

JORDAN

JORDAN REVISION LIST - STRUCTURAL:

- 1.) CODE UPDATE TO SCRC 2018 (1-20)
- 2.) CHANGE 2X6 EXTERIOR WALLS TO 2X4 EXTERIOR WALLS. (3-5-20)
- 3.) ADDED BASEMENT PLAN WHICH EXTENDS GARAGE FRONT 2'-0". (5-1-20)

JORDAN REVISION LIST - ARCHITECTURAL:

- 1.) UPDATED PLANS: 7'-0" HDR HGT. ADDED 2 HOSE BIBB LOC'NS, CHANGE MASTERS TO OWNERS, CHANGE SOFFITS TO C.O., CHANGE MASTERS BATH TO OWNER'S BATH 1, CHANGED POWDER TO PDR 1, AND CHANGED BATH TO BATH 2. (11-4-19)
- 2.) ADDED ROOF VENT CALCULATIONS FOR ELEV. A AND B. (12-2-19)
- 3.) UPDATED CUTSHEETS FOR THE GARAGE RIGHT. (12-13-19)
- 4.) CHANGED FIREPLACE FROM STANDARD TO OPTIONAL. (5-1-20)
- 5.) REMOVE GLASS INSERTS FROM GARAGE WINDOWS AND REMOVE METAL ACCESSORIES. (5-1-20)
- 6.) UPDATED CUTSHEETS TO MEET H&H STANDARDS. (5-1-20)
- 7.) ADDED OPTIONAL GLASS INSERTS TO TOP WINDOWS ONLY TO GARAGE DOORS. (5-1-20)
- 8.) CHANGED THE CORNERBOARDS FROM 6" TO 4". (5-1-20)
- 9.) REMOVED OPTIONAL KITCHEN CAN AND REPLACED WITH FLUORSCENT LIGHT IN THE KITCHEN. (5-1-20)
- 10.) CHANGE LOCATION OF THE HOSE BIBBS. (5-1-20)
- 11.) ADDED OPTIONAL GAS LINE NOTE AT PATIO. (5-1-20)
- 12.) CHANGED REFRIGERATOR, WASHER, AND DRYER TO OPTIONAL COMPONENTS. (5-1-20)
- 13.) CHANGE COPPERED CEILING IN DINING TO OPTIONAL WITH DETAIL. (5-1-20)
- 14.) ADDED WEATHERING STRIPPING AT 2'-0" X 4'-0" SOLID DOOR. (5-1-20)
- 15.) ADDED NOTE TO REMOVE (1)-3'-0" 5'-0" WINDOW FOR BEDROOM #5 OPTION. (5-1-20)
- 16.) REMOVED GRIDS FROM SIDE AND REAR WINDOWS. (5-1-20)
- 17.) CHANGED 3'-0" 5'-0" WINDOW IN LOFT TO STANDARD. (5-1-20)
- 18.) UPDATED STONE HATCH ON ELEVATIONS. (5-1-20)
- 19.) REMOVED ALL TV OUTLETS, PHONE OUTLETS, AND ELECTRICAL OUTLETS EXCEPT FLOOR OUTLETS. (5-1-20)
- 20.) ADDED CO₂ DETECTORS PER LOCATE CODE. (5-1-20)
- 21.) CHANGED CEILING FANS TO OPTIONAL AND CHANGE THE LIGHTS TO PRE-WIRE. (5-1-20)
- 22.) ADDED CRICKETS TO FRONT ELEVATIONS. (5-1-20)
- 23.) UPDATED THE ELEVATION COACH LIGHTS TO MATCH THE ELECTRICAL PLANS. (5-1-20)
- 24.) CREATED ADDITIONAL SHEETS FOR FIRST FLOOR AND SECOND FLOOR OPTIONS (A4.1, A5.1, A6.1, A7.1, E3, AND E4) AND REMOVED OPTIONS FROM BASE SHEETS. (5-1-20)
- 25.) ADDED DIMENSION FOR WATER TABLE TO FINISH FLOOR ON ELEVATION. (5-1-20)
- 26.) ADDED INSULATION DETAIL TO FIRST AND SECOND FLOOR SHEETS. (5-1-20)
- 27.) ADDED OPTIONAL (3) RECESS LIGHTING AND SWITCHES IN FAMILY ROOM. (5-1-20)
- 28.) ADDED SHEET 7.0 FOR FLOOR PLAN EXTERIOR SURFACES LAYOUTS. (5-1-20)
- 28.) CREATED OWNER'S BATH 2 AND OWNER'S BATH 3. (5-1-20)
- 28.) ADDED SHOWER DETAIL FOR OPTIONAL OWNER'S BATH 3. (5-1-20)
- 29.) UPDATED CUTSHEETS. (5-1-20)
- 30.) CHANGED OWNER'S BATH #3 WINDOW FROM 2'-0" 2'-0" WINDOW TO 2'-0" 4'-0" TEMP. (5-1-20)
- 31.) ADDED PATIO W/ EXTENDED PATIO OPTION. (5-1-20)
- 32.) ADDED OPTIONAL BASEMENT PLAN. (5-1-20)
- 33.) ADDED CHANGES TO OPTIONS WHEN BASEMENT OPTION SELECTED. (5-1-20)
- 34.) REVISED SHUTTERS ON ELEVATIONS B TO BE B&B (5-1-20)
- 35.) REMOVED HARDWARE FROM SHUTTERS ON ELEVATION C (5-1-20)
- 36.) REMOVED LIGHT OVER KITCHEN SINK (7-8-20)
- 37.) REMOVED NOTE "KEYLESS" FROM GARAGE CHANGED TO STANDARD CEILING MOUNTED LIGHT (7-8-20)
- 38.) CHANGED STANDARD LIGHT IN KITCHEN FROM 2-BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7-8-20)
- 39.) CHANGED SWING OF SERVICE DOOR IN GARAGE TO OUT SWING (SEE SHEET A6.1) (7-8-20)
- 40.) REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMBO (7-8-20)
- 41.) REMOVED "RECESSED ENTERTAINMENT BOX" OVER FIREPLACE (7-8-20)

OKM 000325 Buyer Mark

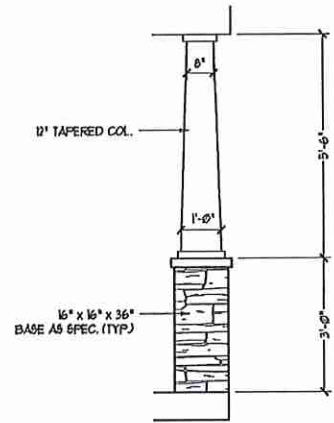


COVER SHEET

H&H HOMES
JORDAN

DATE: MARCH 15, 2019
REV.: MAY 01, 2020
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

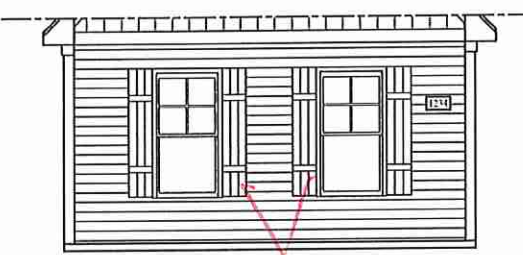
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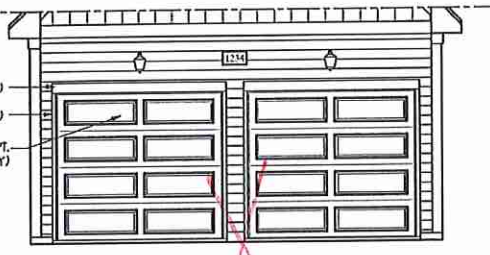
COLUMN DETAIL



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

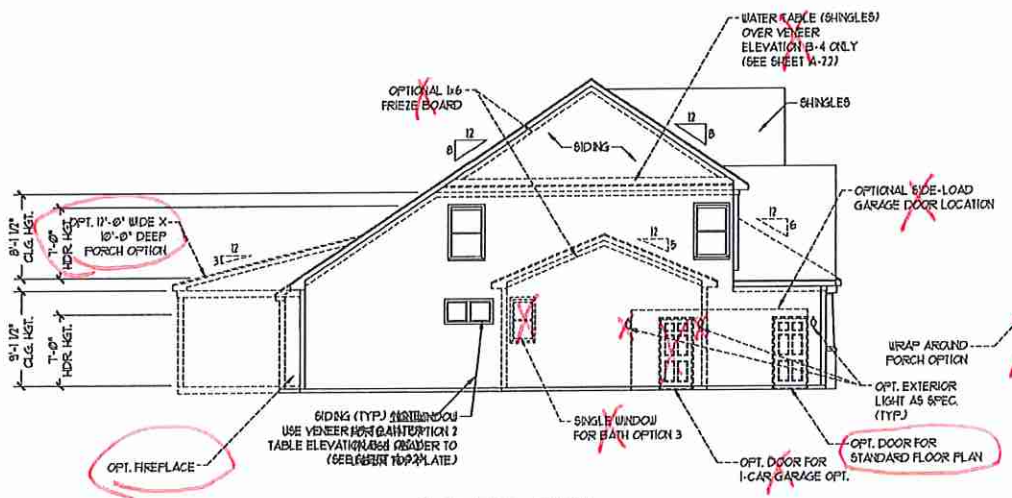


SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"

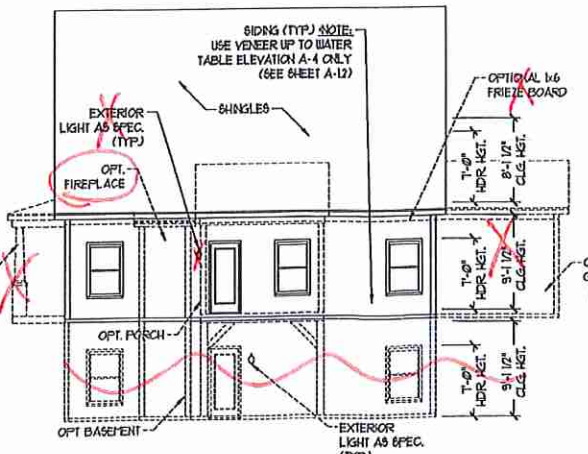


DOUBLE GARAGE DOOR OPTION
SCALE: 1/4" = 1'-0"

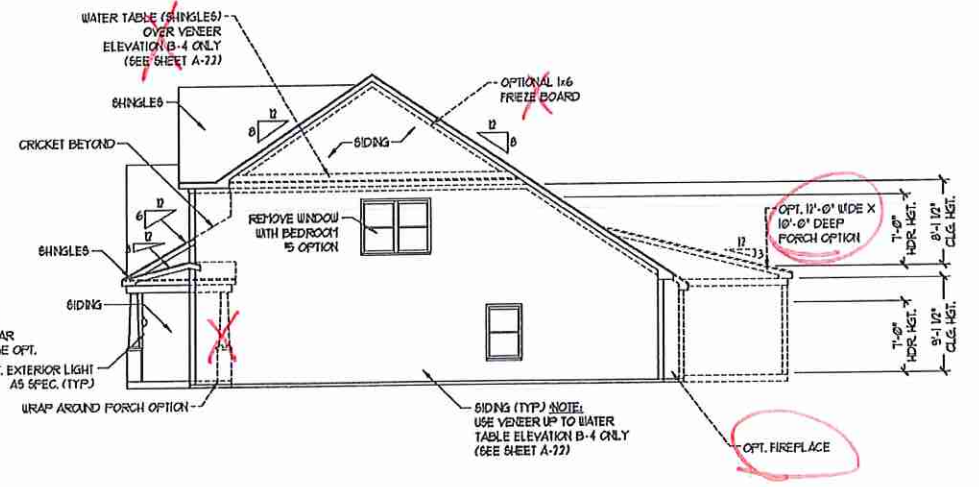
NOTE:
SEE SHEET A-2.1 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-2.2 FOR STONE FRONT ELEVATIONS
SEE SHEET A-2.3 (ALL BRICK) ELEVATIONS



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

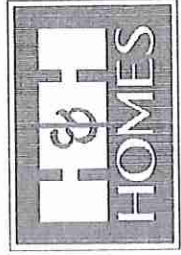


REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

J.S. THOMPSON ENGINEERING, INC.
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FAX: 919.789.9224
N.C. LICENSE NO. C-1733



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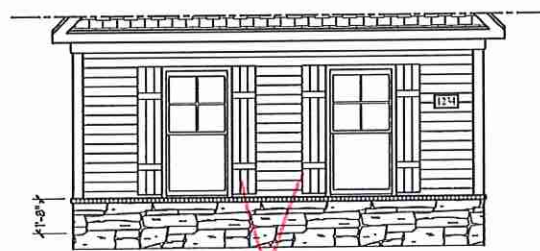
H&H HOMES, INC.
JORDAN

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SCALE: AS NOTED
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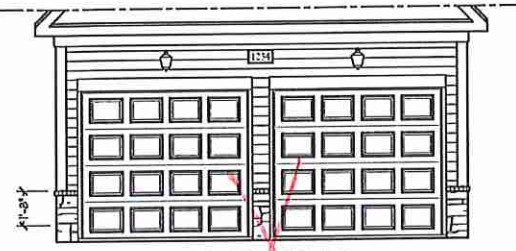
B - 1 ELEVATIONS
A-2



FRONT ELEVATION-B-2 (W/ STONE)
SCALE: 1/4" = 1'-0"



SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



DOUBLE GARAGE DOOR OPTION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-B-3 (W/ STONE)
SCALE: 1/4" = 1'-0"

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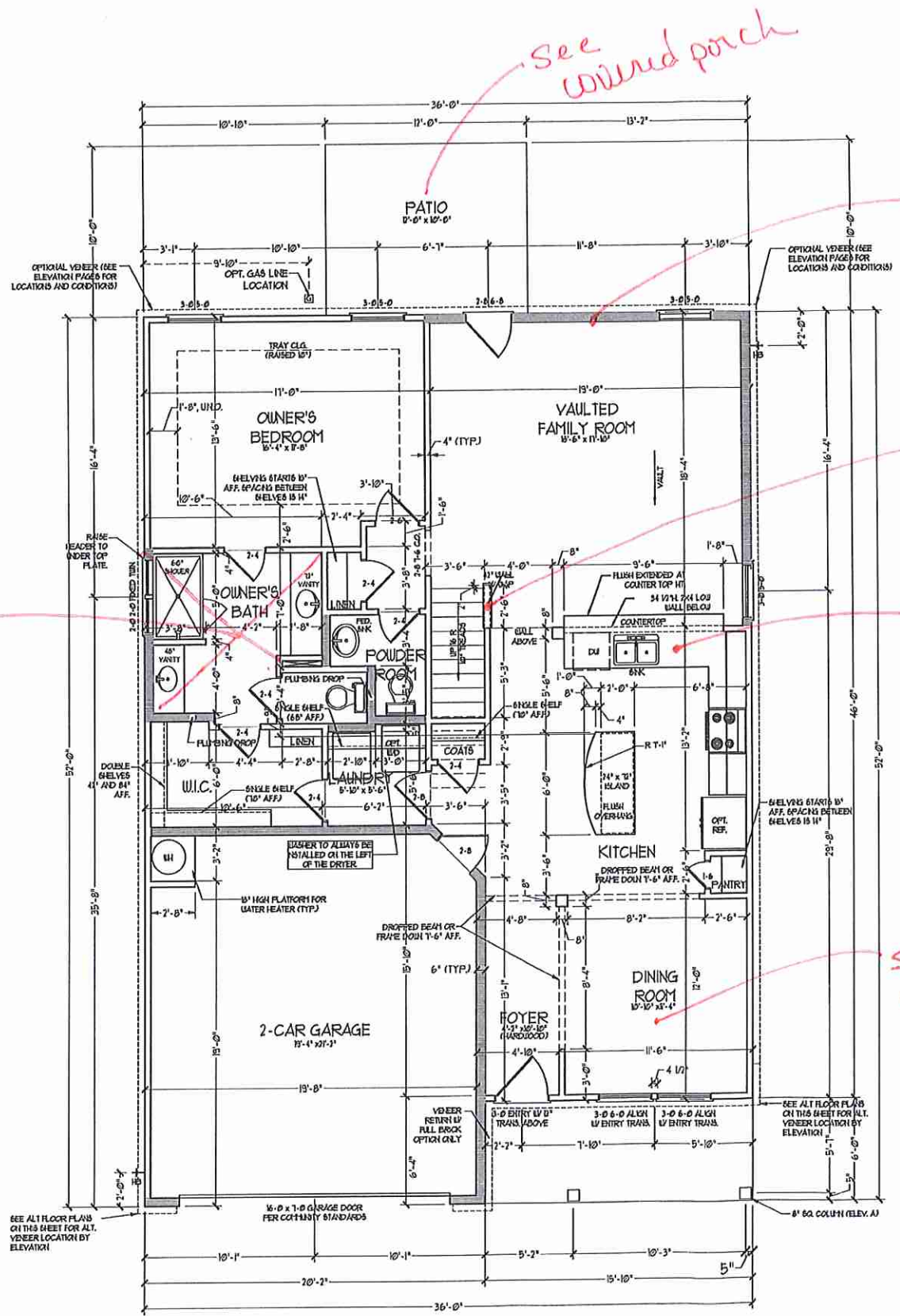
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JORDAN

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ENGINEERED BY:
REVIEWED BY:

B-2 & B-3
ELEVATIONS
WITH STONE

A-2.1

JM



SQUARE FOOTAGE	
1st FLOOR	1541 SQ. FT.
2nd FLOOR	1051 SQ. FT.
TOTAL	2,408 SQ. FT.
GARAGE	419 SQ. FT.
FRONT PORCH	55 SQ. FT.
6th. REAR PATIO	80 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE	10 SQ. FT.
2nd FLOOR OPTIONS	
OPT. WINDOW BOX AT BEDROOM 1	9 SQ. FT.
UNHEATED OPTIONS	
OPT. BASEMENT	810 SQ. FT.
OPT. 1-CAR GARAGE	140 SQ. FT.
OPT. REAR COVERED PORCH	80 SQ. FT.
OPT. 10' x 12' PATIO	108 SQ. FT.

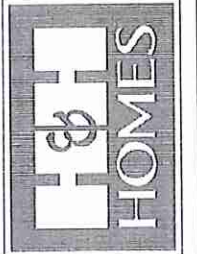
SQUARE FOOTAGE (W/ FULL BRICK)	
1st FLOOR	1429 SQ. FT.
2nd FLOOR	1294 SQ. FT.
TOTAL	2,723 SQ. FT.
GARAGE	419 SQ. FT.
FRONT PORCH	55 SQ. FT.
6th. REAR PATIO	80 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE	14 SQ. FT.
2nd FLOOR OPTIONS	
WINDOW BOX AT BEDROOM 1 (ELEV. C ONLY)	9 SQ. FT.
UNHEATED OPTIONS	
OPT. BASEMENT	810 SQ. FT.
OPT. 1-CAR GARAGE	140 SQ. FT.
OPT. REAR COVERED PORCH	80 SQ. FT.
OPT. 10' x 12' PATIO	108 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (NOI). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (NOI) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (NOI).

