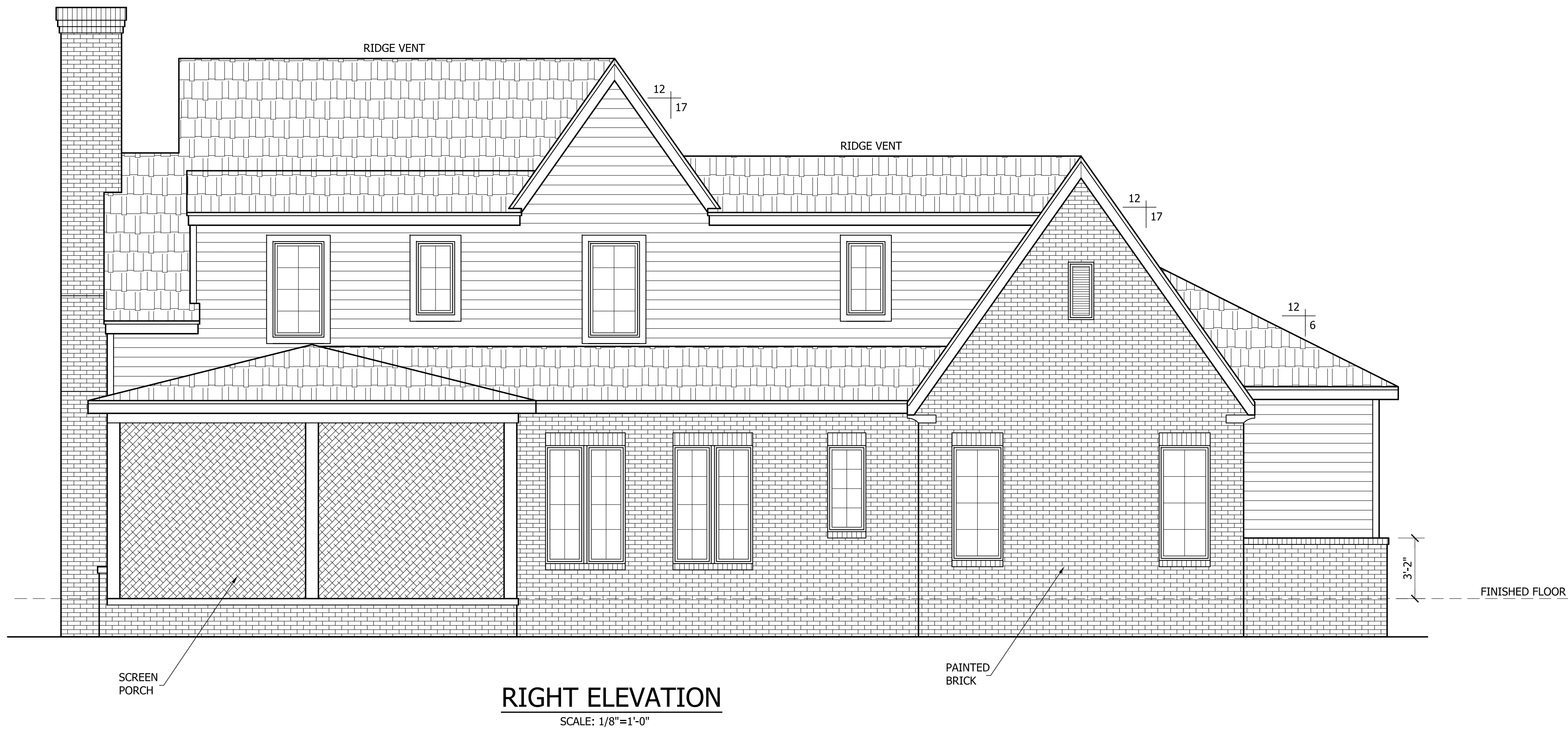
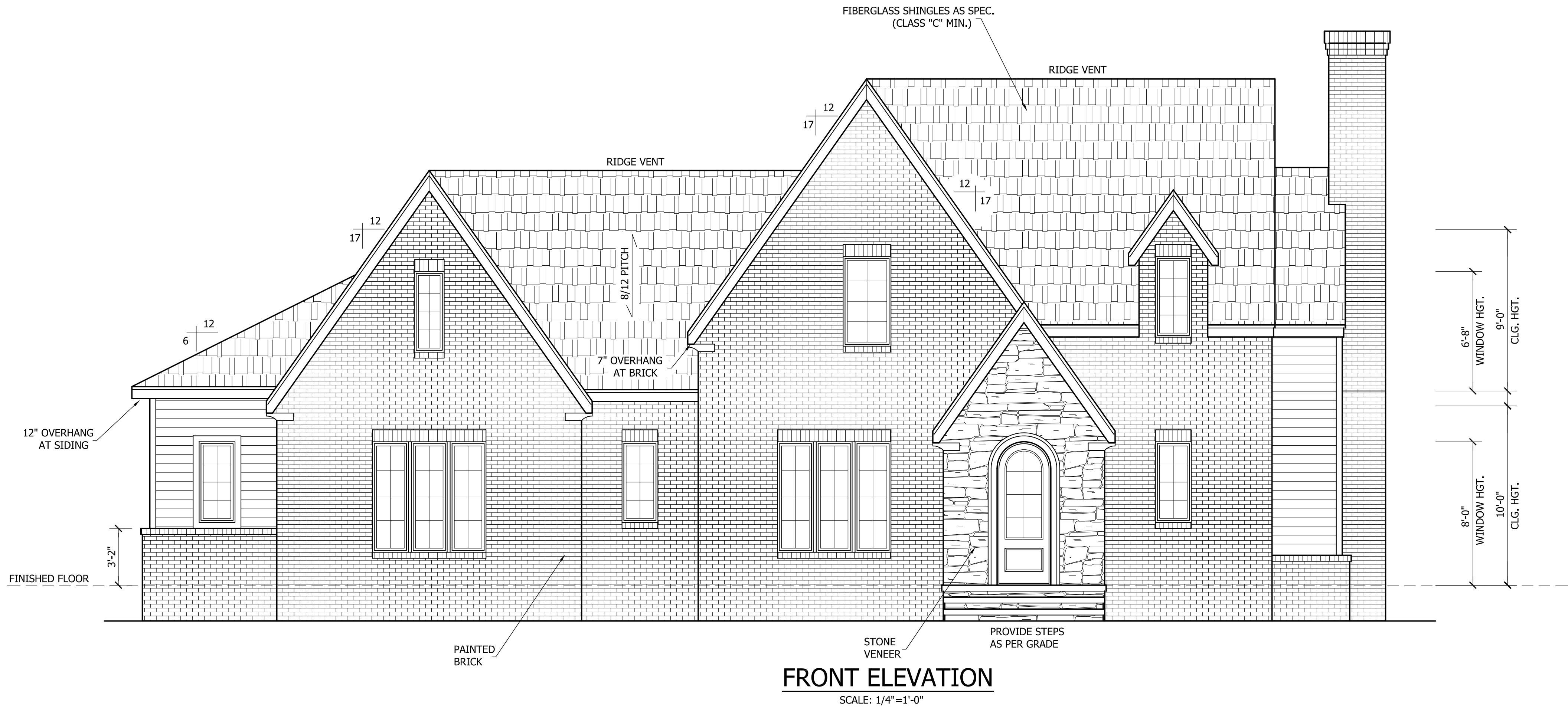


THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE
2018 NORTH CAROLINA RESIDENTIAL CODE

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.



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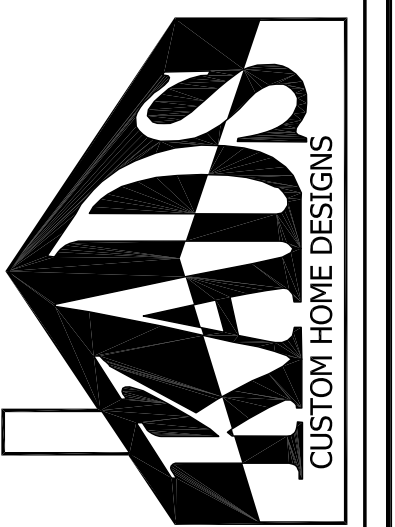
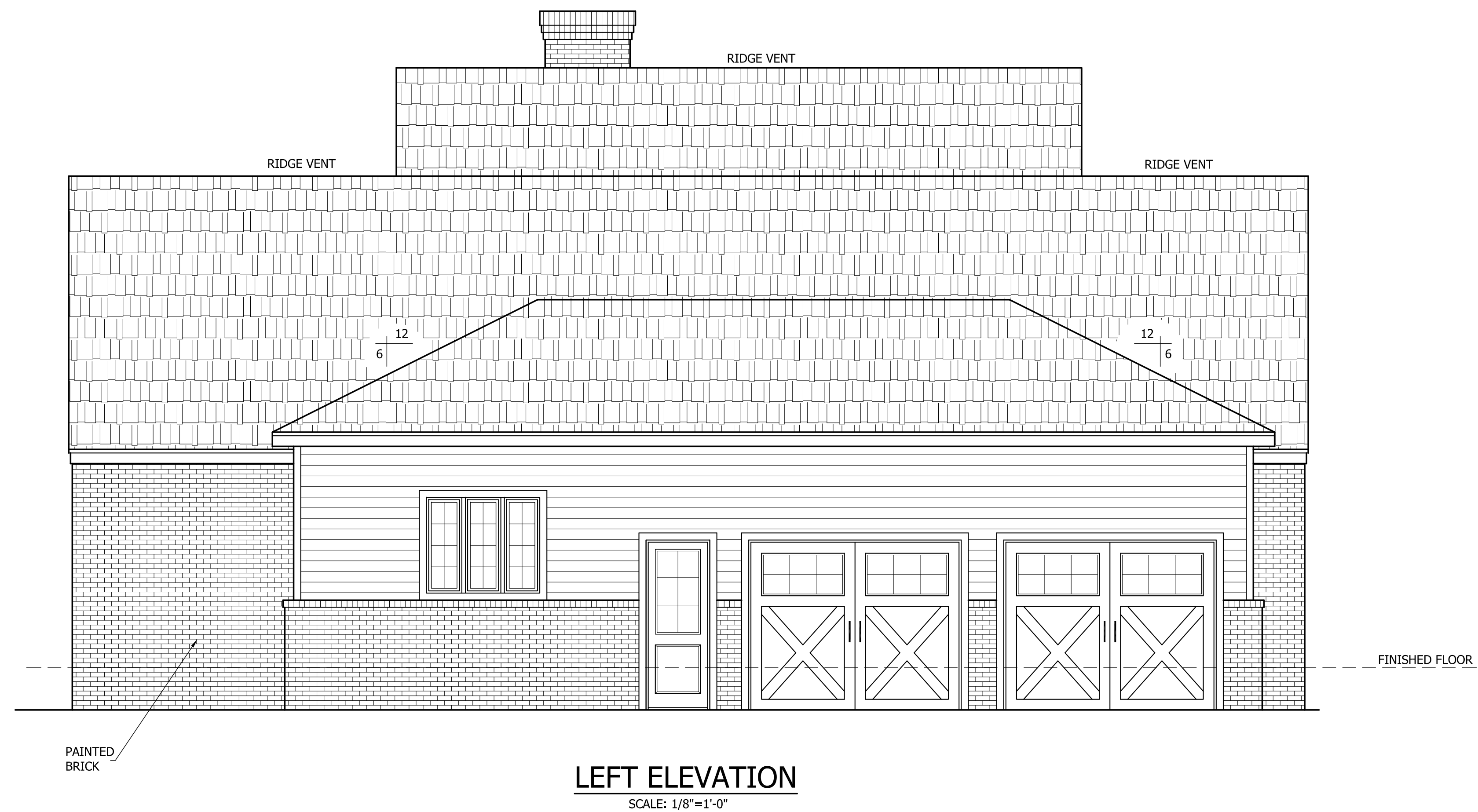
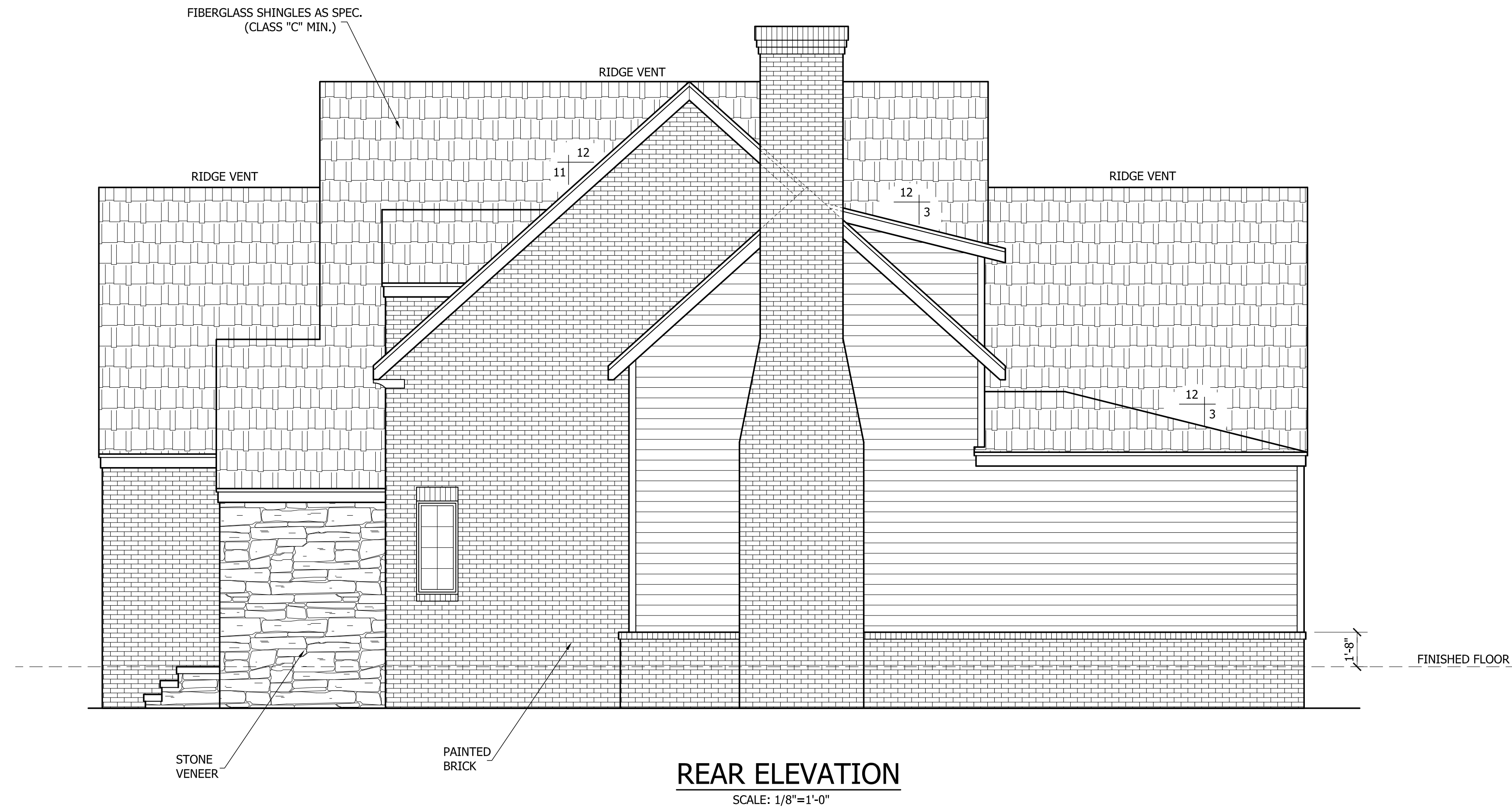
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GRIFFIN RESIDENCE



