MEAN ROOF HEIGHT: 19'-9"		HEIGHT TO RIDGE: 27'-5"		
CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A	
FENESTRATION U-FACTOR	0.35	0.35	0.35	
SKYLIGHT U-FACTOR	0.55	0.55	0.55	
GLAZED FENESTRATION SHGC	0.30	0.30	0.30	
CEILING R-VALUE	38 or 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	

** SLAB R-VALUE 0 10 10
** CRAWL SPACE WALL R-VALUE 5/13 10/15 10/19
***19/13** MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION
** INSULATION DEPTH WITH MONOLITHIC SLAB 24* OR FROM INSPECTION GAP TO BOTTOM OF FOOTING, INSULATION DEPTH WITH STEM WALL SLAB 24* OR TO BOTTOM OF FOUNDATION WALL DESIGNED FOR WING SPEED OF 12M MPH, 3 SECOND GUST (93 FASTEST MILE) EMPOSURE "B" COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

							MING	
MEAN ROOF	UP T	O 30'	30'-1"	TO 35'		TO 40'		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 (101 FASTEST MILE) EXPOSURE "B"								
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS								
MEAN ROOF	UP T	O 30'	30'-1"	TO 35'	35'-1"	TO 40'	40'-1"	
ZONE 1	16.7	-18.0	17.5	-18.9				
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

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 quards 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.

 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

2. Where the top of the guard also serves as a handrail on the open sides of 2. Where the top of the guard shall not be not less than 34 linches (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:

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 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.

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

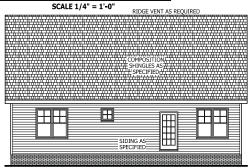
SOUARE FOOTAGE OF ROOF TO BE VENTED = 2.477 SO.FT. NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.51 SQ.FT. WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 8.26 SQ.FT.

COMPOSITION COMPOSITION SININGLES AS SININGLES AS SPECIFIED 12 12 12 TOP OF PLATE







REAR ELEVATION

SCALE 1/8" = 1'-0"

1791 SQ.FT. HEATED OPTIONAL CAROLINA ROOM 148 SO.FT. 148 SQ.FT. UNHEATED FRONT PORCH GARAGE 188 SQ.FT. 469 SO FT

HEATED

FIRST FLOOR

TOTAL

SQUARE FOOTAGE

SUB FLOOR

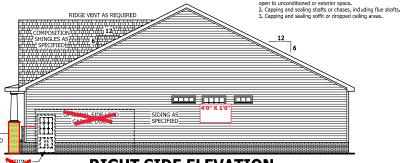
UNHEATED OPTIONAL

SCREENED PORCH DECK OR PATIO 160 SQ FT 108 SO 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.



RIGHT SIDE ELEVATION

LOT 1 ATKINS FARM ESTATES TBD SPRING HILL CHURCH RD LILLINGTON, NC 27546 3CG/ COVERED PORCH & PATIO

WINDOW HEIGHT

9'-1 1/2"

FIRST FLOOR PLATE H

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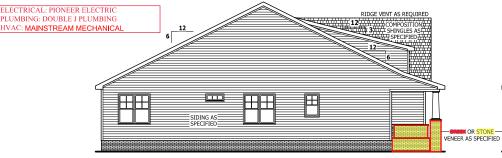
URCHASER MUST VERIFY AL

⋖ The Lauren **ELEVATION**

SQUARE FOOTAGE HEATED HEATED OPTIONAL 148 SQ FT 148 SQ FT UNHEATED INHEATED OPTIONAL

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PAGE 1 OF 6



WINDOWS WITH SIDE LOAD

SCALE 1/8" = 1'-0"

LEFT SIDE ELEVATION

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148 SQ FT 148 SQ FT

4/29/2020

STRUCTURAL NOTES

All construction shall conform to the latest requirements of

ENGINEERED WOOD BEAMS

Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1,9x106 PSI Paralel strand lumber (PSL) = Fb=2900 PSI, Fv=290 PSI, E=2,0x106 PSI minated strand lumber (LSL) Fb=2250 PSI, Fv=400 PSI, E=1.55x106 PSI Instal all connections per manufacturers 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 manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with Haynes Homes Plans, Inc. LINTELS: Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" span. 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" upless 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 #Inimum 1/2 uncertain 12 or center joist spacing, and minimum 3/4" PF: Portal fame per figure R602.10.1 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 reasonability 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

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

GYPSUM: All interior sides of exterior walls and both sides interior walls to have 1/2" gypsum installed. When not using method GB gypsum to be fastened per table R702.3.5. Method GB to be fastened per table R602.10.1.

