

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

DATE:
OCT. 18, 2019

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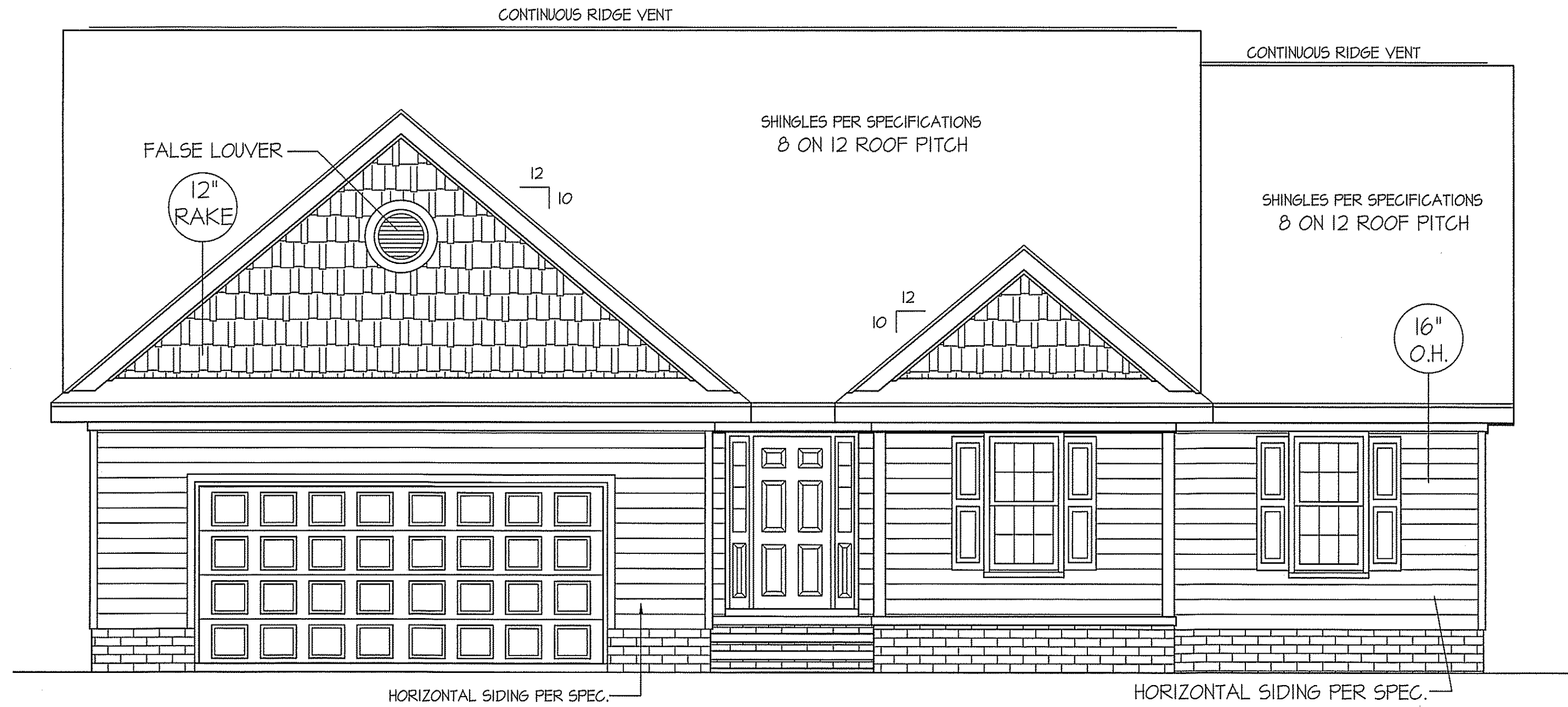


EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
WILSON~LEFT

PLAN:

SHEET NO.

