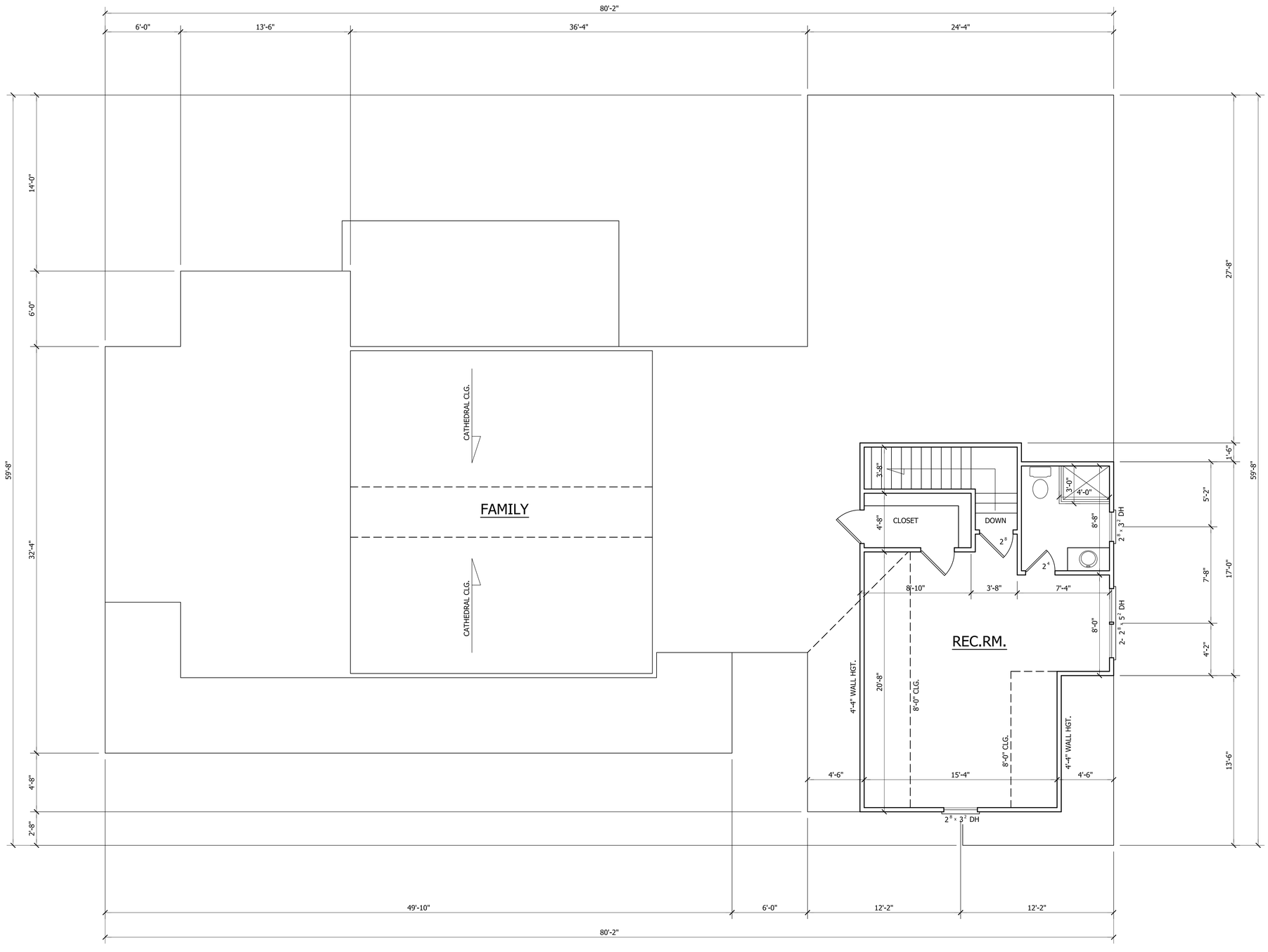

SECOND FLOOR PLAN

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

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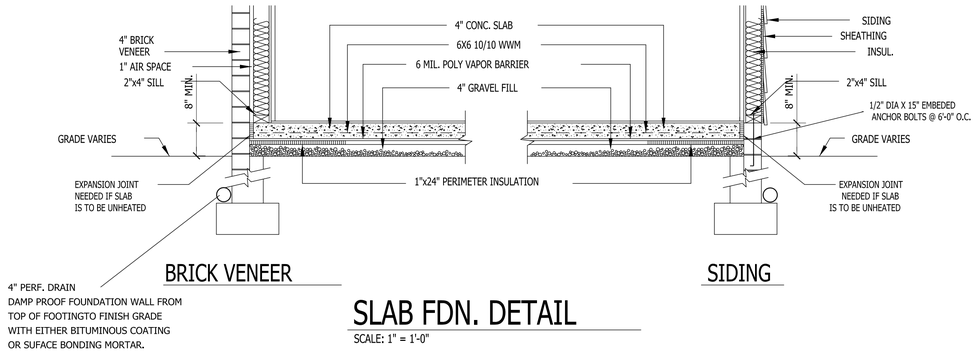
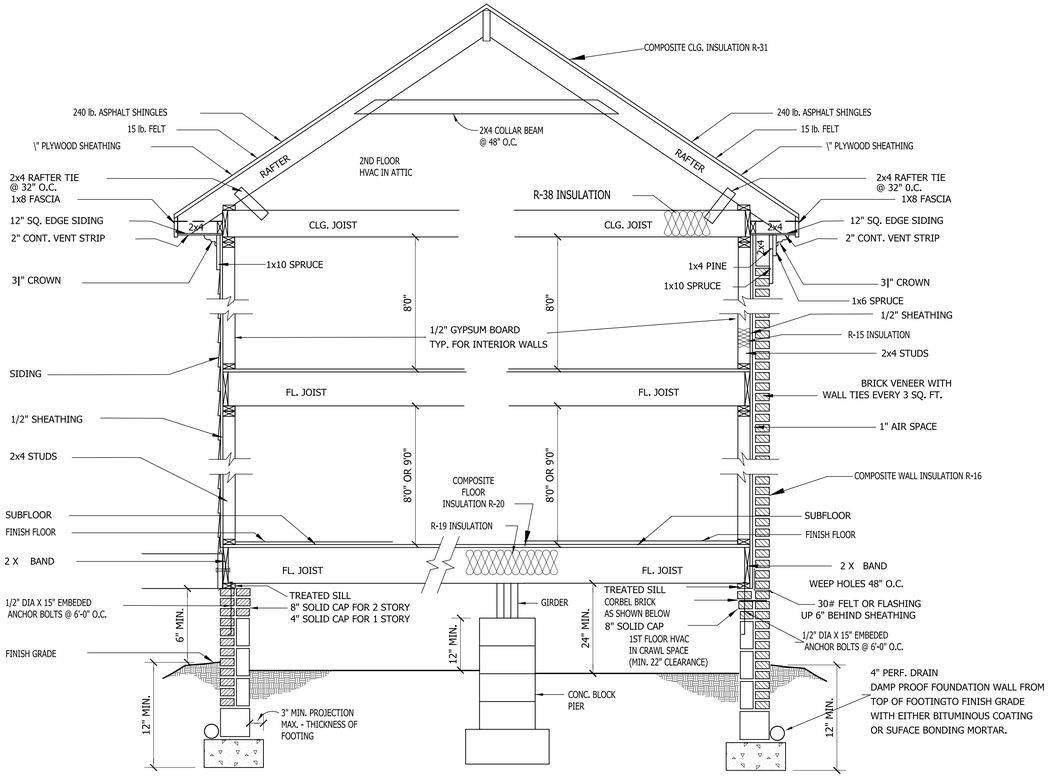


SLAB FDN. DETAIL

SCALE: 1" = 1'-0"



WALL SECTION

SCALE: \" = 1'-0"

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

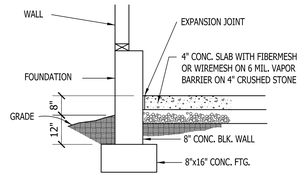
$\frac{3473}{150}$ = 23.16 SQ. FT. REQ'D

ROOF VENTILATING REQUIREMENTS

(POWER ROOF VENTILATOR REQUIRED)

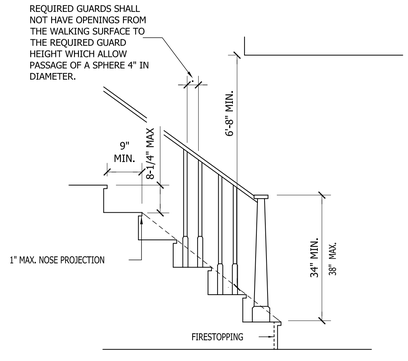
$\frac{3473}{300}$ = 11.58 SQ. FT. REQ'D

