FRONT ÉLEVATION WITH SIDE LOAD GARAGE

SCALE 1/8" = 1'-0"

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

on II\200128B

MEAN ROOF HEIGHT 25'-8	HEIGHT TO RIDGE 30'-0		
CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30cl	38 or 30cl	38 or 30d
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 INS	JUATION OR R-13 C	AVITY 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 "BI

DESTRUCT LOK MIL	E) Setzi)	OF IZUPE	77, 3 300	UNU GUST	(33 LV2)	col Putt)	CANADO	C 0
COMPONENT	& CLA	DDING	DESIG	NED FO	R THE	FOLLO	WING	LOADS
MEAN ROOF	UP T	O 30'	30'-1"	TO 35"	35'-1"	TO 40"	40'-1"	TO 45'
ZONE 1	14.2	-15.0	14.9	-15.8	15.5	-16.4	15.9	-16.8
ZONE 2	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 3	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 4	15.5	-16.0	16.3	-16.8	16.9	-17.4	17.4	-17.9
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8	17.4	-22.4
DESIGNED FOR WIN								
COMPONENT	& CL/	DDING	DESIG	NED FO	OR THE	FOLLO	WING	LOADS
MEAN ROOF	UP T	O 30'	30'-1"	TO 35'	35'-1"	TO 40'	40'-1"	
ZONE 1	16.7	-18.0	17.5	-18.9	18.2	-19.6	18.7	-20.2
ZONE 2	16.7	-21.0	17.5	-22.1	18.2	-22.9	18.7	-23.5
ZONE 3	16.7	-21.0	17.5	-22.1		-22.9	18.7	-23.5
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

AIR LEAKAGE

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

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

ROOF VENTILATION

SECTION REDS

SECTION ROUS

R806.1 Ventilation required. Enclosed attics and enclosed refter 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 It'll finch (6.4 mm) shall be provided with corosion-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)

PER CODE

maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.
R806.2 Minimum area. The total net free vertilating 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 comice 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

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 = 1558 SQ.FT.

vapor retarder is installed on the warm-in-winter side of the ceiling

NET FREE CROSS VENTILATION NEEDED: WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 10.39 SQ.FT.
WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE: OR WITH CLASS LOR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 5.16 SO.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 surrocus, including scains, 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 (314 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, adjacen fixed seating or the line connecting the leading edges of the treads.

 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 (664 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 quarts 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.

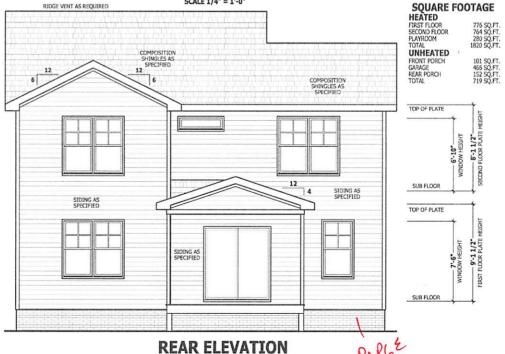
 The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter

2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.



RIDGE VENT AS REQUIRED

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



SCALE 1/4" = 1'-0"

HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AN PROCEDURES.

PROCEDURES.

CODES AND CONDITIONS MAY
WITH LOCATION, A LOCAL
DESIGNER, ARCHITECT OR
RIGHER SHOULD BE CONSULTE
BEFORE CONSTRUCTION. THESE DRAWING ARE STRUMENTS OF SERVICE AN AS SUCH SHALL REMAIN ROPERTY OF THE DESIGNER

REAR ELEVATIONS GASTON రా 里

FRONT

| SQUARE FOOTAGE | HEATED | 175 SQLFI | 1855 FLOOR | 1855

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PAGE 1 OF 8

HAVNES HOME PLANS, ENC. ASSUMES NO LIABELITY FOR CONTRACTORS PRACTICES AN PROCEDURES.

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESCONER, ARCHITECT OR ENGINEER SHOULD BE CONSULTE BEFORE CONSTRUCTION.

