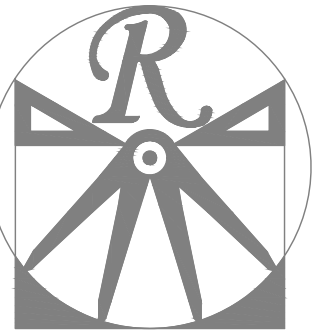


**GENERAL NOTES**

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.

**LOT 65 R  
THOMAS FARM  
4151 OVERHILLS RD  
SPRING LAKE, NC  
28390**

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



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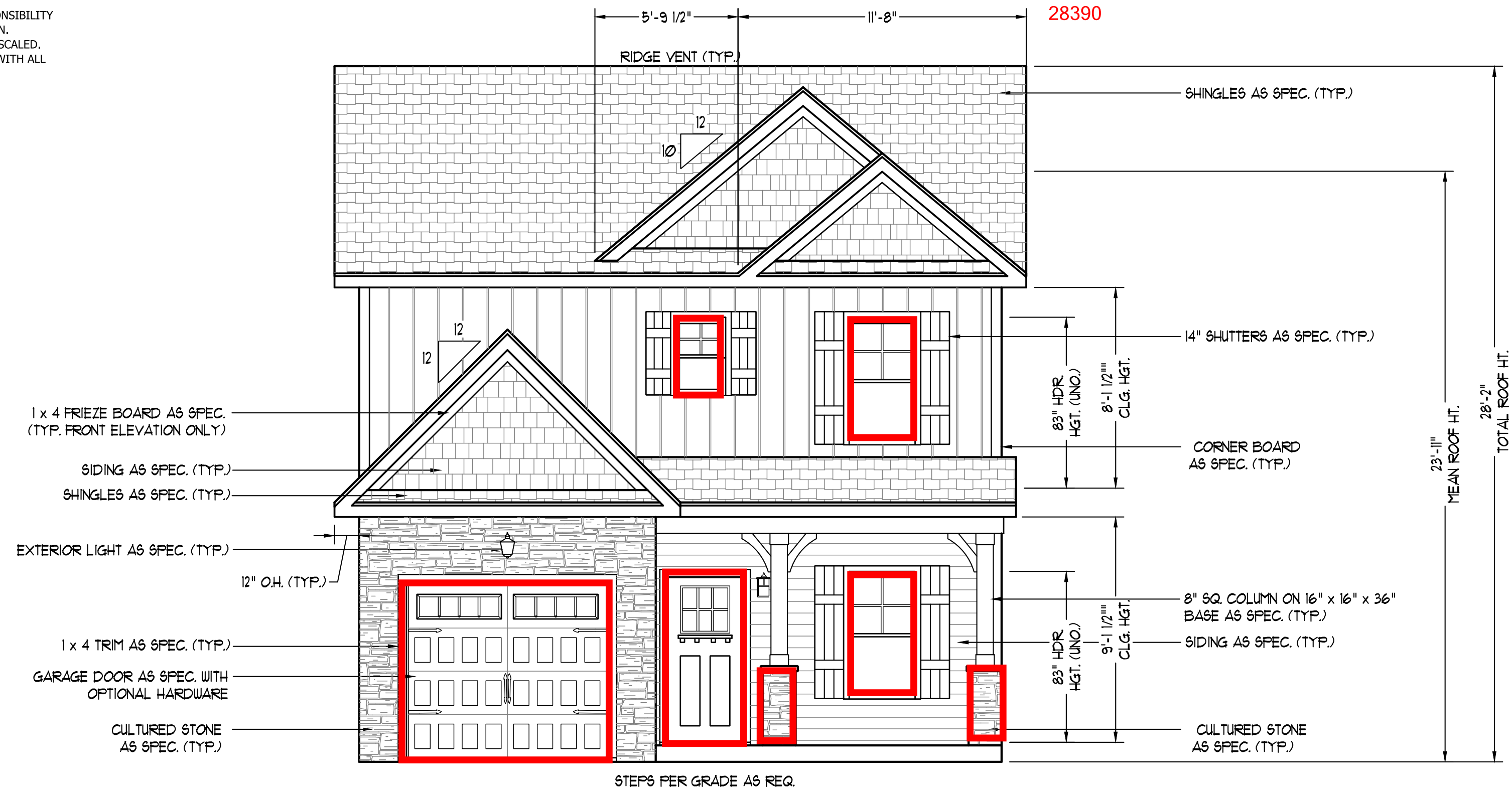