1



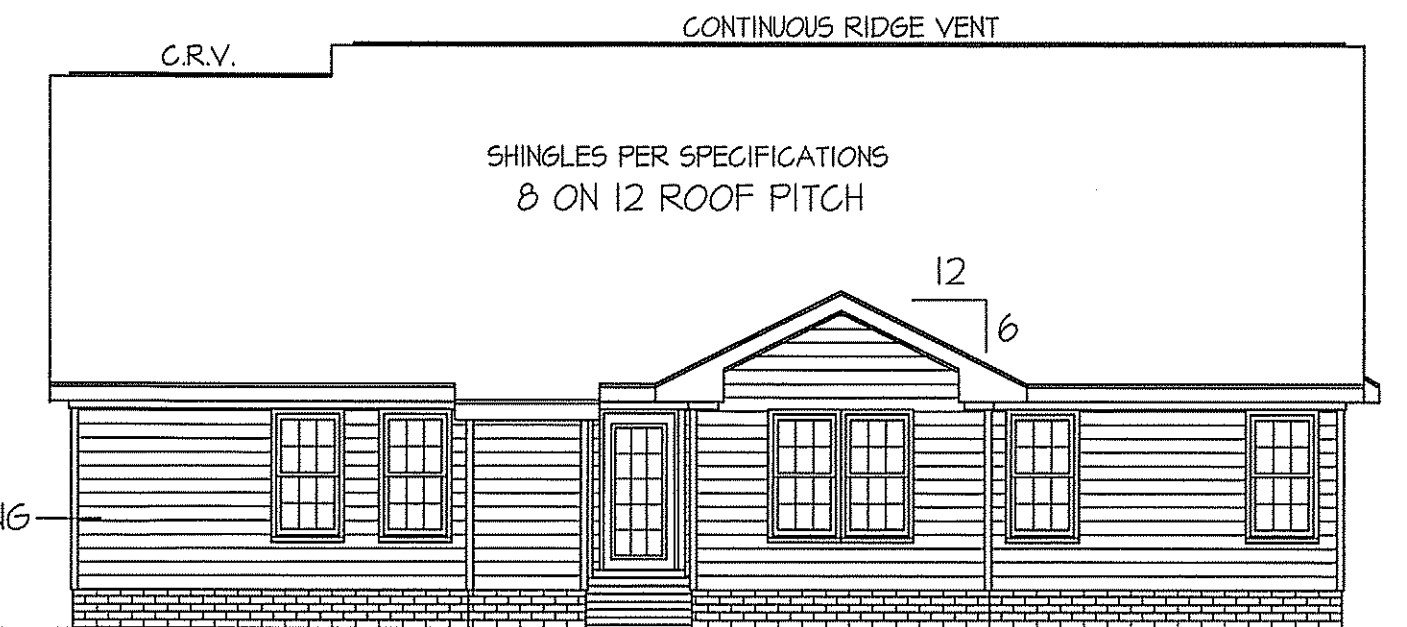
FRONT ELEVATION

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

ROOF VENTILATION REQ'MTS.
2510 ATTIC SQ. FT. / 300 = 8.37

PROVIDED ON PLAN
97 L.F. RIDGE VENT = 18.19
124 L.F. SOFFIT VENT = 7.75
TOTAL = 25.94 S.F. FREE NET AREA

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



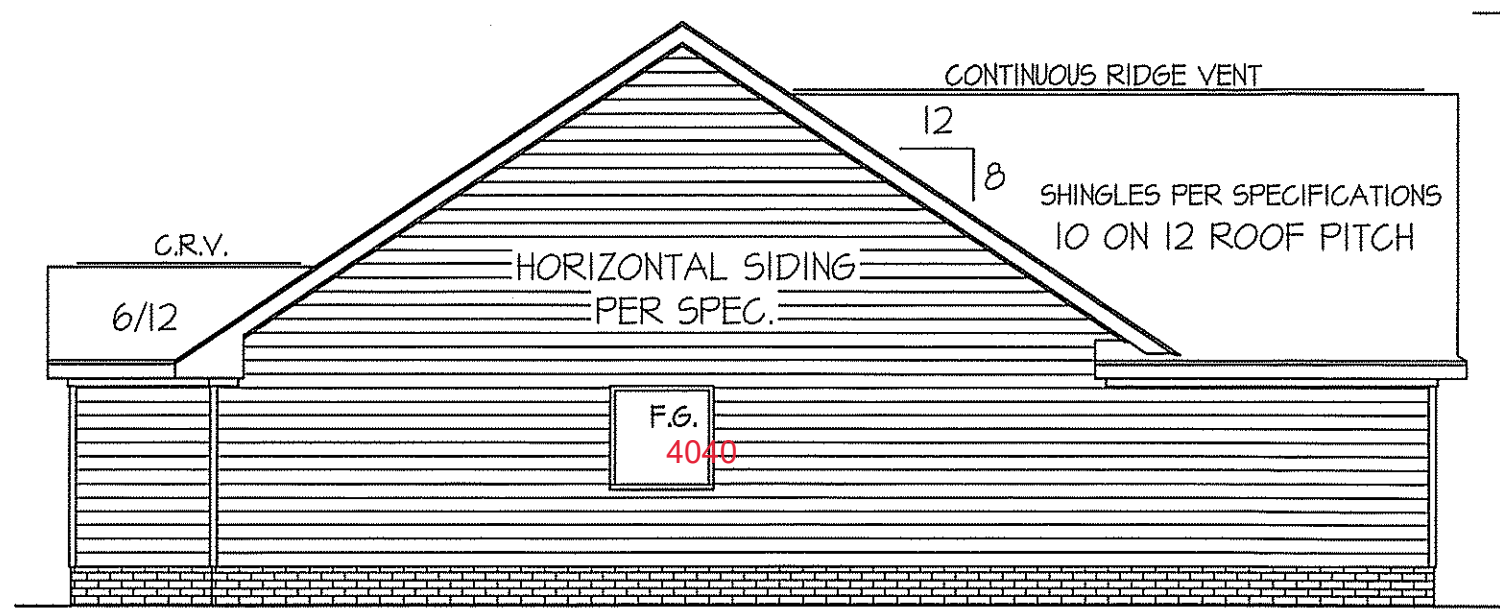
REAR ELEVATION

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-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

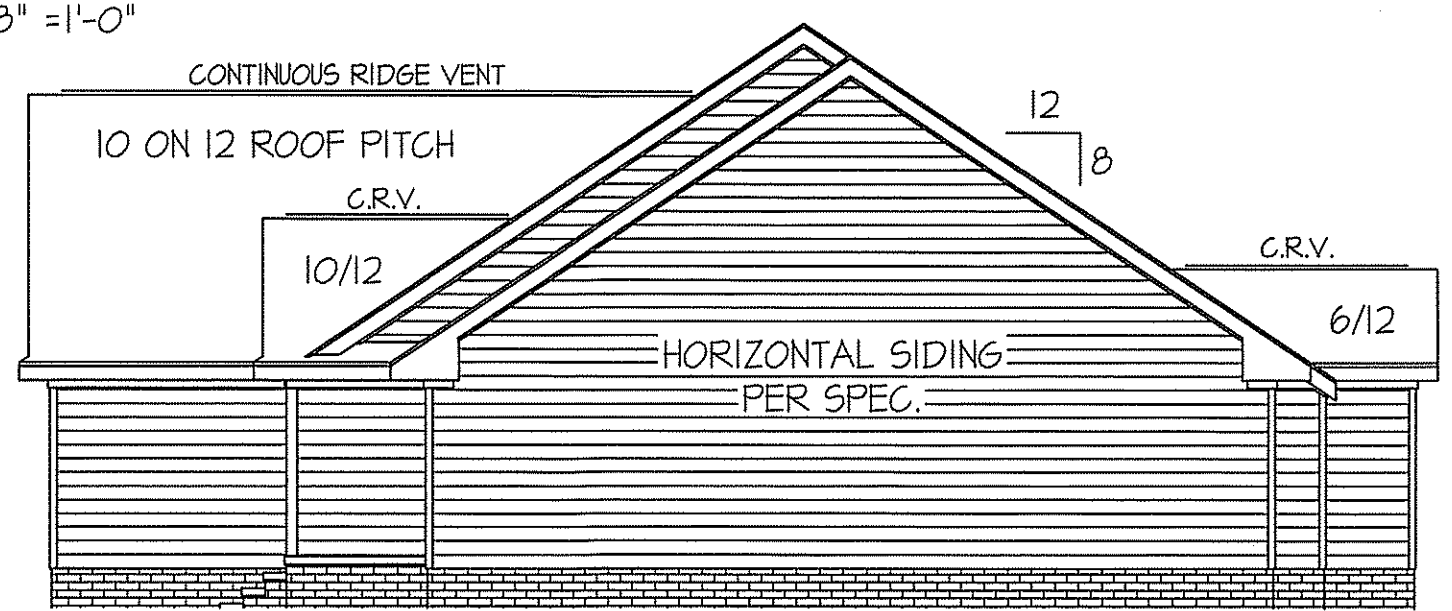
PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

ALL EXTERIOR WALLS TO BE
SHEATHED WITH CS-WSP (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"

