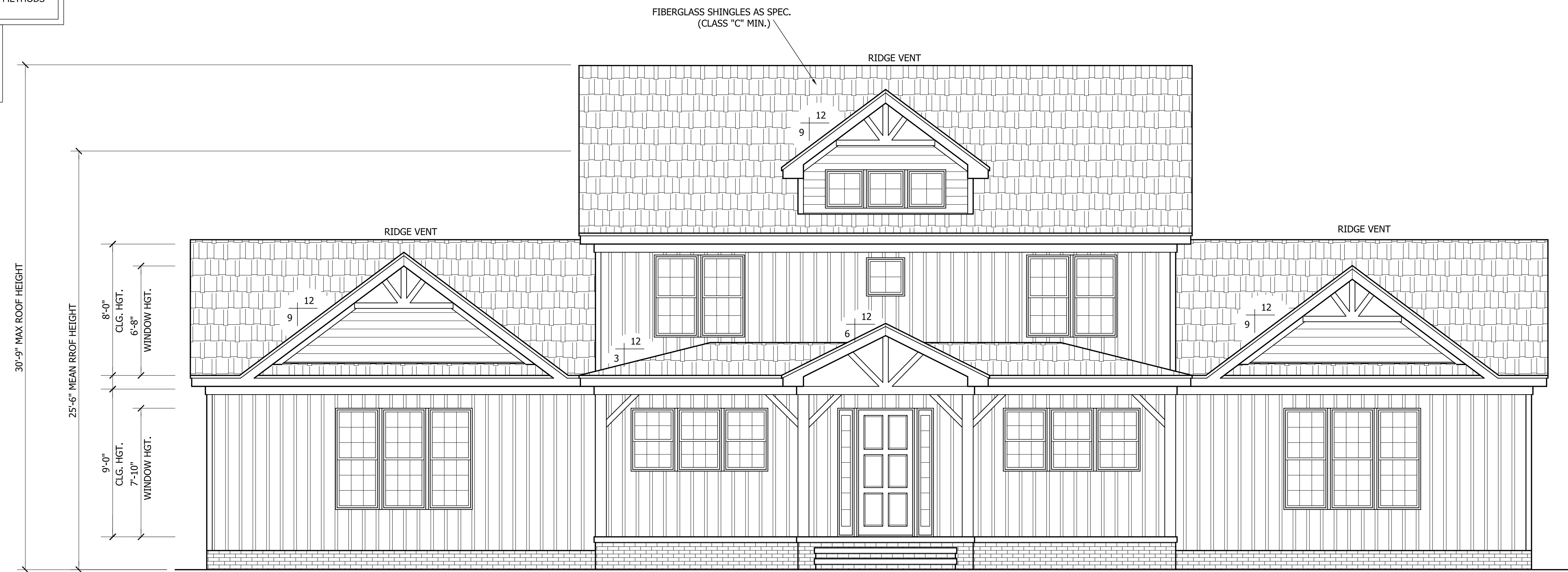


THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE

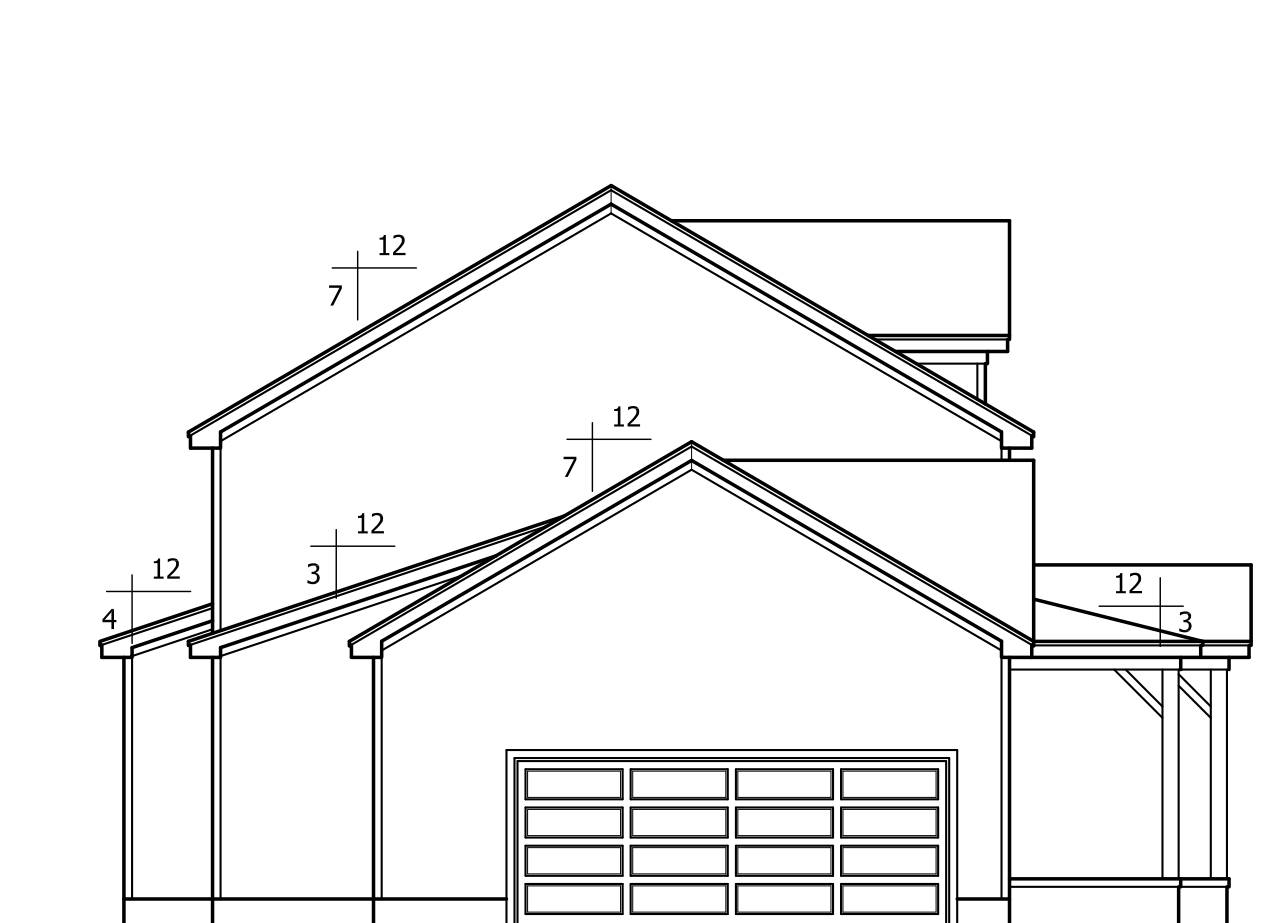
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGGINING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

