

PLANS DESIGNED TO THE
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
** 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	

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 = 2,320 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

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:

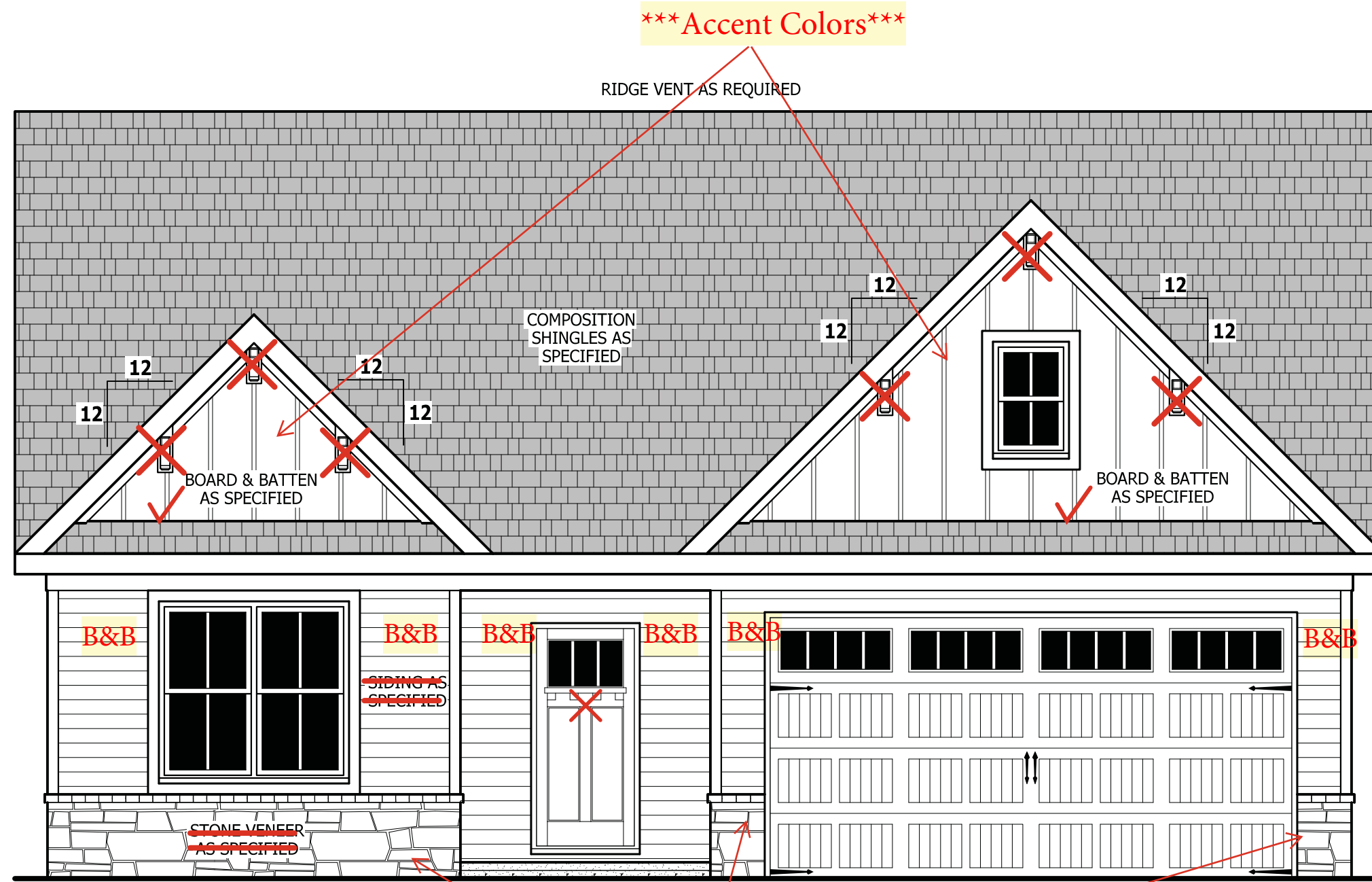
1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

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.

