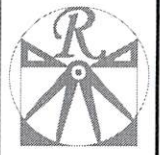


TF 68

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.

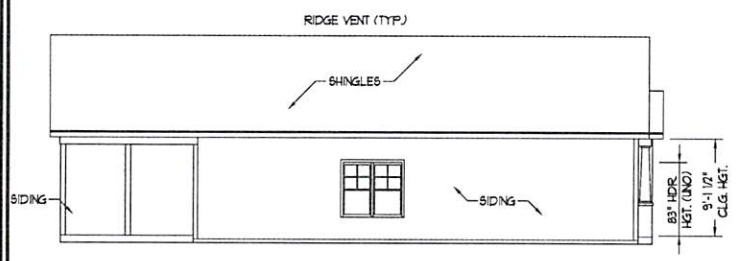


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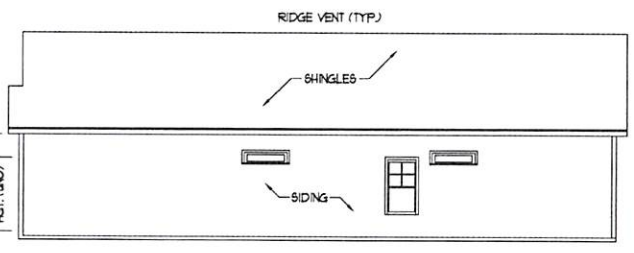
FRONT ELEVATION-B
SCALE: 1/4" = 1'-0"



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



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



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

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

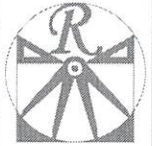
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CAROLINA COLLECTION
BRADFORD

DATE:	JUNE 1, 2020
REV:	
SCALE:	AS NOTED
DRAWN BY:	WJ
DESIGNED BY:	
REVIEWED BY:	

