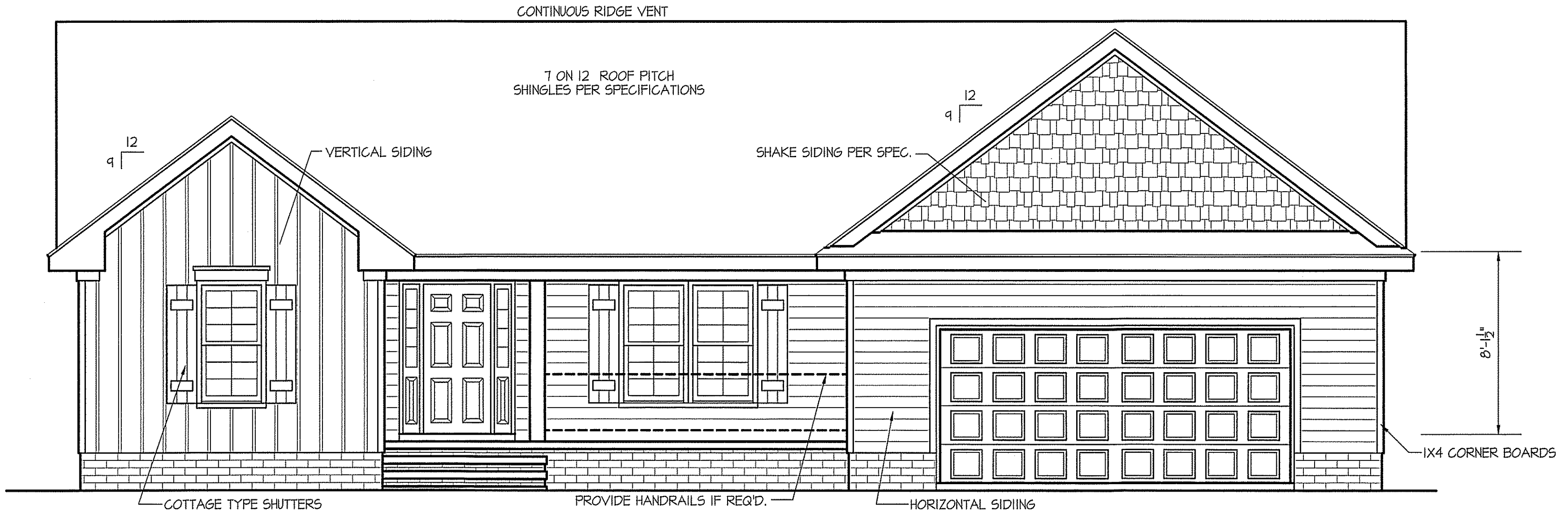


THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

DATE:
APRIL 26, 2019



FRONT ELEVATION

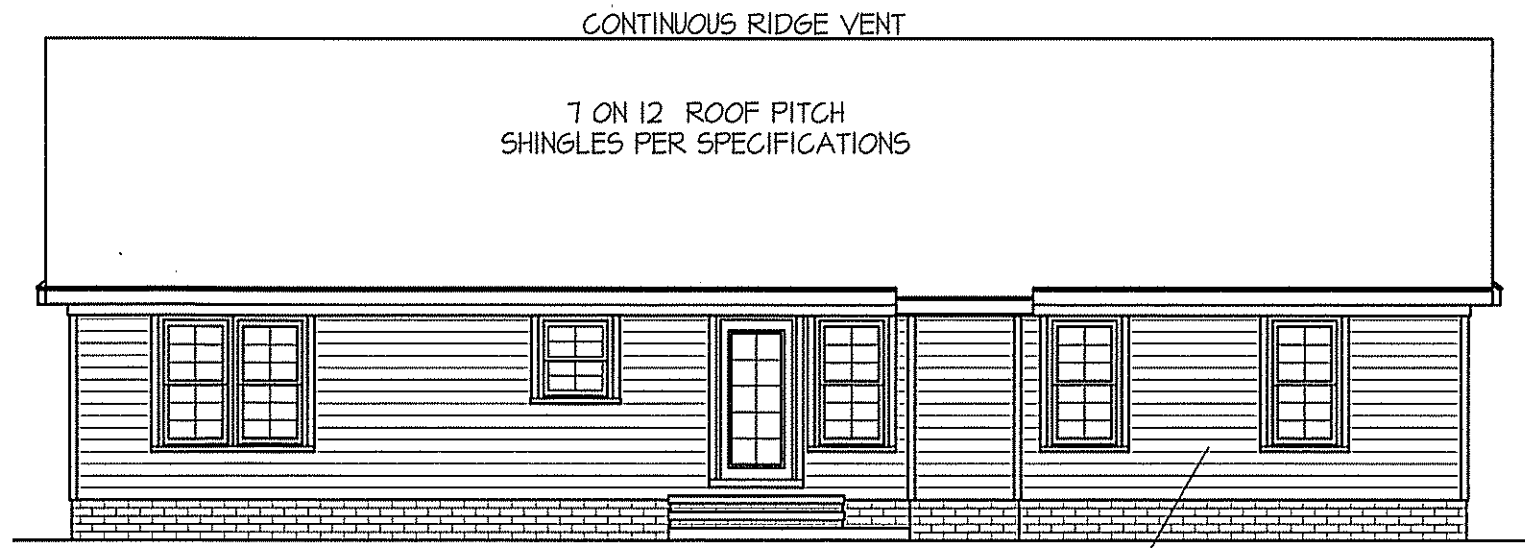
SCALE: 1/4" = 1'-0"

