IXEGID EIXII			
MEAN ROOF HEIGHT: 19'-9)"	HEIGHT TO R	IDGE: 27'-5'
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

"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

rootino, indu	MITON	2011111111111	DIDIW	ALL SUND	27 UNIC	יוטווטטי	I OI I OUN	DHILON II
DESIGNED FOR WIN	ID SPEED	OF 120 MF	PH, 3 SEC	OND GUST	(93 FAST	EST MILE;	EXPOSUR	Æ "B"
COMPONENT								
MEAN ROOF								
ZONE 1								-16.8
ZONE 2								-20.2
ZONE 3								-20.2
ZONE 4								-17.9
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8	17.4	-22.4
DESIGNED FOR WIN								
COMPONENT								
MEAN ROOF	UP T	O 30'	30'-1"	TO 35'	35'-1"	TO 40'	40'-1"	TO 45'
ZONE 1	16 7	10 A	17 E	100	10 7	10.6	10 7	20.2

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 quard

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

Exceptions:

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

2. Where the top of the guard also serves as a natural of the open stoces 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.

 The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153

2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

ROOF VENTILATION

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,477 SQ.FT. NET FREE CROSS VENTU ATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.51 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 = 8.26 SQ.FT.

3 CAR GARAGE COVERED PORCH W/ PATIO

WINDOWS WITH SIDE LOAD

SIDING AS

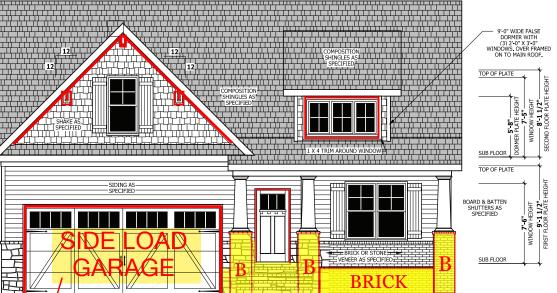
SPECIFIED

ARAGE DOOR

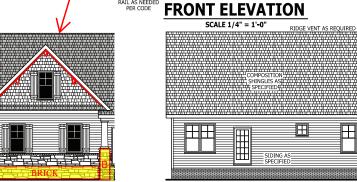
COMPOSITION

RIDGE VENT AS REQUIRED

WEST PRESERVE - LOT 50 203 BOYCE COURT SANFORD, NC 27332



RIDGE VENT AS REQUIRED



VENEER AS SPECIFIED

XXXXX

REAR ELEVATION

SCALE 1/8" = 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.



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0'

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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

PROCEDURES.

CODES AND CONDITIONS MAY
VARY WITH LOCATION A LOCAL
DESIGNER, ASCHITECT OR
NORINEER SHOULD BE CONSULTED
BEFORE CONSTRUCTION.
THESE DEAWING ARE
INSTRUMENTS OF SERVICE AND
AS SUCH SHALL REMAIN
PROPERTY OF THE DESIGNER.

I Lauren ELEVATION The

SQUARE FOOTAGE HEATED FIRST FLOOR 1766 SQ.FT. HEATED OPTIONAL 148 SQ FT 304 SQ FT 452 SQ FT UNHEATED FRONT PORCH GARAGE TOTAL 676 SQ FT.

