

BF 3 - MOND
3CAR

~~X FULL FRONT PORCH X~~

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

MEAN ROOF HEIGHT: 18'-4" HEIGHT TO RIDGE: 24'-8"

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	38.0 ^a 30K1	38.0 ^a 30K1	38.0 ^a 30K1
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

**1101.3 MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION
** INSULATION DEPTH WITH MONOLITHIC SLAB 2" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEEL WALLS 2" OR TO BOTTOM OF FOUNDATION WALL
DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (10 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 - 16.6	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

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 - 19.0	19.1 - 20.0	19.8 - 20.7	20.4 - 21.3
ZONE 5	18.2 - 24.0	19.1 - 25.2	19.8 - 26.2	20.4 - 26.9

ROOF VENTILATION

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.

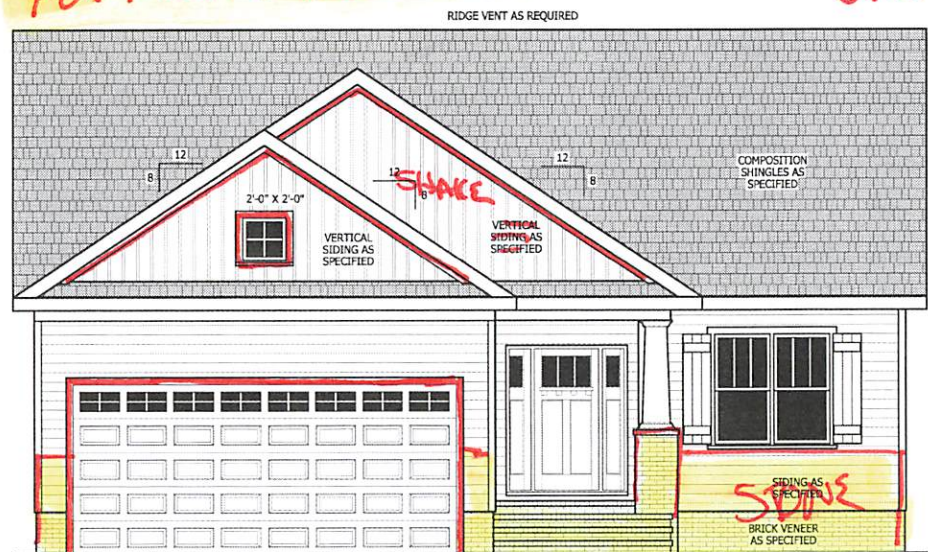
SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,192 SQ.FT.
NET FREE CROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 14.61 SQ.FT.
WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 7.31 SQ.FT.

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 fire shafts.
3. Capping and sealing soffit or dropped ceiling areas.

SQUARE FOOTAGE

HEATED	FIRST FLOOR	TOTAL
1553 SQ.FT.	1553 SQ.FT.	
UNHEATED		
GARAGE	419 SQ.FT.	
FRONT PORCH	103 SQ.FT.	
FRONT PORCH EXT	66 SQ.FT.	
REAR PORCH	117 SQ.FT.	
TOTAL	705 SQ.FT.	
UNHEATED OPTIONAL		
THIRD GARAGE	292 SQ.FT.	
TOTAL	292 SQ.FT.	



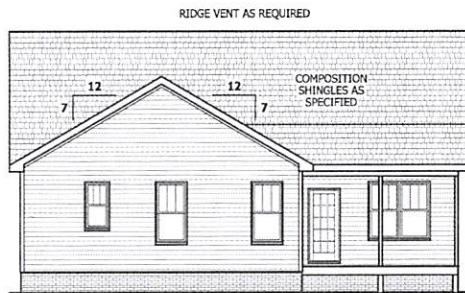
FRONT ELEVATION - B
SCALE 1/4" = 1'-0"
RAIL AS NEEDED PER CODE

GUARD RAIL NOTES

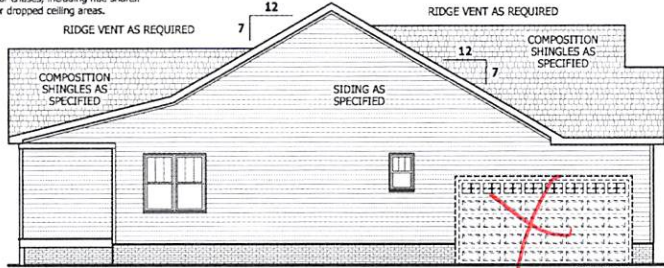
SECTION R312
R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open 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 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.