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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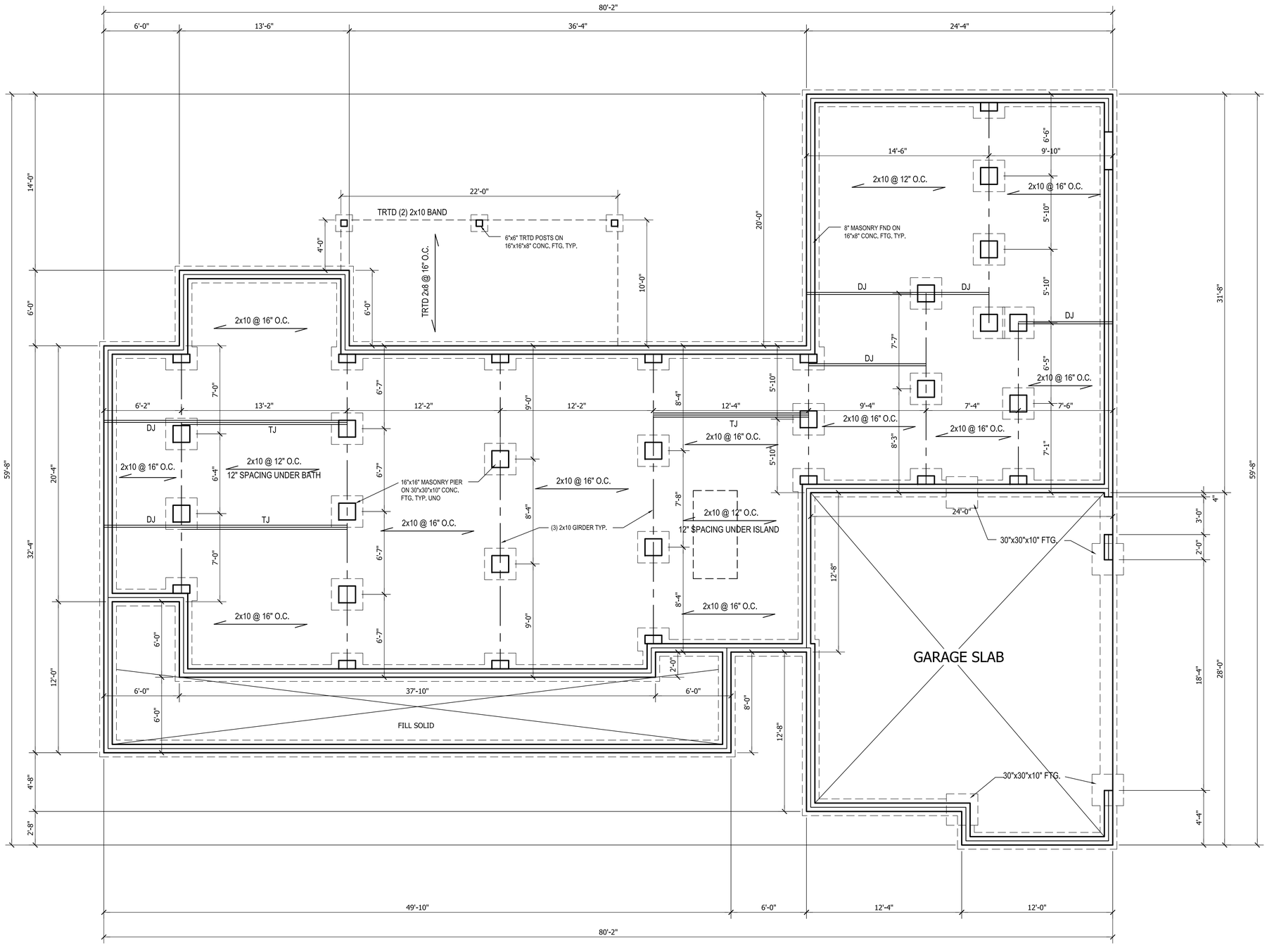

FOUNDATION PLAN

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

Structural Engineering by:
Mark E. Jones, PE
6425 Glen Dean Court
Raleigh, NC 27603
Phone: (919) 395-5618

