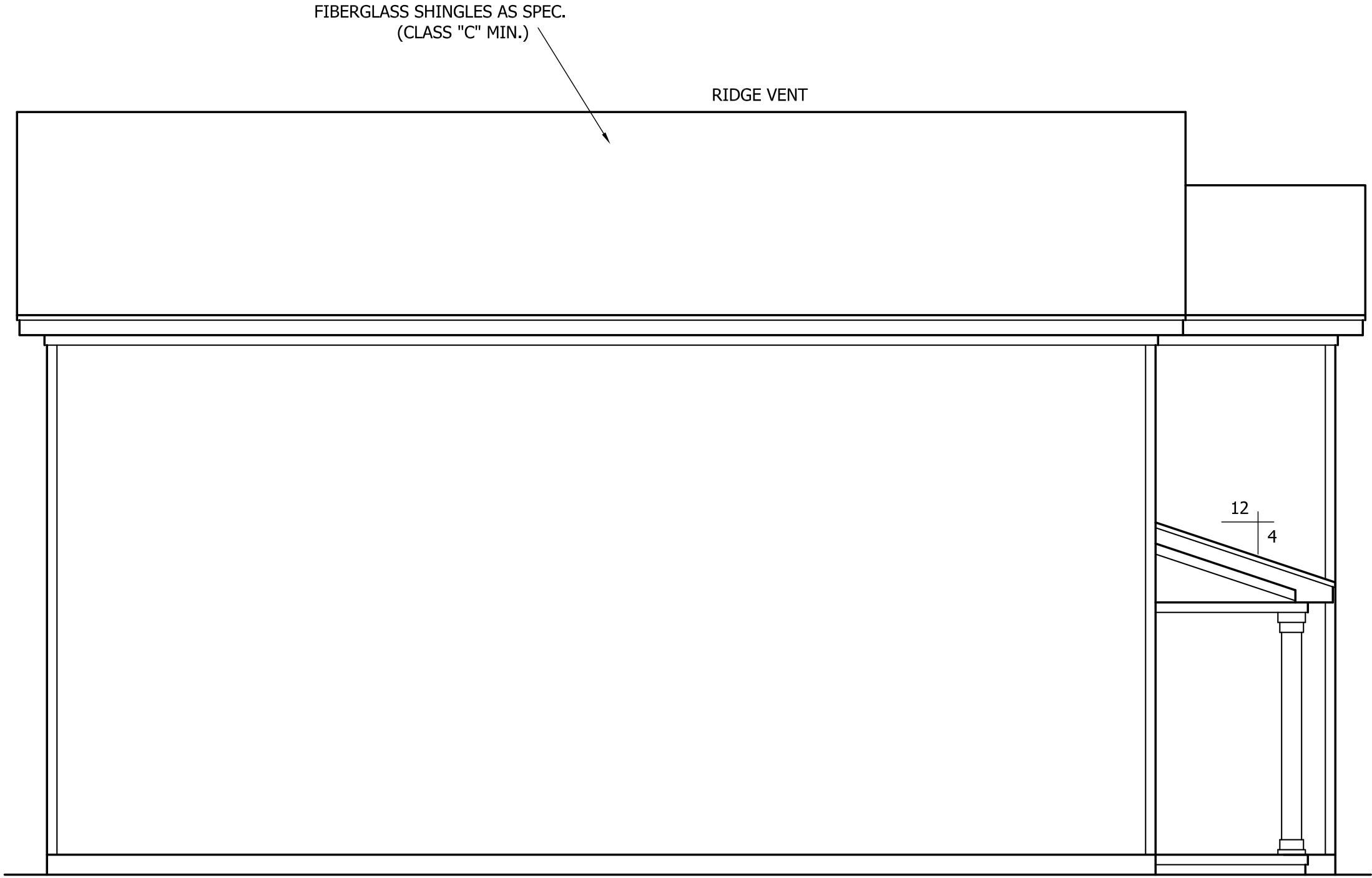


THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE
2018 NORTH CAROLINA RESIDENTIAL CODE

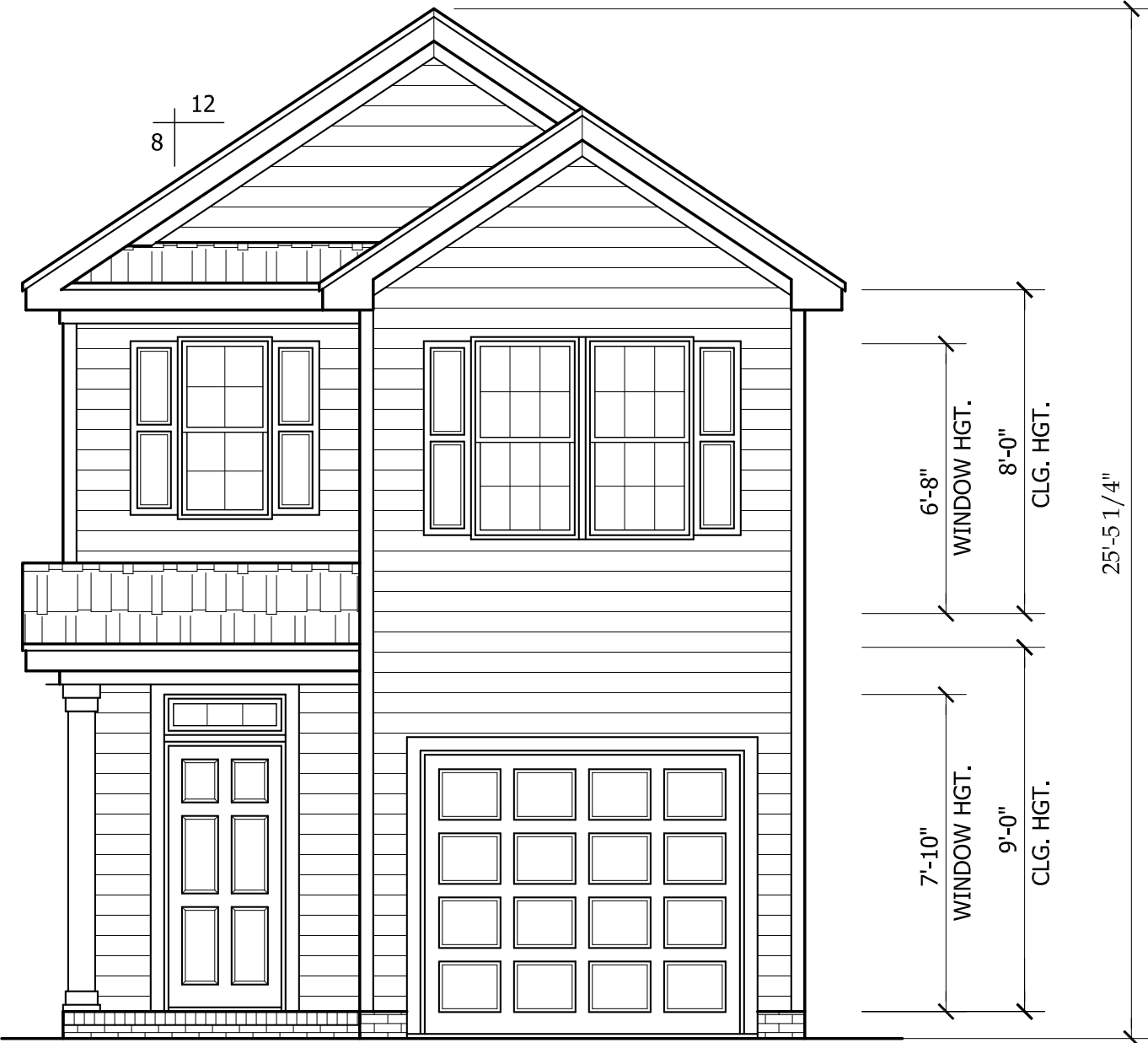
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS
PRIOR TO BEGGINING WORK. CONTRACTOR IS RESPONSIBLE FOR
COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND
ORDINANCES. KADS CUSTOM HOME DESIGNS ASSUMES
NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS
OR ANY DEVIATION OF THESE PLANS.

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.

REVIEWED FOR CODE COMPLIANCE
GRANVILLE COUNTY, NORTH CAROLINA
Plans must be on the construction site at all times. It is the
responsibility of the Permit Holder or Contractor to comply
with all local ordinances, rules or regulations, and the
North Carolina Building Codes as if they were part of the
specifications for this building.
These shall take preference over anything shown,
described or implied to the contrary. Reviewer not
responsible for mistakes or oversights during the plan
review.
andrew.rice07/01/2025



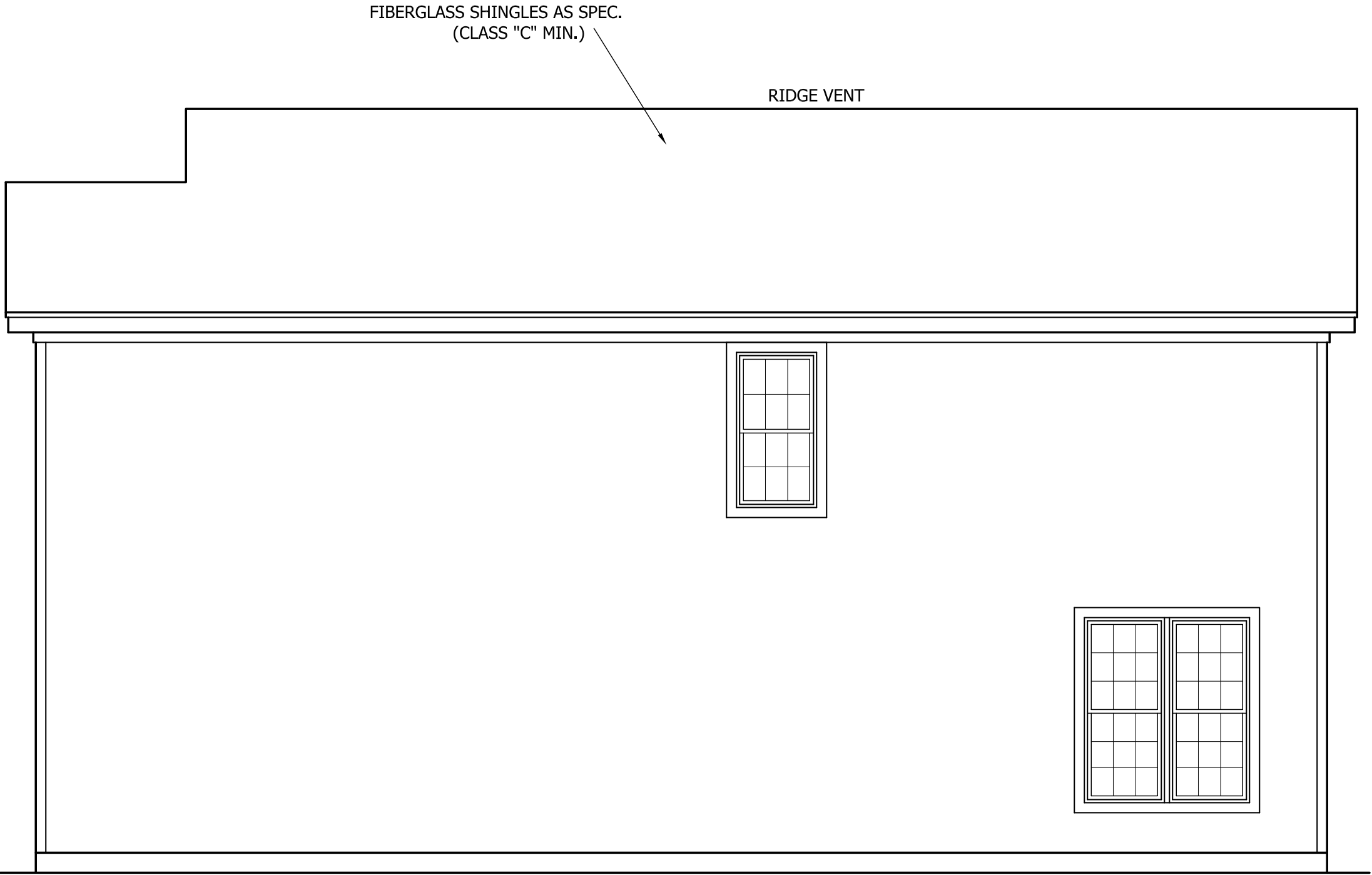
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