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



REAR ELEVATION
SCALE 1/8" = 1'-0"
RAIL AS NEEDED PER CODE



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"
RAIL AS NEEDED PER CODE



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"
RAIL AS NEEDED PER CODE

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.
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ELEVATION - B
Lindsay 1553

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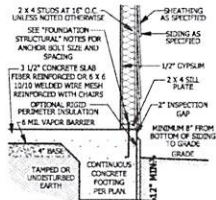
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SQUARE FOOTAGE

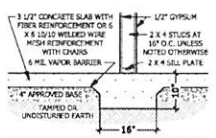
HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
FRONT PORCH EXT	66 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

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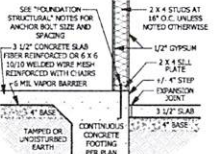
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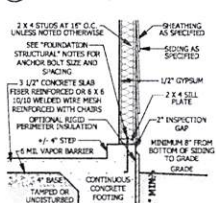
A MONOLITHIC SECTION
SCALE 1/2" = 1'-0"



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



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



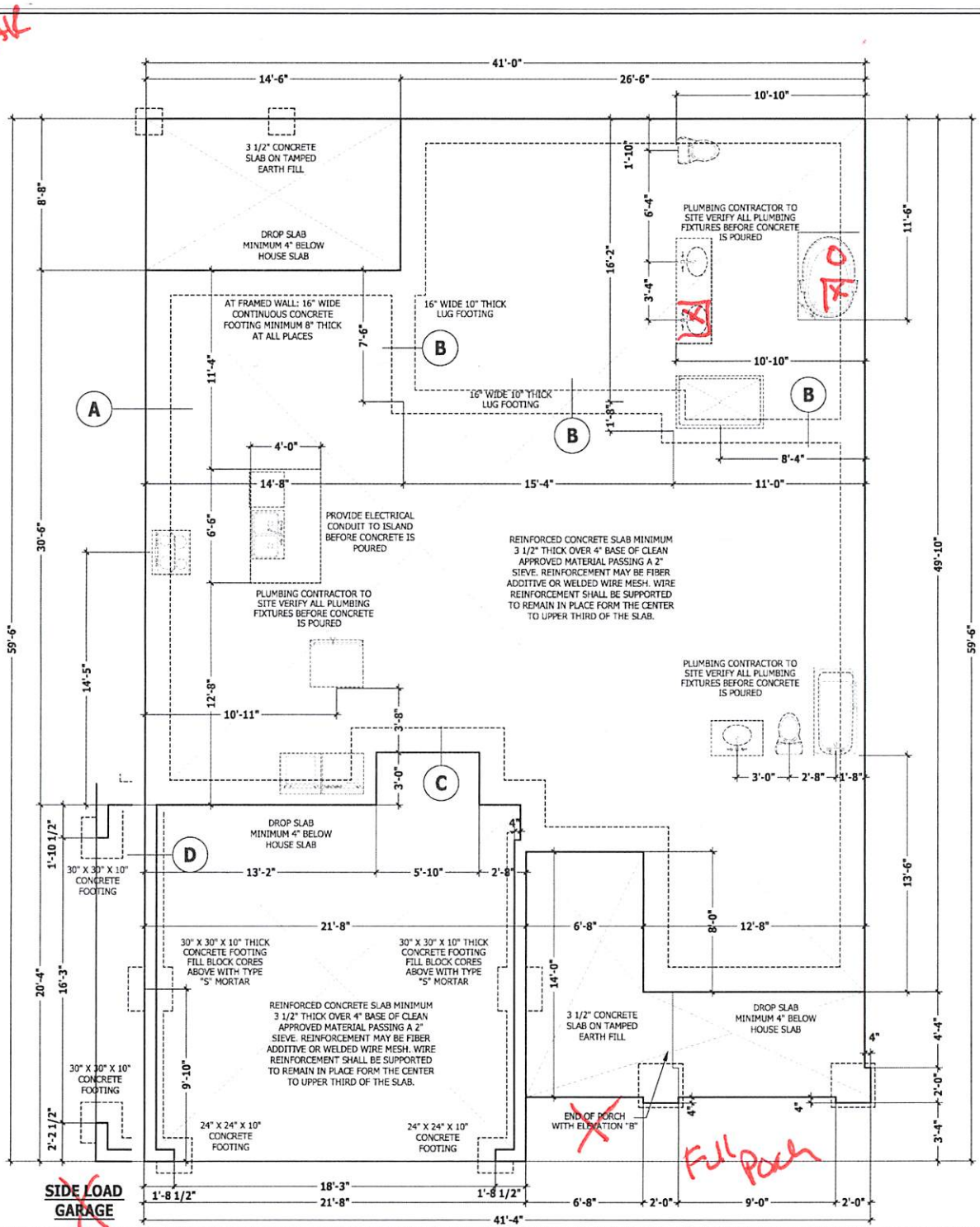
D MONOLITHIC AT GARAGE
SCALE 1/2" = 1'-0"