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

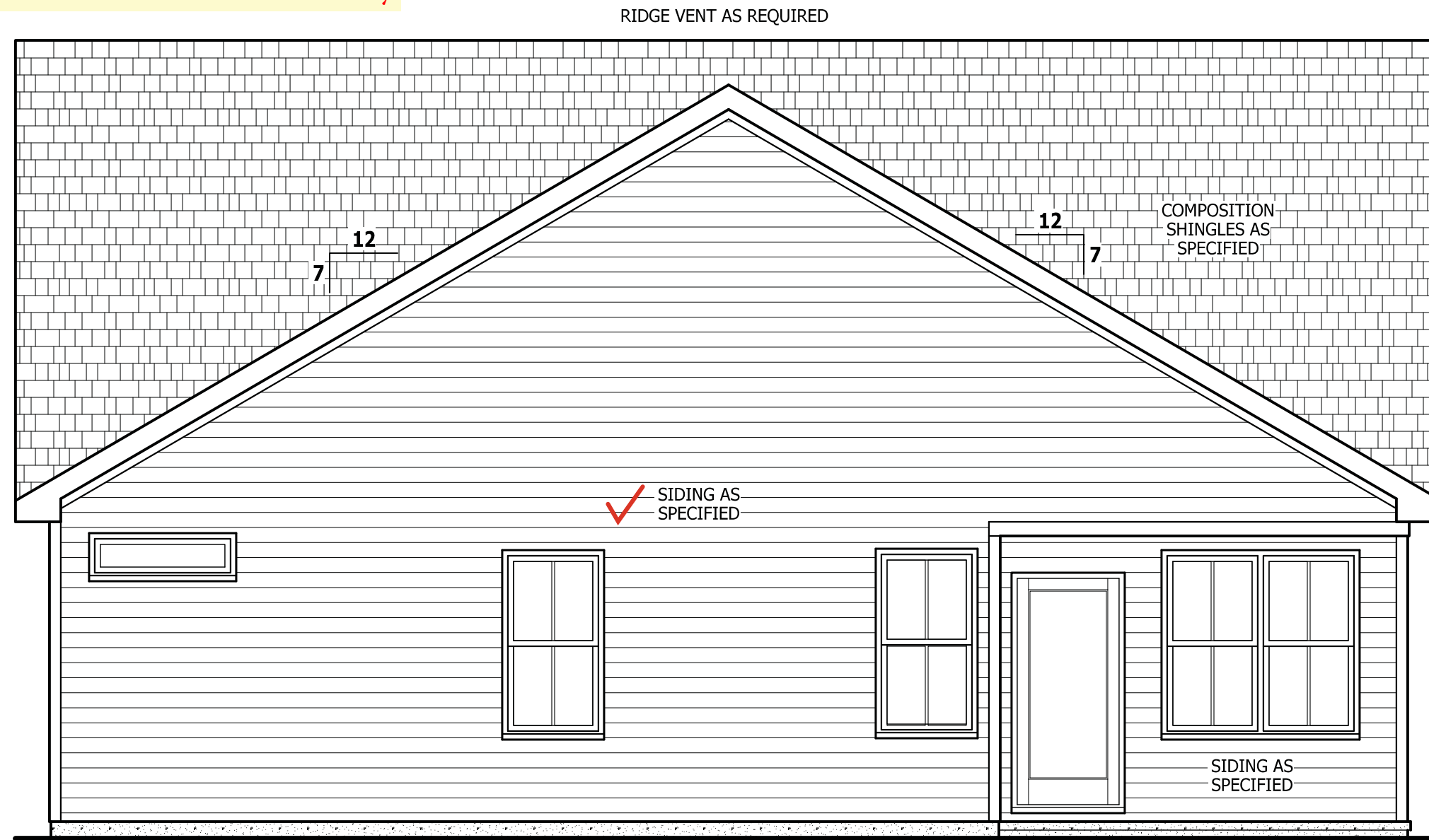


FRONT ELEVATION

SCALE 1/4" = 1'-0"

BRICK

Shingles- 30 year Arch- Charcoal
Windows- MGM Vinyl SH 4 Over 1- White
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
Brick Accent Color- SW 7019 Gauntlet Gray

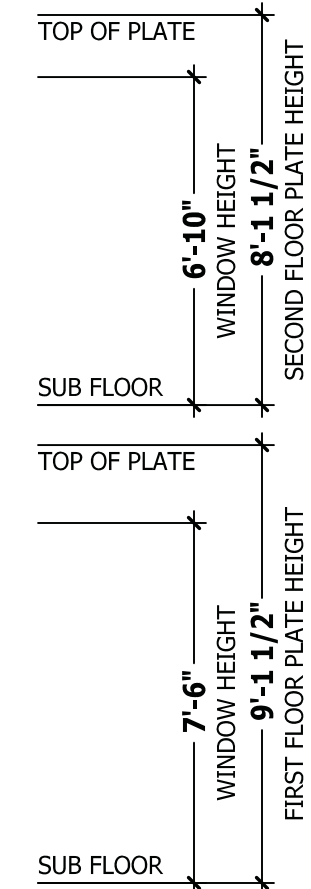


REAR ELEVATION

SCALE 1/4" = 1'-0"

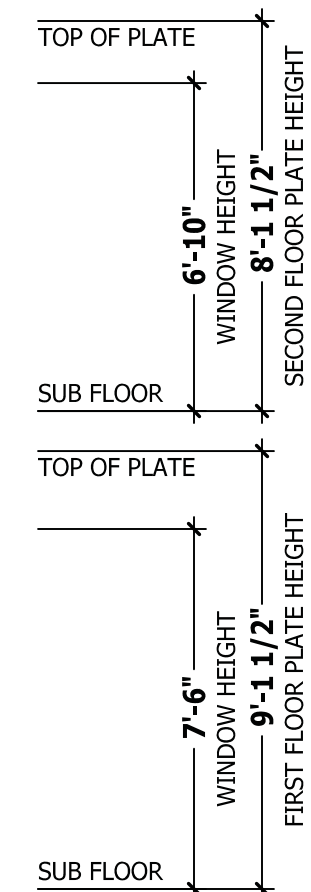
RAIL AS NEEDED
PER CODE

Screened Rear Porch
Rear Door- Full View Clear-White



SQUARE FOOTAGE

HEATED	
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.
UNHEATED	
GARAGE	410 SQ.FT.
FRONT PORCH	29 SQ.FT.
REAR PORCH	162 SQ.FT.
STORAGE	194 SQ.FT.
TOTAL	795 SQ.FT.



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

1718

SHB
SIGNATURE
HOME BUILDERS, INC.

HAYNES
HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27788 919-485-6180 Fax 1-866-481-0396

SQUARE FOOTAGE	
HEATED	
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.
UNHEATED	
GARAGE	410 SQ.FT.
FRONT PORCH	29 SQ.FT.
REAR PORCH	162 SQ.FT.
STORAGE	194 SQ.FT.
TOTAL	795 SQ.FT.

© Copyright 2013
Haynes Home Plans, Inc.

10/21/2020

191206B

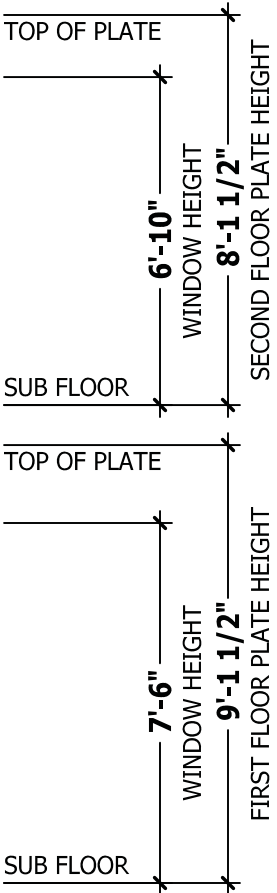
PAGE 1 OF 8



Garage Pedestrian Door- 2 Panel Square- white

RIGHT SIDE ELEVATION

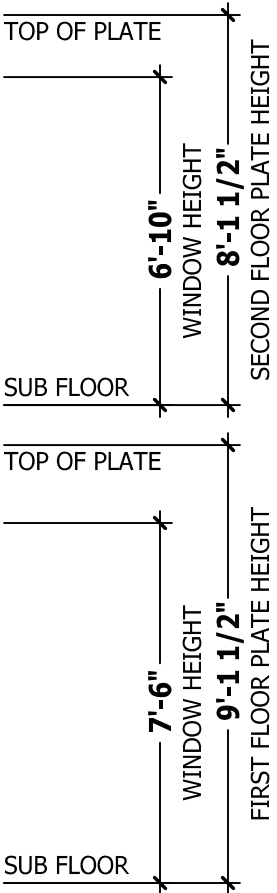
SCALE 1/4" = 1'-0"



