

Residence for

Benson RH - Therese Perleberg
Harnett County, North Carolina



GENERAL NOTES

- ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREWITH SHOWN AS N.C.S.R.B.C.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS.
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R308.4
- ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R-310.2
- ALL WALLS SHOWN ON FLOOR PLANS ARE 2x4 FRAME UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45° UNLESS NOTED OTHERWISE.
- ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., 2018 EDITION, TABLE 301.2(6)
- ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION, AS SHOWN IN TABLES N1101.7 (FOR N.C.) AND N1102.1.

INDEX TO DRAWINGS

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 - 2 REAR & RIGHT SIDE ELEVATIONS
 - 3 FLOOR PLAN
 - 4 ELECTRICAL PLAN
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- S1 STEM WALL FOUNDATION PLAN**
- S2 CEILING FRAMING PLAN**
- S3 ROOF FRAMING PLAN**
- S4 SECOND FLOOR CEILING FRAMING PLAN**

RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- HOUSE IS DESIGNED FOR 120 MPH, 3 SECOND GUST (93 MPH FASTEST WIND), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF ALL PLATE SPLICES AND CORNERS.
- MEAN ROOF HEIGHT: 15'-2"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:
MEAN ROOF HGT: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'

ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

- MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 3*
- MAXIMUM GLAZING U-FACTOR: 0.35
- INSULATING VALUES: CEILING: R-30** / WALLS: R-15 / FLOOR: R-19 / SLABS: R-0. CODE REFERENCE: TABLE N1102.1 (**R-30 ONLY IF UNCOMPRESSED, R-38 REQUIRED IF COMPRESSED)

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

COUNTY	WIND (MPH)	GUST (MPH)
HARNETT	120	93
JOHNSTON	120	93
SAMPSON	130	101
WAKE	115	89

PLAN ABBREVIATIONS

TYP	TYPICAL	FR	PAIR
UN.O.	UNLESS NOTED OTHERWISE	TRP	TRIPLE
FIN. FLR.	FINISHED FLOOR	DH	DOUBLE HUNG
FJ	FLOOR JOIST	SH	SINGLE HUNG
CJ	CEILING JOIST	CS	CASEMENT
CLS.	CEILING	SLDR	SLIDER
SPEC.	SPECIFIED	FXD	FIXED
SQ.	SQUARE	C.O.	CASED OPENING
DIA.	DIAMETER	O.H.D.	OVERHEAD DOOR
MIN.	MINIMUM OR MINUTE	PDS	FULL DOWN STAIR
MAX.	MAXIMUM	ELEV.	ELEVATION
DN	DOWN	FND.	FOUNDATION
T	TREADS	FTG.	FOOTINGS
R	RISERS	CLR.	CLEAR

MATERIALS LEGEND

	EARTH/COMPACT FILL		FINISH WOOD
	CONCRETE		ROUGH WOOD
	BRICK		BLOCKING
	CONCRETE BLOCK/STONE		PLYWOOD
	STEEL		BATT INSULATION
	ALUMINUM		RIGID INSULATION

TOILET ACCESSORIES LEGEND

- PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:
- TB TOILET BAR
 - TP TOILET PAPER HOLDER
 - TR TOILET RING
 - MC MEDICINE CABINET
 - MR MAGAZINE RACK

AREA CALCULATIONS

	HEATED (SQ. FT.)	UNHEATED (SQ. FT.)	UNFINISHED (SQ. FT.)
BASEMENT:	N/A	GARAGE: 575	BASEMENT: N/A
1ST FLOOR:	1658	DECK/PATIO: 360	REC. ROOM: N/A
2ND FLOOR:	N/A	PORCH: 124	ATTIC: N/A
REC. ROOM:	N/A	SCREEN PORCH: N/A	STORAGE: N/A
ATTIC:	N/A	STORAGE: N/A	
TOTAL:	1658	1059	

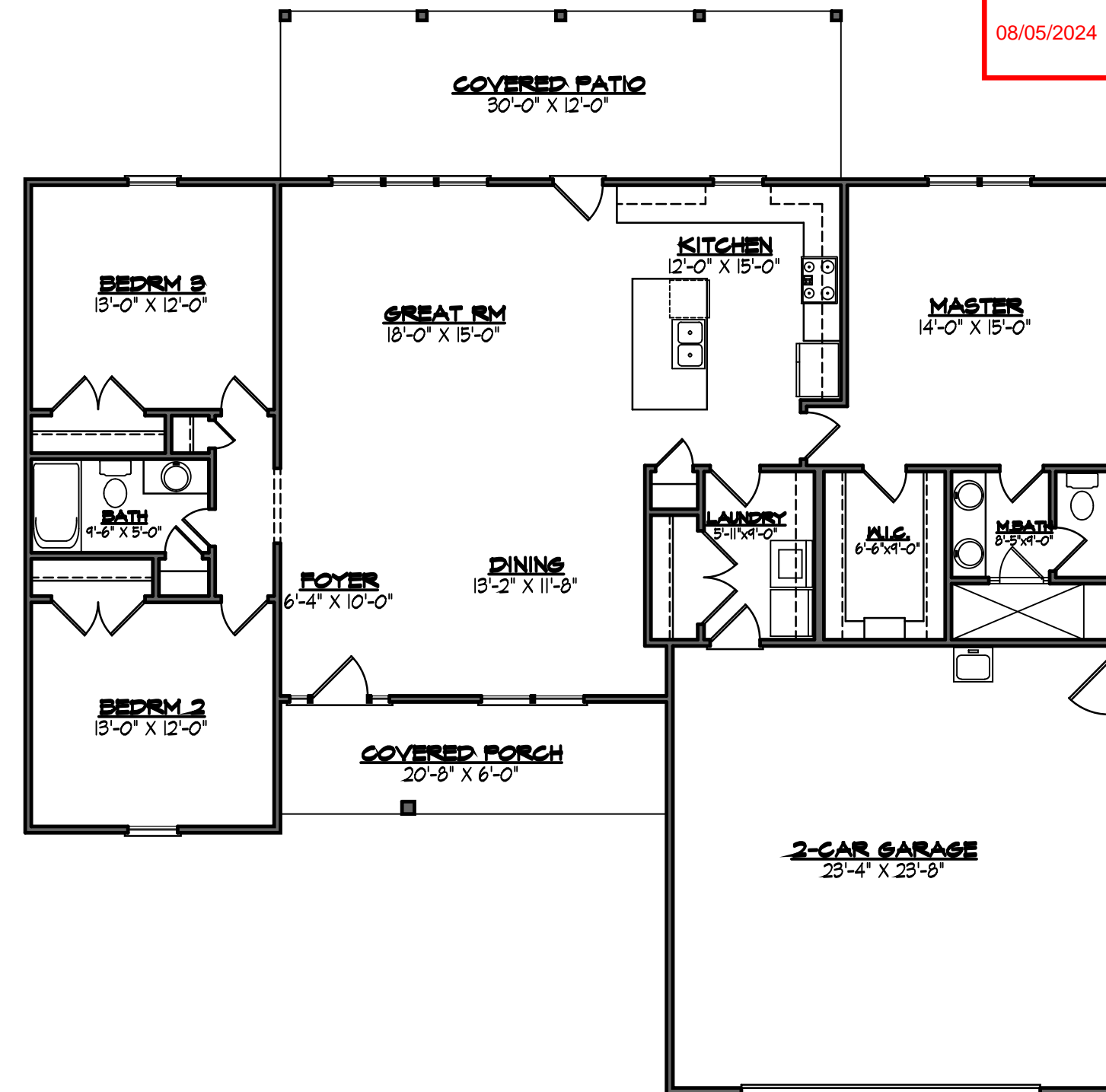
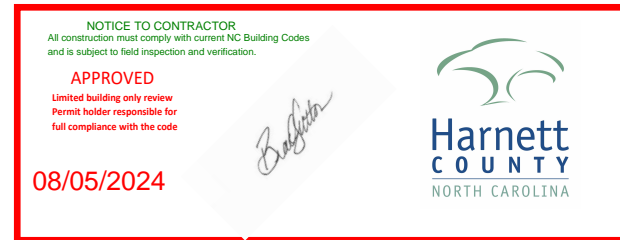
OVERALL DIMENSIONS
WIDTH: 58'-4"
DEPTH: 49'-0"