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Project No. 20-212

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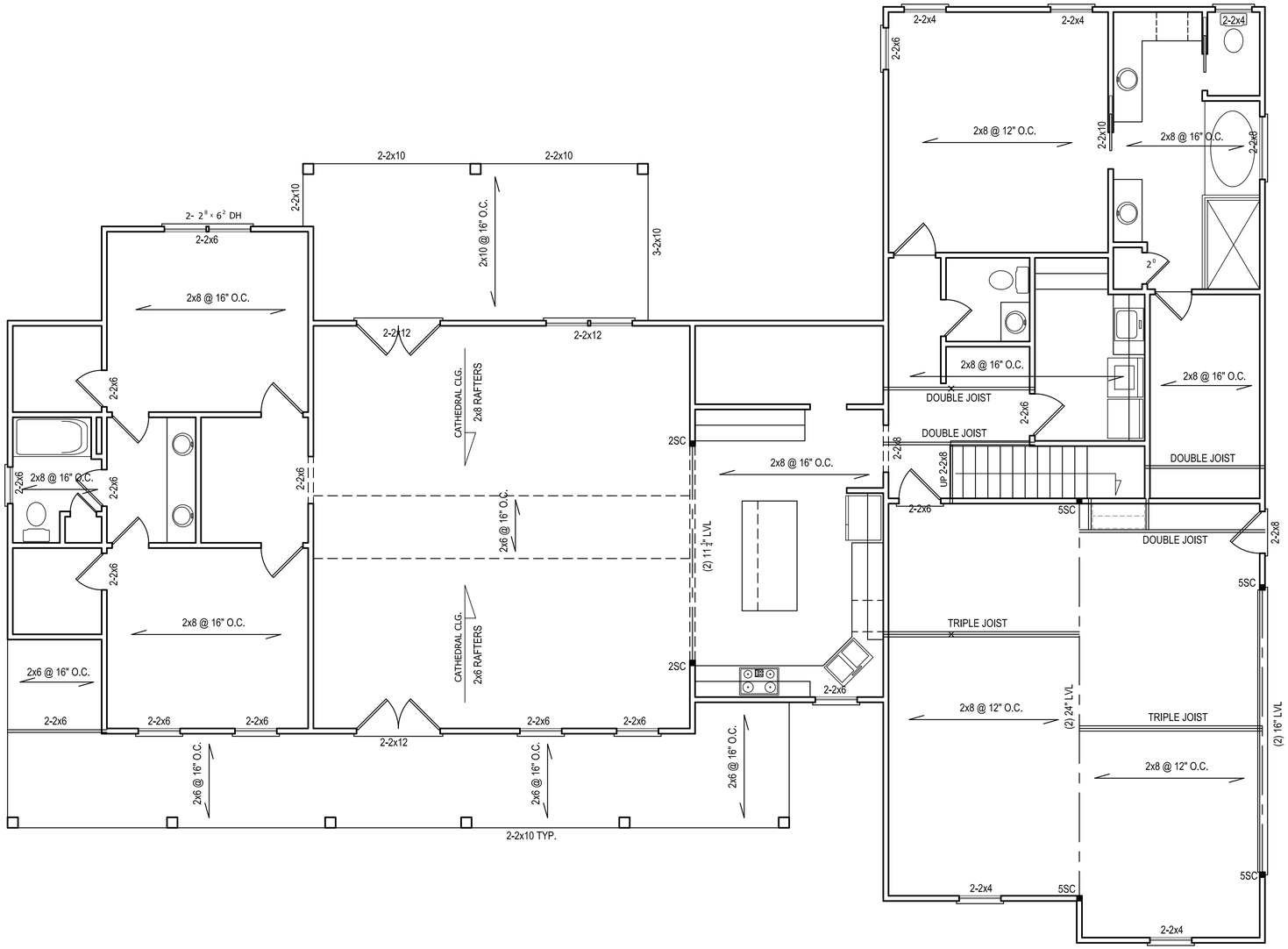

STRUCTURAL NOTES

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 (DL & LL)
ALL FLOORS	40	10	L/360
ATTIC (with storage access)	20	10	L/240
ATTIC (no access)	10	5	L/240
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	[BASED ON 120 MPH (3-second gusts)]		

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 (UNO).

5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 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 SYP #2 (Fb = 800 PSI) UNO.
ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

7) ALL LOAD BEARING HEADERS SHALL BE (2)2x10 (UNO). ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK 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 (STEP KNEES, 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 FASTNED WITH 8D NAILS 6" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED, WHERE BLOCKING IS REQ'D, ALL PANELS SHALL BE FASTENED AT 3" O.C AT EDGES AND 6" 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 LAG SCREWS (1/2 DIAMETER AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.

