

Mitchell MAJOR 21

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

MEAN ROOF HEIGHT: 18'-4" HEIGHT TO RIDGE: 24'-8"

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SUNLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30CI	38 or 30CI	38 or 30CI
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	5/13	10/15	10/15
** SLAB R-VALUE	0	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19

** 10/15 MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION

* INSULATION DEPTH WITH MONOLITHIC SLAB 2" OR TO BOTTOM OF FOOTING, INSULATION DEPTH WITH STEEL WALK SLAB 2" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (15 MINUTE 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	-18.9
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 120 MPH, 3 SECOND GUST (15 MINUTE 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	-18.9
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

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
REAR PORCH EXT	66 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

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. Ventilating openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilating 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 1/200 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 = 2,192 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 14.61 SQ.FT.

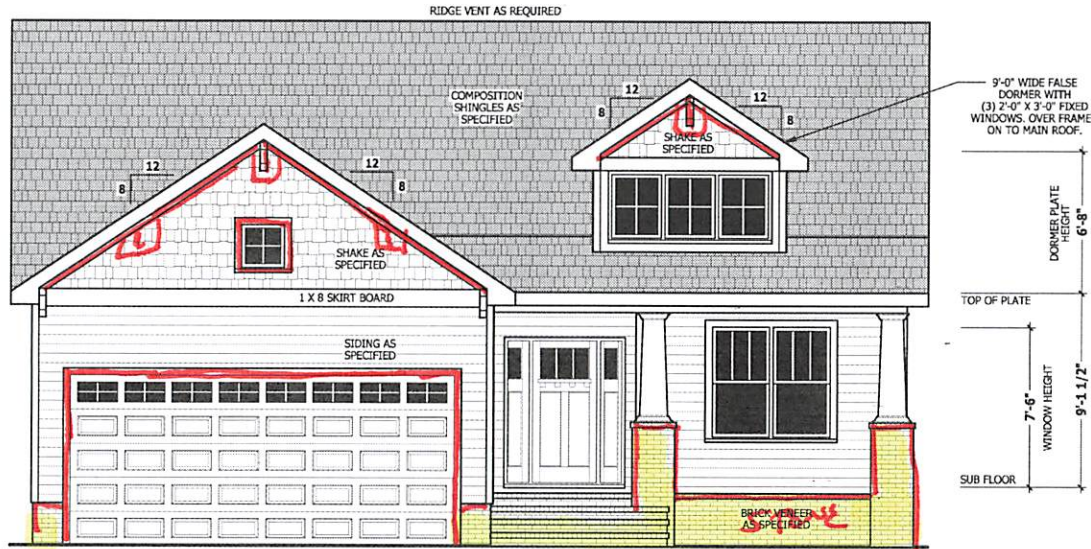
WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE, OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 7.31 SQ.FT.

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 fire shafts.
3. Capping and sealing soffit or dropped ceiling areas.



FRONT ELEVATION - A

SCALE 1/4" = 1'-0"

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 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.

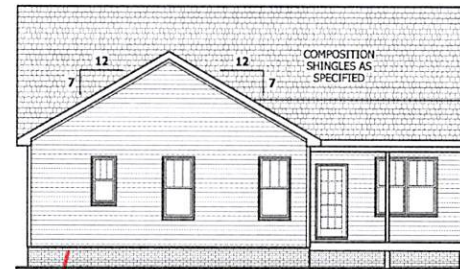
Exceptions:

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 4/8 inches (111 mm) in diameter.



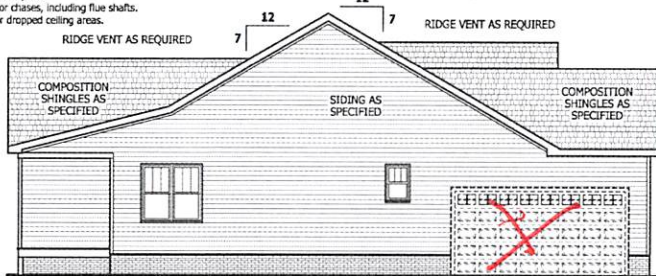
FRONT - A WITH SIDE LOAD

SCALE 1/8" = 1'-0"



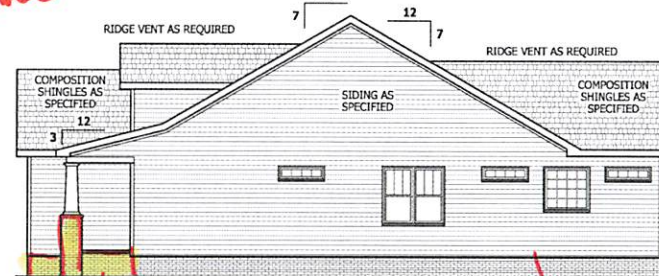
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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PAGE'S

