

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.

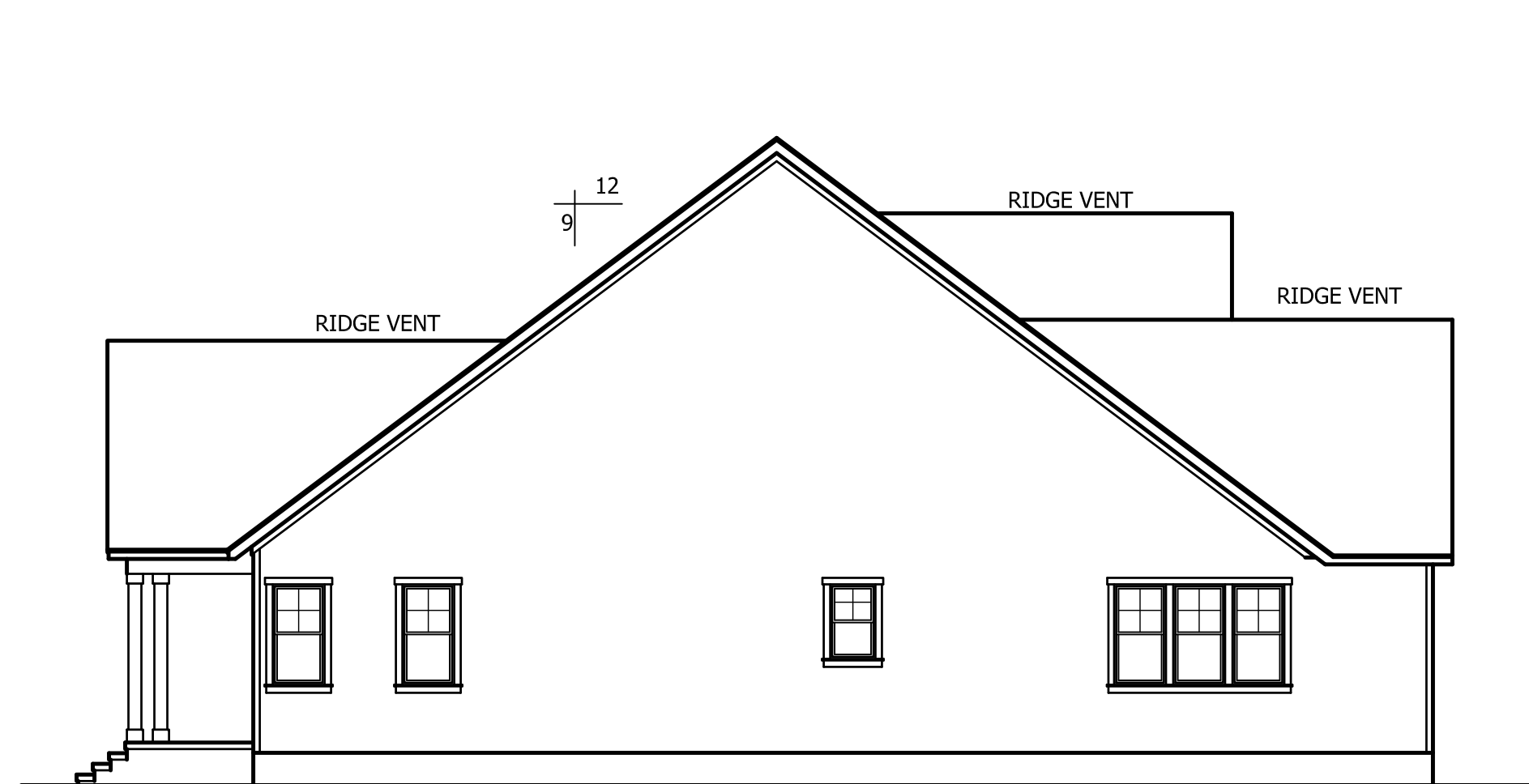
NOTE:
ALL WINDOWS TO BE INSTALLED MUST MEET A MAXIMUM OF .32 U VALUE OR BETTER, UNLESS ENERGY CALCULATIONS ARE SUBMITTED WITH PLANS PROVIDED BY BUILDER AT TIME OF PLAN REVIEW.



