

# 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
CEILING R-VALUE	0.35	0.35	0.35
FLOOR R-VALUE	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.20	0.20	0.20
CEILING R-VALUE	38 or 300	38 or 300	38 or 300
WALL R-VALUE	15	15	15
FLOOR R-VALUE	19	19	19
* 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 INSPECTION GAP TO BOTTOM OF FOOTING INSULATION 24" WITH STEEL W/ SUB 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	-15.8	-16.4
ZONE 2	14.2	-18.0	-18.9	-19.6
ZONE 3	14.2	-18.0	-18.9	-19.6
ZONE 4	15.5	-16.3	-16.8	-17.4
ZONE 5	15.5	-20.0	-21.0	-21.8

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	-18.9	-19.6
ZONE 2	16.7	-21.0	-22.1	-22.9
ZONE 3	16.7	-21.0	-22.1	-22.9
ZONE 4	18.2	-19.0	-19.1	-20.0
ZONE 5	18.2	-24.0	-25.2	-26.2

## 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 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.

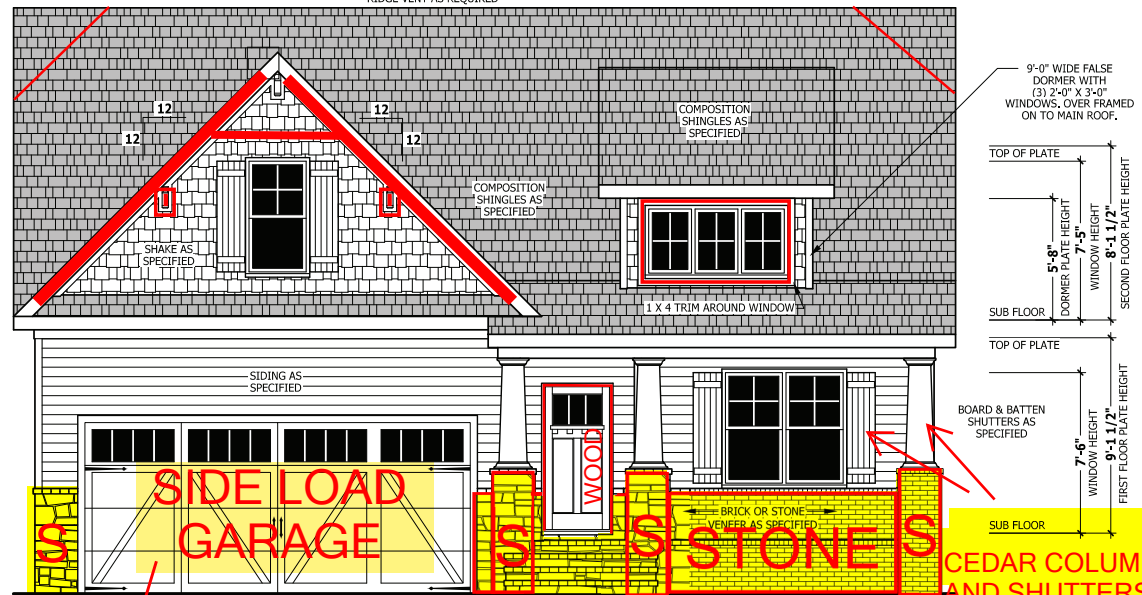
NET FREE CROSS VENTILATION NEEDED:

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.

3 CAR GARAGE  
TUDOR HIP ROOF  
COVERED PORCH W/ PATIO

1X2 ON FASCIA-SOFFIT LIGHTING

ELBRIDGE FARM - LOT 3A  
31 GRIFFIN ROAD  
LILLINGTON, NC 27546



## FRONT ELEVATION

SCALE 1/4" = 1'-0"



## WINDOWS WITH SIDE LOAD



## REAR ELEVATION

SCALE 1/8" = 1'-0"

## SQUARE FOOTAGE

HEATED	1766 SQ.FT.
FIRST FLOOR	400 SQ.FT.
PLAYROOM	2166 SQ.FT.
TOTAL	2566 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	452 SQ.FT.
UNHEATED	188 SQ.FT.
FRONT PORCH	488 SQ.FT.
GARAGE	676 SQ.FT.
TOTAL	1164 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

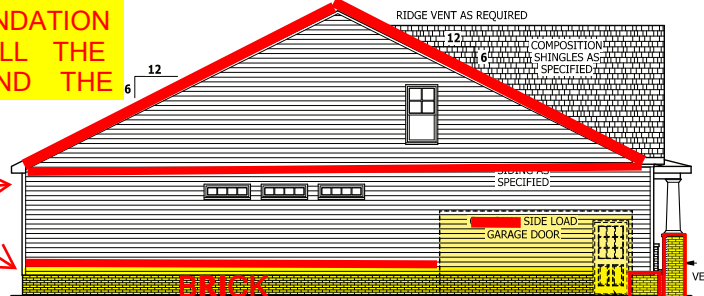
### Section N1102.4

**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.

BRICK FOUNDATION  
HEIGHT ALL THE  
WAY AROUND THE  
HOUSE

1x10



## LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



## RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

ELEVATION

The Lauren H

HAYNES WEAVER  
HOME PLANS, INC.  
P.O. Box 702, Wake Forest, NC 27588 919-466-4180 Fax 919-466-4181

SQUARE FOOTAGE	
HEATED	1766 SQ.FT.
FIRST FLOOR	400 SQ.FT.
PLAYROOM	2166 SQ.FT.
TOTAL	2566 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ.FT.
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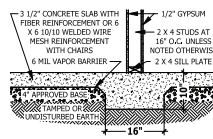
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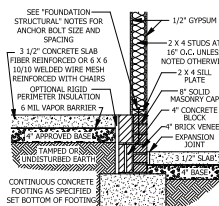
PAGE 1 OF 7



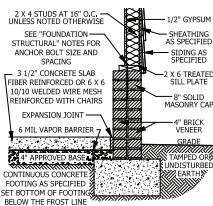
**STEM WALL SECTION**  
SCALE 1/2" = 1'-0"



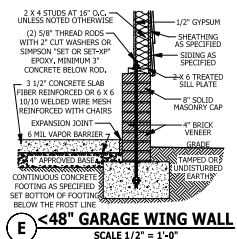
**B LUG FOOTING SECTION**  
SCALE 1/2" = 1'-0"



**C STEM WALL AT GARAGE**  
SCALE 1/2" = 1'-0"



**D GARAGE STEM WALL**  
SCALE 1/2" = 1'-0"



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115 to 130 mph wind zone (1 1/2 to 2 1/2 story).

