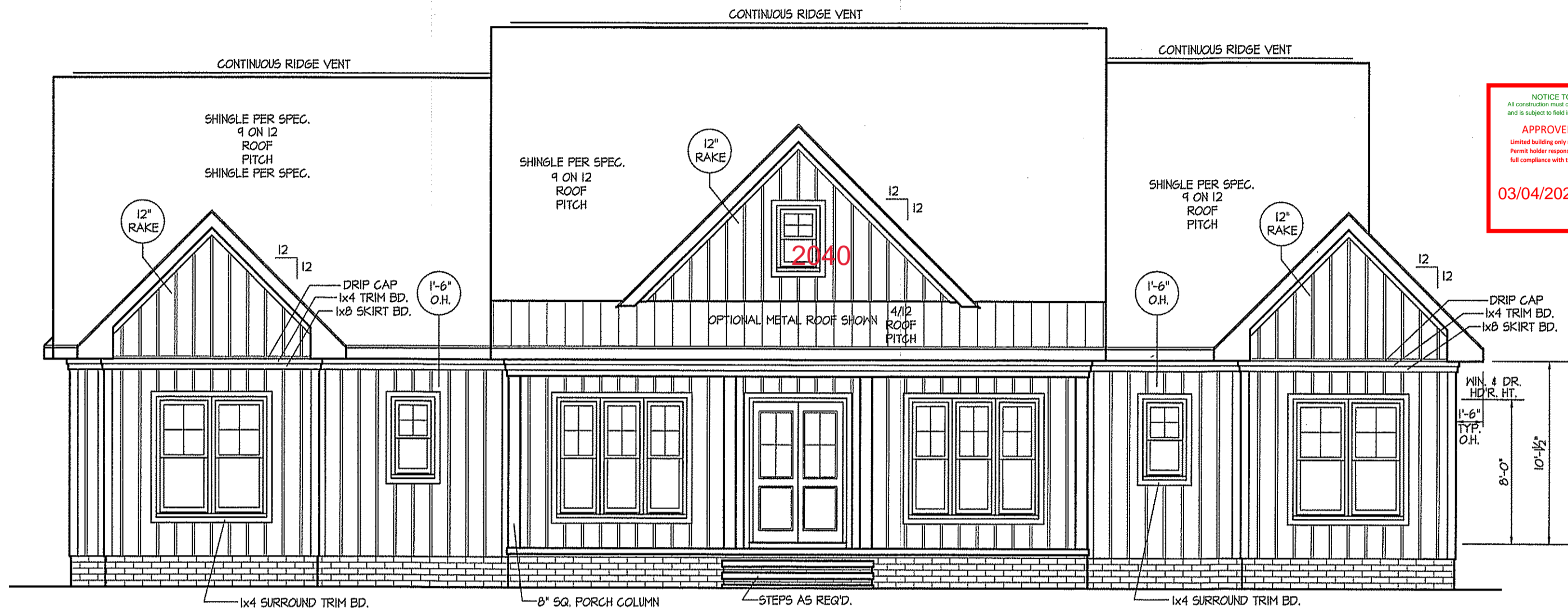


THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

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

DATE:  
JAN. 28, 2022

REVISIONS  
DATE:



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.

03/04/2022

# FRONT ELEVATION

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

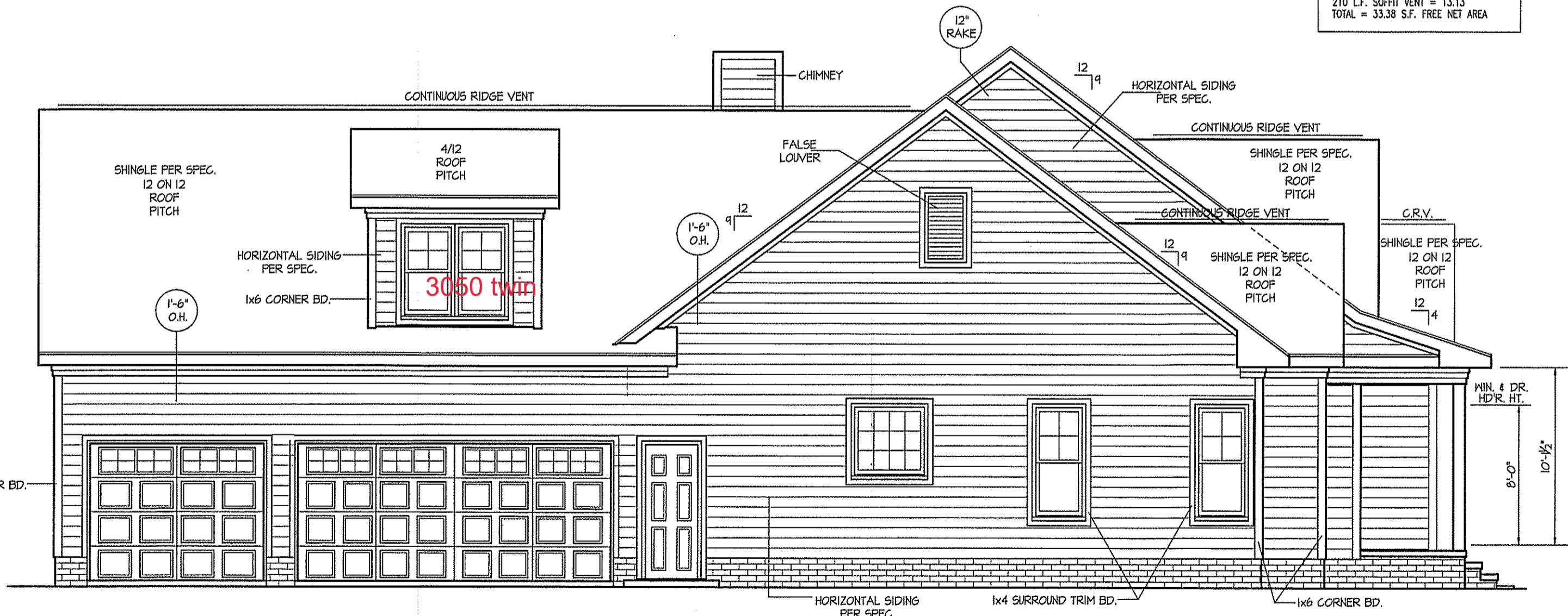
ROOF VENTILATION REQ'MS.  
4060 ATTIC SQ. FT. / 300 = 13.53

PROVIDED ON PLAN  
108 L.F. RIDGE VENT = 20.25  
210 L.F. SOFFIT VENT = 13.13  
TOTAL = 33.38 S.F. FREE NET AREA

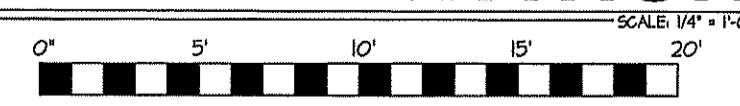
INSULATION and FENESTRATION REQUIREMENTS		
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-30	R-30
MINIMUM WALL R-VALUE	R-15, 19/25	R-15, 19/25
MINIMUM FLOOR R-VALUE	R-4	R-4
MIN. GRAVE SPACE WALL R-VALUE	5/8	10/16
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED  
GRADE MAY VARY - BUILDER TO VERIFY

