

PLANS DESIGNED TO THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

CLIMATE ZONE	ZONE 3	ZONE 4	ZONE 5
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.65	0.60	0.60
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	30	38	38
WALL R-VALUE	13	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	10/13	10/13	10/13
** SLAB R-VALUE	0	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/13	10/13

* 10/13 MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION
 ** INSULATION DEPTH WITH MONOLITHIC SLAB 18" 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 100 MPH, 3 SECOND GUST (85 FASTEST MILE) EXPOSURE "B"

VELOCITY (MPH)	DESIGN PRESSURES FOR DOORS AND WINDOWS POSITIVE AND NEGATIVE IN PSF		
	MEAN ROOF HEIGHT (FT)		
	15	25	35
90	15	17	19
100	20	23	25

ASSUMED MEAN ROOF HEIGHT 25'-2"

ROOF VENTILATION

SECTION R806

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

Exceptions:

1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

SQUARE FOOTAGE OF ROOF TO BE VENTED = 1,579 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 10.53 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 = 5.26 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:

1. 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.
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 guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. 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.
2. 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



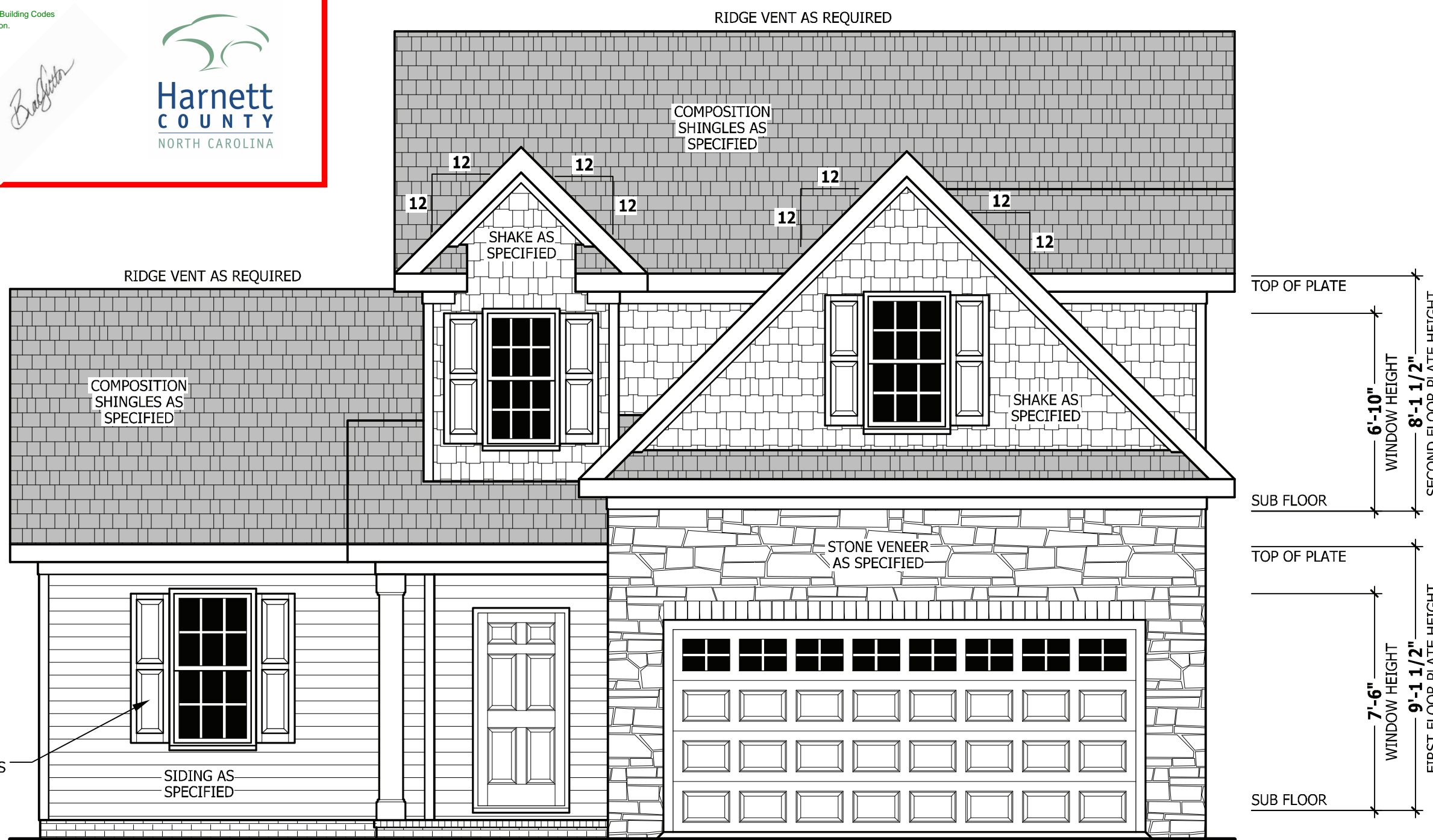
N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, 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.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.

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

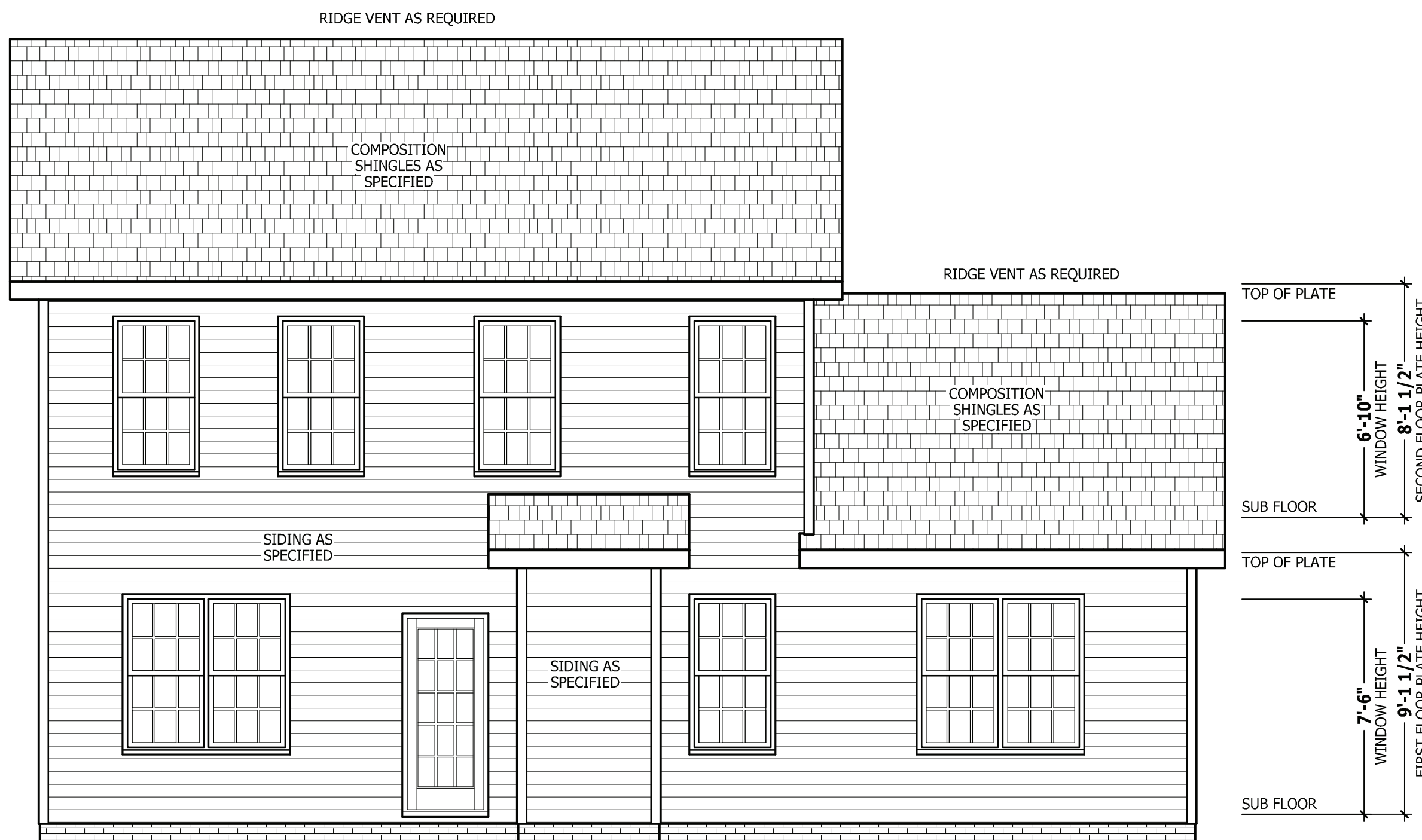
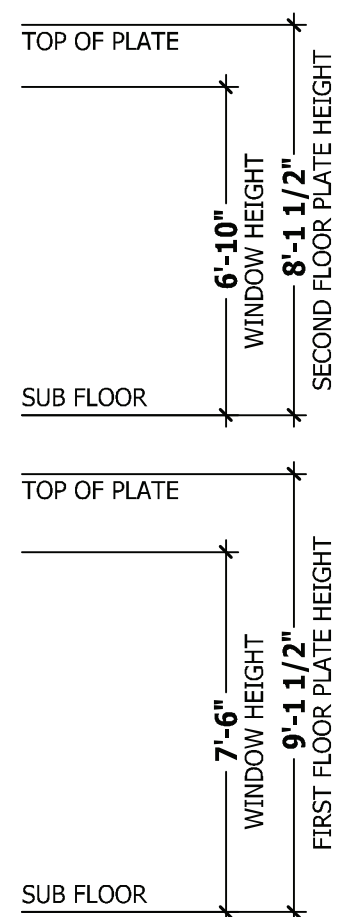
APPROVED
 Limited building only review
 Permit holder responsible for full compliance with the code

10/13/2020

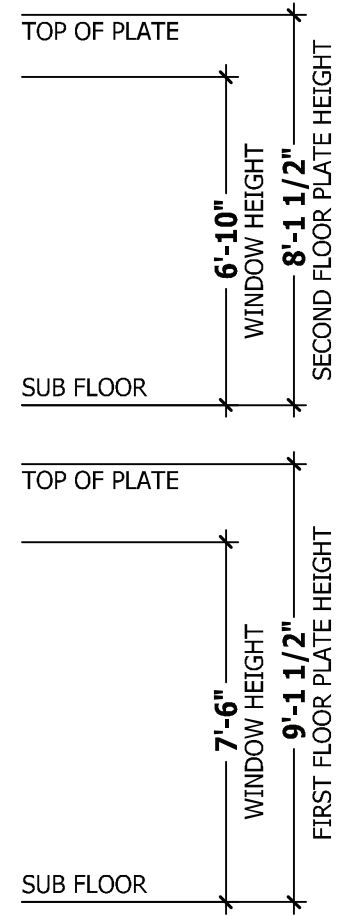
FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.
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FRONT & REAR ELEVATIONS

