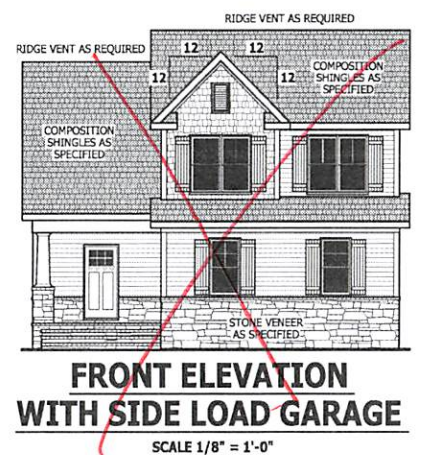


BF 2 - MWD

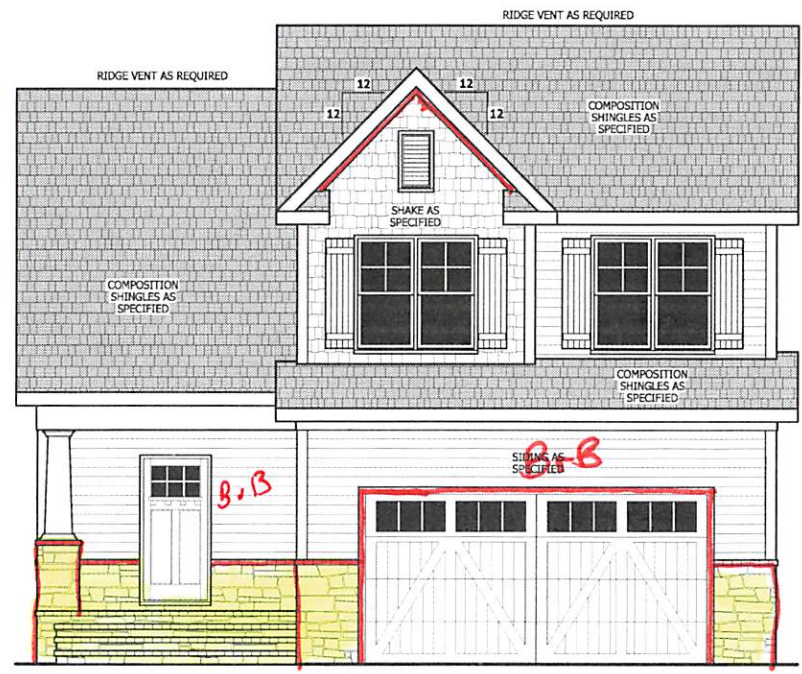
3 CAR

4 BR

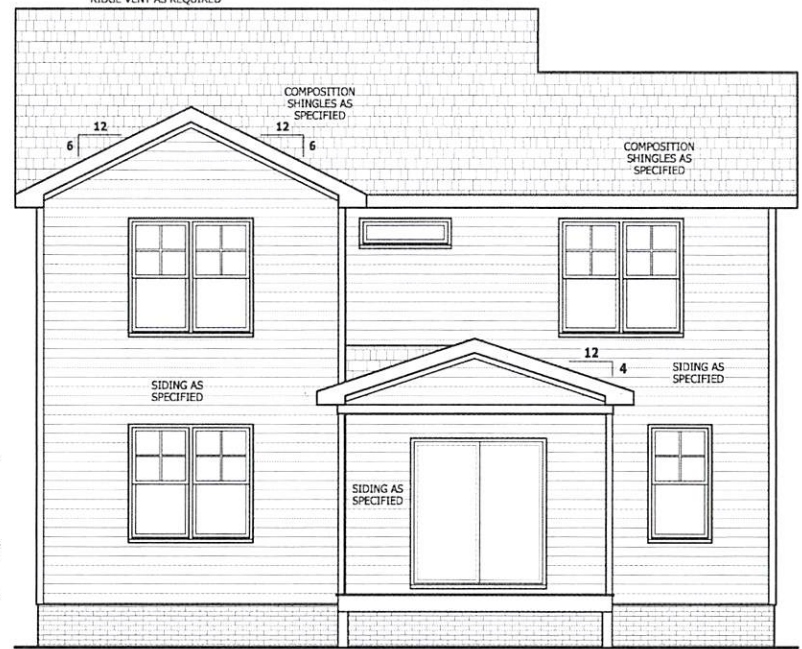
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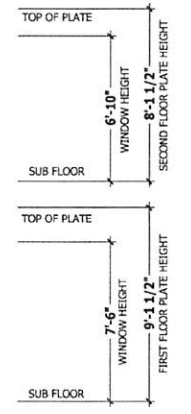
FRONT ELEVATION WITH SIDE LOAD GARAGE
SCALE 1/8" = 1'-0"



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

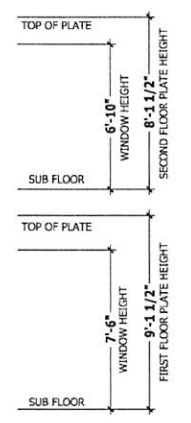


REAR ELEVATION
SCALE 1/4" = 1'-0"



SQUARE FOOTAGE

HEATED	
FIRST FLOOR	776 SQ.FT.
SECOND FLOOR	764 SQ.FT.
PLAYROOM	280 SQ.FT.
TOTAL	1820 SQ.FT.
UNHEATED	
FRONT PORCH	101 SQ.FT.
GARAGE	465 SQ.FT.
REAR PORCH	155 SQ.FT.
TOTAL	719 SQ.FT.



FRONT & REAR ELEVATIONS
THE GASTON II

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SQUARE FOOTAGE

HEATED	
FIRST FLOOR	776 SQ.FT.
SECOND FLOOR	764 SQ.FT.
PLAYROOM	280 SQ.FT.
TOTAL	1820 SQ.FT.
UNHEATED	
FRONT PORCH	101 SQ.FT.
GARAGE	465 SQ.FT.
REAR PORCH	155 SQ.FT.
TOTAL	719 SQ.FT.

