

TF-66

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

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
 - 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.
 - ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 - CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Vertical building and/or owner Permit holder responsible for full compliance with the code.

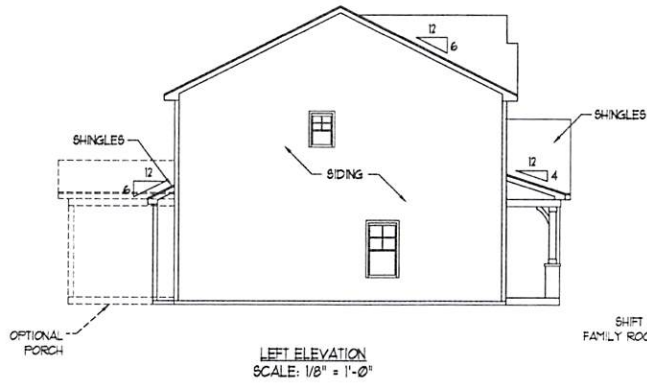
01/25/2021

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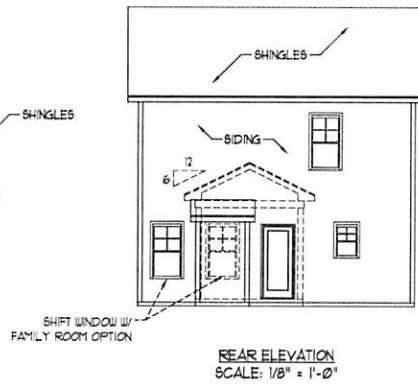
HARNETT COUNTY
NORTH CAROLINA



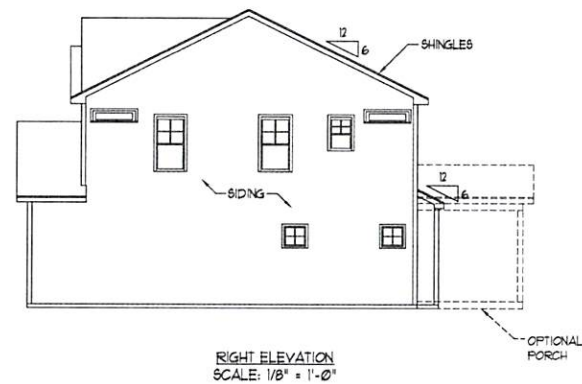
FRONT ELEVATION-C
SCALE: 1/4" = 1'-0"



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

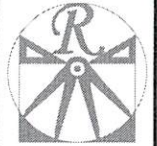


REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

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



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WWW.RESDSIGN.COM

Harnett County
NORTH CAROLINA

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CAROLINA COLLECTION
MAGNOLIA

DATE: JUNE 30, 2020

REV. _____

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

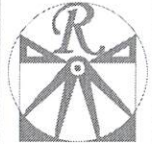
DRAWN BY: WO

ENGINEERED BY: _____

REVIEWED BY: _____

C - ELEVATIONS

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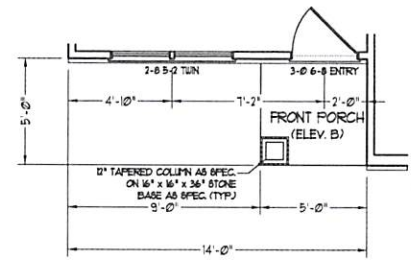
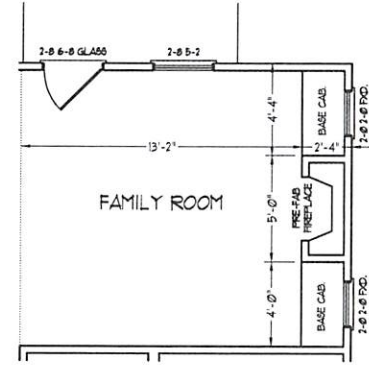
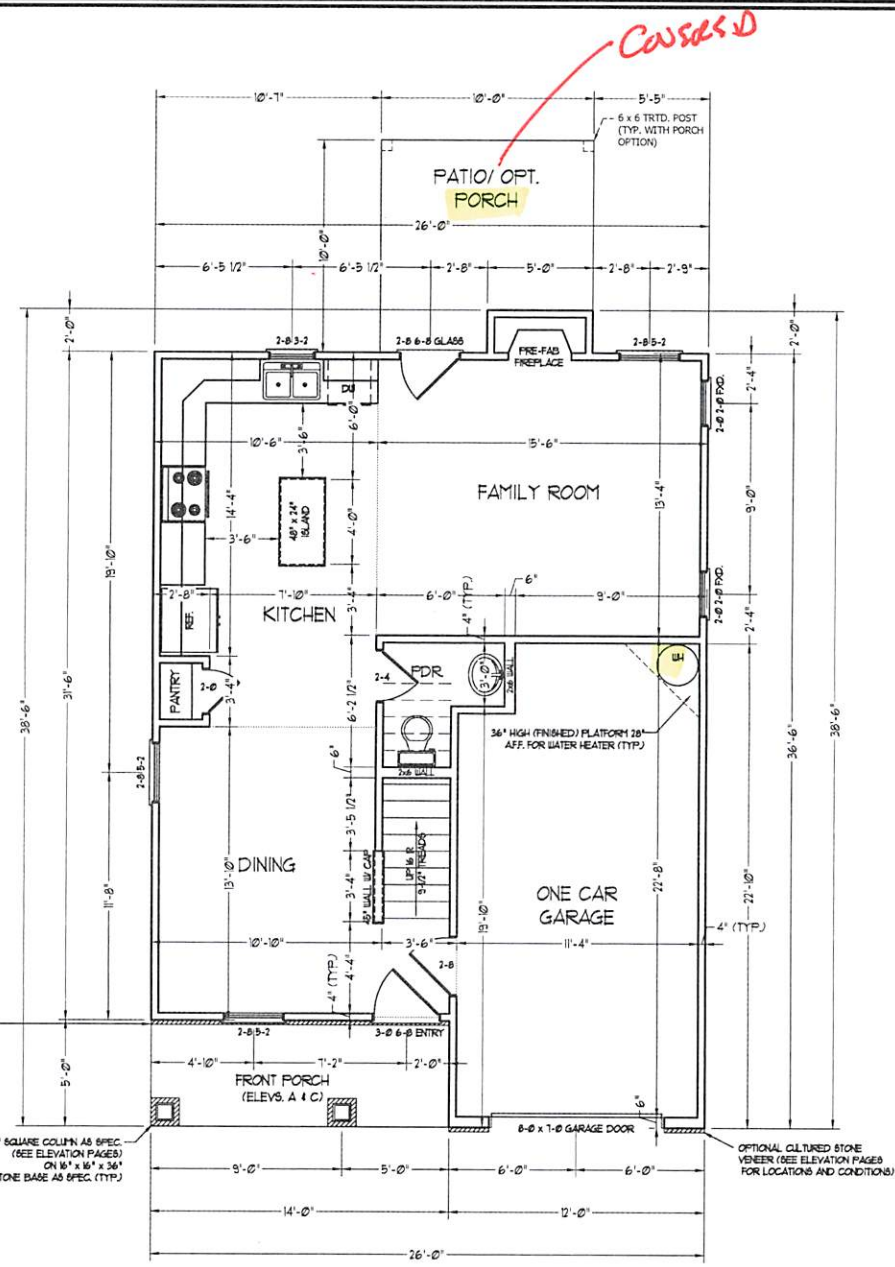
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MAGNOLIA

