

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.

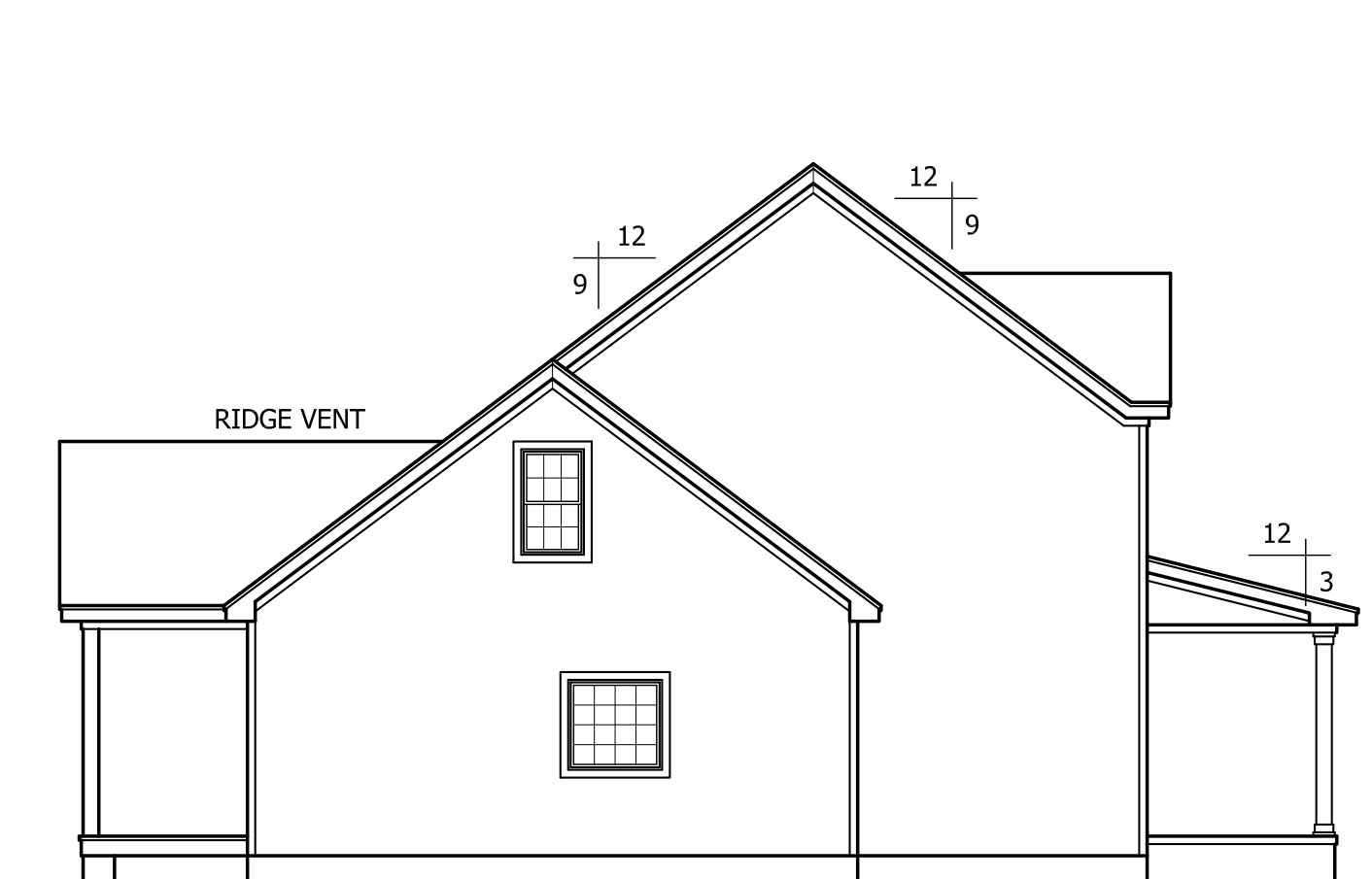
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGGINING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. KADS CUSTOM HOME DESIGNS, LLC ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONSTRUCTION METHODS OR ANY DEVIATION OF THESE PLANS.

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.



