

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

MEAN ROOF HEIGHT: 15'-2" HEIGHT TO RIDGE: 20'-1"

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
ZONE 2	14.2	-18.0	14.9	-18.9
ZONE 3	14.2	-18.0	14.9	-18.9
ZONE 4	15.5	-16.0	16.3	-16.8
ZONE 5	15.5	-20.0	16.3	-21.0

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
ZONE 2	16.7	-21.0	17.5	-22.1
ZONE 3	16.7	-21.0	17.5	-22.1
ZONE 4	18.2	-19.0	19.1	-20.0
ZONE 5	18.2	-24.0	19.1	-25.2

ROOF VENTILATION

SECTION R806
R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

- Exceptions:**
1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
 2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,294 SQ.FT.
NET FREE CROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 15.29 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 = 7.65 SQ.FT.

GUARD RAIL NOTES

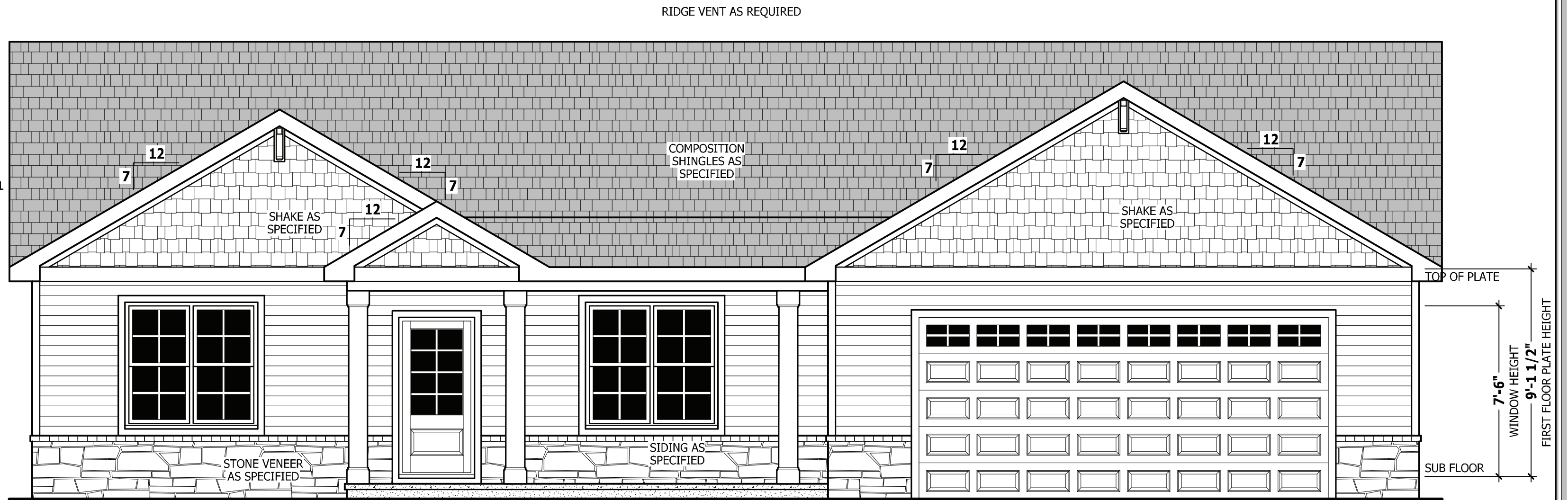
SECTION R312
R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open 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.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