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

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 4.25 LVL	3

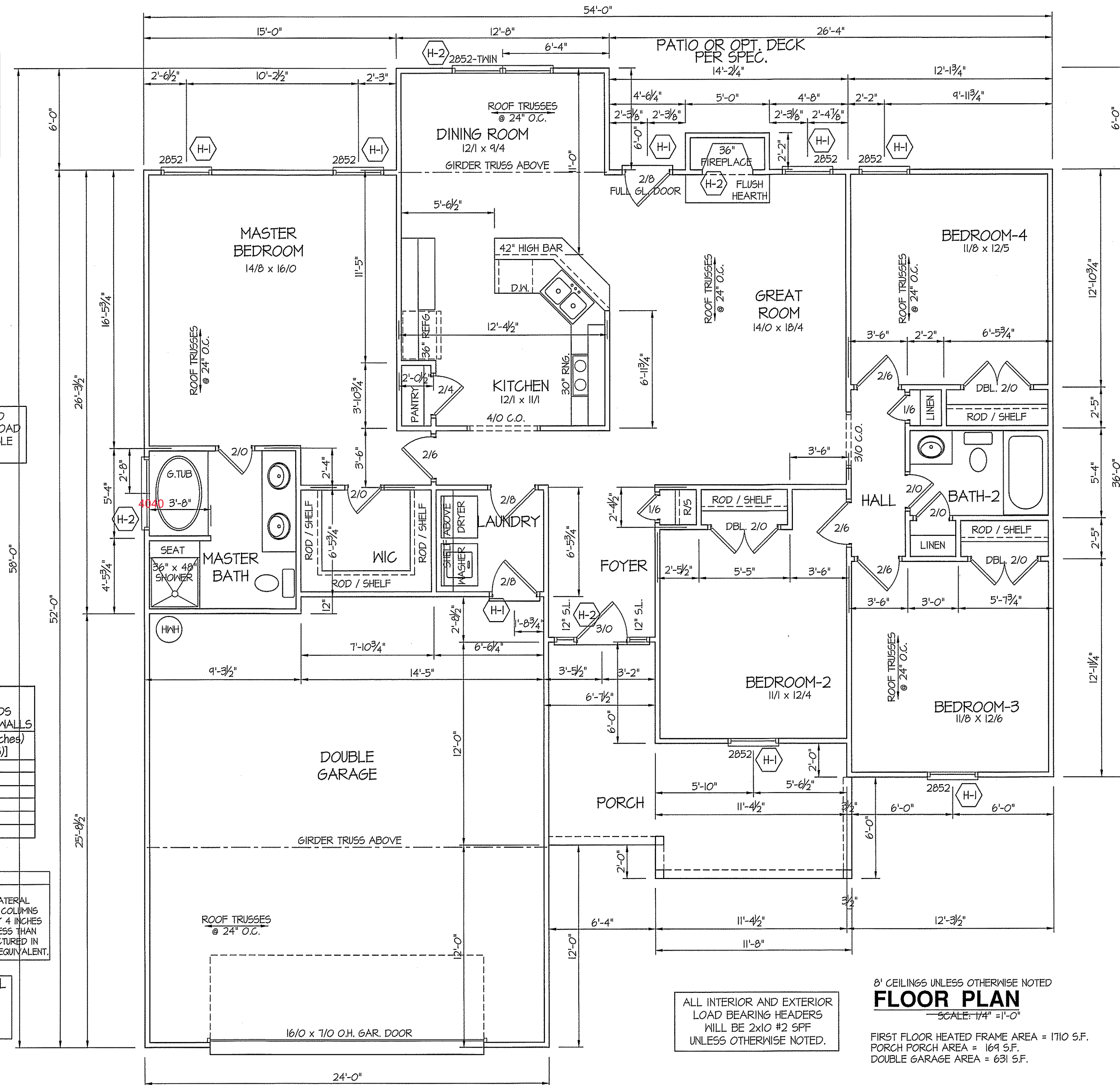
ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

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

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 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.

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



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

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

FIRST FLOOR HEATED FRAME AREA = 1710 S.F.
PORCH PORCH AREA = 169 S.F.
DOUBLE GARAGE AREA = 631 S.F.

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EXCLUSIVE PLAN FOR
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WILSON~LEFT

PLAN:

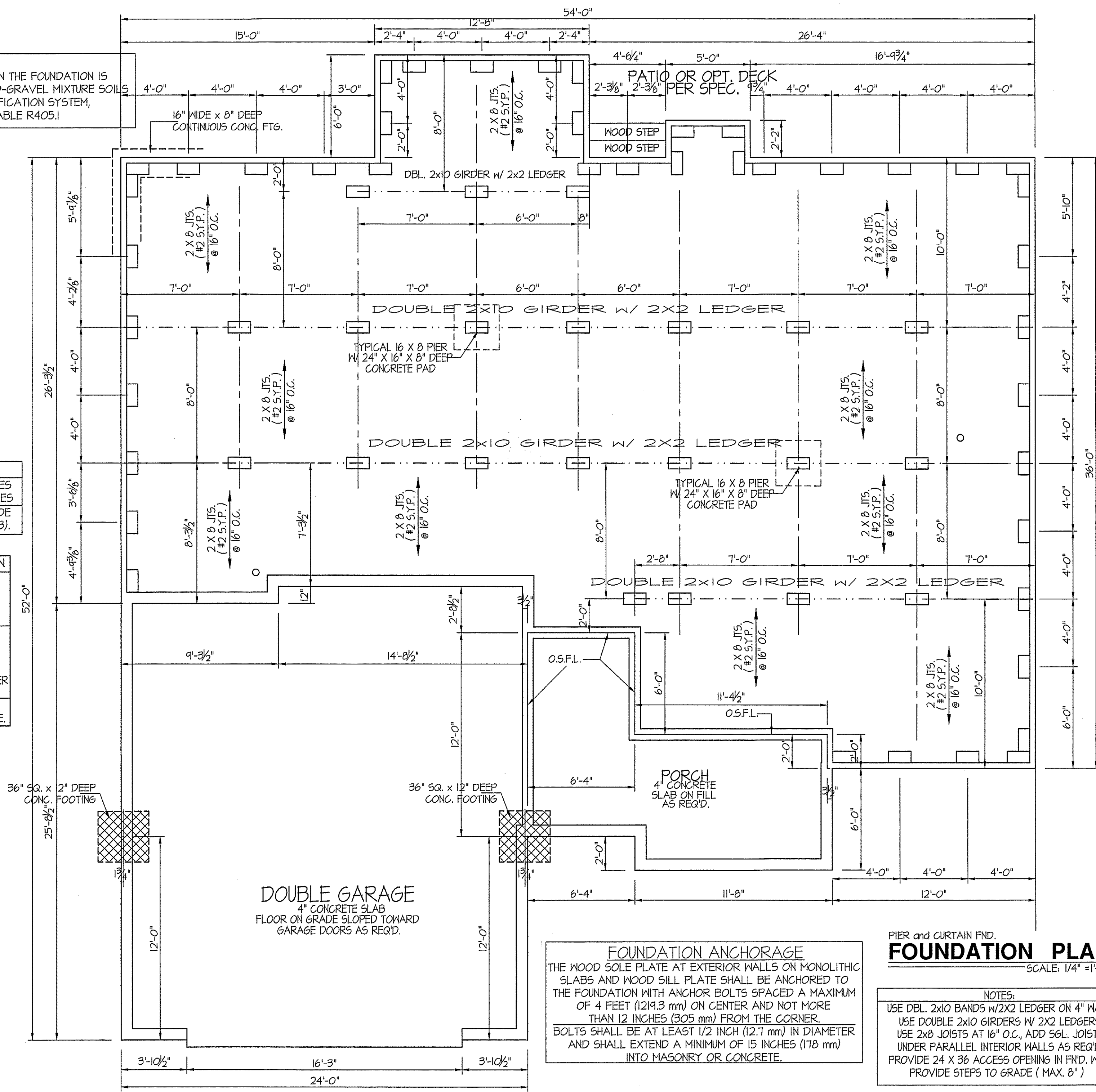
SHEET NO.

