

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

MEAN ROOF HEIGHT: 19'-8" HEIGHT TO RIDGE: 27'-4"

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'
ZONE 1	14.2	-15.0	14.9	-15.8
ZONE 2	14.2	-18.0	14.9	-18.9
ZONE 3	14.2	-18.0	14.9	-18.9
ZONE 4	15.5	-16.0	16.3	-16.8
ZONE 5	15.5	-20.0	16.3	-21.0

DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (101 FASTEST MILE) EXPOSURE "B"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

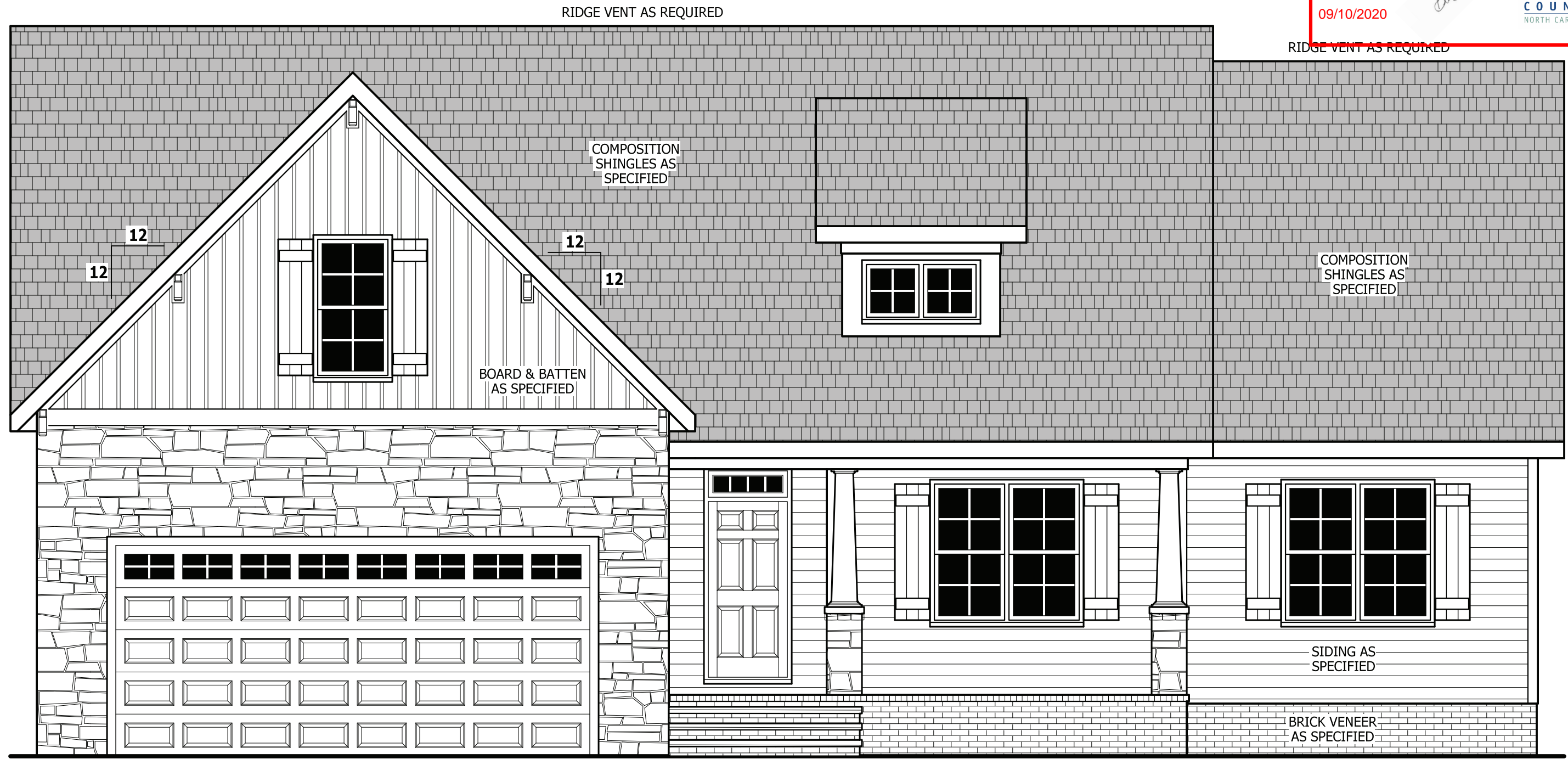
MEAN ROOF	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	16.7	-18.0	17.5	-18.9
ZONE 2	16.7	-21.0	17.5	-22.1
ZONE 3	16.7	-21.0	17.5	-22.1
ZONE 4	18.2	-19.0	19.1	-20.0
ZONE 5	18.2	-24.0	19.1	-25.2

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

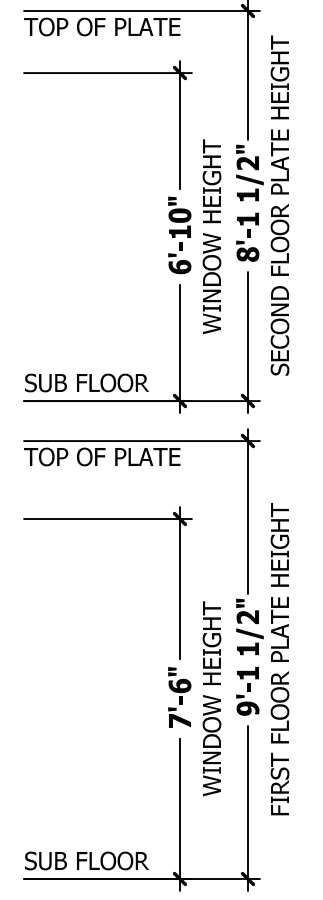
APPROVED  
 I hereby certify that these plans have been reviewed and approved for full compliance with the code.

09/10/2020

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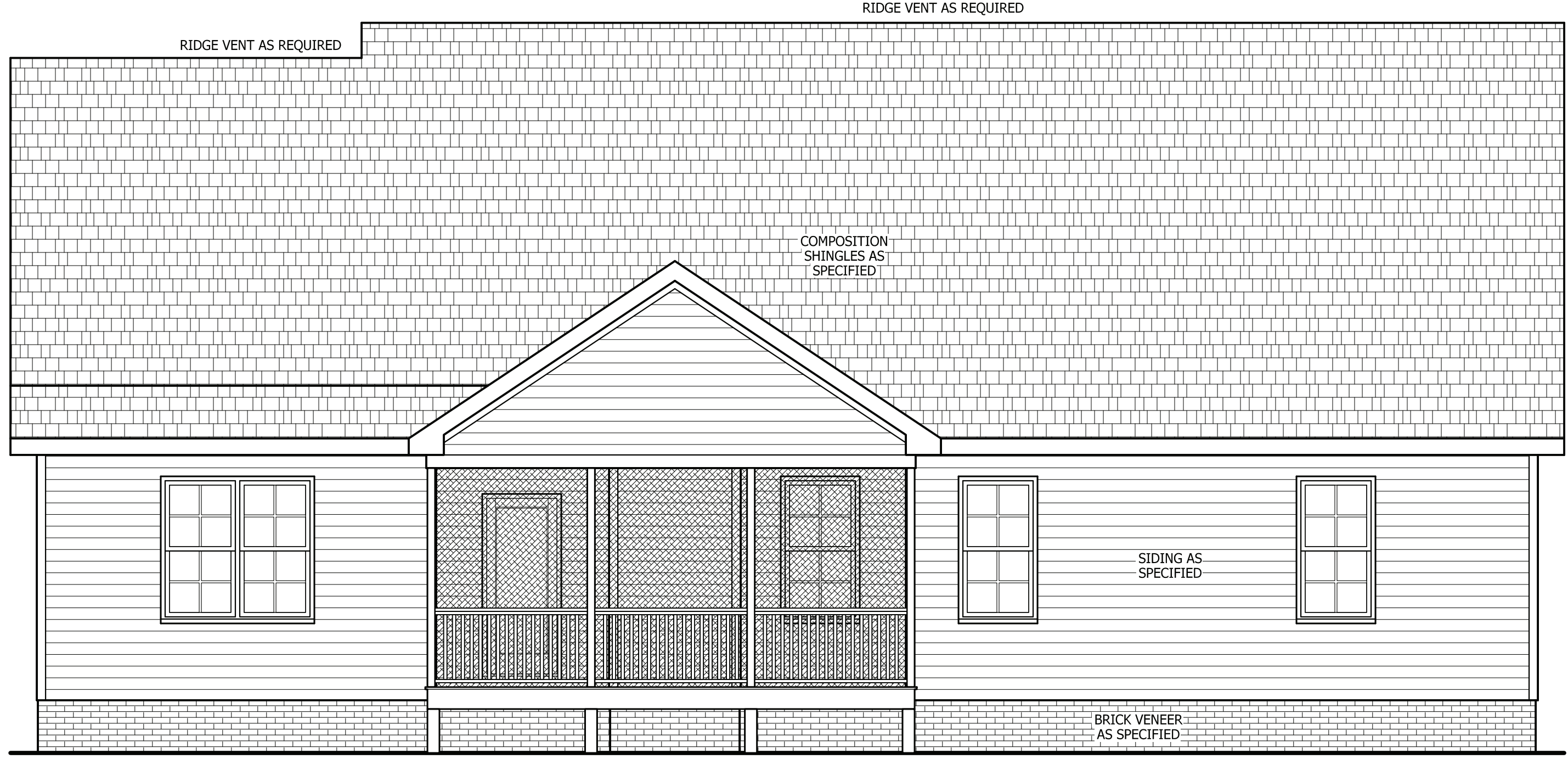


**FRONT ELEVATION**  
 SCALE 1/4" = 1'-0"

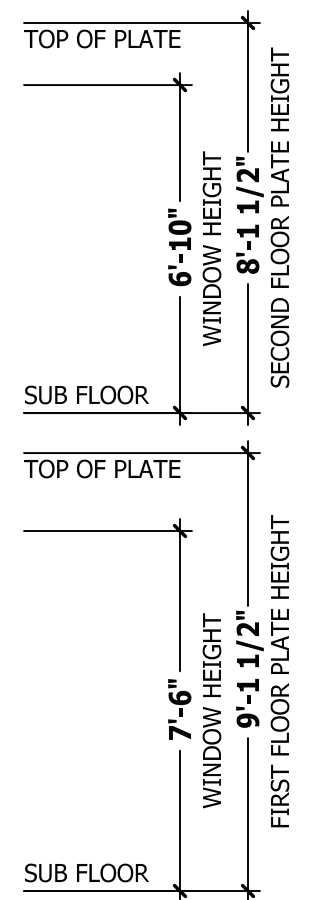


**SQUARE FOOTAGE**

HEATED	
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
UNHEATED	
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.



