

CLADDING VALUES

THIS PROJECT HAS A MEAN ROOF OF LESS THAN 30 FEET.
WALL CLADDING IS DESIGNED FOR A 24.1 LB. PER SQ.FT. OR GREATER POSITIVE OR NEGATIVE PRESSURE FOR HOUSES WITH A MEAN ROOF HEIGHT OF 30 FEET OR LESS. ROOF VALUES, BOTH POSITIVE AND NEGATIVE, SHALL BE DESIGNED AS FOLLOWS:

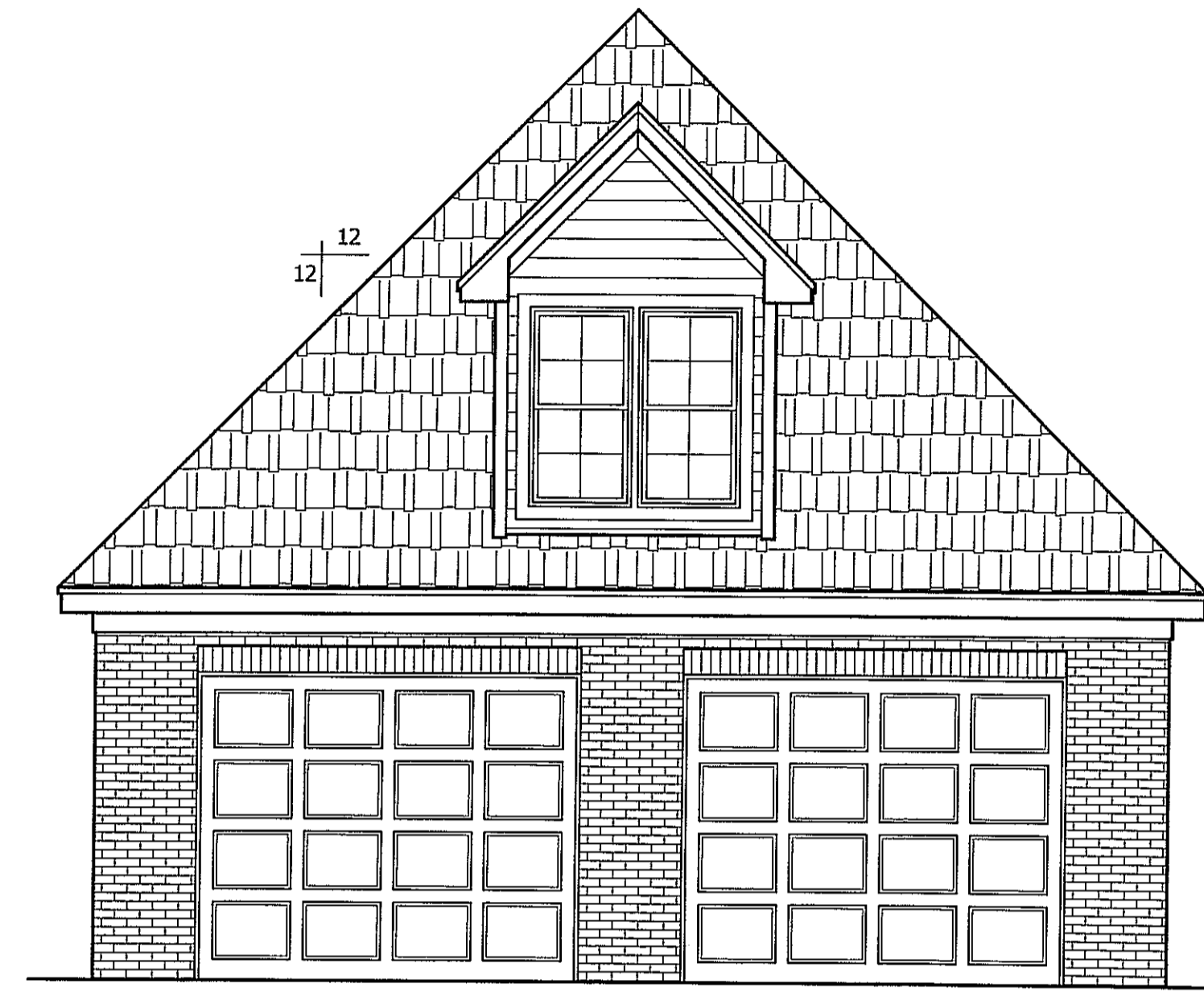
45.4 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO < 2.25/12
34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO < 7/12
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

VALUES STATED ARE FOR ROOFS WITH A MEAN HEIGHT OF 30 FEET OR LESS. ROOFS WITH MEAN ROOF HEIGHTS GREATER THAN 30 FEET MUST SHOW SPECIFIC INFORMATION FOR CLADDING.

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE NORTH CAROLINA RESIDENTIAL CODE (2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS), CURRENT EDITION WITH AMENDMENTS UNLESS OTHERWISE NOTED.

