

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

**LOT 37 WEST PRESERVE
3CG
118 OLEANDER DR
SANFORD, NC**

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
REINTEGRATION U-FACTOR	0.35	0.35	0.35
SUNLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED PENETRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30 ²	38 or 30 ²	38 or 30 ²
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

* 1/2"13" MEANS R-10 SHEATHING 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 5.2" 2" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (53 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 (53 FASTEST MILE EXPOSURE "B")

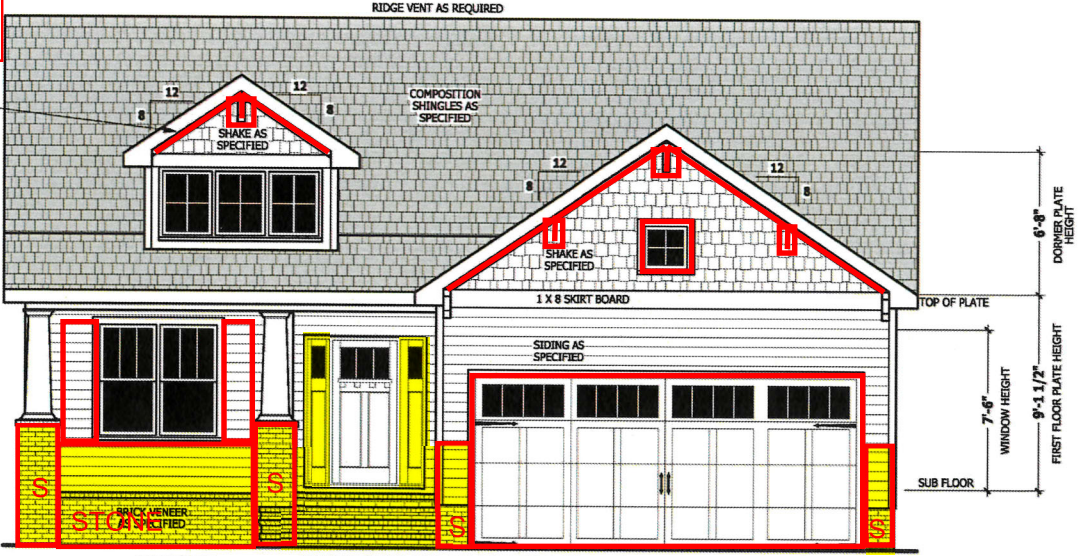
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

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	-20.7
ZONE 5	18.2	-24.0	19.1	-25.2

SQUARE FOOTAGE

HEATED
FIRST FLOOR 1553 SQ.FT.
TOTAL 1553 SQ.FT.

UNHEATED
GARAGE 419 SQ.FT.
FRONT PORCH 103 SQ.FT.
FRONT PORCH EXT 66 SQ.FT.
REAR PORCH 117 SQ.FT.
TOTAL 705 SQ.FT.



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

ROOF VENTILATION

SECTION R806
R806.1 Ventilation required. Enclosed attic and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

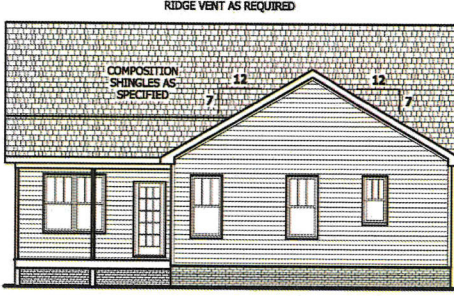
R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/200 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

Exceptions:
1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,192 SQ.FT.
NET FREE CROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 14.61 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 = 7.31 SQ.FT.

AIR LEAKAGE

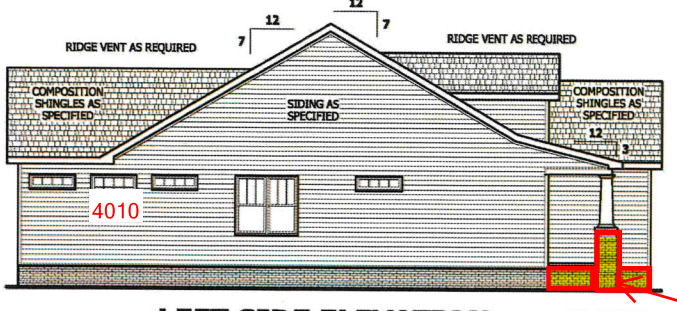
Section N1102.4
N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following 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 spaces.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.



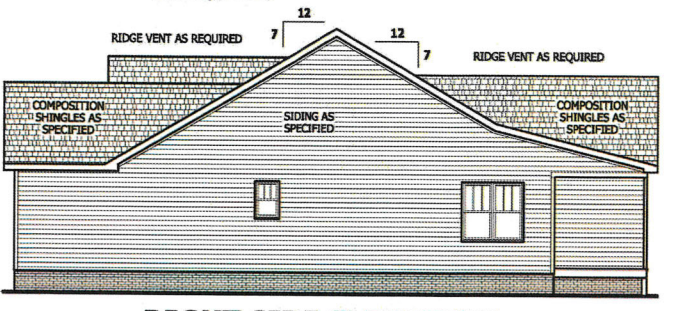
REAR ELEVATION
SCALE 1/8" = 1'-0"

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 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 43/8 inches (111 mm) in diameter.



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



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

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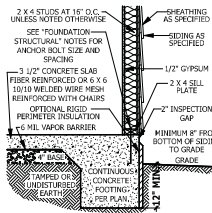
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ELEVATION - A
Lindsay 1553

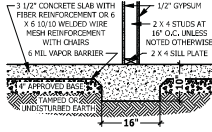
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HOME PLANS INC.
P.O. Box 702, Wake Forest, NC 27688 919-435-6100 Fax: 919-435-6103

SQUARE FOOTAGE

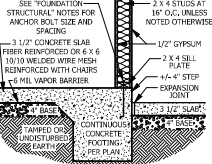
HEATED	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	705 SQ.FT.
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
FRONT PORCH EXT	66 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	705 SQ.FT.