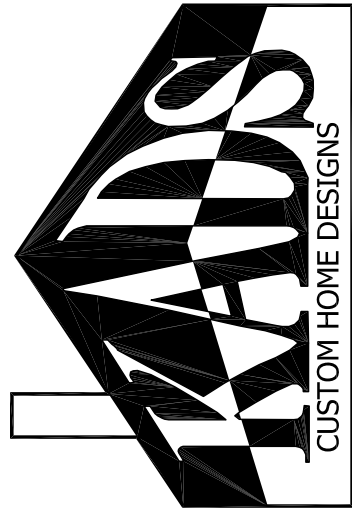


REAR ELEVATION
SCALE: 1/4"=1'-0"



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

TRIANGLE DEALS, LLC
"THE REBA"



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
2/17/25

PAGE NO

1

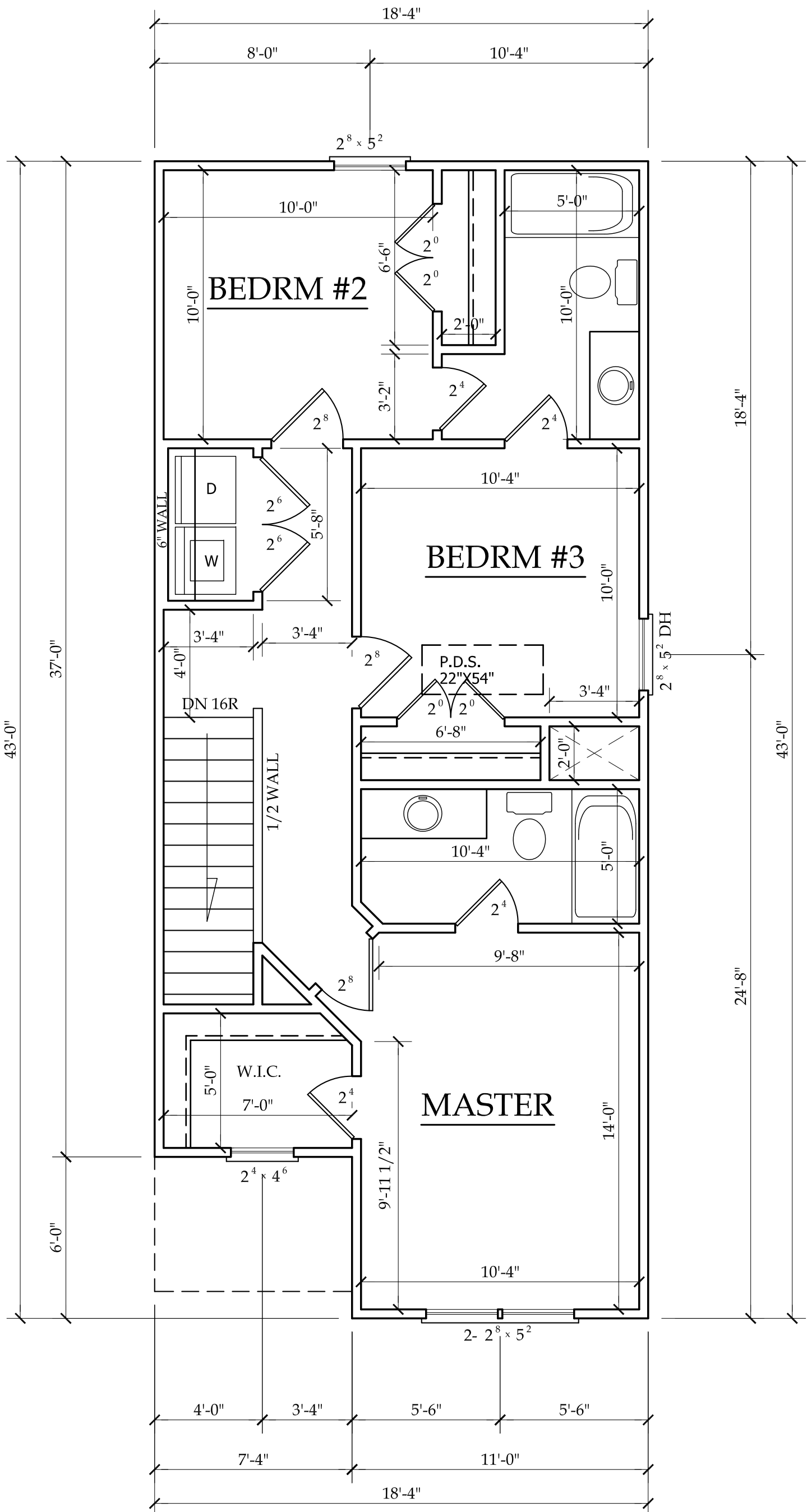
OF
3

PLAN NO.
DK1217

REVIEWED FOR CODE COMPLIANCE
GRANVILLE COUNTY, NORTH CAROLINA
Plans must be on the construction site at all times. It is the responsibility of the Permit Holder or Contractor to comply with all local ordinances, rules or regulations, and the North Carolina Building Codes as if they were part of the specifications for this building.
These shall take preference over anything shown, described or implied to the contrary. Reviewer not responsible for mistakes or oversights during the plan review.

andrew.rice

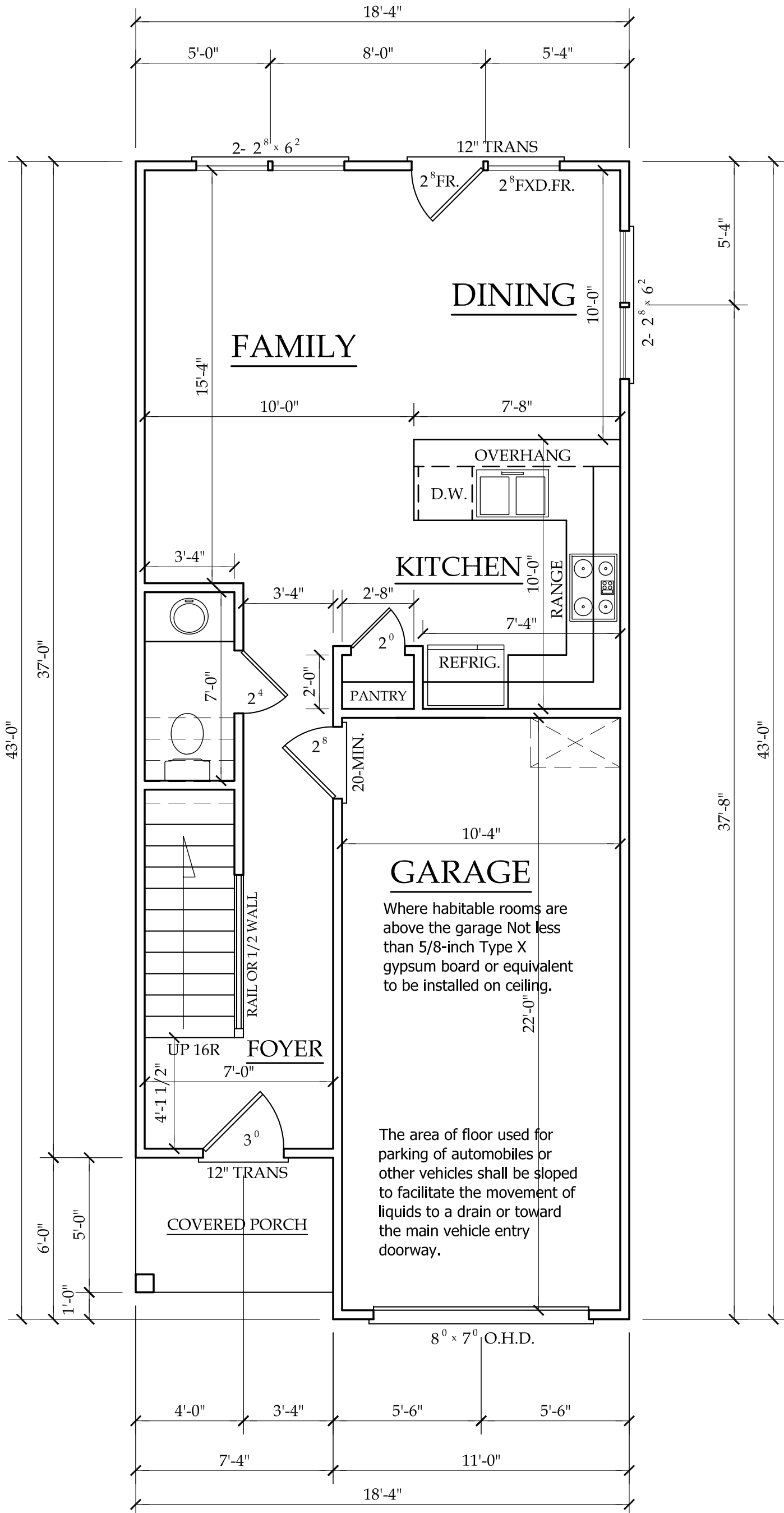
07/01/2025



SECOND FLOOR PLAN

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

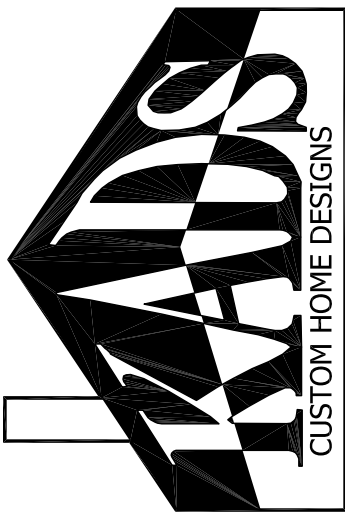
HEATED	
FIRST FLOOR HTD. SQ. FT.	= 504
SECOND FLOOR HTD. SQ. FT.	= 713
TOTAL HEATED SQ. FT.	=1217
UNHEATED	
GARAGE SQ. FT.	= 240
PORCH SQ. FT.	= 37



FIRST FLOOR PLAN

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

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"THE REBA"



ANGIER, NC
919-369-7181

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D.W.O.

