

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

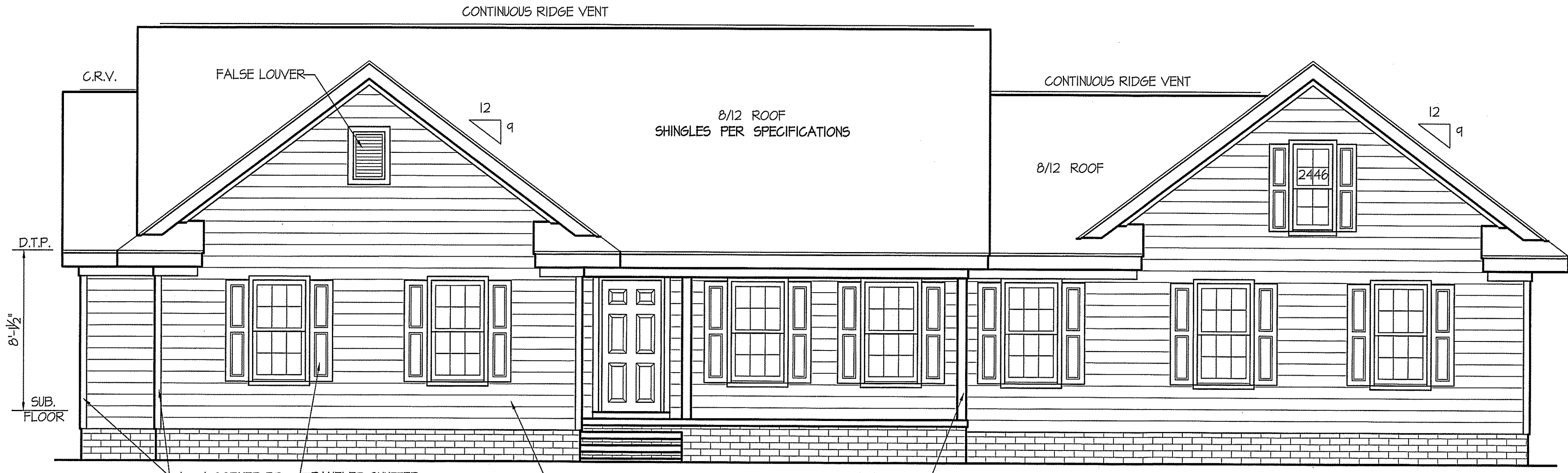
DATE:
OCTOBER 5, 2020

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
ADAMS~JOHNSON

SHEET NO.
1



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

SQUARE FOOTAGE
FRAME HEATED AREA = 1558 S.F.
DOUBLE GARAGE AREA = 521 S.F.
FRONT PORCH = 140 S.F.

ROOF VENTILATION REQ'MTS.
2219 ATTIC SQ. FT. / 300 = 7.40

PROVIDED ON PLAN
101 L.F. RIDGE VENT = 18.93
153 L.F. SOFFIT VENT = 9.56
TOTAL = 28.49 S.F. FREE NET AREA

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

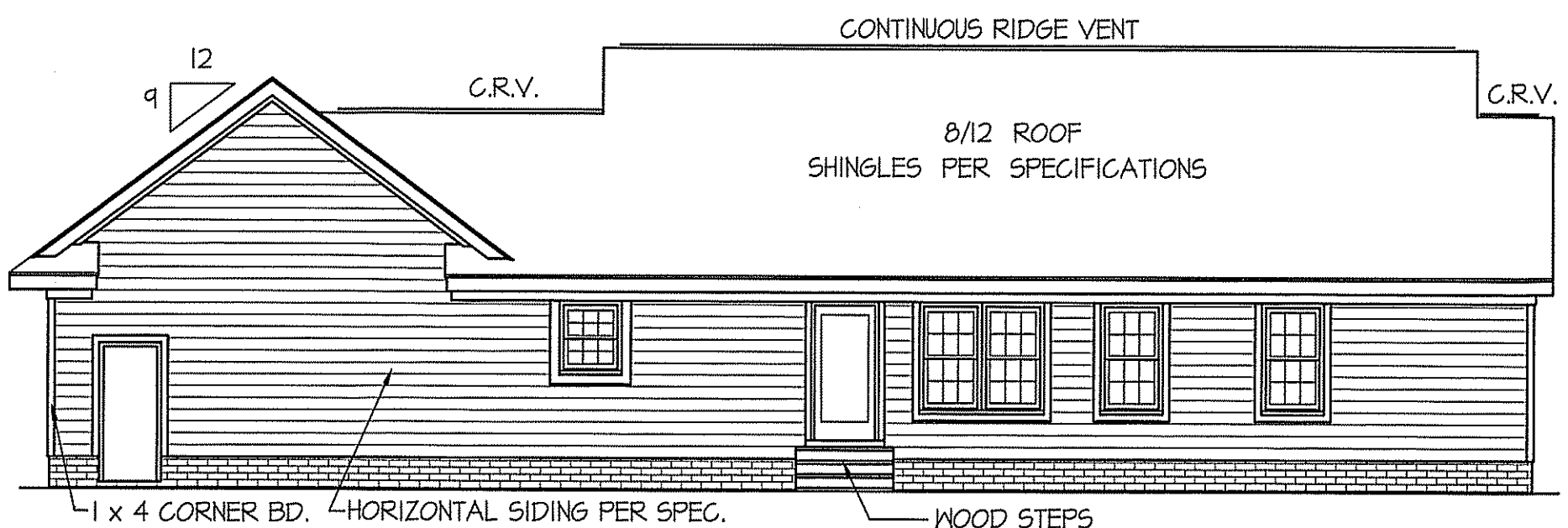
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

