22

BROOKFIELD - CRAFTSMAN A

~~BRADFORD GRAND IL~~

ORLEANS HOMEBUILDERS — Building Trust Since 1918

CHARLOTTE COREMODEL

PLAN RELEASE/REVISIONS

DATE	ACTION	DRFT
7/19/06	PLAN COMPLETE	BDH

DRAWING INDEX

MARK	SHEET
	CORE PLAN
1	CRAWL SPACE FOUNDATION PLAN
2	UFINISHED BASEMENT FOUNDATION PLAN
3	FINISHED BASEMENT FOUNDATION PLAN
4	SLAB ON GRADE FOUNDATION PLAN
5	FIRST FLOOR FRAMING
6	FIRST FLOOR PLAN
7	FIRST FLOOR LINTEL PLAN
8	SECOND FLOOR FRAMING
9	SECOND FLOOR PLAN
10	SECOND FLOOR LINTEL PLAN W/ OPT. WALK UP ATTIC
11	SECOND FLOOR PLAN
12	SECOND FLOOR W/ OPT. WALK UP ATTIC
13	OPT. UNFINISHED ATTIC PLAN
14	OPT. UNFINISHED ATTIC PLAN W/ ADDITIONAL ATTIC AREA
15	SECOND FLOOR ROOFING PLAN
16	TRADITIONAL A ELEVATIONS FRONT & REAR
17	TRADITIONAL A ELEVATIONS LEFT & RIGHT SIDES
18	SECTIONS A, B, C, & D (NO ATTIC)
19	FEDERALIST A ELEVATION
20	PARTIAL LAYOUTS (FEDERALIST A)
21	FEDERALIST A ELEVATION W/ STUCCO
22	PARTIAL LAYOUTS (FEDERALIST A W/ STUCCO)

DRAWING INDEX (CONTINUED)

MARK	SHEET
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24	PARTIAL LAYOUTS (GEORGIAN A)
25	COUNTRY MANOR A ELEVATIONS
26	COUNTRY MANOR A W/ STONE & STUCCO ELEVATION
27	PARTIAL LAYOUTS (COUNTRY MANOR A)
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29	PARTIAL LAYOUTS (MANOR A)
30	BRICK MANOR A W/BRICK ELEVATION
31	MANOR A W/ STONE & STUCCO ELEVATION
32	PARTIAL LAYOUTS (MANOR A W/ BRICK, STONE & STUCCO)
33	FARMHOUSE A ELEVATIONS WITH OPTIONAL WRAP PORCH
34	PARTIAL LAYOUTS (FARMHOUSE A W/ OPT. WRAP PORCH)
35	FARMHOUSE A W/ STONE & SIDING ELEVATION
36	FARMHOUSE A W/ STONE & STUCCO ELEVATION
37	FARMHOUSE A W/ BRICK ELEVATION
38	FARMHOUSE B ELEVATIONS
39	PARTIAL LAYOUTS (FARMHOUSE B)
40	AMERICAN FARMHOUSE B ELEVATION WITH BRICK
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42	AMERICAN FARMHOUSE B ELEVATION
43	AMERICAN FARMHOUSE B PARTIAL LAYOUTS
44	CRAFTSMAN B&D ELEVATIONS
45	PARTIAL LAYOUTS (CRAFTSMAN B&D)
46	CRAFTSMAN C ELEVATION
47	CLASSICAL A ELEVATIONS
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49	CLASSICAL A W/ STONE & STUCCO ELEVATIONS
50	AMERICAN FARMHOUSE A ELEVATION
51	AMERICAN FARMHOUSE A PARTIAL LAYOUTS
	OPTIONAL CONSTRUCTION/ FRAMING DETAILS
52	OPT. 3 CAR GARAGE PARTIAL FLOORS
53	OPT. 3 CAR GARAGE ELEVATIONS AND SECTION A
54	OPT. SECOND FLOOR PLAN PARTIAL W/OPT. BED/BONUS ROOM
55	OPT. SECOND FLOOR PLAN PARTIAL W/OPT. LOFT CONDITION
56	PARTIAL SECOND FLOOR LAYOUT W/OPT. 3 CAR GARAGE
57	OPT. SECOND FLOOR PLAN PARTIAL W/OPT. LOFT & OPT. BATH

DRAWING INDEX (CONTINUED)

MARK	SHEET
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59	OPT. SECOND FLOOR PLAN PARTIAL W/OPT. HIS BATH & W.I.C.
60	OPT. SECOND FLOOR PLAN PARTIAL W/OPT. PLAYROOM
61	OPT. PLAYROOM ELEVATIONS
62	OPT. 4' FAMILY ROOM EXTENSION
63	GRAND MORNING ROOM PARTIAL LAYOUTS
64	GRAND MORNING ROOM ELEVATIONS AND PARTIAL LAYOUT
65	GRAND MORNING ROOM PARTIAL LAYOUTS
66	GRAND MORNING ROOM ELEVATIONS AND PARTIAL LAYOUT
67	OPT. SUNROOM
68	20' CONSERVATORY PARTIAL LAYOUTS
69	20' CONSERVATORY ELEVATIONS
70	25' CONSERVATORY PARTIAL LAYOUTS
71	25' CONSERVATORY ELEVATIONS
72	OPTIONAL FRONT LOAD GARAGE LAYOUT & ELEVATION
73	CIRCULAR STAIRS DETAIL
74	OPT. EXTENDED 2 CAR GARAGE PARTIAL PLANS
75-80	OPT. EXTENDED 2 CAR GARAGE ELEVATION
81	FRAMING ELEVATIONS
82	OPT. FINISHED ATTIC WITH HIP ROOF PLAN
83	OPT. FINISHED ATTIC WITH HIP ROOF ELEVATIONS
84	OPT. FINISHED ATTIC WITH HIP ROOF ROOF LAYOUT
	OPTIONAL FULL BRICK
1FB	FULL BRICK CRAWL SPACE FOUNDATION PLAN
2FB	FULL BRICK UFINISHED BASEMENT FOUNDATION PLAN
3FB	FULL BRICK FINISHED BASEMENT FOUNDATION PLAN
4FB	FULL BRICK SLAB ON GRADE FOUNDATION PLAN
19FB	FULL BRICK FEDERALIST A A ELEVATIONS
23FB	FULL BRICK GEORGIAN A ELEVATIONS
63FB	FULL BRICK GRAND MORNING ROOM ELEV. AND PART. LAYOUT
	DETAIL SHEETS
F1	CRAWL SPACE FOUNDATION DETAILS
F2	CONCRETE BASEMENT FOUNDATION DETAILS
F3	SLAB ON GRADE FOUNDATION DETAILS
F4	MONOLITHIC SLAB ON GRADE FOUNDATION DETAILS
D1	STANDARD CONSTRUCTION DETAILS

SQUARE FOOTAGE CALCULATIONS

ELEVATION:	1st FLOOR	2nd FLOOR	TOTAL FIN.
TRADITIONAL A	1972 SF	1688 SF	3660 SF
FEDERALIST A	1962 SF	1688 SF	3650 SF
GEORGIAN A	1994 SF	1688 SF	3682 SF
COUNTRY MANOR A	1962 SF	1688 SF	3650 SF
MANOR A	1972 SF	1688 SF	3660 SF
FARMHOUSE A	1992 SF	1688 SF	3680 SF
FARMHOUSE B	1992 SF	1688 SF	3680 SF
CRAFTSMAN B	1994 SF	1688 SF	3682 SF
CRAFTSMAN C	1994 SF	1688 SF	3682 SF
CLASSICAL A	1994 SF	1688 SF	3682 SF

UNFIN. BASEMENT	0 SF	GABLE ROOF UNFIN. ATTIC	0 SF
FIN. BASEMENT	0 SF	GABLE ROOF FIN. ATTIC	0 SF
UNFINISHED AREA		HIP ROOF UNFIN. ATTIC	0 SF
W/FIN. BASEMENT:	0 SF	HIP ROOF FIN. ATTIC	0 SF
GARAGE	444 SF	FRONT PORCH	0 SF
		SIDE PORCH	0 SF