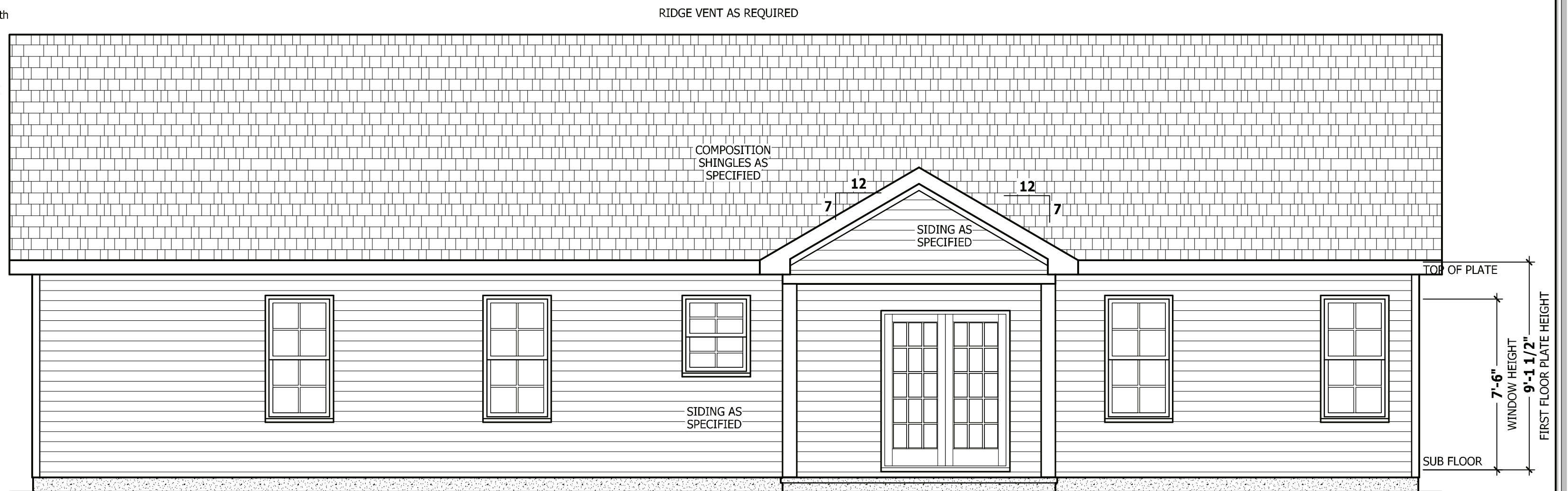
AIR LEAKAGE

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.



SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1952 SQ.FT.
TOTAL	1952 SQ.FT.
UNHEATED	
FRONT PORCH	116 SQ.FT.
GARAGE	528 SQ.FT.
REAR PORCH	144 SQ.FT.
TOTAL	788 SQ.FT.



REAR ELEVATION

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.

FRONT & REAR ELEVATIONS
Braxton

HAYNES J.W. SEALEY & Associates Construction