DATE:
2/17/25

PAGE NO

2

OF

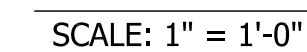
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PLAN NO.
DK1217

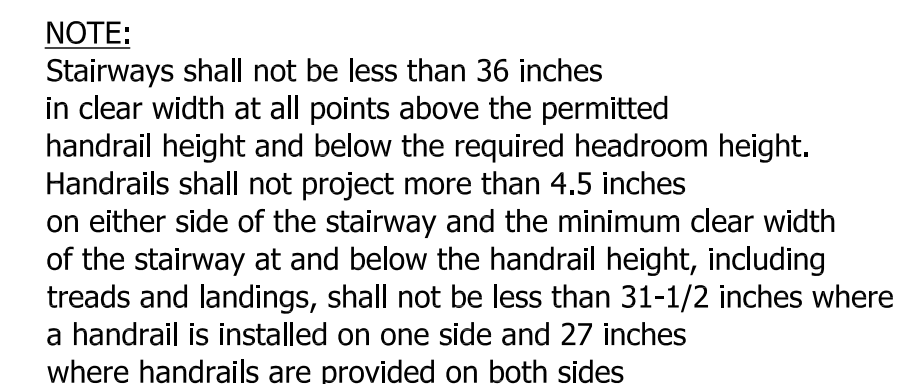
andrew.rice 07/01/2025



SCALE: 1" = 1'-0"



SCALE: NTS



SCALE: NTS

GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING TO BE A MINIMUM OF 16" WIDE AND CONSTRUCTED WITH 3000 PSI CONCRETE. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS REFER TO STATE AND LOCAL BUILDING CODES. THE ASSUMED SOIL BEARING CAPACITY FOR THIS PROJECT IS 2000 PSF. THE CONTRACTOR MUST VERIFY THE SITE CONDITIONS AND CONTACT A SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SUB-GRADE A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE OR AS OTHERWISE DIRECTED BY THE LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 "FOUNDATION DRAINAGE" AND SECTION R406 "FOUNDATION WATERPROOFING AND DAMPPROOFING".
5. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND INSTALLED AT 12" ON CENTER AND 12" FROM EACH CORNER OR SILL PLATE SPICE LOCATIONS.

GENERAL NOTES:

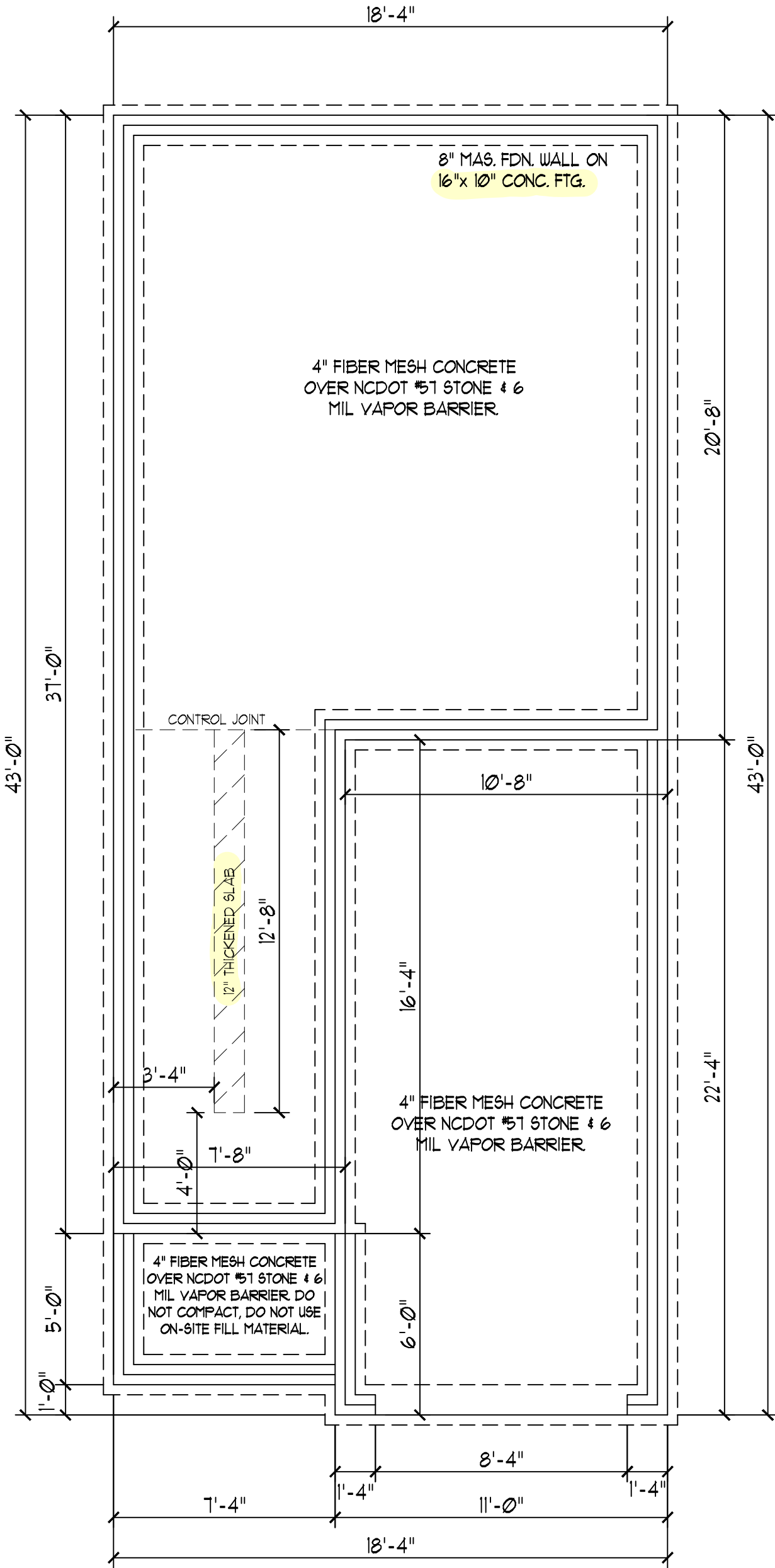
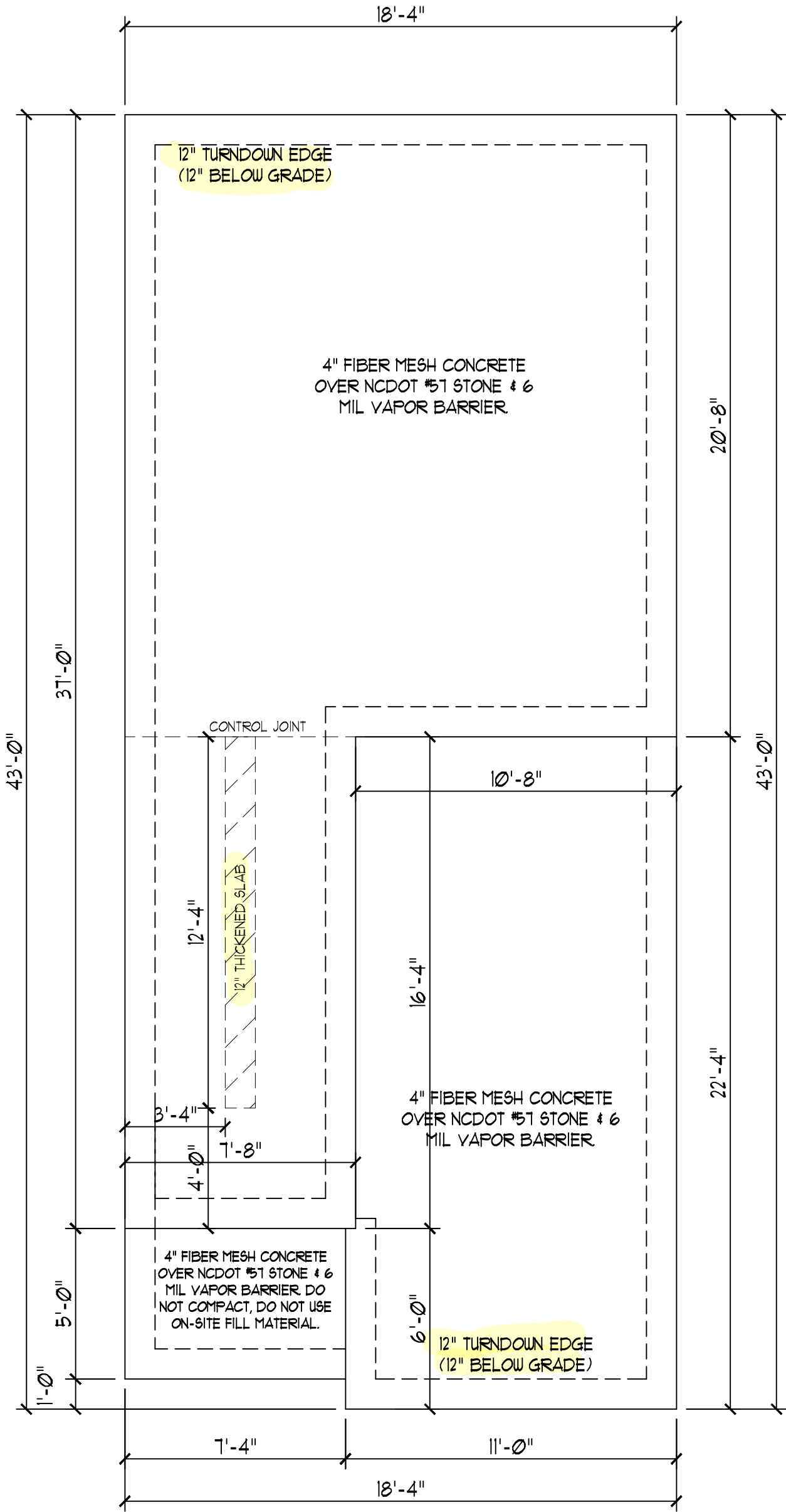
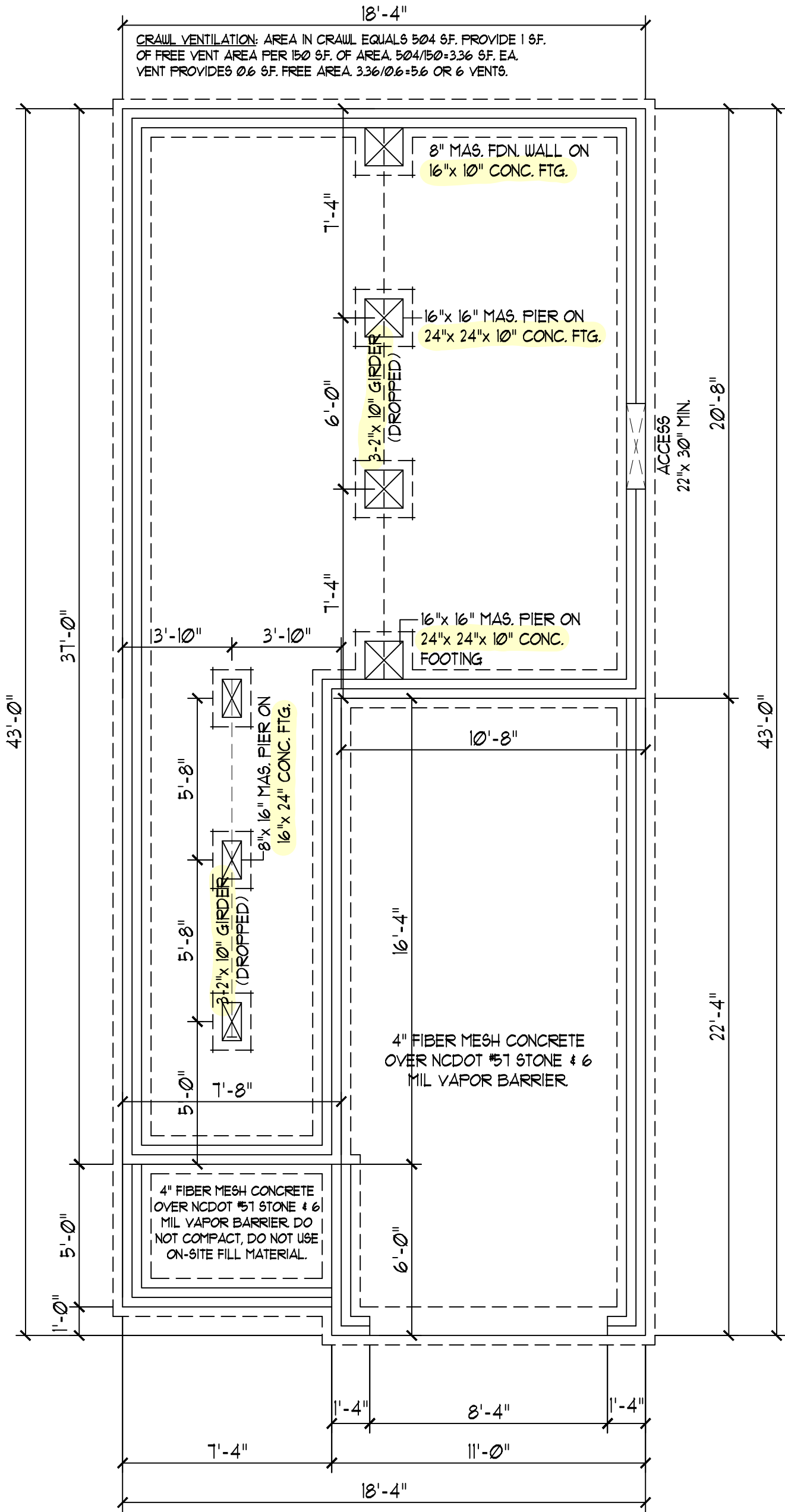
1. THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 24" PSF.
3. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
- | |
|--|
| 45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 2/25/12 |
| 34.5 PSF FOR ROOF PITCHES FROM 2/25/12 TO 1/12 |
| 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 1/12 |
- 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 II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4I (TABLE n10(12)).
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 | 20 |
| ATTIC (W/O STAIRS) | 10 | 20 |
| ROOF | 10 | 20 |
- WIND LOADING IS BASED ON 3 SECOND GUST OF 115 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"x2" 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 | 2 |
| 6'-0" | 3 | 3 |
| 12'-0" | 6 | 4 |
| 16'-0" | 6 | 4 |
7. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #2 SFF OR BETTER. LUMBER USED FOR STUD WALL SHALL BE #3 SFF OR BETTER.
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 USP SHALL BE IN ACCORDANCE WITH R-602.10.3 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL USP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

