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

HEIGHT TO RIDGE: 27'-5" MEAN ROOF HEIGHT: 19'-9" ZONE 3A ZONE 4A ZONE 5A CLIMATE ZONE FENESTRATION U-FACTOR KYLIGHT U-FACTOR GLAZED FENESTRATION SHG 38 or 30ci | 38 or 30ci | 38 or 30ci WALL R-VALUE

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

BASEMENT WALL R-VALUE

\* CRAWL SPACE WALL R-VALUE

\*\* 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 WIN								
COMPONENT	% CLA	DDING	DESIG	NED FO	R THE	FOLLO	WING I	LOADS
MEAN ROOF	UP T	O 30'	30'-1"	TO 35'	35'-1"	TO 40'	40'-1"	TO 45'
ZONE 1	14.2	-15.0	14.9	-15.8	15.5	-16.4	15.9	-16.8
ZONE 2	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 3	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 4	15.5	-16.0	16.3	-16.8	16.9	-17.4	17.4	-17.9
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8	17.4	-22.4
DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (101 FASTEST MILE) EXPOSURE "B"								
COMPONENT	& CLA	DDING	DESIG	NED FO	R THE	FOLLO	WING	LOADS

DESIGNED FOR WIN					1			
COMPONENT	% CLA	DDING	DESIG	NED FC	R THE	<b>FOLLO</b>	WING I	OADS
MEAN ROOF	UP T	O 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.
ZONE 2	16.7	-21.0	17.5	-22.1	18.2	-22.9	18.7	-23
ZONE 3	16.7	-21.0	17.5	-22.1	18.2	-22.9	18.7	-23
ZONE 4	18.2	-19.0	19.1	-20.0	19.8	-20.7	20.4	-21.
ZONE 5	18.2	-24.0	19.1	-25.2	19.8	-26.2	20.4	-26.

### **GUARD RAIL NOTES**

**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.

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

2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *guard* shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

**R312.3 Opening limitations.** Required *guards* shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm)in diameter. **Exceptions:** 

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

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

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.51 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 = 8.26 SQ.FT.

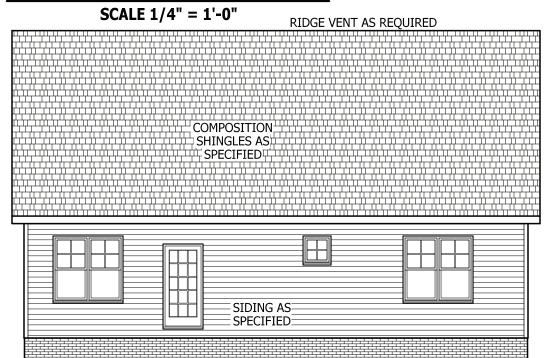
9'-0" WIDE FALSE DORMER WITH (3) 2'-0" X 3'-0" WINDOWS. OVER FRAMED COMPOSITION ON TO MAIN ROOF. SHINGLES AS - SPECIFIED TOP OF PLATE COMPOSITION SHINGLES AS SPECIFIED<sup>1</sup> **HEIGHT** SHAKE AS SPECIFIED 1 X 4 TRIM AROUND WINDOW SUB FLOOR TOP OF PLATE SIDING AS-SPECIFIED WINDOW HEIGHT

9'-1 1/2"

FIRST FLOOR PLATE H **BOARD & BATTEN** SHUTTERS AS SPECIFIED VENEER AS SPECIFIED SUB FLOOR

### RAIL AS NEEDED **FRONT ELEVATION**

RIDGE VENT AS REQUIRED



# **REAR ELEVATION**



## **LOT 5 NORTH POINTE** TBD JOSEY WILLIAMS RD **ERWN, NC 28339**

**SOUARE FOOTAGE** 

**HEATED OPTIONAL** 

**UNHEATED OPTIONAL** 

N1102.4.1 Building thermal envelope. The building thermal

allow for differential expansion and contraction. For all homes,

material consistent with Appendix E-2.4 of this code:

where present, the following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material or solid

envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall

400 SQ.FT. 2166 SQ.FT.

148 SQ.FT. 304 SQ.FT.

452 SQ FT.

188 SQ.FT.

488 SQ.FT.

676 SQ.FT.

160 SQ.FT.

108 SQ.FT.

292 SQ.FT.

560 SQ.FT.

HEATED

PLAYROOM

FIRST FLOOR

CAROLINA ROOM

**UNHEATED** 

FRONT PORCH

SCREENED PORCH

DECK / PATIO

THIRD GARAGE

GARAGE

**AIR LEAKAGE** 

Section N1102.4

RECREATION ROOM

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PROPERTY OF THE DESIGNER.

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CODES AND CONDITIONS MAY

DESIGNER, ARCHITECT OR IGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

ARY WITH LOCATION. A LOCAL

Lauren ELEVATION The

FIRST FLOOR 1766 SQ.FT.
PLAYROOM 400 SQ.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL UNHEATED FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ.FT.
UNHEATED OPTIONAL
SCREENED PORCH 160 SQ. ET.

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# **ROOF VENTILATION**

**HVAC: TBD** 

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,477 SQ.FT.