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



**SINCLAIR**  
 FRONT & REAR ELEVATIONS

**SINCLAIRESIGNATURE**  
 HOME BUILDERS, INC.

**HAYNES**  
 HOME PLANS, INC.

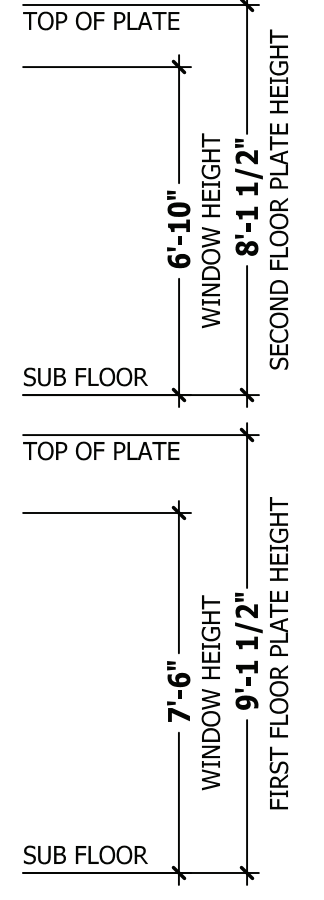
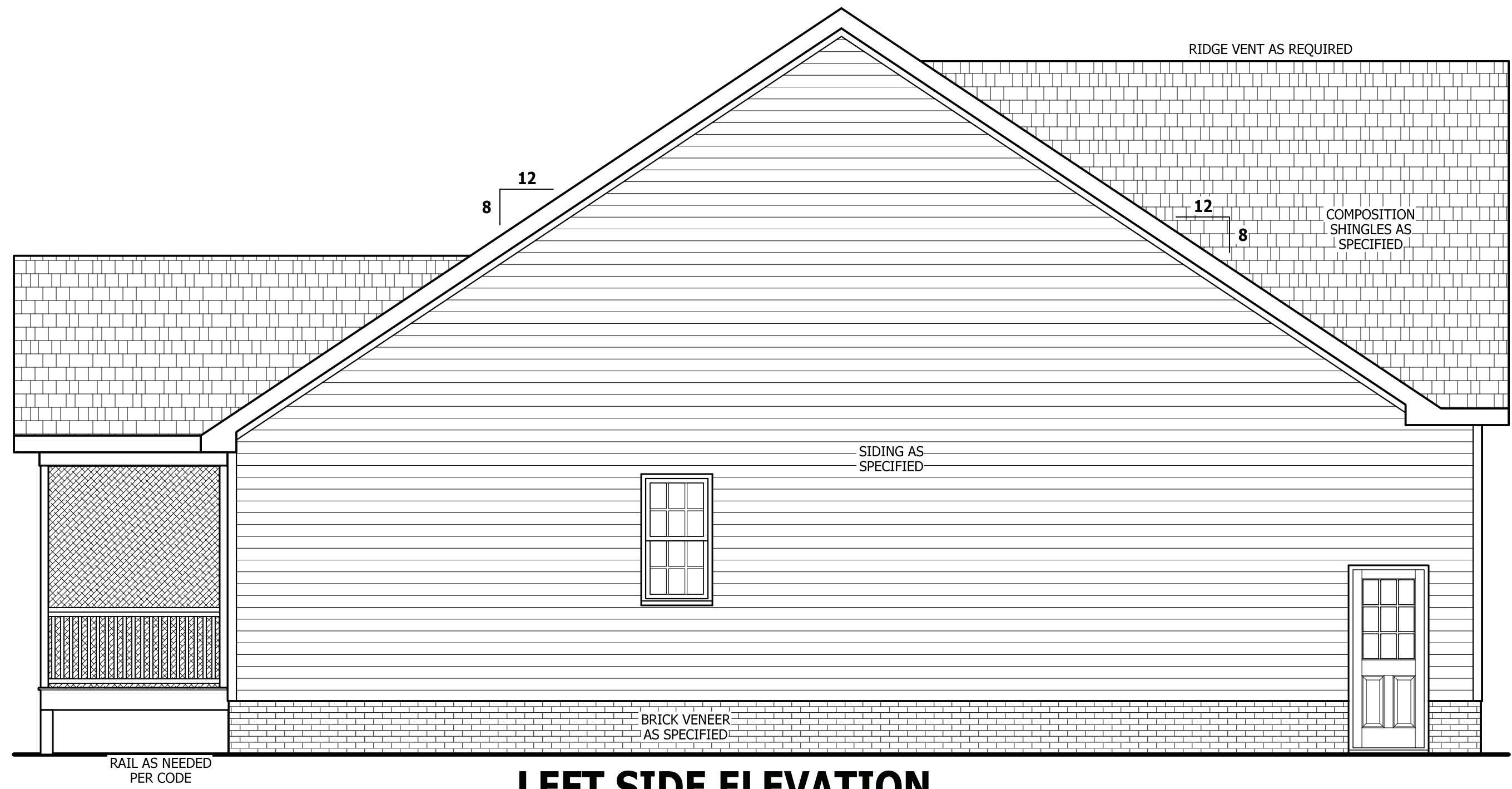
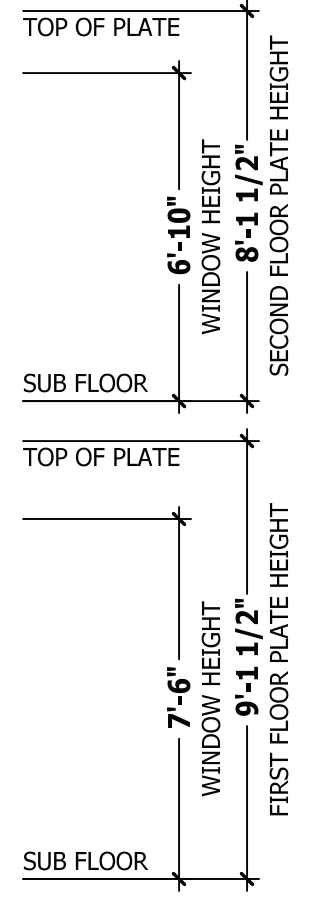
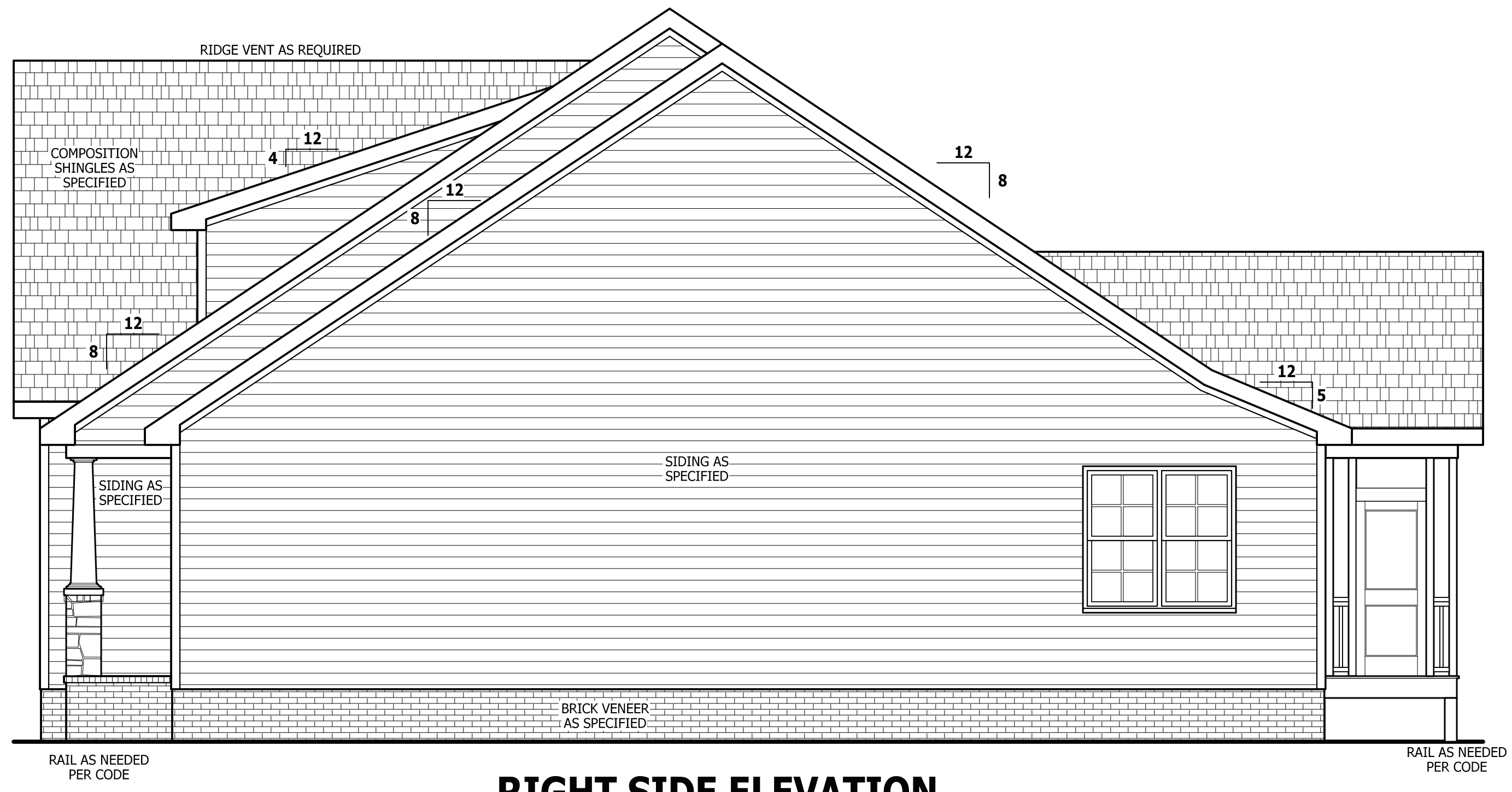
P.O. Box 702, Wake Forest, NC 27788 919-435-6180 Fax: 919-435-6180

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LEFT & RIGHT ELEVATIONS  
**SINCLAIR**



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<b>HEATED</b>	
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PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
<b>UNHEATED</b>	
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STEM WALL SLAB PLAN  
**SINCLAIR**

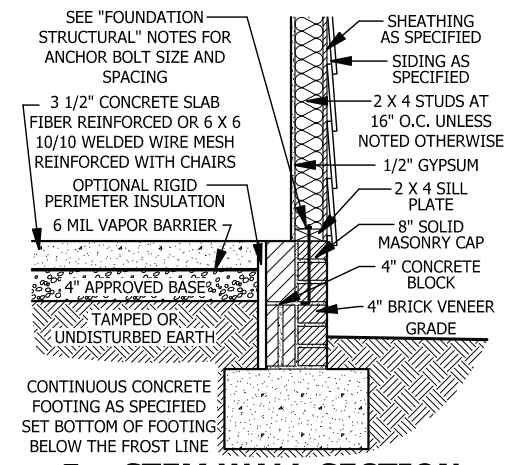
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HOME PLANS, INC.  
P.O. BOX 702, WAKE FOREST, NC 27788 919-435-6180 FAX 1-866-491-0396

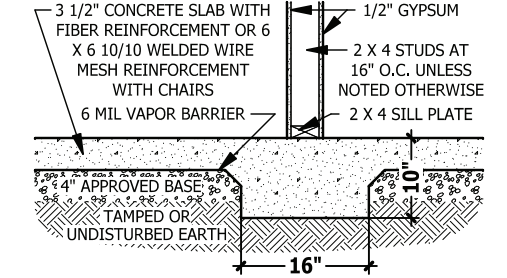
SQUARE FOOTAGE	
<b>HEATED</b>	
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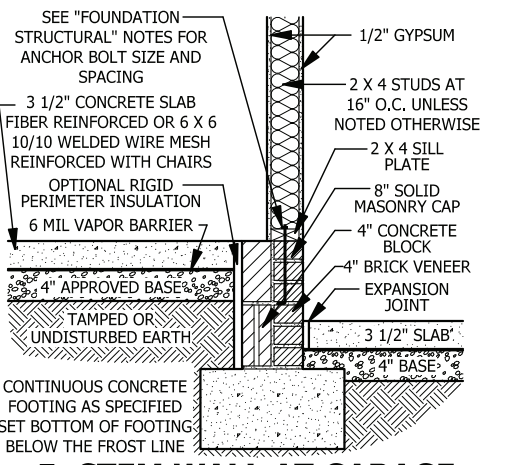
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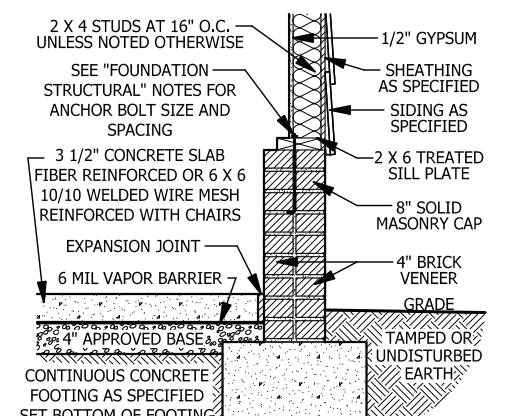
**A STEM WALL SECTION**  
SCALE 1/2" = 1'-0"



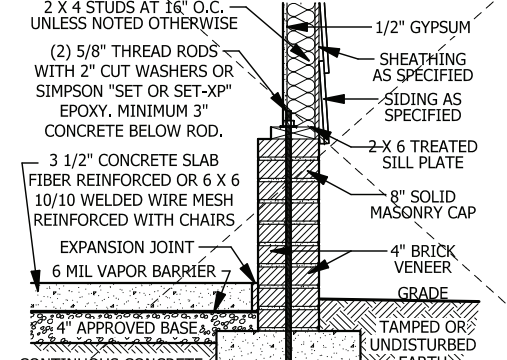
**B LUG FOOTING SECTION**  
SCALE 1/2" = 1'-0"



**C STEM WALL AT GARAGE**  
SCALE 1/2" = 1'-0"



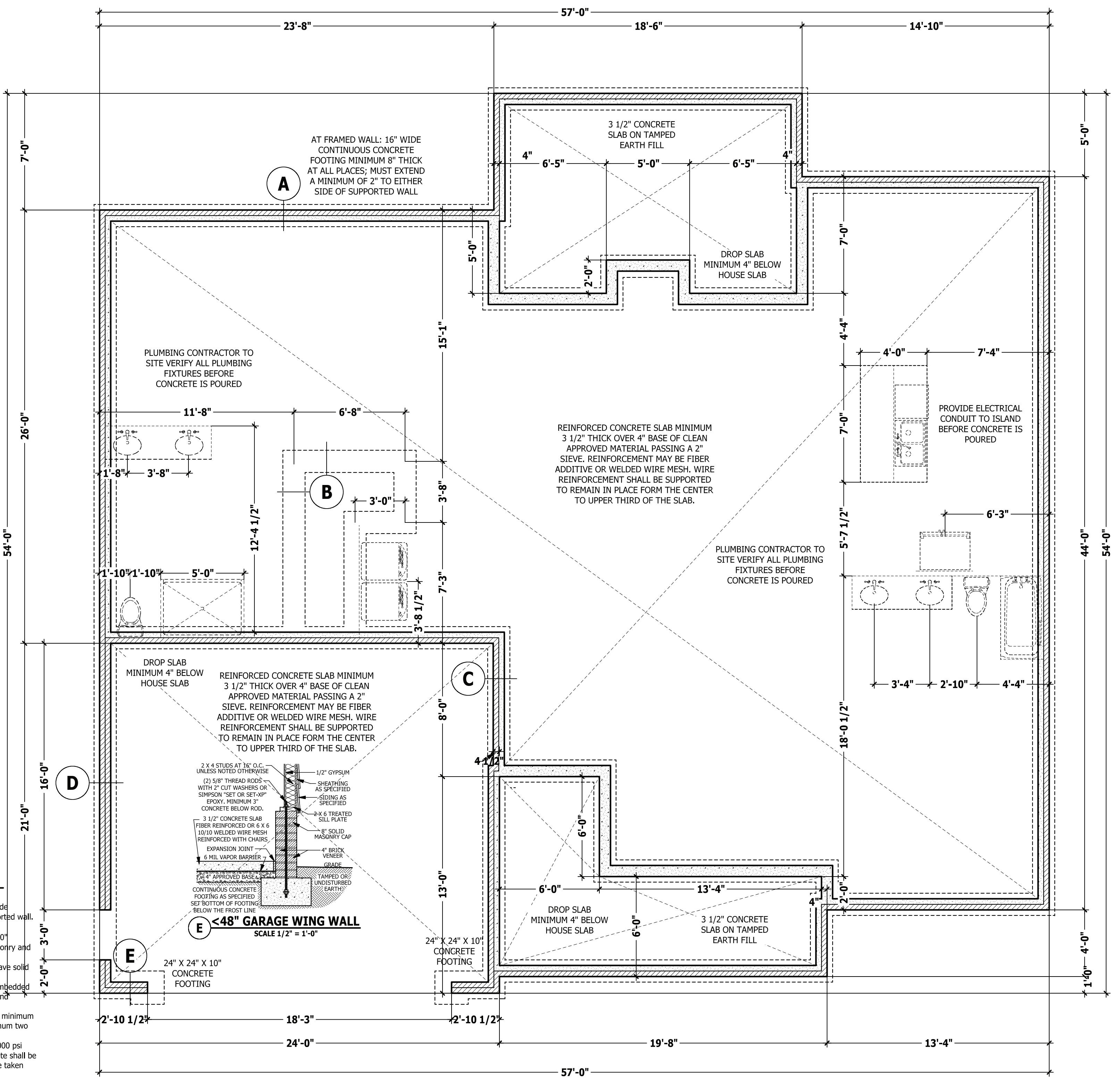
**D GARAGE STEM WALL**  
SCALE 1/2" = 1'-0"



**E <48" GARAGE WING WALL**  
SCALE 1/2" = 1'-0"

**FOUNDATION STRUCTURAL**

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)  
**CONTINUOUS FOOTING:** 16" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extend 2" to either side of supported wall.  
**GIRDERS:** (3) 2 X 10 girder unless noted otherwise.  
**PIERS:** 16" X 16" piers with 8" solid masonry cap on 30" X 30" X 10" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry.  
**POINT LOADS:** ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.  
**115 and 120 MPH ANCHORS BOLTS:** 1/2" diameter anchor bolts embedded minimum 7", maximum 6'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.  
**130 MPH ANCHORS BOLTS:** 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.  
**CONCRETE:** Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.  
**SOILS:** Allowable soil bearing pressure assumed to be 2000 PSF. The contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.