HAYNES HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27788 919-495-6180 FAX 919-495-491-0396

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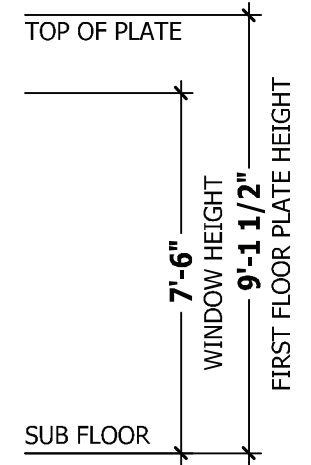
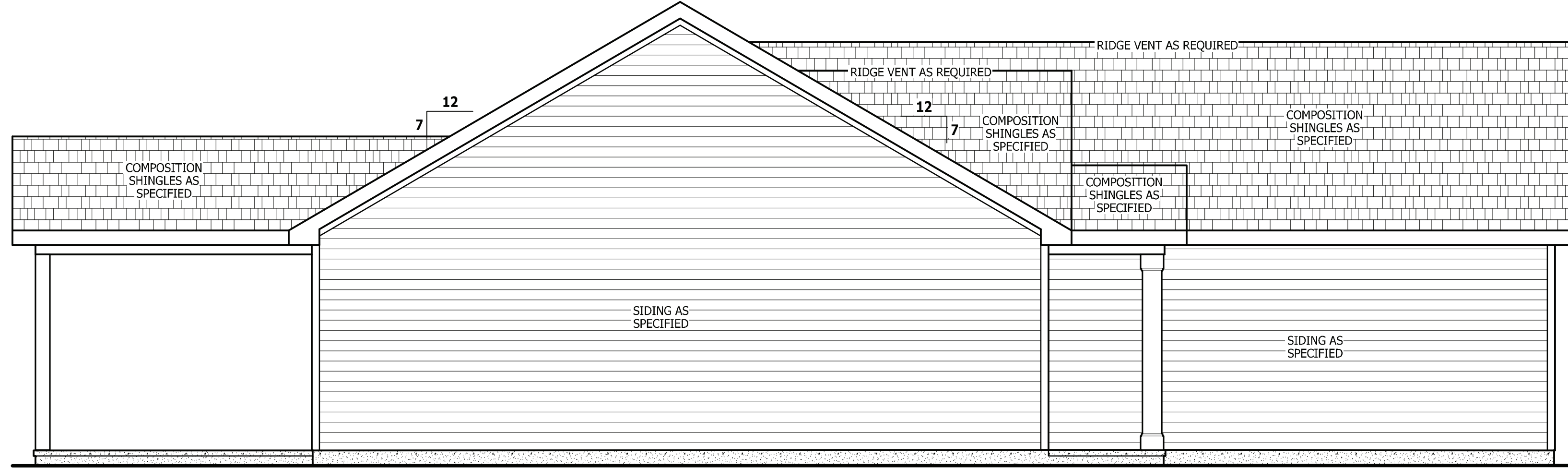
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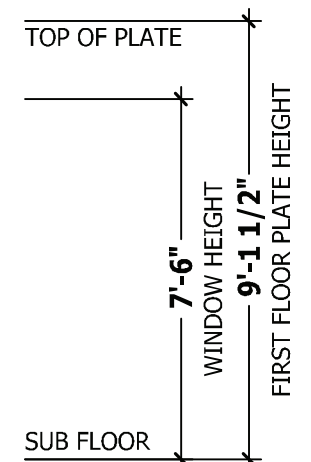
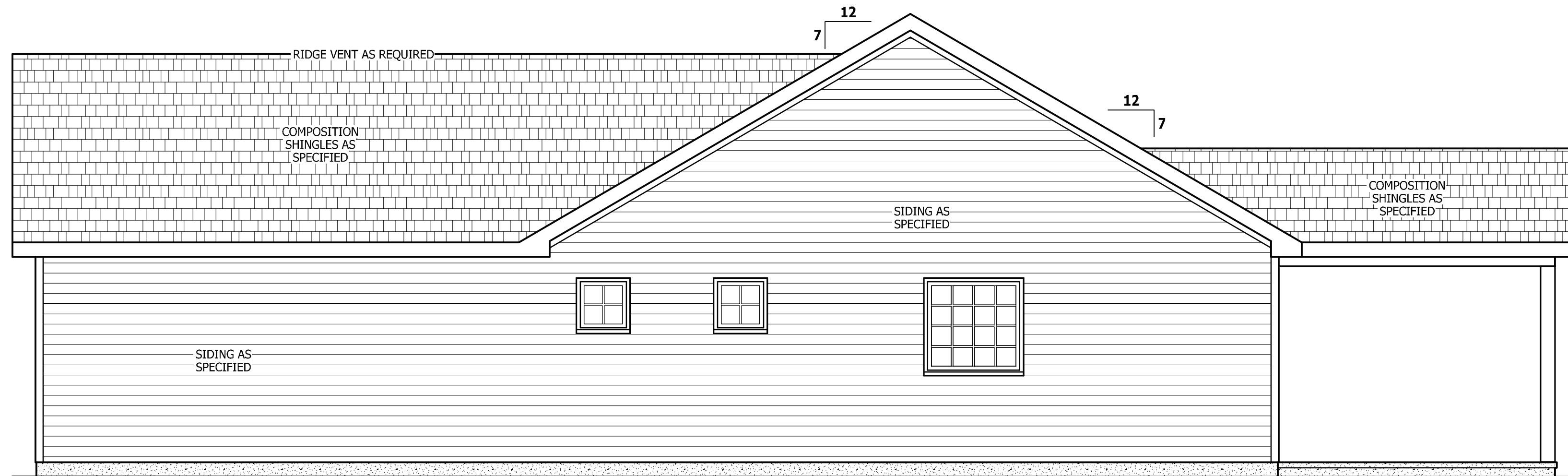
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LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

