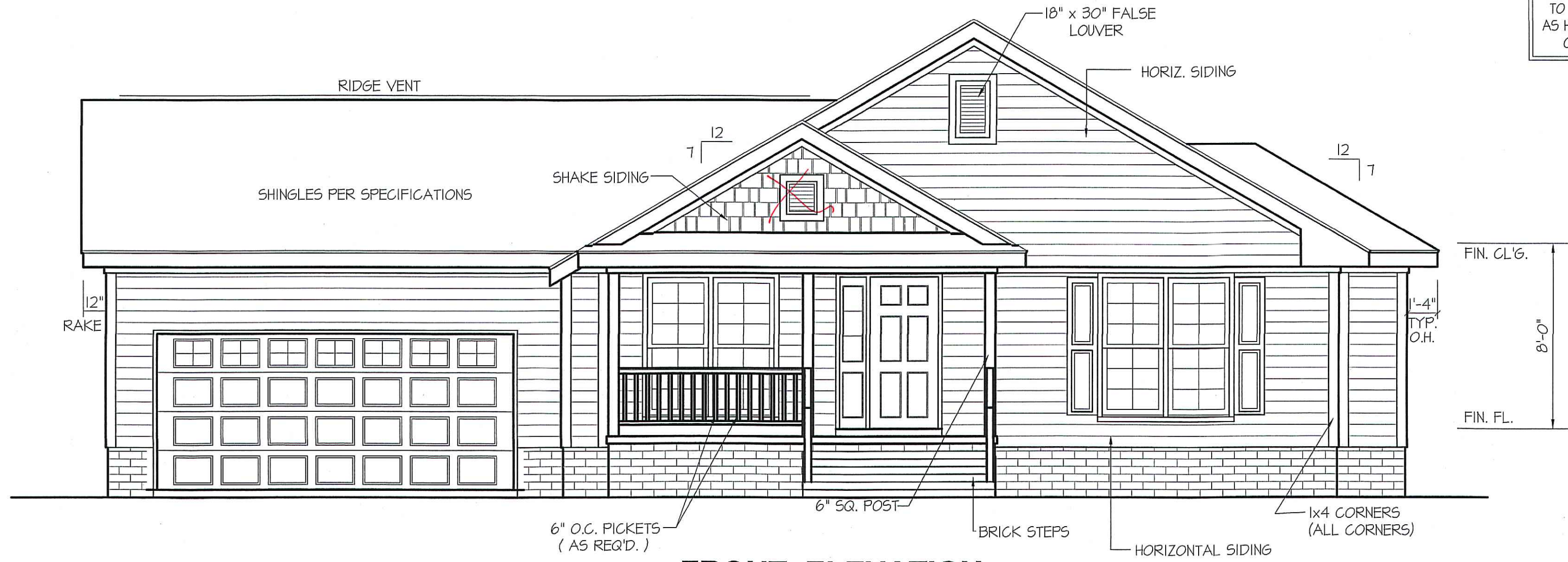


COMPUTER FILE "FREEDOM FAMILY HOMES" FILE NAME: SOMERVILLE-C to CLINTON : JULY - 2016

* GENERAL NOTE *
 BUILDER HAS THE RIGHTS
 TO MAKE ADJUSTMENTS
 AS HE DEEMS NECESSARY
 ON EACH JOB SITE.

DATE:
 JULY 27, 2016



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

RFB

GENERAL CONSTRUCTION NOTES:
 USE 12" RAKES ON ALL GABLES
 USE 16" FROM FRAME LINE ON ALL OVERHANGS
 PROVIDE STEPS AS REQ'D.
 USE MATCHING GRILLE PATTERNS IN ALL GLASS

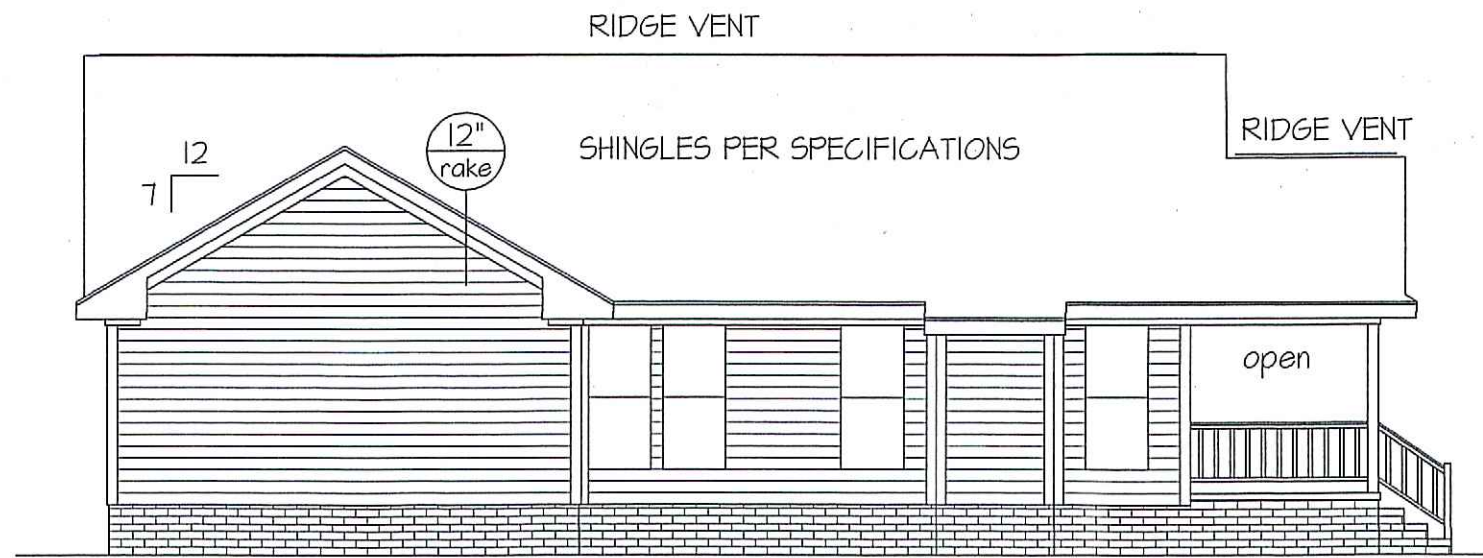


REAR ELEVATION
 SCALE: 1/8" = 1'-0"