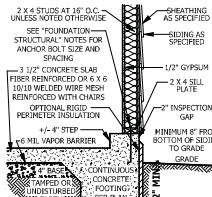
A MONOLITHIC SECTION
SCALE 1/2" = 1'-0"



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



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



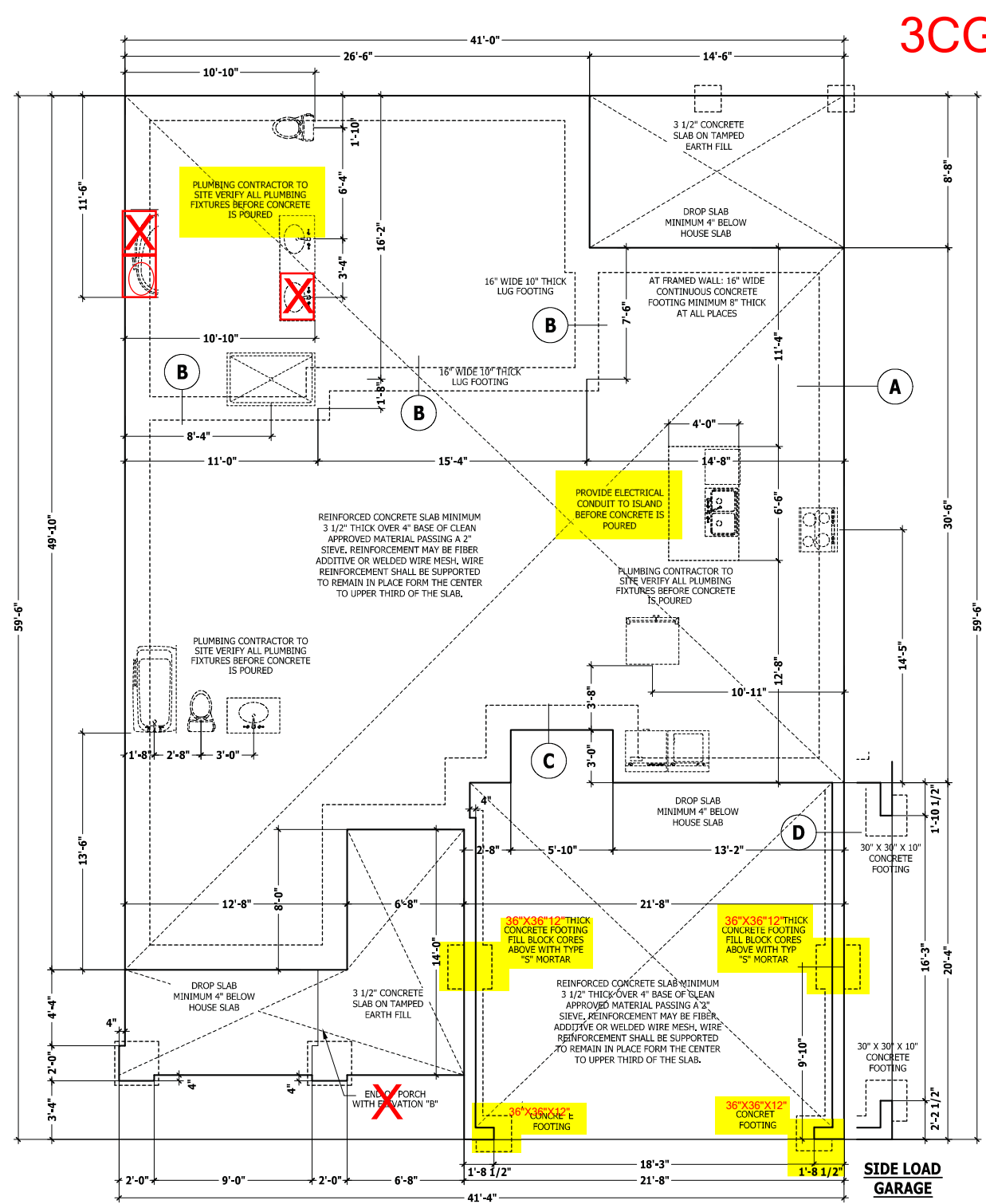
D MONOLITHIC AT GARAGE
SCALE 1/2" = 1'-0"

FOUNDATION STRUCTURAL

115 to 130 mph wind zone (1 1/2 to 2 1/2 story)
CONTINUOUS FOOTING: 16" wide and 8" thick minimum, 20" wide minimum at brick veneer. Must extended 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"



3CG

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MONOLITHIC SLAB PLAN
Lindsay 1553

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SQUARE FOOTAGE	
HEATED FLOOR	1283 SQ.FT.
UNHEATED	1283 SQ.FT.
CLOSET	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
REAR PORCH EXT	46 SQ.FT.
REAR PORCH	117 SQ.FT.
TOTAL	2952 SQ.FT.

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FIRST FLOOR PLAN
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SQUARE FOOTAGE	
HEATED FIRST FLOOR TOTAL	1553 SQ. FT.
UNHEATED GARAGE	419 SQ. FT.
FRONT PORCH	103 SQ. FT.
FRONT PORCH EXT	66 SQ. FT.
REAR PORCH	117 SQ. FT.
TOTAL	705 SQ. FT.

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RAISE ALL TRANSOM TO TOP PLATE

