

DATE:
AUGUST-2016

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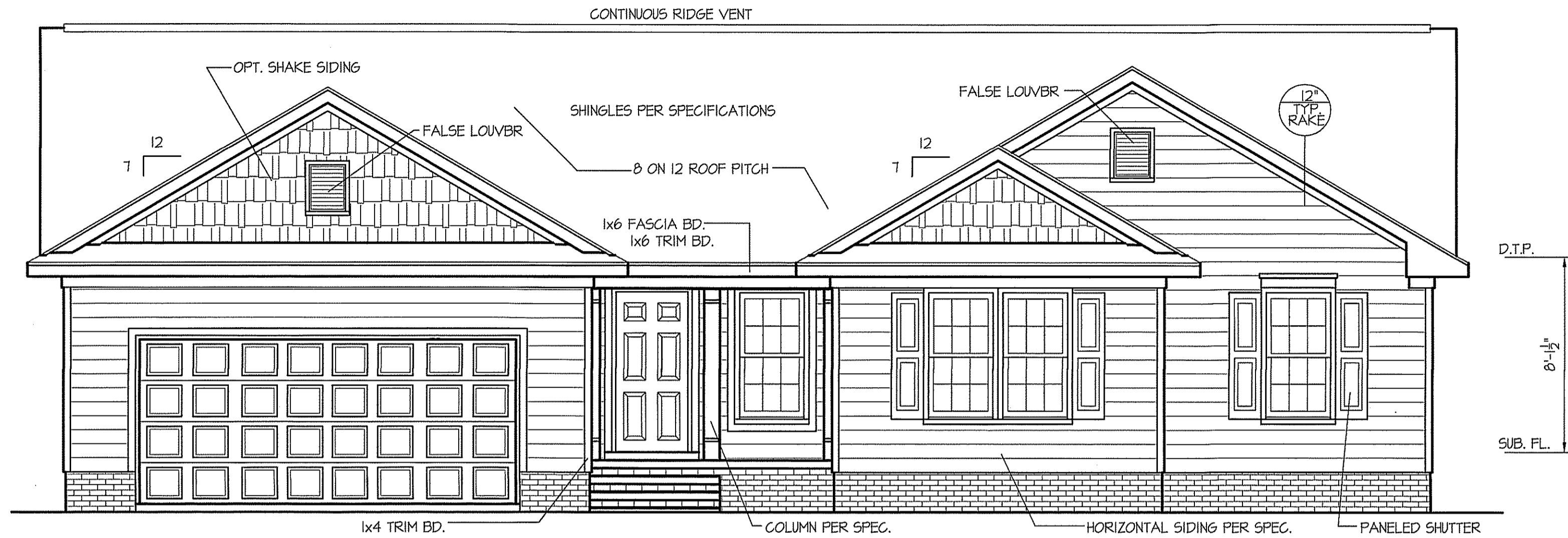


EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
SANFORD

PLAN:

SHEET NO.

1

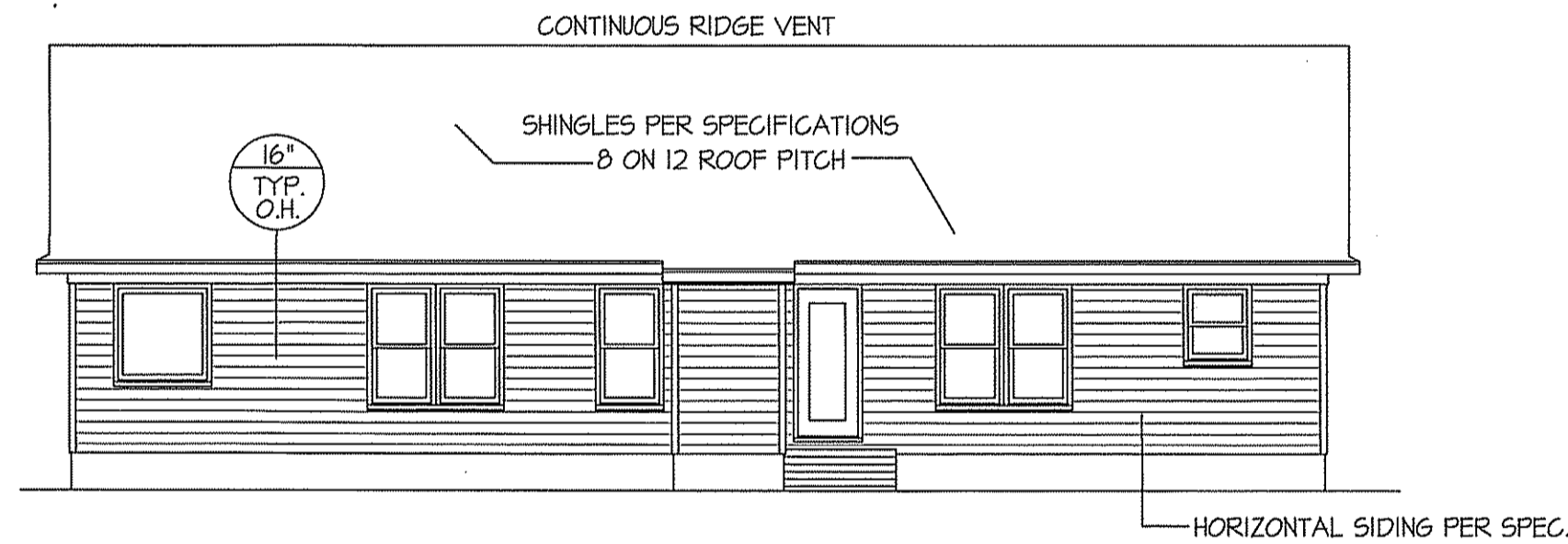


FRONT ELEVATION

SCALE: 1/4" = 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-30
MINIMUM WALL R-VALUE	R-13	R-15, 13+2.5
MINIMUM FLOOR R-VALUE	R-14	R-14
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