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

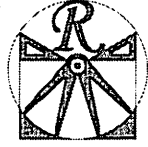
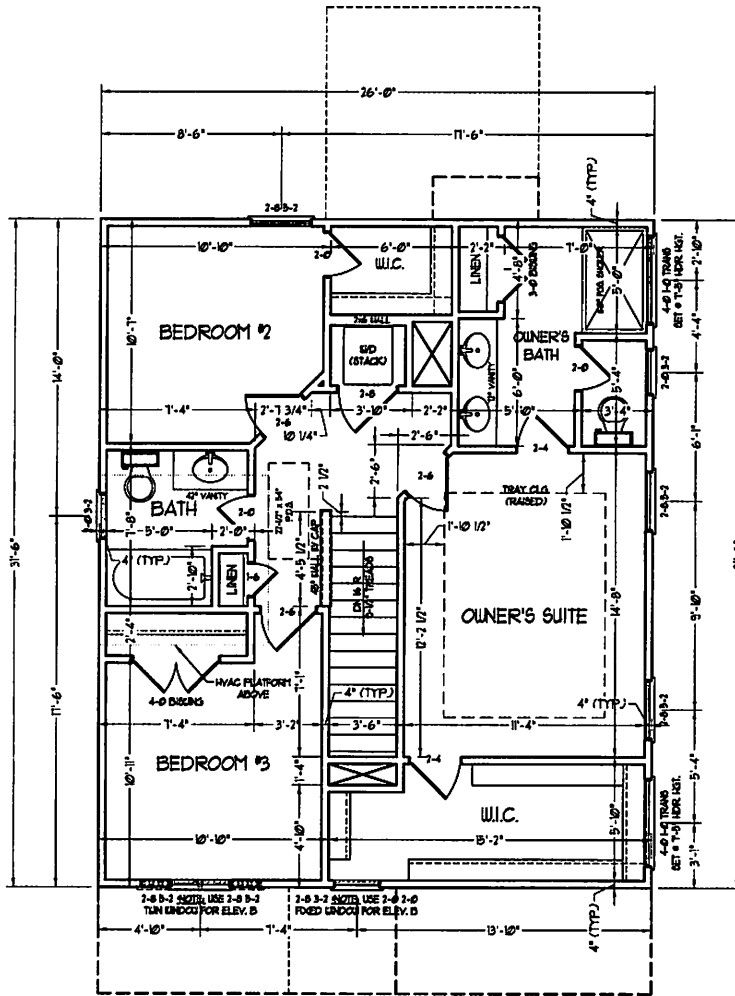
FIRST FLOOR
PLAN
A-4

SQUARE FOOTAGE (IFS)	
1st FLOOR:	581 SQ. FT.
2nd FLOOR:	141 SQ. FT.
TOTAL:	1328 SQ. FT.
GARAGE:	246 SQ. FT.
FRONT PORCH (ELEV.-A/C):	10 SQ. FT.
FRONT PORCH (ELEV.-B):	25 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
OPT. REAR PORCH:	100 SQ. FT.



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B

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



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DATE	JUNE 30, 2010
REV	
SCALE	1/4" = 1'-0"
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ENGINEERED BY	
REVIEWED BY	

