

PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 18'-4" HEIGHT TO RIDGE: 24'-8"

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 INSPECTION 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	15.5	-16.4	15.9	-16.8
ZONE 2	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 3	14.2	-18.0	14.9	-18.9	15.5	-19.6	15.9	-20.2
ZONE 4	15.5	-16.0	16.3	-16.8	16.9	-17.4	17.4	-17.9
ZONE 5	15.5	-20.0	16.3	-21.0	16.9	-21.8	17.4	-22.4

DESIGNED FOR WIND SPEED OF 130 MPH, 3 SECOND GUST (101 FASTEST MILE) EXPOSURE "B"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS								
MEAN ROOF	UP 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

ROOF VENTILATION

SECTION R806

R806.1 Ventilation required. Enclosed attics 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 1/300 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:

- Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
- 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:

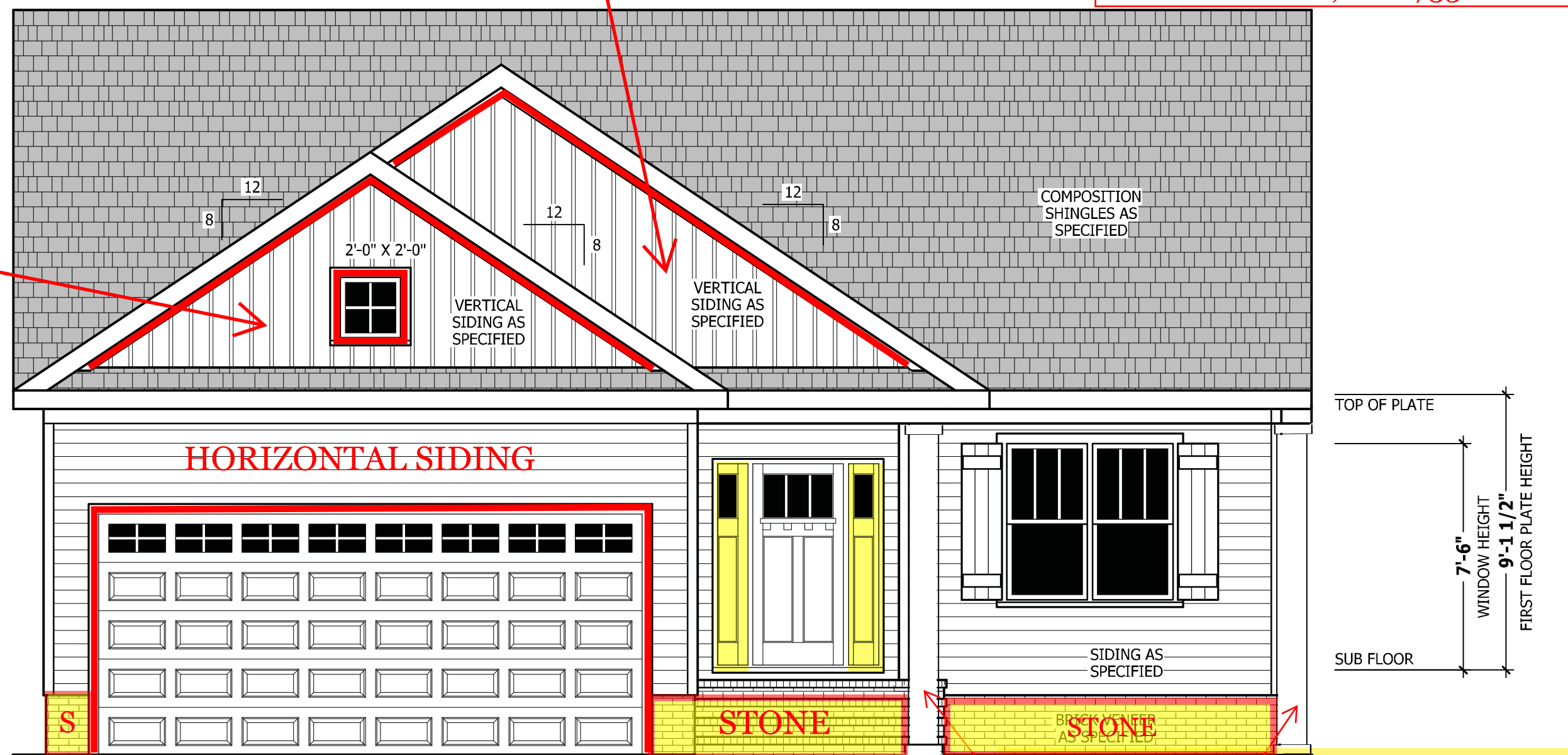
- Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
- Capping and sealing shafts or chases, including flue shafts.
- Capping and sealing soffit or dropped ceiling areas.

3 CAR GARAGE

SHAKE

WEST POINTE III - LOT 12
241 HILLWOOD DRIVE
SANFORD, NC 27332

SHAKE



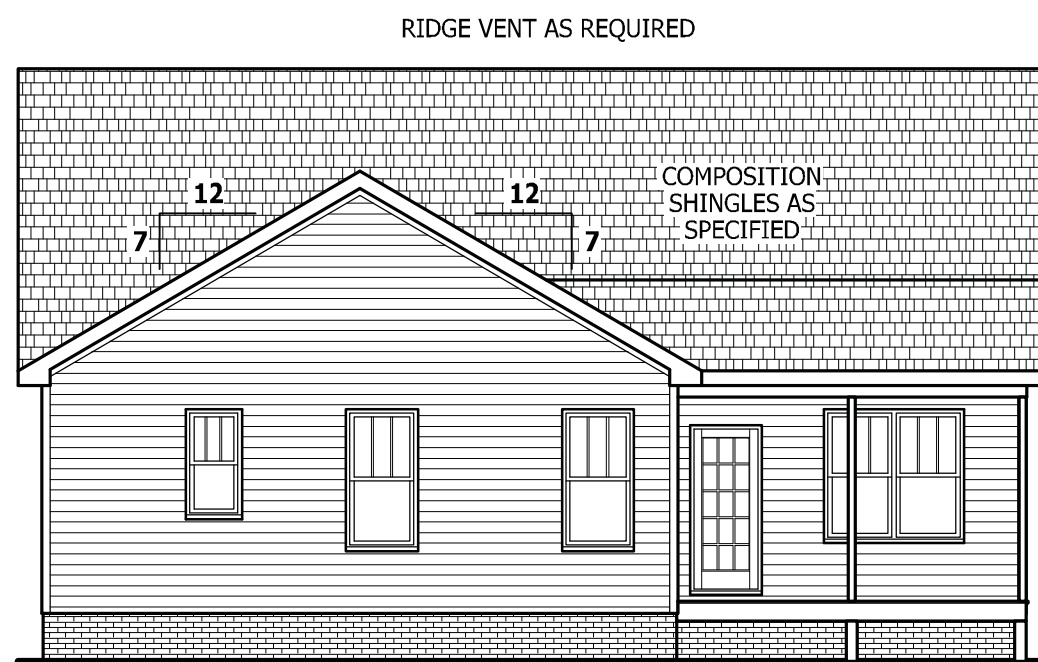
FRONT ELEVATION - B

SCALE 1/4" = 1'-0"



