MEAN ROOF HEIGHT: 17'-2	2"	HEIGHT TO F	RIDGE: 25'-6'
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

INJUSTICAL SHEATH AND ASSESTION AND ASSESTION TO SERVICE THE ASSESTION OF FOUNDATION OF FOUNDATION WILL SERVICE STANDARD OF FOUNDATION WALL.

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"								
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOAD								
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								
COMPONENT								
MEAN ROOF								
				-18.9				
				-22.1				
				-22.1				
				-20.0				
ZONE E	19.7	-24 O	10.1	-25.2	10.9	-26.2	20.4	-26.0

### **ROOF VENTILATION**

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,111 SQ.FT. NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 14.07 SQ.FT. WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 7.04 SQ.FT.

### **GUARD RAIL NOTES**

SECTION R312

R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.2 Height. Required quards 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.

 Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.

2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *guard* shall not be 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:

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

Guards on the open sides of stairs shall not have openings which allow passage of a sphere 43/8 inches (111 mm) in diameter.

## **AIR LEAKAGE**

Section N1102.4

N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

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

MONO SLAB - STONE TO RUN TO THE BOTTOM OF WINDOW

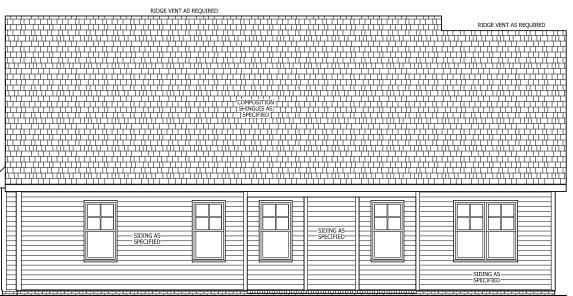
LOT - 3 STEM WALL - STONE TO FOUNDATION HEIGHT ONLY TBD THISTLE COURT SANFORD, NC 27332 3CG

TOP OF PLATE SUB FLOOR TOP OF PLATE SUB FLOOR STEM WALL RAIL AS NEEDED PER CODE

SHAKE

RIDGE VENT AS REQUIRED

## **FRONT ELEVATION**



**REAR ELEVATION** 

SCALE 1/4" = 1'-0"

**SOUARE FOOTAGE** HEATED

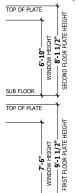
WEST PRESERVE

1351 SQ FT. 221 SQ FT. 1572 SQ FT. FIRST FLOOR PLAYROOM

**HEATED OPTIONAL** 28 SQ.FT. 28 SQ.FT. HALF BATH UNHEATED

134 SQ FT 447 SQ FT 113 SQ FT 694 SQ FT GARAGE REAR PORCH UNHEATED OPTIONAL

THIRD GARAGE TOTAL 307 SQ.FT 307 SQ.FT



SUB FLOOR

PAGE 1 OF 8

ment Company, Inc\200309B Sinclair\200309B Sinclair - Right.ae |\ARCHIVE\Archive\Builder\Weaver Develop

