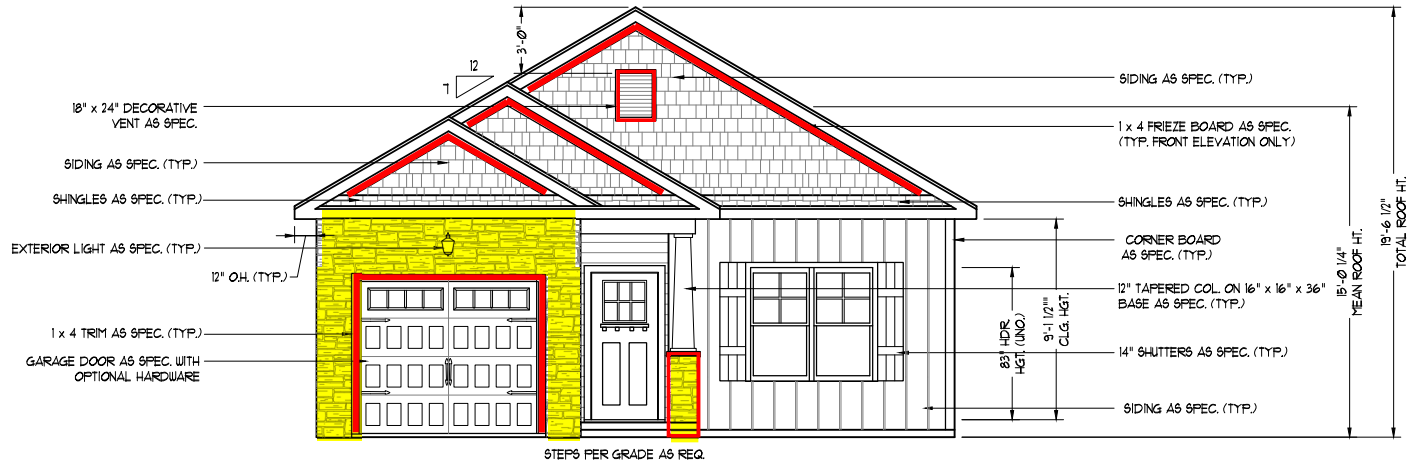


PLANS DESIGNED TO THE
2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE.

West Park Lot 1
63 West Park Lane
Sanford, NC 27332

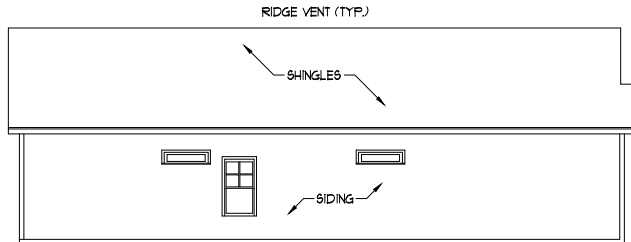
GENERAL NOTES

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.

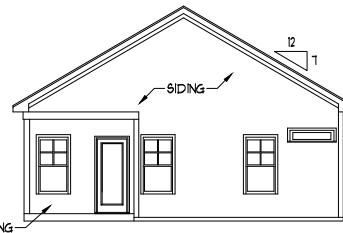


FRONT ELEVATION-B

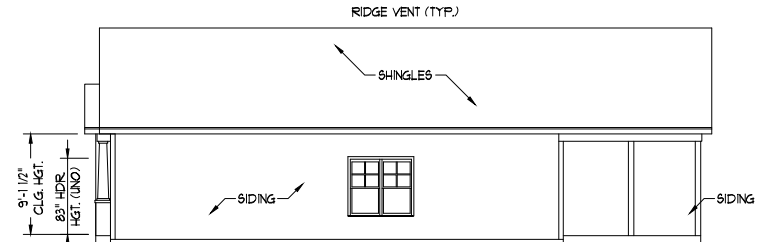
SCALE: 1/4" = 1'-0"



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



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



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

HVAC: MAINSTREAM
ELECTRICAL: PIONEER
PLUMBING: DOUBLE J

SCALE NOTE: 18x24 PRINTS ARE
TO SCALE AS NOTED.
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WEAVER HOMES
CAROLINA COLLECTION
BRADFORD DRIVE LEFT

DATE: JUNE 1, 2020
REV:
SCALE: AS NOTED
DRAWN BY: WJG
ENGINEERED BY:
REVIEWED BY:

B - ELEVATIONS

A-2



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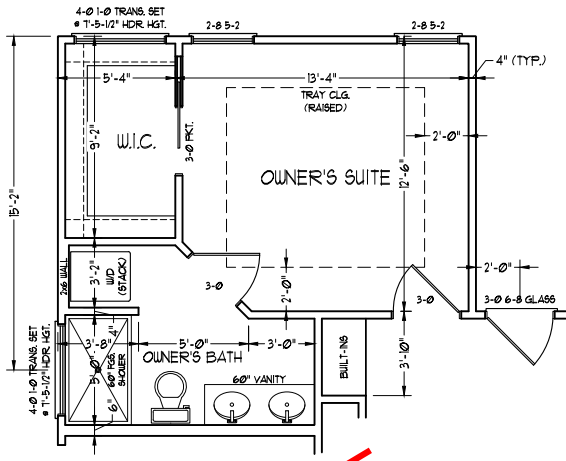
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PLEASE PROVIDE THE FOLLOWING FEATURES: CROWN MOULDING, CEILING, LIGHTS, WALLS, AND FLOORING. MATERIALS AND FINISHES SHOULD BE SPECIFIED IN THE SCHEDULE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL CONCEPTS, DIMENSIONS, AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. APPROVED FOR THE HOME: [Signature] DATE: [Date]