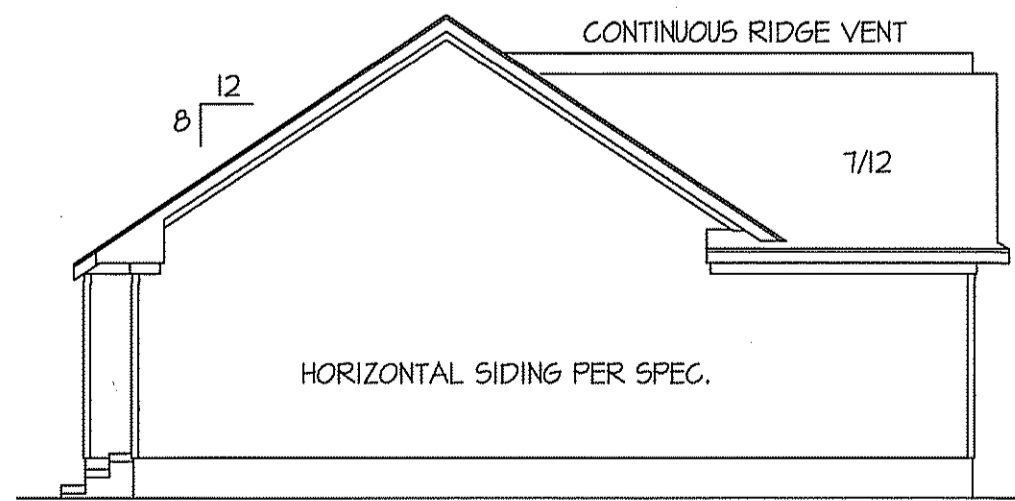


REAR ELEVATION

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

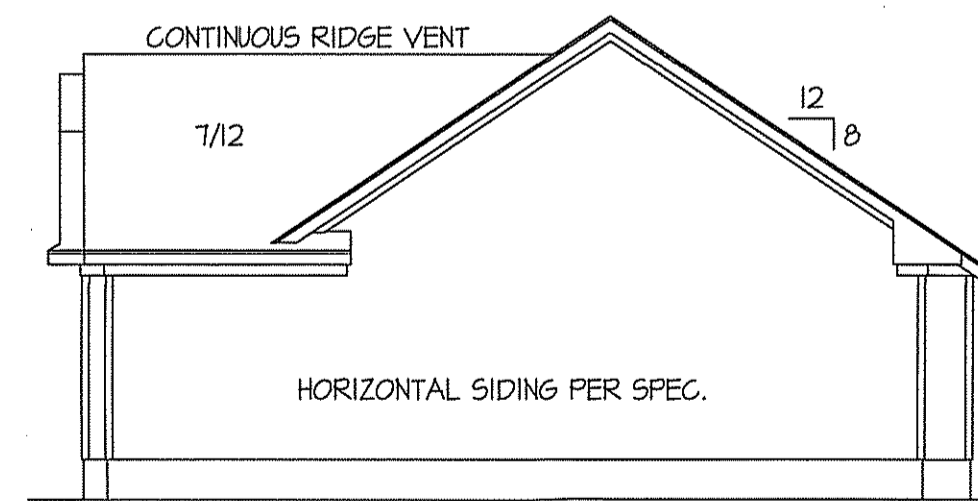
ROOF VENTILATION REQ'MTS.
1894 ATTIC SQ. FT. / 300 = 6.31

