

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

MEAN ROOF HEIGHT: 10'-0" HEIGHT TO RIDGE: 20'-0"

CLIMATE ZONE	1	ZONE 2A	ZONE 4A	ZONE 5A
MINIMUM R-VALUE	0.30	0.30	0.30	0.30
MAXIMUM R-VALUE	0.30	0.30	0.30	0.30
MINIMUM R-VALUE	0.30	0.30	0.30	0.30
MAXIMUM R-VALUE	0.30	0.30	0.30	0.30
MINIMUM R-VALUE	0.30	0.30	0.30	0.30
MAXIMUM R-VALUE	0.30	0.30	0.30	0.30
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MINIMUM R-VALUE	0.30	0.30	0.30	0.30
MAXIMUM R-VALUE	0.30	0.30	0.30	0.30

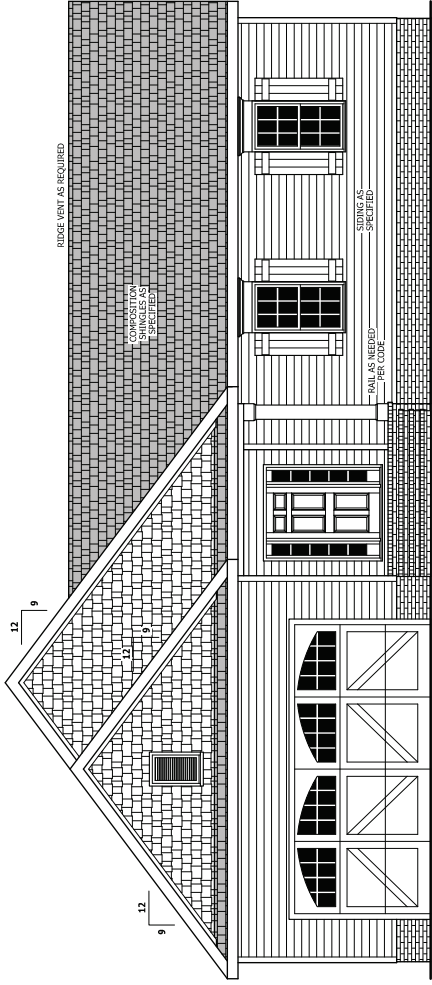
GUARD RAIL NOTES

- SECTION R312**
1. **R312.1** Where required, guards shall be located along unprotected walking surfaces (192 mm) measuring vertically to the floor or grade below. At any point where the walking surface is not continuous, the guard shall be extended to the edge of the opening.
 2. **R312.2** Height, required guards at open-sided walking surfaces, including stairs, shall be measured vertically above the adjacent walking surface, adjacent to the line connecting the leading edges of the treads.
 3. 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.
 4. Where the top of the guard also serves as a handrail on the open sides of stairs, the height shall be measured vertically from the top of the handrail, not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
 5. Open-sided guards shall not have openings from the walking surface to the required guard height when either passage of a sphere 4 inches (102 mm) diameter.
 6. The triangular openings at the open side of a stair, formed by the riser, tread and nosing, or a guard shall not allow passage of a sphere 4 inches (102 mm) in diameter.
 7. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 3/8 inches (9.5 mm) in diameter.

ROOF VENTILATION

- SECTION R802**
1. **R802.1** Ventilation required. Finished attic and enclosed eaves 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 1/4 inch (31.5 mm) maximum. The total area of the openings shall be at least 80 percent of the required ventilation area is provided by openings with 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 R802.2.
 2. **R802.2** Minimum area. The total net free ventilating area shall not be less than 1/300 of the volume of the space below the ceiling. The required ventilation area shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. The total area of the openings shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. The total area of the openings shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
 3. **R802.3** Net free ventilating area. The total net free ventilating area shall not be less than 1/300 of the volume of the space below the ceiling. The required ventilation area shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. The total area of the openings shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
 4. **R802.4** Location. The required ventilation shall be provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. The total area of the openings shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
 5. **R802.5** Location. The required ventilation shall be provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. The total area of the openings shall be at least 80 percent of the required ventilation area is provided by openings with a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.

