

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

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

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30ci	38 or 30ci	38 or 30ci
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	20
** 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

*10/19 MEANS R-10 SHEETING INSULATION OR R-13 CAVITY INSULATION
** INSULATION DEPTH WITH MONOLITHIC SLAB 2" OR FROM INSULATION 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 (93 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
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 (101 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
ZONE 2	16.7	-21.0	17.5	-22.1
ZONE 3	16.7	-21.0	17.5	-22.1
ZONE 4	18.2	-19.0	19.1	-20.0
ZONE 5	18.2	-24.0	19.1	-25.2

GUARD RAIL NOTES

SECTION R312

R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent knee seating or the line connecting the leading edges of the treads.

Exceptions:

- 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.
- Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

- 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.

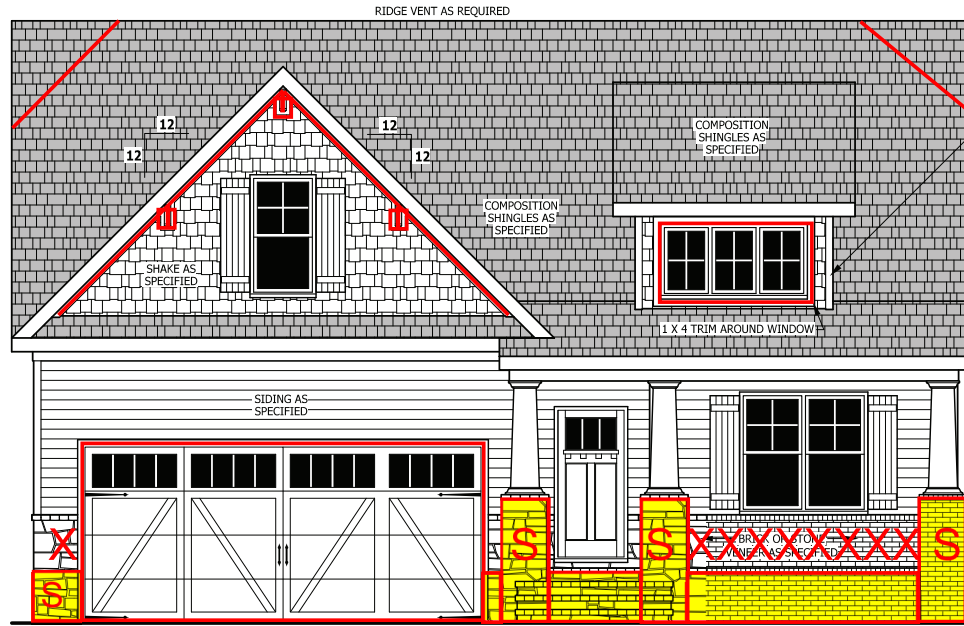
ROOF VENTILATION

SECTION R806

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,477 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

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

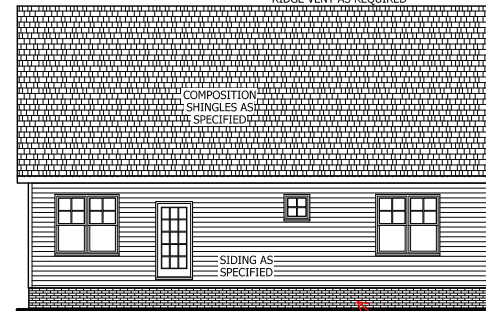


FRONT ELEVATION

SCALE 1/4" = 1'-0"

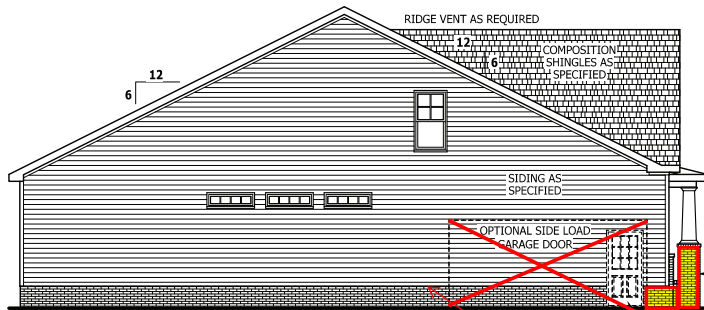


WINDOWS WITH SIDE LOAD



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

LOT 2 ATKINS FARM ESTATES
TBD SPRING HILL CHURCH RD
LILLINGTON, NC
3CG
COVERED PORCH & PATIO
TUDOR ROOF

9'-0" WIDE FALSE DORMER WITH (3) 2'-0" X 3'-0" WINDOWS, OVER FRAMED ON TO MAIN ROOF.

TOP OF PLATE
5'-8" WINDOW HEIGHT
8'-1 1/2" SECOND FLOOR PLATE HEIGHT

TOP OF PLATE
7'-8" WINDOW HEIGHT
9'-1 1/2" FIRST FLOOR PLATE HEIGHT
SUB FLOOR

SQUARE FOOTAGE

HEATED

FIRST FLOOR 1766 SQ.FT.
PLAYROOM 400 SQ.FT.
TOTAL 2166 SQ.FT.

HEATED OPTIONAL

CAROLINA ROOM 148 SQ.FT.
RECREATION ROOM 304 SQ.FT.
TOTAL 452 SQ.FT.

UNHEATED

FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ.FT.

UNHEATED OPTIONAL

SCREENED PORCH 160 SQ.FT.
DECK / 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:

- Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
- Capping and sealing shafts or chases, including flue shafts.
- Capping and sealing soffit or dropped ceiling areas.

HVAC: MAINSTREAM MECHANICAL
ELECTRICAL: PIONEER
PLUMBING: DOUBLE J

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

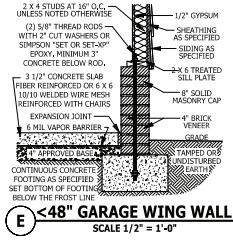
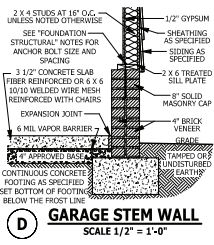
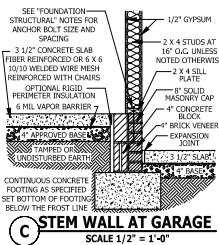
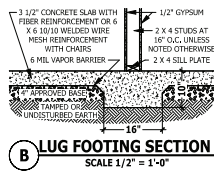
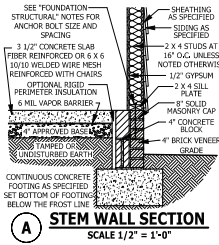
ELEVATION