**CONTINUOUS FOOTING:** 6" wide and 8" thick minimum, 20" wide minimum at exterior corners. Must extended 2' to either side of supported wall.

**GIRDERS:** (3 x 2 X girder unless noted otherwise.

**PIERS:** 6" x 16" piers with 8" solid masonry cap on 30" X 30" X 10' concrete footing with minimum pier height of 6'4" with hollow masonry walls and 1600' w/c.

**POINT LOADS:** \* designates significant point load and should have blocking to pier, girder or foundation wall.

**115 and 120 MPH ANCHOR 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.

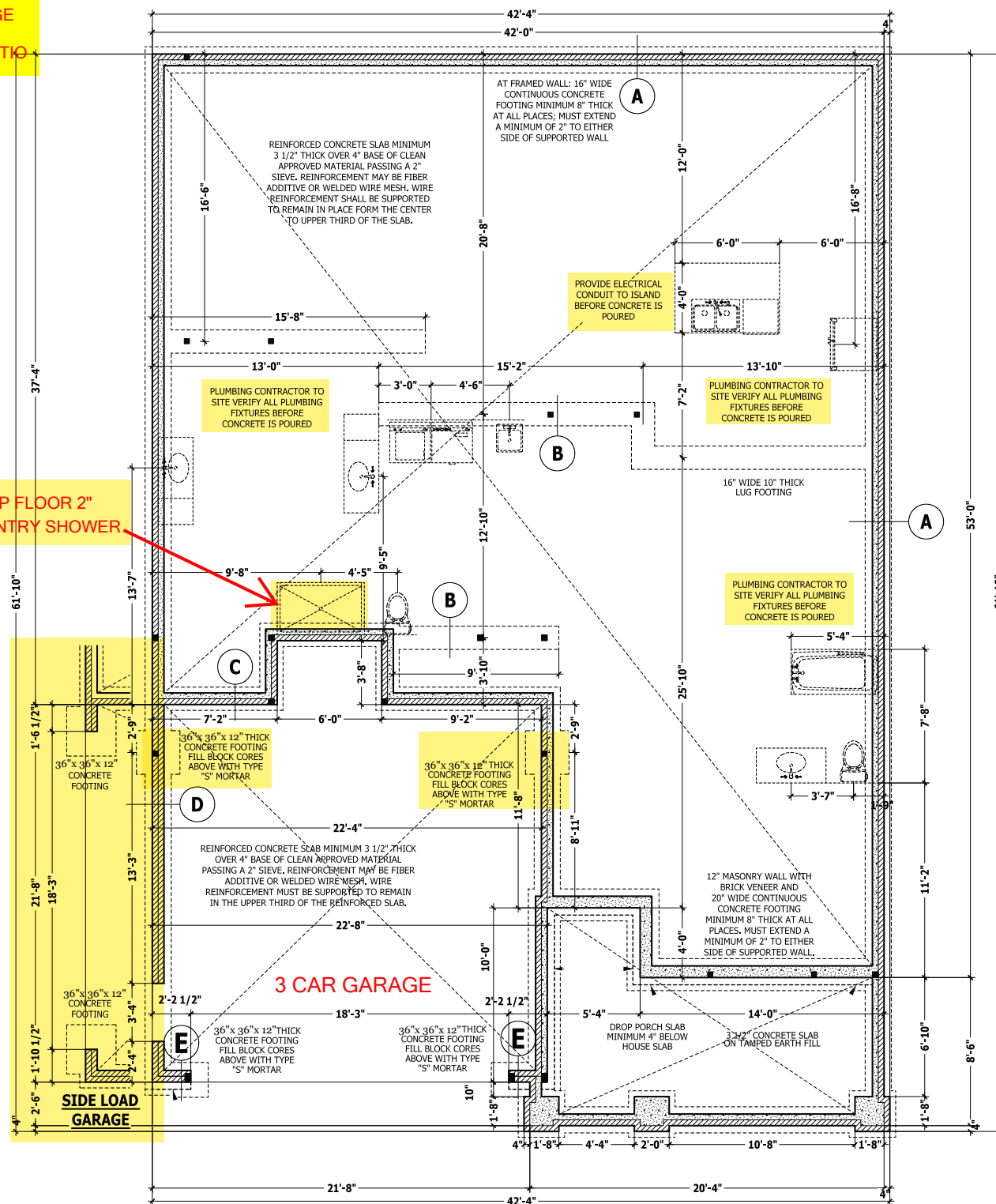
**130 MPH ANCHOR BOLTS:** 1/2" diameter anchor bolts embedded minimum 15", maximum 4'-0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

**CONCRETE:** Concrete shall have a minimum 28 day strength of 3000 psi and a maximum water/cement ratio of 0.45. 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 to establish the allowable soil bearing pressure for the project. The soil 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"