**STEM WALL SLAB PLAN**

SCALE 1/4" = 1'-0"



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CRAWL SPACE PLAN  
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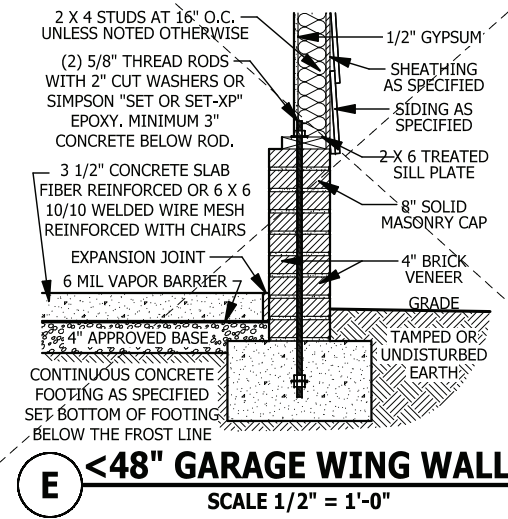
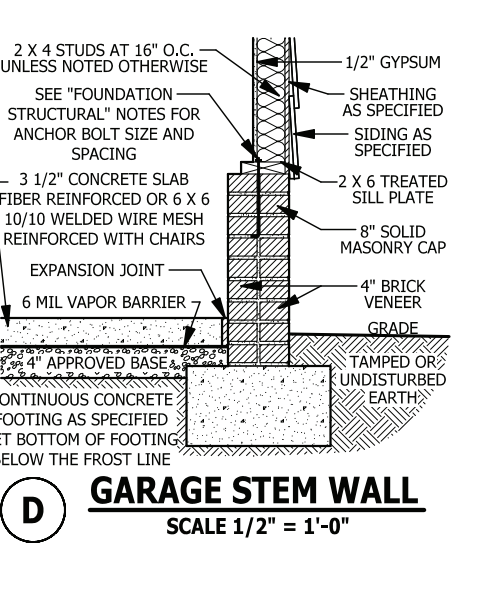
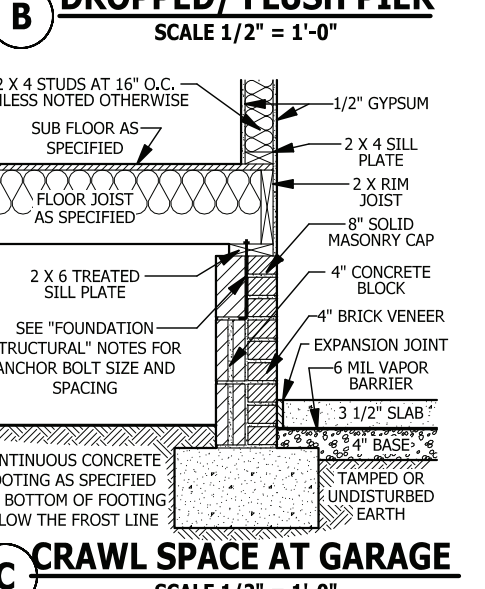
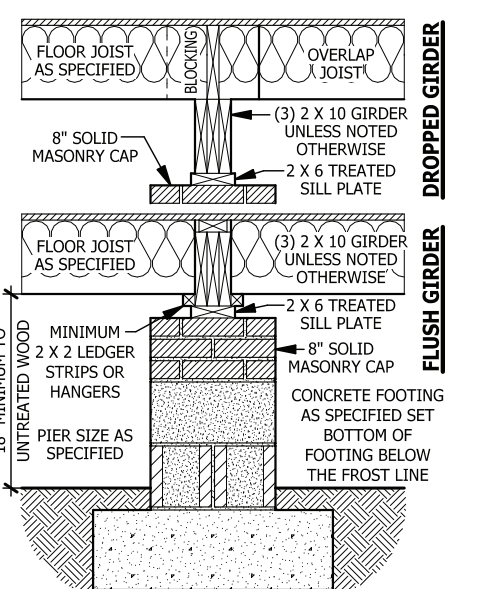
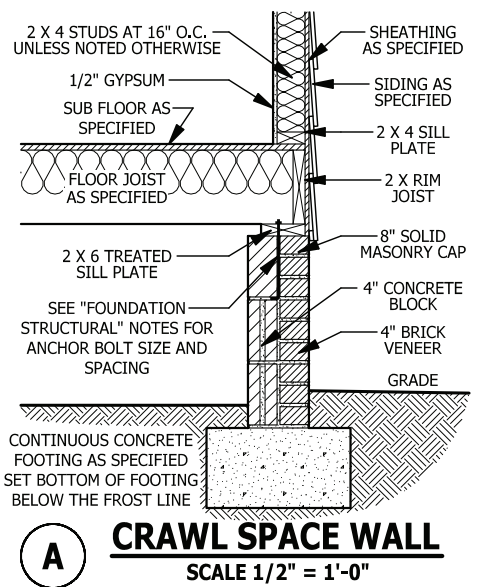
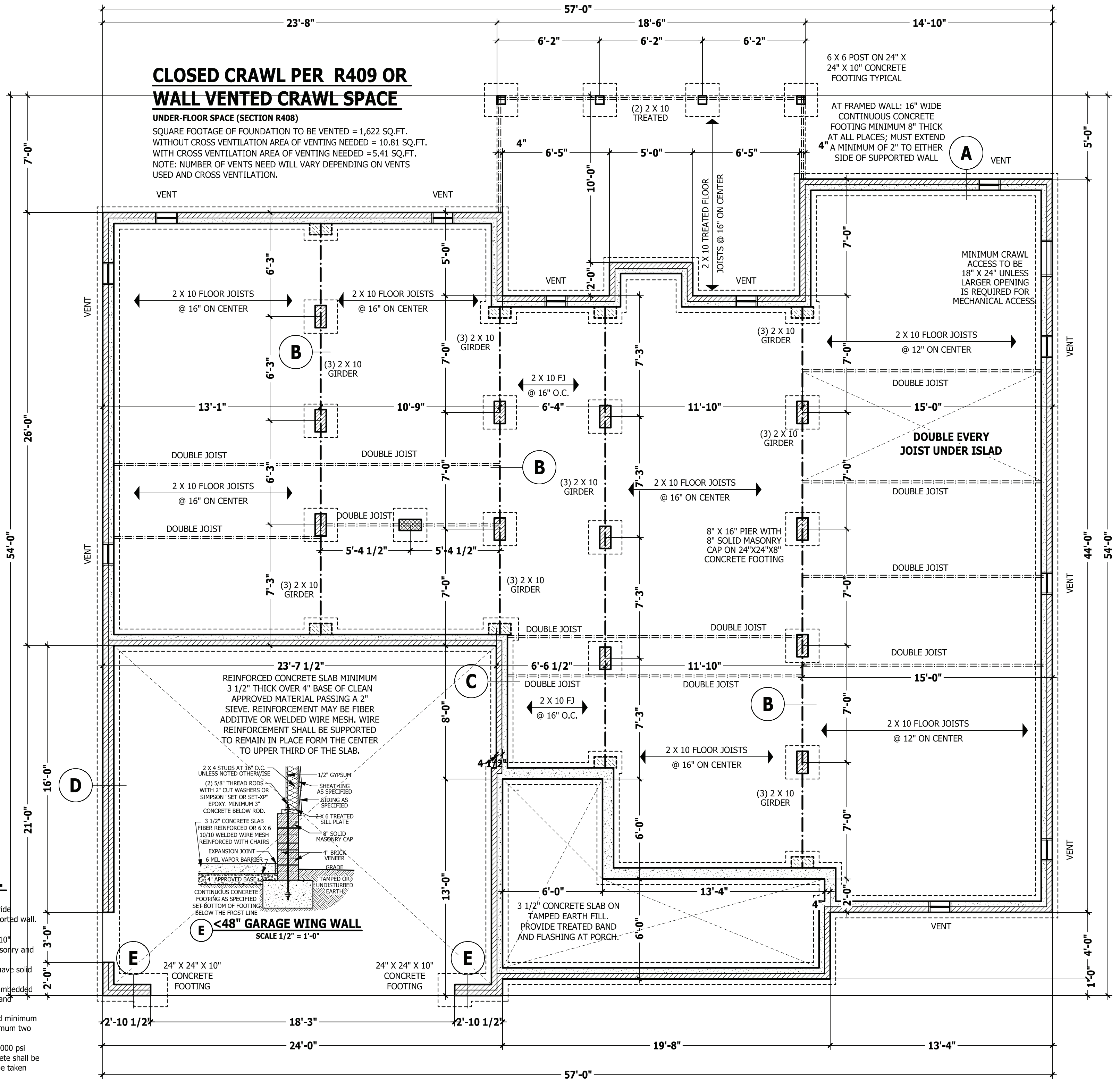
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SQUARE FOOTAGE HEATED	
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### CLOSED CRAWL PER R409 OR WALL VENTED CRAWL SPACE

**UNDER-FLOOR SPACE (SECTION R408)**  
SQUARE FOOTAGE OF FOUNDATION TO BE VENTED = 1,622 SQ.FT.  
WITHOUT CROSS VENTILATION AREA OF VENTING NEEDED = 10.81 SQ.FT.  
WITH CROSS VENTILATION AREA OF VENTING NEEDED = 5.41 SQ.FT.  
NOTE: NUMBER OF VENTS NEED WILL VARY DEPENDING ON VENTS USED AND CROSS VENTILATION.



### FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)  
**CONTINUOUS FOOTING:** 16" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extend 2" to either side of supported wall.  
**GIRDERS:** (3) 2 X 10 girder unless noted otherwise.  
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**130 MPH ANCHORS BOLTS:** 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.  
**CONCRETE:** Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.  
**SOILS:** Allowable soil bearing pressure assumed to be 2000 PSF. The contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.

### CRAWL SPACE PLAN

SCALE 1/4" = 1'-0"



# DWELLING / GARAGE SEPARATION

**REFER TO SECTIONS R302.5, R302.6, AND R302.7 WALLS.** A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.

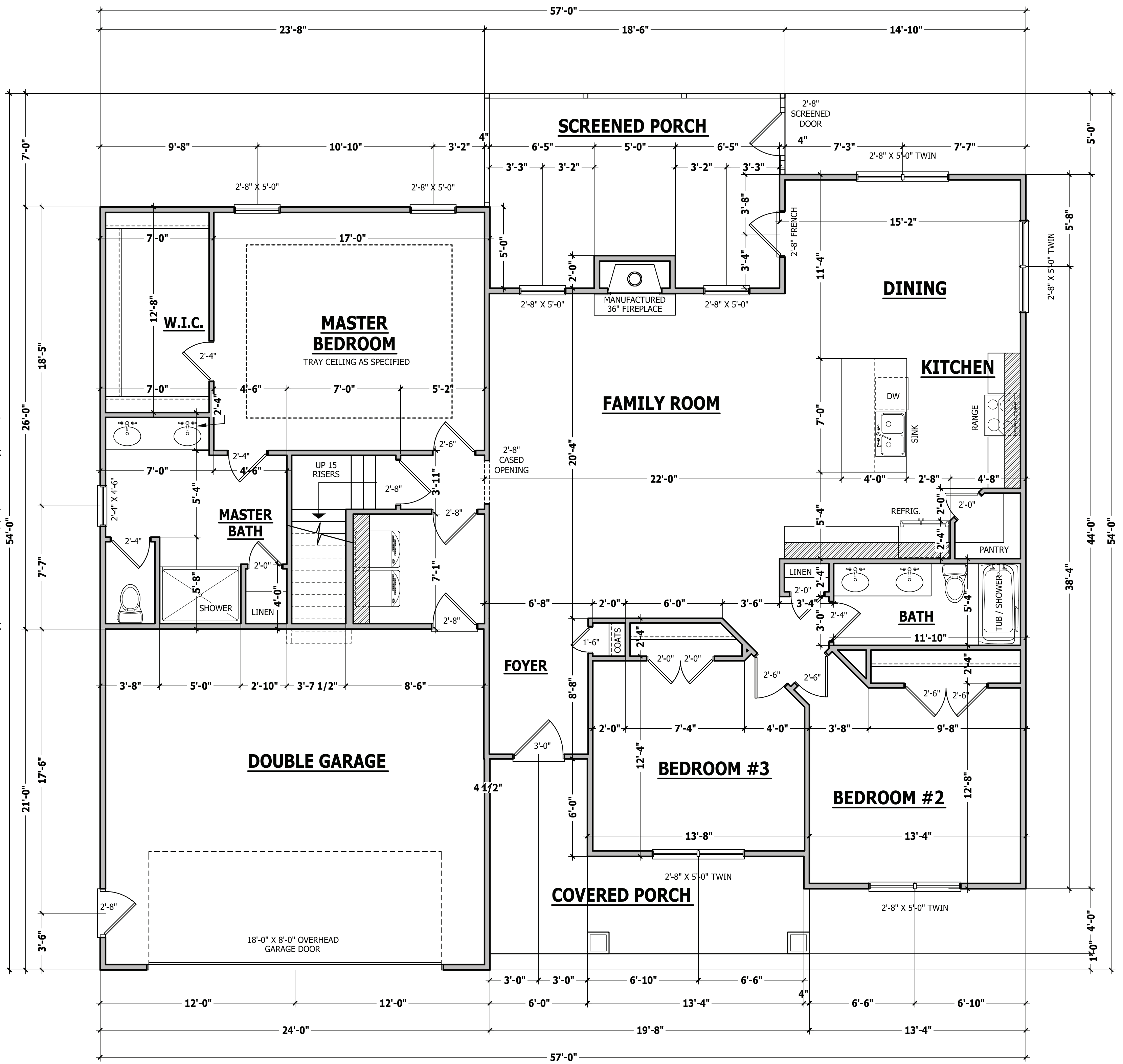
**STAIRS.** A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.

**CEILING.** A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable room above the garage. If there are habitable room above the garage a minimum of 5/8" type X gypsum board must be installed on the garage ceiling.