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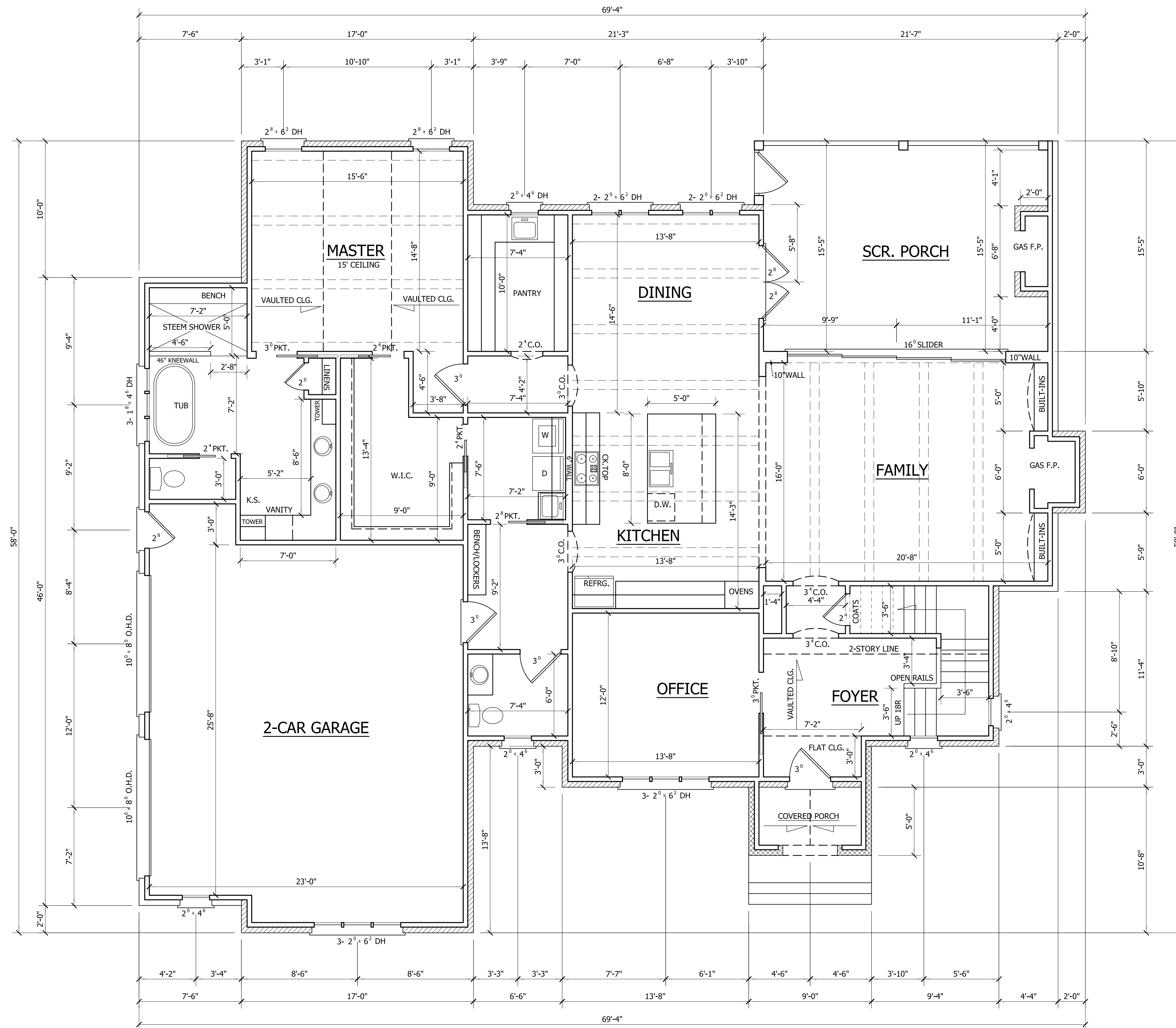
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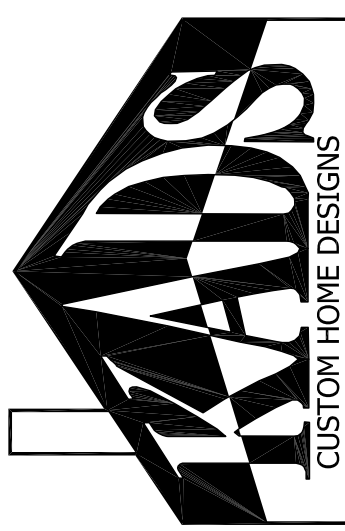
GRIFFIN RESIDENCE



HEATED	
FIRST FLOOR HTD. SQ. FT.	= 2071
SECOND FLOOR HTD. SQ. FT.	= 1077
REC. ROOM HTD. SQ. FT.	= 312
TOTAL HEATED SQ. FT.	= 3460
UNHEATED	
FRONT PORCH SQ. FT.	= 41
SCREEN PORCH SQ. FT.	= 313
STORAGE SQ. FT.	= 140
GARAGE SQ. FT.	= 663

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
10'-0" CLG. HGT.
SET WINDOWS AT 8'-0" A.F.F.



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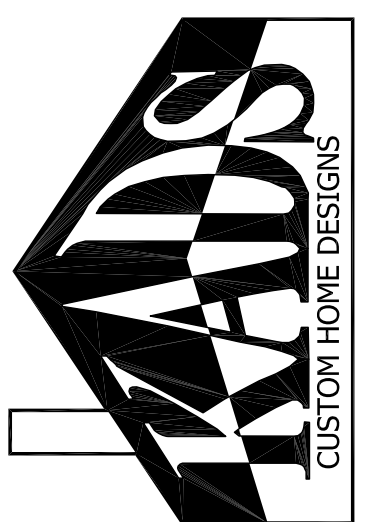
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PLAN NO.
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GRIFFIN RESIDENCE



