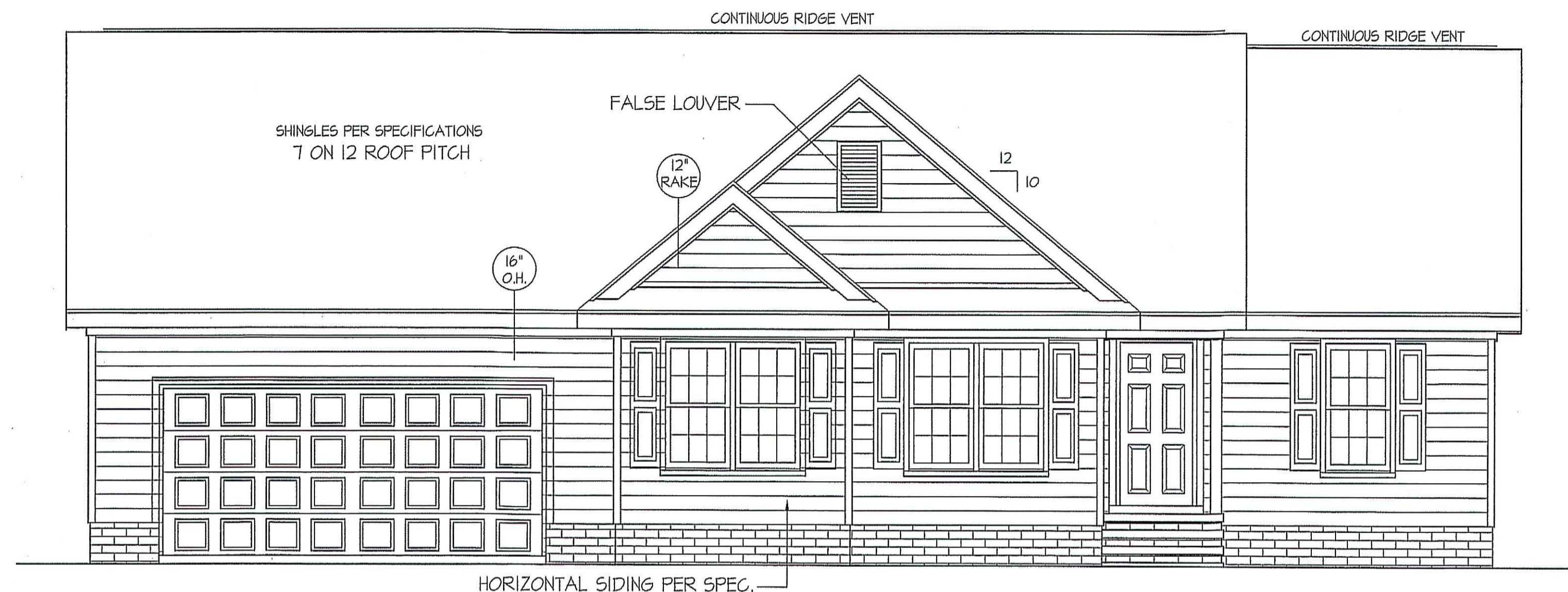


THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION



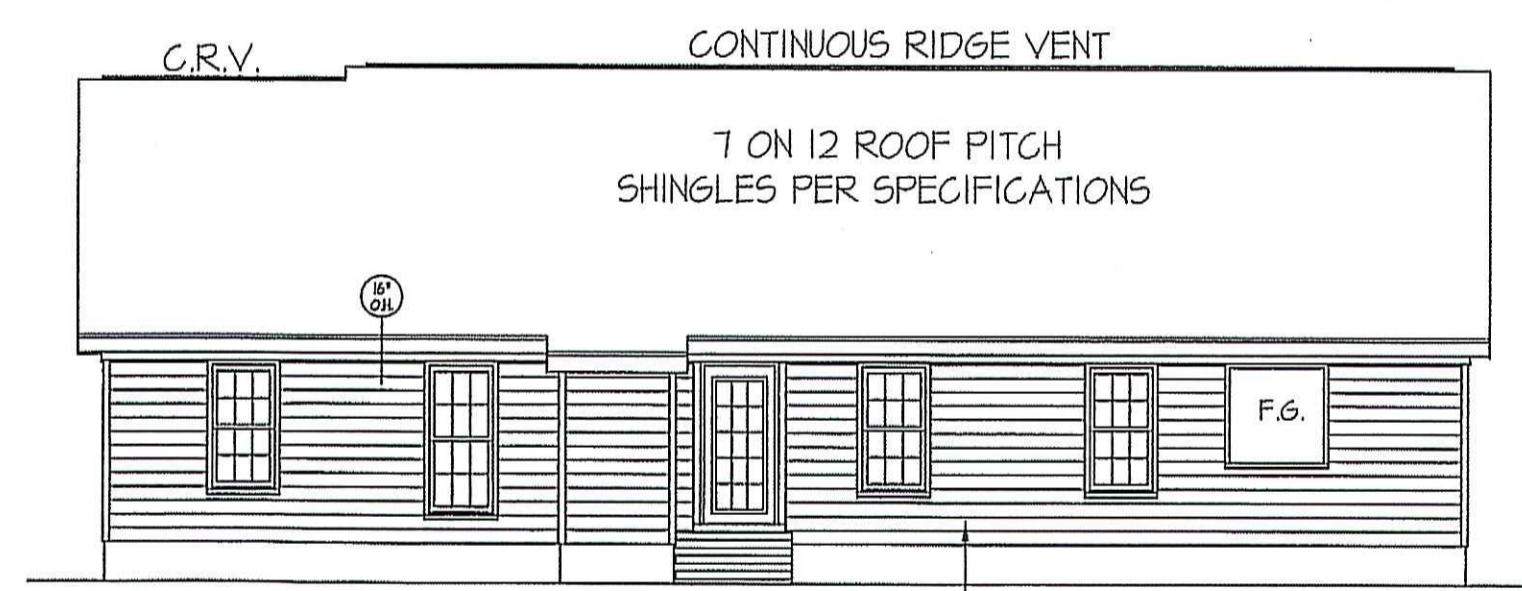
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WIND ZONES (PER TABLE R301.2(4))