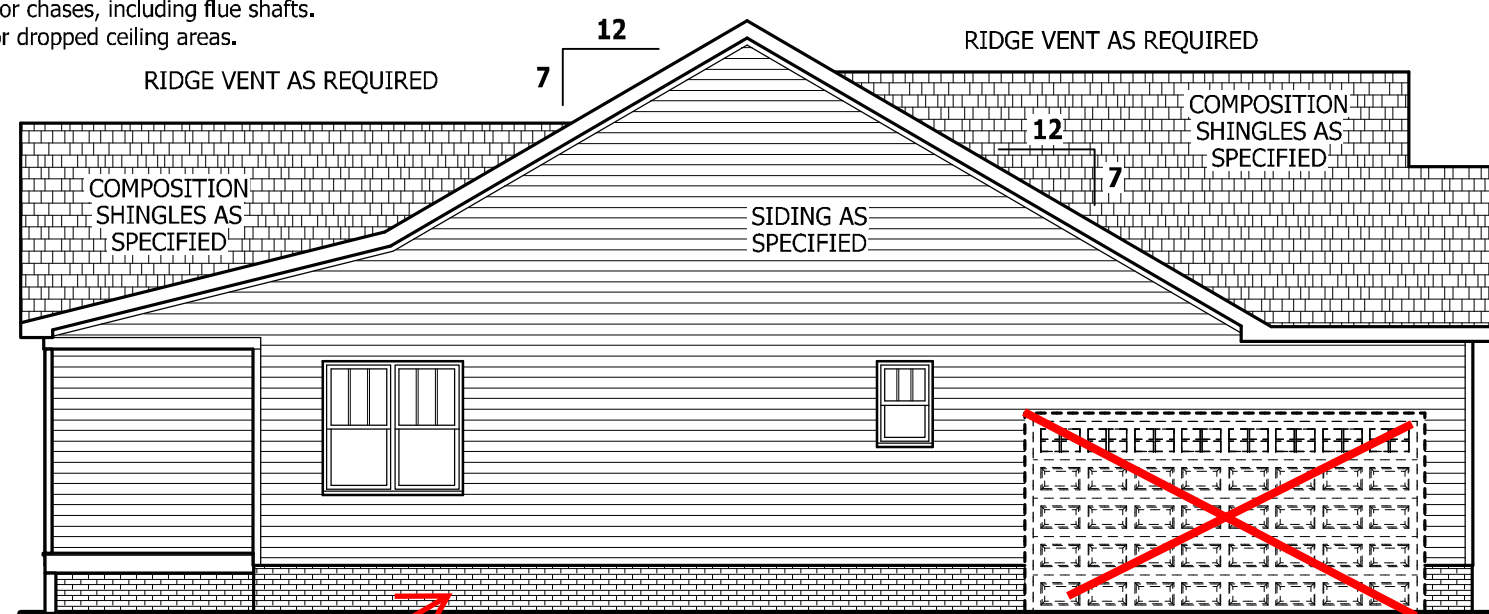
FRONT - B WITH SIDE LOAD

SCALE 1/8" = 1'-0"



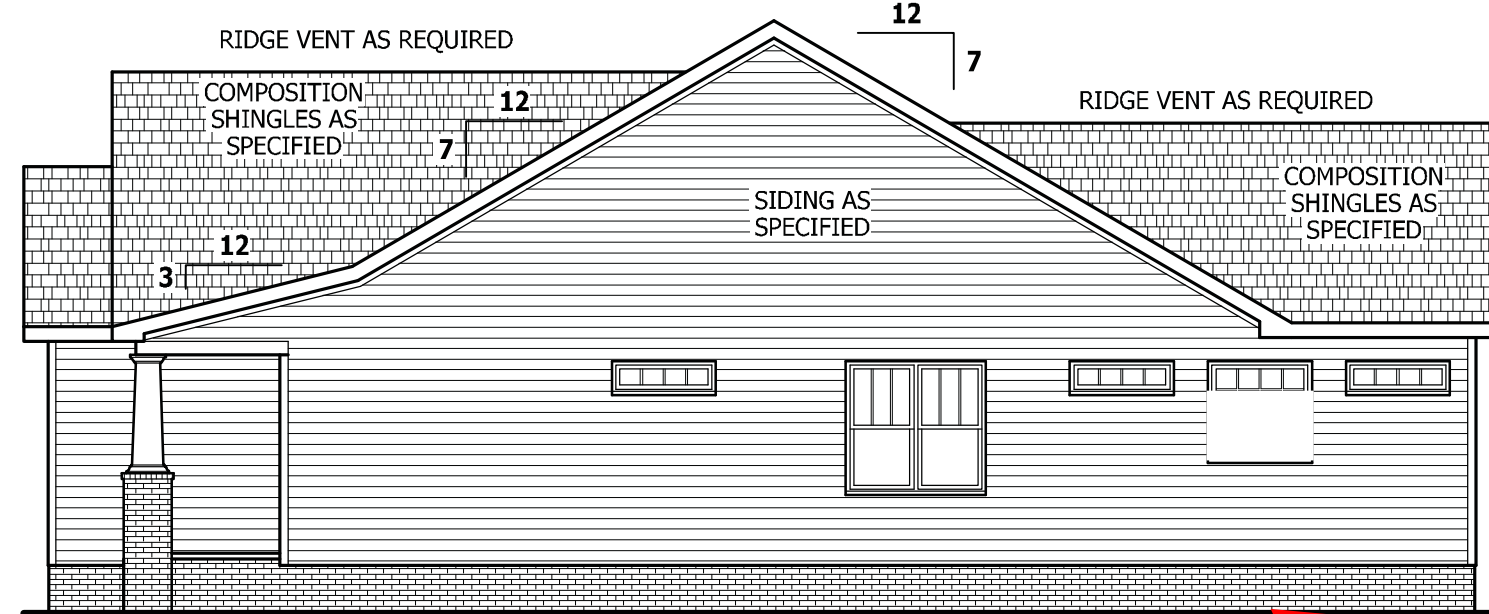
REAR ELEVATION

SCALE 1/8" = 1'-0"



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

ELEVATION - B

Lindsay 1553

HAYNES WE AVER HOMES
HOMEPLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27688 919-495-6180 FAX 1-866-491-0396

SQUARE FOOTAGE	HEATED	UNHEATED
FIRST FLOOR	1553 SQ.FT.	1553 SQ.FT.
TOTAL	1553 SQ.FT.	1553 SQ.FT.
GARAGE	419 SQ.FT.	419 SQ.FT.
FRONT PORCH	103 SQ.FT.	103 SQ.FT.
FRONT PORCH EXT	66 SQ.FT.	66 SQ.FT.
REAR PORCH	117 SQ.FT.	117 SQ.FT.
TOTAL	705 SQ.FT.	705 SQ.FT.
UNHEATED OPTIONAL	292 SQ.FT.	292 SQ.FT.
THIRD GARAGE	292 SQ.FT.	292 SQ.FT.
TOTAL	292 SQ.FT.	292 SQ.FT.

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PAGE 1 OF 6

Diagram illustrating the components of a foundation wall and footing, including the following labels:

- SEE "FOUNDATION STRUCTURE" NOTES FOR ANCHOR BOLT SIZE AND SPACING
- 3 1/2" CONCRETE SLAB
- FIBER REINFORCED OR 6 X 6 10/10 WELDED WIRE MESH REINFORCED WITH CHAIRS
- OPTIONAL RIGID PERIMETER INSULATION
- 6 MIL VAPOR BARRIER
- 4" APPROVED BASE
- TAMPED OR UNDISTURBED EARTH
- CONTINUOUS CONCRETE FOOTING AS SPECIFIED
- SET BOTTOM OF FOOTING BELOW THE FROST LINE
- SHEATHING AS SPECIFIED
- 4 STUDS AS SPECIFIED
- 2 X 4 SILING
- 16" O.C. UNLESS NOTED OTHERWISE
- 2 1/2" GYPSUM
- 2 X 4 SILL PLATE
- 8" SOLID MASONRY CAP
- 4" CONCRETE BLOCK
- 4" BRICK VENEER GRADE

Diagram illustrating the construction details for a concrete slab on a prepared base. The diagram shows a cross-section of the slab and its support structure.

