

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.

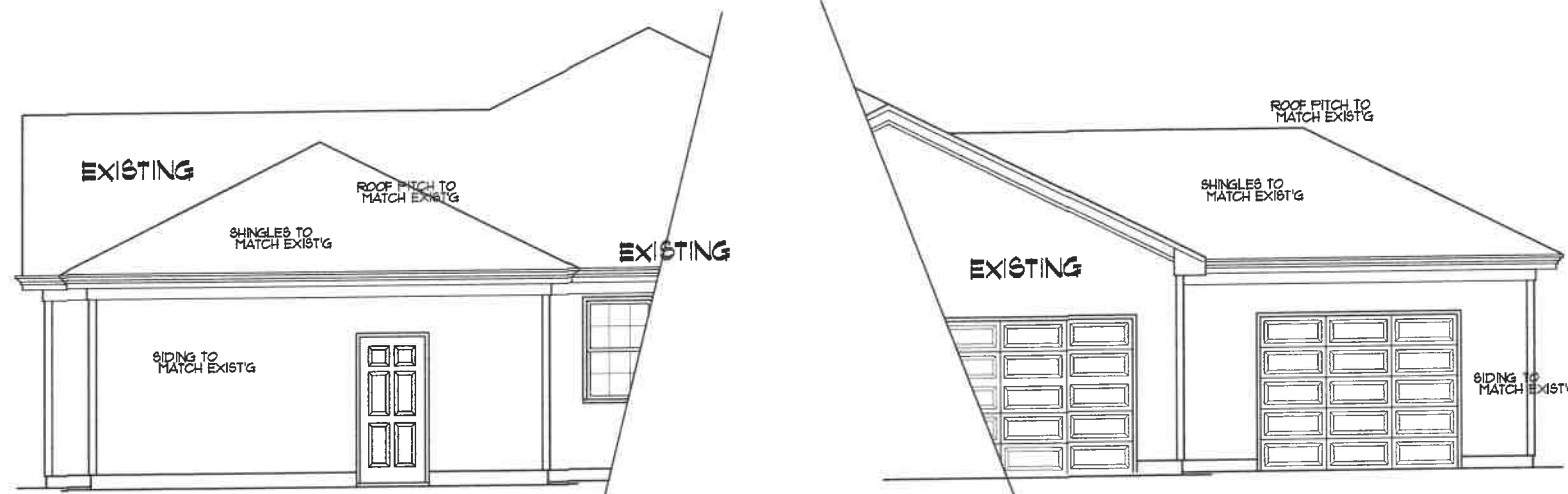
DIMENSIONS GOVERN OVER SCALE.

VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

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

GENERAL ROOF NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
4B.5 W/8 FOR ROOF PITCHES FROM 0 /12 TO 2/12
34.5 W/8 FOR ROOF PITCHES FROM 2/12 TO 1 /12
21 W/8 FOR ROOF PITCHES FROM 1 /12 TO 0 /12
3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
4. ALL LUMBER SHALL BE 2 OFF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
5. RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:
SIZE 2x6 2x8 2x10
SPACING 12" O.C. 14'-9" 19'-6" 24'-10"
SPACING 16" O.C. 13'-5" 11'-9" 22'-3"
6. ALL RAFTERS TO BE 2x8 @ 16" O.C. 2 OFF UNLESS NOTED OTHERWISE.
7. 2-2x10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
8. PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
9. ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
10. 2x8 RAFTERS @ CATHEDRAL OR VAULTED CEILINGs TO BE FIRRED DOWN 2" OR USE 2x10 RAFTERS FOR INSULATION PER CODE.
11. PROVIDE 2x4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL).
12. PROVIDE 2x4 RAFTER TIES @ 32" O.C. (TYPICAL).
13. FRAME RAFTERS ON 2x4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
14. SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
15. PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
16. THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
17. ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2x10 UNLESS NOTED OTHERWISE.
18. CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
19. VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVLs SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
20. DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE DESIGNER.



