

28 Planters Glen

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

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

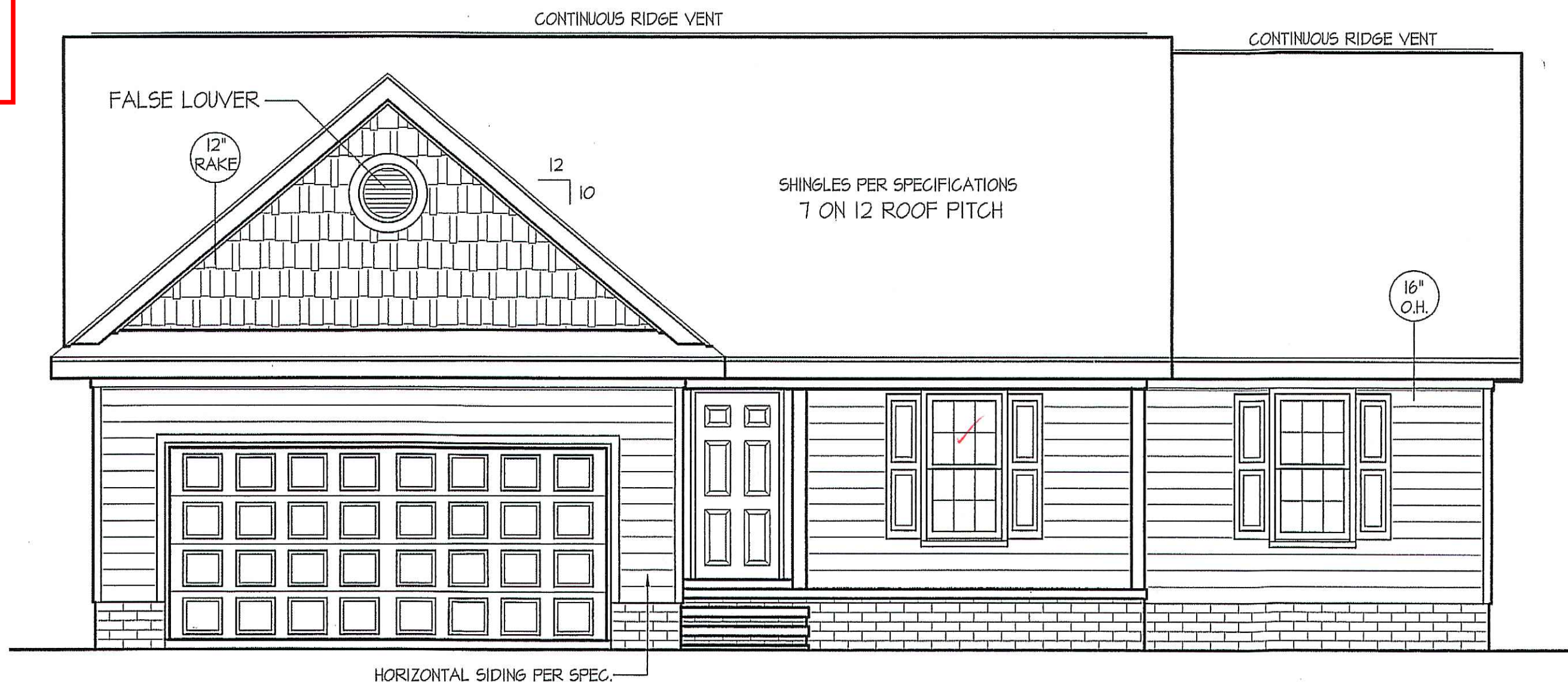
06/29/2020



Boyd

DATE:

JULY 24, 2019



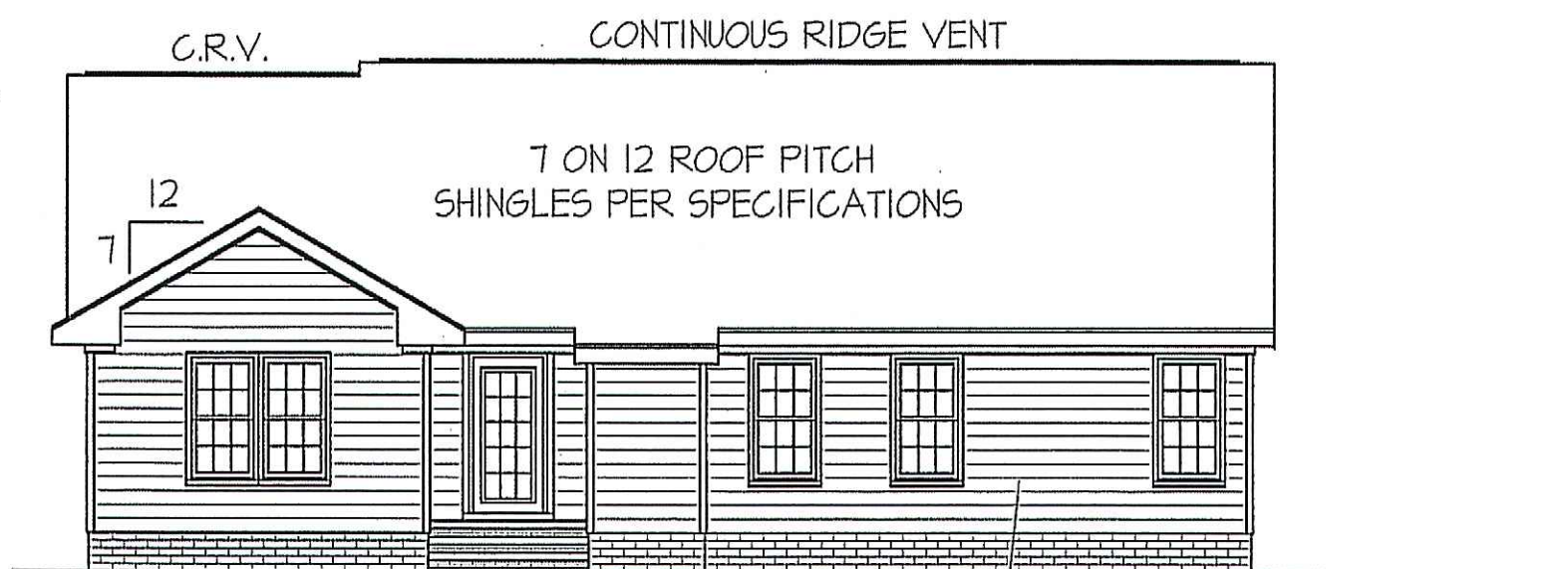
FRONT ELEVATION

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

ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (7/16" 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"

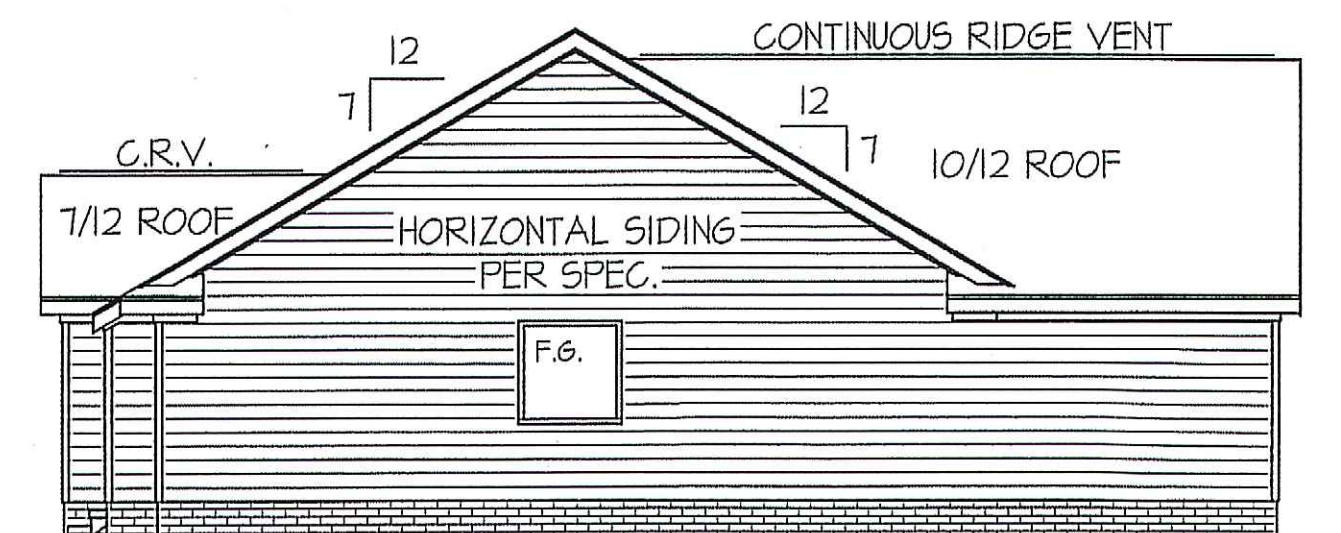
WIND ZONES (PER TABLE R301.2(4))

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

INSULATION and FENESTRATION REQUIREMENTS

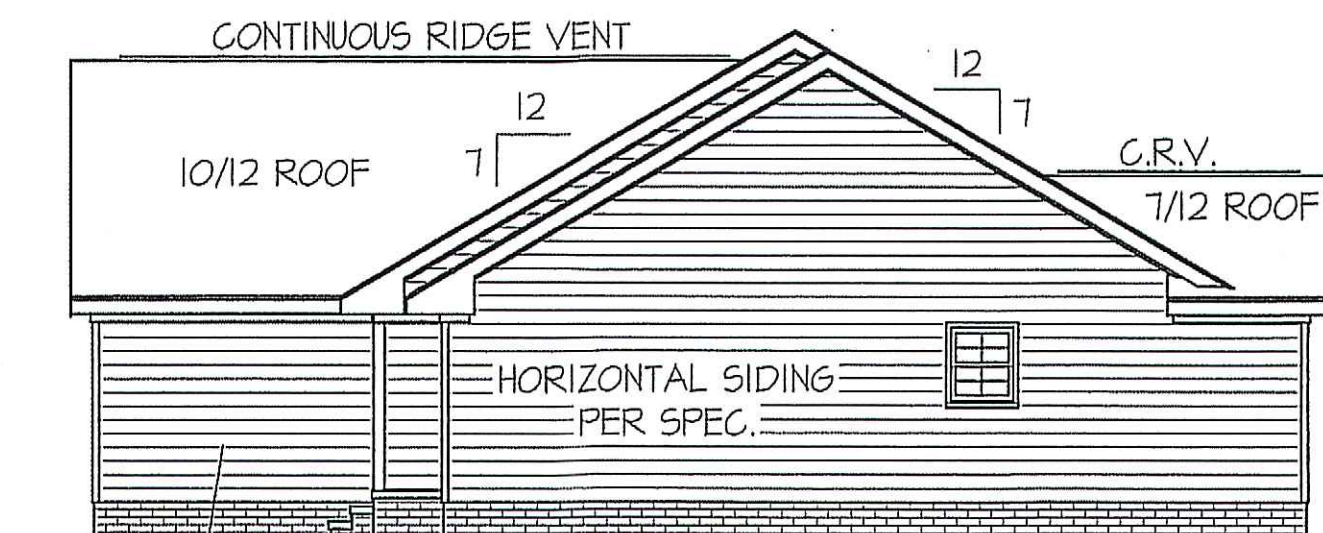
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, I3+2.5	R-15, I3+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/8	10/15
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY



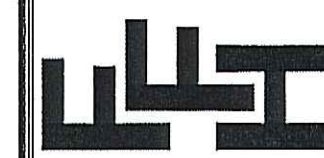
LEFT ELEVATION

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



RIGHT ELEVATION

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



EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES

HIGH POINT ~ LEFT

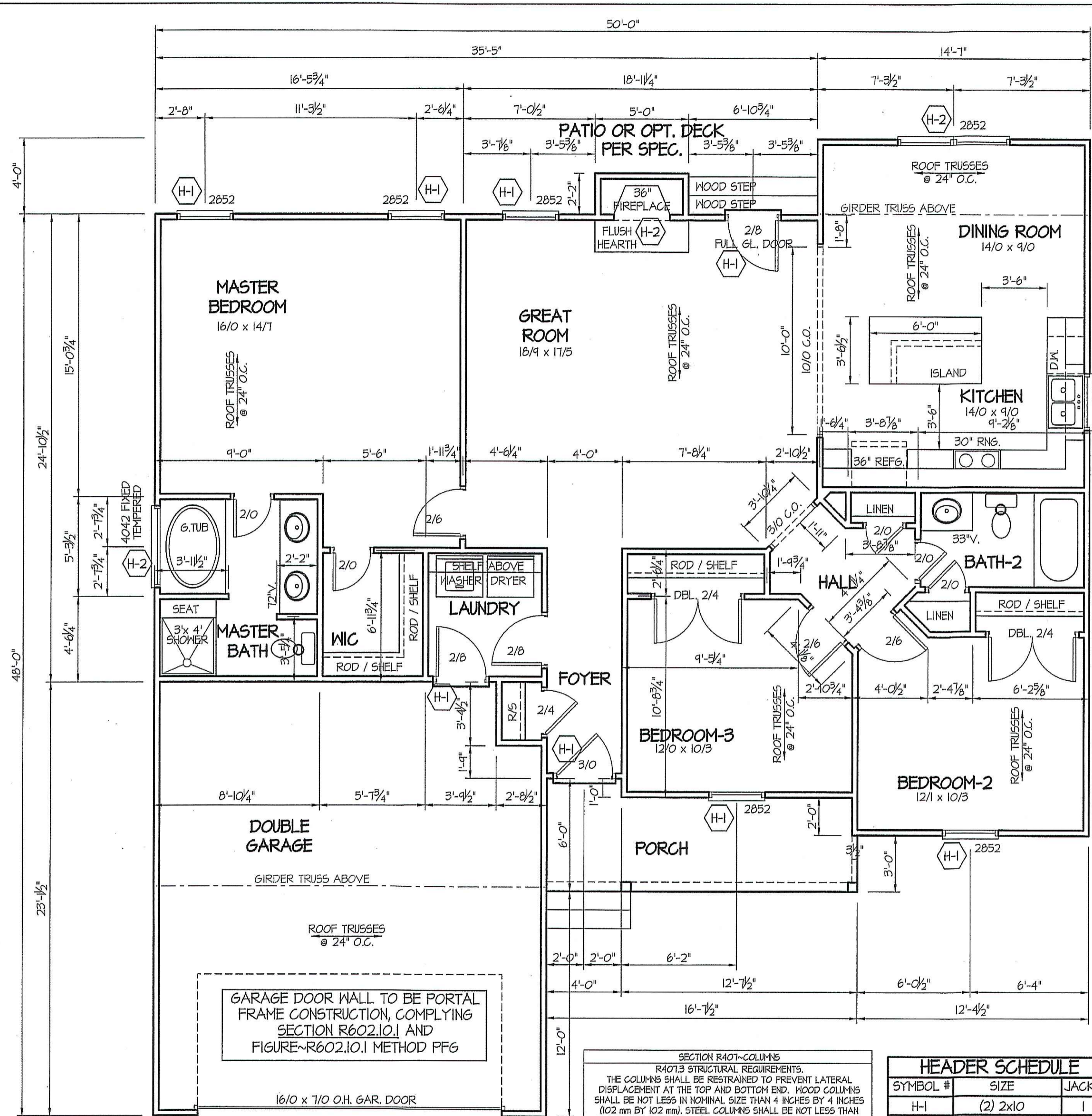
PLAN:

SHEET NO.