INSULATION and FENESTRATION REQUIREMENTS

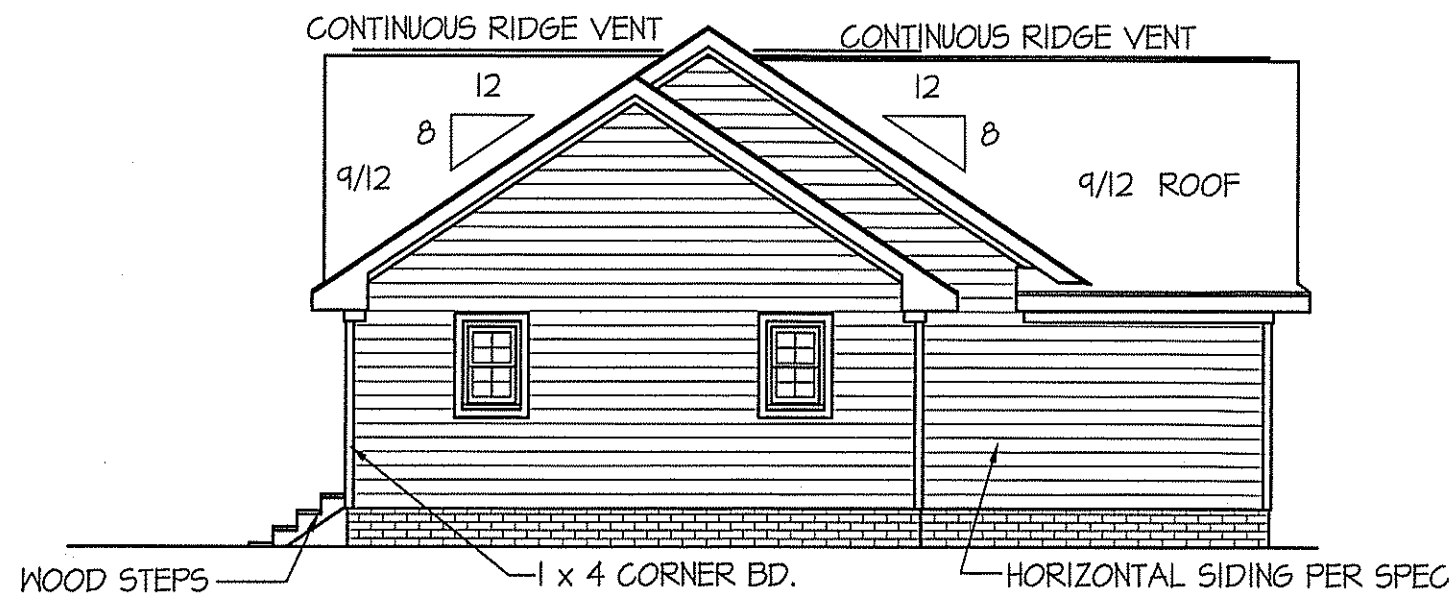
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, I3+2.5	R-15, I3+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/13	10/15
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

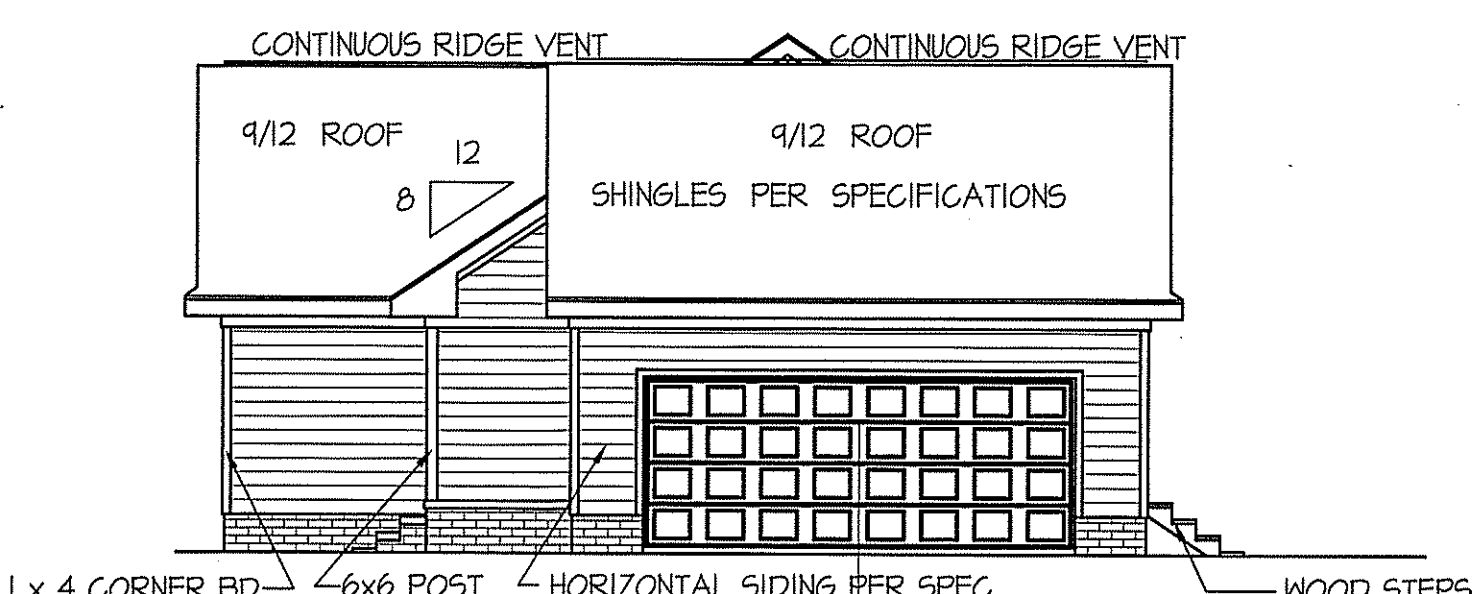
ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (7/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.



