

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.

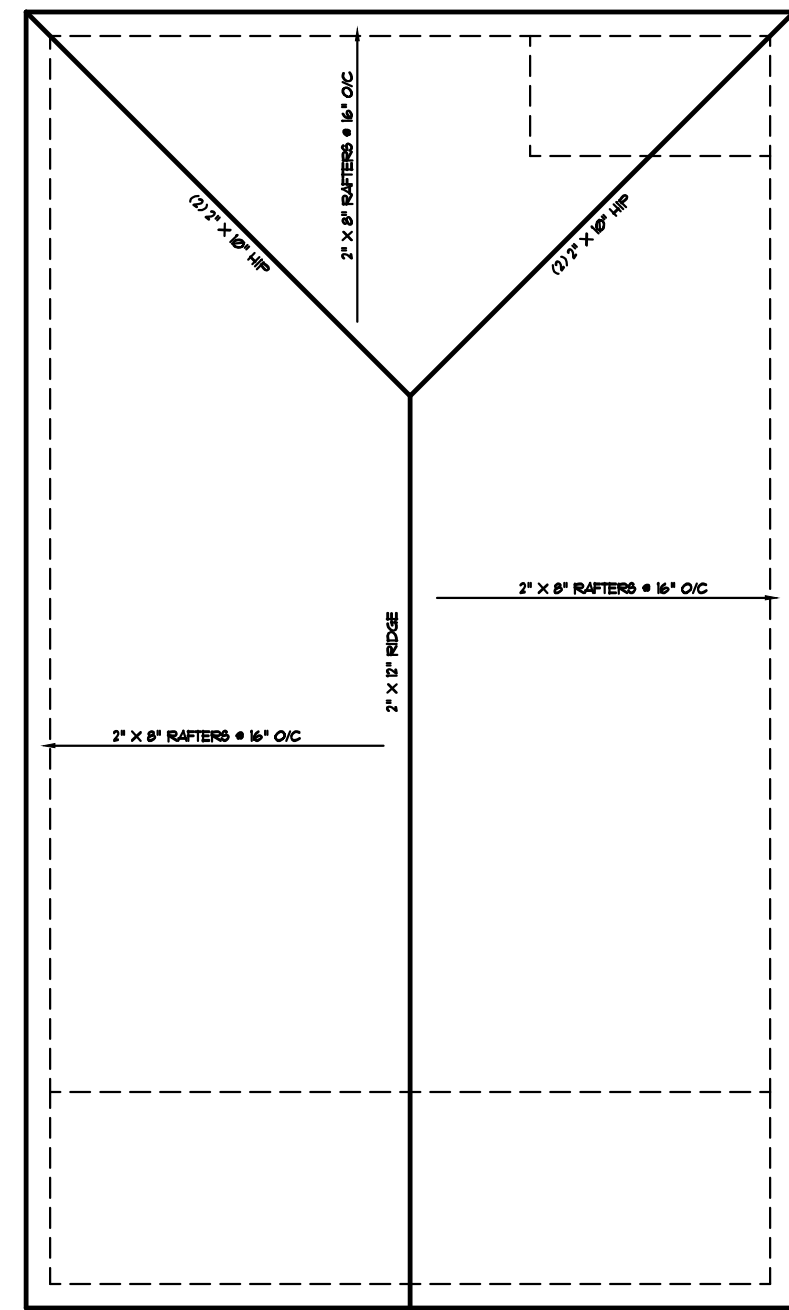
VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

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 #/SF FOR ROOF PITCHES FROM 0 /12 TO 2.25 /12
34.5 #/SF FOR ROOF PITCHES FROM 2.25 /12 TO 1 /12
21 #/SF FOR ROOF PITCHES FROM 1 /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'-9"	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.
1. 2-2X10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
2. 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 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 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.

