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

MEAN ROOF HEIGHT: 25'-4" HEIGHT TO RIDGE: 31'-3"

| CLIMATE ZONE | ZONE 3A | ZONE 4A | ZONE 5A |
|---|---|---|---|
| FENESTRATION U-FACTOR | 0.35 | 0.35 | 0.35 |
| SKYLIGHT U-FACTOR | 0.55 | 0.55 | 0.55 |
| GLAZED FENESTRATION SHGC | 0.30 | 0.30 | 0.30 |
| CEILING R-VALUE | 38 or 30ci | 38 or 30ci | 38 or 30ci |
| WALL R-VALUE | 15 | 15 | 19 |
| FLOOR R-VALUE | 19 | 19 | 30 |
| * BASEMENT WALL R-VALUE | 5/13 | 10/15 | 10/15 |
| ** SLAB R-VALUE | 0 | 10 | 10 |
| * CRAWL SPACE WALL R-VALUE | 5/13 | 10/15 | 10/19 |

* "10/13" MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION
** INSULATION DEPTH WITH MONOLITHIC SLAB 24" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"

| COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MEAN ROOF | UP TO 30' | | 30'-1" TO 35' | | 35'-1" TO 40' | | 40'-1" TO 45' | |
| ZONE 1 | 14.2 | -15.0 | 14.9 | -15.8 | 15.5 | -16.4 | 15.9 | -16.8 |
| ZONE 2 | 14.2 | -18.0 | 14.9 | -18.9 | 15.5 | -19.6 | 15.9 | -20.2 |
| ZONE 3 | 14.2 | -18.0 | 14.9 | -18.9 | 15.5 | -19.6 | 15.9 | -20.2 |
| ZONE 4 | 15.5 | -16.0 | 16.3 | -16.8 | 16.9 | -17.4 | 17.4 | -17.9 |
| ZONE 5 | 15.5 | -20.0 | 16.3 | -21.0 | 16.9 | -21.8 | 17.4 | -22.4 |

DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (101 FASTEST MILE) EXPOSURE "B"

| COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MEAN ROOF | UP TO 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 |
| ZONE 5 | 18.2 | -24.0 | 19.1 | -25.2 | 19.8 | -26.2 | 20.4 | -26.9 |

## ROOF VENTILATION

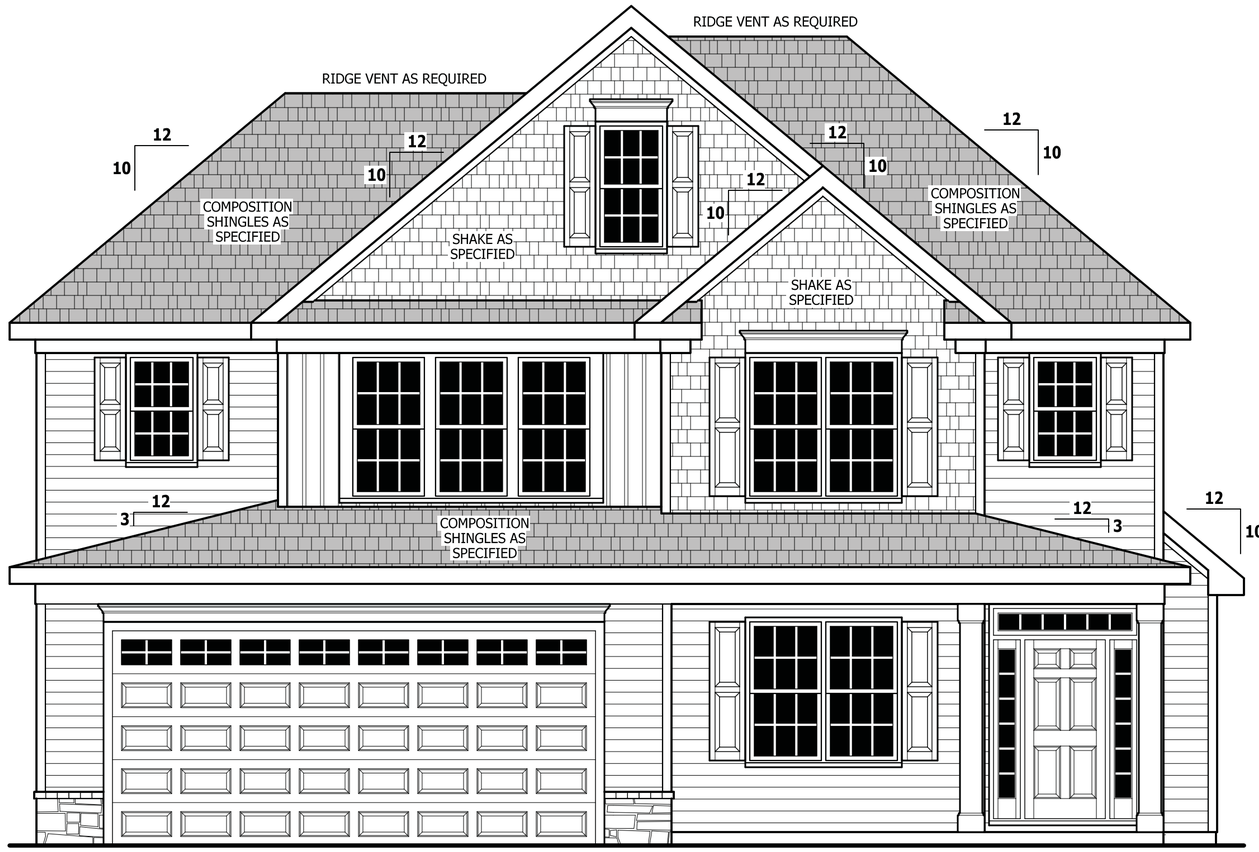
**SECTION R806**
SQUARE FOOTAGE OF ROOF TO BE VENTED = 1,373 SQ.FT.
NET FREE CROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 9.15 SQ.FT.
WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 4.58 SQ.FT.

## GUARD RAIL NOTES

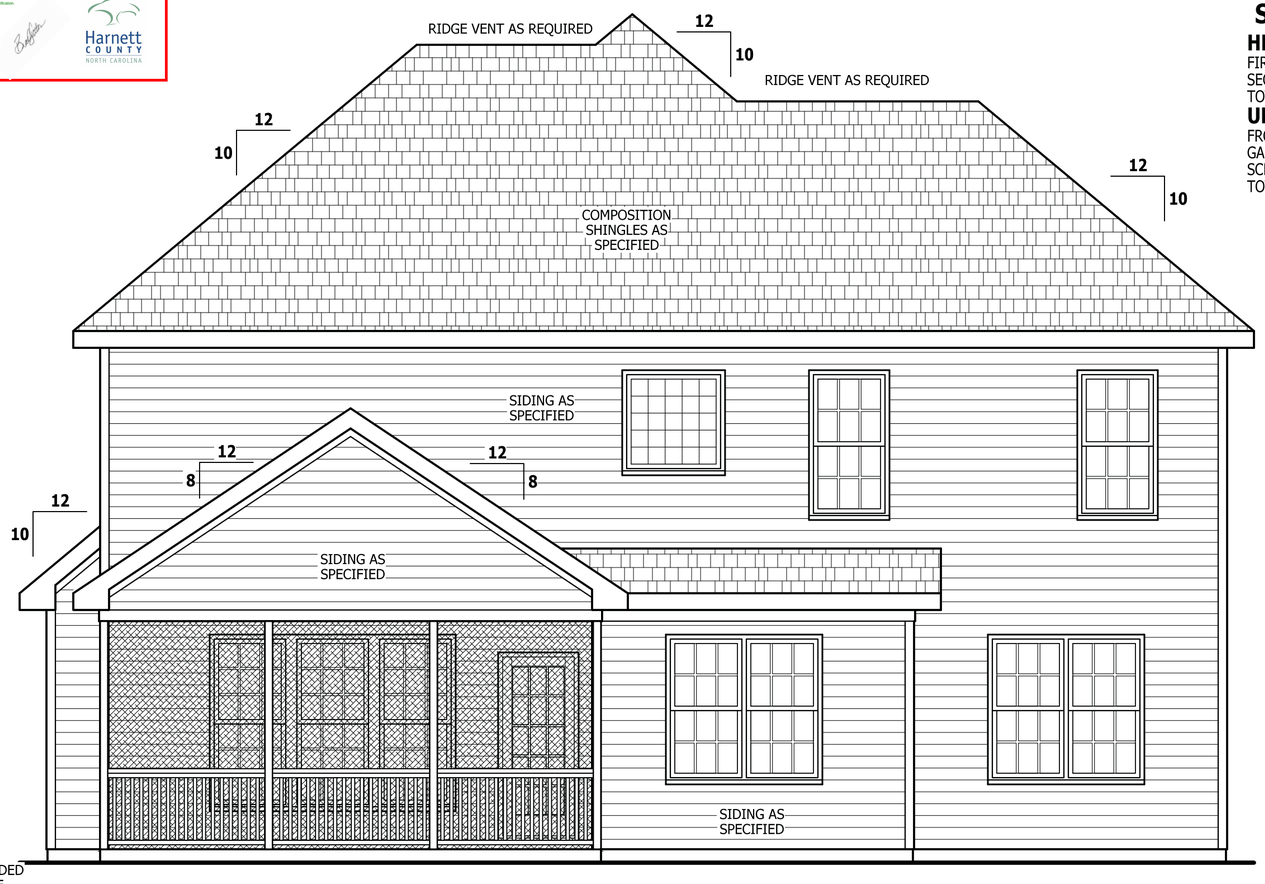
**SECTION R312**
**R312.1 Where required.** *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.
**R312.2 Height.** Required *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 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:**
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 mm) in diameter.
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.

