BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT TIME OF CONSTRUCTION.

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE NC STATE BUILDING CODE.

CODES GOVERN OVER DRAWINGS.

DIMENSIONS GOVERN OVER SCALE.

VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

VUNCANNON DESIGNS DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OF OR CONSTRUCTION METHODS OF THESE PLANS.

FOUNDATION NOTES

1) SPECIFIC NOTES ON THE PLANS TAKE PRECEDENCE OVER THE FOLLOWING GENERAL NOTES. NOTED DIMENSIONS GOVERN OVER SCALE. PLAN DESIGNER AND CONTRACTOR ARE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL CONSTRUCTION TO COMPLY WITH NC STATE BUILDING CODE, VOL. VII WITH CURRENT REVISIONS.
2) STRUCTURAL CONCRETE TO BE F'C=3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
3) FOOTINGS TO BEAR ON UNDISTURBED EARTH, A MIN. OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE LOCAL INSPECTOR.
4) FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLEY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
5) FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 3" MIN. FOOTING PROJECTION FROM FACE OF MASONRY.
6) MAXIMUN DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN VOLUME VII, SECTION R-3043 OF THE NC STATE CODE.
7) PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
8) PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
9) PROVIDE PERIMETER INSULATION WITH BASEMENT SLABS.
10) CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEER.
11) CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.

ALLOWABLE PIER HEIGHTS		
SIZE	HOLLOW	SOLID
8"X16"	2'-8"	5'-0"
12"X16"	4'-0"	8'-0"
16"X16"	5'-4"	12'-0"
24"X24"	8'-0"	
FOOTINGS 30"X30"X10"-MINIMUM, UNLESS NOTED OTHERWISE OTHERWISE		

CRAWL SPACE VENTILATION

PROVIDE AT LEAST 10 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE

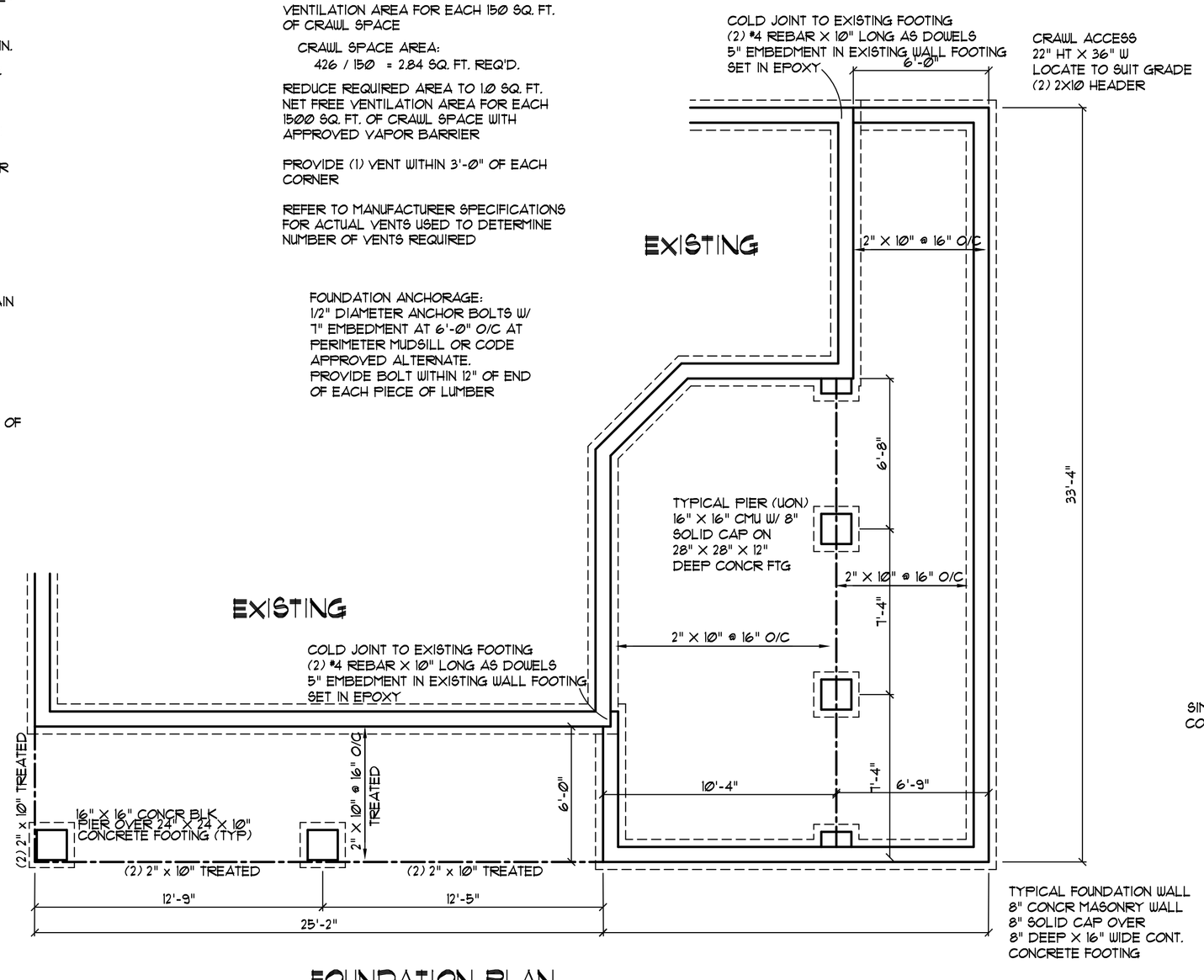
CRAWL SPACE AREA:
426 / 150 = 2.84 SQ. FT. REQ'D.