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



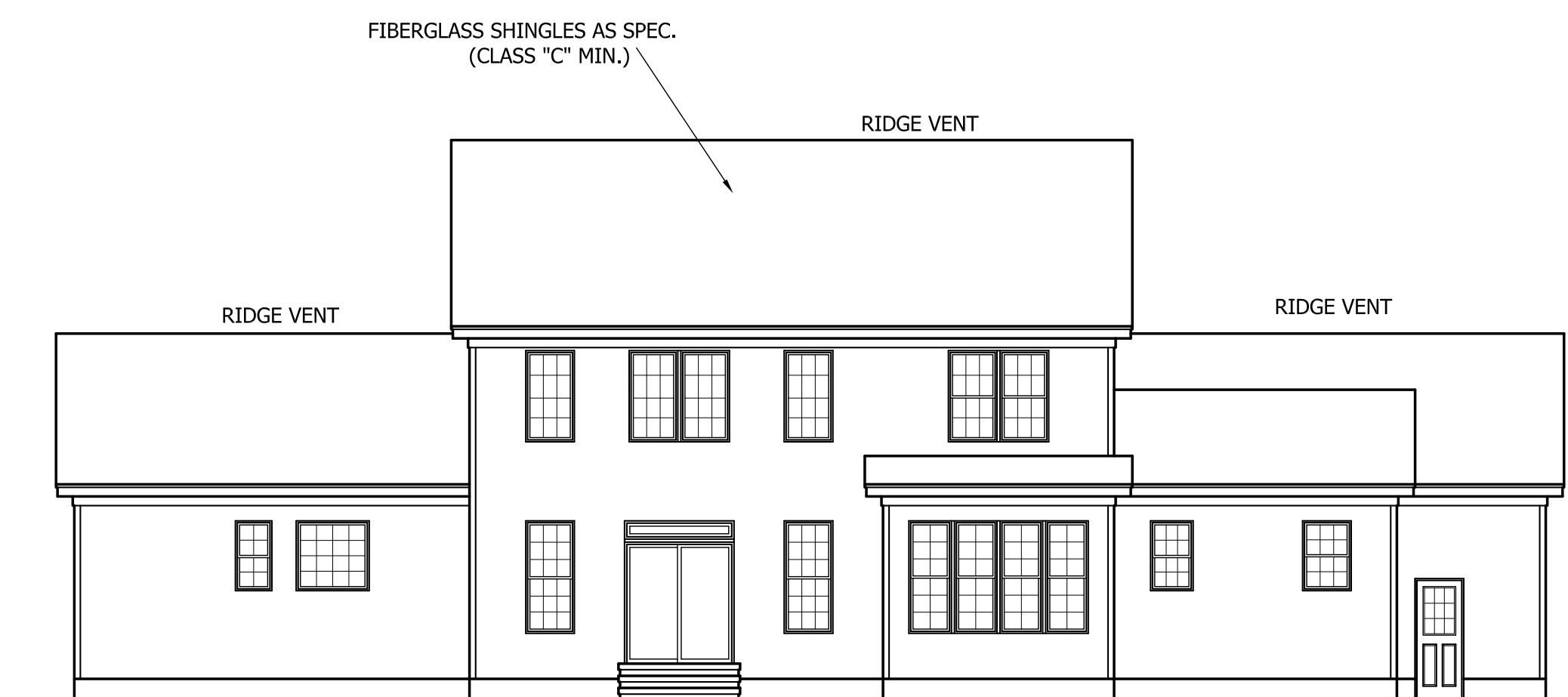
FRONT ELEVATION

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



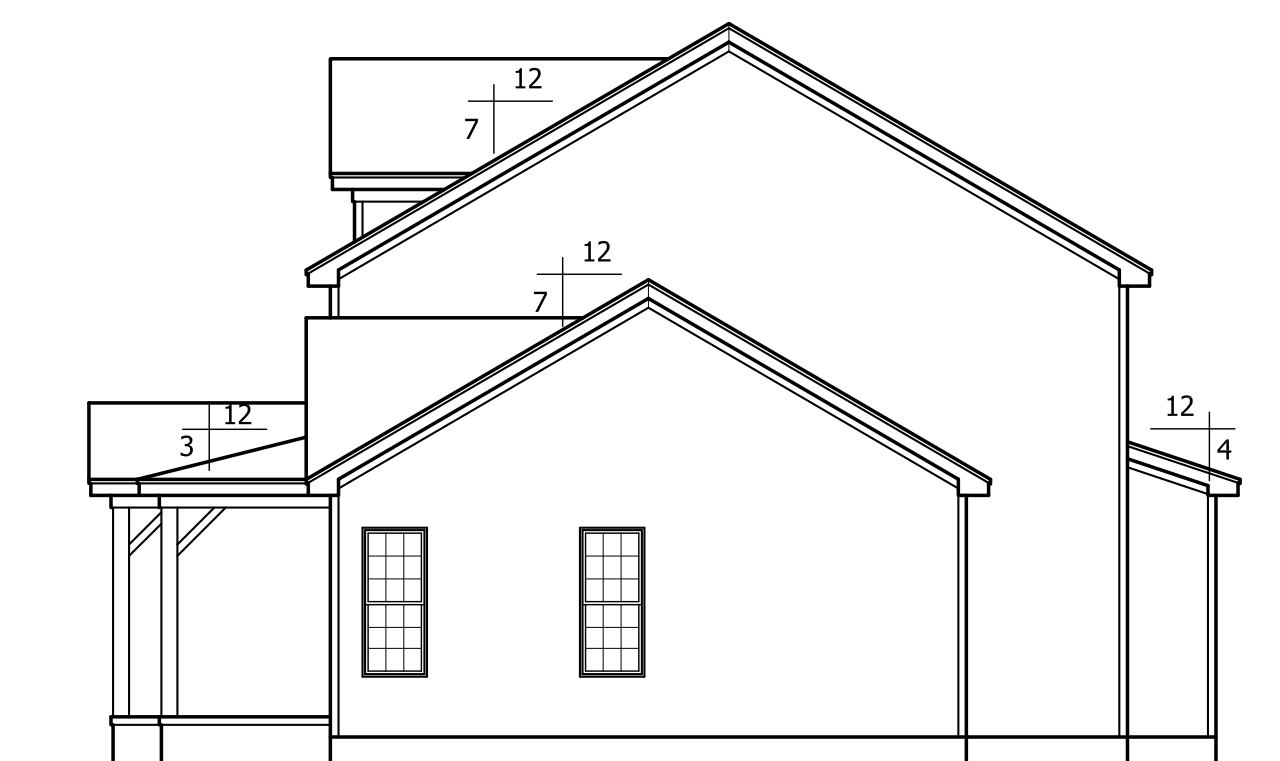
LEFT ELEVATION

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



REAR ELEVATION

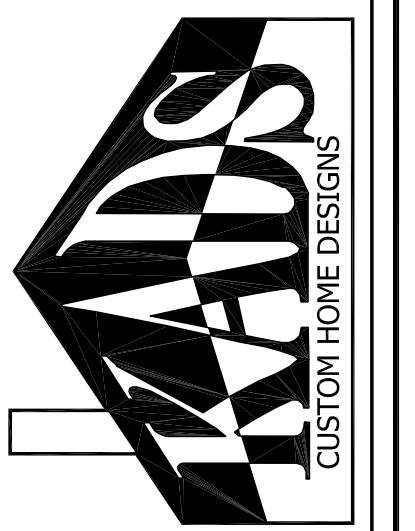
SCALE: 1/8"=1'-0"



RIGHT ELEVATION

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

TRIANGLE DEALS, LLC
"THE DRAIME"



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
3/26/21

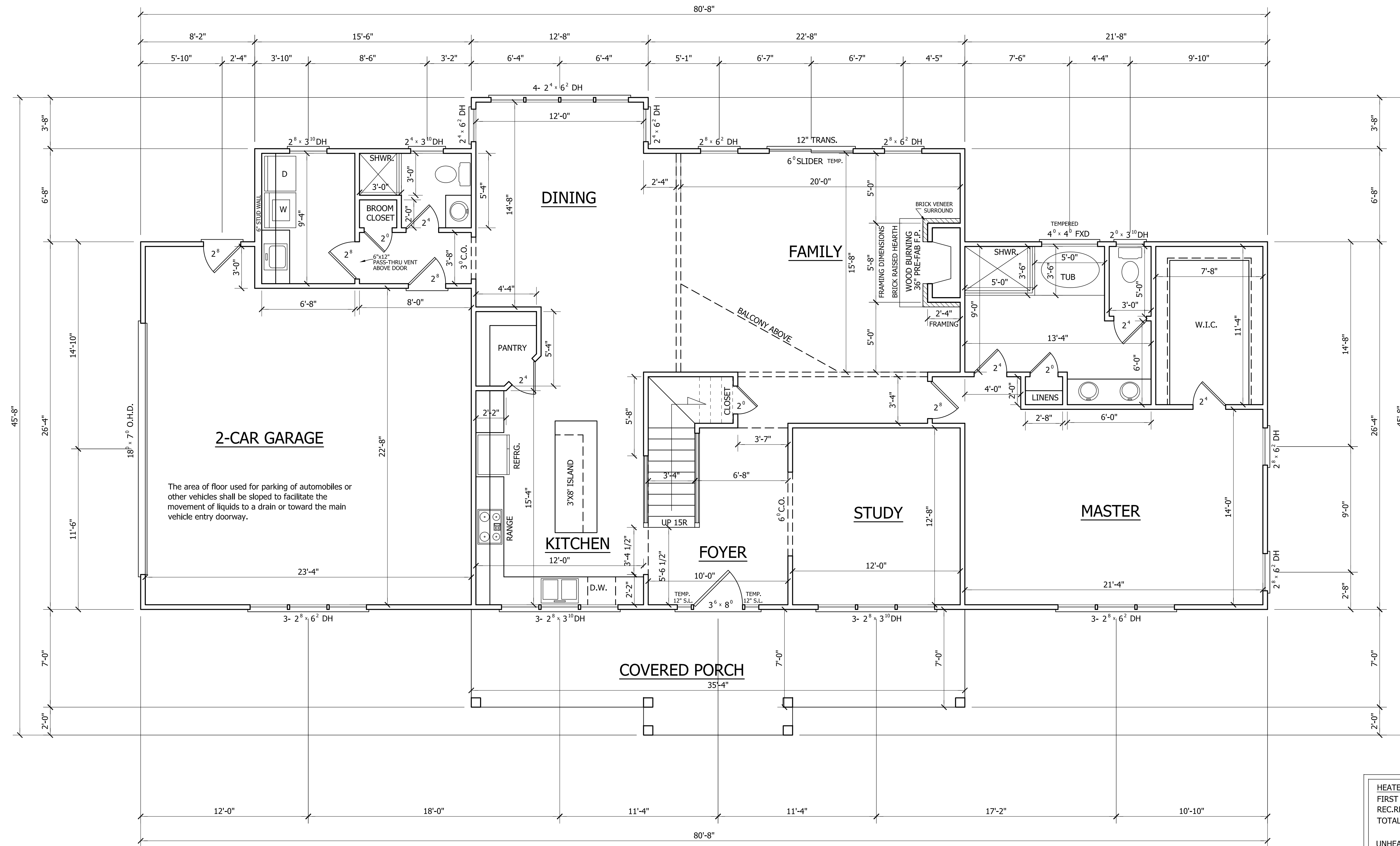
PAGE NO

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OF

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PLAN NO.
DK2618



2-CAR GARAGE
 The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

HEATED	
FIRST FLOOR HTD. SQ. FT.	= 1938
REC.RM. SQ. FT.	= 680
TOTAL HEATED SQ. FT.	= 2618
UNHEATED	
FRONT PORCH SQ. FT.	= 269
GARAGE SQ. FT.	= 572

FIRST FLOOR PLAN

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

TRIANGLE DEALS, LLC
 "THE DRAIME"



ANGIER, NC
 919-369-7181

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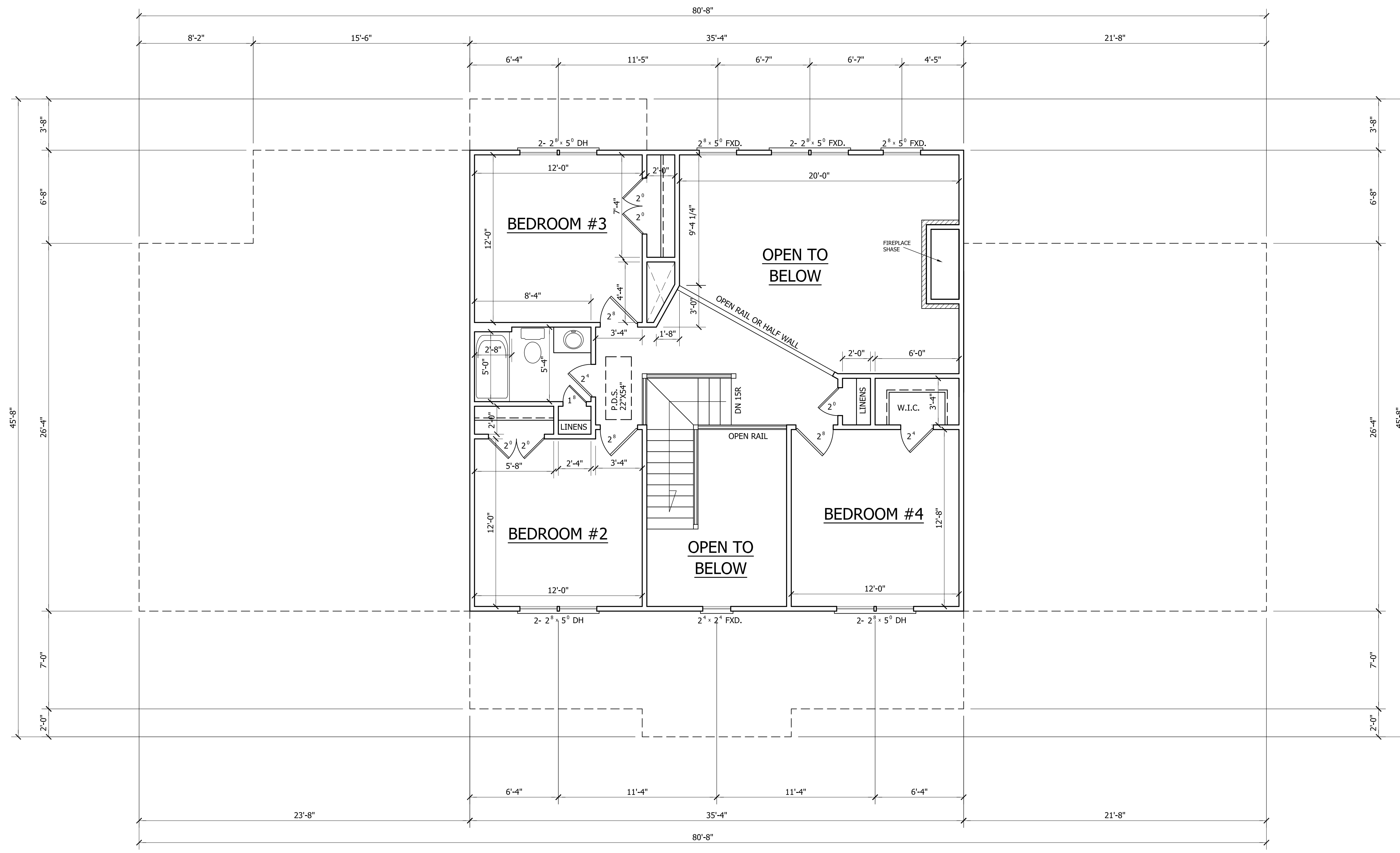
PAGE NO

