

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE NORTH CAROLINA RESIDENTIAL CODE (2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS), CURRENT EDITION WITH AMENDMENTS UNLESS OTHERWISE NOTED.

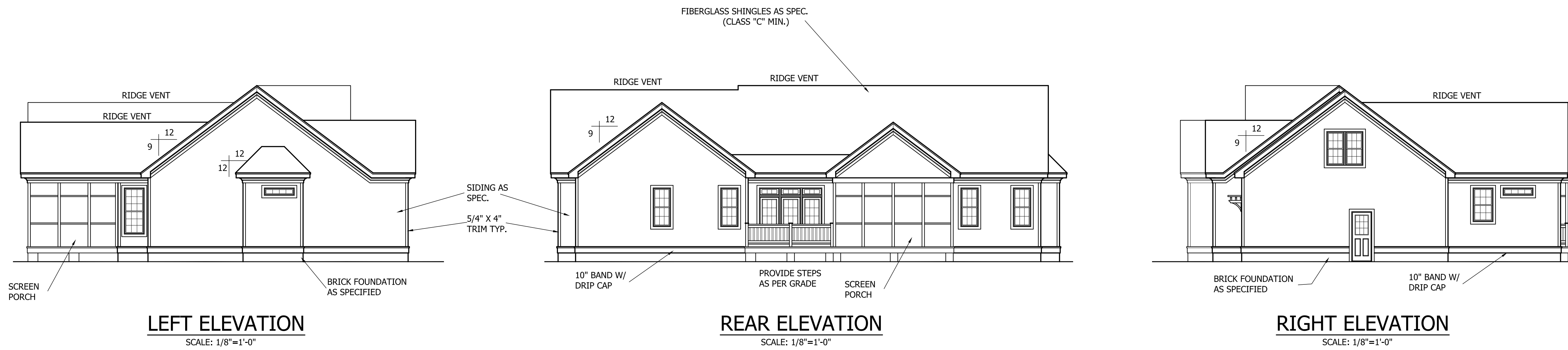
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGGINING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS, LLC ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

NOTE:
ALL WINDOWS TO BE INSTALLED MUST MEET A MINIMUM OF .35 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"

SOUTHERN BUILT, LLC
"THE ALEX"



