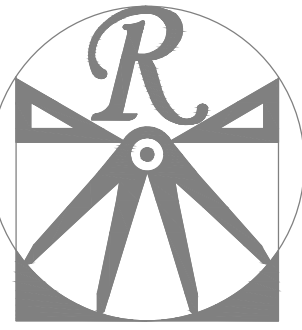


PLANS DESIGNED TO THE
2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE.

LOT 74 THOMAS FARM
TBD OVERHILLS RD
SPRING LAKE, NC

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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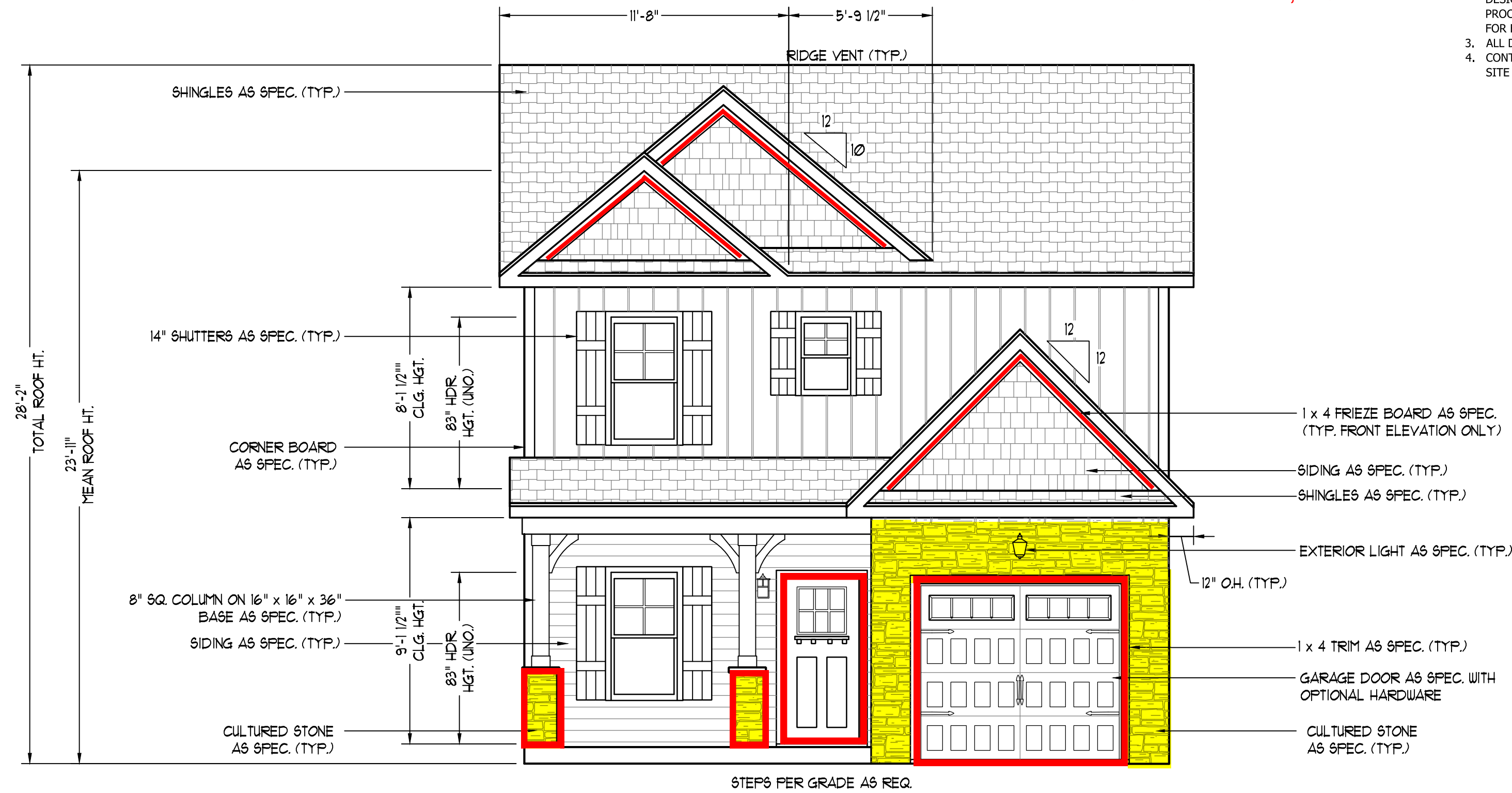
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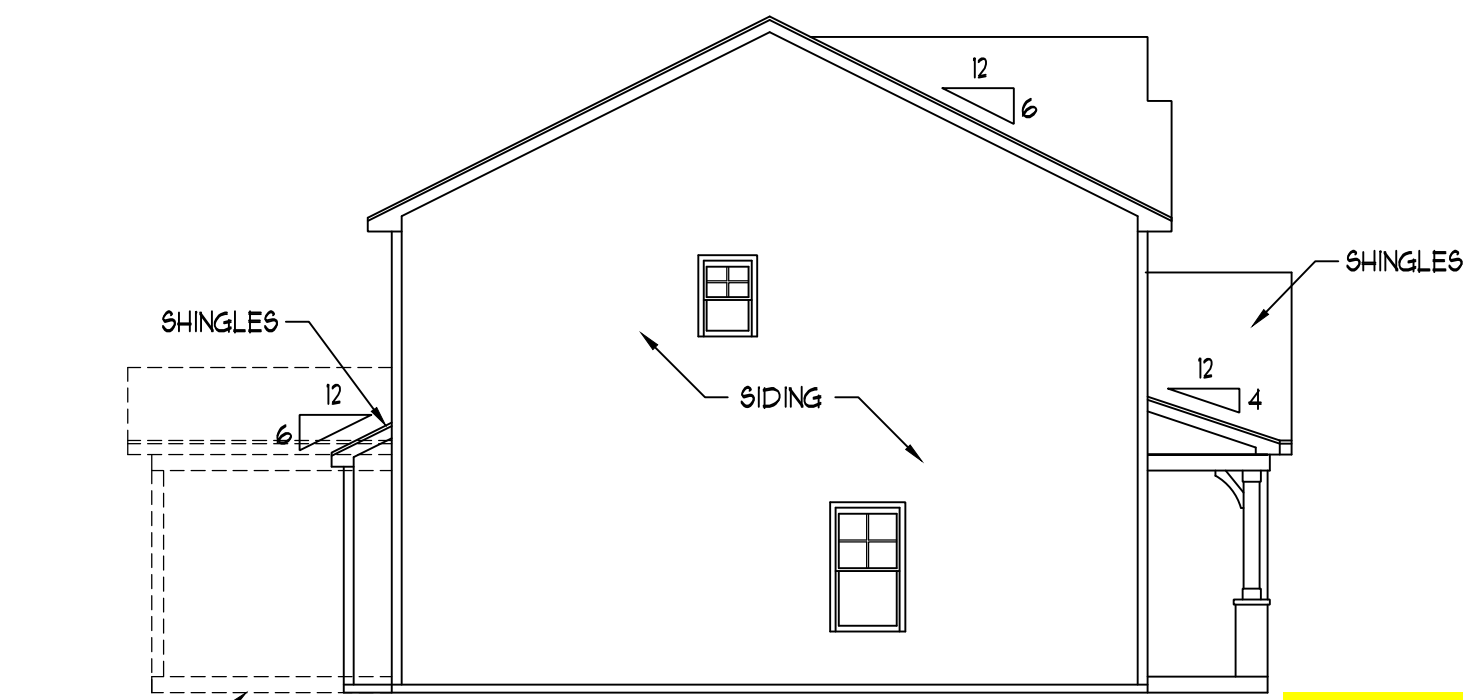
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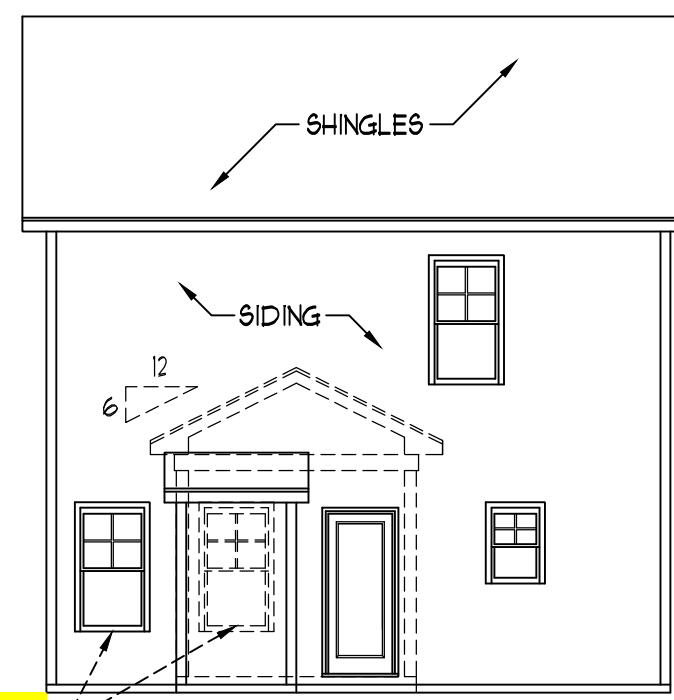


FRONT ELEVATION-C

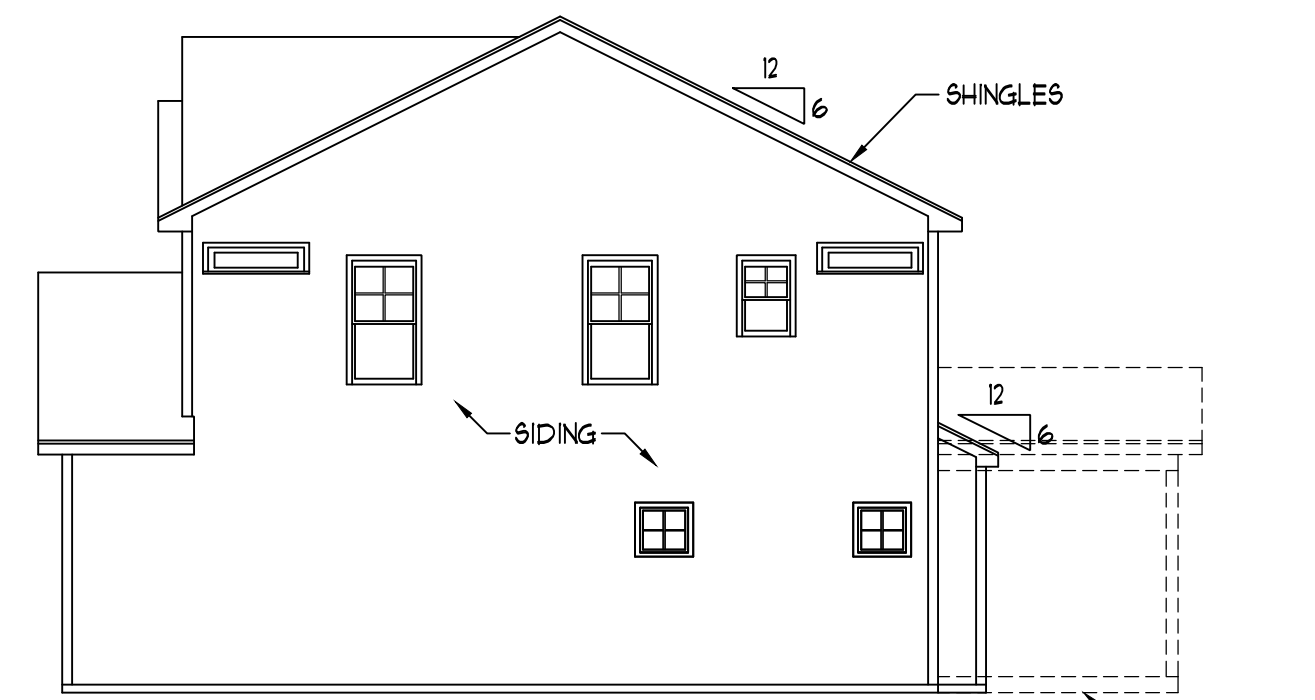
SCALE: 1/4" = 1'-0"