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5/19/2020
181035B
PAGE 1 OF 8

PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT 25'-8" HEIGHT TO RIDGE 30'-0"

	ZONE 3A	ZONE 4A	ZONE 5A
INFILTRATION 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 30c1	38 or 30c2	38 or 30c1
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	5/13	10/15	10/15
** STAIR R-VALUE	8	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19

* 10/15* MEANS R-10 SHEATING 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 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	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 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	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	18.2	-22.9	18.7	-23.5
ZONE 4	18.2	-15.0	19.1	-20.0	19.8	-20.7	20.4	-21.3
ZONE 5	18.2	-24.0	19.1	-25.2	19.8	-26.2	20.4	-26.9

ROOF VENTILATION

SECTION R806
R806.1 Ventilation required. Enclosed attic 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 projected 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 R807.2.
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 1/200 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 spaces may be vented with continuous soffit vent only.
SQUARE FOOTAGE OF ROOF TO BE VENTED = 1558 SQ.FT.
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 I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 5.16 SQ.FT.

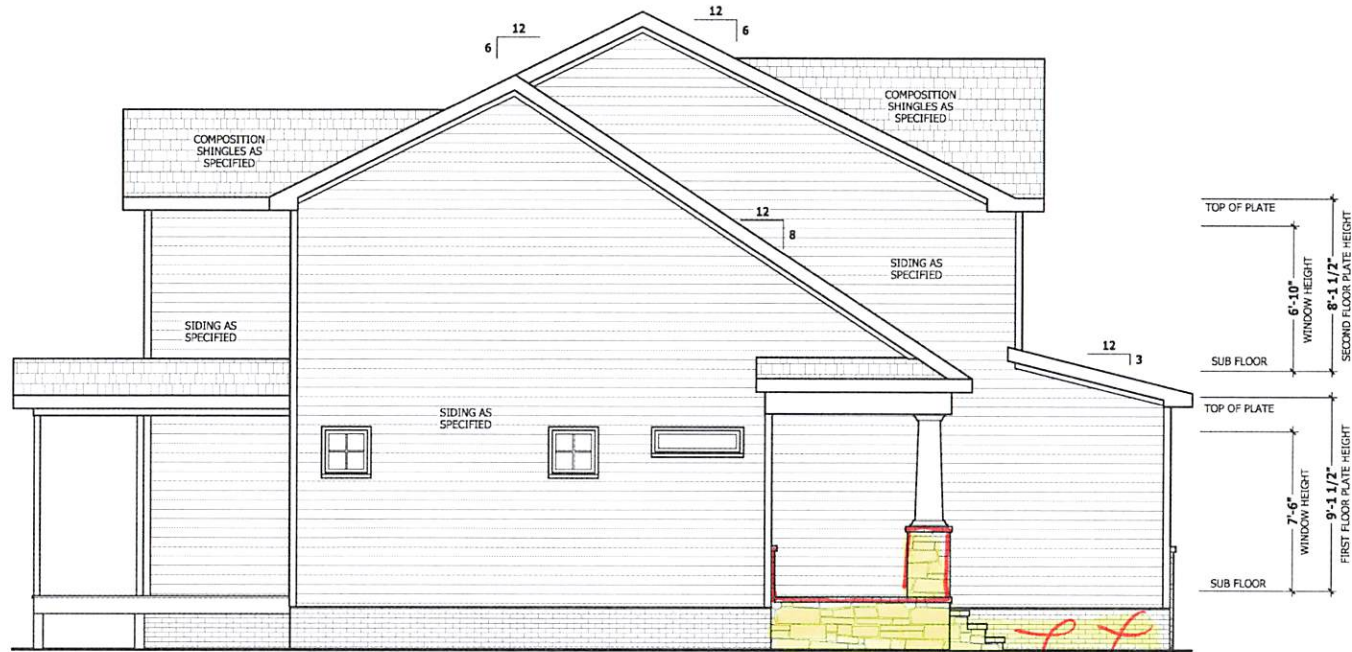
GUARD RAIL NOTES

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 hand-rail on the open sides of stairs, the top of the guard shall not be 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 4 3/8 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.

Z:\Builder\Weaver Development Company, Inc\2001288 Gaston II\2001288 Gaston II.lac



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

RAIL AS NEEDED PER CODE



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

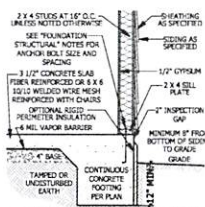
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LEFT & RIGHT ELEVATIONS
THE GASTON II

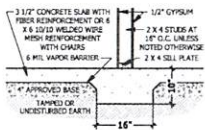
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P.O. BOX 102, WAKE FOREST, NC 27688 • 19-35-180, TEL: 1866-814-0396

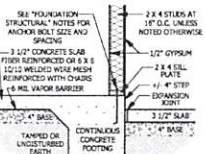
SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	770 SQ. FT.
SECOND FLOOR	284 SQ. FT.
PLANITON	284 SQ. FT.
TOTAL	1054 SQ. FT.
UNHEATED	
FRONT PORCH	151 SQ. FT.
REAR PORCH	151 SQ. FT.
TOTAL	302 SQ. FT.



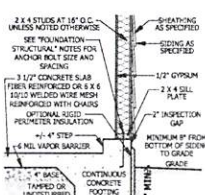
A MONOLITHIC SECTION
SCALE 1/2" = 1'-0"



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



C MONOLITHIC AT STEP
SCALE 1/2" = 1'-0"