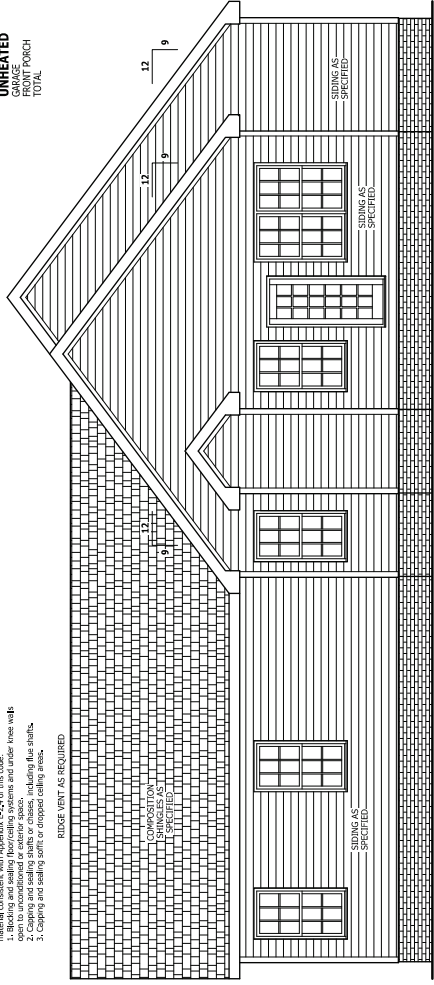
NET FREE CROSS VENTILATION REQUIRED:
WITHOUT 50% TO 80% OF VENTING 25" ABOVE EAVE = 1,881 SQ.FT.
WITH 50% TO 80% OF VENTING 25" ABOVE EAVE OR WITH CLASS D OR II VENTING LOCATED ON WINDWARD SIDE OF CEILING = 463 SQ.FT.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE
HEATED FIRST FLOOR 1392 SQ.FT.
UNHEATED GARAGE 496 SQ.FT.
FRONT PORCH 592 SQ.FT.
TOTAL 2480 SQ.FT.



REAR ELEVATION

SCALE 1/4" = 1'-0"

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FRONT & REAR ELEVATION
The Bailey

SHB SIGNATURE HOME BUILDERS, INC.

HAYNES HOME PLANS, INC.
P.O. BOX 702, WEST GREEK, PA 15381-0702
PH: 412-939-1399

SQUARE FOOTAGE
HEATED FIRST FLOOR 1392 SQ.FT.
UNHEATED GARAGE 496 SQ.FT.
FRONT PORCH 592 SQ.FT.
TOTAL 2480 SQ.FT.

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Haynes Home Plans, Inc.

6/26/2019

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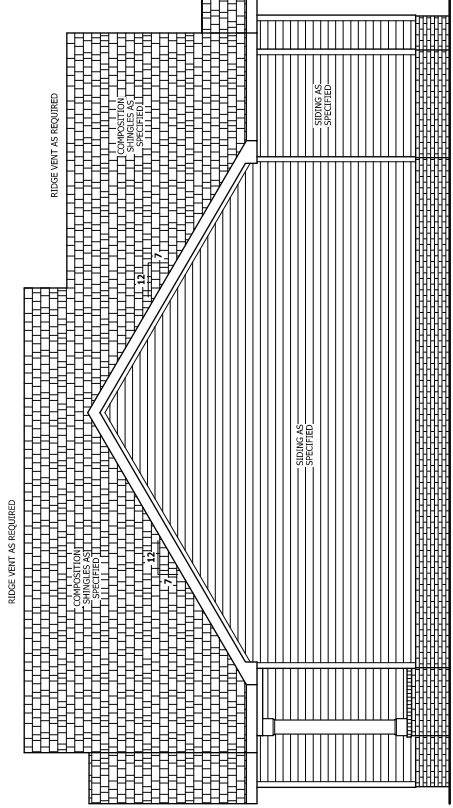
THE BAILEY
SIDE ELEVATIONS

SHB
SIGNATURE HOME BUILDERS, INC.

