

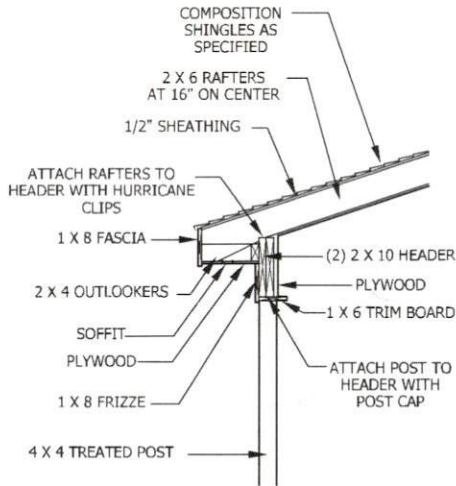
## STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code.

**JOB SITE PRACTICES AND SAFETY:** Haynes Home Plans, Inc. assumes no liability for contractor practices and procedures or safety program. Haynes Home Plans, Inc. takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

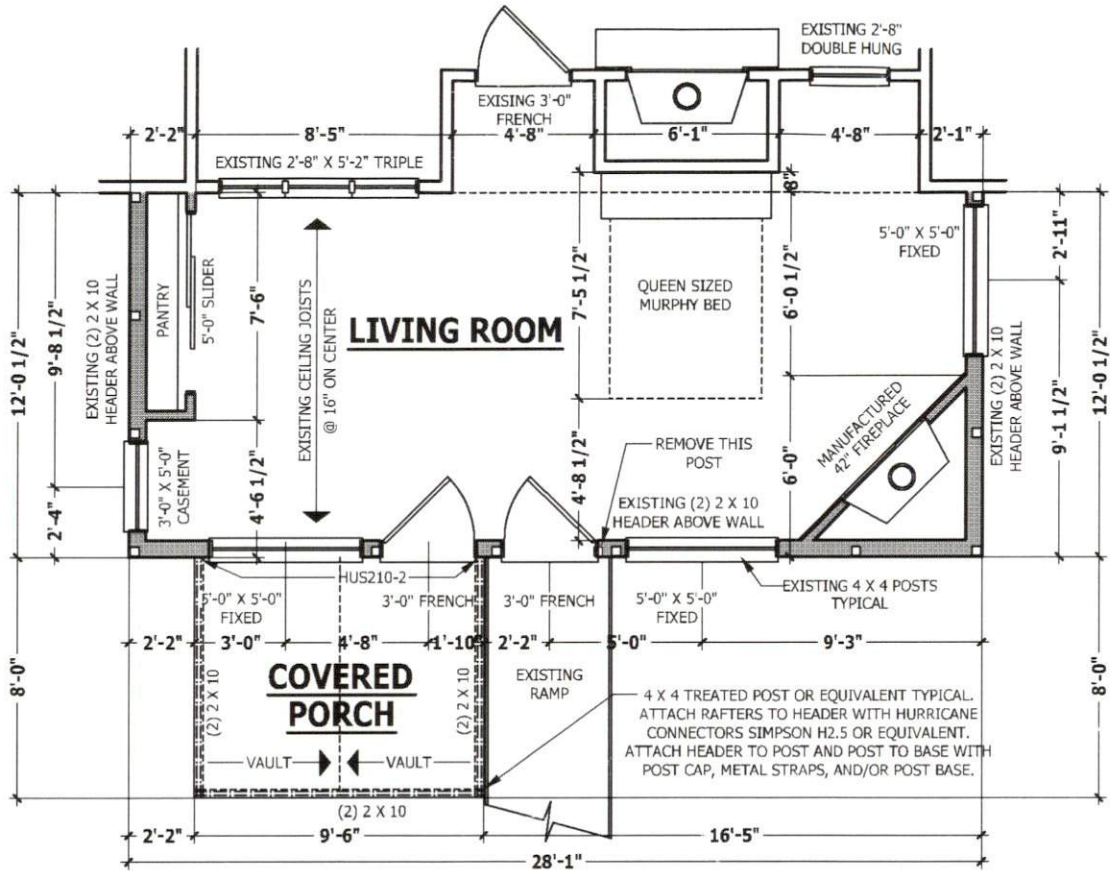
DESIGN LOADS	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	--	--
Guardrail in-fill components	50	--	--
Rooms other than sleeping	40	10	L/360
Stairs	40	--	L/360
Snow	20	--	--