FOUNDATION VENTING CALCULATIONS

(NONE REQUIRED WITH SLAB FOUNDATION)

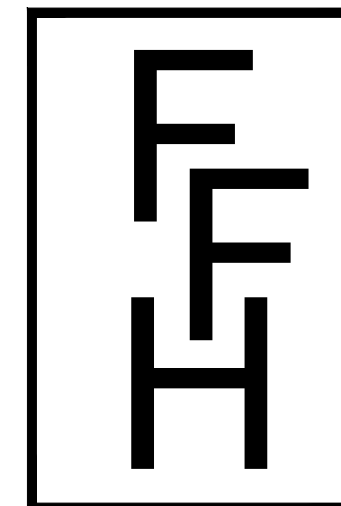
ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION CALCULATIONS	MECHANICAL ROOF VENTILATOR CALCULATIONS
2717 SQ. FT. / 150 = 18.11 SQ. FT. VENT REQ'D.	2717 SQ. FT. / 300 = 9.06 SQ. FT. VENT REQ'D.
BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE	BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE



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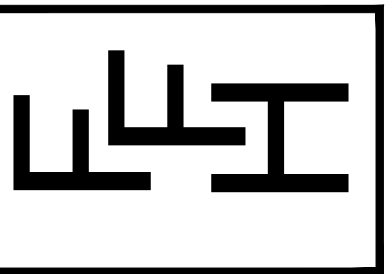
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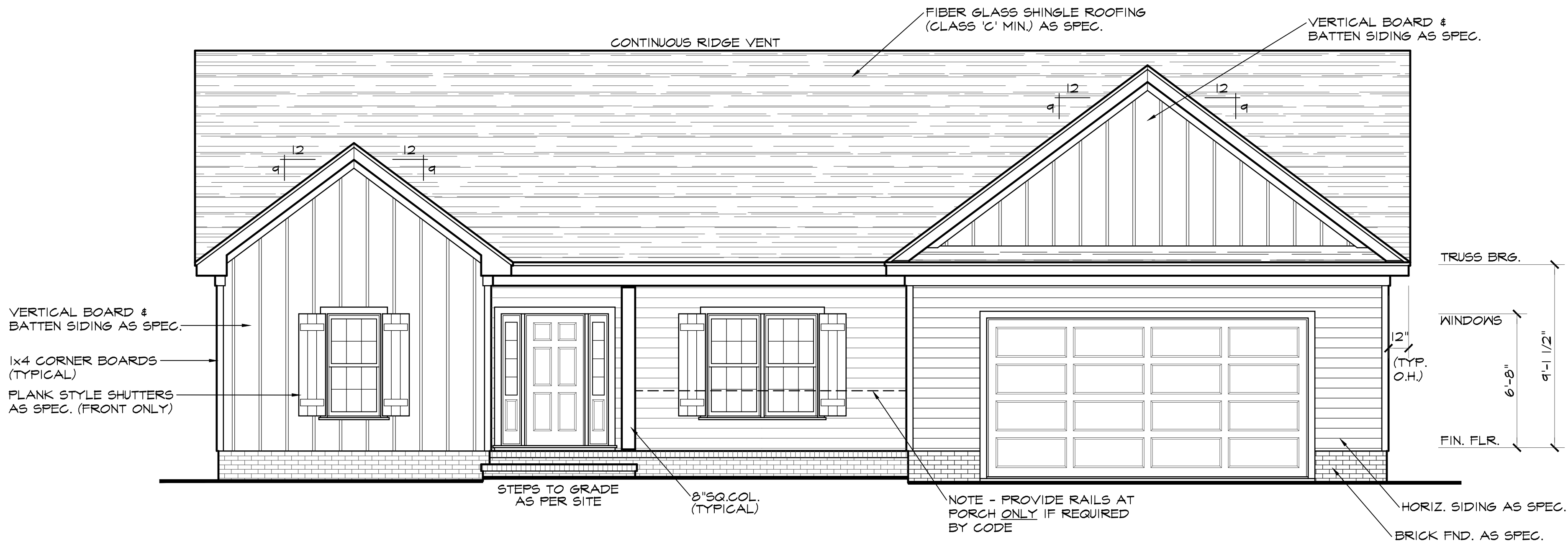


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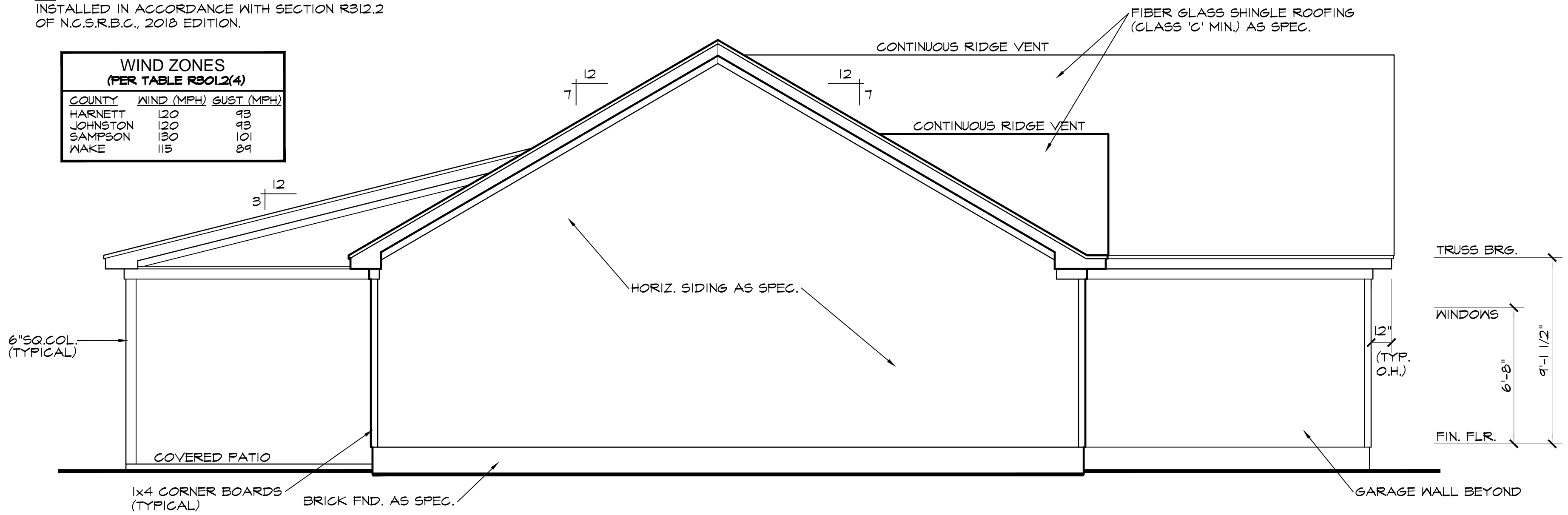


FRONT ELEVATION SCALE: 1/4"=1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