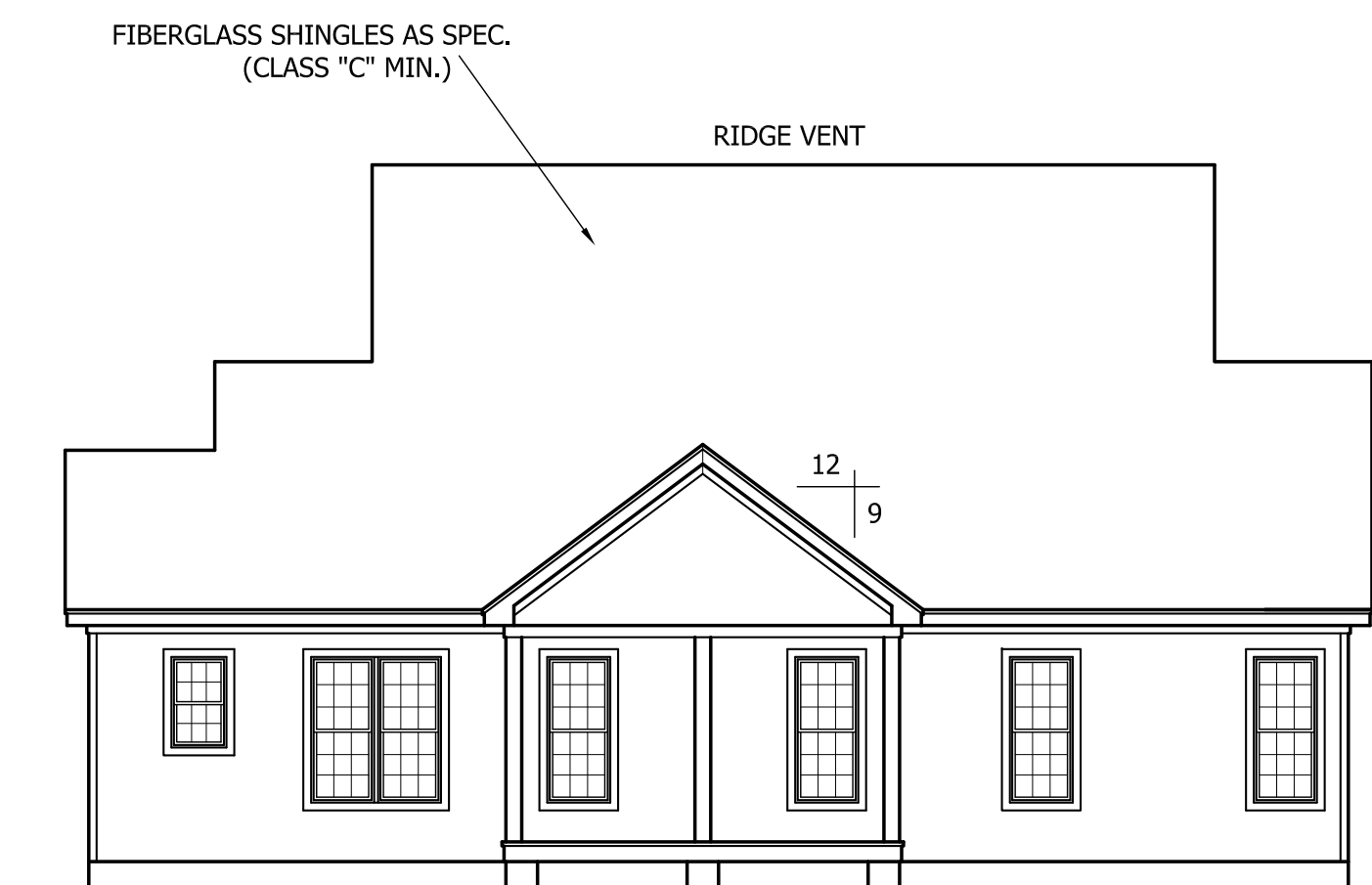
FRONT ELEVATION

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



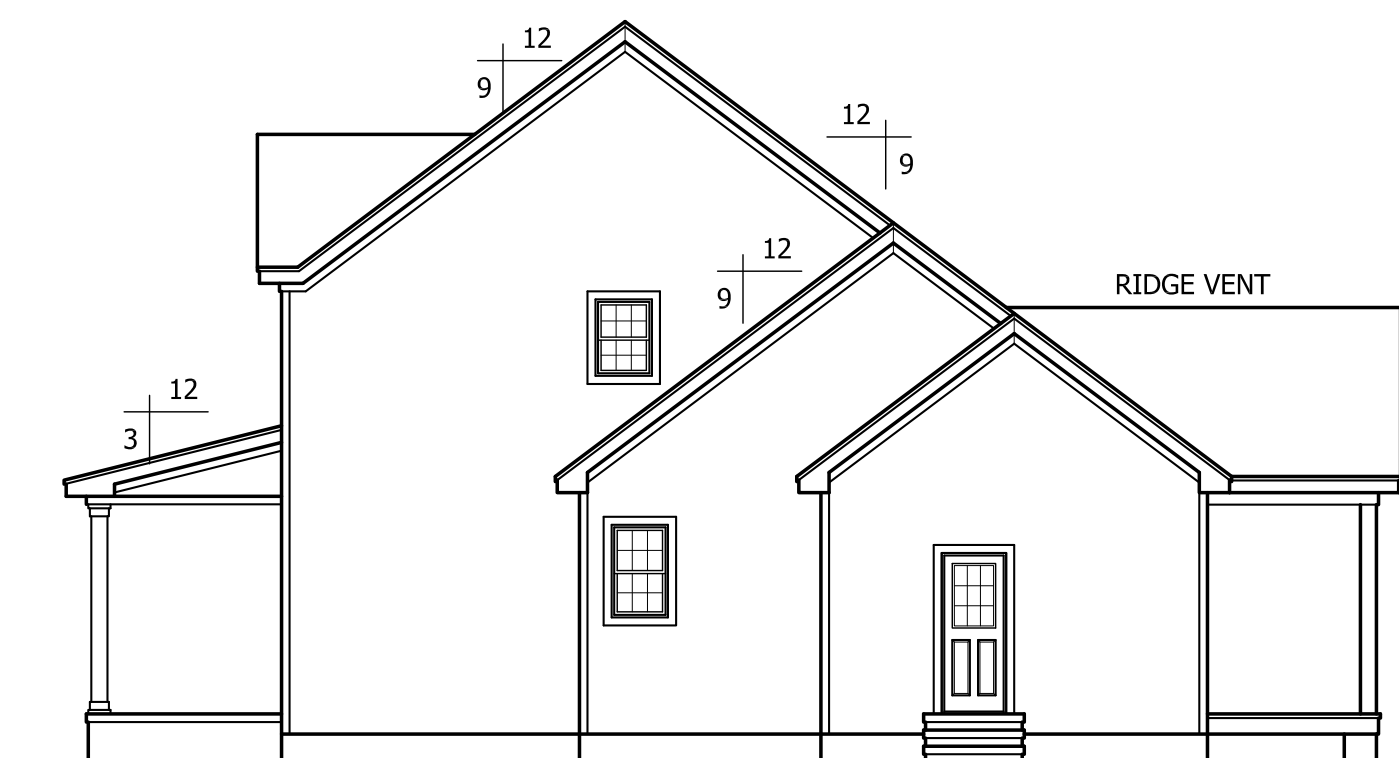
LEFT ELEVATION

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



REAR ELEVATION

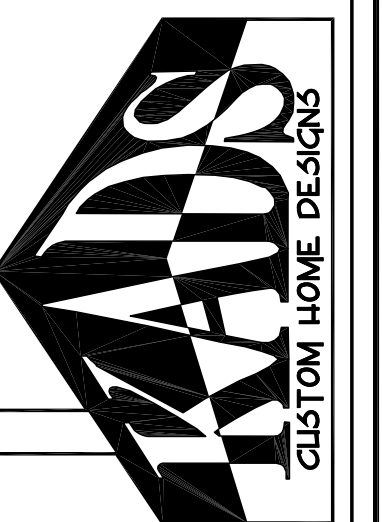
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RIGHT ELEVATION

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

YOUNG RESIDENCE



ANGIER, NC
919-369-7181

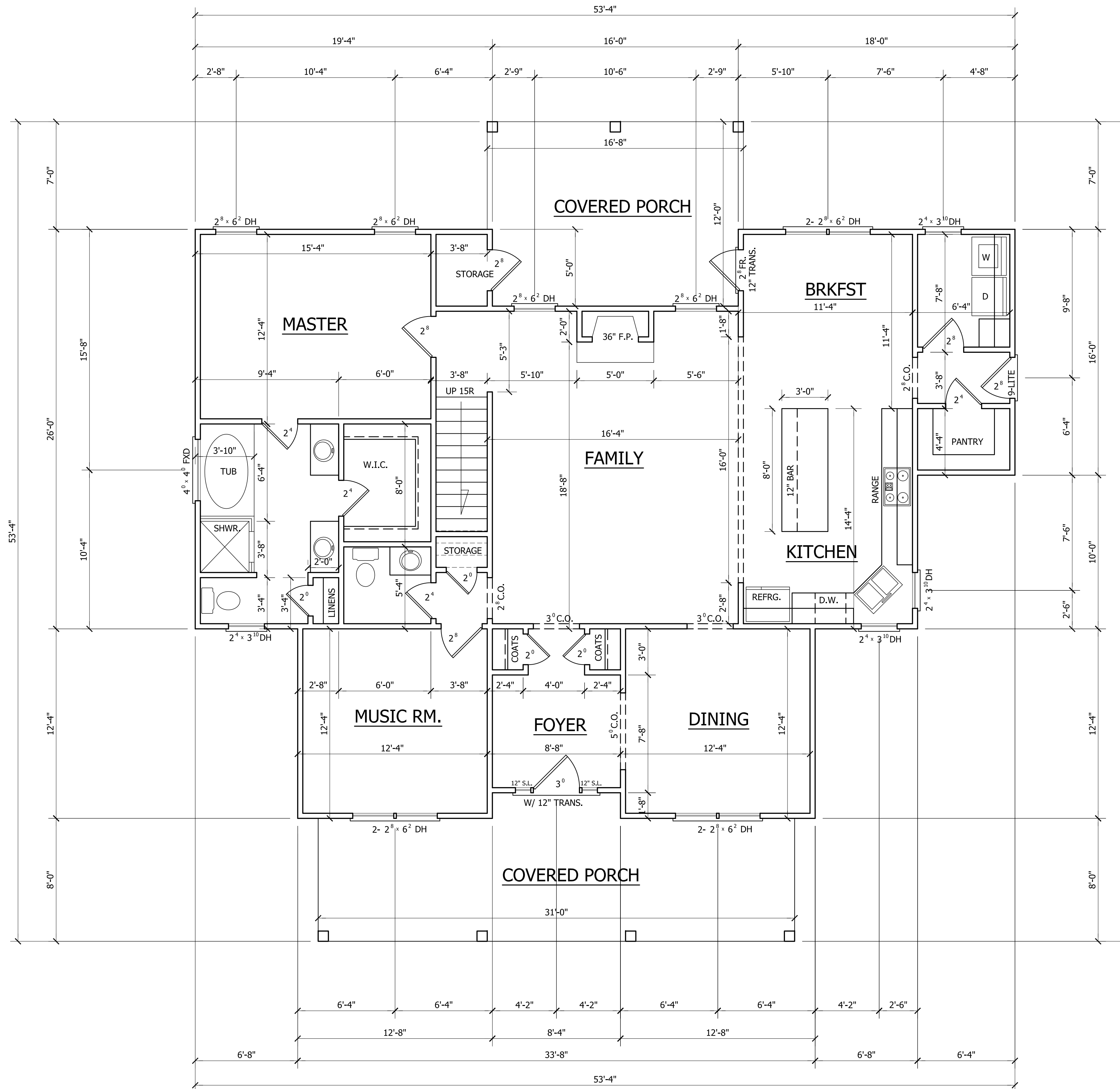
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9/15/17

