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, PRE-FABRED 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-304.3 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		

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.
7) FOOTING UNDER MASONRY FIREPLACE TO BE 12" THICK AND EXTEND 12" BEYOND.

CRAWL SPACE VENTILATION

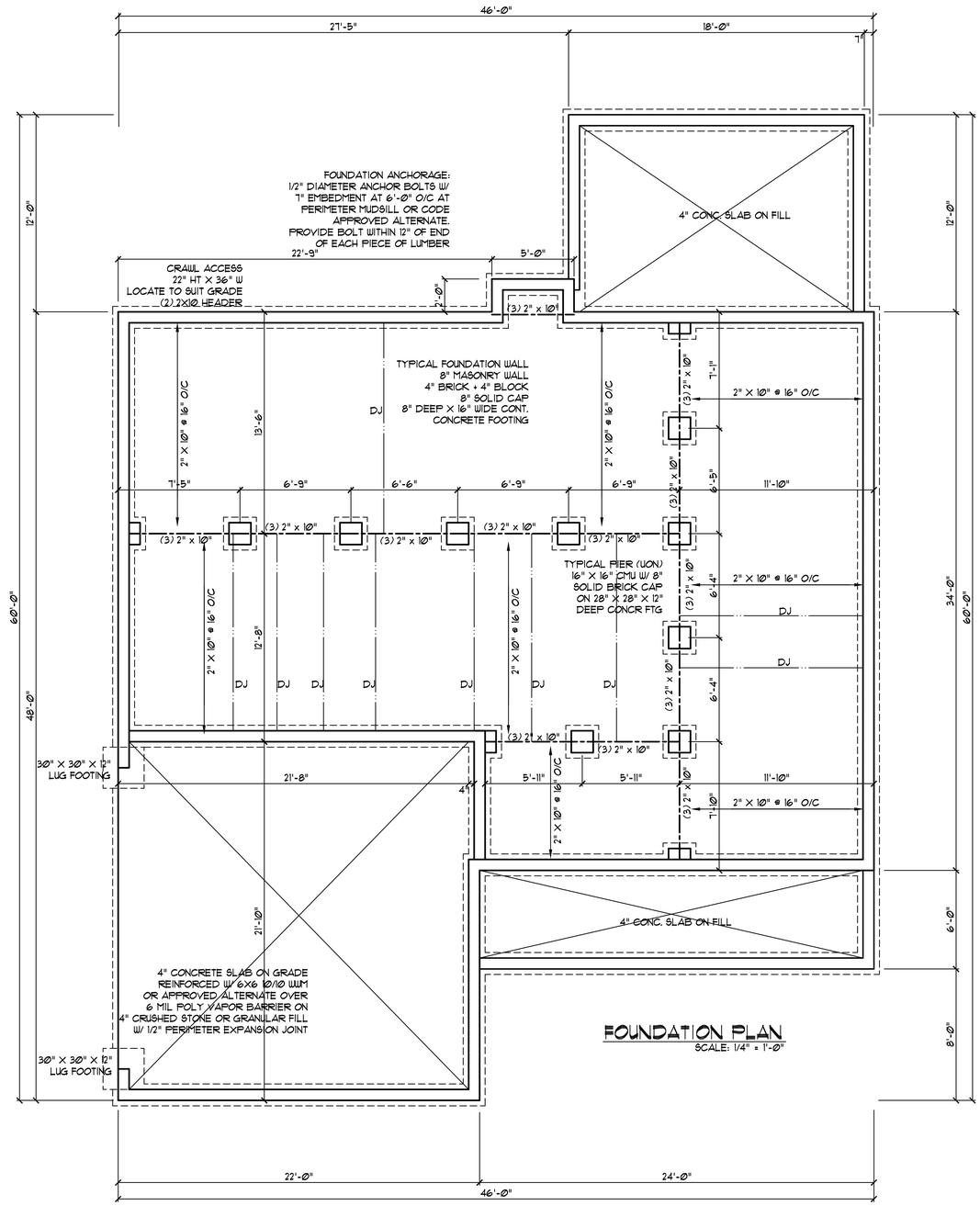
PROVIDE AT LEAST 1.0 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE

CRAWL SPACE AREA:
1394 / 150 = 9.29 SQ. FT. REQ'D.

REDUCE REQUIRED AREA TO 1.0 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 PLAN
SCALE: 1/4" = 1'-0"

MILTON BUILT HOMES

VUNCANNON DESIGNS
CUSTOM HOME PLANS
FUQUAY-VARINA, NC - (919) 427-1374

DRAWN BY : WRV
CHK'D BY : WRV
DATE: 01/25/22
REVISIONS :

SHEET
A-3

Plan No. 1971-15.REV