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

ROOF VENTILATION REQ'MTS.
2125 ATTIC SQ. FT. / 300 = 7.08

PROVIDED ON PLAN
76 L.F. RIDGE VENT = 14.25
120 L.F. SOFFIT VENT = 7.5
TOTAL = 21.75 S.F. FREE NET AREA



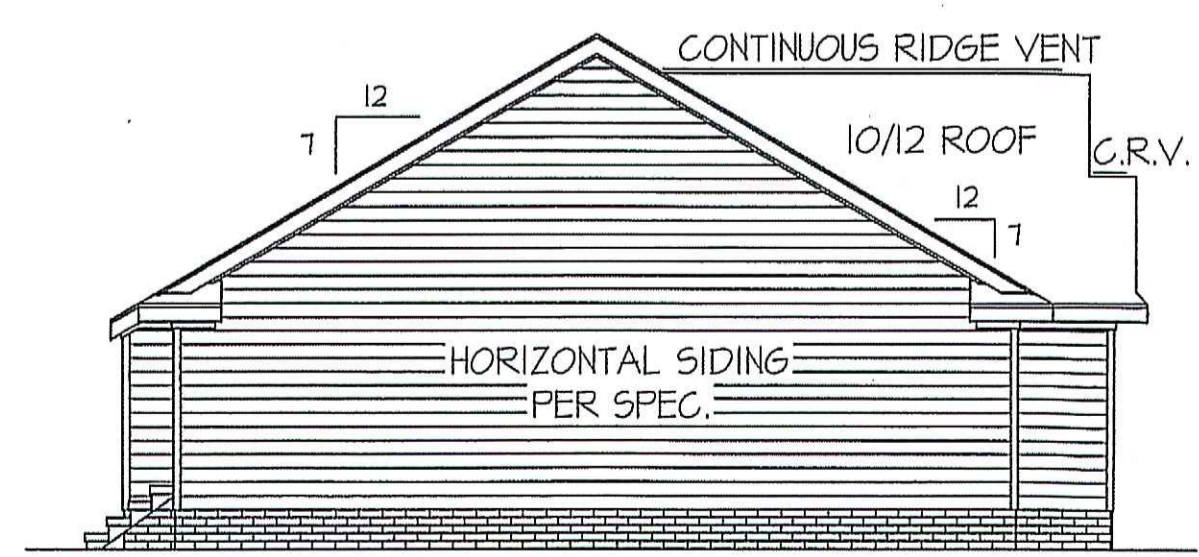
REAR ELEVATION
SCALE: 1/8" = 1'-0"

INSULATION and FENESTRATION REQUIREMENTS

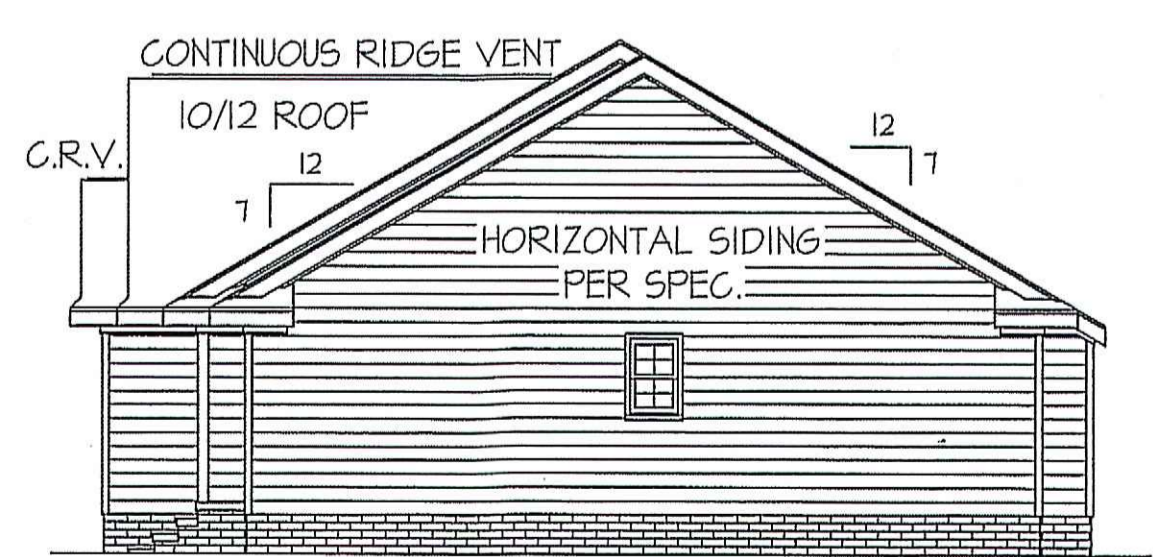
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, I3+2.5	R-15, I3+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/13	10/15
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.



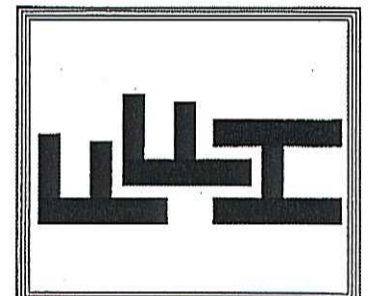
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

DATE:
OCT. 1, 2019

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EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
ROANOKE ~ LEFT

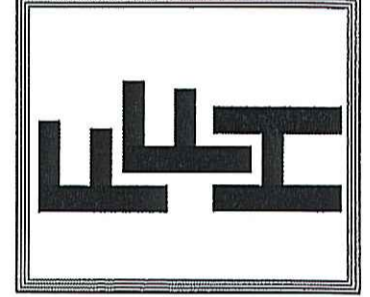
SHEET NO.
1

MAIN COMPUTER FILE: FFH - ROANOKE - SEPT - 2019

WIND ZONES (PER TABLE R301.2(4))	
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