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SINCLAIR

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**ELEVATION** 

REAR

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**FRONT** 

SOUARE FOOTAGE

UNHEATED OPTIONAL © Copyright 2019

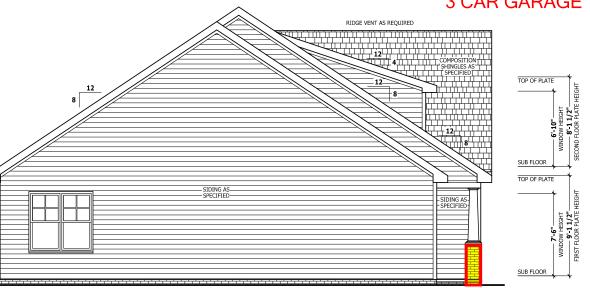
28 90 FT 28 90 FT

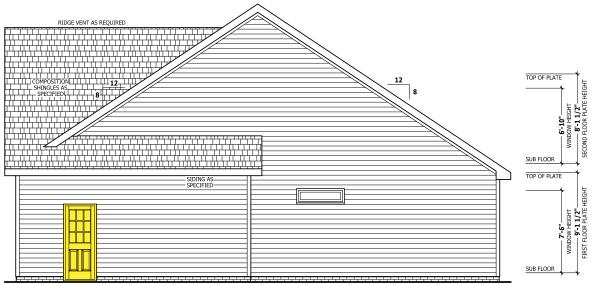
HEATED OPTIONAL

UNHEATED

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3 CAR GARAGE





# **RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'-0"

DIMENSIONS AND CONDITIONS
BEFORE CONSTRUCTION BEGIN
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BEFORE CONSTRUCTION.
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RIGHT ELEVATIONS SINCLAIR

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SQUARE FOOTAGE
HEATED
FIRST FLOOR 1351 SQ.FT.
PLAYROOM 221 SQ.FT. | MANUAL | M

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TOTAL 694 SQ FT.

UNHEATED OPTIONAL

THIRD GARAGE 307 SQ FT.

TOTAL 307 SQ FT.

TOTAL UNHEATED

28 SQ FT 28 SQ FT

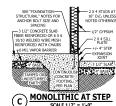
3/6/2020 190320B

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6 MIL VAPOR BARRIE 2 X 4 SILL PLATE

B LUG FOOTING SECTION



2 X 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE SEE "FOUNDATION— STRUCTURAL" NOTES FOR ANCHOR BOLT SIZE AND SPACING 3 1/2" CONCRETE SLAB +/- 4" STEP

MONOLITHIC AT GARAGE

## **FOUNDATION STRUCTURAL**

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)

CONTINUOUS FOOTING: 16" wide and 8" thick minimum. 20" wide

minimum at brick veneer. Must extended 2" to either side of supported wall. **GIRDERS:** (3) 2 X 10 girder unless noted otherwise.

PIERS: (5) 2 x 10 girled timess indeed otherwise.

PIERS: 16" X 16" piers with 8" solid masonry cap on 30" X 30" X 10" concrete footing with maximum pier height of 64" with hollow masonry and

POINT LOADS: designates significant point load and should have solid blocking to pier, girder or foundation wall.

115 and 120 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 7", maximum 6'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

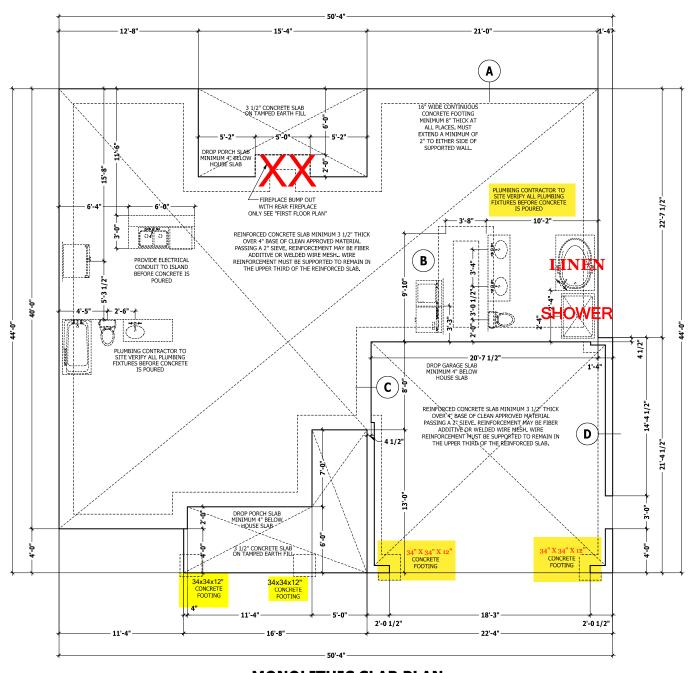
130 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.

From the exit end of the pump.