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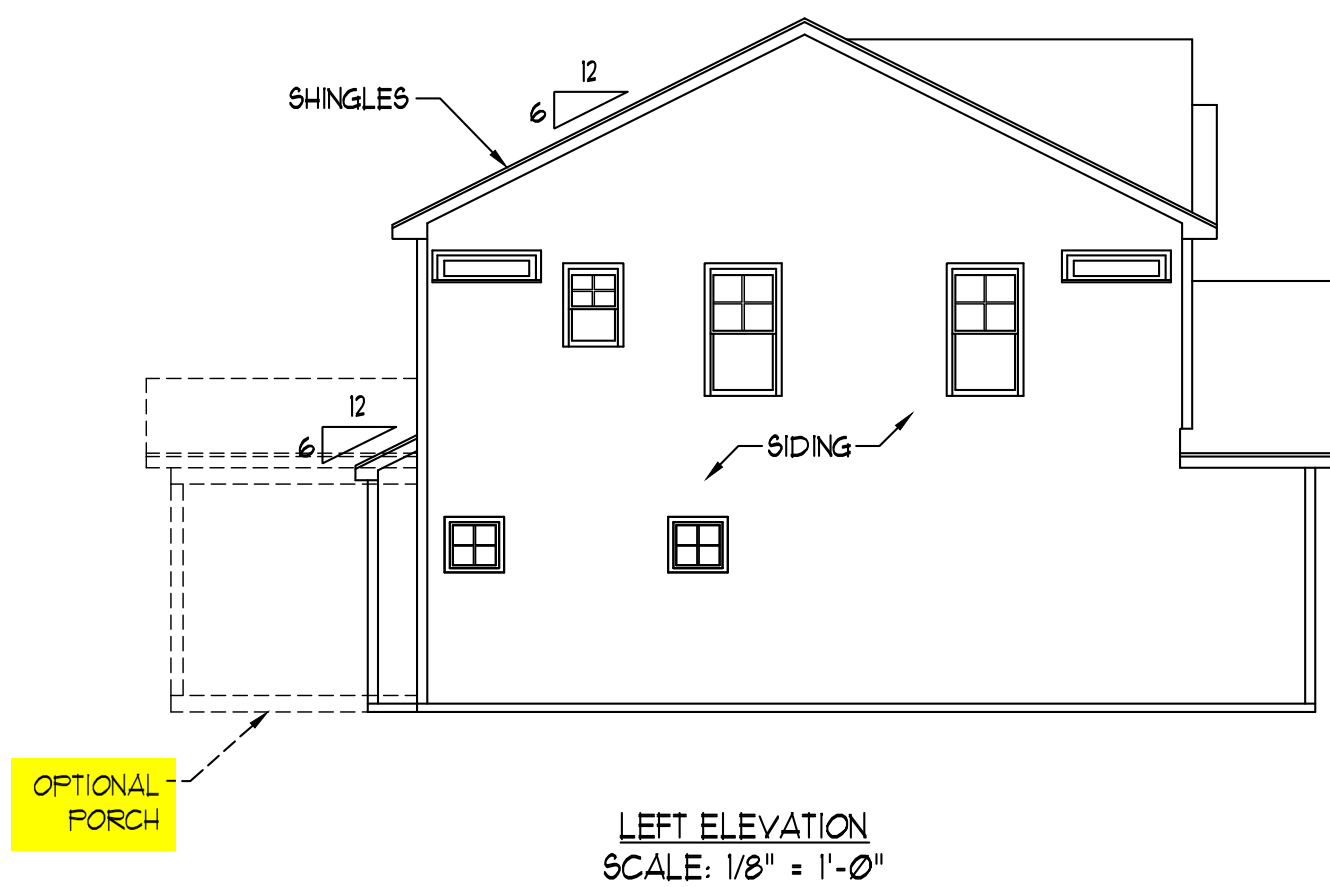
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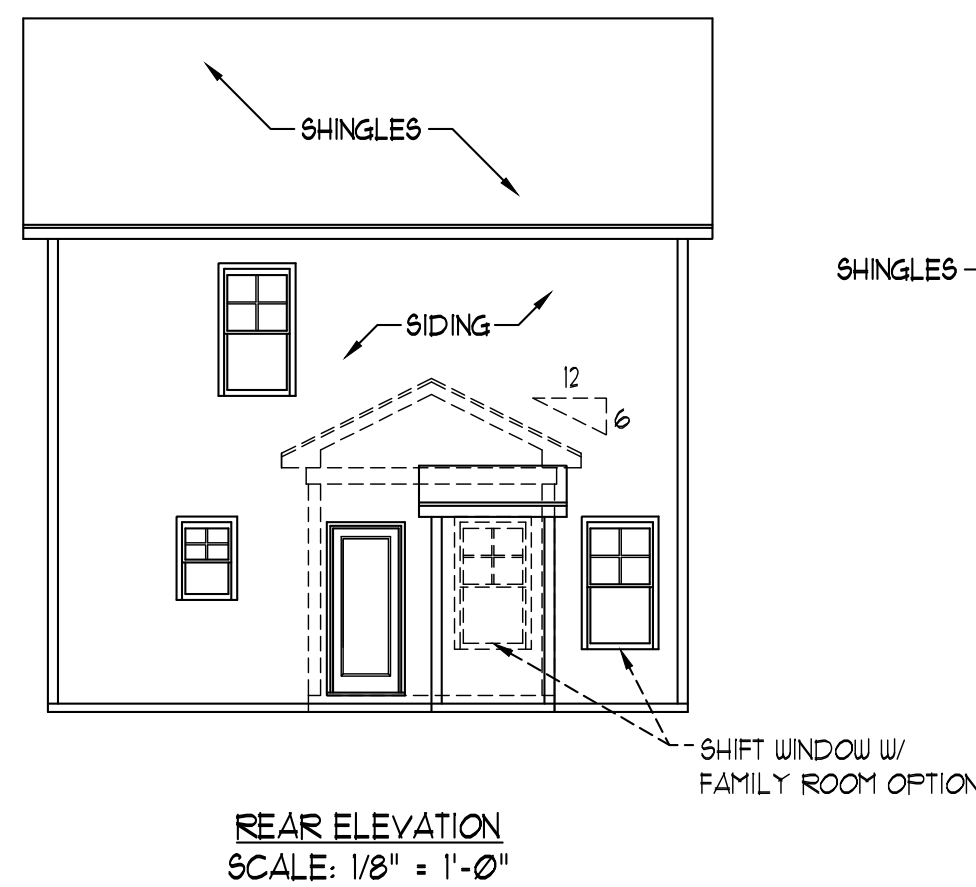
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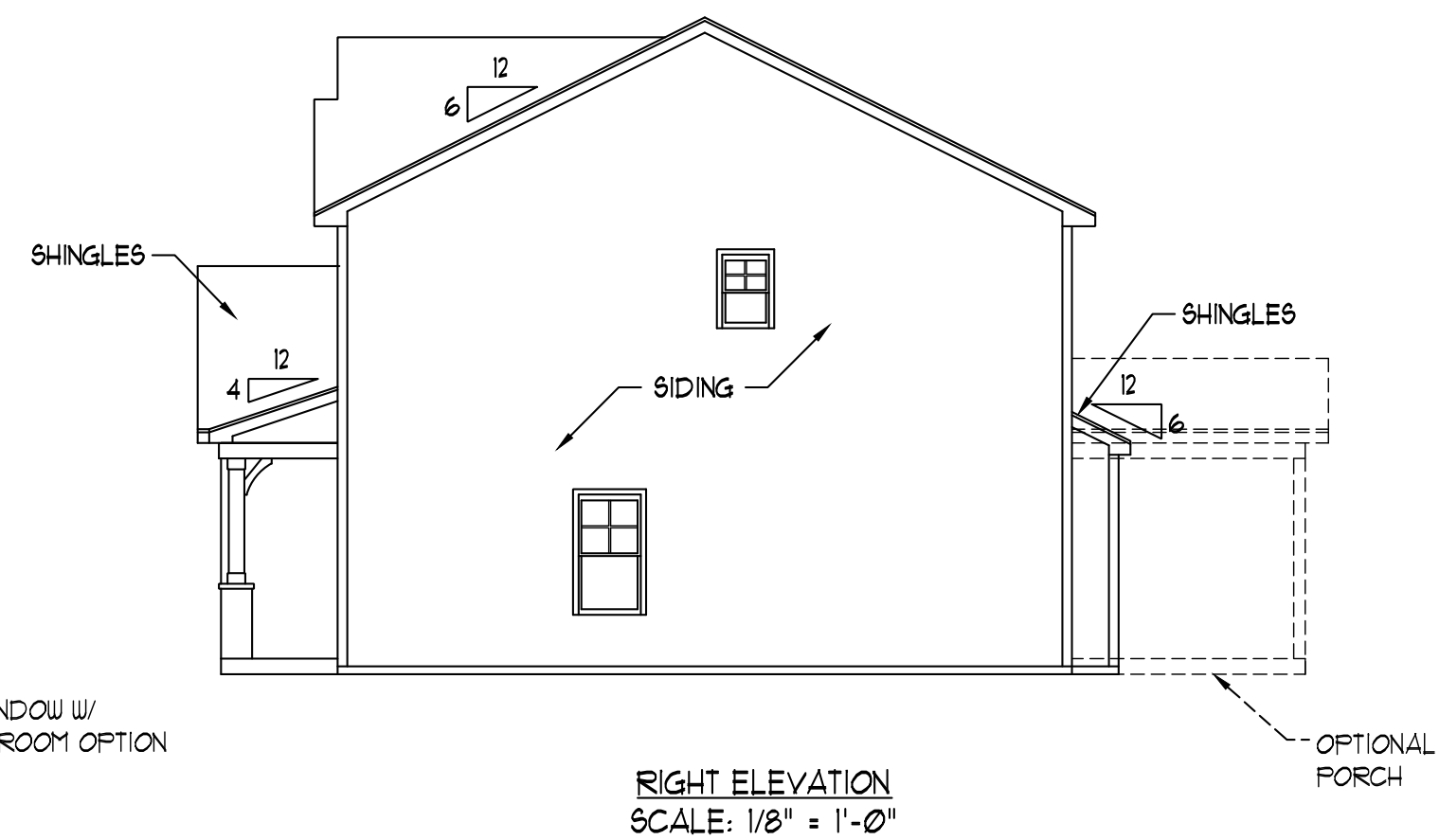
**FRONT ELEVATION-C**  
SCALE: 1/4" = 1'-0"