**ELECTRICAL: PIONEER:** RIDGE VENT AS REQUIRED PLUMBING: DOUBLE J COMPOSITION SHINGLES AS SPECIFIED SPECIFIED= OPTIONAL SIDE LOAD ARAGE DOOR

**LEFT SIDE ELEVATION** 

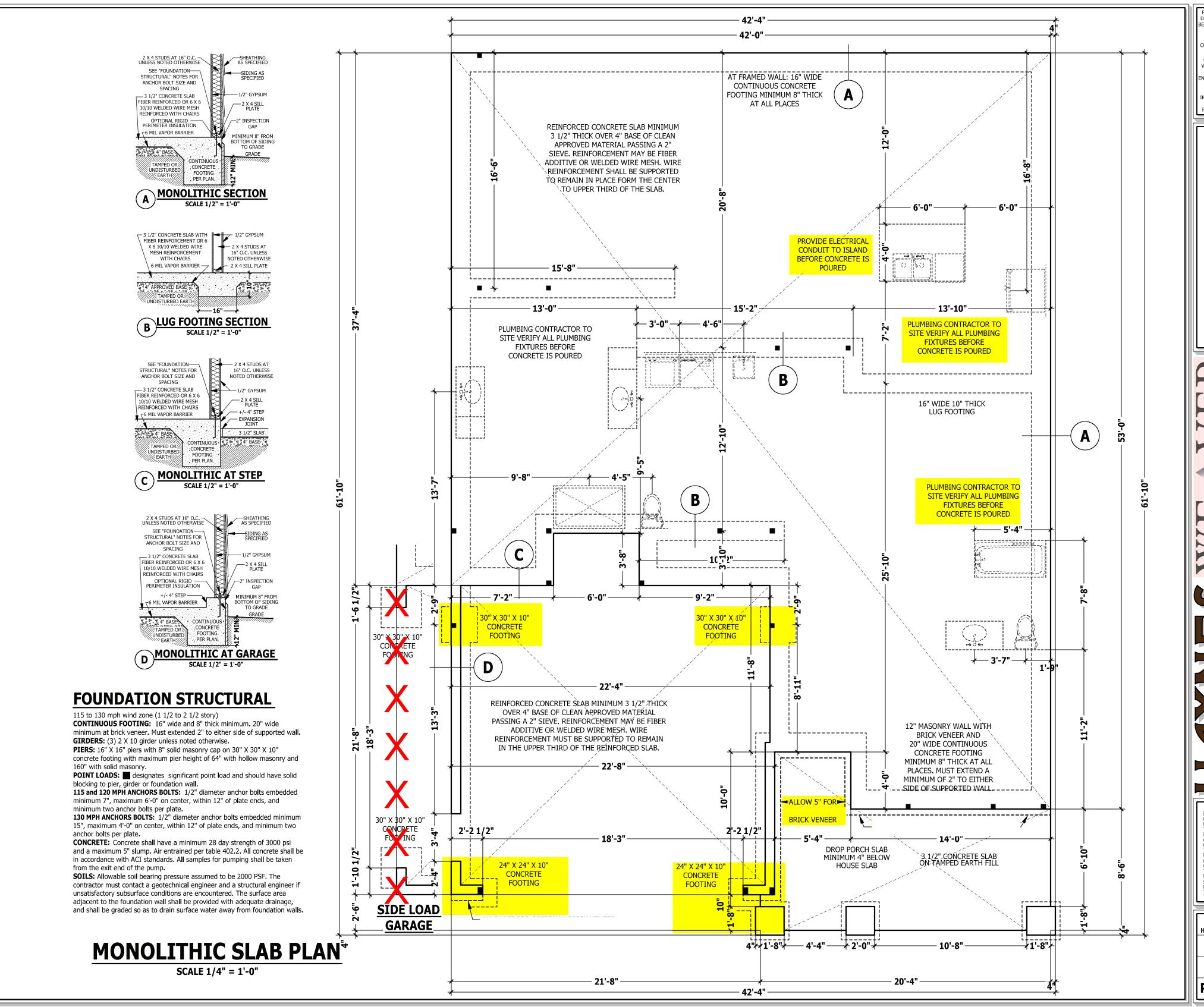
SCALE 1/8" = 1'-0"

WINDOWS WITH SIDE LOAD

SCALE 1/8" = 1'-0"

