

RENAISSANCE
RESIDENTIAL DESIGN, INC.

RALEIGH, NC 27612
(919) 649-4128
WWW.RENAISSANCEDESIGN.COM

The art of transforming your vision into reality.
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Created using AutoCAD 2014. Plotting using AutoCAD 2014. Plotting using AutoCAD 2014.

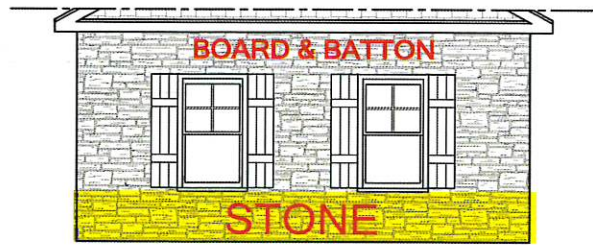
HOLLY PLACE LOT 2
4071 BARBEQUE CHURCH RD
SANFORD, NC

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.

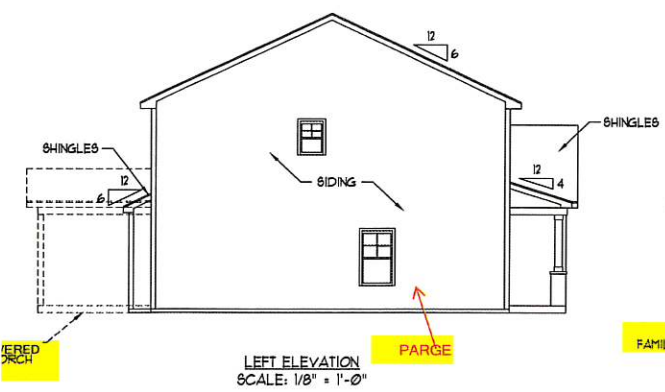


STEPS PER GRADE AS REQ.
FRONT ELEVATION-C
SCALE: 1/4" = 1'-0"

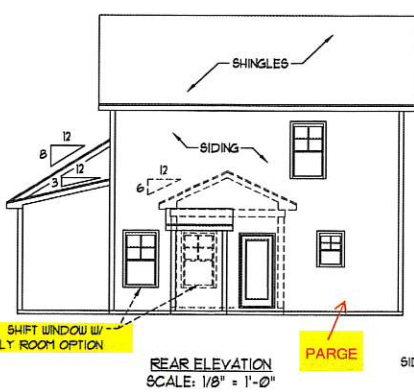


SIDE LOAD GARAGE
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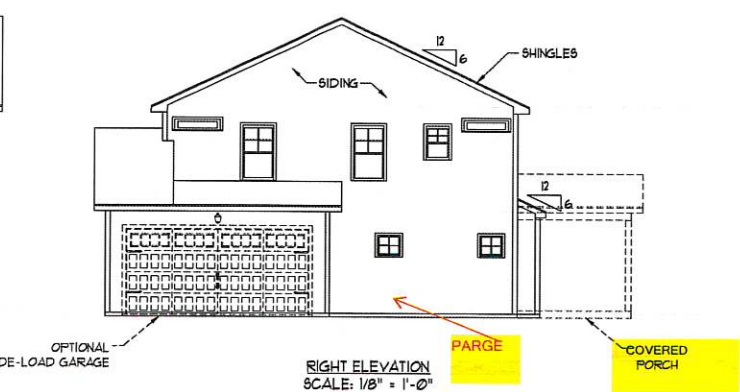
PLANS DESIGNED TO THE
NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE.



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



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



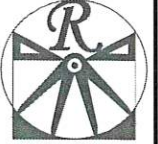
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

PLEASE PROVIDE, IN WRITING, ANY CHANGES TO THESE PLANS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT.

WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA-II

DATE: FEBRUARY 19, 2021
REV: _____
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: _____
REVIEWED BY: _____