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

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

ROOF VENTILATION REQ'MTS.
2357 ATTIC SQ. FT. / 300 = 7.85

PROVIDED ON PLAN
95 L.F. RIDGE VENT = 17.81
133 L.F. SOFFIT VENT = 8.31
TOTAL = 26.12 S.F. FREE NET AREA



REAR ELEVATION

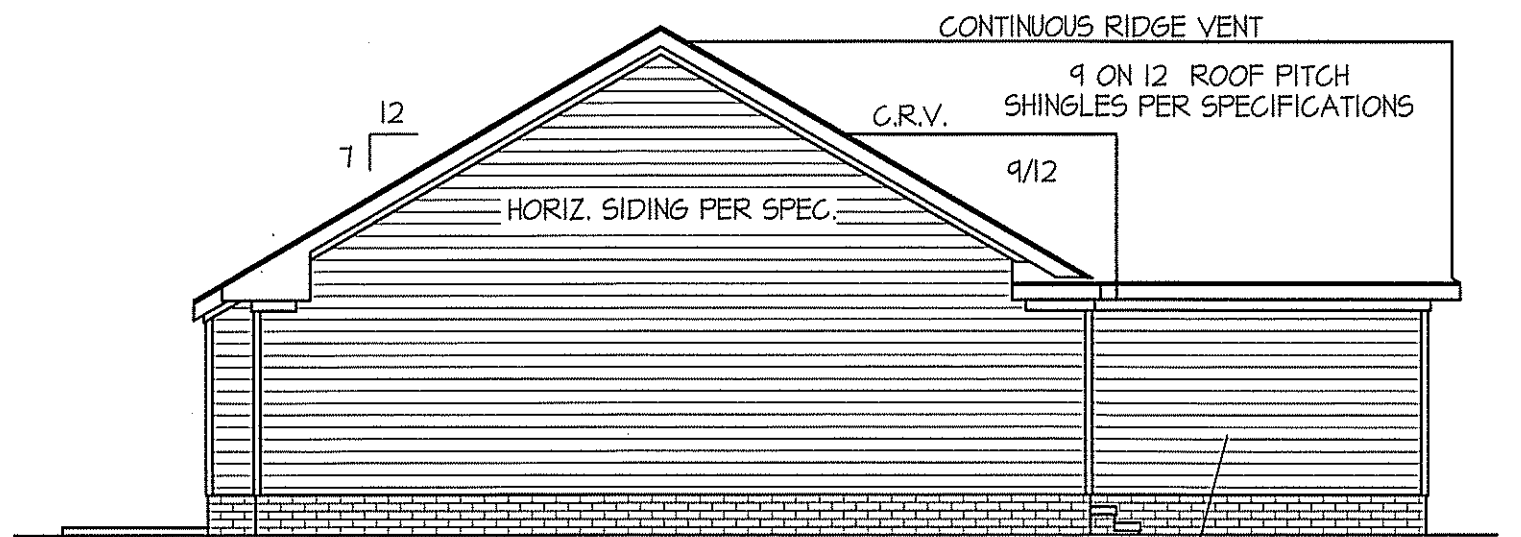
SCALE: 1/8" = 1'-0"

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-30
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

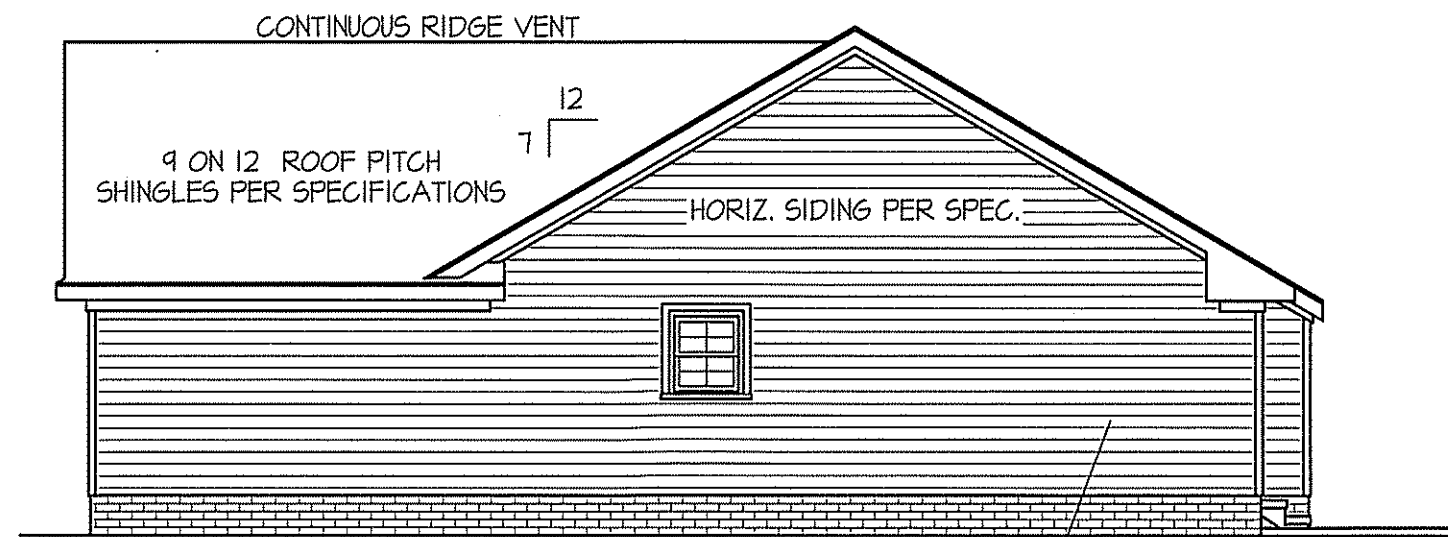
PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

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EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
BENSON

PLAN:

SHEET NO.