PROVIDED ON PLAN
96 L.F. RIDGE VENT = 18.0
138 L.F. SOFFIT VENT = 8.66
TOTAL = 26.66 S.F. FREE NET AREA



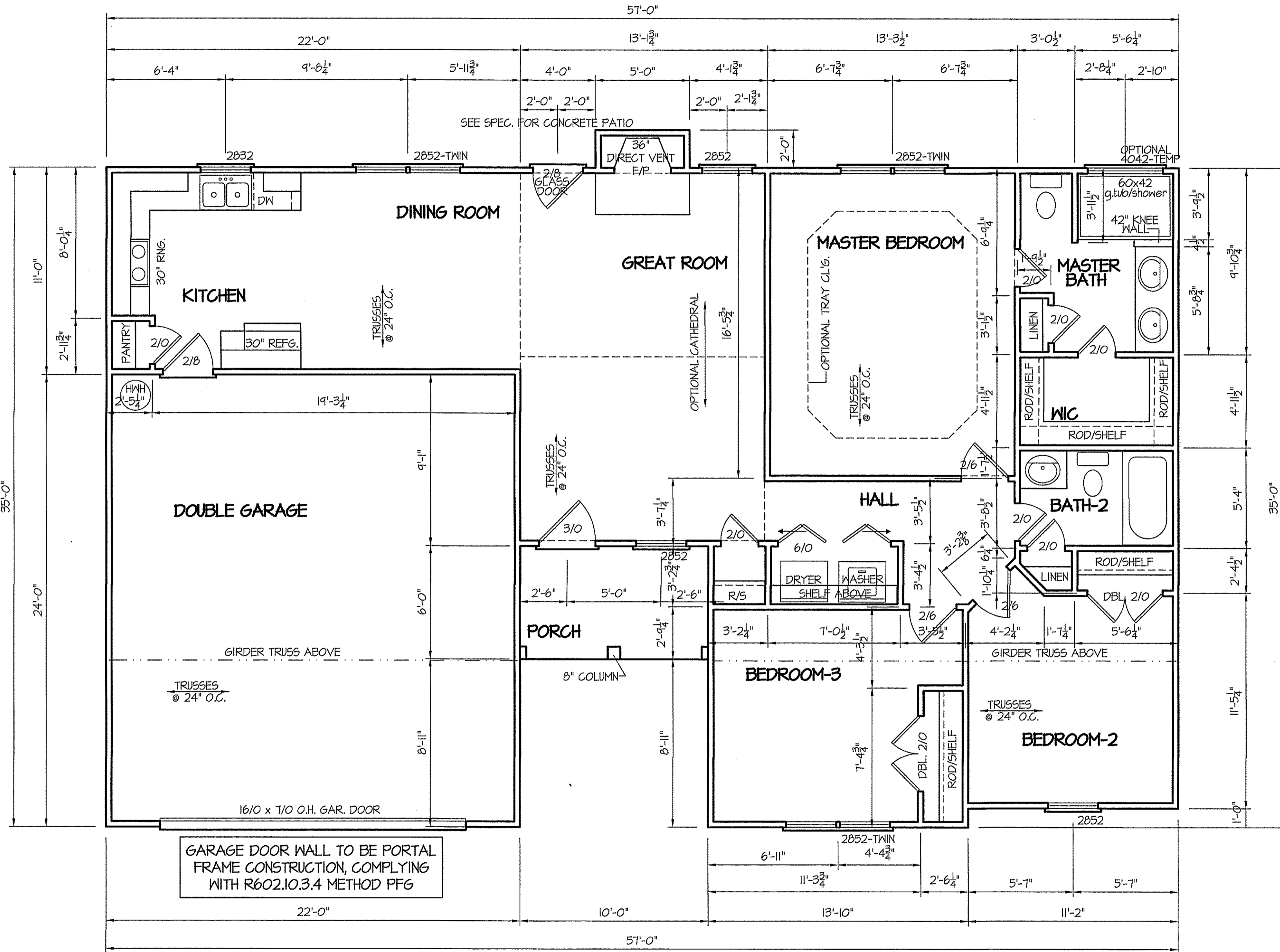
LEFT ELEVATION

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



RIGHT ELEVATION

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

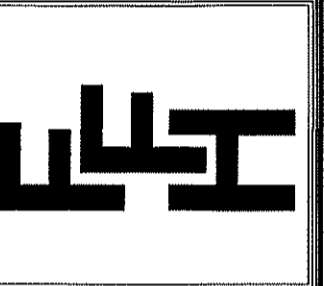


STD. 8' CEILINGS
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

TOTAL HEATED SQUARE FOOTAGE = 1309 S.F.
 FRONT PORCH SQUARE FOOTAGE = 60 S.F.
 DOUBLE GARAGE SQUARE FOOTAGE = 525 S.F.

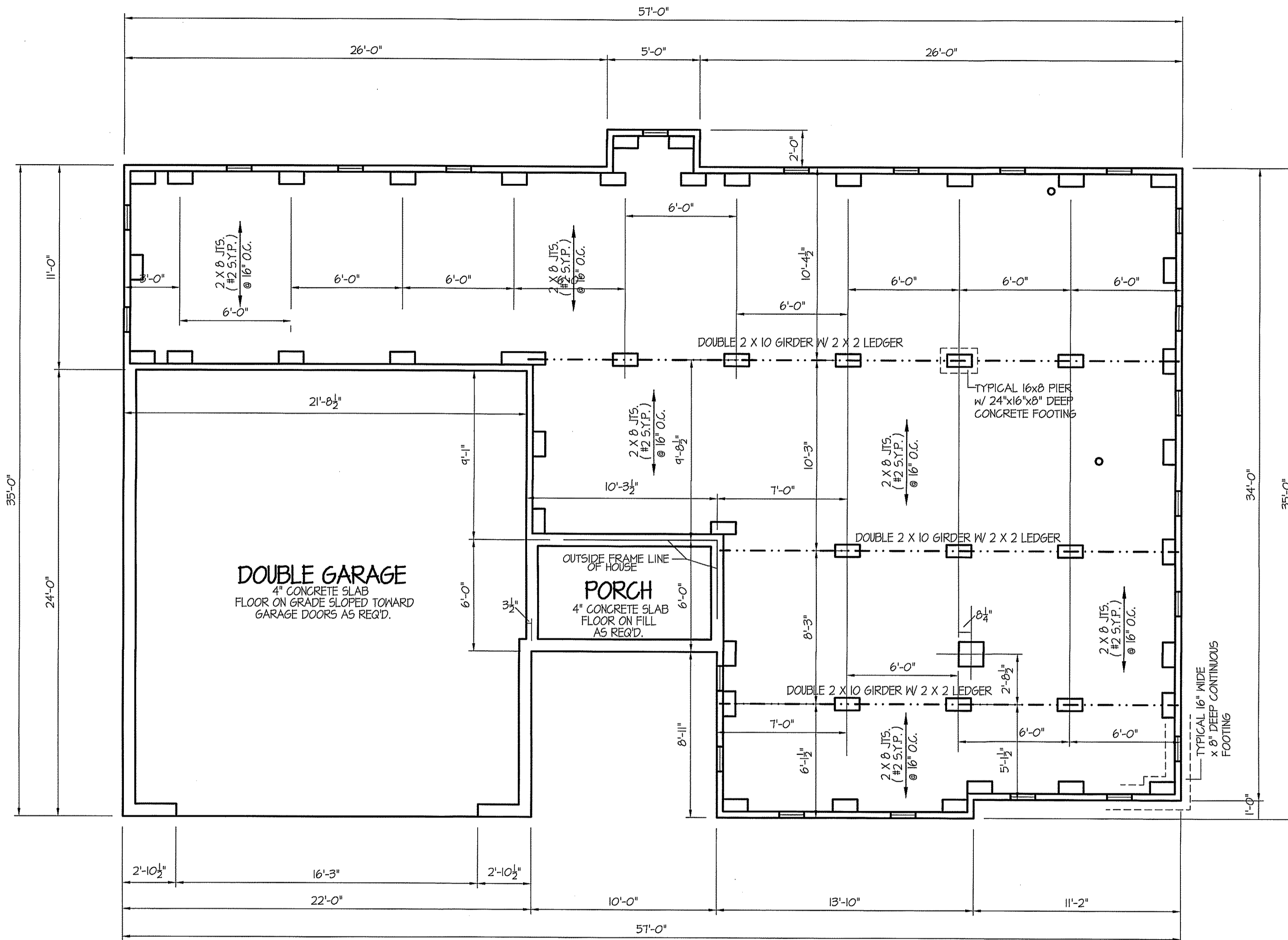
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PLAN:
 SHEET NO.
2



