

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

MEAN ROOF HEIGHT: 19'-9"	HEIGHT TO RIDGE: 27'-5"		
CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
PENETRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED PENETRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30c1	38 or 30c1	38 or 30c1
WALL R-VALUE	15	15	15
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	10/15

* 1/2" 1/2" 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 STEEL WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (63 FASTEST WIND EXPOSURE "B")

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	14.2	-15.0	14.9	-15.8
ZONE 2	14.2	-18.0	14.9	-18.9
ZONE 3	14.2	-18.0	14.9	-19.6
ZONE 4	15.5	-16.0	16.3	-16.8
ZONE 5	15.5	-20.0	16.3	-21.0

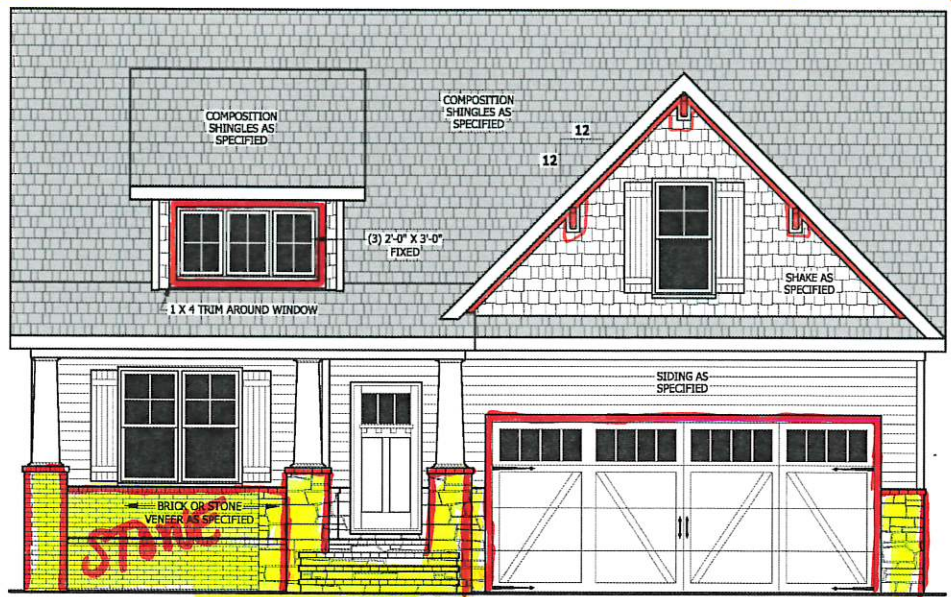
DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (63 FASTEST WIND EXPOSURE "B")

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

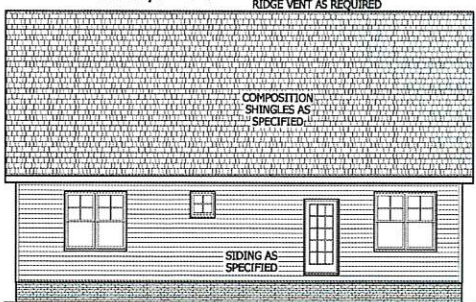
MEAN ROOF	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	16.7	-18.0	17.5	-18.2
ZONE 2	16.7	-21.0	17.5	-22.1
ZONE 3	16.7	-21.0	17.5	-22.9
ZONE 4	18.2	-19.0	19.1	-20.0
ZONE 5	18.2	-24.0	19.1	-25.2

Black Windows

*MF-1ER
w/3cg*



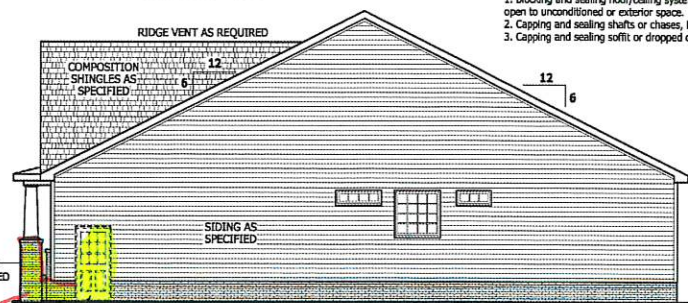
FRONT ELEVATION - A
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

SQUARE FOOTAGE

HEATED	
FIRST FLOOR TOTAL	1791 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM TOTAL	148 SQ.FT.
UNHEATED	
FRONT PORCH TOTAL	188 SQ.FT.
GARAGE TOTAL	469 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH DECK OR PATIO THIRD GARAGE TOTAL	577 SQ.FT.

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

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 = 2,477 SQ.FT.
NET FREE CROSS VENTILATION 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.

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.

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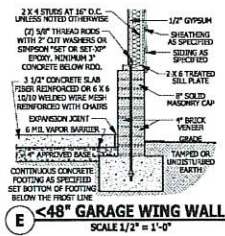
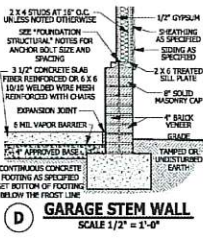
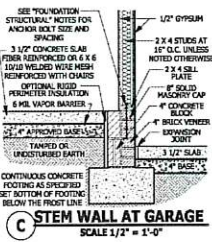
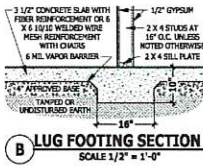
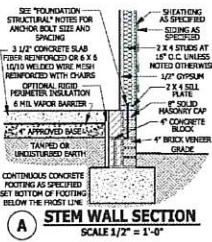
PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTOR PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

ELEVATION - A
The Lauren III

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HOME PLANS INC.
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307 Weaver Drive, Fayetteville, NC 28404

SQUARE FOOTAGE
HEATED
FIRST FLOOR TOTAL 1791 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM TOTAL 148 SQ.FT.
UNHEATED
FRONT PORCH TOTAL 188 SQ.FT.
GARAGE TOTAL 469 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH DECK OR PATIO THIRD GARAGE TOTAL 577 SQ.FT.

SQUARE FOOTAGE
HEATED
FIRST FLOOR TOTAL 1791 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM TOTAL 148 SQ.FT.
UNHEATED
FRONT PORCH TOTAL 188 SQ.FT.
GARAGE TOTAL 469 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH DECK OR PATIO THIRD GARAGE TOTAL 577 SQ.FT.

