# **2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE**

MEAN ROOF HEIGHT: 16'-9	HEIGHT TO RIDGE: 23'-6"		
CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30ci	38 or 30ci	38 or 30ci
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	5/13	10/15	10/15

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

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS					_OADS			
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

#### **ROOF VENTILATION**

**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.

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

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,320 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 15.47 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 = 7.73 SQ.FT.

### **GUARD RAIL NOTES**

continuous soffit vent only.

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

R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

- 1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the
- 2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *guard* shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

**R312.3 Opening limitations.** Required *quards* 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**

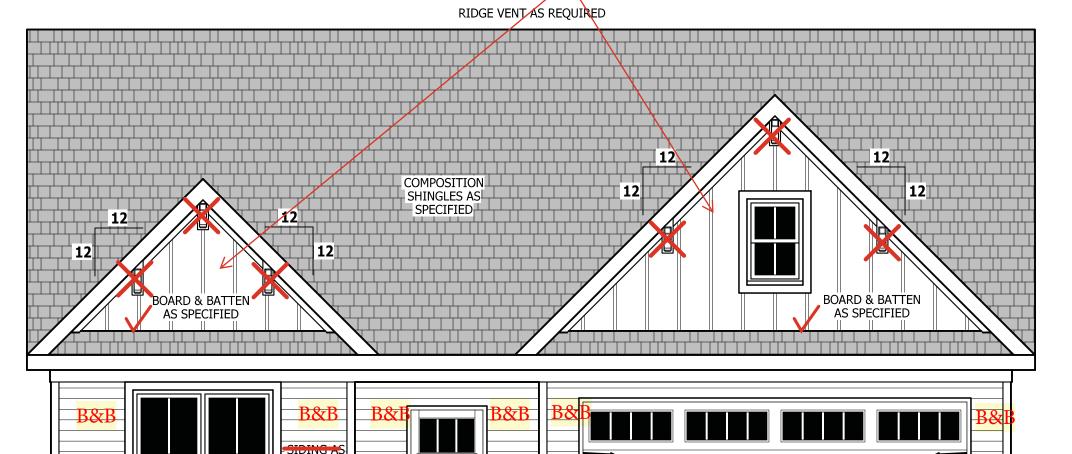
#### Section N1102.4

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.

Lot 15 Mabry Ridge- 54 Croatoke Court Angier NC \*\*\*Block Parged Stemwall w/ Brick Accent\*\*\*

\*\*\*Accent Colors\*\*\*



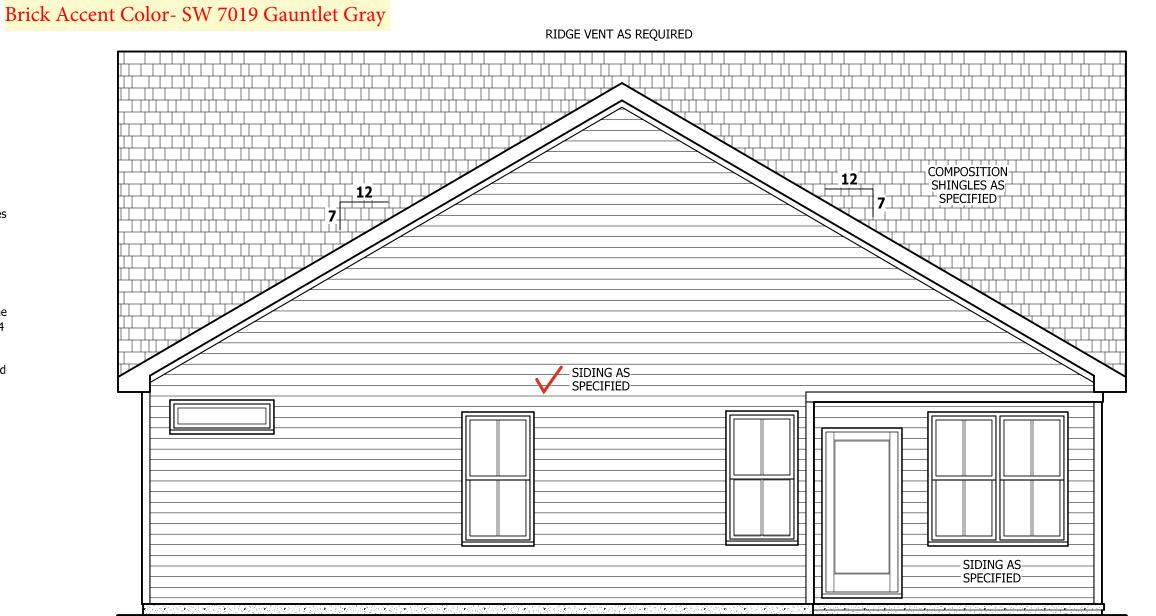
Shingles- 30 year Arch- Charcoal RAIL AS NEEDED Windows- MGM Vinyl SH 4 Over 1- White PER CODE Front Door- 1/4 View FG- SW7071 Gray Screen Garage Door- Recessed Panel w/ glass- White B&B Siding- SW7073 Network Gray Horizontal Siding- SW 7073 Network Gray Accent Color-SW7071 Gray Screen Trim- White Gutters- white