B - ELEVATIONS
A-2



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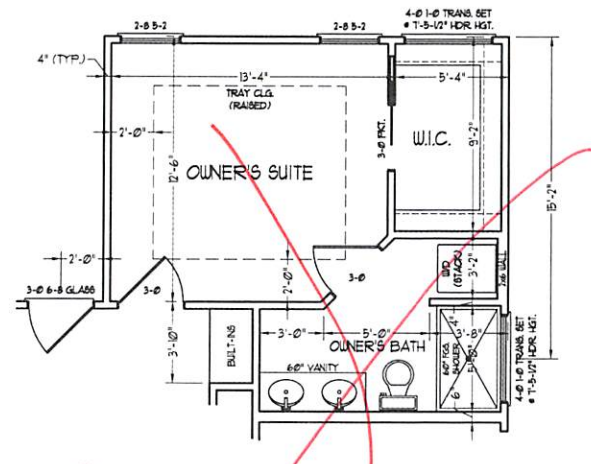
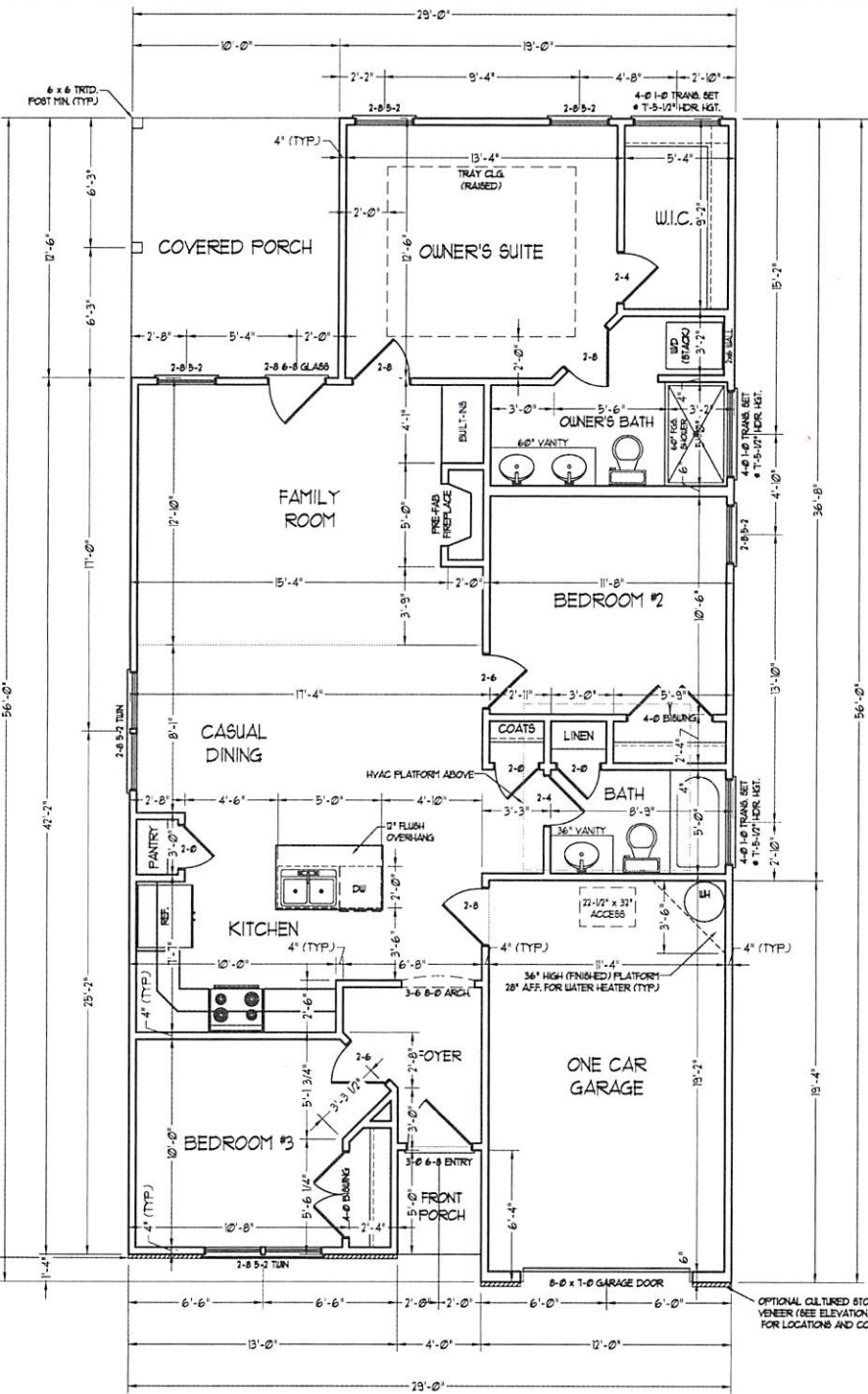
PROJECT: 18X24 CAROLINA COLLECTION BRADFORD
ARCHITECT: RENAISSANCE RESIDENTIAL DESIGN, INC.
DATE: JUNE 1, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

WEAVER HOMES
CAROLINA COLLECTION
BRADFORD

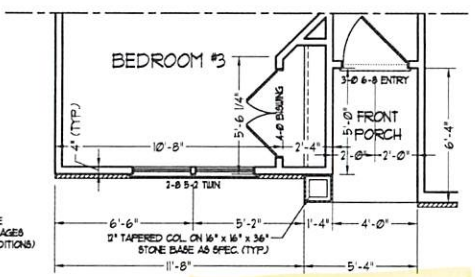
DATE: JUNE 1, 2020
REV.
SCALE: 1/4" = 1'-0"
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN

A-3



SQUARE FOOTAGE (1/5.5)	
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.