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 at brick veneer. Must extend 2" to either side of supported wall.
GERDERS: (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 ext. 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"



3CAK

SIDE LOAD GARAGE

Full porch

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MONOLITHIC SLAB PLAN
Lindsay 1553

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SQUARE FOOTAGE

HEATED 1ST FLOOR	1881
UNHEATED 1ST FLOOR	102
HEATED 2ND FLOOR	102
UNHEATED 2ND FLOOR	102
UNHEATED GARAGE	102
TOTAL	3209

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FIRST FLOOR PLAN
Lindsay 1553

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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 20-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 attic.
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.

DWELLING / GARAGE SEPARATION

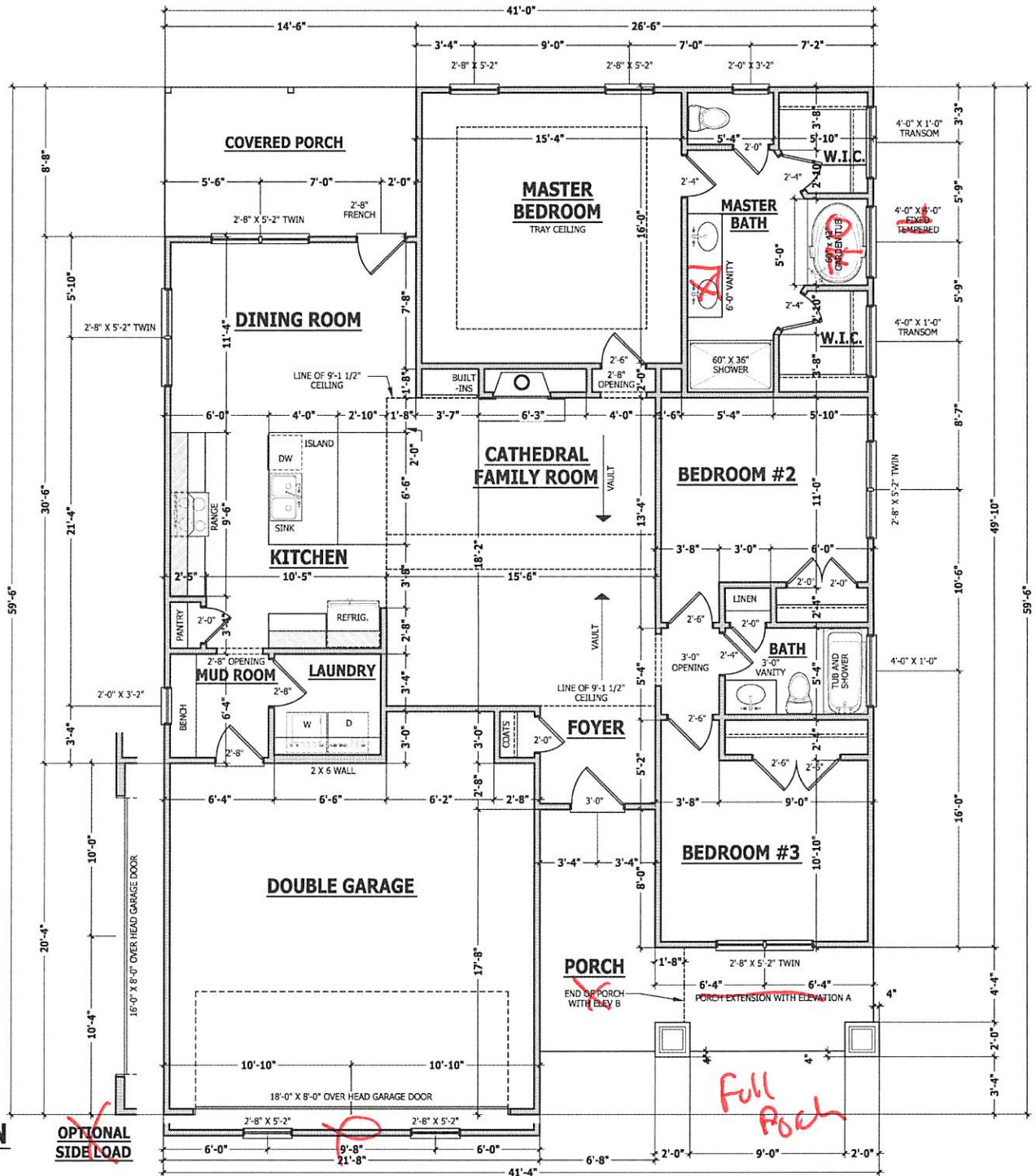
REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.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

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
FRONT PORCH EXT	65 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
FRONT PORCH EXT	65 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

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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 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	10	L/360
Snow	20	-	-

FRAMING LUMBER: All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted otherwise.