FRONT ELEVATION

SCALE 1/4" = 1'-0"

**BRICK** 

\*\*\*1"x 4" MiraTEC wrap around Front Elevation Windows\*\*\*



**REAR ELEVATION** 

\*\*\*Screened Rear Porch\*\*\* \*\*\*Rear Door- Full View Clear-White\*\*\*

SUB FLOOR

CODES AND CONDITIONS MAY DESIGNER, ARCHITECT OR BEFORE CONSTRUCTION. THESE DRAWING ARE NSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER. **ELEVATIONS** 

TOP OF PLATE

SUB FLOOR

SUB FLOOR

HEATED

FIRST FLOOR

SECOND FLOOR

PLAYROOM BATH

**UNHEATED** 

GARAGE FRONT PORCH

**REAR PORCH** 

STORAGE

**SQUARE FOOTAGE** 

HEATED OPTIONAL

TOP OF PLATE

SUB FLOOR

TOP OF PLATE

1718 SQ.FT. 1718 SQ.FT.

334 SQ.FT

53 SQ.FT. 387 SQ.FT.

410 SQ.FT. 29 SQ.FT. 162 SQ.FT. 194 SQ.FT. 795 SQ.FT.

TOP OF PLATE

EFORE CONSTRUCTION BEGINS

HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND

1718 REAR **0** 

**FRONT** 



TOTAL 1/18 SQ.FT. **HEATED OPTIONAL**SECOND FLOOR 334 SQ.FT.

PLAYROOM BATH 53 SQ.FT.

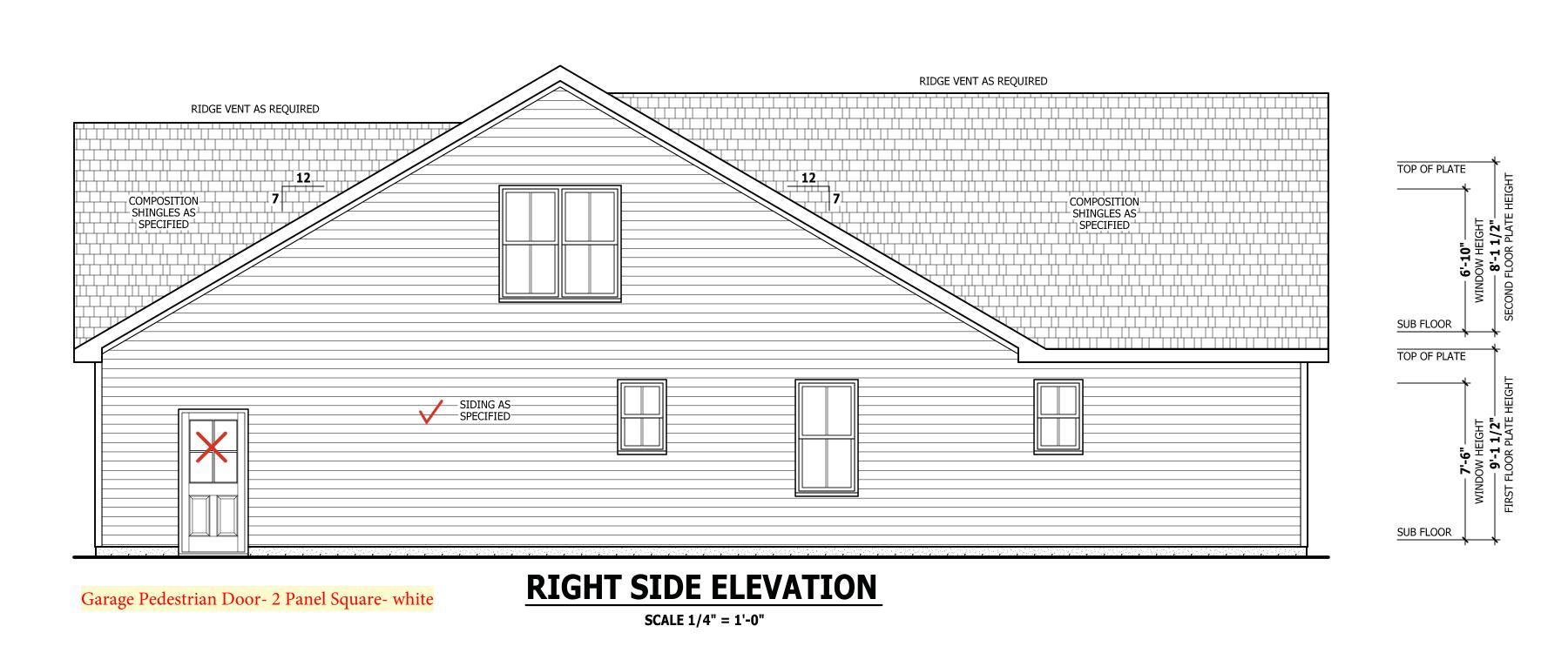
TOTAL 387 SQ.FT TOTAL UNHEATED GARAGE FRONT PORCH REAR PORCH © Copyright 2013

