

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

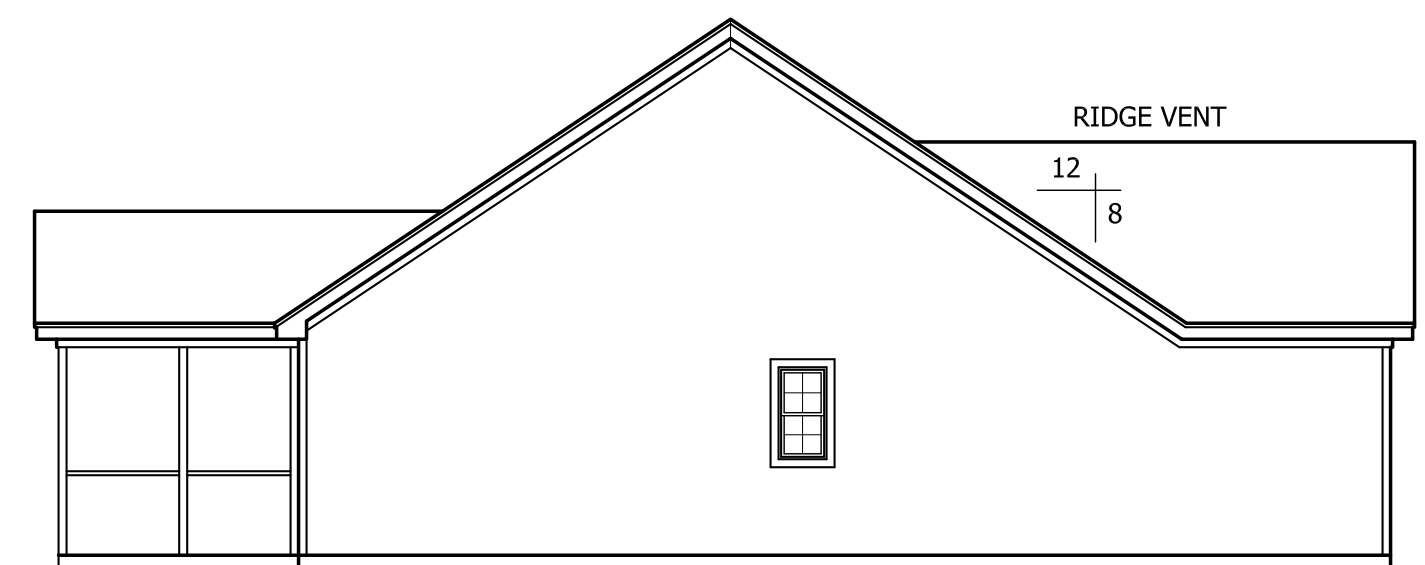
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

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.



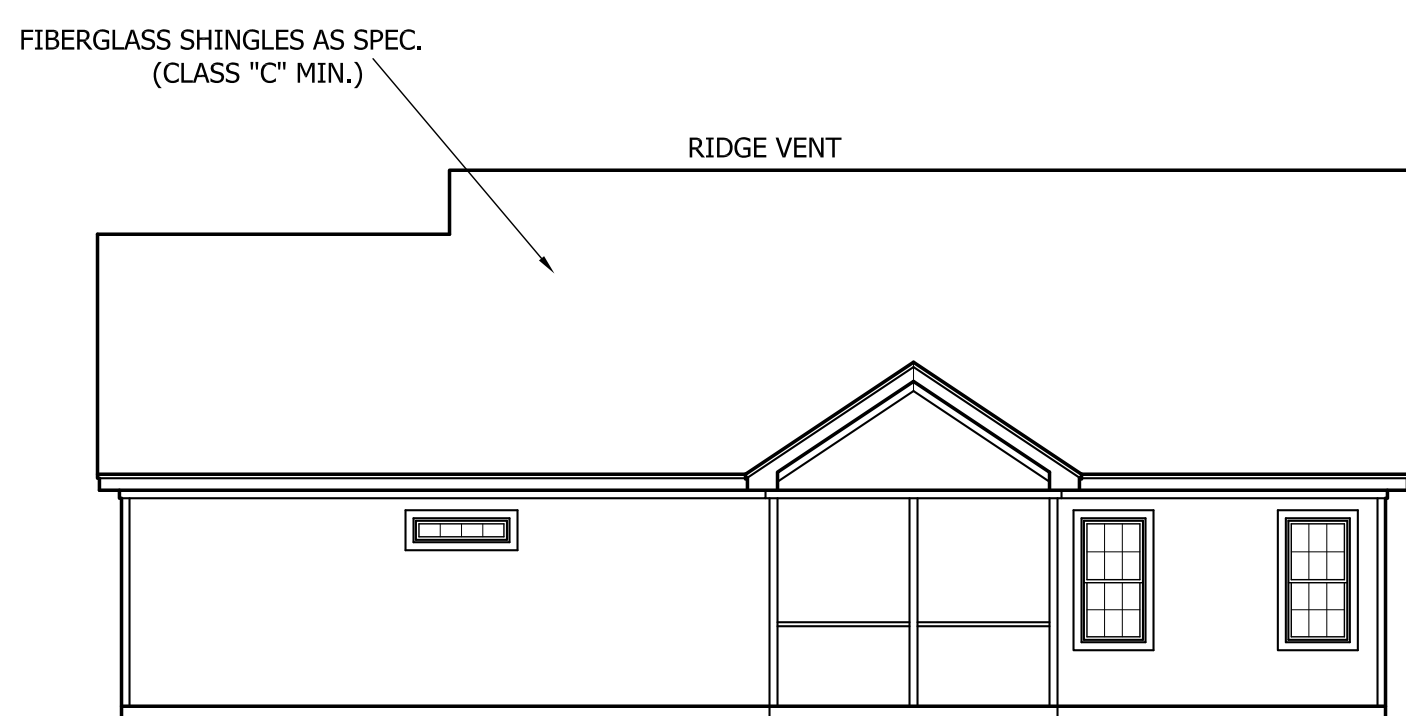
**FRONT ELEVATION**

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



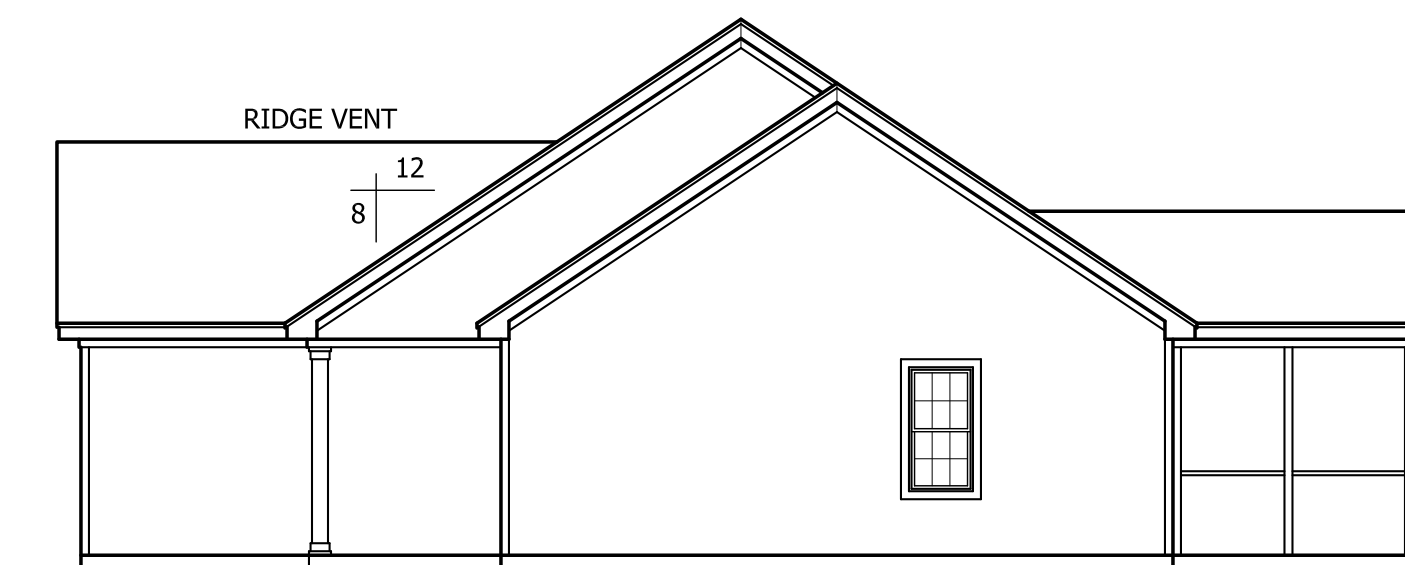
**LEFT ELEVATION**

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



**REAR ELEVATION**

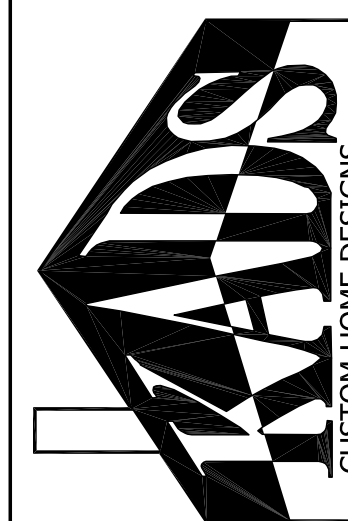
SCALE: 1/8"=1'-0"



**RIGHT ELEVATION**

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

TRIANGLE DEALS, LLC  
"THE KELSEY"



ANGIER, NC  
919-369-7181

DRAWN BY:  
D.W.O.

