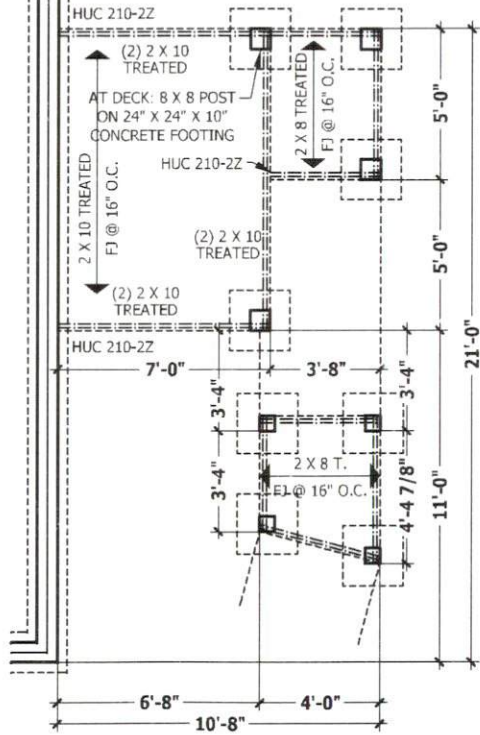
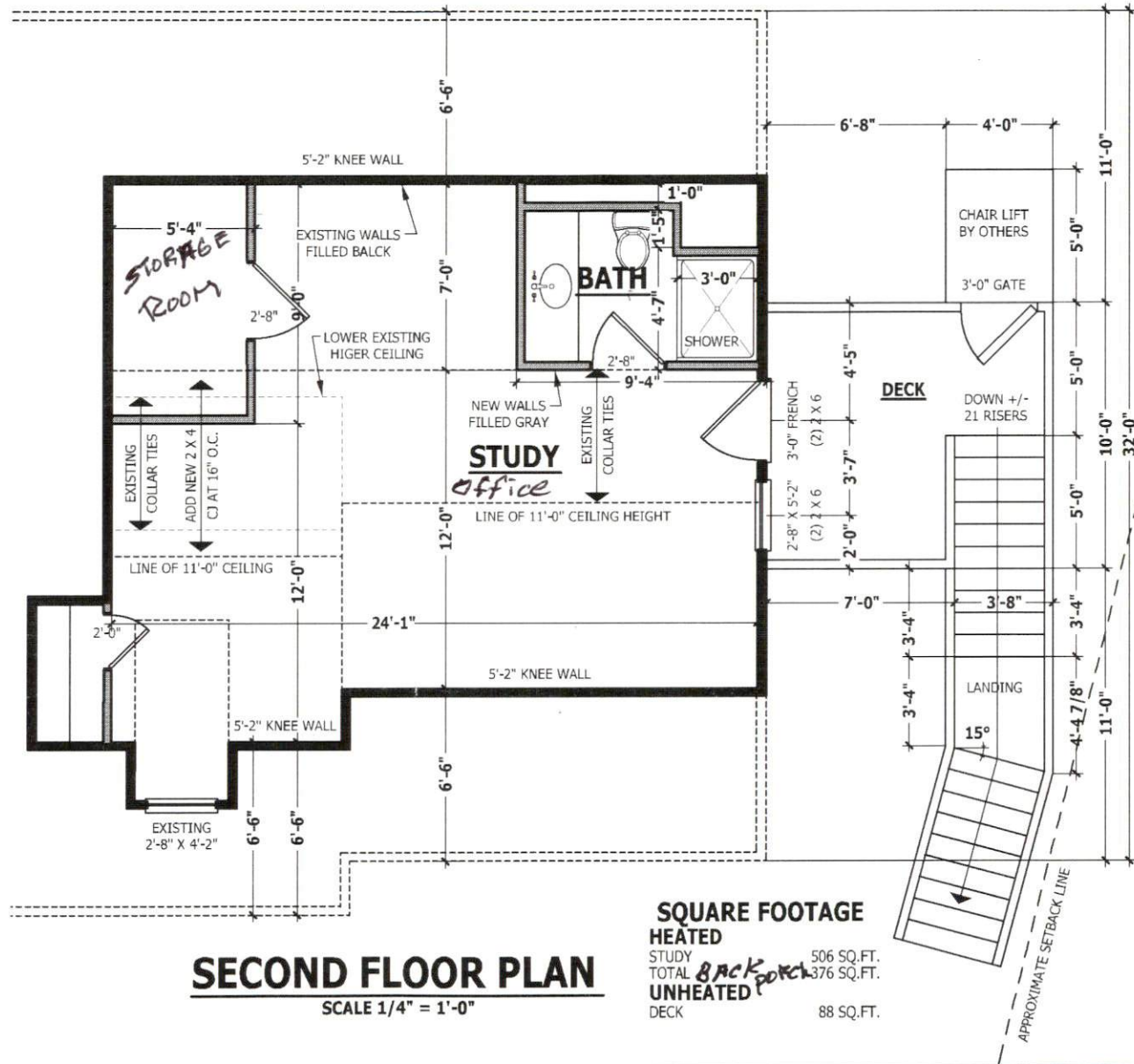


DECK ATTACHMENT
SCALE 3/4" = 1'-0"



DECK FOUNDATION
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

HEATED	STUDY	506 SQ.FT.
UNHEATED	TOTAL <i>BACK PORCH</i>	376 SQ.FT.
DECK		88 SQ.FT.