RAIL AS NEEDED
PER CODE

LEFT SIDE ELEVATION

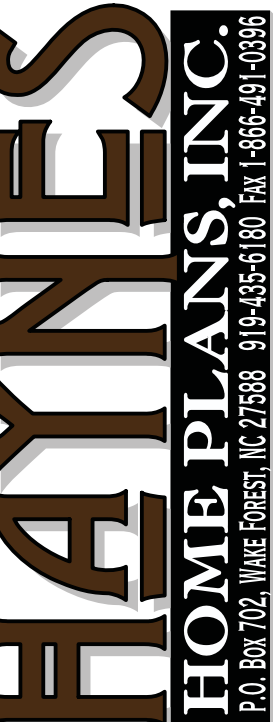
SCALE 1/4" = 1'-0"



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.

LEFT & RIGHT ELEVATIONS

1718



SQUARE FOOTAGE	
HEATED	
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.
UNHEATED	
GARAGE	410 SQ. FT.
FRONT PORCH	29 SQ. FT.
REAR PORCH	162 SQ. FT.
STORAGE	194 SQ. FT.
TOTAL	795 SQ. FT.

© Copyright 2013
Haynes Home Plans, Inc.

10/21/2020

191206B

PAGE 2 OF 8

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.

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.

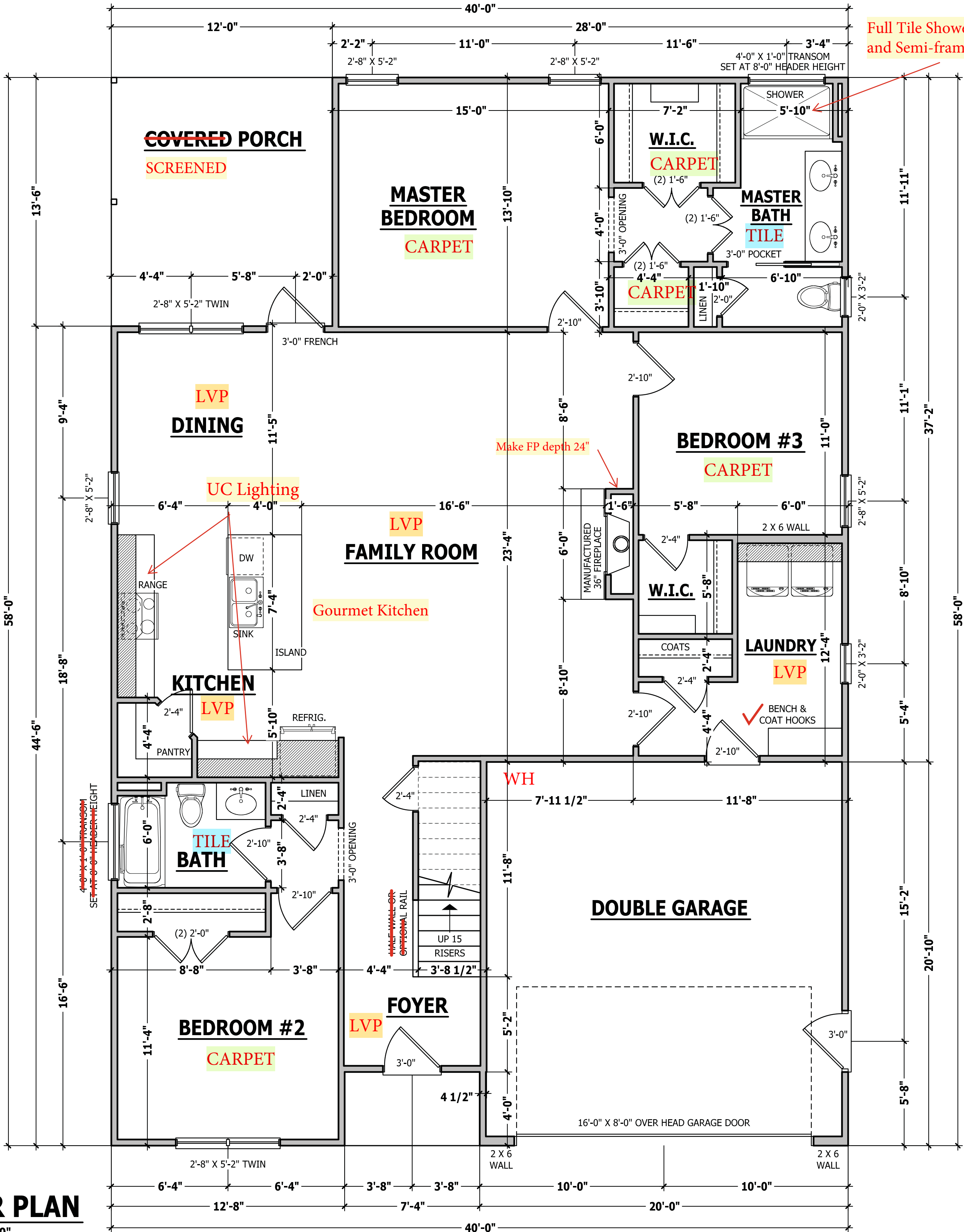
Interior walls are drawn as 3 1/2" or as noted 2 X 6 are drawn as 5 1/2", and do not include gypsum.

SQUARE FOOTAGE

HEATED	
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.
UNHEATED	
GARAGE	410 SQ.FT.
FRONT PORCH	29 SQ.FT.
REAR PORCH	162 SQ.FT.
STORAGE	194 SQ.FT.
TOTAL	795 SQ.FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



Full Tile Shower w/ niche and Semi-frameless Door

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.