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
10/14/24

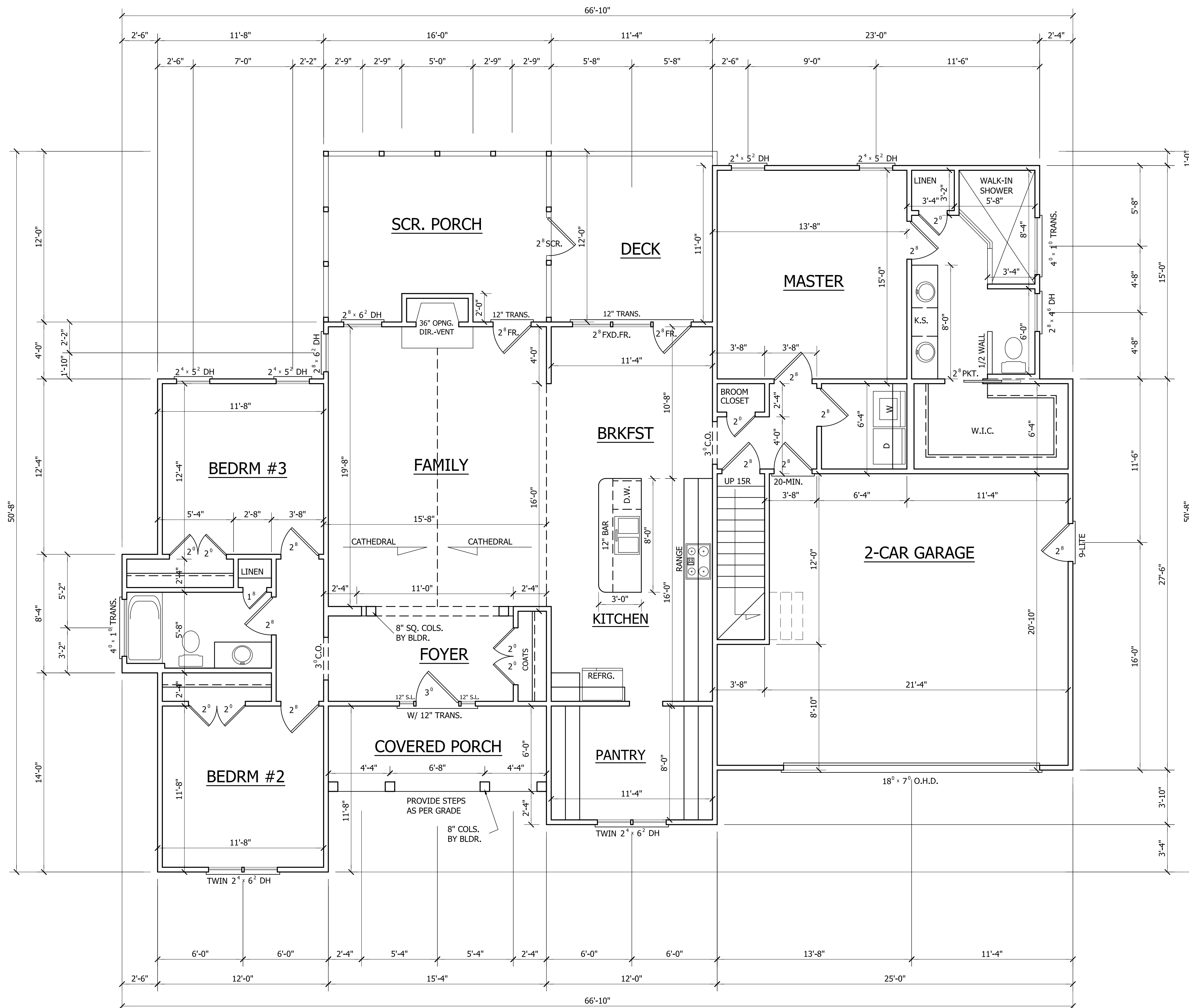
PAGE NO

1

OF

3

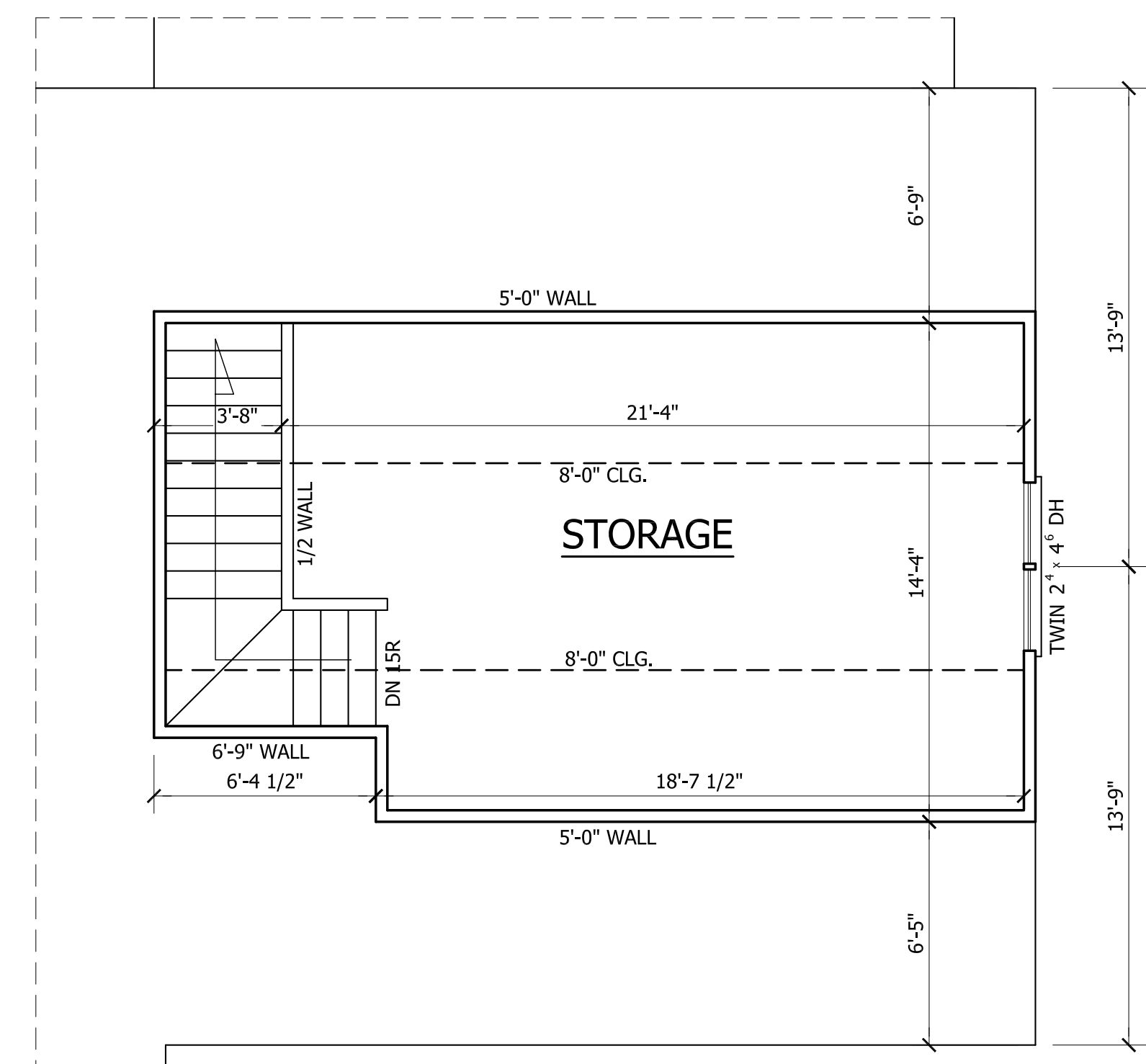
PLAN NO.
DK1786



HEATED	
FIRST FLOOR HTD. SQ. FT.	= 1786
UNHEATED	
STORAGE	= 356
FRONT PORCH SQ. FT.	= 92
GARAGE SQ. FT.	= 477
SCREEN PORCH SQ. FT.	= 192
DECK SQ. FT.	= 136

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 6'-8" A.F.F.



SECOND FLOOR PLAN

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

SOUTHERN BUILT, LLC
"THE ALEX"