REQUIRED LENGTH OF BRACING: Required brace wall length

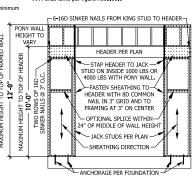
for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 it's actual length. Method PE contributes 1.5 times its actual length

HD: 800 lbs hold down hold down device fastened to the edge of the brace wall panel dosets 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

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



PORTAL FRAME AT OPENING

METHOD PF PER FIGURE AND SECTION R602.10.1 SCALE 1/4" = 1'-0"

EXTERIOR HEADERS

(2) 2 X 6 WITH 1 JACK STUD EACH END UNLESS NOTED OTHERWISE - KING STUDS EACH END PER TABLE BELOW

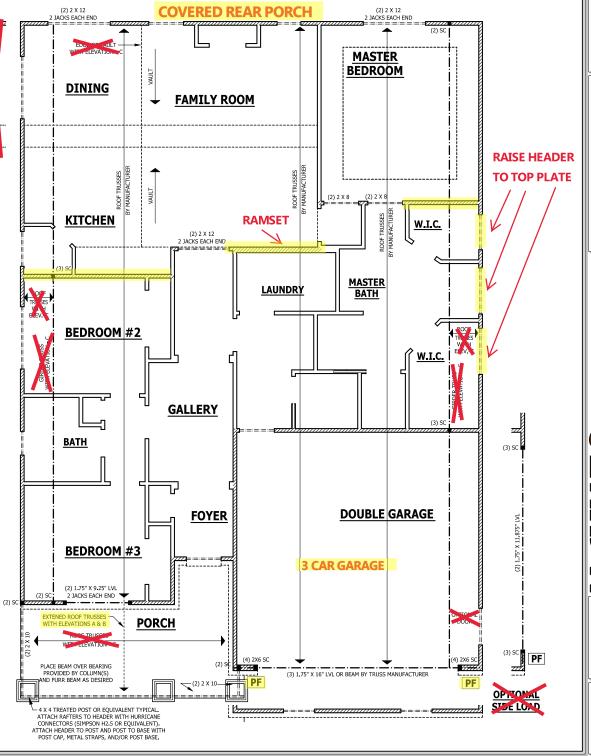
HEADER SPAN < 3' 3'-4' 4'-8' 8'-12' 12'-16 KING STUD(S) 1 2 3 5 6

INTERIOR HEADERS

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

FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0'



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> STRUCTURAL Ħ The Lauren FLOOR

FIRST

SQUARE FOOTAGE HEATED OPTIONAL 148 SQ.FI 148 SQ.FI UNHEATED INHEATED OPTIONAL

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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 Han, Inc., attention before construction begins. KNEE WALL AND CEILING HEIGHTS, All finished knee wall heights and celling height 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 reasonability of the truss manufacturer.

ANCHORAGE. All required anchors for trusses due to uplift or bearing

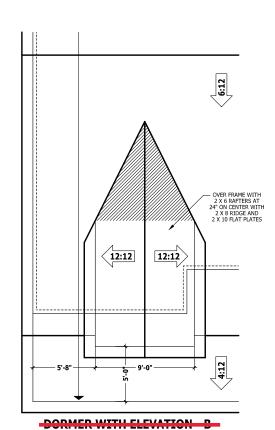
shall meet the requirements as specified on the truss schematics. **BEARING.** All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise

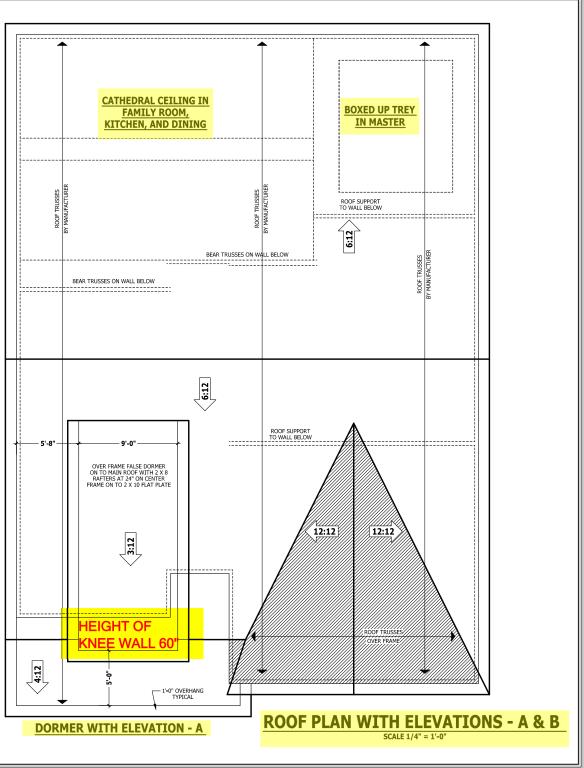
Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.