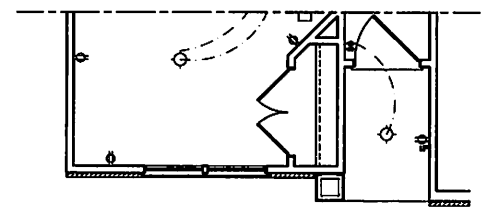
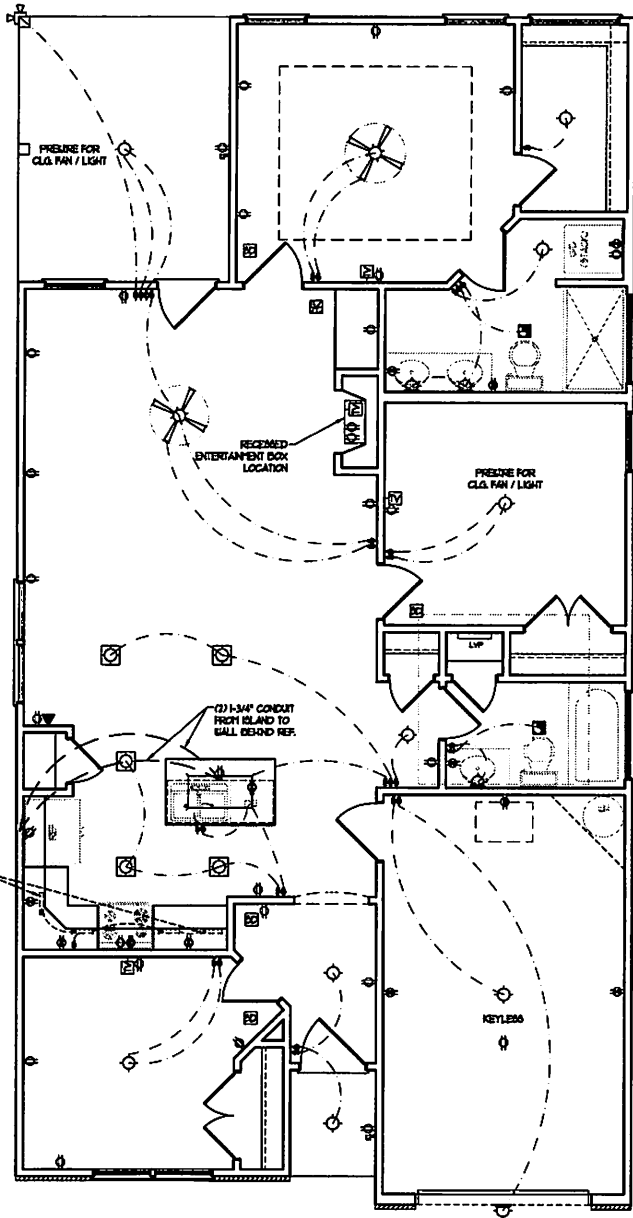
SCALE NOTE: 18X24 PRINTS ARE TO SCALE AS NOTED.
11X17 PRINTS ARE NOT TO SCALE

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANTY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 5' FROM RUSH OPENING.

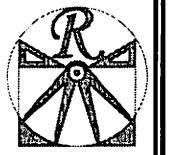
ELECTRICAL LEGEND

- 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 120V GFI
- ⊕ WEATHERPROOF
- 220 V OUTLET
- ⚡ 120 V DEDICATED CIRCUIT
- ⚡ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (240 V, ETC.)
- WALL 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 BRINGS
- ⊕ SPEAKER
- ⊕ 120 V SMOKE/ CO DETECTOR
- ⊕ 120 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL
- ⊕ ALARM PANEL
- ⊕ CEILING FAN
- ⊕ CEILING FAN w/ LIGHT



FRONT PORCH ELEVATION-B

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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DRAWN BY: WJO
ENGINEERED BY _____
REVIEWED BY _____
FIRST FLOOR ELECTRICAL PLAN