## STEM WALL SLAB PLAN

## The Lauren H

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910.630.2100 ■ 919.606.4696

0.2100 ■ 919.0000

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

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ALL WOOD SHELVING

Enclosed/Conditioned Sunroom  
w/T&G Ceiling

7' 0" INTERIOR  
DOORS

T&G MASTER, LIVING  
ROOM, AND SUNROOM

Cubbies in WIC

2X6 WALL

2X8 WALL

HEATED TILE FLOOR  
TILE FLOOR, SHOWER  
BIDET

ADD RECEPTACLE IN PANTRY  
ADD CABINET IN PANTRY

GAS TANKLESS WATER HEATER

WIC-SWING OPPOSITE

Camera Dr<sup>op</sup>s/Ring

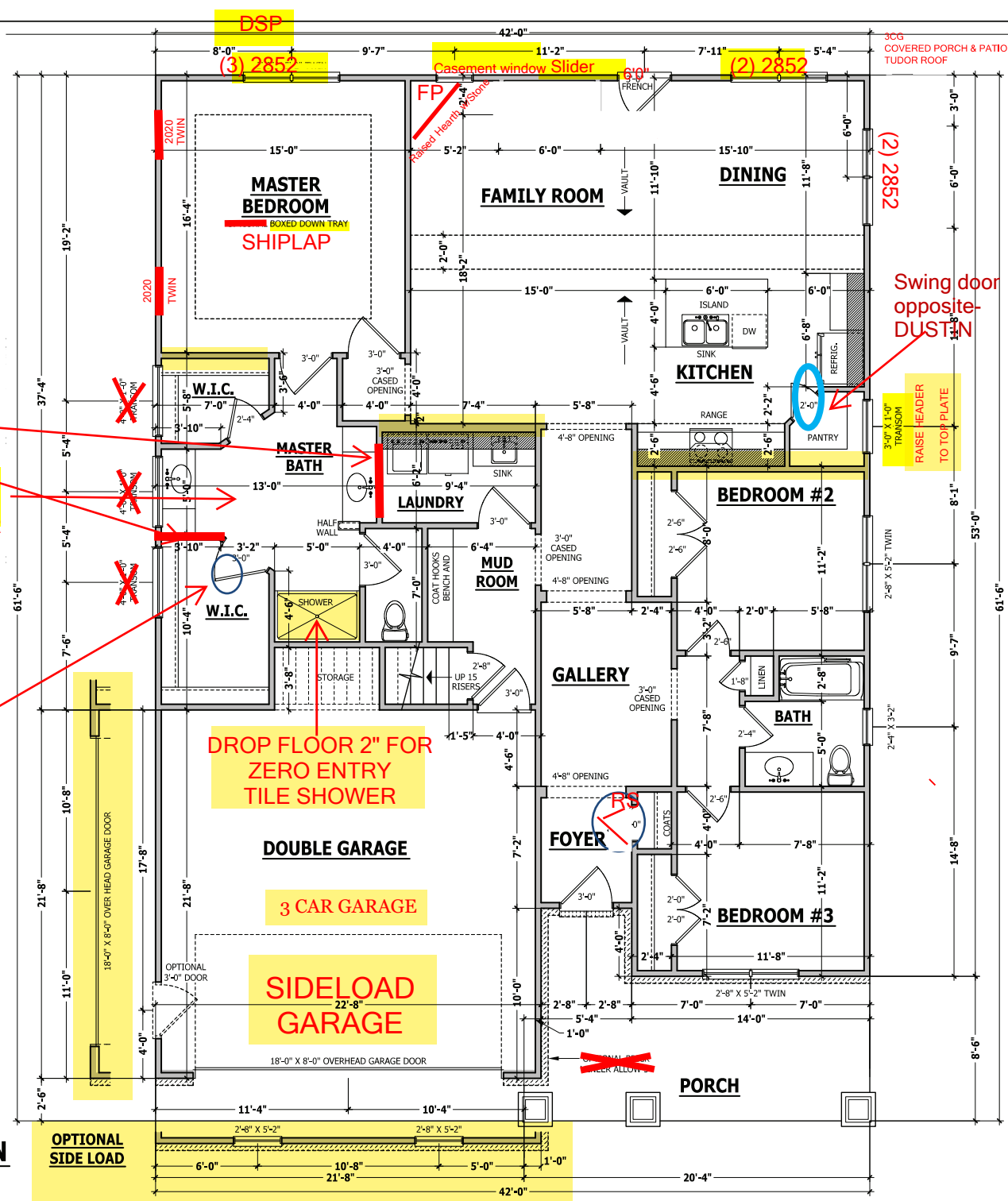
Gas Tankless Water Heater

#### SQUARE FOOTAGE

<b>HEATED</b>	
FIRST FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
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<b>HEATED OPTIONAL</b>	
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SCREENED PORCH	160 SQ.FT.
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THIRD GARAGE	292 SQ.FT.
TOTAL	560 SQ.FT.

### FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

The Lauren H

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P.O. BOX 702, WAKE FOREST, NC 27888 919-435-6180 Fax 919-435-6189

<b>SQUARE FOOTAGE</b>	
<b>HEATED</b>	
FIRST FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
TOTAL	2166 SQ.FT.
<b>HEATED OPTIONAL</b>	
CAROLINA ROOM	148 SQ.FT.
RECREATION ROOM	304 SQ.FT.
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## STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code.

**JOB SITE PRACTICES AND SAFETY:** Haynes Home Plans, Inc. assumes no liability for contractor practices and procedures or safety program. Haynes Home Plans, Inc. takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

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

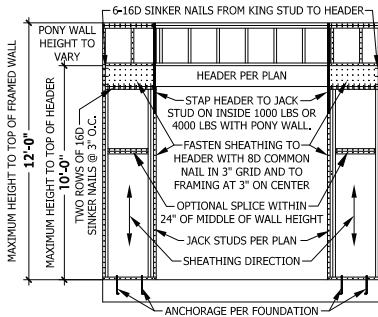
**FRAMING LUMBER:** All non treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted other wise.

**ENGINEERED WOOD BEAMS:**  
Laminated veneer lumber (LVL) = Fb=2600 PSI, Fv=285 PSI, E=1.9x10<sup>6</sup> PSI  
Parallel strand lumber (PSL) = Fb=2600 PSI, Fv=285 PSI, E=2.0x10<sup>6</sup> PSI  
Unlimited strand lumber (USL) = Fb=2250 PSI, Fv=400 PSI, E=1.5x10<sup>6</sup> PSI  
Install all connectors per manufacturer's 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.