2

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

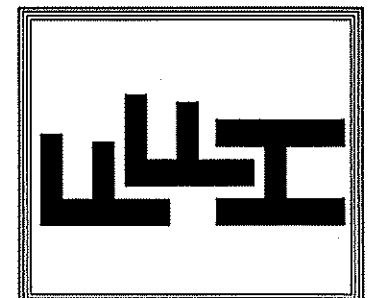
ALL JOISTS AND GIRDERS WILL BE #2 S.Y.P.
JOIST SPANS TO COINCIDE WITH REVISED TABLES
R502.3.1(1) and R502.3.1(2) FROM 2018 NCR CODES
GIRDER SPANS AND HEADER SPANS TO COINCIDE
WITH TABLE R602.7(1), R602.7(2) AND R602.7(3).

FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1710 S.F. (CRAWL) x .96 = 1641.6 S.I.
USE 26 " WITTEN AUTO. VENT" FN'D. VENTS
@ 65 S.I. FREE NET AREA or EQUIVALENT.
(MIN. NET AREA CAN BE REDUCED TO 1/1500
1710 S.F. (CRAWL) x .096 = 164.16 S.I.
USE 3 " WITTEN AUTO. VENT" FN'D. 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.



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EXCLUSIVE PLAN FOR
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WILSON ~ LEFT

PLAN:

SHEET NO.
3

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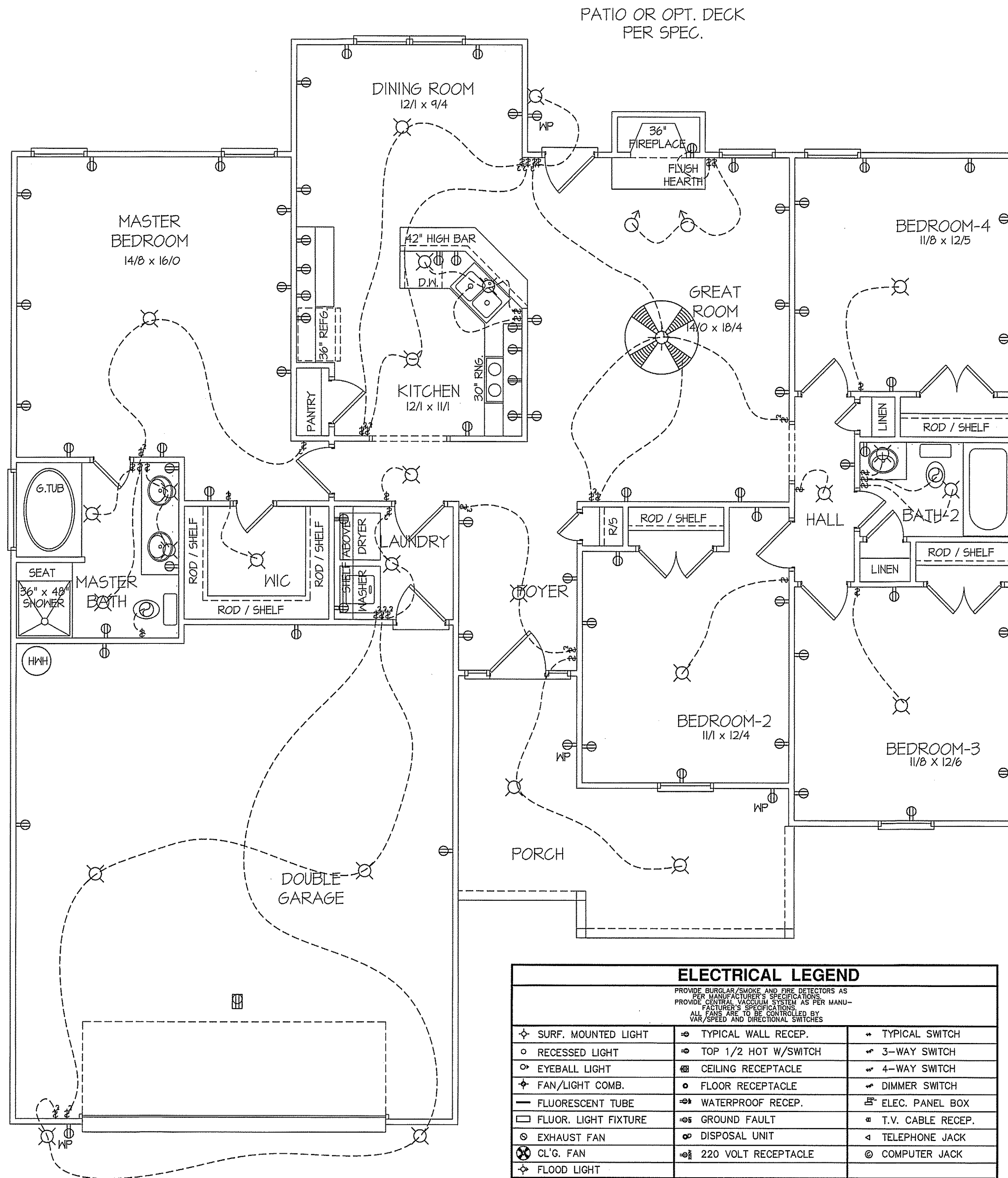


EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
WILSON~LEFT

PLAN:

SHEET NO.

4



8' CLG. UNLESS OTHERWISE NOTE

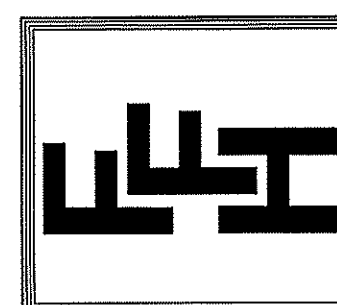
ELECTRICAL FLOOR PLAN

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

FIRST FLOOR HEATED FRAME AREA = 1710 S.F.
PORCH PORCH AREA = 169 S.F.
DOUBLE GARAGE AREA = 631 S.F.