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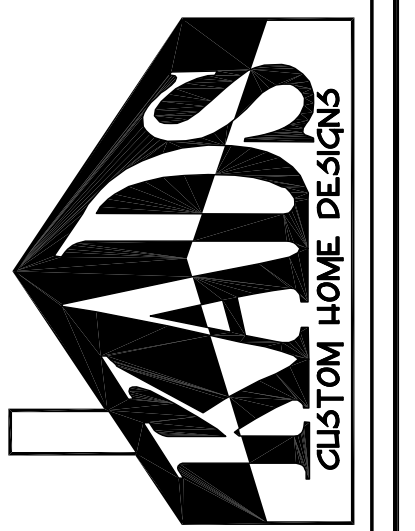
PLAN NO.
DK2086



HEATED	
FIRST FLOOR HTD. SQ. FT.	= 1626
SECOND FLOOR HTD. SQ. FT.	= 460
TOTAL HTD. SQ. FT. = 2086	
UNHEATED	
STORAGE #1	= 456
STORAGE #2	= 262
OUTSIDE STORAGE	= 18
FRONT PORCH SQ. FT.	= 261
REAR PORCH SQ. FT.	= 197

FIRST FLOOR PLAN

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



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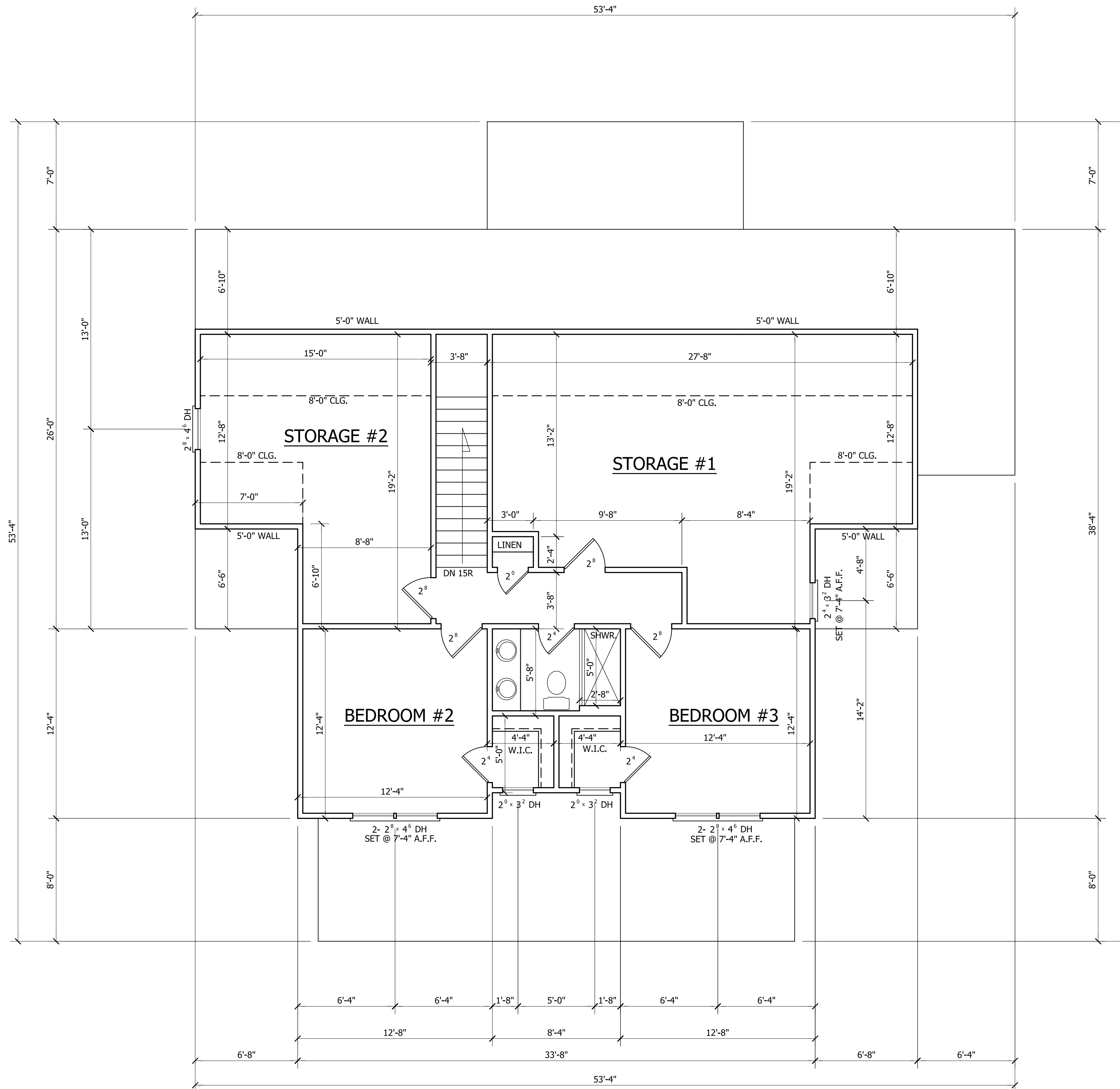
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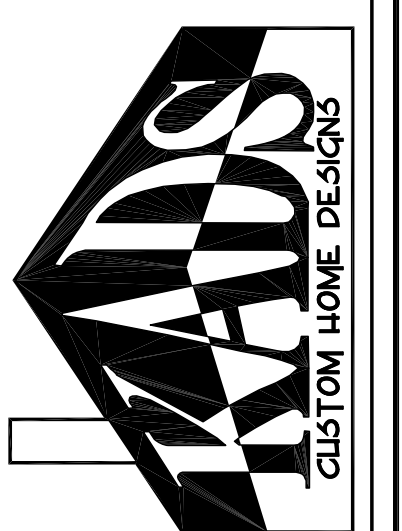
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SECOND FLOOR PLAN

