

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

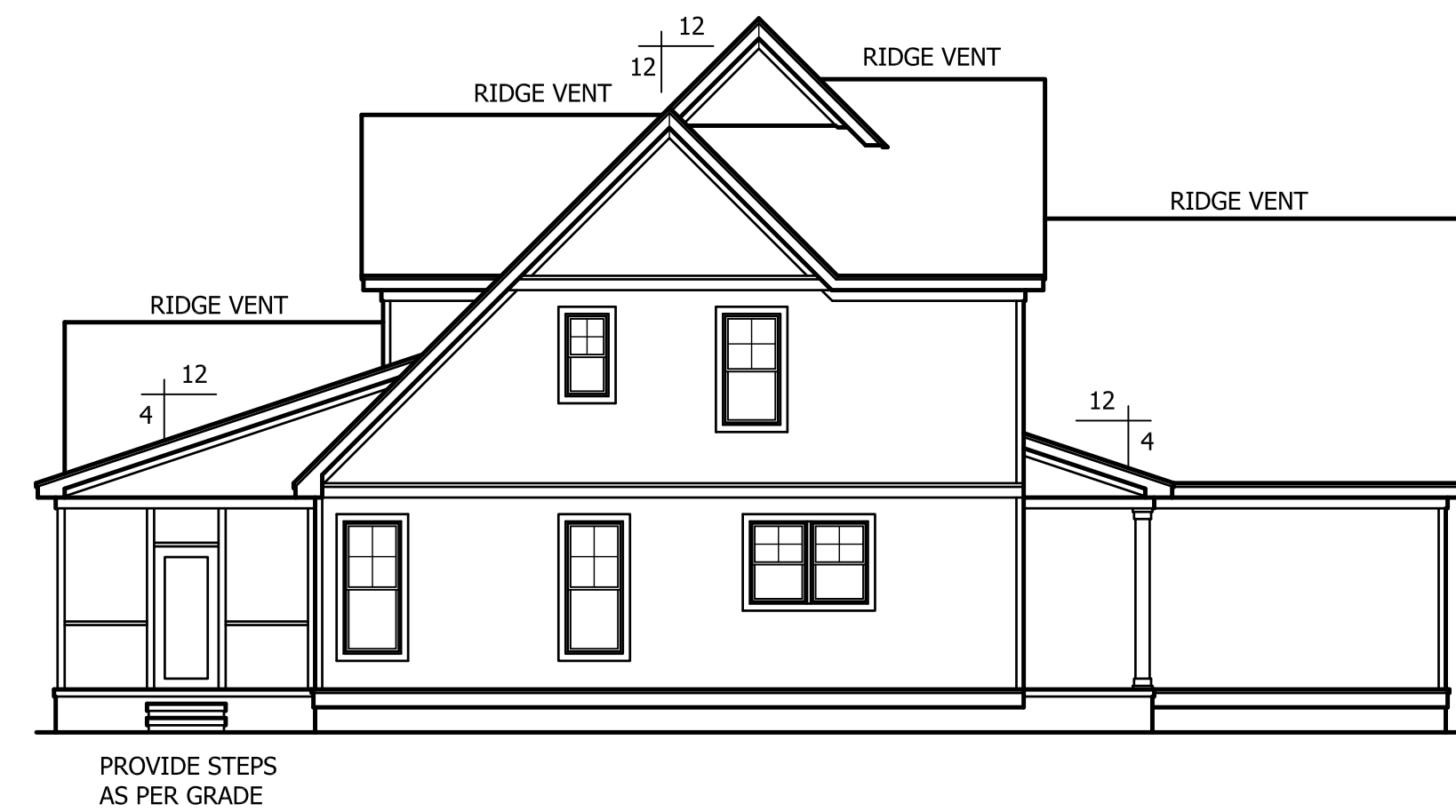
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

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.