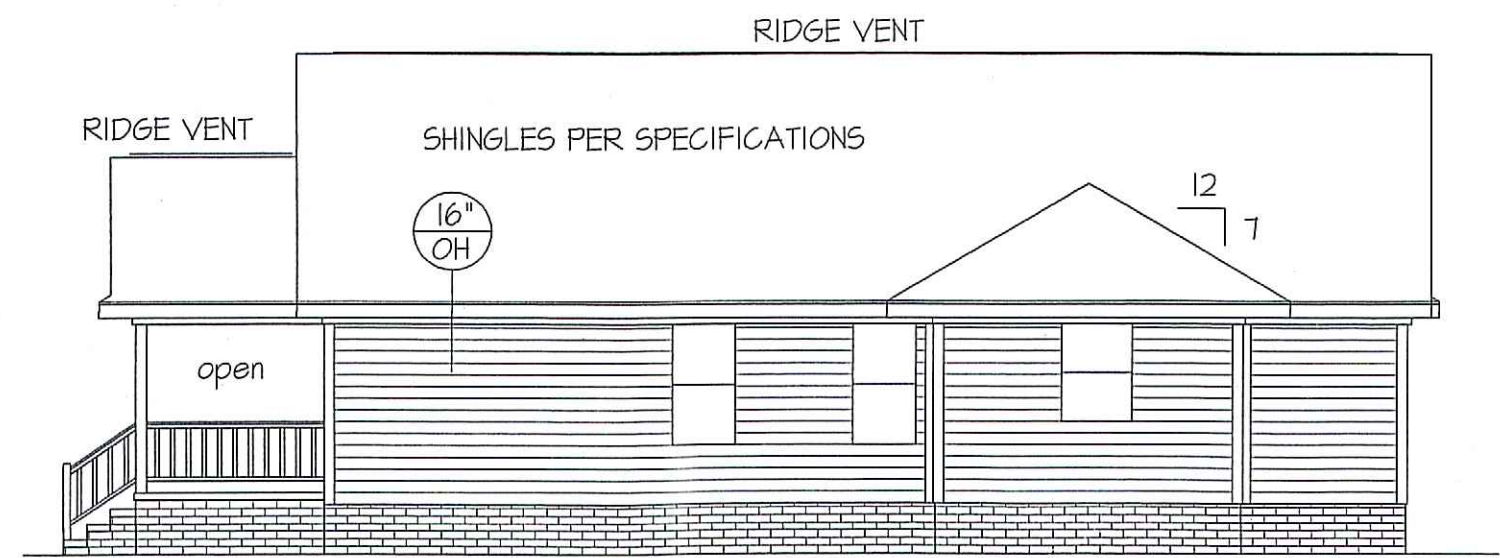
ROOF VENTILATION REQ'MTS.
 2088 ATTIC SQ. FT. / 300 = 6.96
 PROVIDED ON PLAN
 88 L.F. RIDGE VENT = 16.5
 124 L.F. SOFFIT VENT = 7.75
 TOTAL = 24.25 S.F. FREE NET AREA

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-30	R-30
MINIMUM WALL R-VALUE	R-13	R-15, I3+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/10	10/13
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED
 GRADE MAY VARY - BUILDER TO VERIFY

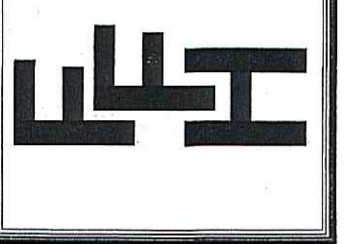


LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



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

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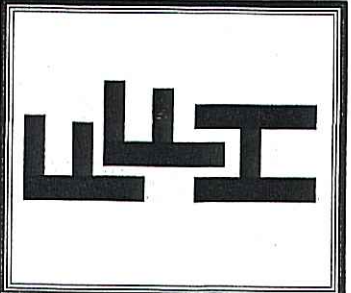
PLAN:
 SHEET NO.
1

COMPUTER FILE "FREEDOM FAMILY HOMES" FILE NAME: SOMERVILLE-C to CLINTON : JULY - 2016

* GENERAL NOTE *
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 ON EACH JOB SITE.

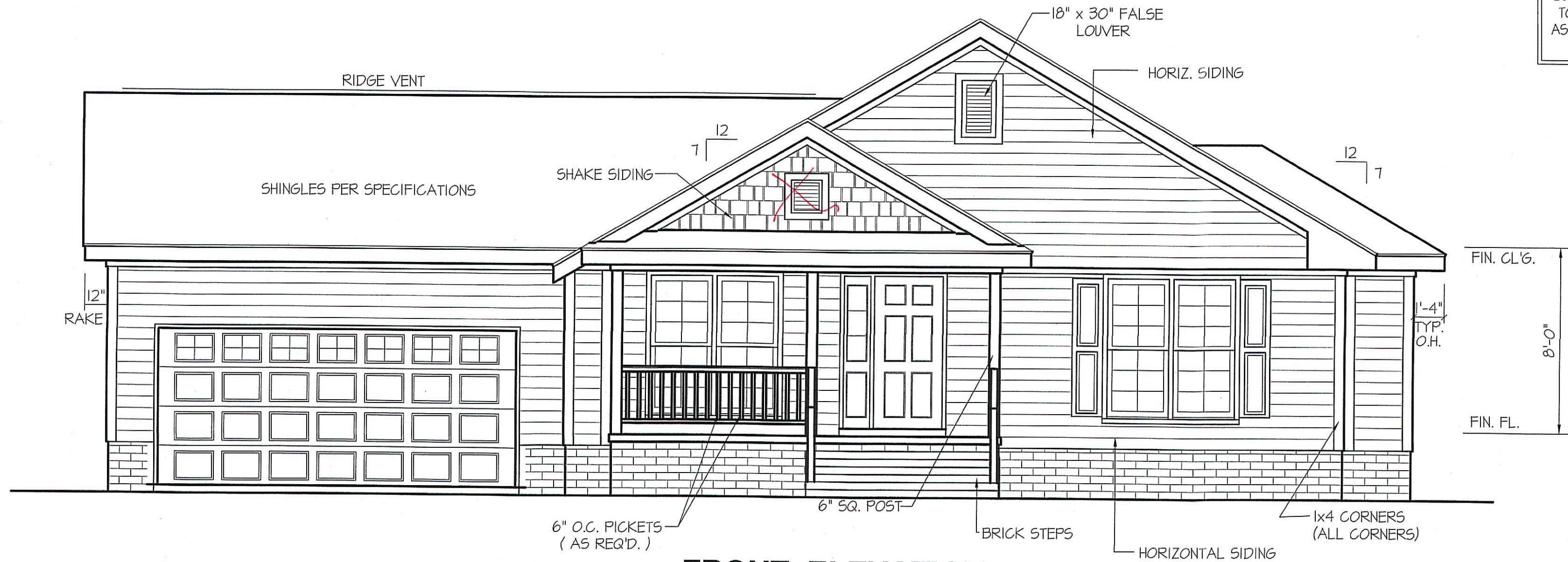
DATE:
 JULY 27, 2016

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Clinton
 PLAN:

SHEET NO.
1

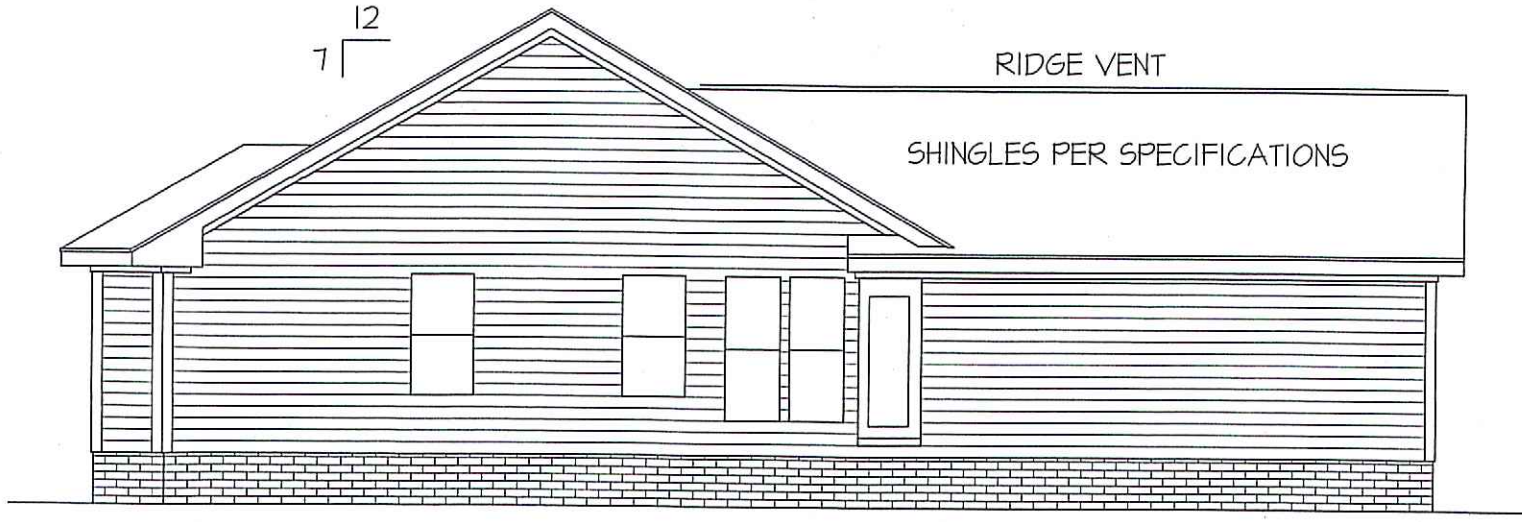


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

RPH

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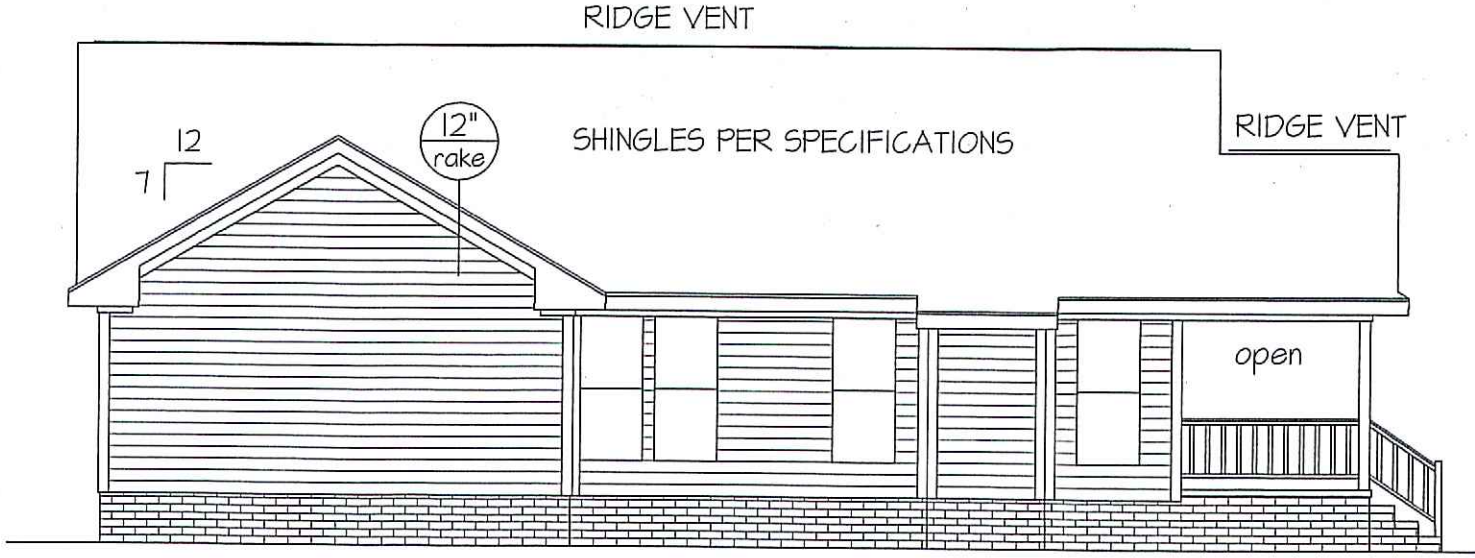


REAR ELEVATION
 SCALE: 1/8" = 1'-0"

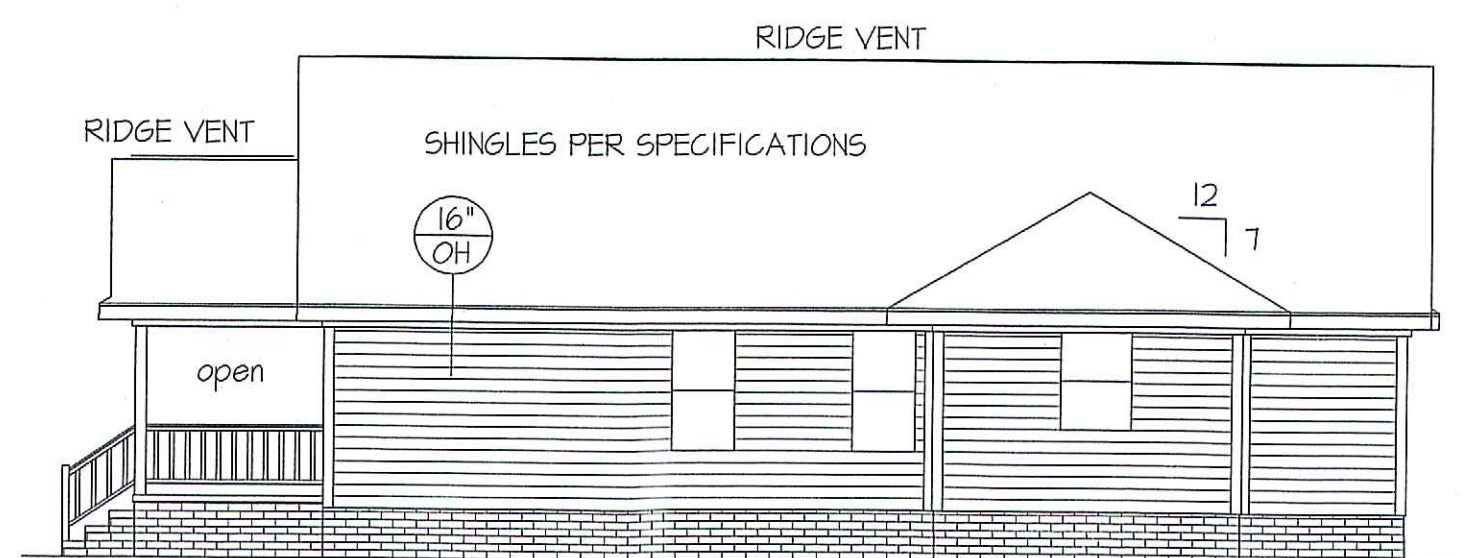
INSULATION and FENESTRATION REQUIREMENTS

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-30	R-38
MINIMUM WALL R-VALUE	R-13	R-15, 13+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/10	10/13
MIN. SLAB R-VALUE	0	R-10