EVERY

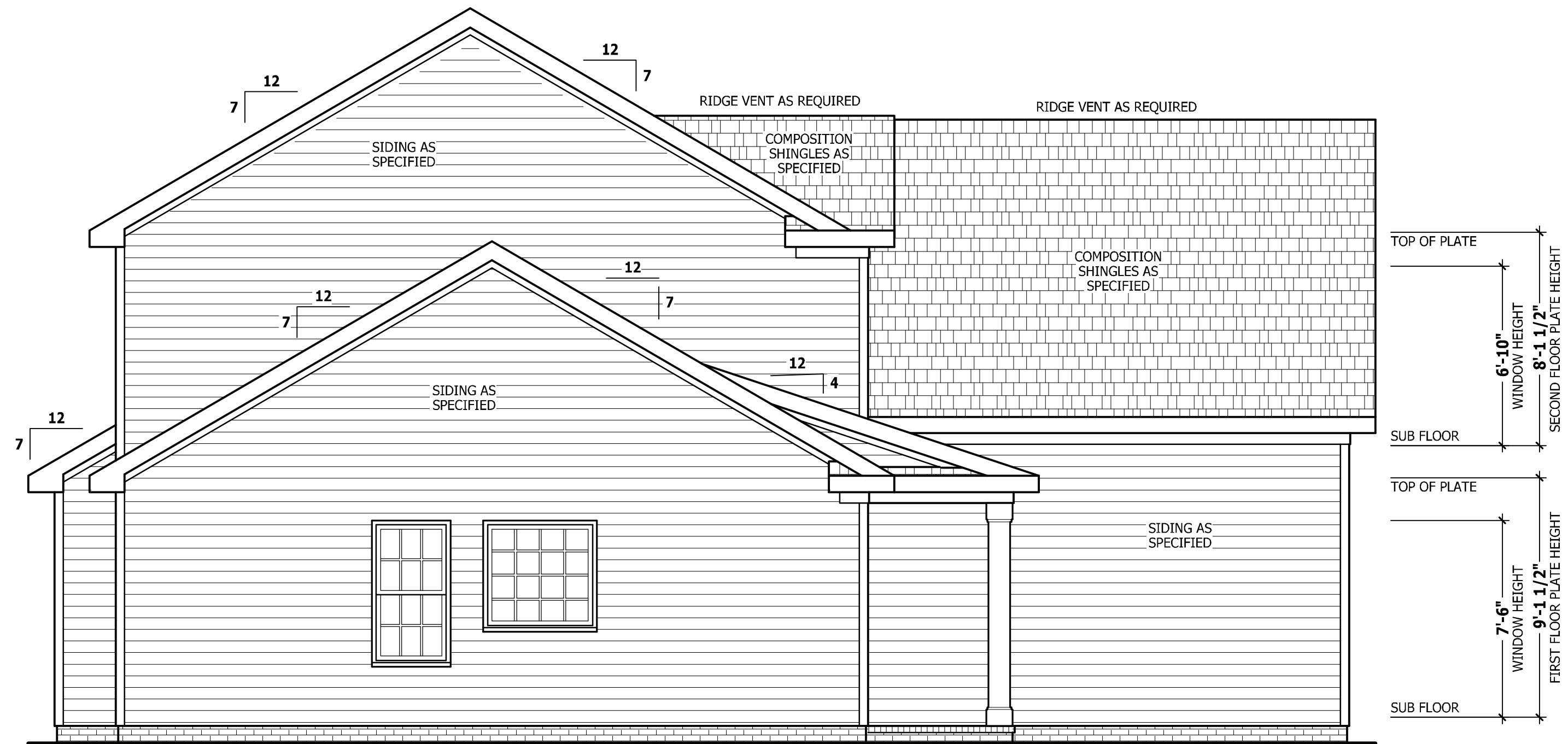
Southern Built Homes, LLC
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 Springlake, NC 28390
 910-436-3131

HAYNES
 HOME PLANS, INC.
 P.O. BOX 702, WAKE FOREST, NC 27788 919-485-6180 FAX 919-866-4911-0396

SQUARE FOOTAGE HEATED	
FIRST FLOOR	1104 SQ.FT.
SECOND FLOOR	917 SQ.FT.
TOTAL	2021 SQ.FT.
UNHEATED	
GARAGE	413 SQ.FT.
FRONT PORCH	62 SQ.FT.
PATIO	159 SQ.FT.
TOTAL	634 SQ.FT.

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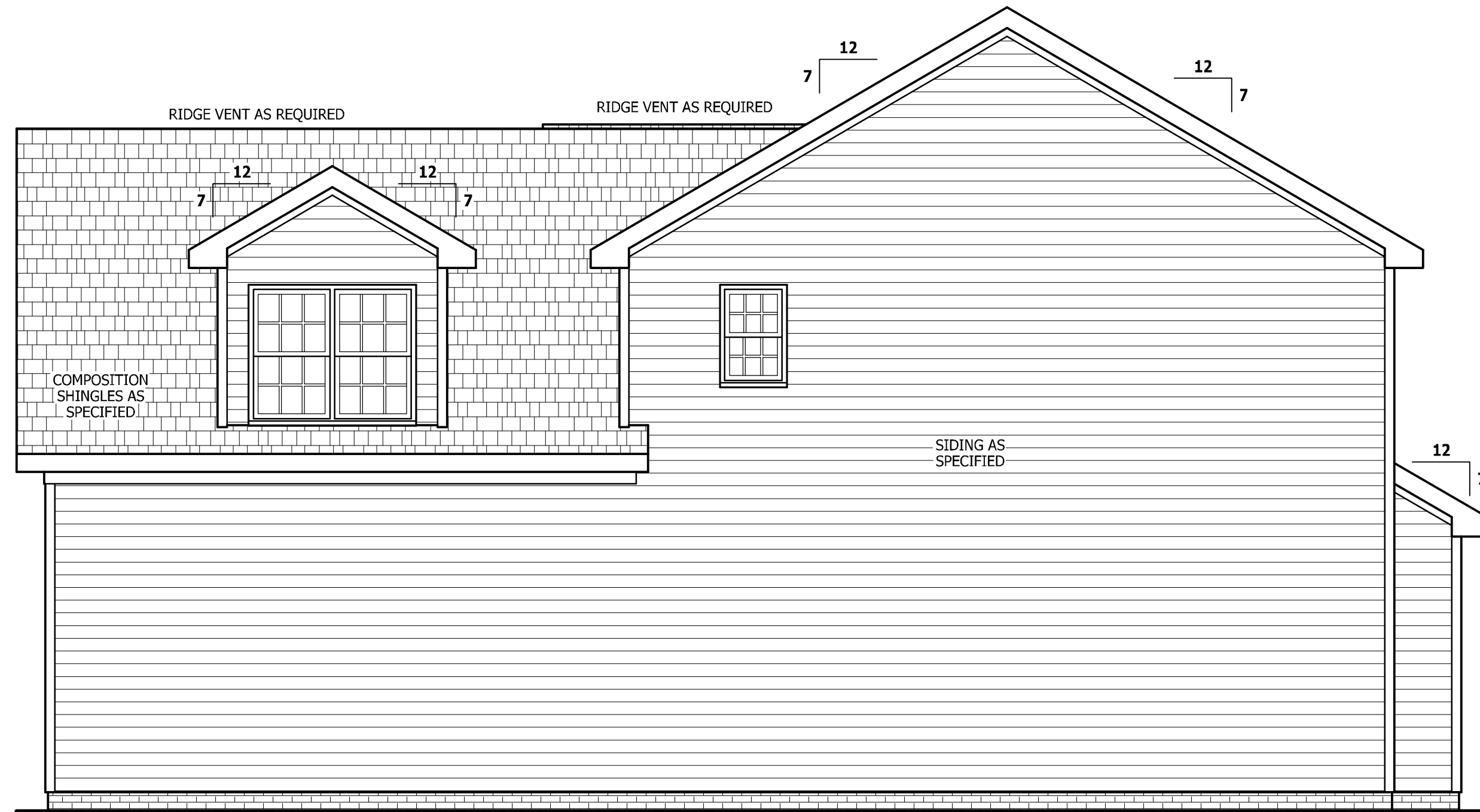
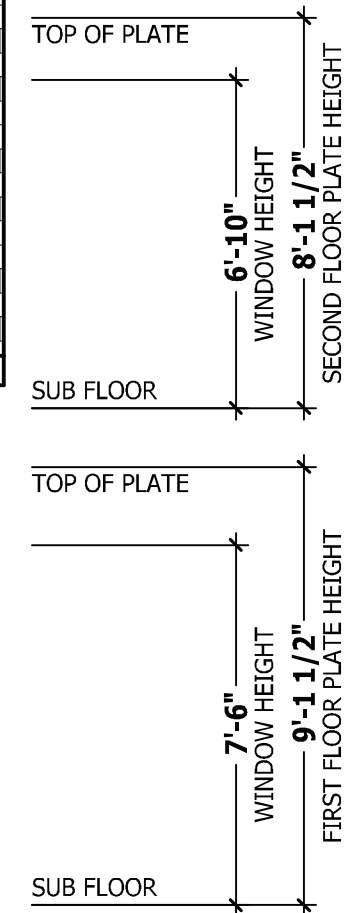
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LEFT SIDE ELEVATION

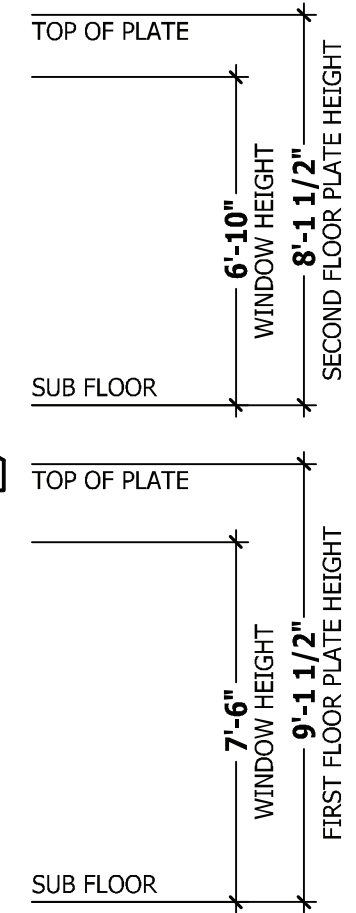
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RAIL AS NEEDED PER CODE



