

3 CAR / Rear Covered

**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
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 30/41	38 or 30/41	38 or 30/41
WALL R-VALUE	15	15	15
FLOOR R-VALUE	19	19	19
* BASEMENT WALL R-VALUE	5/13	10/15	10/15
** GAB R-VALUE	0	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

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

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

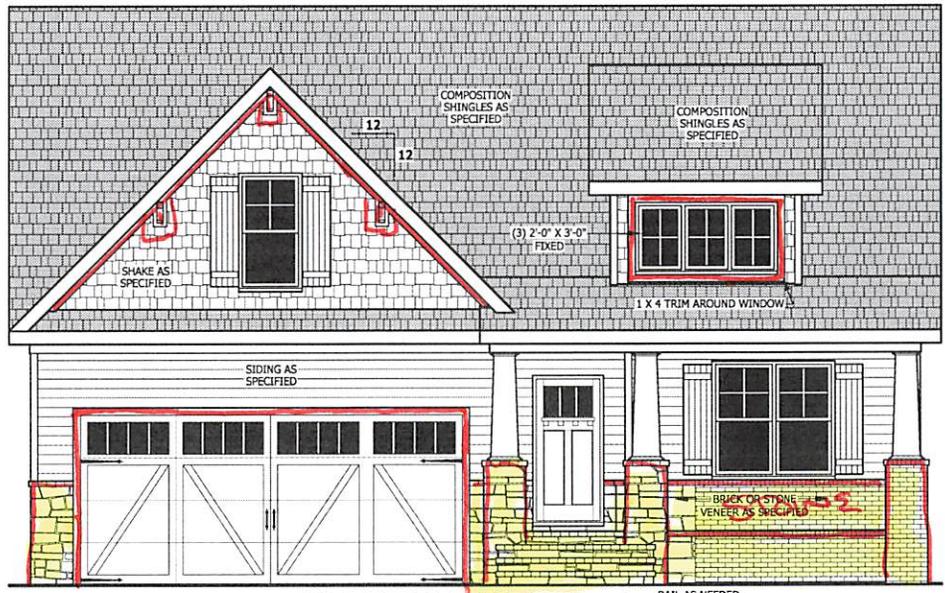
MEAN ROOF	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	16.7	-18.0	17.5	-18.9
ZONE 2	16.7	-21.0	17.5	-22.1
ZONE 3	16.7	-21.0	17.5	-22.1
ZONE 4	18.2	-19.0	19.1	-20.0
ZONE 5	18.2	-24.0	19.1	-25.2

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.

ROOF VENTILATION

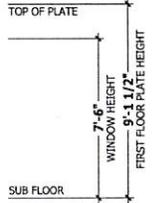
SECTION R806
 SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,477 SQ.FT.
 NET FREE CROSS VENTILATION NEEDED:
 WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.51 SQ.FT.
 WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS 1 OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 8.26 SQ.FT.



FRONT ELEVATION - A

SCALE 1/4" = 1'-0"

RAIL AS NEEDED PER CODE

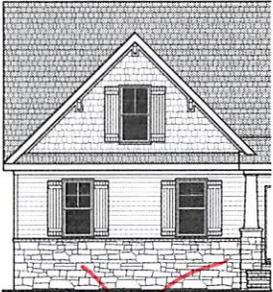


SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1791 SQ.FT.
TOTAL	1791 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ.FT.
TOTAL	148 SQ.FT.
UNHEATED	
FRONT PORCH	188 SQ.FT.
GARAGE	469 SQ.FT.
TOTAL	657 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	160 SQ.FT.
DECK OR PATIO	108 SQ.FT.
THIRD GARAGE	232 SQ.FT.
TOTAL	560 SQ.FT.

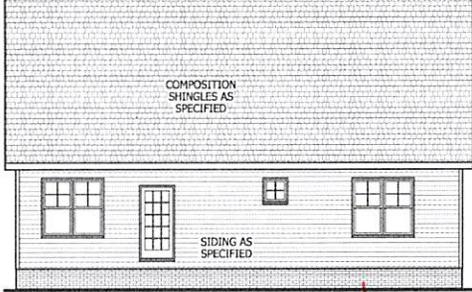
AIR LEAKAGE

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



WINDOWS WITH SIDE LOAD

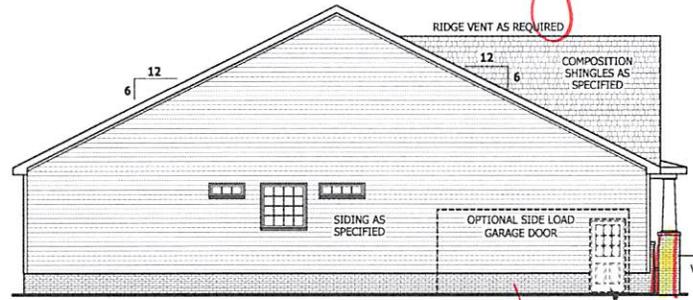
SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

Brick



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 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 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.

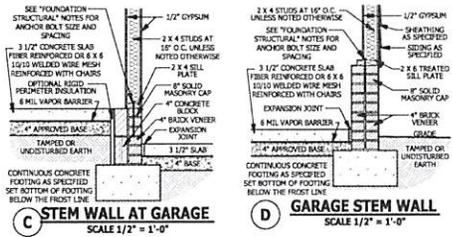
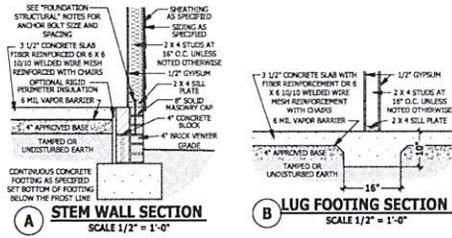
ELEVATION - A
The Lauren III

HAYNES WEAVER HOMES
HOME PLANS, INC.
 P.O. BOX 102, WAKE FOREST, NC 27788, 919-455-8180, TEL 919-455-8100

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1791 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ.FT.
TOTAL	148 SQ.FT.
UNHEATED	
FRONT PORCH	188 SQ.FT.
GARAGE	469 SQ.FT.
TOTAL	657 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	160 SQ.FT.
DECK OR PATIO	108 SQ.FT.
THIRD GARAGE	232 SQ.FT.
TOTAL	560 SQ.FT.