**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 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.

## 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.

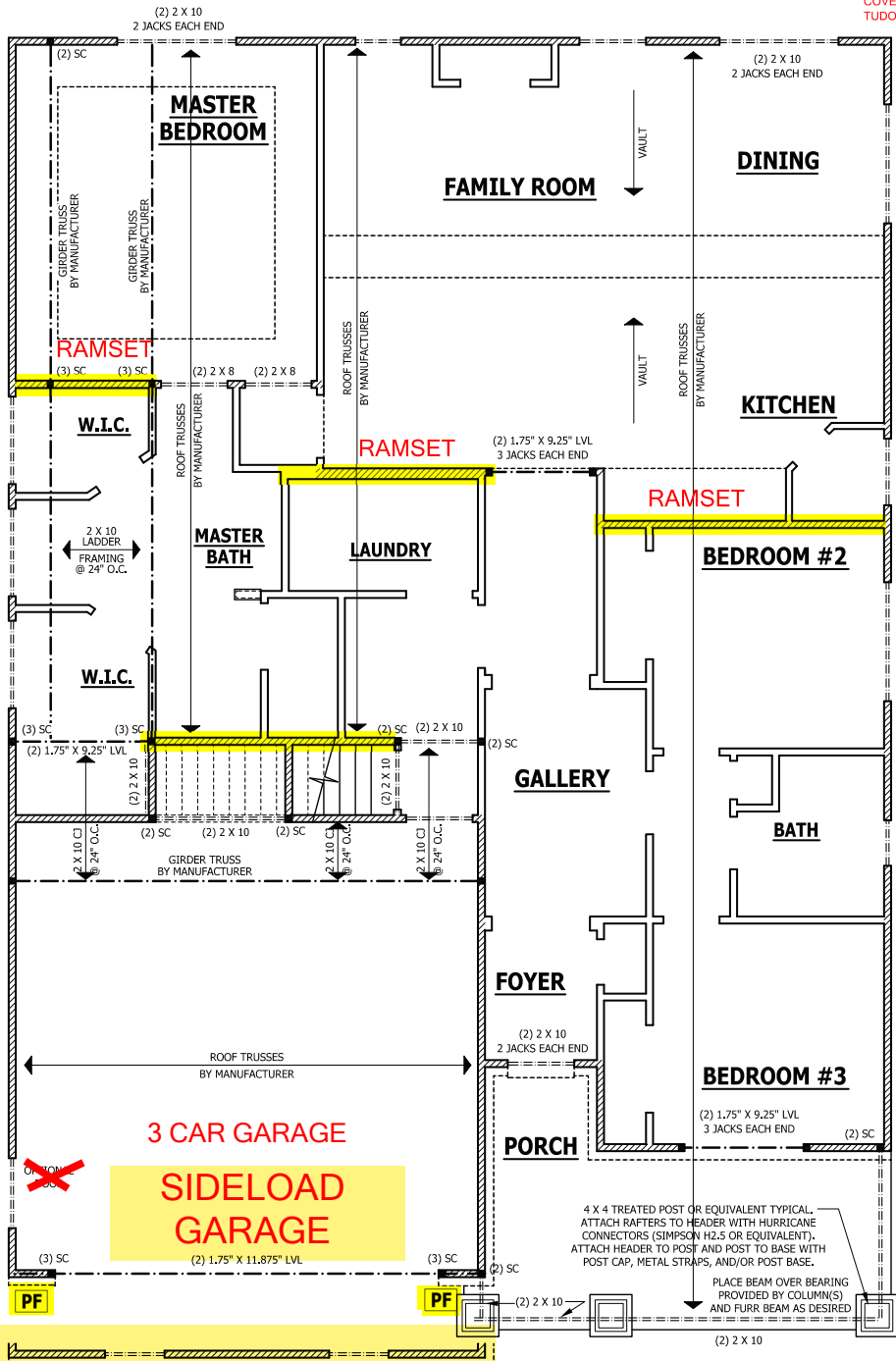
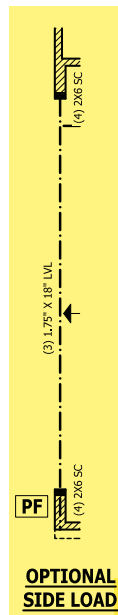
**REQUIRED LENGTH OF BRACING:** Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 it's actual length. Method PF contributes 1.5 times its actual length.  
**HD:** 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



## FIRST FLOOR STRUCTURAL

SCALE 1/4" = 1'-0"

3CG  
COVERED PORCH & PATIO  
TUDOR ROOF

FIRST FLOOR STRUCTURAL

The Lauren H

**HAYNES WE AVER HOMES**  
HOME PLANS, INC.  
P.O. BOX 702, WAKE FOREST, NC 27888 919-435-6180 Fax 1-866-81-4396

SQUARE FOOTAGE	
FIRST FLOOR	1786 SQ.FT.
CLAYTON	480 SQ.FT.
TOTAL	2266 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	148 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	452 SQ.FT.
UNHEATED	
FRONT PORCH	188 SQ.FT.
SCREENED PORCH	488 SQ.FT.
TOTAL	676 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	188 SQ.FT.
DECK PATIO	188 SQ.FT.
THIRD GARAGE	252 SQ.FT.
TOTAL	568 SQ.FT.

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**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.

**CEILING HEIGHTS.** Ceiling heights of finished 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, the contractor is to be responsible for the roof 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 specifications.

**BEARING.** All trusses shall be designed for bearing on SPS #2 plates or ledger.

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

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 contractors 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.

**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 SPF #2 (Fb = 750 PSI) unless noted other wise.

**Laminated VERTICAL LUMBER (VL):** Fb=2600 PSI, Fv=285 PSI, E=1,9x10<sup>6</sup> PSI  
Parallel strand Lumber (PSL): Fb=2900 PSI, Fv=400 PSI, E=2,0x10<sup>6</sup> PSI  
Laminated strand Lumber (LSL): Fb=2250 PSI, Fv=400 PSI, E=1,55x10<sup>6</sup> PSI

**INSTALL** all connections per manufacturers instructions.

**TRUSS AND JOIST MEMBERS:** All roof truss and joist layouts shall be installed according to the manufacturer's specifications. Trusses and joists shall be installed according to the manufacturer's specifications. Any change in truss or joist layout shall be coordinated with Haynes Homes Plans, Inc.

**LIMITS:** Brice limits shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'0" spans, 6" x 6" x 1/4" steel angle with 1" leg vertical for spans up to 9'0" spans, 6" x 6" x 1/4" steel angle with 1 1/2" leg vertical for spans up to 12'0" spans, 6" x 6" x 1/4" steel angle with 1 1/2" bolts at 2'0" on center for spans up to 18'0" unless noted otherwise.

**ROOF 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.

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

**CONCRETE AND SOILS:** See foundation notes.

**SECTION R807**  
**R807.1 Attic access.** An attic access opening shall be provided to attic areas that exceed 400 square feet (37.16 m<sup>2</sup>) and have a vertical height of 60 inches (1524 mm) or greater. The net clear height 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 M105.1.3 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. and
2. Pull down stair treads, stringers, handrails, and hardware may protrude into the net clear opening.

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

## INTERIOR HEADERS

**UNLESS NOTED OTHERWISE  
- NON LOAD BEARING HEADERS TO BE  
LADDER FRAMED**



**SECOND FLOOR PLAN**

**The Lauren H**

**WEAVER**  
**HOMES**  
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3501 Weaver Drive, Fayetteville, NC 28405

# HAYNES

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

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200219B  
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TUDOR HIP ROOF  
COVERED PORCH  
W/ PATIO  
3 CAR GARAGE

## Tech Shield on Roof

## 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 furled down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Haynes Home Plans, Inc. attention, so a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the reasonability of the truss manufacturer.

