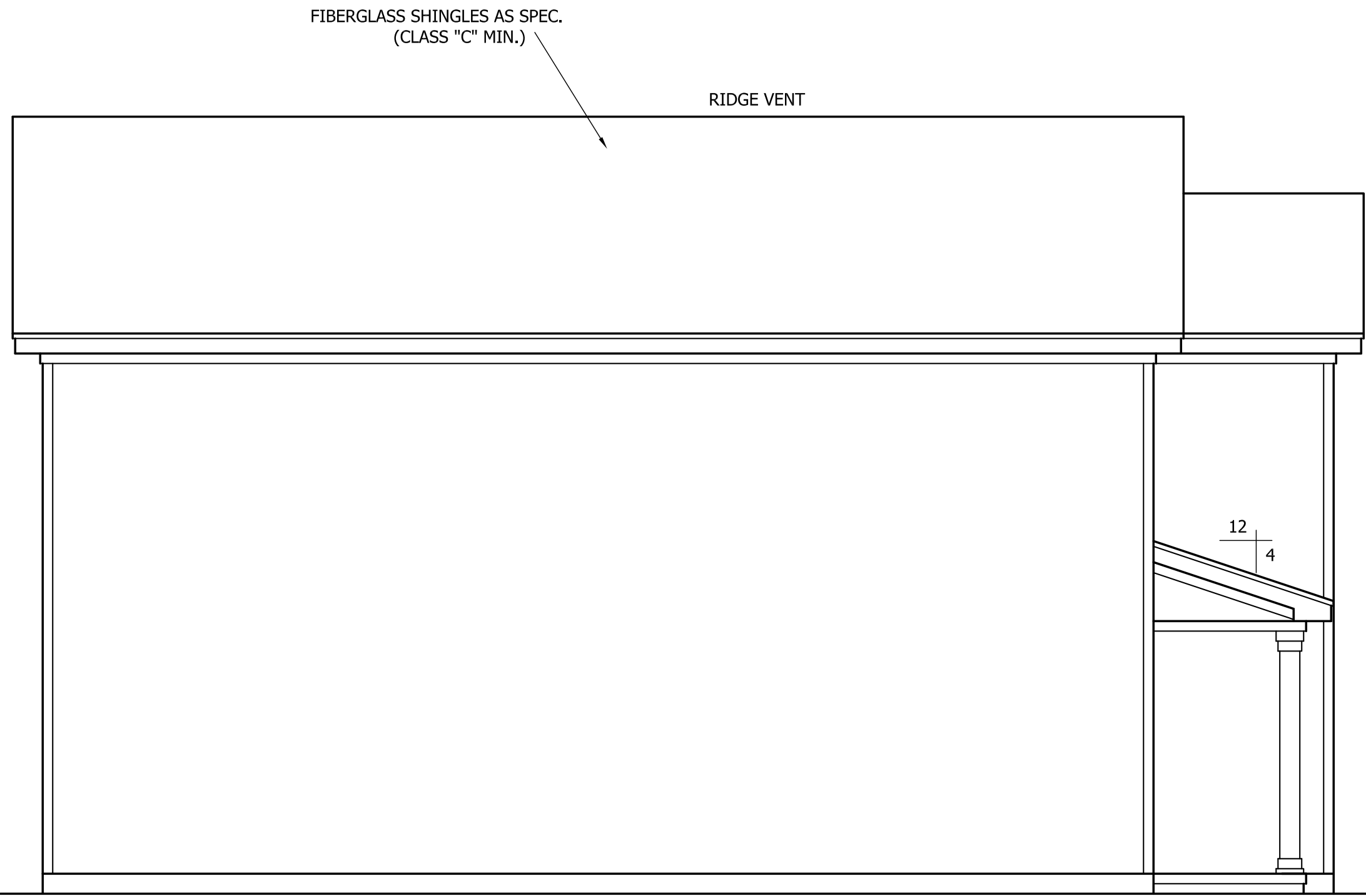


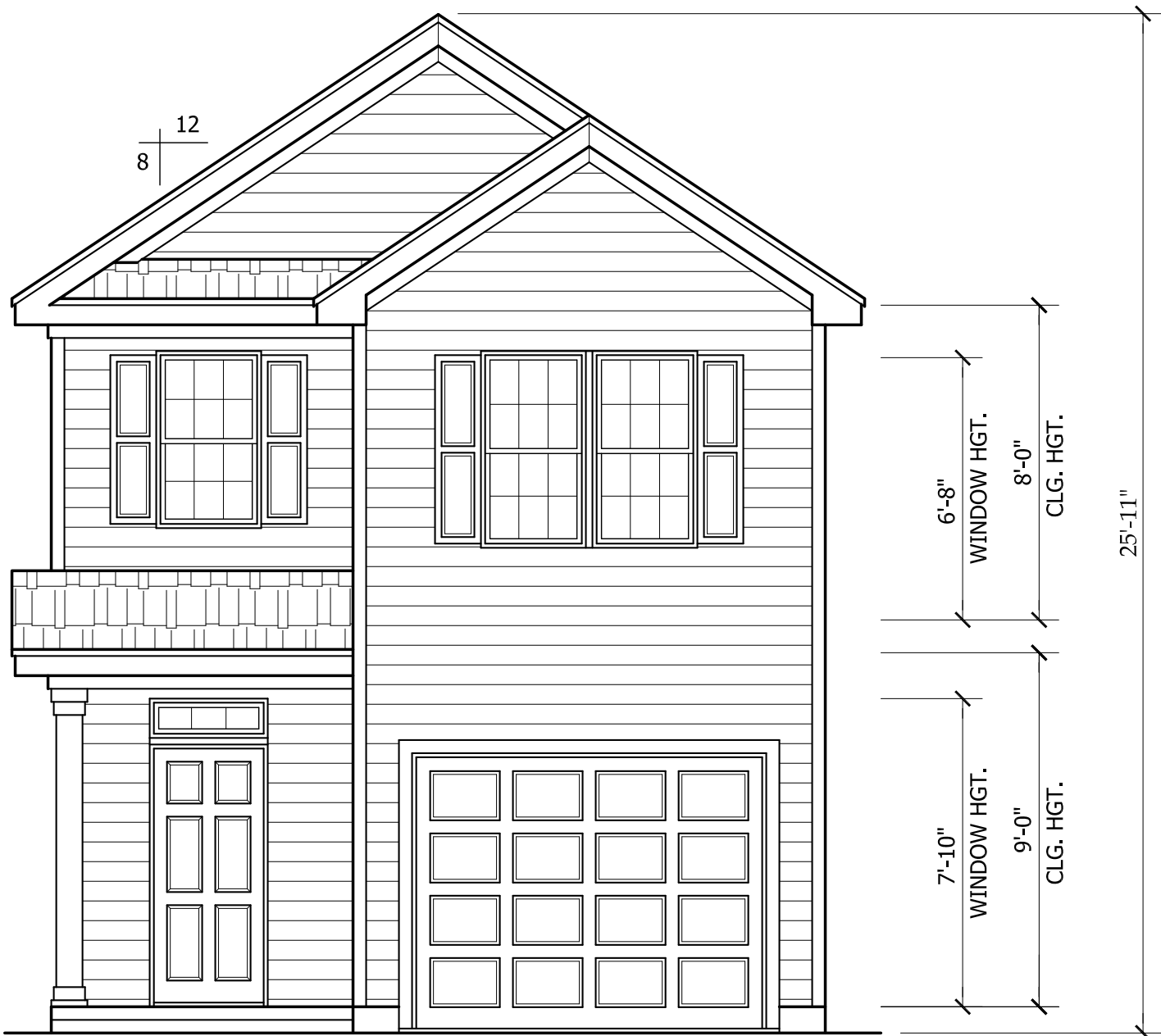
THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE

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.