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
10/14/24

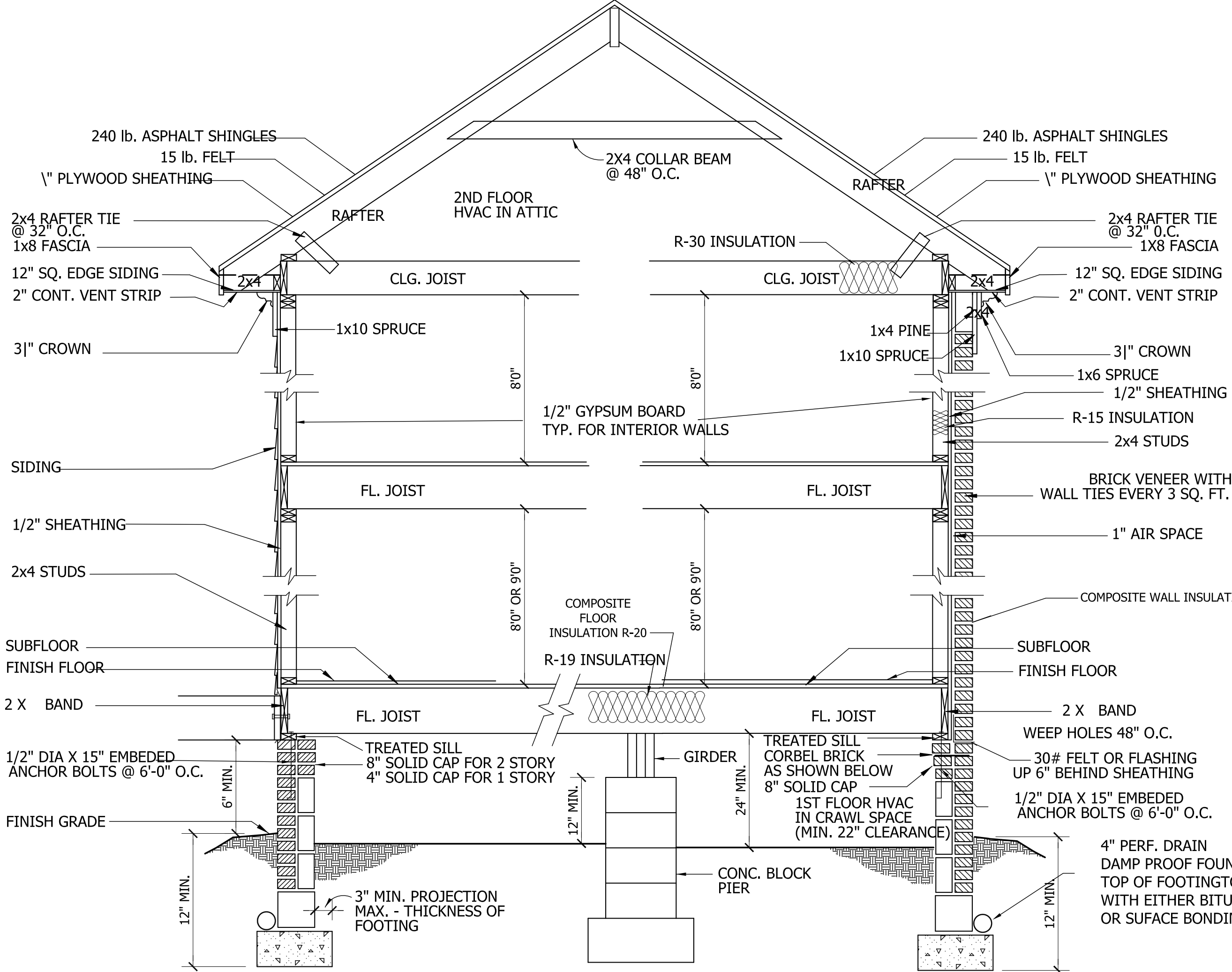
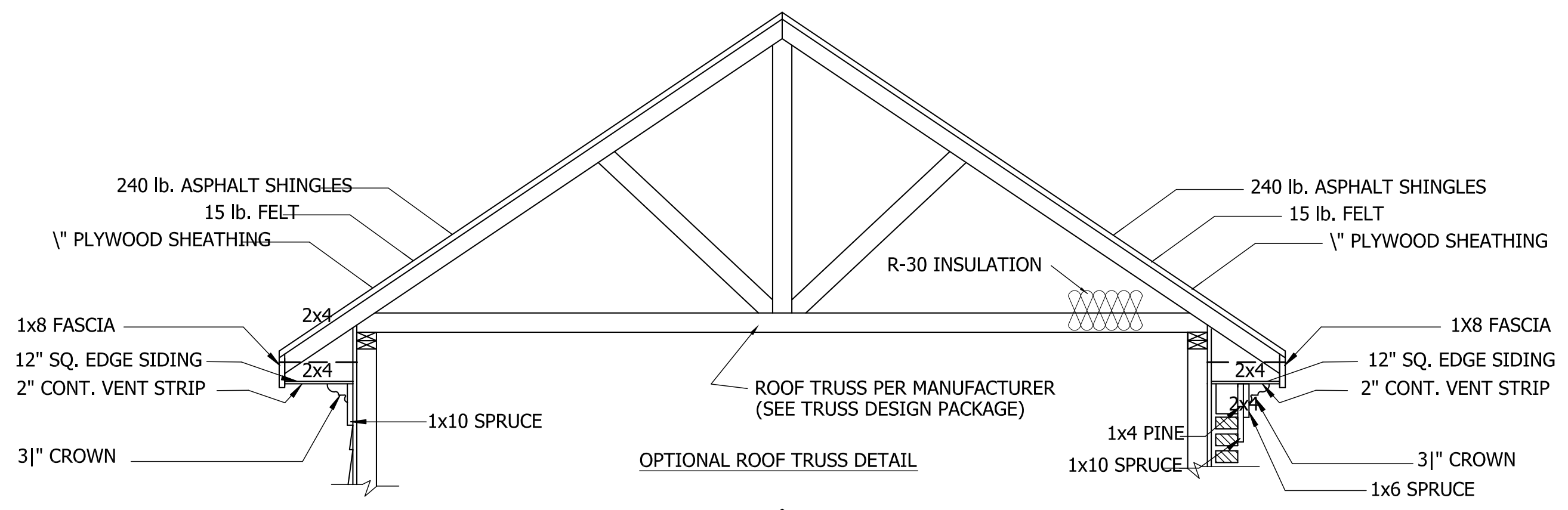
PAGE NO