SOILS: Allowable soil bearing pressure assumed to be 2000 PSF. The contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided with adequate drainage. and shall be graded so as to drain surface water away from foundation walls.

## 3 CAR GARAGE



**MONOLITHIC SLAB PLAN** 

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PLAN SLAB

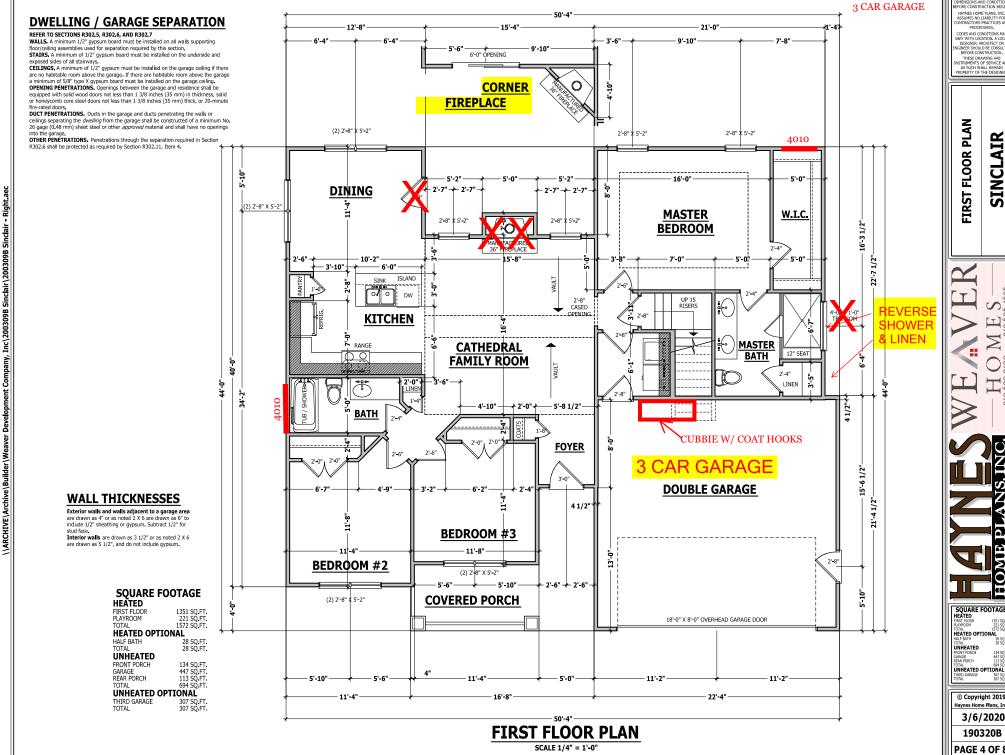
SINCLAIR MONOLITHIC

SQUARE FOOTAGE HEATED HEATED OPTIONAL 28 SQ FT. 28 SQ FT. UNHEATED UNHEATED OPTIONAL

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PAGE 3 OF 8



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IGINEER SHOULD BE CONSULTI 
BEFORE CONSTRUCTION.

SINCLAIR

SQUARE FOOTAGE HEATED HEATED OPTIONAL 28 90 FT 28 90 FT

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### STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code.

JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no liability for 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

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.

(PD = 730 PS) unites noted order Wese.

FINGINERRED 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 center rafters. 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 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

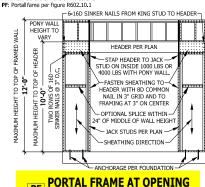
for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 it's actual length. Method PF contributes 1.5 times its actual length. HD: 800 lbs hold down hold down device fastened to the edge

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 cs-wsr: shall be minimum 3/8 OSB or CDX Italied at 6 of center at edges and 12" on center at intermediate supports with 6d common nalls 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



( METHOD PF PER FIGURE AND SECTION R602.10.1 )

SCALE 1/4" = 1'-0"