RIGHT SIDE ELEVATION

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LEFT & RIGHT ELEVATIONS
AVERY

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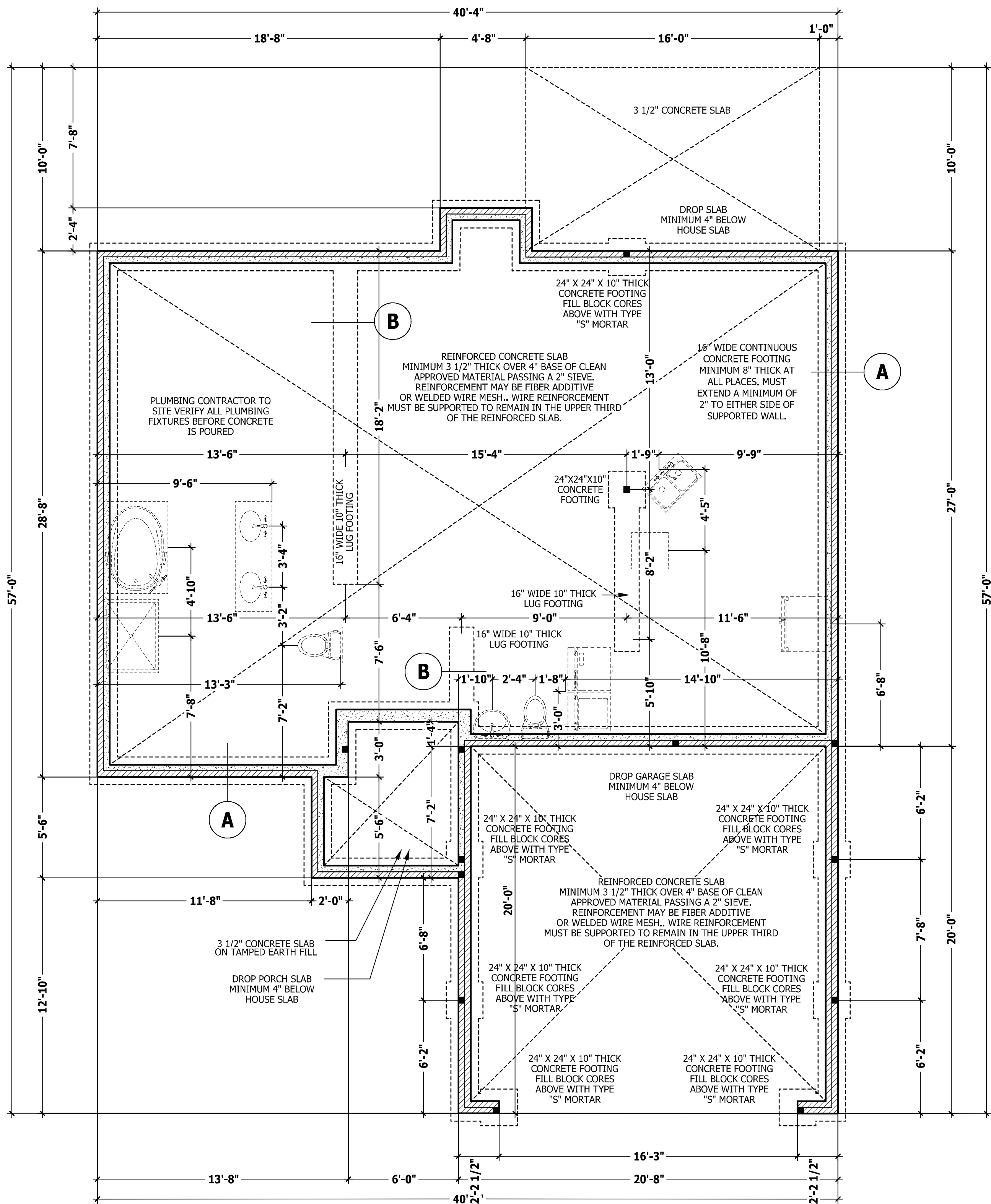
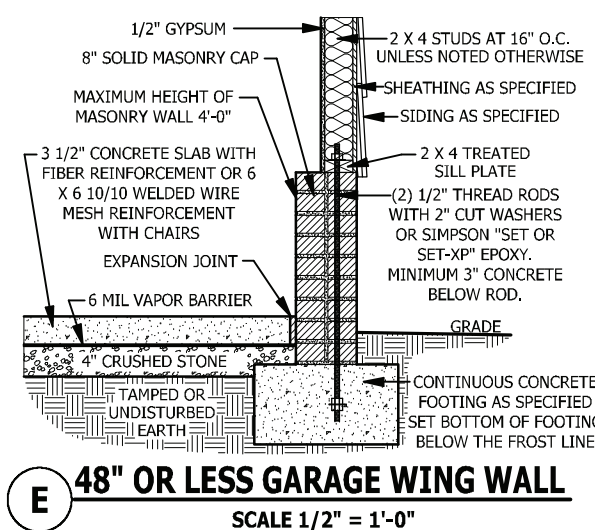
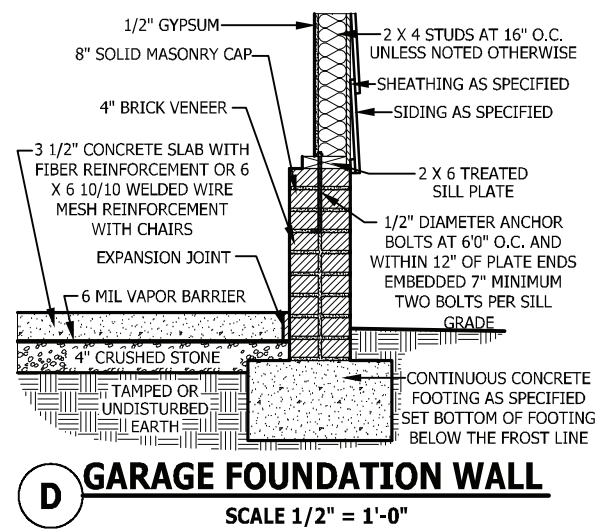
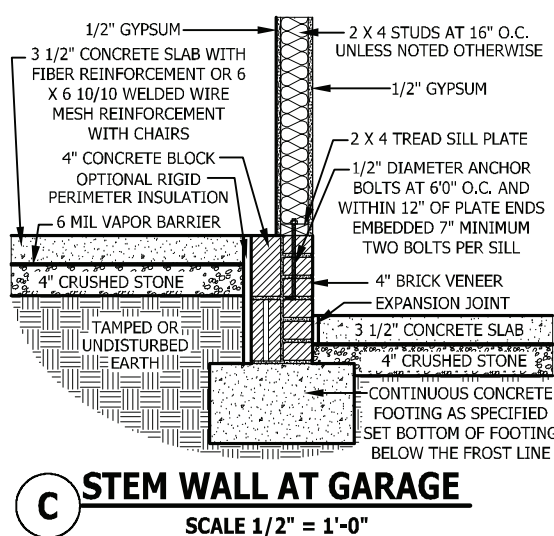
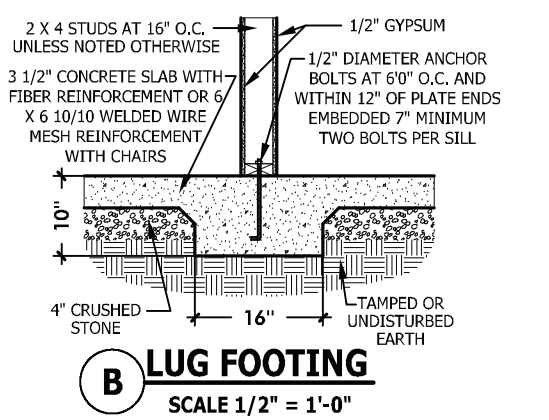
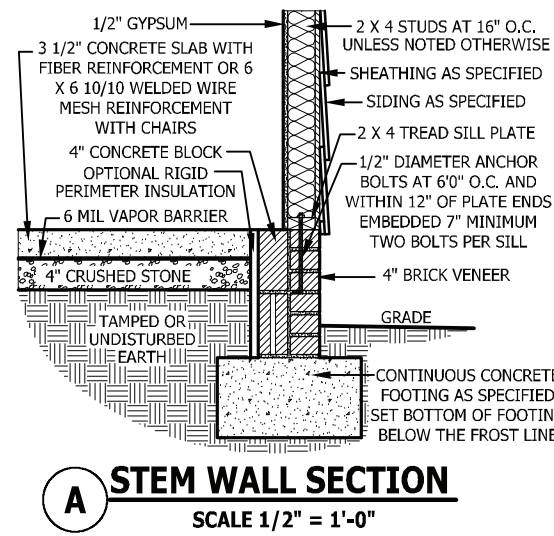
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FOUNDATION STRUCTURAL

100 mph wind zone (1 1/2 to 2 1/2" story)
GIRDERS: (3) 2 X 10 SPF 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.
ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 7" and at maximum 6'-0" on center and within 12" of plate ends. Minimum two anchor bolts per plate.
CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum slump of 5 inches unless noted otherwise. Air entrained per table 402.2. All concrete shall be proportioned, mixed, handled, sampled, tested, and placed 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.