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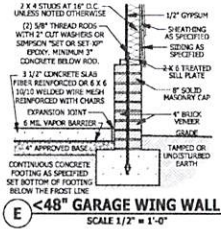
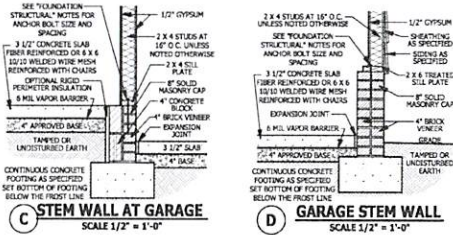
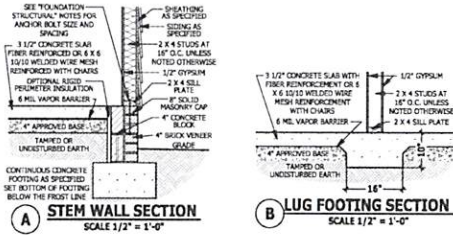
ELEVATION - A
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20080702, 100E FOREST, #2558 919.454.6180 Fax: 919.454.9336

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
REAR PORCH EXT	66 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

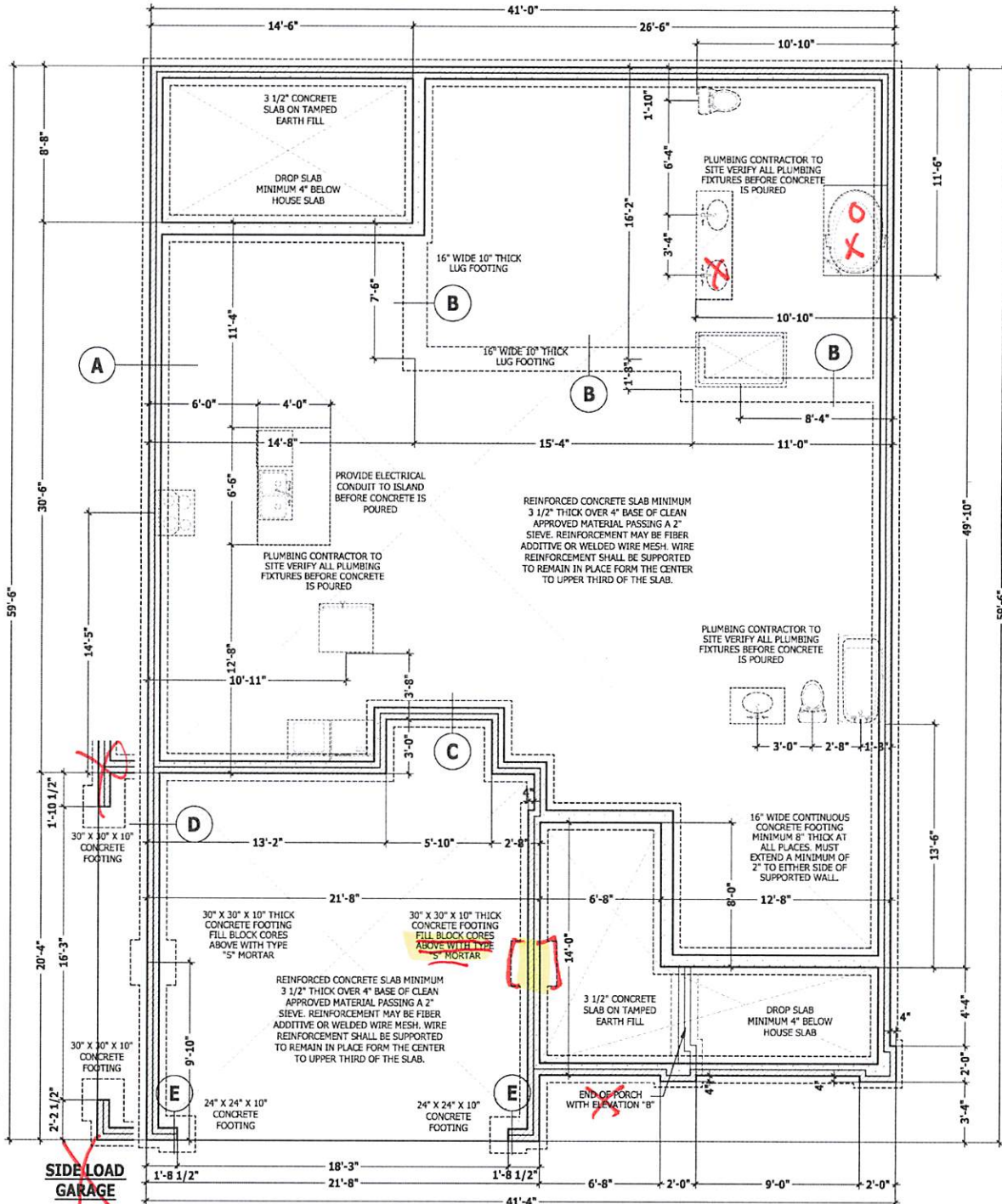
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FOUNDATION STRUCTURAL

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 caps 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 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.