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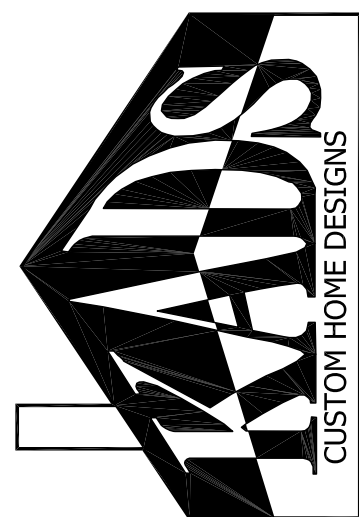
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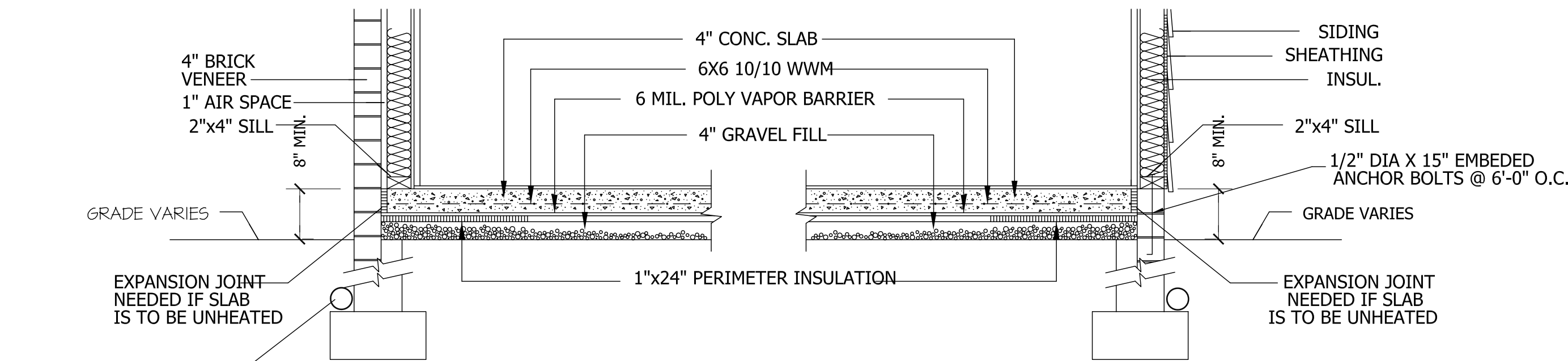
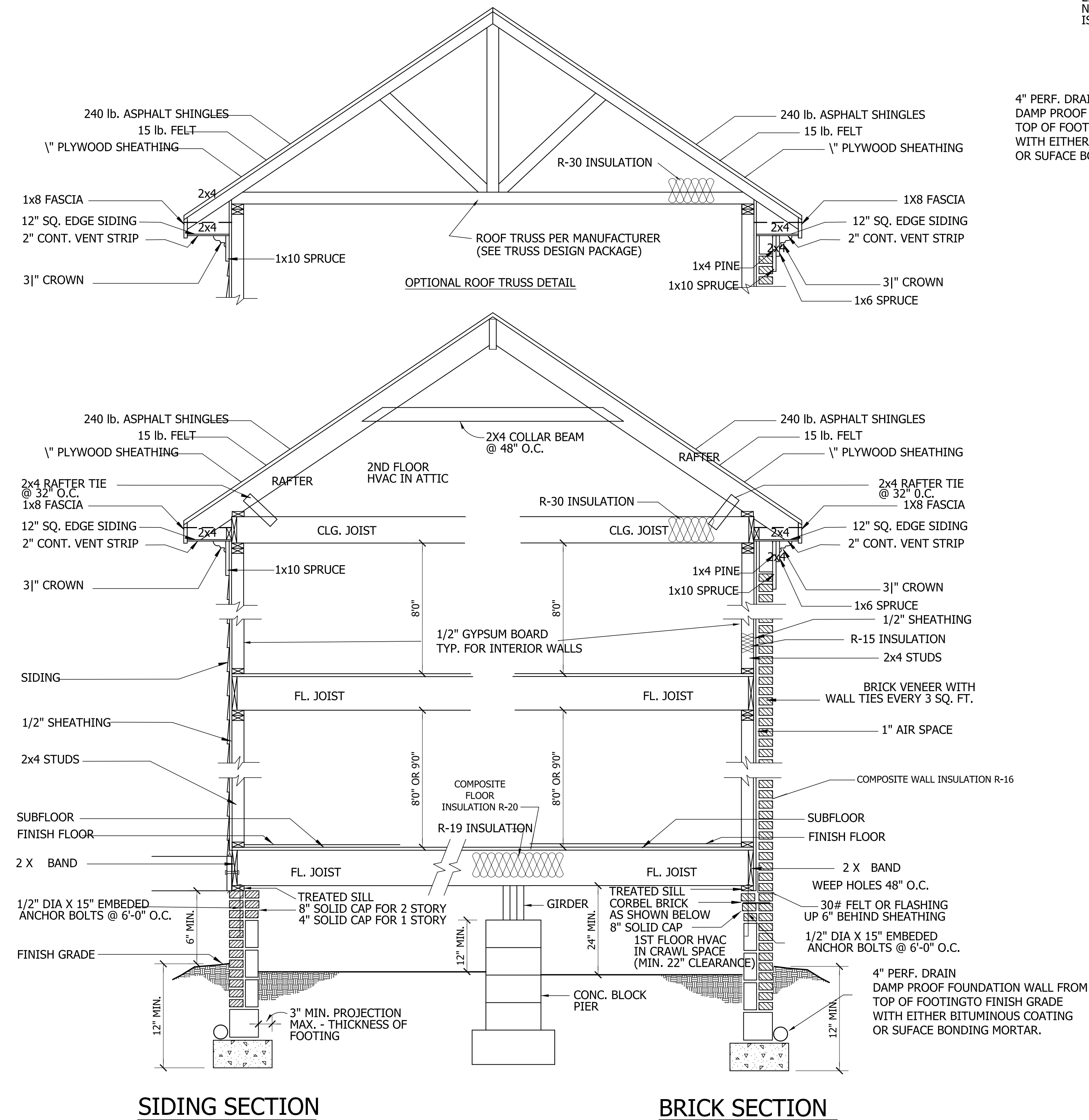
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BRICK VENEER

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 = 2071 SQ.FT.
 2071/150 = 13.8 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