HEEL HEIGHT ABOVE

FIRST FLOOR PLATE

HEEL HEIGHT ABOVE SECOND FLOOR PLATE





DIMENSIONS AND CONDITIONS
EFORE CONSTRUCTION BEGIN
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8 ంఠ ROOF PLAN I ELEVATIONS -

The Lauren III

SQUARE FOOTAGE HEATED FIRST FLOOR 1791 SQ.FT TOTAL 1791 SQ.FT HEATED OPTIONAL UNHEATED INHEATED OPTIONAL

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2 X 4 STUDS AT 16" O.C. -UNLESS NOTED OTHERWISE 1/2" GYPSUM SEE "FOUNDATION SHEATHING AS SPECIFIED STRUCTURAL" NOTES FOR ANCHOR BOLT SIZE AND SIDING AS SPECIFIED SPACING 3 1/2" CONCRETE SLAB FIBER REINFORCED OR 6 X 6 — 8" SOLID MASONRY CAP REINFORCED WITH CHAIRS EXPANSION JOINT 4" BRICK VENEER 6 MIL VAPOR BARRIER -TAMPED OF JNDISTURBED CONTINUOUS CONCRETI S FARTH FOOTING AS SPECIFIED SET BOTTOM OF FOOTIN BELOW THE FROST LINE

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

DECK STAIR NOTES

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AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut and back of stringer If used, suspended headers shall shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely

DECK BRACING

support stringers at the top.

SECTION AM109

AM109.1 Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to ovide 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 girder/double band with one 5/8 inch hot dipped galvanized bolt with nut and washer at both ends of the brace per Figure AM109.1

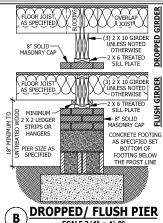
AM109.1.3. For freestanding decks without knee braces or diagonal bracing, lateral stability may be provided by embedding the post in accordance with Figure AM109.2

and the following:						
POST SIZE	MAX TRIBUTARY AREA	MAX. POST HEIGHT	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"		

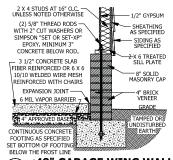
AM109.1.4. 2 x 6 diagonal vertical cross bracing may be provided in two perpendicular directions for freestanding decks or parallel to the structure at the exterior column line for attached decks. The 2 x 6's shall be attached to the posts with one 5/8 inch hot dipped galvanized bolt with nut and washer at each end of each bracing member per Figure AM109 3

AM109.1.5. For embedment of piles in Coastal Regions,

see Chapter 45.



SCALE 3/4" = 1'-0"



<48" GARAGE WING WALL Ε SCALE 3/4" = 1'-0'

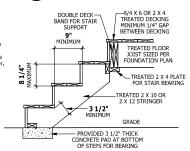
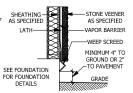


FIGURE AM110 TYPICAL DECK STAIR DETAIL

SCALE 3/4" = 1'-0"

WEEP SCREEDS

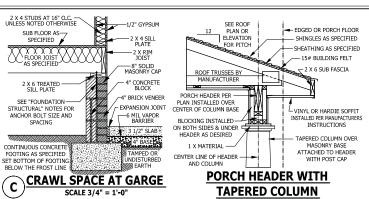


WEEP SCREED SCALE 3/4" = 1'-0"

All weep screeds and stone veneer to be installed ner manufactures instructions and per the 2012 North Carolina Residential

Building code. R703.6.2.1 - A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic veep screed, with a minimum vertical attachment flange of 31/2 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 shal Ian the attachment flance. The exterior lath shall cover and terminate on the attachment flange of the weep screed.