ADDITIONAL PLAN REVISIONS

DATE	ACTION	PAGES	DRFT
X/XX/XX	XXXX	X	XXX

ENGINEERING DESIGN LOADS

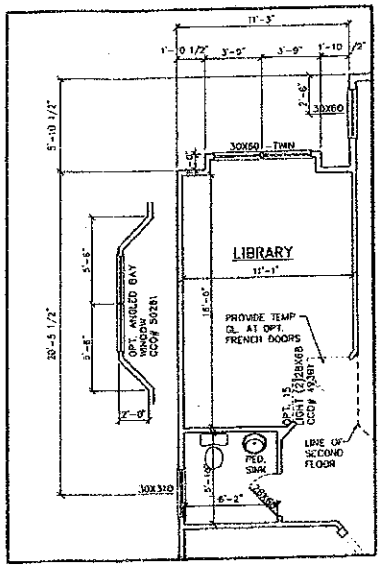
FLOORS	40 PSF LIVE LOAD
SLEEPING AREAS	30 PSF LIVE LOAD
ROOF	20 PSF LIVE LOAD

ASSUMED SOIL BEARING 2000 PSF

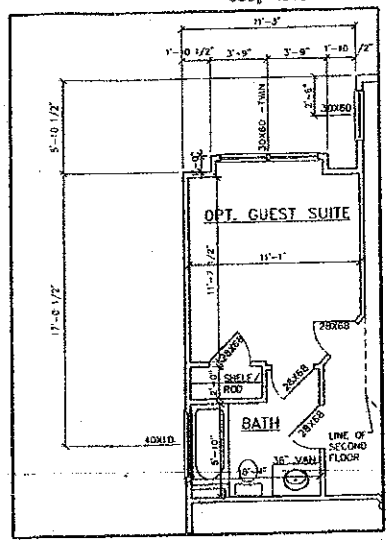
ENGINEER OF RECORD

R. LINDLEY VAUGHAN, JR., P.E.
DUNBAR, MILBY, WILLIAMS, PITTMAN & VAUGHAN
CONSULTING STRUCTURAL ENGINEERS
720 MOOREFIELD PARK DRIVE, SUITE 301
RICHMOND, VA 23236-3657
PHONE 804.323.0656 FAX 804.272.3916

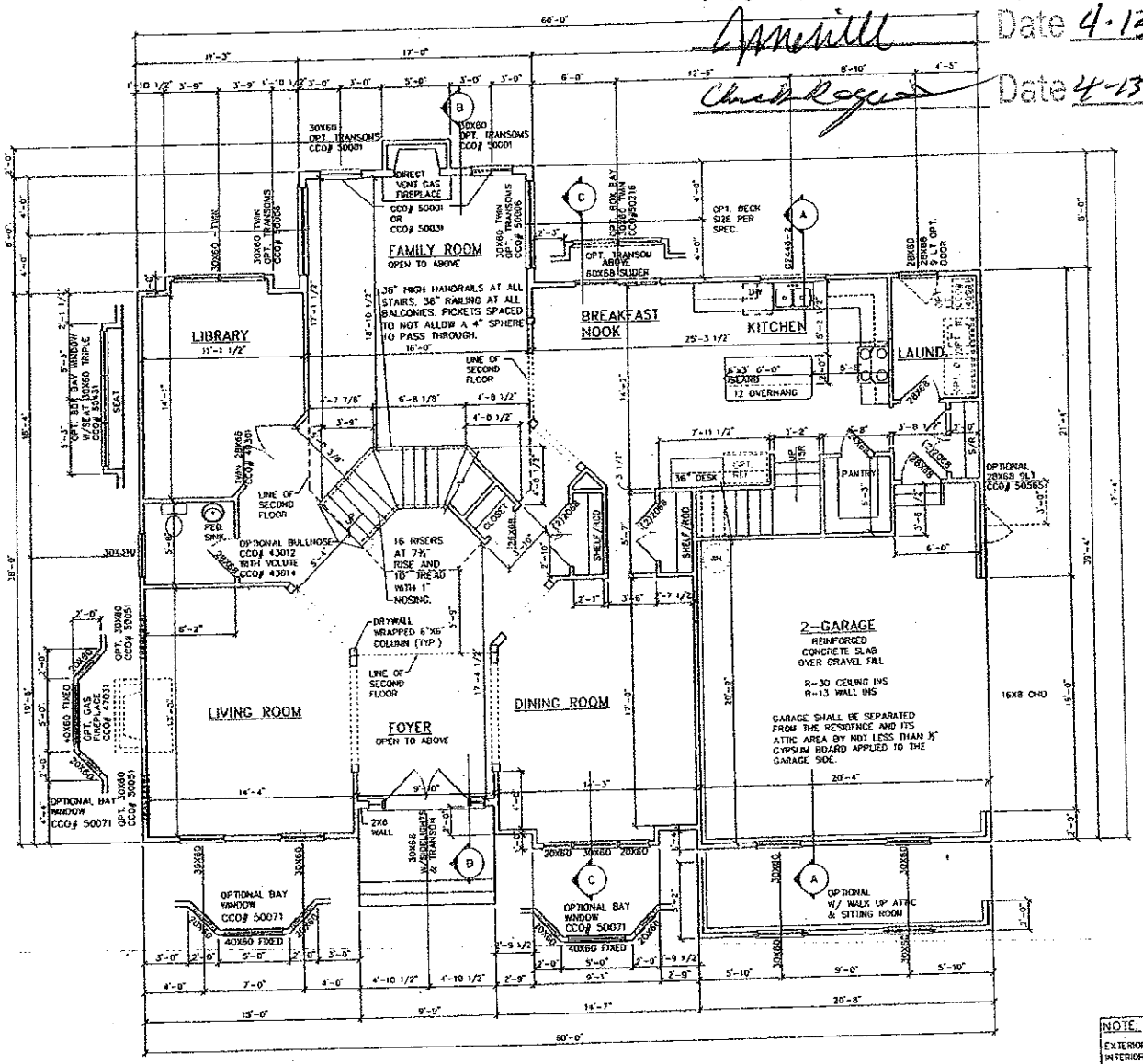
~~Acknowledgement Of~~
Plans Submittal ONLY!
Date 4-13-07
Date 4-13-07



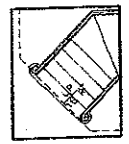
OPT. EXTENDED STUDY
CCO# 45131



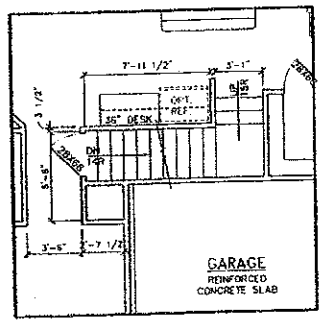
OPT. GUEST SUITE W/FULL BATH
CCO# 45373



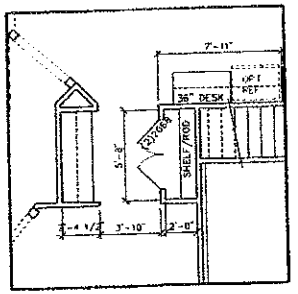
FIRST FLOOR PLAN
IRAN1ROYAL A



OPT. BULLNOSE W/VOLUTE
CCO# 43012
CCO# 43014



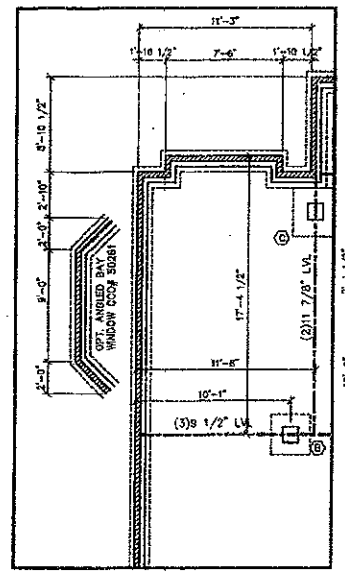
OPT. BASEMENT STEPS



OPT. BUTLERS PANTRY
CCO# 20410

NOTE:
EXTERIOR WALLS SHOWN AT 4" WIDTH
INTERIOR WALLS SHOWN AT 3 1/2" WIDTH
(2) 2X4 INTERIOR DOOR HEADERS W/(1) 2X4 STUD EE TYP. U.N.O.
(2) 2X10 EXTERIOR HEADERS W/(1)2X4 STUD EE TYP. U.N.O.