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CAROLINA COLLECTION
BRADFORD DRIVE LEFT

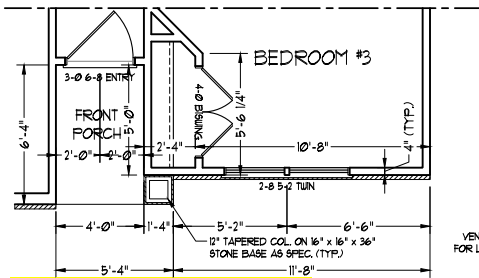
DATE: JUNE 1, 2020
REV: _____
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: _____
REVIEWED BY: _____

FIRST FLOOR PLAN
A-3



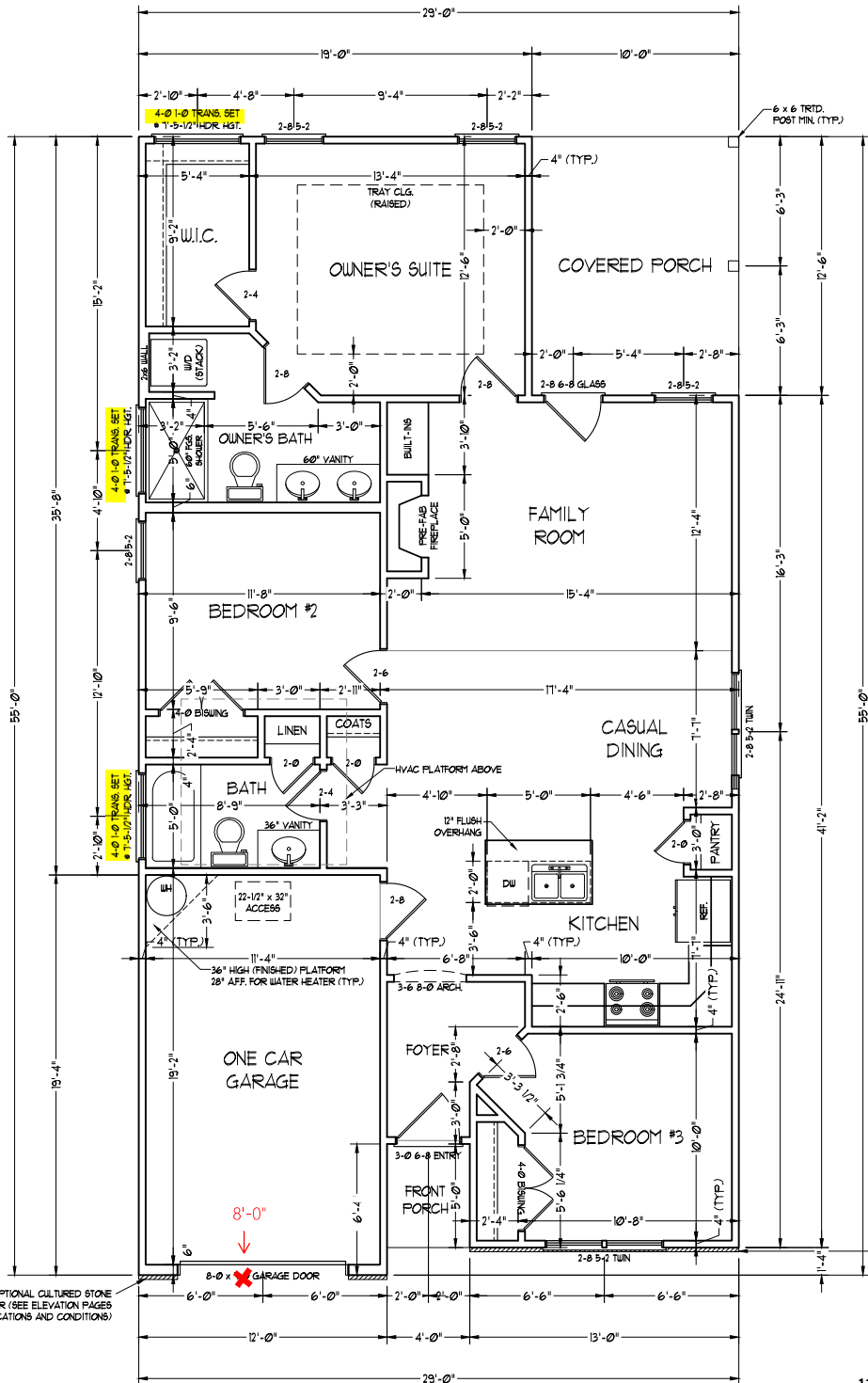
~~OPTIONAL ACCESSIBLE OWNER'S SUITE~~

SQUARE FOOTAGE (1F.S.)	
1st FLOOR:	1145 SQ. FT.
TOTAL:	1145 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.



FRONT PORCH ELEVATION-B

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



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

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



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1. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
2. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
3. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
4. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
5. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
6. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
7. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
8. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
9. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.
10. PROVIDE EXHAUST FAN WITH 1/2" DUCT TO OUTSIDE.

