

PLANS DESIGNED TO THE

2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 19'-0"					HEIGHT TO RIDGE: 26'-10"				
CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A		CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A	
PRESTRESSMENT CRACKING	0.35	0.35	0.35		PRESTRESSMENT CRACKING	0.35	0.35	0.35	
GLAZED PRESTRESSMENT SHEG	0.30	0.30	0.30		GLAZED PRESTRESSMENT SHEG	0.30	0.30	0.30	
CEILING RAVALLE	38 or 30ci	38 or 30ci	38 or 30ci		CEILING RAVALLE	38 or 30ci	38 or 30ci	38 or 30ci	
WALL RAVALLE	15	15	15		WALL RAVALLE	15	15	15	
ROOF RAVALLE	15	15	15		ROOF RAVALLE	15	15	15	
CONCRETE WALL E-VALUE	5/13	10/15	10/15		CONCRETE WALL E-VALUE	5/13	10/15	10/15	
** SUB RAVALLE	0	10	10		** SUB RAVALLE	0	10	10	
* CRAWL SPACE WALL RAVALLE	5/13	10/15	10/19		* CRAWL SPACE WALL RAVALLE	5/13	10/15	10/19	

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 be ventilated. The required ventilation shall be provided by 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 having a mesh not greater than 1/8 inch (3.2 mm) and 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 square foot (0.0929 m²) for each 100 square feet (9.29 m²) of attic or rafter space. 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 area provided by ventilators located in the lower portion of the space. The net free cross-ventilation area may be reduced to 1/200 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 free ventilating area shall be provided with a continuous soffit vent only.
2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

NET FREE CROSS VENTILATION REQUIRED:
SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,376 SQ.FT.
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 15.84 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 = 7.92 SQ.FT.

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) above the finished floor or ground surface and are not 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 from the adjacent walking surface, adjacent finished floor or ground surface to the top of the guard. The guard shall be not less than 36 inches (914 mm) high, measured vertically from the adjacent walking surface, adjacent finished floor or ground surface to the top of the guard.

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 stairs.
2. 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 stairs.

R312.3 Opening limitations. Required guards shall not have openings from the top of the guard to the top of the guard or from the top of the guard to the top of the guard.

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.

AIR LEAKAGE

SECTION M102.4
M102.4.1 Building thermal envelope. The building thermal envelope shall be constructed to limit air leakage through the building envelope. The building thermal envelope 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:
1. Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
2. Caulking and sealing shafts or chases, including flue shafts.
3. Caulking and sealing soffit or dropped ceiling areas.

RIDGE VENT AS REQUIRED

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FRONT ELEVATION - A

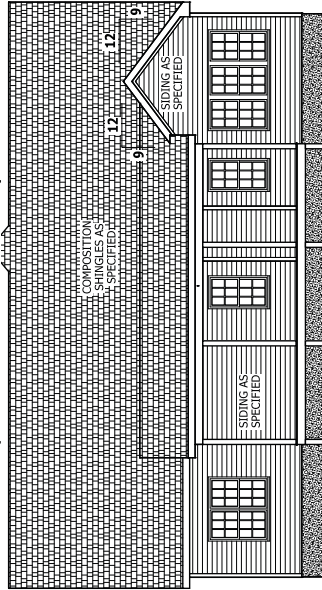
SCALE 1/4" = 1'-0"

SQUARE FOOTAGE
HEATED

FIRST FLOOR 1710 SQ.FT.
SECOND FLOOR 685 SQ.FT.
TOTAL 2395 SQ.FT.