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

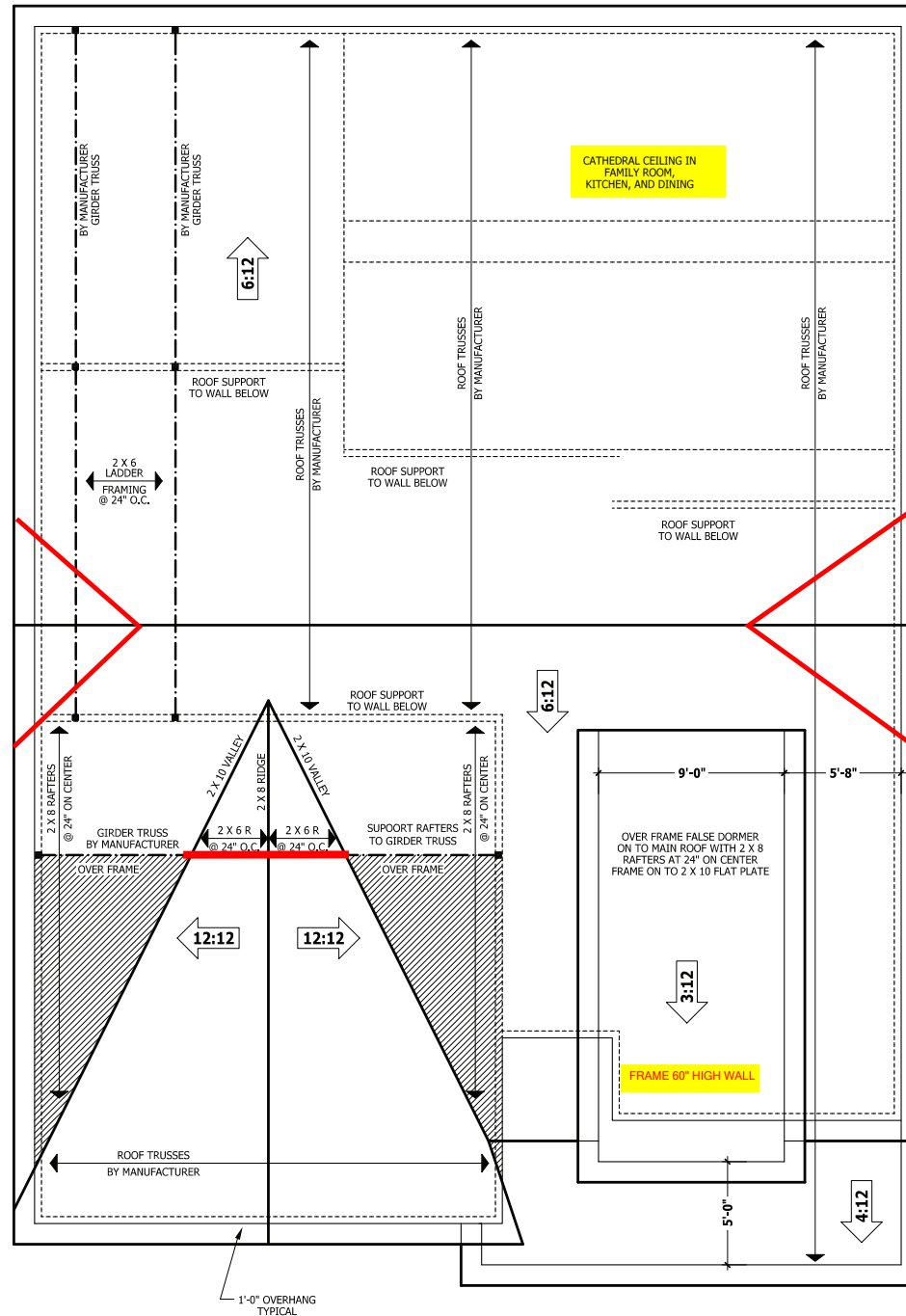
**BEARING.** All trusses shall be designed for bearing on SPF #2 plates or ledgers unless noted otherwise.

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

 HEEL HEIGHT ABOVE FIRST FLOOR PLATE
  HEEL HEIGHT ABOVE SECOND FLOOR PLATE



HEEL HEIGHT ABOVE  
SECOND FLOOR PLATE



## ROOF PLAN

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

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CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

## ROOF PLAN

# The Lauren H

**HAYNES** **WEAVER**  
**HOMES**  
910.602.2100 • 919.606.4696  
2301 Westgate Drive, Fayetteville, NC 28403

SQUARE FOOTAGE	
<b>HEATED</b>	
FIRST FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
TOTAL	2166 SQ.FT.
<b>HEATED OPTIONAL</b>	
CAROLINA ROOM	148 SQ.FT.
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TOTAL	560 SQ.FT.

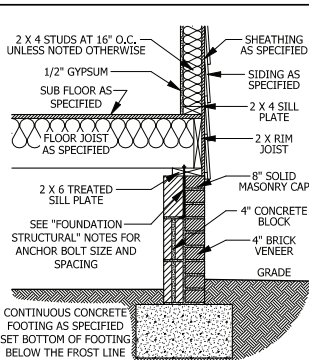
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2/24/2020

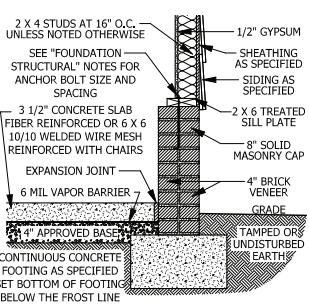
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**A CRAWL SPACE WALL**  
SCALE 3/4" = 1'-0"



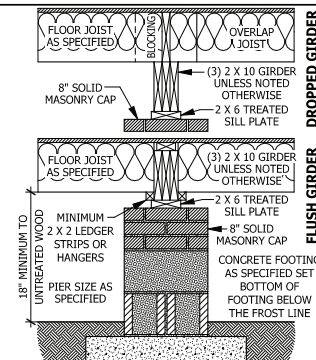
**D GARAGE STEM WALL**  
SCALE 3/4" = 1'-0"

## DECK STAIR NOTES

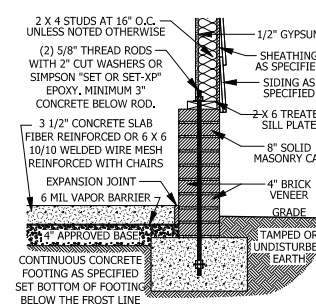
**SECTION AM110**  
**AM110.1** Stairs shall be constructed per Figure AM110. Stringer spans shall be no greater than 7' foot span between supports. Spacing between stringers shall be based upon decking material used per AM107.1. Each Stringer shall have minimum 3 1/2 inches between step cut and back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

## DECK BRACING

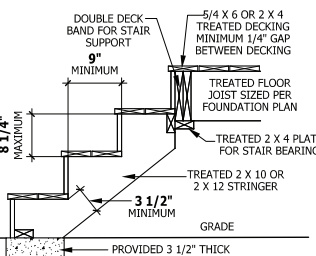
**SECTION AM109**  
**AM109.1** Deck bracing. Decks shall be braced to provide lateral stability. The following are acceptable means to provide lateral stability.  
**AM109.1.1** When the deck floor height is less than 4'-0" above finished grade per Figure AM109 and the deck is attached to the structure 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 1/2 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 concrete with Figure AM109.2 and the following:  
**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.