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

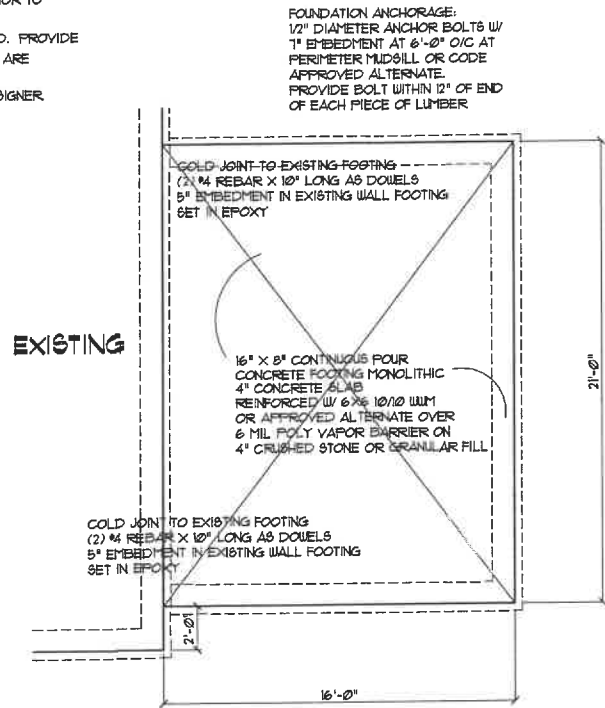
ATTIC SPACE VENTILATION (IN ADDITION TO EXISTING)

MAIN ROOF
ATTIC AREA = 336 SQ. FT.
REQUIRED AREA = A/300 = 112 SQ. FT.

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

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 WITH SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
6. THIS FOUNDATION DESIGN IS VALID FOR 15 MPH WIND ZONES ONLY.
7. FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.
8. (2) #4 BARS IN FOOTINGS RUN CONTINUOUSLY.



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

GENERAL FRAMING NOTES:

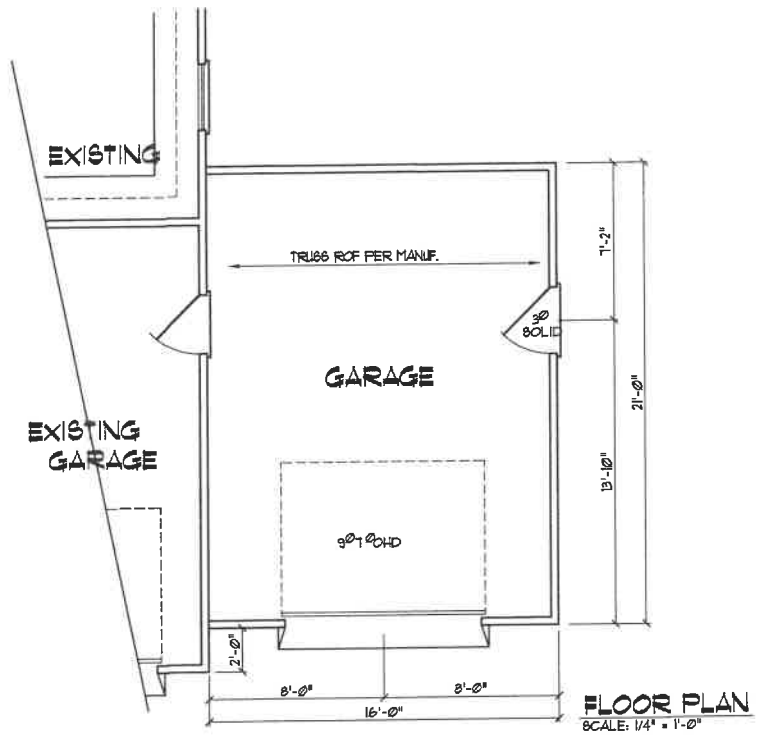
1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1021, RESIDENTIAL BUILDING, TYPE A-1.
3. WALL CLADDING IS DESIGNED FOR A 241 W/8F OR GREATER POSITIVE/NEGATIVE PRESSURE.
4. ALL WALLS, FLOORS AND CEILINGs SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 1 (TABLE N1021).
5. DESIGN CRITERIA
PRIMARY FLOOR 10 PSF DEAD 40 PSF LIVE
SECONDARY FLOOR 10 PSF DEAD 40 PSF LIVE
SLEEPING AREAS 10 PSF DEAD 30 PSF LIVE
ATTIC 10 PSF DEAD 20 PSF LIVE
ROOF 10 PSF DEAD 20 PSF LIVE
WIND 120 MPH
6. DEFLECTION LIMITS FLOOR - L/360 (LIVE LOAD ONLY) ROOF - L/240
7. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2x10.
8. FLOOR INSULATION = R-19, EXTERIOR = R-5 AND CEILING = R-38.
9. PROVIDE DOUBLE FLOOR JOISTS OR TRUSSES UNDER WALLS ABOVE.

