

BF-4 - MOUND

3CAR

TAN

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

MEAN ROOF HEIGHT: 19'-9" HEIGHT TO RIDGE: 27'-5"

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
PENETRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED PENETRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 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

* 10/1" MEANS R-10 SHEATHING INSULATION OR R-13 GIVITY 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 (10) FASTEST MILE 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	15.5 -16.4	15.9 -16.8
ZONE 2	14.2 -18.0	14.9 -18.9	15.5 -19.6	15.9 -20.2
ZONE 3	14.2 -18.0	14.9 -18.9	15.5 -19.6	15.9 -20.2
ZONE 4	15.5 -16.0	16.3 -16.8	16.9 -17.4	17.4 -17.9
ZONE 5	15.5 -20.0	16.3 -21.0	16.9 -21.8	17.4 -22.4

DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (10) FASTEST MILE 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	18.2 -19.6	18.7 -20.2
ZONE 2	16.7 -21.0	17.5 -22.1	18.2 -22.9	18.7 -23.5
ZONE 3	16.7 -21.0	17.5 -22.1	18.2 -22.9	18.7 -23.5
ZONE 4	18.2 -19.0	19.1 -20.0	19.8 -20.7	20.4 -21.3
ZONE 5	18.2 -24.0	19.1 -25.2	19.8 -26.2	20.4 -26.9

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 R805
SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,477 SQ. FT.
NET FREE GROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.51 SQ. FT.
WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 8.26 SQ. FT.



FRONT ELEVATION - A

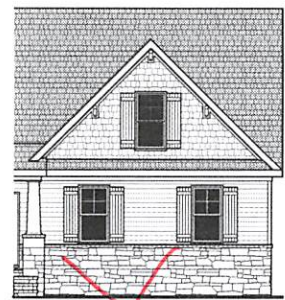
SCALE 1/4" = 1'-0"

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.
DECK OR PATIO	108 SQ. FT.
THIRD GARAGE	292 SQ. FT.
TOTAL	560 SQ. FT.

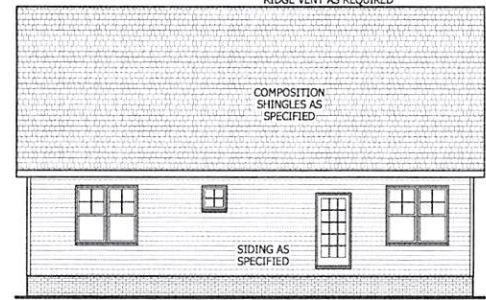
AIR LEAKAGE

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"



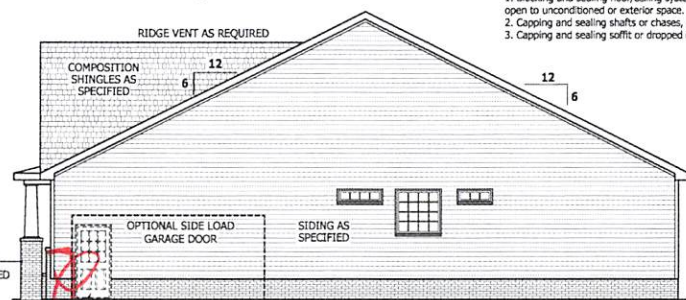
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

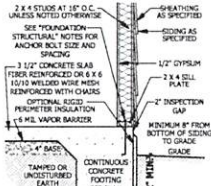
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ELEVATION - A
The Lauren III

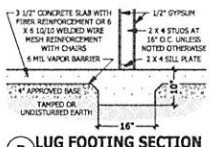
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HOME PLANS, INC.
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P.O. BOX 702, WAKE FOREST, NC 27288, 914.455.1180 FAX: 919.455.1455

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.

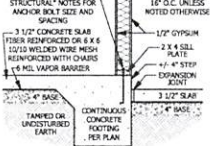
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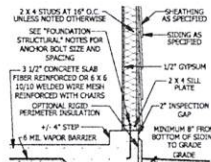
A MONOLITHIC SECTION
SCALE 1/2" = 1'-0"



B LUG FOOTING SECTION
SCALE 1/2" = 1'-0"



C MONOLITHIC AT STEP
SCALE 1/2" = 1'-0"