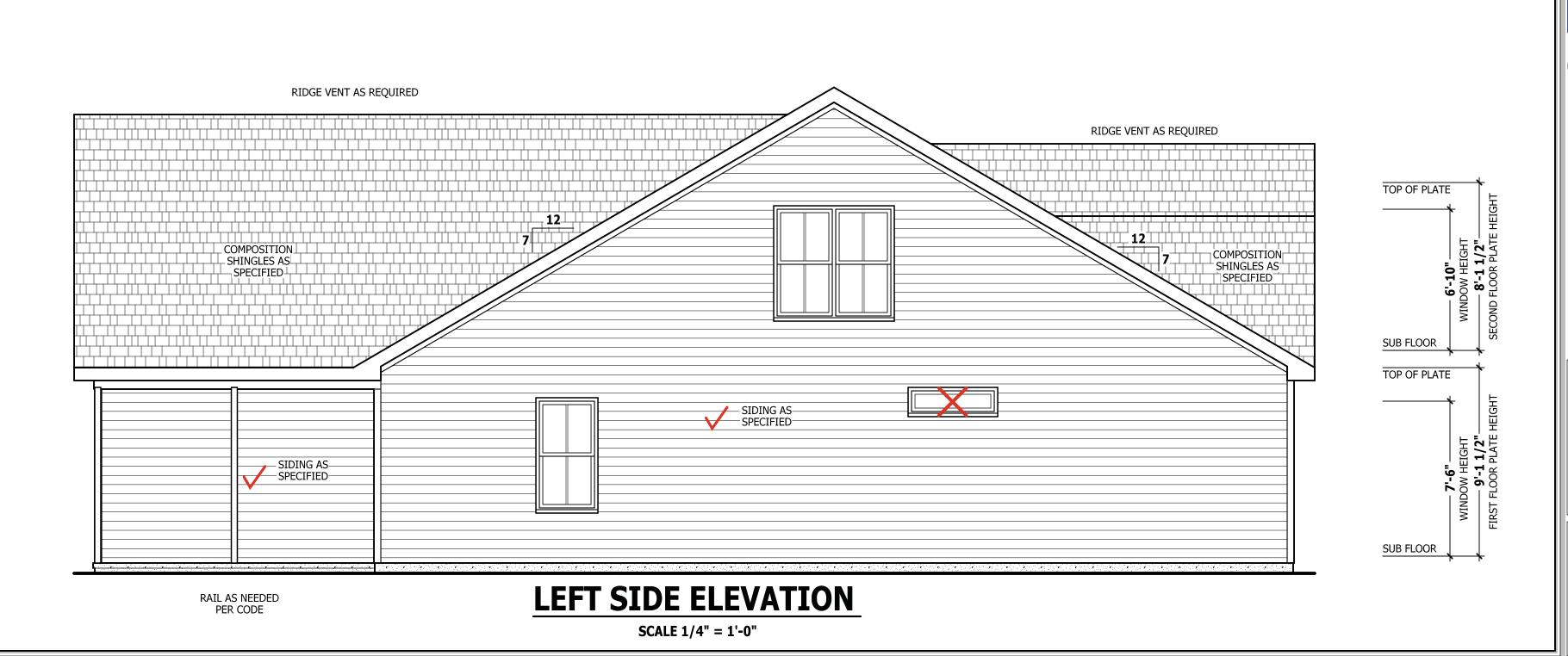
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SCALE 1/4" = 1'-0"