2

OF

3

PLAN NO.
DK1786

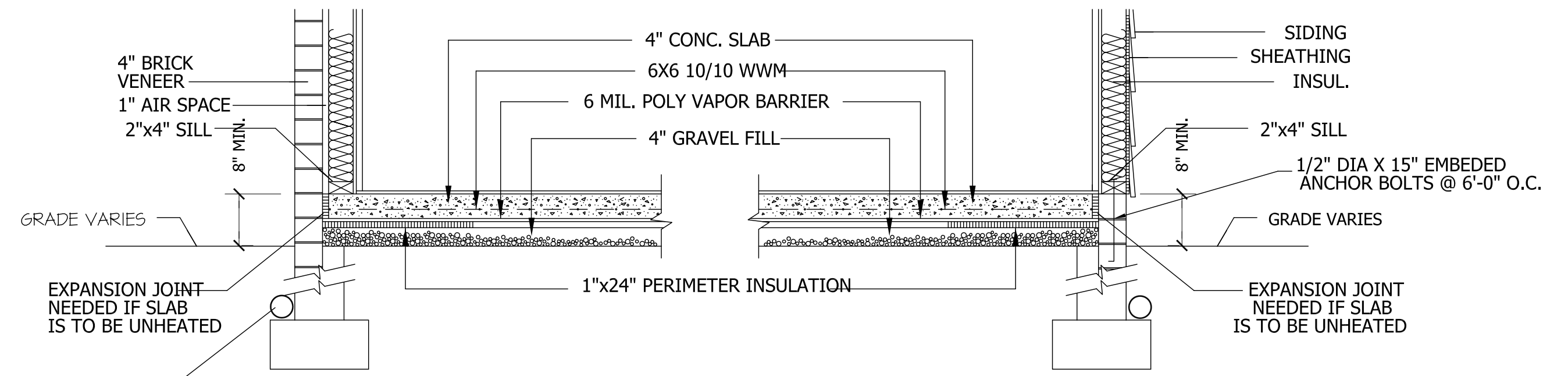


SIDING SECTION

BRICK SECTION

WALL SECTION

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



BRICK VENEER

SIDING

SLAB FDN. DETAIL

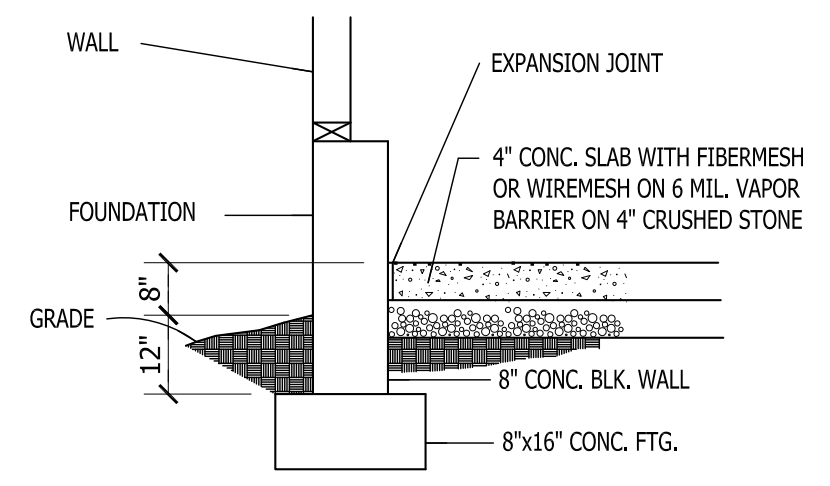
SCALE: 1" = 1'-0"

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 = 1741 SQ. FT.
 1741/150 = 11.61 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
 $\frac{2502}{150} = 16.68 \text{ SQ. FT. REQ'D}$

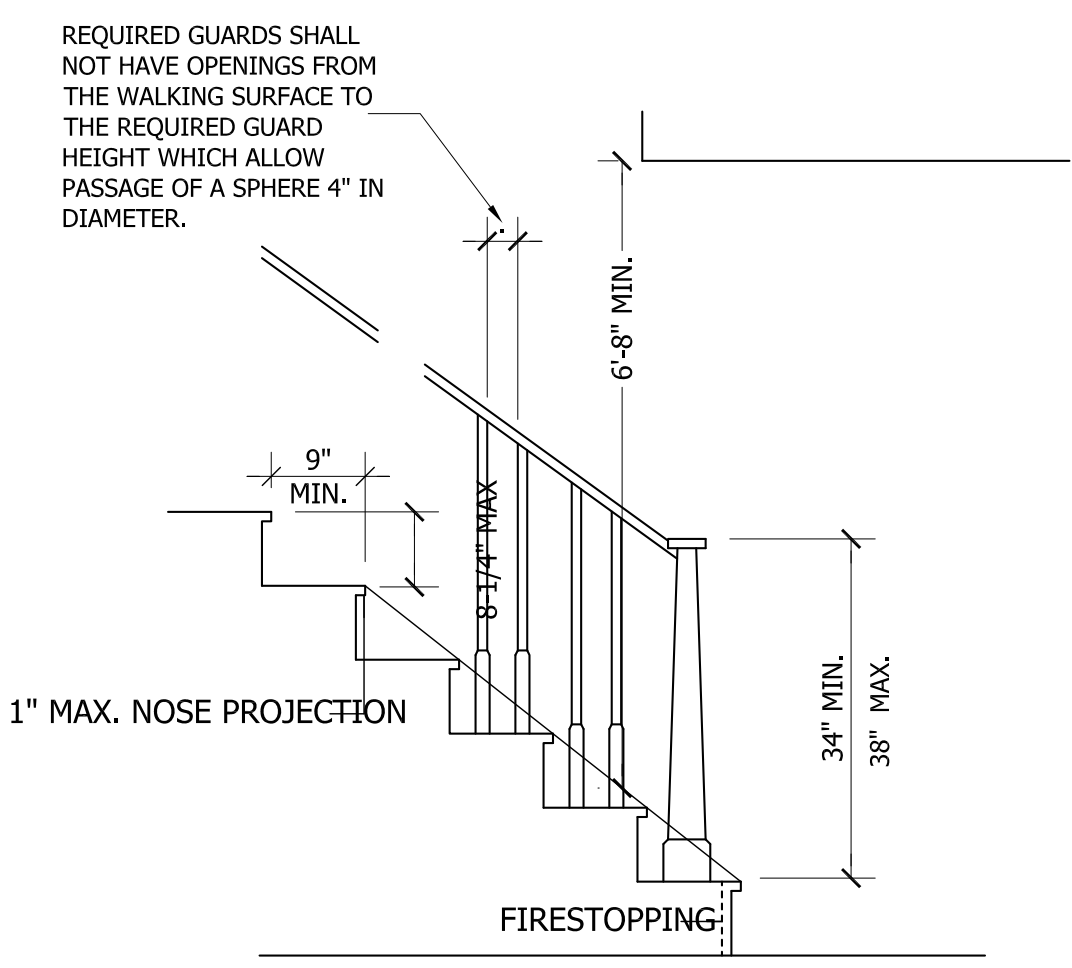
ROOF VENTILATING REQUIREMENTS
 (POWER ROOF VENTILATOR REQUIRED)
 $\frac{2502}{300} = 8.34 \text{ SQ. FT. REQ'D}$