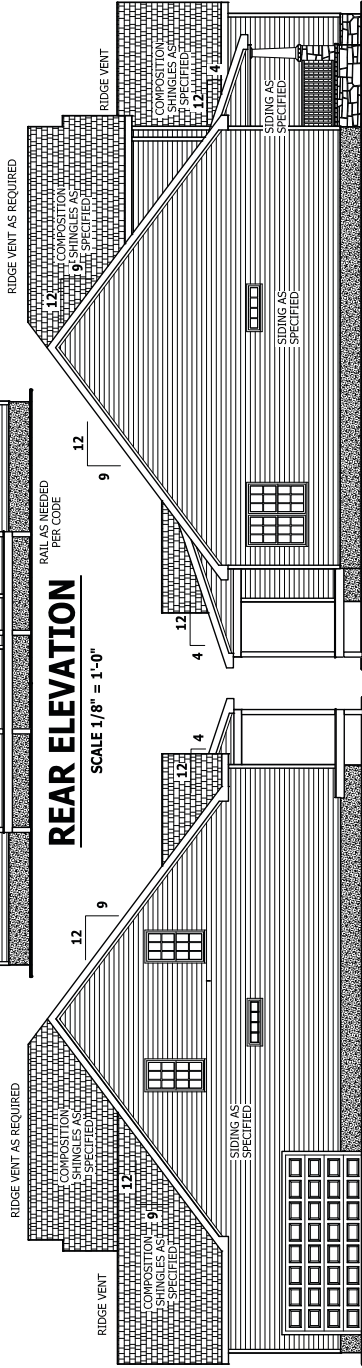
UNHEATED
FRONT PORCH 173 SQ.FT.
REAR PORCH 173 SQ.FT.
GARAGE 464 SQ.FT.
UNFINISHED 1 135 SQ.FT.
UNFINISHED 2 1394 SQ.FT.
TOTAL

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS AND CONSIDERS THIS PLAN A PRELIMINARY DESIGN. ARCHITECT OR ENGINEER MUST BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF HAYNES HOME PLANS, INC. AS SUCH SHALL REMAIN THE PROPERTY OF THE DESIGNER.

ELEVATION
McCLAIRIGAN
3C Bragg Farm Road

Blackwell Builders, Inc.
3651 Jordan Circle
Franklinton, NC 27525

HAYNES
HOME PLANS, INC.
P.O. Box 702
Waynesboro, NC 27883
919-439-6180 Fax: 919-439-6180

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WALL THICKNESSES

Exterior walls and walls adjacent to a garage area are drawn as 4" or as noted 2 X 6 are drawn as 6" to stud face. 2" sheathing or gypsum. Subtract 1/2" for stud face.

Interior walls are drawn as 3 1/2" or as noted 2 X 6 are drawn as 5 1/2", and do not include gypsum.

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 exterior walls. All exterior wall ceiling assemblies used for separation shall be tested and labeled for use in accordance with the requirements of this section.

STAIRS. A minimum of 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.

CEILING. 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 rooms above the garage, the ceiling shall be constructed 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) galvanized steel or other approved material and shall have no openings into the dwelling.

OTHER PENETRATIONS. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.1.1, Item 4.