C - ELEVATIONS
A-3



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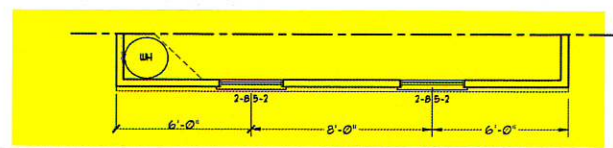
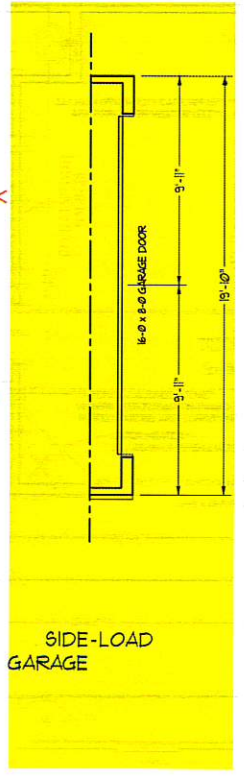
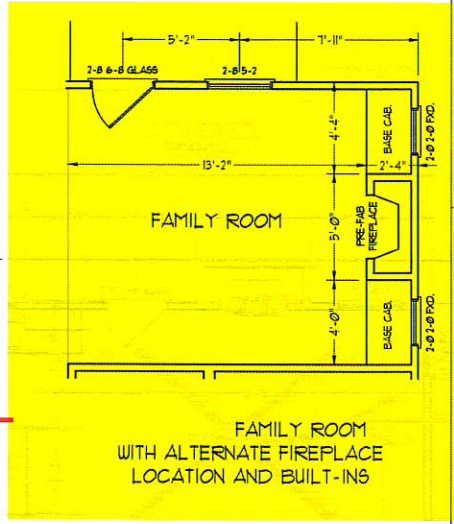
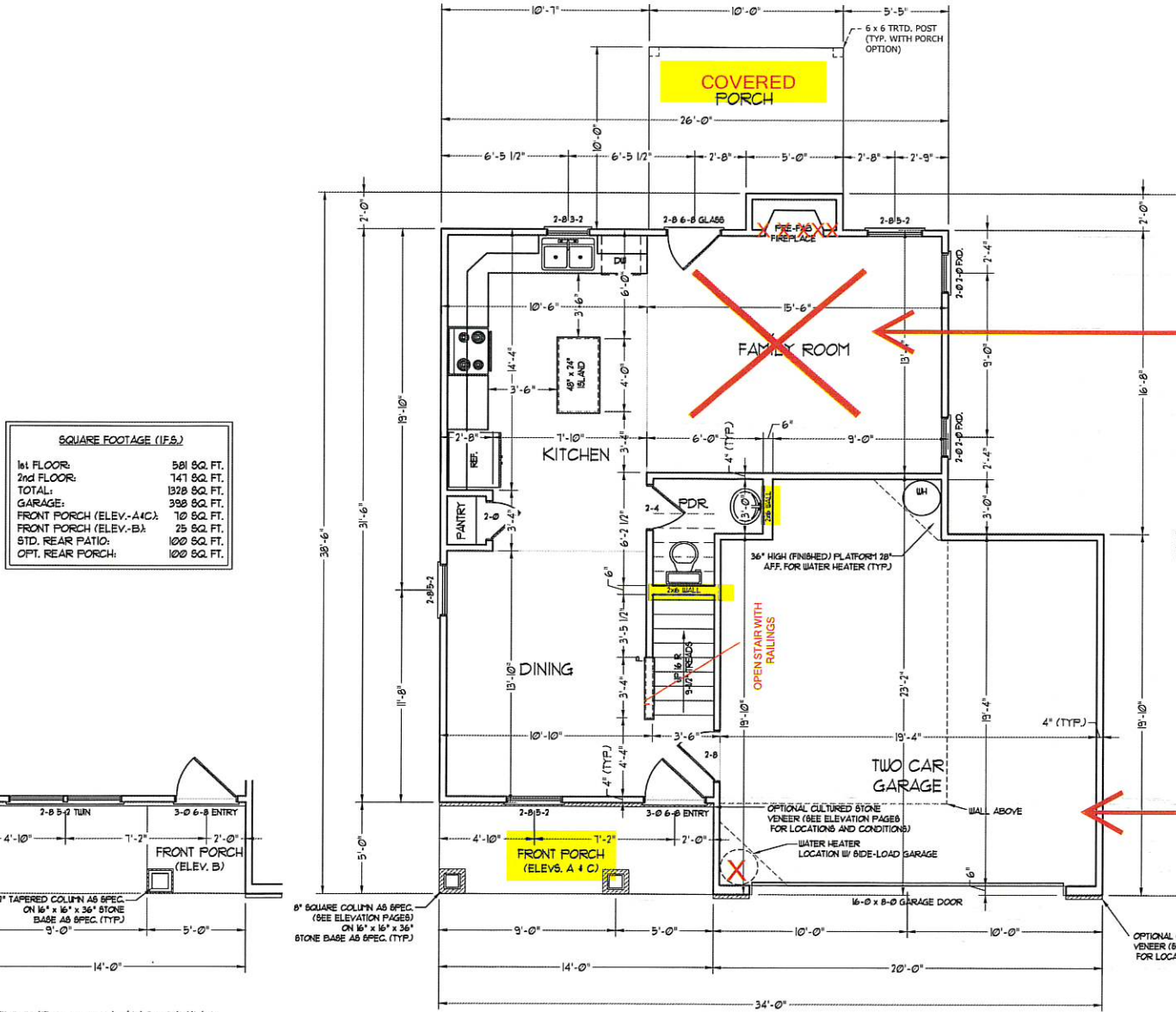
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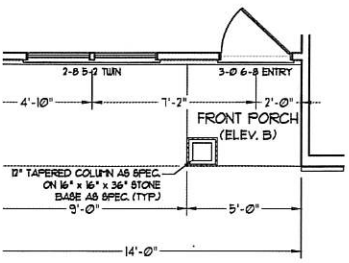
**WEAVER HOMES
CAROLINA COLLECTION
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REVIEWED BY: _____

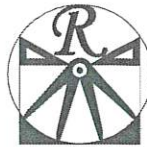
FIRST FLOOR
PLAN
A-4



SQUARE FOOTAGE (I.F.S.)	
1st FLOOR:	581 SQ. FT.
2nd FLOOR:	141 SQ. FT.
TOTAL:	722 SQ. FT.
GARAGE:	398 SQ. FT.
FRONT PORCH (ELEV.-A/C):	10 SQ. FT.
FRONT PORCH (ELEV.-B):	78 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
OPT. REAR PORCH:	100 SQ. FT.



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



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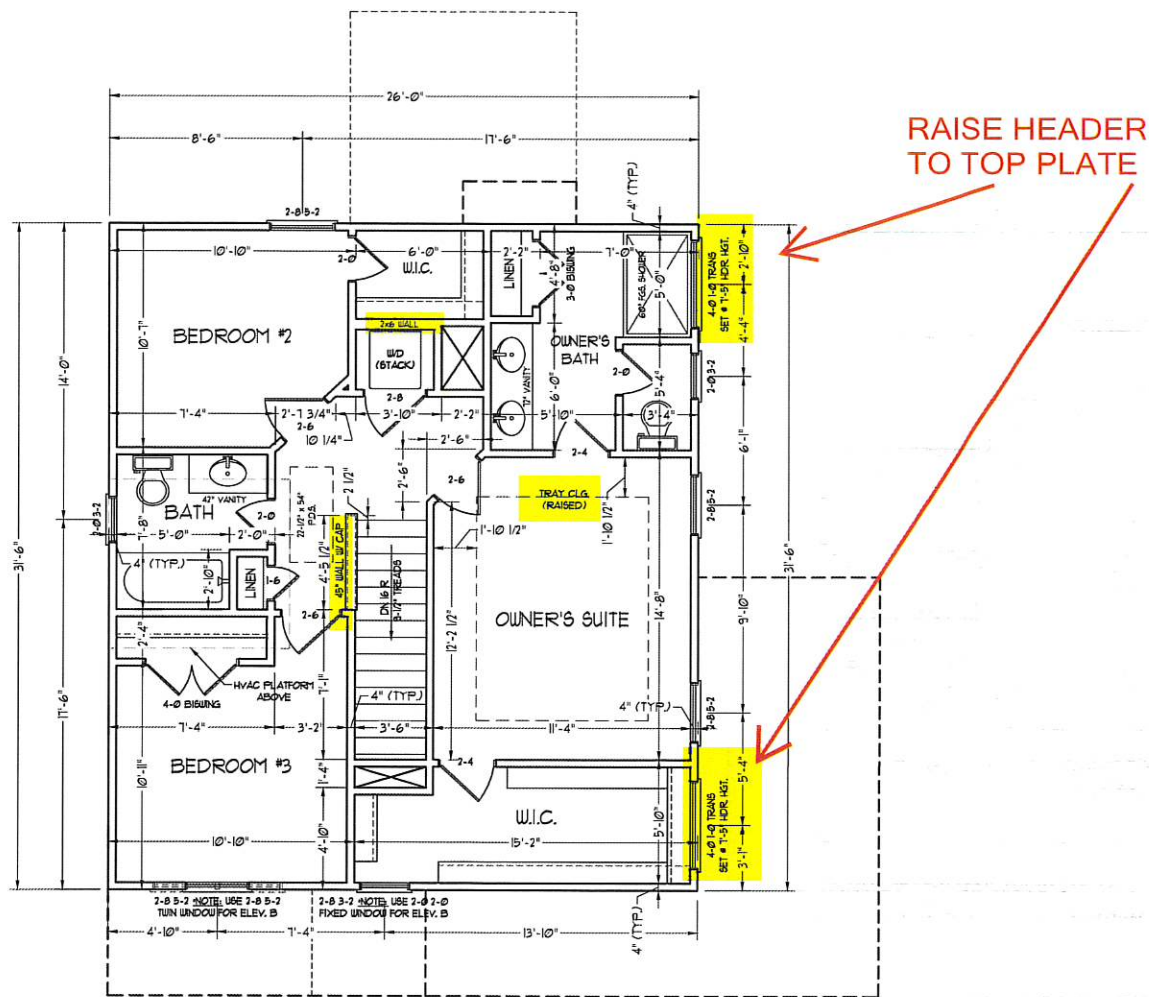
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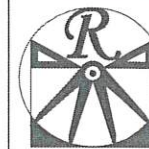
WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA-II