- Slab:** 3 1/2" CONCRETE SLAB WITH FIBER REINFORCEMENT OR 6 X 6 10/10 WELDED WIRE MESH REINFORCEMENT WITH CHAIRS.
- Barrier:** 6 MIL VAPOR BARRIER.
- Base:** 4" APPROVED BASE (TAMING OR UNDISTURBED EARTH).
- Finish:** 1/2" GYPSUM.
- Support:** 2 X 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- Foundation:** 2 X 4 SILL PLATE.
- Dimensions:**
 - Slab thickness: 3 1/2"
 - Base thickness: 4"
 - Finish thickness: 1/2"
 - Stud spacing: 16" O.C.
 - Foundation height: 10"
 - Foundation width: 16"

SEE "FOUNDATION STRUCTURAL" NOTES FOR ANCHOR BOLTS, SIZING AND SPACING

3 1/2" CONCRETE SLAB FIBER REINFORCED OR 6 X 6 10/18 WELDED WIRE MESH REINFORCED WITH CHAIRS

OPTIONAL RIGID PERIMETER INSULATION

6 MIL VAPOR BARRIER

4" APPROVED BASE

TAMPED OR UNDISTURBED EARTH

CONTINUOUS CONCRETE FOOTING AS SPECIFIED SET BOTTOM OF FOOTING BELOW THE FROST LINE

1/2" GYPSUM

2 X 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE

2 X 4 SILL PLATE

8" SOLID MASONRY CAP

4" CONCRETE BLOCK

4" BRICK VENEER

EXPANSION JOINT

3 1/2" SLAB

4" BASE

2 x 4 STUDS AT 16" O.C.
UNLESS NOTED OTHERWISE

SEE FOUNDATION
STRUCTURAL NOTES FOR
ANCHOR BOLT SIZE AND
SPACING

3 1/2" CONCRETE SLAB
FIBER REINFORCED OR 6 x 10
WELDED WIRE MESH
REINFORCED WITH JOISTS

EXPANSION JOINT

6 MIL VAPOR BARRIER

2 x 4 APPROVED BASE

CONTINUOUS CONCRETE
FOOTING AS SPECIFIED
SET BOTTOM OF FOOTING
BELOW THE FROST LINE

1/2" GYPSUM

SHEATHING AS SPECIFIED

SIDING AS SPECIFIED

2 x 6 TREATED
SILL PLATE

8" SOLID
MASONRY CAKE

4" BRICK
VENNERE

GRADE

TAMPOD OR
UNDISTURBED
EARTH

2 X 4 STUDS AT 16" O.C.
UNLESS NOTED OTHERWISE

(2) 5/8" THREAD RODS
WITH 2" CUT WASHERS OR
SILICONES "T" SET OR SET "X" EPOXY,
MINIMUM 3" CONCRETE BELOW ROD.

3 1/2" CONCRETE SLAB
FIBER REINFORCED OR 6 X 6
10/10 WELDED WIRE MESH
REINFORCED WITH CHAIRS

EXPANSION JOINT

6 MIL VAPOR BARRIER

1/2" GYPSUM

SHEATHING AS SPECIFIED

SIDING AS SPECIFIED

2 X 6 TREATED SILL PLATE

8" SOLID MASONRY CAP

4" BRICK VENEER GRADE

TAMPED OR UNDISTURBED EARTH

2" APPROVED BASE

CONTINUOUS CONCRETE FOOTING AS SPECIFIED
SET BOTTOM OF FOOTING BELOW THE FROST LINE

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PAGE 2 OF 6

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.

DWELLING / GARAGE SEPARATION

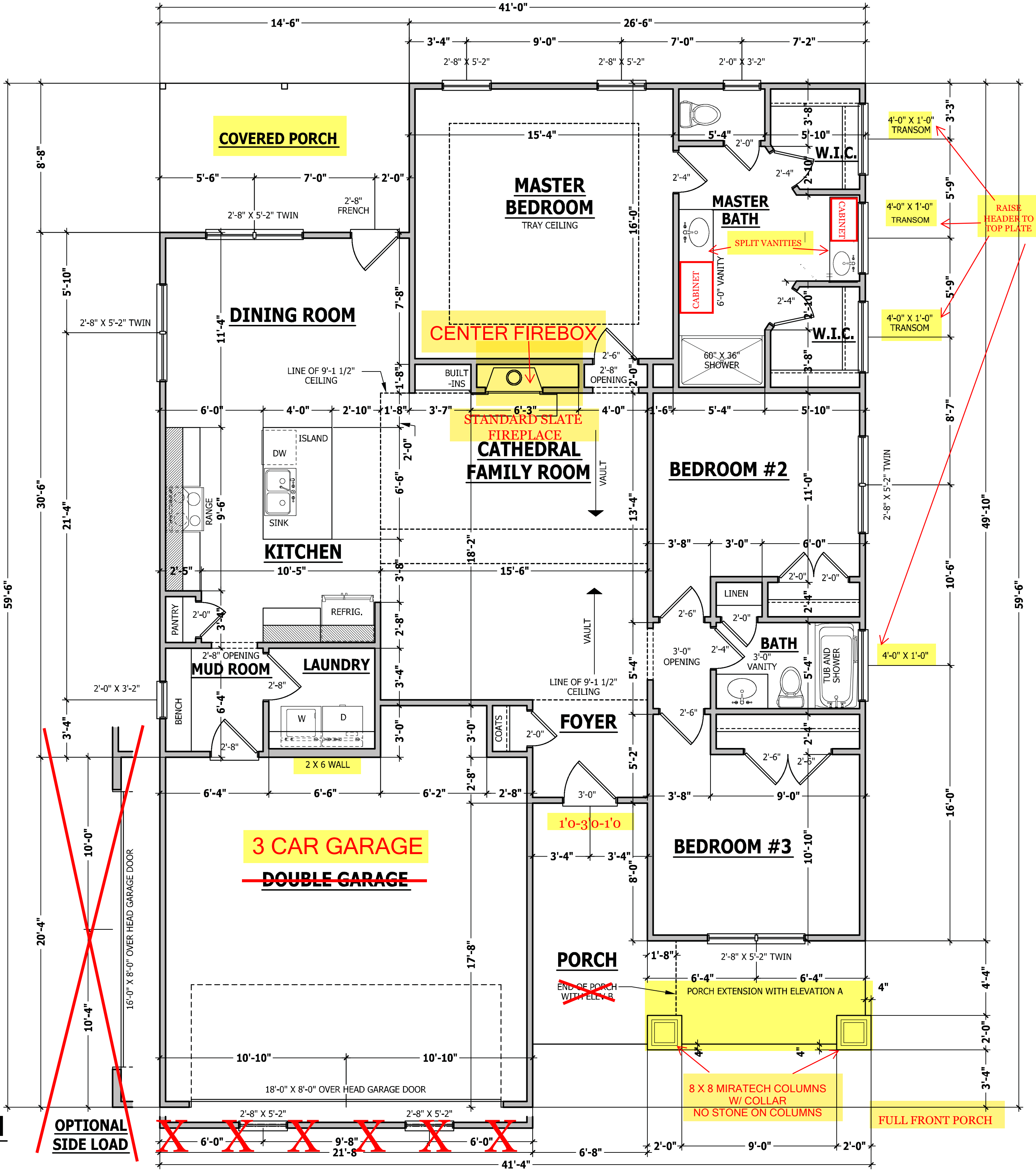
REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.
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	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.
UNHEATED OPTIONAL	
THIRD GARAGE	292 SQ.FT.
TOTAL	292 SQ.FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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FIRST FLOOR PLAN
Lindsay 1553

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330 Waggoner Drive, Fayetteville, NC 28303

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1553 SQ.FT.
TOTAL	1553 SQ.FT.
UNHEATED	
GARAGE	419 SQ.FT.
FRONT PORCH	103 SQ.FT.
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PAGE 3 OF 6

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 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.