REDUCE REQUIRED AREA TO 10 SQ. FT. NET FREE VENTILATION AREA FOR EACH 1500 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

FOUNDATION ANCHORAGE:
1/2" DIAMETER ANCHOR BOLTS W/ 7" EMBEDMENT AT 6'-0" O/C AT PERIMETER MUDSILL OR CODE APPROVED ALTERNATE.
PROVIDE BOLT WITHIN 12" OF END OF EACH PIECE OF LUMBER



FOUNDATION PLAN

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

NOTE:

FIELD VERIFY ALL DIMENSIONS

FRAMING NOTES

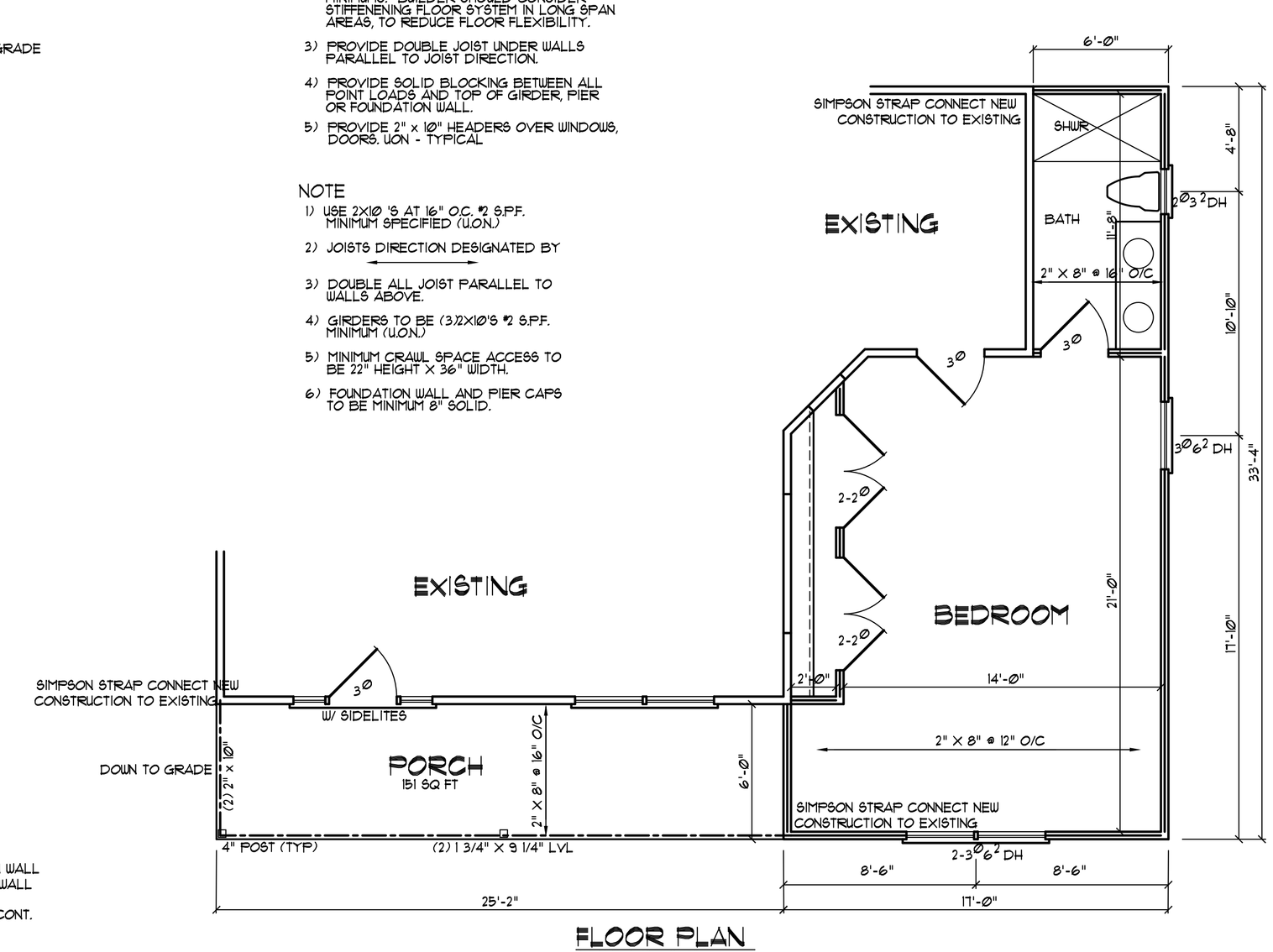
1) ALL FRAMING LUMBER SPF #2 GRADE (NLGA) OR BETTER, UNLESS NOTED.
2) JOIST SIZE AND SPACING BASED ON CODE MINIMUMS. BUILDER SHOULD CONSIDER STIFFENING FLOOR SYSTEM IN LONG SPAN AREAS, TO REDUCE FLOOR FLEXIBILITY.
3) PROVIDE DOUBLE JOIST UNDER WALLS PARALLEL TO JOIST DIRECTION.
4) PROVIDE SOLID BLOCKING BETWEEN ALL POINT LOADS AND TOP OF GIRDER, PIER OR FOUNDATION WALL.
5) PROVIDE 2" x 10" HEADERS OVER WINDOWS, DOORS. UON - TYPICAL

NOTE

1) USE 2X10 'S AT 16" O.C. #2 S.P.F. MINIMUM SPECIFIED (U.O.N.)
2) JOISTS DIRECTION DESIGNATED BY →