The Lauren H

HAYNES WEAVER HOMES
910.690.2100 • 910.606.4696
P.O. BOX 702, WAKE FOREST, NC 27588 919.435.4180 FAX: 919.435.4099

SQUARE FOOTAGE
HEATED
FIRST FLOOR 1766 SQ.FT.
PLAYROOM 400 SQ.FT.
TOTAL 2166 SQ.FT.
HEATED OPTIONAL
CAROLINA ROOM 148 SQ.FT.
RECREATION ROOM 304 SQ.FT.
TOTAL 452 SQ.FT.
UNHEATED
FRONT PORCH 188 SQ.FT.
GARAGE 488 SQ.FT.
TOTAL 676 SQ.FT.
UNHEATED OPTIONAL
SCREENED PORCH 160 SQ.FT.
DECK / PATIO 108 SQ.FT.
THIRD GARAGE 292 SQ.FT.
TOTAL 560 SQ.FT.

© Copyright 2020
Haynes Home Plans, Inc.
2/24/2020
200219B
PAGE 1 OF 7

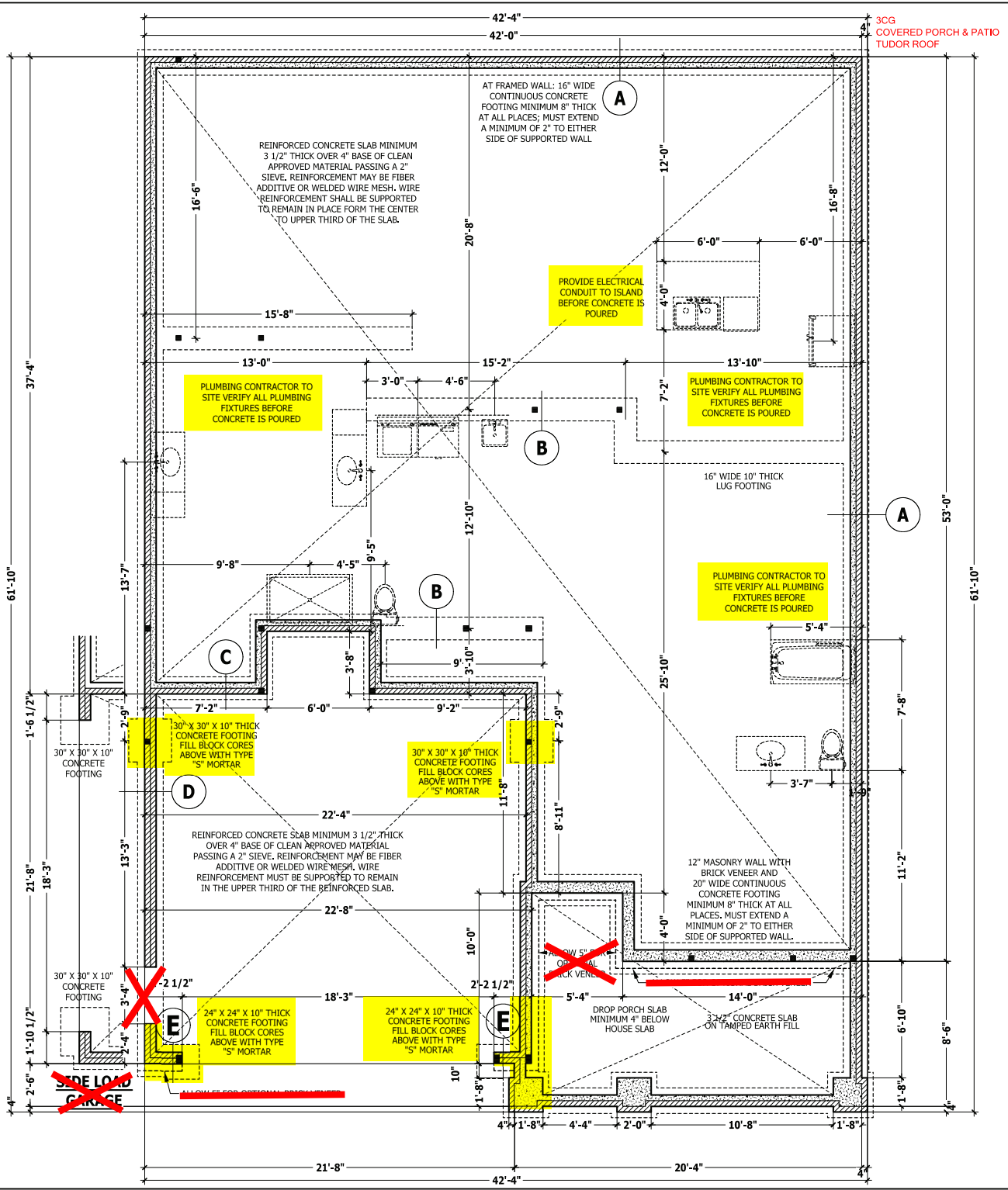


FOUNDATION STRUCTURAL

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.

STEM WALL SLAB PLAN

SCALE 1/4" = 1'-0"



PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCALITY. 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.

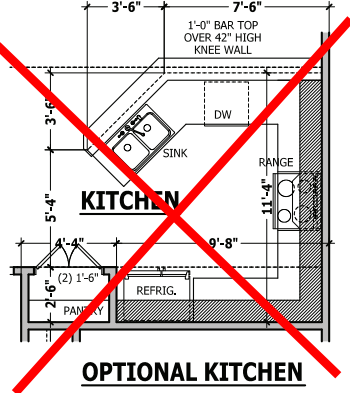
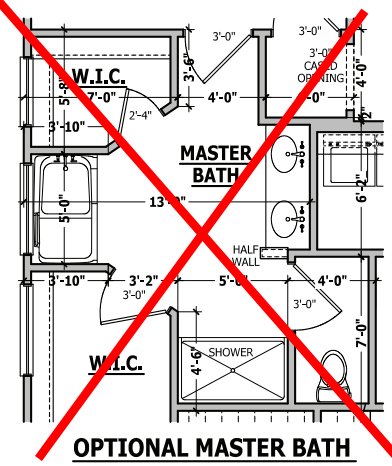
STEM WALL SLAB PLAN
The Lauren H

HAYNES WE AVER HOMES
 910.630.2100 • 910.606.4696
501 Weaver Drive, Fayetteville, NC 28404

HAYNES HOME PLANS, INC.
 P.O. Box 702, Wake Forest, NC 27588 919-435-4180 1-866-91-0898