UNHEATED OPTIONAL

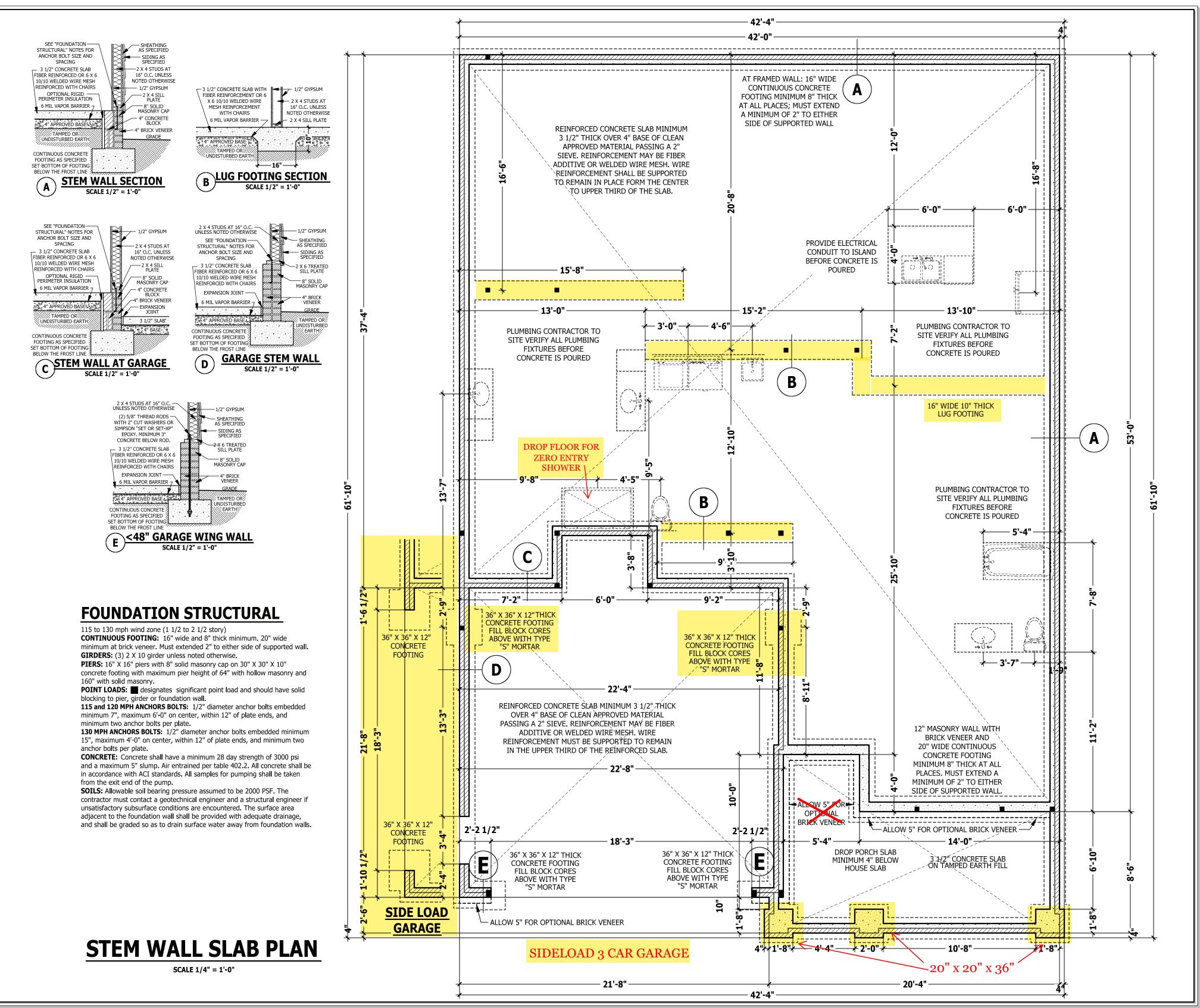
SCREENED FORCH 160 SQ FT.

DECK / PATIO 108 SQ FT.

THIRD GARAGE 292 SQ FT.

TOTAL 560 SQ FT.

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

PROCEDURES. CODES AND CONDITIONS MAY ARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR IGINEER SHOULD BE CONSULTED