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



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STEM WALL SLAB PLAN
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SQUARE FOOTAGE

HEATED	1077.00 SQ. FT.
UNHEATED	103.00 SQ. FT.
GARAGE	418.00 SQ. FT.
FRONT PORCH EXT.	148.00 SQ. FT.
REAR PORCH	148.00 SQ. FT.
TOTAL	1792.00 SQ. FT.
UNHEATED OPTIONAL	25.00 SQ. FT.
TOTAL	1817.00 SQ. FT.

ATTIC ACCESS

SECTION R807

R807.1 Attic access. An attic access opening shall be provided to attic areas that exceed 400 square feet (37.16 m²) and have a vertical height of 60 inches (1524 mm) or greater. The net clear opening shall not be less than 20 inches by 30 inches (508 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

Exceptions:

1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.
2. Pull down stair treads, stringers, handrails, and hardware may protrude into the net clear opening.

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 rooms above the garage. If there are habitable rooms 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.

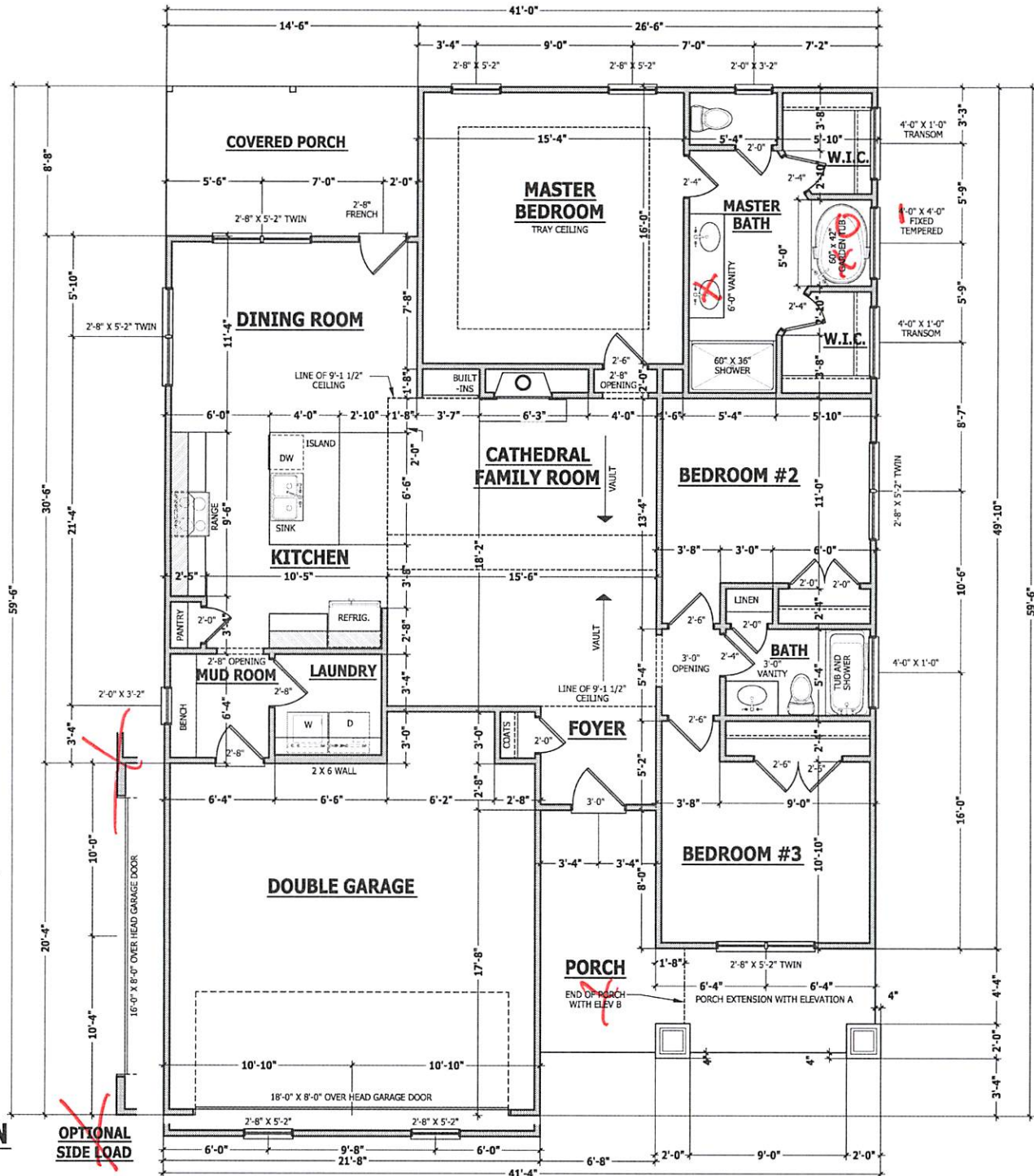
OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
FRONT PORCH EXT	66 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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FIRST FLOOR PLAN
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P.O. Box 702, Wake Forest, NC 27888 • 919.456-6180 • Fax: 919.456-4936