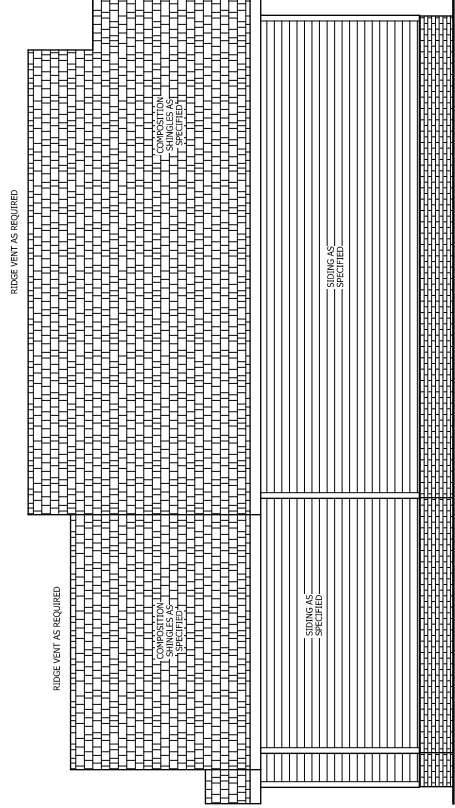
HAYNES HOME PLANS, INC.
P.O. Box 702, Miles Creek, PA 15106-0702
Tel: 412-261-1300 Fax: 412-261-1305

SQUARE FOOTAGE
HEATED: 1342 SQT.
UNHEATED: 418 SQT.
TOTAL FINISH: 1760 SQT.

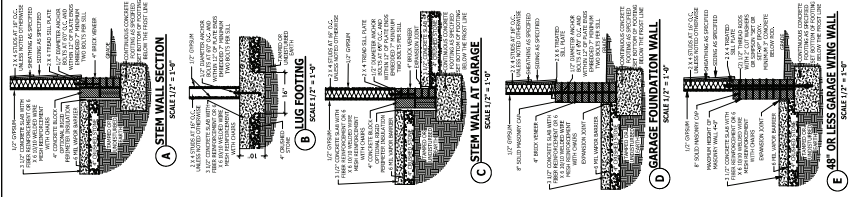
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RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