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OF

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PLAN NO.
 DK2618



SECOND FLOOR PLAN

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

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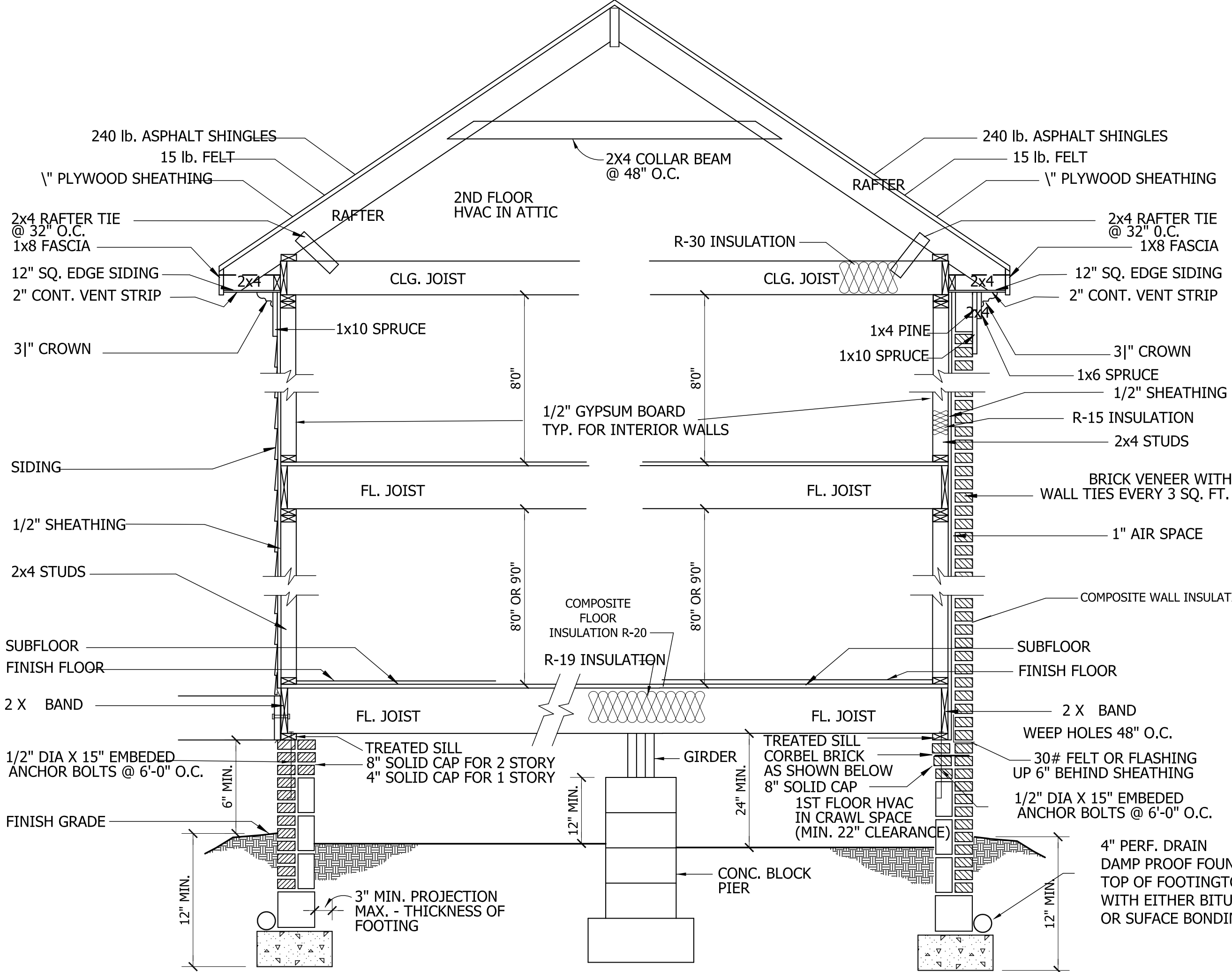
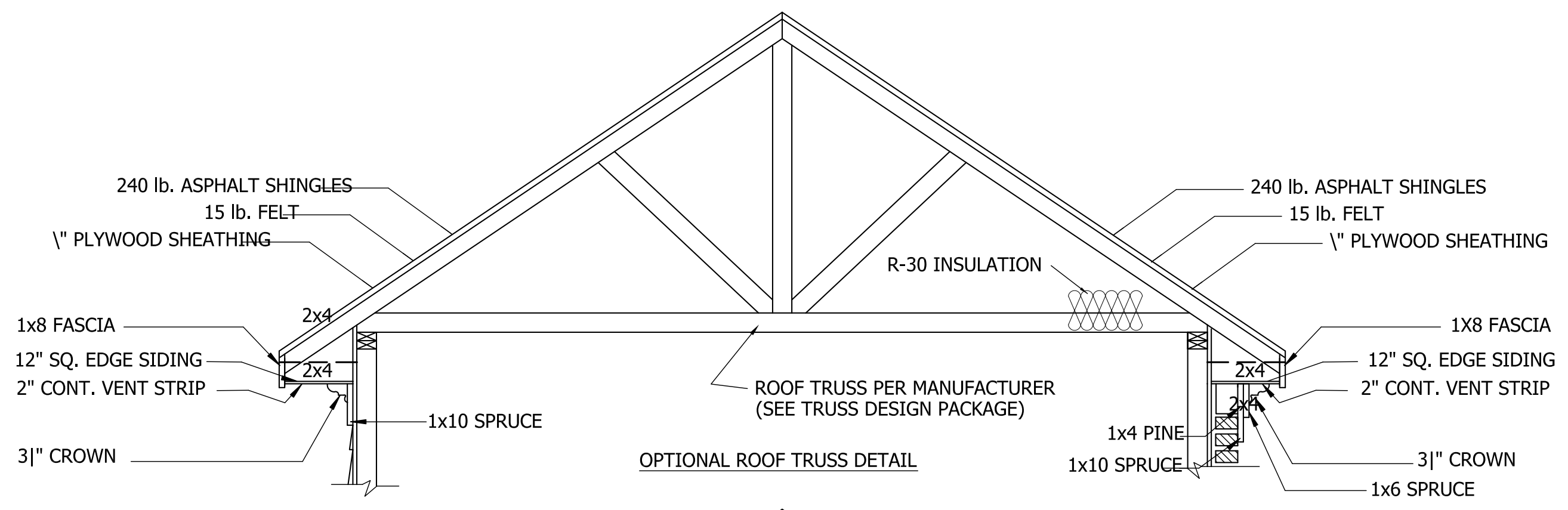
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PLAN NO.
 DK2618

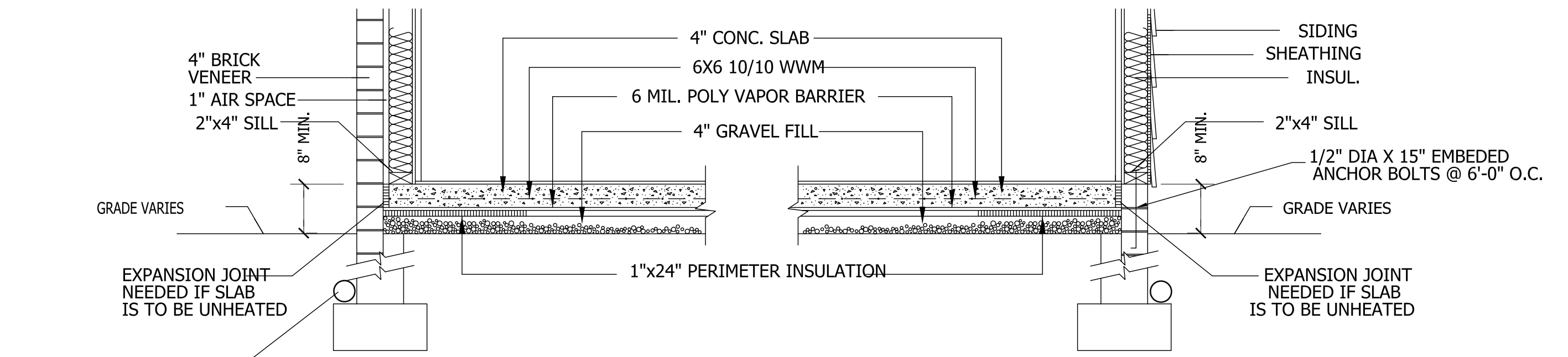


SIDING SECTION

BRICK SECTION

WALL SECTION

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



BRICK VENEER

SIDING

SLAB FDN. DETAIL

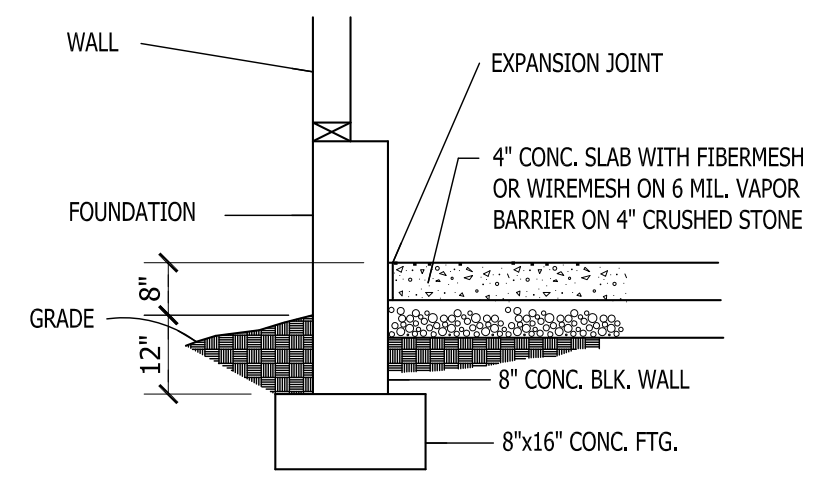
SCALE: 1" = 1'-0"