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

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 I SOILS, AS DETAILED IN TABLE R405.1

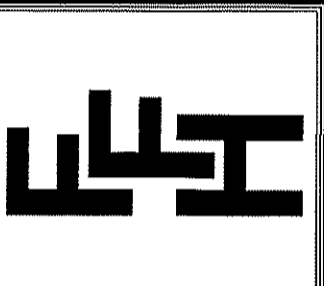
NOTES:
 USE DBL. 2x10 BANDS w/2X2 LEDGER ON 4" WALLS
 USE DOUBLE 2x10 GIRDERS w/ 2X2 LEDGERS
 USE 2x8 JOISTS AT 16" O.C., ADD SGL. JOIST UNDER PARALLEL INTERIOR WALLS AS REQ'D.
 PROVIDE 24 X 36 ACCESS OPENING IN FND. WALL.
 PROVIDE STEPS TO GRADE (MAX. 8")

FOUNDATION VENTILATION INFORMATION
 1309 S.F. (CRAWL) X .48 = 628.32
 (USE 15% COVERAGE VAPOR BARRIER IN CRAWL SPACE)
 USE 10 " QUALITY" FND. VENTS
 w/ 68 S.I. FREE NET AREA (MIN.)

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.

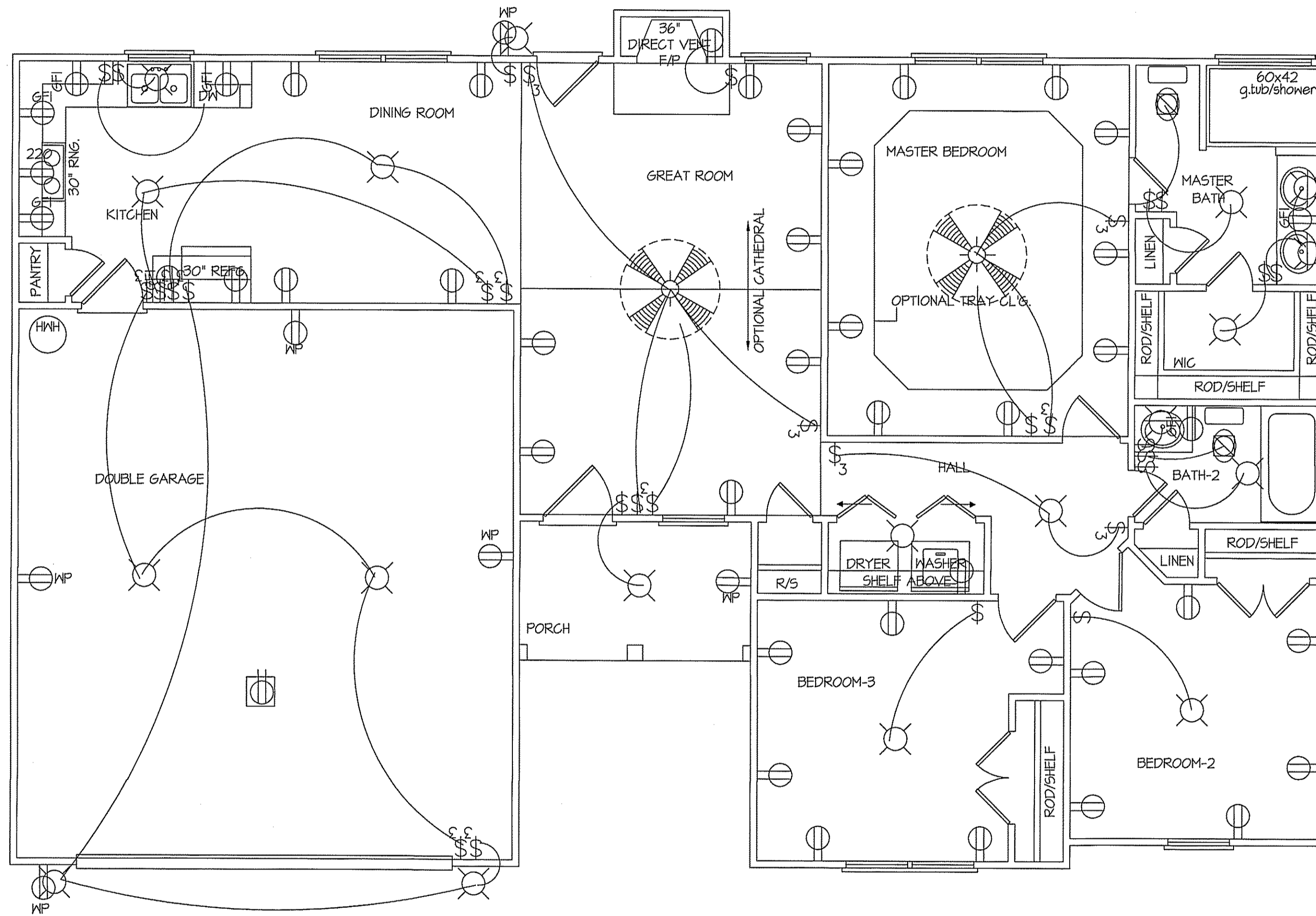
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PLAN:
 SHEET NO.
3