E-1



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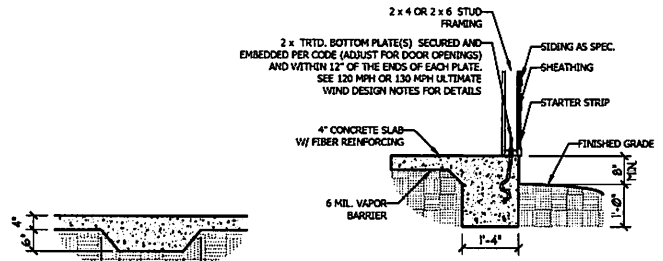
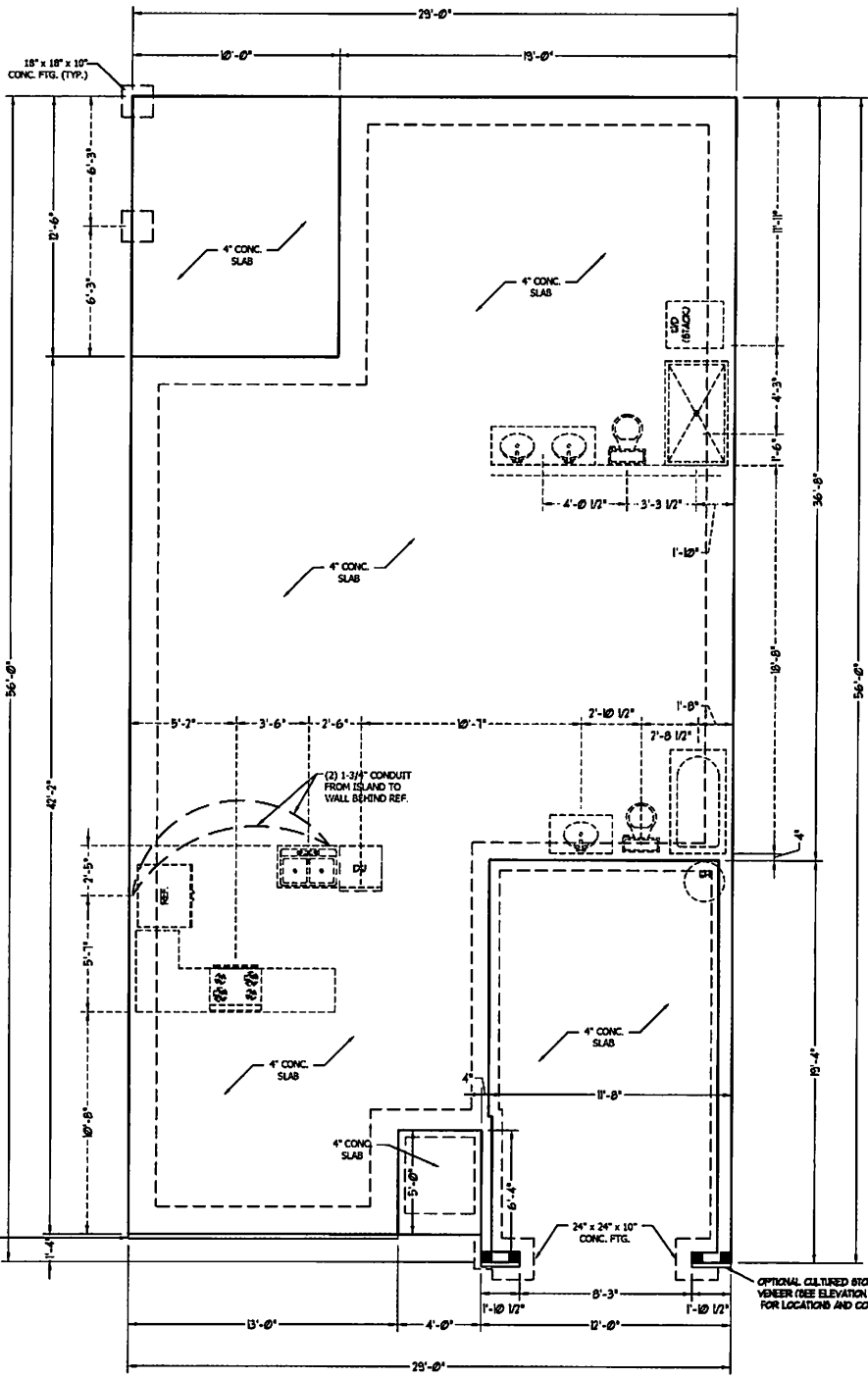
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DATE: JUNE 1, 2020
REV:
SCALE: 1/4" = 1'-0"
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ENGINEERED BY:
REVIEWED BY:
MONO SLAB FOUNDATION PLAN

