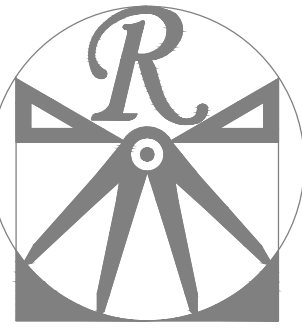


PLANS DESIGNED TO THE  
2018 NORTH CAROLINA STATE  
RESIDENTIAL BUILDING CODE.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SHEETS IN PLAN SET AND VERIFY ALL DETAILS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO RENAISSANCE RESIDENTIAL DESIGN, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.



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**CAROLINA COLLECTION**  
**BRADFORD**

DATE: JUNE 1, 2020

REV.:

SCALE: AS NOTED

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

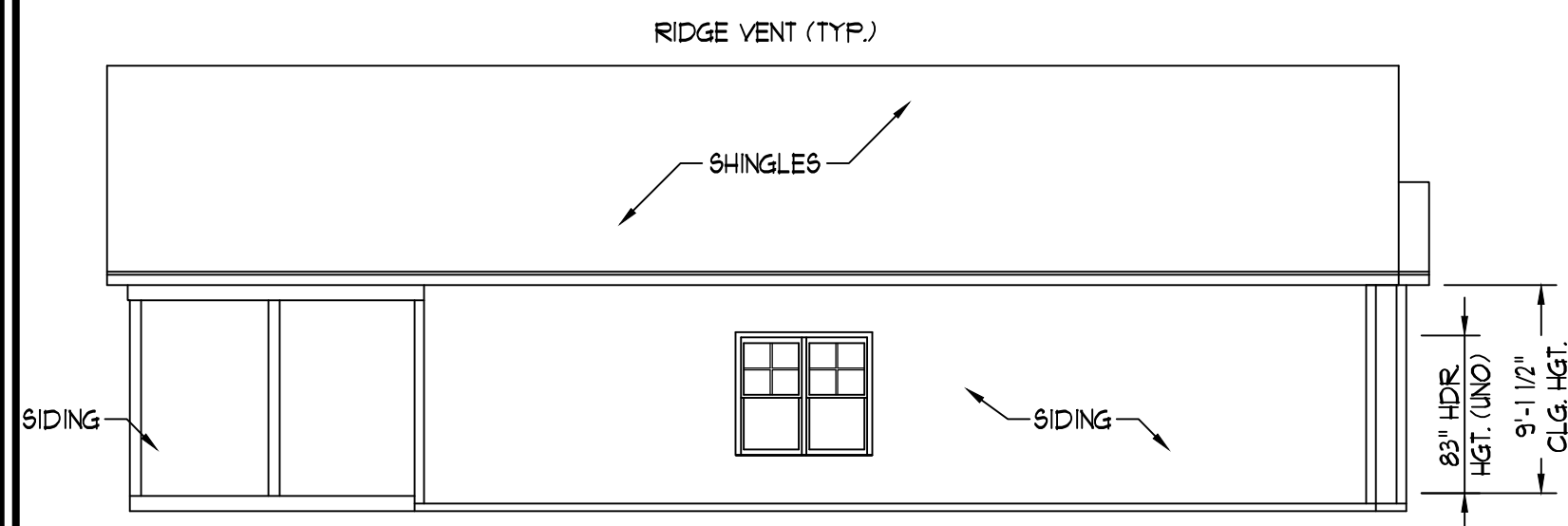
A - ELEVATIONS

A-1

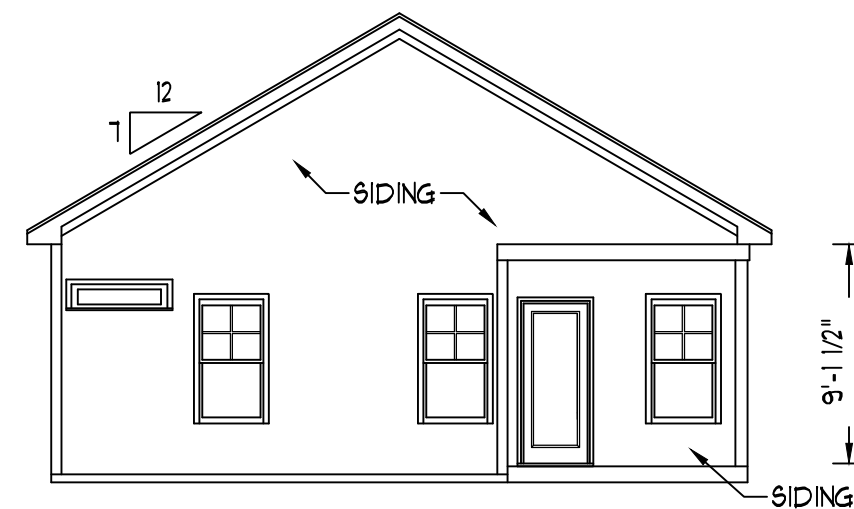


FRONT ELEVATION-A

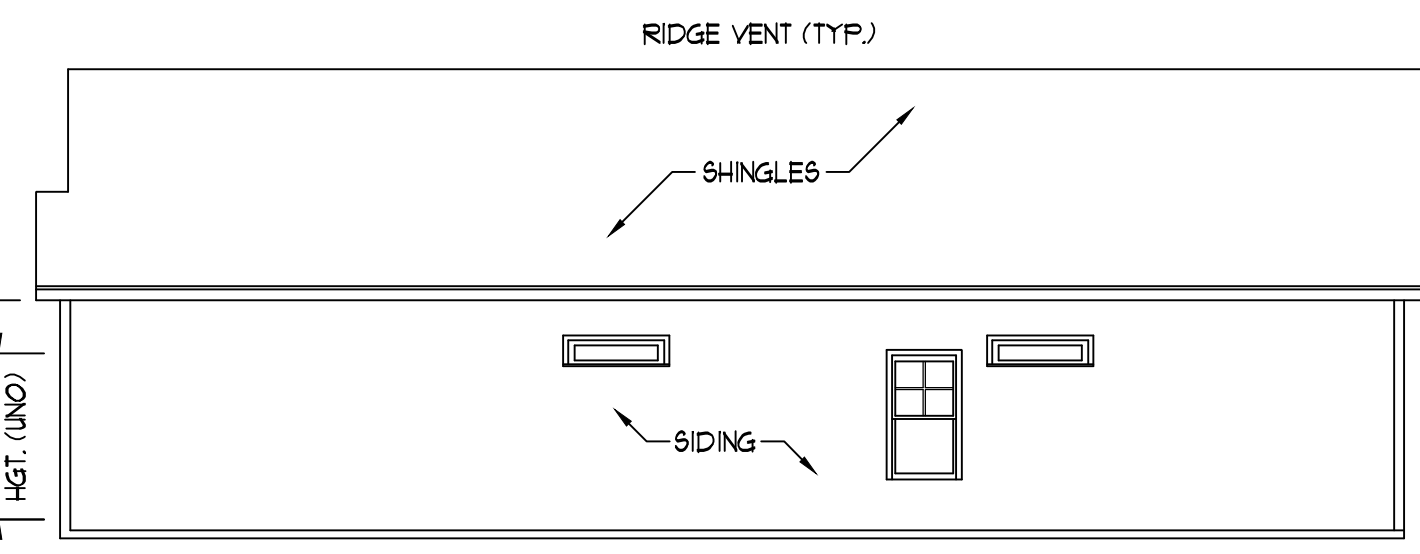
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LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



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



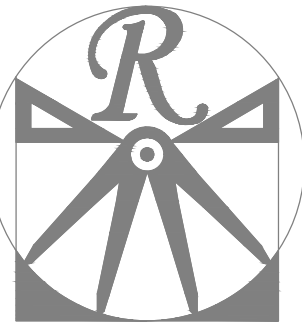
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE

PLANS DESIGNED TO THE  
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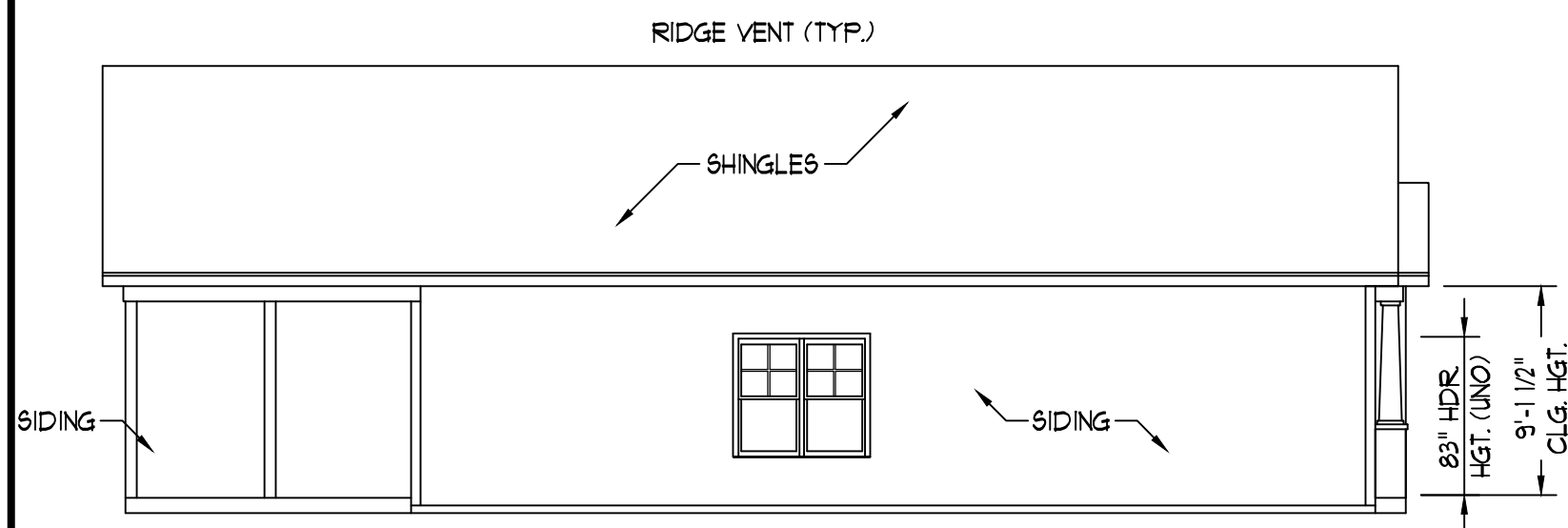
B - ELEVATIONS

A-2

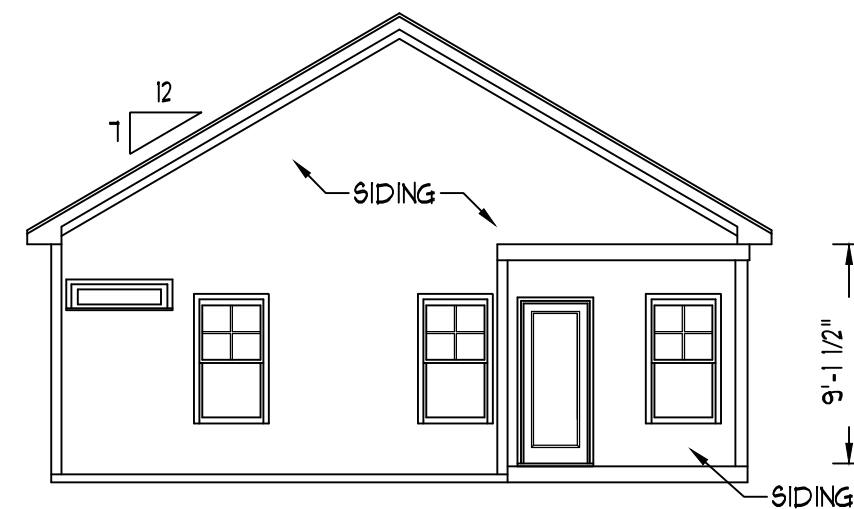


**FRONT ELEVATION-B**

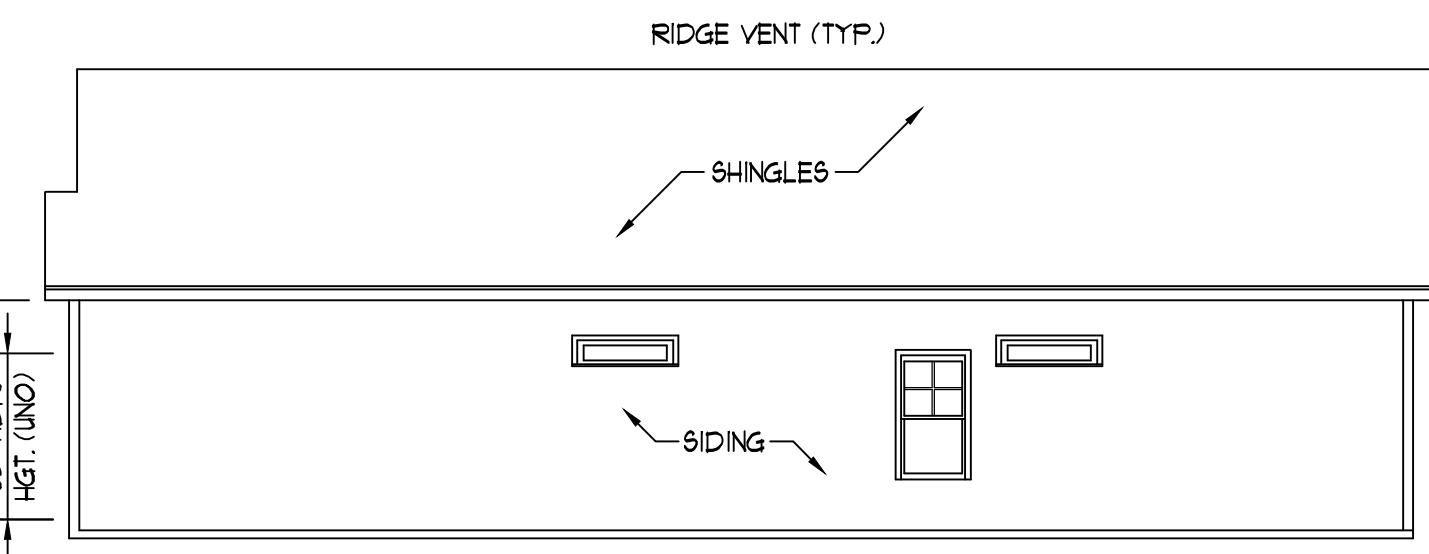
SCALE: 1/4" = 1'-0"