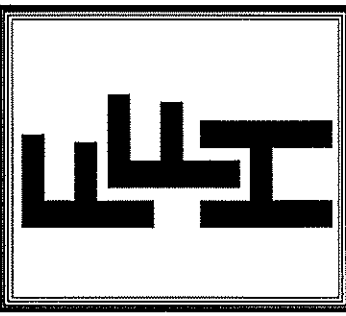
1

COMPUTER FILE: BENSON 2018 UPDATED - APRIL-2019

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

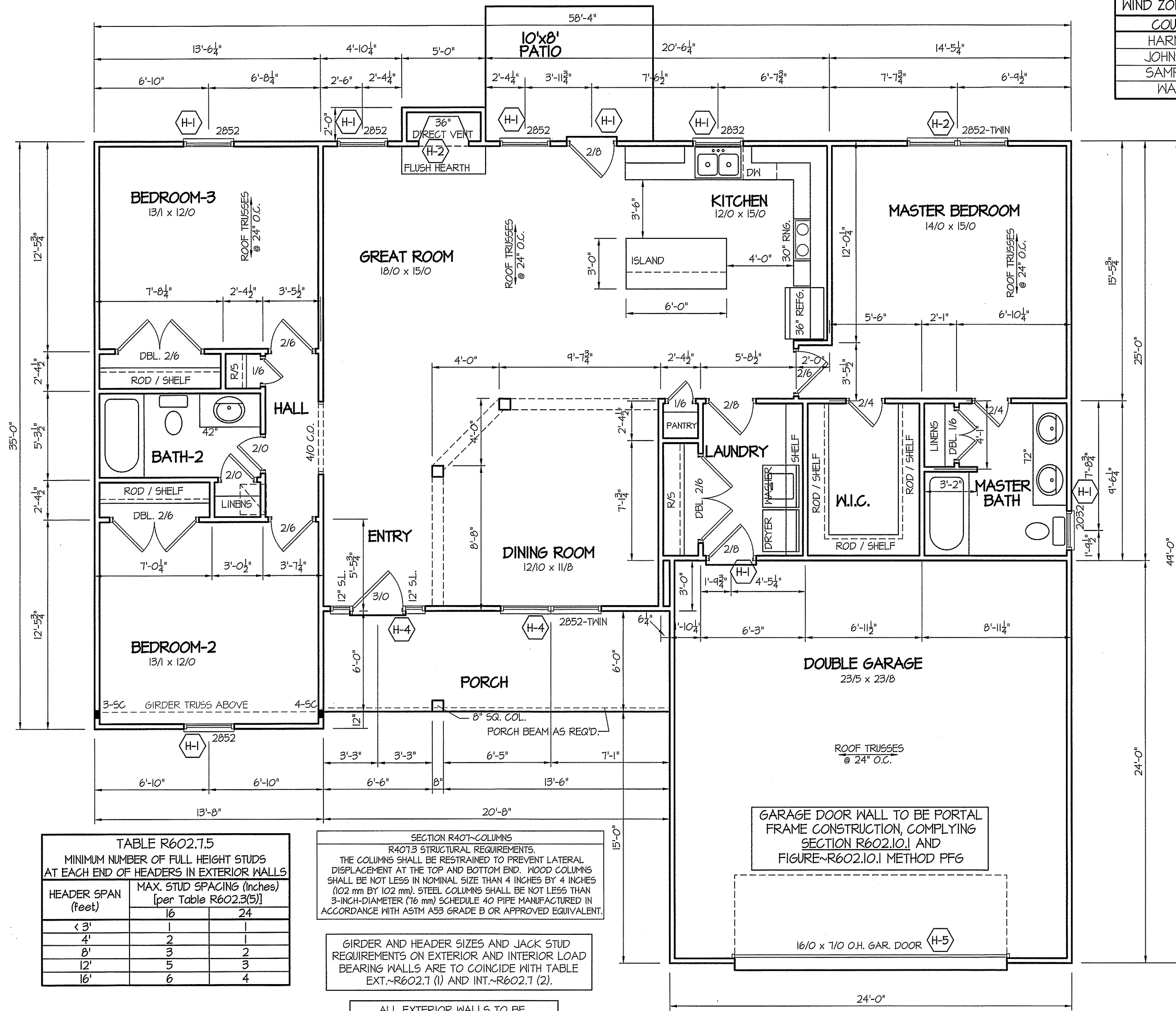
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ALL INTERIOR AND EXTERIOR
LOAD BEARING HEADERS
WILL BE 2x10 #2 SPF
UNLESS OTHERWISE NOTED.

HEADER SCHEDULE

JACKS	SIZE	SYMBOL #
1	(2) 2x10	H-1
2	(2) 2x10	H-2
2	(2) 2x8	H-3
2	(2) 3/4" x 9 1/4" LVL	H-4
3	(2) 3/4" x 11 7/8" LVL	H-5

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

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.

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 EXTERIOR WALLS TO BE
SHEATHED WITH C5-W5P (1/16" OSB)
IN ACCORDANCE WITH SECTION
R602.10.3 UNLESS OTHERWISE NOTED.