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	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=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 manufacture's specifications. Any change in truss or I-joist layout shall be coordinated with Haynes Homes Plans, Inc.

LINTELS: Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" span. 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" 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.

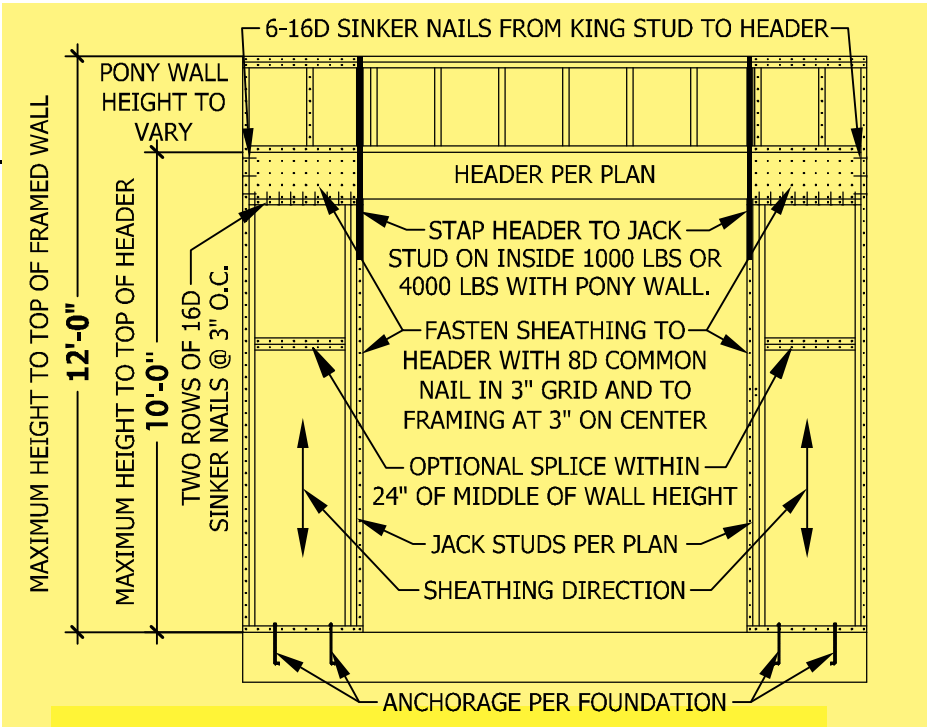
CONCRETE AND SOILS: See foundation notes.

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.



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

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

EXTERIOR HEADERS

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

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

INTERIOR HEADERS

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

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 closets to the corner.

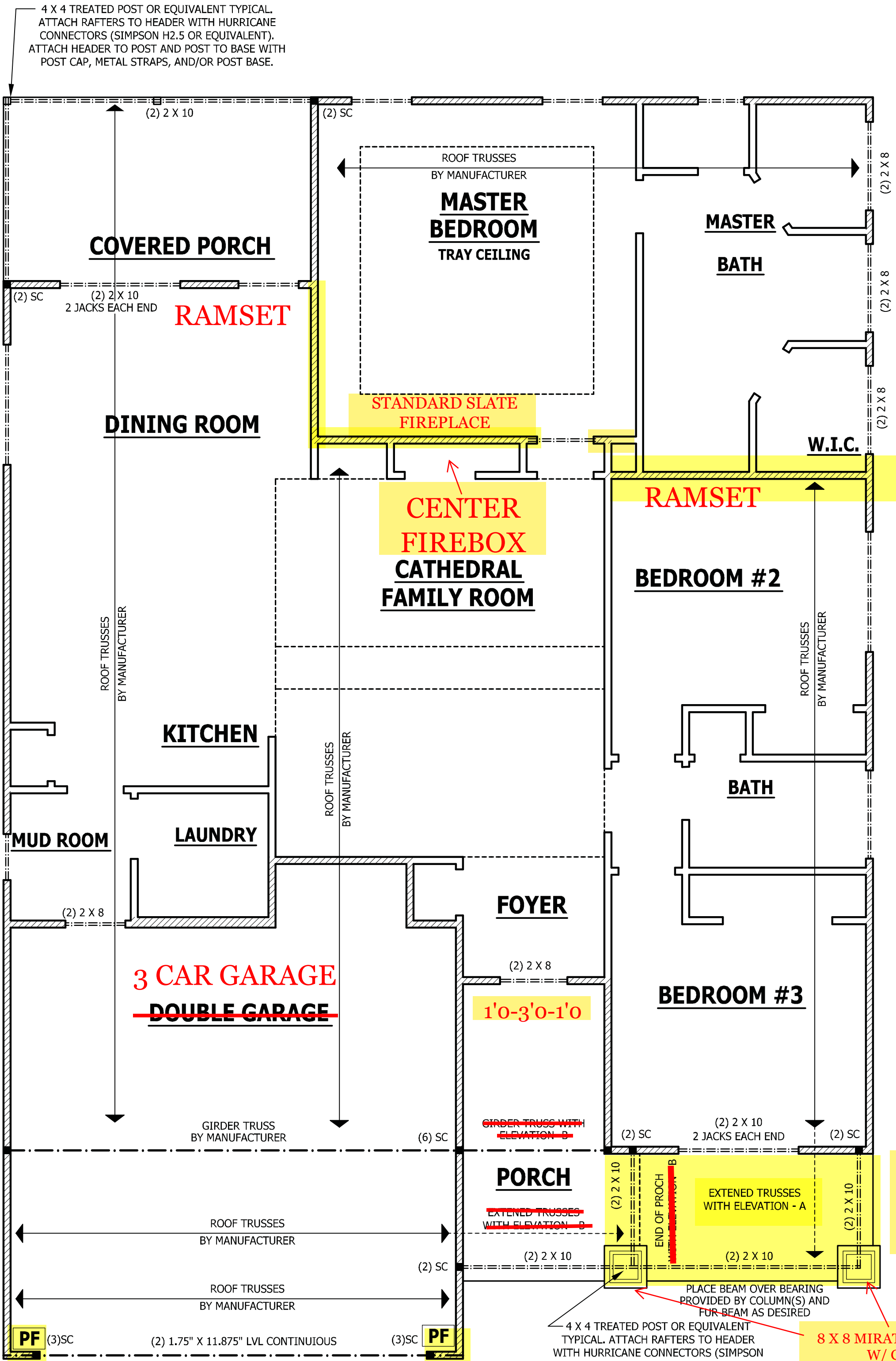
Methods Per Table R602.10.1

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

CS-SFB: Shall be minimum 1/2" structural 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 fame per figure R602.10.1