ENGINEERED WOOD BEAMS:
 Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1,900,000 PSI
 Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2,041,060 PSI
 Laminated strand lumber (LSL) = Fb=2250 PSI, Fv=400 PSI, E=1,551,016 PSI
 Install all connectors per manufacturer's 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 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 16'-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum 3/8" thick for 16" on center rafters and 7/16" for 24" on center rafters.

CONCRETE AND SOILS: See foundation notes.

EXTERIOR HEADERS

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

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

INTERIOR HEADERS

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

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.

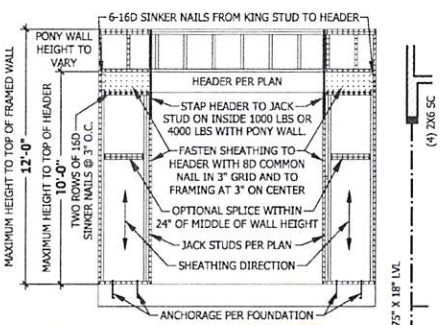
GYP/SM: All interior sides of exterior walls and both sides interior walls to have 1/2" gypsum installed. When not using method GB gypsum to be fastened per table R702.3.5. Method GB to be fastened per table R602.10.1.

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 Plans, Inc. attention before construction begins.
ANCHORAGE: All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.
BEARING: All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