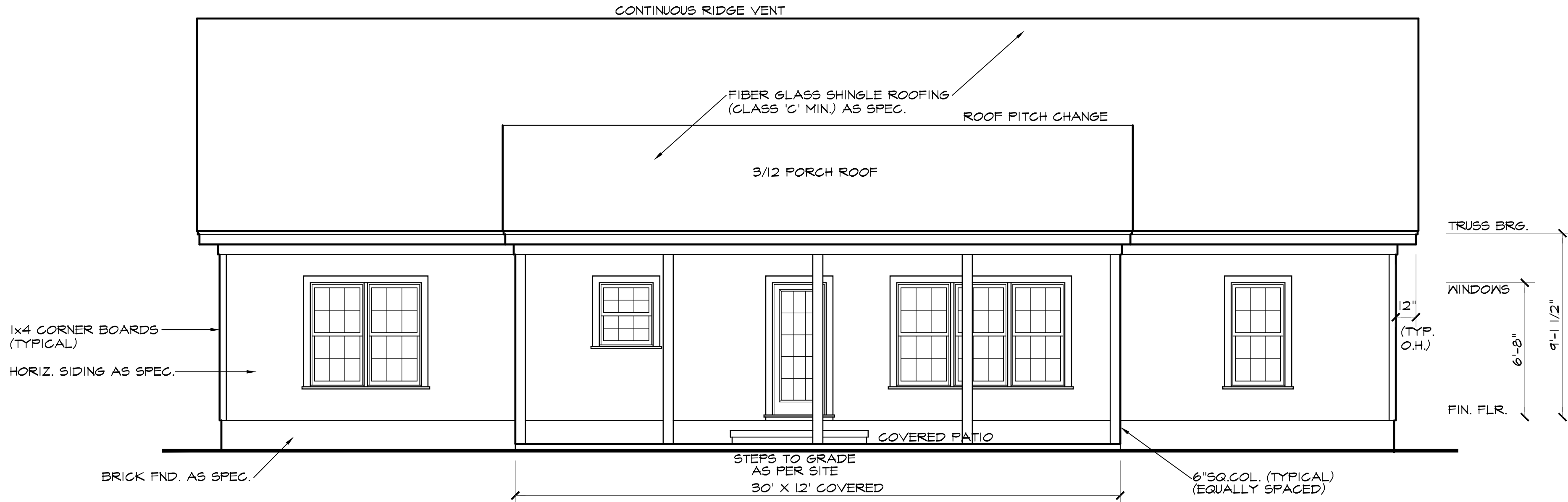
NOTE - BOTTOM OF WINDOW CLEAR OPENINGS SHALL BE MORE THAN 24" ABOVE FINISH FLOOR OR A FALL PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R312.2 OF N.C.S.R.B.C., 2018 EDITION.

WIND ZONES (PER TABLE R301.2(4))		
COUNTY	WIND (MPH)	GUST (MPH)
HARNETT	120	43
JOHNSTON	120	43
SAMPSON	130	101
WAKE	115	89



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

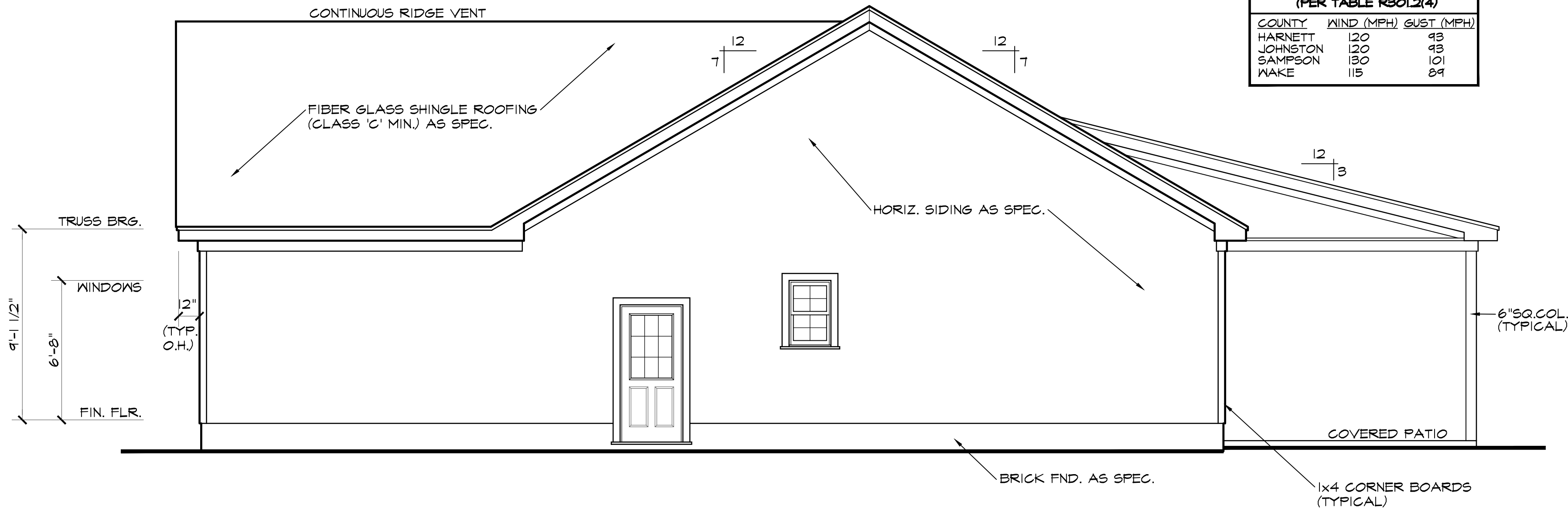


REAR ELEVATION

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

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

NOTE - BOTTOM OF WINDOW CLEAR OPENINGS SHALL BE MORE THAN 24" ABOVE FINISH FLOOR OR A FALL PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R312.2 OF N.C.S.R.B.C., 2018 EDITION.



RIGHT SIDE ELEVATION

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

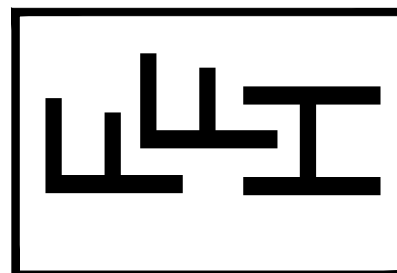
NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

WIND ZONES (PER TABLE R301.2(4))		
COUNTY	WIND (MPH)	GUST (MPH)
HARNETT	120	93
JOHNSTON	120	93
SAMPSON	130	101
WAKE	115	89

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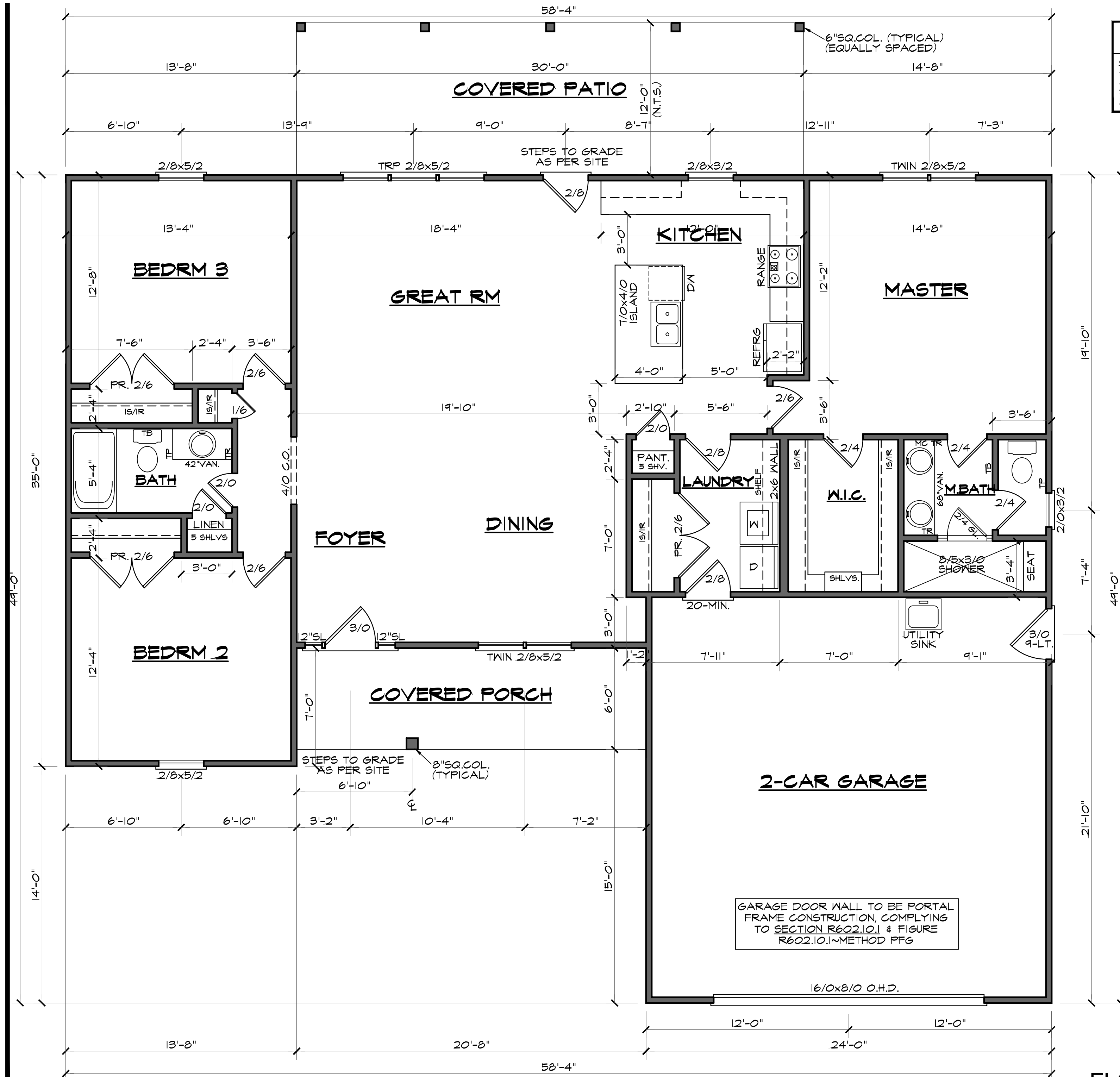