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1766 SQ.FT.
PLAID ROOM	480 SQ.FT.
PTCHL	2386 SQ.FT.
HEATED OPTIONAL	
CLOSET ROOM	146 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	462 SQ.FT.
UNHEATED	
FRONT PORCH	388 SQ.FT.
GARAGE	488 SQ.FT.
REAR PORCH	426 SQ.FT.
TOTAL	1304 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	160 SQ.FT.
DECK / PATIO	388 SQ.FT.
TREX GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

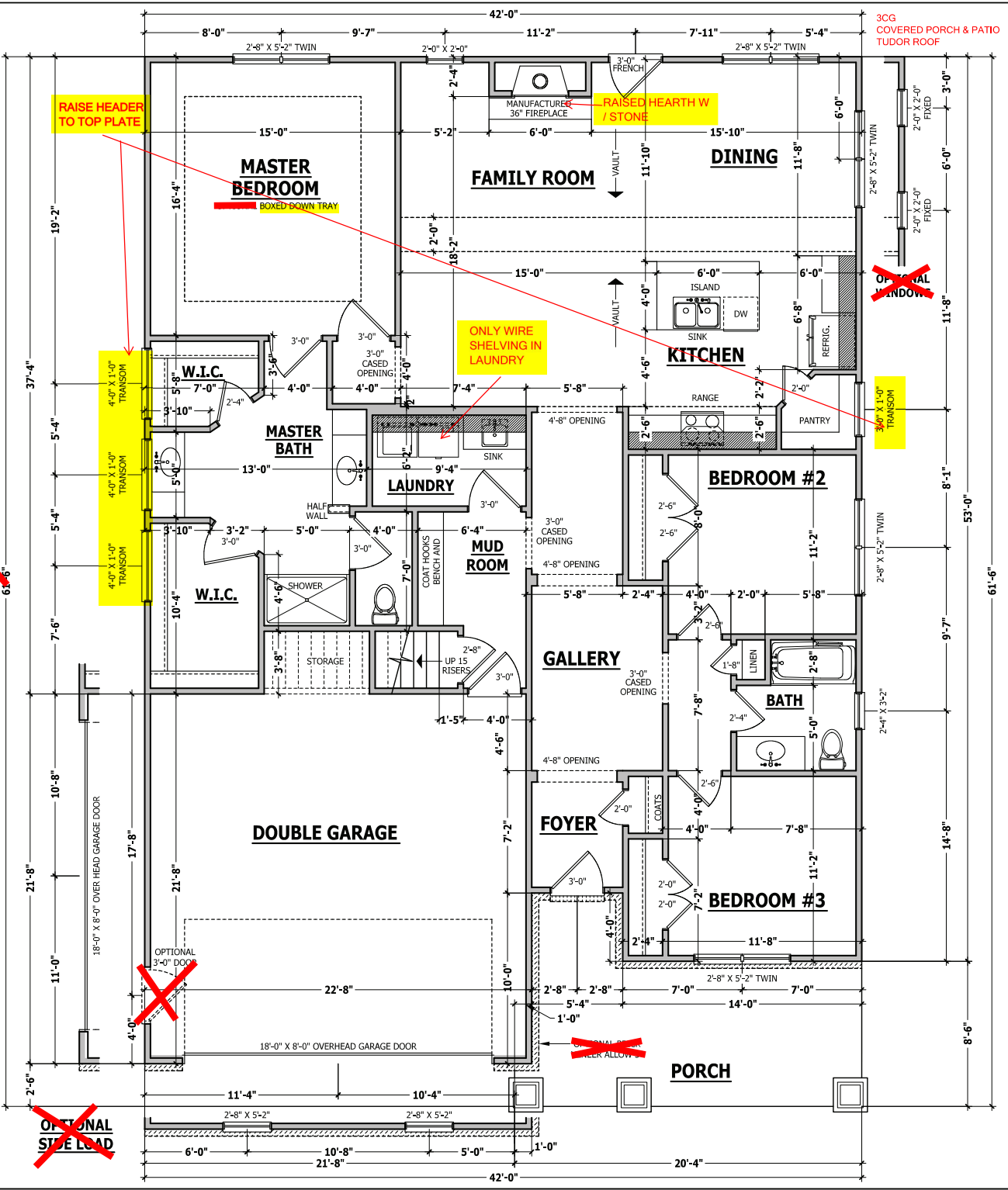
© Copyright 2020 Haynes Home Plans, Inc.
 2/24/2020
 200219B
 PAGE 2 OF 7



SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
TOTAL	2166 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	452 SQ.FT.
UNHEATED	
FRONT PORCH	188 SQ.FT.
GARAGE	488 SQ.FT.
TOTAL	676 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	160 SQ.FT.
DECK / PATIO	108 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

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



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

FIRST FLOOR PLAN
The Lauren H

HAYNES WE AVER HOMES
910.630.2100 • 910.606.4696
© 2020 Weaver Homes, Inc. Raleigh, NC

HAYNES HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27588 919-435-1180 FAX 919-435-1099

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
TOTAL	2166 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	452 SQ.FT.
UNHEATED	
FRONT PORCH	188 SQ.FT.
GARAGE	488 SQ.FT.
TOTAL	676 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	160 SQ.FT.
DECK / PATIO	108 SQ.FT.
THIRD GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

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/1000)
Attics without storage	10	10	L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	-	-
Guardrail in-fill components	50	-	-
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40	-	L/360
Snow	20	-	-

FRAMING LUMBER: All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted otherwise.

ENGINEERED WOOD BEAMS:
 Laminated veneer lumber (LVL) = Fb=2600 PSI, E=1,9x10⁶ PSI
 Parallel strand Lumber (PSL) = Fb=2900 PSI, E=2,0x10⁶ PSI
 Laminated strand lumber (LSL) = Fb=2250 PSI, E=1,5x10⁶ PSI
 Install all connections per manufacturer 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 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" unless noted otherwise. 3 1/2" x 3 1/2" x 1/4" steel angle with 1/2" bolts at 2'-0" on center for spans up to 18'-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum 3/8" thick for 16" on center rafters and 7/16" for 24" on center rafters.

CONCRETE AND SOILS: See foundation notes.

EXTERIOR HEADERS

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

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

INTERIOR HEADERS

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

BRACE WALL PANEL NOTES

EXTERIOR WALLS: All exterior walls to be sheathed with CS-WSP or CS-SFB in accordance with section R602.10.3 unless noted otherwise.

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.