1

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

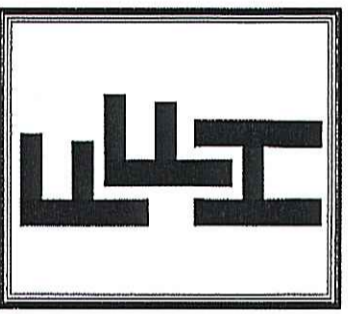
TZ NZ



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

DATE:
JULY 24, 2019

FREEDOM FAMILY HOMES
P.O. BOX 608
DUNN, N.C. - 28335
O: (910) 892-1231 FAX: (910) 892-5680
© 2019, FREEDOM FAMILY HOMES



EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
HIGH POINT ~ LEFT

PLAN:
SHEET NO.
2

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

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.

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 9.25 LVL	3

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 (7/16" 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.

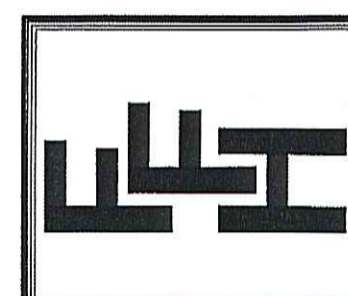
T2 N2

DATE:

JULY 24, 2019

FREEDOM FAMILY HOMES

P.O. BOX 608
DUNN, N.C. - 28335
O: (910) 892-1231 FAX: (910) 892-5680
© 2019, FREEDOM FAMILY HOMES



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

PLAN:
3
SHEET NO.

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

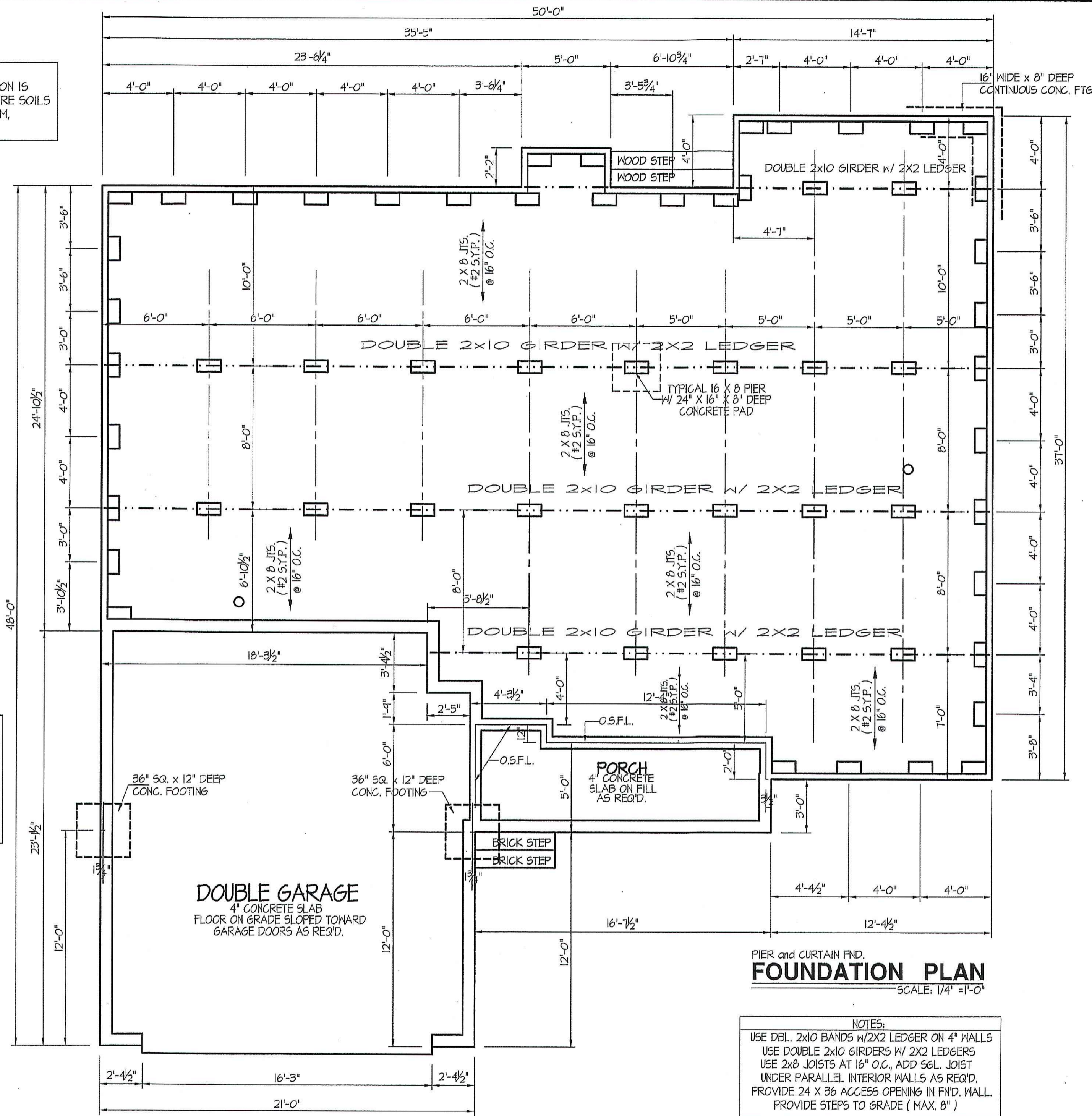
FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1511 S.F. (CRAWL) x .096 = 145.06 S.I.
USE 23" WITTEN AUTO. VENT" FND. VENTS @ 65 S.I. FREE NET AREA or EQUIVALENT.