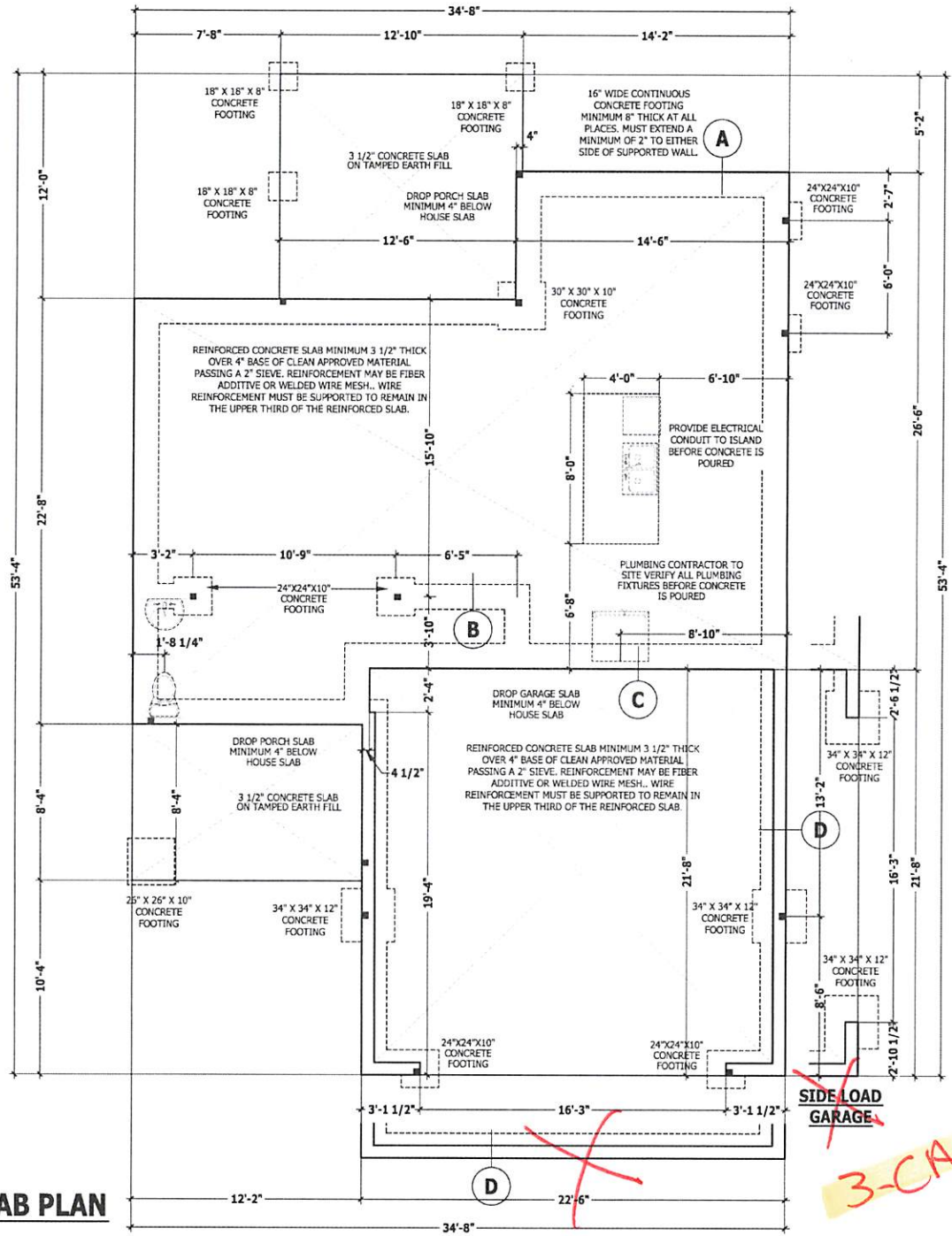
D MONOLITHIC AT GARAGE
SCALE 1/2" = 1'-0"

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 of brick veneer. Must extend 2" to either side of supported wall.
GRIDDERS: (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.

MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



SIDE LOAD GARAGE

3-CAR

BUYER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. GOODS 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.

MONOLITHIC SLAB PLAN
THE GASTON II

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HAYNES WEAVER HOMES
HOME PLANS INC.
P.O. Box 702, Wake Forest, NC 27688 919-555-8100 Fax: 919-555-4055

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	264 SQ. FT.
PAVING	280 SQ. FT.
TOTAL	1320 SQ. FT.
UNHEATED	
FRONT PORCH	101 SQ. FT.
REAR PORCH	101 SQ. FT.
TOTAL	202 SQ. FT.

ATTIC ACCESS

SECTION R807
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 at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

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 protrude into the net clear opening.

WALL THICKNESSES

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

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.

EXTERIOR WINDOWS AND DOORS

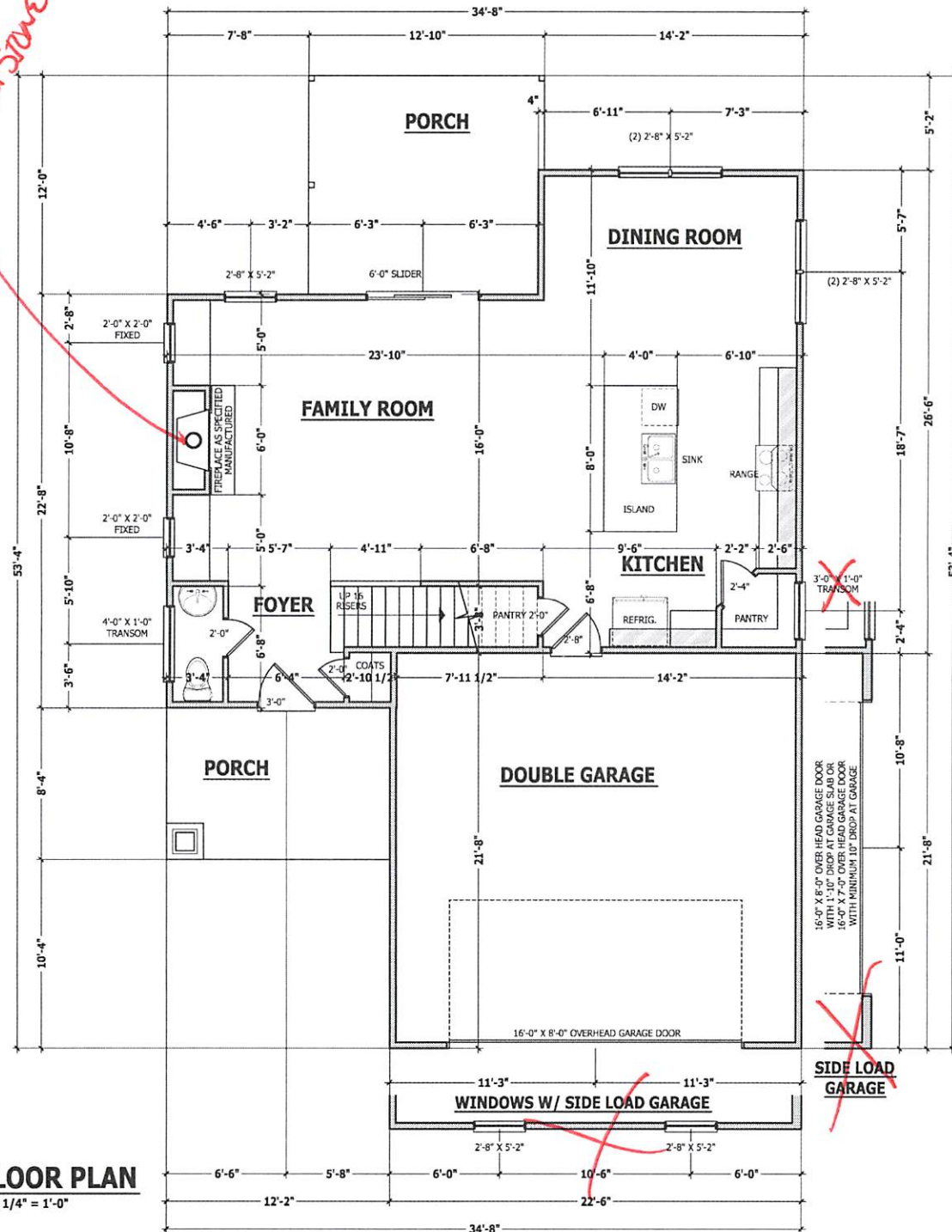
SECTION R612
R612.1 General. This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings 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.