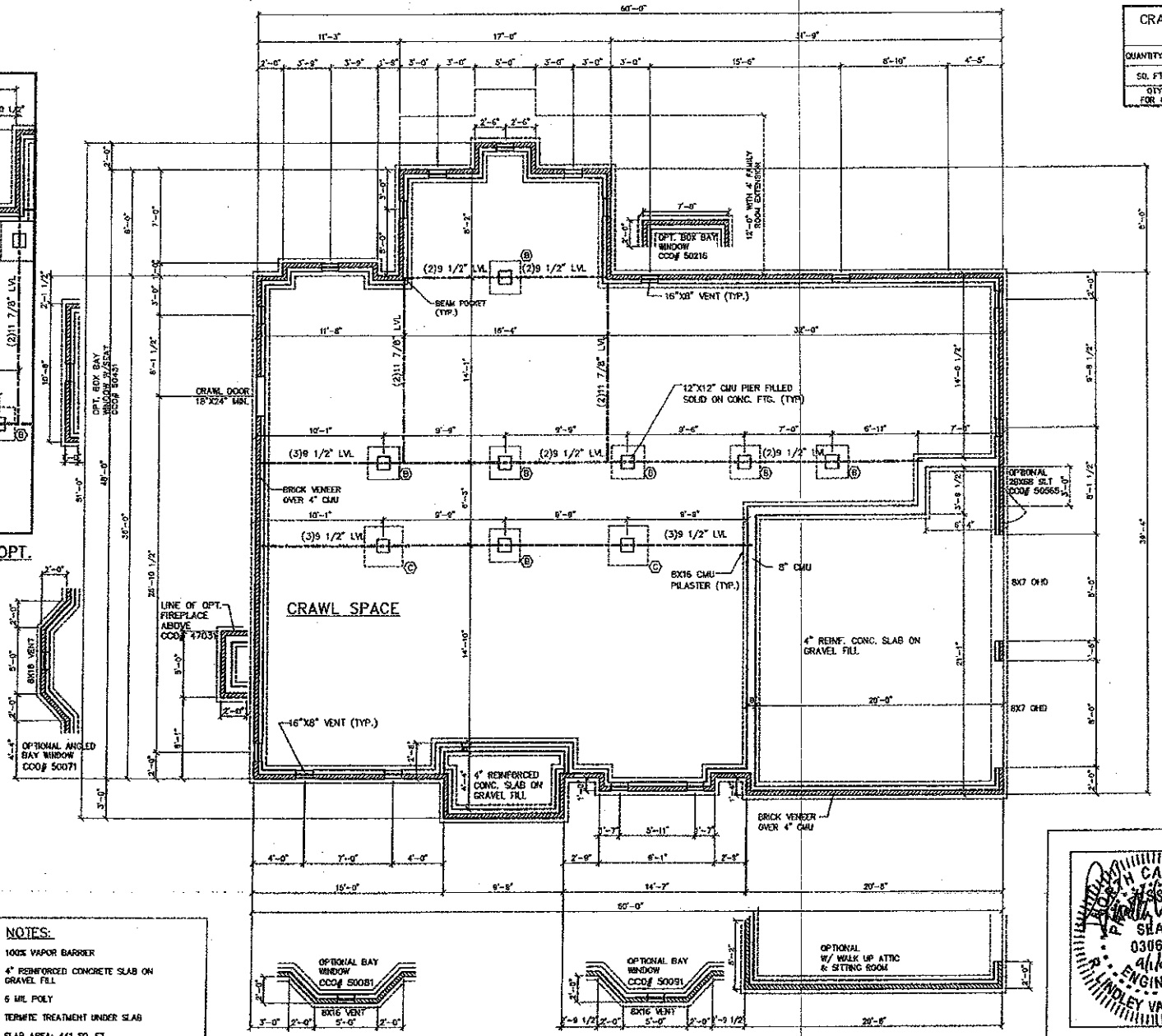
CHARLOTTE
COREMODEL
ORLEANS
BRADFORD GRAN
SCALE: 1/8"=1
PAGE:



OPT. EXTENDED STUDY OR OPT. BEDROOM WITH FULL BATH
CCO# 45131
CCO# 45373

CRAWL SPACE VENTILATION CALCULATIONS	
QUANTITY OF FOUNDATION VENTS:	16
SQ. FT. CRAWL SPACE AREA:	1919.8
QTY. OF VENTS NEEDED FOR CRAWL SPACE SQ. FT.	14

MEETS CODE REQUIREMENTS



CRAWL SPACE PLAN
TRADITIONAL A

OPTIONAL
16' DOOR
SIDE ENTRY
GARAGE

NOTE:
INTERIOR GIRDER LINES TO HAVE CONTINUOUS CONCRETE FOOTINGS IN CHESTERFIELD COUNTY ONLY.

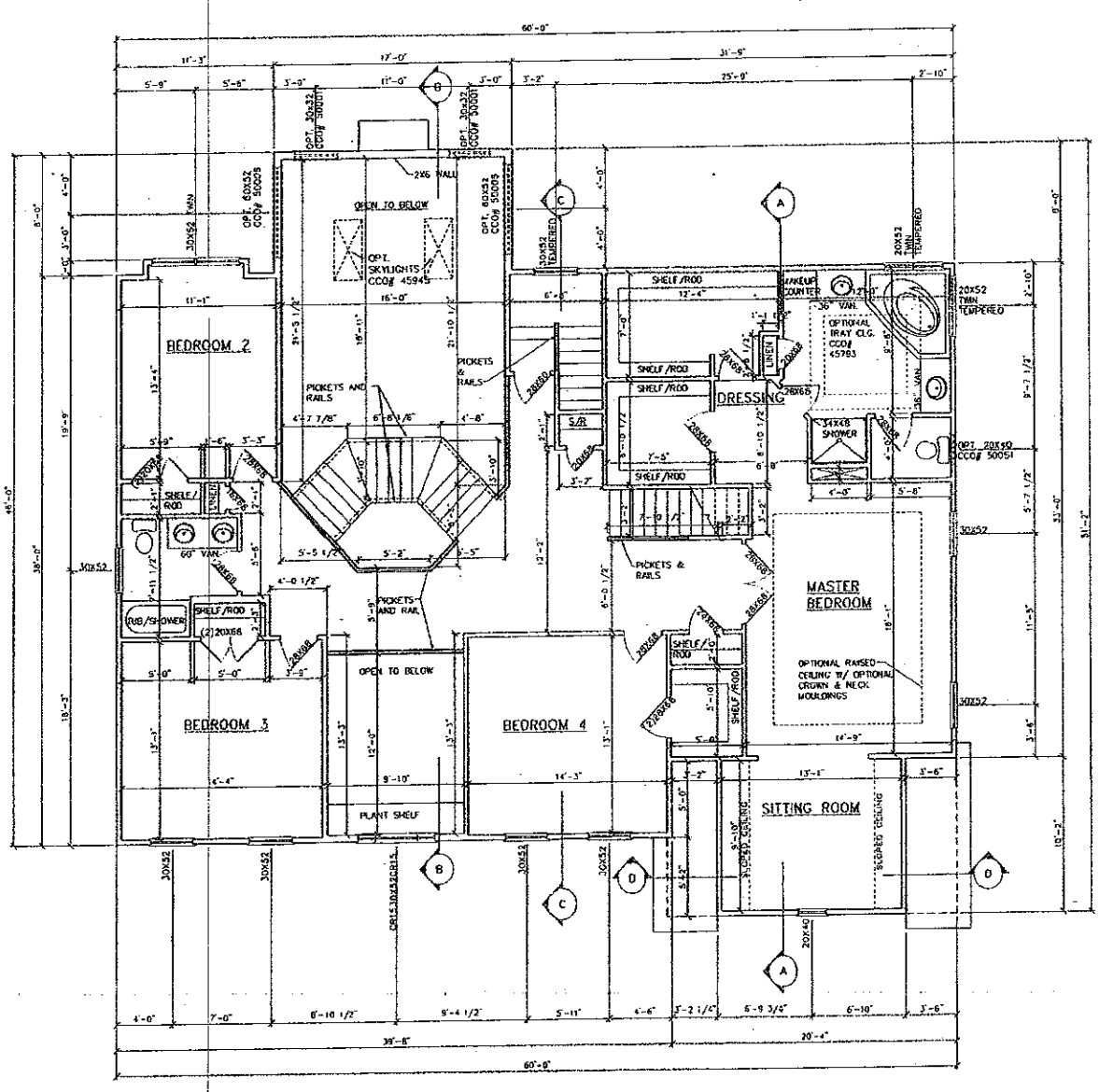
	FOOTING SIZE	REINFORCEMENT
(A)	24"X24"X12"	NO REINFORCEMENT REQUIRED
(B)	30"X30"X12"	NO REINFORCEMENT REQUIRED
(C)	36"X36"X12"	(3)@12"-0" E.W. BOTTOM
(D)	42"X42"X12"	(4)@8"-0" E.W. BOTTOM
(E)	48"X48"X12"	(4)@8"-6" E.W. BOTTOM
(F)	54"X54"X12"	(4)@8"-0" E.W. BOTTOM
(G)	60"X60"X12"	(5)@8"-6" E.W. BOTTOM