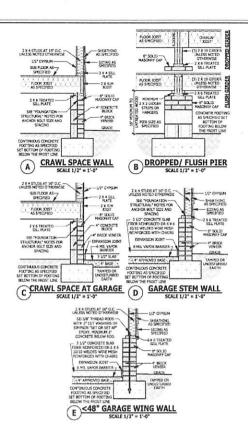
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H

776 SQ FT 764 SQ FT 280 SQ FT 1820 SQ FT 101 SQ.FT 466 SQ.FT 152 SQ.FT 719 SQ.FT

2/4/2020

PAGE 3 OF 8



FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)
CONTINUOUS FOOTING: 15" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extended 2" to either side of supported wall

GTRDERS: (3) 2 X 10 girder unless noted otherwise.

PIERS: 16° X 16" piers with 6" 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 pler, 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 holts per plate.

130 HPH ANCHORS BOLTS: 1/2" diameter archor boits embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

anchor boits per piate.

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.

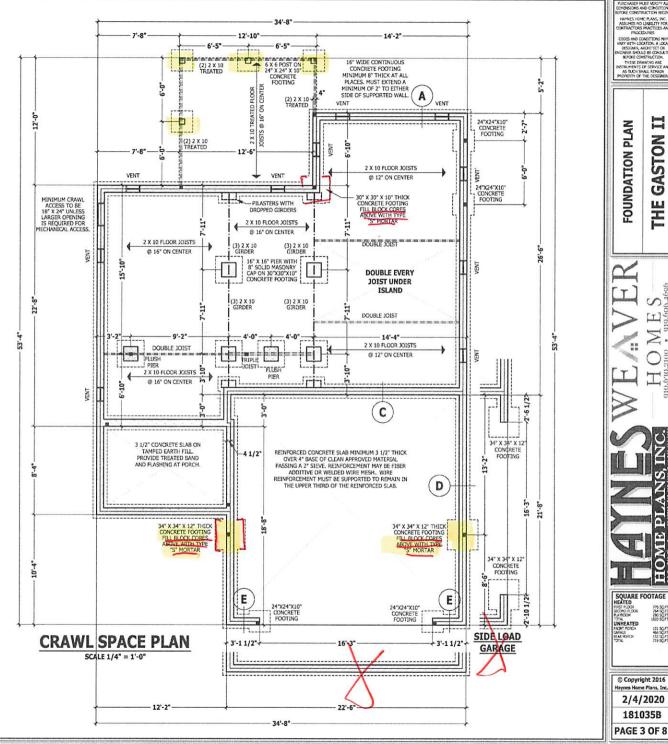
SOILS: Allowable soil bearing pressure assumed to be 2000 PSF. The

contractor must contact a geotechnical engineer and a structural engineer if contractor must contract a gloco-timate regimeer and a structural engineer 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.

CLOSED CRAWL PER R409 OR WALL VENTED CRAWL SPACE

UNDER-FLOOR SPACE (SECTION R408)

SQUARE FOOTAGE OF FOUNDATION TO BE VENTED = 735 SQ.FT. WITHOUT CROSS VENTILATION AREA OF VENTING NEEDED = 4.9 SQ.FT. WITH CROSS VENTILATION AREA OF VENTING NEEDED = 0.49 SQ.FT. NOTE: NUMBER OF VENTS NEED WILL VARY DEPENDING ON VENTS USED AND CROSS VENTILATION.