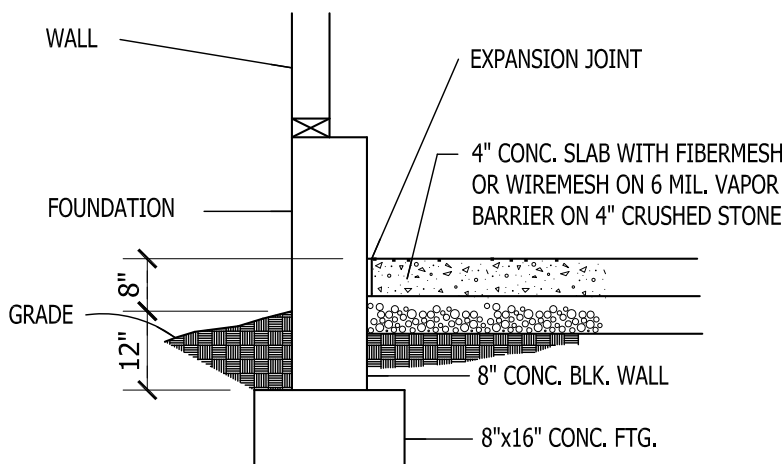
$\frac{3088}{150} = 20.58 \text{ SQ. FT. REQ'D}$

ROOF VENTILATING REQUIREMENTS

(POWER ROOF VENTILATOR REQUIRED)

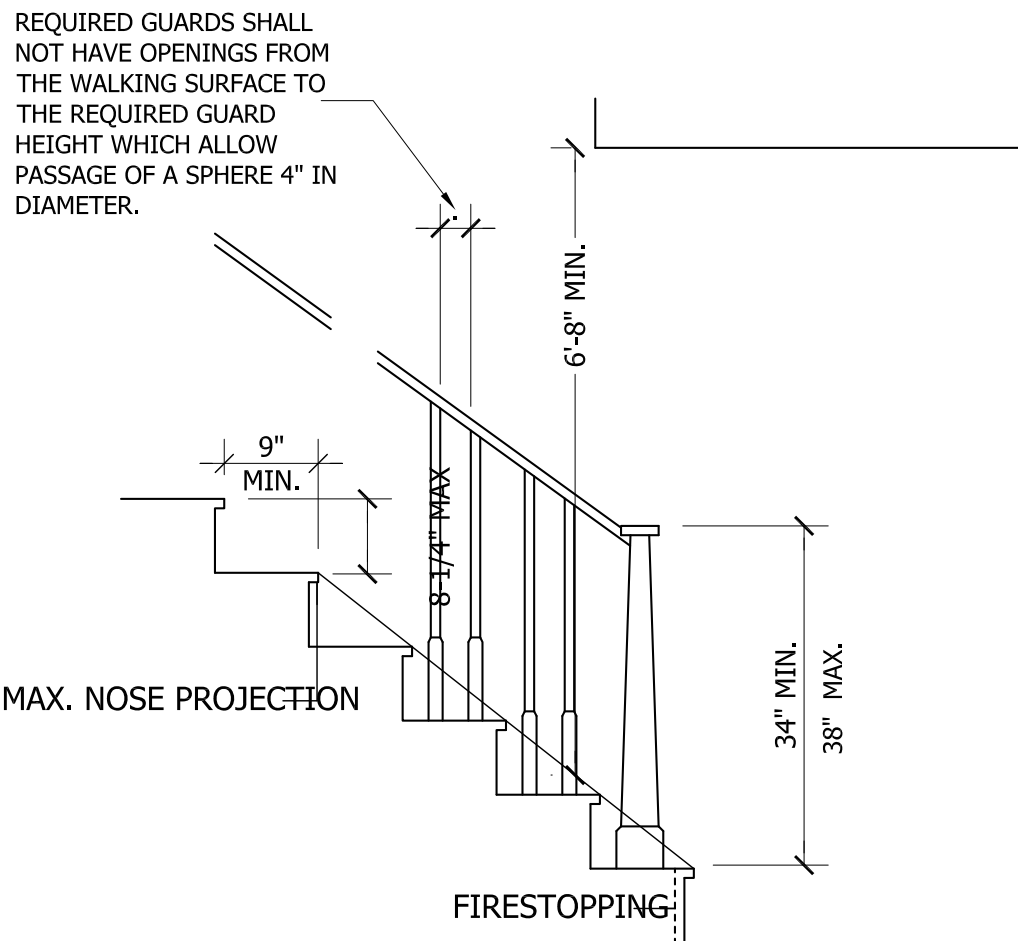
$\frac{3088}{300} = 10.29 \text{ SQ. FT. REQ'D}$

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

STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL COMPLY 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. & L/)
ALL FLOORS	40	20	L/360
ATTIC (pull down access)	20	10	L/240
ATTIC (no access)	20	5	L/240
EXTERNAL BALCONY	60	30	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	[BASED ON 120 MPH (3-second gust)]		

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 (UNCL).

5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 6" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 9404 OF 2012 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.

6) ALL FRAMING LUMBER SHALL BE SYP #2 (2x8 = 80 PSI) UNCL.

7) ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

8) ALL LOAD BEARING HEADERS SHALL BE 2X10 (UNCL). 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 AMOUNT OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STIFF KNEES, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH BACKFLOOR TO THE FOUNDATION.

9) ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8D NAILS 6" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BRACING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BRACING IS REQUIRED, ALL PANELS SHALL BE FASTENED AT 7" O.C. AT EDGES AND 6" O.C. AT INT. SUPPORTS.

10) ALL STRUCTURAL STEEL SHALL ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL PLATE WIDTH. PROVIDE SOLID BRACING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG BOLTS (1) 1/2" DIAMETER AND 4" LONG. LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TIE WEALED TO THE SOLE PLATES, AND THE SOLE PLATES ARE WEALED OR BOLTED TO THE BEAM FLANGES @ 4" O.C.

11) ANCHOR BOLT PLACEMENT PER SECTION 902.1.1. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 4' O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION.

12) FOUNDATION DRAINAGE: GAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2012 NC BUILDING CODE.

13) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A 24.1 PSF/T, OR GREATER POSITIVE AND NEGATIVE PRESSURE.
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
46.5 LBS/SQFT FOR ROOF PITCHES OF 10/12 TO 25/12
34.8 LBS/SQFT FOR ROOF PITCHES OF 2.5/12 TO 7/12
23.0 LBS/SQFT FOR ROOF PITCHES OF 7/12 TO 12/12
*** MEAN ROOF HEIGHT 30' OR LESS.

14) FOR ROOF SLOPES FROM 2.12 THROUGH 6.12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.

15) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND S/L. FILL ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR CORRECTIONING OR S/L. FILL 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.

The foundation plan for the Griffin Residence shows a complex layout with a large central area labeled 'GARAGE SLAB' and several surrounding rooms and porches. The plan includes numerous dimensions for walls, openings, and structural elements. Key features include: exterior walls with 8" MAS/4" VENEER and 8" MAS WALL ON 16"x10" CONT CONC FTG; structural steel beams (2x10 @ 16" O.C.) and girders (3x2x10 GIRDER); and various foundation details like 16"x24" PIER ON 30"x38" FTG. and 16"x18" MASONRY PIER ON 30"x30"x10" CONC. FTG. TYP. UNO. The plan also shows a 'FILL SOLID' area and an 'ACCESS' point. The overall dimensions of the structure are 69'-4" by 58'-0".

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, 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. 25-037

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

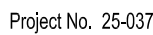
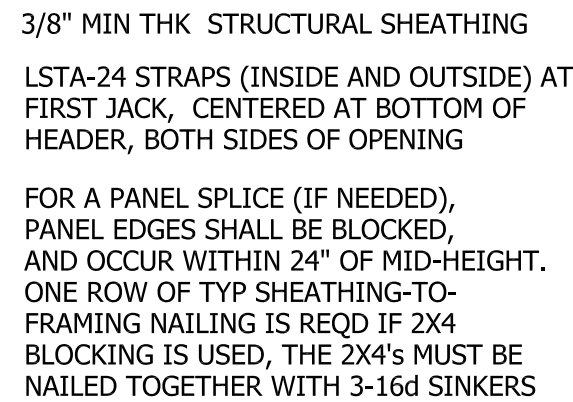
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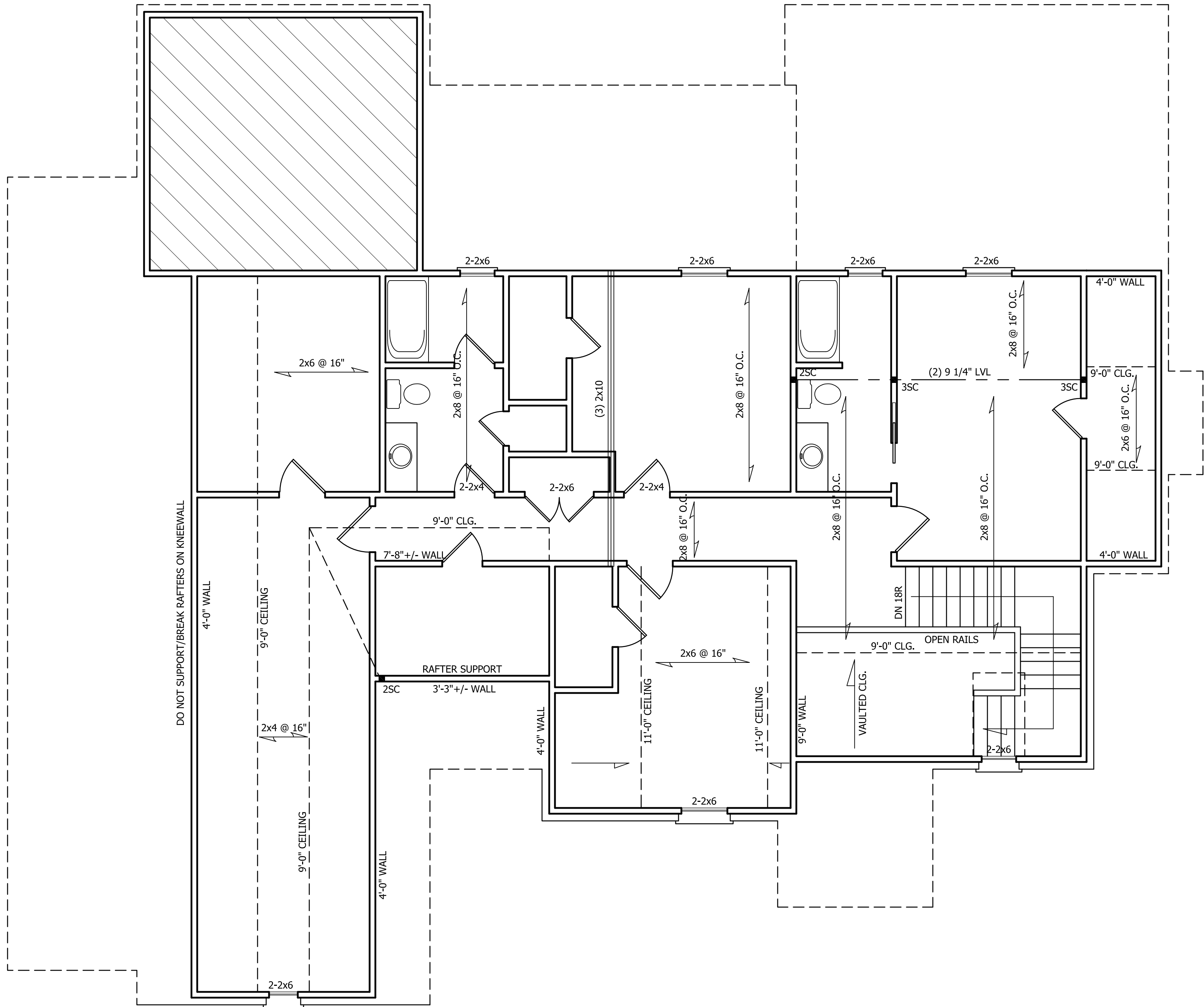
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SCALE: 1/4"=1'-0"
10'-0" CLG. HGT.
SET WINDOWS AT 8'-0" A.F.F.