ATTIC ACCESS

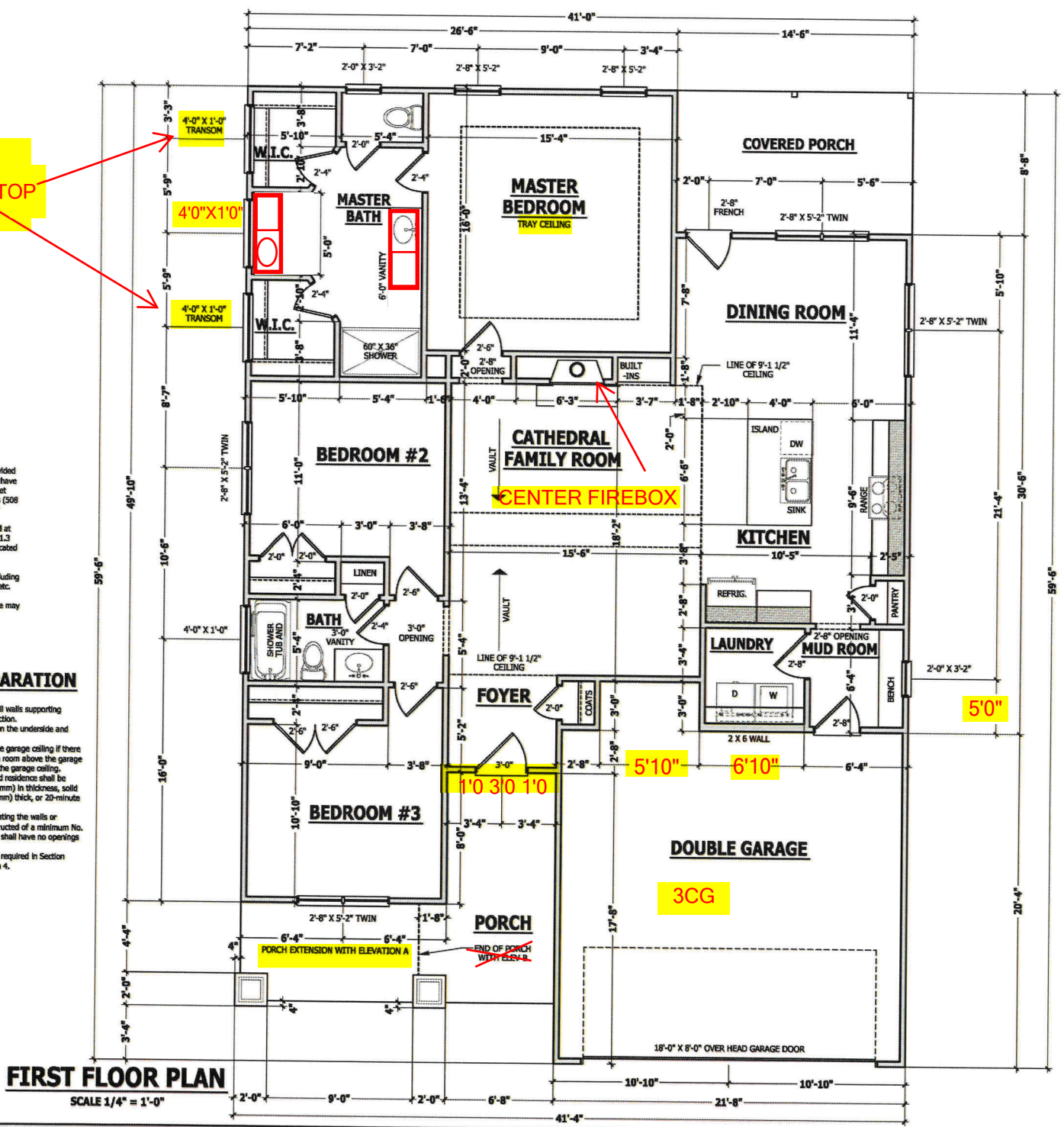
SECTION RB07
 RB07.1 Attic access. An attic access opening shall be provided to attic areas that exceed 400 square feet (37.16 m²) and have a vertical height of 60 inches (1524 mm) or greater. The net clear opening shall not be less than 20 inches by 30 inches (508 mm by 762 mm) and shall be located 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.

DWELLING / GARAGE SEPARATION

REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.
CEILINGS. A minimum of 1/2" gypsum must be installed on the garage ceiling if there are no habitable room above the garage. If there are habitable room above the garage a minimum of 5/8" type X gypsum board must be installed on the garage ceiling.
OPENING PENETRATIONS. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.
DUCT PENETRATIONS. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.
OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

SQUARE FOOTAGE

HEATED	
FIRST FLOOR TOTAL	1553 SQ. FT.
TOTAL	1553 SQ. FT.
UNHEATED	
GARAGE	419 SQ. FT.
FRONT PORCH	103 SQ. FT.
FRONT PORCH EXT	66 SQ. FT.
REAR PORCH	117 SQ. FT.
TOTAL	705 SQ. FT.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code.
JOB SITE PRACTICES AND SAFETY: Haynes Home Plans, Inc. assumes no liability for contractor practices and procedures or safety program. Haynes Home Plans, Inc. takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

DESIGN LOADS	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (L)
Attics without storage	10	10	L/240
Attics with limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and decks	40	10	L/360
Fire escapes	40	10	L/360
Guardrails and handrails	200	--	--
Guardrail 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	10	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 other wise.
ENGINEERED WOOD BEAMS:

Laminated veneer lumber (LVL) = Fb=2800 PSI, Fv=285 PSI, E=1.9x10⁶ PSI
 Parallel strand lumber (PSL) = Fb=2800 PSI, Fv=280 PSI, E=2.0x10⁶ PSI
 Laminated strand lumber (LSL) = Fb=2250 PSI, Fv=400 PSI, E=1.5x10⁶ PSI
 Install all connections per manufacturer's instructions.
TRUSS AND I-JOIST MEMBERS: All roof truss and I-joint layouts shall be prepared in accordance with this document. Trusses and I-joints shall be installed according to the manufacturer's specifications. Any change in truss or I-joint layout shall be coordinated with Haynes 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 3" 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 5/8" thick for 16" on center joist spacing, minimum 3/4" 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.

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.
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.

EXTERIOR HEADERS

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

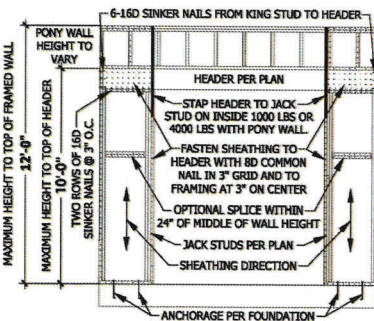
HEADER SPAN	< 3'	3'-4'	4'-8'	8'-12'	12'-16'
KING STUD(S)	1	2	3	5	6

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 R602.10.1. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 its actual length. Method PF contributes 1.5 times its actual length.
HD: 800 lbs hold down hold down device fastened to the edge of the brace wall panel closest to the corner.
Methods: Per Table R602.10.1
CS-WSP: Shall be minimum 3/8" OSB or CDX nailed at 6" on center at edges and 12" on center at intermediate supports with 6d common nails or 8d(2 1/2" long x 0.113" diameter).
CS-SFB: Shall be minimum 1/2" structural fiber board nailed at 3" on center at edges and 3" on center at intermediate supports with 1 1/2" long x 0.12" diameter galvanized roofing nails.
GB: Interior walls show as GB are to have minimum 1/2" gypsum board on both sides of the wall fastened at 7" on center at edges and 7" on center at intermediate supports with minimum 5d cooler nails or #6 screws.
PF: Portal frame per figure R602.10.1