**FRAMING LUMBER:** All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted other wise.



## PORCH BOXING DETAIL

SCALE 1/2" = 1'-0"



## NEW FLOOR PLAN

SCALE 1/4" = 1'-0"

### SQUARE FOOTAGE

HEATED	
LIVING ROOM	376 SQ.FT.
TOTAL	376 SQ.FT.
UNHEATED	
COVERED PORCH	76 SQ.FT.
TOTAL	76 SQ.FT.

FLOOR PLAN

89 Gillis Ct, Coats, NC 27521

Jerry Pounds Construction, Inc.

PO Box 250, Clayton, NC 27528

919-422-1175

**HAYNES**  
HOME PLANS, INC.  
P.O. BOX 102, LAKE FOREST, NC 27558 919-425-6180 Fax 919-425-4938

**SQUARE FOOTAGE**  
HEATED  
LIVING ROOM 376 SQ.FT.  
TOTAL 376 SQ.FT.

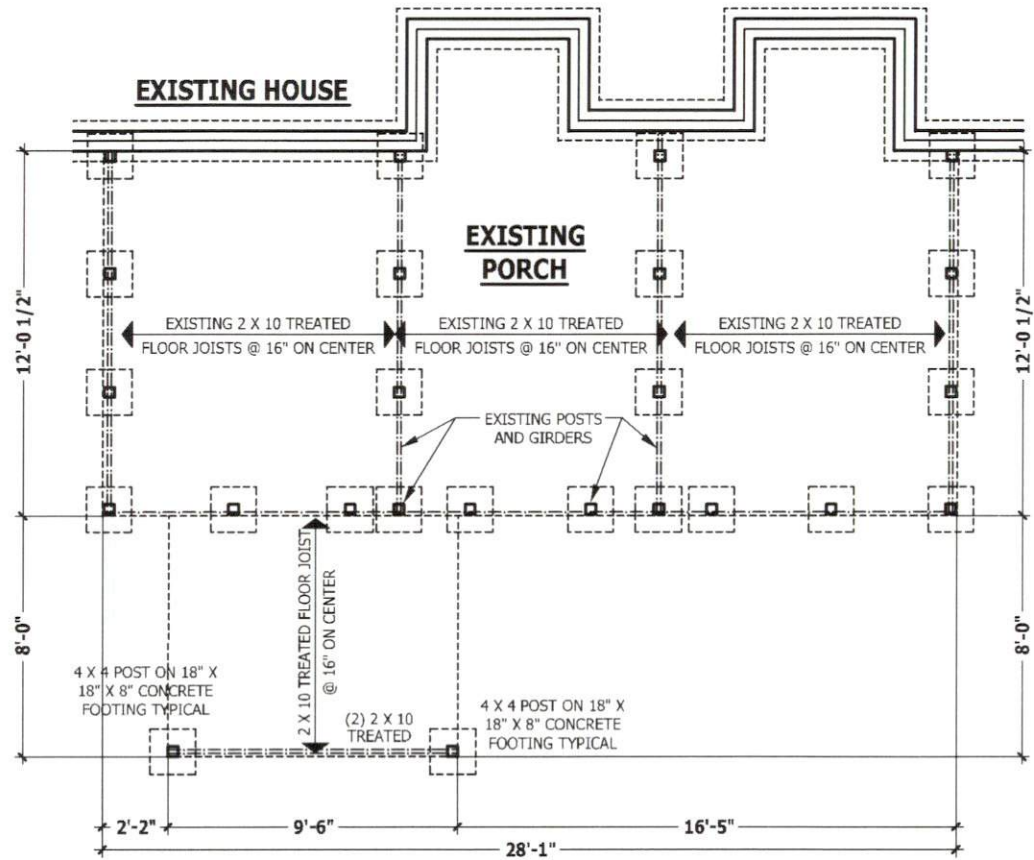
UNHEATED  
COVERED PORCH 76 SQ.FT.  
TOTAL 76 SQ.FT.