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



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ONOLITHIC SLAB PLAN

The Lauren H

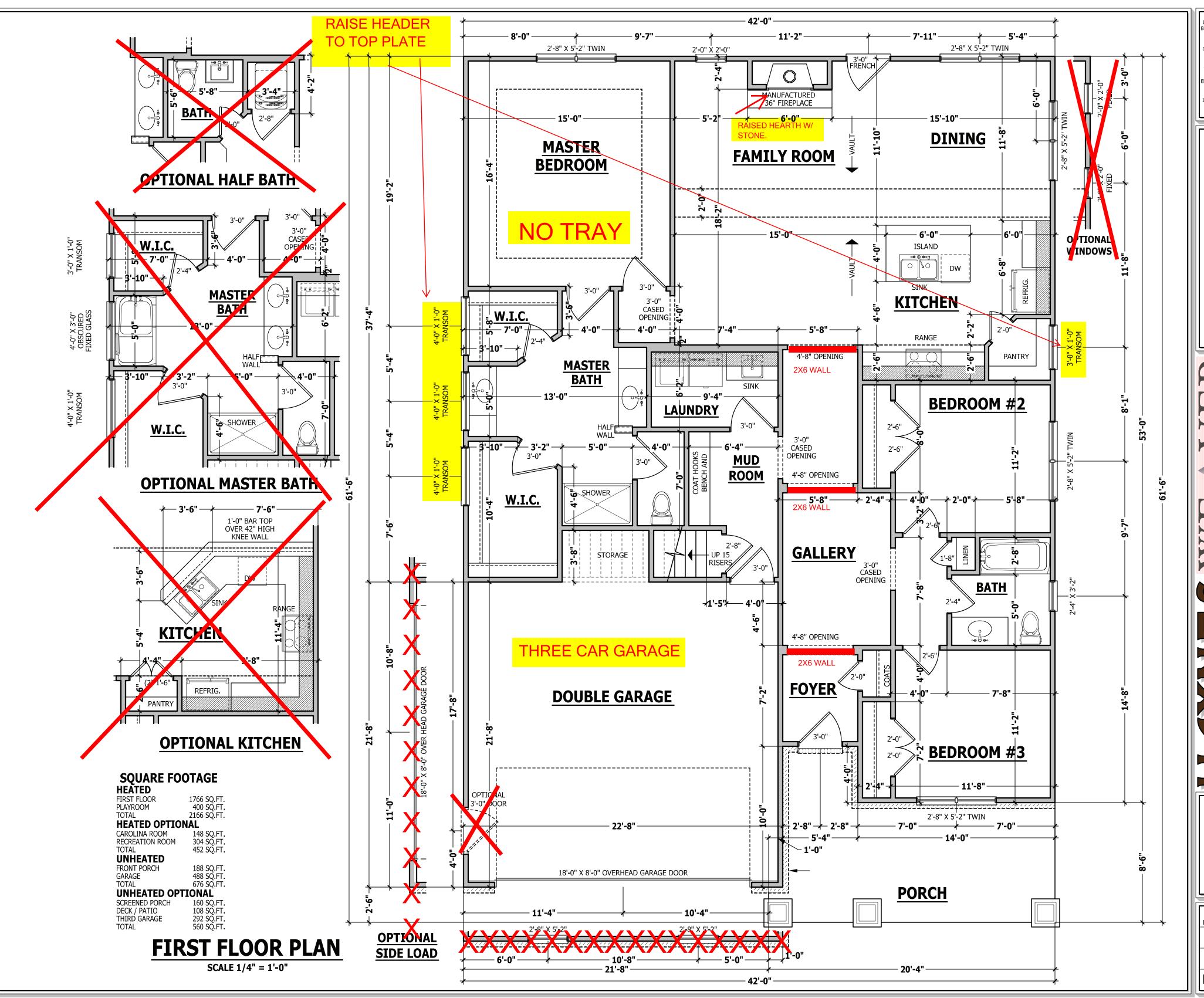
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HOWE PLANS INC.

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EFORE CONSTRUCTION BEGIN: ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND

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BEFORE CONSTRUCTION. THESE DRAWING ARE NSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

> PLAN Lauren FLOOR **FIRST**

The

 
 SQUARE FOOTAGE

 HEATED
 FIRST FLOOR
 1766 SQ.FT.

 PLAYROOM
 400 SQ.FT.
 2166 SQ.FT.

 HEATED OPTIONAL
 148 SQ.FT.
 UNHEATED FRONT PORCH 

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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	DEFLECTIO
USE	(PSF)	(PSF)	(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=1.9x106 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 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 for 16" on center rafters and 7/16" for 24" on

**CONCRETE AND SOILS:** See foundation notes.

- (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'

### **INTERIOR HEADERS**

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

### **BRACE WALL PANEL NOTES**

**EXTERIOR WALLS:** All exterior walls to be sheathed with CS-WSP or CS-SFB in accordance with section R602.10.3 unless

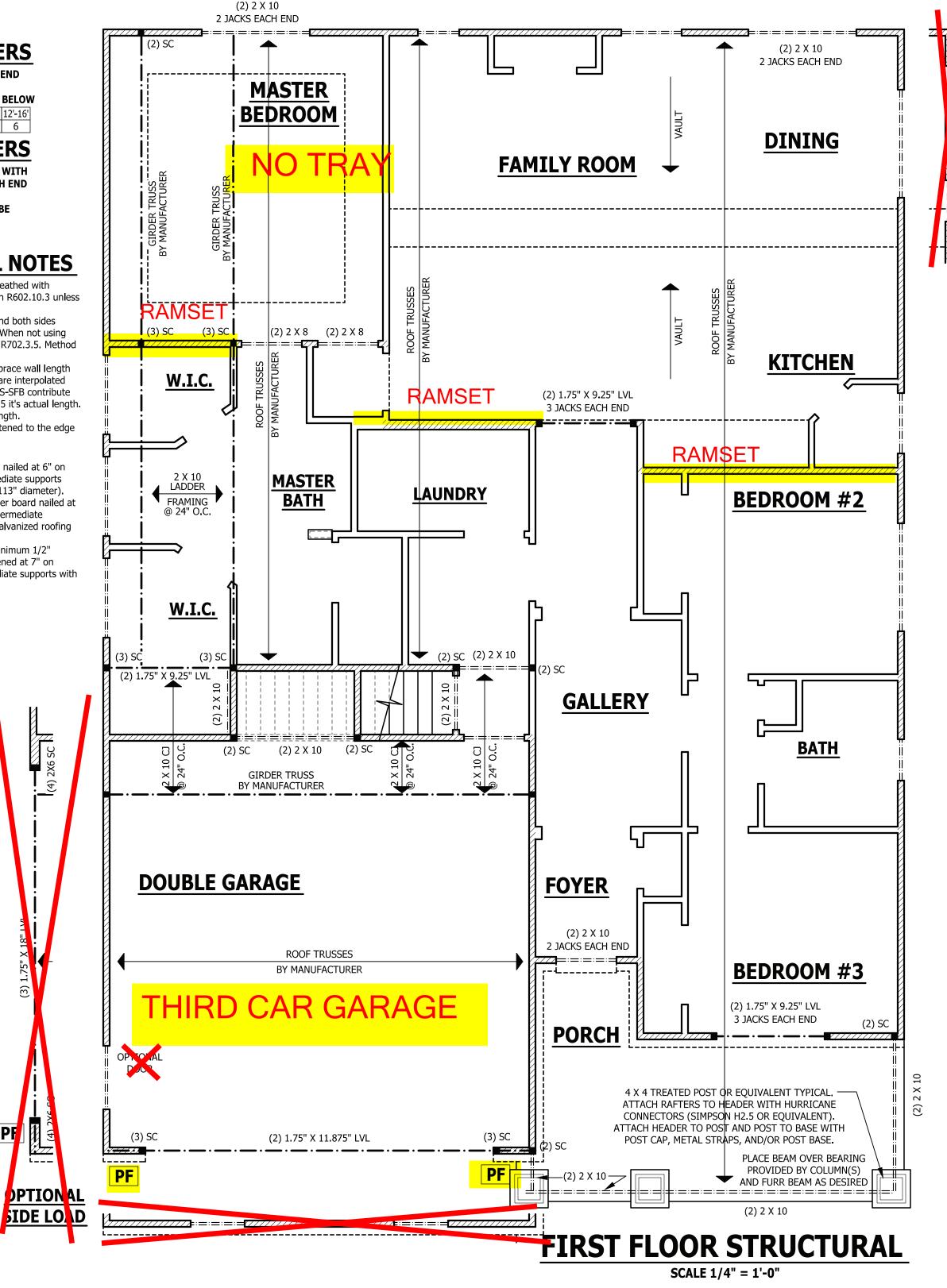
**GYPSUM:** All interior sides of exterior walls and both sides interior walls to have 1/2" gypsum installed. When not using method GB gypsum to be fastened per table R702.3.5. Method GB to be fastened per table R602.10.1.

