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

MEAN ROOF HEIGHT: 19'-9"

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			
* H10/12H MEANC D 10 CHEATHING INCH ATTON OD D 12 CAVITY INCH ATTON						

* "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 WIN	ID SPEED	OF 120 MF	PH, 3 SECO	OND GUST	(93 FAST	EST MILE)	EXPOSUR	RE "B"
COMPONENT	% CLA	DDING	DESIG	NED FC	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 WIN	ID SPEED	OF 130 MF	PH, 3 SECO	OND GUST	(101 FAS	TEST MILE	E) EXPOSU	IRE "B"

DESIGNED FOR WIN	D SPEED	OF 130 MF	H, 3 SECO	OND GUST	(101 FAS	TEST MILE	E) EXPOSU	RE "B"
COMPONENT	& CLA	DDING	DESIG	NED FC	R THE	FOLLO	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	-20.2
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
70NF 5	18.2	-24.0	19.1	-25.2	19.8	-26.2	20.4	-26.9

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

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. 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.

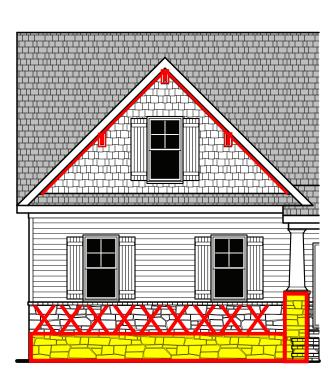
ROOF VENTILATION

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

COVERED PORCH 3 CAR GARAGE 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 SHAKE AS SPECIFIED 1 X 4 TRIM AROUND WINDOW SUB FLOOR TOP OF PLATE SIDE LOASINAS GARAGE WINDOW HEIGHT 9'-1 1/2" FIRST FLOOR PLATE H **BOARD & BATTEN** SHUTTERS AS SPECIFIED SUB FLOOR

RIDGE VENT AS REQUIRED



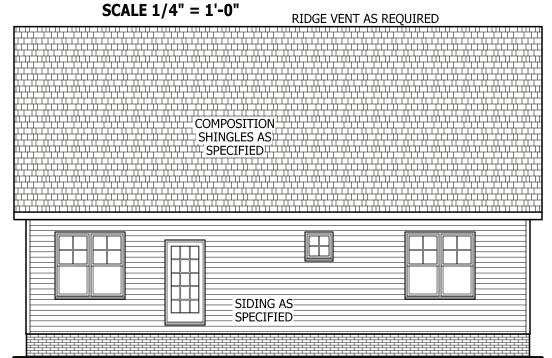
WINDOWS WITH SIDE LOAD

COMPOSITION

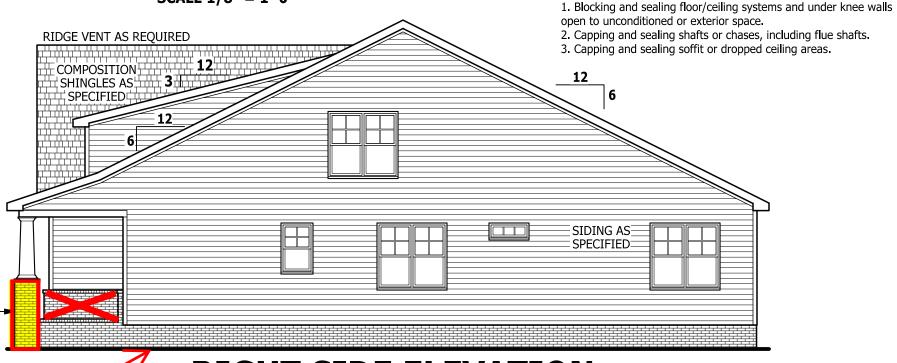
SHINGLES AS

SPECIFIED ±

RIDGE VENT AS REQUIRED



SCALE 1/8" = 1'-0"



REAR ELEVATION

PARGE

FRONT ELEVATION

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

LOT 5R MITCHELL MANOR TBD MITCHELL MANOR DRIVE ANGIER, NC 27501

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

ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY DESIGNER, ARCHITECT OR GINEER SHOULD BE CONSULTED

PURCHASER MUST VERIFY ALL IMENSIONS AND CONDITIONS SEFORE CONSTRUCTION BEGINS

HAYNES HOME PLANS, INC.

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

I

Lauren ELEVATION The

FIRST FLOOR 1766 SQ.FT.
PLAYROOM 400 SQ.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL UNHEATED UNHEATED OPTIONAL

