

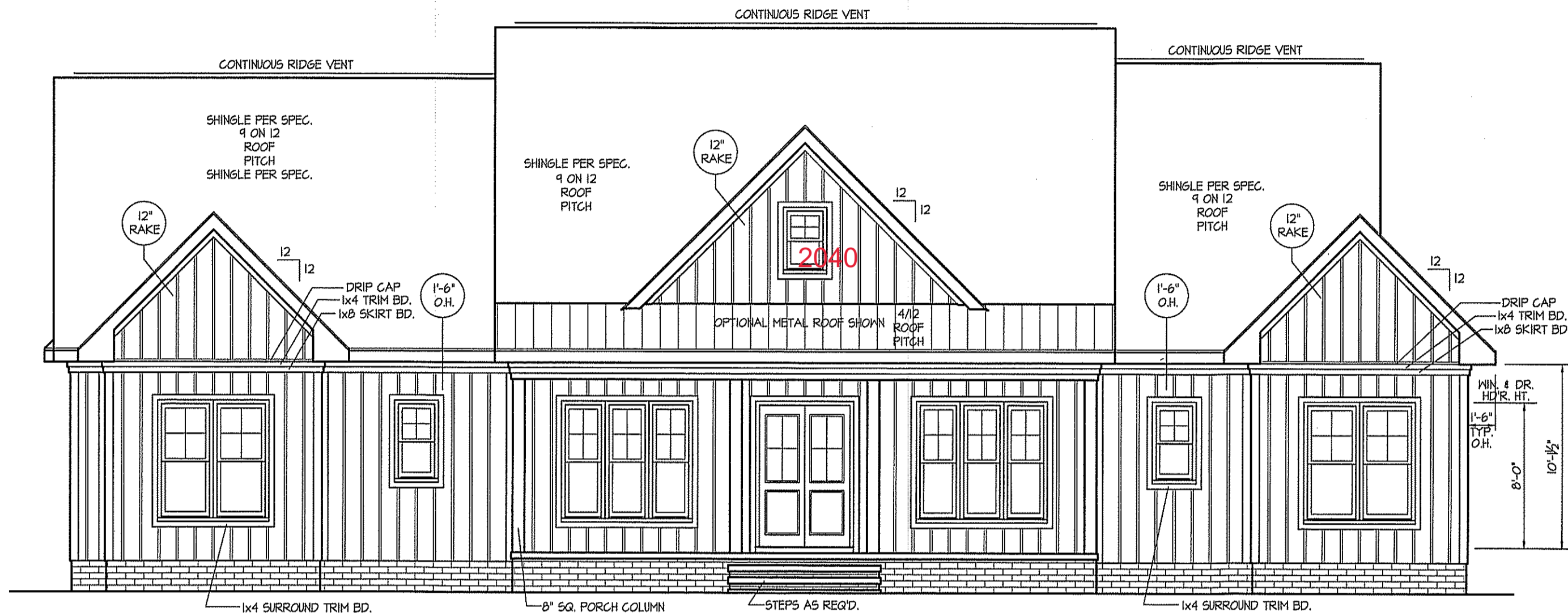
THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

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
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FRONT ELEVATION

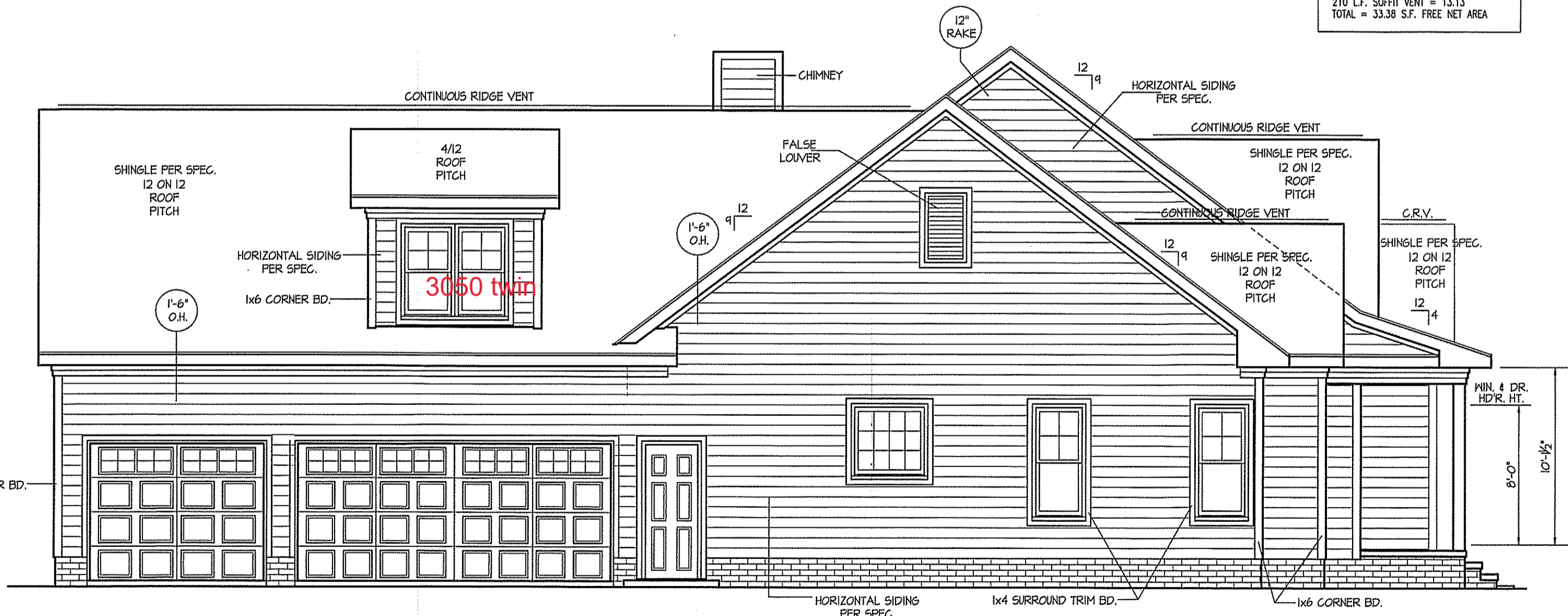
SCALE: 1/4" = 1'-0"