**REQUIRED LENGTH OF BRACING:** Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute

**CS-WSP**: Shall be minimum 3/8" OSB or CDX nailed at 6" on

**PTIONAL** 

**PF**: Portal fame per figure R602.10.1



**EXTERIOR HEADERS** 

KING STUD(S) 1 2 3 5 6

noted otherwise.

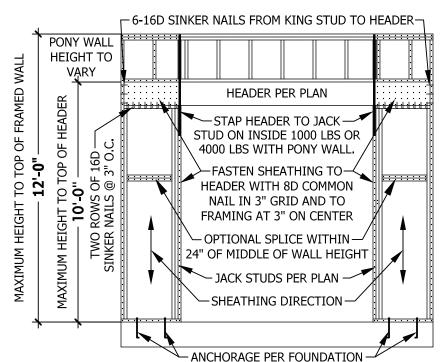
their actual length. Method GB contributes 0.5 it's actual length. Method PF contributes 1.5 times its actual length.

**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

center at edges and 12" on center at intermediate supports with 6d common nails or  $8d(2 \frac{1}{2})'' \log x 0.113'' diameter)$ . **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.



# **PORTAL FRAME AT OPENING**

METHOD PF PER FIGURE AND SECTION R602.10.1) SCALE 1/4" = 1'-0"

# **ROOF TRUSS REQUIREMENTS**

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**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.

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STRUCTURAL Lauren FLOOR The **FIRST** 

HEATED OPTIONAL UNHEATED UNHEATED OPTIONAL

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## **ROOF TRUSS REQUIREMENTS**

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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, 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.