## 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.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.




NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.
Reviewed for Code Compliance
02/09/2024
Harnett COUNTY NORTH CAROLINA




## SQUARE FOOTAGE

| HEATED | |
|---|---|
| FIRST FLOOR | 1204 SQ.FT. |
| SECOND FLOOR | 1339 SQ.FT. |
| TOTAL | 2543 SQ.FT. |
| **UNHEATED** | |
| FRONT PORCH | 175 SQ.FT. |
| GARAGE | 517 SQ.FT. |
| SCREENED PORCH | 159 SQ.FT. |
| TOTAL | 851 SQ.FT. |



**FRONT & REAR ELEVATIONS**
**MEADOWS**

Furr Construction and Development, Inc.
327 Dick St., Suite 102
Fayetteville, NC 28301

HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 FAX 1-866-491-0396

SQUARE FOOTAGE
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SECOND FLOOR 1339 SQ.FT.
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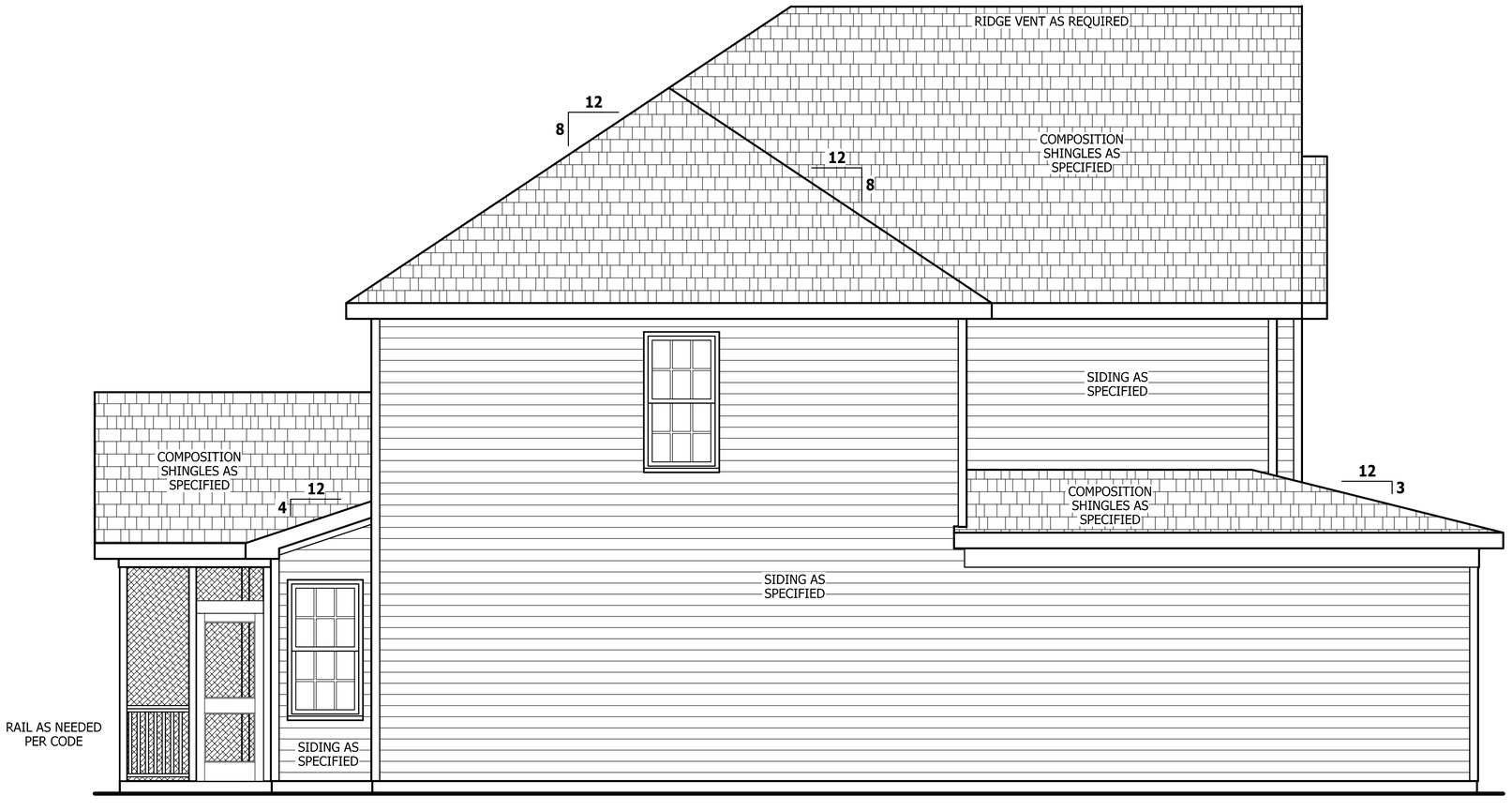
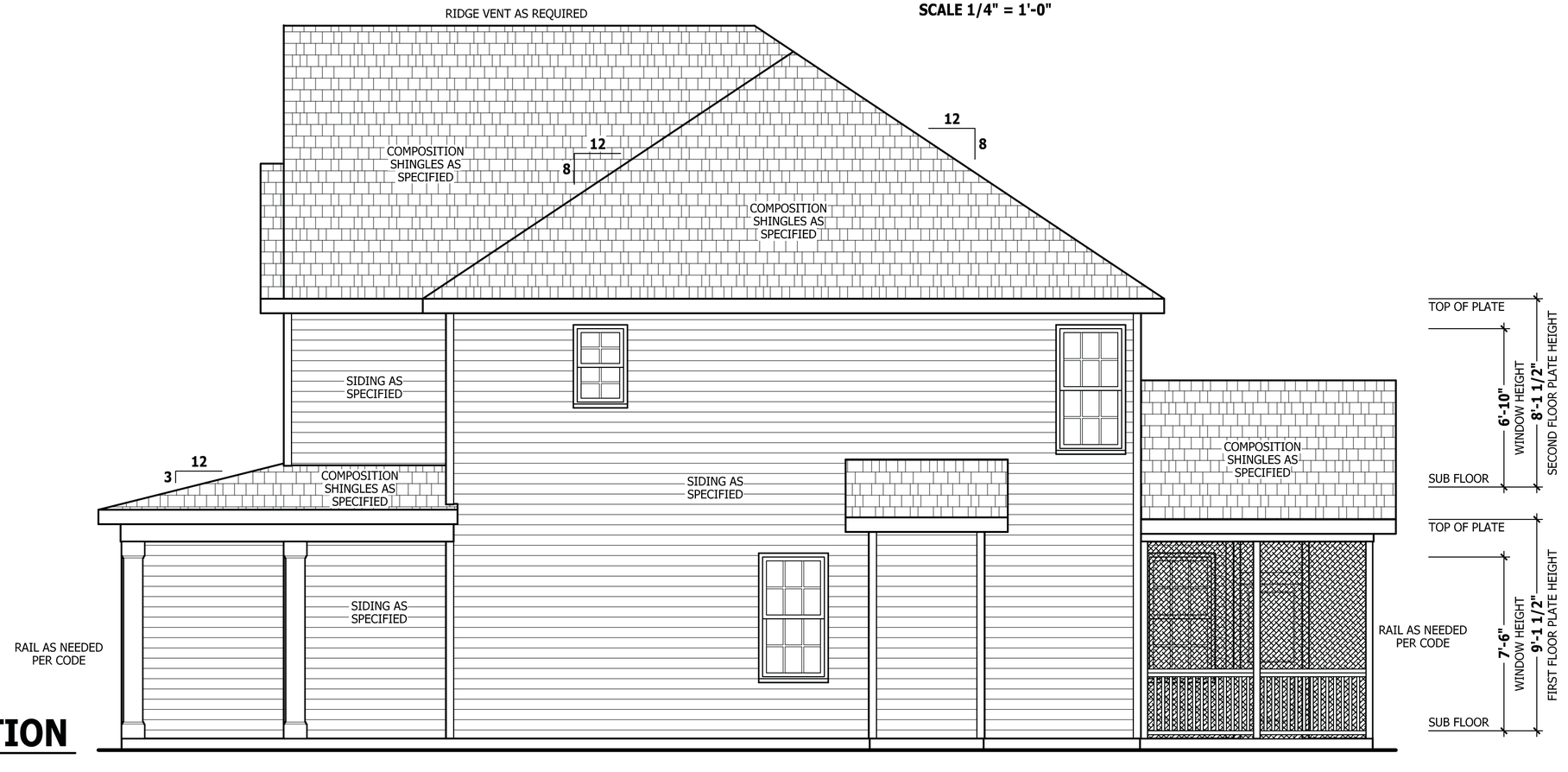



## RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"




## LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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# LEFT & RIGHT ELEVATIONS

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| | |
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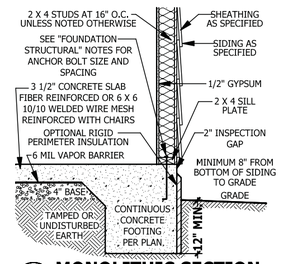
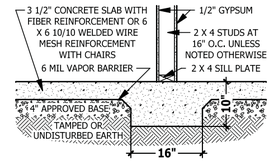
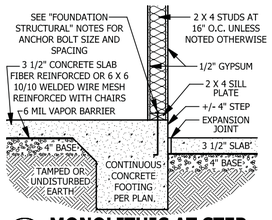


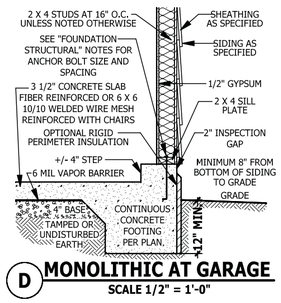

**A MONOLITHIC SECTION**
SCALE 1/2" = 1'-0"




**B LUG FOOTING SECTION**
SCALE 1/2" = 1'-0"




**C MONOLITHIC AT STEP**
SCALE 1/2" = 1'-0"




**D MONOLITHIC AT GARAGE**
SCALE 1/2" = 1'-0"

## 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:** 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 160" with solid masonry.