NOTES:
100% VAPOR BARRIER
4" REINFORCED CONCRETE SLAB ON GRAVEL FILL
6 MIL POLY
TERMITE TREATMENT UNDER SLAB
SLAB AREA: 441 SQ. FT.

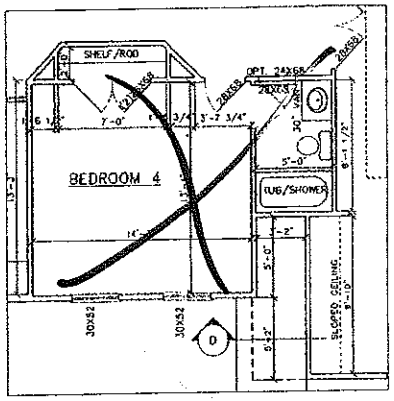
NORTH CAROLINA SEAL 030607 ENGINEER LINDLEY VAUGHAN

PROFESSIONAL ENGINEER'S SEAL APPLIES TO BEAMS, POSTS, BALLOON FRAMED WALLS, AND PIER FOOTINGS ONLY.

CHARLOTTE
COREMODEL
ORLEANS Building Trust Since 1922
BRADFORD GRAND II
SCALE: 1/8"=1 FT
PAGE: 1



SECOND FLOOR PLAN W/OPT. WALK UP ATTIC
TRADITIONAL A
OPT. REQUIRES AN EXTENDED GARAGE
CCO# 45650



SECOND FLOOR PLAN W/OPT. BATH
TRADITIONAL A

Acknowledgement Of
Plans Submittal ONLY!

Jmerrill Date 4-13-07

Chuck Rogers Date 4-13-07

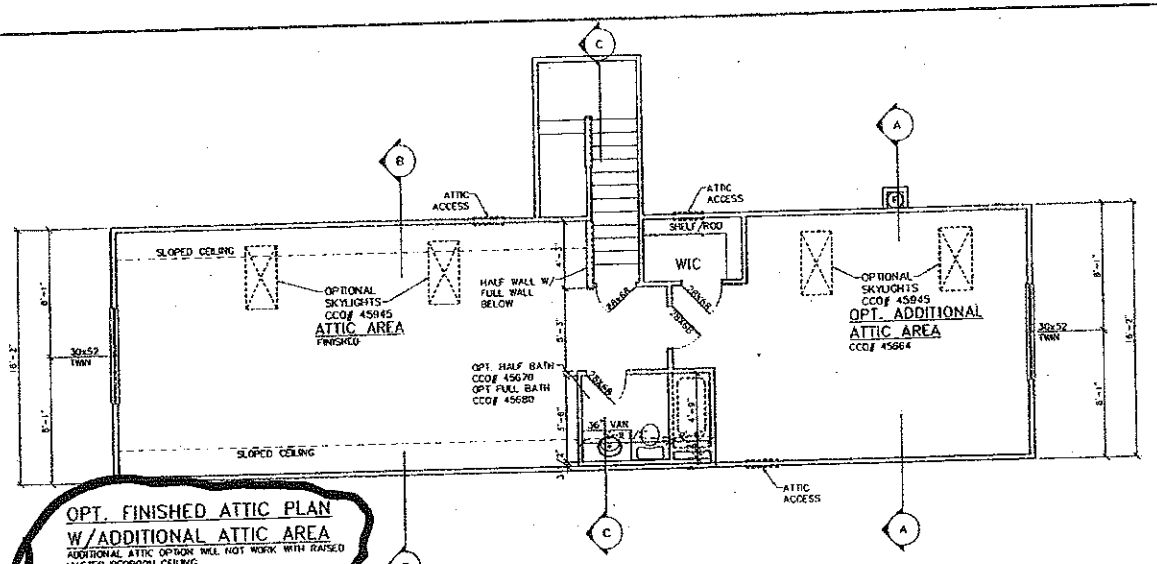
CHARLOTTE
COREMODEL

ORLEANS
Building Trust Since 1945

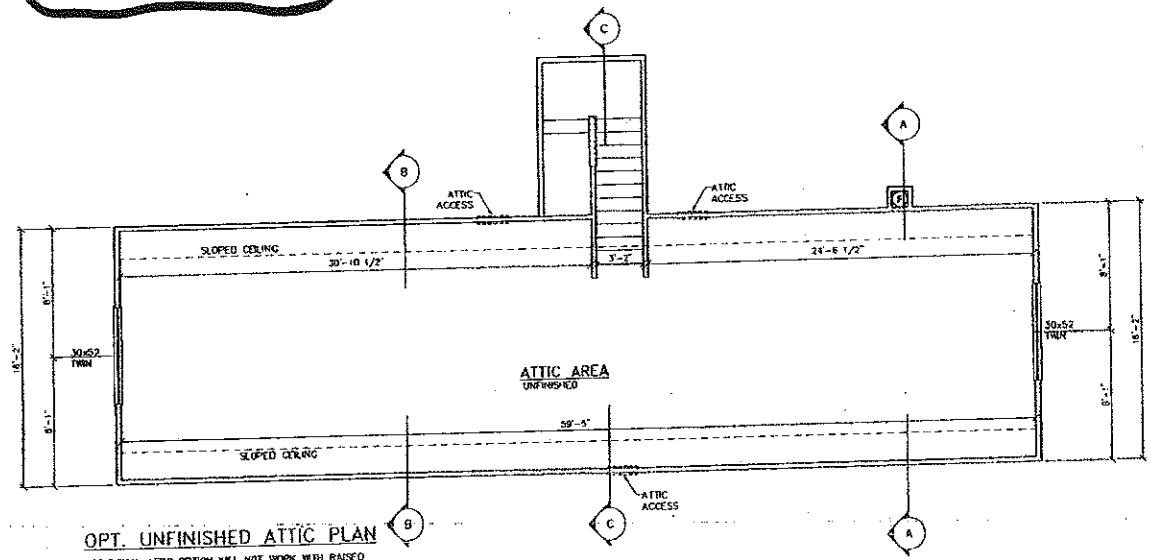
BRADFORD GRAND II

SCALE: 1/8"=1 FT

PAGE: 12



OPT. FINISHED ATTIC PLAN
W/ADDITIONAL ATTIC AREA
ADDITIONAL ATTIC OPTION WILL NOT WORK WITH RAISED MASTER BEDROOM CEILING
CCO# 45660