DATE:  
6/8/21

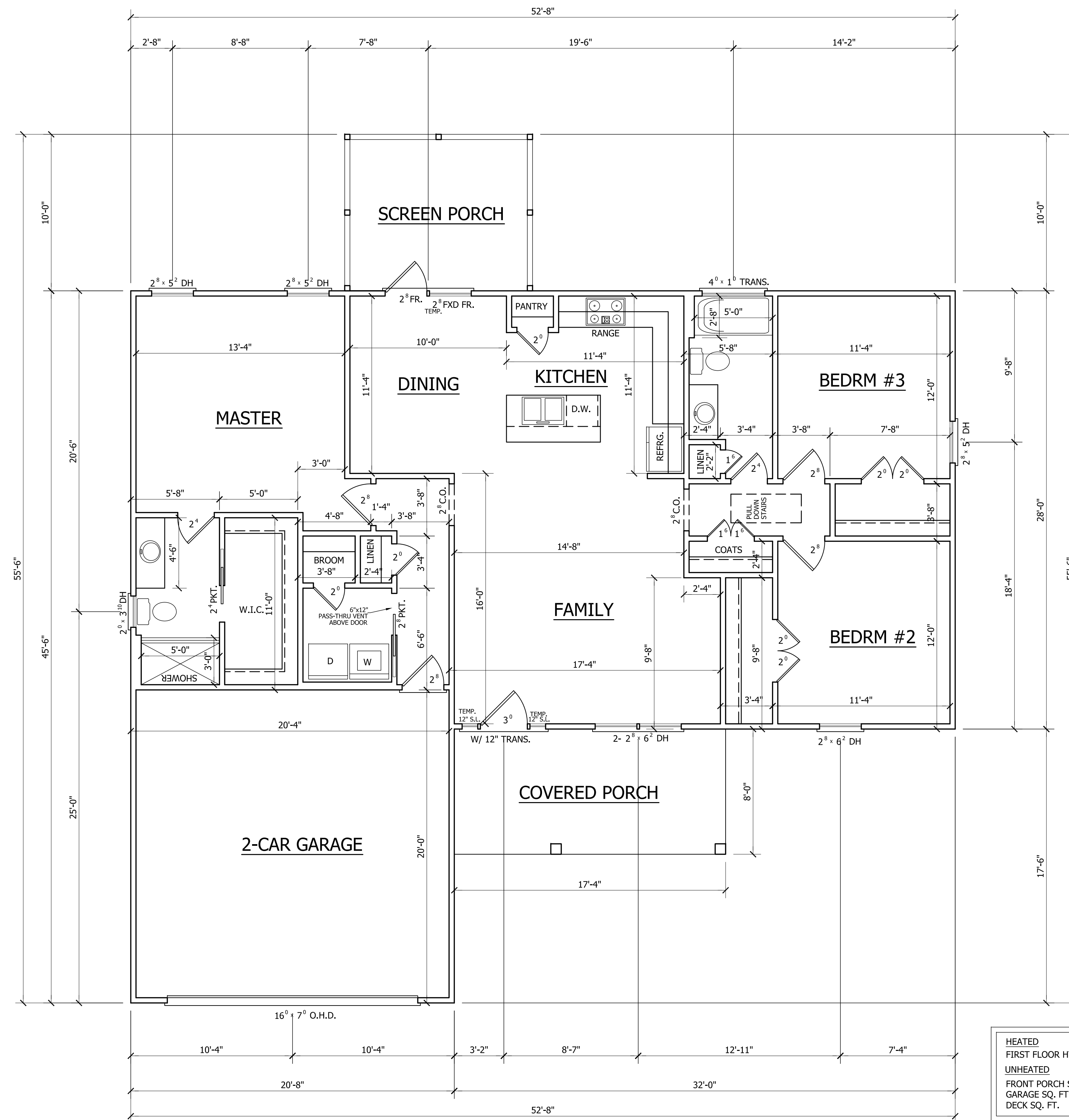
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OF

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PLAN NO.  
DK1423



HEATED	
FIRST FLOOR HTD. SQ. FT.	= 1423
UNHEATED	
FRONT PORCH SQ. FT.	= 139
GARAGE SQ. FT.	= 413
DECK SQ. FT.	= 120

**FIRST FLOOR PLAN**

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

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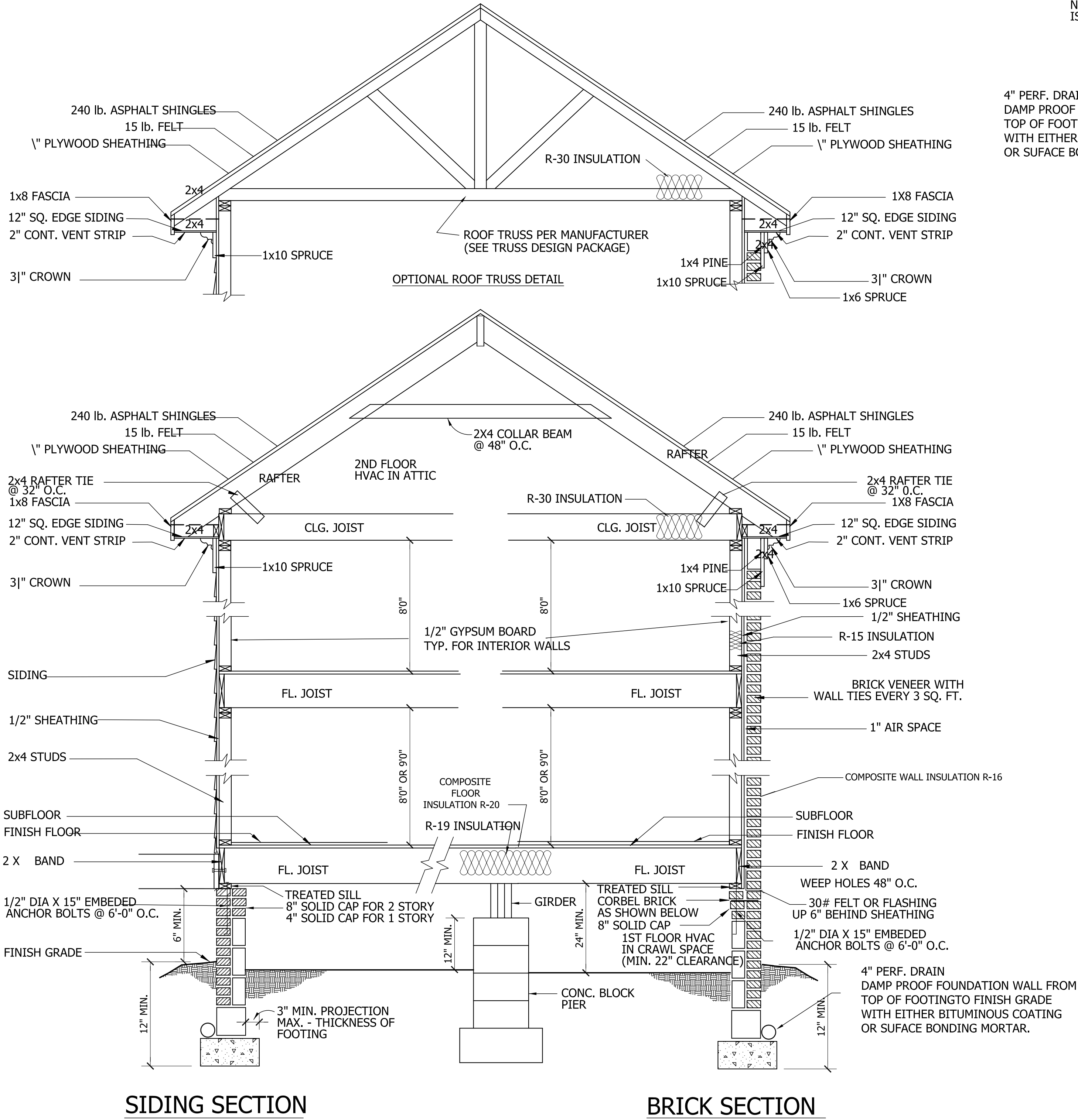
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 OF  
 3

PLAN NO.  
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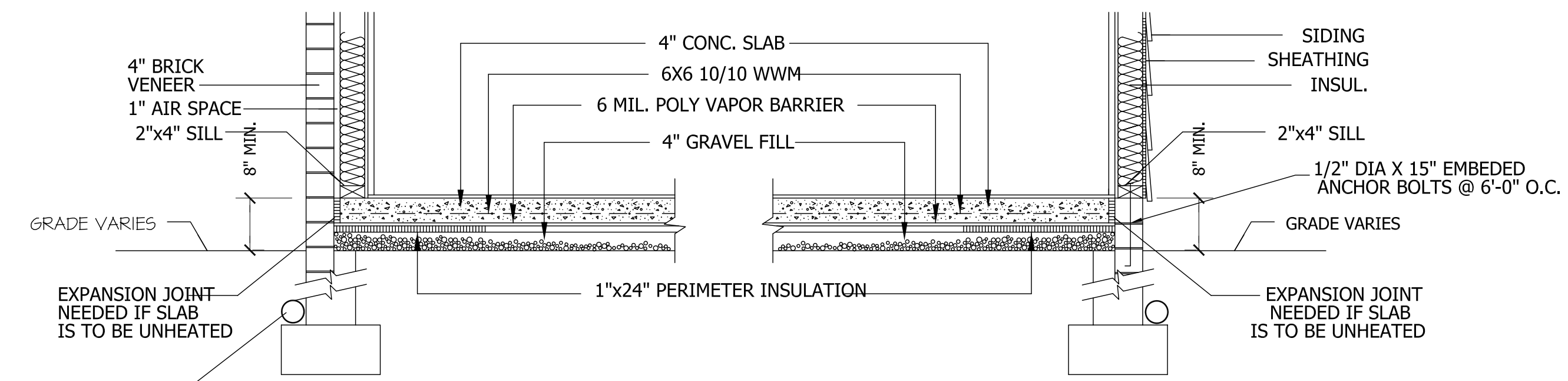


**SIDING SECTION**

**BRICK SECTION**

**WALL SECTION**

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



**BRICK VENEER**

**SIDING**

**SLAB FDN. DETAIL**

SCALE: 1" = 1'-0"

ROOF VENTILATING REQUIREMENTS	
$\frac{1923}{150}$	= 12.82 SQ. FT. REQ'D

ROOF VENTILATING REQUIREMENTS (POWER ROOF VENTILATOR REQUIRED)	
$\frac{1923}{300}$	= 6.41 SQ. FT. REQ'D

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED.