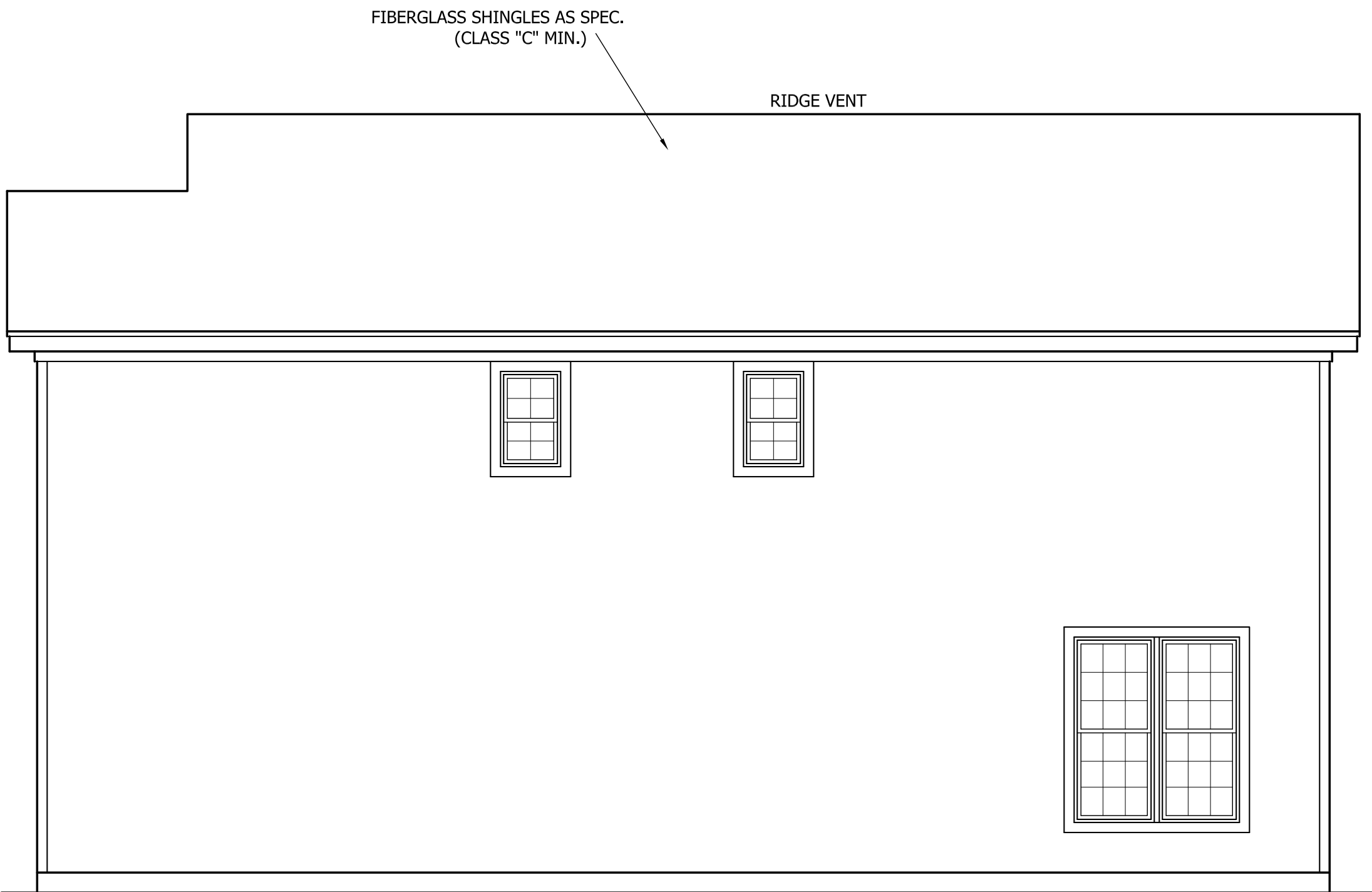
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

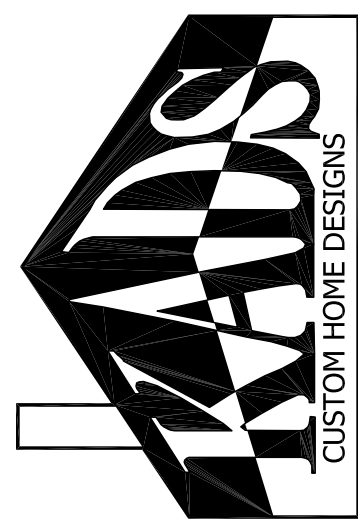


REAR ELEVATION
SCALE: 1/4"=1'-0"



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

TRIANGLE DEALS, LLC
"THE OXFORD"



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
2/12/24

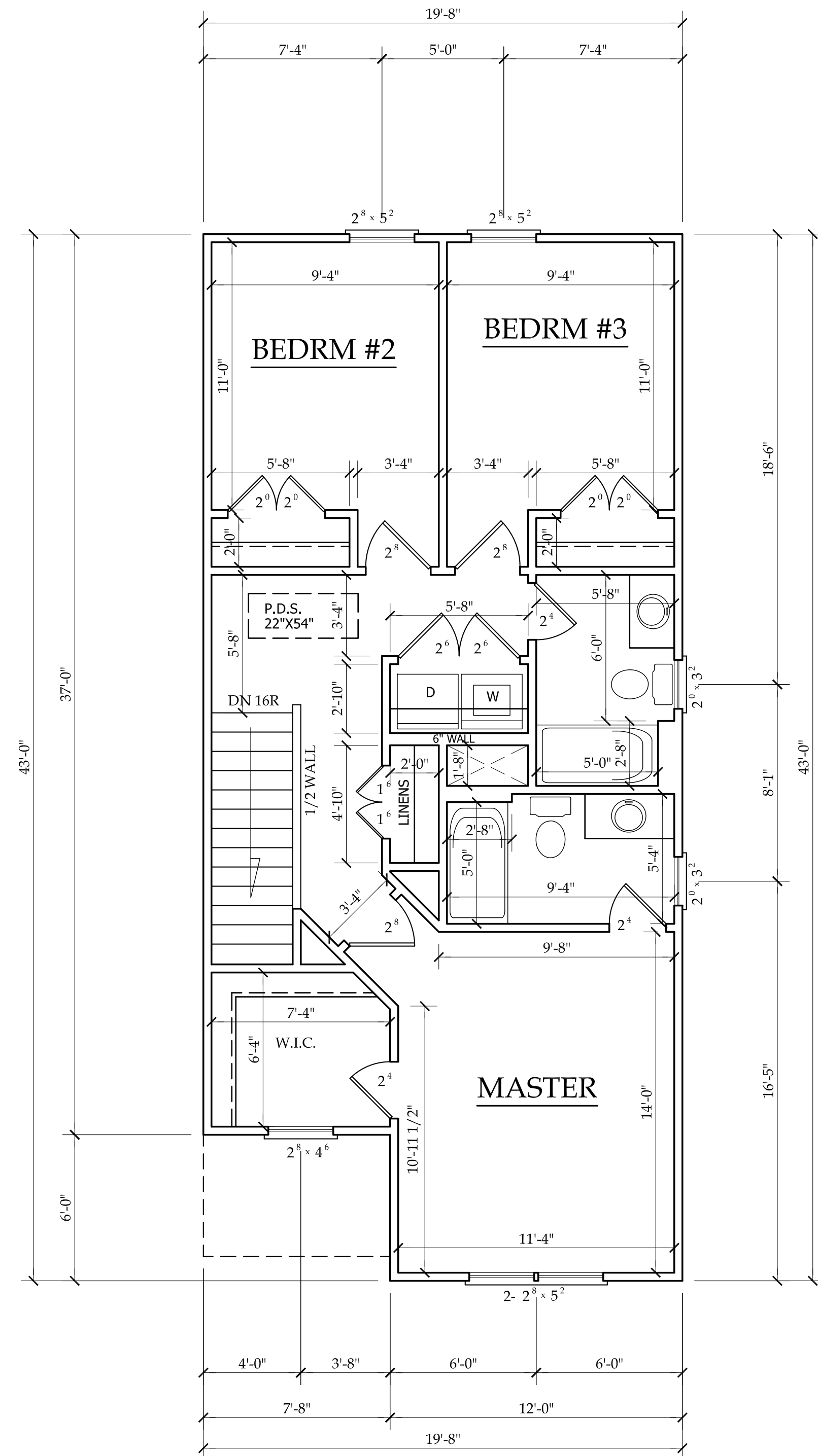
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OF

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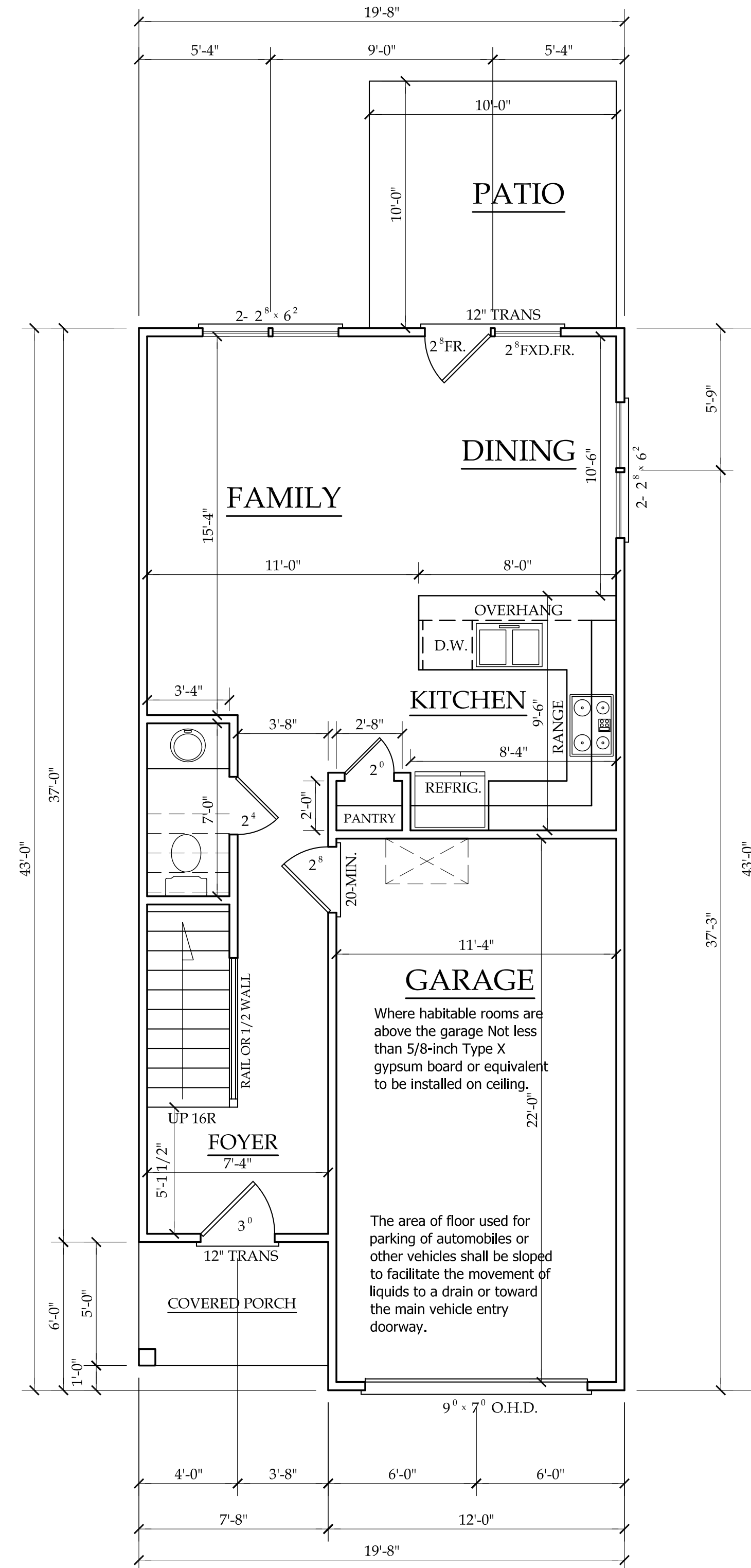
PLAN NO.
DK1311