WEAVER HOMES
CAROLINA COLLECTION
BRADFORD DRIVE LEFT

DATE: JUNE 1, 2020

REV: _____

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

DRAWN BY: WG

ENGINEERED BY: _____

REVIEWED BY: _____

FIRST FLOOR
ELECTRICAL
PLAN

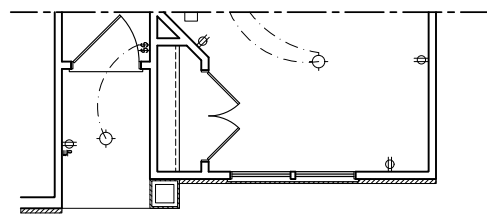
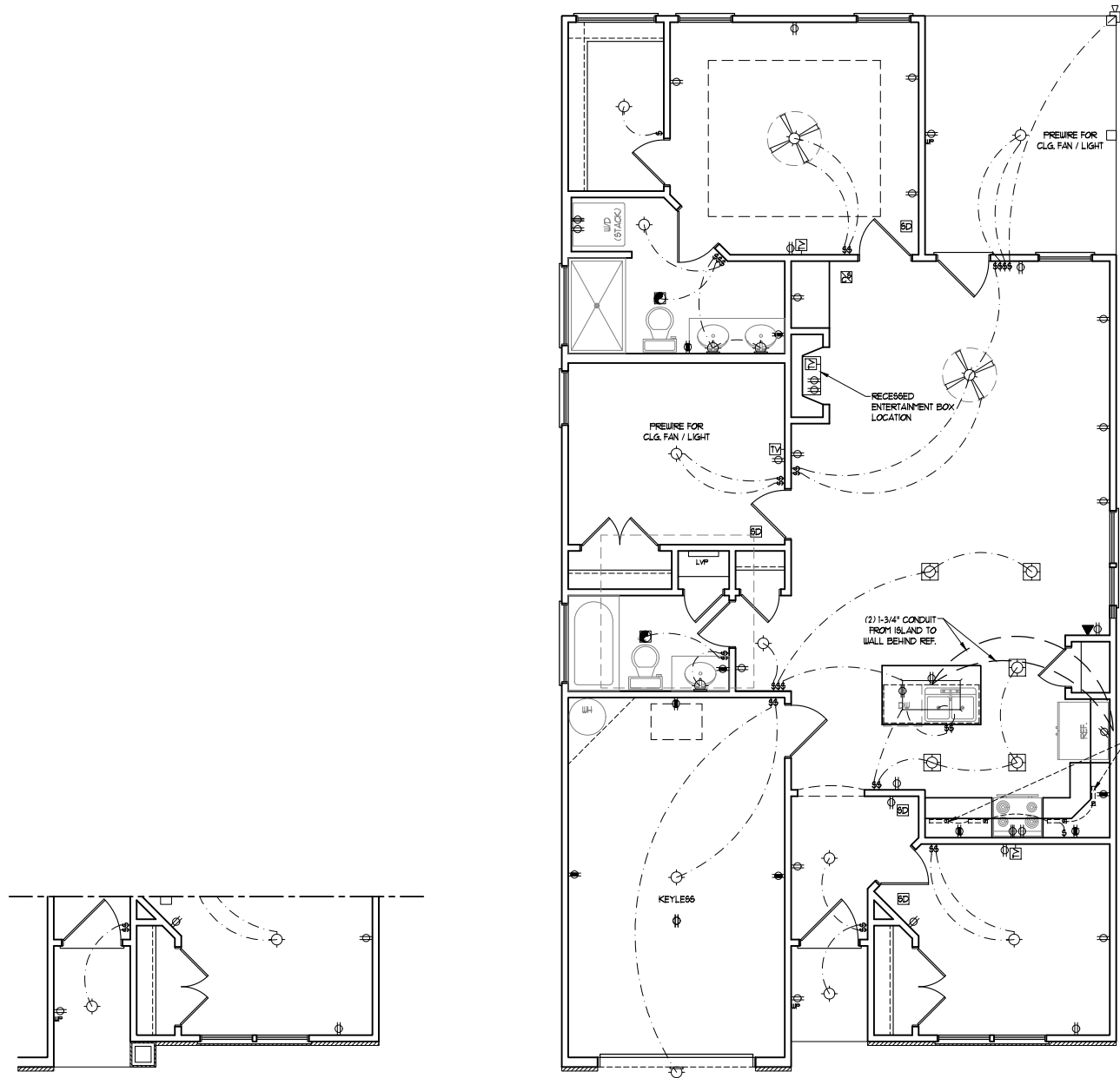
E-1

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

- 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 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
- LVP LOW VOLTAGE PANEL
- ALARM PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

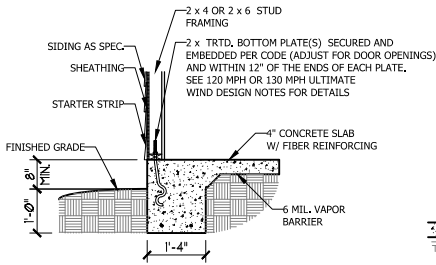


FRONT PORCH ELEVATION-B

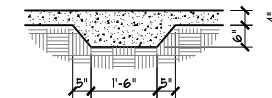
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

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

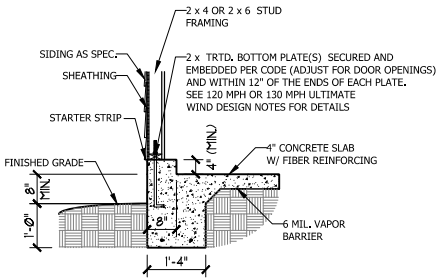
1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
2. FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
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 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.



