

GARAGE FRONT WITH OPTIONAL SIDE LOAD

SCALE 1/8" = 1'-0"

PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 18-8	5"	HEIGHT TO KIDGE: 25-5"			
CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A		
FENESTRATION U-FACTOR	0.35	0.35	0.35		
SKYLIGHT U-FACTOR	0.55	0.55	0.55		
GLAZED FENESTRATION SHGC	0.30	0.30	0.30		
CEILING R-VALUE	38 or 30ci	38 or 30ci	38 or 30ci		
WALL R-VALUE	15	15	19		
FLOOR R-VALUE	19	19	30		
* BASEMENT WALL R-VALUE	5/13	10/15	10/15		
** SLAB R-VALUE	0	10	10		
* CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19		

* "10/13" MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION

** INSULATION DEPTH WITH MONOLITHIC SLAB 24" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS								
MEAN ROOF								
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								-20.2
ZONE 4								-17.9
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	21.8	17.4	-22.4

COMPONENT								
MEAN ROOF								
						-19.6		
						-22.9		
						-22.9		
						-20.7		
ZONE 5	18.2	-24.0	19.1	-25.2	19.8	-26.2	20.4	-26.

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 $(1.6\ \text{mm})$ minimum and 1/4 inch $(6.4\ \text{mm})$ 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 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:

 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. SOUARE FOOTAGE OF ROOF TO BE VENTED = 2,283 SQ FT.

NET FREE CROSS VENTILATION NEEDED: WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 15.22 SQ.FT.

WITH 50% TO 80% OF VENTING 3'-0" ABOVE FAVE: OR WITH CLASS LOR II. VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 7.61 SQ.FT.

HVAC: CAROLINA COMFORT HEATING & AIR ELECTRIC: PIONEER ELECTRIC PLUMBING: DOUBLE J



SUB FLOOR TOP OF PLATE

SUB FLOOR

N1102,4.1 Building thermal envelope. The building therma 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.

SCALE 1/4" = 1'-0" **HEATED OPTIONAL** SECOND FLOOR

570 SQ.FT. 570 SQ.FT. TOTAL UNHEATED

LOT 4 ATKINS FARM ESTATES TBD SPRING HILL CHURCH RD

LILLINGTON, NC

GARAGE 448 SO.FT 42 SQ.FT. 154 SQ.FT. 644 SQ.FT. FRONT PORCH REAR PORCH UNHEATED OPTIONAL

THIRD GARAGE 298 SQ.FT. TOTAL



REAR ELEVATION

SCALE 1/4" = 1'-0"

PARGE

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ELEVATIONS The Halifax REAR త **FRONT**

SQUARE FOOTAGE HEATED HEATED OPTIONAL IINHEATED UNHEATED OPTIONAL THIRD GARAGE 298 SQL TOTAL 298 SQL

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PARGE

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> I SIDE ELEVATIONS The Halifax

SUB FLOOR

SUB FLOOR

TOP OF PLATE

SQUARE FOOTAGE HEATED FIRST FLOOR 1555 90,FT. PALYROOM 264 SQ.FT. HEATED OPTIONAL IINHEATED

UNHEATED OPTIONAL
THIRD GARAGE 298 SQ.F
TOTAL 298 SQ.F

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OPTIONAL SIDE LOAD

GARAGE

RIDGE VENT AS REQUIRED

TOP OF PLATE WIN SUB FLOOR TOP OF PLATE 7'-6"
WINDOW HEIGHT
9'-1 1/2"
FIRST FLOOR PLATE H SUB FLOOR

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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PLAN I SLAB WALL

