

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

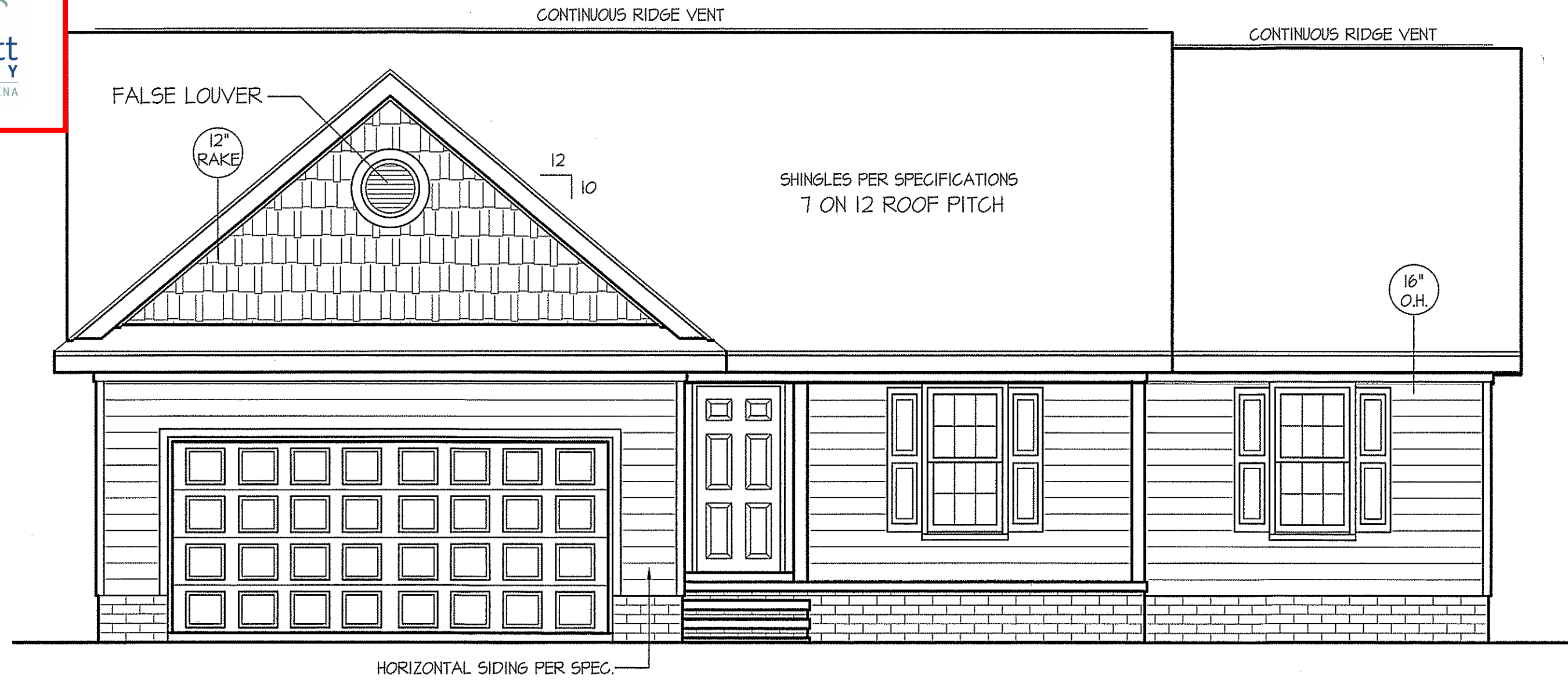
APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