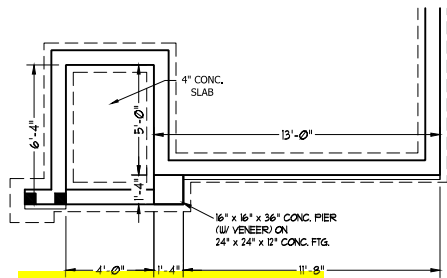
TYPICAL SLAB DETAIL



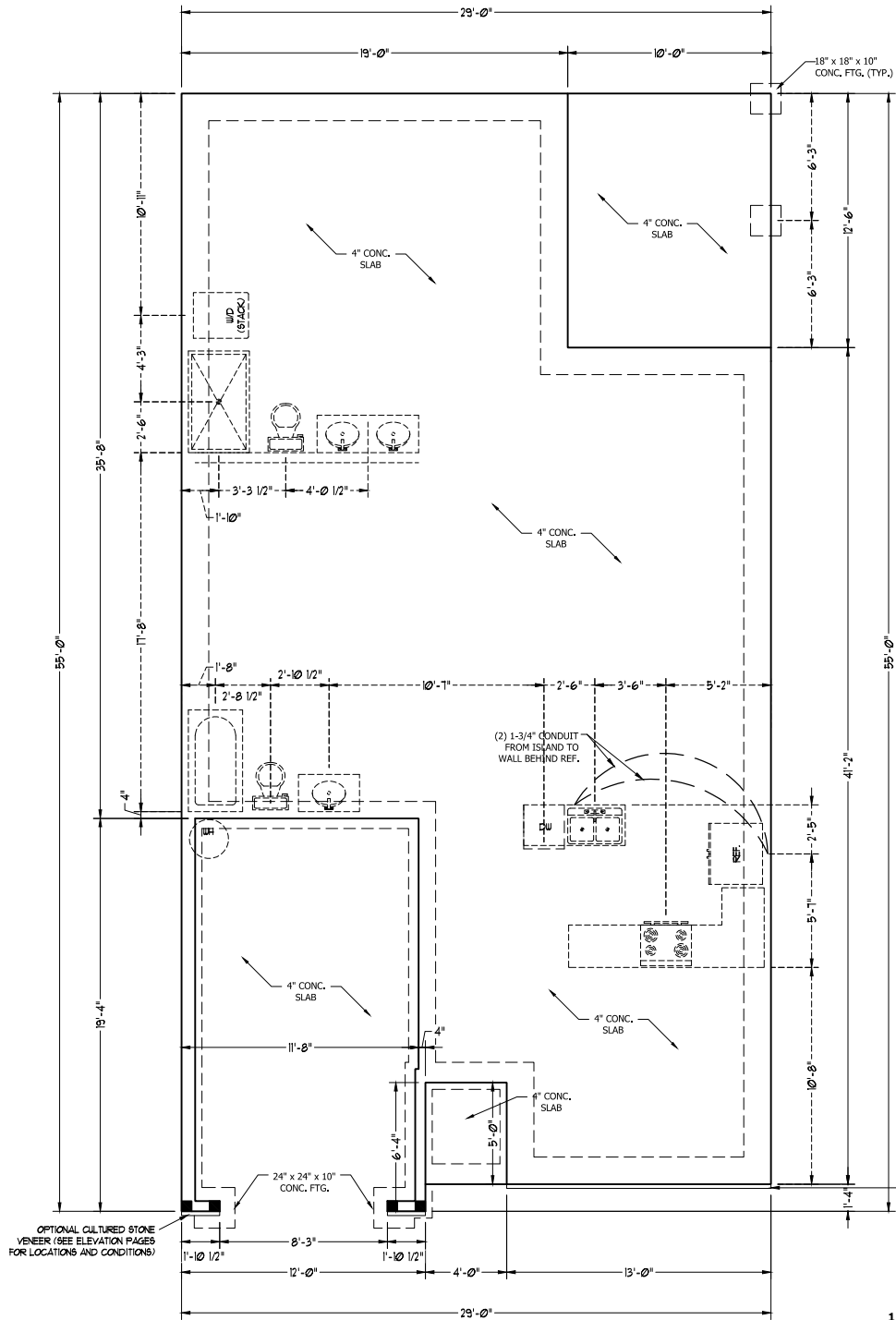
THICKENED SLAB DETAIL



GARAGE CURB DETAIL



FRONT PORCH ELEVATION-B



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

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

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REV: _____

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

DRAWN BY: WG

ENGINEERED BY: _____

REVIEWED BY: _____

MONO SLAB
FOUNDATION
PLAN

S-1

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

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

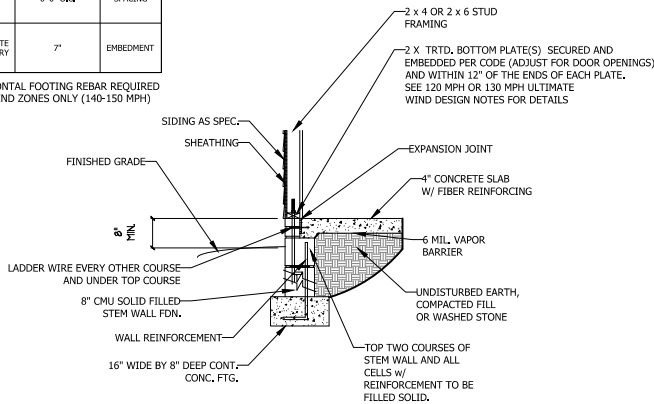
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOR 120 MPH WIND ZONES INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- 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 STORES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