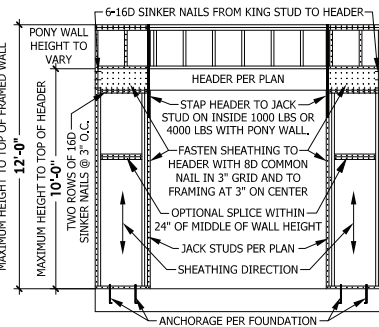
HD: 800 lbs hold down hold down device fastened to the edge of the brace wall panel closets to the corner.
Methods Per Table R602.10.1

CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter).

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

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

PF: Portal frame per figure R602.10.1



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

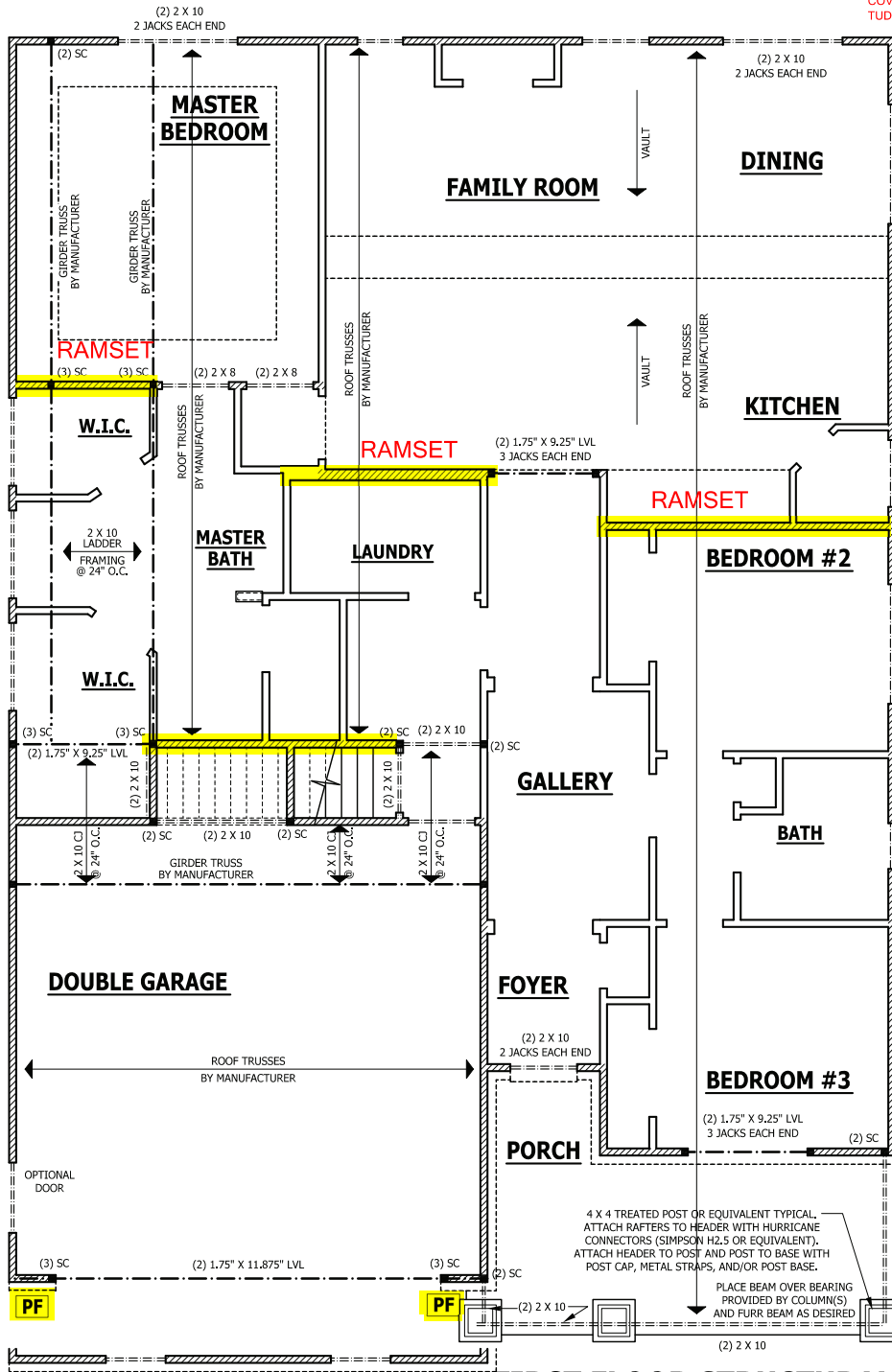
ROOF TRUSS REQUIREMENTS

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 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.



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

3CG COVERED PORCH & PATIO TUDOR ROOF

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.

FIRST FLOOR STRUCTURAL
The Lauren H

HAYNES HOME PLANS, INC.
 910.630.2100 • 910.606.4696
 350 Weaver Drive, Fayetteville, NC 28404

HAYNES HOME PLANS, INC.
 P.O. Box 702, Wake Forest, NC 27588 919-435-1180 FAX: 919-435-9199

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1786 SQ.FT.
UNHEATED PORCH	480 SQ.FT.
TOTAL	2266 SQ.FT.
HEATED OPTIONAL CLOSET/REAR PORCH	186 SQ.FT.
UNHEATED REAR PORCH	304 SQ.FT.
TOTAL	490 SQ.FT.
UNHEATED FRONT PORCH	388 SQ.FT.
CARAGE	388 SQ.FT.
TOTAL	776 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH	388 SQ.FT.
DECK/PATIO	388 SQ.FT.
TOTAL	776 SQ.FT.

© Copyright 2020 Haynes Home Plans, Inc.
 2/24/2020
 200219B
 PAGE 4 OF 7

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 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.

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	—	L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	—	—
Guardrail in-fill components	50	—	—
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40	—	L/360
Snow	20	—	—

FRAMING LUMBER: All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted 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=1.55x10⁶ PSI
Install all connections per manufacturer's instructions.

TRUSS AND I-JOIST MEMBERS: All roof truss and I-joists 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 6" leg vertical for spans up to 9'-0" unless noted otherwise. 3 1/2" x 3 1/2" x 1/4" steel angle with 1/2" bolts at 2'-0" on center for spans up to 18'-0" unless noted otherwise.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 16" on center joist spacing, minimum 5/8" thick for 19.2" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum 3/8" thick for 16" on center rafters and 7/16" for 24" on center rafters.

CONCRETE AND SOILS: See foundation notes.