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FIRST FLOOR STRUCTURAL
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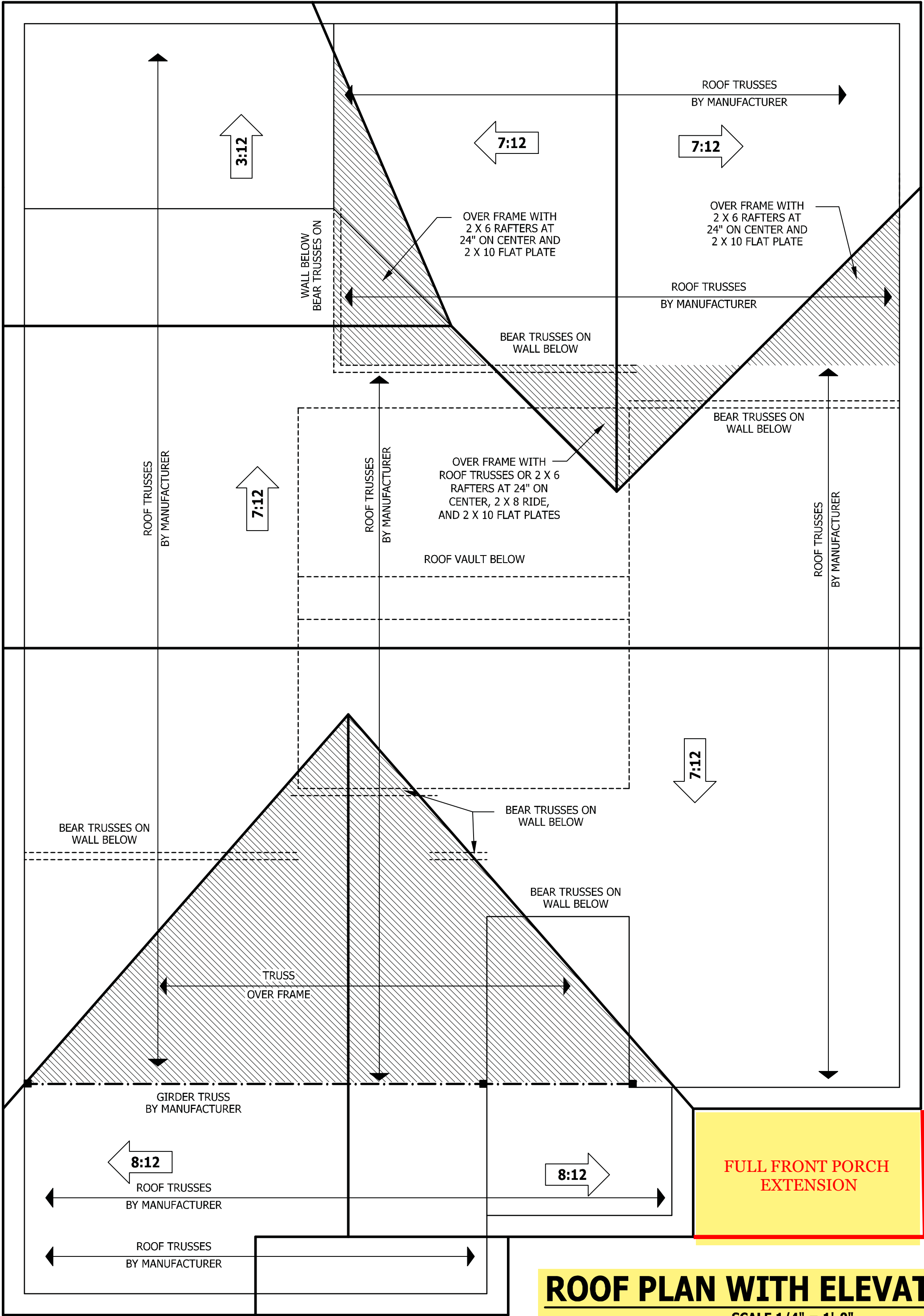
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UNHEATED OPTIONAL THIRD GARAGE	292 SQ.FT.
TOTAL	

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PAGE 4 OF 6

ROOF TRUSS REQUIREMENTS

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

3 CAR GARAGE



ROOF PLAN WITH ELEVATION -B

SCALE 1/4" = 1'-0"

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ROOF PLAN WITH ELEVATION -B

Lindsay 1553

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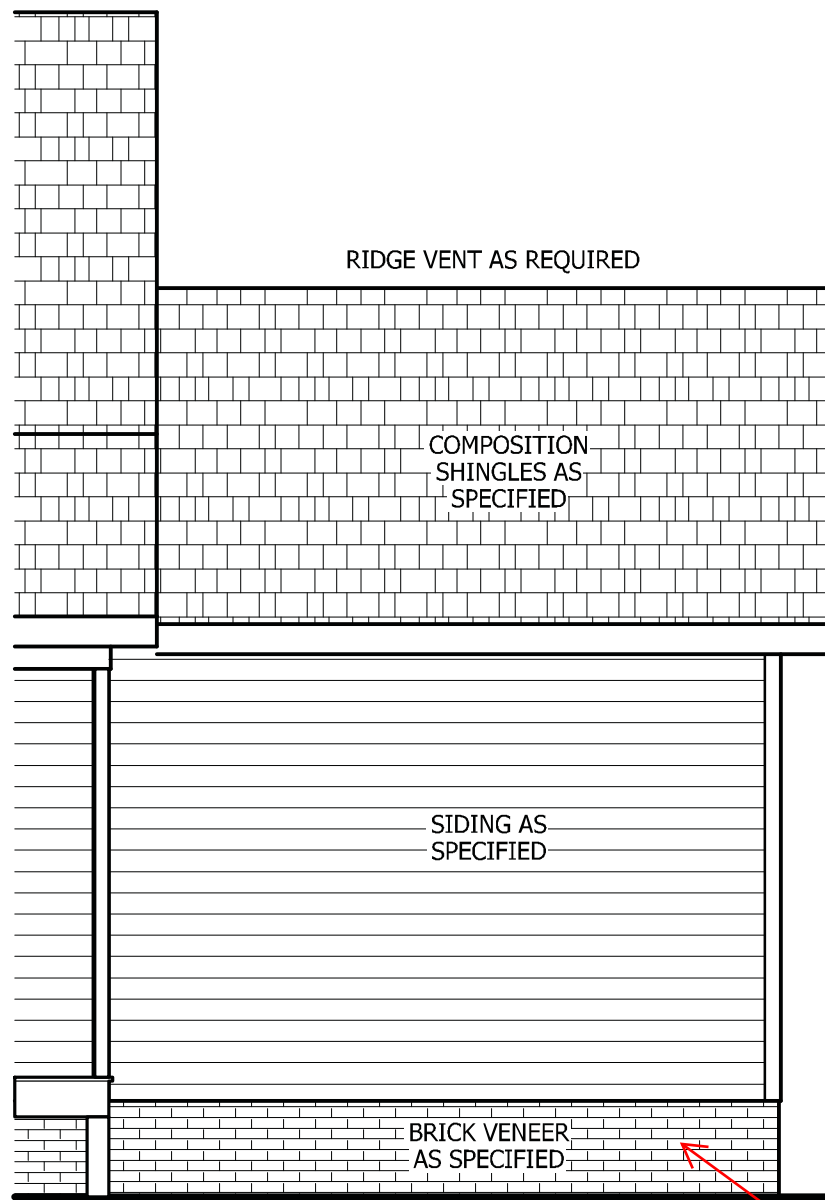
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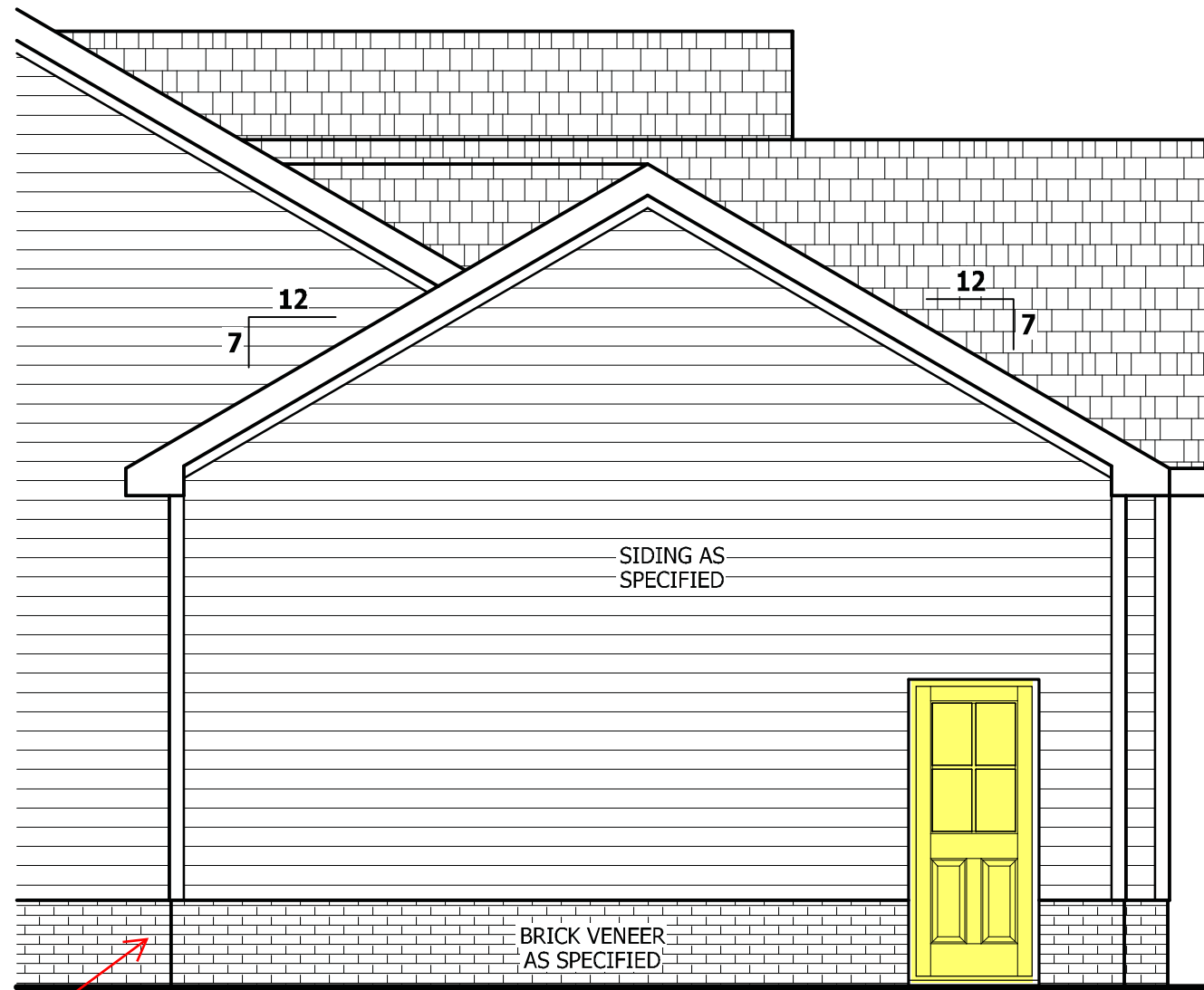
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PAGE 5 OF 6



