

PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 20'-0" HEIGHT TO RIDGE: 27'-10"

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
PENETRATION U-FACTOR	0.35	0.35	0.35
SOLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED PENETRATION SFGC	0.30	0.30	0.30
CEILING R-VALUE	38 or 30d	38 or 30d	38 or 30d
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

* 10/19 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 STON WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 115 MPH, 3 SECOND GUST (89 FASTEST MILES 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	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

ROOF VENTILATION

SECTION R806

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2901 SQ.FT.
NET FREE CROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 19.24 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 = 9.67 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) 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:

- 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.
- 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:

- 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.
- 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:

- 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.

SQUARE FOOTAGE

HEATED

FIRST FLOOR	2012 SQ.FT.
SECOND FLOOR	668 SQ.FT.
TOTAL	2680 SQ.FT.

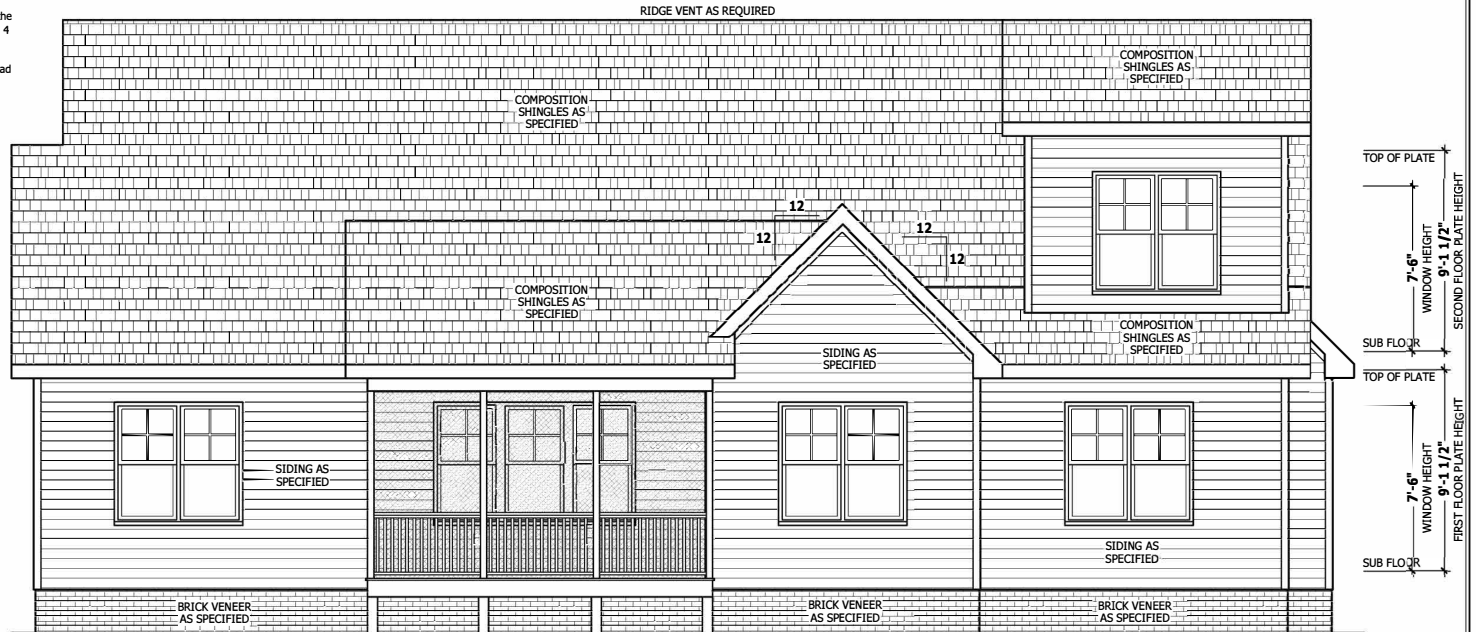
UNHEATED

GARAGE	517 SQ.FT.
FRONT PORCH	253 SQ.FT.
SCREENED PORCH	185 SQ.FT.
STORAGE	944 SQ.FT.
DECK	182 SQ.FT.
TOTAL	2081 SQ.FT.



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. M. HAYNES 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.

FRONT & REAR ELEVATIONS

The Everyly

Blackwell Builders, Inc.

M. HAYNES
DESIGNS

2821 ALDERSHOT DRIVE, WAKE FOREST, NC
919-740-0887 mhaynes1@nc.ert.com

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	2012 SQ.FT.
SECOND FLOOR	668 SQ.FT.
TOTAL	2680 SQ.FT.
UNHEATED	
GARAGE	517 SQ.FT.
FRONT PORCH	253 SQ.FT.
SCREENED PORCH	185 SQ.FT.
STORAGE	944 SQ.FT.
DECK	182 SQ.FT.
TOTAL	2081 SQ.FT.