FIRST FLOOR PLAN

1718

SHB

SIGNATURE

HOME BUILDERS, INC.

HAYNES

HOME PLANS, INC.

P.O. BOX 702, WAKE FOREST, NC 27788 919-435-6180 FX 1-866-491-0396

SQUARE FOOTAGE	
HEATED	
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.
UNHEATED	
GARAGE	410 SQ.FT.
FRONT PORCH	29 SQ.FT.
REAR PORCH	162 SQ.FT.
STORAGE	194 SQ.FT.
TOTAL	795 SQ.FT.

© Copyright 2013 Haynes Home Plans, Inc.

10/21/2020

191206B

PAGE 4 OF 8

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.

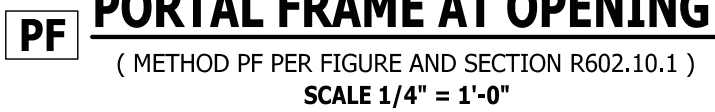
DESIGN LOADS	LIVE LOAD	DEAD LOAD	DEFLECTION
USE	(PSF)	(PSF)	(LL)
Attics without storage	10		L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	--	--
Guardrail in-fill components	50	--	--
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	--	--

CONCRETE AND SOILS: See foundation notes.

PF: Portal fame per figure R602.10.1

**- 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**

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



© Copyright 2013 Haynes Home Plans, Inc.
10/21/2020
191206B
PAGE 5 OF 8

STRUCTURAL NOTES

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

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

DESIGN LOADS	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
USE			
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.

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

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.

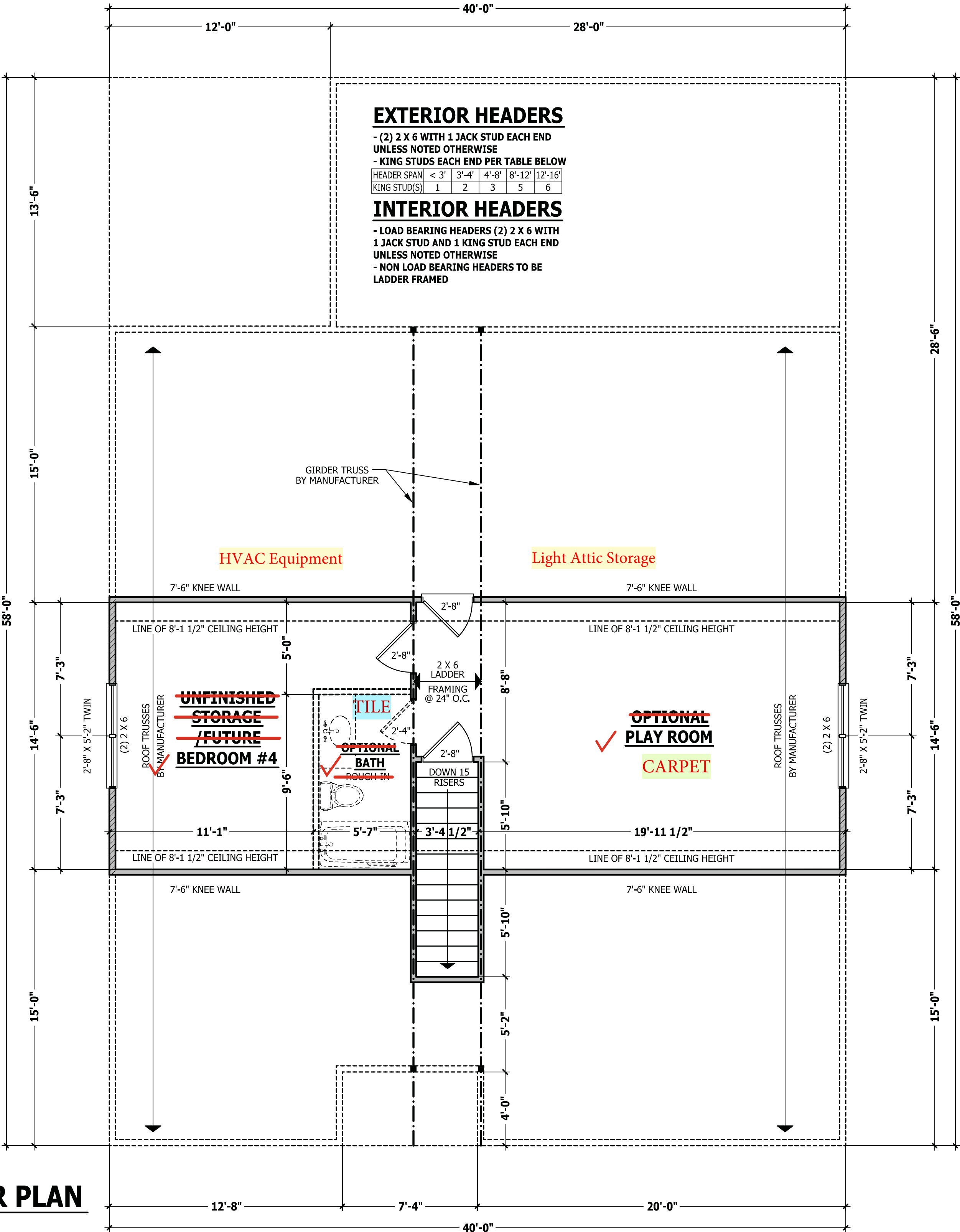
WALL THICKNESSES

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.

SECOND FLOOR PLAN

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

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

1718

SHB

SIGNATURE

HOME BUILDERS, INC.

HAYNES

HOME PLANS, INC.

P.O. Box 702, Wake Forest, NC 27588 919-485-6180 FX 1-866-481-0386

SQUARE FOOTAGE	
HEATED	
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.
UNHEATED	
GARAGE	410 SQ.FT.
FRONT PORCH	29 SQ.FT.
REAR PORCH	162 SQ.FT.
STORAGE	194 SQ.FT.
TOTAL	795 SQ.FT.

© Copyright 2013 Haynes Home Plans, Inc.

10/21/2020

191206B

PAGE 6 OF 8

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.