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SCALE: 1/4" = 1'-0"
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ENGINEERED BY: _____
REVIEWED BY: _____

SECOND FLOOR PLAN

A-5





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**WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA-II**

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SCALE: 1/4" = 1'-0"
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ENGINEERED BY: _____
REVIEWED BY: _____
FIRST FLOOR ELECTRICAL PLAN
E-1

CRITICAL LAYOUT NOTES:

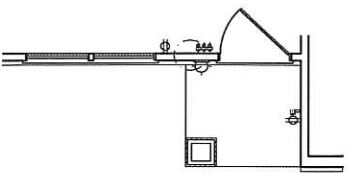
BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

VANITY LIGHTS TO BE SET 90° AFF. (TYP.)

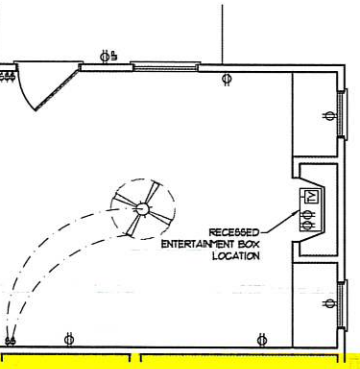
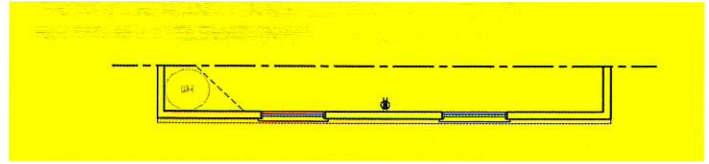
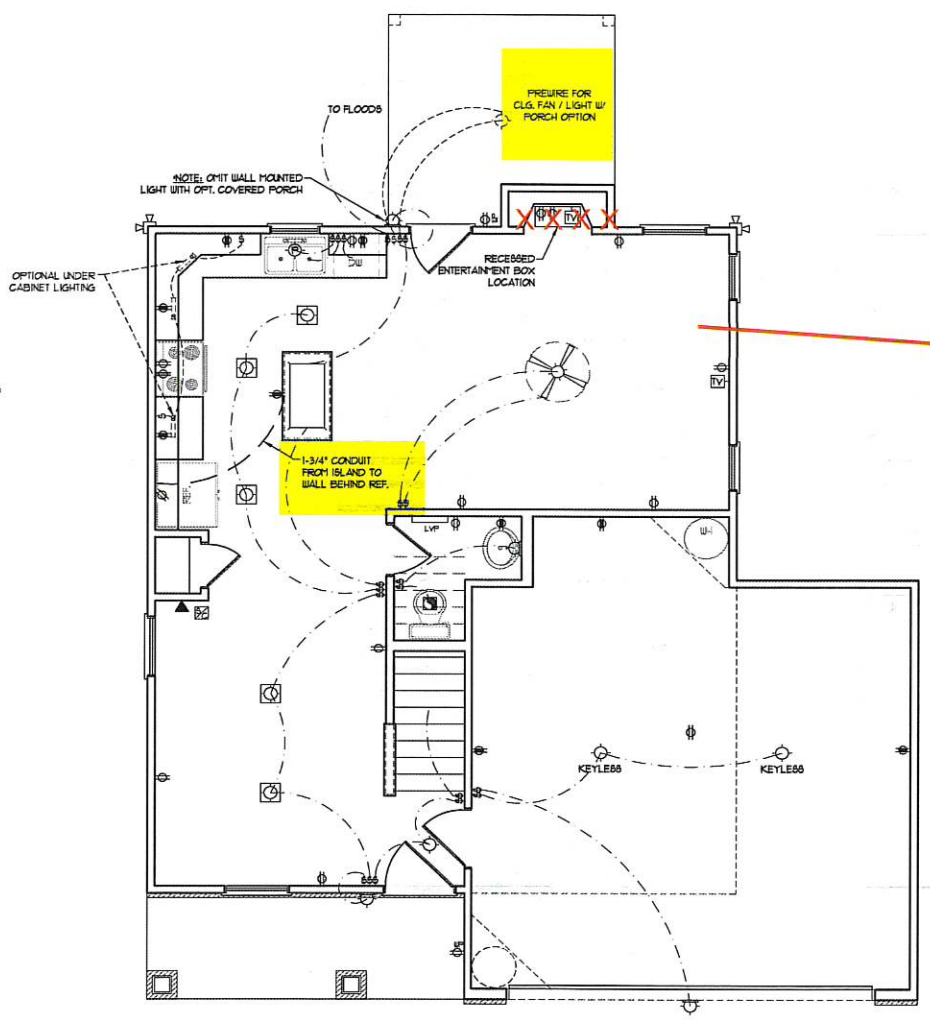
ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

PLACE SWITCHES 8" MIN FROM EDG. OPENINGS.

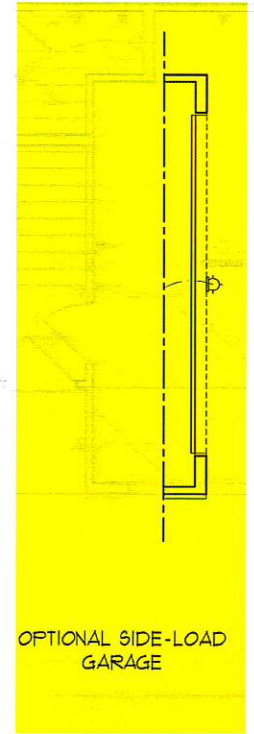
- CRITICAL LEGEND**
- > V OUTLET
 - > V GFI OUTLET
 - > V SWITCHED OUTLET
 - > V BASEBOARD OUTLET
 - FLEX
 - COUNTER OR FLOOR MOUNTED
 - COUNTER OR FLOOR MOUNTED 100V GFI
 - WEATHER-PROOF
 - Ø V OUTLET
 - > V DEDICATED CIRCUIT
 - Ø V DEDICATED CIRCUIT
 - SPECIAL PURPOSE (240 V, ETC.)
 - ALL MOUNT LIGHT
 - CEILING MOUNT LIGHT
 - PENDANT LIGHT
 - RECESSED CAN LIGHT
 - IN CAN LIGHT
 - REBALL LIGHT
 - LED RECESSED LIGHT
 - LED CABINET LIGHT
 - LED LIGHT
- ⊕ SWITCH
 - ⊕ DIMMER SWITCH
 - △ TELEPHONE
 - △ DATA
 - △ TELEPHONE AND DATA
 - TV CONNECTION
 - TV DATA
 - CONDUIT FOR COMPONENT WIRING
 - BREAKER
 - 100 V SMOKE/CH DETECTOR
 - 100 V SMOKE DETECTOR
 - EXHAUST FAN
 - LOW VOLTAGE PANEL
 - ALARM PANEL
 - CEILING FAN
 - CEILING FAN W/ LIGHT