ATTIC ACCESS

SECTION R807

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

Exceptions:

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

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'-18'
KING STUD(S)	1	2	3	5	6

INTERIOR HEADERS

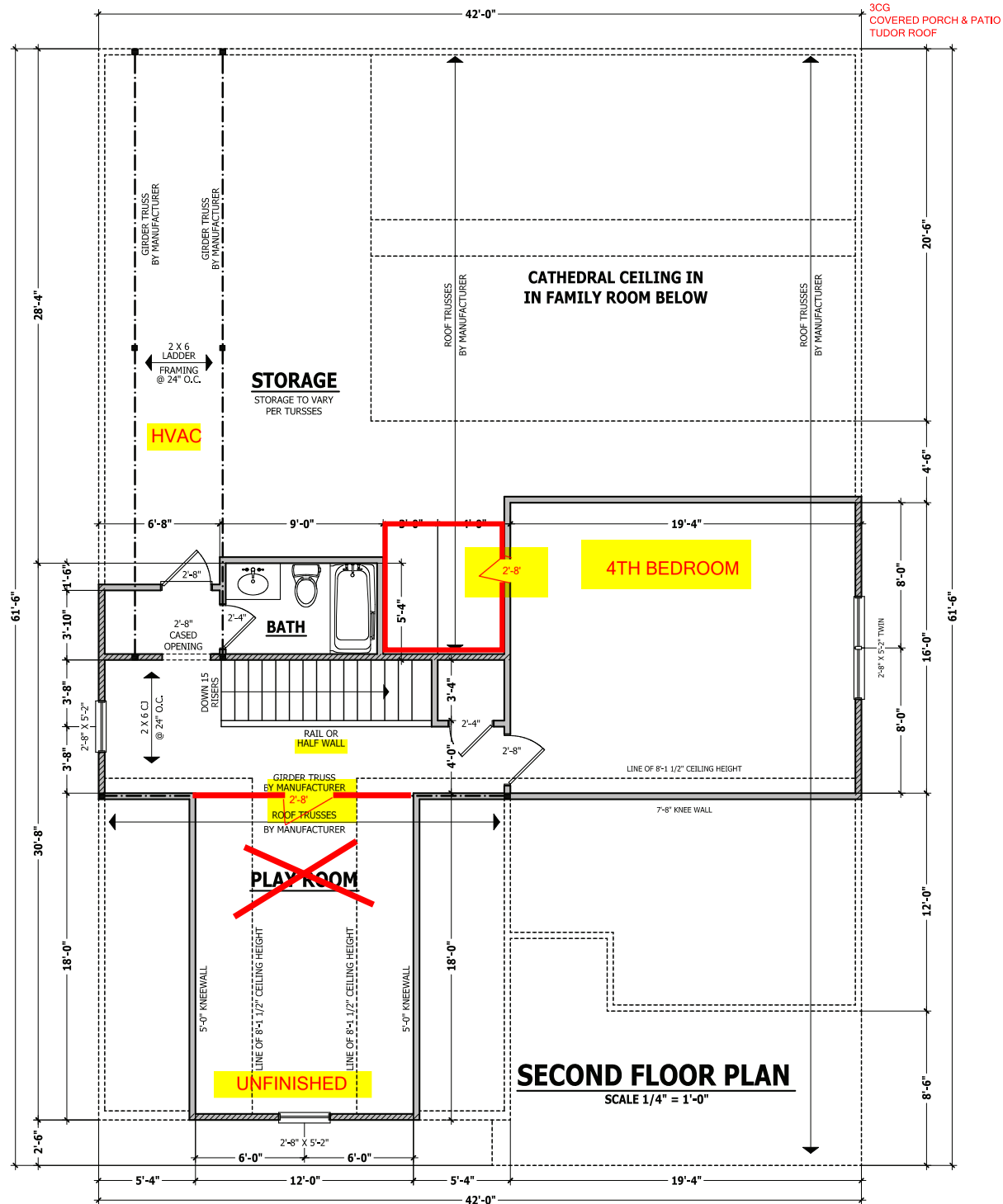
- LOAD BEARING HEADERS (2) 2 X 6 WITH

1 JACK STUD AND 1 KING STUD EACH END

UNLESS NOTED OTHERWISE

- NON LOAD BEARING HEADERS TO BE

LADDER FRAMED



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.

SECOND FLOOR PLAN

The Lauren H

HAYNES HOME PLANS, INC.
HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-4180 FAX 919-435-9189
919.697.0100 • 919.606.4696
© 2019 Haynes Home Plans, Inc. Wake Forest, NC 27588

SQUARE FOOTAGE

HEATED FIRST FLOOR	1766 SQ.FT.
HEATED SECOND FLOOR	480 SQ.FT.
HEATED TOTAL	2246 SQ.FT.
UNHEATED PORCH	146 SQ.FT.
UNHEATED PATIO	304 SQ.FT.
UNHEATED TOTAL	450 SQ.FT.
UNHEATED OPTIONAL COVERED PORCH	180 SQ.FT.
UNHEATED OPTIONAL DECK / PATIO	388 SQ.FT.
UNHEATED OPTIONAL TRASH GARAGE	560 SQ.FT.
UNHEATED TOTAL	1128 SQ.FT.

© Copyright 2020

Haynes Home Plans, Inc.

2/24/2020

200219B

PAGE 5 OF 7

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

ROOF PLAN
The Lauren H

WEAVER HOMES
910.680.2100 • 910.606.4696
250 Weaver Drive, Fayetteville, NC 28404

HAYNES HOME PLANS, INC.
P.O. Box 702, Lake Forest, NC 27558 919-435-4180 FAX 919-435-4099

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
TOTAL	2166 SQ.FT.
HEATED OPTIONAL	
CORNER ROOM	146 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	450 SQ.FT.
UNHEATED	
FRONT PORCH	388 SQ.FT.
CARAGE	488 SQ.FT.
TOTAL	876 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	100 SQ.FT.
DECK / PATIO	388 SQ.FT.
TRIED GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

© Copyright 2020
Haynes Home Plans, Inc.
2/24/2020
200219B
PAGE 6 OF 7

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 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.

