

JORDAN

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

08/16/2021



Inventory Marked



COVER SHEET

H&H HOMES
JORDAN

WMF 000048

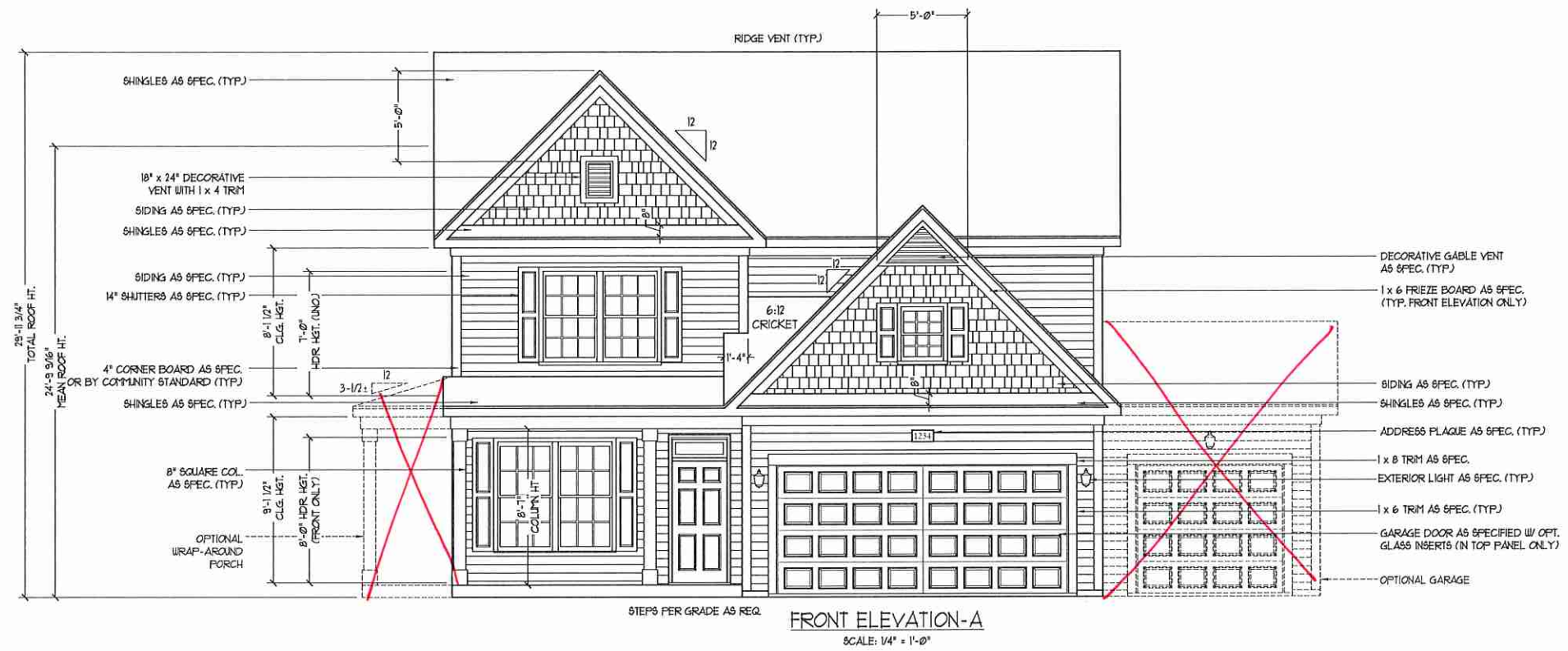
DATE: MARCH 15, 2019
REV.: MAY 01, 2020
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
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JORDAN REVISION LIST - STRUCTURAL:

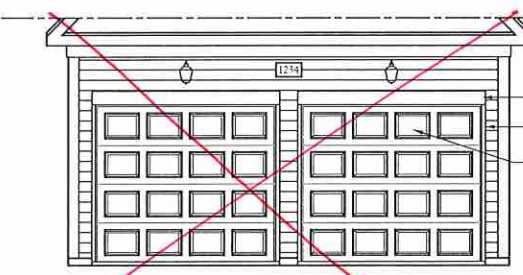
- 1.) CODE UPDATE TO SCRC 2018 (1-20)
- 2.) CHANGE 2X6 EXTERIOR WALLS TO 2X4 EXTERIOR WALLS. (3-5-20)
- 3.) ADDED BASEMENT PLAN WHICH EXTENDS GARAGE FRONT 2'-0". (5-1-20)

JORDAN REVISION LIST - ARCHITECTURAL:

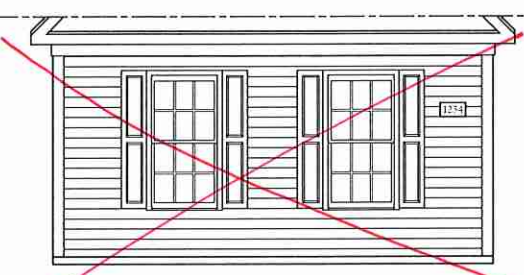
- 1.) UPDATED PLANS: 7'-0" HDR HGT. ADDED 2 HOSE BIBB LOC'NS, CHANGE MASTERS TO OWNERS, CHANGE SOFFITS TO C.O., CHANGE MASTERS BATH TO OWNER'S BATH 1, CHANGED POWDER TO PDR 1, AND CHANGED BATH TO BATH 2. (11-4-19)
- 2.) ADDED ROOF VENT CALCULATIONS FOR ELEV. A AND B. (12-2-19)
- 3.) UPDATED CUTSHEETS 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 FLUORESCENT 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 COFFERED 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, E-3, AND E-4) 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)
- 42.) CHANGED WINDOW TO OWNER'S BATH 1 TO 4'0" X 1'0" TRANSOM WINDOW (7-8-20)
- 43.) ADDED GABLE PEDIMENT DETAIL TO B ELEVATIONS



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

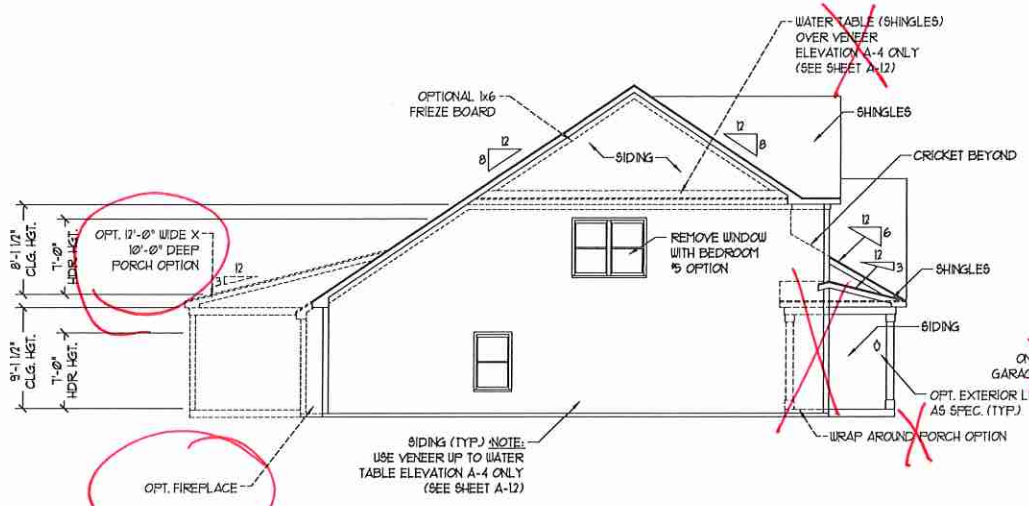


DOUBLE GARAGE DOOR OPTION
SCALE: 1/4" = 1'-0"

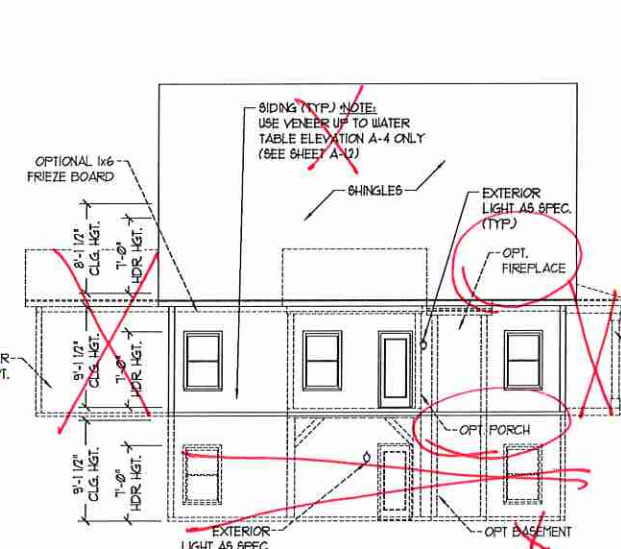


SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"