STRUCTURAL EVALUATION BY:

WILKINS ENGINEERING, P.C.
Post Office Box 31446
Raleigh, North Carolina 27621

Ronald B. Wilkins
DEBBORAH WILKINS
3/2/2025

- THE ENGINEER'S SEAL AND SIGNATURE APPLY ONLY TO THE STRUCTURAL ELEMENTS OF THIS DOCUMENT. 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.
- ANY DEVIATIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND FAILURE TO DO SO WILL VOID THE ENGINEER'S LIABILITY. CHANGES TO THE DESIGN ARE ONLY ALLOWED WITH THE WRITTEN APPROVAL OF THE ENGINEER.
- DO NOT SCALE THESE DRAWINGS. ENGINEERING APPROVAL EXPIRES IN ONE YEAR FROM DATE OF SIGNATURE.



REVIEWED FOR CODE COMPLIANCE
GRANVILLE COUNTY, NORTH CAROLINA
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andrew.rice 07/01/2025

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 1/2/12 TO 1/12
24.0 PSF FOR ROOF PITCHES FROM 1/12 TO 0/12
MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'
3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE BUILDING CODE.
4. ALL LUMBER SHALL BE # 2 F5P, 5YF OR BETTER
5. THIS ROOF AND STRUCTURE ARE DESIGNED FOR A DESIGN WIND SPEED OF 105 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.

GENERAL NOTES:

- 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 24".
3. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
455 PSF FOR ROOF PITCHES FROM 0/12 TO 12/12
345 PSF FOR ROOF PITCHES FROM 12/12 TO 2/12
210 PSF FOR ROOF PITCHES FROM 2/12 TO 0/12
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 M10-2).
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 115 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	1
4'-0"	2	1
8'-0"	3	2
12'-0"	5	3
16'-0"	6	4

1. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #2 OR BETTER LUMBER USED FOR STUD WALL SHALL BE #3 OR BETTER.
2. THERE SHALL BE LATENT OR EVIDENT LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b = 1,285 PSI; E = 1,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
3. THE FOLLOWING SHALL APPLY TO CONTINUOUSLY SHEATHED WALL LINES:
4. EXTERIOR WALLS 8' OR GREATER SHALL BE SHEATHED WITH 1/2" OSB OR CDX. STUD SHALL BE IN ACCORDANCE WITH R-6201.03 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL STUD PANELS SHALL BE FASTENED WITH 8d NAILS AT 16" ON CENTER (O.C.) TO STUDS (EDGES). ALL EXTERIOR WALLS SHALL BE SHEATHED AT 1/4" 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALCONY RAIRED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

STRUCTURAL EVALUATION BY:

WILKINS ENGINEERING, P.C. Focus: Served by
Post Office Box 37446 Ronald B. Wilkins
Raleigh, North Carolina 27621
DEBECMON@AOL.COM

