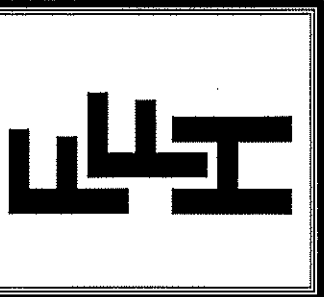


THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

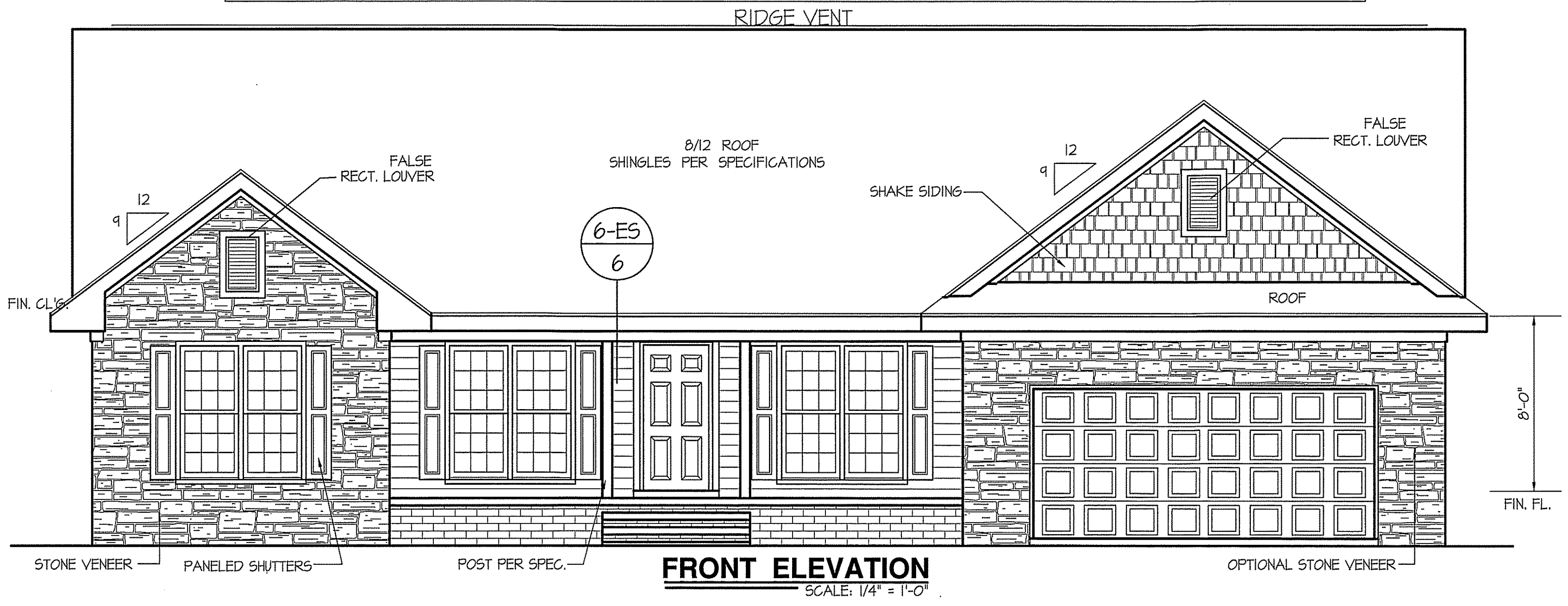
DATE:  
APRIL 28, 2020

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EXCLUSIVE PLAN FOR  
**FREEDOM FAMILY HOMES**  
**ASHEVILLE ~ RIGHT**

