

**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 | 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 24" OR FROM INSULATION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 24" 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 | 15.1 | -16.4 | 15.9 | -16.8 |
| ZONE 2 | 14.2 | -18.0 | 14.9 | -18.9 | 15.1 | -19.6 | 15.9 | -20.2 |
| ZONE 3 | 14.2 | -18.0 | 14.9 | -18.9 | 15.1 | -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 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 R806

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

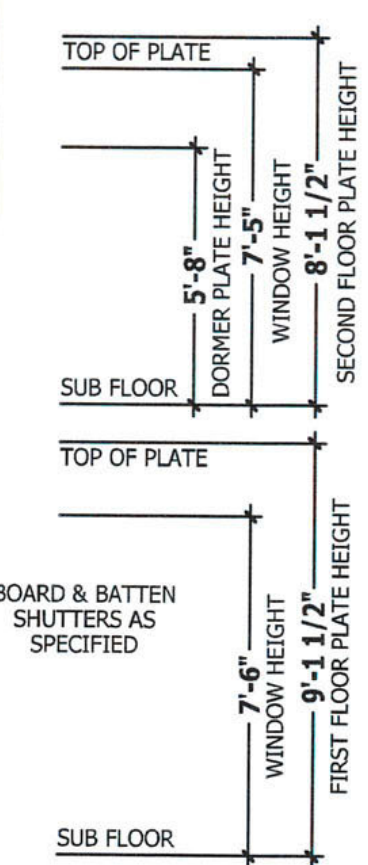
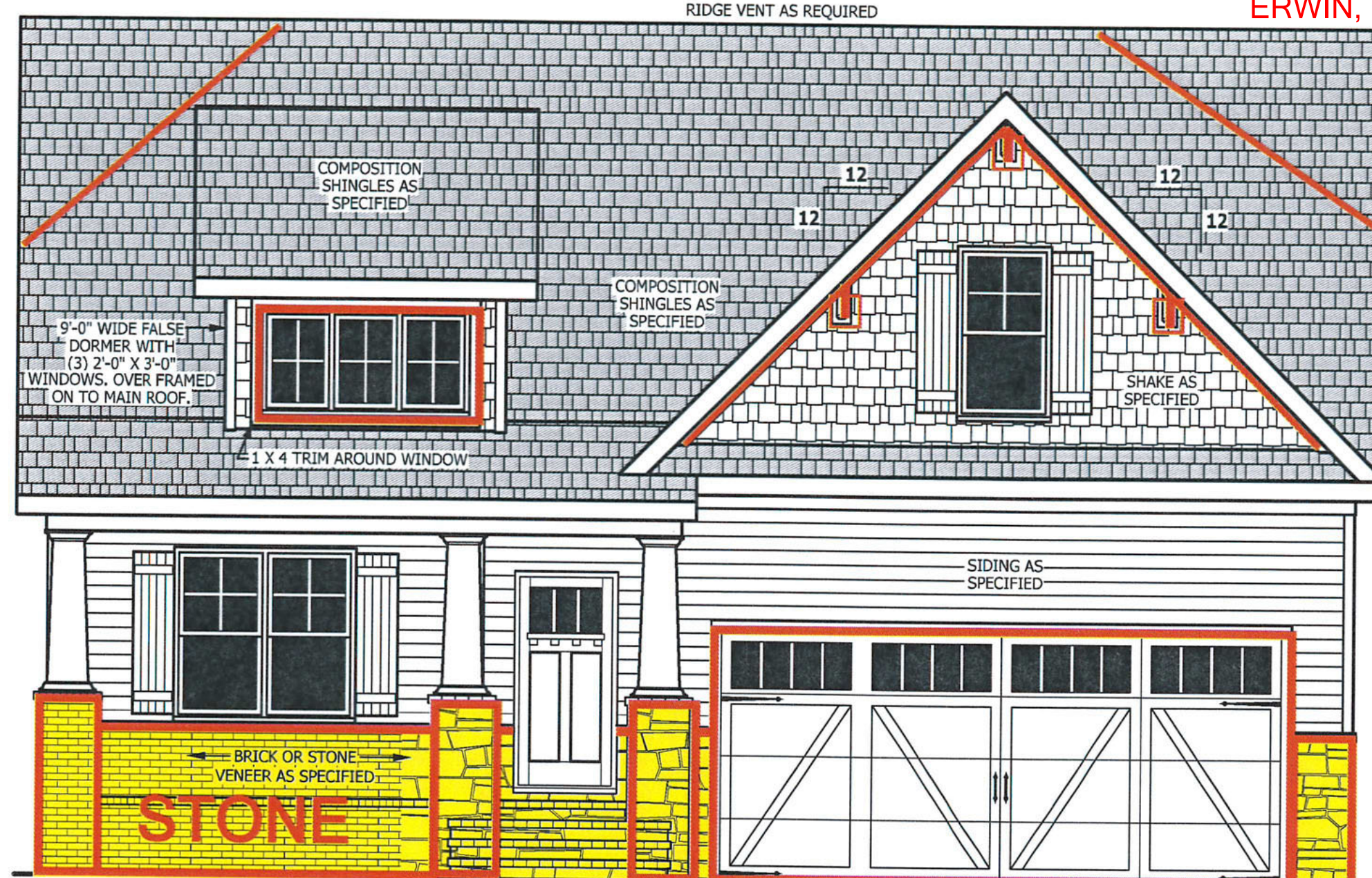
NET FREE CROSS VENTILATION NEEDED:

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.

ALL WHITE/ BLACK GUTTERS

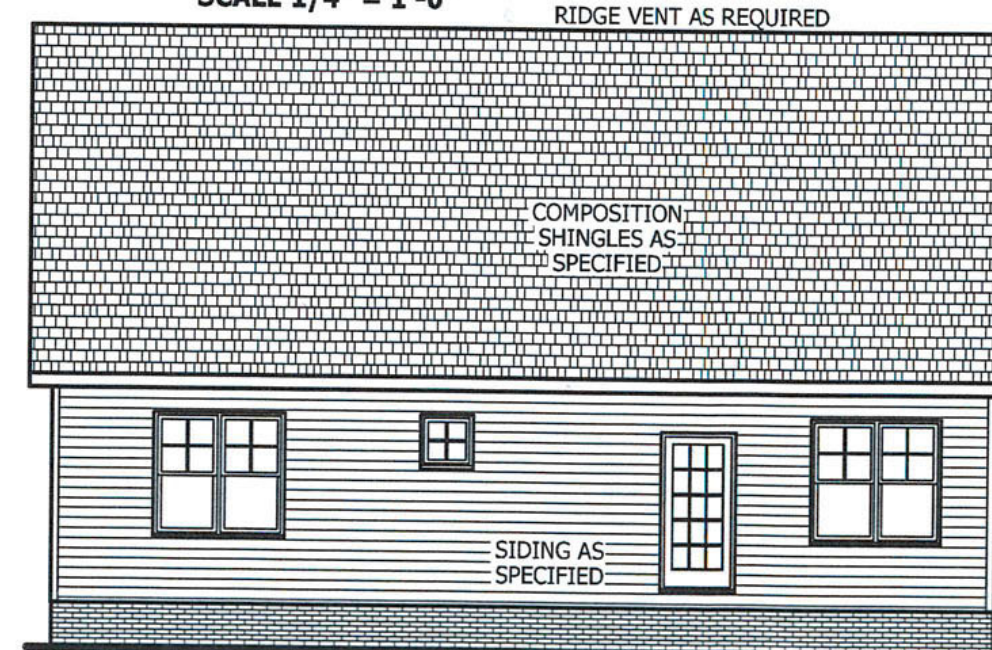
LOT 2W WILLIAMS FARM
1937 JOSIE WILLIAMS RD
ERWIN, NC

3 CAR GARAGE



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

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

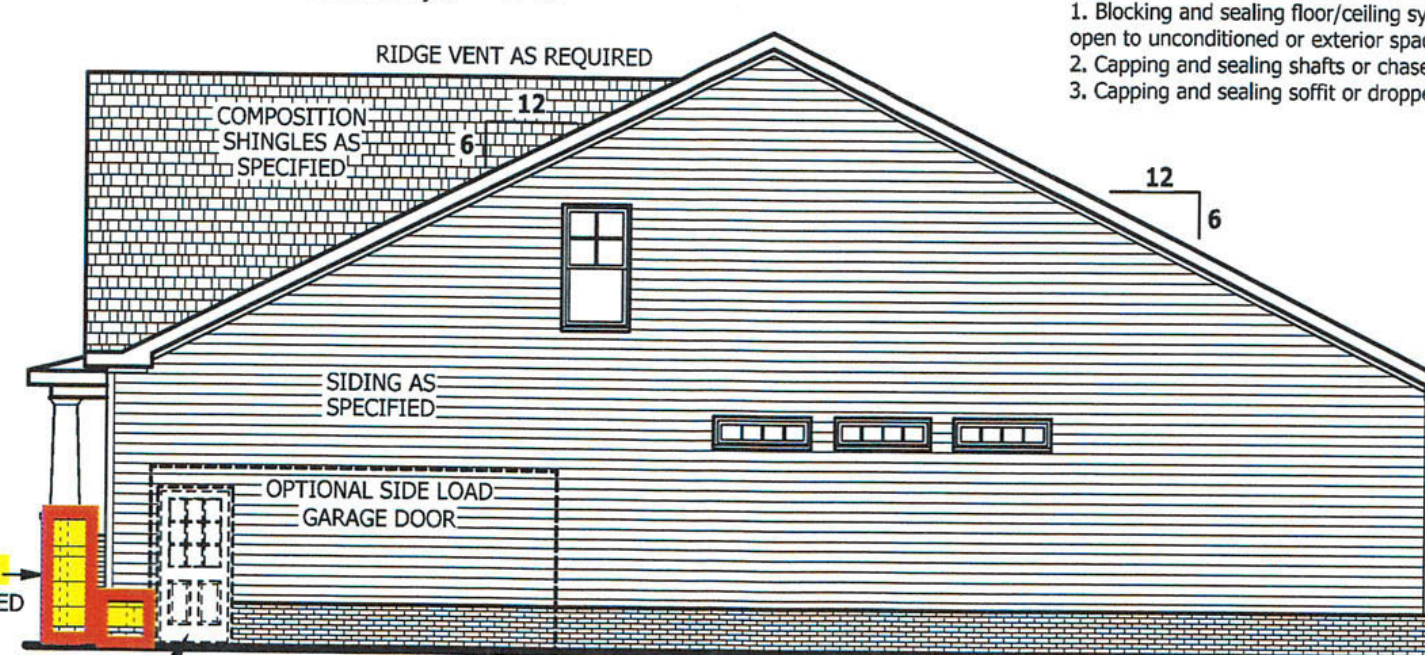
N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

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.



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 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.