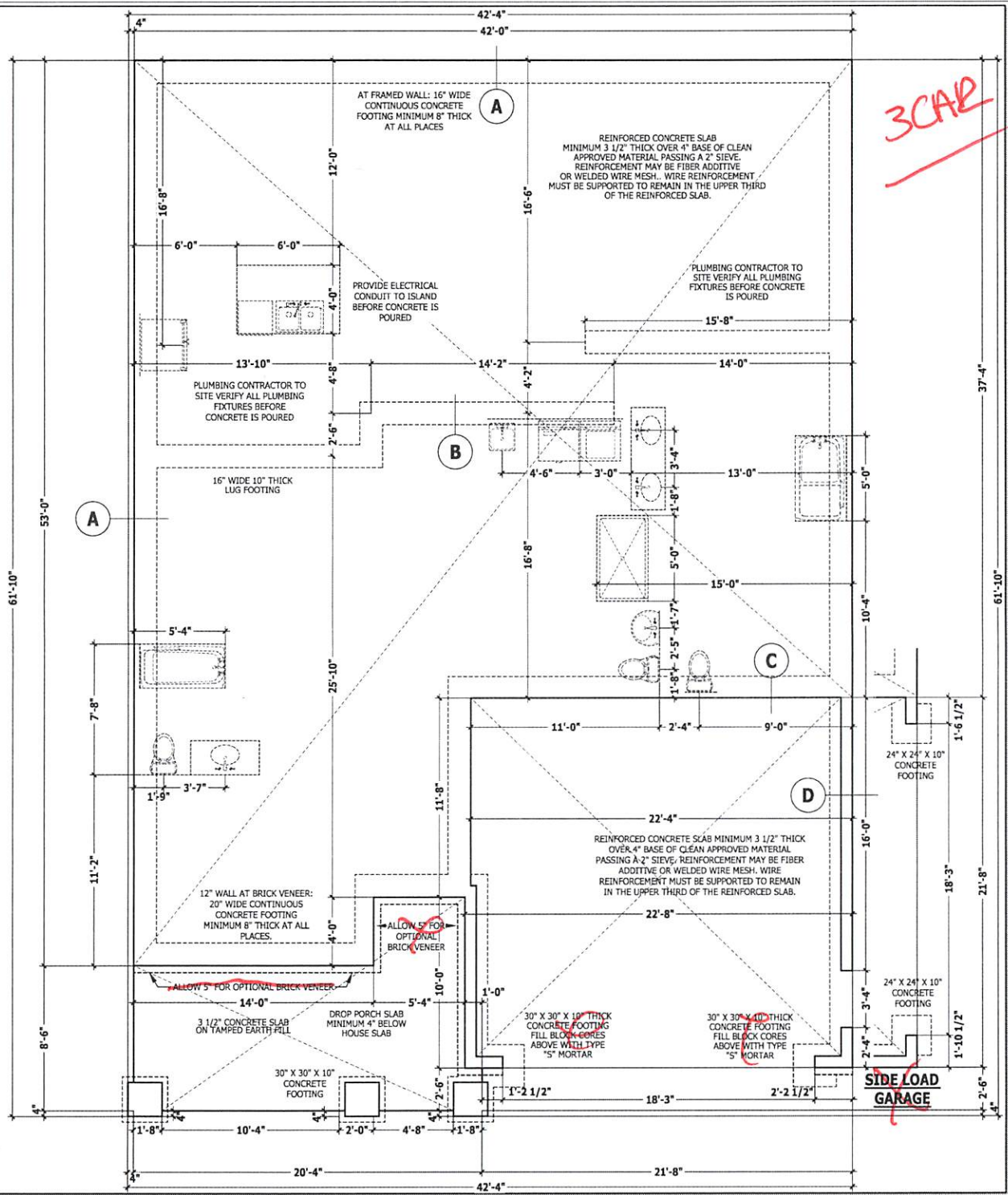


D MONOLITHIC AT GARAGE
SCALE 1/2" = 1'-0"

FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)
CONTINUOUS FOOTING: 16" wide and 8" thick minimum, 20" wide minimum at brick veneer. Must extend 2" to either side of supported wall.
GIRDERS: (3) 2 X 10 girder unless noted otherwise.
PIERS: 16" X 16" piers with 8" solid masonry cap on 30" X 30" X 10" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry.
POINT LOADS: ■ designates significant point load and should have solid blocking to pier, girder or foundation wall.
115 and 120 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 7", maximum 6'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.
130 MPH ANCHORS BOLTS: 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.
CONCRETE: Concrete shall have a minimum 28 day strength of 3000 psi and a maximum 5" slump. Air entrained per table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the 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.

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



3CAR

PROFESSOR 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.

MONOLITHIC SLAB PLAN
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 GARAGE	188 SQ. FT.
UNHEATED OPTIONAL SUDDEN FRENCH PORCH OR PATIO	156 SQ. FT.
UNHEATED OPTIONAL THIRD GARAGE	208 SQ. FT.
TOTAL	550 SQ. FT.

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Raised Heart w/stone

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FIRST FLOOR PLAN
The Lauren III

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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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DWELLING / GARAGE SEPARATION