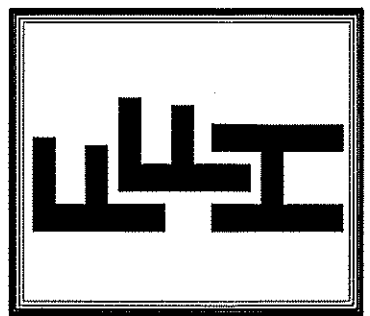
GARAGE DOOR WALL TO BE PORTAL
FRAME CONSTRUCTION, COMPLYING
SECTION R602.10.1 AND
FIGURE-R602.10.1 METHOD PFG

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

1658 SQUARE FEET - HEATED (FRAME)

DATE:
APRIL 26, 2019

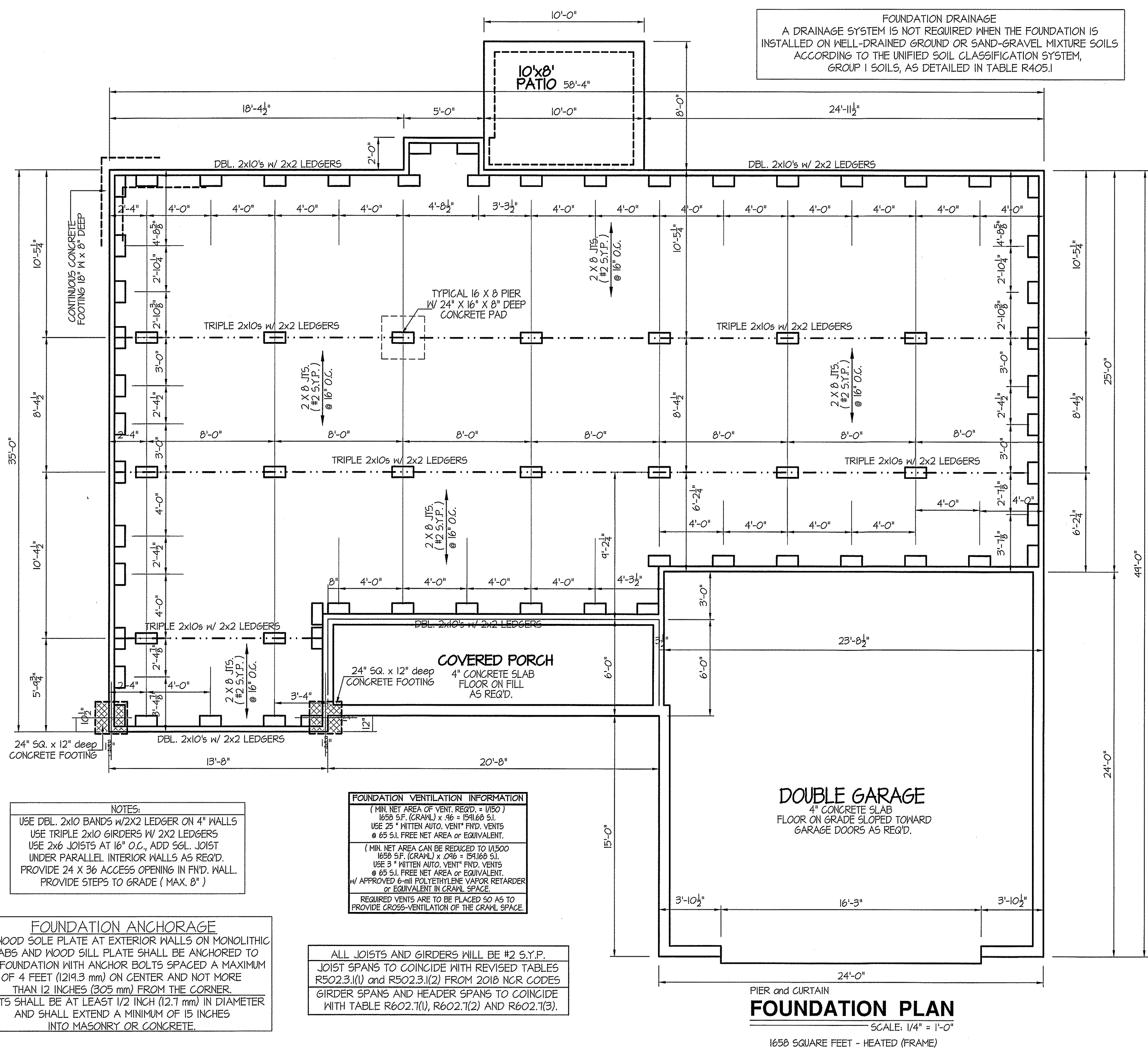
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FOUNDATION DRAINAGE
A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1



NOTES:
USE DBL. 2x10 BANDS w/2x2 LEDGER ON 4" WALLS
USE TRIPLE 2x10 GIRDERS w/ 2x2 LEDGERS
USE 2x6 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 ANCHORAGE
THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET (1219.3 mm) ON CENTER AND NOT MORE THAN 12 INCHES (305 mm) FROM THE CORNER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 mm) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 15 INCHES INTO MASONRY OR CONCRETE.

FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1658 S.F. (CRAWL) x .16 = 1541.68 S.I.
USE 25" MITTEN AUTO. VENT* FND. VENTS @ 65 S.I. FREE NET AREA OR EQUIVALENT.
(MIN. NET AREA CAN BE REDUCED TO 1/1500)
1658 S.F. (CRAWL) x .016 = 1541.68 S.I.
USE 3" MITTEN 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.

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(1), R602.7.2) AND R602.7(3).