© Copyright 2026
M. HAYNES DESIGNS

3/3/2026

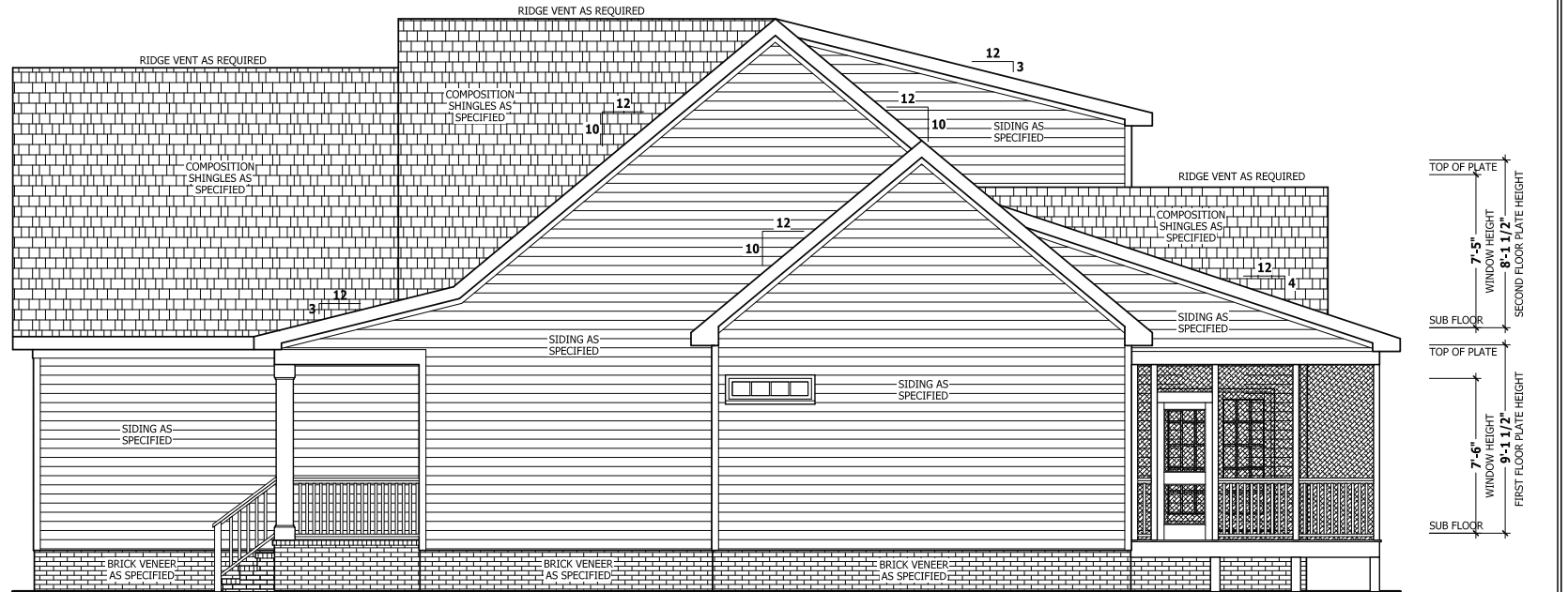
260111B

PAGE 1 OF 5



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. M. HAYNES 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.

LEFT & RIGHT ELEVATIONS

The Every

Blackwell Builders, Inc.

M. HAYNES
DESIGNS
2821 ALDERSHOT DRIVE, WAKE FOREST, NC
919-740-0987 mhaynes1@nc.rrt.com

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	2012 SQ.FT.
SECOND FLOOR	468 SQ.FT.
TOTAL	2480 SQ.FT.
UNHEATED	
PORCH	517 SQ.FT.
SCREENED PORCH	253 SQ.FT.
SCREENED PORCH	846 SQ.FT.
DECK	182 SQ.FT.
TOTAL	1898 SQ.FT.

© Copyright 2026
M. HAYNES DESIGNS

3/3/2026

260111B

PAGE 2 OF 5

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.

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.