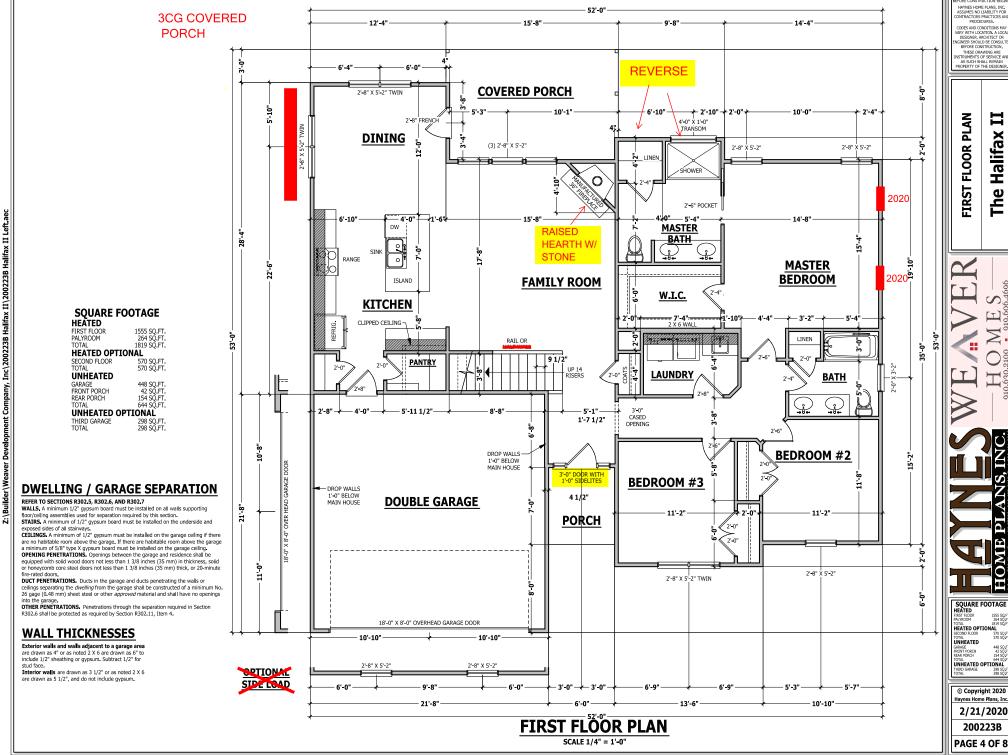
The Halifax

SQUARE FOOTAGE HEATED HEATED OPTIONAL IINHEATED UNHEATED OPTIONAL
THIRD GARAGE 298 SQ.F

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FLOOR PLAN The Halifax **FIRST** I

SQUARE FOOTAGE HEATED HEATED OPTIONAL IINHEATED

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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 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
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=1.9x106 PSI
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x106 PSI
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x106 PSI Install all connections per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be

prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with Havnes 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

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

REQUIRED LENGTH OF BRACING: Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 it's actual length. Method PF contributes 1.5 times its actual length.

HD: 800 lbs hold down hold down device fastened to the edge

of the brace wall panel closets to the corner.

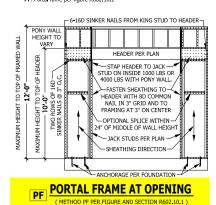
Methods Per Table R602.10.1

CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter).

CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing

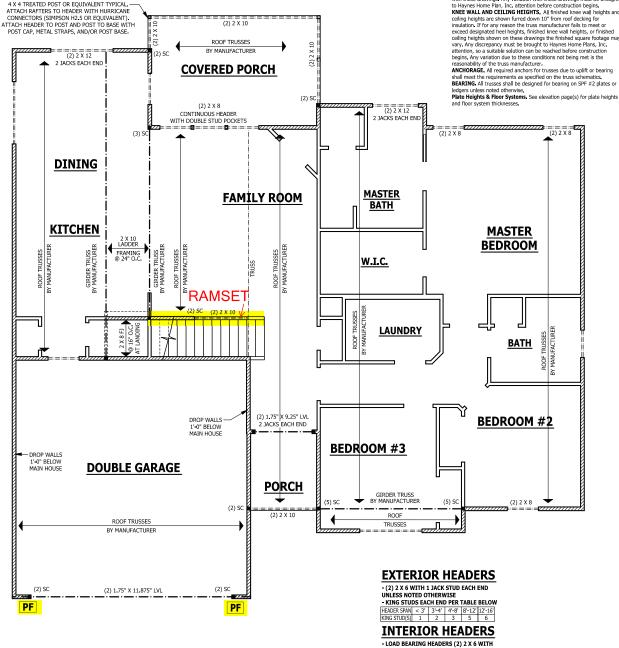
GB: Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws.