PIER and CURTAIN
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
1658 SQUARE FEET - HEATED (FRAME)

DATE:
APRIL 26, 2019

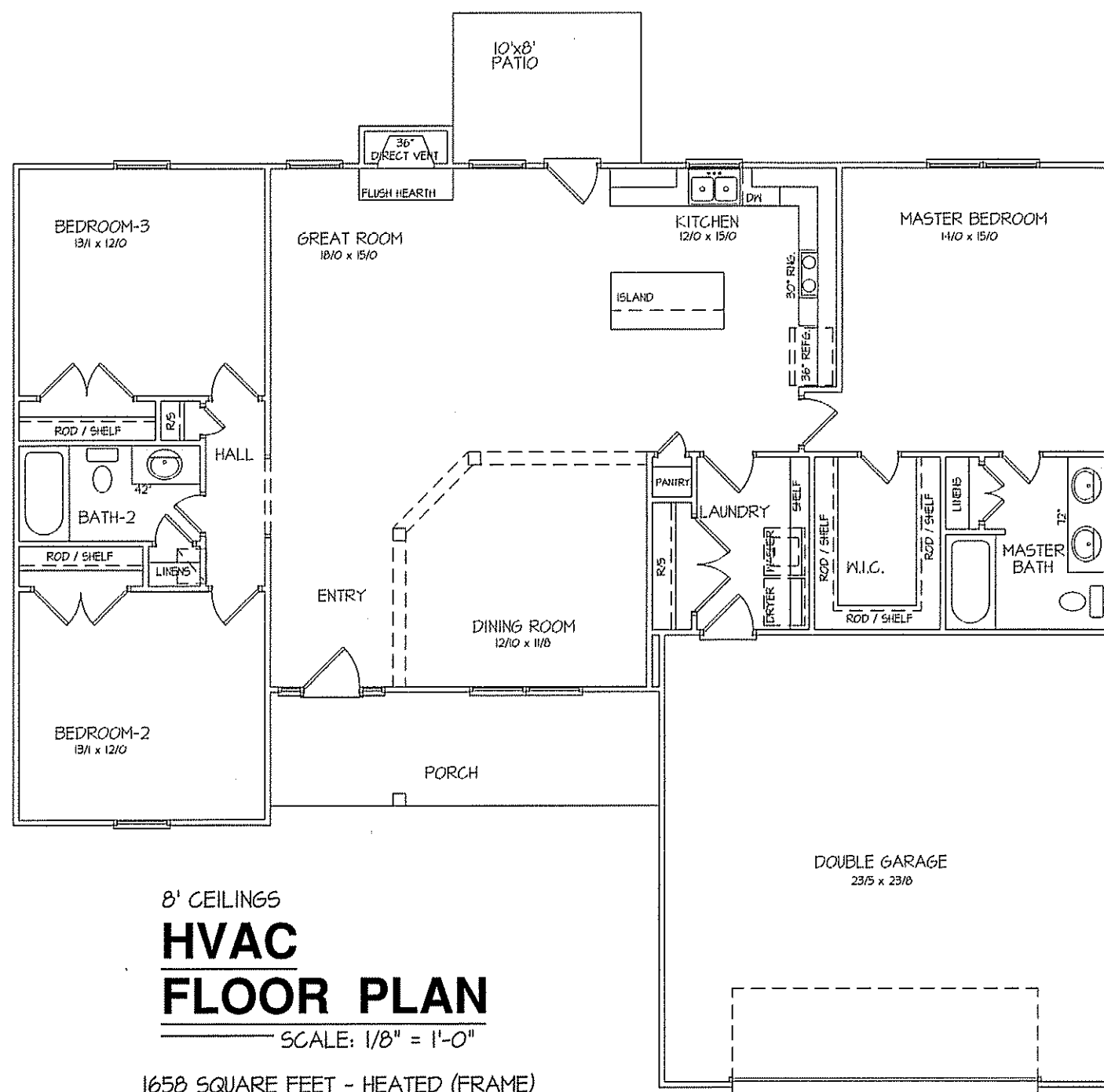
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PLAN:

SHEET NO.
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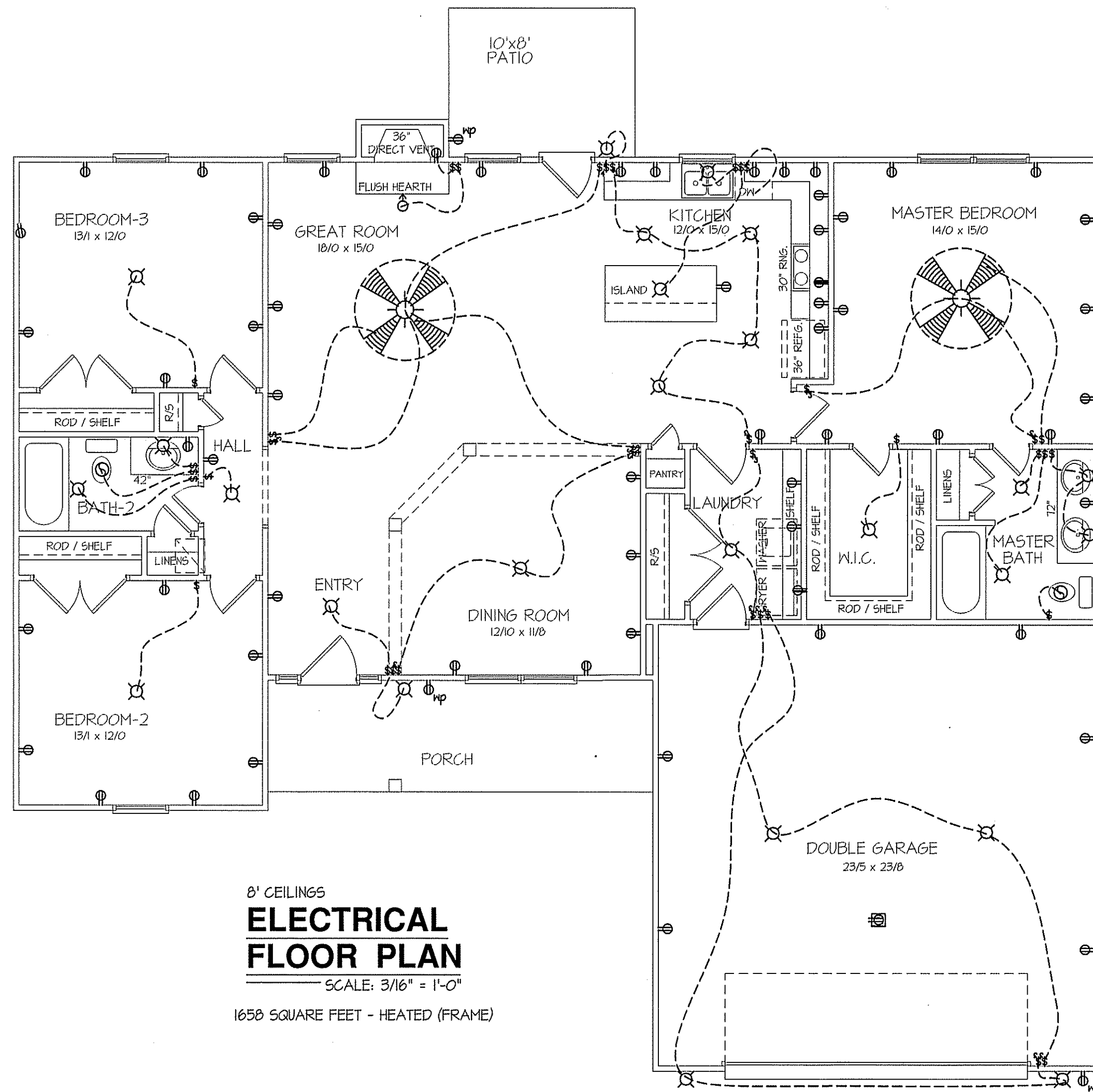
8' CEILINGS
HVAC FLOOR PLAN

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

1650 SQUARE FEET - HEATED (FRAME)

TOTAL HEAT GAIN = 35,150 B.T.U.H.
TOTAL HEAT LOSS = 51,895 B.T.U.H.

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



8' CEILINGS
ELECTRICAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

1650 SQUARE FEET - HEATED (FRAME)

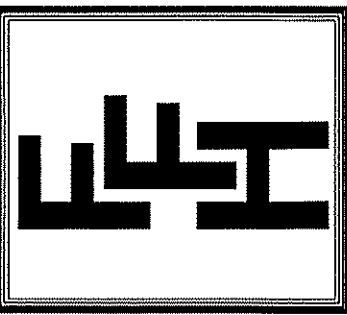
ELECTRICAL LEGEND

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		

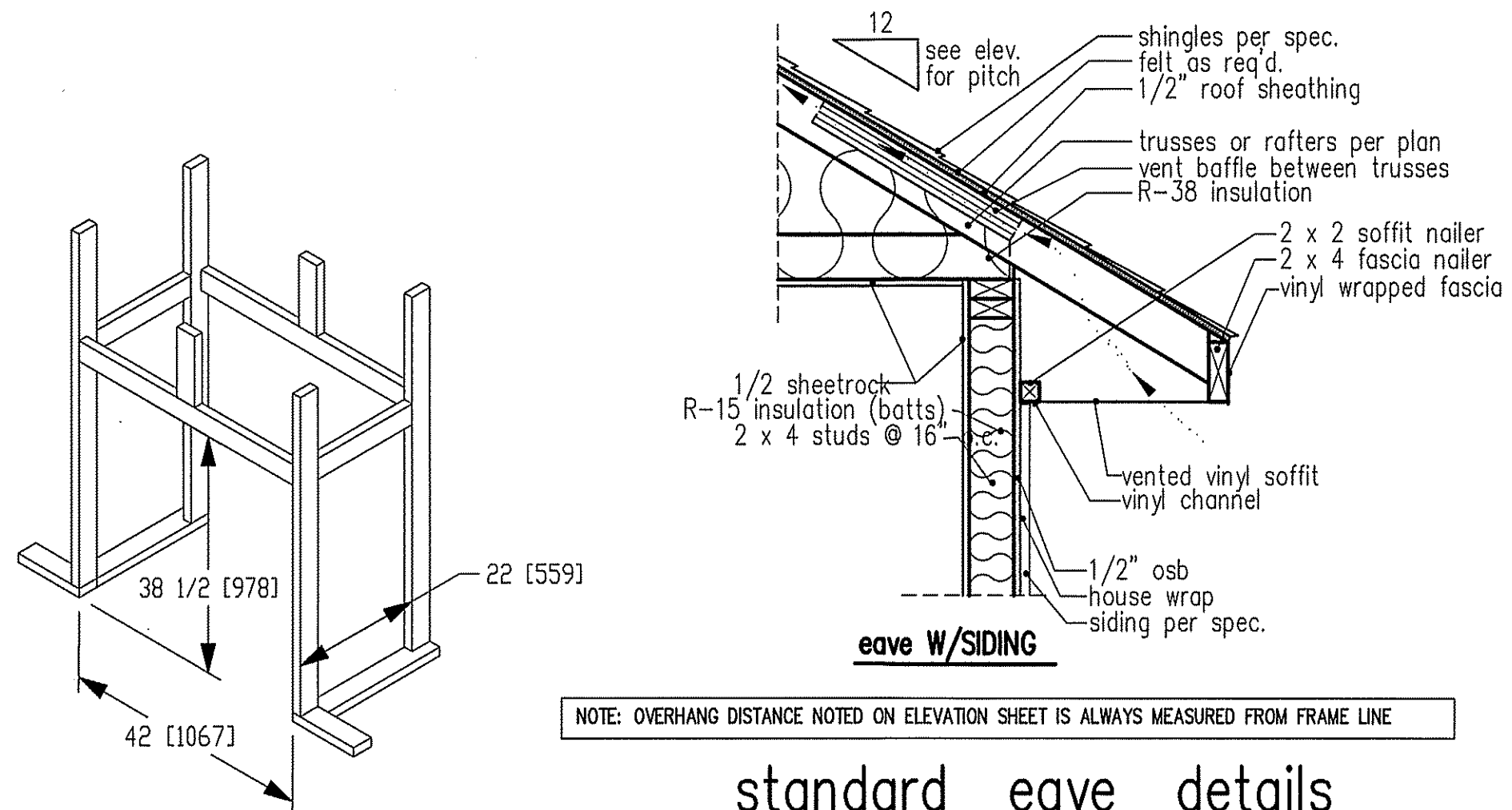
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EXCLUSIVE PLAN FOR
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PLAN:

SHEET NO.
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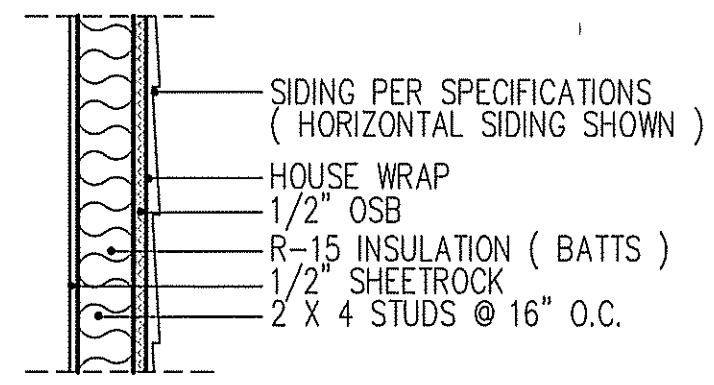


standard eave details

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.



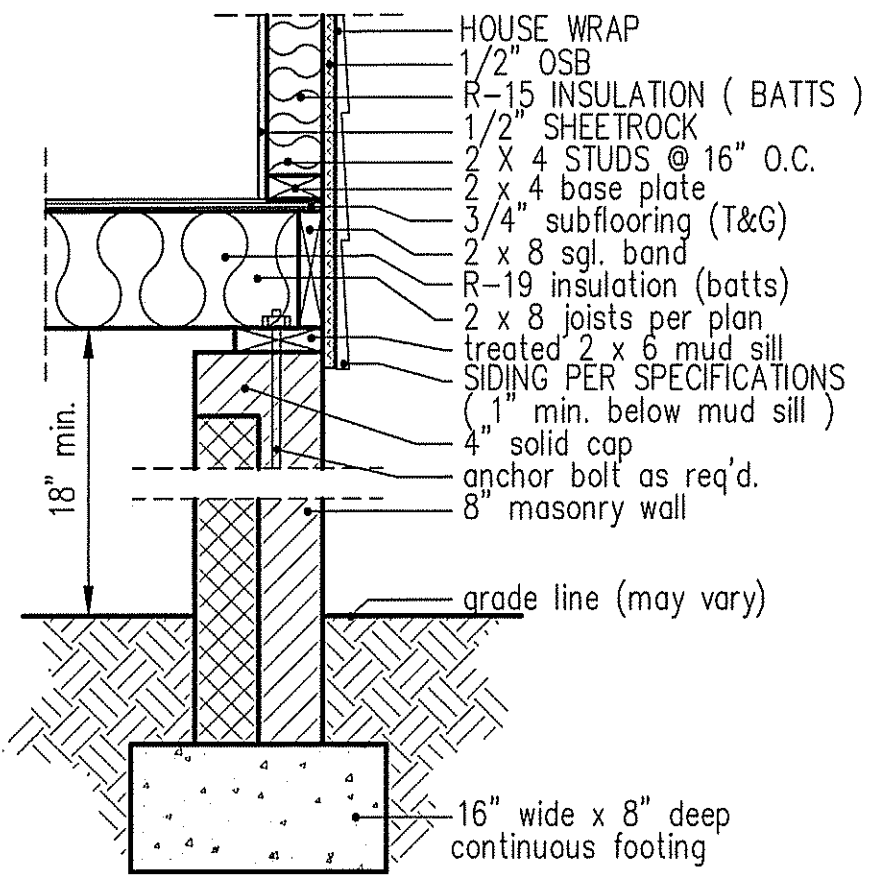
WALL W/siding

intermediate wall details

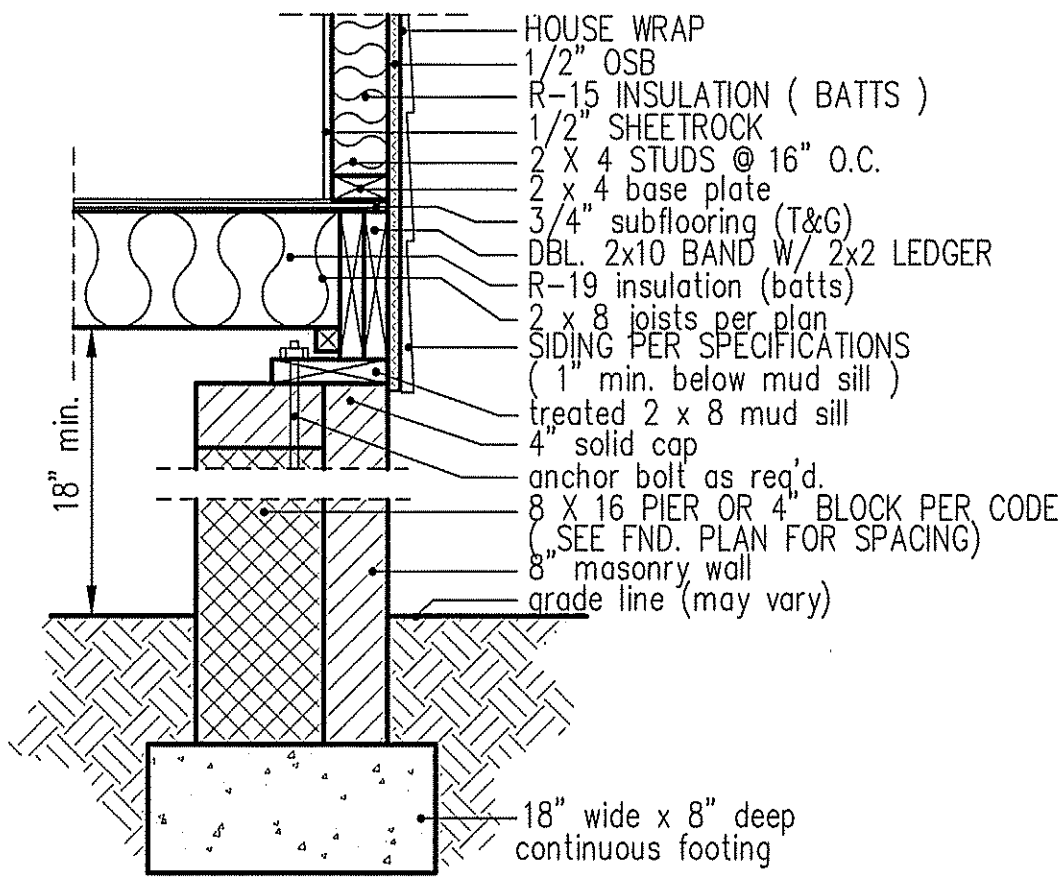