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



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

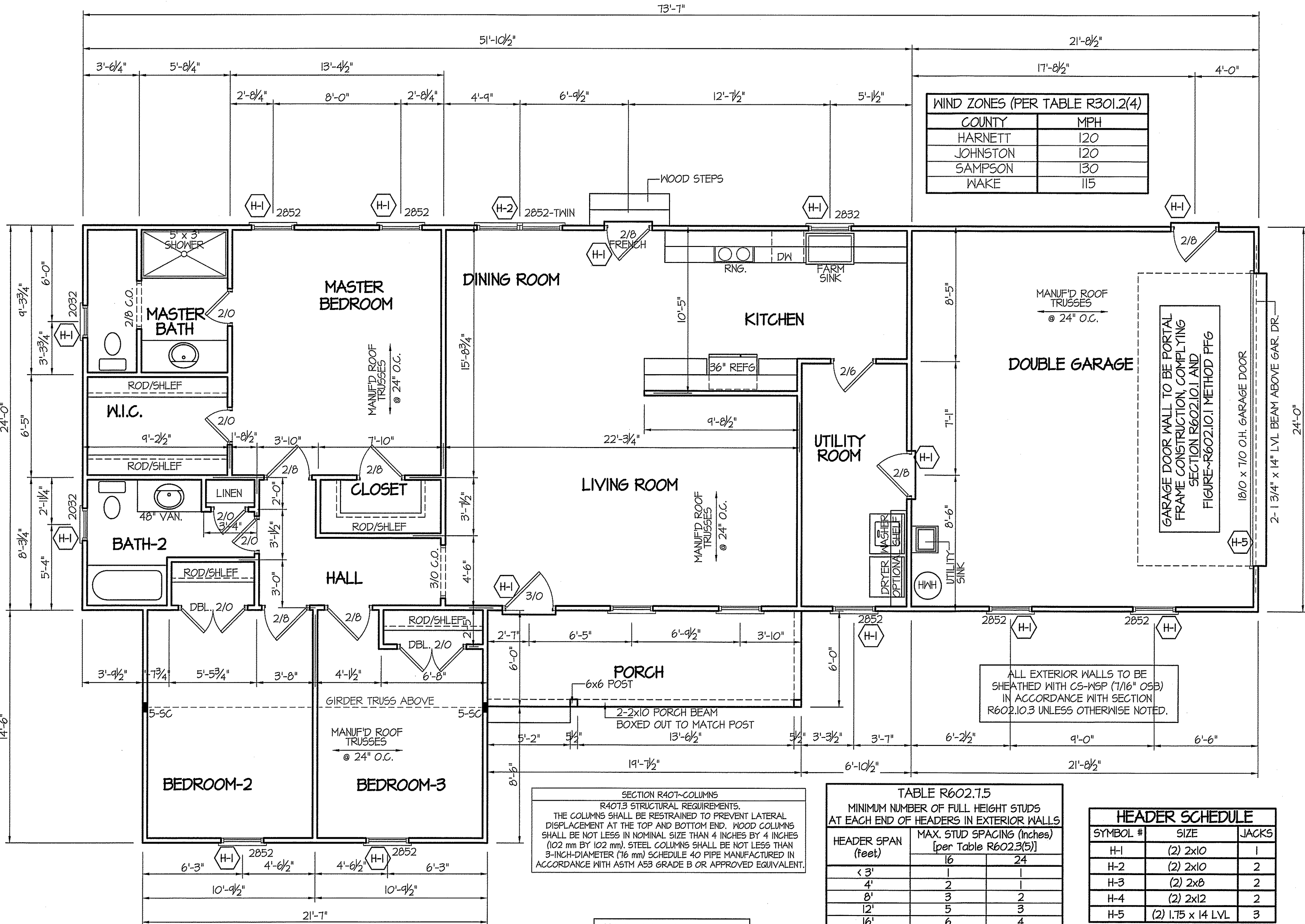


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

C.F.-JOHNSON-ADAMS PLAN - OCTOBER 5, 2020

JA KAK

C.F. - JOHNSON-ADAMS PLAN - OCTOBER 5, 2020

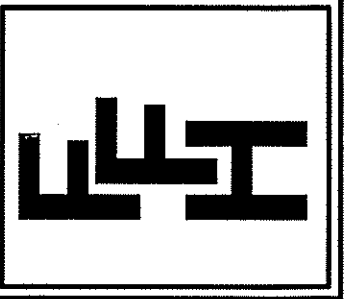


WIND ZONES (PER TABLE R301.2(4))

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

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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 INTERIOR AND EXTERIOR LOAD BEARING HEADERS WILL BE 2x10 #2 5PF UNLESS OTHERWISE NOTED.

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.