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



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



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

**HVAC: MAINSTREAM MECHANICAL  
PLUMBING: DOUBLE J  
ELECTRICAL: PIONEER**

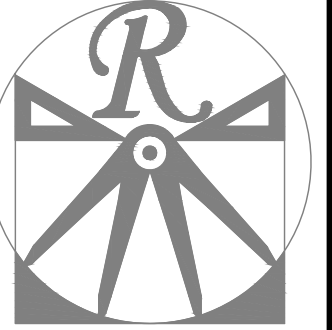
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
**11x17 PRINTS ARE NOT TO SCALE**

**WEAVER HOMES  
CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT**

DATE: JUNE 30, 2020  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

C - ELEVATIONS  
**A-3**





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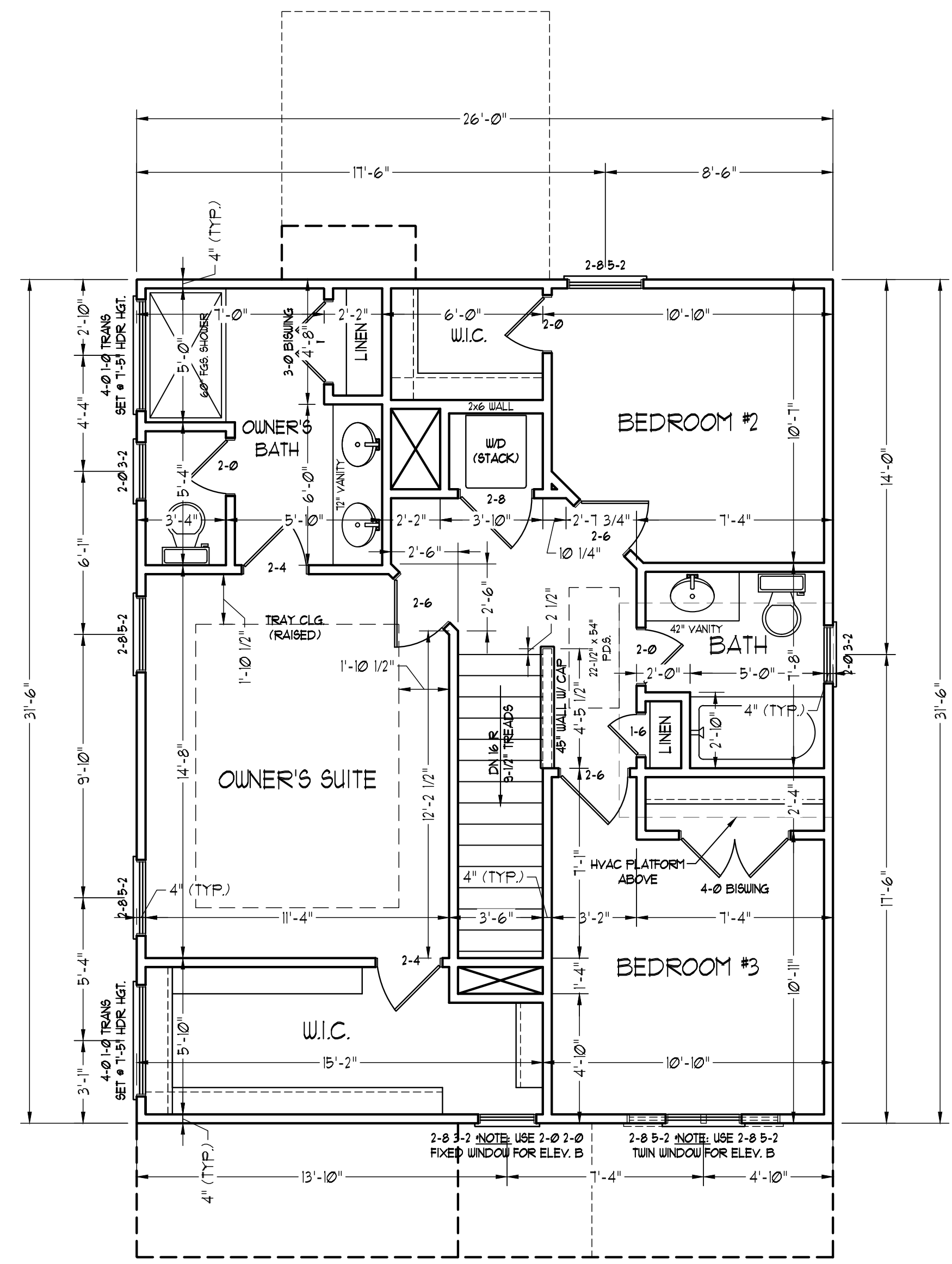
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MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

SECOND FLOOR PLAN  
**A-5**



SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
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MAGNOLIA DRIVE LEFT

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DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

FIRST FLOOR  
ELECTRICAL  
PLAN

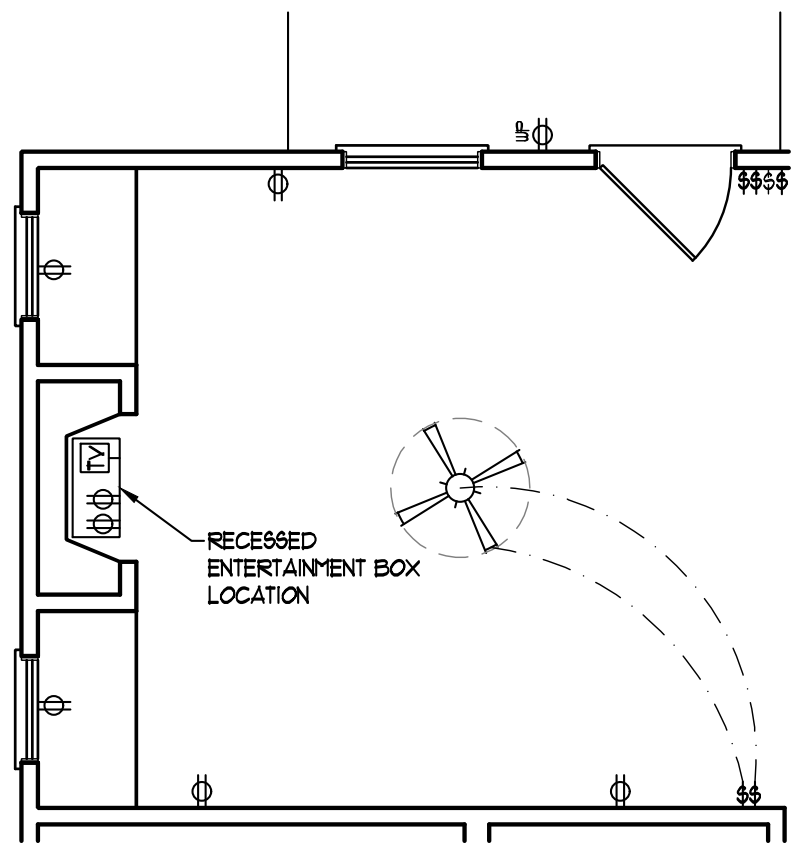
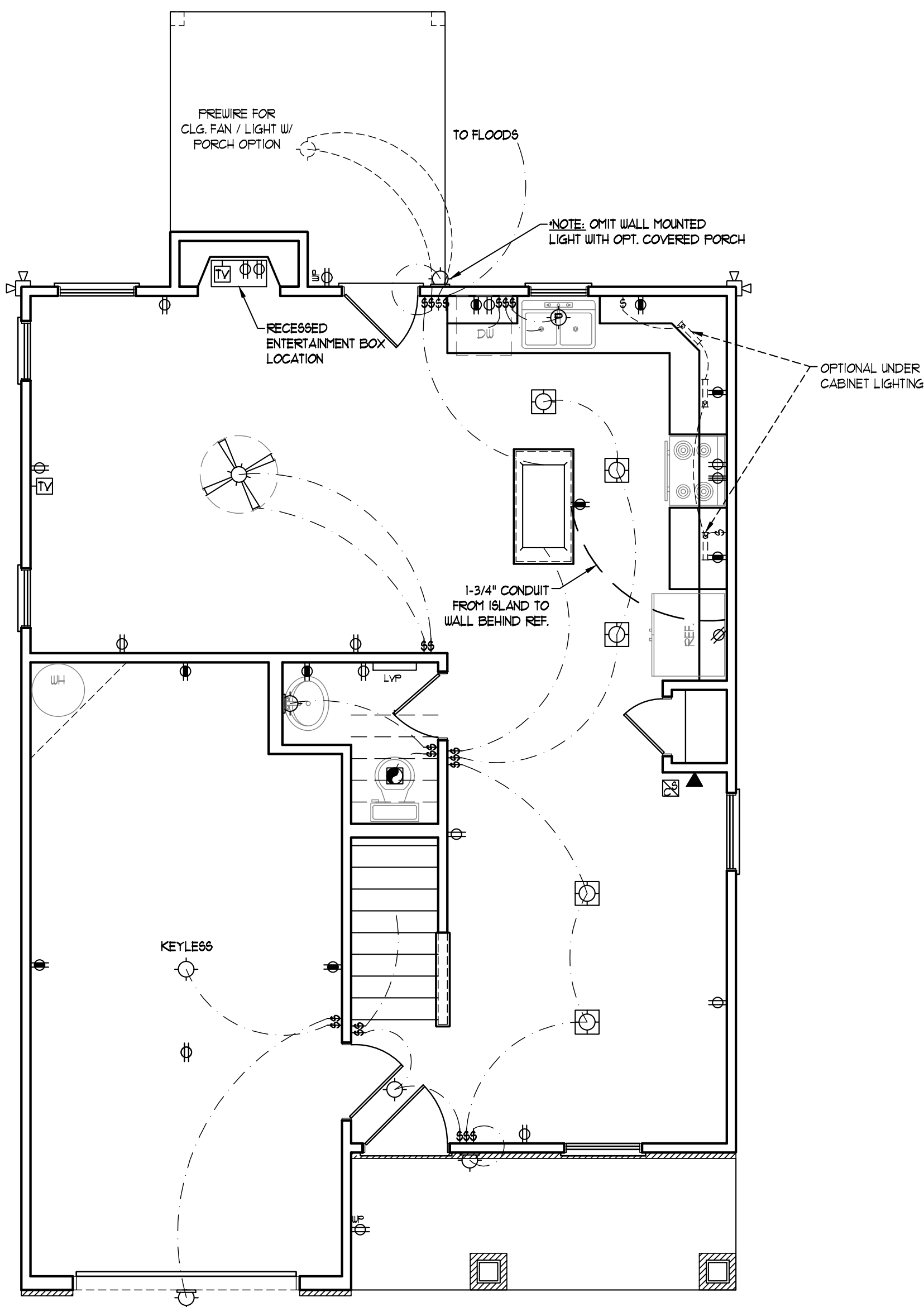
E-1

