

PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 27'-1" HEIGHT TO RIDGE: 33'-2"

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	15
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	5/13	10/15	10/15
** SLAB R-VALUE	9	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 115 MPH, 3 SECOND GUST (89 FASTEST MILE) EXPOSURE 'B'

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF UP TO 30' 30'-1" TO 35'-1" TO 40' 40'-1" TO 45'

ZONE 1 13.1 -14.0 13.8 -14.7 14.3 -15.3 14.7 -15.7

ZONE 2 13.0 -13.0 13.7 -13.7 14.2 -14.2 14.6 -14.6

ZONE 3 13.1 -16.0 13.8 -16.8 14.3 -17.4 14.7 -17.9

ZONE 4 14.3 -15.0 15.0 -15.8 15.6 -16.4 16.0 -16.8

ZONE 5 14.3 -19.0 15.0 -20.0 15.6 -20.7 16.0 -21.3

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.

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.

FRONT ELEVATION

SCALE 1/4" = 1'-0"

ROOF VENTILATION

SECTION R806

SQUARE FOOTAGE OF ROOF TO BE VENTED = 1,623 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 10.82 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 = 5.41 SQ.FT.

SQUARE FOOTAGE

HEATED

FIRST FLOOR 1030 SQ.FT.

SECOND FLOOR 1156 SQ.FT.

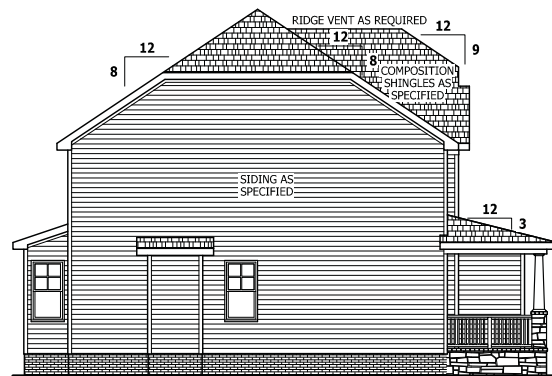
TOTAL 2186 SQ.FT.

UNHEATED

GARAGE 445 SQ.FT.

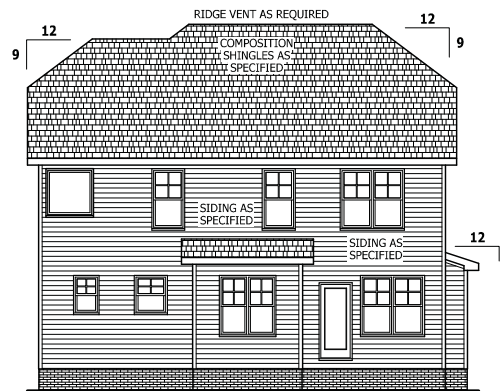
FRONT PORCH 138 SQ.FT.

TOTAL 583 SQ.FT.



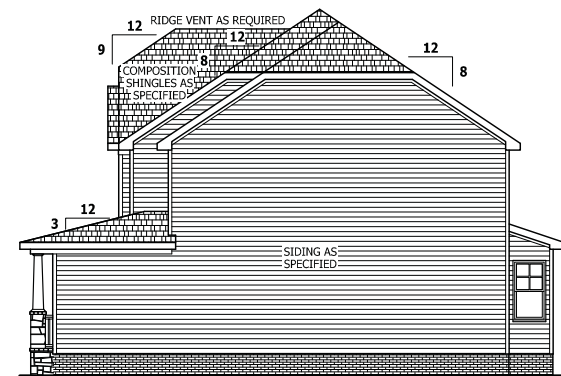
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS' PRACTICES AND PROCEDURES. CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

ELEVATIONS
Cooke II

JEC Construction
Incorporated
3700 Nether Ridge Road, Zebulon, NC 27597
919-669-9514

HAYNES
HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27386 919-669-9514 Fax 919-669-9506