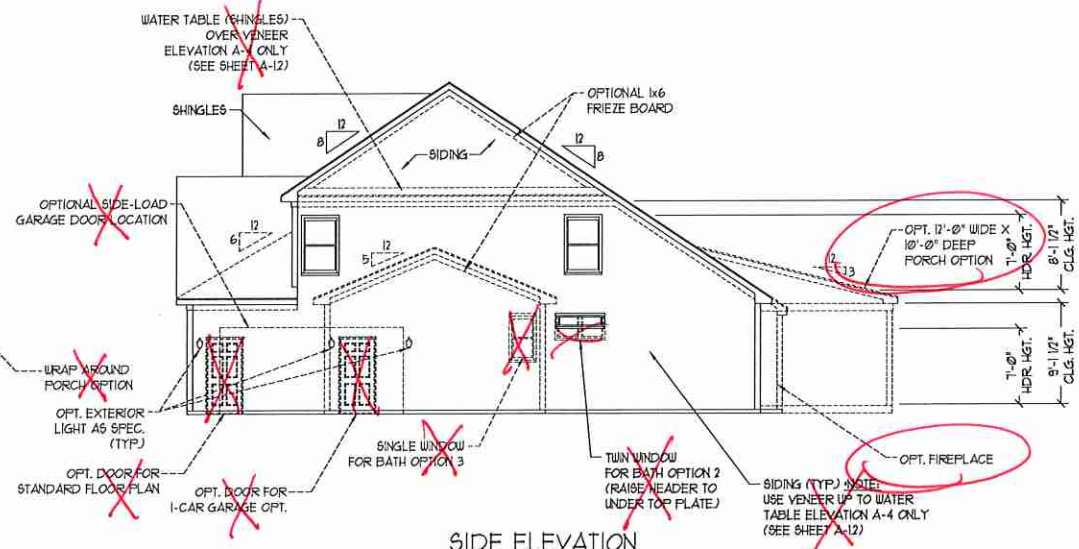
NOTE:
SEE SHEET A-11 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-12 FOR STONE FRONT ELEVATIONS
SEE SHEET A-13 (ALL BRICK) ELEVATIONS



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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N.C. LICENSE NO. C1733



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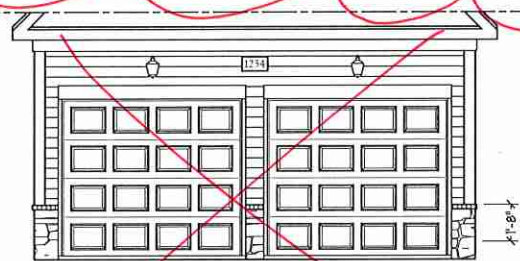
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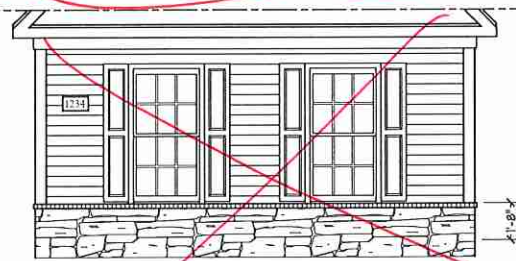
A - 1 ELEVATIONS
A-1



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



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



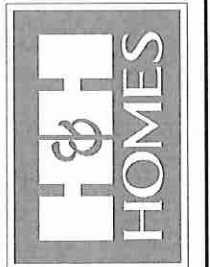
SIDE LOAD
GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



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

BRICK OR STONE
LEDGE AS SPEC.