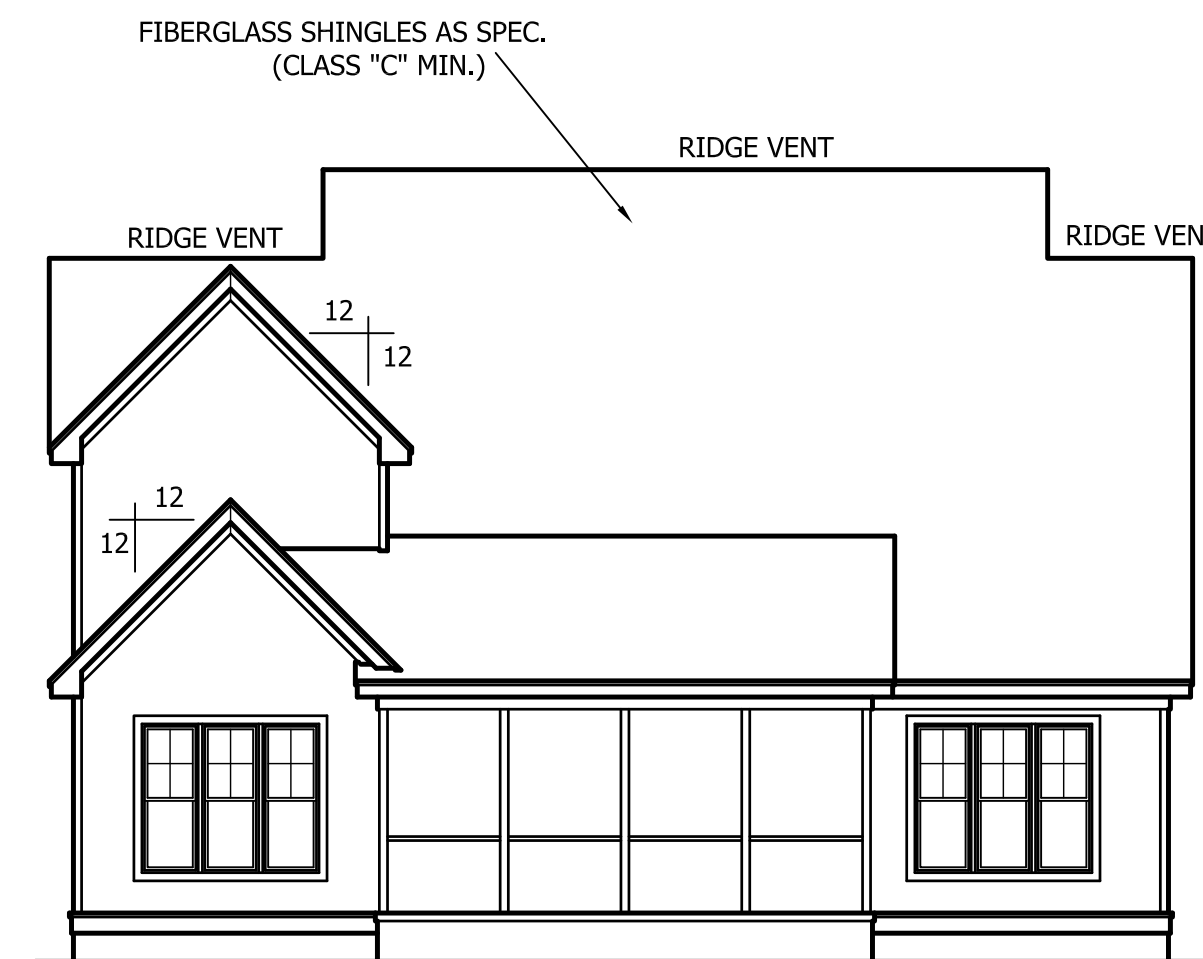
FRONT ELEVATION

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



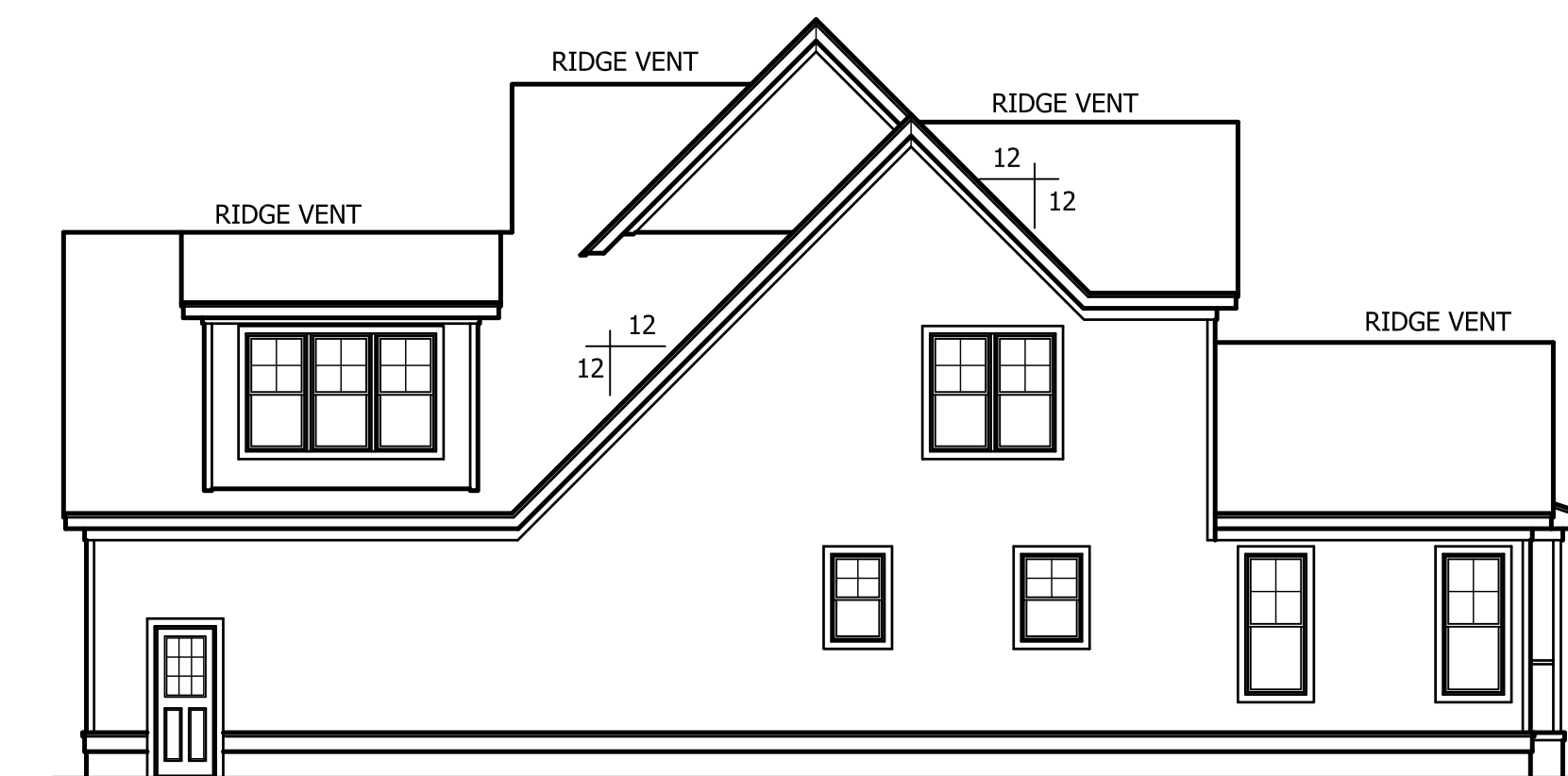
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