(MIN. NET AREA CAN BE REDUCED TO 1/1500)
1511 S.F. (CRAWL) x .096 = 145.06 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.

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 FND. WALL.
PROVIDE STEPS TO GRADE (MAX. 6")

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

T2 N2

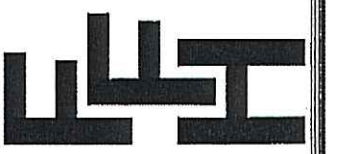
MAIN COMPUTER FILE: FFH - HIGH POINT - JULY-2019

DATE:

JULY 24, 2019

FREEDOM FAMILY HOMES

P.O. BOX 608
DUNN, N.C. - 28335
O: (910) 892-1231 FAX: (910) 892-5680
©2019, FREEDOM FAMILY HOMES



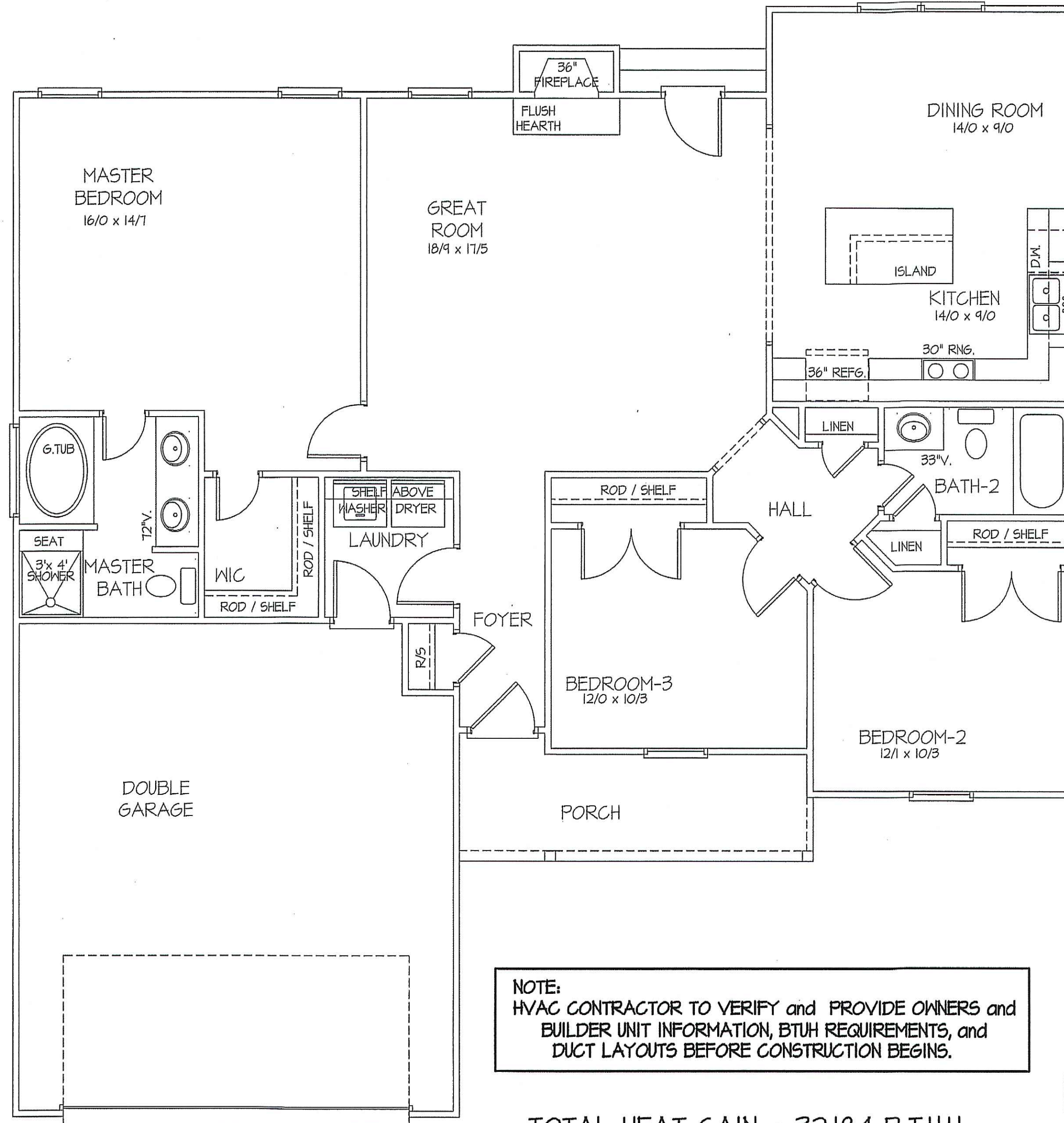
EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES

HIGH POINT ~ LEFT

PLAN:

SHEET NO.