BEFORE CONSTRUCTION. THESE DRAWING ARE INSTRUMENTS OF SERVICE AND

AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

Q S

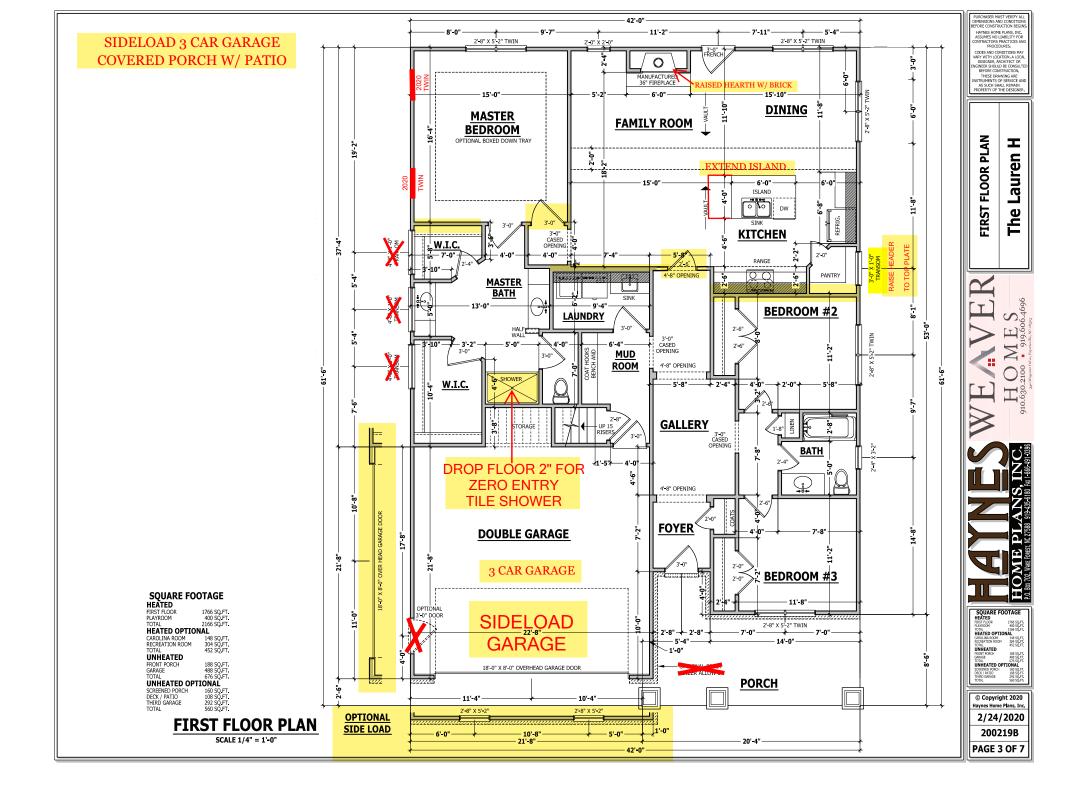
Lauren EΜ

FIRST FLOOR 1766 SQ.FT.
PLAYROOM 400 SQ.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM RECREATION ROOM TOTAL UNHEATED UNHEATED OPTIONAL

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200219B

PAGE 2 OF 7



STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all the 2018 North Caronna residential Building Code, prus an 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

trie building code.					
DESIGN LOADS	LIVE LOAD	DEAD LOAD	DEFLECTION		
USE	(PSF)	(PSF)	(LL)		
Attics without storage	10	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-fil components	50		-		
Passenger vehicle garages	50	10	L/360		
Rooms other than sleeping	40	10	L/360		
Sleeping rooms	30	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

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 raraile strain Limber (PSL) = PD=200 PSI, PN=290 PSI, E=1,DSX106 PSI Laminated strain lumber (LSL) Pb=2250 PSI, Fy=400 PSI, E=1,55x106 PSI Instal all connections per manufactures 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. PONY WAI

> HEIGHT T VARY

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

BRACE WALL PANEL NOTES

EXTERIOR WALLS: All exterior walls to be sheathed with CS-WSP or CS-SFB in accordance with section R602.10.3 unless noted otherwise.

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

REQUIRED LENGTH OF BRACING: Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 it's actual length. Method PF contributes 1.5 times its actual length.

HD: 800 lbs hold down hold down device fastened to the edge

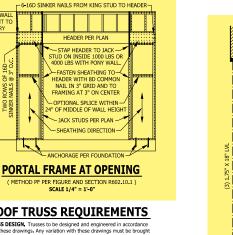
of the brace wall panel closets to the corner.

Methods Per Table R602.10.1 CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter). CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing

GB: Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws. PF: Portal fame per figure R602.10.1