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## FOUNDATION PLAN

SCALE 1/4" = 1'-0"

FOUNDATION PLAN

89 Gillis Ct, Coats, NC 27521

Jerry Pounds Construction, Inc.

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**HAYNES**  
HOME PLANS, INC.  
P.O. BOX 102, HAYES FOREST, NC 27538 919-435-4180 Fax 1-888-941-0396

SQUARE FOOTAGE  
HEATED 2875 SQ. FT.  
UNHEATED 2875 SQ. FT.  
COVERED PORCH 2875 SQ. FT.

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## PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 16'-4"      HEIGHT TO RIDGE: 20'-0"

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30ci	38 or 30ci	38 or 30ci
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	5/13	10/15	10/15
** SLAB R-VALUE	0	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19

\* 10/13\*\* MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION

\*\* INSULATION DEPTH WITH MONOLITHIC SLAB 24" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS						
MEAN ROOF	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'	45'-1" TO 50'	50'-1" TO 55'
ZONE 1	14.2	-15.0	14.9	-15.8	15.5	-16.4
ZONE 2	14.2	-18.0	14.9	-18.9	15.5	-19.6
ZONE 3	14.2	-18.0	14.9	-18.9	15.5	-19.6
ZONE 4	15.5	-16.0	16.3	-16.8	16.9	-17.4
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8

### AIR LEAKAGE

#### Section N1102.4

**N1102.4.1 Building thermal envelope.** The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

1. Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.

### ROOF VENTILATION

#### SECTION R806 (VERIFY VENTING OF NEW LIVING ROOM)

SQUARE FOOTAGE OF ROOF TO BE VENTED = 376 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

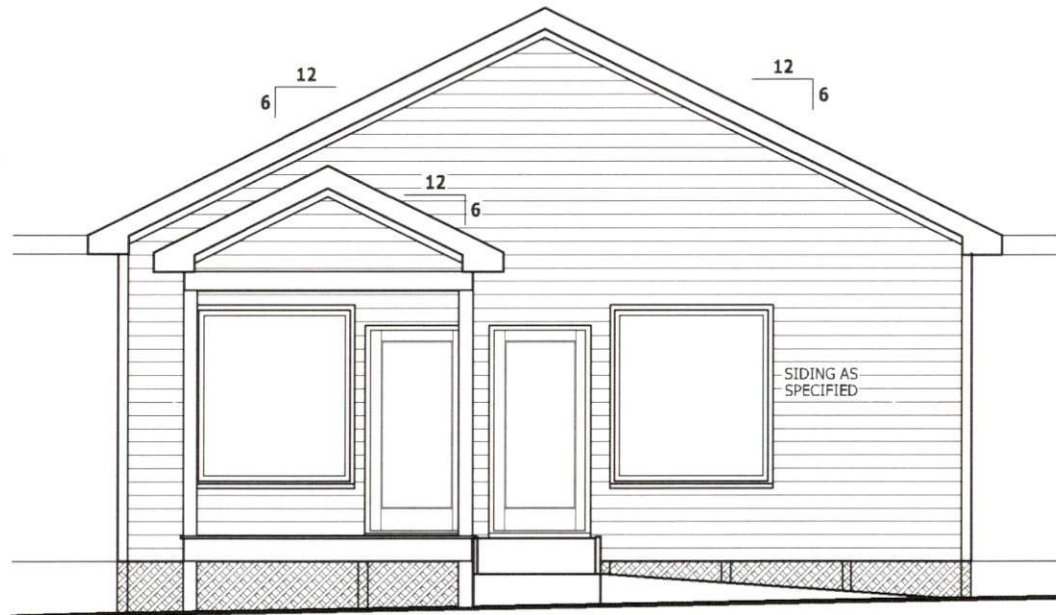
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 2.5 SQ.FT.

WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II

VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 1.25 SQ.FT.

### SQUARE FOOTAGE

<b>HEATED</b>	
LIVING ROOM	376 SQ.FT.
TOTAL	376 SQ.FT.
<b>UNHEATED</b>	
COVERED PORCH	76 SQ.FT.
TOTAL	76 SQ.FT.



## REAR ELEVATION

SCALE 1/4" = 1'-0"

REAR ELEVATION

89 Gillis Ct, Coats, NC 27521

Jerry Pounds Construction, Inc.

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**HAYNES**  
HOME PLANS, INC.  
P.O. BOX 102, WAKE FOREST, NC 27788 919-535-4180 Fax 919-535-8910

SQUARE FOOTAGE  
HEATED  
LIVING ROOM 376 SQ.FT.  
TOTAL 376 SQ.FT.  
UNHEATED  
COVERED PORCH 76 SQ.FT.  
TOTAL 76 SQ.FT.

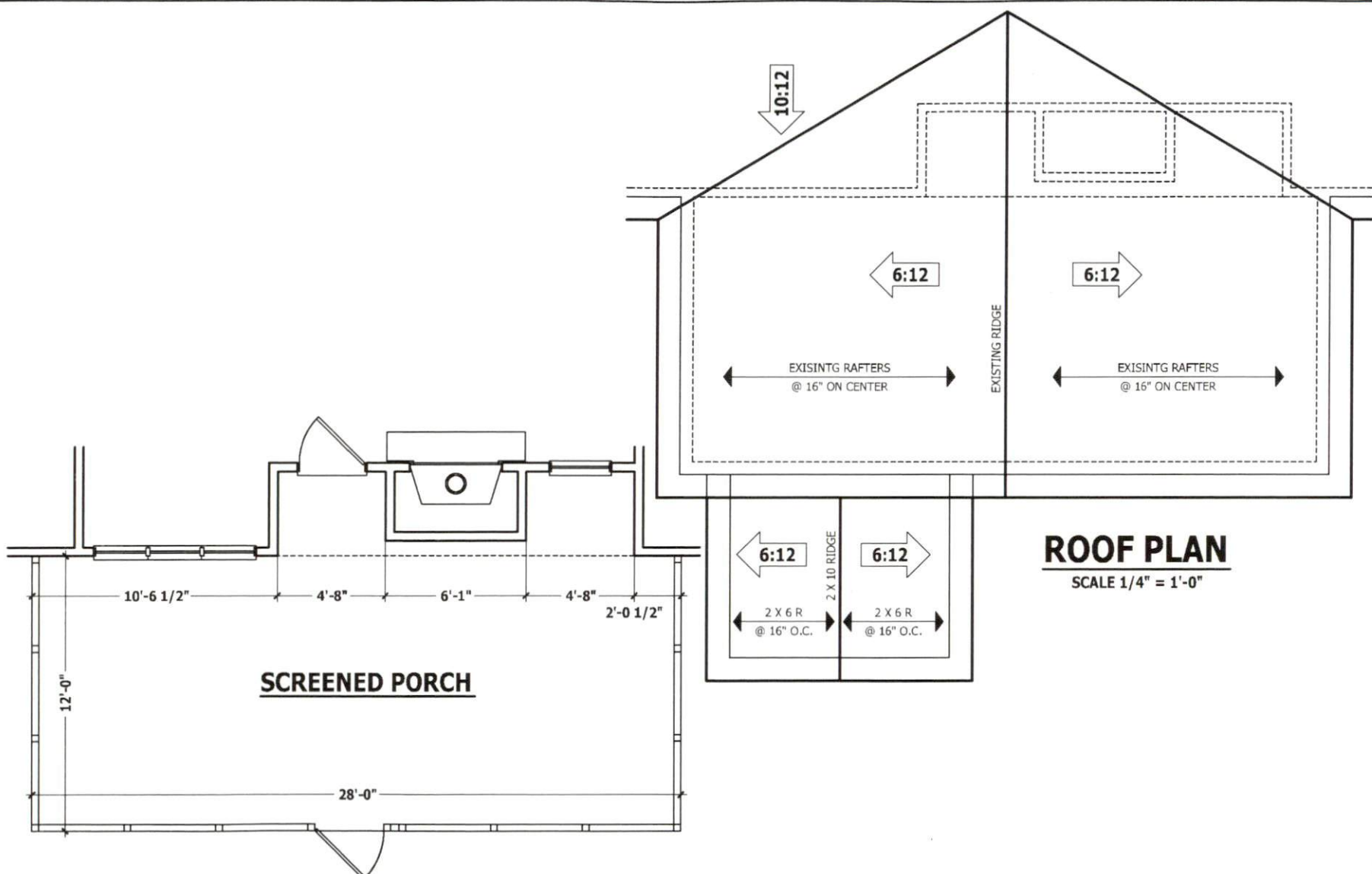
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### EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