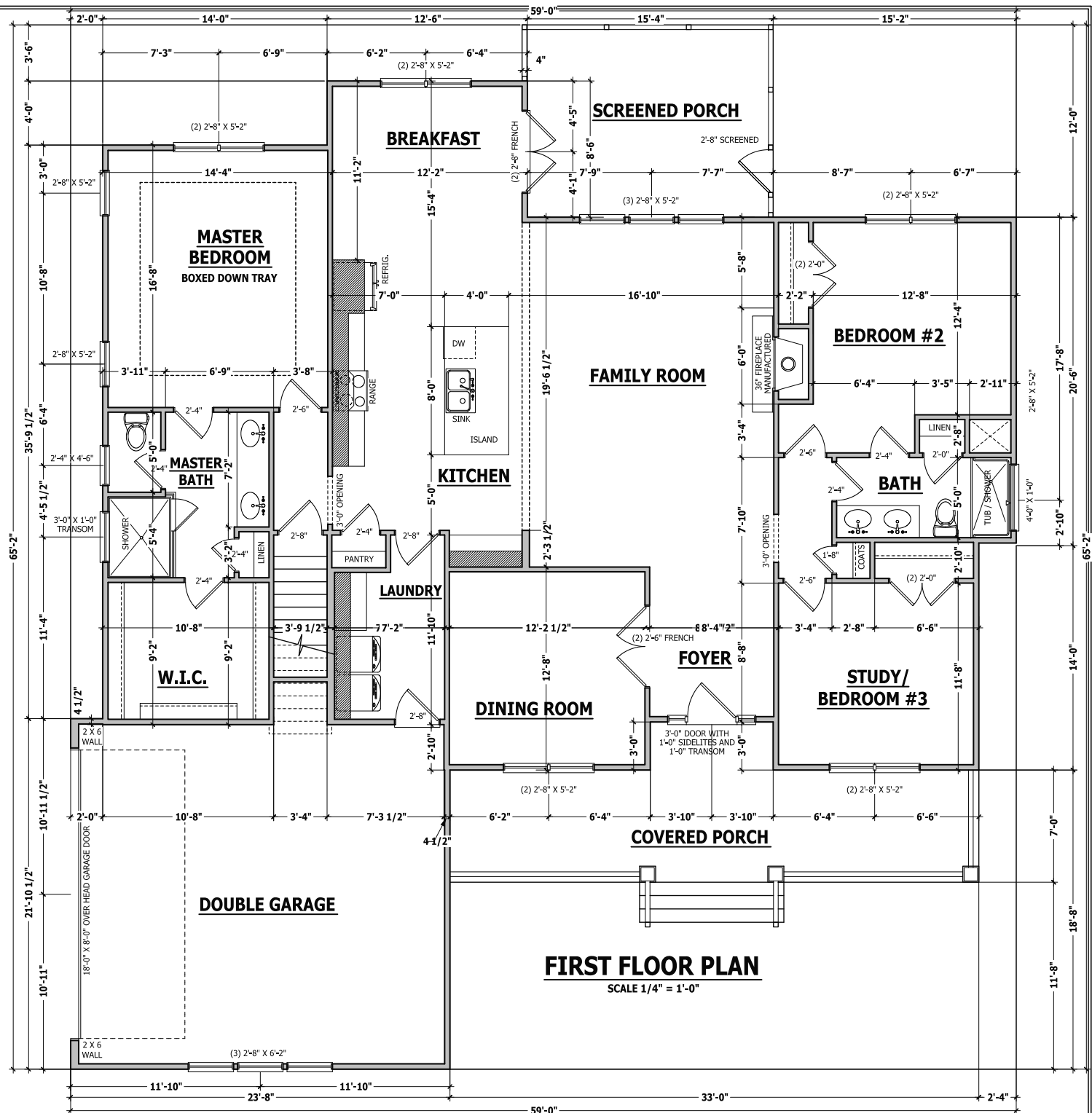
SQUARE FOOTAGE

HEATED

FIRST FLOOR 2012 SQ.FT.
SECOND FLOOR 668 SQ.FT.
TOTAL 2680 SQ.FT.

UNHEATED

GARAGE 517 SQ.FT.
FRONT PORCH 253 SQ.FT.
SCREENED PORCH 185 SQ.FT.
STORAGE 944 SQ.FT.
DECK 182 SQ.FT.
TOTAL 2081 SQ.FT.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. M. HAYNES 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.

FIRST FLOOR PLAN

The Everly

Blackwell Builders, Inc.

M. HAYNES
DESIGNS

2821 ALDERSHOT DRIVE, WAKE FOREST, NC
919-740-0987 mhaynes1@nc.rrt.com

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	2012 SQ.FT.
SECOND FLOOR	668 SQ.FT.
TOTAL	2680 SQ.FT.
UNHEATED	
GARAGE	517 SQ.FT.
FRONT PORCH	253 SQ.FT.
SCREENED PORCH	185 SQ.FT.
STORAGE	944 SQ.FT.
DECK	182 SQ.FT.
TOTAL	2081 SQ.FT.

© Copyright 2026
M. HAYNES DESIGNS

3/3/2026

260111B

PAGE 3 OF 5

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.