PROVIDE STEPS AS PER GRADE

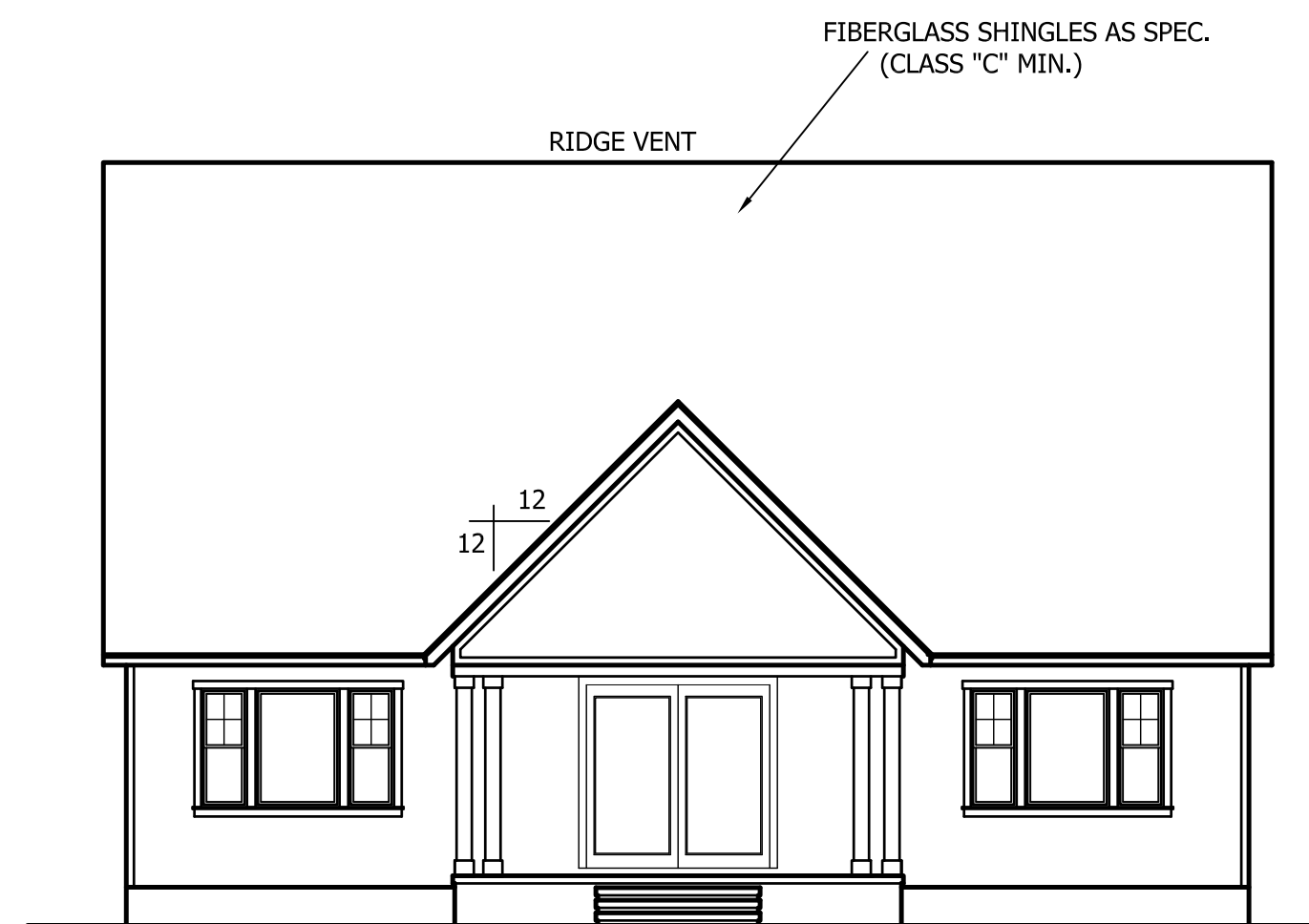
FRONT ELEVATION

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



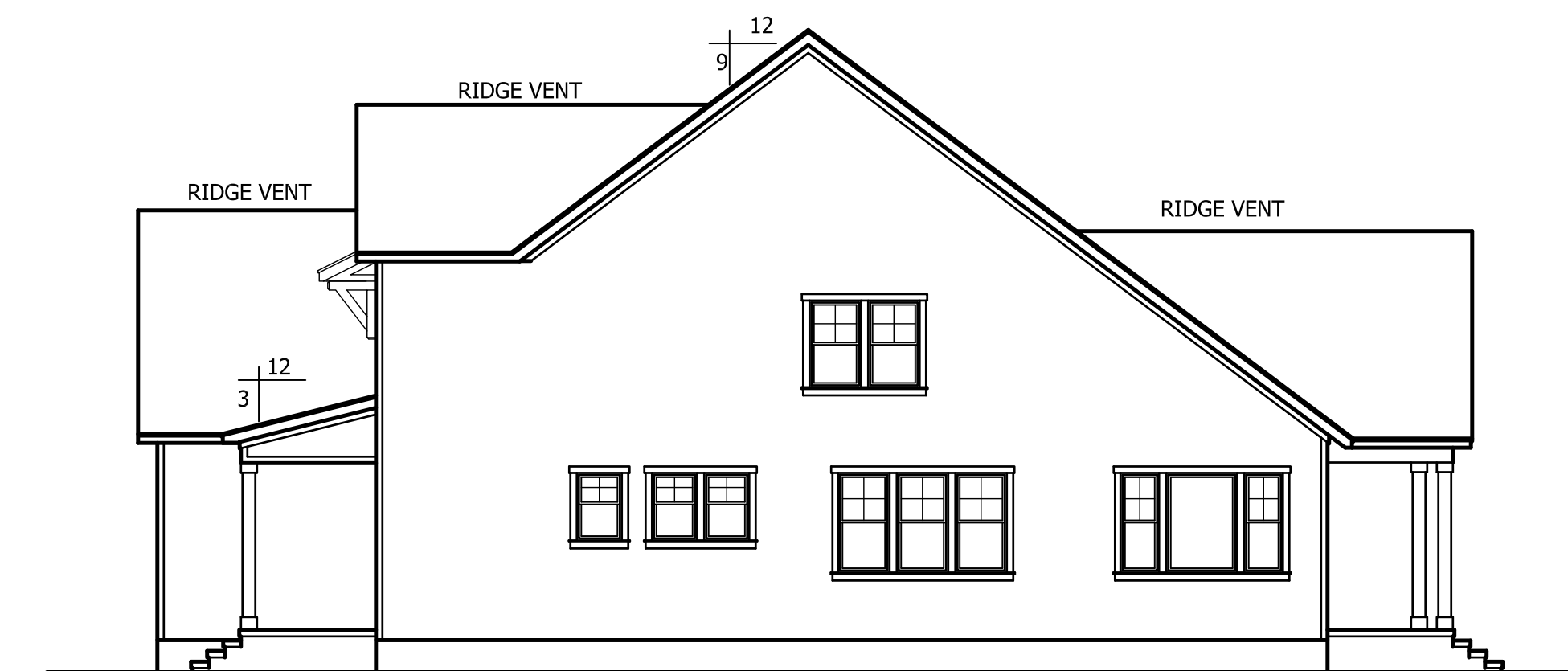
LEFT ELEVATION

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



REAR ELEVATION

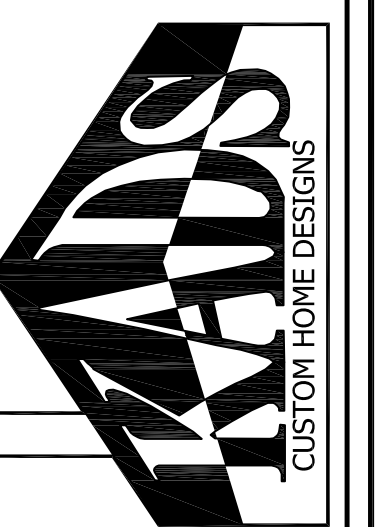
SCALE: 1/8"=1'-0"