ALL HOME RENOVATION



ANGIER, NC
919-369-7181

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10/9/23

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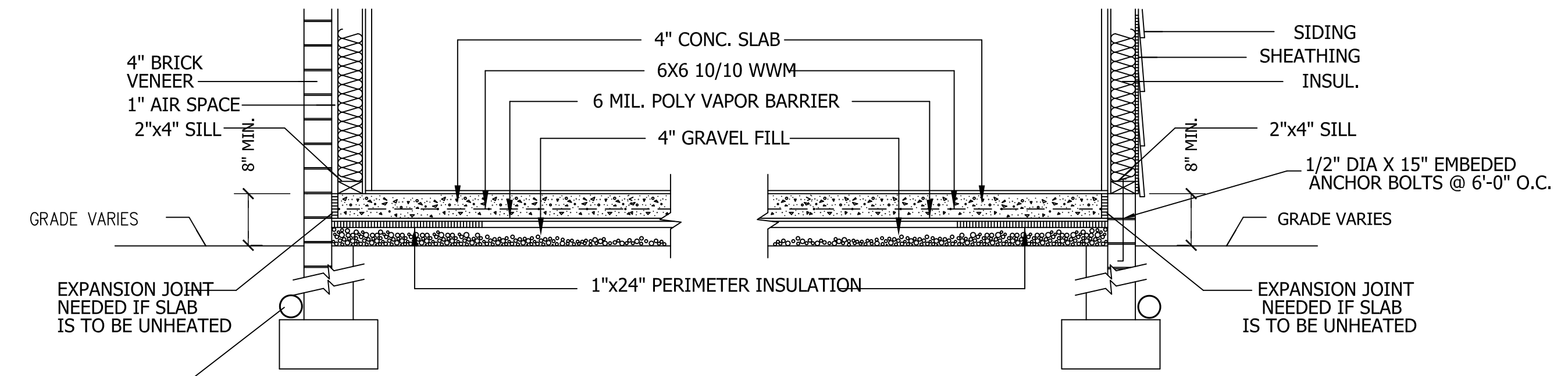
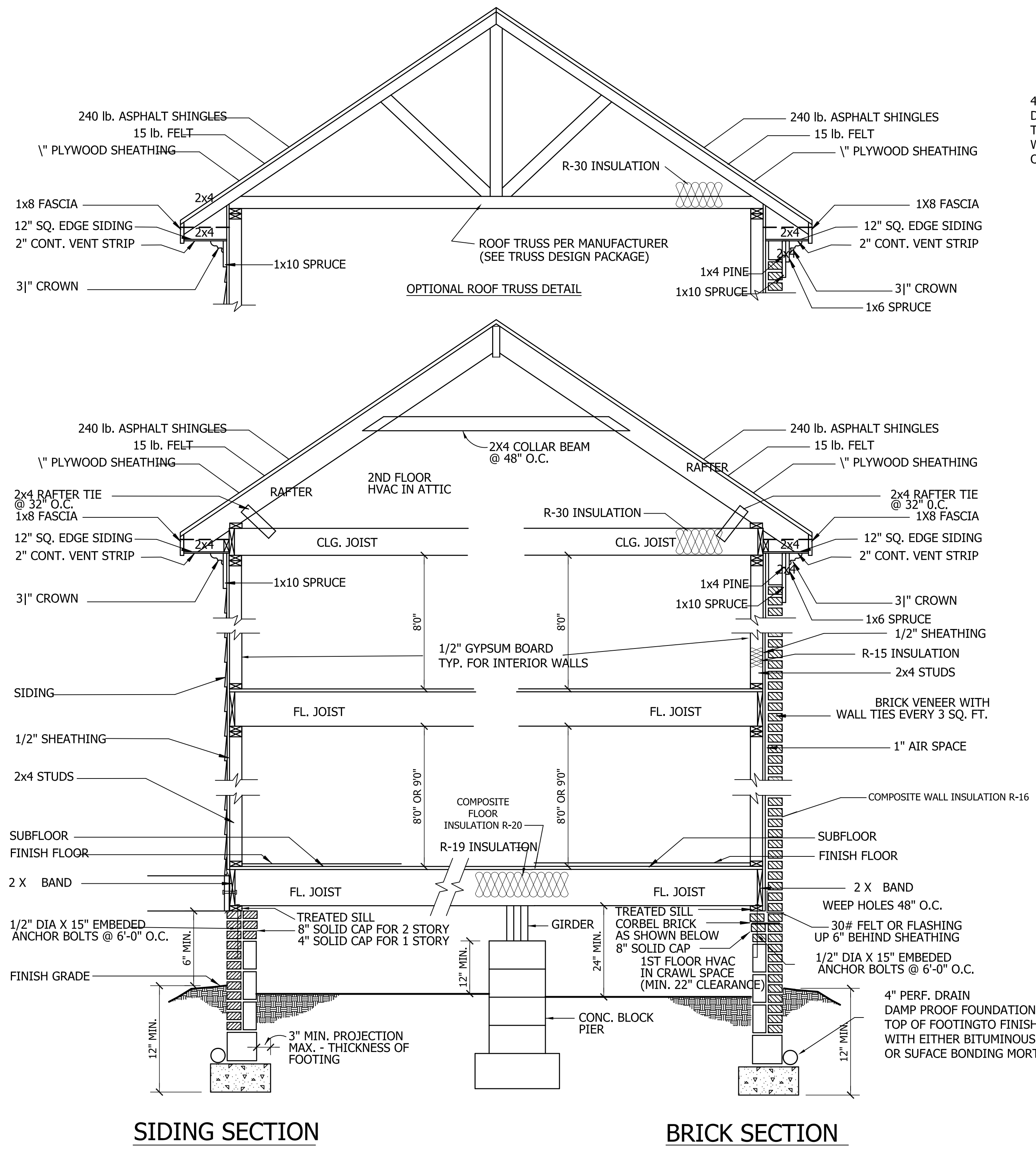
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CRAWL SPACE VENTILATION

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

CRAWL SPACE AREA = 1486 SQ.FT.
1486/150 = 9.9 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.