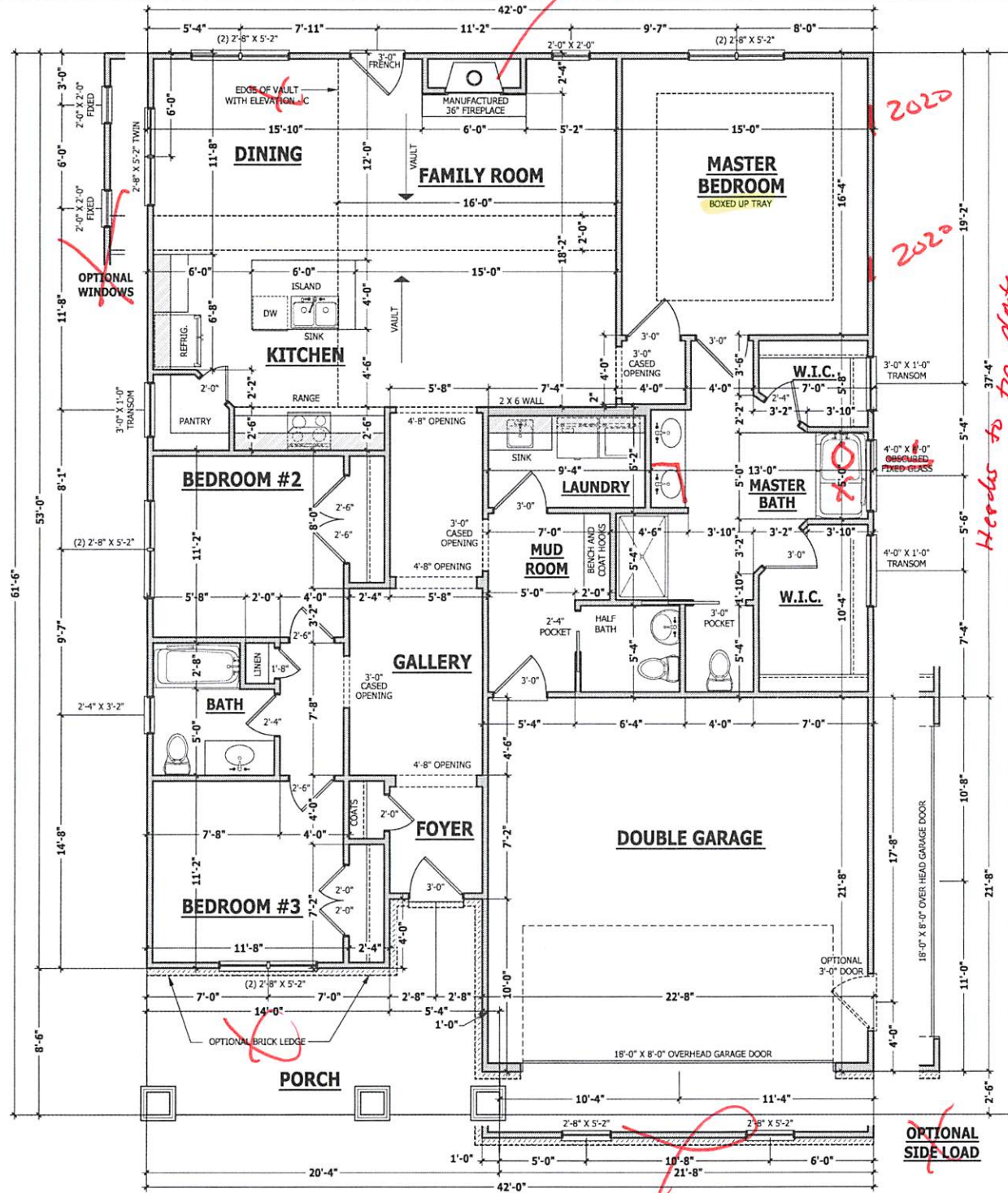
REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.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

Handed 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 (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) unless noted otherwise.

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=1.5x10⁶ PSI
Install all connectors 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.

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 3/8" 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 16'-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing 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 SOLLS: 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 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.

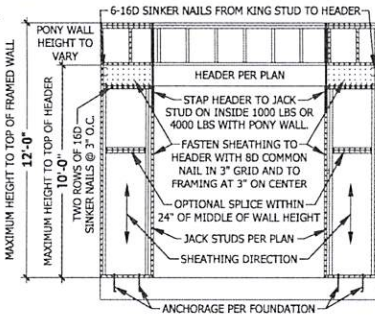
Methods: Per Table R602.10.1

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 8d(2 1/2" long x 0.113" diameter).

CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing nails.