FILE: REBA2025

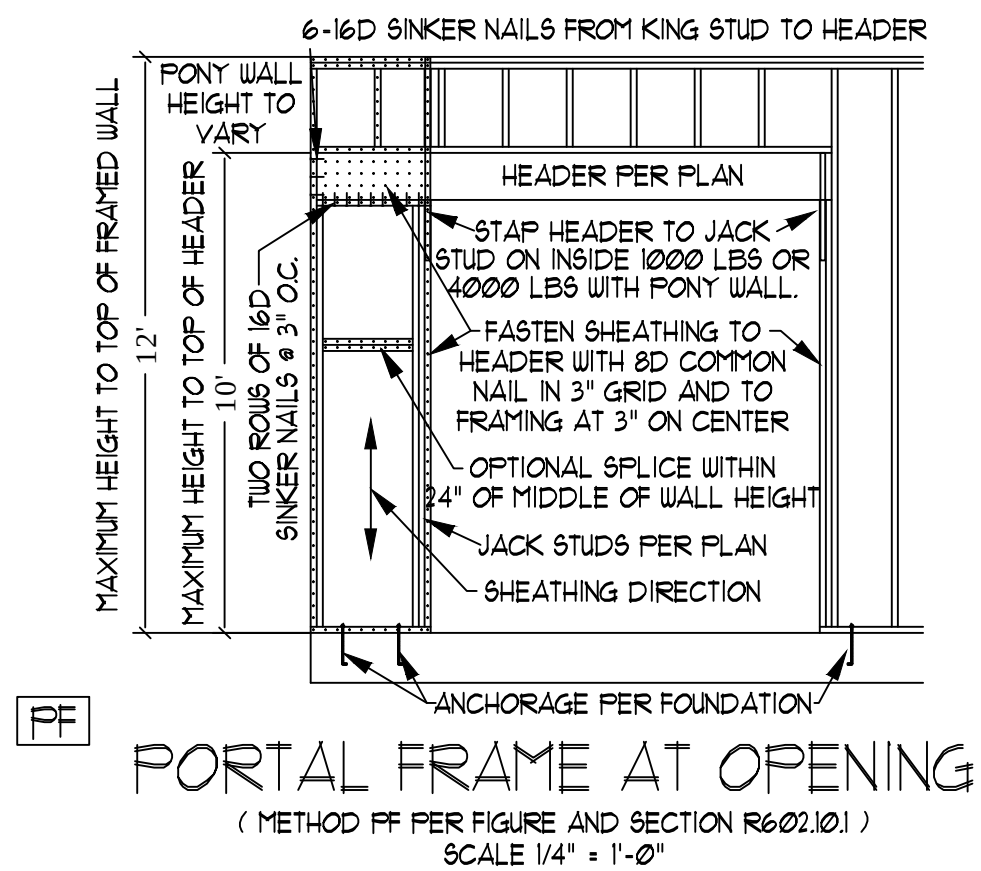
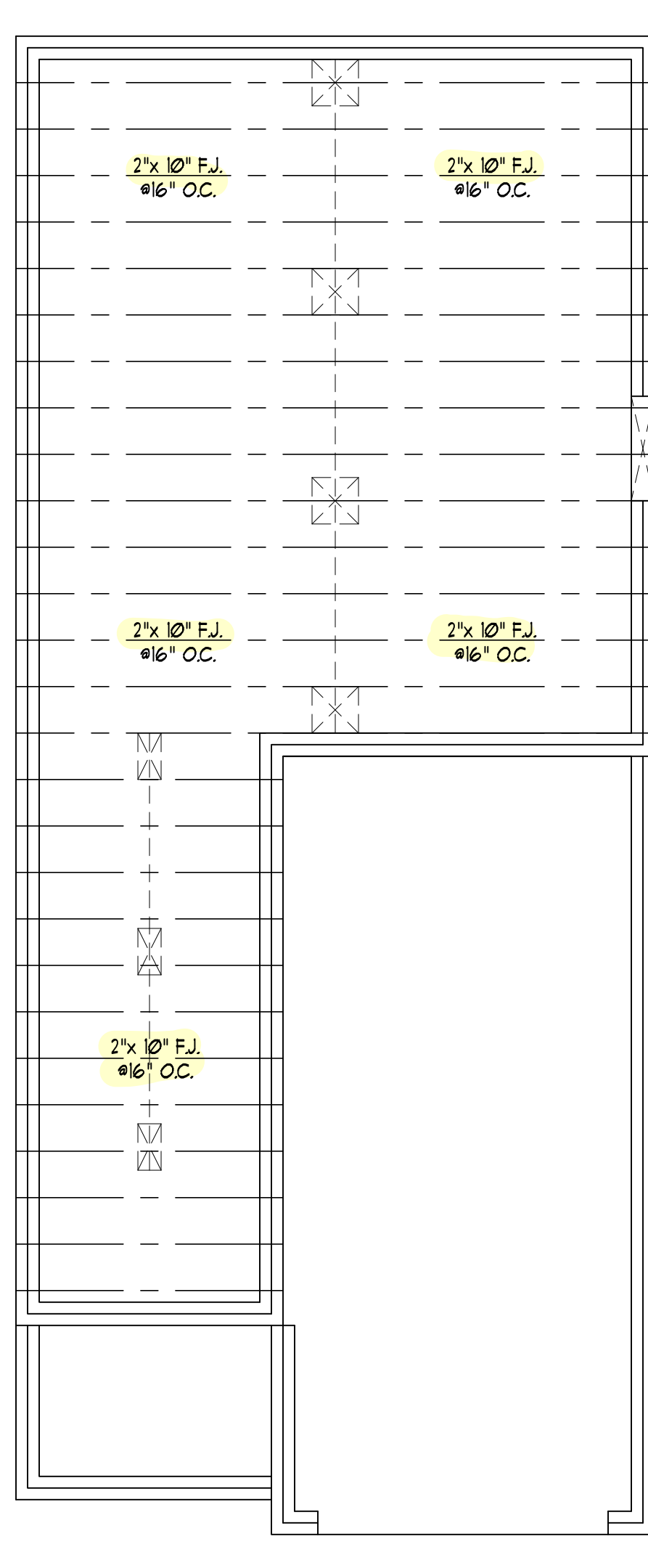
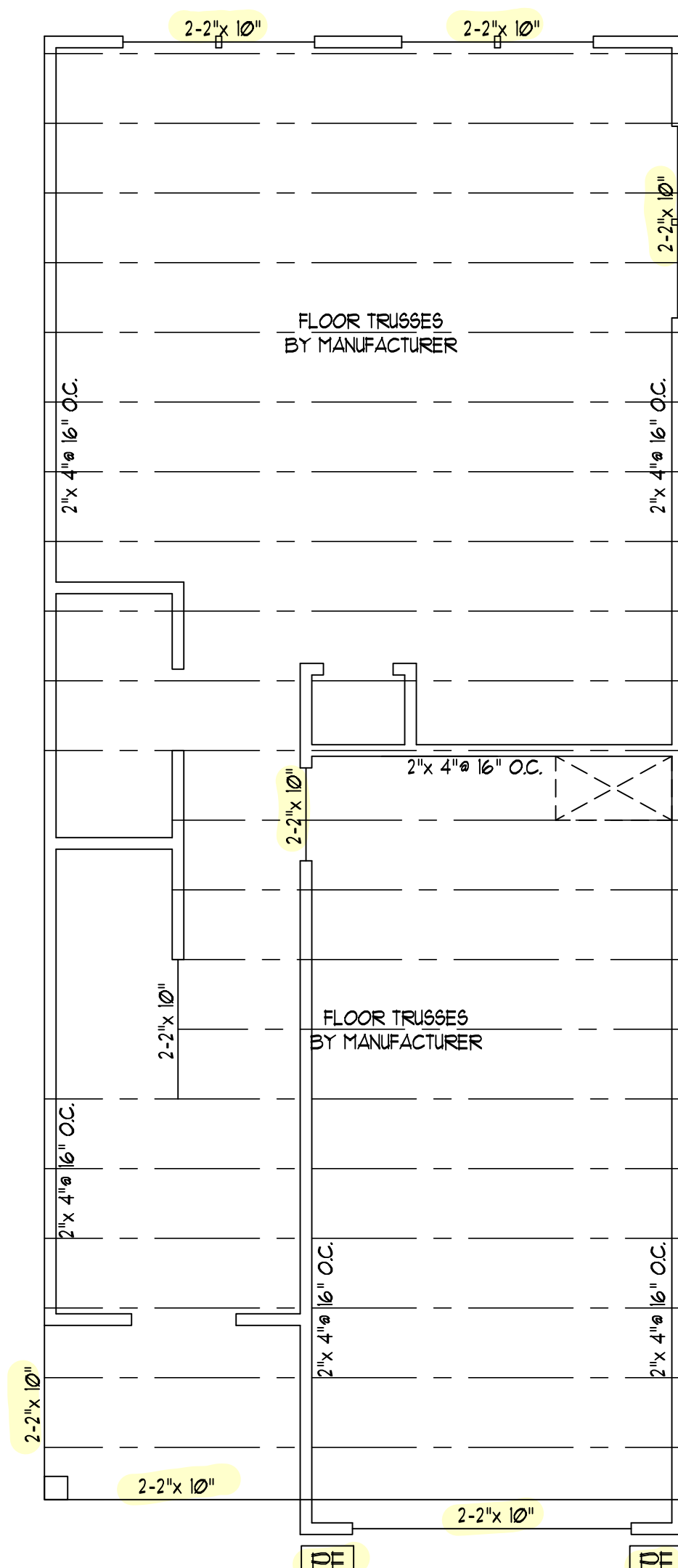
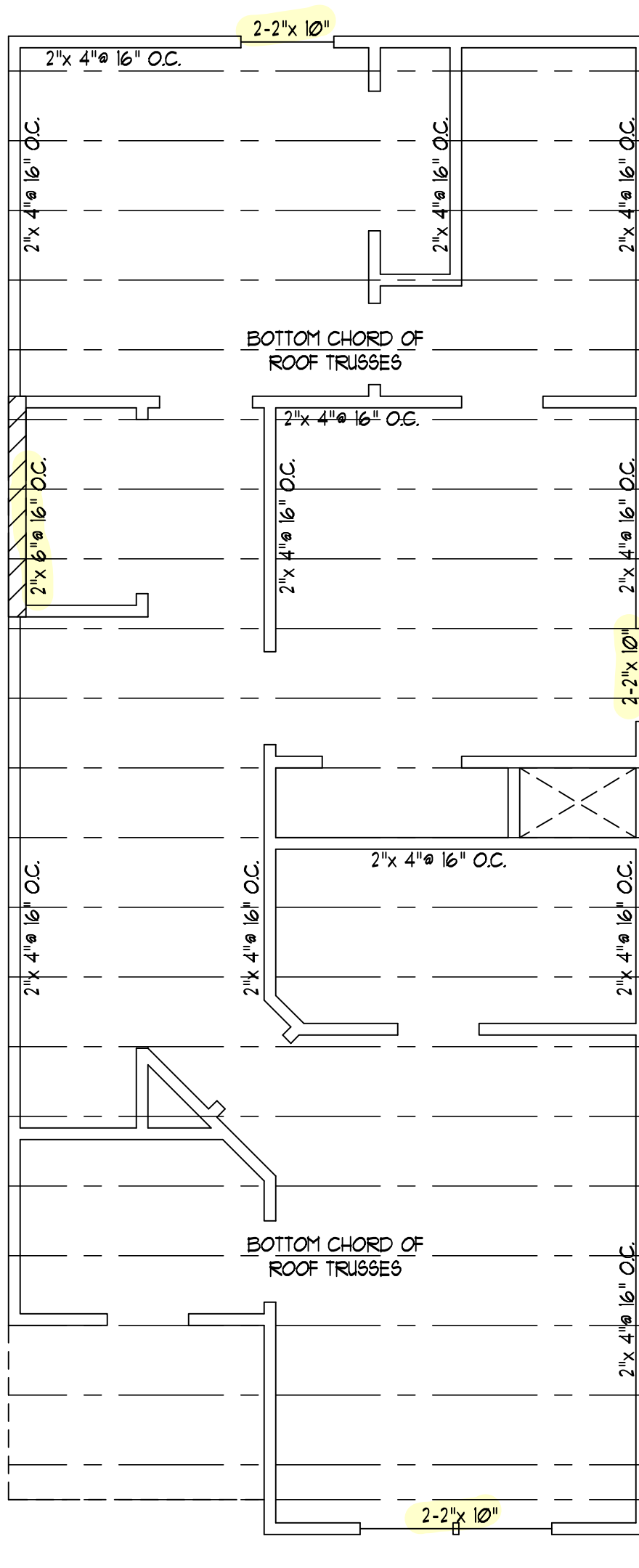
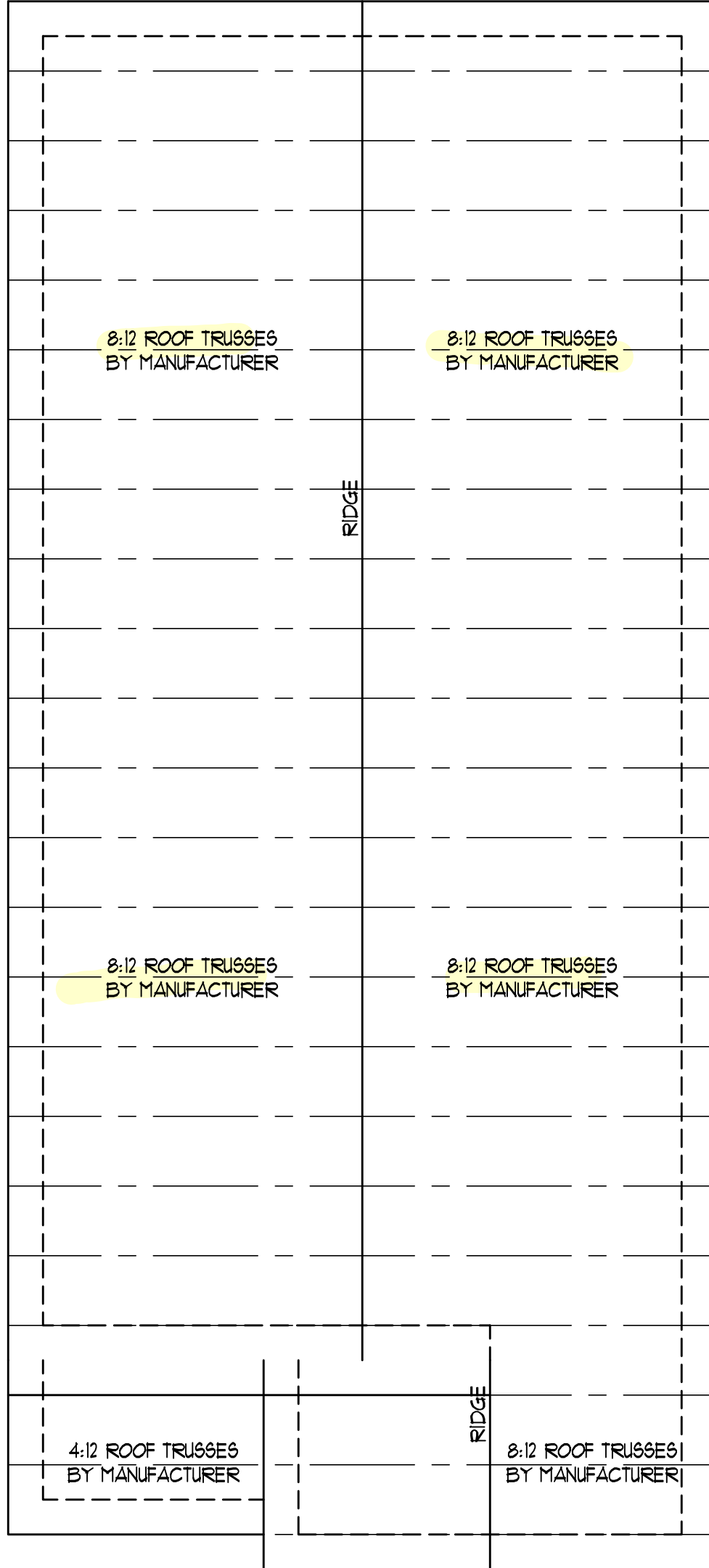
3/2/2025