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 = 1938 SQ. FT.
 1938/150 = 12.92 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
 $\frac{2779}{150} = 18.52 \text{ SQ. FT. REQ'D}$

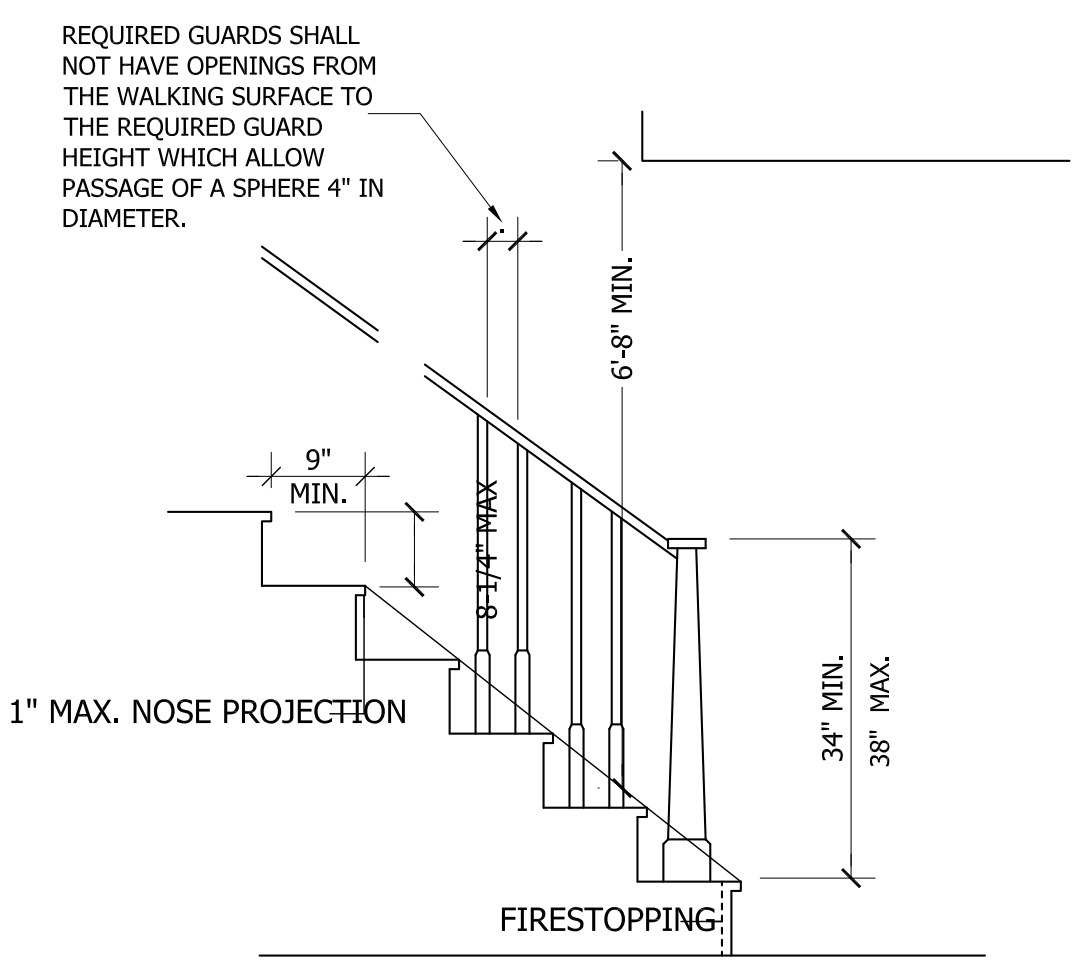
ROOF VENTILATING REQUIREMENTS
 (POWER ROOF VENTILATOR REQUIRED)
 $\frac{2779}{300} = 9.26 \text{ SQ. FT. REQ'D}$

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED.



GARAGE SLAB

SCALE: NTS

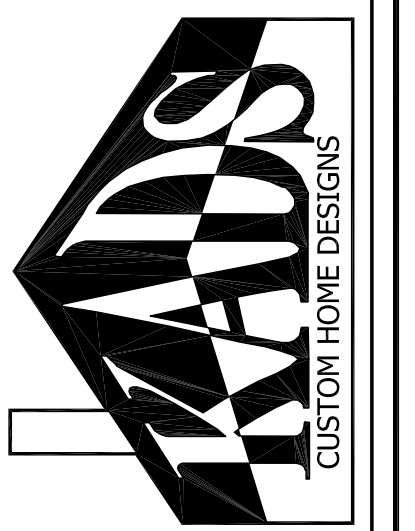


NOTE:
 Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail 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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"THE DRAIME"



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 3/26/21

PAGE NO

4

OF

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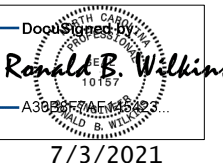
PLAN NO.
 DK2618

GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING TO BE A MINIMUM OF 16" WIDE AND CONSTRUCTED WITH 3000 PSI CONCRETE. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS REFER TO STATE AND LOCAL BUILDING CODES. THE ASSUMED SOIL BEARING CAPACITY FOR THIS PROJECT IS 2000 PSF. THE CONTRACTOR MUST VERIFY THE SITE CONDITIONS AND CONTACT A SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SUB-GRADE A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE OR AS OTHERWISE DIRECTED BY THE LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 "FOUNDATION DRAINAGE" AND SECTION R406 "FOUNDATION WATERPROOFING AND DAMPPROOFING".
5. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND INSTALLED AT 12" ON CENTER AND 12" FROM EACH CORNER OR SILL PLATE SPICE LOCATIONS.

STRUCTURAL EVALUATION BY:

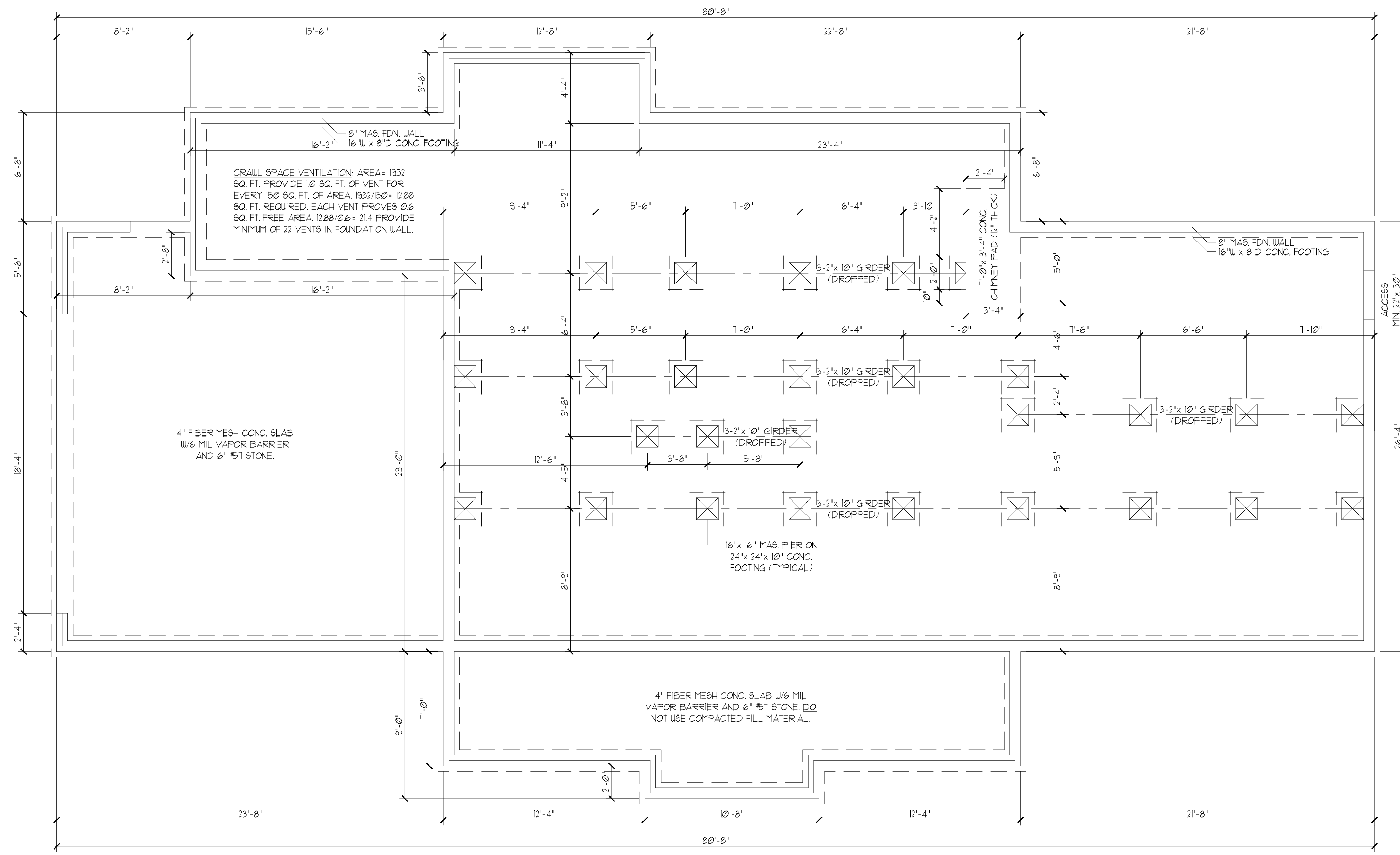
WILKINS ENGINEERING, P.C.
 Post Office Box 31446
 Raleigh, North Carolina 27621



7/3/2021

FILE: DRAME

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 *DO NOT SCALE THESE DRAWINGS. ENGINEERING APPROVAL EXPIRES ONE YEAR FROM THE DATE OF THE ENGINEER'S SIGNATURE ABOVE.



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

DO NOT SCALE THESE DRAWINGS
 ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION BEGINS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS. THESE DRAWINGS APPLY TO STRUCTURAL ELEMENTS ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CODE COMPLIANCE OF NON-STRUCTURAL ITEMS.