RAIL AS NEEDED PER CODE



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

LEFT & RIGHT ELEVATIONS

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JW SEALEY & associates Construction

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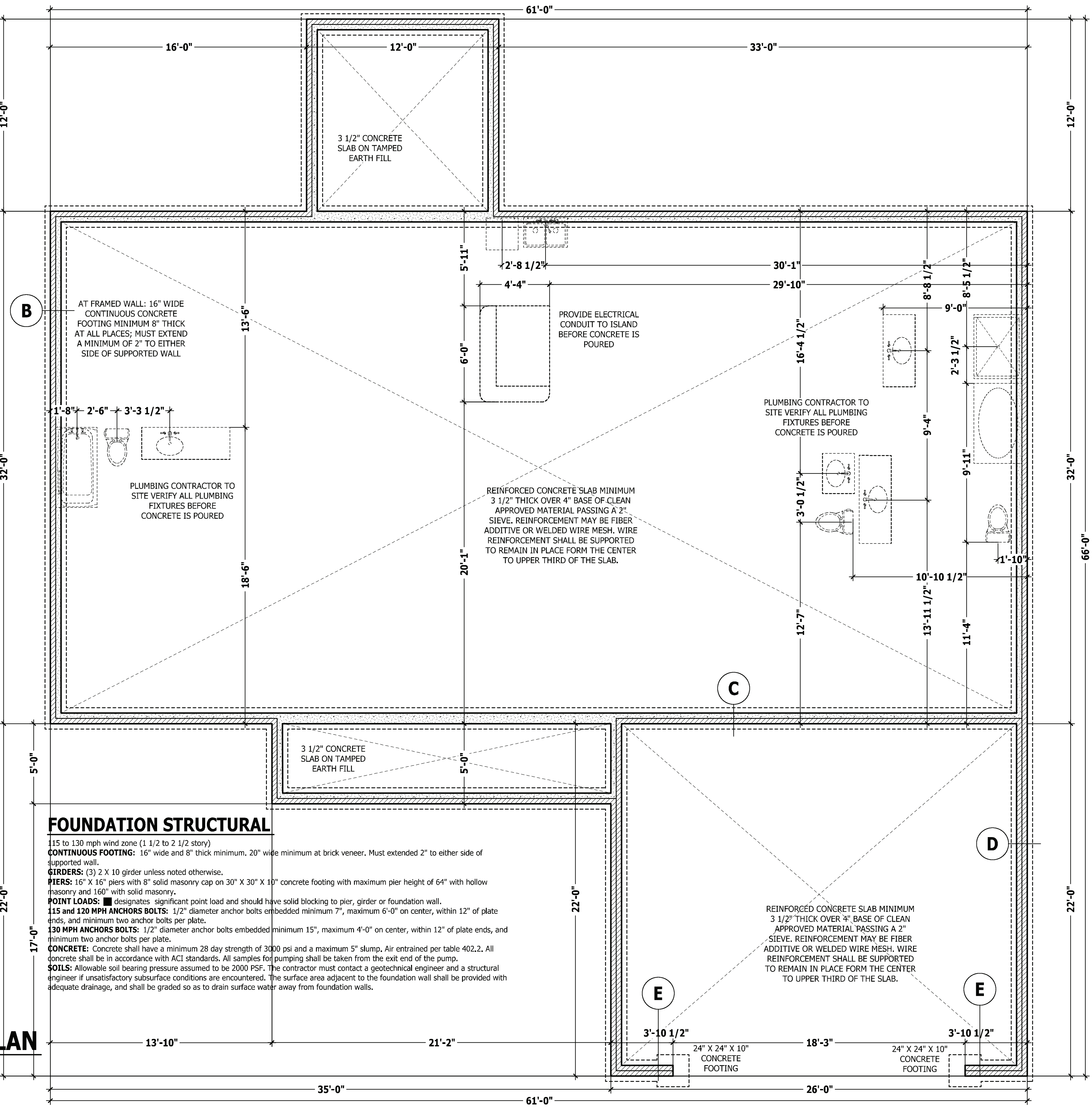
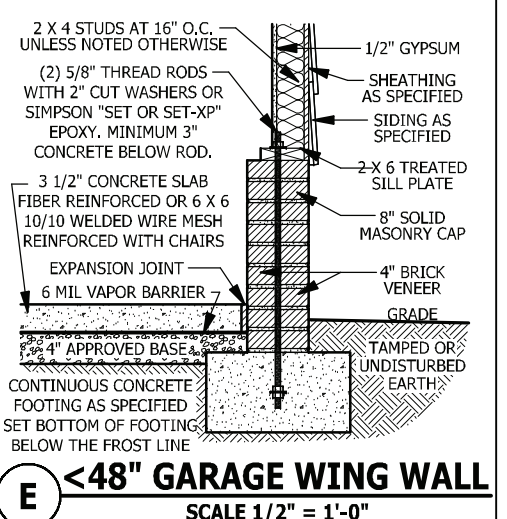
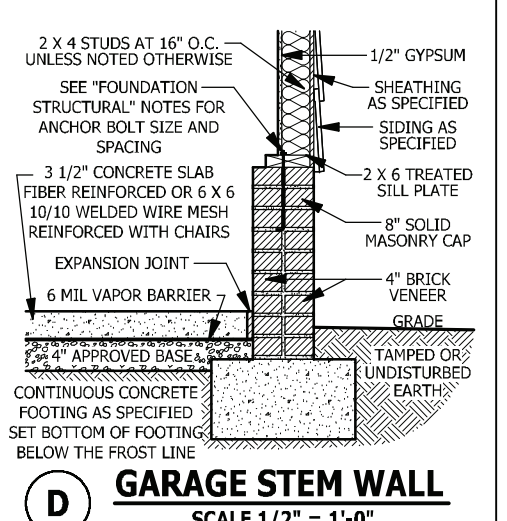
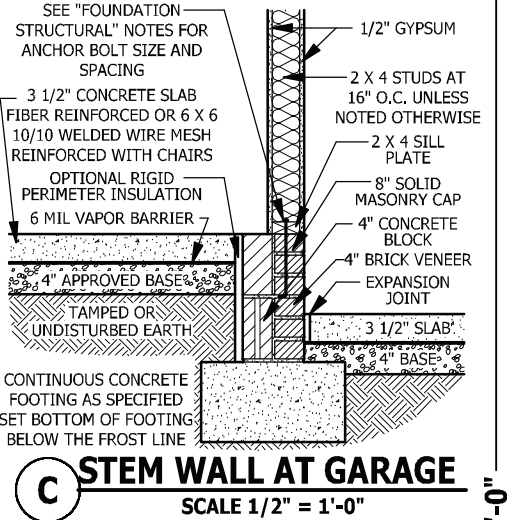
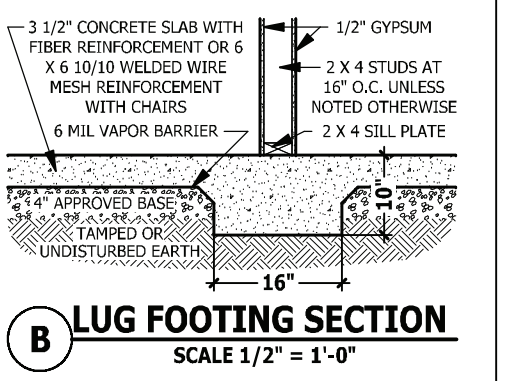
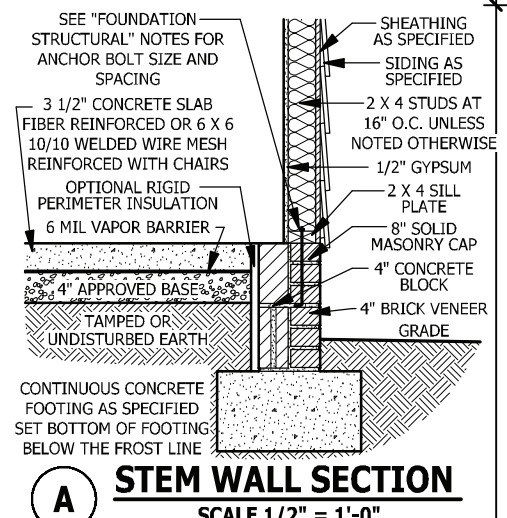
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FOUNDATION PLAN
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STEM WALL SLAB PLAN
SCALE 1/4" = 1'-0"