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1553 SQ.FT.
UNHEATED GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
FRONT PORCH EXT	66 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	2383 SQ.FT.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

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STRUCTURAL NOTES

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

JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no liability for 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 (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	10	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) = Fv=2600 PSI, Fv=285 PSI, E=1,940,000 PSI
 Parallel strand lumber (PSL) = Fv=2900 PSI, Fv=290 PSI, E=2,040,000 PSI
 Laminated strand lumber (LSL) = Fv=2250 PSI, Fv=400 PSI, E=1,550,000 PSI
 Install all connections per manufacturer's instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joint layouts shall be prepared in accordance with this document. Trusses and I-joints shall be installed according to the manufacturer's specifications. Any change in truss or I-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 for 16" on center rafters and 7/16" for 24" on center rafters.

CONCRETE AND SOILS: See foundation notes.

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.

GYPSONUM: 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 times its 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 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 6d/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.

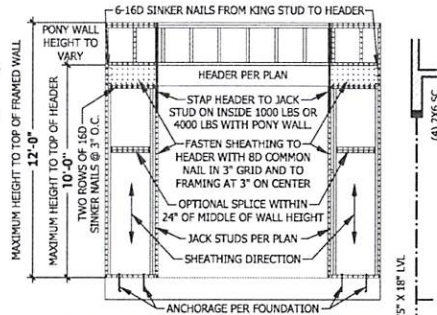
PF: Portal frame per figure R602.10.1

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.

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 SYP #2 plates or ledgers unless noted otherwise.

