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

MEAN ROOF HEIGHT: 17'-	2"	HEIGHT TO RIDGE: 25'-6"			
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		
WE CLAD D.MALLIC	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 SLAR 24" OR TO BOTTOM OF FOUNDATION WALL DESIGNED FOR WIND SPEED OF 120 MPH. 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"

COMPONENT								
MEAN ROOF	UP T	O 30'	30'-1"	TO 35'	35'-1"	TO 40'	40'-1"	TO 45'
ZONE 1						-16.4		
ZONE 2						-19.6		
ZONE 3						-19.6		
ZONE 4						-17.4		
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8	17.4	-22.4

DESIGNED FOR MIN	DOFFEED	OL 130 LIN	m, a accu	JULY GOS!	LIUI ING	ILESI MILLE	CAPUSE	INC D
COMPONENT								
MEAN ROOF								
ZONE 1								
ZONE 2	16.7	-21.0	17.5	-22.1	18.2	-22.9	18.7	-23.5
				-22.1				
ZONE 4	18.2	-19.0	19.1	-20.0	19.8	-20.7	20.4	-21.3
ZONE 5	18.2	-24.0	19.1	-25.2	19.8	-26.2	20.4	-26.9

ROOF VENTILATION

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,111 SQ.FT. NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 14.07 SO.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 = 7.04 SQ.FT.

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

2. 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 $\it guard$ 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 43/8 inches (111 mm) in diameter

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.

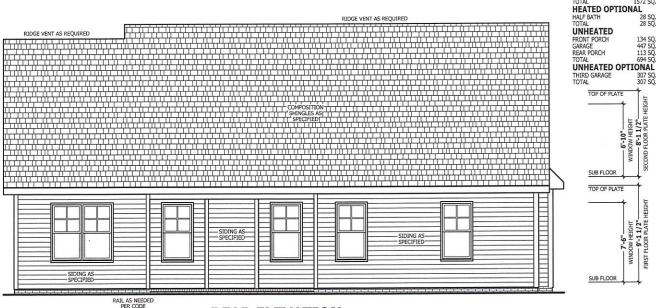
Capping and sealing shafts or chases, including flue shafts.
 Capping and sealing soffit or dropped ceiling areas.



RAIL AS NEEDED

FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

ELEVATIONS

SINCLAIR REAR ಹ **FRONT**

SOUARE FOOTAGE

TOP OF PLATE

SUB FLOOR TOP OF PLATE

SUB FLOOR

1351 SQ.FT. 221 SQ.FT. 1572 SQ.FT.

28 SO.FT.

134 SQ.FT. 447 SQ.FT. 113 SQ.FT.

694 SO.FT

307 SQ.FT. 307 SQ.FT.

HEATED

FIRST FLOOR PLAYROOM

HEATED OPT 28 SQ.FT. 28 SQ.FT. UNHEATED UNHEATED OPTIONAL THIRD GARAGE 307 SQ. TOTAL 307 SQ. 307 SQ.F1 307 SQ.F1

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LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