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	776 SQ.FT.
SECOND FLOOR	764 SQ.FT.
PLAYROOM	280 SQ.FT.
TOTAL	1820 SQ.FT.
UNHEATED	
FRONT PORCH	101 SQ.FT.
GARAGE	466 SQ.FT.
REAR PORCH	152 SQ.FT.
TOTAL	719 SQ.FT.

FIRST 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 DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

FIRST FLOOR PLAN
THE GASTON II

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 1000 Industrial Park, Matthews, NC, USA

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HOME PLANS, INC.
 P.O. BOX 702, WAKE FOREST, NC 27688 • 919-455-9180 • FAX 919-455-9140

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	776 SQ.FT.
SECOND FLOOR	764 SQ.FT.
PLAYROOM	280 SQ.FT.
TOTAL	1820 SQ.FT.
UNHEATED	
FRONT PORCH	101 SQ.FT.
GARAGE	466 SQ.FT.
REAR PORCH	152 SQ.FT.
TOTAL	719 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	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=1.91x10⁶ 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-joint layouts shall be prepared in accordance with this document. Trusses and I-joints 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.
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 its 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 closest 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

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 turned 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.

EXTERIOR HEADERS

(2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE

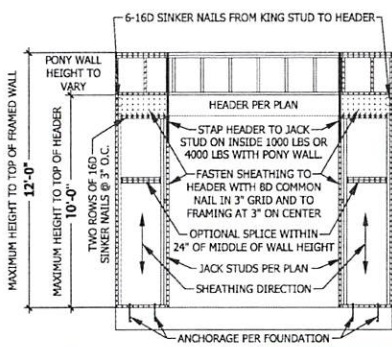
- KING STUDS EACH END PER TABLE BELOW

HEADER SPAN	< 3'	3'-4'	4'-8'	8'-12'	12'-16'
KING STUD(S)	1	2	3	5	6

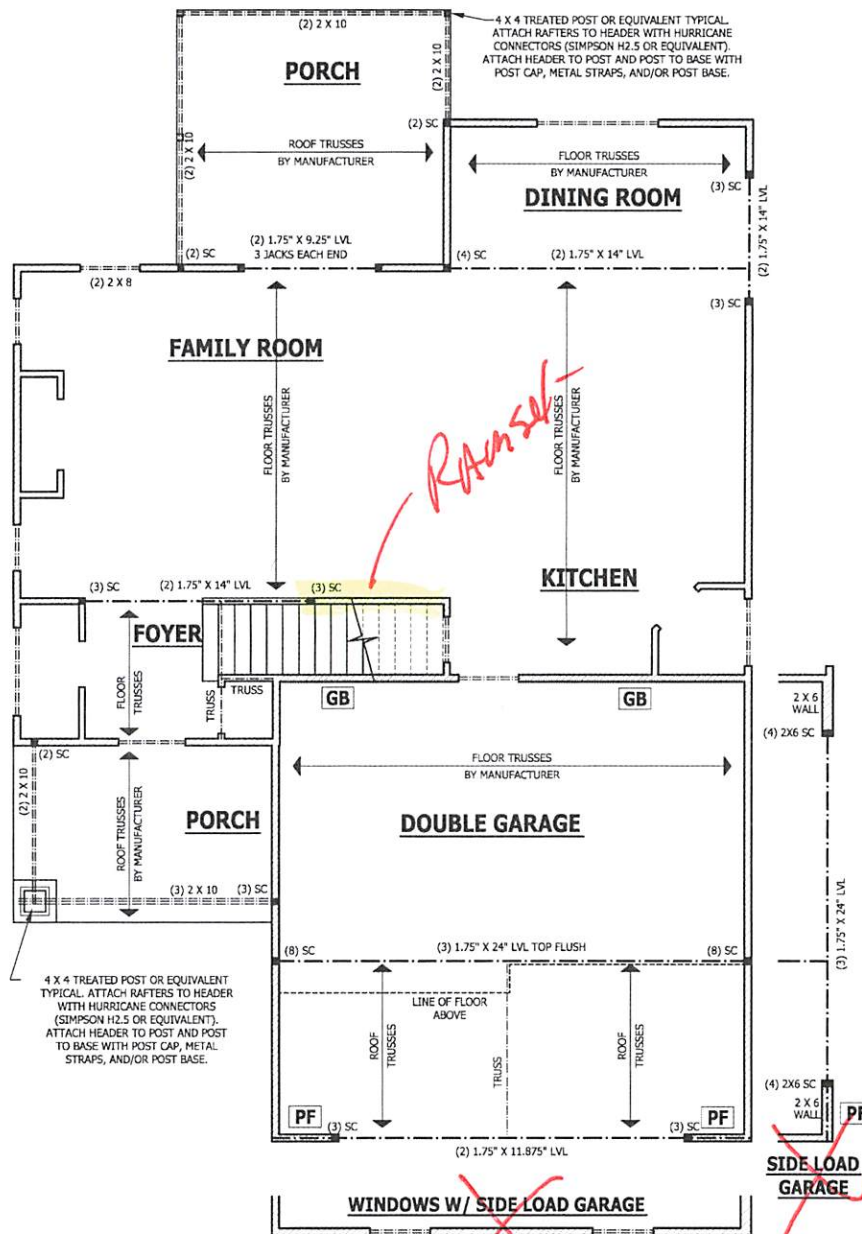
INTERIOR HEADERS

- 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



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



FIRST FLOOR STRUCTURAL
 SCALE 1/4" = 1'-0"