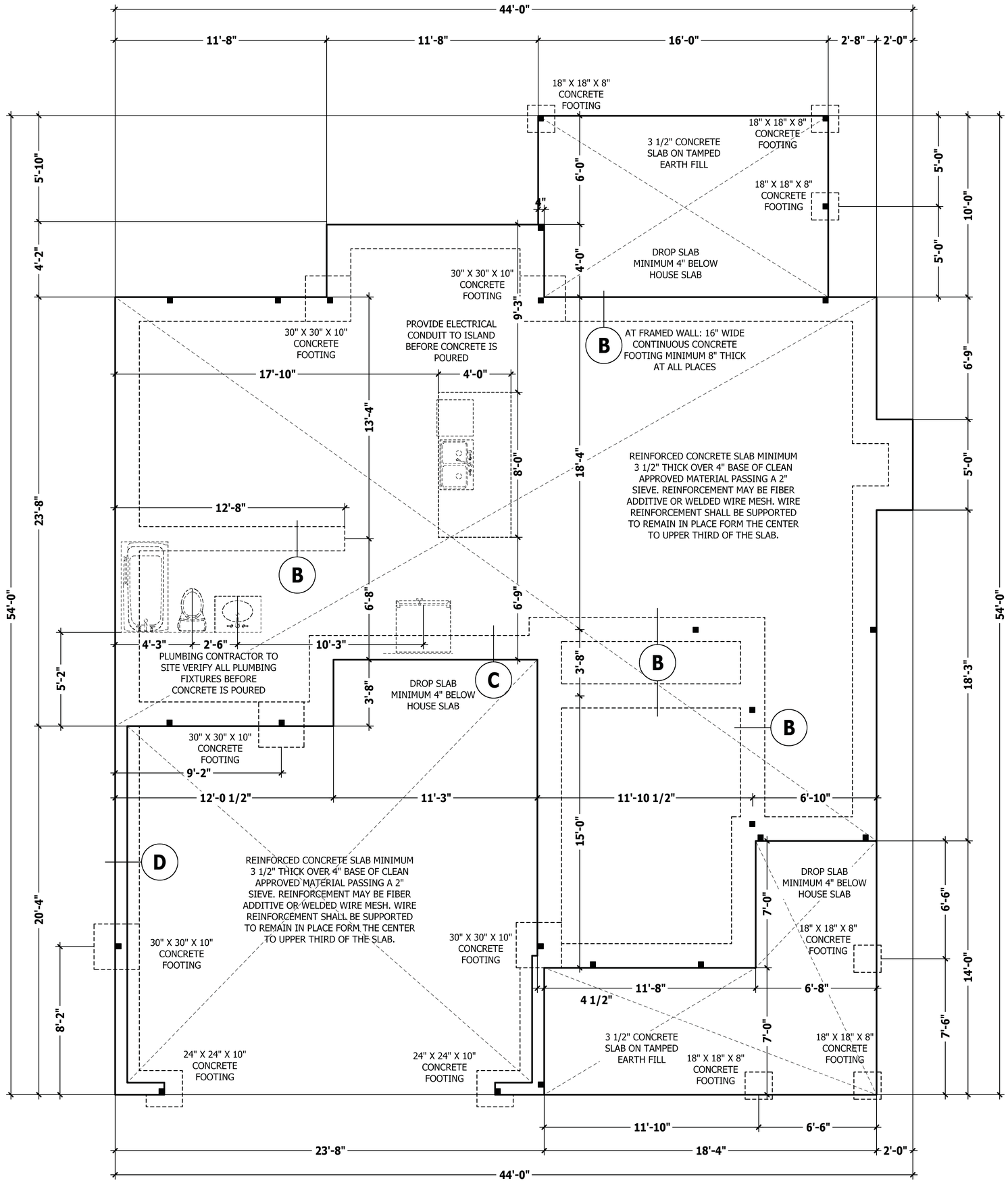
**POINT LOADS:** ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.

**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.

**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.

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# FOUNDATION PLAN

# MEADOWS

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P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax 1-866-491-0396


**SQUARE FOOTAGE**

| HEATED | |
|---|---|
| FIRST FLOOR | 1204 SQ.FT. |
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## 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 stud face.
**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 fire-rated doors.
**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.

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| | |
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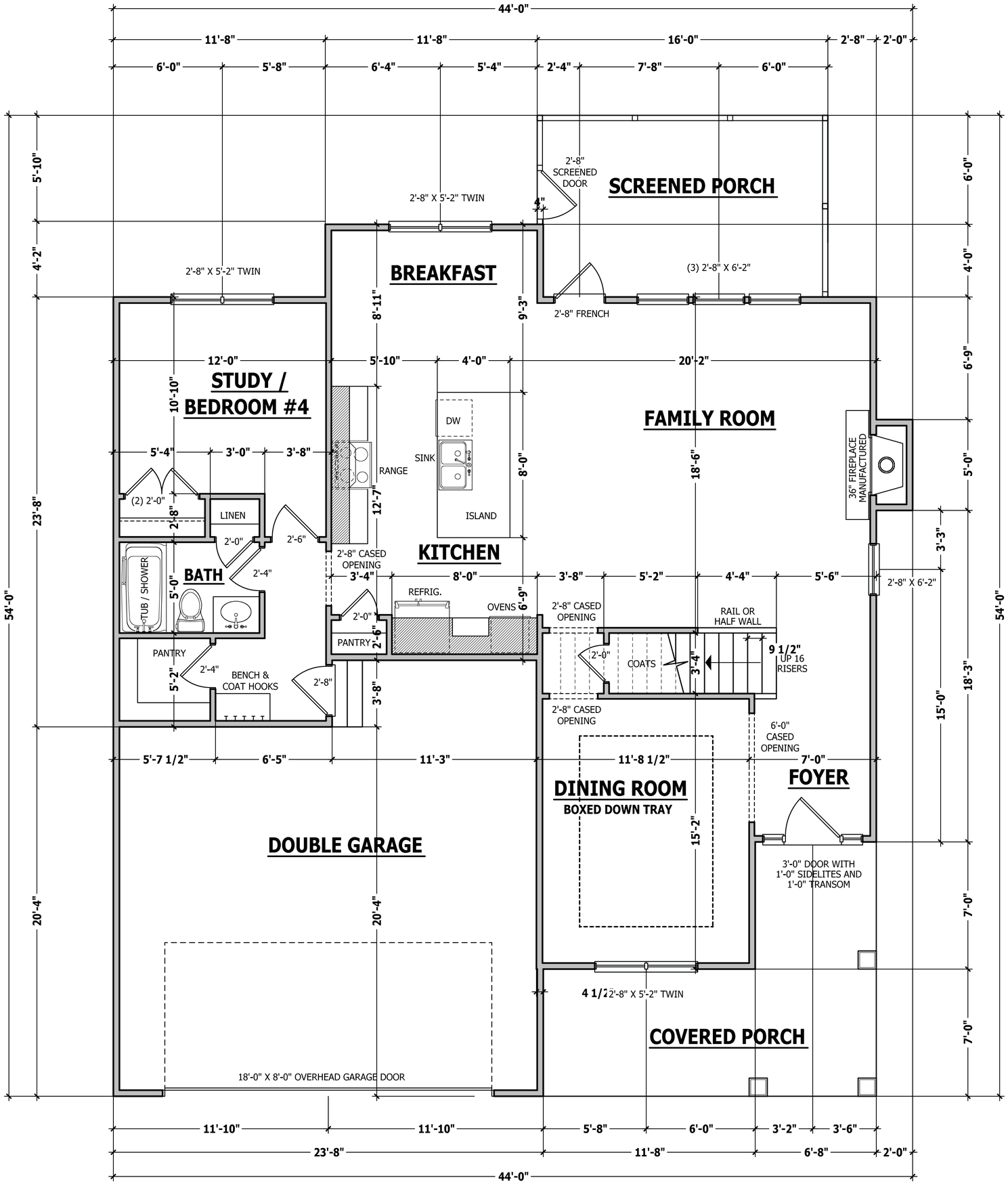


# FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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FIRST FLOOR PLAN
MEADOWS

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# STRUCTURAL NOTES

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

| DESIGN LOADS<br>USE | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (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=1.9x10$^6$ PSI
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10$^6$ PSI
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10$^6$ 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.