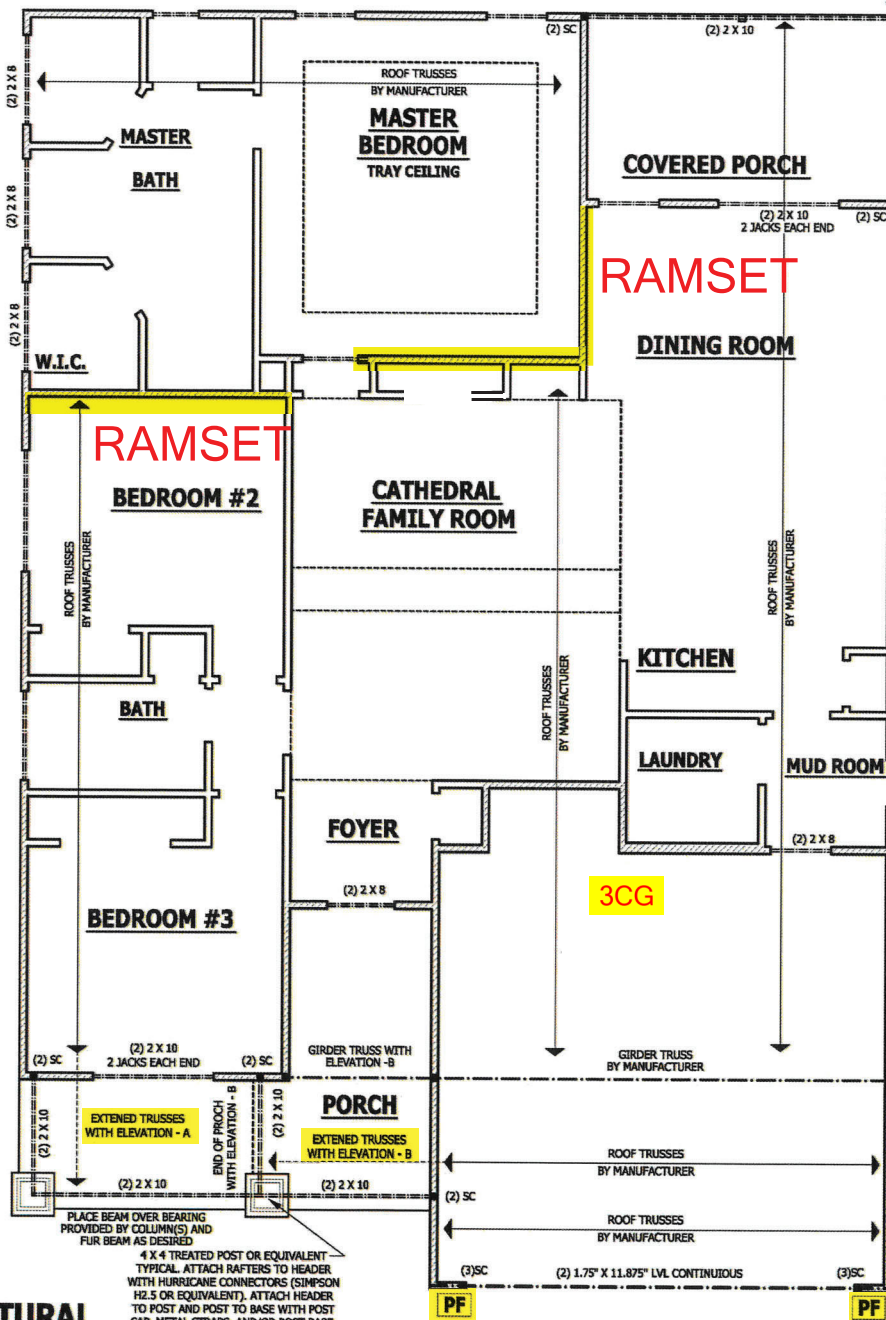


PF PORTAL FRAME AT OPENING
 (METHOD PF PER FIGURE AND SECTION R602.10.1)
 SCALE 1/4" = 1'-0"

FULL FRONT PORCH

FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"



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FIRST FLOOR STRUCTURAL
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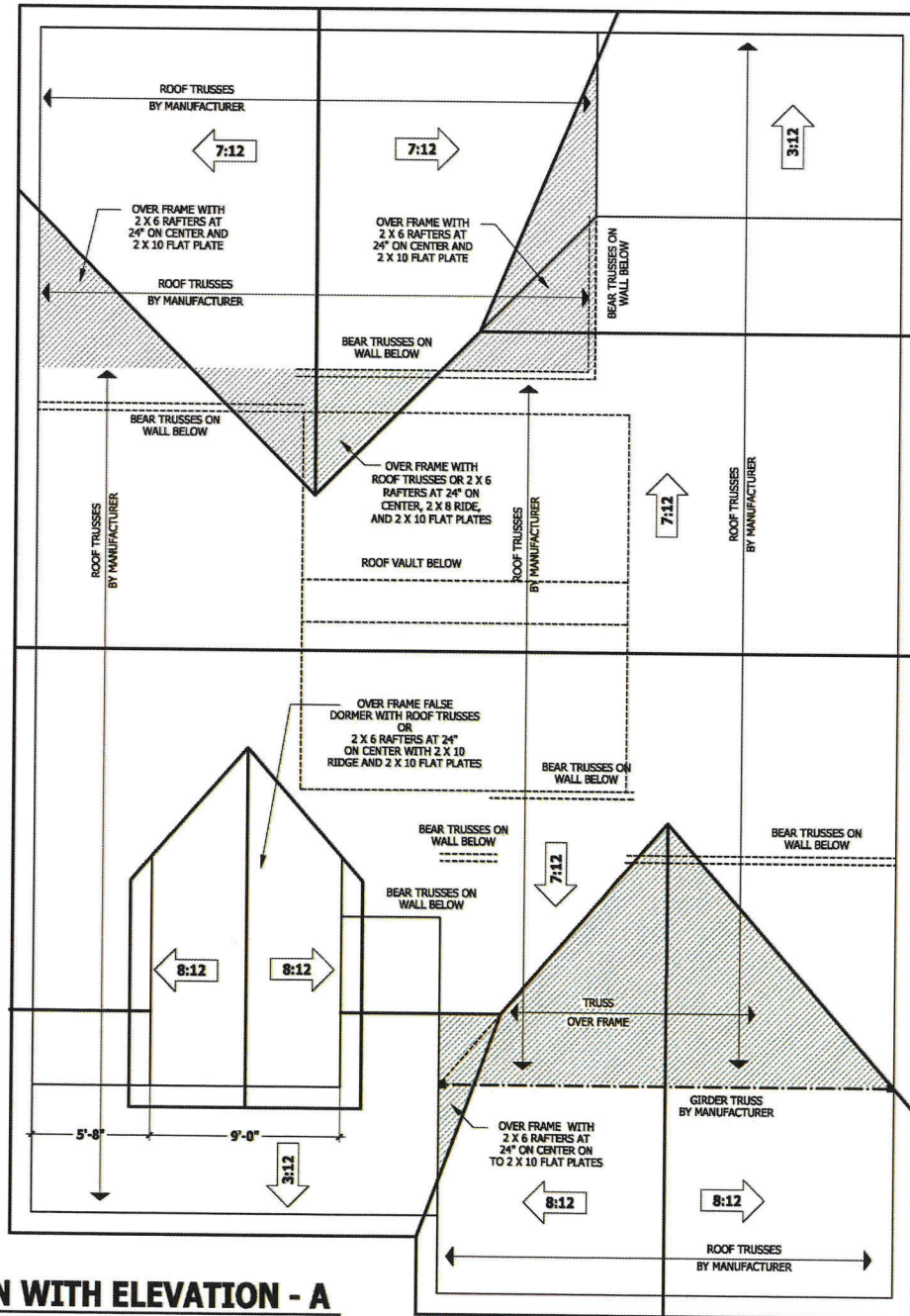
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SQUARE FOOTAGE	
HEATED FIRST FLOOR	1383 SQ. FT.
UNHEATED GARAGE	439 SQ. FT.
SCREENED FRONT PORCH	483 SQ. FT.
SCREENED REAR PORCH	412 SQ. FT.
TOTAL	2717 SQ. FT.