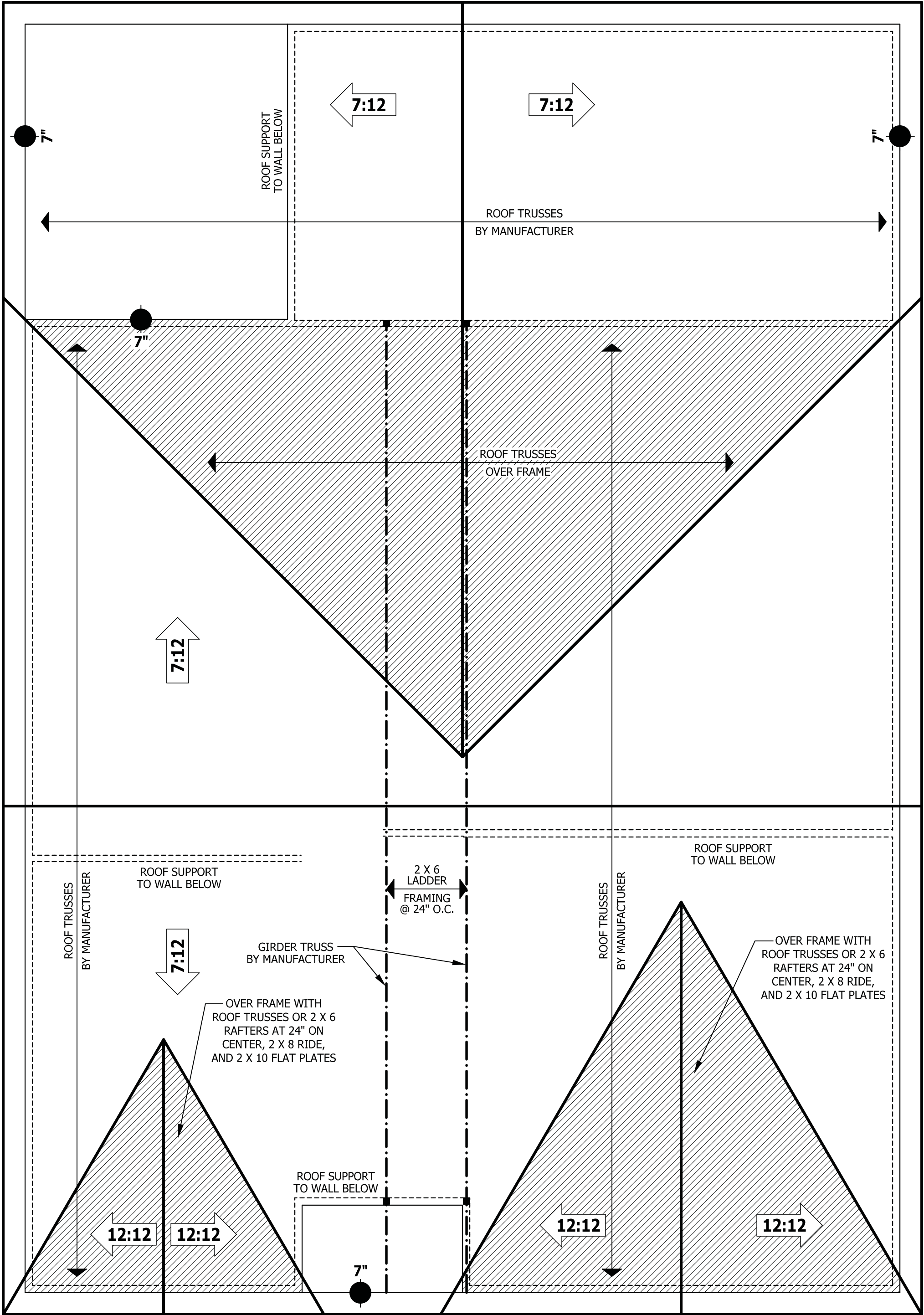
KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these 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"

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.