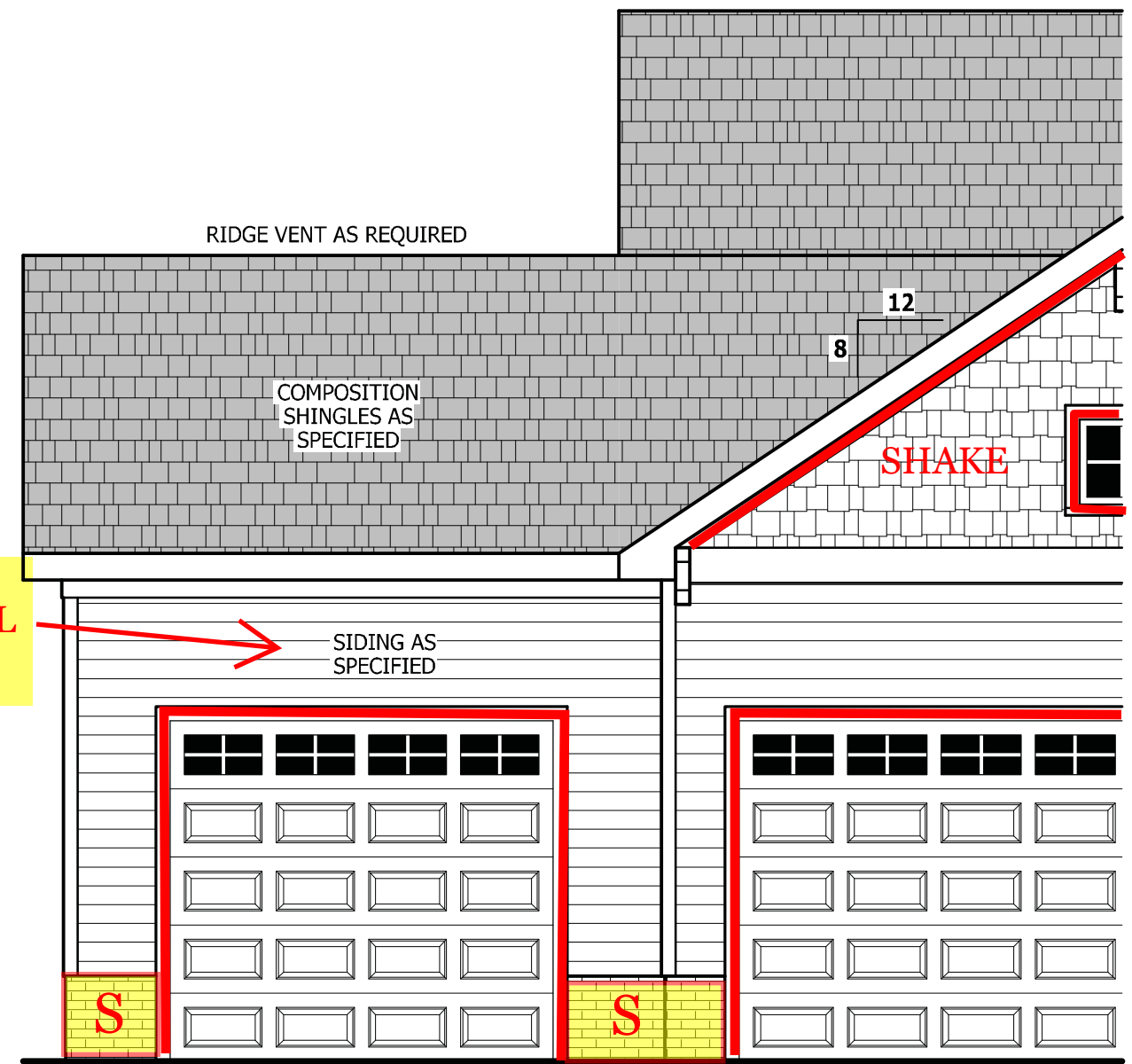
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

