

**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
PERMEATION 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 30ci	38 or 30ci	38 or 30ci
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	10/19

\*\* 10"13" MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION  
\*\* INSULATION DEPTH WITH MONOLITHIC SLAB 2" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEEL WALL SLAB 2" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (81 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	-18.9
ZONE 4	15.5	-16.0	16.3	-16.8
ZONE 5	15.5	-20.0	16.3	-21.0

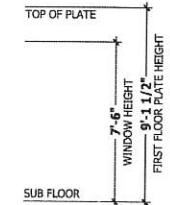
DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (81 FASTEST WIND EXPOSURE "B")

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	-18.9
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



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

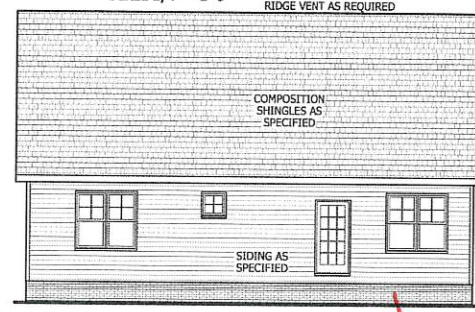


**SQUARE FOOTAGE**

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.
TOTAL	108 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

**AIR ENVELOPE**  
Section N1102.4.1

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.



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

PAGE 1



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

PAGE 2

**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 m<sup>2</sup>) 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:  
WITH 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.



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

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MMZ  
3CAR  
Rear Covered  
Porch

HAYNES WEAVER  
HOME PLANS, INC.

ELEVATION - A  
The Lauren III

HOME PLANS, INC.

910-630-2100 • 910-606-1696  
P.O. Box 102, Wake Forest, NC 27688 919-455-1180 FAX 919-455-4908

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.
TOTAL	108 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

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3CAR GARAGE

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 CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.  
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**STEM WALL SLAB PLAN**  
 The Lauren III

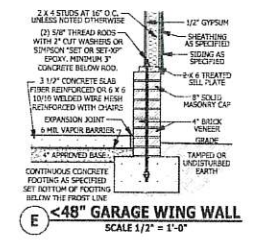
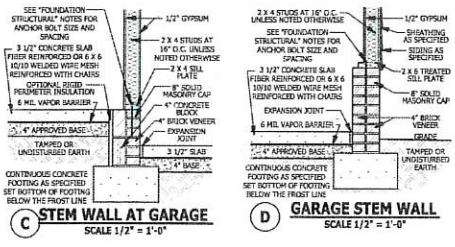
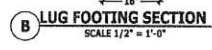
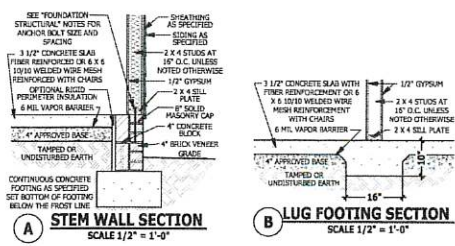
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**HAYNES WEAVER HOMES PLANS, INC.**  
 201 BOWLING GREEN FOREST, NC 27538 919.354.6180 FAX 919.354.6183

SQUARE FOOTAGE	
HEATED	1791 SQ. FT.
FIRST FLOOR	1791 SQ. FT.
HEATED OPTIONAL	148 SQ. FT.
CARPORT	148 SQ. FT.
TOTAL	1939 SQ. FT.
UNHEATED	188 SQ. FT.
FRONT PORCH	48 SQ. FT.
GARAGE	140 SQ. FT.
TOTAL	327 SQ. FT.
UNHEATED OPTIONAL	188 SQ. FT.
SCREENED PORCH	48 SQ. FT.
DECK OR PATIO	140 SQ. FT.
THIRD FLOOR	188 SQ. FT.
TOTAL	524 SQ. FT.

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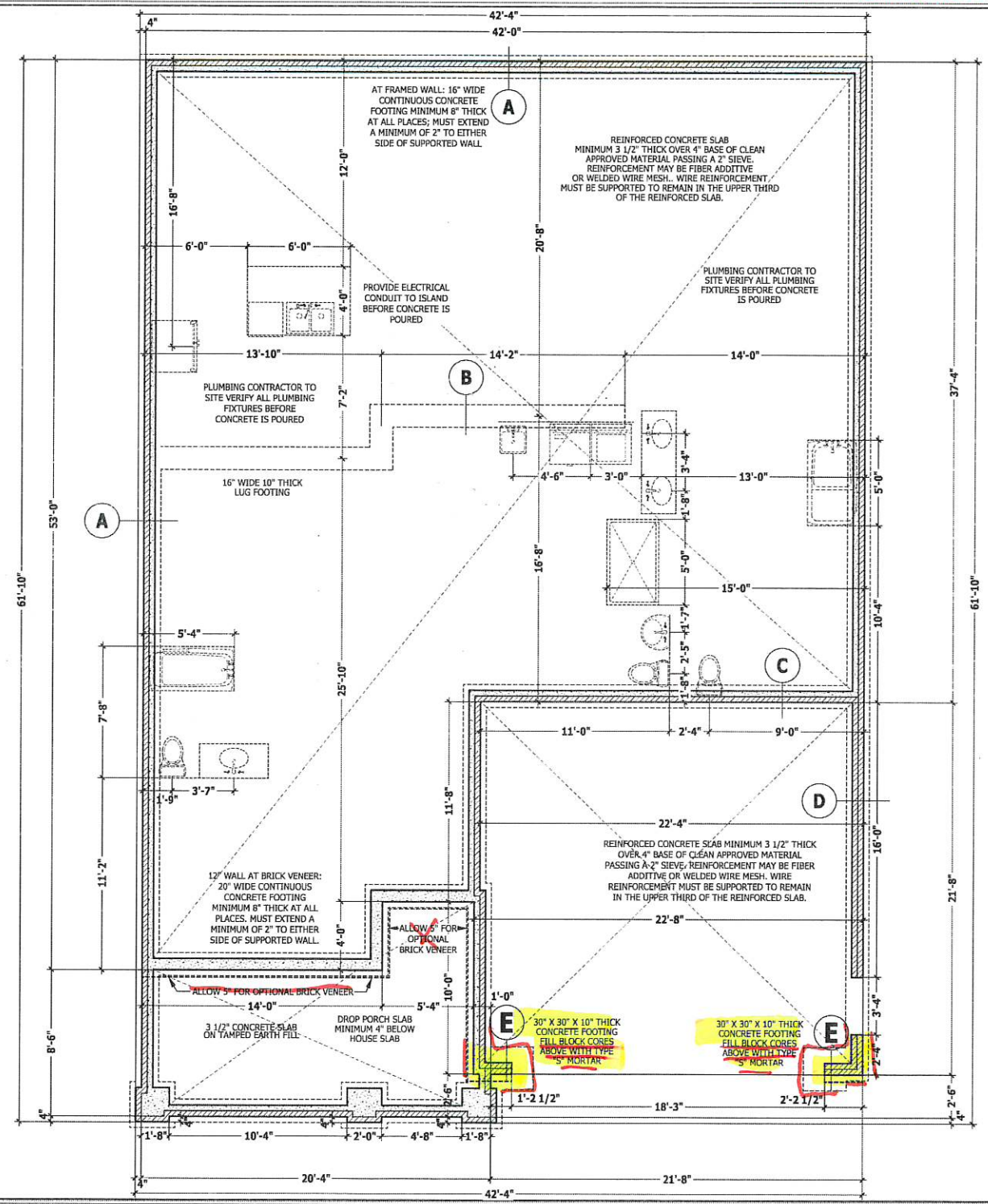
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**FOUNDATION STRUCTURAL**