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WIND ZONES (PER TABLE R301.2(4))		
COUNTY	WIND (MPH)	GUST (MPH)
HARNETT	120	93
JOHNSTON	120	93
SAMPSON	130	101
WAKE	115	89



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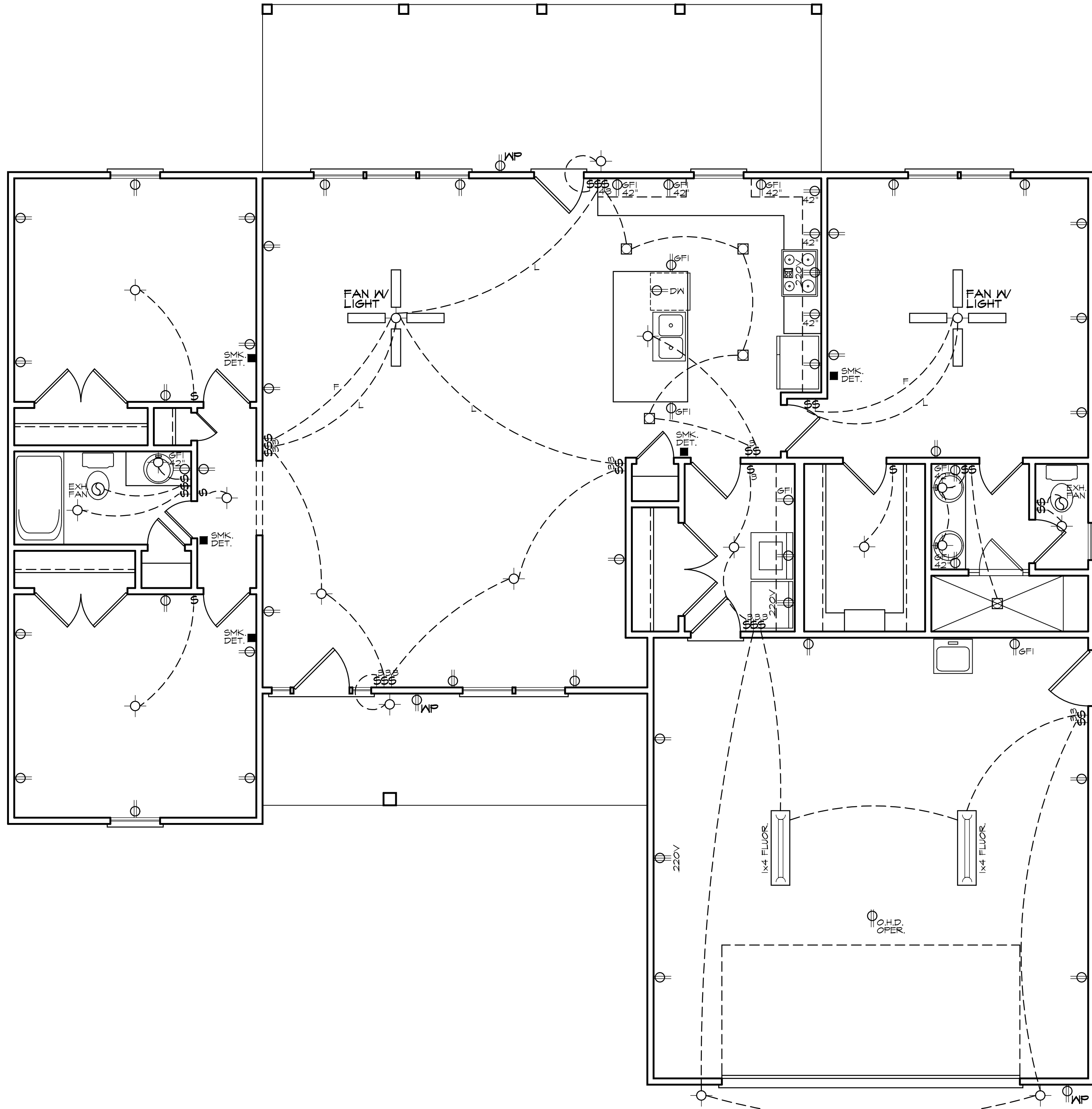
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FLOOR PLAN SCALE: 1/4"=1'-0"
 9'-0" CLG. HGT.
 SET WINDOWS @ 6'-8" AFF



ELECTRICAL LEGEND	
	- LIGHT FIXTURE
	- FANLIGHT
	- WATERPROOF OUTLET
	- RECESSED LIGHTING
	- SINGLE PULL SWITCH
	- 3-WAY SWITCH
	- 4-WAY SWITCH
	- DIMMER SWITCH
	- SMOKE DETECTOR
	- FLOOD LIGHTS
	- EYEBALL SPOTS
	- DUPLEX RECEPTACLE (110V)
	- 220 VOLT RECEPTACLE
	- SWITCHED RECEPTACLE (TOP WIRE ONLY)
	- GROUND FAULT CIRCUIT INTERRUPTOR
	- CL6 FANLIGHTS
	- TRACK LIGHTS
	- FLUORESCENT LIGHTING
	- CABLE OUTLET
	- TELEPHONE OUTLET
	- COMPUTER DATA OUTLET
	- BURGLAR ALARM
	- INTERCOM
NOTE: ALL ELECTRICAL TO BE VERIFIED BY OWNER/BUILDER BEFORE ROUGH-IN.	

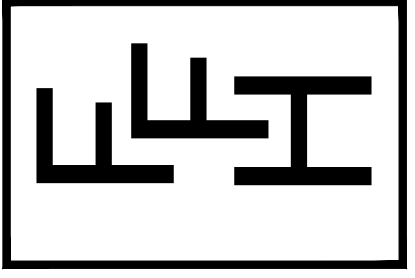
ELECTRICAL PLAN

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.