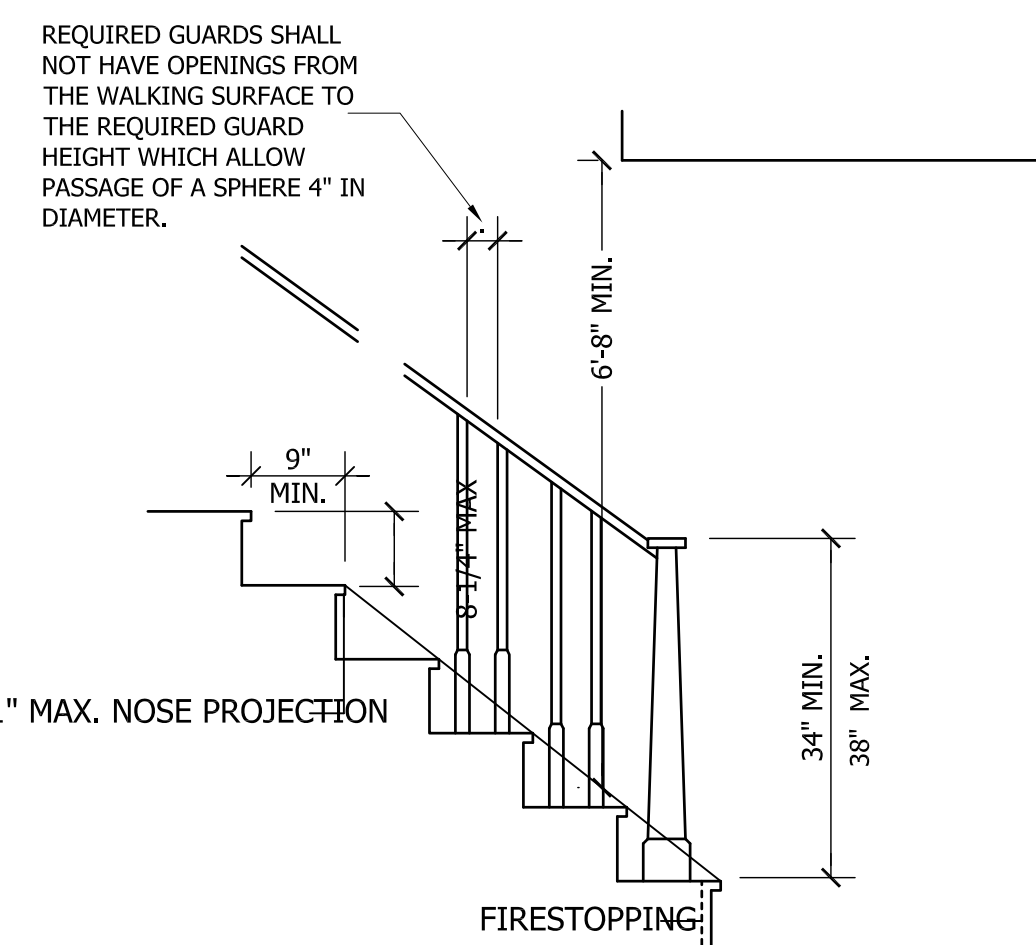
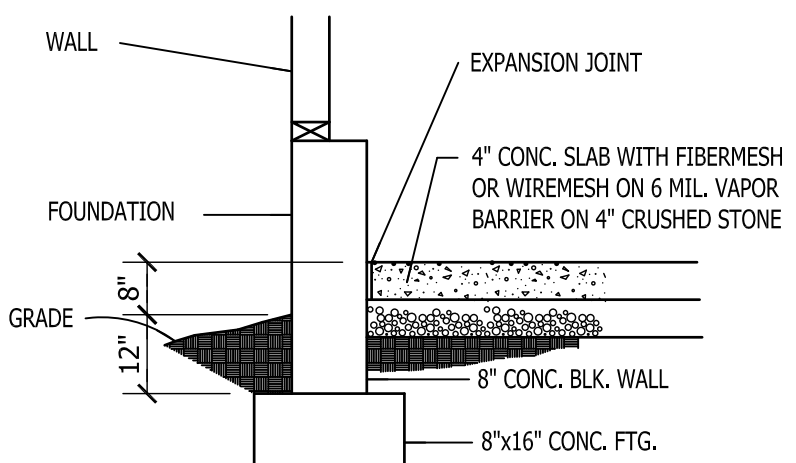
ROOF VENTILATING REQUIREMENTS