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

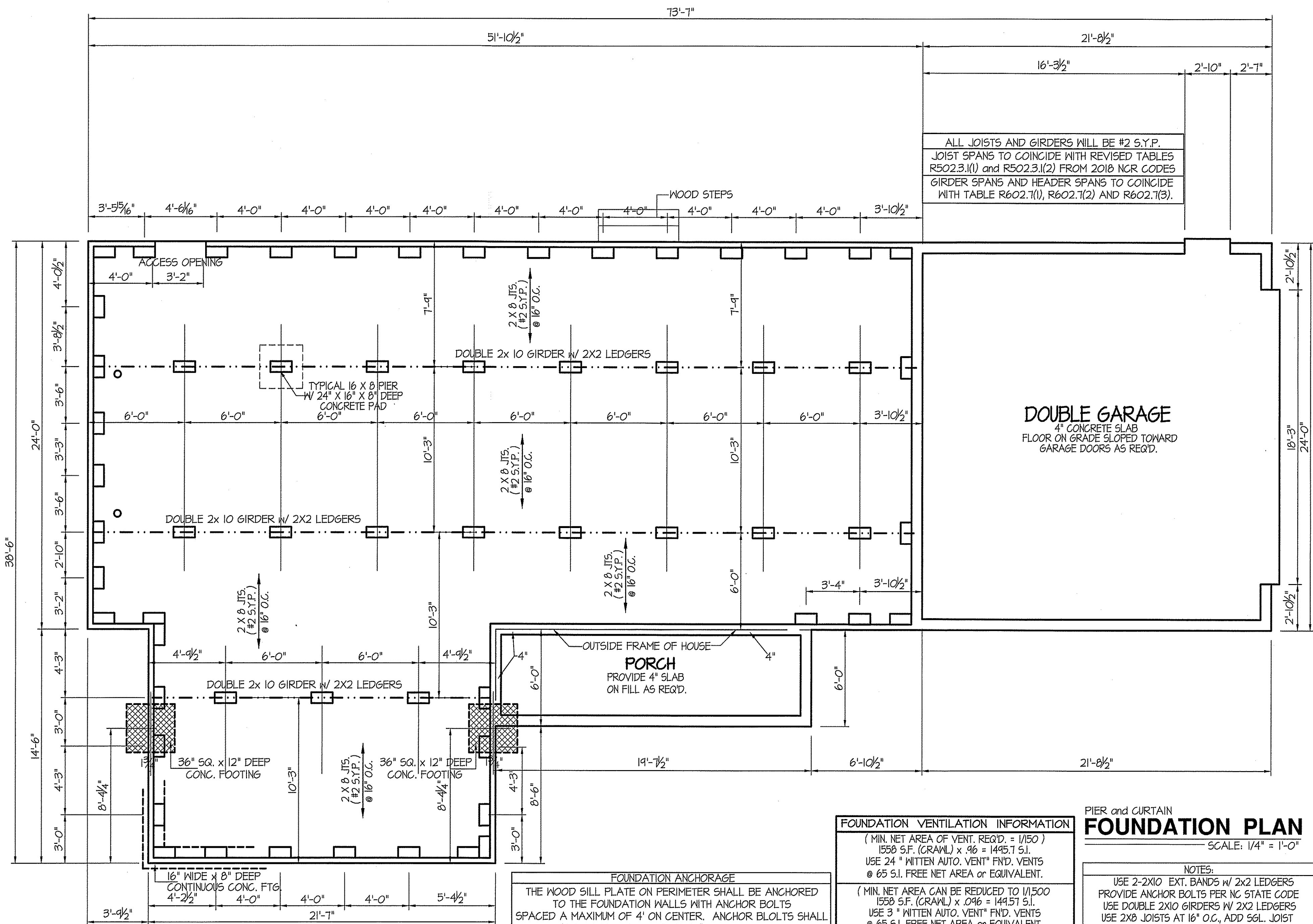
HEADER SCHEDULE

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 14 LVL	3

SQUARE FOOTAGE
FRAME HEATED AREA = 1558 S.F.
DOUBLE GARAGE AREA = 521 S.F.
FRONT PORCH = 140 S.F.

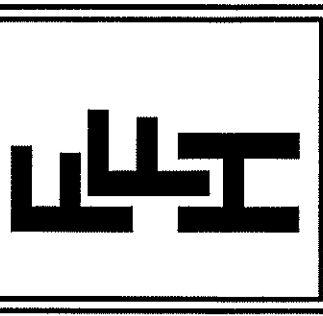
8' CEILINGS UNLESS OTHERWISE NOTED
FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SHEET NO.
3

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).

DOUBLE GARAGE
4" CONCRETE SLAB
FLOOR ON GRADE SLOPED TOWARD
GARAGE DOORS AS REQ'D.

**OUTSIDE FRAME OF HOUSE
PORCH**
PROVIDE 4" SLAB
ON FILL AS REQ'D.

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

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-MA5 STRAPS @ 4' O.C.

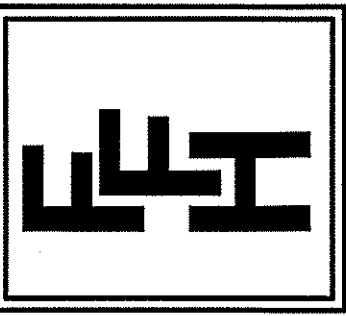
FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1558 S.F. (CRAWL) x .096 = 1495.7 S.I.
USE 24" WITTEN AUTO. VENT" FND. VENTS
@ 65 S.I. FREE NET AREA or EQUIVALENT.
(MIN. NET AREA CAN BE REDUCED TO 1/1500
1558 S.F. (CRAWL) x .096 = 1495.7 S.I.
USE 3" WITTEN AUTO. VENT" FND. 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.

PIER and CURTAIN
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NOTES:
USE 2-2X10 EXT. BANDS w/ 2x2 LEDGERS
PROVIDE ANCHOR BOLTS PER NC STATE CODE
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. 8")