PF: Portal fame per figure R602.10.1



SCALE 1/4" = 1'-0"

3CG COVERED PORCH



FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

ROOF TRUSS REQUIREMENTS

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

KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and 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

ANCHORAGE. All required anchors for trusses due to uplift or bearing BEARING. All trusses shall be designed for bearing on SPF #2 plates or

- 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

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STRUCTURAL Halifax FLOOR The **FIRST**

SQUARE FOOTAGE HEATED HEATED OPTIONA IINHEATED

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UNHEATED OPTIONAL

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Z:\Builder\Weaver

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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 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
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:

EMOLITERED WOOD BAMS:
Laminated veneer [umber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10° PSI
Parallel stand lumber (PSI) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10° PSI
Laminated strand lumber (LSI) = Pb=2250 PSI, Pv=400 PSI, E=1.5x10° PSI
Install all ADD 1-0.0TST MEMBERS: all roof truss and 1-joist layouts shall be
TRUSS AND 1-0.DST MEMBERS: All roof truss and 1-joist layouts shall be

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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 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 resolution in the property of the control of the co 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

ATTIC ACCESS

SECTION PRO7

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.

 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

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.

EXTERIOR HEADERS

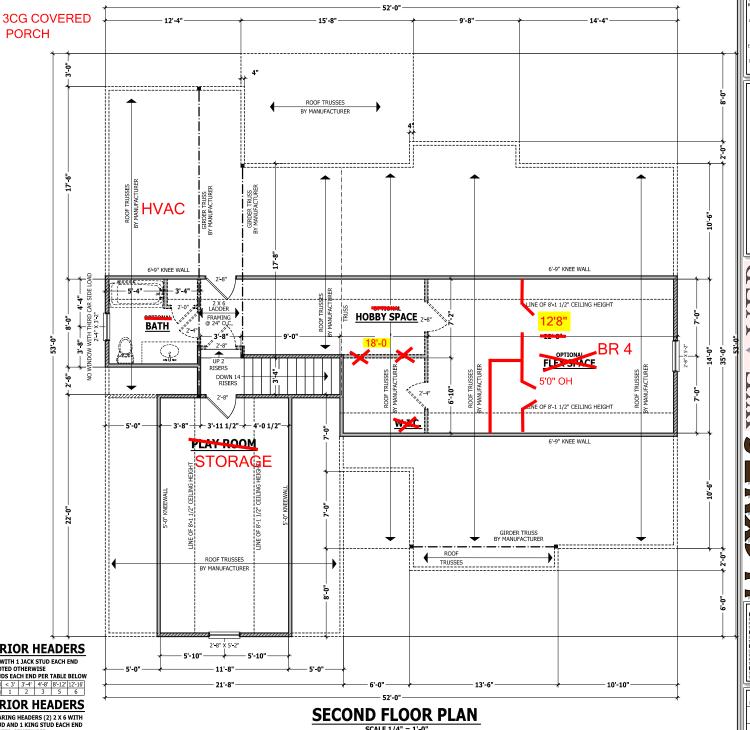
- (2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE

- 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

LADDER FRAMED

- LOAD BEARING HEADERS (2) 2 X 6 WITH 1 JACK STUD AND 1 KING STUD FACH FND UNLESS NOTED OTHERWISE - NON LOAD BEARING HEADERS TO BE



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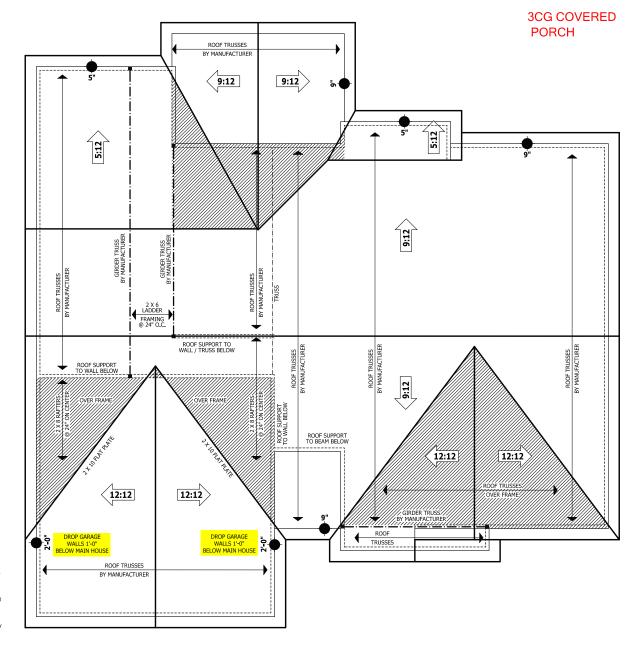
PLAN I

The Halifax **SECOND FLOOR**

SQUARE FOOTAGE HEATED HEATED OPTIONAL IINHEATED UNHEATED OPTIONAL
THIRD GARAGE 298 SQ.F

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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 Plan, Inc. attention before construction begins. KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10° from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

ANCHORAGE All required anchors for trusses due to uplift or bearing

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.