LEFT & RIGHT ELEVATIONS SINCLAIR



HEATED OPTIONAL 28 SQ.FT. 28 SQ.FT. TOTAL UNHEATED FRONT PORCH GARAGE REAR PORCH TOTAL

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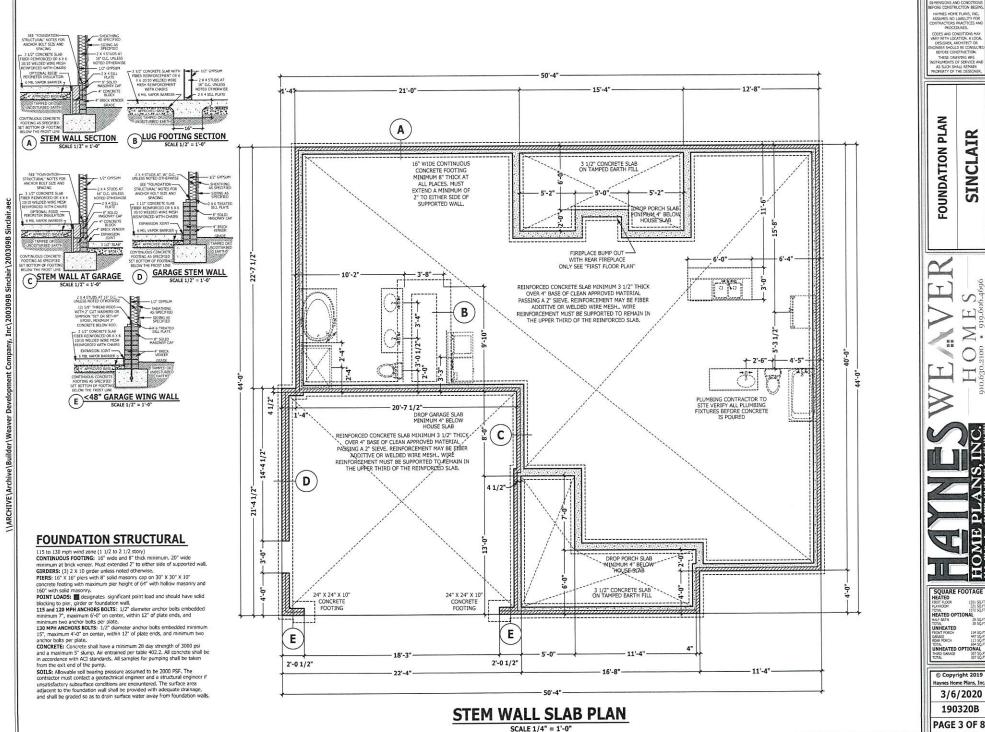
PAGE 2 OF 8

PURCHASER MUST VERIFY AL

SQUARE FOOTAGE 28 SQ.FT 28 SQ.FT

3/6/2020

190320B



BEFORE CONSTRUCTION.
THESE DRAWING ARE

SQUARE FOOTAGE 28 SQ.FT

Haynes Home Plans, Inc. 3/6/2020

PAGE 3 OF 8

28 5Q.FT 28 SQ.FT

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 focument in no way shall be construed to supersede the code

JOB SITE PRACTICES AND SAFETY: Havnes Home Plans, Inc. assumes no liability for contractors 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 t	building code.	
DESIGN LOADS	LIVE LOAD	DEAD

DESIGN LOADS	LIVE LOAD	DEAD LOAD	DEFLECTION	
USE	(PSF)	(PSF)	(LL)	
Attics without storage	10		L/240	
Attics with limited storage	20	10	L/360	
Attics with fixed stairs	40	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	-	-	
Passenger vehicle garages	50	10	L/360	
Rooms other than sleeping	40	10	L/360	
Sleeping rooms	30	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.

ENGINEERD WOOD BEAMS:
Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x106 PSI Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x106 PSI Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x106 PSI Install all connections per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or 1-joist layout shall be coordinated with Haynes Homes Plans, Inc. LINTELS: Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" span. 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" unless noted otherwise. 3 1/2" x 3 1/2" x 1/4" steel angle with 1/2" bolts at 2'-0" on center for spans up to 18'-0" unless noted otherwise. FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.
ROOF SHEATHING: OSB or CDX roof sheathing minimum 3/8" thick for 16" on center rafters and 7/16" for 24" on center rafters

BRACE WALL PANEL NOTES

EXTERIOR WALLS: All exterior walls to be sheathed with CS-WSP or CS-SFB in accordance with section R602.10.3 unless noted otherwise.

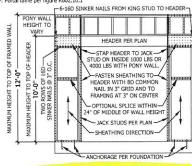
GYPSUM: All interior sides of exterior walls and both sides interior walls to have 1/2" gypsum installed. When not using method GB gypsum to be fastened per table R702.3.5. Method GB to be fastened per table R602.101.

REQUIRED LENGTH OF BRACING: Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3, Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 it's actual length. Method PF contributes 1.5 times its actual length. HD: 800 lbs hold down hold down device fastened to the edge of the brace wall panel closets to the corner.