SHEET NO.  
**1**



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

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

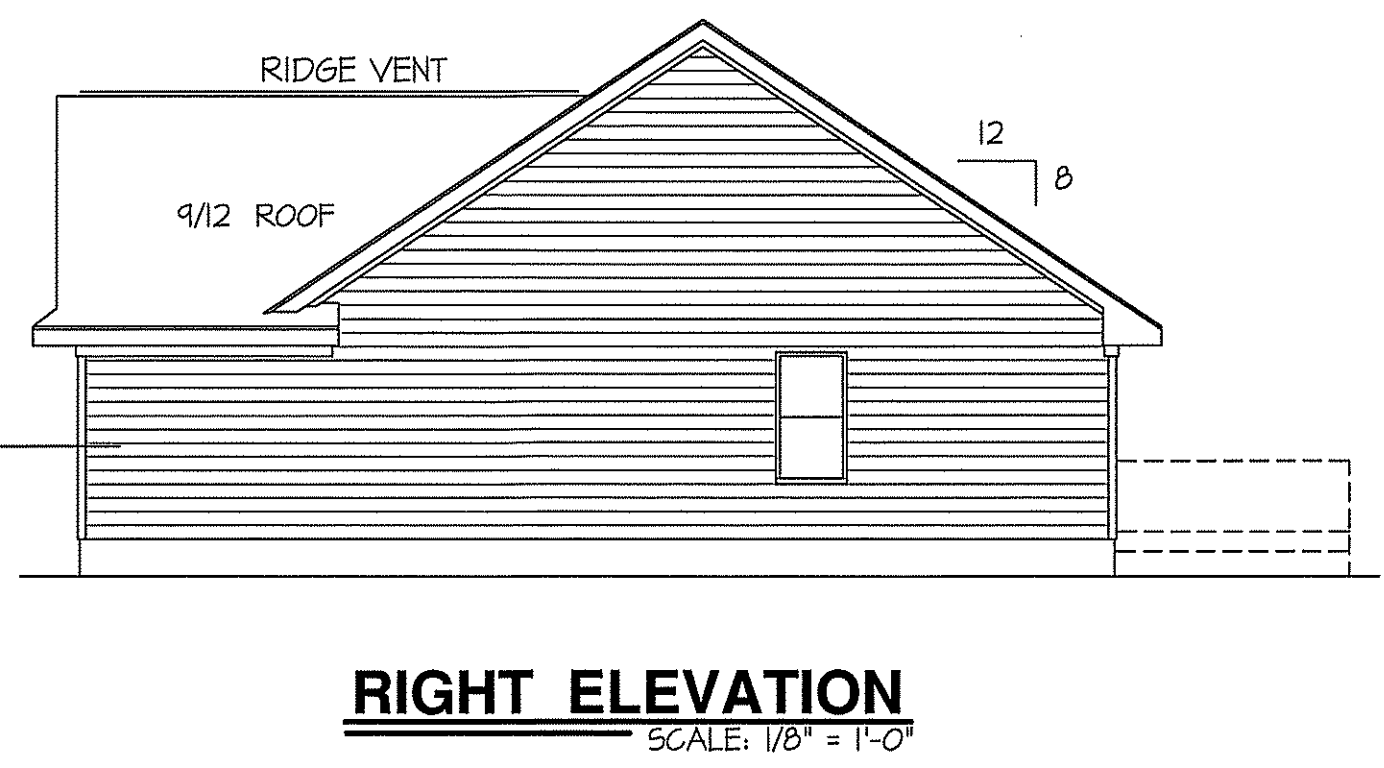
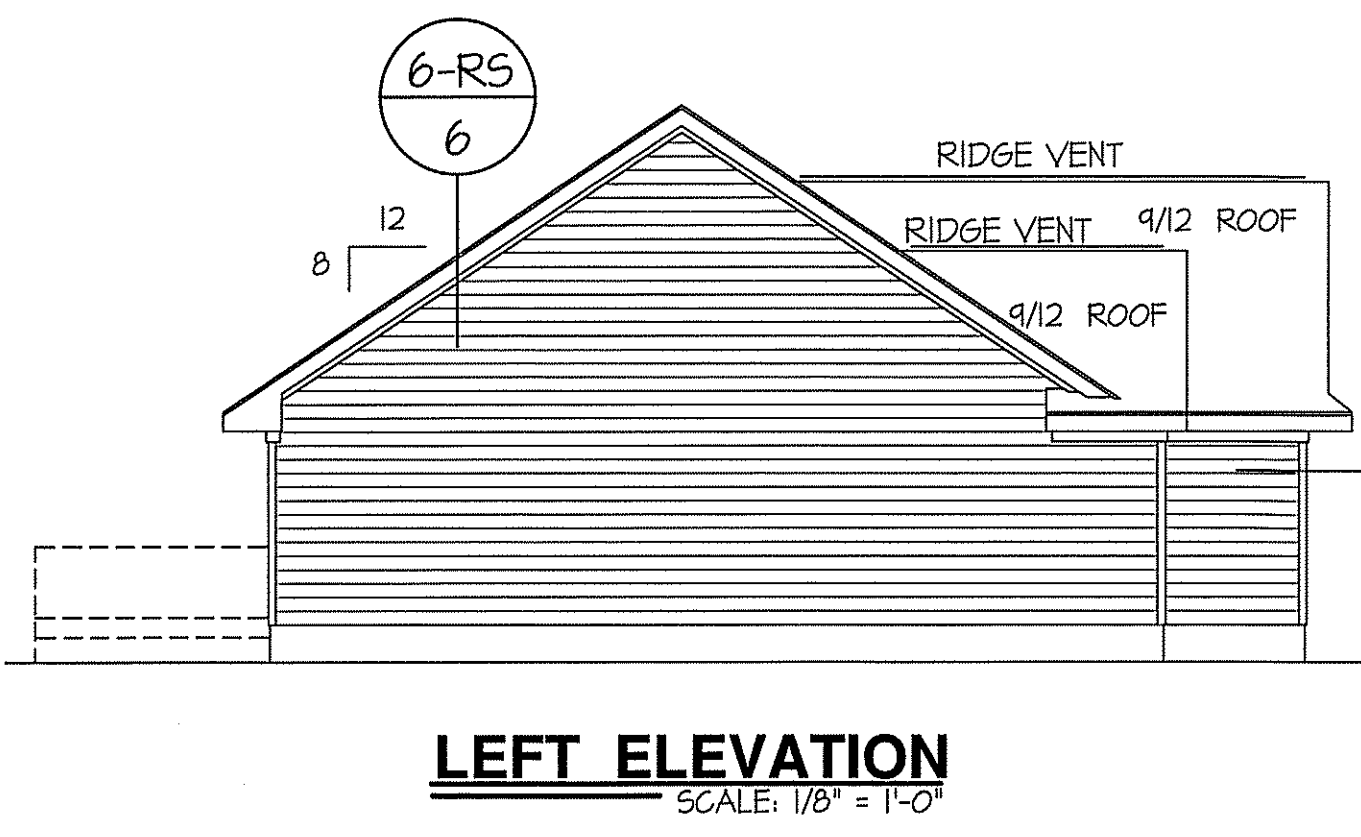
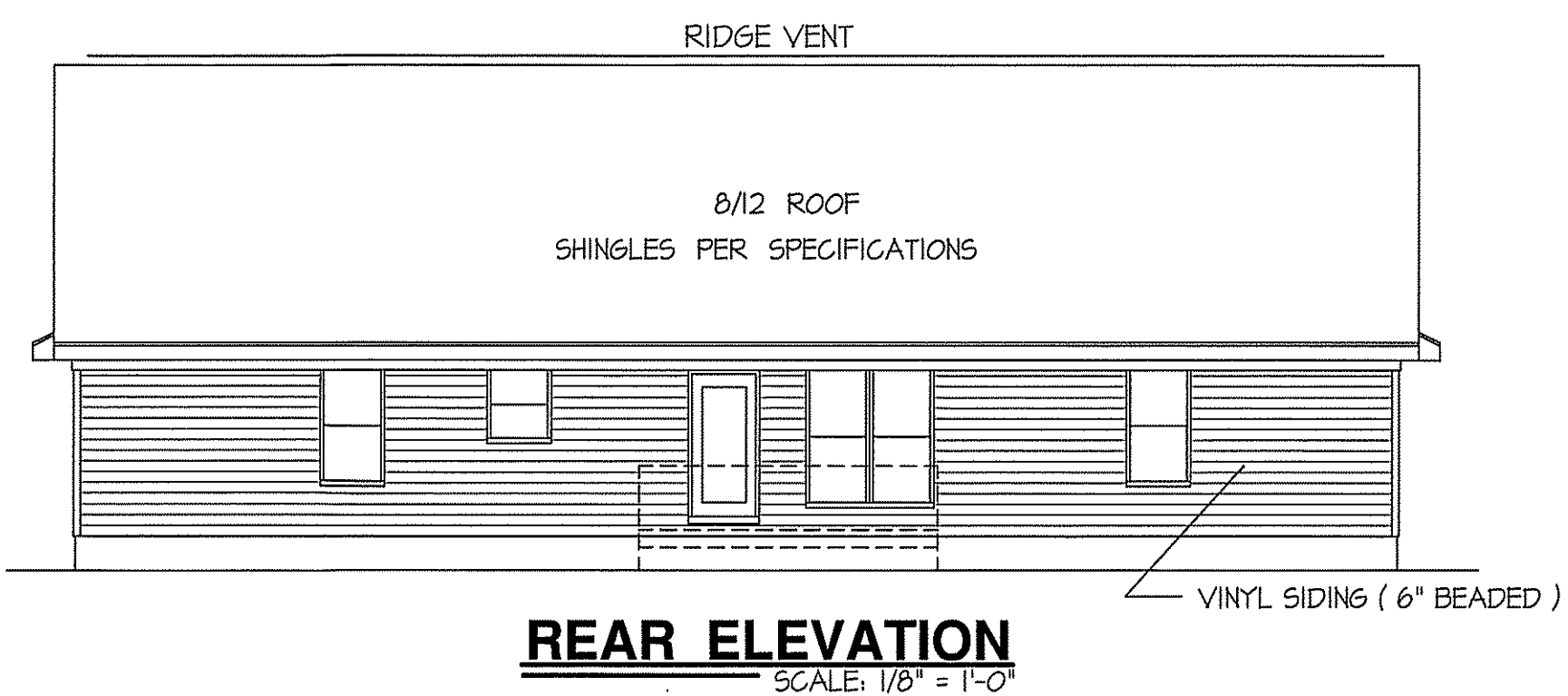
ALL EXTERIOR WALLS TO BE SHEATHED WITH OS-WSP (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