RIGHT ELEVATION

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

ALL HOME RENOVATION



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
6/17/24

PAGE NO

1

OF

3

PLAN NO.
DK2686



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
6/17/24

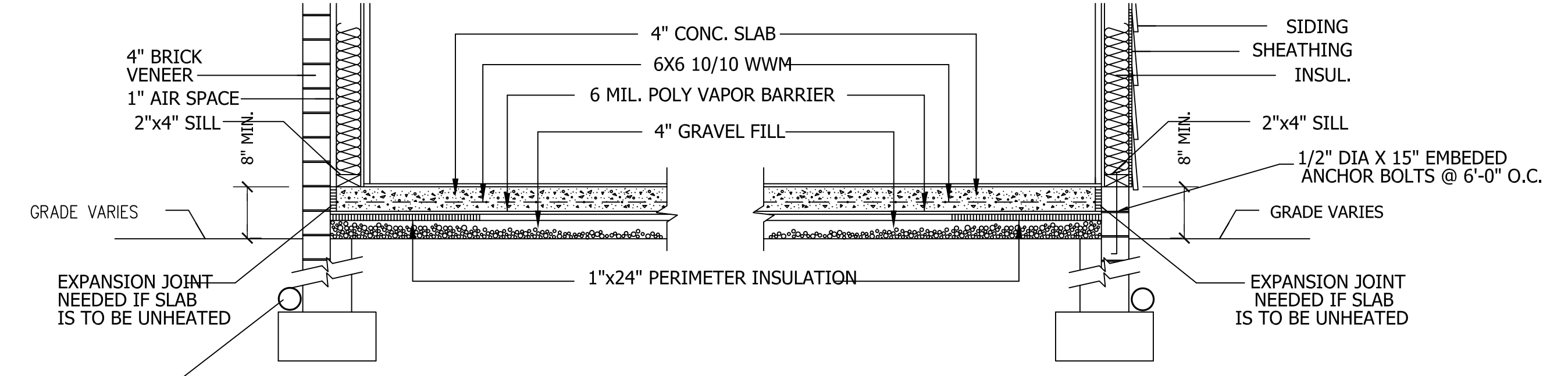
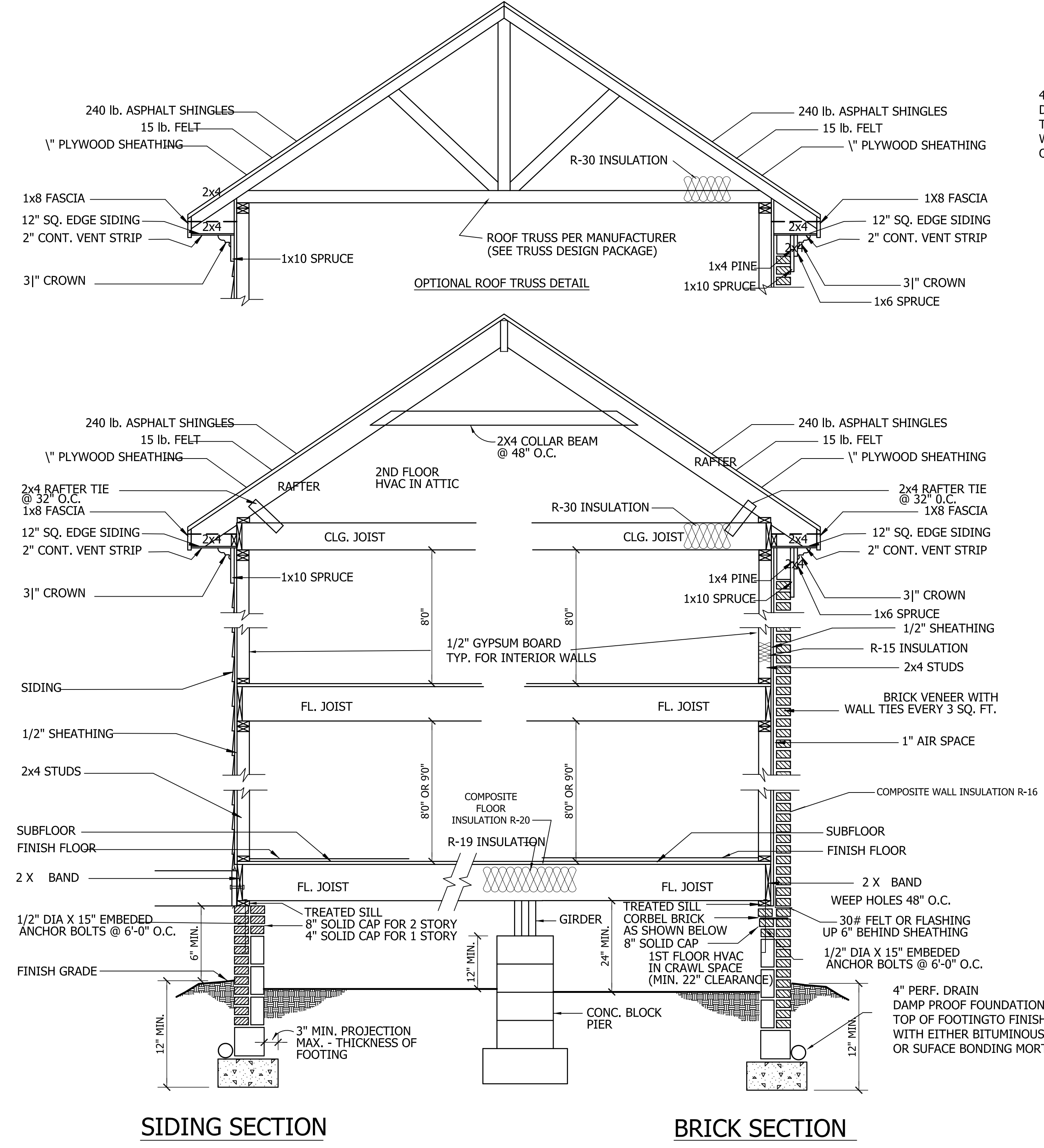
PAGE NO

3

OF

3

PLAN NO.
DK2686



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 = 793 SQ.FT.
793/150 = 5.29 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.