3) DOUBLE ALL JOIST PARALLEL TO WALLS ABOVE.
4) GIRDERS TO BE (3.)2X10'S #2 S.P.F. MINIMUM (U.O.N.)
5) MINIMUM CRAWL SPACE ACCESS TO BE 22" HEIGHT X 36" WIDTH.
6) FOUNDATION WALL AND PIER CAPS TO BE MINIMUM 8" SOLID.

BRACED WALL NOTES:

1. BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
2. THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS.
3. BASIS OF DESIGN FOR INTERIOR BRACE WALLS IS LIB (LET IN BRACING) METHOD AS DETAILED PER CODE TABLE R602.10.2.
4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT. REFER TO GARAGE OPENING, PORTAL FRAMING DETAILS.



FLOOR PLAN

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

426 ADDITIONAL SQ FT

VERIFY ALL WINDOW SIZES MEET MINIMUM STANDARDS FOR LIGHT, VENTILATION AND EGRESS.

NEW WALLS
EXISTING WALLS
EXISTING WALLS TO BE REMOVED

James/Mildred Criseman
1626 Chalybeate Springs Rd
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VUNCANNON DESIGNS
CUSTOM HOME PLANS
FUQUAY-VARINA, NC - (919) 421-7314

DRAWN BY : WRV
CHK'D BY : WRV
DATE : 10/11/20
REVISIONS :

SHEET
A-1