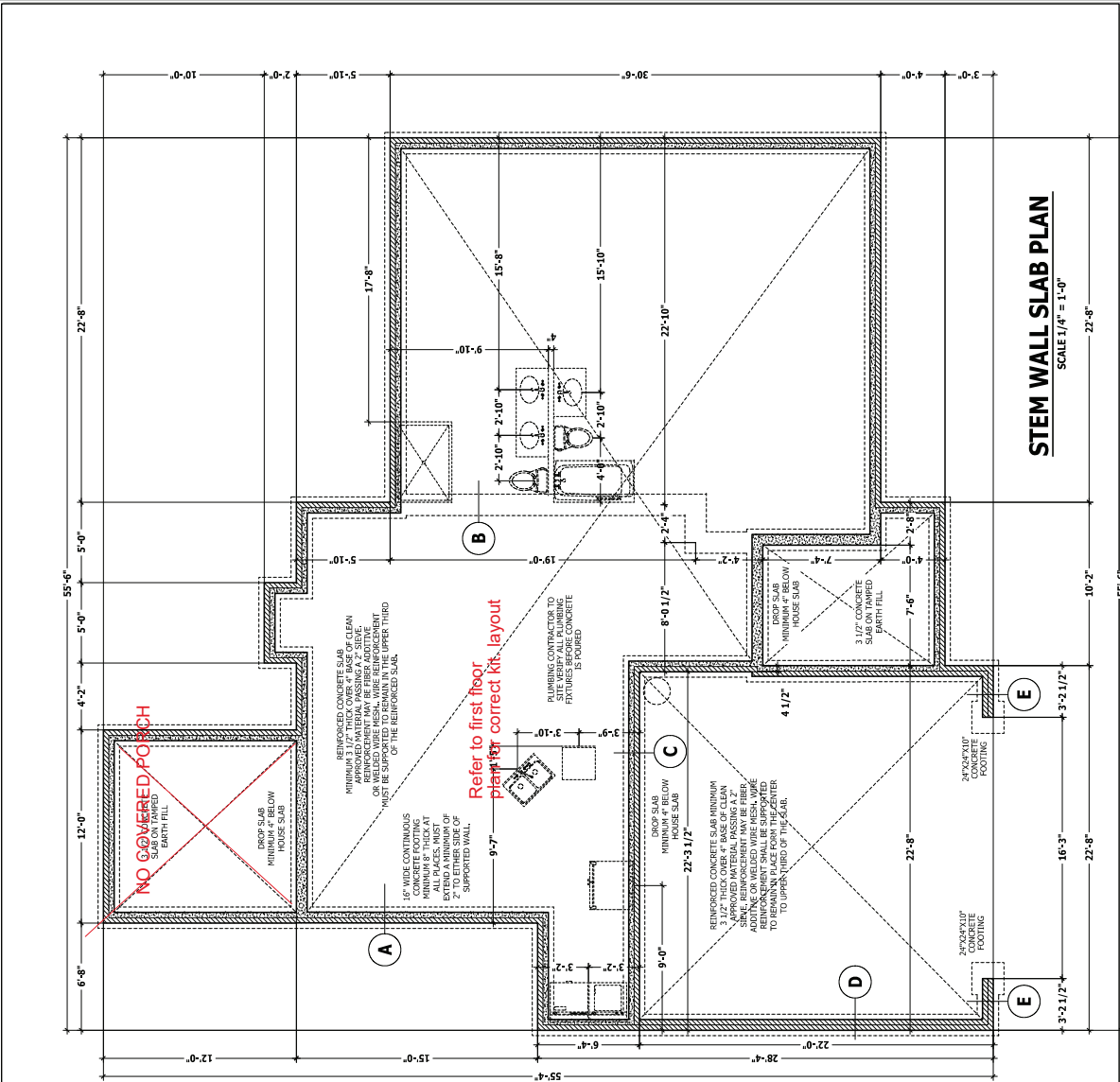
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FOUNDATION STRUCTURAL

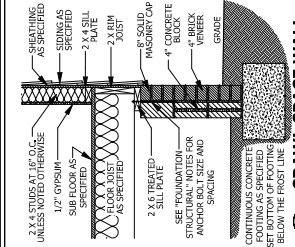
100 mph wind zone (1 story)
 100 mph wind zone (2 story)
 150 mph wind zone (3 story)
 150 mph wind zone (4 story)
PIERS: 12\"/>

SQUARE FOOTAGE	152.50 SF
HEATED	132.50 SF
UNHEATED	20.00 SF
TOTAL	152.50 SF

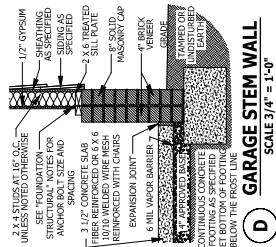


STEM WALL SLAB PLAN
 SCALE 1/4" = 1'-0"

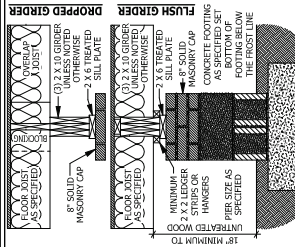
APPROVED PRINTING METHOD: ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. APPROVED BY THE ARCHITECT: THE ARCHITECT'S OFFICE, 1111 S. W. 11TH AVENUE, SUITE 100, MIAMI, FL 33135. APPROVED BY THE ENGINEER: STRUCTURAL ENGINEER, 1111 S. W. 11TH AVENUE, SUITE 100, MIAMI, FL 33135. APPROVED BY THE CONTRACTOR: THE CONTRACTOR, 1111 S. W. 11TH AVENUE, SUITE 100, MIAMI, FL 33135. APPROVED BY THE SUBMITTER: THE SUBMITTER, 1111 S. W. 11TH AVENUE, SUITE 100, MIAMI, FL 33135.