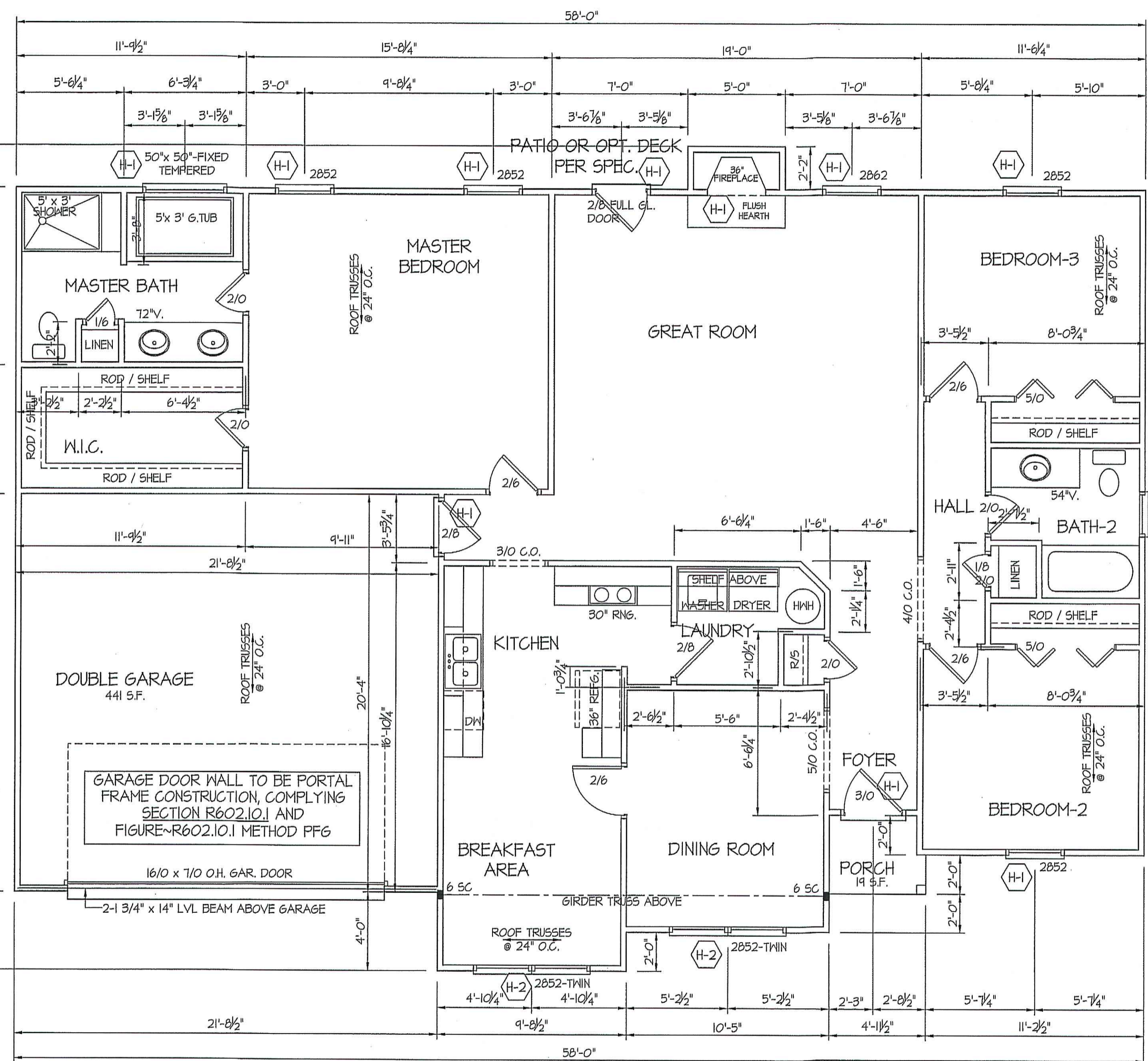
DATE:
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**EXCLUSIVE PLAN FOR
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ROANOKE~LEFT**

PLAN:
SHEET NO.
2



ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (7/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (Inches) [per Table R602.3(5)]	
	16	24
< 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.-R602.7 (1) AND INT.-R602.7 (2).

ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (7/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS WILL BE 2x10 #2 SPF UNLESS OTHERWISE NOTED.

HEADER SCHEDULE

SYMBOL #	SIZE	JACKS
H-1	(2) 2x10	1
H-2	(2) 2x10	2
H-3	(2) 2x8	2
H-4	(2) 2x12	2
H-5	(2) 1.75 x 9.25 LVL	3

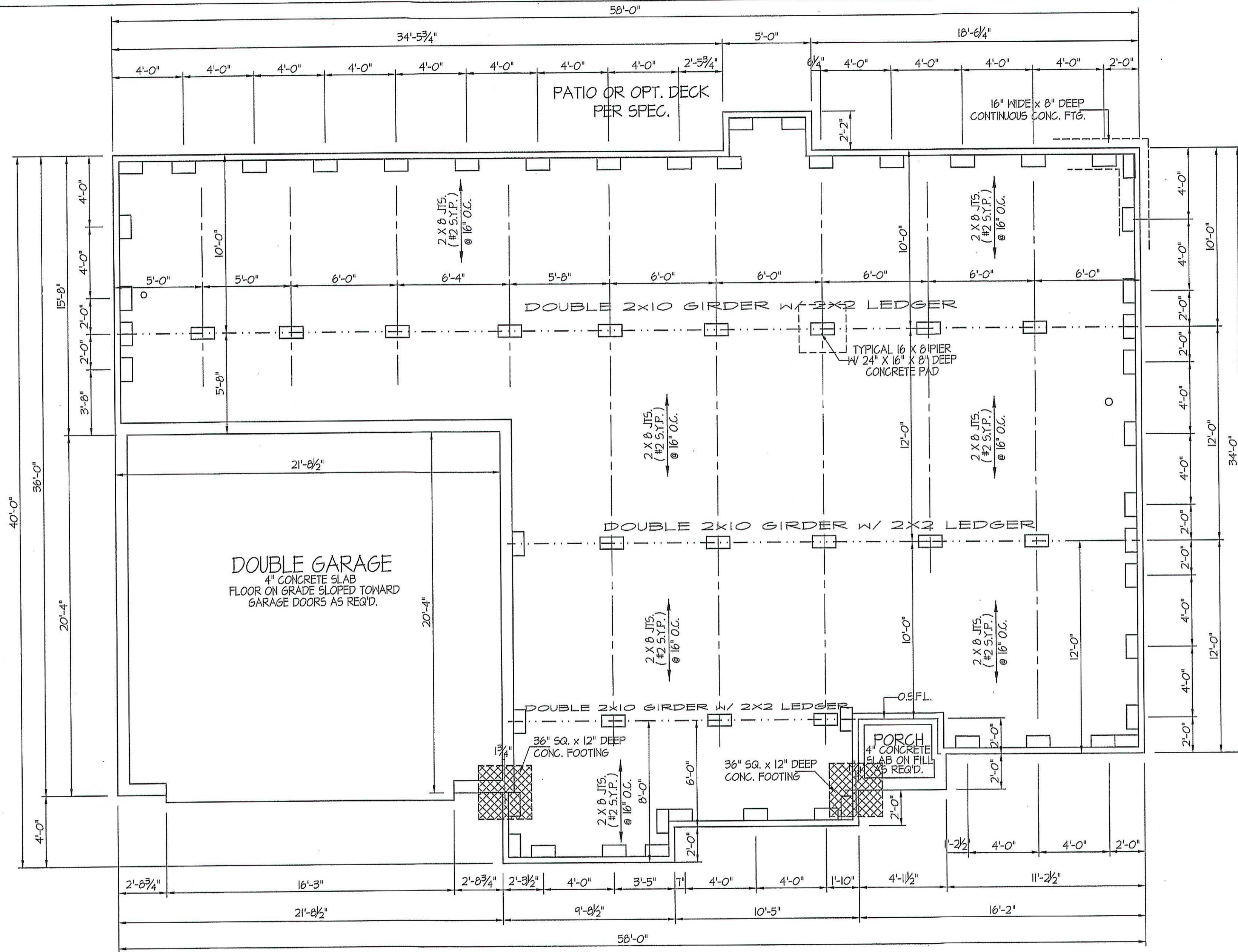
8' CEILINGS UNLESS OTHERWISE NOTED
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED FRAME AREA = 1665 S.F.
PORCH AREA = 19 S.F.
DOUBLE GARAGE AREA = 441 S.F.

