NOTE: MONO SLAB - STONE TO RUN TO THE BOTTOM OF

STEM WALL - STONE TO FOUNDATION HEIGHT

WINDOW

ONLY

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

MEAN ROOF HEIGHT: 25'-6	5"	HEIGHT TO R	RIDGE: 29'-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

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

* CRAWL SPACE WALL R-VALUE

-	DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"								
	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 WIN								
1	DESIGNED FOR WIN				OND GUST NED FO				
		& CLA		DESIG				WING	
1	COMPONENT	& CLA	DDING	DESIG	NED FO	OR THE 35'-1"	FOLLO	WING 40'-1"	LOADS
1	COMPONENT MEAN ROOF	& CLA UP T	DDING O 30'	DESIG 30'-1"	NED FC TO 35'	OR THE 35'-1" 18.2	FOLLO TO 40'	WING 40'-1" 18.7	LOADS TO 45' -20.2
	COMPONENT MEAN ROOF ZONE 1	& CLA UP T 16.7	DDING O 30' -18.0	DESIG 30'-1" 17.5	NED FC TO 35' -18.9	OR THE 35'-1" 18.2	FOLLO TO 40' -19.6	WING 40'-1" 18.7 18.7	TO 45' -20.2 -23.5
	COMPONENT MEAN ROOF ZONE 1 ZONE 2	& CLA UP T 16.7 16.7	DDING O 30' -18.0 -21.0	DESIG 30'-1" 17.5 17.5	NED FC TO 35' -18.9 -22.1	0R THE 35'-1" 18.2 18.2 18.2	FOLLO TO 40' -19.6 -22.9	WING 40'-1" 18.7 18.7 18.7	TO 45' -20.2 -23.5 -23.5

ROOF VENTILATION

SQUARE FOOTAGE OF ROOF TO BE VENTED = 1,344 SQ.FT. NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 8.96 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 = 4.48 SQ.FT.

AIR LEAKAGE

Section N1102.4

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

1. Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.

3. Capping and sealing soffit or dropped ceiling areas.

2. Capping and sealing shafts or chases, including flue shafts.

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. Exceptions:

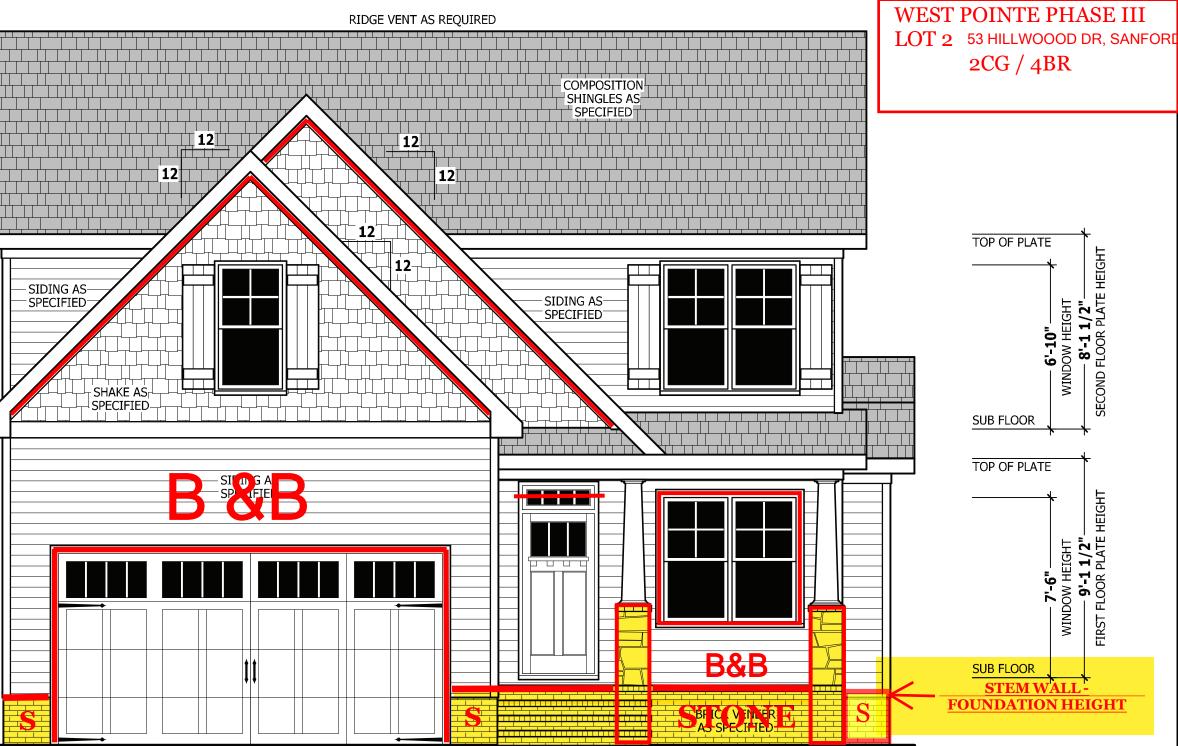
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the

2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *quard* 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. *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.