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

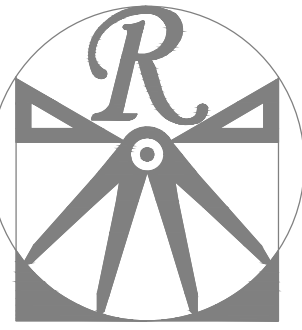


**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



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

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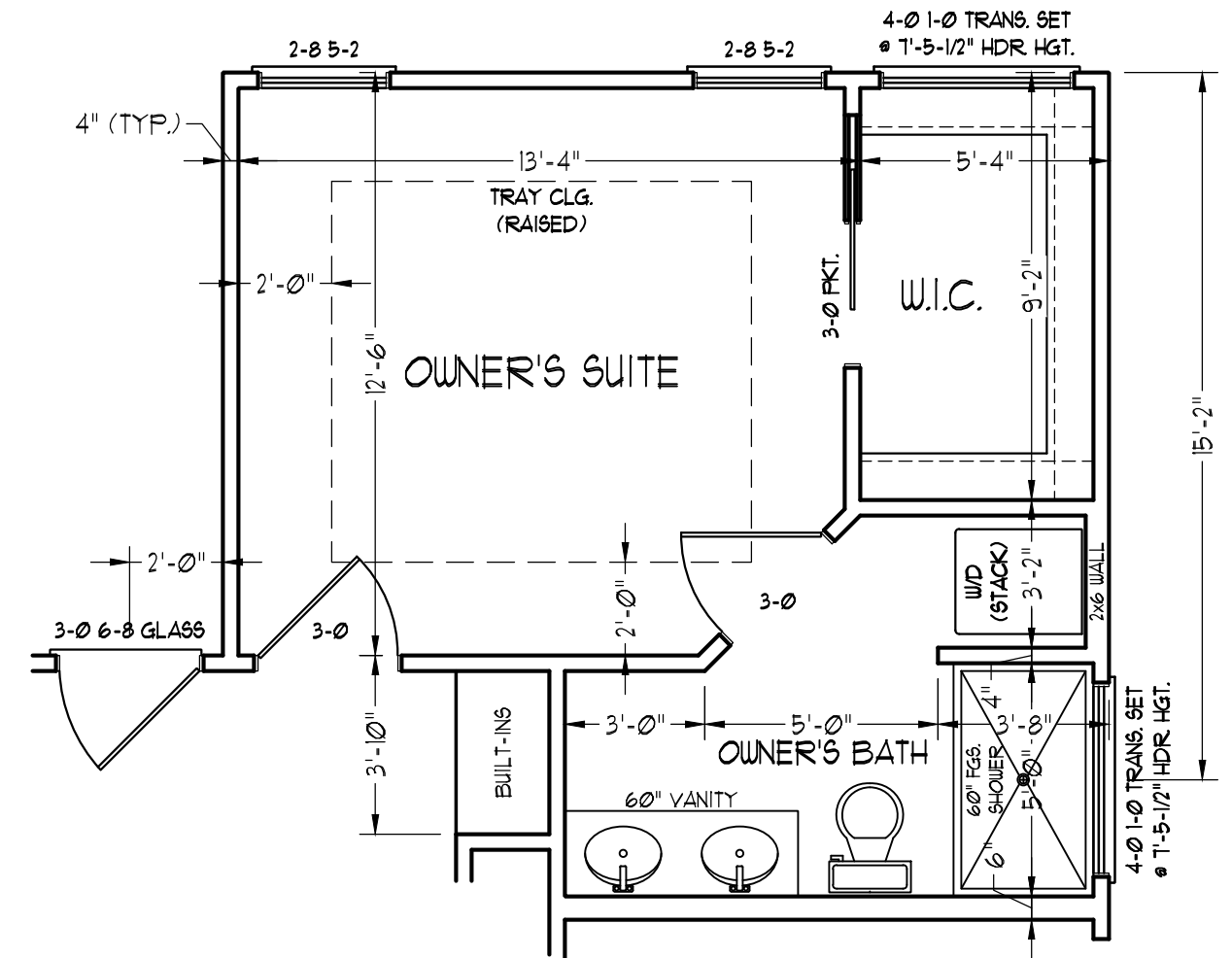
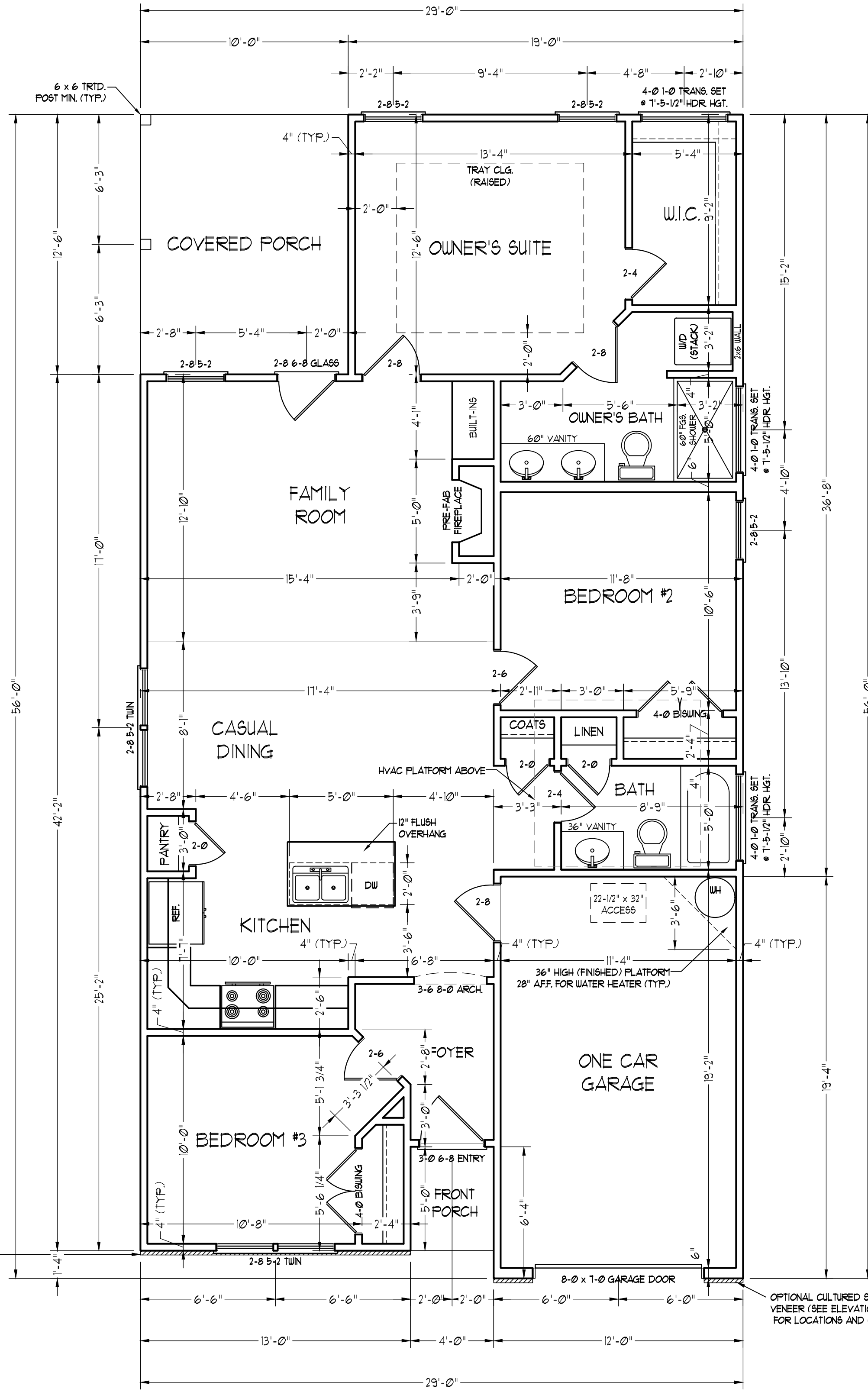
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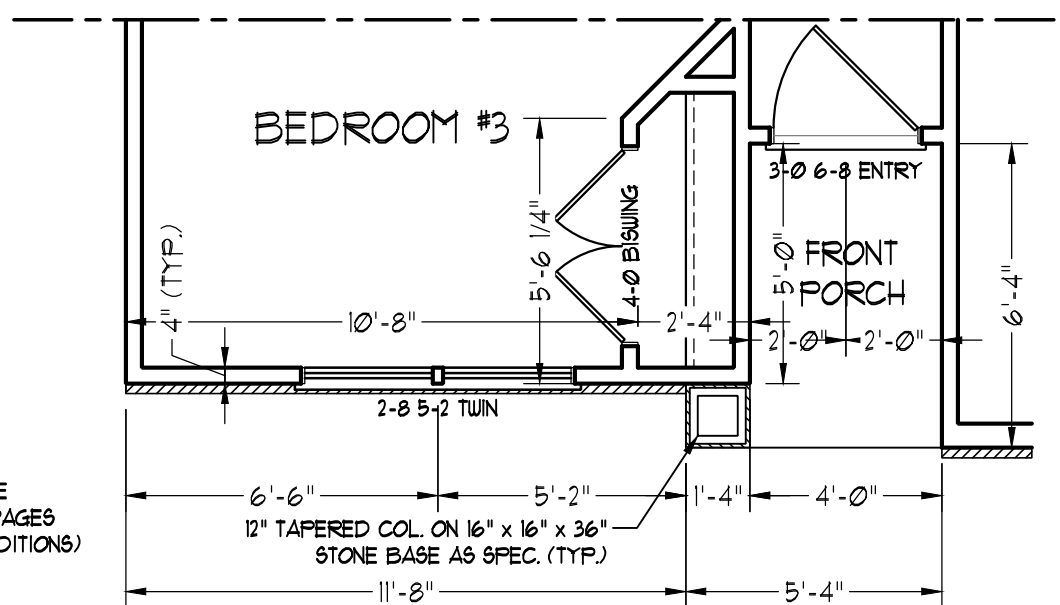
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REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

FIRST FLOOR PLAN  
A-3



SQUARE FOOTAGE (I.F.S.)	
1st FLOOR:	1175 SQ. FT.
TOTAL:	1175 SQ. FT.
GARAGE:	213 SQ. FT.
FRONT PORCH (ELEV.-A):	20 SQ. FT.
FRONT PORCH (ELEV.-B):	21 SQ. FT.
REAR PORCH:	128 SQ. FT.