R602.12 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 0.195 INCHES). THE MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.13.

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 C8-W8F DETAILS.
3. BASIS OF DESIGN FOR INTERIOR BRACE WALLS IS GYPSUM BOARD 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"

GARAGE AREA: 336 SQ. FT.

NOTE:
FIELD VERIFY ALL DIMENSIONS

WALL BRACING FOR THE GARAGE DOORS WILL BE DONE USING PFG METHOD IN ACCORDANCE WITH FIGURE 602.10.3.4 OF THE NORTH CAROLINA BUILDING CODE 2018 ED. FOR RESIDENCES.

Dennis Foster
51 Tarleton Drive
Lillington, NC

YUNCANNON DESIGNS
CUSTOM HOME PLANS
FLUQUAY-VARINA, NC - (919) 471-1714

DRAWN BY: WRY
CHK'D BY: WRY
DATE: 12/11/23
REVISIONS:

SHEET
A-1

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

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CODES GOVERN OVER DRAWINGS.

DIMENSIONS GOVERN OVER SCALE.

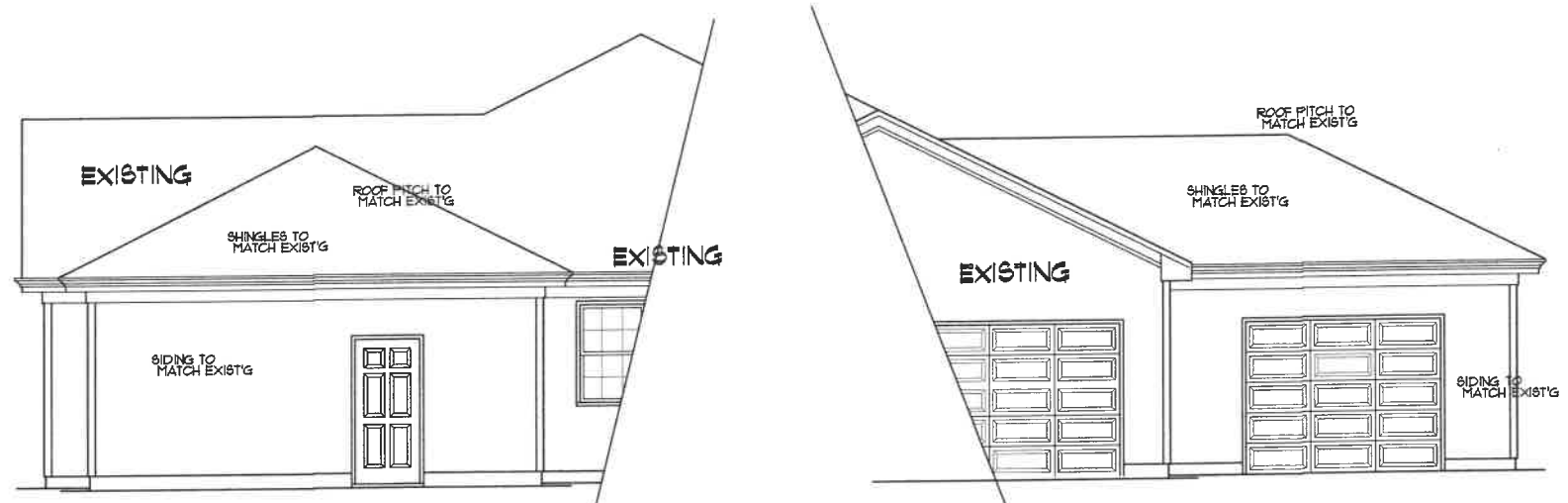
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GENERAL ROOF NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 W/SF FOR ROOF PITCHES FROM 0 /12 TO 2.25 /12
34.5 W/SF FOR ROOF PITCHES FROM 2.25 /12 TO 1 /12
21 W/SF FOR ROOF PITCHES FROM 1 /12 TO 0 /12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACINGS SHALL NOT EXCEED THE FOLLOWING:

SIZE	2X6	2X8	2X10
SPACING 12" O.C.	14'-9"	19'-6"	24'-10"
SPACING 16" O.C.	15'-5"	17'-9"	22'-5"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
- 2-2X10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
- PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILING TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
- PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL).
- PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL).
- FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
- SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
- PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
- THESE DESIGN DRAWINGS WERE PRODUCED BY HOUERTON SERVICES, PLLC ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
- ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
- VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVLs SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
- DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE DESIGNER.