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STEM WALL SLAB PLAN
AVERY

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FIRST FLOOR PLAN
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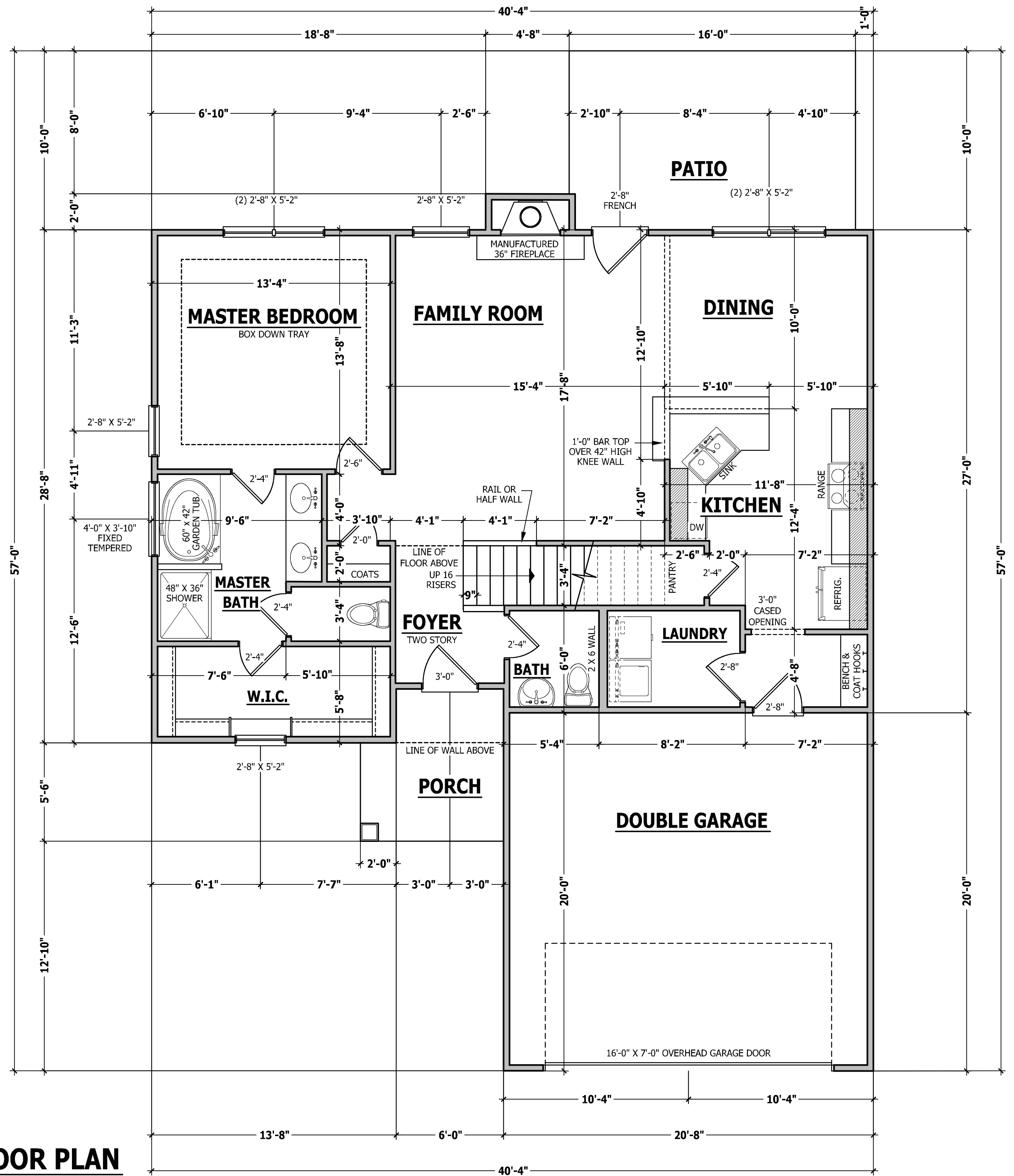
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WALLS & THICKNESSES

All walls are 3 1/2" thick 2 X 4 nominal studs SPF #2 @ 16" on center unless noted otherwise.
 Exterior walls are dimensioned as 4" thick and include 1/2" sheathing. Subtract 1/2" for stud face on exterior side.
 Garage walls adjacent to finished space are drawn and dimensioned as 4" and include 1/2" gypsum board on the inside of the garage. Subtract 1/2" for stud face on garage side.
 Interior walls are dimensioned as 3 1/2" thick.
 2 X 6 walls are drawn as 5 1/2" thick and are 2 X 6 nominal studs SPF #2 @ 16" on center unless noted otherwise on interior of house. 2 X 6 walls at exterior and garage are dimensioned as 6", and include 1/2" sheathing or 1/2" gypsum. Subtract 1/2" for stud face at exterior and garage.
 Interior Gypsum is not included in dimensions.

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.

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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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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) and all treated lumber shall be SYP #2 (Fb = 975 PSI) unless noted otherwise.

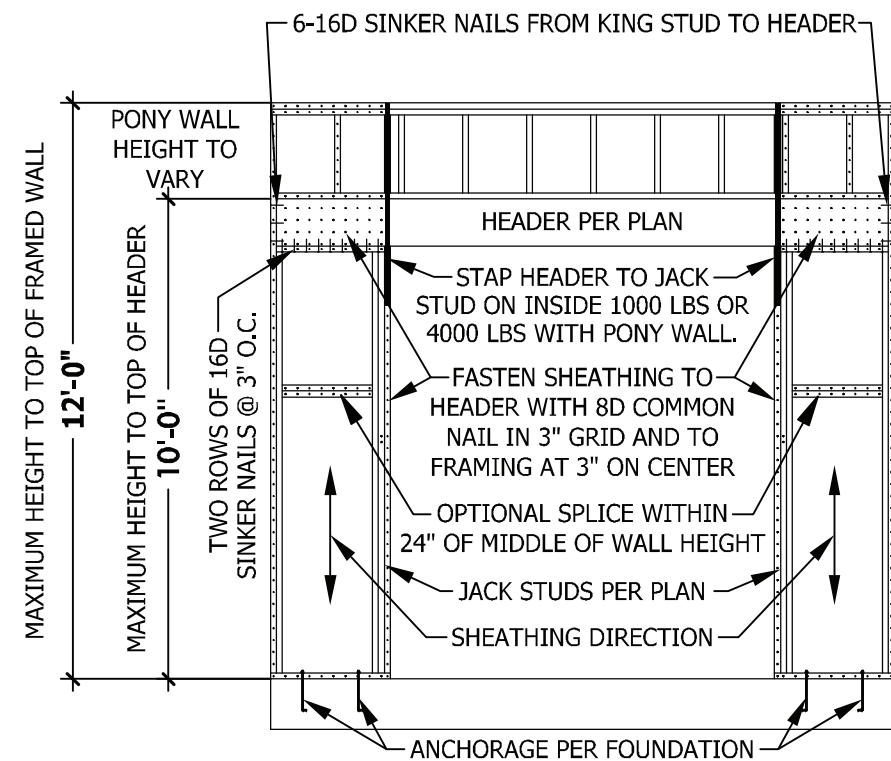
ENGINEERED WOOD BEAMS:
Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI
Install all connections per manufacturers instructions.

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 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 and 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" unless noted otherwise.

CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum slump of 5 inches unless noted otherwise. Air entrained per table 402.2. All concrete shall be proportioned, mixed, handled, sampled, tested, and placed 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.



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

HEADER SCHEDULE

SIZE:	COLUMNS:
H-1 (2) 2 X 4	1 JACK 1 KING
H-2 (2) 2 X 6	1 JACK 1 KING
H-3 (2) 2 X 8	2 JACKS 1 KING
H-4 (2) 2 X 10	2 JACKS 1 KING
H-5 (2) 2 X 12	2 JACKS 1 KING
H-6 (2) 1.75" X 9.25" LVL	3 JACKS 1 KING

- ALL NON LOAD BEARING HEADERS TO BE LADDER FRAMED OR (2) 2 X 4 WITH 1 JACK AND 1 KING STUD UNLESS NOTED OTHERWISE.

BRACE WALL FACTORS

MAX EAVE TO RIDGE	WIND SPEED	EXPOSURE	SEISMIC CATEGORY
10' 0"	100	B	A OR B

RECTANGLE A

SIDE	PERP. DIST.	REQUIRED	PROVIDED
1	30' 8"	10' 8"	14' 7"
2	"	"	20' 10"
3	40' 4"	13' 11"	26' 4"
4	"	"	19' 7"

WALL HEIGHT: 9' ROOF + 1 EAVE: 10' 0"

RECTANGLE B

SIDE	PERP. DIST.	REQUIRED	PROVIDED
1	20' 4"	4' 2"	6' 6"
2	"	"	6' 9"
3	20' 8"	4' 3"	19' 8"
4	"	"	19' 8"

WALL HEIGHT: 9' ROOF ONLY EAVE: 11' 4"

ROOF TRUSS REQUIREMENTS

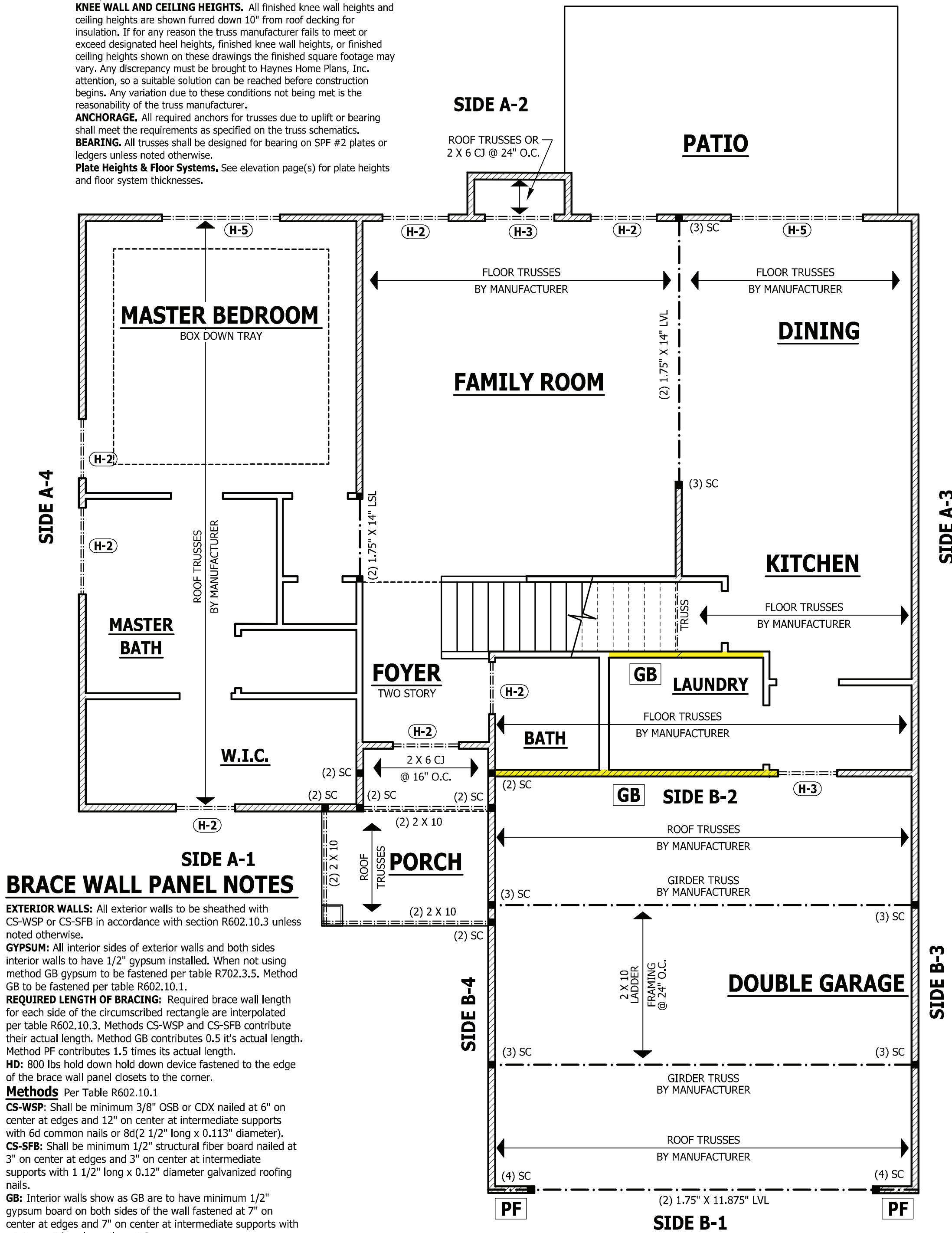
TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.