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



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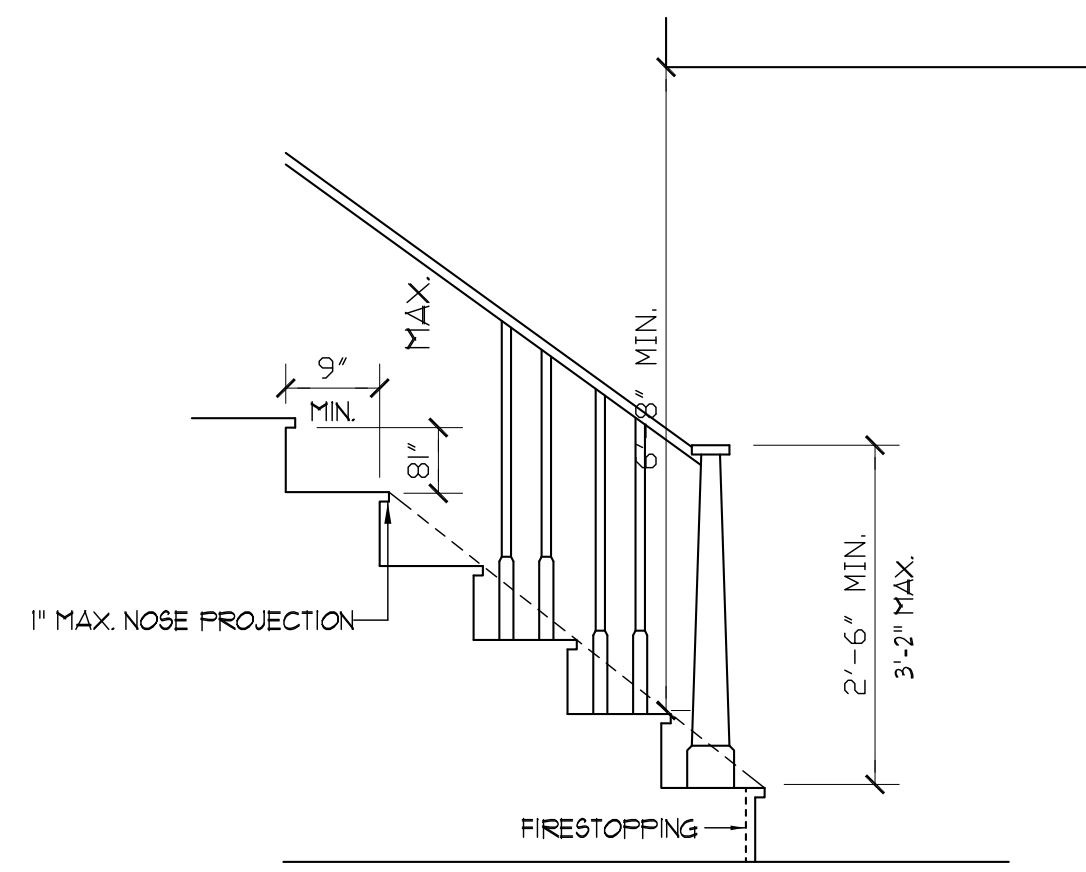
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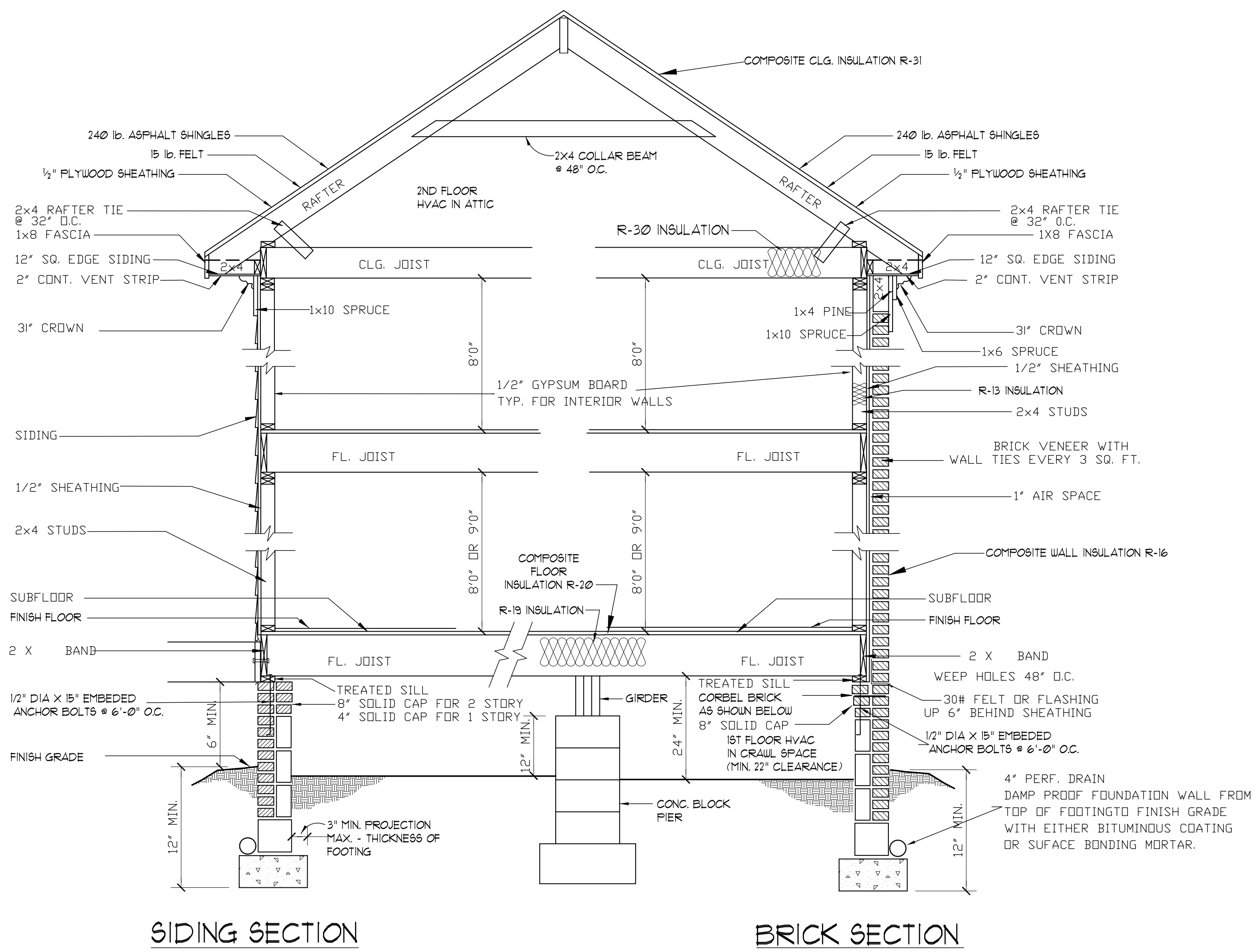
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NOTE:
 MINIMUM CLEAR WIDTH:
 2'-8 1/2" FOR INTERIOR STAIRS
 3'-0" FOR EXTERIOR STAIRS