PF

OPTIONAL



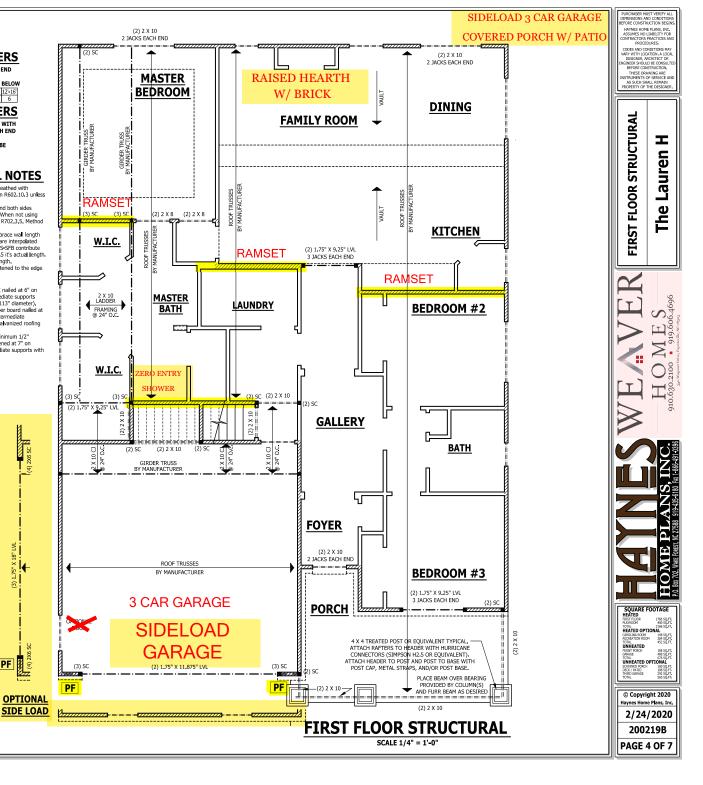
ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Havnes 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 falls 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.



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. KINEE WALL AND CELLING HEIGHTS, All finished knee wall heights and celling 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 celling 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 heig 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 before upper speed above.

ledgers unless noted otherwise.

Plate Heights & Floor Systems. See elevation page(s) for plate heights and december the december of the second secon

STRUCTURAL NOTES

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

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

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

ENGINEERED WOOD BEAMS:

EmainteeRed WOUD beams:
Laminated veneer lumber (UL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10° PSI
Parallel strand lumber (PSI) = Fb=2900 PSI, Fv=290 FSI, E=2.0x10° PSI
Laminated strand lumber (LSI) Fb=2250 PSI, Fv=400 PSI, E=1.5x10° PSI
Instal all connections per manufacturers instructions.
TRUSS AND 1-10X15T MEMBERS: All roof truss and I-joist layouts shall be

TRUSS AND 1-JOIST MEMBERS: All roof truss and 1-joist slayouts shall be prepared in accordance with this document. Trusses and 1-joist shall be installed according to the manufacture's specifications. Any change in truss or 1-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" 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" bobs at 2-0" on center for spans to 18-0" unless noted otherwise. FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center jost spaniam 5/6" thick for 192" on center jost spaniam, sminimum 5/6" thick for 192" on center jost spaniam, on minimum 3/4" thick for 24" on center rafters and 7/16" for 24" on center rafters and 7/16" for 24" on center rafters.

ATTIC ACCESS

SECTION R807

R807.1 Attic access, An attic access opening shall be provided to attic areas that access 40% gazer feet (37.1.6 m²) and have a vertical height of 60 inches (1324 mm) or greater. The net clear opening shall not be less than 20 inches (9.0 inches (0.0 mm by 7.62 mm) and shall be located in a hallway or other readily accessible location, a 30-inch (7.62 mm) inmimum unothstructed 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:

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

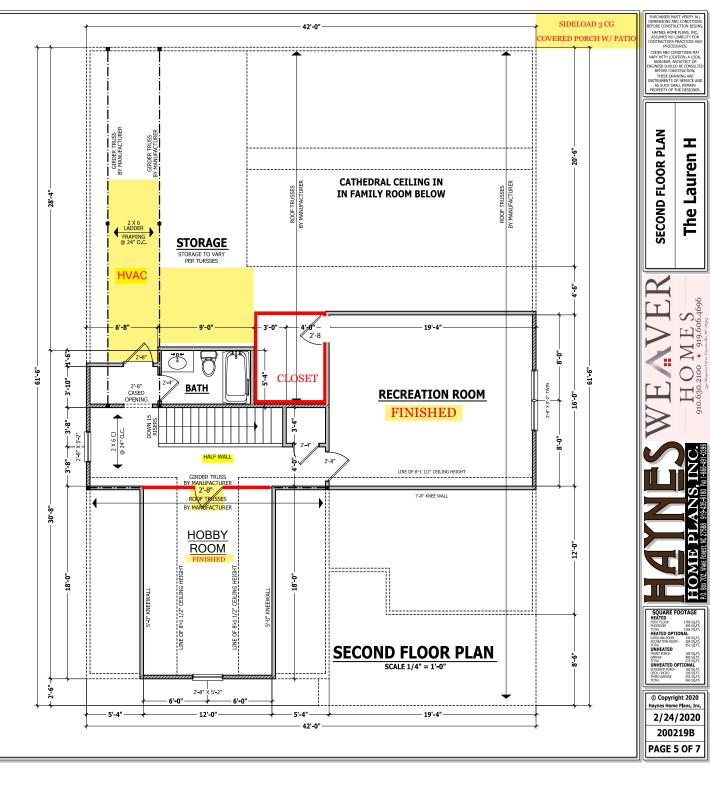
 Pull down stair treads, stringers, handrails, and hardware may protrude into the net clear opening.