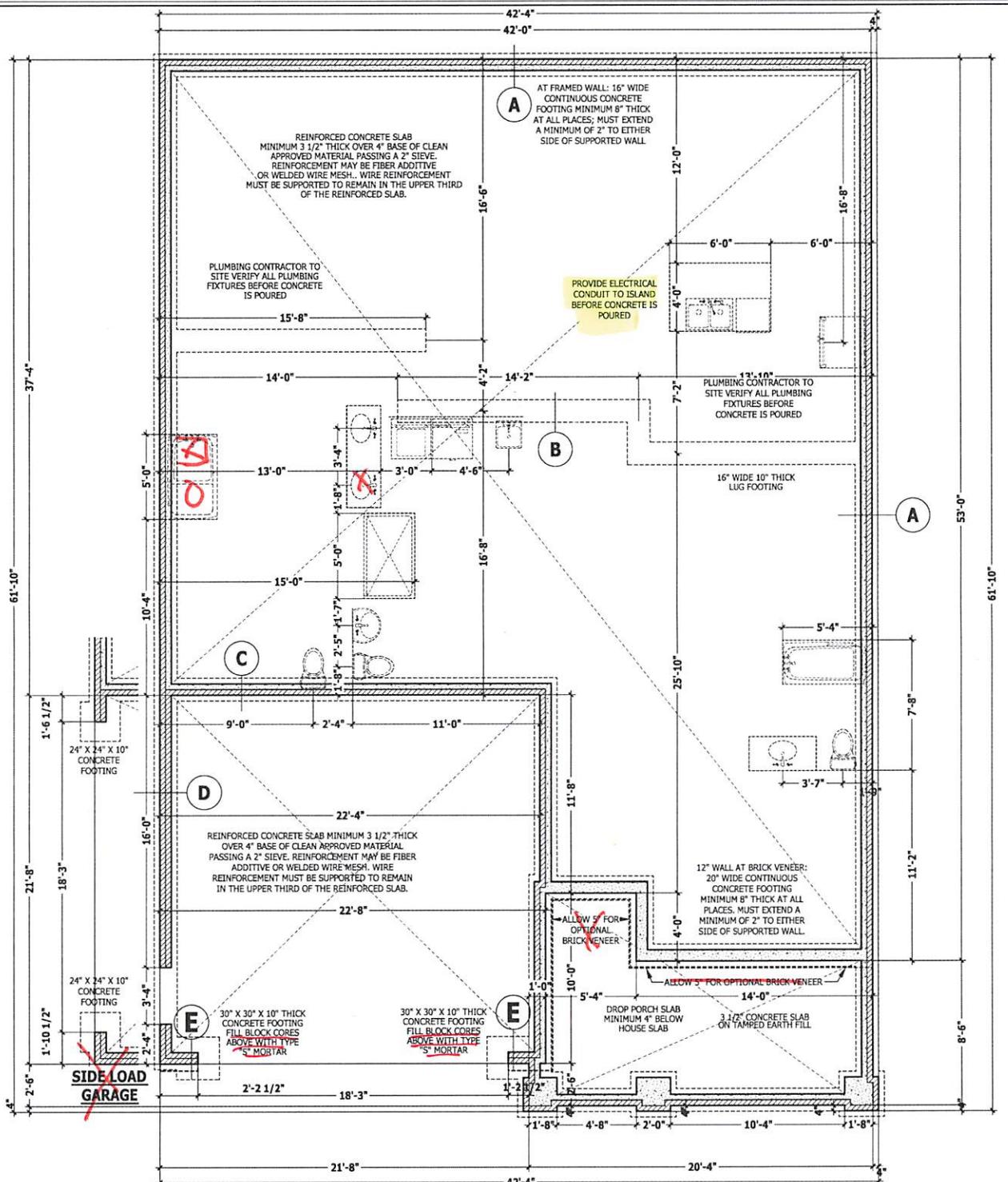
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FOUNDATION STRUCTURAL

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 130 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 exit 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.



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STEM WALL SLAB PLAN
 The Lauren III

HAYNES WEAVER HOMES
 HOME PLANS, INC.
 910.630.2100 • 919.606.4096
 919.606.4096

HAYNES WEAVER HOMES
 HOME PLANS, INC.
 P.O. BOX 102, WAKE FOREST, NC 27738, 919-652-9180, FAX 919-652-9149

SQUARE FOOTAGE

FIRST FLOOR	2761 SQ. FT.
TOTAL	2761 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ. FT.
TOTAL	2909 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
GARAGE	489 SQ. FT.
TOTAL	3586 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	166 SQ. FT.
BRICK OR PATIO	262 SQ. FT.
THIRD GARAGE	262 SQ. FT.
TOTAL	4216 SQ. FT.

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 PAGE 2 OF 6

Raised beam w/ stone

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FIRST FLOOR PLAN
The Lauren III

HAYNES WEAVER HOMES
 HOME PLANS, INC.
 910.630.2310 • 910.700.4096
 www.haynesweaver.com

HAYNES WEAVER HOMES
 HOME PLANS, INC.
 P.O. BOX 102, WISE FOREST, NC 27688, 919-455-1897, 1-866-91-0565

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

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 PAGE 3 OF 6

DWELLING / GARAGE SEPARATION

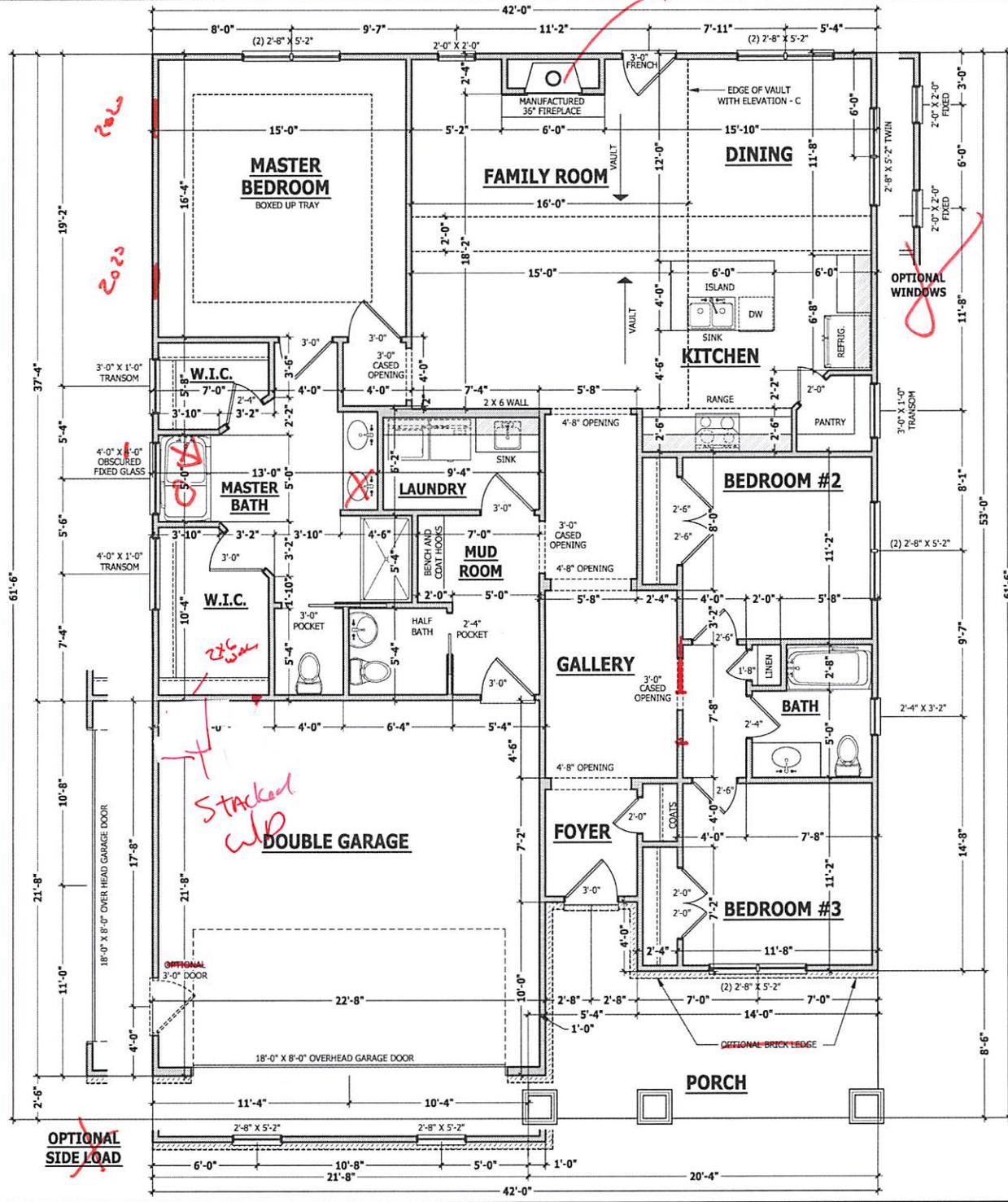
REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.
CEILINGS. A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable room above the garage. If there are habitable room above the garage a minimum of 5/8" type X gypsum board must be installed on the garage ceiling.
OPENING PENETRATIONS. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.
DUCT PENETRATIONS. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.
OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