**OPENING PENETRATIONS.** Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

**DUCT PENETRATIONS.** Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

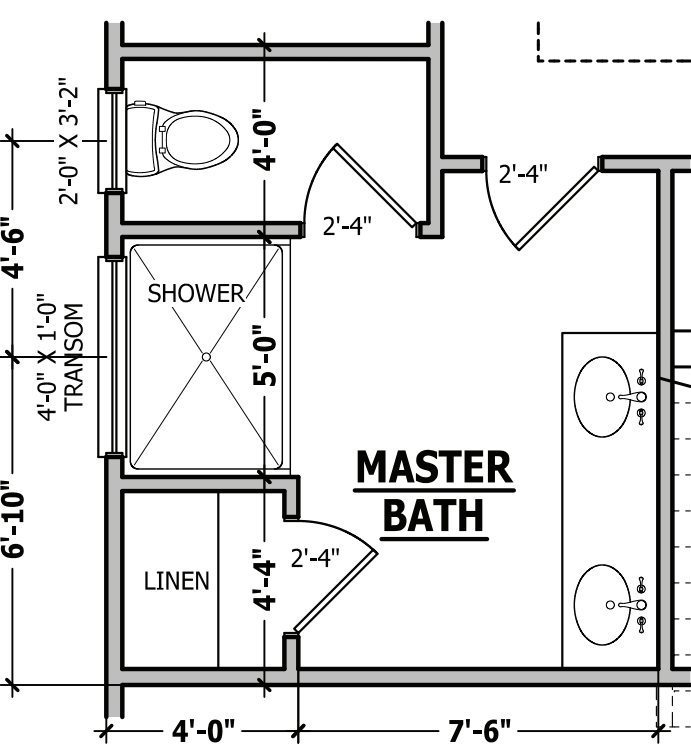
**OTHER PENETRATIONS.** Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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## OPTIONAL MASTER BATH



## 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 stud face.

**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.

## SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
UNHEATED	
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.

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**FIRST FLOOR PLAN**

**SINCLAIR**

**SHB**

**SIGNATURE HOME BUILDERS, INC.**

**HAYNES HOME PLANS, INC.**

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TOTAL	264 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 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
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 otherwise.

### ENGINEERED WOOD BEAMS:

Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10<sup>6</sup> PSI  
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10<sup>6</sup> PSI  
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> 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 manufacturer'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.

## 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 R602.10.1.

**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.

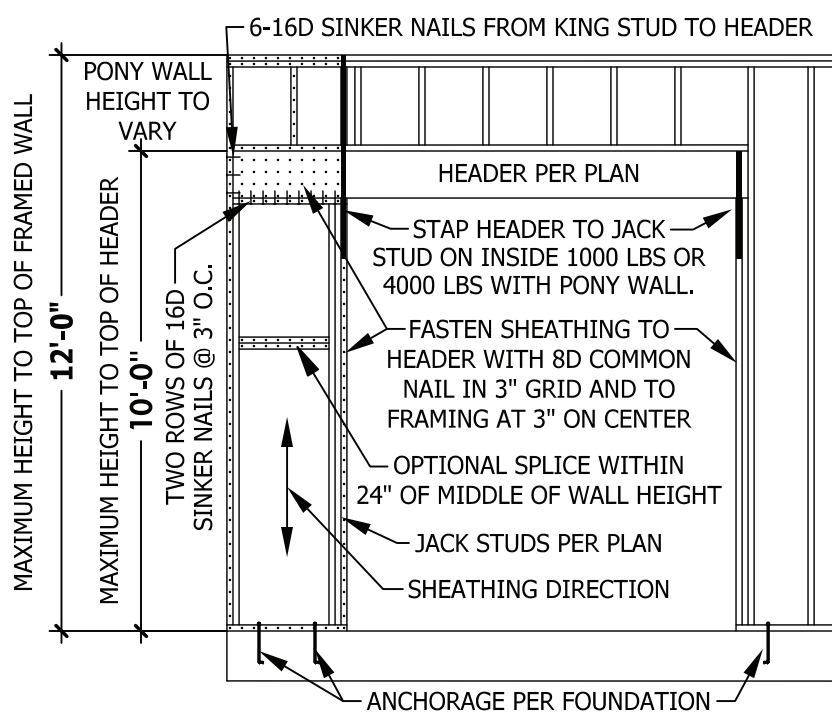
**Methods** Per Table R602.10.1

**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 nails.

**GB:** Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws.

**PF:** Portal frame per figure R602.10.1



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

## EXTERIOR HEADERS

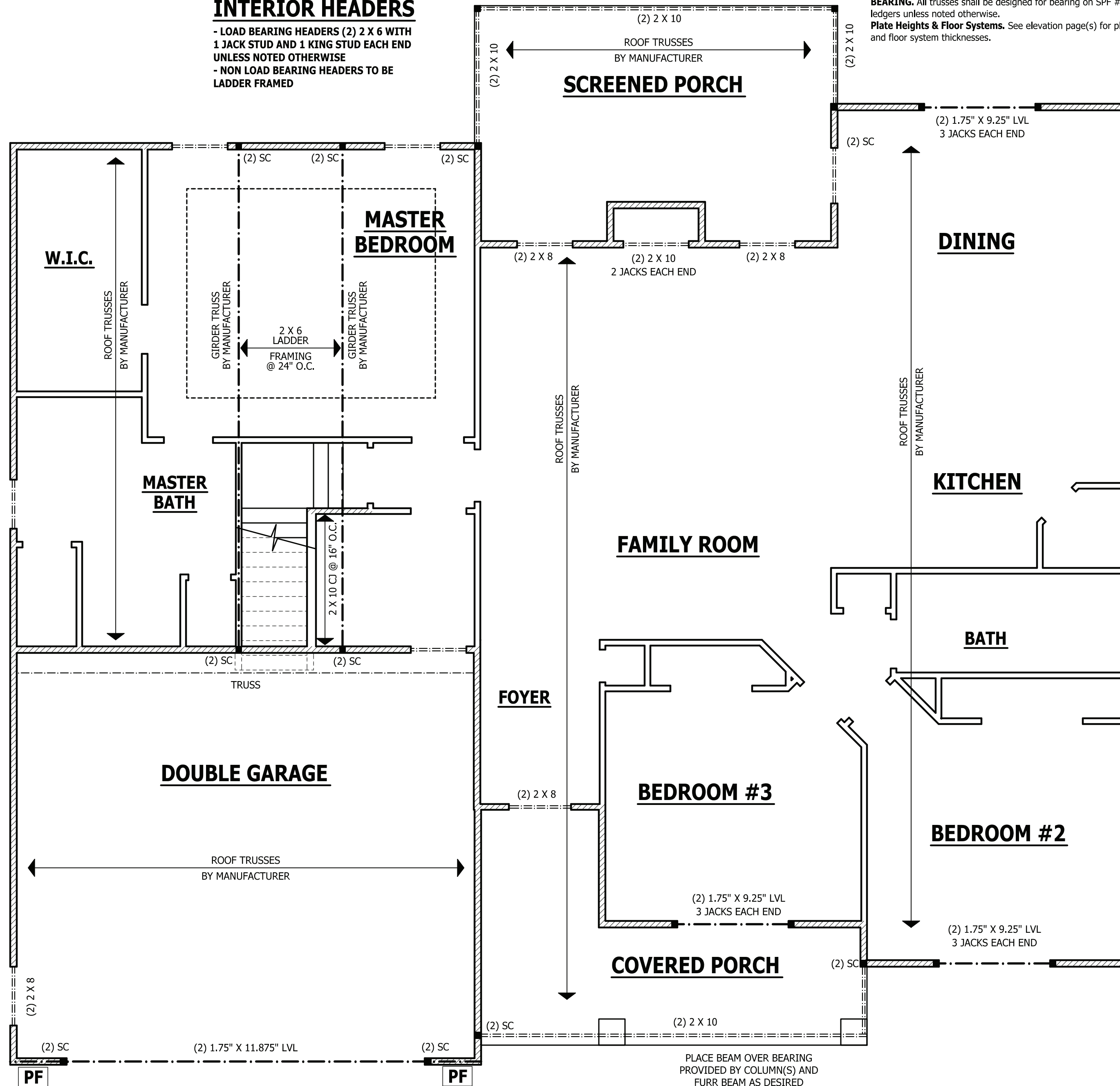
- (2) 2 X 6 WITH 1 JACK STUD EACH END  
UNLESS NOTED OTHERWISE  
- KING STUDS EACH END PER TABLE BELOW

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



## FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

## 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.

**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.

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.  
HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.  
CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.  
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

FIRST FLOOR STRUCTURAL

SINCLAIR

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.  
P.O. Box 702, Wake Forest, NC 27788 919-485-6180 Fax: 1-866-481-0396

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
UNHEATED	
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.

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10/30/2019

191021B

PAGE 5 OF 8



# 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's 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	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=1.9x10<sup>6</sup> PSI  
 Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10<sup>6</sup> PSI  
 Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> PSI  
 Install all connections per manufacturers instructions.

**TRUSS AND I-JOIST MEMBERS:** All roof truss and I-joint layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacturer's specifications. Any change in truss or I-joint 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.

## 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

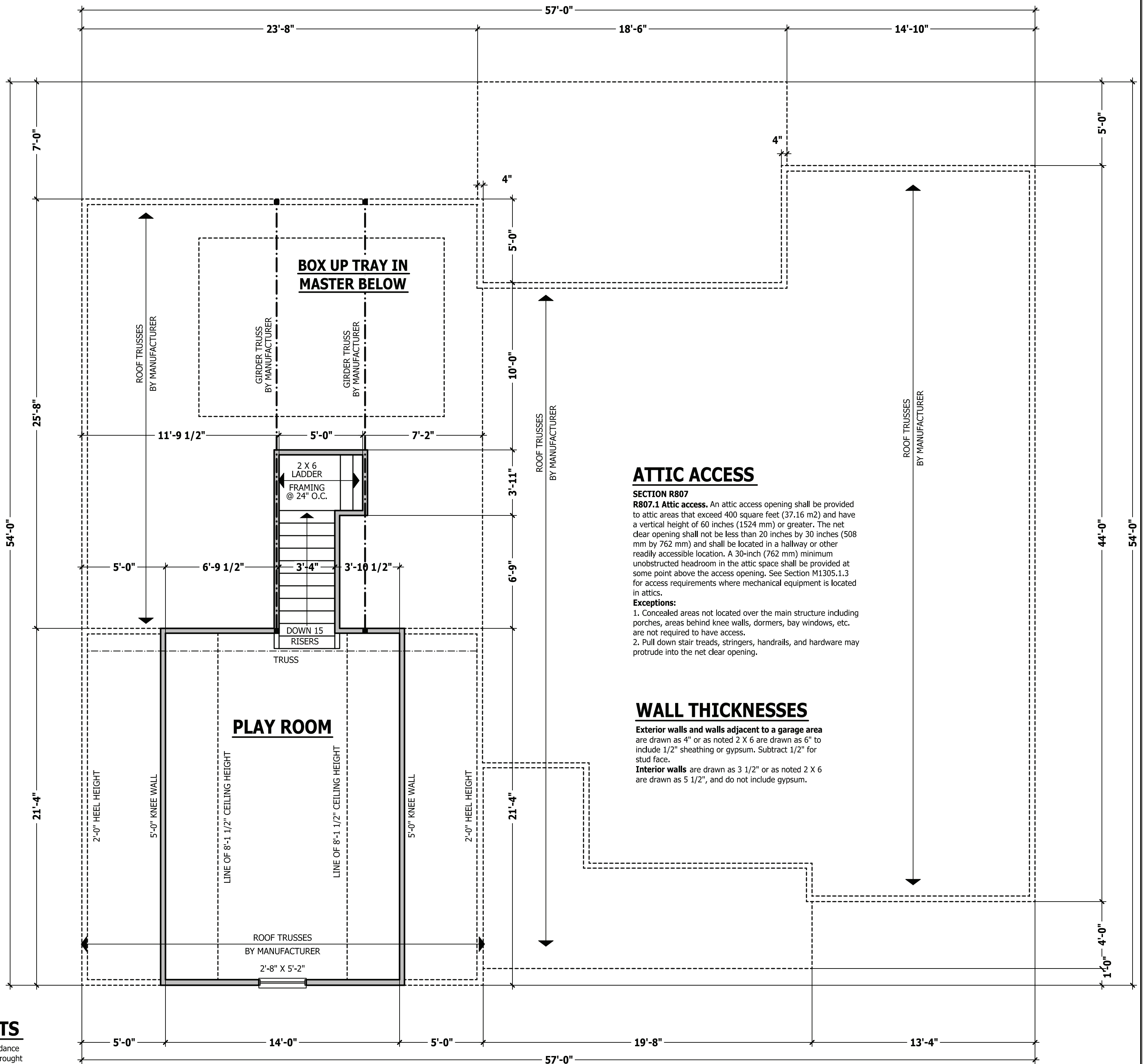
## ROOF TRUSS REQUIREMENTS

**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.

**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.



# SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

SECOND FLOOR PLAN  
**SINCLAIR**



SQUARE FOOTAGE	
<b>HEATED</b>	
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
<b>UNHEATED</b>	
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
<b>UNHEATED OPTIONAL</b>	
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.