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (Inches) [per Table R602.3(5)]	
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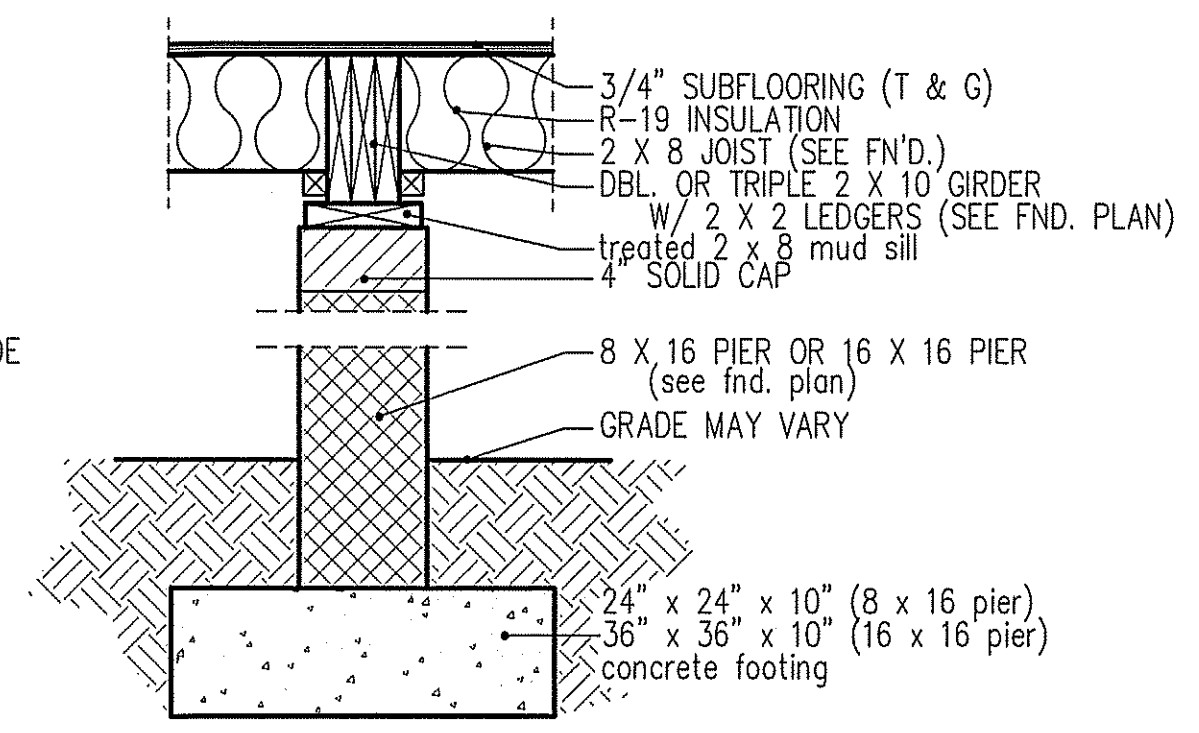
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.~R602.7 (1) AND INT.~R602.7 (2).



8" BOX SILL FOUNDATION WALL



PIER and CURTAIN FOUNDATION WALL



PIER and GIRDER DETAIL