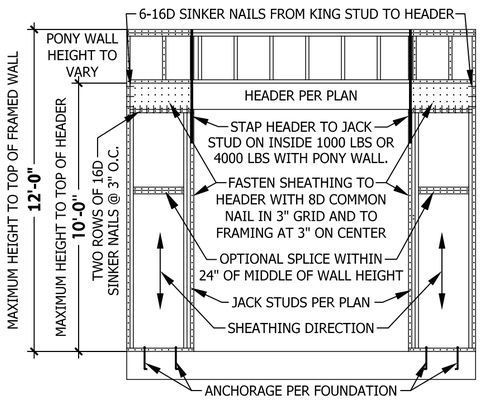
**Methods** Per Table R602.10.1

**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 nails.

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

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




**PF** **PORTAL FRAME AT OPENING**
( METHOD PF PER FIGURE AND SECTION R602.10.1 )
**SCALE 1/4" = 1'-0"**

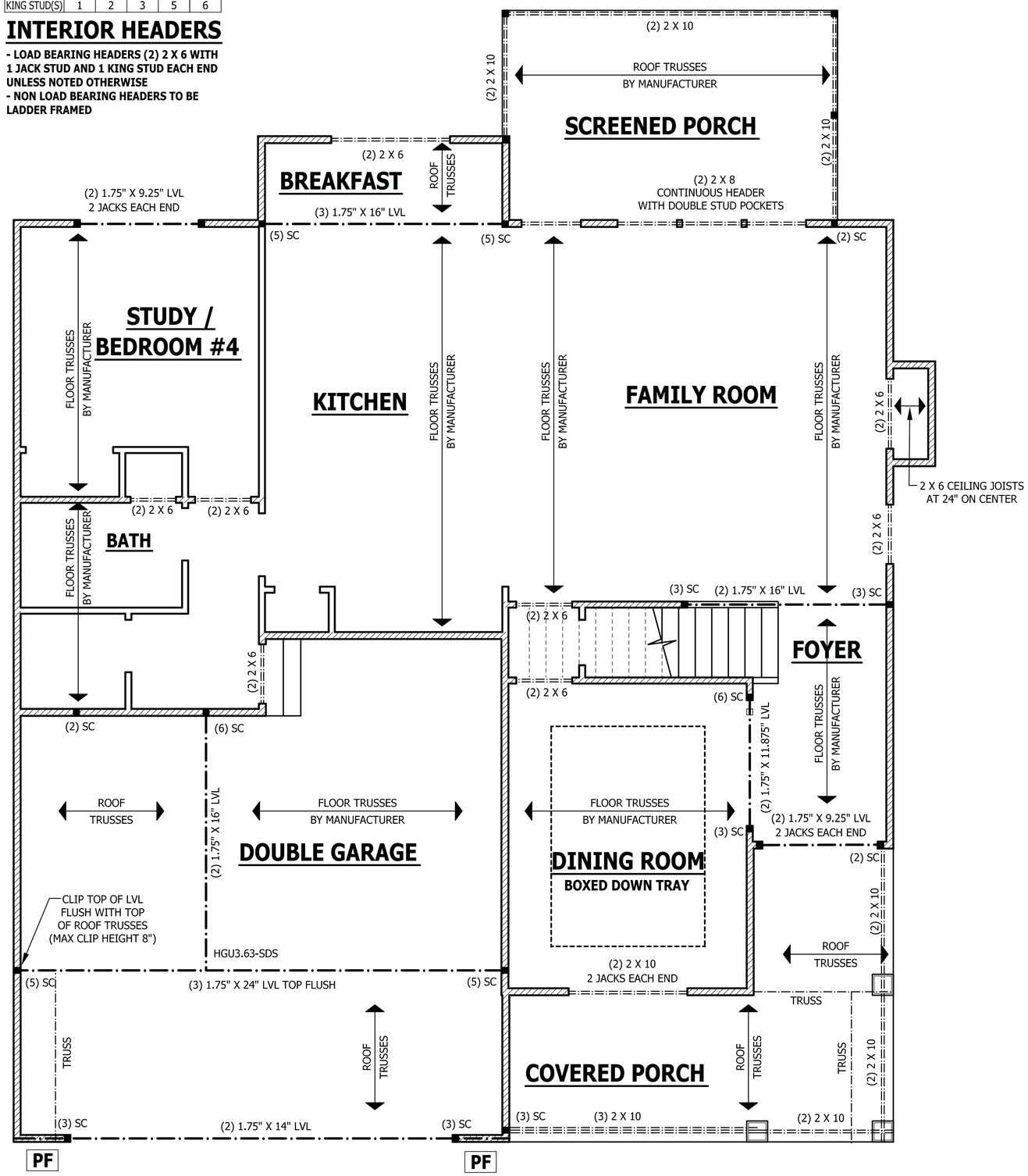
# EXTERIOR HEADERS

**- (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**




# FIRST FLOOR STRUCTURAL
**SCALE 1/4" = 1'-0"**

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**MEADOWS**


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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 | -- | -- |

**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=1.9x10$^6$ PSI
Parallel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2.0x10$^6$ PSI
Laminated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x10$^6$ 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.

# 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.

# 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 a vertical height of 60 inches (1524 mm) or greater. The net clear opening shall not be less than 20 inches by 30 inches (508 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

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

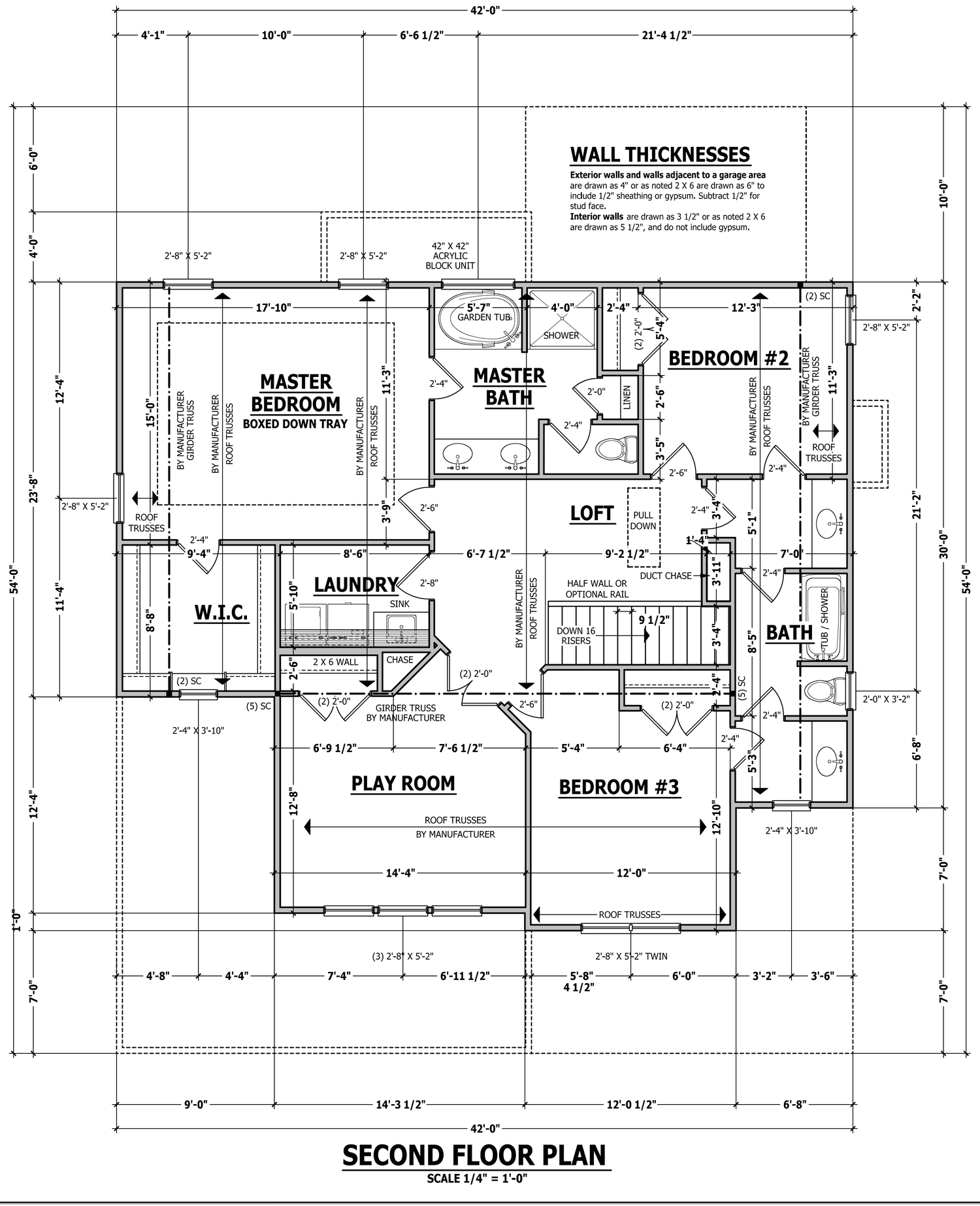
# EXTERIOR HEADERS

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

| HEADER SPAN | < 3' | 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**




## SECOND FLOOR 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 PROCEDURES.

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

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

**SECOND FLOOR PLAN**

**MEADOWS**


Furr Construction and Development, Inc.
327 Dick St., Suite 102
Fayetteville, NC 28301