$\frac{2457}{150} = 16.38$ SQ. FT. REQ'D

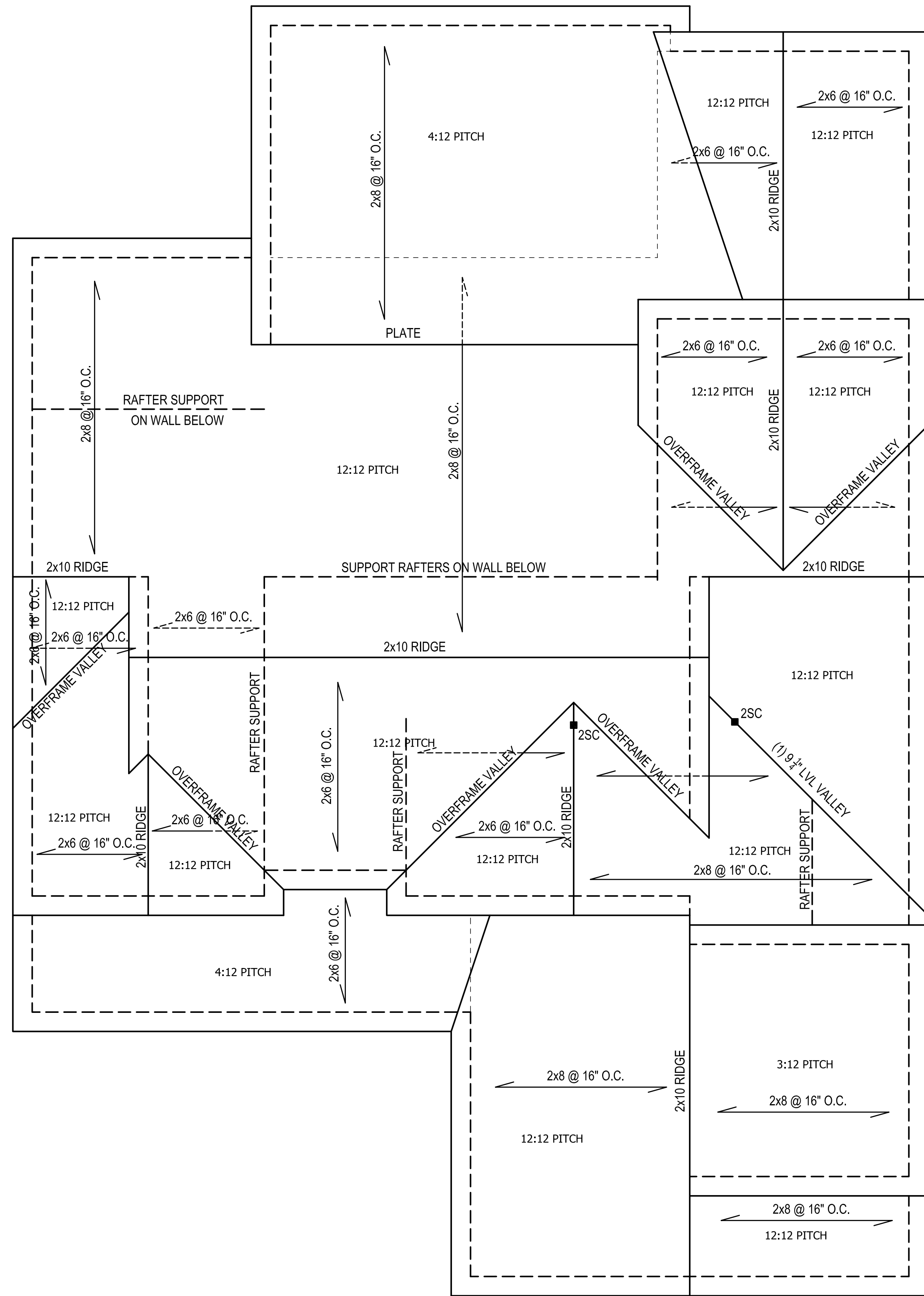
ROOF VENTILATING REQUIREMENTS
(POWER ROOF VENTILATOR REQUIRED)

$\frac{2457}{300} = 8.19$ SQ. FT. REQ'D

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS 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