SECOND FLOOR
PLAN
A-5

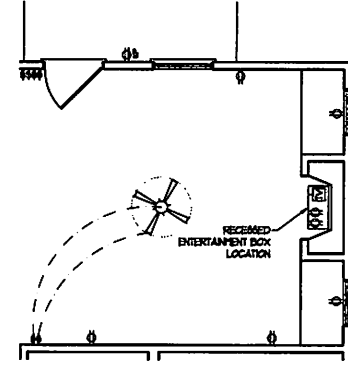
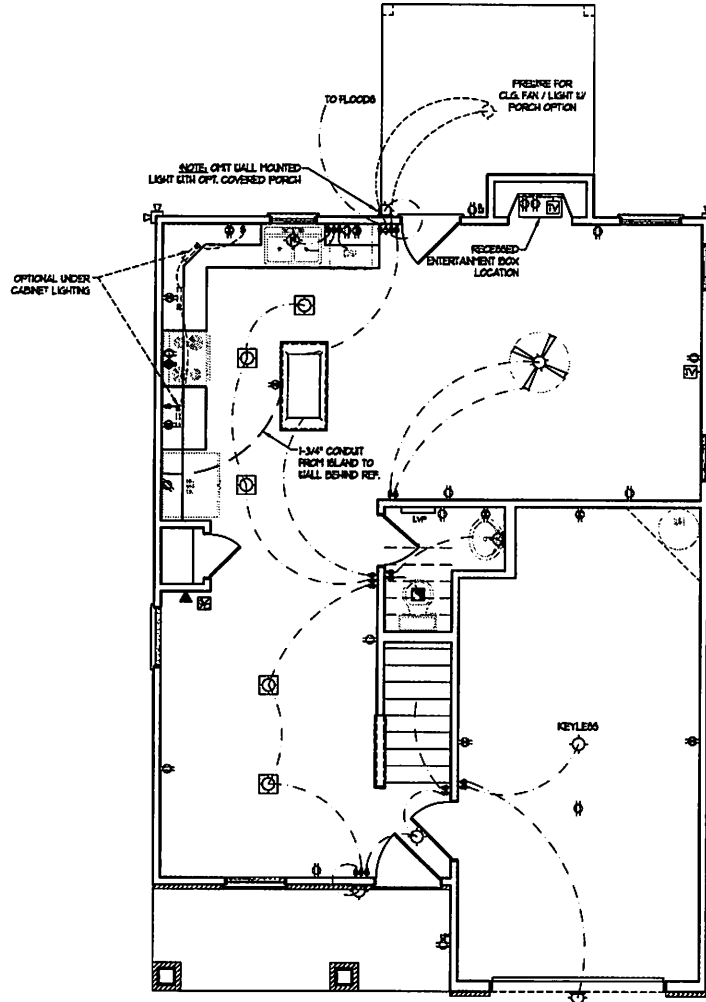
SCALE NOTE: 1/8x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

ELECTRICAL LAYOUT NOTES:

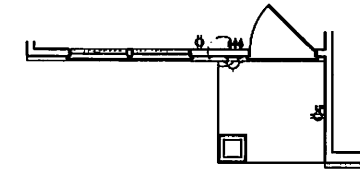
- 1) BLOCK AND WIRE FOR ALL CEILING FAN PER PLAN
- 2) VANTY LIGHTS TO BE SET @ 50" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES @ 48" FROM ROUGH OPENING.

ELECTRICAL LEGEND

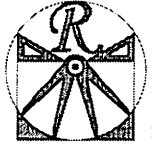
- ⊖ 80 V OUTLET
- ⊖ 80 V GFI OUTLET
- ⊖ 80 V SWITCHED OUTLET
- ⊖ 80 V BASEBOARD OUTLET
- ⊖ 4-FLEX
- ⊖ COUNTER OR FLOOR MOUNTED
- ⊖ COUNTER OR FLOOR MOUNTED MOV GFI
- ⊖ WEATHERPROOF
- ⊖ 220 V OUTLET
- ⊖ 80 V DEDICATED CIRCUIT
- ⊖ 220 V DEDICATED CIRCUIT
- ⊖ SPECIAL PURPOSE (240 V, ETC.)
- ⊖ BALL MOUNT LIGHT
- ⊖ CEILING MOUNT LIGHT
- ⊖ PENDANT LIGHT
- ⊖ RECESSED CAN LIGHT
- ⊖ PIN 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
- ⊖ 80 V SMOKE/CO DETECTOR
- ⊖ 80 V SMOKE DETECTOR
- ⊖ EXHAUST FAN
- ⊖ LOW VOLTAGE PANEL
- ⊖ ALARM PANEL
- ⊖ CEILING FAN
- ⊖ CEILING FAN @ LIGHT



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



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PLEASE REVIEW THE ELECTRICAL, PLUMBING, AND MECHANICAL OPTIONS AND SPECIFICATIONS CAREFULLY. WE ADOPT THE 2011 NATIONAL ELECTRICAL CODE (NEC) AND THE 2011 INTERNATIONAL RESIDENTIAL CODE (IRC) AS THE BASIS FOR ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK. WE ADOPT THE 2011 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AS THE BASIS FOR ALL MECHANICAL AND PLUMBING WORK. WE ADOPT THE 2011 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AS THE BASIS FOR ALL FIRE AND SAFETY WORK. WE ADOPT THE 2011 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS THE BASIS FOR ALL ENERGY CONSERVATION WORK. WE ADOPT THE 2011 INTERNATIONAL SWEET'S ELECTRICAL CODE (IEC) AS THE BASIS FOR ALL ELECTRICAL WORK. WE ADOPT THE 2011 INTERNATIONAL SWEET'S MECHANICAL AND PLUMBING CODE (IMPC) AS THE BASIS FOR ALL MECHANICAL AND PLUMBING WORK. WE ADOPT THE 2011 INTERNATIONAL SWEET'S FIRE AND SAFETY CODE (IFSC) AS THE BASIS FOR ALL FIRE AND SAFETY WORK. WE ADOPT THE 2011 INTERNATIONAL SWEET'S ENERGY CONSERVATION CODE (IECC) AS THE BASIS FOR ALL ENERGY CONSERVATION WORK.

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CAROLINA COLLECTION
MAGNOLIA

DATE: JUNE 30, 2010
REV
SCALE: 1/4" = 1'-0"
DRAWN BY: WJO
ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR ELECTRICAL PLAN

