

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

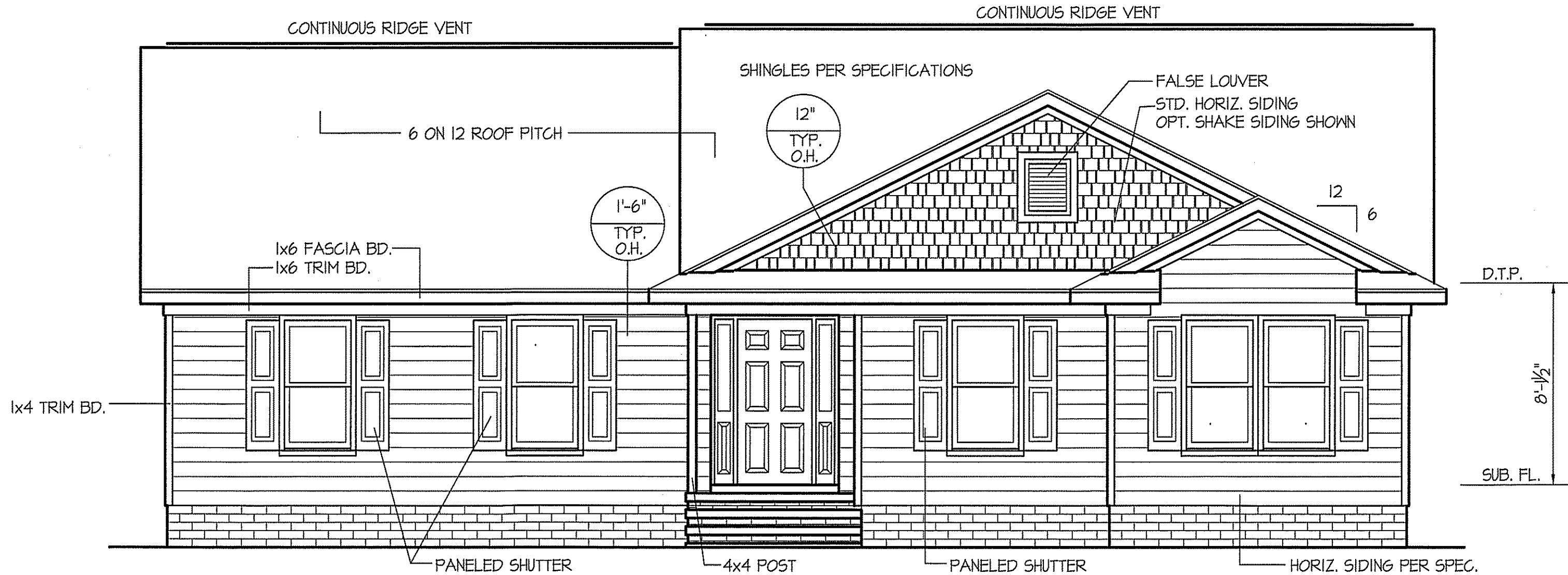
DATE:
JAN. 3, 2025

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
ISRAEL BENAVIDEZ
FROM ORIGINAL "ALEXANDER"