ROOF VENTILATION REQ'MTS.  
2259 ATTIC SQ. FT. / 300 = 7.53  
PROVIDED ON PLAN  
86 LF. - RIDGE VENT = 16.13  
137 LF. SOFFIT VENT = 8.56  
TOTAL = 24.69 S.F. FREE NET AREA

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



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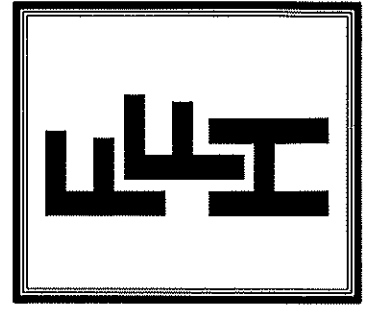
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WIND ZONES (PER TABLE R301.2(4))	
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

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

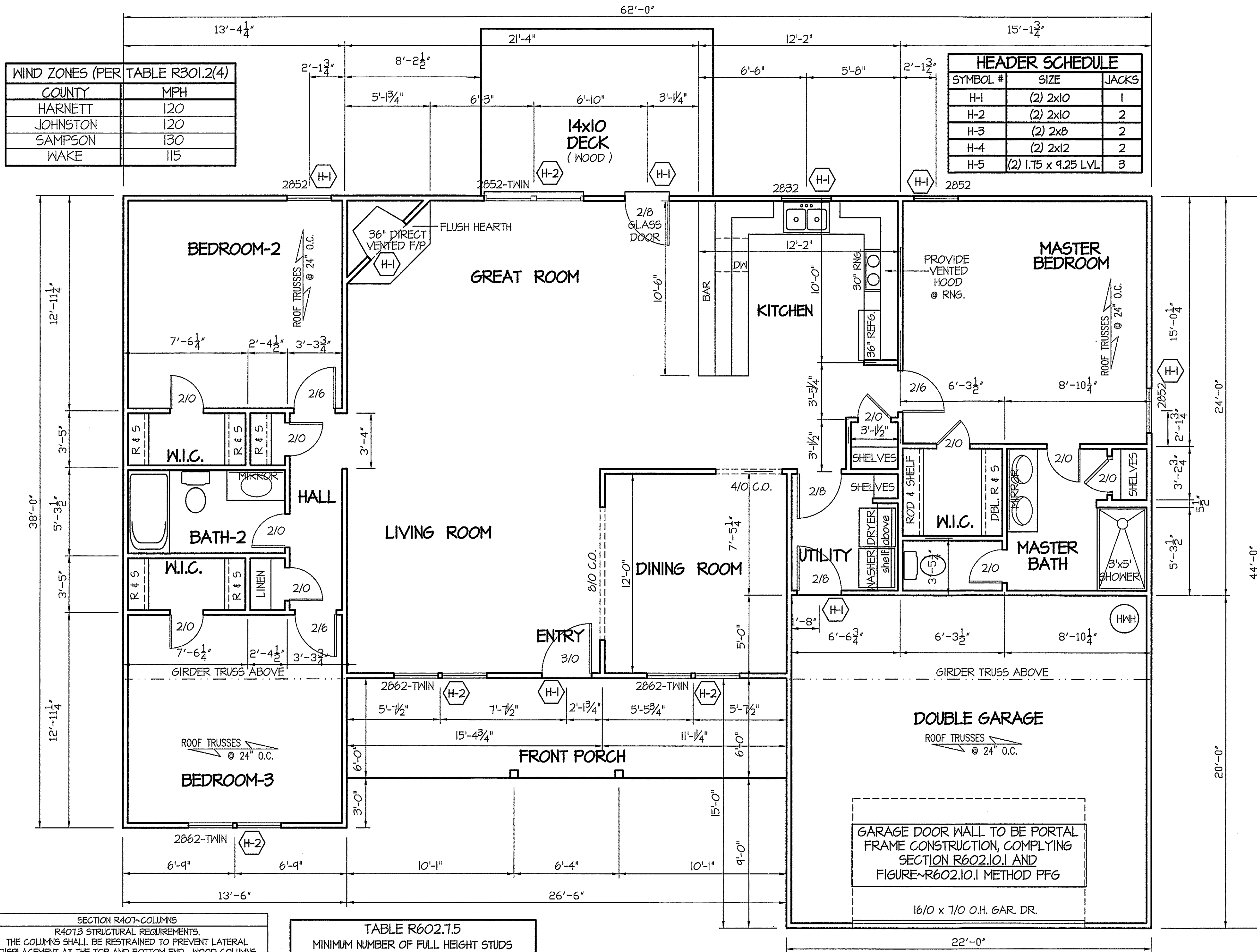
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**ASHEVILLE ~ RIGHT**