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**ELEVATIONS** 

RIGHT LEFT 1718



 SQUARE FOOTAGE

 HEATED
 1718 SQ.FT.

 FIRST FLOOR
 1718 SQ.FT.

 TOTAL
 1718 SQ.FT.

 HEATED OPTIONAL
 334 SQ.FT.

 SECOND FLOOR
 334 SQ.FT.

 TOTAL
 387 SQ.FT.

 UNHEATED
 GARAGE
 410 SQ.FT.

 FRONT PORCH
 29 SQ.FT.

 TREAR PORCH
 162 SQ.FT.

 STORAGE
 194 SQ.FT.

 TOTAL
 795 SQ.FT.

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PROCEDURES.

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REFORE CONSTRUCTION

BEFORE CONSTRUCTION.
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FOUNDATION PLAN

1718

SIGNATION HOME BUILDERS, IN

 SQUARE FOOTAGE

 HEATED
 1718 SQ.FT.

 FIRST FLOOR
 1718 SQ.FT.

 1718 SQ.FT.
 1718 SQ.FT.

 HEATED OPTIONAL
 334 SQ.FT.

 SECOND FLOOR
 334 SQ.FT.

 TOTAL
 338 SQ.FT.

 UNHEATED
 387 SQ.FT.

 GARAGE
 410 SQ.FT.

 FRONT PORCH
 29 SQ.FT.

 REAR PORCH
 162 SQ.FT.

 REAR PORCH
 162 SQ.FT.

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FLOOR PLAN

**FIRST** 

1718

SIGNATIVIRE HOME BUILDERS, INC.

HOWE PLANS. II.

 SQUARE FOOTAGE

 HEATED
 1718 SQ.FT.

 FIRST FLOOR
 1718 SQ.FT.

 TOTAL
 1718 SQ.FT.

 HEATED OPTIONAL
 334 SQ.FT.

 SECOND FLOOR
 334 SQ.FT.

 TOTAL
 387 SQ.FT.

 UNHEATED
 GARAGE

 GARAGE
 410 SQ.FT.

 FRONT PORCH
 29 SQ.FT.

 REAR PORCH
 162 SQ.FT.

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191206B PAGE 4 OF 8 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.

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

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

**ENGINEERED WOOD BEAMS:** 

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.

### **EXTERIOR HEADERS** (2) SC

- (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

### **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

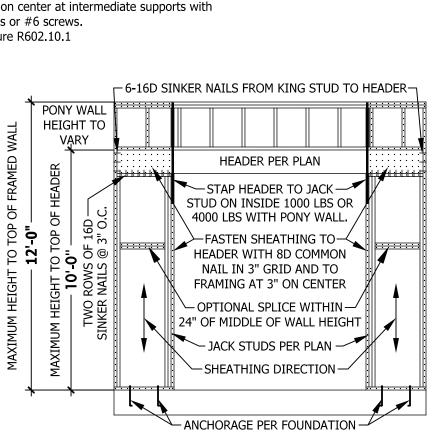
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**CS-WSP**: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter). CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on 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. **PF**: Portal fame per figure R602.10.1

#### **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.



# PORTAL FRAME AT OPENING

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

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

3 JACKS EACH END

-4 X 4 TREATED POST OR EQUIVALENT TYPICAL (2) 2 X 10 (2) SC (2) 2 X 6 (2) 2 X 6 (2) 2 X 6 **COVERED PORCH** W.I.C. **SCREENED MASTER MASTER BEDROOM BATH** ROOF TRUSSES BY MANUFACTURER (2) 1.75" X 9.25" LVL 3 JACKS EACH END (2) SC (2) SC (2) 2 X 8 (2) 2 X 8 DINING BEDROOM #3 GIRDER TRUSS -BY MANUFACTURER FAMILY ROOM W.I.C. 2 X 10 LADDER FRAMING @ 24" O.C. **KITCHEN LAUNDRY** (2) 2 X 8 **BATH DOUBLE GARAGE** (2) 2 X 10 **FOYER** BEDROOM #2 (2) SC (2) 2 X 10 2 JACKS EACH END (3) 2X6 SC (3) 1.75" X 18" LVL (3) 2X6 SC (2) SC (2) 1.75" X 9.25" LVL (2) 2 X 10