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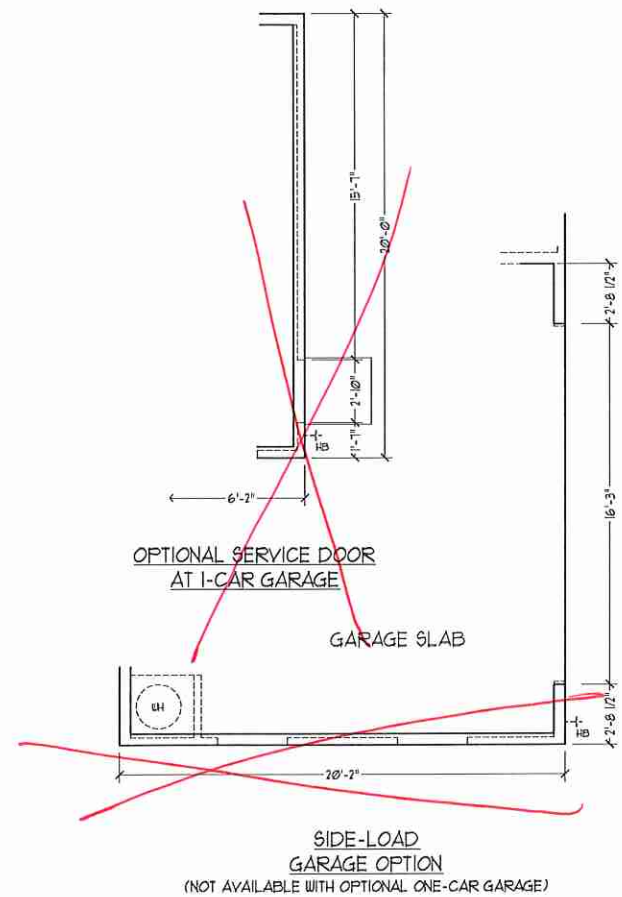
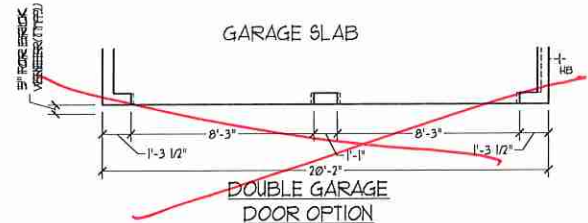
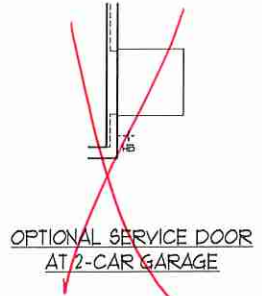
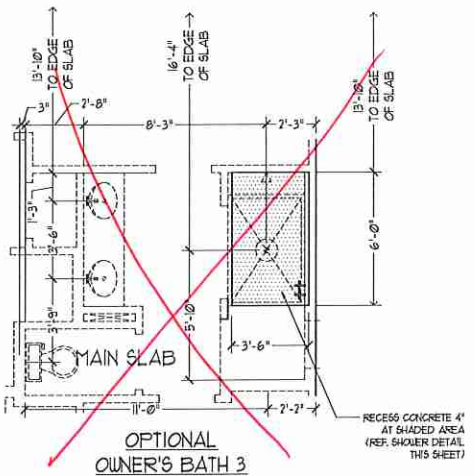
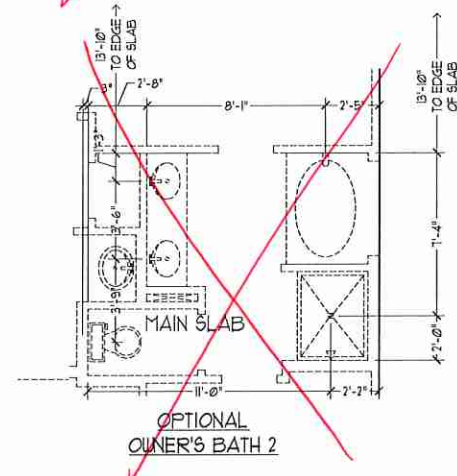
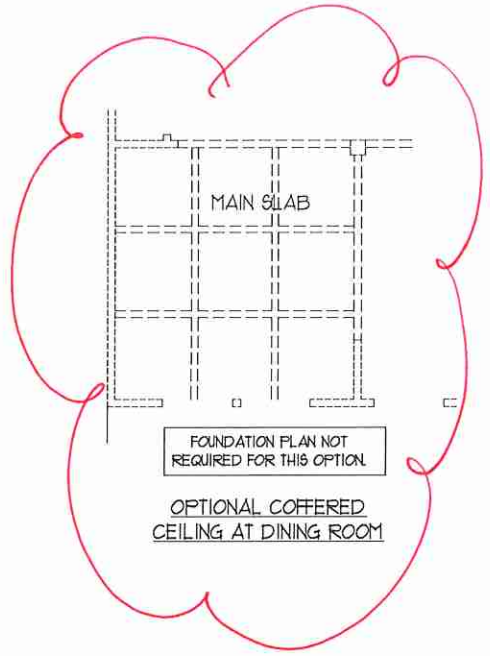
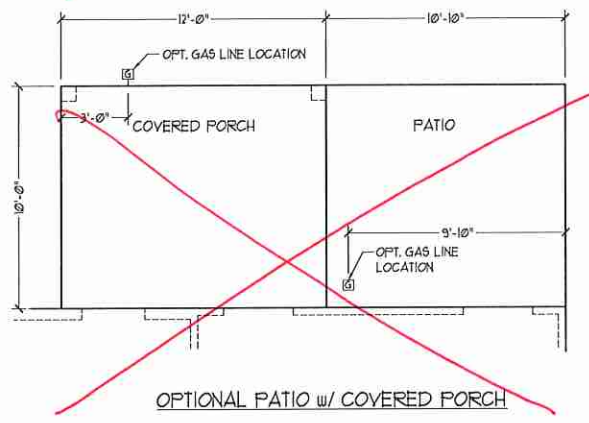
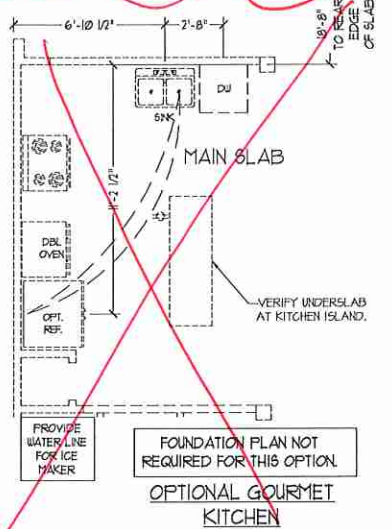
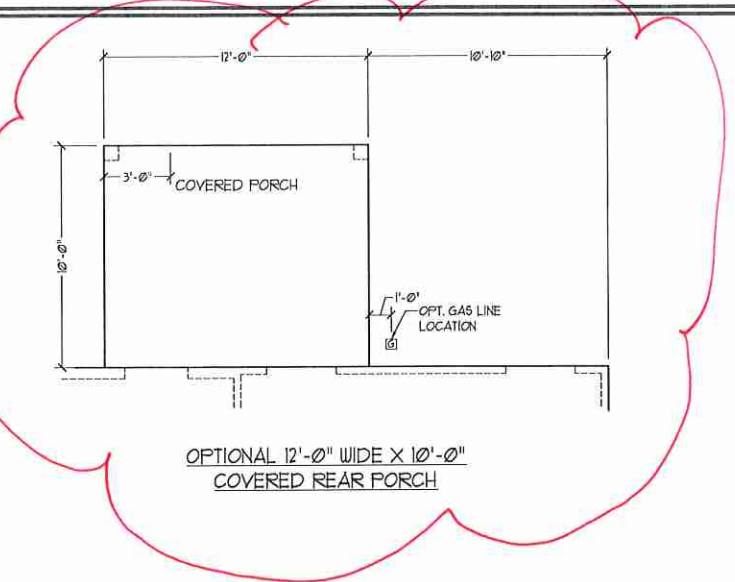
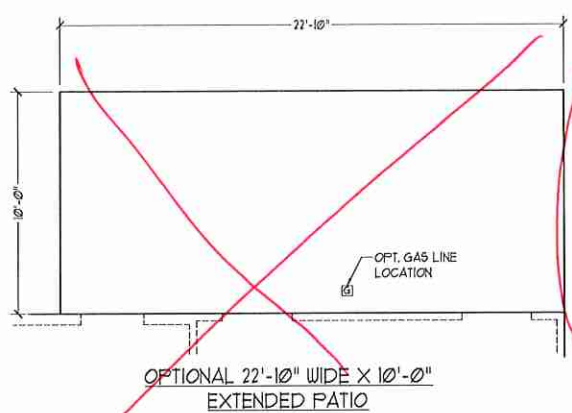
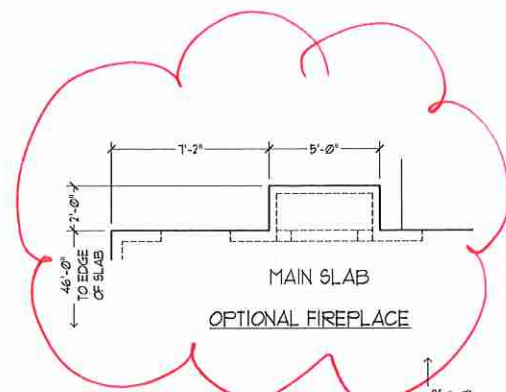
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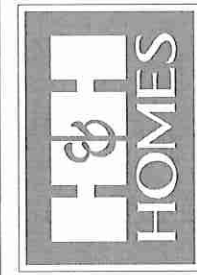
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A - 2 & A - 3
ELEVATIONS
WITH STONE

A-1.1



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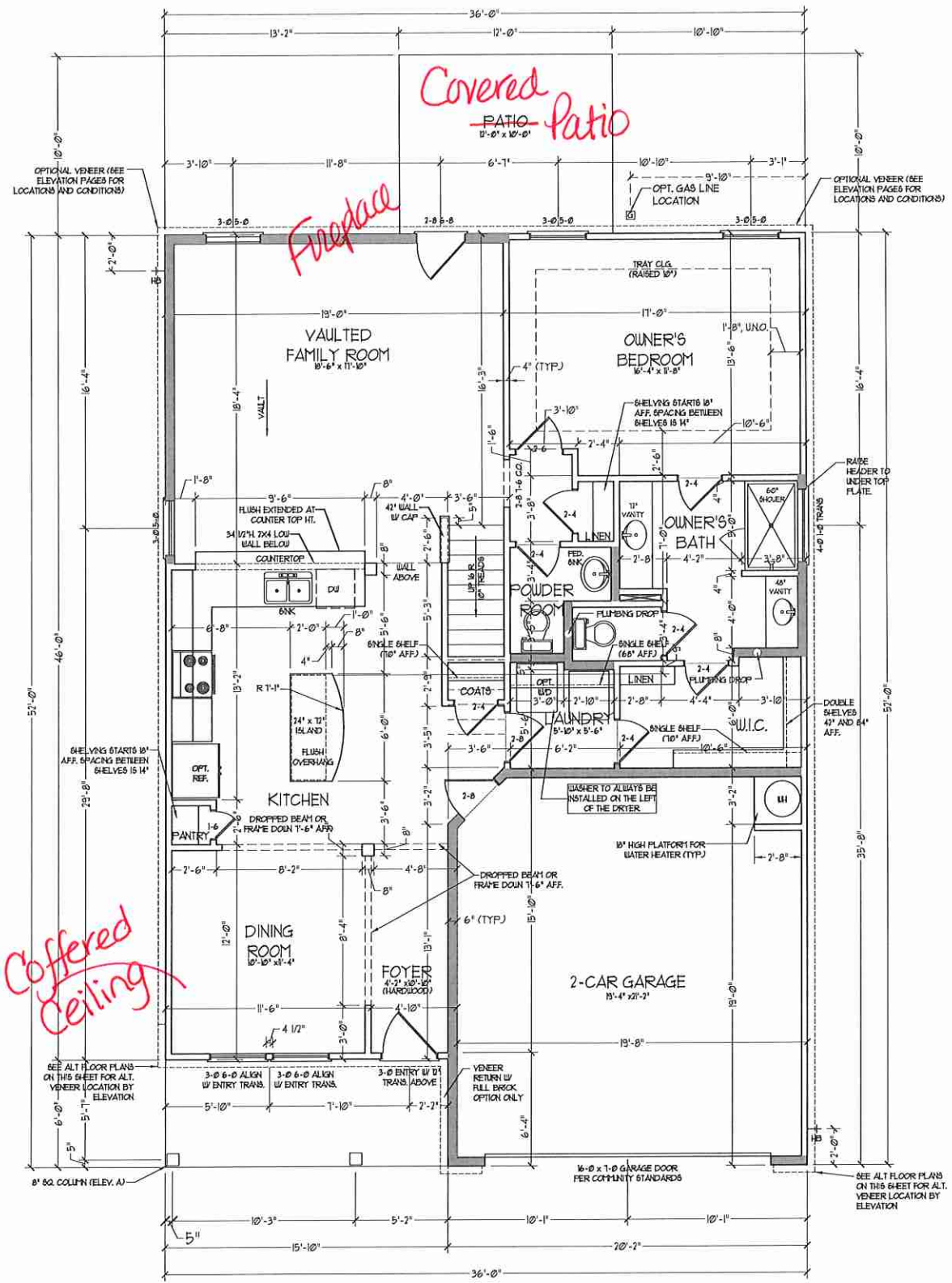