### **ATTIC ACCESS**

### SECTION R80

**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.

### **EXTERIOR HEADERS**

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

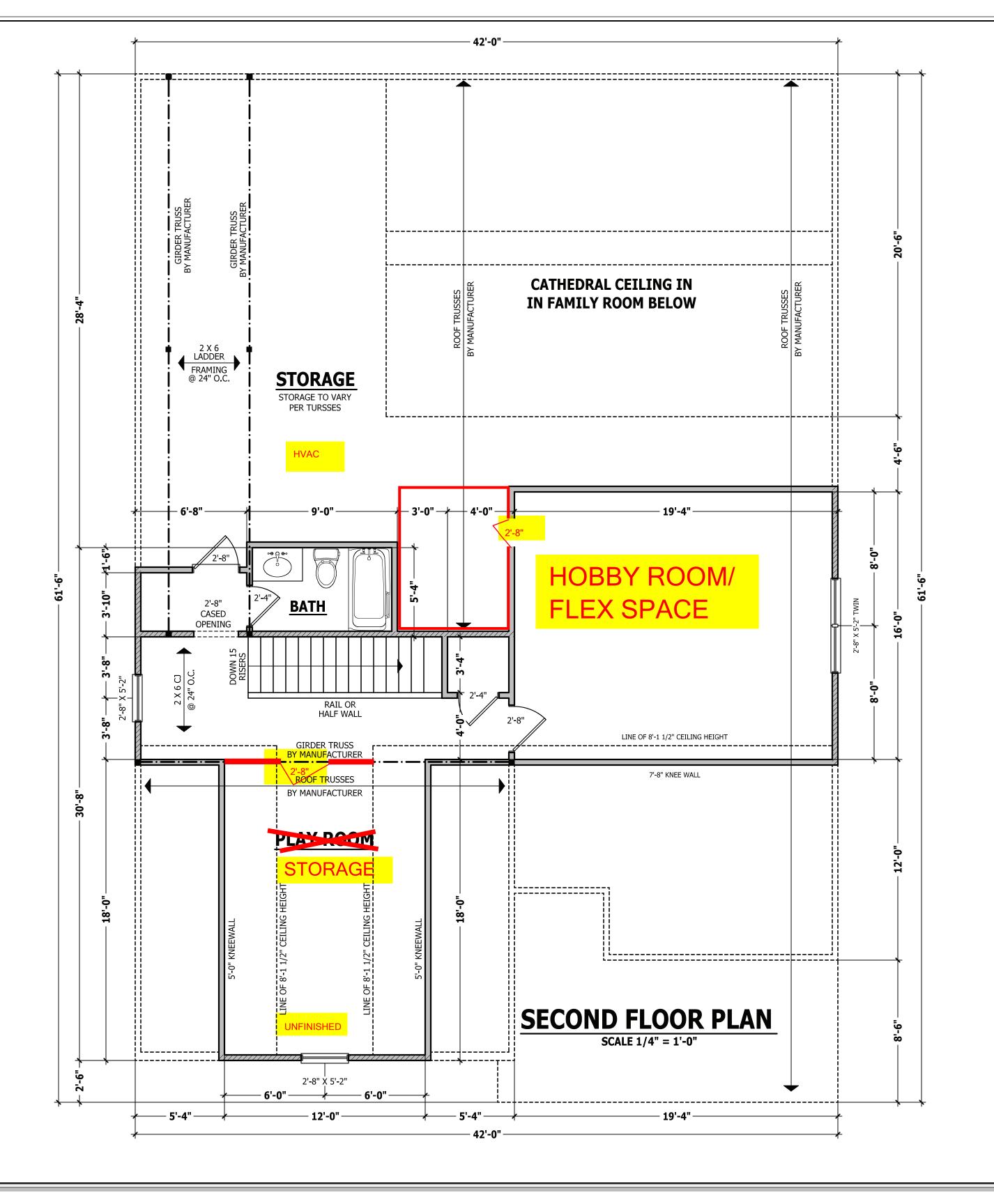
 - KING STUDS EACH END PER TABLE BELOW

 HEADER SPAN
 < 3'</td>
 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



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SECOND FLOOR PLAN

The Lauren H

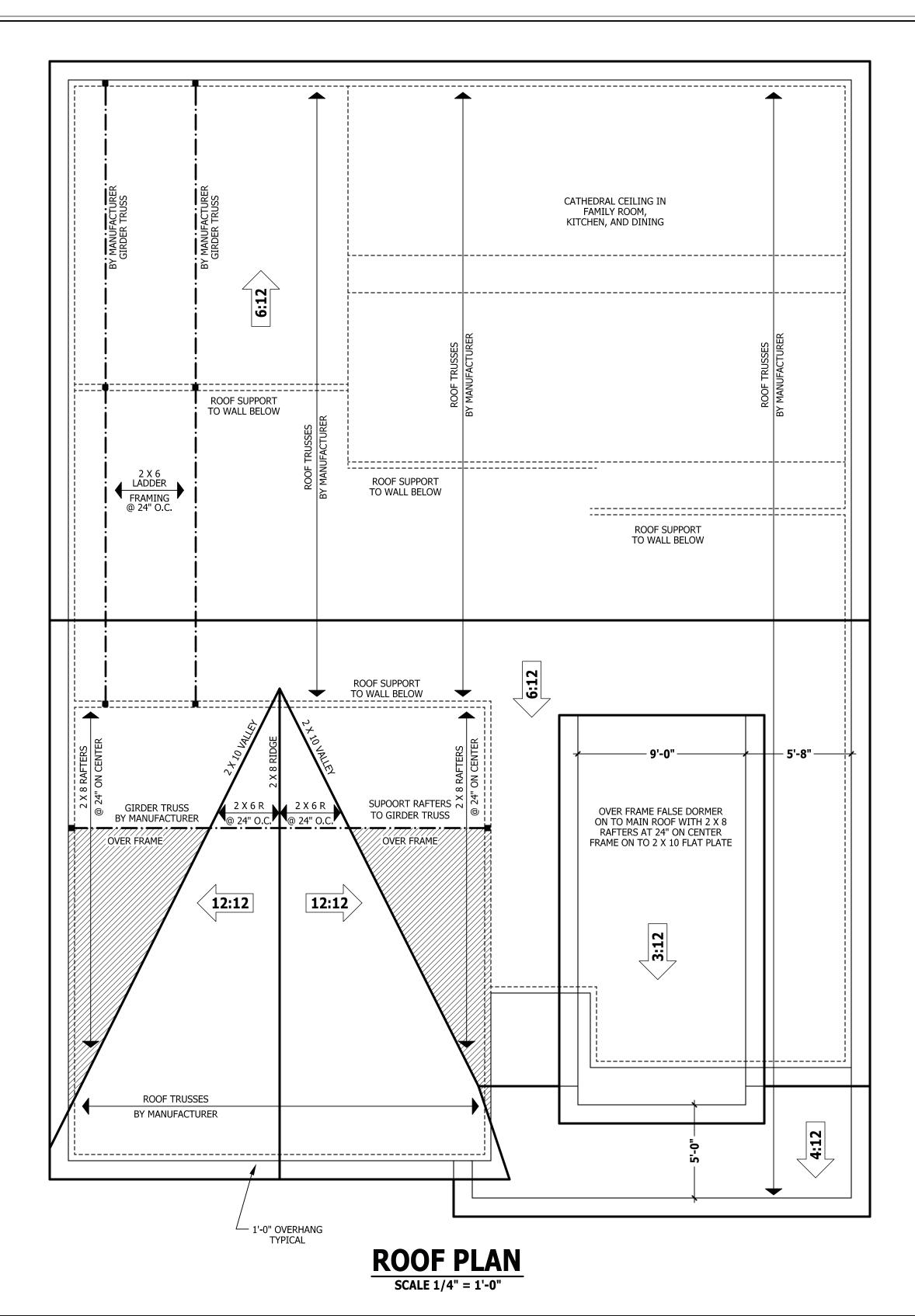
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# **ROOF TRUSS REQUIREMENTS**