E-1

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

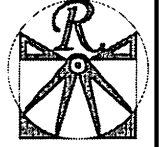
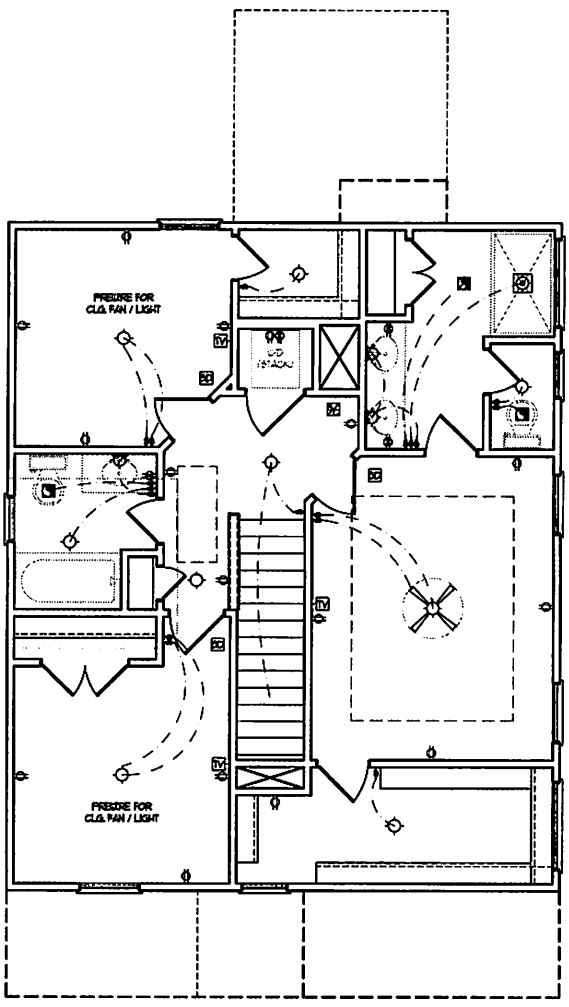
ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANTY LIGHTS TO BE SET @ 90" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 6" FROM ROUGH OPENINGS

ELECTRICAL LEGEND

- ⊖ 120 V OUTLET
- ⊖ 120 V GFI OUTLET
- ⊖ 120 V SWITCHED OUTLET
- ⊖ 120 V BASEBOARD OUTLET
- ⊕ 4-FLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED NOY GFI
- ⊕ DEAD-ENPROOF
- ⊖ 220 V OUTLET
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- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
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- ⊕ 120 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL
- ⊕ ALARM PANEL

- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT



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DATE: JUNE 30, 2020
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DRAWN BY: WJO
ENGINEERED BY: _____
REVIEWED BY: _____

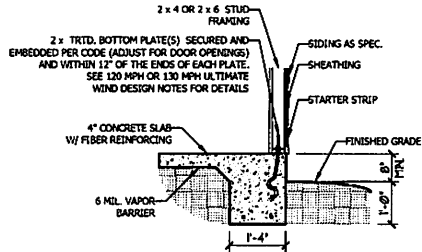
SECOND FLOOR
ELECTRICAL
PLAN

E-2

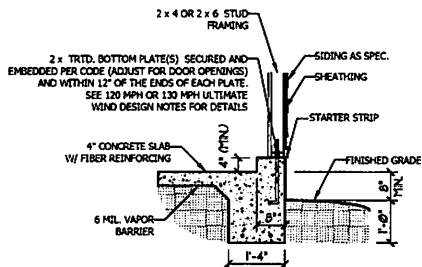
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

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

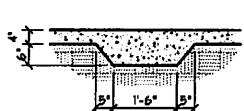
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- FOR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



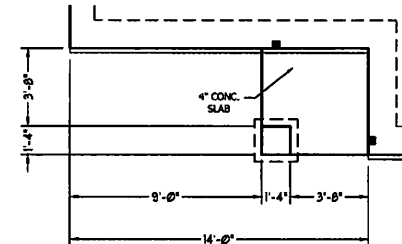
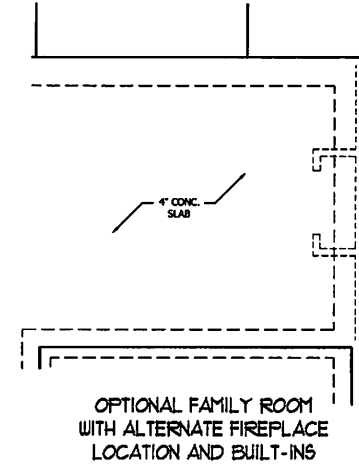
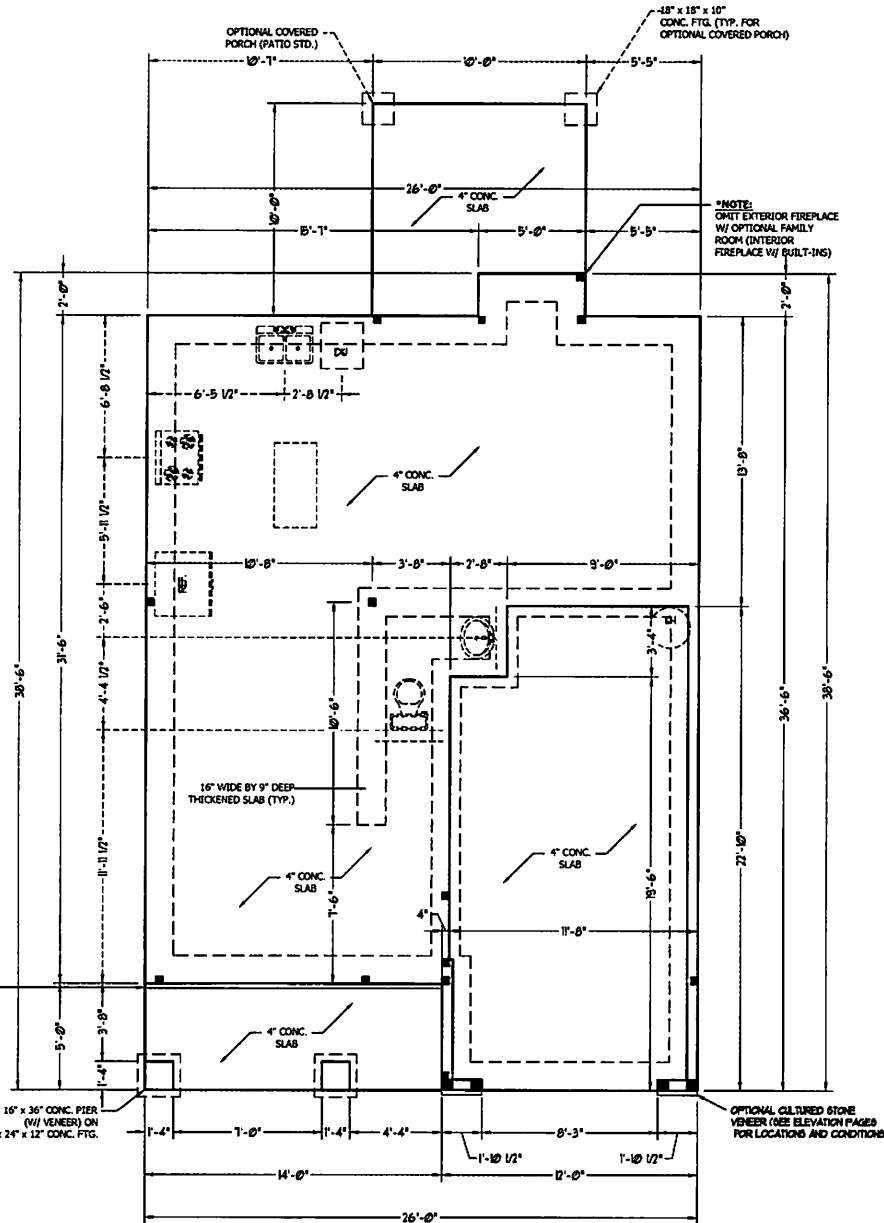
TYPICAL SLAB DETAIL