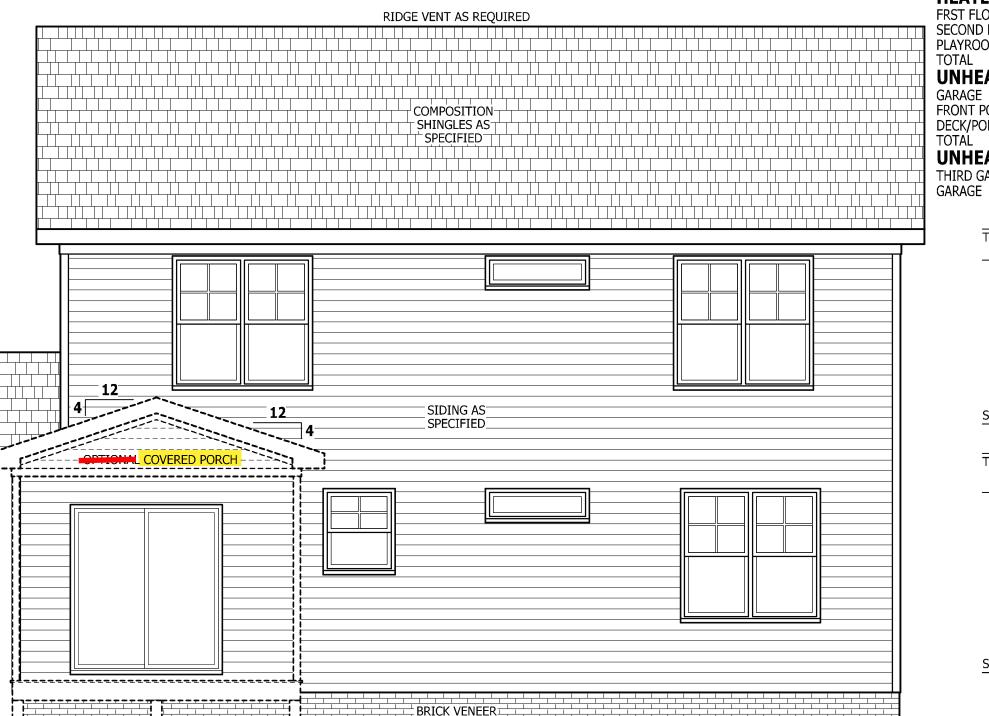


RAIL AS NEEDED

PARGE

FRONT ELEVATION

SCALE 1/4" = 1'-0"



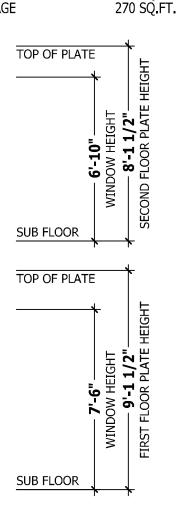
SQUARE FOOTAGE HEATED

FRST FLOOR SECOND FLOOR PLAYROOM 1735 SQ.FT.

UNHEATED GARAGE

400 SQ.FT. FRONT PORCH 86 SQ.FT. DECK/PORCH 120 SQ.FT. 606 SQ.FT.

UNHEATED OPTIONAL THIRD GARAGE 270 SQ.FT.



SQUARE FOOTAGE HEATED FRST FLOOR SECOND FLOOR LAYROOM

GARAGE 400 SQ.FT
FRONT PORCH 86 SQ.FT
DECK/PORCH 120 SQ.FT
TOTAL 606 SQ.FT
UNHEATED OPTIONAL

© Copyright 2019 Haynes Home Plans, Inc.

190717B

PAGE 1 OF 8

SCALE 1/4" = 1'-0"

REAR ELEVATION

RAIL AS NEEDED PER CODE

AS SPECIFIED

798 SQ.FT. 743 SQ FT. 194 SQ.FT.

PLIRCHASER MUST VERTEY ALL

EFORE CONSTRUCTION BEGIN

ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND

CODES AND CONDITIONS MAY DESIGNER, ARCHITECT OR

GINEER SHOULD BE CONSULTE BEFORE CONSTRUCTION. THESE DRAWING ARE

ISTRUMENTS OF SERVICE AND PROPERTY OF THE DESIGNER

NICHOLSON

ELEVATIONS

REAR

ಶ

FRONT

UNHEATED

4/7/2020

SCALE 1/4" = 1'-0"

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

PROCEDURES. CODES AND CONDITIONS MAY VARY 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.