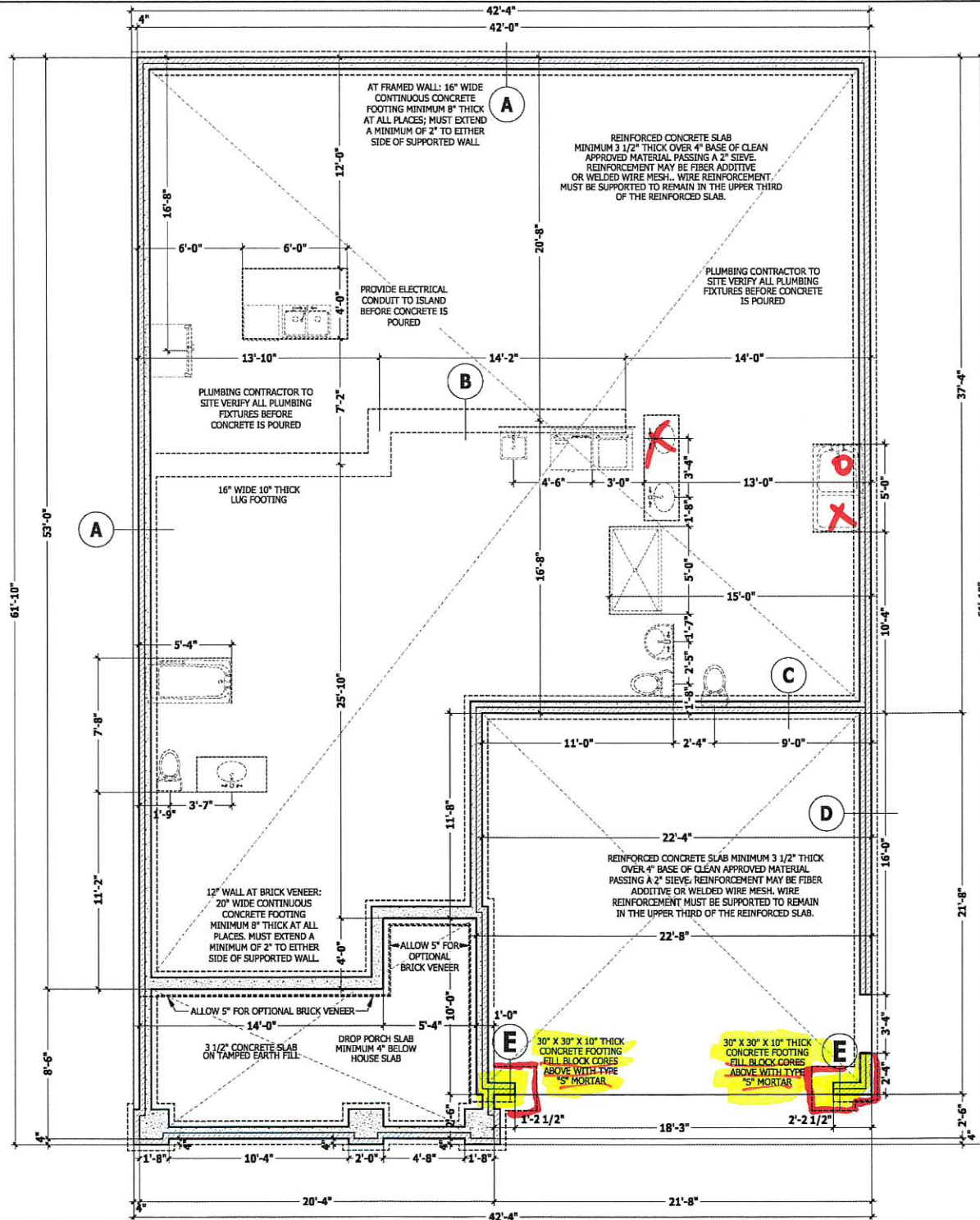


FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)
CONTINUOUS FOOTING: 16" wide and 8" thick minimum, 20" wide minimum at brick veneer. Must extend 2" to either side of supported wall.
GIRDERS: (3) 2 X 10 girder unless noted otherwise.
PIERS: 16" X 16" piers with 8" solid masonry cap on 30" X 30" X 10" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry.
POINT LOADS: ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.
115 and 120 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 7", maximum 6'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.
130 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.
CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the cast end of the pump.
SOILS: Allowable soil bearing pressure assumed to be 2000 PSF. The contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.

STEM WALL SLAB PLAN

SCALE 1/4" = 1'-0"



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STEM WALL SLAB PLAN

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HAYNES HOME PLANS, INC.

SQUARE FOOTAGE

HEATED	1791 SQ. FT.
POST PORCH	1791 SQ. FT.
HEATED OPTIONAL	148 SQ. FT.
CAROLINA ROOM	148 SQ. FT.
TOTAL	3480 SQ. FT.
UNHEATED	188 SQ. FT.
FRONT PORCH	188 SQ. FT.
GARAGE	188 SQ. FT.
UNHEATED OPTIONAL	188 SQ. FT.
SCREENED PORCH	188 SQ. FT.
DECK OR PATIO	188 SQ. FT.
THIRD GARAGE	200 SQ. FT.
TOTAL	3680 SQ. FT.

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FIRST FLOOR PLAN
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 P.O. BOX 202, WARE FOREST, NC 27656 919-855-9100 FAX 919-855-9103

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1791 SQ. FT.
HEATED TOTAL	1791 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ. FT.
HEATED TOTAL	148 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
UNHEATED GARAGE	469 SQ. FT.
UNHEATED TOTAL	657 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	160 SQ. FT.
UNHEATED OPTIONAL DECK OR PATIO	108 SQ. FT.
UNHEATED OPTIONAL THIRD GARAGE	292 SQ. FT.
UNHEATED TOTAL	560 SQ. FT.