2nd WALL

1. UNHEATED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONSTRUCTION.

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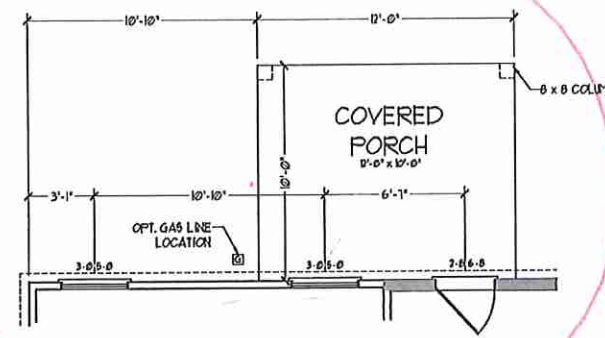
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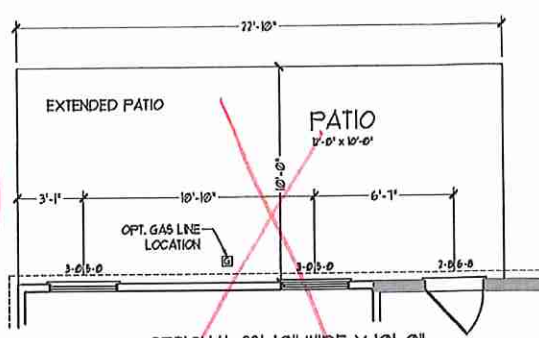
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FIRST FLOOR PLAN
 A-6

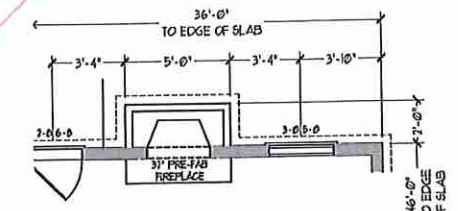
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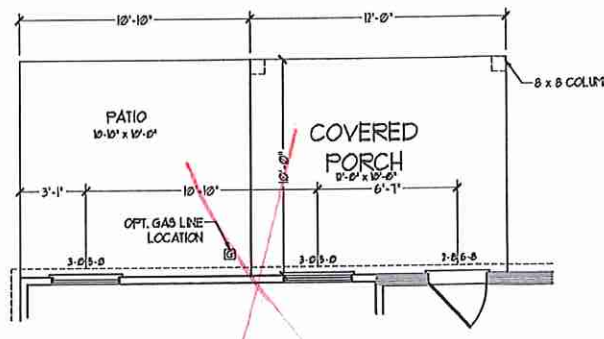
OPTIONAL 12'-0" WIDE X 10'-0" COVERED REAR PORCH



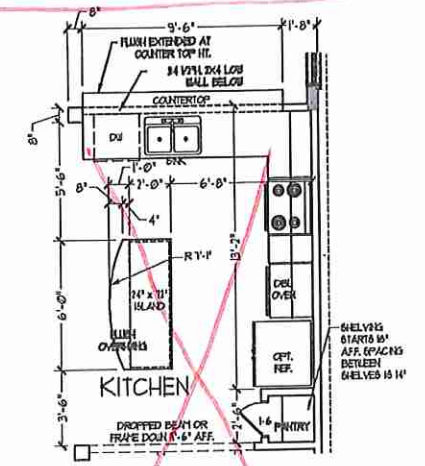
OPTIONAL 22'-10" WIDE X 10'-0" EXTENDED PATIO



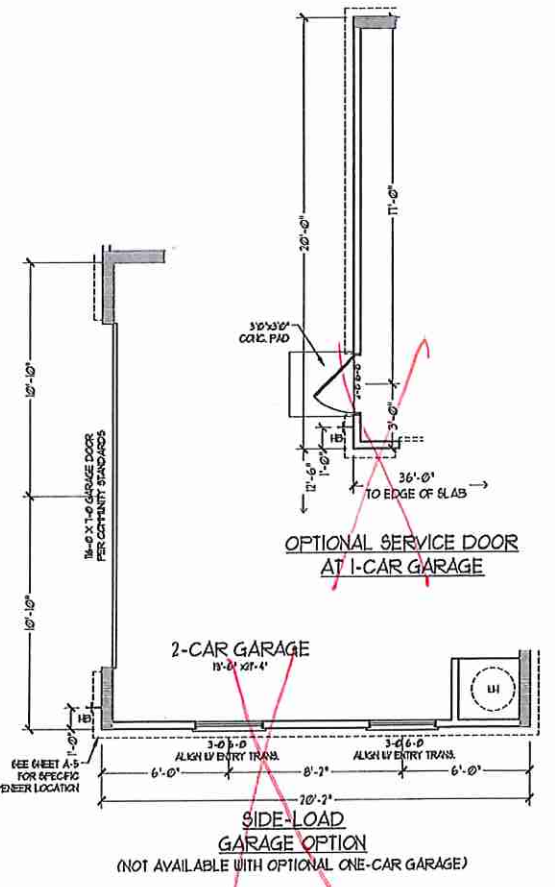
OPTIONAL FIREPLACE



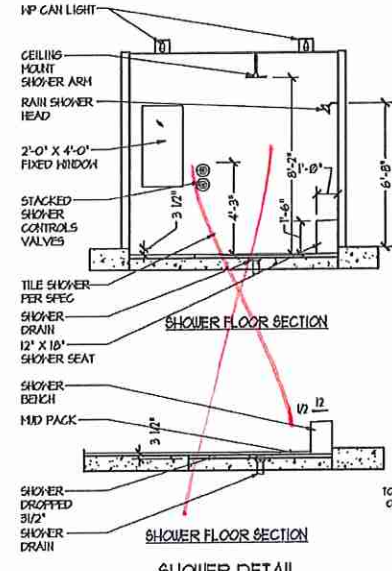
OPTIONAL PATIO w/ COVERED PORCH



OPTIONAL GOURMET KITCHEN



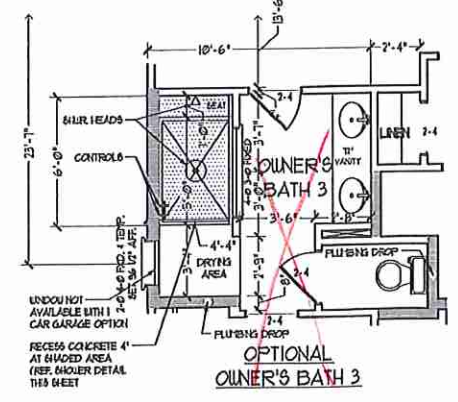
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



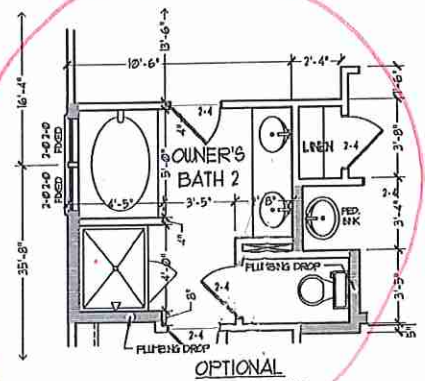
SHOWER FLOOR SECTION

SHOWER FLOOR SECTION

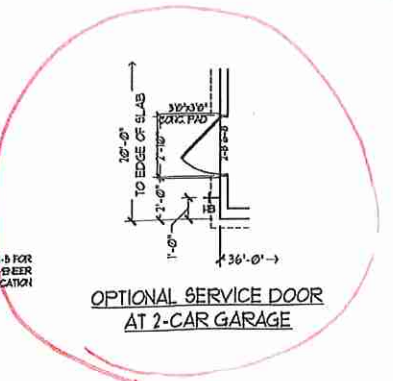
SHOWER DETAIL



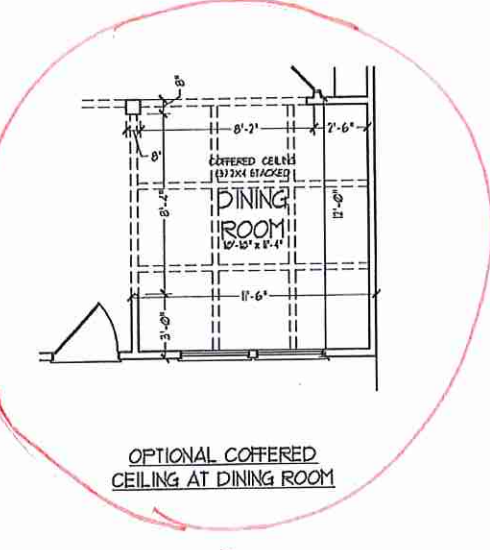
OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2

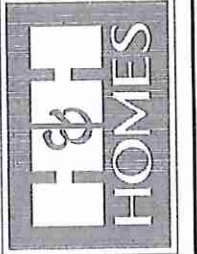


OPTIONAL SERVICE DOOR AT 2-CAR GARAGE



OPTIONAL COVERED CEILING AT DINING ROOM

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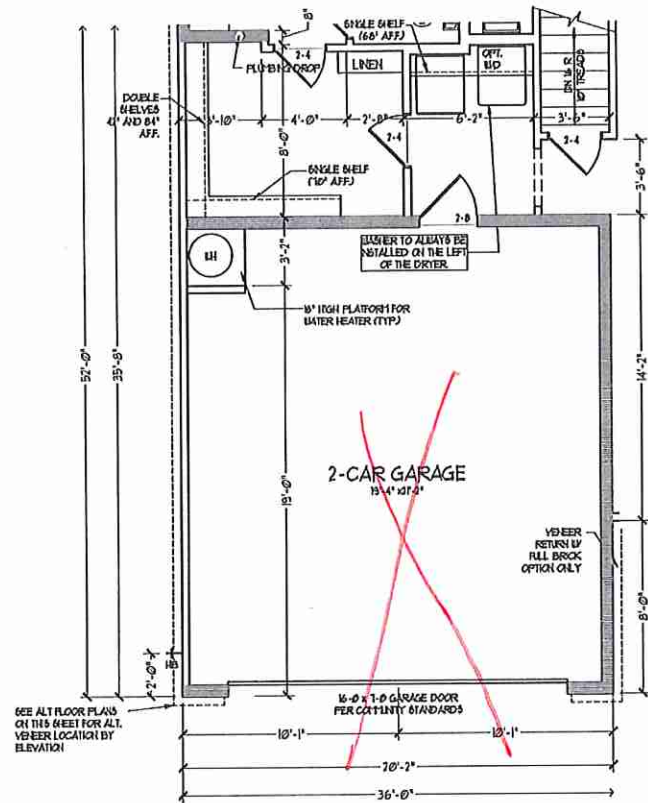
H&H HOMES, INC.
 JORDAN

DATE: MARCH 15, 2019
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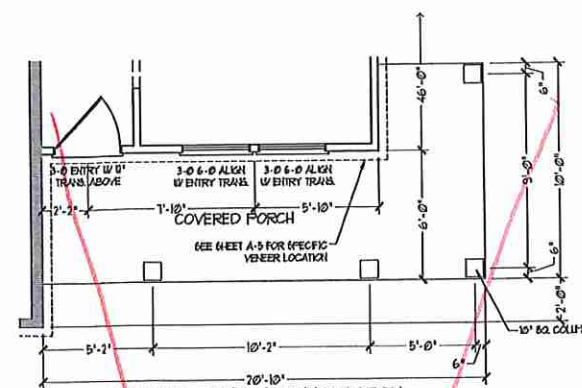
FIRST FLOOR OPTIONS w/ OR w/o BASEMENT

A-6.1

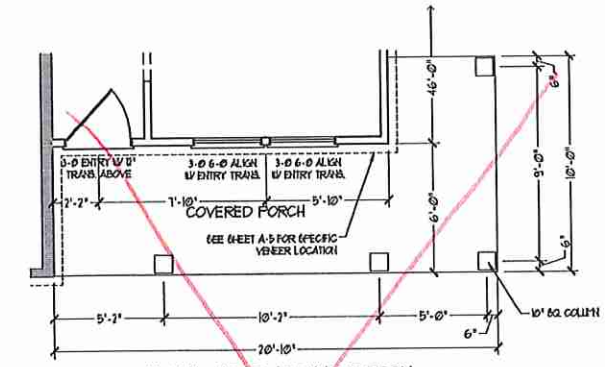
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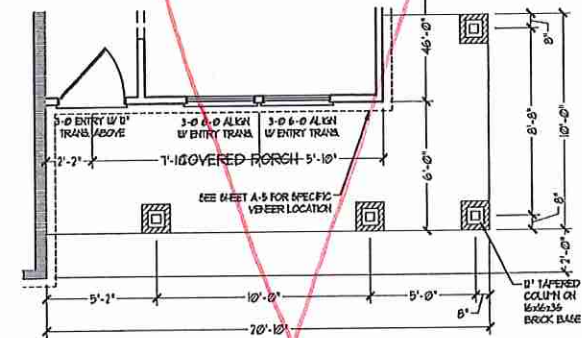
2-CAR GARAGE W/
OPTIONAL BASEMENT
(A-1, B-1, AND C-1)



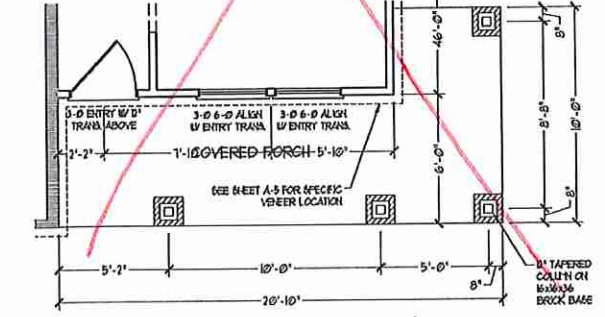
OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT
(ELEV. C-1, C-2, C-3, & C-4)



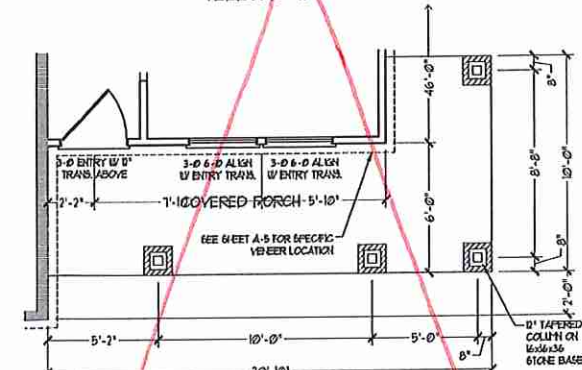
OPTIONAL WRAP AROUND PORCH
(ELEV. C-1, C-2, C-3, & C-4)



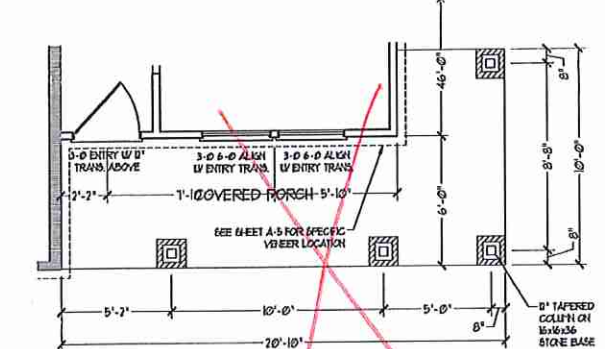
OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT
(ELEV. B-4)



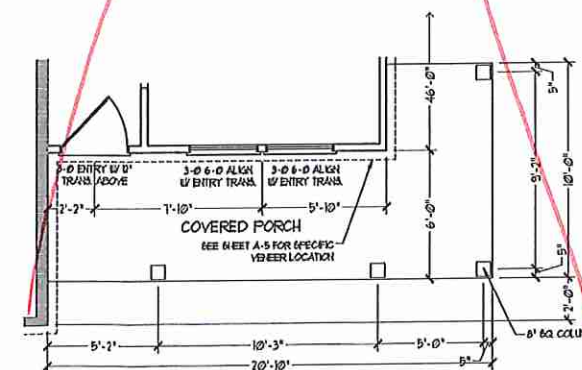
OPTIONAL WRAP AROUND PORCH
(ELEV. B-4)



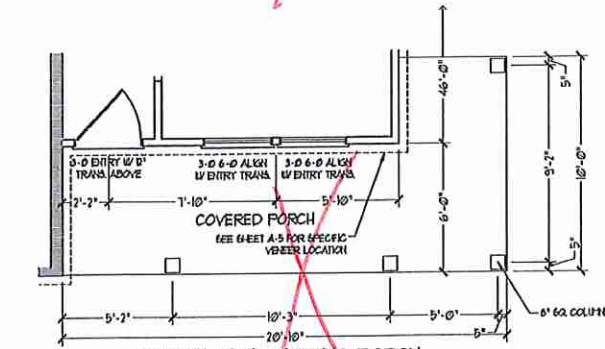
OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT
(ELEV. B-1, B-2, & B-3)



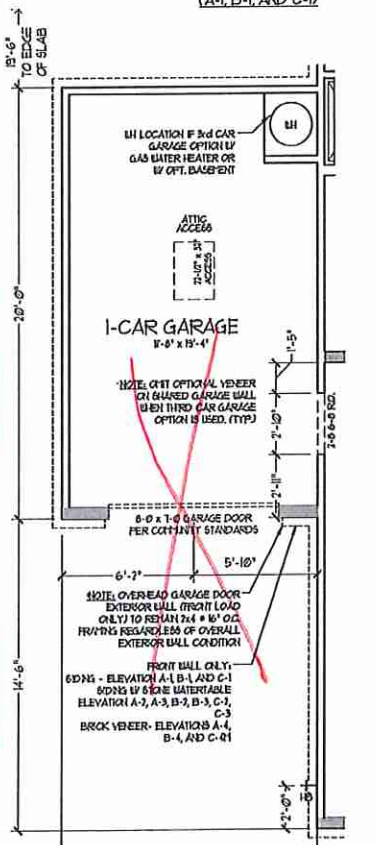
OPTIONAL WRAP AROUND PORCH
(ELEV. B-1, B-2, & B-3)



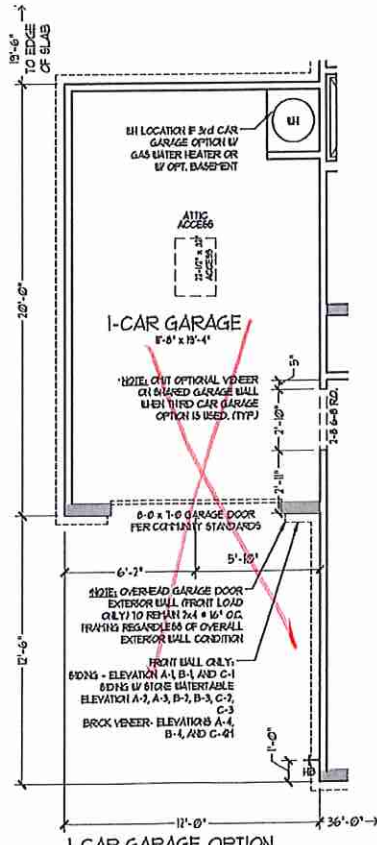
OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT
(ELEV. A-1, A-2, A-3, & A-4)



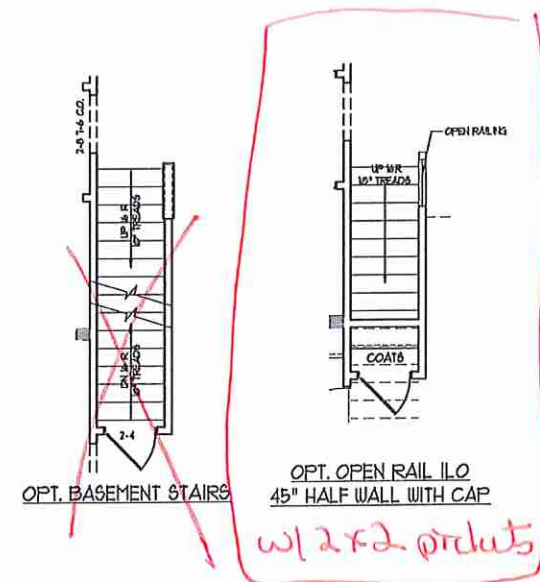
OPTIONAL WRAP AROUND PORCH
(ELEV. A-1, A-2, A-3, & A-4)



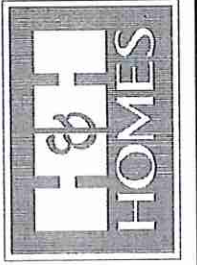
1-CAR GARAGE OPTION W/
OPTIONAL BASEMENT