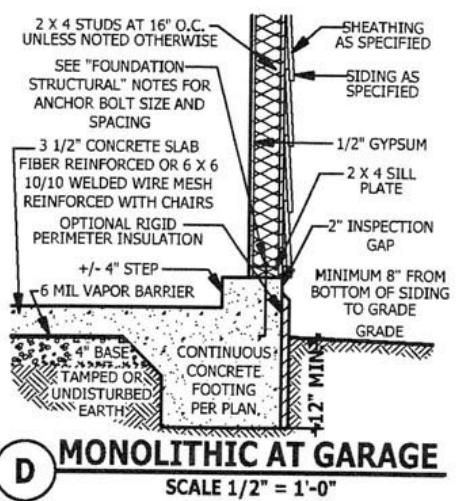
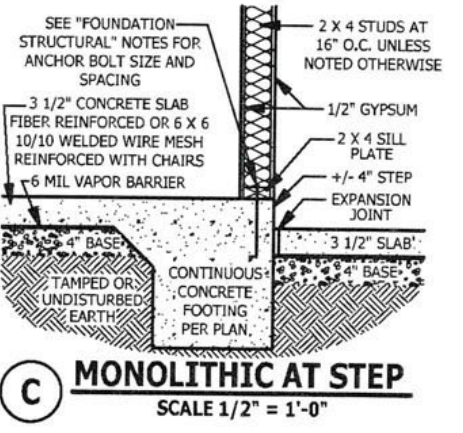
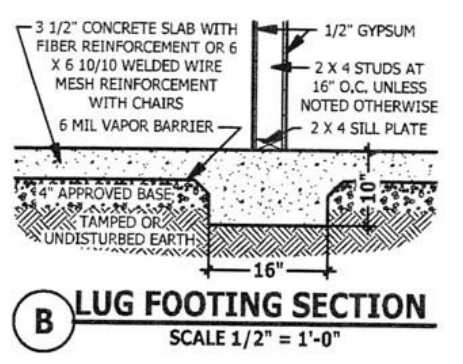
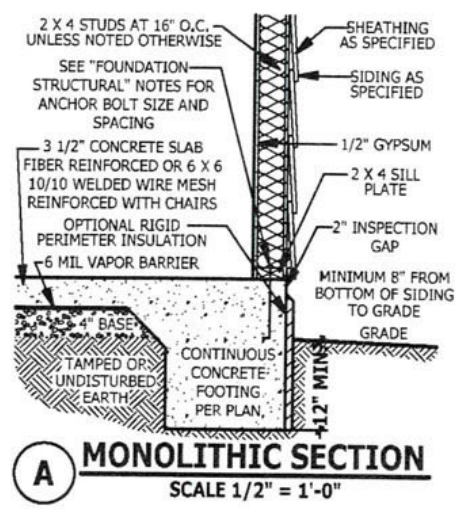
ELEVATION
The Lauren H

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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. |

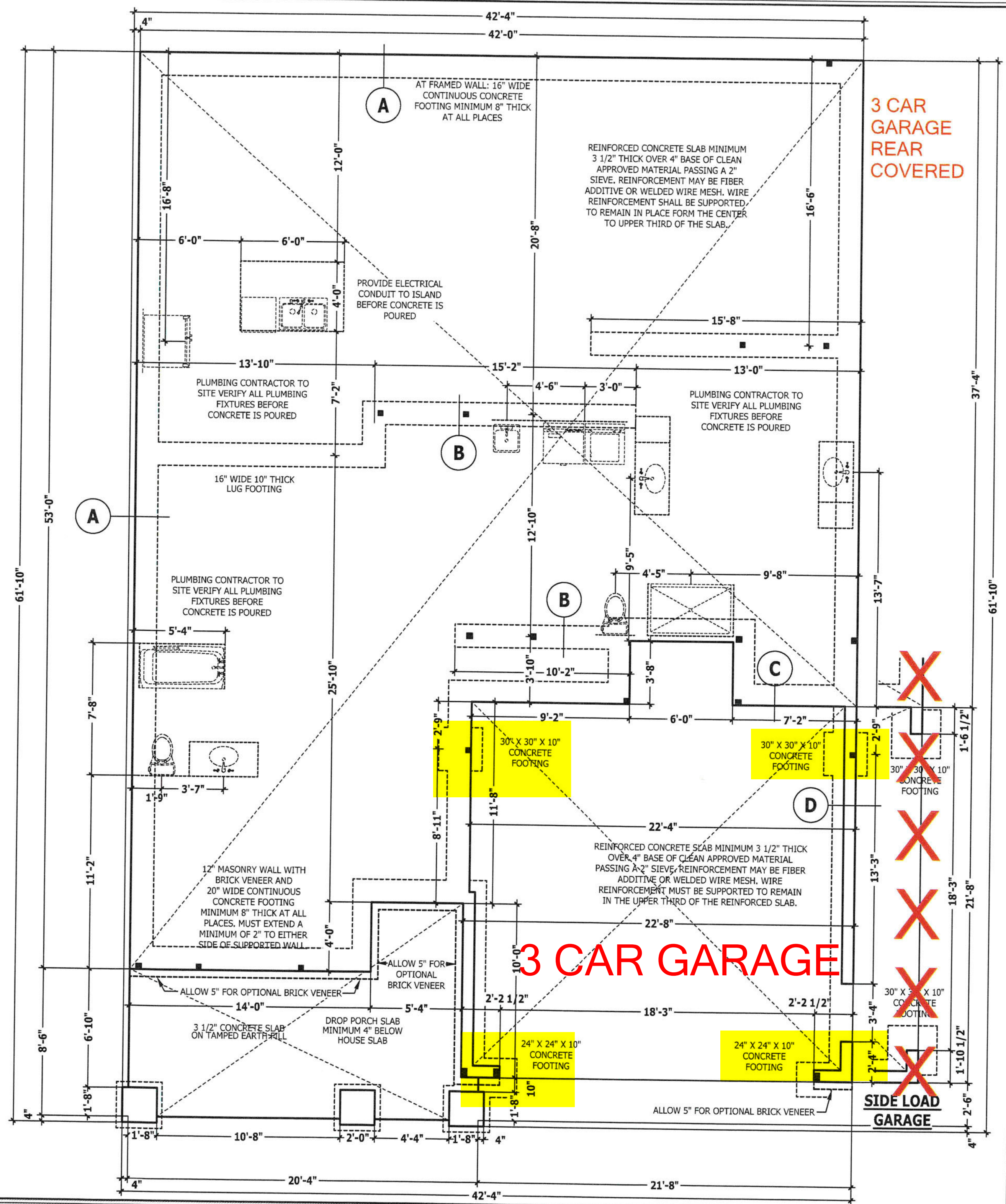
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FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)
CONTINUOUS FOOTING: 16" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extend 2" to either side of supported wall.
GIRDERS: (3) 2 X 10 girder unless noted otherwise.
PIERS: 16" X 16" piers with 8" solid masonry 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"



3 CAR GARAGE REAR COVERED

3 CAR GARAGE

SIDE LOAD GARAGE

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MONOLITHIC SLAB PLAN
The Lauren H

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| SQUARE FOOTAGE | |
|-------------------|-------------|
| HEATED | |
| FIRST FLOOR | 1766 SQ.FT. |
| PAVING | 48 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 | 166 SQ.FT. |
| DECK / PATIO | 188 SQ.FT. |
| THIRD GARAGE | 292 SQ.FT. |
| TOTAL | 566 SQ.FT. |

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ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.

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 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 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

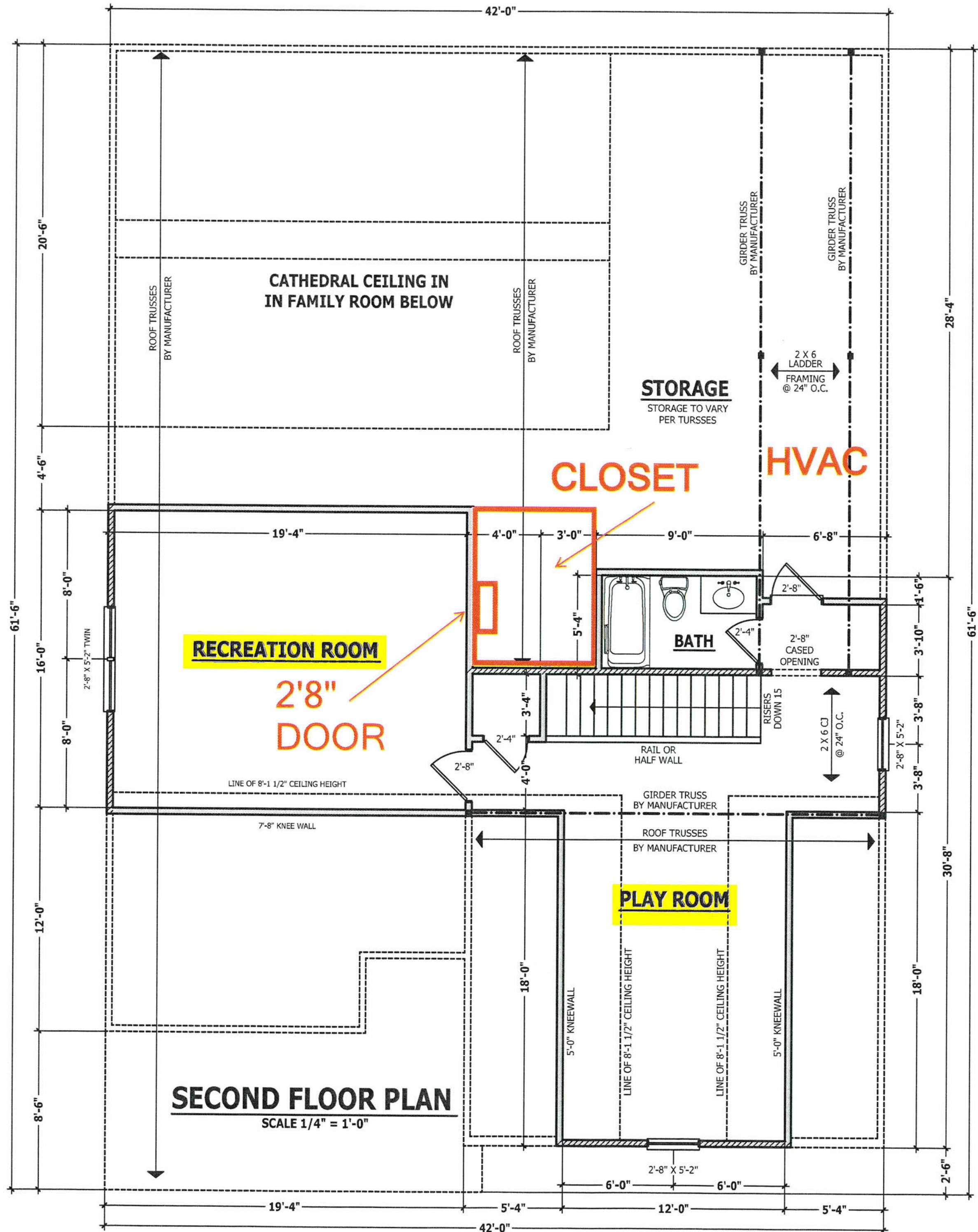
- KING STUDS EACH END PER TABLE BELOW

| HEADER SPAN | < 3' | 3'-4' | 4'-8' | 8'-12' | 12'-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



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SECOND FLOOR PLAN
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| SQUARE FOOTAGE | |
|-------------------|-------------|
| HEATED | 1766 SQ.FT. |
| FIRST FLOOR | 400 SQ.FT. |
| PLAYROOM | 400 SQ.FT. |
| TOTAL | 2166 SQ.FT. |
| HEATED OPTIONAL | |
| CAROLINA ROOM | 148 SQ.FT. |
| RECREATION ROOM | 388 SQ.FT. |
| TOTAL | 536 SQ.FT. |
| UNHEATED | 188 SQ.FT. |
| FRONT PORCH | 488 SQ.FT. |
| GARAGE | 676 SQ.FT. |
| TOTAL | 1252 SQ.FT. |
| UNHEATED OPTIONAL | |
| SCREENED PORCH | 160 SQ.FT. |
| DECK / PATIO | 188 SQ.FT. |
| THIRD GARAGE | 292 SQ.FT. |
| TOTAL | 560 SQ.FT. |