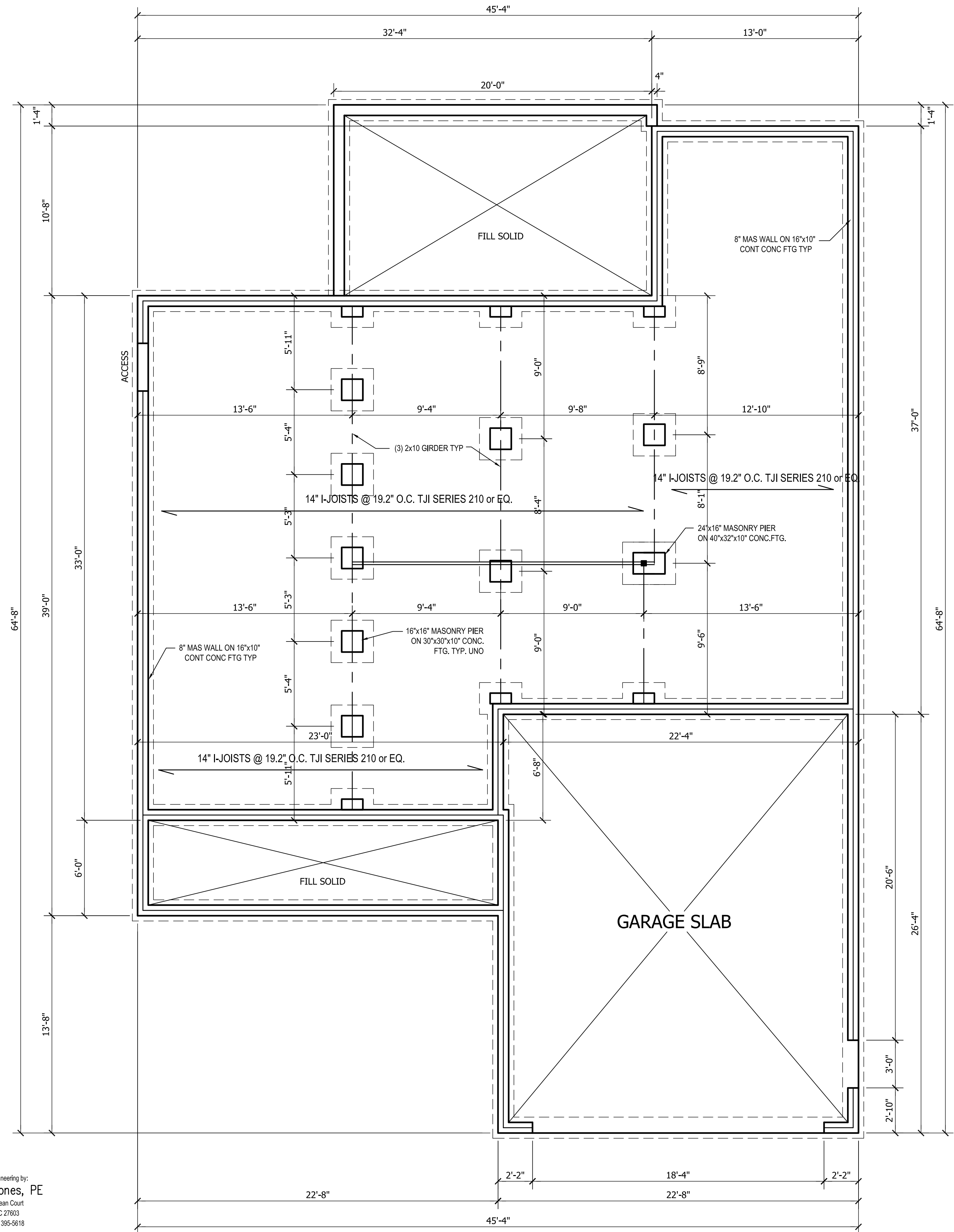
ROOF PLAN
SCALE: 1/4"=1'-0"

Mark E. Jones

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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 NCResidential Building Code 2018.

Project No. 24-129



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

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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:

LOAD TYPE	DEAD LOAD (PSF)	RESIDENTIAL LIVE LOAD (PSF)	DEFLECTION (L/800)
ALL FLOORS	10	20	L/800
ATTIC (2x6 RAFTERS)	10	10	L/240
ATTIC (2x8 RAFTERS)	10	5	L/240
EXTERNAL BALCONY	10	10	L/800
ROOF	20	10	L/800
WIND LOAD	20	20	L/240
WIND LOAD	(BASED ON 120 MPH (Saturated gale))		

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.

5) REINFORCING BARS SHALL BE UNLAPLACED FULL AGENT FOR FOUNDATION WALLS TO BE LESS THAN 4" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 902.1.3 OF THE NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNLAPLACED BACKFILL HEIGHT.

6) ALL FRAMING LUMBER SHALL BE SP #1 (2x4, 2x6, 2x8, 2x10, 2x12). ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

7) ALL LOAD BEARING HEADERS SHALL BE (2)2x10 (2x12) UNLESS NOTED OTHERWISE. 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 (1) STUD OR THE NUMBER OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STAIR RAILS, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.

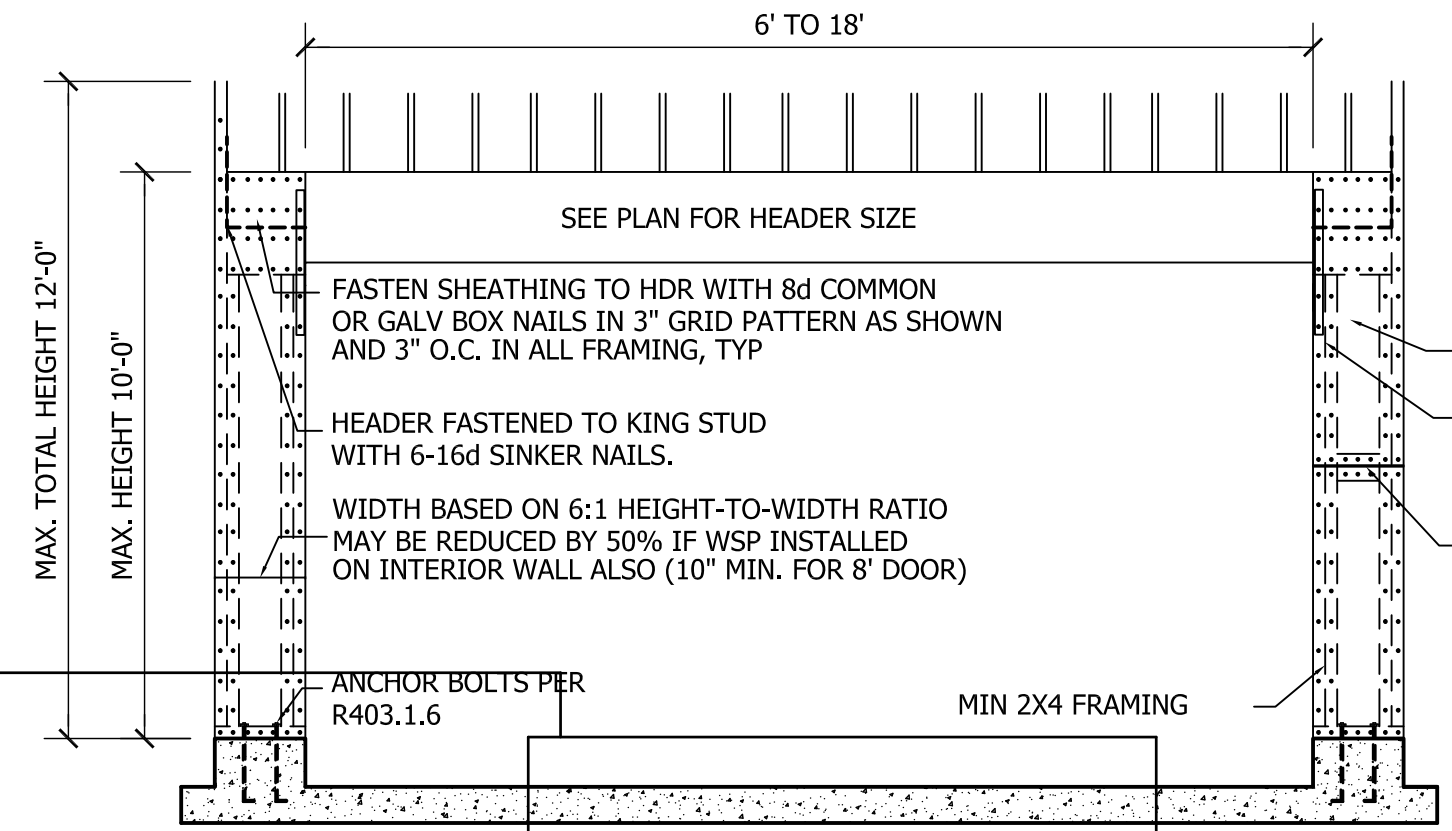
8) ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8d W/3" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED AT LEAST 10% PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOCKING IS REQD, ALL PANELS SHALL BE FASTENED AT 7" O.C. AT EDGES AND 6" O.C. AT INT. SUPPORTS.