1-CAR GARAGE OPTION



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N.C. LICENSE NO. CH33

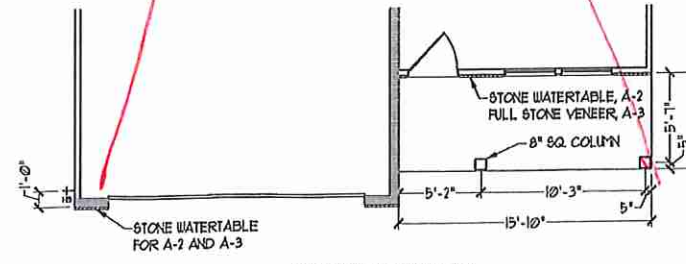
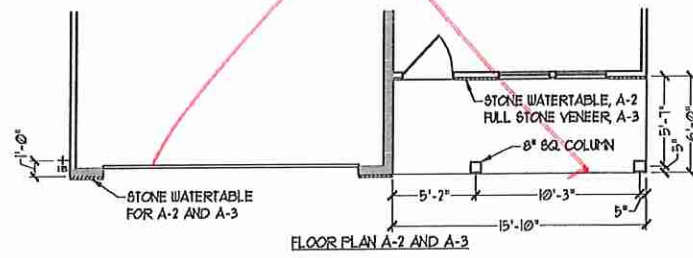
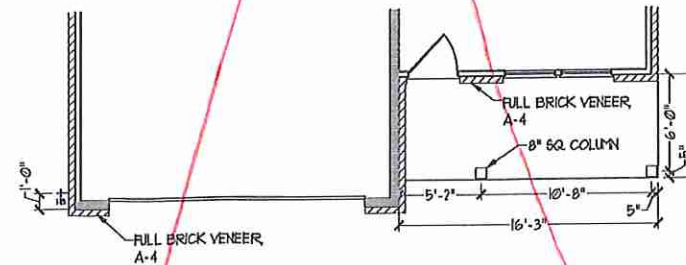
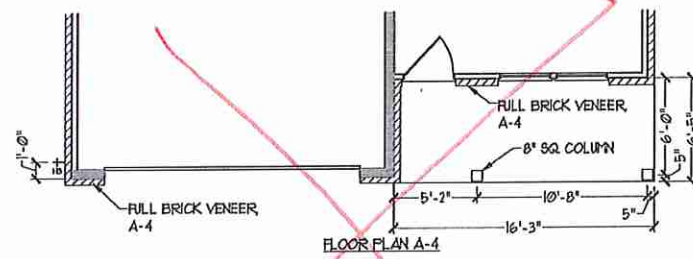
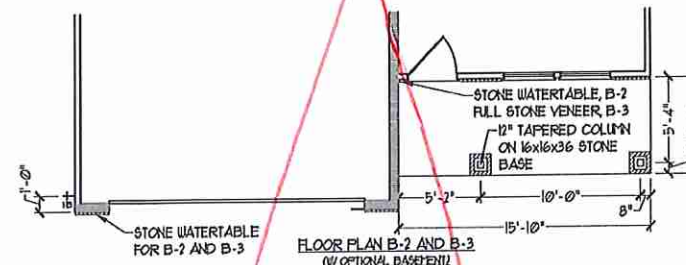
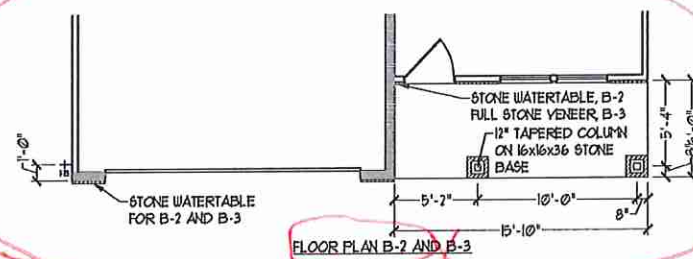
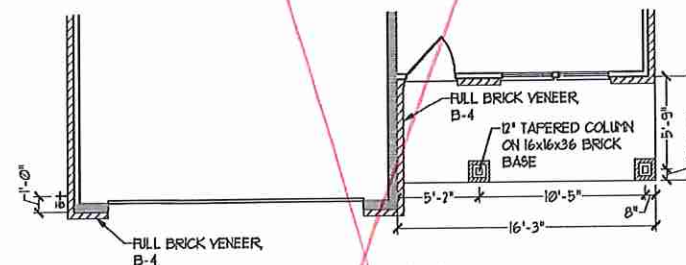
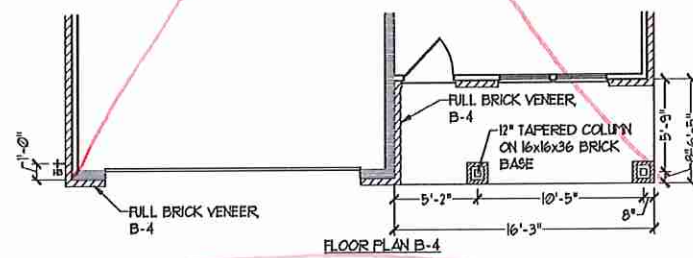
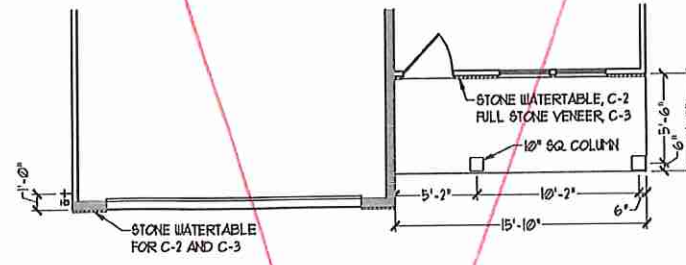
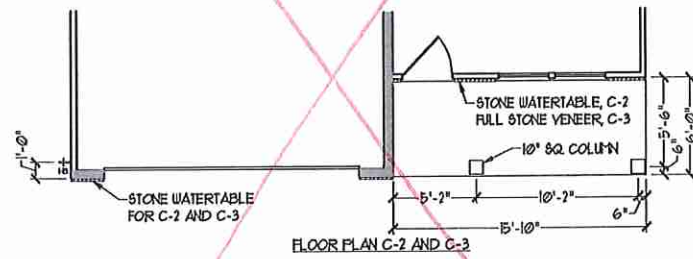
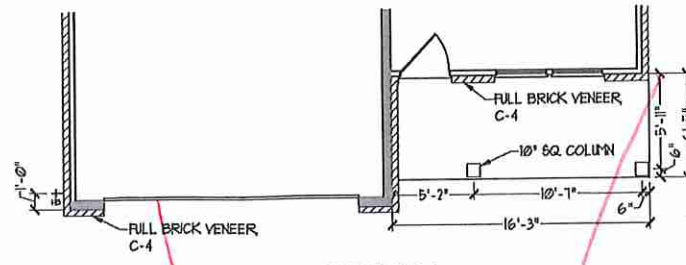
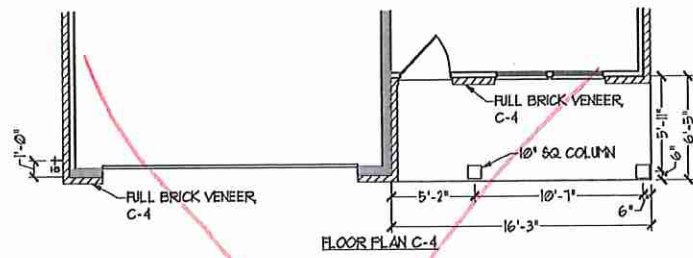


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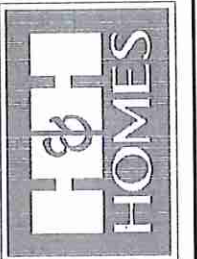
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JORDAN

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REV.: MAY 01, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR
OPTIONS W/ AND
W/O BASEMENT

A-6.2



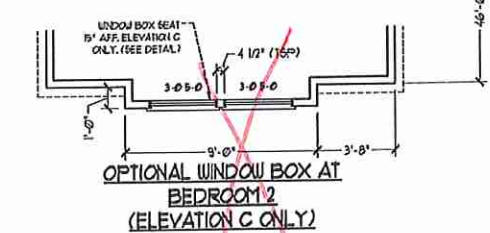
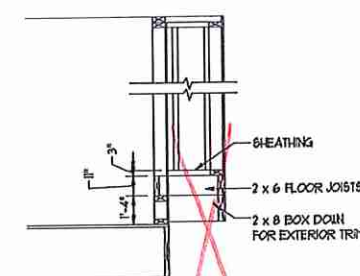
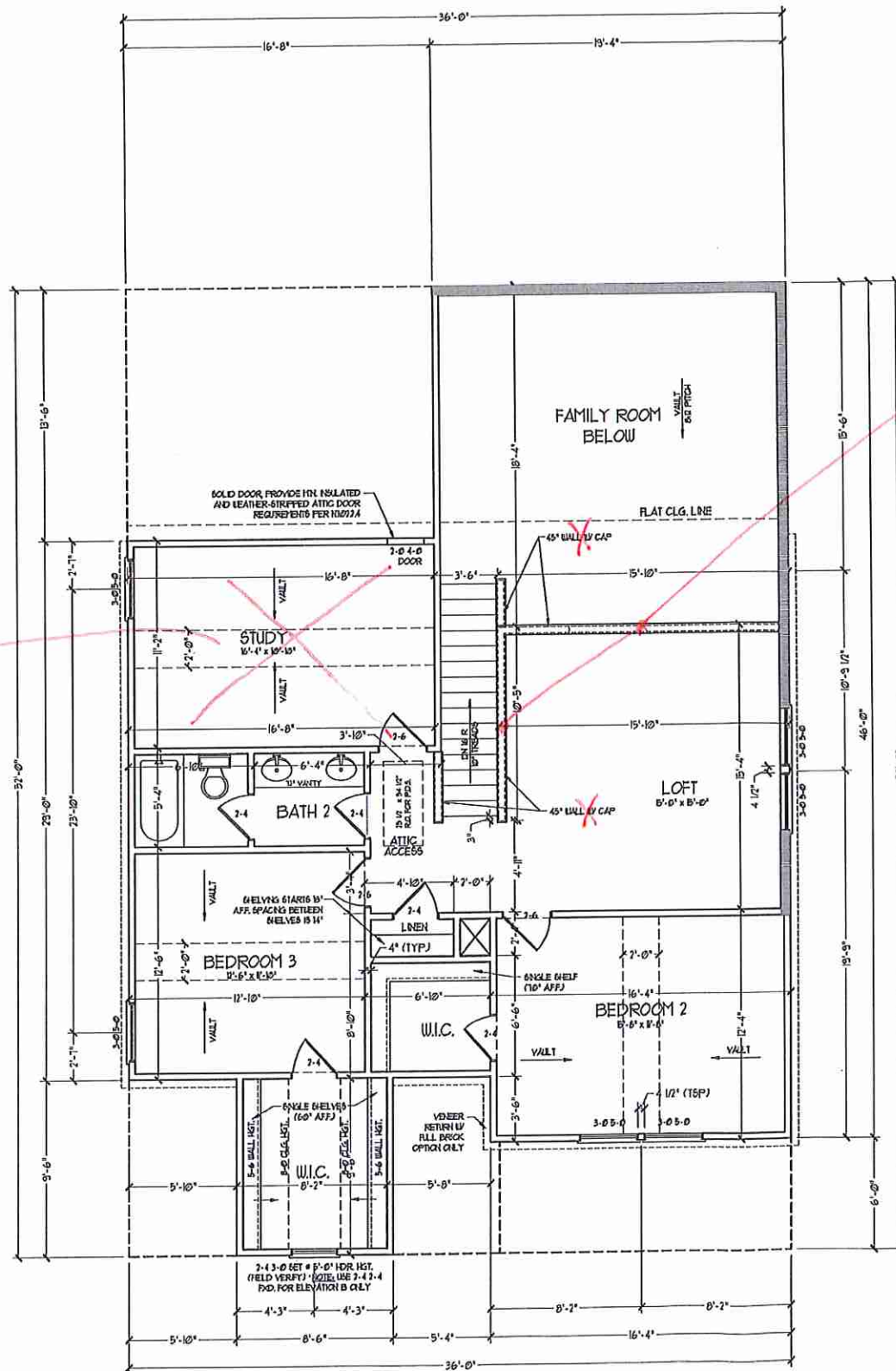
J.S. THOMPSON
ENGINEERING, INC.
600 WADE AVE, SUITE 104
RALEIGH, NC 27605
PHONE: 919 889 9119
FAX: 919 889 9121
NC LICENSE NO: G1133



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REVIEWED BY:
FIRST FLOOR
PARTIAL PLANS
W/ & W/O
BASEMENT
A-6.3



NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (RUD). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (RUD) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (RUD).

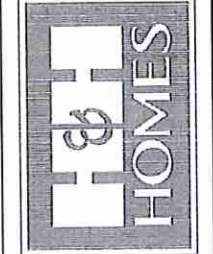
2x6 WALL

* SHAVED WALLS ARE TO BE 2 x 6 @ 16" O.C. LOAD BEARING OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) PERMANENT OF EXTERIOR WALL CONDITION.

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 11021

SEE PARTIAL FLOOR PLANS ON SHEET A-62 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.

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ENGINEERING, INC.
655 WAVE AVE., SUITE 104
RALEIGH, NC 27609
PHONE: (919) 885-9259
FAX: (919) 286-8321
N.C. LICENSE NO. C1713



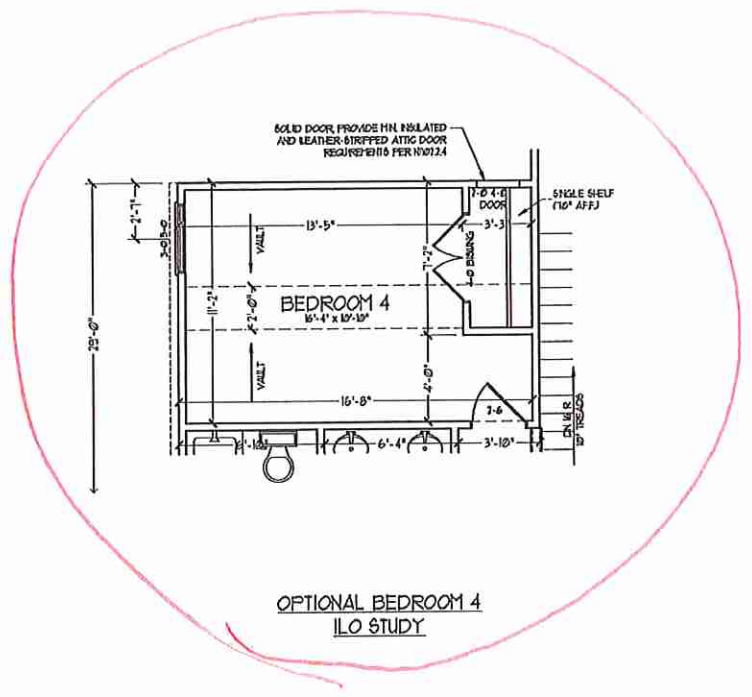
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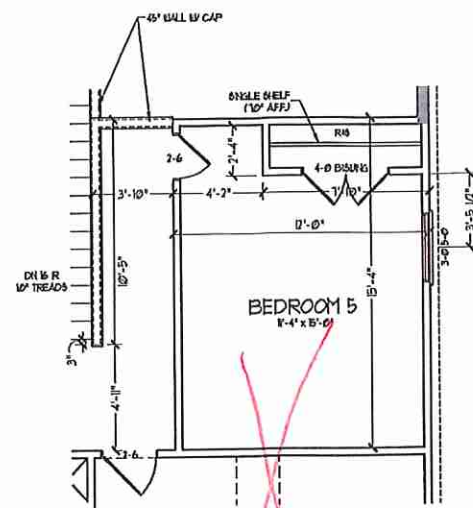
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REV.: MAY 01, 2020
SCALE: 1/4" = 1'-0"
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ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR PLAN
A-7

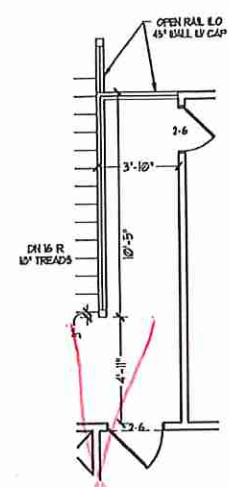
OH



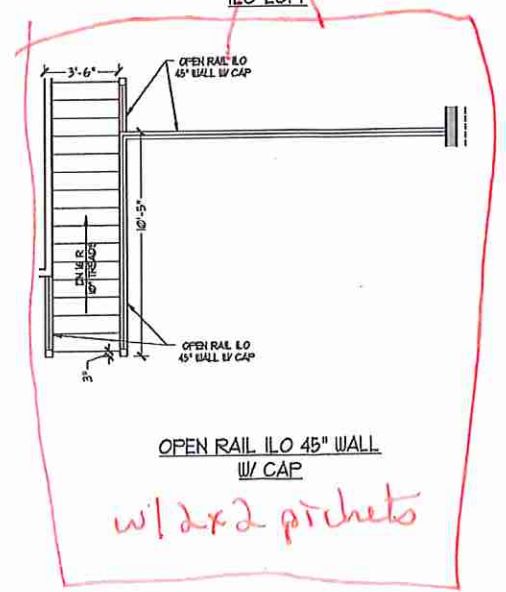
OPTIONAL BEDROOM 4
ILO STUDY



OPTIONAL BEDROOM 5
ILO LOFT



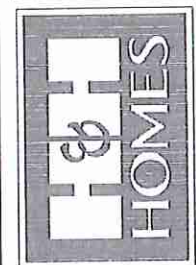
OPTIONAL OPEN RAIL ILO
45" WALL W/ CAP W/
BEDROOM 5 ILO LOFT



OPEN RAIL ILO 45" WALL
W/ CAP

w/ 2x2 pickets

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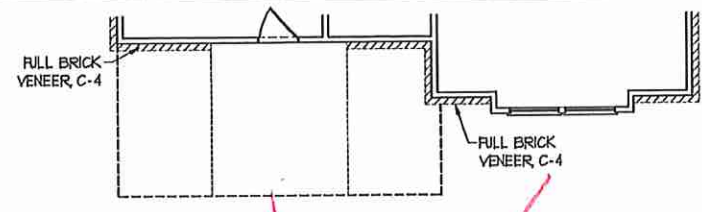
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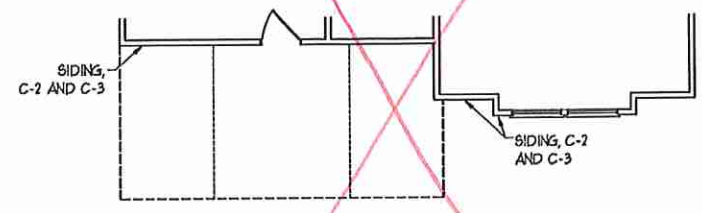
DATE: MARCH 15, 2019
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SCALE: 1/4" = 1'-0"
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SECOND FLOOR
OPTIONS
A-7.1

