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

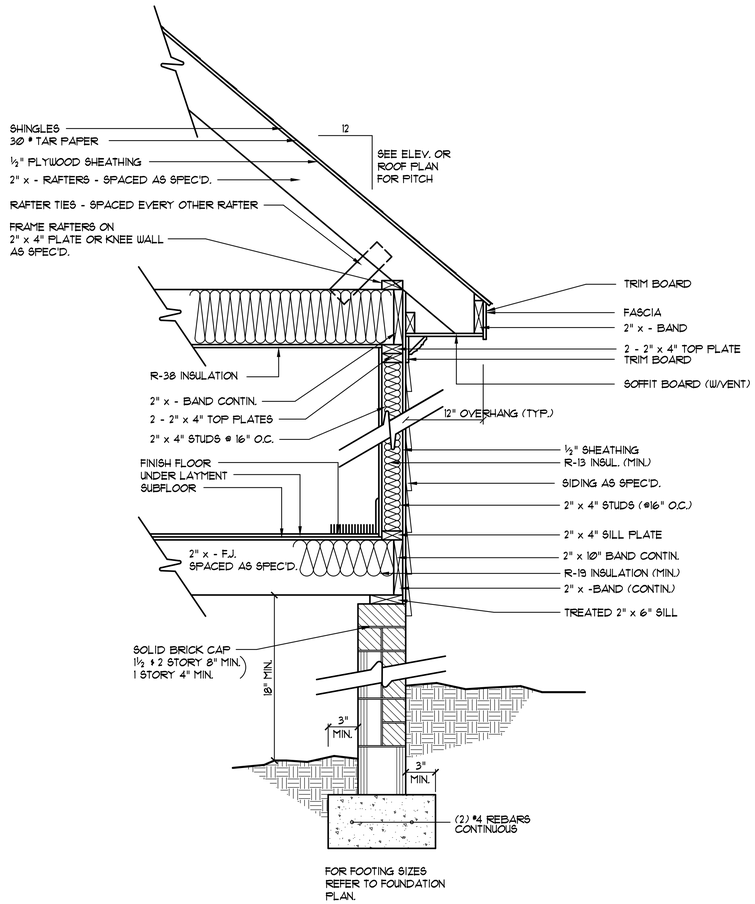
ALL CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE NC STATE BUILDING CODE.

CODES GOVERN OVER DRAWINGS.

DIMENSIONS GOVERN OVER SCALE.

VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

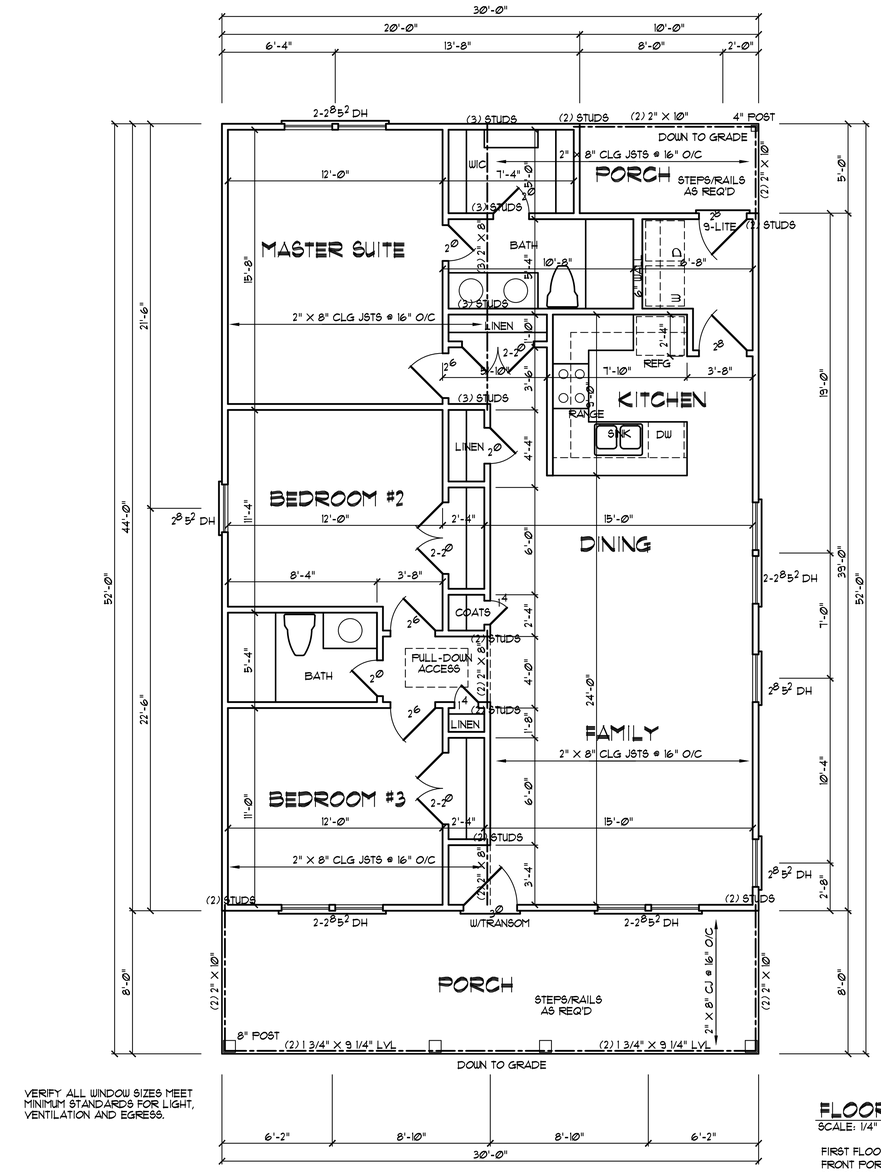
VUNCANNON DESIGNS DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OF OR CONSTRUCTION METHODS OF THESE PLANS.



FOR FOOTING SIZES REFER TO FOUNDATION PLAN.

EXTERIOR WALL SECTION

SCALE: NTS



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

FLOOR PLAN

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

FIRST FLOOR HEATED AREA: 1270 SQ. FT.
FRONT PORCH AREA: 240 SQ. FT.
REAR PORCH AREA: 50 SQ. FT.

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 N1101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
3. WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 7 (TABLE N1101.2).
5. 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	

6. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
7. ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
8. FLOOR INSULATION = R-19, EXTERIOR =R-15 AND CEILING = R-38.
9. PROVIDE DOUBLE FLOOR JOISTS OR TRUSS UNDER WALLS ABOVE.

R602.7.5 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 R602.7.1(1) OR R602.7.1(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 R602.7.5.

TABLE R602.7.5
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'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

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 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.

NOTE

1) 9'-0" CEILING HEIGHT
2) FRAME WINDOWS AT 7'-8" ABOVE FINISHED FLOOR
3) DOUBLE ALL JOISTS PARALLEL TO WALLS ABOVE.
4) USE TEMPERED GLASS AT TUB & SHWR. AREAS & WITH VEWS. LESS THAN 18" ABOVE FINISHED FLOOR WITH MORE THAN 9 SQ. FT. OF GLASS AND VEWS. WITHIN 2' OF SWINGING DOORS.
5) USE 2X10'S AS HEADERS (MIN.) U.O.N. ON STRUCTURAL SHEETS
6) ATTIC ACCESS 22"X30" MINIMUM.
7) SILLS AND PLATES TO BE 8" OR MORE ABOVE GRADE OR BE TREATED MATERIAL.
8) SIDING TO BE MINIMUM 6" ABOVE GRADE.
9) DOOR FROM GARAGE TO HOUSE TO BE 20 MINUTE FIRE RATED. ADD 1/2" SHEETROCK ON ALL WALLS & CEILINGS COMMON TO GARAGE & HEATED SPACE.
10) MINIMUM 15" SIDE CLEARANCE FROM CENTER LINE OF WATER CLOSET.
11) PROVIDE TREATED BAND AT CONCRETE SLAB.

"The Gracie"
Jonathan Wall Custom Home Builder, Inc

VUNCANNON DESIGNS
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CHK'D BY : WRV
DATE: 11/20/23
REVISIONS :

SHEET
A-2

Plan No. 1270-10