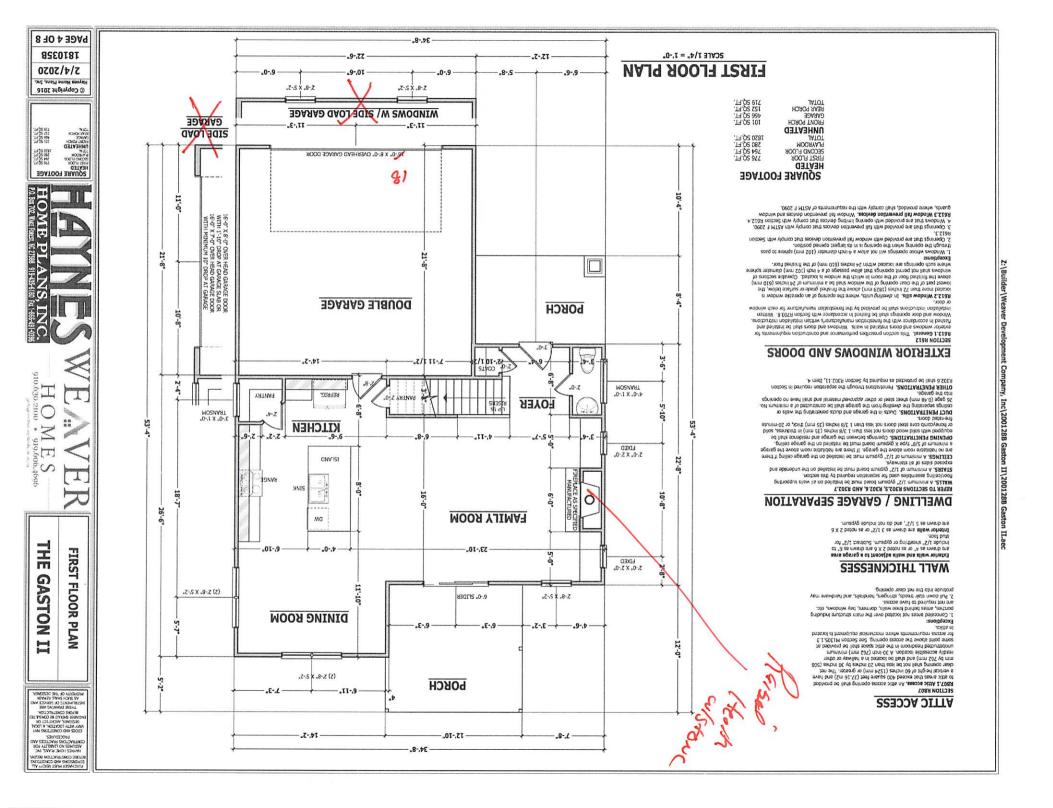


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STRUCTURAL NOTES

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 llability 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
Balconles 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

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=2.0x109 PSI Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x109 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 Linist launus shall be coordinated with Havnes Homes Plans. Inc. LINTELS: Brick lintels shall be 31/2" x 31/2" 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" \times 31/2" \times 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. 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 celling 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 celling 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.

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

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

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

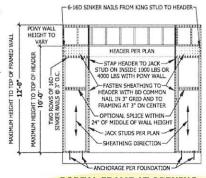
GB to be fastened per table R602.10.1.
REQUIRED LENGTH OF BRACING: Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 It's actual length. Method PF contributes 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 nalled 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" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws. 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"

(3) SC DINING ROOM (2) 1.75" X 9.25" LVI (2) 1.75° X 14° LVL 3 JACKS EACH END 53 (2) 2 X 8 (3) 50 **FAMILY ROOM** KITCHEN (2) 1.75" X 14" LVL (3) SC FOYER TRUSS GB 2 X 6 WALL GB (4) 2X6 SC FLOOR TRUSSES BY MANUFACTURER PORCH **DOUBLE GARAGE** (3) 2 X 10 (3) SC (3) 1.75" X 24" LVL TOP FLUSH 4 X 4 TREATED POST OR EQUIVALENT TYPICAL. ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS LINE OF FLOOR (SIMPSON H2.5 OR FOLITVALENT) ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP METAL STRAPS, AND/OR POST BASE. (4) 2X6 SC I (3) SC PF (3) SC (2) 1.75" X 11.875" LVL SIDE LOAD GARAGE WINDOWS W/ SIDE LOAD GARAGE

FIRST FLOOR STRUCTURAL

PORCH

ROOF TRUSSES

BY MANUFACTURER

(2) SC

4 X 4 TREATED POST OR EQUIVALENT TYPICAL ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). ATTACH HEADER TO POST AND POST TO BASE WITH

POST CAP, METAL STRAPS, AND/OR POST BASE.

FLOOR TRUSSES

BY MANUFACTURER

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DESIGNER, ARCHITECT OR GINEER SHOULD BE CONSUL BEFORE CONSTRUCTION. THESE DRAWING ARE
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> FLOOR STRUCTURAL GASTON

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SQUARE FOOTAGE HEATED UNHEATED FRONT PORCH

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PAGE 5 OF 8

JOB SITE PRACTICES AND SAFETY: Haynes 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

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DESIGN LOADS	LIVE LOAD	DEAD LOAD	DEFLECTION	
USE	(PSF)	(PSF)	(U)	
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/350	
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 SPE #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

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Laminated veneer lumber (LVL) = Fb=2500 PSL, Fv=285 PSL, E=1.9x106 PSL Parallel strand lumber (PSL) = Fb=2900 PSL, Fv=290 PSL 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-foist.

