

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.

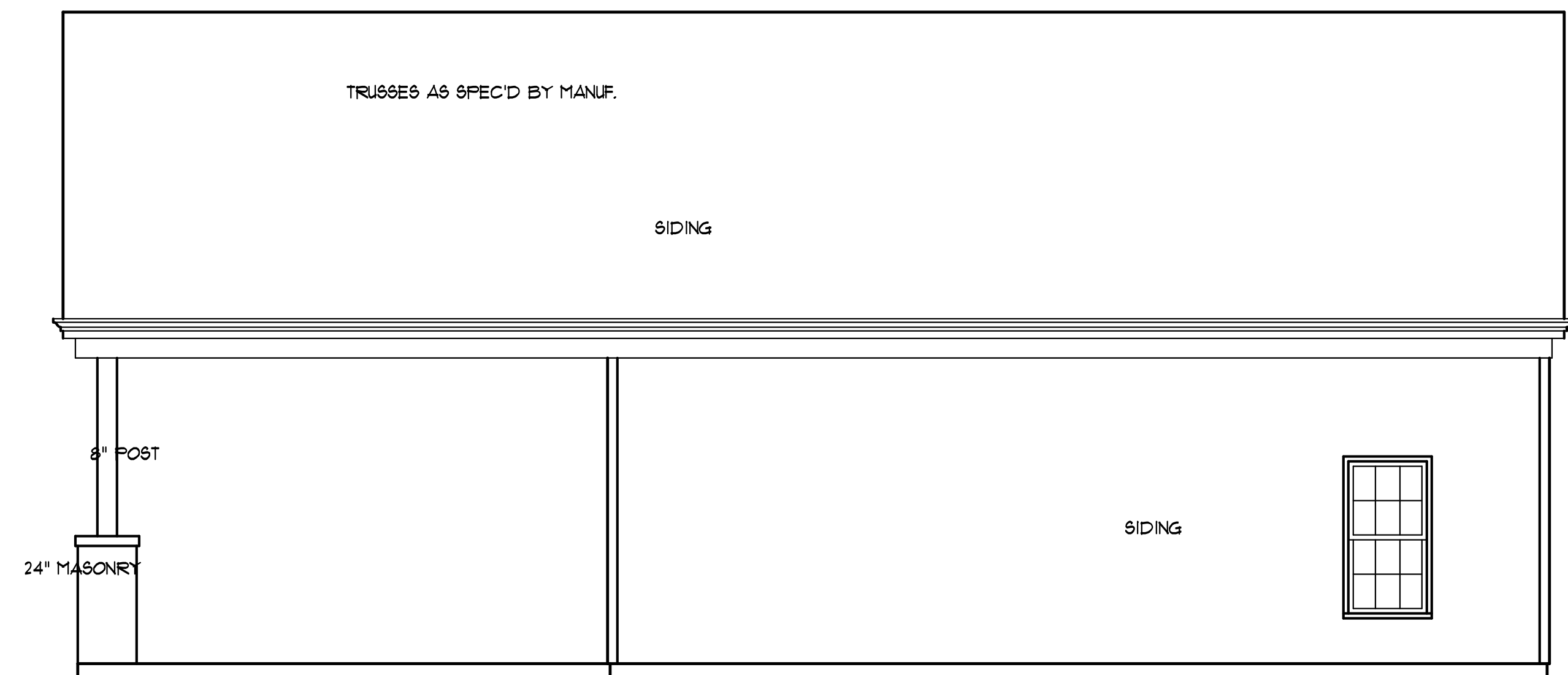