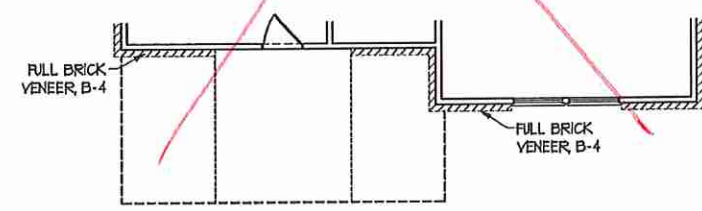
Handwritten signature



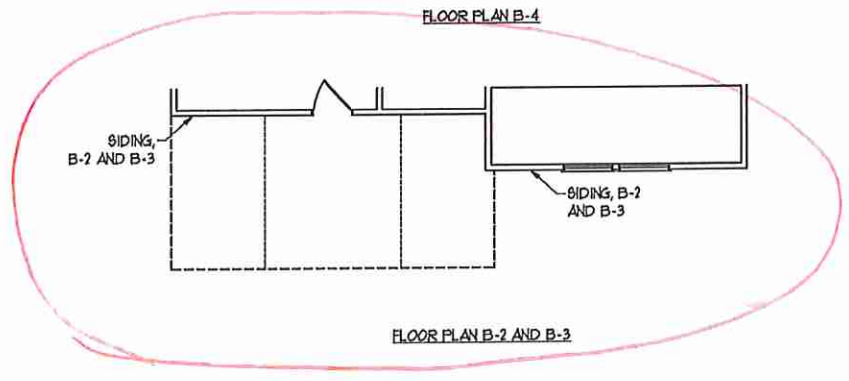
FLOOR PLAN C-4



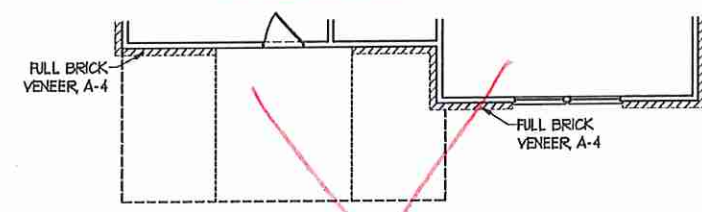
FLOOR PLAN C-2 AND C-3



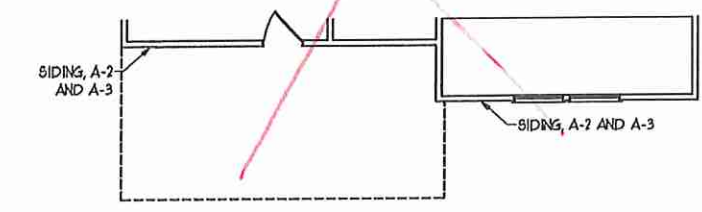
FLOOR PLAN B-4



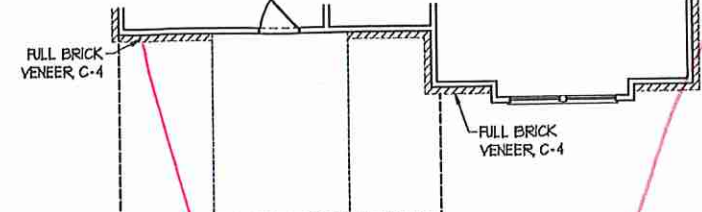
FLOOR PLAN B-2 AND B-3



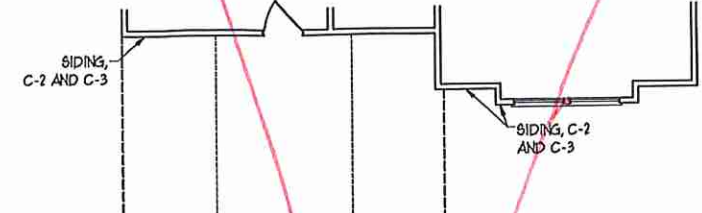
FLOOR PLAN A-4



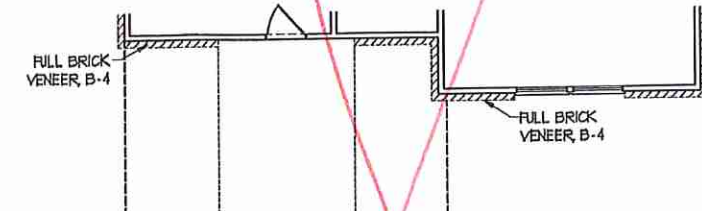
FLOOR PLAN A-2 AND A-3



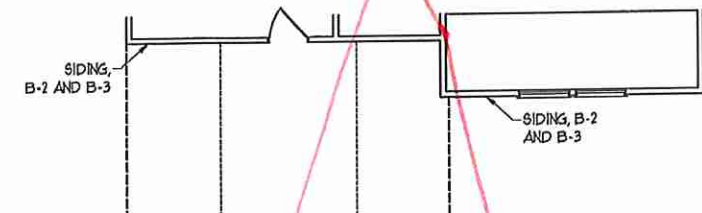
FLOOR PLAN C-4
(W/OPTIONAL BASEMENT)



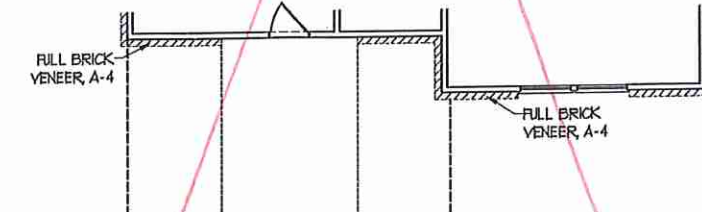
FLOOR PLAN C-2 AND C-3
(W/OPTIONAL BASEMENT)



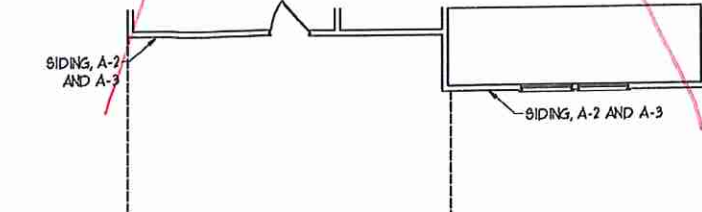
FLOOR PLAN B-4
(W/OPTIONAL BASEMENT)



FLOOR PLAN B-2 AND B-3
(W/OPTIONAL BASEMENT)

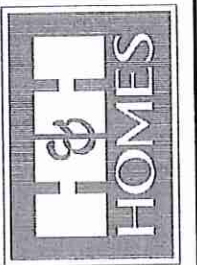


FLOOR PLAN A-4
(W/OPTIONAL BASEMENT)



FLOOR PLAN A-2 AND A-3
(W/OPTIONAL BASEMENT)

J.S. THOMPSON
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65 WILKIE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 885-9149
FAX: (919) 885-9221
N.C. LICENSE NO. C-1133

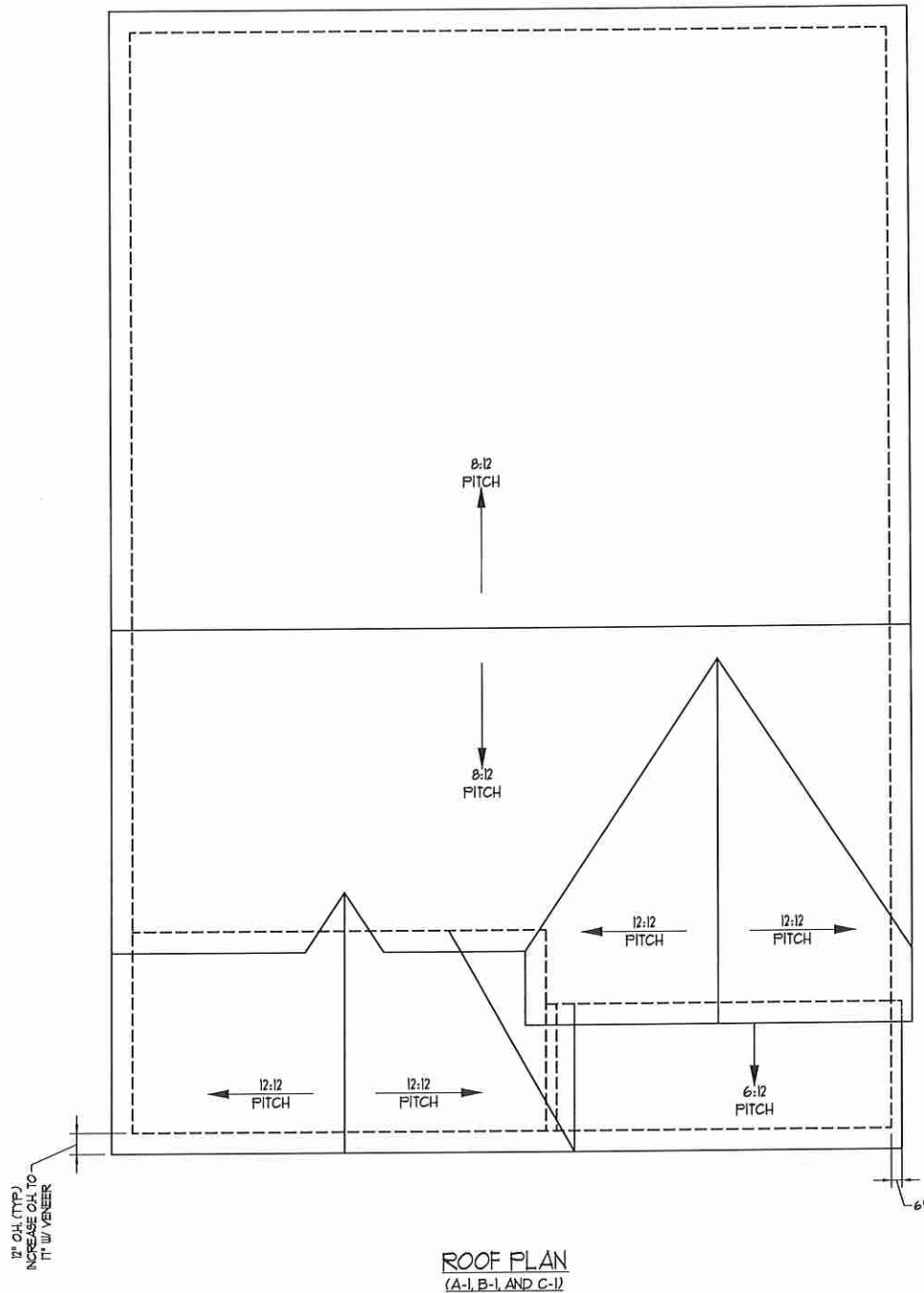


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ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
PARTIAL PLANS
A-7.2



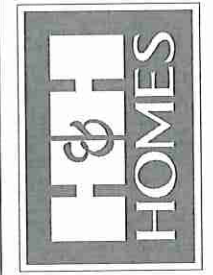
TOTAL UNDER ROOF AREA:	1667	SQ. FT.
VENTING AREA REQUIRED:	1667	SQ. FT. / 300 = 5.56
TOTAL REQUIREMENTS:	LOWER: 2.18	UPPER: 2.78

LOWER AREA VENTING			
ESCHT VENT	SIZE	PER UNIT	# UNITS PROVIDED
	3/4" SFLT	100'-0"	4.2
LOWER AREA VENTING PROVIDED:			

UPPER AREA VENTING			
EDGE VENT	SIZE	PER UNIT	# UNITS PROVIDED
	1/2" SFLT	30'-0"	4.0
UPPER AREA VENTING PROVIDED:			

TOTAL AREA PROVIDED	ESCHT AND EDGE VENT	8.2
---------------------	---------------------	-----

**J.S. THOMPSON
ENGINEERING, INC**
630 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: 019 7899919
FAX: 019 7899921
N.C. LICENSE NO. CA133



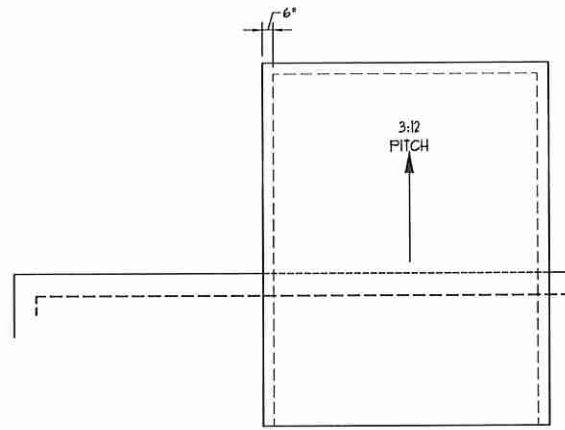
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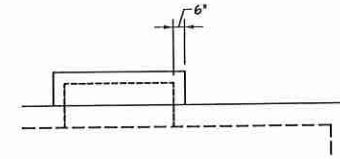
DATE: MARCH 15, 2019
REV.: MAY 01, 2020
SCALE: 1/4" = 1'-0"
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ROOF PLAN
ELEVATIONS
A&B

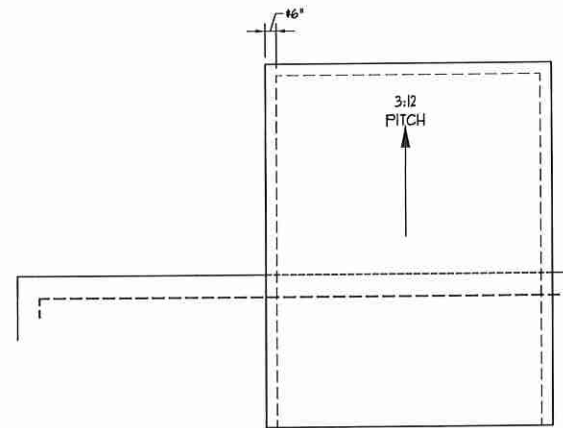
A-8



OPTIONAL 12'-0" WIDE X 10'-0" DEEP
COVERED REAR PORCH

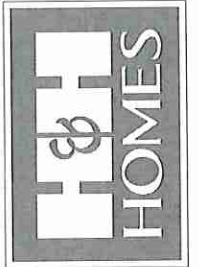


OPTIONAL FIREPLACE



OPTIONAL 12'-0" WIDE X 10'-0" DEEP
COVERED REAR PORCH W/ PATIO

J.S. THOMPSON
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RALEIGH, NC 27605
PHONE: (919) 780-0919
FAX: (919) 780-9921
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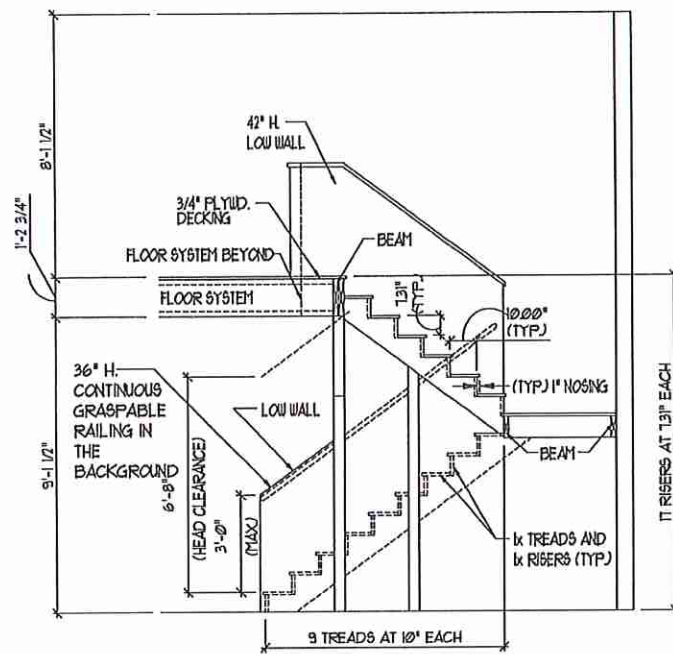
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ROOF PLAN
ELEVATION - A/B
&C

A-8.2



TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES:

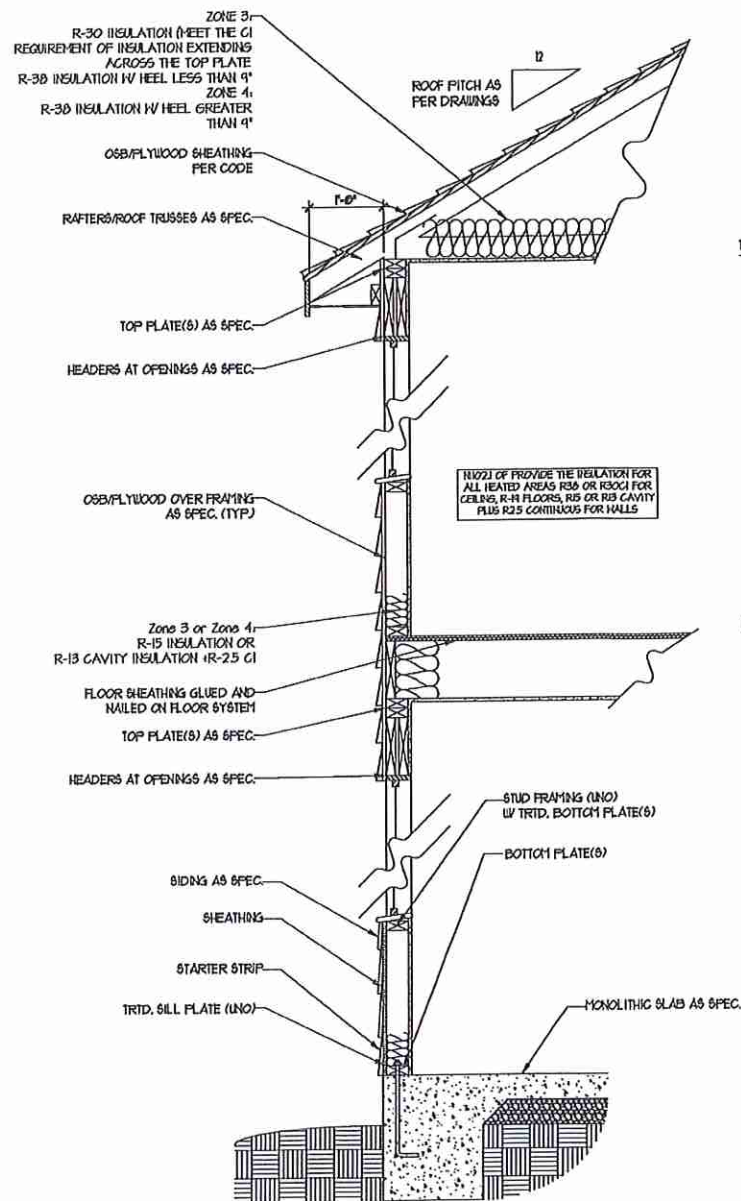
RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

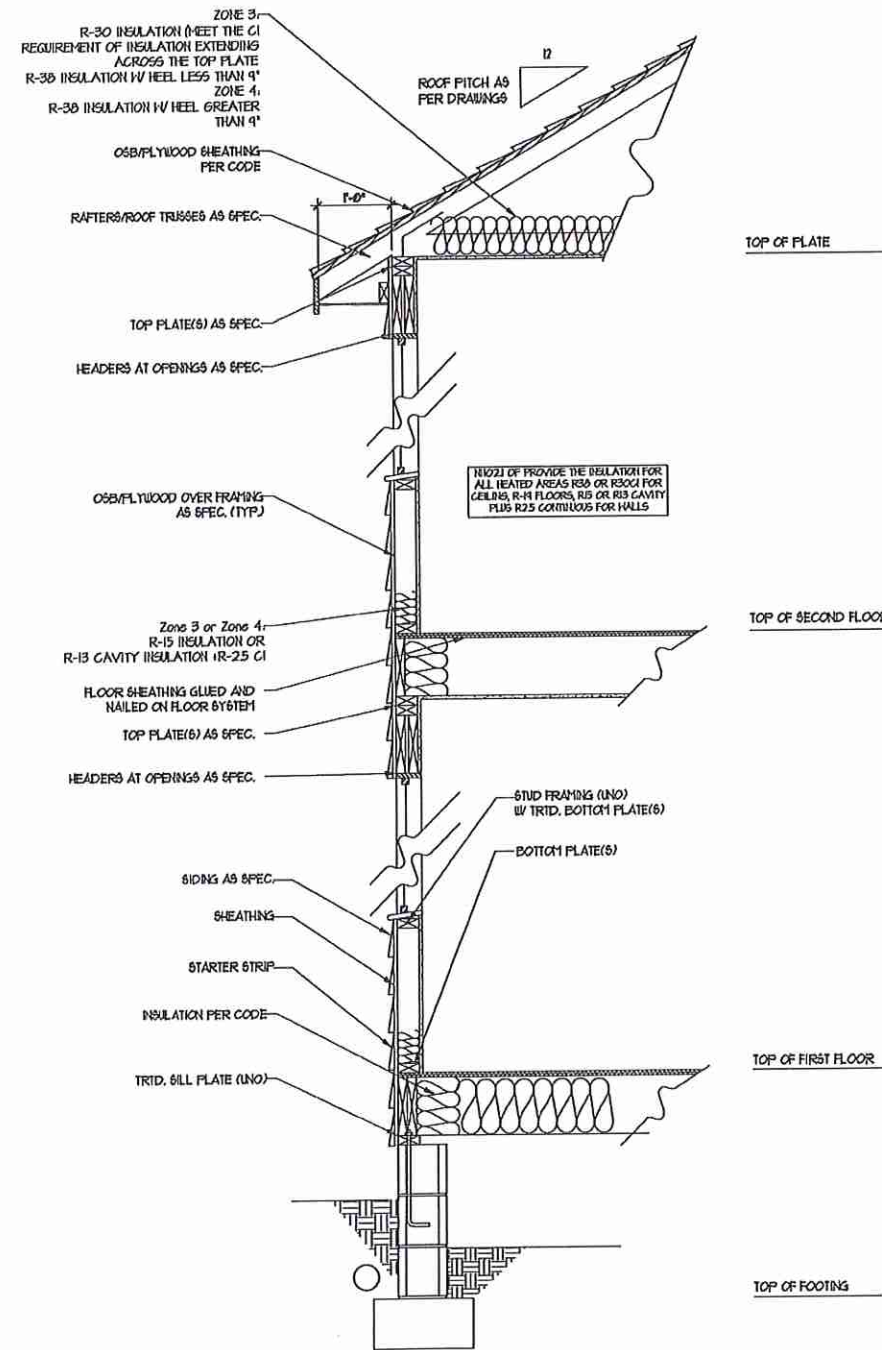
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