SECOND FLOOR PLAN

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

HEATED	
FIRST FLOOR HTD. SQ. FT.	= 537
SECOND FLOOR HTD. SQ. FT.	= 774
TOTAL HEATED SQ. FT.	=1311
UNHEATED	
GARAGE SQ. FT.	= 263
PORCH SQ. FT.	= 38



FIRST FLOOR PLAN

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



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
2/12/24

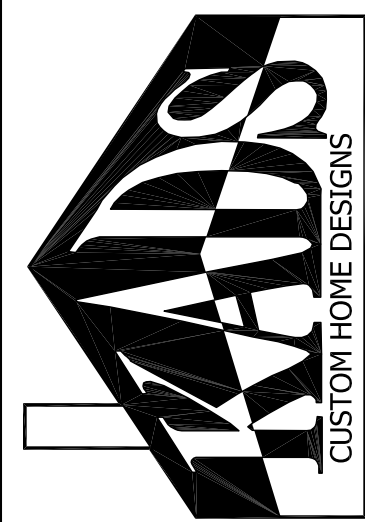
PAGE NO

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OF

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PLAN NO.
DK1311



ANGIER, NC
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DATE:
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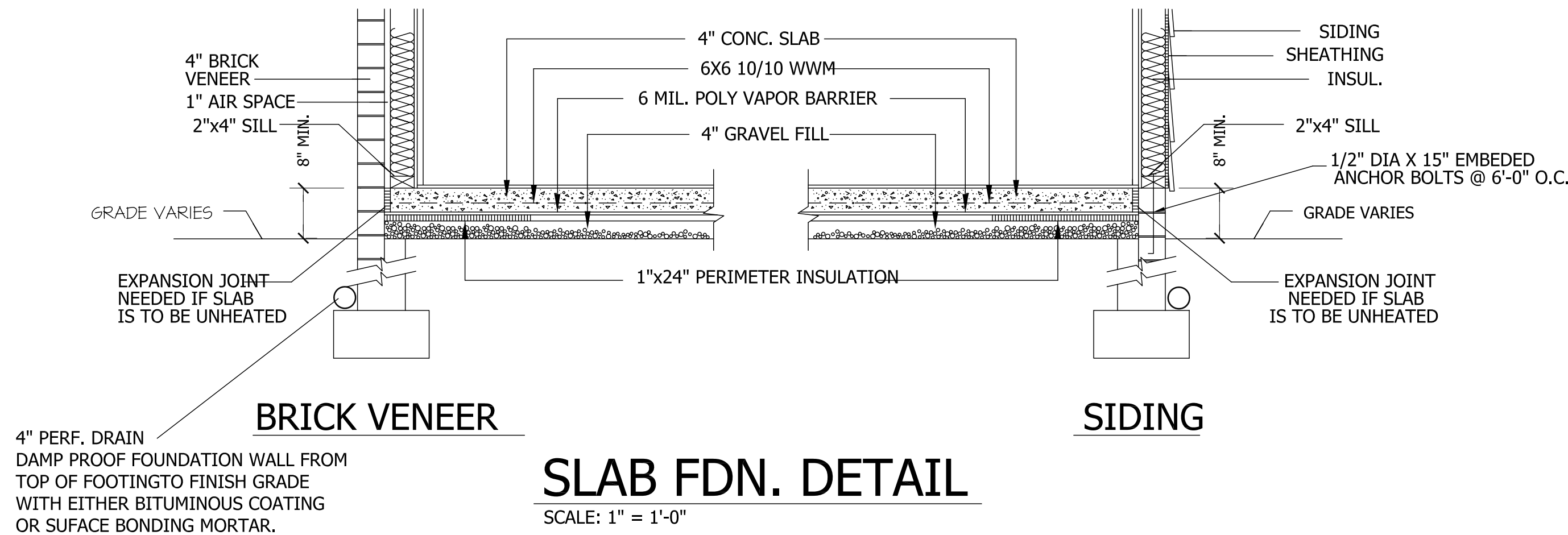
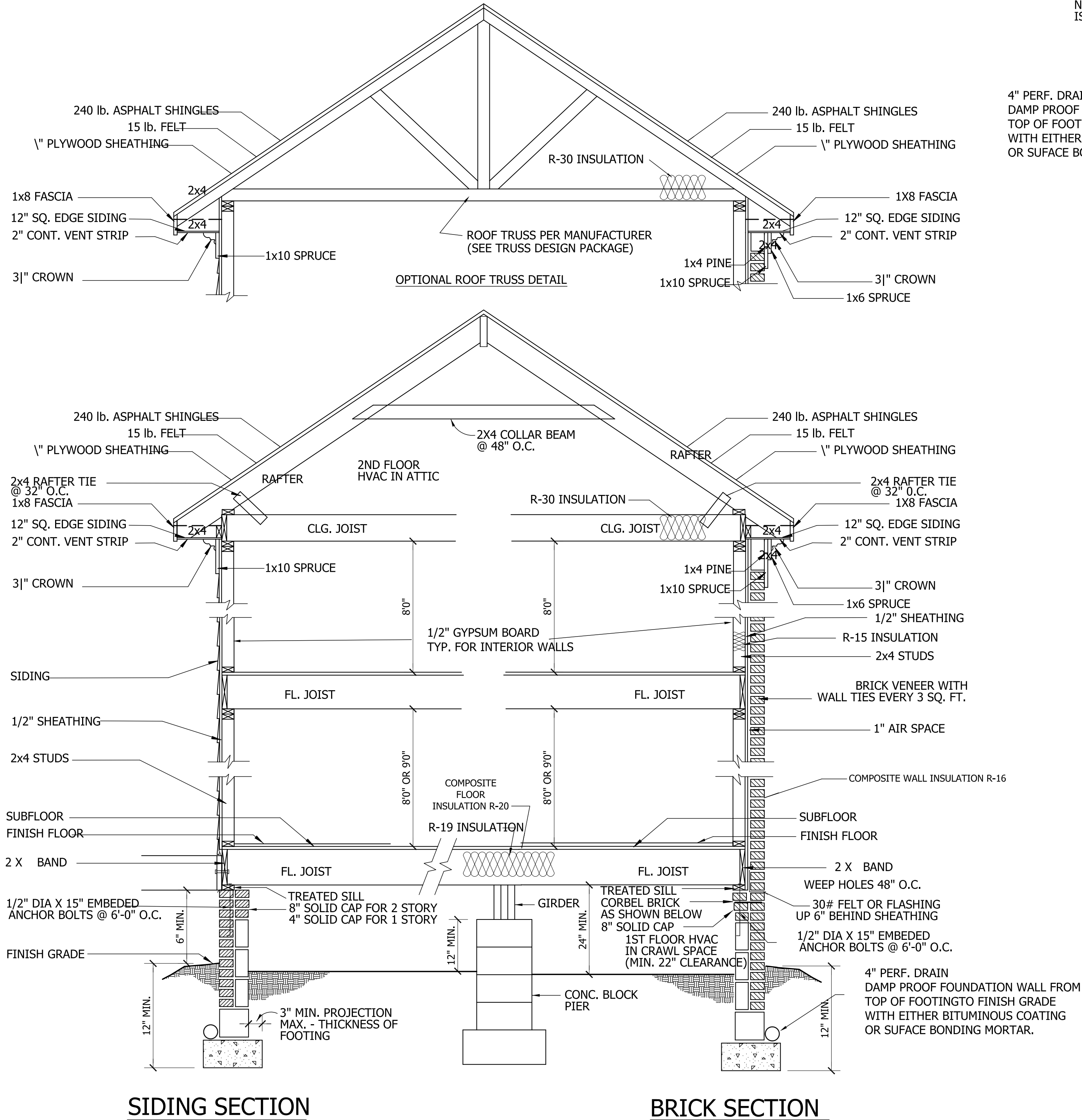
PAGE NO