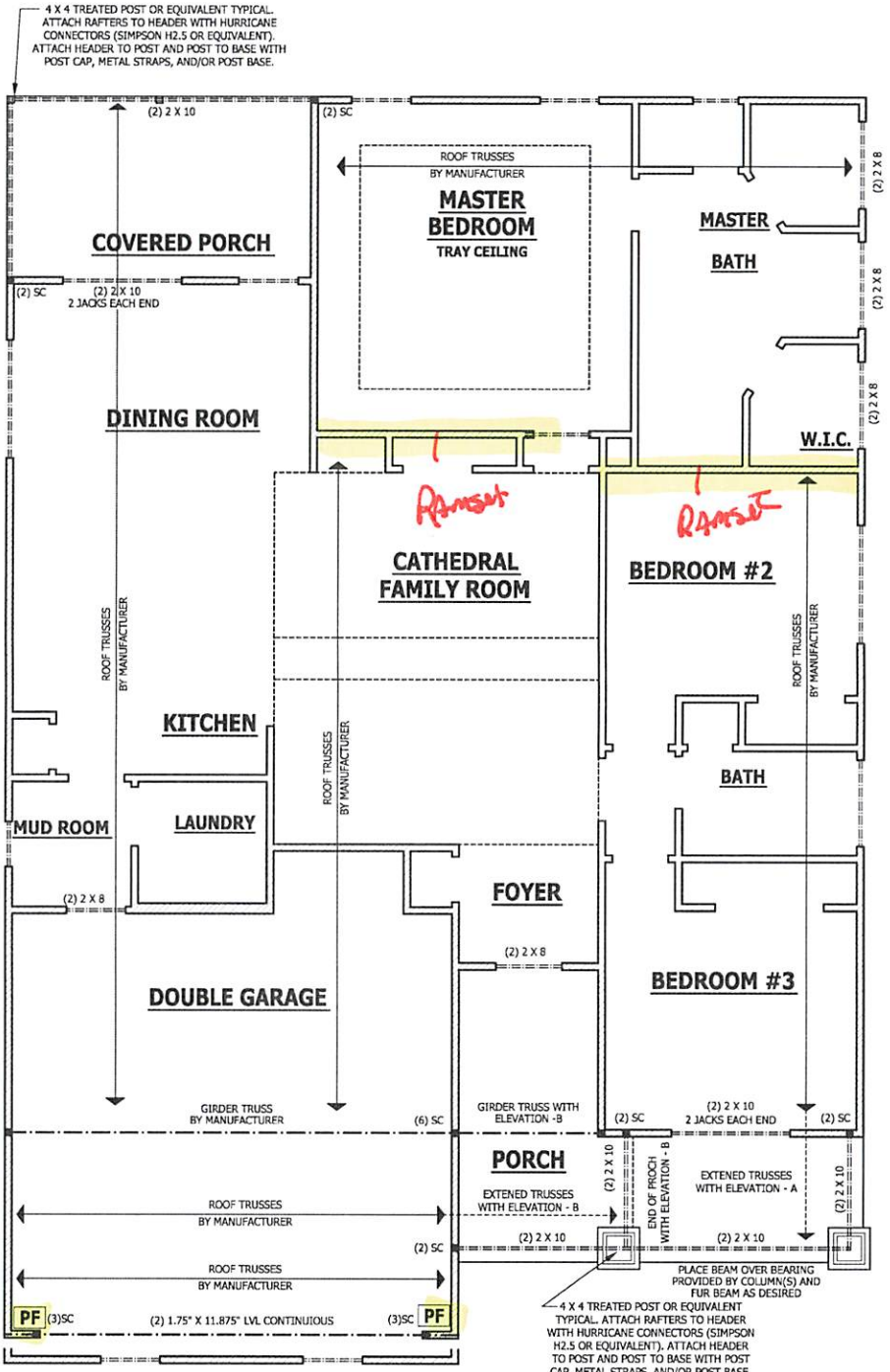


PF PORTAL FRAME AT OPENING
 (METHOD PF PER FIGURE AND SECTION R602.10.1)
 SCALE 1/4" = 1'-0"

FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

OPTIONAL SIDE LOAD



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FIRST FLOOR STRUCTURAL
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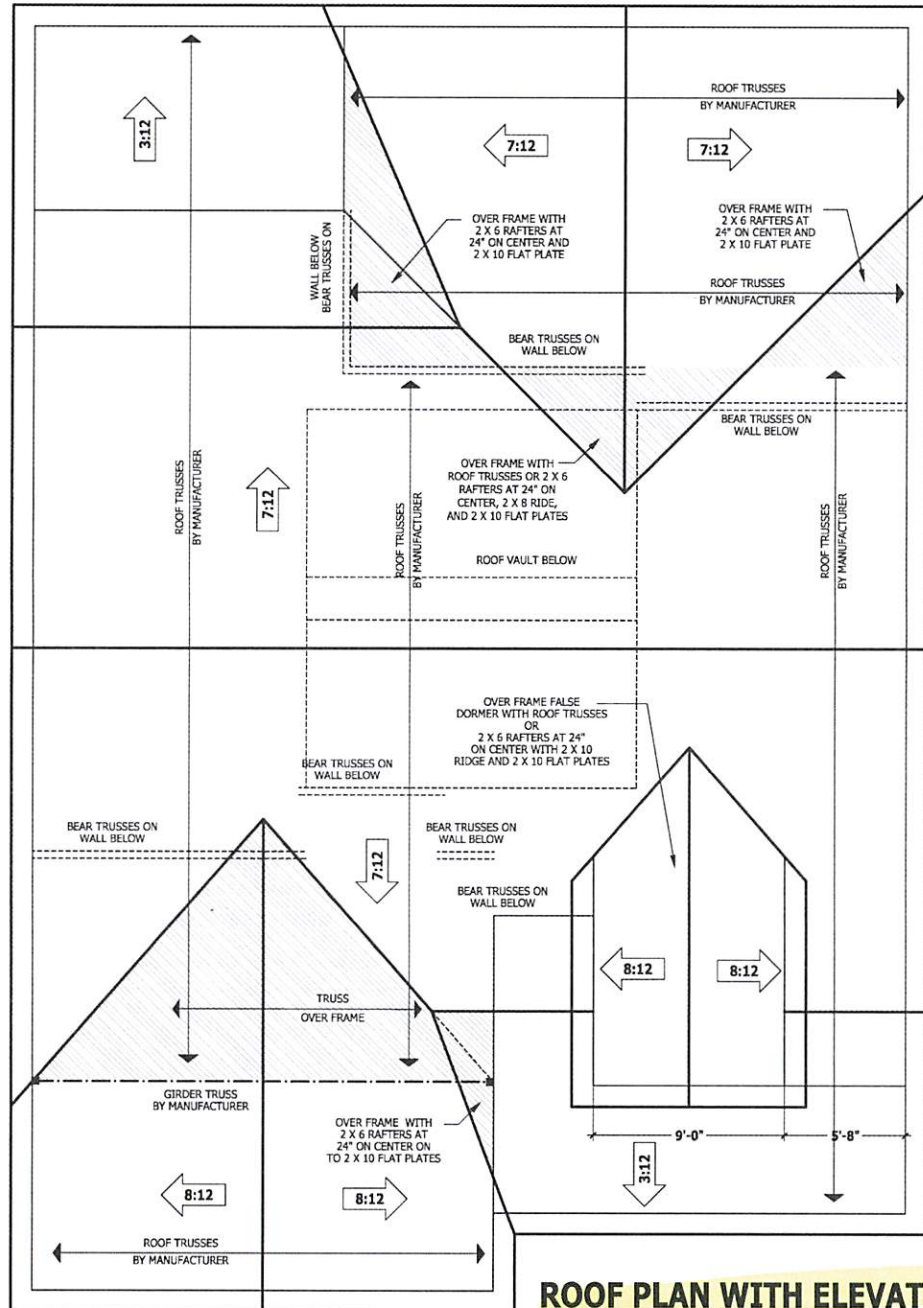
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SQUARE FOOTAGE	
HEATED FLOOR	1,833 SQ. FT.
UNHEATED	1,033 SQ. FT.
GARAGE	618 SQ. FT.
FRONT PORCH	618 SQ. FT.
FRONT PORCH EXT.	146 SQ. FT.
REAR PORCH	618 SQ. FT.
TOTAL	4,856 SQ. FT.
UNHEATED OPTIONAL	618 SQ. FT.
TOTAL GARAGE	618 SQ. FT.
TOTAL	5,474 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.
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.