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STRUCTURAL

18 17

.00R **FIRST** 

SQUARE FOOTAGE HEATED FIRST FLOOR 1718 SQ.FT. TOTAL 1718 SQ.FT. FIRST FLOOR 1718 SQ.FT.
TOTAL 1718 SQ.FT.

HEATED OPTIONAL

SECOND FLOOR 334 SQ.FT.
PLAYROOM BATH 53 SQ.FT.
TOTAL 387 SQ.FT.
IINHFATED TOTAL UNHEATED

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GARAGE FRONT PORCH

REAR PORCH

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#### **STRUCTURAL NOTES**

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code. JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no

liability for contractors practices and procedures or safety program. Havnes 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

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:** 

L/360

L/360

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.

#### **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.

#### **ATTIC ACCESS**

Sleeping rooms

Snow

**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:**

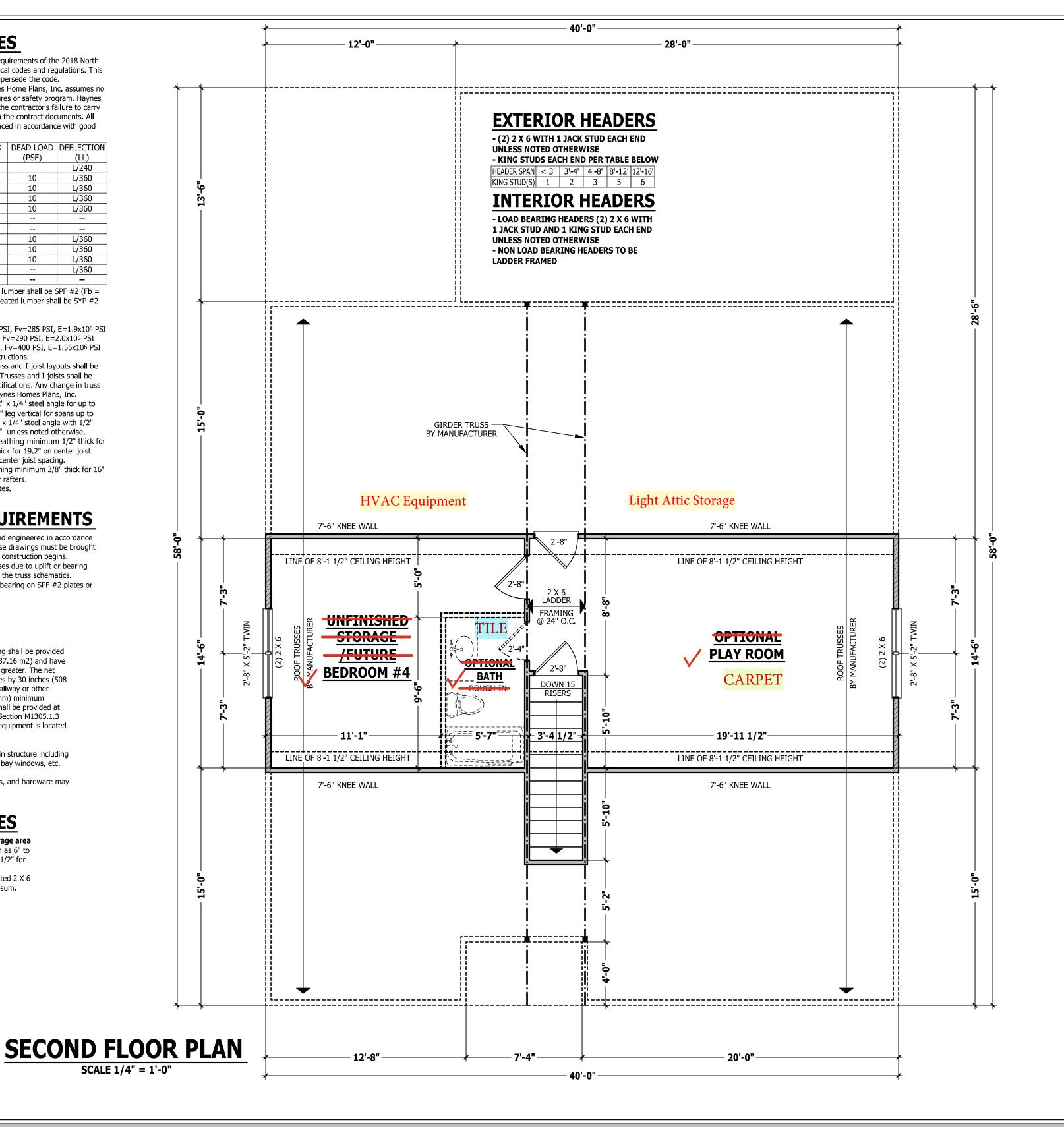
1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.