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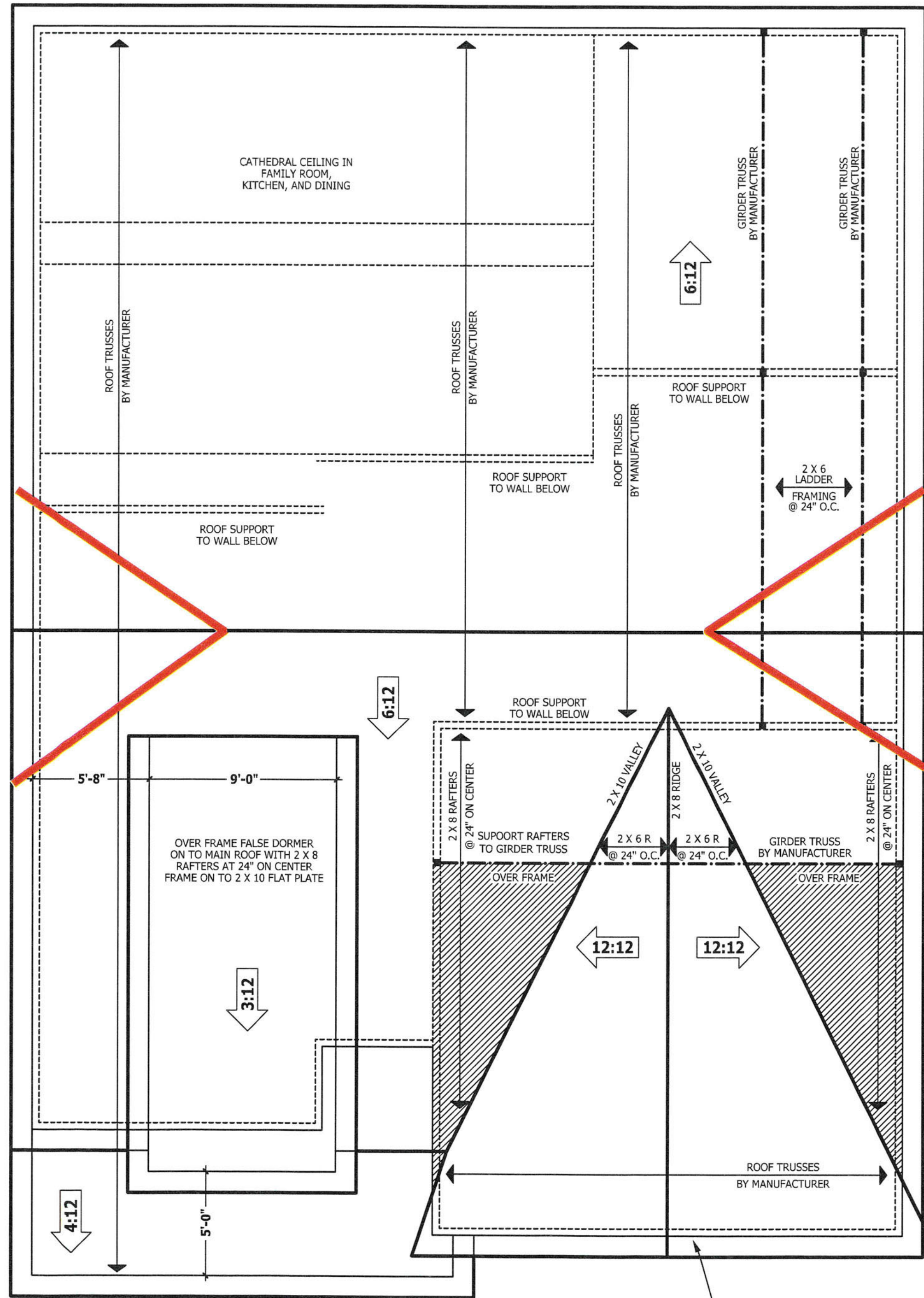
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ROOF PLAN
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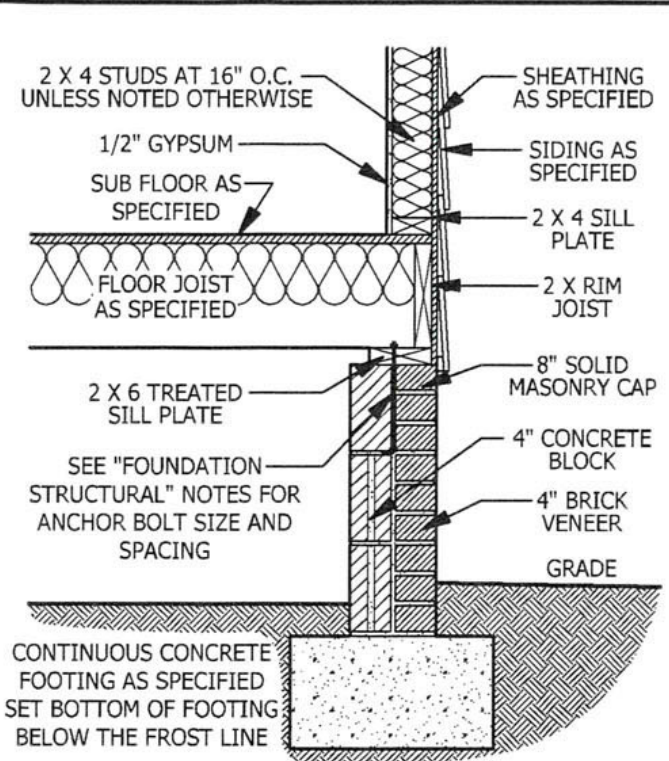
ROOF TRUSS REQUIREMENTS

TRUSS DESIGN. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Haynes Home Plan, Inc. attention before construction begins.
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.

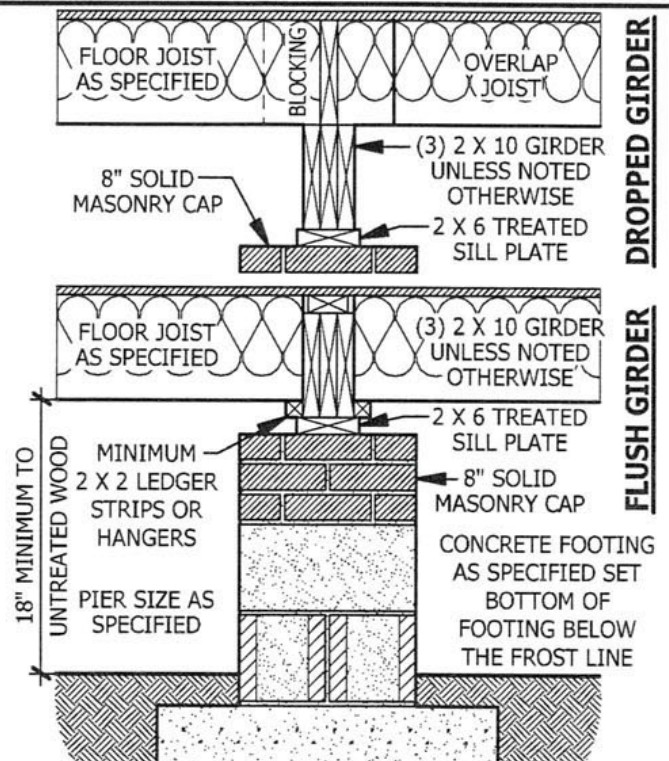


ROOF PLAN
SCALE 1/4" = 1'-0"

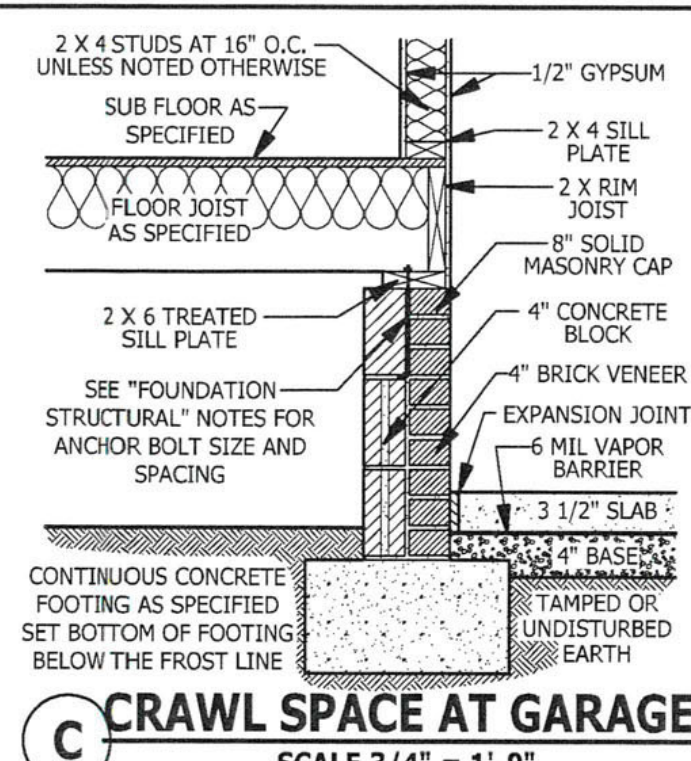
| SQUARE FOOTAGE | |
|--------------------------|-------------|
| HEATED | |
| FIRST FLOOR | 1766 SQ.FT. |
| 2ND FLOOR | 430 SQ.FT. |
| TOTAL | 2196 SQ.FT. |
| HEATED OPTIONAL | |
| CAROLINA ROOM | 148 SQ.FT. |
| RECREATION ROOM | 304 SQ.FT. |
| TOTAL | 452 SQ.FT. |
| UNHEATED | |
| FRONT PORCH | 188 SQ.FT. |
| GARAGE | 488 SQ.FT. |
| TOTAL | 676 SQ.FT. |
| UNHEATED OPTIONAL | |
| SCREENED PORCH | 146 SQ.FT. |
| DECK / PATIO | 108 SQ.FT. |
| THIRD GARAGE | 292 SQ.FT. |
| TOTAL | 546 SQ.FT. |



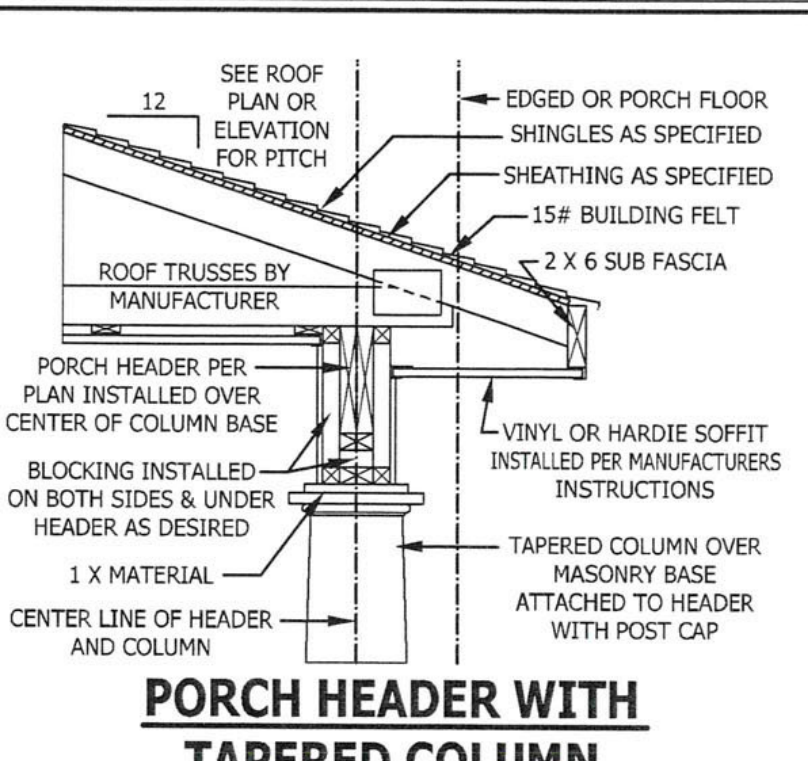
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



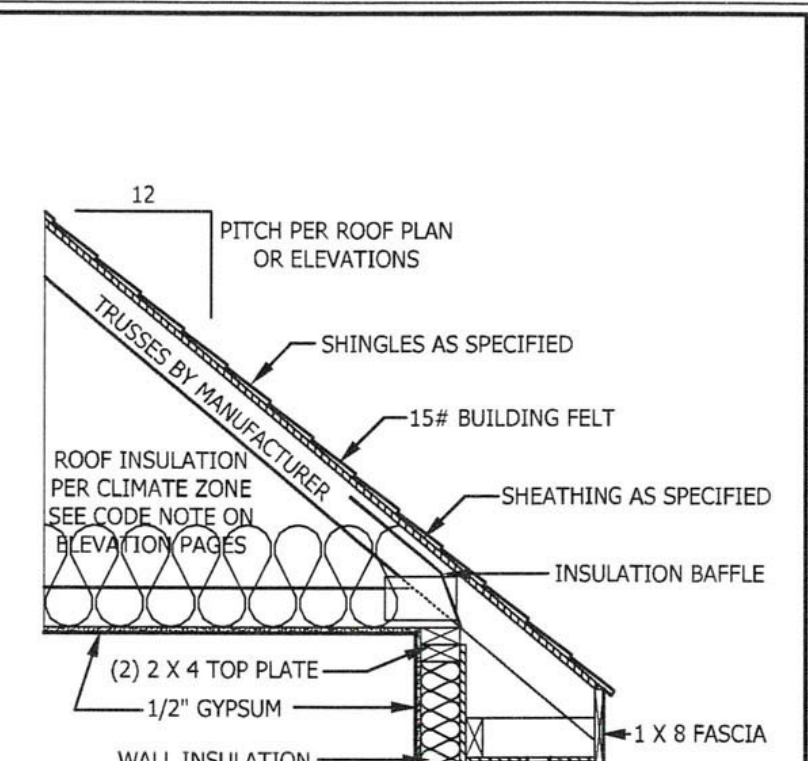
B DROPPED/ FLUSH PIER
SCALE 3/4" = 1'-0"