HANDRAILS
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

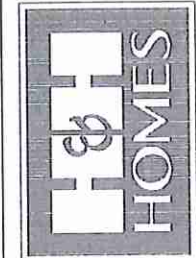


WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



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

J.S. THOMPSON
ENGINEERING, INC.
600 WALK AVE., SUITE 104
SALEEM, NC 27585
PHONE: (919) 285-9119
FAX: (919) 285-9221
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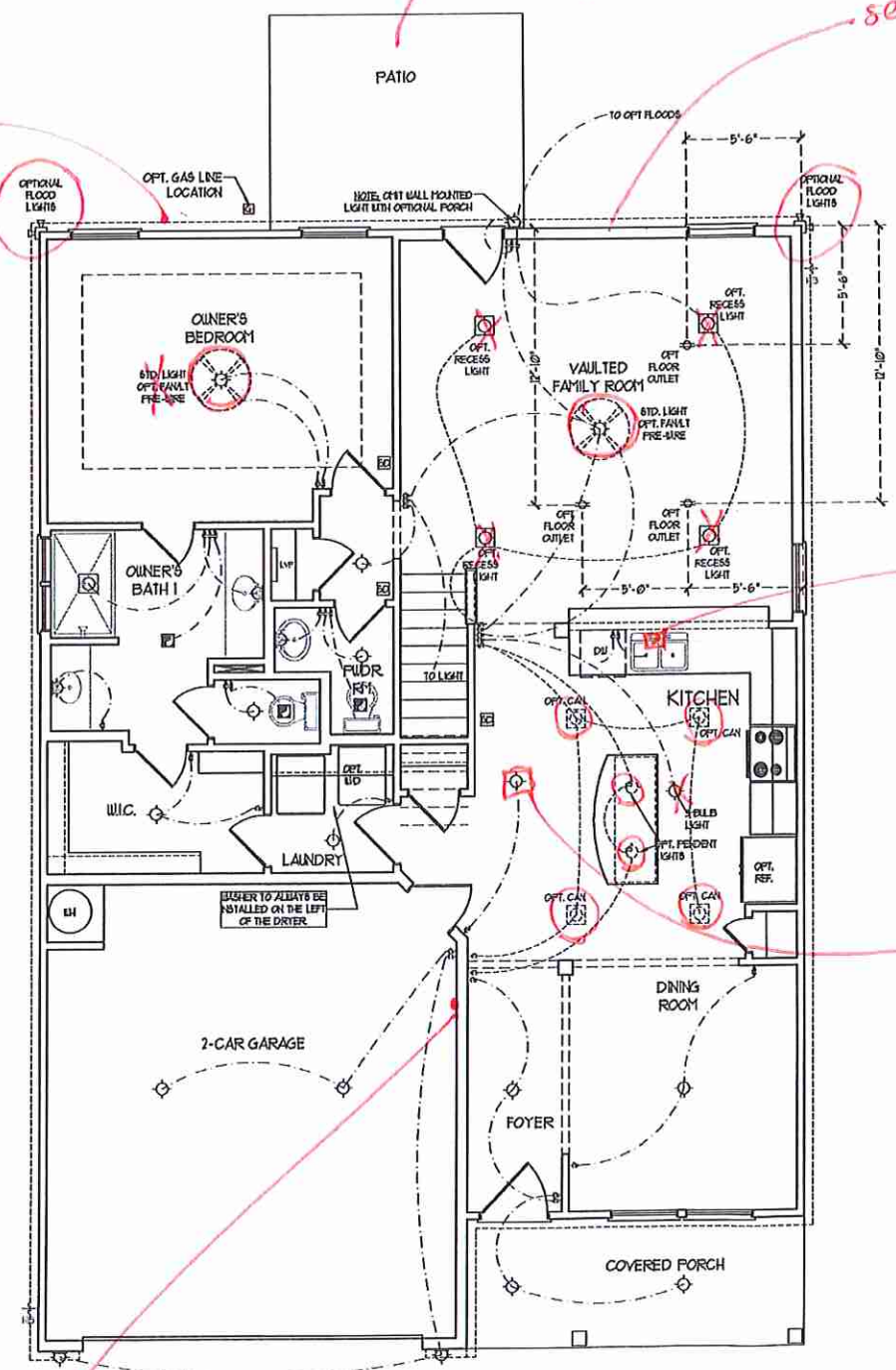
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JORDAN

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REV.: MAY 01, 2020
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DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
WALL SECTIONS
AND STAIR
DETAIL
AD-1

Add'l exterior Ⓜ

see covered porch

see fireplace



Dedicated 110v GFCI Ⓜ

FIRST FLOOR PLAN
(A-1, B-1, AND C-1)

ELECTRICAL LAYOUT NOTES:
 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
 2) VANITY LIGHTS TO BE SET # 50" AFF. (TYP)
 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
 4) PLACE SWITCHES # 110V FRCT1 ROUGH OPENING

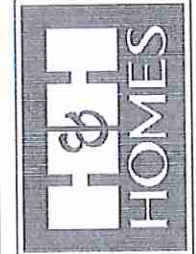
ELECTRICAL LEGEND	
	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HX3 CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CREDIT FOR CORPONENT WIRING
	BREAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

Recessed Can w/ switch

Recessed Can ILO flushmount

Ⓜ

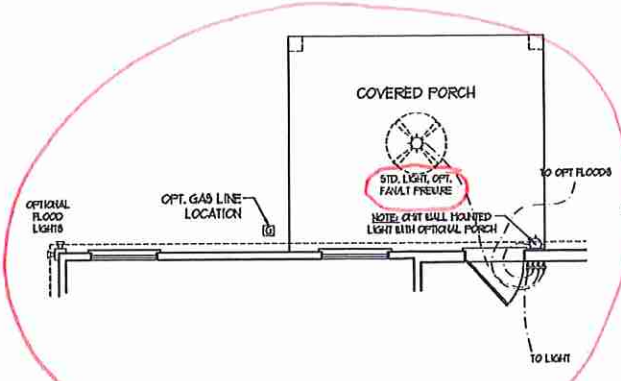
J.S. THOMPSON ENGINEERING, INC.
 608 WADE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 788-9919
 FAX: (919) 788-9921
 N.C. LICENSE NO.: C-1733



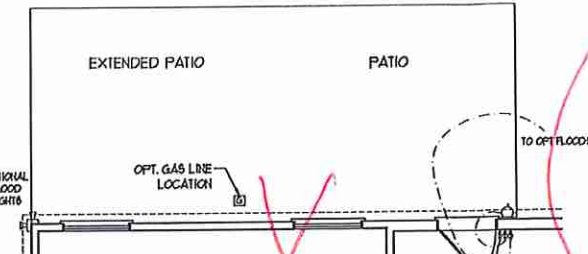
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H&H HOMES, INC.
 JORDAN

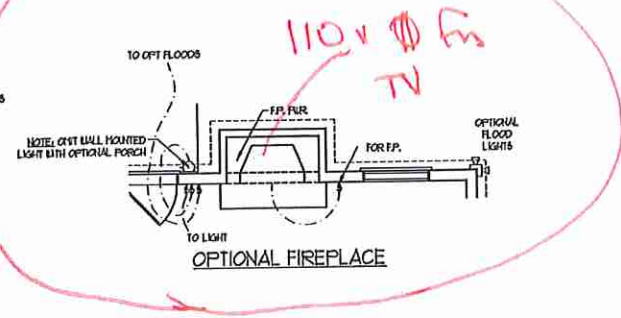
DATE: MARCH 15, 2019
 REV.: MAY 01, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
 FIRST FLOOR ELECTRICAL PLAN
 E-1



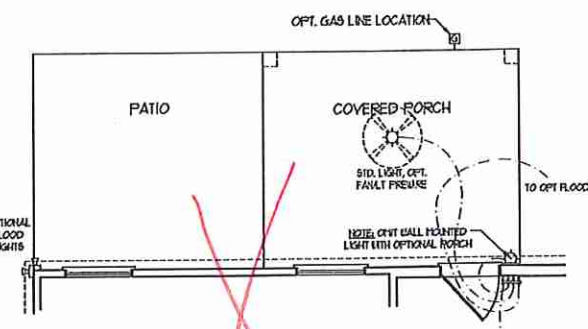
OPTIONAL 12'-0" WIDE X 10'-0" DEEP COVERED REAR PORCH



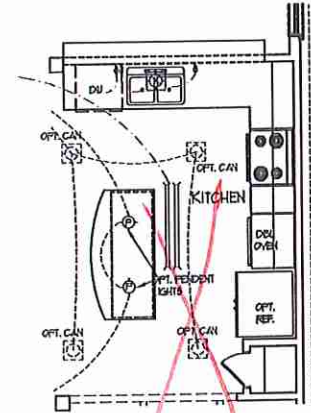
OPTIONAL 22'-10" WIDE X 10'-0" DEEP EXTENDED PATIO



OPTIONAL FIREPLACE



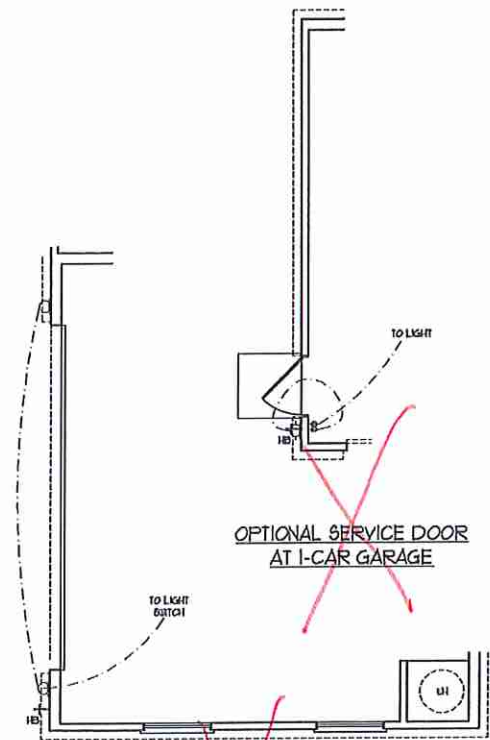
OPTIONAL 12'-0" WIDE X 10'-0" DEEP COVERED REAR PORCH W/ PATIO



ELECTRICAL LAYOUT NOTES:
 1) BLOCK AND USE 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 6" MIN FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	120 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HX CAN LIGHT
	eyeball LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR DIFFERENT SIZES
	SPEAKER
	DOORBELL CHIME
	EDV SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

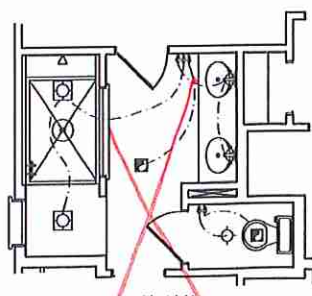


OPTIONAL SERVICE DOOR AT 1-CAR GARAGE

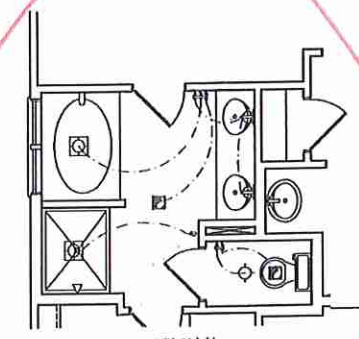
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



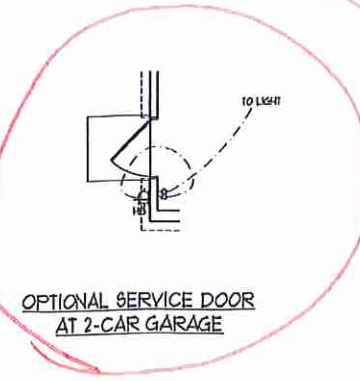
DOUBLE GARAGE DOOR OPTION



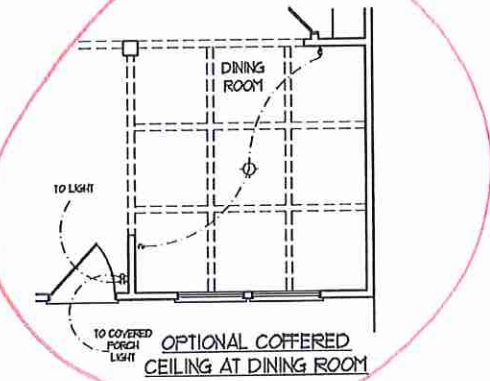
OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2



OPTIONAL SERVICE DOOR AT 2-CAR GARAGE



OPTIONAL COVERED PORCH LIGHT CEILING AT DINING ROOM

J.S. THOMPSON ENGINEERING, INC.
 650 WALKER AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: 919 865-9219
 FAX: 919 865-9214
 N.C. LICENSE NO. C1133



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H&H HOMES, INC.
 JORDAN

DATE: MARCH 15, 2019
 REV.: MAY 01, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
 FIRST FLOOR ELECTRICAL OPTIONS
 E-1.1

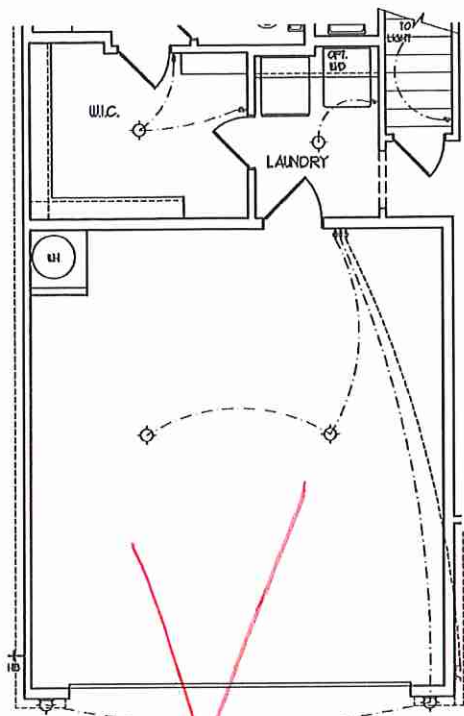
Deek

ELECTRICAL LAYOUT NOTES:

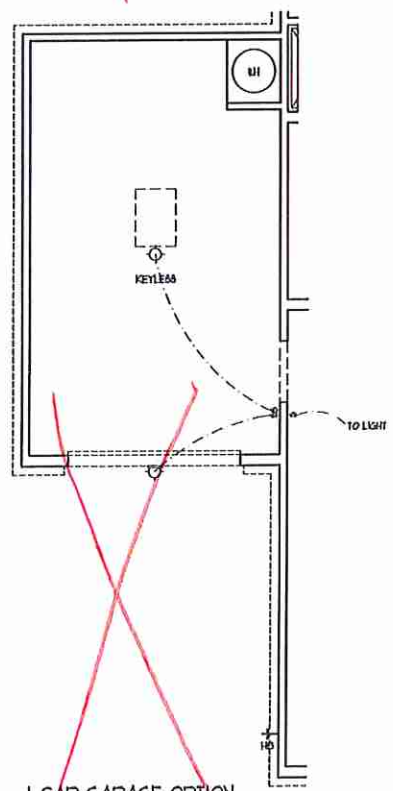
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) WANT LIGHTS TO BE SET @ 50" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 8" FROM FRONT ROUGH OPENING

ELECTRICAL LEGEND

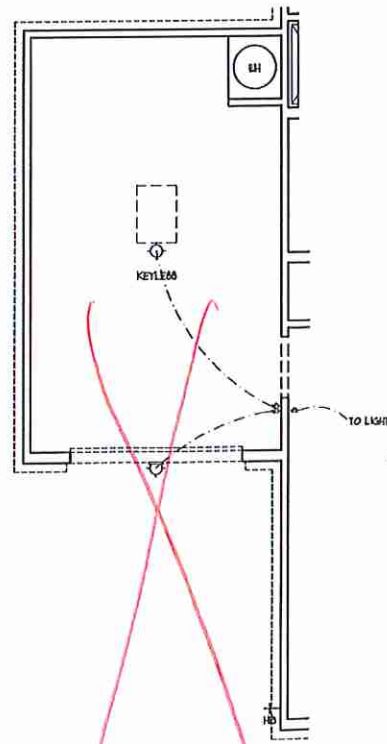
	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	FRO CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	7 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



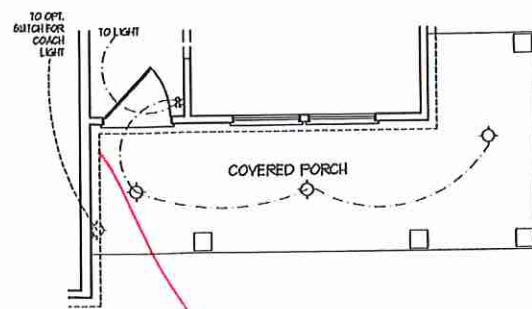
**2- CAR GARAGE W/
OPTIONAL BASEMENT**
(A-1, B-1, AND C-1)



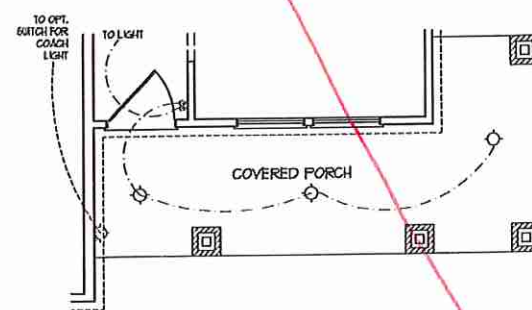
1-CAR GARAGE OPTION



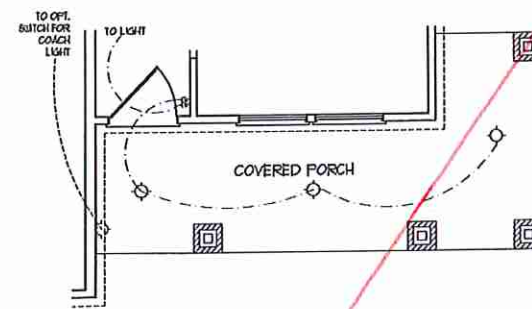
1-CAR GARAGE OPTION



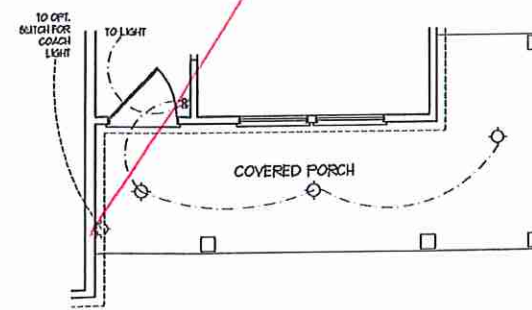
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. C-1, C-2, C-3, & C-4)



