

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.

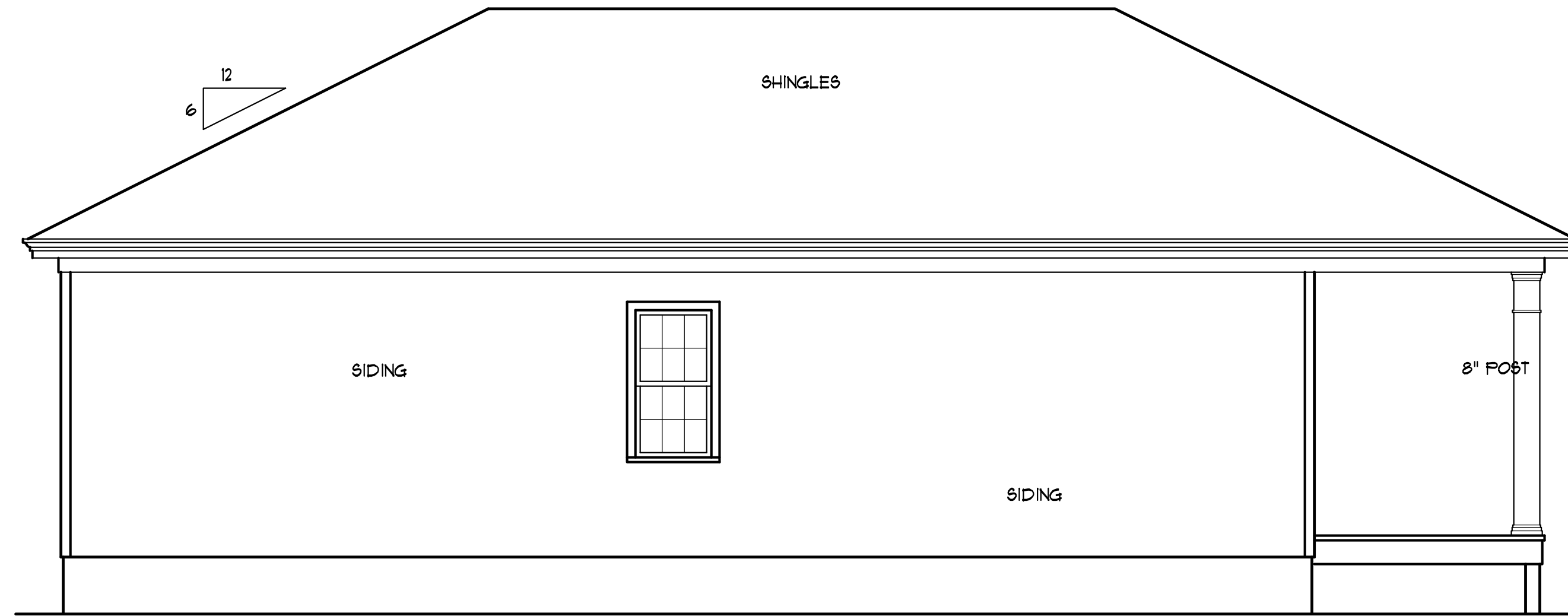
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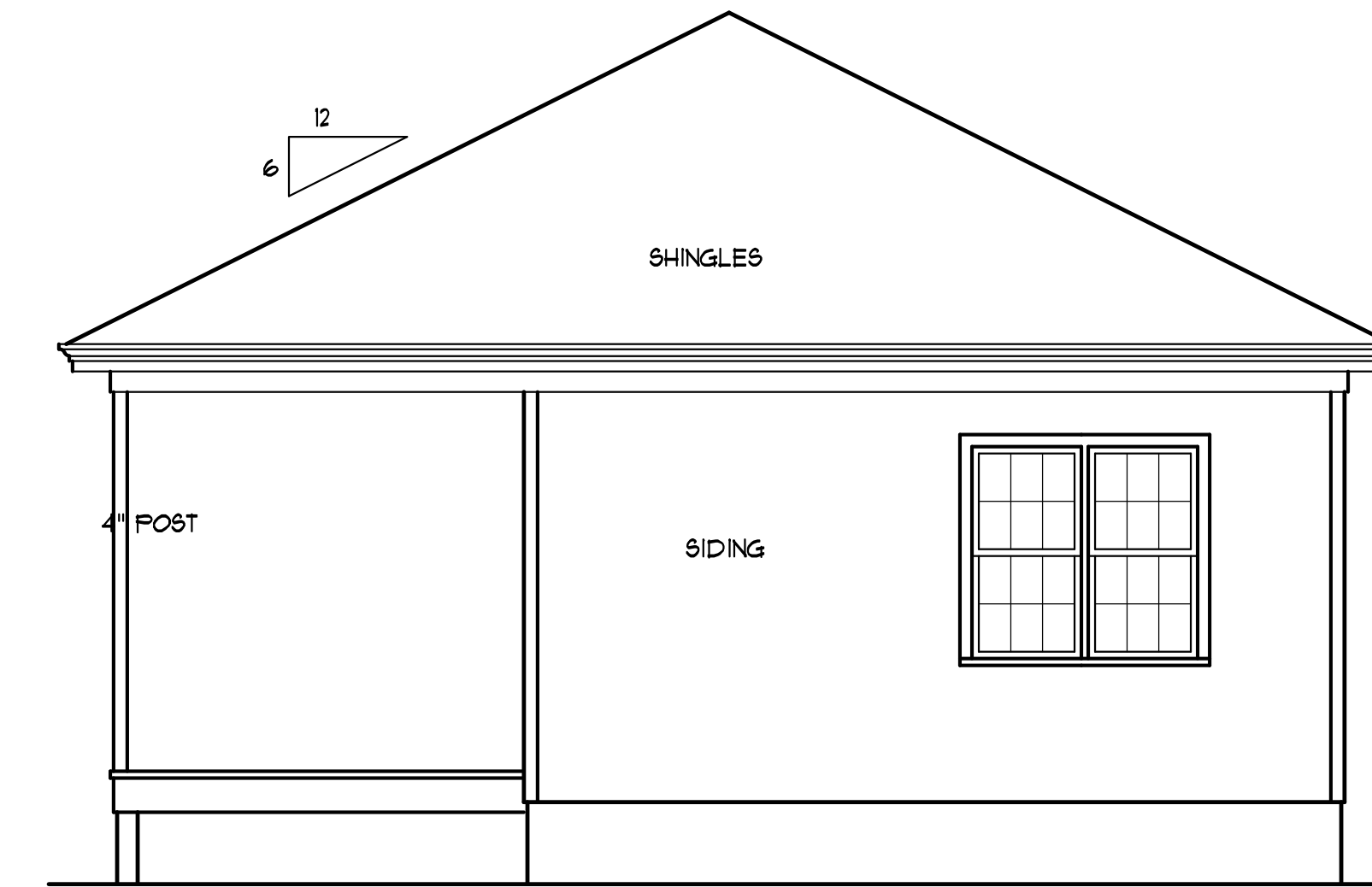
NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