05/04/2020

Boyle



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



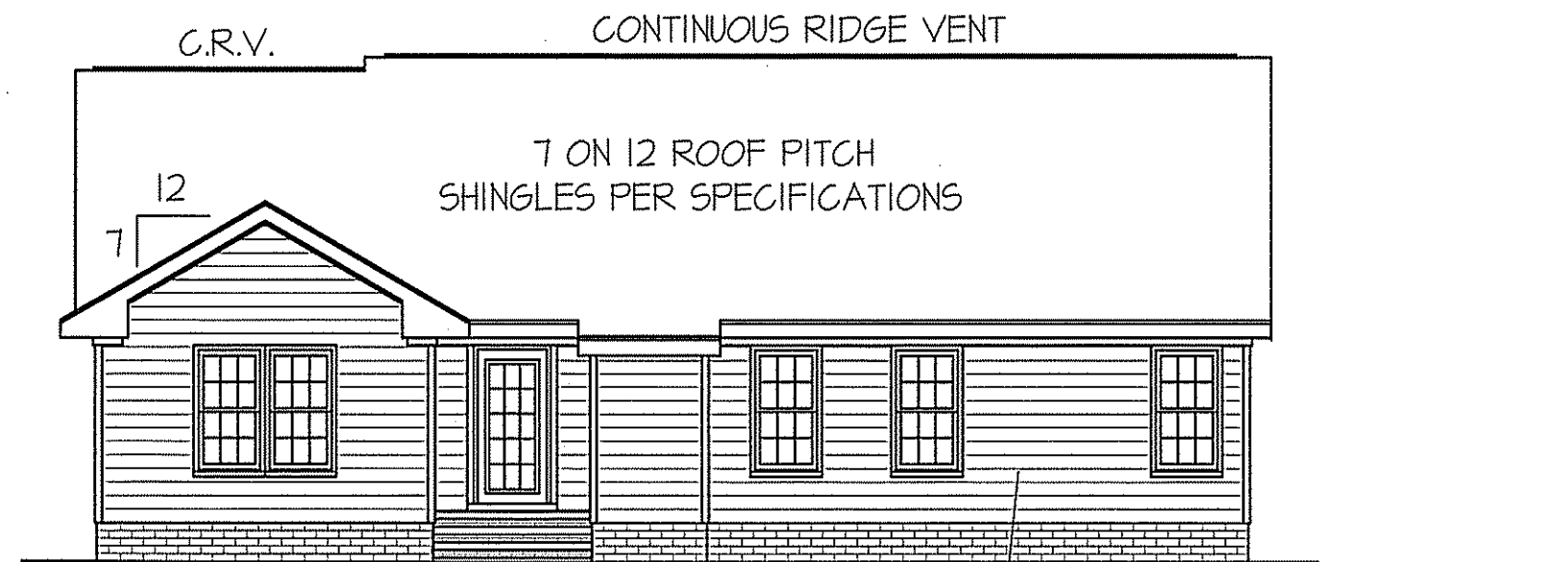
FRONT ELEVATION

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

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

ROOF VENTILATION REQ'MTS.
2074 ATTIC SQ. FT. / 300 = 6.91

PROVIDED ON PLAN
86 L.F. RIDGE VENT = 16.13
118 L.F. SOFFIT VENT = 7.38
TOTAL = 23.51 S.F. FREE NET AREA



REAR ELEVATION

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

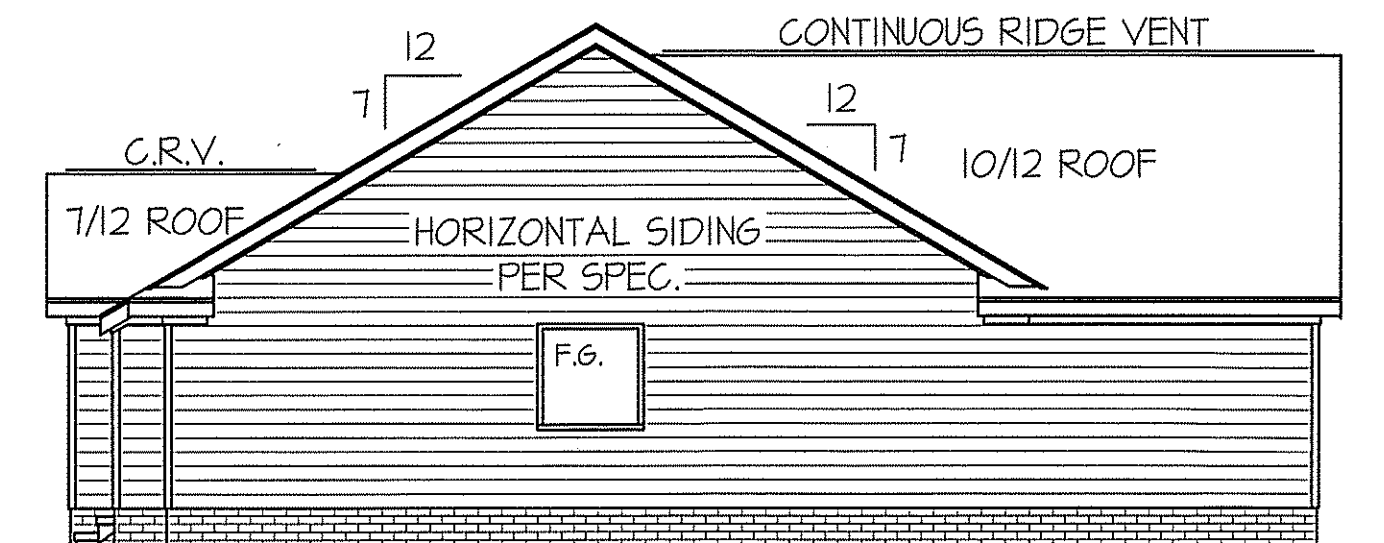
WIND ZONES (PER TABLE R301.2(4))

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

INSULATION and FENESTRATION REQUIREMENTS

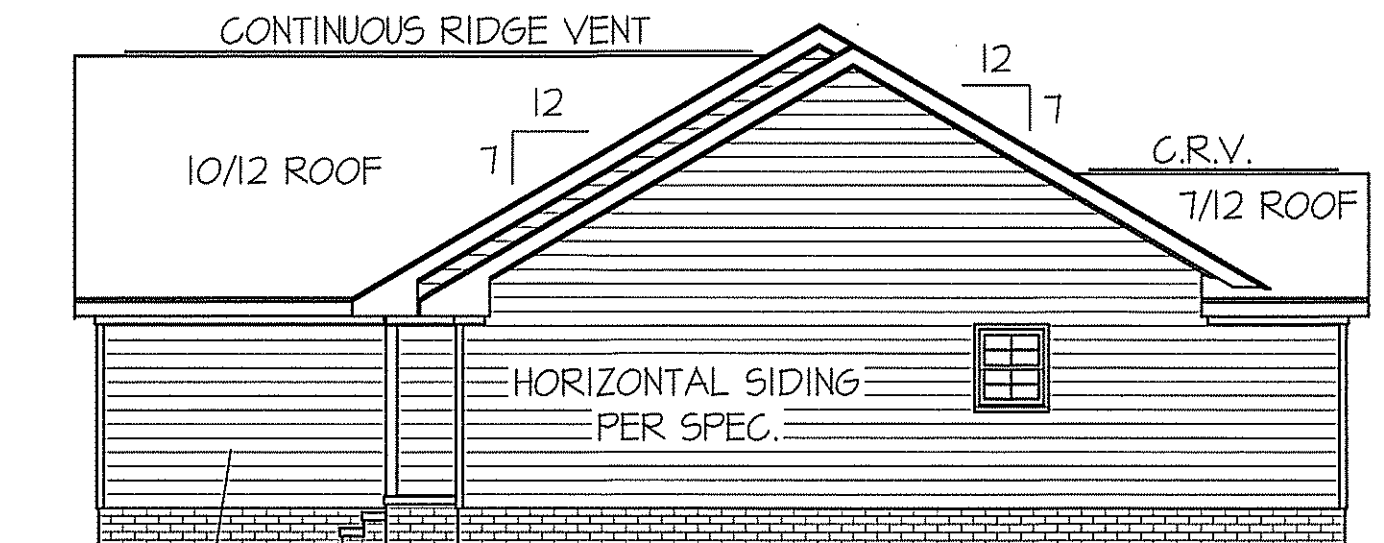
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-30	R-30
MINIMUM WALL R-VALUE	R-15, 13+2.5	R-15, 13+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/13	10/15
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY



LEFT ELEVATION

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

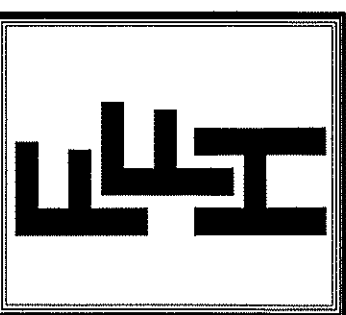


RIGHT ELEVATION

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

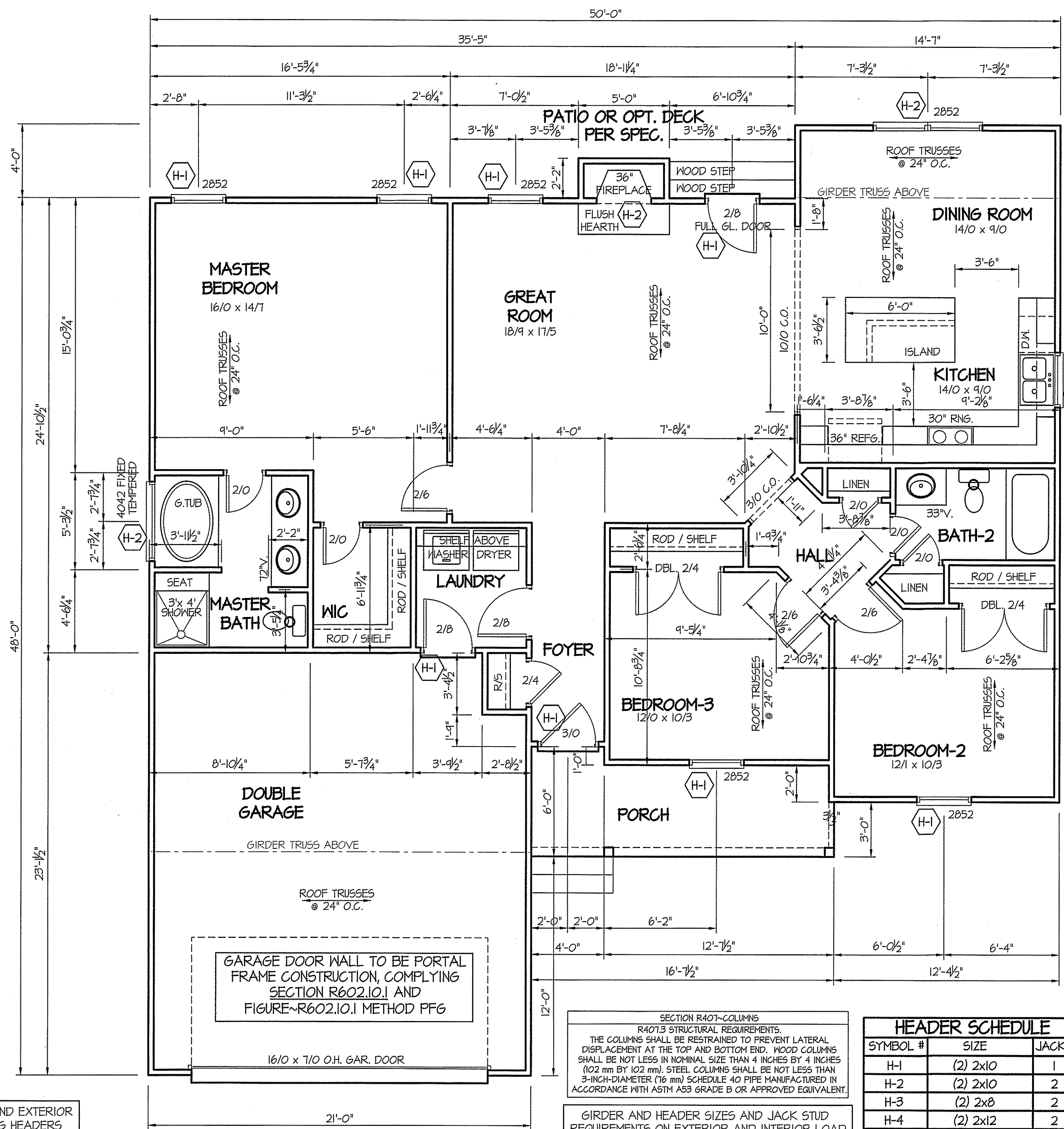
DATE:
JULY 24, 2019

FREEDOM FAMILY HOMES
P.O. BOX 608
DUNN, N.C. - 28335
O: (910) 892-1231 FAX: (910) 892-5680
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EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
HIGH POINT ~ LEFT

SHEET NO.
1

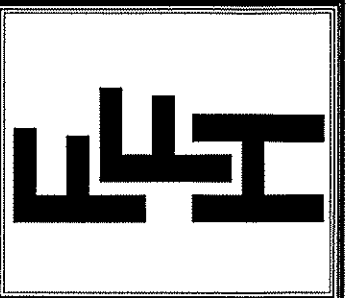


WIND ZONES (PER TABLE R301.2(4))

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HARNETT	120
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EXCLUSIVE PLAN FOR
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HIGH POINT ~ LEFT

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

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

8' CEILINGS UNLESS OTHERWISE NOTED
FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRST FLOOR HEATED FRAME AREA = 1511 S.F.
PORCH AREA = 87 S.F.
DOUBLE GARAGE AREA = 476 S.F.

SECTION R407-COLUMNS
R407.9 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.

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).

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 4.25 LVL	3

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

GARAGE DOOR WALL TO BE PORTAL FRAME CONSTRUCTION, COMPLYING SECTION R602.10.1 AND FIGURE~R602.10.1 METHOD PFG

ROOF TRUSSES @ 24" O.C.

PORCH

DOUBLE GARAGE

BEDROOM-3
12/0 x 10/3

BEDROOM-2
12/1 x 10/3

BATH-2

HALV

LAUNDRY

MASTER BATH

FOYER

KITCHEN
14/0 x 9/0

DINING ROOM
14/0 x 9/0

GREAT ROOM
18/9 x 17/5

MASTER BEDROOM
16/0 x 14/1

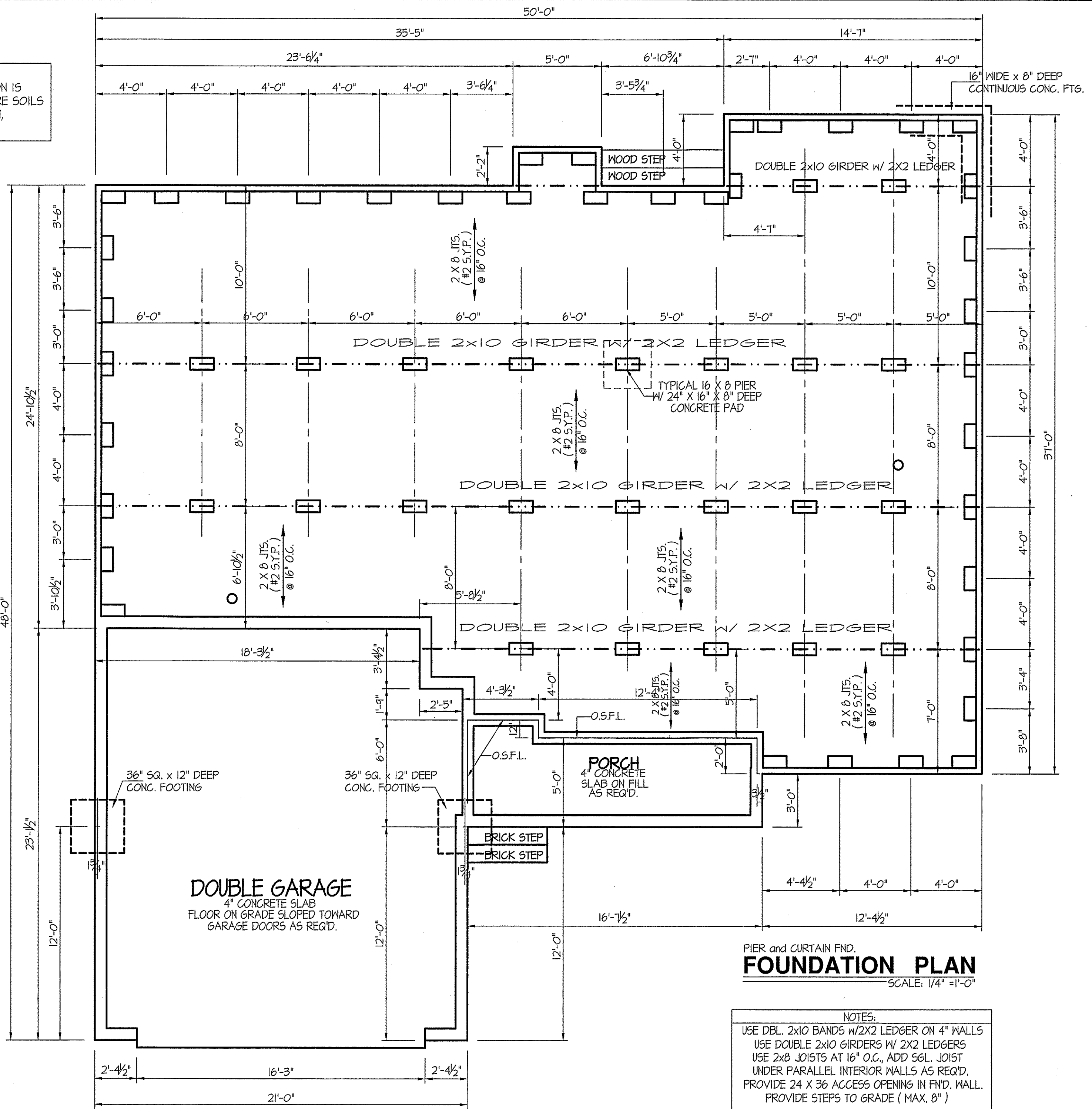
PATIO OR OPT. DECK PER SPEC.