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.  
**GIRES:** (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 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"



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.  
**GIRES:** (3) 2 X 10 girder unless noted otherwise.  
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3 CAR GARAGE

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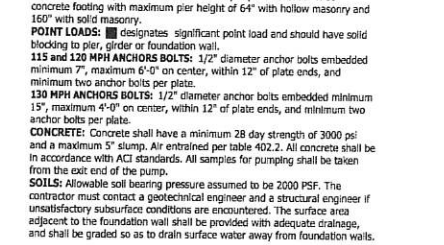
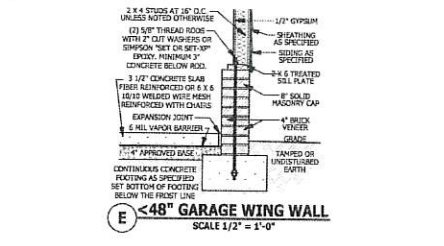
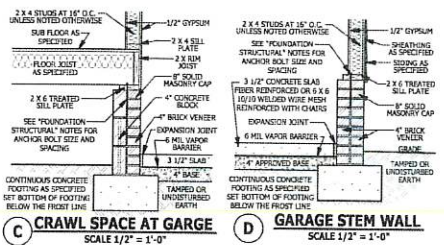
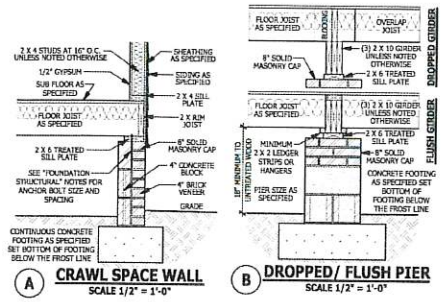
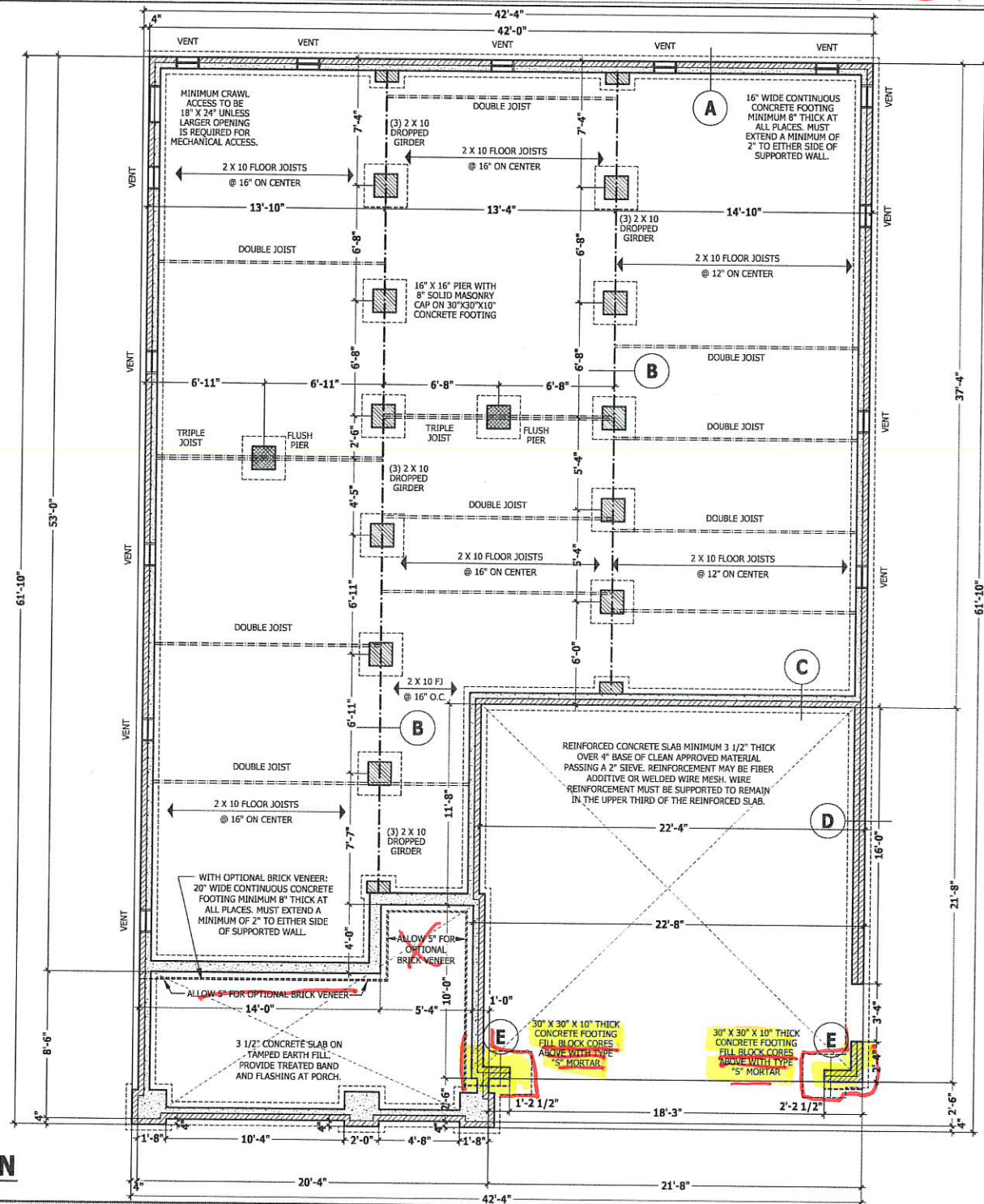
**CRAWL SPACE PLAN**  
The Lauren III

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**HAYNES WEAVER HOMES**  
HOME PLANS INC  
P.O. Box 702, Matthews, NC 27638 • 919-600-4100 • Fax: 919-600-4096

SQUARE FOOTAGE	
HEATED	2781 SQ. FT.
FIRST FLOOR	1791 SQ. FT.
TOTAL	1791 SQ. FT.
HEATED OPTIONAL	148 SQ. FT.
CASINO ROOM	148 SQ. FT.
TOTAL	148 SQ. FT.
UNHEATED	188 SQ. FT.
PORCH	489 SQ. FT.
TOTAL	677 SQ. FT.
SCREENED PORCH	160 SQ. FT.
DECK PATIO	157 SQ. FT.
THIRD GARAGE	292 SQ. FT.
TOTAL	509 SQ. FT.