STAIR DETAIL
 SCALE: NT6



SIDING SECTION

BRICK SECTION

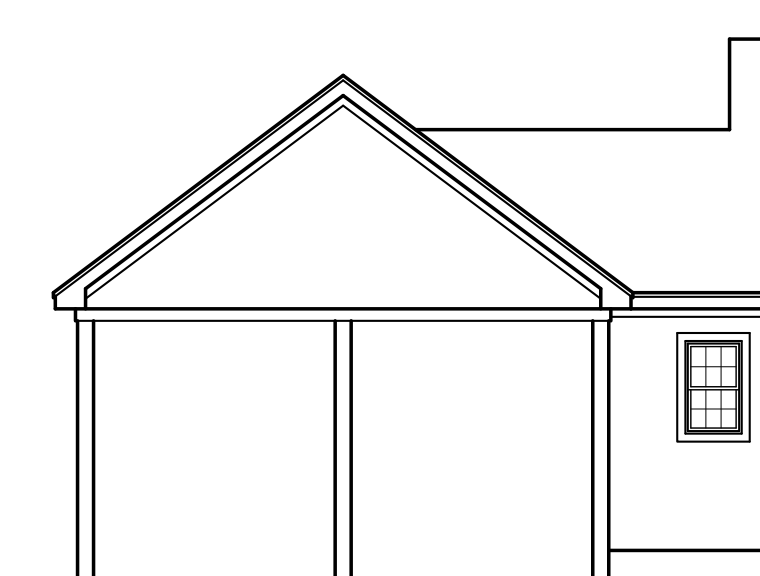
WALL SECTION
 SCALE: 1/2" = 1'-0"



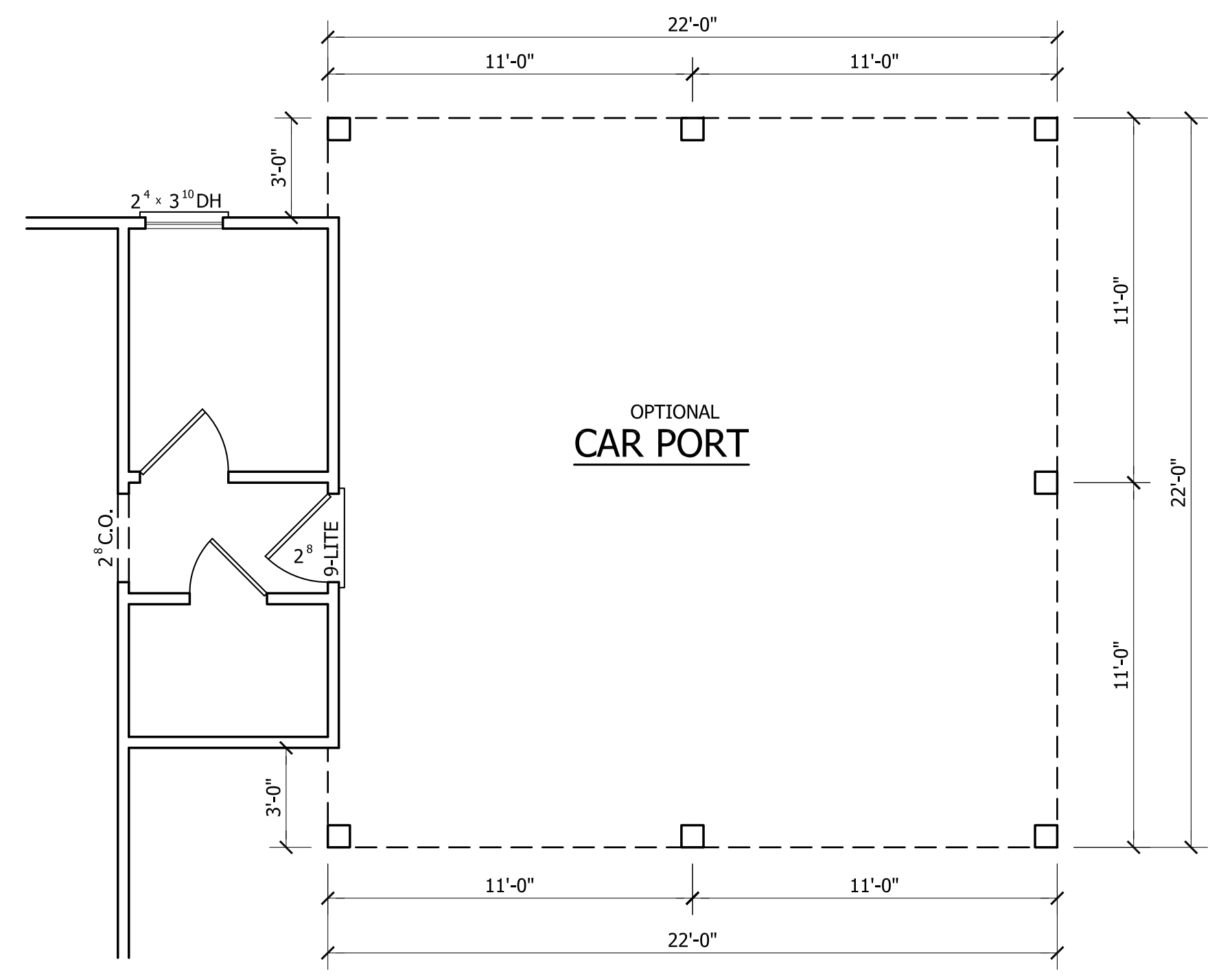
FRONT ELEVATION
 SCALE: 1/8"=1'-0"



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



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



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

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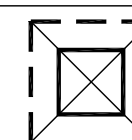
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PLAN NO.
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DESIGN TO IRC 2009 NCBC 2012
 IRC 2009 NCBC 2012 REQUIRES VAPOR BARRIER
 OVER 100 PERCENT OF CRAWL AREA

ALL FLOOR JOISTS
 11 7/8 BCI 5000 @ 19.2
 or 2 x 10 @ 16 # 2 SPF or Better

ORIENTED Left to Right

 DENOTES 12"x16" -or- 16"x16"
 CMU PIER WITH 8" SOLID CAP
 ON 30"x30"x10" CONG. FTR.

CONCRETE PIER SIZES
 Size Hollow Masonry Solid Masonry
 12"x16" Up to 48" High Up to 9'-0" High
 16"x16" Up to 64" High Up to 12'-0" High

FOUNDATION WALLS
 ALL FOUNDATION WALLS 8" BLOCK
 PARGE -or- 4" BRICK w/ 4" BLOCK
 w/ 8" SOLID CAP ON 18"x10" CONTINUOUS
 CONCRETE FOOTER