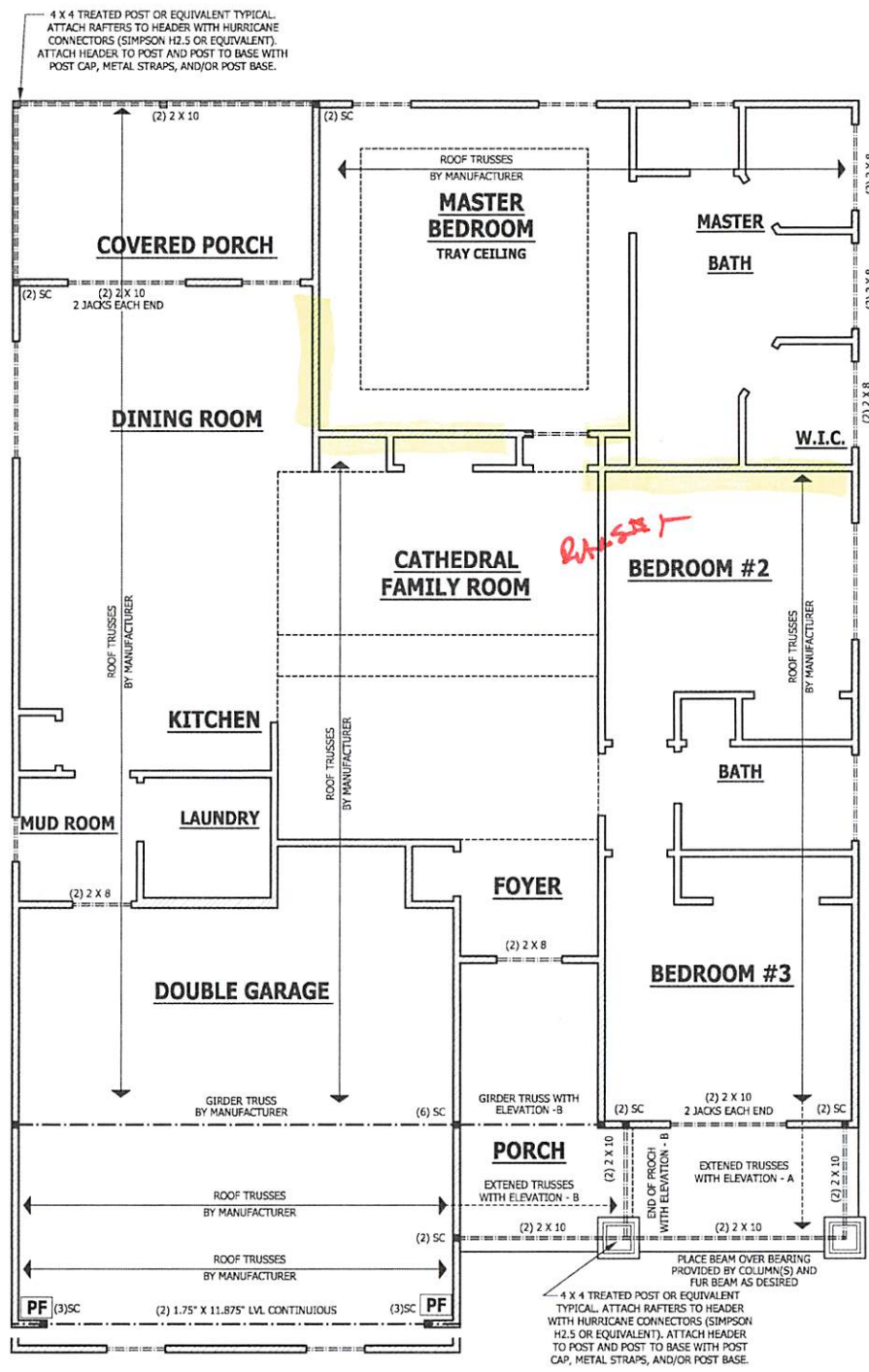


PF PORTAL FRAME AT OPENING
 (METHOD PF PER FIGURE AND SECTION R602.10.1)
 SCALE 1/4" = 1'-0"

FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

OPTIONAL SIDE LOAD



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FIRST FLOOR STRUCTURAL
Lindsay 1553

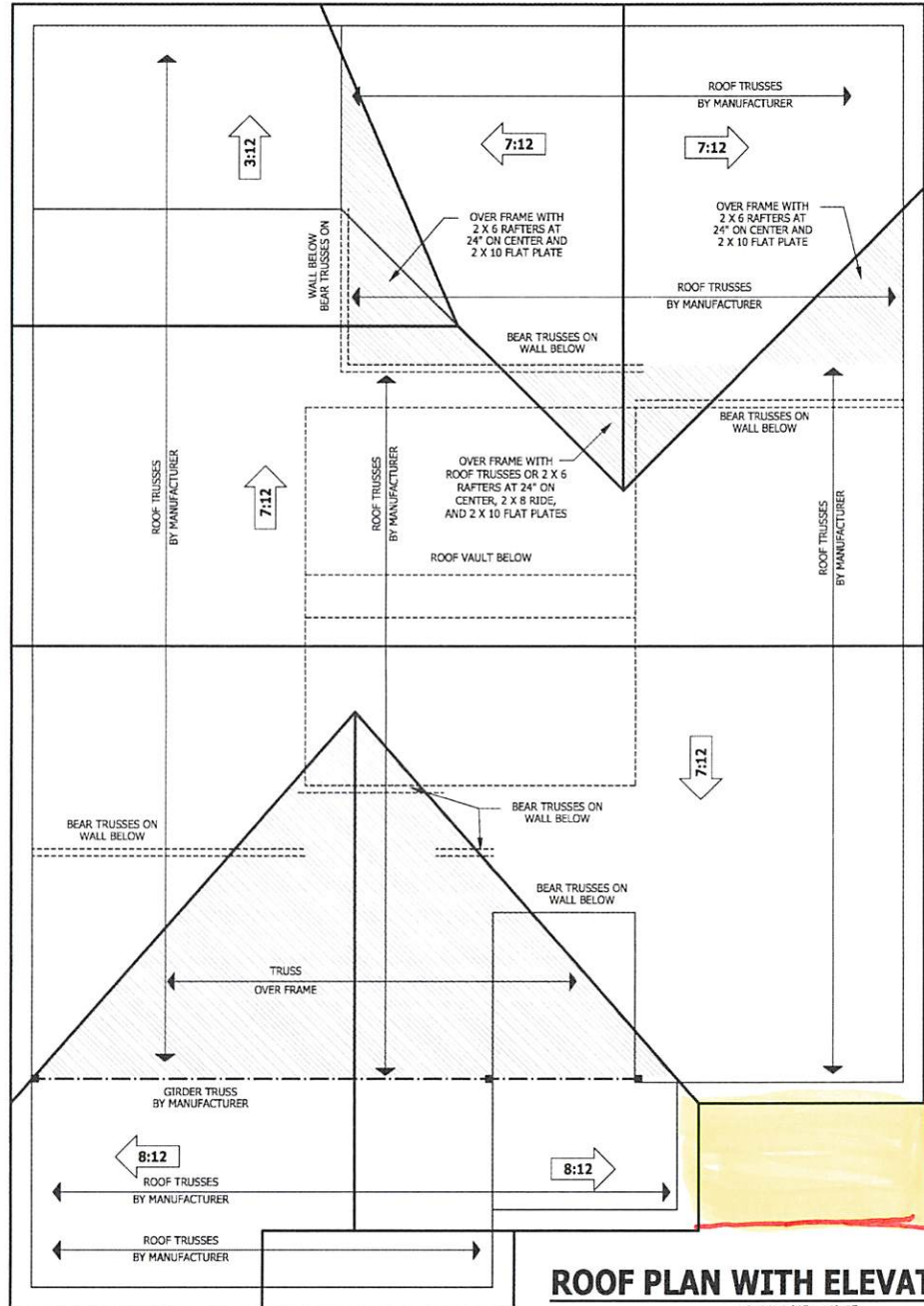
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 P.O. BOX 702, WAKE FOREST, NC 27688, 919-455-1189, FAX 919-455-1496