Methods Per Table R602.10.1

CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter). CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing

GB: Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" or center at edges and 7" on center at intermediate supports with PF: Portal fame per figure R602.10.1



PORTAL FRAME AT OPENING (METHOD PF PER FIGURE AND SECTION R602.10.1) SCALE 1/4" = 1'-0"

EXTERIOR HEADERS

- (2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE - KING STUDS EACH END PER TABLE BELOW HEADER SPAN < 3' 3'-4' 4'-8' 8'-12' 12'-16' KING STUD(S) 1 2 3 5 6

INTERIOR HEADERS

- LOAD BEARING HEADERS (2) 2 X 6 WITH 1 JACK STUD AND 1 KING STUD EACH END UNLESS NOTED OTHERWISE - NON LOAD BEARING HEADERS TO BE LADDER FRAMED



ROOF TRUSS REQUIREMENTS

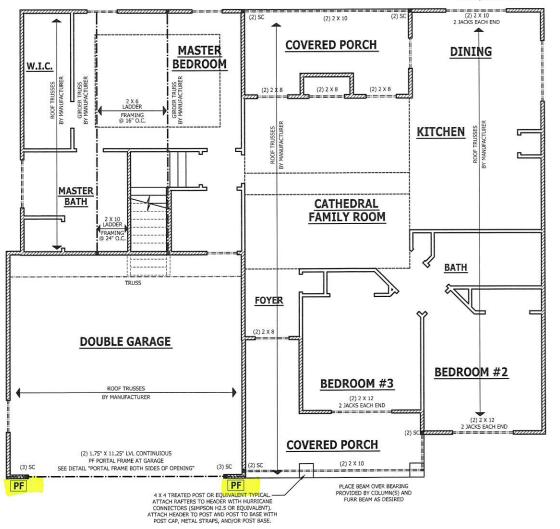
TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan. Inc. attention before construction begins. KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or insulation. In for any reason the cross manufacturer raise to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

BEARING. All trusses shall be designed for bearing on SPF #2 plates or

ledgers unless noted otherwise.

Plate Heights & Floor Systems. See elevation page(s) for plate heights



FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

HAYNES HOME PLANS, INC. ISUMES NO LIABILITY ITRACTORS PRACTICE PROCEDURES.

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FLOOR STRUCTURAL SINCLAIR

FIRST

SQUARE FOOTAGE HEATED FIRST P. CO. EATED OPTIONA 28 SQ.F 28 SQ.F INHEATED INHEATED OPT

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PAGE 5 OF 8

JOB SITE PRACTICES AND SAFETY: Havnes Home Plans, Inc. assumes no liability for contractors 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	DEAD LOAD	DEFLECTION
USE	(PSF)	(PSF)	(LL)
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	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	-	-
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	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.

ENGINEERED WOOD BEAMS:
Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9×106 PSI Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x106 PSI Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x106 PSI Install all connections per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with Haynes Homes Plans, Inc.

LINTELS: Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to
6-0" span. 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to
9-0" unless noted otherwise. 3 1/2" x 3 1/2" x 1/4" steel angle with 1/2" bolts at 2-0" on center for spans up to 18-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing. ROOF SHEATHING: OSB or CDX roof sheathing minimum 3/8" thick for 16" on center rafters and 7/16" for 24" on center rafters. CONCRETE AND SOILS: See foundation notes.

ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc., attention before construction begins. KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

BEARING. All trusses shall be designed for bearing on SPF #2 plates or

Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.

EXTERIOR HEADERS

- (2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE - KING STUDS EACH END PER TABLE BELOW | HEADER SPAN | < 3' | 3'-4' | 4'-8' | 8'-12' | 12'-16' | | KING STUD(S) | 1 | 2 | 3 | 5 | 6 |

INTERIOR HEADERS

- LOAD BEARING HEADERS (2) 2 X 6 WITH 1 JACK STUD AND 1 KING STUD EACH END UNLESS NOTED OTHERWISE - NON LOAD BEARING HEADERS TO BE

LADDER FRAMED

ATTIC ACCESS

R807.1 Attic access. An attic access opening shall be provided RB07.1 Attra access, An attra access opening shall be provided to attic areas that exceed 400 square feet (37.16 m2) and have a vertical height of 60 inches (1524 mm) or greater. The net clear opening shall not be less than 20 inches by 30 inches (508 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located