SECTION R407-COLUMNS
R407.3 STRUCTURAL REQUIREMENTS.
THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE TOP AND BOTTOM END. WOOD COLUMNS SHALL BE NOT LESS IN NOMINAL SIZE THAN 4 INCHES BY 4 INCHES (102 mm BY 102 mm). STEEL COLUMNS SHALL BE NOT LESS THAN 3-INCH-DIAMETER (76 mm) SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH ASTM A53 GRADE B OR APPROVED EQUIVALENT.

MAIN COMPUTER FILE: FFH - ROANOKE - SEPT. - 2019

MAIN COMPUTER FILE: FFH - ROANOKE - SEPT. - 2014



ALL JOISTS AND GIRDERS WILL BE #2 S.Y.P.
 JOIST SPANS TO COINCIDE WITH REVISED TABLES R502.3.1(1) AND R502.3.1(2) FROM 2018 NCR CODES
 GIRDER SPANS AND HEADER SPANS TO COINCIDE WITH TABLE R602.1(1), R602.1(2) AND R602.1(3).

FOUNDATION DRAINAGE
 A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1

PIER and CURTAIN FND.
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

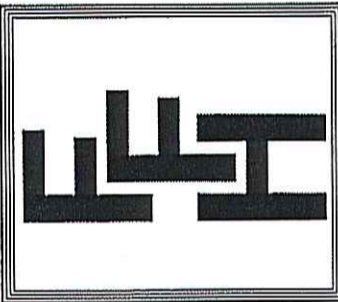
FOUNDATION ANCHORAGE
 THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET (1219.3 mm) ON CENTER AND NOT MORE THAN 12 INCHES (305 mm) FROM THE CORNER.
 BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 mm) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 15 INCHES (178 mm) INTO MASONRY OR CONCRETE.

NOTES:
 USE DBL. 2x10 BANDS W/2X2 LEDGER ON 4" WALLS
 USE DOUBLE 2x10 GIRDERS W/ 2X2 LEDGERS
 USE 2x8 JOISTS AT 16" O.C., ADD 56L. JOIST UNDER PARALLEL INTERIOR WALLS AS REQ'D.
 PROVIDE 24 X 36 ACCESS OPENING IN FN'D. WALL.
 PROVIDE STEPS TO GRADE (MAX. 8")

FOUNDATION VENTILATION INFORMATION
 (MIN. NET AREA OF VENT. REQ'D. = 1/150)
 1665 S.F. (CRAWL) x .96 = 1598.40 S.I.
 USE 25" WITTEN AUTO. VENT" FN'D. VENTS @ 65 S.I. FREE NET AREA OR EQUIVALENT.
 (MIN. NET AREA CAN BE REDUCED TO 1/1500)
 1665 S.F. (CRAWL) x .096 = 159.84 S.I.
 USE 3" WITTEN AUTO. VENT" FN'D. VENTS @ 65 S.I. FREE NET AREA OR EQUIVALENT.
 W/ APPROVED 6-mil POLYETHYLENE VAPOR RETARDER OR EQUIVALENT IN CRAWL SPACE.
 REQUIRED VENTS ARE TO BE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE CRAWL SPACE.

DATE:
 OCT. 1, 2019

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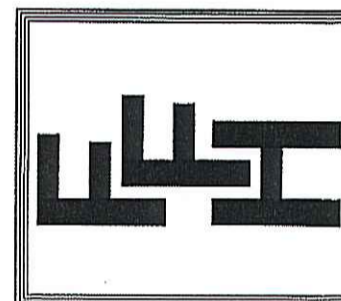