ELEVATIONS RIGHT

NICHOLSON LEFT

8

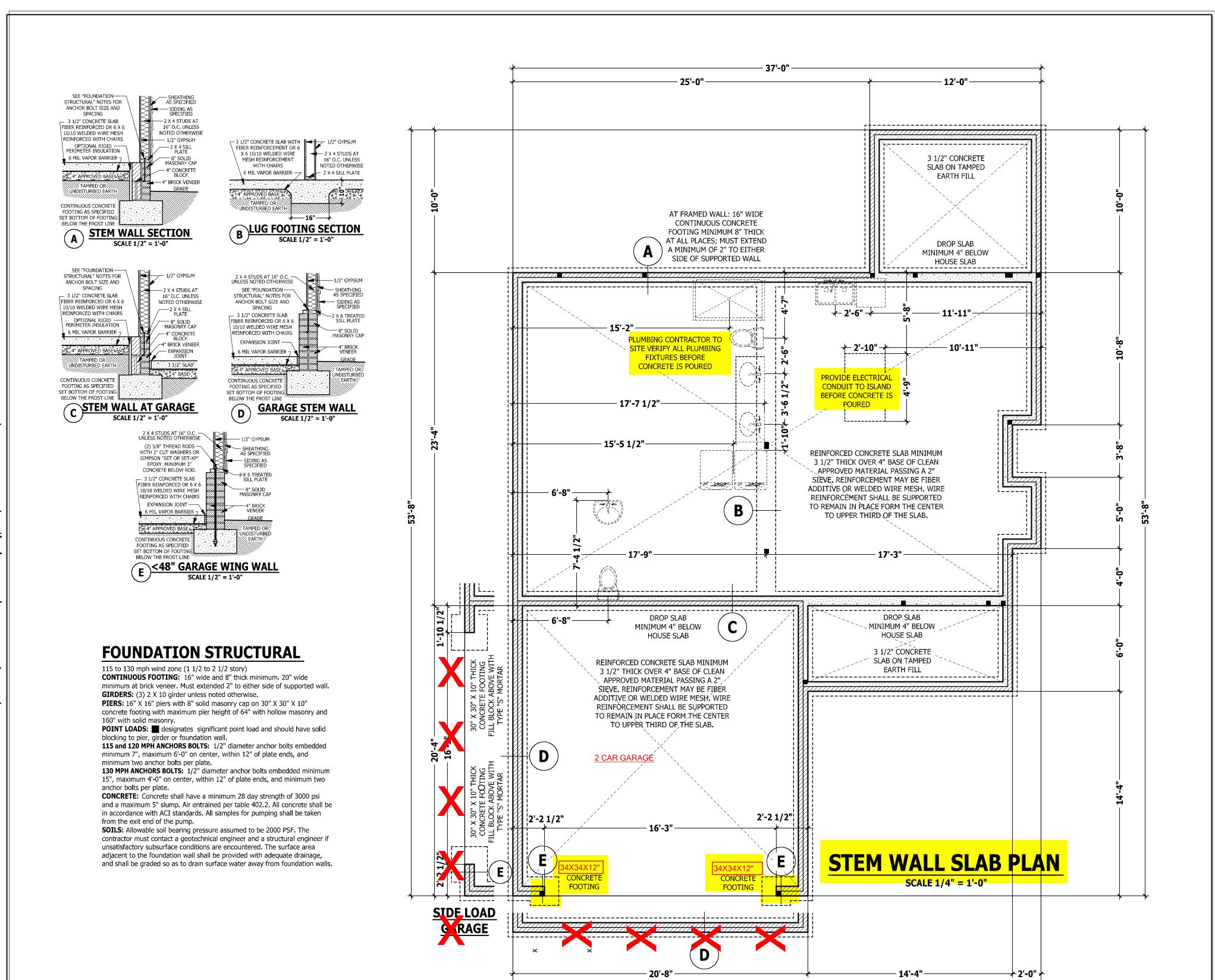
SQUARE FOOTAGE
HEATED
FRST FLOOR 798 SQ.FT.
SECOND FLOOR 743 SQ.FT.
PLAYROOM 194 SQ.FT.
TOTAI 1735 SQ.FT TOTAL UNHEATED GARAGE 400 SQ.FT.
FRONT PORCH 86 SQ.FT.
DECK/PORCH 120 SQ.FT.
TOTAL 606 SQ.FT.
UNHEATED OPTIONAL
THIRD GARAGE 270 SQ.FT.
GARAGE 270 SQ.FT.

© Copyright 2019

Haynes Home Plans, Inc. 4/7/2020

190717B

PAGE 2 OF 8



37'-0"

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

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

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

PLAN 50 SLAB NICHOL WALL STEM

SQUARE FOOTAGE HEATED FRST FLOOR SECOND FLOOR PLAYROOM

UNHEATED

GARAGE 400 SQ.FT FRONT PORCH 86 SQ.FT DECK/PORCH 120 SQ.FT TOTAL 606 SQ.FT UNHEATED OPTIONAL

© Copyright 2019

Haynes Home Plans, Inc. 4/7/2020

190717B

PAGE 3 OF 8



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.

DWELLING / GARAGE SEPARATION

REFER TO SECTIONS R302.5, R302.6, AND R302.7

WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.

STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.

CEILINGS. A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable room above the garage. If there are habitable room above the garage a minimum of 5/8" type X gypsum board must be installed on the garage ceiling. **OPENING PENETRATIONS.** Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute

DUCT PENETRATIONS. Ducts in the garage and ducts penetrating the walls or ceilings separating the *dwelling* from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings

into the garage. **OTHER PENETRATIONS.** Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