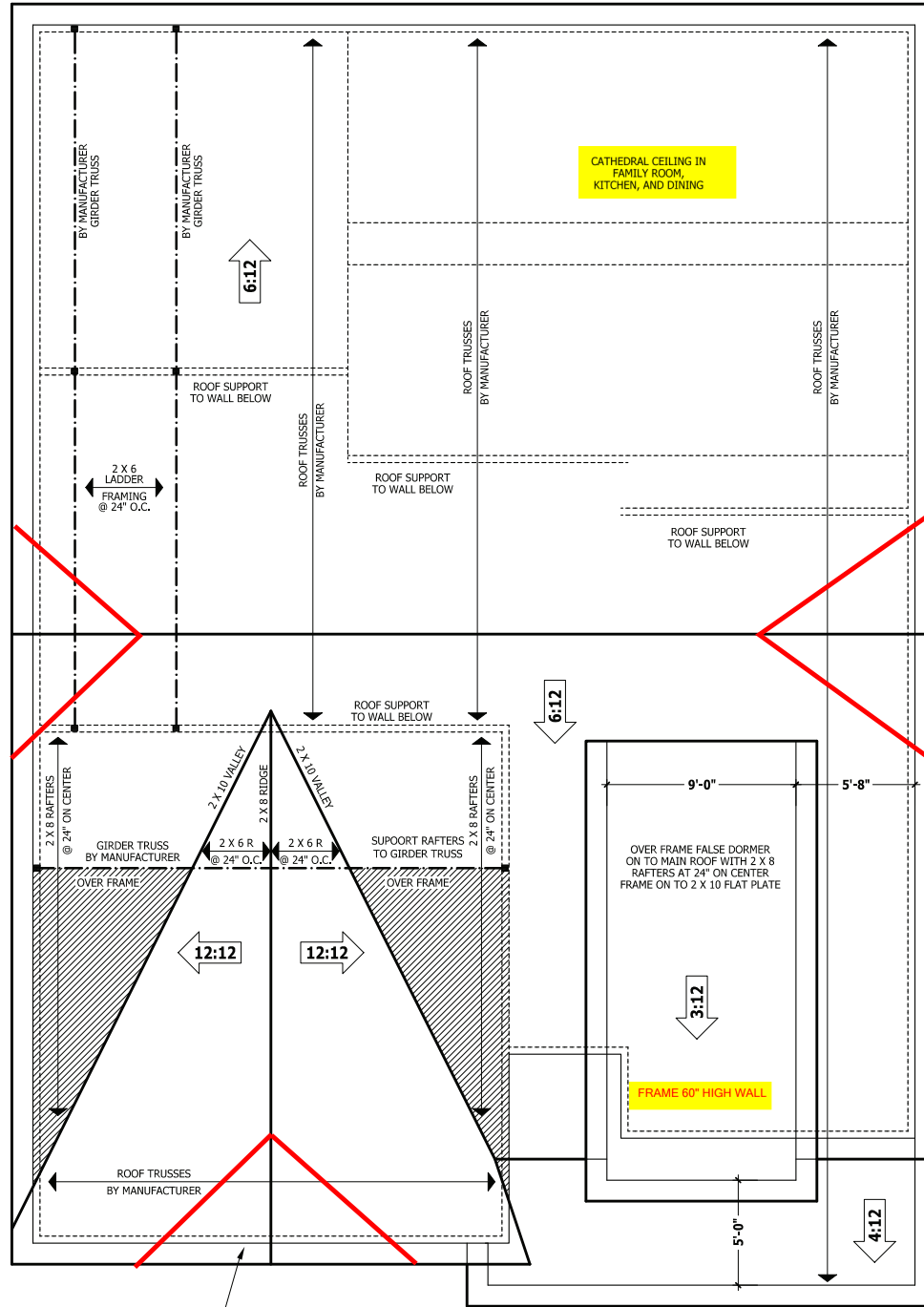
ANCHORAGE. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

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

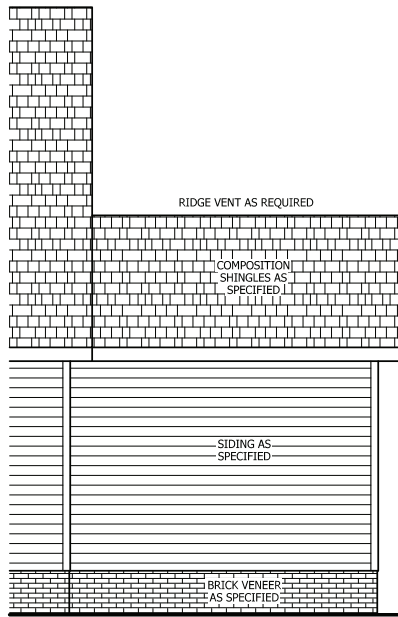
Plate Heights & Floor Systems. See elevation page(s) for plate heights and floor system thicknesses.

● HEEL HEIGHT ABOVE FIRST FLOOR PLATE

● HEEL HEIGHT ABOVE SECOND FLOOR PLATE

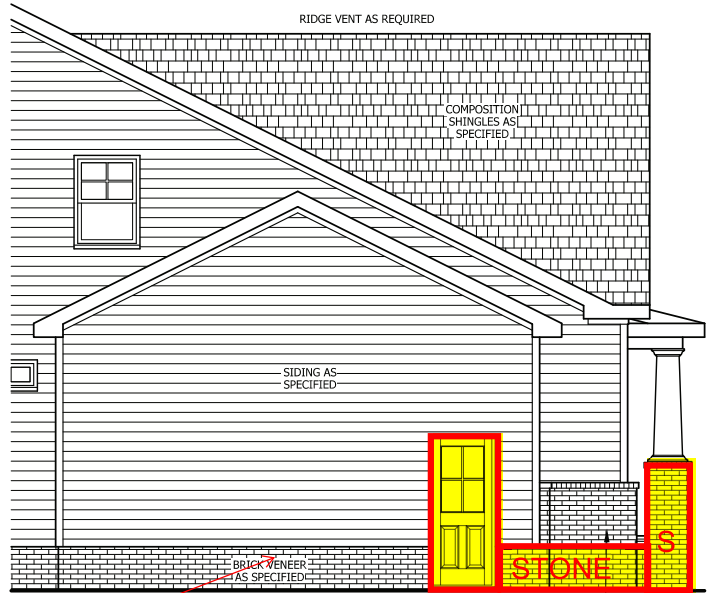


ROOF PLAN
SCALE 1/4" = 1'-0"



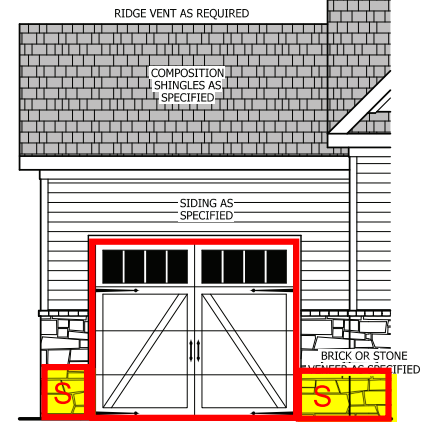
REAR ELEVATION

SCALE 1/4" = 1'-0"