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**WALL VENTED CRAWL SPACES**  
UNDER-FLOOR SPACE (SECTION R408)  
SQUARE FOOTAGE OF FOUNDATION TO BE VENTED = 1,704 SQ.FT.  
WITHOUT CROSS VENTILATION AREA OF VENTING NEEDED = 1,136 SQ.FT.  
WITH CROSS VENTILATION AREA OF VENTING NEEDED = 1,136 SQ.FT.  
NOTE: NUMBER OF VENTS NEED WILL VARY DEPENDING ON VENTS USED AND CROSS VENTILATION.

**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 150" with solid masonry.  
POINT LOADS: ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.  
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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. An 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.

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

*Raised hearth w/ stone*

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**FIRST FLOOR PLAN**  
**The Lauren III**

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

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**DWELLING / GARAGE SEPARATION**

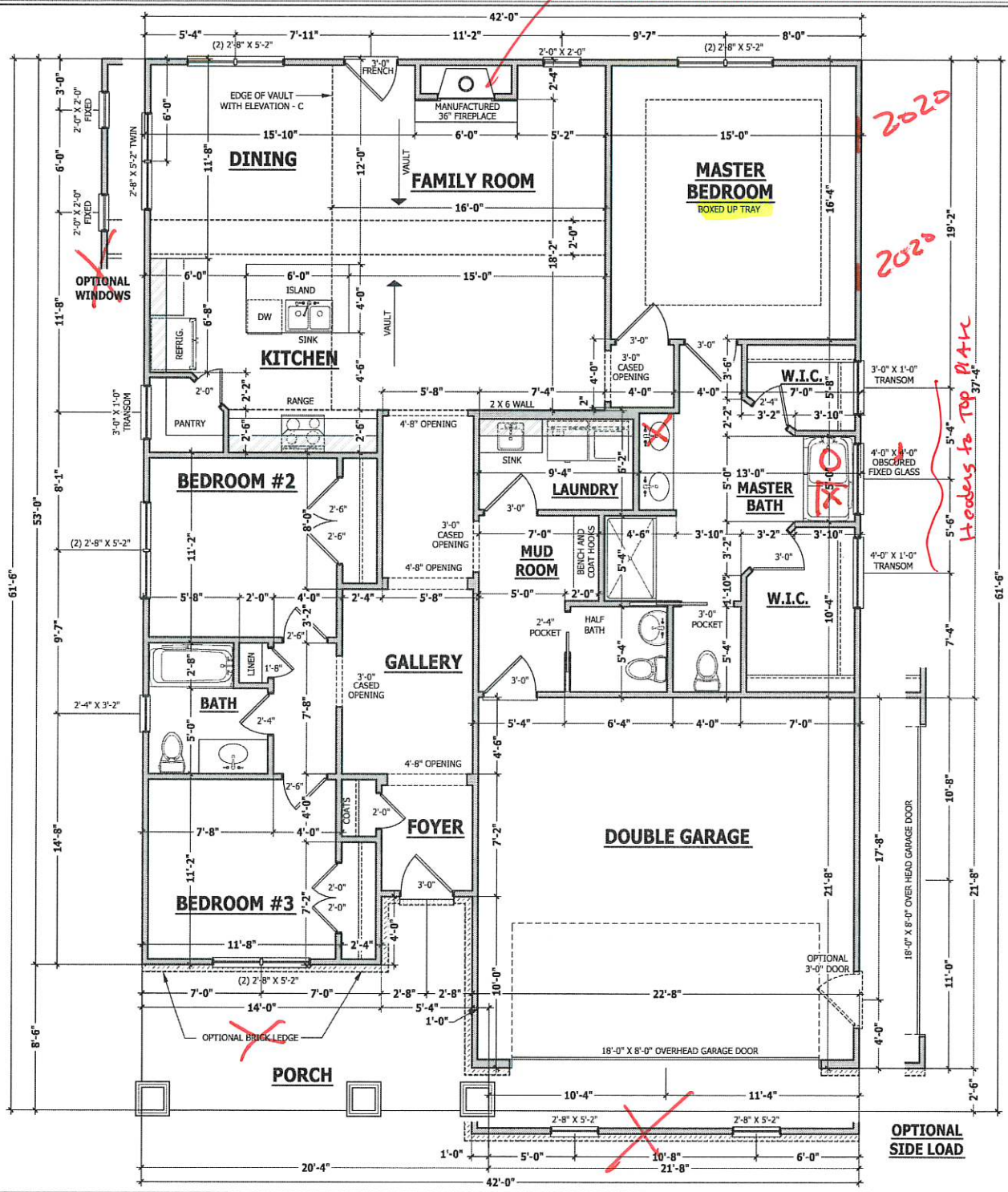
REFER TO SECTIONS R302.5, R302.6, AND R302.7  
**WALLS.** A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.  
**STAIRS.** A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.  
**CEILING.** A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable 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	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"



*2020*

*2020*

*Headers to top plate*

**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 fill-in 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
Stair	20	--	--

**FRAMING LUMBER:** All non treated framing lumber shall be SPF #2 (F<sub>v</sub> = 875 PSI) or SYP #2 (F<sub>v</sub> = 750 PSI) and all treated lumber shall be SYP #2 (F<sub>v</sub> = 750 PSI) unless noted otherwise.

**ENGINEERED WOOD BEAMS:**

Laminated veneer lumber (LVL) = F<sub>b</sub>=2600 PSI, F<sub>v</sub>=285 PSI, E=1.9x10<sup>6</sup> PSI  
 Parallel strand lumber (PSL) = F<sub>b</sub>=2600 PSI, F<sub>v</sub>=290 PSI, E=2.0x10<sup>6</sup> PSI  
 Laminated strand lumber (LSL) = F<sub>b</sub>=2250 PSI, F<sub>v</sub>=800 PSI, E=1.55x10<sup>6</sup> PSI  
 Install all connections per manufacturer's instructions.

**TRUSS AND I-JOIST MEMBERS:** All roof truss and I-joist layouts shall be prepared in accordance with this document. Trusses and I-joists shall be installed according to the manufacturer's specifications. Any change in truss or I-joist 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 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 18" 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 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.