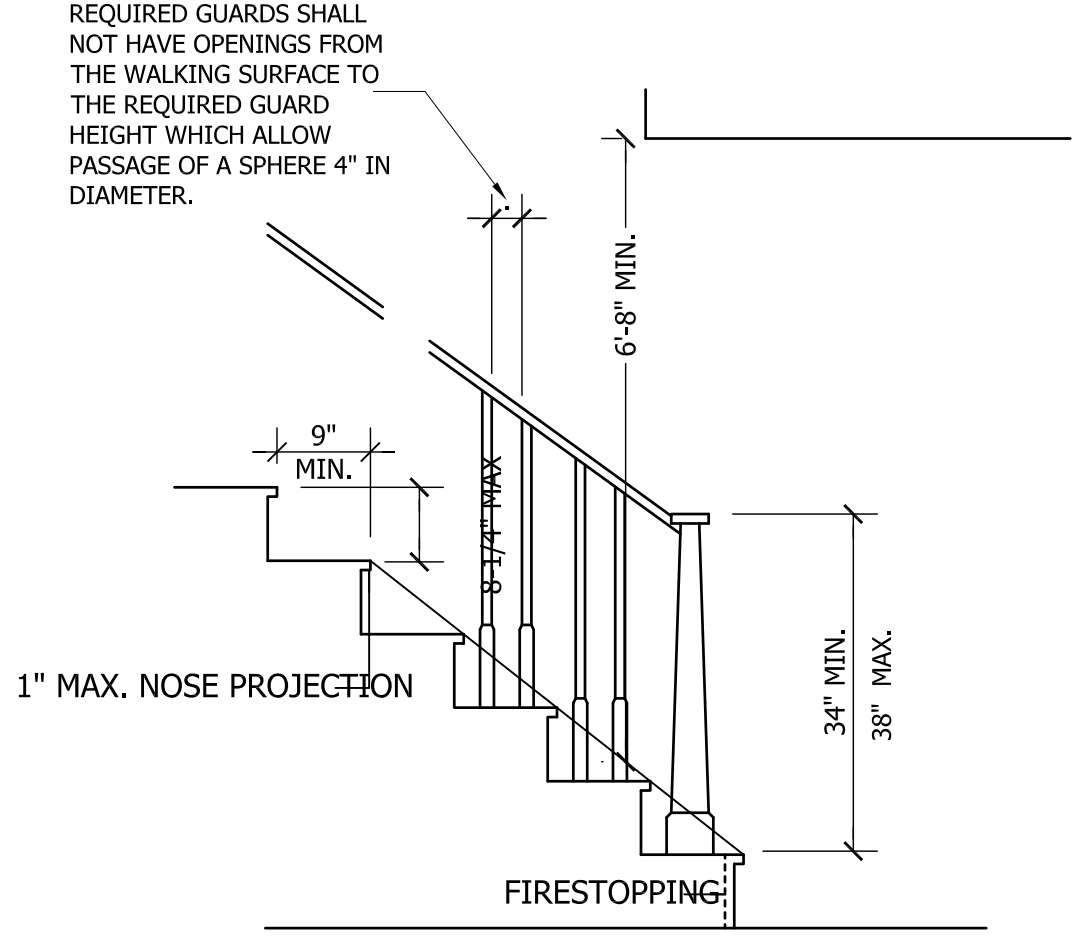
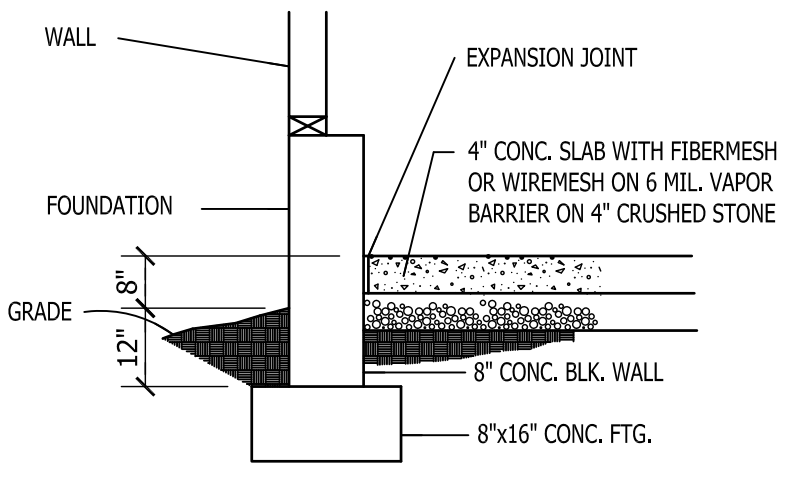
ROOF VENTILATING REQUIREMENTS

$\frac{1432}{150} = 9.54 \text{ SQ. FT. REQ'D}$

ROOF VENTILATING REQUIREMENTS
(POWER ROOF VENTILATOR REQUIRED)

$\frac{1432}{300} = 4.77 \text{ SQ. FT. REQ'D}$

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

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 (IN. MAX)
ALL FLOORS	40	10	L/360
ATTIC (2x6 Joist Deck)	20	10	L/240
ATTIC (2x8 Joist Deck)	10	5	L/360
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	BASED ON 130 MPH 3-WIND SPEED		

3) WINDWALL ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MINIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (CONG).

5) MINIMUM DEPTH OF UNFINISHED FULL HEIGHT FOUNDATION WALLS TO BE LESS THAN 4" WITHIN 4" USING SUFFICIENT WALL BRACING. REFER TO SECTION 404 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT.

6) ALL FRAMING LUMBERS SHALL BE SP #1 OR #2 (40% MOISTURE) UNLESS NOTED OTHERWISE. ALL FRAMING LUMBERS EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

7) ALL LOAD BEARING HEADERS SHALL BE (2)2x10 (LVL), 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 NUMBER OF STUDS REQUIRED FOR FULL BEARER AT EACH END UNLESS NOTED. FOOT JOISTS (JOIST KNEES, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSMITTED THROUGH EACH FLOOR TO THE FOUNDATION.

8) ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8D NAILS @ 6" O.C. AT CORNERS AND 12" O.C. AT INT. SUPPORTS. GROUND SHALL BE SET BACK BY 1/2" FROM THE EXTERIOR WALL. WALL LENGTH IS SHEATHED, WHERE BLOCKING IS REQD, ALL PANELS SHALL BE FASTENED AT 2' O.C. AT CORNERS AND 6" O.C. AT INT. SUPPORTS.

9) ALL STRUCTURAL STEEL SHALL BE A36. ALL BEAMS SHALL BE SUPPORTED BY EACH END WITH A WINDOW BEARING LENGTH OF 12" TO PROVIDE FULL BEARING. 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 PROVIDED THE SCREWS ARE TORQUED TO THE SOLE PLATES, AND THE SOLE PLATES ARE Nailed OR BOLTED TO THE BEAM FLANGES @ 8" O.C.

10) ANCHOR BOLT PLACEMENT PER SECTION 403.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6" O.C. AND PLACED 2" FROM THE END OF EACH FLANGE SECTION.

11) FOUNDATION DRAINAGE-DAMP PROOFING 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.U.P.F. OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45 LBS/SQ FT FOR ROOF PITCHES OF 1/12 TO 2/12

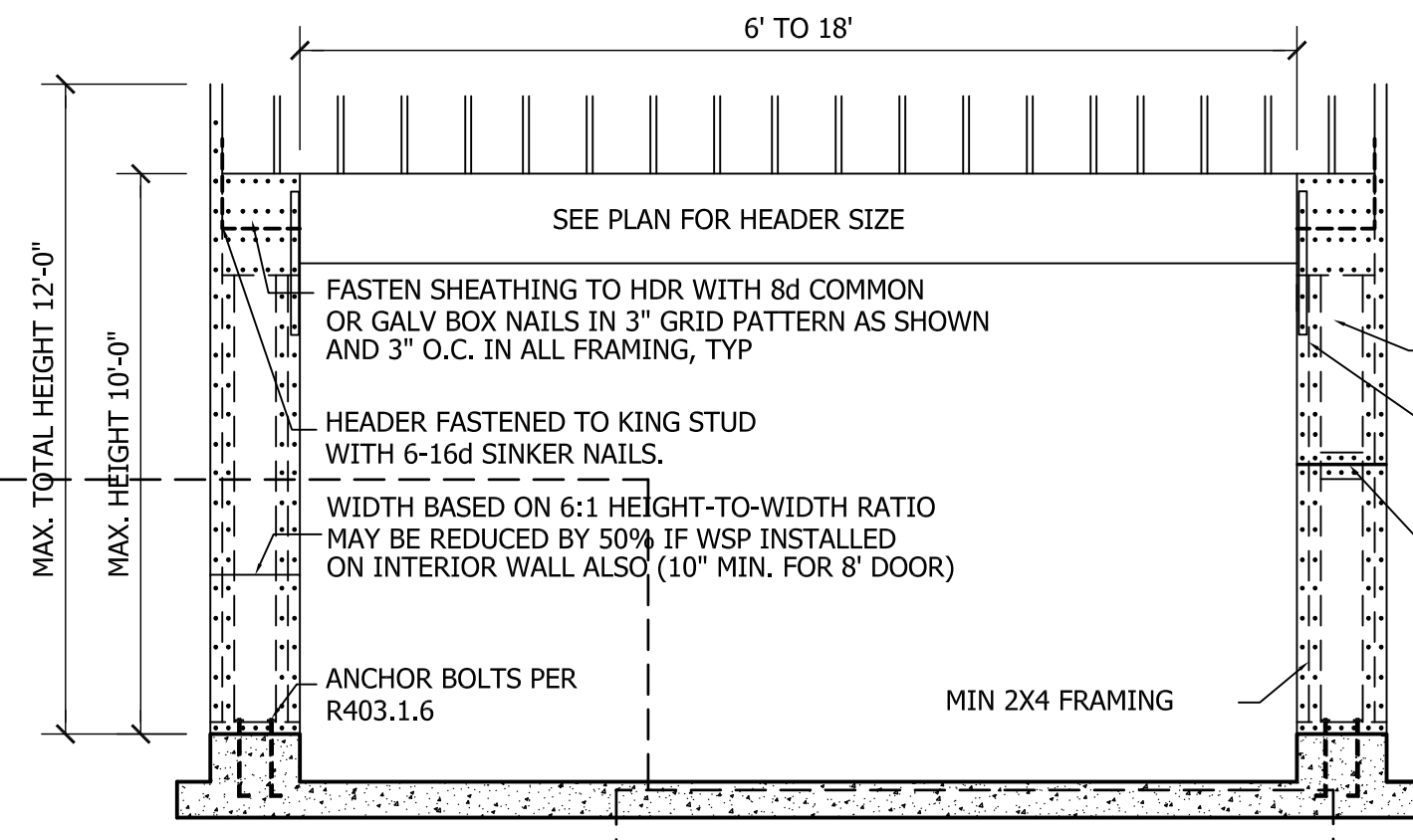
30 LBS/SQ FT FOR ROOF PITCHES OF 2.5/12 TO 1/12