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



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



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

HVAC: MAINSTREAM
ELECTRICAL: PIONEER
PLUMBING: DOUBLE J

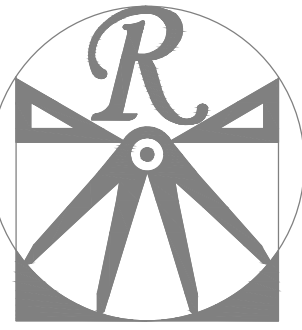
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

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CAROLINA COLLECTION
MAGNOLIA

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

C - ELEVATIONS

A-3



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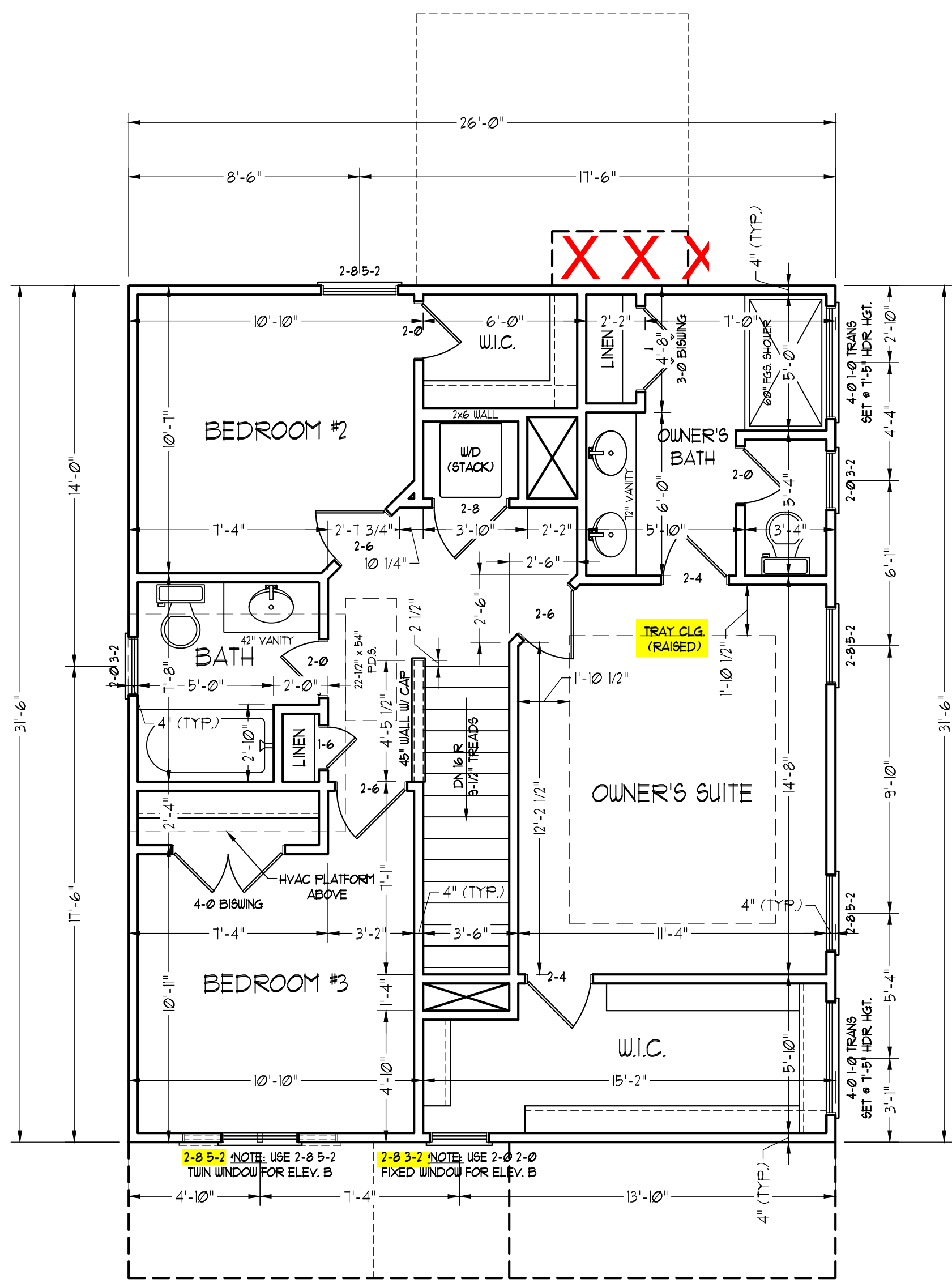
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REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
P LAN

A-5



2-8 5-2 NOTE: USE 2-8 5-2 TWIN WINDOW FOR ELEV. B

2-8 3-2 NOTE: USE 2-8 2-0 FIXED WINDOW FOR ELEV. B

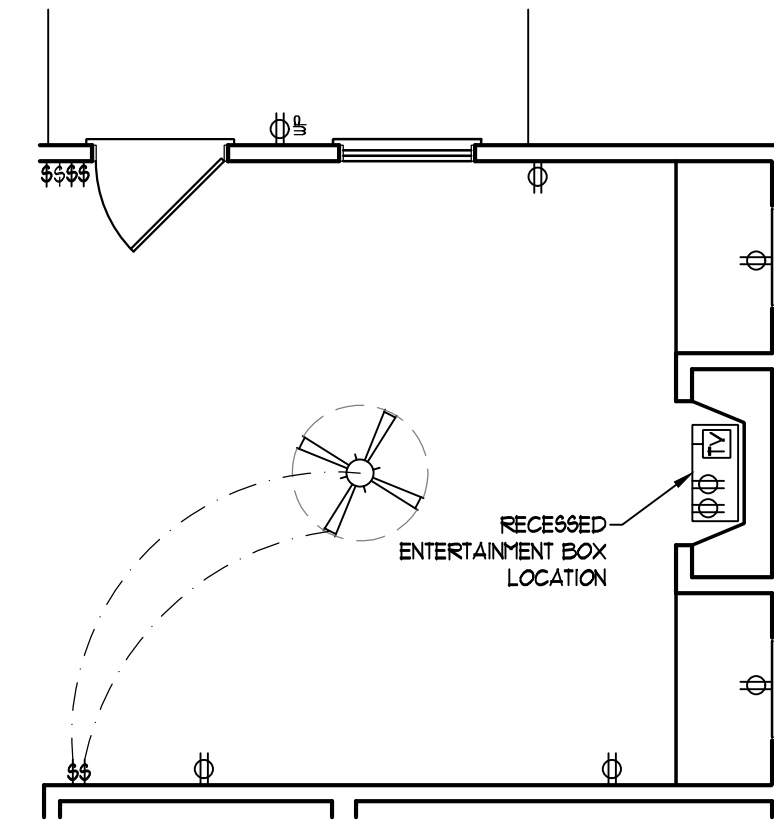
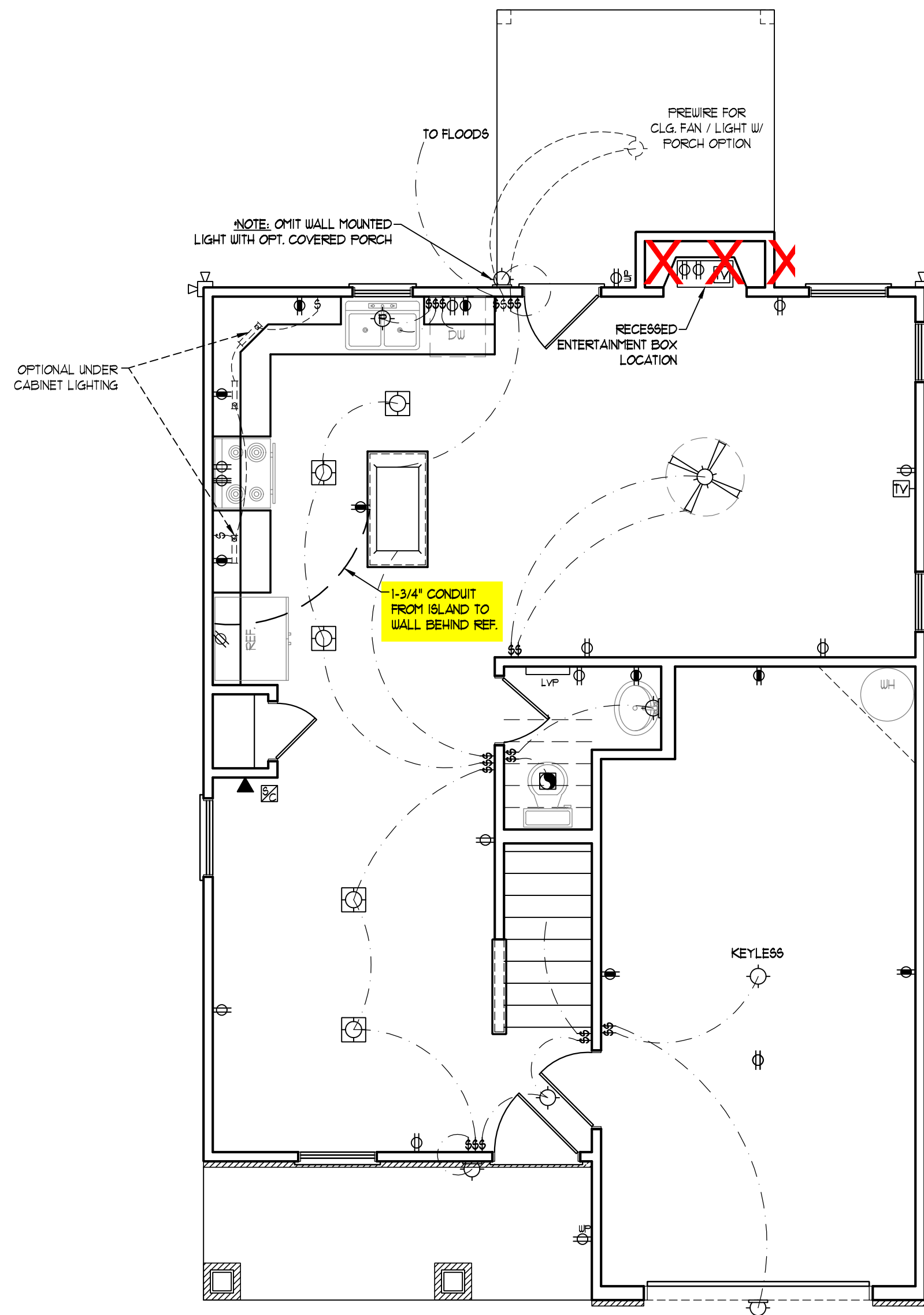
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
11x17 PRINTS ARE NOT TO SCALE

ELECTRICAL LAYOUT NOTES:

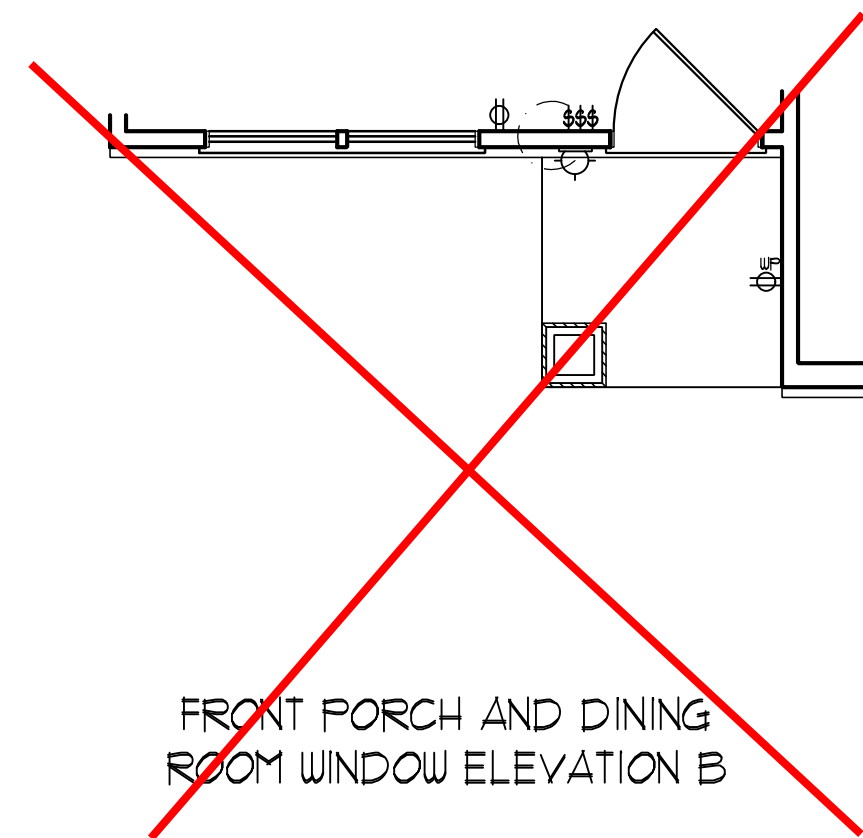
- 1.) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2.) VANITY LIGHTS TO BE SET @ 90" AFF. (TYP.)
- 3.) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4.) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

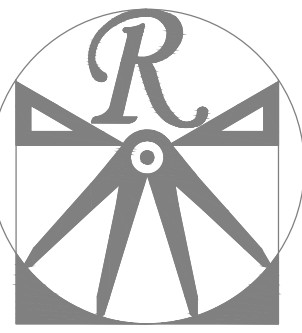
- 110 V OUTLET
- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
- WEATHERPROOF
- 220 V OUTLET
- 110 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT 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



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



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WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA

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

FIRST FLOOR ELECTRICAL PLAN

E-1

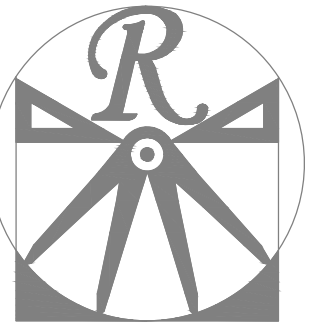
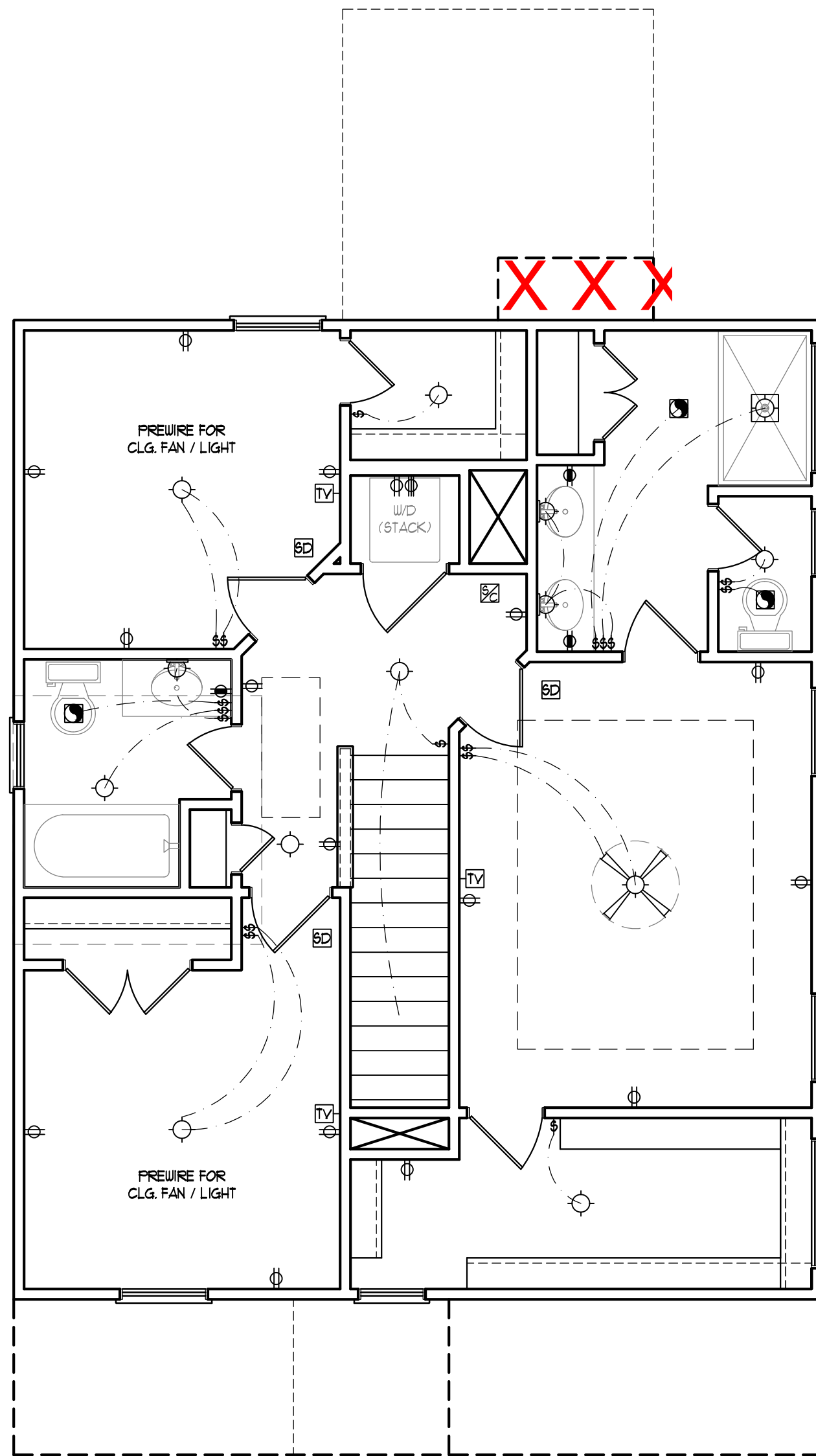
ELECTRICAL LAYOUT NOTES:

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- 2.) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
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- 4.) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

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- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
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- FLOOD LIGHT
- SWITCH
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- ALARM PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT



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MAGNOLIA

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

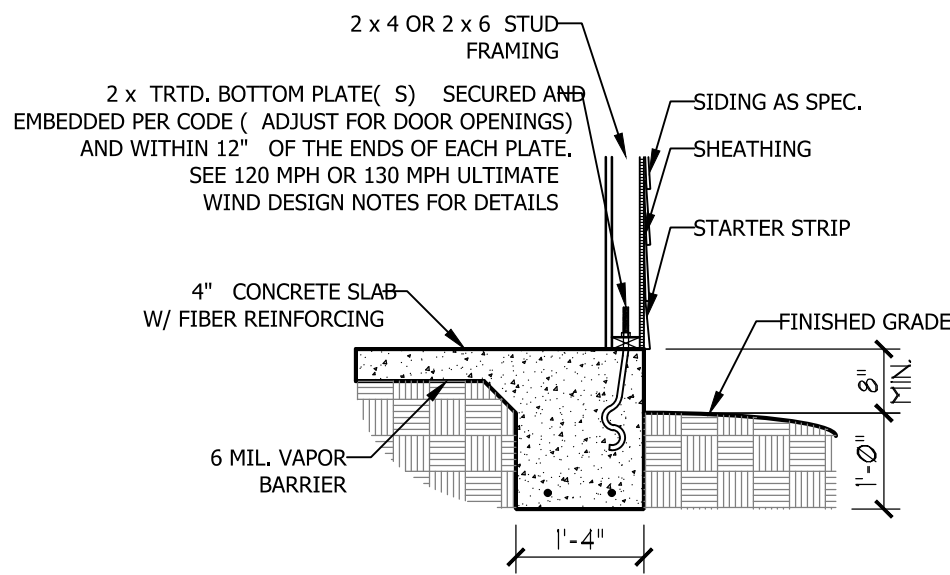
SECOND FLOOR
ELECTRICAL
PLAN

E-2

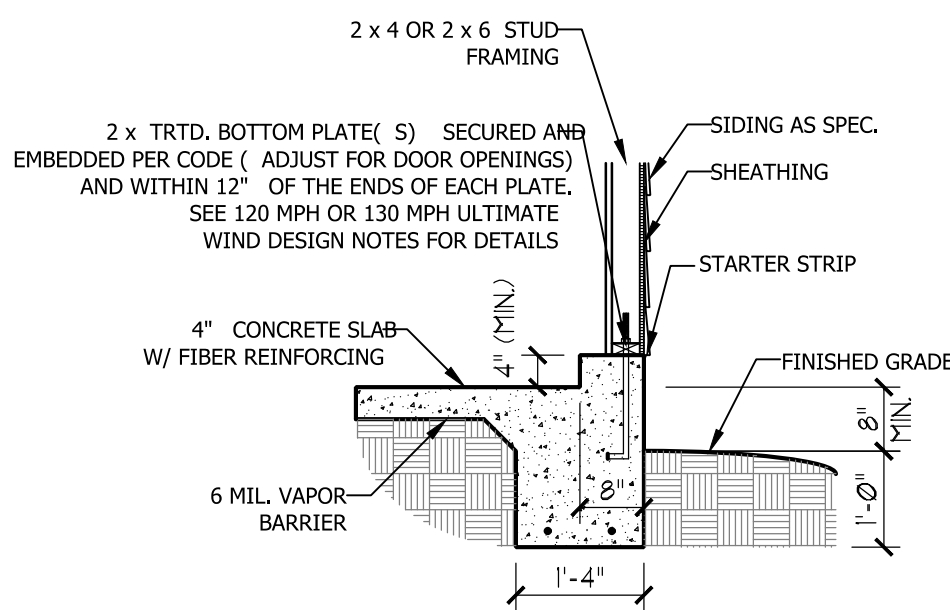
SCALE NOTE: 18x24 PRINTS ARE TO SCALE AS NOTED.
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ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

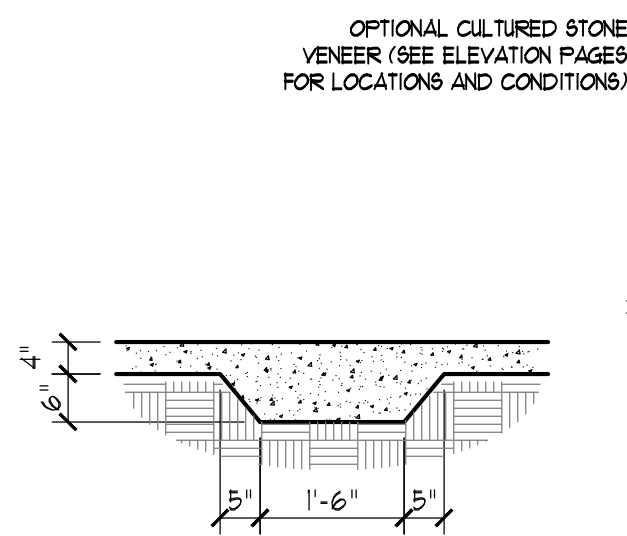
1. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
2. FOR 120 MPH WIND Z ONES INSTALL 1/2" ANCHOR BOLTS 6' -0" O.C. AND WITHIN 1' -0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO CONCRETE OR 15" INTO MASONRY. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
3. FOR 130 MPH WIND Z ONES 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. EX TERIOR WALLS DESIGNED FOR 120 OR 130 MPH WINDS.
6. INSTALL 7/16" OSB SHEATHING ON ALL EX TERIOR 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.