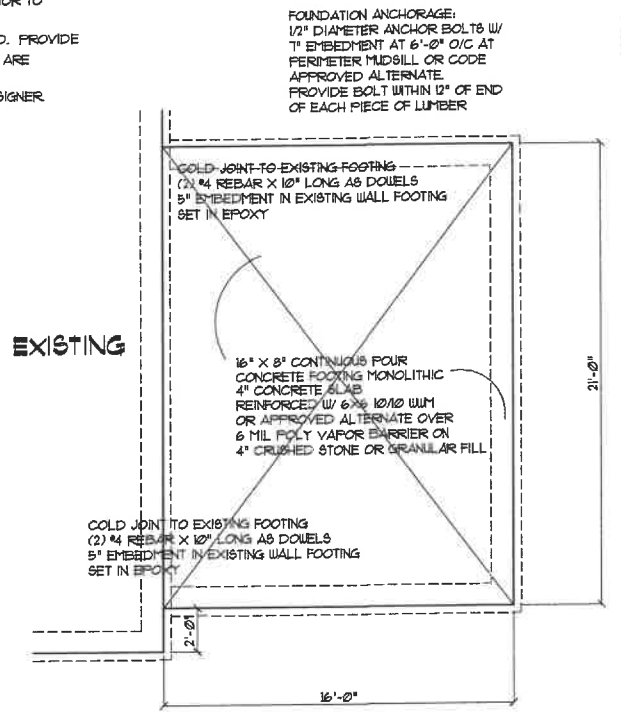


ELEVATIONS
SCALE: 1/4" = 1'-0"

ATTIC SPACE VENTILATION (IN ADDITION TO EXISTING)

MAIN ROOF
ATTIC AREA = 336 SQ. FT.
REQUIRED AREA = A/300 = 112 SQ. FT.

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



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

GENERAL FOUNDATION NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- 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.
- FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
- FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R408 OF THE CODE "FOUNDATION DRAINAGE".
- THE FOUNDATION SHALL BE TREATED IN ACCORDANCE WITH SECTION R408 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 15 MPH WIND ZONES ONLY.
- FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.
- (2) #4 BARS IN FOOTINGS RUN CONTINUOUSLY.

GENERAL FRAMING NOTES:

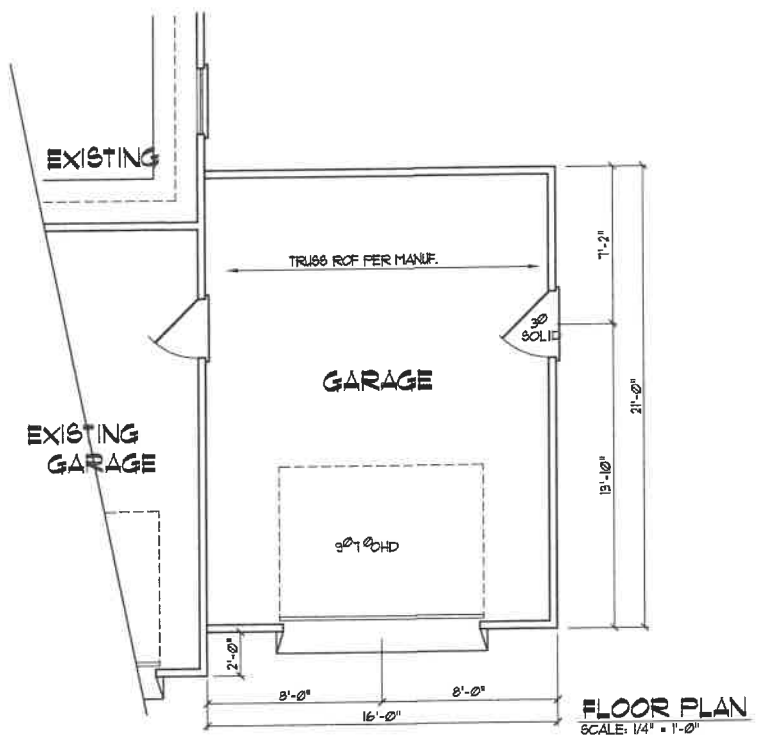
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- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1021, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 241 W/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 1 (TABLE N1021).
- DESIGN CRITERIA

PRIMARY FLOOR	DEAD	LIVE
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.