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

#### **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.



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**PLAN** FLOOR COND

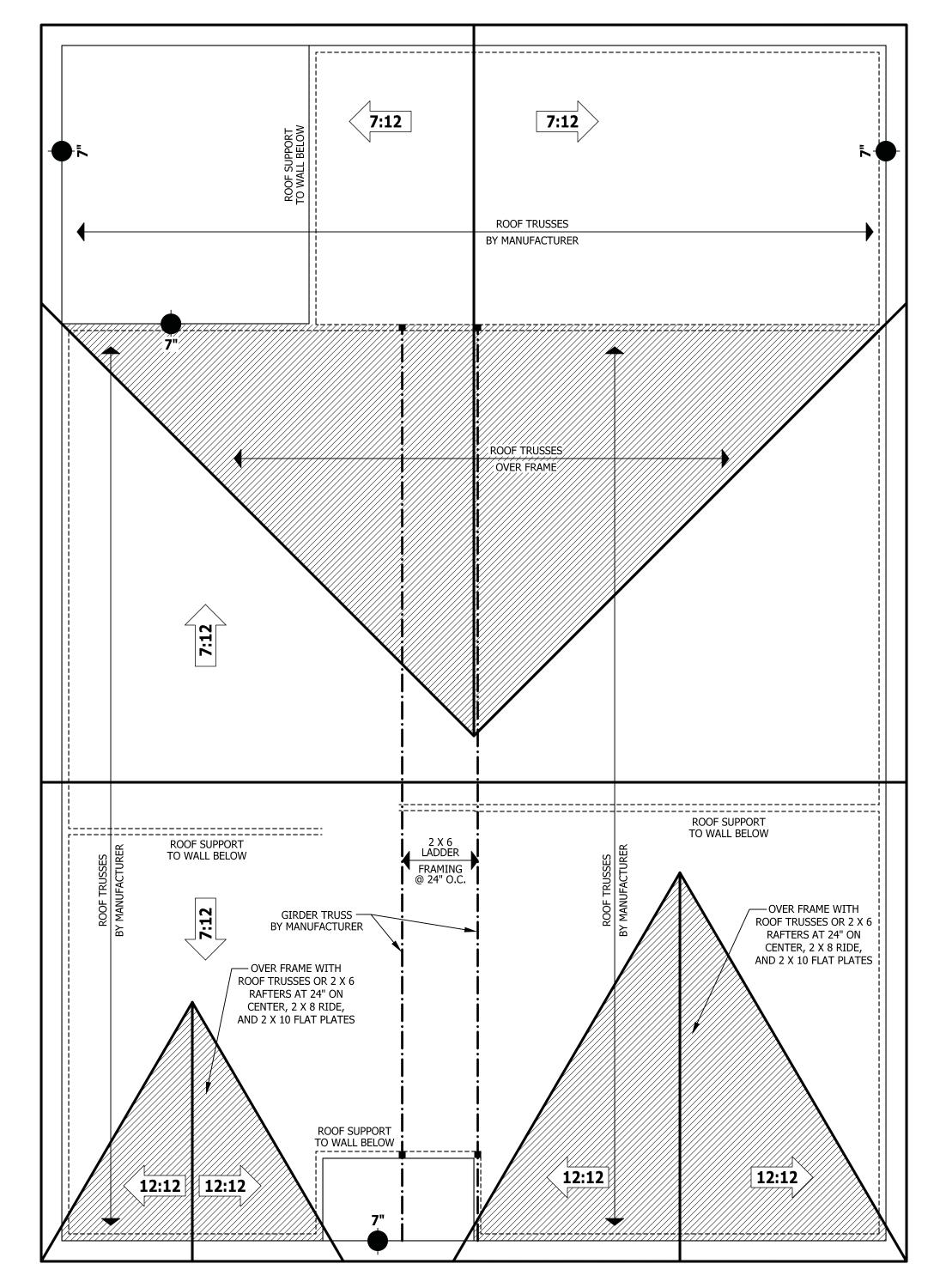
17

SQUARE FOOTAGE HEATED HEATED OPTIONAL
SECOND FLOOR 334 S
PLAYROOM BATH 53 S TOTAL UNHEATED GARAGE FRONT PORCH REAR PORCH

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# **ROOF TRUSS REQUIREMENTS**