3

OF

3

PLAN NO.
DK1311



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 = 537 SQ.FT.
537/150 = 3.58 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

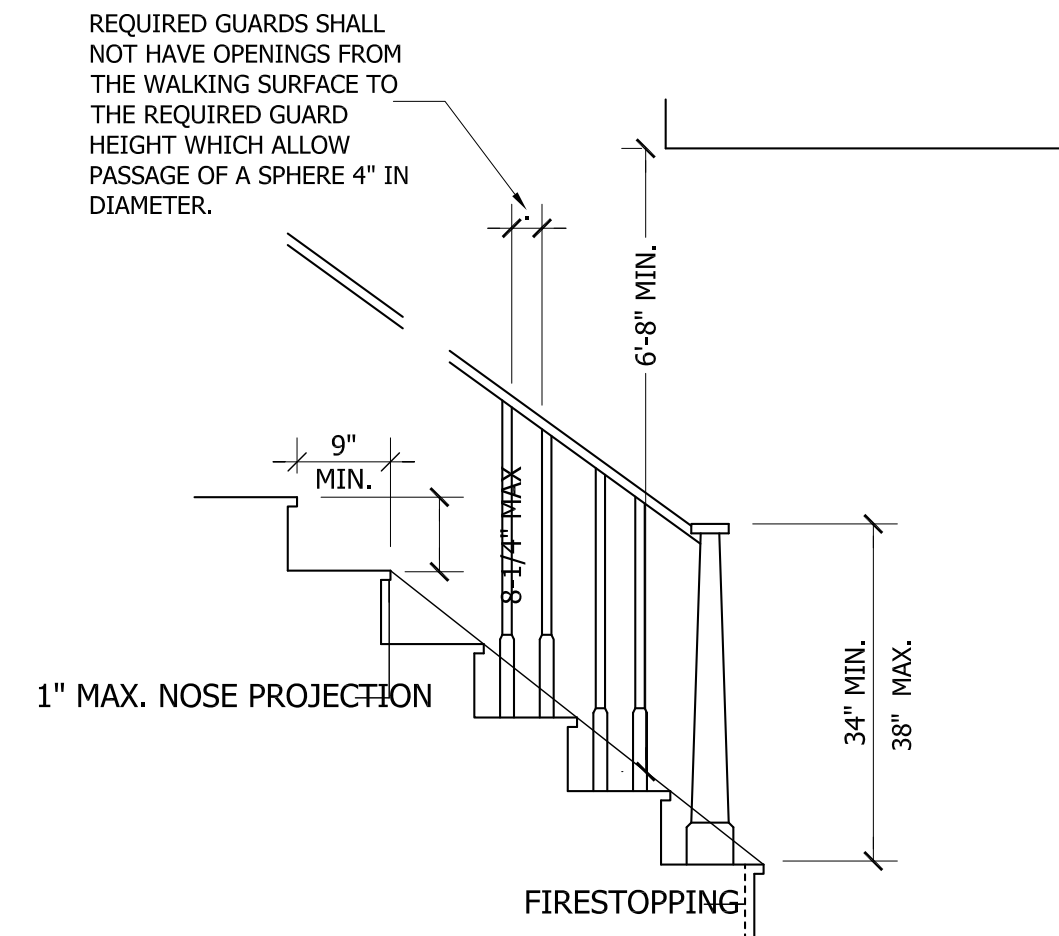
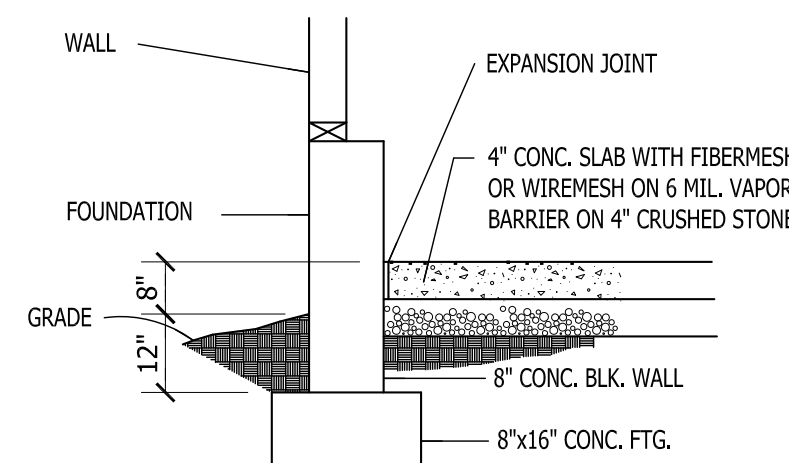
$\frac{838}{150} = 5.58$ SQ. FT. REQ'D

ROOF VENTILATING REQUIREMENTS

(POWER ROOF VENTILATOR REQUIRED)

$\frac{838}{300} = 2.79$ 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

GENERAL NOTES:

1. THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 241 PSF.
3. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
- | |
|--|
| 45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 2/12 |
| 34.5 PSF FOR ROOF PITCHES FROM 2.25/12 TO 1/12 |
| 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12 |
- MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 10'
4. ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4I (TABLE R102.1).
5. DESIGN CRITERIA IS AS FOLLOWS:
- | | DEAD LOAD (PSF) | LIVE LOAD (PSF) |
|--------------------|-----------------|-----------------|
| PRIMARY FLOOR | 10 | 40 |
| SECONDARY FLOOR | 10 | 40 |
| SLEEPING AREAS | 10 | 40 |
| ATTIC (W/ STAIRS) | 10 | 30 |
| ATTIC (W/O STAIRS) | 10 | 20 |
| ROOF | 10 | 20 |
- WIND LOADING IS BASED ON 3 SECOND GUST OF 120 MILES PER HOUR.
- LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/360 FOR FLOORS, L/240 FOR ROOF.
6. ALL HEADERS IN LOAD BEARING WALL SHALL BE 2'-2"x 10" UNLESS NOTED OTHERWISE.
- FULL HEIGHT KING STUDS SHALL BE INSTALLED ON EACH SIDE OF EXTERIOR WALL.
- HEADERS AND BEAMS AS FOLLOWS:
- | HEADER SPAN | STUDS @ 16" O.C. | STUDS @ 24" O.C. |
|-------------|------------------|------------------|
| 3'-0" | 1 | 1 |
| 4'-0" | 2 | 1 |
| 8'-0" | 3 | 2 |
| 12'-0" | 5 | 3 |
| 16'-0" | 6 | 4 |

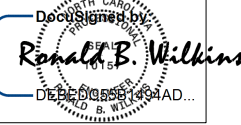
7. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #1 SFF OR BETTER LUMBER USED FOR STUD WALL SHALL BE #1 SFF OR BETTER DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER ALL WALLS RUNNING PARALLEL WITH THE FLOOR JOISTS.
8. LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2800 PSI, Fv=285 PSI, E=2,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
9. THE FOLLOWING SHALL APPLY TO ALL BRACED WALL LINES:
- ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" OSB OR CDX WSP SHALL BE IN ACCORDANCE WITH R-602.10.3 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL WSP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x 4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.
10. CONSTRUCTION SHALL MEET APPLICABLE REQUIREMENTS OF CHAPTER 45-HIGH WIND ZONES, OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.

GENERAL ROOF NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
- | |
|--|
| 45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 2/12 |
| 34.5 PSF FOR ROOF PITCHES FROM 2.25/12 TO 1/12 |
| 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12 |
- MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 14'
3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE BUILDING CODE.
4. ALL LUMBER SHALL BE #1 SFF SYP OR BETTER.
5. THIS ROOF AND STRUCTURE ARE DESIGNED FOR A DESIGN WIND SPEED OF 120 MPH.
6. ROOF TRUSSES (IF USED) SHALL BE DESIGNED BY THE MANUFACTURER AND THE ANALYSIS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.