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 responsibility 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.



FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

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FIRST FLOOR STRUCTURAL
AVERY

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

CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum slump of 5 inches unless noted otherwise. Air entrained per table 402.2. All concrete shall be proportioned, mixed, handled, sampled, tested, and placed 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.

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.

EXTERIOR WINDOWS AND DOORS

SECTION R612

R612.1 General. This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

R612.2 Window sills. In *dwelling* units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished *grade* or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

- Windows whose openings will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
- Openings that are provided with window fall prevention devices that comply with Section R612.3.
- Openings that are provided with fall prevention devices that comply with ASTM F 2090.
- Windows that are provided with opening limiting devices that comply with Section R612.4.

R612.3 Window fall prevention devices. Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

HEADER SCHEDULE

	SIZE:	COLUMNS:
H-1	(2) 2 X 4	1 JACK 1 KING
H-2	(2) 2 X 6	1 JACK 1 KING
H-3	(2) 2 X 8	2 JACKS 1 KING
H-4	(2) 2 X 10	2 JACKS 1 KING
H-5	(2) 2 X 12	2 JACKS 1 KING
H-6	(2) 1.75" X 9.25" LVL	3 JACKS 1 KING

- ALL NON LOAD BEARING HEADERS TO BE LADDER FRAMED OR (2) 2 X 4 WITH 1 JACK AND 1 KING STUD UNLESS NOTED OTHERWISE.

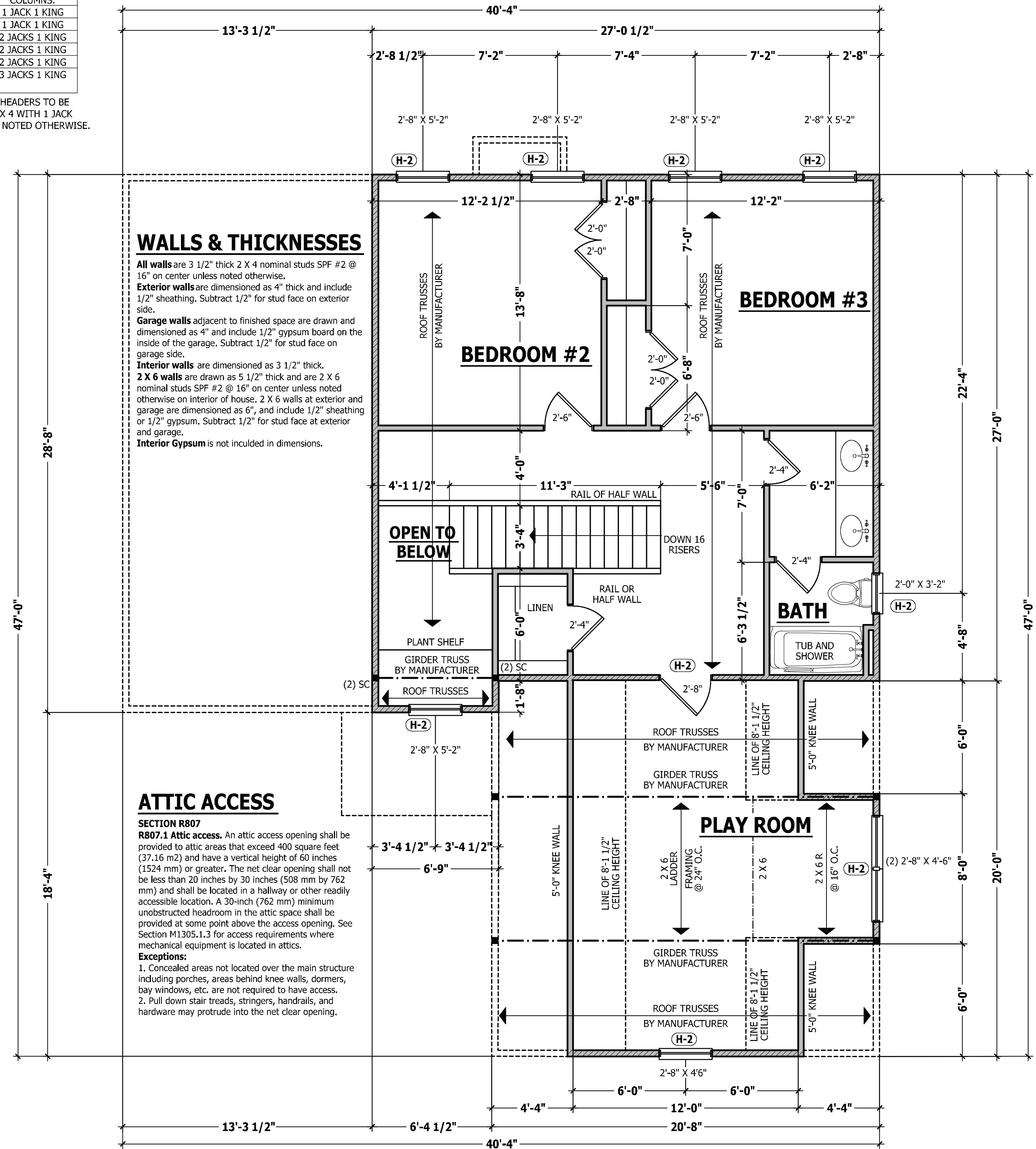
WALLS & THICKNESSES

All walls are 3 1/2" thick 2 X 4 nominal studs SPF #2 @ 16" on center unless noted otherwise.

Exterior walls are dimensioned as 4" thick and include 1/2" sheathing. Subtract 1/2" for stud face on exterior side.
Garage walls adjacent to finished space are drawn and dimensioned as 4" and include 1/2" gypsum board on the inside of the garage. Subtract 1/2" for stud face on garage side.

Interior walls are dimensioned as 3 1/2" thick.
2 X 6 walls are drawn as 5 1/2" thick and are 2 X 6 nominal studs SPF #2 @ 16" on center unless noted otherwise on interior of house. 2 X 6 walls at exterior and garage are dimensioned as 6", and include 1/2" sheathing or 1/2" gypsum. Subtract 1/2" for stud face at exterior and garage.

Interior Gypsum is not included in dimensions.



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 CONTRACTOR'S 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.

SECOND FLOOR PLAN
AVERY

Southern Built Homes, LLC
PO Box 766
Springlake, NC 28390
910-436-3131

HAYNES
HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27788 919-485-6180 FAX 919-866-4911-0396

SQUARE FOOTAGE HEATED	
FIRST FLOOR	1104 SQ. FT.
SECOND FLOOR	917 SQ. FT.
TOTAL	2021 SQ. FT.
UNHEATED	
GARAGE	413 SQ. FT.
FRONT PORCH	62 SQ. FT.
PATIO	159 SQ. FT.
TOTAL	634 SQ. FT.

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5/12/2015

150513B

PAGE 6 OF 8

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.
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 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.