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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.
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.



ROOF PLAN WITH ELEVATION - A

SCALE 1/4" = 1'-0"

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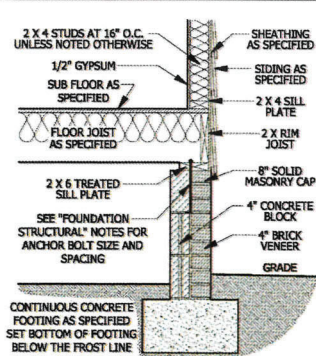
ROOF PLAN WITH ELEVATION - A
Lindsay 1553

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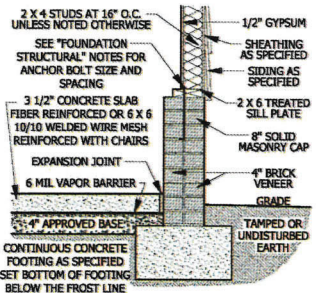
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 P.O. Box 712, Wake Forest, NC 27688 919-852-1801 1-866-49-4388

SQUARE FOOTAGE	
HEATED FIRST FLOOR	1581.50 SQ FT
TOTAL	1581.50 SQ FT
UNHEATED	
GRAND FRONT PORCH	46.25 SQ FT
FRONT PORCH DET	117.50 SQ FT
REAR PORCH	25.75 SQ FT
TOTAL	1764.75 SQ FT

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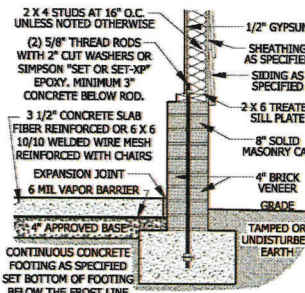
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



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



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



D <48\"/>

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 out and back of stringer. If used, suspended headers shall be attached with 3/8 inch galvanized bolts with nuts and washers to securely support stringers at the top.

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\"/>

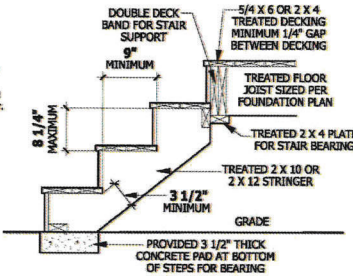
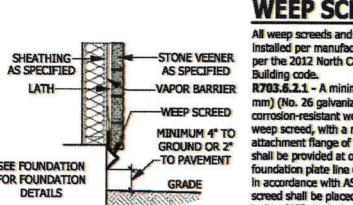
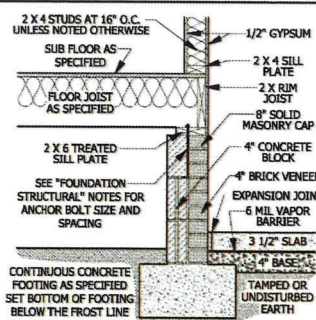


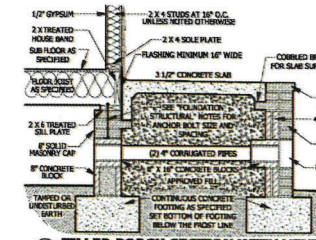
FIGURE AM110
TYPICAL DECK STAIR DETAIL
SCALE 3/4" = 1'-0"



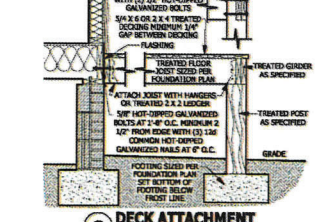
WEEP Screenshot
SCALE 3/4" = 1'-0"



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



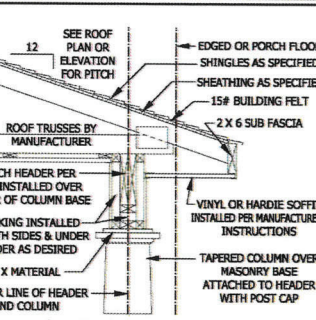
H FILLED PORCH SECTION WITH VENT
SCALE 1/2" = 1'-0"



I DECK ATTACHMENT
SCALE 1/2" = 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) 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 activation of one alarm will activate all of the alarms in the individual unit.
R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a central 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.