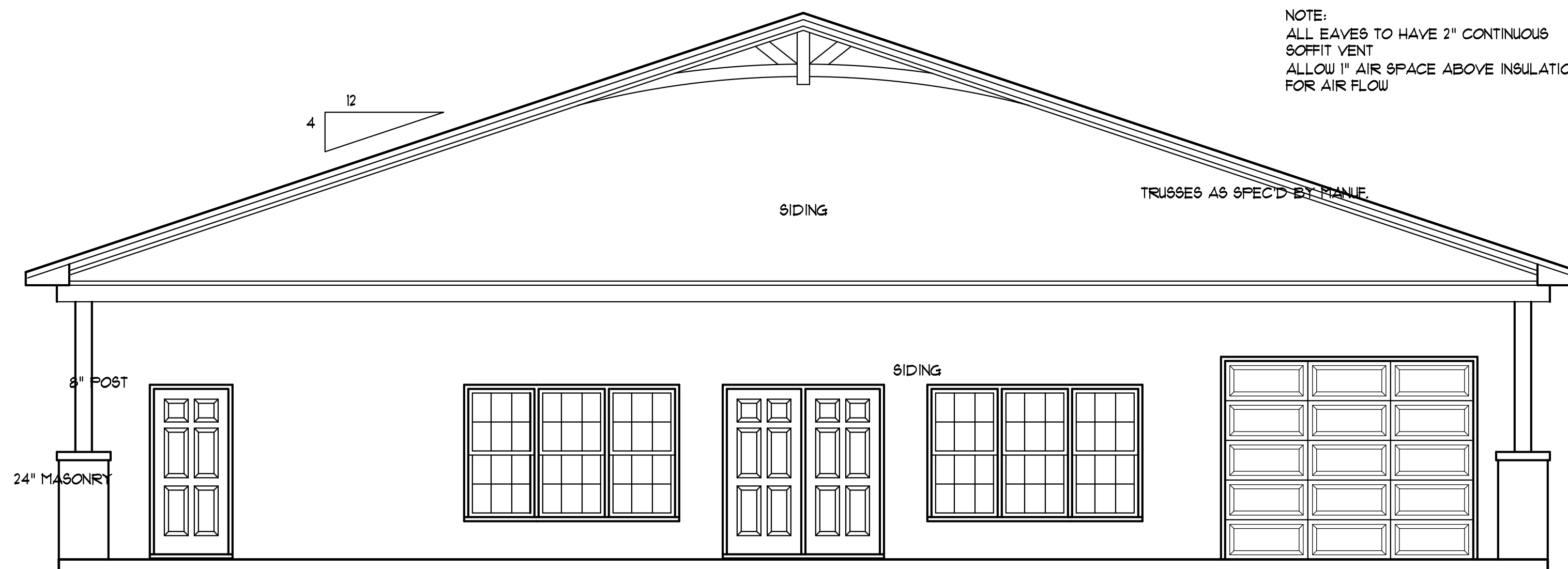
VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