EXCLUSIVE PLAN FOR
 FREEDOM FAMILY HOMES
ROANOKE ~ LEFT

PLAN:
 SHEET NO.
3

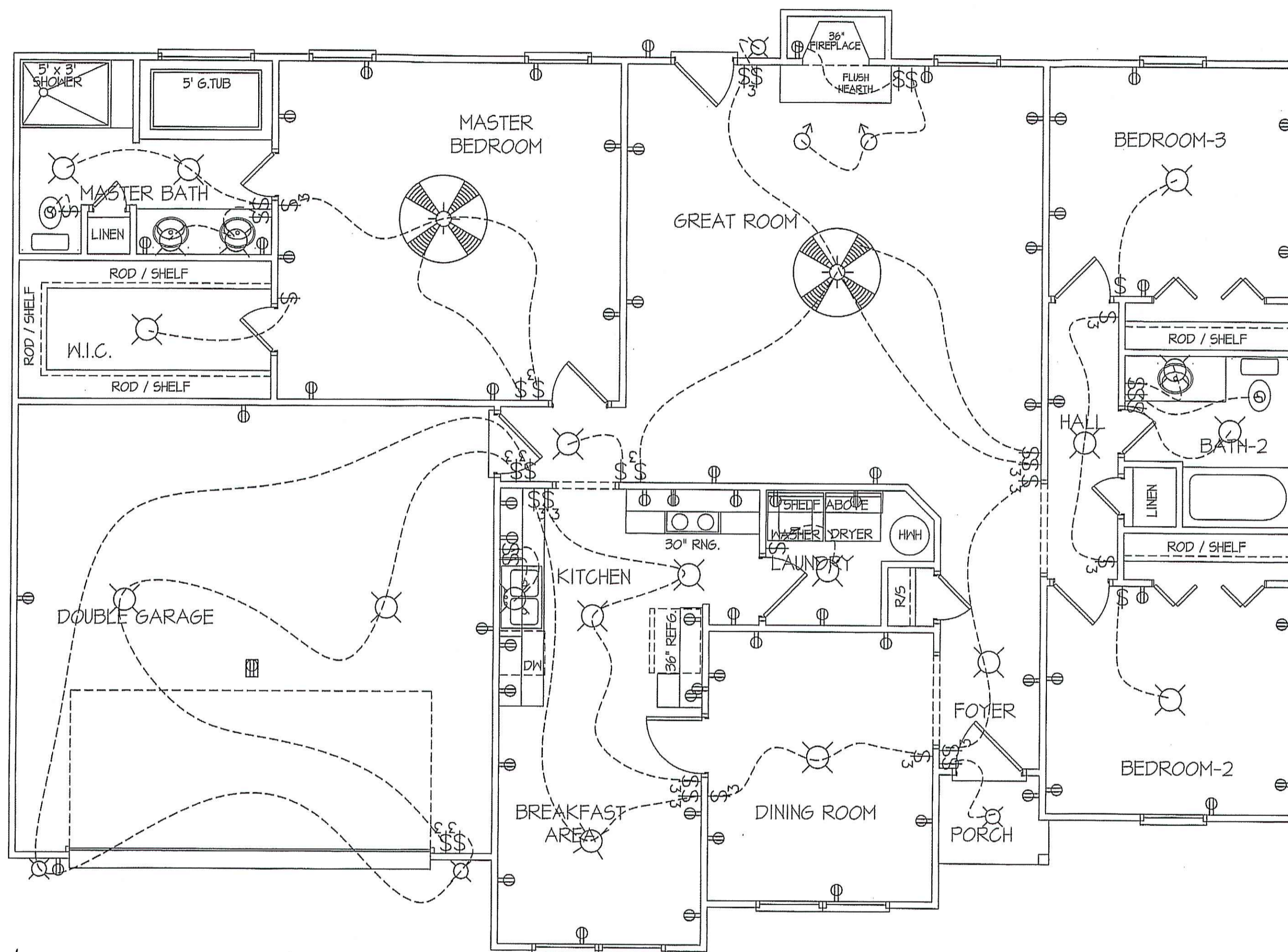
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EXCLUSIVE PLAN FOR
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ROANOKE~LEFT