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 7/16" 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.



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

GARAGE AREA: 336 SQ. FT.

WALL BRACING FOR THE GARAGE DOORS WILL BE DONE USING FRG METHOD IN ACCORDANCE WITH FIGURE 602.10.3.4 OF THE NORTH CAROLINA BUILDING CODE 2018 ED. FOR RESIDENCES.

NOTE:
FIELD VERIFY ALL DIMENSIONS

YUNCANNON DESIGNS
 CUSTOM HOME PLANS
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 Lillington, NC

DRAWN BY : WRY
 CHK'D BY : WRY
 DATE: 12/11/23
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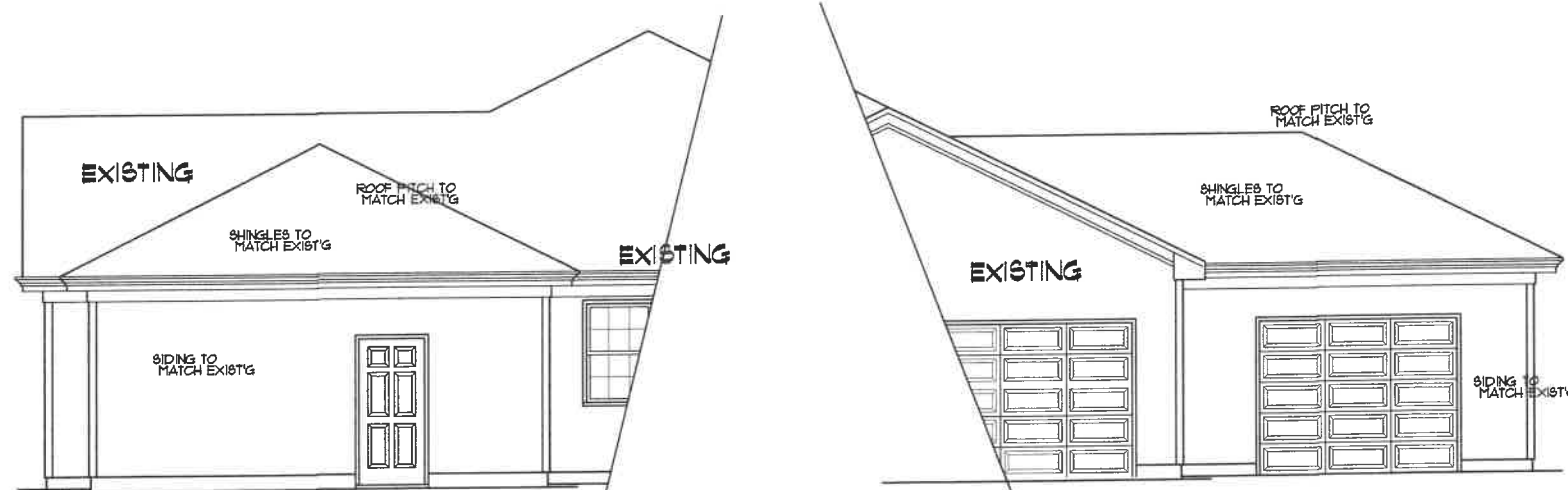
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- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 #/SF FOR ROOF PITCHES FROM 0 /12 TO 2.25 /12
34.5 #/SF FOR ROOF PITCHES FROM 2.25 /12 TO 7 /12
21 #/SF FOR ROOF PITCHES FROM 7 /12 TO 12 /12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:
SIZE 2X6 2X8 2X10
SPACING 12" O.C. 14"-5" 18"-6" 24"-10"
SPACING 16" O.C. 13"-5" 17"-3" 22"-3"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
- 2-2X10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
- PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-3" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILING TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
- PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL).
- PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL).
- FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
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- VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE L.V.L. SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
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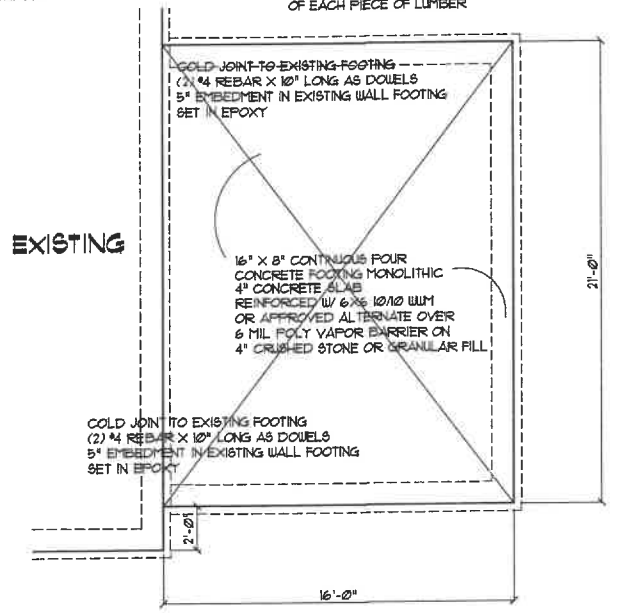