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**10/30/2019**  
**191021B**  
**PAGE 6 OF 8**

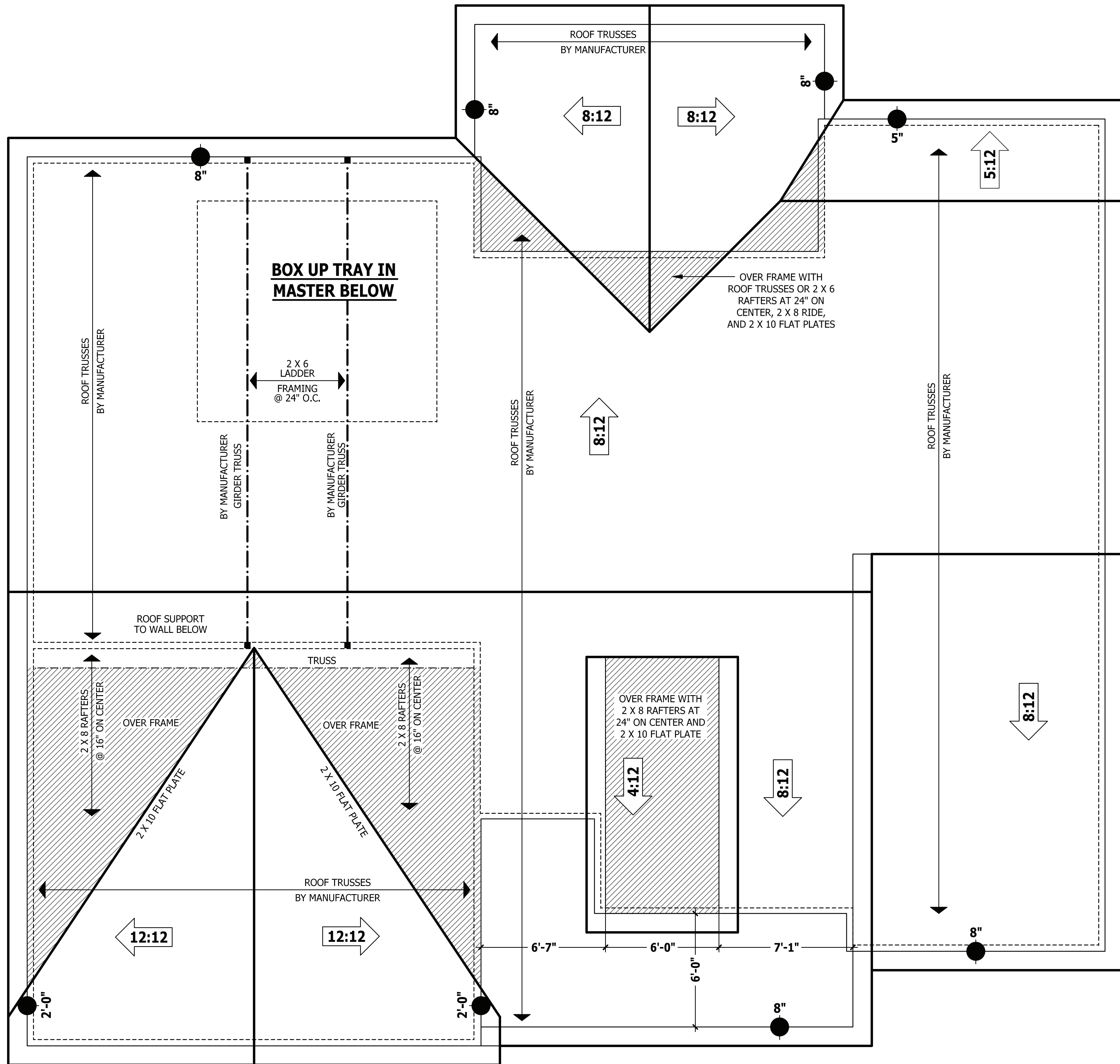


PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.  
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 THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

ROOF PLAN  
**SINCLAIR**



SQUARE FOOTAGE	
<b>HEATED</b>	
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
<b>UNHEATED</b>	
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
<b>UNHEATED OPTIONAL</b>	
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.



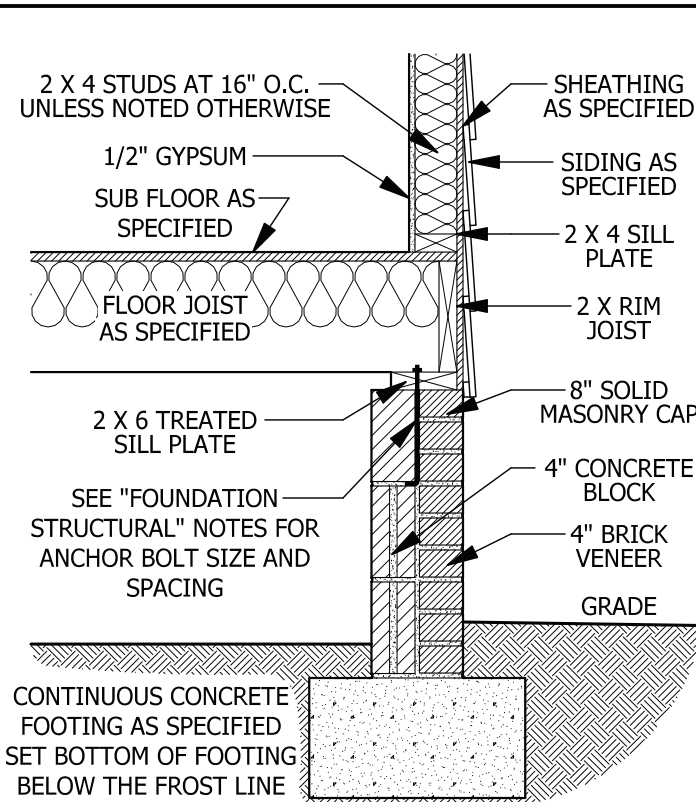
**ROOF PLAN**  
 SCALE 1/4" = 1'-0"

**ROOF TRUSS REQUIREMENTS**

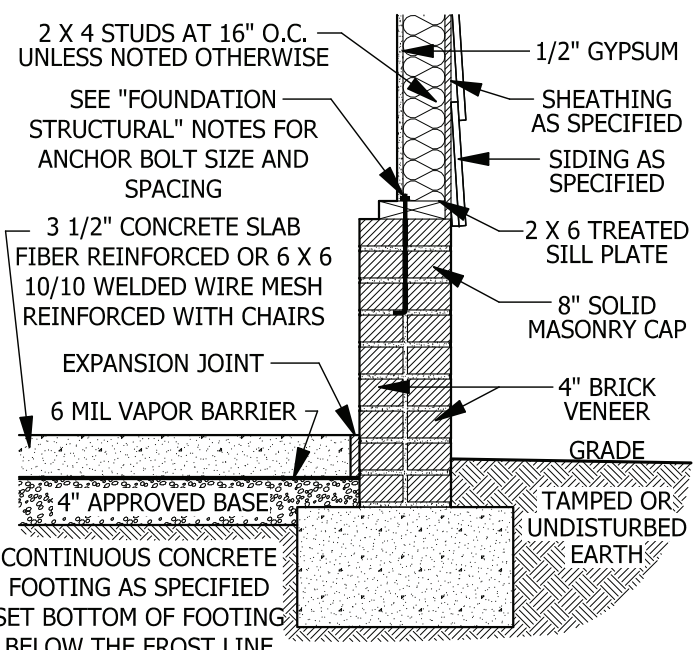
**TRUSS DESIGN.** Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.  
**KNEE WALL AND CEILING HEIGHTS.** All finished knee wall heights and ceiling heights are shown 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 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

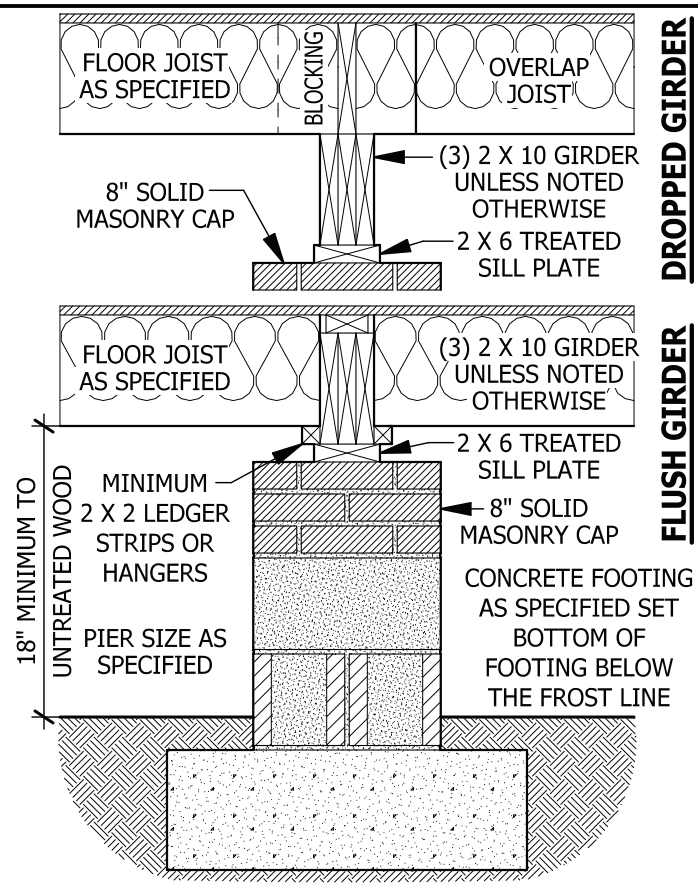




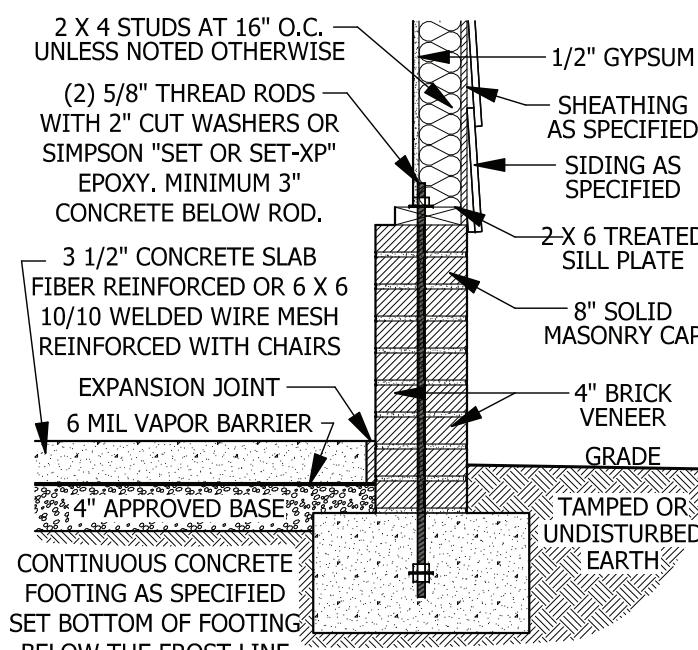
**A CRAWL SPACE WALL**  
SCALE 3/4" = 1'-0"



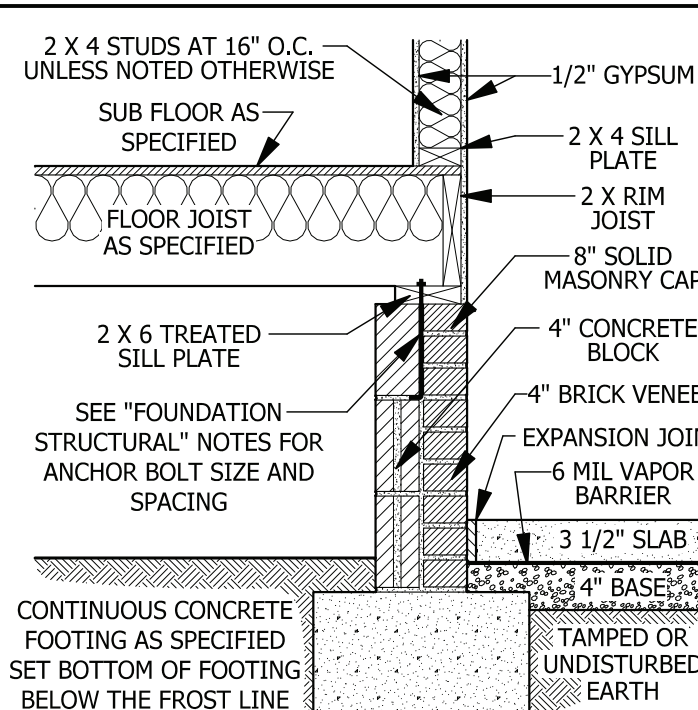
**D GARAGE STEM WALL**  
SCALE 3/4" = 1'-0"



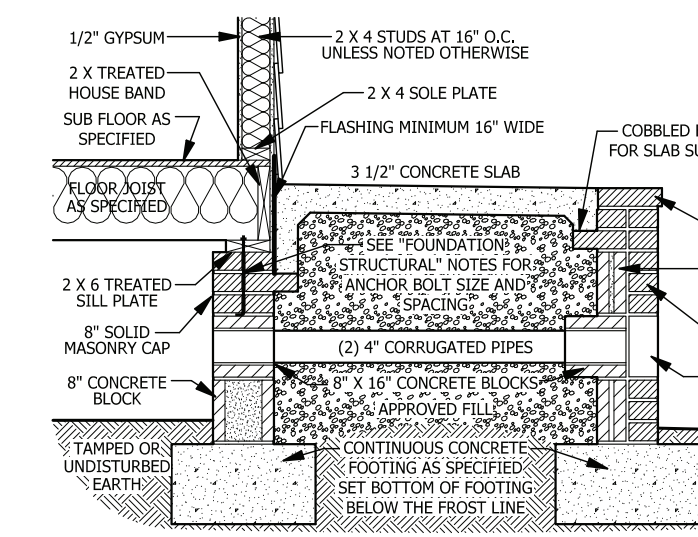
**B DROPPED/ FLUSH PIER**  
SCALE 3/4" = 1'-0"



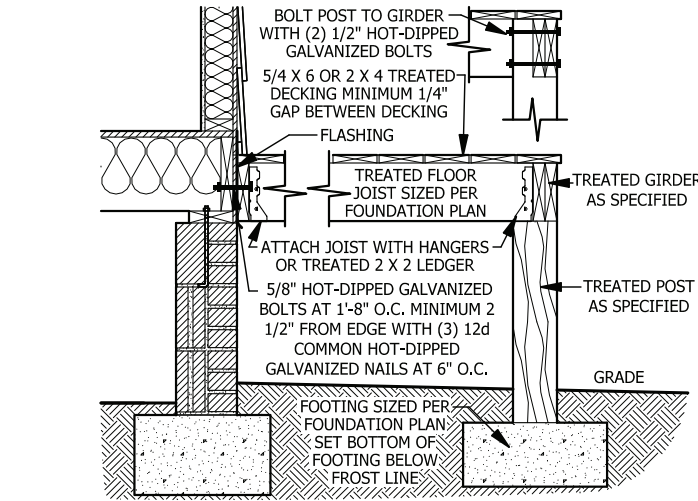
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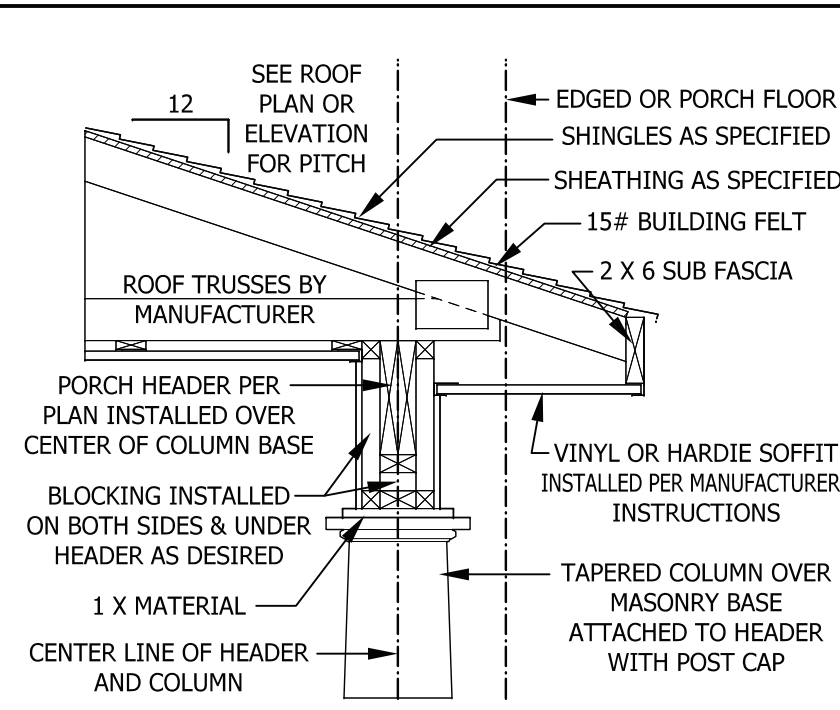
**C CRAWL SPACE AT GARAGE**  
SCALE 3/4" = 1'-0"