**CRAWL SPACE VENTILATION**

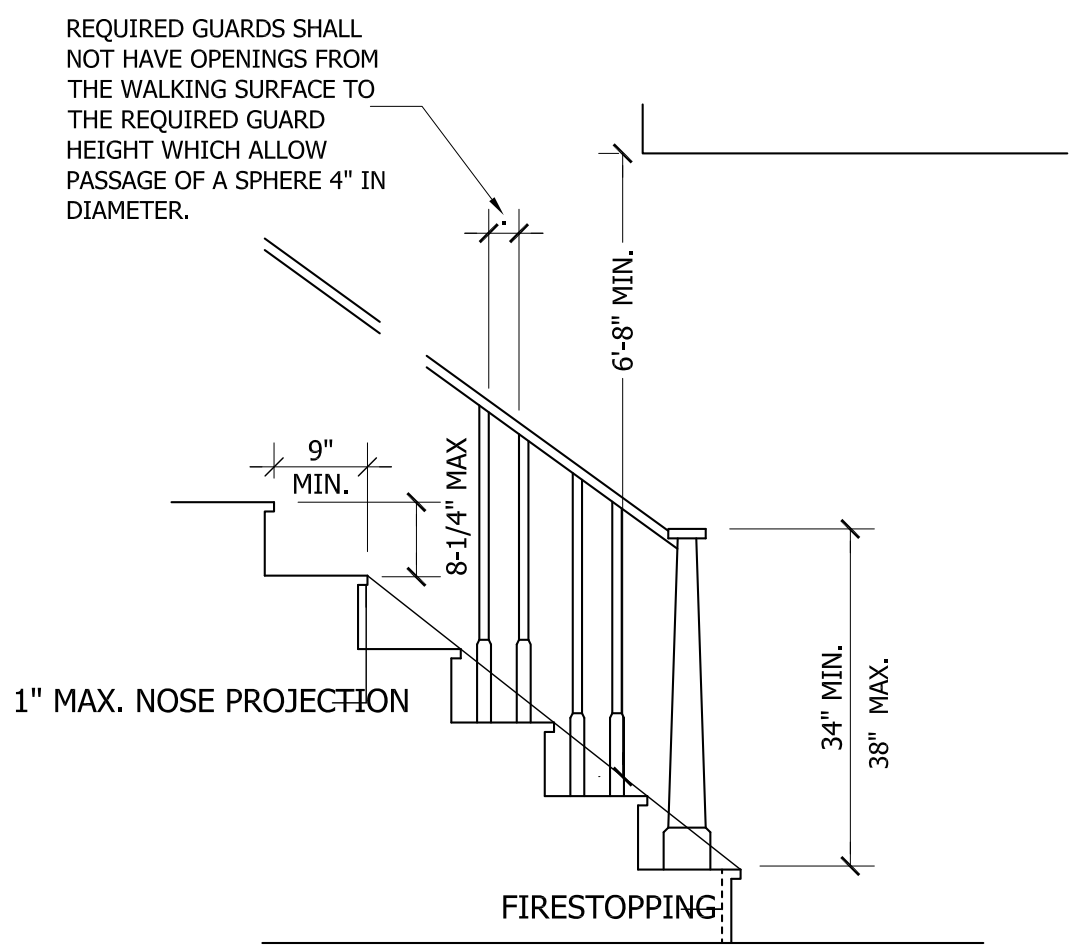
PROVIDE AT LEAST 1.0 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE.

CRAWL SPACE AREA = 1423 SQ. FT.  
 $1423/150 = 9.48$  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.

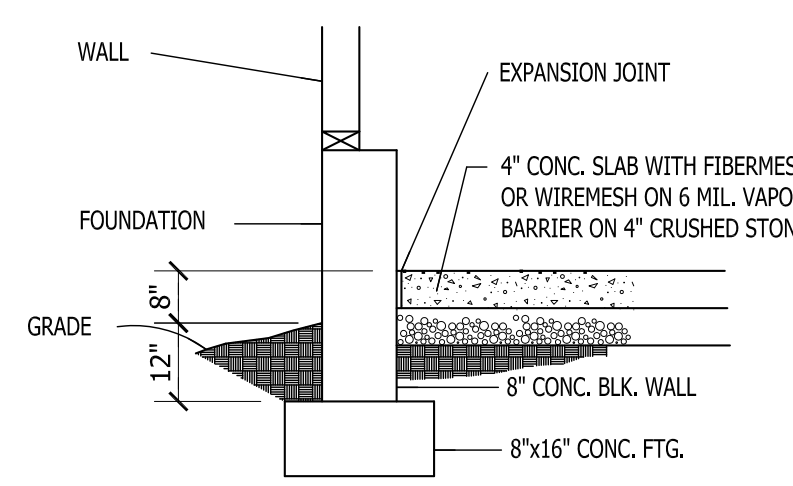


**NOTE:**

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**

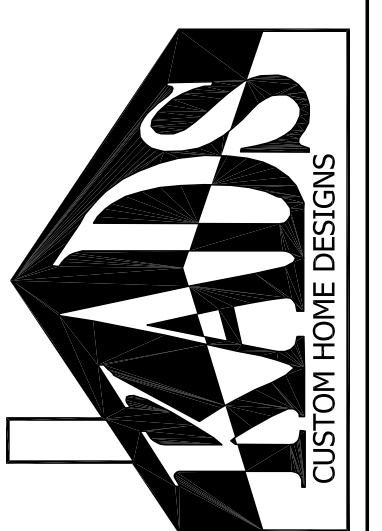
SCALE: NTS



**GARAGE SLAB**

SCALE: NTS

TRIANGLE DEALS, LLC  
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919-369-7181

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D.W.O.

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6/8/21

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**3**

OF

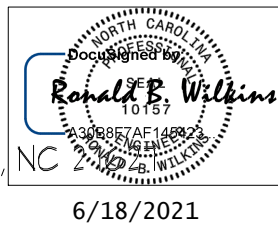
**3**

PLAN NO.  
DK1423

**GENERAL FOUNDATION NOTES:**

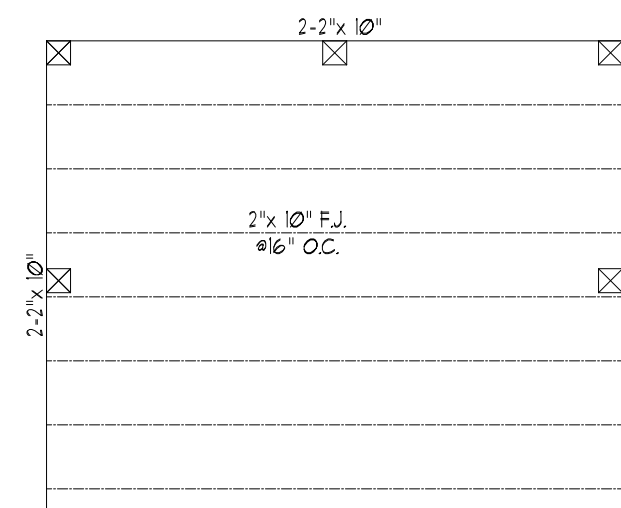
1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING TO BE MIN. 16" WIDE AND 3000 PSI. STRUCTURAL CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MINIMUM OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
5. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND INSTALLED AT 12" ON CENTER AND 12" FROM EACH CORNER OR BOTTOM PLATE SPLICE LOCATIONS.

STRUCTURAL EVALUATION BY:  
 WILKINS ENGINEERING, P.C.  
 Post Office Box 31446, Raleigh, NC 27622  
 FILE: KELSEY