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 mordinated 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" led vertical for spans up to 9'-0" unless noted otherwise. 3 ing vertical for spars up to 9 -0" unless noted otherwise. 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 specing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum

3/8" thick.
CONCRETE AND SOILS: See foundation notes.

ATTIC ACCESS

SECTION RED7

R807.1 Attic access. An attic 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 a some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located Exceptions:

1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access. 2. Pull down stair treads, stringers, handrails, and hardware may

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 REARING HEADERS TO BE

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. to haynes have man, this alteriod herefel construction begins.

KNEE WALL AND CELLING 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 falls to meet or insulation. It for reason the states manufacture raise to meet or exceed designated heel heights, finished knee wall heights, or finished celling 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.

WALL THICKNESSES

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

are drawn as 5 1/2", and do not include gypsum

Interior walls are drawn as 3 1/2" or as noted 2 ¥ 6

EXTERIOR WINDOWS AND DOORS

rude into the net dear ope

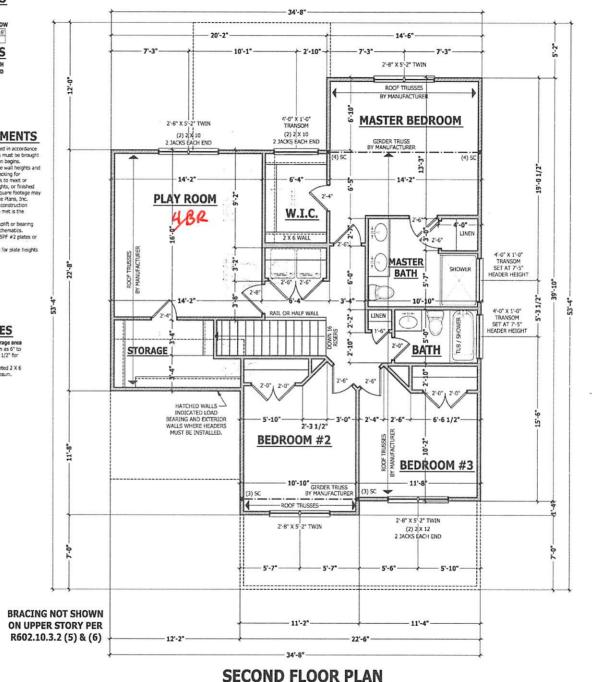
R612.1 General. This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions Window and door openings shall be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

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 sohere where such openings are located within 24 inches (610 mm) of the finished floor.

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. Windows that are provided with opening limiting devices that comply with Sertion 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.



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PROCEDURES.
CODES AND CONDITIONS MAY
VARY WITH LIDOATION, A LOCA
DESIGNER, ARCHITECT OR
ENGINER SHOULD BE CONSULT
BEFORE CONSTRUCTION.
THESE DRAWING ARE
INSTRUMENTS OF SERVICE AN AS SUCH SHALL REMAIN ROPERTY OF THE DESIGNE

> PLAN STON SECOND FLOOR GA H

SQUARE FOOTAGE UNHEATED

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PAGE 6 OF 8

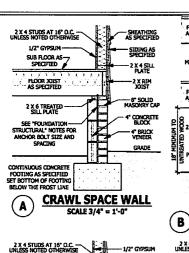
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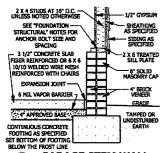
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SQUARE FOOTAGE
HEATED
PRETINGON 775 SQT.
STEED ACCORD 775 SQT.
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PAGE 7 OF 8





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

DECK STAIR NOTES

SECTION AND IN AM110.1 Stairs shall be constructed per Figure AM110. Stringer spens shall be no greater than 7 foot span between supports. Specing 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 ided headers shall shall be attached with 3/6 ranked boits with nuts and washers to securely

DECK BRACING

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

AM109.1.1. When the deck floor height is less than 4-0"