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DO NOT SCALE THESE DRAWINGS. ENGINEERING APPROVAL EXPIRES IN ONE YEAR FROM DATE OF SIGNATURE.

ROOF VENTILATION: AREA UNDER ROOF 782 SF.
REQUIRED VENT AREA EQUALS ROOF AREA
DIVIDED BY 300 or 2.6 SF. PROVIDE RIDGE
VENT AND SOFFIT VENTS IN OVERHANGS



REVIEWED FOR CODE COMPLIANCE
GRANVILLE COUNTY, NORTH CAROLINA
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andrew.rice

07/01/2025

DO NOT SCALE THESE DRAWINGS.
ALL DIMENSIONS AND SITE MEASUREMENTS SHALL BE VERIFIED BEFORE CONSTRUCTION BEGINS. SHOULD ANY DISCREPANCIES OR OMISSIONS BE NOTED, THE BUILDER AGREES TO NOTIFY THE ENGINEER IMMEDIATELY. THESE DRAWINGS APPLY TO STRUCTURAL ELEMENTS ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CODE COMPLIANCE OF NON-STRUCTURAL ITEMS SHOWN ON THESE DRAWINGS. REPRODUCTION OF THESE DRAWINGS ON SMALLER PLOTS INVALIDATES THE SCALE SHOWN

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THESE DRAWINGS ARE PROTECTED UNDER FEDERAL
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THESE DRAWINGS IS AUTHORIZED TO USE THESE PLANS
FOR THE CONSTRUCTION OF ONE AND ONLY ONE SINGLE
FAMILY HOME. REPRODUCTION, MODIFICATION OR
REUSE OF THESE DRAWINGS WITHOUT WRITTEN CONSENT
OF THE ENGINEER IS EXPRESSLY PROHIBITED.

WILKINS ENGINEERING
Post Office Box 37446
Raleigh, NC 27627

TRIANGLE DEALS THE REBA PLAN

Sheet No.

S2

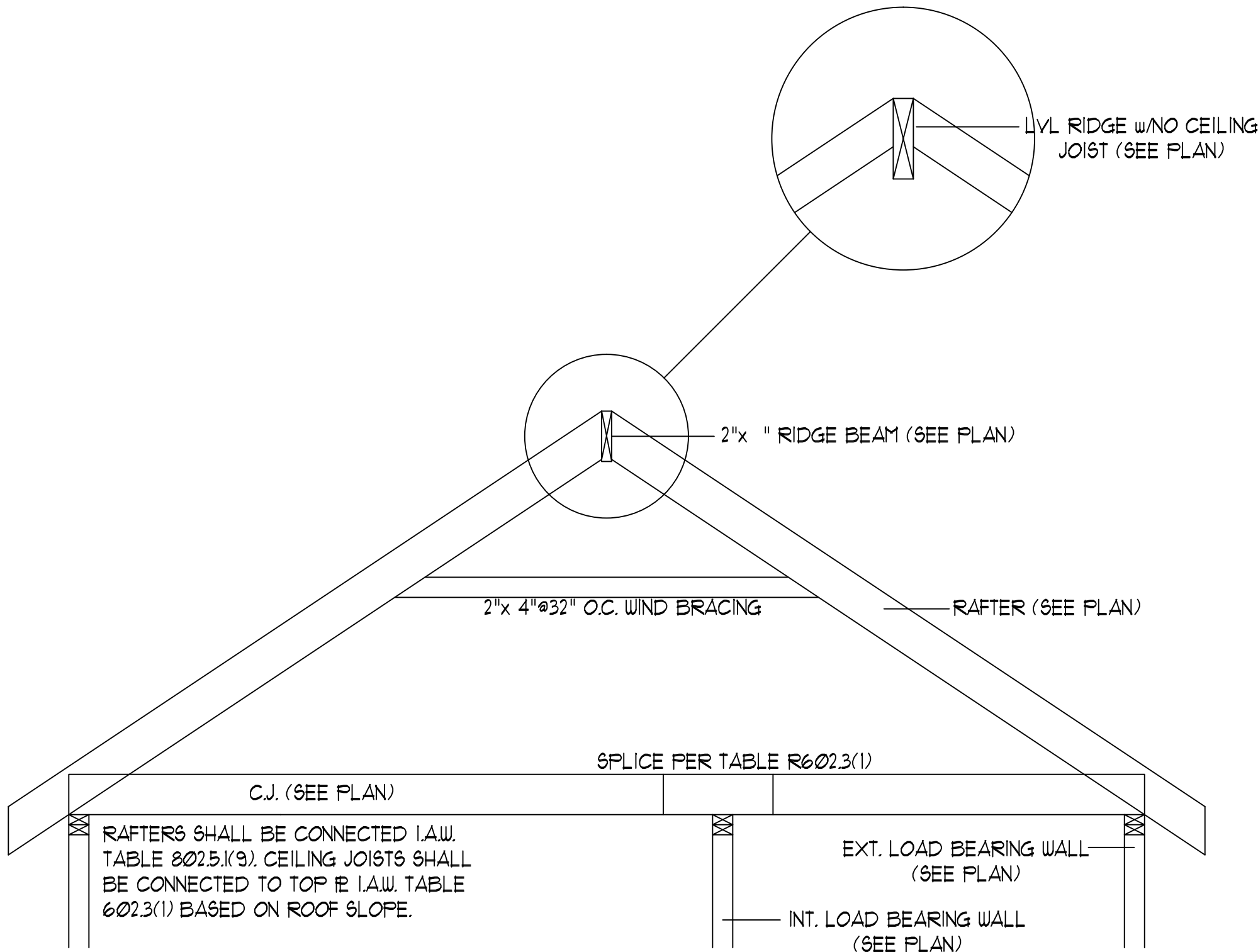
GENERAL NOTES:
1. THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 241 PSF.
3. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 PSF FOR ROOF PITCHES 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 12/12
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 II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4I (TABLE N10(2)).
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 115 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"x10" 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 2
8'-0" 3 3
12'-0" 5 5
16'-0" 6 6
7. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #2 SPF OR BETTER LUMBER USED FOR STUD WALL SHALL BE #2 SPF OR BETTER.
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 ≥ 1,000,000 PSI. MULTIPLE LVL FILES 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 USFP SHALL BE IN ACCORDANCE WITH R-602.10.3 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL USFP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

STRUCTURAL EVALUATION BY:

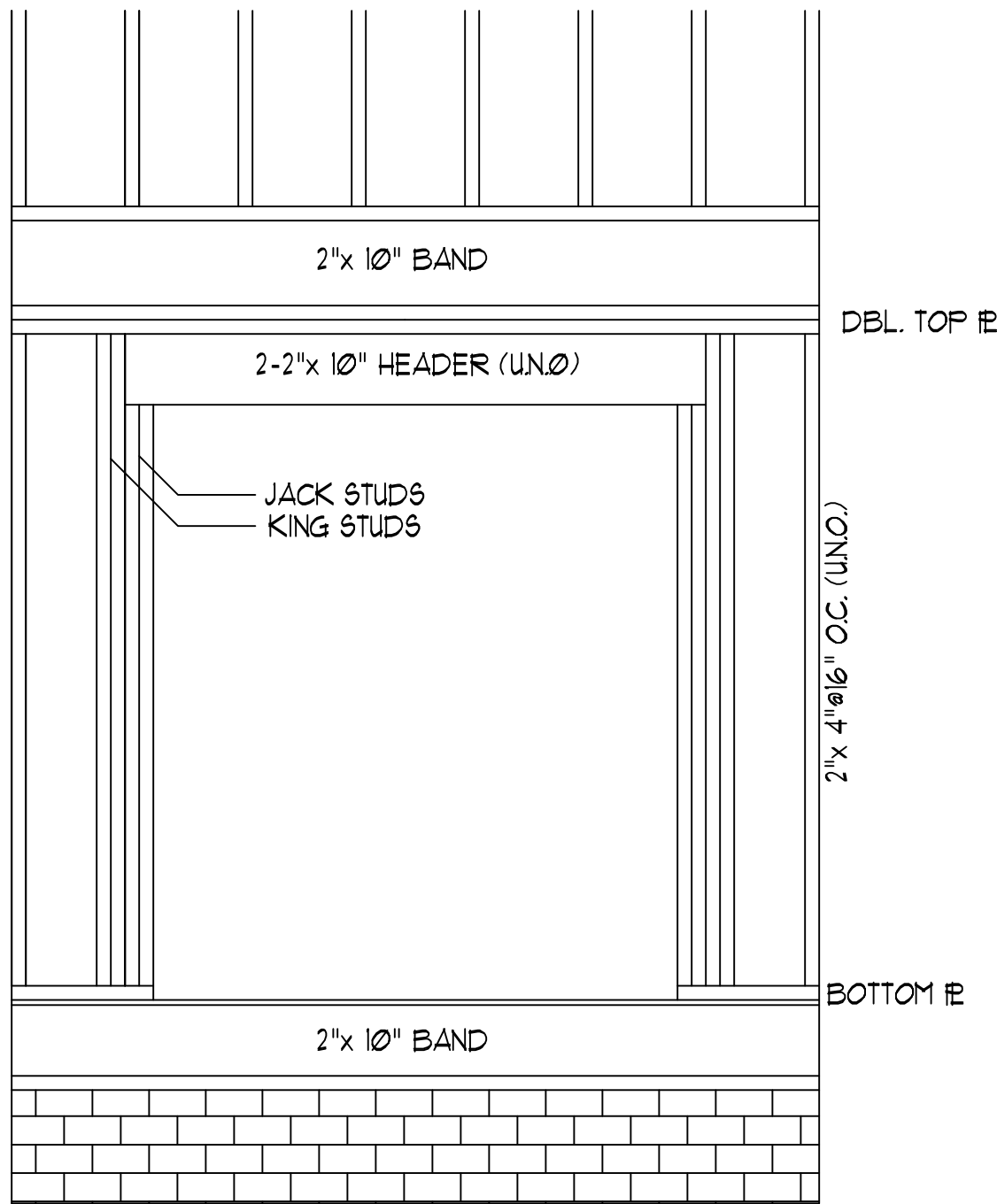
WILKINS ENGINEERING, P.C.
Post Office Box 31446
Raleigh, North Carolina 27621

FILE: REBA2025 3/2/2025

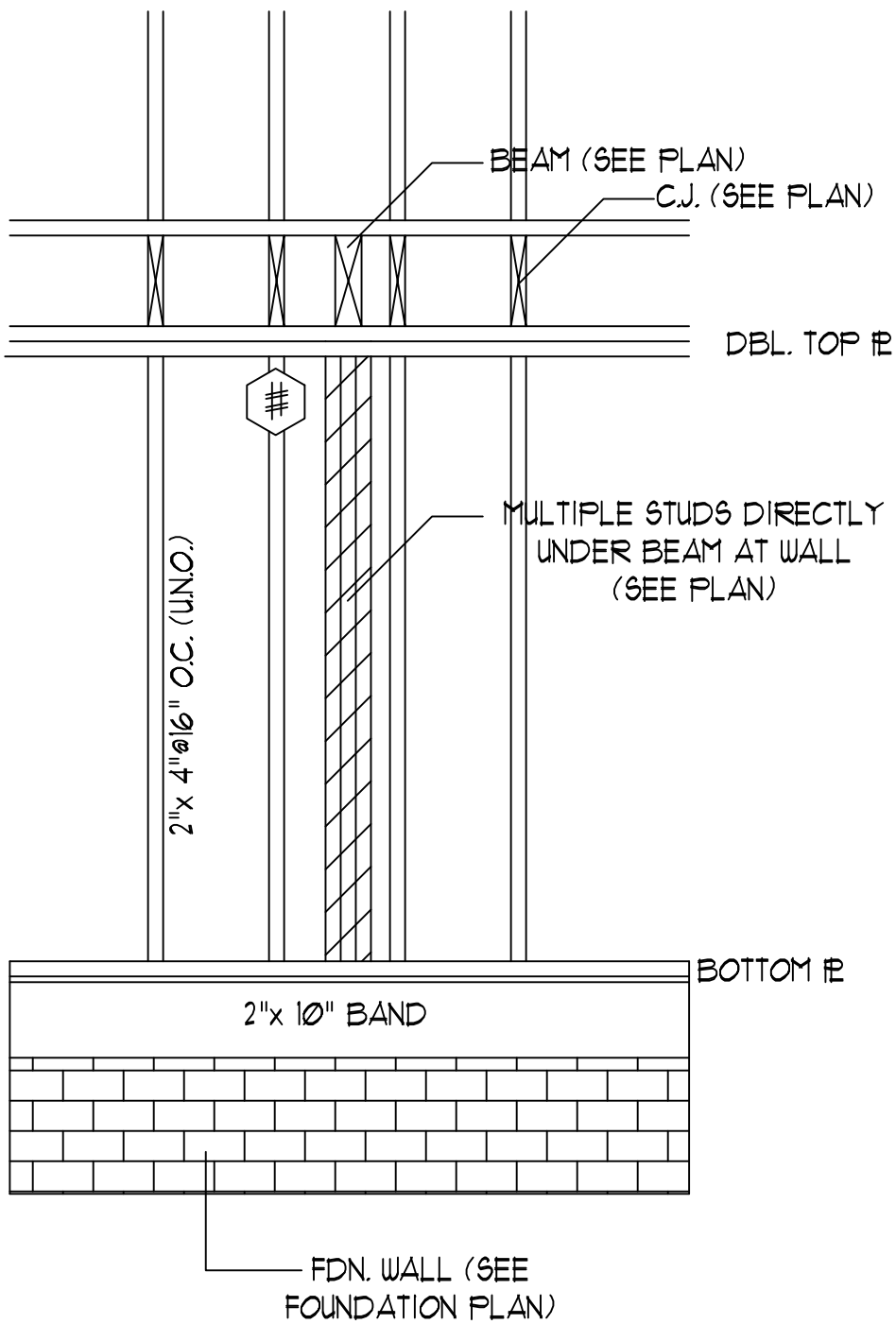
*THE ENGINEER'S SEAL AND SIGNATURE APPLY ONLY TO THE STRUCTURAL ELEMENTS OF THIS DOCUMENT. ENGINEER'S APPROVAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES OR SEQUENCES OF CONSTRUCTION OR SAFETY REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO ENSURE PROPER SAFETY PRECAUTIONS.
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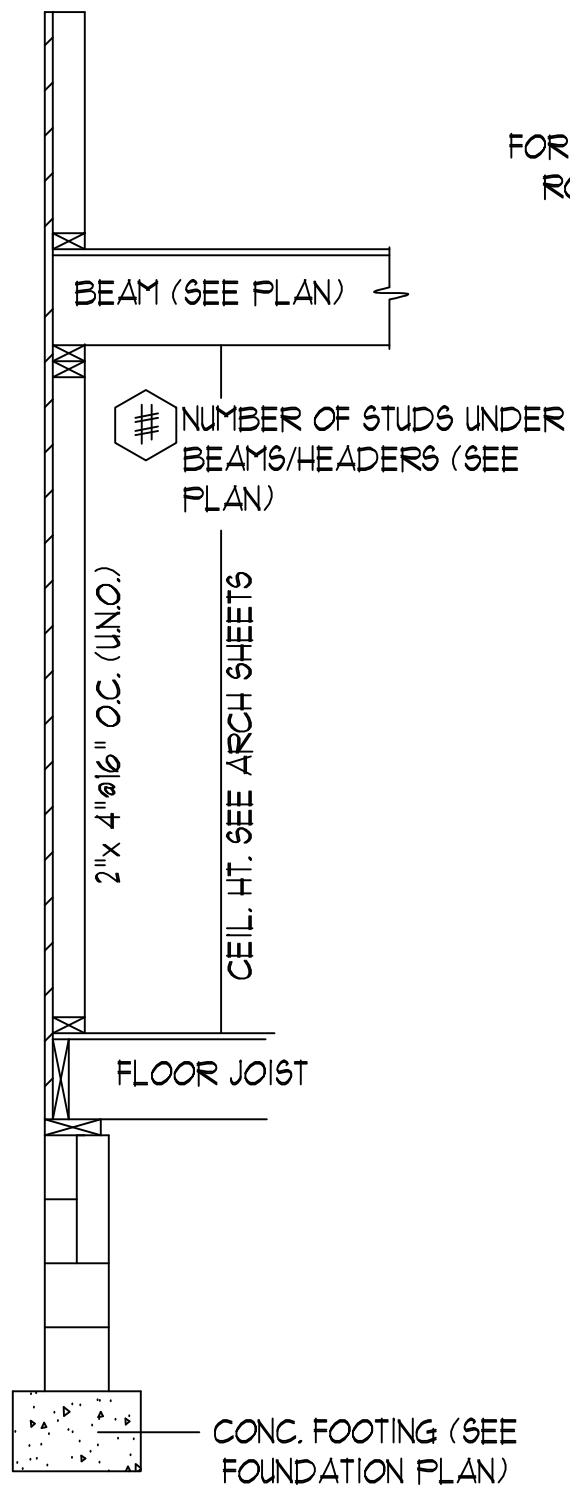
RIDGE BEAM/RAFTER
DETAIL (N.T.S.)