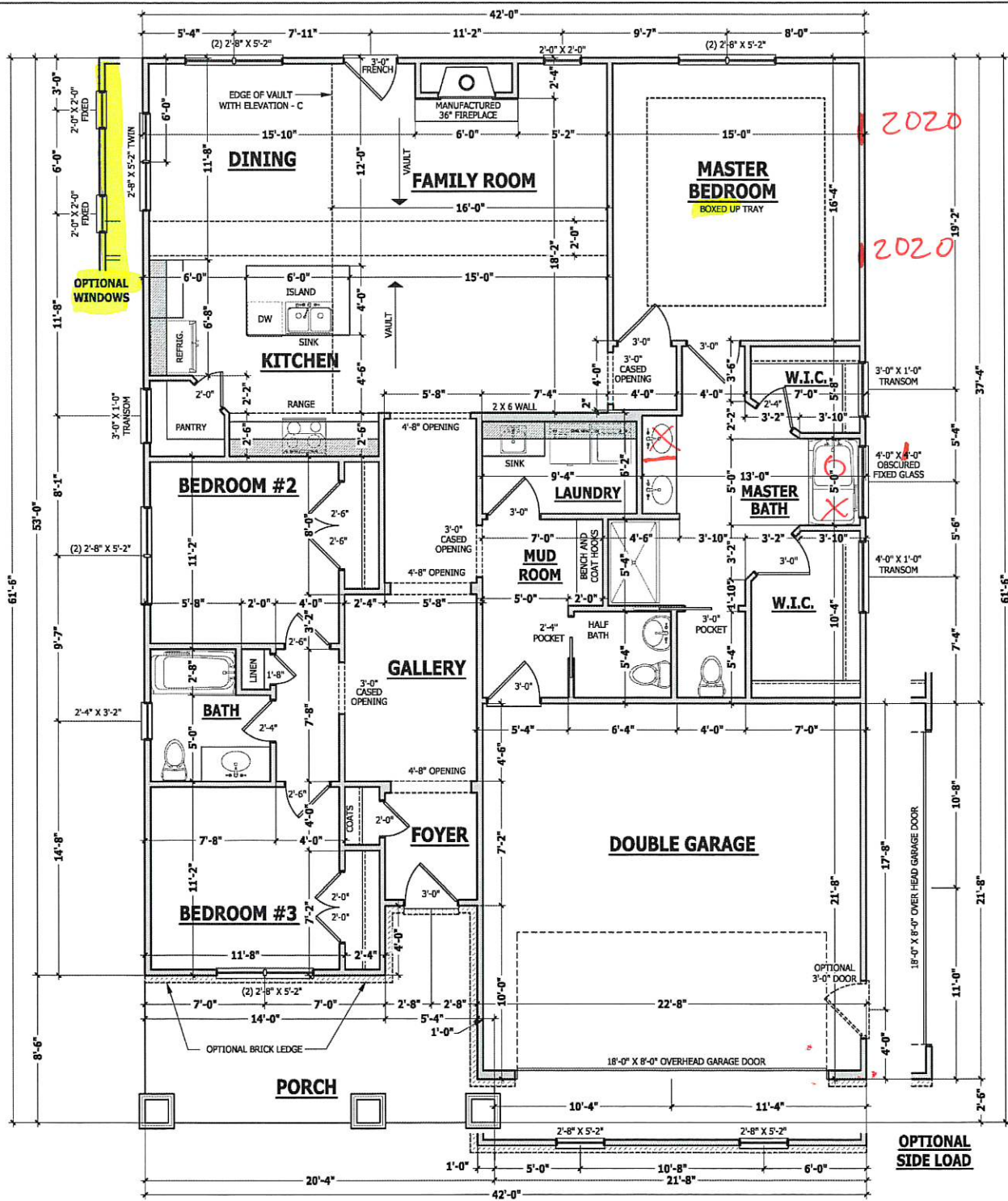
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DWELLING / GARAGE SEPARATION

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.
CEILING. 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 of honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.
DUCT PENETRATIONS. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.
OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1791 SQ. FT.
HEATED TOTAL	1791 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ. FT.
HEATED TOTAL	148 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
UNHEATED GARAGE	469 SQ. FT.
UNHEATED TOTAL	657 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	160 SQ. FT.
UNHEATED OPTIONAL DECK OR PATIO	108 SQ. FT.
UNHEATED OPTIONAL THIRD GARAGE	292 SQ. FT.
UNHEATED TOTAL	560 SQ. FT.

FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



2020
 2020

OPTIONAL SIDE LOAD

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 contractor 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 (L)
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-fill components	50	--	--
Passenger vehicle garages	50	10	L/360
Floors 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 otherwise.

ENGINEERED WOOD BEAMS:
 Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=265 PSI, E=1.8x10⁶ 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=1.5x10⁶ PSI
 Install all connectors per manufacturer's instructions.

TRUSS AND JOIST MEMBERS: All roof truss and 1-joint layouts shall be prepared in accordance with this document. Trusses and 1-joists shall be installed according to the manufacturer's specifications. Any change in truss or 1-joint layout shall be coordinated with Haynes Home 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.

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 Plans, Inc. attention before construction begins.

KNEE WALL AND CEILING HEIGHTS: All finished knee wall heights and ceiling heights are shown turned 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 responsibility of the truss manufacturer.

ANCHORAGE: All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss manufacturer's 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.

BRACE WALL PANEL NOTES

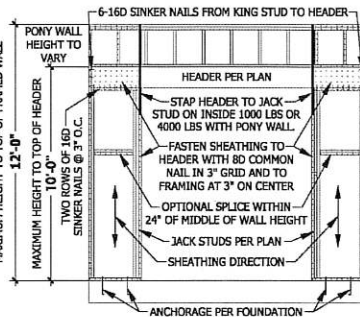
EXTERIOR WALLS: All exterior walls to be sheathed with CS-WSP or CS-SFB in accordance with section R602.10.3 unless noted otherwise.

GYPNUM: 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 R072.3.5. Method GB to be fastened per table R602.10.1.1.

REQUIRED LENGTH OF BRACING: Required brace wall length for each side of the drumscribed 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.

HR: 800 lbs hold down hold down device fastened to the edge of the brace wall panel closest to the corner.