#### **EXTERIOR HEADERS**

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

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

## INTERIOR HEADERS

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





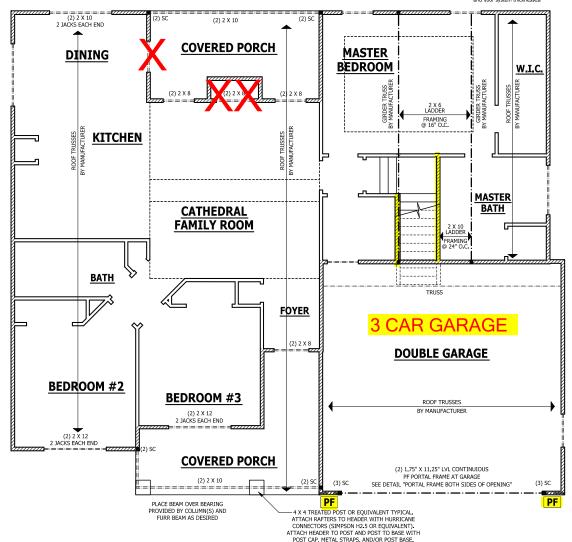
## **ROOF TRUSS REQUIREMENTS**

TRUSS DESIGN, Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home 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 insulation. If the day related heights, finished substantial relations to meet or exceed designated heights, finished substantial relations of finished super fortiged and college year. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be related to the properties of the begins. Any variation solution can be related to the properties of the begins. Any variation solution can be related to the begins. Any variation solution can be related to the properties of the begins. Any variation solution can be properties of the properties of properties prope 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.



## FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR ONTRACTORS PRACTICES AN PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR IGINEER SHOULD BE CONSULTE BEFORE CONSTRUCTION.

THESE DRAWING ARE ISTRUMENTS OF SERVICE AN AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER

STRUCTURAL SINCLAIR FLOOR **FIRST** 

SQUARE FOOTAGE HEATED HEATED OPTIONAL 28 90 FT 28 90 FT UNHEATED

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UNHEATED OPTIONAL

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PAGE 5 OF 8

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		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**:

EMOINEERED WOUD BEAMS!

Laminated veneer (umber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10° PSI
Parallel strand (umber (PSI) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10° PSI
Laminated strand (umber (LSI) E=2250 PSI, Fv=400 PSI, E=1.5x10° PSI
Install all ADNI-policity in the production of th

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 center rafters.

CONCRETE AND SOILS: See foundation notes.

### **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 celling 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

### **EXTERIOR HEADERS**

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

UNLESS NOTED OTHERWISE
- KING STUDS EACH END PER TABLE BELOW HEADER SPAN < 3' 3'-4' 4'-8' 8'-12' 12'-16' KING STUD(S) 1 2 3 5 6

### **INTERIOR HEADERS**

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

## **ATTIC ACCESS**

#### SECTION R807

R807.1 Attic access. An attic access opening shall be provided to attic areas that exceed 400 square feet (37.16 m2) and have to attic areas fat at exceed 404 square reet (37.16 m.2) and nave a vertical hereas 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.

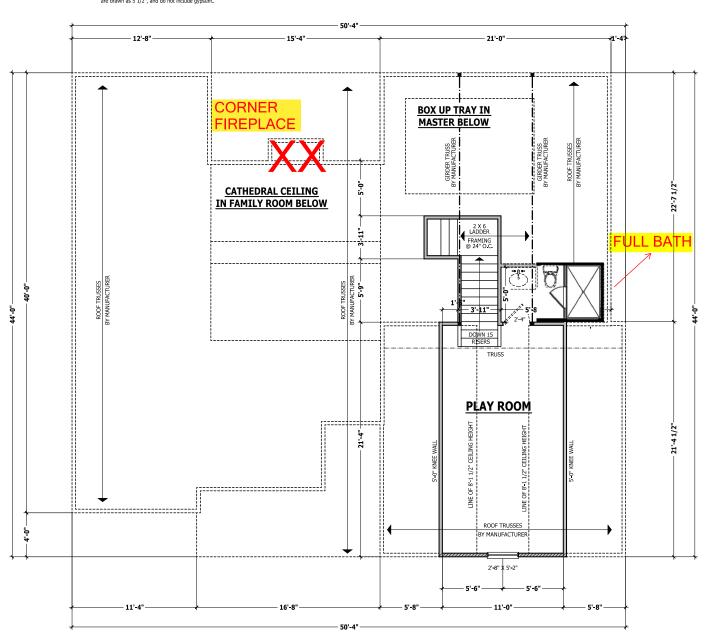
 Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.