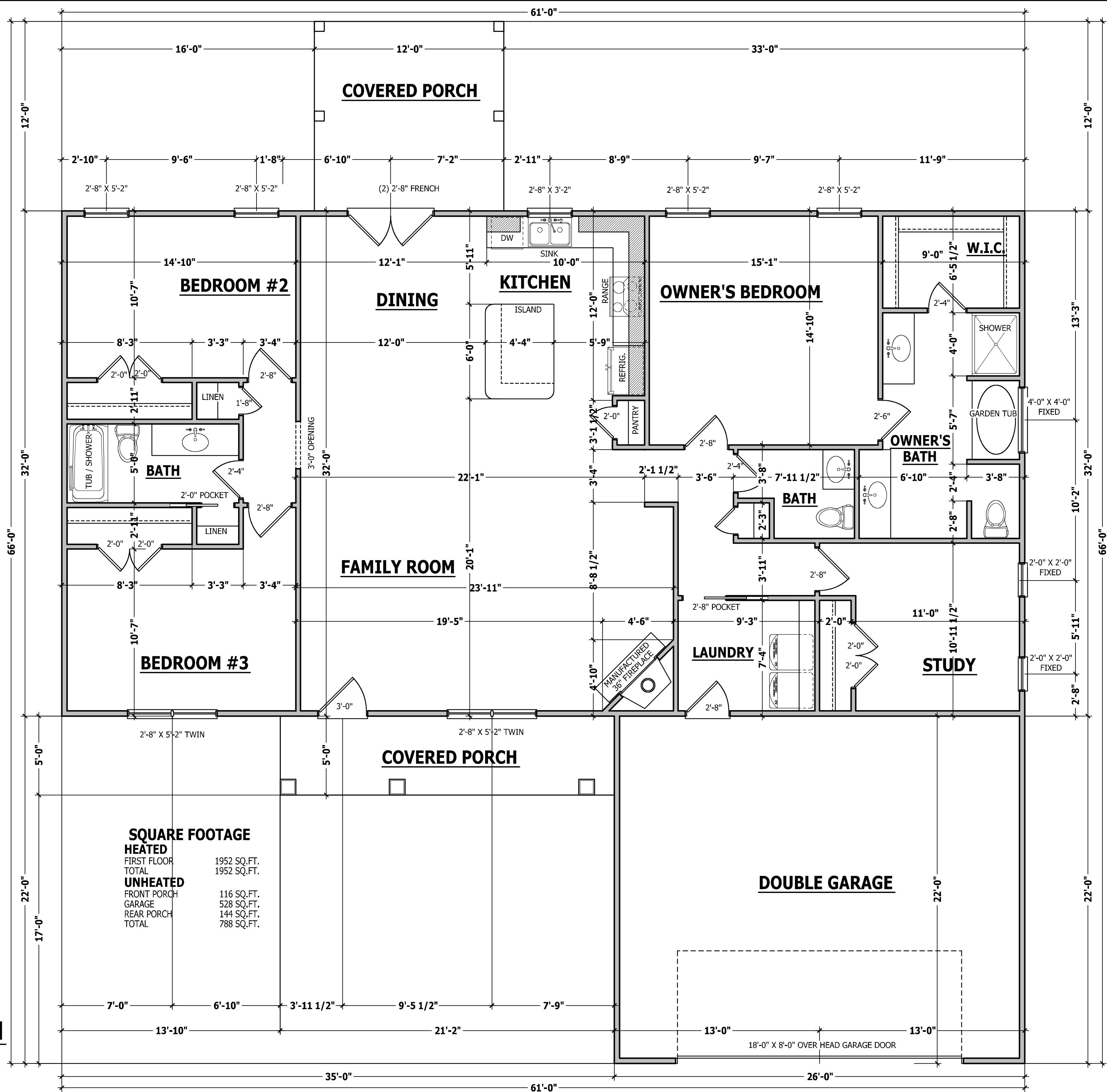
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FIRST FLOOR PLAN
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ATTIC ACCESS

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.

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.