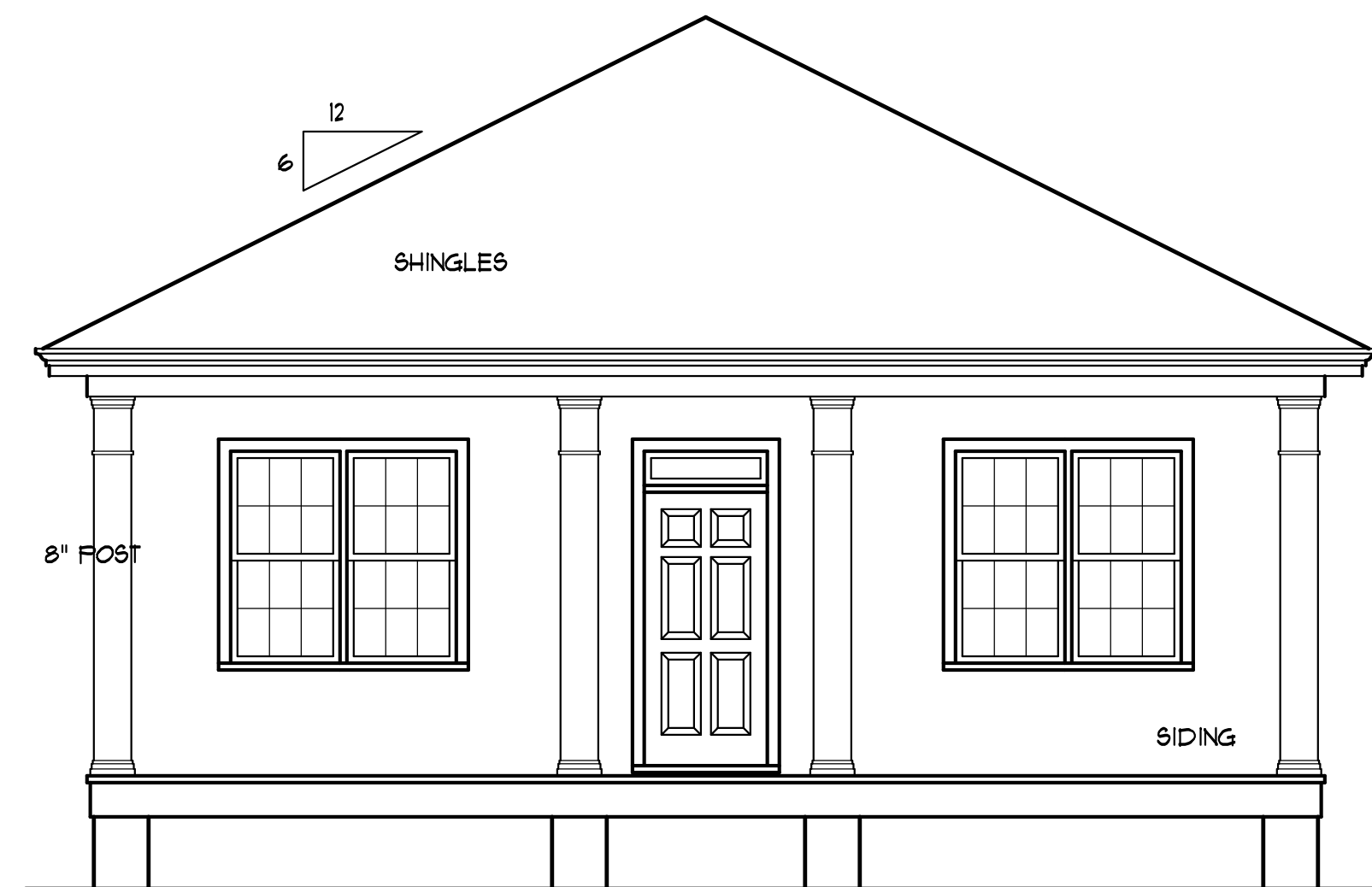
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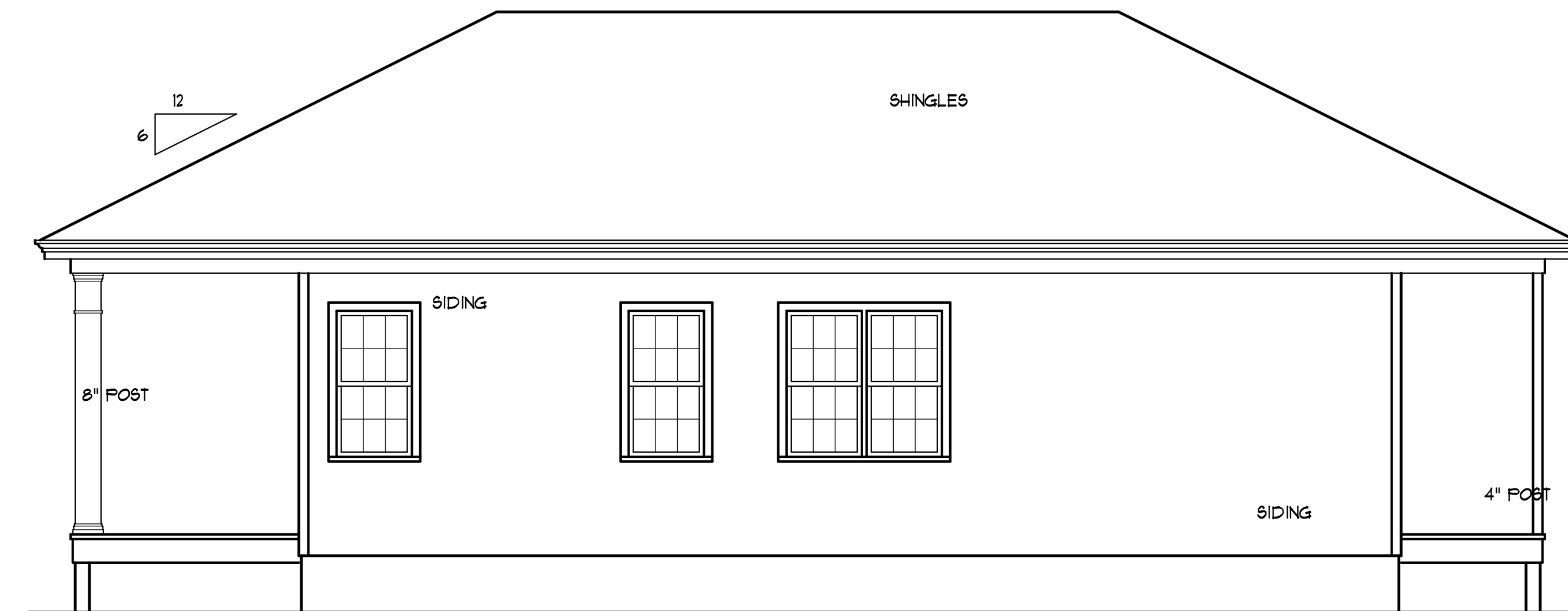
LEFT SIDE ELEV
SCALE: 1/4" = 1'-0"