STRUCTURAL NOTES:

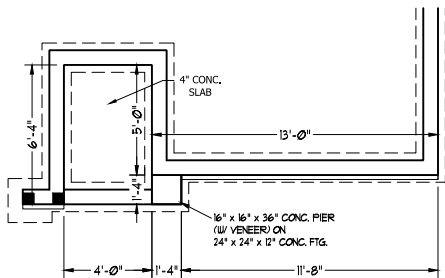
- TABLE ABOVE APPLIES TO HOUSE FOUNDATION ONLY. TABLE DOES NOT APPLY TO GARAGE FOUNDATION NOT COMMON TO HOUSE.
- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE @ 16" O.C. VERTICALLY.
- WALL HGT. IS MEASURED FROM TOP OF FOOTING TO TOP OF WALL.
- PREP SLAB PER R506.2.1 AND R505.2.2 BASE AND EXCEPTION OF THE 2018 NRC
- 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 NRC 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.

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

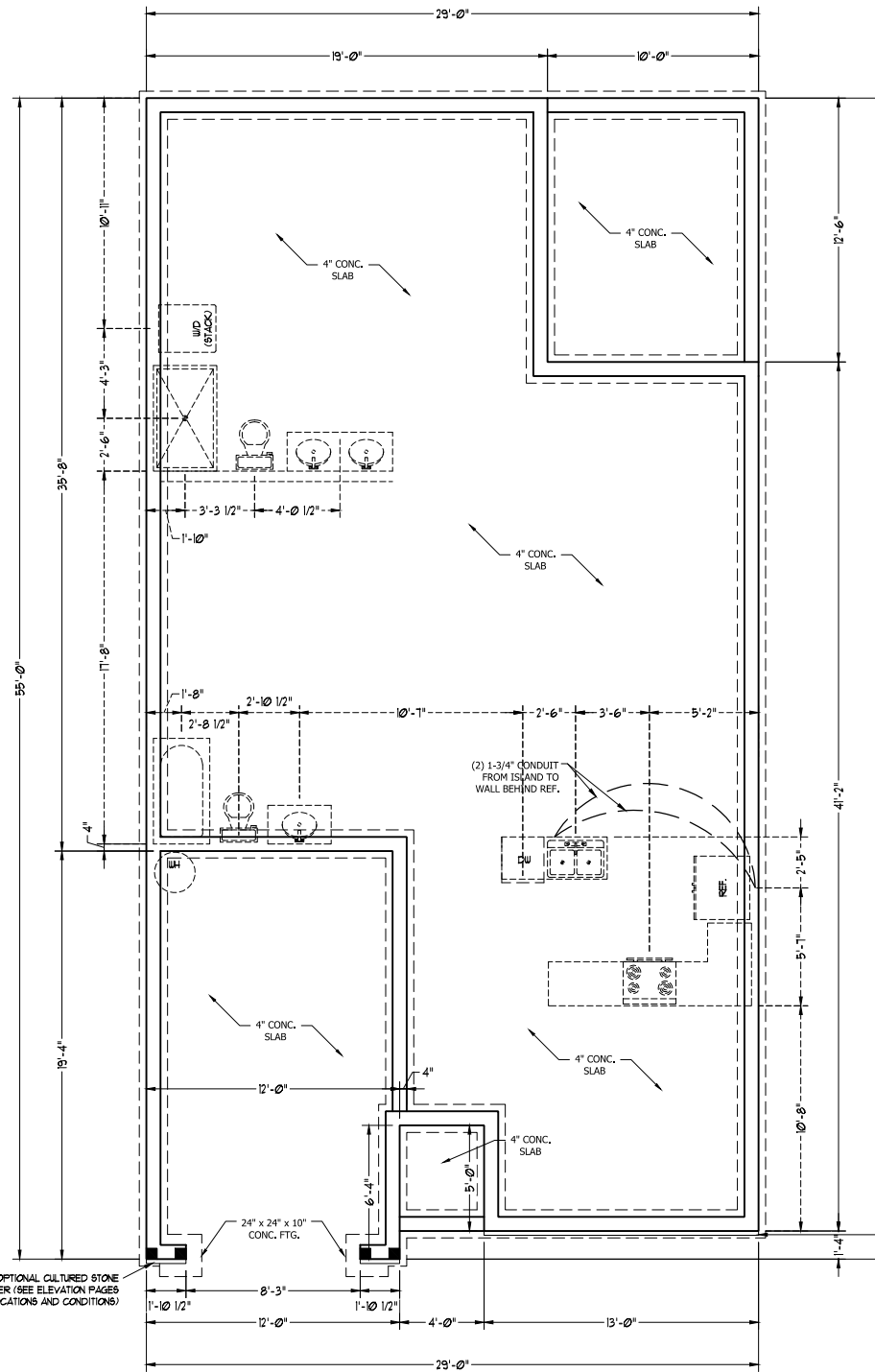
NOTE: HORIZONTAL FOOTING REBAR REQUIRED IN HIGH WIND ZONES ONLY (140-150 MPH)



STEM WALL FDN. DETAIL



FRONT PORCH ELEVATION-B



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

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



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REV: _____

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

DRAWN BY: WG

ENGINEERED BY: _____

REVIEWED BY: _____

STEM WALL SLAB FOUNDATION PLAN

S-1

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.