20 LBS/SQ FT FOR ROOF PITCHES OF 1/12 TO 1/12

*SEAL ROOF HEIGHT 30" OR LESS

13) FOR ROOF SLOPES FROM 2.5 THROUGH 4:12, BALDUR TO INSTALL 1 LAYER OF 15# FELT PAPER

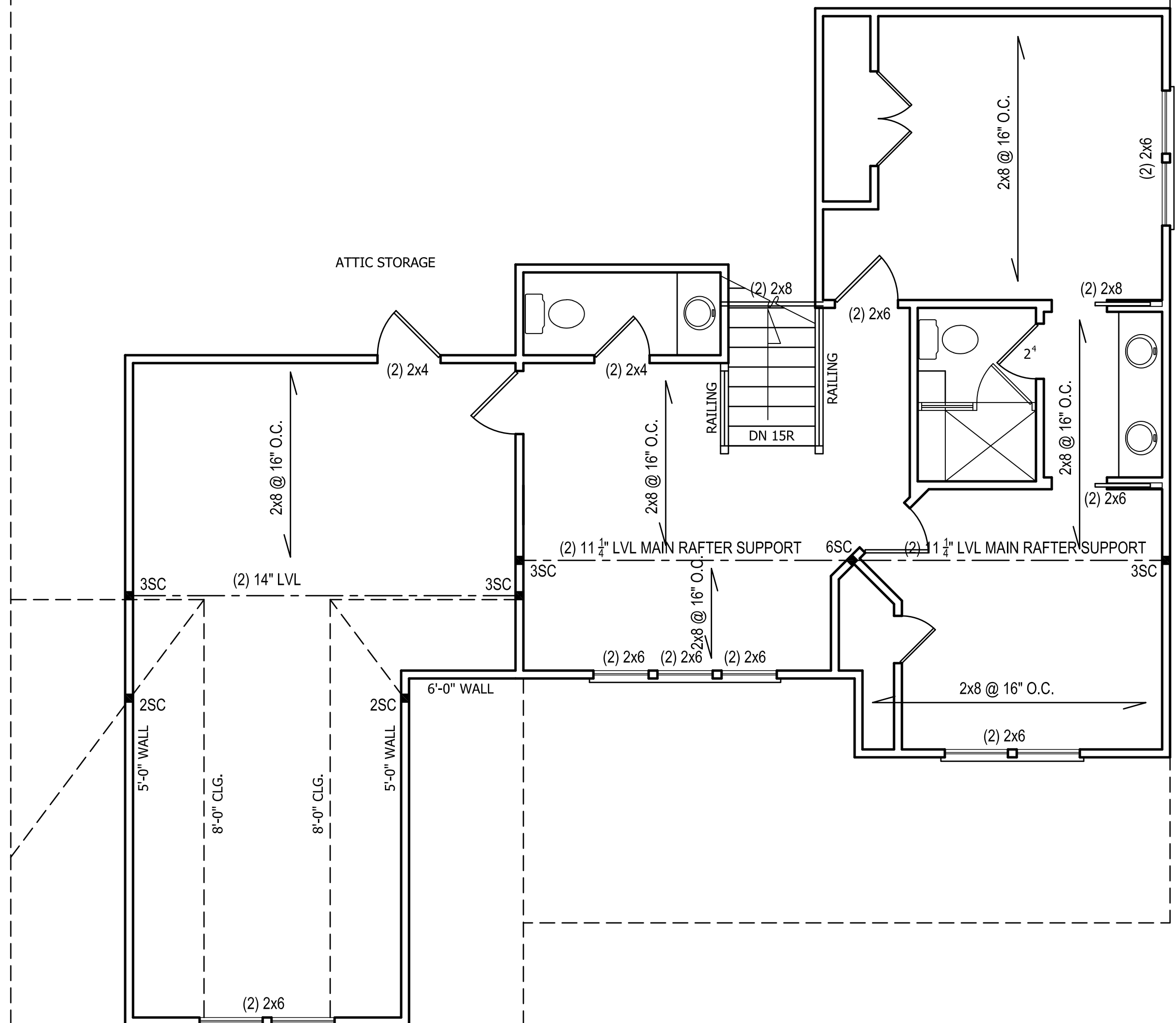
14) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FT. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR CORRECTING OR SQ. FT. ERRORS ONCE CONSTRUCTION BEGINS.