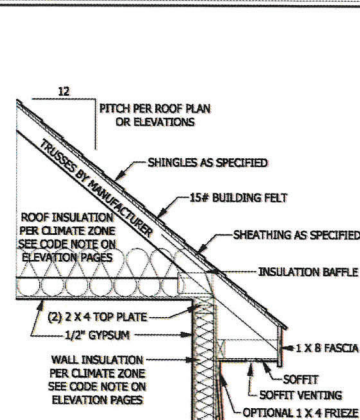
J PORCH HEADER WITH TAPERED COLUMN
SCALE 3/4" = 1'-0"

CARBON MONOXIDE ALARMS

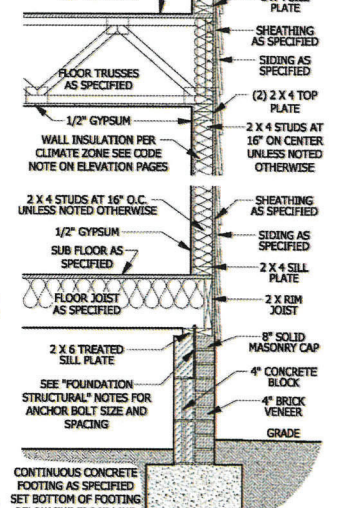
SECTION R315
R315.1 Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside each separate sleeping area in the immediate vicinity of the bedroom(s) as described by the alarm manufacturer.
R315.2 Where required in existing dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section 315.1.
R315.3 Alarm requirements. The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

STAIRWAY NOTES

R317.2 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.
R317.2.4.1 Rise height. Handrail height, measured vertically from the sloped line adjoining the tread nosing, shall be 34 inches (864 mm) and not more than 38 inches (965 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.
R317.2.4.2 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 broad's leading edges. 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.
R317.2.4.3 Profile. The radius of curvature at the nosing shall be no greater than 5/16 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.
R317.2.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
R317.2.7.1 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 handrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
R317.2.7.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the 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 permitted to exceed the maximum height.
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.



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



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

MUCH RISKER 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 DESIGN, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

TYPICAL DETAILS
Lindsay 1553

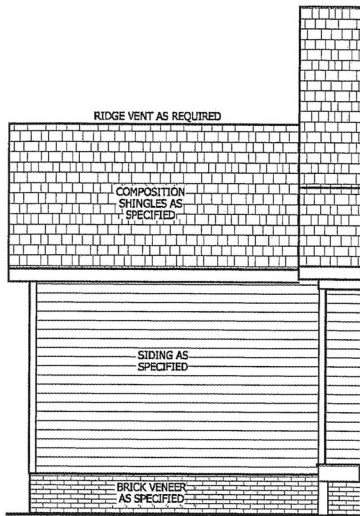
HAYNES WEAVER HOMES
910.630.2100 • 919.606.4696
910.630.2100, WAKE FOREST, NC 27588 919.435.6189 PA 488-810388

HOME PLANS, INC.
P.O. BOX 1072, WAKE FOREST, NC 27588 919.435.6189 PA 488-810388

SQUARE FOOTAGE

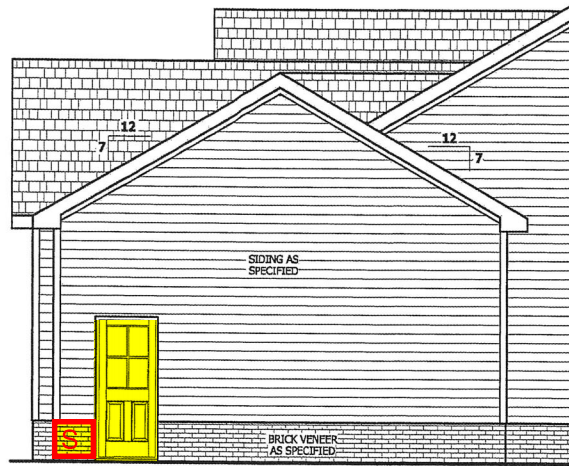
HEATED	1285 SQ. FT.
UNHEATED	48 SQ. FT.
SCREENED	162 SQ. FT.
POOR FLOOR	162 SQ. FT.
POOR FLOOR	162 SQ. FT.
TOTAL	1759 SQ. FT.

Z:\Builder\Weaver Development Company, Inc\200825B Lindsay 1616\200825B Lindsay_1553 Left.aec



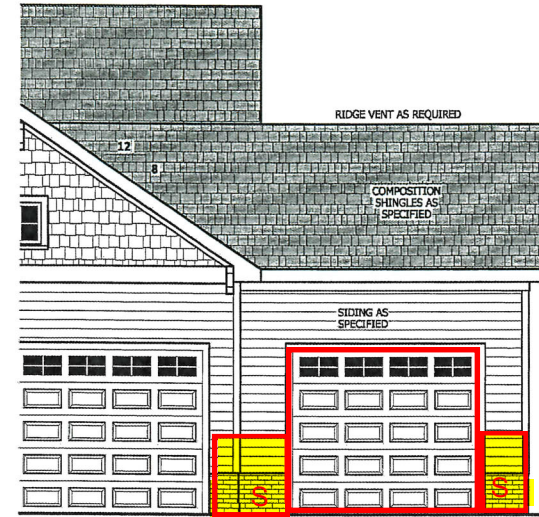
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

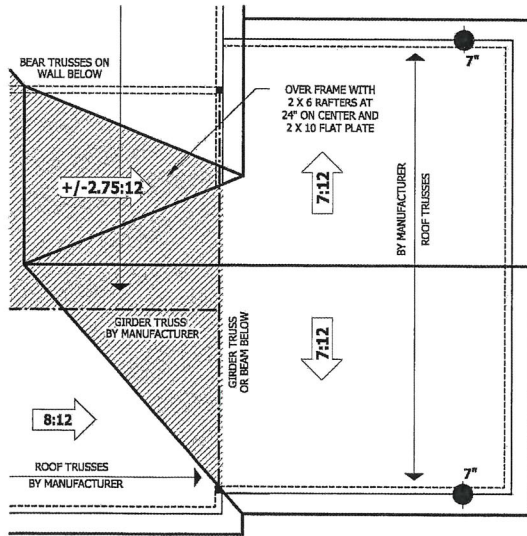
SCALE 1/4" = 1'-0"



FRONT ELEVATION

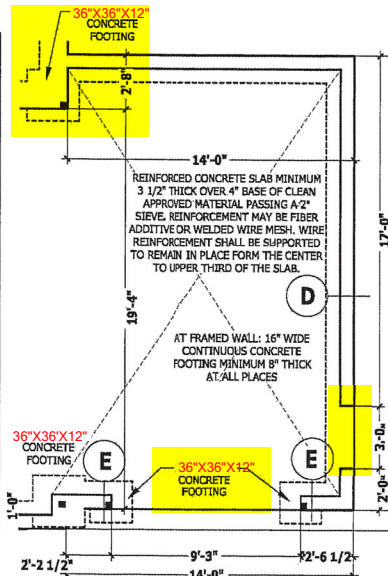
SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS



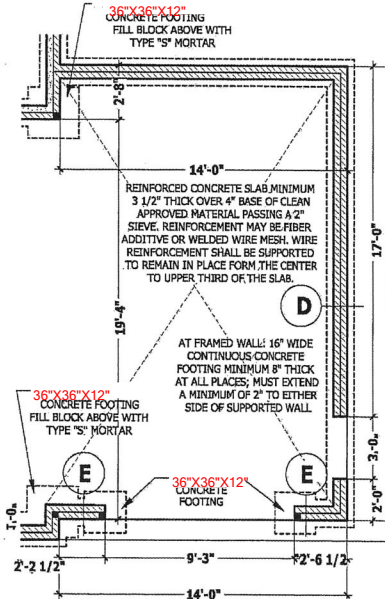
ROOF PLAN

SCALE 1/4" = 1'-0"



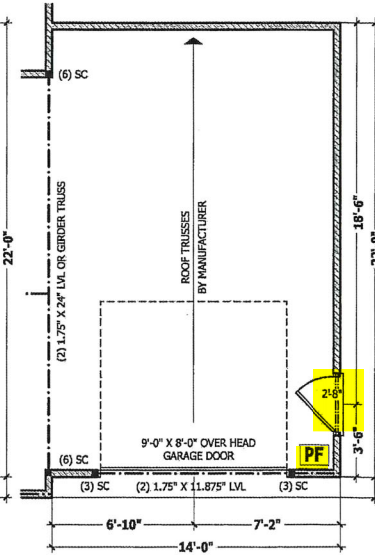
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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FRONT LOAD THIRD CAR

Lindsay 1553

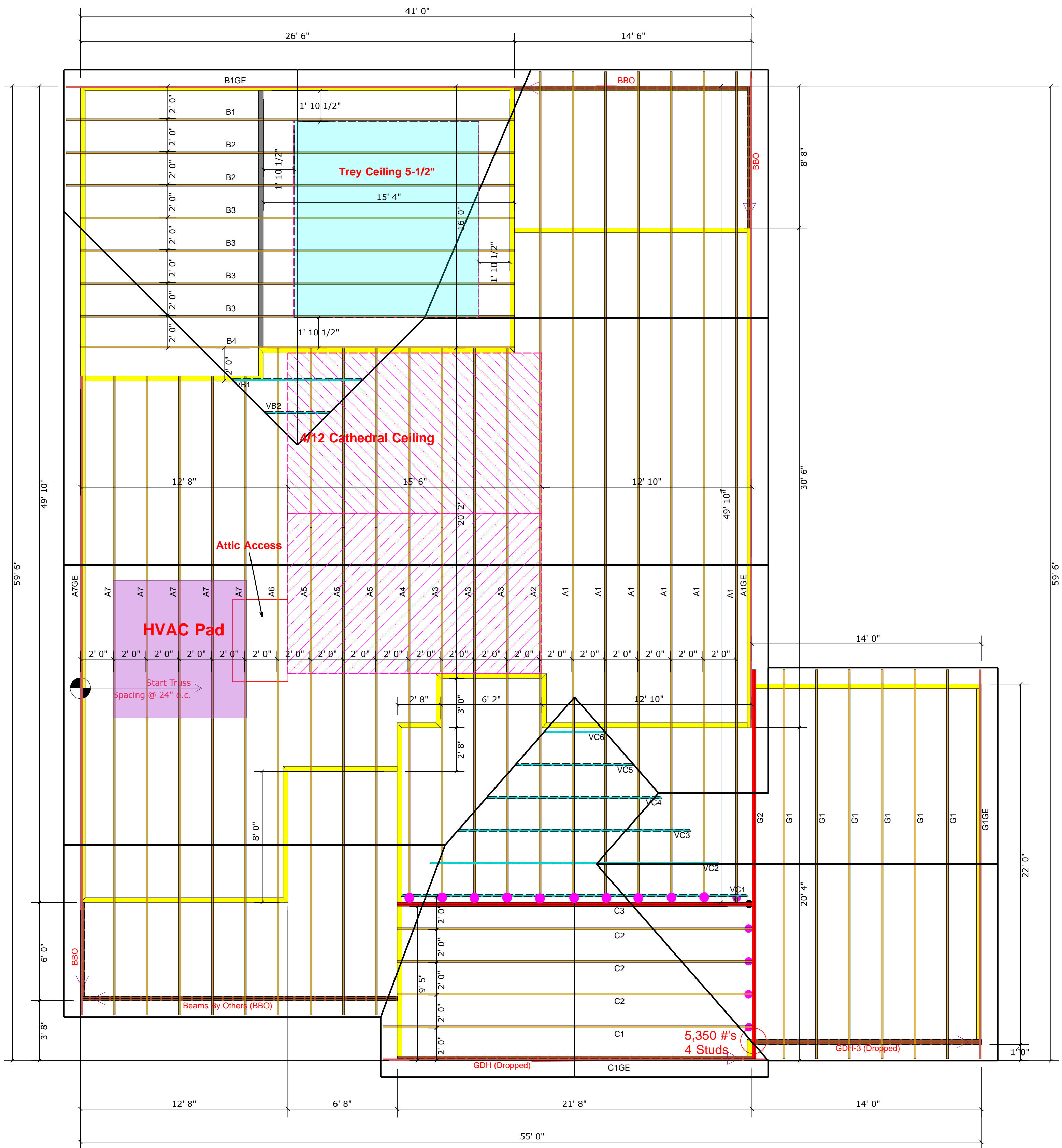
HAYNES WEAVER
HOME PLANS, INC.

910.670.2100 • 919.606.4696

3000 Progress Drive, Fayetteville, NC 28403

SQUARE FOOTAGE	
HEATED FLOOR TOTAL	1883 SQ. FT.
UNHEATED TOTAL	1883 SQ. FT.
CONCRETE	418 SQ. FT.
FRONT PORCH EXT.	46 SQ. FT.
REAR PORCH	89 SQ. FT.
UNHEATED OPTIC. THIRD GARAGE	200 SQ. FT.
TOTAL	2619 SQ. FT.