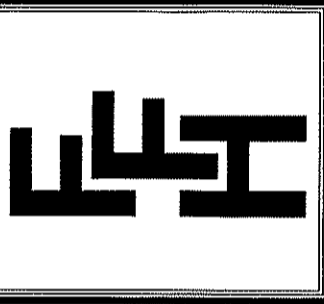


STD. 8' CEILINGS
**ELECTRICAL
 FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

TOTAL HEATED SQUARE FOOTAGE = 1304 S.F.
 FRONT PORCH SQUARE FOOTAGE = 60 S.F.
 DOUBLE GARAGE SQUARE FOOTAGE = 525 S.F.

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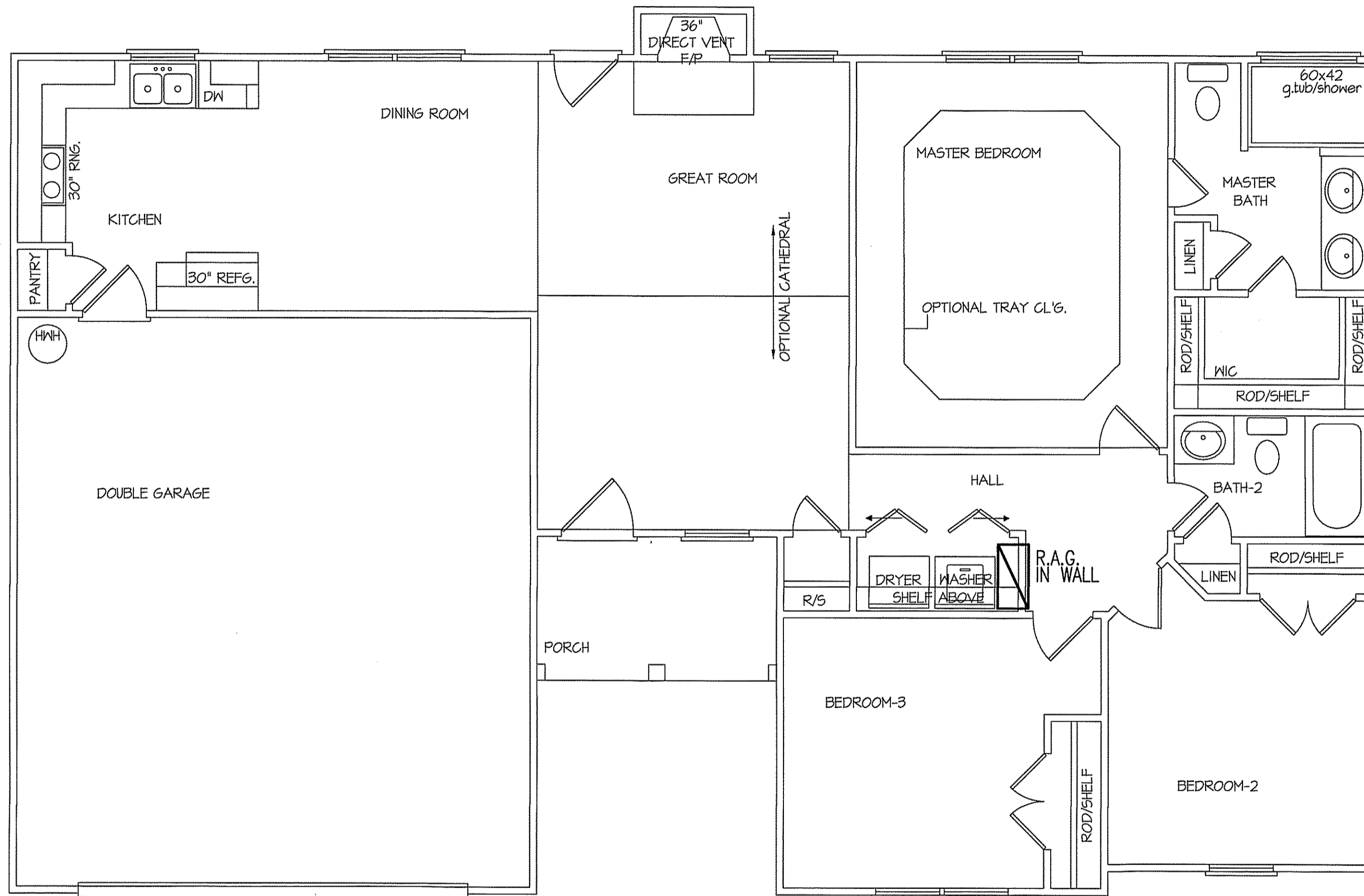
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EXCLUSIVE PLAN FOR
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SANFORD
 PLAN:

SHEET NO.
4

COMPUTER FILE: FREEDOM FAMILY HOMES - LAWRENCE NOW SANFORD AUG-2016



TOTAL HEAT GAIN = 28,929 B.T.U.H.
 TOTAL HEAT LOSS = 42,149 B.T.U.H.