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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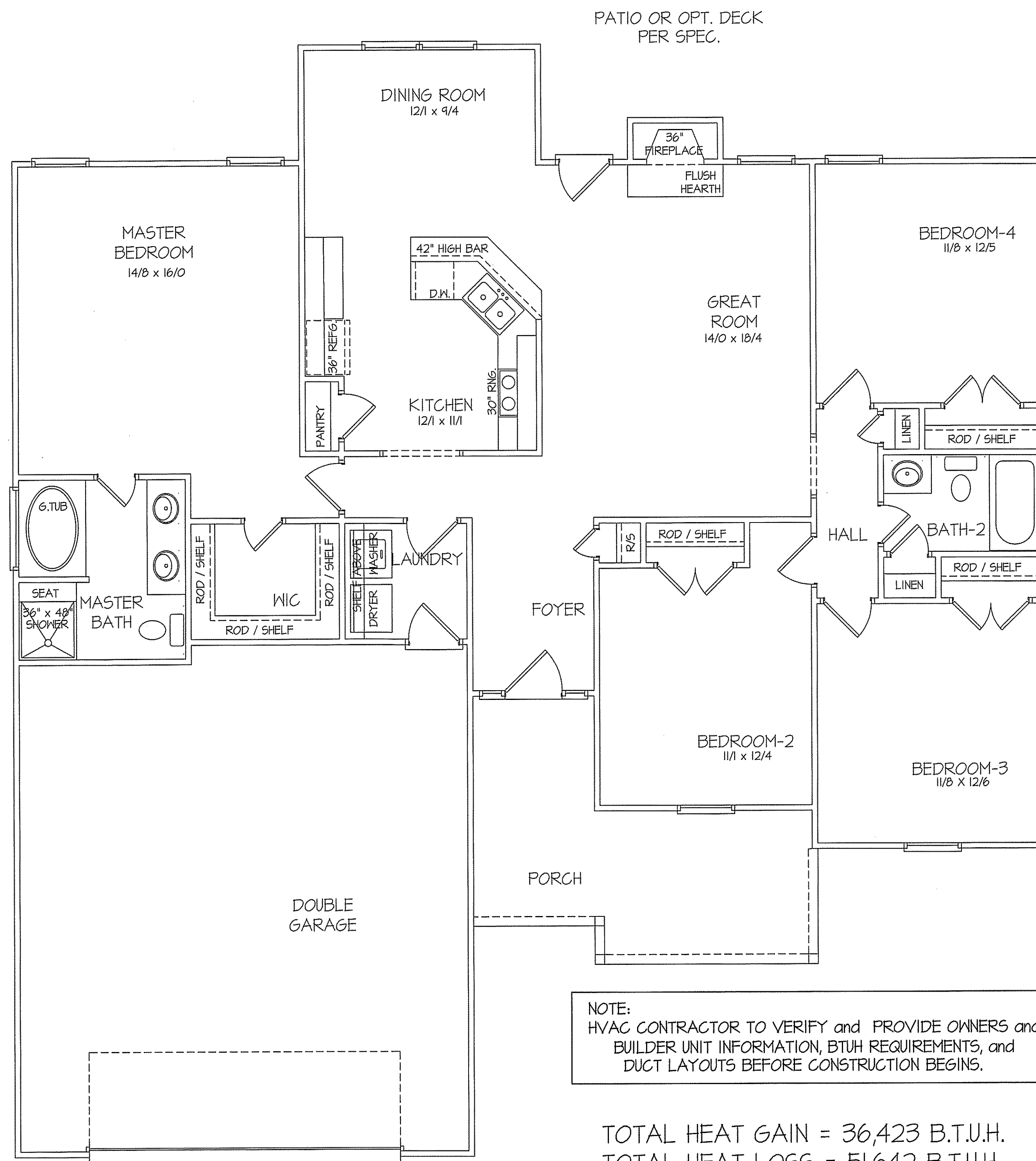


**EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
WILSON~LEFT**

DIANI.

SHEET NO.

5



8' CEILINGS UNLESS OTHERWISE NOTED

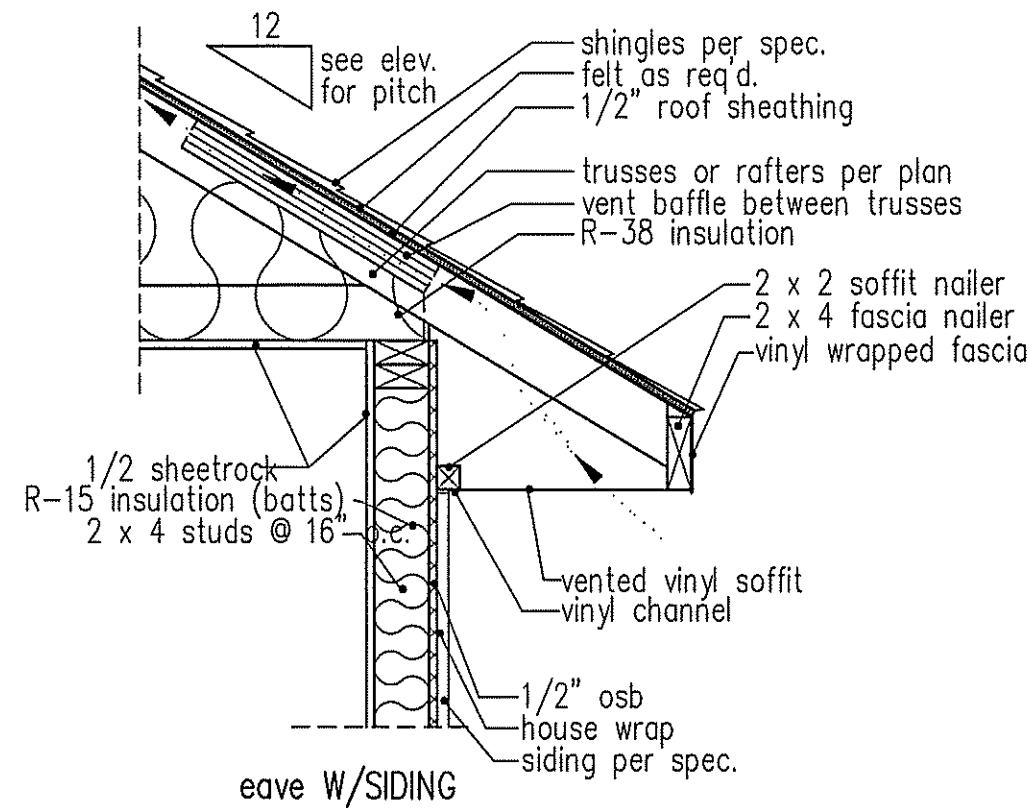
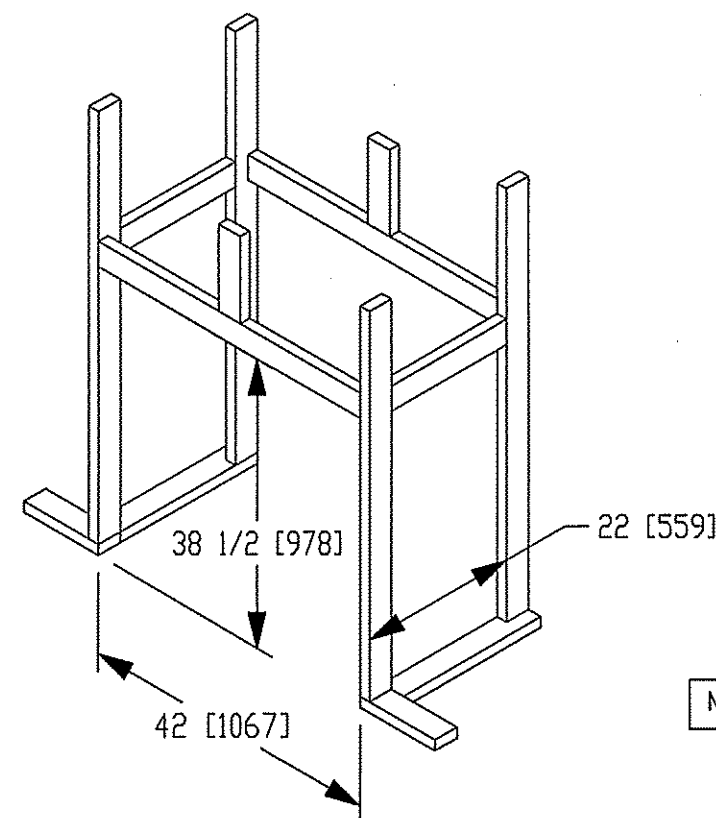
HVAC FLOOR PLAN