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

ATTIC SPACE VENTILATION

MAIN ROOF
 ATTIC AREA = 3000 SQ. FT.
 REQUIRED AREA = $A/300 = 100$ SQ. FT.

NOTE:
 ALL EAVES TO HAVE 2" CONTINUOUS SOFFIT VENT
 ALLOW 1" AIR SPACE ABOVE INSULATION FOR AIR FLOW



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

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DRAWN BY : WRY
 CHK'D BY : WRY
 DATE: 03/21/24
 REVISIONS :

SHEET
 1 = 1

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BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
- THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 1/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS.
- BASIS OF DESIGN FOR INTERIOR BRACE WALLS IS GYPSUM BOARD METHOD AS DETAILED PER CODE TABLE R602.10.2.
- 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.

GENERAL FRAMING NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1012.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 24.1 PSF OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 1 (TABLE N1012).
- DESIGN CRITERIA

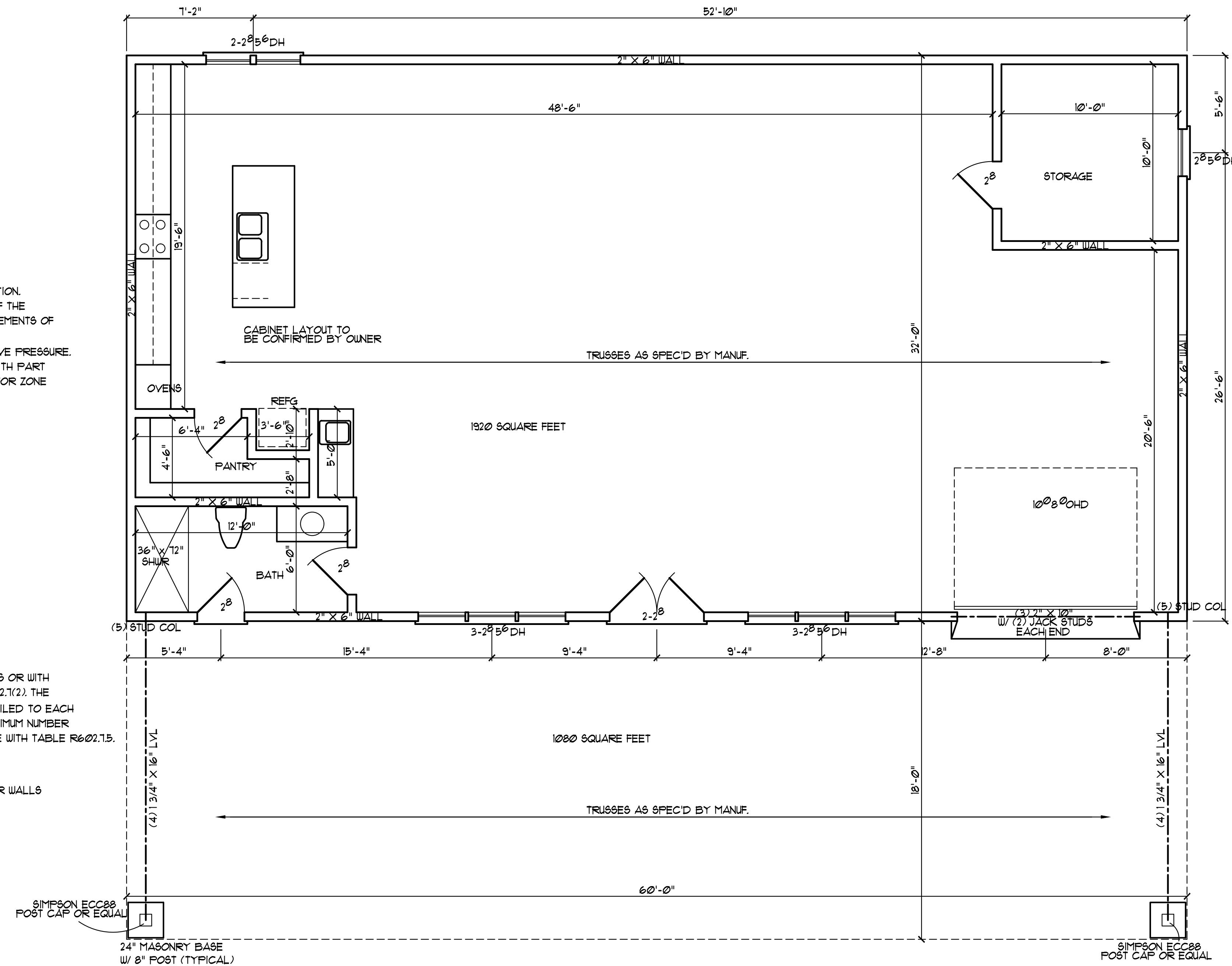
| | DEAD | LIVE |
|-----------------|---------|--------|
| PRIMARY FLOOR | 10 PSF | 40 PSF |
| SECONDARY FLOOR | 10 PSF | 40 PSF |
| SLEEPING AREAS | 10 PSF | 30 PSF |
| ATTIC | 10 PSF | 20 PSF |
| ROOF | 10 PSF | 20 PSF |
| WIND | 120 MPH | |
- DEFLECTION LIMITS FLOOR - L/360 (LIVE LOAD ONLY) ROOF - L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
- ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- FLOOR INSULATION = R-19, EXTERIOR +R-15 AND CEILING = R-38.
- PROVIDE DOUBLE FLOOR JOISTS OR TRUSS UNDER WALLS ABOVE.

R602.15 SUPPORTS FOR HEADERS:

HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH TABLE R602.1(1) OR R602.1(2). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS (3.5 INCHES X 0.135 INCHES). THE MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.15.

TABLE R602.15
MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

| HEADER SPAN | MAXIMUM STUD SPACING (INCHES) PER TABLE R602.3(5) | |
|-----------------------|--|----|
| | 16 | 24 |
| LESS THAN/EQUAL TO 3' | | |
| 4' | 2 | 1 |
| 8' | 3 | 2 |
| 12' | 5 | 3 |
| 16' | 6 | 4 |



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

STRUCTURAL EVALUATION BY:

HOWERTON SERVICES, PLLC
3513 CATHEDRAL BELL ROAD RALEIGH, NC 27614
LICENSE P-1716

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
- ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.
- DO NOT SCALE THESE DRAWINGS - ENGINEERING APPROVAL EXPRES 04/01/2024