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.



## **SECOND FLOOR PLAN**

HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AN PROCEDURES. 3 CAR GARAGE

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR IGINEER SHOULD BE CONSULTE BEFORE CONSTRUCTION. THESE DRAWING ARE ISTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

PLAN SINCLAIR FLOOR SECOND

SQUARE FOOTAGE HEATED HEATED OPTIONA 28 90 FT 28 90 FT UNHEATED UNHEATED OPTIONAL

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PAGE 6 OF 8

## 3 CAR **GARAGE**

## **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.

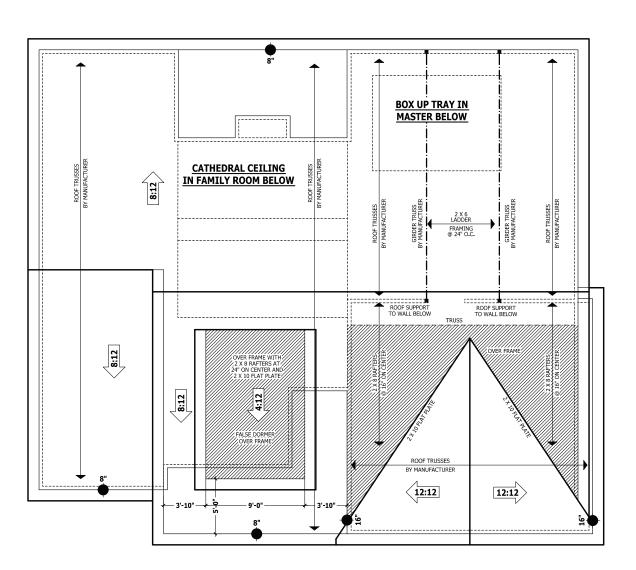
KNEE WALL AND CELLING HEIGHTS, All finished knee wall heights and ceiling heights are shown furred down 10° from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished exceed designated neer neights, infinished where wall neights, of minished 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

attention, noy an suitable solution if an extended before found begins. Any variation due to these conditions not being met its the reasonability to the sum of the sum of the sum of the sum of the ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet. Be the requirements as specified on their truss schematics BEARTING. All requirements have specified for bearing on SPF #2 plates or ledgers unless noted otherwise.

Plate Heights & Floor Systems. See elevation page(s) for plate heights

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE





PURCHASER MUST VERIEV ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS HAVNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. PROCEDURES.
CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR NIGHER SHOULD BE CONSULTED BEFORE CONSTRUCTION.
THESE DRAWLING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

SINCLAIR **ROOF PLAN** 

SQUARE FOOTAGE HEATED FIRST FLOOR 1351 SQ.FT. PLAYROOM 221 SQ.FT. HEATED OPTIONAL 28 SQ FT 28 SQ FT UNHEATED UNHEATED OPTIONAL THIRD GARAGE 307 SQ.F TOTAL 307 SQ.F

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190320B PAGE 7 OF 8 FOOTING AS SPECIFIED

SET BOTTOM OF FOOTIN

Sinclair\200309B Sinclair - Right.aec

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Develor

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## **DECK STAIR NOTES**

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	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"		

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

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

SCALE 3/4" = 1'-0' -5/4 X 6 OR 2 X 4 TREATED DECKING DOUBLE DECK BAND FOR STAIR SUPPORT MINIMUM 1/4" GAP BETWEEN DECKING 9" MINIMUM TREATED FLOOR FOUNDATION PLAN 2 X 12 STRINGER - 3 1/2" MINIMUM GRADE PROVIDED 3 1/2" THICK OF STEPS FOR BEARING FIGURE AM110 TYPICAL DECK STAIR DETAIL SCALE 3/4" = 1'-0" STONE VEENER AS SPECIFIED

FLOOR JOIST.