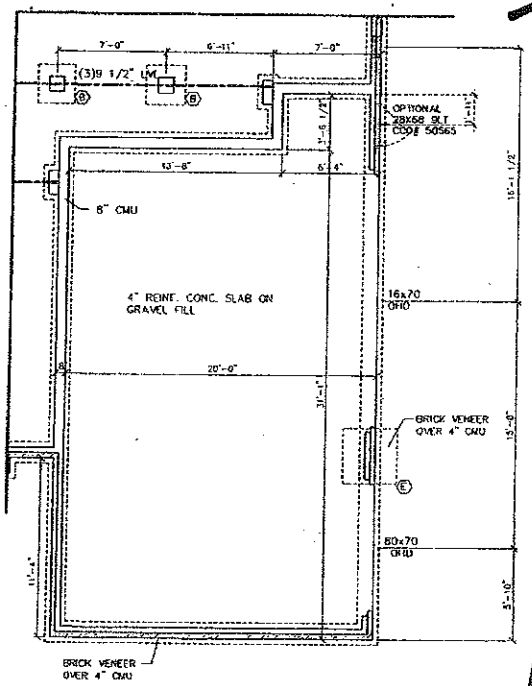
OPT. UNFINISHED ATTIC PLAN
ADDITIONAL ATTIC OPTION WILL NOT WORK WITH RAISED MASTER BEDROOM CEILING
CCO# 45650, 45654

CHARLOTTE
COREMODEL

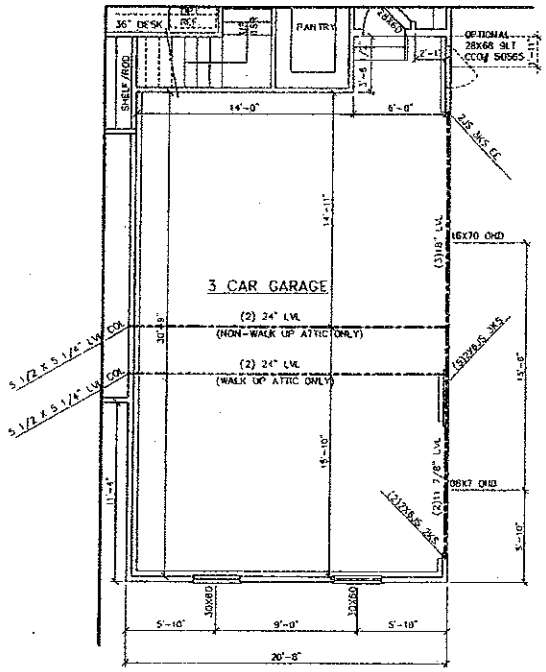
ORLEANS Building Pride Since 1910

BRADFORD GRAND II

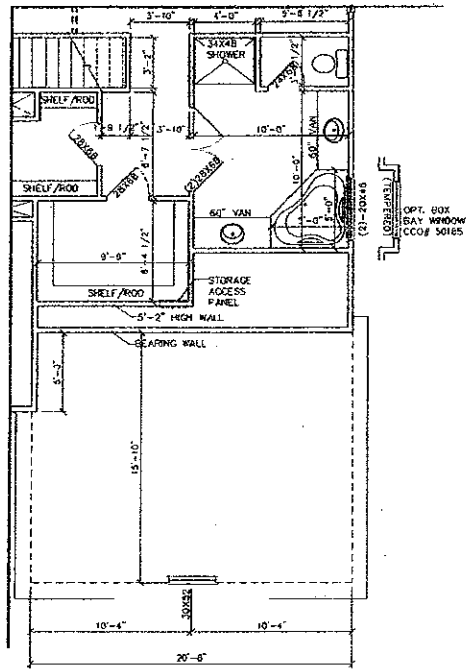
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FOUNDATION PLAN W/OPT.
3 CAR GARAGE
CCO# 55001



FIRST FLOOR W/OPT.
3 CAR GARAGE
CCO# 55001



SECOND FLOOR W/OPT.
3 CAR GARAGE
CCO# 55001

	FOOTING SIZE	REINFORCEMENT
A	24"X24"X12"	NO REINFORCEMENT REQUIRED
B	30"X30"X12"	NO REINFORCEMENT REQUIRED
C	36"X36"X12"	(3)#4X2'-6" E.W. BOTTOM
D	42"X42"X12"	(4)#4X3'-0" E.W. BOTTOM
E	48"X48"X12"	(4)#5X3'-6" E.W. BOTTOM
F	54"X54"X12"	(4)#5X4'-0" E.W. BOTTOM
G	60"X60"X12"	(5)#5X4'-6" E.W. BOTTOM

NORTH CAROLINA PROFESSIONAL SEAL 030607 7/12/06 ENGINEER R. LINDLEY VAUGHAN, JR.

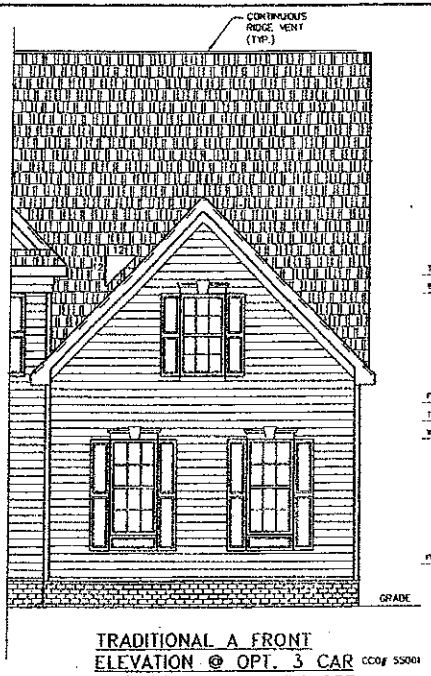
PROFESSIONAL ENGINEER'S SEAL APPLIES TO BEAMS, POSTS, BALLOON FRAMED WALLS, AND PIER FOOTINGS ONLY.