SQUARE FOOTAGE

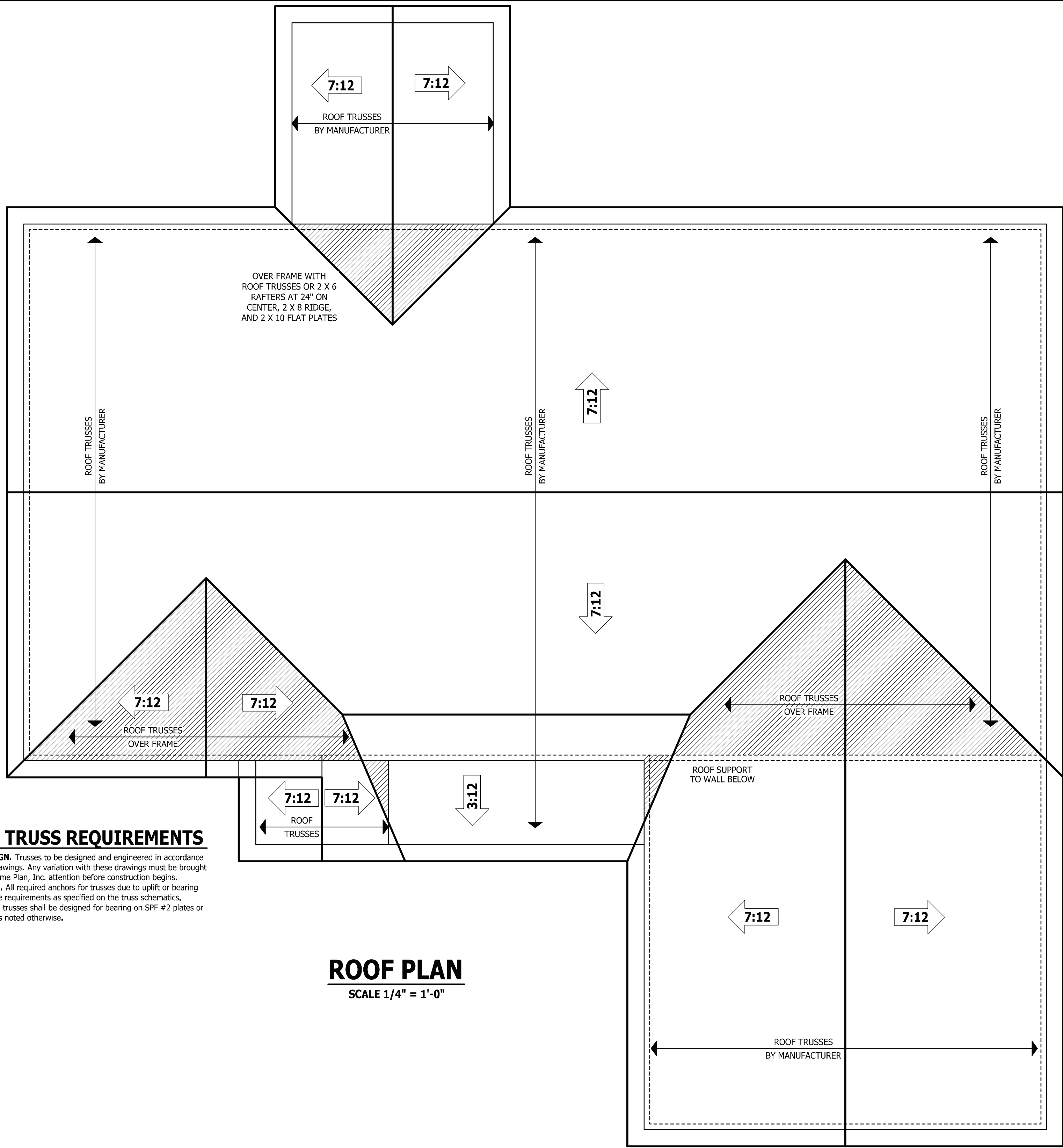
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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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ROOF PLAN
Braxton



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.
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.

ROOF PLAN

SCALE 1/4" = 1'-0"

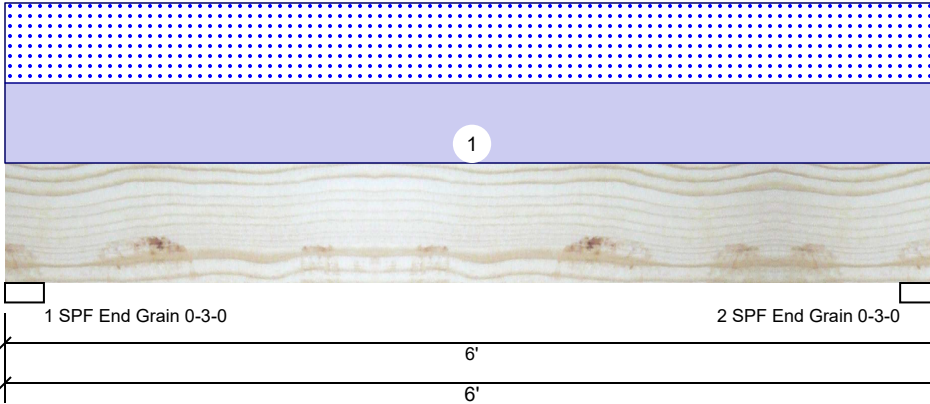
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 P.O. BOX 702, WAKE FOREST, NC 27588 919-495-6180 FAX 1-866-491-0396

JW SEALEY & ASSOCIATES
 Construction

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BM1 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	1090	1068	0	0
2	Vertical	0	1090	1068	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	24%	1090 / 1068	2158	L	D+S
2 - SPF End Grain	3.000"	Vert	24%	1090 / 1068	2158	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	2844 ft-lb	3'	14423 ft-lb	0.197 (20%)	D+S	L
Unbraced	2844 ft-lb	3'	10944 ft-lb	0.260 (26%)	D+S	L
Shear	1429 lb	4'11 3/4"	7943 lb	0.180 (18%)	D+S	L
LL Defl inch	0.022 (L/3016)	3'	0.141 (L/480)	0.159 (16%)	S	L
TL Defl inch	0.045 (L/1493)	3'	0.281 (L/240)	0.161 (16%)	D+S	L