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



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEV
SCALE: 1/4" = 1'-0"

"The Gracie"
Jonathan Wall Custom
Home Builder, Inc

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DRAWN BY : WRY
CHKD BY : WRY
DATE: 11/20/23
REVISIONS :

SHEET
A-1a

Plan No. 1270-10

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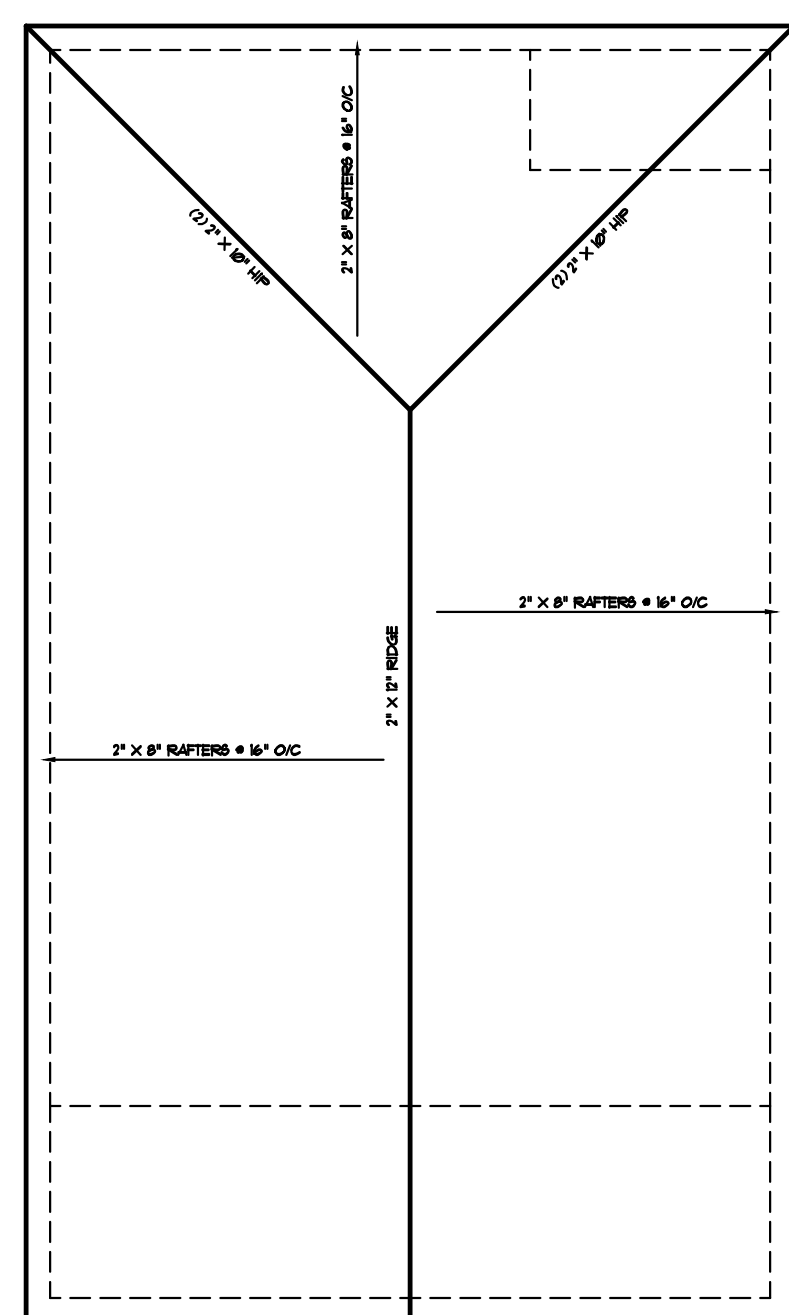
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GENERAL ROOF NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
 - 45.5 #/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.
 - 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 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.