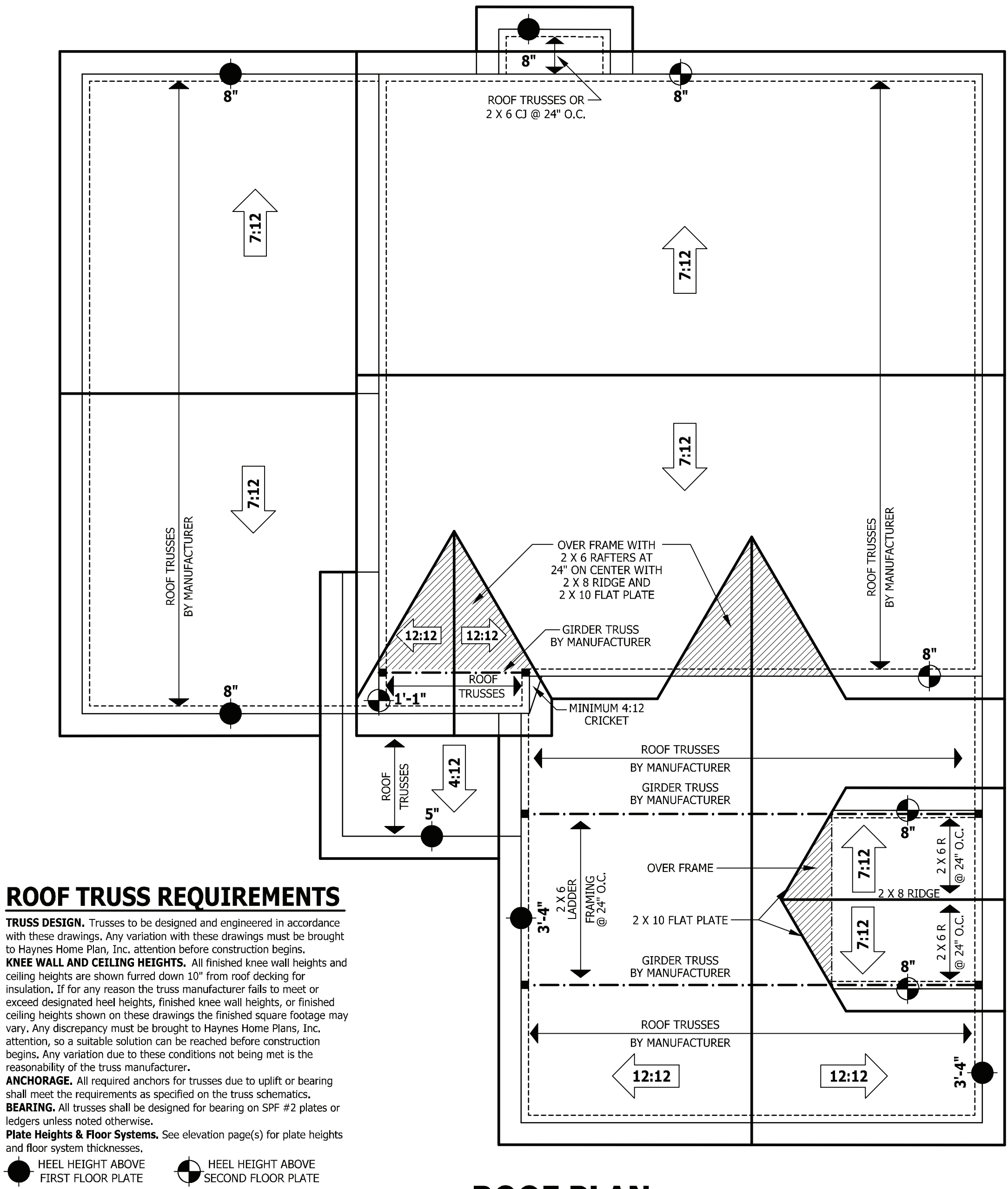
ROOF PLAN
AVERY

Southern Built Homes, LLC
 PO Box 766
 Springlake, NC 28390
 910-436-3131

HAYNES
HOME PLANS, INC.
 P.O. BOX 702, WAKE FOREST, NC 27788 919-485-6180 FAX 1-866-491-0396

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1104 SQ.FT.
SECOND FLOOR	917 SQ.FT.
TOTAL	2021 SQ.FT.
UNHEATED	
GARAGE	413 SQ.FT.
FRONT PORCH	62 SQ.FT.
PATIO	159 SQ.FT.
TOTAL	634 SQ.FT.

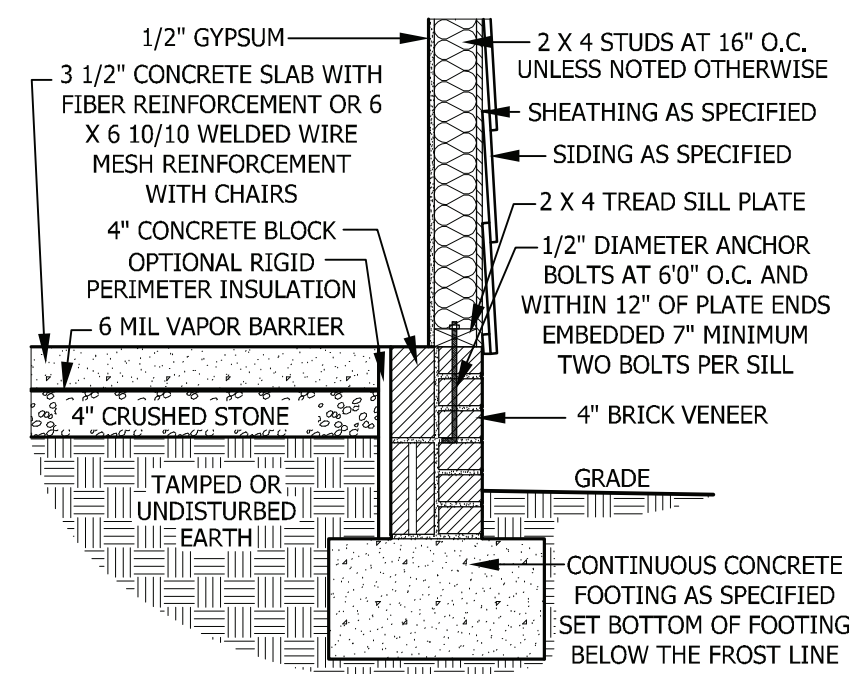
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5/12/2015
150513B
PAGE 7 OF 8



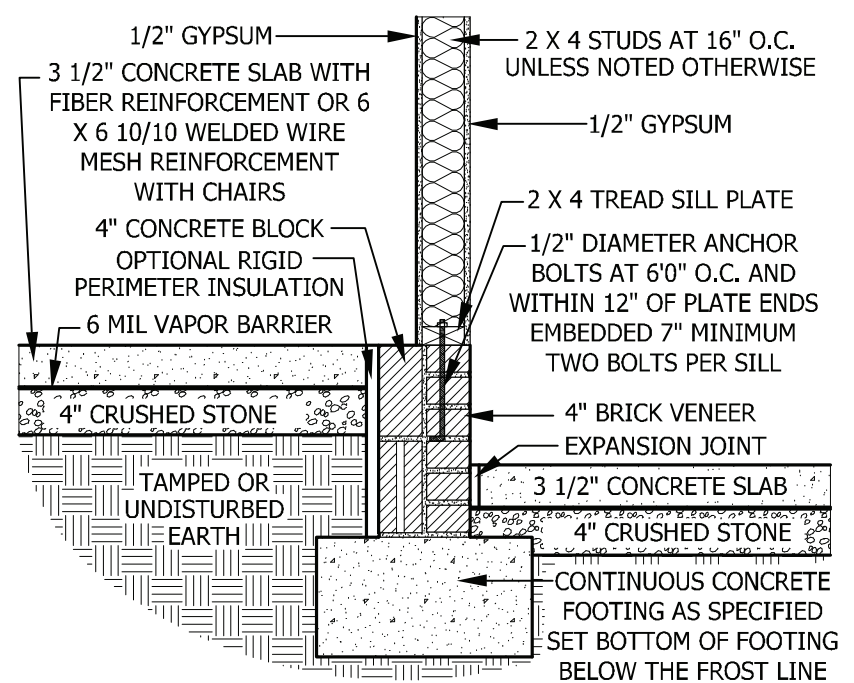
ROOF TRUSS REQUIREMENTS

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

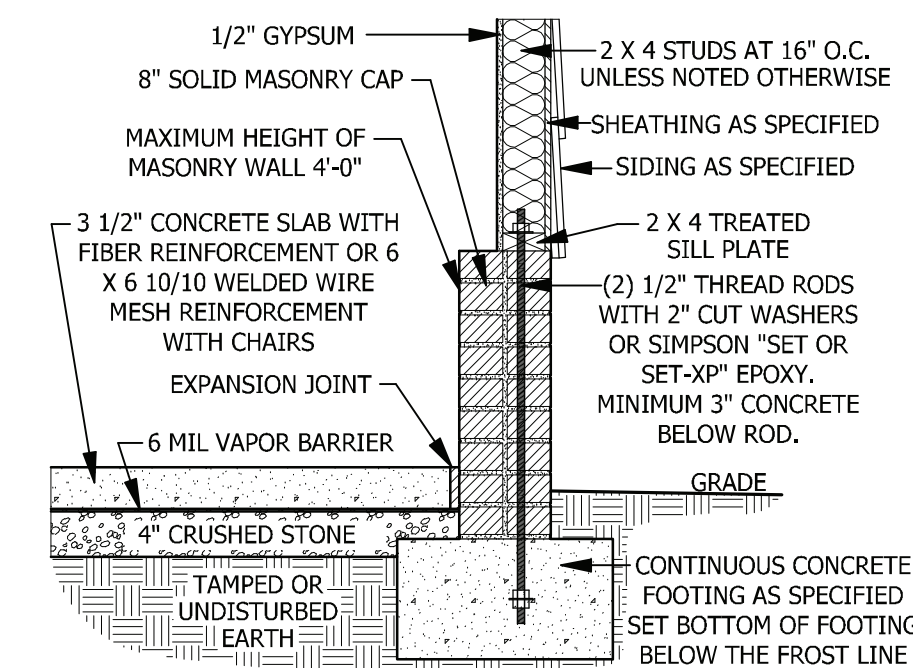
ROOF PLAN
 SCALE 1/4" = 1'-0"



A STEM WALL SECTION
SCALE 3/4" = 1'-0"



C STEM WALL AT GARAGE
SCALE 3/4" = 1'-0"



E 48" OR LESS GARAGE WING WALL
SCALE 3/4" = 1'-0"