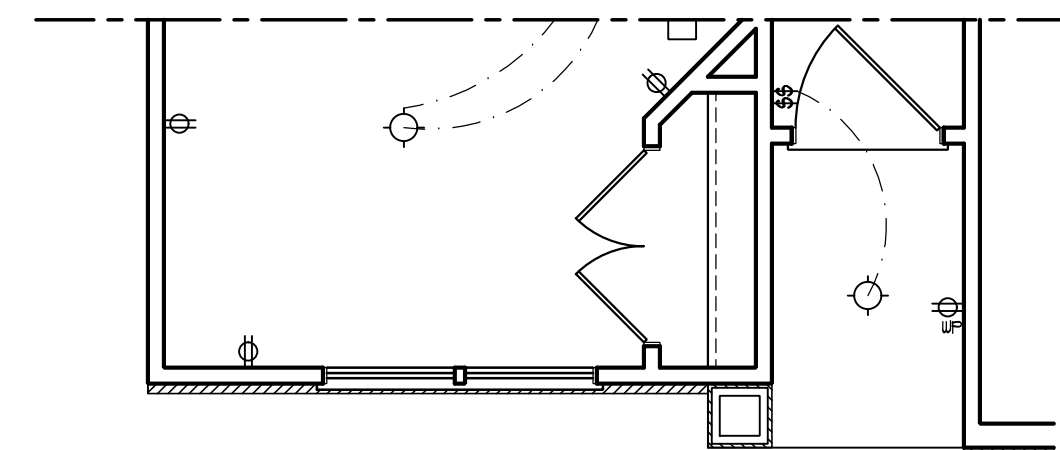
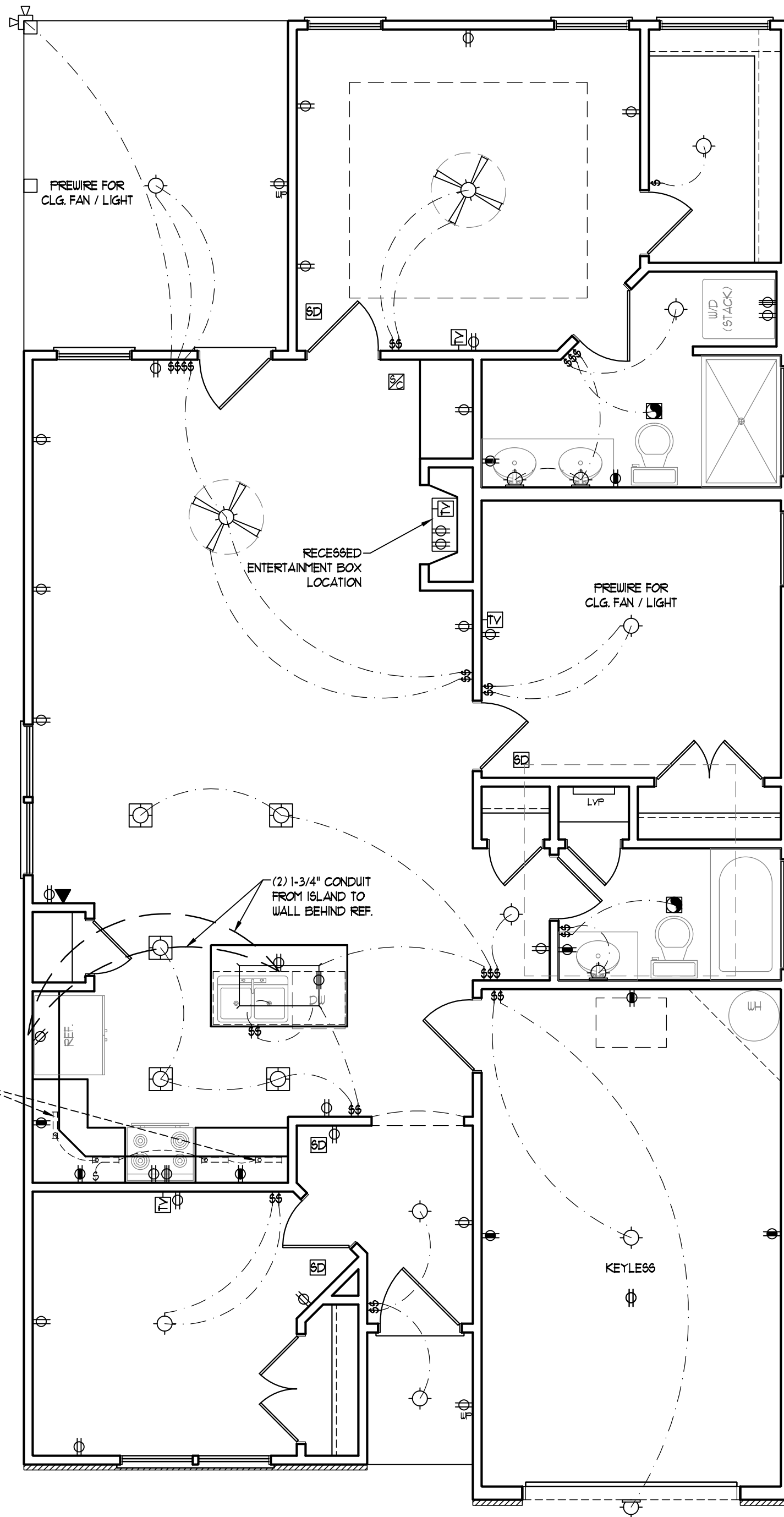
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE

**ELECTRICAL LAYOUT NOTES:**

- 1.) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2.) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3.) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4.) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

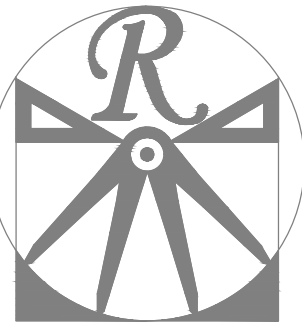
**ELECTRICAL LEGEND**

- 110 V OUTLET
- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
- WEATHERPROOF
- 220 V OUTLET
- 110 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
- TELEPHONE
- DATA
- TELEPHONE AND DATA
- TV CONNECTION
- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- 110 V SMOKE/ CH DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- ALARM PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT



FRONT PORCH ELEVATION-B

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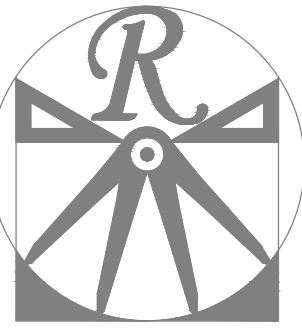
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REV.:  
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DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

FIRST FLOOR  
ELECTRICAL  
PLAN

E-1



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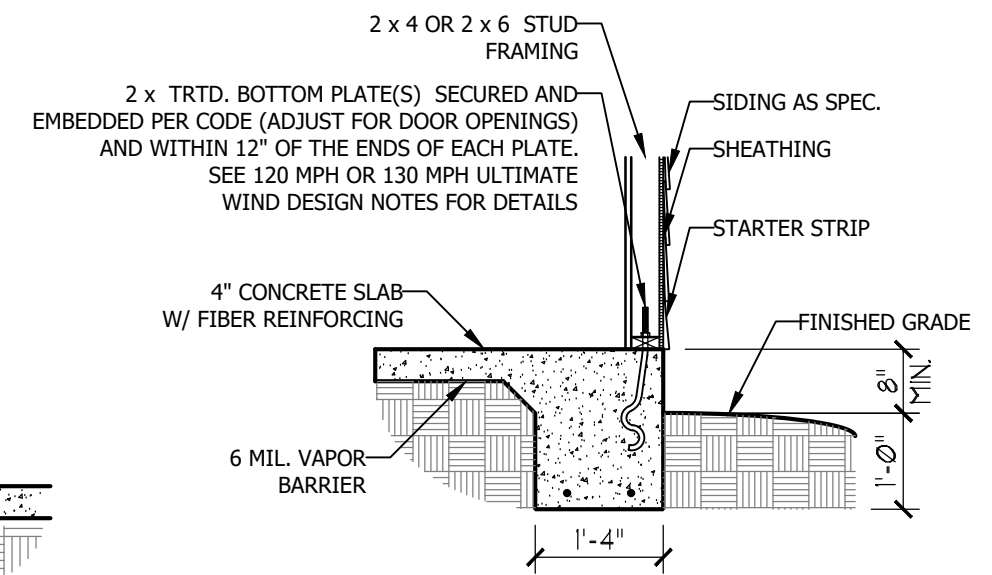
DATE: JUNE 1, 2020  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

MONO SLAB  
FOUNDATION  
PLAN

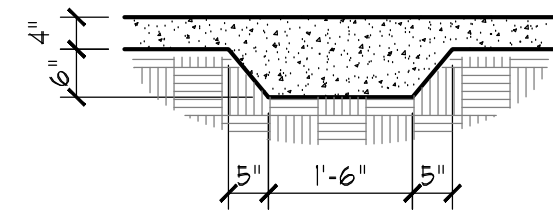
S-1

**ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**

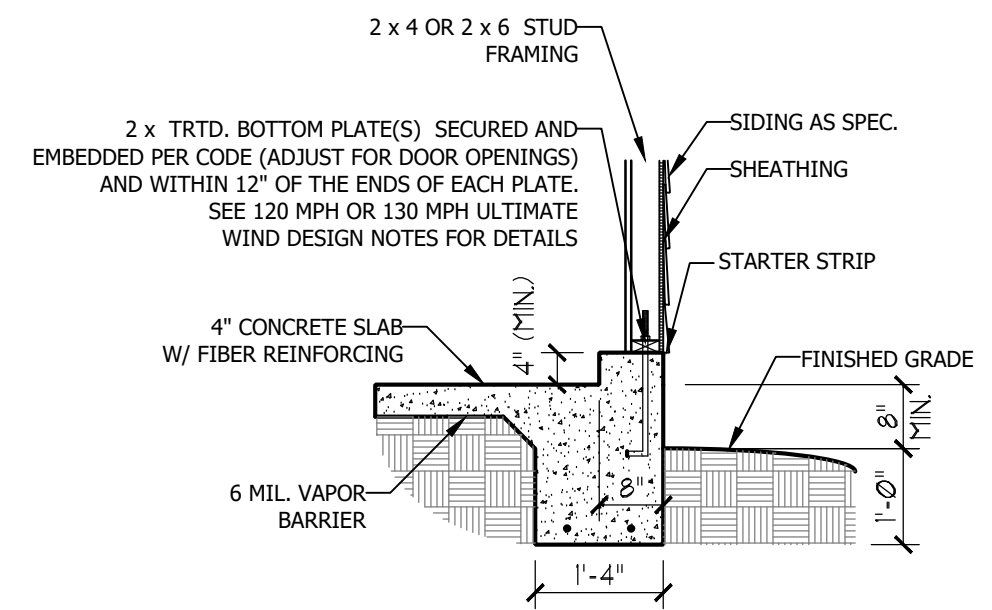
1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
2. FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
3. FOR 130 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 OR 130 MPH WINDS.
6. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRCR, 2018 EDITION.
7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRCR, 2018 EDITION.