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SLAB INTERFACE OPTIONS
A-4.1



SQUARE FOOTAGE	
1st FLOOR:	1581 SQ. FT.
2nd FLOOR:	1291 SQ. FT.
TOTAL:	2,872 SQ. FT.
GARAGE:	420 SQ. FT.
FRONT PORCH:	55 SQ. FT.
STD. REAR PATIO:	20 SQ. FT.
1st FLOOR OPTIONS:	
OPT. FIREPLACE:	10 SQ. FT.
2nd FLOOR OPTIONS:	
OPT. WINDOW BOX AT BEDROOM 2:	9 SQ. FT.
UNHEATED OPTIONS:	
OPT. BASEMENT:	1710 SQ. FT.
OPT. 1-CAR GARAGE:	740 SQ. FT.
OPT. REAR COVERED PORCH:	120 SQ. FT.
OPT. 12'-0" X 10'-0" PATIO:	120 SQ. FT.

SQUARE FOOTAGE (W/ FULL BRICK)	
1st FLOOR:	1409 SQ. FT.
2nd FLOOR:	1294 SQ. FT.
TOTAL:	2,703 SQ. FT.
GARAGE:	445 SQ. FT.
FRONT PORCH:	55 SQ. FT.
STD. REAR PATIO:	20 SQ. FT.
1st FLOOR OPTIONS:	
OPT. FIREPLACE:	14 SQ. FT.
2nd FLOOR OPTIONS:	
WINDOW BOX AT BEDROOM 2 (ELEV. C ONLY):	9 SQ. FT.
UNHEATED OPTIONS:	
OPT. BASEMENT:	1710 SQ. FT.
OPT. 1-CAR GARAGE:	299 SQ. FT.
OPT. REAR COVERED PORCH:	120 SQ. FT.
OPT. 12'-0" X 10'-0" PATIO:	120 SQ. FT.

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

2x6 WALL

GRADED 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 CONDITION

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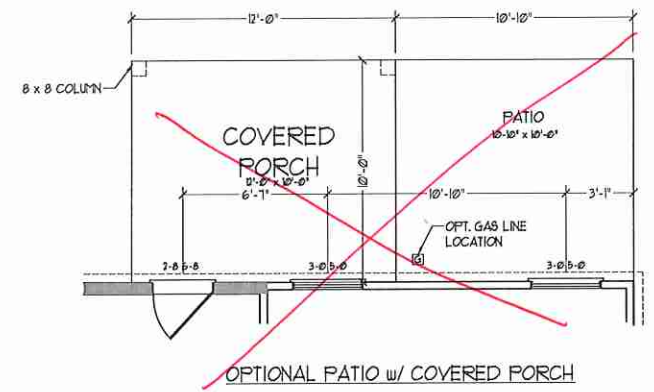
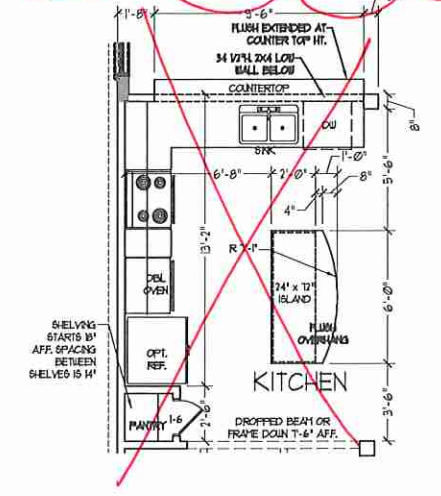
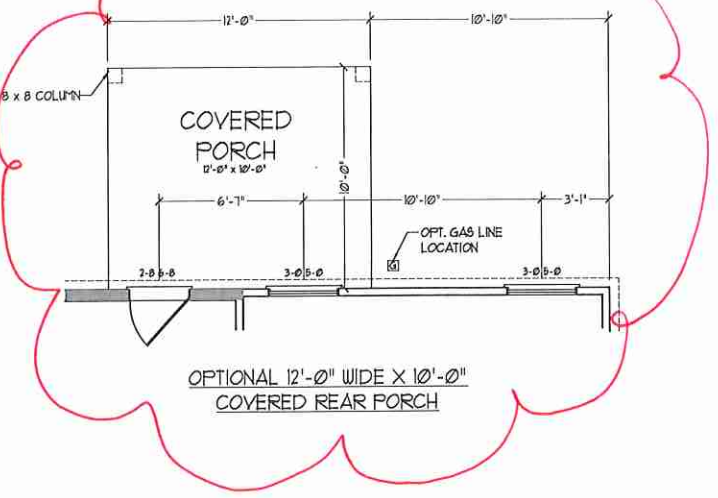
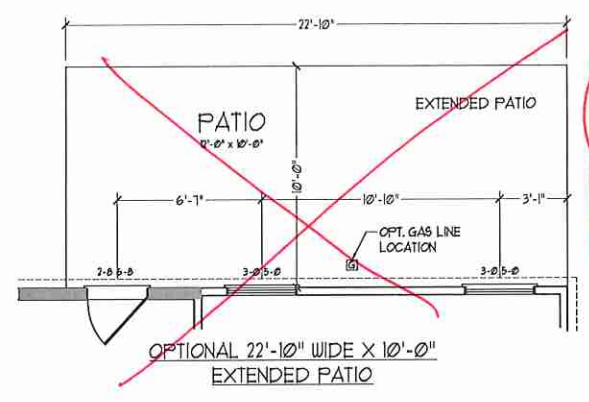
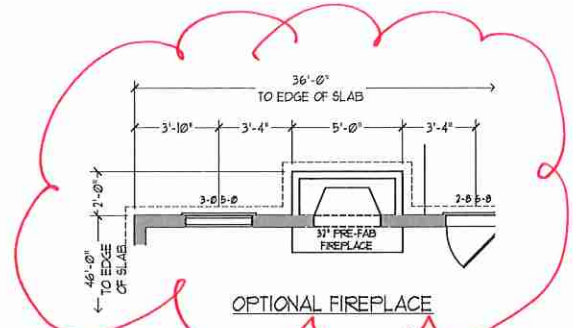