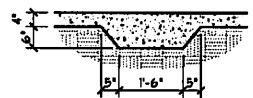
S-1

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

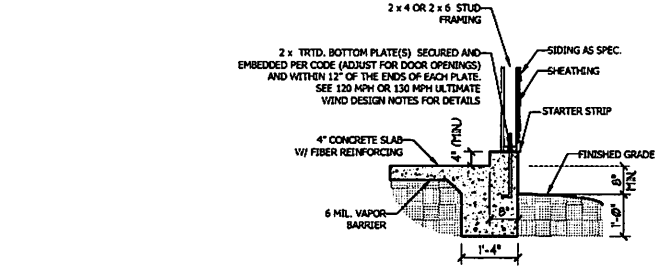
1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
2. FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
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 NRC, 2018 EDITION.
7. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.



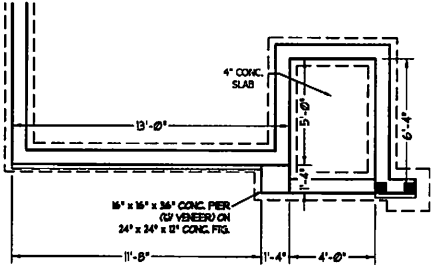
TYPICAL SLAB DETAIL



THICKENED SLAB DETAIL



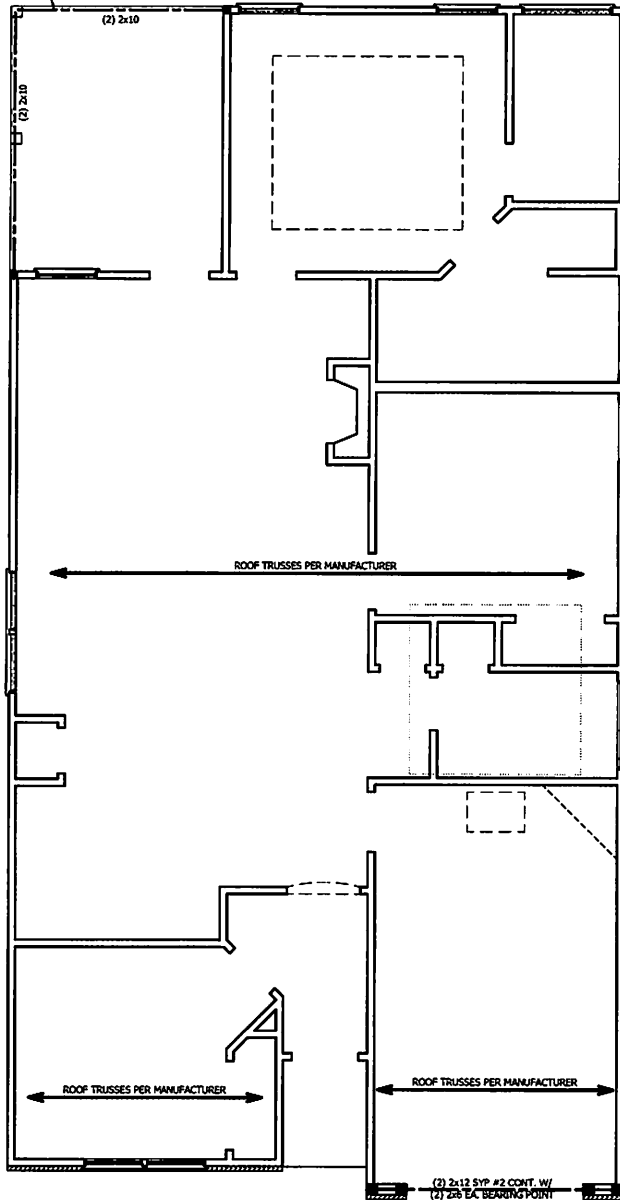
GARAGE CURB DETAIL



FRONT PORCH ELEVATION-B

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

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 SHEATHED 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: 600 LBS HOLD DOWN DEVICE FASTENED TO THE EDGE OF THE BRACE WALL PANEL NEAREST TO THE CORNER