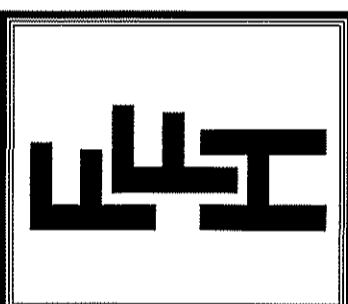
NOTE:
 HVAC CONTRACTOR TO PROVIDE OWNERS AND BUILDERS
 UNIT INFORMATION, BTUH REQUIREMENTS, AND
 DUCT LAYOUTS BEFORE CONSTRUCTION BEGINS.

STD. 8' CEILINGS
**HVAC
 FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

TOTAL HEATED SQUARE FOOTAGE = 1309 S.F.
 FRONT PORCH SQUARE FOOTAGE = 60 S.F.
 DOUBLE GARAGE SQUARE FOOTAGE = 525 S.F.

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SHEET NO.
5

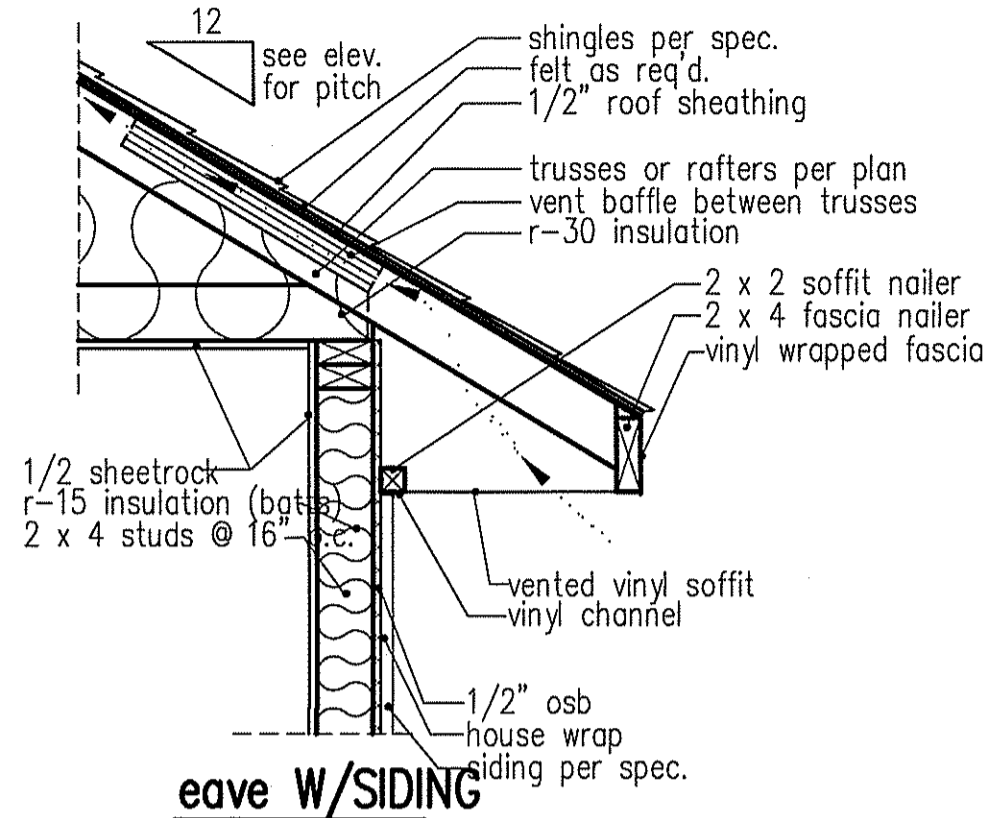
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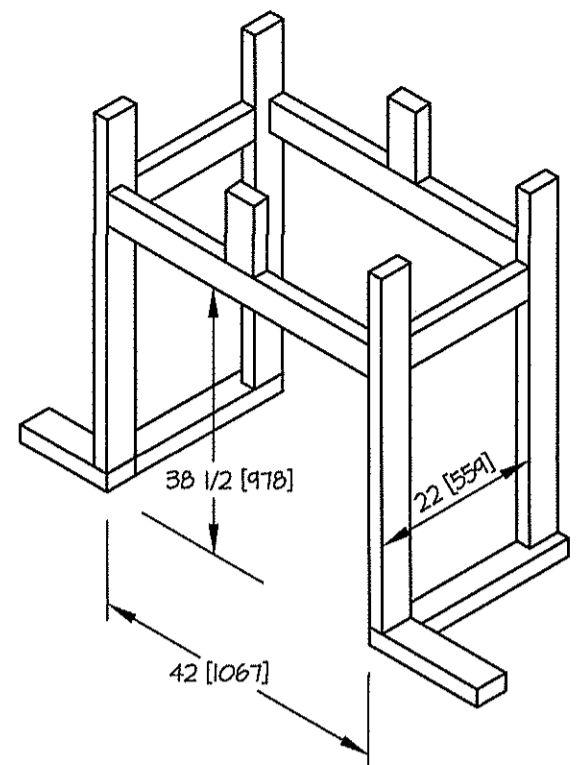


**EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
SANFORD**

PLAN:
6
SHEET NO.