PARGE SIDE ELEVATION

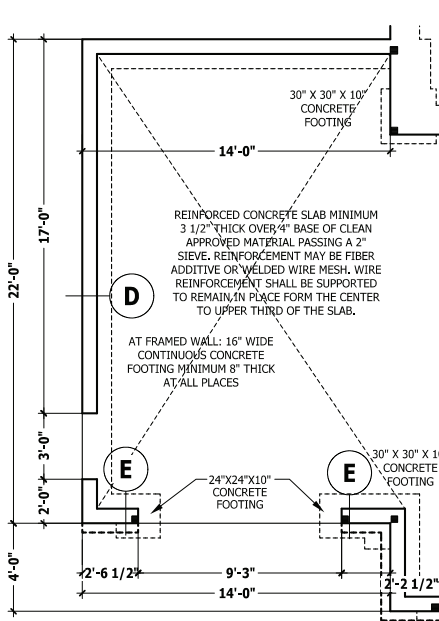
SCALE 1/4" = 1'-0"



FRONT ELEVATION

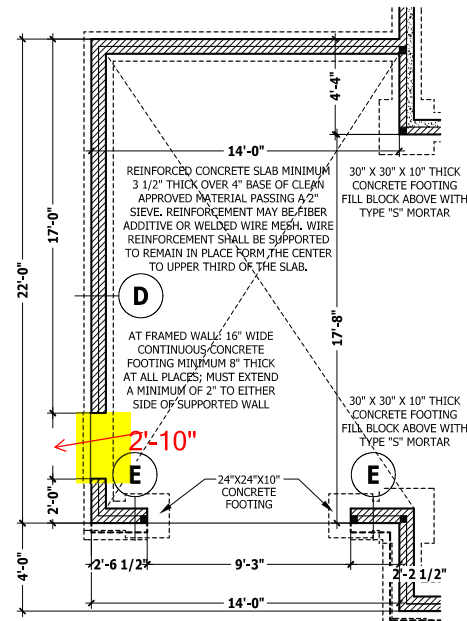
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



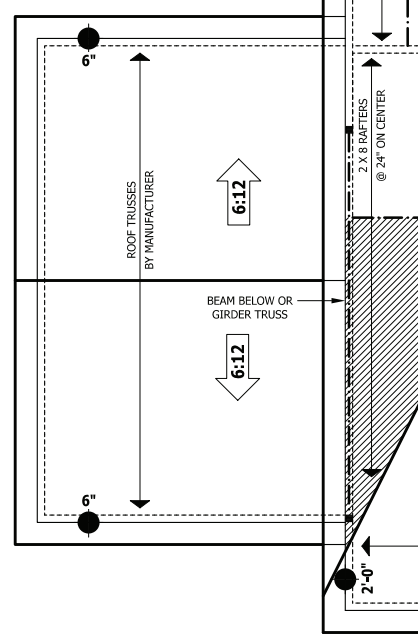
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



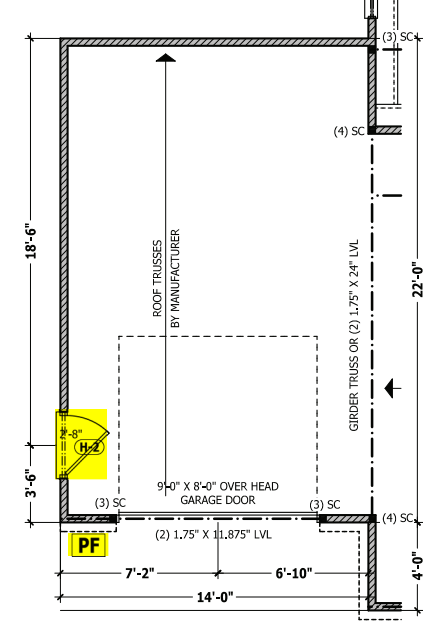
CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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

THIRD GARAGE ADDENDUM

The Lauren H

HAYNES WEAVER HOMES
910.630.2100 • 910.606.4696
©2019 Weaver Home Plans, Inc. Raleigh, NC 27604

HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 FAX: 919-435-6189

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1766 SQ.FT.
HEATED SECOND FLOOR	480 SQ.FT.
TOTAL HEATED	2246 SQ.FT.
UNHEATED GARAGE	388 SQ.FT.
UNHEATED FRONT PORCH	488 SQ.FT.
TOTAL UNHEATED	876 SQ.FT.
UNHEATED OPTIONAL SCREENED PORCH	150 SQ.FT.
UNHEATED OPTIONAL DECK / PATIO	388 SQ.FT.
UNHEATED OPTIONAL THIRD GARAGE	560 SQ.FT.
TOTAL UNHEATED OPTIONAL	1100 SQ.FT.

© Copyright 2020 Haynes Home Plans, Inc.
2/24/2020
200219B

ADDENDUM

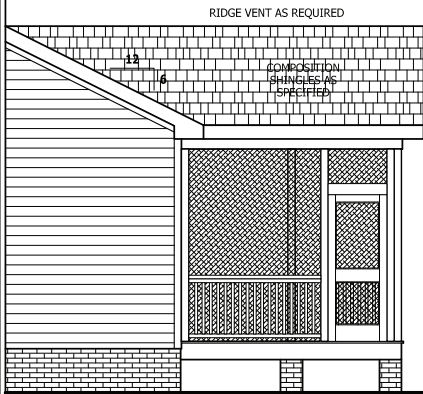
PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS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

PORCH ADDENDUM
The Lauren H

HAYNES WEAVER HOMES
 HOME PLANS, INC.
 910.690.2100 • 910.606.4696
 P.O. Box 702, Wake Forest, NC 27588 919.435.4180 FAX 919.435.4099