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

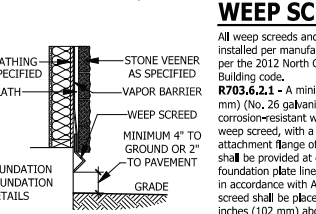


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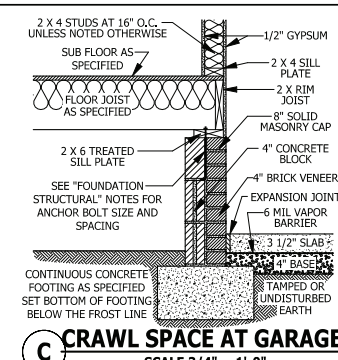


**F DECK ATTACHMENT**  
SCALE 1/2" = 1'-0"

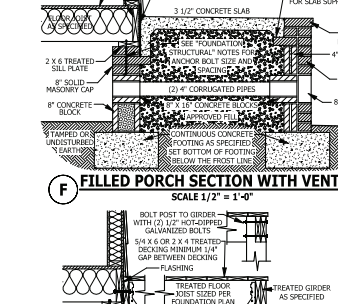
**FIGURE AM110**  
**TYPICAL DECK STAIR DETAIL**  
SCALE 3/4" = 1'-0"



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



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

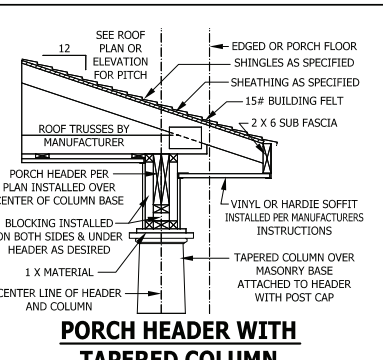


**F FILLED PORCH SECTION WITH VENT**  
SCALE 1/2" = 1'-0"

**F 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) attics. In dwellings or dwellings 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.  
**Exception:** 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.



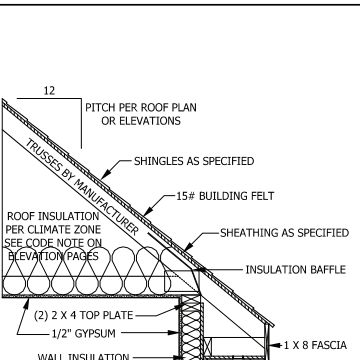
**H PORCH HEADER WITH TAPERED COLUMN**  
SCALE 3/4" = 1'-0"

## CARBON MONOXIDE ALARMS

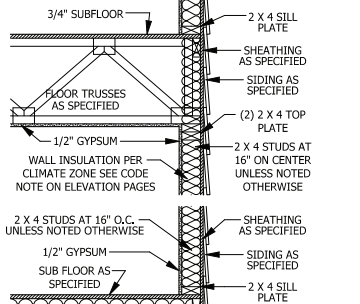
**SECTION R315**  
**R315.1** Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.  
**R315.2** Where required 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 215.1.  
**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 2094 and shall be installed in accordance with this code and the manufacturer's installation instructions.

## STAIRWAY NOTES

**R311.7**  
**R311.7.2** Headroom. The minimum headroom in all parts of the stairway shall be not 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 dimensions 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, 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 self terminate in newel posts or safety terminals. Handrails attached 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 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.



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



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

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**TYPICAL DETAILS**  
**The Lauren H**

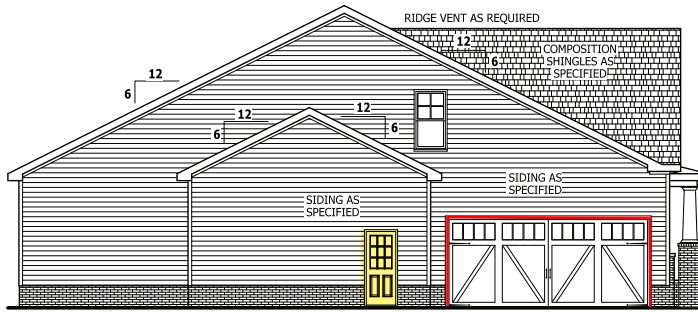
**HAYNES WE AVER HOMES**  
910.630.2100 • 919.606.4696  
4400 W. HAYNES DRIVE, SUITE 100, RALEIGH, NC 27604

**HAYNES HOME PLANS, INC.**  
P.O. BOX 702, WAKE FOREST, NC 27588 919-435-6180 Fax 919-435-6188

SQUARE FOOTAGE		
HEATED		
FIRST FLOOR	1766 SQ.FT.	
SECOND FLOOR	483 SQ.FT.	
HEATED TOTAL	2249 SQ.FT.	
UNHEATED		
REAR PORCH	148 SQ.FT.	
SCREENED PORCH	108 SQ.FT.	
SCREENED PATIO	108 SQ.FT.	
THIRD GARAGE	252 SQ.FT.	
TOTAL	2865 SQ.FT.	