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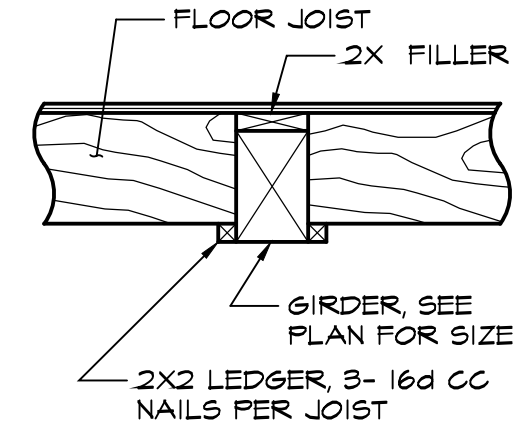
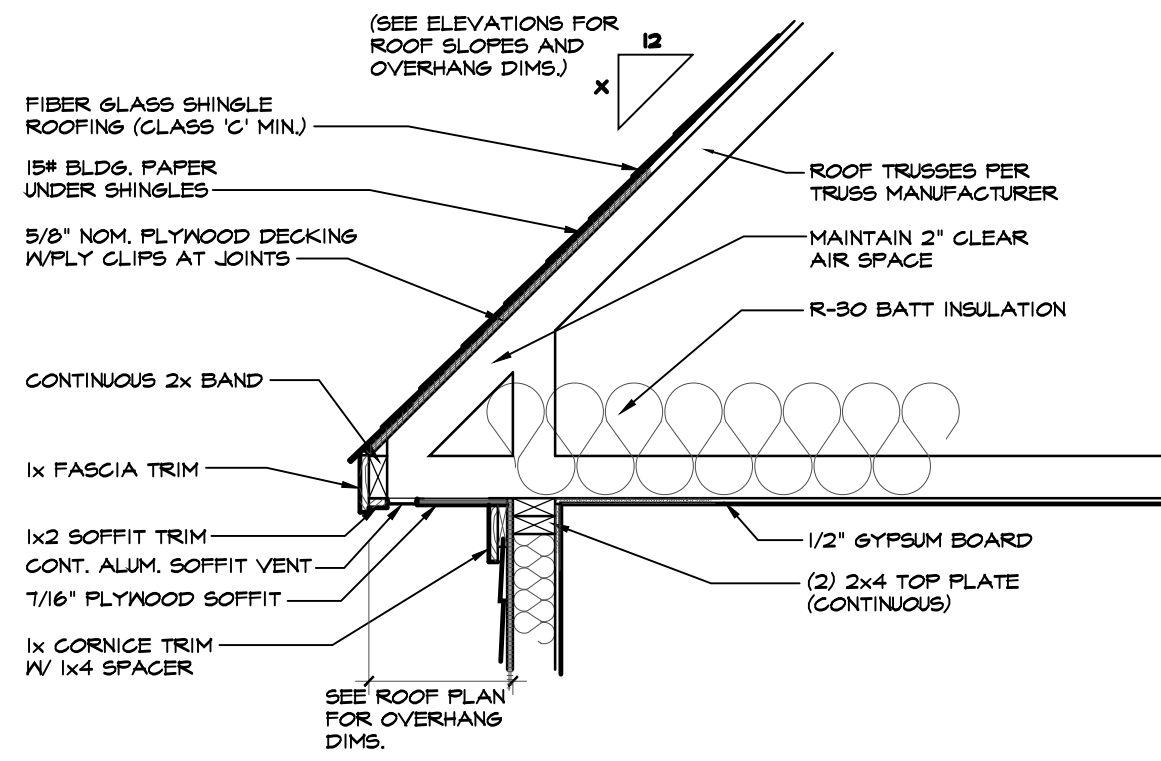
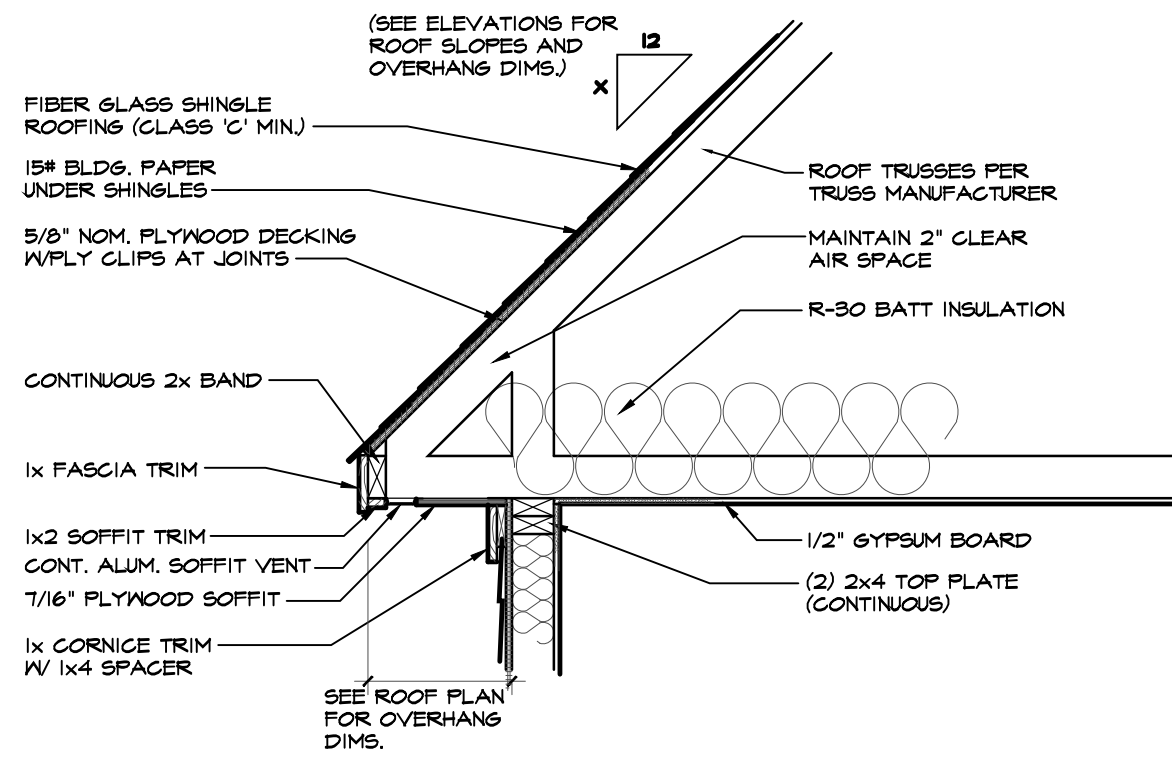