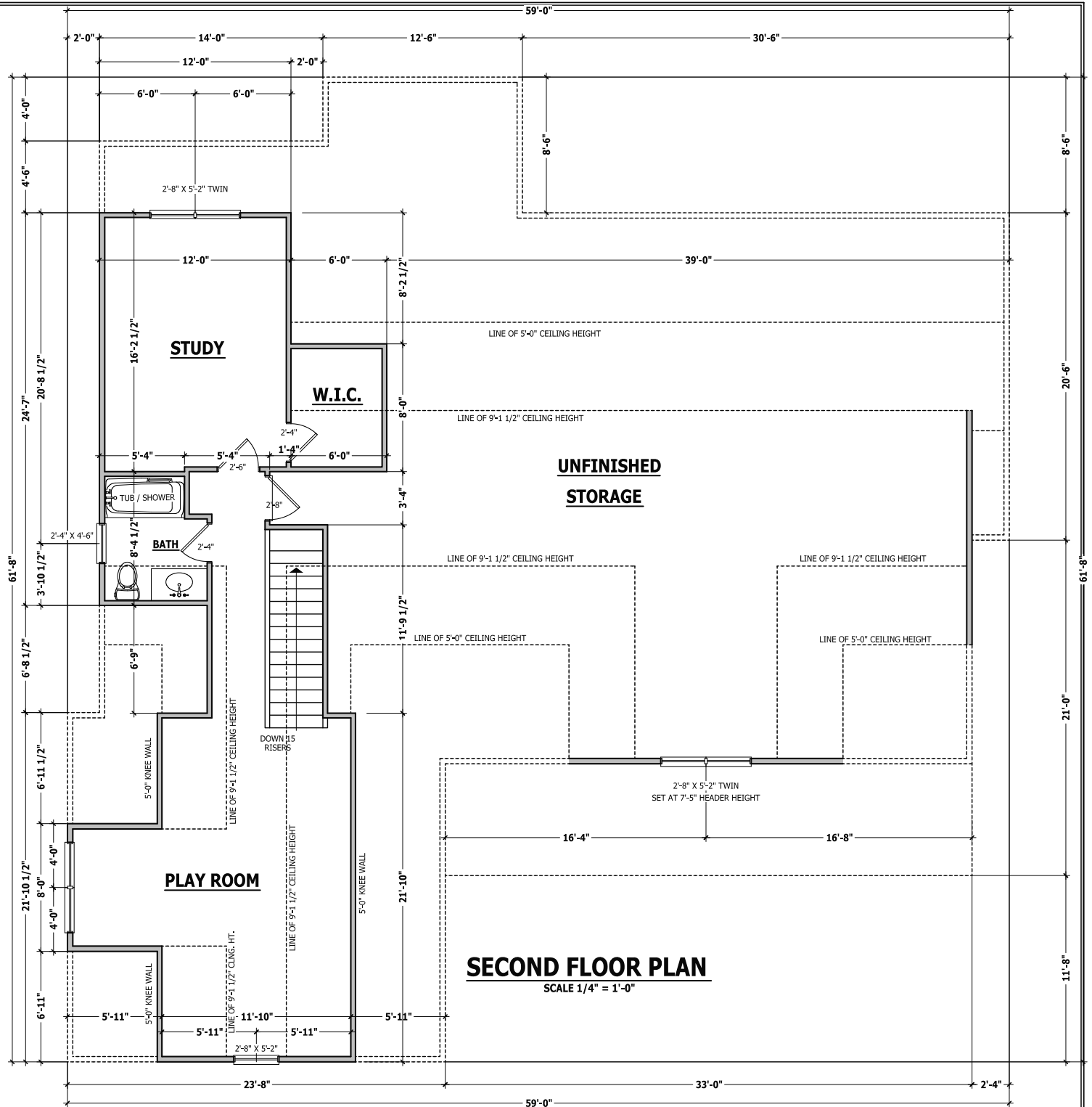
ATTIC ACCESS

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.



PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS. M. HAYNES 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.

SECOND FLOOR PLAN

Blackwell Builders, Inc.
The Every

M. HAYNES
DESIGNS
2821 ALDERSHOT DRIVE, WAKE FOREST, NC
919-740-0987 mhaynes1@nc.rrt.com

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	2012 SQ.FT.
SECOND FLOOR	468 SQ.FT.
TOTAL	2480 SQ.FT.
UNHEATED	
GARAGE	517 SQ.FT.
FRONT PORCH	253 SQ.FT.
SCREENED PORCH	185 SQ.FT.
STORAGE	944 SQ.FT.
DECK	182 SQ.FT.
TOTAL	2081 SQ.FT.

© Copyright 2026
M. HAYNES DESIGNS

3/3/2026

260111B

PAGE 4 OF 5