ELEVATIONS
SCALE: 1/4" = 1'-0"

ATTIC SPACE VENTILATION (IN ADDITION TO EXISTING)

MAIN ROOF
ATTIC AREA = 336 SQ. FT.
REQUIRED AREA = A/300 = 112 SQ. FT.
NOTE:
ALL EAVES TO HAVE 2" CONTINUOUS SOFFIT VENT
ALLOW 1" AIR SPACE ABOVE INSULATION FOR AIR FLOW

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



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

GENERAL FOUNDATION NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- 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.
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- FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 15 MPH WIND ZONES ONLY.
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- (2) #4 BARS IN FOOTINGS RUN CONTINUOUSLY.

GENERAL FRAMING NOTES:

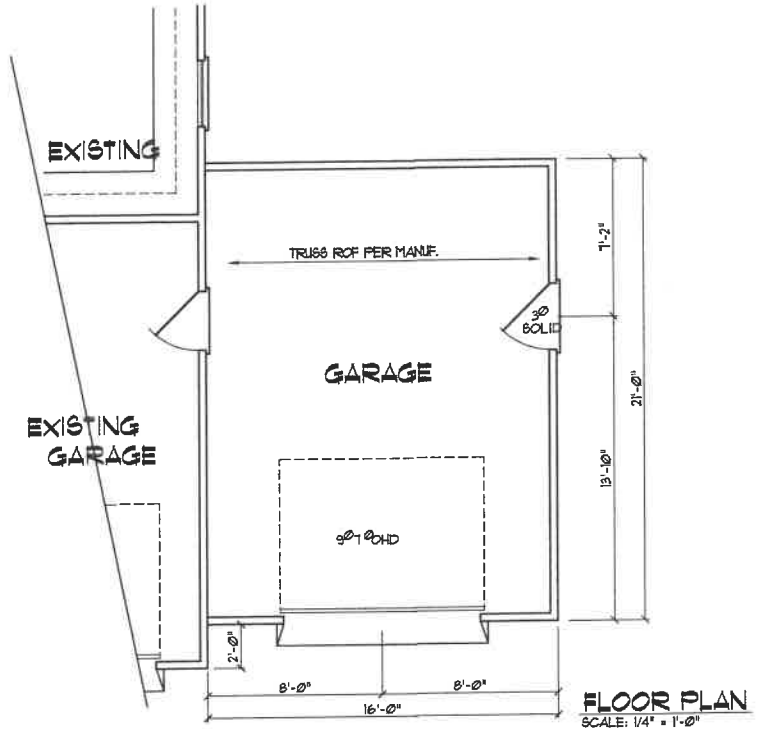
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 - WALL CLADDING IS DESIGNED FOR A 24J #5F OR GREATER POSITIVE/NEGATIVE PRESSURE.
 - ALL WALLS, FLOORS AND CEILING SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 1 (TABLE N1012).
- | 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-5 AND CEILING = R-38.
 - PROVIDE DOUBLE FLOOR JOISTS OR TRUSS UNDER WALLS ABOVE.