SQUARE FOOTAGE

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

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (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-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 manufacturer's instructions.

TRUSS AND 1-JOIST MEMBERS:

All roof truss and 1-joint layouts shall be prepared in accordance with this document. Trusses and 1-joints 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.

LIMITS:

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 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.

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.

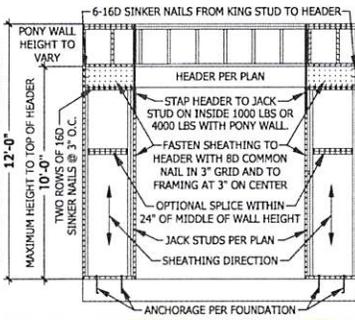
Methods: Per Table R602.10.1

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 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



PF PORTAL FRAME AT OPENING

(METHOD PF PER FIGURE AND SECTION R602.10.1)
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

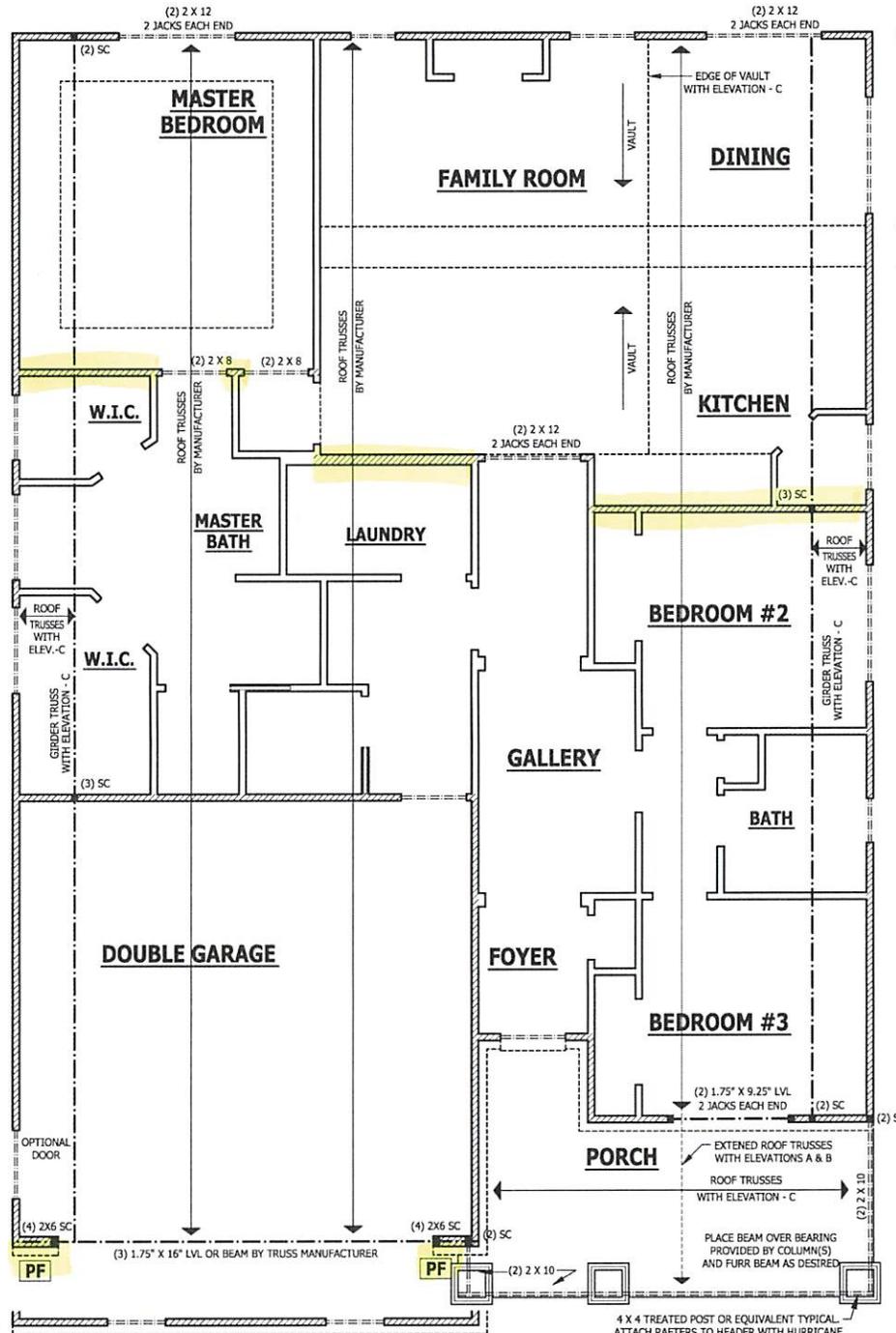
INTERIOR HEADERS

- 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

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HOMES

910.630.2100 • 910.606.4090

HAYNES WEAVER
HOME PLANS, INC.

P.O. BOX 102, WISE FOREST, NC 27688, 919-455-1897, 1-866-91-0686

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1761 SQ.FT.
HEATED SECOND FLOOR	1761 SQ.FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ.FT.
TOTAL	3670 SQ.FT.
UNHEATED FRONT PORCH	188 SQ.FT.
UNHEATED GARAGE	489 SQ.FT.
TOTAL	676 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH	162 SQ.FT.
LOCK OR PATIO	232 SQ.FT.
TRUCK GARAGE	262 SQ.FT.
TOTAL	662 SQ.FT.