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 1 SOILS, AS DETAILED IN TABLE R405.1

FOUNDATION VENTILATION INFORMATION
 (MIN. NET AREA OF VENT. REQ'D. = 1/150)
 1511 S.F. (CRAWL) x .096 = 1450.56 S.I.
 USE 23" WITTEN AUTO. VENT" FN'D. VENTS @ 65 S.I. FREE NET AREA or EQUIVALENT.
 (MIN. NET AREA CAN BE REDUCED TO 1/1500)
 1511 S.F. (CRAWL) x .096 = 1450.56 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.

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.

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 R602.7(1), R602.7(2) AND R602.7(3).

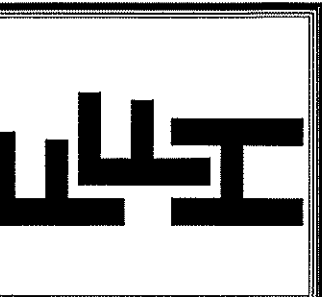


PIER and CURTAIN FND.
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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 SGL. JOIST UNDER PARALLEL INTERIOR WALLS AS REQ'D.
 PROVIDE 24 X 36 ACCESS OPENING IN FN'D. WALL.
 PROVIDE STEPS TO GRADE (MAX. 8")

DATE:
 JULY 24, 2019

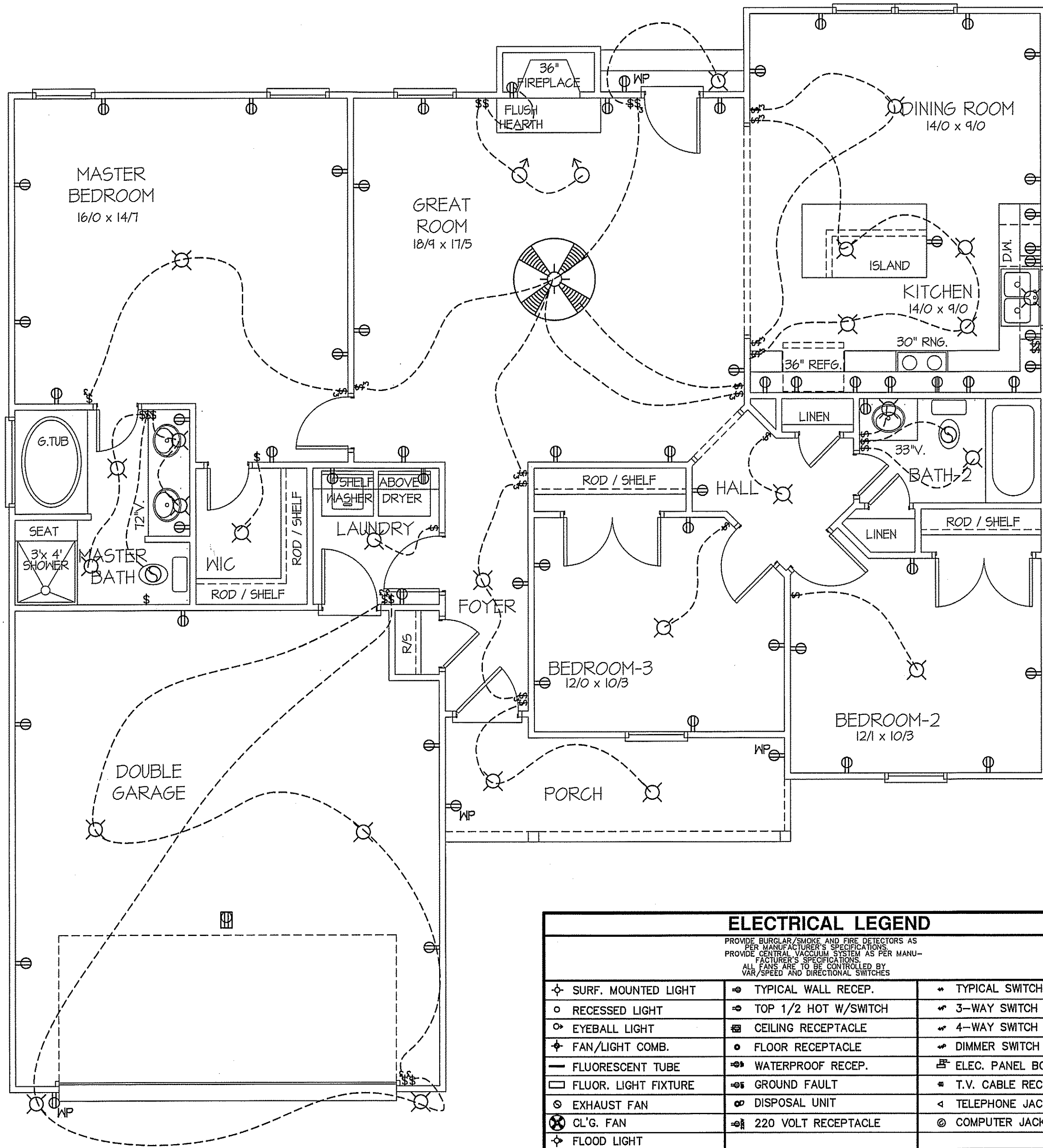
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EXCLUSIVE PLAN FOR
 FREEDOM FAMILY HOMES
HIGH POINT ~ LEFT

SHEET NO.
3

MAIN COMPUTER FILE: FFH - HIGH POINT - JULY-2019



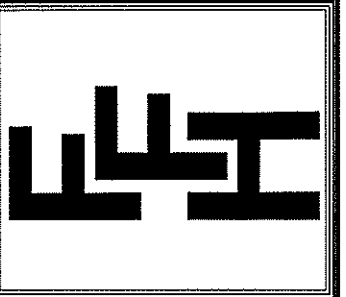
ELECTRICAL LEGEND		
<small>PROVIDE BURGLAR/SMOKE AND FIRE DETECTORS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE CENTRAL VACUUM SYSTEM AS PER MANUFACTURER'S SPECIFICATIONS. ALL FANS ARE TO BE CONTROLLED BY VAR/SPEED AND DIRECTIONAL SWITCHES</small>		
⊕ SURF. MOUNTED LIGHT	⊕ TYPICAL WALL RECEP.	⊕ TYPICAL 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
⊕ CL'G. FAN	⊕ 220 VOLT RECEPTACLE	⊕ COMPUTER JACK
⊕ FLOOD LIGHT		

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

FIRST FLOOR HEATED FRAME AREA = 1511 S.F.
 PORCH AREA = 87 S.F.
 DOUBLE GARAGE AREA = 476 S.F.