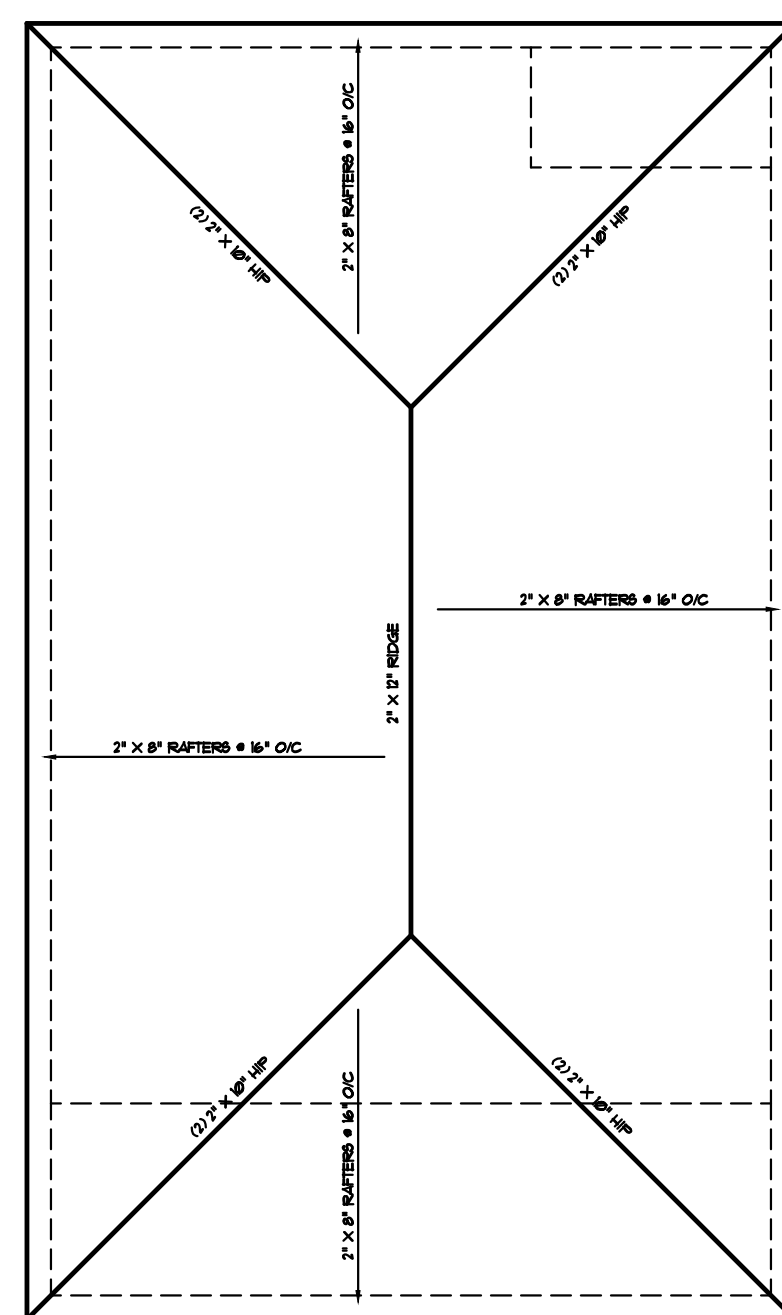


ROOF PLAN "B"
SCALE: 1/8" = 1'-0"

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

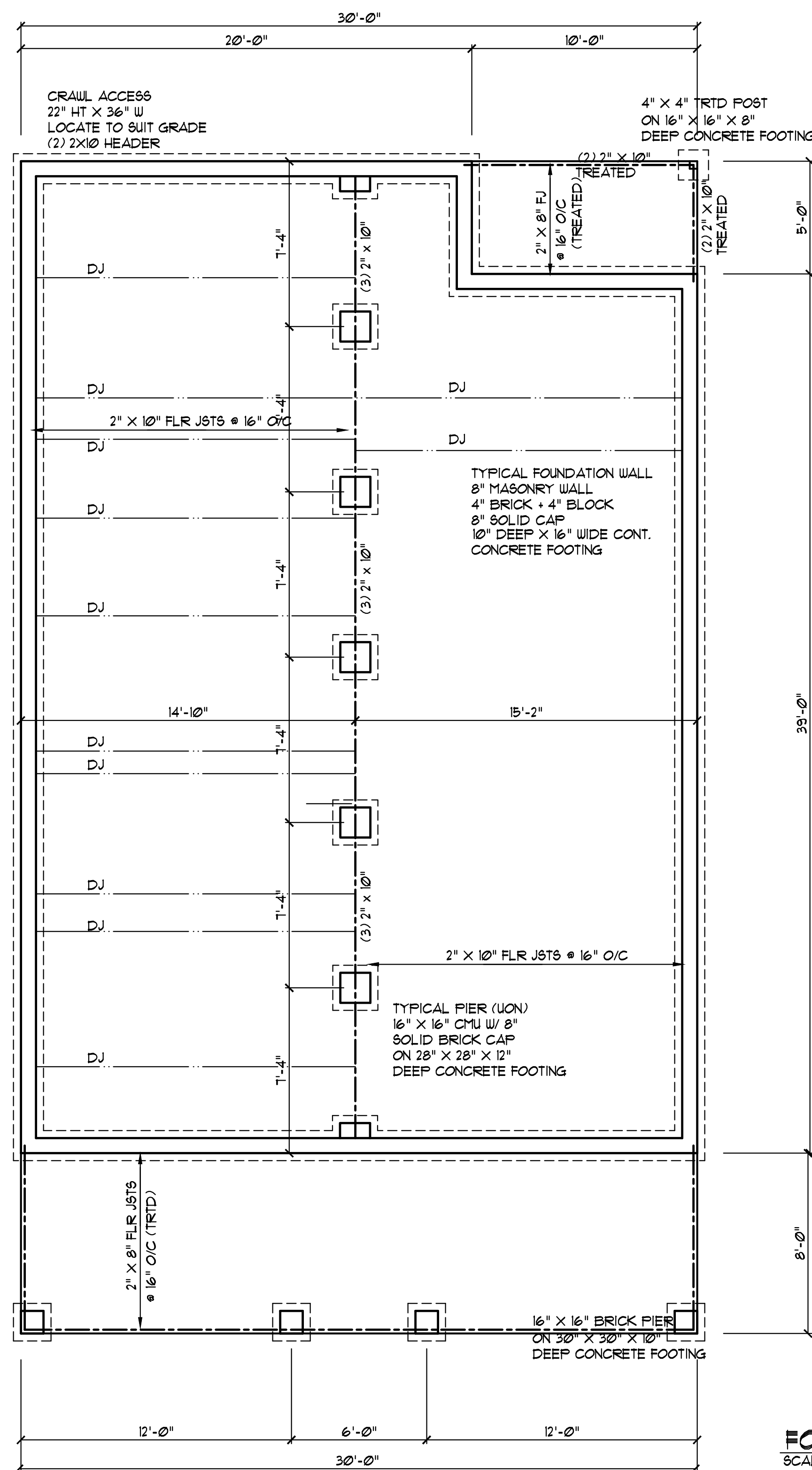
PROVIDE AT LEAST 10 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE

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 WITH 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

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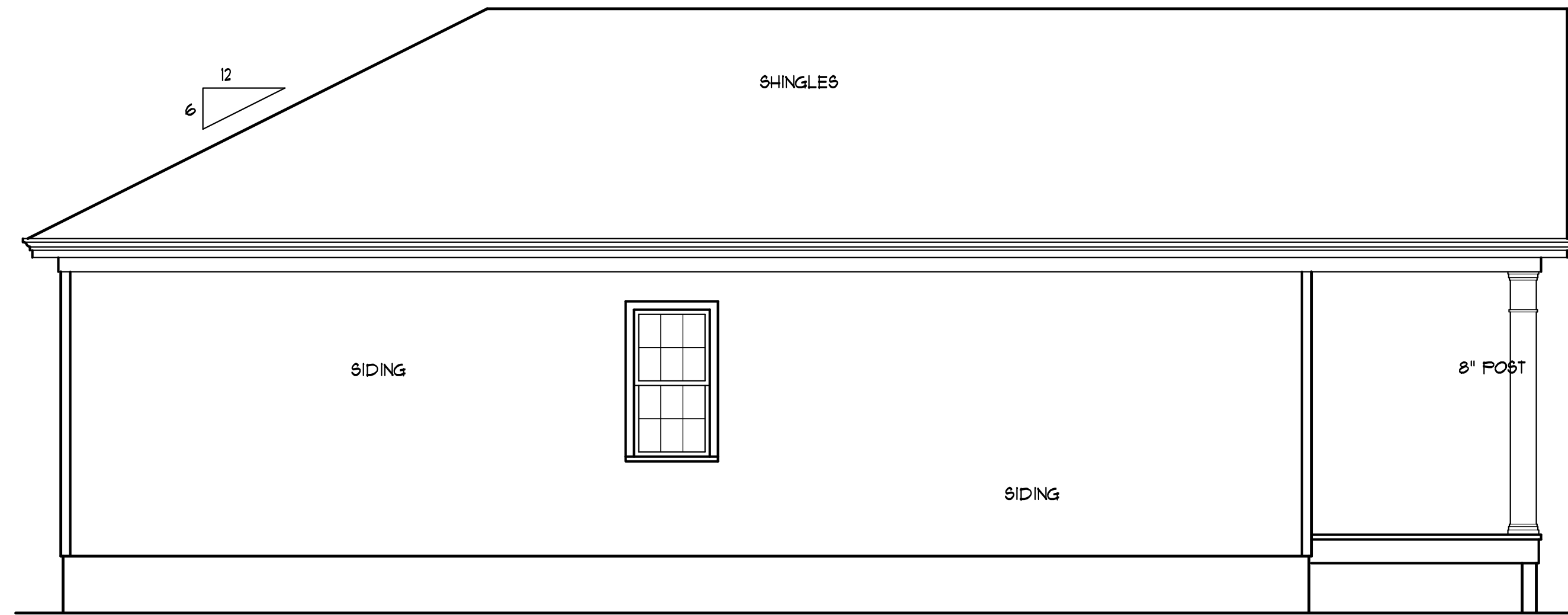
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