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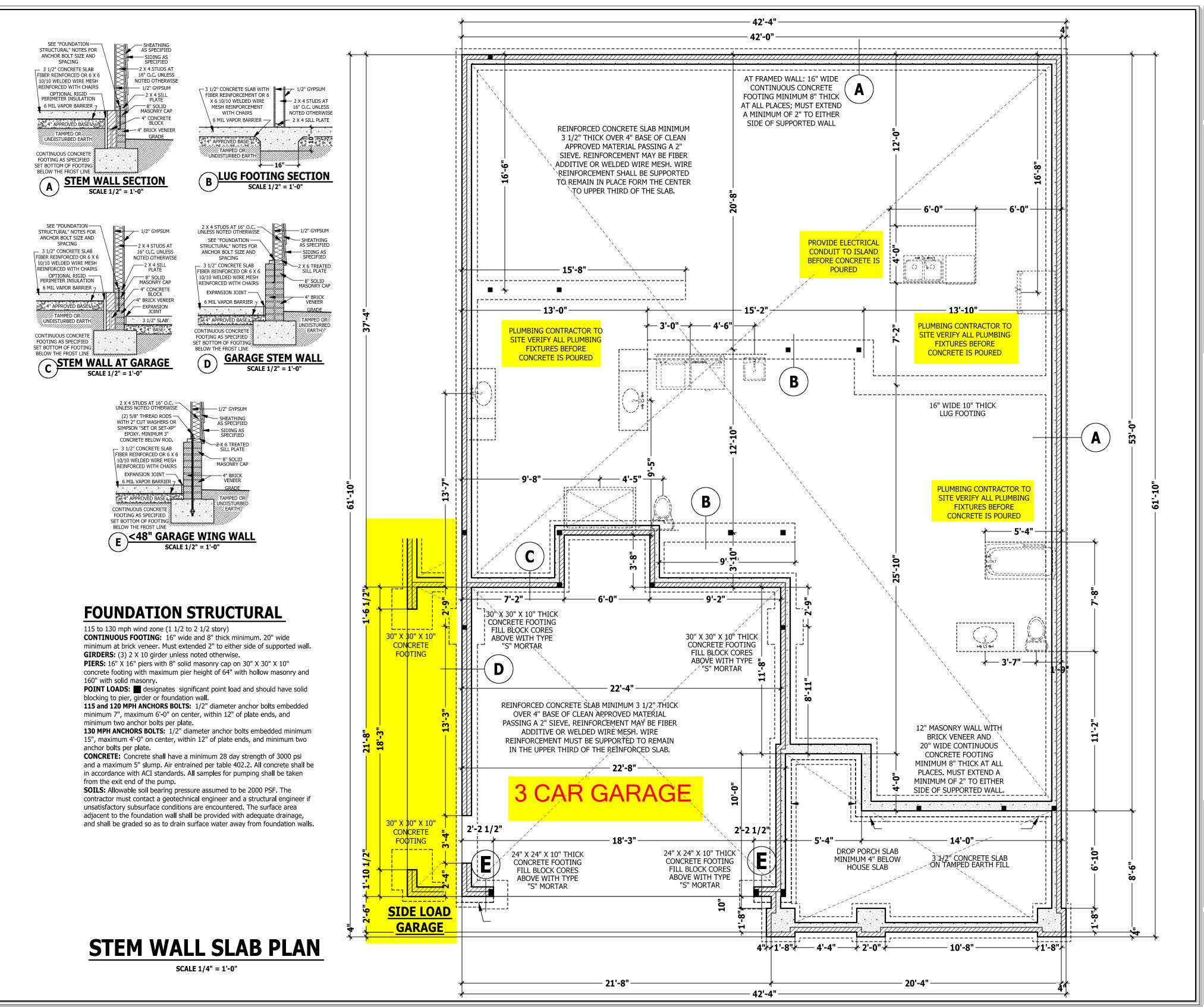
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PAGE 1 OF 7

SCALE 1/8" = 1'-0"

SPECIFIED= SIDE LOAD GARAGE DOOR

LEFT SIDE ELEVATION



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PROCEDURES. CODES AND CONDITIONS MAY ARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR

NGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWING ARE INSTRUMENTS OF SERVICE AND

AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

SLAB Lauren

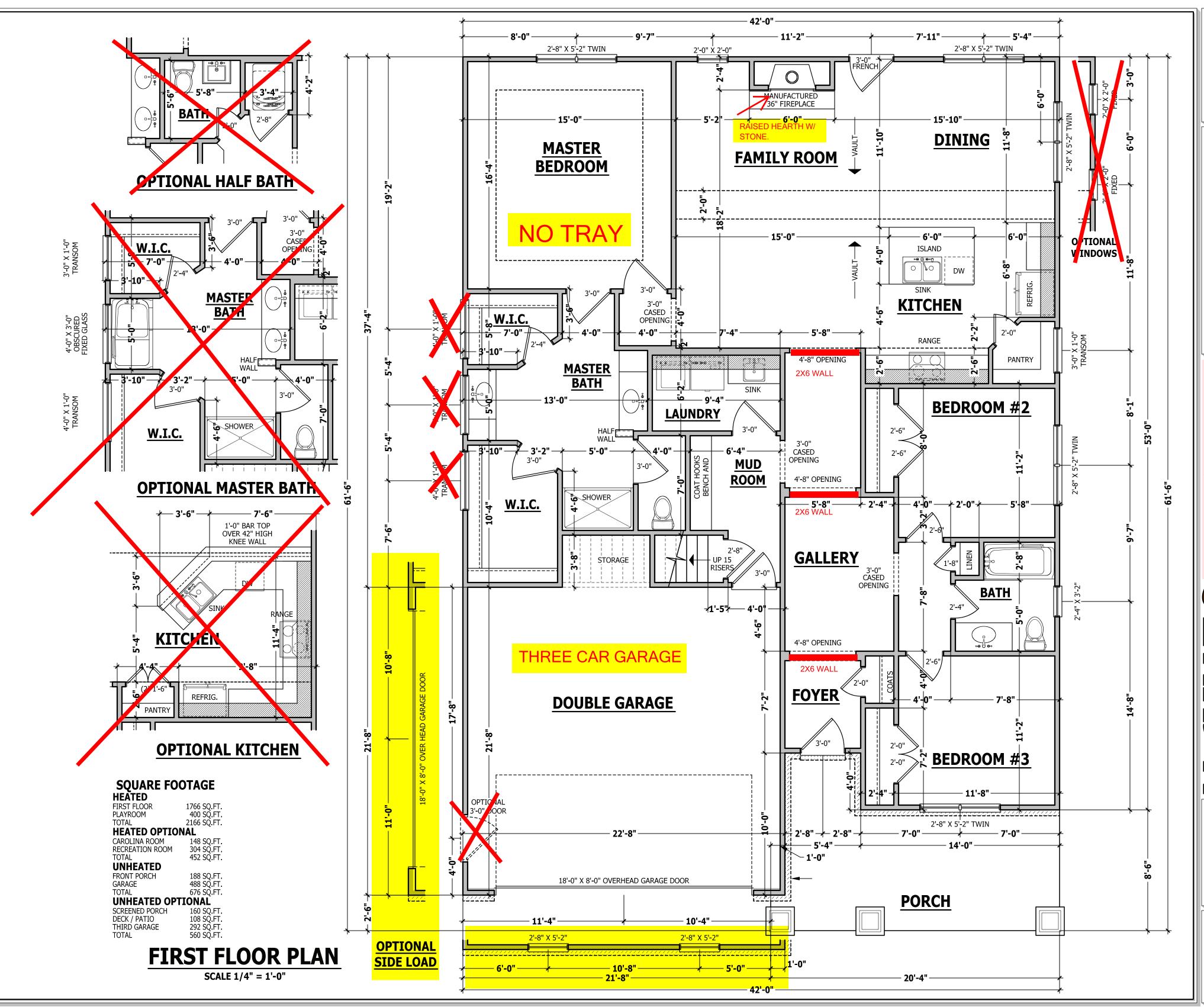
WALL **O** STEM

HEATED OPTIONAL CAROLINA ROOM RECREATION ROOM UNHEATED UNHEATED OPTIONAL

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PAGE 2 OF 7



EFORE CONSTRUCTION BEGIN: ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND

CODES AND CONDITIONS MAY DESIGNER, ARCHITECT OR

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

PLAN Lauren FLOOR The

 SQUARE FOOTAGE

 HEATED
 FIRST FLOOR
 1766 SQ.FT.

 PLAYROOM
 400 SQ.FT.
 2166 SQ.FT.

 HEATED OPTIONAL
 148 SQ.FT.
 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. © Copyright 2020

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PAGE 3 OF 7

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: Havnes 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

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.

20 -- --

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 10

- 1 JACK STUD AND 1 KING STUD EACH END **UNLESS NOTED OTHERWISE**
- NON LOAD BEARING HEADERS TO BE LADDER FRAMED

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

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

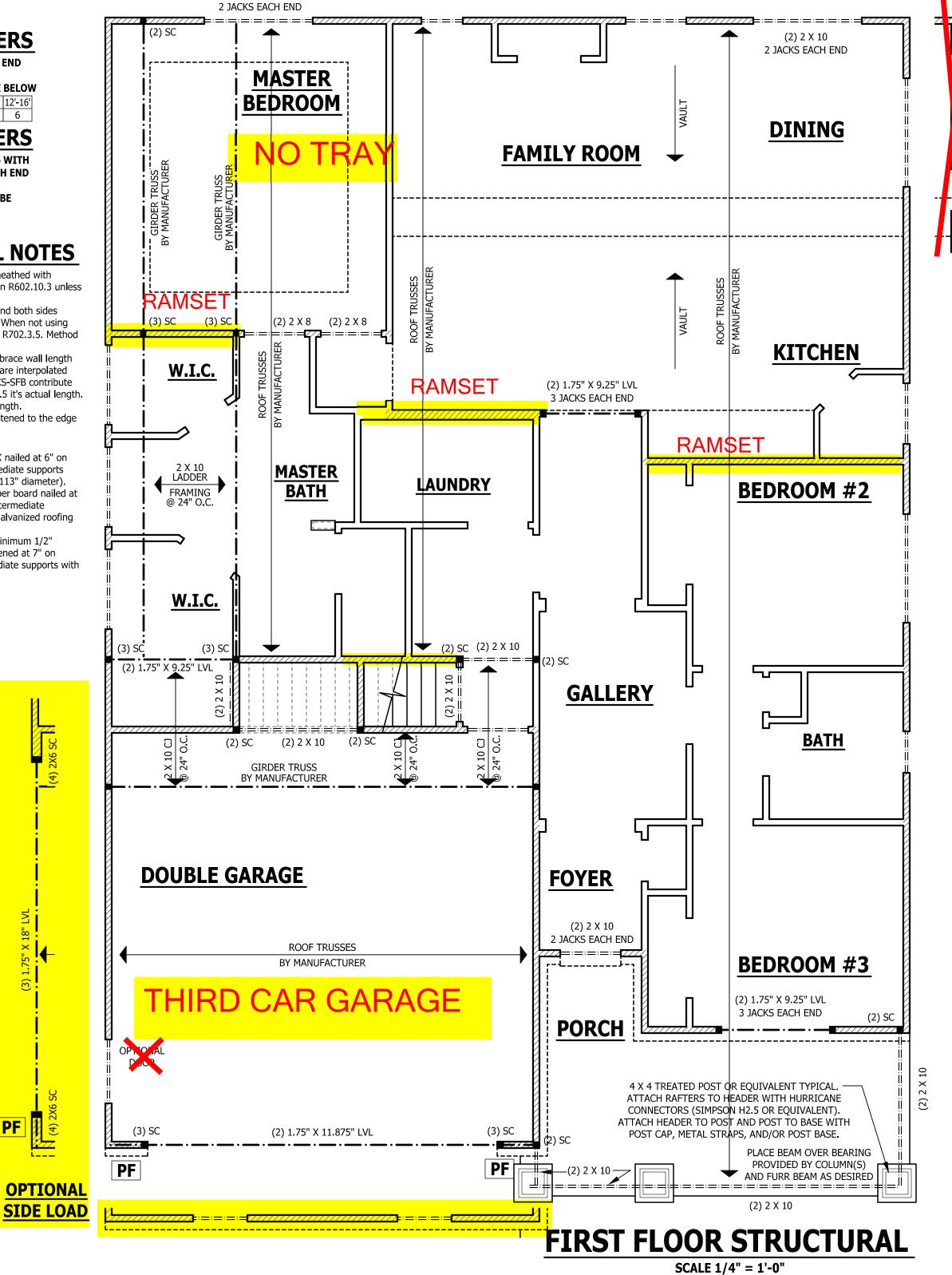
REQUIRED LENGTH OF BRACING: Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute

HD: 800 lbs hold down hold down device fastened to the edge of the brace wall panel closets to the corner.

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 $8d(2 \frac{1}{2})'' \log x 0.113'' diameter)$. **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"

PF: Portal fame per figure R602.10.1



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

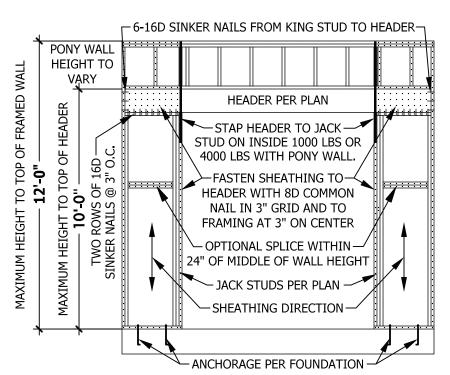
BRACE WALL PANEL NOTES

GB to be fastened per table R602.10.1.

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

Methods Per Table R602.10.1

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

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.

PURCHASER MUST VERIFY ALL IMENSIONS AND CONDITIONS EFORE CONSTRUCTION BEGINS HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY ARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR IGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION, THESE DRAWING ARE NSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

STRUCTURAL Lauren FLOOR The **FIRST**

HEATED OPTIONAL UNHEATED UNHEATED OPTIONAL

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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.

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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	l	

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:

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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.

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 R8

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:

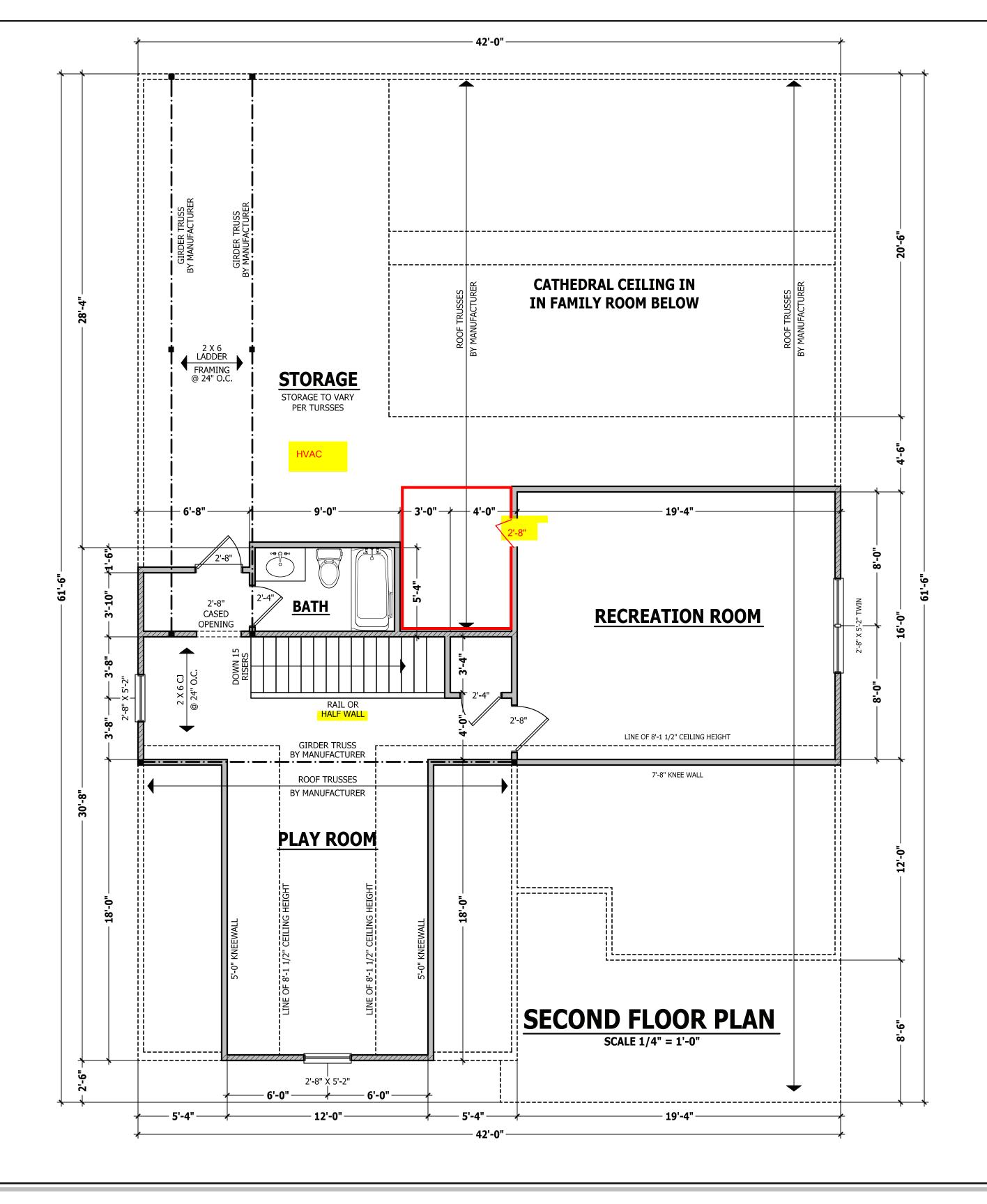
- Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.
- 2. Pull down stair treads, stringers, handrails, and hardware may protrude into the net clear opening.