CHARLOTTE
COREMODEL

ORLEANS

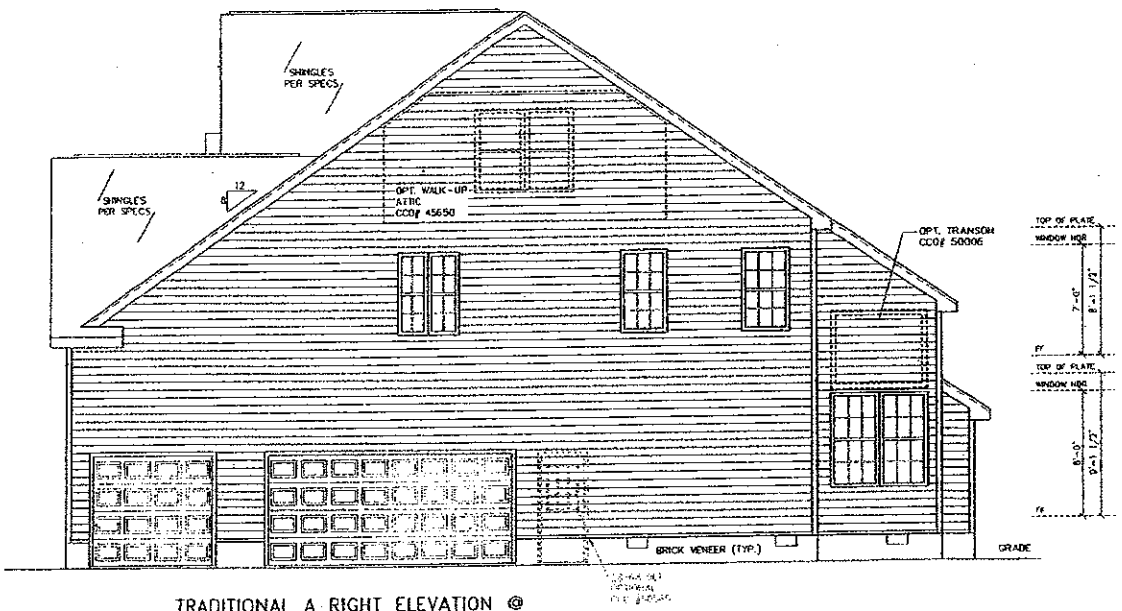
BRADFORD GRAND II

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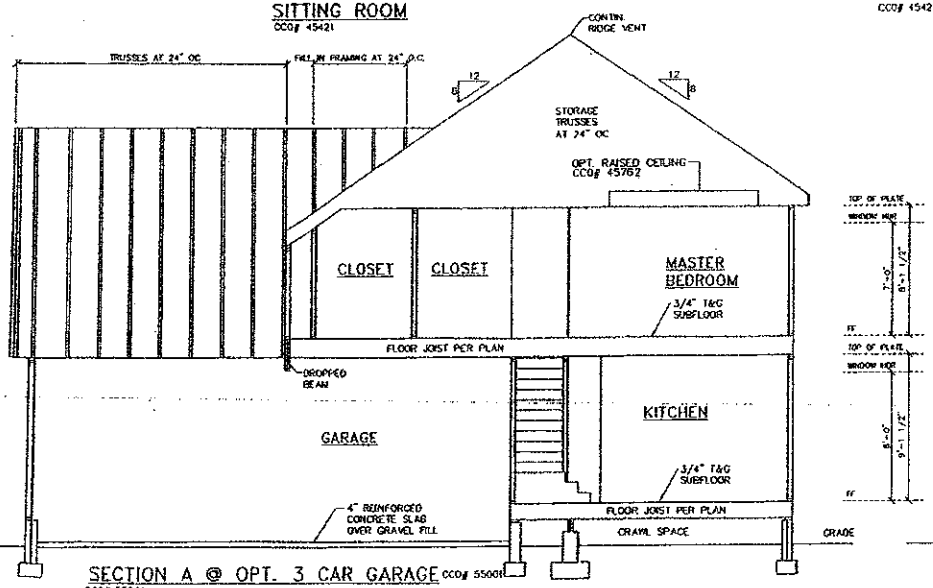
TRADITIONAL A FRONT ELEVATION @ OPT. 3 CAR GARAGE SHOWN WITH OPT. SITTING ROOM