SHEET NO.
1



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

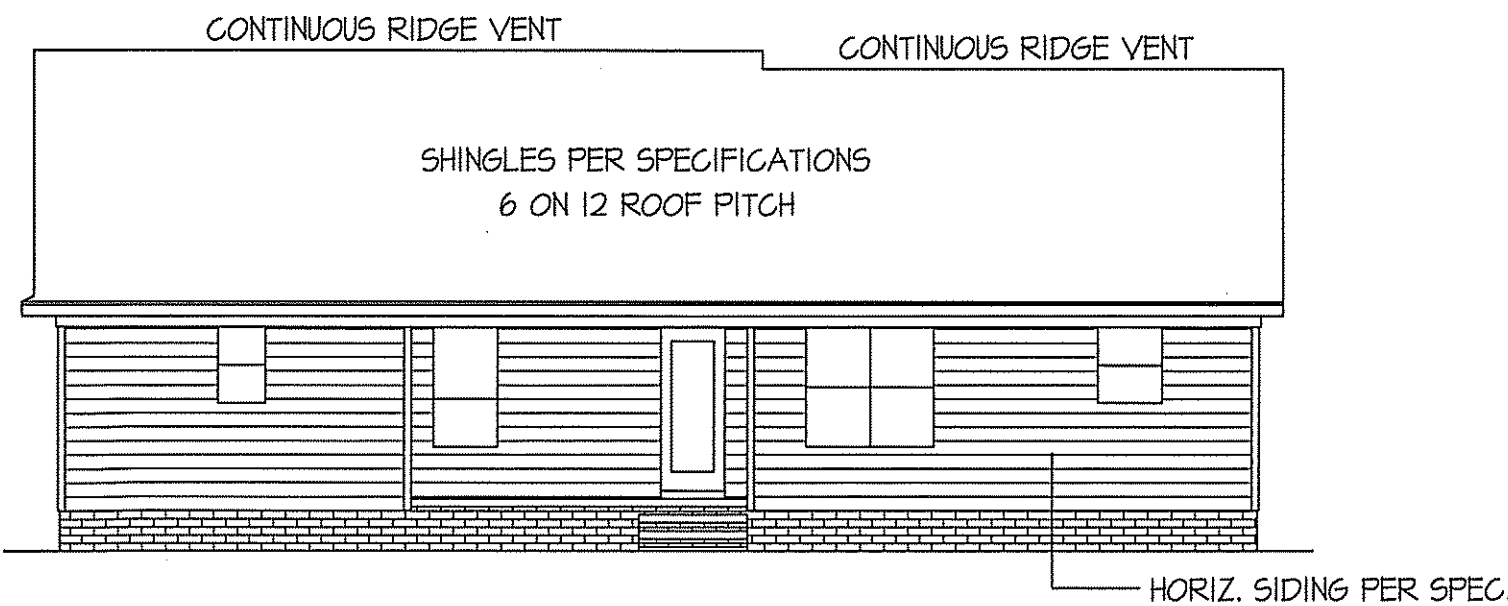
INSULATION and FENESTRATION REQUIREMENTS		
CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, 13+2.5	R-15, 13+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/13	10/15
MIN. SLAB R-VALUE	0	R-10
PROVIDE STEPS AS REQUIRED GRADE MAY VARY - BUILDER TO VERIFY		

ALL EXTERIOR WALLS TO BE
SHEATHED WITH CS-WSP (7/16" OSB)
IN ACCORDANCE WITH SECTION
R602.10.3 UNLESS OTHERWISE NOTED.

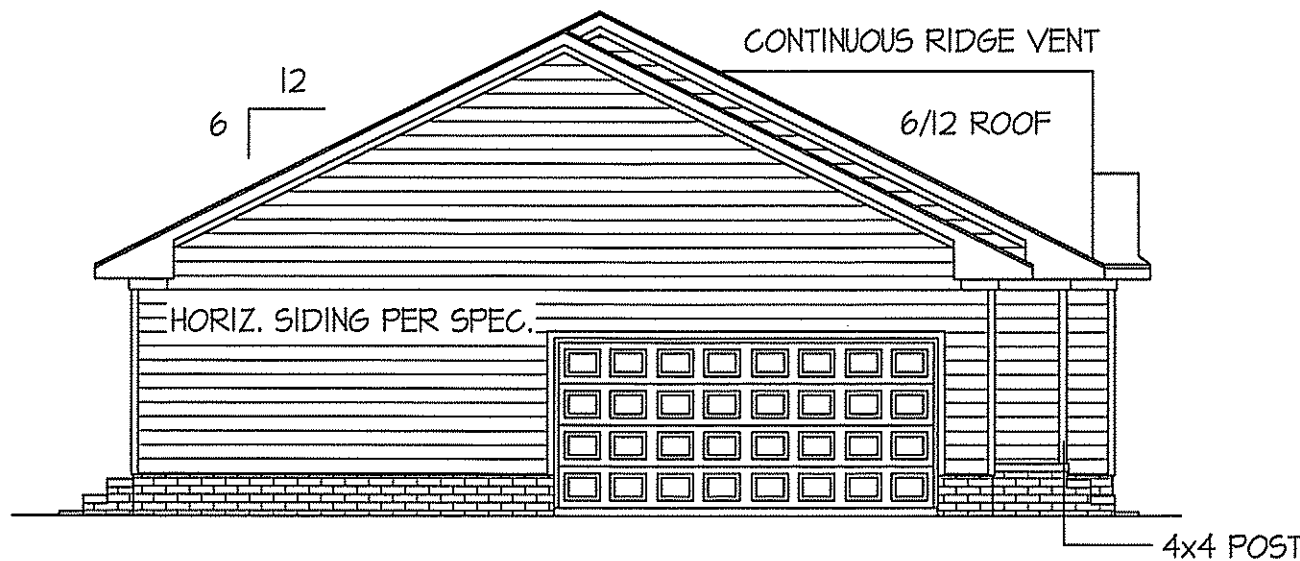
WIND ZONES (PER TABLE R301.2(4))	
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