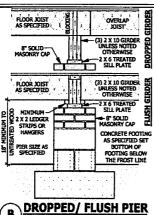
above finished grade per Figure AM109 and the deck is attached to the structure in accordance with Section AM104, lateral bracing is not required. AM109.1.2. 4 x 4 wood knee braces may be provided on

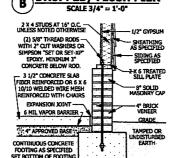
each column in both directions. The knee braces shall strach to each post at a point not less than 1/3 of the post account to each post at a point not less that 1/3 or the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall be botted to the post and the girder/double band with one \$78 Inch hot dipped gahanized bolt with nut and washer at both ends of the brace per Figure AM109.1 AM109.1.3. For freestanding decks without knoe braces or

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

POST SIZE	TRIBUTARY	HEIGHT	Deedkent Depth	CONCRETE
4×4	48 SF	4'-0"	2'-6"	1'-0°
6 X 6	120 SF	6.0	3'-6"	1'-6"

AM109.1.4. 2 x 6 diagonal vertical cross bracis be provided in two perpendicular directions for the provided in two perpendicular directions for freestanding dods or parallel to the structure at the exterior column line for strached dods. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with out and washer at each end of each bracing member per Figure AM109.3.
AM109.1.5. For embedment of piles in Coestal Regions, see Chapter 45.





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

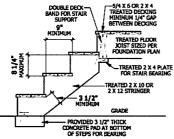


FIGURE AM110 TYPICAL DECK STAIR DETAIL

SCALE 3/4" = 1'-0"

STONE VEENED

AS SPECIFIED

APOR BARRIER

WEED COPEN

MINIMUM 4" TO

GROUND OR 2°

GRADE

SHEATHING-AS SPECIFIED

LATH

SEE BOUNDATION

FOR FOUNDATION DETAILS

WEEP SCREED

SCALE 3/4" = 1'-0"

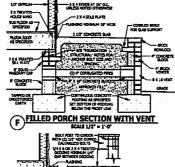
WEEP SCREEDS

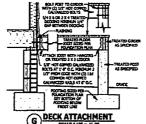
All weep screeds and stone veneer to be per the 2012 North Carolina Residential Building code. R703.6.2.1 - A minimum 0.019-inch (0.5

mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical stizchment flange of 31/2 inches (89 mm) shall be provided at or below the tion plate line on exterior stud walls ordance with ASTM C 926. The weep in accorda 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 attachment flange of the weep screed.

2 X 4 STUDS AT 16" O.C. -SPECIFIED FLOOR DOIST 4" CONCRETE BLOCK 4" BRICK VENEER SEE TECHNOLOGICA STRUCTURAL* NOTES FOR ANOHOR BOLT SIZE AND FYPANSION YOUNT -6 MIL VAPOR BARRIER SPACING 9: 3 1/2" SLAB 4" BASE. CONTENUOUS CONCRETE TAMPED OR FOOTING AS SPECIFIED SET BOTTOM OF BOOTING EART)

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





SMOKE ALARMS

SECTION 8314

fisted in accordance with Ut. 217 and installed in accordance with

the provision of this code and the household fire warning quipment provisions of NFPA 72.

R31A.2 Smoke chardlen systems. Household fire elerm systems installed in accordance with NFPA 72 that include smoke elerms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be pormitted. The household fire alarm system shall provide the san level of smoke detection and alarm as required by this section for sives or smoke obscinon and elemin is required by this section for smoke alemin. Where a household five weeming system is installed using a combination of smoke descent and auditive notification device(s), it shall become a permisent fishers of the cocupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be meintained in accordance with

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 Immed

3. On each additional story of the dwelling, inducing basements and habitable attas (finished) but not including precentary and habitable (unfinished) attas and unfinished (unfinished) attastories. In dwallings or dwelling units with spik levels and authorities in intervening door between the adjacent levels, as mote airm without an intervening door between the adjacent levels, a smote airm instation on the upper level shall puffice for the adjacent levels (level provided that the lower level is less than one full story below the upper level.