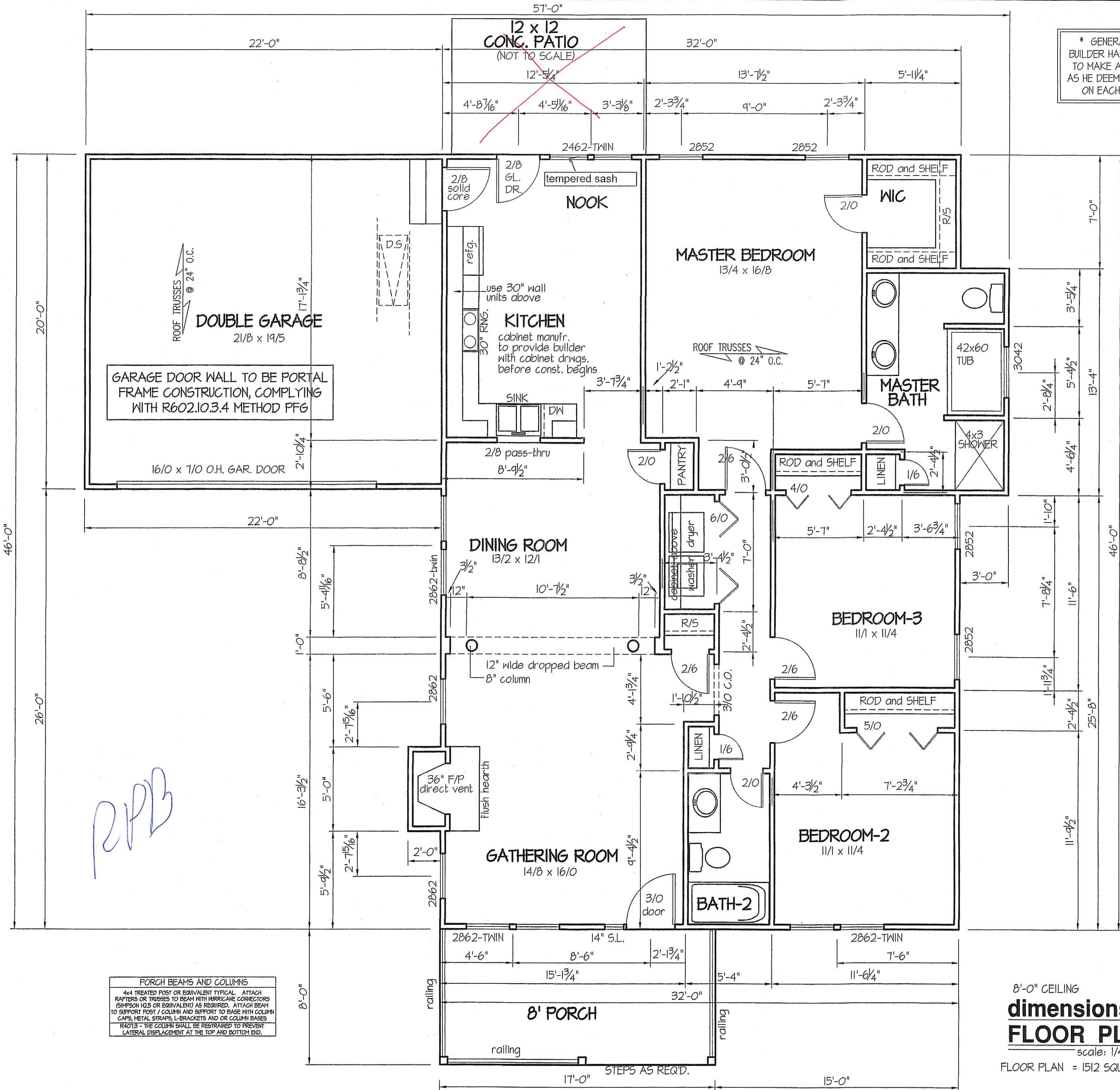
PROVIDE STEPS AS REQUIRED
 GRADE MAY VARY - BUILDER TO VERIFY



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



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

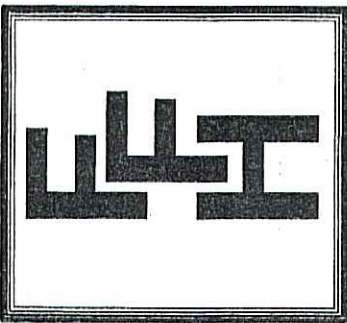


PORCH BEAMS AND COLUMNS
4x4 TREATED POST OR EQUIVALENT TYPICAL. ATTACH RAFTERS OR TRUSSES TO BEAM WITH HURRICANE CONNECTORS (SIMPSON I25 OR EQUIVALENT) AS REQUIRED. ATTACH BEAM TO SUPPORT POST / COLUMN AND SUPPORT TO BASE WITH COLUMN CAPS, METAL STRAPS, L-BRACKETS AND OR COLUMN BASES
R4013 - THE COLUMN SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE TOP AND BOTTOM END.

8'-0" CEILING
dimensions
FLOOR PLAN
scale: 1/4" = 1'-0"
FLOOR PLAN = 1512 SQUARE FEET

DATE:
JULY 27, 2016

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PLAN:
SHEET NO.
2

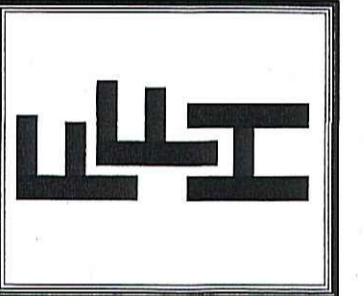
COMPUTER FILE "FREEDOM FAMILY HOMES" FILE NAME: SOMERVILLE-C to CLINTON : JULY - 2016

FOUNDATION DRAINAGE EXCEPTION
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

* GENERAL NOTE *
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TO MAKE ADJUSTMENTS
AS HE DEEMS NECESSARY
ON EACH JOB SITE.