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

FIRST FLOOR HEATED FRAME AREA = 1710 S.F.
PORCH PORCH AREA = 169 S.F.
DOUBLE GARAGE AREA = 631 S.F.

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

TOTAL HEAT GAIN = 36,423 B.T.U.H.
TOTAL HEAT LOSS = 51,642 B.T.U.H.



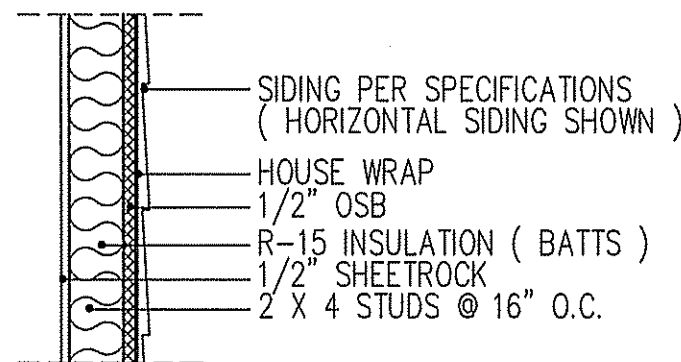
NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

standard eave details

DIMENSIONS IN [] ARE MM

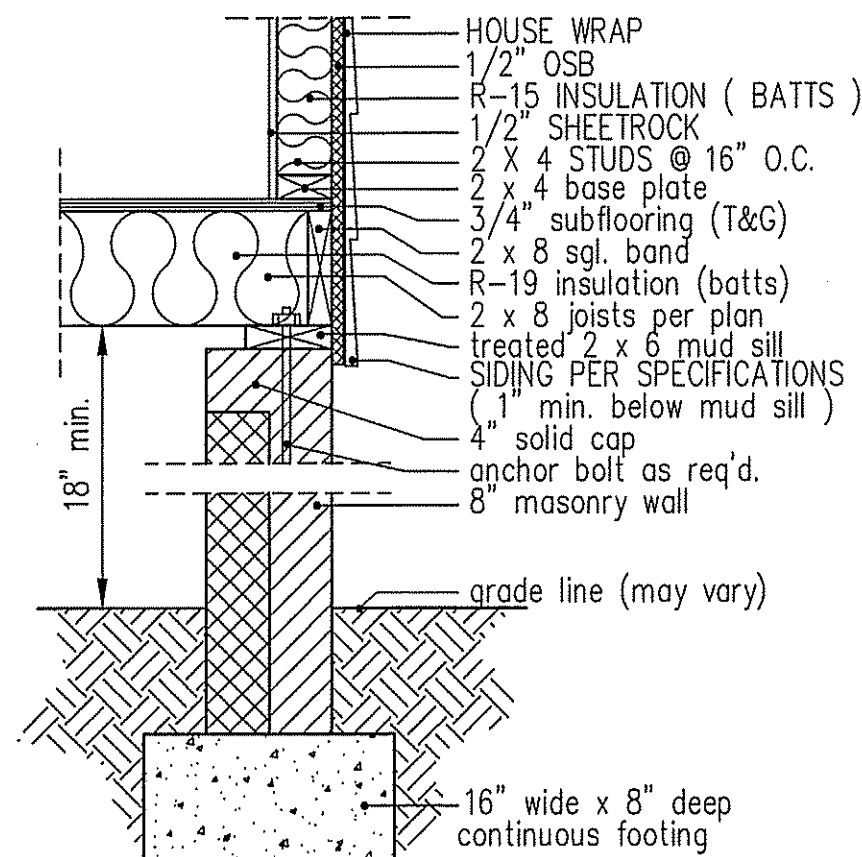
SPECIFICATIONS										
Model 6000-TR	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22		