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

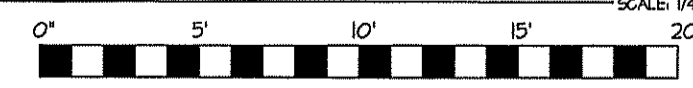
PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

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



LEFT ELEVATION

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



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

EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
DEVIN HOFNER

PLAN:
SHEET NO.
1

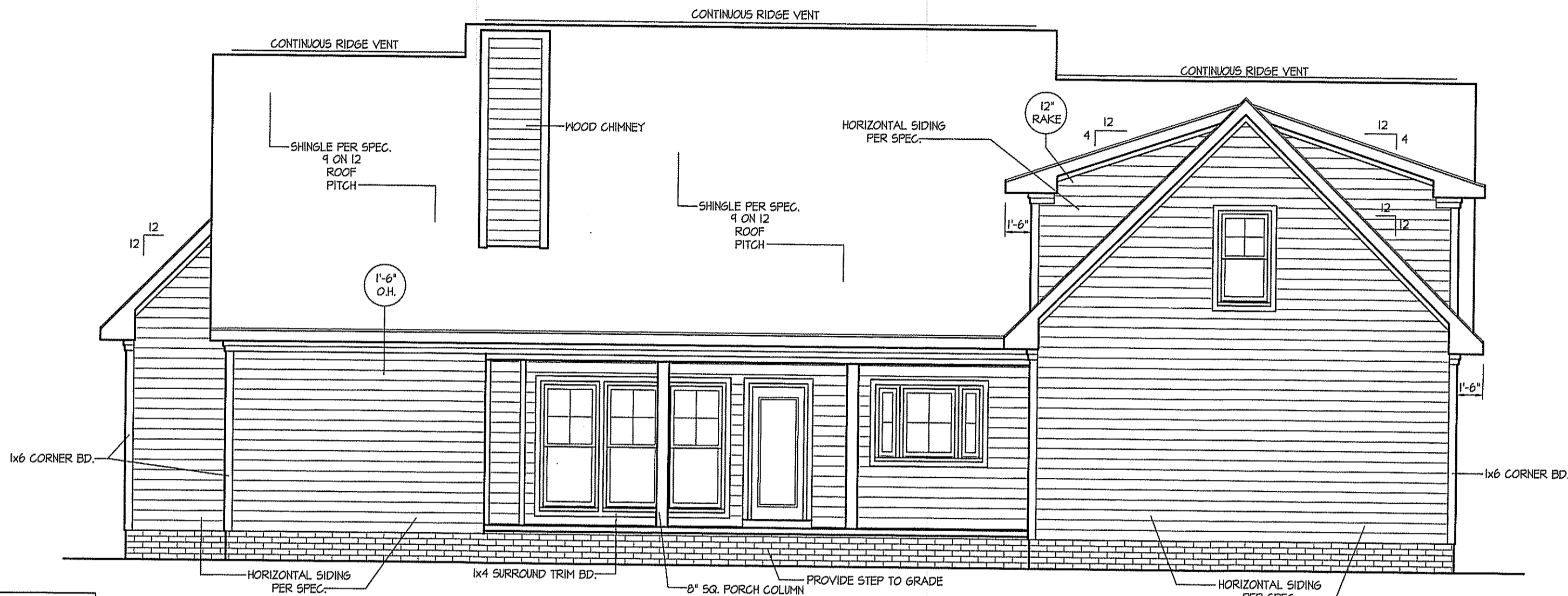
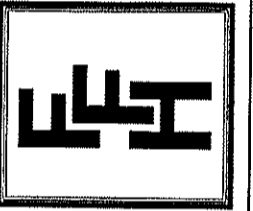
THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

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

DATE:
JAN. 28, 2022

REVISIONS
DATE:

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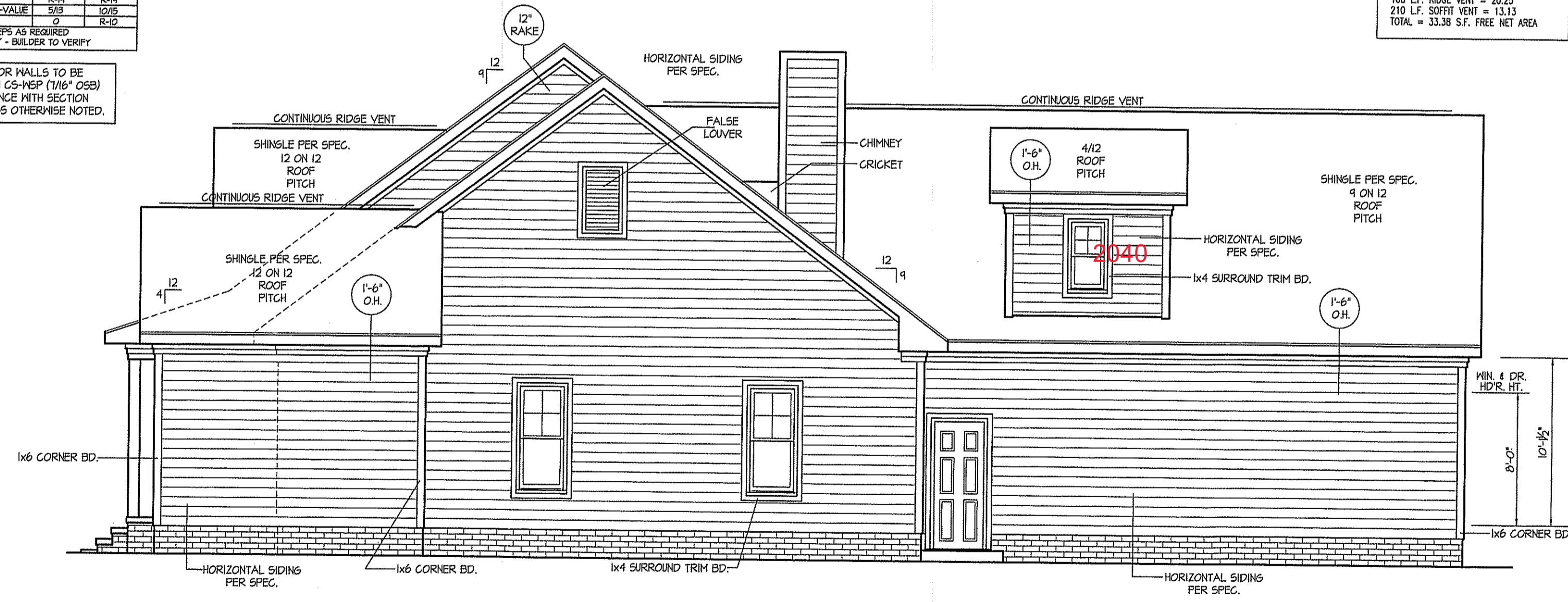
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