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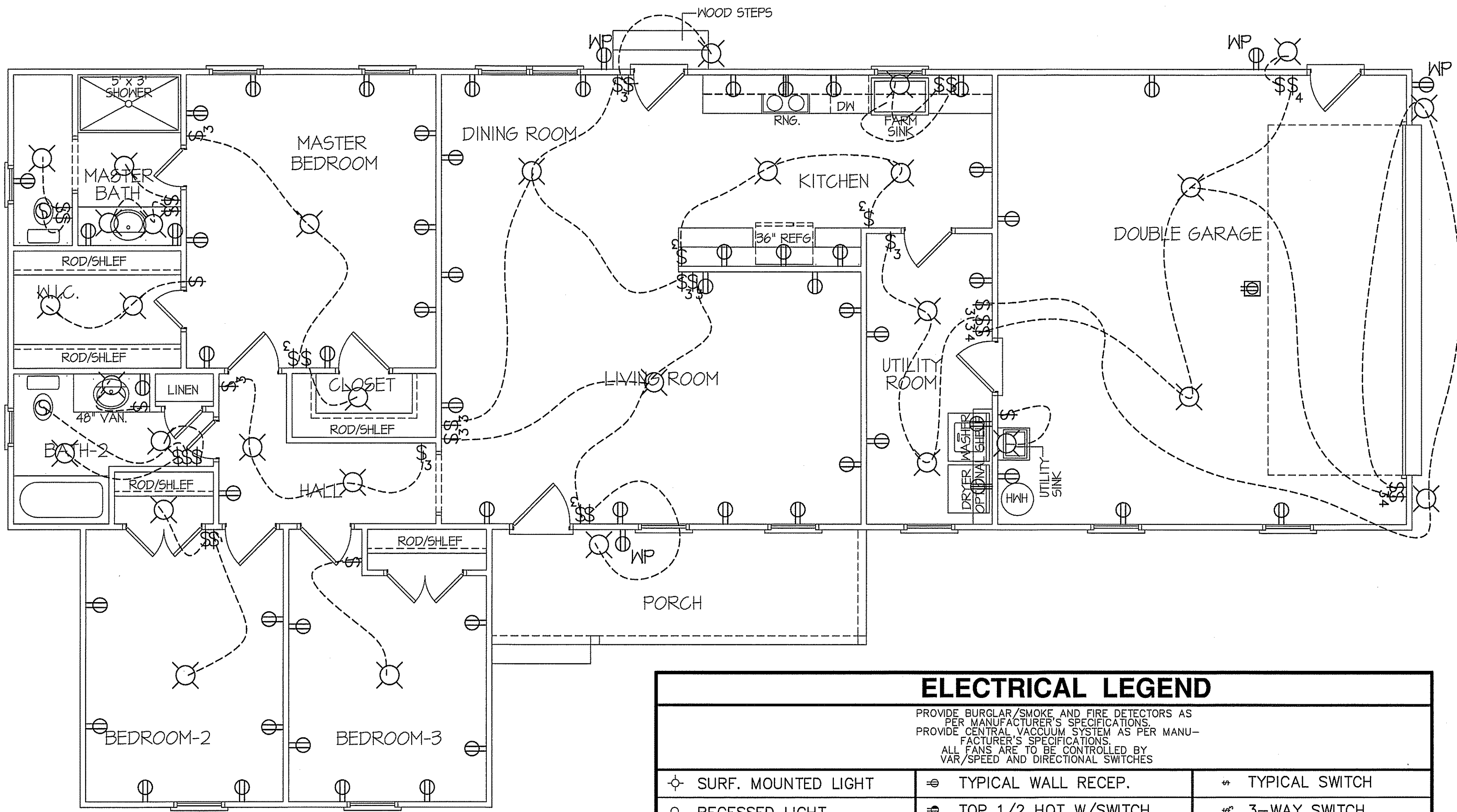
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SHEET NO.
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SQUARE FOOTAGE
FRAME HEATED AREA = 1558 S.F.
DOUBLE GARAGE AREA = 521 S.F.
FRONT PORCH = 140 S.F.

8' CEILINGS UNLESS OTHERWISE NOTED
ELECTRICAL FLOOR 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 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	⊖ 220 VOLT RECEPTACLE	⊖ COMPUTER JACK
⊖ FLOOD LIGHT		

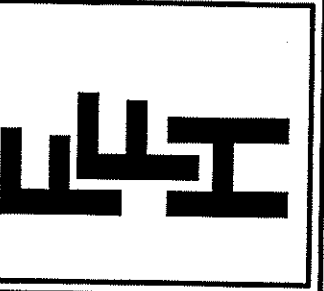
C.F.-JOHNSON-ADAMS PLAN - OCTOBER 5, 2020