### ROOF PLAN

SCALE 1/4" = 1'-0"

**ROOF PLAN / EXISTING**  
 89 Gillis Ct, Coats, NC 27521

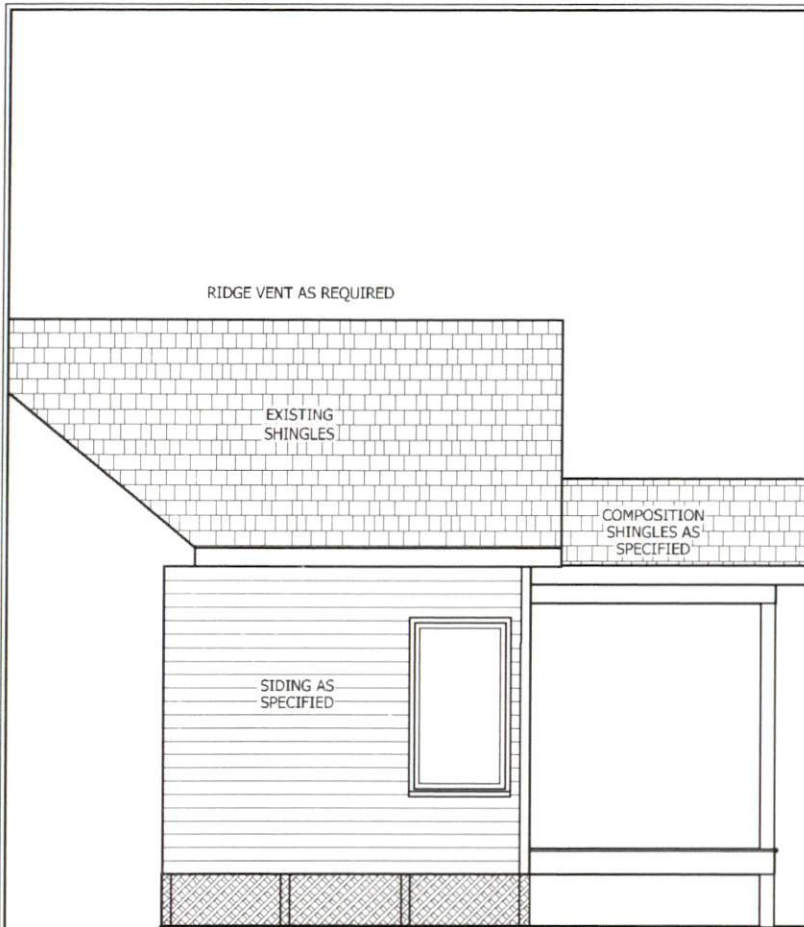
**Jerry Pounds Construction, Inc.**  
 PO Box 250, Clayton, NC 27528  
 919-422-1175