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



OPTIONAL FAMILY ROOM WITH ALTERNATE FIREPLACE LOCATION AND BUILT-INS



OPTIONAL SIDE-LOAD GARAGE

CRITICAL LAYOUT NOTES:

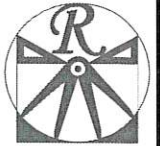
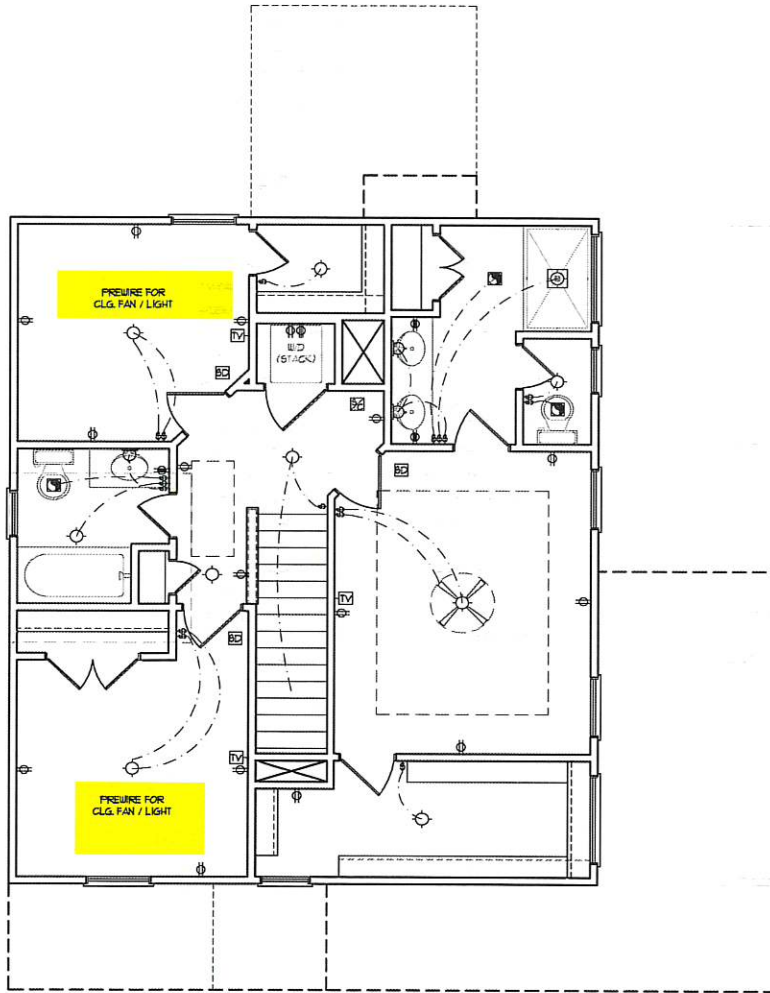
BLOCK AND WIRE FOR ALL
CEILING FANS PER PLAN.
VANITY LIGHTS TO BE SET
90° APF. (TYP.)

ADDITIONAL EXTERIOR OUTLETS
REQUIRED BY CODE TO BE
LOCATED BY ELECTRICIAN.

PLACE SWITCHES 8" MIN FROM
CLOUGH OPENINGS.

SYMBOL LEGEND

- | | |
|----------------------------------|------------------------------|
| ⌋ V OUTLET | ⊕ SWITCH |
| ⌋ V GFI OUTLET | ⊕ DIMMER SWITCH |
| ⌋ V SWITCHED OUTLET | ▲ TELEPHONE |
| ⌋ V BASEBOARD OUTLET | ▲ DATA |
| -FLEX | ▲ TELEPHONE AND DATA |
| OUTLET OR FLOOR MOUNTED | TV TV CONNECTION |
| OUTLET OR FLOOR MOUNTED 110V GFI | TV DATA |
| WATERPROOF | CONDUIT FOR COMPONENT WIRING |
| ⊙ V OUTLET | ⊕ BREAKER |
| ⌋ V DEDICATED CIRCUIT | ⊕ 110 V SMOKE / CO DETECTOR |
| ⊙ V DEDICATED CIRCUIT | ⊕ 110 V SMOKE DETECTOR |
| SPECIAL PURPOSE (240 V, ETC.) | ⊕ EXHAUST FAN |
| ALL MOUNT LIGHT | LV LOW VOLTAGE PANEL |
| CEILING MOUNT LIGHT | ALARM PANEL |
| END ANT LIGHT | |
| RECESSED CAN LIGHT | ⊕ CEILING FAN |
| INI CAN LIGHT | |
| REBALL LIGHT | ⊕ CEILING FAN W/ LIGHT |
| BIOREFLECT LIGHT | |
| DERCABINET LIGHT | |
| OOD LIGHT | |



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Client: Weaver Homes Carolina Collection Magnolia II - 2nd Floor

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**WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA-II**

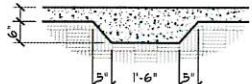
DATE: FEBRUARY 19, 2021
REV. _____
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: _____
REVIEWED BY: _____
SECOND FLOOR
ELECTRICAL
PLAN
E-2

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

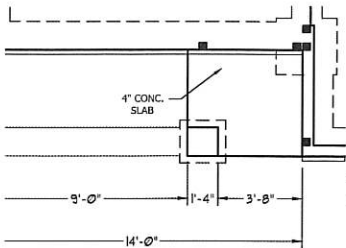
DESIGN PER NORTH CAROLINA CODE, 2018 EDITION. WIND ZONES INSTALL 1/2" ANCHOR C. AND WITHIN 1'-0" FROM END OF ANCHOR BOLTS MUST EXTEND A 7" INTO CONCRETE OR 15" INTO CATE BOLT WITHIN MIDDLE THIRD 1TH.