- 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.

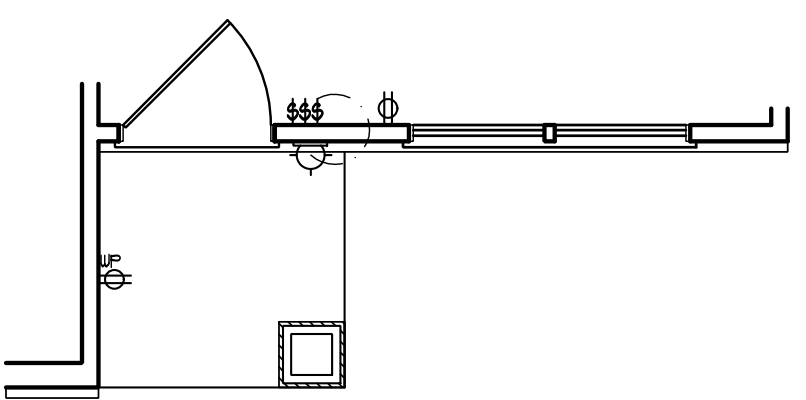
**ELECTRICAL LEGEND**

- ⊕ 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/ CM DETECTOR
- ⊕ 110 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- ALARM ALARM PANEL
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT

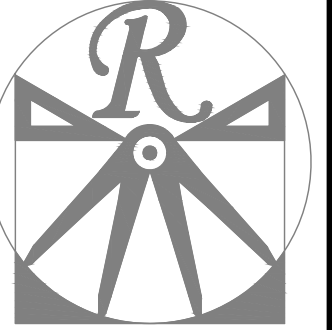
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
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OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



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CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

REV.:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR  
ELECTRICAL  
PLAN

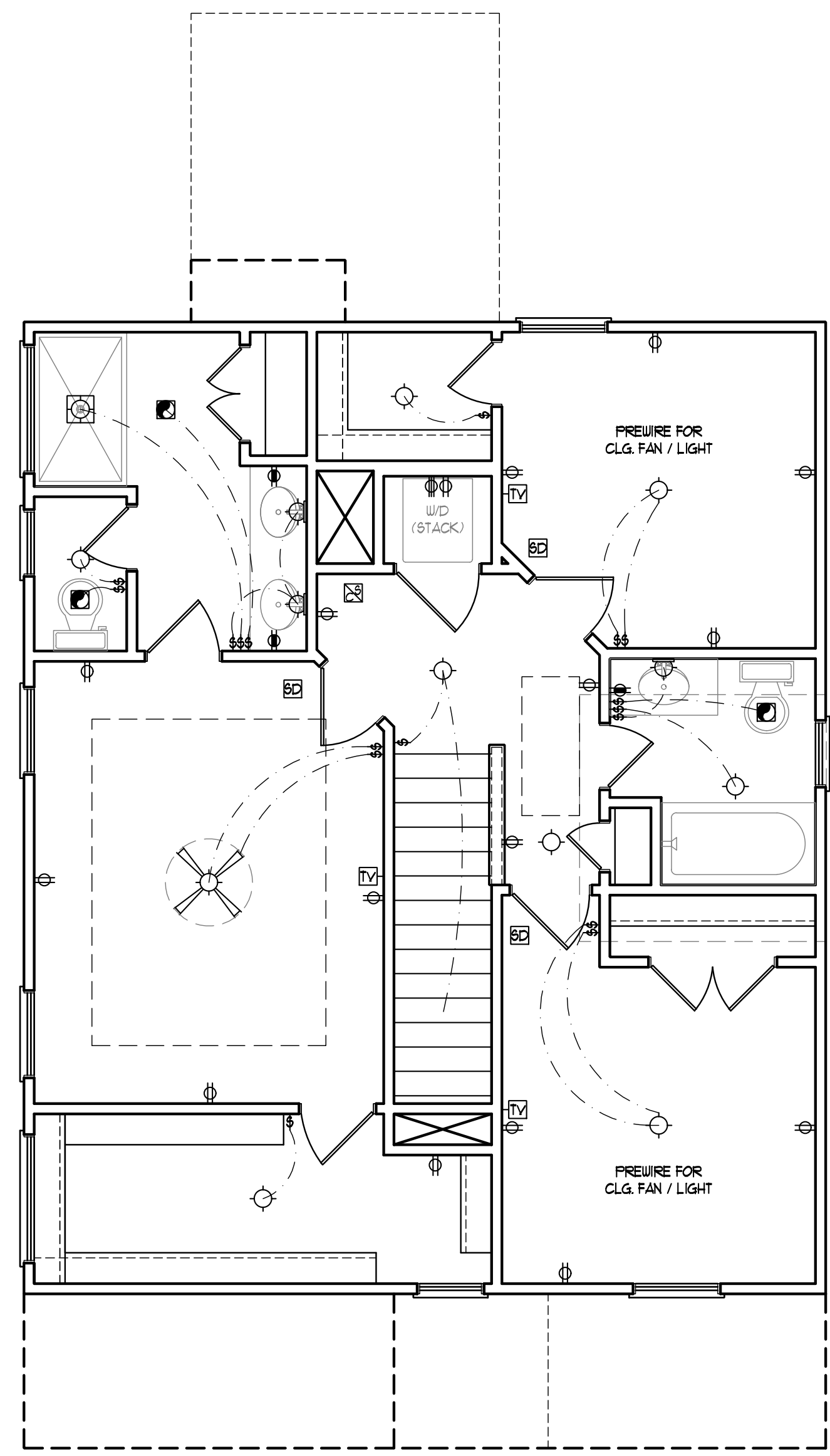
E-2

**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**

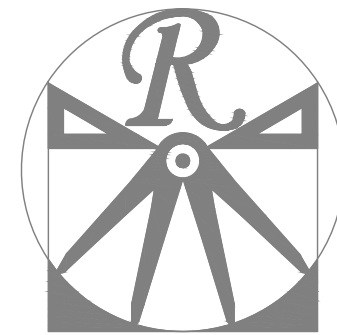
- 110 V OUTLET
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- 4-FLEX
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- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
- TELEPHONE
- DATA
- TELEPHONE AND DATA
- TV CONNECTION
- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
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- 110 V SMOKE/ CO DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- ALARM PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT



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

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 NCR, 2018 EDITION.
7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCR, 2018 EDITION.