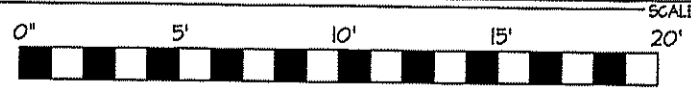
INSULATION and FENESTRATION REQUIREMENTS		
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.25	0.25
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, IBI25	R-15, IBI25
MINIMUM FLOOR R-VALUE	R-14	R-14
MIN. CRAWL SPACE WALL R-VALUE	5/15	10/15
MIN. SLAB R-VALUE	0	R-10

PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

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



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



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

EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
DEVIN HOFNER

PLAN:
SHEET NO.
2

DATE:
JAN. 28, 2022

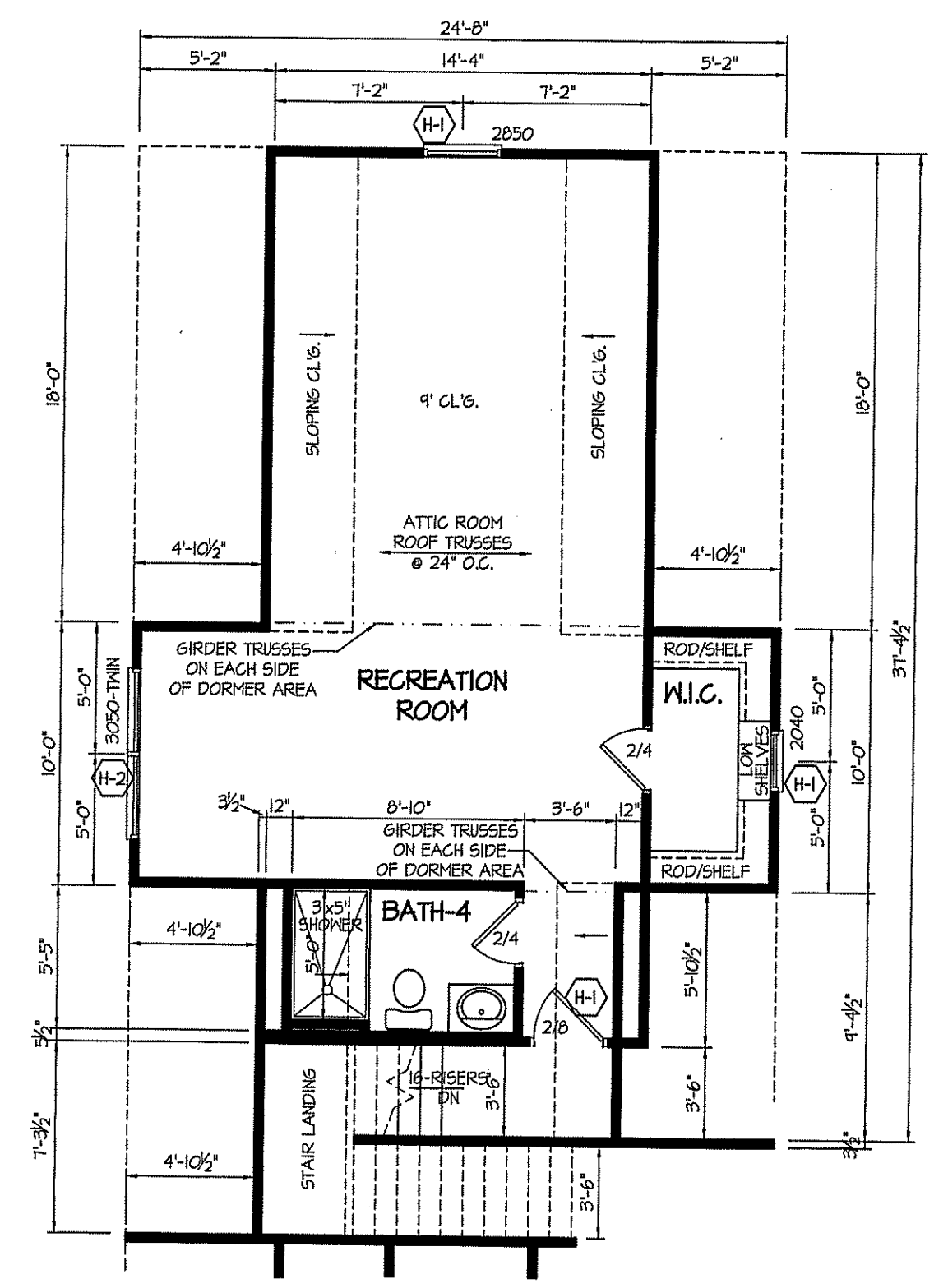
REVISIONS
DATE:

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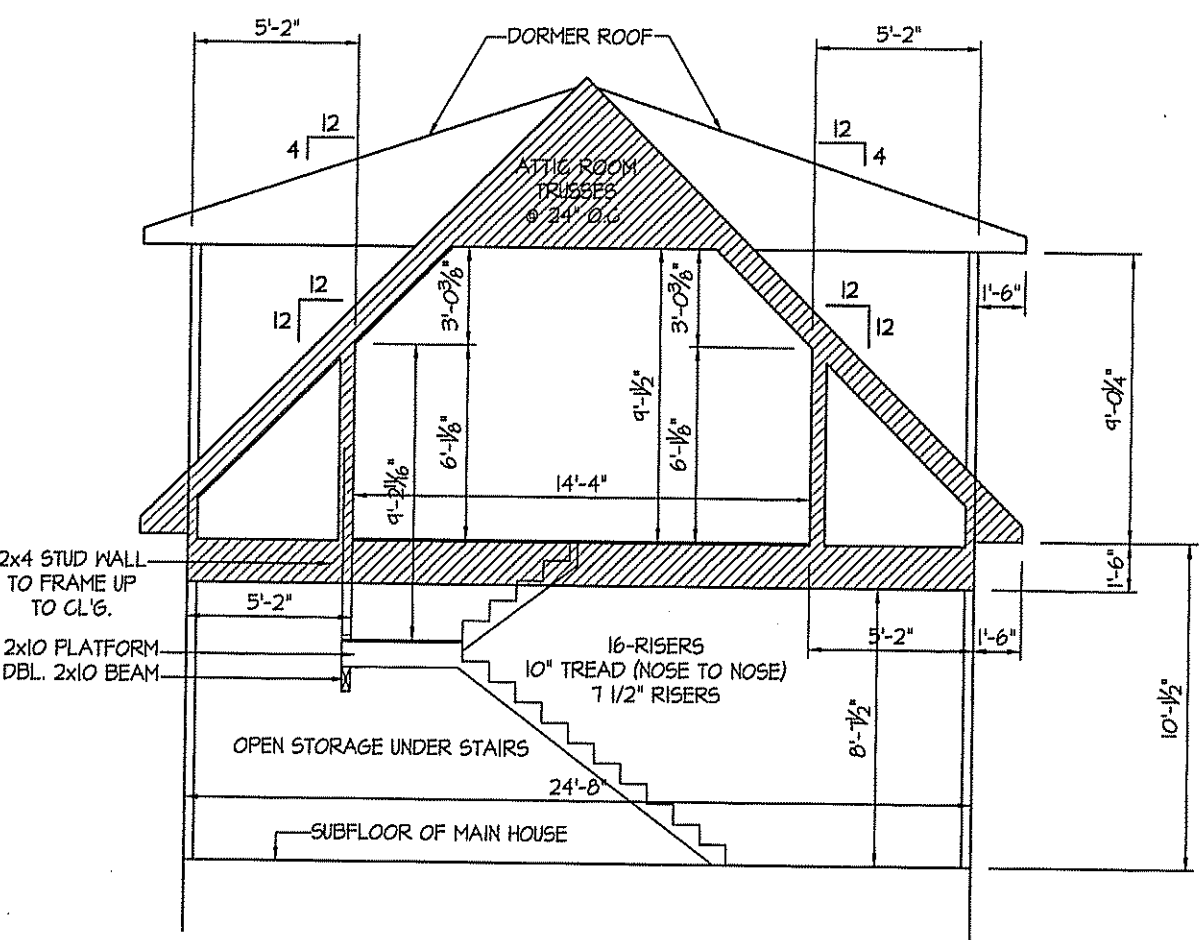


EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
DEVIN HOFNER

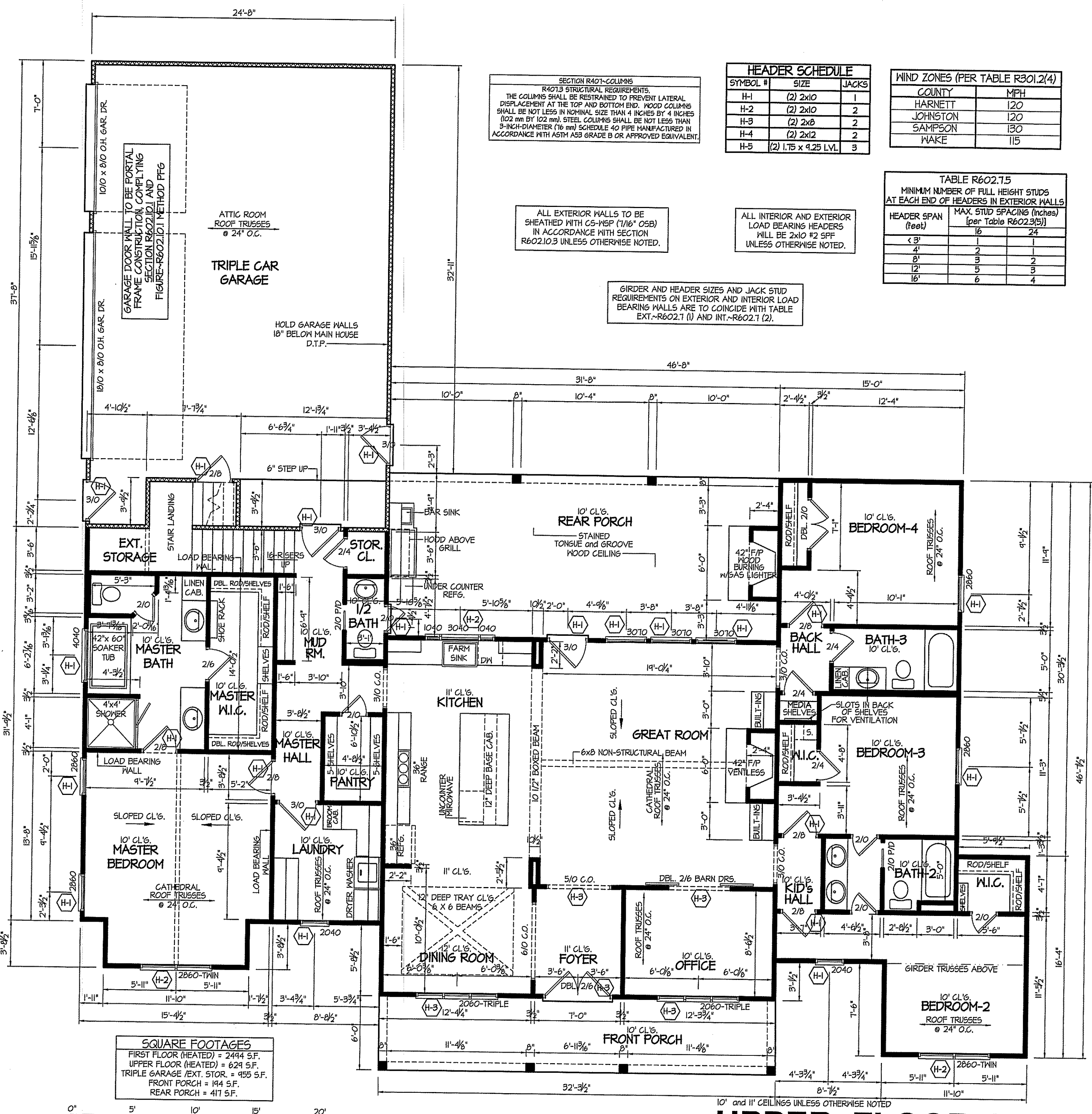
PLAN:
SHEET NO.
3



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

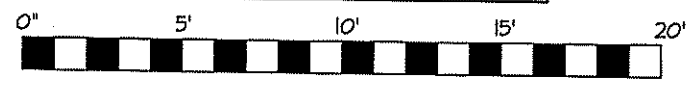


SECTION THRU GARAGE
SCALE: 1/4" = 1'-0"



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-MSF (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

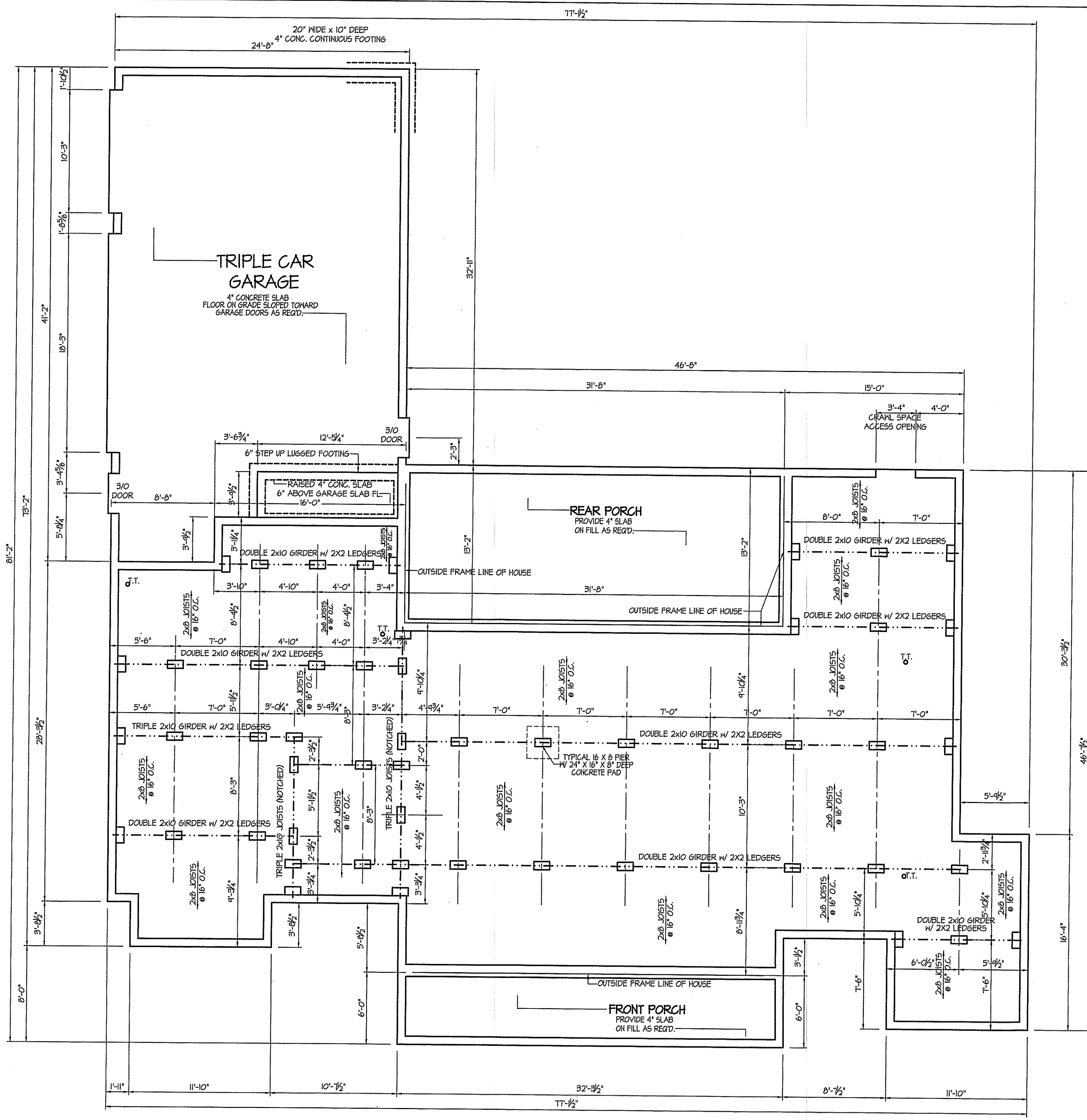
ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS WILL BE 2x10 #2 SPF UNLESS OTHERWISE NOTED.