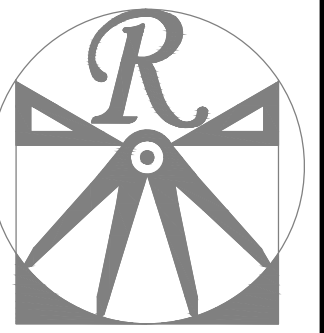
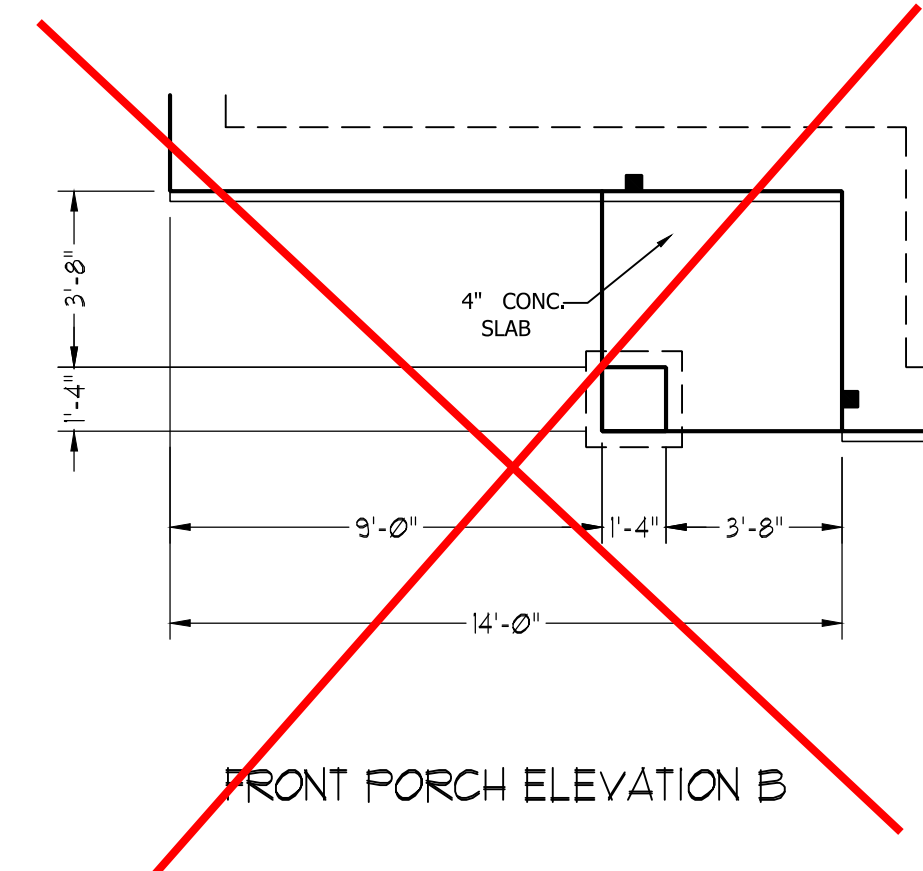
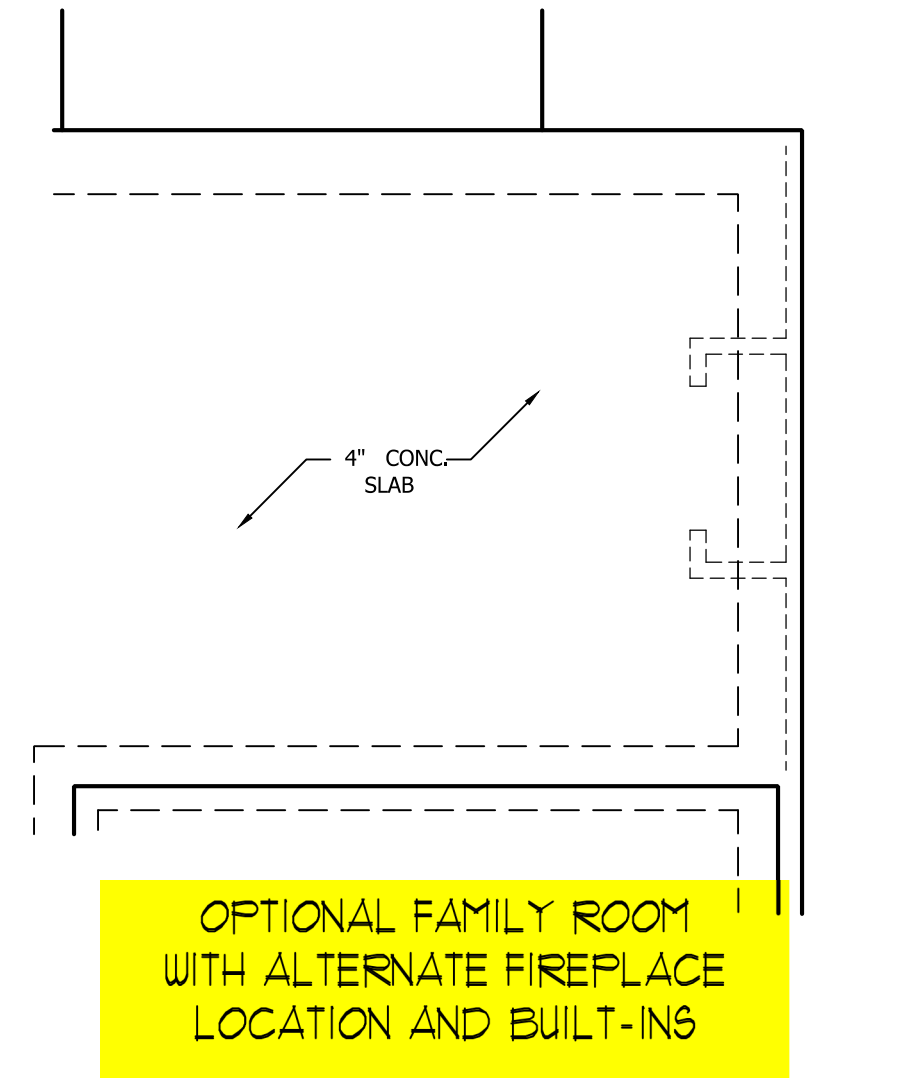
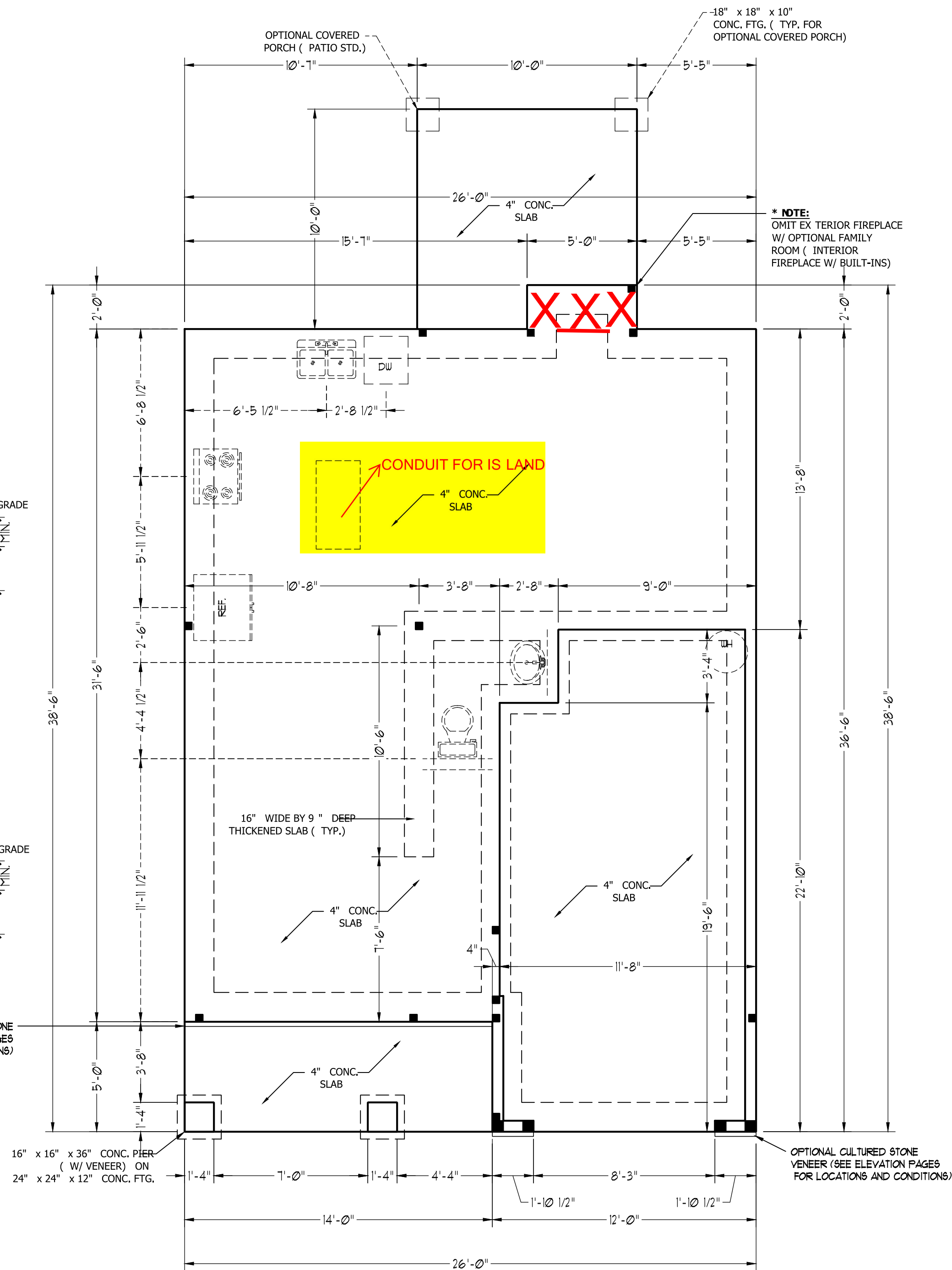
TYPICAL SLAB DETAIL



GARAGE CURB DETAIL



THICKENED SLAB DETAIL



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CAROLINA COLLECTION
MAGNOLIA

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

MONO SLAB
FOUNDATION
PLAN

S-1

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

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	GROUT SOLID w/ # 4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ # 4 REBAR @ 64" O.C.
5'	GROUT SOLID w/ # 4 REBAR @ 36" O.C.	N/A	GROUT SOLID w/ # 4 REBAR @ 36" 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:

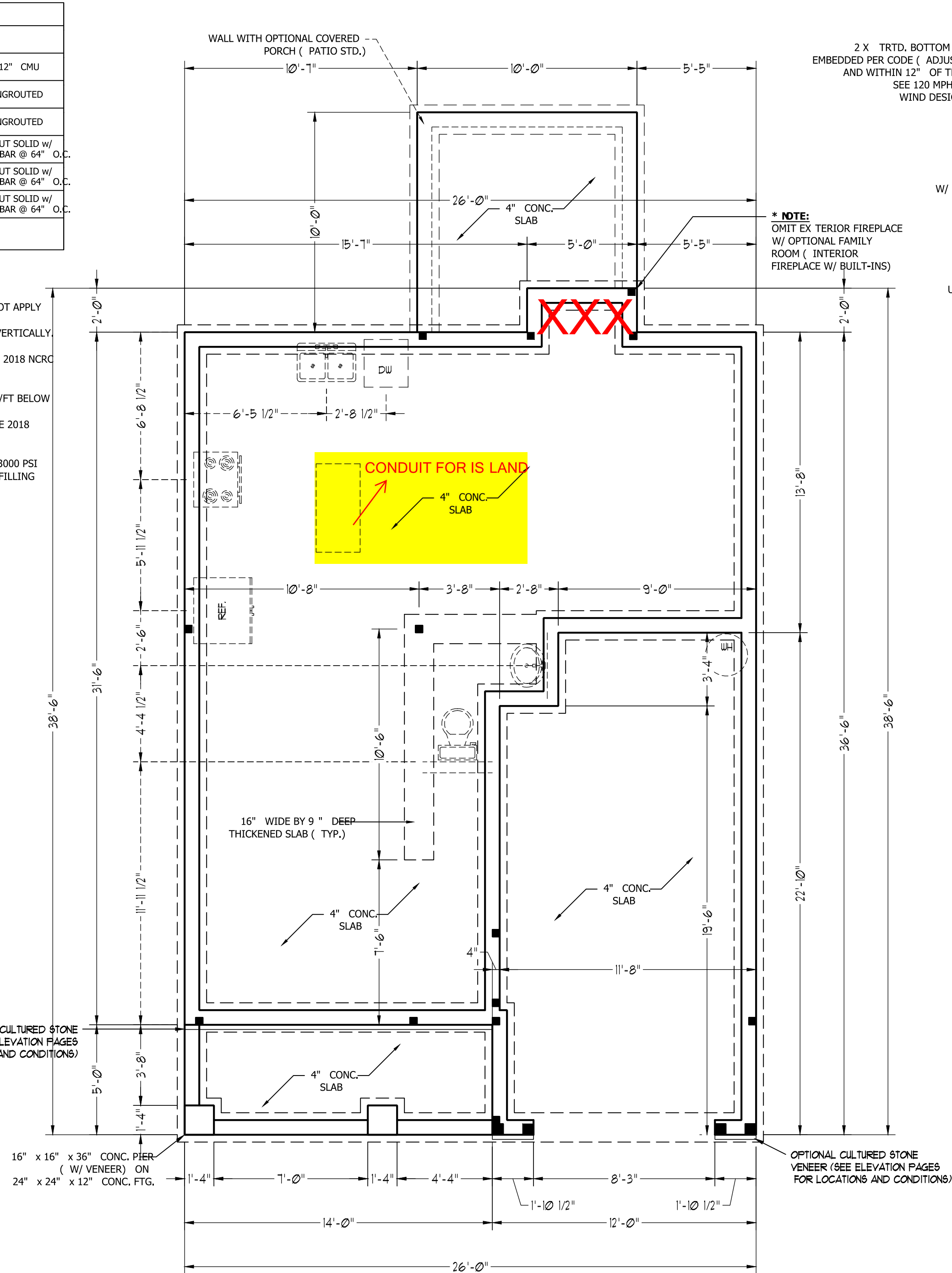
- TABLE ABOVE APPLIES TO HOUSE FOUNDATION ONLY. TABLE DOES NOT APPLY TO GARAGE FOUNDATION NOT COMMON TO HOUSE.
- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE @ 16" VERTICALLY.
- WALL HGT. IS MEASURED FROM TOP OF FOOTING TO TOP OF WALL.
- PREP SLAB PER R506.2.1 AND R505.2.2 BASE AND EX CEPTION OF THE 2018 NCRC MINIMUM 24" LAP SPLICE LENGTH.
- BACKFILL OF CLEAN # 57/ # 67 WASHED STONE IS PERMITTED.
- BACKFILL OF WELL DRAINED SAND-GRAVEL MIX TURE 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 " 5" 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:

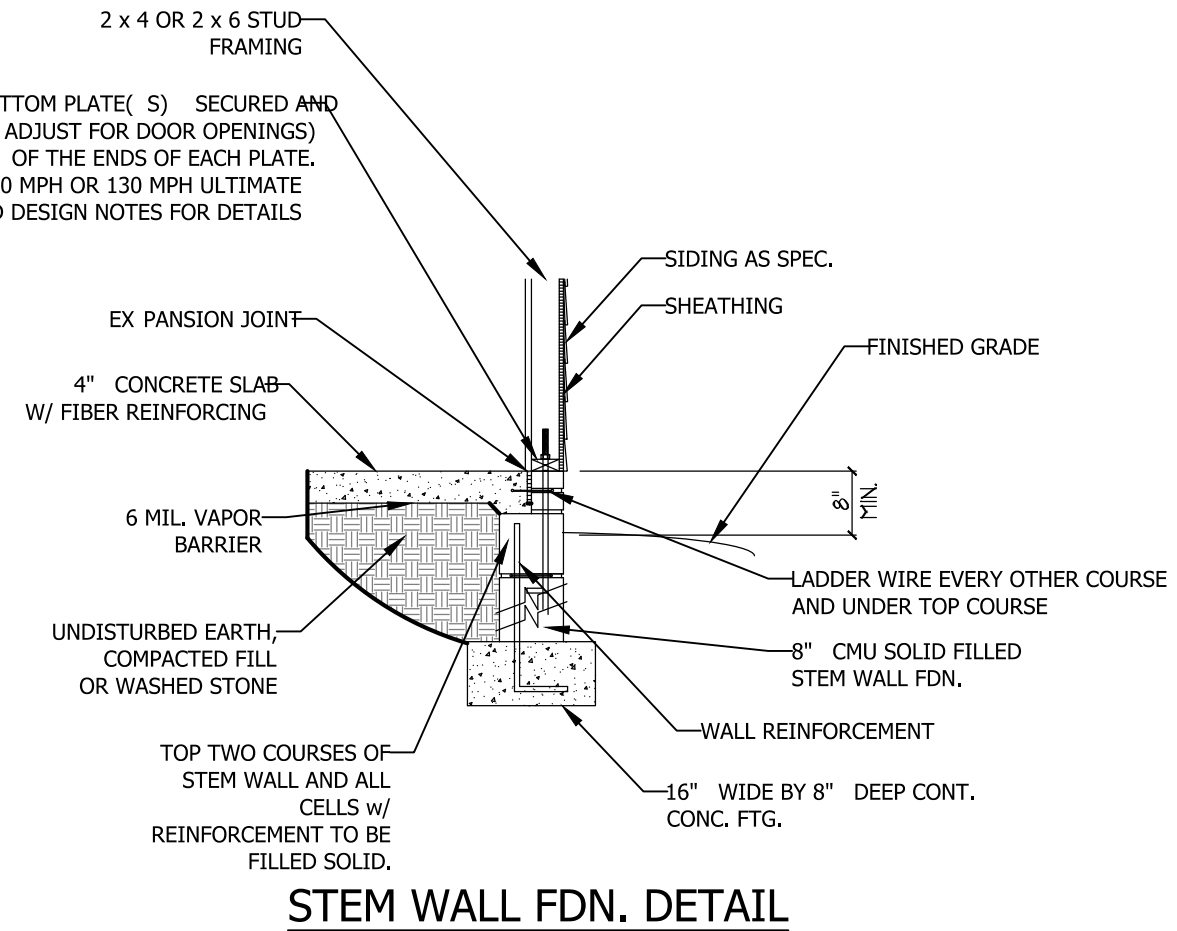
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- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

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

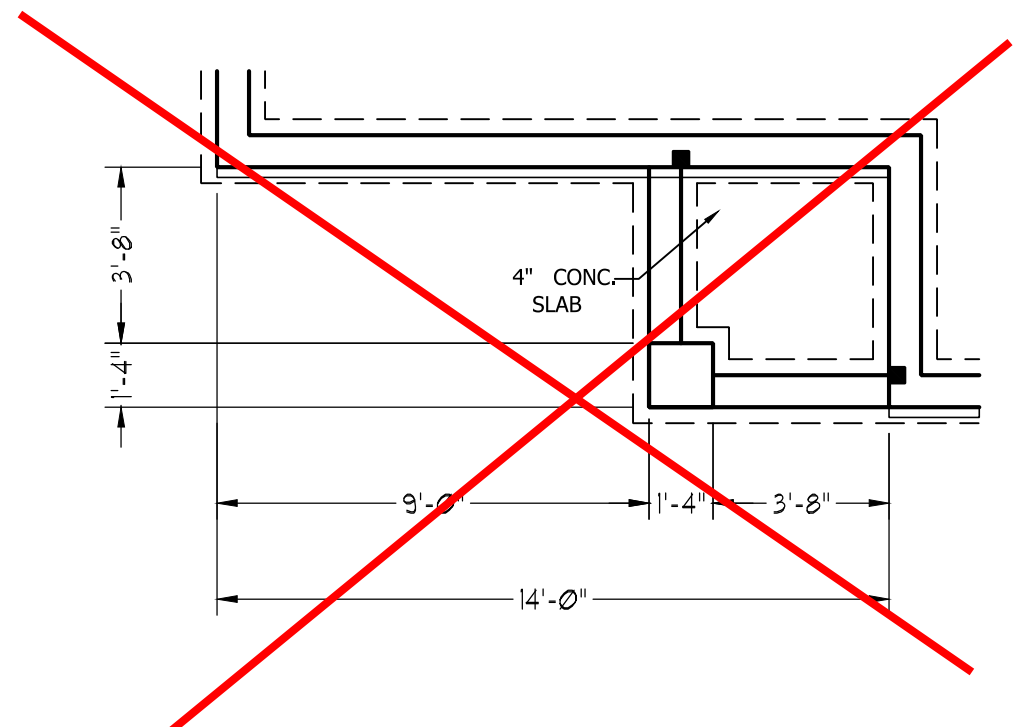
NOTE: HORIZ ONTAL FOOTING REBAR REQUIRED IN HIGH WIND Z ONES ONLY (140-150 MPH)



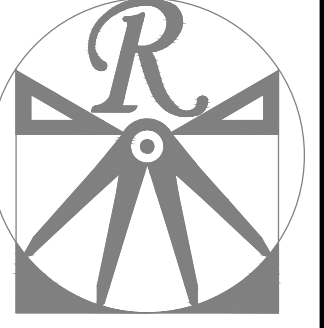
*** NOTE:**
OMIT EX TERIOR FIREPLACE W/ OPTIONAL FAMILY ROOM (INTERIOR FIREPLACE W/ BUILT-INS)



STEM WALL FDN. DETAIL



FRONT PORCH ELEVATION B



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MAGNOLIA

DATE: JUNE 30, 2020
REV.:
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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

STRUCUTURAL 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:

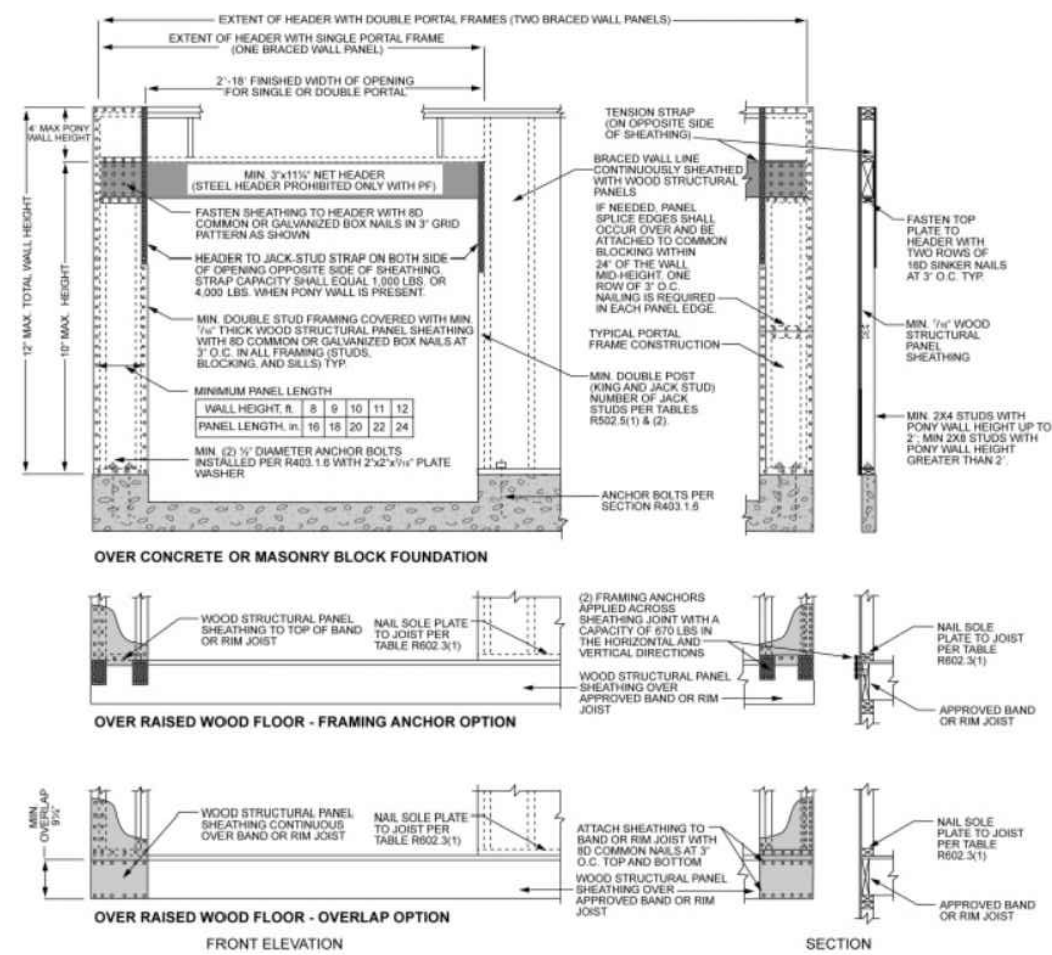
EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP OR CS-SFB IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.

REQUIRED LENGTH OF BRACE WALL: 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 WALL: 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.

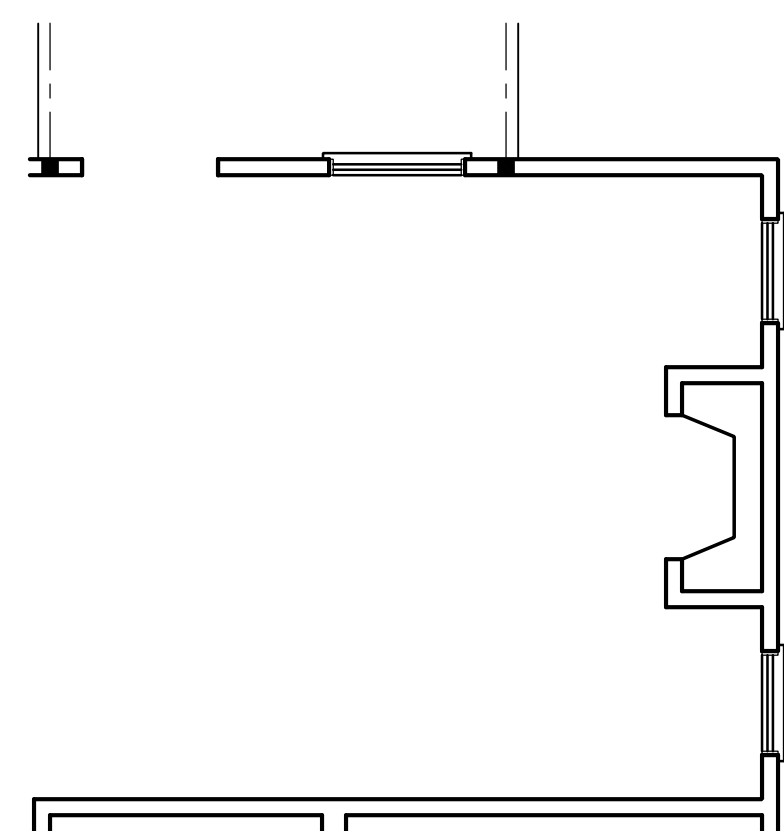
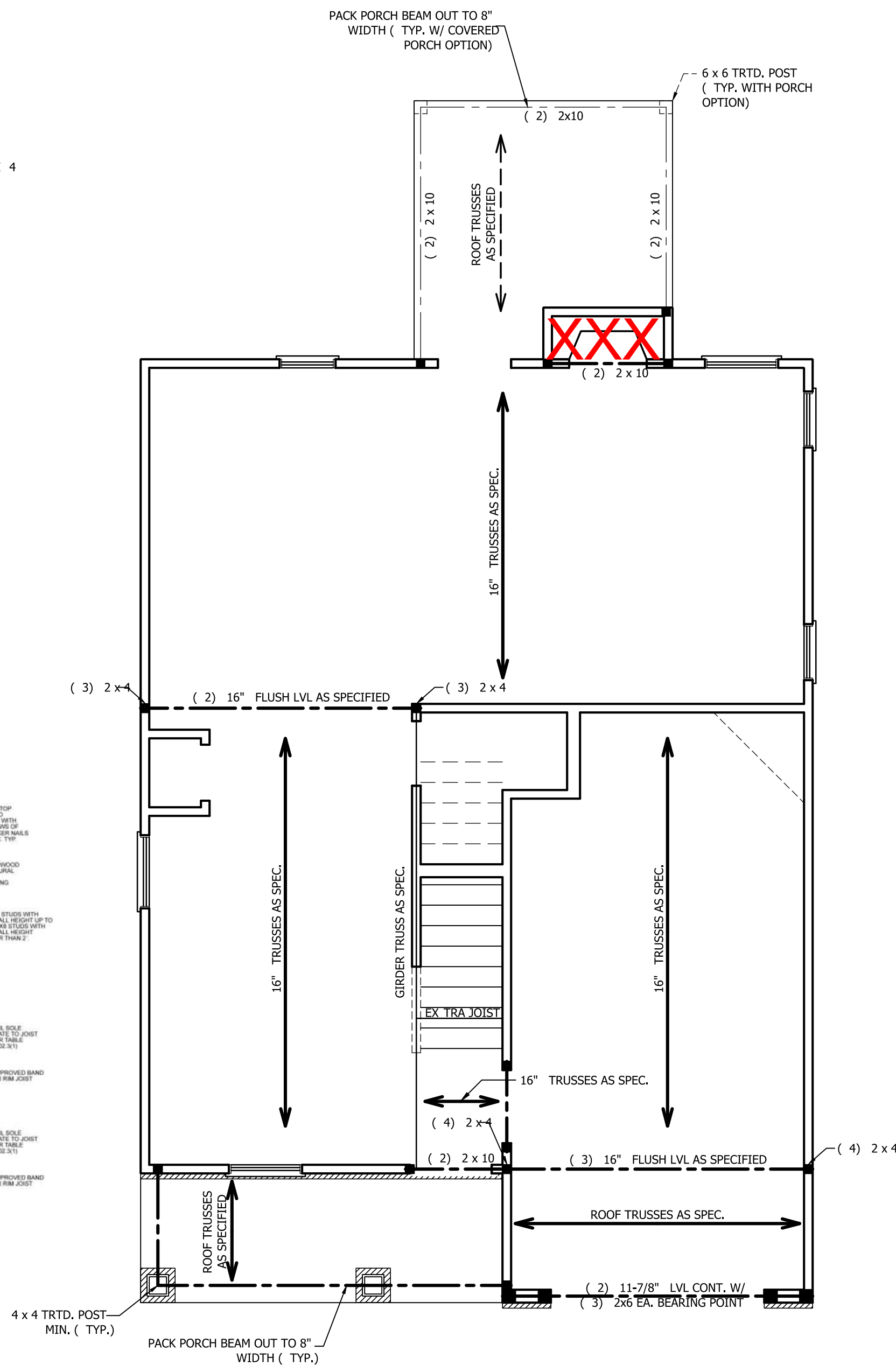
HD: 800 LBS HOLD DOWN DEVICE FASTENED TO THE EDGE OF THE BRACE WALL PANEL NEAREST TO THE CORNER

METHODS: PER TABLE R602.10.1

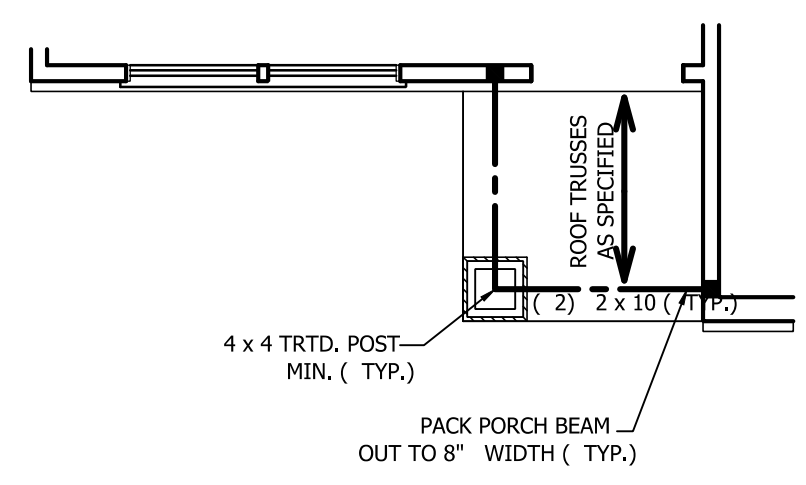


inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N.

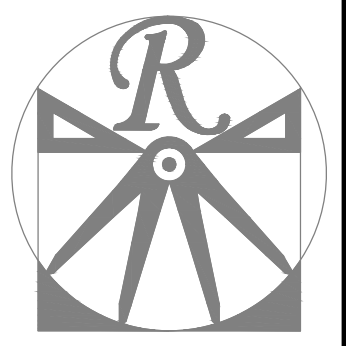
**FIGURE R602.10.1
METHOD PF—PORTAL FRAME CONSTRUCTION**