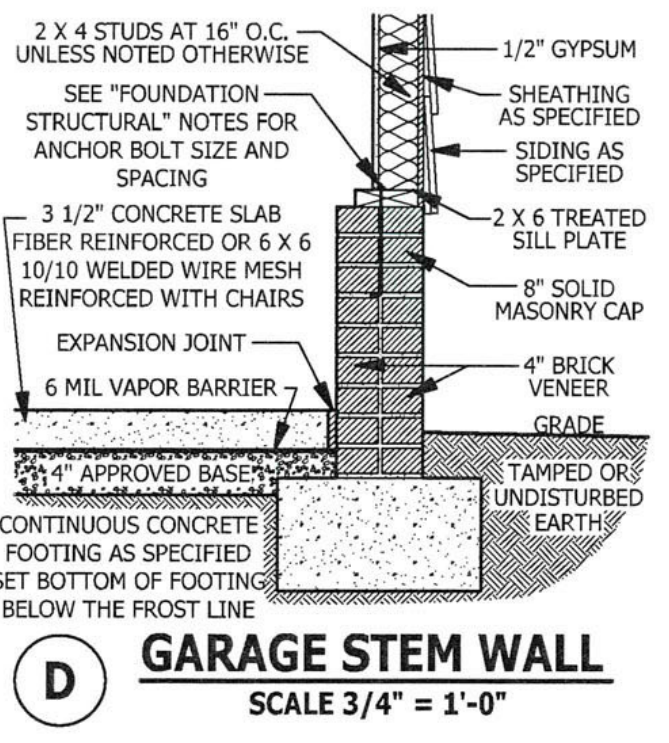
C CRAWL SPACE AT GARAGE
SCALE 3/4" = 1'-0"



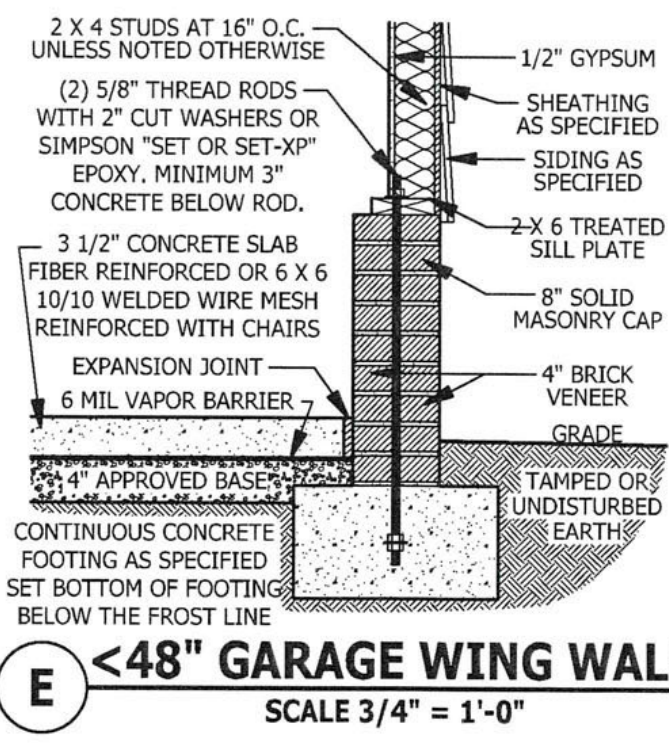
D GARAGE STEM WALL
SCALE 3/4" = 1'-0"



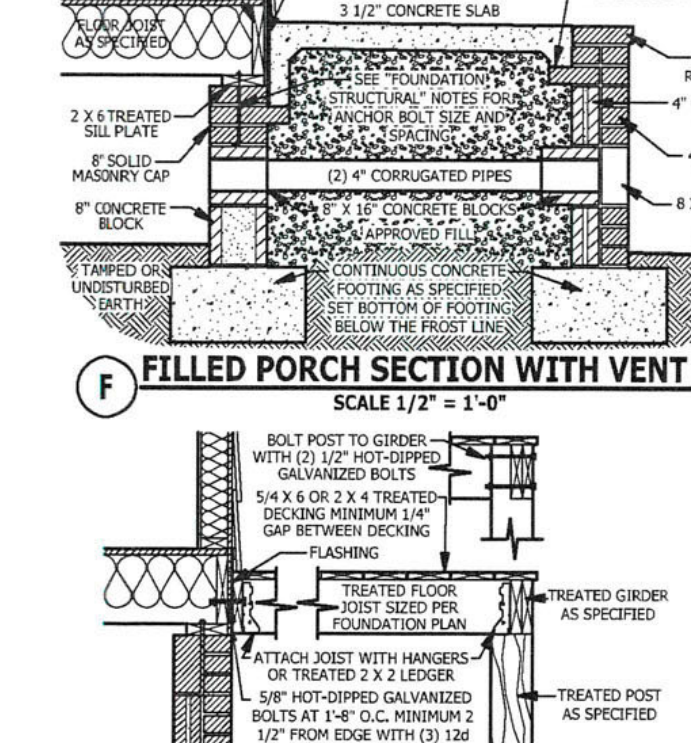
E <48\"/>



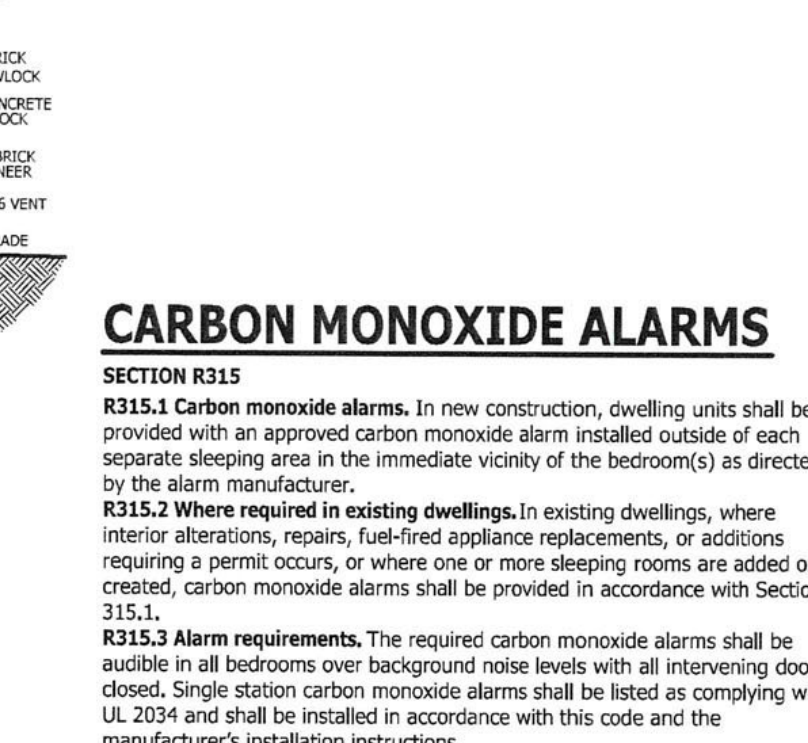
F FILLED PORCH SECTION WITH VENT
SCALE 1/2" = 1'-0"



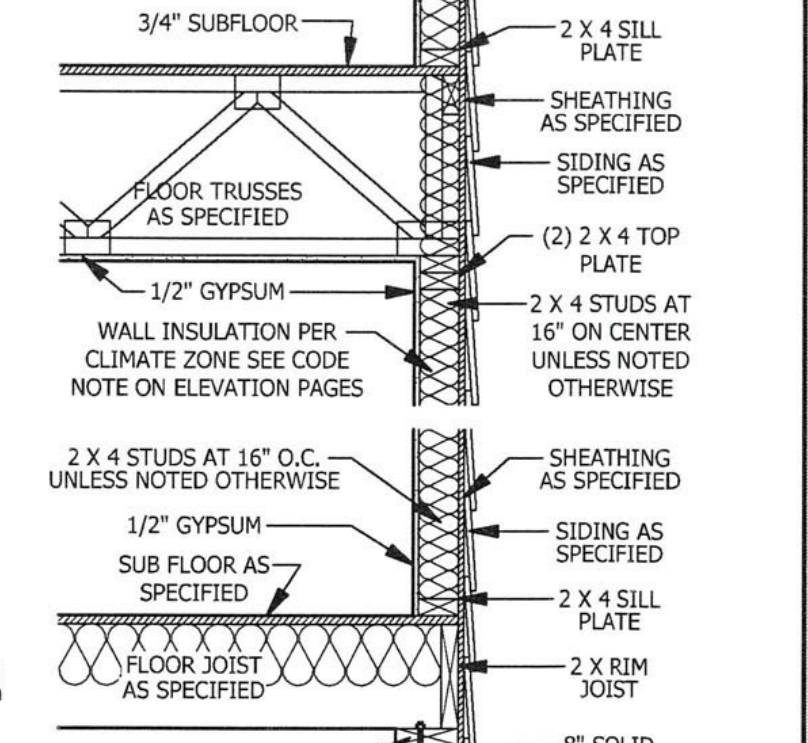
G DECK ATTACHMENT
SCALE 1/2" = 1'-0"



H CARBON MONOXIDE ALARMS
SCALE 3/4" = 1'-0"

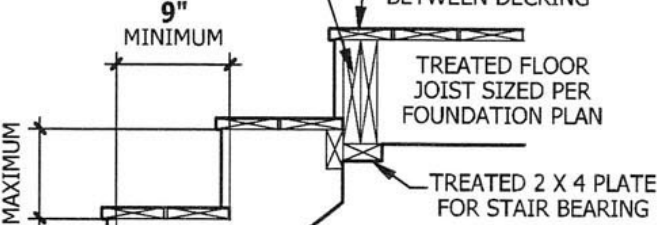


I STAIRWAY NOTES
SCALE 3/4" = 1'-0"



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

DECK STAIR NOTES
SECTION AM110
AM110.1 Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7 foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut 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.



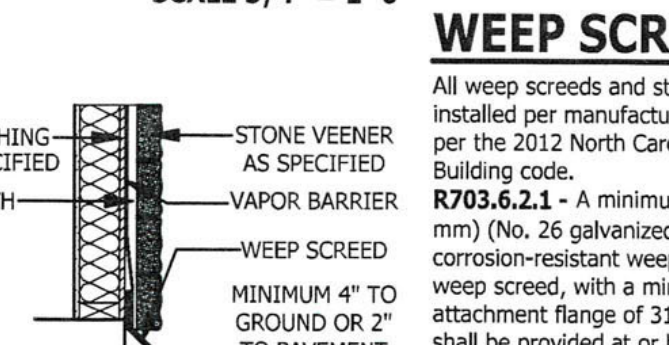
K TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"

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 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.