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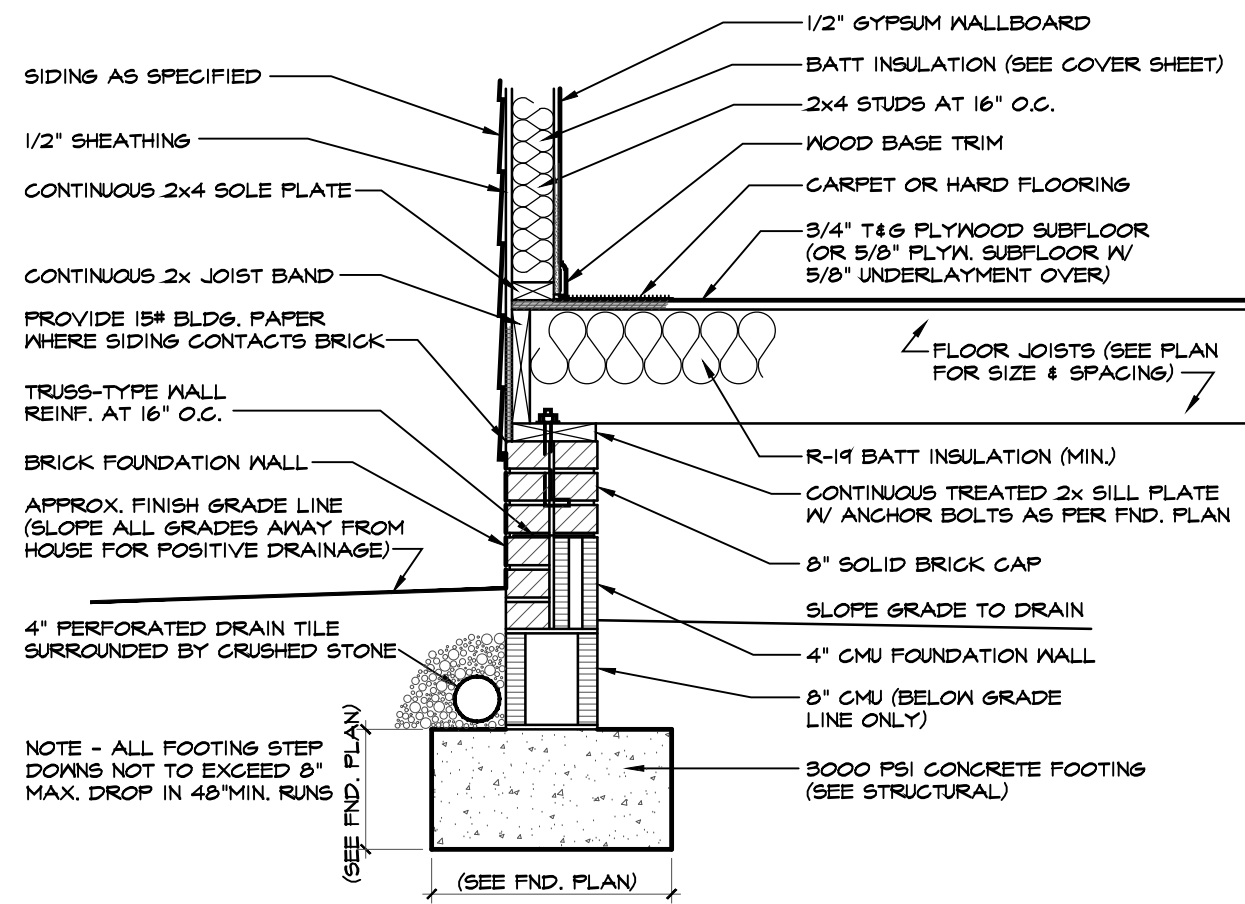
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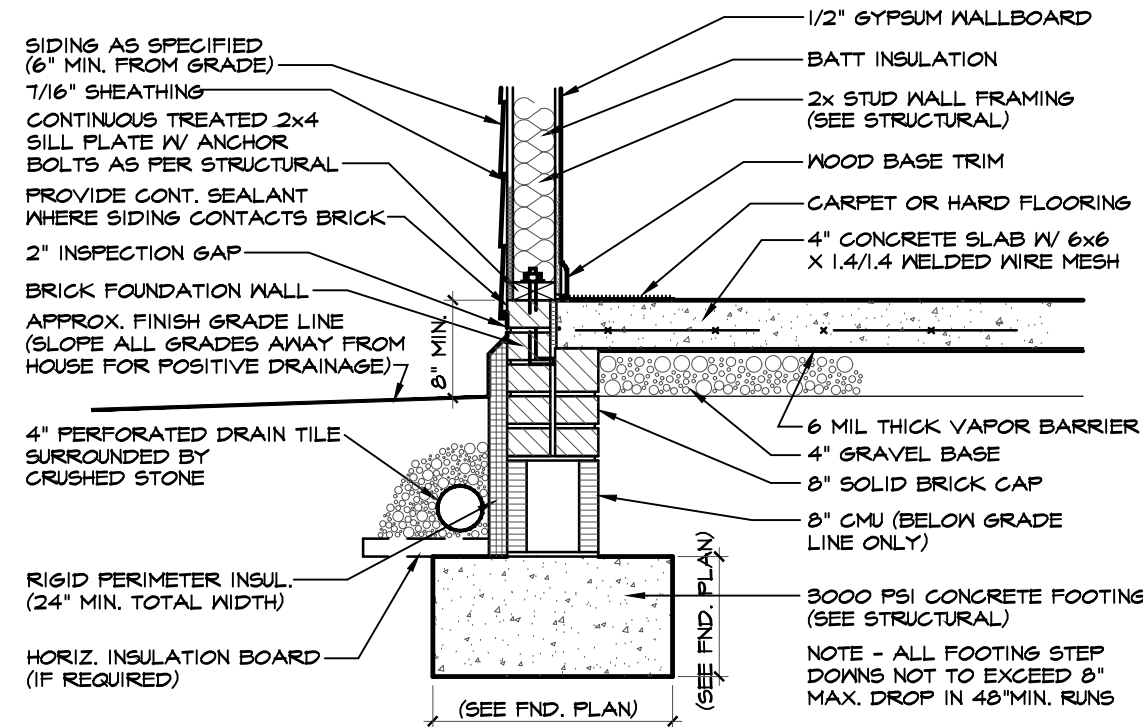
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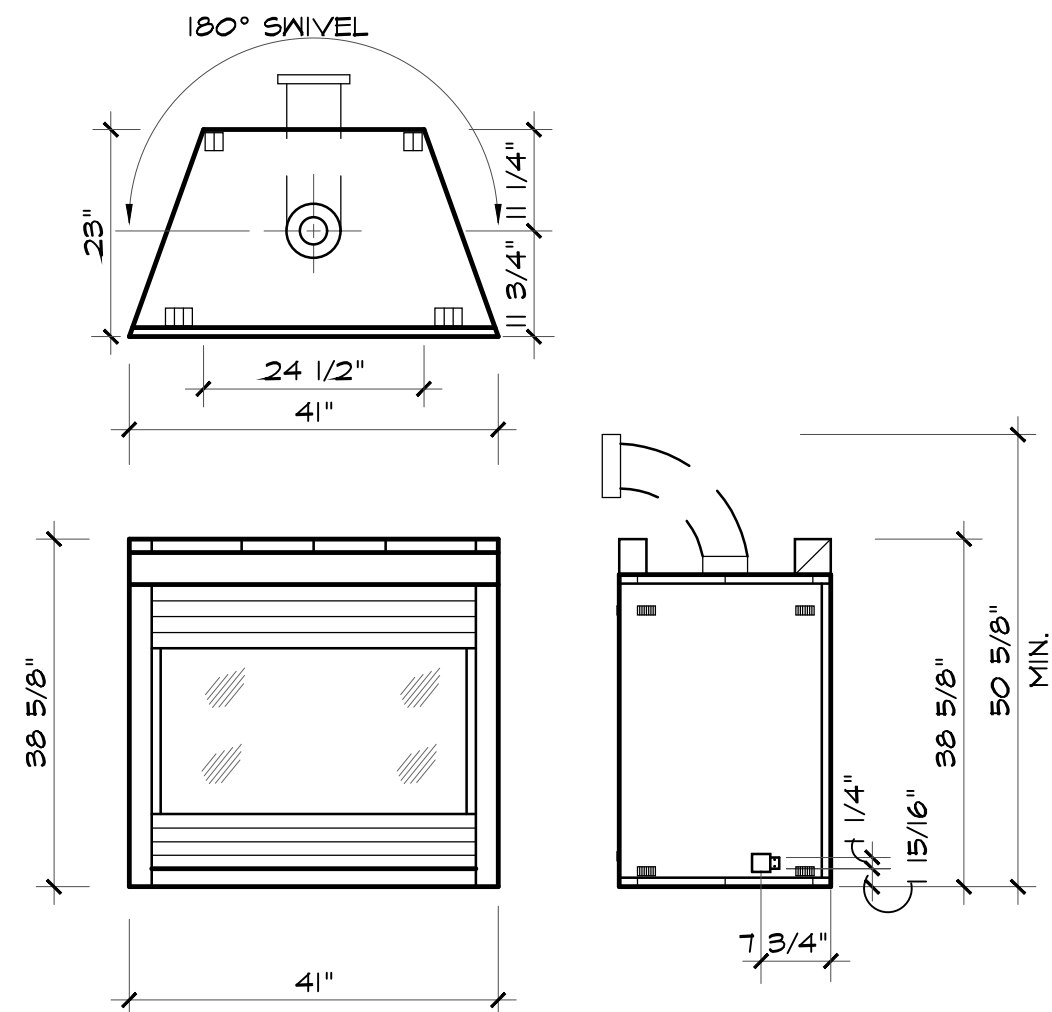
4 FLUSH GIRDER DETAIL
SCALE: 3/4"=1'-0"