**HAYNES**  
**HOME PLANS, INC.**  
 P.O. Box 102, Lake Park, GA 30527, Tel: 404-849-4036

SQUARE FOOTAGE	
HEATED	
LIVING ROOM	335 SQ. FT.
TOTAL	335 SQ. FT.
UNHEATED	
SCREENED PORCH	28 SQ. FT.
TOTAL	363 SQ. FT.

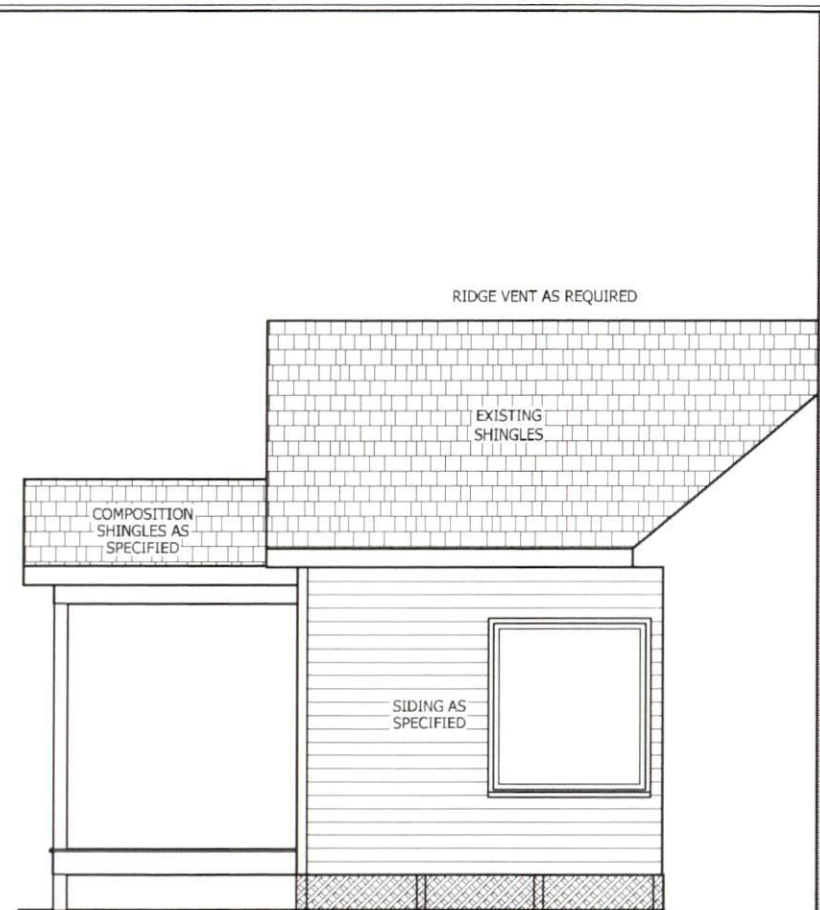
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### RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



EXISTING RAMP NOT SHOWN FOR CLARITY

### LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

**LEFT & RIGHT ELEVATIONS**  
89 Gillis Ct, Coats, NC 27521

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PO Box 250, Clayton, NC 27528  
919-422-1175

**HAYNES**  
HOME PLANS, INC.  
P.O. Box 702, Lenoir, NC 27558 • 919-655-4189 • Fax 919-655-9103/99

SQUARE FOOTAGE	
HEATED	238 SQ.FT.
UNHEATED	58 SQ.FT.
COLORAD PORCH	28 SQ.FT.
TOTAL	324 SQ.FT.

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