SHEET NO.  
**2**



**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.

ALL EXTERIOR WALLS TO BE SHEATHED WITH C5-WSP (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

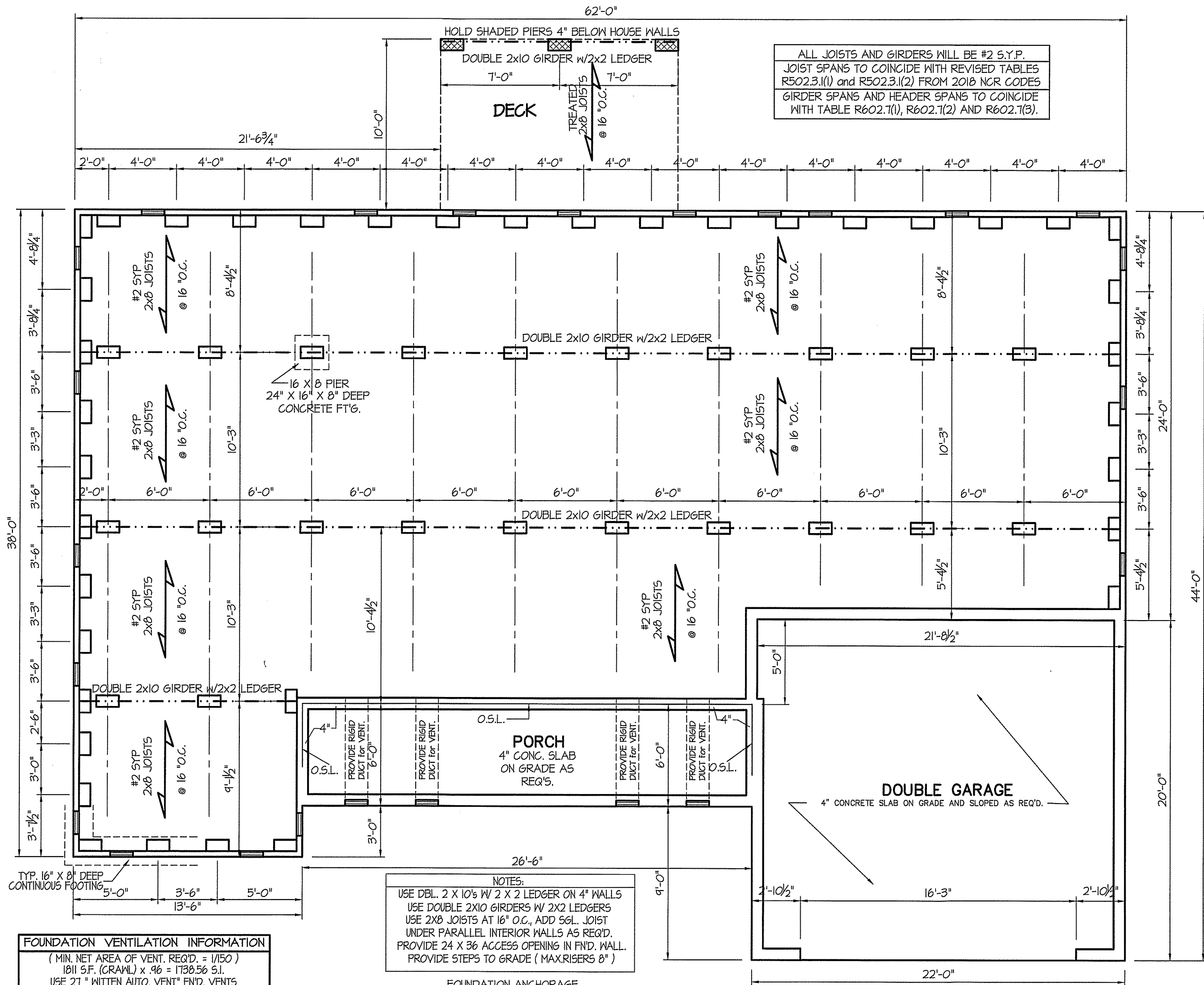
TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS		
HEADER SPAN (feet)	MAX. STUD SPACING (Inches) [per Table R602.3(5)]	
	16	24
< 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

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

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 FLOOR PLAN**

SCALE: 1/4"=1'-0"  
TOTAL FLOOR = 1811 SQUARE FEET (HEATED - FRAME)  
154 SQUARE FEET (FRONT PORCH)  
131 SQUARE FEET (DECK)  
434 SQUARE FEET (DOUBLE GARAGE)



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).

16 X 8 PIER  
 24" X 16" X 8" DEEP  
 CONCRETE FT'6.

PORCH  
 4" CONC. SLAB  
 ON GRADE AS  
 REQ'D.

DOUBLE GARAGE  
 4" CONCRETE SLAB ON GRADE AND SLOPED AS REQ'D.

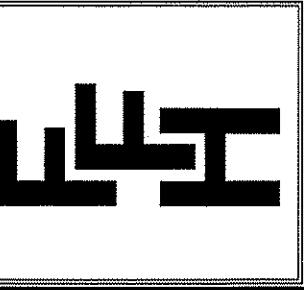
NOTES:  
 USE DBL. 2 X 10'S W/ 2 X 2 LEDGER ON 4" WALLS  
 USE DOUBLE 2X10 GIRDERS W/ 2X2 LEDGERS  
 USE 2X8 JOISTS AT 16" O.C., ADD SGL. JOIST  
 UNDER PARALLEL INTERIOR WALLS AS REQ'D.  
 PROVIDE 24 X 36 ACCESS OPENING IN FND. WALL.  
 PROVIDE STEPS TO GRADE ( MAX.RISERS 8" )

FOUNDATION ANCHORAGE  
 THE WOOD SILL PLATE ON PERIMETER SHALL BE ANCHORED  
 TO THE FOUNDATION WALLS WITH ANCHOR BOLTS  
 SPACED A MAXIMUM OF 4' ON CENTER. ANCHOR BOLTS SHALL  
 ALSO BE LOCATED WITHIN 12" FROM THE ENDS  
 OF EACH PLATE SECTION. BOLTS SHALL BE AT LEAST  
 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM  
 OF 15" INTO MASONRY OR CONCRETE.  
 BOLTS CAN BE SUBSTITUTED WITH  
 SIMPSON-MAS STRAPS @ 4' O.C.

FOUNDATION VENTILATION INFORMATION  
 ( MIN. NET AREA OF VENT. REQ'D. = 1/150 )  
 1811 S.F. (CRAWL) x .96 = 1738.56 S.I.  
 USE 27" WITTEN AUTO. VENT" FND. VENTS  
 @ 65 S.I. FREE NET AREA or EQUIVALENT.  
 ( MIN. NET AREA CAN BE REDUCED TO 1/1500 )  
 1811 S.F. (CRAWL) x .096 = 173.86 S.I.  
 USE 3" WITTEN AUTO. VENT" FND. 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.