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



# LEFT ELEVATION



EXCLUSIVE PLAN FOR  
FREEDOM FAMILY HOMES  
**DEVIN HOFNER**

PLAN:  
SHEET NO.  
**1**

DISK FILE NO. C.F. - FILE NAME "FFH-HOFNER" - JAN-2022



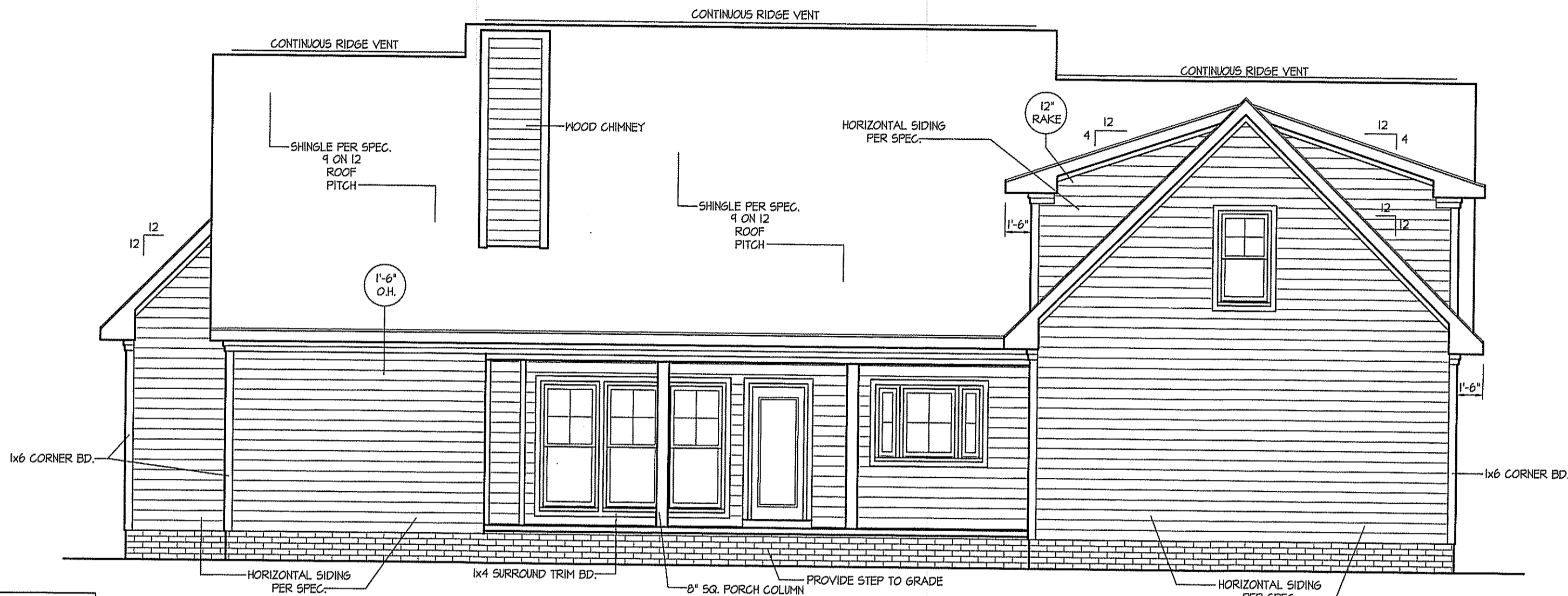
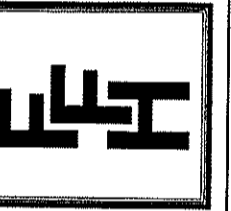
THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

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

DATE:  
JAN. 28, 2022

REVISIONS  
DATE:

FREEDOM FAMILY HOMES  
P.O. BOX 608  
DUNN, N.C. - 28335  
O: (910) 892-1231 FAX: (910) 892-5680  
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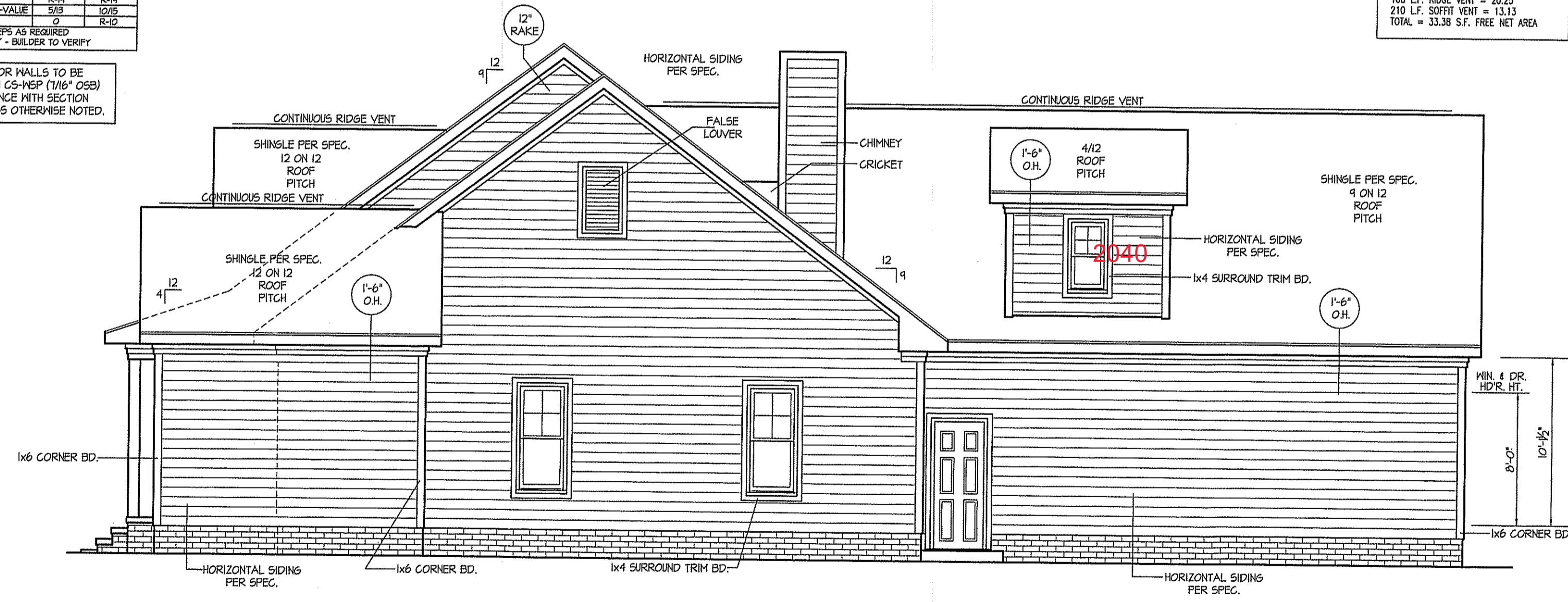
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

ROOF VENTILATION REQ'TS.  
4060 ATTIC SQ. FT. / 300 = 13.53  
PROVIDED ON PLAN  
108 L.F. RIDGE VENT = 20.25  
210 L.F. SOFFIT VENT = 13.13  
TOTAL = 33.38 S.F. FREE NET AREA