SQUARE FOOTAGE
HEATED
FIRST FLOOR 1030 SQ.FT.
SECOND FLOOR 1156 SQ.FT.
TOTAL 2186 SQ.FT.
UNHEATED
GARAGE 445 SQ.FT.
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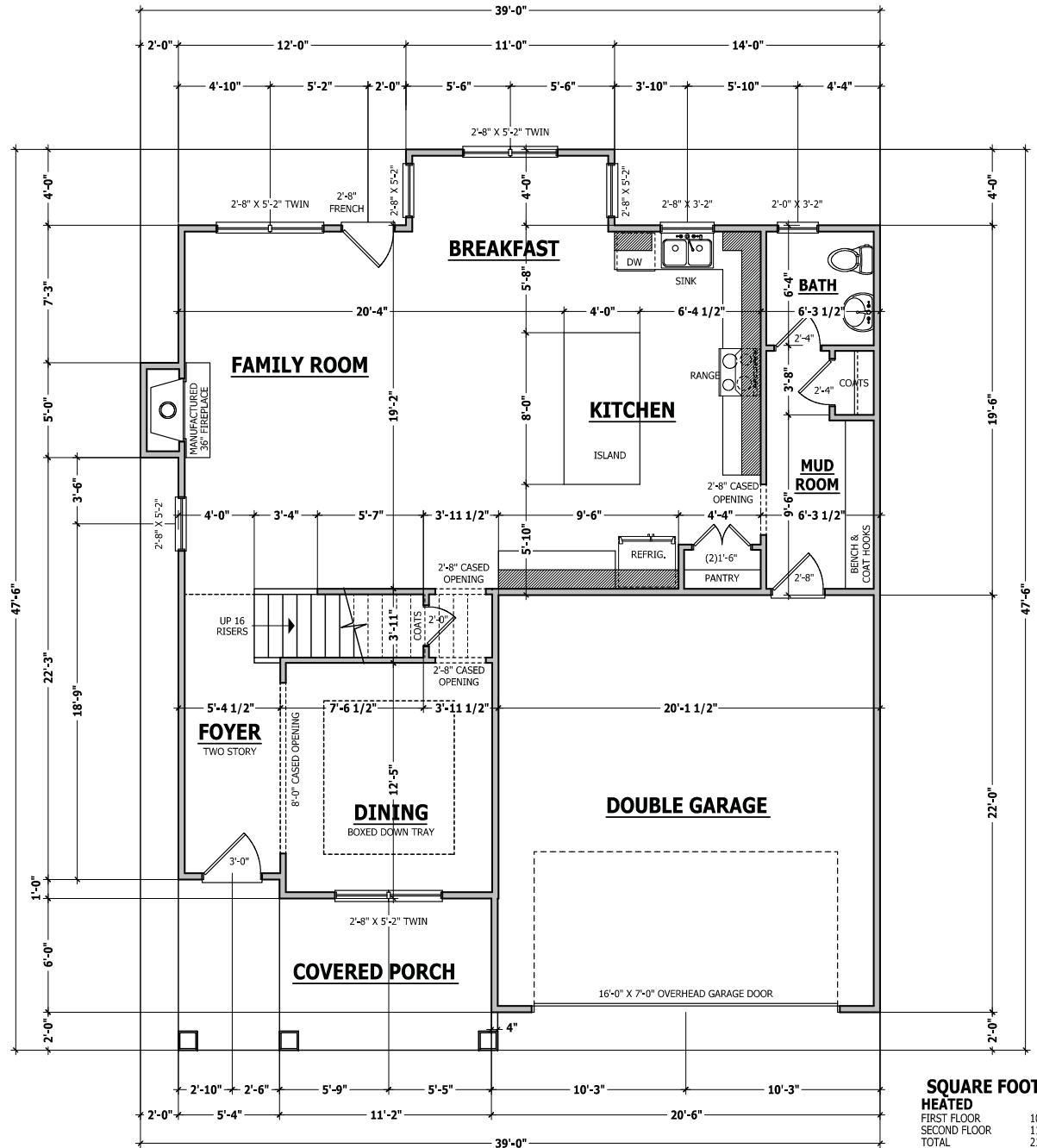
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DWELLING / GARAGE SEPARATION

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 board 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.**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 include 1/2" 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.**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE

HEATED		
FIRST FLOOR	1030 SQ.FT.	
SECOND FLOOR	1156 SQ.FT.	
TOTAL	2186 SQ.FT.	
UNHEATED		
GARAGE	445 SQ.FT.	
FRONT PORCH	138 SQ.FT.	
TOTAL	583 SQ.FT.	

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

FIRST FLOOR PLAN**Cooke II****JEC Construction Incorporated**3700 Nether Ridge Road, Zebulon, NC 27597
919-669-9514

HAYNES
HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27386 919-466-4000 Fax 919-466-4006

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1030 SQ.FT.
SECOND FLOOR	1156 SQ.FT.
TOTAL	2186 SQ.FT.
UNHEATED	
GARAGE	445 SQ.FT.
FRONT PORCH	138 SQ.FT.
TOTAL	583 SQ.FT.

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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 include 1/2" 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.