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PAGE 4 OF 6

ROOF TRUSS REQUIREMENTS

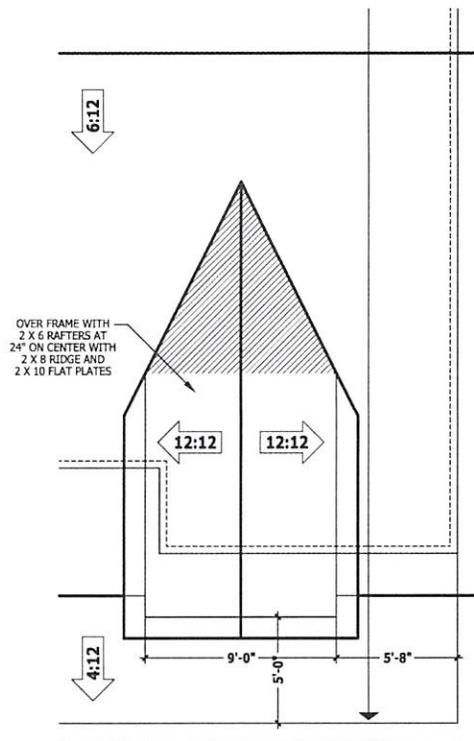
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KNEE WALL AND CEILING HEIGHTS. All finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall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

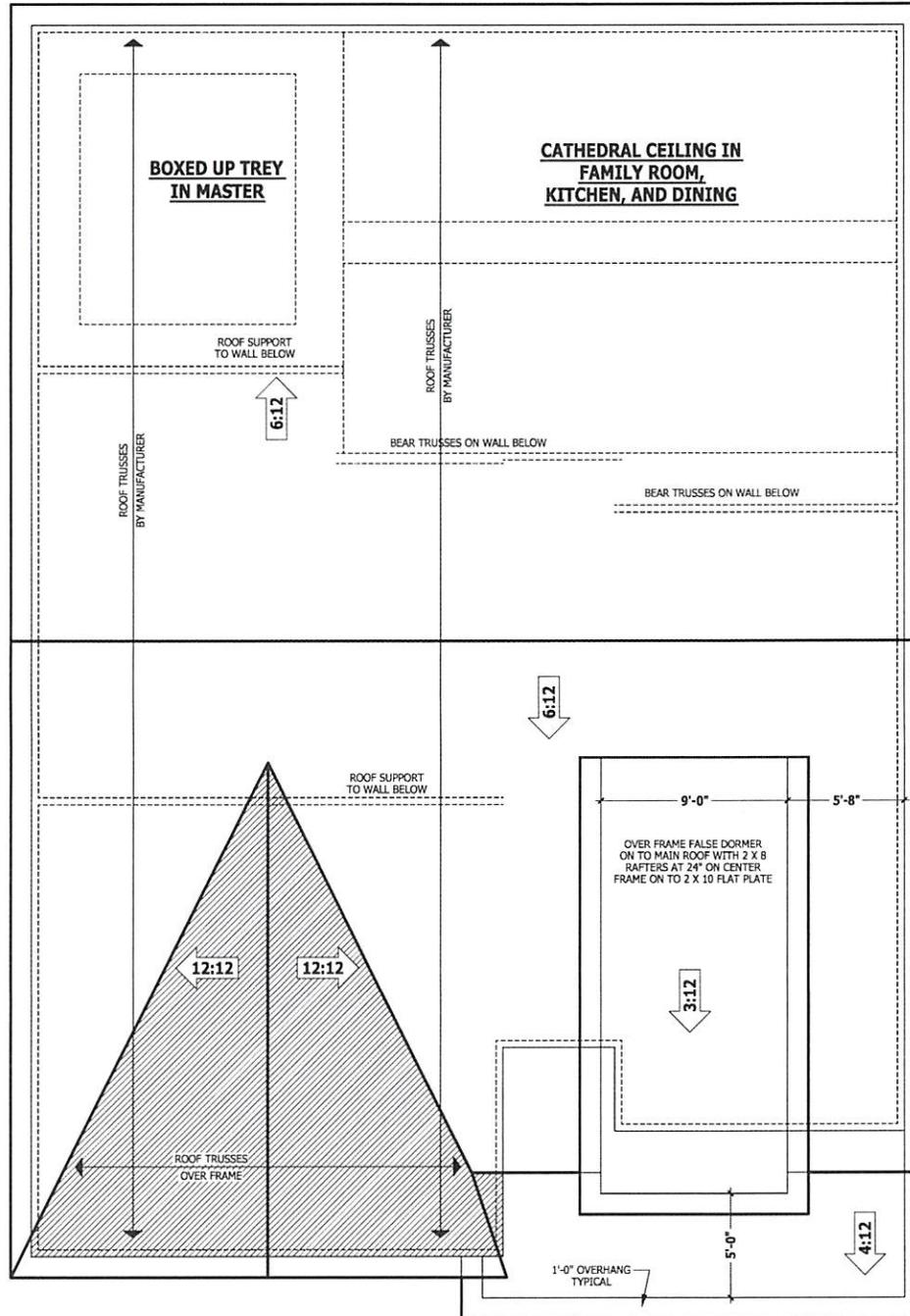
Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.

● HEEL HEIGHT ABOVE FIRST FLOOR PLATE

● HEEL HEIGHT ABOVE SECOND FLOOR PLATE



DORMER WITH ELEVATION - B



ROOF PLAN WITH ELEVATIONS - A & B

DORMER WITH ELEVATION - A

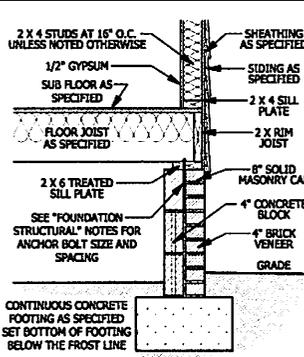
SCALE 1/4" = 1'-0"

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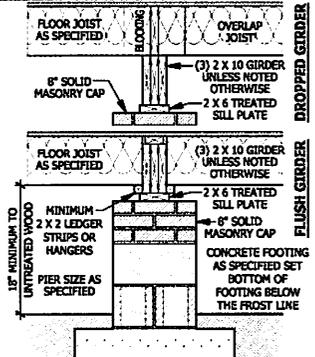
ROOF PLAN WITH ELEVATIONS - A & B
 The Lauren III

HAYNES WEAVER HOME PLANS, INC.
 HOME PLANS
 910.630.2100 • 910.700.4096
 P.O. BOX 102, WISE FOREST, NC 27688 919.455.1180 FAX 919.455.1186

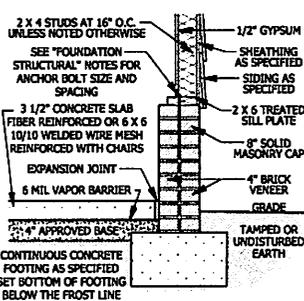
SQUARE FOOTAGE	
HEATED FIRST FLOOR	1761 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	171 SQ. FT.
TOTAL	1932 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
UNHEATED GARAGE	489 SQ. FT.
TOTAL	677 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	150 SQ. FT.
UNHEATED OPTIONAL DECK OR PATIO	262 SQ. FT.
UNHEATED OPTIONAL THIRD GARAGE	262 SQ. FT.
TOTAL	674 SQ. FT.