EXTERIOR HEADERS

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

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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INSTRUMENTS OF SERVICE AND
AS SUCH SHALL REMAIN
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SECOND FLOOR PLAN

The Lauren H

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HOME S

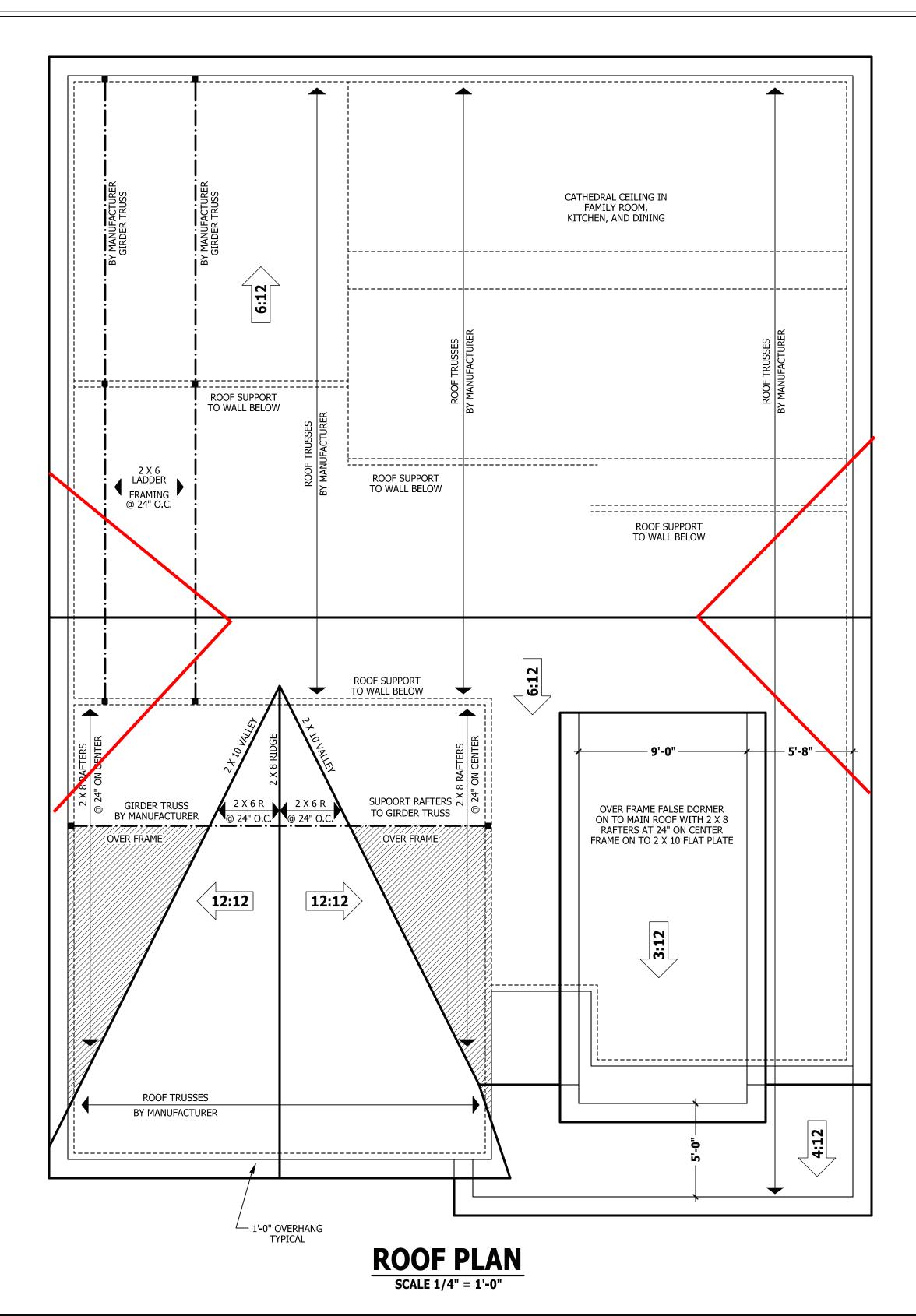
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SQUARE FOOTAGE