Methods Per Table R602.10.1
CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter), **CS-SFB:** Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing nails.
GB: Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws.
PF: Portal frame per figure R602.10.1



EXTERIOR HEADERS

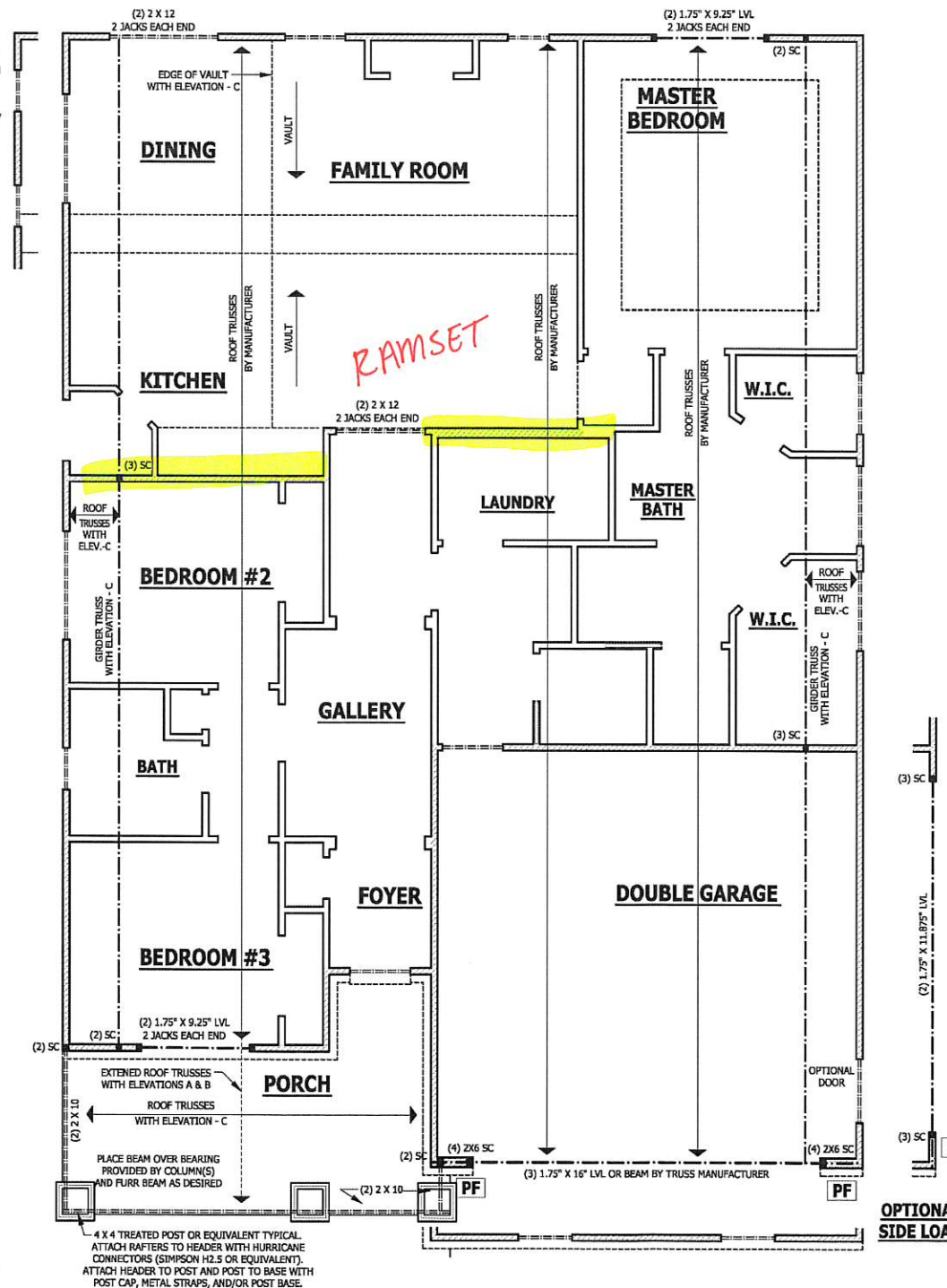
- (2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE
 - KING STUDS EACH END PER TABLE BELOW
- | HEADER SPAN | < 3' | 3'-4' | 4'-8' | 8'-12' | 12'-16' |
|--------------|------|-------|-------|--------|---------|
| KING STUD(S) | 1 | 2 | 3 | 5 | 6 |

INTERIOR HEADERS

- LOAD BEARING HEADERS (2) 2 X 6 WITH 1 JACK STUD AND 1 KING STUD EACH END UNLESS NOTED OTHERWISE
- NON LOAD BEARING HEADERS TO BE LADDER FRAMED

FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"



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FIRST FLOOR STRUCTURAL

The Lauren III

HAYNES WEAVER HOMES

HOME PLANS, INC.

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100 Weaver Hills, Matthews, NC 27657

SQUARE FOOTAGE

HEATED	UNHEATED	TOTAL
FIRST FLOOR	1751 SQ.FT.	1751 SQ.FT.
SECOND FLOOR	148 SQ.FT.	148 SQ.FT.
CAROLINA ROOM	148 SQ.FT.	148 SQ.FT.
UNHEATED FRONT PORCH	188 SQ.FT.	188 SQ.FT.
UNHEATED GARAGE	657 SQ.FT.	657 SQ.FT.
UNHEATED OPT. PORCH	188 SQ.FT.	188 SQ.FT.
SECOND FLOOR PORCH	188 SQ.FT.	188 SQ.FT.
THIRD GARAGE	292 SQ.FT.	292 SQ.FT.
TOTAL	5052 SQ.FT.	5052 SQ.FT.

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ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.

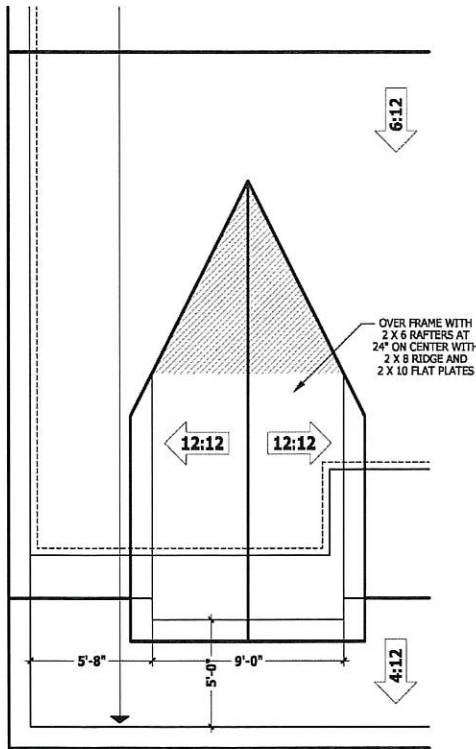
KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these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