INSULATION and FENESTRATION REQUIREMENTS		
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.25	0.25
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, I3I25	R-15, I3I25
MINIMUM FLOOR R-VALUE	R-14	R-14
MIN. CRAWL SPACE WALL R-VALUE	5/15	10/15
MIN. SLAB R-VALUE	2	R10

PROVIDE STEPS AS REQUIRED  
GRADE MAY VARY - BUILDER TO VERIFY

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



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



EXCLUSIVE PLAN FOR  
FREEDOM FAMILY HOMES  
**DEVIN HOFNER**

PLANT:  
SHEET NO.  
**2**

DISK FILE NO. CF. - FILE NAME "F.F.H.-HOFNER" - JAN.-2022

DATE:  
JAN. 28, 2022

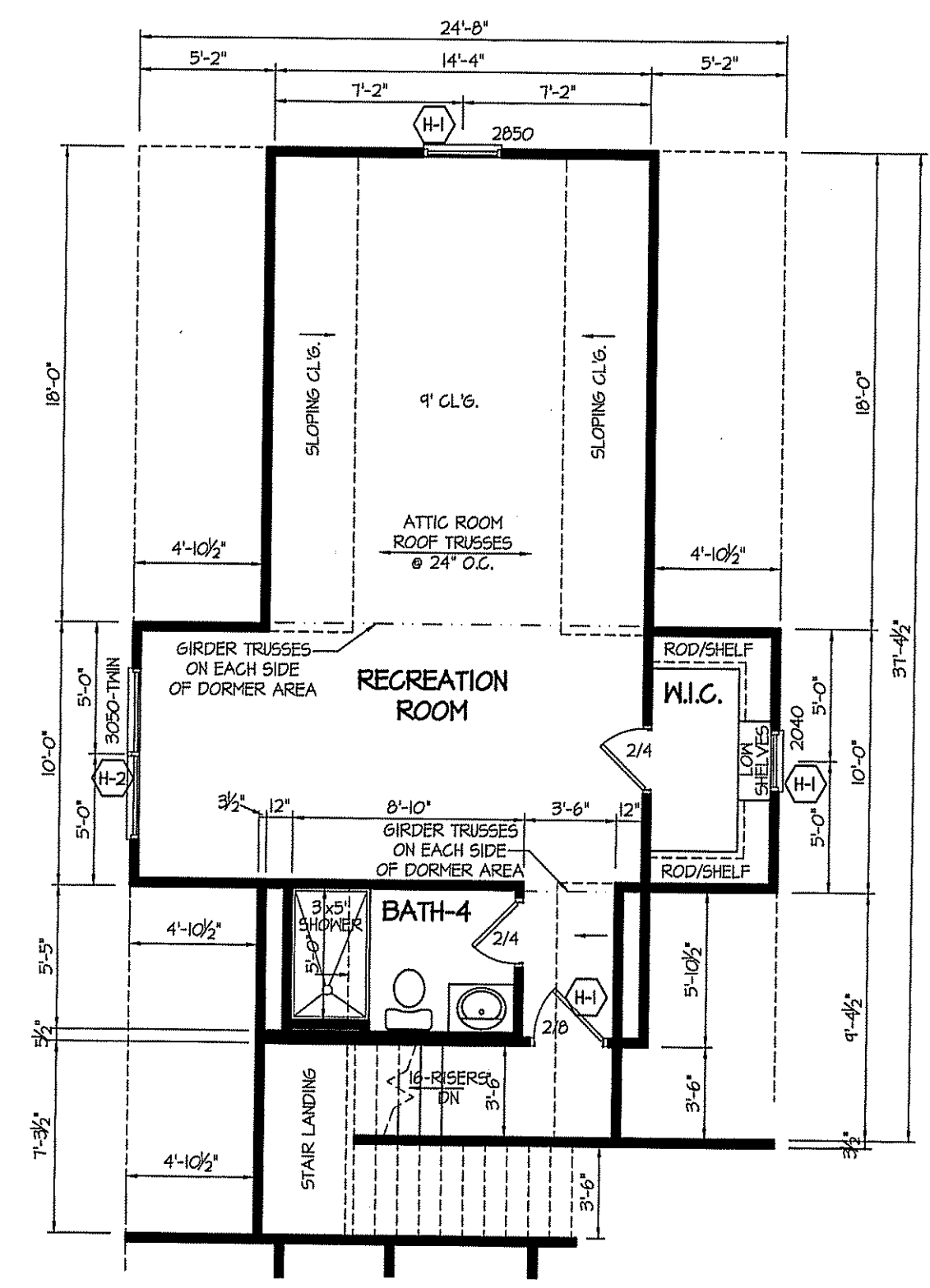
REVISIONS  
DATE:

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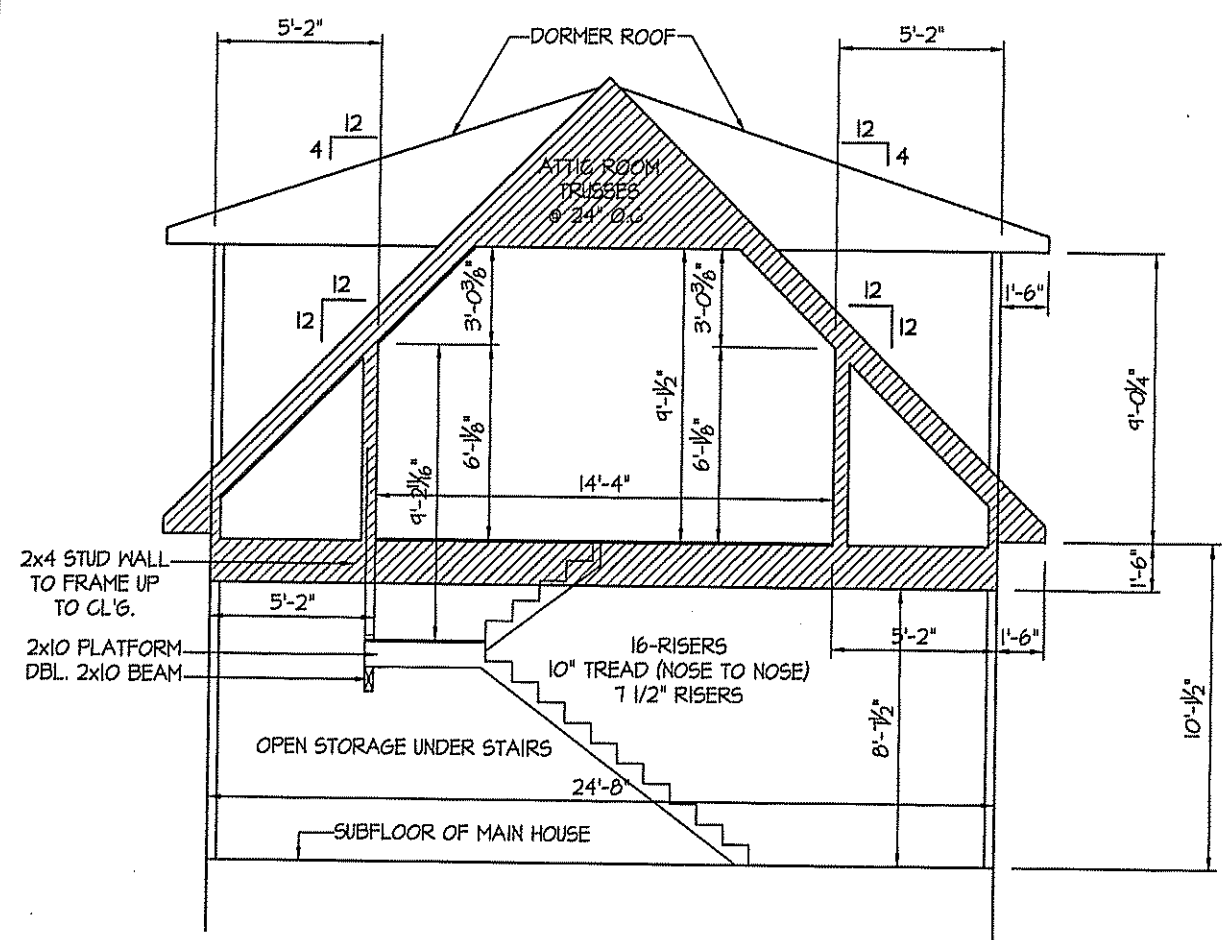