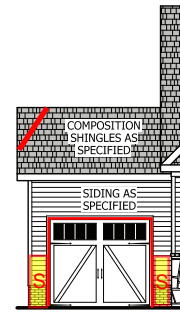
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**PAGE 7 OF 7**





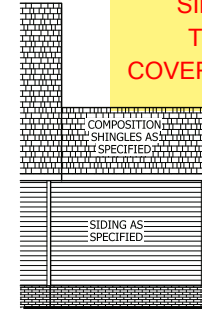
**SIDE ELEVATION**

SCALE 1/8" = 1'-0"



**FRONT ELEVATION**

SCALE 1/8" = 1'-0"



**REAR ELEVATION**

SCALE 1/8" = 1'-0"

**SIDELOAD GARAGE  
TUDOR HIP ROOF  
COVERED VAULTED PORCH  
W/ PATIO**

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**FRONT LOAD THIRD CAR**  
**The Lauren H**

**HAYNES WEAVER**  
**HOME PLANS, INC.**  
910.630.2100 • 919.606.4696  
P.O. Box 702, Wake Forest, NC 27886 919-455-6180 FAX 919-455-6180

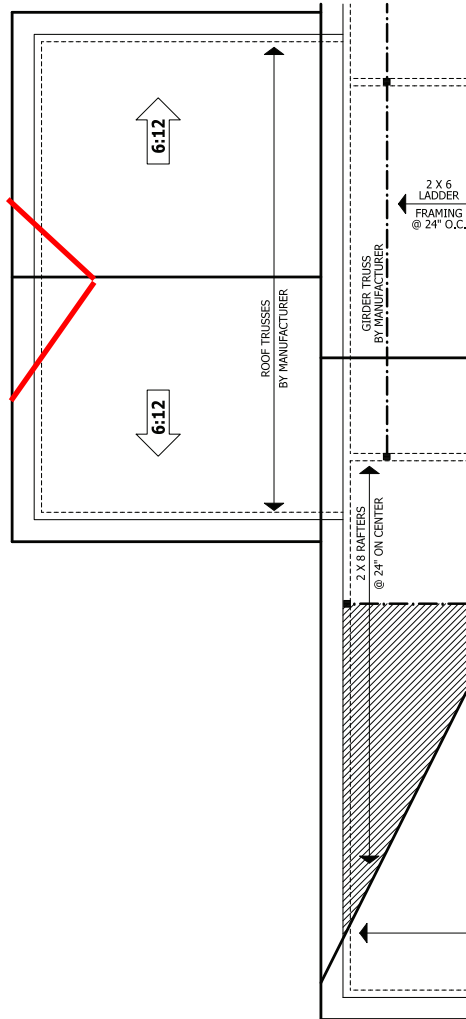
SQUARE FOOTAGE	
HEATED	
PROT. FLOOR	1766 SQ.FT.
PLAYROOM	400 SQ.FT.
TOTAL	2166 SQ.FT.
HEATED OPTIONAL	
CAROLINA ROOM	488 SQ.FT.
RECREATION ROOM	304 SQ.FT.
TOTAL	452 SQ.FT.
UNHEATED	
PROT. PORCH	188 SQ.FT.
GARAGE	488 SQ.FT.
TOTAL	676 SQ.FT.
UNHEATED OPTIONAL	
SCREENED PORCH	188 SQ.FT.
DECK / PATIO	188 SQ.FT.
THIRD GARAGE	202 SQ.FT.
TOTAL	580 SQ.FT.

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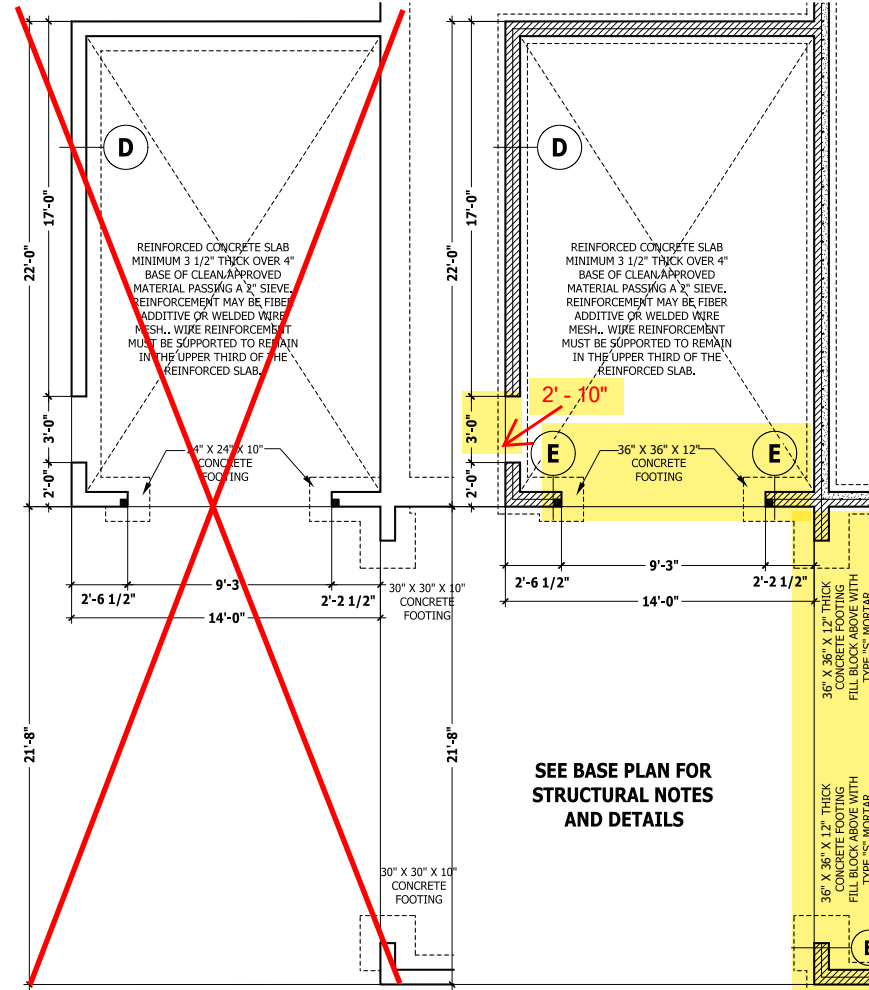
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**ADDENDUM**



**ROOF PLAN**

SCALE 1/4" = 1'-0"

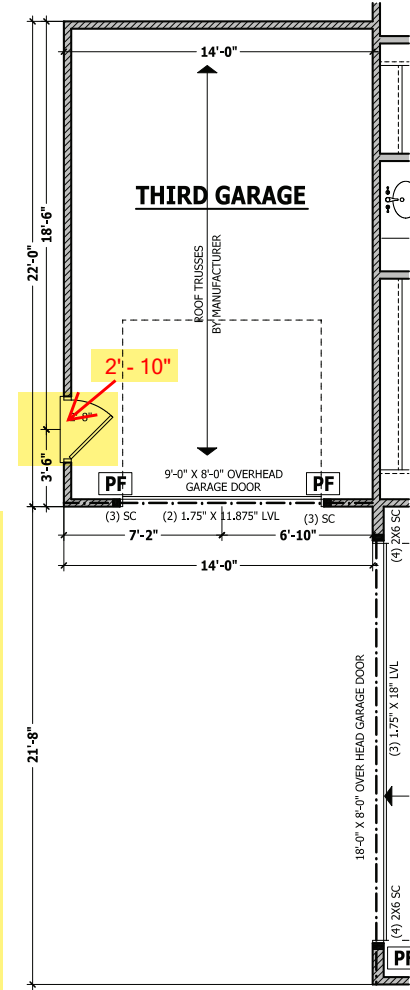


**MONOLITHIC SLAB PLAN**

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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**SCREENED PORCH ADDENDUM**