HAYNES HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27588 919-435-6180 FAX 1-866-491-0396


**SQUARE FOOTAGE**

| HEATED | |
|---|---|
| FIRST FLOOR | 1204 SQ.FT. |
| SECOND FLOOR | 1339 SQ.FT. |
| TOTAL | 2543 SQ.FT. |
| **UNHEATED** | |
| FRONT PORCH | 175 SQ.FT. |
| GARAGE | 517 SQ.FT. |
| SCREENED PORCH | 159 SQ.FT. |
| TOTAL | 851 SQ.FT. |



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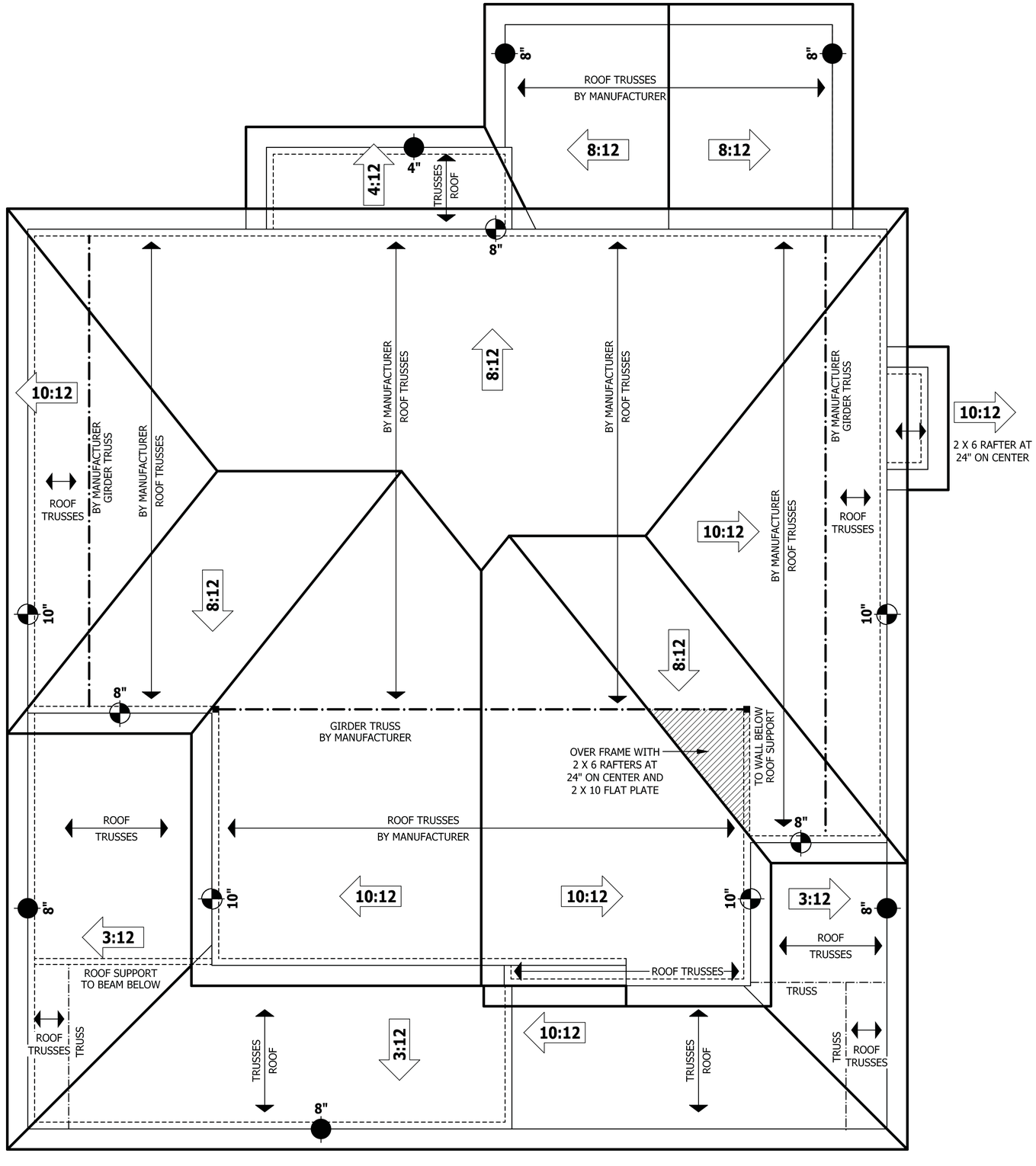


## ROOF TRUSS REQUIREMENTS

**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.

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**ANCHORAGE.** All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

**BEARING.** All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

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

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE

# ROOF PLAN

SCALE 1/4" = 1'-0"



ROOF PLAN

MEADOWS

Furr Construction and Development, Inc.
327 Dick St., Suite 102
Fayettreville, NC 28301

HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6160 Fax 1-866-491-0396

**SQUARE FOOTAGE**

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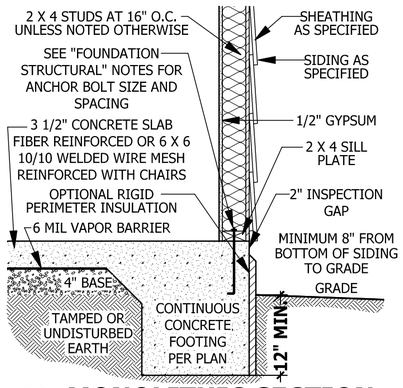
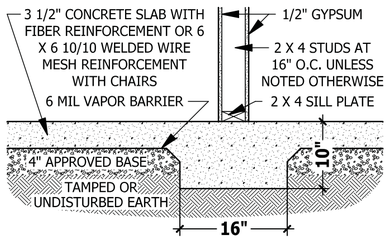
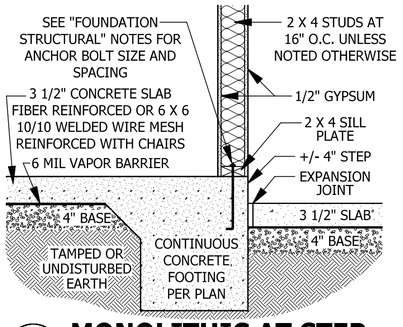


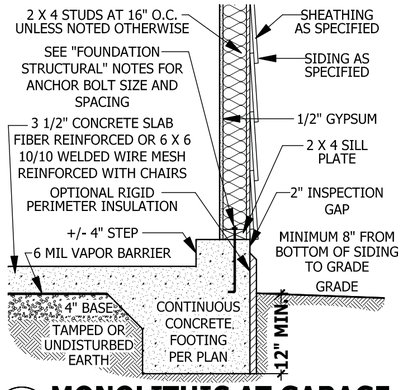

## A MONOLITHIC SECTION
SCALE 3/4" = 1'-0"



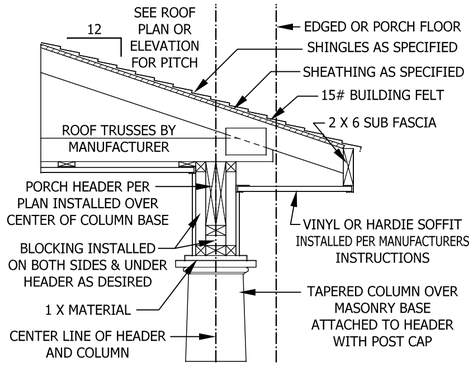

## B LUG FOOTING SECTION
SCALE 3/4" = 1'-0"



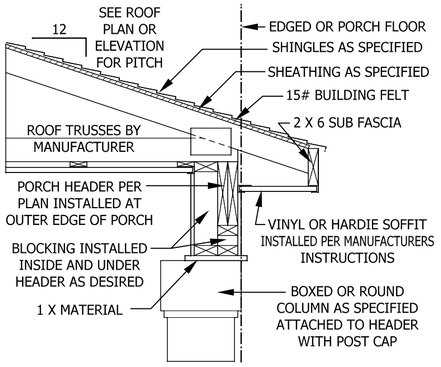

## C MONOLITHIC AT STEP
SCALE 3/4" = 1'-0"



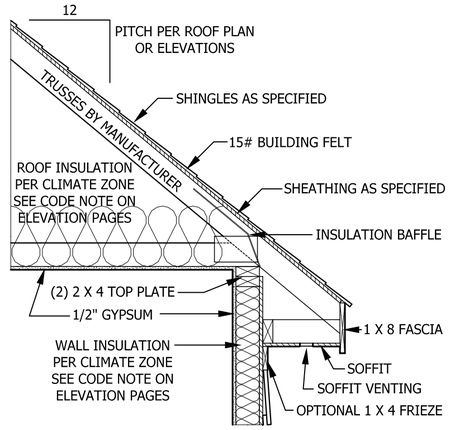

## D MONOLITHIC AT GARAGE
SCALE 3/4" = 1'-0"




## PORCH HEADER WITH TAPERED COLUMN
SCALE 3/4" = 1'-0"




## PORCH HEADER WITH BOXED OR ROUND COLUMN
SCALE 3/4" = 1'-0"




## TYPICAL WALL DETAIL
SCALE 3/4" = 1'-0"

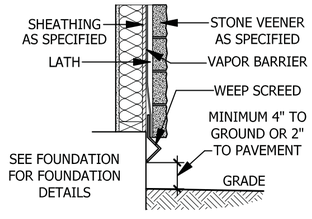
## CARBON MONOXIDE ALARMS

**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 315.1.

**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.




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

## 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 building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

## 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 NFPA 72.

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

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

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

When more than one smoke alarm is required to be installed within 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.