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

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TOTAL 644 SQ.F **UNHEATED OPTIONAL** THIRD GARAGE 298 SQ.F TOTAL 298 SQ.F

SQUARE FOOTAGE HEATED

HEATED OPTIONAL
SECOND FLOOR 57
TOTAL 57

DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGIN: HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.

PROCEDURES.
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ROOF PLAN

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Development

Builder\Weaver

2 X 4 STUDS AT 16" O.C

SHEATHING

2 X 4 SILL PLATE

- 8" SOLID MASONRY CAP

" CONCRETE BLOCK

4" BRICK

GRADE

1/2" GYPSUM

SHEATHING AS SPECIFIED

SIDING AS SPECIFIED

— 8" SOLID MASONRY CAP

VENEER

DECK STAIR NOTES

FOOTING AS SPECIFIED

SET BOTTOM OF FOOTIN

AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between

supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut and back of stringer If used, suspended headers shall shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

DECK BRACING

SECTION AM109

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

AM109.1.1. When the deck floor height is less than 4'-0" above finished grade per Figure AM109 and the deck is attached to the structure in accordance with Section AM104, lateral bracing is not required.

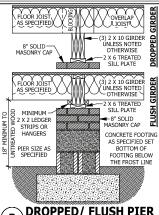
AM109.1.2. 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post at a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall be bolted to the post and the girder/double band with one 5/8 inch hot dipped galvanized bolt with nut and washer at both ends of the brace per Figure AM109.1

AM109.1.3. For freestanding decks without knee braces or diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2

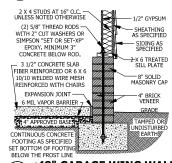
and the following:						
POST SIZE	TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER		
4 X 4	48 SF	4'-0"	2'-6"	1'-0"		
6 X 6	120 SF	6'-0"	3'-6"	1'-8"		

AM109.1.4. 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with nut and washer at each end of each bracing member per Figure AM109 3

AM109.1.5. For embedment of piles in Coastal Regions, see Chapter 45.



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



<48" GARAGE WING WALL Ε

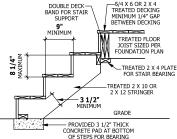
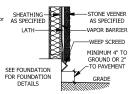


FIGURE AM110 TYPICAL DECK STAIR DETAIL

SCALE 3/4" = 1'-0"

WEEP SCREEDS



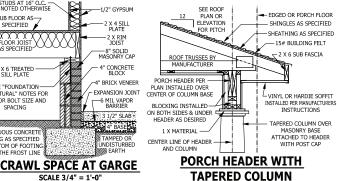
WEEP SCREED SCALE 3/4" = 1'-0"

All weep screeds and stone veneer to be installed ner manufactures 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 screed or plastic veep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls

in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall Ian the attachment flance. The exterior lath shall cover and terminate on the

attachment flange of the weep screed.



TAPERED COLUMN

CARBON MONOXIDE ALARMS

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

R315.2 Where required in existing dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or ted, carbon monoxide alarms shall be provided in accordance with Section

R315.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES

R311.7

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. R311.7.4.1 Riser height. The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads.

R311.7-4.2 Tread depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 4 inches (102 mm) at any point.

R311.7.4.3 Profile. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. R311.7.7.1 Height, Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm).

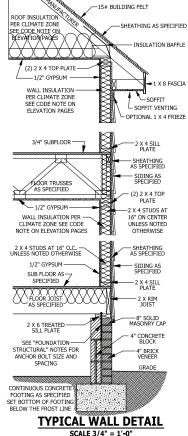
Exceptions: 1. The use of a volute, turnout or starting easing shall be allowed over the

lowest tread. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall

be permitted to exceed the maximum height. **R311.7.7.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails

 Handrails shall be permitted 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.

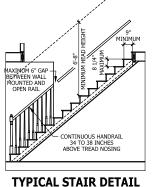
3. Two or more separate rails shall be considered continuous if the termination of the rails occurs within 6 inches (152 mm) of each other. If transitioning between a wall-mounted handrail and a guardrail/handrail, the wall-mounted rail must return into the wall



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PITCH PER ROOF PLAN

SHINGLES AS SPECIFIED



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SQUARE FOOTAGE HEATED

HEATED OPTIONAL

INHEATED

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CODES AND CONDITIONS MAY ARY WITH LOCATION, A LOCA

DESIGNER, ARCHITECT OR SINEER SHOULD BE CONSUL' BEFORE CONSTRUCTION.