**F FILLED PORCH SECTION WITH VENT**  
SCALE 1/2" = 1'-0"



**G DECK ATTACHMENT**  
SCALE 1/2" = 1'-0"



**PORCH HEADER WITH TAPERED COLUMN**  
SCALE 3/4" = 1'-0"

**CARBON MONOXIDE ALARMS**

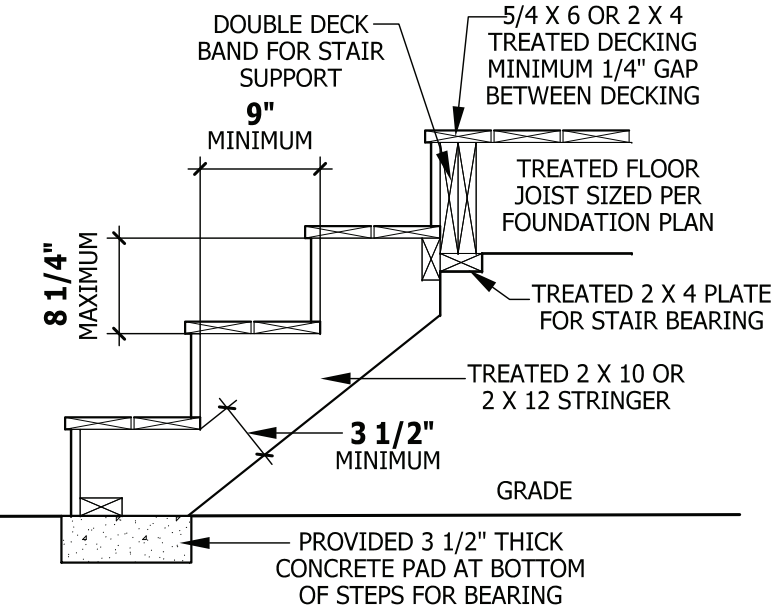
**SECTION R315**  
**R315.1 Carbon monoxide alarms.** In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.  
**R315.2 Where required in existing dwellings.** In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section 315.1.  
**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 UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

**STAIRWAY NOTES**

**R311.7**  
**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 stairway.  
**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 greater 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 solid risers.  
**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 lowest tread.  
 2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.  
**R311.7.7.2 Continuity.** Handrails 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 1 1/2 inch (38 mm) between the wall and the handrails.  
**Exceptions:**  
 1. Handrails 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.  
 3. Two or more separate rails shall be considered continuous if 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.

**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.



**FIGURE AM110**  
**TYPICAL DECK STAIR DETAIL**  
SCALE 3/4" = 1'-0"

**DECK BRACING**

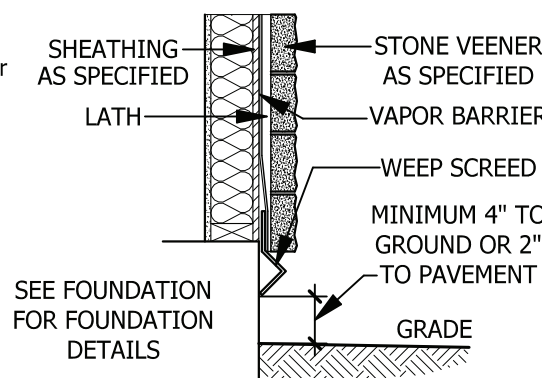
**SECTION AM109**  
**AM109.1 Deck bracing.** Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability.  
**AM109.1.1.** When the deck floor height is less than 4'-0" above finished grade per Figure AM109 and the deck is attached to the structure 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"

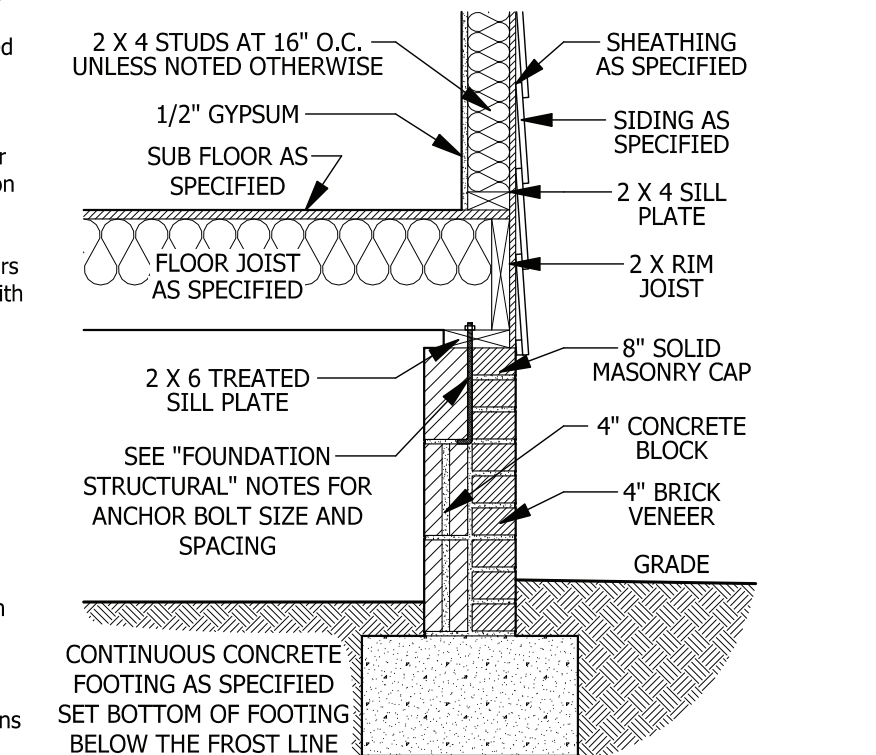
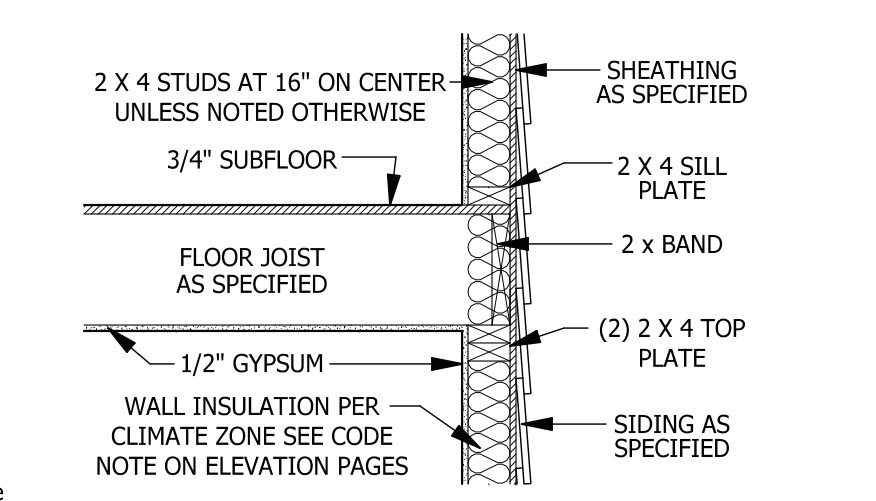
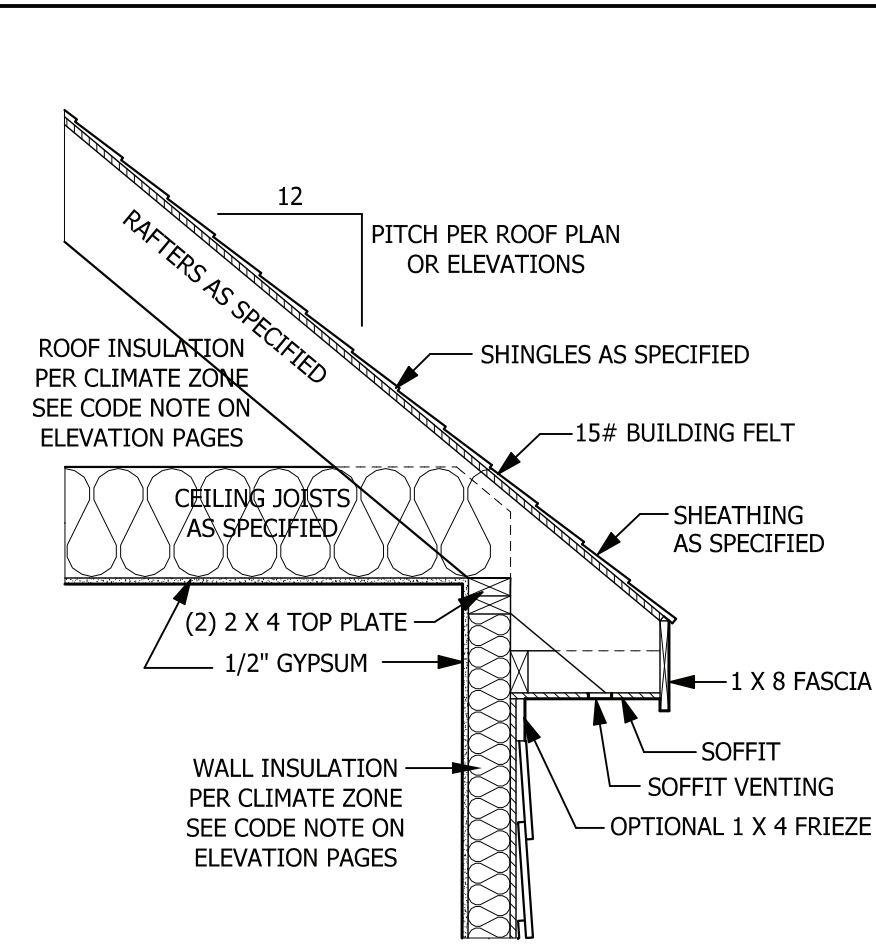
**AM109.1.4.** 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with nut and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

**WEEP SCREEDS**

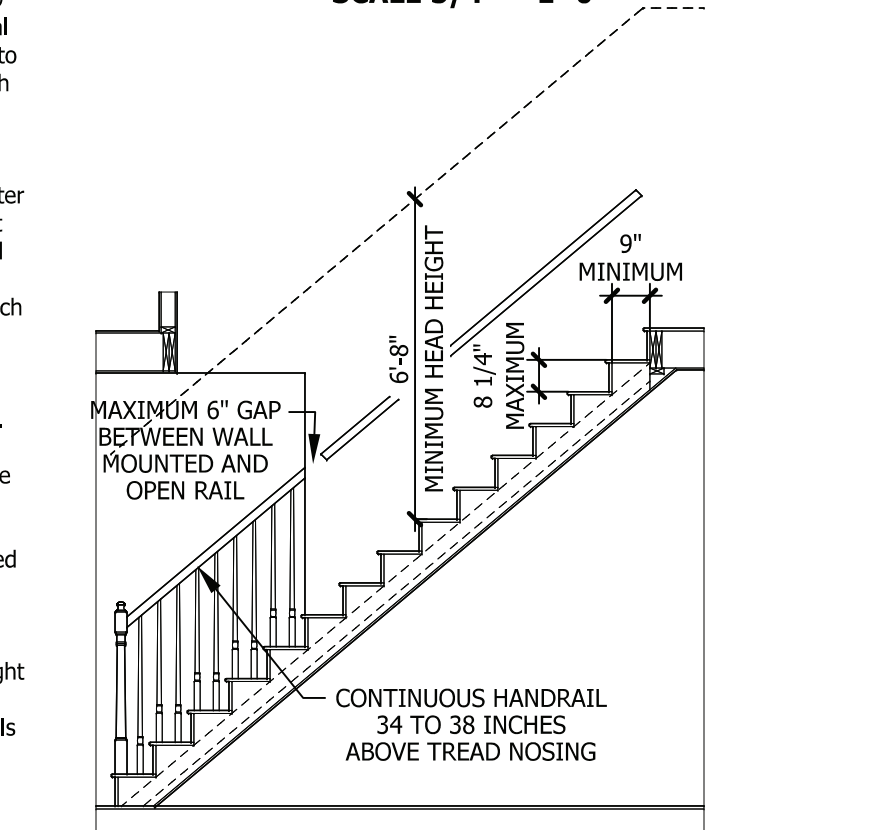
All weep screeds and stone veneer to be installed per manufactures instructions and per the 2012 North Carolina Residential Building code.  
**R703.6.2.1 - A** - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment 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 inches (102 mm) above the earth or 2 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 lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.