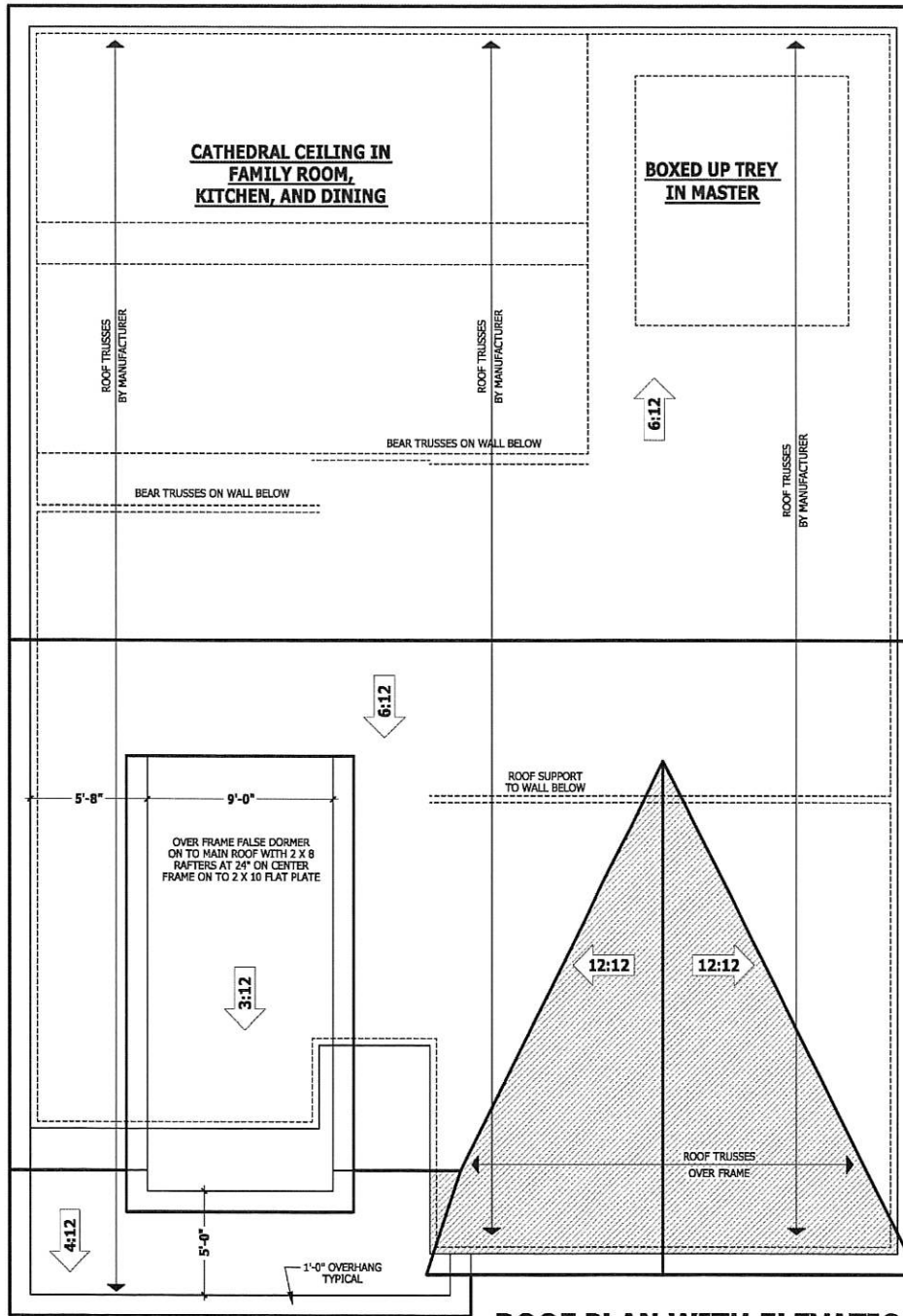
BEARING. All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

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



DORMER WITH ELEVATION - B



DORMER WITH ELEVATION - A

ROOF PLAN WITH ELEVATIONS - A & B

SCALE 1/4" = 1'-0"

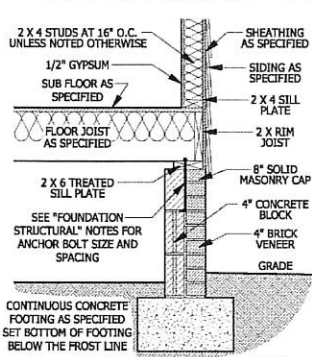
PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTOR PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCAL, A LOCAL, DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

ROOF PLAN WITH ELEVATIONS - A & B
The Lauren III

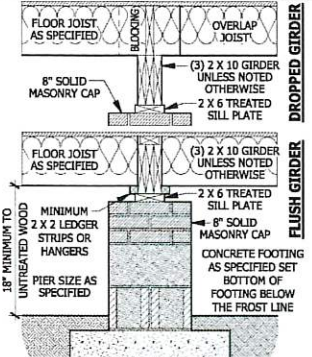
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300 Weaver Pike, Fayetteville, NC 27709

HAYNES WEAVER HOME PLANS, INC.
P.O. Box 102, Wayne Forest, NC 27888 919-655-5160 FAX 1655-91-4355

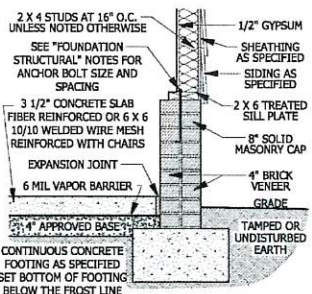
SQUARE FOOTAGE	
HEATED	1791 SQ. FT.
FIRST FLOOR	1791 SQ. FT.
TOTAL	1791 SQ. FT.
HEATED OPTIONAL	148 SQ. FT.
CAROLINA ROOM	148 SQ. FT.
TOTAL	148 SQ. FT.
UNHEATED	188 SQ. FT.
FRONT PORCH	188 SQ. FT.
GAARAGE	188 SQ. FT.
TOTAL	188 SQ. FT.
UNHEATED OPTIONAL	188 SQ. FT.
SCREENED PORCH	188 SQ. FT.
DECK OR PATIO	188 SQ. FT.
THIRD GARAGE	188 SQ. FT.
TOTAL	188 SQ. FT.