ROOF PLAN WITH ELEVATION - A

SCALE 1/4" = 1'-0"

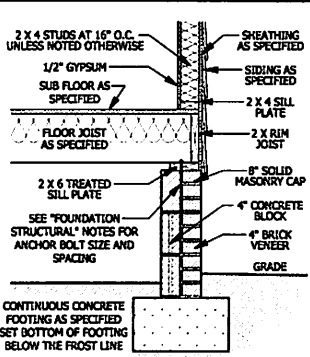
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ROOF PLAN WITH ELEVATION - A

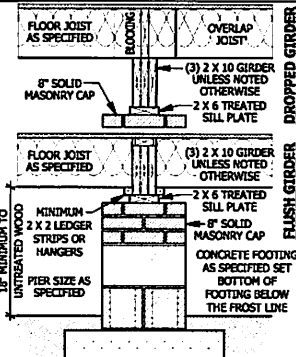
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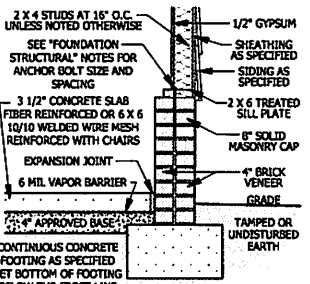
SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1,883 SQ. FT.
TOTAL	1,883 SQ. FT.
UNHEATED	
GARAGE	433 SQ. FT.
FRONT PORCH	46 SQ. FT.
REAR PORCH	146 SQ. FT.
TOTAL	625 SQ. FT.
UNHEATED OPTIONAL	
THIRD GARAGE	252 SQ. FT.
TOTAL	877 SQ. FT.



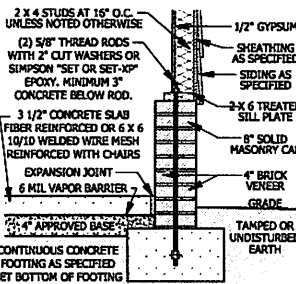
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



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

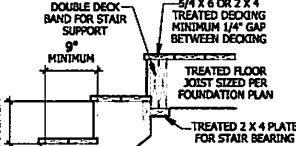


D GARAGE STEM WALL
SCALE 3/4" = 1'-0"



E <48\"/>

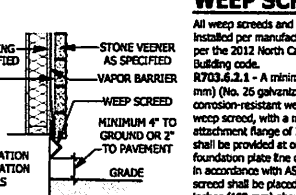
DECK STAIR NOTES
SECTION AM110
AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each stringer shall have a minimum 3 1/2 inch bearing between top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



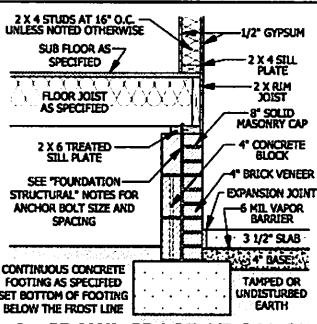
F DECK ATTACHMENT
SCALE 1/2" = 1'-0"

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 60 degrees from the horizontal. Knee braces shall be bolted to the post and the girter/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 without knee braces or diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2 and the following:
TABLE:
POST SIZE (TYPICAL) | MAX. POST HEIGHT | MINIMUM 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"

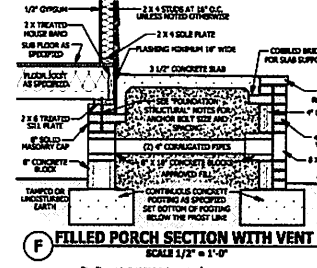
FIGURE AM110
TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"