**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 shall meet the requirements as specified on the truss schematics. **BEARING.** All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

**Plate Heights & Floor Systems.** See elevation page(s) for plate heights and floor system thicknesses.

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE

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Lauren

PLAN ROOF

The

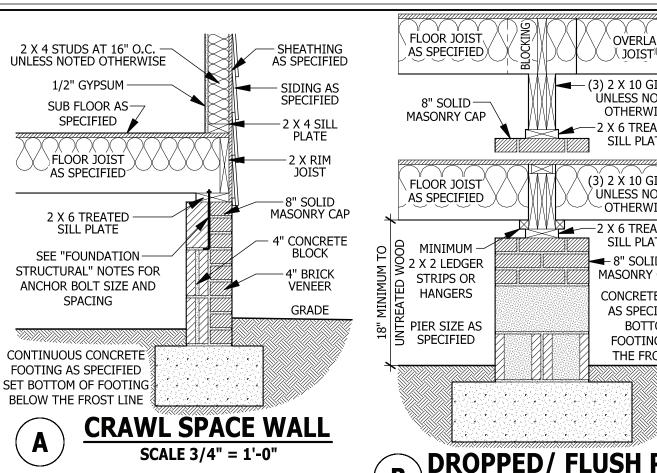
FIRST FLOOR 1766 SQ.FT.
PLAYROOM 400 SQ.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL UNHEATED FRONT PORCH FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ. FT.
UNHEATED OPTIONAL
SCREENED PORCH 160 SQ.FT.
DECK / PATIO 188 SQ.FT.
THIRD GARAGE 292 SQ.FT.
TOTAL 560 SQ.FT.

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4" BRICK

VENEER

GRADE

TAMPED OR

UNDISTURBED

**⊗EARTH**⊗

#### 2 X 4 STUDS AT 16" O.C. 1/2" GYPSUM UNLESS NOTED OTHERWISE SHEATHING SEE "FOUNDATION AS SPECIFIED STRUCTURAL" NOTES FOR ANCHOR BOLT SIZE AND SIDING AS SPACING 3 1/2" CONCRETE SLAB 2 X 6 TREATED FIBER REINFORCED OR 6 X 6 SILL PLATE 10/10 WELDED WIRE MESH 8" SOLID REINFORCED WITH CHAIRS MASONRY CAP

్లోకి 4" APPROVED BASE కోడ్డ్ కోడ్డ్ CONTINUOUS CONCRETE FOOTING AS SPECIFIED SET BOTTOM OF FOOTING BELOW THE FROST LINE

**EXPANSION JOINT** 

6 MIL VAPOR BARRIER

#### **GARAGE STEM WALL** D 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 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 provide lateral stability.

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

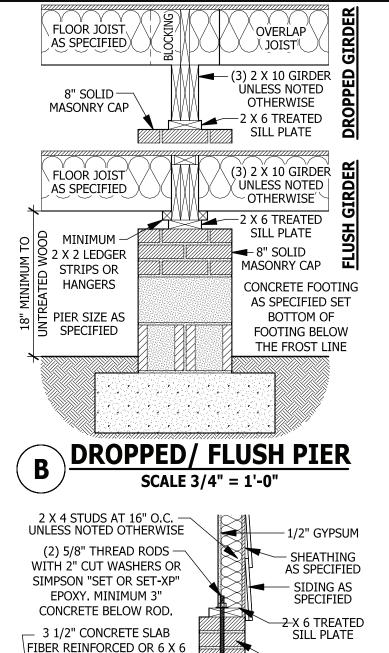
**AM109.1.2.** 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post at a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces 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

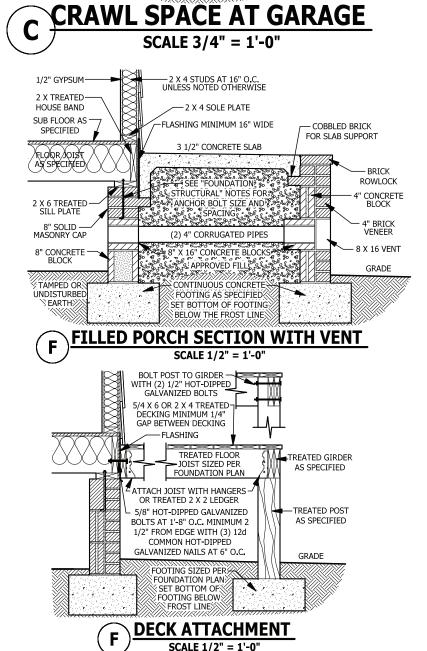
**AM109.1.3.** For freestanding decks without knee braces or diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2 and the following:

	POST SIZE	MÂX 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"		
-	434400 4 4 2 C Provide						