SQUARE FOOTAGE

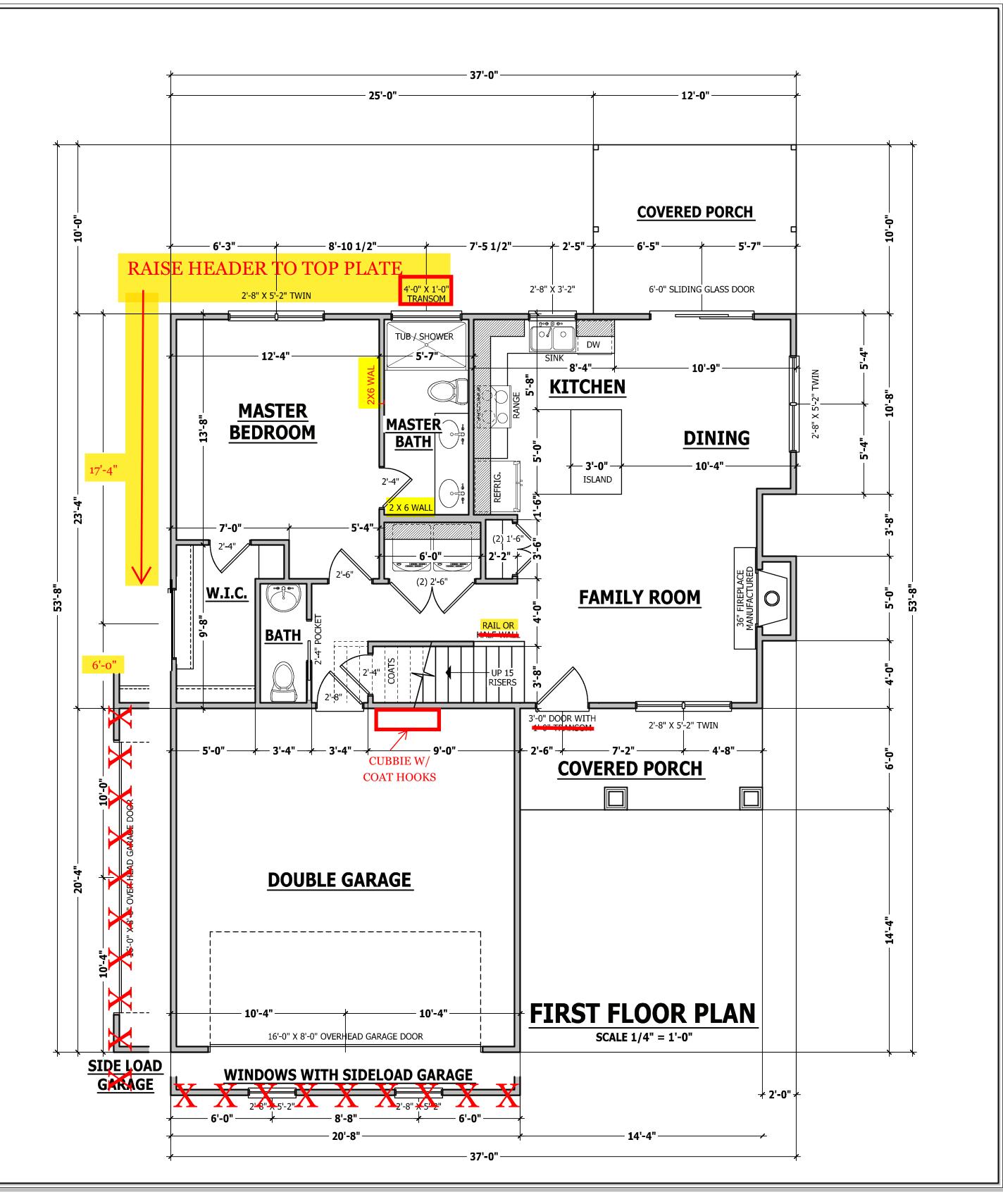
HEATED FRST FLOOR SECOND FLOOR 798 SQ.FT. 743 SQ.FT. 194 SQ.FT. 1735 SQ.FT. PLAYROOM TOTAL

UNHEATED

400 SQ.FT. 86 SQ.FT. 120 SQ.FT. GARAGE FRONT PORCH DECK/PORCH 606 SQ.FT. TOTAL

UNHEATED OPTIONAL

270 SQ.FT. 270 SQ.FT. THIRD GARAGE GARAGE



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

CODES AND CONDITIONS MAY DESIGNER, ARCHITECT OR NGINEER SHOULD BE CONSULTED

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

PLAN **NICHOLSON** FLOOR **FIRST**

SQUARE FOOTAGE
HEATED
FRST FLOOR 798 SQ.FT.
SECOND FLOOR 743 SQ.FT.
PLAYROOM 194 SQ.FT.

UNHEATED

© Copyright 2019 Haynes Home Plans, Inc.

4/7/2020 190717B

PAGE 4 OF 8

STRUCTURAL NOTES

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

JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no liability for contractors practices and procedures or safety program. Haynes Home Plans, Inc. takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

DESIGN LOADS	LIVE LOAD	DEAD LOAD	DEFLECTION
USE	(PSF)	(PSF)	(LL)
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200		
Guardrail in-fill components	50		
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40		L/360
Snow	20		

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

ENGINEERED WOOD BEAMS:

Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x106 PSI Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x106 PSI Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x106 PSI Install all connections per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with 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 noted otherwise.

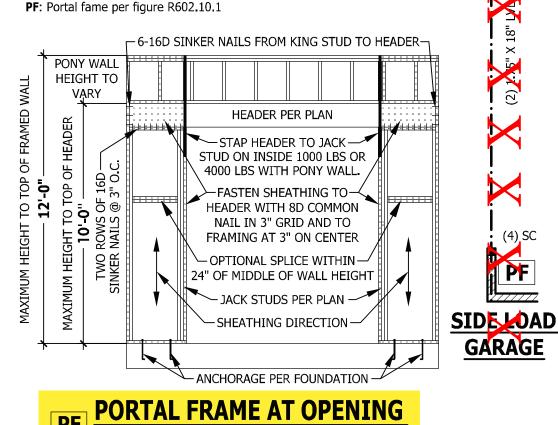
GYPSUM: All interior sides of exterior walls and both sides interior walls to have 1/2" gypsum installed. When not using method GB gypsum to be fastened per table R702.3.5. Method GB to be fastened per table R602.10.1.