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

PF: Portal frame per figure R602.10.1



EXTERIOR HEADERS

- (2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE

- KING STUDS EACH END PER TABLE BELOW

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

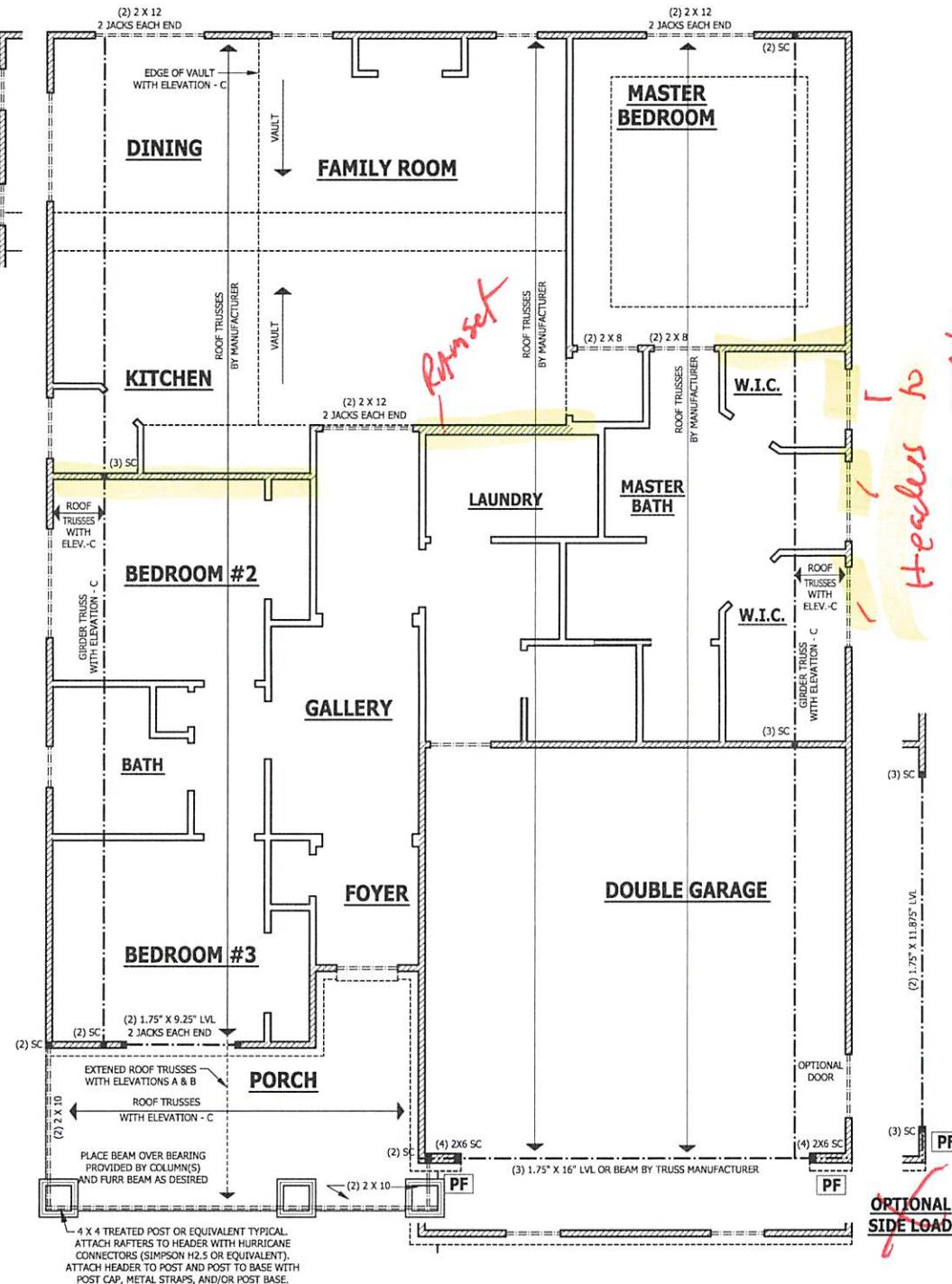
INTERIOR HEADERS

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

- NON LOAD BEARING HEADERS TO BE LADDER FRAMED

FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"



4 X 4 TREATED POST OR EQUIVALENT TYPICAL. ATTACH RAFTERS TO HEADER WITH HURICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP, METAL STRAPS, AND/OR POST BASE.

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FIRST FLOOR STRUCTURAL
The Lauren III

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SQUARE FOOTAGE

HEATED	UNHEATED
FIRST FLOOR	1761 SQ. FT.
SECOND FLOOR	1761 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	146 SQ. FT.
TOTAL	3668 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
UNHEATED GARAGE	489 SQ. FT.
TOTAL	4345 SQ. FT.
UNHEATED OPTIONAL SUDETH PORCH	160 SQ. FT.
UNHEATED THIRD GARAGE	262 SQ. FT.
TOTAL	4767 SQ. FT.

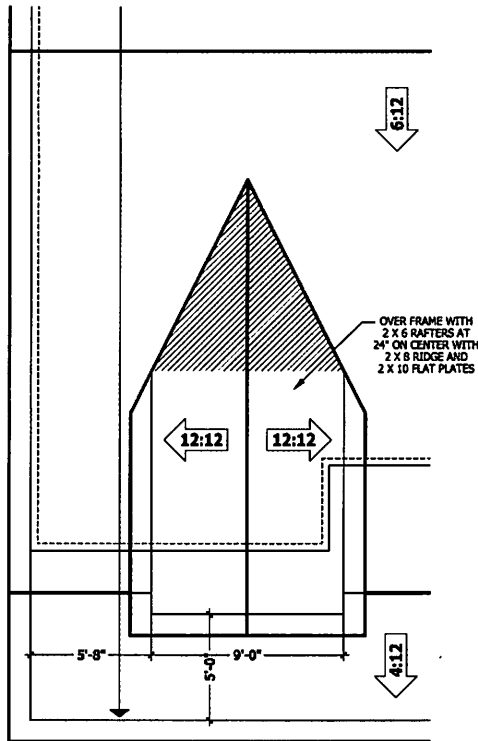
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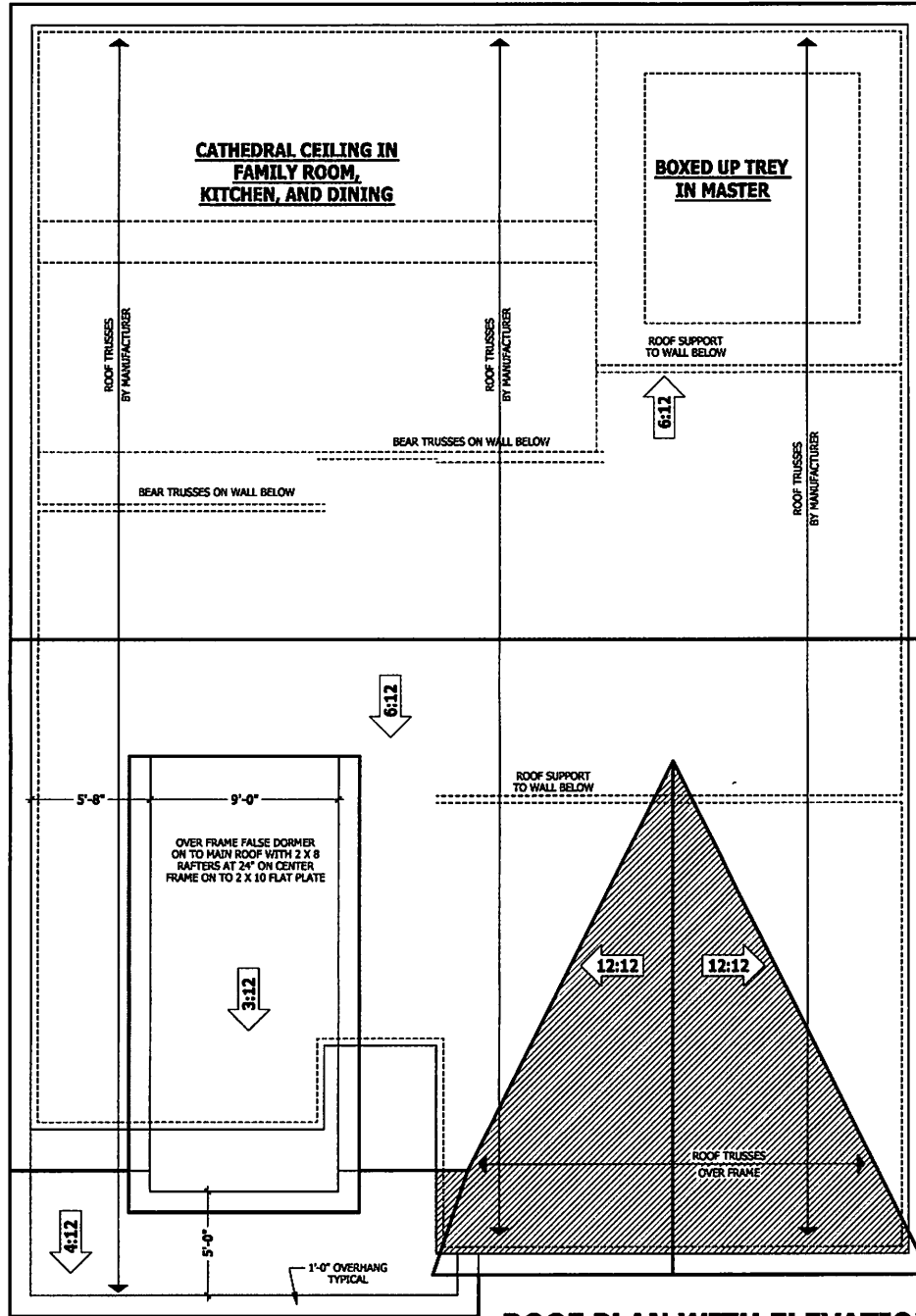
ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home 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 head 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 lodgers 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"