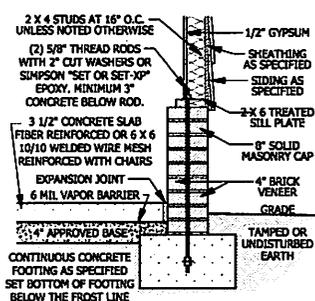
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



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



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



E <48" GARAGE WING WALL
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 AN103.1. Each stringer shall have minimum 3/4 inch between step out and back of stringer. If used, supported 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" 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 50 degrees from the horizontal. Knee braces shall be bolted to the post and the girdle/double band with one 5/8 inch hot dip galvanized bolt with nut and washer at both ends of the brace per Figure AM109.1.
AM109.1.3 For freestanding decks and 50 degrees from the horizontal. Knee braces shall be bolted to the post and the girdle/double band with one 5/8 inch hot dip galvanized bolt with nut and washer at both ends of each bracing member per Figure AM109.3.
AM109.1.4 For embedment of piles in Coastal Regions, see Chapter 45.

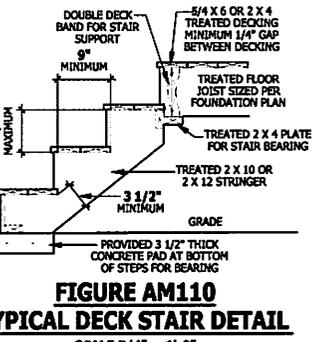
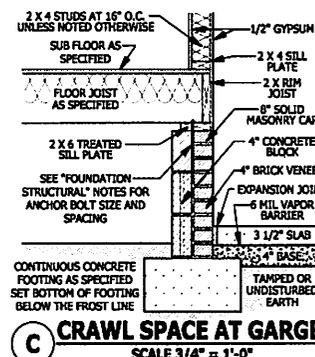
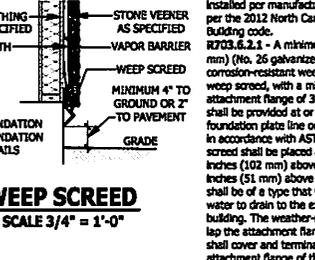


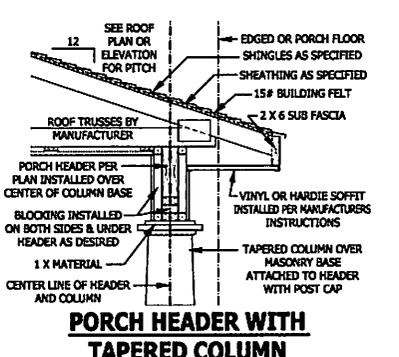
FIGURE AM110
TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"

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

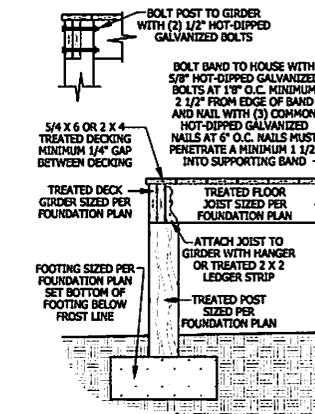
POST SIZE	TREAD (IN)	MAX JOIST SPACING (IN)	WEEP SCREED HEIGHT (IN)	CONCRETE DEPTH (IN)	CONCRETE DIAMETER (IN)
4 X 4	48 SF	4'-0"	2'-6"	1'-0"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-0"	1'-0"



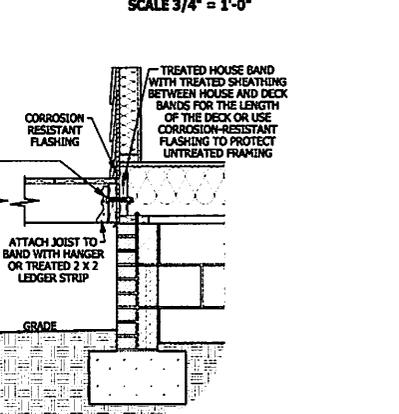
C CRAWL SPACE AT GARAGE
SCALE 3/4" = 1'-0"



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



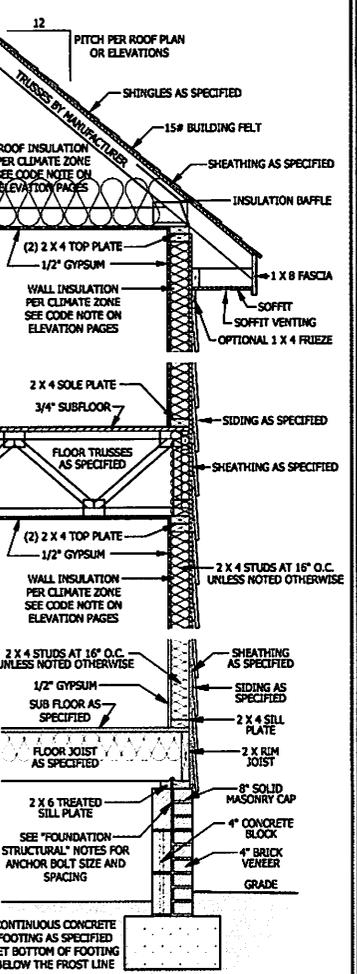
DECK ATTACHMENT DETAIL TO FRAMED WALL
SCALE 3/4" TO 1'-0"



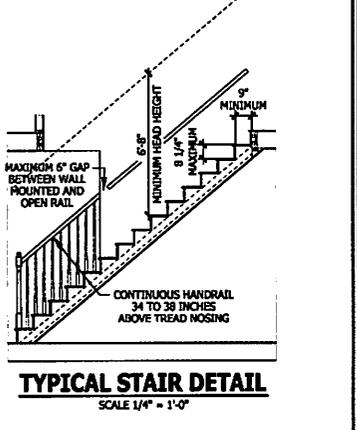
STAIRWAY NOTES

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 alarm system is installed using a combination of smoke detector and audible notification device, it shall become a permanent feature 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.
Exceptions:
1. On each separate sleeping room in the immediate vicinity of the bedrooms.
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 attic (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) sub-attics. In dwellings or dwelling units with split levels and without an intervening level 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 Lower levels. Smoke alarms shall receive their primary power from the building wiring when such wiring is sourced 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.

STAIRWAY NOTES
R311.7 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.
R311.7.1.1 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.
R311.7.2 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.
R311.7.5 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 bindings 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 bindings 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 cut terminate in newel posts or safety terminals. Handrails attached 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.