eave W/SIDING

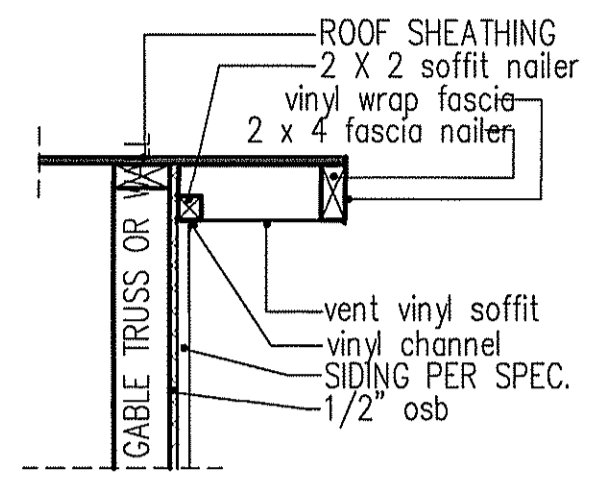


DIMENSIONS IN [] ARE MM

SPECIFICATIONS

MODEL 6000-TR	HEIGHT		FRONT WIDTH		BACK WIDTH		DEPTH	
	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 - MANUF. RECOMMEND MEASURING INDIVIDUAL UNITS AT INSTALLATION

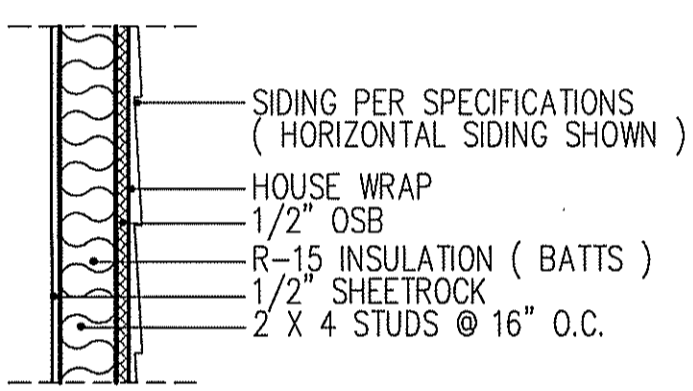


RAKE W/SIDING

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

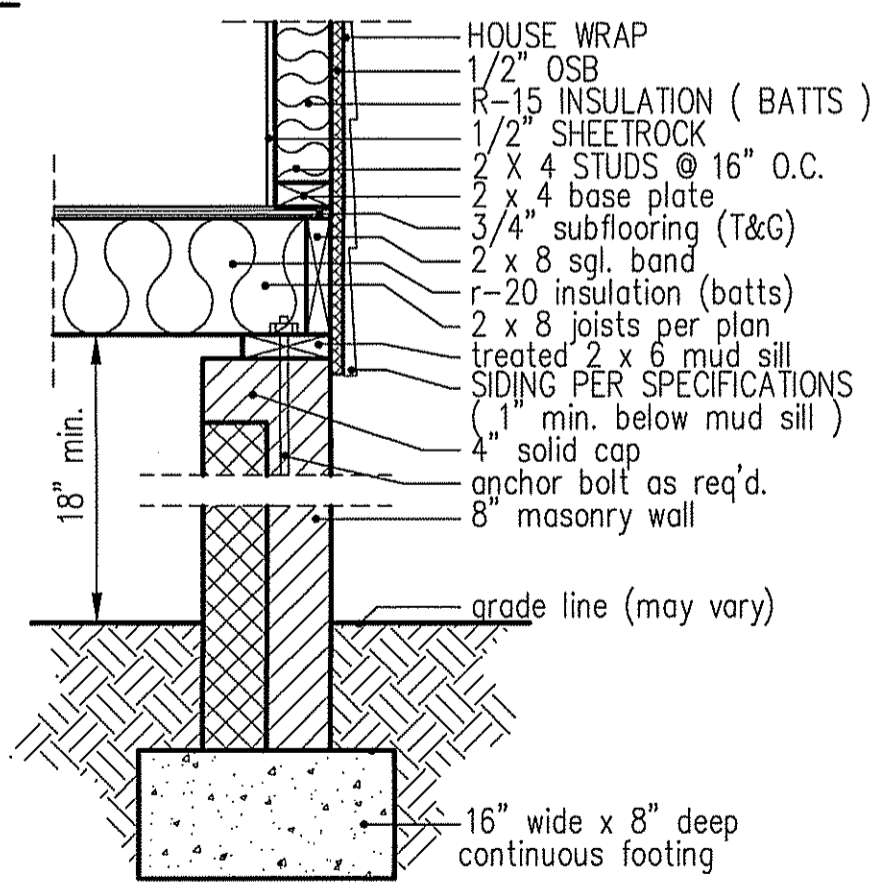
NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