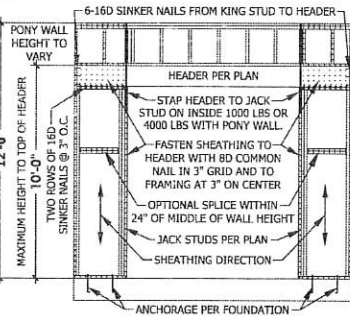
### BRACE WALL PANEL NOTES

**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 circumferential tie wall interrelated 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 Bd(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

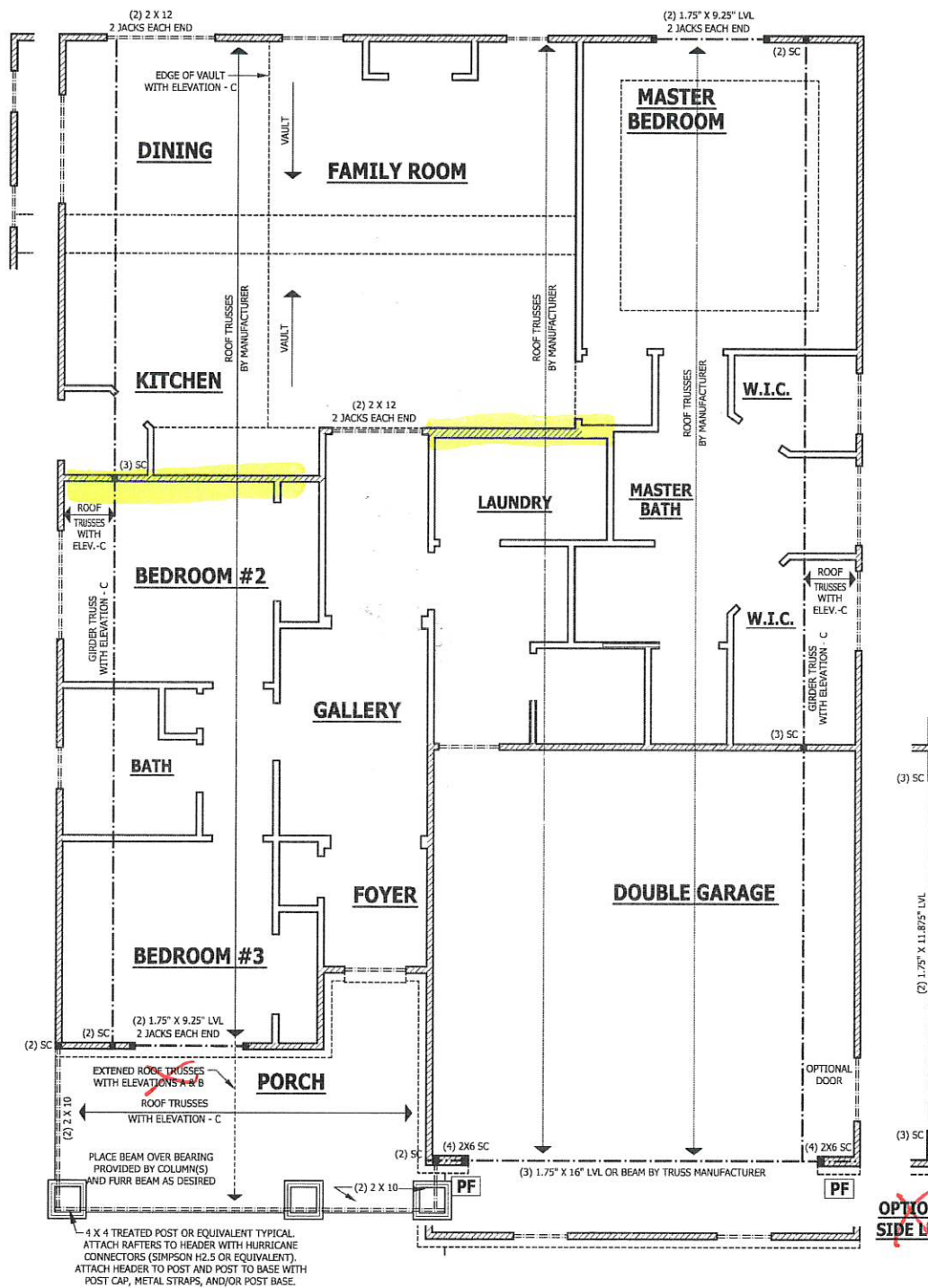
HEADER SPAN	< 3'	3'-4'	4'-8'	8'-12'	12'-16'
KING STUD(S)	1	2	3	5	6

### 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"



PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.  
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 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.

**FIRST FLOOR STRUCTURAL**  
**The Lauren III**

**HAYNES WEAVER**  
**HOME PLANS, INC.**  
 910-500-2700 • 910-506-4955  
 P.O. BOX 702, WAKE FOREST, NC 27588 919-355-6180 FAX 919-355-6185

SQUARE FOOTAGE	
HEATED FRONT PORCH	170 SQ. FT.
TOTAL HEATED	1791 SQ. FT.
HEATED OPTIONAL	
CASUAL ROOM	148 SQ. FT.
TOTAL HEATED OPTIONAL	148 SQ. FT.
UNHEATED	
FRONT PORCH	188 SQ. FT.
CORNER	468 SQ. FT.
TOTAL UNHEATED	657 SQ. FT.
UNLIMITED OPTIONAL	
SCREENED PORCH	160 SQ. FT.
BACK PORCH	200 SQ. FT.
THIRD GARAGE	200 SQ. FT.
TOTAL UNLIMITED OPTIONAL	560 SQ. FT.

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 PAGE 4 OF 6

### 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.

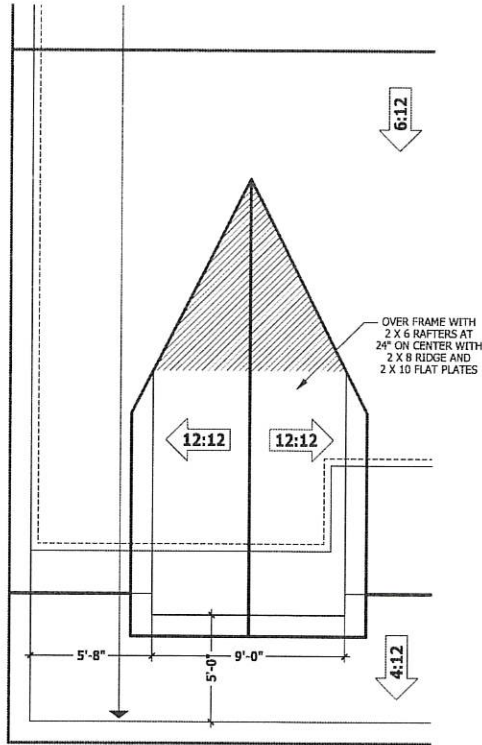
**ANCHORAGE.** All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