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



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

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TYPICAL DETAILS
The Lauren III

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910.630.2310 • 910.606.4066

HAYNES WEAVER HOME PLANS, INC.
20022008 Lauren III
910.630.2310 • 910.606.4066

SQUARE FOOTAGE

HEATED	UNHEATED	TOTAL
FIRST FLOOR	176 SF	176 SF
SECOND FLOOR	148 SF	148 SF
UNHEATED GARAGE	148 SF	148 SF
UNHEATED PORCH	148 SF	148 SF
UNHEATED DECK	148 SF	148 SF
UNHEATED PATIO	148 SF	148 SF
UNHEATED TERRACE	148 SF	148 SF
UNHEATED BALCONY	148 SF	148 SF
UNHEATED STAIRS	148 SF	148 SF
UNHEATED HALLWAYS	148 SF	148 SF
UNHEATED CLOSET	148 SF	148 SF
UNHEATED BATH	148 SF	148 SF
UNHEATED KITCHEN	148 SF	148 SF
UNHEATED LIVING	148 SF	148 SF
UNHEATED DINING	148 SF	148 SF
UNHEATED BREAKFAST	148 SF	148 SF
UNHEATED BEDROOM	148 SF	148 SF
UNHEATED BATH	148 SF	148 SF
UNHEATED CLOSET	148 SF	148 SF
UNHEATED PORCH	148 SF	148 SF
UNHEATED DECK	148 SF	148 SF
UNHEATED PATIO	148 SF	148 SF
UNHEATED TERRACE	148 SF	148 SF
UNHEATED BALCONY	148 SF	148 SF
UNHEATED STAIRS	148 SF	148 SF
UNHEATED HALLWAYS	148 SF	148 SF
UNHEATED CLOSET	148 SF	148 SF
UNHEATED BATH	148 SF	148 SF
UNHEATED KITCHEN	148 SF	148 SF
UNHEATED LIVING	148 SF	148 SF
UNHEATED DINING	148 SF	148 SF
UNHEATED BREAKFAST	148 SF	148 SF
UNHEATED BEDROOM	148 SF	148 SF
UNHEATED BATH	148 SF	148 SF
UNHEATED CLOSET	148 SF	148 SF

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SCREENED PORCH ADDENDUM
 The Lauren III

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 HOME PLANS, INC.
 P.O. BOX 102, WADE CROSS, NC 27888, 914-855-1189, FAX 914-855-1499

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 HOME PLANS, INC.
 P.O. BOX 102, WADE CROSS, NC 27888, 914-855-1189, FAX 914-855-1499

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1761 SQ. FT.
TOTAL HEATED OPTION	1811 SQ. FT.
CAROLINA ROOM	148 SQ. FT.
TOTAL UNHEATED	188 SQ. FT.
SCREENED PORCH	150 SQ. FT.
SCREENED PORCH	150 SQ. FT.
SCREENED PORCH	150 SQ. FT.
TOTAL UNHEATED OPTIONAL	450 SQ. FT.
SCREENED PORCH	150 SQ. FT.
SCREENED PORCH	150 SQ. FT.
SCREENED PORCH	150 SQ. FT.
TOTAL	2011 SQ. FT.

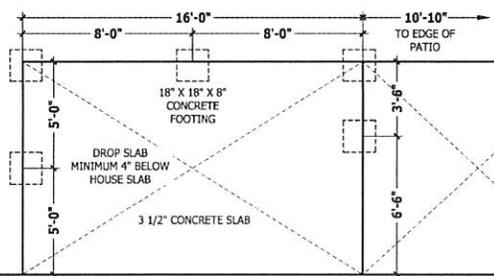
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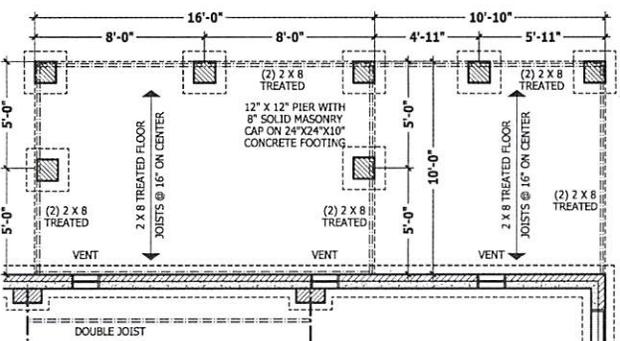
RIGHT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

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

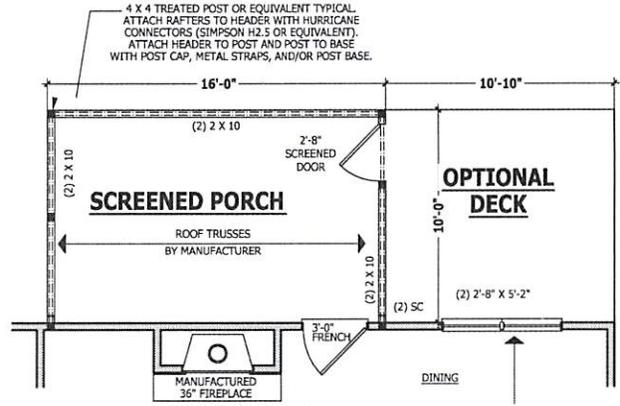
LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"



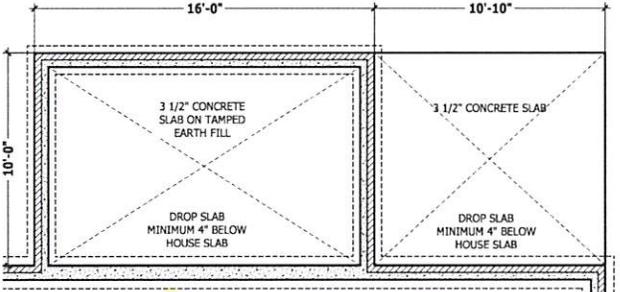
MONOLITHIC SLAB PLAN
 SCALE 1/4" = 1'-0"



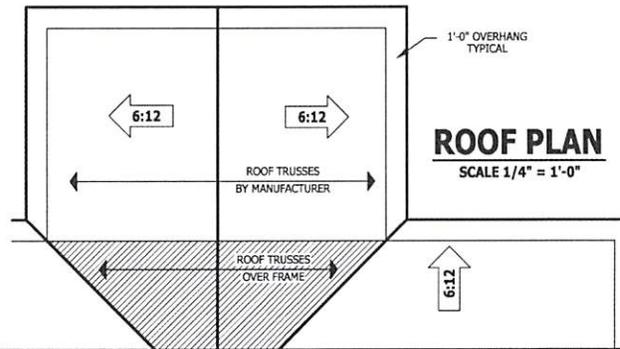
CRAWL SPACE PLAN
 SCALE 1/4" = 1'-0"



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

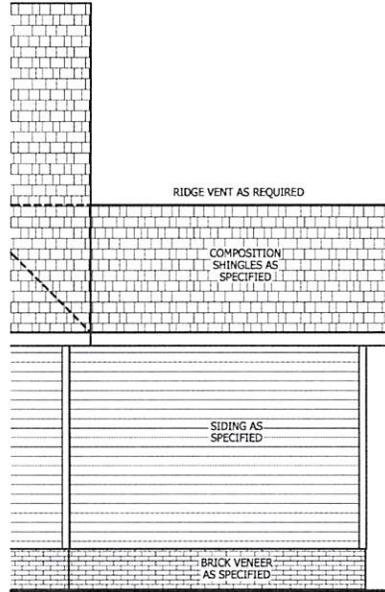


STEM WALL SLAB
 SCALE 1/4" = 1'-0"