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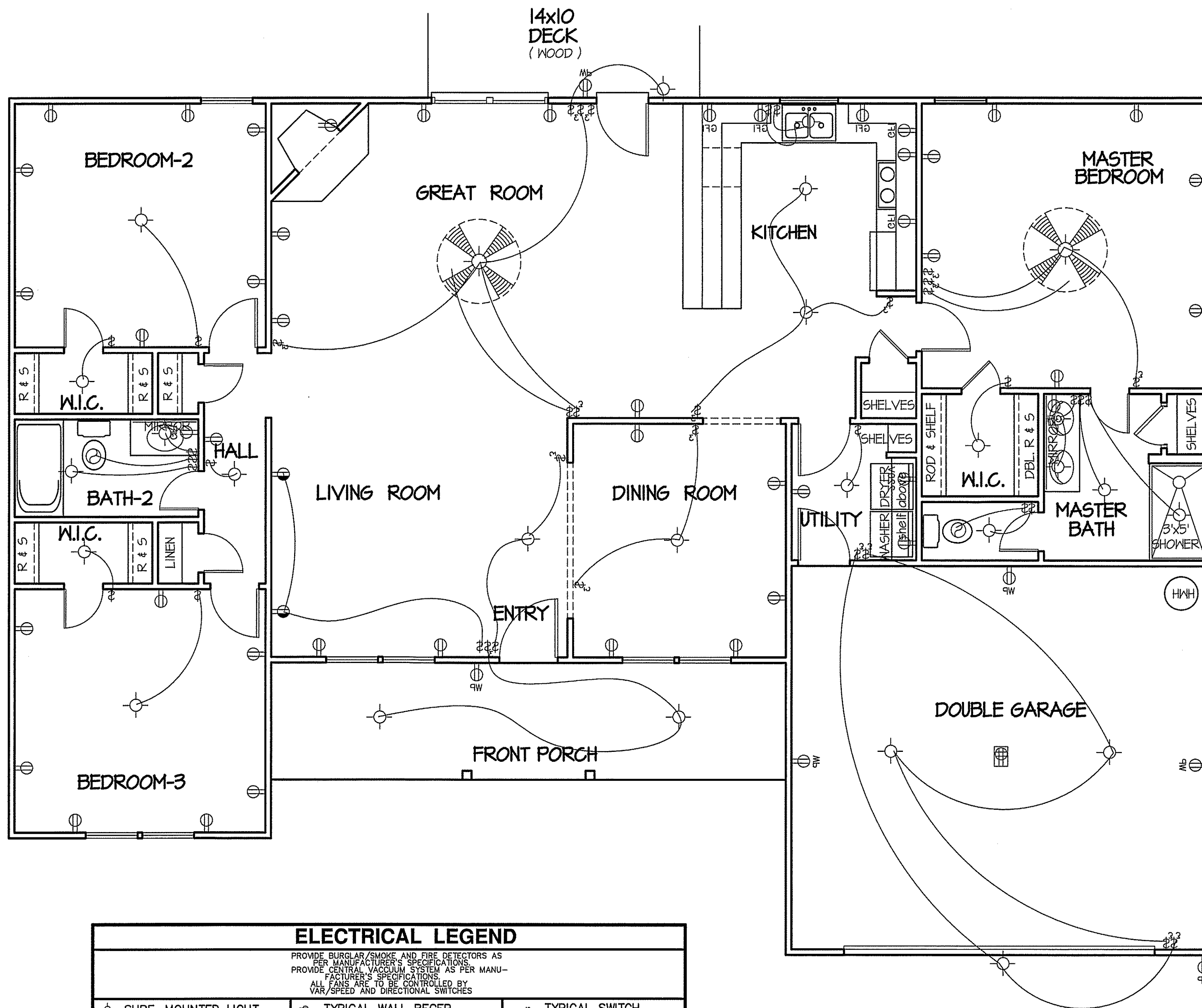
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**ASHEVILLE~RIGHT**

PLAN:  
 SHEET NO.  
**3**

PIER & CURTAIN  
**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



**ELECTRICAL LEGEND**

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 VARY/SPEED AND DIRECTIONAL SWITCHES

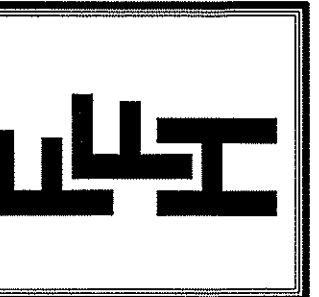
⊕ SURF. MOUNTED LIGHT	⊕ TYPICAL WALL RECEP.	⊕ TYPICAL SWITCH
○ RECESSED LIGHT	⊕ TOP 1/2 HOT W/SWITCH	⊕ 3-WAY SWITCH
⊕ EYEBALL LIGHT	⊕ CEILING RECEPTACLE	⊕ 4-WAY SWITCH
⊕ FAN/LIGHT COMB.	⊕ FLOOR RECEPTACLE	⊕ DIMMER SWITCH
— FLUORESCENT TUBE	⊕ WATERPROOF RECEP.	⊕ ELEC. PANEL BOX
⊕ FLUOR. LIGHT FIXTURE	⊕ GROUND FAULT	⊕ T.V. CABLE RECEP.
⊕ EXHAUST FAN	⊕ DISPOSAL UNIT	⊕ TELEPHONE JACK
⊕ CL'G. FAN	⊕ 220 VOLT RECEPTACLE	⊕ COMPUTER JACK
⊕ FLOOD LIGHT		

8' CEILINGS  
**ELECTRICAL FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

TOTAL FLOOR = 1811 SQUARE FEET ( HEATED - FRAME )  
 16 SQUARE FEET ( FRONT PORCH )  
 131 SQUARE FEET ( DECK )  
 434 SQUARE FEET ( DOUBLE GARAGE )