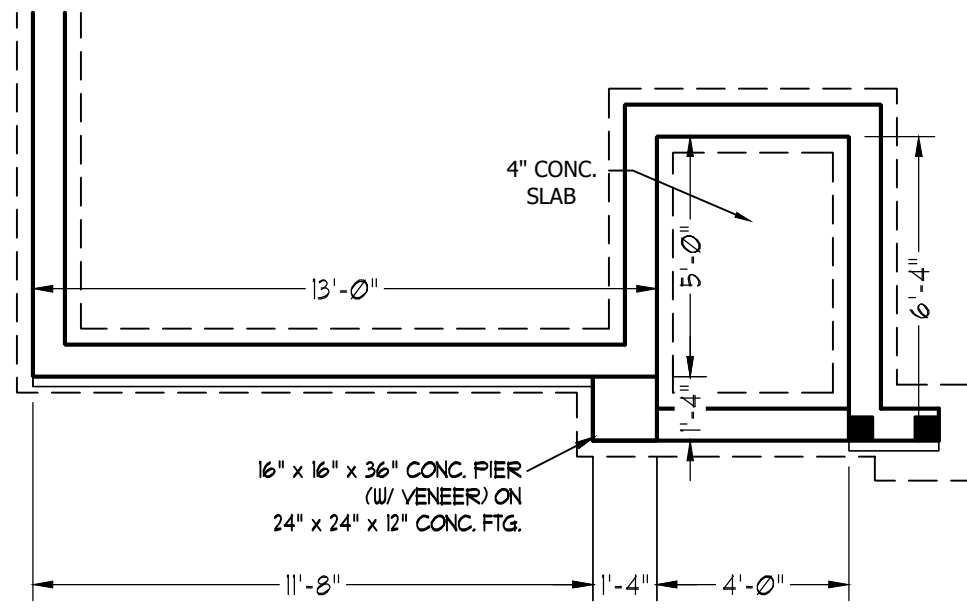
**TYPICAL SLAB DETAIL**



**THICKENED SLAB DETAIL**

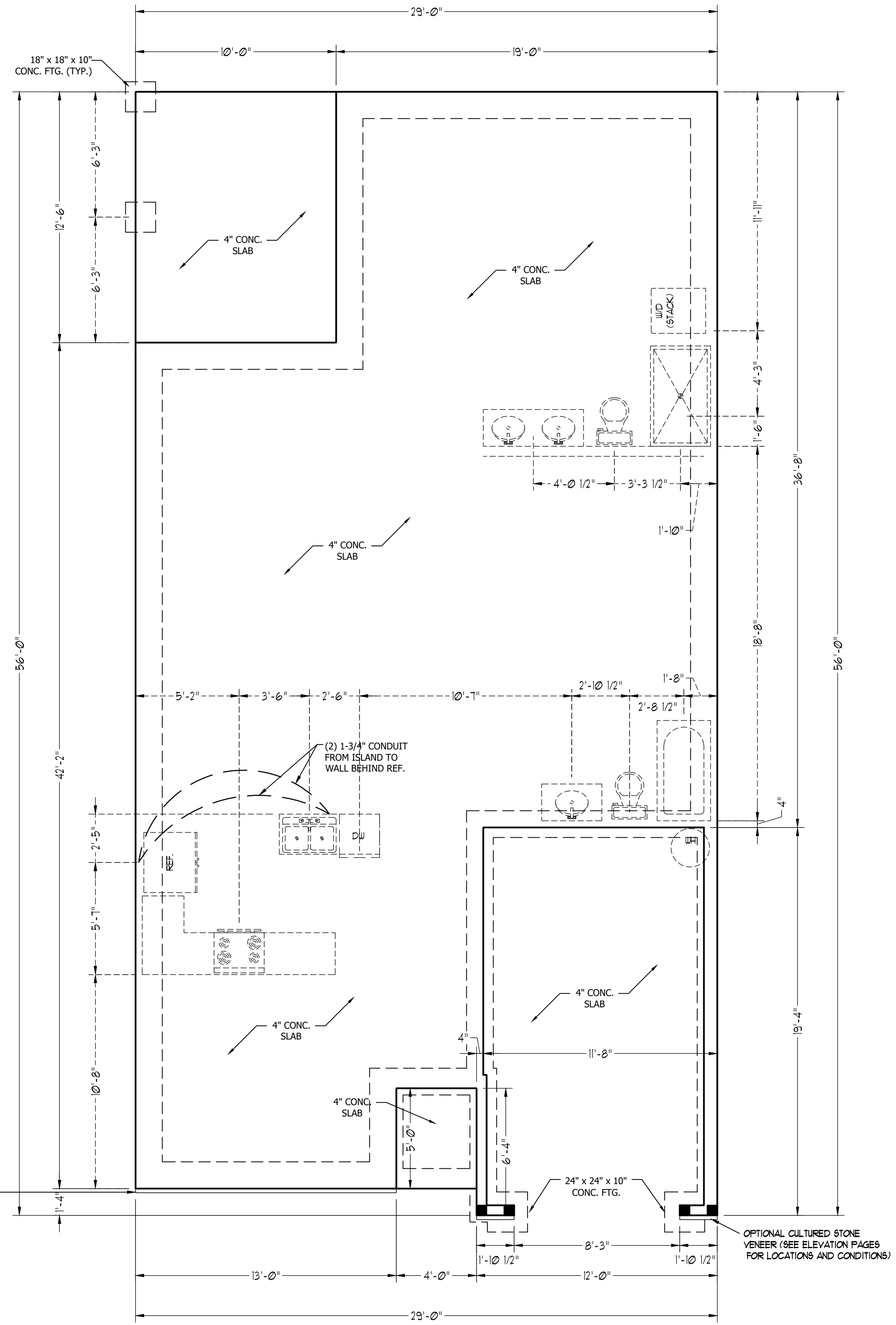


**GARAGE CURB DETAIL**



**FRONT PORCH ELEVATION-B**

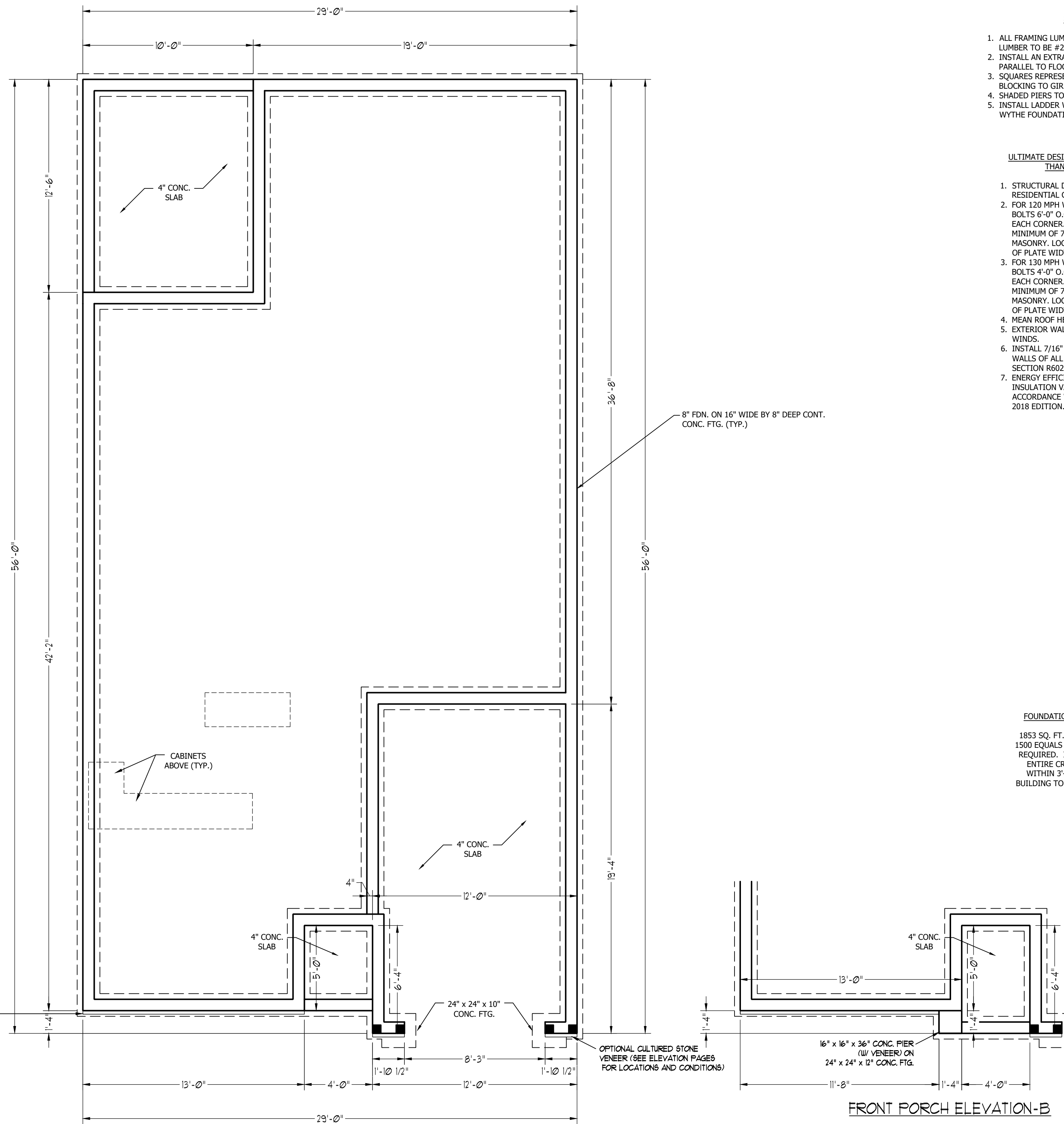
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
**11x17 PRINTS ARE NOT TO SCALE**



OPTIONAL CULTURED STONE VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)

OPTIONAL CULTURED STONE VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)





**STRUCTURAL NOTES:**

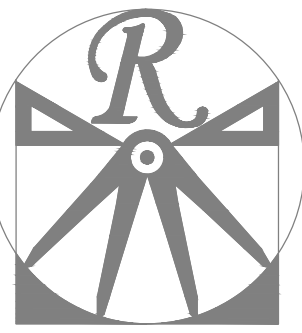
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO.)
2. INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS.
3. SQUARES REPRESENT POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
4. SHADED PIERS TO BE FILLED SOLID.
5. INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE WYTHE FOUNDATION WALLS TOGETHER.

**ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**

1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
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7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRCR, 2018 EDITION.

**FOUNDATION VENTILATION CALCULATION**

1853 SQ. FT. OF CRAWL SPACE DIVIDED BY 1500 EQUALS 1.24 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.



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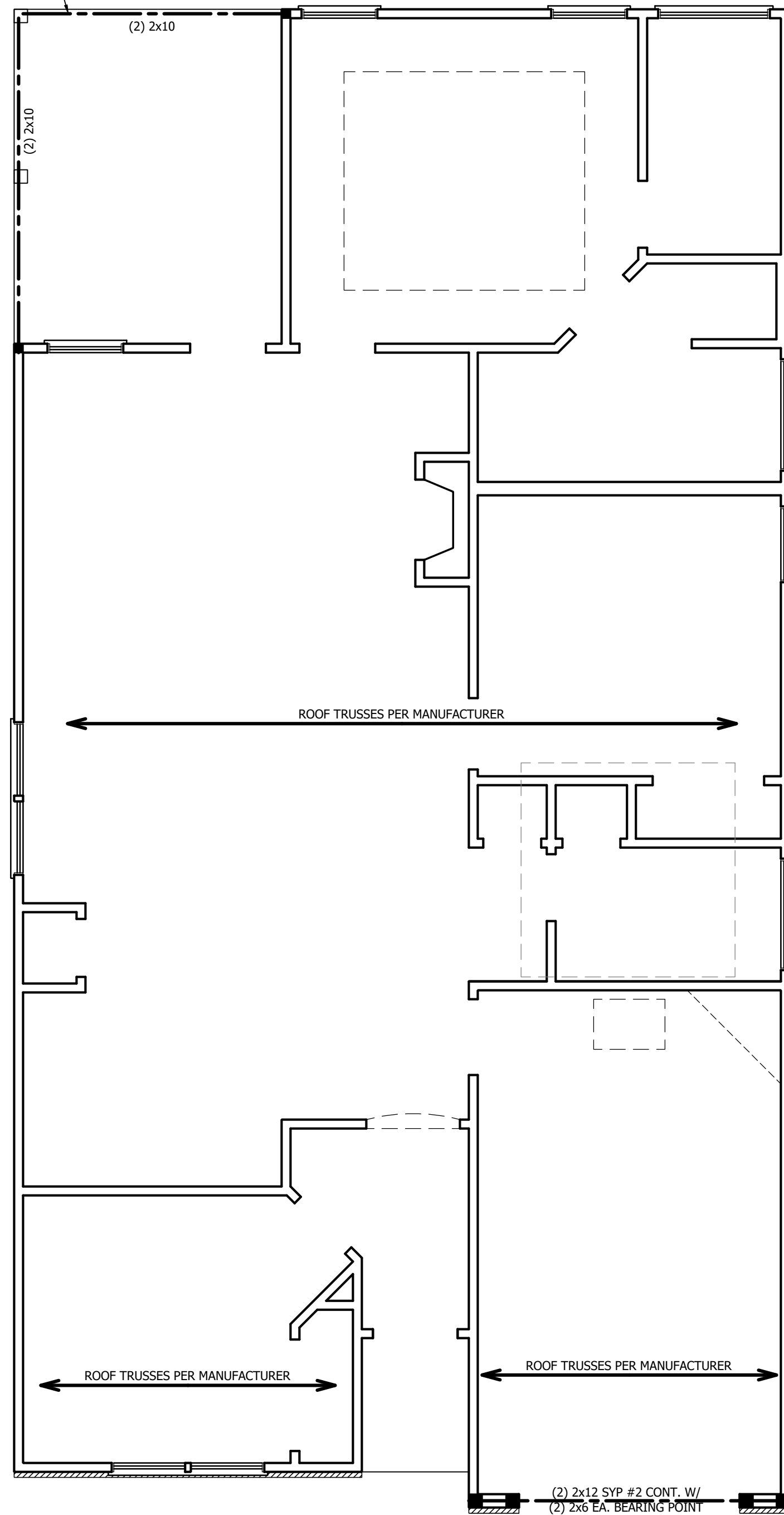
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SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

CRAWL FOUNDATION PLAN

S-1

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE

PACK PORCH BEAM OUT TO 8" WIDTH (TYP.)



**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
6. ALL 4 X 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 X 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 X 4 AND 6 X 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
7. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.

**BRACE WALL PANEL NOTES:**

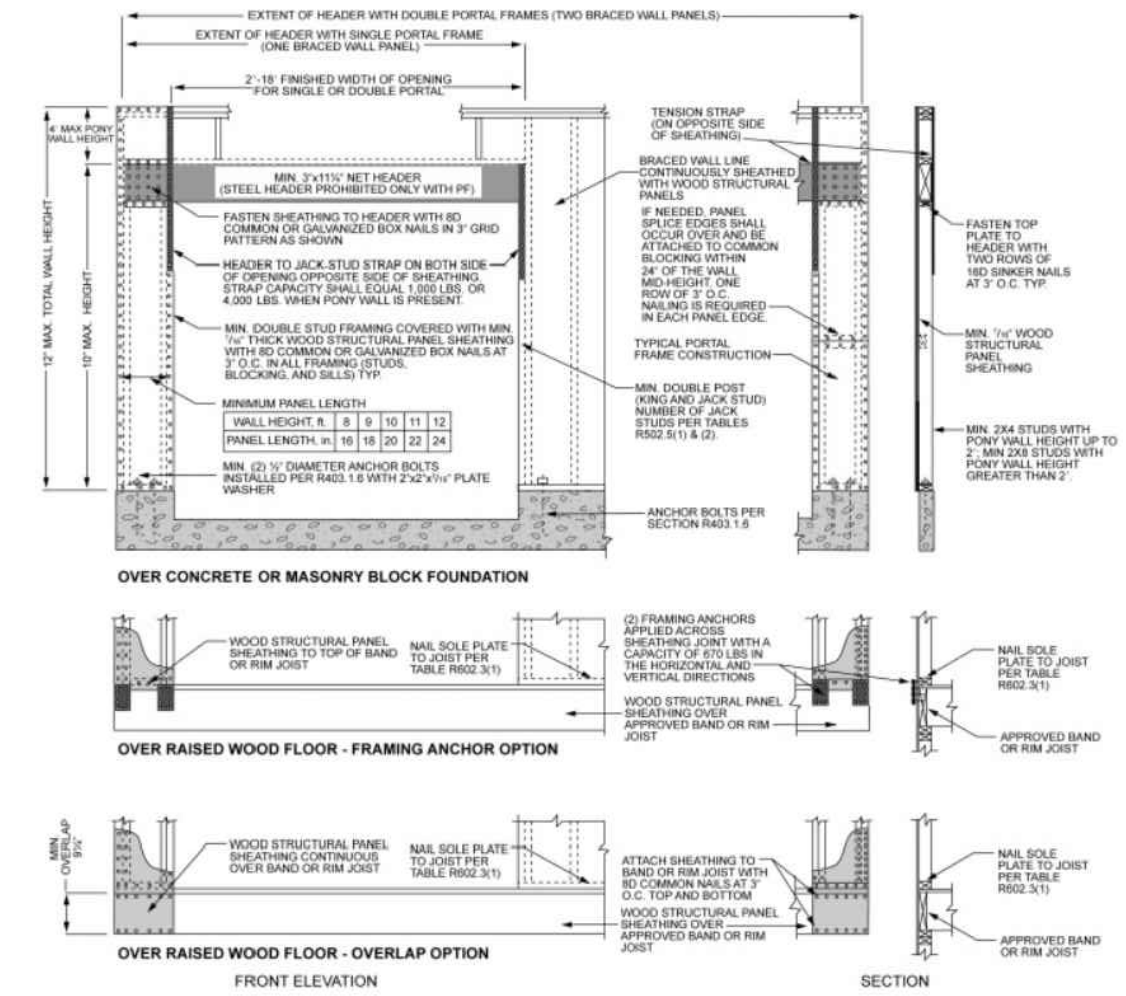
**EXTERIOR WALLS:** ALL EXTERIOR WALLS TO BE SHEALTHED WITH CS-WSP OR CS-SFB IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.