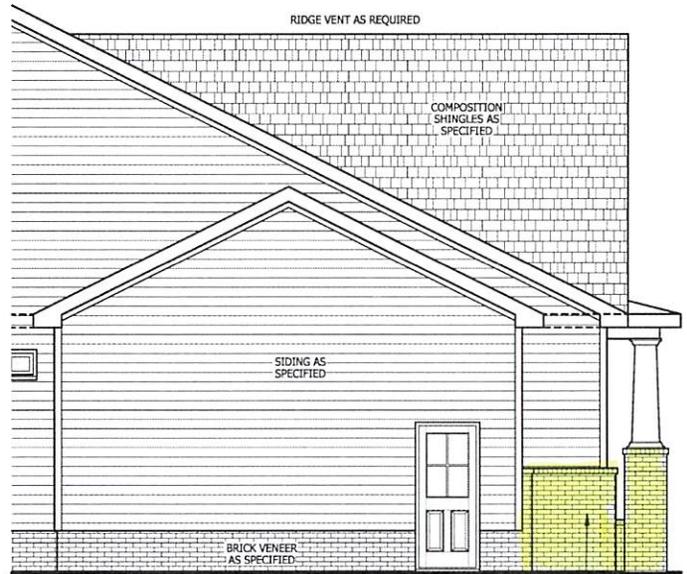
ROOF PLAN
 SCALE 1/4" = 1'-0"

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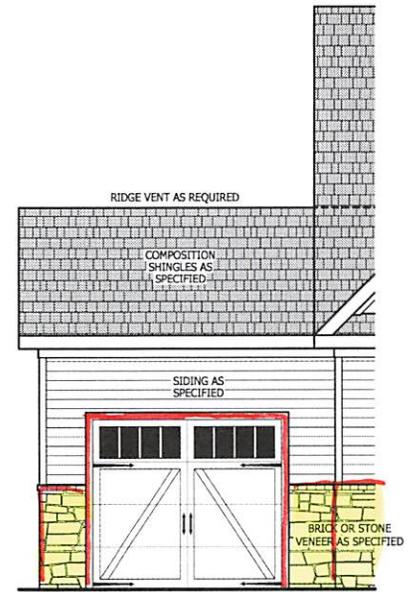
REAR ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

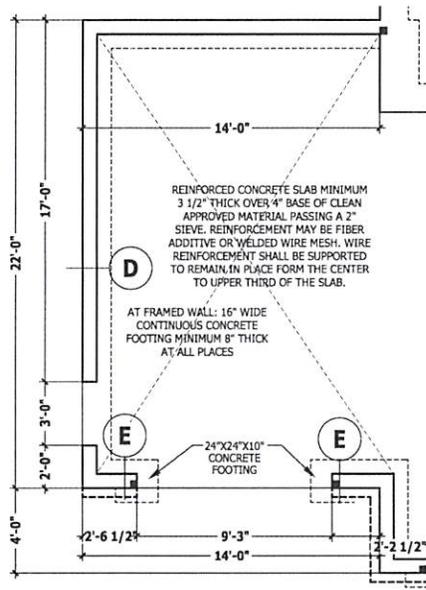
SCALE 1/4" = 1'-0"



FRONT ELEVATION

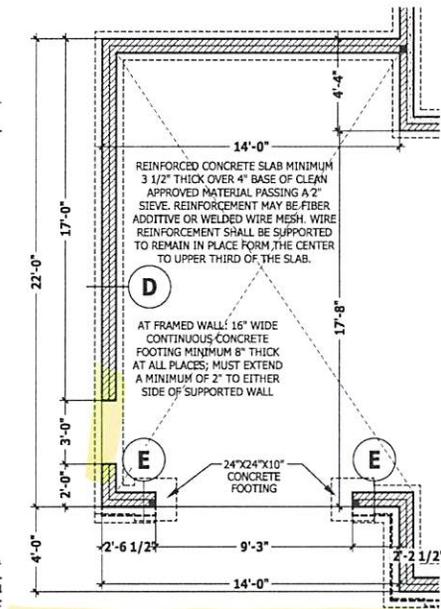
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



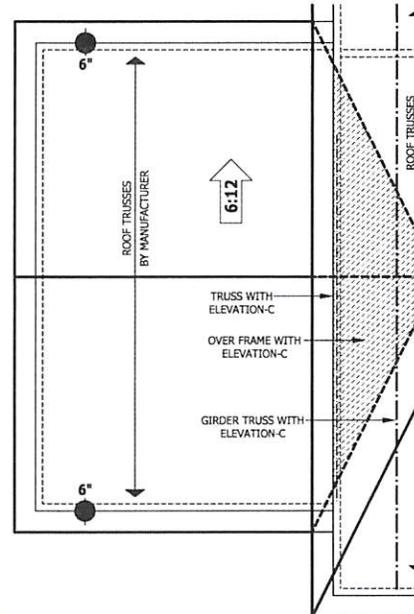
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



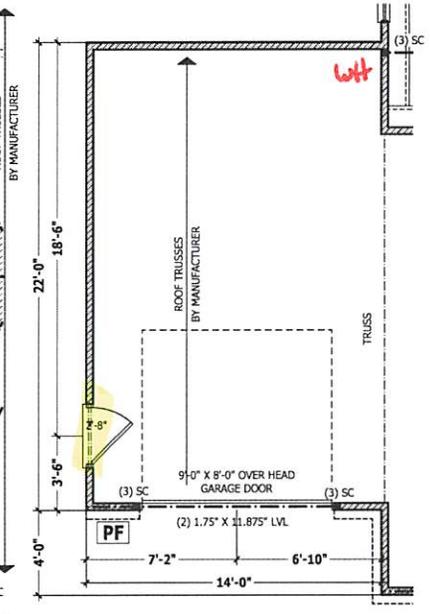
CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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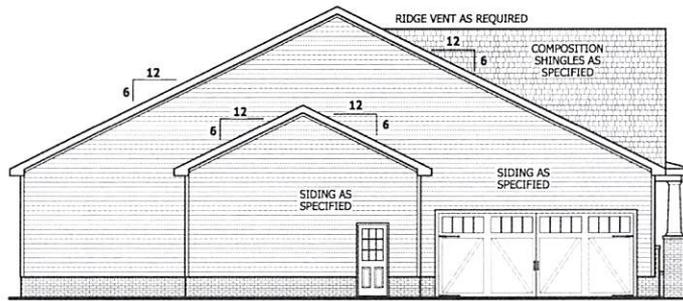
FRONT LOAD THIRD CAR

The Lauren III

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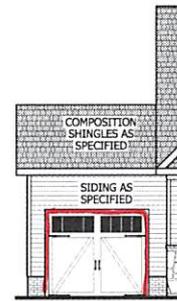
SQUARE FOOTAGE	
HEATED FIRST FLOOR	1761 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ. FT.
TOTAL	1909 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
GARAGE	489 SQ. FT.
TOTAL	677 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	188 SQ. FT.
DECK OR PATIO	262 SQ. FT.
THIRD GARAGE	262 SQ. FT.
TOTAL	692 SQ. FT.