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TRIANGLE DEALS, LLC
 THE DRAME PLAN

Sheet No. 1

GENERAL NOTES:

- THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
- WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 241 PSF.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
 45 PSF FOR ROOF PITCHES FROM 0/12 TO 2/12
 34.5 PSF FOR ROOF PITCHES FROM 2.25/12 TO 1/12
 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12
 MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 10'
- ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4A (TABLE N10(2)).
- DESIGN CRITERIA IS AS FOLLOWS:

	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
SECONDARY FLOOR	10	40
SLEEPING AREAS	10	40
ATTIC (w/ STAIRS)	10	30
ATTIC (w/o STAIRS)	10	20
ROOF	10	20

WIND LOADING IS BASED ON 3 SECOND GUST OF 115 MILES PER HOUR
 LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/360 FOR FLOORS, L/240 FOR ROOF
 6. ALL HEADERS IN LOAD BEARING WALL SHALL BE 2"x10" UNLESS NOTED OTHERWISE.
 FULL HEIGHT KING STUDS SHALL BE INSTALLED FROM EACH SIDE OF EXTERIOR WALL HEADERS AND BEAMS AS FOLLOWS:

HEADER SPAN	STUDS @ 16" O.C.	STUDS @ 24" O.C.
3'-0"	1	1
4'-0"	2	1
8'-0"	3	2
12'-0"	5	3
16'-0"	6	4

- ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #1 SFF OR BETTER LUMBER USED FOR STUD WALL SHALL BE #1 SFF OR BETTER. DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER INTERIOR WALLS RUNNING PARALLEL WITH THE FLOOR JOISTS.
- LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b ≥ 2800 PSI, F_v ≥ 285 PSI, E ≥ 1,000,000 PSI. MULTIPLE LVL PILES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
- THE FOLLOWING SHALL APPLY TO ALL BRACED WALL LINES:
 ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" OSB OR CDX WSP SHALL BE IN ACCORDANCE WITH R-602.103 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL WSP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

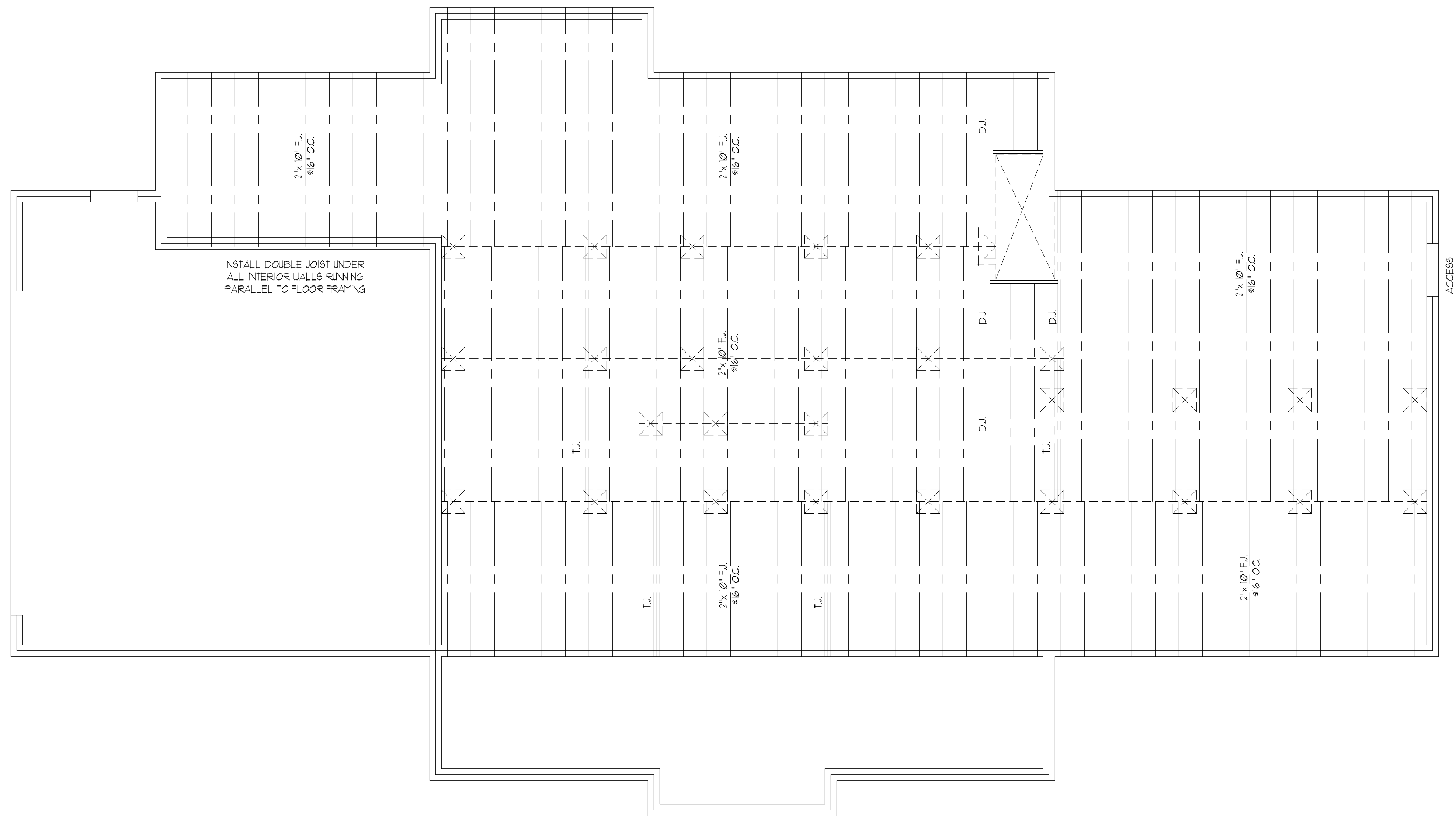
STRUCTURAL EVALUATION BY:

WILKINS ENGINEERING, P.C.
 Post Office Box 37446
 Raleigh North Carolina 27621



FILE: DRAIME 7/3/2021

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FLOOR FRAMING PLAN
 SCALE 1/4" = 1'-0"

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 wilkinseng@aol.com
 919.771.3540

TRIANGLE DEALS, LLC
 THE DRAIME PLAN
 Sheet No.

52

GENERAL NOTES:

- THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
- WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 241 PSF.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
 45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 2/12
 34.5 PSF FOR ROOF PITCHES FROM 2.5/12 TO 1/12
 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 0/12
 MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 10'
- ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4A (TABLE N10(2)).
- DESIGN CRITERIA IS AS FOLLOWS:

	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
SECONDARY FLOOR	10	40
SLEEPING AREAS	10	40
ATTIC (W/O STAIRS)	15	30
ATTIC (W/O STAIRS)	10	20
ROOF	10	20

WIND LOADING IS BASED ON 3 SECOND GUST OF 115 MILES PER HOUR
 LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/360 FOR FLOORS, L/240 FOR ROOF
 6" ALL HEADERS IN LOAD BEARING WALL SHALL BE 2'-2"x 10" UNLESS NOTED OTHERWISE.
 FULL HEIGHT KING STUDS SHALL BE INSTALLED FROM EACH SIDE OF EXTERIOR WALL HEADERS AND BEAMS AS FOLLOWS:

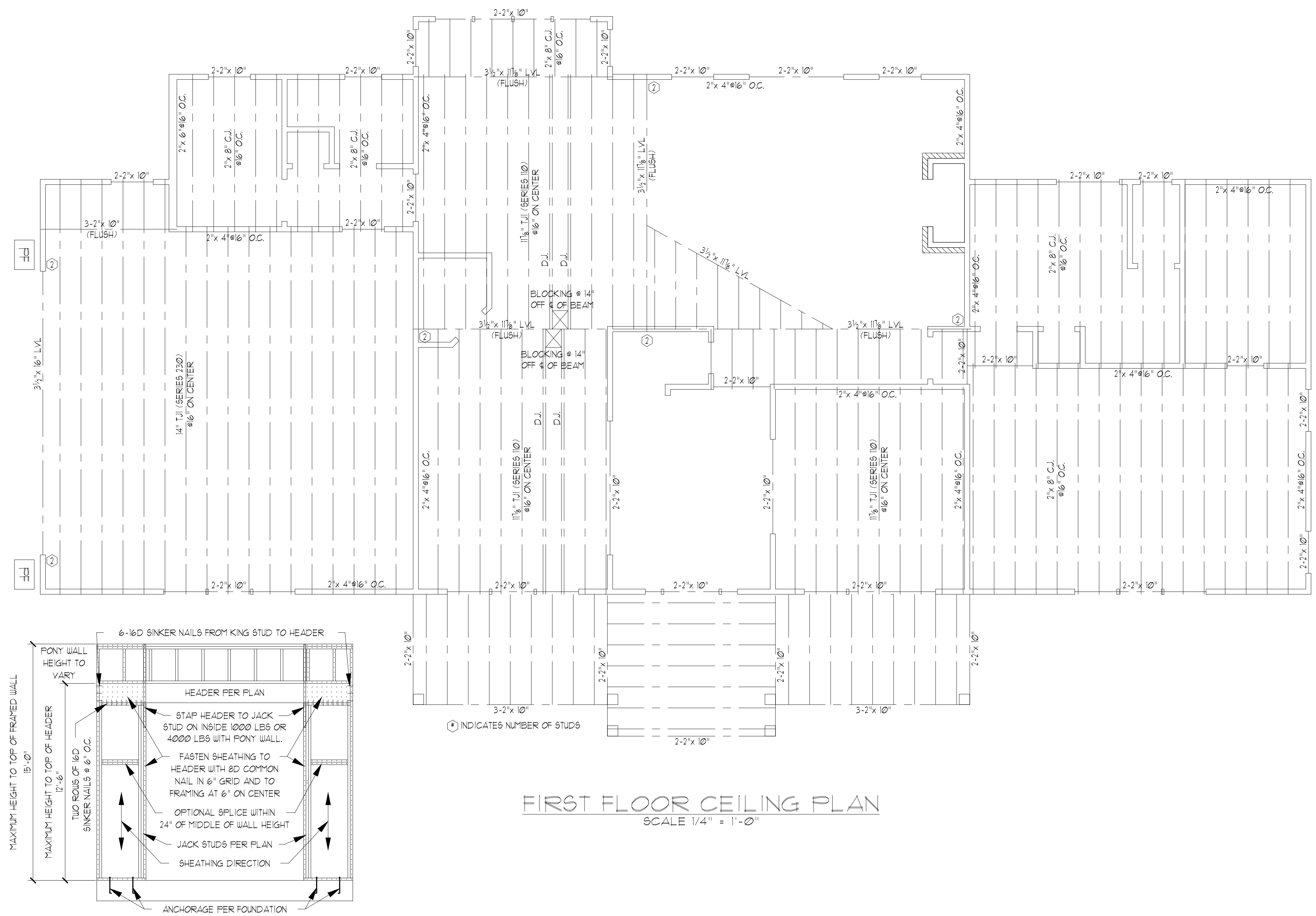
HEADER SPAN	STUDS @ 16" O.C.	STUDS @ 24" O.C.
3'-0"	1	1
4'-0"	2	1
8'-0"	3	2
11'-0"	5	3
16'-0"	6	4

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- LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b ≥ 2800 PSI, F_v ≥ 285 PSI, E = 1,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
- THE FOLLOWING SHALL APPLY TO ALL BRACED WALL LINES:
 ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" OSB OR CDX WSP SHALL BE IN ACCORDANCE WITH R-602.103 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL WSP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x 4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

STRUCTURAL EVALUATION BY:

WILKINS ENGINEERING, P.C.
 Post Office Box 31446
 Raleigh, North Carolina 27621
 7/3/2021

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FIRST FLOOR CEILING PLAN
 SCALE 1/4" = 1'-0"

PORTAL FRAME AT OPENING
 (METHOD FF PER FIGURE AND SECTION R602.101)

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TRIANGLE DEALS, LLC
 THE DRAME PLAN


Sheet No.