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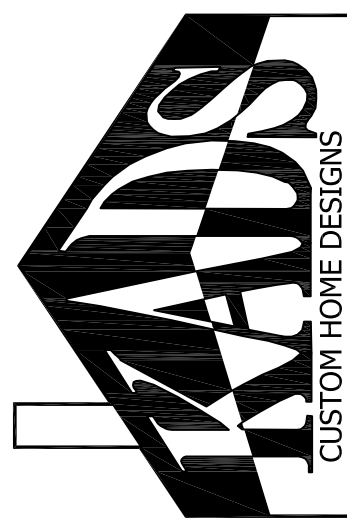
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Project No. 25-037

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
9'-0" CLG. HGT.



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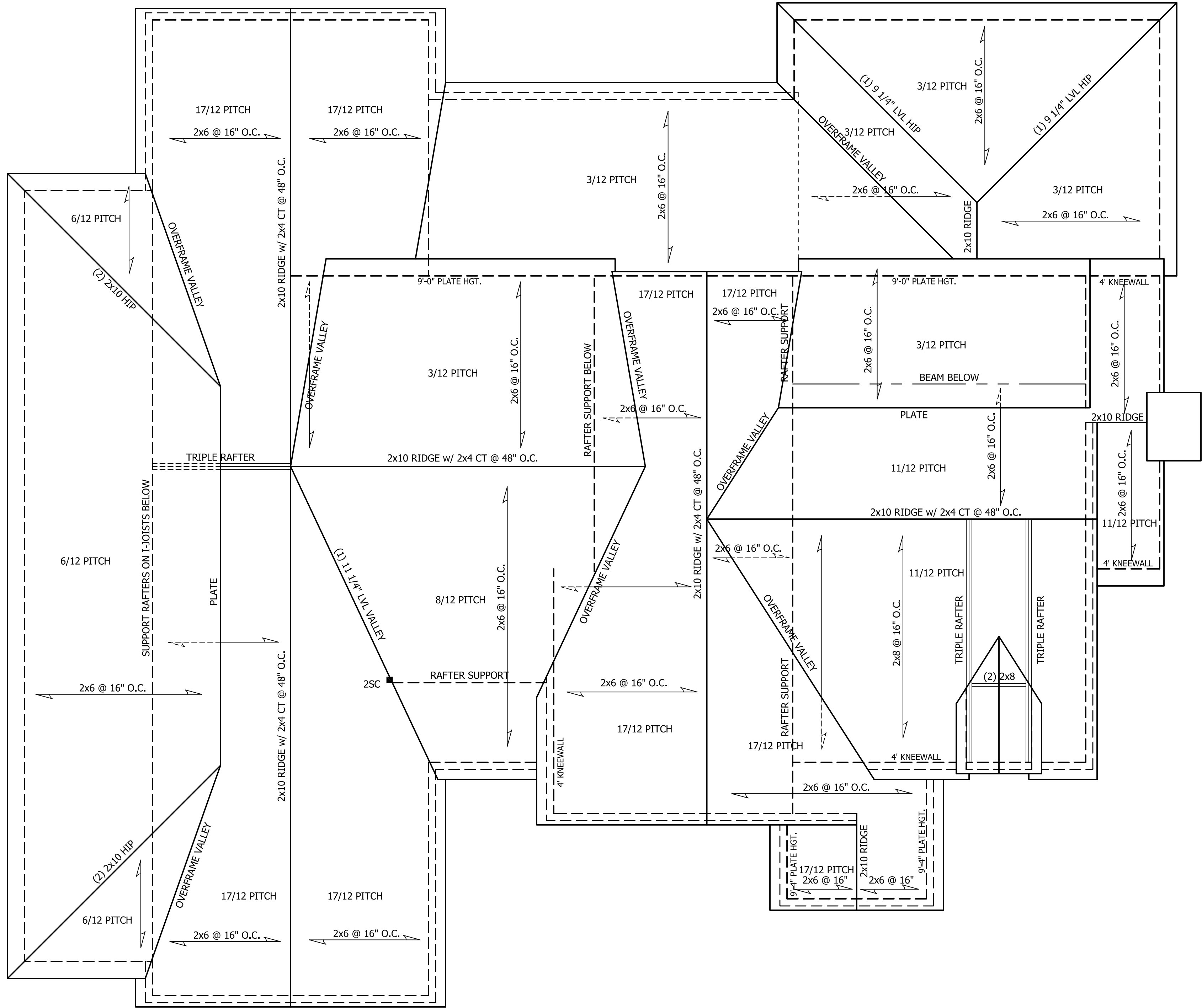
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GRIFFIN RESIDENCE

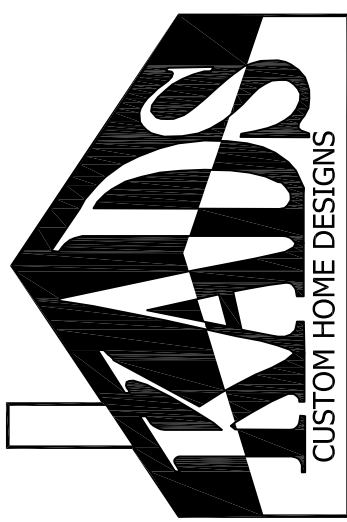


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Project No. 25-037

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



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Griffin Residence