ROOF PLAN

1718



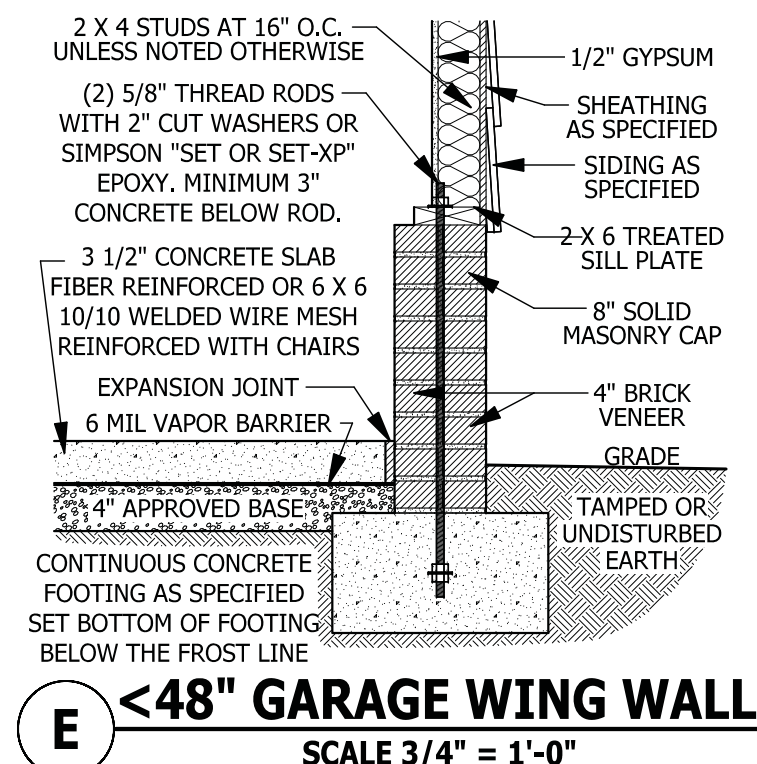
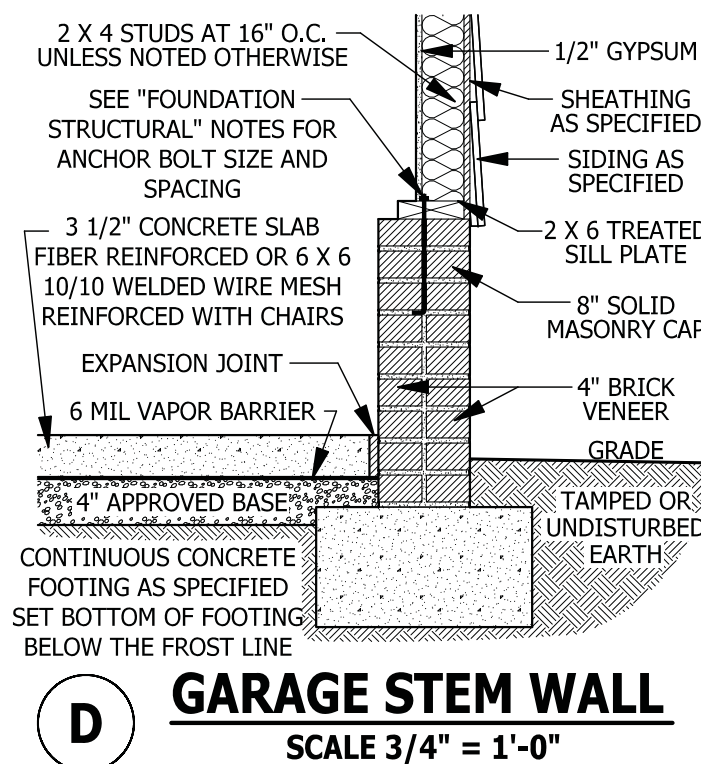
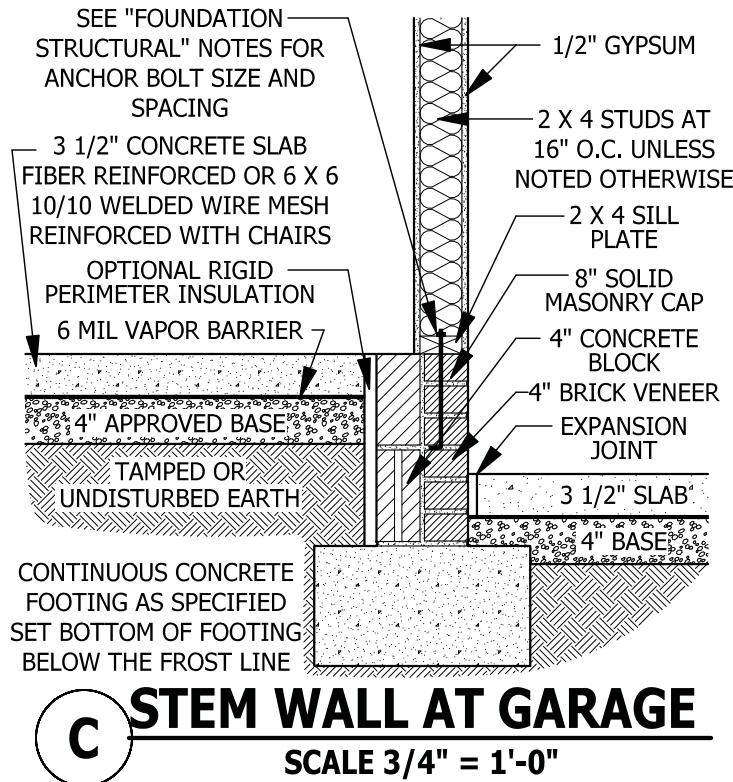
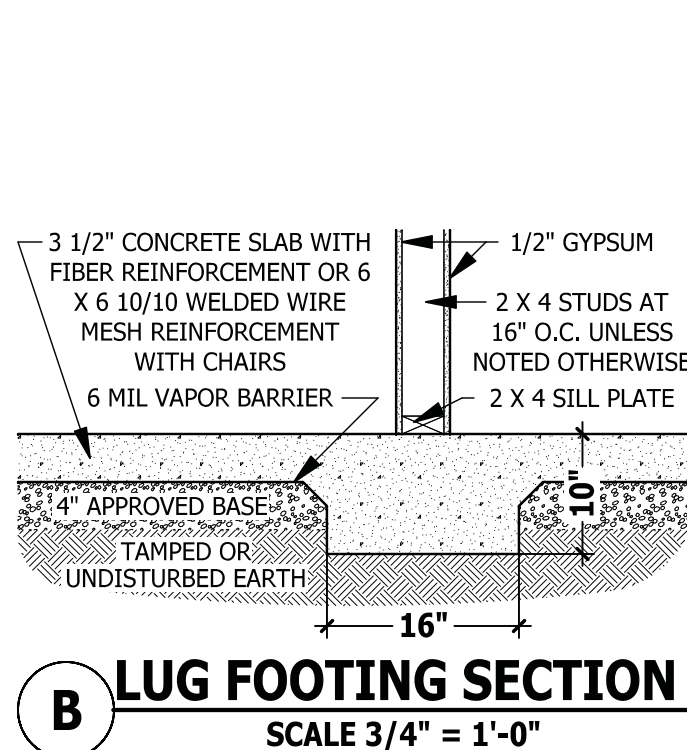
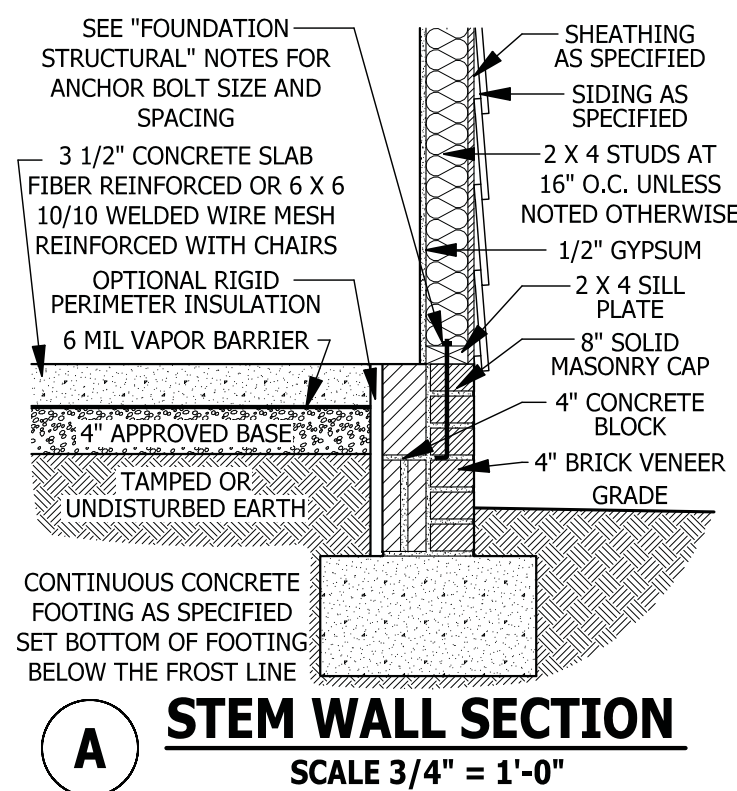
SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1718 SQ.FT.
TOTAL	1718 SQ.FT.
HEATED OPTIONAL	
SECOND FLOOR	334 SQ.FT.
PLAYROOM BATH	53 SQ.FT.
TOTAL	387 SQ.FT.
UNHEATED	
GARAGE	410 SQ.FT.
FRONT PORCH	29 SQ.FT.
REAR PORCH	162 SQ.FT.
STORAGE	194 SQ.FT.
TOTAL	795 SQ.FT.