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 THESE DRAWINGS AND INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

FIRST FLOOR STRUCTURAL
THE GASTON II

HAYNES WEAVER HOMES
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 1000 Haynes Drive, Rockwell, NC, 27867

HAYNES HOME PLANS, INC.
 P.O. BOX 702, WISE CREEK, NC 27888 919-359-1160 FAX 919-359-1409

SQUARE FOOTAGE

HEATED	UNHEATED
FIRST FLOOR	779 SQ.FT.
SECOND FLOOR	286 SQ.FT.
PLATONIC	135 SQ.FT.
TOTAL	1199 SQ.FT.
UNHEATED	281 SQ.FT.
FRONT PORCH	102 SQ.FT.
REAR PORCH	179 SQ.FT.
TOTAL	281 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.

JOBSITE 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 USE	LIVE LOAD (PSF)		DEAD LOAD DEFLECTION (LL)
	(PSP)	(PSP)	
Attics without storage	10	10	L/240
Attics with limited storage	20	10	L/360
Attics with full storage	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
Stairs	20	--	L/360

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.

LAMBERED ROOF BEAMS:

Laminated veneer lumber (LVL) = Fb=3600 PSI, Fv=385 PSI, E=1.8x10⁶ PSI
Parallel strand lumber (PSL) = Fb=2800 PSI, Fv=290 PSI, E=1.2x10⁶ PSI
Laminated strand lumber (LSL) = Fb=2250 PSI, Fv=400 PSI, E=1.5x10⁶ PSI

Install all connectors per manufacturer's instructions.
TRUSS AND JOIST MEMBERS: All roof truss and joist layouts shall be prepared in accordance with this document. Trusses and joists shall be installed according to the manufacturer's specifications. Any change in truss or joist layout shall be coordinated with Haynes Home 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.

CONCRETE AND SOILS: See foundation notes.

ATTIC ACCESS

SECTION R607

R607.1 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 20-inch (508 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

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 trusses, stringers, handrails, and hardware may protrude into the net clear opening.

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 R703.6. 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.

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

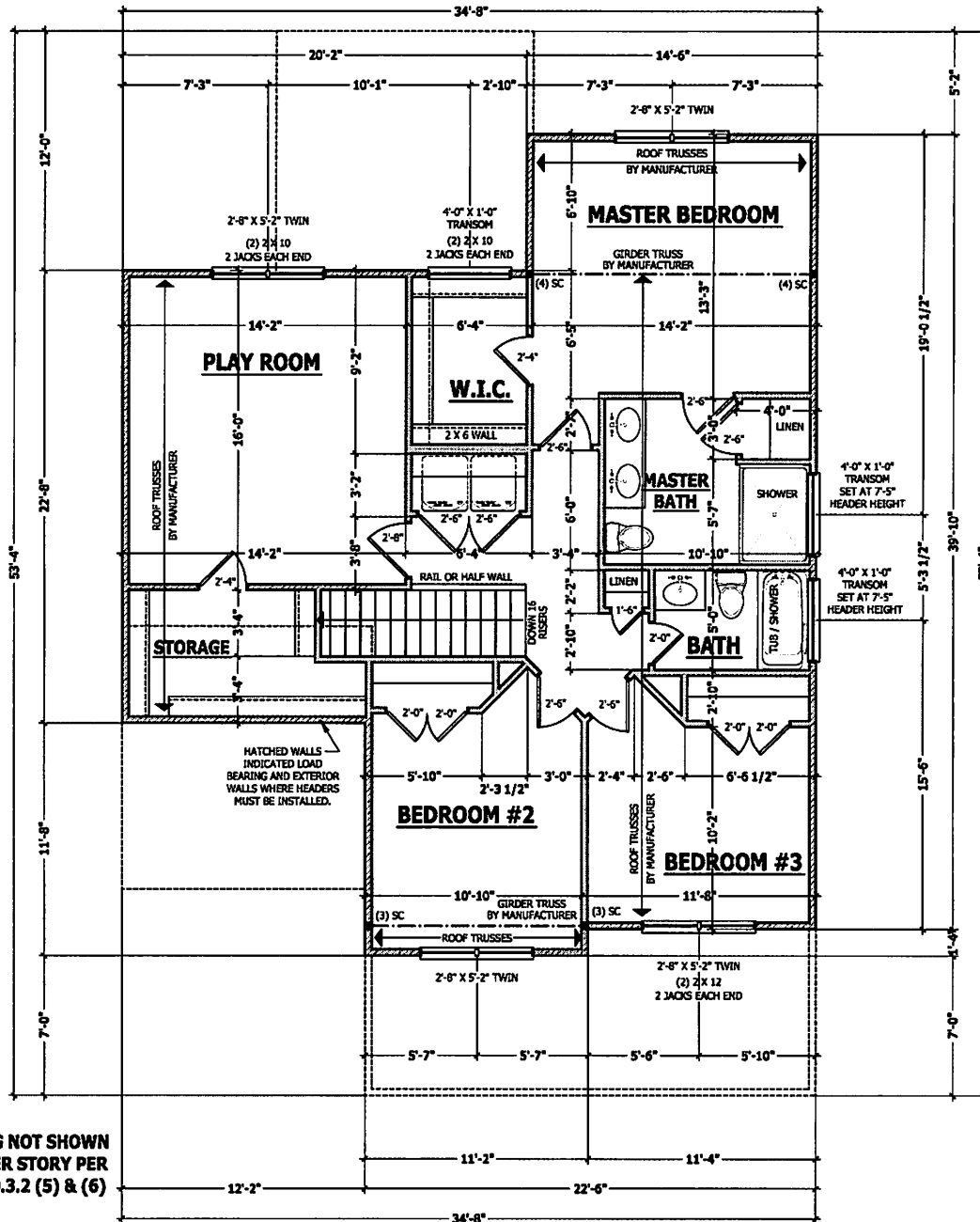
TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plans, Inc. attention before construction begins.
KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown framed down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated head 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 schematic.
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.