STRUCTURAL EVALUATION BY:

WILKINS ENGINEERING, P.C.
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Raleigh North Carolina 27621

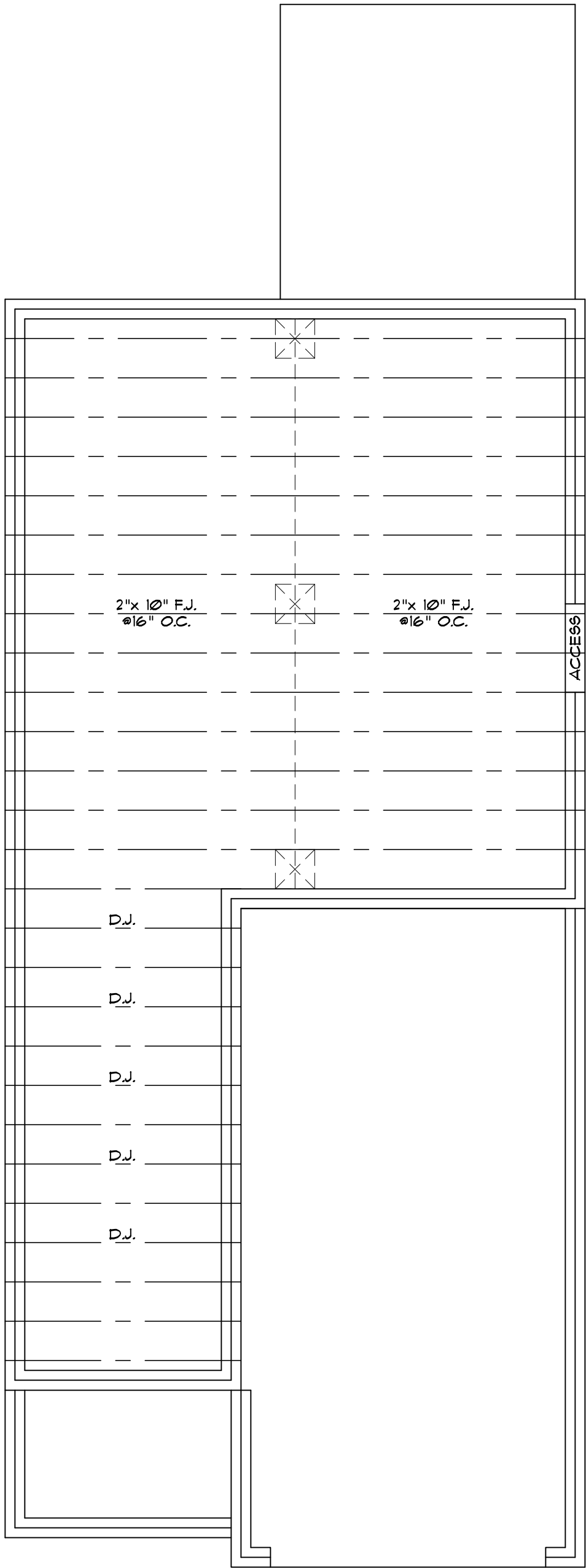


FILE: OXFORD

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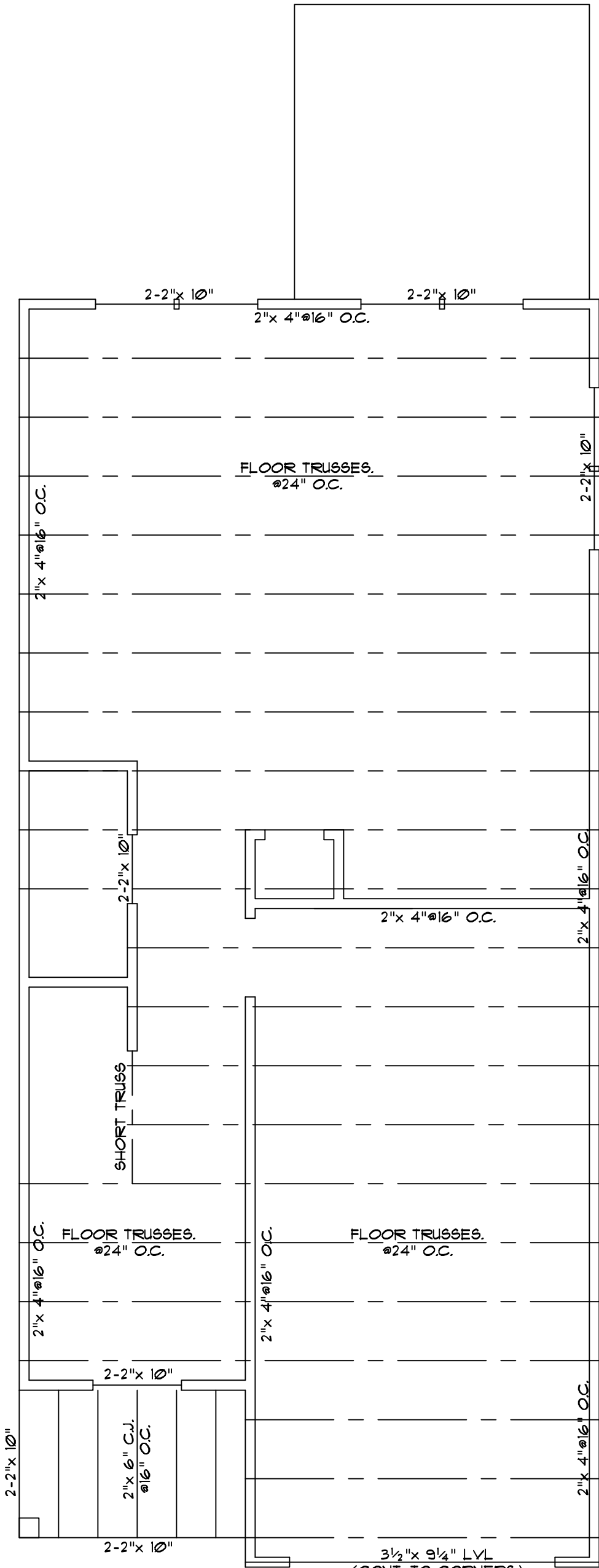
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*DO NOT SCALE THESE DRAWINGS. ENGINEERING APPROVAL EXPIRES ONE YEAR FROM THE DATE OF THE ENGINEER'S SEAL AND SIGNATURE.