EXCLUSIVE PLAN FOR  
FREEDOM FAMILY HOMES  
**DEVIN HOFNER**

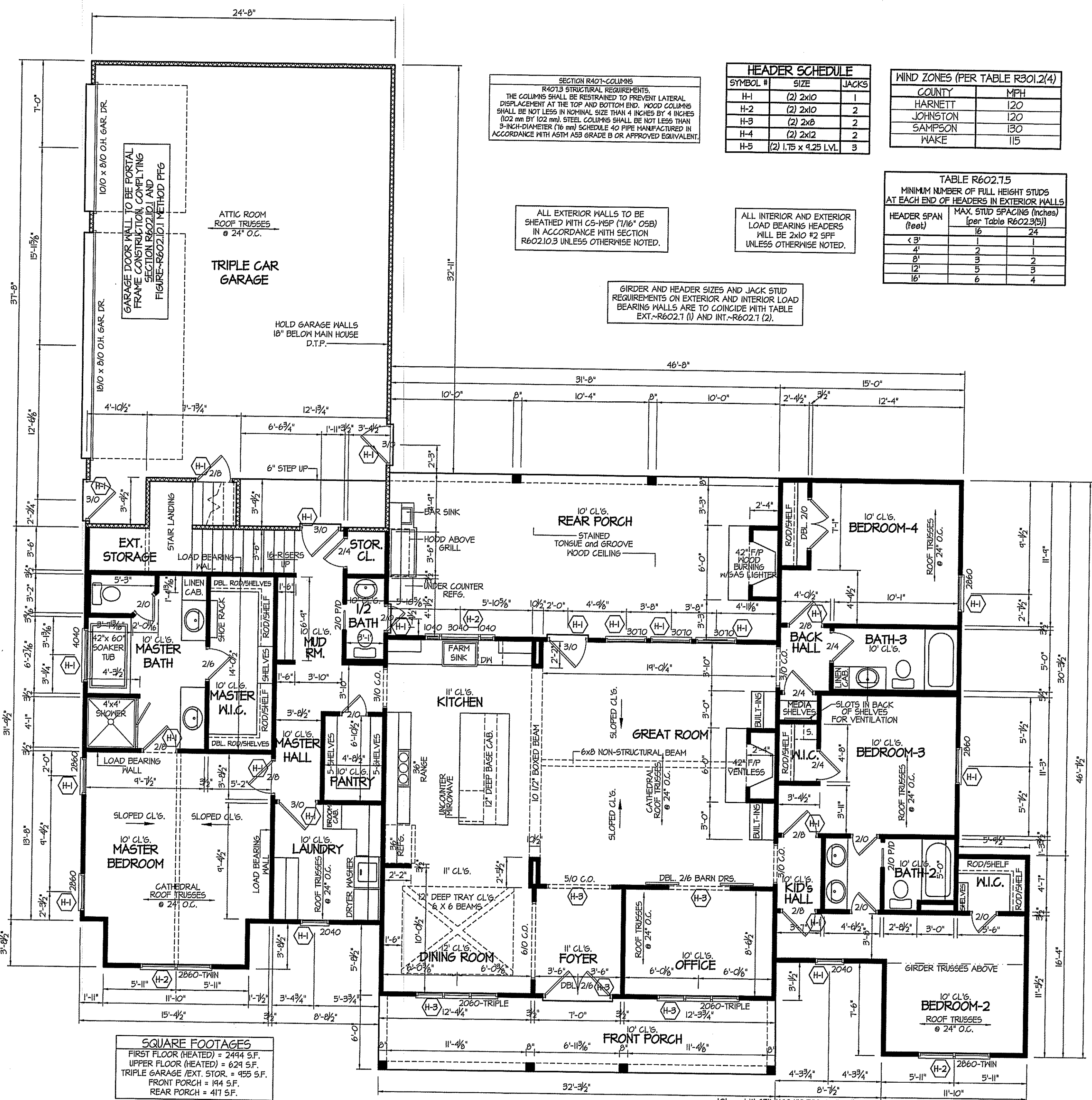
PLAN:  
SHEET NO.  
**3**



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

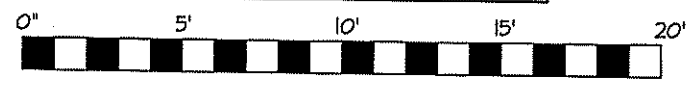


**SECTION THRU GARAGE**  
SCALE: 1/4" = 1'-0"



**SQUARE FOOTAGES**

FIRST FLOOR (HEATED) = 2444 S.F.  
UPPER FLOOR (HEATED) = 624 S.F.  
TRIPLE GARAGE / EXT. STOR. = 455 S.F.  
FRONT PORCH = 144 S.F.  
REAR PORCH = 417 S.F.



SECTION R401-COLUMNS  
R401.3 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.