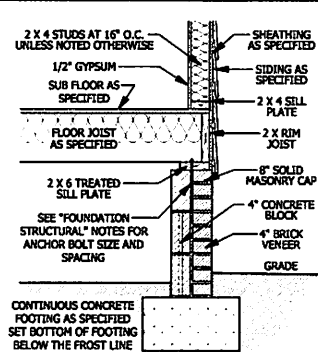
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ROOF PLAN WITH ELEVATIONS - A & B
 The Lauren III

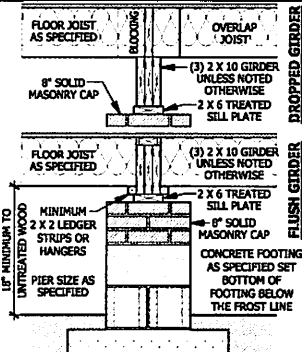
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 P.O. Box 107, Wade Field, NC 27155 919.452.8500 FAX 919.452.8155

SQUARE FOOTAGE

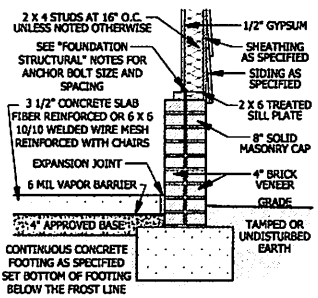
HEATED FIRST FLOOR	1765 SQ. FT.
HEATED SECOND FLOOR	1465 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	146 SQ. FT.
TOTAL	3376 SQ. FT.
UNHEATED ROOF PORCH	138 SQ. FT.
GARAGE	600 SQ. FT.
TOTAL	4114 SQ. FT.
UNHEATED OPTIONAL SECOND FLOOR	1155 SQ. FT.
DECK OR PATIO	150 SQ. FT.
TOTAL GARAGE	750 SQ. FT.



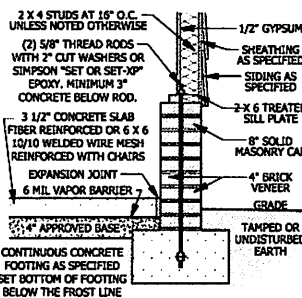
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



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

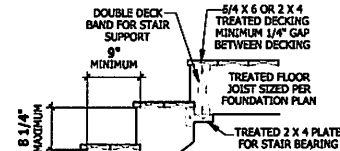
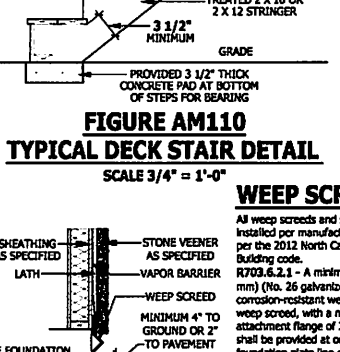
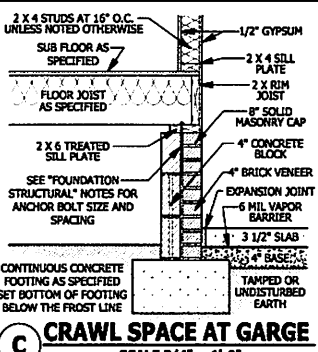


FIGURE AM110
TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"