**OPTIONAL FAMILY ROOM
WITH ALTERNATE FIREPLACE
LOCATION AND BUILT-INS**



**FRONT PORCH AND DINING
ROOM WINDOW ELEVATION B**



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SECOND FLOOR
FRAMING PLAN

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

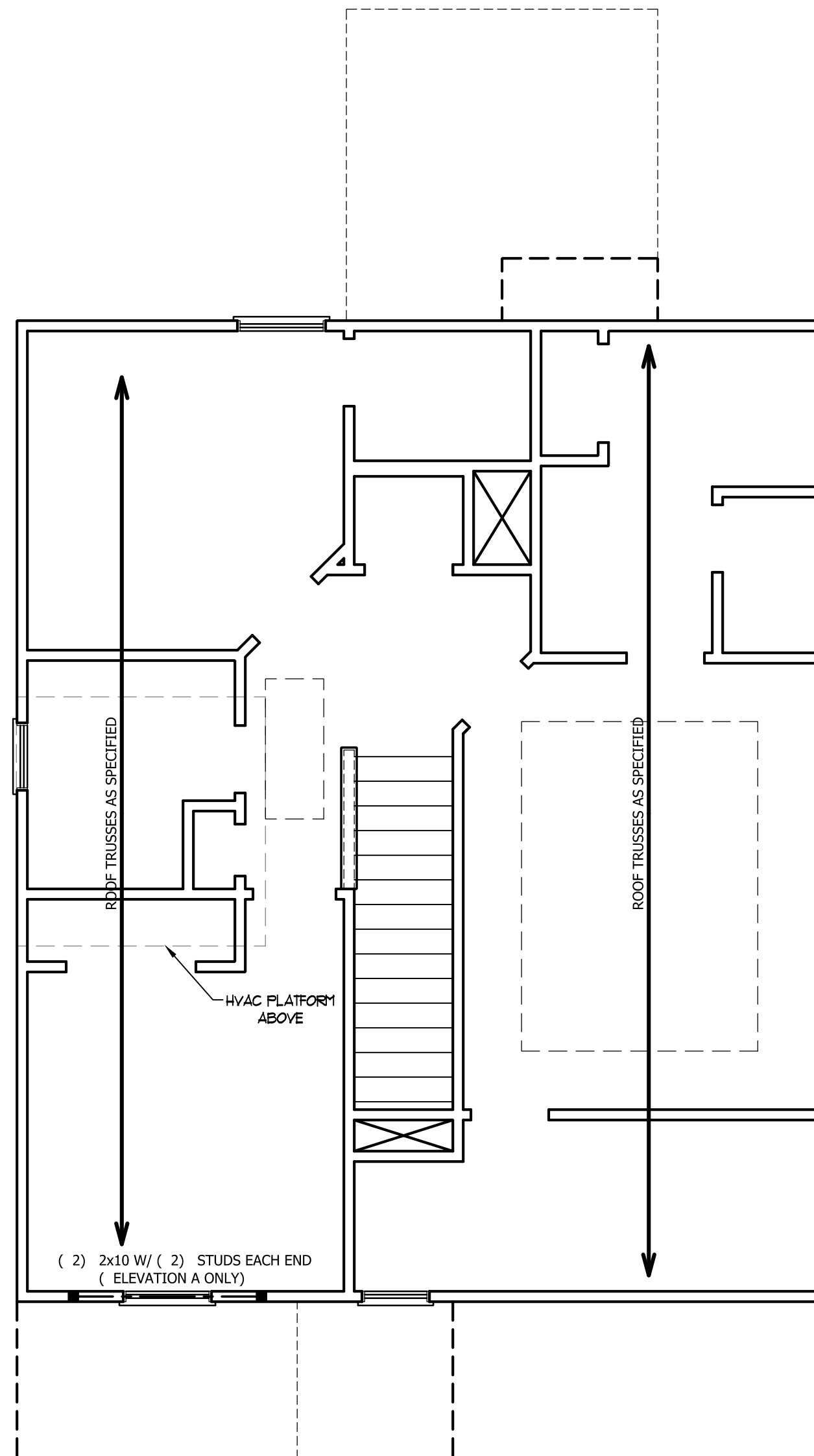


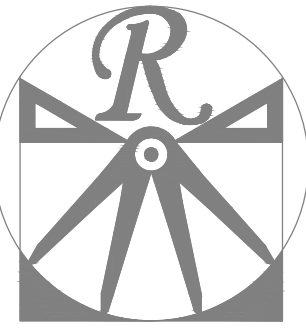
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EX TERIOR WALLS

HEADER SPAN (FEET)	MAX IMUM 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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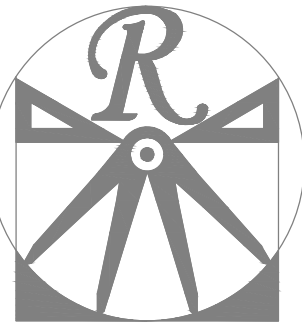
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ENGINEERED BY:
REVIEWED BY:

ATTIC F LOOR
F RAMING P LAN

S-3

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



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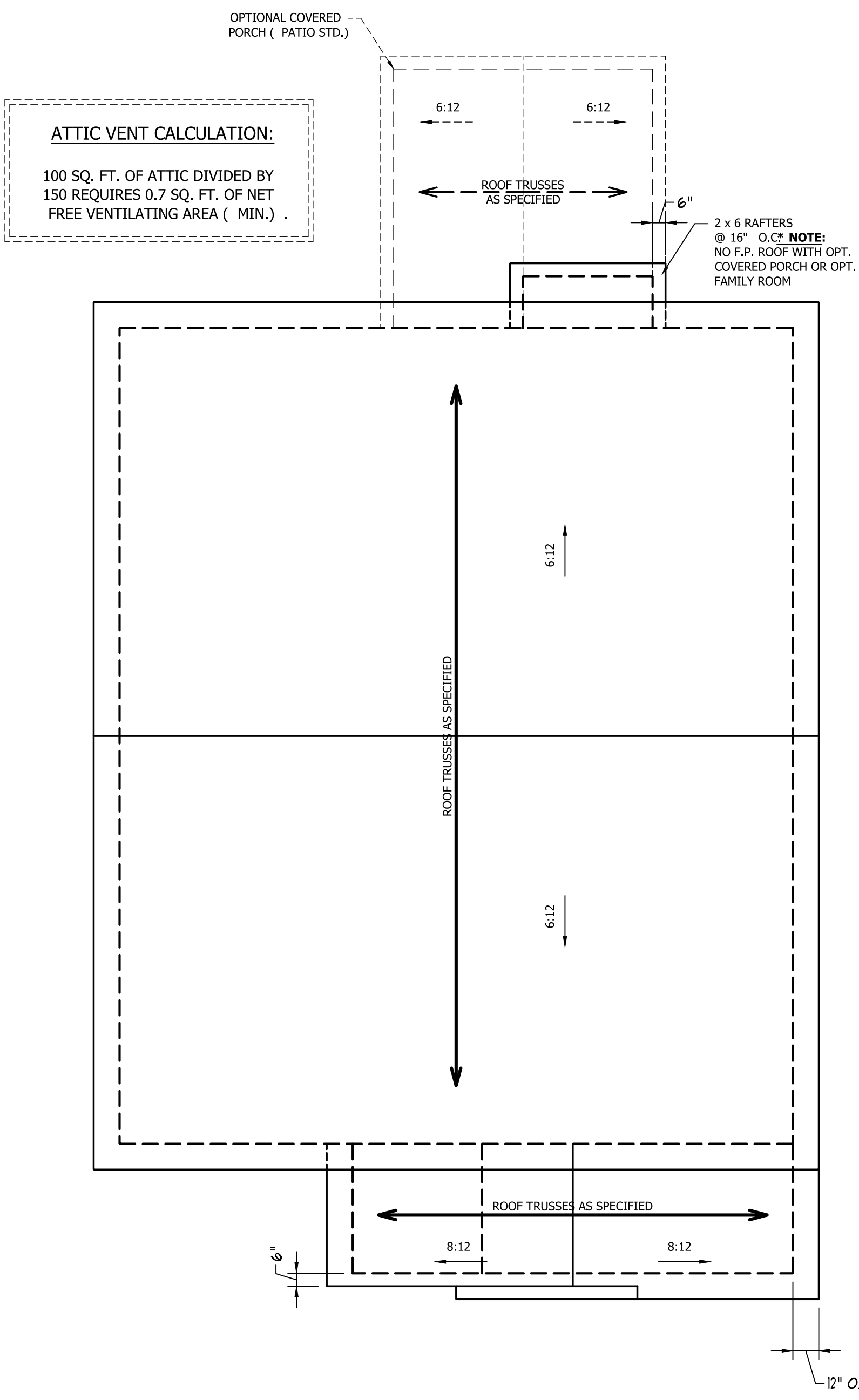
ROOF PLAN
ELEVATIONS
A & B

S-3

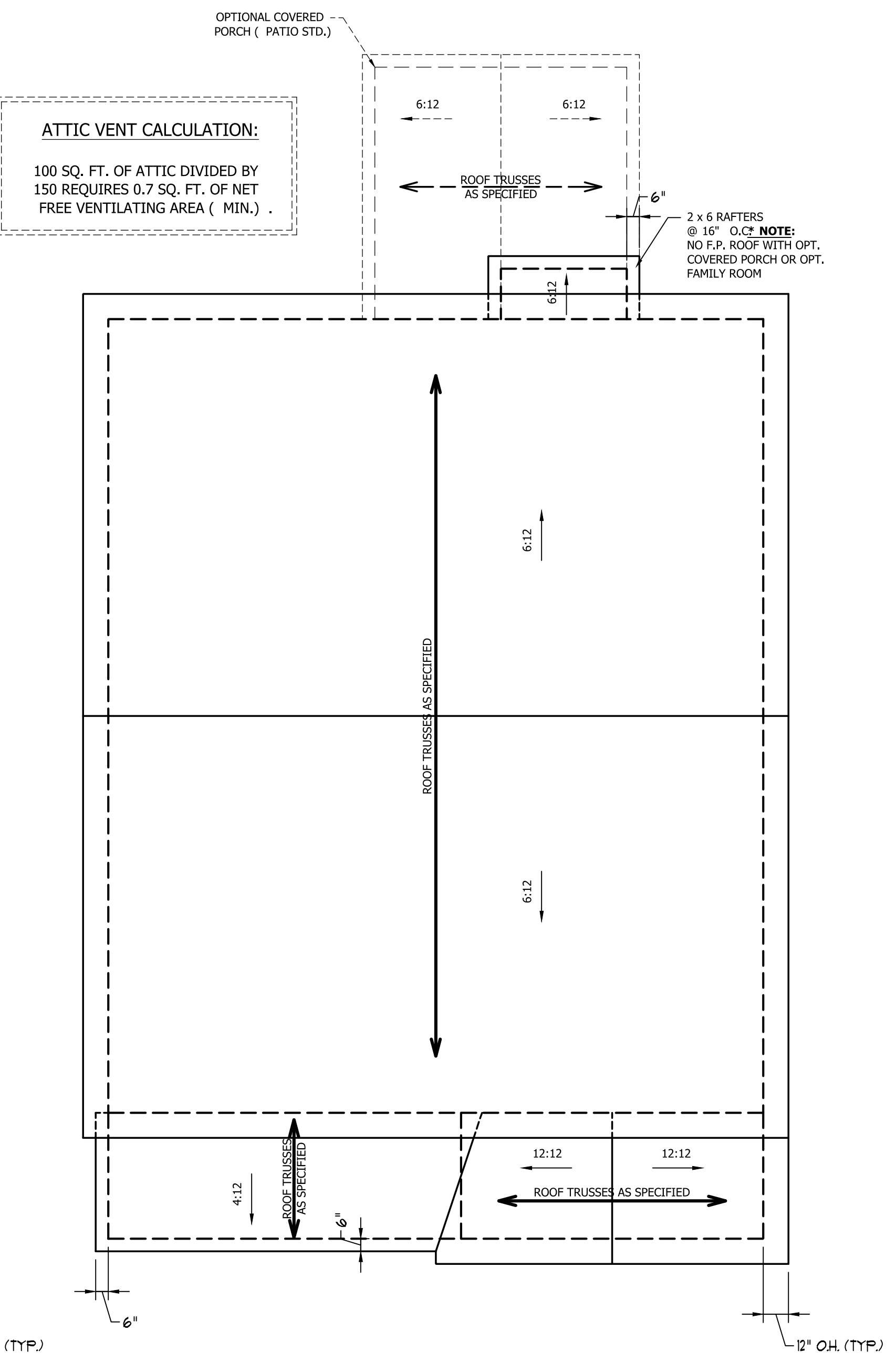
ATTIC VENT CALCULATION:
1077 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 7.2 SQ. FT. OF NET FREE VENTILATING AREA (MIN.) .

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 NCR FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.