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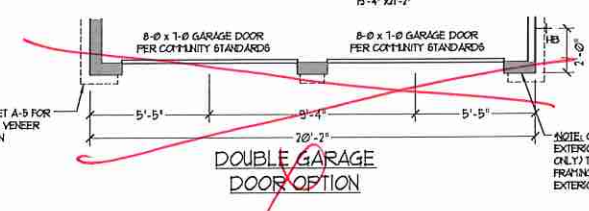
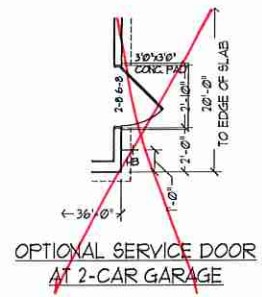
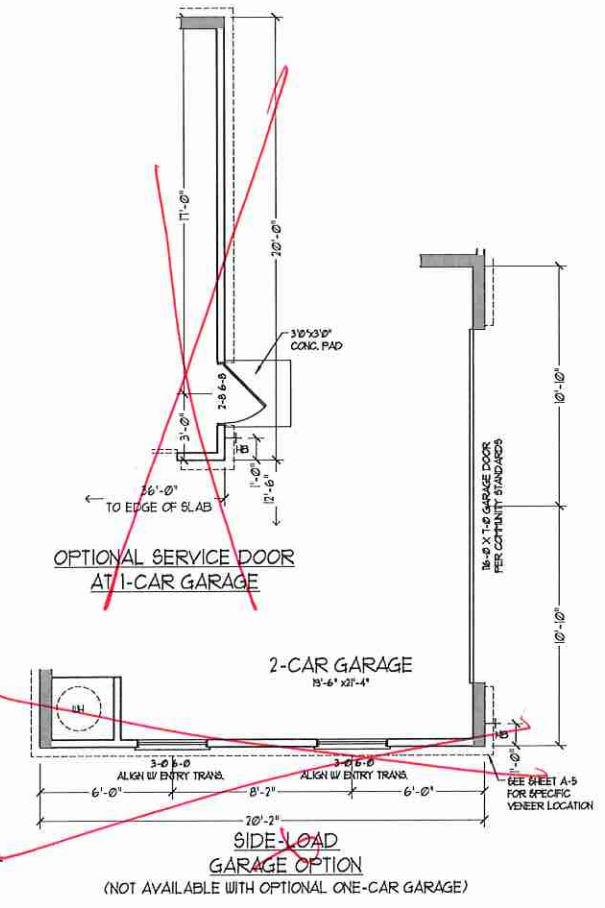
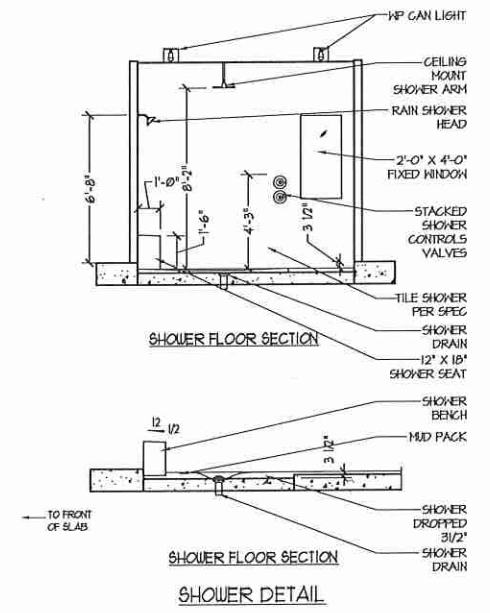
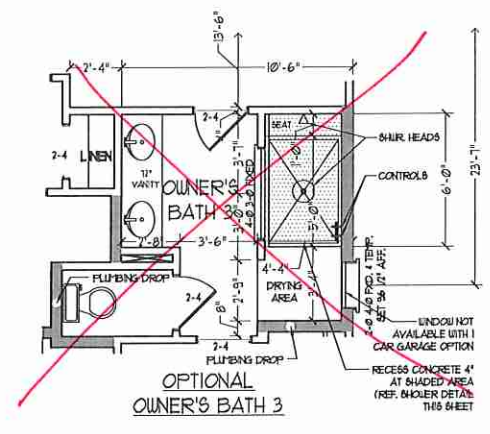
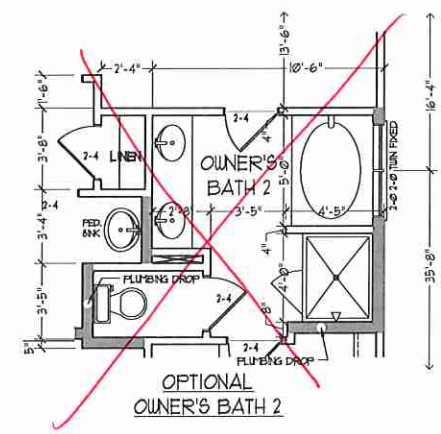
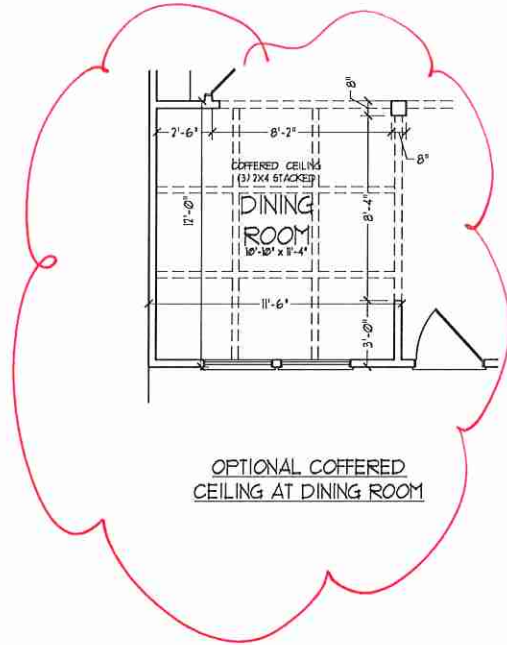
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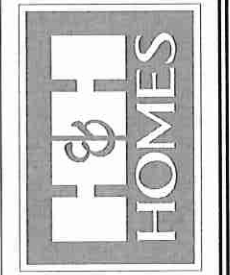
FIRST FLOOR PLAN
 A-6