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

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



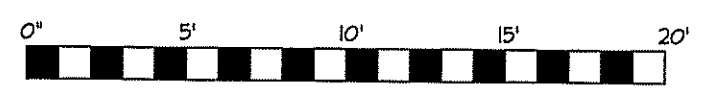
NOTES:
 USE 2 X 6 MID SILL W/ 56L 2X8 BANDS ON 8" WALLS
 USE DBL. and TRIPLE 2X10 GIRDERS W/ 2X2 LEDGERS
 USE 2X8 and 2X10 JOISTS AT 16" O.C., ADD 56L JOIST
 UNDER PARALLEL INTERIOR WALLS AS REQ'D.
 PROVIDE 24 X 36 ACCESS OPENING IN FND. WALL.
 PROVIDE STEPS TO GRADE (MAX. 8")
 HOLD ALL PIERS 1/2" BELOW 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 GRAVL. SPACE.
 REQUIRED VENTS ARE TO BE PLACED 50 AS TO
 PROVIDE CROSS-VENTILATION OF THE GRAVL. 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
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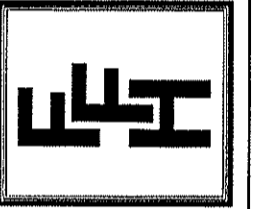
EXCLUSIVE PLAN FOR
 FREEDOM FAMILY HOMES
DEVIN HOFNER

PLAN:
 SHEET NO.
4

DATE:
JAN. 28, 2022

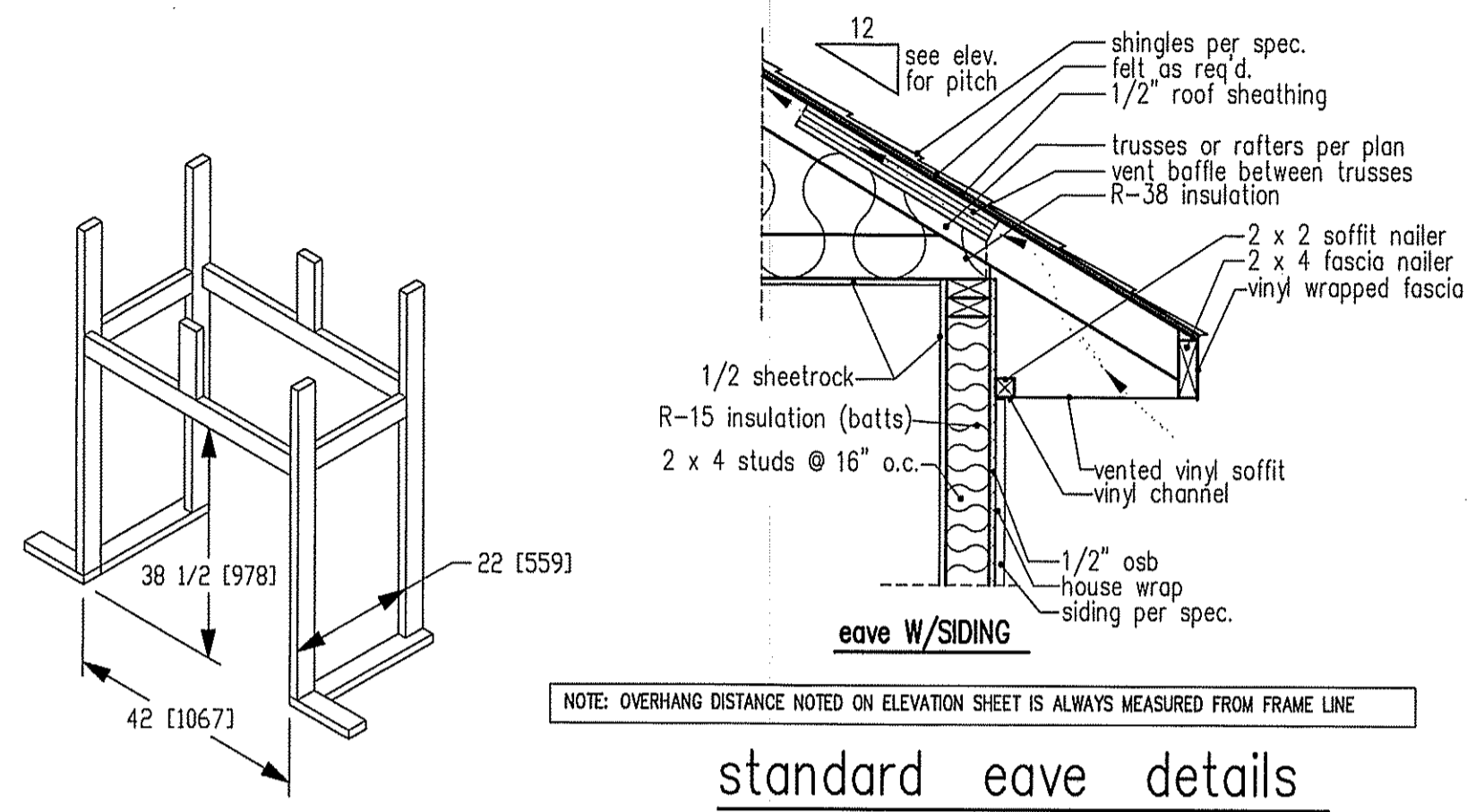
REVISIONS
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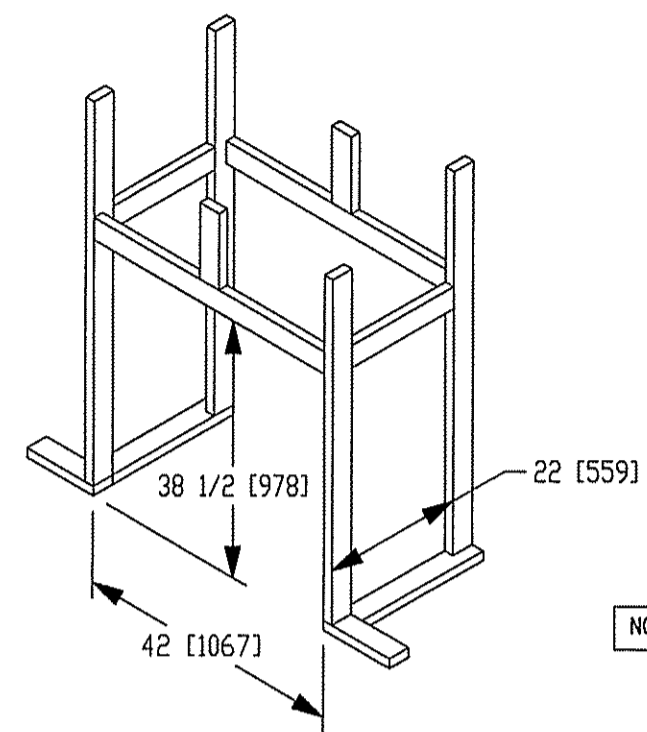
EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
DEVIN HOFNER