FLOOR PLAN AND FOUNDATION
89 Gillis Ct., Coats, NC

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

HAYNES HOME PLANS, INC.
70 Box 702, Lake Forest, NC 27558 919-435-9181 fax 919-435-9125

SQUARE FOOTAGE	
HEATED	506 SQ.FT.
TOTAL	884 SQ.FT.
UNHEATED	78 SQ.FT.
DECK	88 SQ.FT.

© Copyright 2021
Haynes Home Plans, Inc.
3/18/2021
210206B
PAGE 2 OF 2

GUARD RAIL NOTES

SECTION R312

R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

- Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
- Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

- The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

DECK BRACING

SECTION AM109

AM109.1 Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability.

AM109.1.1. When the deck floor height is less than 4'-0" above finished grade per Figure AM109 and the deck is attached to the structure in accordance with Section AM104, lateral bracing is not required.

AM109.1.2. 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post at a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall be bolted to the post and the girder/double band with one 5/8 inch hot dipped galvanized bolt with nut and washer at both ends of the brace per Figure AM109.1

AM109.1.3. For freestanding decks without knee braces or diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2 and the following:

POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-8"

AM109.1.4. 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with nut and washer at each end of each bracing member per Figure AM109.3.

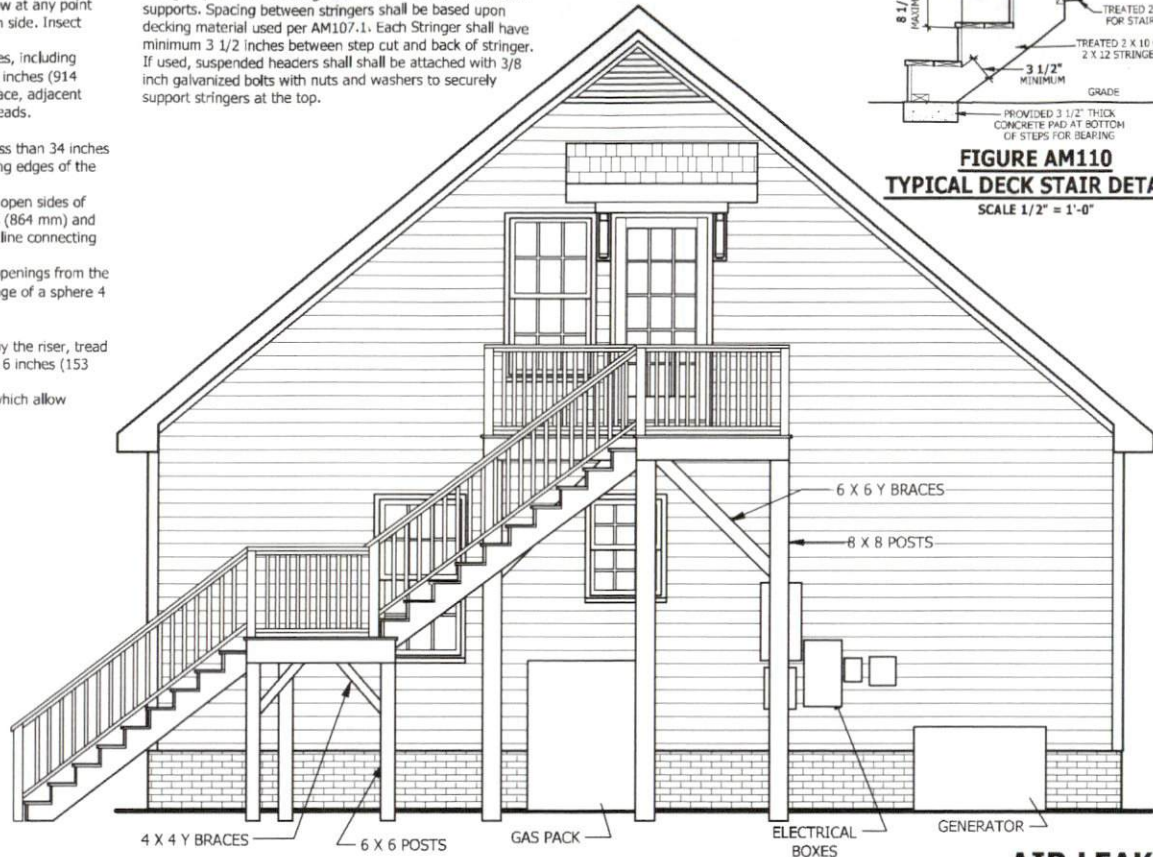
AM109.1.5. For embedment of piles in Coastal Regions, see Chapter 45.

DECK STAIR NOTES

SECTION AM110

AM110.1 Stairs shall be constructed per Figure AM110.

Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut and back of stringer. If used, suspended headers shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.



PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

CLIMATE ZONE	ZONE 4A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	0.30
CEILING R-VALUE	38 or 30ci
WALL R-VALUE	15
FLOOR R-VALUE	19

AIR LEAKAGE RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

SQUARE FOOTAGE

HEATED STUDY	506 SQ.FT.
TOTAL	376 SQ.FT.
UNHEATED DECK	88 SQ.FT.

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:

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

RIGHT ELEVATION

89 Gillis Ct., Coats, NC

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

HAYNES
HOME PLANS, INC.
P.O. BOX 102, ONE QUEST, N.C. 27588 919-435-5138 FAX 919-435-5138

SQUARE FOOTAGE
HEATED 506 SQ.FT.
TOTAL 376 SQ.FT.
UNHEATED 88 SQ.FT.

© Copyright 2021
Haynes Home Plans, Inc.

3/10/2021

2102068

PAGE 1 OF 2