OPTIONAL GOURMET KITCHEN



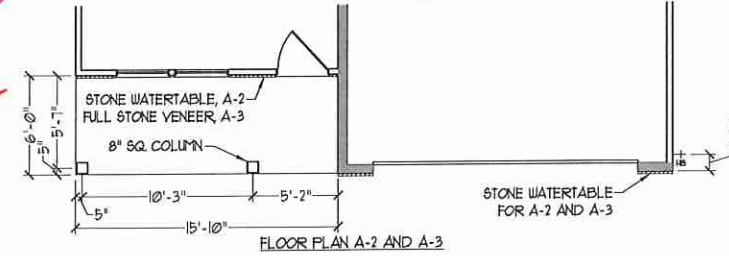
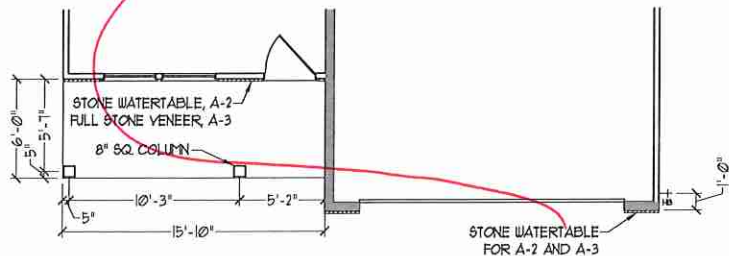
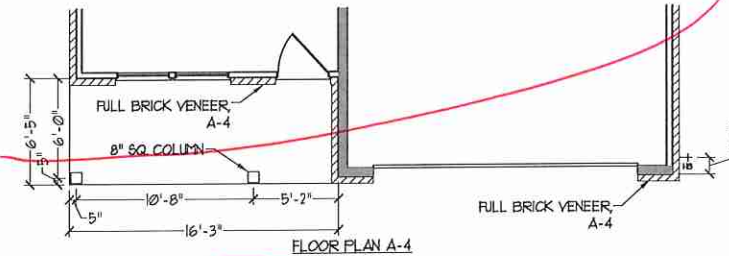
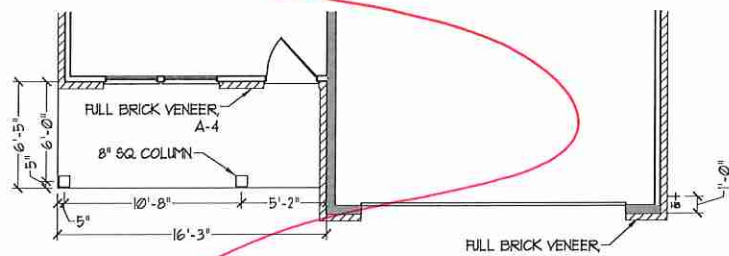
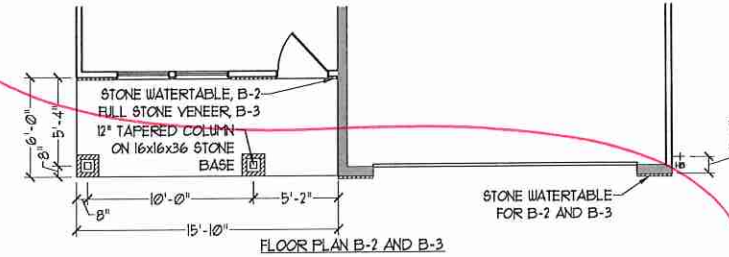
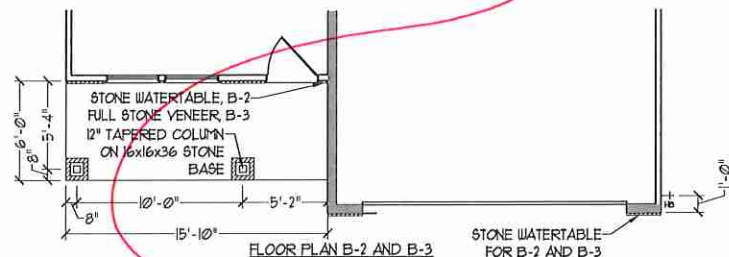
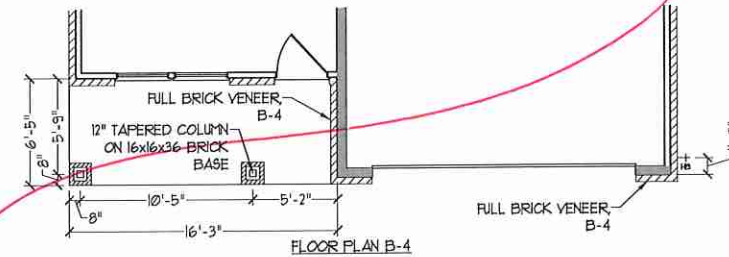
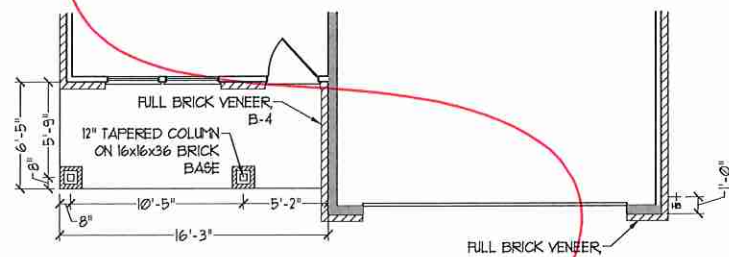
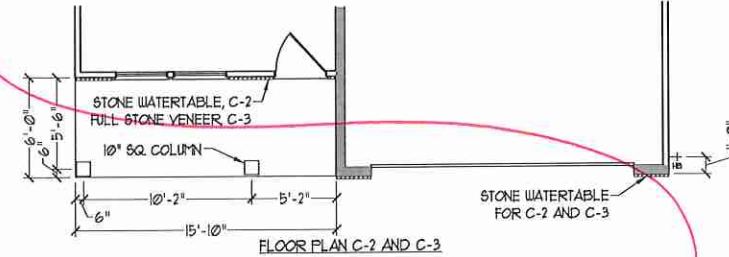
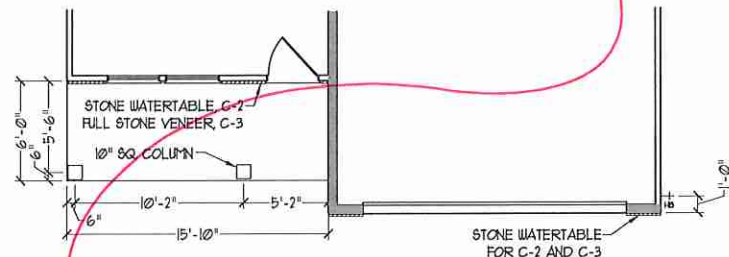
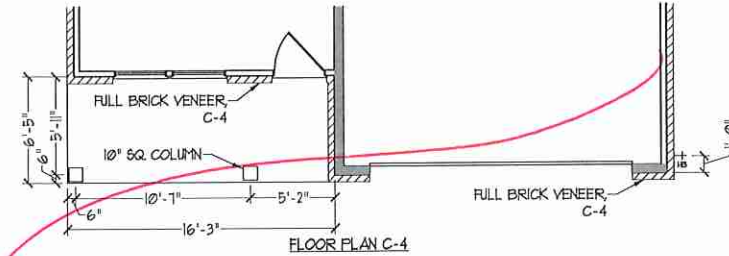
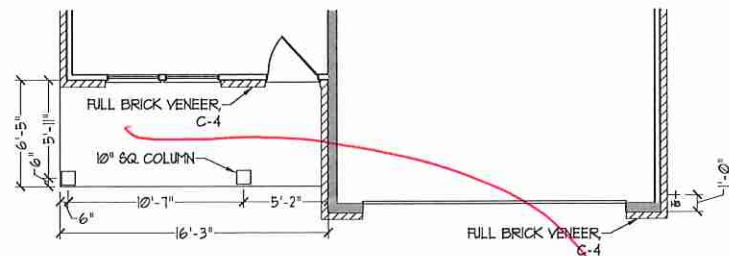
J.S. THOMPSON
ENGINEERING, INC.
600 WADSWORTH AVE., SUITE 104
SALEH, NC 27505
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO. C-133



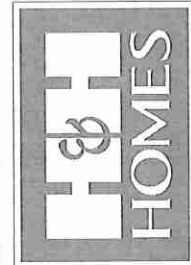
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JORDAN

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



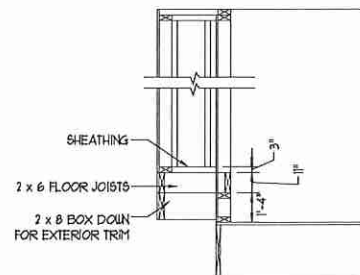
J.S. THOMPSON
ENGINEERING, INC.
650 WARE AVENUE, SUITE 104
RALEIGH, NC 27605
PHONE: (919) 289-9919
FAX: (919) 289-9921
N.C. LICENSE NO. C4133



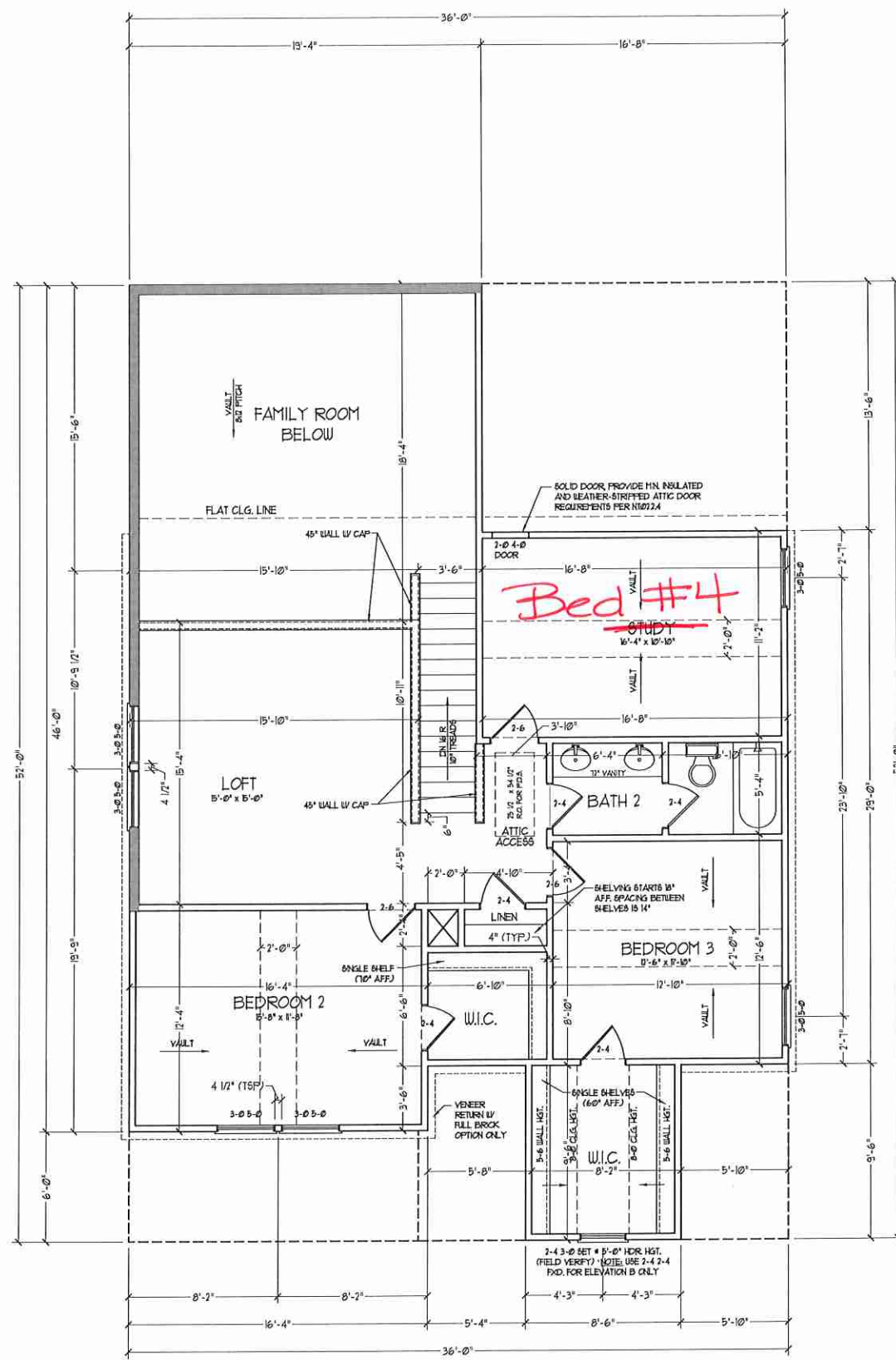
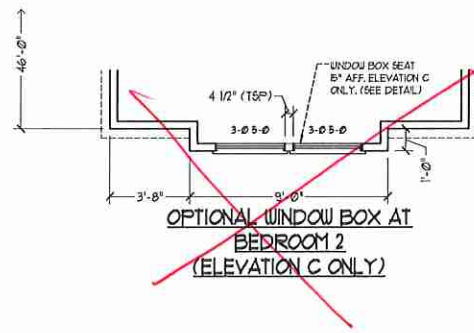
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ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR
PARTIAL PLANS
W/ & W/O
BASEMENT
A-6.3