BOLT POST TO GIRDER GALVANIZED BOLTS BOLT BAND TO HOUSE WITH 5/8" HOT-DIPPED GALVANIZED BOLTS AT 1'8" O.C. MINIMUM TREATED HOUSE BAND WITH TREATED SHEATHING BETWEEN HOUSE AND DECK 2 1/2" FROM EDGE OF BAND BANDS FOR THE LENGTH AND NAIL WITH (3) COMMON HOT-DIPPED GALVANIZED NAILS AT 6" O.C. NAILS MUST CORROSTON OF THE DECK OR LISE 5/4 X 6 OR 2 X 4-TREATED DECKING FLASHING TO PROTECT UNTREATED FRAMING FLASHING MINIMUM 1/4" GAP PENETRATE A MINIMUM 1 1/2 INTO SUPPORTING BAND TREATED DECK TREATED FLOOR JOIST SIZED PER GIRDER SIZED PER FOUNDATION PLAN FOUNDATION PLAN ATTACH JOIST TO ATTACH JOIST TO GIRDER WITH HANGER BAND WITH HANGER OR TREATED 2 X 2 LEDGER STRIP OR TREATED 2 X 2 FOOTING SIZED PER LEDGER STRIP FOUNDATION PLAN SET BOTTOM OF -TREATED POST FROST LINE FOUNDATION PLAN

DECK ATTACHMENT DETAIL TO FRAMED WALL

SCALE 3/4" TO 1'-0"

SMOKE ALARMS

SECTION R314 R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NEDA 72

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following

 In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of

the bedrooms.

3. On each additional *story* of the *dwelling*, including *basements* and habitable attics (finished) but not including crawl spaces. uninhabitable (unfinished) attics and uninhabitable (unfinished) attic-stories. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of

the alarms in the individual unit. **R314.4 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.

STAIRWAY NOTES

shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stainway.

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. R311.7.4.1 Riser height. The maximum riser height shall be 8 1/4 inches

(210 mm). The riser shall be measured vertically between leading edges of the adiacent treads. P311 7.4.2 Tread denth. The minimum tread denth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a

minimum tread depth of 4 inches (102 mm) at any point.

R311.7.4.3 Profile. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid

R311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311,7,7,1 Height, Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm). Exceptions:

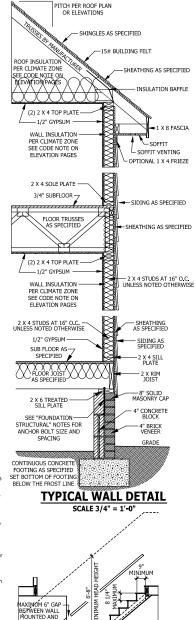
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

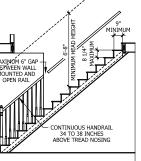
 When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrall to guardrall, or used at the start of a flight, the handrall height at the fittings or bendings shall be permitted to exceed the maximum height.

R311.7.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.

1. Handrails shall be permitted to be interrupted by a newel post.

The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread. 3. Two or more separate rails shall be considered continuous if the termination of the rails occurs within 6 inches (152 mm) of each other. If transitioning between a wall-mounted handrail and a guardrail/handrail, the wall-mounted rail must return into the wall.