**REQUIRED LENGTH OF BRACING:** REQUIRED BRACE WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHODS CS-WSP AND CS-SFB CONTRIBUTE THEIR ACTUAL LENGTH. METHOD GB CONTRIBUTES 0.5 ITS ACTUAL LENGTH. METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

**GYPSUM:** ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD GB GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.

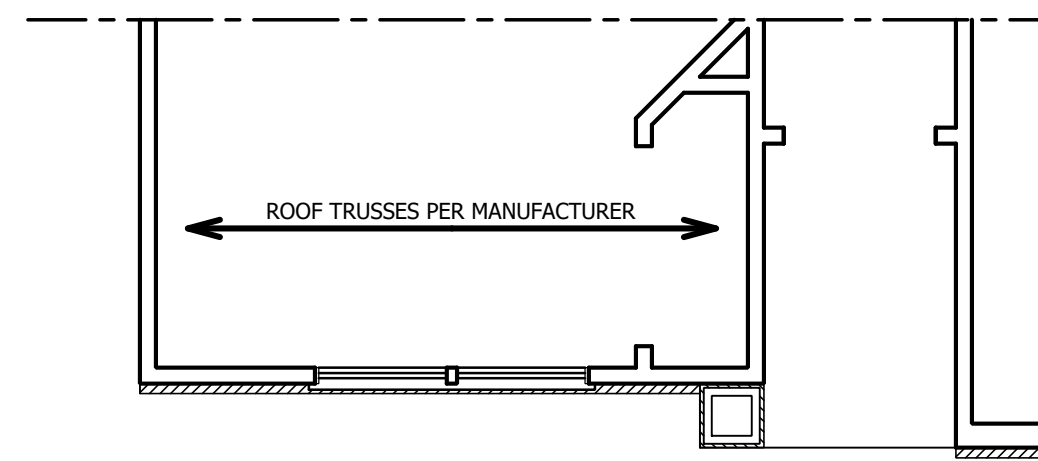
**HD:** 800 LBS HOLD DOWN DEVICE FASTENED TO THE EDGE OF THE BRACE WALL PANEL NEAREST TO THE CORNER

**METHODS:** PER TABLE R602.10.1



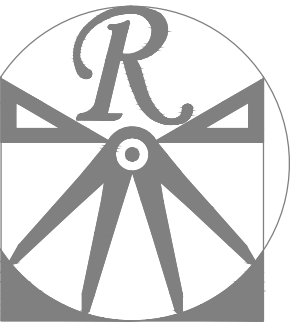
inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N.

**FIGURE R602.10.1**  
**METHOD PF - PORTAL FRAME CONSTRUCTION**



**FRONT PORCH ELEVATION-B**

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
11x17 PRINTS ARE NOT TO SCALE



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REV.:

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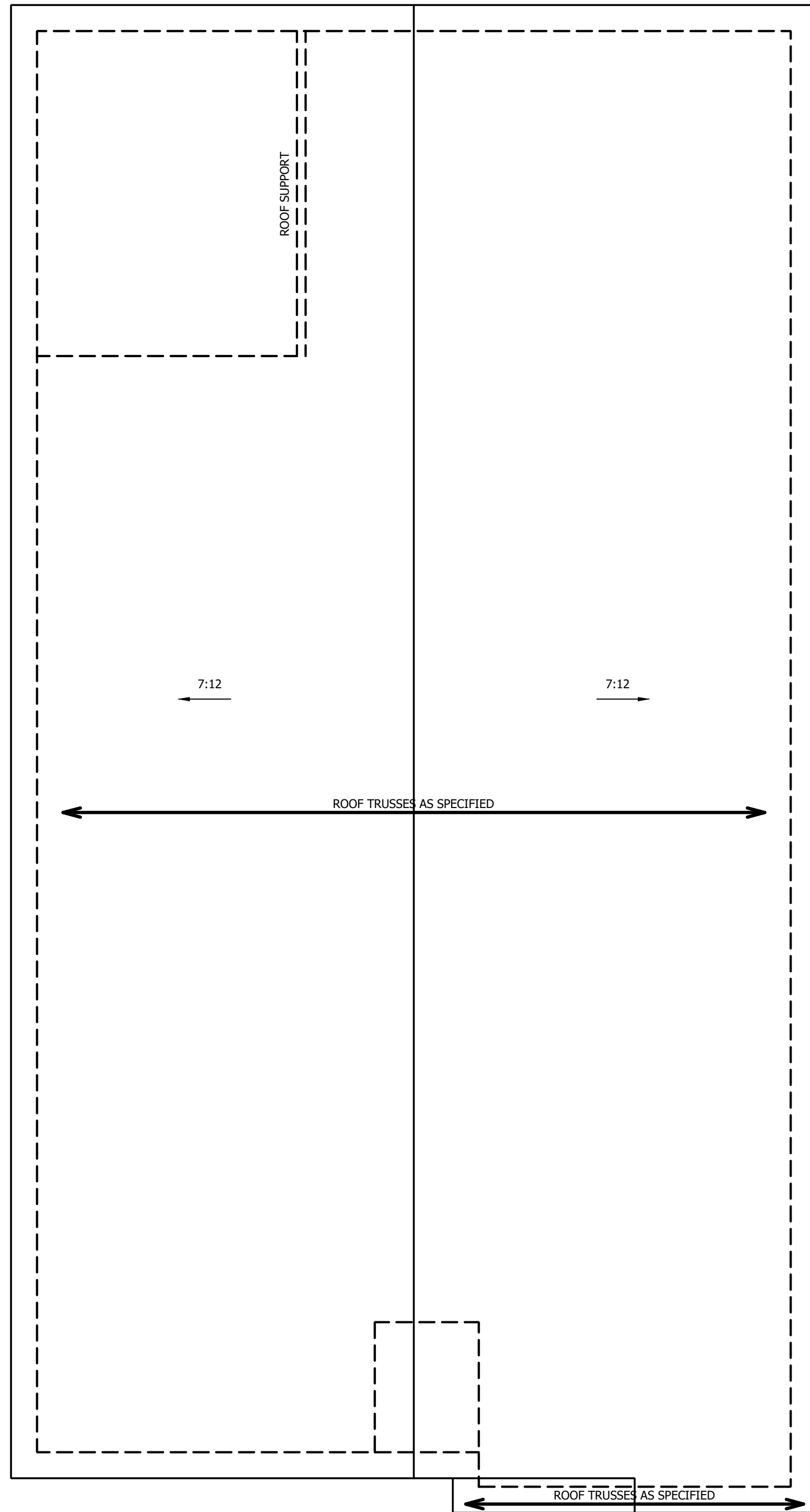
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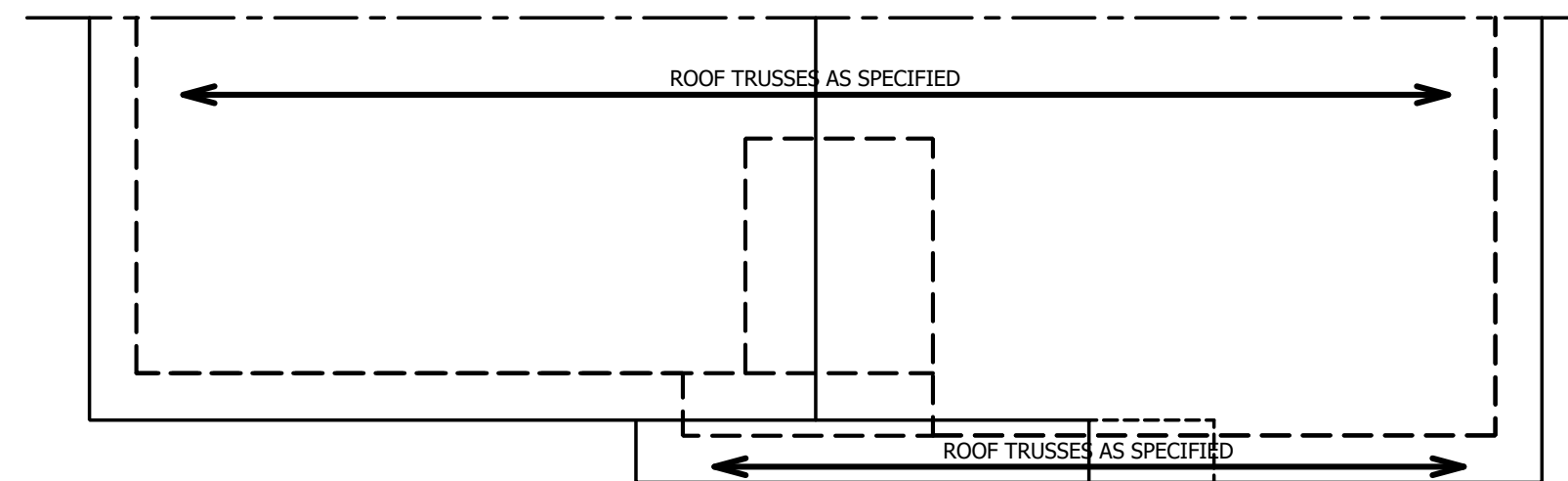
SECOND FLOOR  
FRAMING PLAN

S-2





ELEVATION A



PARTIAL ROOF PLAN ELEVATION-B

**ATTIC VENT CALCULATION:**  
 1775 SQ. FT. OF ATTIC DIVIDED BY  
 150 REQUIRES 11.8 SQ. FT. OF NET  
 FREE VENTILATING AREA (MIN.).