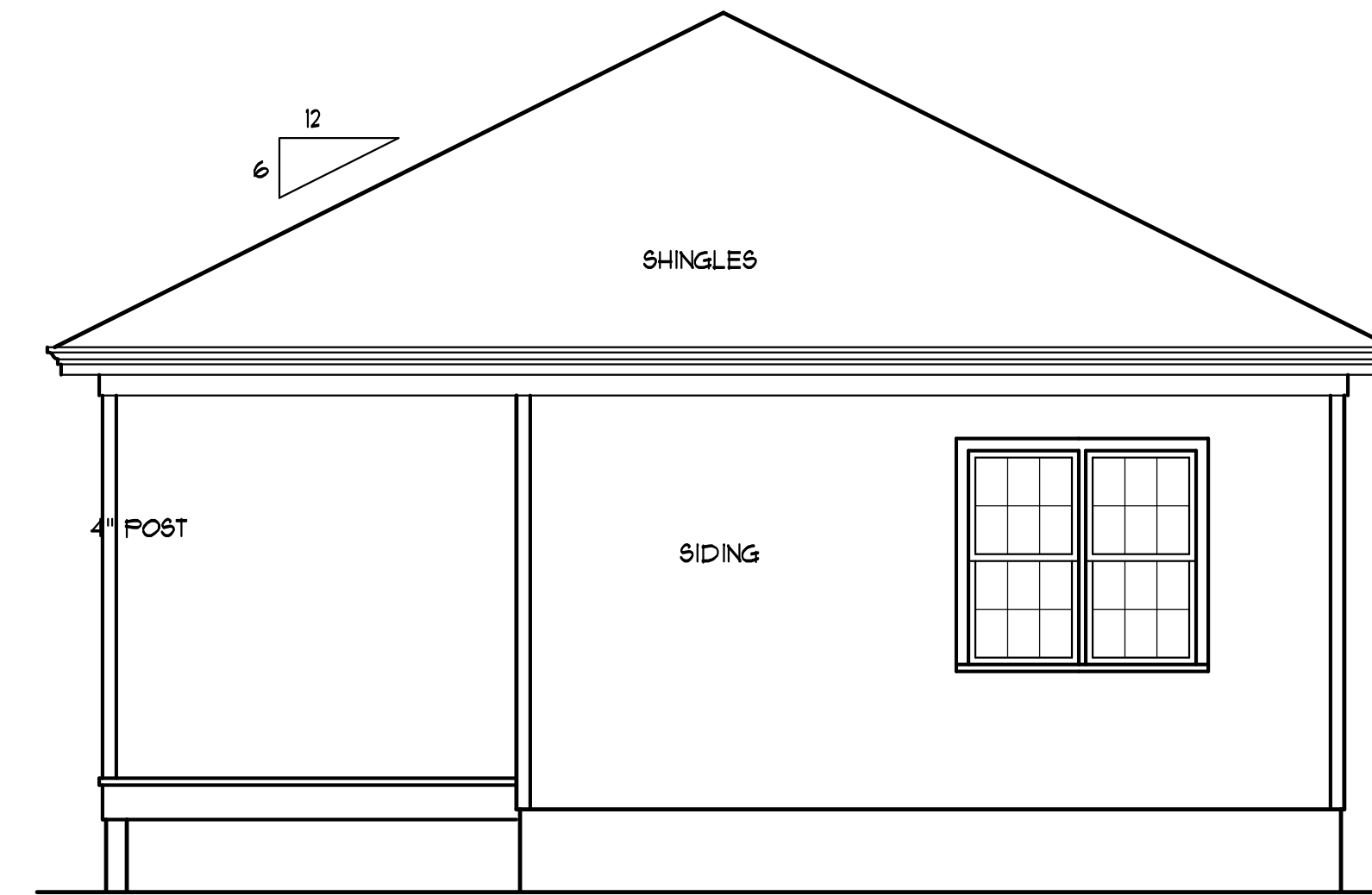
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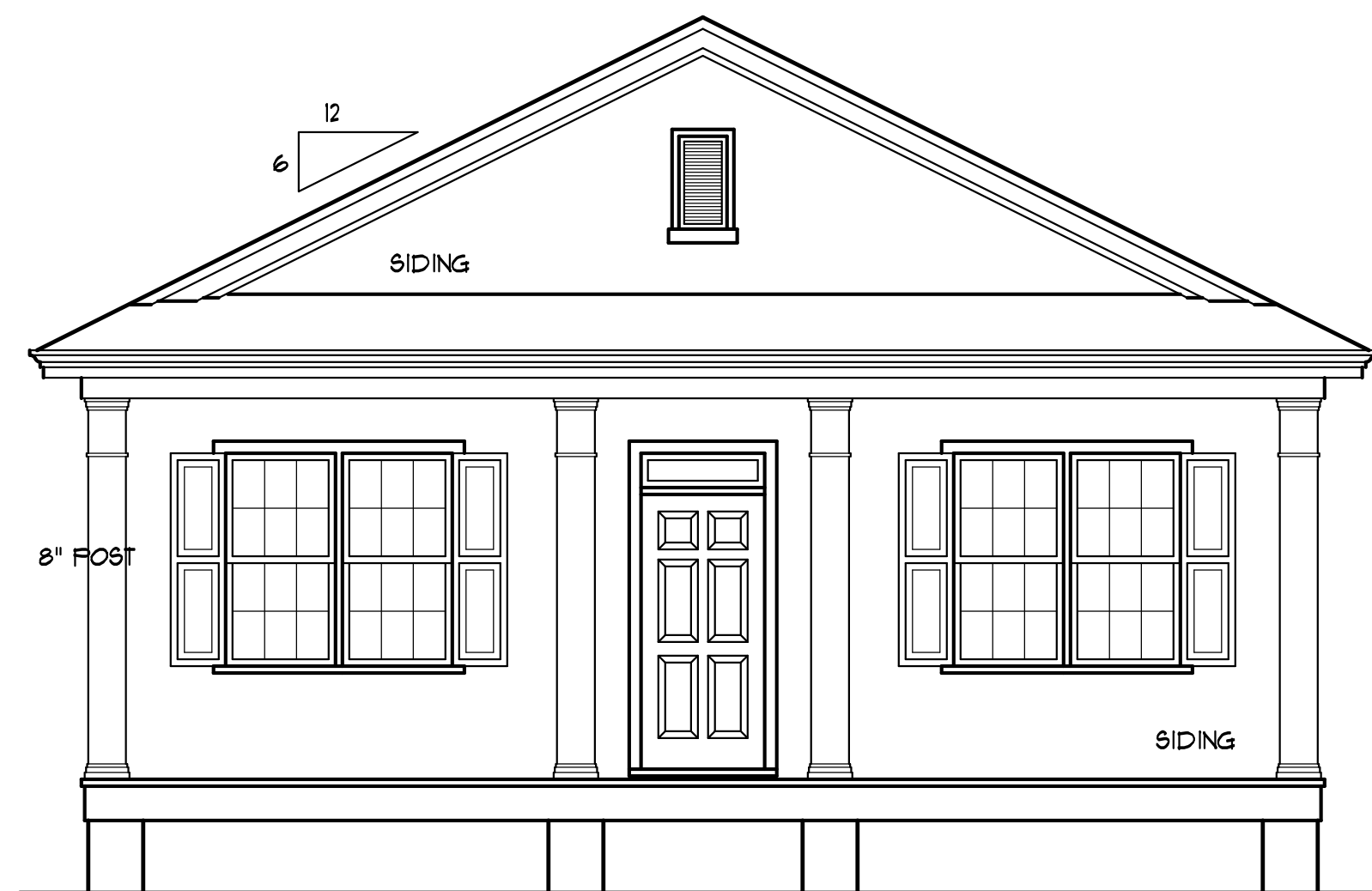
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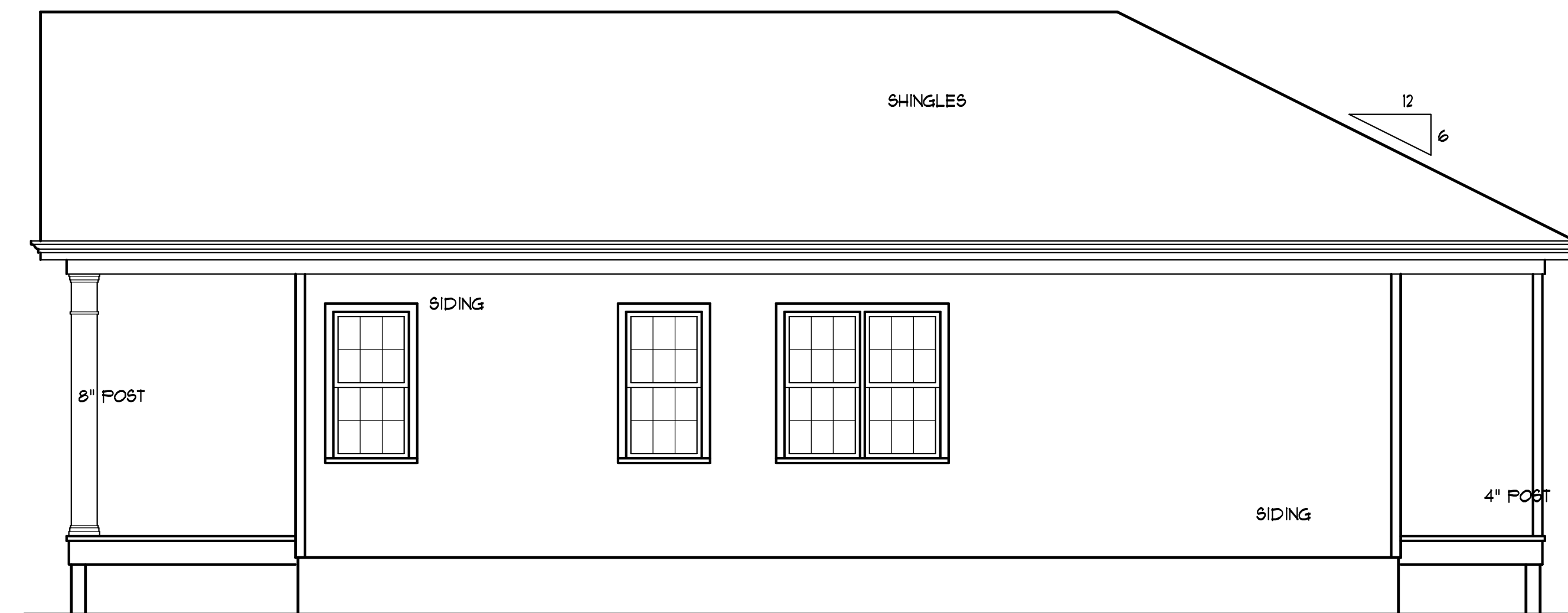