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

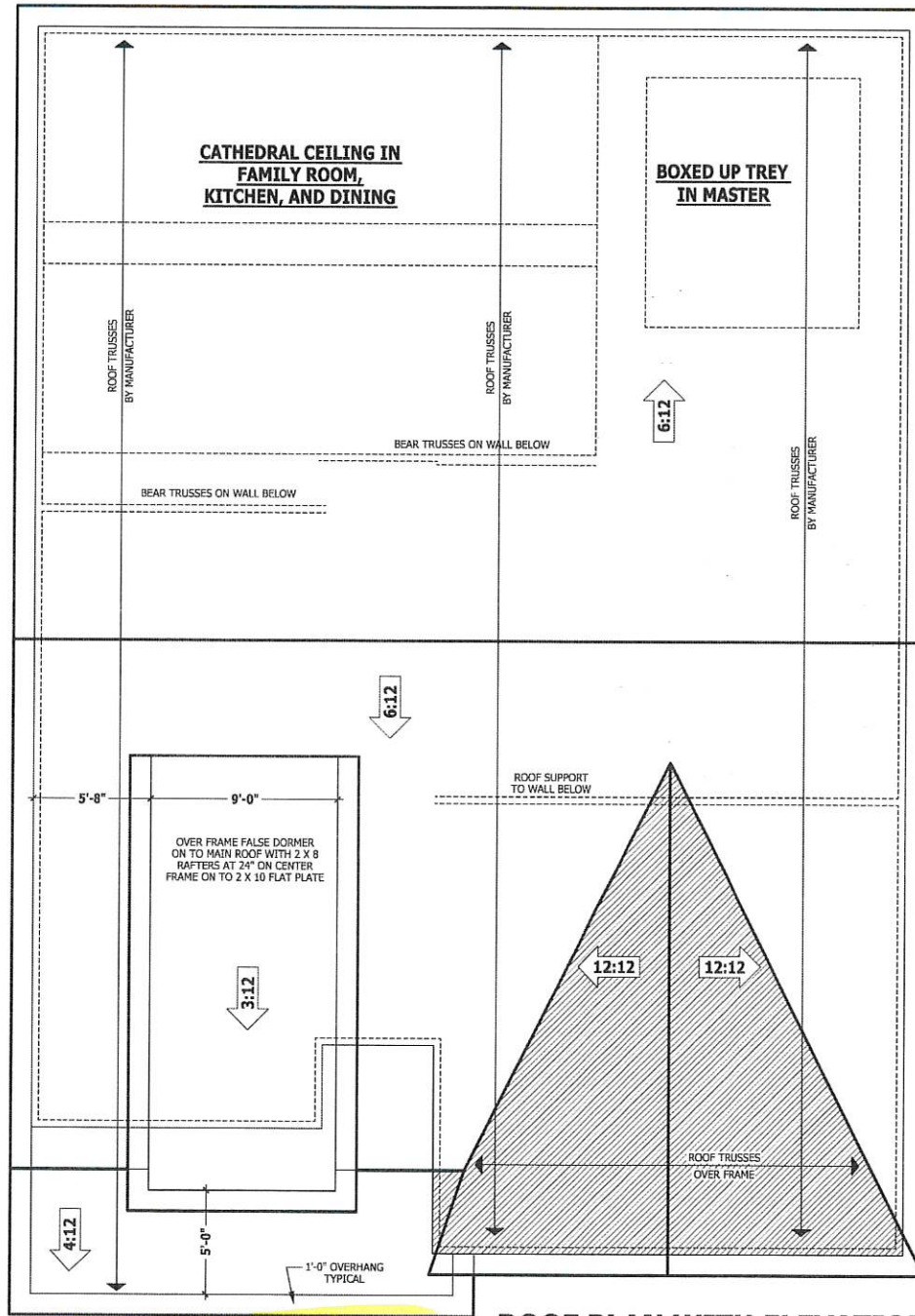
**Plate Heights & Floor Systems.** See elevation page(s) for plate heights and floor system thicknesses.

● 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 LOCALITIES. 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**

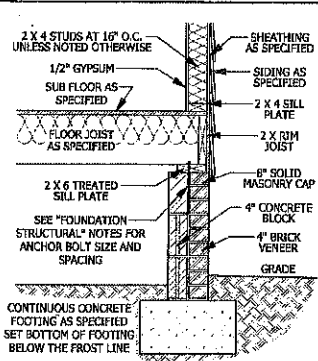
**HAYNES WEAVER HOME PLANS, INC.**  
 P.O. BOX 702, WIDE CREEK, NC 27588 919-435-6180 FAX 919-435-6189  
 910-530-2100 • 919-606-4096

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	607 SQ. FT.
TOTAL	795 SQ. FT.
UNHEATED OPTIONAL	
SCREENED PORCH	148 SQ. FT.
DECK OR PATIO	108 SQ. FT.
TRIED GARAGE	288 SQ. FT.
TOTAL	544 SQ. FT.

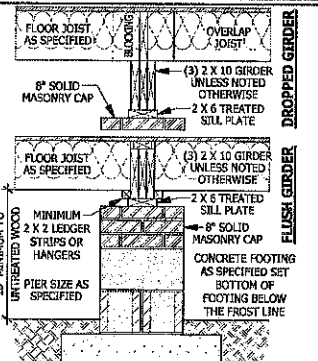
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200220B

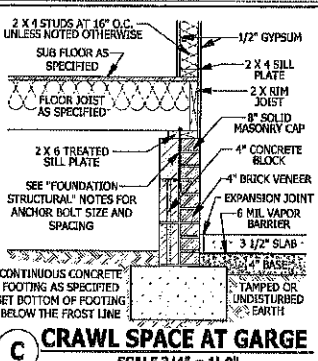
PAGE 5 OF 6



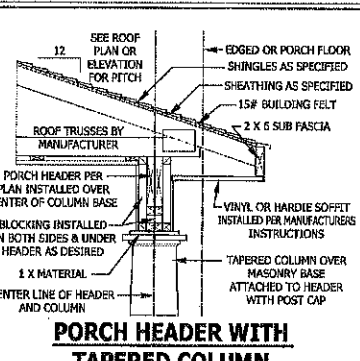
**A CRAWL SPACE WALL**  
SCALE 3/4" = 1'-0"



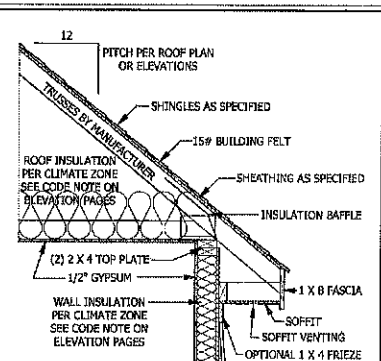
**B DROPPED/ FLUSH PIER**  
SCALE 3/4" = 1'-0"



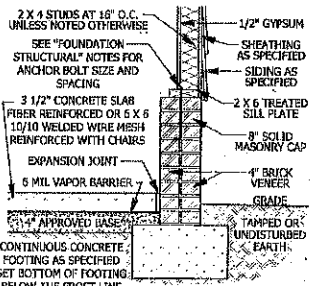
**C CRAWL SPACE AT GARGE**  
SCALE 3/4" = 1'-0"