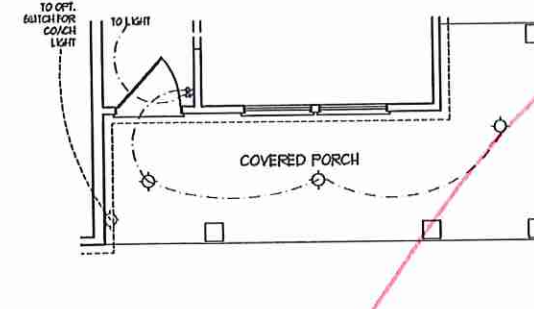
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. B-4)



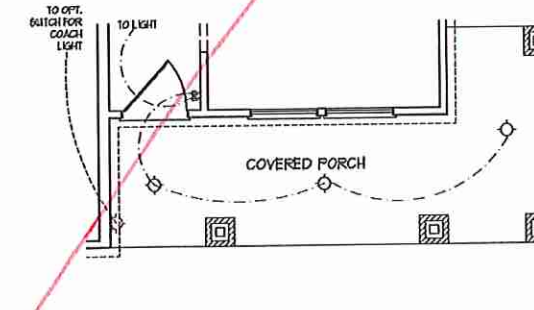
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. B-1, B-2, & B-3)



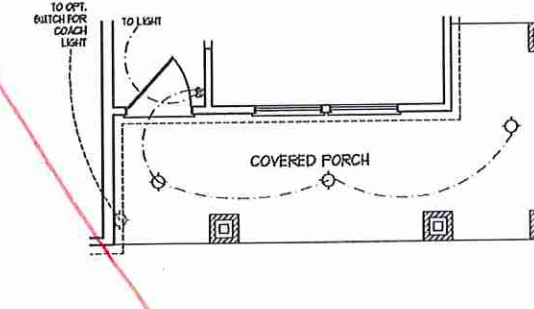
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. A-1, A-2, A-3, & A-4)



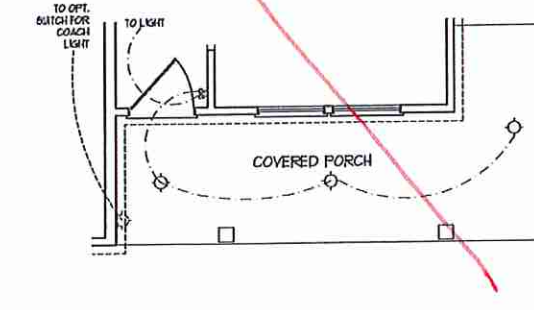
OPTIONAL WRAP AROUND PORCH
(ELEV. C-1, C-2, C-3, & C-4)



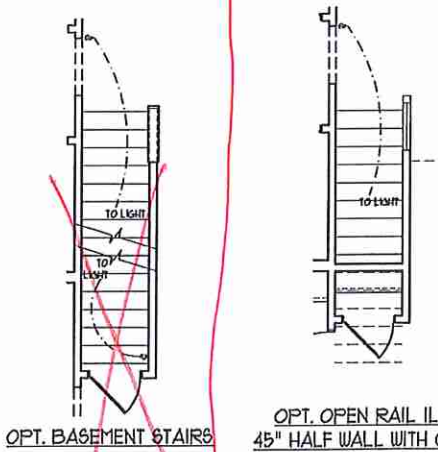
OPTIONAL WRAP AROUND PORCH
(ELEV. B-4)



OPTIONAL WRAP AROUND PORCH
(ELEV. B-1, B-2, & B-3)



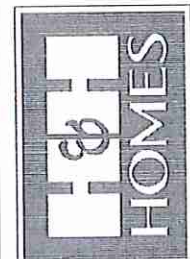
OPTIONAL WRAP AROUND PORCH
(ELEV. A-1, A-2, A-3, & A-4)



OPT. BASEMENT STAIRS

**OPT. OPEN RAIL I/O
45" HALF WALL WITH CAP**

**J.S. THOMPSON
ENGINEERING, INC.**
600 W. WARE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 889-9149
FAX: (919) 889-0051
N.C. LICENSE NO. G1133



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H&H HOMES, INC.
JORDAN

DATE: MARCH 15, 2019

REV.: MAY 01, 2020

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

DRAWN BY:

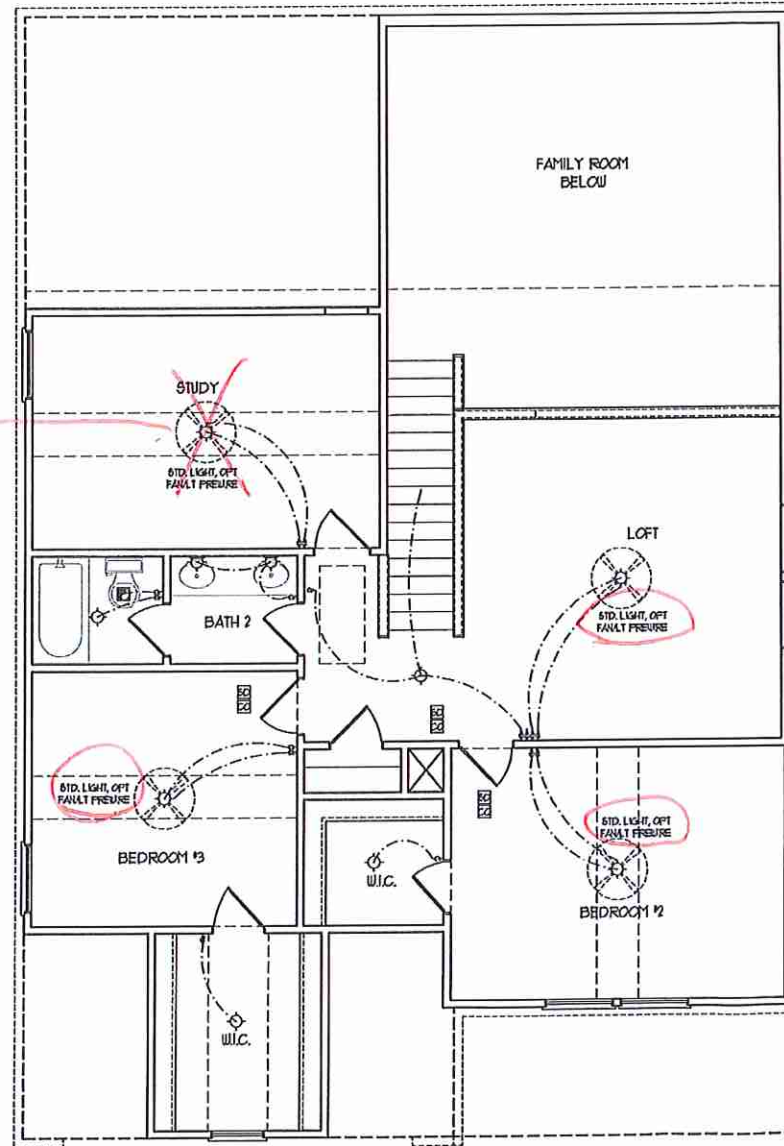
ENGINEERED BY:

REVIEWED BY:

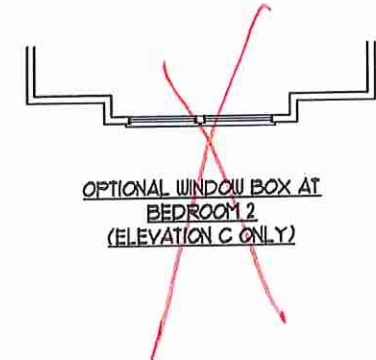
FIRST FLOOR
ELECTRICAL
OPTIONS

E-1.1

see BR # 4



SECOND FLOOR PLAN
(A-1, B-1, AND C-1)

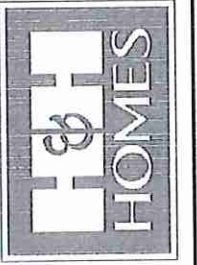


OPTIONAL WINDOW BOX AT
BEDROOM 2
(ELEVATION C ONLY)

ELECTRICAL LAYOUT NOTES:
 1) BLOCK AND WIRE FOR ALL
 CEILING FANS PER PLAN
 2) VANTY LIGHTS TO BE SET
 @ 90" AFF. (TYP)
 3) ADDITIONAL EXTERIOR OUTLETS
 REQUIRED BY CODE TO BE
 LOCATED BY ELECTRICIAN
 4) PLACE SWITCHES & OUTLET
 ROUGH OPENINGS

ELECTRICAL LEGEND	
	120 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HNS CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	3 LAYER, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DINNER SWITCH
	CONDUIT FOR COMPONENT WIRES
	BREAKER
	DOORBELL CHIME
	TO V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT

**J.S. THOMPSON
ENGINEERING, INC.**
 600 WADE AVE., SUITE 104
 KALEIGH, NC 27605
 PHONE: 919 289-9119
 FAX: 919 289-9121
 N.C. LICENSE NO. C-1113

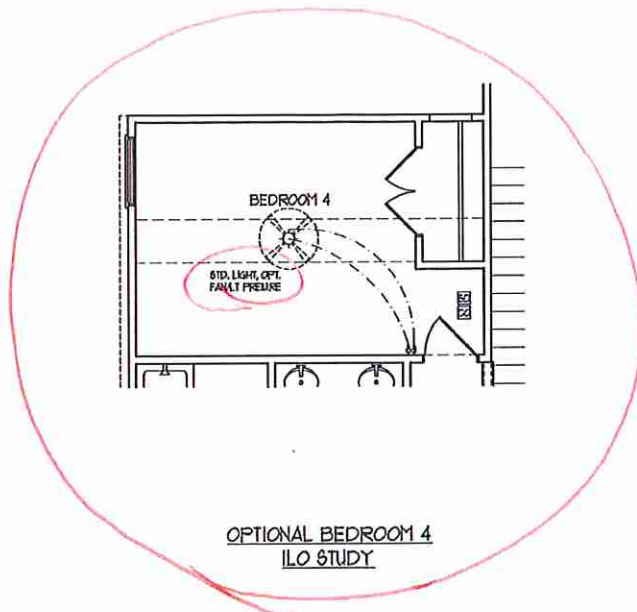


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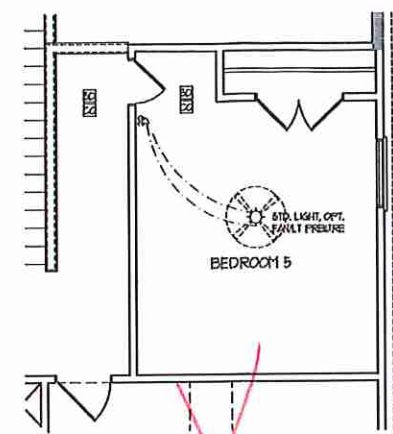
H&H HOMES, INC.
 JORDAN

DATE: MARCH 15, 2019
 REV.: MAY 01, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
 SECOND FLOOR
 ELECTRICAL
 PLAN
 E-2

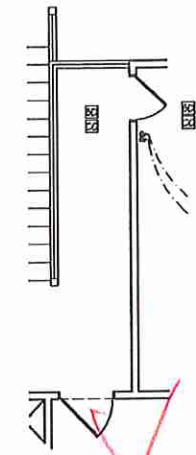
one



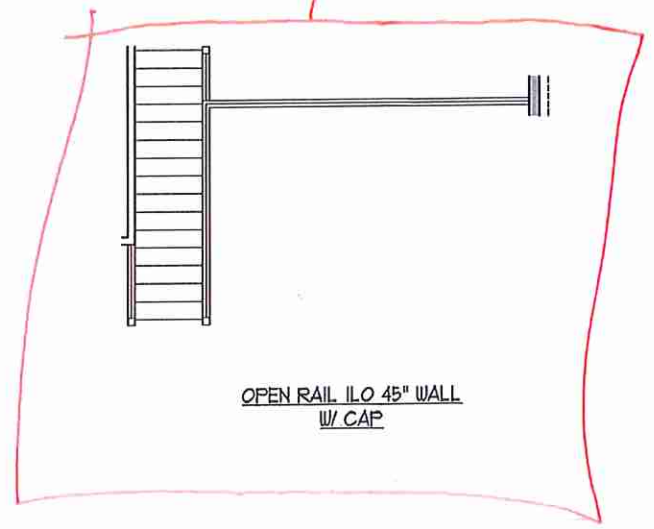
OPTIONAL BEDROOM 4
ILO STUDY



OPTIONAL BEDROOM 5
ILO LOFT



OPTIONAL OPEN RAIL ILO
45" WALL W/ CAP W/
BEDROOM 5 ILO LOFT

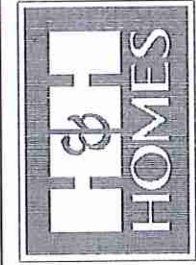


OPEN RAIL ILO 45" WALL
W/ CAP

ELECTRICAL LAYOUT NOTES:
 1) BLOCK AND USE FOR ALL CEILING FANS PER PLAN
 2) VANTY LIGHTS TO BE SET # 50" AFF. (TYP)
 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
 4) PLACE SWITCHES 4" FROM ROUGH OPENINGS.

ELECTRICAL LEGEND	
	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	150 CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAYER, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR CONDUIT USAGE
	BREAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

J.S. THOMPSON ENGINEERING, INC.
 100 WALKER AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: 919 289-9119
 FAX: 919 289-9121
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Over

H&H HOMES, INC.
 JORDAN

DATE: MARCH 15, 2019
 REV.: MAY 01, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
 SECOND FLOOR ELECTRICAL OPTIONS
 E-2.1

FOUNDATION VENTILATION CALCULATION
 1579 SQ. FT. OF CRAWL SPACE DIVIDED BY 1500 EQUAL 0.9 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

50 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.

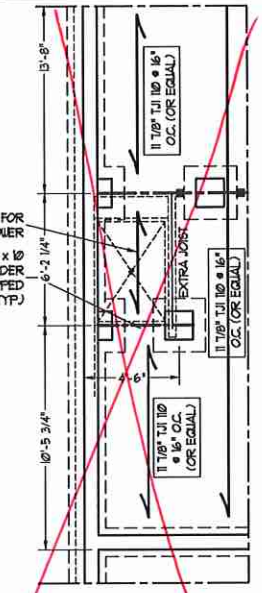
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 50 MPH WINDS.
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) FOR 50 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 4.3 PSF AND -3.3 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 42.3 PSF AND -38 PSF FOR ROOF PITCHES 1/2 TO 1/20 AND -44 PSF AND -51 PSF FOR ROOF PITCHES 3/12 TO 1/12.
- 1/2" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NCRC, 2018 EDITION.

120 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.

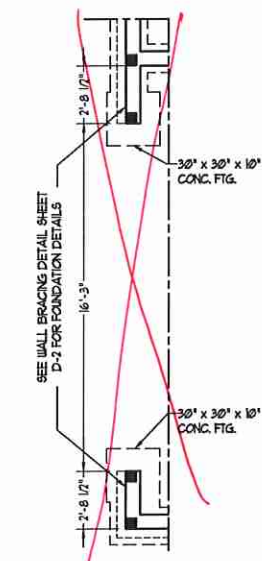
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 50 MPH WINDS.
- WALL CLADDING DESIGNED FOR 43.3 PSF AND -39 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 44.2 PSF AND -39 PSF FOR ROOF PITCHES 1/2 TO 1/20 AND 40 PSF AND -36 PSF FOR ROOF PITCHES 2/12 TO 1/12.
- INSTALL 1/2" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STOREYS IN ACCORDANCE WITH SECTION R602.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NCRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

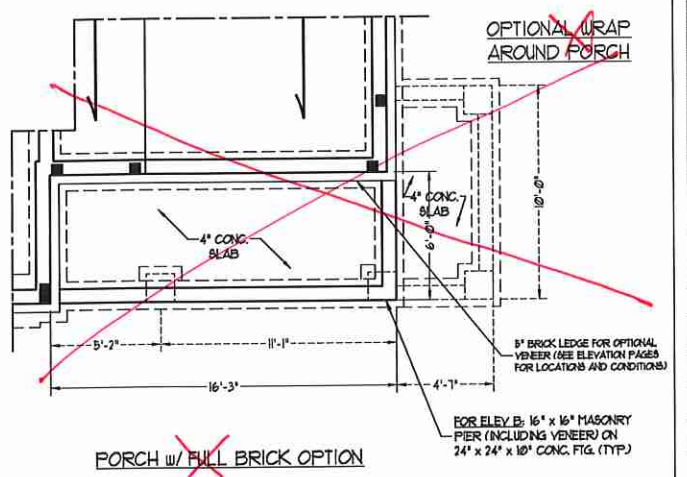
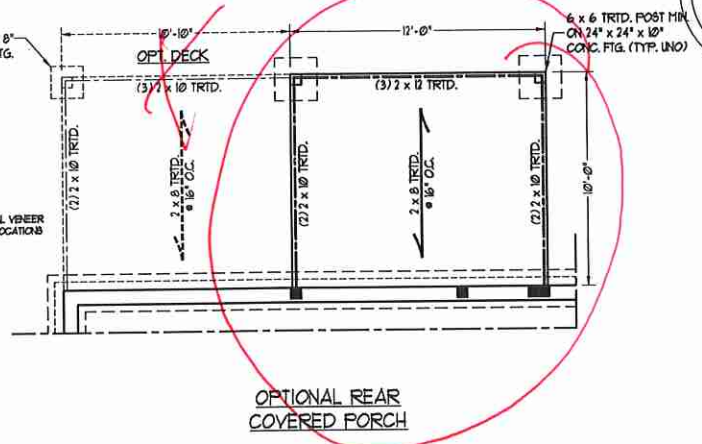
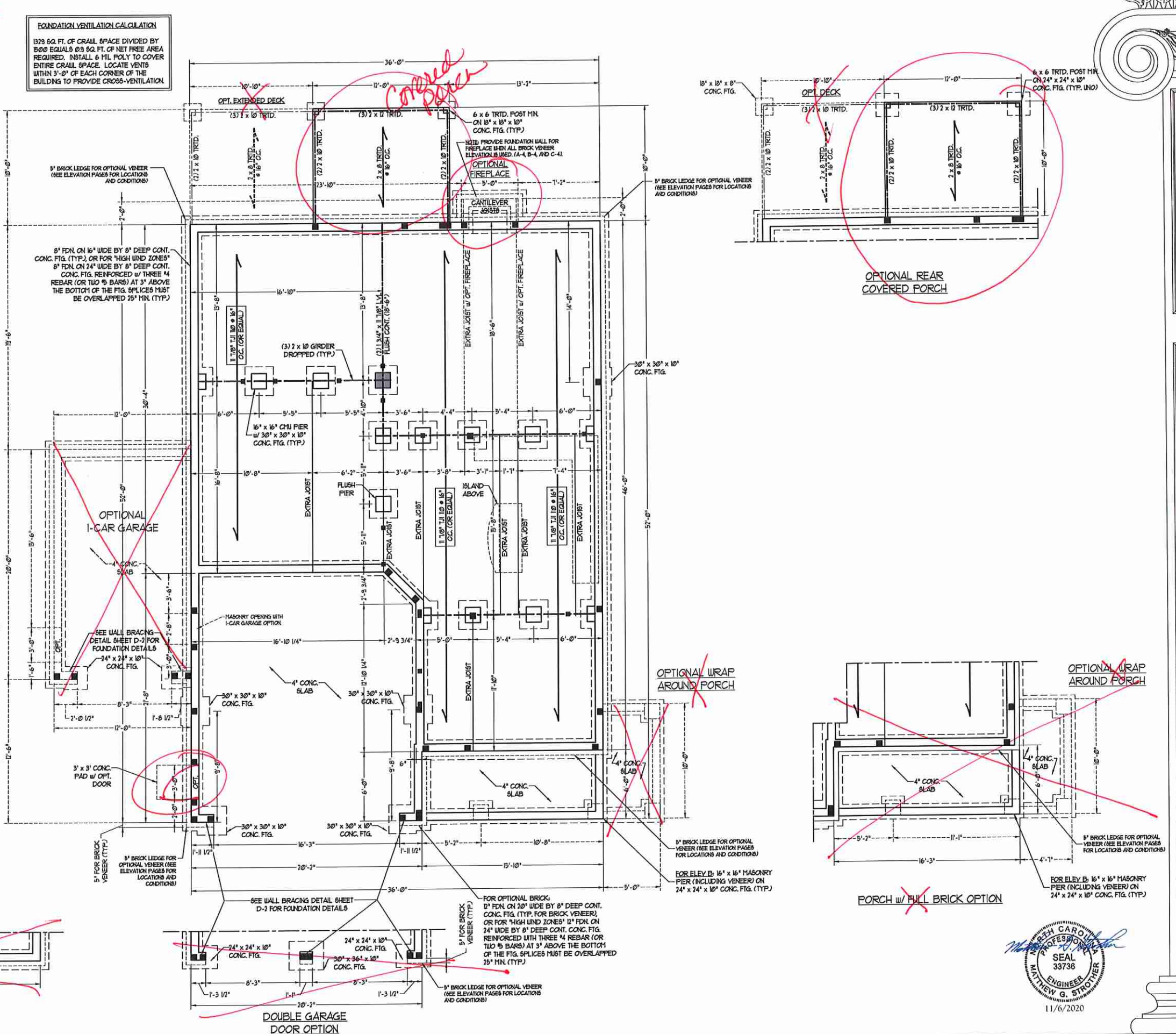
- ALL FRAMING LUMBER TO BE #2 SYP (LND). ALL TREATED LUMBER TO BE #2 SYP (LND).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- SHADED PIERS TO BE FILLED SOLID.
- INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE IN-THE FOUNDATION WALLS TOGETHER. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



PLUMBING w/ OPTIONAL OWNER'S BATH 3



SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



J.S. THOMPSON ENGINEERING, INC.
 600 WADE AVE., SUITE 104 RALEIGH, NC 27665
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: 01173

JORDAN H&H HOMES, INC.