10) ANCHOR BOLT PLACEMENT PER SECTION R403.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6'-0" O/C AND PLACED 12" FROM THE END OF EACH PLATE SECTION

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

12) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A 24.1 SQ.FT., OR GREATER POSITIVE AND NEGATIVE PRESSURE
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
45.5 LBS/SQFT FOR ROOF PITCHES OF 0/12 TO 2.25/12
34.8 LBS/SQFT FOR ROOF PITCHES OF 2.25/12 TO 7/12
21.0 LBS/SQFT FOR ROOF PITCHES OF 7/12 TO 12/12
** MEAN ROOF HEIGHT 30' OR LESS

13) FOR ROOF SLOPES FROM 2:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER

14) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FTG. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR DIMENSIONING OR SQ. FTG. 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.

NORTH CAROLINA PROFESSIONAL 032702 9-25-2020 ENGINEER MARK E. JONES

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Raleigh, NC 27603
Phone: (919) 395-5618

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Structural analysis based on NCResidential Building Code 2018.

Project No. 20-212

FIRST FLOOR PLAN

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

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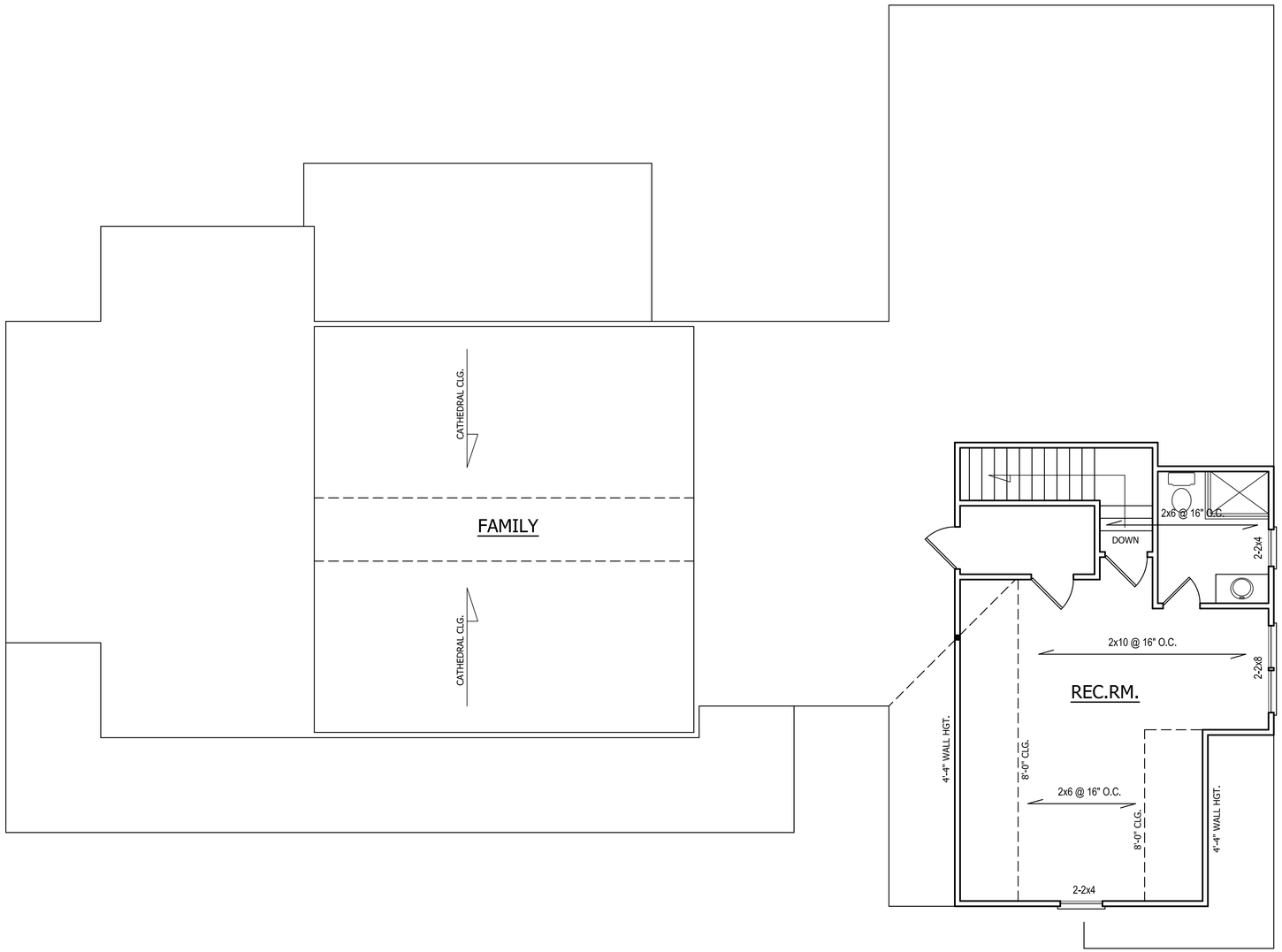