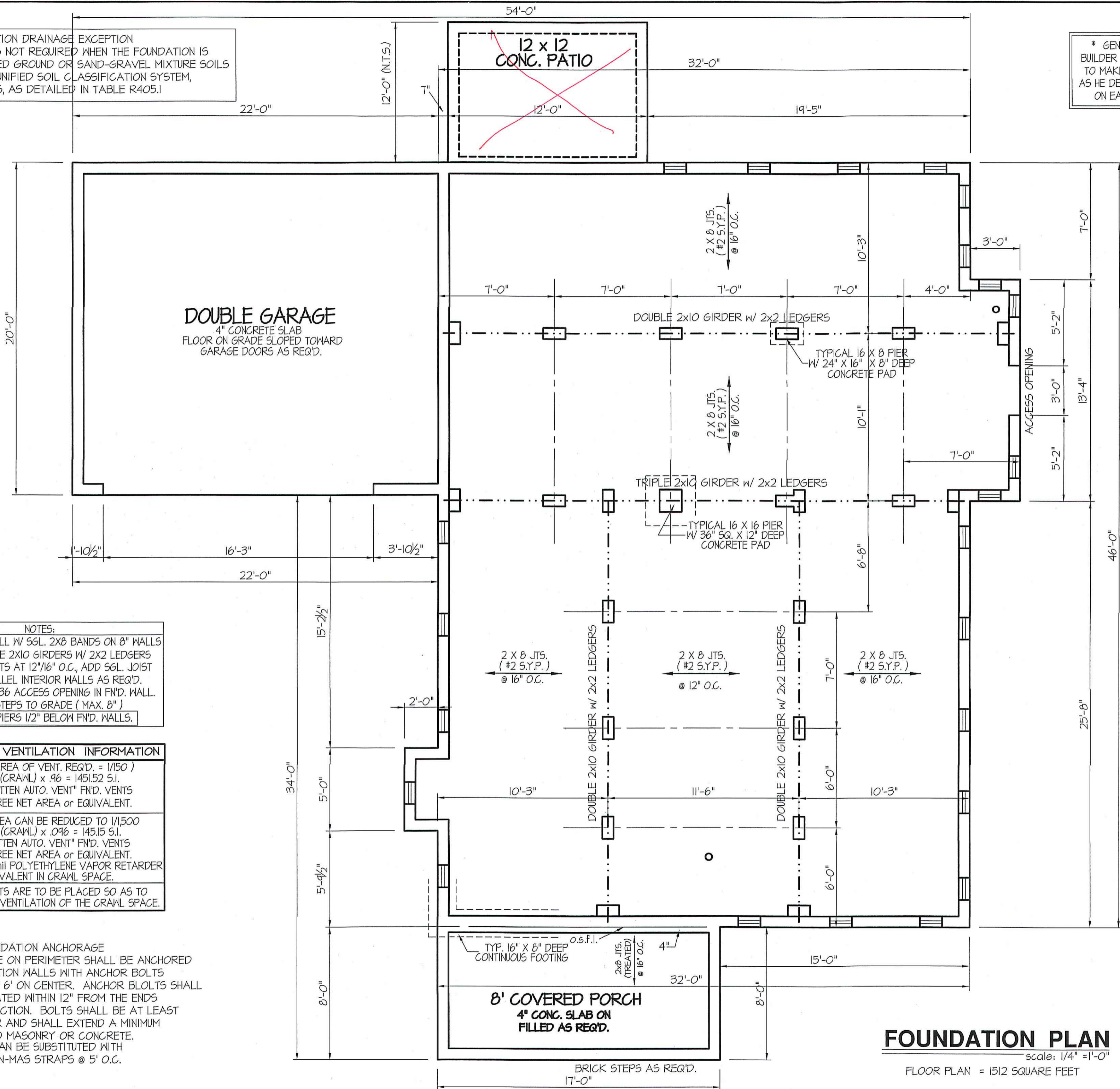
DATE:
JULY 27, 2016

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PLAN:
SHEET NO.
3



RFB

NOTES:
USE 2 X 6 MUD SILL W/ SGL. 2X8 BANDS ON 8" WALLS
USE DBL./TRIPLE 2X10 GIRDERS W/ 2X2 LEDGERS
USE 2X8 JOISTS AT 12"/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. 8")
HOLD ALL PIERS 1/2" BELOW FND. WALLS.

FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1512 S.F. (CRAWL) x .96 = 1451.52 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)
1512 S.F. (CRAWL) x .096 = 145.15 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 SILL PLATE ON PERIMETER SHALL BE ANCHORED
TO THE FOUNDATION WALLS WITH ANCHOR BOLTS
SPACED A MAXIMUM OF 6' 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 7" INTO MASONRY OR CONCRETE.
BOLTS CAN BE SUBSTITUTED WITH
SIMPSON-MAS STRAPS @ 5' O.C.

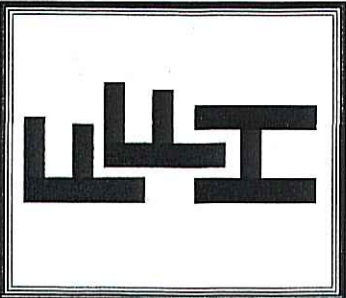
FOUNDATION PLAN
scale: 1/4" = 1'-0"
FLOOR PLAN = 1512 SQUARE FEET

R.P.D.

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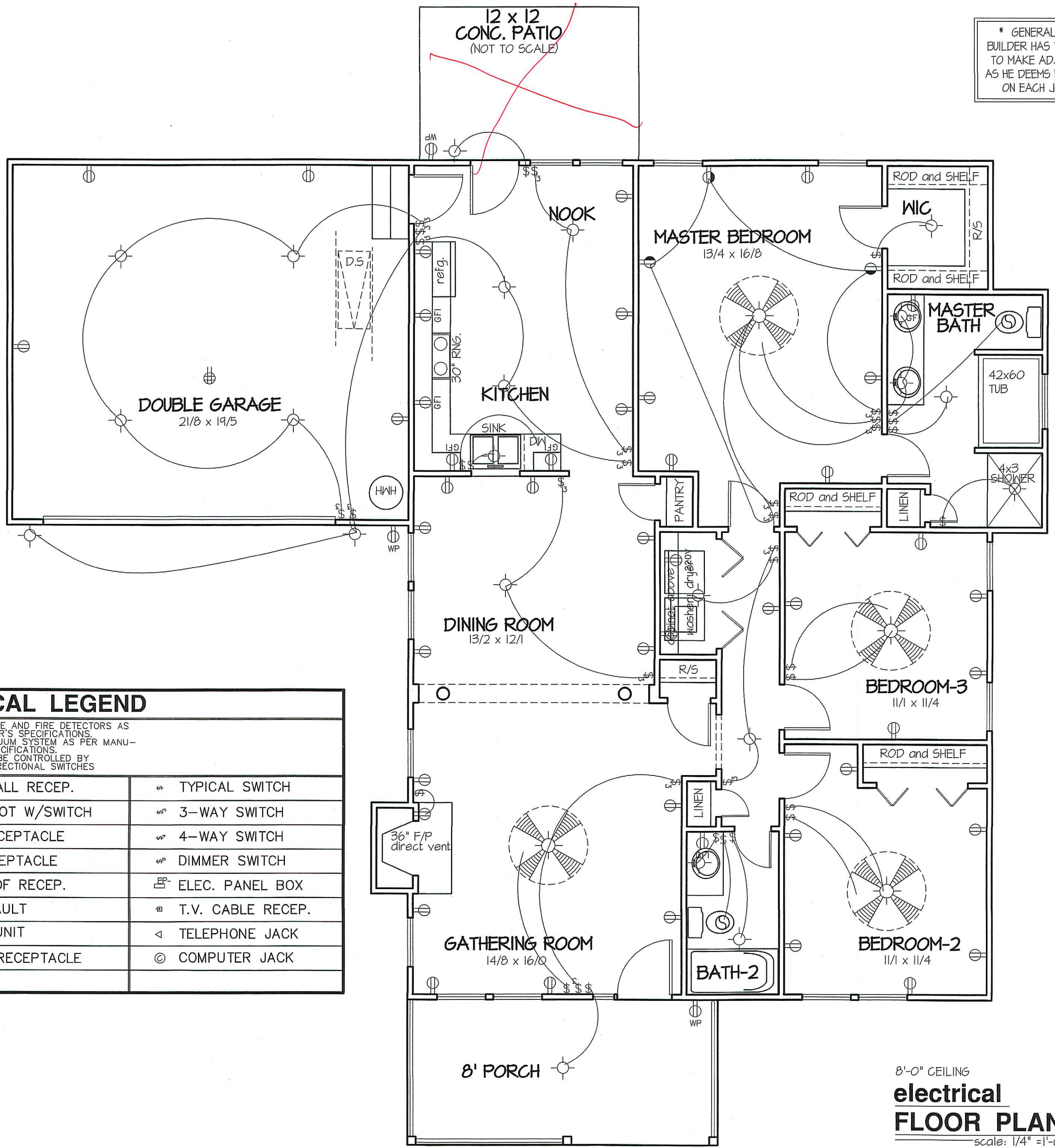
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Clinton