GARAGE CURB DETAIL

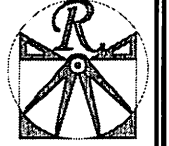


THICKENED SLAB DETAIL



FRONT PORCH ELEVATION B

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



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CAROLINA COLLECTION
MAGNOLIA

DATE: JUNE 30, 2020
REV:
SCALE: 1/4" = 1'-0"
DRAWN BY: WFO
ENGINEERED BY:
REVIEWED BY:
MONO SLAB FOUNDATION PLAN

S-1

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (LNO). ALL TREATED LUMBER TO BE SYP #2 (LNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (LNO).
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 (LNO.). 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 (LNO.).
6. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABUS6 POST BASES (OR EQUAL) (LNO.). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (LNO.).
7. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENCL. 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:

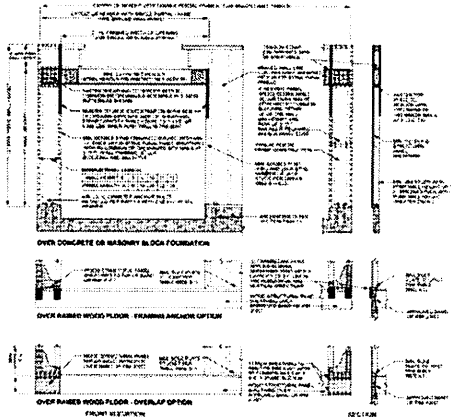
EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-VSP OR CS-SFB IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.

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

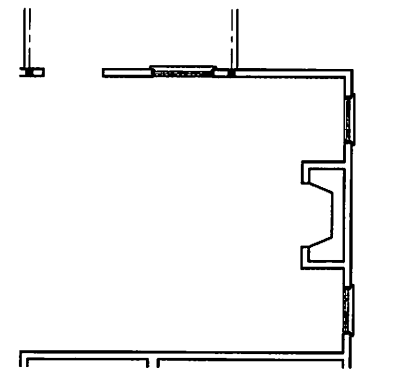
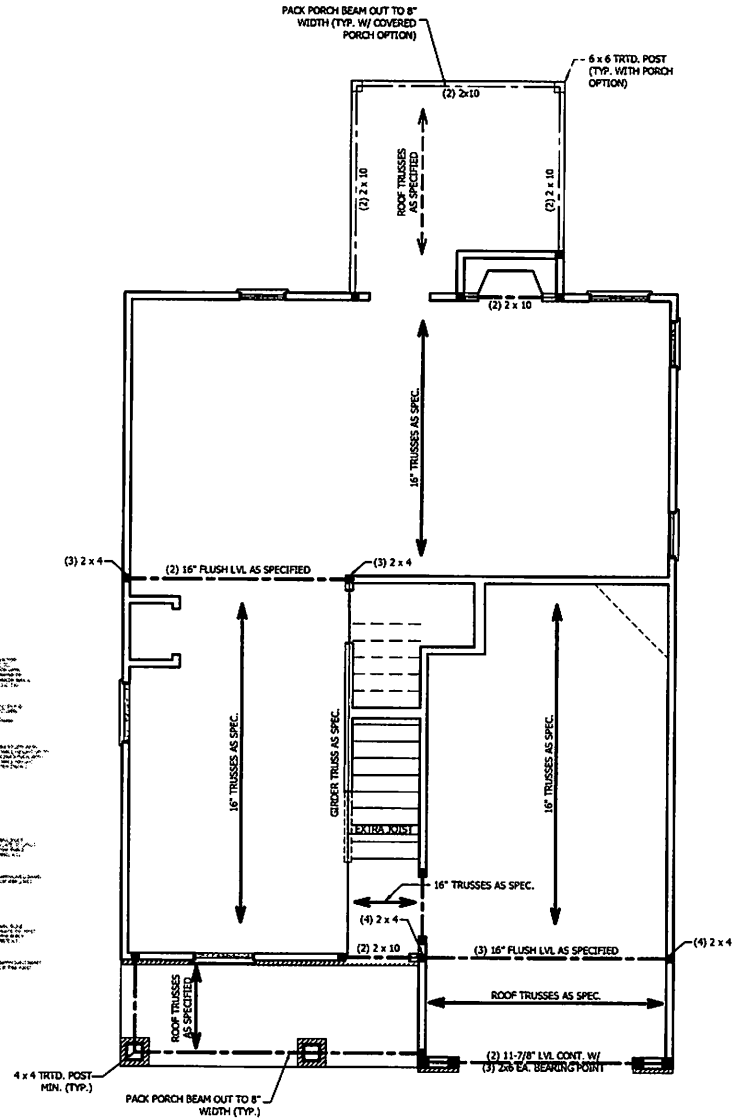
GYPSUM: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD GS GYPSUM TO BE FASTENED PER TABLE R602.3.5. METHOD GS TO BE FASTENED PER TABLE R602.10.1.