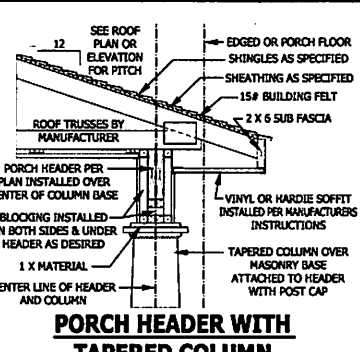
DECK BRACING
SECTION AM109
AM109.1 Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability.
AM109.1.1. When the deck floor height is less than 4'-0" above finished grade per Figure AM109.2 the deck is attached to the structure 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 girders/ joists with one 3/8 inch hot dipped 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 crossbracing the post in accordance with Figure AM109.2 and the following:
TABLE:
POST SIZE (INCHES) | MINIMUM MAX. POST EMBLEMMENT 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"



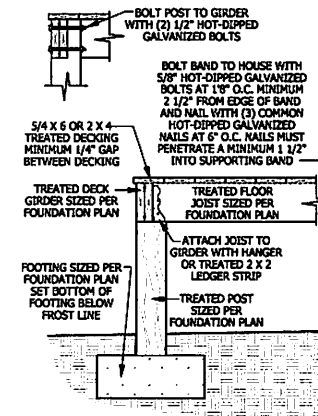
WEEP Screenshot
SCALE 3/4" = 1'-0"



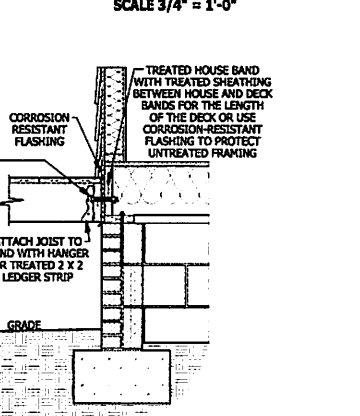
C CRAWL SPACE AT GARGE
SCALE 3/4" = 1'-0"



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

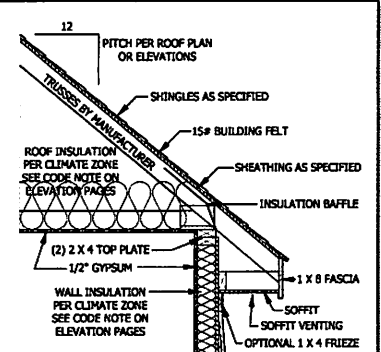


DECK ATTACHMENT DETAIL TO FRAMED WALL
SCALE 3/4" = 1'-0"

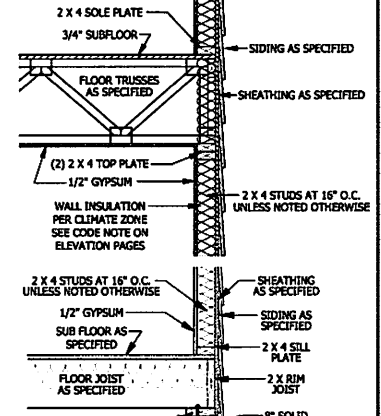


STAIRWAY NOTES

SMOKE ALARMS
SECTION R314
R314.1 Smoke detection and notification. All smoke alarms shall be fixed in accordance with 14.2.1.7 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent 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.
Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.
R314.4 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 entrance.
3. On each additional story of the dwelling, including basements and habitable attic (finished) but not including crawl spaces, uninhabitable (unfinished) attic and uninhabitable (unfinished) attic spaces. In dwelling or dwelling units with vaulted ceilings and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.
R314.4.1 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 be powered from a battery. Wiring shall be permanent and without an intervening switch other than those required for power interruption. Smoke alarms shall be interconnected.



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



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

PURCHASER MUST VERIFY ALL CONDITIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTOR PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCALITY. A LOCAL DESIGN, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO BE USED AS SUCH SMALL SCALE PROPERTY OF THE DESIGNER.

TYPICAL DETAILS
The Lauren III

HAYNES WEAVER HOMES
HOME PLANS INC.
910.630.2100 • 910.606.4096
700 S. 102nd WEST, WESLEY, NC 27587 • 115-155-1155

SQUARE FOOTAGE
TABLE:
FLOOR AREA | 1761 SQ.FT.
FINISHED PORCH | 148 SQ.FT.
TOTAL | 1909 SQ.FT.
UNFINISHED ATTIC | 148 SQ.FT.
TOTAL | 2057 SQ.FT.
TOTAL GARAGE | 688 SQ.FT.
TOTAL UNFINISHED GARAGE | 702 SQ.FT.
TOTAL | 2765 SQ.FT.
TOTAL | 2765 SQ.FT.

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PAGE 6 OF 6

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SCREENED PORCH ADDENDUM

The Lauren III

HAYNES WEAVER
HOMES
 HOME PLANS, INC.
 P.O. BOX 102, WACE FERRY, NC 27588, 919-855-9180 FAX 919-855-9145



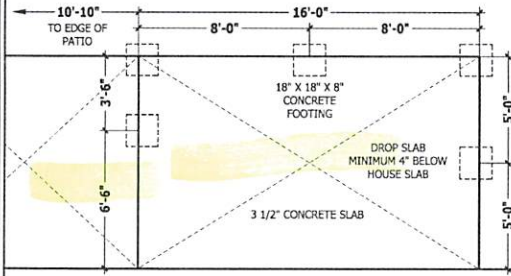
RIGHT SIDE ELEVATION
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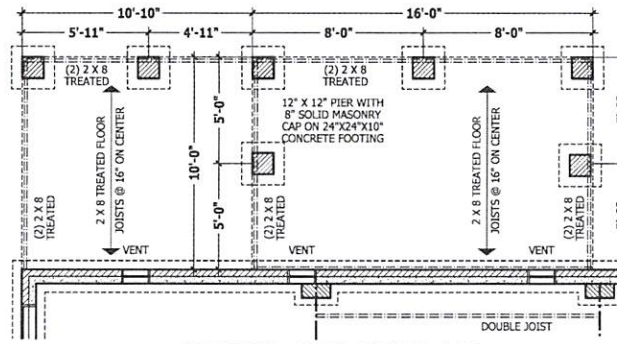
REAR ELEVATION
 SCALE 1/4" = 1'-0"