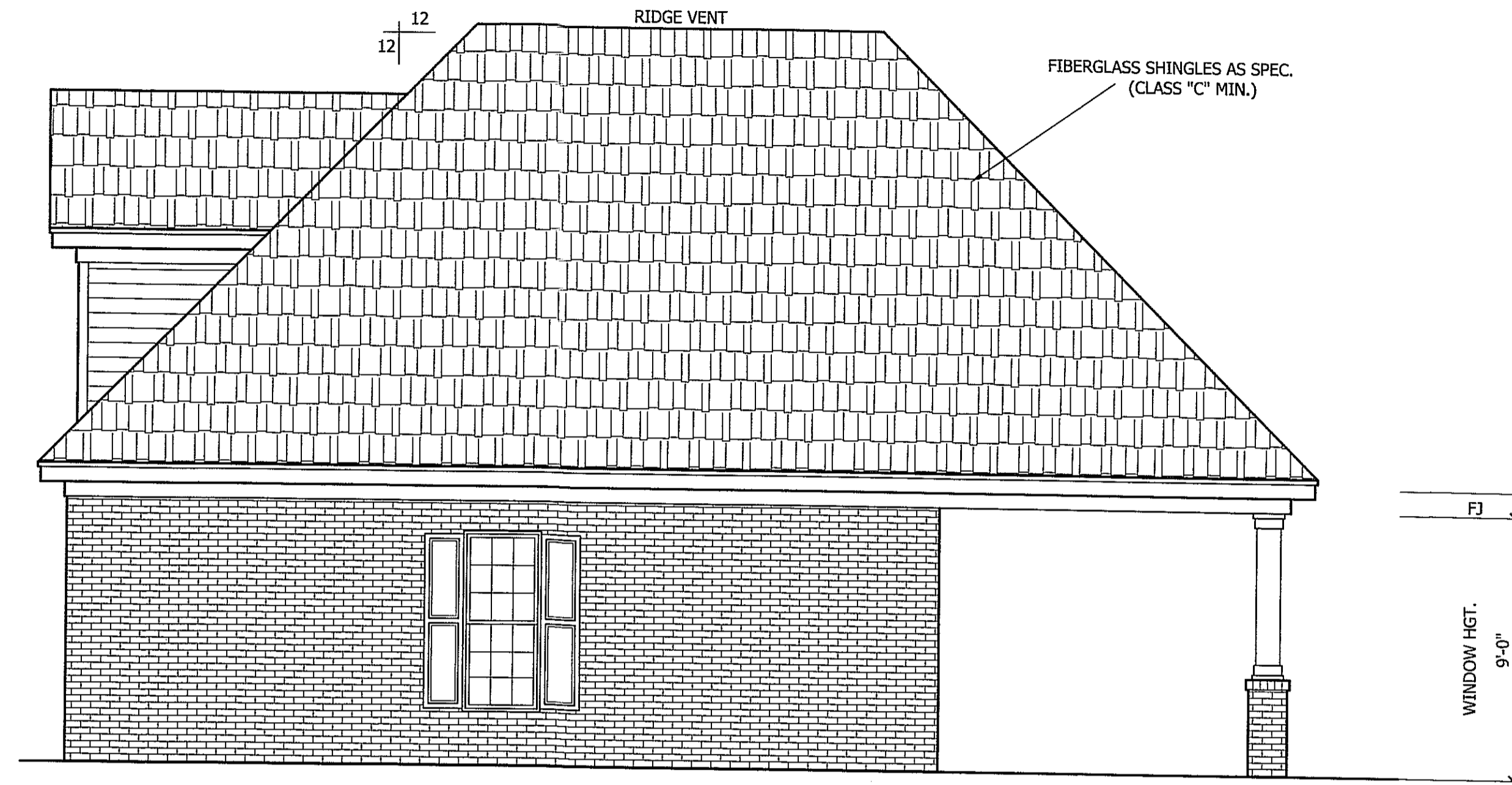
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGGING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS, LLC ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

NOTE:
ALL WINDOWS TO BE INSTALLED MUST MEET A MINIMUM OF .35 U VALUE OR BETTER, UNLESS ENERGY CALCULATIONS ARE SUBMITTED WITH PLANS PROVIDED BY BUILDER AT TIME OF PLAN REVIEW.