EXTERIOR WINDOWS AND DOORS

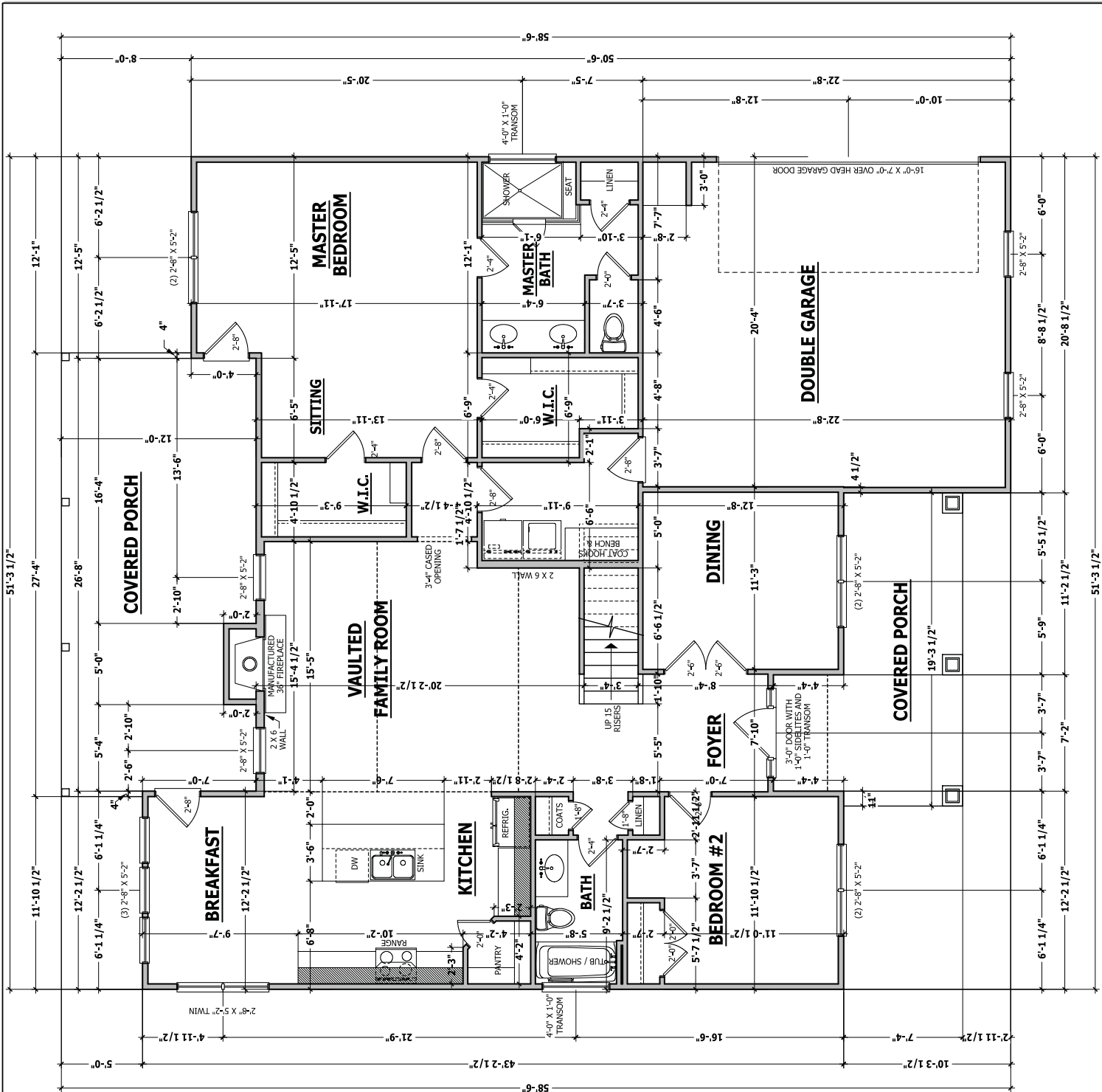
SECTION R612 The section prescribes performance and minimum standards for exterior windows and doors installed in exterior walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written installation instructions. Window and door openings shall be flashed in accordance with Section R703.2. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening shall be located not less than 4 inches (102 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

- 1. Windows whose openings will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
 - 2. Openings that are provided with window fall prevention devices.
 - 3. Openings that comply with Section R612.3.
 - 4. Windows that are provided with fall prevention devices that comply with ASTM F 2090.
- R612.3 Window fall prevention devices.** Window fall prevention devices that are provided with fall prevention devices shall comply with the requirements of ASTM F 2090.

SQUARE FOOTAGE

HEATED FIRST FLOOR	1710 SQ. FT.
UNHEATED SECOND FLOOR	1685 SQ. FT.
TOTAL	2395 SQ. FT.
UNHEATED FRONT PORCH	173 SQ. FT.
UNHEATED REAR PORCH	314 SQ. FT.
UNHEATED GARAGE	464 SQ. FT.
UNFINISHED 1	135 SQ. FT.
UNFINISHED 2	308 SQ. FT.
TOTAL	1394 SQ. FT.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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3C Bragg Farm Road

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