R60215 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 R6021.1(1) OR R6021.1(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 R6021.15.

BRACED WALL NOTES:

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

GARAGE AREA: 336 SQ. FT.

NOTE:
FIELD VERIFY ALL DIMENSIONS

WALL BRACING FOR THE GARAGE DOORS WILL BE DONE USING PFG METHOD IN ACCORDANCE WITH FIGURE 602.10.3.4 OF THE NORTH CAROLINA BUILDING CODE 2018 ED. FOR RESIDENCES.

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CUSTOM HOME PLANS
FUGIAT-VARINA, NC - (919) 421-1314

DRAWN BY: WRY
CHK'D BY: WRY
DATE: 12/11/23
REVISIONS:

SHEET
A-1

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.

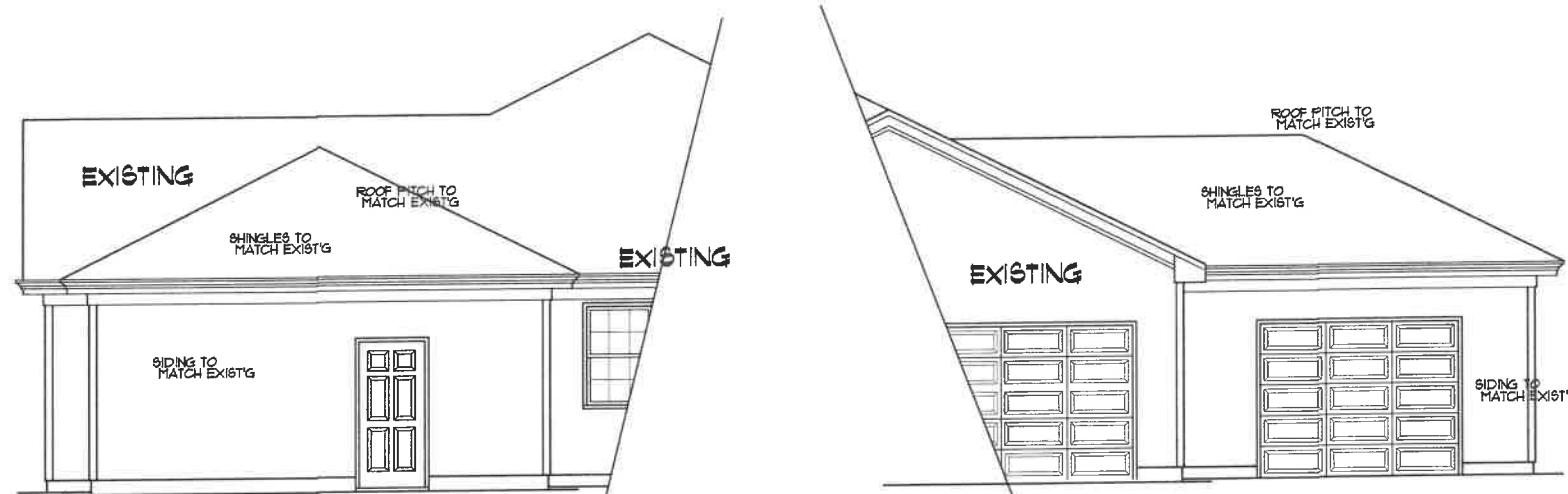
DIMENSIONS GOVERN OVER SCALE.

VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

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

GENERAL ROOF NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 W/F FOR ROOF PITCHES FROM 0 /12 TO 2.25 /12
34.5 W/F FOR ROOF PITCHES FROM 2.25 /12 TO 7 /12
21 W/F FOR ROOF PITCHES FROM 7 /12 TO 12 /12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SFF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:
SIZE 2X6 2X8 2X10
SPACING 12" O.C. 14'-3" 19'-6" 24'-10"
SPACING 16" O.C. 13'-5" 17'-9" 22'-3"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SFF UNLESS NOTED OTHERWISE.
2-2X10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "4-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL).
PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL).
FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
SHINGLES ASSUMED TO BE 740 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVL'S SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE DESIGNER.