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

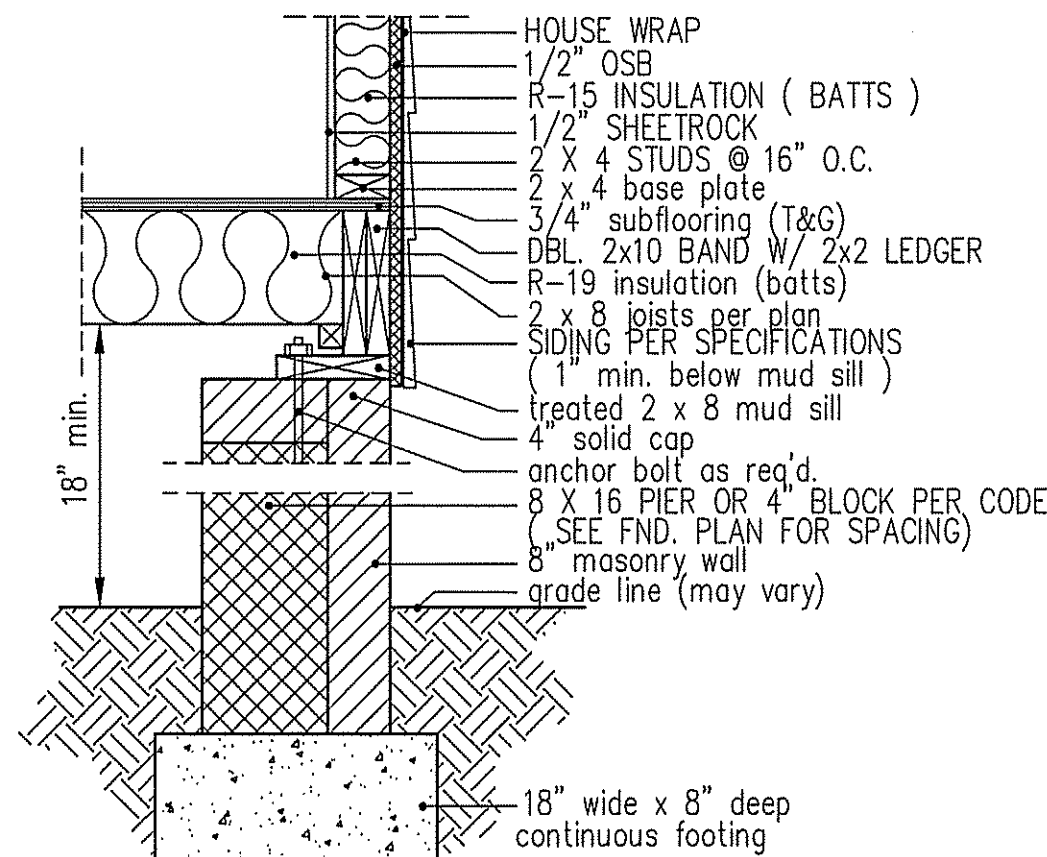


WALL W/siding

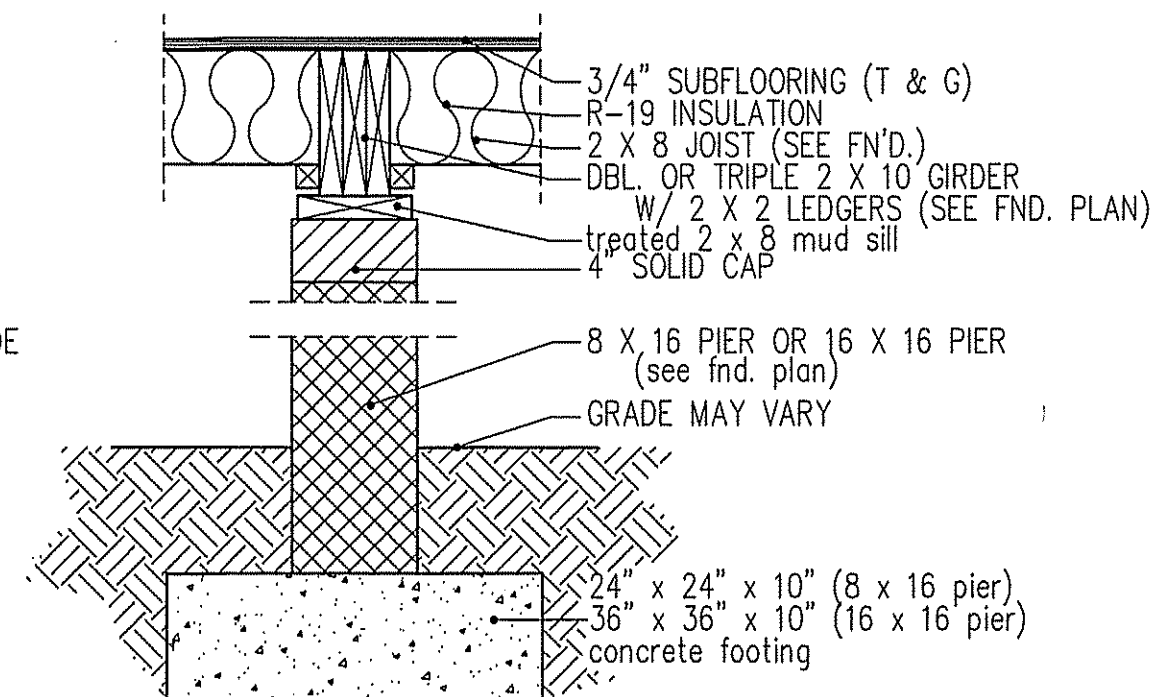
intermediate wall details



8" BOX SILL FOUNDATION WALL



PIER and CURTAIN FOUNDATION WALL

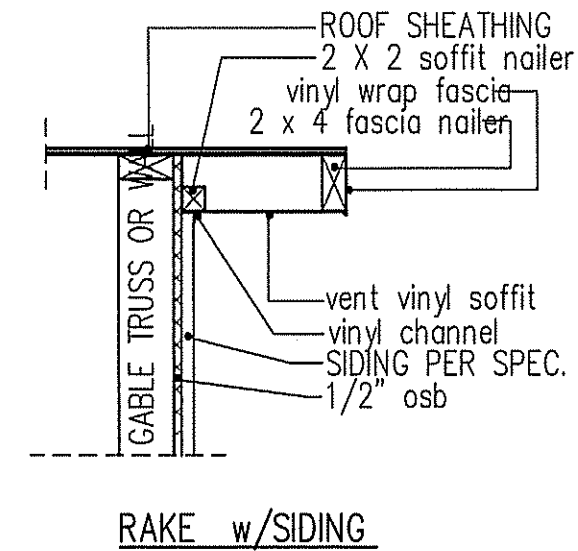


PIER and GIRDER DETAIL

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.~R602.1 (1) AND INT.~R602.1 (2).