TYPICAL STAIR DETAIL

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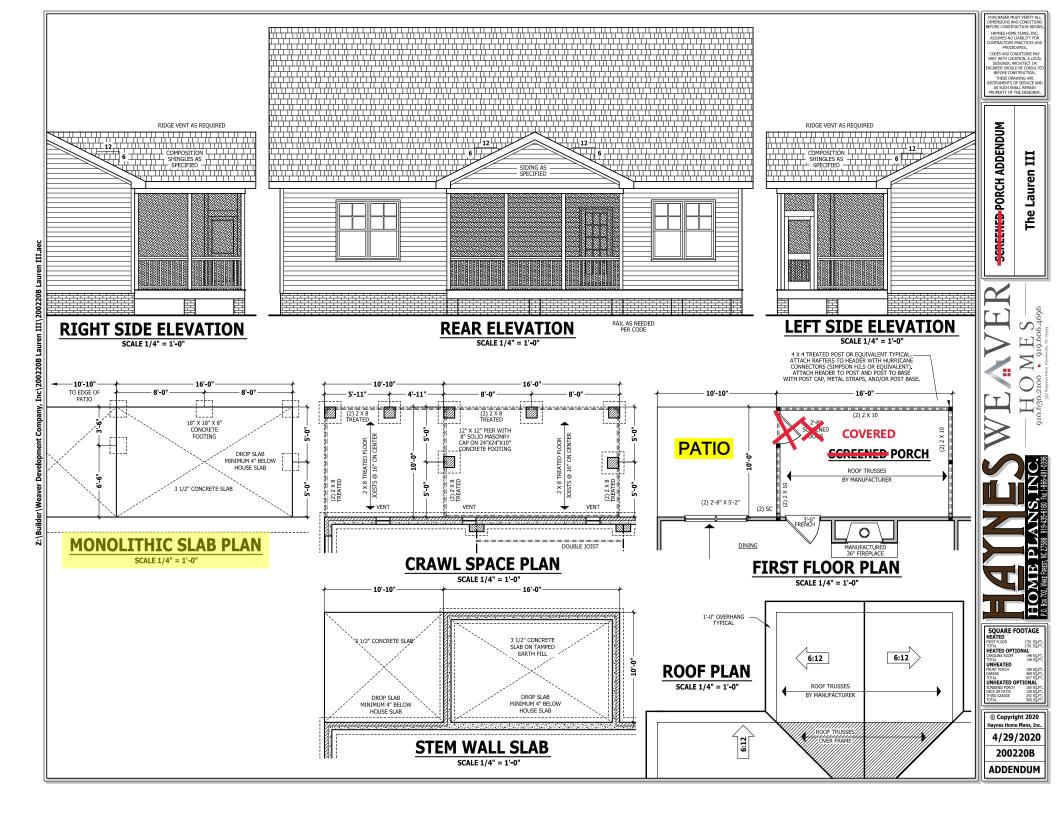
DETAIL

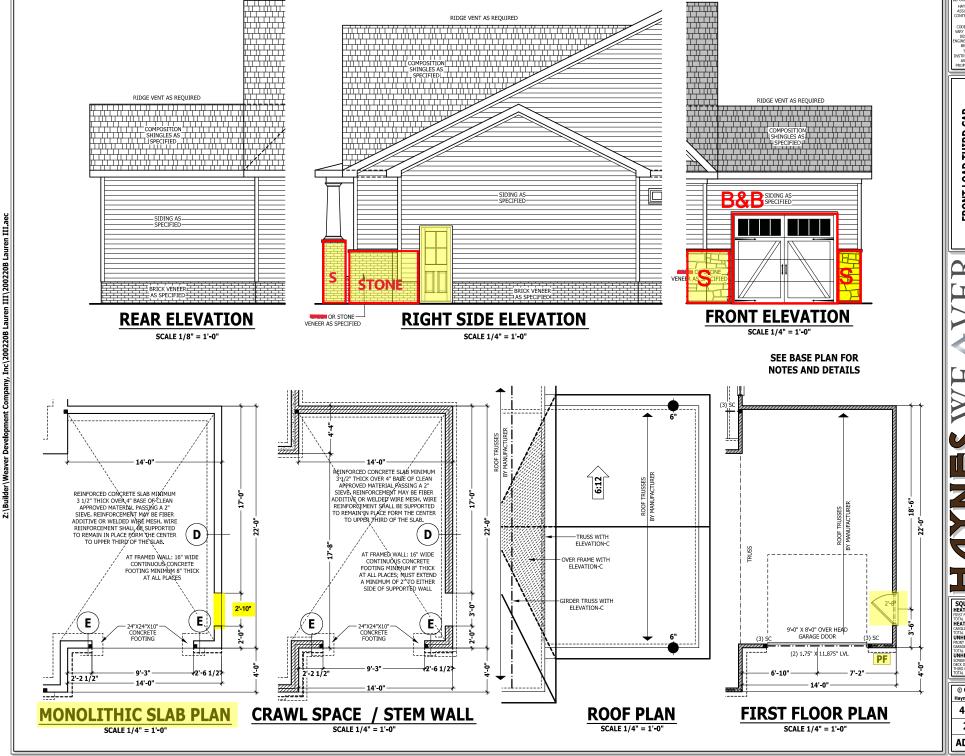
TYPICAL

SQUARE FOOTAGE HEATED HEATED OPTIONAL 148 SQ.FI 148 SQ.FI JNHEATED NHEATED OPTIONAL

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FRONT LOAD THIRD CAR

The Lauren III

SQUARE FOOTAGE HEATED 148 SQ FT 148 SQ FT TOTAL Unheated OTAL JNHEATED OPTIONAL

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ADDENDUM