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Haynes Home Plans, Inc.
9/28/2020
200505B
ADDENDUM



Truss Placement Plan SCALE: 1/4" = 1'-0"

- = HUS 26 (Qty. 15)
- = THD28-2 (Qty. 1)

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
GDH-3 (Dropped)	14-00-00	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH (Dropped)	22-00-00	1-3/4"x 14" LVL Kerto-S	2	2	FF

LOAD CHART FOR JACK STUDS (BASED ON TABLES R502.5(1) & (2)) NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADERS		
END REACTION (UP TO) @ END OF HEADERS	END REACTION (UP TO) @ END OF HEADERS	END REACTION (UP TO) @ END OF HEADERS
1700	2550	3400
3400	5100	6800
5100	7650	10200
6800	10200	13600
8500	12750	17000
10200	15300	
11900		
13600		
15300		

BUILDER	Weaver Development Co. Inc.	CITY / CO.	Sanford / Harnett
JOB NAME	Lot 37 West Preserve	ADDRESS	118 Oleander Dr.
PLAN	Lindsay 1553 A (200505B) 3 Car	MODEL	Roof
SEAL DATE	Seal Date	DATE REV.	5/27/2020
QUOTE #		DRAWN BY	Lenny Norris
JOB #	J0923-5112	SALES REP.	Lenny Norris

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSB-1 and BCSB-3 provided with the truss delivery package or online @ sbcindustry.com

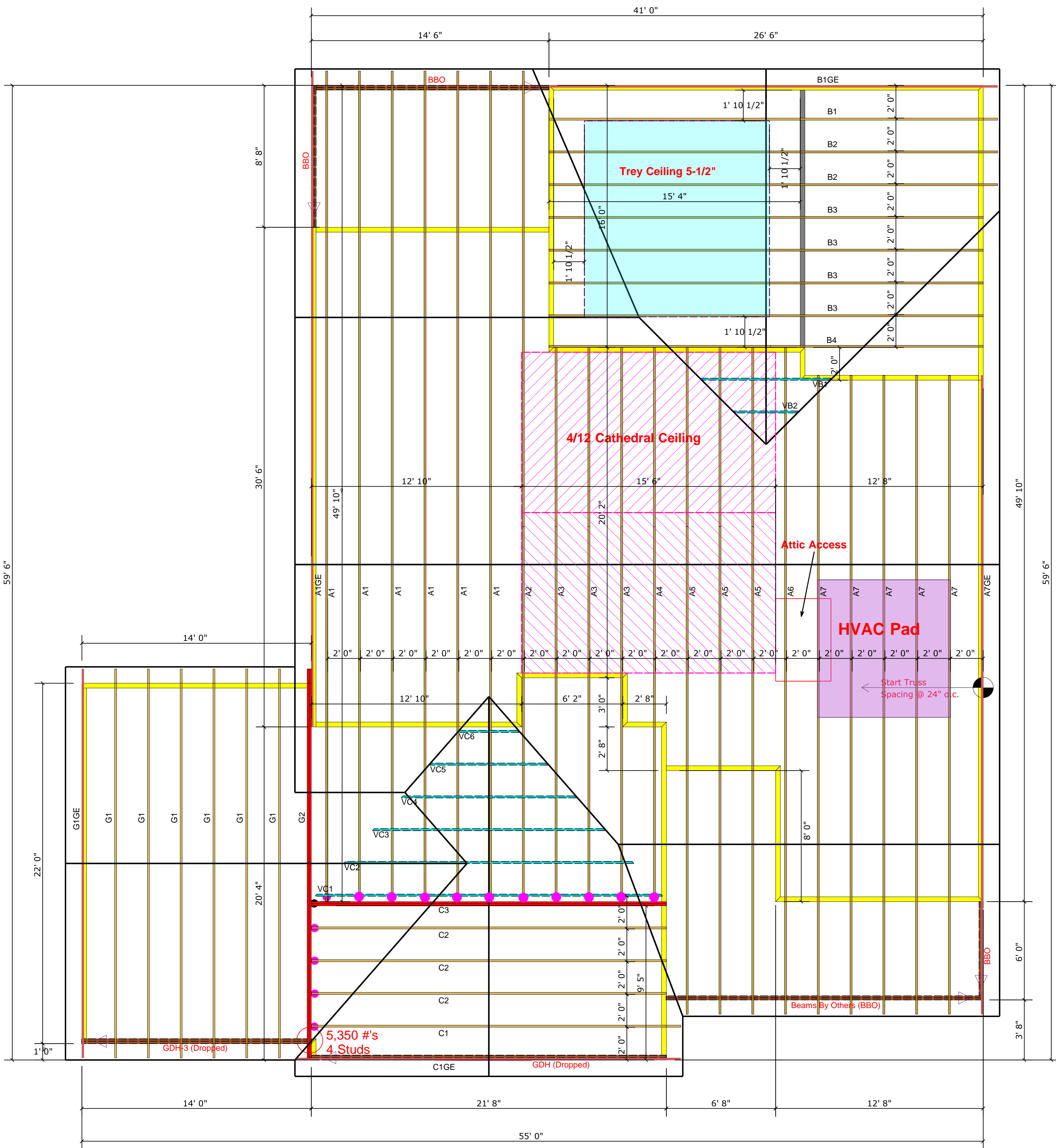
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: Lenny Norris
Lenny Norris

comtech

ROOF & FLOOR TRUSSES & BEAMS

Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444



Truss Placement Plan SCALE: 1/4" = 1'-0"

- = HUS 26 (Qty. 15)
- = THD28-2 (Qty. 1)

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○ -- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
GDH-3 (Dropped)	14' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF
GDH (Dropped)	22' 0"	1-3/4"x 14" LVL Kerto-S	2	2	FF

LOAD CHART FOR JACK STUDS (BASED ON TABLES B502.5(1) & (2)) NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADQUORSE			
REACTION (UP TO) (DOWN) HEADQUORSE	REACTION (UP TO) (DOWN) HEADQUORSE	REACTION (UP TO) (DOWN) HEADQUORSE	REACTION (UP TO) (DOWN) HEADQUORSE
1700	2550	3400	
3400	5100	6800	2
5100	7650	10200	3
6800	10200	13600	4
8500	12750	17000	5
10200	15300		6
11900			7
13600			8
15300			9

BUILDER	Weaver Development Co. Inc.
JOB NAME	Lot 37 West Preserve
PLAN	Lindsay 1553 A (200505B) 3 Car
SEAL DATE	Seal Date
QUOTE #	
JOB #	J0923-5112

CITY / CO.	Sanford / Harnett
ADDRESS	118 Oleander Dr.
MODEL	Roof
DATE REV.	5/27/2020
DRAWN BY	Lenny Norris
SALES REP.	Lenny Norris

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

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