© Copyright 2013
Haynes Home Plans, Inc.

10/21/2020

191206B

PAGE 7 OF 8



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.

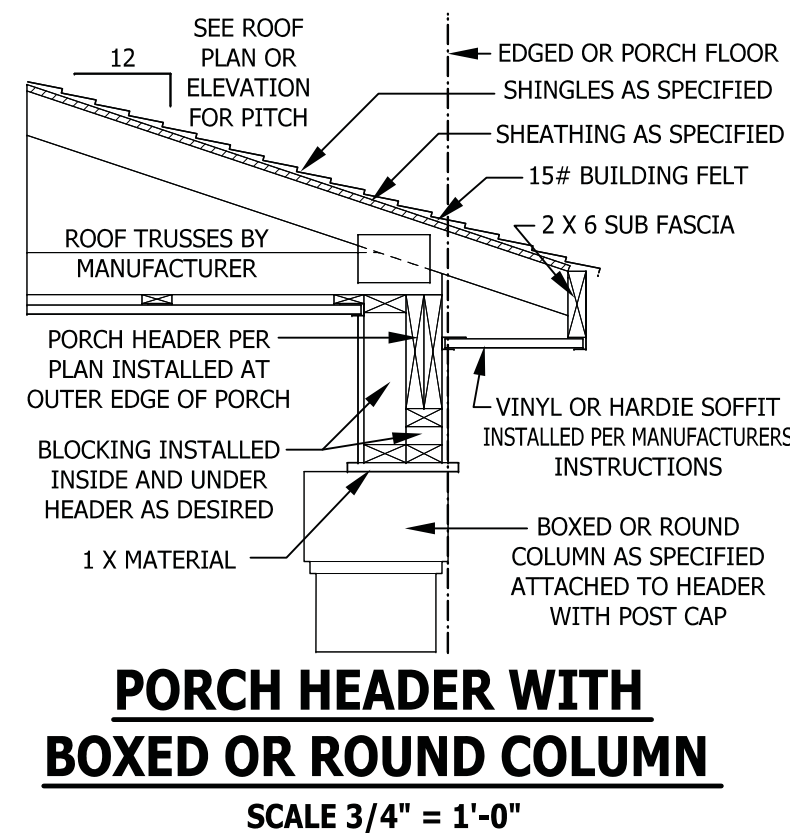
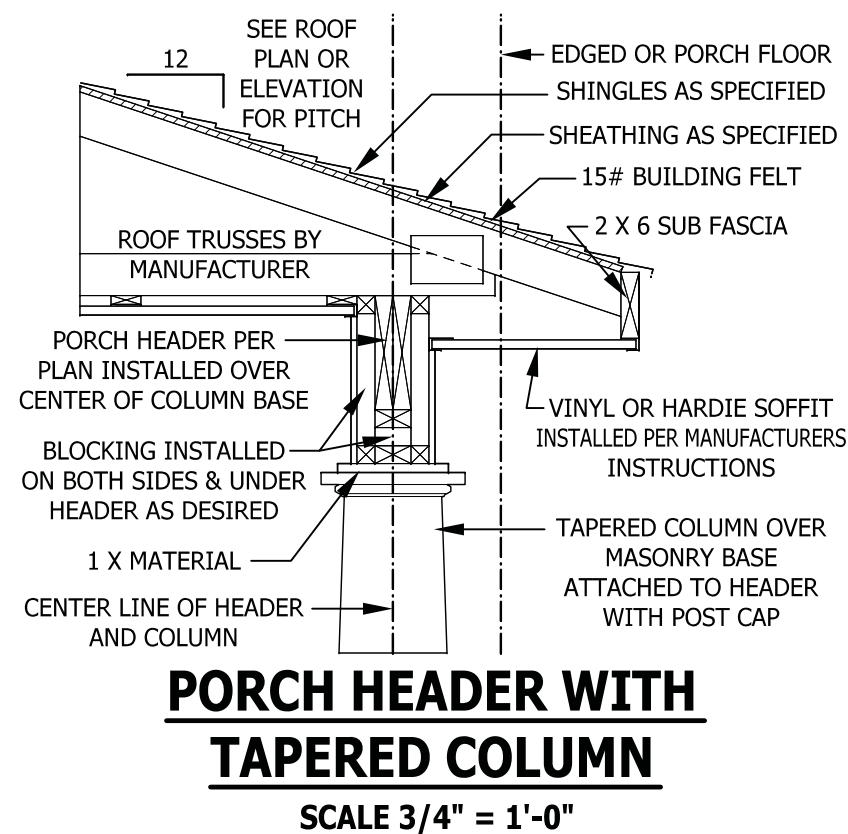
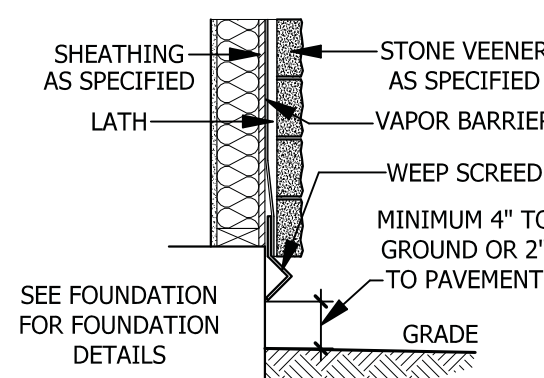
R315.2 Where required in existing dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section 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 SCREEDS

All weep screeds and stone veneer to be installed per manufacturers 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.