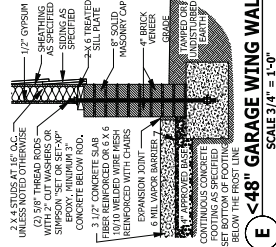
A CRAWL SPACE WALL
SCALE 3/4" = 1'-0"



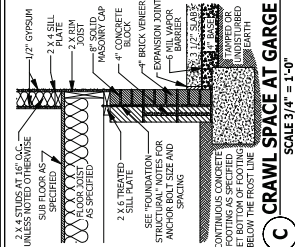
D GARAGE STEM WALL
SCALE 3/4" = 1'-0"



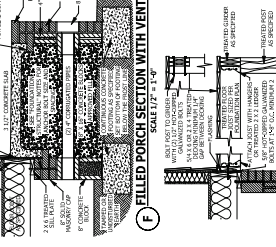
B DROPPED/ FLUSH PIER
SCALE 3/4" = 1'-0"



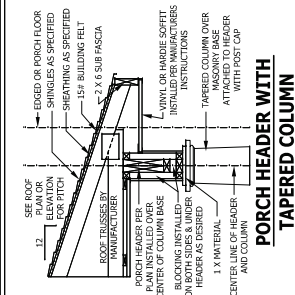
E <48" GARAGE WING WALL
SCALE 3/4" = 1'-0"



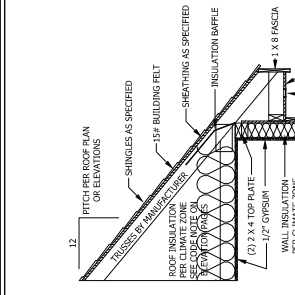
C CRAWL SPACE AT GARGE
SCALE 3/4" = 1'-0"



F FILLED PORCH SECTION WITH VERT.
SCALE 1/2" = 1'-0"



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



12 TYPICAL DETAILS

CARBON MONOXIDE ALARMS

R215.1 Carbon monoxide alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installation outside of each sleeping room and in the immediate vicinity of the bedroom(s) to be occupied by the alarm manufacturer. The minimum variety of the technology to be used shall be as specified by the manufacturer. The alarm shall be tested and certified to meet the requirements of a permit, or where one or more sleeping rooms are added or removed, the carbon monoxide alarm shall be provided in accordance with Section 315.1. Carbon monoxide alarms shall be provided in accordance with Section 315.1.1. The required carbon monoxide alarm shall be listed as complying with the following requirements: 1. Single station carbon monoxide alarms shall be listed as complying with the following requirements: a. The alarm shall be tested and certified to meet the manufacturer's installation instructions.

DECK STAIR NOTES

SECTION AM101 The deck stairs shall be constructed of **Pressure Treated Lumber**. Deck stairs shall be no less than 7/8" thick between supports. Spacing between stringers shall be based upon a maximum of 16" on center. Deck stairs shall be a minimum 3 1/2" wide between deck cut and back of stringer. If used, suspended headers shall be attached with 3/8" diameter bolts to the stringers to resist lateral movement.

DECK BRACING

SECTION AM109 All deck bracing, posts shall be listed to provide lateral bracing. Bracing are a necessary means to provide lateral stability.

AM109.1.1 When the deck height is less than 4'-0" above grade, bracing shall be attached to the structure in accordance with Section AM109.1.2. A 4" x 4" wood knee brace may be provided on each column in both directions. The knee braces shall be attached to the deck at 90 degrees from the deck edge between 45 degrees and 60 degrees from the post in both directions. The knee brace shall be attached to the post in accordance with Figure AM109.2.

AM109.1.2 For restraining decks without knee braces or posts, bracing shall be installed at both ends of the bracing. The bracing shall be attached to the deck in accordance with Figure AM109.2.

POST SIZE	MIN. POST HEIGHT	MIN. POST WIDTH	MIN. POST LENGTH
4" X 4"	48" SF	4" X 4"	2'-0"
4" X 4"	48" SF	4" X 4"	2'-0"

AM109.1.3 A 2 x 6 blocking vertical cross bracing may be provided in two perpendicular directions for each deck. The bracing shall be attached to the posts with one 5/8" nut and 3/4" washer. The 2 x 6's shall be attached to the posts with one 5/8" nut and 3/4" washer. Each blocking member per Figure AM109.3.