## STAIRWAY NOTES

**R311.7**

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

**R311.7.4 Stair treads and risers.** Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

**R311.7.4.1 Riser height.** The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads.

**R311.7.4.2 Tread depth.** The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 4 inches (102 mm) at any point.

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

**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).

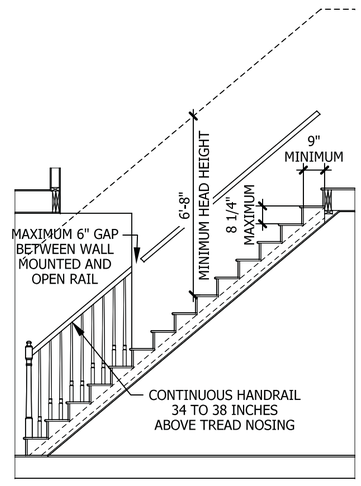
**Exceptions:**

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 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.




## TYPICAL STAIR DETAIL
SCALE 1/4" = 1'-0"



**TYPICAL DETAILS**

**MEADOWS**

**Furr Construction and Development, Inc.**
327 Dick St., Suite 102
Fayetteville, NC 28301

HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax 1-866-491-0396

**SQUARE FOOTAGE**

| | |
|---|---|
| **HEATED** | |
| FIRST FLOOR | 1204 SQ.FT. |
| SECOND FLOOR | 1339 SQ.FT. |
| TOTAL | 2543 SQ.FT. |
| **UNHEATED** | |
| FRONT PORCH | 175 SQ.FT. |
| GARAGE | 517 SQ.FT. |
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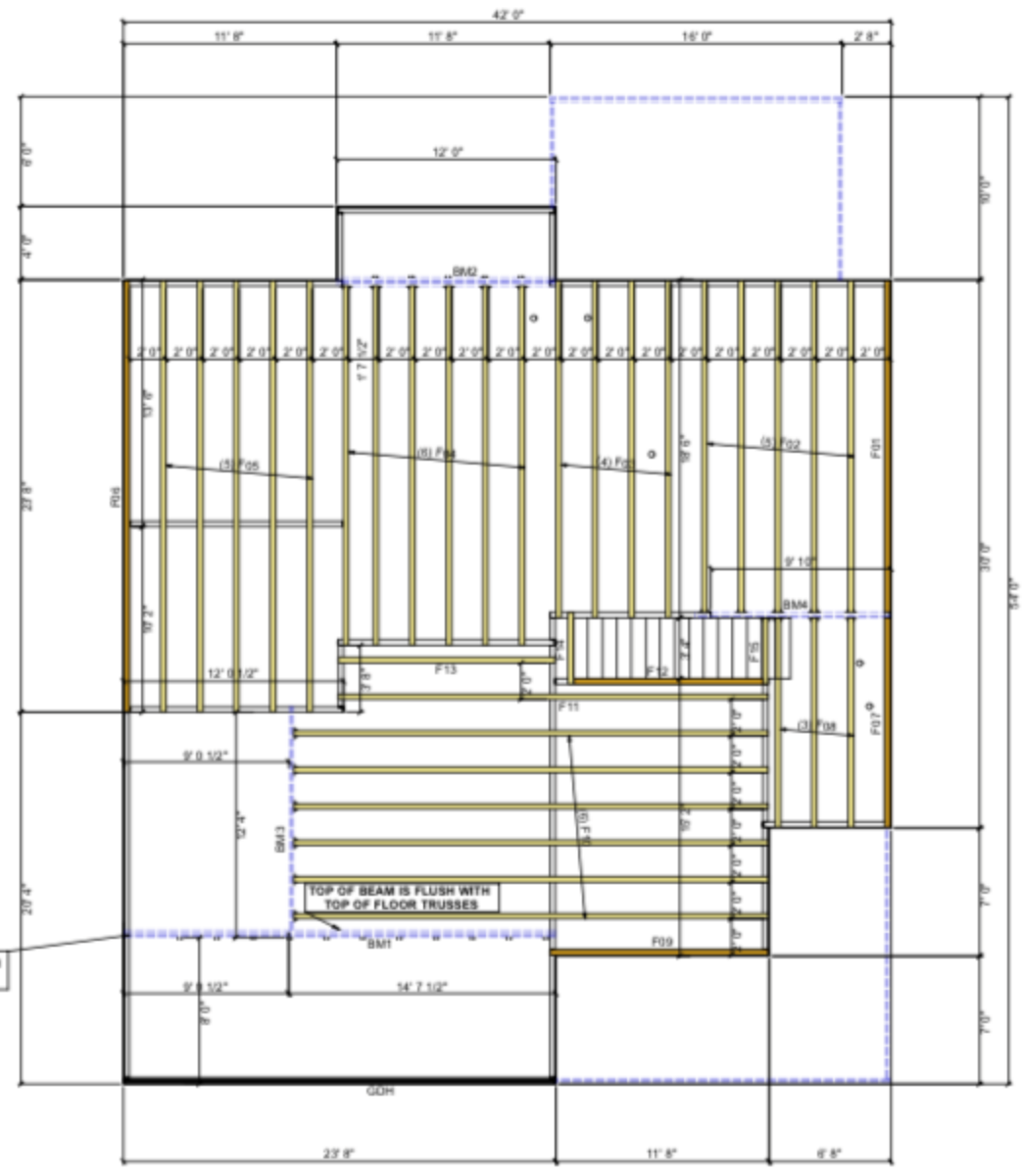



| Products | | | | |
|---|---|---|---|---|
| Net Qty | Plies | Product | Length | PlotID |
| 3 | 3 | 1-3/4" x 24" LVL | 24' 0" | BM1 |
| 3 | 3 | 1-3/4" x 16" LVL | 12' 0" | BM2 |
| 2 | 2 | 1-3/4" x 16" LVL | 14' 0" | BM3 |
| 2 | 2 | 1-3/4" x 16" LVL | 12' 0" | BM4 |
| 2 | 2 | 1-3/4" x 14" LVL | 24' 0" | GDH |

| Truss Connector List | | | |
|---|---|---|---|
| Supported Mtl | Product | Qty | Supporting Mtl |
| BM3 | HGUS414 | 1 | BM1 |
| F02,F04,F08,F10,F15 | LUS410 | 21 | BM2.BM3.BM4 |

| Truss Connector Total List | | |
|---|---|---|
| Qty | Product | Manuf |
| 1 | HGUS414 | |
| 21 | LUS410 | |

## FLOOR TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss. **Espanol** - *(NO CORTE, PERFORE, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modification.)*

1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
4. Refer to the Truss Design Drawings for specific information about each individual truss design.
5. The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
7. Floor Trusses have been spaced as specified in the plans or as directed by the contractor / customer. BFS recommends that the contractor / customer consider economics, floor performance, floor coverings, and accessibility when selecting the floor truss spacing.
8. Inflexible floor coverings, such as ceramic tile, require careful consideration and planning by the contractor. The contractor shall select and use an approved floor covering assembly for the chosen floor covering and floor truss spacing used in the project. Ceramic tile assemblies are shown in the TCNA Handbook for Ceramic, Glass, and Stone Installation. Builders FirstSource is not responsible for floor covering related issues.
9. The builder / owner is to inform Builders FirstSource of any additional loads placed on floor trusses, such as loads from structural members, heavy granite island countertops, fireplace surrounds, etc. If we do not note these additional loads on the placement diagram or truss design drawings, then they have not been added.
10. This Placement Diagram may show approximate plumbing drop locations with a corresponding truss layout. With or without this information, the contractor shall insure that the installer verifies all plumbing locations and installs trusses to avoid interference. Consider all plumbing such as toilets, tub drain and overflow, showers, etc. The contractor shall also plan for other potential utility conflicts.
11. Floor truss spacing may be altered to avoid plumbing interference. Avoid overloading single trusses due to truss spacing shifts. Do not exceed allowable span rating of the subfloor sheathing used.
12. Floor trusses shall be fully sheathed on the top chord. The builder shall select structural sheathing that meets the truss spacing requirement as well as the desired long term performance characteristics for the specific assembly.
13. Strongbacks are either recommended or required as Shown on the Truss Design Drawings. BFS recommends installing strongbacks for all floor trusses to improve floor performance and allow load sharing between trusses.
14. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.

## WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH. **Espanol** - *(TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)*

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
2. Floor trusses shall be temporarily restrained during installation. DO NOT WALK ON UNRESTRAINED FLOOR TRUSSES. Unrestrained floor trusses may suddenly collapse or roll over and may cause injury or death.
3. **BCSI INSTRUCTIONS SHALL BE FOLLOWED:** BCSI-B7 = Floor Truss Installation

Furr Construction
Meadows Plan
Lot 6 Shady Grove
Harnett Co., NC

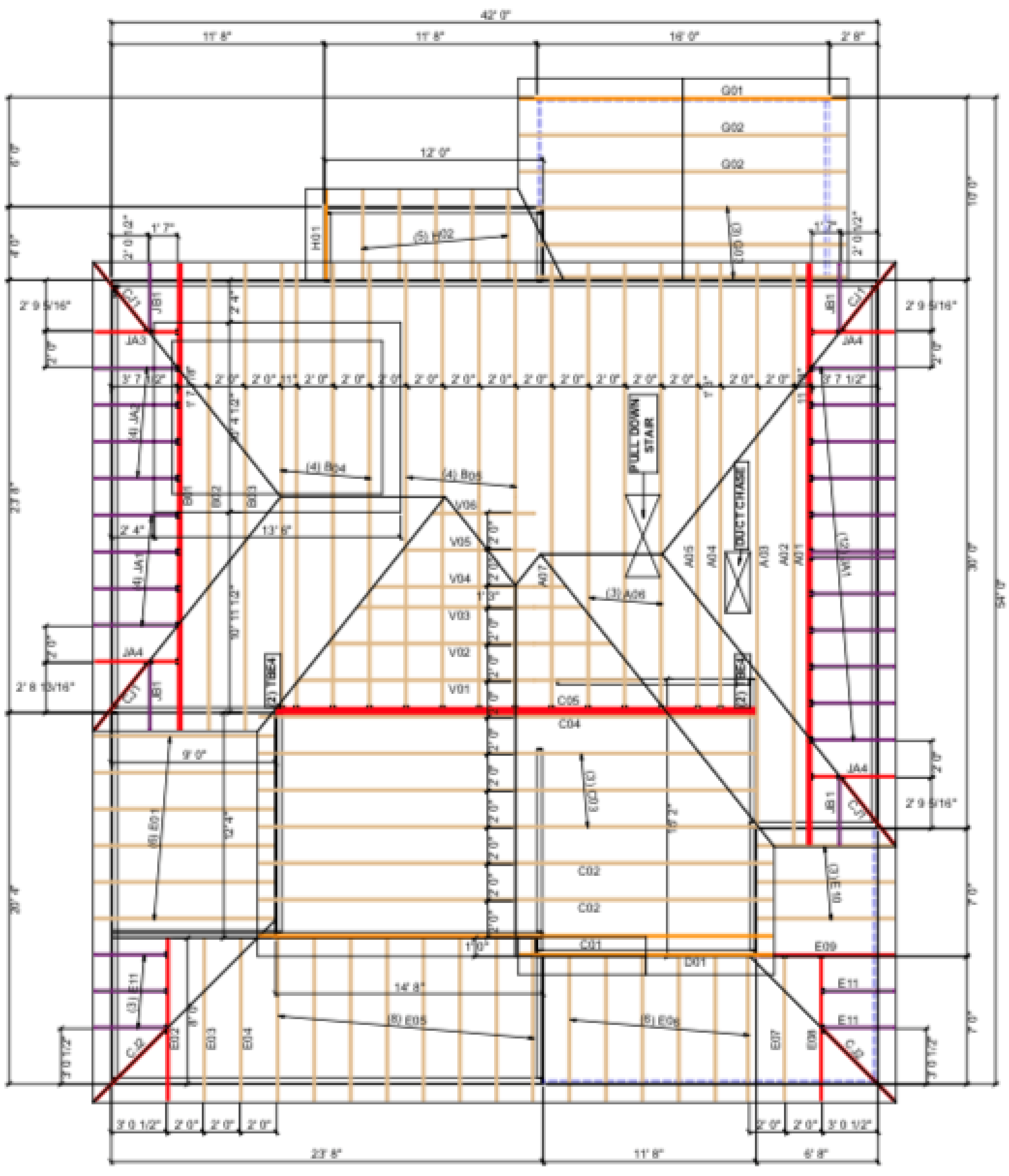
Job No: 3822889
Scale: NTS
Date: 1/15/2024
Drawn By: RC



Builders FirstSource
Never Underestimate the Power of Being First

| Truss Connector List | | | |
|---|---|---|---|
| Supported Mtl | Product | Qty | Supporting Mtl |
| A04-A07,B04,B05 | HTU26 | 14 | C05 |
| E01-E05,H02 | HTU26 | 22 | FLOOR BEAMS |
| E07,E08 | HTU26 | 2 | E09 |
| C05 | TBE4 | 4 | TOP PLATE |

| Truss Connector Total List | | |
|---|---|---|
| Qty | Product | Manuf |
| 38 | HTU26 | |
| 4 | TBE4 | |



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3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.4. Refer to the Truss Design Drawings for specific information about each individual truss design.5. The Truss Technician shall provide Truss-to -Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
7. In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
8. Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the loads distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
9. Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.
10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
11. If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
12. The Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

## WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH. **Espanol** - *(TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)*

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. failure to follow these specifications may result in injury or death.
2. Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.
3. **BCSI INSTRUCTIONS SHALL BE FOLLOWED:**

BCSI-B1 = Safe Truss Handling and Installation
BCSI-B2 = Installation and Temporary Restraint
BCSI-B3 = Permanent Restraint
BCSI-B4 = Safe Construction Loading
BCSI-B5 = Truss Damage and Modification Guidelines
BCSI-B7 = Floor Truss Installation
BCSI-B8 = Toe-Nailed Connections
BCSI-B9 = Multi-Ply Girders
BCSI-B10 = Post Frame Truss Installation
BCSI-B11 = Fall Protection

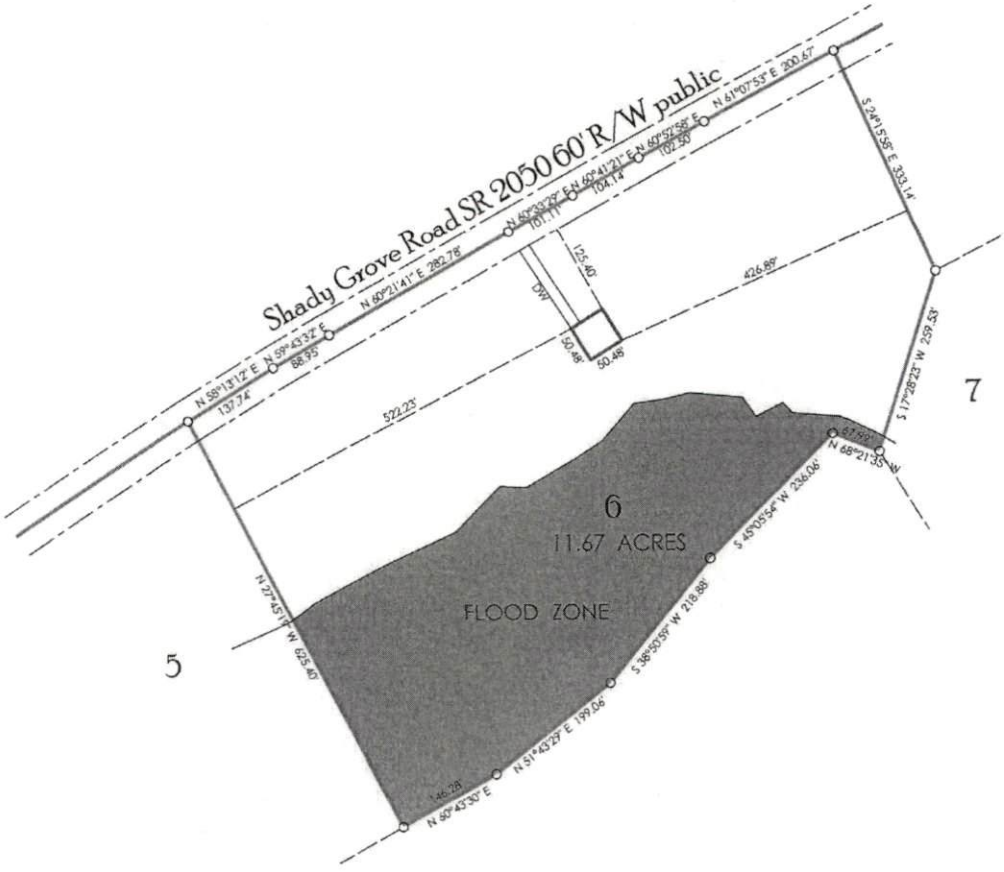
4. Follow TPI Requirements for Long Span Trusses (>60').