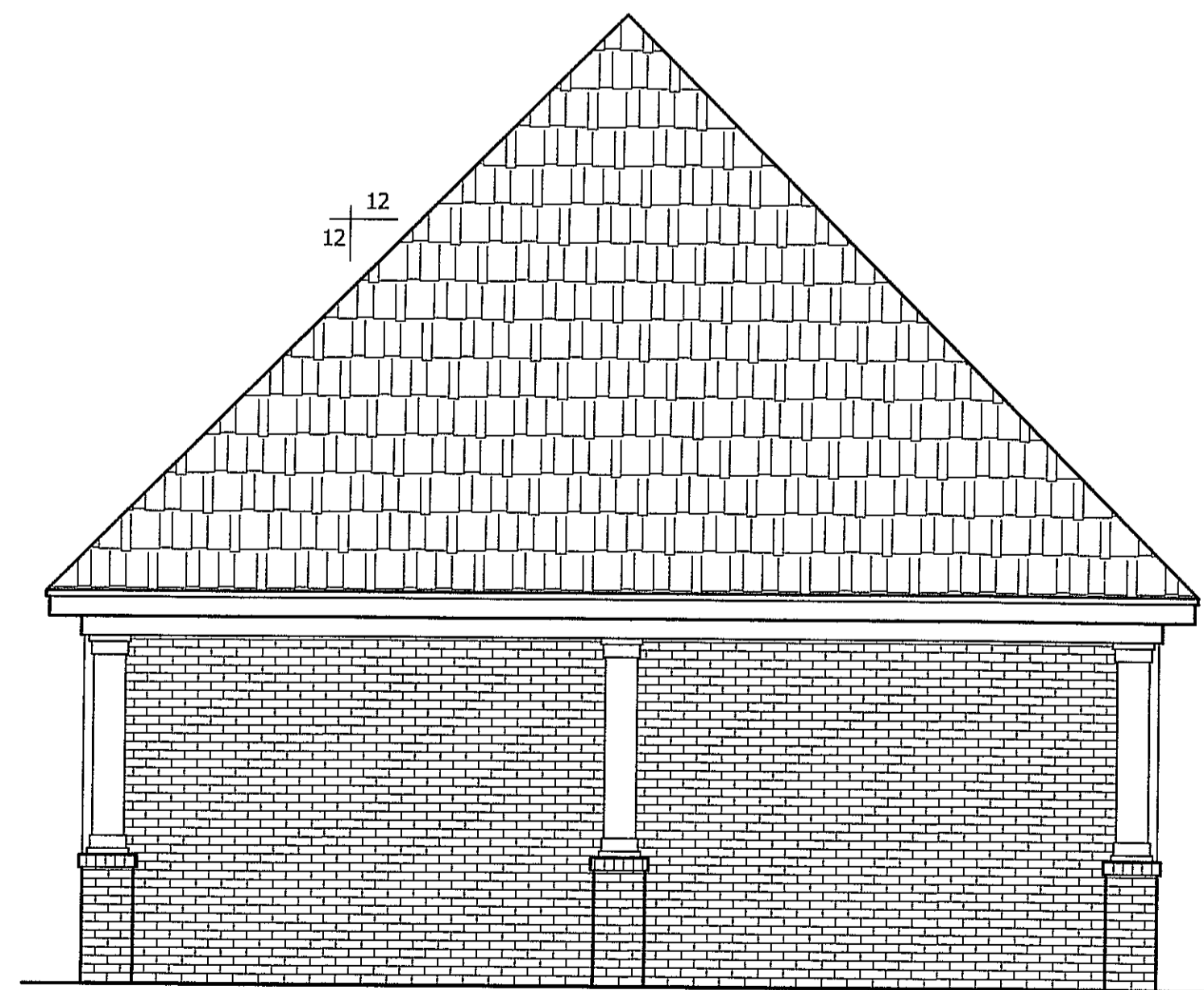
FRONT ELEVATION

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



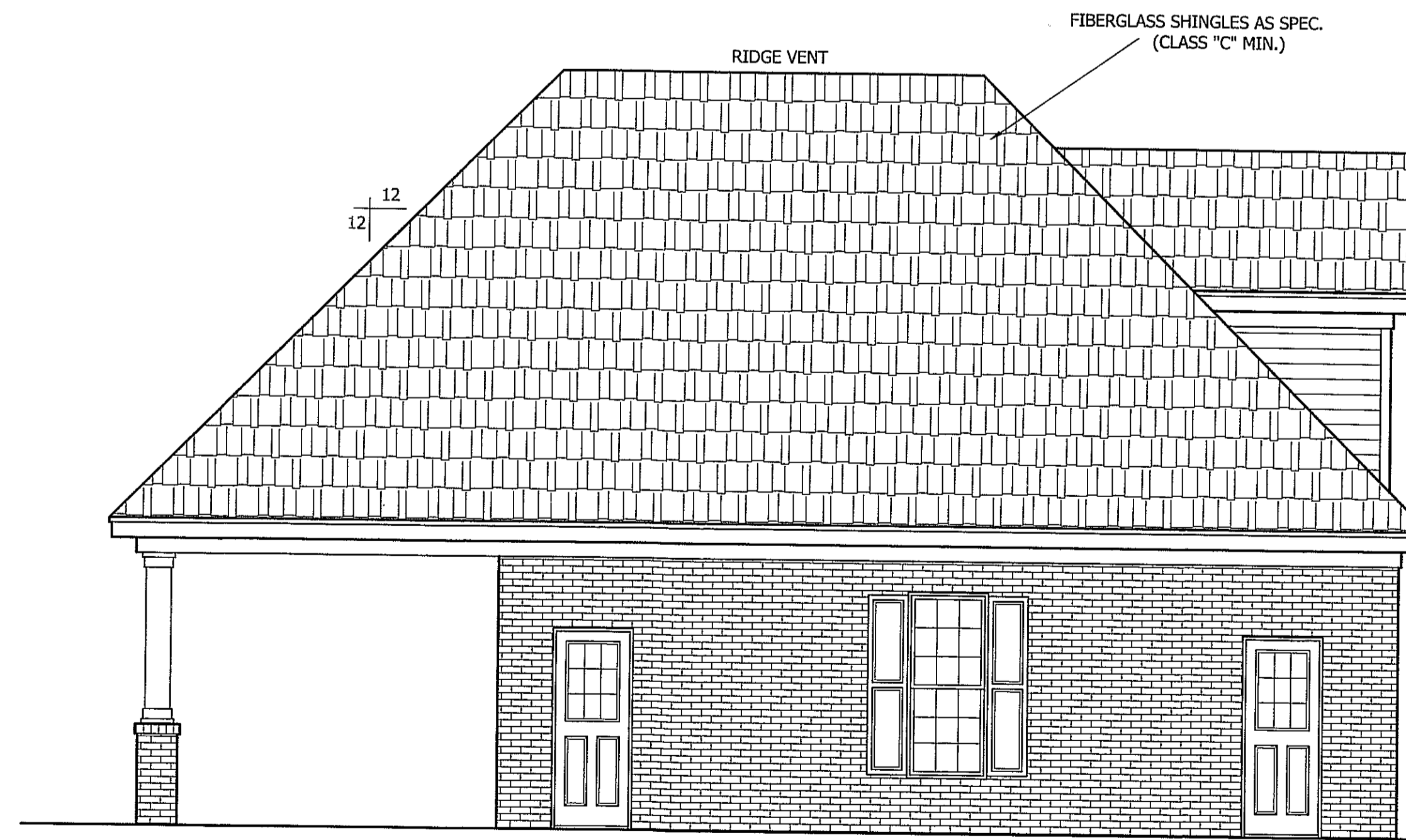