Design Notes

- 1 Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
- 2 Girders are designed to be supported on the bottom edge only.
- 3 Multiple plies must be fastened together as per manufacturer's details.
- 4 Top loads must be supported equally by all plies.
- 5 Top must be laterally braced at end bearings.
- 6 Bottom must be laterally braced at end bearings.
- 7 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	356 PLF	0 PLF	356 PLF	0 PLF	0 PLF	A3
	Self Weight				7 PLF					

Notes

Calculated Structural Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive chemicals

Handling & Installation

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

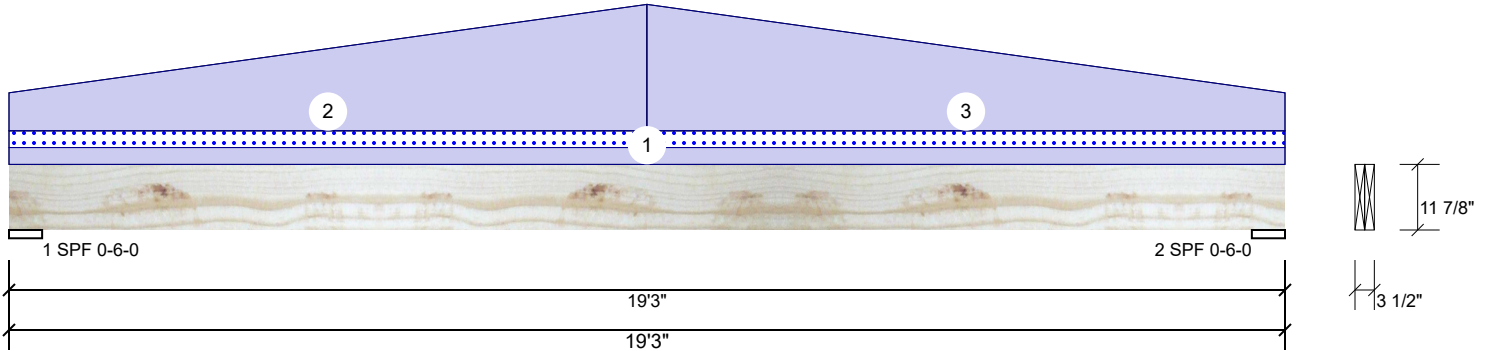
This design is valid until 6/28/2026

Manufacturer Info

Metsä Wood
 301 Merritt 7 Building, 2nd Floor
 Norwalk, CT 06851
 (800) 622-5850
www.metsawood.com/us

GDH Kerto-S LVL 1.750" X 11.875" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder
Plies:	2
Moisture Condition:	Dry
Deflection LL:	480
Deflection TL:	240
Importance:	Normal - II
Temperature:	Temp <= 100°F

Application:	Floor
Design Method:	ASD
Building Code:	IBC/IRC 2015
Load Sharing:	No
Deck:	Not Checked

Reactions UNPATTERNED Ib (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	1220	193	0	0
2	Vertical	0	1220	193	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	6.000"	Vert	16%	1220 / 193	1412	L	D+S
2 - SPF	6.000"	Vert	16%	1220 / 193	1412	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	6155 ft-lb	9'7 1/2"	17919 ft-lb	0.343 (34%)	D	Uniform
Unbraced	6999 ft-lb	9'7 1/2"	7003 ft-lb	0.999 (100%)	D+S	L
Shear	1106 lb	17'9 1/8"	7980 lb	0.139 (14%)	D	Uniform
LL Defl inch	0.055 (L/4020)	9'7 9/16"	0.459 (L/480)	0.119 (12%)	S	L
TL Defl inch	0.448 (L/492)	9'7 9/16"	0.919 (L/240)	0.487 (49%)	D+S	L

Design Notes

- Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
- Girders are designed to be supported on the bottom edge only.
- Multiple plies must be fastened together as per manufacturer's details.
- Top loads must be supported equally by all plies.
- Top must be laterally braced at a maximum of 14'2 1/8" o.c.
- Bottom must be laterally braced at end bearings.
- Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	20 PLF	0 PLF	20 PLF	0 PLF	0 PLF	roof
2	Tapered Start	0-0-0		Top	45 PLF	0 PLF	0 PLF	0 PLF	0 PLF	gable
	End	9-7-8			150 PLF	0 PLF	0 PLF	0 PLF	0 PLF	
3	Tapered Start	9-7-8		Top	150 PLF	0 PLF	0 PLF	0 PLF	0 PLF	gable
	End	19-3-0			45 PLF	0 PLF	0 PLF	0 PLF	0 PLF	
	Self Weight				9 PLF					

Notes

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

- Dry service conditions, unless noted otherwise
- LVL not to be treated with fire retardant or corrosive

chemicals

Handling & Installation

- LVL beams must not be cut or drilled
- Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
- Damaged Beams must not be used
- Design assumes top edge is laterally restrained
- Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 6/28/2026

Manufacturer Info

Metsä Wood
 301 Merritt 7 Building, 2nd Floor
 Norwalk, CT 06851
 (800) 622-5850
www.metsawood.com/us

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature
Hampton Horrocks

LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 4" HEADER	END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 4" HEADER	END REACTION (UP TO)	REQ. STUDS FOR (1) 1" X 4" HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise.
2. All interior wall dimensions are to face of frame wall unless noted otherwise.
3. All exterior wall to truss dimensions are to face of frame wall unless noted otherwise.