SQUARE FOOTAGE	
HEATED FINISHED FLOOR	1882 SQ FT
UNHEATED FINISHED FLOOR	1882 SQ FT
FRONT PORCH	60 SQ FT
REAR PORCH	60 SQ FT
SCREENED PORCH	282 SQ FT
UNHEATED OPTIONAL	282 SQ FT
TOTAL GARAGE	282 SQ FT
TOTAL	282 SQ FT

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



ROOF PLAN WITH ELEVATION -B

SCALE 1/4" = 1'-0"

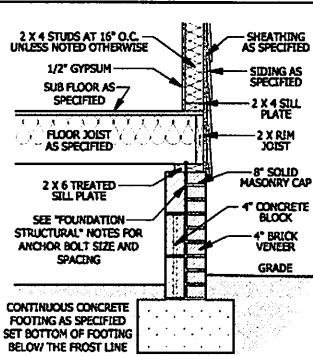
*Full Front
Porch*

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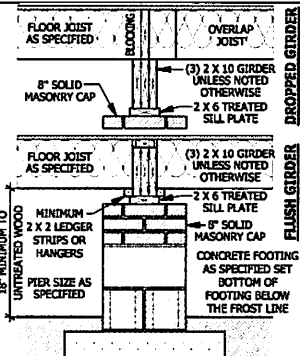
ROOF PLAN WITH ELEVATION -B
Lindsay 1553

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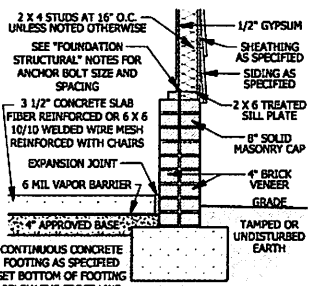
SQUARE FOOTAGE	
HEATED FIRST FLOOR	1883 SQ. FT.
UNHEATED GARAGE	1883 SQ. FT.
UNHEATED FRONT PORCH	1883 SQ. FT.
UNHEATED FRONT PORCH DET.	1883 SQ. FT.
UNHEATED SIDE PORCH	1883 SQ. FT.
UNHEATED OPTIONAL FULL GARAGE	1883 SQ. FT.



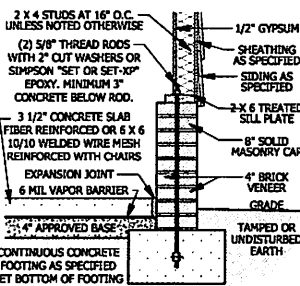
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



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



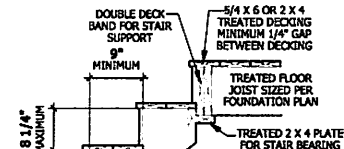
D GARAGE STEM WALL
SCALE 3/4" = 1'-0"



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

DECK STAIR NOTES

SECTION AM110
AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per Figure AM107.1. Each stringer shall have minimum 3 1/2 inches between step cut and back of stringer. If used, suspended headers shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.



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

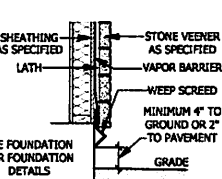
DECK BRACING

SECTION AM109
AM109.1 Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability.
AM109.1.1 When the deck floor height is less than 4'-0\"/>

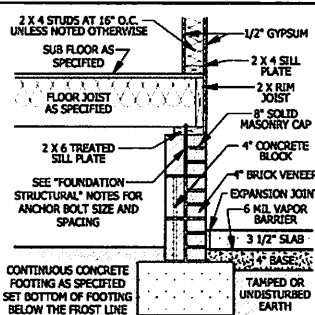
FIGURE AM110
TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"

WEEP SCREENS

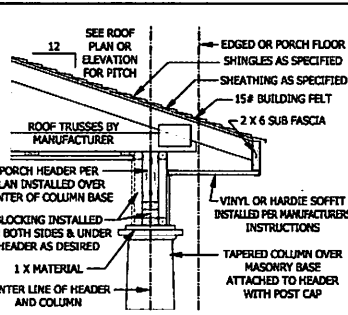
All weep screens and stone veneer to be installed per manufacturers instructions and per the 2012 North Carolina Residential Building code.
R703.6.2.1 - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screen or plastic weep screen, with a minimum vertical attachment flange of 3 1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screen shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screen.