**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.

**WEEP SCREED SCALE 3/4" = 1'-0"** AM109.1.5. For embedment of piles in Coastal Regions, see Chapter 45.





# **SMOKE ALARMS**

2 X 4 STUDS AT 16" O.C.

UNLESS NOTED OTHERWISE

SUB FLOOR AS-7

SPECIFIED

FLOOR JOIST

AS SPECIFIED

2 X 6 TREATED SILL PLATE

SEE "FOUNDATION

STRUCTURAL" NOTES FOR

ANCHOR BOLT SIZE AND

SPACING

CONTINUOUS CONCRETE<sup>®</sup>

FOOTING AS SPECIFIED

SET BOTTOM OF FOOTING

BELOW THE FROST LINE

—1/2" GYPSUM

- 2 X 4 SILL

- 2 X RIM

JOIST

-8" SOLID

MASONRY CAP

4" CONCRETE

BLOCK

-4" BRICK VENEER

- EXPANSION JOINT

-6 MIL VAPOR

BARRIER

3 1/2" SLAB

្ទ្រឹ 4" BASE

TAMPED OR

UNDISTURBED

PLATE

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

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

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

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

1. In each sleeping room.

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

3. On each additional story of the dwelling, including basements and habitable attics (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) attic-stories. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within 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 building. The weather-resistant barrier shall commercial source, and when primary power is interrupted, shall lap the attachment flange. The exterior lath 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.

# CARBON MONOXIDE ALARMS

**PORCH HEADER WITH** 

**TAPERED COLUMN** 

SCALE 3/4" = 1'-0"

SEE ROOF

PLAN OR

**ELEVATION** 

FOR PITCH

**ROOF TRUSSES BY** 

**MANUFACTURER** 

ON BOTH SIDES & UNDER

PORCH HEADER PER ·

PLAN INSTALLED OVER

CENTER OF COLUMN BASE

**BLOCKING INSTALLED-**

HEADER AS DESIRED

1 X MATERIAL

CENTER LINE OF HEADER -

AND COLUMN

■ EDGED OR PORCH FLOOR

SHINGLES AS SPECIFIED

SHEATHING AS SPECIFIED

- 15# BUILDING FELT

- VINYL OR HARDIE SOFFIT

INSTALLED PER MANUFACTURERS

**INSTRUCTIONS** 

TAPERED COLUMN OVER

MASONRY BASE

ATTACHED TO HEADER

WITH POST CAP

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

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

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**

R311.7.2 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.

2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

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 an individual *dwelling* unit the alarm devices shall be interconnected adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.

### Exceptions

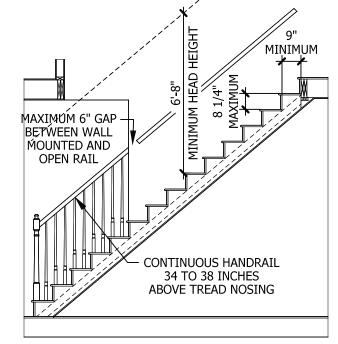
1. Handrails shall be permitted to be interrupted by a newel post. 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

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

- SHINGLES AS SPECIFIED -15# BUILDING FELT ROOF INSULATION PER CLIMATE ZONE -SHEATHING AS SPECIFIED SEE CODE NOTE ON ELEVATION PAGES INSULATION BAFFLE (2) 2 X 4 TOP PLATE - 1/2" GYPSUM -1 X 8 FASCIA WALL INSULATION PER CLIMATE ZONE -SOFFIT SEE CODE NOTE ON - SOFFIT VENTING **ELEVATION PAGES** OPTIONAL 1 X 4 FRIEZE 3/4" SUBFLOOR 2 X 4 SILL PLATE SHEATHING AS SPECIFIED SIDING AS **SPECIFIED** £∕ÓOR TRUSSES AS SPECIFIED (2) 2 X 4 TOP PLATE - 1/2" GYPSUM 2 X 4 STUDS AT WALL INSULATION PER 16" ON CENTER CLIMATE ZONE SEE CODE **UNLESS NOTED** NOTE ON ELEVATION PAGES OTHERWISE 2 X 4 STUDS AT 16" O.C. SHEATHING UNLESS NOTED OTHERWISE AS SPECIFIED 1/2" GYPSUM SIDING AS SPECIFIED SUB FLOOR AS-SPECIFIED 2 X 4 SILL PLATE FLOOR JOIST 2 X RIM JOIST AS SPECIFIED 8" SOLID MASONRY CAP 2 X 6 TREATED SILL PLATE 4" CONCRETE SEE "FOUNDATION STRUCTURAL" NOTES FOR 4" BRICK ANCHOR BOLT SIZE AND VENEER SPACING **GRADE** CONTINUOUS CONCRETE FOOTING AS SPECIFIED SET BOTTOM OF FOOTING TYPICAL WALL DETAIL SCALE 3/4" = 1'-0"

PITCH PER ROOF PLAN

OR ELEVATIONS



TYPICAL STAIR DETAIL

Haynes Home Plans, Inc. 2/24/2020 200219B

SOUARE FOOTAGE

HEATED OPTIONAL

UNHEATED OPTIONAL

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CAROLINA ROOM RECREATION ROOM

UNHEATED

PURCHASER MUST VERIFY ALL

EFORE CONSTRUCTION BEGINS

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DET,

**TYPICAL** 

ARY WITH LOCATION. A LOCAL

IGINEER SHOULD BE CONSULTED

PAGE 7 OF 7

#### –5/4 X 6 OR 2 X 4 DOUBLE DECK-TREATED DECKING BAND FOR STAIR MINIMUM 1/4" GAP SUPPORT BETWEEN DECKING MINIMUM TREATED FLOOR JOIST SIZED PER FOUNDATION PLAN TREATED 2 X 4 PLATE FOR STAIR BEARING TREATED 2 X 10 OR 2 X 12 STRINGER - 3 1/2" **GRADE** PROVIDED 3 1/2" THICK CONCRETE PAD AT BOTTOM OF STEPS FOR BEARING

<48" GARAGE WING WALL

SCALE 3/4" = 1'-0"