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED.



GARAGE SLAB

SCALE: NTS

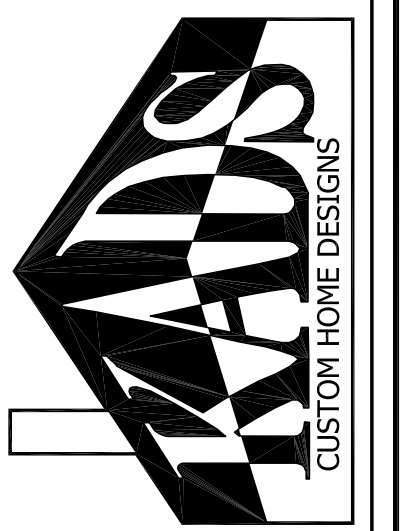


NOTE:
 Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail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

SOUTHERN BUILT, LLC
 "THE ALEX"



ANGIER, NC
 919-369-7181

DRAWN BY:
 D.W.O.

DATE:
 10/14/24

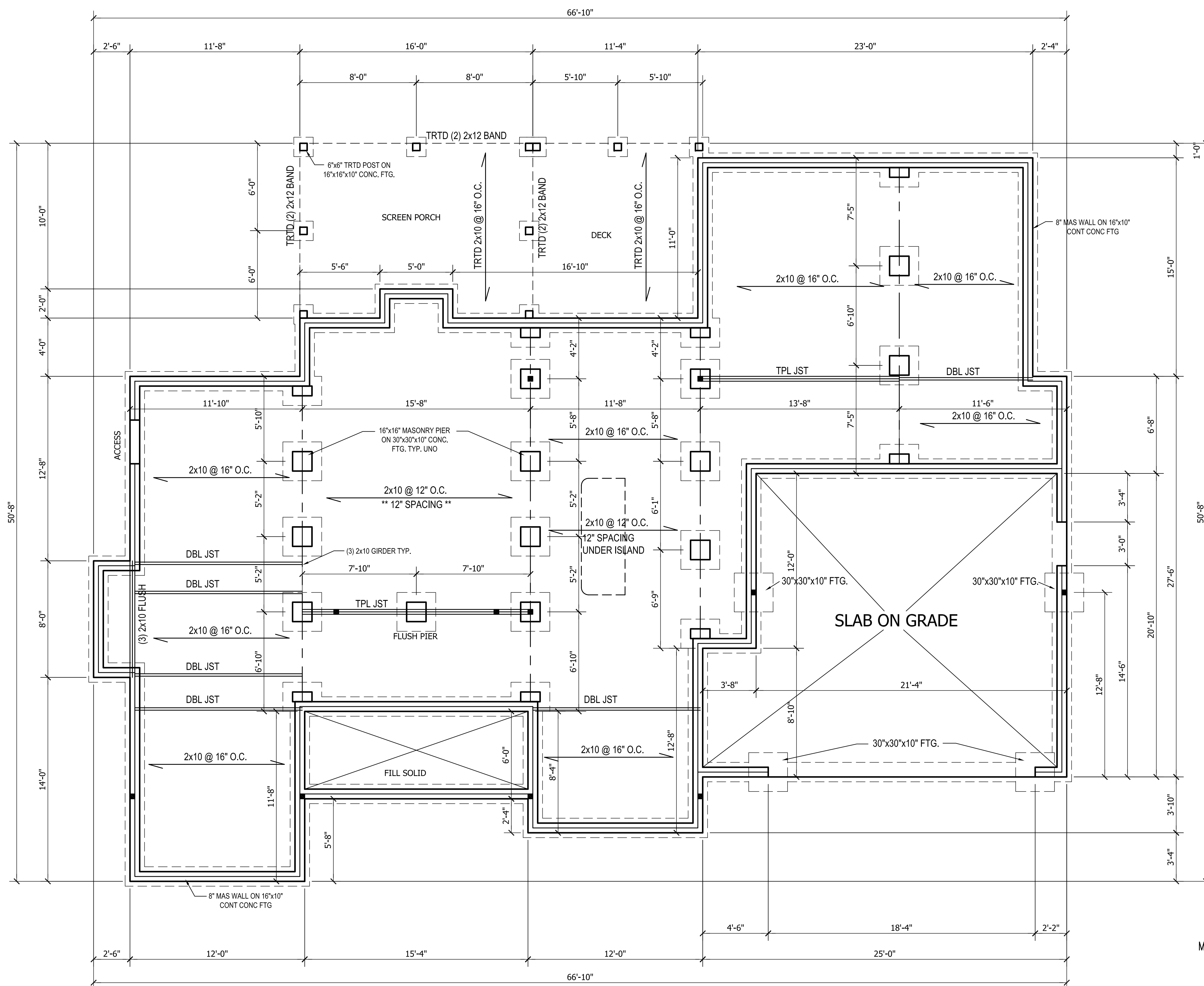
PAGE NO

3

OF

3

PLAN NO.
 DK1786



Mark E. Jones

Structural Engineering by:
Mark E. Jones, PE
 6425 Glen Dawn Court
 Raleigh, NC 27603
 Phone: (919) 395-6618

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

Project No. 24-190

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

SOUTHERN BUILT, LLC
"THE ALEX"



ANGIER, NC
 919-369-7181

DRAWN BY:
 D.W.O.