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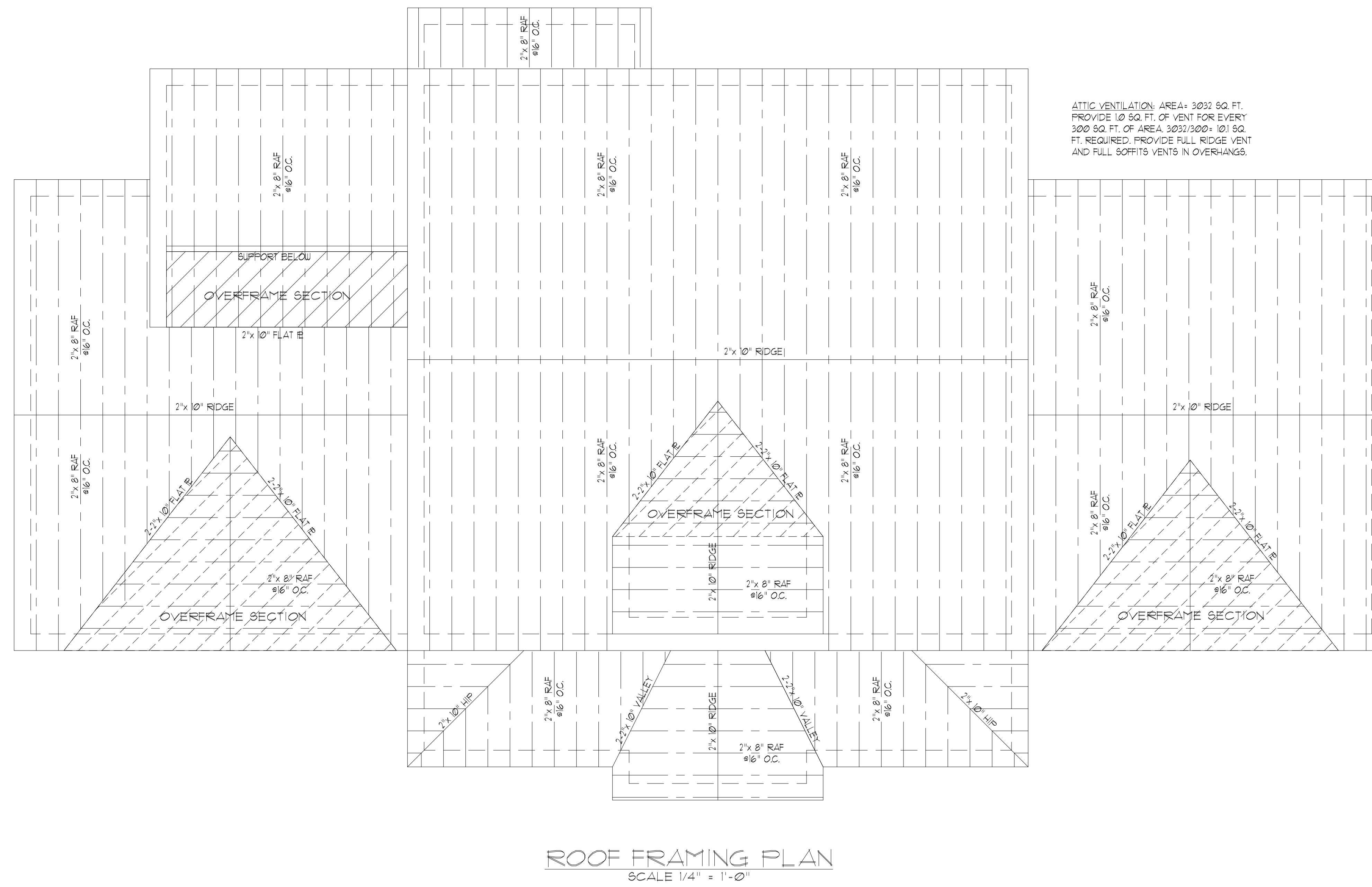
GENERAL ROOF NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
 45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 2/25/12
 34.5 PSF FOR ROOF PITCHES FROM 2/25/12 TO 1/12
 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12
 MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'
3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE BUILDING CODE.
4. ALL LUMBER SHALL BE #2 SPF, SYP OR BETTER.
5. THIS ROOF AND STRUCTURE ARE DESIGNED FOR A DESIGN WIND SPEED OF 115 MPH (THREE SECOND GUST).
6. ROOF TRUSSES (IF USED) SHALL BE DESIGNED BY THE MANUFACTURER AND THE ANALYSIS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

STRUCTURAL EVALUATION BY:

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 Post Office Box 31446
 Raleigh, North Carolina 27621

 FILE: DRAME
 7/3/2021

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TRIANGLE DEALS, LLC
 THE DRAME PLAN
 Sheet No.



GENERAL NOTES:

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 34.5 PSF FOR ROOF PITCHES FROM 2.25/12 TO 1/12
 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 0/12
 MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 8'
- ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4A (TABLE N10(2)).
- DESIGN CRITERIA IS AS FOLLOWS:

FLOOR	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
SECONDARY FLOOR	10	40
SLEEPING AREAS	10	40
ATTIC (W/ STAIRS)	10	30
ATTIC (W/O STAIRS)	10	20
ROOF	10	20

- WIND LOADING IS BASED ON 3 SECOND GUST OF 115 MILES PER HOUR. LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/240 FOR FLOORS, L/240 FOR ROOF.
- ALL HEADERS IN LOAD BEARING WALL SHALL BE 2"x 10" UNLESS NOTED OTHERWISE. FULL HEIGHT KING STUDS SHALL BE INSTALLED FM EACH SIDE OF EXTERIOR WALL HEADERS AND BEAMS AS FOLLOWS:

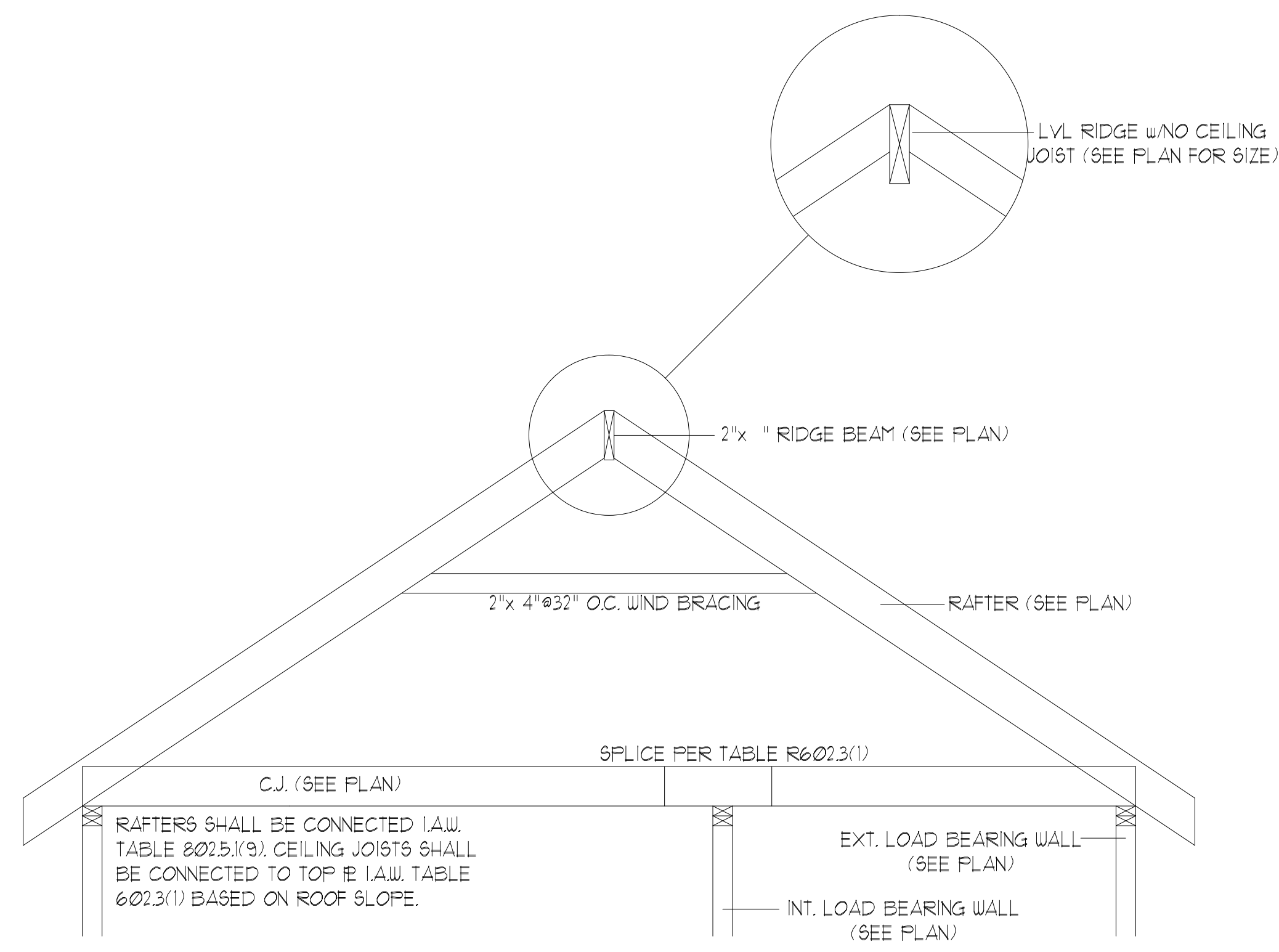
HEADER SPAN	STUDS @ 16" O.C.	STUDS @ 24" O.C.
3'-0"	1	1
4'-0"	2	1
8'-0"	3	2
12'-0"	5	3
16'-0"	6	4

- ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #1 SPF OR BETTER LUMBER. USED FOR STUD WALL SHALL BE #3 SPF OR BETTER. DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER INTERIOR WALLS RUNNING PARALLEL WITH THE FLOOR JOISTS.
- LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_v ≥ 2800 PSI, F_x ≥ 285 PSI, E ≥ 1,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
- THE FOLLOWING SHALL APPLY TO ALL BRACED WALL LINES:
 ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" OSB OR CDX USP SHALL BE IN ACCORDANCE WITH R602.3(1) AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL USP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x 4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