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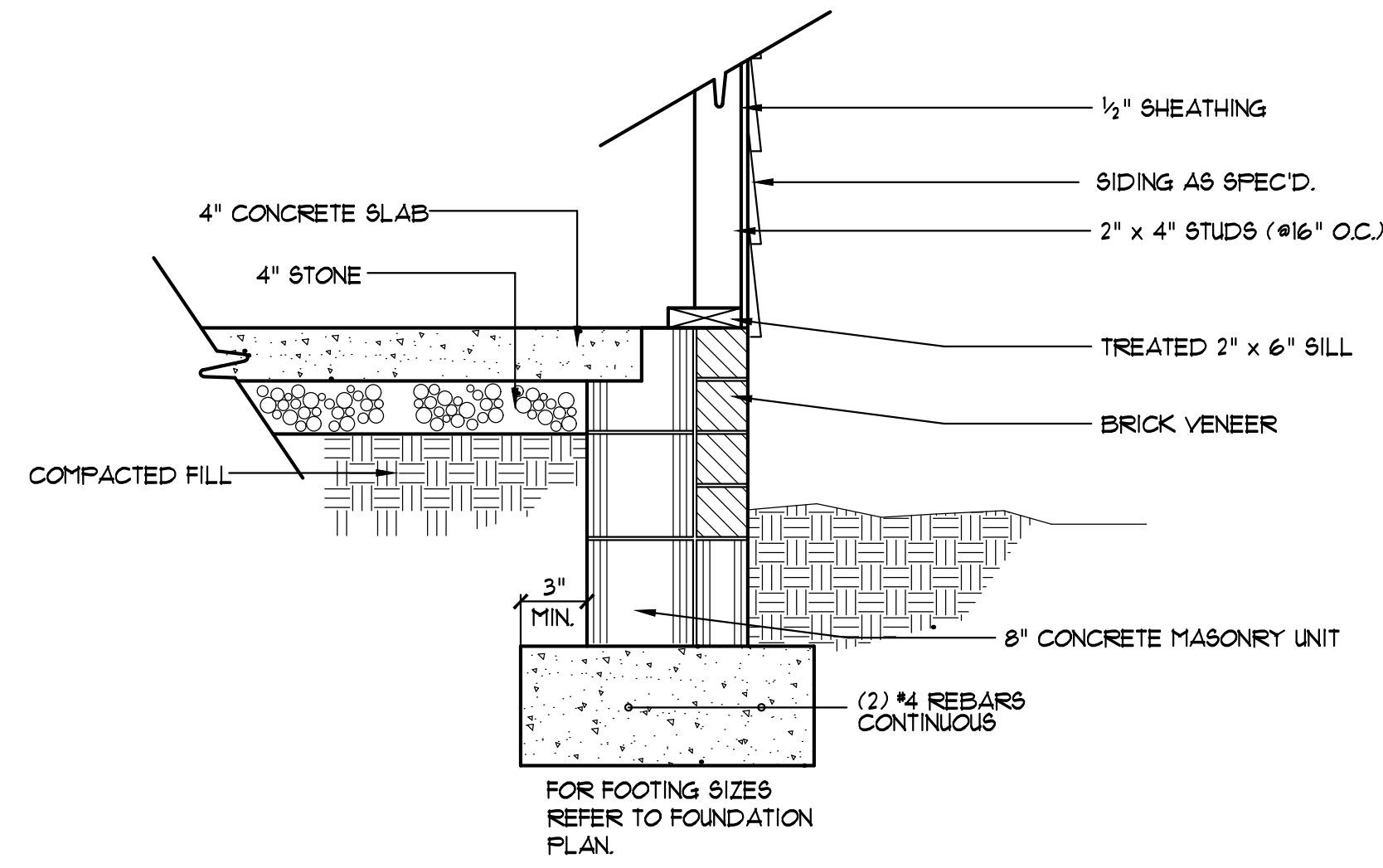
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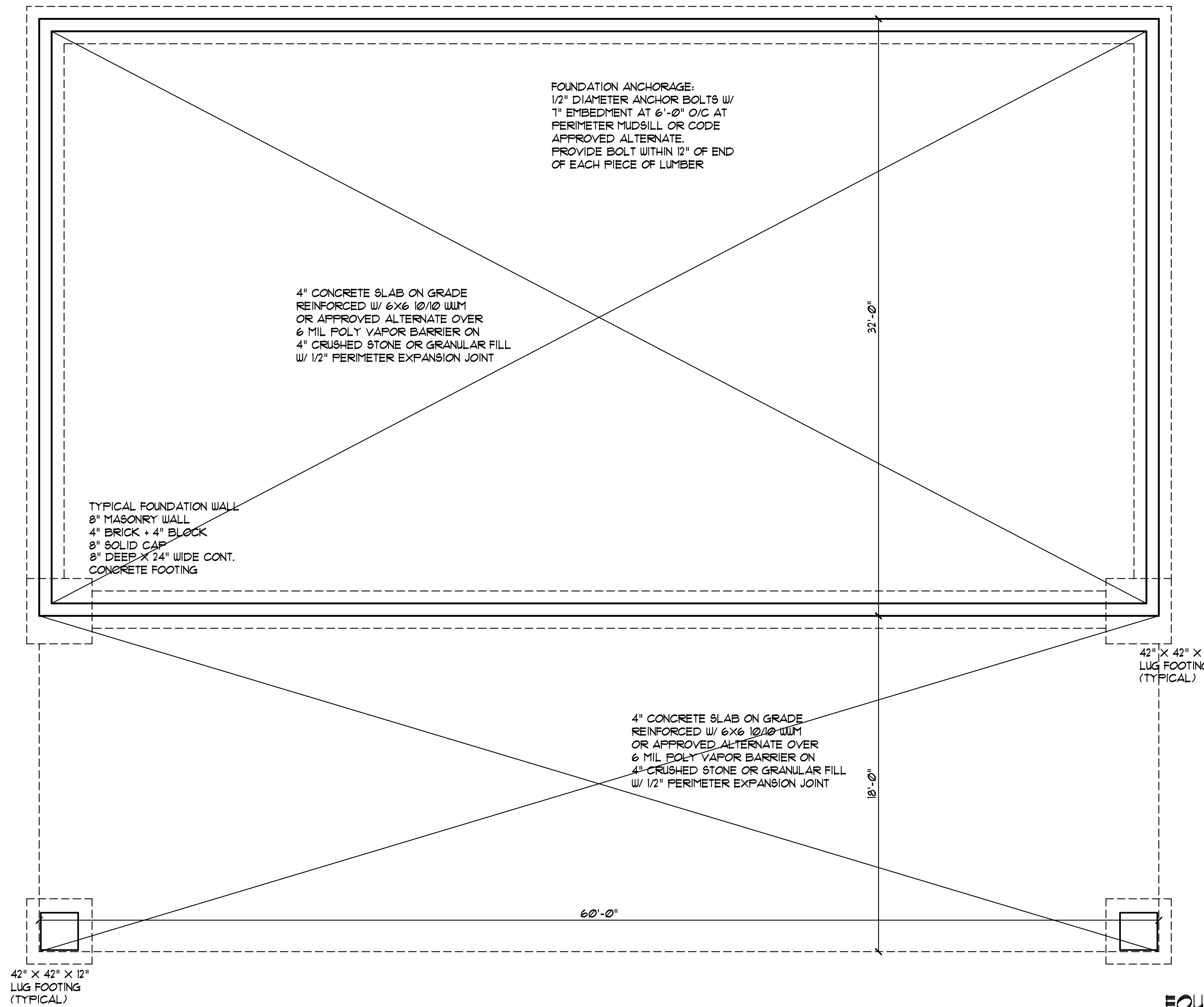


EXTERIOR WALL SECTION
SCALE: NTS

GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING WHERE NOTED TO BE 16" X 10" 3000 PSI STRUCTURAL CONCRETE UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
5. THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
6. THIS FOUNDATION DESIGN IS VALID FOR 115 MPH WIND ZONES ONLY.
7. FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.

⊙ INDICATES POINT LOAD ABOVE

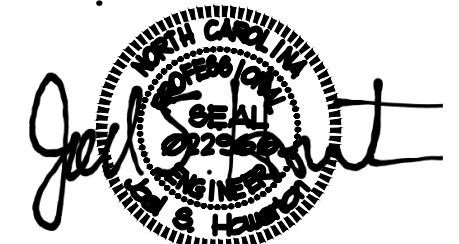


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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