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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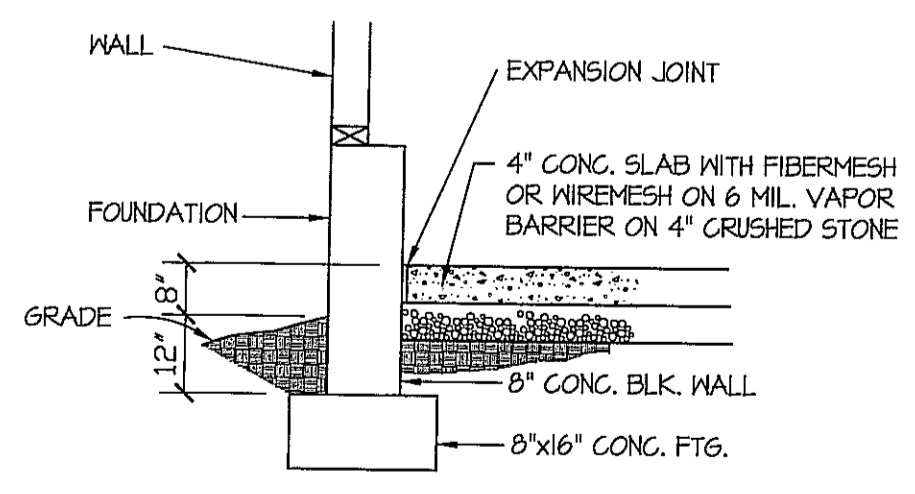
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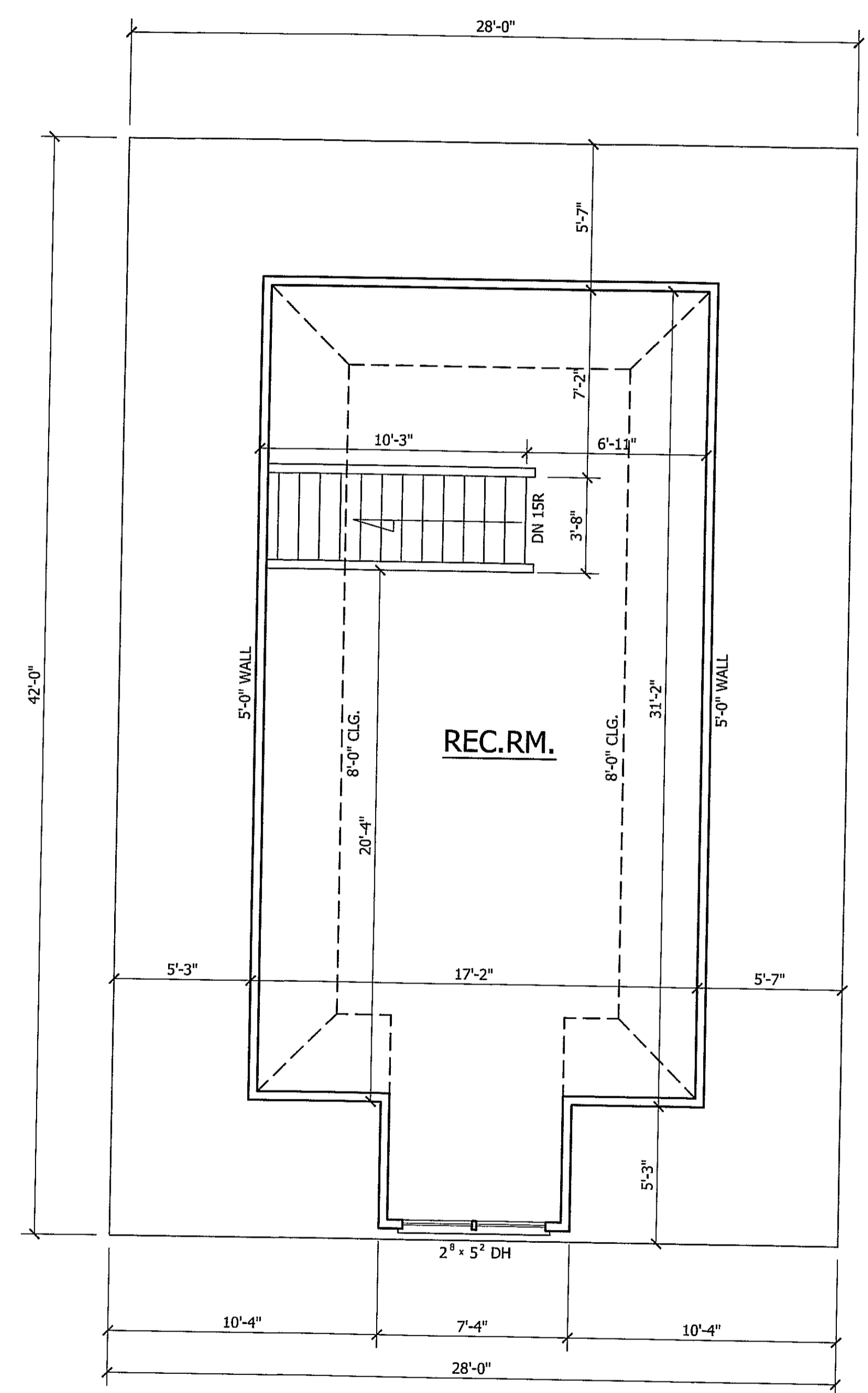
PLAN NO.
28X42