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

Methods Per Table R602.10.1

CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter). CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing

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



(METHOD PF PER FIGURE AND SECTION R602.10.1)

SCALE 1/4" = 1'-0"

(2)

PF

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. (2) 2 X 10 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. **COVERED PORCH** 4 X 4 TREATED POST OR EQUIVALENT TYPICAL. — ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). BY MANUFACTURER ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP, METAL STRAPS, AND/OR POST BASE. (2) 1.75" X 9.25" LVL (2) 1.75" X 9.25" LVL 3 JACKS EACH END (2) 2 X 8 3 JACKS EACH END (3) SC **KITCHEN MASTER BATH** FLOOR TRUSSES FLOOR TRUSSES BY MANUFACTURER BY MANUFACTURER **DINING MASTER RAMSET BEDROOM FAMILY ROOM** RAMSET (2) SC **TRUSS** TRUSS **FLOOR** FLOOR TRUSSES **TRUSSES** BY MANUFACTURER (2) 2 X 8 (2) 1.75" X 9.25" LVL GB GB 3 JACKS EACH END **COVERED PORCH** (2) 2 X 10 PLACE BEAM OVER BEARING PROVIDED BY COLUMN(S) AND FURR BEAM AS DESIRED 4 X 4 TREATED POST OR EQUIVALENT TYPICAL. **DOUBLE GARAGE** ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP, METAL STRAPS, AND/OR POST BASE. ROOF TRUSSES BY MANUFACTURER **EXTERIOR HEADERS** - (2) 2 X 6 WITH 1 JACK STUD EACH END **UNLESS NOTED OTHERWISE** (3) SC (2) 1.75" X 11.875" LVL (3) SC - KING STUDS EACH END PER TABLE BELOW HEADER SPAN < 3' 3'-4' 4'-8' 8'-12' 12'-16' **WINDOWS WITH SIDELOAD GARAGE** KING STUD(S) 1 2 3 5 6 **INTERIOR HEADERS** - LOAD BEARING HEADERS (2) 2 X 6 WITH FIRST FLOOR STRUCTURAL 1 JACK STUD AND 1 KING STUD EACH END

SCALE 1/4" = 1'-0"

UNLESS NOTED OTHERWISE

LADDER FRAMED

- NON LOAD BEARING HEADERS TO BE

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

CODES AND CONDITIONS MAY YARY 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 SON NICHOL FLOOR

FIRST

SQUARE FOOTAGE HEATED FRST FLOOR SECOND FLOOR LAYROOM

UNHEATED GARAGE 400 SQ.FT FRONT PORCH 86 SQ.FT DECK/PORCH 120 SQ.FT TOTAL 606 SQ.F UNHEATED OPTIONAL

© Copyright 2019

4/7/2020 190717B

PAGE 5 OF 8

laynes Home Plans, Inc

STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code. JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no liability for contractors practices and procedures or safety program, Haynes Home Plans, Inc. takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

DESIGN LOADS	LIVE LOAD	DEAD LOAD	DEFLECTION
USE	(PSF)	(PSF)	(LL)
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200		
Guardrail in-fill components	50		
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40		L/360
Snow	20		

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

ENGINEERED WOOD BEAMS:

Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x106 PSI Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x106 PSI Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x106 PSI Install all connections per manufacturers instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with 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.

ATTIC ACCESS

are not required to have access.

protrude into the net clear opening.

in attics.

Exceptions:

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

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

1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc.

2. Pull down stair treads, stringers, handrails, and hardware may

mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum

 $\textbf{TRUSS DESIGN.}\ \ \text{Trusses}$ 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.

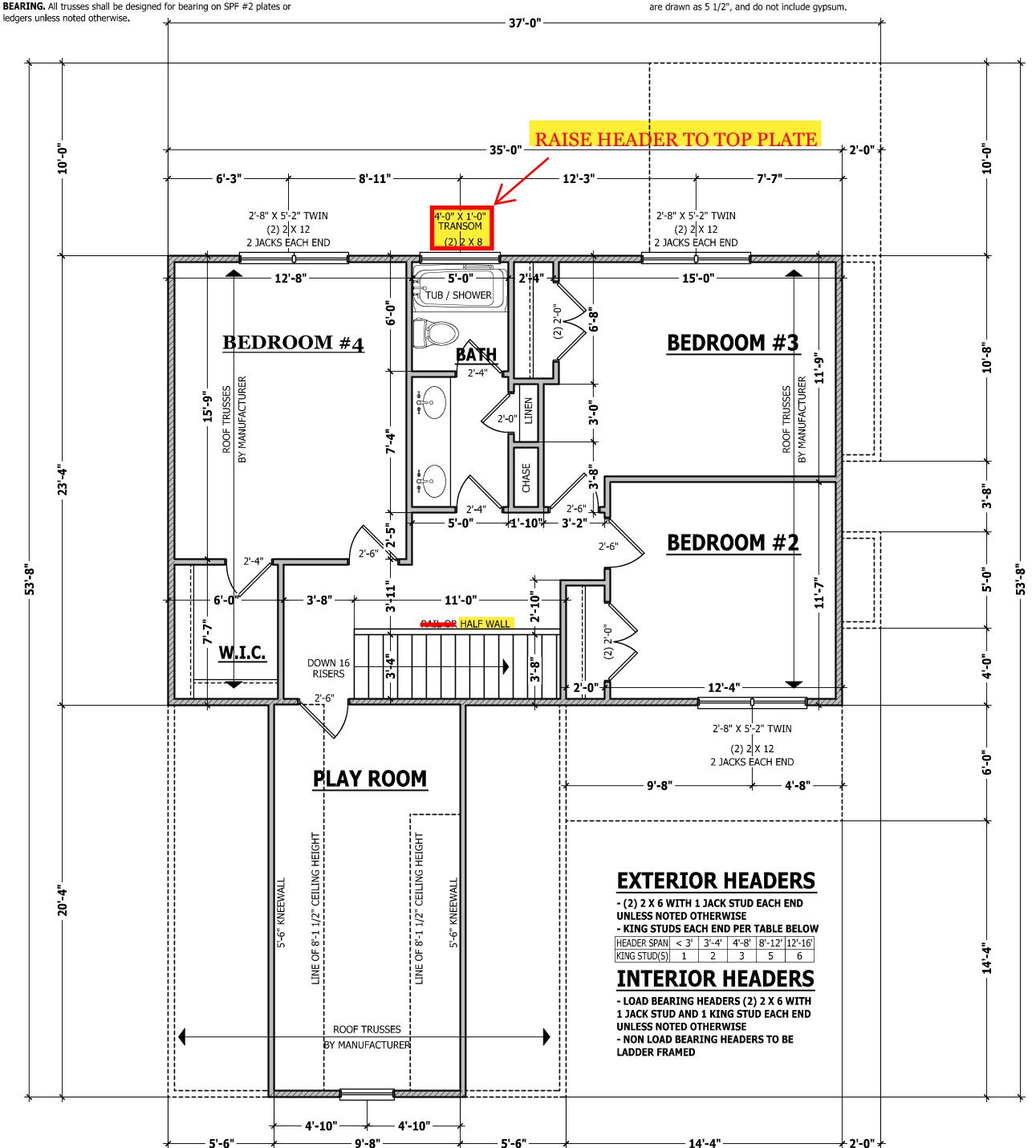
ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics. **BEARING.** All trusses shall be designed for bearing on SPF #2 plates or