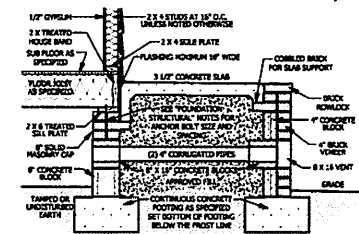
WEEP SCREEN
SCALE 3/4" = 1'-0"



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



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



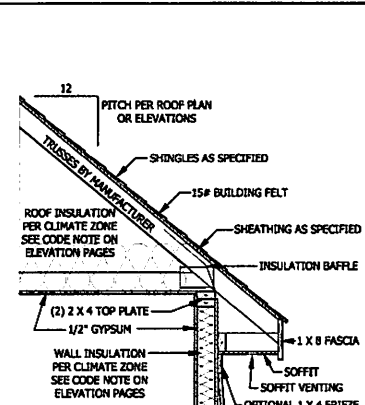
F FILLED PORCH SECTION WITH VENT
SCALE 1/2" = 1'-0"

CARBON MONOXIDE ALARMS

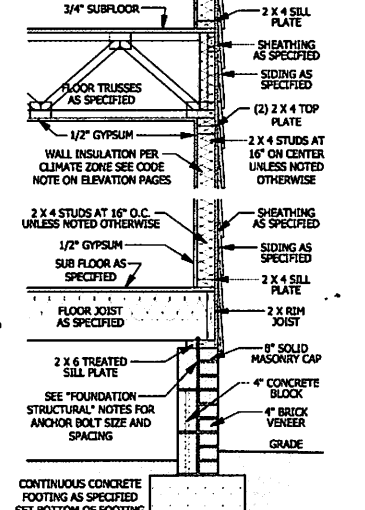
SECTION R315
R315.1 Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.
R315.2 Where required in existing dwellings. In existing dwellings, where in-service 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 installed in accordance with Section 315.1.
R315.3 Alarm requirements. The required carbon monoxide alarms shall be suitable in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES

R311.7
R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensional 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 breadth's leading edge. Window 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. Window 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 nosing.
R311.7.5 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 quadrant, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or self 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 transition between rails is less than 12 inches (305 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 DETAIL
SCALE 3/4" = 1'-0"



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

PURCHASER MUST VERIFY ALL CONCRETE AND CONCRETE WORK CONSTRUCTION MEETS HOWE HOME PLANS, INC. ASSURES NO LIABILITY FOR CONSTRUCTION PRACTICES AND PROCEDURES.
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TYPICAL DETAILS
Lindsay 1553