**WEEP SCREED**  
SCALE 3/4" = 1'-0"



**TYPICAL WALL DETAIL**  
SCALE 3/4" = 1'-0"



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

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**TYPICAL DETAILS**  
**SINCLAIR**

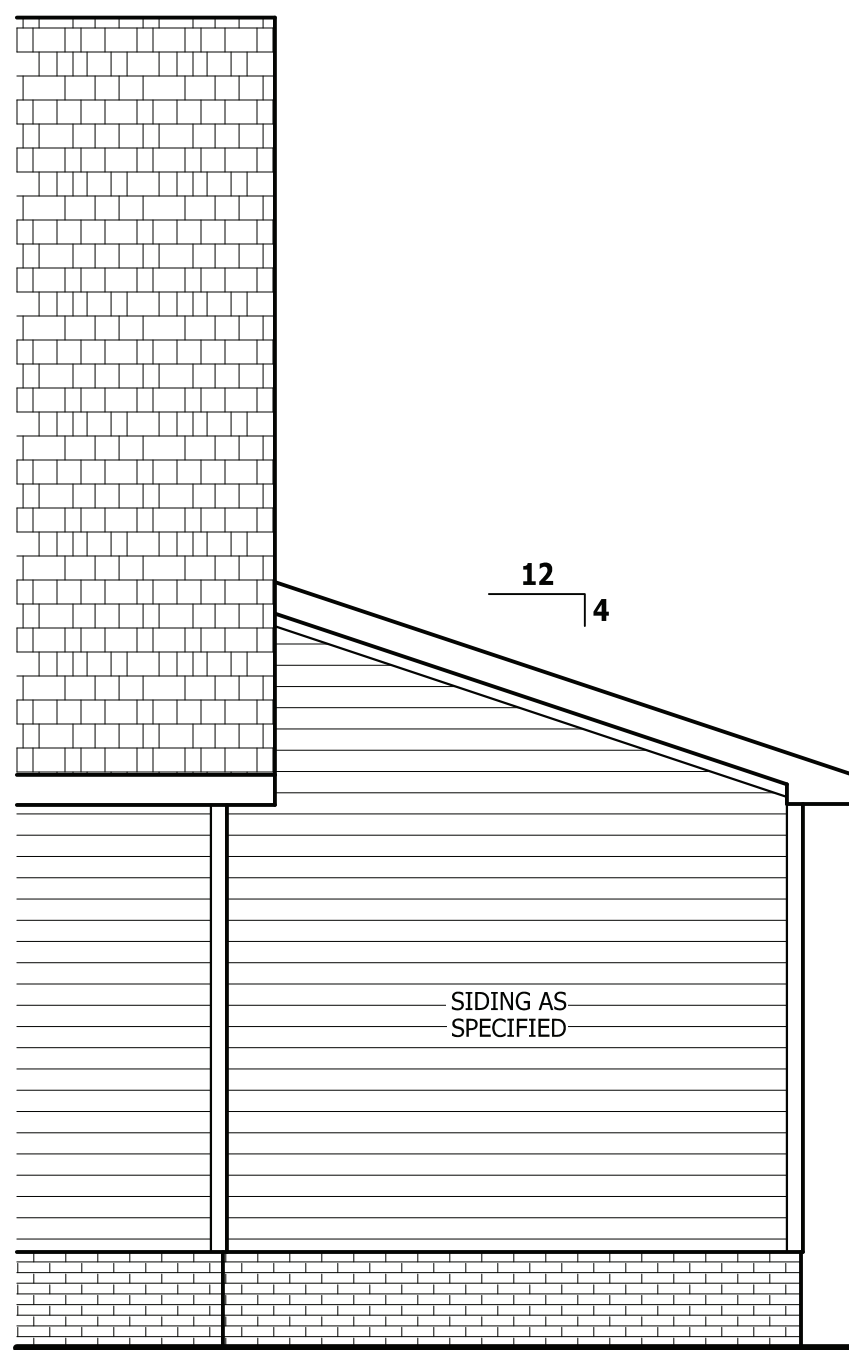
**SHB**  
**SIGNATURE HOME BUILDERS, INC.**

**HAYNES HOME PLANS, INC.**  
P.O. Box 702, Wake Forest, NC 27788 919-435-6180 Fax: 1-866-491-0396

**SQUARE FOOTAGE**

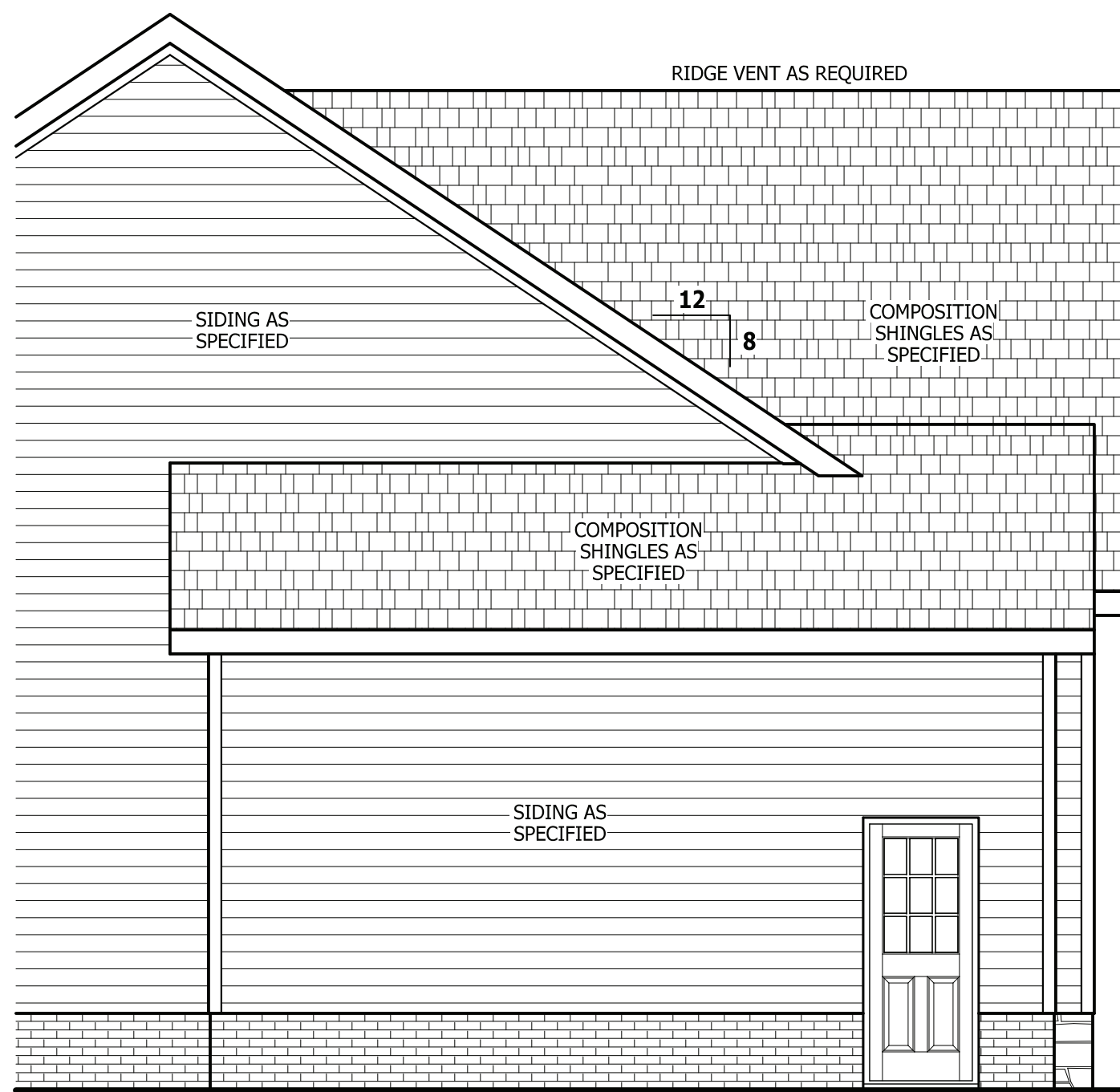
HEATED	1880 SQ.FT.
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
UNHEATED	153 SQ.FT.
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
UNHEATED OPTIONAL	264 SQ.FT.
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.





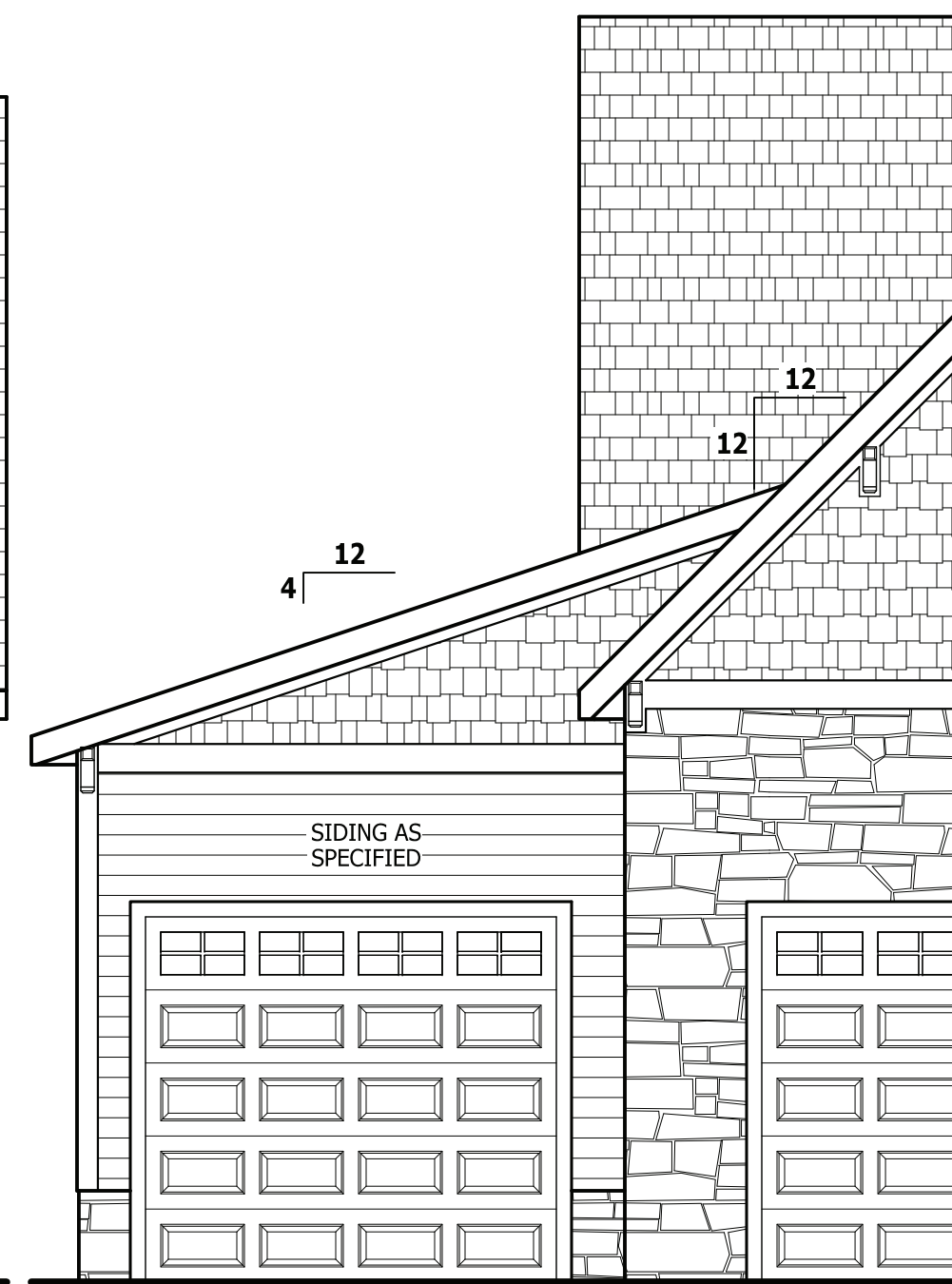
**REAR ELEVATION**

SCALE 1/4" = 1'-0"



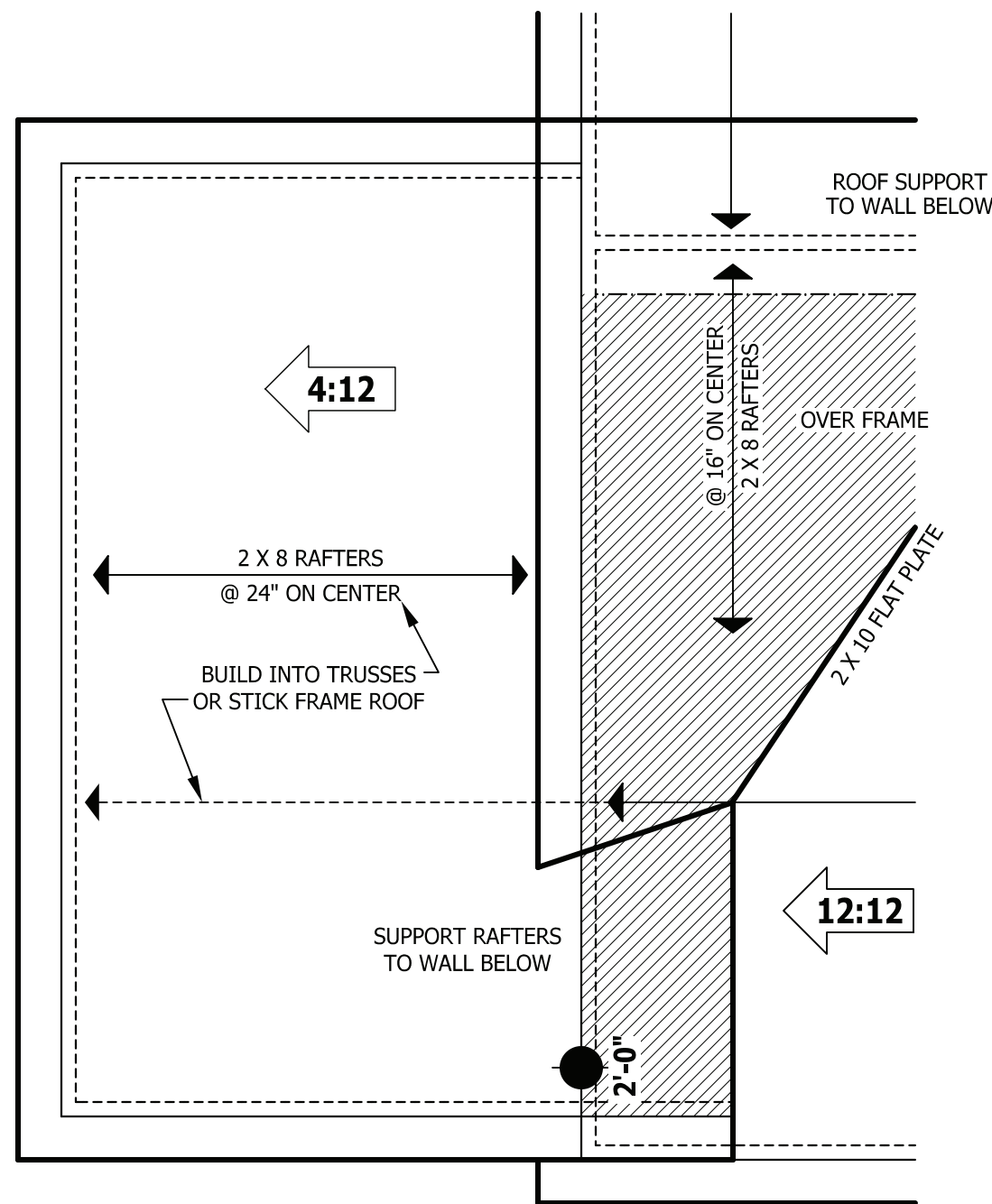
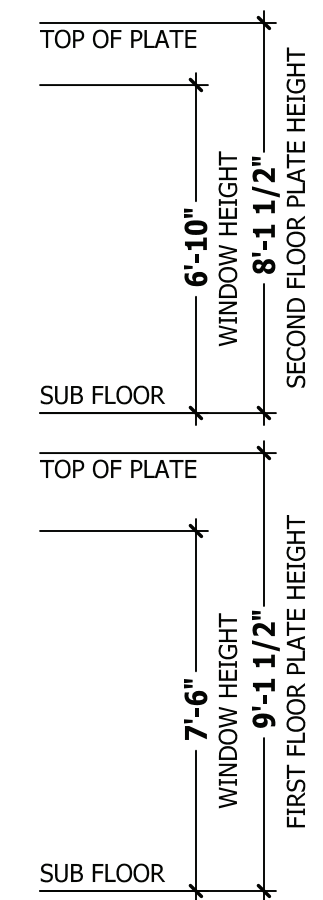
**RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