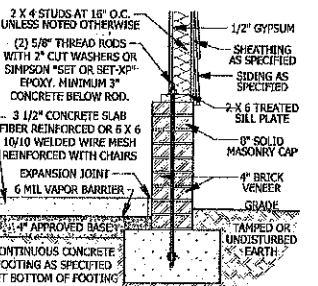
**D GARAGE STEM WALL**  
SCALE 3/4" = 1'-0"



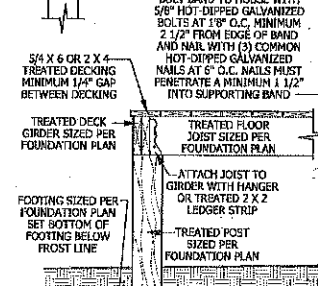
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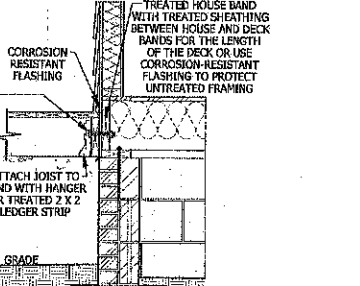
**A DECK STAIR NOTES**



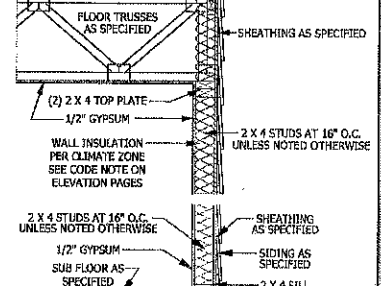
**B DECK ATTACHMENT DETAIL TO FRAMED WALL**  
SCALE 3/4" TO 1'-0"



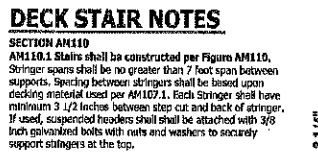
**C STAIRWAY NOTES**



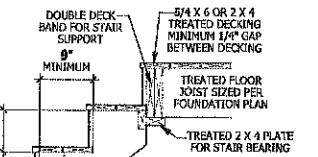
**D TYPICAL WALL DETAIL**  
SCALE 3/4" = 1'-0"



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



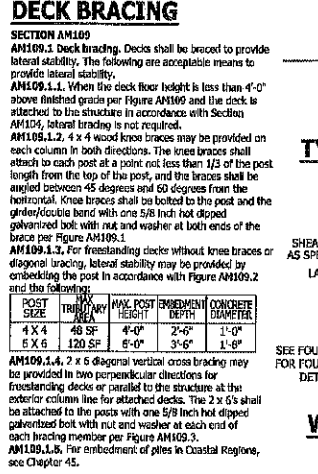
**A DECK BRACING**



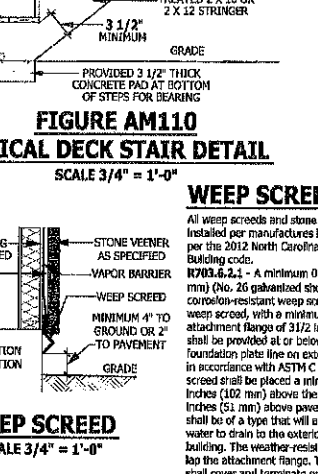
**B WEEP SCREEDS**



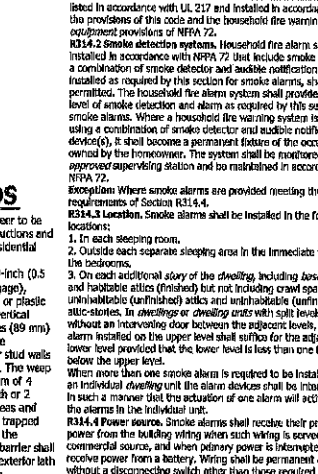
**C WEEP SCREED**  
SCALE 3/4" = 1'-0"



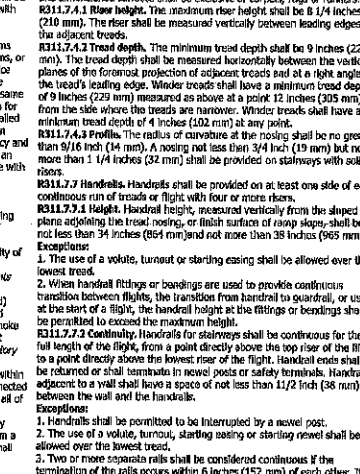
**A TYPICAL DECK STAIR DETAIL**  
SCALE 3/4" = 1'-0"



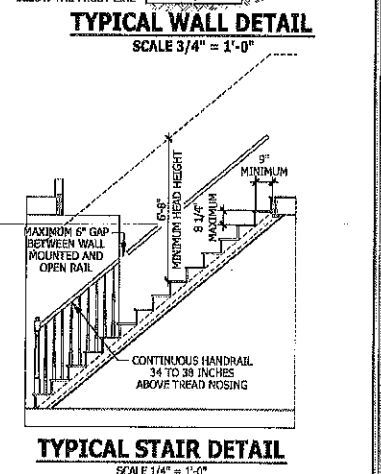
**B WEEP SCREED**  
SCALE 3/4" = 1'-0"



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



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



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

**DECK STAIR NOTES**  
SECTION AM110  
AM110.1 Stairs shall be constructed per Figure AM110. Spacing 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 3/2 inches between step cut and back of stringer. If used, suspended handrails shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

**WEAP 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 steel 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 stop at the attachment flange. The exterior shall stop 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 manufacturer's listing and the warning equipment provisions of NFPA 72.  
R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72. Unit 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 with 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 so 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 attic (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) attic spaces. In dwellings or dwelling units with split levels and without an intervening floor level at 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 above the upper level.  
Where 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 activation 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 unless 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 Handrails. The minimum handrail in all parts of the stairway shall not be less than 4 feet 8 inches (1463 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform at that portion of the stairway.  
R311.7.4.1 Rise height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slopes, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).  
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 slope's leading edge. Windler treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the slope where the treads are narrower. Windler treads shall have a minimum tread depth of 4 inches (102 mm) at any point.  
R311.7.4.3 Profiles. The radius of curvature of the nosing shall be no greater than 6 1/8 inches (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers.  
R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of stairs 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 slopes, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).  
R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrail.  
Exceptions:  
1. Handrails shall be permitted to be interrupted by a newel post.  
2. The use of a volute, turnout, starting nosing or starting rowel 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"

ARCHITECTS MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. RAISED FLOOR PLANS, INCLUDING ASSUMED LIABILITY FOR CONTRACTOR'S PROTECTION AND PROCEEDINGS. COSES AND CONSIDERATIONS MAY VARY WITH LOCATION, A LOCAL DESIGNER, ARCHITECT OF RECORD OR SO. BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE CONTRACTOR.