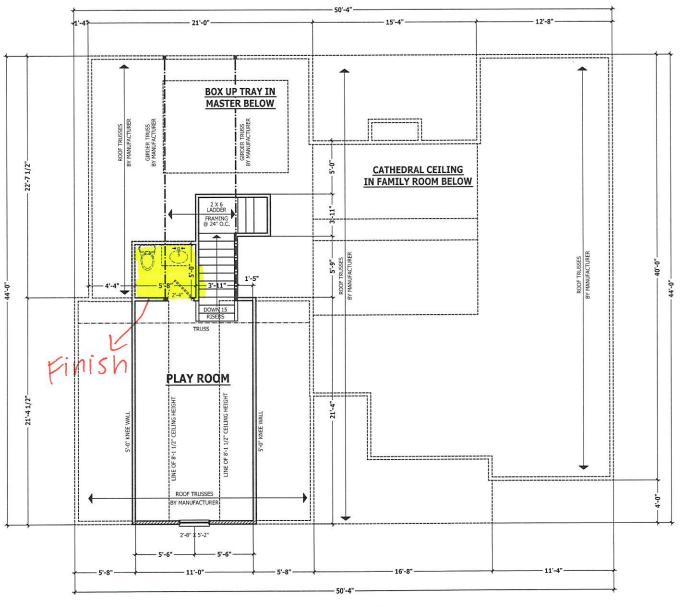
Exceptions:

 Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access. Pull down stair treads, stringers, handralls, and hardware may protrude into the net clear opening.

WALL THICKNESSES

Exterior walls and walls adjacent to a garage area are drawn as 4" or as noted 2 X 6 are drawn as 6" to include 1/2" sheathing or gypsum. Subtract 1/2" for

Interior walls are drawn as 3 1/2" or as noted 2 X 6 are drawn as 5 1/2", and do not include gypsum.



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

FORE CONSTRUCTION BEG

BEFORE CONSTRUCTION BEGIN
HAVNES HOVE PLANS, INC.
ASSUMES NO LIABILITY FOR
CONTRACTORS PRACTICES AND
PROCEDURES.
CODES AND CONDITIONS MAY
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SECOND FLOOR PLAN SINCLAIR



HEATED OPTIONA INHEATED

JNHEATED OPTIONAL

307 SQ.1

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ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to rlaynes Home Plan, Inc. attention before construction begins. KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vay. Any discrepancy must be brought to Haynes home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

MCHINGAGE All lengthing aboves for trissess due to unfift or hearing.

ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

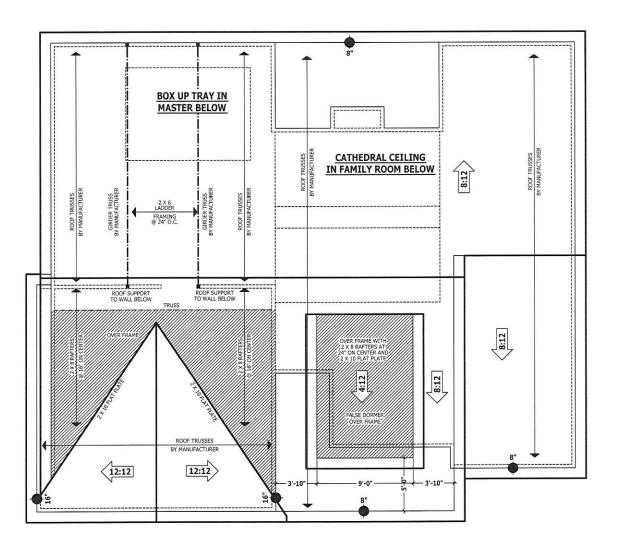
BEARING. All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

Plate Heights & Floor Systems. See elevation page(s) for plate heights

and floor system thicknesses.

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE



ROOF PLAN SCALE 1/4" = 1'-0"

BEFORE CONSTRUCTION BEGINS HAVES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.

CODES AND CONDITIONS MAY WARY WITH DUCATION A DOCATION A DOCATION A DOCATION A DOCATION A FORWARY WITH DUCATION A THESE PROMISE PROJUCE FOR CONSTRUCTION. THESE PRAYING APE INSTRUMENTS OF SERVICE AND AS SUCH SHALL BEYMAIN PROPERTY OF THE DESIGNER.