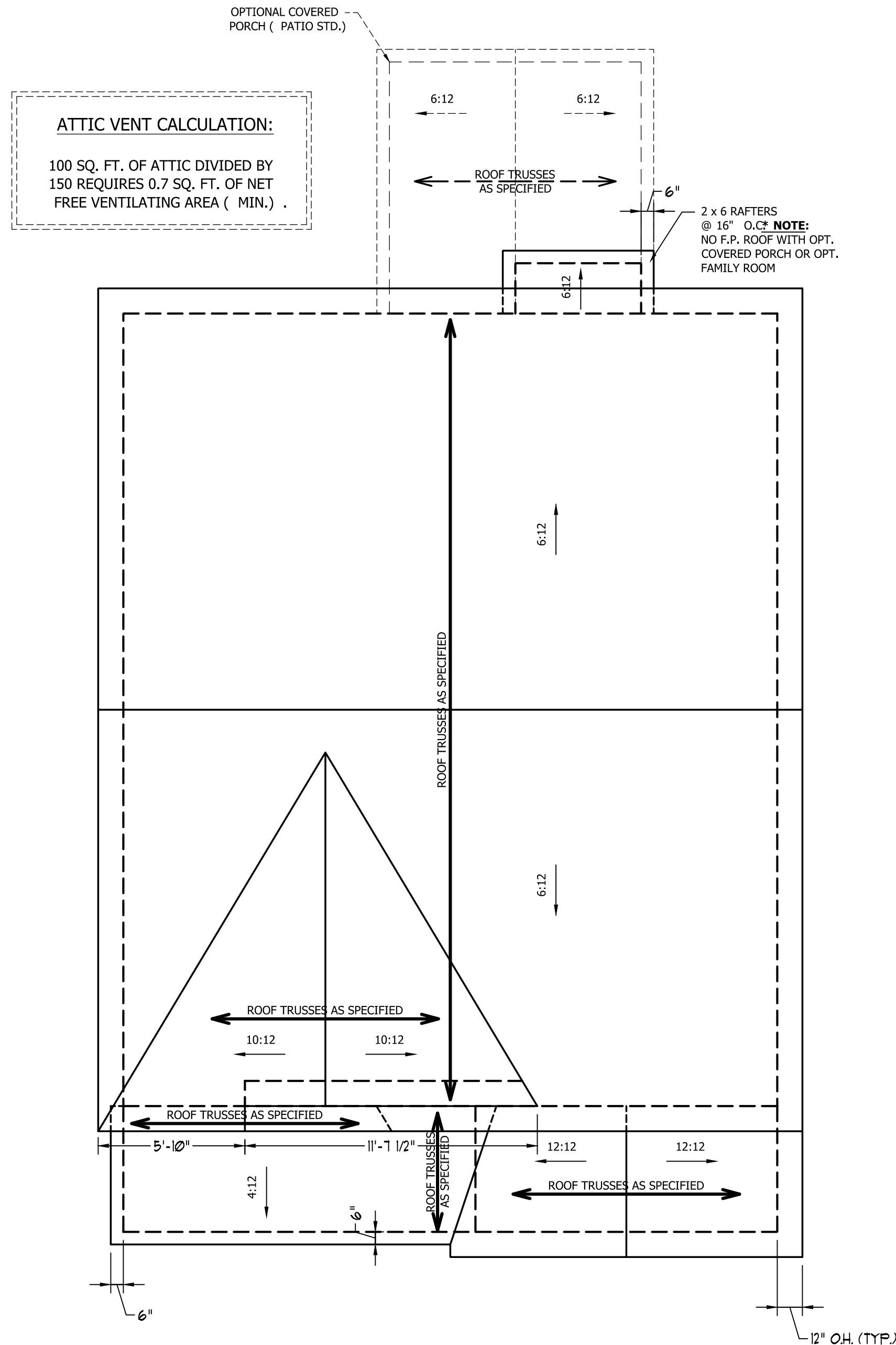


ELEVATION B



ELEVATION A

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11x17 PRINTS ARE NOT TO SCALE

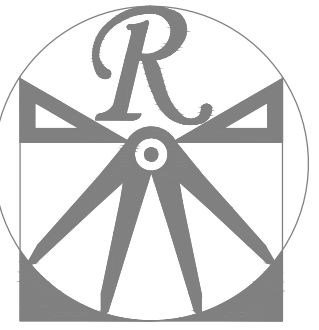


ATTIC VENT CALCULATION:
 100 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.7 SQ. FT. OF NET FREE VENTILATING AREA (MIN.) .

ATTIC VENT CALCULATION:
 1040 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 6.9 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 NCR FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.

ELEVATION C



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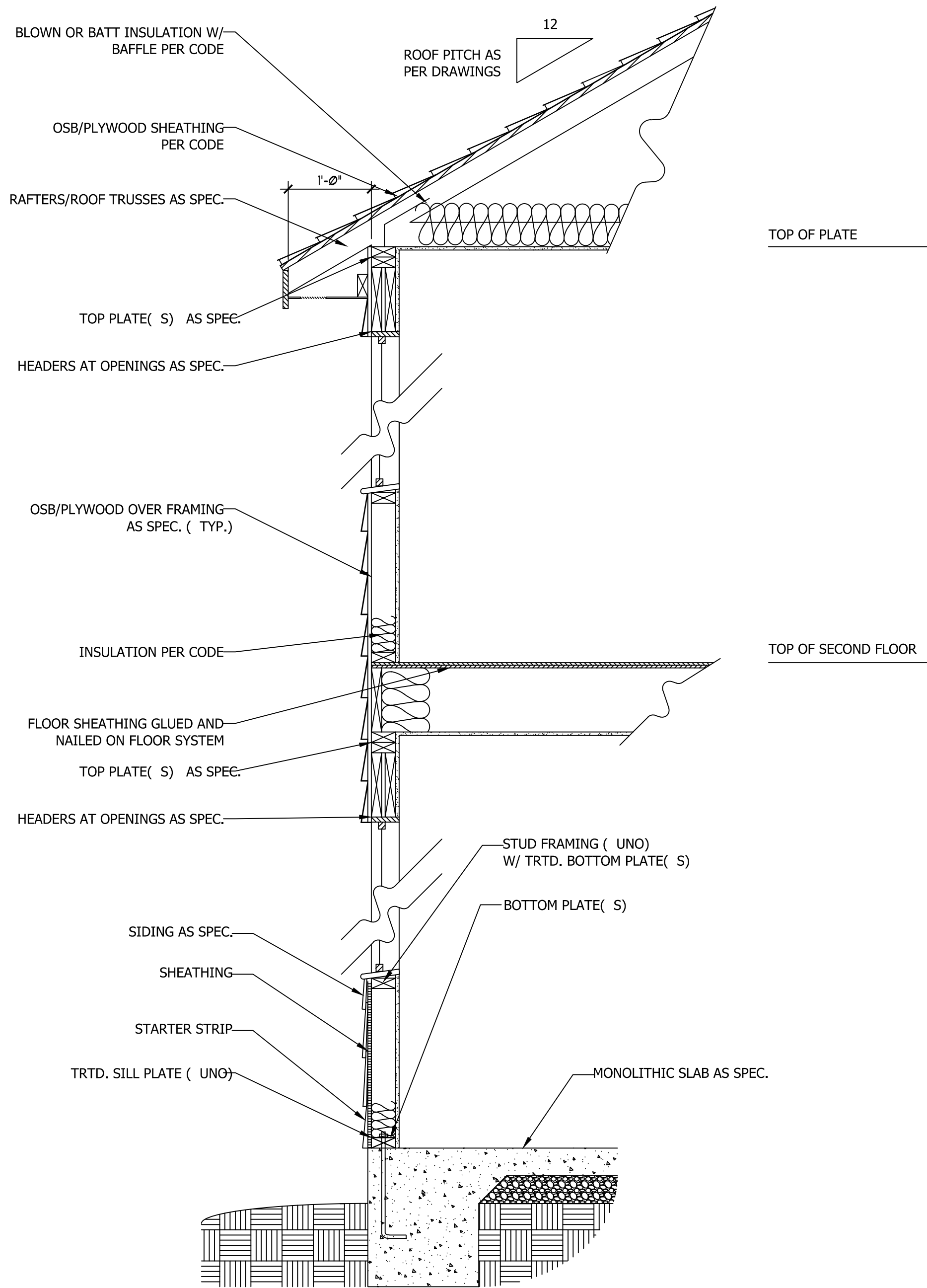
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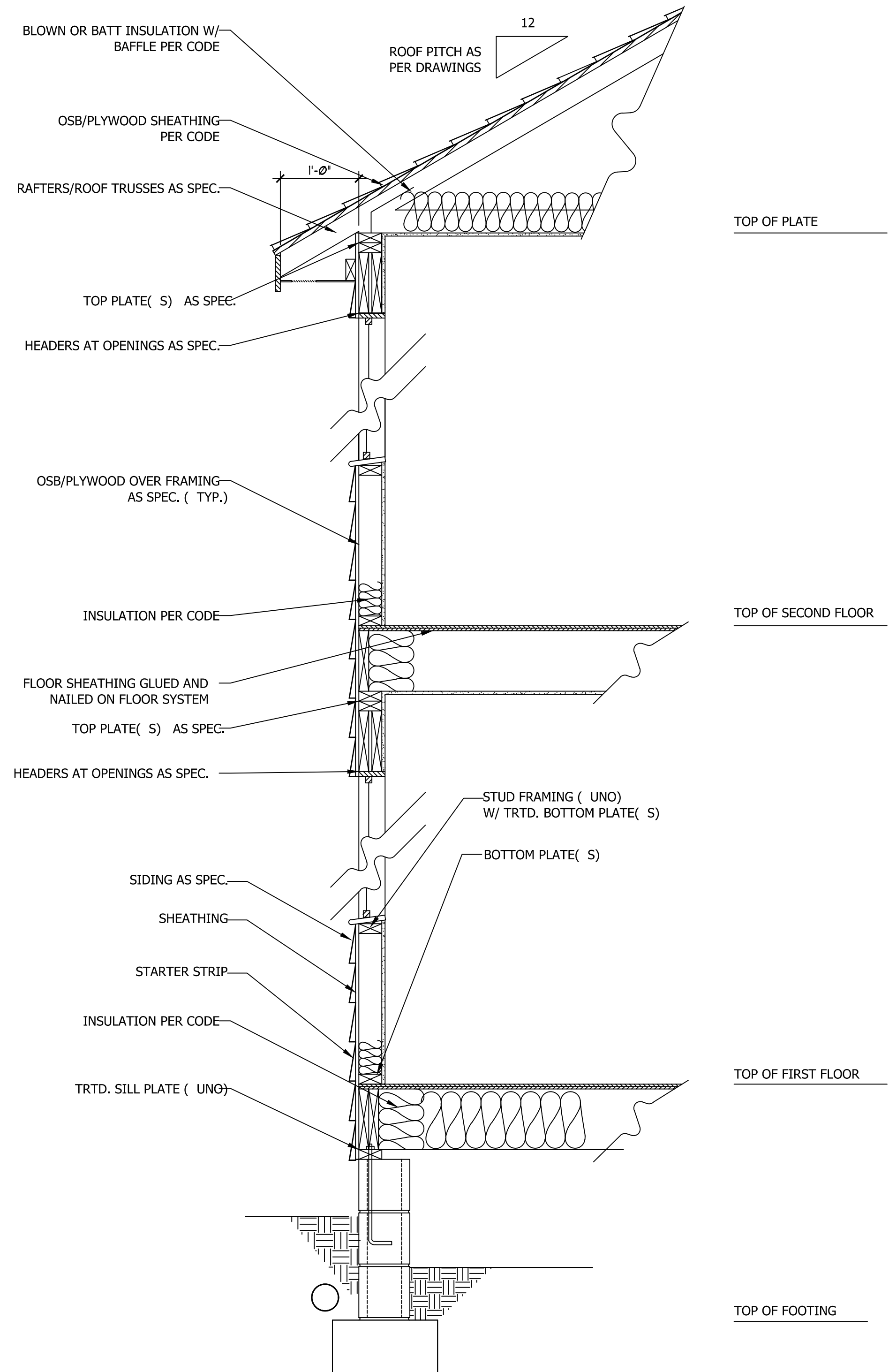
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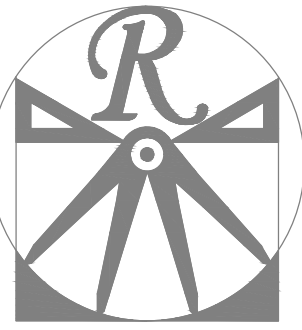
ROOF PLAN
 ELEVATION - C
S-4



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