Roof Area = 3497.33 sq.ft.
Ridge Line = 71.67 ft.
Hip Line = 0 ft.
Horiz. OH = 273.42 ft.
Raked OH = 174.18 ft.
Decking = 120 sheets

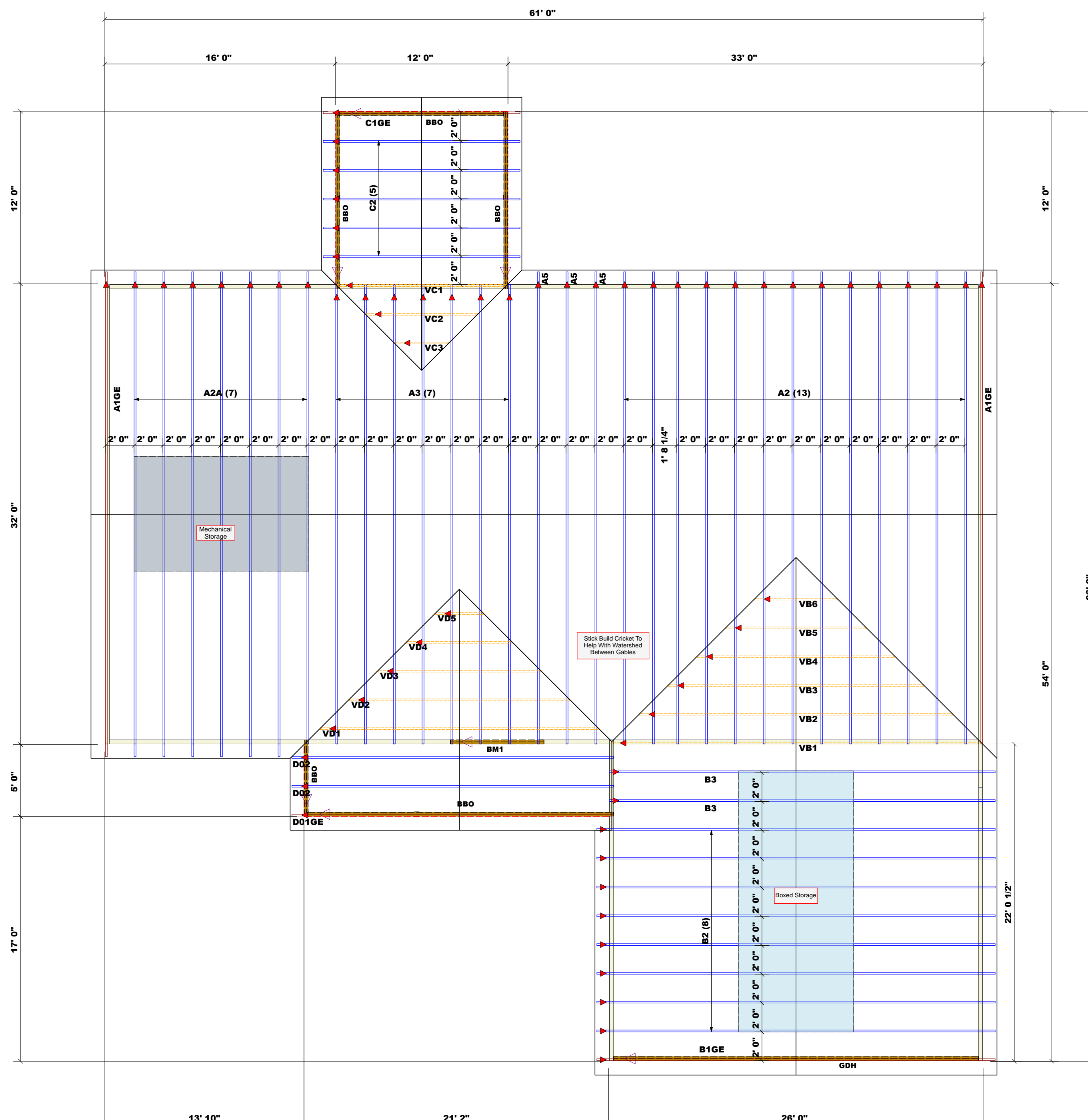
All Walls Shown Are Considered Load Bearing

▲ = Indicates Left End of Truss (Reference Engineered Truss Drawing)
Do Not Erect Trusses Backwards

WALL SCHEDULE
1st Floor Brg. Wall

Products

PlotID	Length	Product	Plies	Net Qty
BM1	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH	26' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2



Truss Placement Plan
SCALE: 3/16" = 1' 0"

BUILDER	McDonald Lumber	COUNTY	Harnett
JOB NAME	Lot 102 South Creek	ADDRESS	Lot 102 South Creek, Lillington NC
PLAN	Braxton II	MODEL	Roof
SEAL DATE	5/28/21	DATE REV.	9/17/24
QUOTE #	Quote #	DRAWN BY	Johnnie Baggett
JOB #	J0924-4999	SALESMAN	Neil Baggett

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbciindustry.com