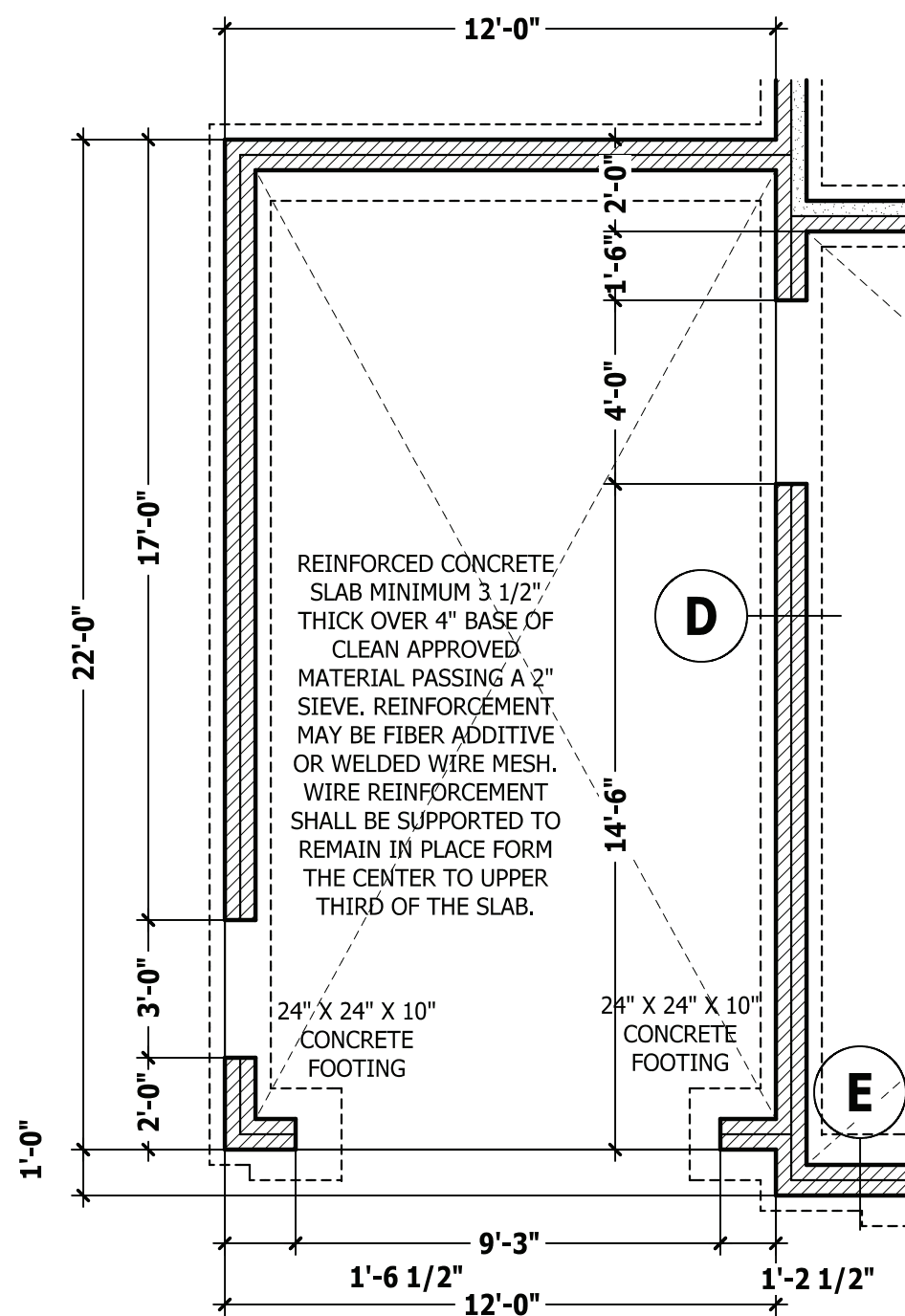
**FRONT ELEVATION**

SCALE 1/4" = 1'-0"



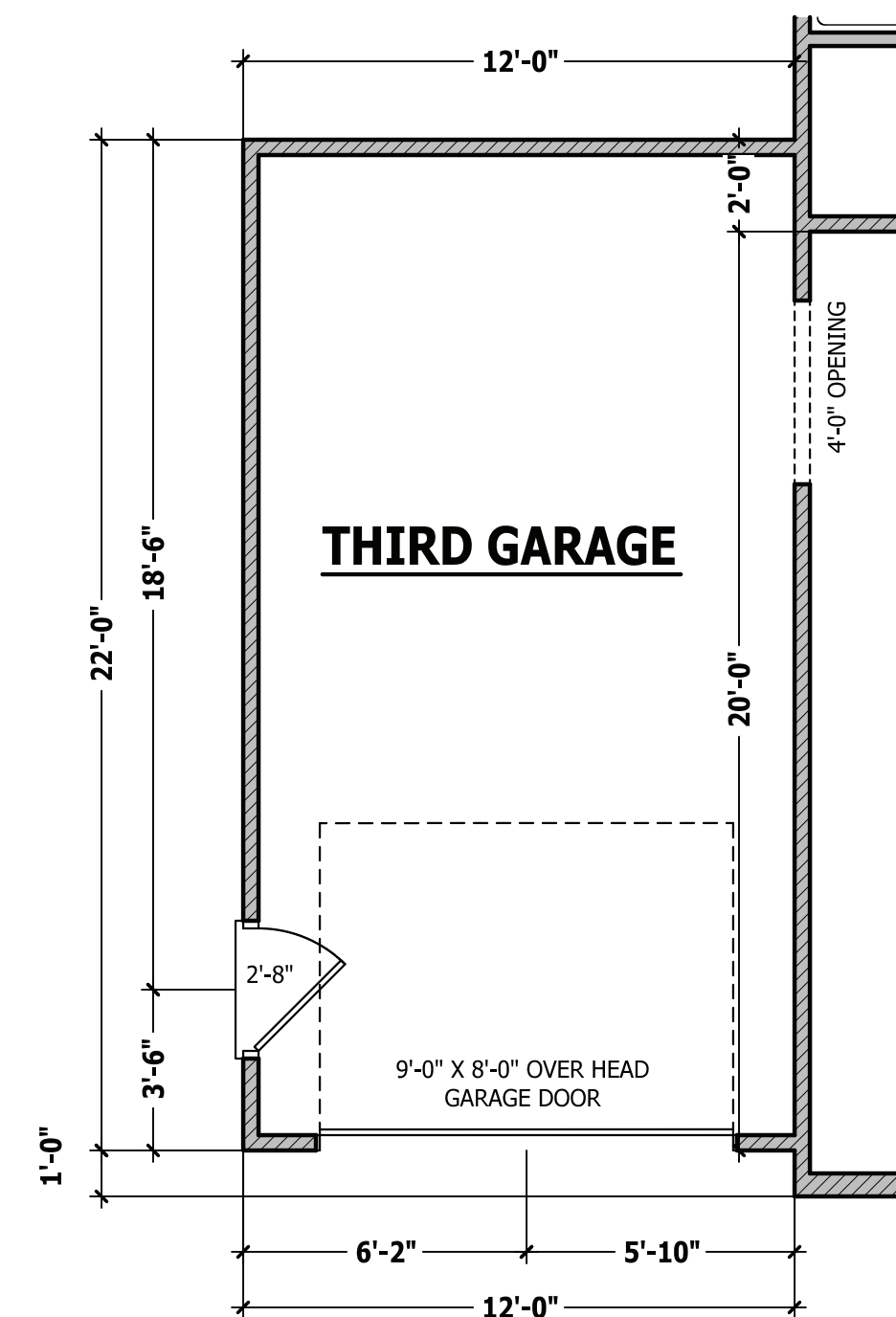
**ROOF PLAN**

SCALE 1/4" = 1'-0"



**FOUNDATION PLAN**

SCALE 1/4" = 1'-0"



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

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**THIRD GARAGE**  
**SINCLAIR**



SQUARE FOOTAGE HEATED	
FIRST FLOOR	1880 SQ.FT.
PLAYROOM	307 SQ.FT.
TOTAL	2187 SQ.FT.
UNHEATED	
FRONT PORCH	153 SQ.FT.
GARAGE	501 SQ.FT.
SCREENED PORCH	218 SQ.FT.
TOTAL	872 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	264 SQ.FT.
TOTAL	264 SQ.FT.

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**10/30/2019**  
**191021B**  
**ADDENDUM**





# ROOF & FLOOR TRUSSES & BEAMS

Reilly Road Industrial Park  
Fayetteville, N.C. 28309  
Phone: (910) 864-8787  
Fax: (910) 864-4444

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables ( derived from the prescriptive Code requirements ) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature \_\_\_\_\_  
Sales Area

### LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))  
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ'D STUDS FOR (1) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (1) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (1) PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	5100	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

- Dimension Notes**
- All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
  - All interior wall dimensions are to face of stud unless noted otherwise
  - All exterior wall to truss dimensions are to face of stud unless noted otherwise

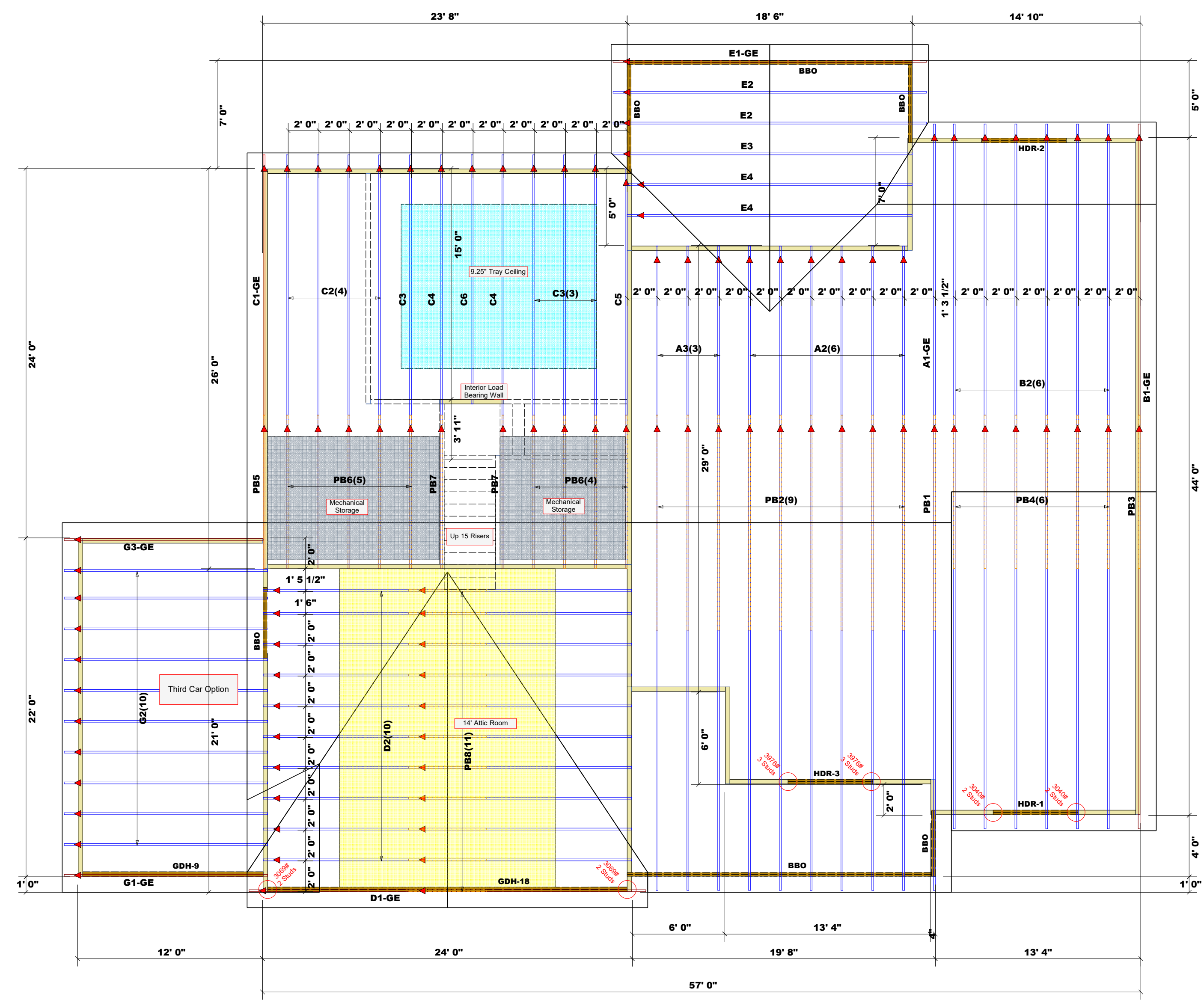
Roof Area = 3976.01 sq.ft.  
Ridge Line = 98.13 ft.  
Hip Line = 0 ft.  
Horiz. OH = 130.09 ft.  
Raked OH = 261.79 ft.  
Decking = 137 sheets

▲ = Indicates Left End of Truss  
(Reference Engineered Truss Drawing)  
Do Not Erect Trusses Backwards

**BEAM SCHEDULE**

PlotID	Length	Product	Piles	Net Qty
HDR-1	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
HDR-2	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
HDR-3	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH-9	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH-18	24' 0"	1-3/4"x 14" LVL Kerto-S	2	2

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.  
○ -- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs



Truss Placement Plan  
SCALE: 3/16" = 1'-0"

BUILDER	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #	COUNTY	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALESMAN
Signature Home Builders	Lot 2 Finley's Crossing	HHP / The Sinclair (1910218) w/ 3rd Car	10/30/19	NA	J0820-4006	Harnett County	50 Joel Way / Lillington, NC	Roof	9/1/20	Anthony Williams	Anthony Williams

**THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.**  
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbcindustry.com