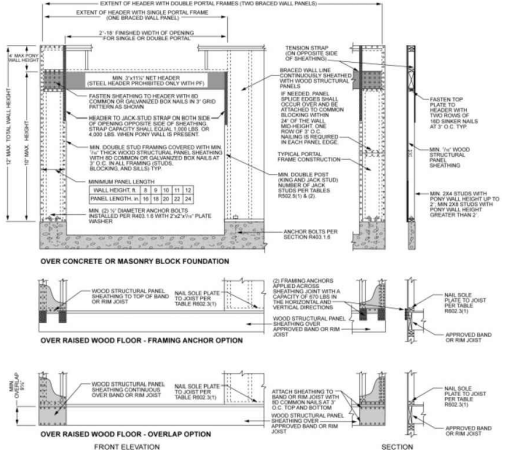
GYPSUM: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD GB GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.

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

METHODS: PER TABLE R602.10.1

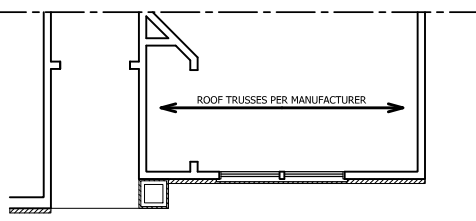
STRUCTURAL NOTES:

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.

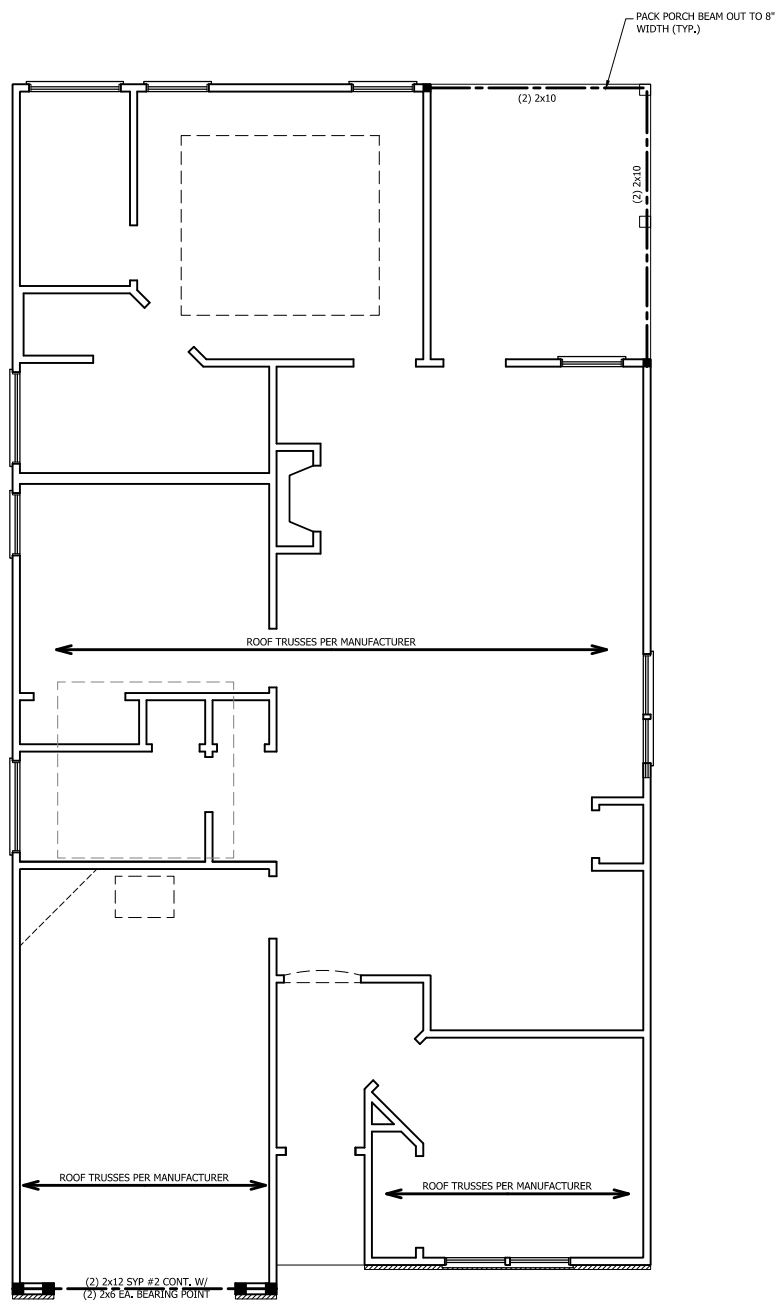


inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N.