When more than one smoke plarm is required to be installed within when have that one should be a required to be instance when an individual wholing 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. RESA4 Fower source. Smoke alarms shall receive their primary

water to drait in the exterior of the building. The weather-resistant barrier shall lap the attachment Range. The exterior is shall cover and the terminate on the water of the building. The weather-resistant barrier shall lap the attachment Range. The exterior lab shall cover and the primary power is interrupted, shall receive power from a battory. Winting shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be into

SEE ROOF PLAN OR ELEVATION - EDGED OR PORCH FLOOR 12 SHINGLES AS SPECIFIED FOR PITCH SHEATHING AS SPECIFIED -- 15# BUILDING FELT ←2 X 6 SUB FASCIA ROOF TRUSSES BY PORCH HEADER PER CENTER OF COLUMN BASE VINYL OR HARDLE SOFFIT DISTALLED PER MANGUFACTURIFIC RECORDING INSTALLED INSTRUCTIONS ON BOTH SIDES & UNDER HEADER AS DESIRED TAPERED COLUMN OVER 1 X MATERIAL -MASONRY BASE 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

SECTION BASS

R315.1 Carbon n oncalde alarras. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vidnity of the bedroom(s) as directs

by the starm manufacture. R335.2 Where required in existing dwellings. In existing dwellings, where interior attorations, repairs, fuel-fired appliance replacements, or additions 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

RE15.3 Alarm regularments. The required carbon monoride alarms chall be auditie in all botrooms over background noise levels with all intervening coors closed. Single station carbon monoide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the

STAIRWAY NOTES

R311.7.2 Headroom. The minimum headroom in all parts of the staliway shall not be less than 6 feet 8 inches (2002 mm) measured vertically from the sloped line adjoining the troad nosing or from the floor surface of the landing or platform on that portion of the stainway. 2311.7.4 Stair treads and ricers. Stair treads and ricers chall meet the

RUSLI-74 Stair breads and riscro. Sair breads and riscro shall meet the requirements of this section. For the purposes of this section all dimensional and dimensioned surfaces shall be exclusive of carpets, rugs or trunners. RELIL-74. Elem height. The maximum riscr height shall be 8 1/4 inches (210 mm). The risor shall be measured vertically between leading object of

R311.7.A.2 Tread death. The minimum tread death shall be 9 inches (229) mm). The tread dopth state hermatier tread occurs sea by sering very planes of the foremest 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. Windor treads shall have a material material 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 stahways with soled

R311.7.7 Handralls, Handralls shall be provided on at least one side of each R311.7/ Handratis. Handratis shall be provided on at least one side or ex-continuous run of treads or flight with flour or more trisors. R311.7/1.1 Height. Handral height, messured vertically from the sloped plane adjoining the tread noting, or finish surface of rimps slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm).

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

lowest trend.

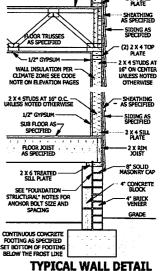
2. When hardrall Ritings or bendings are used to provide continuous transition between flights, the transition from handrall to quarried, or used at the start of a flight, the handrall height at the flights or bendings shall be permitted to exceed the maximum height.

2. Start of the flight is to exceed the startings shall be continuous for the flight of the flight of the maximum height. Headrall is not startings shall be continuous for the flight to a point offered by the flight of the between the wall and the handralis

Handraits shall be pormitted to be interrupted by a newel post. 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 handral and a guardrait/handrall, the wall-mounted rall must return into the wall-

PITCH PER ROOF PLAN OR ELEVATIONS - SHINGLES AS SPECIFIED 15# BUILDING FELT ROOF INSULATION -SHEATHING AS SPECIFIED SEE COIDE NOTE ON INSULATION BAFFLE (2) 2 X 4 TOP PLATE-- 1/2° GYPSUN 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



MAXINUM 6" GAP BETWEEN WALL MOUNTED AND CONTRIBUING HANDRATI

SCALE 3/4" = 1'-0"

TYPICAL STAIR DETAIL

PURCHASER MUST VOICTY ALL DOES AND CONCETTONS MA NY WITH LOCATION, A LOC DESIGNER, AND HETCH OR DESIGNER, AND HETCH OR DESIGNER, SHOULD BE CONCED.

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DETAIL STON TYPICAL Ø Ø ш E

SQUARE FOOTAGE TOTAL LINHEATED FRONT PORCH

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PAGE 8 OF 8