WIND ZONES INSTALL 1/2" ANCHOR C. AND WITHIN 1'-0" FROM END OF ANCHOR BOLTS MUST EXTEND A 7" INTO CONCRETE OR 15" INTO CATE BOLT WITHIN MIDDLE THIRD 1TH. EIGHT IS LESS THAN 30 FEET. ULS DESIGNED FOR 120 OR 130 MPH

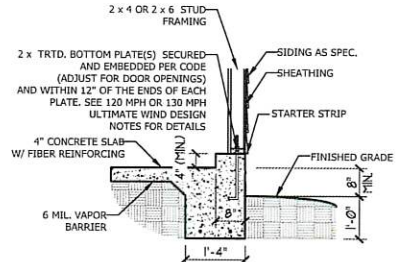
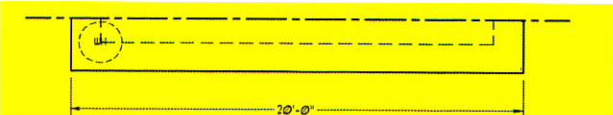
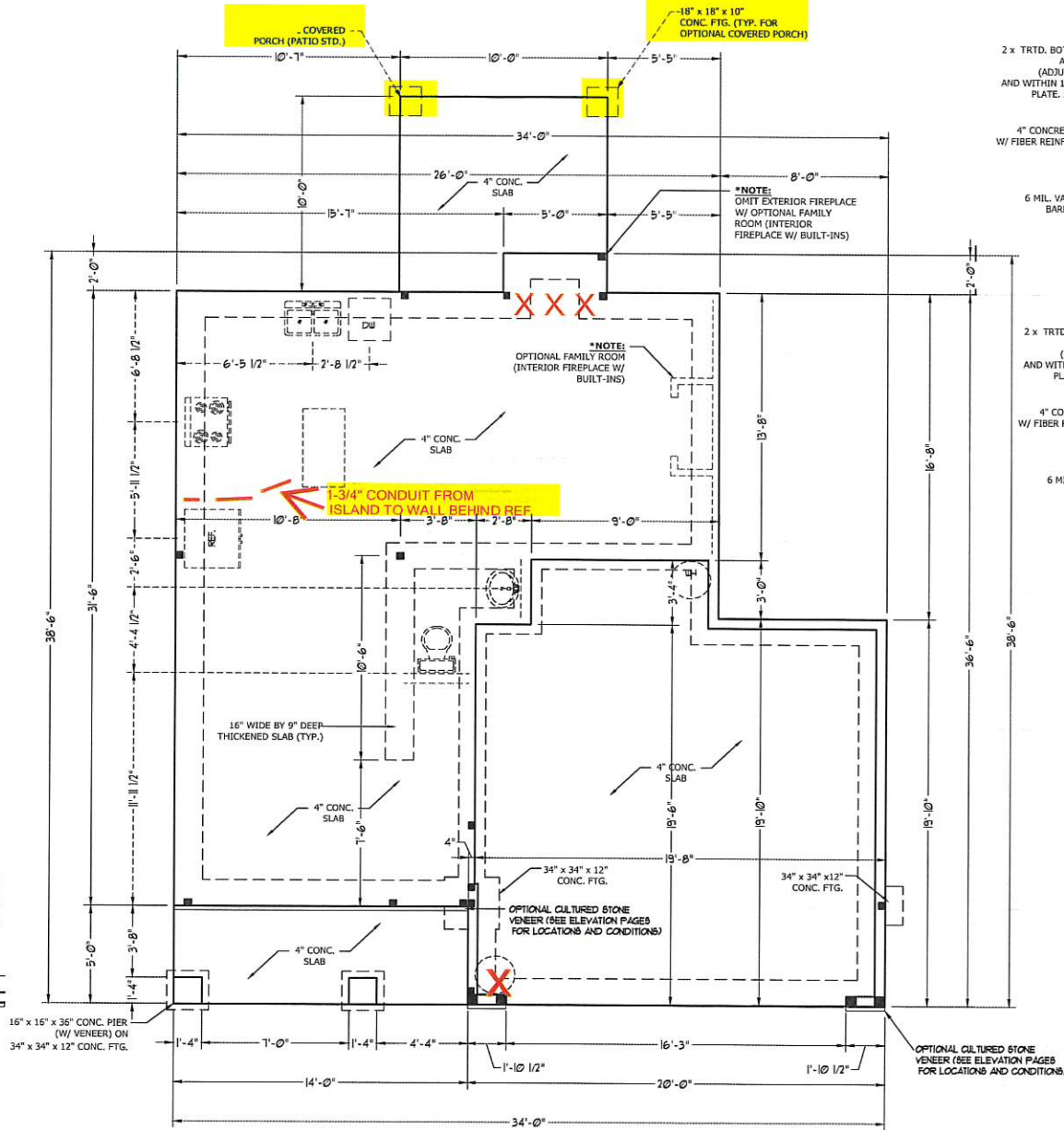
OSB SHEATHING ON ALL EXTERIOR STORIES IN ACCORDANCE WITH 1.10.3 OF THE NCR, 2018 EDITION. COMPLIANCE AND VALUES OF THE BUILDING TO BE IN WITH CHAPTER 11 OF THE NCR.



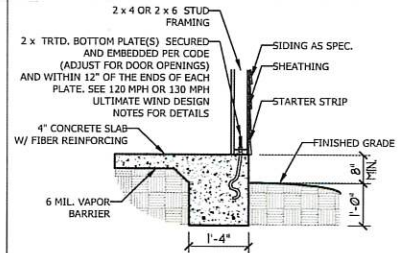
THICKENED SLAB DETAIL



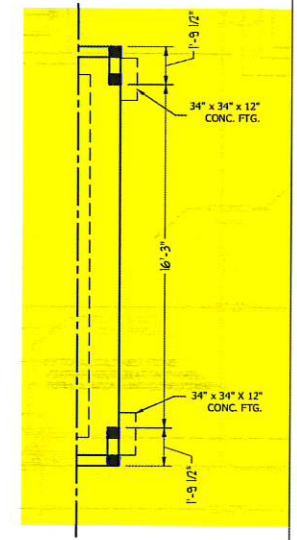
FRONT PORCH ELEVATION B



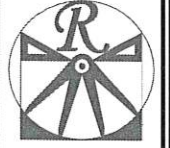
GARAGE CURB DETAIL



TYPICAL SLAB DETAIL



SIDE-LOAD GARAGE



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WEAVER HOMES
CAROLINA COLLECTION
MAGNOLIA-II

DATE: FEBRUARY 19, 2021
REV.
SCALE: 1/4" = 1'-0"
DRAWN BY: WC
ENGINEERED BY:
REVIEWED BY:

MONO SLAB FOUNDATION PLAN

JRAL NOTES:

- 1. ALL TREATED LUMBER TO BE SYP #2
- 2. ALL BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- 3. AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS
- 4. ALL W AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD ELEMENTS.
- 5. 5S DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR OPTION. ALL SQUARES TO BE (2) STUDS (UNO.)
- 6. 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (JAL) AND 6 X 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 X 4 (6) POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS (UNO.)
- 7. ALL GLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ ANGLE BRACKETS USING 2" CONC. SCREWS. FASTEN ANGLES ON OPPOSITE SIDE OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING.