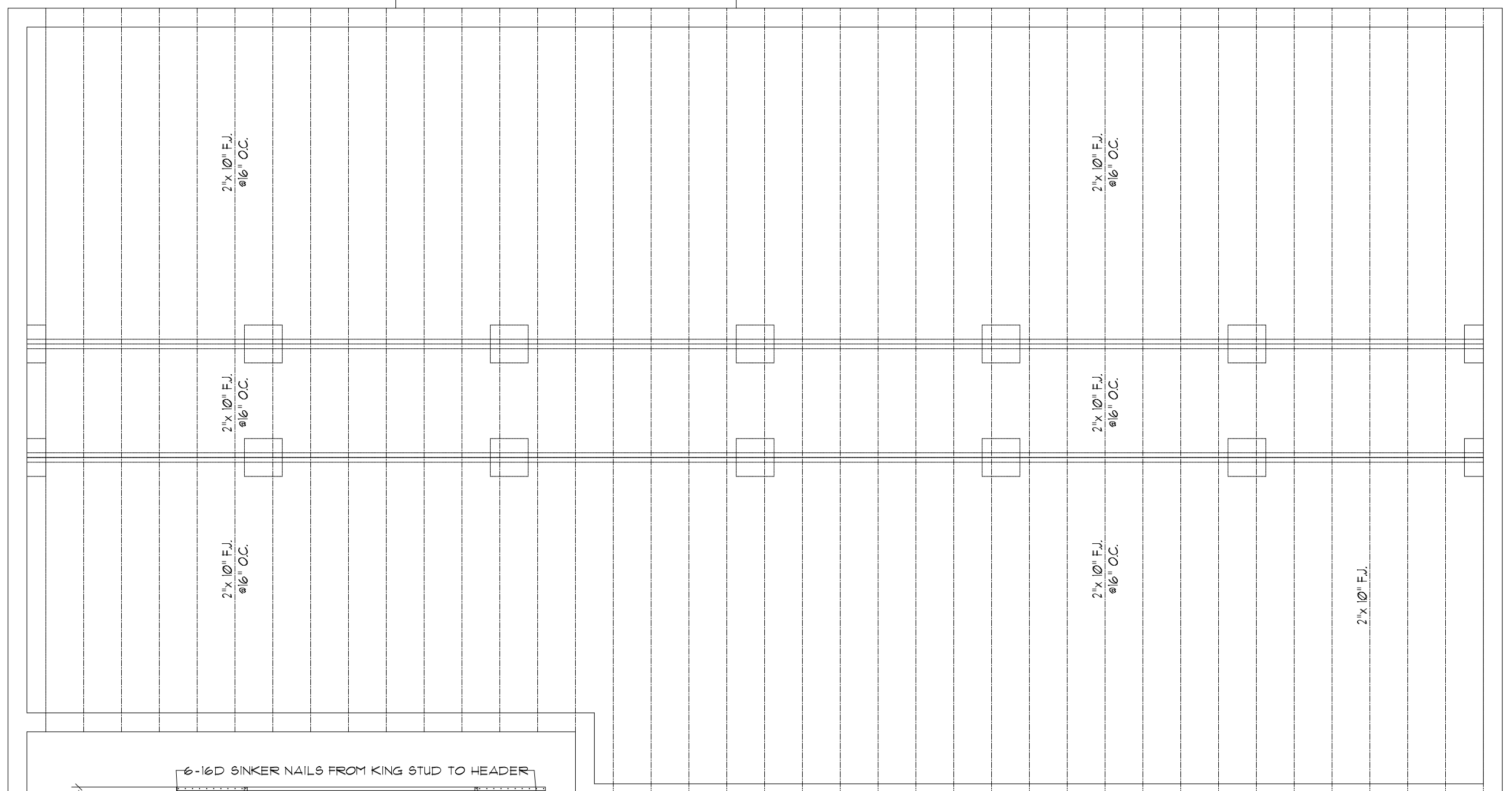


6/18/2021

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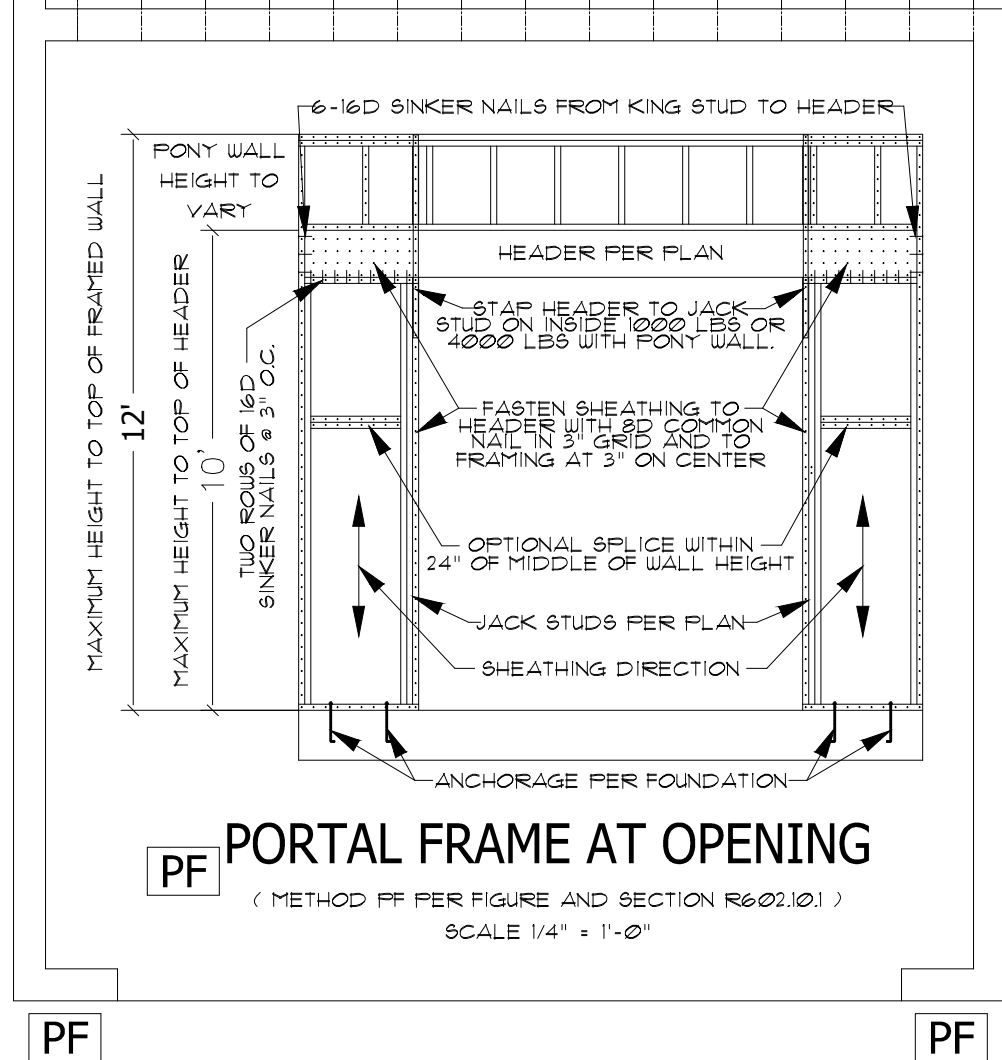


ALL LUMBER USED FOR PORCH FLOOR CONSTRUCTION SHALL BE PRESSURE TREATED SYP.

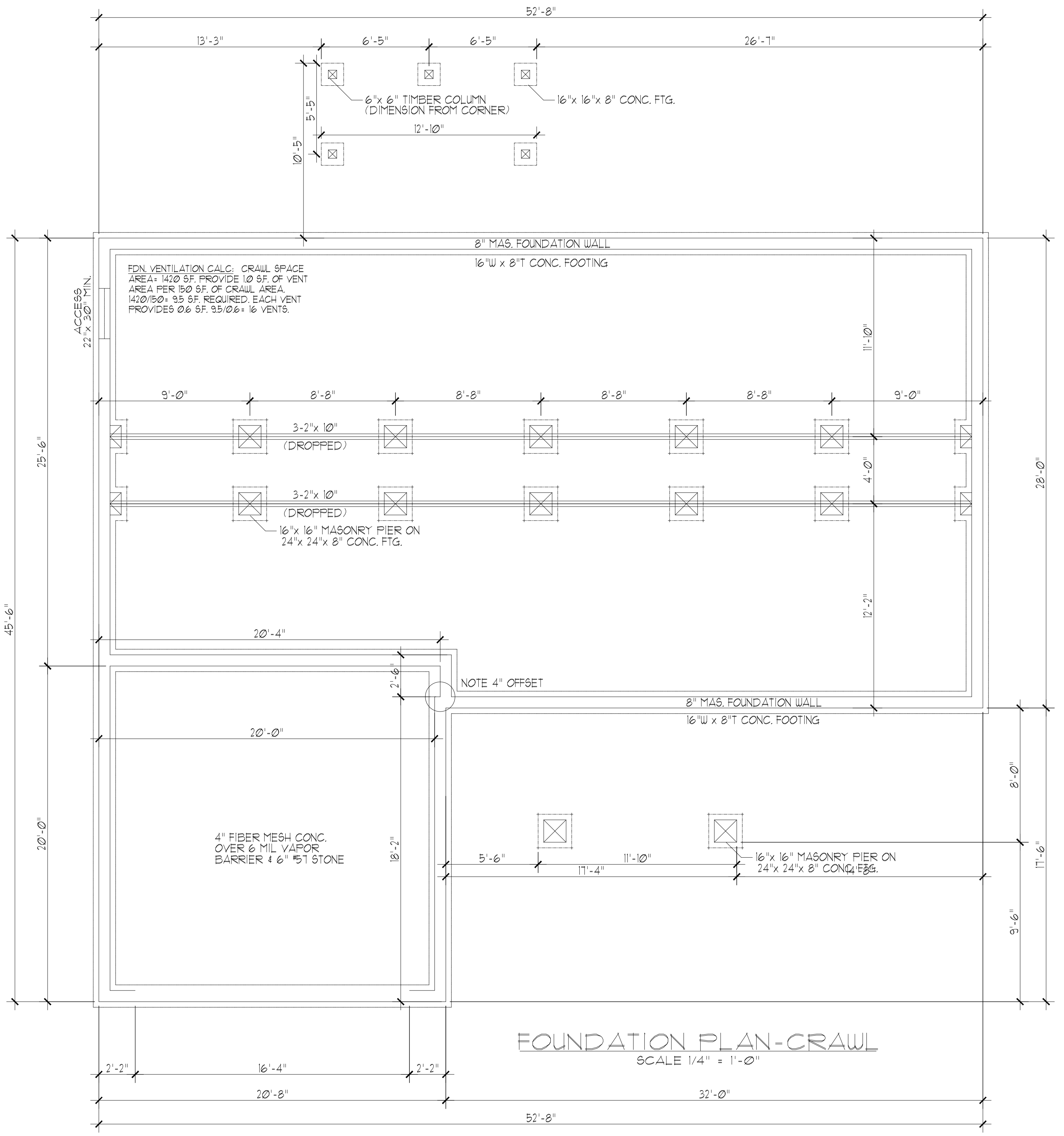


ALL LUMBER USED FOR PORCH FLOOR FRAMING SHALL BE PRESSURE TREATED SYP.

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



**PF PORTAL FRAME AT OPENING**  
 (METHOD PF PER FIGURE AND SECTION R602.10)  
 SCALE 1/4" = 1'-0"



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

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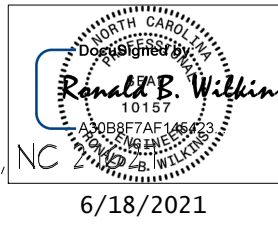
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 Raleigh, NC 27621  
 wilkinseng@aol.com  
 919.771.3540