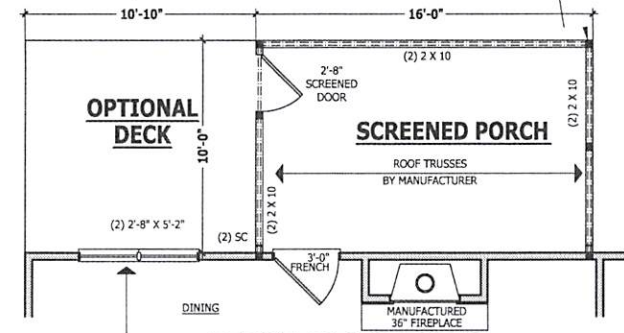
LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"



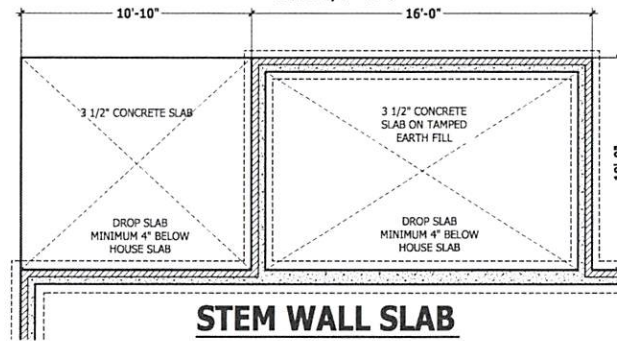
MONOLITHIC SLAB PLAN
 SCALE 1/4" = 1'-0"



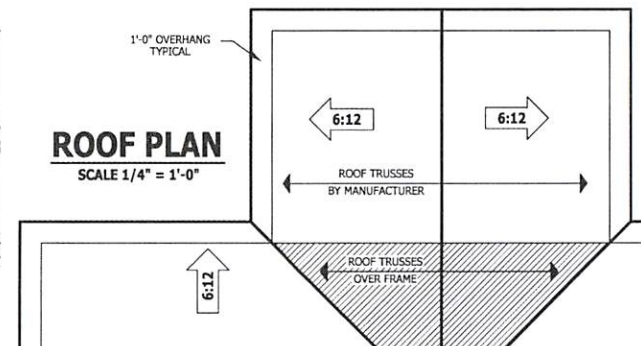
CRAWL SPACE PLAN
 SCALE 1/4" = 1'-0"



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



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

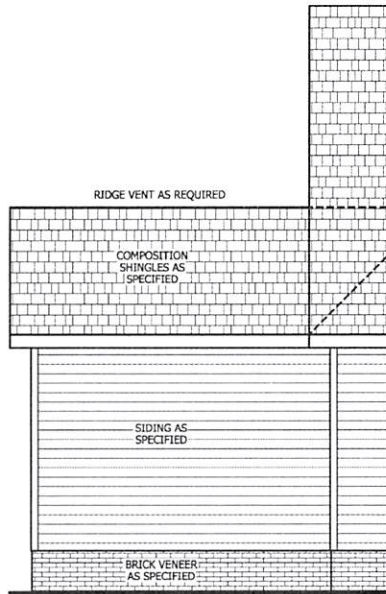


ROOF PLAN
 SCALE 1/4" = 1'-0"

4 X 4 TREATED POST OR EQUIVALENT TYPICAL. ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP, METAL STRAPS, AND/OR POST BASE.

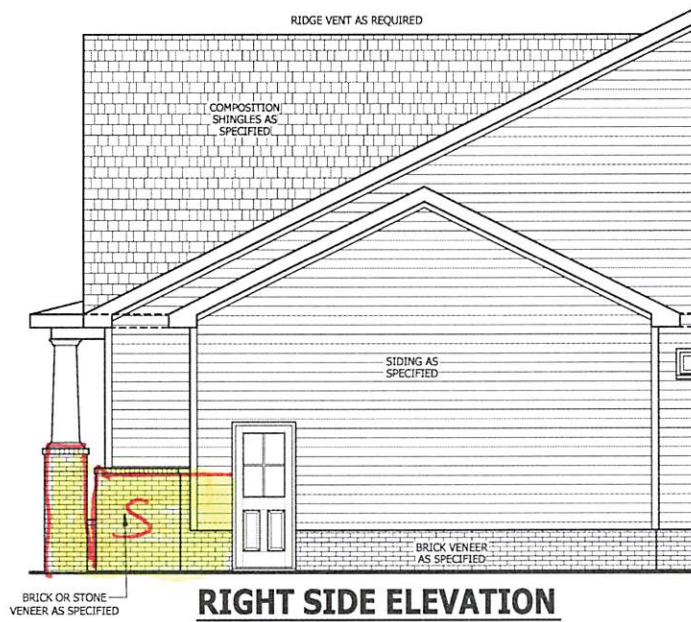
SQUARE FOOTAGE	
HEATED FIRST FLOOR	1761 SQ. FT.
HEATED SECOND FLOOR	1761 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	148 SQ. FT.
TOTAL	3469 SQ. FT.
UNHEATED FRONT PORCH	188 SQ. FT.
UNHEATED GARAGE	489 SQ. FT.
TOTAL	625 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	188 SQ. FT.
UNHEATED DECK OR PATIO	188 SQ. FT.
UNHEATED THIRD GARAGE	262 SQ. FT.
TOTAL	645 SQ. FT.