20" x 10" in areas of brick veneer

GIRDERS

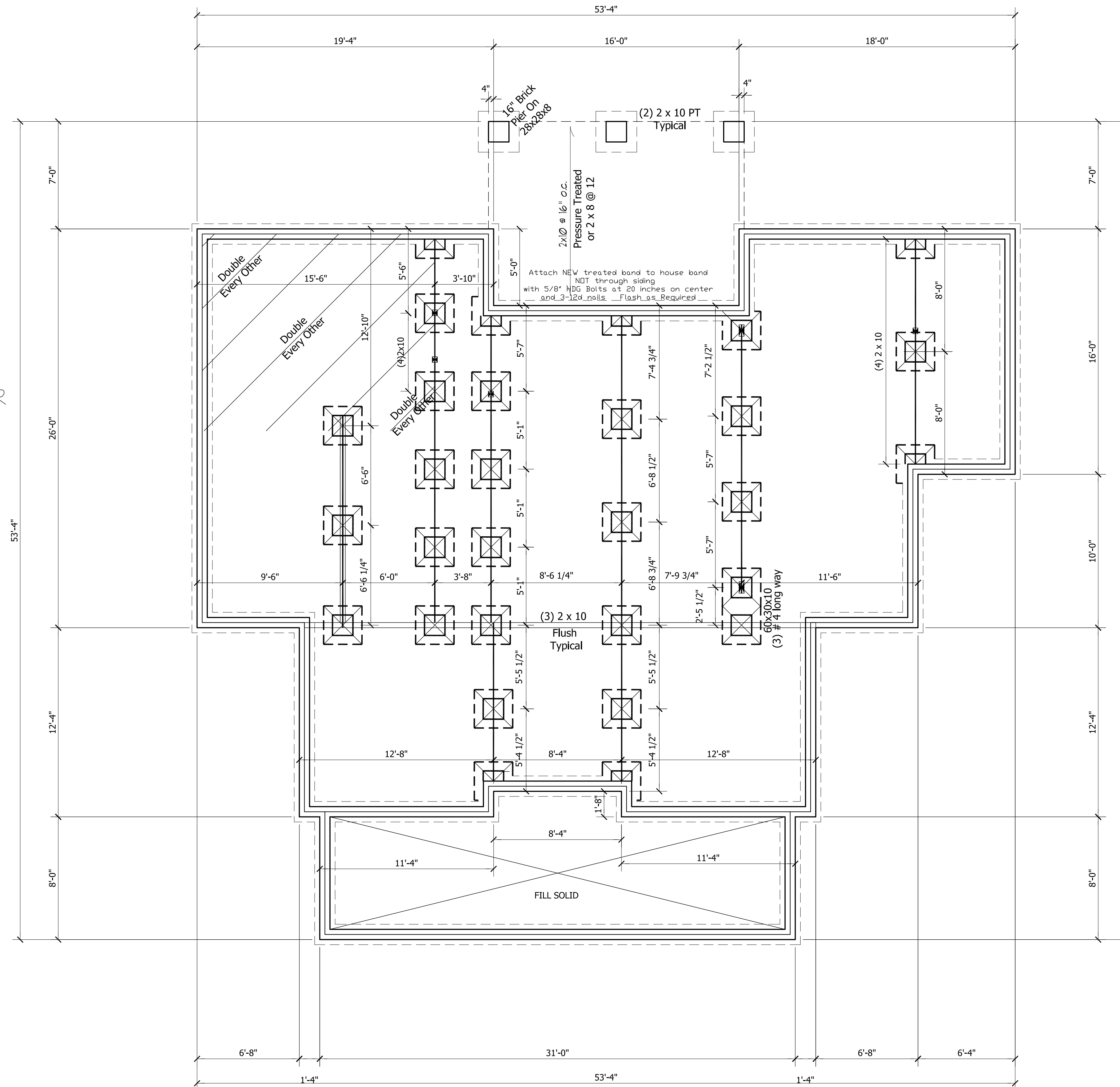
(3) 2"x10" #2 SYP -or-
 4) 2 x 10 # 2 SPF or Better

Anchor bolts required ALL foundation walls
 provide 1/2" x 10" with 7 inch embedment
 6" on center and 12 inches from ends / corners

DESIGN TO IRC 2009 NCBC 2012

CRAWL SPACE VENTILATION
 1650 SQ. FT. OF CRAWL / 150 ± 11 SQ. FT. OF FREE
 VENT REQUIRED
 NOTE: REFER TO SECTION 4091 (CRAWL SPACE VENTILATION)
 IN THE NORTH CAROLINA STATE BUILDING CODE (IRC)

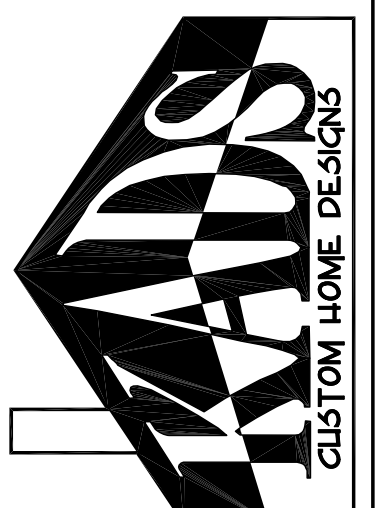
IRC 2009 NCBC 2012 REQUIRES VAPOR BARRIER OVER
 100 PERCENT OF CRAWL AREA REDUCING VENTING
 1650 SQ. FT. OF CRAWL / 300 ± 50 SQ. FT. OF FREE
 VENT REQUIRED
 55 / 0.31 = 14 - 8 x 16 vents (44 SQ IN FREE)
 55 / 0.44 = 12 - 8 x 16 vents (64 SQ IN FREE)



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 jampe@ncr.com
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 Report deficiencies immediately
 1109-26

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

YOUNG RESIDENCE



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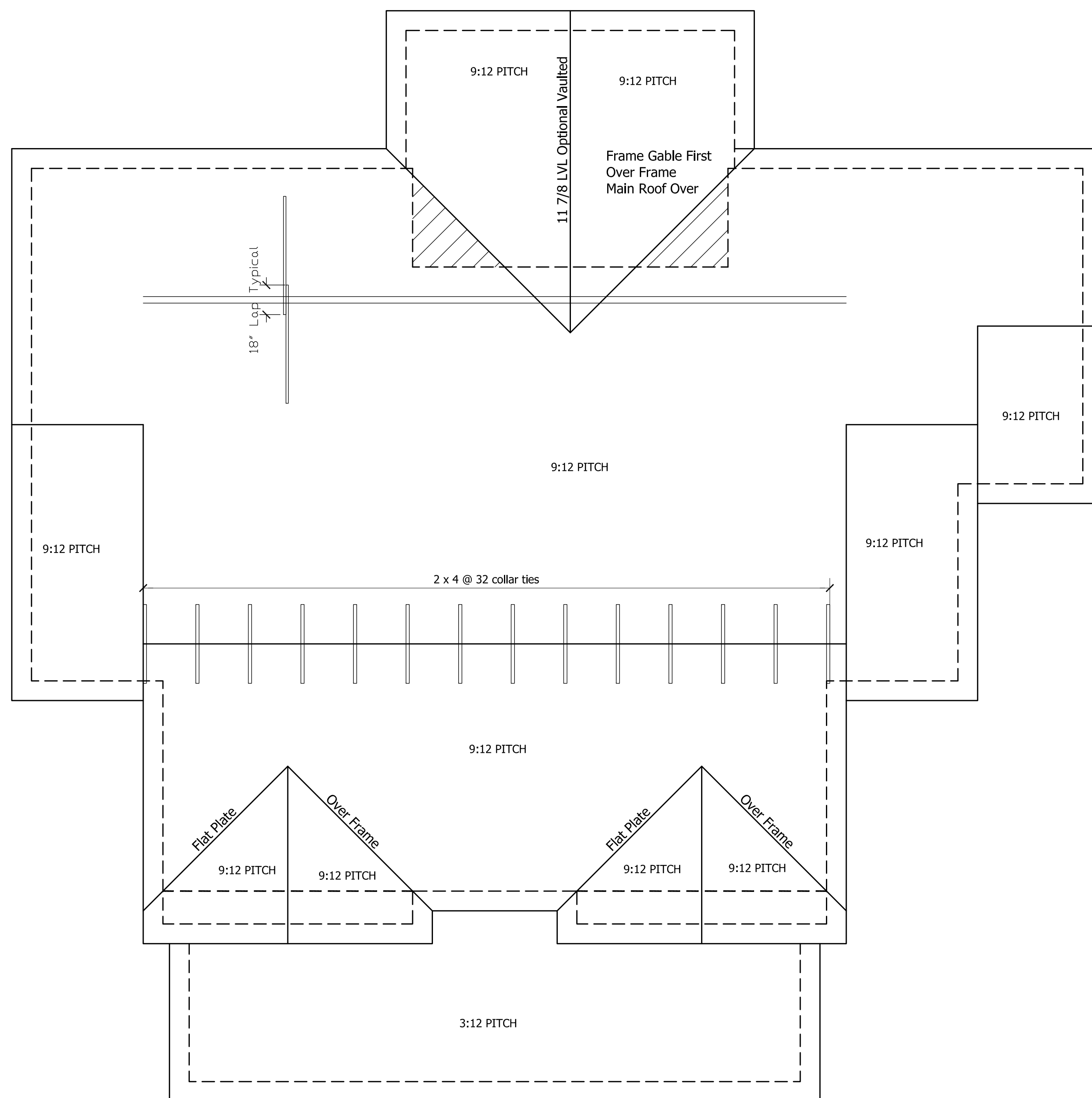
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Lower Roof Pitches
 may require alternate
 roof coverings, half laps
 of 30 # felt or EPDM or 'Ice Dam'