Furr Construction
Meadows Plan
Lot 6 Shady Grove
Harnett Co., NC

| Scale | Date | Drawn By | Job No |
|---|---|---|---|
| NTS | 1/15/2024 | RC | 3822881 |

Builders FirstSource
*Never Underestimate the Power of Being First*

*Lott Surveying*
Est. 1972
SURVEYING - PLANNING - DESIGN
126 Rowland Circle, Fayetteville, North Carolina 28301
phone: (910) 494-2178 email: glott@nc.rr.com




PLOT PLAN

*Furr Construction and Development Inc.*

Gavin Ventures LLC Subdivision

plat 2021/pages 504-506

Anderson Creek Township

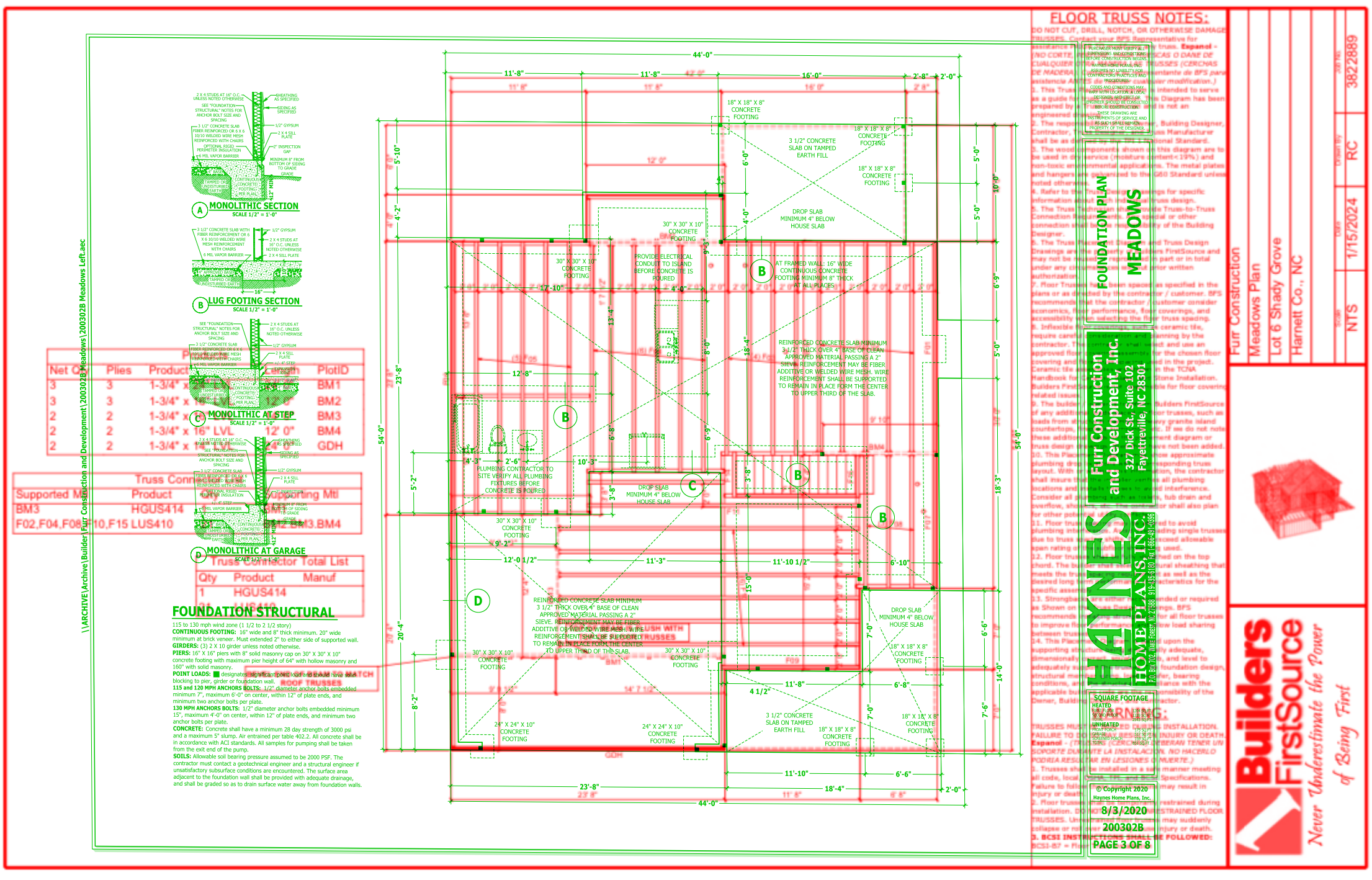
Harnett County N.C.

Scale 1" = 200' Oct. 19, 2023

George L. Lott, PLS L-1379

NORTH CAROLINA PROFESSIONAL SEAL L-1379 LAND SURVEYOR GEORGE L. LOTT

200 0 200 400 600
SCALE IN FEET




| Net Qty | Plies | Product | PlotID |
|---|---|---|---|
| 3 | 3 | 1-3/4" x | BM1 |
| 3 | 3 | 1-3/4" x | BM2 |
| 2 | 2 | 1-3/4" x | BM3 |
| 2 | 2 | 1-3/4" x 16" LVL 12' 0" | BM4 |
| 2 | 2 | 1-3/4" x | GDH |

| Truss Conn | | |
|---|---|---|
| Supported M | Product | ng Mtl |
| BM3 | HGUS414 | |
| F02,F04,F08,F10,F15 | LUS410 | BM3,BM4 |

| Truss Connector Total List | | |
|---|---|---|
| Qty | Product | Manuf |
| 1 | HGUS414 | |
| 1 | LUS410 | |

## 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:** 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 160" with solid masonry.
**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.
**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.

## FLOOR TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance if [illegible] truss. **Espanol -** (NO CORTE, PERFORE O DAÑE DE CUALQUIER MANERA CUALQUIERA DE LAS CERCHAS O DANE DE MADERA [illegible] TRUSSES (CERCHAS [illegible] asistencia [illegible] representante de BFS para [illegible] modificación.)

1. This Truss Design Drawing [illegible] intended to serve as a guide for [illegible] This Diagram has been prepared by [illegible] and is not an engineered [illegible]
2. The responsibility [illegible] Building Designer, Contractor, [illegible] Truss Manufacturer shall be as defined [illegible] National Standard.
3. The wood components shown on this diagram are to be used in dry service (moisture content < 19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
4. Refer to the Truss Design Drawings for specific information about each individual truss design.
5. The Truss Fabricator shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
7. Floor Trusses have been spaced as specified in the plans or as directed by the contractor / customer. BFS recommends that the contractor / customer consider economics, floor performance, floor coverings, and accessibility when selecting the floor truss spacing.
8. Inflexible floor coverings, such as ceramic tile, require careful detailing and planning by the contractor. The contractor shall select and use an approved floor system for the chosen floor covering and [illegible] used in the project. Ceramic tile [illegible] in the TCNA Handbook for [illegible] Stone Installation. Builders FirstSource [illegible] for floor covering related issues.
9. The builder [illegible] Builders FirstSource of any additional [illegible] or trusses, such as loads from [illegible] very granite island countertops, [illegible]. If we do not note these additional [illegible] ment diagram or truss design [illegible] ve not been added.
10. This Placement [illegible] ow approximate plumbing drop [illegible] esponding truss layout. With [illegible] ation, the contractor shall insure that [illegible] all plumbing locations and [illegible] to avoid interference. Consider all [illegible] in slab, tub drain and overflow, should [illegible] or shall also plan for other potential [illegible]
11. Floor trusses [illegible] ed to avoid plumbing interference. [illegible] loading single trussed [illegible] due to truss [illegible] exceed allowable span rating [illegible] is used.
12. Floor trusses [illegible] ed on the top chord. The builder shall [illegible] tural sheathing that meets the [illegible] t as well as the desired long term [illegible] acteristics for the specific assembly [illegible]
13. Strongbacks are either [illegible] ended or required as shown on [illegible] ings. BFS recommends [illegible] for all floor trusses to improve floor [illegible] low load sharing between trusses [illegible]
14. This Placement [illegible] upon the supporting structure [illegible] adequate, dimensionally [illegible] h, and level to adequately support [illegible] foundation design, structural material [illegible] fer, bearing conditions, and [illegible] iance with the applicable building [illegible] nsibility of the Owner, Building [illegible] ctor.

**WARNING:**

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH. **Espanol -** (TRUSSES MUST BE BRACED DURANTE LA INSTALACION. LA FALTA DE HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

1. Trusses shall be installed in a safe manner meeting all code, local [illegible] and BCSI Specifications. Failure to follow [illegible] may result in injury or death.
2. Floor trusses [illegible] restrained during installation. DO NOT [illegible] RESTRAINED FLOOR TRUSSES. Unrestrained [illegible] may suddenly collapse or roll [illegible] injury or death.
3. **BCSI INSTRUCTIONS SHALL BE FOLLOWED:** BCSI-B7 = Floor

Furr Construction and Development, Inc.
327 Dick St., Suite 102
Fayetteville, NC 28301

HAYNES HOME PLANS, INC.
P.O. BOX 1024 WAKE FOREST, NC 27588 919-435-8100 FAX 1-800-491-0998

| SQUARE FOOTAGE | |
|---|---|
| HEATED | |
| 1ST FLOOR | 1,130 SQ.FT. |
| 2ND FLOOR | 1,136 SQ.FT. |
| TOTAL | 2,266 SQ.FT. |
| UNHEATED | |
| FRONT PORCH | 175 SQ.FT. |
| GARAGE | 537 SQ.FT. |
| EXTENDED REAR | 159 SQ.FT. |
| TOTAL | 871 SQ.FT. |



8/3/2020

200302B

PAGE 3 OF 8

Furr Construction
Meadows Plan
Lot 6 Shady Grove
Harnett Co., NC

| SCALE | DATE | Drawn by |
|---|---|---|
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