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 Tread 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).

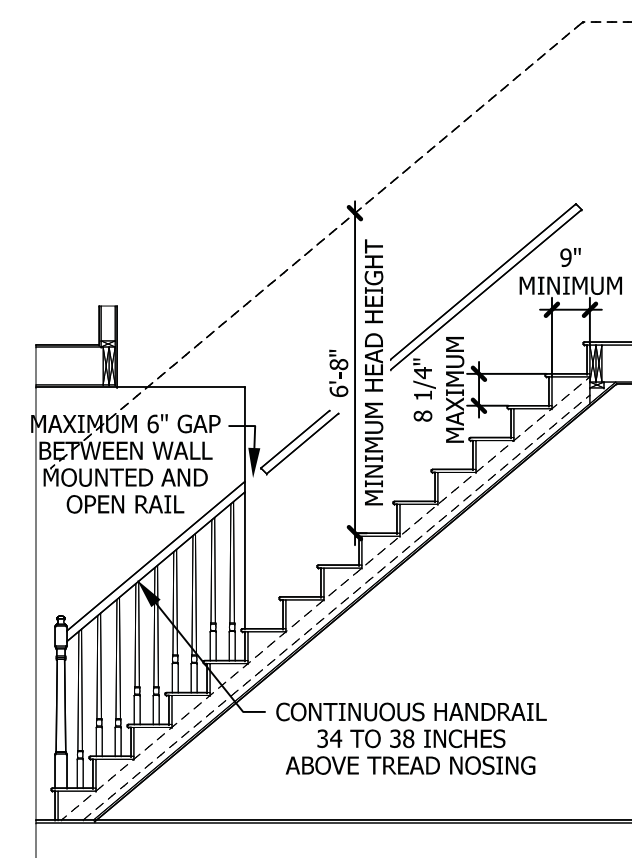
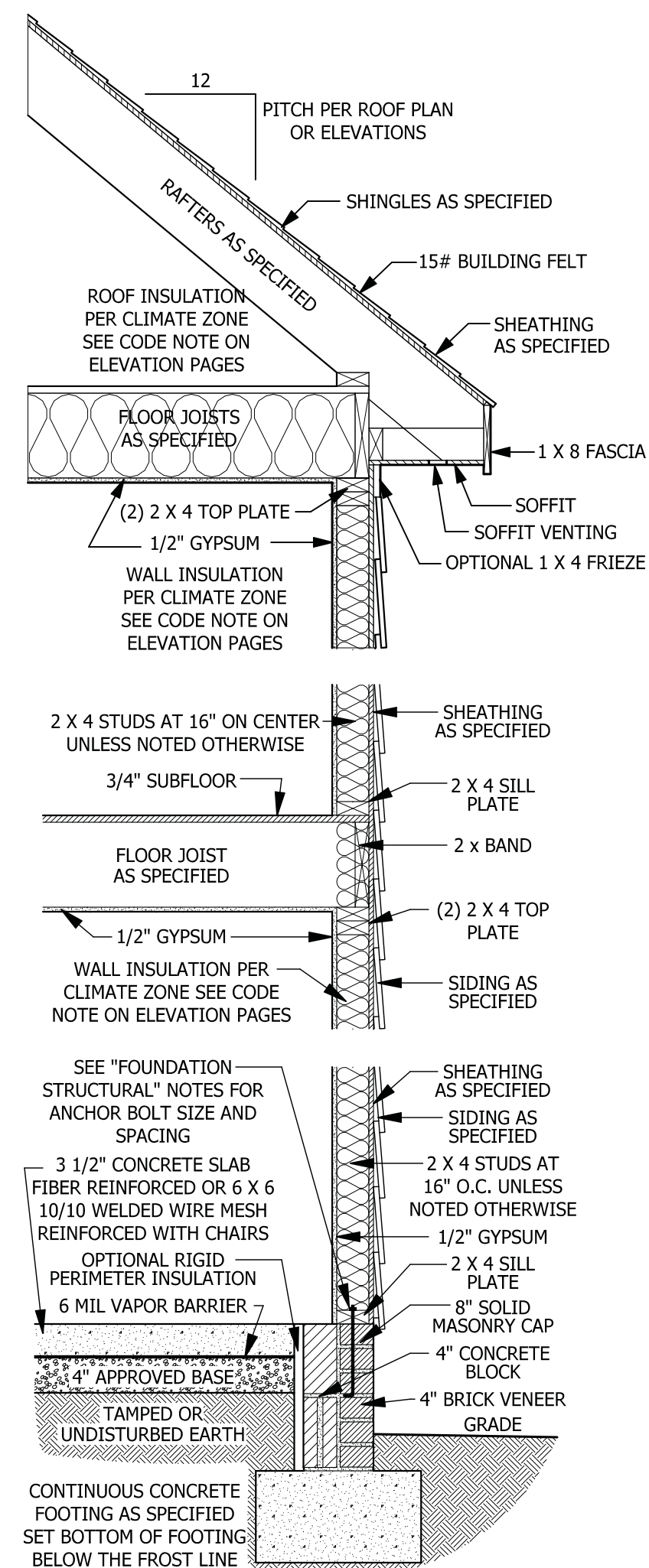
Exceptions:

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 1 1/2 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.



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

TYPICAL DETAILS

1718



SQUARE FOOTAGE	
HEATED	
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.
UNHEATED	
GARAGE	410 SQ. FT.
FRONT PORCH	29 SQ. FT.
REAR PORCH	162 SQ. FT.
STORAGE	194 SQ. FT.
TOTAL	795 SQ. FT.

© Copyright 2013 Haynes Home Plans, Inc.

10/21/2020

191206B

PAGE 9 OF 9