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

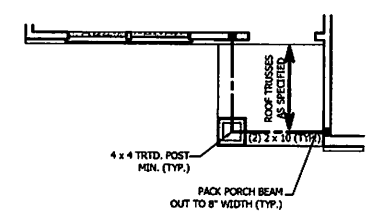
METHODS: PER TABLE R602.10.1



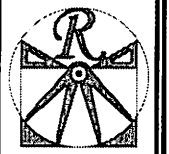
**FIGURE R602.10.1
METHOD PF - PORTAL FRAME CONSTRUCTION**



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



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**WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA**

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

SECOND FLOOR
FRAMING PLAN

S-2

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

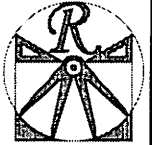
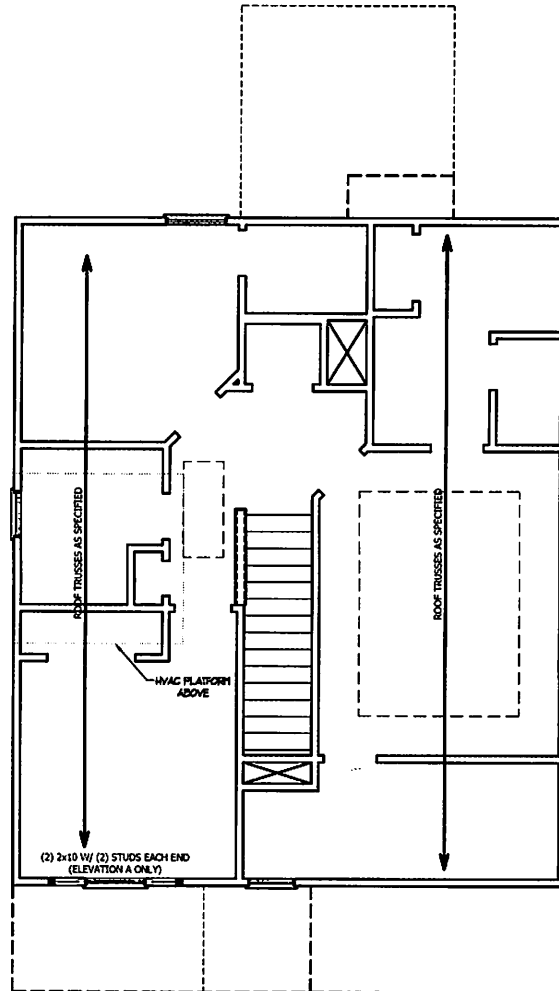
TABLE R602.7.5
 MINIMUM NUMBER OF FULL HEIGHT STUDS
 AT EACH END OF HEADERS IN EXTERIOR WALLS

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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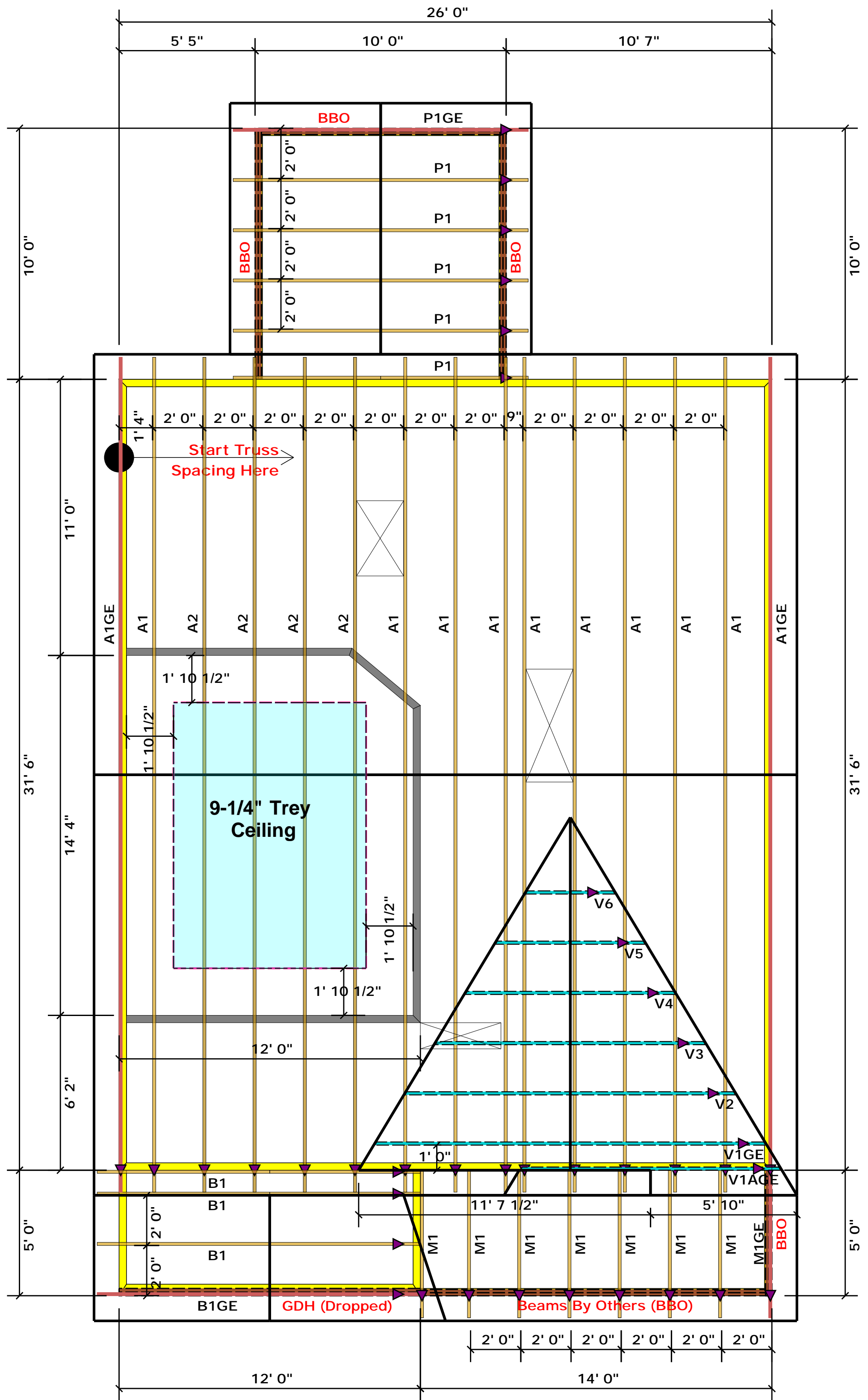
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WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA

DATE: 11/18/2020
 REV: _____
 SCALE: 1/8" = 1'-0"
 DRAWN BY: WJ
 ENGINEERED BY: _____
 REVIEWED BY: _____

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

ATTIC FLOOR
 FRAMING PLAN
S-3



▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

Truss Placement Plan SCALE: NTS

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs. Reaction / # of Studs

LOAD CHART FOR JACK STUDS	
MEMBER SIZE	MAXIMUM LOAD (LBS)
1700	1
3400	2
5100	3
6800	4
8500	5
10200	6
11900	7
13600	8
15300	9

BUILDER	Weaver Development
JOB NAME	Lot 66 Thomas Farm
PLAN	Magnolia Elev. C
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	J1220-5682

CITY / CO.	Dunn / Harnett
ADDRESS	Lot 66 Thomas Farm
MODEL	Roof
DATE REV.	/ /
DRAWN BY	Christine Shivy
SALES REP.	Lenny Norris

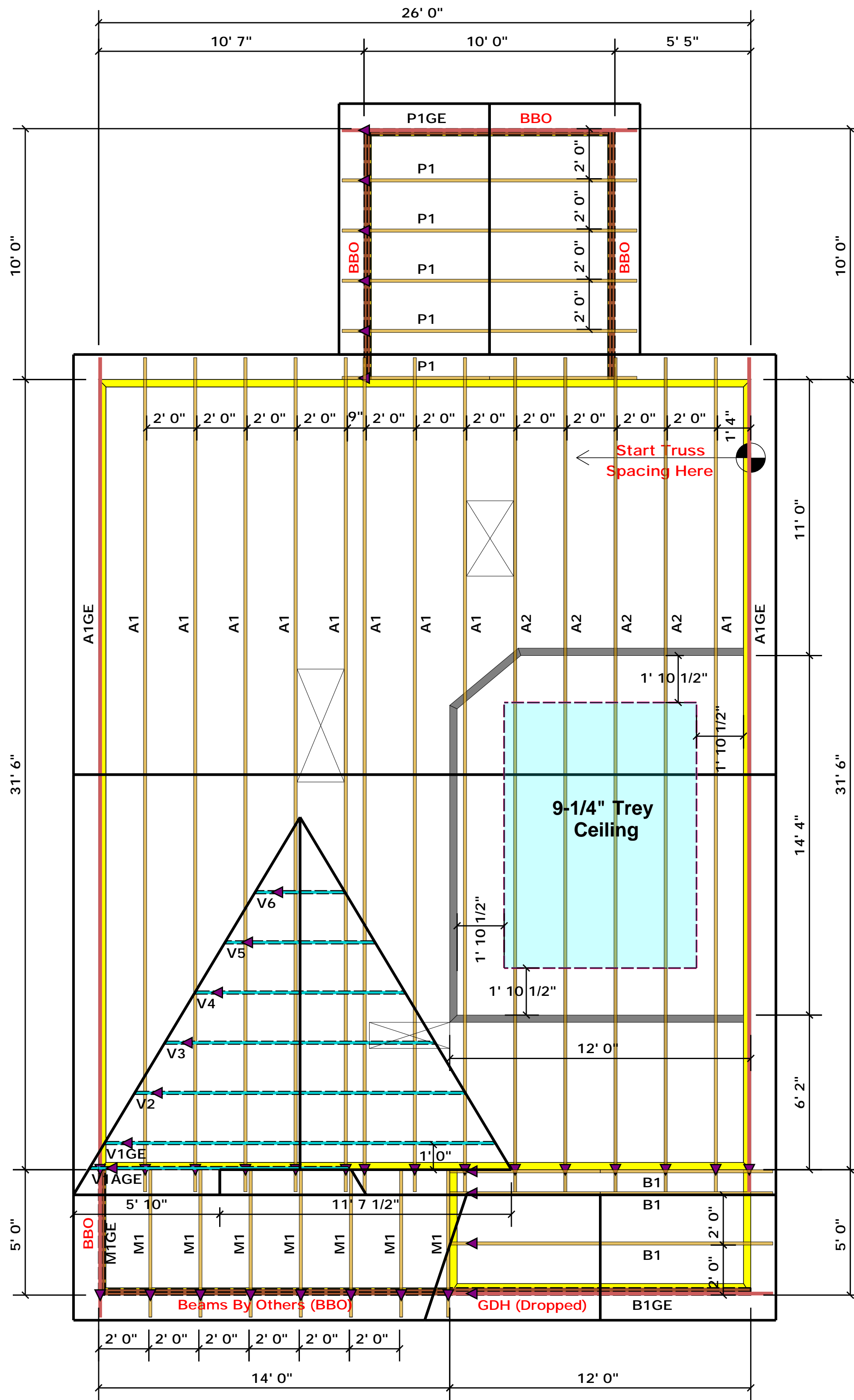
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: Christine Shivy
Christine Shivy