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

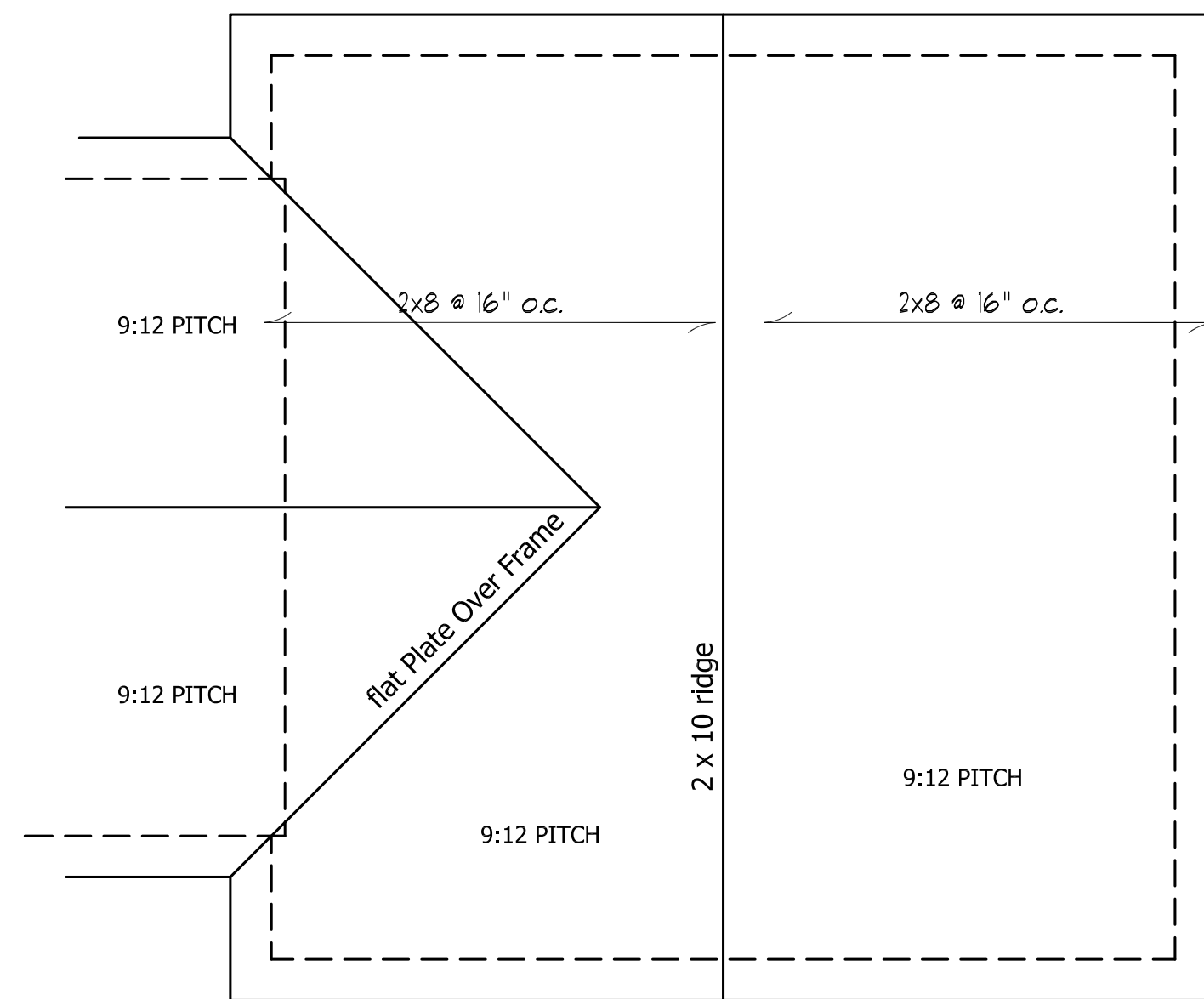
ATTIC VENTILATION
 1/60 SQ. FT. OF CEILING / 150 = 1 SQ. FT. OF FREE
 VENT REQUIRED = 6 SQ. FT. IN / 6 SQ. FT. OUT
NOTE:
 REFER TO SECTION 806 (ROOF VENTILATION)
 IN THE NORTH CAROLINA STATE BUILDING CODE (IRC)