8" SOLID

FLOOR JOIST

AS SPECIFIED

MINIMUM

X 2 LEDGER

STRIPS OR

HANGERS

PIER SIZE AS

SPECIFIED

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

(2) 5/8" THREAD RODS

WITH 2" CUT WASHERS OR

SIMPSON "SET OR SET-XP"

EPOXY. MINIMUM 3'

CONCRETE BELOW ROD.

3 1/2" CONCRETE SLAB

FIBER REINFORCED OR 6 X 6

10/10 WELDED WIRE MESH

EXPANSION JOINT

4" APPROVED BASE

CONTINUOUS CONCRETE

FOOTING AS SPECIFIED

SET BOTTOM OF FOOTING

BELOW THE FROST LINE

Ε

REINFORCED WITH CHAIRS

6 MIL VAPOR BARRIER

В

AS SPECIFIED)

(3) 2 X 10 GIRDER

UNLESS NOTED OTHERWISE

-2 X 6 TREATED

SILL PLATE

(3) 2 X 10 GIRDER

~ OTHERWISE ~

-2 X 6 TREATED

SILL PLATE

-8" SOLID

MASONRY CAP

**DROPPED/FLUSH PIER** 

SCALE 3/4" = 1'-0"

<48" GARAGE WING WALL

CONCRETE FOOTING

AS SPECIFIED SET

BOTTOM OF

FOOTING BELOW

THE FROST LINE

1/2" GYPSUM

SHEATHING

AS SPECIFIED

SIDING AS SPECIFIED

2 V 6 TREATER

— 8" SOLID MASONRY CAP

4" BRICK VENEER

GRADI

TAMPED OR

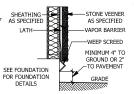
TREATED 2 X 4 PLATE

FOR STAIR BEARING

DROPPED

FLUSH

## WEEP SCREEDS



**WEEP SCREED** 

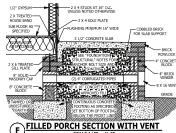
All weep screeds and stone veneer to be installed ner manufactures instructions and per the 2012 North Carolina Residential

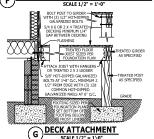
Building code. R703.6.2.1 - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic veep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls

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 shal Ian the attachment flance. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2 X 4 STUDS AT 16" O.C. — UNLESS NOTED OTHERWISE -1/2" GYPSUM SEE ROOF SUB FLOOR AS-12 PLAN OR ELEVATION SPECIFIED FOR PITCH X X X X X X AS SPECIFIED ROOF TRUSSES BY 4" CONCRETE BLOCK 2 X 6 TREATED SILI PLATE PORCH HEADER PER -4" BRICK VENEER SEE "FOUNDATION PLAN INSTALLED OVER - EXPANSION JOINT STRUCTURAL" NOTES FOR CENTER OF COLUMN BASE ANCHOR BOLT SIZE AND -6 MIL VAPOR BARRIER BLOCKING INSTALLED SPACING ON BOTH SIDES & UNDER 3 1/2" SLAB HEADER AS DESIRED CONTINUOUS CONCRETI 1 X MATERIAL · TAMPED OR FOOTING AS SPECIFIED CENTER LINE OF HEADER SET BOTTOM OF FOOTIN UNDISTURBED AND COLUMN EARTH BELOW THE FROST LINE

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





## **SMOKE ALARMS**

SECTION R314

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

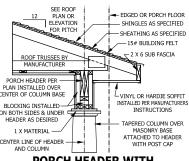
the bedrooms.