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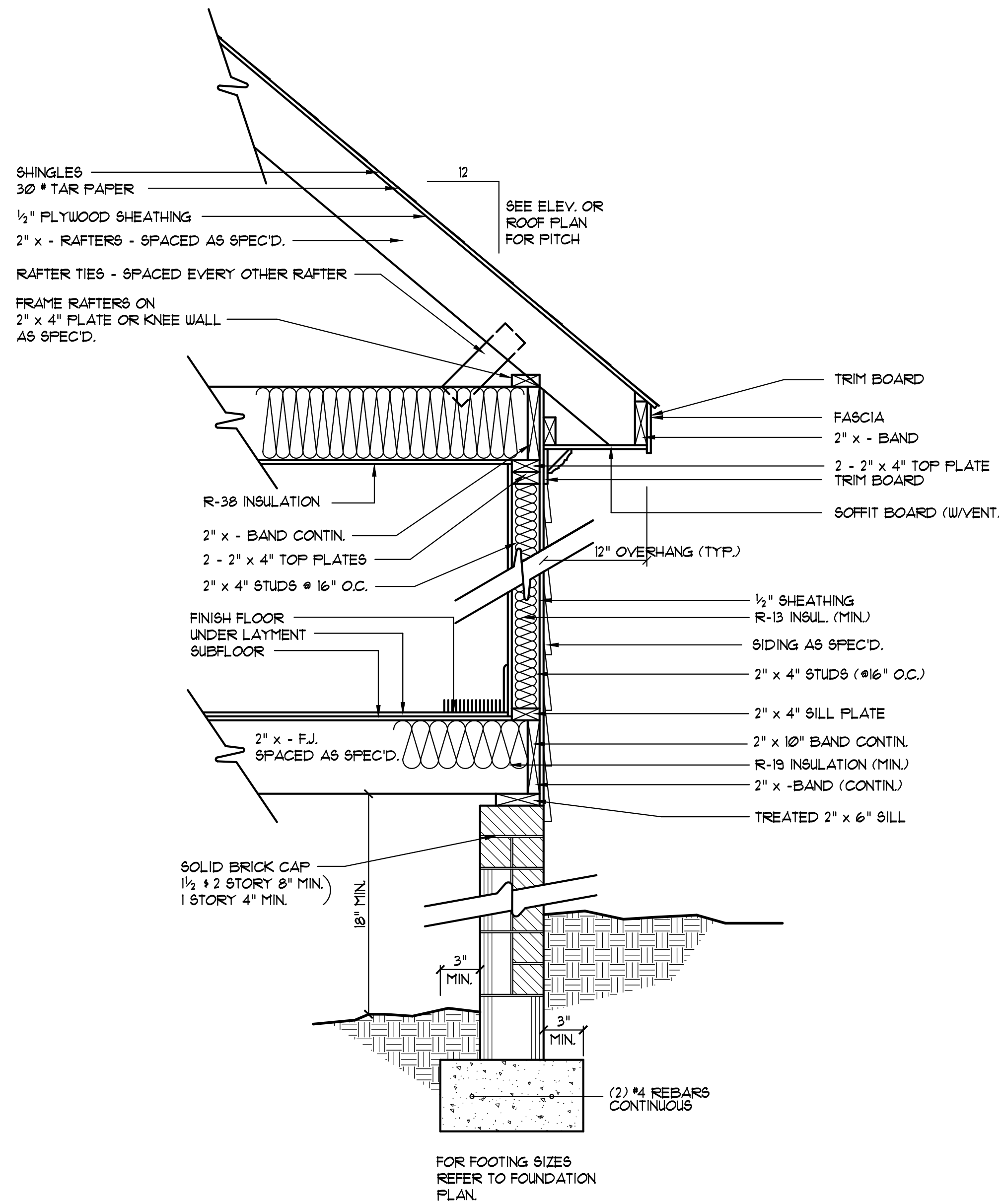
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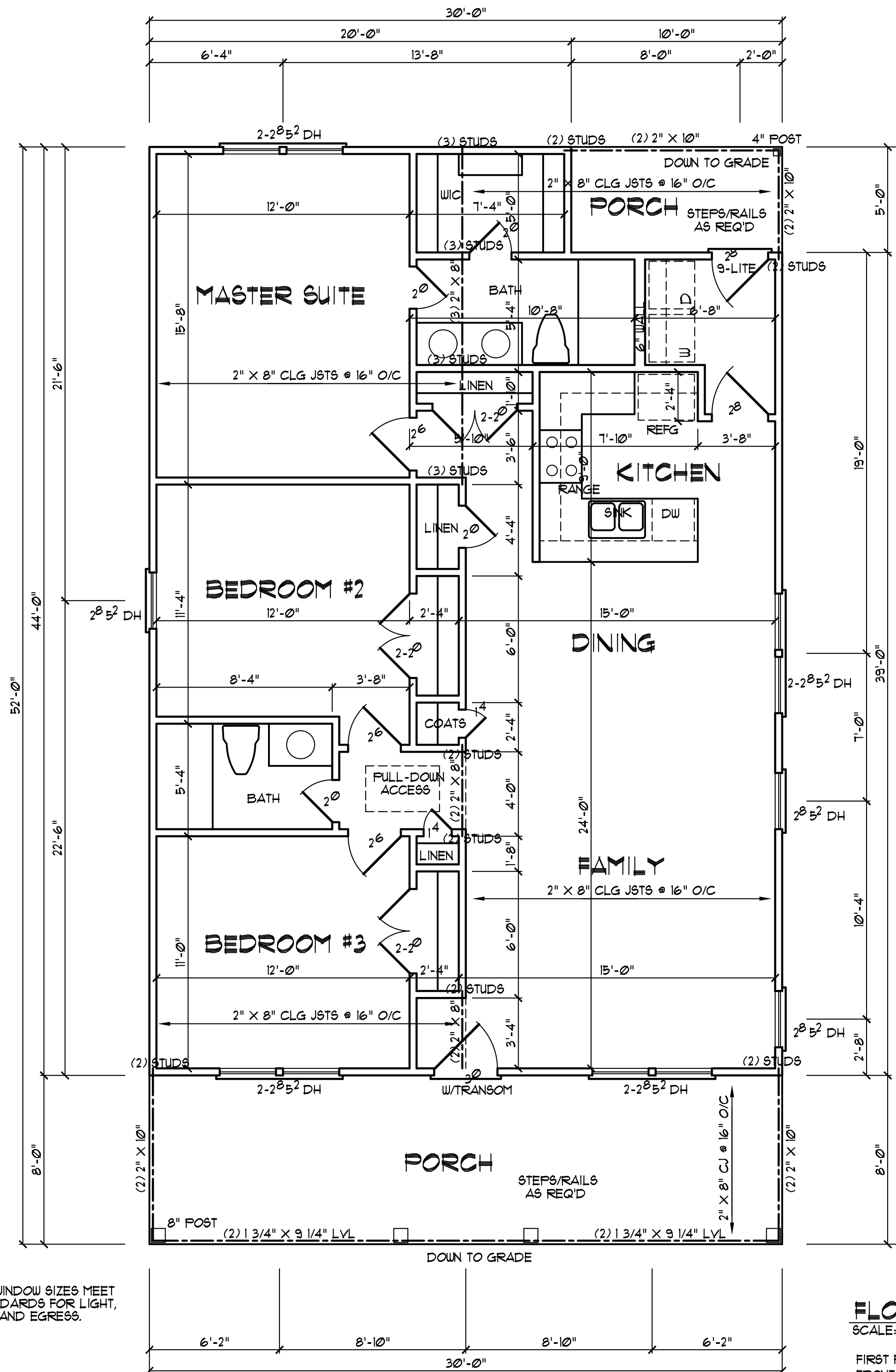
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EXTERIOR WALL SECTION
SCALE: NTS