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DETAILS

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PAGE 8 OF 8

TAMPED OF JNDISTURBED S FARTH SCALE 3/4" = 1'-0' -5/4 X 6 OR 2 X 4 TREATED DECKING

SMOKE ALARMS

(G) DECK ATTACHMENT

- 2 X 4 SOLE PLATE

ASHING MINIMUM 16" WIDE

SEE TECHNICATION

FILLED PORCH SECTION WITH VENT

FOUN

TACH JOIST WITH HANGER

SCALE 1/2" = 1'-0'

- COBBLED BRICK FOR SLAB SUPPOR

" CONCRETE

SECTION P314

2 X 4 STUDS AT 16" O.C. — UNLESS NOTED OTHERWISE

SUB FLOOR AS-

SPECIFIED

'AS SPECIFIED

2 X 6 TREATED

SILI PLATE

SEE "FOUNDATION

STRUCTURAL" NOTES FOR

ANCHOR BOLT SIZE AND

SPACING

CONTINUOUS CONCRETI

FOOTING AS SPECIFIED

BELOW THE FROST LINE

SET BOTTOM OF FOOTIN

8" SOLID -

8" CONCRET BLOCK

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R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with

NEDA 72 Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

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

In each sleeping room.

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

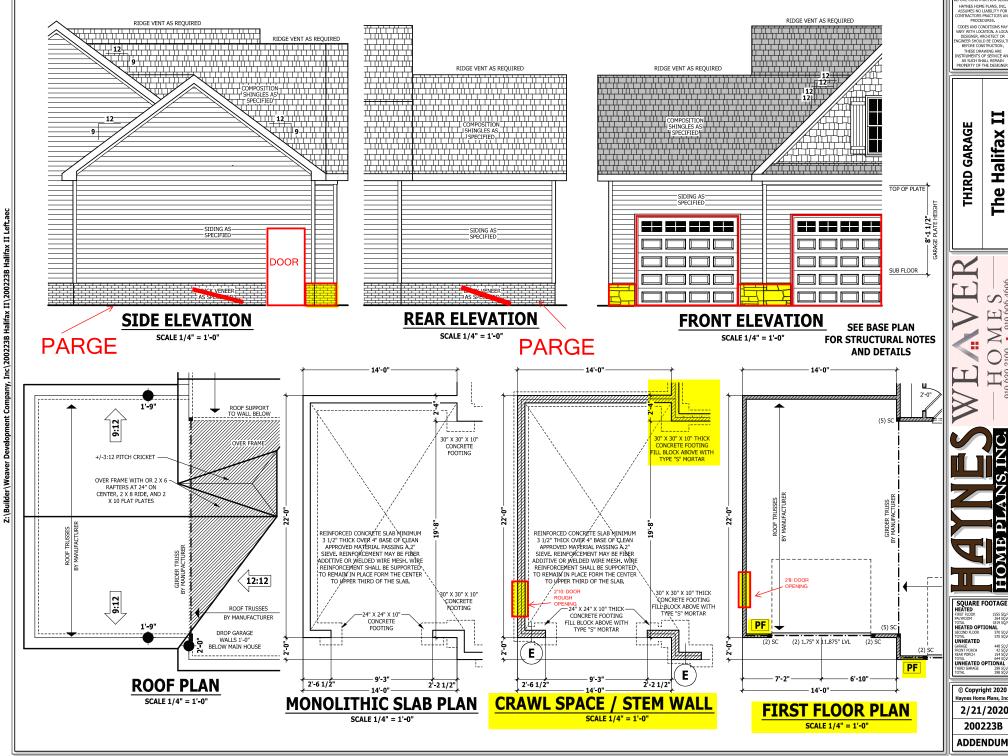
3. On each additional *story* of the *dwelling*, including *basements* and habitable attics (finished) but not including crawl spaces. uninhabitable (unfinished) attics and uninhabitable (unfinished) attic-stories. In dwellings or dwelling units with split levels and

without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level. When more than one smoke alarm is required to be installed within

an individual dwelling unit the alarm devices shall be interconnected Exceptions: in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. **R314.4 Power source.** Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall

receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for

overcurrent protection. Smoke alarms shall be interconnected.



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SQUARE FOOTAGE HEATED

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ADDENDUM