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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

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

PROCEDURES. CODES AND CONDITIONS MAY /ARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR NGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

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

PLAN

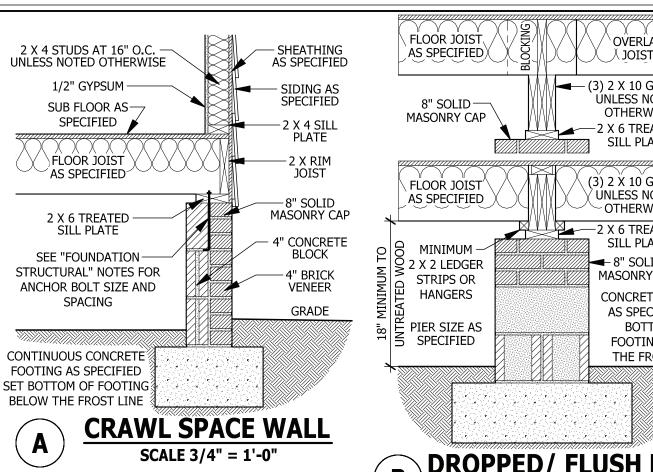
Lauren ROOF The

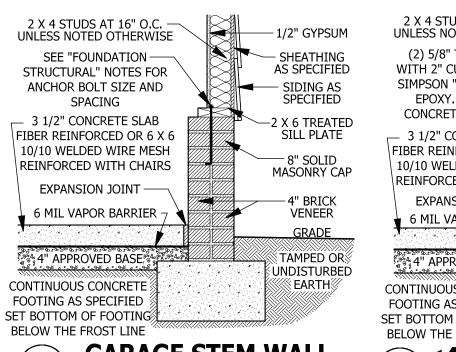
FIRST FLOOR 1766 SO.FT.
PLAYROOM 400 SO.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL UNHEATED FRONT PORCH FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ. FT.
UNHEATED OPTIONAL
SCREENED PORCH 160 SQ.FT.
DECK / PATIO 188 SQ.FT.
THIRD GARAGE 292 SQ.FT.
TOTAL 560 SQ.FT.

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DECK STAIR NOTES SECTION AM110

AM110.1 Stairs shall be constructed per Figure AM110.

lateral stability. The following are acceptable means to provide lateral stability.

above finished grade per Figure AM109 and the deck is attached to the structure in accordance with Section AM104, lateral bracing is not required.

each column in both directions. The knee braces shall length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from 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

	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"		
•	444400 4 4 2 C discoul a lind and a lind						

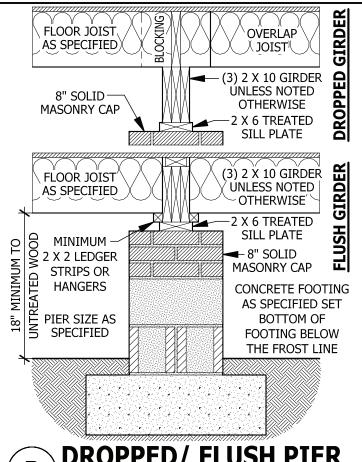
AM109.1.4. 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with nut and washer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

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

SHEATHING-

AS SPECIFIED

LATH-



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[®]

FOOTING AS SPECIFIED

SET BOTTOM OF FOOTING

BELOW THE FROST LINE

2 X TREATED— HOUSE BAND

SUB FLOOR AS -

SPECIFIED

FLOOR JOIST AS SPECIFIED

8" CONCRETE BLOCK

TAMPED OR

SCALE 3/4" = 1'-0"

-2 X 4 SOLE PLATE

FLASHING MINIMUM 16" WIDE

3 1/2" CONCRETE SLAB

TRUCTURAL" NOTES FOR

(2) 4" CORRUGATED PIPES

CONTINUOUS CONCRETE

SET BOTTOM OF FOOTING

FILLED PORCH SECTION WITH VENT

WITH (2) 1/2" HOT-DIPPED

5/4 X 6 OR 2 X 4 TREATED ¬

GAP BETWEEN DECKING

FOUNDATION PLAN

ATTACH JOIST WITH HANGERS -

OR TREATED 2 X 2 LEDGER

5/8" HOT-DIPPED GALVANIZED

BOLTS AT 1'-8" O.C. MINIMUM 2 1/2" FROM EDGE WITH (3) 12d

COMMON HOT-DIPPED

GALVANIZED NAILS AT 6" O.C

SET BOTTOM OF

FOOTING BELOW:

SMOKE ALARMS

equipment provisions of NFPA 72.

requirements of Section R314.4.

1. In each sleeping room.

NFPA 72.

locations:

the bedrooms.