PLAN:

SHEET NO.
4

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 VAR/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	⊕ 220V 220 VOLT RECEPTACLE	⊕ COMPUTER JACK
⊕ FLOOD LIGHT		

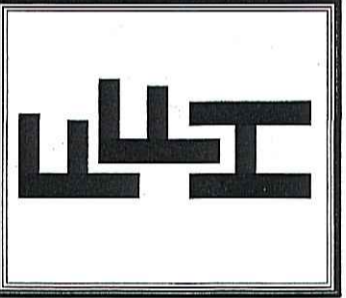


8'-0" CEILING
electrical
FLOOR PLAN
 scale: 1/4" = 1'-0"
 FLOOR PLAN = 1512 SQUARE FEET

* GENERAL NOTE *
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TO MAKE ADJUSTMENTS
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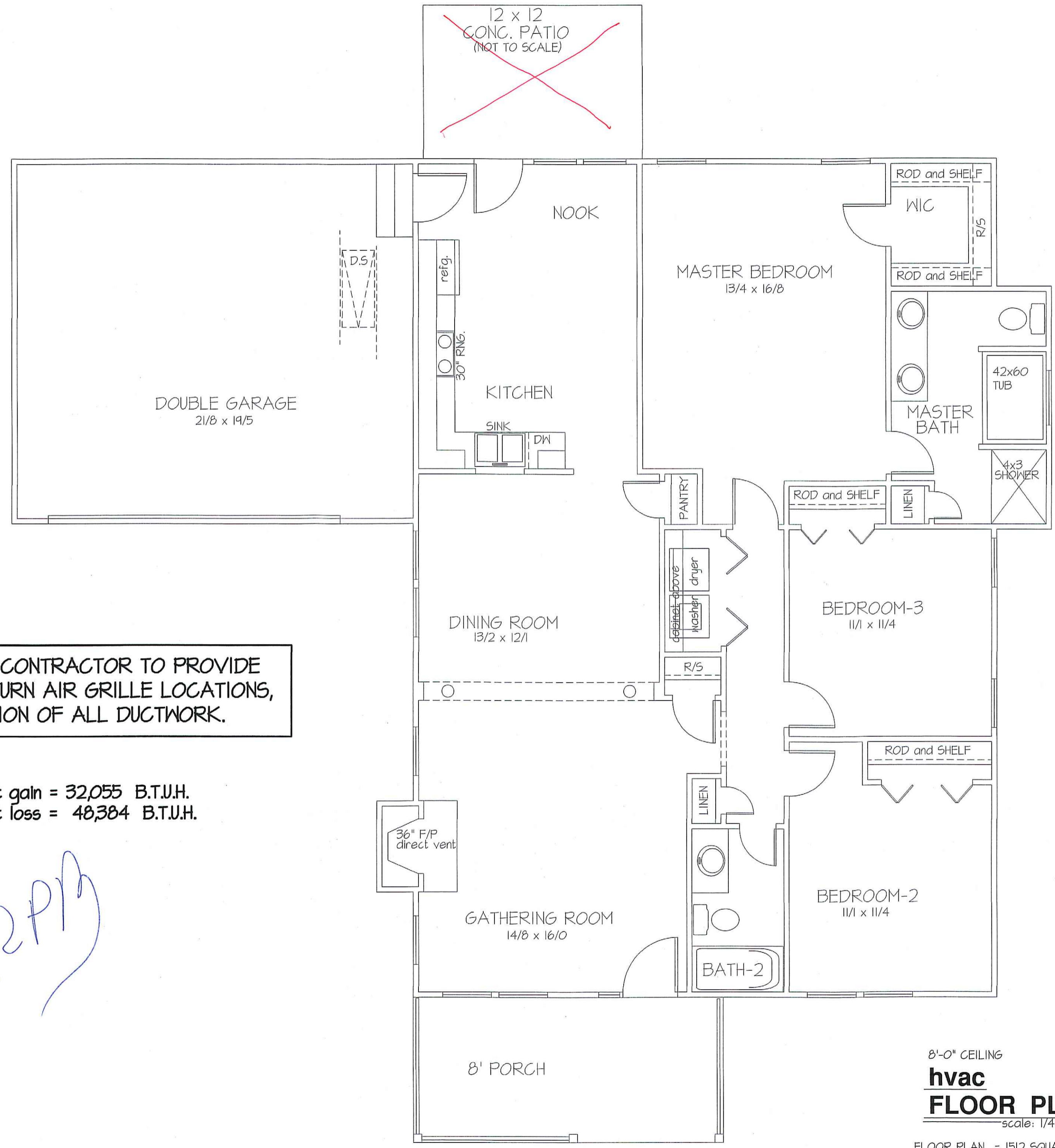
DATE:
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Clinton
PLAN:

SHEET NO.
5

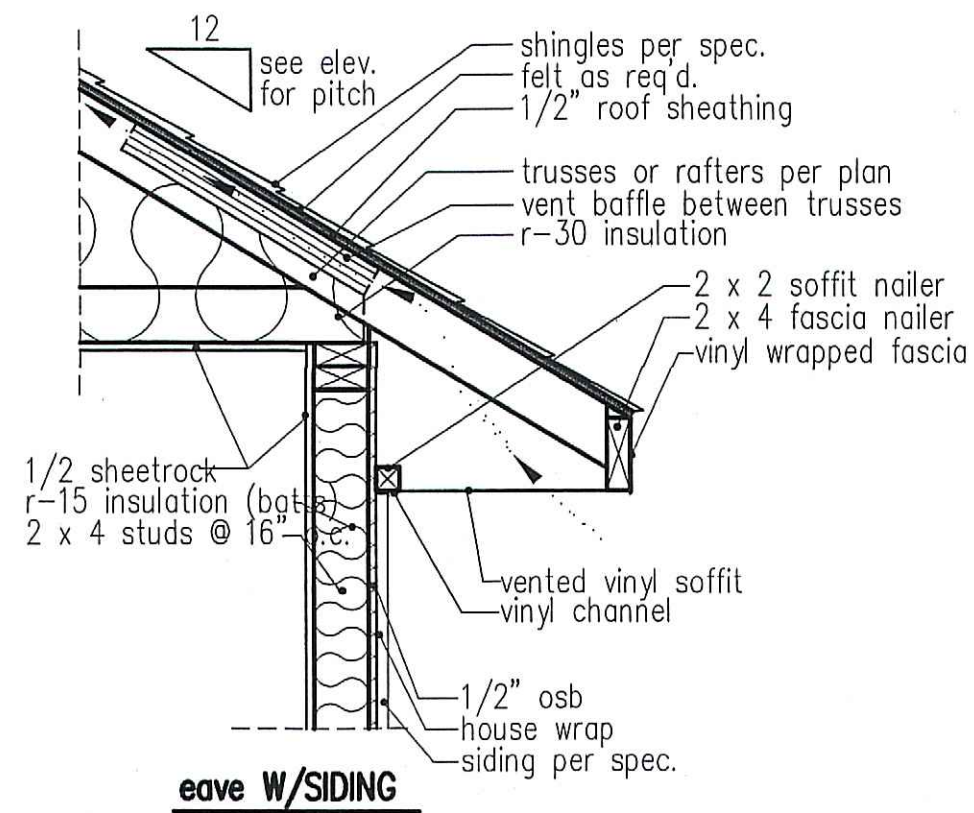


HEAT AND AIR CONTRACTOR TO PROVIDE
DUCT SIZES, RETURN AIR GRILLE LOCATIONS,
and LOCATION OF ALL DUCTWORK.