All framing #2 SPF or better

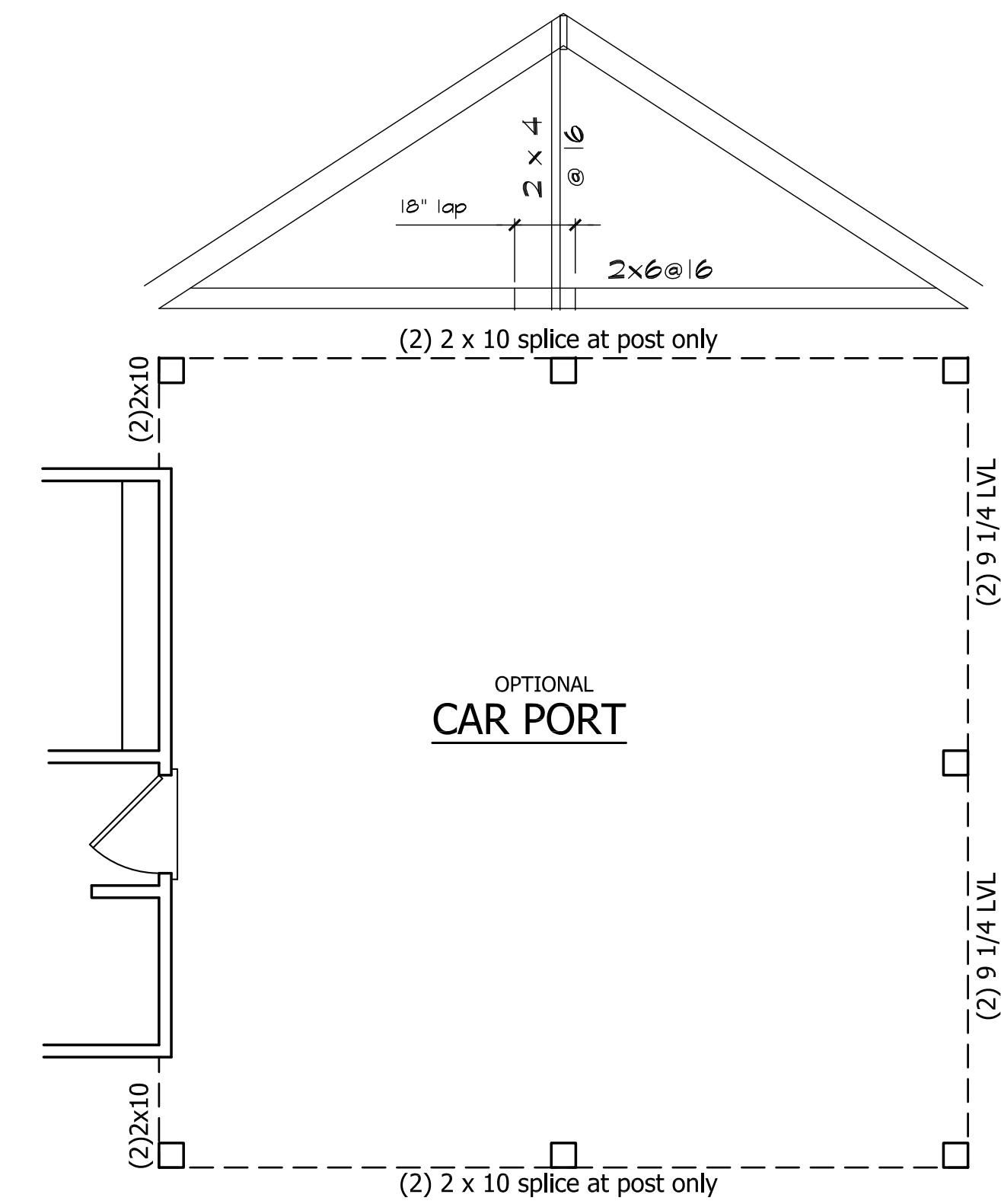
all rafters
 2 x 8 @ 16 #2
 spf or better
 all ridges 2 x 10 u.n.o.
 fur ridge as required to
 provide full rafter contact
 fur rafters as required to
 meet insulation code
 lap all rafters at kneewall splices
 18" minimum nail with 5-12d
 nails from each side
 IRC 2009 / NCBC 2012 Increases
 Attic / Ceiling Insulation to R-38

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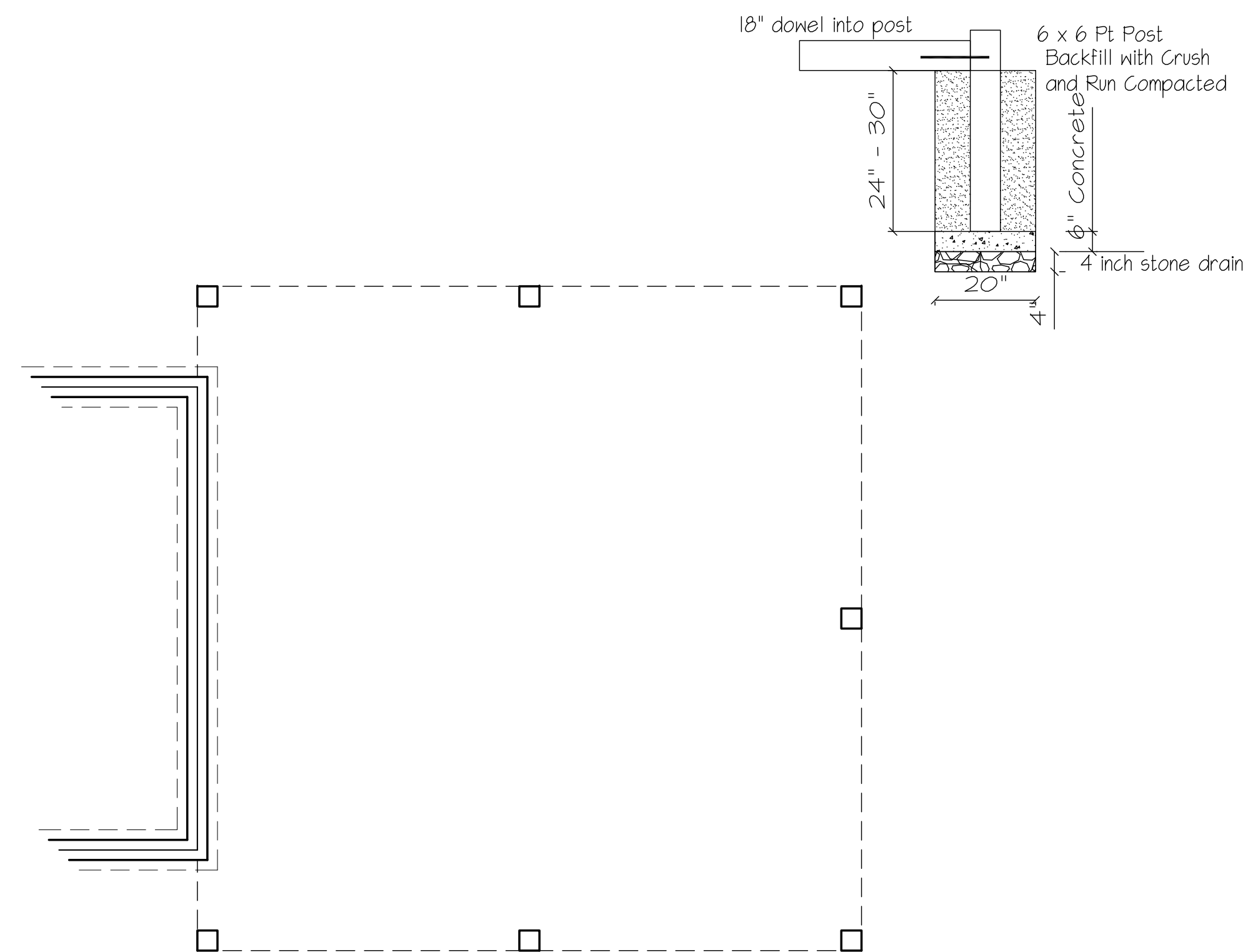




ROOF FLOOR
SCALE: 1/4"=1'-0"



FIRST FLOOR
SCALE: 1/4"=1'-0"
484 SQ.FT.



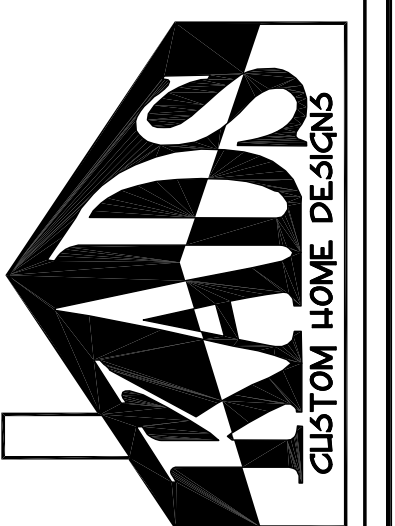
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



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

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