standard eave details

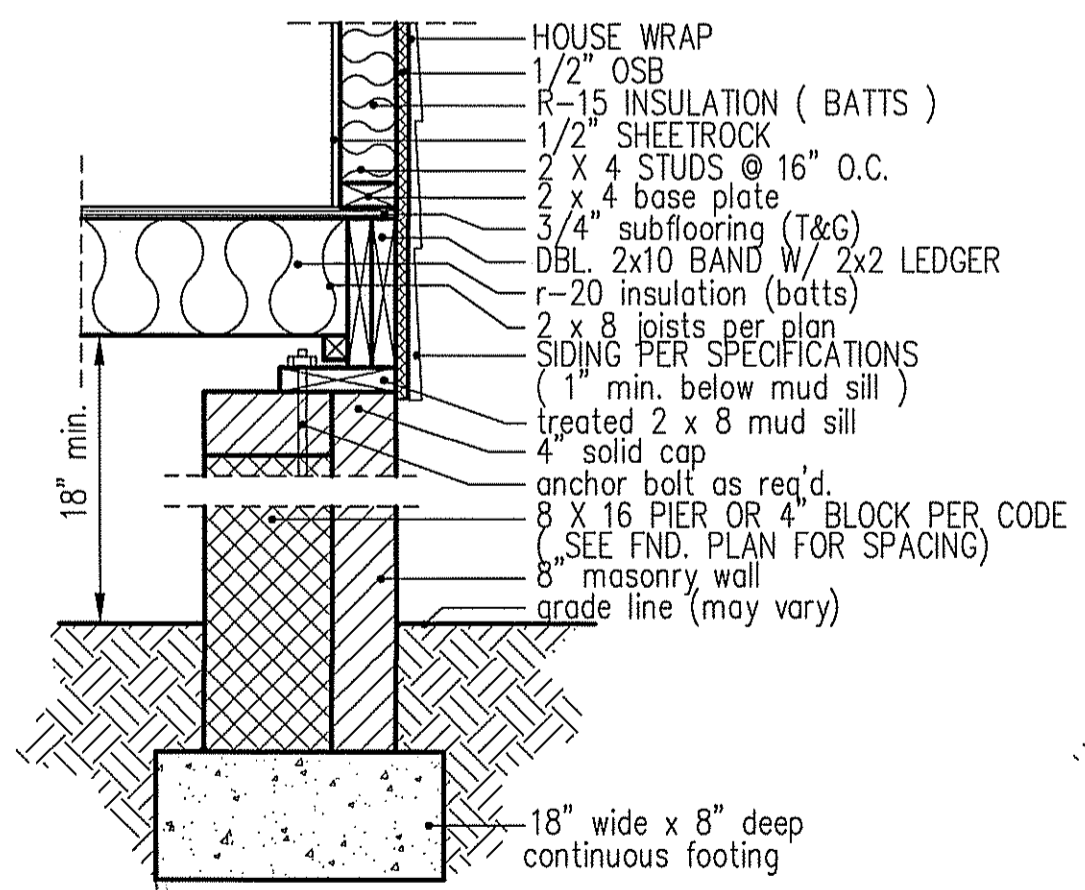


WALL W/siding

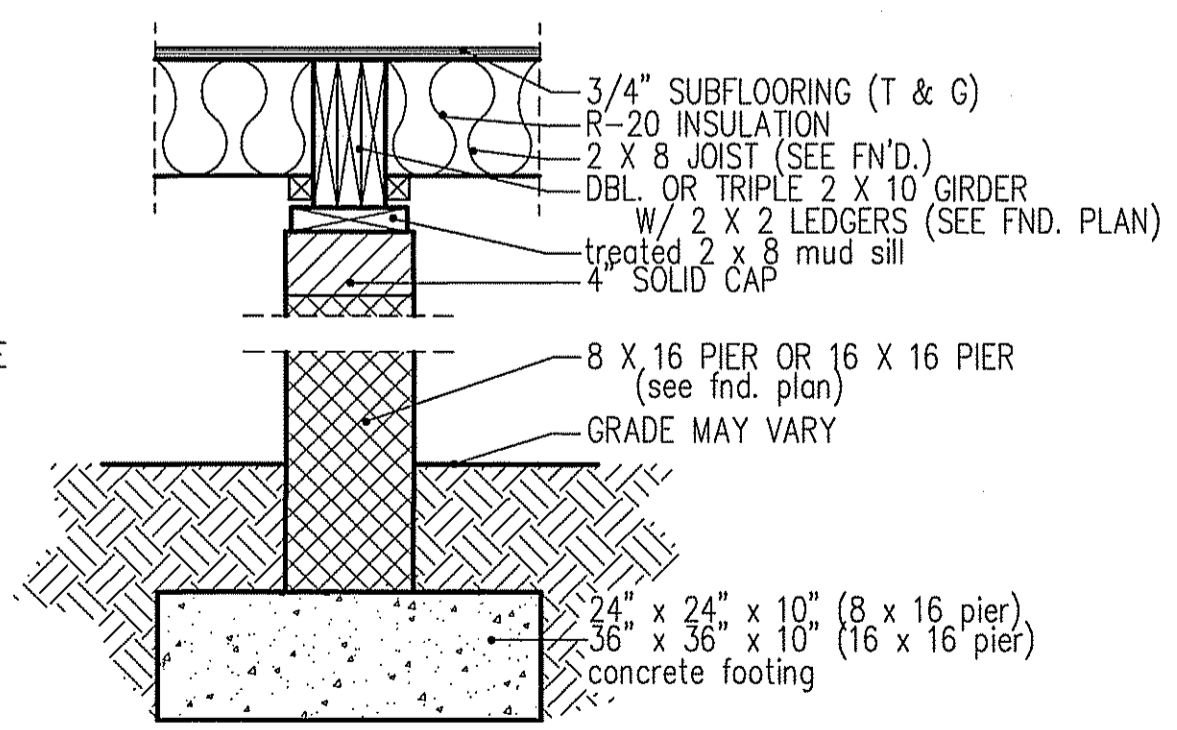
intermediate wall details



8" BOX SILL FOUNDATION WALL



PIER and CURTAIN FOUNDATION WALL



GIRDER DETAIL

GIRDER and HEADER SPANS FOR EXTERIOR LOAD CONDITIONS

INDICATES THE NUMBER OF REQ'D. JACK STUDS
3-2
MAXIMUM SPAN IN FEET and INCHES

ROOF and CEILING (TRUSS ROOF)	SOUTHERN PINE -#2 GRADE LUMBER VALUES-SPRUCE-PINE-FIR								
	BUILDING WIDTH (FT.)			PARTIAL TABLE R502.5(I) NORTH CAROLINA STATE BUILDING CODE RESIDENTIAL CODE 2012 EDITION			BUILDING WIDTH (FT.)		
	20	28	36	20	28	36	20	28	36
2-2 x 4	3-2	2-9	2-6	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	4-8	4-1	3-8
2-2 x 8	5-11	5-2	4-7	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	7-3	6-3	5-7
2-2 x 12	8-5	7-3	6-6	8-5	7-3	6-6	8-5	7-3	6-6

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.