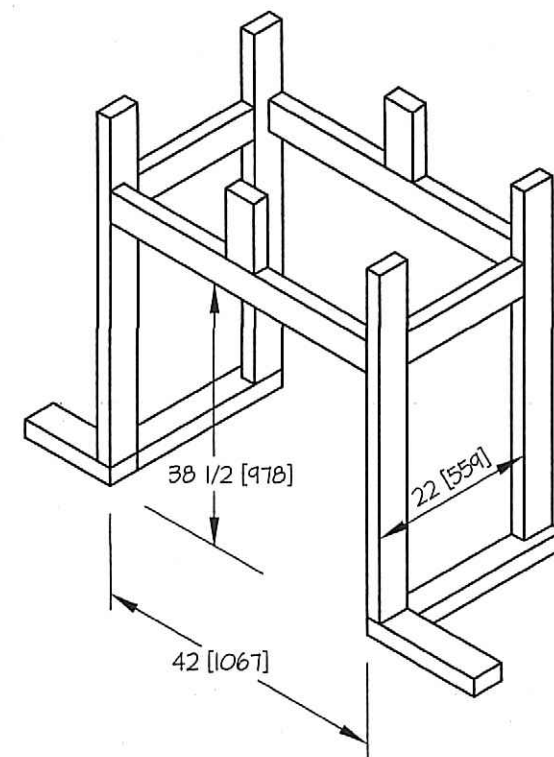
total heat gain = 32,055 B.T.U.H.
total heat loss = 48,384 B.T.U.H.

RPH

8'-0" CEILING
hvac
FLOOR PLAN
scale: 1/4" = 1'-0"
FLOOR PLAN = 1512 SQUARE FEET



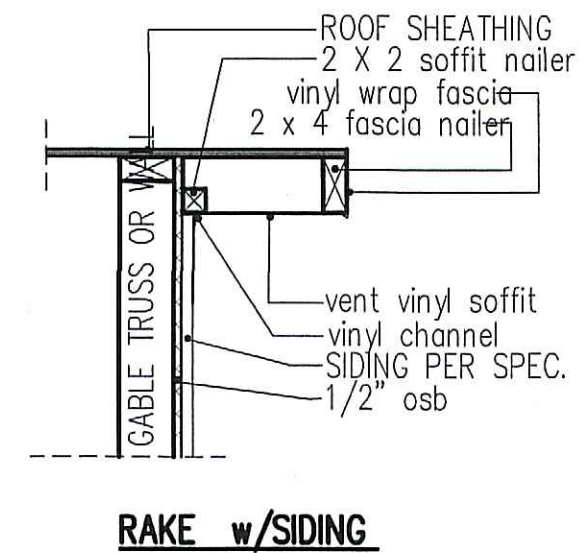
eave W/SIDING



DIMENSIONS IN [] ARE MM

MODEL 6000-TR	HEIGHT		FRONT WIDTH		BACK WIDTH		DEPTH	
	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING
	INCHES		INCHES		INCHES		INCHES	
	38	38-1/2	41	42	28-1/2	42	21-1/2	22

REFERENCE DIMENSIONS ONLY - MANUF. RECOMMEND MEASURING INDIVIDUAL UNITS AT INSTALLATION

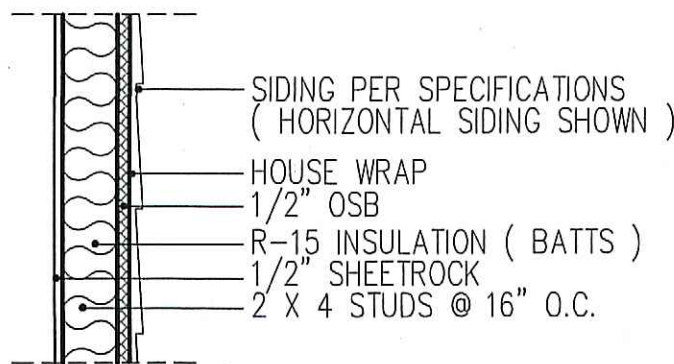


RAKE w/SIDING

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

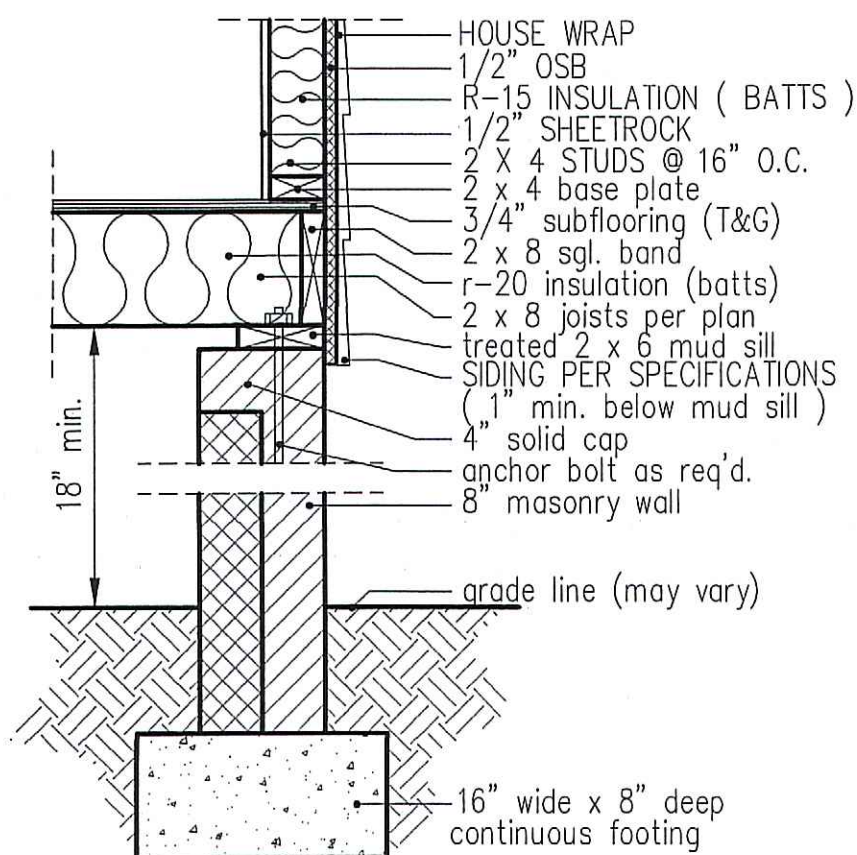
NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