**TRIANGLE DEALS**  
**THE KELSEY PLAN**

Sheet No.  
 51

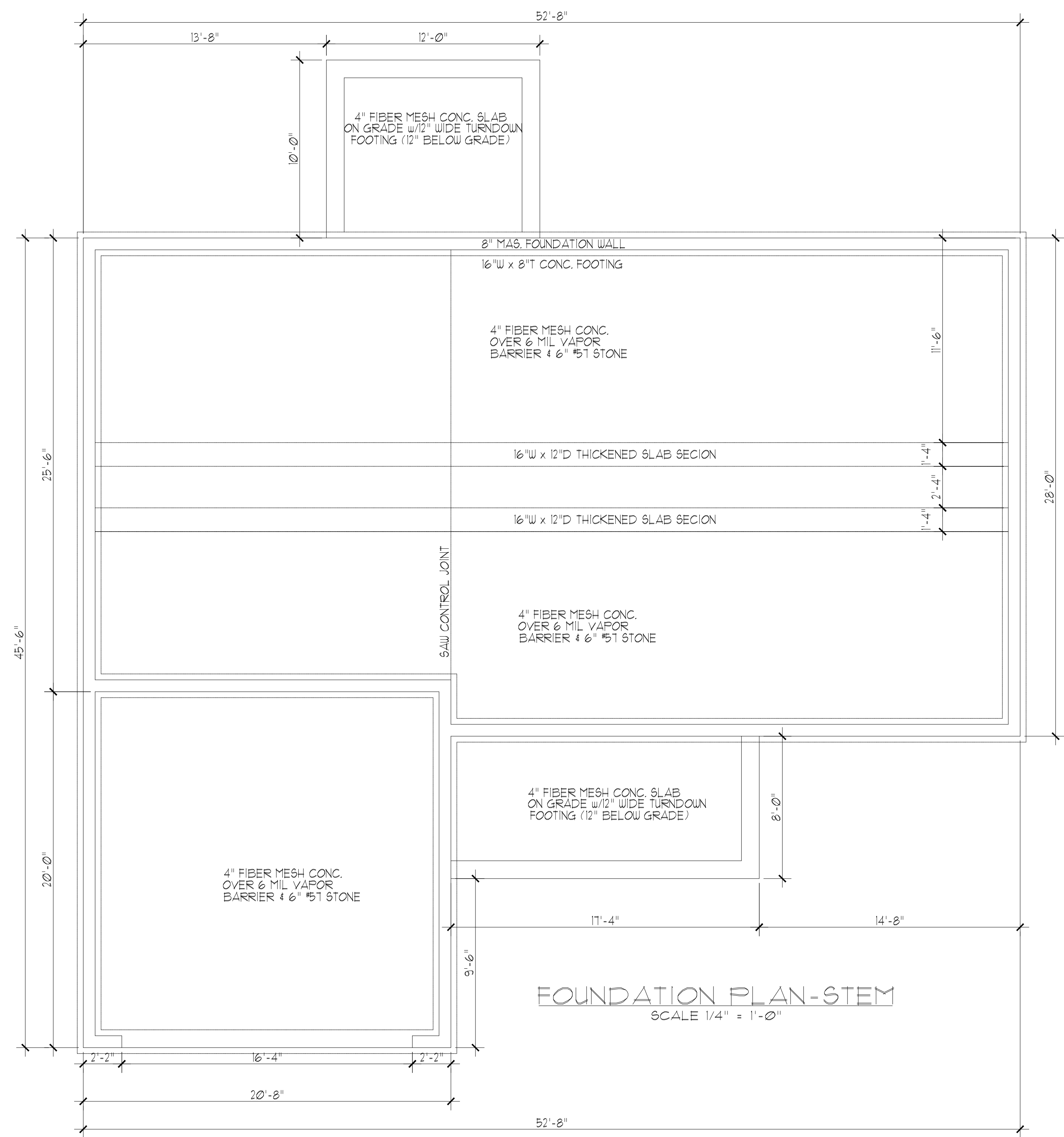
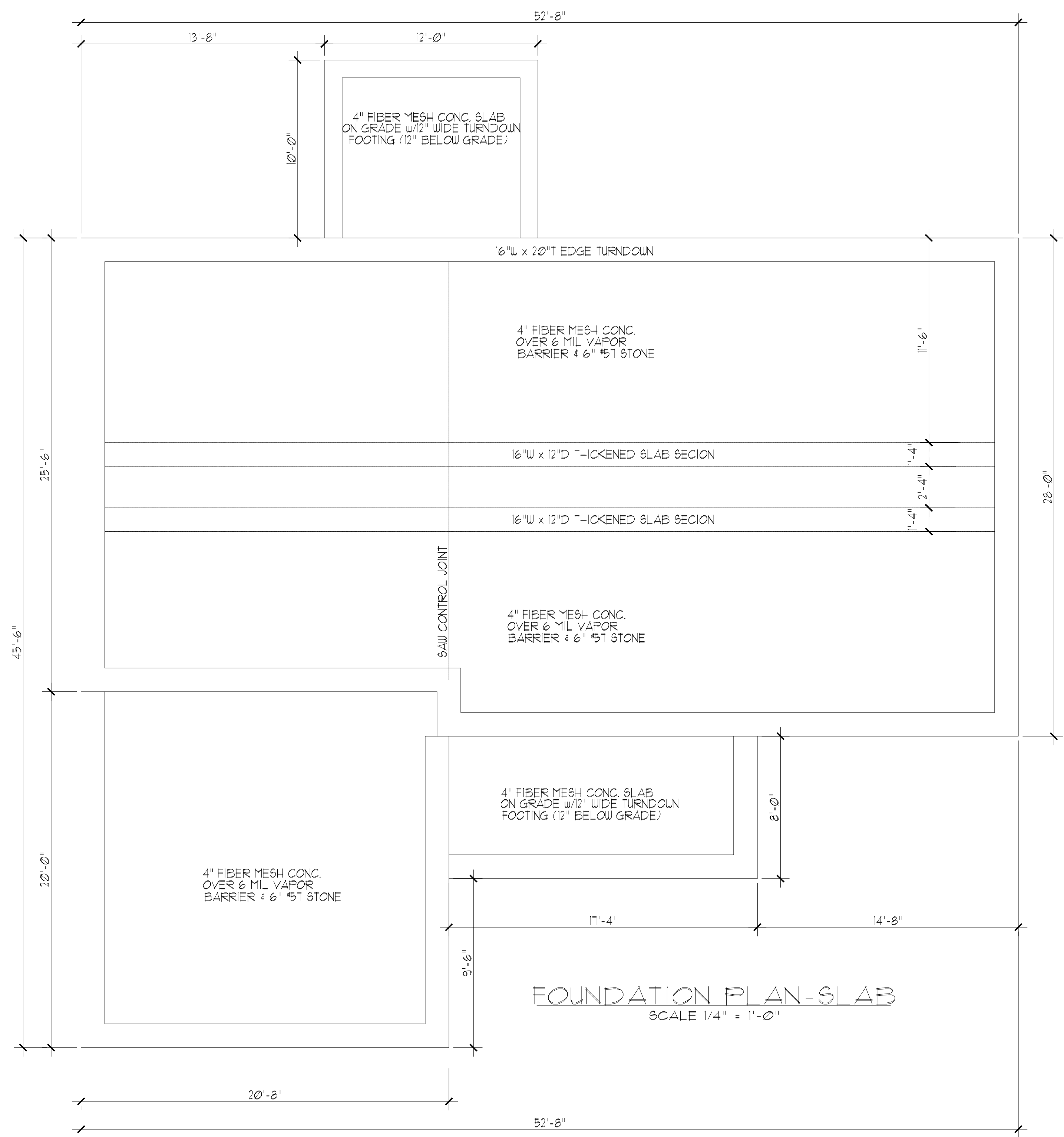
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5. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND INSTALLED AT T2" ON CENTER AND 12" FROM EACH CORNER OR BOTTOM PLATE SPLICE LOCATIONS.



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TRIANGLE DEALS  
 THE KELSEY PLAN  
 Sheet No. SIA

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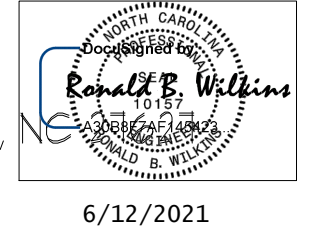
**GENERAL NOTES:**

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N102.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.  
ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:  
45.5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2.25/12  
34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO 1/12  
21 #/SF FOR ROOF PITCHES FROM 1/12 TO 12/12  
MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 22'.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4A (TABLE N102.1.2).
- DESIGN CRITERIA  

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF
WIND		115 MPH

  
 DEFLECTION LIMITS FLOOR - L/360  
 (LIVE LOAD ONLY) ROOF - L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE 2-2"x 10" MEMBERS U.O.N. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE SPF #2 OR BETTER. LUMBER USE FOR STUDS SHALL BE SPF #3 OR BETTER.
- LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES:  $F_c = 2800$  PSI,  $F_v = 285$  PSI,  $E = 2,000,000$  PSI. INSTALL ALL LVL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS. MULTIPLE 1/4 LVLs CAN BE USED TO ACHIEVE THE SPECIFIED SIZE 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 I.A.W. R-602.10.3 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR. ALL WSP PANELS SHALL BE FASTENED WITH 2d NAILS, 12" O.C. (FIELD) AND 6" O.C. (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x4" @ 16" ON CENTER (EXCEPT FOR BALLOON FRAMED SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

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 FILE: KELSEY

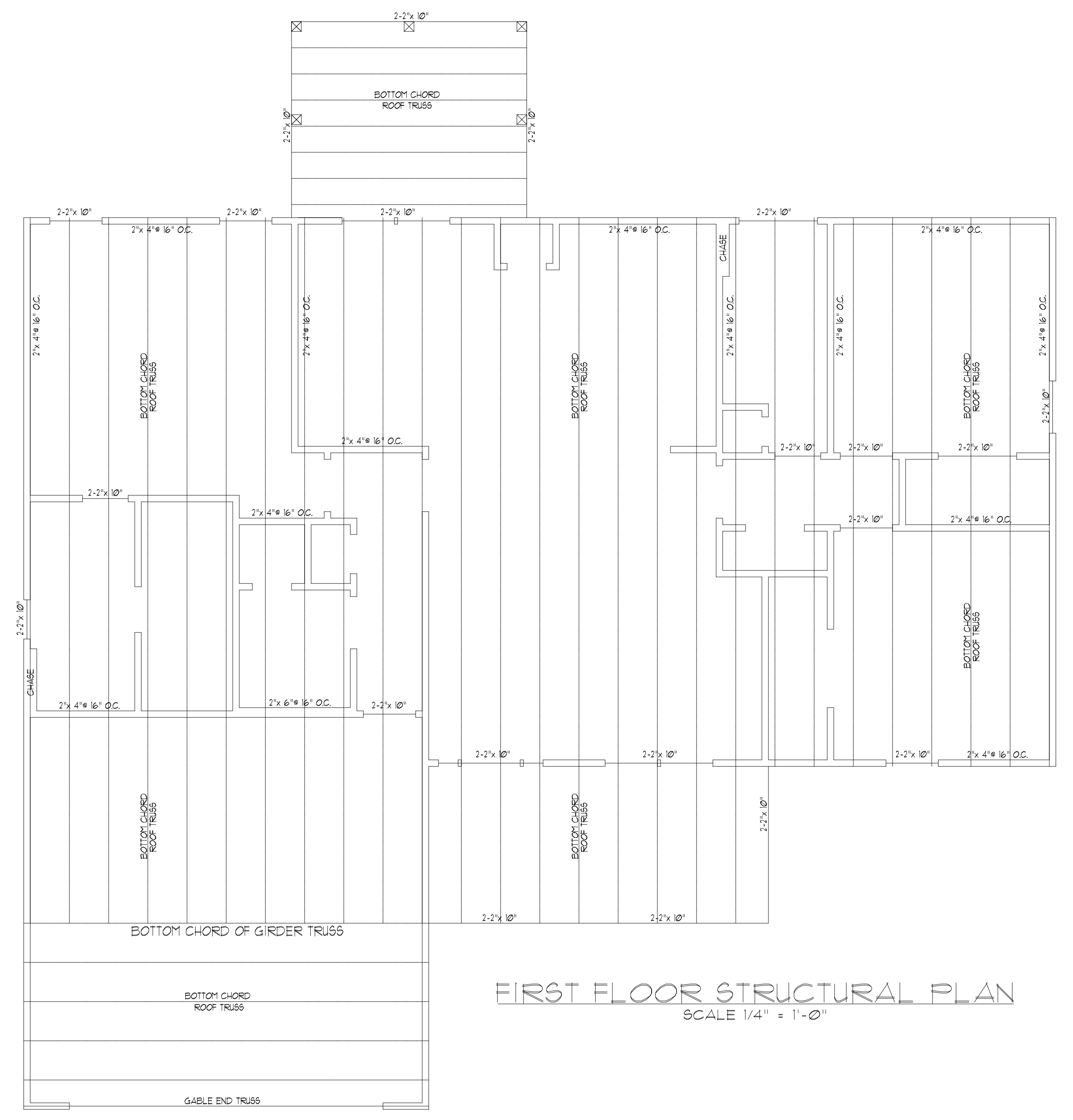
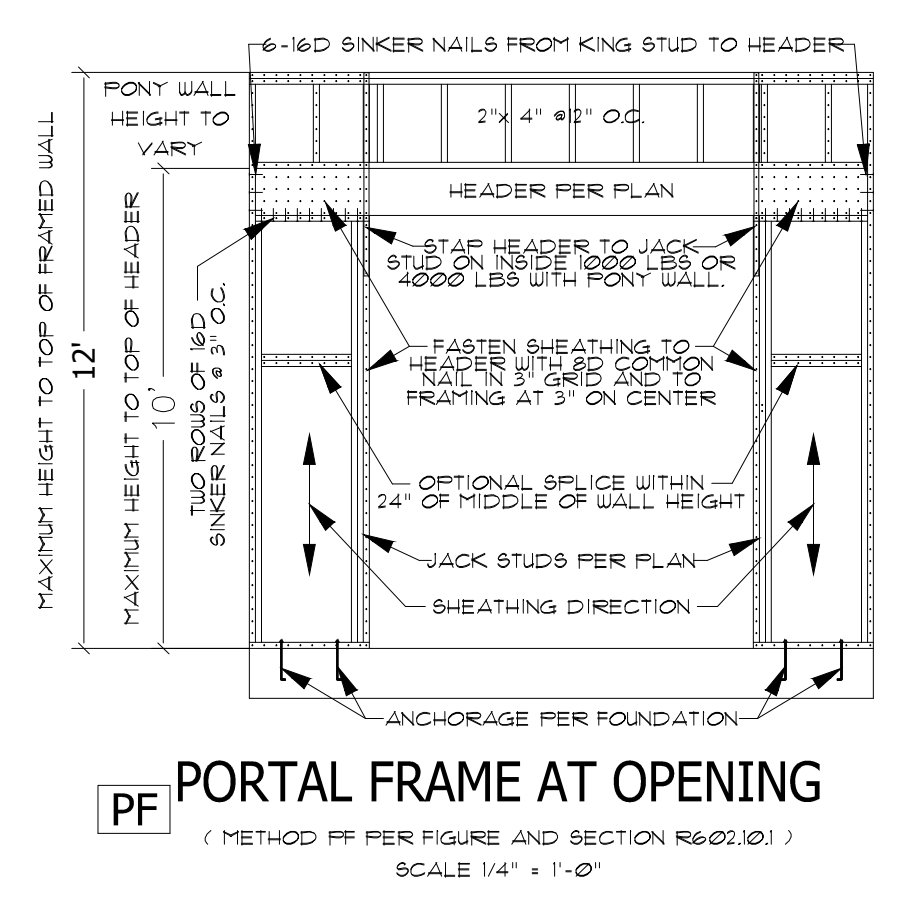