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CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020

REV.:

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

DRAWN BY: WG

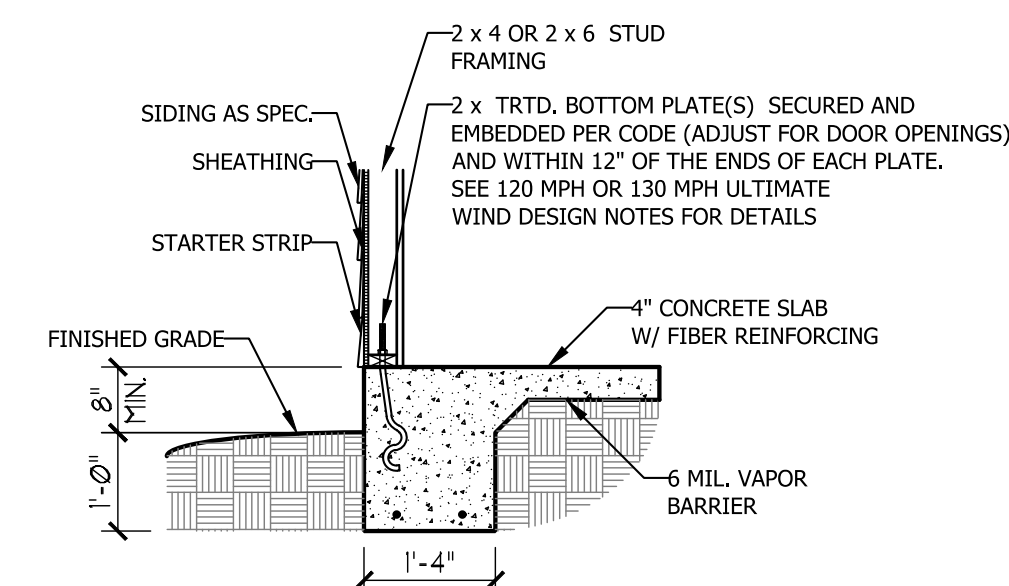
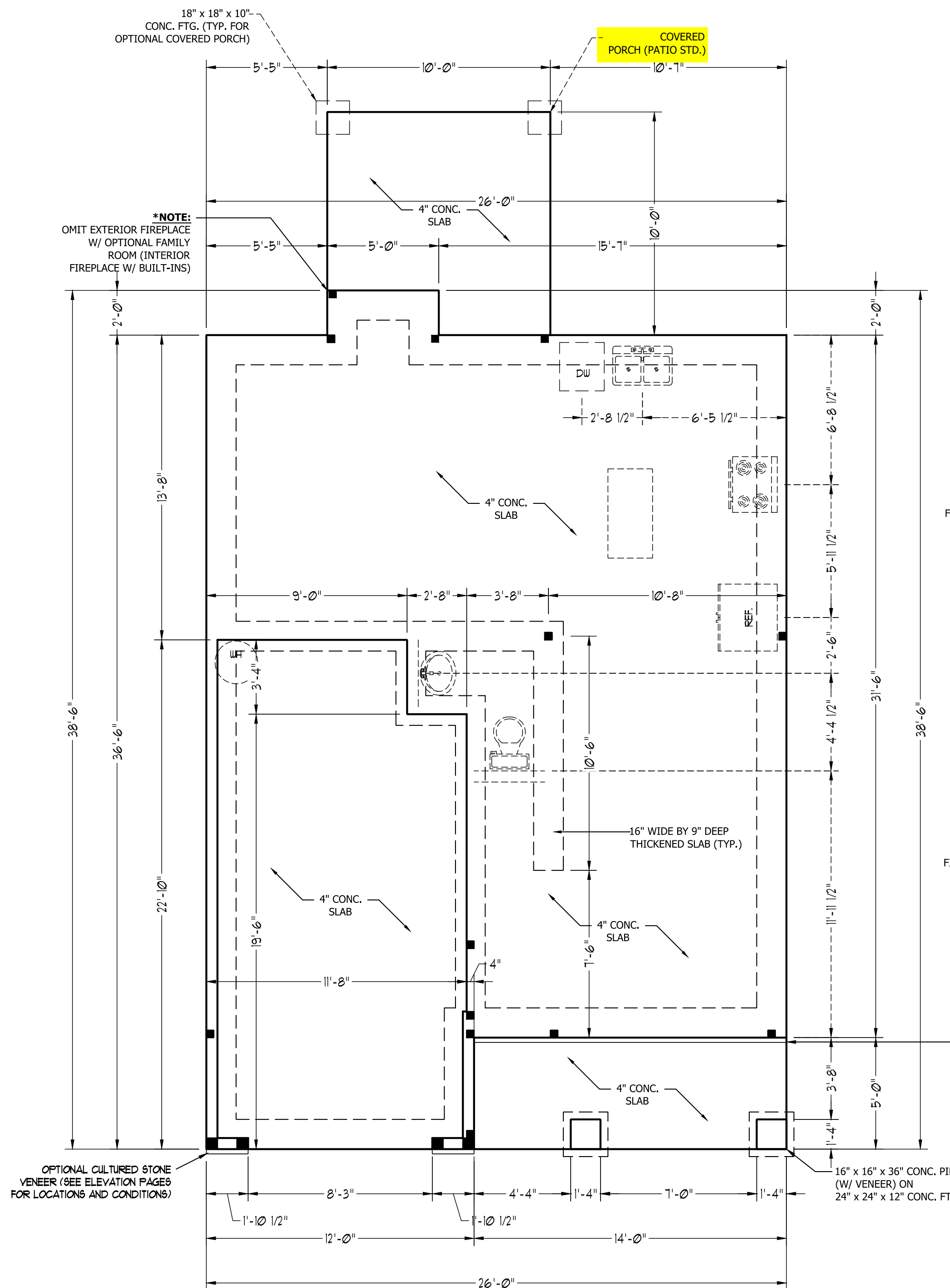
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REVIEWED BY:

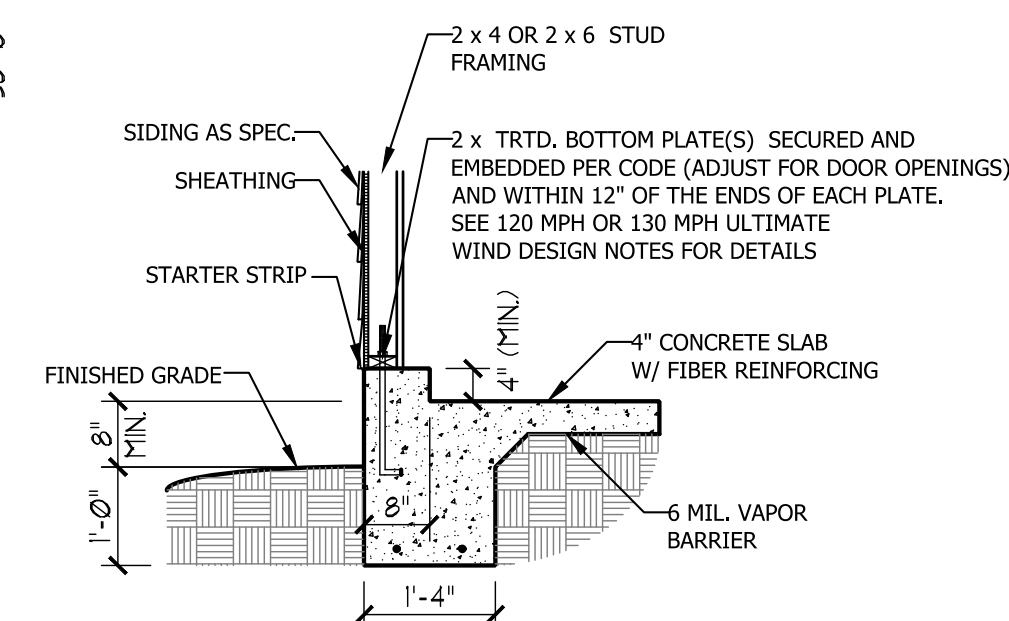
MONO SLAB  
FOUNDATION  
PLAN

S-1

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11x17 PRINTS ARE NOT TO SCALE