ROOF VENTILATING REQUIREMENTS	
$\frac{1176}{150}$	= 7.84 SQ. FT. REQ'D
ROOF VENTILATING REQUIREMENTS (POWER ROOF VENTILATOR REQUIRED)	
$\frac{1176}{300}$	= 3.92 SQ. FT. REQ'D

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED.

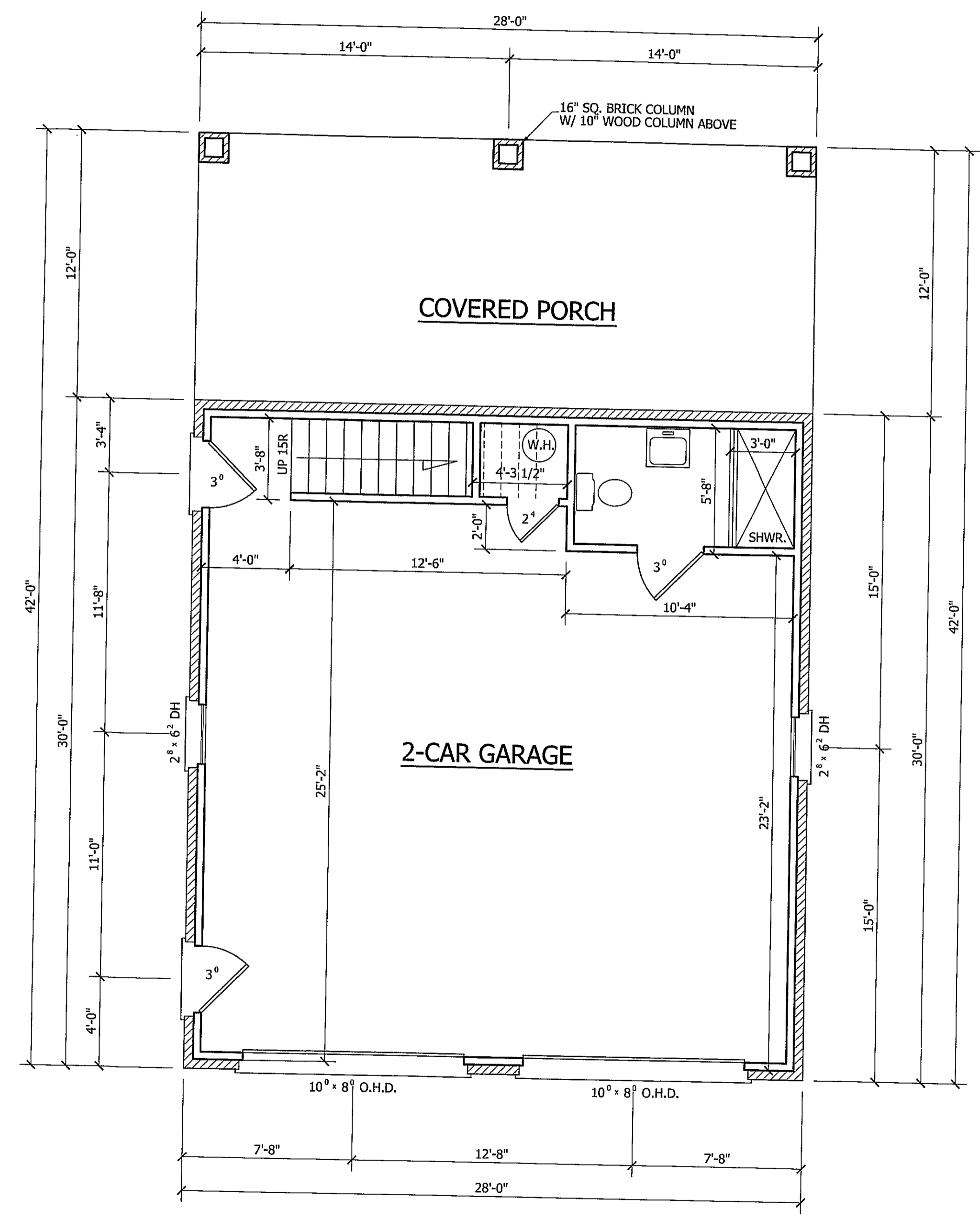


GARAGE SLAB
SCALE: NTS




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

GARAGE SQ. FT.	= 840
PORCH SQ. FT.	= 336
REC. ROOM SQ. FT.	= 587



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

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STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2012 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL ORDINANCES AND REGULATIONS.

2) DESIGN LOADS:

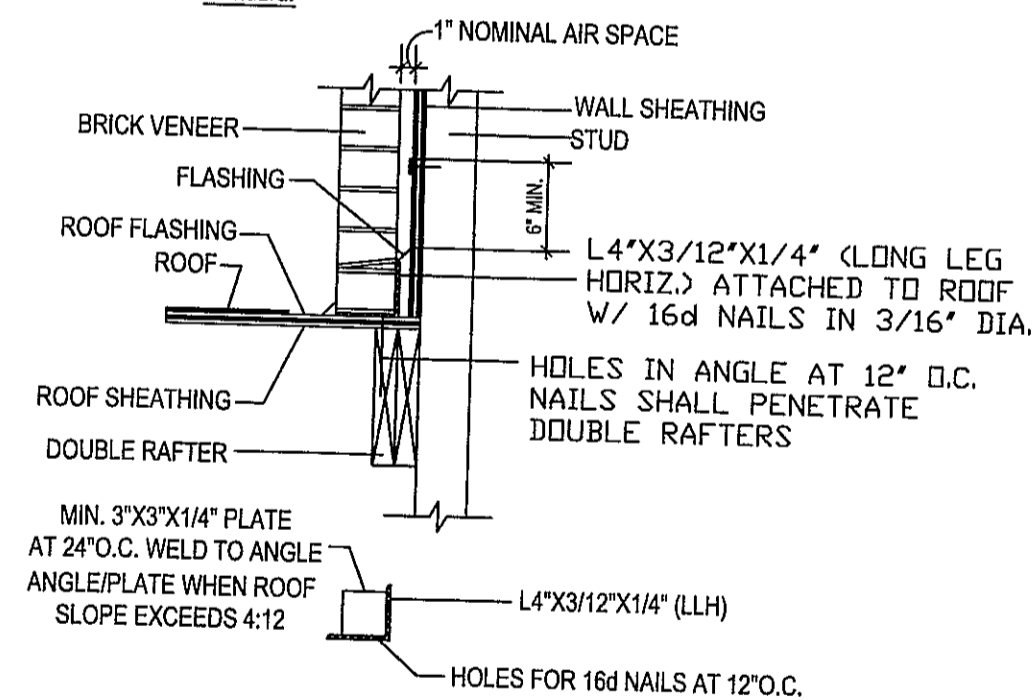
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (DL & LL)
ALL FLOORS	40	10	L/360
ATTIC (with down access)	20	10	L/240
ATTIC (no access)	10	5	L/240
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	(BASED ON 100 MPH (3-second gusts))		