CCO# 55001 CCO# 45421



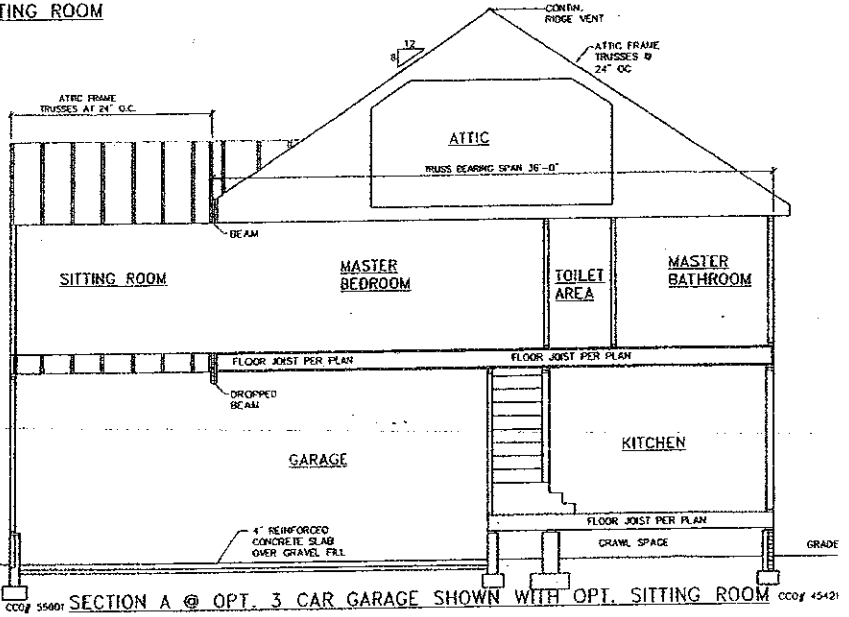
TRADITIONAL A RIGHT ELEVATION @ OPT. 3 CAR GARAGE SHOWN WITH OPT. SITTING ROOM

CCO# 55001 CCO# 45421



SECTION A @ OPT. 3 CAR GARAGE CCO# 55001

CCO# 55001



CCO# 55001 SECTION A @ OPT. 3 CAR GARAGE SHOWN WITH OPT. SITTING ROOM CCO# 45421

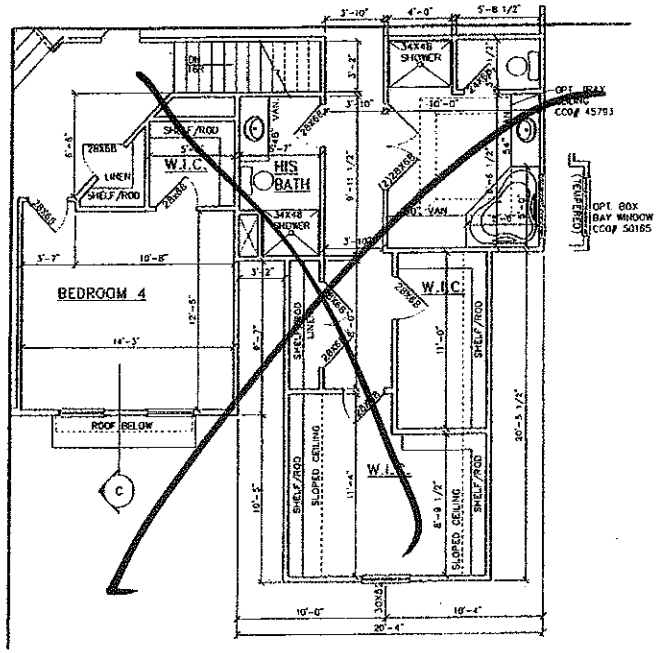
CHARLOTTE
COREMODEL

ORLEANS Building Dreams Since 1978

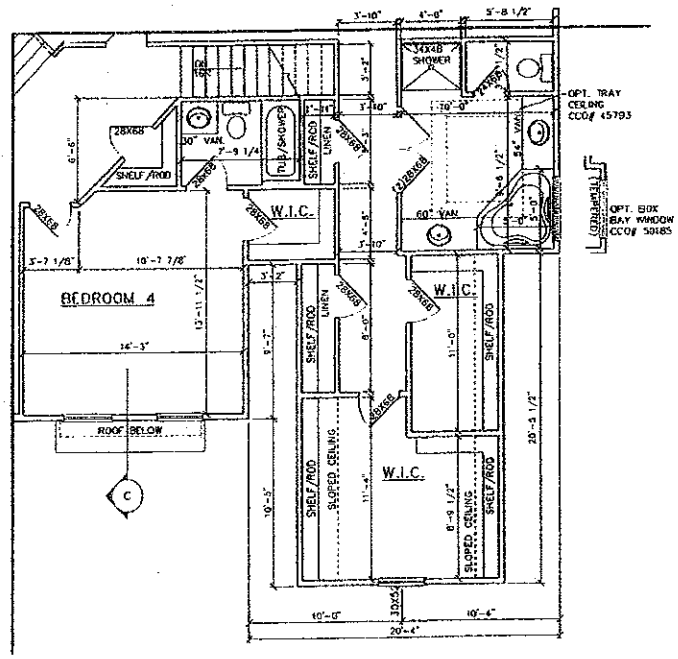
BRADFORD GRAND II

SCALE: 1/8"=1 FT

PAGE: 53



OPT. SECOND FLOOR
W/ OPT. HIS & HER BATH CCO# 45452
@ 3 CAR GARAGE



OPT. SECOND FLOOR CCO# 45465
W/ OPT. BATH #3 (BEDROOM #4)
& OPT. WALK-IN CLOSETS CCO# 45431
@ 3 CAR GARAGE

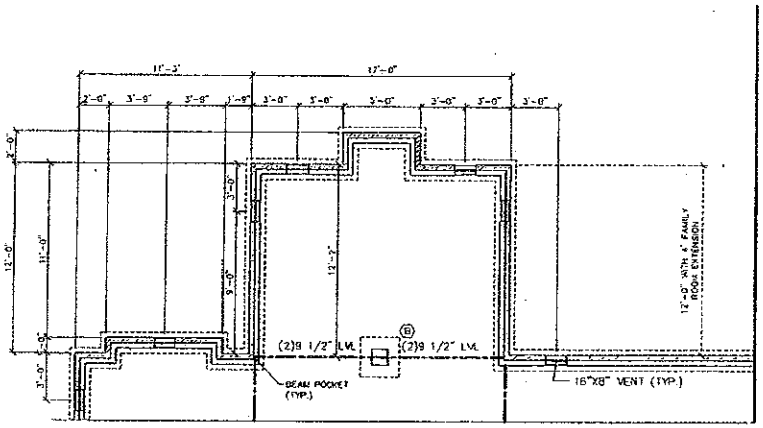
CHARLOTTE
COREMODEL

ORLEANS HOMEBUILDERS
Building Trust Since 1965

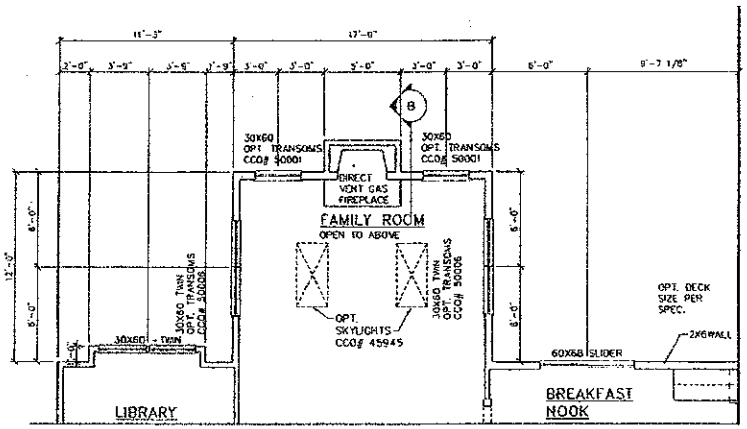
BRADFORD GRAND II

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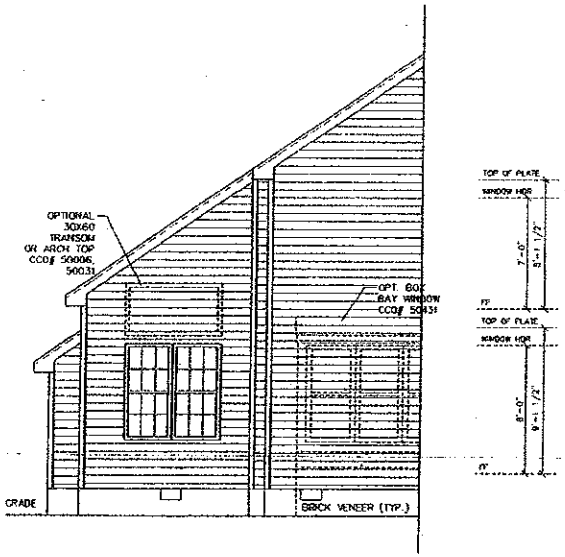
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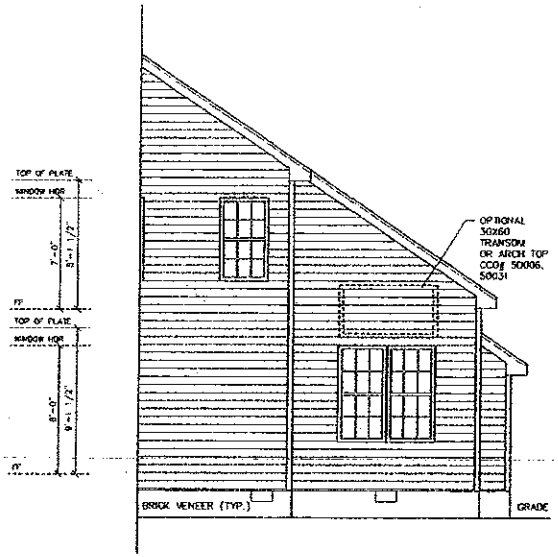
FOUNDATION PLAN SHOWN W/OPT. EXTENDED 4' FAMILY ROOM
CCO# 45162



FLOOR PLAN SHOWN W/OPT. EXTENDED 4' FAMILY ROOM
CCO# 45162



LEFT ELEVATION SHOWN W/OPT. EXTENDED 4' FAMILY ROOM CCO# 45162



RIGHT SIDE ELEVATION SHOWN W/OPT. EXTENDED 4' FAMILY ROOM CCO# 45162

	FOOTING SIZE	REINFORCEMENT
(A)	24"X24"X12"	NO REINFORCEMENT REQUIRED
(B)	30"X30"X12"	NO REINFORCEMENT REQUIRED
(C)	36"X36"X12"	(3)#4X2'-6" E.W. BOTTOM
(D)	42"X42"X12"	(4)#4X3'-0" E.W. BOTTOM
(E)	48"X48"X12"	(4)#5X3'-6" E.W. BOTTOM
(F)	54"X54"X12"	(4)#5X4'-0" E.W. BOTTOM
(G)	60"X60"X12"	(5)#5X4'-6" E.W. BOTTOM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030607 9/1/06 R. LINDLEY VAUGHAN, JR. ENGINEER

PROFESSIONAL ENGINEER'S SEAL APPLIES TO BEAMS, POSTS, BALLOON FRAMED WALLS, AND PIER FOOTINGS ONLY.

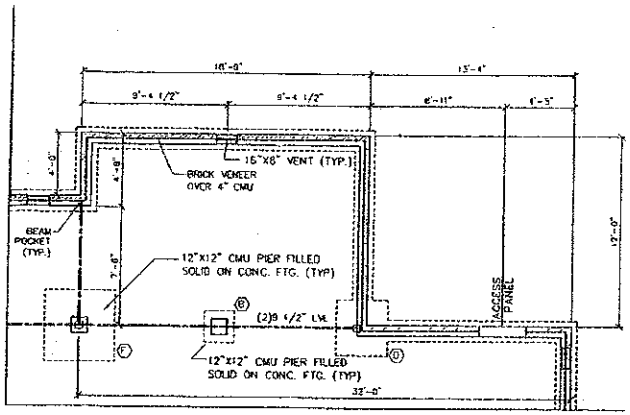
CHARLOTTE
COREMODEL

ORLEANS Building Trust Since 1918

BRADFORD GRAND II

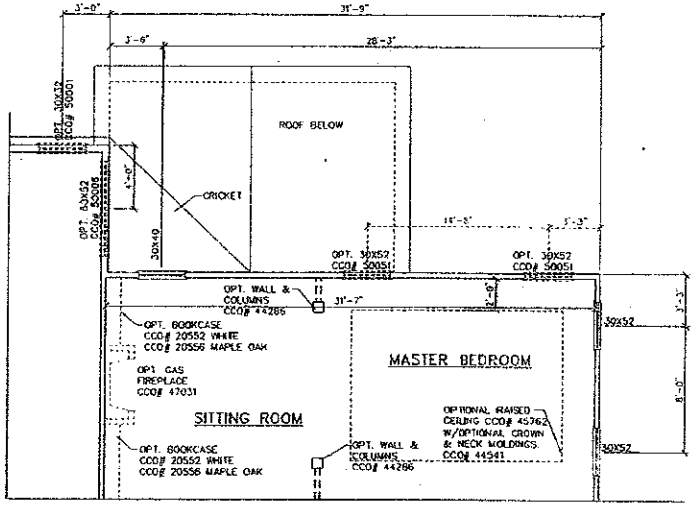
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PAGE: 62

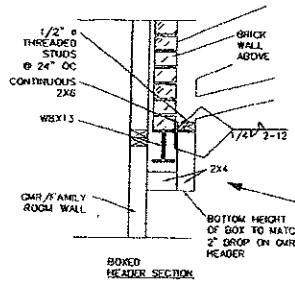


GRAND MORNING ROOM
FOUNDATION PLAN
CCO# 45101

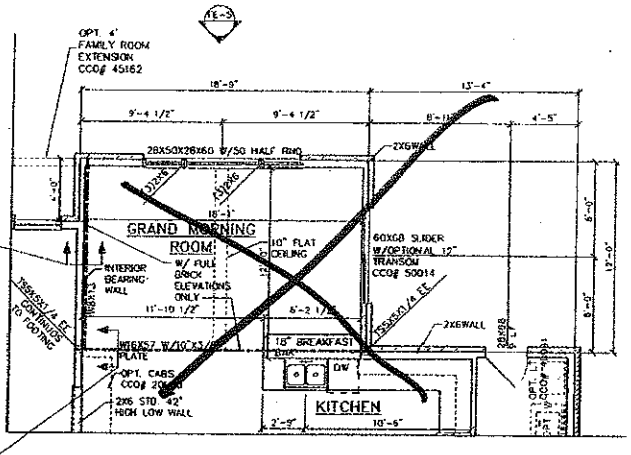
	FOOTING SIZE	REINFORCEMENT
A	24"X24"X12"	NO REINFORCEMENT REQUIRED
B	30"X30"X12"	NO REINFORCEMENT REQUIRED
C	36"X36"X12"	(3)#4X2'-6" E.W. BOTTOM
D	42"X42"X12"	(4)#4X3'-0" E.W. BOTTOM
E	48"X48"X12"	(4)#5X3'-0" E.W. BOTTOM
F	54"X54"X12"	(4)#5X4'-0" E.W. BOTTOM
G	60"X60"X12"	(5)#5X4'-6" E.W. BOTTOM