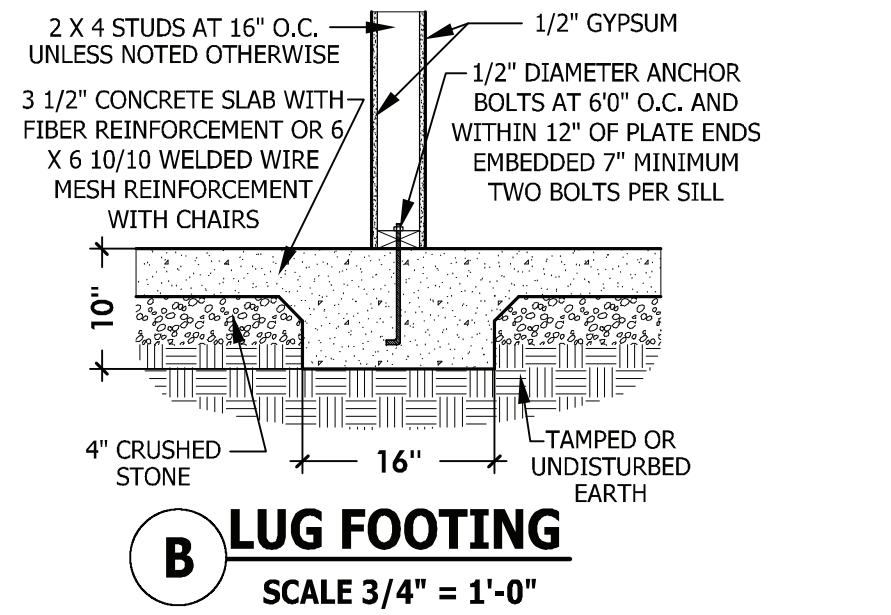
CARBON MONOXIDE ALARMS

SECTION R315

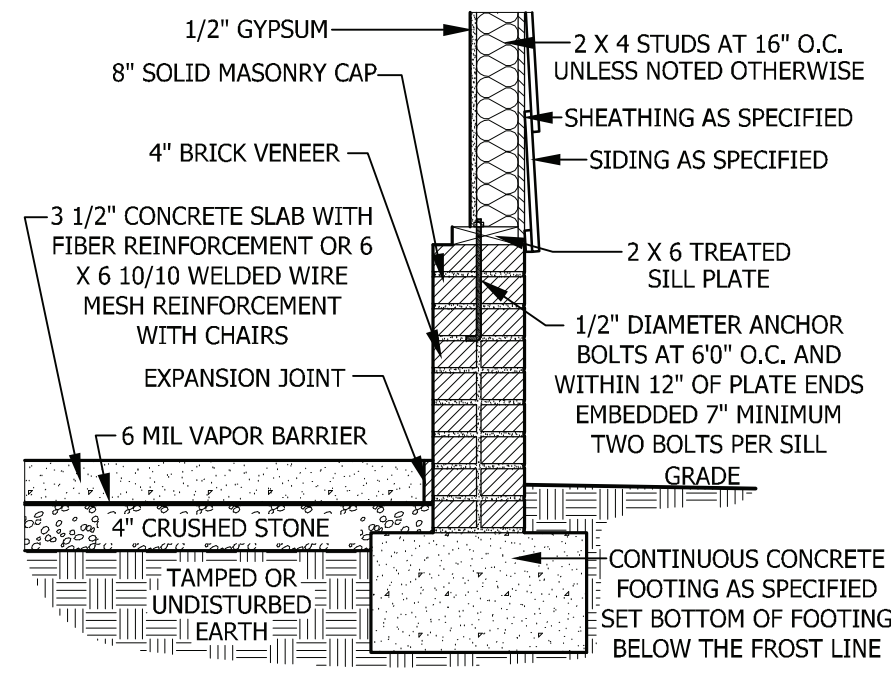
R315.1 Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.

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.



B LUG FOOTING
SCALE 3/4" = 1'-0"



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

SMOKE ALARMS

SECTION R314

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 equipment provisions of NFPA 72.

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 installed as required by this section for smoke alarms, shall be 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 owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

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

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of 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) attic-stories. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story 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 the alarms in the individual unit.

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.

EXTERIOR WINDOWS AND DOORS

SECTION R612

R612.1 General. This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with Section R612.3.
3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.
4. Windows that are provided with opening limiting devices that comply with Section R612.4.

R612.3 Window fall prevention devices. Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

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.

CEILINGS. 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.

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.

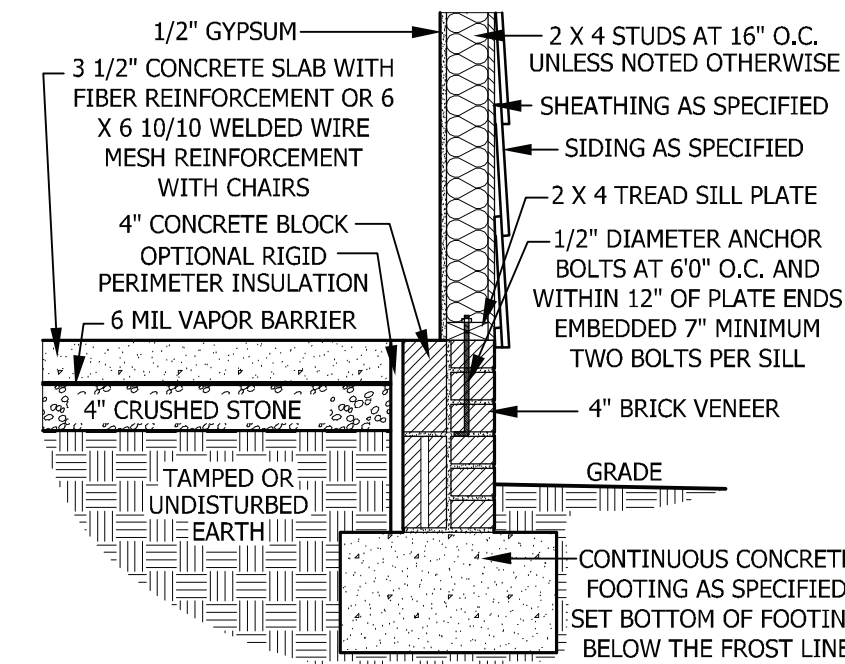
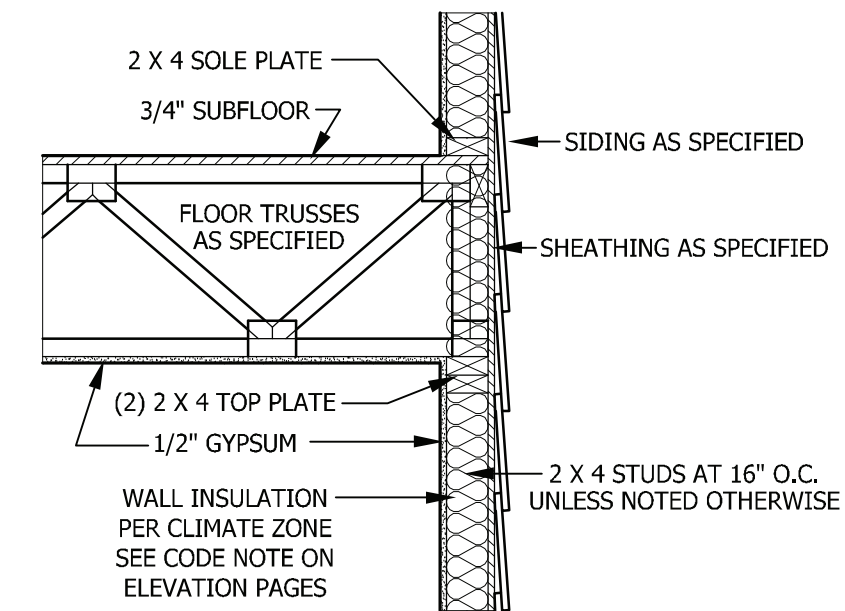
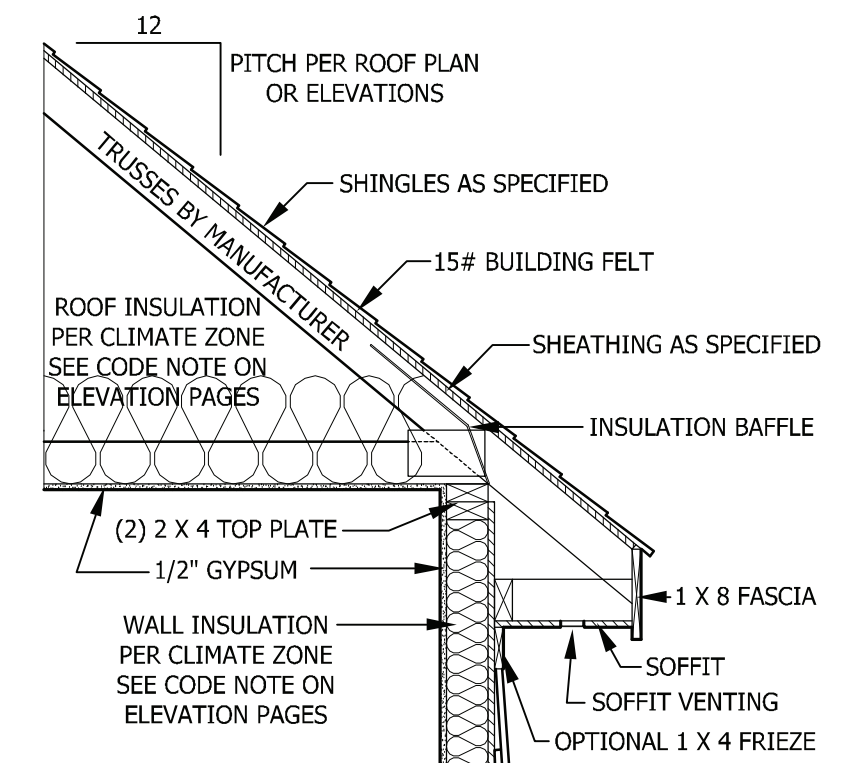
R311.7.7.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

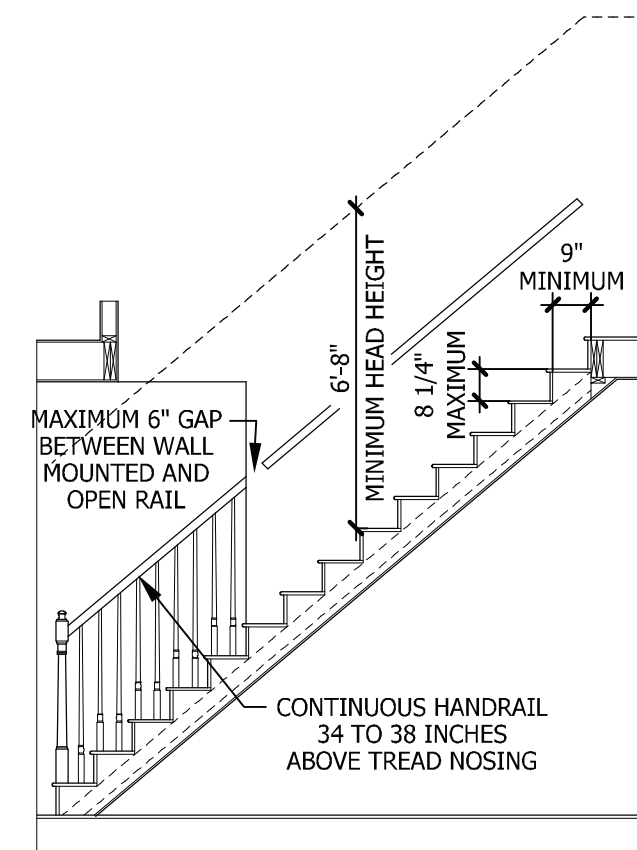
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
3. 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.



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



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

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TYPICAL DETAILS
AVERY

Southern Built Homes, LLC
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HAYNES HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27788 919-485-6180 FAX 919-866-4911-0396

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1104 SQ.FT.
SECOND FLOOR	917 SQ.FT.
TOTAL	2021 SQ.FT.
UNHEATED	
GARAGE	413 SQ.FT.
FRONT PORCH	62 SQ.FT.
PATIO	159 SQ.FT.
TOTAL	634 SQ.FT.



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#.