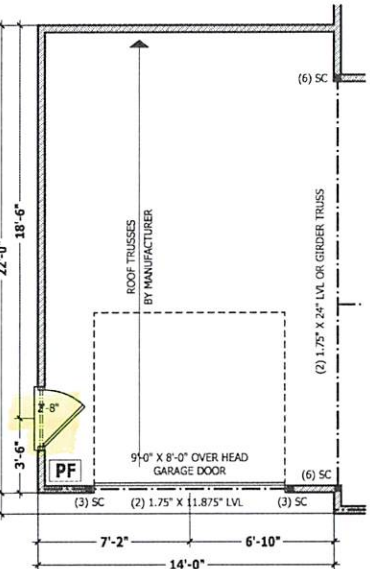
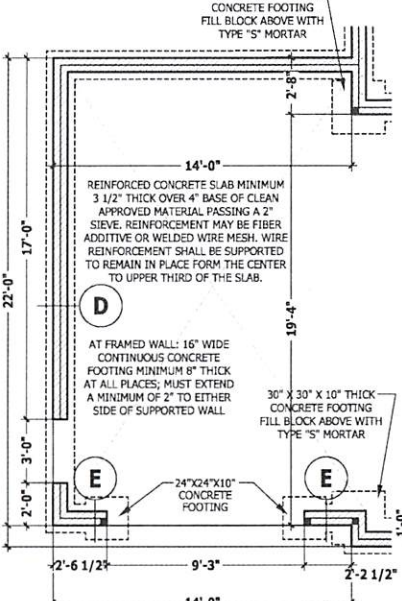
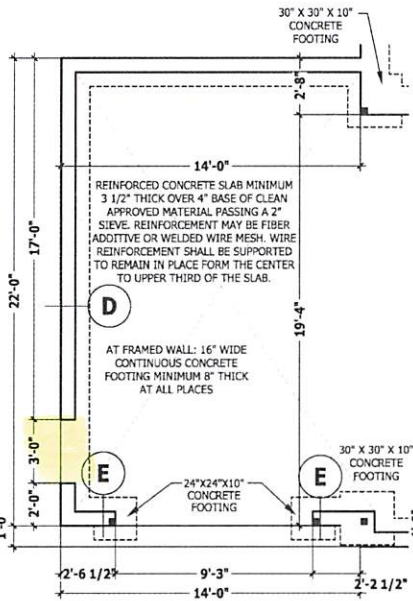
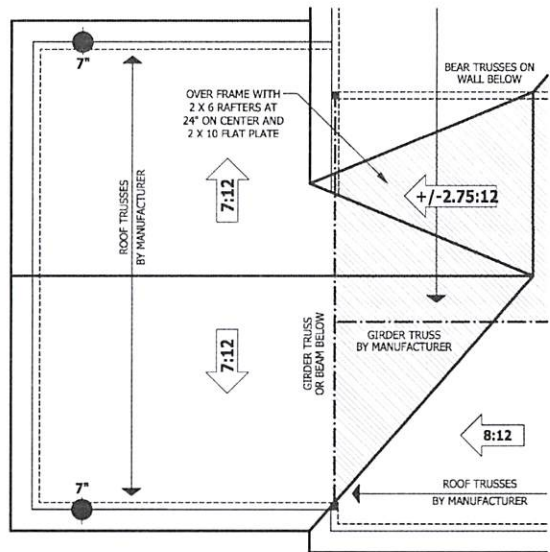
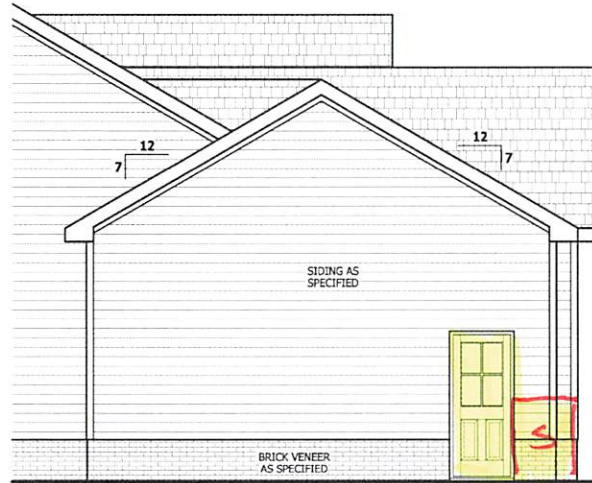
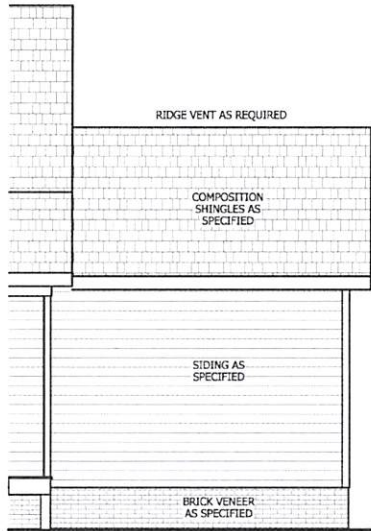
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910.630.2100 • 919.606.4996

HOME PLANS, INC.
P.O. BOX 102, APOE, FORT BRAGG, NC 27518 813-535-7881

SQUARE FOOTAGE

NET FLOOR AREA	1,100
UNFINISHED AREA	100
NET FLOOR AREA WITH FINISH	1,200
NET FLOOR AREA WITH FINISH AND 6\"/>	
UNFINISHED OPTIONALS	100
TOTAL SQUARE	1,300

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SEE BASE PLAN FOR NOTES AND DETAILS

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FRONT LOAD THIRD CAR
Lindsay 1553

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 Raleigh, North Carolina, USA

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SQUARE FOOTAGE	
HEATED FIRST FLOOR	1838
UNHEATED FIRST FLOOR	1838
SCREENED PORCH	1838
REAR PORCH	1838
UNHEATED GARAGE	1838
UNHEATED OPTIONAL	1838

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