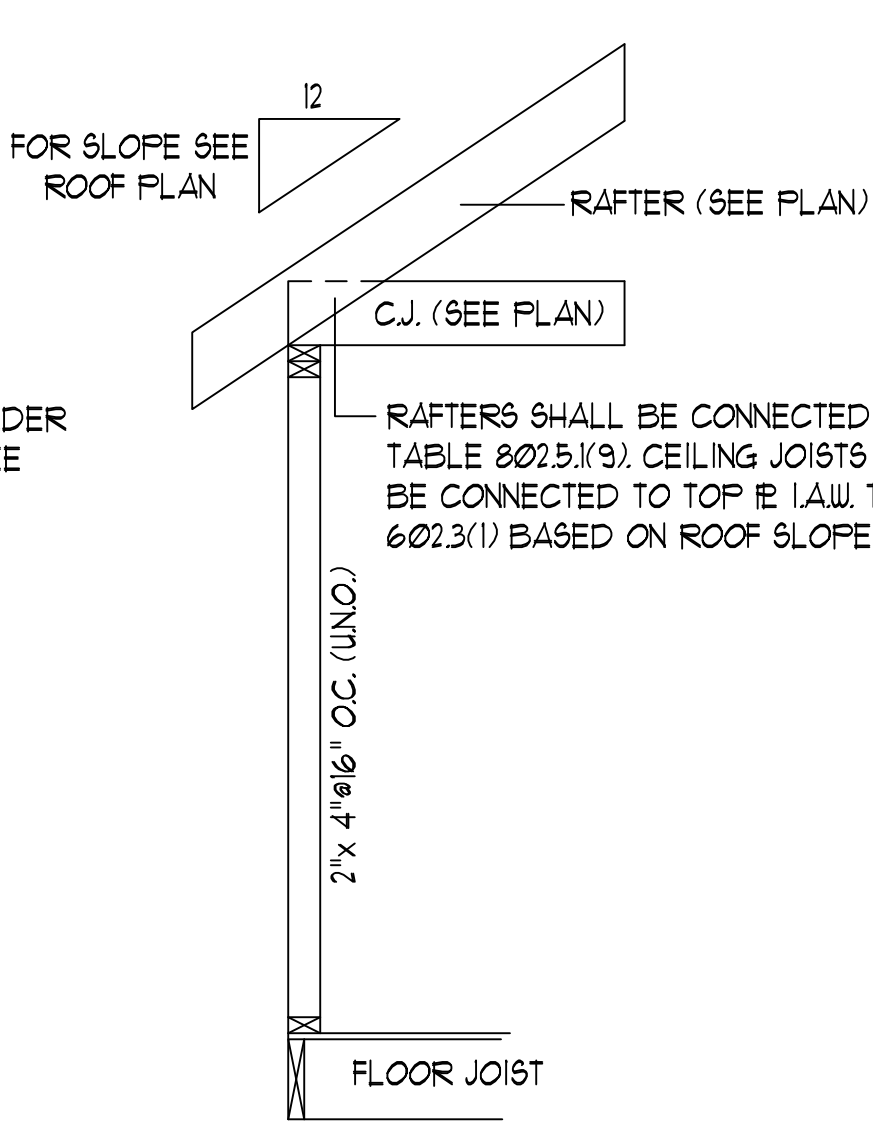
HEADER DETAIL AT EXT.
WALL OPENINGS (N.T.S.)



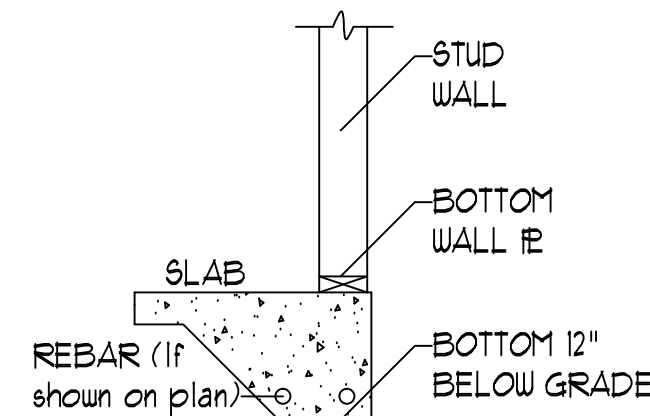
STUD SUPPORT FOR
BEAMS/HEADERS
(ELEV. N.T.S.)



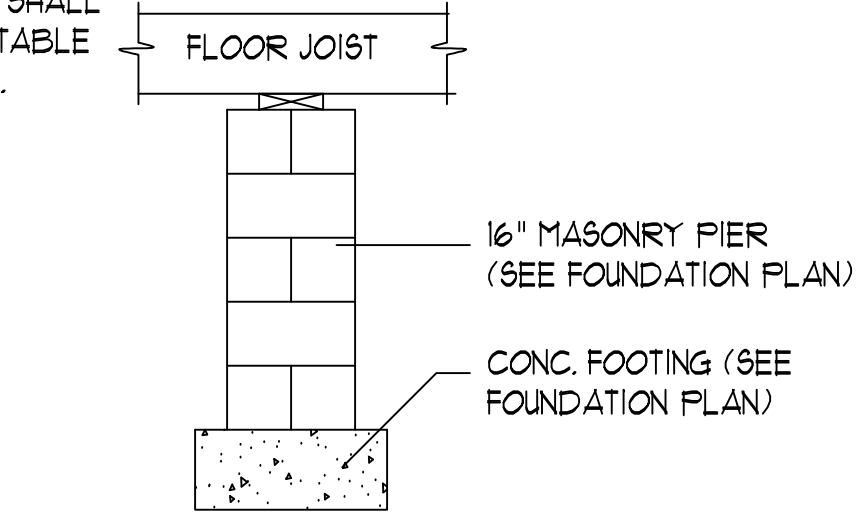
STUD SUPPORT FOR
BEAMS/HEADERS
(SECT. N.T.S.)



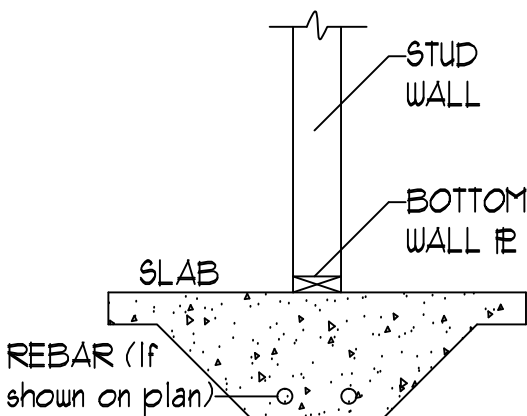
RAFTER/CEILING
JOIST CONNECTION
(N.T.S.)



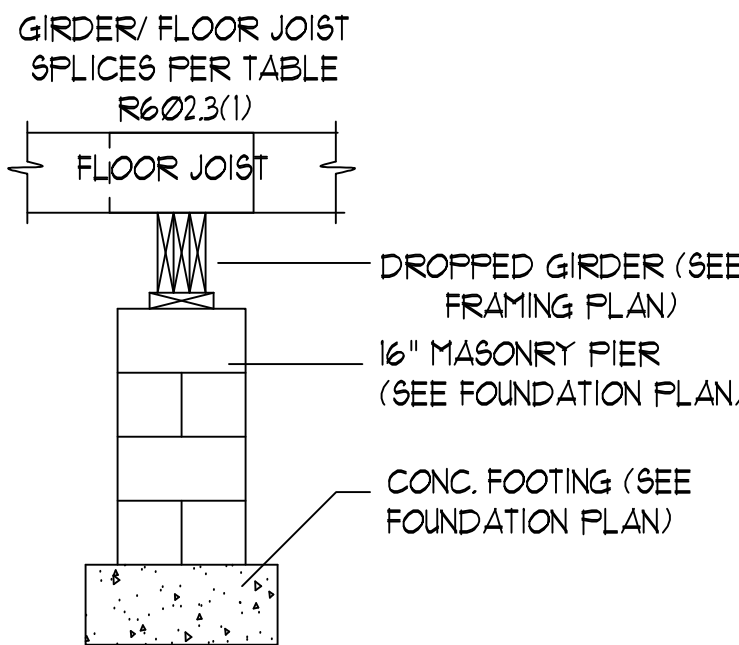
MONO SLAB SECTION
(N.T.S.)



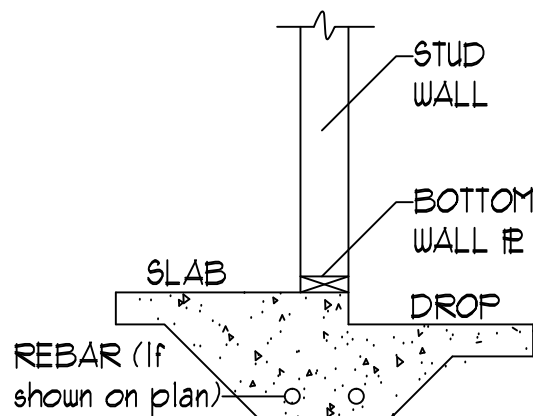
FLUSH PIER W/
FLOOR JOIST
GIRDER (N.T.S.)



THICKENED SLAB
SECTION (N.T.S.)



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



THICKENED SLAB
STEPDOWN (N.T.S.)

REVIEWED FOR CODE COMPLIANCE
GRANVILLE COUNTY, NORTH CAROLINA
Plans must be on the construction site at all times. It is the responsibility of the Permit Holder or Contractor to comply with all local ordinances, rules or regulations, and the North Carolina Building Codes as if they were part of the specifications for this building.

These shall take preference over anything shown, described or implied to the contrary. Reviewer not responsible for mistakes or oversights during the plan review.

andrew.rice

07/01/2025

DO NOT SCALE THESE DRAWINGS. ALL DIMENSIONS AND SITE MEASUREMENTS SHALL BE VERIFIED BEFORE CONSTRUCTION BEGINS. SHOULD ANY DISCREPANCIES BE IDENTIFIED, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER IMMEDIATELY. THESE DRAWINGS APPLY TO THE STRUCTURAL ELEMENTS ONLY. THE ENGINEER ASSUMES NO LIABILITY FOR THE REPRODUCTION, MODIFICATION, OR REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY SUCH REUSE OR MODIFICATION OF THESE DRAWINGS ON SMALLER PLOTS INVALIDATES THE SCALE SHOWN ON THIS SHEET.

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TRIANGLE DEALS
THE REBA PLAN

Sheet No.

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