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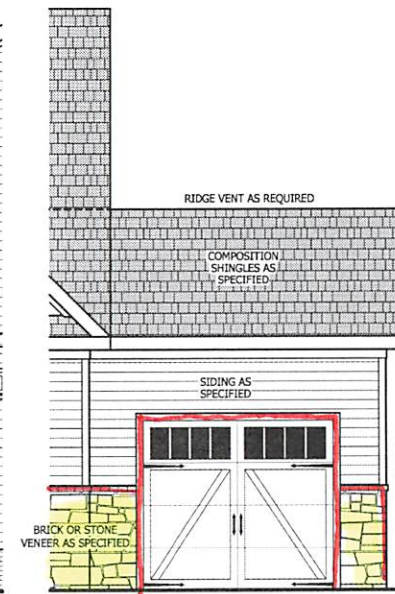
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

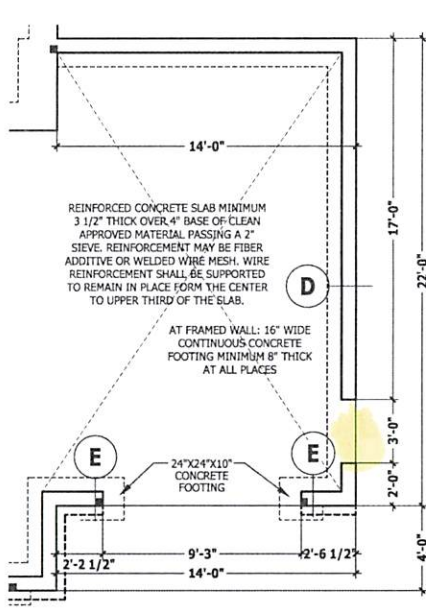
SCALE 1/4" = 1'-0"



FRONT ELEVATION

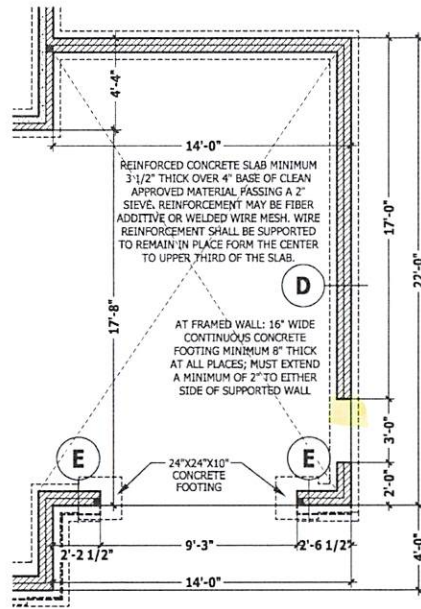
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



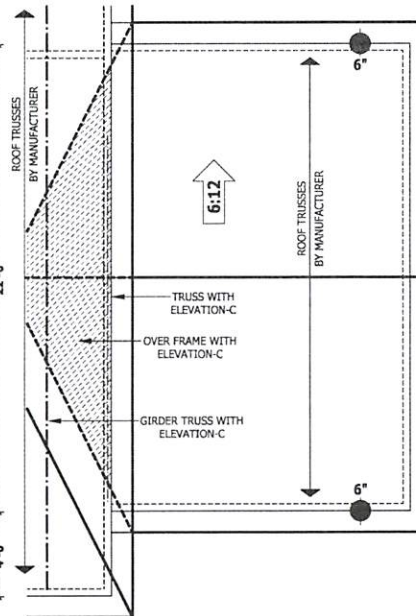
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



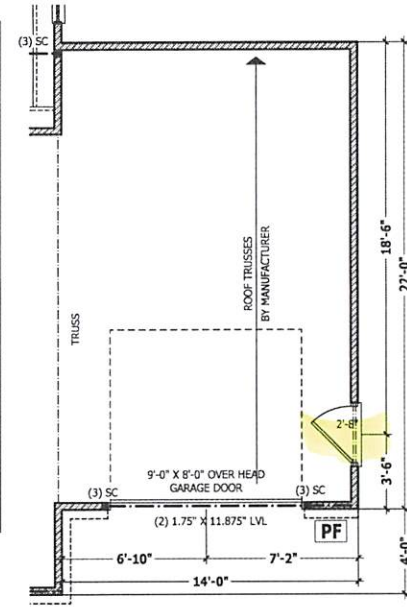
CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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FRONT LOAD THIRD CAR

The Lauren III

HAYNES WEAVER HOMES

HOME PLANS, INC.

910.930.2100 • 919.606.4096

P.O. BOX 102, WIDE FOREST, NC 27588, 919.435.5100 (AT 1.888.81.0888)

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1761 SQ. FT.
TOTAL	1761 SQ. FT.
HEATED OPTIONAL CAROLINA ROOM	146 SQ. FT.
TOTAL	1907 SQ. FT.
UNHEATED PORCH	188 SQ. FT.
GARAGE	489 SQ. FT.
TOTAL	2396 SQ. FT.
UNHEATED OPTIONAL SCREENED PORCH	188 SQ. FT.
DECK OR PATIO	188 SQ. FT.
STONE GARAGE	590 SQ. FT.
TOTAL	3364 SQ. FT.

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