DATE:
 10/14/24

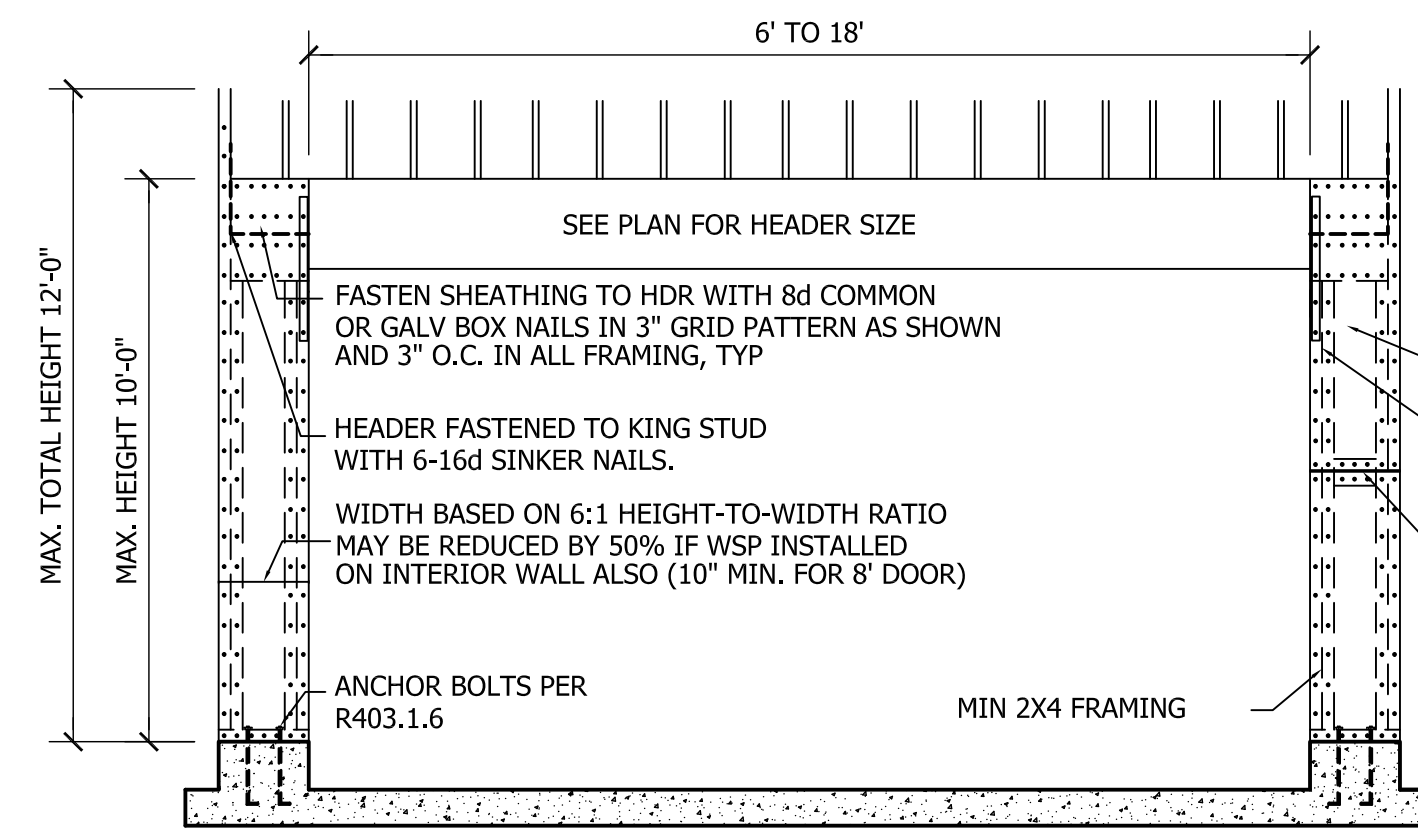
PAGE NO

S1

OF

3

PLAN NO.
 DK1786



PORTAL FRAME DETAIL

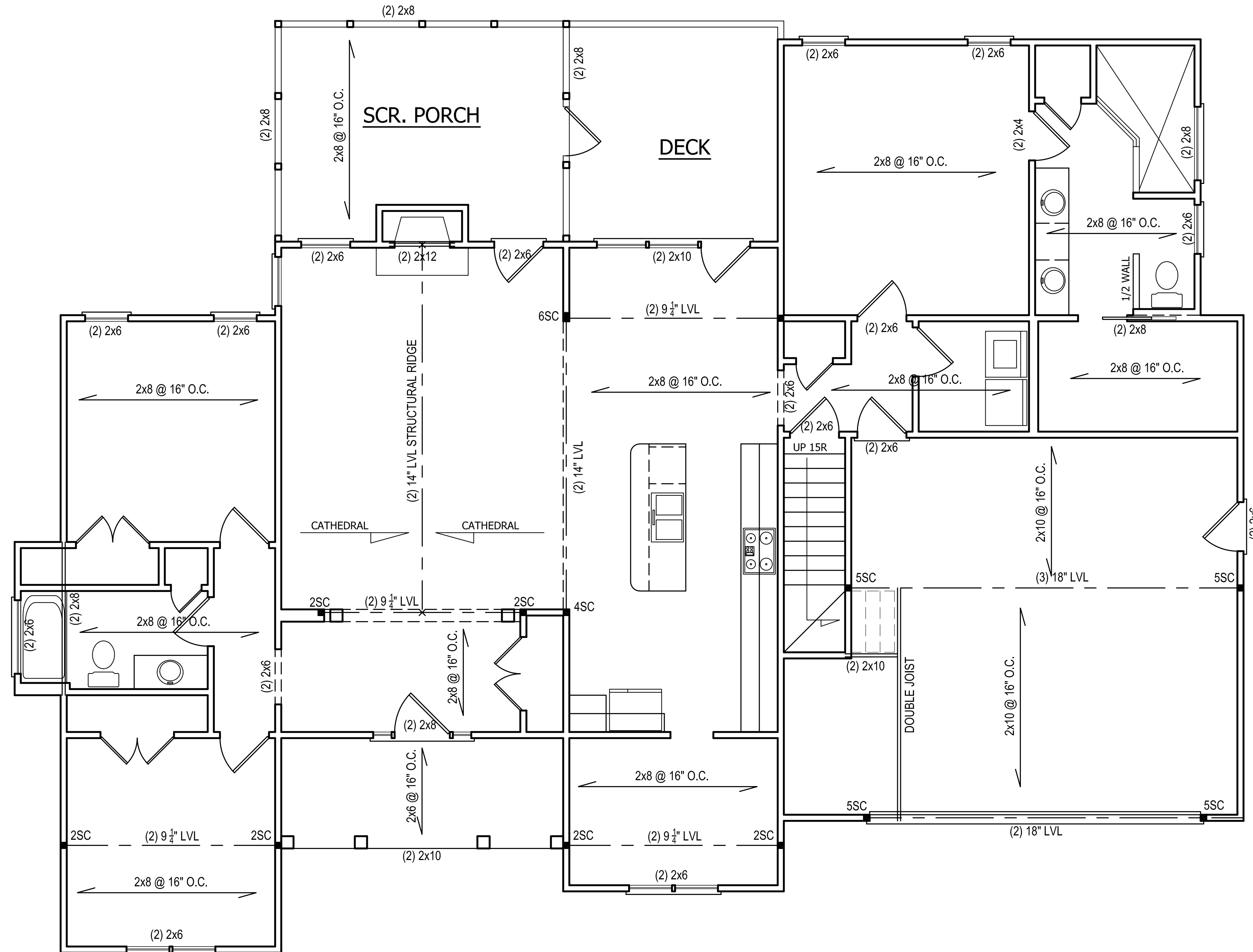
3/8" MIN THK STRUCTURAL SHEATHING
 LSTA-24 STRAPS (INSIDE AND OUTSIDE) AT FIRST JACK, CENTERED AT BOTTOM OF HEADER, BOTH SIDES OF OPENING
 FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES WITHIN 24" OF MID-HEIGHT, AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQD IF 2X4 BLOCKING IS USED, THE 2X4'S MUST BE NAILED TOGETHER WITH 3-16d SINKERS

STRUCTURAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE, IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- DESIGN LOADS:

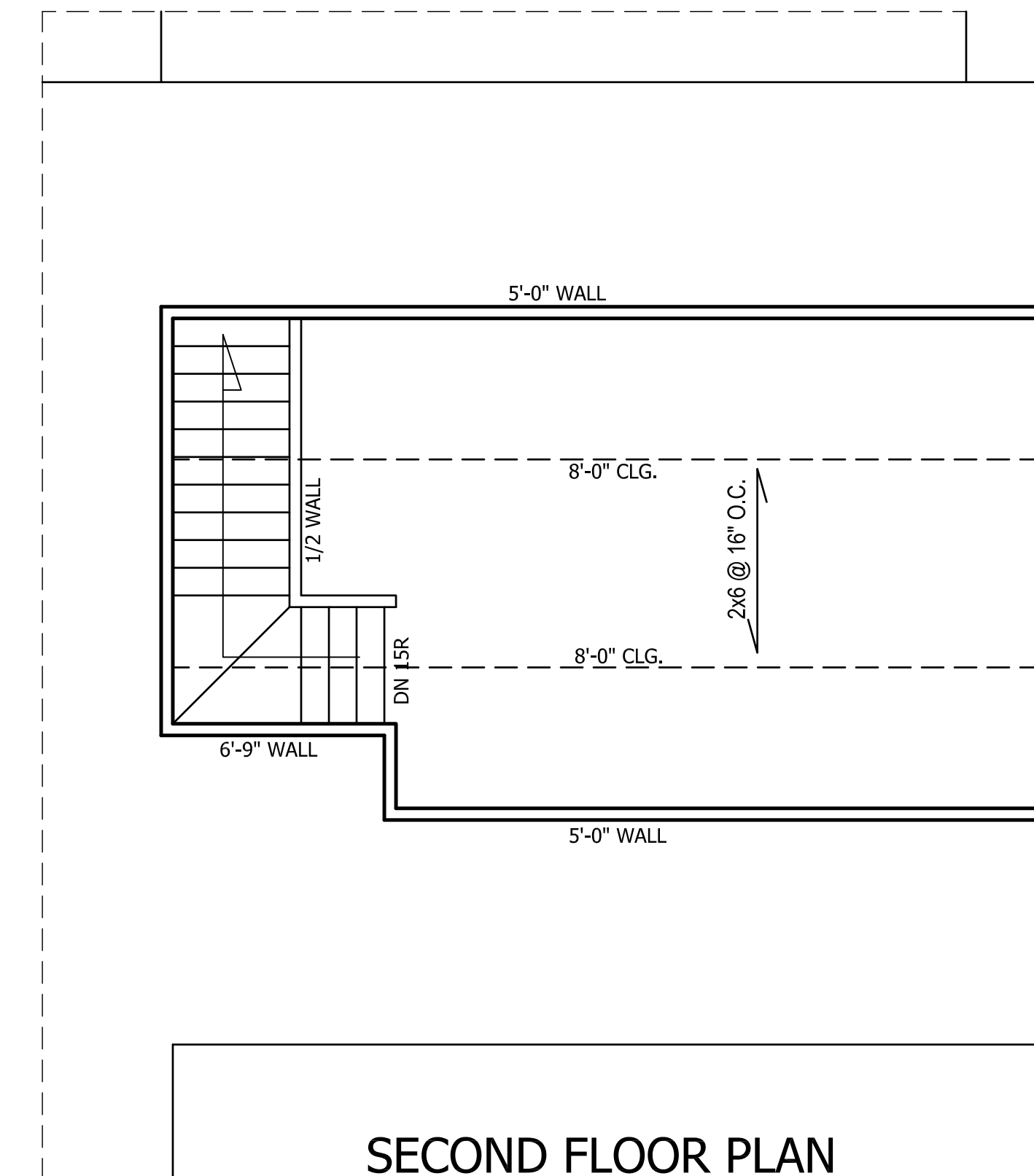
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (DL ALL)
ALL FLOORS	40	10	L/360
ATTIC (2x8 DOWN MEMB)	20	10	L/360
ATTIC (2x12 DOWN MEMB)	20	5	L/360
EXTERNAL BALCONY	60	10	L/360
ROOF TRUSS	20	10	L/180
WIND LOAD	BASED ON 2018 IBC (3-MINUTE GALE)		
- MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MINIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (L/40).
- MINIMUM 6" OF UNFINISHED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 1404 OF 2012 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- ALL FRAMING LUMBER SHALL BE 2x4 (2x6 OR 2x8) UNLESS NOTED OTHERWISE. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.
- ALL LOAD BEARING HEADERS SHALL BE 2x12 (UNLESS NOTED OTHERWISE). ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK STUD AND (2) KING STUD AT EACH END UNLESS NOTED OTHERWISE. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE NUMBER OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED OTHERWISE. JOINTS (JOINTS, STEPS, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED OTHERWISE. ALL STUDS OR JOINTS SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.
- EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8D WALLS @ 6" O.C. AT EDGES AND 24" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED IF LESS THAN 50% OF THE WALL LENGTH IS SHEATHED. WHERE BLOCKING IS REQD, ALL PANELS SHALL BE FASTENED AT 3' O.C. AT EDGES AND 4' O.C. AT INT. SUPPORTS.
- ALL STRUCTURAL STEEL SHALL BE A36 UNLESS NOTED OTHERWISE. ALL STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 30" UNLESS NOTED OTHERWISE. BEAMS SHALL BE PROVIDED WITH SILL BEARING FOR BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG BOLTS (2" DIA. MIN. AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TIE WELDED TO THE SOLE PLATES, AND THE SOLE PLATES ARE WELDED OR BOLTED TO THE BEAM FLANGES @ 4" O.C.