SHEET NO.
4

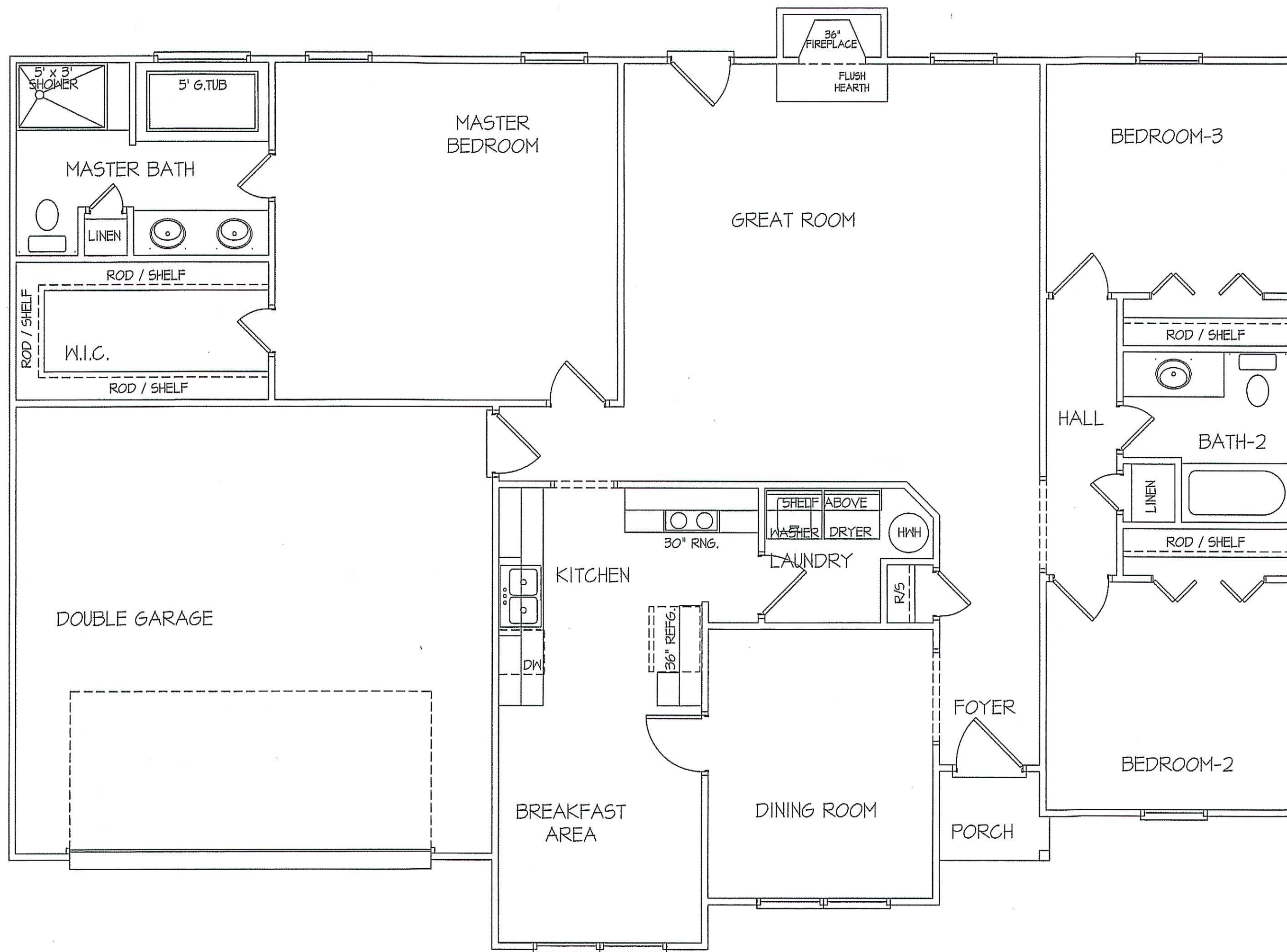


ELECTRICAL LEGEND		
<small>PROVIDE BURGLAR/SMOKE AND FIRE DETECTORS AS PER MANUFACTURER'S SPECIFICATIONS PROVIDE CENTRAL VACUUM SYSTEMS AS PER MANUFACTURER'S SPECIFICATIONS ALL FANS ARE TO BE CONTROLLED BY VAR/SPEED AND DIRECTIONAL SWITCHES</small>		
⊕ SURF. MOUNTED LIGHT	⊕ TYPICAL WALL RECEP.	⊕ TYPICAL SWITCH
○ RECESSED LIGHT	⊕ TOP 1/2 HOT W/SWITCH	⊕ 3-WAY SWITCH
⊕ EYEBALL LIGHT	⊕ CEILING RECEPTACLE	⊕ 4-WAY SWITCH
⊕ FAN/LIGHT COMB.	⊕ FLOOR RECEPTACLE	⊕ DIMMER SWITCH
— FLUORESCENT TUBE	⊕ WATERPROOF RECEP.	⊕ ELEC. PANEL BOX
⊕ FLUOR. LIGHT FIXTURE	⊕ GROUND FAULT	⊕ T.V. CABLE RECEP.
⊕ EXHAUST FAN	⊕ DISPOSAL UNIT	⊕ TELEPHONE JACK
⊕ OL'G. FAN	⊕ 220 VOLT RECEPTACLE	⊕ COMPUTER JACK
⊕ FLOOD LIGHT		

8' CLG. UNLESS OTHERWISE NOTE
ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED FRAME AREA = 1665 S.F.
PORCH AREA = 19 S.F.
DOUBLE GARAGE AREA = 441 S.F.

MAIN COMPUTER FILE: FFH - ROANOKE -SEPT.- 2014



NOTE:
 HVAC CONTRACTOR TO VERIFY and PROVIDE OWNERS and
 BUILDER UNIT INFORMATION, BTUH REQUIREMENTS, and
 DUCT LAYOUTS BEFORE CONSTRUCTION BEGINS.

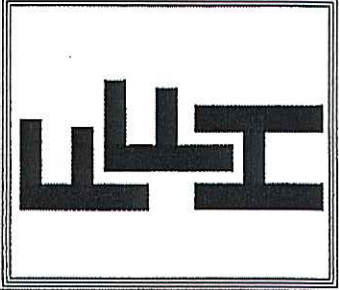
TOTAL HEAT GAIN = 35,298 B.T.U.H.
 TOTAL HEAT LOSS = 50,117 B.T.U.H.

8' CLG. UNLESS OTHERWISE NOTE
HVAC
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED FRAME AREA = 1665 S.F.
 PORCH AREA = 19 S.F.
 DOUBLE GARAGE AREA = 441 S.F.

DATE:
 OCT. 1, 2019

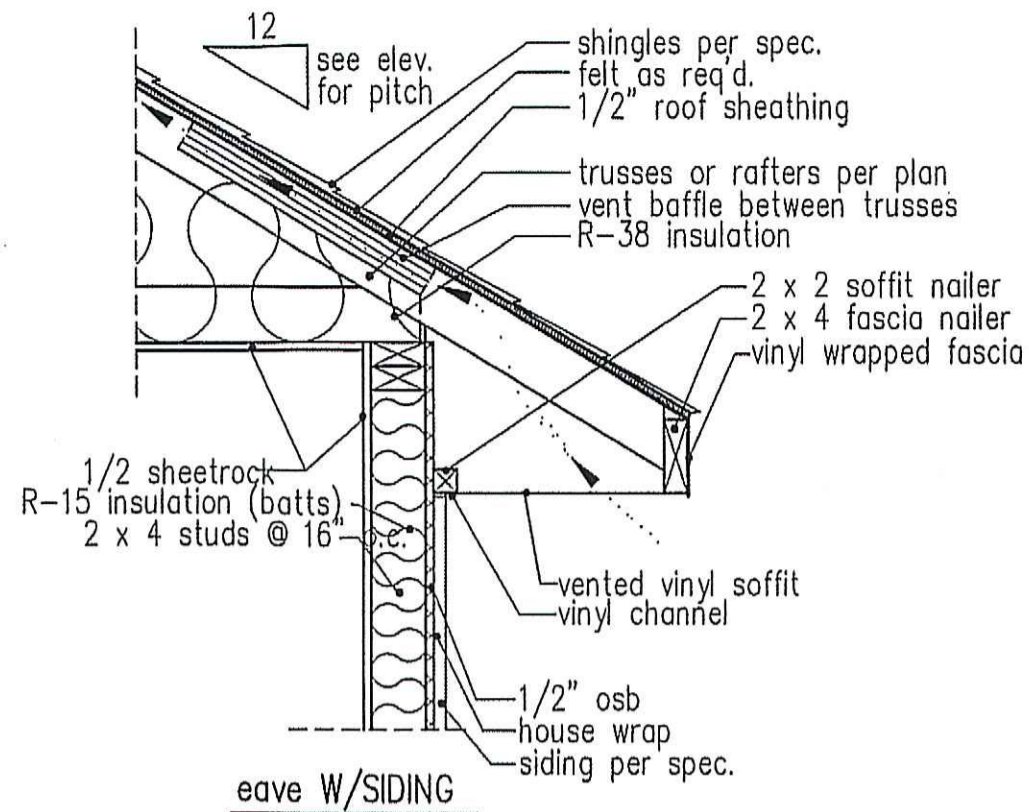
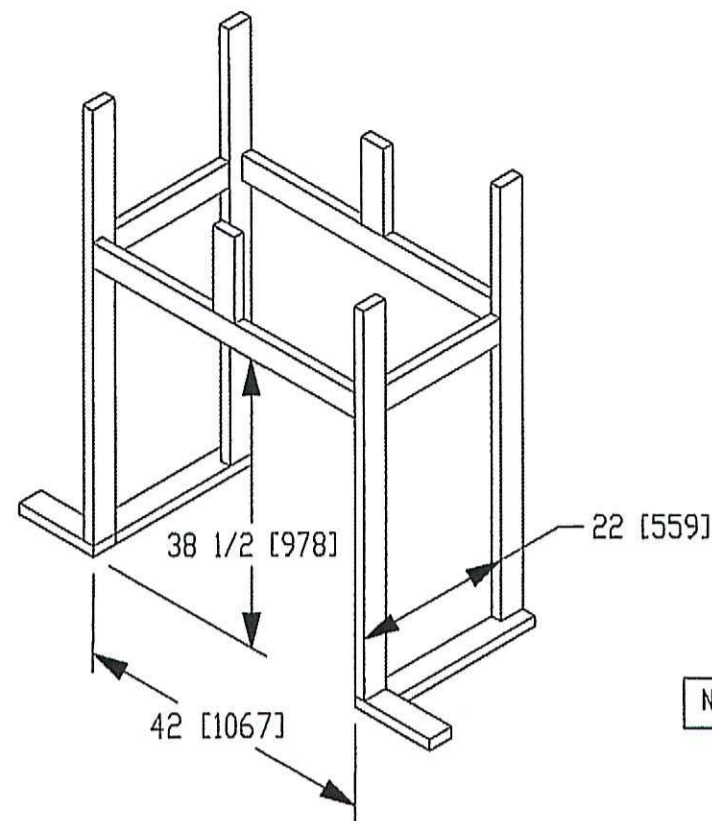
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EXCLUSIVE PLAN FOR
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ROANOKE ~ LEFT