WEEP SCREEDS
All weep screeds and stone veneer to be installed per 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 weep 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 shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

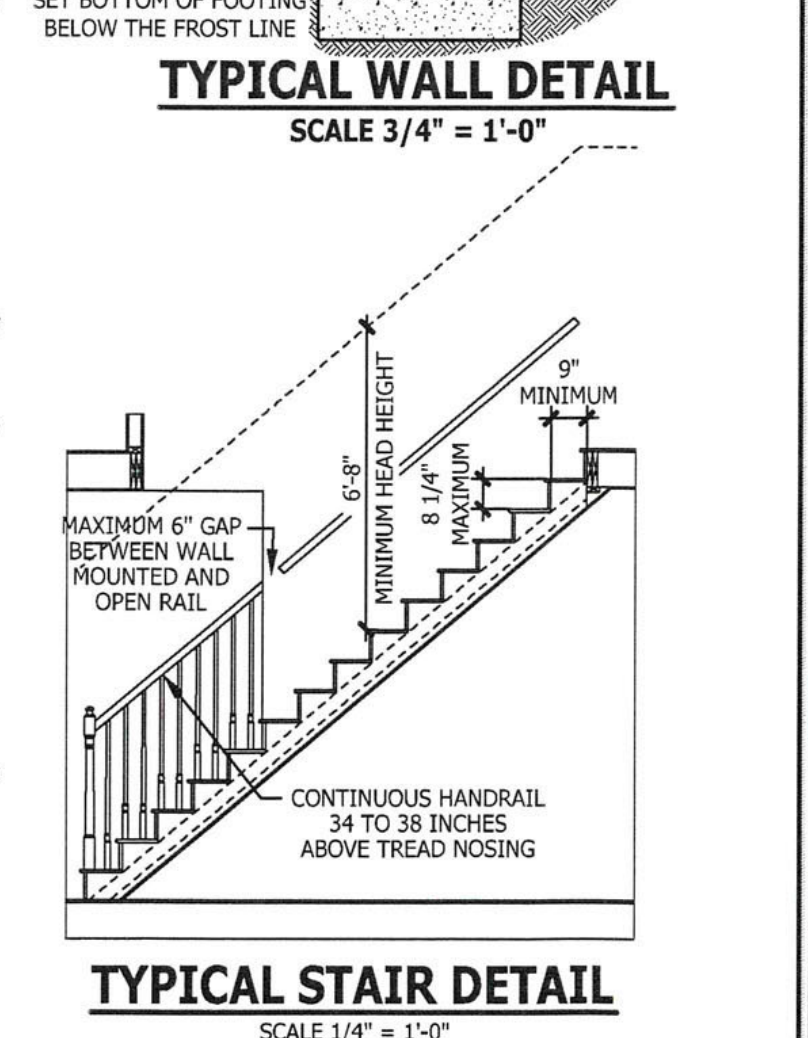


L WEEP SCREED
SCALE 3/4" = 1'-0"

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 NFPA 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 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 attics (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) attics-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
R311.7
R311.7.2 Headroom. The minimum headroom in all parts of the stairway 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 stairway.
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 adjacent treads.
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 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 risers.
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.
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or 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.
EXCEPTIONS:
1. Handrails shall be permitted to be interrupted by a newel post.
2. 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
SCALE 1/4" = 1'-0"



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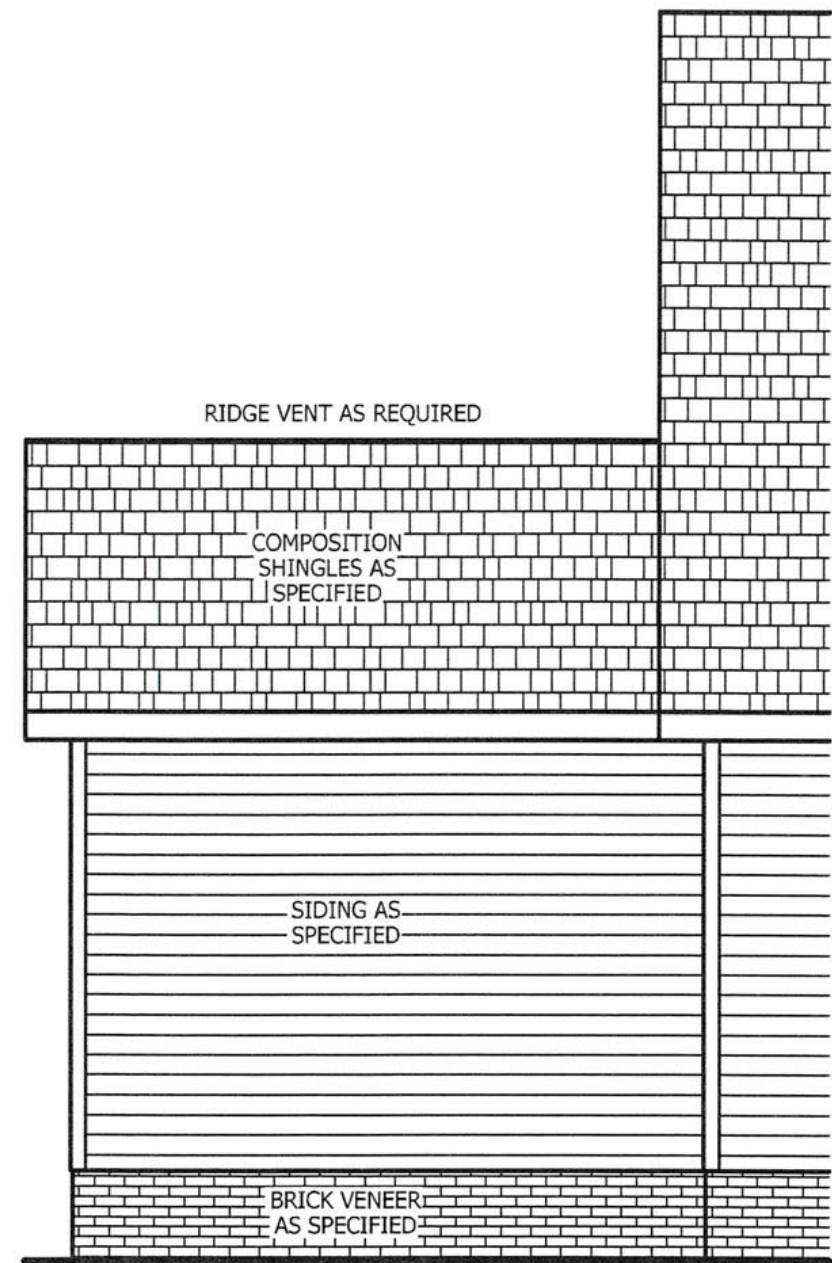
TYPICAL DETAILS
The Lauren H

HAYNES WEAVER HOMES
910.630.2100 • 919.606.4696
250 Wagon Wheel, Pigeon Forge, SC 29593

HAYNES HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27588 919-435-6180 FAX 1-866-491-0936

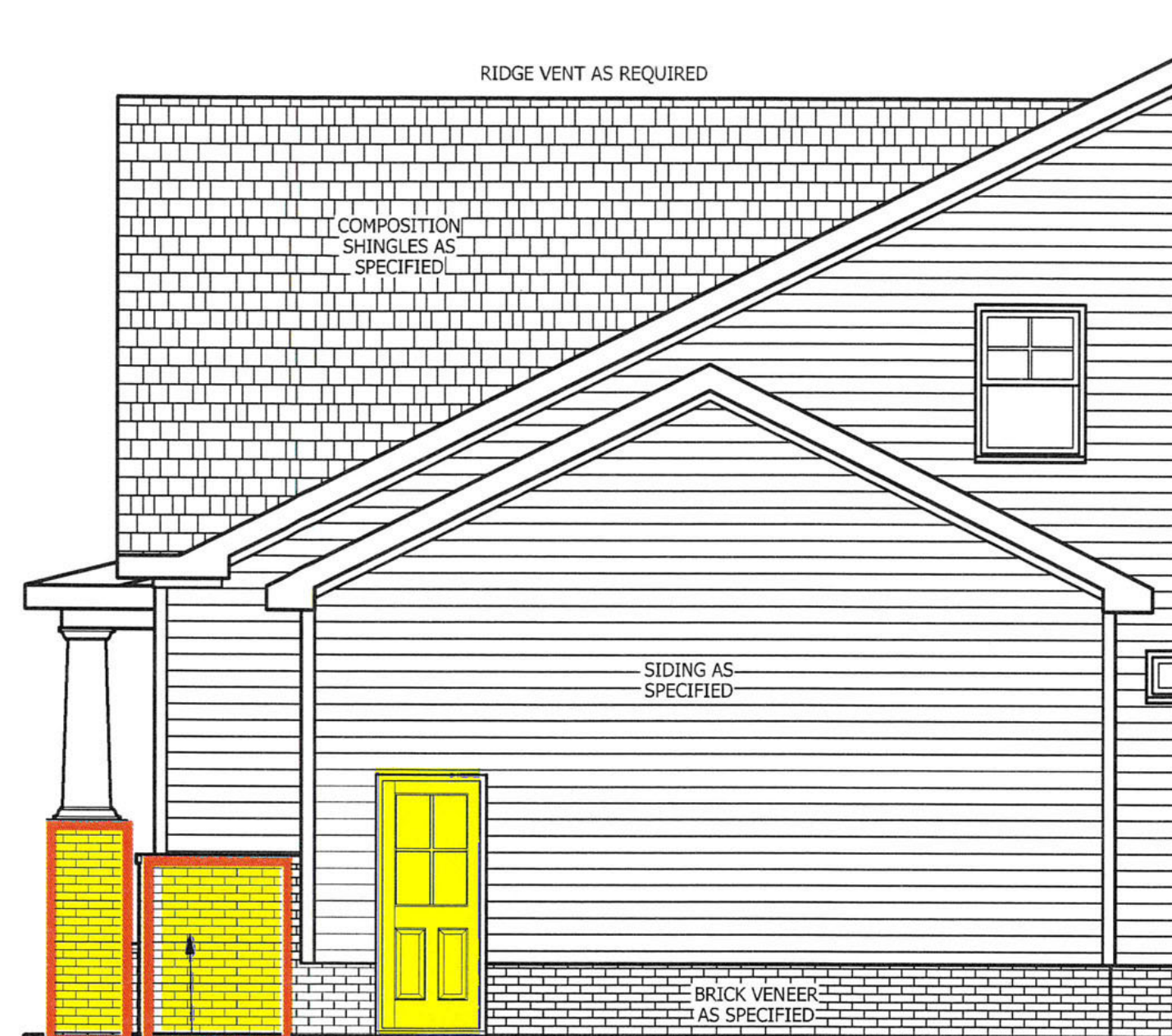
| SQUARE FOOTAGE | |
|-------------------|-------------|
| HEATED | |
| FIRST FLOOR | 1766 SQ.FT. |
| PLAYROOM | 400 SQ.FT. |
| TOTAL | 2166 SQ.FT. |
| HEATED OPTIONAL | |
| CAROLINA ROOM | 148 SQ.FT. |
| RECREATION ROOM | 304 SQ.FT. |
| TOTAL | 452 SQ.FT. |
| UNHEATED | |
| FRONT PORCH | 188 SQ.FT. |
| GARAGE | 488 SQ.FT. |
| TOTAL | 676 SQ.FT. |
| UNHEATED OPTIONAL | |
| SCREENED PORCH | 160 SQ.FT. |
| DECK/PATIO | 180 SQ.FT. |
| THIRD GARAGE | 202 SQ.FT. |
| TOTAL | 542 SQ.FT. |

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PAGE 7 OF 7



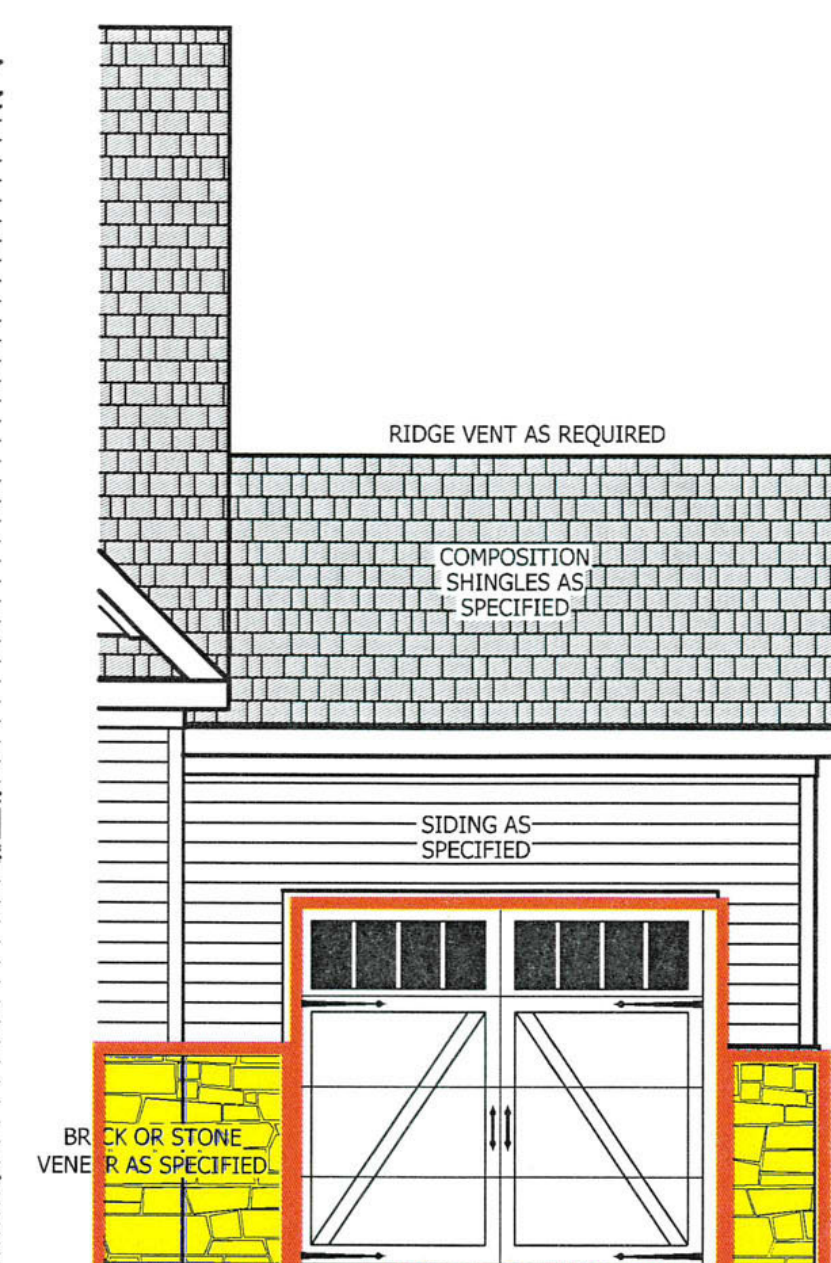
REAR ELEVATION

SCALE 1/4" = 1'-0"