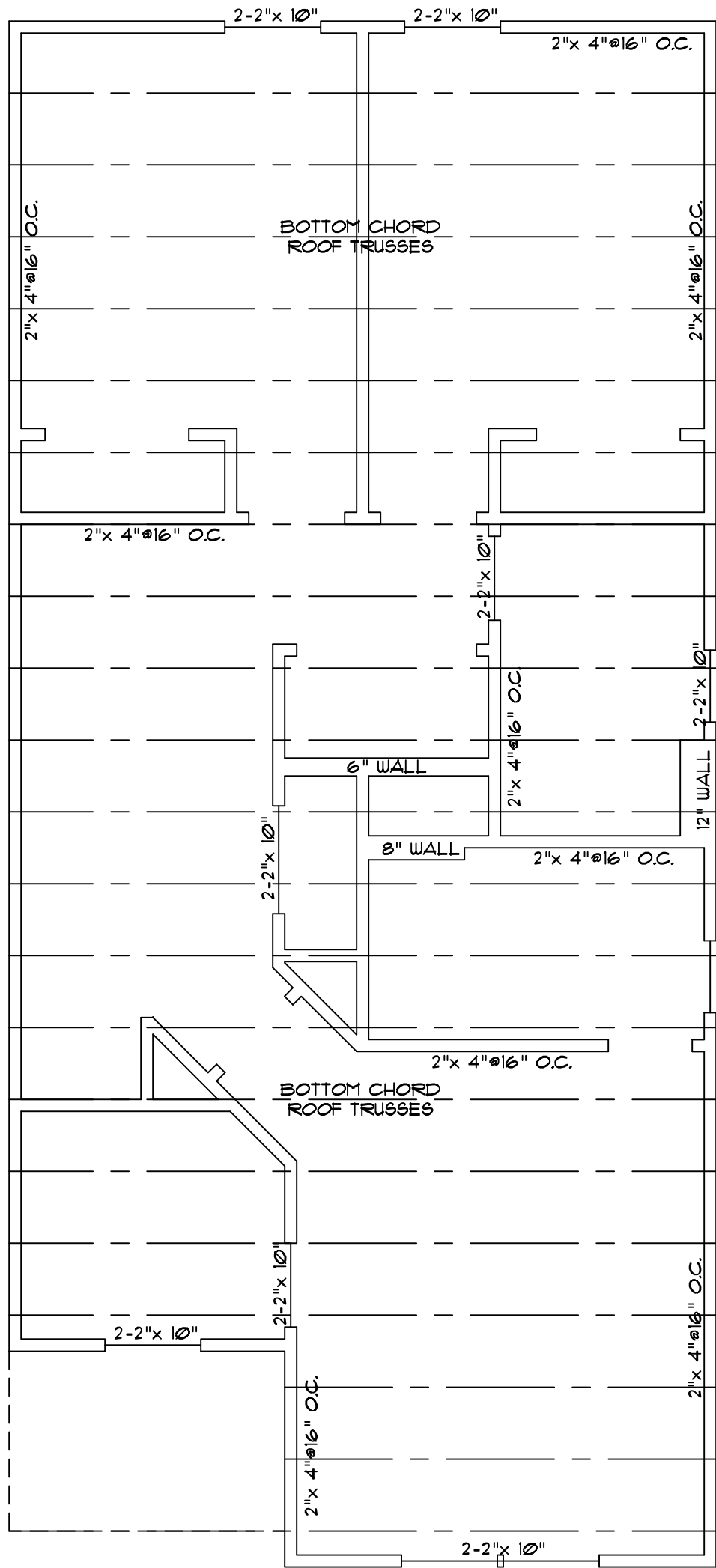
FLOOR FRAMING PLAN

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



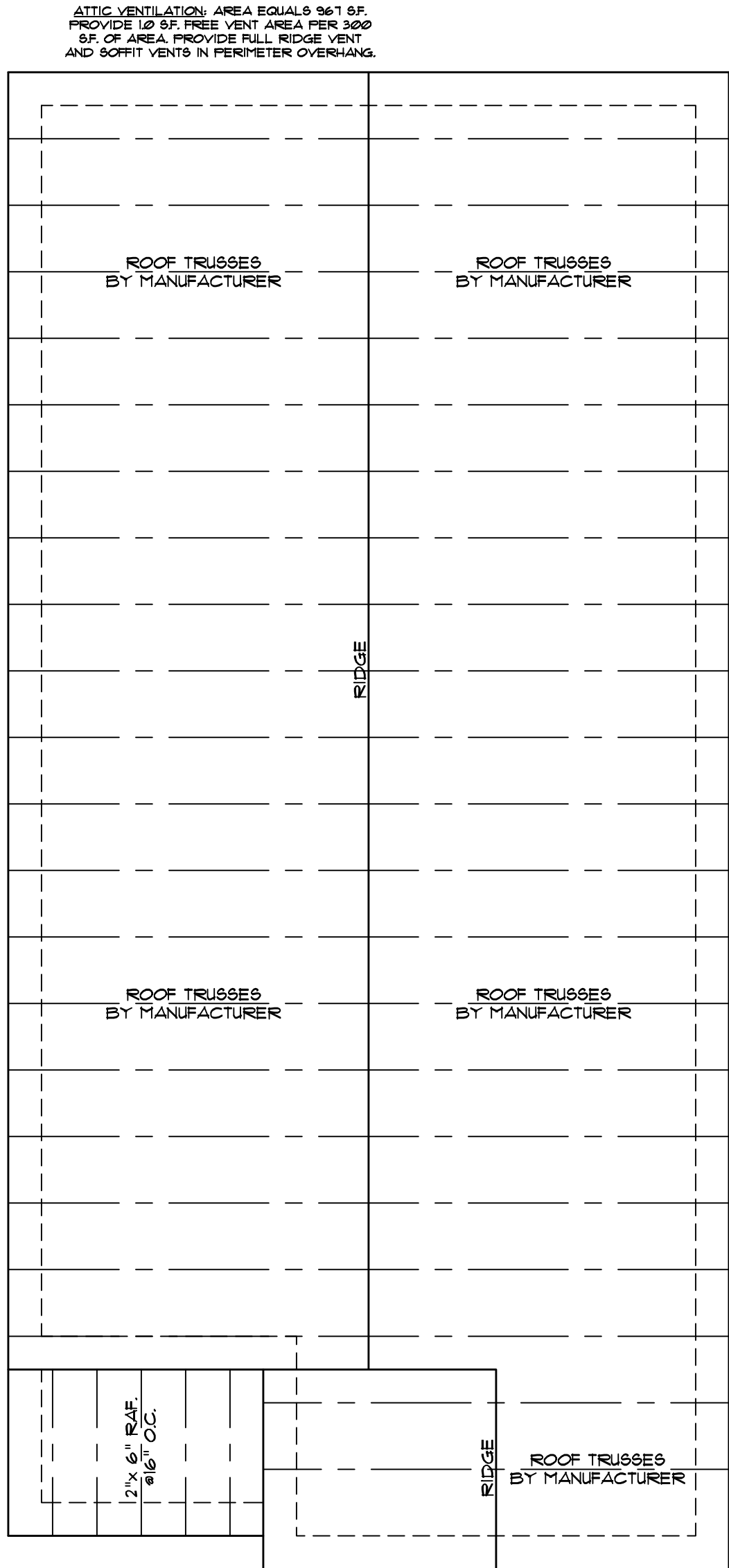
FIRST LEVEL CEILING

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



SECOND LEVEL CEILING

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



ROOF FRAMING PLAN

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

DO NOT SCALE THESE DRAWINGS

ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE PROVIDED IN THE DRAWINGS. THE ENGINEER'S APPROVAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES OR SEQUENCES OF CONSTRUCTION OR SAFETY REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO ENSURE PROPER SAFETY PRECAUTIONS.

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Raleigh, NC 27621

wilkinsengr@aol.com

919.712.3540

TRIANGLE DEALS
THE OXFORD PLAN

Sheet No.

S2

GENERAL NOTES.

1. THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 241 PSF.
3. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 2/12
34.5 PSF FOR ROOF PITCHES FROM 2/12 TO 1/12
21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 0/12
MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'
4. ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4I (TABLE A101.21)
5. DESIGN CRITERIA IS AS FOLLOWS:

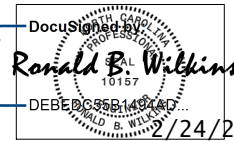
	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
SECONDARY FLOOR	10	40
SLEEPING AREAS	10	40
ATTIC (W/ STAIRS)	10	30
ATTIC (W/O STAIRS)	10	20
ROOF	10	20

WIND LOADING IS BASED ON 3 SECOND GUST OF 120 MILES PER HOUR
LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE 1/360 FOR FLOORS, 1/240 FOR ROOF
6. ALL HEADERS IN LOAD BEARING WALL SHALL BE 2-2"x 10" UNLESS NOTED OTHERWISE.
FULL HEIGHT KING STUDS SHALL BE INSTALLED ON EACH SIDE OF EXTERIOR WALL HEADERS AND BEAMS AS FOLLOWS:
HEADER SPAN STUDS @ 16" O.C. STUDS @ 24" O.C.
3'-0" 1 2 1
4'-0" 2 1
8'-0" 3 2
12'-0" 5 3
16'-0" 4

7. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #1 SPF OR BETTER LUMBER USED FOR STUD WALL SHALL BE #1 SPF OR BETTER. DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER ALL WALLS RUNNING PARALLEL WITH THE FLOOR JOISTS.
8. LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b=2800 PSI, F_v=285 PSI, E=2,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
9. THE FOLLOWING SHALL APPLY TO ALL BRACED WALL LINES:
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10. CONSTRUCTION SHALL MEET APPLICABLE REQUIREMENTS OF CHAPTER 45-HIGH WIND ZONES, OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.

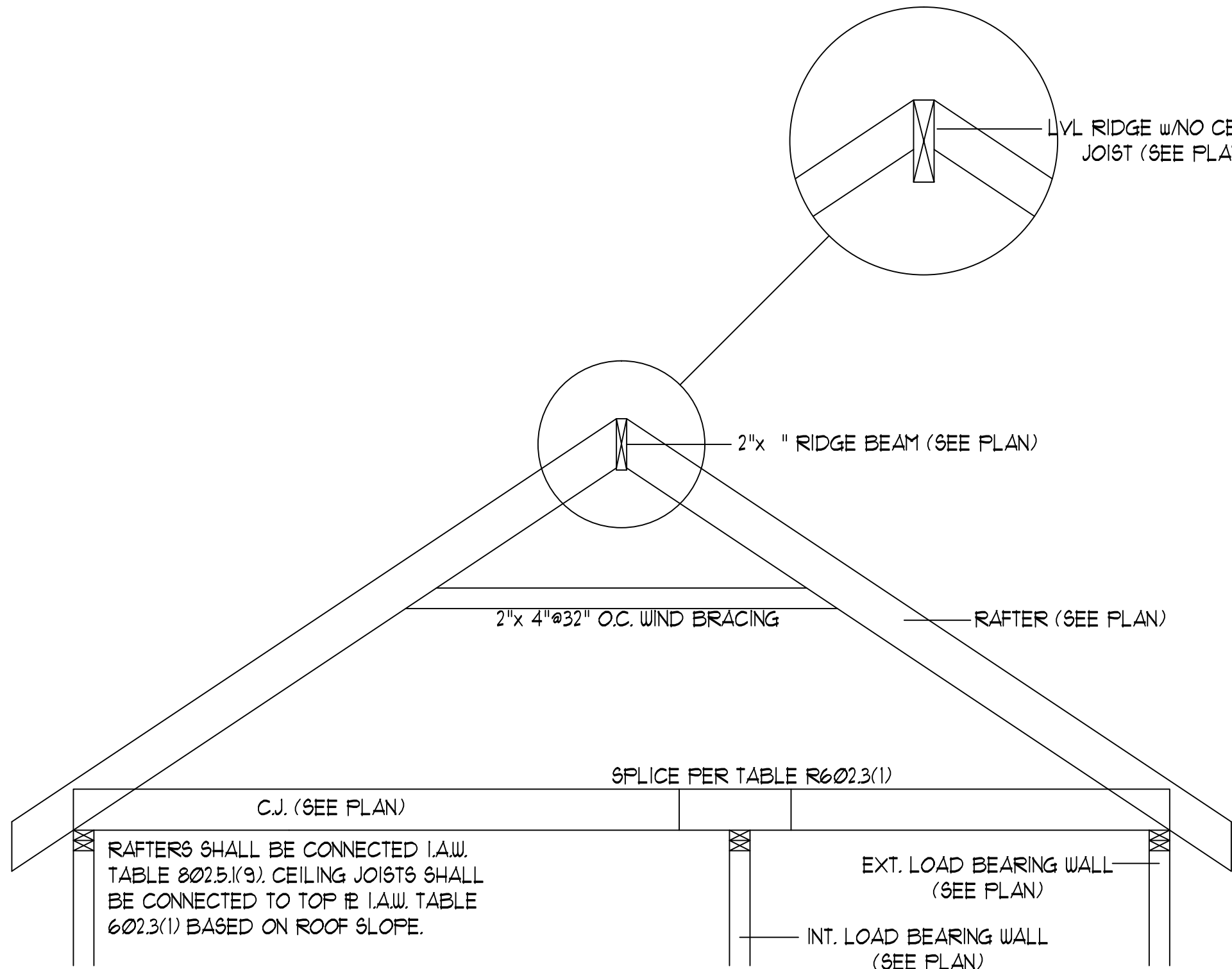
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Raleigh, North Carolina 27611