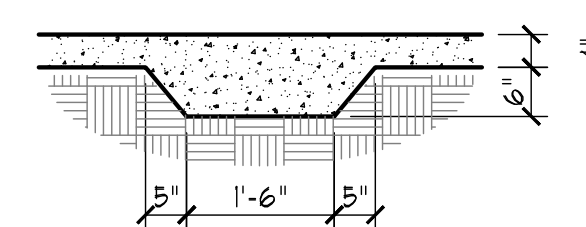


TYPICAL SLAB DETAIL



GARAGE CURB DETAIL

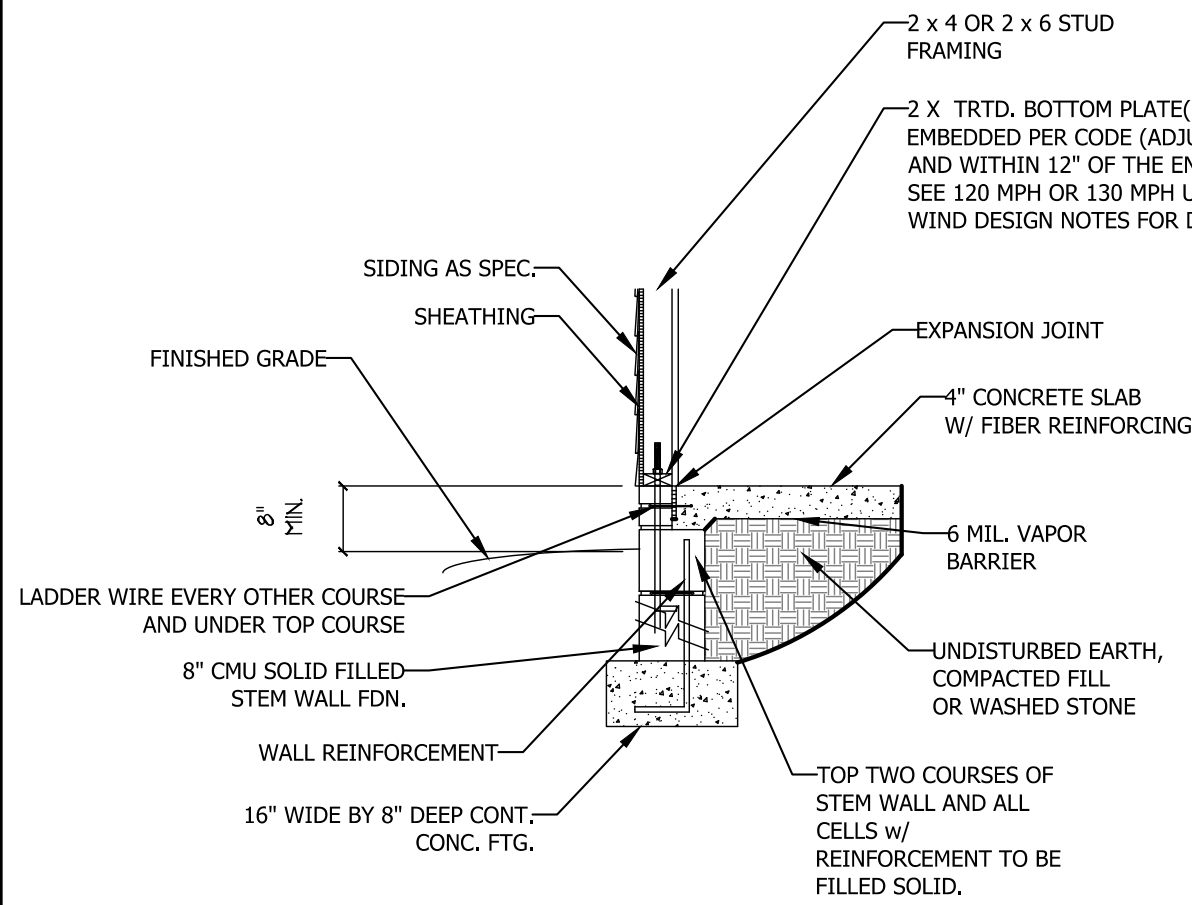
OPTIONAL CULTURED STONE VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)



THICKENED SLAB DETAIL

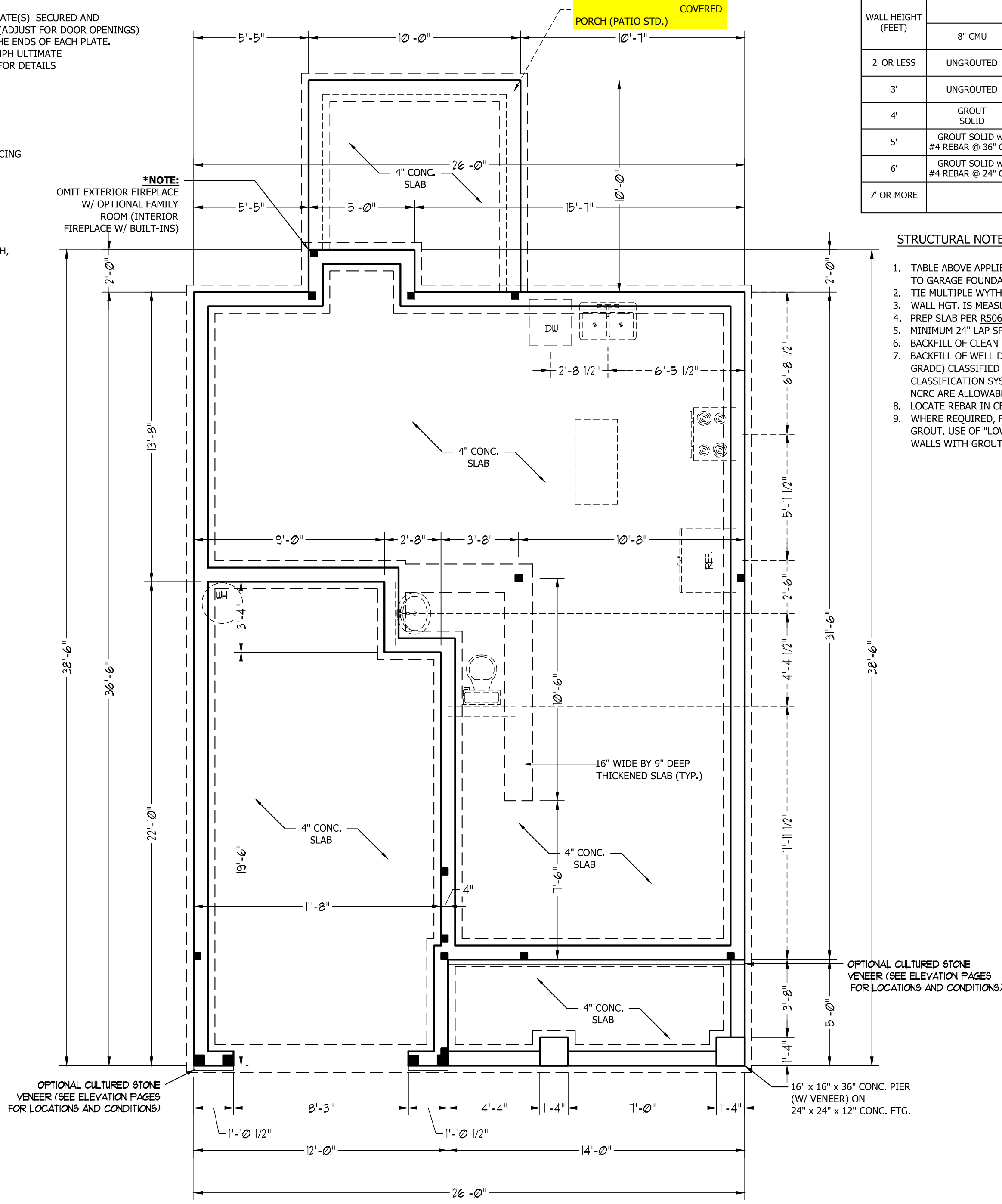
OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS

FRONT PORCH ELEVATION B



**STEM WALL FDN. DETAIL**

**\*NOTE:**  
OMIT EXTERIOR FIREPLACE W/ OPTIONAL FAMILY ROOM (INTERIOR FIREPLACE W/ BUILT-INS)



MASONRY STEM WALL SPECIFICATIONS				
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2' OR LESS	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3'	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4'	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5'	GROUT SOLID w/ #4 REBAR @ 36" O.C.	N/A	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6'	GROUT SOLID w/ #4 REBAR @ 24" O.C.	N/A	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7' OR MORE	ENGINEERED BASED ON SITE CONDITIONS			