**TYPICAL DETAILS**  
The Lauren III

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910.650.2870 • 919.606.4996  
1000 Parkwood • Cary, NC 27513

**HAINES WEAVER HOMES**  
HOME PLANS INC.  
2100 Parkwood • Cary, NC 27513 • 919.606.4996

SQUARE FOOTAGE	HEATED	UNHEATED	OPTIONAL
FLOOR	1791 SQ FT	180 SQ FT	180 SQ FT
CEILING	1791 SQ FT	180 SQ FT	180 SQ FT
WALL	2482 SQ FT	2482 SQ FT	2482 SQ FT
SCREENED	2482 SQ FT	2482 SQ FT	2482 SQ FT
COVERED	2482 SQ FT	2482 SQ FT	2482 SQ FT
SCREENED	2482 SQ FT	2482 SQ FT	2482 SQ FT
COVERED	2482 SQ FT	2482 SQ FT	2482 SQ FT
SCREENED	2482 SQ FT	2482 SQ FT	2482 SQ FT
COVERED	2482 SQ FT	2482 SQ FT	2482 SQ FT
SCREENED	2482 SQ FT	2482 SQ FT	2482 SQ FT
COVERED	2482 SQ FT	2482 SQ FT	2482 SQ FT

ARCHIVE: Builder Weaver Development Company, Inc 2002208 Lauren III 2002208 Lauren III.aec

READER 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.

**SCREENED PORCH ADDENDUM**

**The Lauren III**

**HAYNES WEAVER HOMES**

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**HAYNES WEAVER HOME PLANS INC**

P.O. Box 702, Wake Forest, NC 27588 919.356.4100 FAX 919.356.4105

SQUARE FOOTAGE	
HEATED	1791 SQ. FT.
FIRST FLOOR	1791 SQ. FT.
TOTAL	1791 SQ. FT.
UNHEATED	148 SQ. FT.
CAROLINA ROOM	148 SQ. FT.
TOTAL	148 SQ. FT.
UNHEATED	188 SQ. FT.
SCREENED PORCH	188 SQ. FT.
TOTAL	188 SQ. FT.
UNHEATED	627 SQ. FT.
SCREENED PORCH	160 SQ. FT.
DECK (B. 101)	128 SQ. FT.
TRUSS GARAGE	297 SQ. FT.
TOTAL	552 SQ. FT.

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**2/18/2020**  
**2002208**  
**ADDENDUM**



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

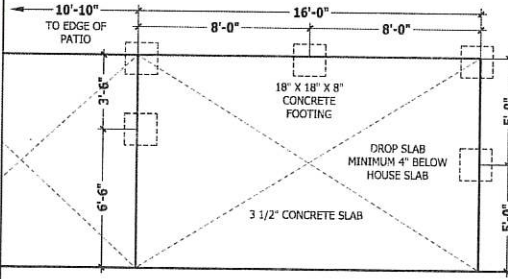


**REAR ELEVATION**  
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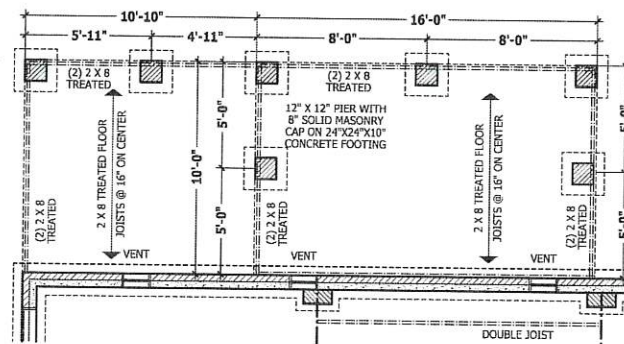
RAIL AS NEEDED PER CODE



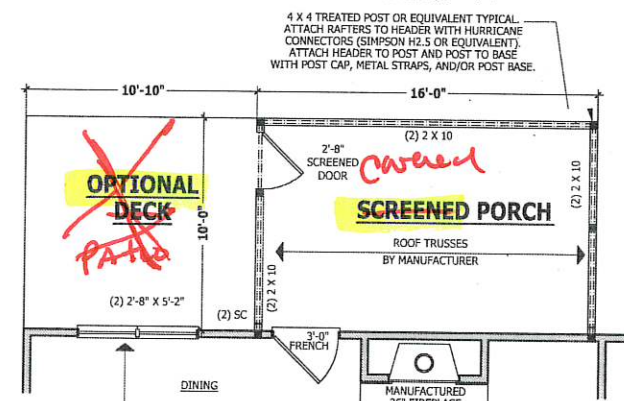
**LEFT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



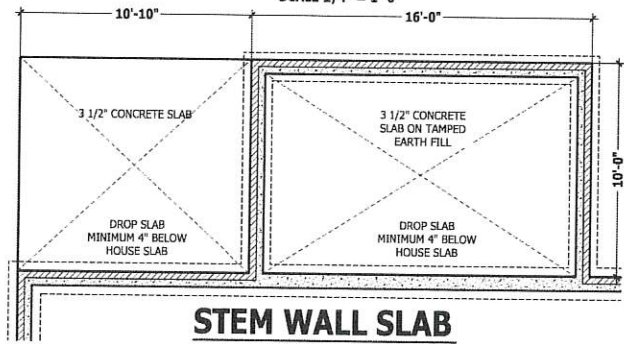
**MONOLITHIC SLAB PLAN**  
SCALE 1/4" = 1'-0"



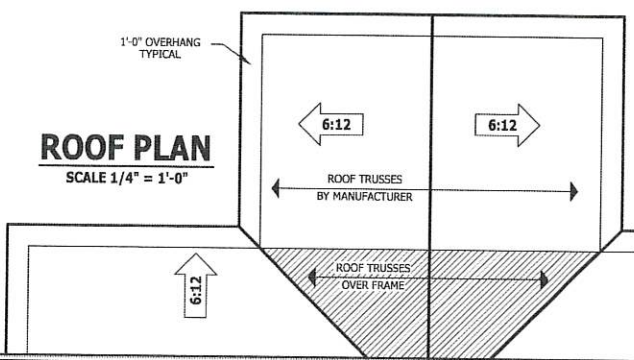
**CRAWL SPACE PLAN**  
SCALE 1/4" = 1'-0"



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



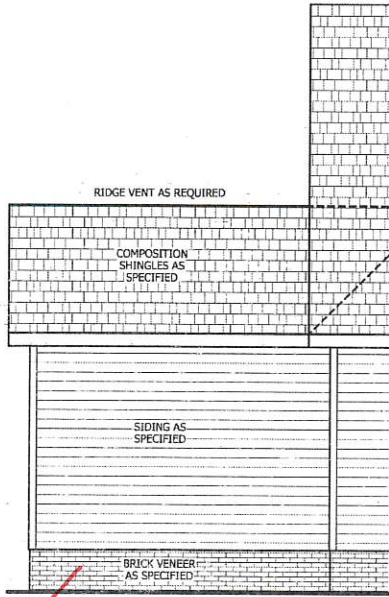
**STEM WALL SLAB**  
SCALE 1/4" = 1'-0"