5



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

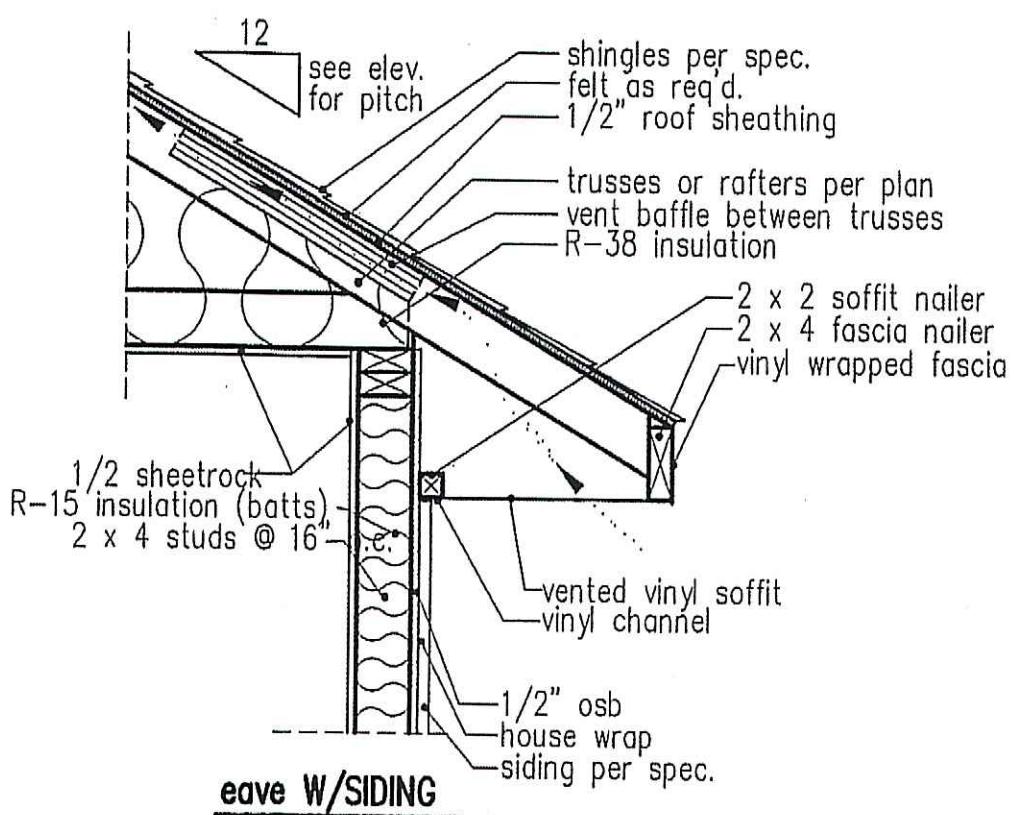
TOTAL HEAT GAIN = 32,184 B.T.U.H.
 TOTAL HEAT LOSS = 45,632 B.T.U.H.

8' CEILINGS UNLESS OTHERWISE NOTED

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

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

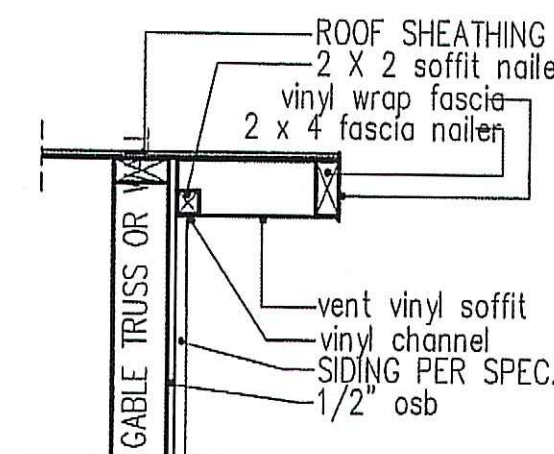
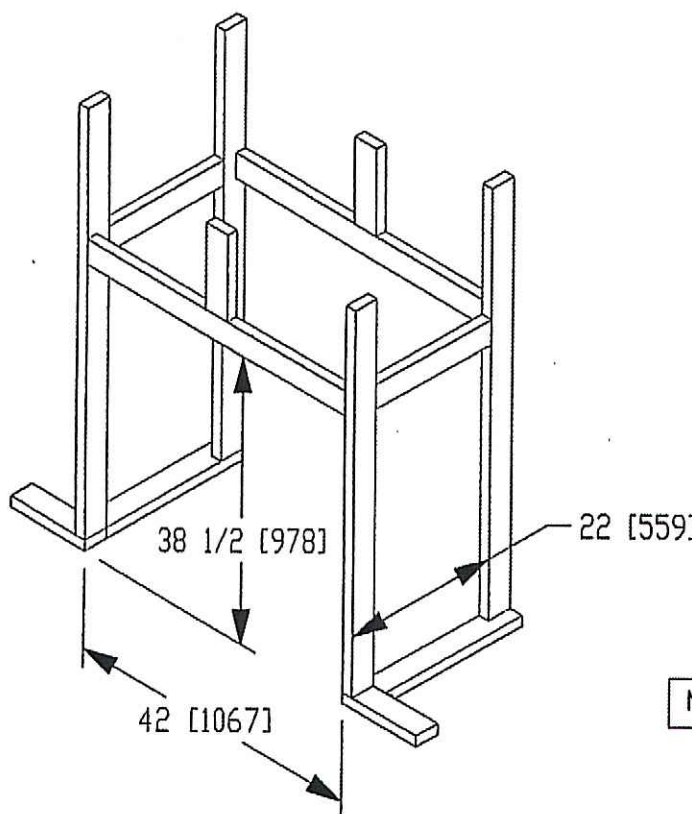
T2 N2