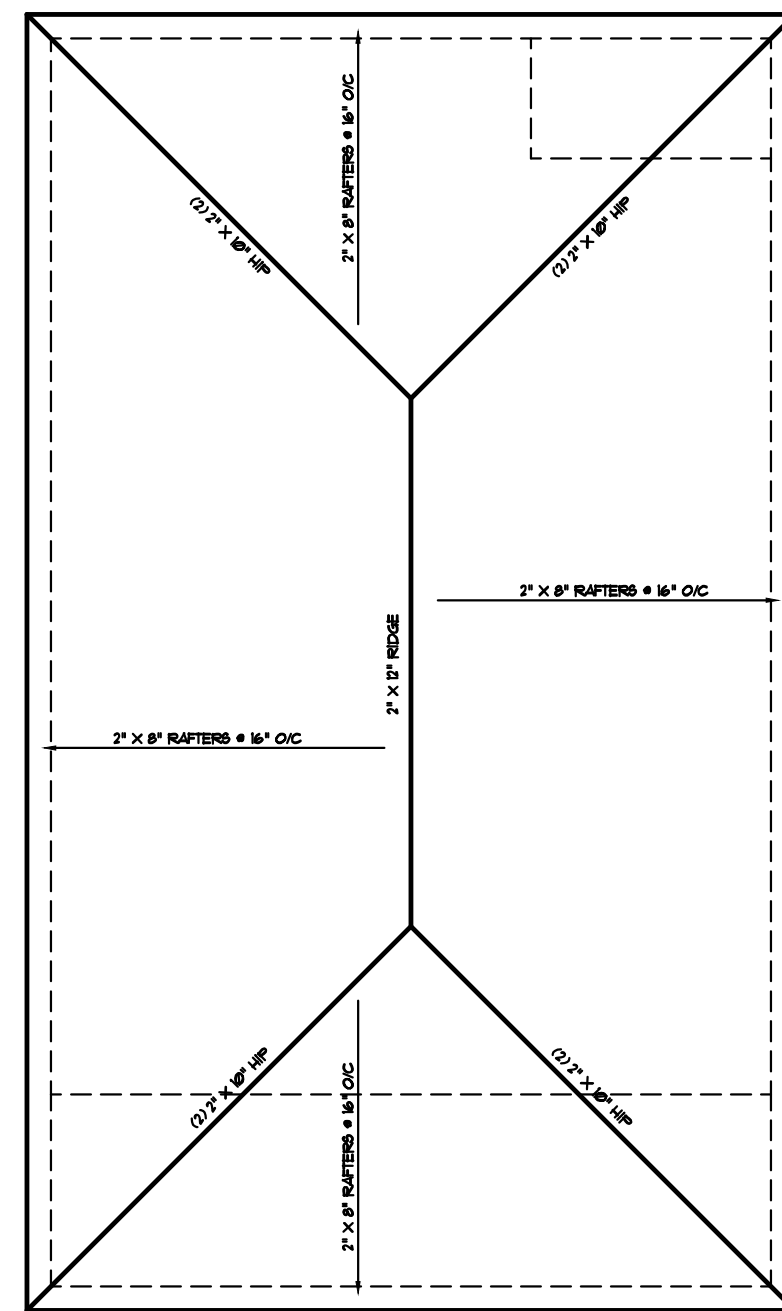


ROOF PLAN "B"
SCALE: 1/8" = 1'-0"

ATTIC SPACE VENTILATION

MAIN ROOF
ATTIC AREA = 1560 SQ. FT.
REQUIRED AREA = 1/300 = 5.2 SQ. FT.