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.



BRACING NOT SHOWN ON UPPER STORY PER R602.10.3.2 (5) & (6)

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PROFESSIONAL SEAL REQUIRED FOR ALL EXISTING AND CONFLICTING NOTES. CONTRACTOR SHALL VERIFY HOW PLAN, SPECIFICATIONS AND ASSUMES NO LIABILITY FOR CONTRACTOR'S PRACTICES AND PROCEDURES. THESE DRAWINGS ARE NOT BE USED FOR ANY OTHER PROJECTS AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

SECOND FLOOR PLAN
THE GASTON II

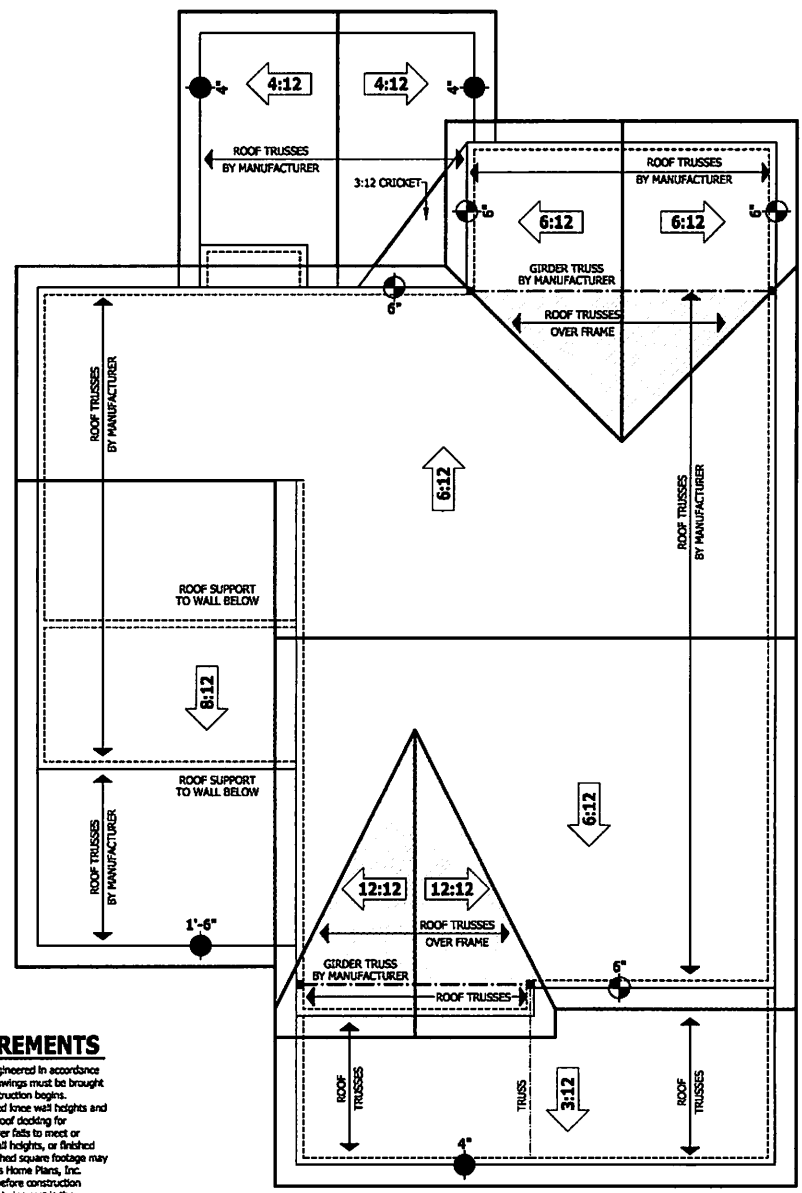
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SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	278
SECOND FLOOR	288
PLANETARY	15
TOTAL	581
UNHEATED	
FRONT PORCH	55
REAR PORCH	33
TOTAL	88

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PAGE 6 OF 8

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ROOF TRUSS REQUIREMENTS

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

KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown turned down 10" from roof sloping 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 plies 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