DA V/A

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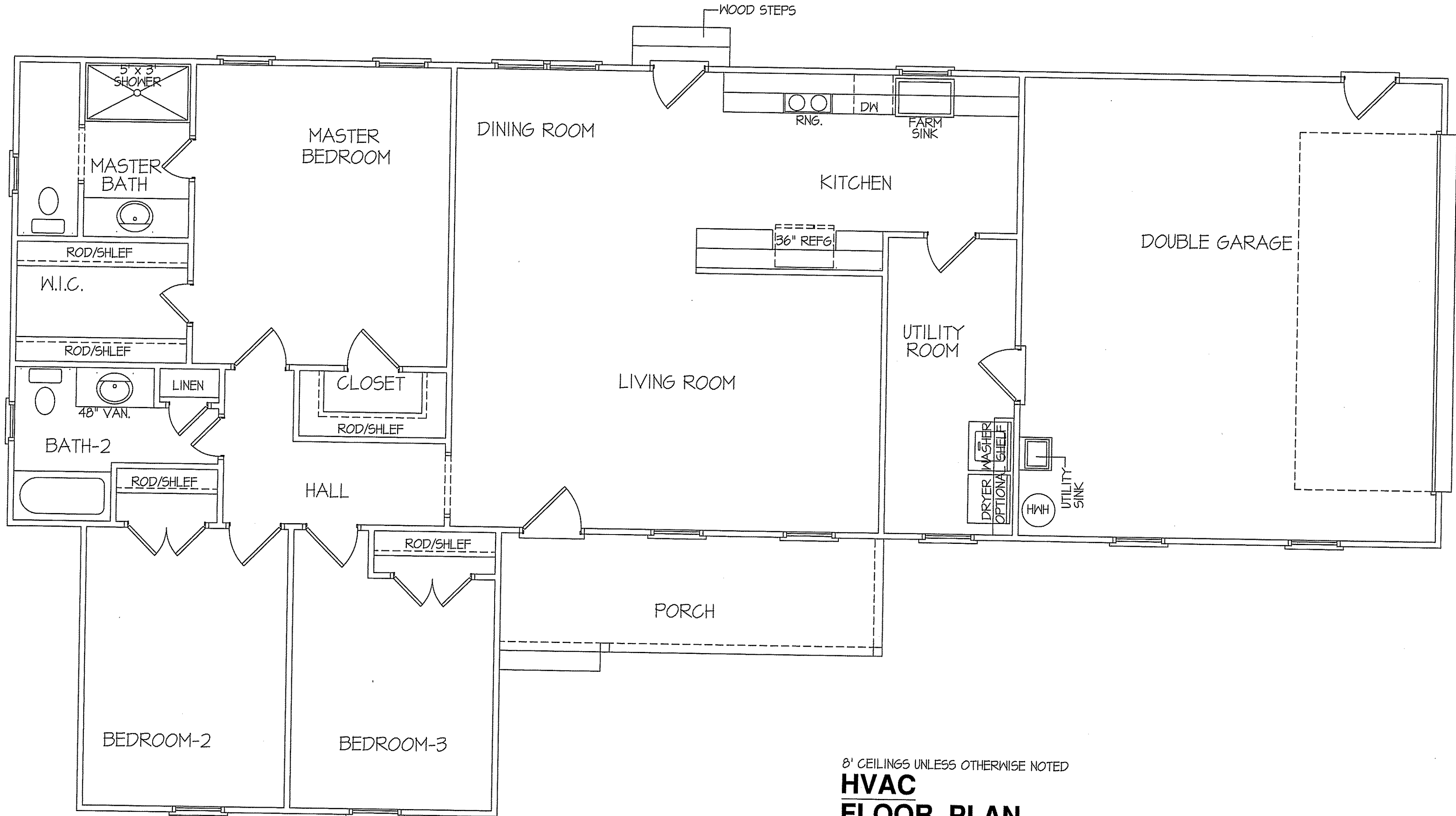
NOTE:
HVAC CONTRACTOR TO VERIFY and PROVIDE OWNERS and
BUILDER UNIT INFORMATION, BTUH REQUIREMENTS, and
DUCT LAYOUTS BEFORE CONSTRUCTION BEGINS.

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SHEET NO.
5



TOTAL HEAT GAIN = 25,089 B.T.U.H.
TOTAL HEAT LOSS = 39,651 B.T.U.H.

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

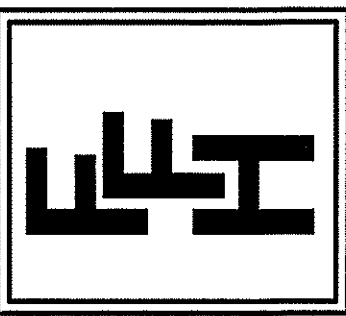
SQUARE FOOTAGE
FRAME HEATED AREA = 1550 S.F.
DOUBLE GARAGE AREA = 521 S.F.
FRONT PORCH = 140 S.F.

C.F.-JOHNSON-ADAMS PLAN - OCTOBER 5, 2020

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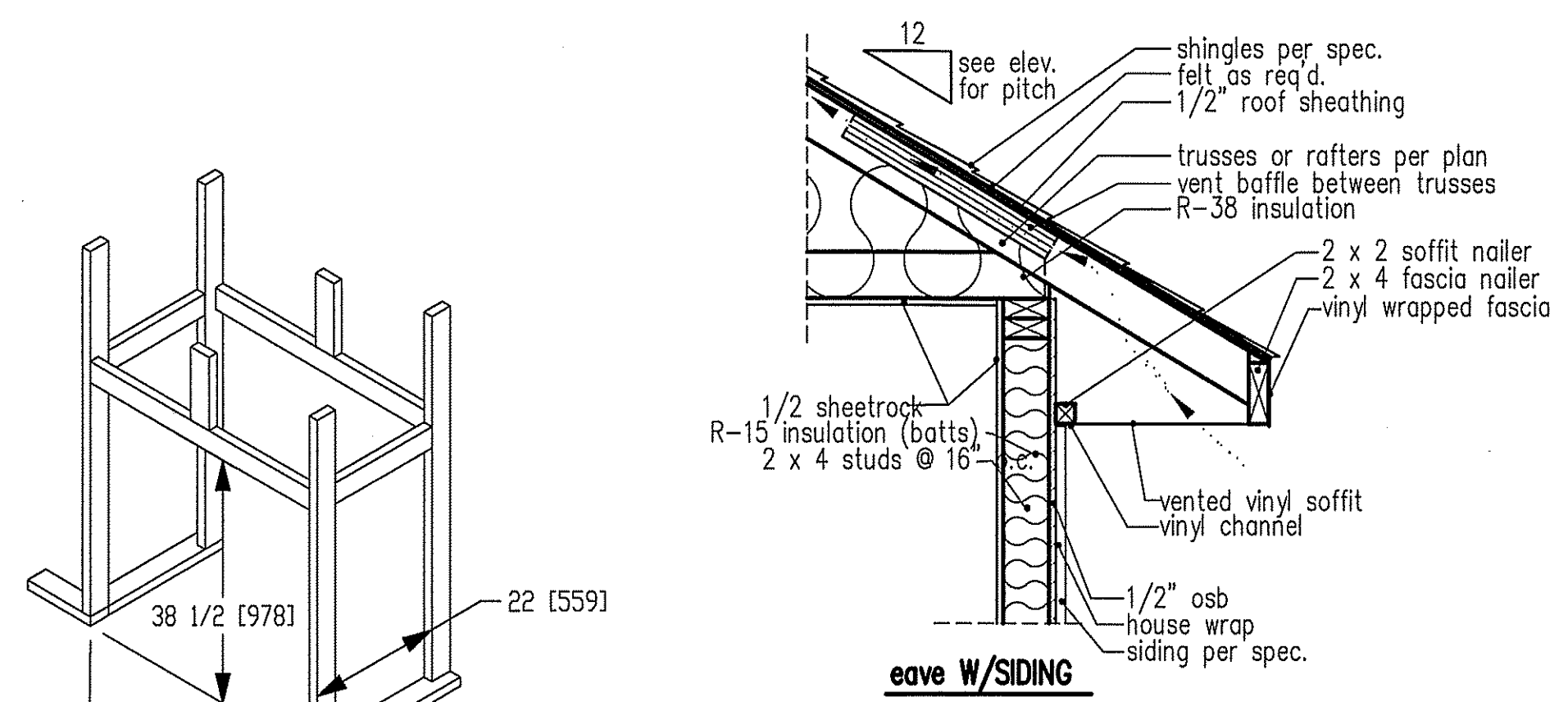
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PLAN:
SHEET NO.
6