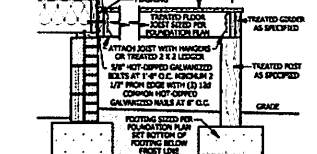
G WEEP SCREED
SCALE 3/4" = 1'-0"



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

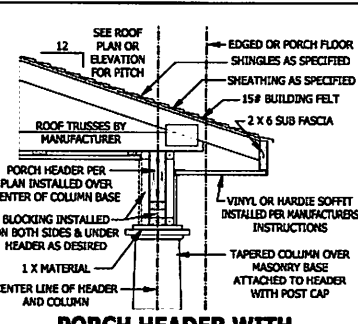


I FILLED PORCH SECTION WITH VENT
SCALE 1/2" = 1'-0"



J DECK ATTACHMENT
SCALE 1/2" = 1'-0"

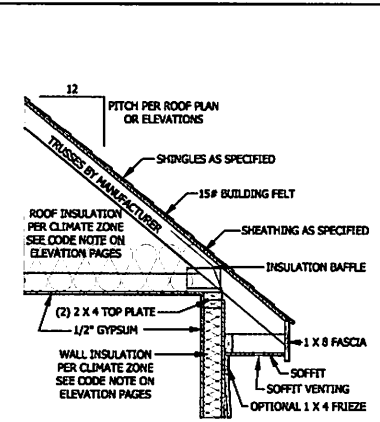
SMOKE ALARMS
SECTION R313A
R313A.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
R313A.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device permitted 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 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.
R313A.3. Where smoke alarms are provided meeting the requirements of Section R314.4.
R313A.3.1. Locations. 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 attic (finished) but not including crawl spaces, unhabitable (unfinished) attics and unhabitable (unfinished) storage areas. In dwellings or dwelling units with split levels and without an intervening level of smoke detector and alarm notification device(s), the alarm shall be installed on the upper level for the adjacent lower level provided that the lower level is less than one full story below the upper level.
R313A.3.2. Where 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.
R313A.3.3. 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.



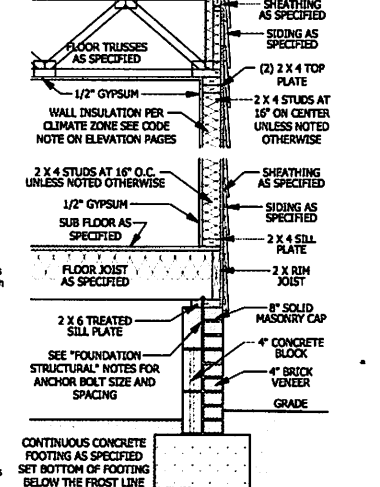
K PORCH HEADER WITH TAPERED COLUMN
SCALE 3/4" = 1'-0"

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 dictated 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 occur, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section 315.1.
R315.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be tested as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES
R311.7
R311.7.1 Handrails. Handrails shall be provided on at least one side of each continuous run of stairs or flights with four or more risers.
R311.7.1.1 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 casing 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.
R311.7.2 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 casing 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.



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



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

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

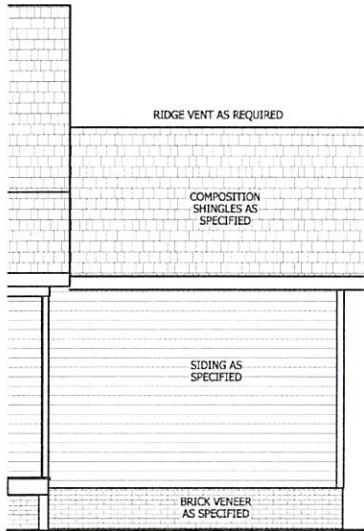
TYPICAL DETAILS
Lindsay 1553

HAYNES WEAVER HOMES
HOME PLANS, INC.
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SQUARE FOOTAGE
HEATED FINISHED: 183 SQ. FT.
UNHEATED FINISHED: 183 SQ. FT.
TOTAL FINISHED: 366 SQ. FT.
TOTAL FLOOR AREA: 366 SQ. FT.
TOTAL UNFINISHED: 366 SQ. FT.
TOTAL UNHEATED: 366 SQ. FT.