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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CAROLINA COLLECTION
BRADFORD DRIVE LEFT

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

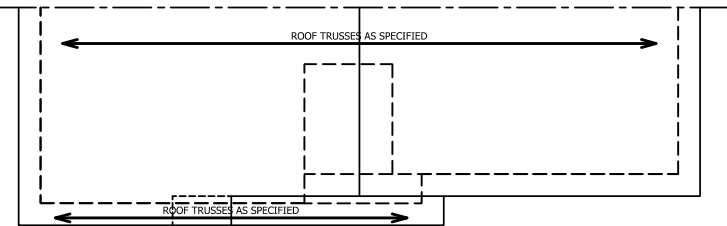
SECOND FLOOR FRAMING PLAN
S-2

ATTIC VENT CALCULATION:

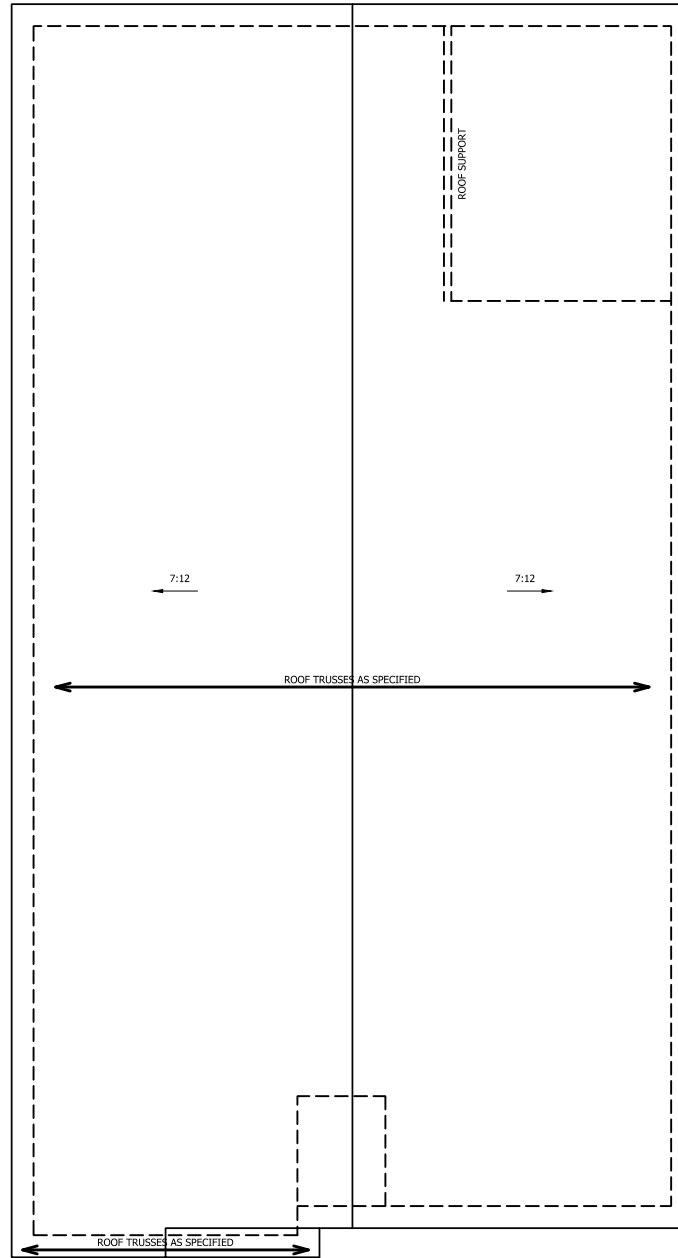
1750 SQ. FT. OF ATTIC DIVIDED BY
150 REQUIRES 11.7 SQ. FT. OF NET
FREE VENTILATING AREA (MIN.).

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (LINO).
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 NCR FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.