**TRUSS DESIGN.** Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins. **KNEE WALL AND CEILING HEIGHTS.** All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

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

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

HEEL HEIGHT ABOVE FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE

ROOF PLAN

SCALE 1/4" = 1'-0"

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 SQUARE FOOTAGE

 HEATED
 1718 SQ.FT.

 FIRST FLOOR
 1718 SQ.FT.

 HEATED OPTIONAL
 334 SQ.FT.

 SECOND FLOOR
 334 SQ.FT.

 PLAYROOM BATH
 53 SQ.FT.

 TOTAL
 387 SQ.FT.

 UNHEATED
 GARAGE
 410 SQ.FT.

 FRONT PORCH
 29 SQ.FT.

 REAR PORCH
 162 SQ.FT.

 STORAGE
 194 SQ.FT.

 TOTAL
 795 SQ.FT.

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PLAN

ROOF

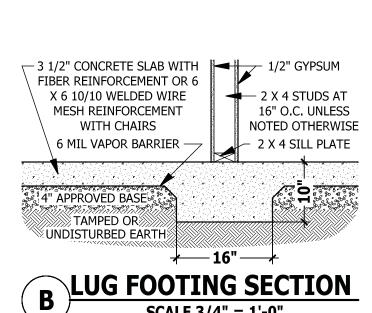
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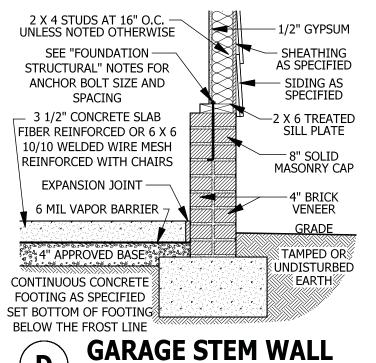
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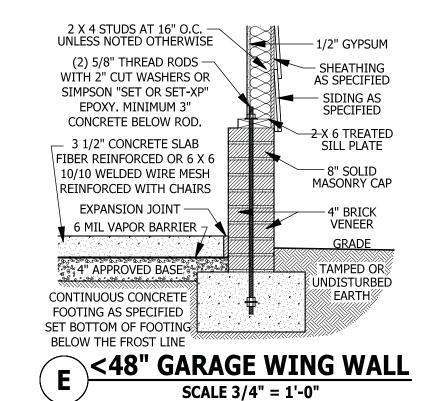
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SEE "FOUNDATION -STRUCTURAL" NOTES FOR 1/2" GYPSUM ANCHOR BOLT SIZE AND **SPACING**  2 X 4 STUDS AT 3 1/2" CONCRETE SLAB 16" O.C. UNLESS FIBER REINFORCED OR 6 X 6 **NOTED OTHERWISE** 10/10 WELDED WIRE MESH – 2 X 4 SILL REINFORCED WITH CHAIRS PLATE OPTIONAL RIGID -8" SOLID PERIMETER INSULATION MASONRY CAP 6 MIL VAPOR BARRIER 4" CONCRETE BLOCK -4" Brick veneer ُوَّةُ APPRÔVED BASE وَالْفِيْةُ وَالْفِيْةُ وَالْفِيْةُ وَالْفِيْةُ وَالْفِيْةُ وَالْفِيْةُ وَالْفِيْةُ وَالْ - EXPANSION JOINT XTAMPED OR 3 1/2" SLAB UNDISTURBED EARTH ĸĸġĸŶ CONTINUOUS CONCRETE FOOTING AS SPECIFIED SET BOTTOM OF FOOTING BELOW THE FROST LINE

STEM WALL AT GARAGE SCALE 3/4" = 1'-0'