PORTAL FRAME DETAIL

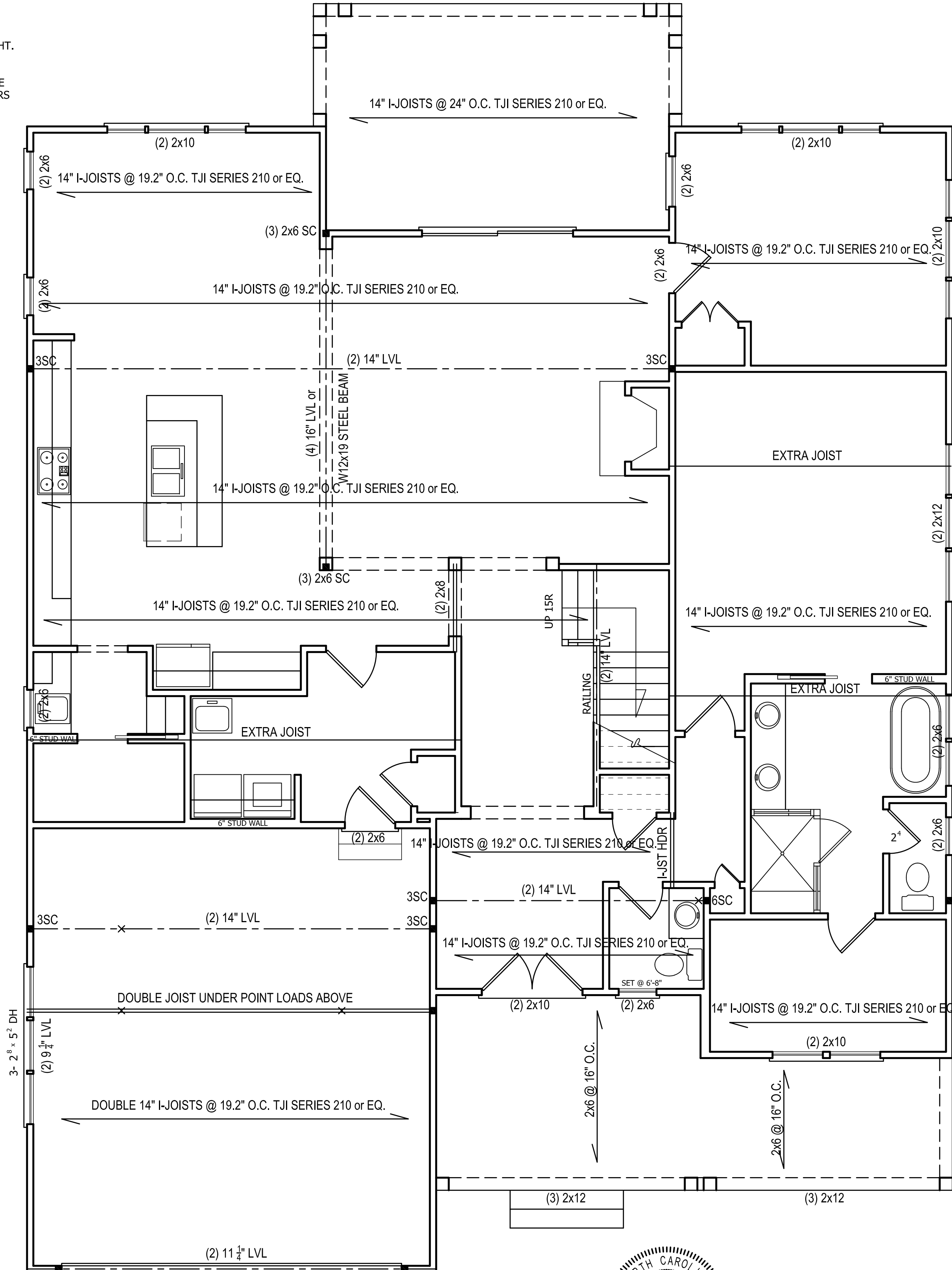
3/8" MIN THK STRUCTURAL SHEATHING
LSTA-24 STRAPS (INSIDE AND OUTSIDE) AT FIRST JACK, CENTERED AT BOTTOM OF HEADER, BOTH SIDES OF OPENING
FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED, AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQD IF 2X4 BLOCKING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

WALL FOR RAFTER SUPPORT



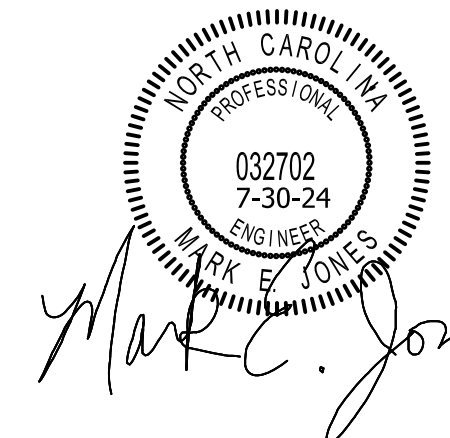
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



Structural Engineering by:
Mark E. Jones, PE
8425 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. 24-141

ALL HOME RENOVATION



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
6/17/24

PAGE NO

S2

OF
2

PLAN NO.
DK2686