PARTIAL ROOF PLAN ELEVATION-B



ELEVATION A

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



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**WEAVER HOMES
CAROLINA COLLECTION
BRADFORD DRIVE LEFT**

DATE: JUNE 1, 2020

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

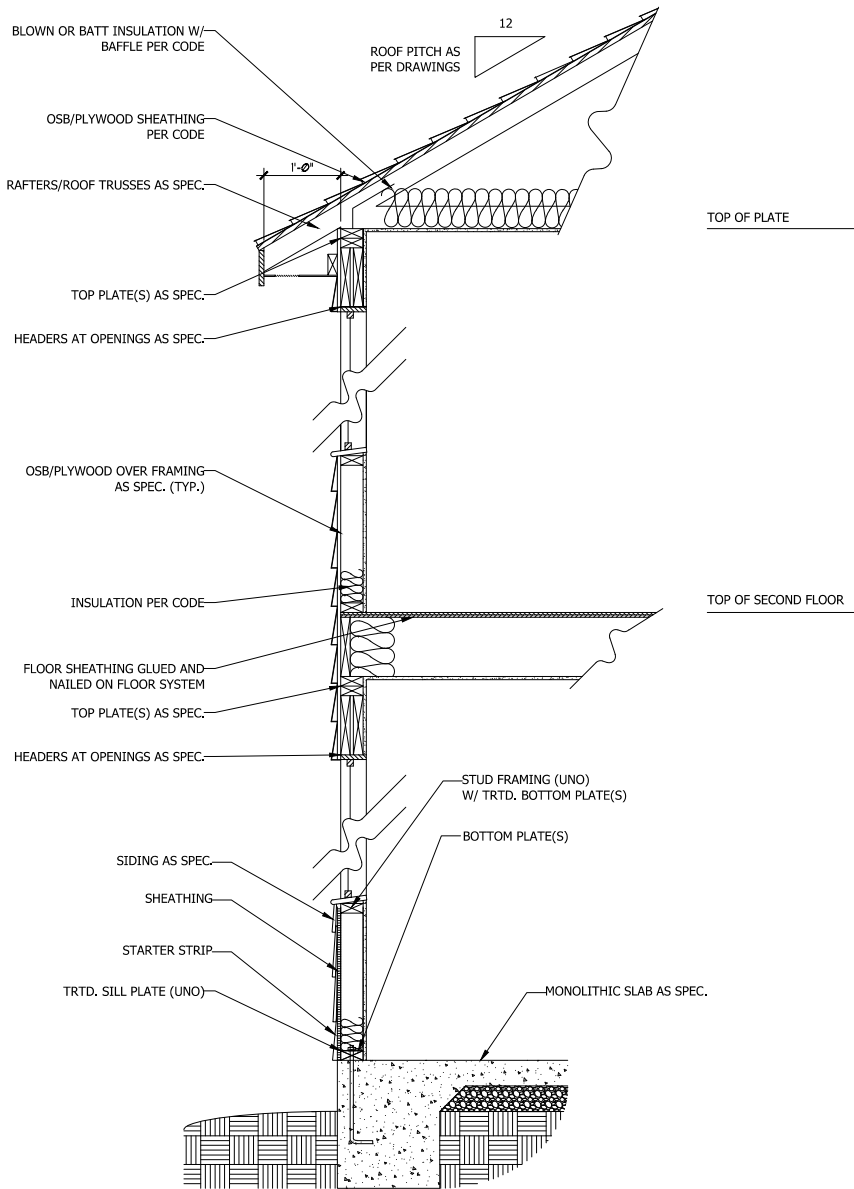
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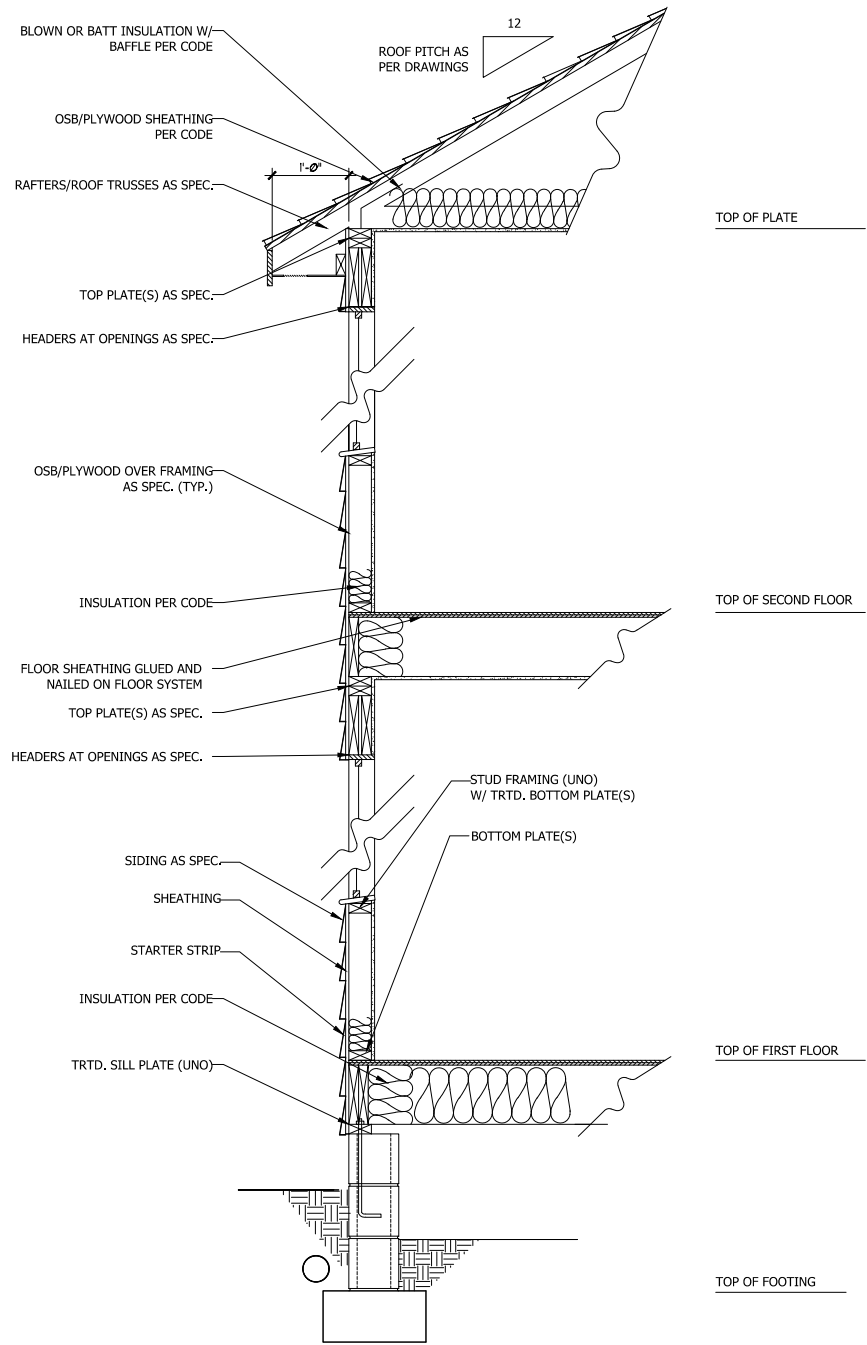
REVIEWED BY: _____

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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 TYPICAL WALL SECTIONS

D-1