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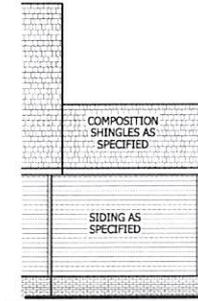
SIDE ELEVATION

SCALE 1/8" = 1'-0"



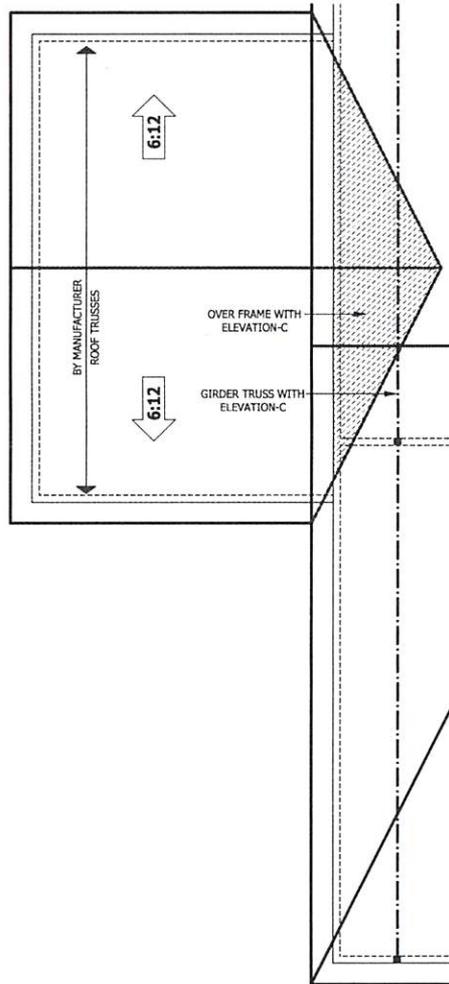
FRONT ELEVATION

SCALE 1/8" = 1'-0"



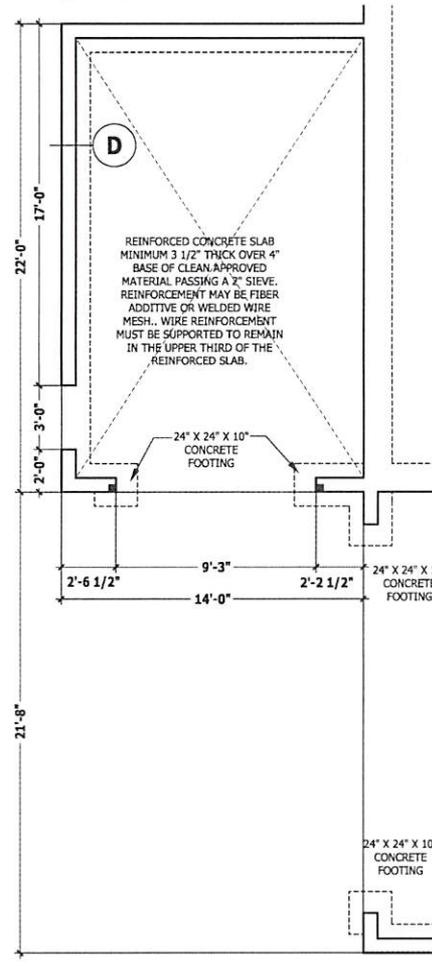
REAR ELEVATION

SCALE 1/8" = 1'-0"



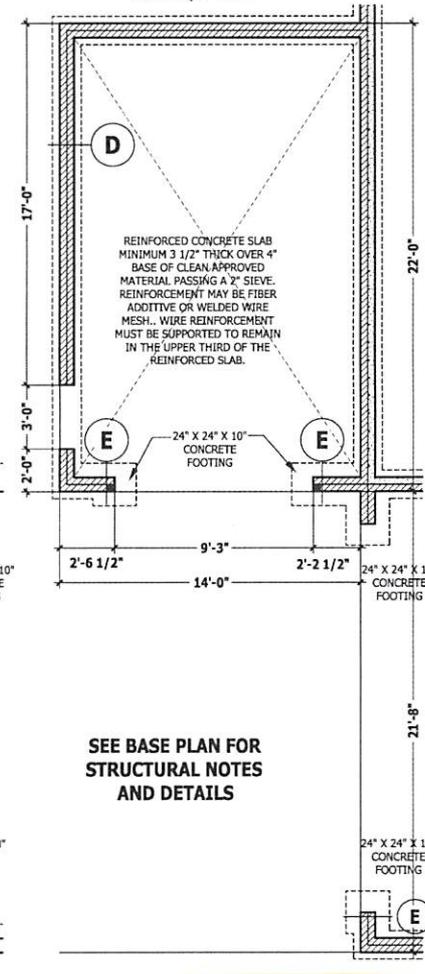
ROOF PLAN

SCALE 1/4" = 1'-0"



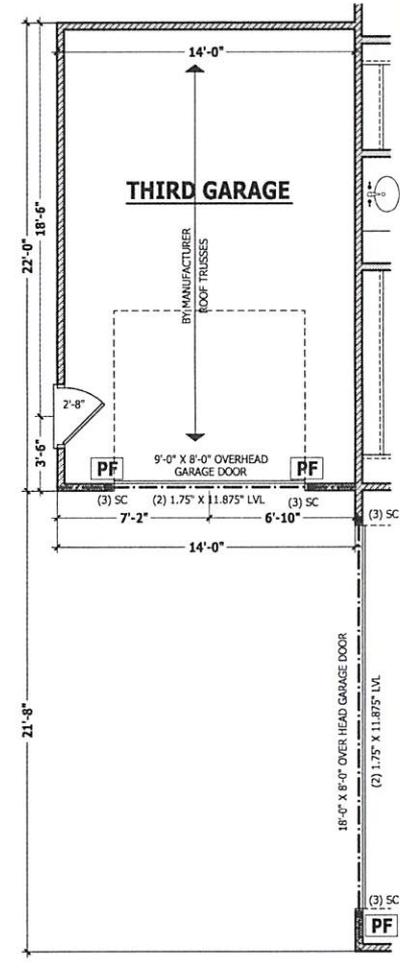
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR STRUCTURAL NOTES AND DETAILS

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SIDE LOAD THIRD CAR
The Lauren III

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SQUARE FOOTAGE	
HEATED	1761 SQ. FT.
SCREENED PORCH	1761 SQ. FT.
TOTAL	3522 SQ. FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ. FT.
TOTAL	3670 SQ. FT.
UNHEATED	
SCREENED PORCH	188 SQ. FT.
SCREENED PORCH	489 SQ. FT.
TOTAL	677 SQ. FT.
UNHEATED OPTIONAL	
SCREENED PORCH	188 SQ. FT.
DOCK OR PATIO	138 SQ. FT.
THIRD GARAGE	292 SQ. FT.
TOTAL	620 SQ. FT.

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