ROOF TRUSS REQUIREMENTS

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

WALL THICKNESSES



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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

CODES AND CONDITIONS MAY YARY 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.

PLAN NICHOLSON FLOOR SECOND

SQUARE FOOTAGE FRST FLOOR SECOND FLOOR UNHEATED

GARAGE 400 SQ.FT
FRONT PORCH 86 SQ.FT
DECK/PORCH 120 SQ.FT
TOTAL 606 SQ.FT
UNHEATED OPTIONAL

© Copyright 2019 Haynes Home Plans, Inc.

4/7/2020 190717B

PAGE 6 OF 8

COVERED PORCH

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

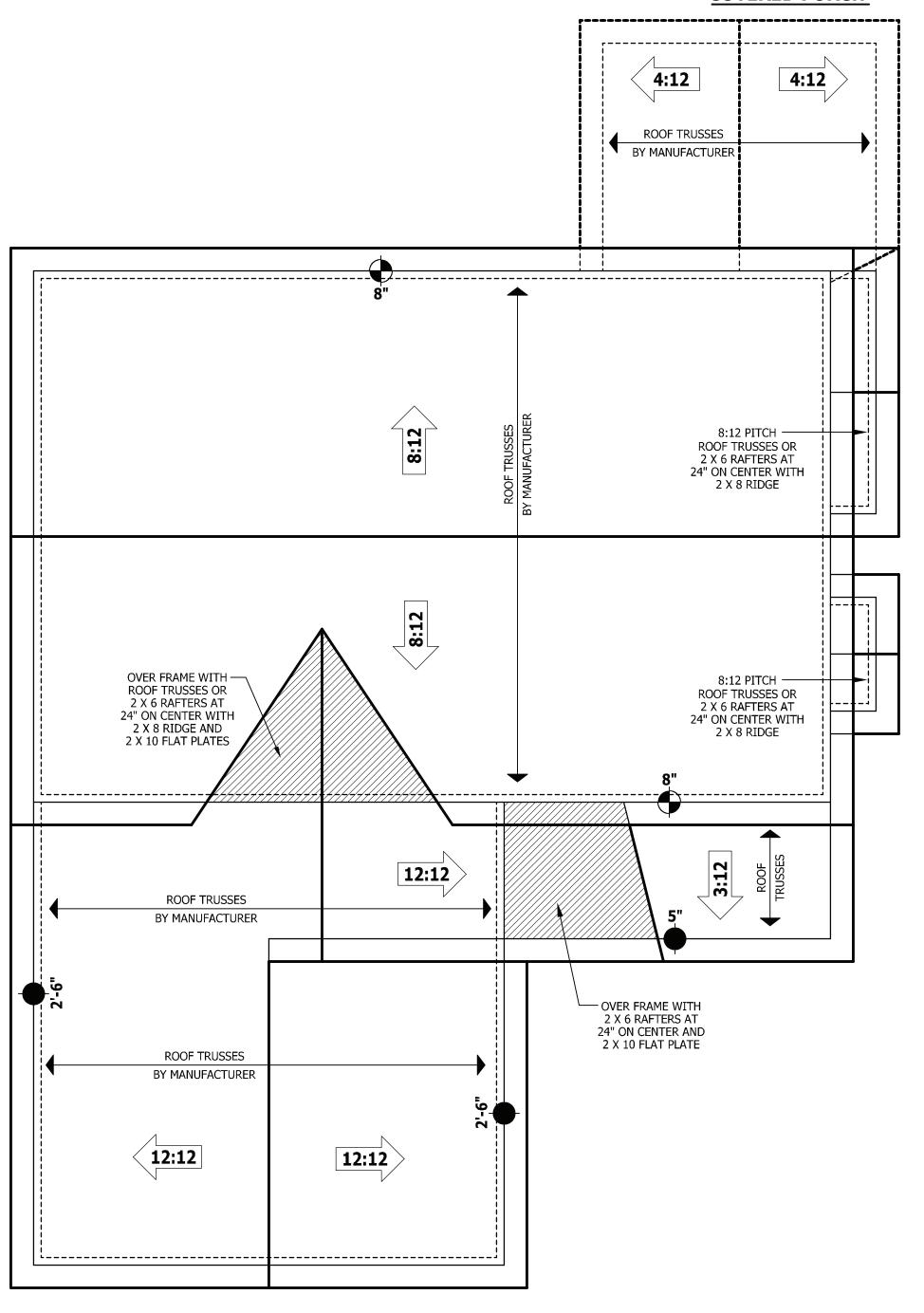
ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics. **BEARING.** All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

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

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

reasonability of the truss manufacturer.