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

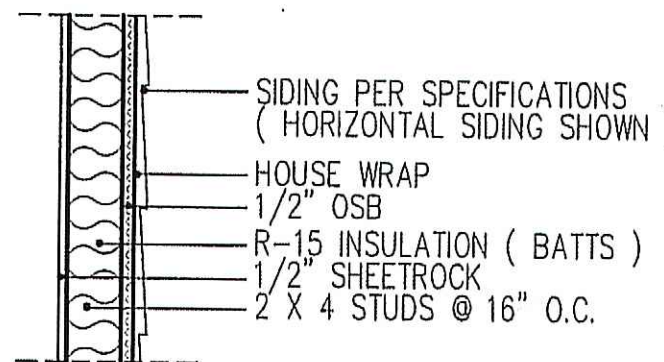
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.-R602.7 (1) AND INT.-R602.7 (2).

DIMENSIONS IN [] ARE MM

SPECIFICATIONS

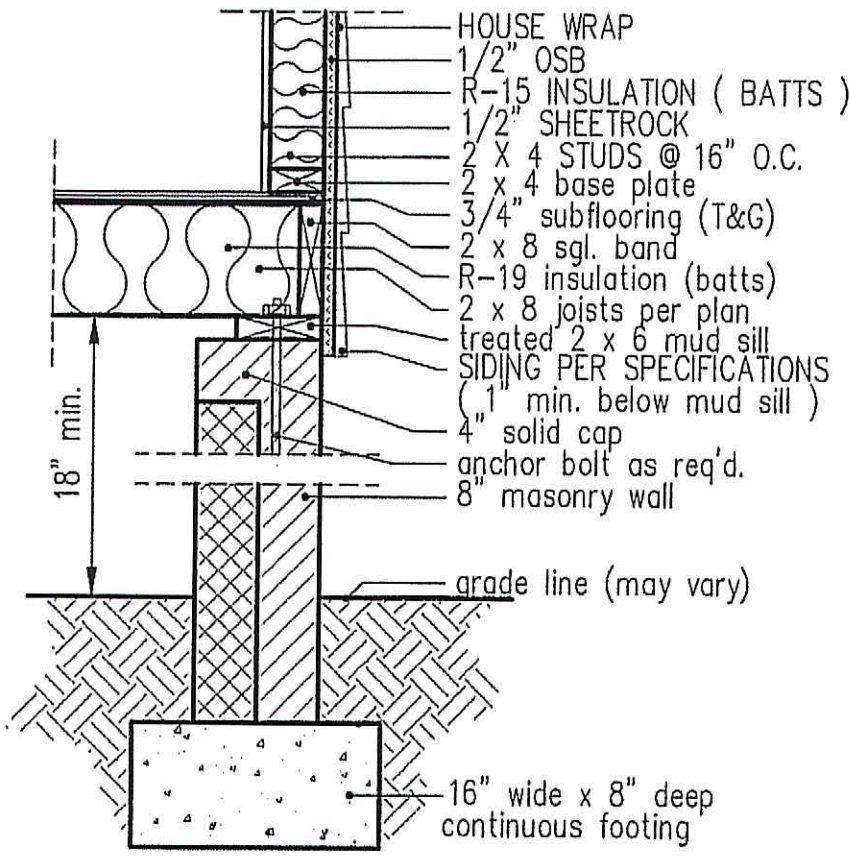
Model	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
6000-TR	38	38-1/2	41	42	28-1/2	42	21-1/2	22		
Inches										