**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

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

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

**TABLE R602.15**  
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)]
< 3'	16
3'	24
4'	2
8'	2
12'	2
16'	4

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

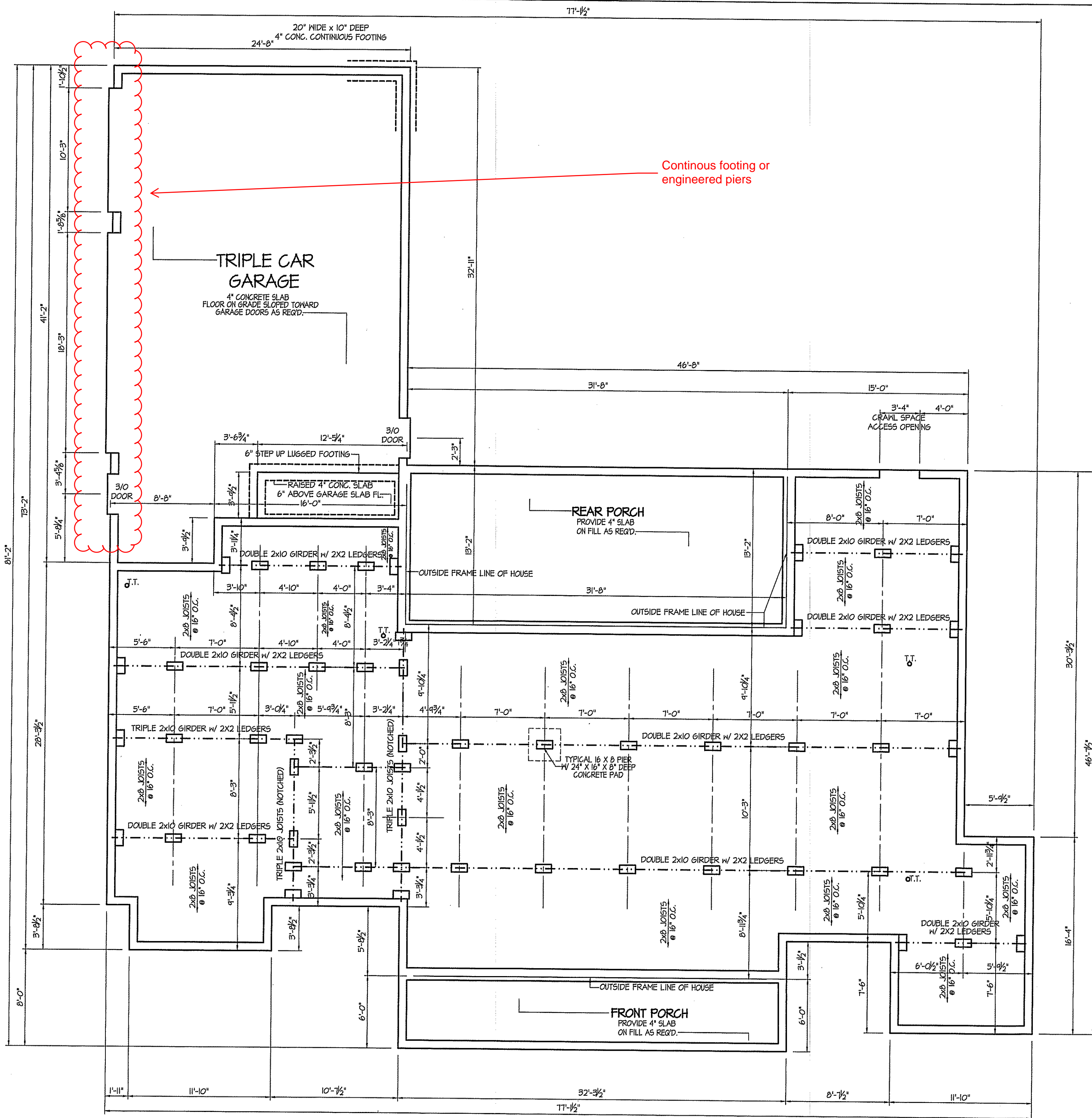
ALL INTERIOR AND EXTERIOR  
LOAD BEARING HEADERS  
WILL BE 2x10 #2 SPF  
UNLESS OTHERWISE NOTED.

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

10' and 11' CEILINGS UNLESS OTHERWISE NOTED  
**UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



DISK FILE NO. C.F. - FILE NAME "F.F.H.-HOFNER" - JAN.-2022



Continous footing or engineered piers

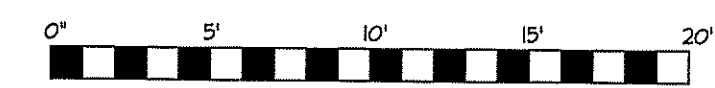
**NOTES:**  
 USE 2 X 6 MID SILL W/ 56L, 2X8 BANDS ON 8" WALLS  
 USE DBL. and TRIPLE 2X10 GIRDERS W/ 2X2 LEDGERS  
 USE 2X8 and 2X10 JOISTS AT 16" O.C., ADD 56L JOIST UNDER PARALLEL INTERIOR WALLS AS REQ'D.  
 PROVIDE 24 X 36 ACCESS OPENING IN FND. WALL. PROVIDE STEPS TO GRADE (MAX. 8")  
 HOLD ALL PIERS 1/2" BELOW FND. WALLS.

**FOUNDATION 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 1 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 5' 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 @ 5' O.C.

**FOUNDATION VENTILATION INFORMATION**  
 (MIN. NET AREA OF VENT. REQ'D. = 1/50)  
 2494 SF. (GRAVL.) x .96 = 2394.24 SF.  
 USE 31" MITTEN AUTO. VENT. FND. VENTS @ 65 SF. FREE NET AREA or EQUIVALENT.  
 (MIN. NET AREA CAN BE REDUCED TO 1/500)  
 2494 SF. (GRAVL.) x .096 = 239.42 SF.  
 USE 4" MITTEN AUTO. VENT. FND. VENTS @ 65 SF. FREE NET AREA or EQUIVALENT.  
 W/ APPROVED 6-mil POLYETHYLENE VAPOR RETARDER or EQUIVALENT IN CRAWL SPACE.  
 REQUIRED VENTS ARE TO BE PLACED 50 AS TO PROVIDE CROSS-VENTILATION OF THE CRAWL SPACE.

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 R602.1(1), R602.1(2) AND R602.1(3).

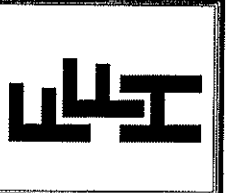


BOX SILL FOUNDATION  
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

DATE:  
 JAN. 28, 2022

REVISIONS  
 DATE:

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  
**DEVIN HOFNER**

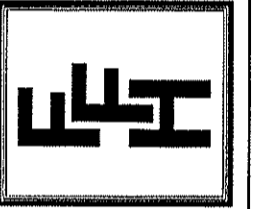
PLAN:

SHEET NO.  
**4**

DATE:  
JAN. 28, 2022

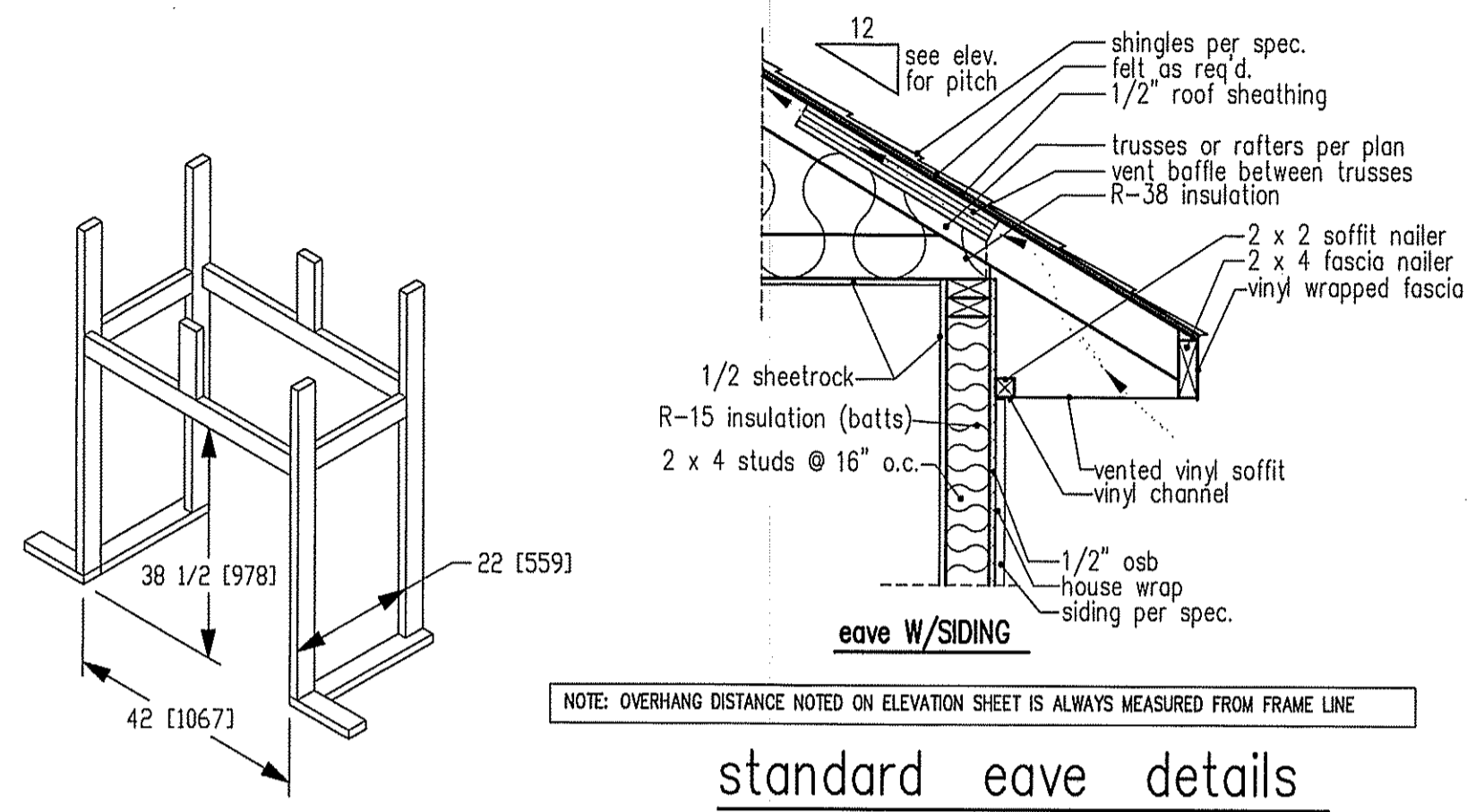
REVISIONS  
DATE:

FREEDOM FAMILY HOMES  
P.O. BOX 608  
DUNN, N.C. - 28335  
o: (910) 892-1231 FAX: (910) 892-5660  
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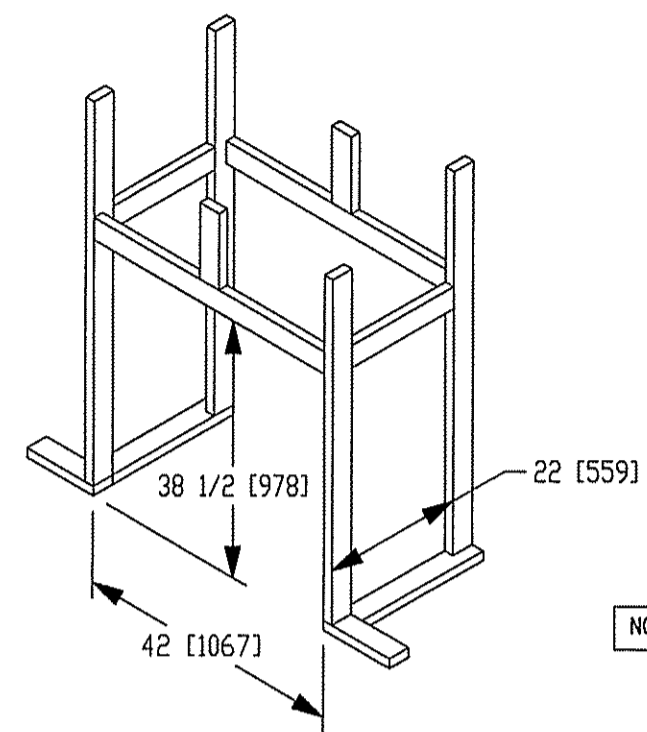
EXCLUSIVE PLAN FOR  
FREEDOM FAMILY HOMES  
**DEVIN HOFNER**