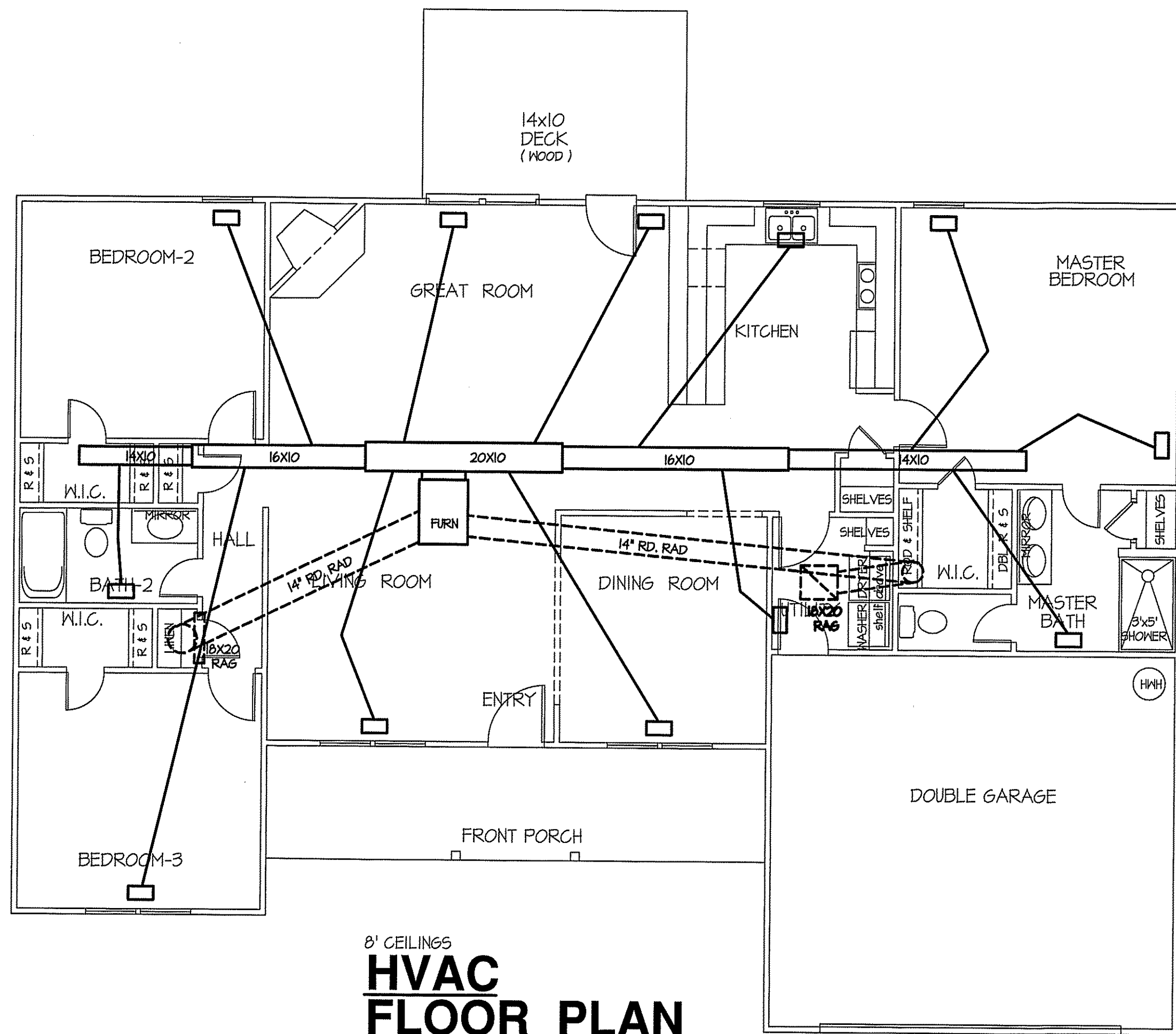
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**ASHEVILLE ~ RIGHT**

PLAN:  
 SHEET NO.  
**4**



8' CEILINGS  
**HVAC FLOOR PLAN**

SCALE: 3/16"=1'-0"

TOTAL FLOOR = 1811 SQUARE FEET ( HEATED - FRAME )

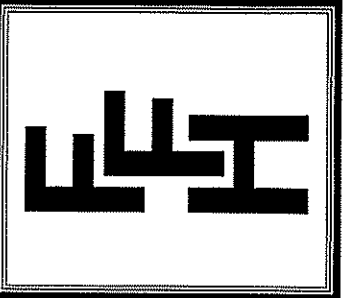
TOTAL HEAT GAIN = 32,618 BTUH

TOTAL HEAT LOSS = 45,456 BTUH

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

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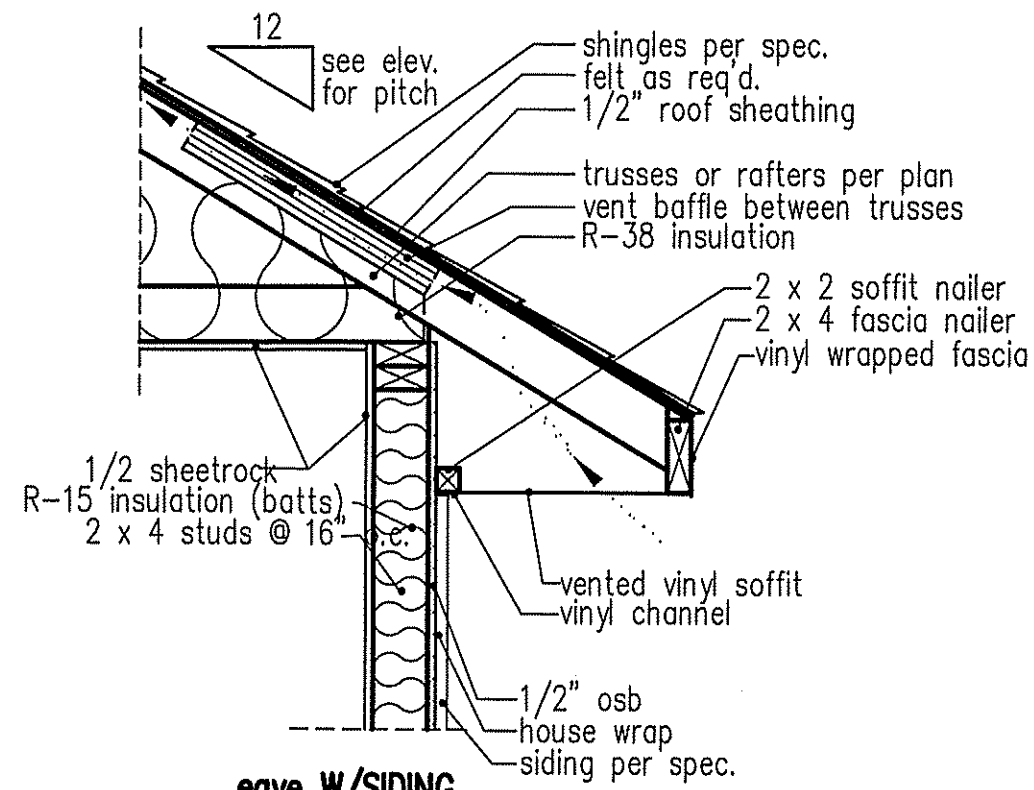
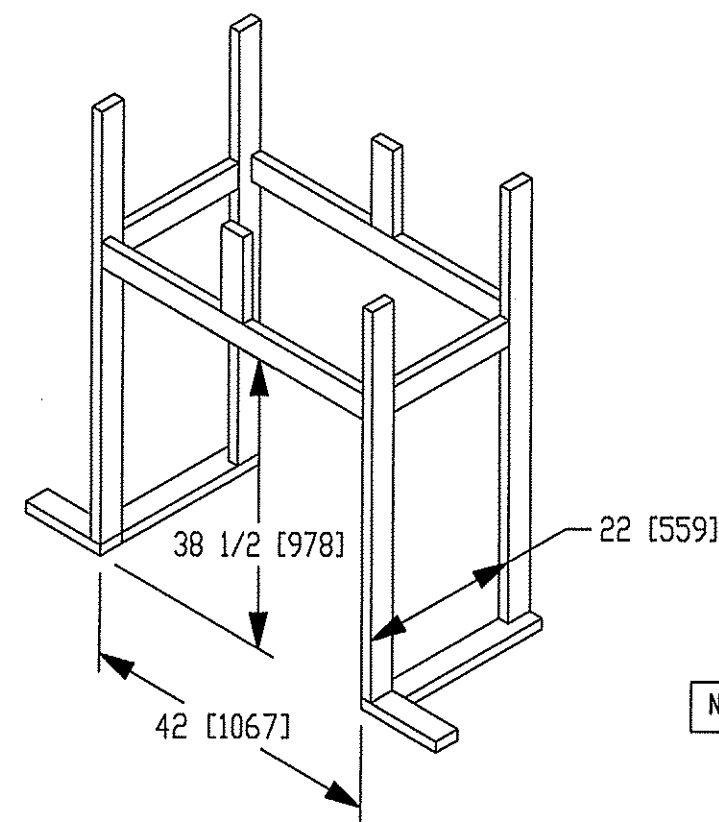
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**ASHEVILLE ~ RIGHT**