HEEL HEIGHT ABOVE SECOND FLOOR PLATE



ROOF PLAN

SCALE 1/4" = 1'-0"

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

CODES AND CONDITIONS MAY
VARY WITH LOCATION. A LOCAL
DESIGNER, ARCHITECT OR
ENGINEER SHOULD BE CONSULTED
BEFORE CONSTRUCTION.

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

PLAN

ROOF

NICHOLSON



 SQUARE FOOTAGE

 HEATED
 798 SQ.FT.

 FRST FLOOR
 798 SQ.FT.

 SECOND FLOOR
 743 SQ.FT.

 PLAYROOM
 194 SQ.FT.

 TOTAL
 1735 SQ.FT.

 UNHEATED

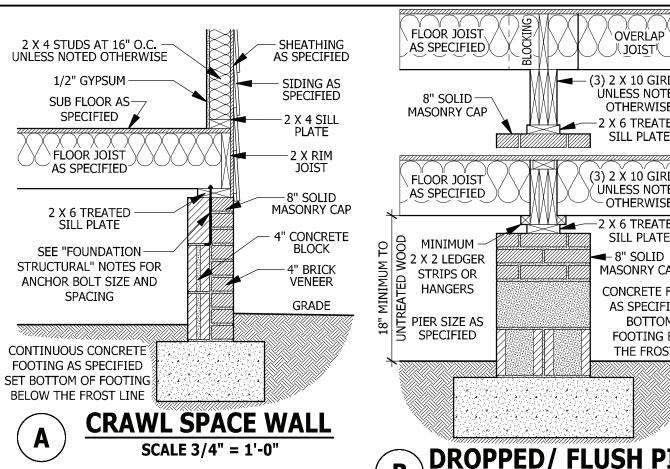
GARAGE 400 SQ.FT.
FRONT PORCH 86 SQ.FT.
DECK/PORCH 120 SQ.FT.
TOTAL 606 SQ.FT.
UNHEATED OPTIONAL
THIRD GARAGE 270 SQ.FT.
GARAGE 270 SQ.FT.

© Copyright 2019

Haynes Home Plans, Inc. **4/7/2020**

190717B

PAGE 7 OF 8



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 SILL PLATE FIBER REINFORCED OR 6 X 6 10/10 WELDED WIRE MESH 8" SOLID REINFORCED WITH CHAIRS MASONRY CAP EXPANSION JOINT 4" BRICK 6 MIL VAPOR BARRIER **VENEER** GRADE يُوْمُ عُلِي APPROVED BASE وَمُوْمُونِهُ اللَّهِ اللَّهِ عَلَيْهُ اللَّهِ اللَّهِ عَلَيْهِ اللَّهِ اللَّهُ اللَّالِي الللَّا اللَّهُ الللَّهُ الللَّهُ اللَّهُ الللَّا الللّل TAMPED OR UNDISTURBED ∛EARTH∜ CONTINUOUS CONCRETE FOOTING AS SPECIFIED SET BOTTOM OF FOOTING BELOW THE FROST LINE

GARAGE STEM WALL

SCALE 3/4" = 1'-0"

DECK STAIR NOTES

SECTION AM110

D

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

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.

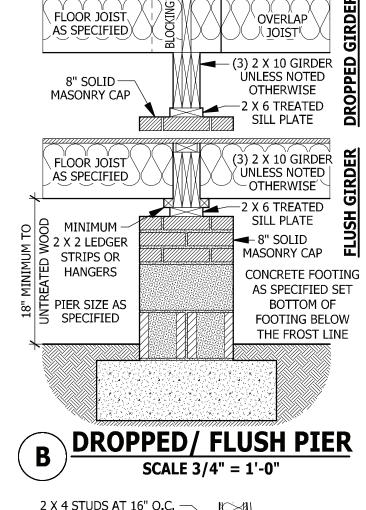
AM109.1.2. 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post at a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall 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	MÄX TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-8"

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

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



2 X 4 STUDS AT 16" O.C.

UNLESS NOTED OTHERWISE

SUB FLOOR AS

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

2 X TREATED-

HOUSE BAND

SUB FLOOR AS

SPECIFIED

FLOOR JOIST AS SPECIFIED

2 X 6 TREATED SILL PLATE

8" CONCRETE BLOCK

TAMPED OR

BELOW THE FROST LINE

-1/2" GYPSUM

PLATE

-2 X RIM

JOIST

8" SOLID

MASONRY CAP

4" CONCRETE

-6 MIL VAPOR

BARRIER

3 1/2" SLAB

ั๊ร์ ั้ 4" BASEเร็ง

TAMPED OR

JNDISTURBED

- COBBLED BRICK

FOR SLAB SUPPORT

TREATED GIRDER

AS SPECIFIED

AS SPECIFIED

GRADE

8 X 16 VEN7

GRADE

CRAWL SPACE AT GARGE

SCALE 3/4" = 1'-0"

- 2 X 4 STUDS AT 16" O.C. JNLESS NOTED OTHERWIS

- 2 X 4 SOLE PLATE

FLASHING MINIMUM 16" WIDE

3 1/2" CONCRETE SLAB

CONTINUOUS CONCRETE

SET BOTTOM OF FOOTING

FILLED PORCH SECTION WITH VENT

NITH (2) 1/2" HOT-DIPPED

GALVANIZED BOLTS

5/4 X 6 OR 2 X 4 TREATED

DECKING MINIMUM 1/4" GAP BETWEEN DECKING

FLASHING

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) 120

GALVANIZED NAILS AT 6" O.C

FOOTING SIZED PER

FOUNDATION PLAN

SET BOTTOM OF

FOOTING BELOW

SMOKE ALARMS

equipment provisions of NFPA 72.

requirements of Section R314.4.