**STRUCTURAL NOTES:**

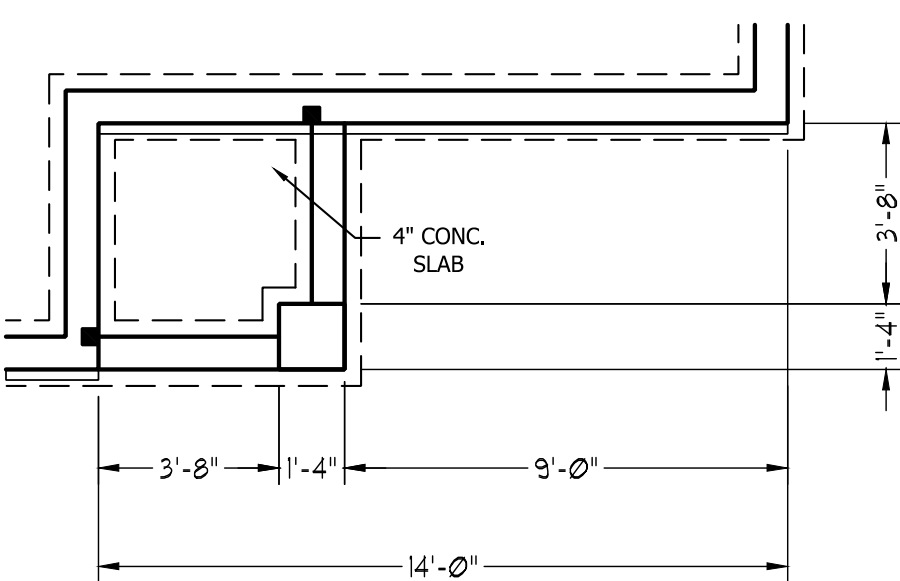
- TABLE ABOVE APPLIES TO HOUSE FOUNDATION ONLY. TABLE DOES NOT APPLY TO GARAGE FOUNDATION NOT COMMON TO HOUSE.
- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE @ 16" O.C. VERTICALLY.
- WALL HGT. IS MEASURED FROM TOP OF FOOTING TO TOP OF WALL.
- PREP SLAB PER R506.2.1 AND R505.2.2 BASE AND EXCEPTION OF THE 2018 NCRC MINIMUM 24" LAP SPLICE LENGTH.
- BACKFILL OF CLEAN #57/ #67 WASHED STONE IS PERMITTED.
- BACKFILL OF WELL DRAINED SAND-GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 NCRC ARE ALLOWABLE.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

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

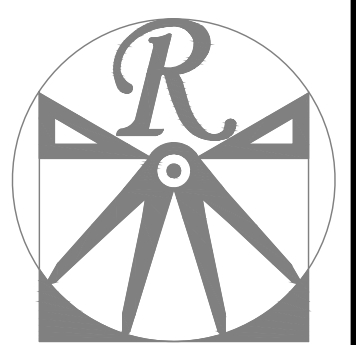
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- FOR 130 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
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- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

ANCHOR SPACING AND EMBEDMENT		
WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	7"	7" INTO CONCRETE 15" INTO MASONRY

NOTE: HORIZONTAL FOOTING REBAR REQUIRED IN HIGH WIND ZONES ONLY (140-150 MPH)



**FRONT PORCH ELEVATION B**



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CAROLINA COLLECTION  
MAGNOLIA DRIVE LEFT

DATE: JUNE 30, 2020  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:  
**STEMWALL SLAB FOUNDATION PLAN**

**S-1**

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





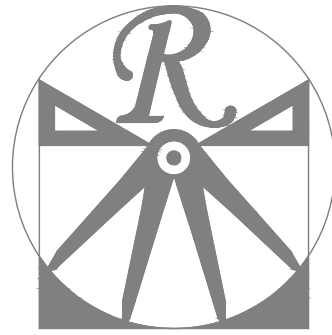
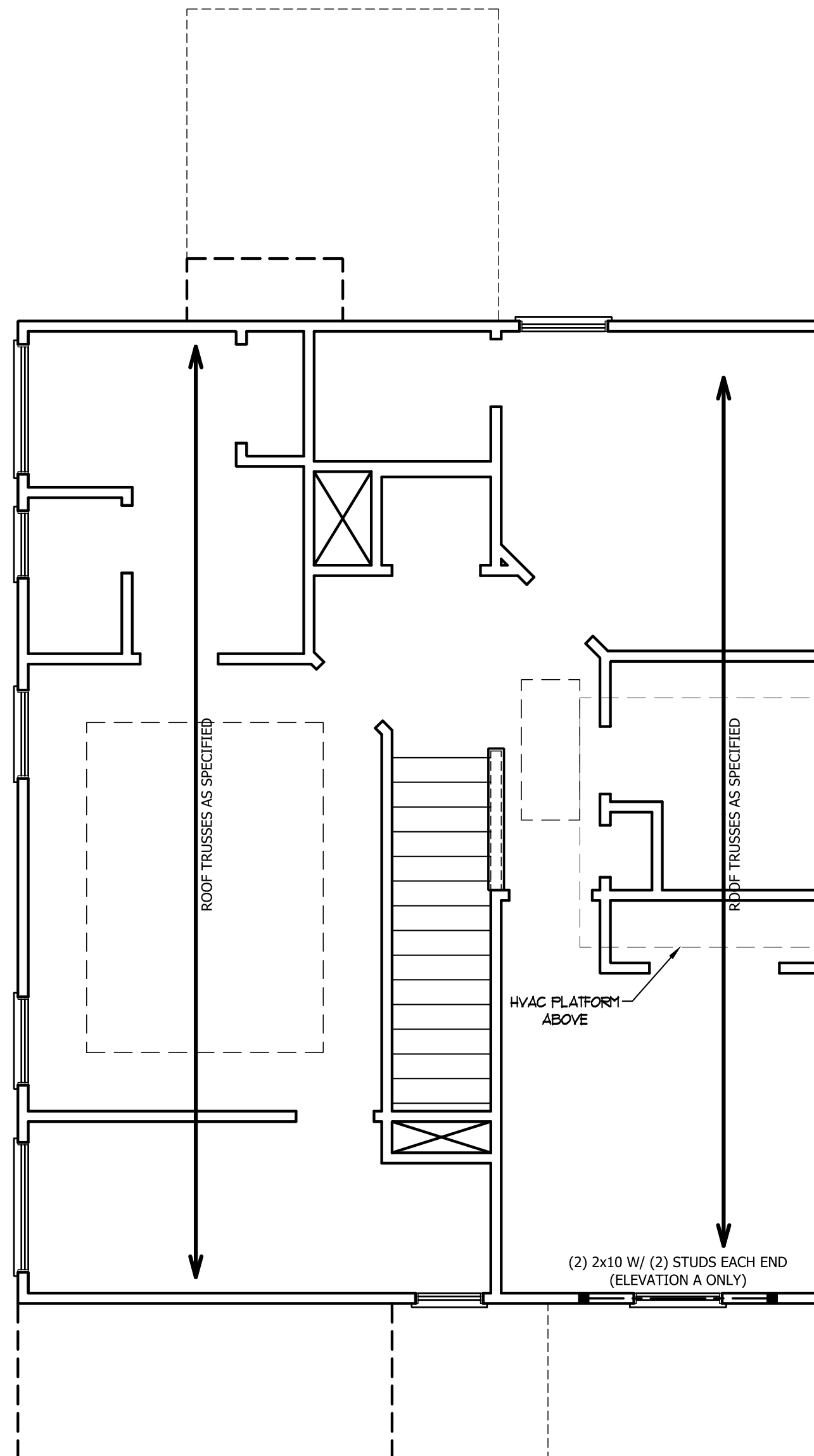
TABLE R602.7.5  
MINIMUM NUMBER OF FULL HEIGHT STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3(5))	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

**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. 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.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)