SIDE ELEVATION

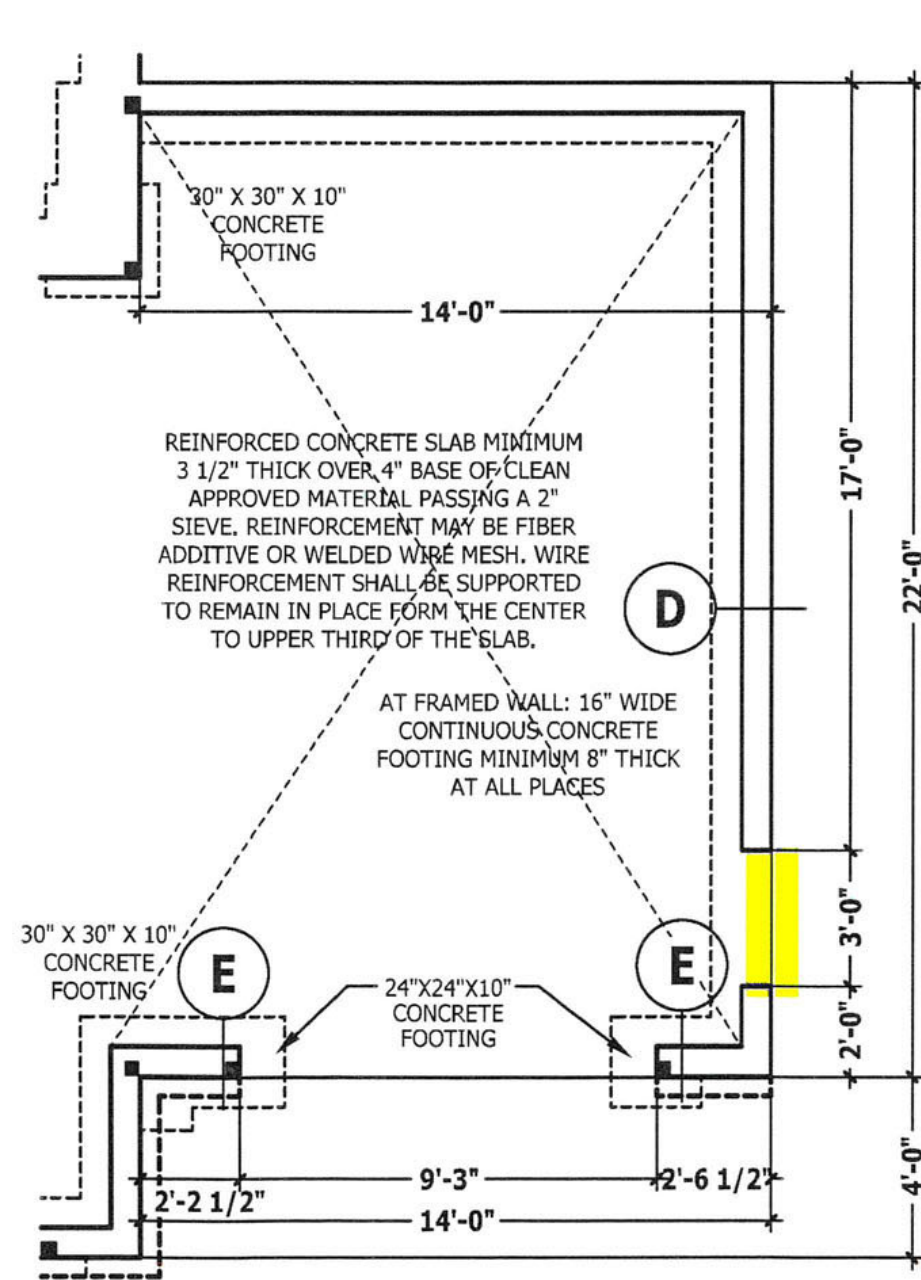
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FRONT ELEVATION

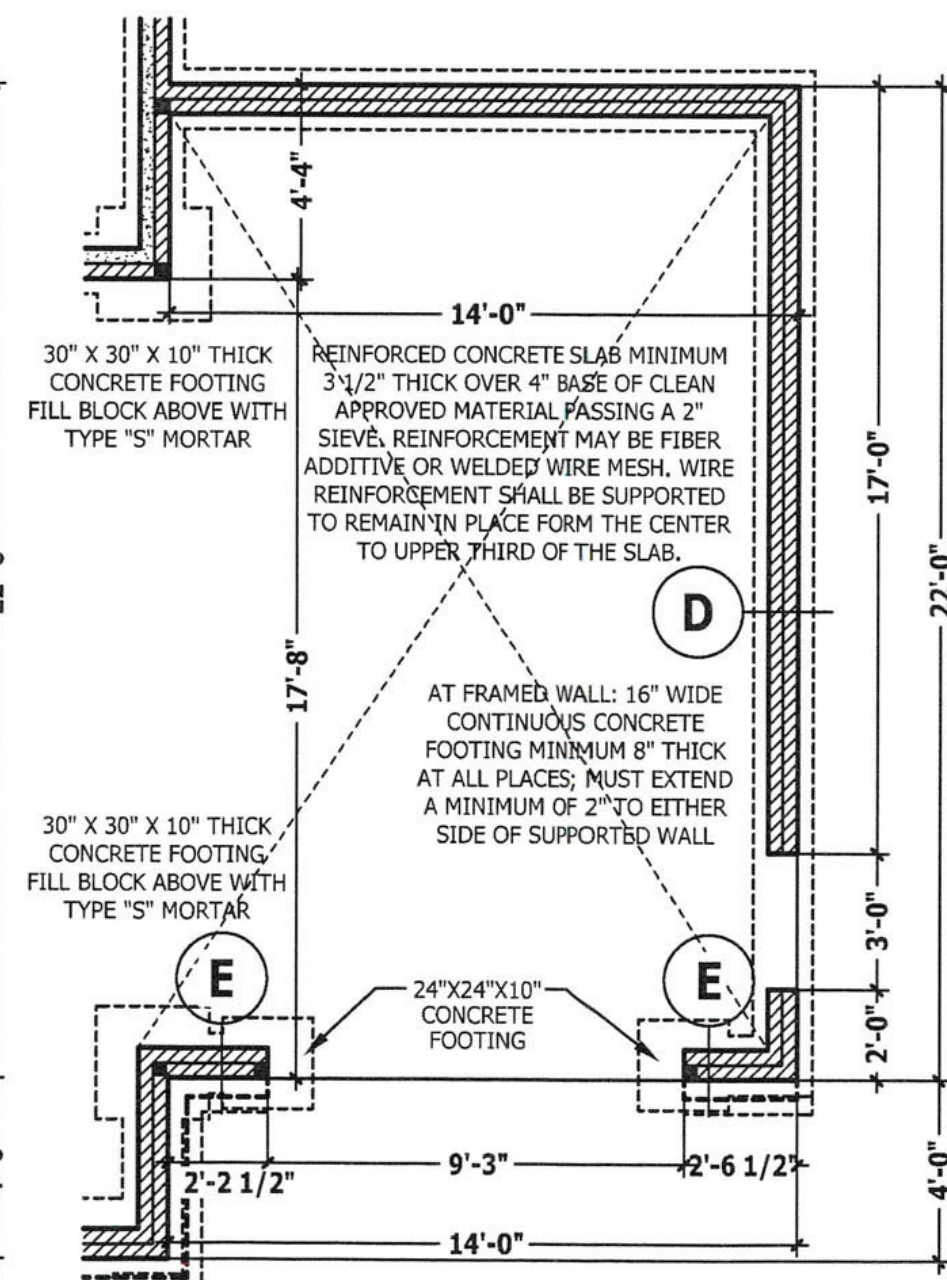
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SEE BASE PLAN FOR NOTES AND DETAILS



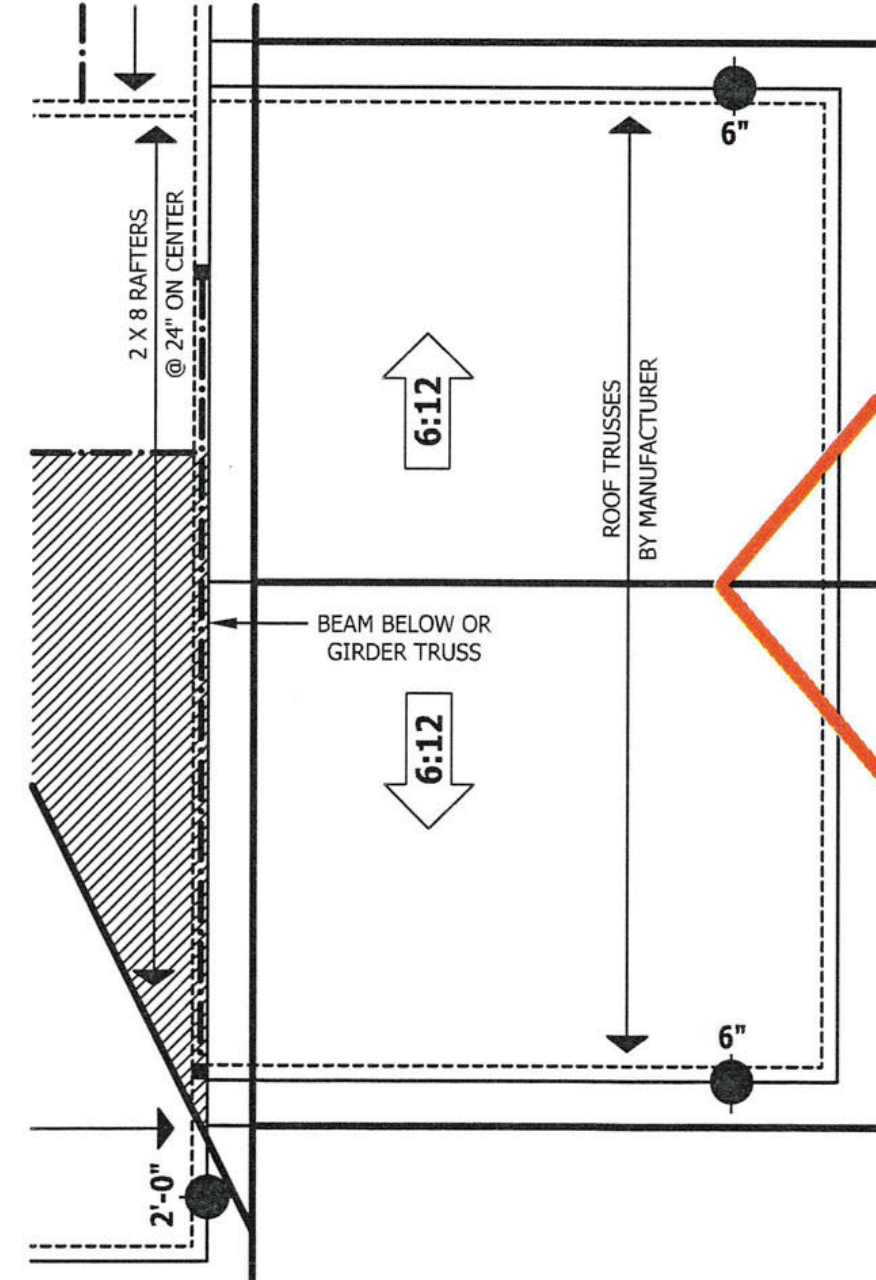
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