ATTIC ACCESS

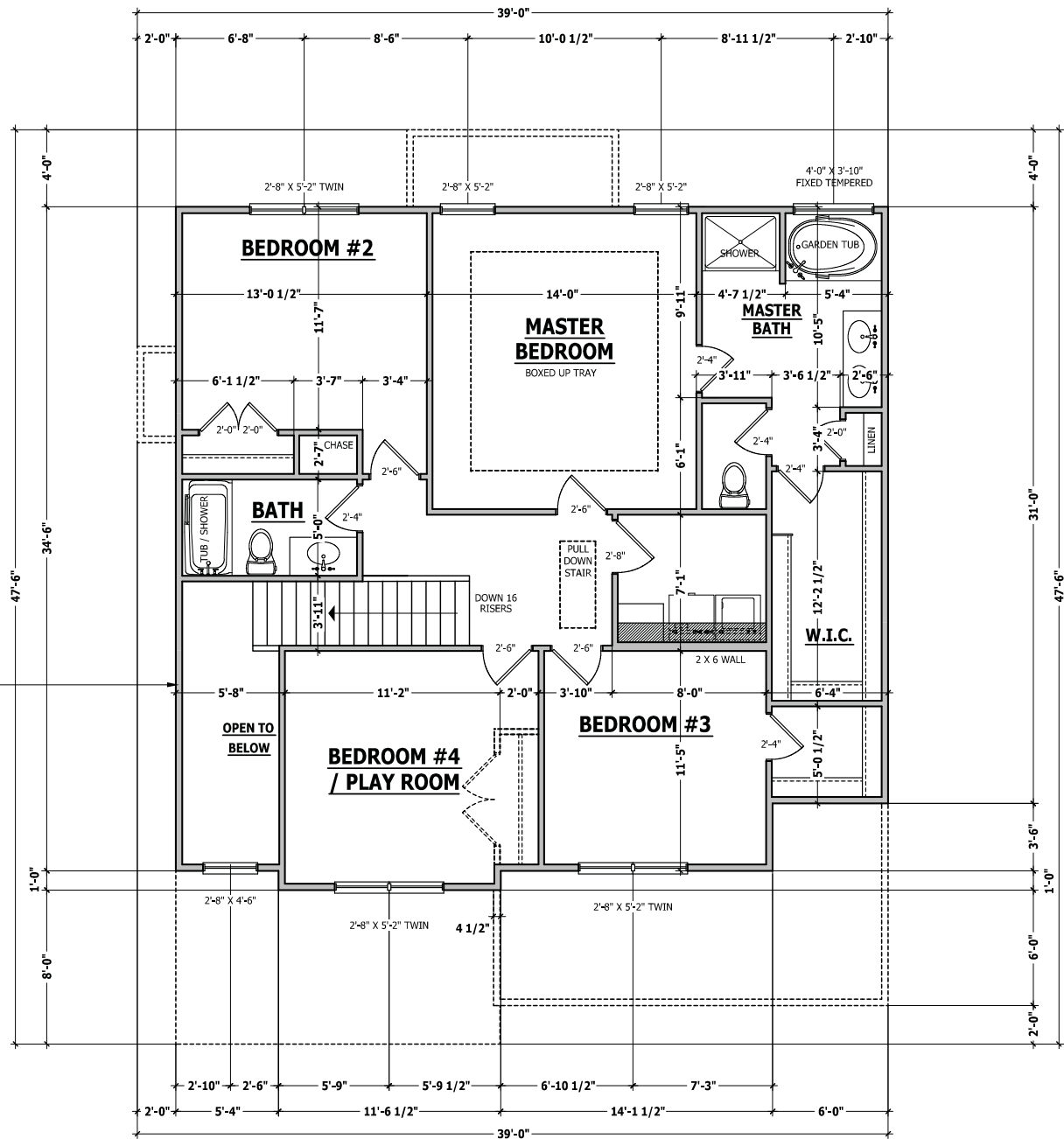
SECTION R807

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.

BALLOON FRAME WALL w/ 2 x 6 STUDS @ 16" OC, OR DOUBLE 2 x 4 STUDS @ 16" OC, DOUBLE 2 x 4 STUDS SHALL BE NAILED TOGETHER AND MAY BE SPLICED w/ MIN. 8'-0" OVERLAP AT CENTER. INSTALL 1/2" CDX OR OSB STRUCTURAL SHEATHING ON WALL.



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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SECOND FLOOR PLAN

Cooke II

JEC Construction
Incorporated

3700 Nether Ridge Road, Zebulon, NC 27597

919-669-9514

HAYNES
HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27386 919-456-4000 Fax 919-456-4006

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	3030 SQ.FT.
SECOND FLOOR	2156 SQ.FT.
TOTAL	5186 SQ.FT.
UNHEATED	
GAZON	445 SQ.FT.
SCREENED PORCH	139 SQ.FT.
TOTAL	583 SQ.FT.

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