- 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 (MIN).
- 5) MAXIMUM DEPTH OF UNBALANCED FULL AGARIST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 404 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 SPF #2 (#2 = 1000 PSI) UNO. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.
- 7) ALL LOAD BEARING HEADERS SHALL BE (2)2x10 (MIN). 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 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 EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCCING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOCCING IS REQUIRED, ALL PANELS SHALL BE FASTENED AT 3" O.C. AT EDGES AND 6" O.C. AT INT. SUPPORTS.
- 9) ALL STRUCTURAL STEEL SHALL ASTM A36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" INCHES AND FULL FLANGE WIDTH. 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 JOISTS ARE TIE WALLED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAIL OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- 10) ANCHOR BOLT PLACEMENT PER SECTION 403.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION.
- 11) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2012 NC BUILDING CODE.
- 12) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
4:5 SLOPE FOR ROOF PITCHES OF 4:12 TO 12:12
3:8 SLOPE FOR ROOF PITCHES OF 2:12 TO 7:12
2:12 SLOPE FOR ROOF PITCHES OF 7:12 TO 12:12
** MEAN ROOF HEIGHT 3' OR LESS
- 13) FOR ROOF SLOPES FROM 2:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- 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.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

Size of Angles	Maximum Span
(1,3) 3-1/2" x 3-1/2" x 1/4"	(2,4) 6'-0"
5" x 3-1/2" x 5/16"	10'-0"

- Long leg of the angle shall be placed in a vertical position.
- Spans over 4' shall be stored up until cured.
- Steel members indicated are adequate typical examples; other steel members including light gauge steel meeting structural design requirements may be used.
- Spans over 10'-0" shall be designed in accordance with approved standard.



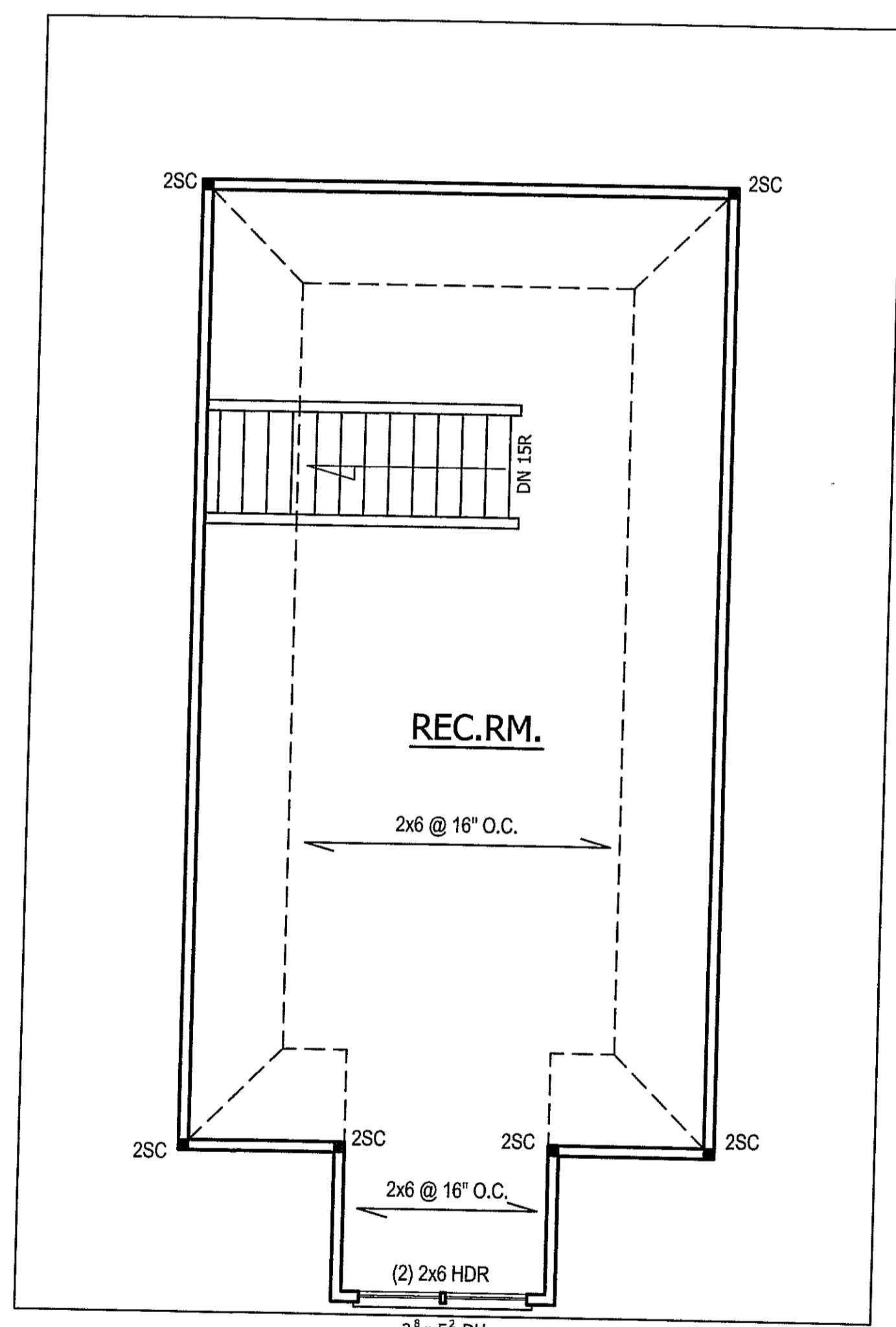
MASONRY VENEER DETAIL (FIG. 703.3(A))