PLAN:  
SHEET NO.  
**5**



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

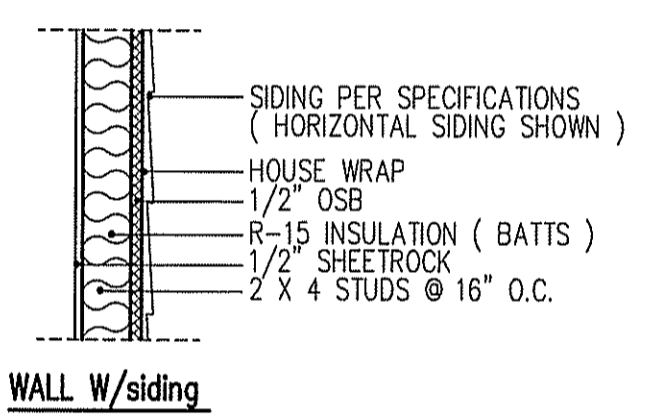
standard eave details



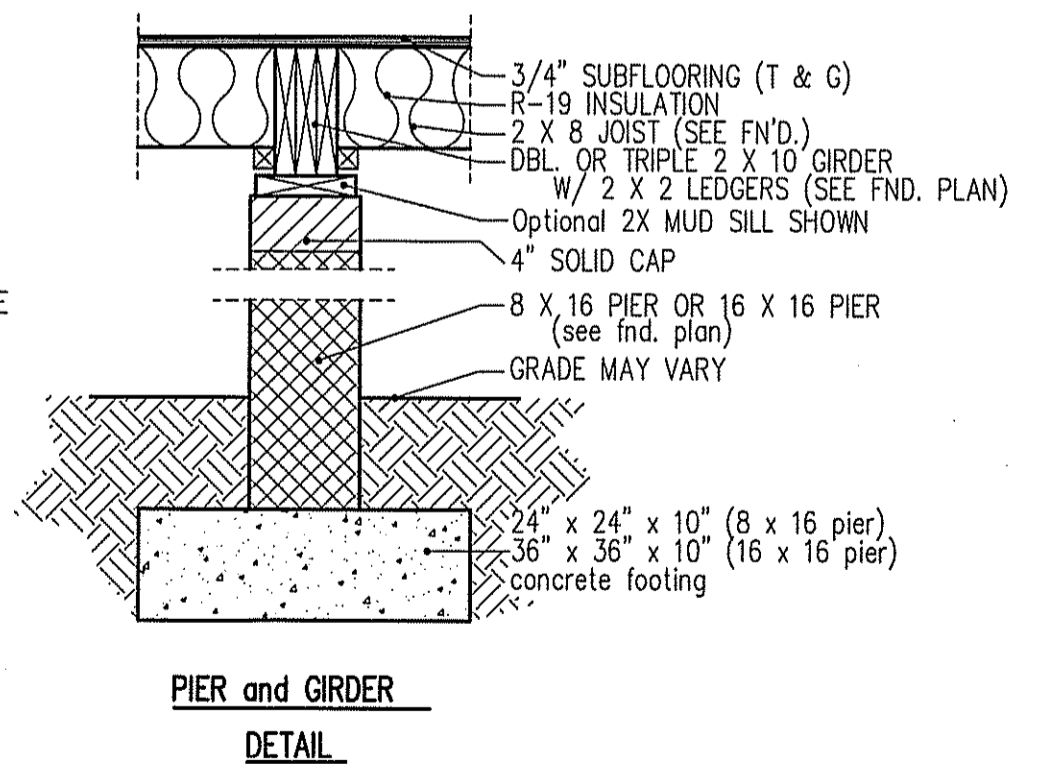
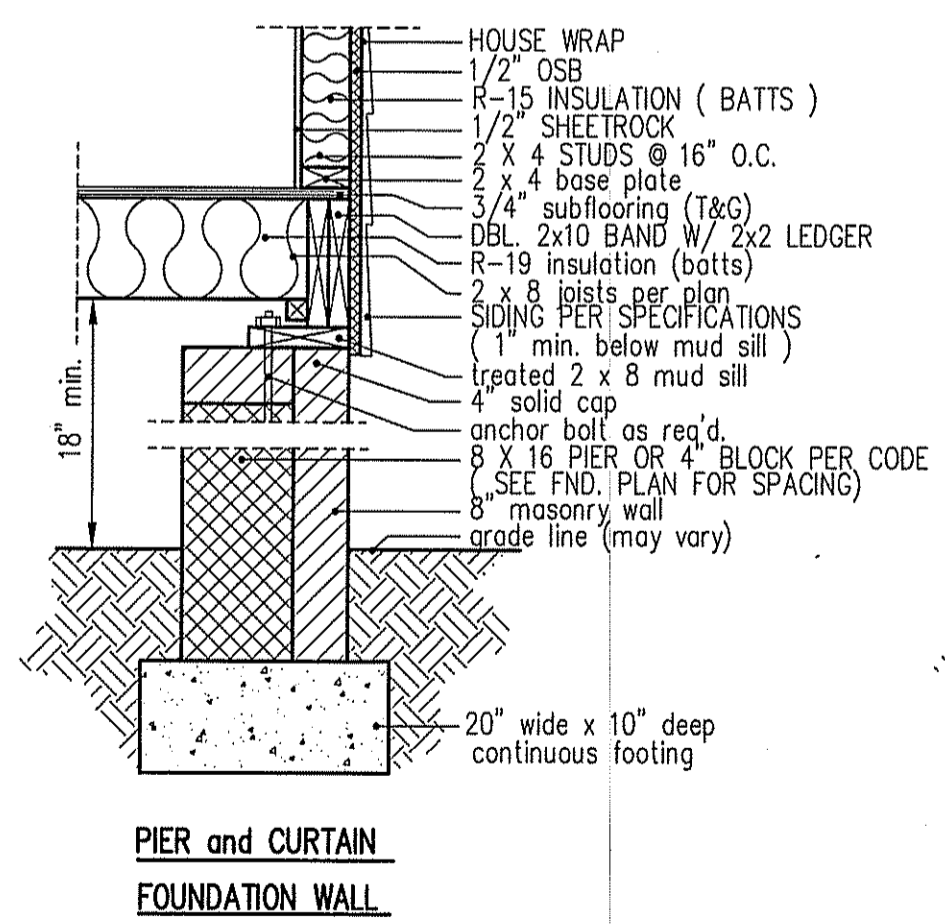
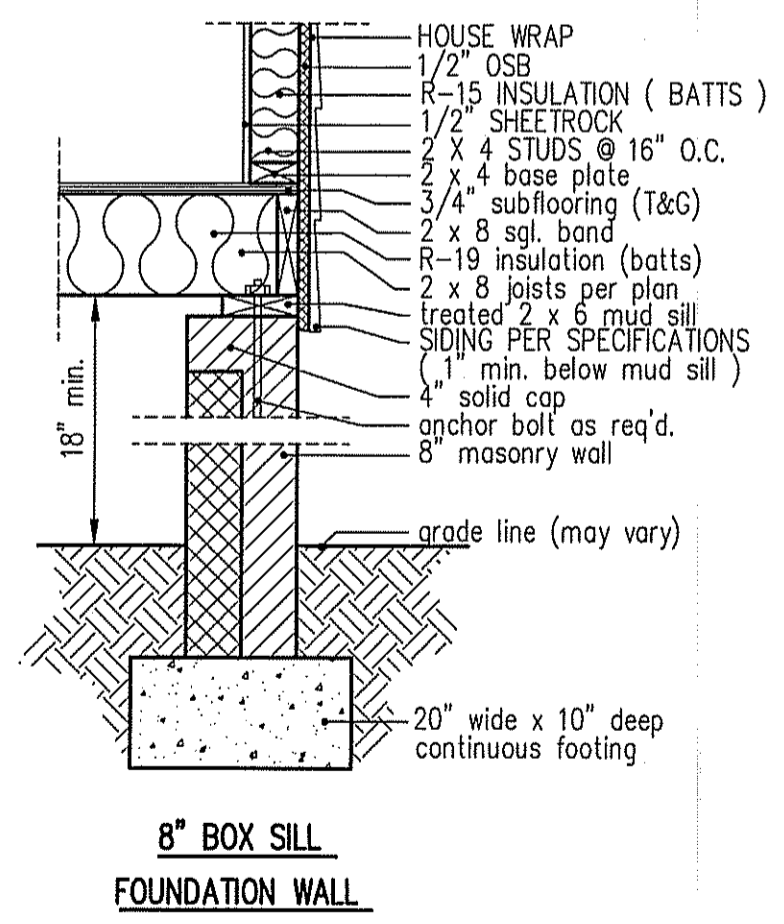
DIMENSIONS IN [ ] ARE MM

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.



intermediate wall 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

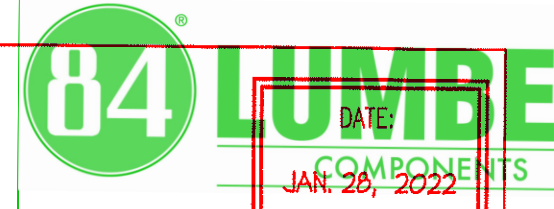
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.-R602.7 (1) AND INT.-R602.7 (2).