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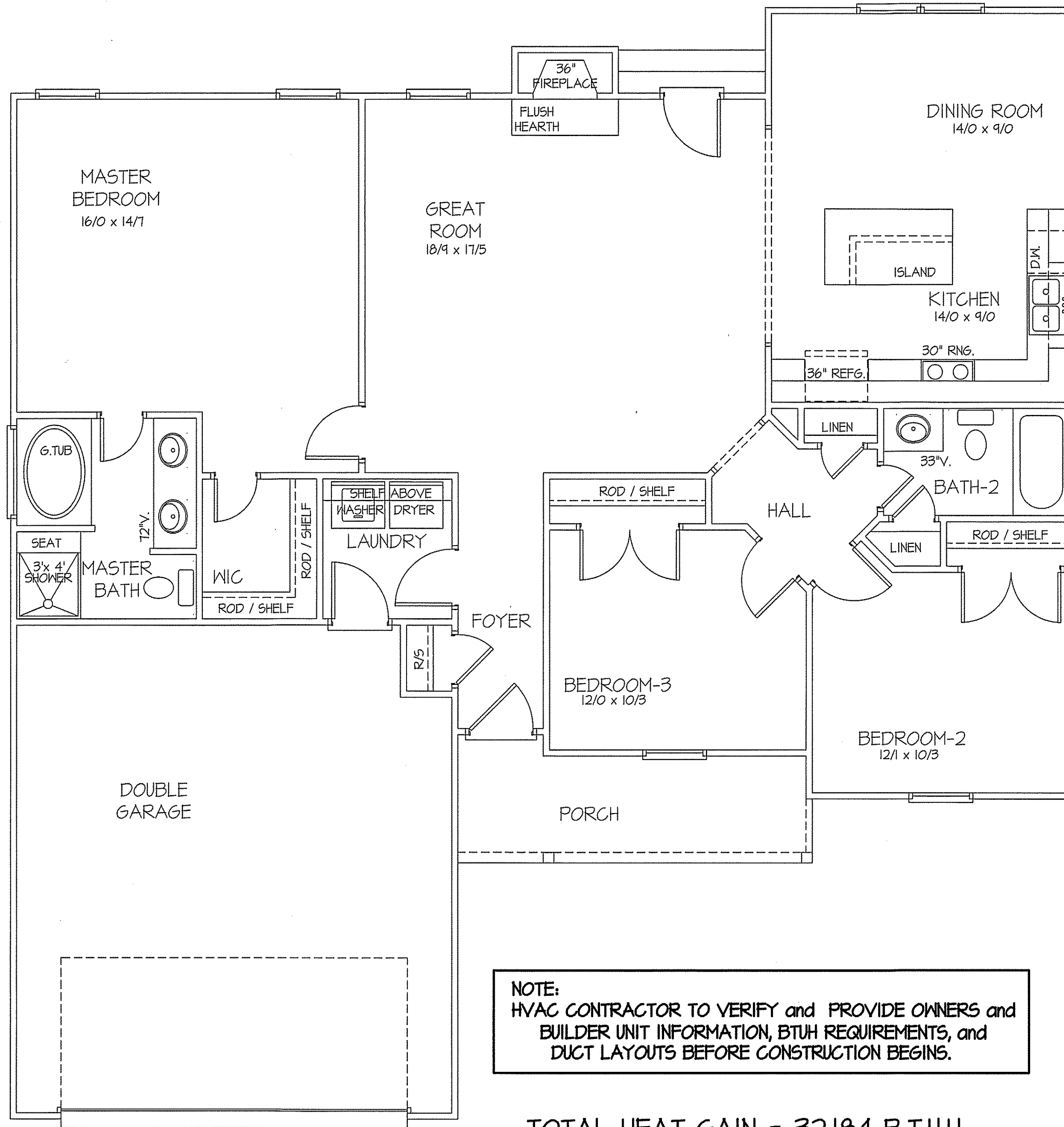
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PLAN:
**EXCLUSIVE PLAN FOR
 FREEDOM FAMILY HOMES
 HIGH POINT ~ LEFT**

SHEET NO.
4

MAIN COMPUTER FILE: FFH - HIGH POINT - JULY-2019



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

TOTAL HEAT GAIN = 32,184 B.T.U.H.
 TOTAL HEAT LOSS = 45,632 B.T.U.H.

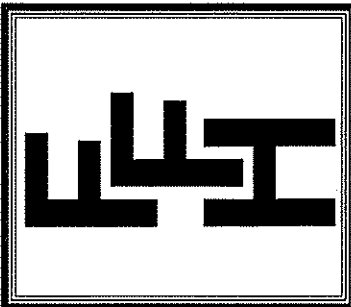
8' CEILINGS UNLESS OTHERWISE NOTED

**HVAC
 FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED FRAME AREA = 1511 S.F.
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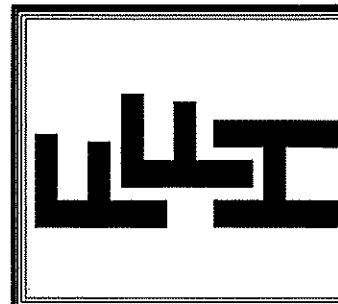
EXCLUSIVE PLAN FOR
 FREEDOM FAMILY HOMES
 HIGH POINT ~ LEFT

SHEET NO.
5

DATE:

JULY 24, 2019

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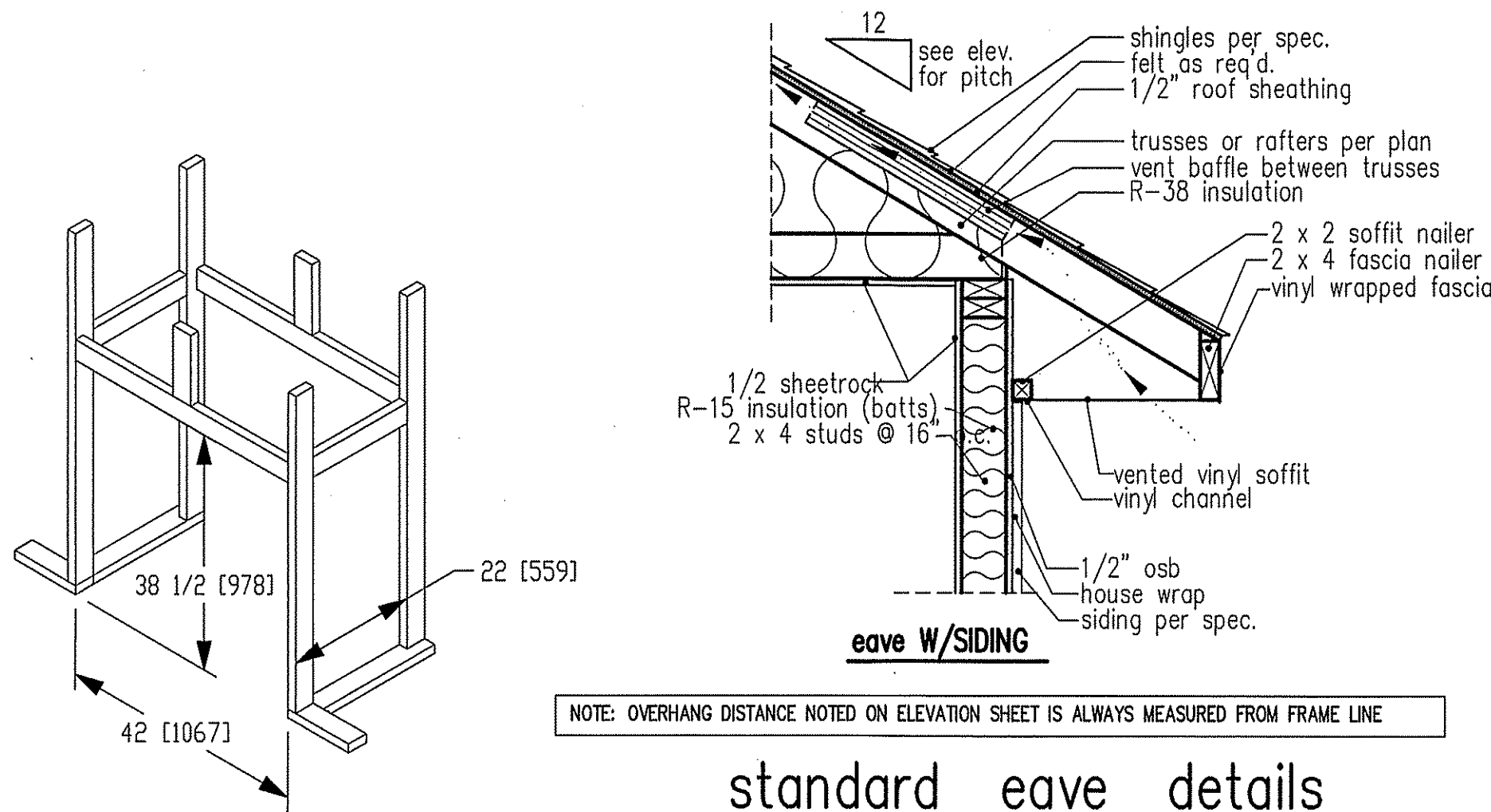


**EXCLUSIVE PLAN FOR
 FREEDOM FAMILY HOMES
 HIGH POINT**

PLAN:

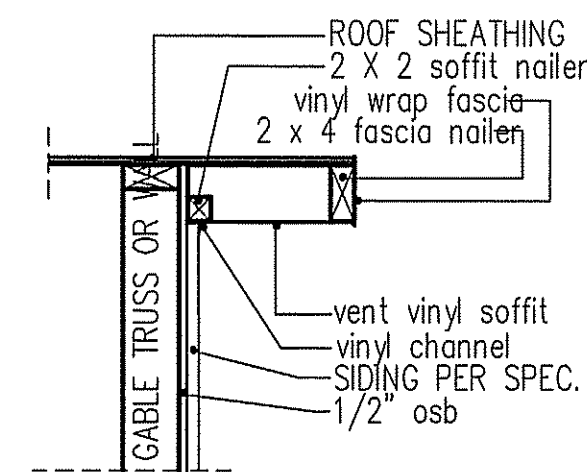
SHEET NO.

6



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

standard eave details



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

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

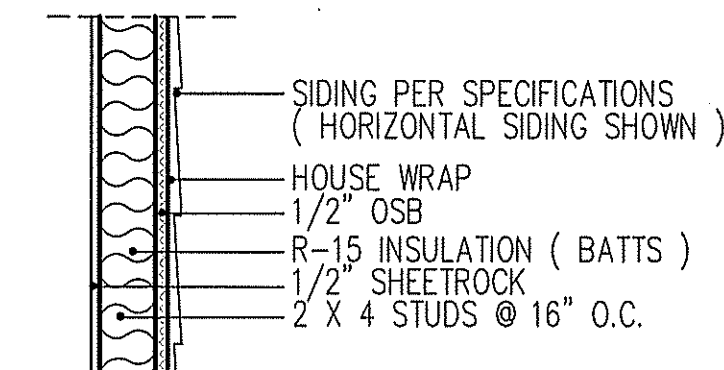
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.~R602.7 (1) AND INT.~R602.7 (2).