WINDOW BOX DETAIL
(ELEVATION C ONLY)
SCALE: 1/4" = 1'-0"



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

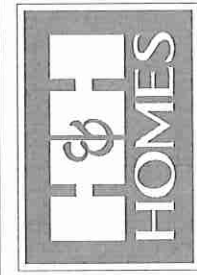
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (NO.) ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (NO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (NO.)

* SHACED 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 CONDITION

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1102J

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

J.S. THOMPSON
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RALEIGH, NC 27605
PHONE: (919) 789-9919
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N.C. LICENSE NO. C-1133

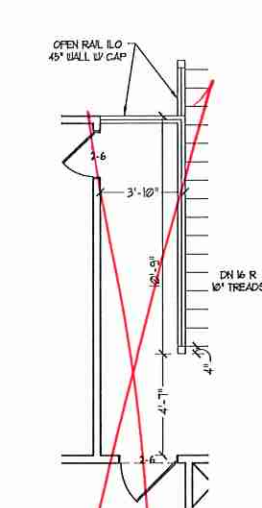


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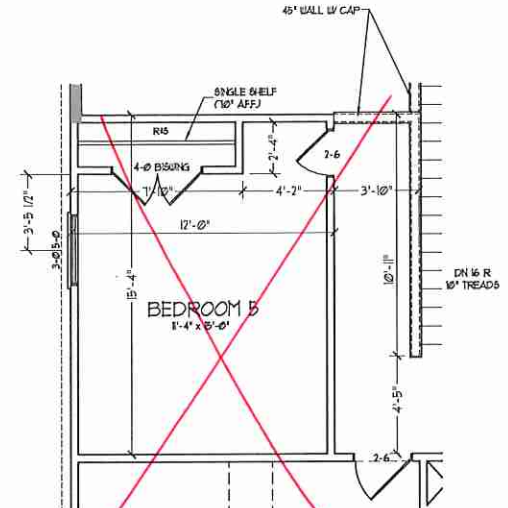
H&H HOMES, INC.
JORDAN

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

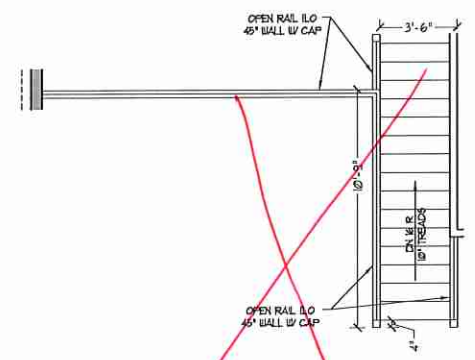
SECOND FLOOR PLAN
A-7



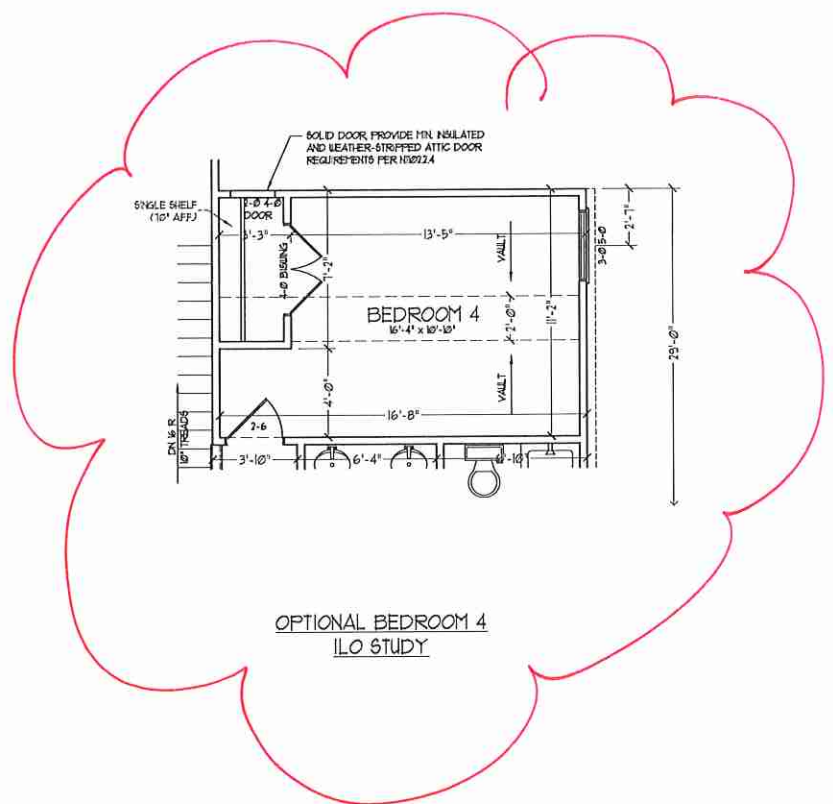
OPTIONAL OPEN RAIL ILO
45" WALL W/ CAP W/
BEDROOM 5 ILO LOFT