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:

- 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 N1101.2.1, 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 II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 1 (TABLE N1101.2).
- 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.

R602.1.5 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 R602.1(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 R602.1.5.

TABLE R602.1.5
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:

- 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-W9F 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.

NOTE

- 3'-0" CEILING HEIGHT
- FRAME WINDOWS AT 1/2" ABOVE FINISHED FLOOR
- DOUBLE ALL JOISTS PARALLEL TO WALLS ABOVE
- USE TEMPERED GLASS AT TUB + SHWR AREAS WITH JEDUS LESS THAN 10" ABOVE FINISHED FLOOR WITH MORE THAN 9 SQ. FT. OF GLASS AND JEDUS WITHIN 2' OF SLIDING DOORS
- USE 2X10'S AS HEADERS (MIN. 10" ON STRUCTURAL SHEETS)
- ATTIC ACCESS 22"X30" MINIMUM
- SILLS AND PLATES TO BE 6" OR MORE ABOVE GRADE OR BE TREATED MATERIAL
- SIDING TO BE MINIMUM 6" ABOVE GRADE
- DOOR FROM GARAGE TO HOUSE TO BE 20 MINUTE FIRE RATED, 420 1/2" SHEETROCK ON ALL WALLS + CEILING OPTION TO GARAGE + HEATED SPACE
- MINIMUM 6" SIDE CLEARANCE FROM CENTER LINE OF WATER CLOSET
- PROVIDE TREATED BAND AT CONCRETE SLAB

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