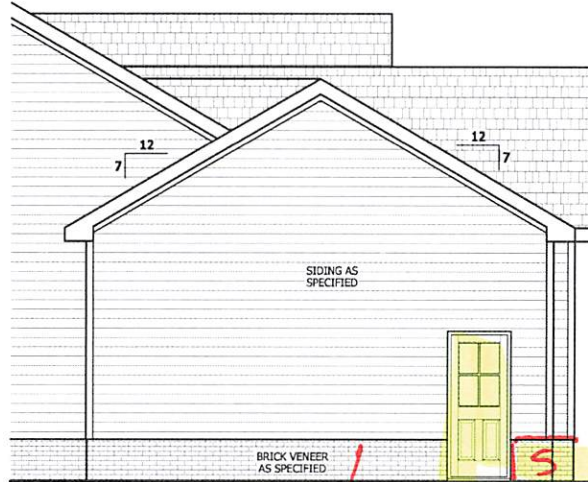
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REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

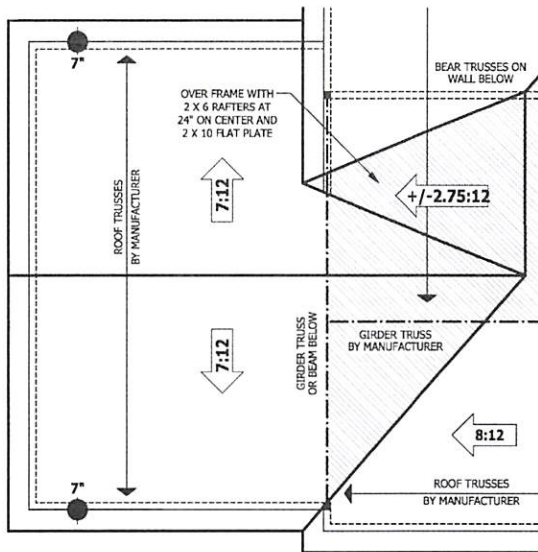
PAVING



FRONT ELEVATION

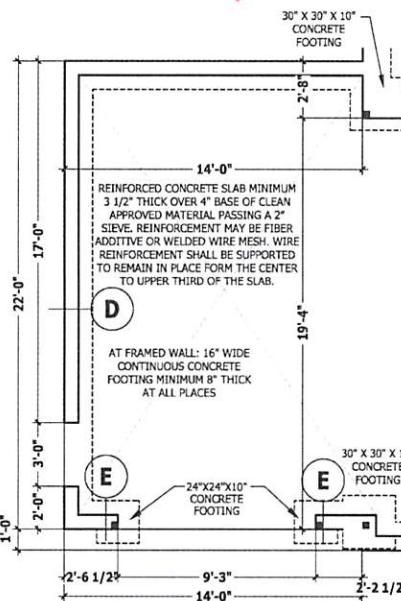
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



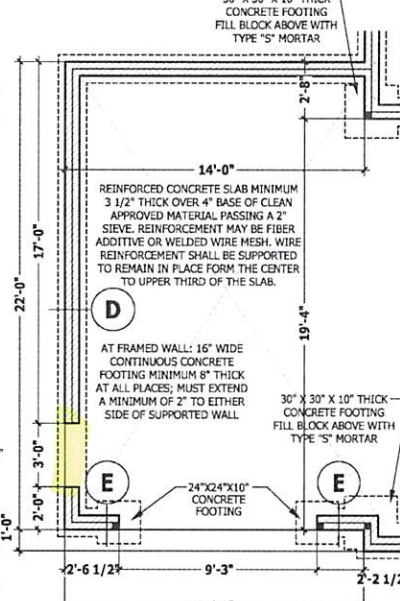
ROOF PLAN

SCALE 1/4" = 1'-0"



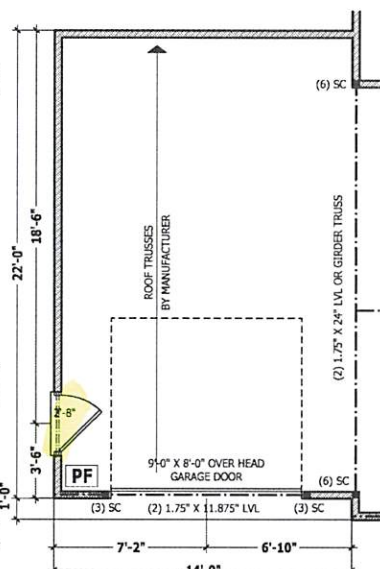
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FRONT LOAD THIRD CAR
Lindsay 1553

HAYNES WEAVER HOME PLANS, INC.
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PA 801 02, WAKE FOREST, NC 27588 • 919.439.4160, FAX 919.439.4336

SQUARE FOOTAGE	
HEATED 1ST FLOOR	1883 SQ.FT.
UNHEATED	1033 SQ.FT.
GARAGE	419 SQ.FT.
FRONT PORCH	146 SQ.FT.
FRONT PORCH EXT.	146 SQ.FT.
REAR PORCH	146 SQ.FT.
UNHEATED OPTIONALS	252 SQ.FT.
3RD GARAGE	252 SQ.FT.
TOTAL	3524 SQ.FT.

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ADDENDUM