METHODS: PER TABLE R602.10.1

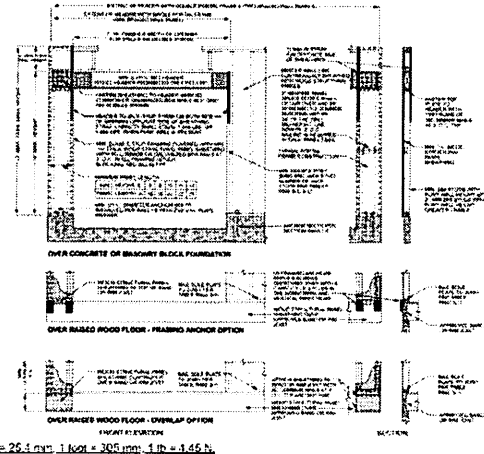
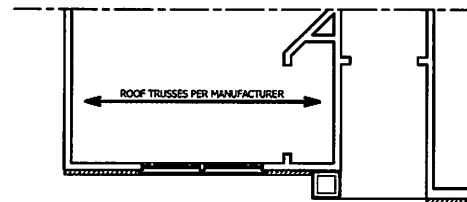
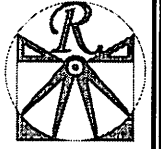


FIGURE R602.10.1
METHOD PF—PORTAL FRAME CONSTRUCTION



FRONT PORCH ELEVATION-B

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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DATE: JUNE 1, 2020

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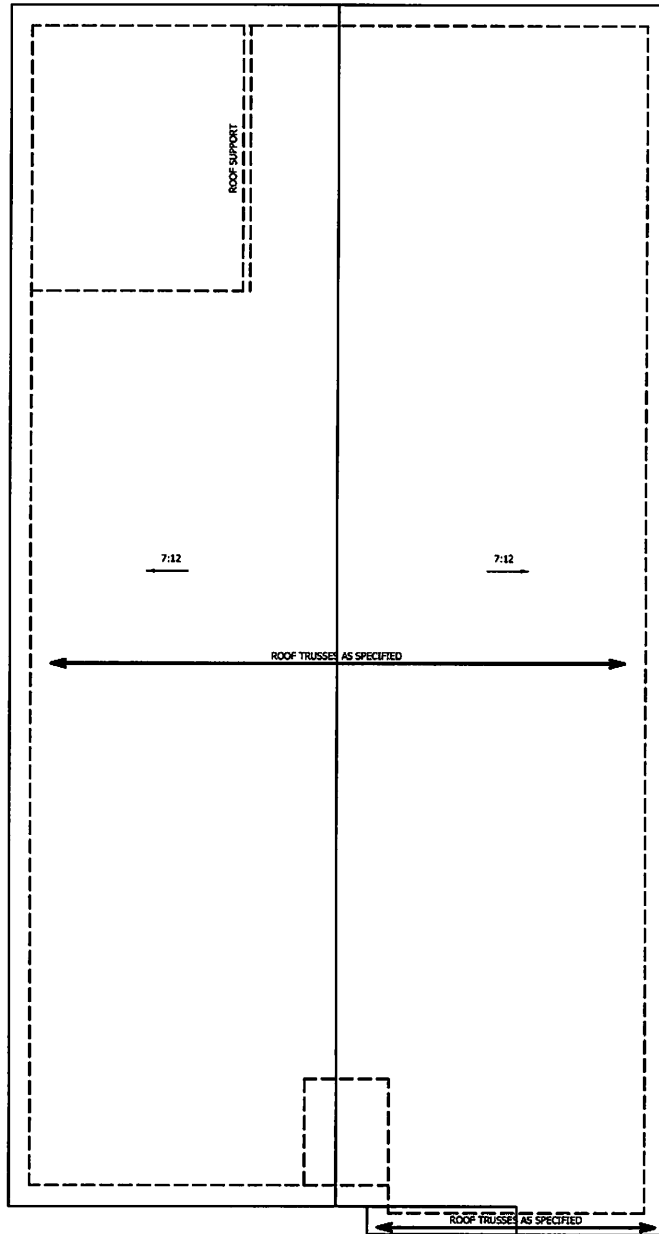
DRAWN BY: WYI

ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR
FRAMING PLAN

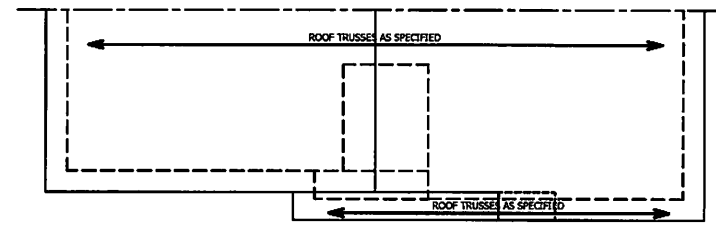
S-2



ELEVATION A

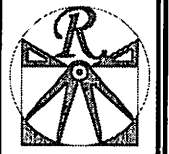
ATTIC VENT CALCULATION:
 1775 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 11.8 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 2. HP 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 TOR NAILS.
 5. REFER TO SECTION R602.11 OF THE 2018 NGRS FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.



PARTIAL ROOF PLAN ELEVATION-B

SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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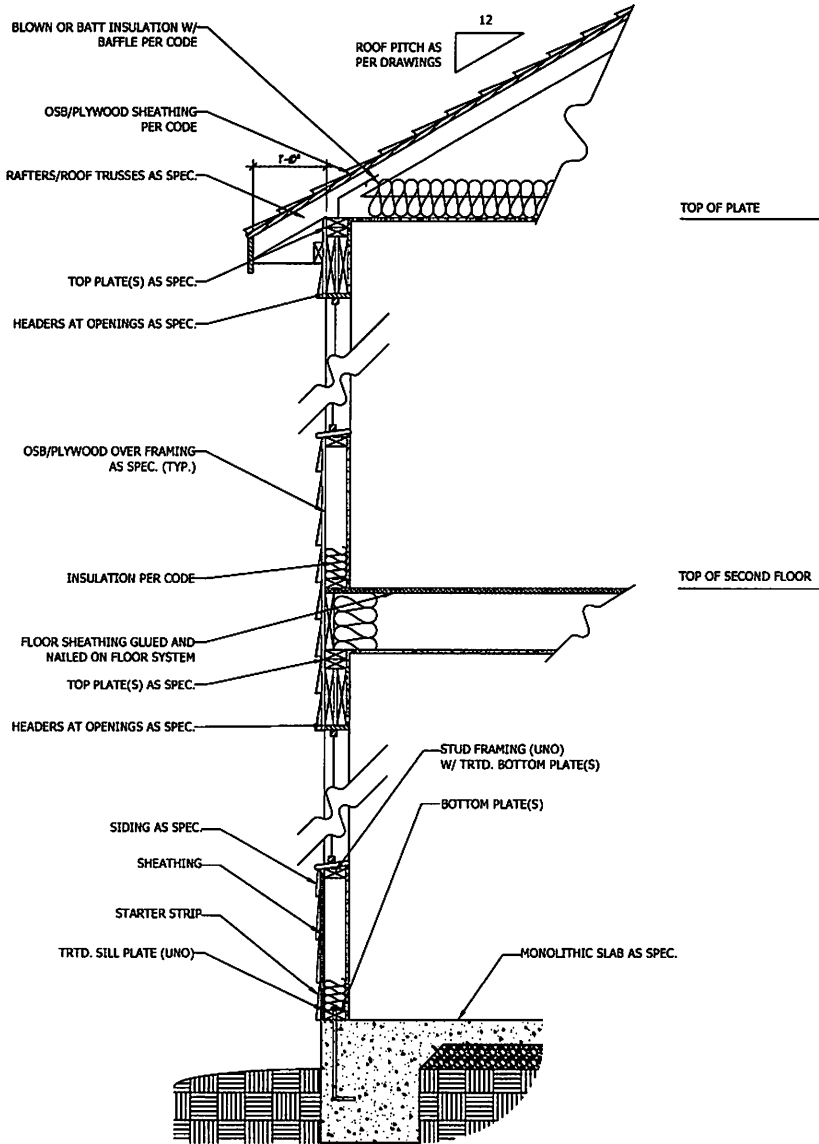