ROOF VENTILATION REQ'MTS.
1911 ATTIC SQ. FT. / 300 = 6.37

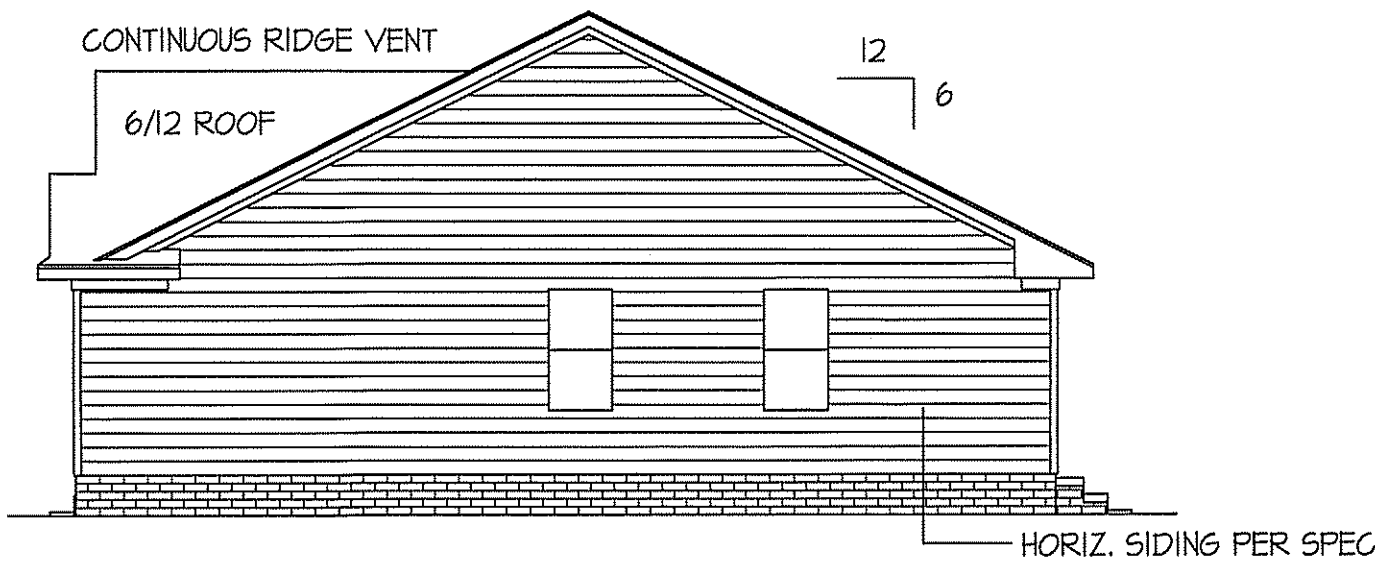
PROVIDED ON PLAN
64 L.F. RIDGE VENT = 12.0
104 L.F. SOFFIT VENT = 6.5
TOTAL = 18.5 S.F. FREE NET AREA



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



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



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

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

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

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.

8' CEILING (UNLESS OTHERWISE NOTED)
FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL HEATED SQUARE FOOTAGE = 1295 S.F.
FRONT PORCH SQUARE FOOTAGE = 65 S.F.
REAR PORCH SQUARE FOOTAGE = 84 S.F.
DOUBLE GARAGE SQUARE FOOTAGE = 464 S.F.

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

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).

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

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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

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 NGR CODES
GIRDER SPANS AND HEADER SPANS TO COINCIDE
WITH TABLE R602.7(1), R602.7(2) AND R602.7(3).

FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1245 S.F. (CRAWL) x .96 = 1243.2 S.I.
USE 20" WITTEN AUTO. VENT. FND. VENTS
@ 65 S.I. FREE NET AREA OR EQUIVALENT.
(MIN. NET AREA CAN BE REDUCED TO 1/1500
1245 S.F. (CRAWL) x .096 = 124.32 S.I.
USE 2" WITTEN 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.

FOUNDATION ANCHORAGE
THE WOOD SILL PLATE ON PERIMETER SHALL BE ANCHORED
TO THE FOUNDATION WALLS WITH ANCHOR BOLTS
SPACED A MAXIMUM OF 4' 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.

BOX SILL FND.