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



ROOF PLAN "A"
SCALE: 1/8" = 1'-0"

CRAWL SPACE VENTILATION

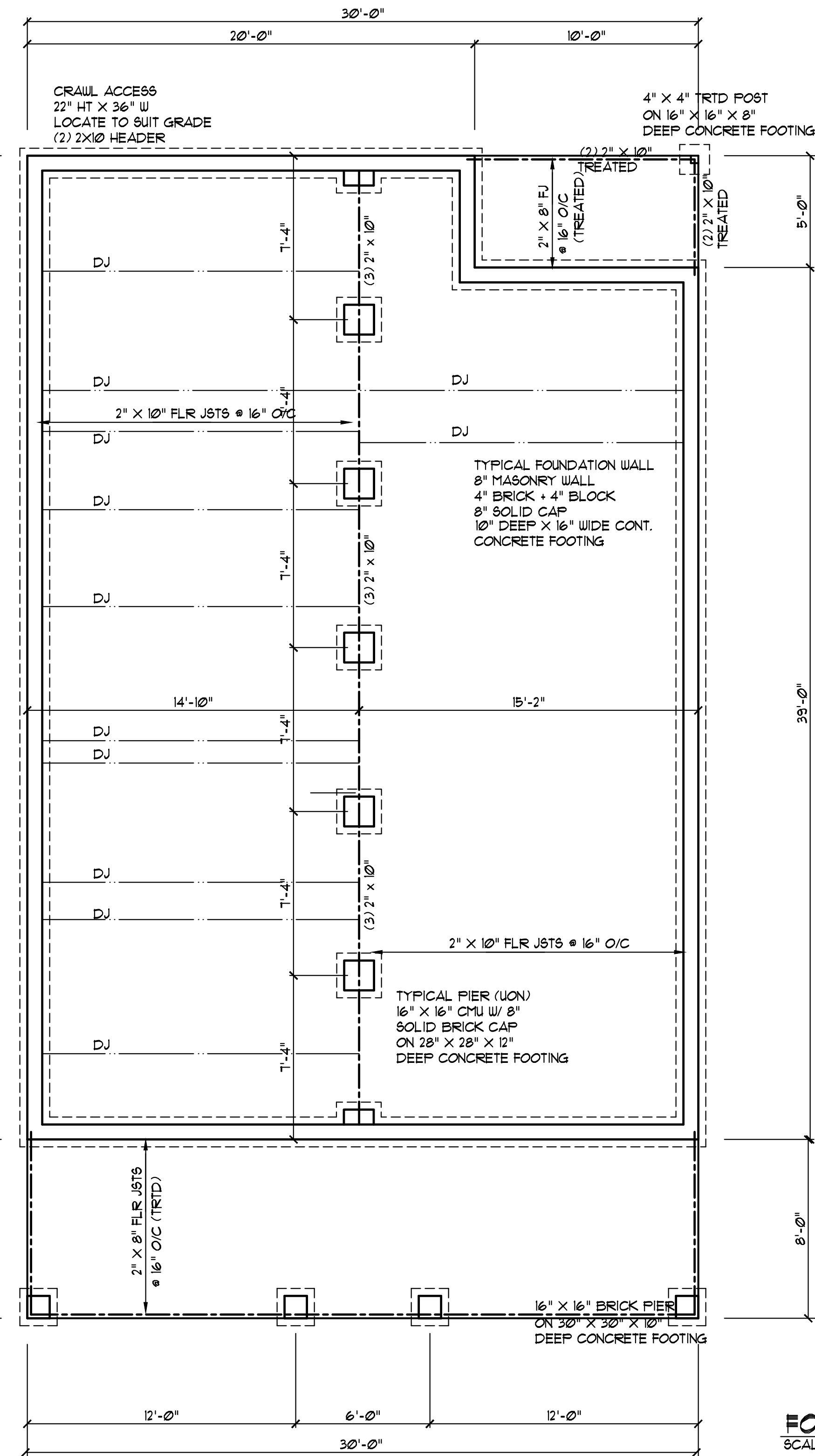
PROVIDE AT LEAST 10 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE

CRAWL SPACE AREA:
1210 / 150 = 8.07 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



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 R405 OF THE CODE "FOUNDATION DRAINAGE".
- THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 115 MPH WIND ZONE ONLY.
- FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.

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

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

"The Gracie"
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DRAWN BY: WRY
CHK'D BY: WRY
DATE: 11/20/23
REVISIONS:

SHEET
A-3

Plan No. 1270-10