9) ALL STRUCTURAL STEEL SHALL BE A36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3/4" INCHES AND FULL FLANGE WIDTHS. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION BEAMS. SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2) LAG SCREWS (1/2" DIAMETER AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TIE TO THE SOLID PLATES, AND THE SOLID PLATES ARE NAILLED OR BOLTED TO THE BEAM FLANGES @ 4" O.C.

10) ANCHOR BOLT PLACEMENT PER SECTION 902.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6" O.C. AND PLACED 12" FROM THE END OF EACH FLANGE SECTION.

11) FOUNDATION DRAINAGE: DRAIN FOOTING OR WATERPROOFING PER SECTION 405 AND 406 OF 2018 NC BUILDING CODE.

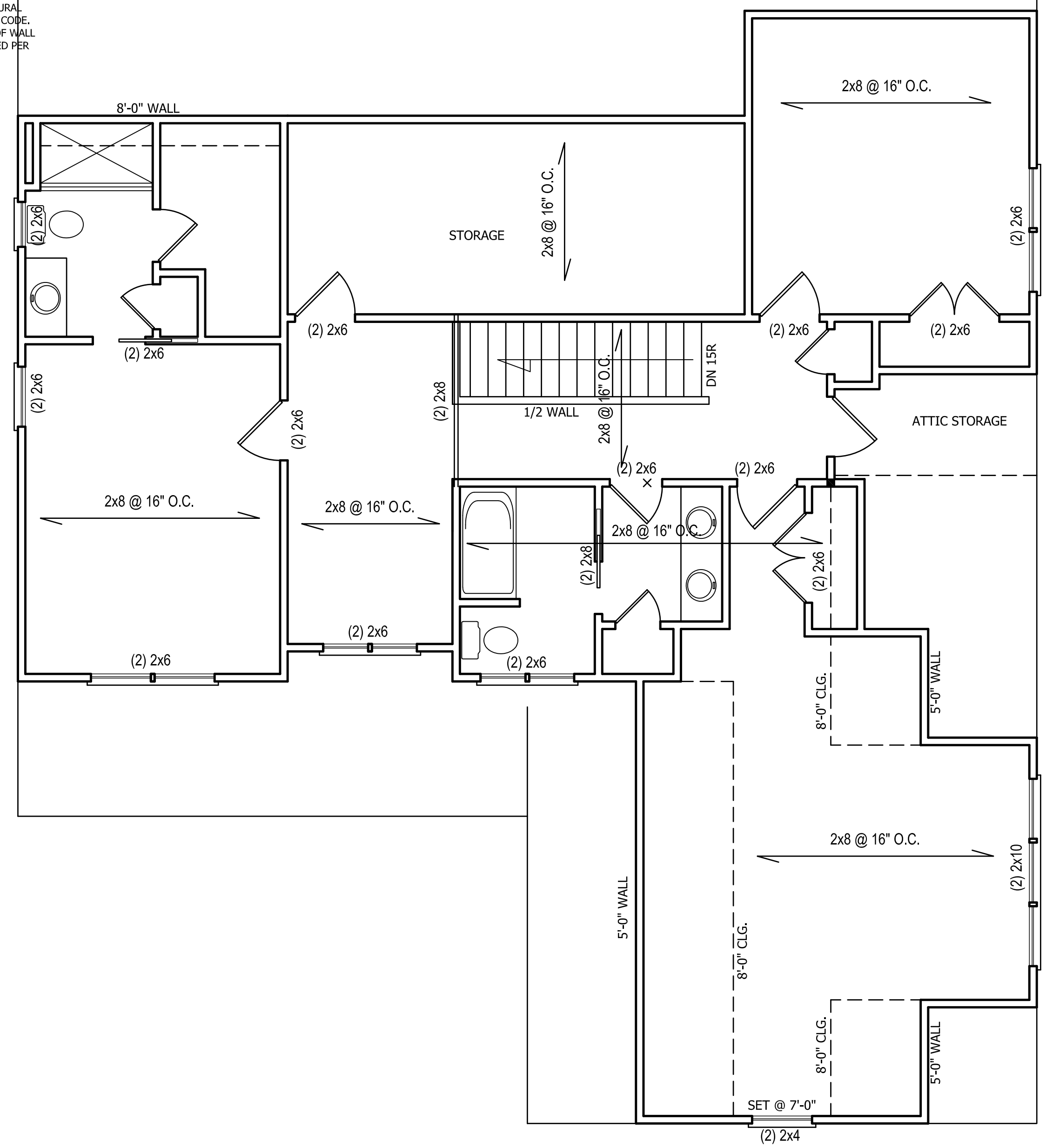
12) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A FULL S.F.P.T. ON GREATER POSITIVE AND NEGATIVE PRESSURE.
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
45 LBS/SQ FT FOR ROOF PITCHES OF 3:12 TO 12:12
24 LBS/SQ FT FOR ROOF PITCHES OF 12:12 TO 12:12
0 LBS/SQ FT FOR ROOF PITCHES OF 12:12 TO 12:12
** ROOF RISE OVER RUN 3" OR LESS
13) FOR ROOF SLOPES FROM 3:12 THROUGH 4:12, BUILDER TO INSTALL 1 LAYER OF 15# FELT FIBER.
14) IT IS THE CONTRACTOR'S 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.