- ANCHOR BOLT PLACEMENT PER SECTION 1403.1.6. 1/2" DIA. ANCHOR BOLTS SPACED AT 4' O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION.
- FOUNDATION BRACING PER SECTION 1405 AND 1406 OF 2012 NC BUILDING CODE.
- WALL AND ROOF CLADDING VALUES:
 WALL CLADDING SHALL BE DESIGNED FOR A 14.4 PSF, OR GREATER POSITIVE AND NEGATIVE PRESSURE.
 ROOF SHALL BE BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
 45.1 LBS/SQ FT FOR ROOF PITCHES OF 0.25 TO 1.25/12
 30 LBS/SQ FT FOR ROOF PITCHES OF 1.25 TO 2.25/12
 20 LBS/SQ FT FOR ROOF PITCHES OF 2.25 TO 3.0/12
 ** MEAN ROOF HEIGHT 3' OR LESS
 13) FOR ROOF SCHEMES FROM 2.25 THROUGH 4.0/12, BUILDER TO INSTALL 1 LAYER OF 1/4" FIBER PAPER.
 14) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FT. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR OVERSIGHTING OR SQ. FT. 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.



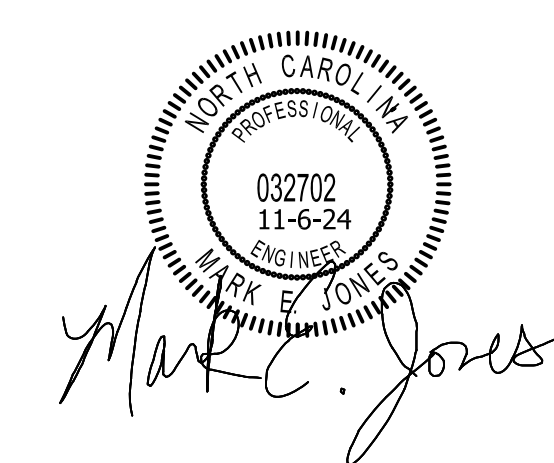
FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
 9'-0" CLG. HGT.
 SET WINDOWS AT 6'-8" A.F.F.



SECOND FLOOR PLAN

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

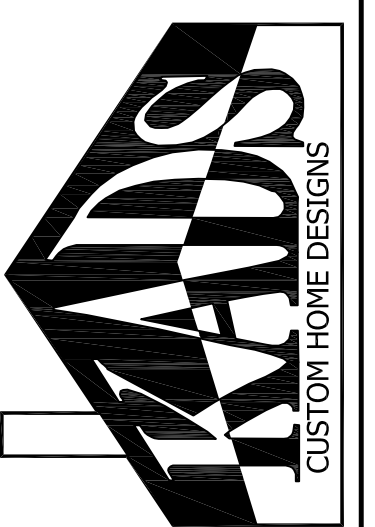


Structural Engineering by:
Mark E. Jones, PE
 6425 Glen Dean Court
 Raleigh, NC 27603
 Phone: (919) 395-5618

"Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures 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. 24-190

SOUTHERN BUILT, LLC
"THE ALEX"



ANGIER, NC
 919-369-7181

DRAWN BY:
D.W.O.

DATE:
10/14/24

PAGE NO

S2

OF
3

PLAN NO.
DK1786