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



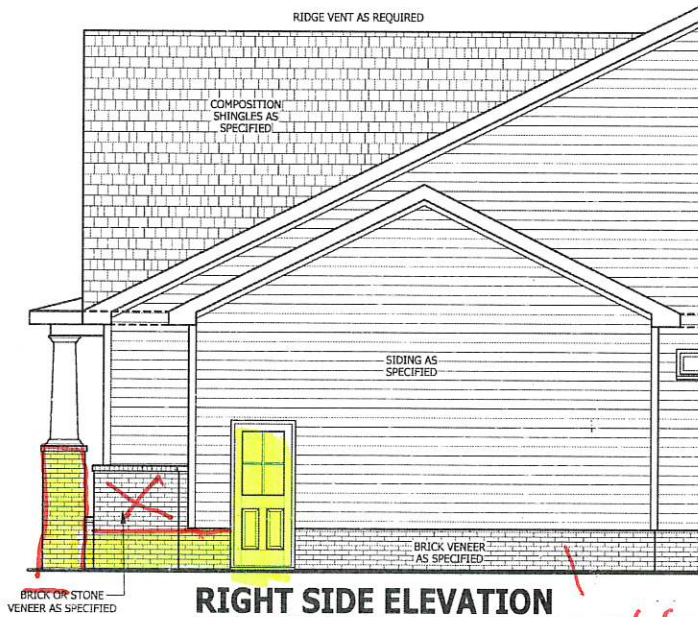
PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTOR PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS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



**REAR ELEVATION**

SCALE 1/8" = 1'-0"

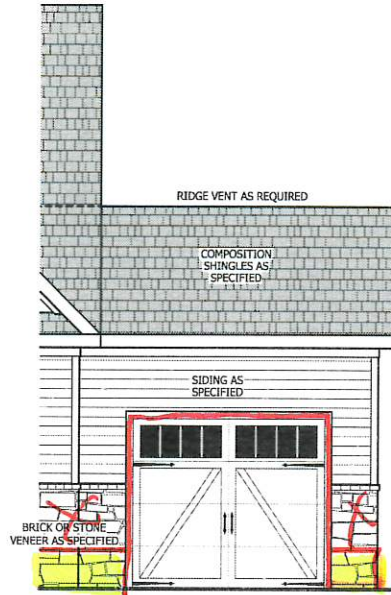
*PAGE 2*



**RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'-0"

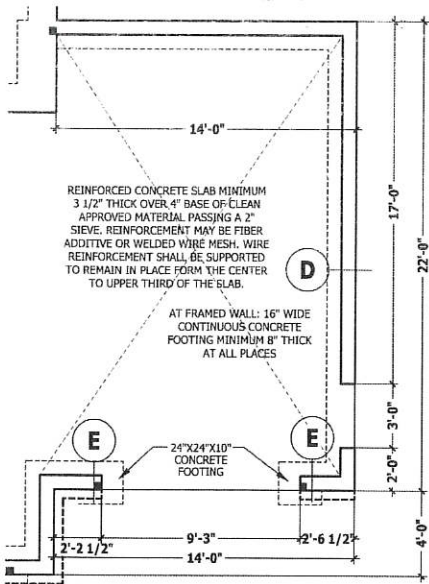
*PAGE 2*



**FRONT ELEVATION**

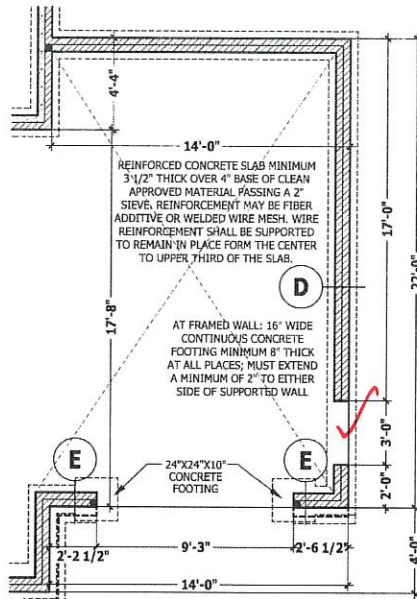
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



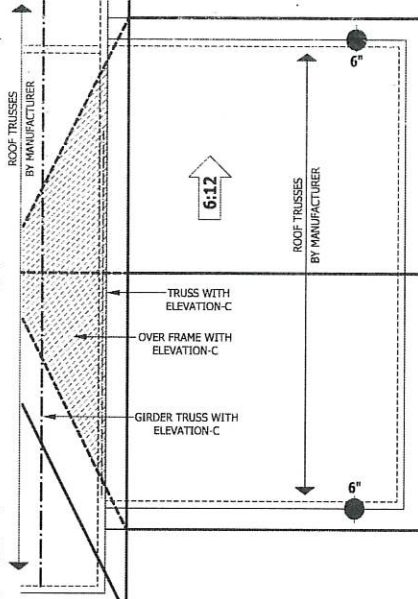
**MONOLITHIC SLAB PLAN**

SCALE 1/4" = 1'-0"



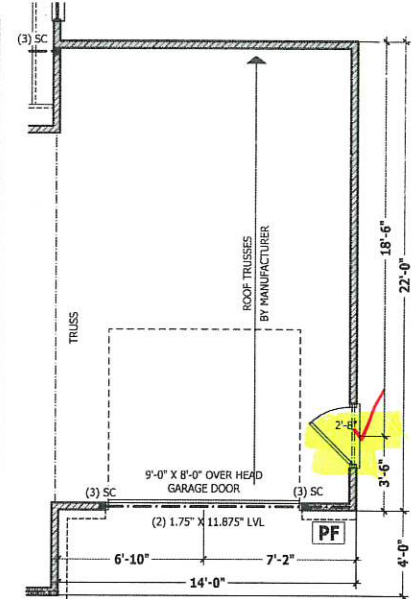
**CRAWL SPACE / STEM WALL**

SCALE 1/4" = 1'-0"



**ROOF PLAN**

SCALE 1/4" = 1'-0"



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

THIRD GARAGE ADDENDUM

The Lauren III

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HOME PLANS INC.  
P.O. BOX 1024, WAKE FOREST, NC 27158 • 919.455.4100 • FAX 919.455.4100

SQUARE FOOTAGE	
HEATED	1791 SQ. FT.
HEATED OPTIONAL	1791 SQ. FT.
CARPORT AREA	148 SQ. FT.
TOTAL	148 SQ. FT.
UNHEATED	188 SQ. FT.
TRUSS	488 SQ. FT.
GARAGE	488 SQ. FT.
TOTAL	488 SQ. FT.
UNHEATED OPTIONAL	188 SQ. FT.
SCREENED PORCH	188 SQ. FT.
TRUSS OR PATIO	188 SQ. FT.
TRUSS GARAGE	588 SQ. FT.
TOTAL	588 SQ. FT.

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ADDENDUM