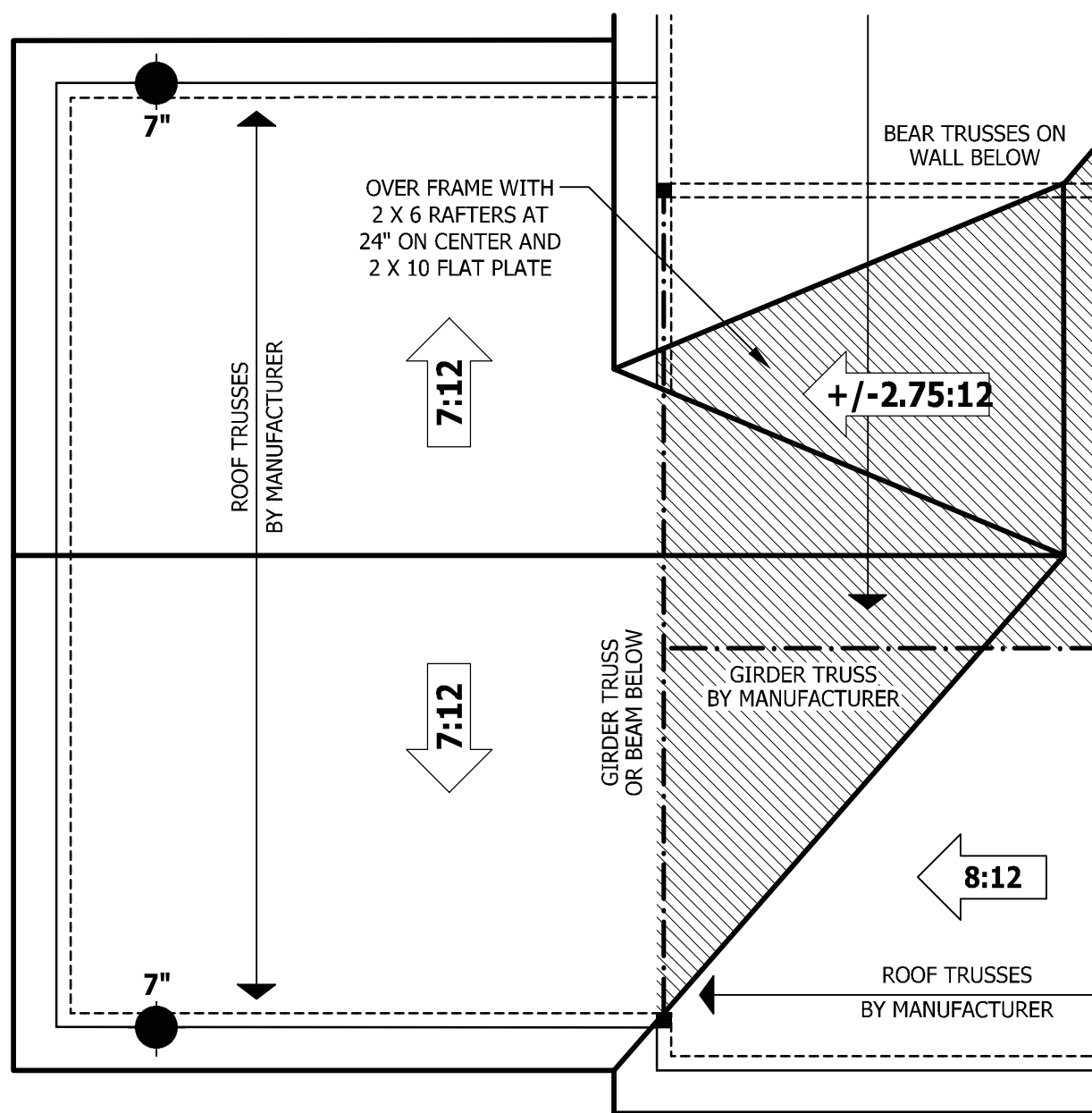


FRONT ELEVATION

SCALE 1/4" = 1'-0"