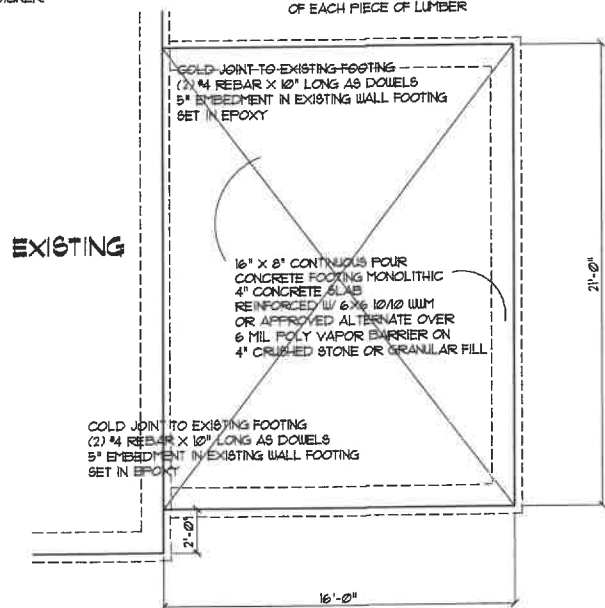
ELEVATIONS
SCALE: 1/4" = 1'-0"

ATTIC SPACE VENTILATION (IN ADDITION TO EXISTING)

MAIN ROOF
ATTIC AREA = 336 SQ. FT.
REQUIRED AREA = 2/300 = 112 SQ. FT.

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

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



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

GENERAL FOUNDATION NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- 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 P/SF. CONTRACTOR MUST VERIFY CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
- FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
- FOUNDATION SHALL BE TREATED IN ACCORDANCE WITH SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 115 MPH WIND ZONES ONLY.
- FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.
- (2) #4 BARS IN FOOTINGS RUN CONTINUOUSLY.

GENERAL FRAMING NOTES:

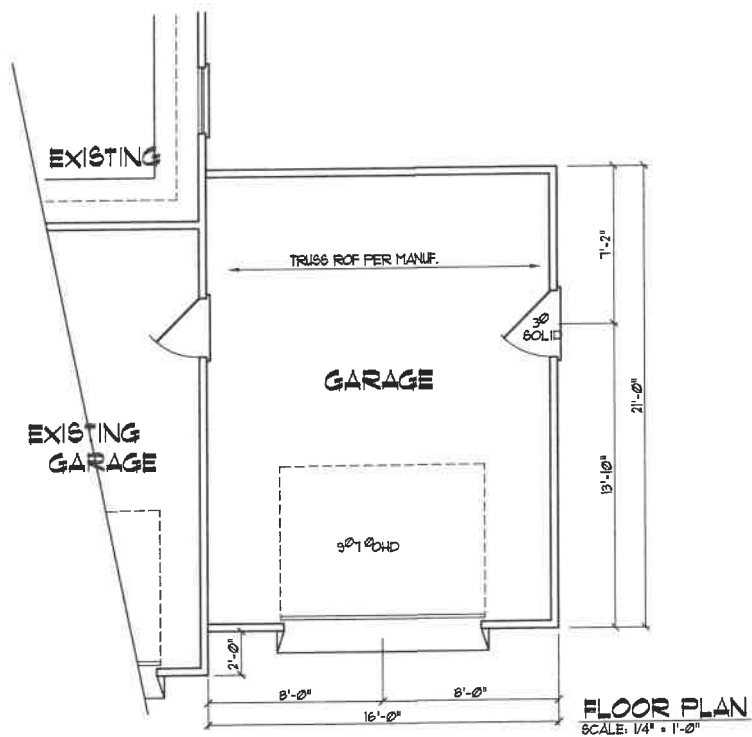
- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
 - GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N11021, RESIDENTIAL BUILDING, TYPE A-1.
 - WALL CLADDING IS DESIGNED FOR A 241 W/F 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 N11021).
- | | | |
|-----------------|---------|--------|
| 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.

R60215 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 R60211(1) OR R60211(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 R60215.

BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R60210(1) 2018 NCBC RESIDENTIAL CODE.
- 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-10P DETAILS.
- BASIS OF DESIGN FOR INTERIOR BRACE WALLS IS GYPSUM BOARD METHOD AS DETAILED PER CODE TABLE R60210(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.



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

GARAGE AREA: 336 SQ. FT.

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NOTE:
FIELD VERIFY ALL DIMENSIONS

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