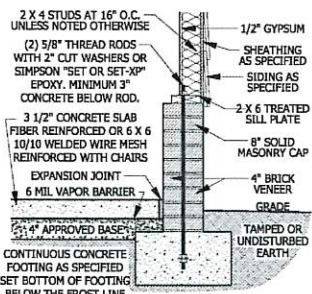
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



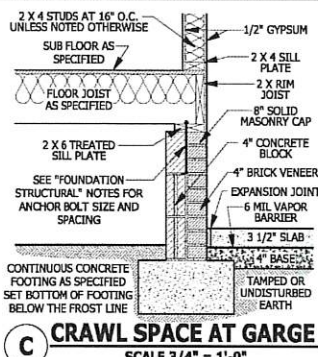
B DROPPED/ FLUSH PIER
SCALE 3/4" = 1'-0"



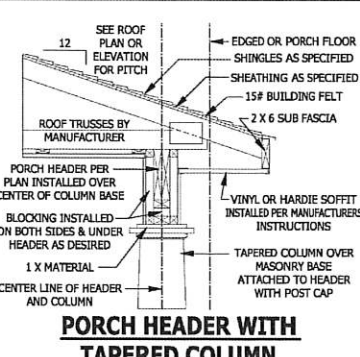
D GARAGE STEM WALL
SCALE 3/4" = 1'-0"



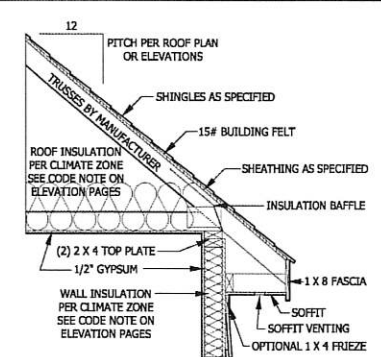
E <48\"/>



C CRAWL SPACE AT GARGE
SCALE 3/4" = 1'-0"



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



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

DECK STAIR NOTES
SECTION AM110
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 be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

DECK BRACING
SECTION AM109
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\"/>

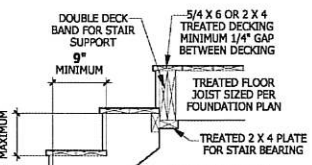
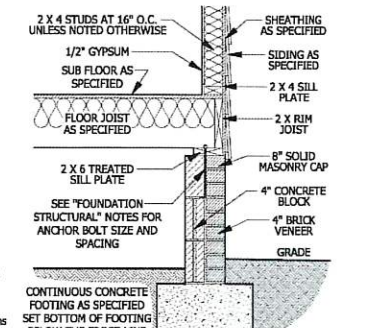


FIGURE AM110 TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"



DECK ATTACHMENT DETAIL TO FRAMED WALL
SCALE 3/4" TO 1'-0"

STAIRWAY NOTES
R311.7
R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall be not 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 1 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 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
R311.7.1 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 handrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
R311.7.2 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 guard/handrail, the wall-mounted rail must return into the wall.



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

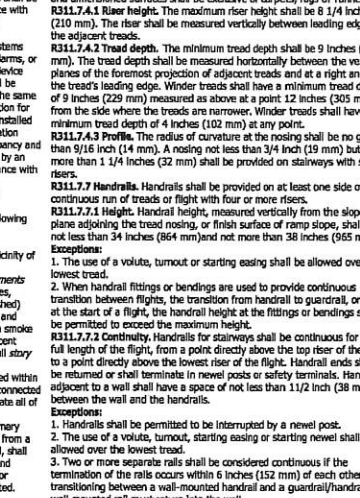
WEEP SCREED
SCALE 3/4" = 1'-0"

See foundation for foundation details.

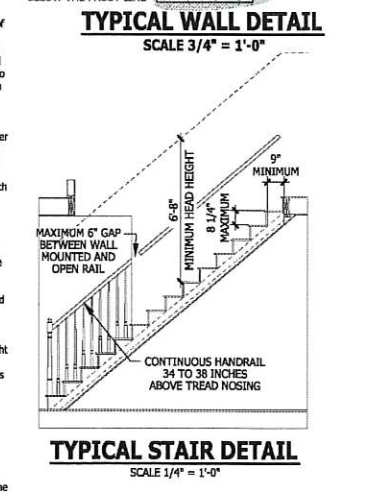
Labels: SHEATHING AS SPECIFIED, LATH, STONE VENEER AS SPECIFIED, VAPOR BARRIER, WEEP SCREED, MINIMUM 4" TO GROUND OR 2" TO PAVEMENT, GRADE.

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 3/12 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

SMOKE ALARMS
SECTION R314
R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.
Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.
R314.4 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) attics.
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 in accordance with ASTM C 926. 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.



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



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

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TYPICAL DETAILS
The Lauren III

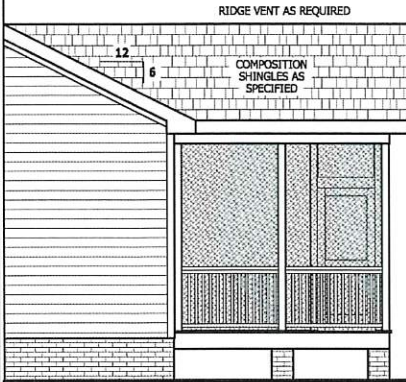
HAYNES WE AVER HOMES
HOME PLANS INC.
910.630.2100 • 919.606.4096
19455 E. Highway 101, Fayetteville, NC 27804

SQUARE FOOTAGE

HEATED	1761 SQ. FT.
POST FLOOR	1761 SQ. FT.
TOTAL	1761 SQ. FT.
HEATED OPTIONAL	1761 SQ. FT.
CAROLINA	146 SQ. FT.
TOTAL	146 SQ. FT.
UNHEATED	188 SQ. FT.
POST FLOOR	188 SQ. FT.
GARAGE	405 SQ. FT.
TOTAL	593 SQ. FT.
UNHEATED OPTIONAL	188 SQ. FT.
POST FLOOR	188 SQ. FT.
DECK OR PATIO	188 SQ. FT.
TOTAL GARAGE	282 SQ. FT.
TOTAL	282 SQ. FT.