DECK ATTACHMENT

SCALE 1/2" = 1'-0"

R314.1 Smoke detection and notification. All smoke alarms shall be

listed in accordance with UL 217 and installed in accordance with

R314.2 Smoke detection systems. Household fire alarm systems

a combination of smoke detector and audible notification device

installed as required by this section for smoke alarms, shall be

installed in accordance with NFPA 72 that include smoke alarms, or

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

device(s), it shall become a permanent fixture of the occupancy and

approved supervising station and be maintained in accordance with

owned by the homeowner. The system shall be monitored by an

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

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

3. On each additional story of the dwelling, including basements

overcurrent protection. Smoke alarms shall be interconnected.

Exception: Where smoke alarms are provided meeting the

using a combination of smoke detector and audible notification

the provisions of this code and the household fire warning

-FLASHING

GALVANIZED BOLTS

JOIST

COBBLED BRICK

FOR SLAB SUPPORT

Matreated Girder

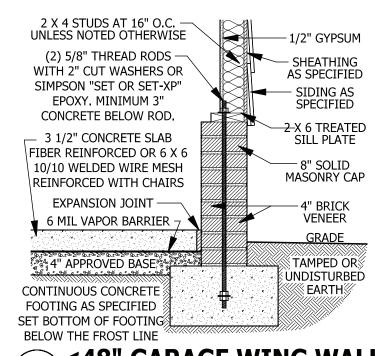
TREATED POST

GRADE

ROWLOCK

- 8 X 16 VEN

GRADE



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

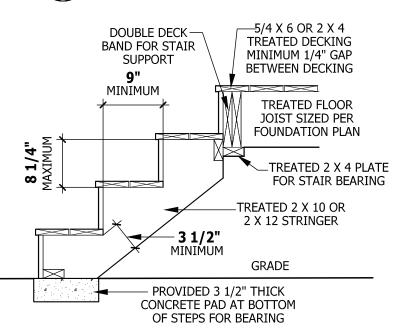


FIGURE AM110 **TYPICAL DECK STAIR DETAIL**

SCALE 3/4" = 1'-0"

-STONE VEENER

AS SPECIFIED

VAPOR BARRIER

-WEEP SCREED

installed per manufactures instructions and

Building code. **R703.6.2.1 -** A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical 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

shall cover and terminate on the

attachment flange of the weep screed.

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.

—1/2" GYPSUM SEE ROOF ■ EDGED OR PORCH FLOOR PLAN OR **ELEVATION** SHINGLES AS SPECIFIED - 2 X 4 SILL PLATE FOR PITCH SHEATHING AS SPECIFIED - 2 X RIM - 15# BUILDING FELT -8" SOLID MASONRY CAP **ROOF TRUSSES BY MANUFACTURER** 4" CONCRETE BLOCK PORCH HEADER PER · -4" BRICK VENEER PLAN INSTALLED OVER - EXPANSION JOINT CENTER OF COLUMN BASE - VINYL OR HARDIE SOFFIT -6 MIL VAPOR INSTALLED PER MANUFACTURERS **BLOCKING INSTALLED-**BARRIER **INSTRUCTIONS** ON BOTH SIDES & UNDER 3 1/2" SLAB HEADER AS DESIRED TAPERED COLUMN OVER ្ទ្រឹ 4" BASE MASONRY BASE 1 X MATERIAL ATTACHED TO HEADER TAMPED OR CENTER LINE OF HEADER -WITH POST CAP UNDISTURBED AND COLUMN

PORCH HEADER WITH CRAWL SPACE AT GARAGE TAPERED COLUMN

SCALE 3/4" = 1'-0"

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 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.

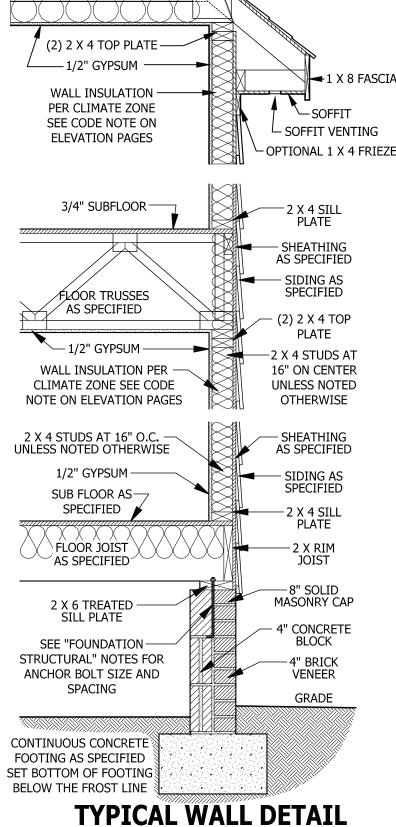
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

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.



PITCH PER ROOF PLAN

OR ELEVATIONS

ROOF INSULATION

PER CLIMATE ZONE

SEE CODE NOTE ON

ELEVATION PAGES

- SHINGLES AS SPECIFIED

-15# BUILDING FELT

-SHEATHING AS SPECIFIED

INSULATION BAFFLE

MAXIMUM 6" GAP BETWEEN WALL MOUNTED AND OPEN RAIL CONTINUOUS HANDRAIL 34 TO 38 INCHES ABOVE TREAD NOSING

SCALE 3/4" = 1'-0"

TYPICAL STAIR DETAIL

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SOUARE FOOTAGE

HEATED OPTIONAL

UNHEATED OPTIONAL

CAROLINA ROOM RECREATION ROOM

UNHEATED

PURCHASER MUST VERIFY ALL

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200219B PAGE 7 OF 7

DROPPED/FLUSH PIER SCALE 3/4" = 1'-0"**GARAGE STEM WALL** E SCALE 3/4" = 1'-0"