DATE: NOVEMBER 5, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RENAISSANCE RESIDENTIAL DESIGN
 ENGINEERED BY: WFB

SHEET 3 OF 10
 S-1.3
 CRAWL FOUNDATION PLAN



BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
- C5-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- 1/2" OSB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" THIN GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.4.6 OF THE 2018 NCRC, THE AMOUNT OF BRACING REQUIRED ON THE WALK OUT BASEMENT WALLS EXCEEDS THE AMOUNT OF BRACING ON THE WALL ABOVE MULTIPLIED BY A FACTOR OF 1.5.
- SHEATH ALL EXTERIOR WALLS WITH 1/2" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

STRUCTURAL NOTES:

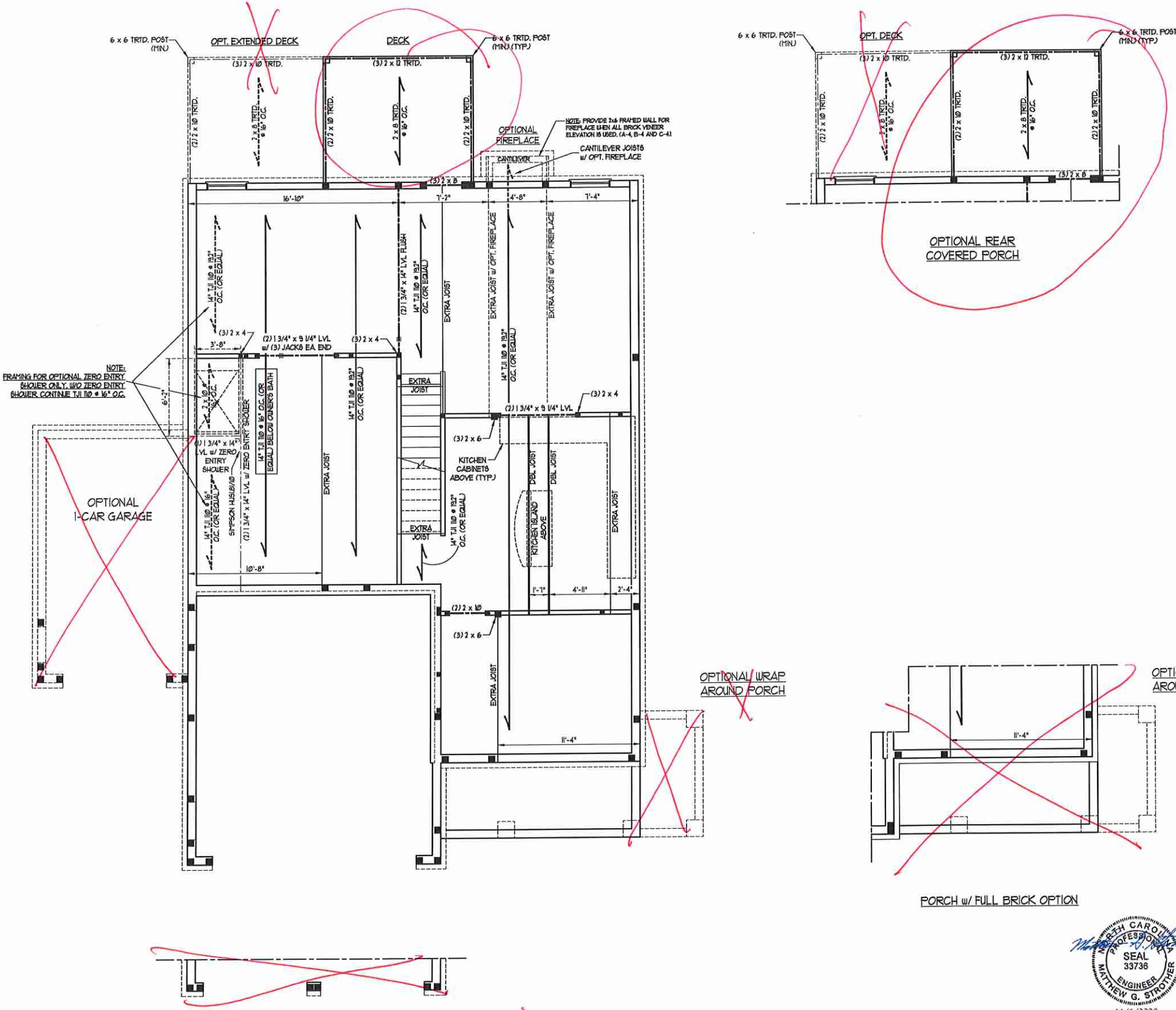
- ALL FRAMING LUMBER TO BE #2 SPF (INO).
- ALL LOAD BEARING HEADERS TO BE (3) 2 x 8 (INO).
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SUPPORT UNSPECIFIED PT. LOADS ALONG FRAMED WALLS w/ (2) STUDS (INO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- STEP POURED FOUNDATION WALL DOWN TO 2 x 6 x 16" O.C. STUD WALL AS GRADE PERMITS.
- ALL LOAD BEARING INTERIOR WALLS TO BE 2 x 4 @ 12" O.C. OR 2 x 6 @ 16" O.C. (INO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE BILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SPS-PSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (INO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (INO).
- FOR FIBERGLASS, ALUMINUM OR COLUMN ENDS 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.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (INO). SEE ARCH DINGS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 8d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.2.2 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



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JORDAN H&H HOMES, INC.

DATE: NOVEMBER 5, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RENAISSANCE RESIDENTIAL DESIGN
 ENGINEERED BY: WEB



SHEET 5 OF 10
S-1.4a
 FIRST FLOOR FRAMING PLAN

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 1' O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 10d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 1' O.C. STAGGERED. SEE SECTION R103.B.2) OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

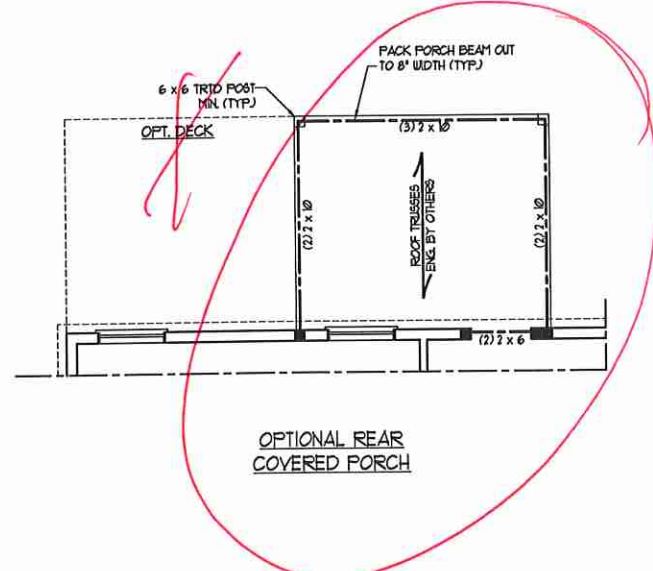
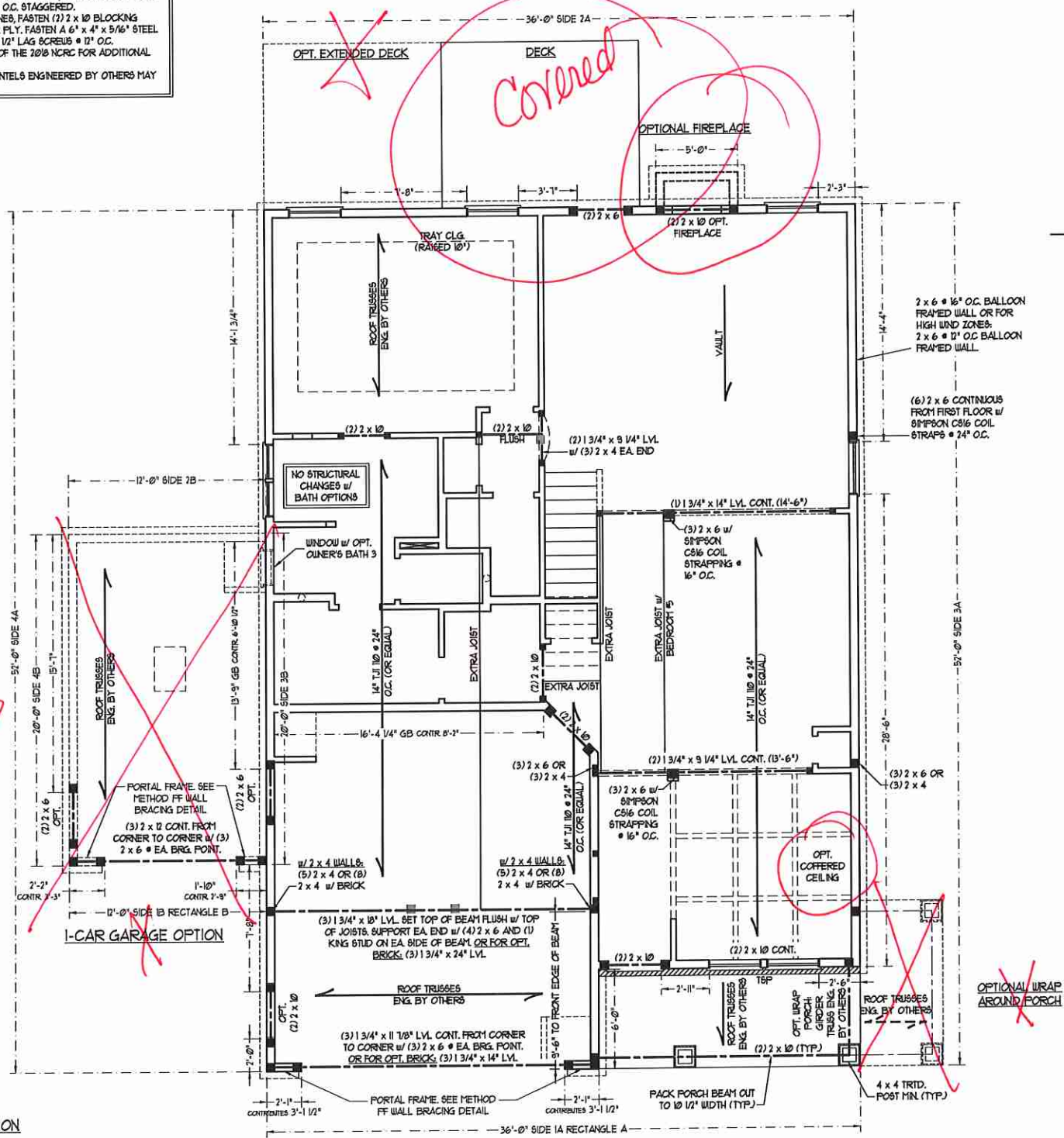
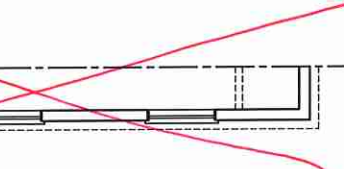
- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE 5FF 1/2 (UNO). ALL TREATED LUMBER TO BE 51P 1/2 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R6-02.15 FOR ADDITIONAL KING STUD REQUIREMENTS. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 1' BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 - 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 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO) 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.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

18P INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

TABLE R6-02.15
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACINGS (INCHES) (PER TABLE R6-02.15)	16"	24"
UP TO 3'	1	1	1
4'	2	1	1
5'	3	2	1
6'	4	3	2
7'	5	4	3
8'	6	5	4

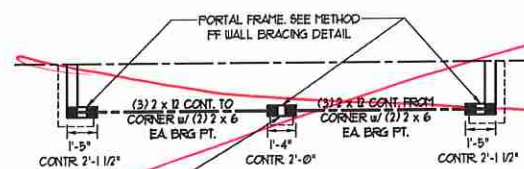
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



BRACED WALL DESIGN

RECTANGLE A	RECTANGLE B
SIDE 1A (FRONT LOAD) METHOD: C5-U5P/FAGB TOTAL REQUIRED LENGTH: 16' TOTAL PROVIDED LENGTH: 19.83'	SIDE 1B METHOD: C5-U5P/PFF TOTAL REQUIRED LENGTH: 32' TOTAL PROVIDED LENGTH: 6'
SIDE 2A METHOD: C5-U5P TOTAL REQUIRED LENGTH: 16' TOTAL PROVIDED LENGTH: 10.5'	SIDE 2B METHOD: C5-U5P TOTAL REQUIRED LENGTH: 32' TOTAL PROVIDED LENGTH: 17'
SIDE 3A METHOD: C5-U5P TOTAL REQUIRED LENGTH: 11.4' TOTAL PROVIDED LENGTH: 48.83'	SIDE 3B / SIDE 4A CUMULATIVE METHOD: C5-U5P/FAGB TOTAL REQUIRED LENGTH: 13.4' TOTAL PROVIDED LENGTH: 30.6'
SIDE 4A (SIDE LOAD) METHOD: C5-U5P/PFF TOTAL REQUIRED LENGTH: 11.4' TOTAL PROVIDED LENGTH: 35.2'	SIDE 4B METHOD: C5-U5P TOTAL REQUIRED LENGTH: 2' TOTAL PROVIDED LENGTH: 15.58'

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R6-02.10 OF THE NRC 2018 EDITION.
 - C5-U5P REFERS TO 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS'. CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 1' O.C. IN THE FIELD.
 - GB REFERS TO 'GYPSUM BOARD'. CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1' O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.



DOUBLE GARAGE DOOR OPTION
FILL BETWEEN HEADERS SOLID W/ KING STUDS. STRAP HEADERS TOGETHER W/ (2) 5" LONG SIMPSON C516 STRAPS INSTALLED TOP & BOTTOM ON THE INSIDE FACE OF THE HEADERS.

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JORDAN H&H HOMES, INC.

DATE: NOVEMBER 5, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: RENAISSANCE RESIDENTIAL DESIGN
ENGINEERED BY: WFB

SEAL 33738
11/6/2020

SHEET 6 OF 10
S-2
SECOND FLOOR FRAMING PLAN

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R6-02.10 OF THE NCRC 2018 EDITION.
 - CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

- NOTE:**
- PER SECTION R6-02.10.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
 - SHEATH ALL EXTERIOR WALLS WITH 1/8" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLY
8 AND GREATER	L 6 x 4 x 5/16 LLY

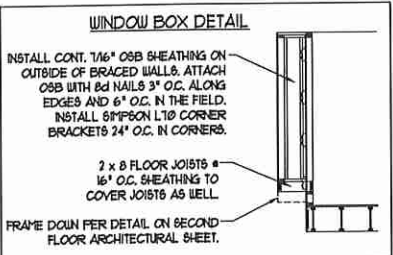
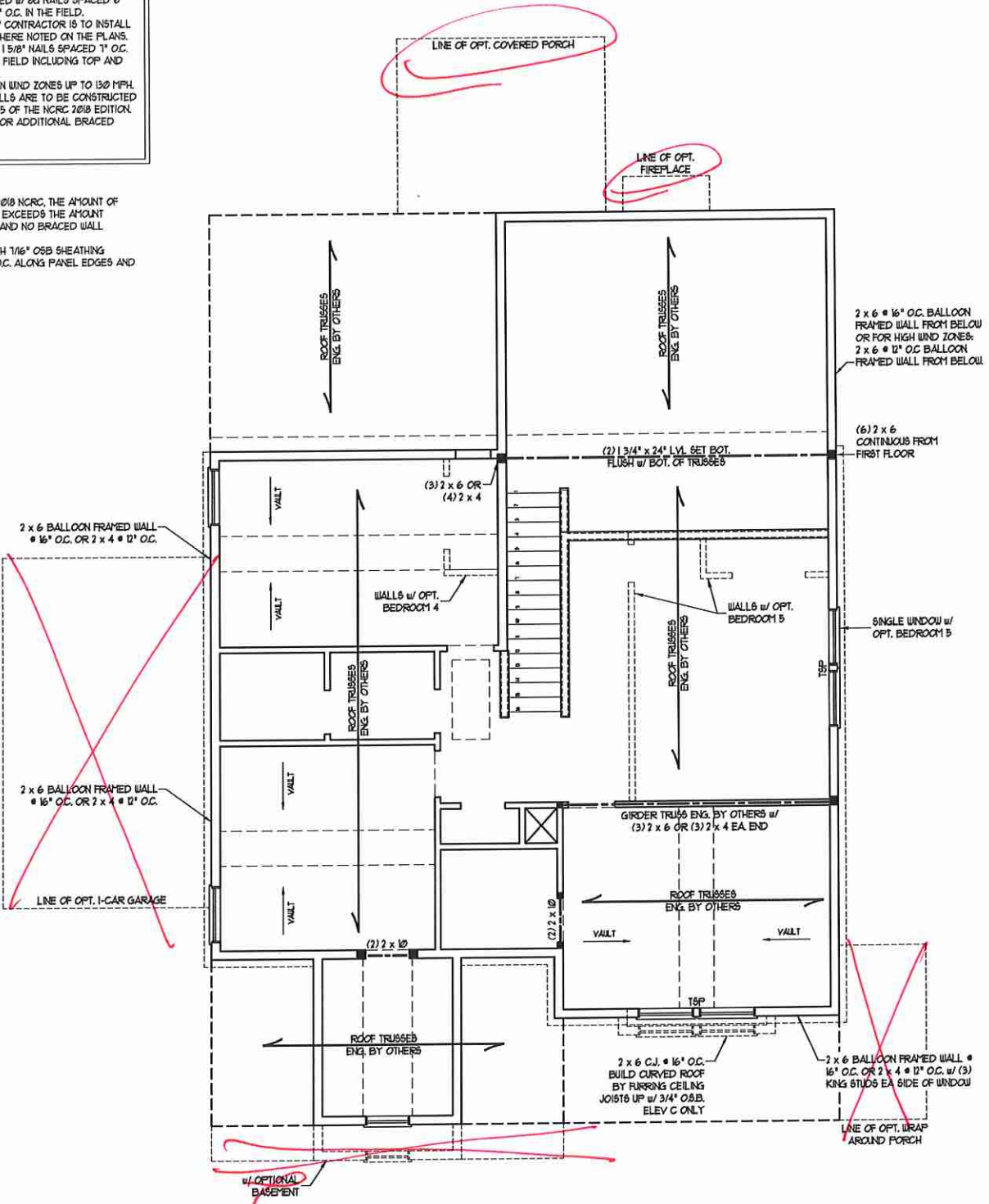
- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DINGS FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - SPREAD ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING
 - FOR ALL HEADERS 8"-10" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT = ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 10d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.21 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPP #1 (UNO). ALL TREATED LUMBER TO BE SYP #1 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO). WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R6-02.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TSP INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

TABLE R6-02.15
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACINGS (INCHES) (PER TABLE R6-02.15)	
	16	24
UP TO 3'	1	1
4'	2	1
6'	3	2
8'	5	3
10'	6	4



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JORDAN H&H HOMES, INC.