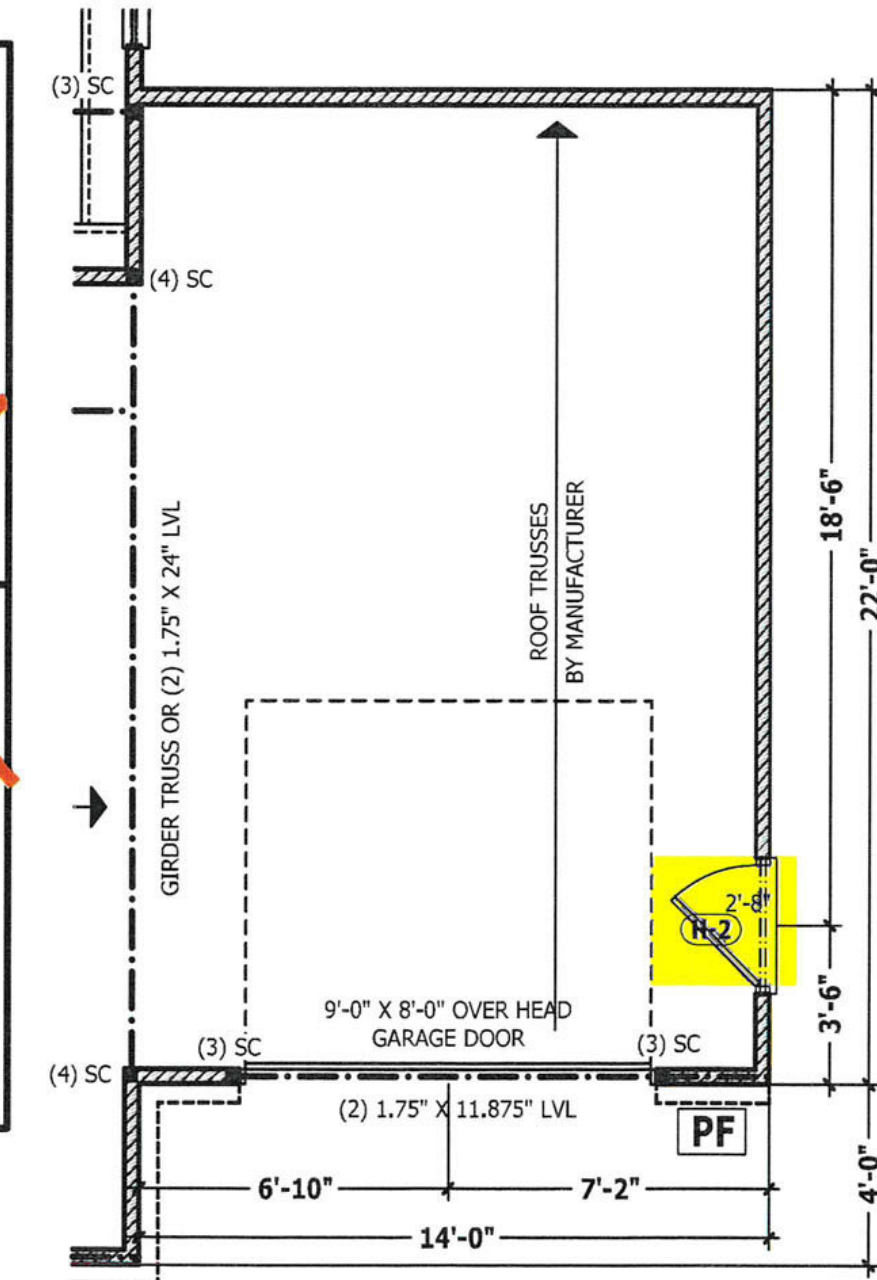
CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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THIRD GARAGE ADDENDUM
The Lauren H

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300 Wagonwheel Boulevard, Raleigh, NC

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P.O. Box 702, Wake Forest, NC 27588 • 919-435-6160 • FAX 1-866-491-1036

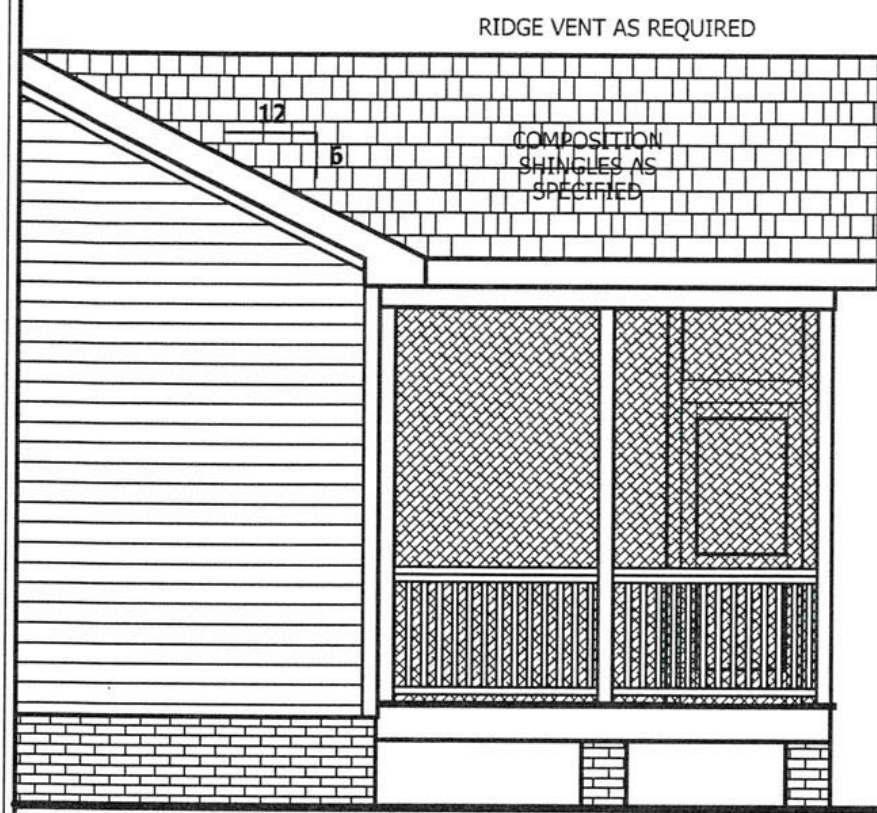
| SQUARE FOOTAGE | |
|--------------------|-------------|
| HEATED FIRST FLOOR | 1766 SQ.FT. |
| PLAYROOM | 492 SQ.FT. |
| TOTAL | 2166 SQ.FT. |
| HEATED OPTIONAL | |
| CAROLINA ROOM | 148 SQ.FT. |
| RECREATION ROOM | 304 SQ.FT. |
| TOTAL | 452 SQ.FT. |
| UNHEATED | |
| FRONT PORCH | 188 SQ.FT. |
| GARAGE | 488 SQ.FT. |
| TOTAL | 676 SQ.FT. |
| UNHEATED OPTIONAL | |
| SCREENED PORCH | 160 SQ.FT. |
| DECK / PATIO | 292 SQ.FT. |
| THIRD GARAGE | 560 SQ.FT. |
| TOTAL | 960 SQ.FT. |

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ADDENDUM

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PORCH ADDENDUM

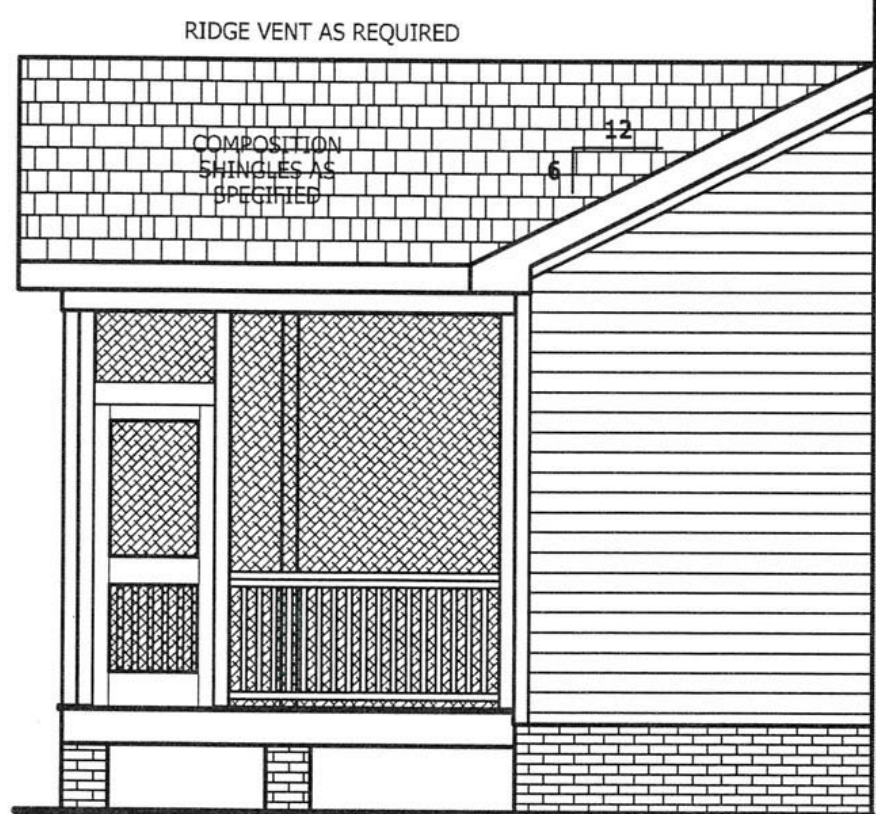
The Lauren H



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



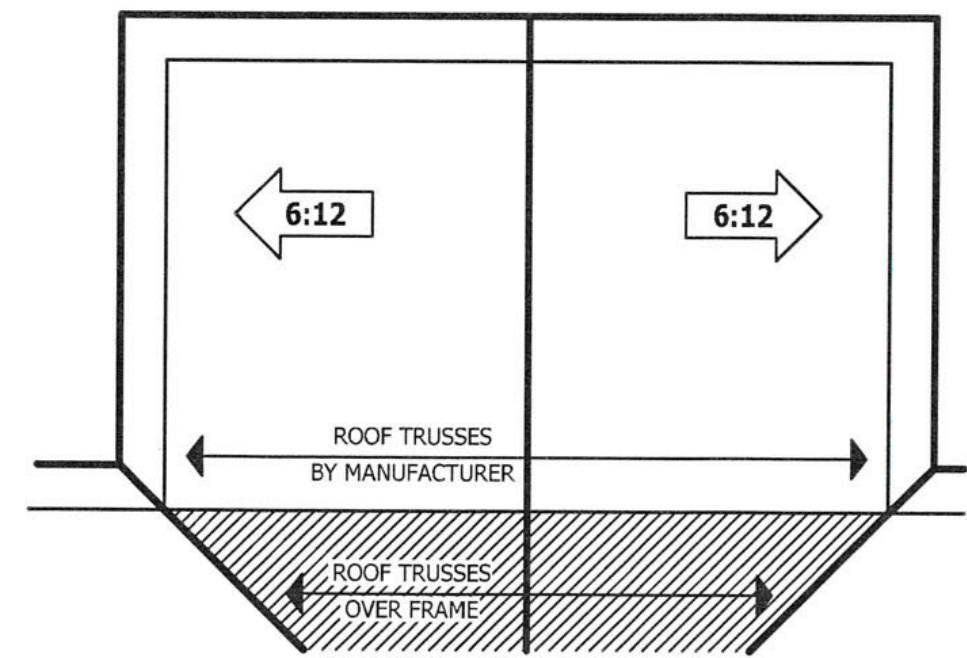
REAR ELEVATION
 SCALE 1/4" = 1'-0"