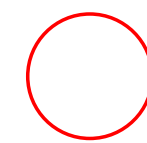
ROOF & FLOOR TRUSSES & BEAMS

Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444



▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

Truss Placement Plan SCALE: NTS



-- Denotes Reaction Greater than 3,000 lbs.
Reaction / # of Studs

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

LOAD CHART FOR JACK STUDS

NO. OF STUDS	REACT. CAP. (LBS.)	NO. OF STUDS	REACT. CAP. (LBS.)
1700	1	2550	1
3400	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		

BUILDER	Weaver Development
JOB NAME	Lot 66 Thomas Farm
PLAN	Magnolia Elev. C
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	J1220-5682

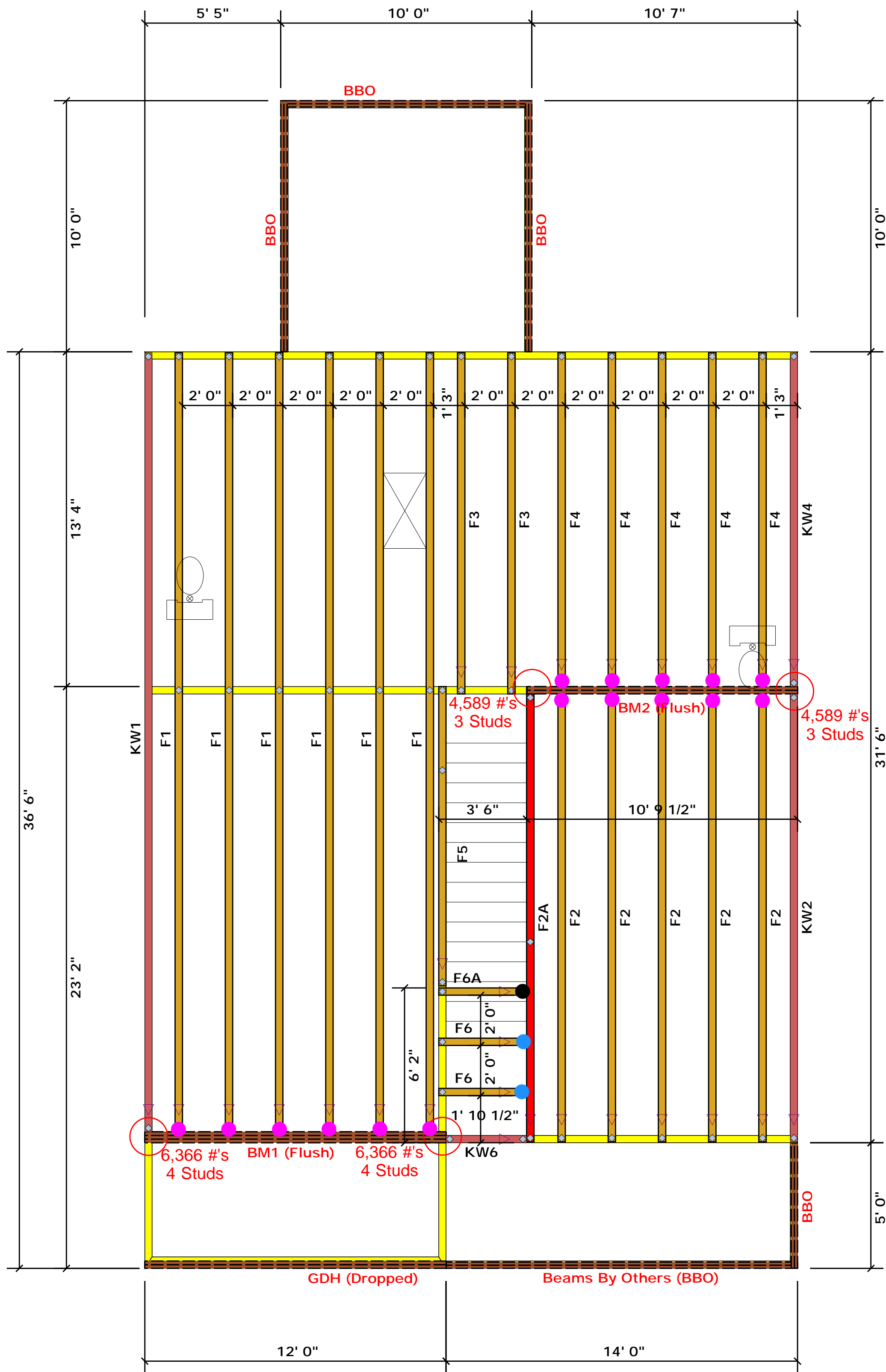
CITY / CO.	Dunn / Harnett
ADDRESS	Lot 66 Thomas Farm
MODEL	Roof
DATE REV.	/ /
DRAWN BY	Christine Shivy
SALES REP.	Lenny Norris

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Christine Shivy

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Fax: (910) 864-4444



Truss Placement Plan SCALE: NTS

- = HUS410 (Qty. 16)
- = MSH422 (Qty. 2)
- = MSH422IF (Qty. 1)

▲ = Denotes Left End of Truss
(Reference Engineered Truss Drawing)

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs.
Reaction / # of Studs

Products				
PlotID	Length	Product	Plies	Net Qty
GDH (Dropped)	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1 (Flush)	12' 0"	1-3/4"x 16" LVL Kerto-S	3	3
BM2 (Flush)	11' 0"	1-3/4"x 16" LVL Kerto-S	2	2

LOAD CHART FOR JACK STUDS

LOAD REACTION (UP TO 1000 LBS)	SPACING (ON CENTER)	LOAD REACTION (UP TO 1000 LBS)	SPACING (ON CENTER)
1700	1	2550	1
3400	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		

BUILDER	Weaver Development	CITY / CO.	Dunn / Harnett
JOB NAME	Lot 66 Thomas Farm	ADDRESS	Lot 66 Thomas Farm
PLAN	Magnolia Elev. C	MODEL	Floor
SEAL DATE	Seal Date	DATE REV.	/ /
QUOTE #	Quote #	DRAWN BY	Christine Shivy
JOB #	J1220-5683	SALES REP.	Lenny Norris

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