SHEET NO.  
**5**

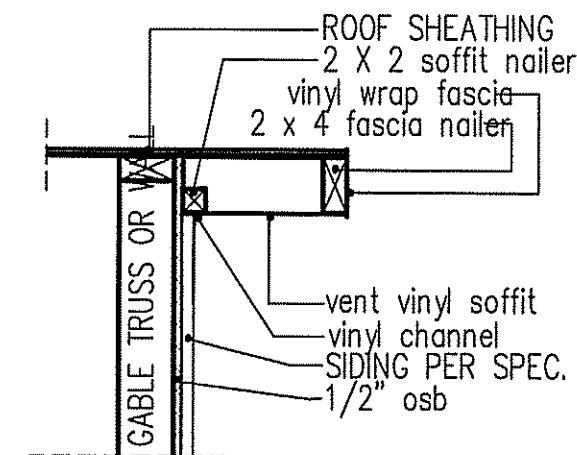
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**eave w/SIDING**

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

**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

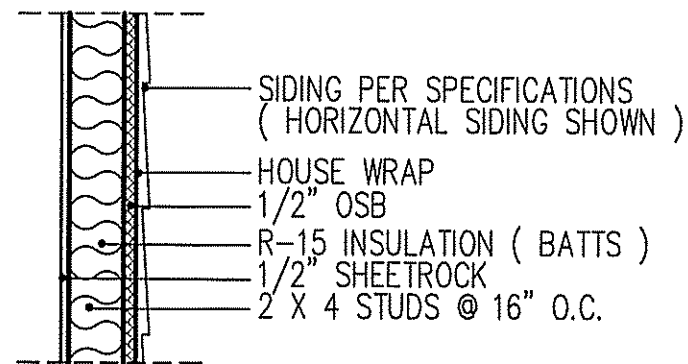
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.-R602.1 (1) AND INT.-R602.1 (2).

DIMENSIONS IN [ ] ARE MM

**SPECIFICATIONS**

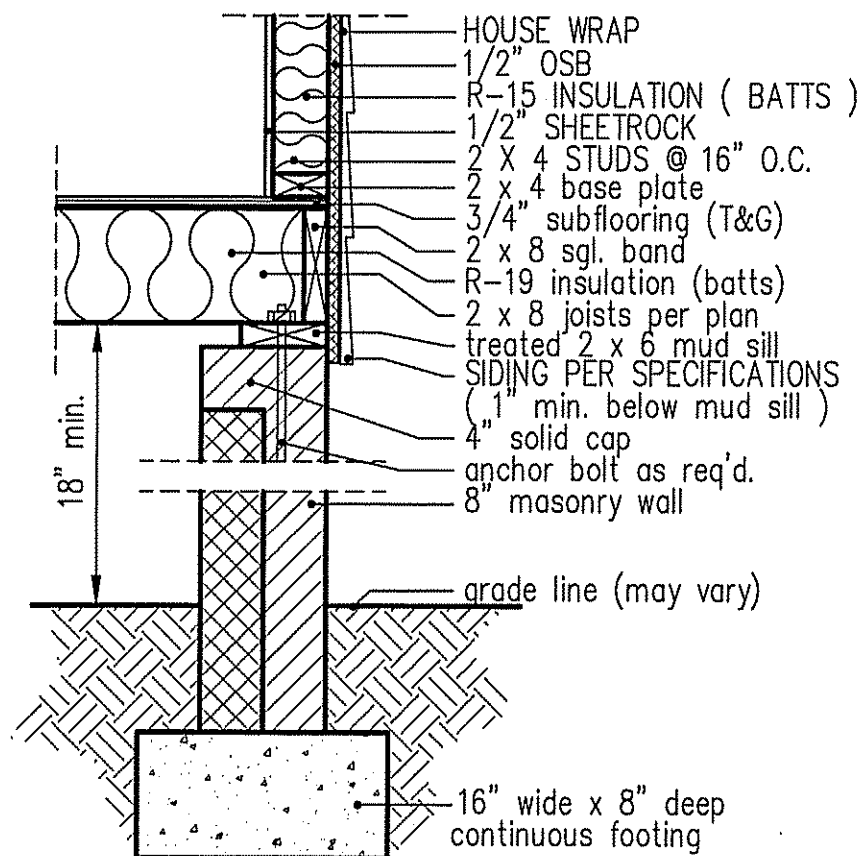
Model 6000-TR	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22		