RAKE w/SIDING

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

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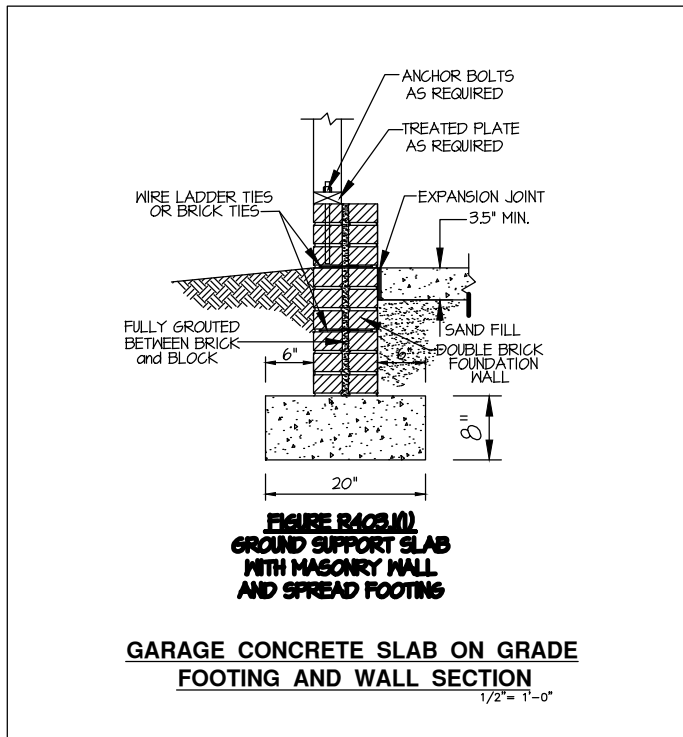
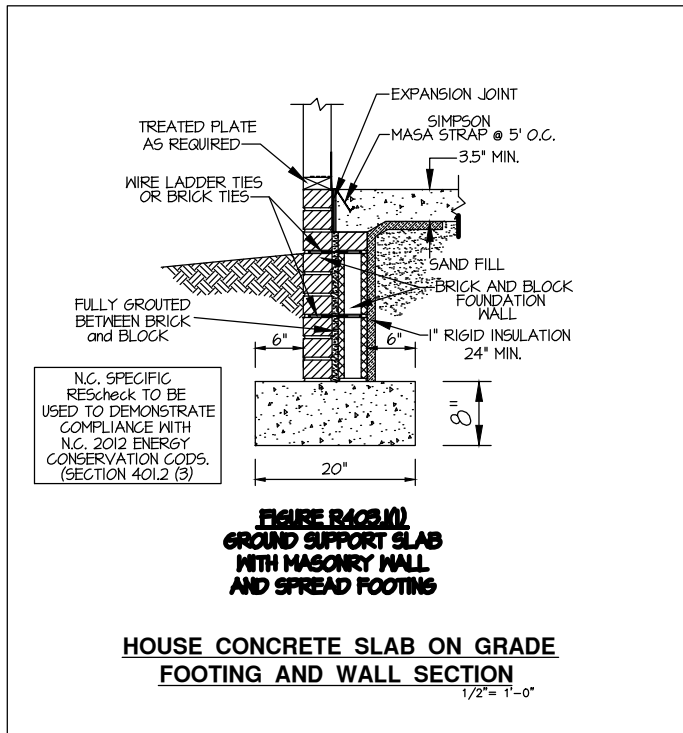


EXCLUSIVE PLAN FOR
FREEDOM FAMILY HOMES
WILSON

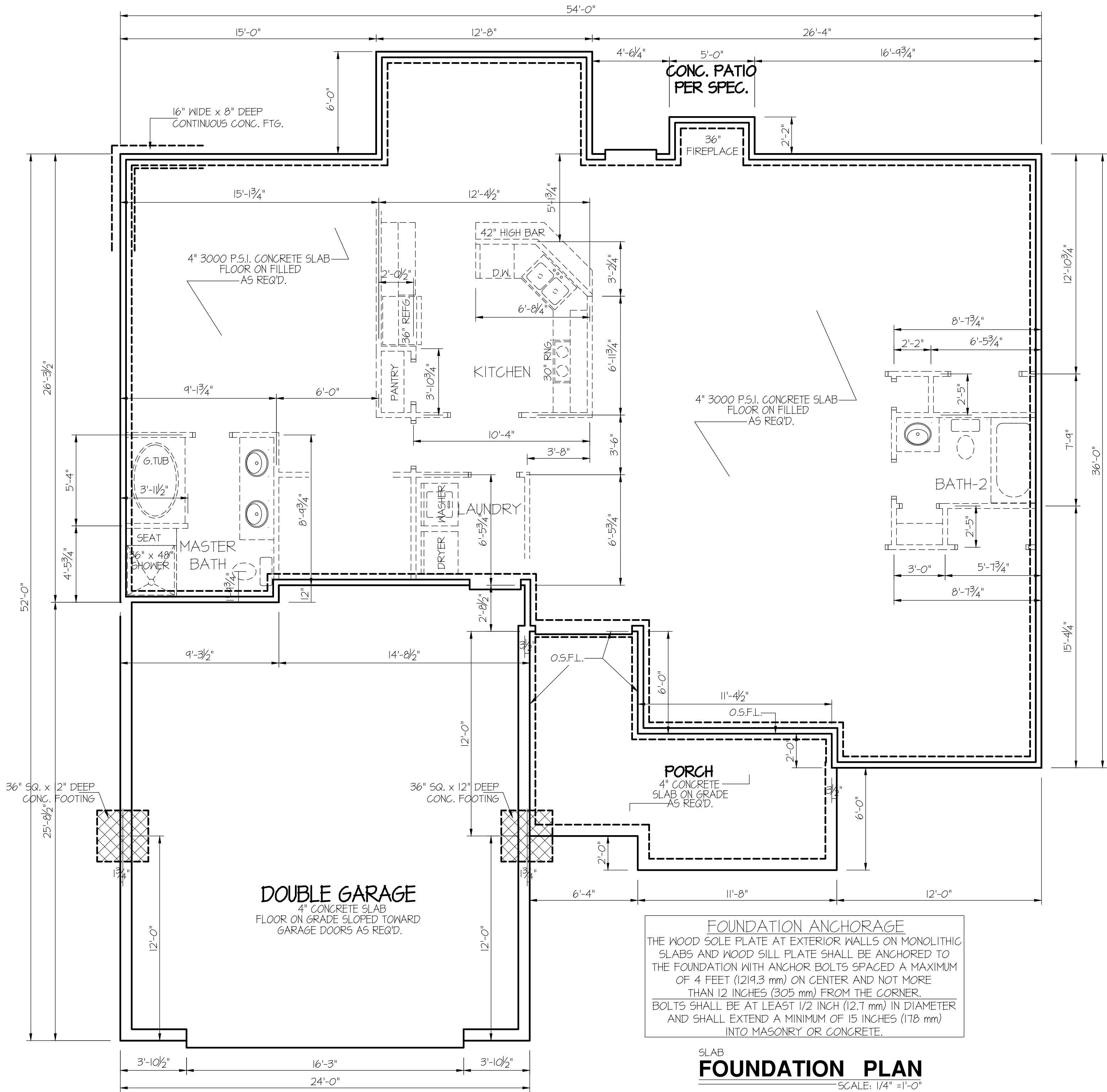
PLAN:

SHEET NO.

6

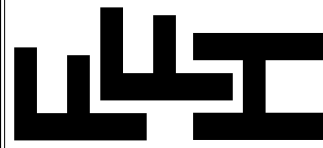


N.C. SPECIFIC
COMcheck or ASHRAE 90.1
2013 COMcheck SHALL BE PERMITTED
TO DEMONSTRATE COMPLIANCE
WITH THE N.C. 2018 ENERGY
CONSERVATION CODES.
(SECTION C401.2 (3))



DATE:
JULY 9, 2021

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EXCLUSIVE PLAN FOR
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WILSON~LEFT

PLAN:

SHEET NO.
3s