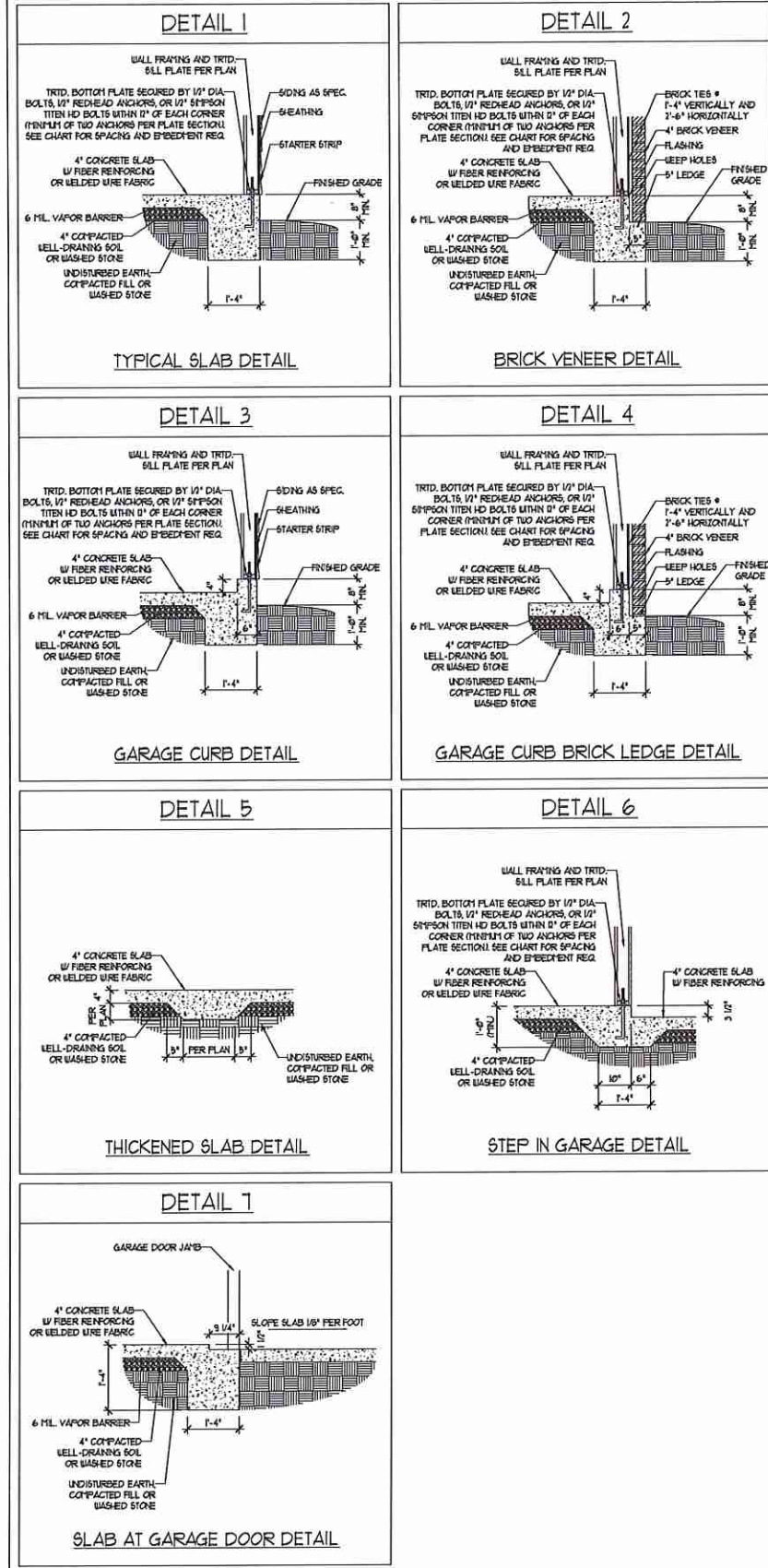
DATE: NOVEMBER 5, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: RENAISSANCE RESIDENTIAL DESIGN
ENGINEERED BY: WFB



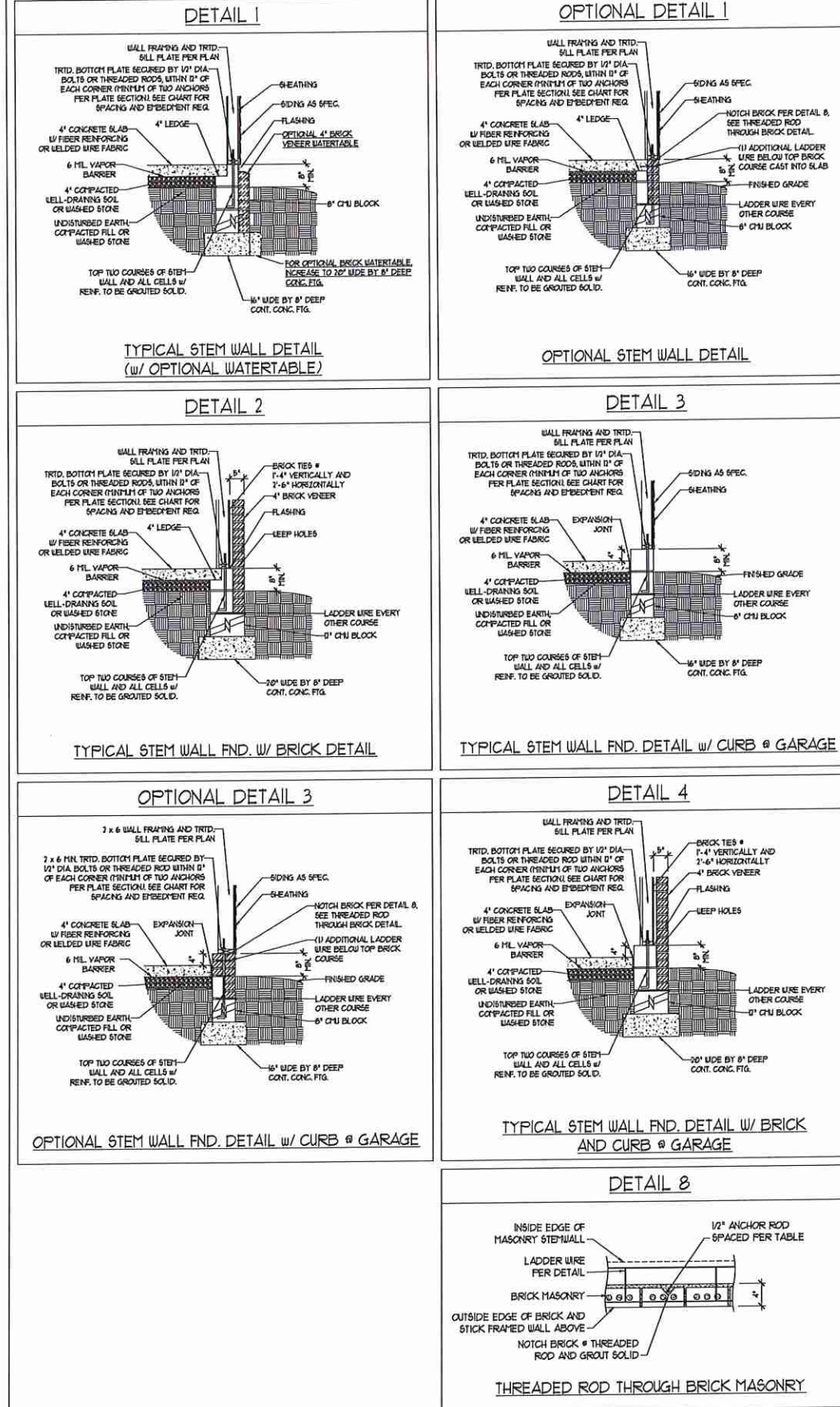
SHEET 8 OF 10
S3
CEILING FRAMING PLAN

11/6/2020

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
3	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
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.	NOT APPLICABLE	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.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY, CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PEFIT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B.4(2) OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER RS2621 AND RS2622 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. 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

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1"	15" INTO MASONRY 1" INTO CONCRETE

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

DATE: NOVEMBER 14, 2015

SCALE: NTS

DRAWN BY: JST

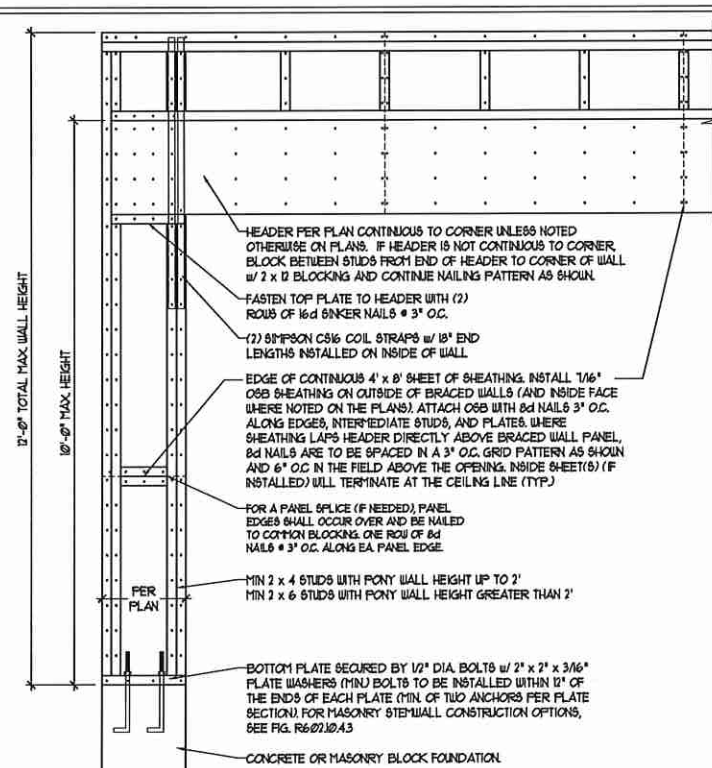
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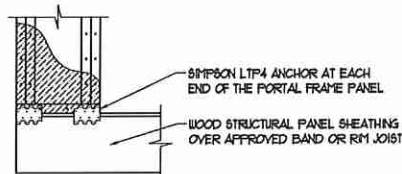
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R602.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL" WALL BRACING METHOD. 1/6" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 6d (1 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

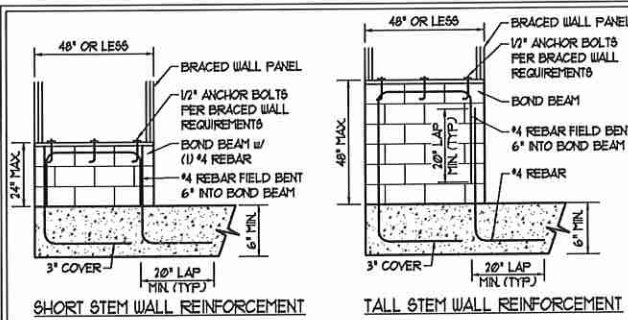


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



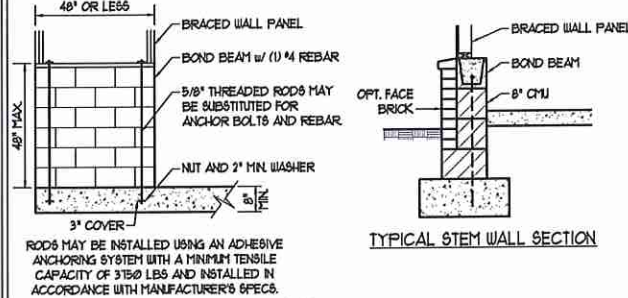
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD FF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT

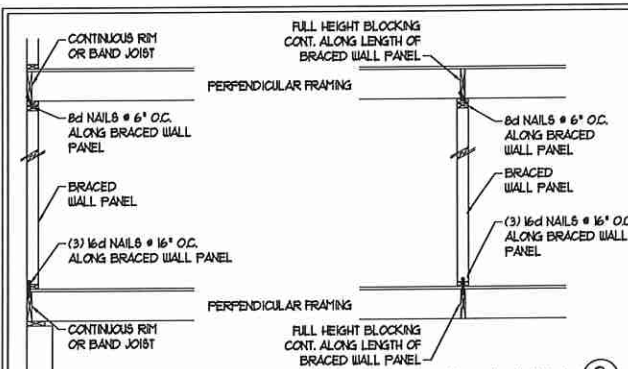


TYPICAL STEM WALL SECTION

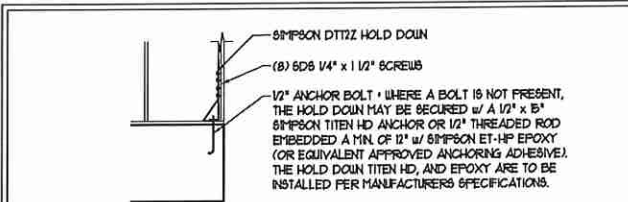
OPTIONAL STEM WALL REINFORCEMENT

NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR THREADED RODS AND ANCHOR BOLTS

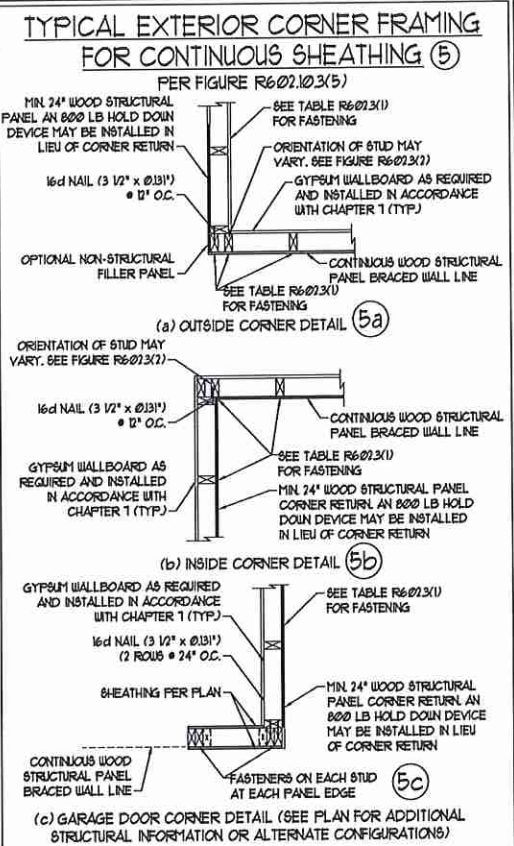
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
 PER FIGURE R602.10.4.3



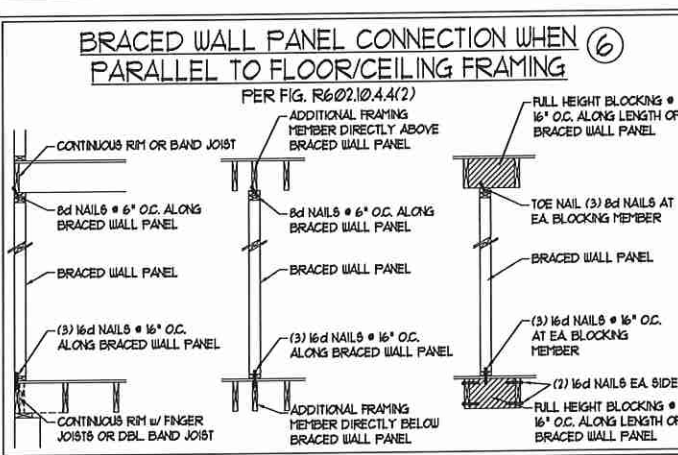
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
 PER FIGURE R602.10.4.4(1)



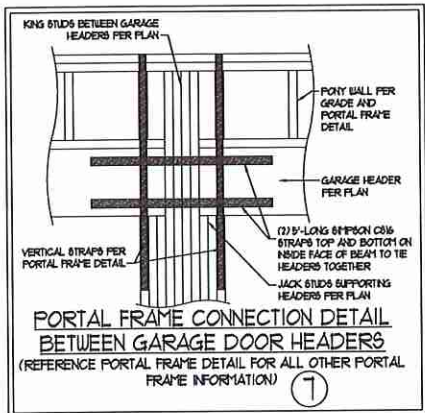
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
 * APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



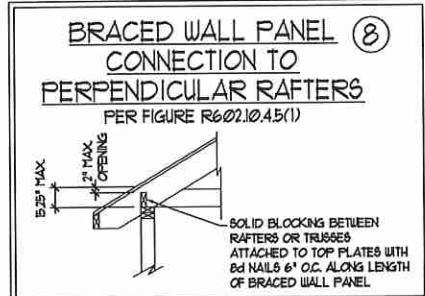
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤
 PER FIGURE R602.10.3(5)



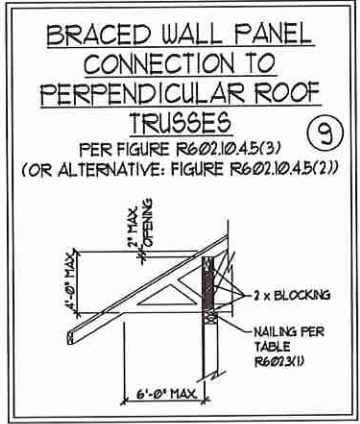
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥
 PER FIG. R602.10.4.4(2)



PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧
 PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨
 PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 14, 2018
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JST
 ENGINEERED BY: JST

D2
 BRACED WALL NOTES AND DETAILS AND FF DETAIL

11/6/2020

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)
- | DESIGN CRITERIA: | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|----------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD, P _g | 20 (PSF) | | |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 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.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A645 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/118 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 308, ACI 309, NCHA TR88-A OR ACE 530/ASCE 5/118 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE 2" OFF MINIMUM (F_b = 875 PSF, F_v = 375 PSF, E = 1600000 PSF) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" OFF MINIMUM (F_b = 575 PSF, F_v = 175 PSF, E = 1600000 PSF) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSF, F_v = 285 PSF, E = 1300000 PSF. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2375 PSF, F_v = 310 PSF, E = 1550000 PSF. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2500 PSF, E = 1800000 PSF. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2900 PSF, E = 2000000 PSF. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING	(2) 1/2" DIA x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 10d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L102 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C916 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TRUSS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2018
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JES
 ENGINEERED BY: JST



S0
 STRUCTURAL NOTES

11/6/2020