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 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.



## **PORCH HEADER WITH TAPERED COLUMN**

## CARBON MONOXIDE ALARMS

SECTION R315

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

R315.2 Where required in existing dwellings. In existing dwellings, where 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

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 stainway.

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 dimensional 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 adiacent treads. P311 7.4.2 Tread denth. The minimum tread denth 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.

R311,7,1 Height, Handrall 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:

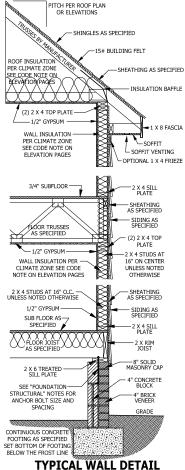
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

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

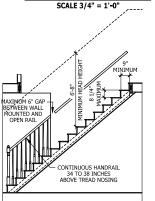
R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. 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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TYPICAL STAIR DETAIL

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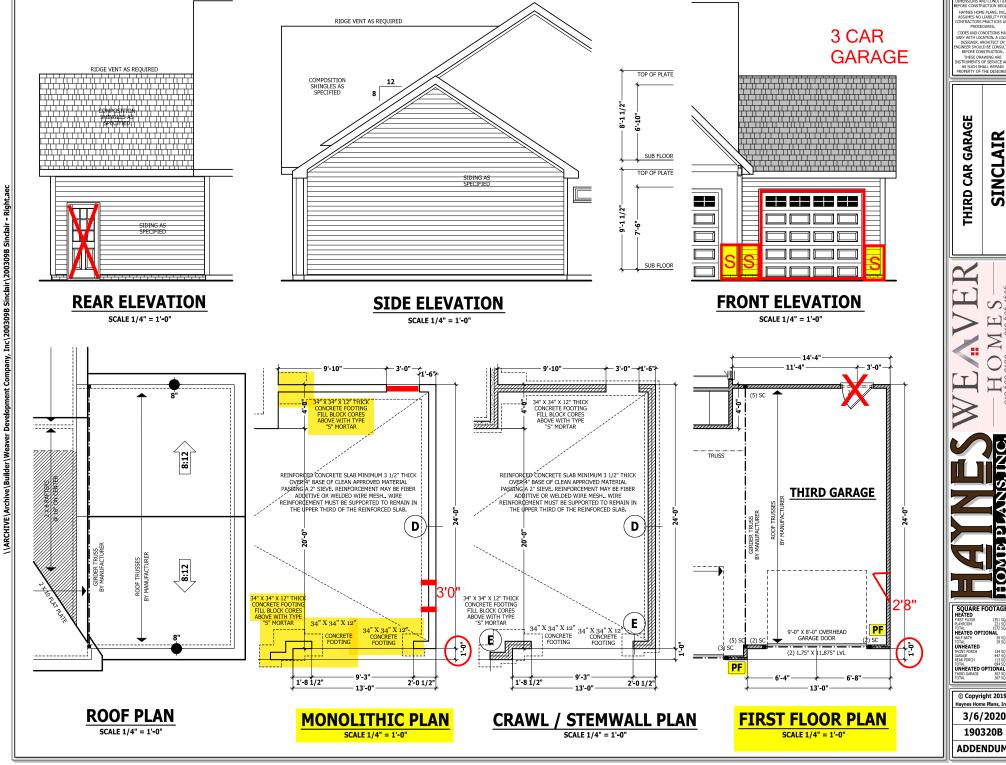
DETAIL SINCLAIR

TYPICAL

SOUARE FOOTAGE HEATED OPTIO 28 90 FT 28 90 FT INHEATED UNHEATED OPTIONAL

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SINCLAIR

SQUARE FOOTAGE
HEATED
FIRST FLOOR
FIRST FLOOR
1351 SQ.FT.
PLAYBOOM
221 SO.FT. HEATED OPTIONAL 28 SQ FT. 28 SQ FT. UNHEATED

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**ADDENDUM**