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
  2. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
  3. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
  4. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
  5. REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.



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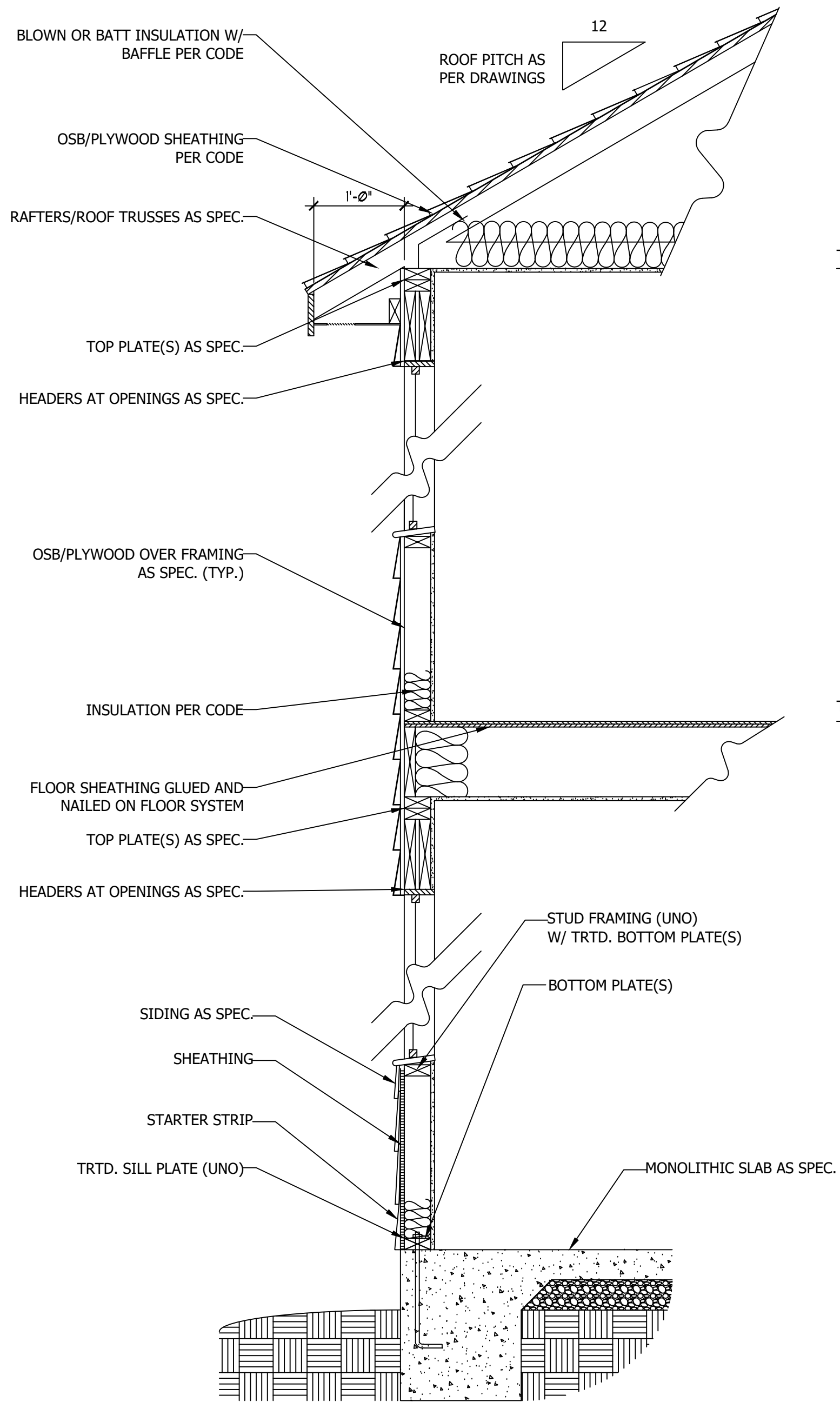
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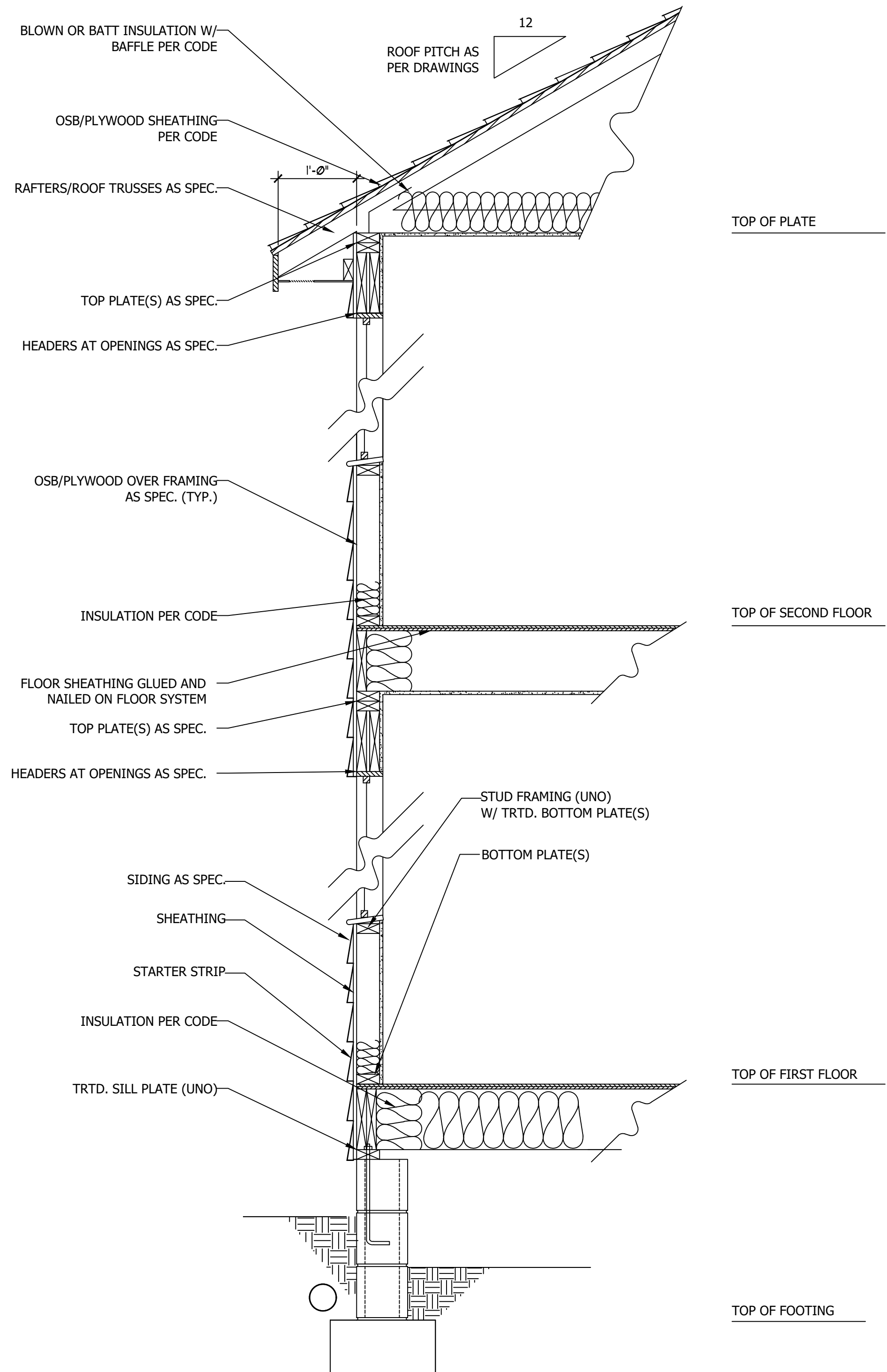
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 REV.:  
 SCALE: 1/4" = 1'-0"  
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 REVIEWED BY:

ROOF PLAN  
 S-3

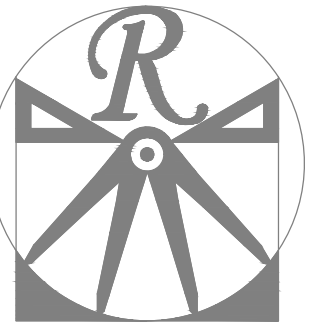
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 11x17 PRINTS ARE NOT TO SCALE



**WALL SECTION W/ SLAB**  
W/ STD. SIDING SHOWN (NTS)



**WALL SECTION W/ CRAWL SPACE**  
W/ STD. SIDING SHOWN (NTS)



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TYPICAL WALL SECTIONS

D-1