AM109.1.4 For attachment of piles in Coastal Regions, see Chapter 6.

SMOKE ALARMS

SECTION R214.1 Smoke detection and notification, all smoke alarms shall be installed in accordance with the manufacturer's instructions. The provisions of this code and the referenced building code shall apply to the installation of smoke alarms.

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R214.1.7 Smoke detection and notification, all smoke alarms shall be installed in accordance with the manufacturer's instructions. The provisions of this code and the referenced building code shall apply to the installation of smoke alarms.

STAIRWAY NOTES

R2117.2 Handrails. The minimum handrails in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the nosing of the stair to the top rail. The top rail shall be attached to the landing or platform on that portion of the stairway.

R2117.3 Stair treads and risers. Stair treads and risers shall meet the requirements of a permit, or where one or more sleeping rooms are added or removed, the carbon monoxide alarm shall be provided in accordance with Section 315.1. Carbon monoxide alarms shall be provided in accordance with Section 315.1.1. The required carbon monoxide alarm shall be listed as complying with the following requirements: 1. Single station carbon monoxide alarms shall be listed as complying with the following requirements: a. The alarm shall be tested and certified to meet the manufacturer's installation instructions.

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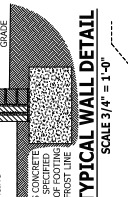
R2117.6 Stair treads and risers. Stair treads and risers shall meet the requirements of a permit, or where one or more sleeping rooms are added or removed, the carbon monoxide alarm shall be provided in accordance with Section 315.1. Carbon monoxide alarms shall be provided in accordance with Section 315.1.1. The required carbon monoxide alarm shall be listed as complying with the following requirements: 1. Single station carbon monoxide alarms shall be listed as complying with the following requirements: a. The alarm shall be tested and certified to meet the manufacturer's installation instructions.

R2117.7 Stair treads and risers. Stair treads and risers shall meet the requirements of a permit, or where one or more sleeping rooms are added or removed, the carbon monoxide alarm shall be provided in accordance with Section 315.1. Carbon monoxide alarms shall be provided in accordance with Section 315.1.1. The required carbon monoxide alarm shall be listed as complying with the following requirements: 1. Single station carbon monoxide alarms shall be listed as complying with the following requirements: a. The alarm shall be tested and certified to meet the manufacturer's installation instructions.

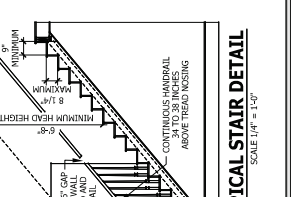
R2117.8 Stair treads and risers. Stair treads and risers shall meet the requirements of a permit, or where one or more sleeping rooms are added or removed, the carbon monoxide alarm shall be provided in accordance with Section 315.1. Carbon monoxide alarms shall be provided in accordance with Section 315.1.1. The required carbon monoxide alarm shall be listed as complying with the following requirements: 1. Single station carbon monoxide alarms shall be listed as complying with the following requirements: a. The alarm shall be tested and certified to meet the manufacturer's installation instructions.

R2117.9 Stair treads and risers. Stair treads and risers shall meet the requirements of a permit, or where one or more sleeping rooms are added or removed, the carbon monoxide alarm shall be provided in accordance with Section 315.1. Carbon monoxide alarms shall be provided in accordance with Section 315.1.1. The required carbon monoxide alarm shall be listed as complying with the following requirements: 1. Single station carbon monoxide alarms shall be listed as complying with the following requirements: a. The alarm shall be tested and certified to meet the manufacturer's installation instructions.

TYPICAL WALL DETAIL



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



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

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The Bailey
TYPICAL DETAILS

SHB
Signature Home Builders, Inc.

HAYNES
HOME PLANS, INC.
P.O. BOX 102, WMS CREEK, TN 37188
PH: (615) 491-1989

SQUARE FOOTAGE
BUILT
UNBUILT
TOTAL
SQUARE FEET

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