Professional Engineer Seal for Mark E. Jones, PE, State of North Carolina, License No. 032702, dated 9-30-17.

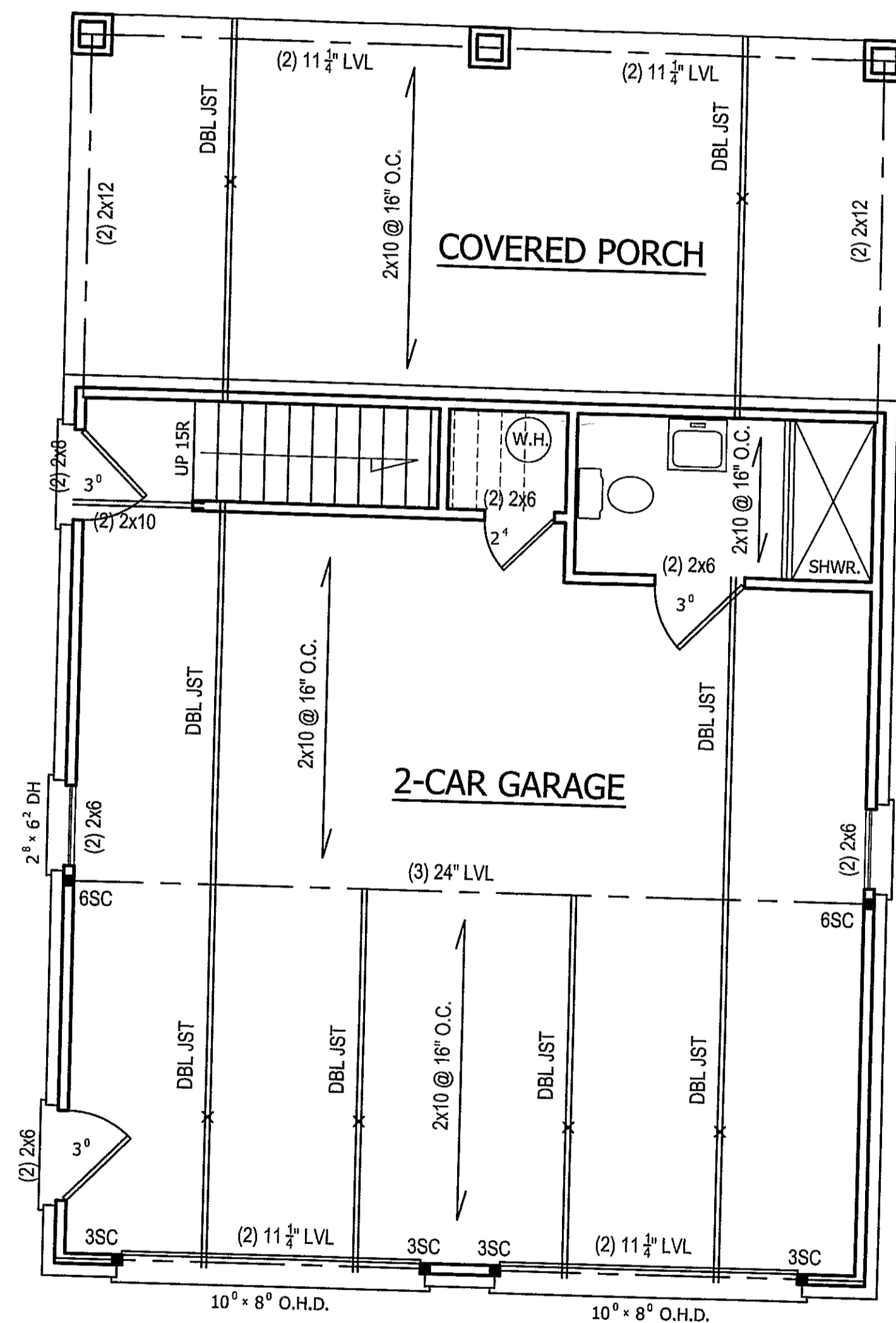
Structural Engineering by:
Mark E. Jones, PE
6425 Glen Dean Court
Raleigh, NC 27603
Phone: (919) 385-9618

*Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, processes 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 2012.

Project No. 17-212



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Central Contracting Group, LLC



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