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

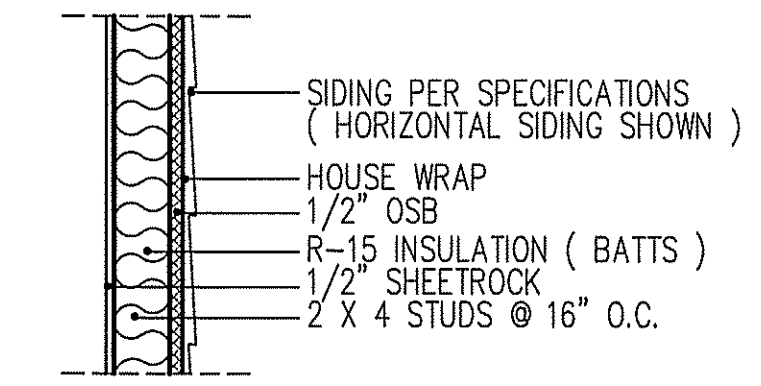
HEADER SPAN (feet)	MAX. STUD SPACING (inches) [per Table R602.3(5)]	
	16	24
< 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

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

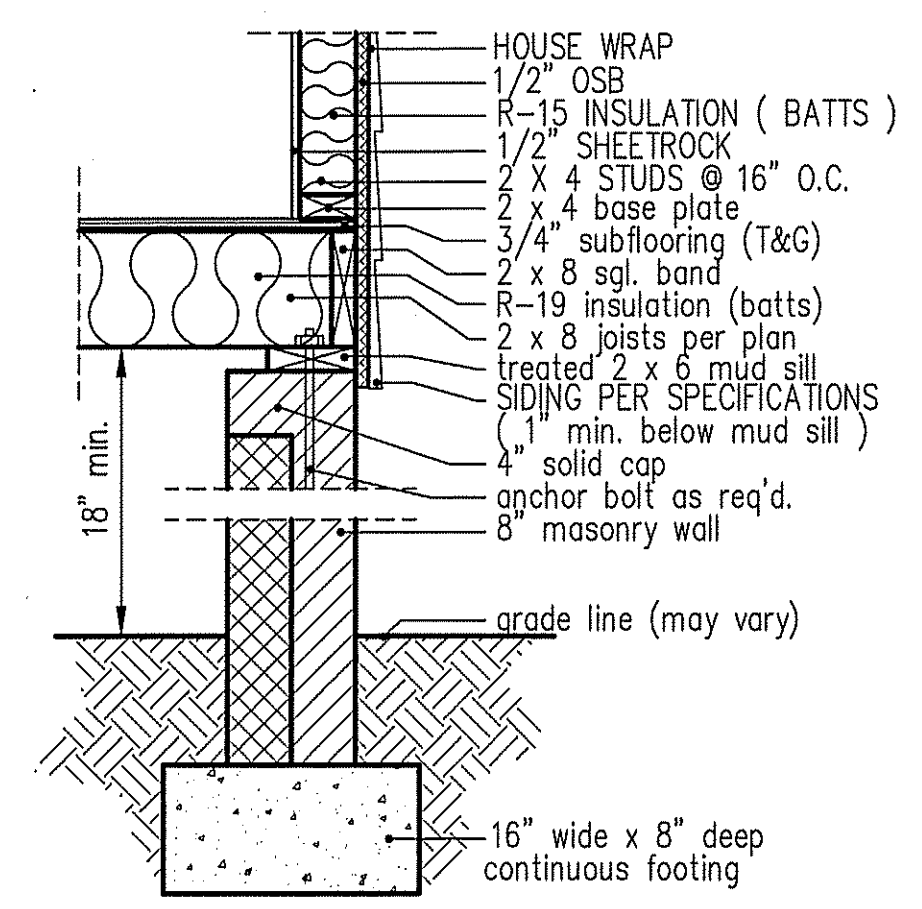
Model 6000-TR	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22		