DIMENSIONS IN [] ARE MM

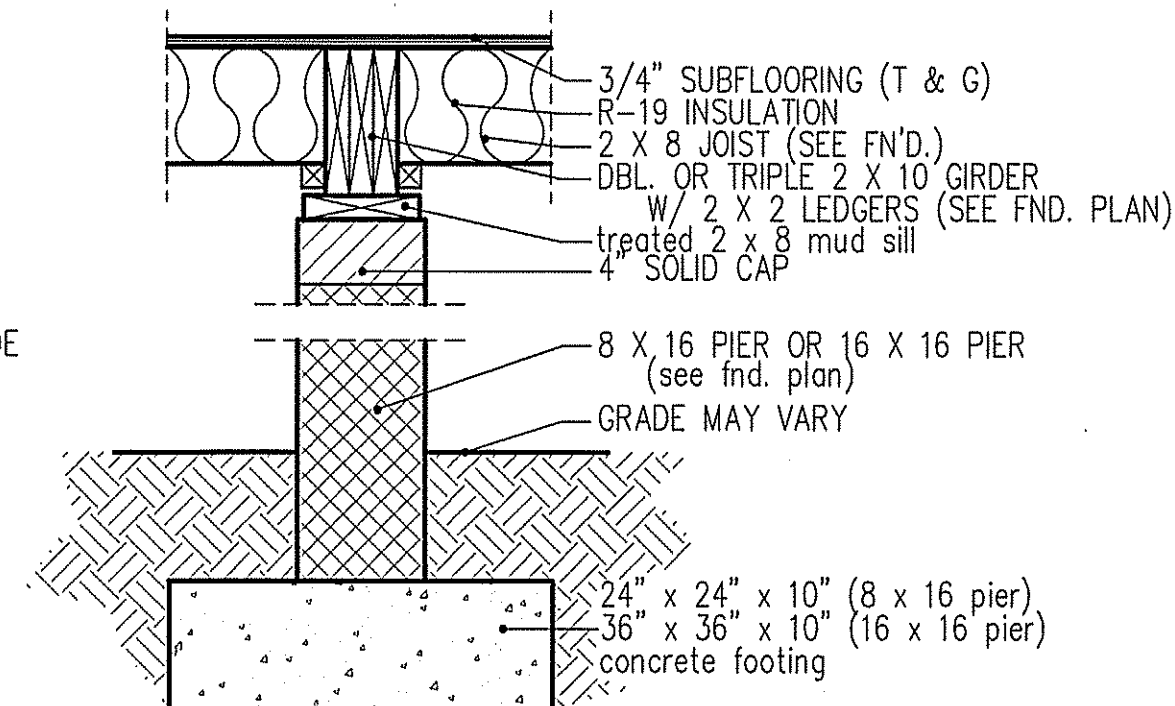
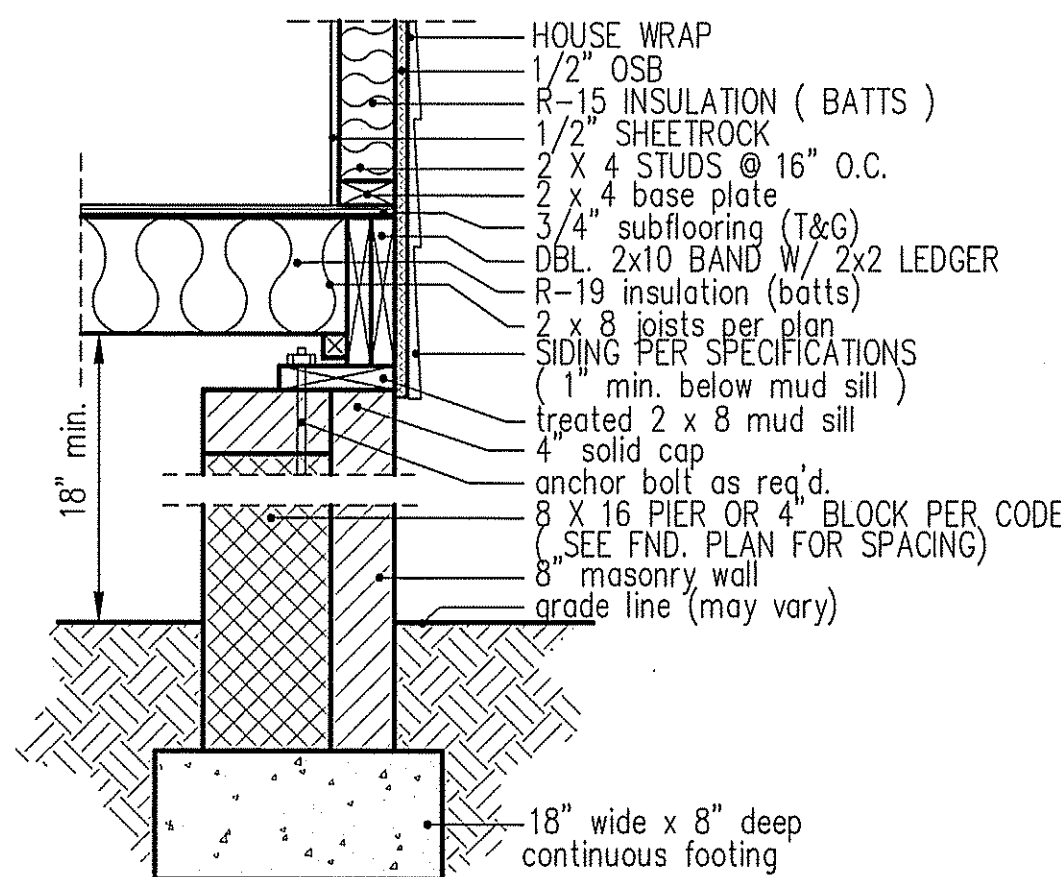
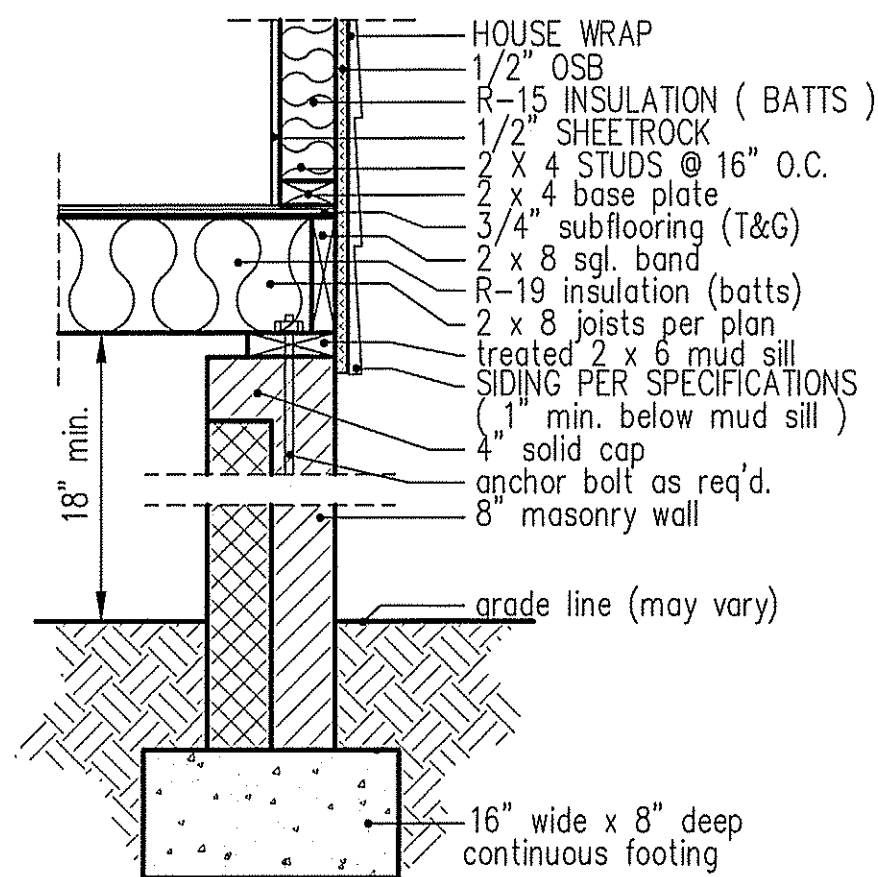
SPECIFICATIONS