1 ONE-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0"
(CRAWL SPACE FOUNDATION)



2 ONE-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0"
SLAB-ON-GRADE FND.
NOTE - PERIMETER SLAB INSULATION MAY BE DELETED IF CONSTRUCTION IS LOCATED IN CLIMATE ZONE B.
(STEM WALL SLAB FOUNDATION)

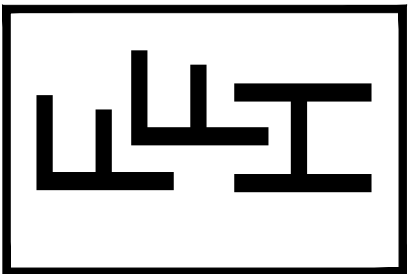


3 DIRECT VENT FIREPLACE DETAIL
SCALE: NONE

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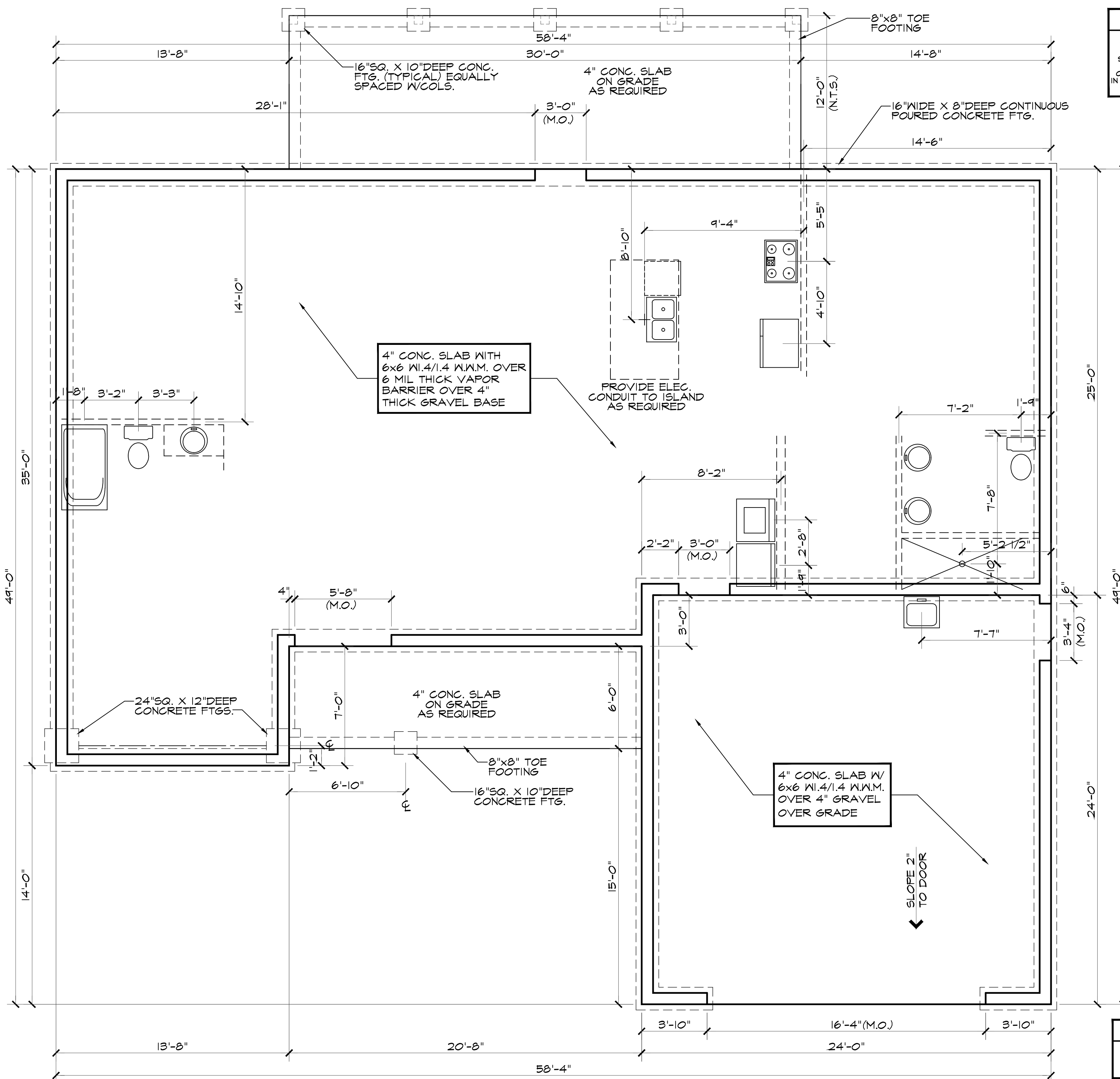
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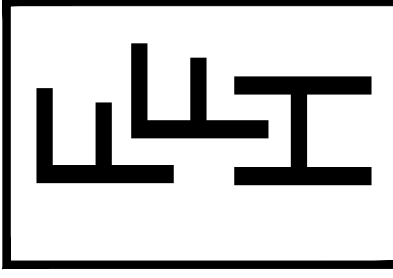


FOUNDATION ANCHORAGE
 THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET (1219.3 mm) ON CENTER AND NOT MORE THAN 12 INCHES (305 mm) FROM THE CORNER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 mm) IN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

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

N.C. SPECIFIC NOTE
 COMcheck OR ASHRAE 90.1 2013 COMcheck SHALL BE PERMITTED TO DEMONSTRATE COMPLIANCE WITH THE N.C. 2018 ENERGY CONSERVATION CODES. (SECTION C401.2(B))

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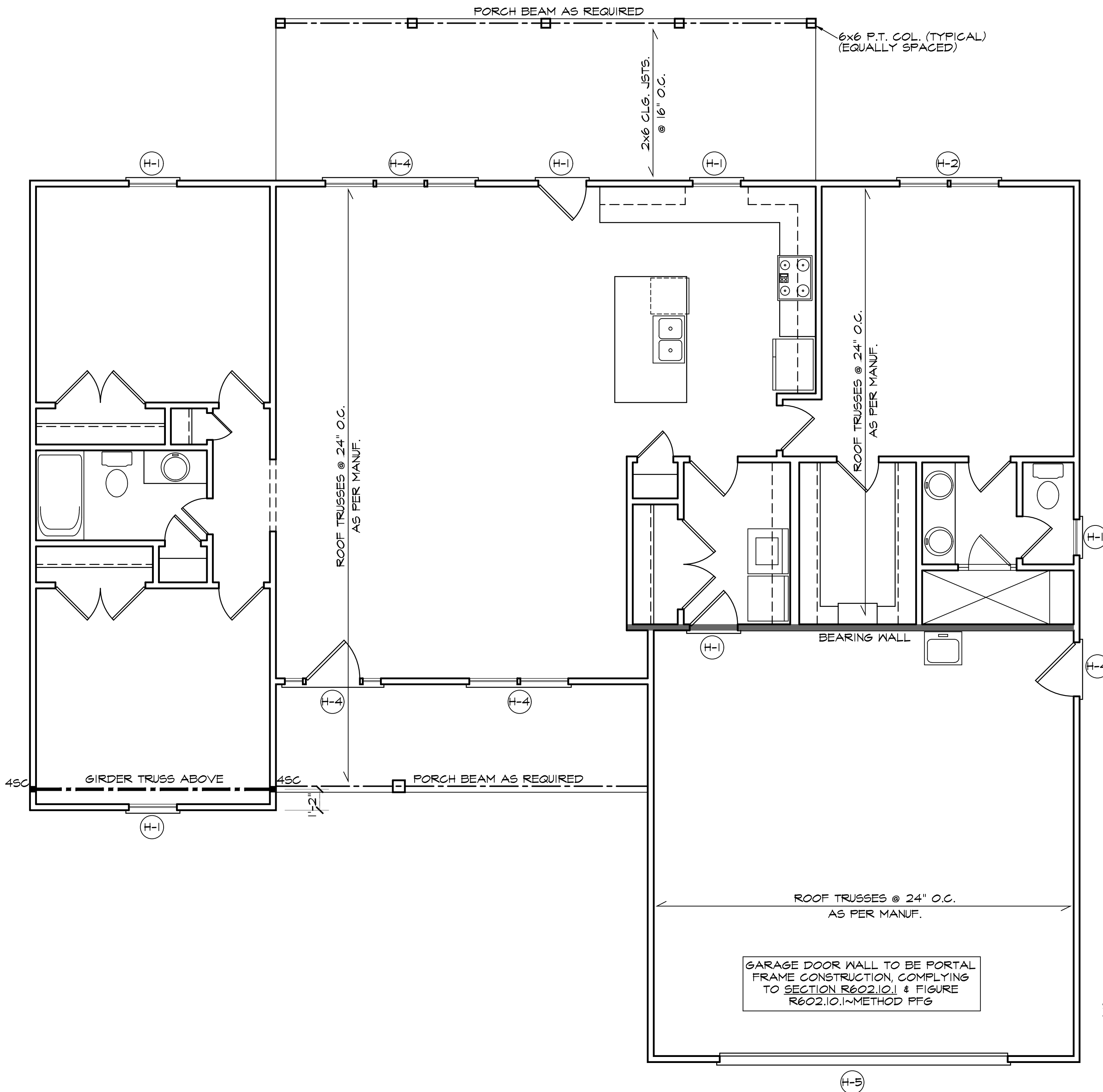
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 OF 3