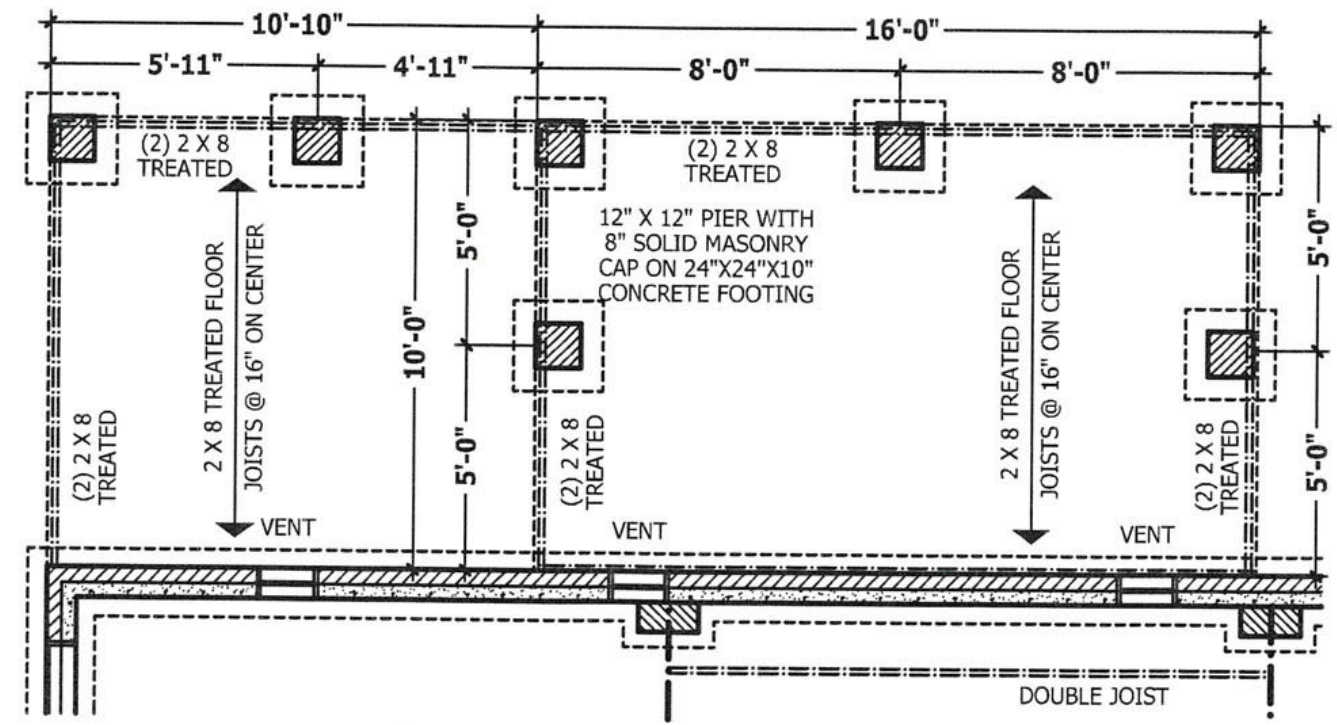
LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS

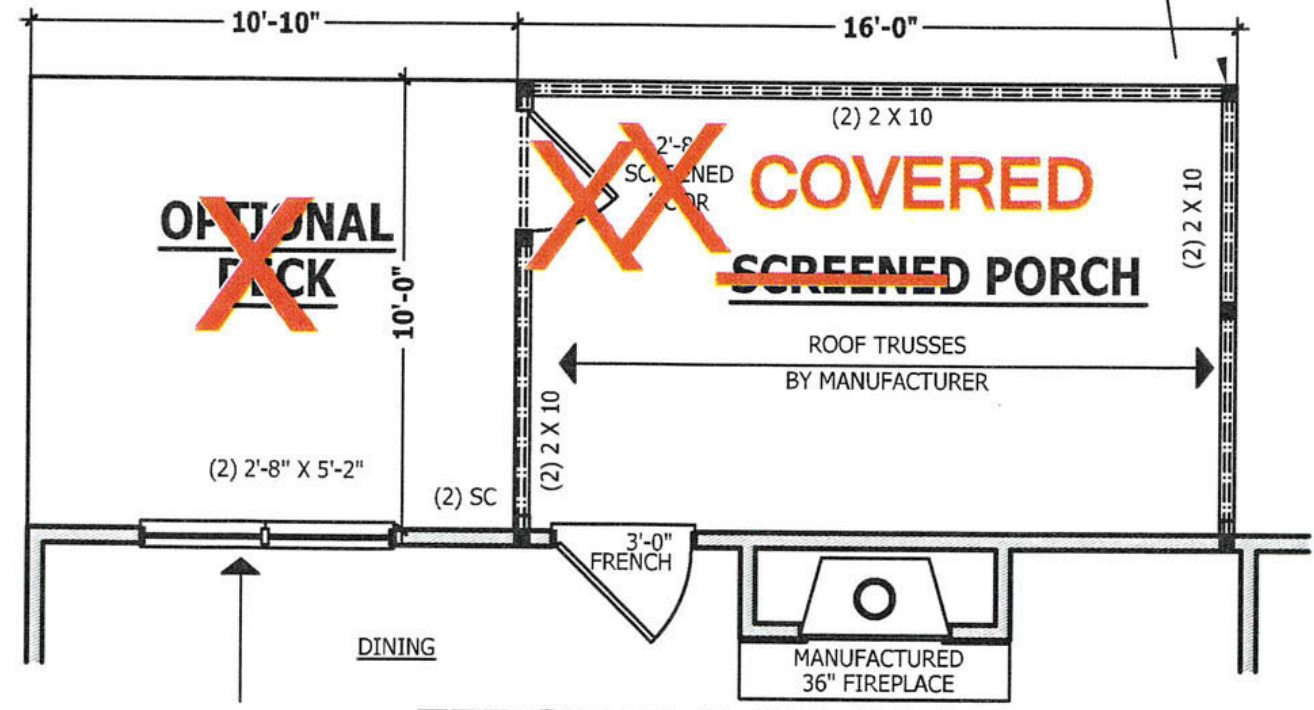
4 X 4 TREATED POST OR EQUIVALENT TYPICAL. ATTACH RAFTERS TO HEADER WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIVALENT). ATTACH HEADER TO POST AND POST TO BASE WITH POST CAP, METAL STRAPS, AND/OR POST BASE.



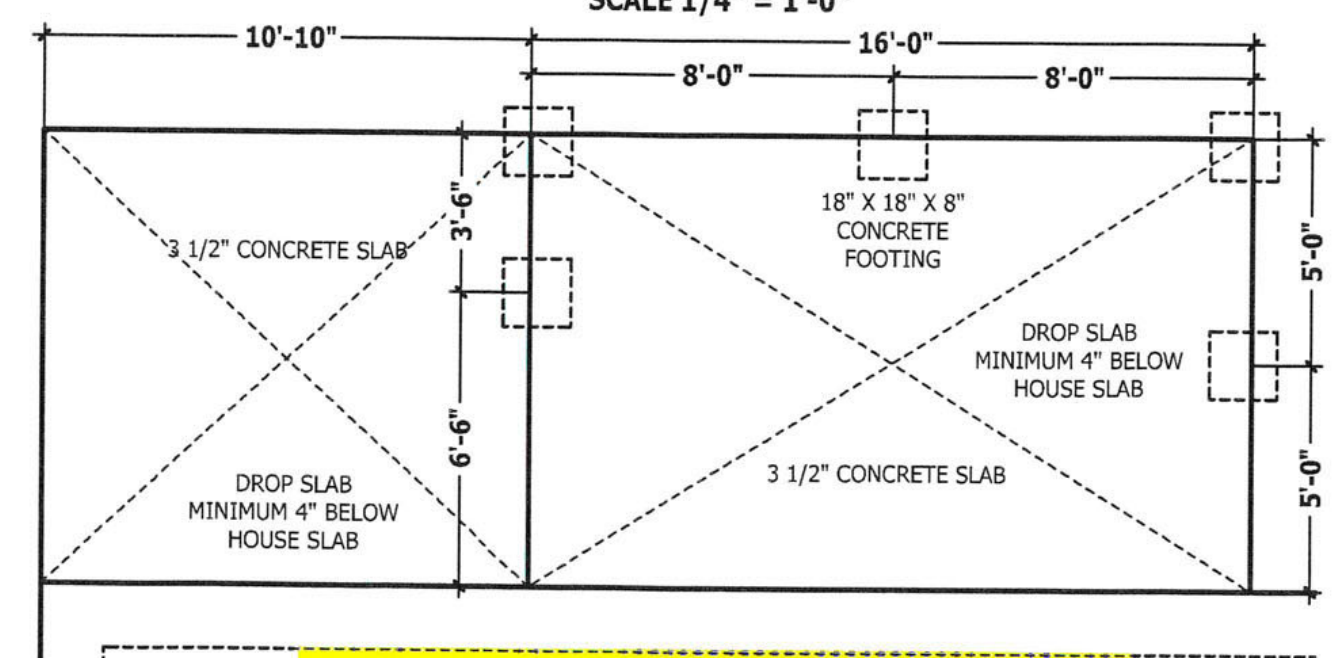
ROOF PLAN
 SCALE 1/8" = 1'-0"



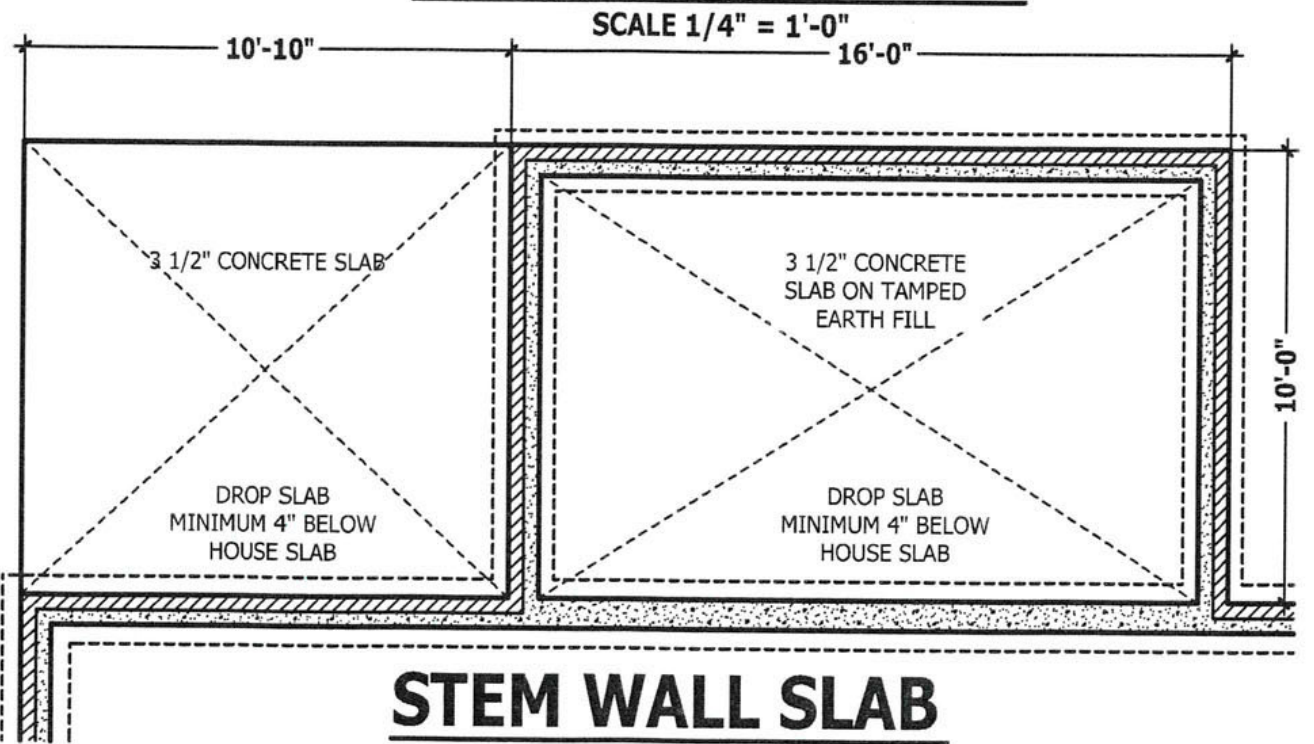
CRAWL SPACE PLAN
 SCALE 1/4" = 1'-0"



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



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



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

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 HOME PLANS, INC.
 910.630.2100 • 919.606.4696
 P.O. Box 702, WARE FOREST, NC 27688 919.435.6180 FAX 1-866-491-0395

| 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 | 394 SQ.FT. |
| TOTAL | 542 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. |
| TRIPLE GARAGE | 291 SQ.FT. |
| TOTAL | 560 SQ.FT. |

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