WALL PANEL NOTES:

R WALLS: ALL EXTERIOR WALLS TO BE SHEATHED WITH R CS-SFB IN ACCORDANCE WITH SECTION R602.10.3 OTHER OTHERWISE.

D LENGTH OF BRACING: REQUIRED BRACE WALL LENGTH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE LISTED PER TABLE R602.10.3. METHODS CS-WSP AND CS-SFB REFLECT THEIR ACTUAL LENGTH. METHOD GB CONTRIBUTES 0.5 TIMES LENGTH. METHOD PF CONTRIBUTES 1.5 TIMES ITS LENGTH.

G METHOD GB: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN G METHOD GB TO BE FASTENED PER TABLE R602.10.1.

BS HOLD DOWN DEVICE: FASTENED TO THE EDGE OF THE WALL PANEL NEAREST TO THE CORNER.

SI PER TABLE R602.10.1

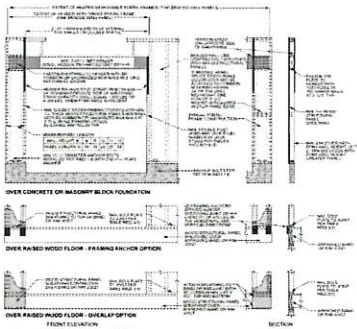
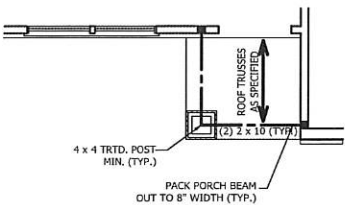
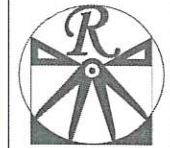
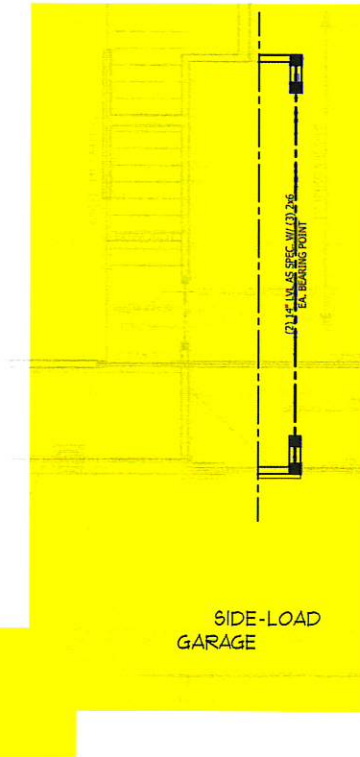
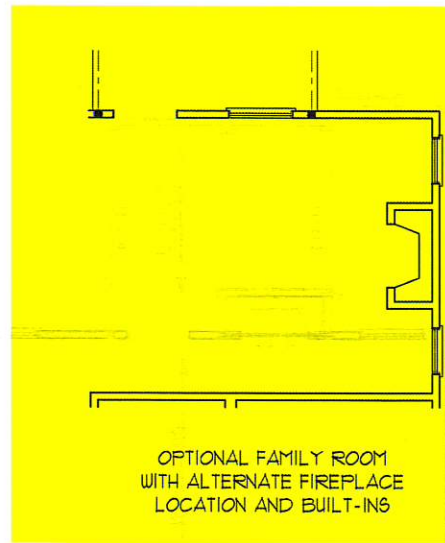
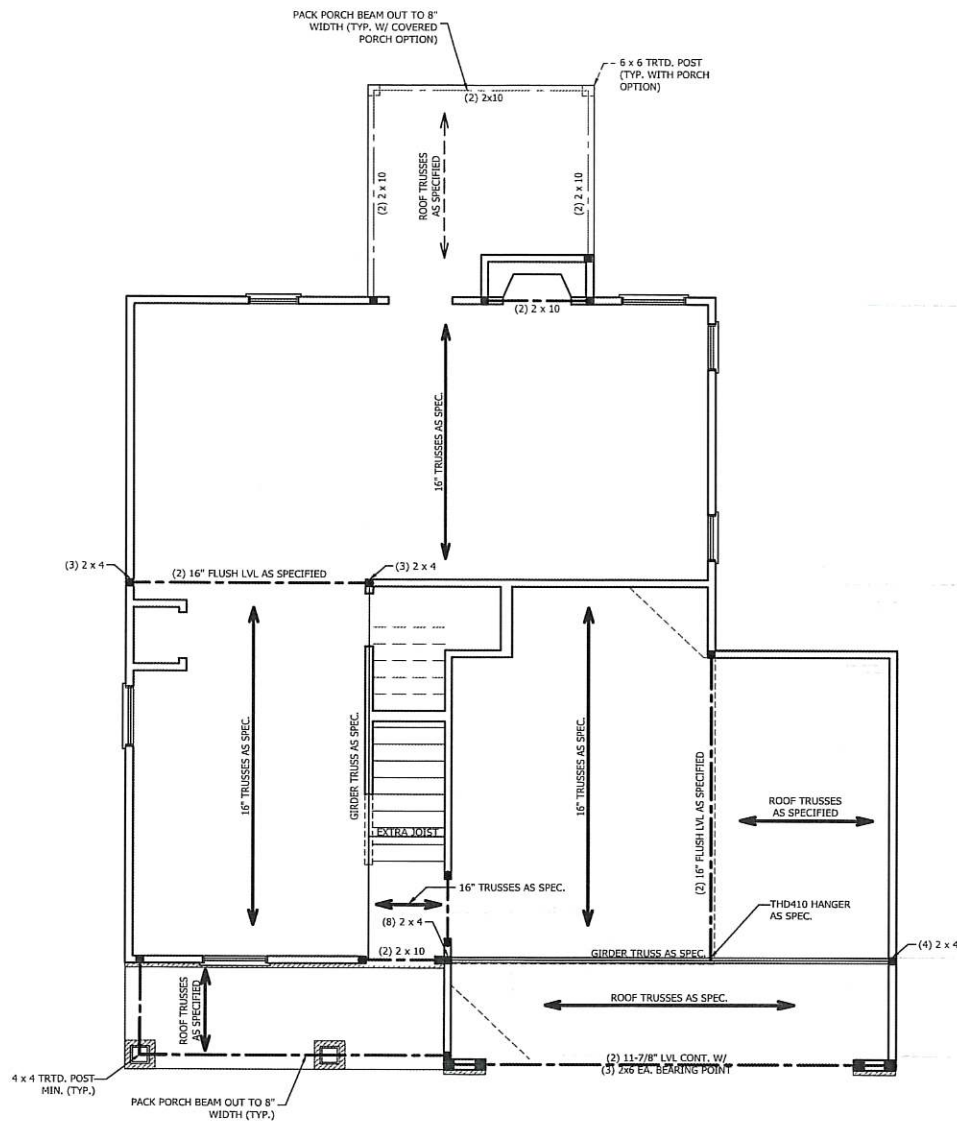