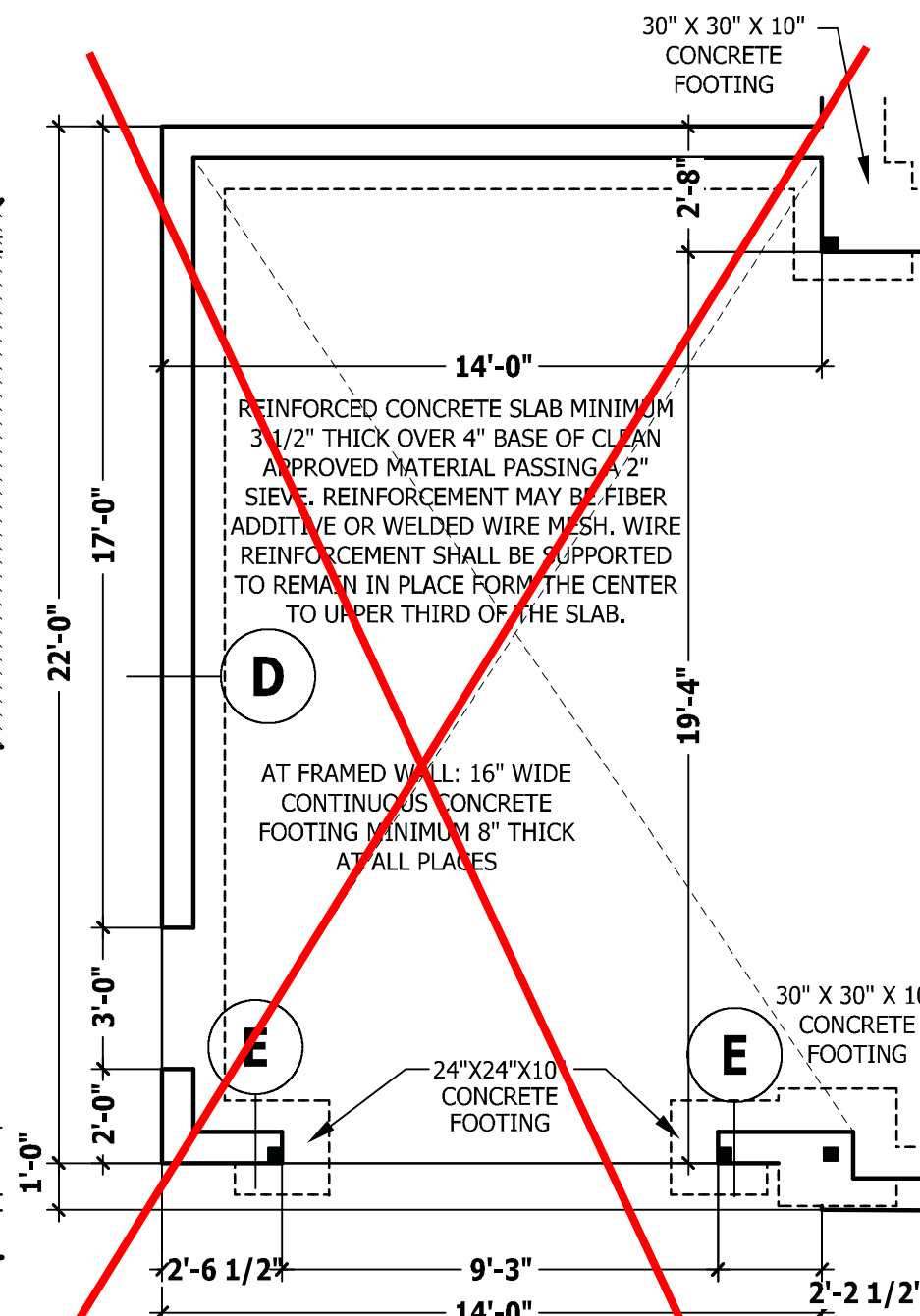
HORIZONTAL SIDING

PARGE



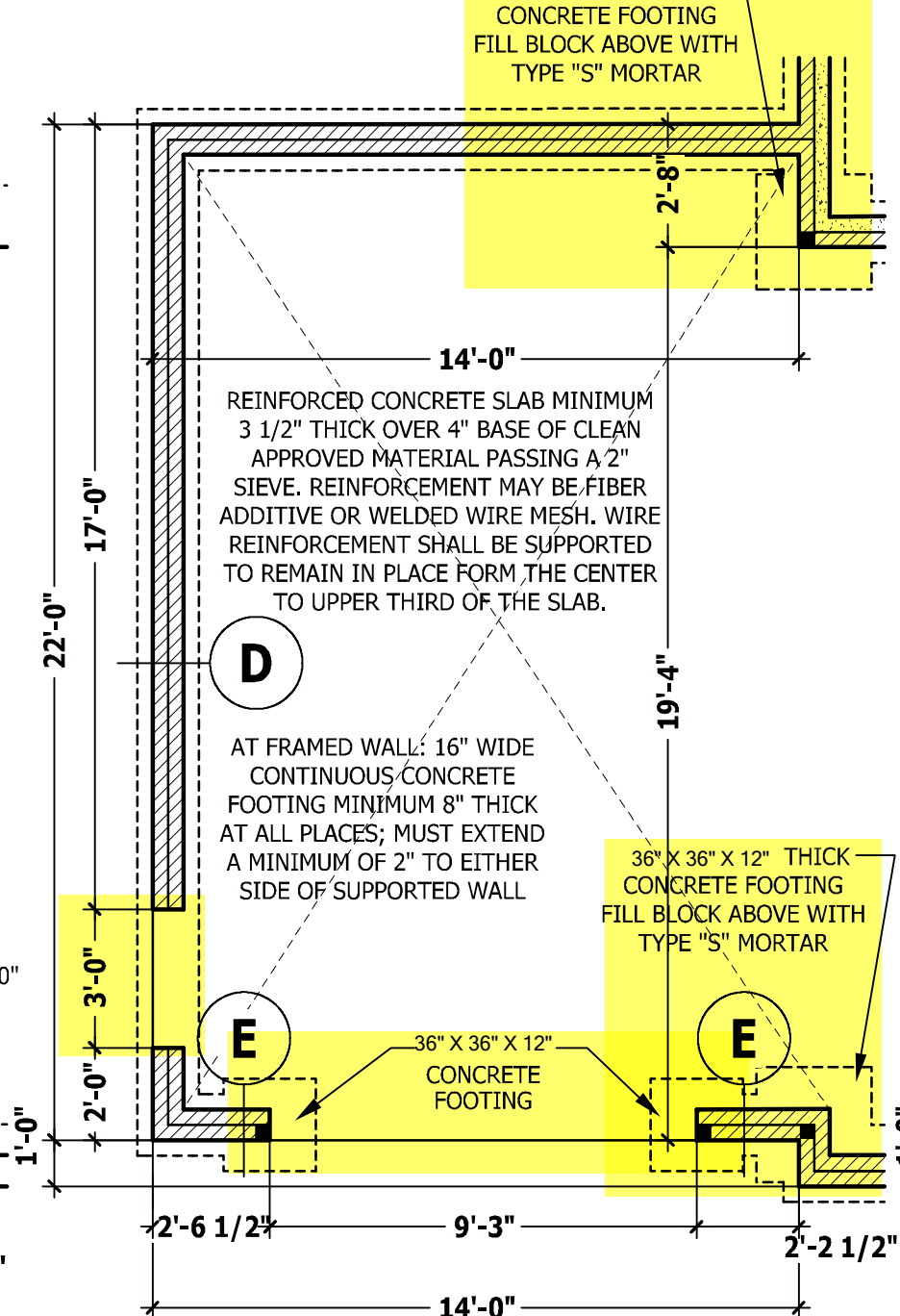
ROOF PLAN

SCALE 1/4" = 1'-0"



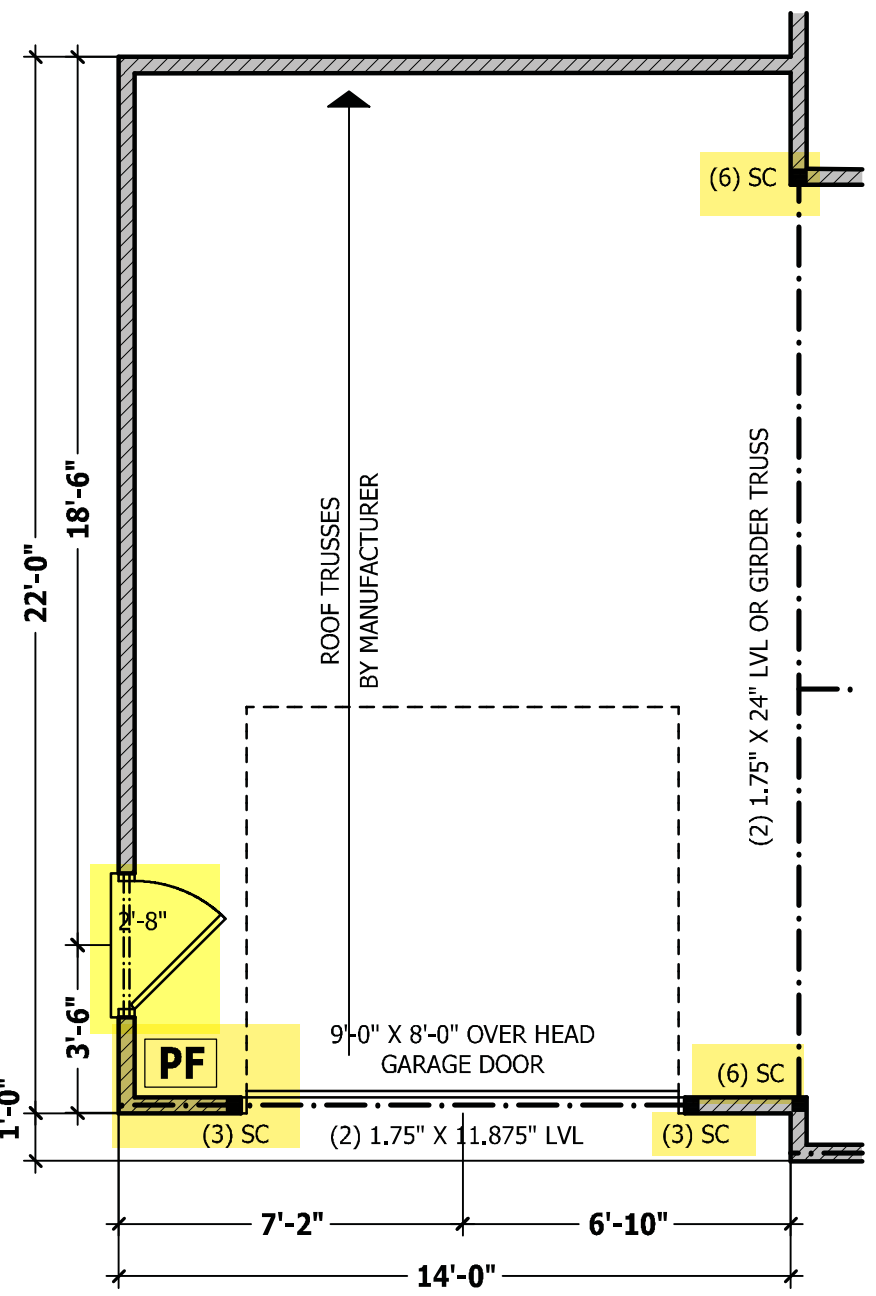
MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



CRAWL SPACE / STEM WALL

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

SEE BASE PLAN FOR NOTES AND DETAILS

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

FRONT LOAD THIRD CAR

Lindsay 1553

HAYNES **WEAVER** **HOMES**
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910.630.2100 • 919.606.4696
350 Wagner Drive, Fayetteville, NC 28403

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	16 SQ. FT.
REAR PORCH	117 SQ. FT.
TOTAL	705 SQ. FT.
UNHEATED OPTIONAL	
THIRD GARAGE	392 SQ. FT.
TOTAL	292 SQ. FT.

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ADDENDUM