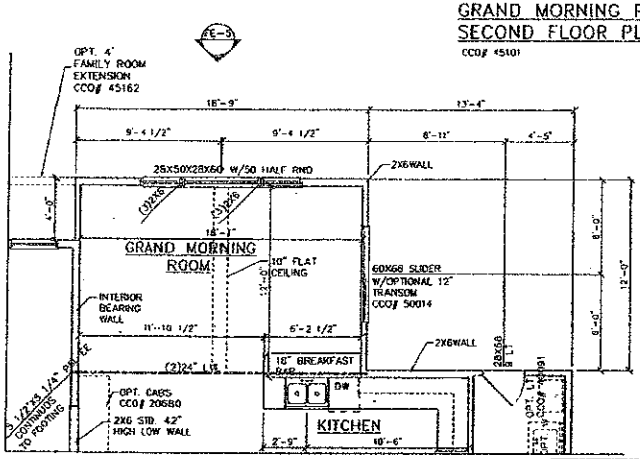
GRAND MORNING ROOM
SECOND FLOOR PLAN
CCO# 45101



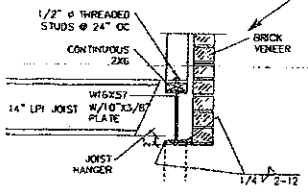
NOTE:
LEFT SIDE SHOWN, PROVIDE FALSE BOX ON RIGHT SIDE.



GRAND MORNING ROOM
FLOOR PLAN W/ FULL BRICK
CCO# 45101



GRAND MORNING ROOM
FLOOR PLAN
CCO# 45101



GRAND MORNING ROOM
HEADER SECTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030601 9/11/06 R. LINDLEY VAUGHAN, JR. ENGINEER

PROFESSIONAL ENGINEER'S SEAL APPLIES TO BEAMS, POSTS, BALLOON FRAMED WALLS, AND PIER FOOTINGS ONLY.

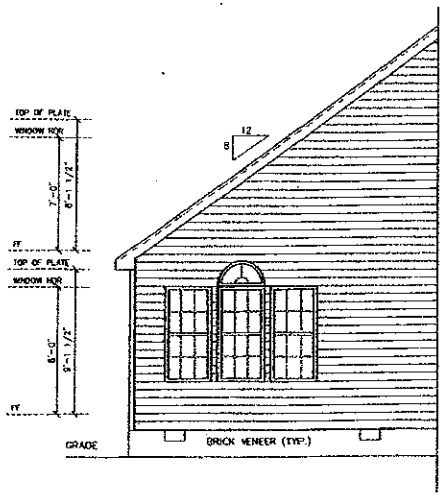
CHARLOTTE
COREMODEL

ORLEANS HOMEBUILDERS

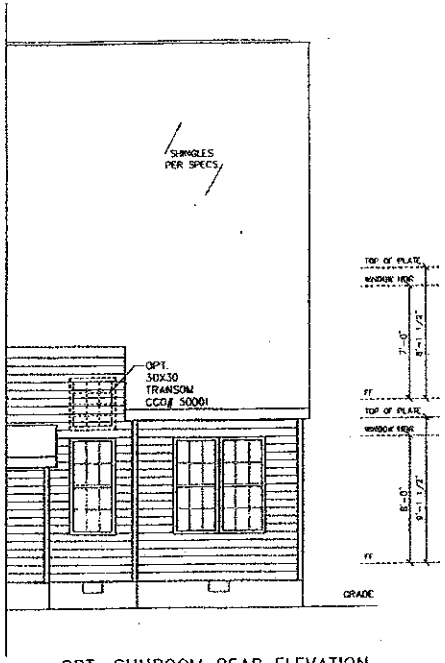
BRADFORD GRAND II

SCALE: 1/8"=1 FT

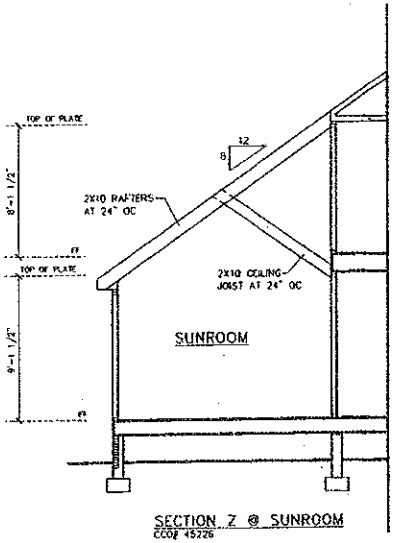
PAGE: 63



OPT. SUNROOM LEFT SIDE ELEVATION
CCO# 45226

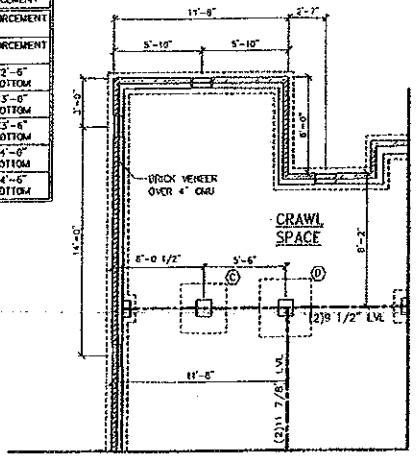


OPT. SUNROOM REAR ELEVATION
CCO# 45226

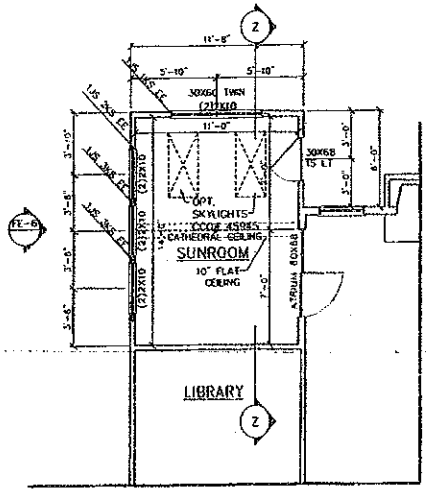


SECTION Z @ SUNROOM
CCO# 45226

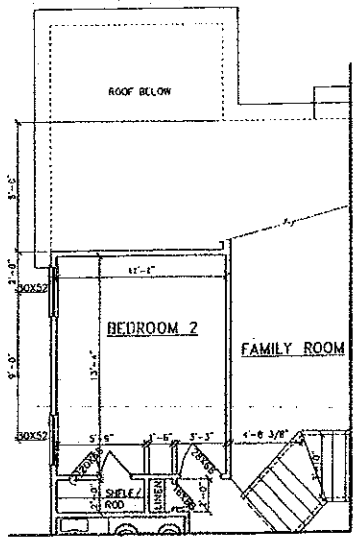
	FOOTING SIZE	REINFORCEMENT
A	24"X24"X12"	NO REINFORCEMENT REQUIRED
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G	60"X60"X12"	(5)#5X4'-6" E.W. BOTTOM



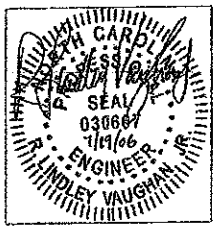
PARTIAL CRAWL SPACE @ OPT. SUNROOM
CCO# 45226



PARTIAL FIRST FLOOR PLAN @ OPT. SUNROOM
CCO# 45226



PARTIAL SECOND FLOOR PLAN @ OPT. SUNROOM
CCO# 45226



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CHARLOTTE
COREMODEL

ORLEANS HOMEBUILDERS

BRADFORD GRAND II

SCALE: 1/8"=1 FT

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