STEM WALL SLAB FOUNDATION PLAN

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

NOTE - PROVIDE HOSE BIBBS AS PER SPECIFICATIONS. SEE BUILDER FOR WATER HEATER PLACEMENT.



WIND ZONES (PER TABLE R301.2(4))		
COUNTY	WIND (MPH)	GUST (MPH)
HARNETT	120	93
JOHNSTON	120	93
SAMPSON	130	101
WAKE	115	89

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) AS PER TABLE R602.3(5)	
	16	24
LESS THAN 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 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 INCHES IN DIAMETER (76 mm) SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH ASTM A53 GRADE B OR APPROVED EQUIVALENT.

STRUCTURAL NOTES
 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 GS-WSP (7/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

HEADER SCHEDULE		
SYMBOL #	SIZE	JACKS
(H-1)	(2) 2x10	1
(H-2)	(2) 2x10	2
(H-3)	(2) 2x8	2
(H-4)	(2) 1.75"x9.25" LVL	2
(H-5)	(2) 1.75"x11.875" LVL	3

ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2x10 #2 SPF UNLESS NOTED OTHERWISE.

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

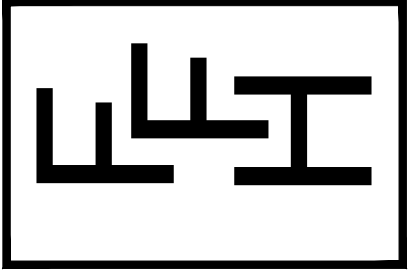
CEILING STRUCTURAL PLAN

NOTE - ALL INTERIOR WALLS NOT LOAD BEARING MAY BE FRAMED AT 24" O.C. IF SO DESIRED.
 NOTE - ALL INTERIOR HEADERS NOT LABELED TO BE (2)2x4s (TYPICAL)

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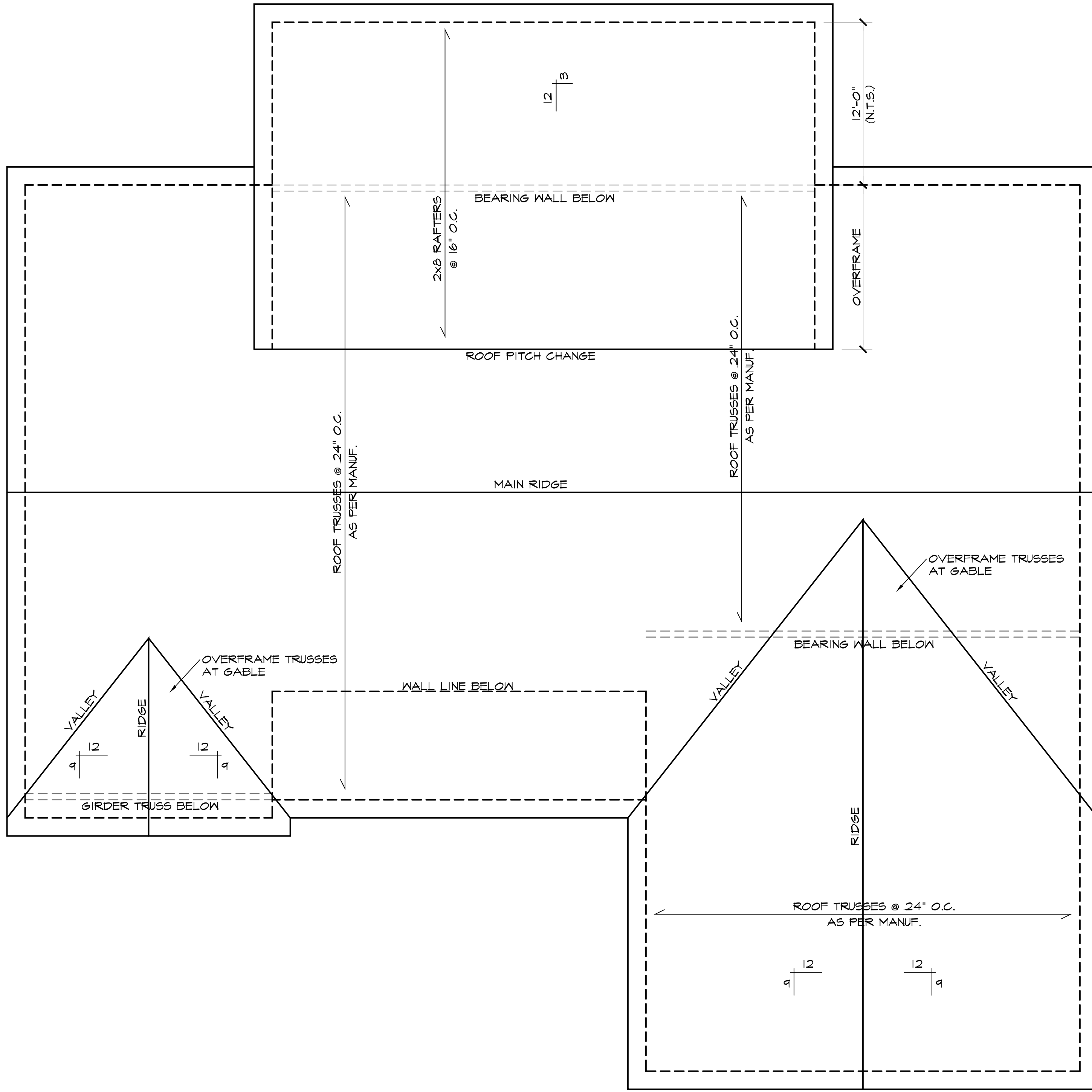
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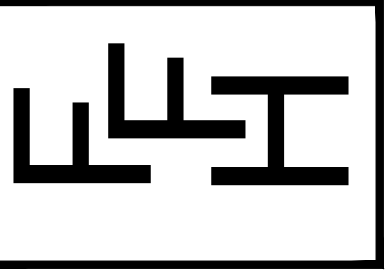
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ROOF FRAMING PLAN

NOTE 1 - ALL ROOF PITCHES TO BE 7/12 UNLESS NOTED OTHERWISE
 NOTE 2 - ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



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