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

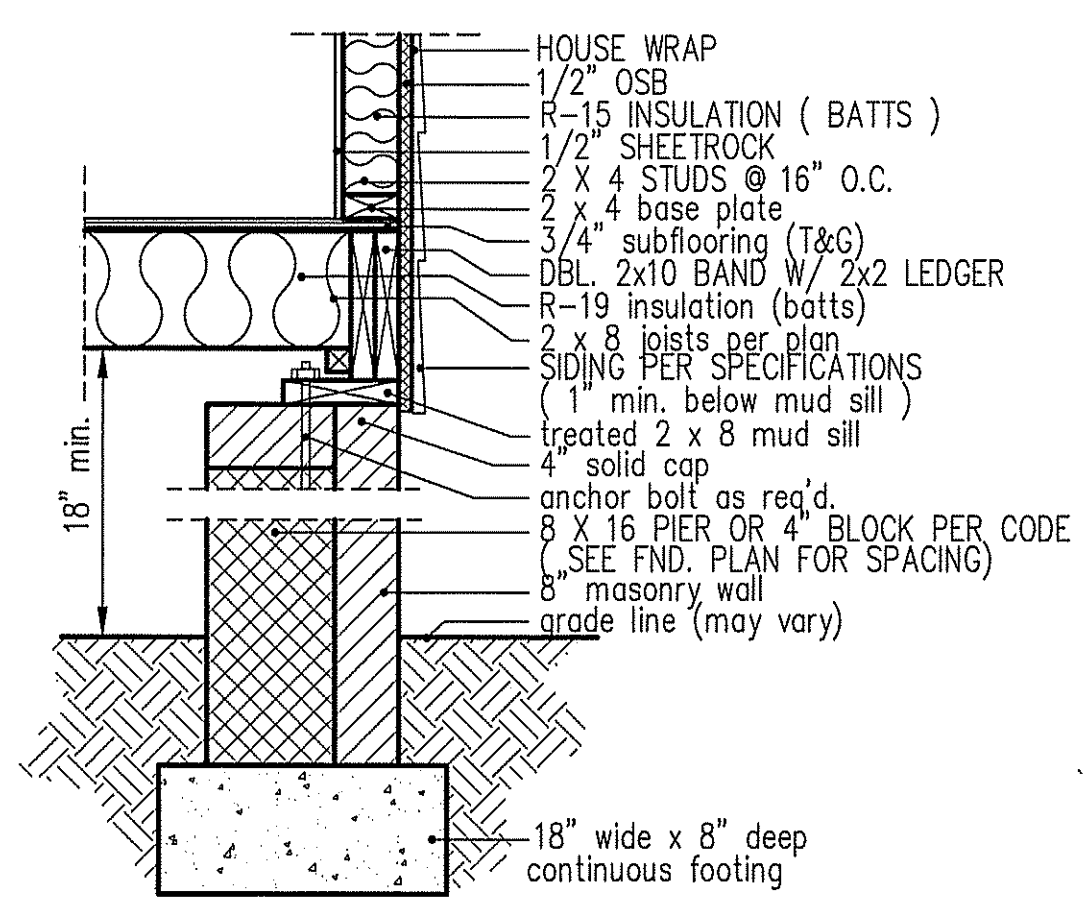


WALL W/siding

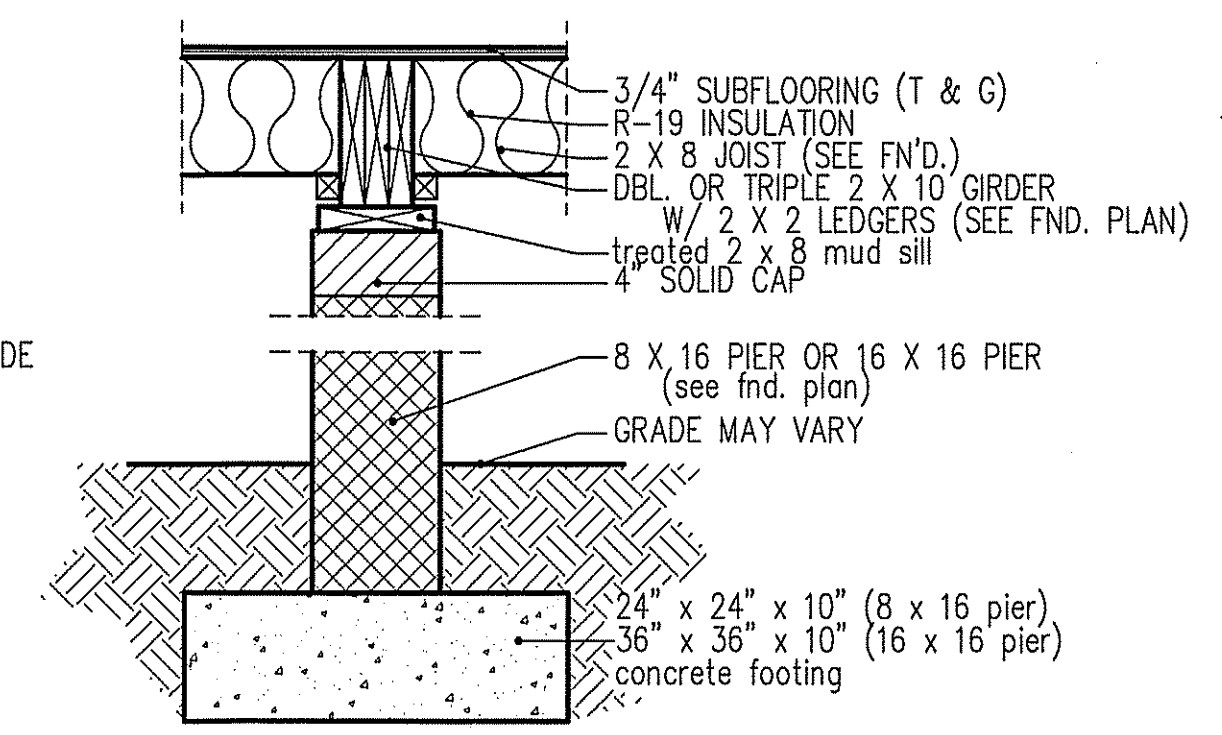
intermediate wall details



8" BOX SILL FOUNDATION WALL



PIER and CURTAIN FOUNDATION WALL



PIER and GIRDER DETAIL

C.F.~JOHNSON-ADAMS PLAN - OCTOBER 5, 2020

OH KFA