PLAN:
SHEET NO.
5



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

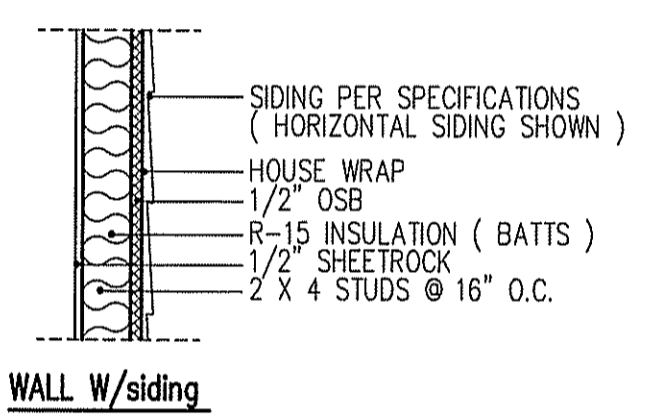
standard eave details



DIMENSIONS IN [] ARE MM

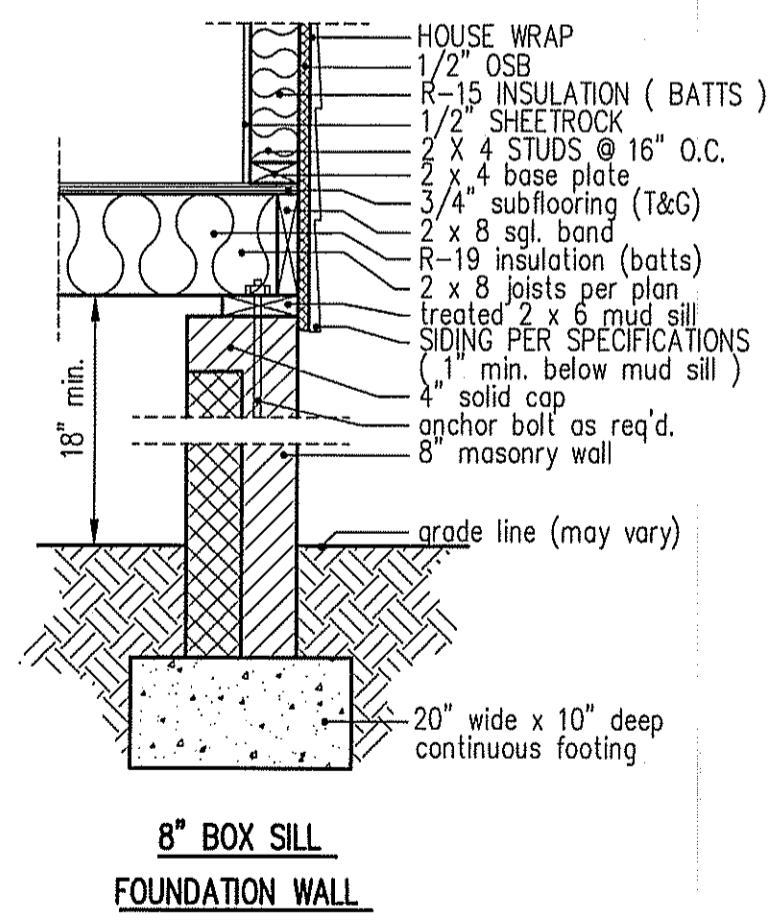
Model	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
6000-TR	38	38-1/2	41	42	28-1/2	42	21-1/2	22		
	Inches									