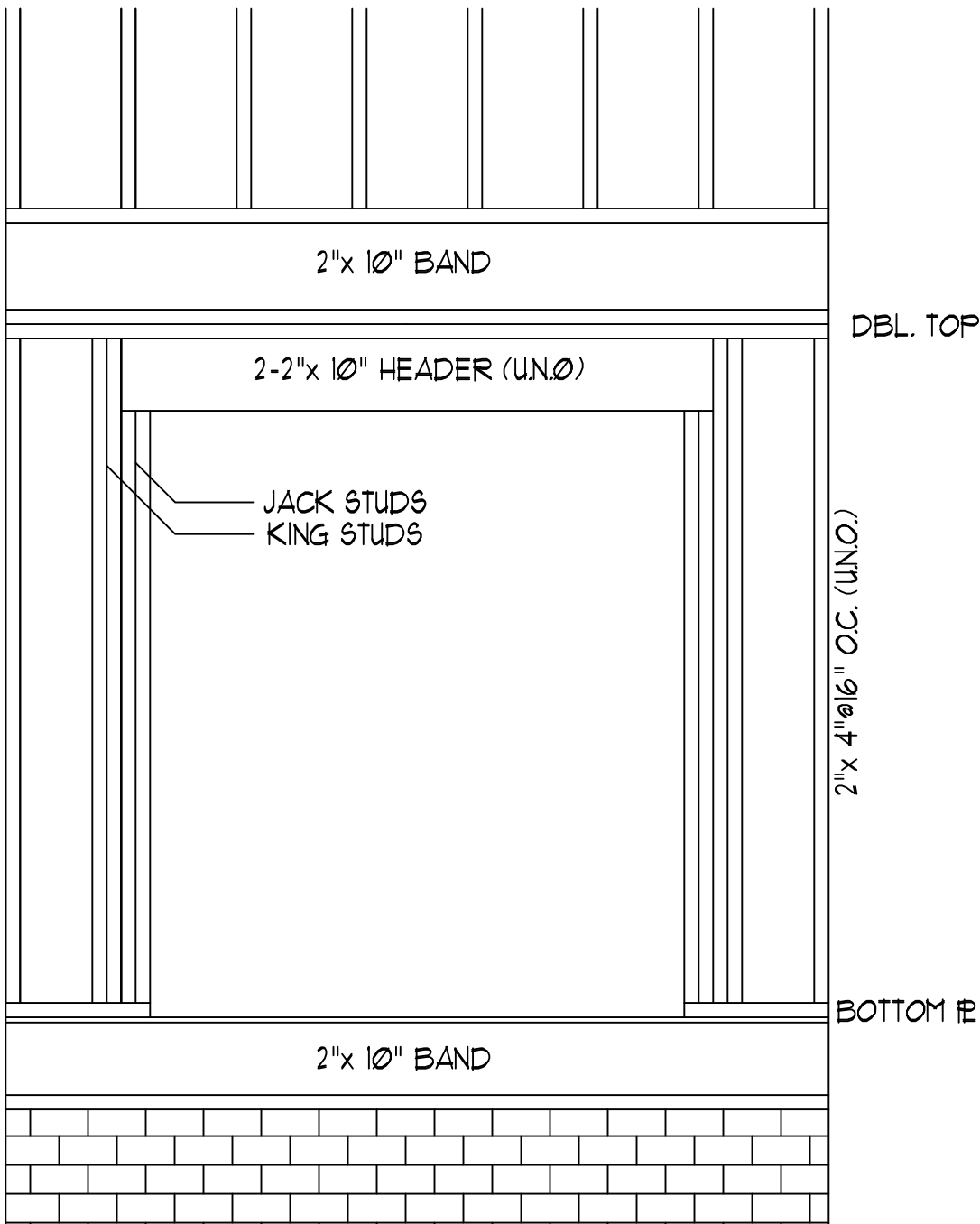


FILE: OXFORD

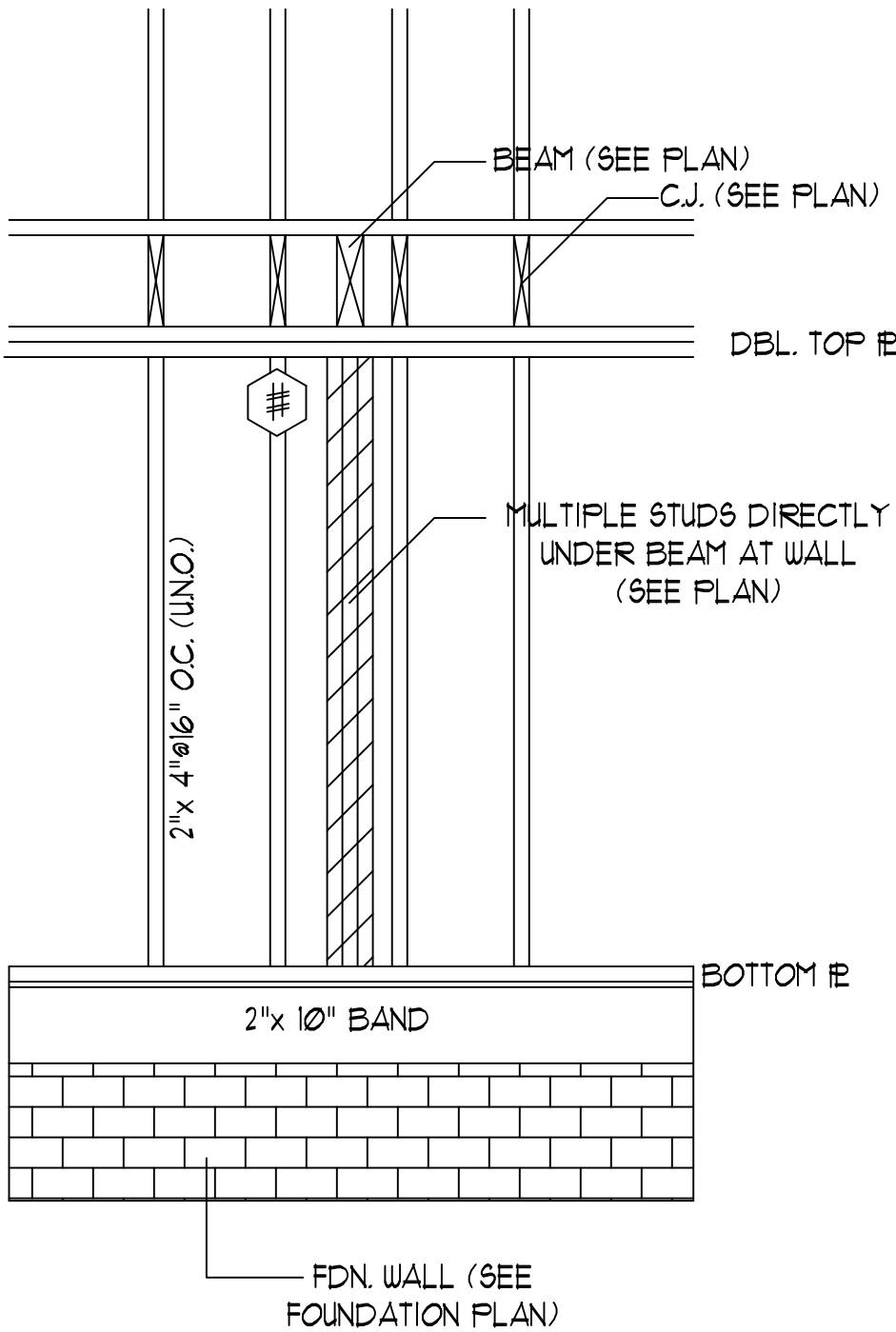
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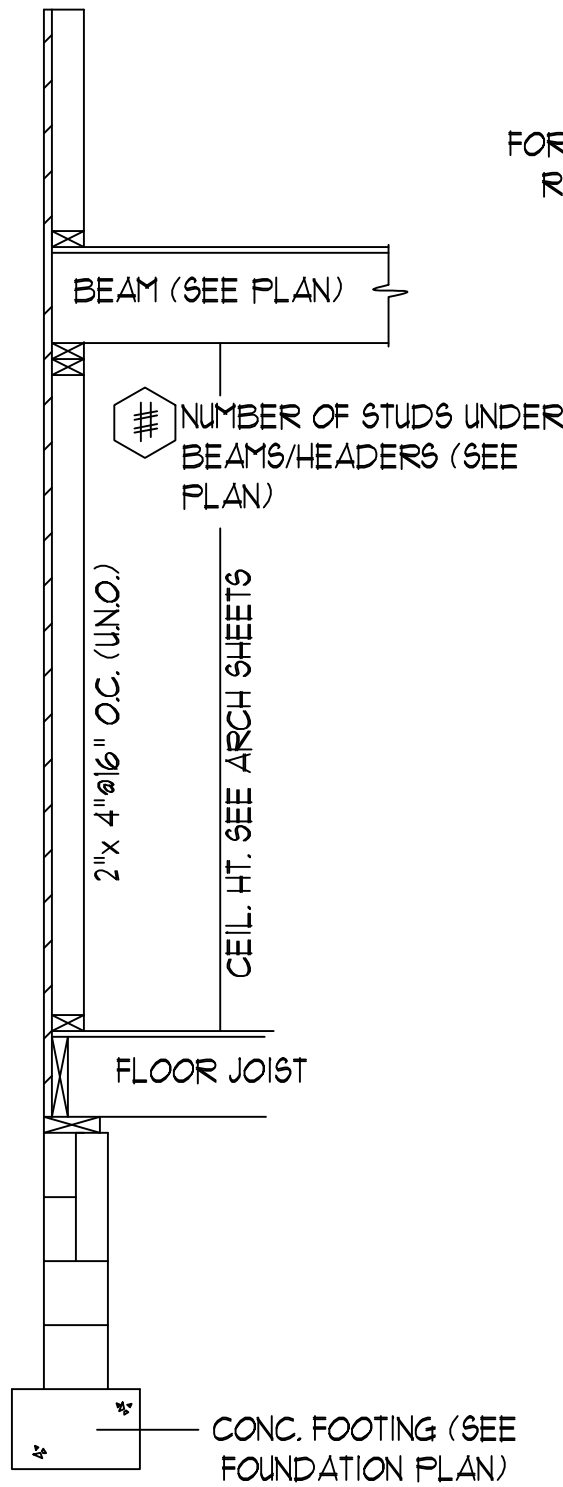
RIDGE BEAM/RAFTER
DETAIL (N.T.S.)