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

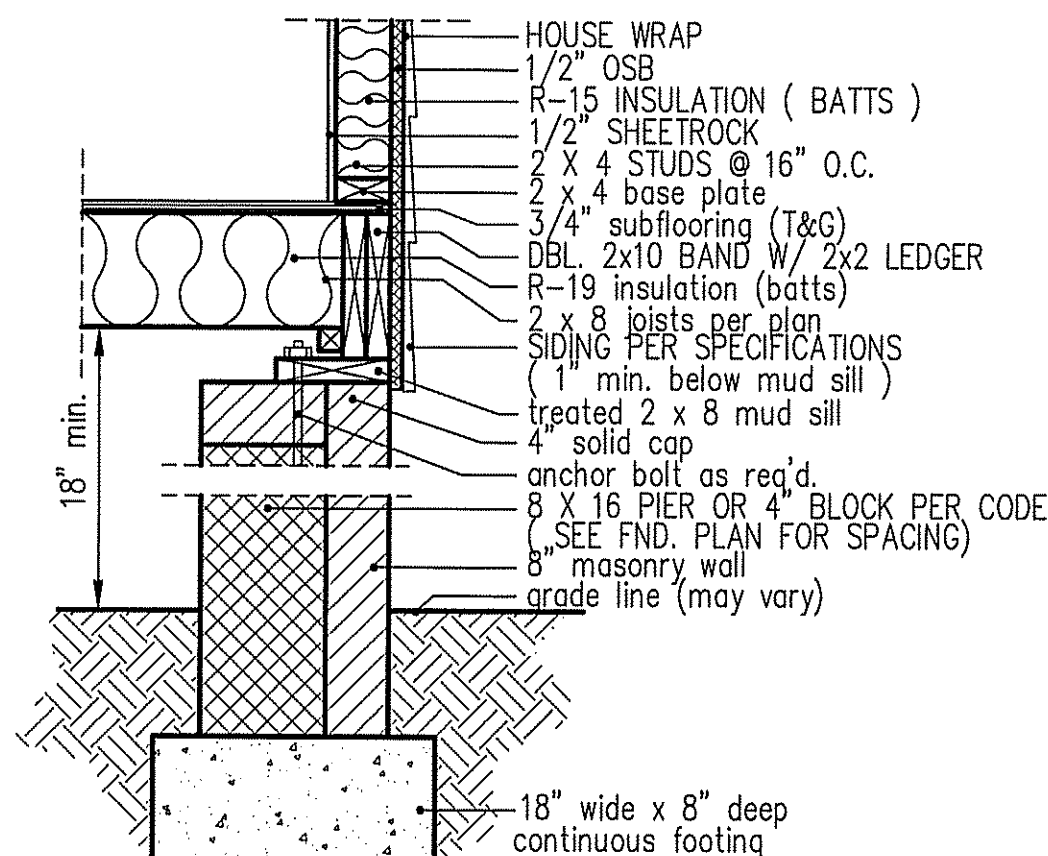


**WALL w/siding**

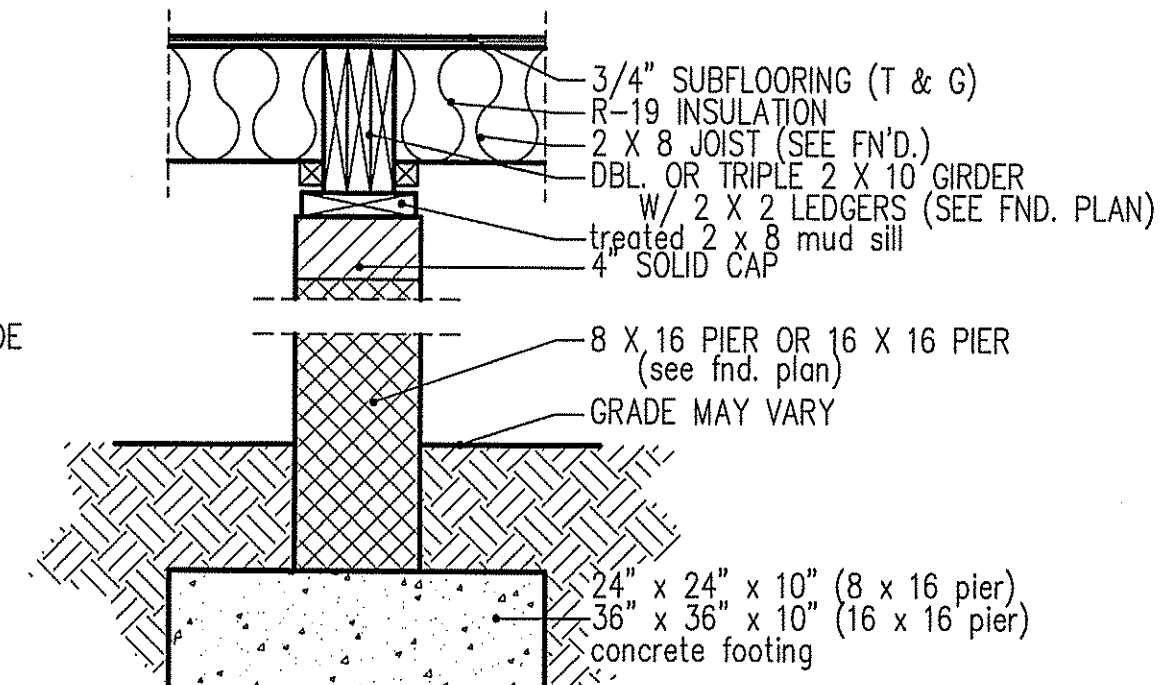
**intermediate wall details**



**8" BOX SILL FOUNDATION WALL**



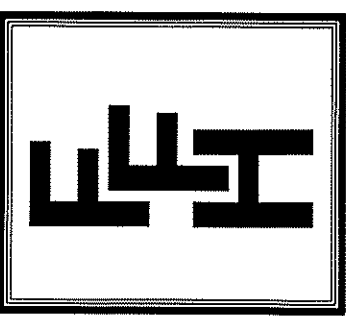
**PIER and CURTAIN FOUNDATION WALL**



**PIER and GIRDER DETAIL**

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ASHEVILLE**

PLAN:  
SHEET NO.  
**6**