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

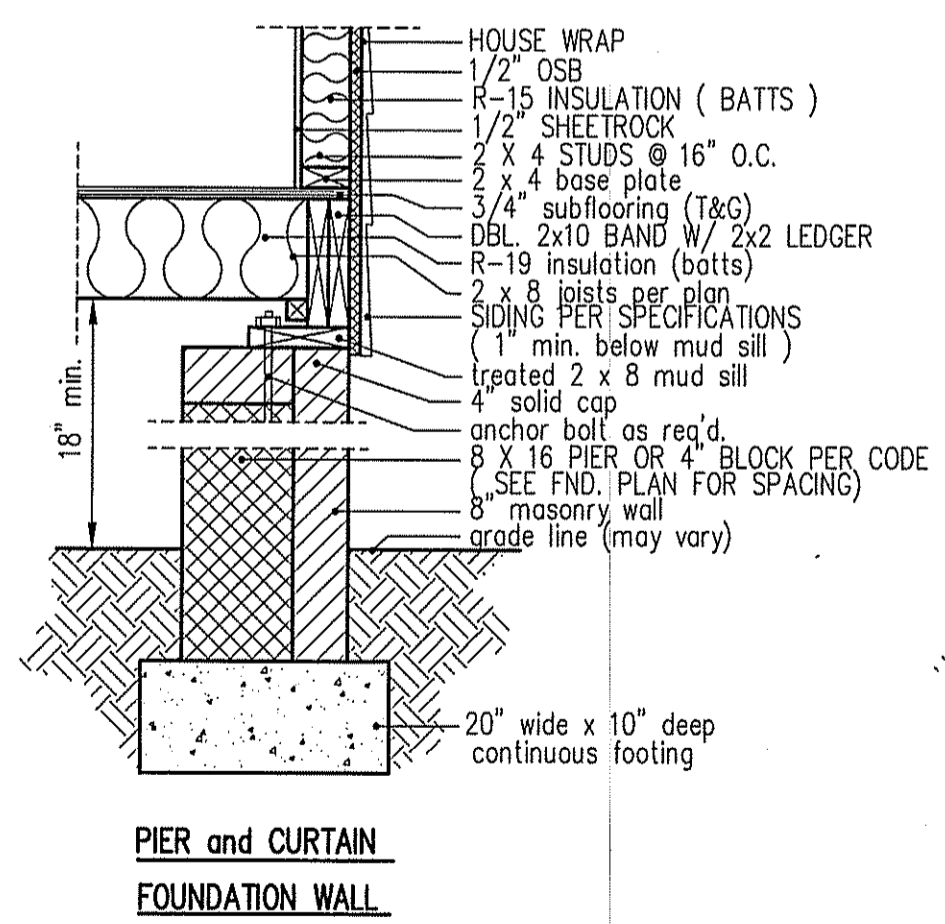


WALL W/siding

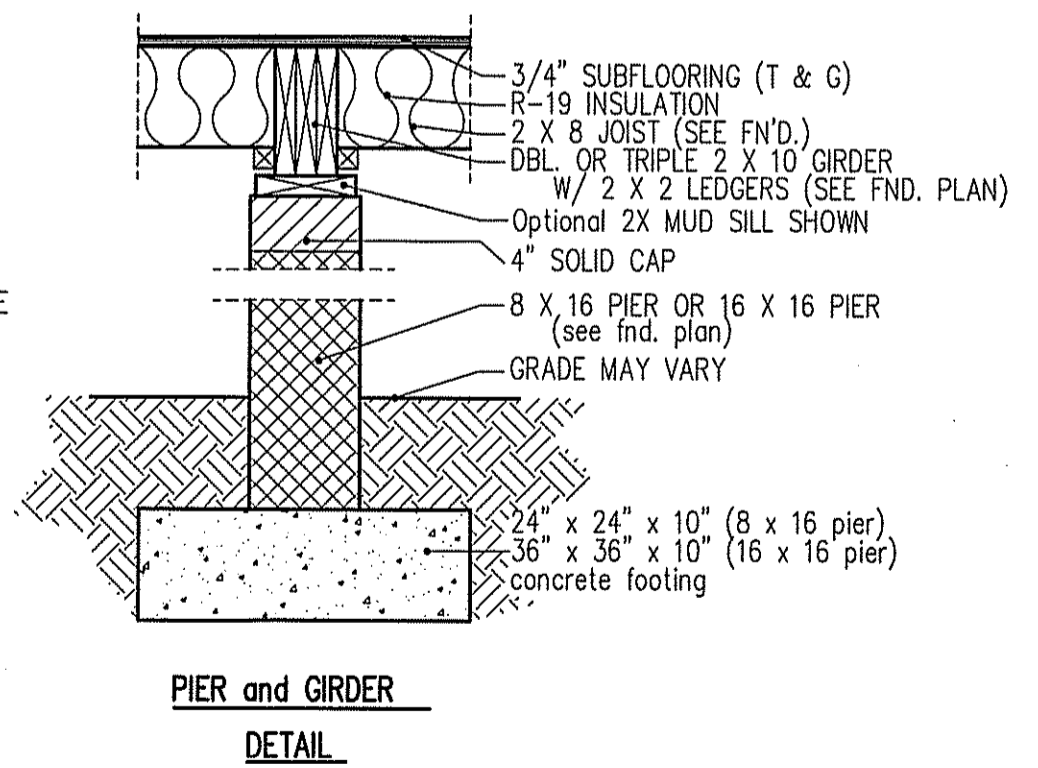
intermediate wall details



8" BOX SILL FOUNDATION WALL



PIER and CURTAIN FOUNDATION WALL



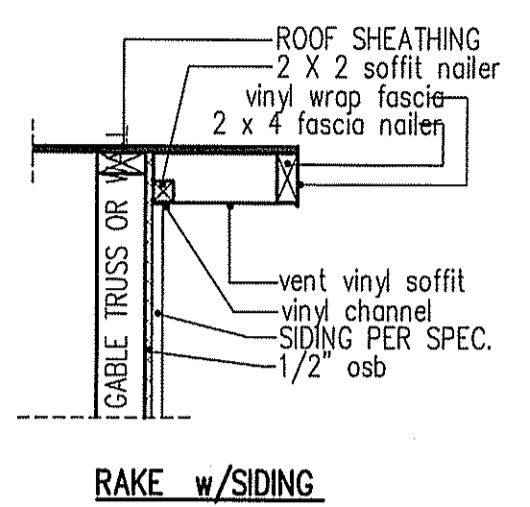
PIER and GIRDER DETAIL

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).

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



RAKE w/SIDING

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