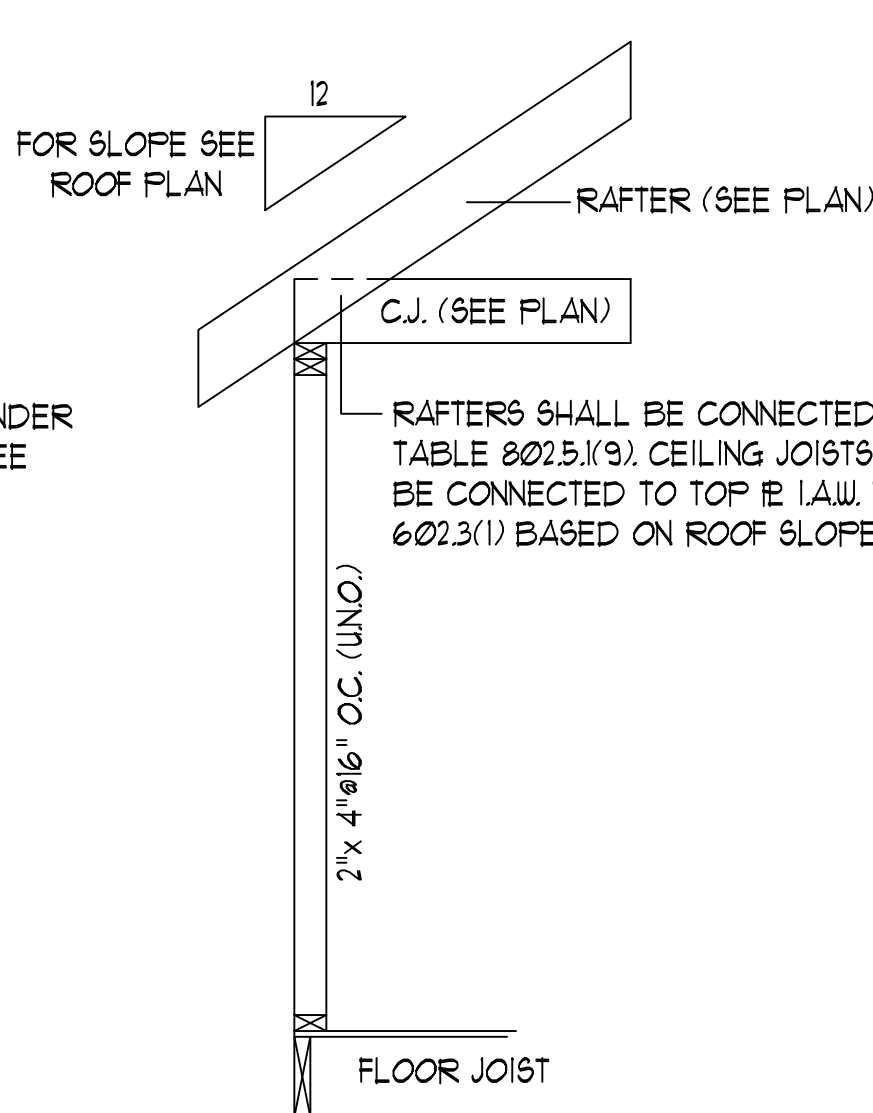
HEADER DETAIL AT EXT.
WALL OPENINGS (N.T.S.)



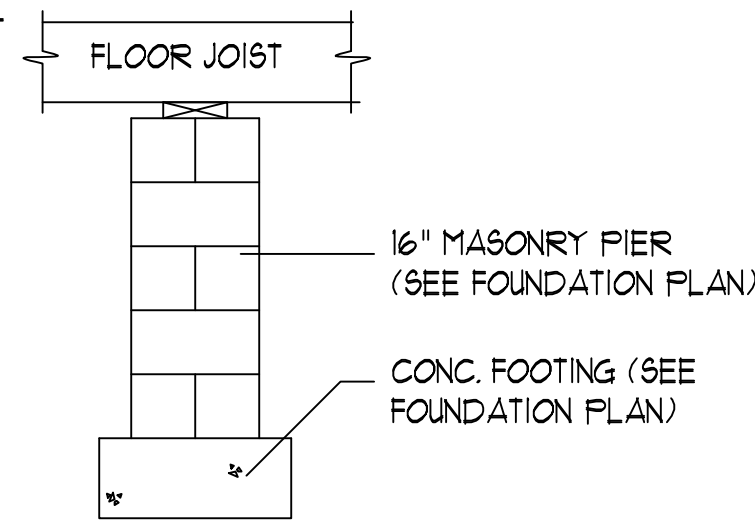
STUD SUPPORT FOR
BEAMS/HEADERS
(ELEV. N.T.S.)



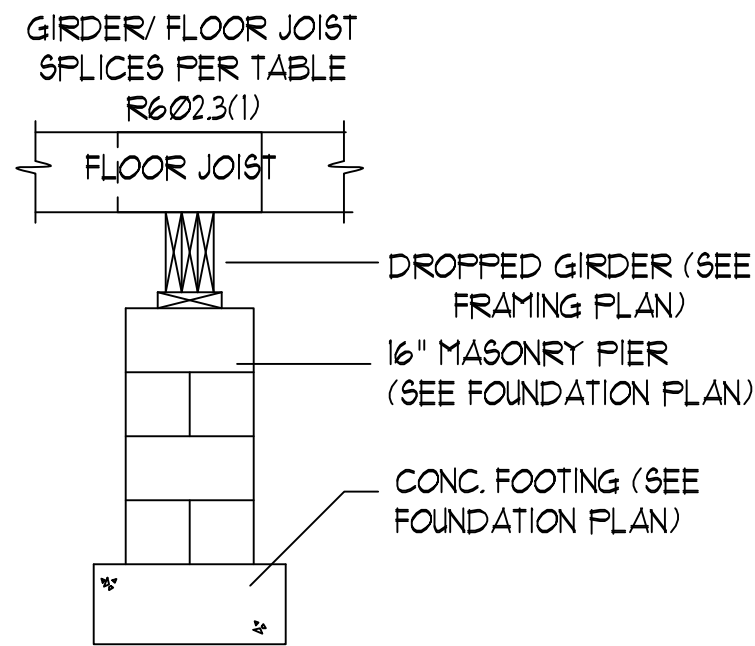
STUD SUPPORT FOR
BEAMS/HEADERS
(SECT. N.T.S.)



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



FLUSH PIER W/
FLOOR JOIST
GIRDER (N.T.S.)



MASONRY PIER W/
DROPPED
GIRDER (N.T.S.)

DO NOT SCALE THESE DRAWINGS

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TRIANGLE DEALS
THE OXFORD PLAN

Sheet No.

D