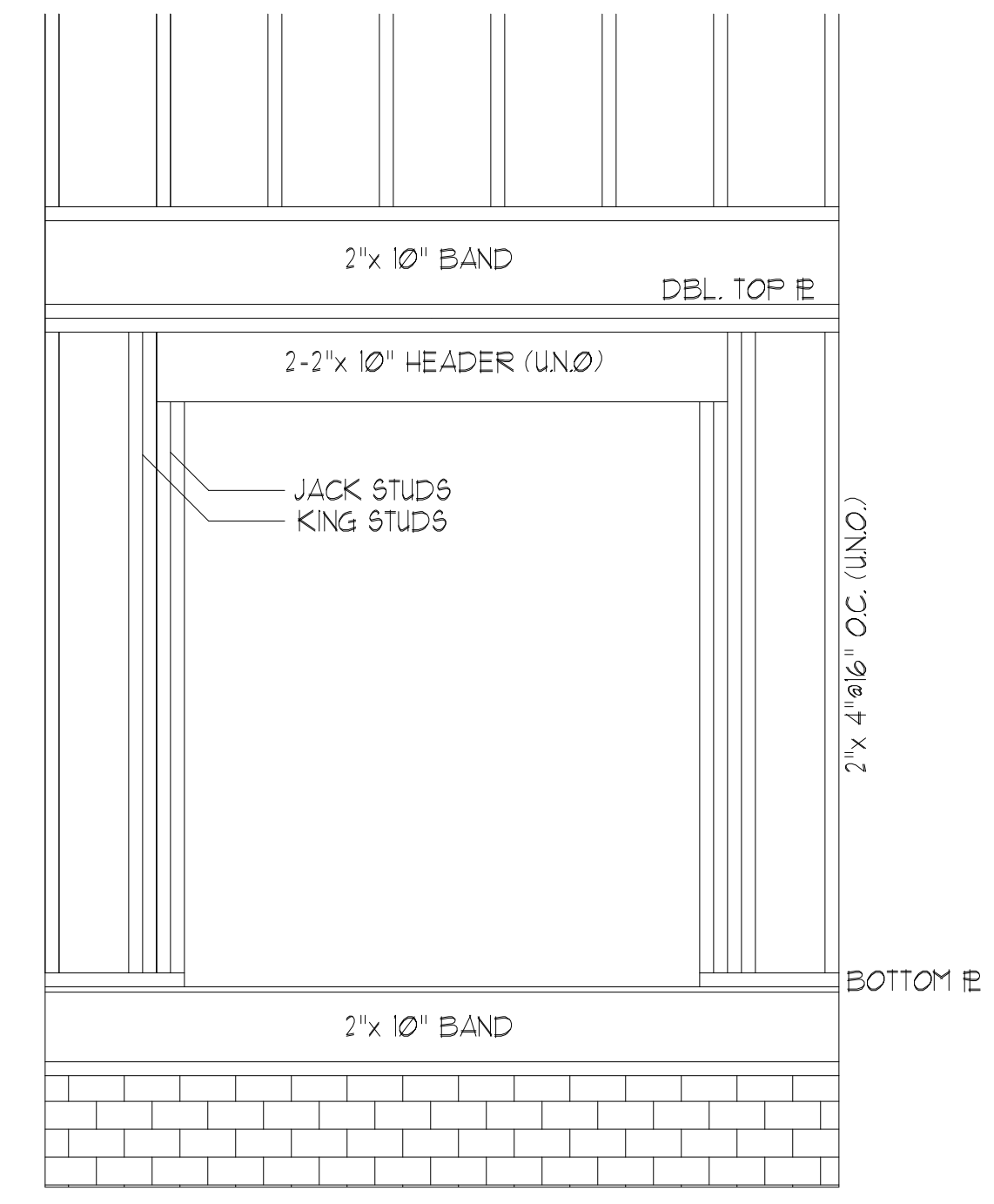
STRUCTURAL EVALUATION BY:

WILKINS ENGINEERING, P.C.
 Post Office Box 31446
 Raleigh, North Carolina 27621
 FILE: DRAIME
 7/3/2021

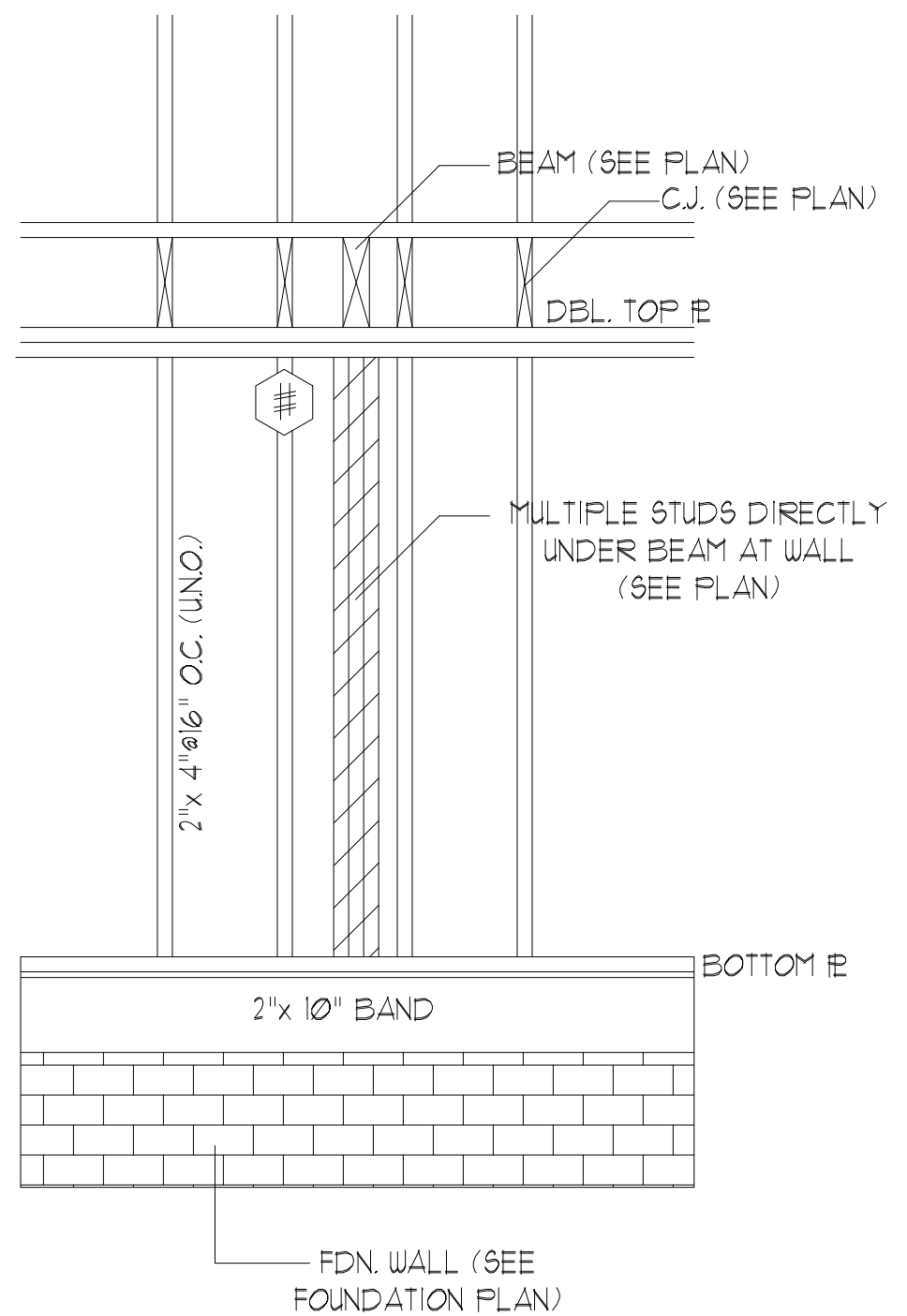
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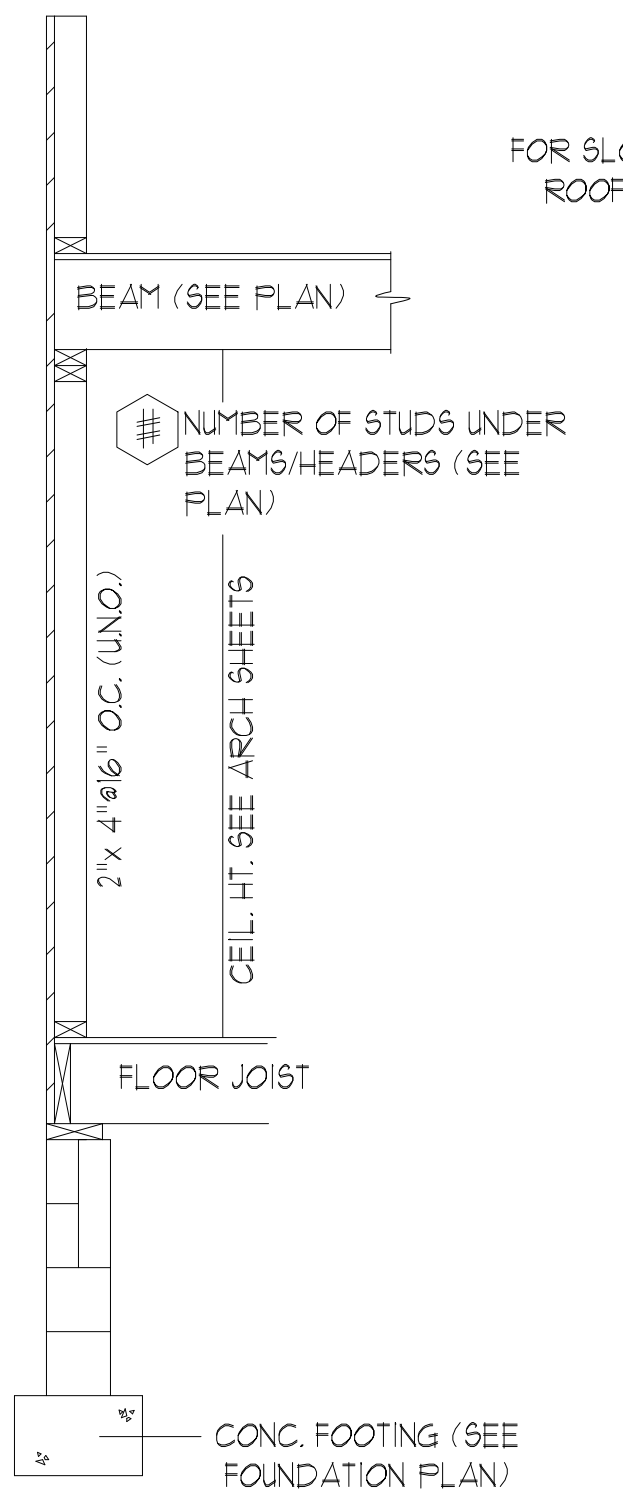
RIDGE BEAM/RAFTER DETAIL (N.T.S.)