10/10 WELDED WIRE MESH

REINFORCED WITH CHAIRS

6 MIL VAPOR BARRIER

EXPANSION JOINT

្ត្រីទីទី 4" APPROVED BASE ្ទី

CONTINUOUS CONCRETE

FOOTING AS SPECIFIED

SET BOTTOM OF FOOTING

BELOW THE FROST LINE

E

SHEATHING-

AS SPECIFIED

LATH-

SEE FOUNDATION

FOR FOUNDATION

**DETAILS** 

# FIGURE AM110 **TYPICAL DECK STAIR DETAIL**

SCALE 3/4" = 1'-0"

-WEEP SCREED

MINIMUM 4" TO

GROUND OR 2"

∠TO PAVEMENT

GRADE

# **WEEP SCREEDS**

8" SOLID

MASONRY CAP

4" BRICK

VENEER

GRADE

TAMPED OR

JNDISTURBED

**EARTH** 

All weep screeds and stone veneer to be installed per manufactures instructions and per the 2012 North Carolina Residential

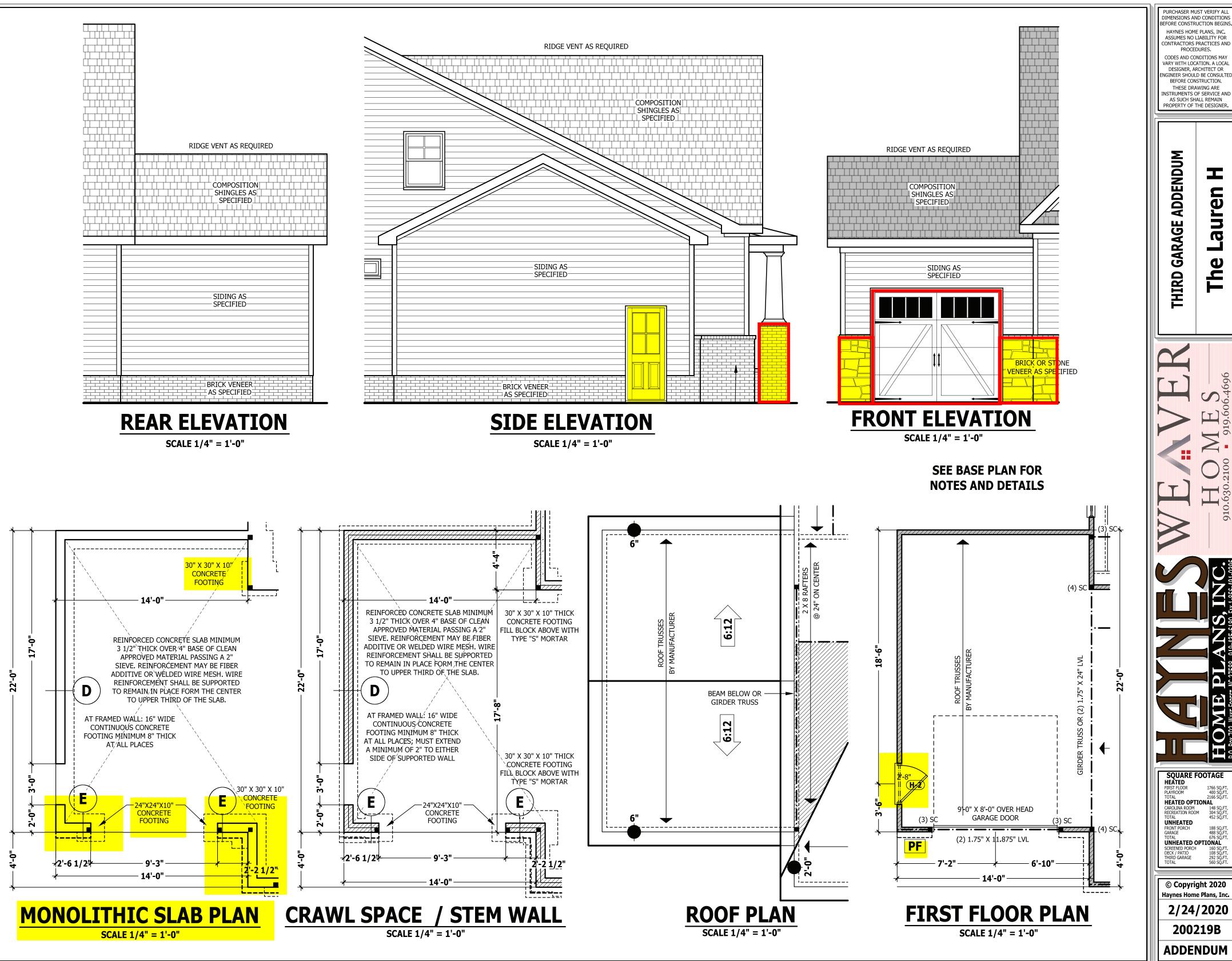
**R703.6.2.1 -** A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical shall be provided at or below the screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the

attachment flange of 31/2 inches (89 mm) foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep

#### STONE VEENER AS SPECIFIED Building code. VAPOR BARRIER

shall cover and terminate on the

attachment flange of the weep screed.



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FIRST FLOOR 1766 SO.FT.
PLAYROOM 400 SO.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL UNHEATED FRONT PORCH GARAGE FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ. FT.
UNHEATED OPTIONAL
SCREENED PORCH 160 SQ.FT.
DECK / PATIO 188 SQ.FT.
THIRD GARAGE 292 SQ.FT.
TOTAL 560 SQ.FT.

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2/24/2020

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