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- DO NOT SCALE THESE DRAWINGS. ENGINEERING APPROVAL EXPIRES IN 12 MONTHS.

# FULL HEIGHT STUDS EACH SIDE OF EXTERIOR WALL HEADERS/BEAMS

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



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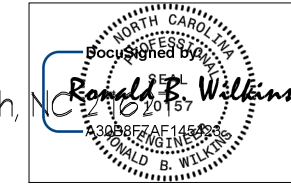
**TRIANGLE DEALS**  
**THE KELSEY PLAN**

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GENERAL ROOF NOTES:

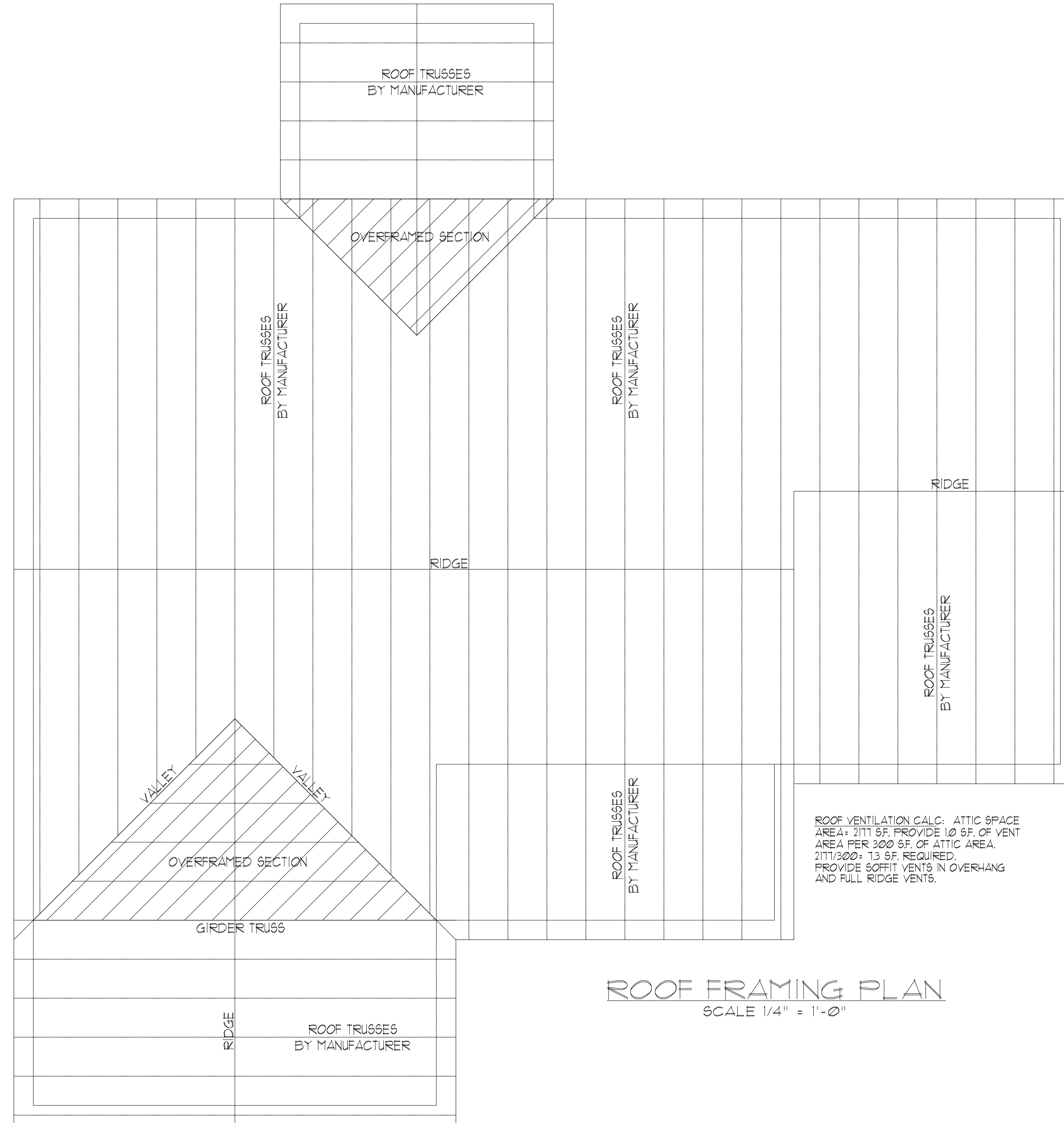
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2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) ARE AS FOLLOWS:  
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 34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO 1/12  
 21 #/SF FOR ROOF PITCHES FROM 1/12 TO 12/12
3. THE MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 22 FEET.
4. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
5. ALL LUMBER SHALL BE #2 SPF, SYP OR BETTER.
6. THIS STRUCTURE DESIGNED FOR 115 MPH WIND ZONES.
7. THE TRUSSES SHOWN ARE TO BE DESIGNED BY THE MANUFACTURER AND ANALYSIS PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

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

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TRIANGLE DEALS  
 THE KELSEY PLAN

Sheet No.  
 S3

**GENERAL NOTES:**

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
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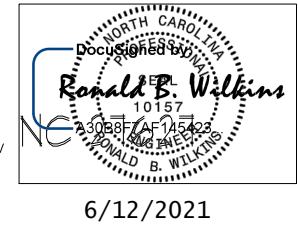
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DESIGN CRITERIA	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF
WIND		115 MPH

DEFLECTION LIMITS FLOOR - L/360  
 (LIVE LOAD ONLY) ROOF - L/240

- ALL HEADERS IN LOAD BEARING WALLS SHALL BE 2-2"x 10" MEMBERS U.O.N. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE SFF #2 OR BETTER. LUMBER USE FOR STUDS SHALL BE SFF #3 OR BETTER.
- LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES:  $F_b = 2800$  PSI,  $F_v = 285$  PSI,  $E = 2,000,000$  PSI. INSTALL ALL LVL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS. MULTIPLE 1 3/4 LVLs CAN BE USED TO ACHIEVE THE SPECIFIED SIZE 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 I.A.W. R-602.10.3 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR. ALL WSP PANELS SHALL BE FASTENED WITH 8d NAILS, 12" O.C. (FIELD) AND 6" O.C. (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x4" @ 16" ON CENTER (EXCEPT FOR BALLOON FRAMED SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