ROOF PLAN

SINCLAIR

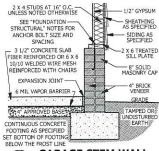
SQUARE FOOTAGE HEATED HEATED OPTIONAL UNHEATED

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TOTAL 694 SQ.F
UNHEATED OPTIONAL
THIRD GARAGE 307 SQ.F
TOTAL 307 SQ.F

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GARAGE STEM WALL D

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 shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

AM109.1 Deck bracing. Decks shall be braced to provide

attached to the structure in accordance with Section

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 girder/double band with one 5/8 inch hot dip 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

be provided in two perpendicular directions for freestanding decks or parallel to the structure at the AS SPECIFIED) - /3) 2 X 10 GIRDER R" SOLTO -2 X 6 TREATED SILL PLATE (3) 2 X 10 GIRDER FLOOR JOIST UNLESS NOTED OTHERWISE AS SPECIFIED SILL PLATE MINIMUM - R" SOLID 2 X 2 LEDGER MASONRY CAP STRIPS OR HANGERS CONCRETE FOOTING AS SPECIFIED SET BOTTOM OF PIER SIZE AS SPECIFIED FOOTING BELOW THE FROST LINE DROPPED/ FLUSH PIER

2 X 4 STUDS AT 16" O.C. -UNLESS NOTED OTHERWISE

SUB FLOOR AS-

SPECIFIED

FLOOR JOIST

AS SPECIFIED

2 X 6 TREATED SILL PLATE

SEE "FOLINDATION-

STRUCTURAL" NOTES FOR

ANCHOR BOLT SIZE AND

CONTINUOUS CONCRETE

FOOTING AS SPECIFIED

CRAWL SPACE AT GARAGE

SCALE 3/4" = 1'-0"

-7 X 4 SOLE PLATE

FILLED PORCH SECTION WITH VENT

CH JOIST WITH HANGERS

G DECK ATTACHMENT

SMOKE ALARMS

equipment provisions of NFPA 72.

sourcements of Section R314.4.

. In each sleeping room

ocations:

R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device

permitted. The household fire alarm system shall provide the same

level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification

device(s), it shall become a permanent fixture of the occupancy and

approved supervising station and be maintained in accordance with NFPA 72.

R314.3 Location. Smoke alarms shall be installed in the following

2. Outside each separate sleeping area in the immediate vicinity of

Exception: Where smoke alarms are provided meeting the

installed as required by this section for smoke alarms, shall be

SECTION R314

SHING MINIMUM 16" WIDE

SET BOTTOM OF FOOTING

SPECIFIED

2 X 6 TREATER SILL PLATE

8" SOLID -

8° CONCRETE ELOCK

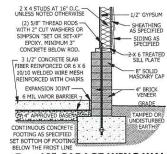
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XUX XUX

2 X RIM

COBBLED BRICK FOR SLAB SUPPORT

В SCALE 3/4" = 1'-0"



<48" GARAGE WING WALL SCALE 3/4" = 1'-0"

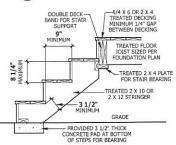


FIGURE AM110 TYPICAL DECK STAIR DETAIL

SCALE 3/4" = 1'-0'

AS SPECIFIED

LATH

SEE FOUNDATION

FOR FOUNDATION

DETAILS

WEEP SCREED

SCALE 3/4" = 1'-0"

STONE VEENER

AS SPECIFIED

VAPOR BARRIER

WEEP SCREED

MINIMUM 4" TO

GROUND OR 2"

TO PAVEMENT

GRADE

All weep screeds and stone veneer to be installed per manufactures instructions and per the 2012 North Carolina Residential

R703.6.2.1 - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic ween screed, with a minimum vertical chment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 nches (102 mm) above the earth or 2

the alarms in the individual unit.

R314.4 Power source. Smoke alarms shall receive their primary R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected

1/2" GYPSUM SEE ROOF - EDGED OR PORCH FLOOR PLAN OR ELEVATION SHINGLES AS SPECIFIED SHEATHING AS SPECIFIED - 15# BUILDING FELT — 8" SOLID MASONRY CAP Z 2 X 6 SUB FASCIA ROOF TRUSSES BY MANUFACTURER 4" CONCRETE BLOCK PORCH HEADER PER 4" BRICK VENEER DI AN INSTALLED OVER - FXPANSION JOINT CENTER OF COLUMN BASE LATINYL OR HARDIE SOFFIT —6 MIL VAPOR BARRIER INSTALLED PER MANUFACTURERS BLOCKING INSTALLED-INSTRUCTIONS ON BOTH SIDES & UNDER 3 1/2" SLAB HEADER AS DESIRED TAPERED COLUMN OVER 1 X MATERIAL ATTACHED TO HEADER CENTER LINE OF HEADER WITH POST CAP AND COLUMN

PORCH HEADER WITH **TAPERED COLUMN**

SCALE 3/4" = 1'-0"

CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms. In new construction, dwelling units shall b provided with an approved carbon monoxide alarm installed outside of each

separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.