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NORTH CAROLINA PROFESSIONAL ENGINEER
032702
9-25-2020
MARK E. JONES

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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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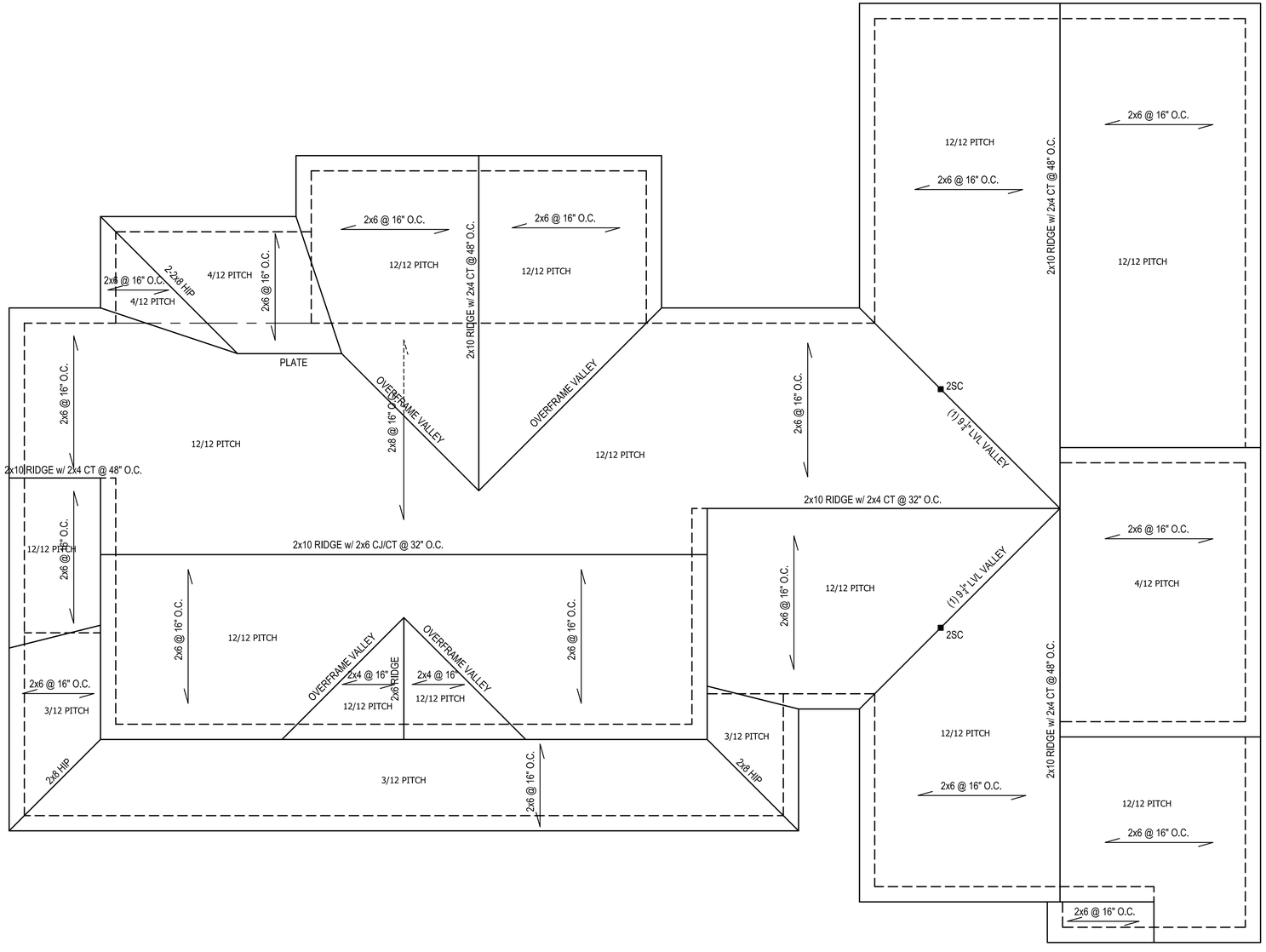

ROOF PLAN

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

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