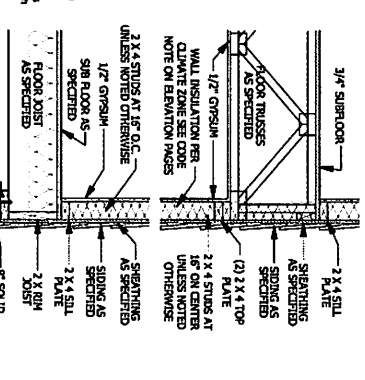
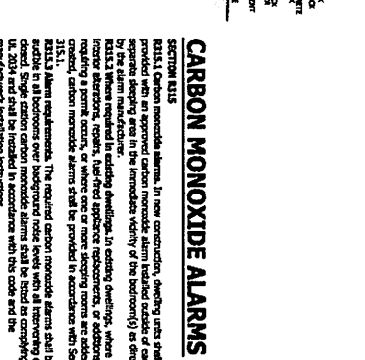
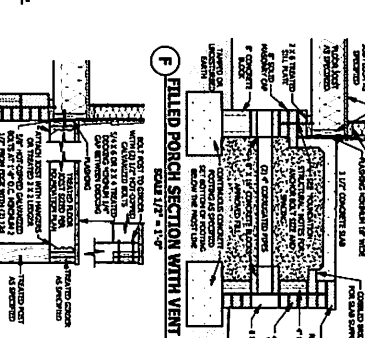
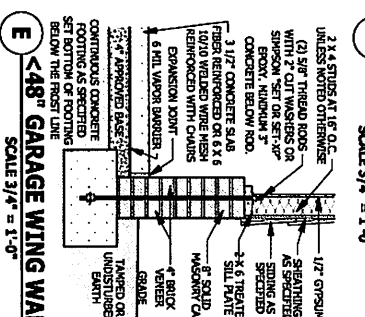
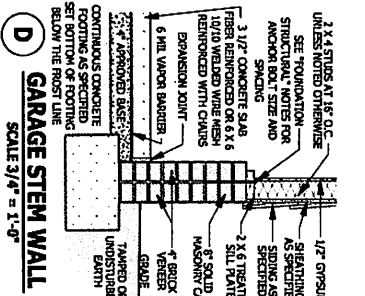
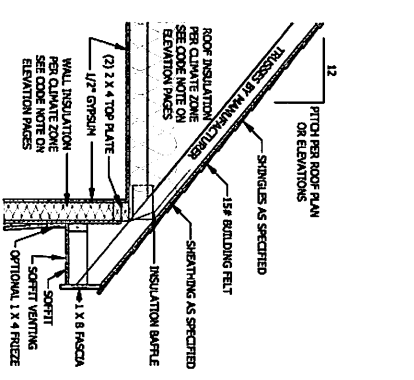
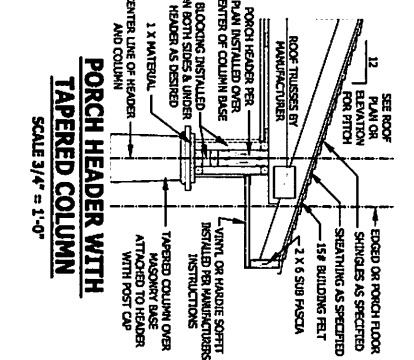
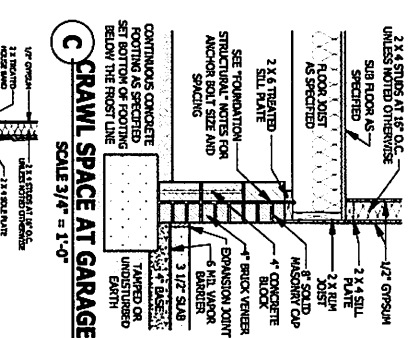
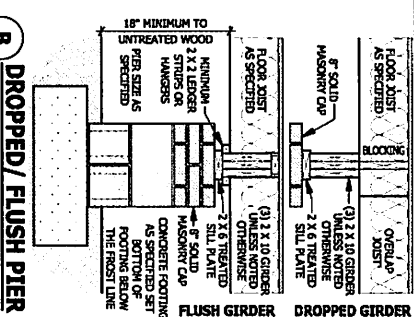
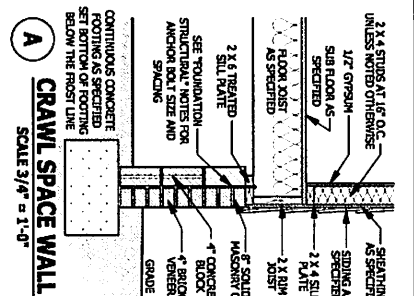
ROOF PLAN
SCALE 1/4" = 1'-0"

ROOF PLAN
THE GASTON II

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SQUARE FOOTAGE	
HEATH	
FIRST FLOOR	188.52
SECOND FLOOR	188.52
PLAN ROOM	57.77
DECK	57.77
UNHEATED FRONT PORCH	57.77
SCREENED FRONT PORCH	57.77
SCREENED REAR PORCH	57.77
TOTAL	577.77

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DECK STAIR NOTES
SECTION AM110
AM110.1 Stairs shall be constructed per Figure AM110. Spacing between stringers shall be based on the maximum span between stringers. Spacing shall not exceed 48 inches (1219 mm) between stringers. The maximum span between stringers shall be based on the maximum span between stringers. The maximum span between stringers shall be based on the maximum span between stringers.

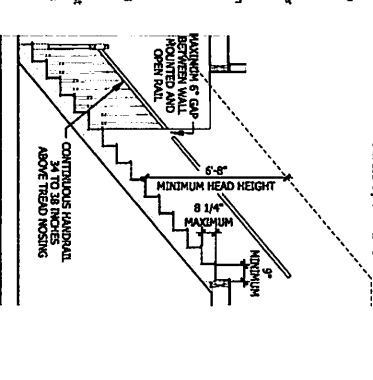
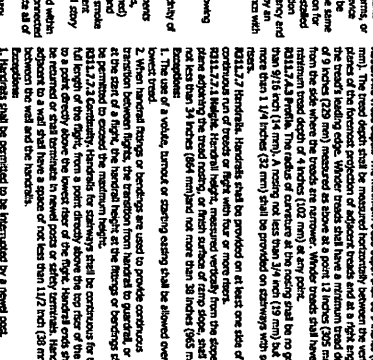
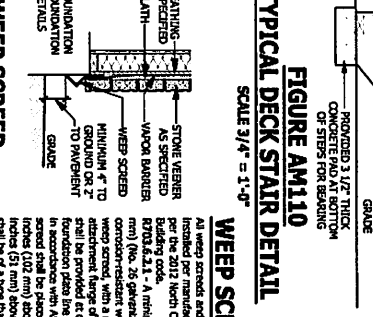
DECK BRACING
SECTION AM110
AM110.1 Deck bracing shall be provided to provide lateral stability. The following are acceptable means to provide lateral stability:
AM110.1.1 When the deck floor height is less than 4'-0\"/>

SMOKE ALARMS
SECTION AM110
AM110.1 Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. In each additional area of the dwelling, including basements and finished attics (finished) but not including open porches, garages, or unfinished attics (finished) which are not readily accessible to the occupants of the dwelling.
3. In each area of the dwelling which is used for sleeping purposes.

STAIRWAY NOTES
SECTION AM110
AM110.1 The minimum headroom in all parts of the stairway shall not be less than 7'-0\"/>

WEEP SCREEDS
SECTION AM110
AM110.1 Weep screeds shall be provided to provide drainage for water that may penetrate the exterior wall. The weep screed shall be installed in the exterior wall above the finished floor level. The weep screed shall be installed in the exterior wall above the finished floor level.