# **CARBON MONOXIDE ALARMS**

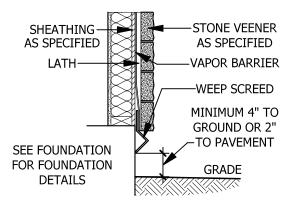
SCALE 3/4" = 1'-0"

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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



**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**

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

**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.

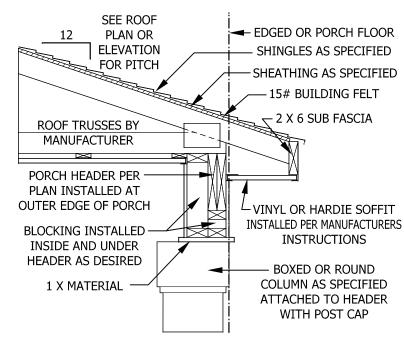
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

**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.

SEE ROOF ← EDGED OR PORCH FLOOR PLAN OR **ELEVATION** SHINGLES AS SPECIFIED FOR PITCH SHEATHING AS SPECIFIED - 15# BUILDING FELT **ROOF TRUSSES BY MANUFACTURER** PORCH HEADER PER · PLAN INSTALLED OVER CENTER OF COLUMN BASE - VINYL OR HARDIE SOFFIT INSTALLED PER MANUFACTURERS **BLOCKING INSTALLED-INSTRUCTIONS** ON BOTH SIDES & UNDER HEADER AS DESIRED TAPERED COLUMN OVER MASONRY BASE 1 X MATERIAL -ATTACHED TO HEADER CENTER LINE OF HEADER -WITH POST CAP AND COLUMN **PORCH HEADER WITH** 

# **TAPERED COLUMN**

SCALE 3/4" = 1'-0"



# **PORCH HEADER WITH BOXED OR ROUND COLUMN**

SCALE 3/4" = 1'-0"

### **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 adiacent 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 denth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 4 inches (102 mm) at any point.

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

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

**R311.7.7.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm). **Exceptions:** 

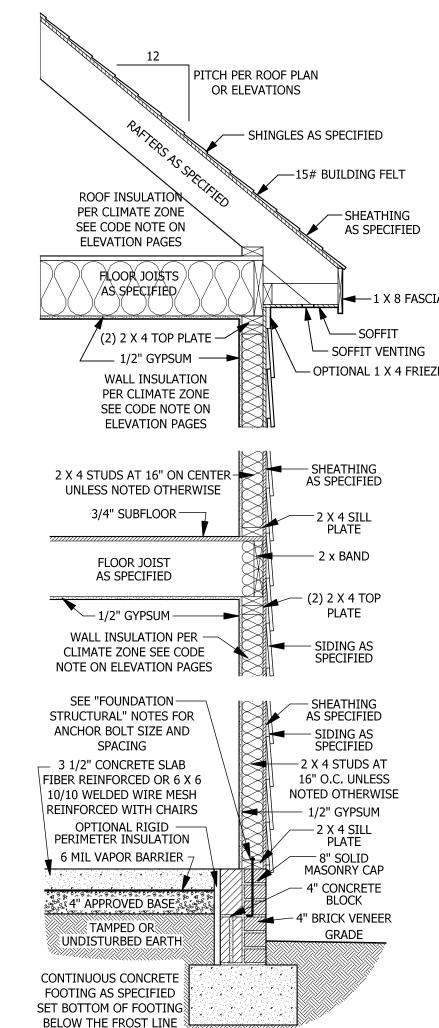
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

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

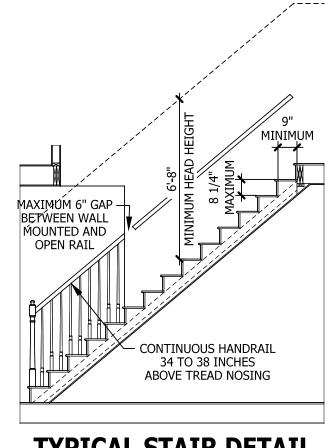
**R311.7.7.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails 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 WALL DETAIL SCALE 3/4" = 1'-0"



TYPICAL STAIR DETAIL

EFORE CONSTRUCTION BEGINS HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND CODES AND CONDITIONS MAY DESIGNER, ARCHITECT OR IGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWING ARE

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SQUARE FOOTAGE HEATED HEATED OPTIONAL SECOND FLOOR PLAYROOM BATH TOTAL UNHEATED GARAGE FRONT PORCH REAR PORCH

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