FOUNDATION PLAN

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

NOTES:
USE 2 X 6 MUD SILL W/ SGL. 2X8 BANDS ON 8" WALLS
PROVIDE ANCHOR BOLTS PER NC STATE CODE
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")
HOLD ALL PIERS 1/2" BELOW FND. WALLS.

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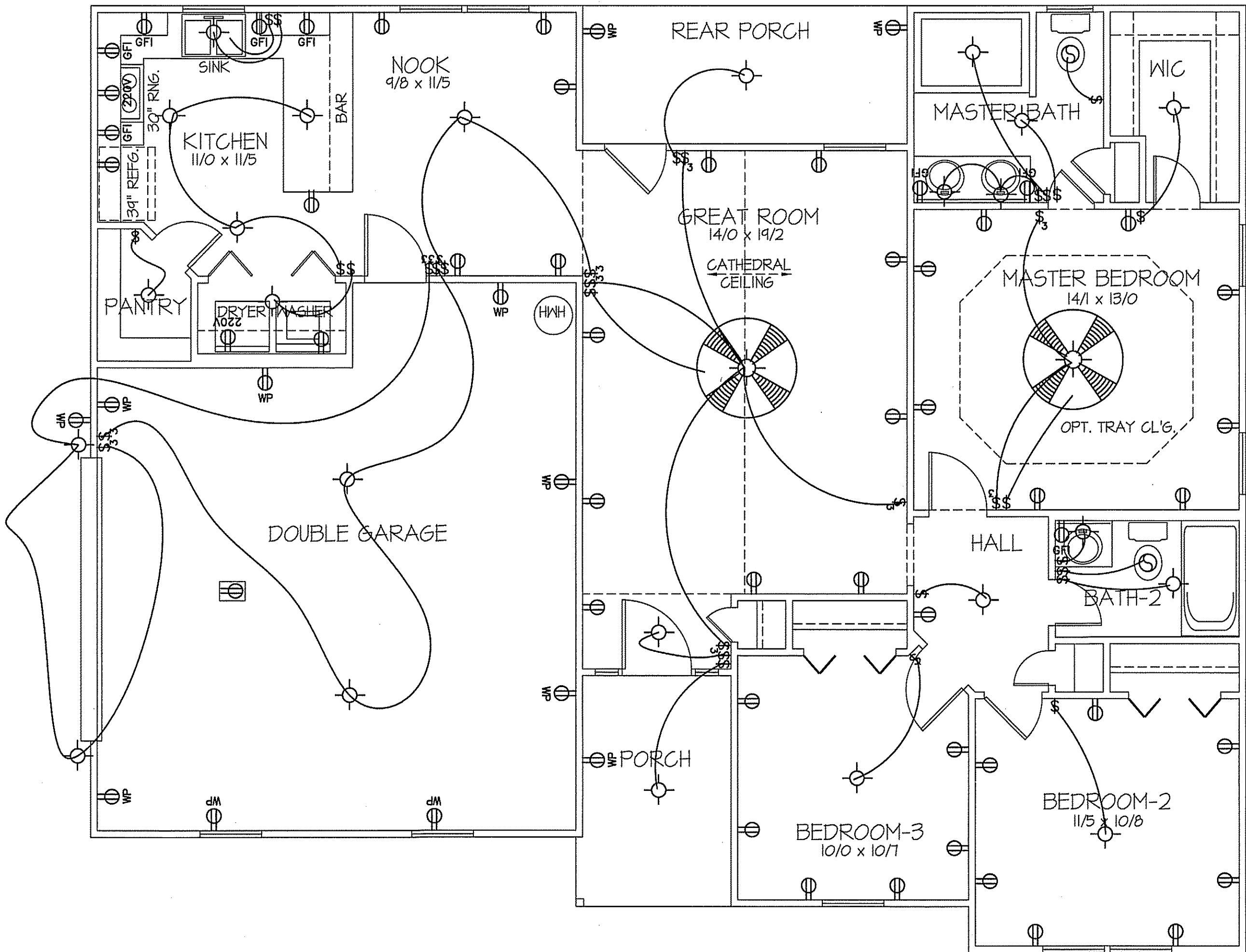
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ELECTRICAL LEGEND

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		

8' CEILING (UNLESS OTHERWISE NOTED)

ELECTRICAL FLOOR PLAN

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

TOTAL HEATED SQUARE FOOTAGE = 1295 S.F.
FRONT PORCH SQUARE FOOTAGE = 65 S.F.
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