FIGURE R602.10.1
METHOD PF - PORTAL FRAME CONSTRUCTION



FRONT PORCH AND DINING ROOM WINDOW ELEVATION B



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REVIEWED BY: _____

SECOND FLOOR FRAMING PLAN
S-2

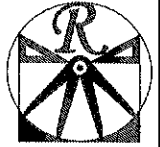
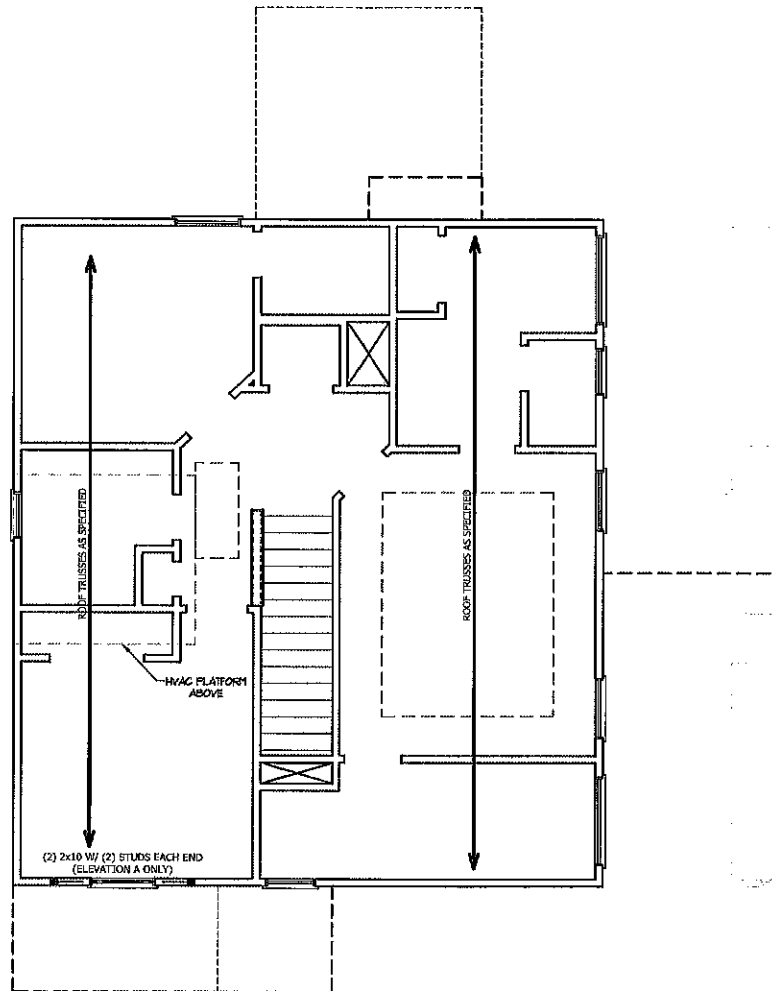
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3.15)	
	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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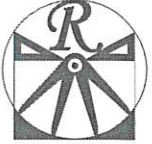
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ATTIC FLOOR
FRAMING PLAN
S-3



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ATTIC VENT CALCULATION:

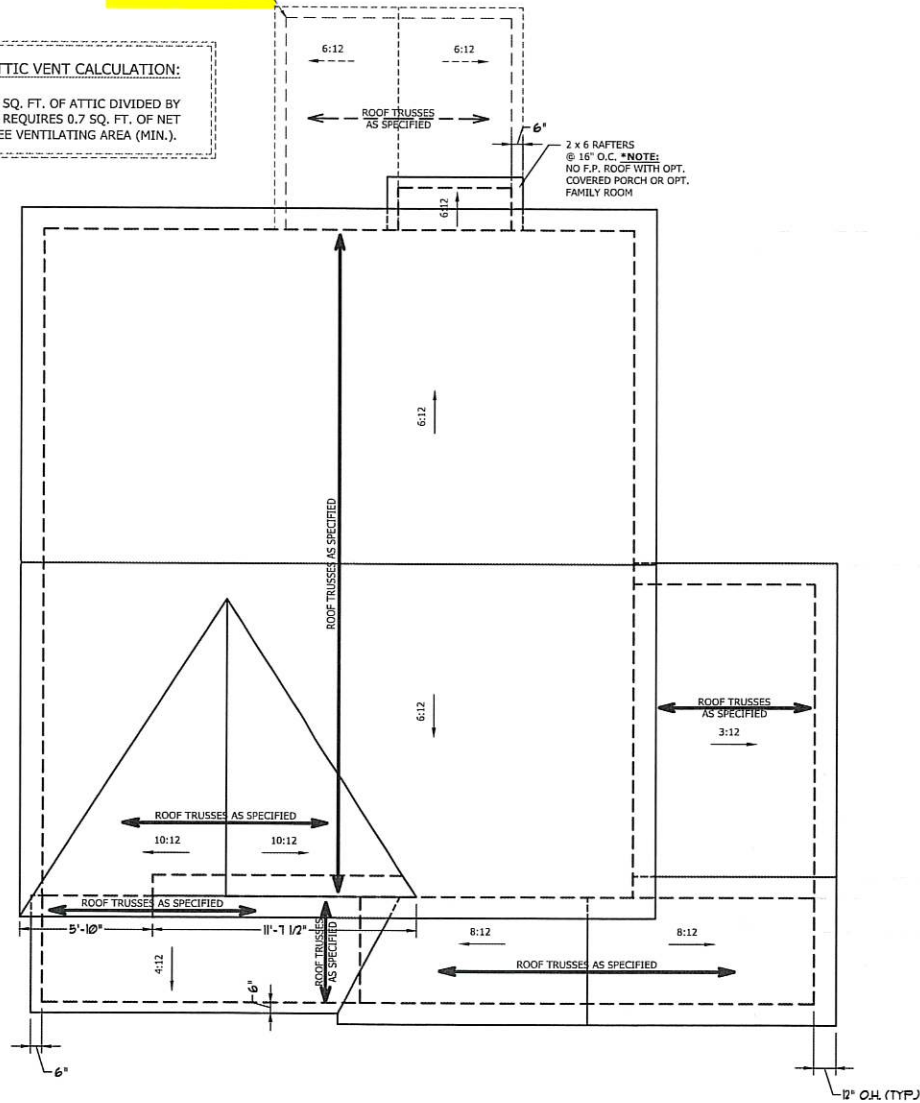
1250 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 8.3 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

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.