DISK FILE NO. C.F. - FILE NAME "FFH-HOFNER" - JAN-2022

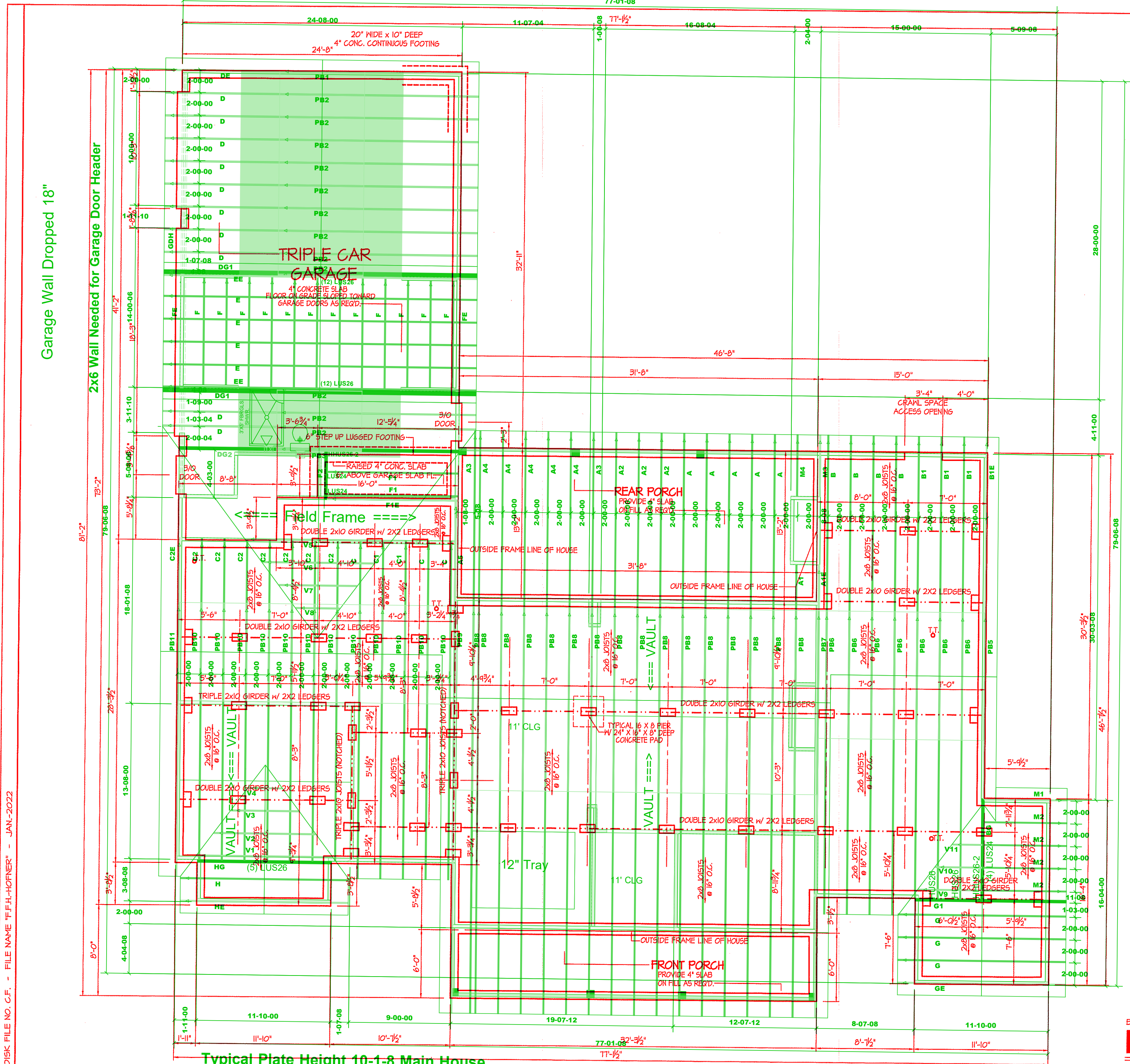




INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DATE: JAN 28, 2022  
 COMPONENTS  
 DEDICATED TO QUALITY AND EXCELLENCE  
 200 HEMLOCK ROAD  
 DUNN, NORTH CAROLINA 28334  
 PHONE: 910-892-8400



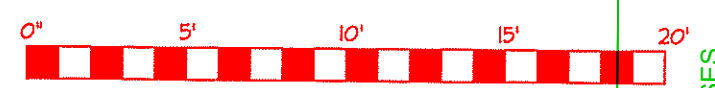
NOTES:  
 USE 2 X 6 MID SILL W/ 5/8" 2X8 BANDS ON 8" WALLS  
 USE DBL. and TRIPLE 2X10 GIRDERS W/ 2X2 LEDGERS  
 USE 2X8 and 2X10 JOISTS AT 16" O.C., ADD 5/8" JOIST  
 UNDER PARALLEL INTERIOR WALLS AS REQ'D.  
 PROVIDE 24 X 36 ACCESS OPENING IN FND. WALL.  
 PROVIDE STEPS TO GRADE (MAX. 8")  
 HOLD ALL PIERS 1/2" BELOW FND. WALLS.

FOUNDATION 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 1 SOILS, AS DETAILED IN TABLE R4051.

FOUNDATION ANCHORAGE  
 THE WOOD SILL PLATE ON PERIMETER SHALL BE ANCHORED  
 TO THE FOUNDATION WALLS WITH ANCHOR BOLTS  
 SPACED A MAXIMUM OF 5' 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 @ 5' O.C.

FOUNDATION VENTILATION INFORMATION  
 (MIN. NET AREA OF VENT. REQ'D. = 1/50)  
 2494 SF. (GRAVL) x .96 = 2394.24 SF.  
 USE 31" MITTEN AUTO. VENT\* FND. VENTS  
 @ 65 SF. FREE NET AREA or EQUIVALENT.  
 (MIN. NET AREA CAN BE REDUCED TO 1/500  
 2494 SF. (GRAVL) x .096 = 239.42 SF.  
 USE 4" MITTEN AUTO. VENT\* FND. VENTS  
 @ 65 SF. FREE NET AREA or EQUIVALENT.  
 w/ APPROVED 6-mil POLYETHYLENE VAPOR RETARDER  
 or EQUIVALENT IN GRAVEL SPACE.  
 REQUIRED VENTS ARE TO BE PLACED 50 AS TO  
 PROVIDE GROSS-VENTILATION OF THE GRAVEL SPACE.

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 R602.1(1), R602.1(2) AND R602.1(3).



BOX SILL FOUNDATION  
**FOUNDATION PLAN**

DISK FILE NO. C.F. - FILE NAME "F.F.H.-HOFFNER" - JAN.-2022

Typical Plate Height 10-1-8 Main House  
 Garage Plate Height 8-7-8

Roof Area: 5324

Products					
PlottID	Length	Product	Plies	Net Qty	Fab Type
GDH	38-00-00	1-3/4" x 16" VERSA-LAM@ 2.0 3100 SP	3	3	MFD

- Hangers:  
 (29) LUS26  
 (2) HHUS26-2  
 (5) LUS26  
 (6) LUS24

**HOFFNER JOB**

**FREEDOM CONSTRUCTION**

CUSTOMER: **FREEDOM FAMILY HOMES**  
 MODEL: **HOFFNER**

PROJECT: **HOFFNER**

DATE: 2/19/2022

SCALE: N.T.S.

2200084

2/9/2022

2000 LB/FT<sup>2</sup>

10.0 LB/FT<sup>2</sup>

10.0 LB/FT<sup>2</sup>

130 mph

EXCLUSIVE PLAN FOR FREEDOM FAMILY HOMES

HOFFNER

GENERAL NOTES:  
 - DO NOT CUT OR MODIFY TRUSSES  
 - TRUSSES ARE SPACED @ 24" ON CENTER UNLESS OTHERWISE NOTED  
 - REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTIPLY CONNECTION REQUIREMENTS  
 - PER ANS I TP11-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF THE TRUSS CONNECTIONS AND TRUSSES TO BE PLACED TO BEAR ON BEARING CONNECTIONS AND TRUSS PLACEMENT RECOMMENDATIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.