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

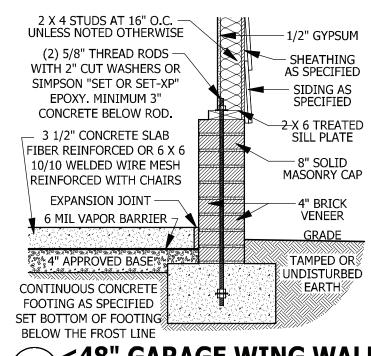
owned by the homeowner. The system shall be monitored by an

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

using a combination of smoke detector and audible notification

the provisions of this code and the household fire warning

FOUNDATION PLAN



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

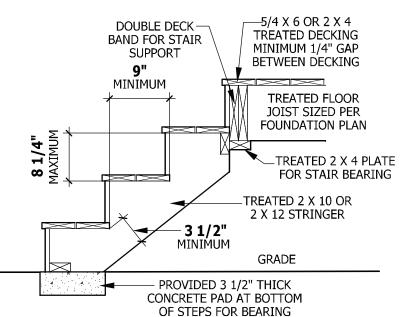


FIGURE AM110 TYPICAL DECK STAIR DETAIL

SCALE 3/4" = 1'-0"

SHEATHING AS SPECIFIED STONE VEENER AS SPECIFIED AS SPECIFIED VAPOR BARRIER LATH--WEEP SCREED MINIMUM 4" TO GROUND OR 2" ←TO PAVEMENT SEE FOUNDATION FOR FOUNDATION GRADE

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

DETAILS

WEEP SCREEDS

All weep screeds and stone veneer to be installed per 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 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.

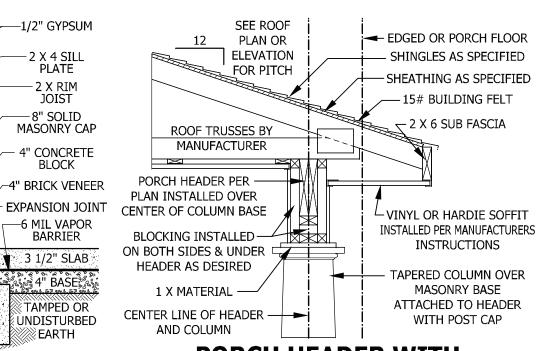
1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

Exception: Where smoke alarms are provided meeting the

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.



PORCH HEADER WITH 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).

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

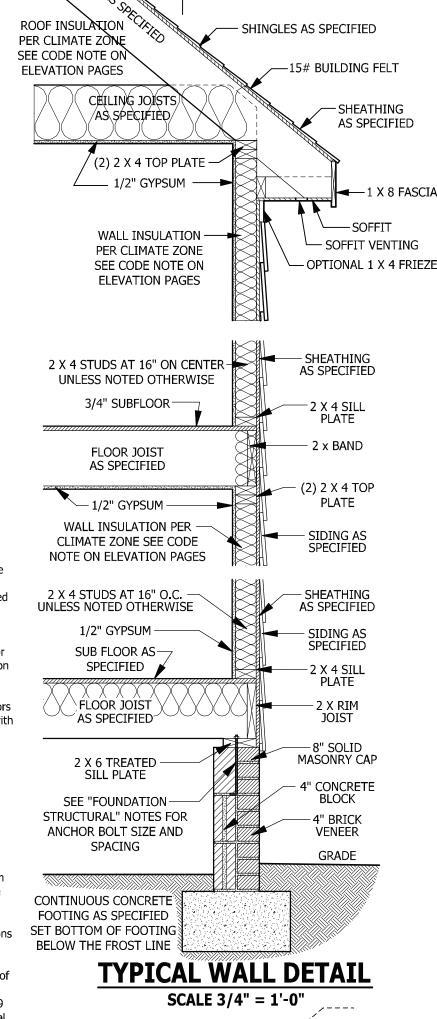
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

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:

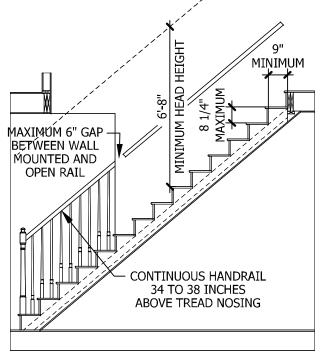
1. Handrails shall be permitted to be interrupted by a newel post. 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

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



TYPICAL STAIR DETAIL

798 SQ.F1 743 SQ.F1 194 SQ.F1 1735 SQ.F1 FRST FLOOR SECOND FLOOR UNHEATED Garage Front Porch TOTAL 606 SQ.F

4/7/2020

PAGE 8 OF 8

SQUARE FOOTAGE

PURCHASER MUST VERIFY ALL

EFORE CONSTRUCTION BEGINS

HAYNES HOME PLANS, INC.

ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND

CODES AND CONDITIONS MAY

ARY WITH LOCATION. A LOCAL

IGINEER SHÓULD BE CONSULTEI

DESIGNER, ARCHITECT OR

BEFORE CONSTRUCTION.

THESE DRAWING ARE

NSTRUMENTS OF SERVICE AND

AS SUCH SHALL REMAIN

PROPERTY OF THE DESIGNER.

0

S

NICHOL

DETAIL

TYPICAL

© Copyright 2019 laynes Home Plans, Inc.

190717B