DSP - DOUBLE STUD POCKET  
TSP - TRIPLE STUD POCKET



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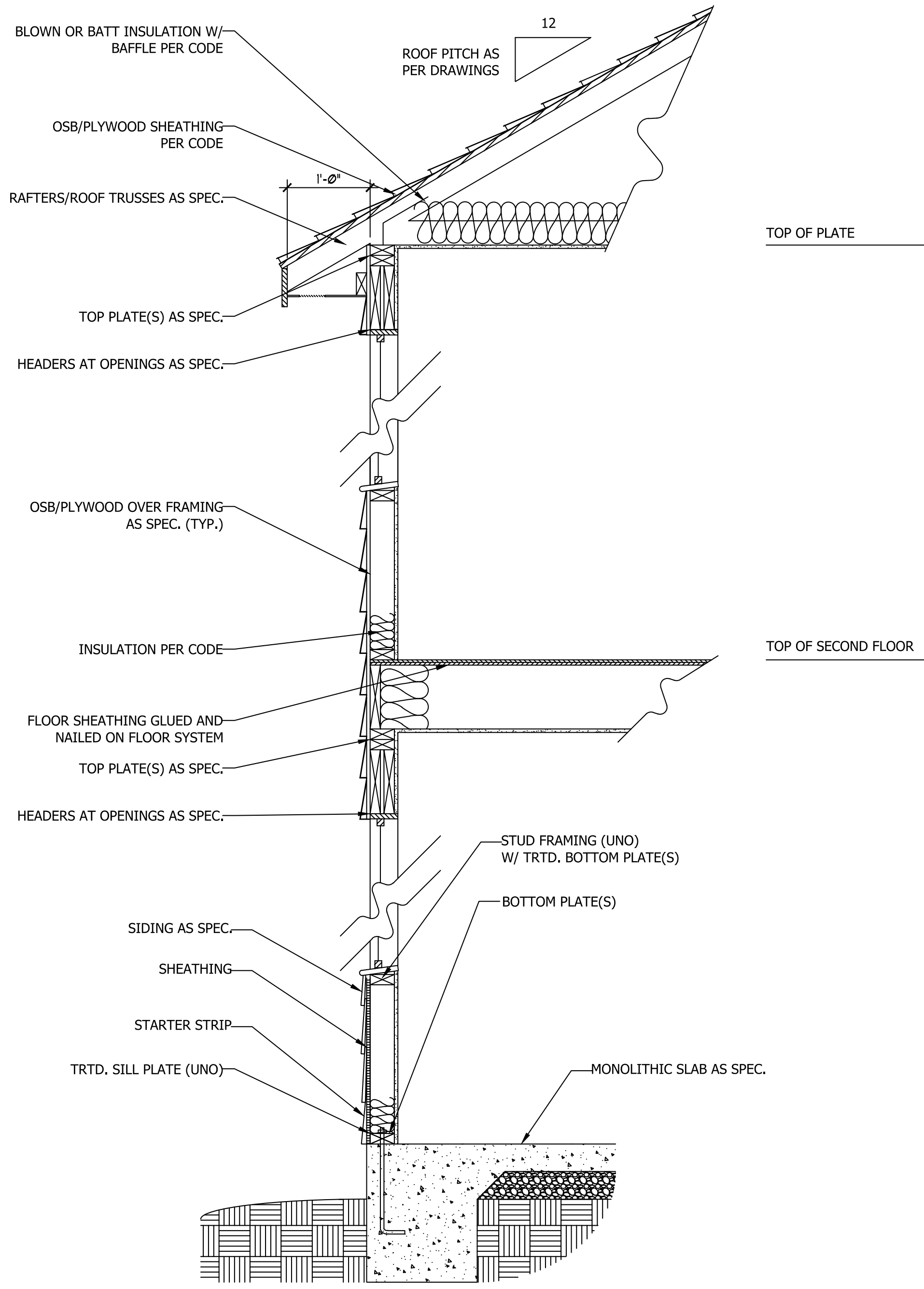
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DRAWN BY: WG  
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ATTIC FLOOR  
FRAMING PLAN

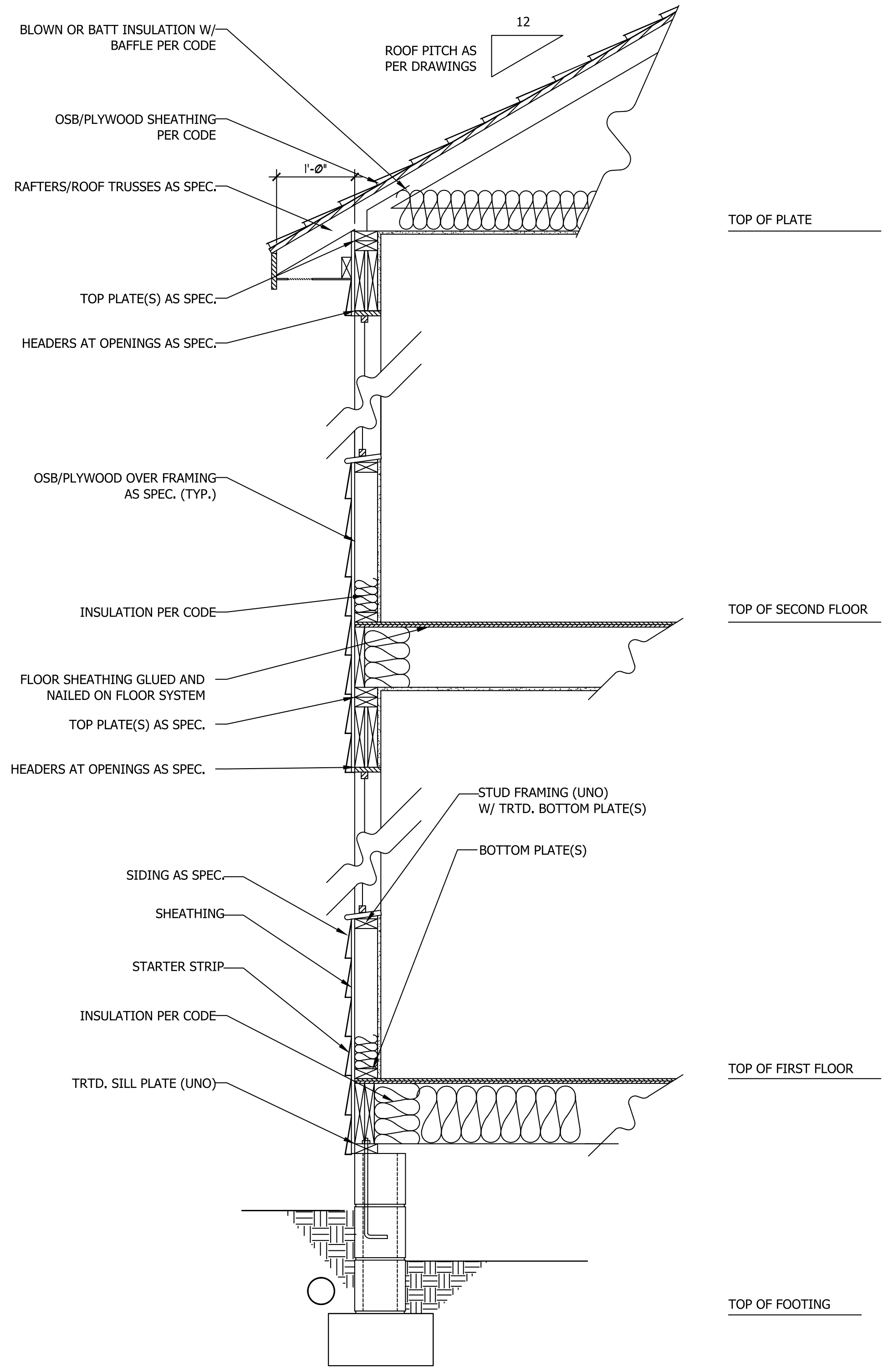
S-3

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.  
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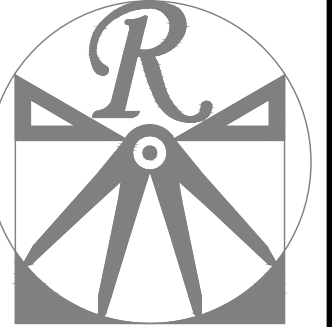




**WALL SECTION W/ SLAB  
W/ STD. SIDING SHOWN (NTS)**



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



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TYPICAL WALL SECTIONS

D-1