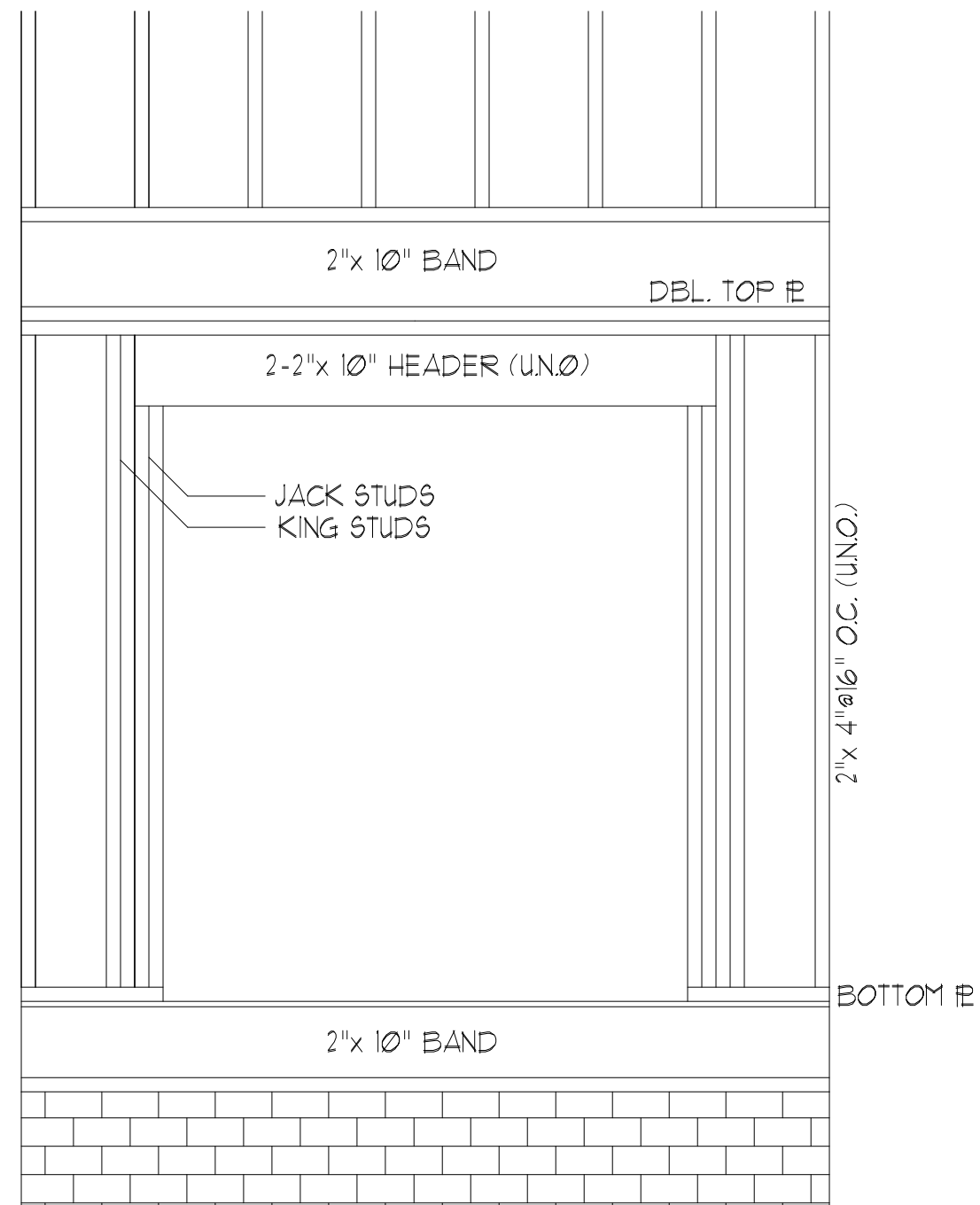
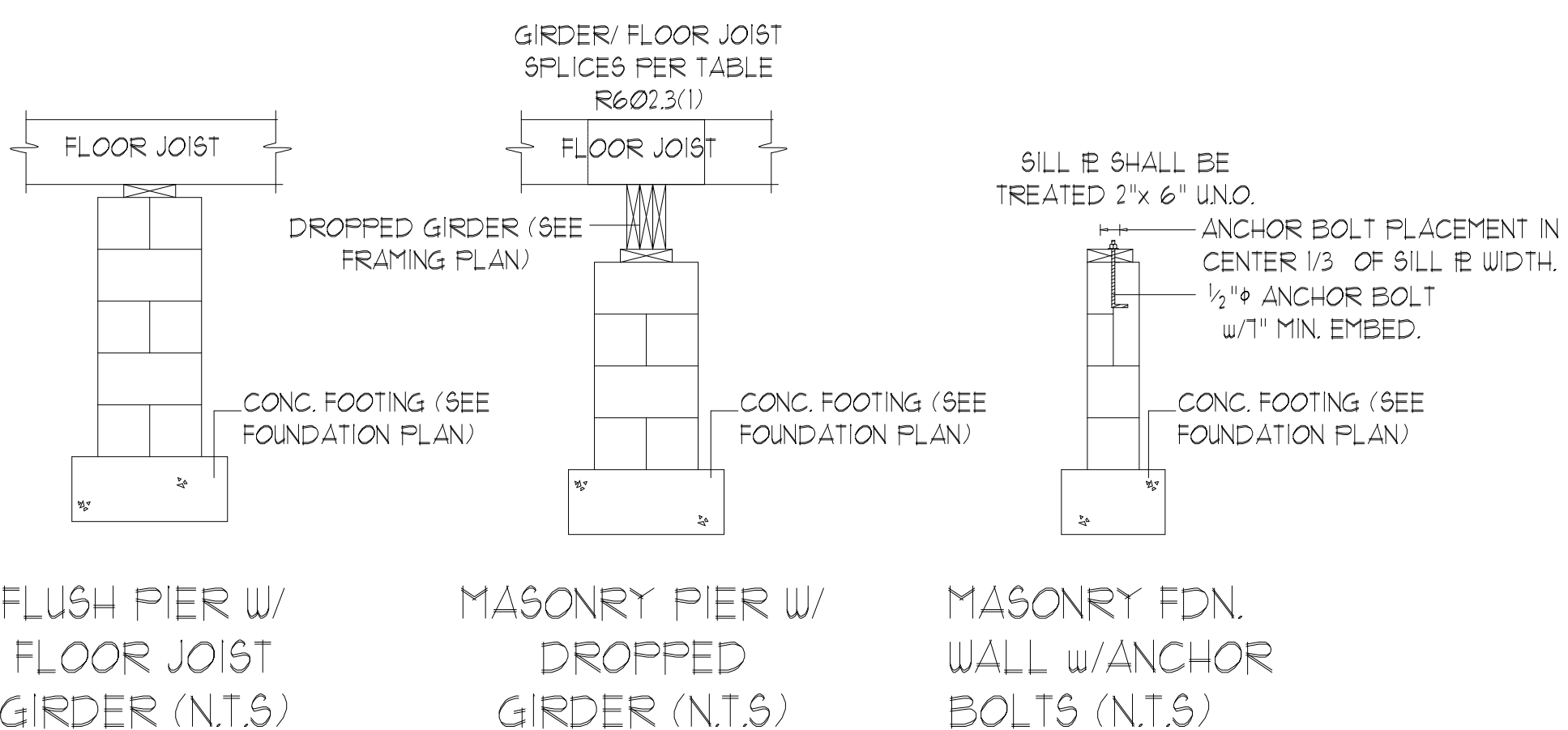
STRUCTURAL EVALUATION BY:  
 WILKINS ENGINEERING, P.C.  
 Post Office Box 31446, Raleigh, NC 27621  
 FILE: KELSEY



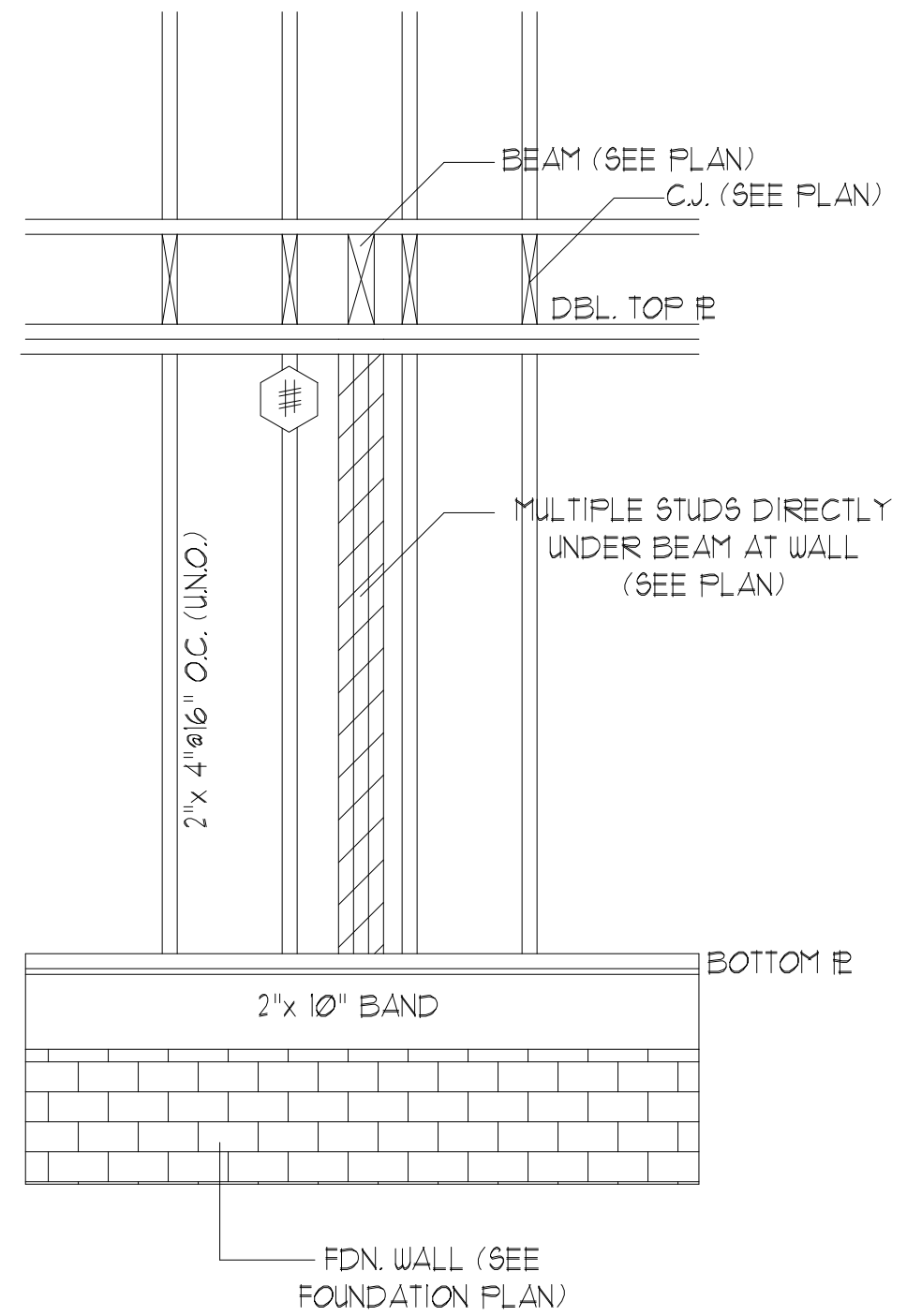
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# FULL HEIGHT STUDS EACH SIDE OF EXTERIOR WALL HEADERS/BEAMS