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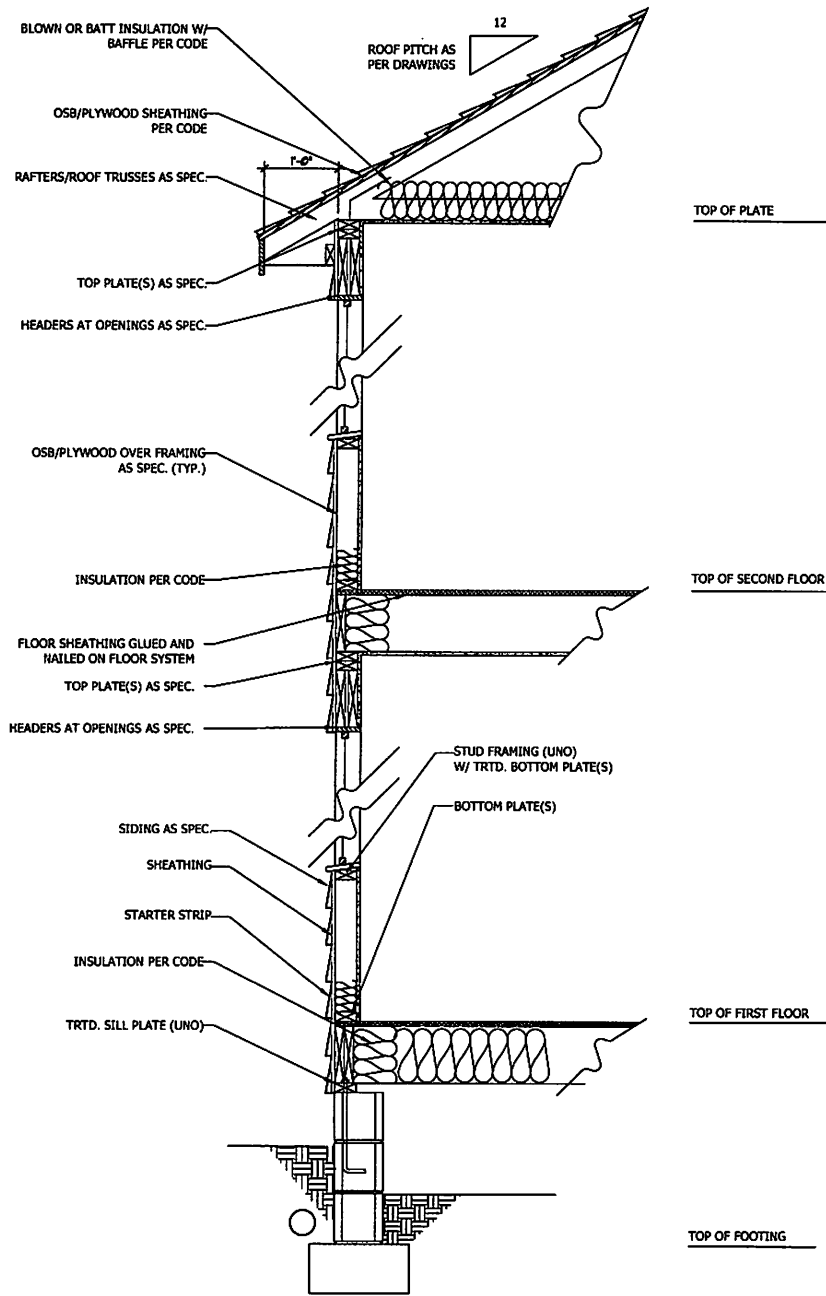
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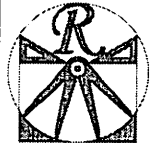
ROOF PLAN
 S-3



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



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



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919.848.4128 • WWW.WEAVERHOMES.COM

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WEAVER HOMES
CAROLINA COLLECTION
BRADFORD

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

TYPICAL WALL SECTIONS
D-1