**The Lauren H**

**HAYNES WE AVER HOMES**

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**HAYNES HOME PLANS, INC.**

P.O. BOX 702, WAKE FOREST, NC 27888 919-435-6180 Fax 1-888-81-1496

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	2766 SQ.FT.
CLAYTON	480 SQ.FT.
TOTAL	2286 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	480 SQ.FT.
TOTAL	668 SQ.FT.
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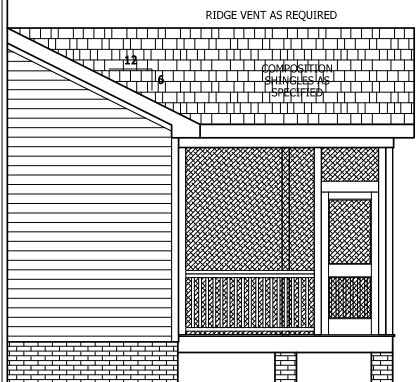
**2/24/2020**

**200219B**

**ADDENDUM**

**3 CAR GARAGE  
COVERED PORCH W/ PATIO  
TUDOR HIP ROOF**

**SIDELOAD**



**RIGHT SIDE ELEVATION**

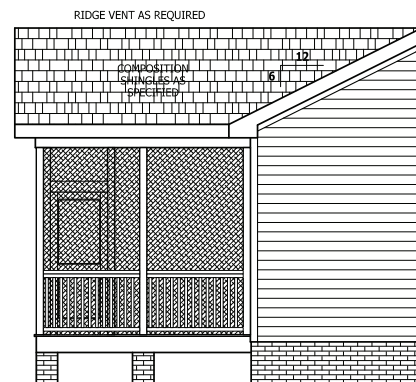
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**REAR ELEVATION**

SCALE 1/4" = 1'-0"

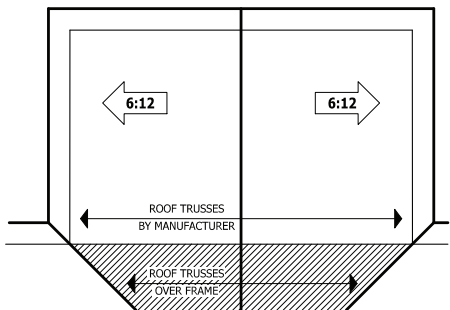
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**LEFT SIDE ELEVATION**

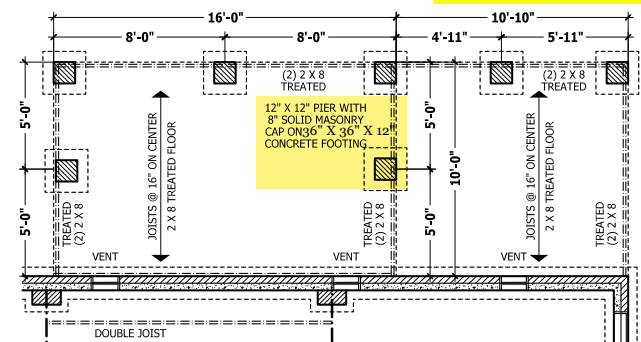
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**SEE BASE PLAN FOR  
NOTES AND DETAILS**



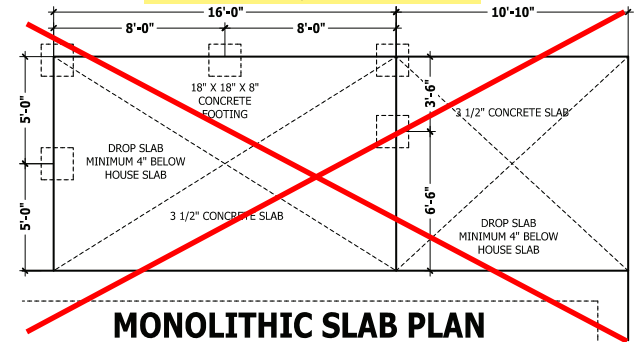
**ROOF PLAN**

SCALE 1/8" = 1'-0"



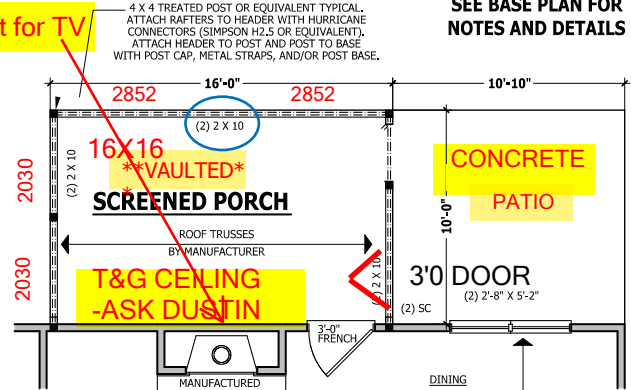
**CRAWL SPACE PLAN**

SCALE 1/4" = 1'-0"



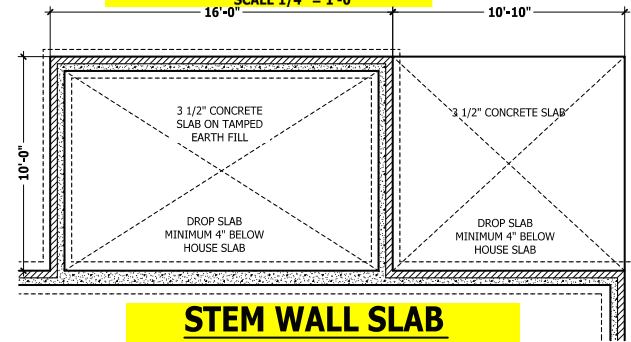
**MONOLITHIC SLAB PLAN**

SCALE 1/4" = 1'-0"



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"



**STEM WALL SLAB**

SCALE 1/4" = 1'-0"