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

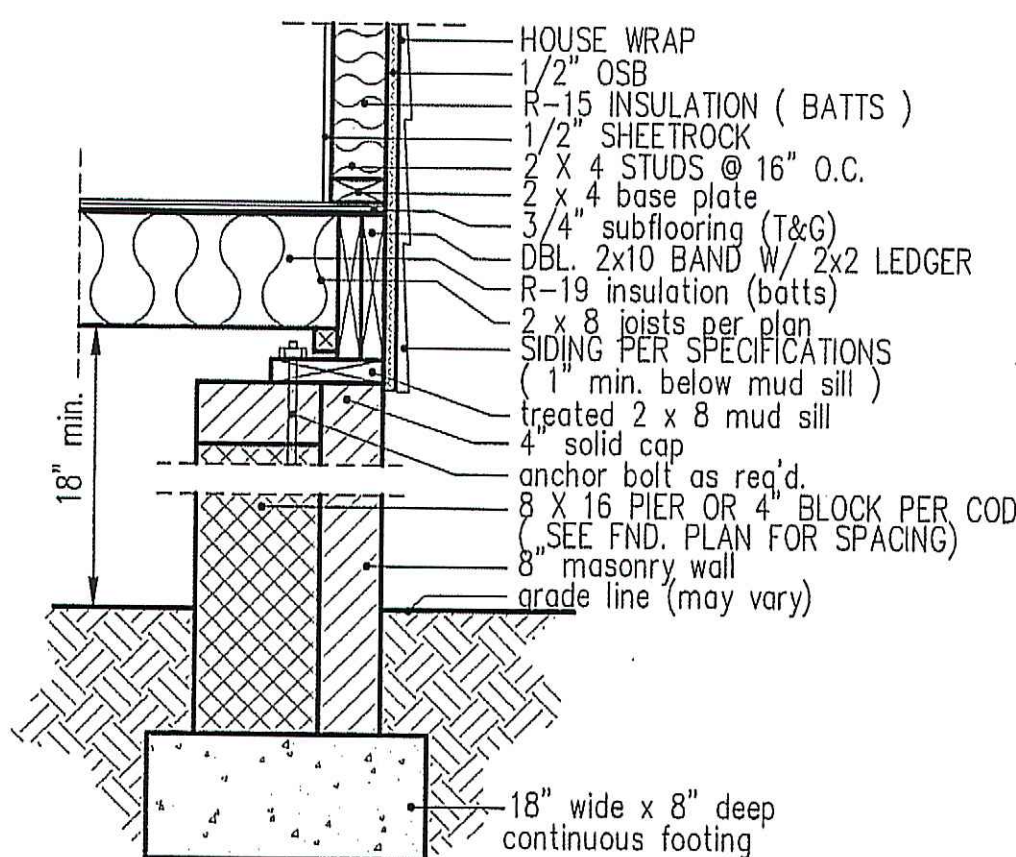


WALL W/siding

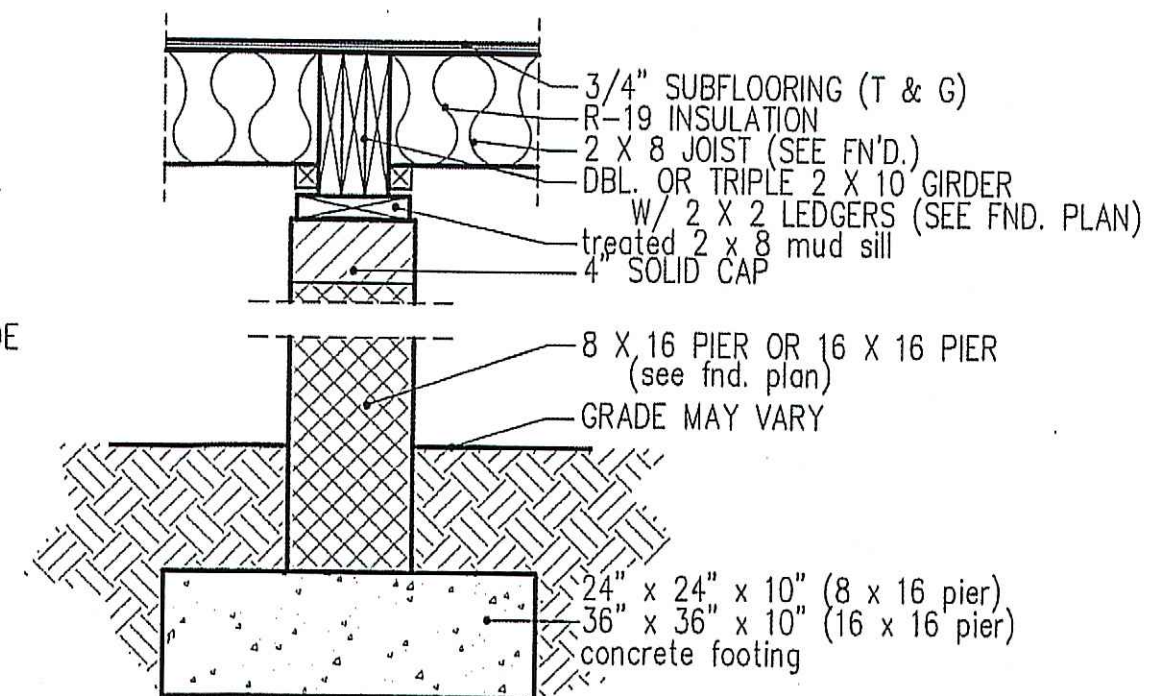
intermediate wall details



8" BOX SILL FOUNDATION WALL



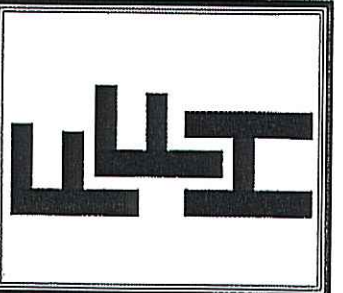
PIER and CURTAIN FOUNDATION WALL



PIER and GIRDER DETAIL

DATE:
JULY 24, 2019

FREEDOM FAMILY HOMES
P.O. BOX 608
DUNN, N.C. - 28335
O: (910) 892-1231 FAX: (910) 892-5680
©2019, FREEDOM FAMILY HOMES



EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
HIGH POINT

PLAN:
SHEET NO.
6

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

T2 NZ