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PAGE 6 OF 6

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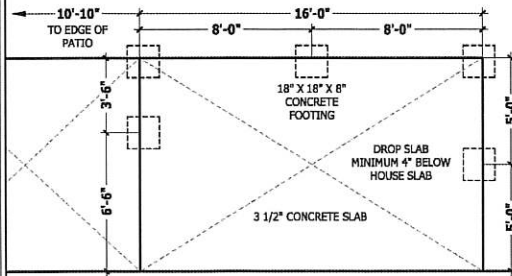
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



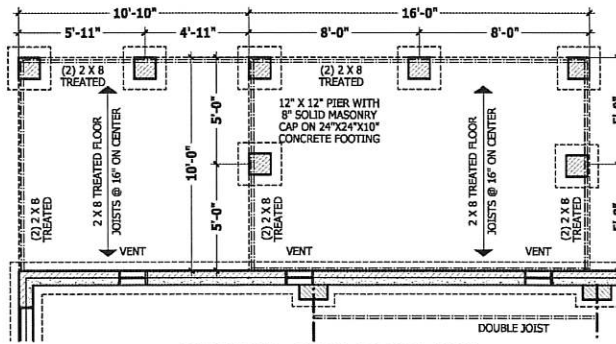
REAR ELEVATION
SCALE 1/4" = 1'-0"



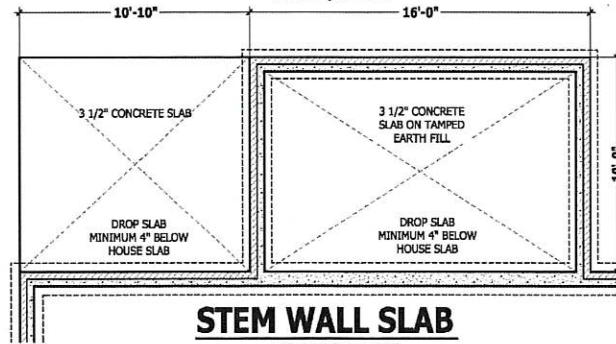
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



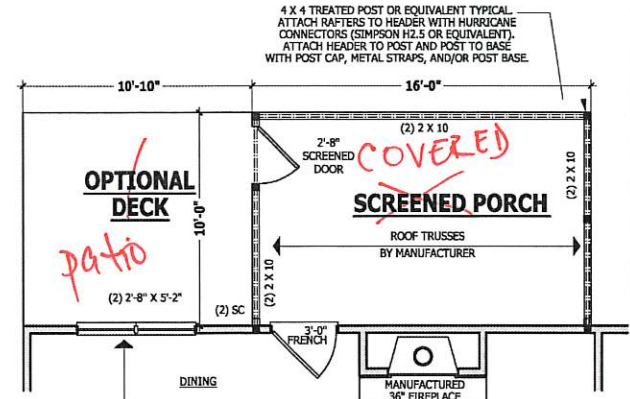
MONOLITHIC SLAB PLAN
SCALE 1/4" = 1'-0"



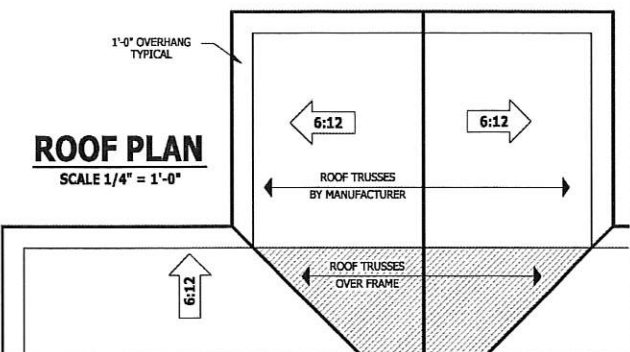
CRAWL SPACE PLAN
SCALE 1/4" = 1'-0"



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



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

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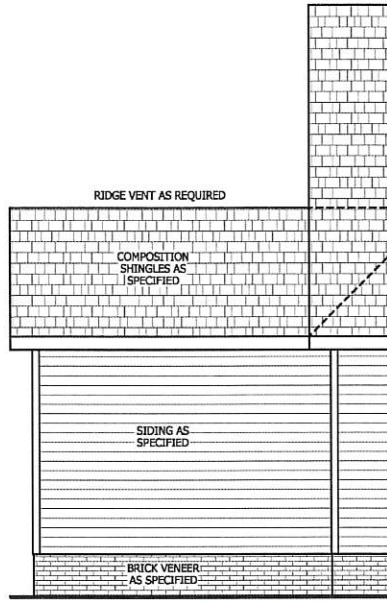
SCREENED PORCH ADDENDUM

The Lauren III

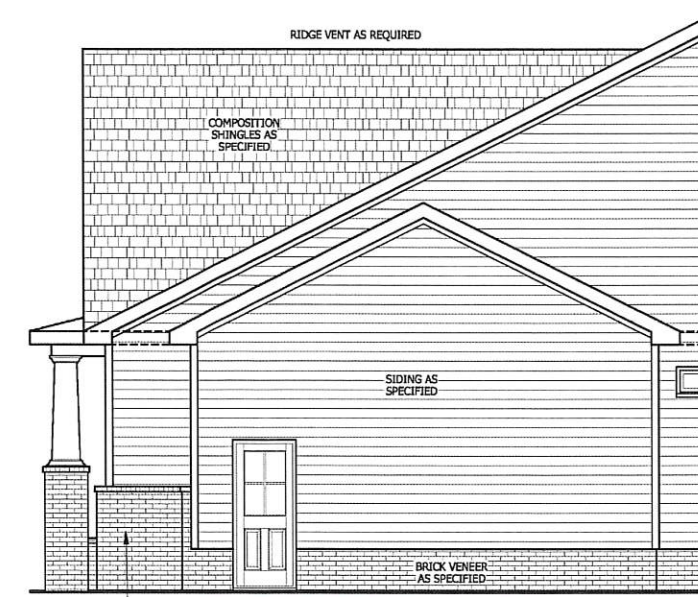
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HOMES
HOME PLANS, INC.
910-630-2100 • 919-606-4636
P.O. BOX 102, WACE FOSTER, NC 27558 919-455-1160 FAX 919-455-9145

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1791 SQ. FT.
TOTAL HEATED	1791 SQ. FT.
UNHEATED CAROLINA ROOM	148 SQ. FT.
TOTAL UNHEATED	148 SQ. FT.
FRONT PORCH GARAGE	480 SQ. FT.
TOTAL UNHEATED OPTIONAL SCREENED PORCH	180 SQ. FT.
SCREENED PORCH	180 SQ. FT.
THIRD GARAGE	282 SQ. FT.
TOTAL	2852 SQ. FT.