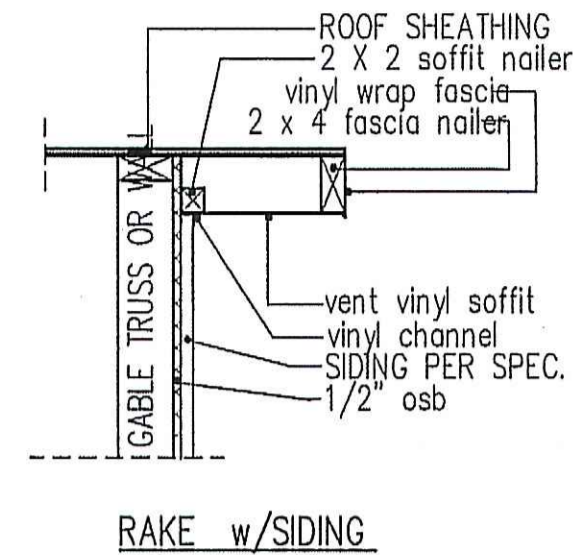
PLAN:
 SHEET NO.
5

MAIN COMPUTER FILE: FFH - ROANOKE - SEPT. - 2019



NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

standard eave details



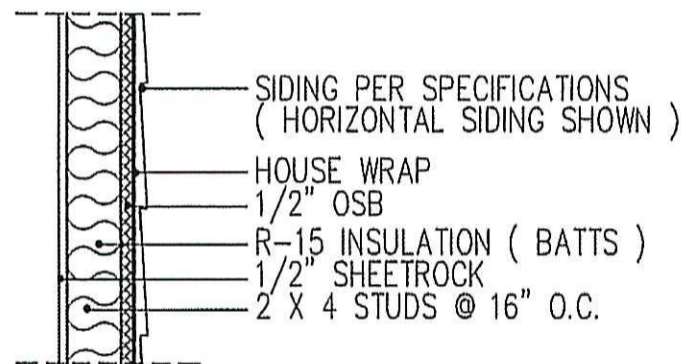
RAKE w/SIDING

NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

DIMENSIONS IN [] ARE MM

Model 6000-TR	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22		

Reference dimensions only. We recommend measuring individual units at installation.