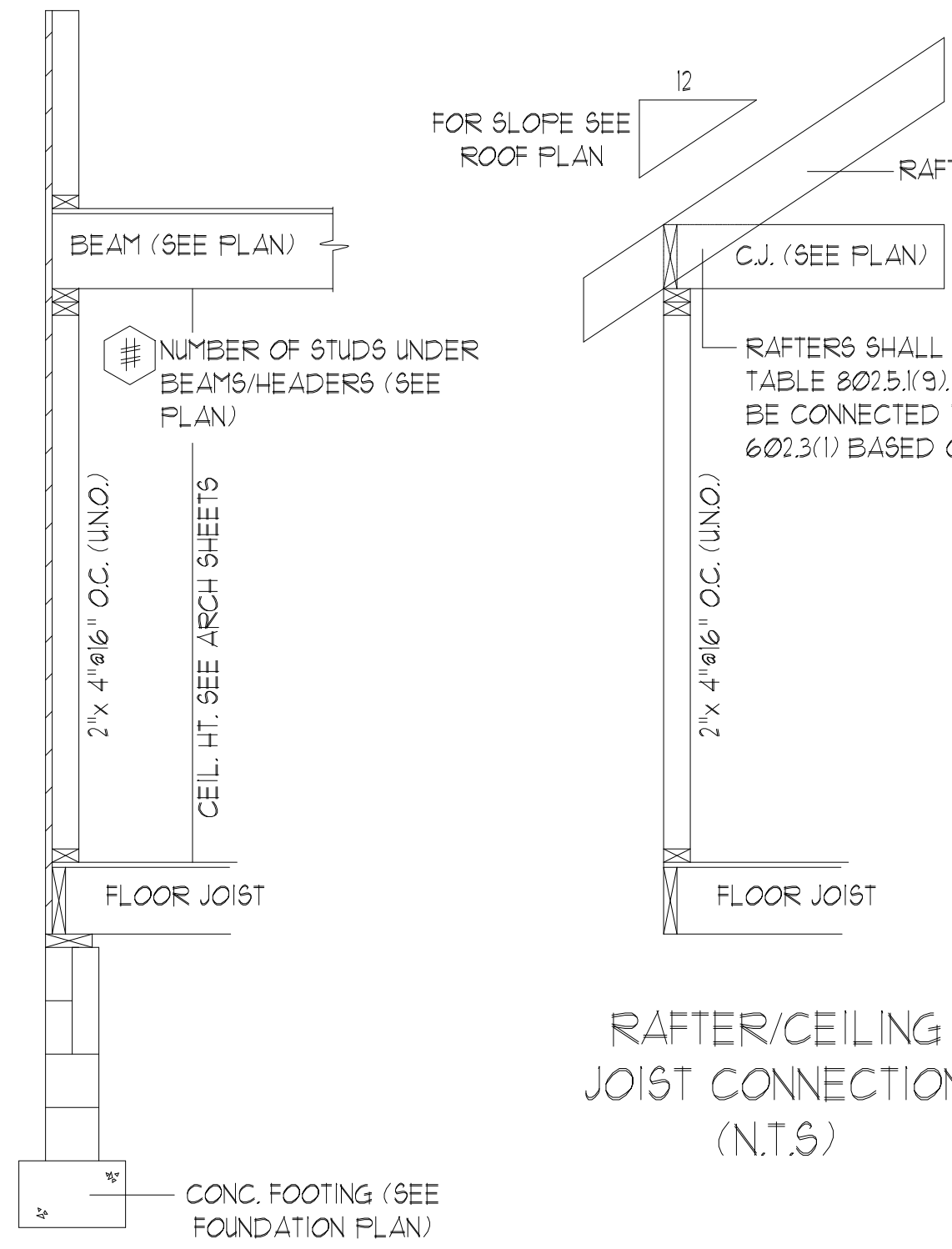
HEADER SPAN (FEET)	STUDS @ 16" O.C.	STUDS @ 24" O.C.
3'-0" OR LESS	1	1
4'-0"	2	1
8'-0"	3	2
12'-0"	5	3
16'-0"	6	4



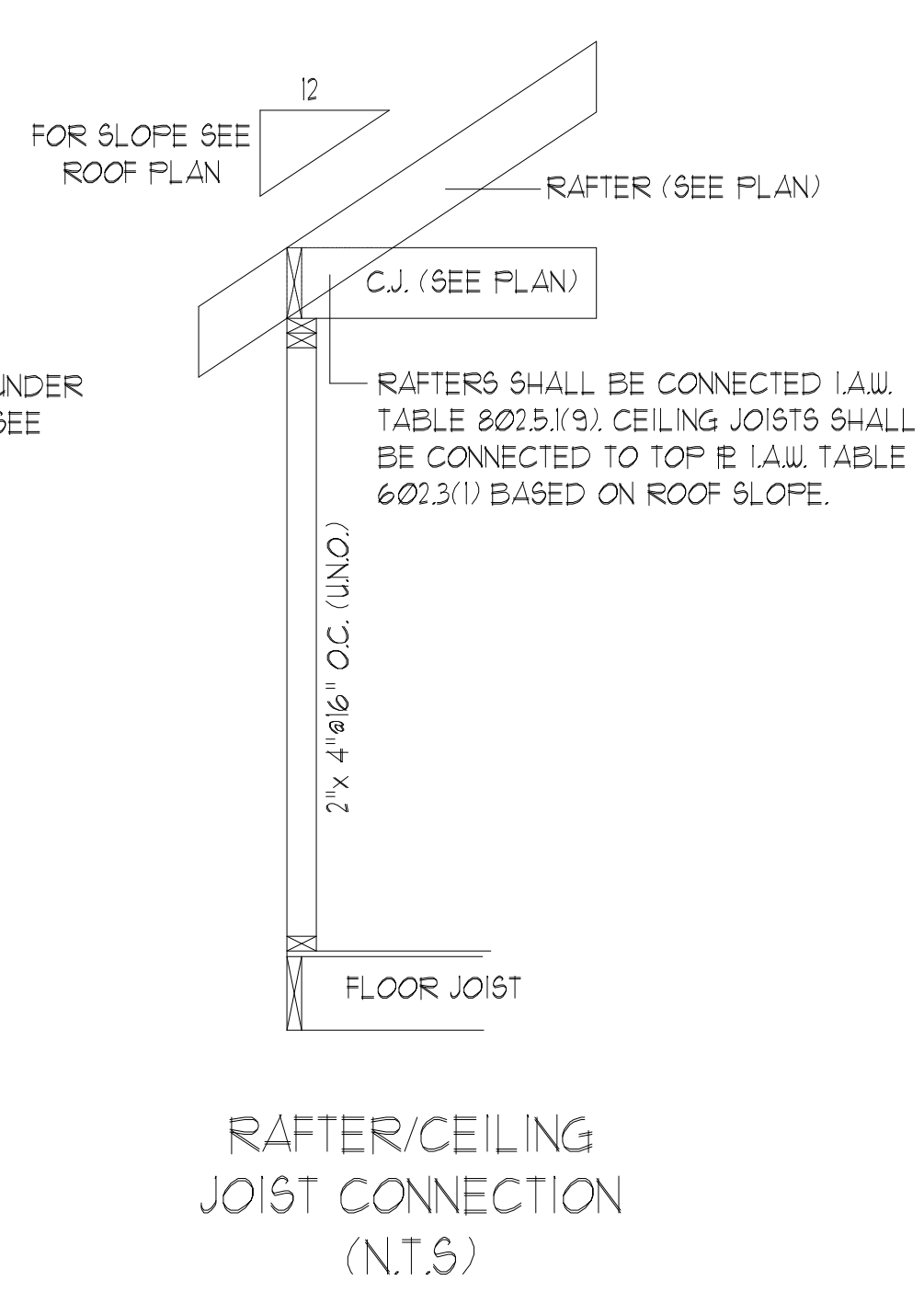
HEADER DETAIL AT EXT. WALL OPENINGS (N.T.S.)



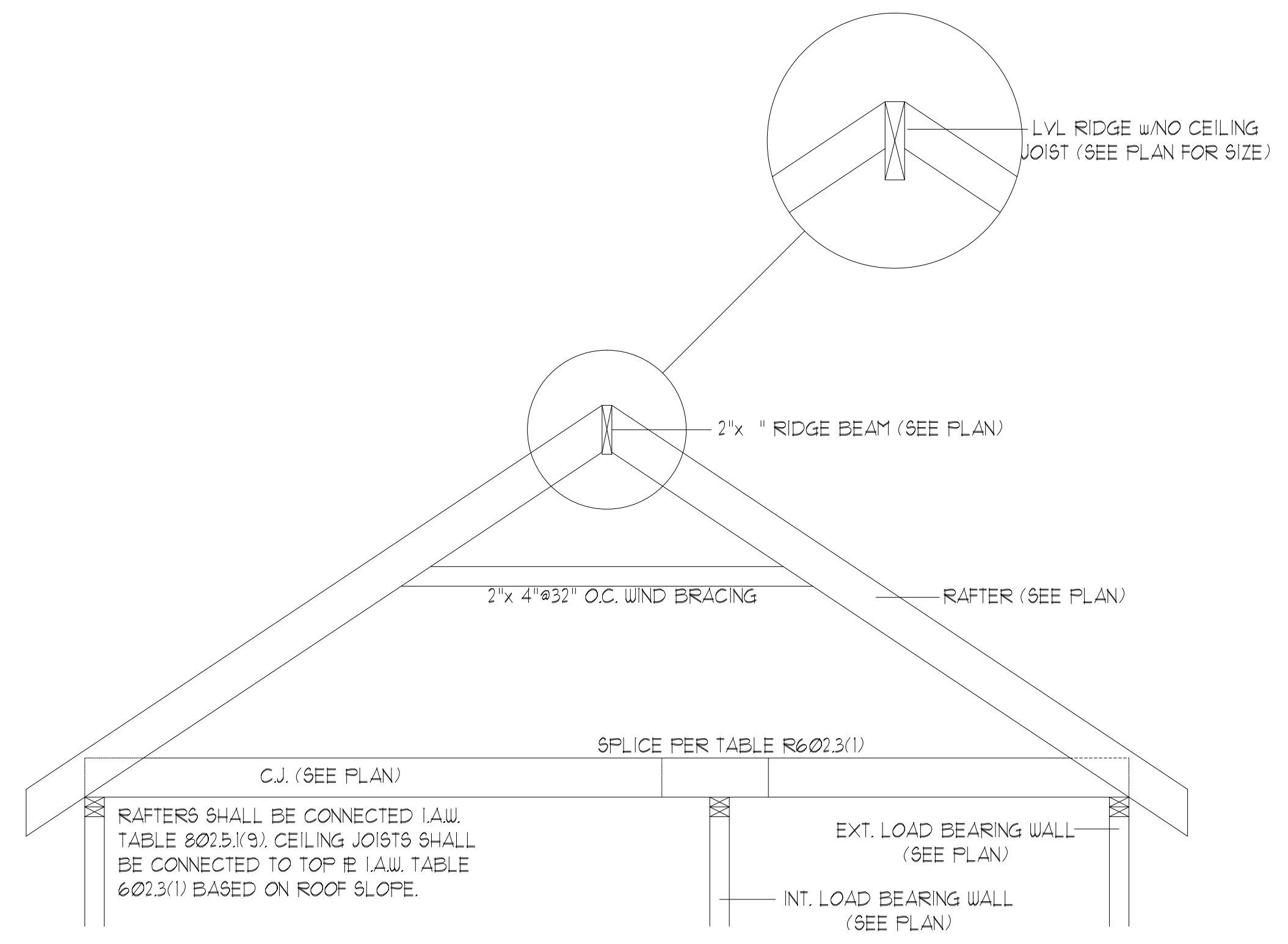
STUD SUPPORT FOR BEAMS/HEADERS (ELEV. N.T.S.)



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



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



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

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TRIANGLE DEALS  
 THE KELSEY PLAN