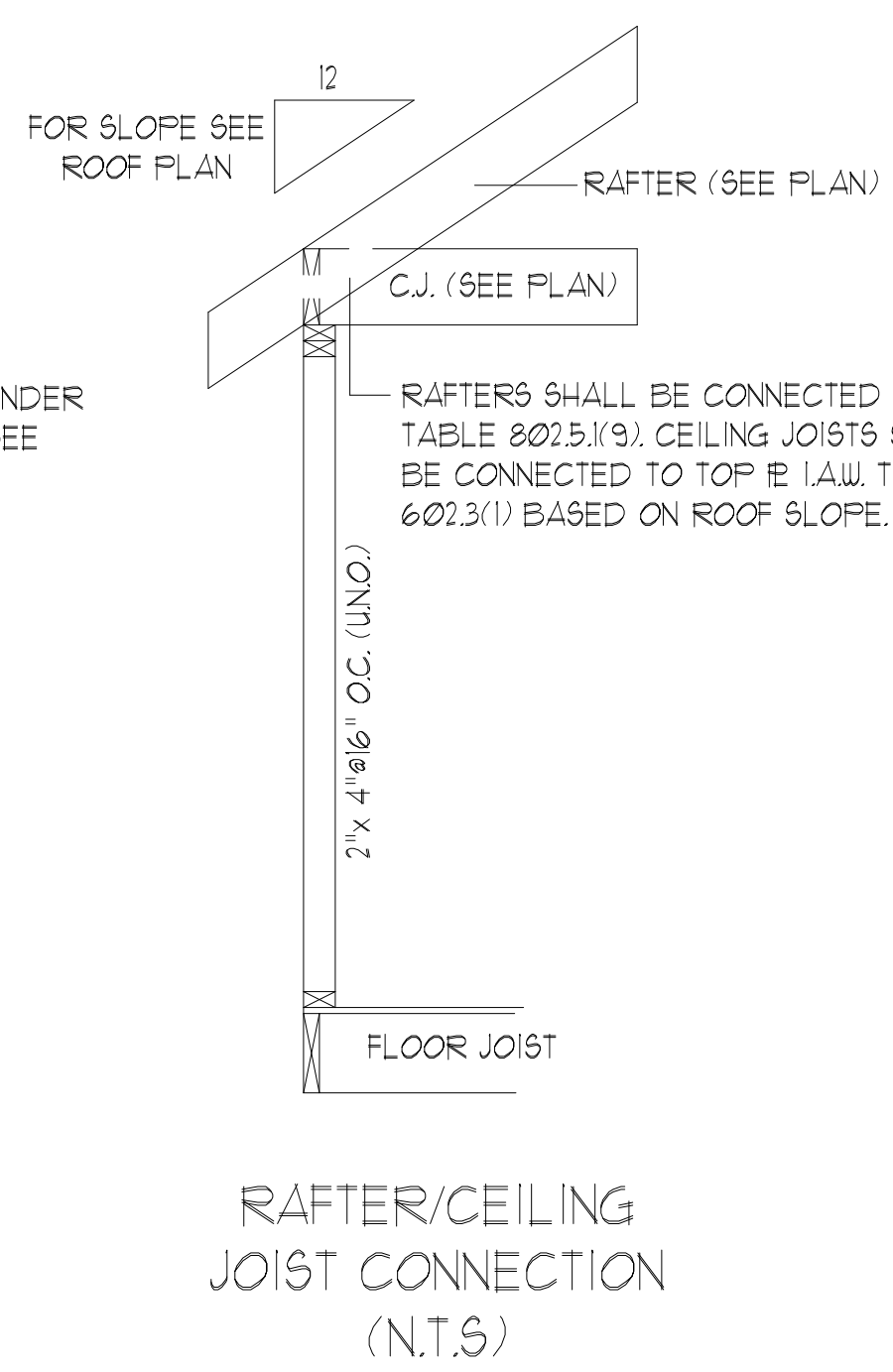
HEADER DETAIL AT EXT. WALL OPENINGS (N.T.S.)



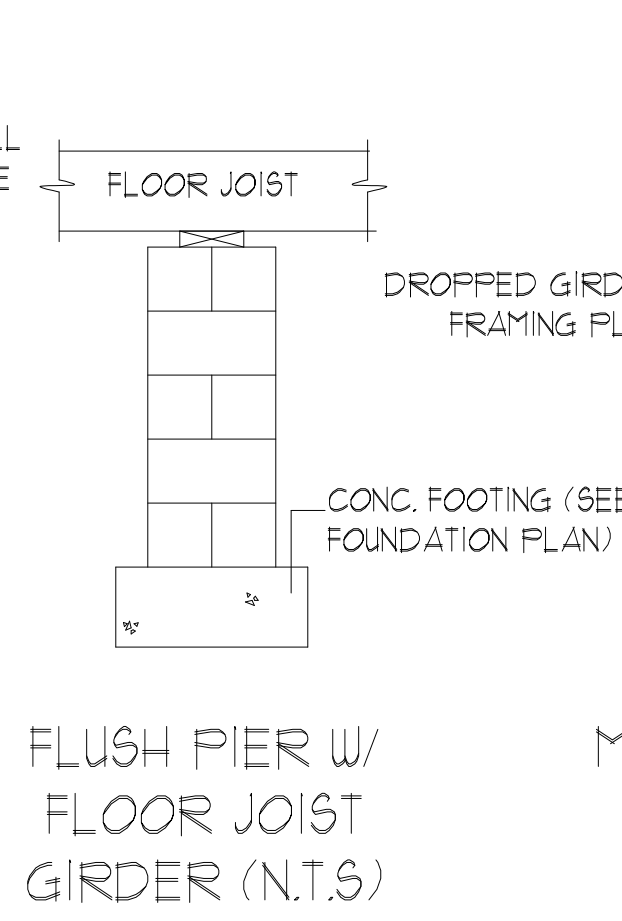
STUD SUPPORT FOR BEAMS/HEADERS (ELEV. N.T.S.)



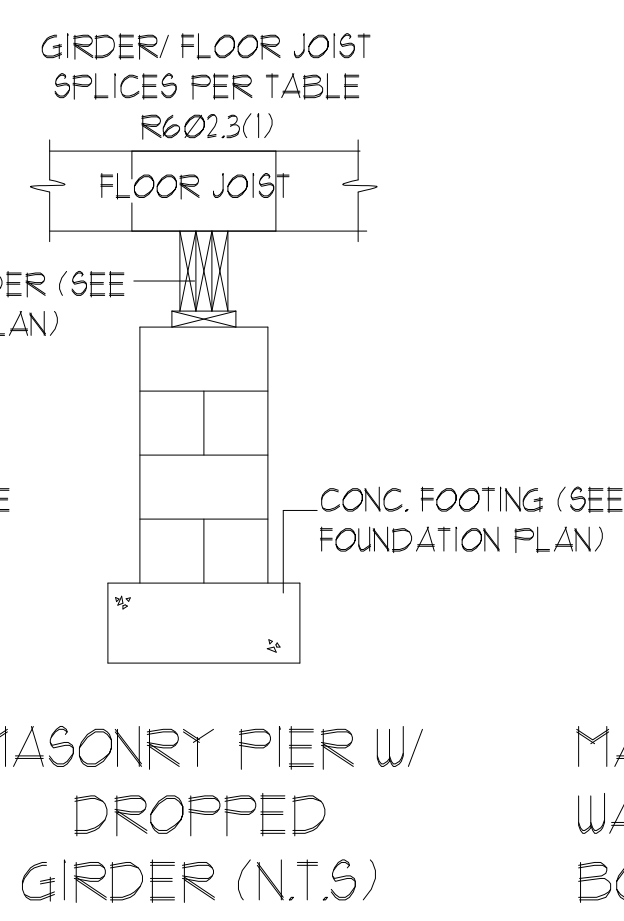
STUD SUPPORT FOR BEAMS/HEADERS (SECT. N.T.S.)



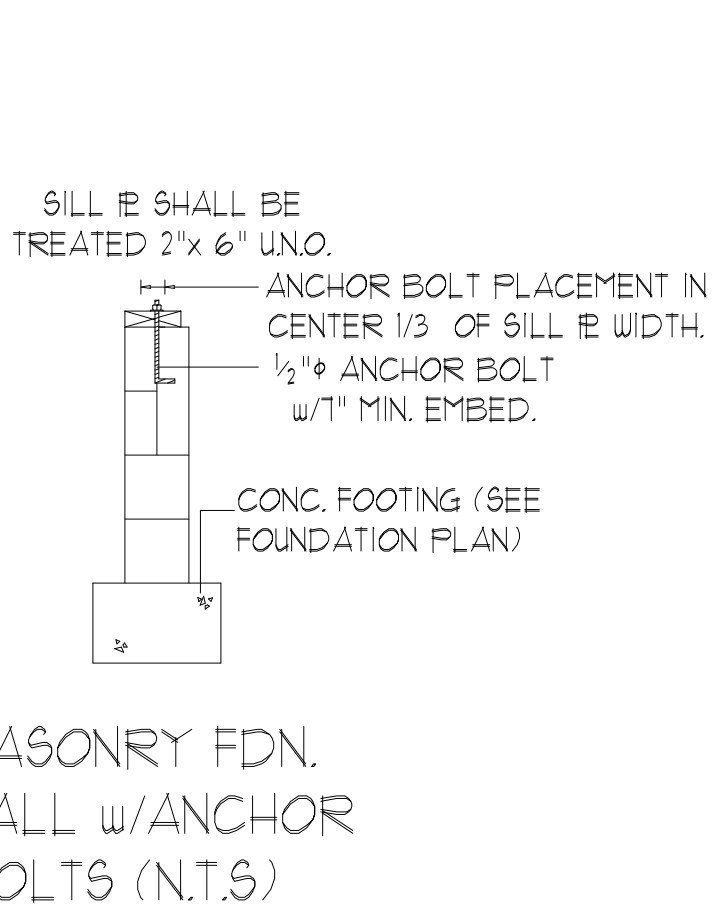
RAFTER/CEILING JOIST CONNECTION (N.T.S.)



FLUSH PIER W/ FLOOR JOIST GIRDER (N.T.S.)



MASONRY PIER W/ DROPPED GIRDER (N.T.S.)



MASONRY FDN. WALL w/ ANCHOR BOLTS (N.T.S.)

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TRIANGLE DEALS, LLC
 THE DRAIME PLAN

Sheet No.

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