standard eave details

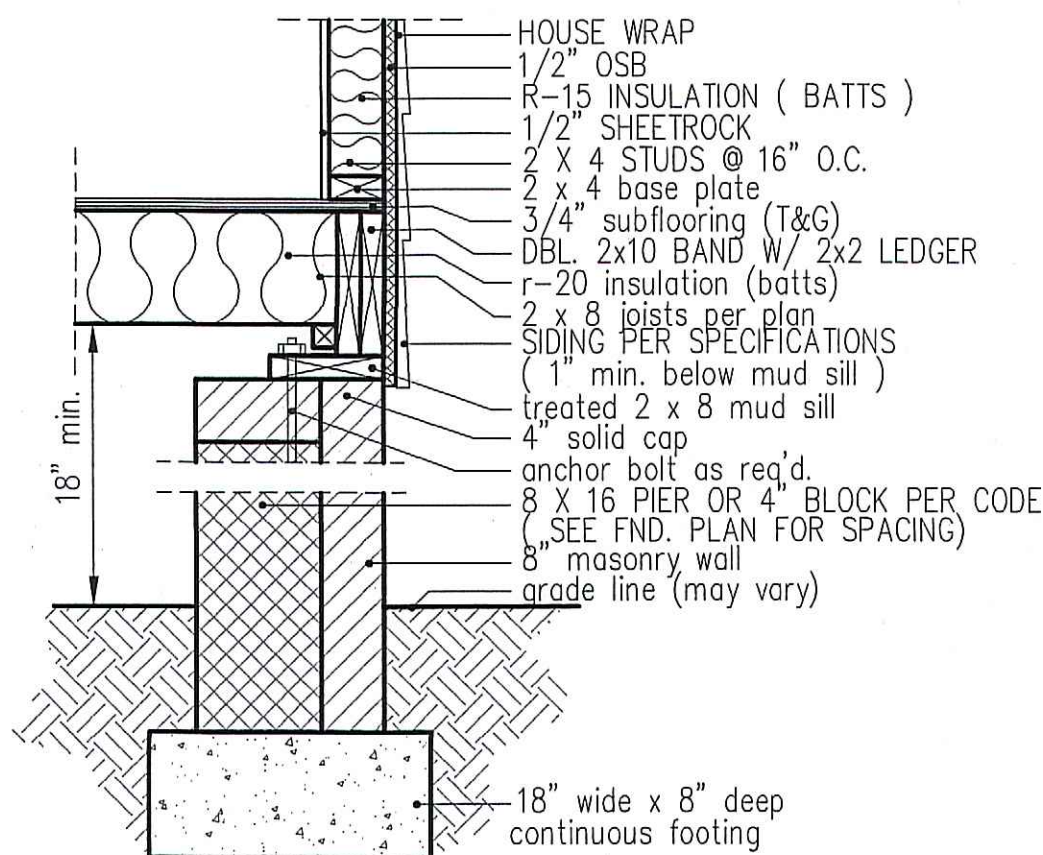


WALL W/siding

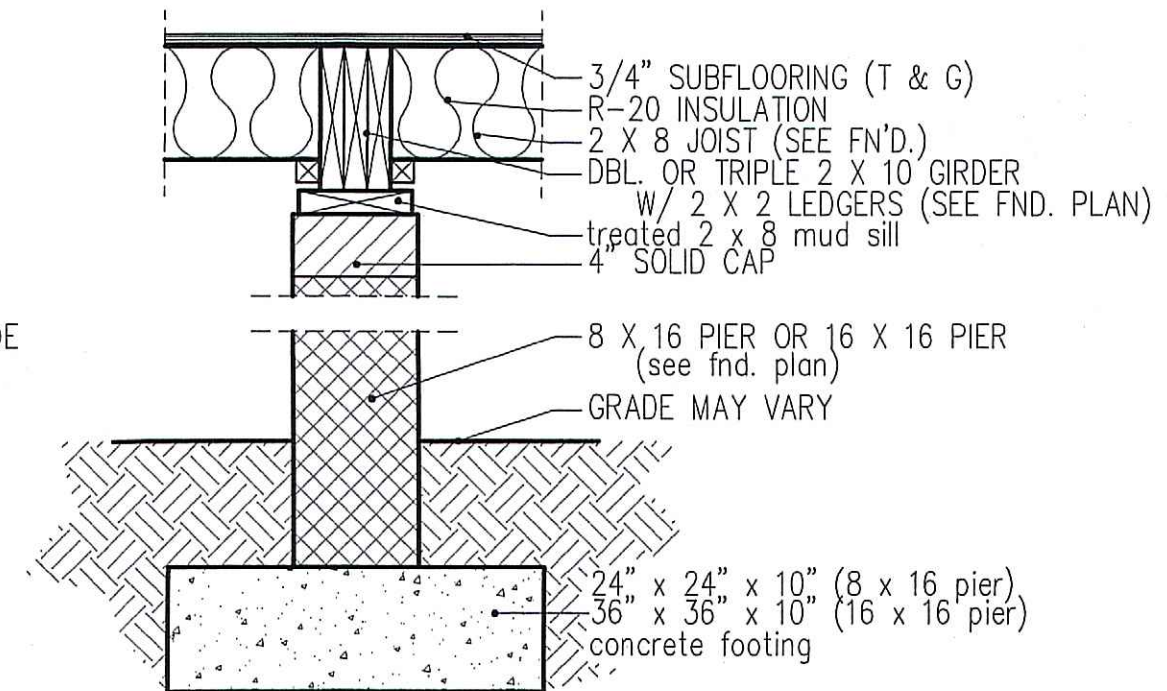
intermediate wall details



8" BOX SILL FOUNDATION WALL



PIER and CURTAIN FOUNDATION WALL



PIER and GIRDER DETAIL

INDICATES THE NUMBER OF REQ'D. JACK STUDS

3-2

MAXIMUM SPAN IN FEET AND INCHES

GIRDER and HEADER SPANS FOR EXTERIOR LOAD CONDITIONS

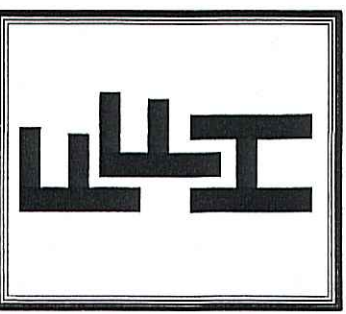
ROOF and CEILING (TRUSS ROOF)	MEMBER	SOUTHERN PINE -#2 GRADE LUMBER VALUES- SPRUCE-PINE-FIR					
		BUILDING WIDTH (FT.)			BUILDING WIDTH (FT.)		
		20	28	36	20	28	36
		ft-in	ft-in	ft-in	ft-in	ft-in	ft-in
	2-2 x 4	3-2	2-9	2-6	3-2	2-9	2-6
	2-2 x 6	4-8	4-1	3-8	4-8	4-1	3-8
	2-2 x 8	5-11	5-2	4-7	5-11	5-2	4-7
	2-2 x 10	7-3	6-3	5-7	7-3	6-3	5-7
	2-2 x 12	8-5	7-3	6-6	8-5	7-3	6-6

PARTIAL TABLE R502.5(1) NORTH CAROLINA STATE BUILDING CODE RESIDENTIAL CODE 2012 EDITION

LOADS ABOVE APPLY TO UNIFORM DISTRIBUTION OF LOADING ON EXTERIOR WALLS. WHEN A CONCENTRATED LOAD IS APPLIED SUCH AS A GIRDER TRUSSES, BEAMS AND UNUSUAL LOADING IS APPLIED, THE BUILDER IS TO MODIFY THE SIZE OF HEADERS TO ACCOMMODATE THE ADDITIONAL POINT LOAD.

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