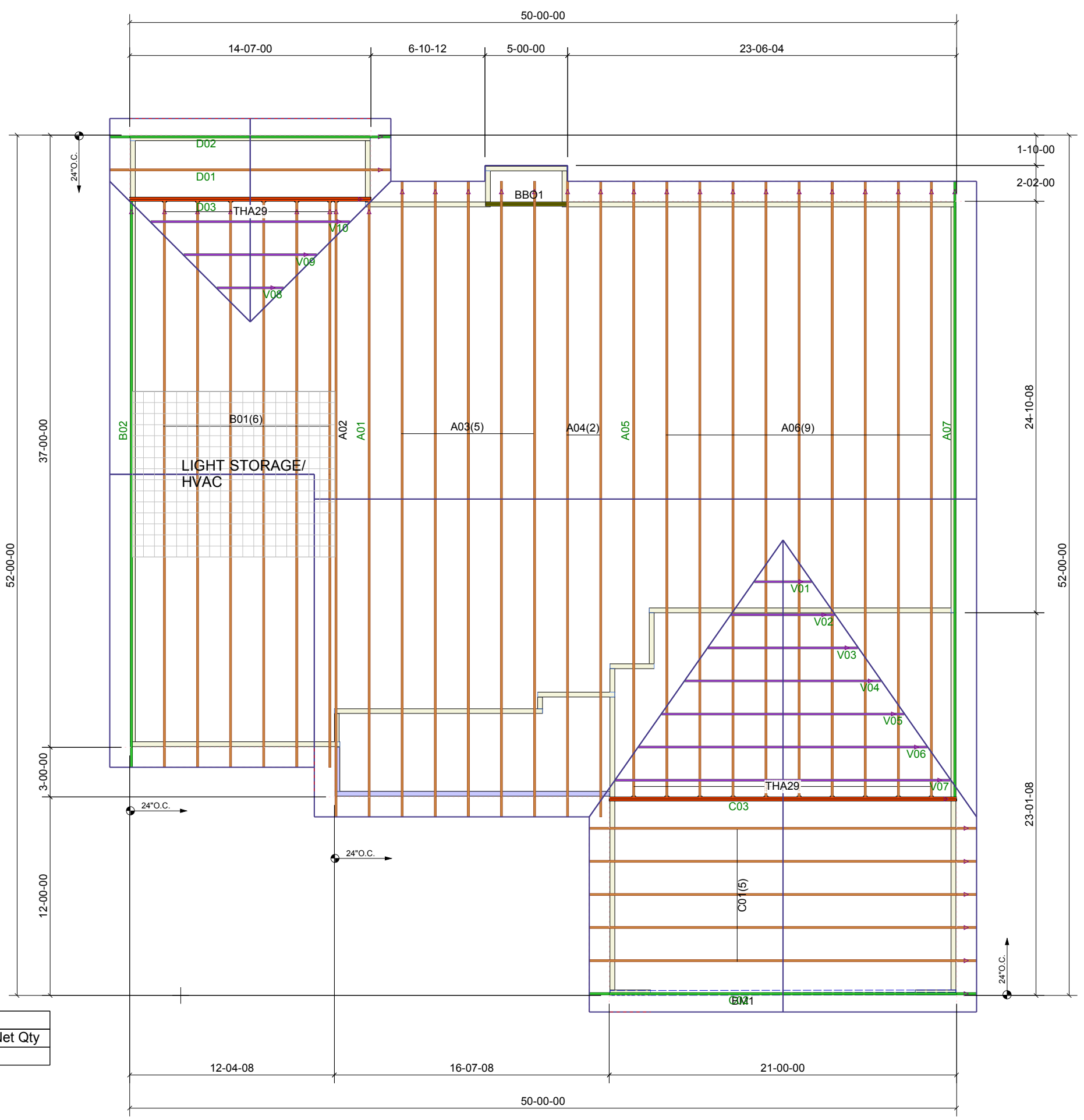
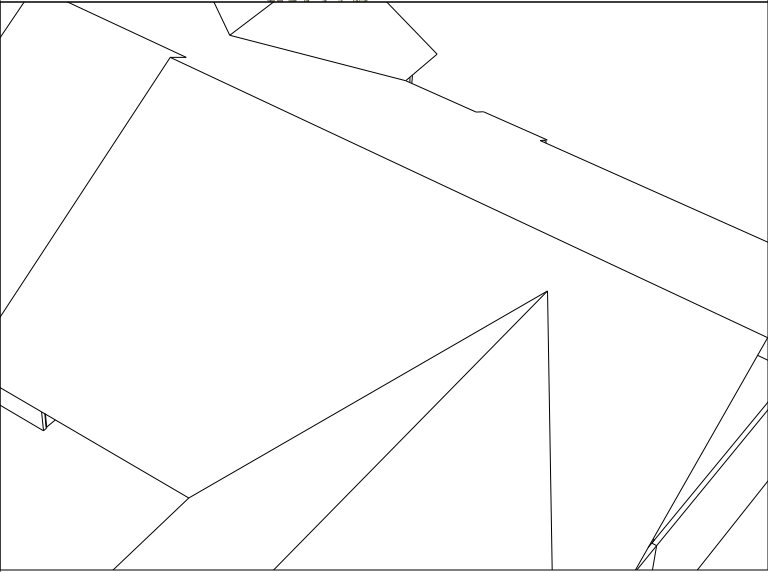
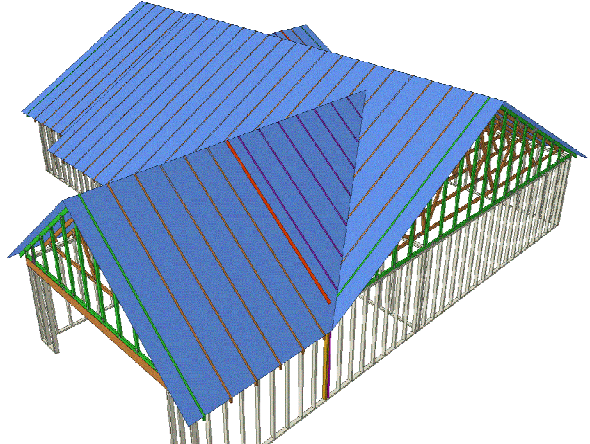
Model 6000-TR	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22		

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



intermediate wall details





Products					
PlotID	Length	Product	Plies	Net Qty	
BM1	22-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	2	

Truss Connector Total List		
Manuf	Product	Qty
Simpson	THA29	17

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY

These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53179.

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY: _____ APPROVED BY: _____ DATE: _____

Job #:	191154RT1
Customer:	GARRIS EVANS
Site Address:	
City, ST, ZIP:	
Plan:	FREEDOM FAMILY HOMES HIGH POINT RIGHT
Date:	10/18/2019
Sales Rep:	JSL
Designer:	EFT

Carolina Structural Systems
 Roof Trusses • Floor Trusses • EWP
Carolina Structural Systems
 P.O. Box 157, Ether, NC 27247
 225 Frame Shop Rd., Star, NC 27356
 910-491-9004