R315.2 Where required in existing dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or addition requiring a permit occurs, or where one or more sleeping rooms are added or reated, carbon monoxide alarms shall be provided in accordance with Section

R315.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UI, 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stainway.

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the

requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. R311.7.4.1 Riser height. The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of

the adjacent treads. R311.7.4.2 Tread depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 4 inches (102 mm) at any point.

R311.7.4.3 Profile. The radius of curvature at the nosing shall be no greate than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solic

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.7.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm).

Exceptions 1. The use of a volute, turnout or starting easing shall be allowed over the

When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used

transition between injuries, the transition from landala to gladically, in cases at the start of a flight, the handrall height at the fittings or bendings shall be permitted to exceed the maximum height.

R311.7.7.2 Continuity, Handralls for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight. to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.

Exceptions: drails shall be permitted to be interrupted by a newel post 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

Two or more separate rails shall be considered continuous if the 3. Two or finite Separate raises shall be considered continuous in the termination of the rails occurs within 6 inches (152 mm) of each other. If transitioning between a wall-mounted handrail and a guardrail/handrail, the wall-mounted rail must return into the wall.

-15# BUILDING FELT ROOF INSULATION PER CLIMATE ZONE -SHEATHING AS SPECIFIED SEE CODE NOTE ON HEVATION PAGES INSULATION BAFFLE (2) 2 X 4 TOP PLATE-1/2" GYPSUM X 8 FASCIA WALL INSULATION PER CLIMATE ZONE -SOFFIT SEE CODE NOTE ON - SOFFIT VENTING **ELEVATION PAGES** OPTIONAL 1 X 4 FRIEZE 3/4" SUBFLOOR 2 X 4 SILL PLATE - SHEATHING AS SPECIFIED AND TRIISSES AS SPECIFIED (2) 2 X 4 TOP - 1/2" GYPSUM X 4 STUDS AT WALL INSULATION PER 16" ON CENTER CLIMATE ZONE SEE CODE UNLESS NOTED NOTE ON ELEVATION PAGES OTHERWISE 2 X 4 STUDS AT 16" O.C. -UNLESS NOTED OTHERWISI AS SPECIFIED 1/2" GYPSUM SUB FLOOR AS-SPECIFIED FLOOR JOIST — 8" SOLID MASONRY CAP 2 X 6 TREATED SILL PLATE CONCRETE BLOCK SEE "FOUNDATION STRUCTURAL" NOTES FOR 4" BRICK ANCHOR BOLT SIZE AND VENEER GRADE CONTINUOUS CONCRETE FOOTING AS SPECIFIED

ITCH PER ROOF PLAN

SHINGLES AS SPECIFIED

MAXIMUM 6" GAP MOUNTED AND OPEN RAIL CONTINUOUS HANDRAIL 34 TO 38 INCHES ABOVE TREAD NOSING

TYPICAL WALL DETAIL

SCALE 3/4" = 1'-0"

SET BOTTOM OF FOOTING

TYPICAL STAIR DETAIL SCALE 1/4" = 1'-0'

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HAYNES HOME PLANS, INC.

DOES AND CONDITIONS MAY

THESE DRAWING ARE

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AIR

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TYPICAL

SQUARE FOOTAGE EATED OPTIO 28 SQ.F 28 SQ.F JNHEATED

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DECK BRACING

SECTION AM109 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

AM104, lateral bracing is not required.

AM109.1.2. 4 x 4 wood knee braces may be provided on porizontal. Knee braces shall be bolted to the post and the

diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2

POST SIZE	TRIBUTARY ARFA	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"

exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipp 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



the bedrooms. 3. On each additional *story* of the *dwelling*, including *basements* and habitable attics (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) unimaticative (unimissical) acutes and unimioritative (virtualized) attentions attention attention and attention attention and uniform and below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall ap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