ATTIC VENT CALCULATION:

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



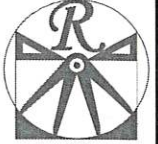
ELEVATION C

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ROOF PLAN
ELEVATION - C
S-4

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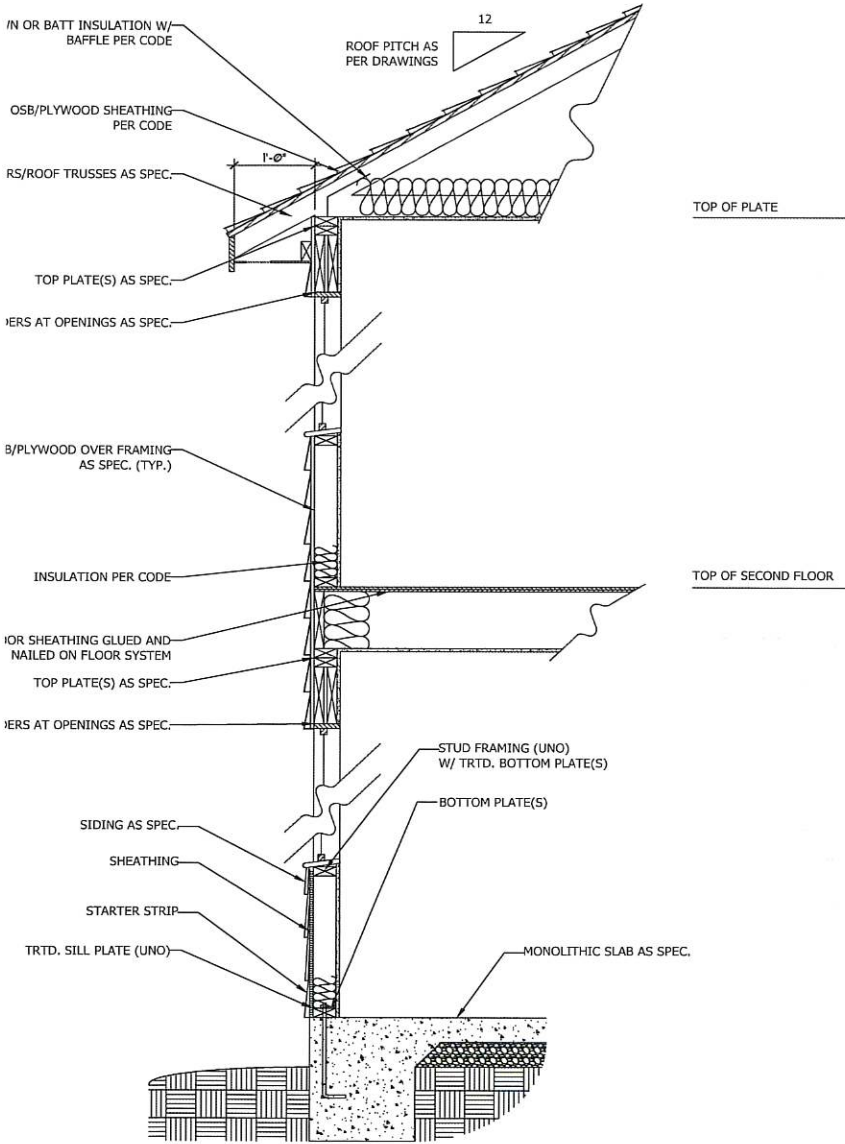
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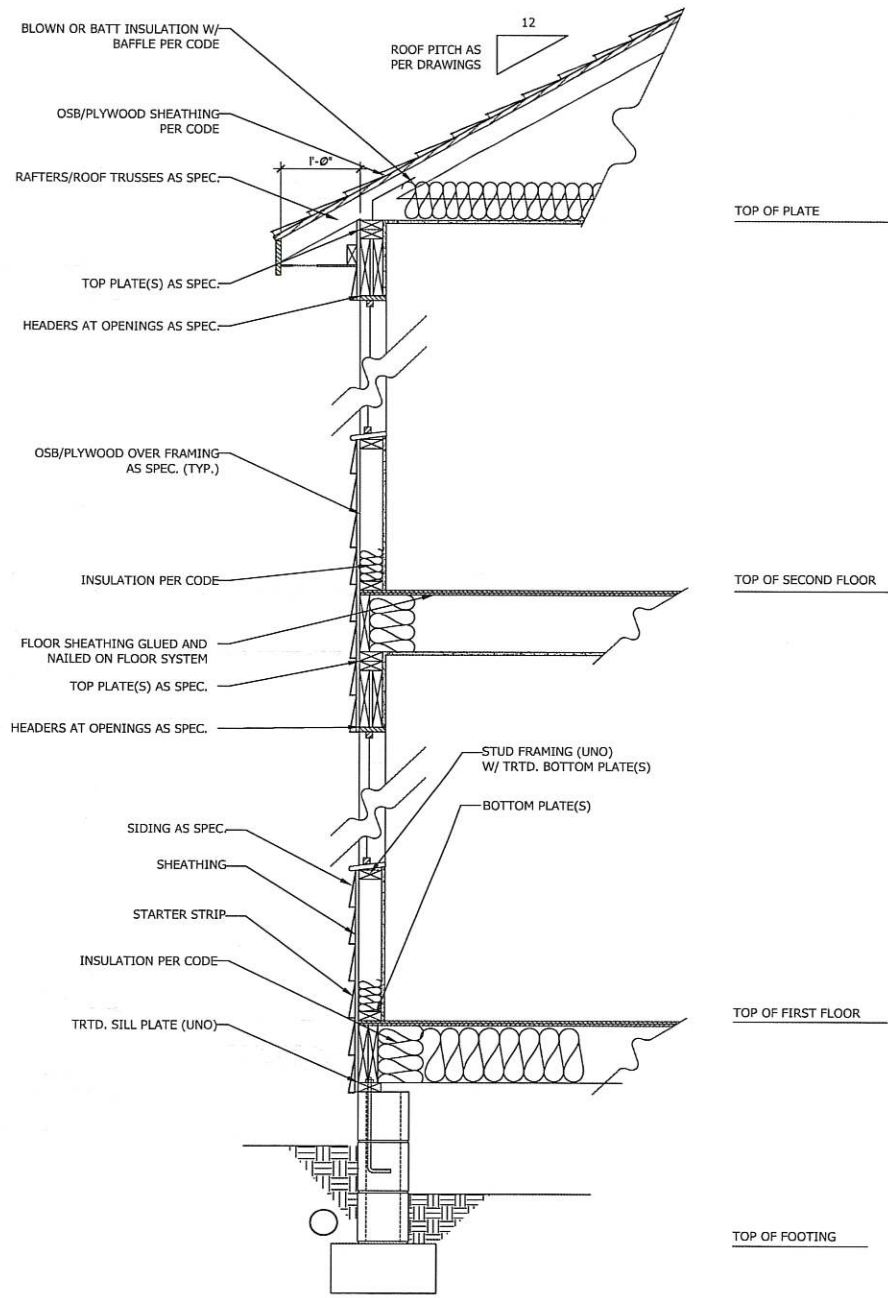
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TYPICAL WALL SECTIONS

D-1



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



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