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

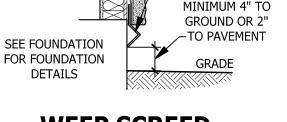
AM109.1.1. When the deck floor height is less than 4'-0"

AM109.1.2. 4 x 4 wood knee braces may be provided on attach to each post at a point not less than 1/3 of the post horizontal. Knee braces shall be bolted to the post and the

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	MAX 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"	
AM100 1 4 2 v 6 diagonal vertical cross bracing may					

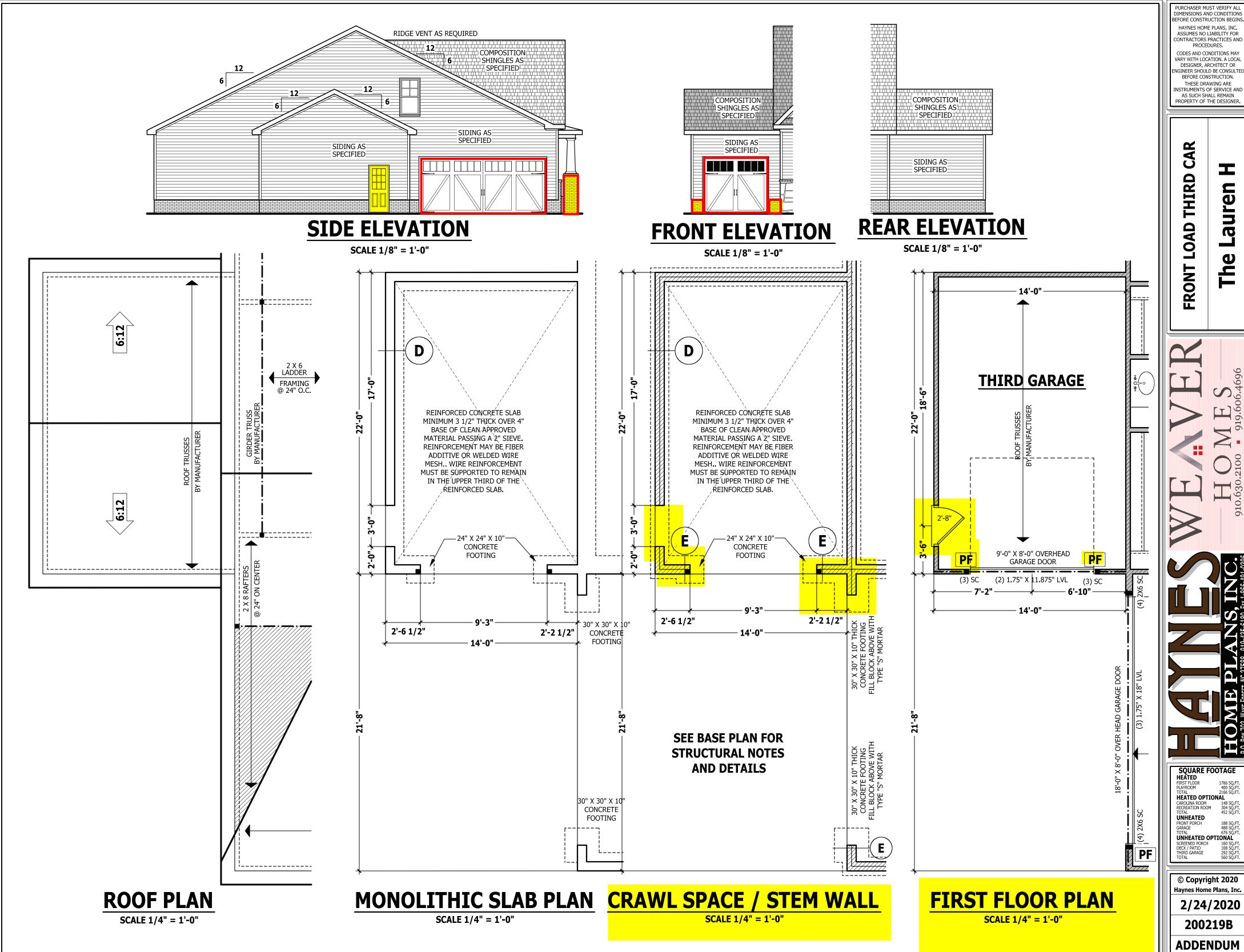
AM109.1.5. For embedment of piles in Coastal Regions, see Chapter 45.



WEEP SCREEDS

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

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



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CAR

 SQUARE FOOTAGE

 HEATED
 1766 SQ, FT.

 FIRST FLOOR
 400 SQ, FT.

 PLAYROOM
 400 SQ, FT.

 TOTAL
 2166 SQ, FT.

 HEATED OPTIONAL
 148 SQ, FT.

 CAROLINA ROOM
 148 SQ, FT.

 TOTAL
 452 SQ, FT.

 UNHEATED
 FRONT PORCH

 GARAGE
 488 SQ, FT.

FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ.FT.
UNHEATED OPTIONAL
SCREENED PORCH 160 SQ.FT.
DECK / PATIO 108 SQ.FT.
THIRD GARAGE 292 SQ.FT.
TOTAL 560 SQ.FT. © Copyright 2020

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