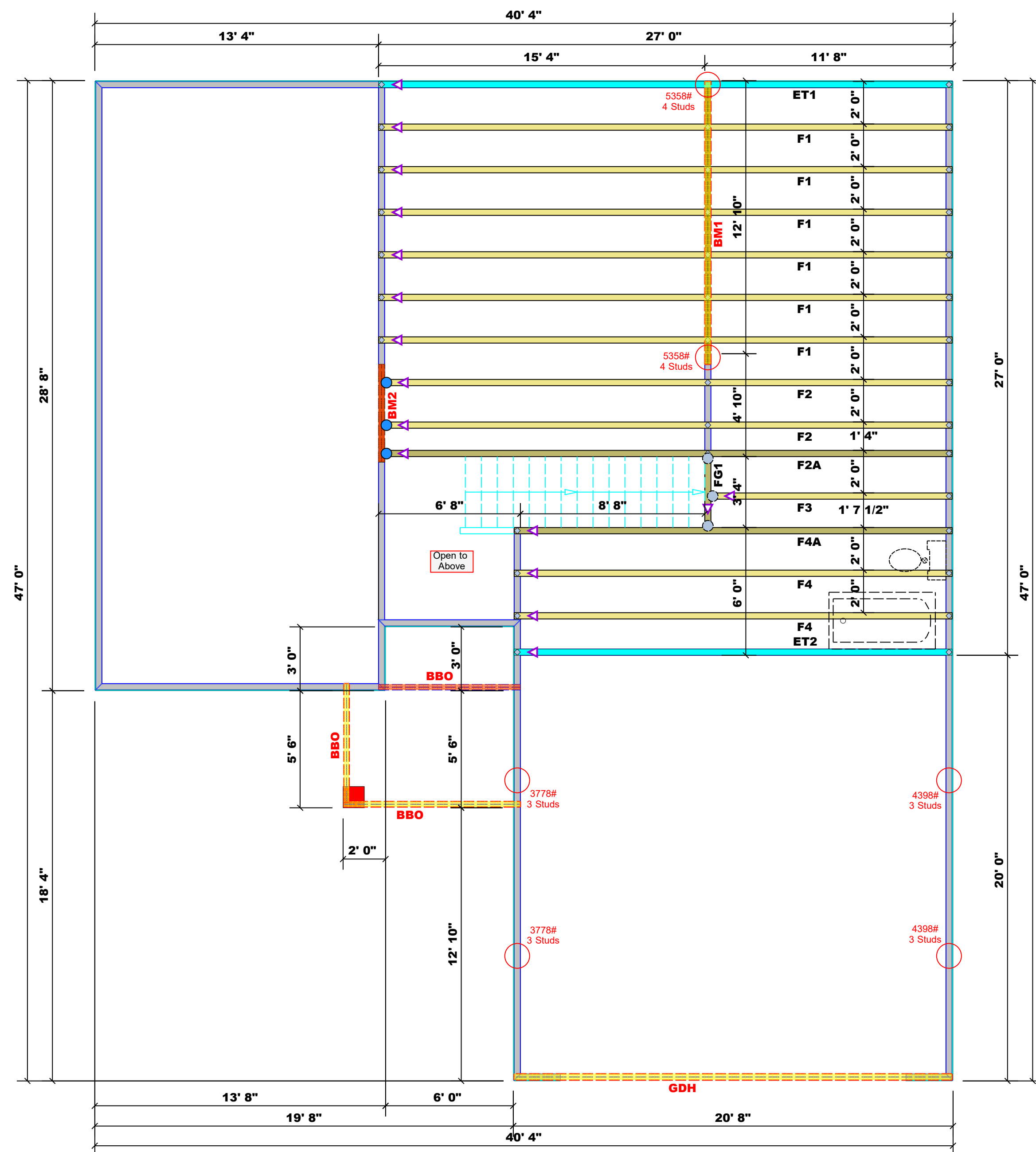
Signature David Landry

David Landry

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	6800	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				



All Walls Shown Are Considered Load Bearing

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise
2. All interior wall dimensions are to face of frame wall unless noted otherwise
3. All exterior wall to truss dimensions are to face of frame wall unless noted otherwise

Plumbing Drop Notes
1. Plumbing drop locations shown are NOT exact.
2. Contractor to verify ALL plumbing drop locations prior to setting Floor Trusses.
3. Adjust spacing as needed not to exceed 24"oc.

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
●	HUS410	USP	3	NA	16d/3-1/2"	16d/3-1/2"
●	MSH422	USP	3	Varies	10d/3"	10d/3"

Products					
PlotID	Length	Product	Plies	Net Qty	
GDH	21' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	
BM1	14' 0"	1-3/4"x 14" LVL Kerto-S	2	2	
BM2	5' 0"	1-3/4"x 16" LVL Kerto-S	2	2	

1 Truss Placement Plan
Scale: 1/4"=1'

BUILDER	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #
Wellco Contractors	Lot 60 Happy Acres	The Avery (150513B)	N/A	Quote #	J0920-4401
CITY / CO.	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALES REP.
Harnett County / Harnett	Lot 60 Happy Acres	Floor	10/06/20	David Landry	Lenny Norris

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

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



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 David Landry
David Landry

LOAD CHART FOR JACK STUDS

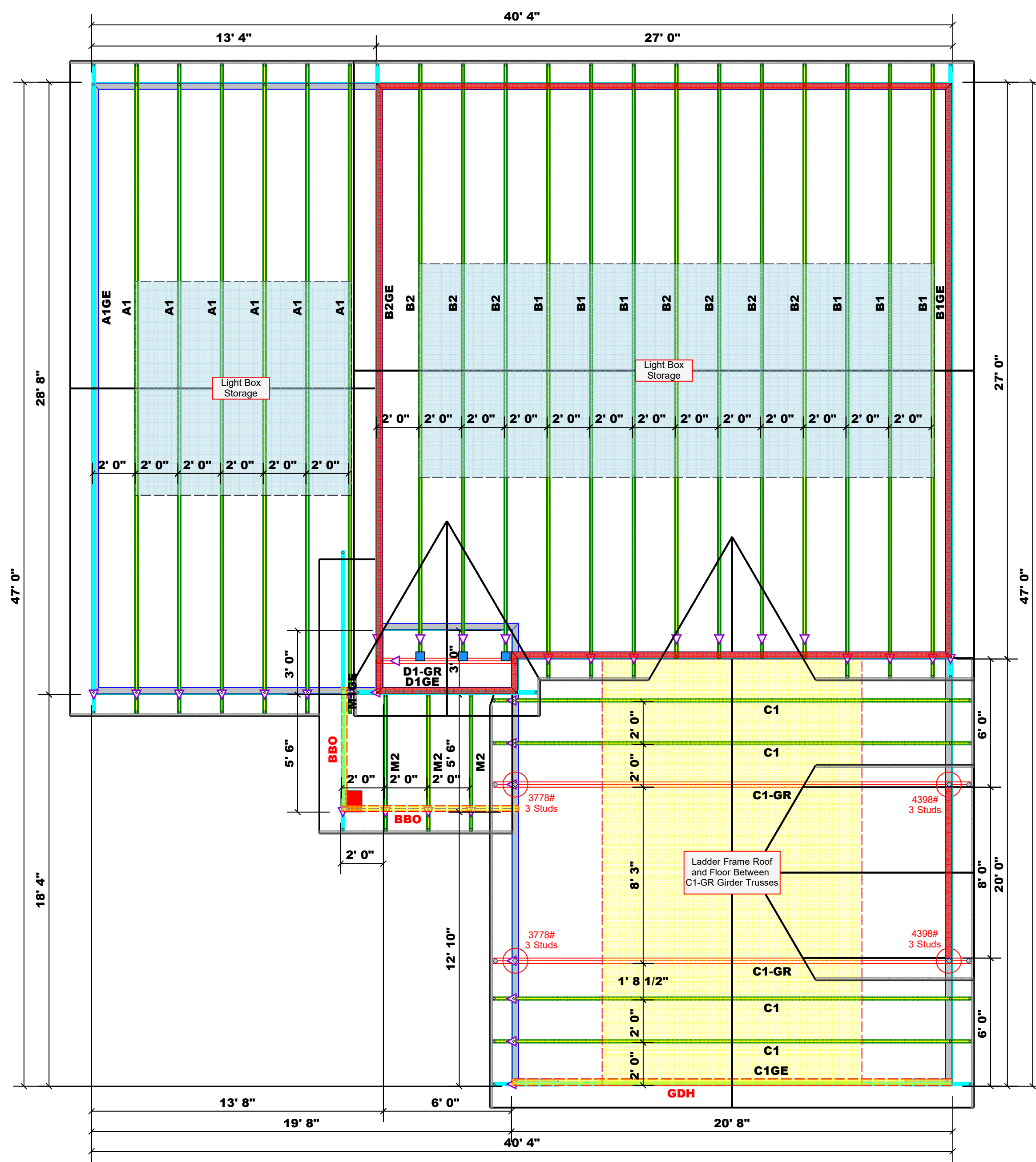
(BASED ON TABLES R502.5(1) & (b))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ. D. STUDS FOR (1)PLY HEADER	END REACTION (UP TO)	REQ. D. STUDS FOR (2)PLY HEADER	END REACTION (UP TO)	REQ. D. STUDS FOR (4)PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	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				

CITY / CO.	Harnett County / Harnett
ADDRESS	Lot 60 Happy Acres
MODEL	Roof
DATE REV.	10/06/20
DRAWN BY	David Landry
SALES REP.	Lenny Norris

BUILDER	Wellco Contractors
JOB NAME	Lot 60 Happy Acres
PLAN	The Avery (150513B)
SEAL DATE	N/A
QUOTE #	Quote #
JOB #	J0920-4400

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



All Walls Shown Are Considered Load Bearing

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

Roof Area = 2249.19 sq.ft.
Ridge Line = 89.58 ft.
Hip Line = 0 ft.
Horiz. OH = 113.57 ft.
Raked OH = 174.43 ft.
Decking = 77 sheets

Hatch Legend

[Blue Hatch]	Box Storage
[Red Hatch]	2nd Floor Walls
[Yellow Hatch]	Drop Beam

Connector Information

Sym	Product	Manuf	Qty	Supported Member	Header	Truss
[Blue Box]	HUS26	USP	3	NA	16d/3-1/2"	16d/3-1/2"

Products

PlotID	Length	Product	Plies	Net Qty
GDH	21' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1	14' 0"	1-3/4"x 14" LVL Kerto-S	2	2
BM2	5' 0"	1-3/4"x 16" LVL Kerto-S	2	2

1 Truss Placement Plan
Scale: 1/4"=1'

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