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'-6' | 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



SIDELOAD 3 CAR GARAGE COVERED PORCH W/ PATIO

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.

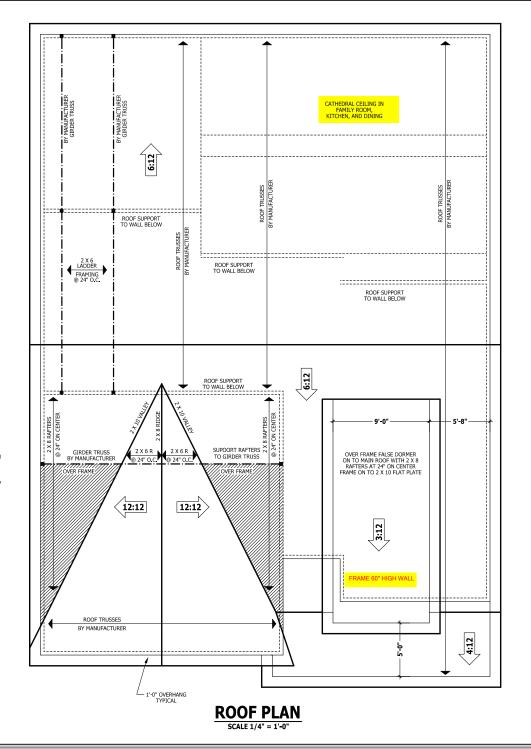
KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and celling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or in issuaduct of single the first fir reasonability of the truss manufacturer.

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



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PROCEDURES.
CODES AND CONDITIONS MAY
VARY WITH LOCATION. A LOCAL
DESIGNES, ARCHITECT OR
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THESE DEMAVING ARE
INSTRUMENTS OF SERVICE AND
AS SUCH SHALL REMAIN
PROPERTY OF THE DESIGNER.

I **ROOF PLAN**

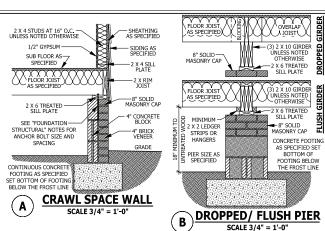
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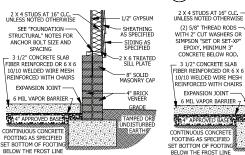
SQUARE FOOTAGE
HEATED
FIRST FLOOR 1766 SQ FT.
PLAYROOM 400 SQ FT. 1766 SQ FT 400 SQ FT 2166 SQ FT HEATED OPTIONAL 148 SQ FT. 304 SQ FT. 452 SQ FT. TOTAL UNHEATED FRONT PORCH 160 SQ FT. 108 SQ FT. 292 SQ FT. 560 SQ FT.

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DECK STAIR NOTES

SECTION AM110

D

AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut and back of stringer If used, suspended headers shall shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

GARAGE STEM WALL

SCALE 3/4" = 1'-0"

DECK BRACING

SECTION AM109

see Chapter 45.

AM109.1 Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to

provide lateral stability.

AM109.1.1, When the deck floor height is less than 4'-0" above finished grade per Figure AM109 and the deck is attached to the structure in accordance with Section AM104, lateral bracing is not required.