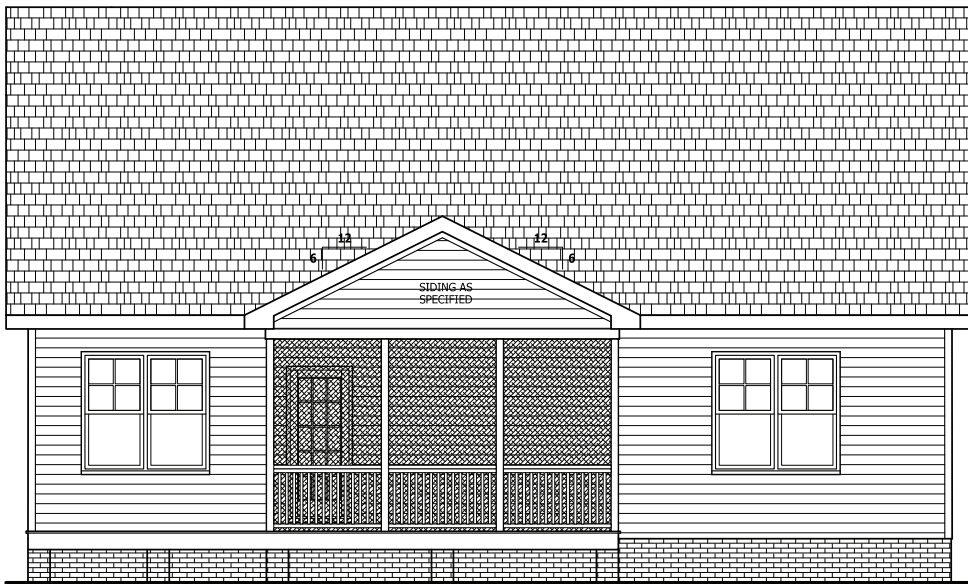
SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1786 SQ.FT.
PLAYROOM	480 SQ.FT.
TOTAL	2266 SQ.FT.
HEATED OPTIONAL	
CLOSET/FLOOR	198 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	402 SQ.FT.
UNHEATED	
SCREENED PORCH	188 SQ.FT.
CARAGE	488 SQ.FT.
TOTAL	676 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	188 SQ.FT.
DECK / PATIO	292 SQ.FT.
TREX GARAGE	188 SQ.FT.
TOTAL	568 SQ.FT.

© Copyright 2020
 Haynes Home Plans, Inc.
 2/24/2020
 200219B
 ADDENDUM



RIGHT SIDE ELEVATION

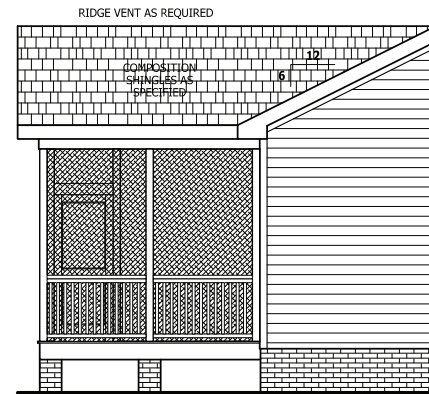
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

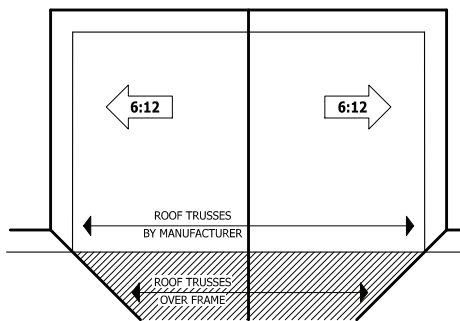
RAIL AS NEEDED PER CODE



LEFT SIDE ELEVATION

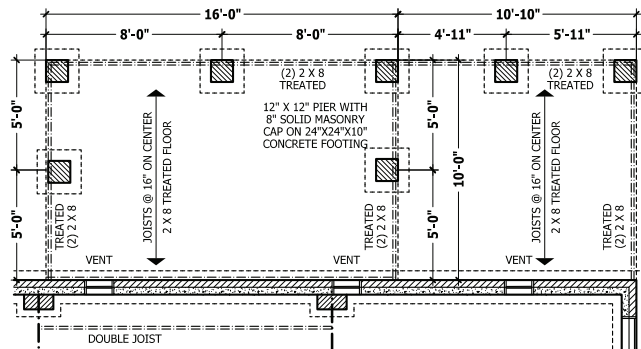
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



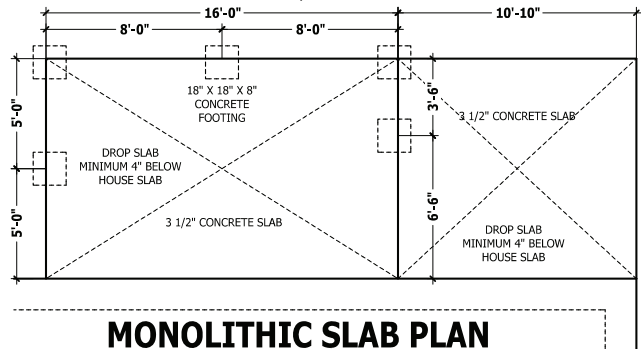
ROOF PLAN

SCALE 1/8" = 1'-0"



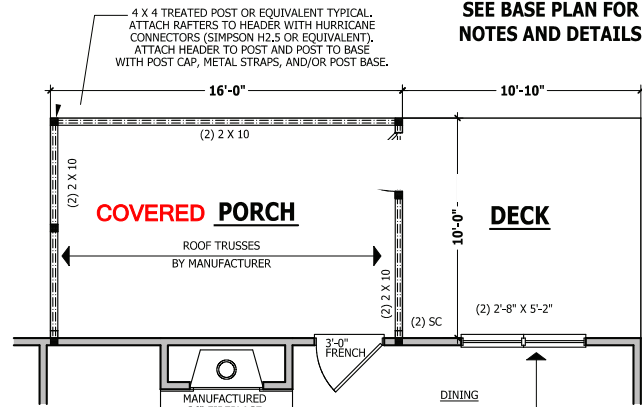
CRAWL SPACE PLAN

SCALE 1/4" = 1'-0"



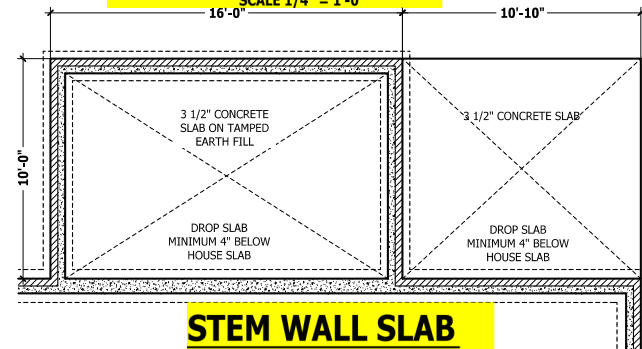
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



STEM WALL SLAB

SCALE 1/4" = 1'-0"