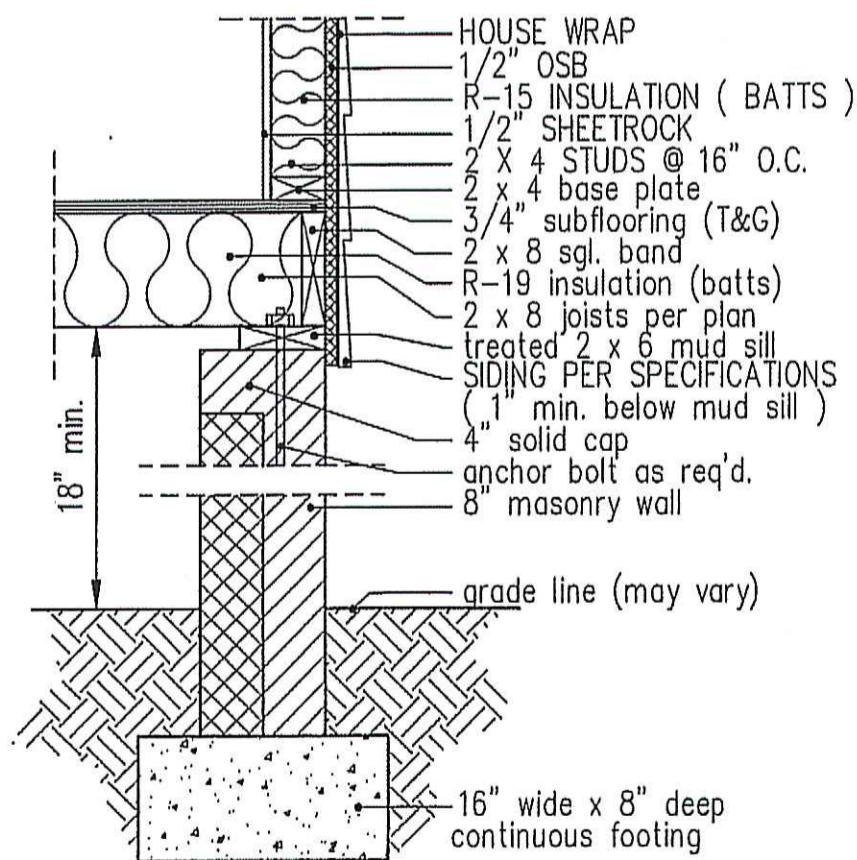
WALL W/siding

intermediate
wall details

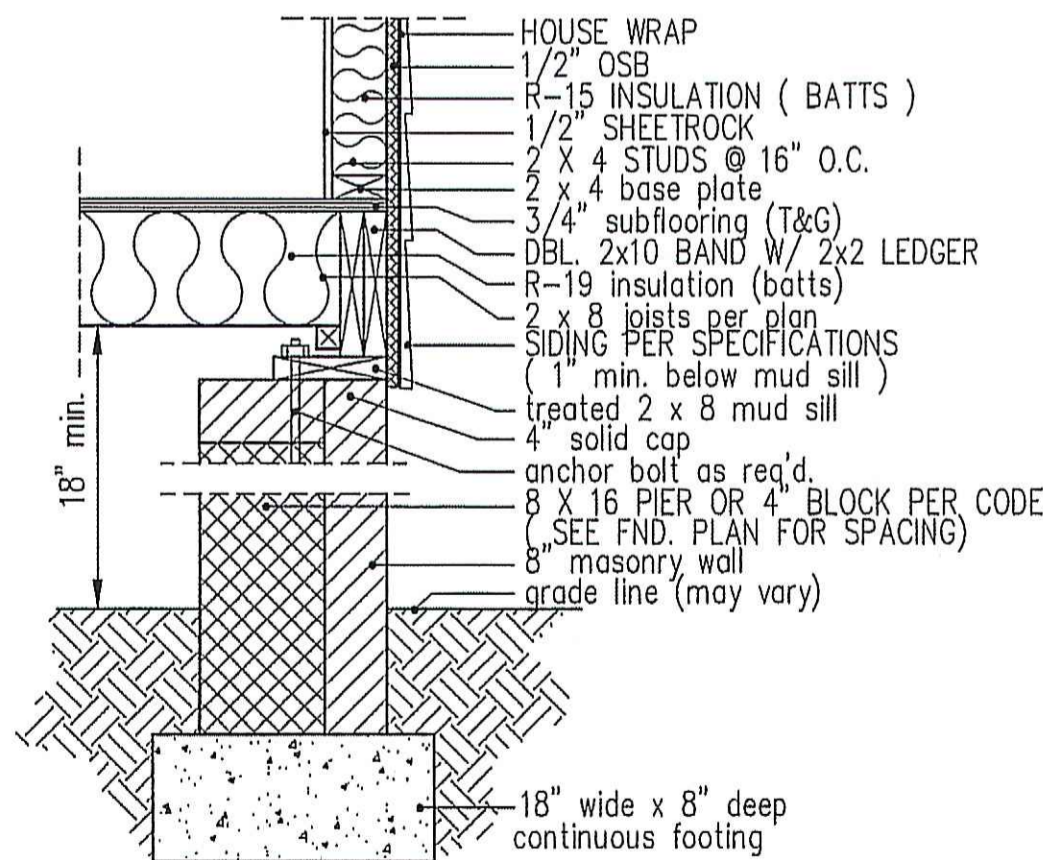
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (Inches) [per Table R602.3(5)]	
	16	24
< 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

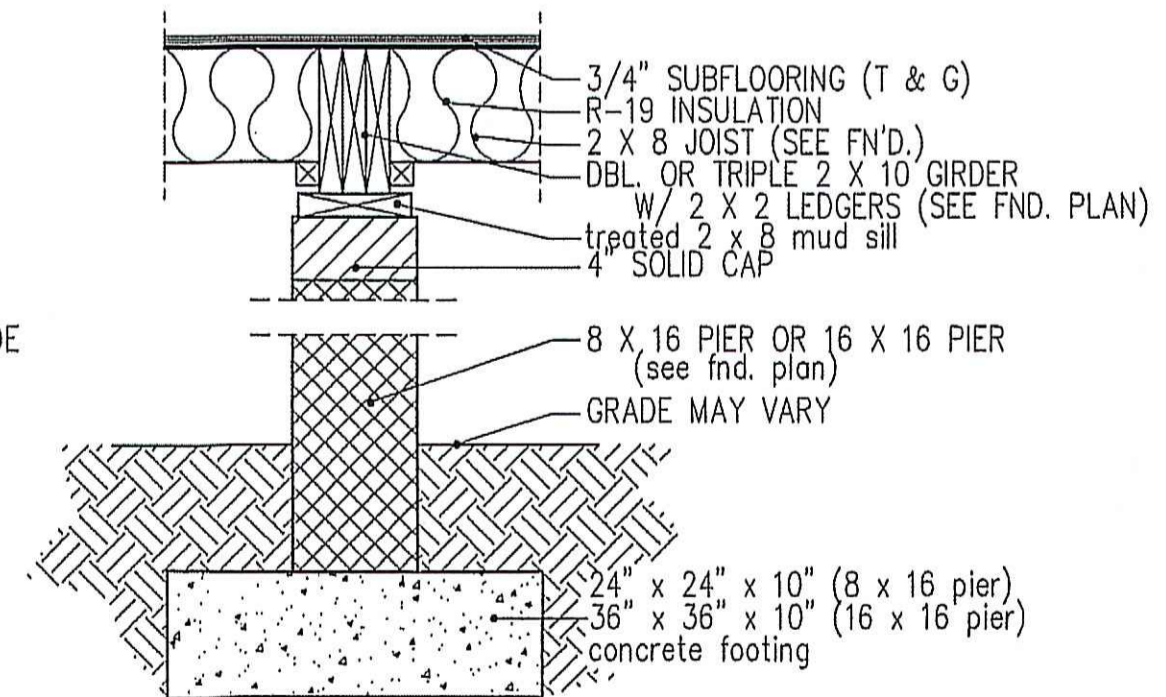
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.~R602.7 (1) AND INT.~R602.7 (2).



8" BOX SILL
FOUNDATION WALL



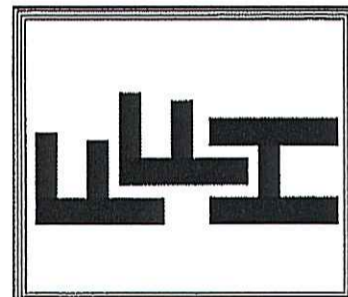
PIER and CURTAIN
FOUNDATION WALL



PIER and GIRDER
DETAIL

DATE:
OCT. 1, 2019

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ROANOKE

PLAN:
SHEET NO.
6