AM109.1.2. 4 x 4 wood knee braces may be provided on each column in both directions. The knee braces shall attach to each post at a point not less than 1/3 of the post length from the top of the post, and the braces shall be angled between 45 degrees and 60 degrees from the horizontal. Knee braces shall be botted to the post and the girder/double band with one 5/8 inch hot dipped galvanized bolt with nut and washer at both ends of the

AM109.1.3. For freestanding decks without knee braces or AS SPECIFIED diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2

POST SIZE	MÁX TRIBUTARY ÁREÁ	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-8"

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

WEEP SCREED SCALE 3/4" = 1'-0" AM109.1.5. For embedment of piles in Coastal Regions

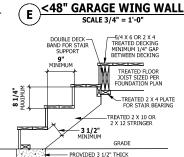


FIGURE AM110 TYPICAL DECK STAIR DETAIL

SHEATHING AS SPECIFIED

SEE FOUNDATION

FOR FOLINDATION

OF STEPS FOR BEARING

-STONE VEENER

AS SPECIFIED

VAPOR BARRIER

-WEEP SCREED

MINIMUM 4" TO

GROUND OR 2"

-TO PAVEMENT

GRADE

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

1/2" GYPSUM

- SHEATHING AS SPECIFIED

SIDING AS SPECIFIED

2 Y 6 TREATER

— 8" SOLID MASONRY CAP

TAMPED OR

S EARTHS

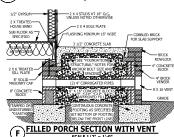
All weep screeds and stone veneer to be installed per manufactures instructions and per the 2012 North Carolina Residential Building code

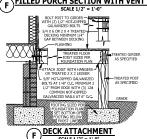
R703.6.2.1 - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic ween screed with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above payed 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

attachment flange of the weep screed.

2 X 4 STUDS AT 16" O.C. -UNLESS NOTED OTHERWISE 1/2" GYPSUM SUB FLOOR AS-SPECIFIED AS SPECIFIED 4" CONCRETE BLOCK 2 X 6 TREATED -4" BRICK VENEER SEE "FOUNDATION-EXPANSION JOINT STRUCTURAL" NOTES FOR ANCHOR BOLT SIZE AND —6 MIL VAPOR BARRIER SPACING 3 1/2" SLAB CONTINUOUS CONCRETE TAMPED OR FOOTING AS SPECIFIED SET BOTTOM OF FOOTI JNDISTURBED ₩ EARTH BELOW THE FROST LINE CRAWL SPACE AT GARAGE C SCALE 3/4" = 1'-0"





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 NEPA 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

NEPA 72 Exception: Where smoke alarms are provided meeting the ements of Section R314.4.

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

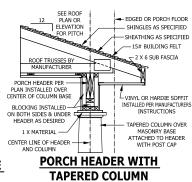
 In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of

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.



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 reated, carbon monoxide alarms shall be provided in accordance with Section

R315.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES

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 stainway.

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. R311.7.4.1 Riser height. The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of

the adjacent treads. R311,7,4,2 Tread depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a

minimum tread depth of 4 inches (102 mm) at any point.

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

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

R311.7.7.1 Height. Handrail height, measured vertically from the sloped

plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm). Exceptions:

The use of a volute, turnout or starting easing shall be allowed over the

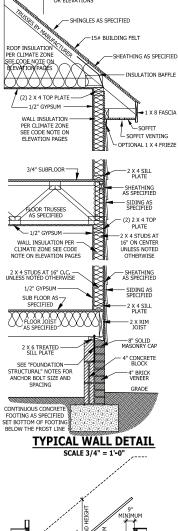
 When handrail fittings or bendings are used to provide continuous. transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

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

 Handralls 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 senarate 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.



TTCH PER ROOF PLAN

MAXIMUM 6" GAP BETWEEN WALL CONTINUOUS HANDRAIL 34 TO 38 INCHES ABOVE TREAD NOSING

TYPICAL STAIR DETAIL

2/24/2020

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HAYNES HOME PLANS, INC.

PROCEDURES.

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

THESE DRAWING ARE STRUMENTS OF SERVICE AN

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DETAILS

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SQUARE FOOTAGE 1766 SQ FT 400 SQ FT HEATED OPTIONAL 148 50 FT 304 50 FT 452 SQ FT UNHEATED UNHEATED OPTIONAL 160 SQ FT 108 SQ FT 292 SQ FT © Copyright 2020 Haynes Home Plans, Inc