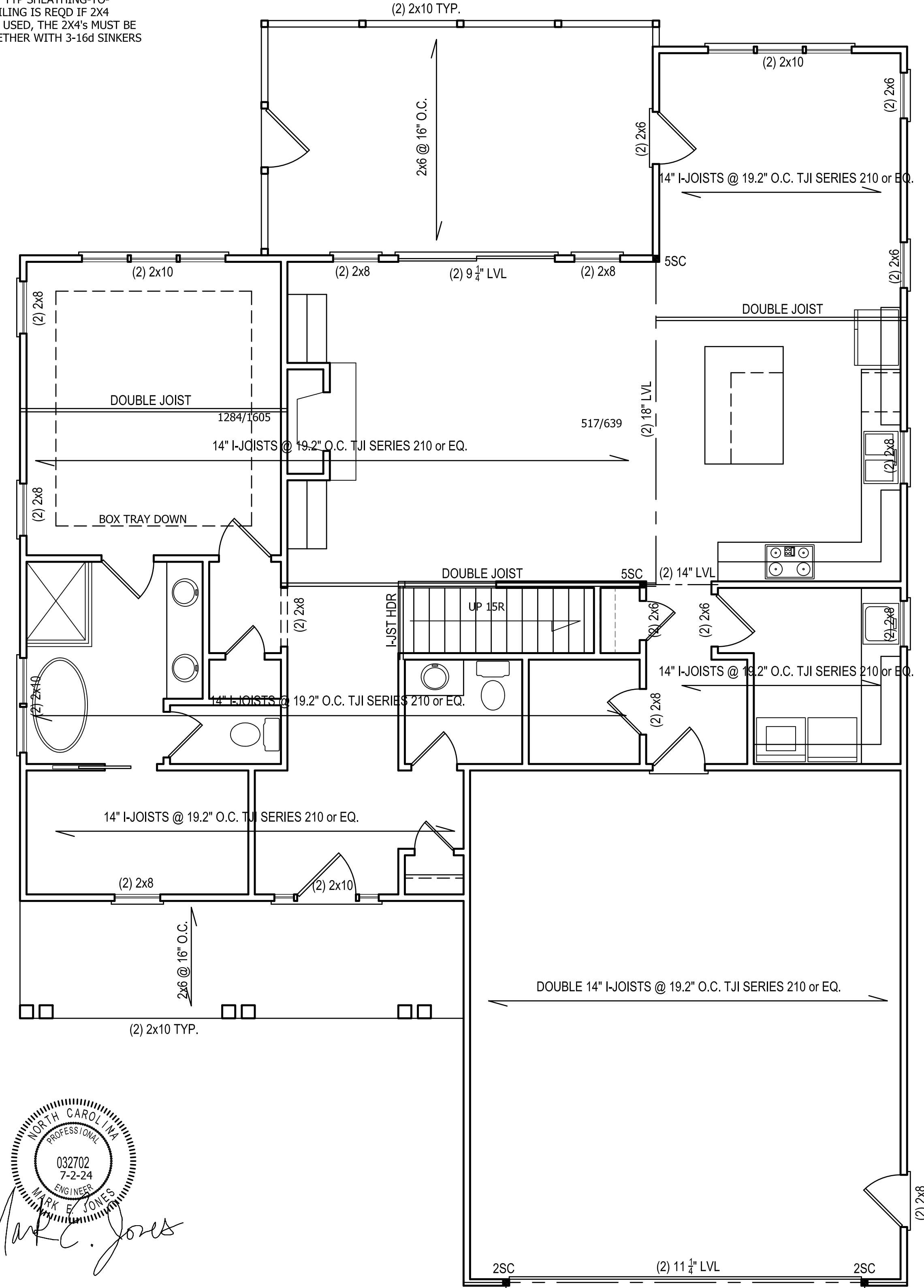
3/8" MIN THK STRUCTURAL SHEATHING
LSTA-24 STRAPS (INSIDE AND OUTSIDE) AT FIRST JACK, CENTERED AT BOTTOM OF HEADER, BOTH SIDES OF OPENING

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED, AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQD IF 2x4 BLOCKING IS USED, THE 2x4s MUST BE NAILED TOGETHER WITH 3-16d SINKERS

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.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 7'-8" A.F.F.



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




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