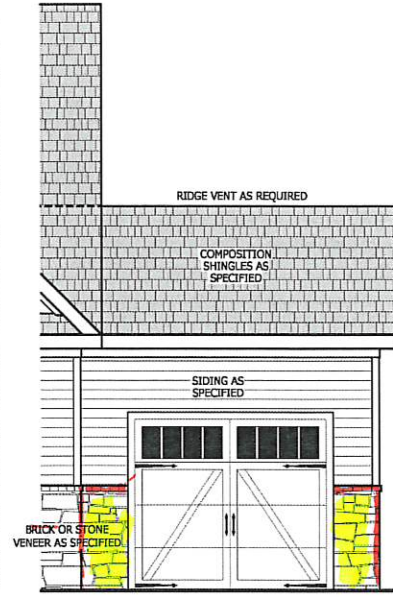
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ADDENDUM



REAR ELEVATION
SCALE 1/8" = 1'-0"

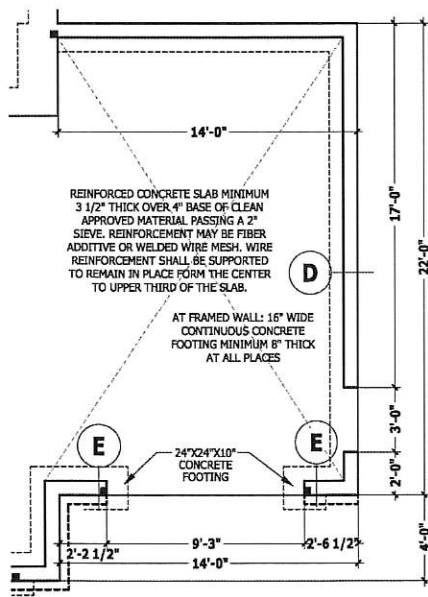


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

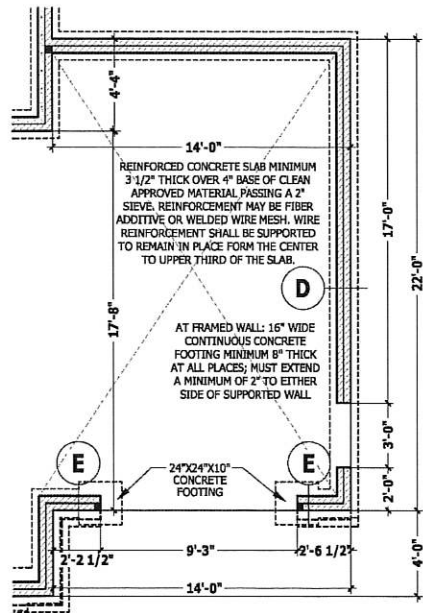


FRONT ELEVATION
SCALE 1/4" = 1'-0"

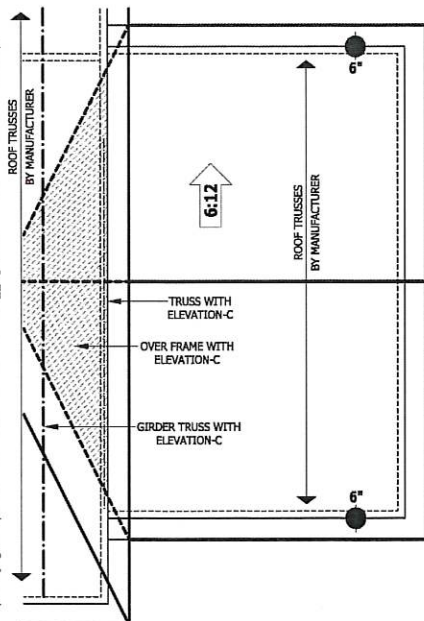
SEE BASE PLAN FOR NOTES AND DETAILS



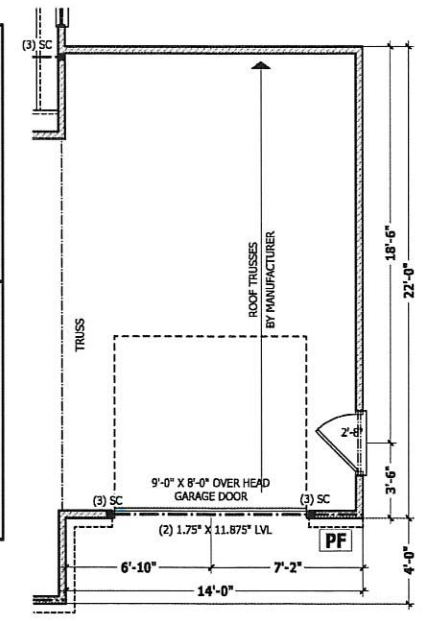
MONOLITHIC SLAB PLAN
SCALE 1/4" = 1'-0"



CRAWL SPACE / STEM WALL
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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THIRD GARAGE ADDENDUM
The Lauren III

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910-630-2100 • 910-606-4636
P.O. Box 702, Wake Forest, NC 27888

HAYNES WEAVER HOME PLANS, INC.

SQUARE FOOTAGE	
HEATED	1791 SQ. FT.
FIRST FLOOR	1791 SQ. FT.
TOTAL	1791 SQ. FT.
HEATED OPTIONAL	148 SQ. FT.
CLOSET/CL. ROOM	148 SQ. FT.
TOTAL	148 SQ. FT.
UNHEATED	148 SQ. FT.
FRONT PORCH	148 SQ. FT.
CHANG.	148 SQ. FT.
TOTAL	148 SQ. FT.
UNHEATED OPTIONAL	148 SQ. FT.
SCREENED PORCH	148 SQ. FT.
DECK OR PATIO	148 SQ. FT.
THIRD GARAGE	292 SQ. FT.
TOTAL	292 SQ. FT.

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ADDENDUM