SIZE	MINIMUM WEAR SURFACE DEPTH	MINIMUM WEAR SURFACE WIDTH	MINIMUM WEAR SURFACE LENGTH
4\"/>			



SEE CHAPTER 15

SCALE 3/4\"/>

SCALE 3/4\"/>

SCALE 1/2\"/>

SCALE 3/4\"/>

SCALE 1/4\"/>

SCALE 1/4\"/>

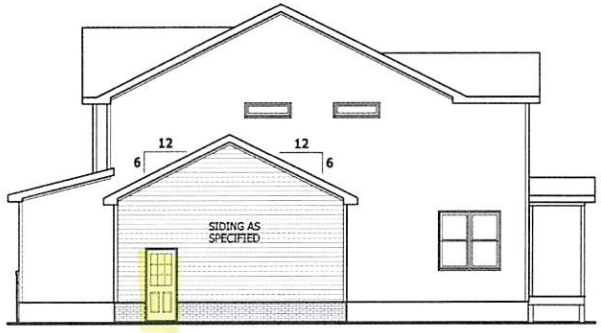
SCALE 1/4\"/>

WEAVER ROOFING
2x4 STUDS AT 16\"/>

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TYPICAL DETAILS THE GASTON II

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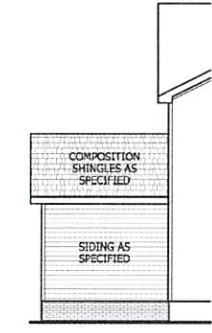
SIDE ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

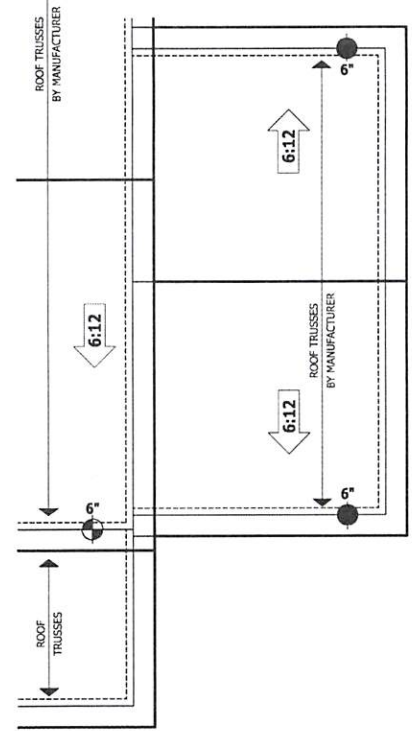
FRONT LOAD THIRD CAR
THE GASTON II

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SQUARE FOOTAGE

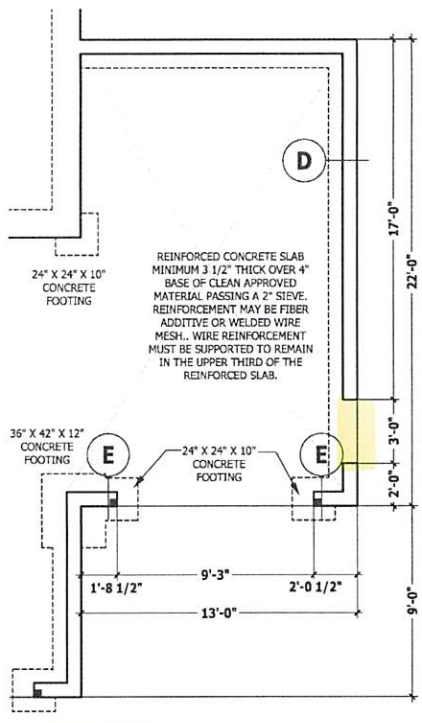
HEATED	
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	394 SQ. FT.
PLATFOORM	280 SQ. FT.
TOTAL	1450 SQ. FT.
UNHEATED	
FRONT PORCH	201 SQ. FT.
GAUGE	466 SQ. FT.
REAR PORCH	217 SQ. FT.
TOTAL	784 SQ. FT.

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ADDENDUM



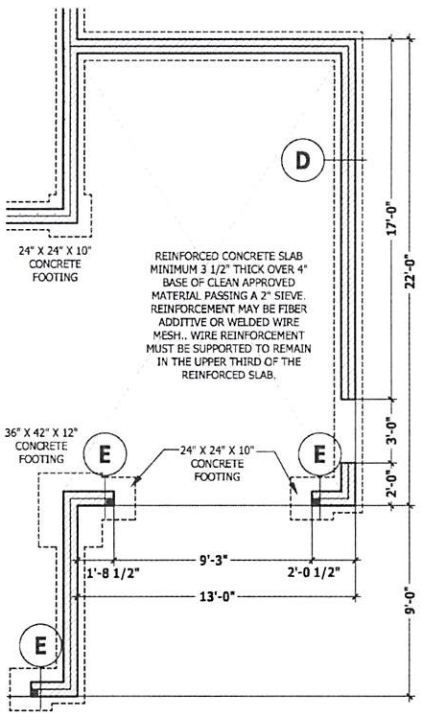
ROOF PLAN

SCALE 1/4" = 1'-0"



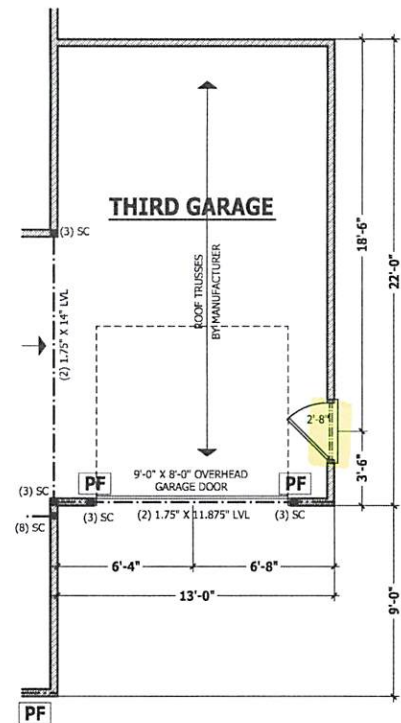
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"