OPTIONAL BEDROOM 5
ILO LOFT

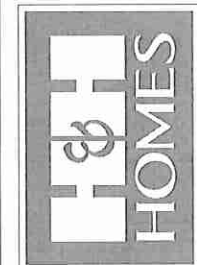


OPEN RAIL ILO 45" WALL
W/ CAP



OPTIONAL BEDROOM 4
ILO STUDY

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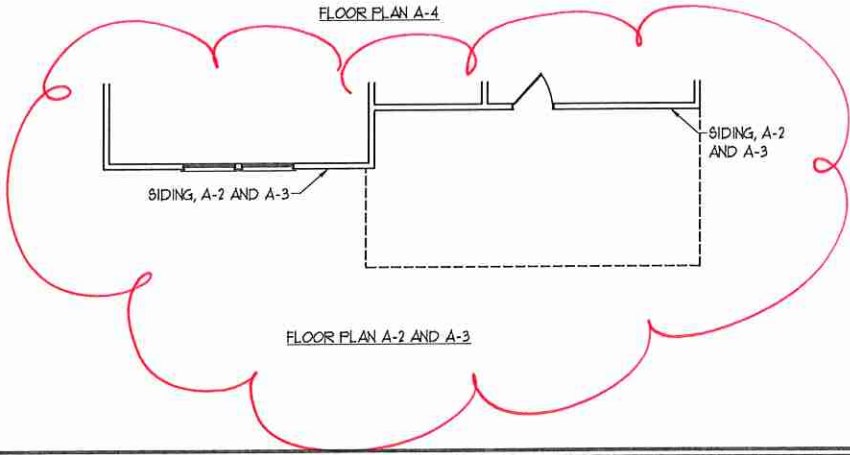
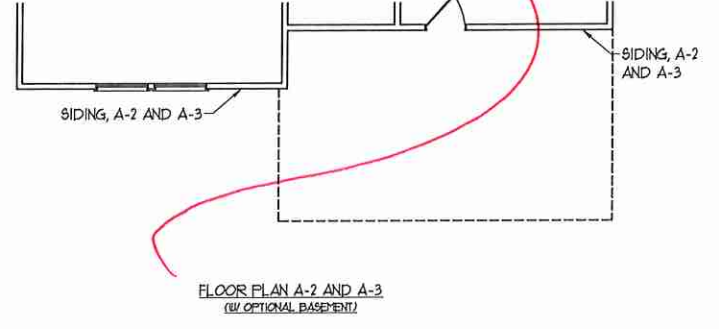
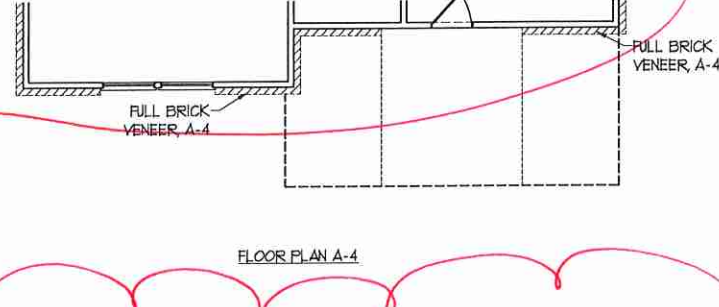
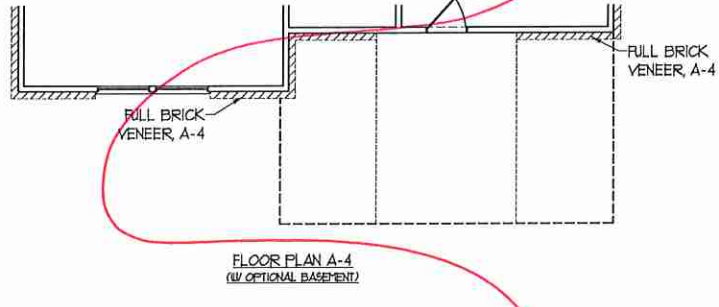
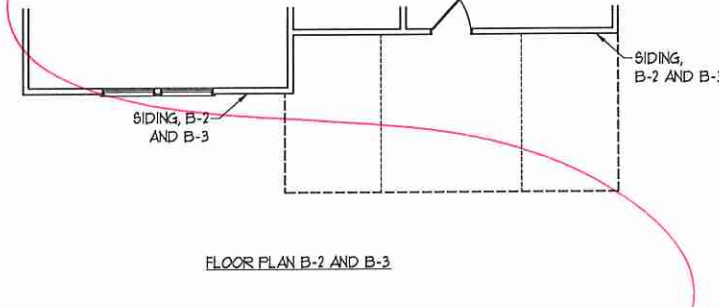
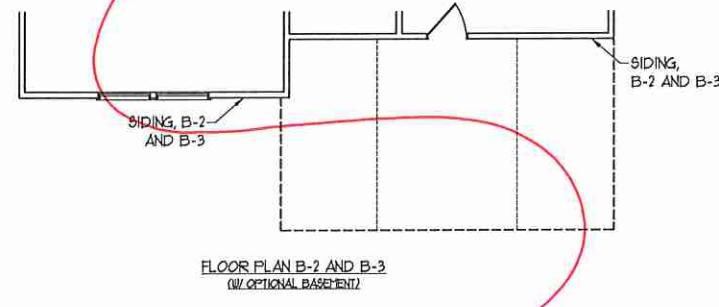
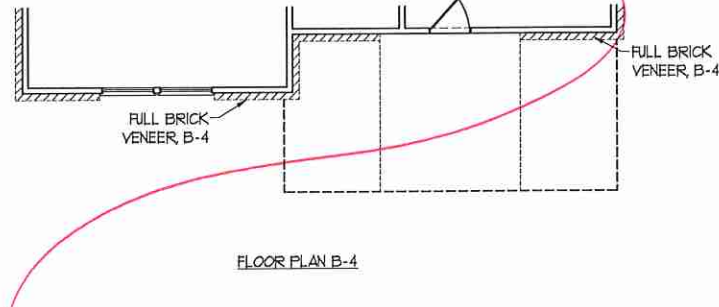
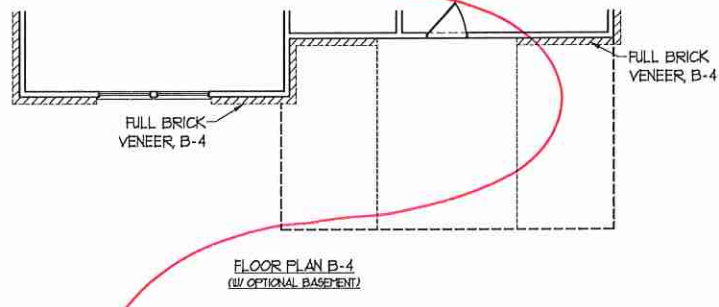
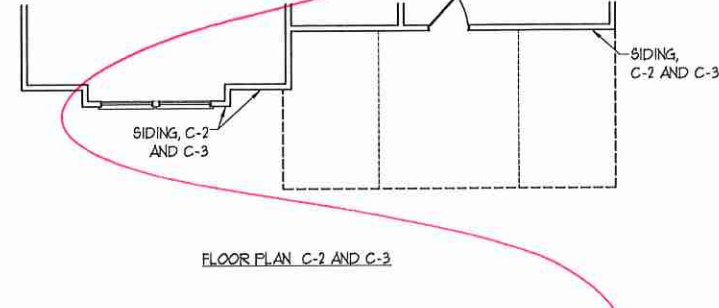
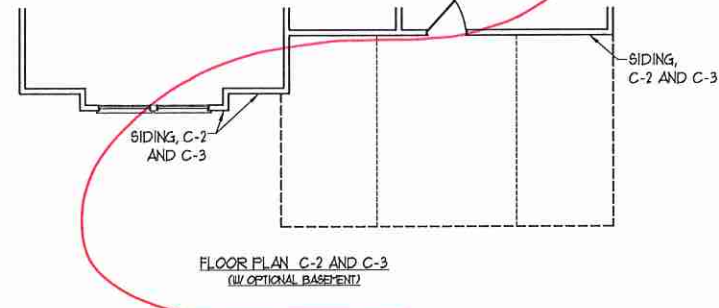
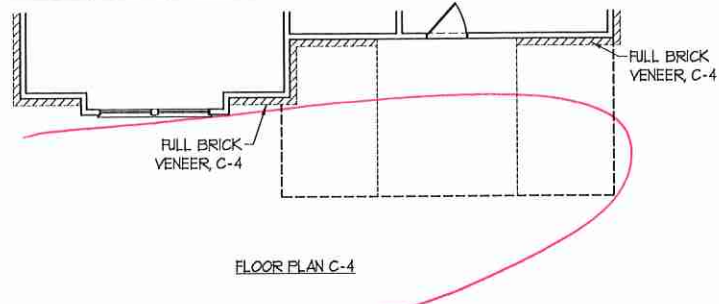
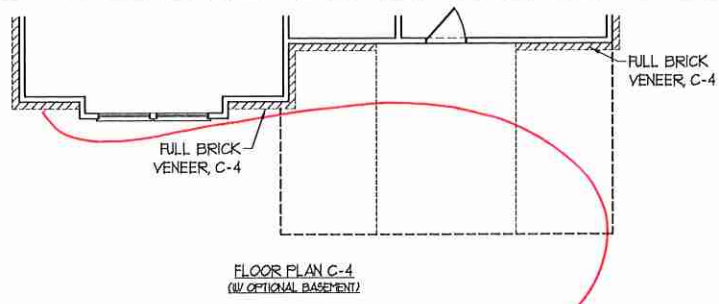


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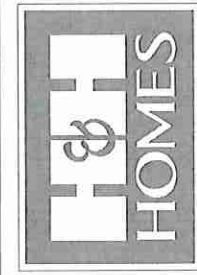
H&H HOMES, INC.
JORDAN

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

SECOND FLOOR
OPTIONS
A-7.1



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600 WARE AVENUE, SUITE 104
RALEIGH, NC 27605
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N.C. LICENSE NO. CA1733



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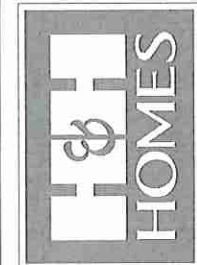
H&H HOMES, INC.
JORDAN

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

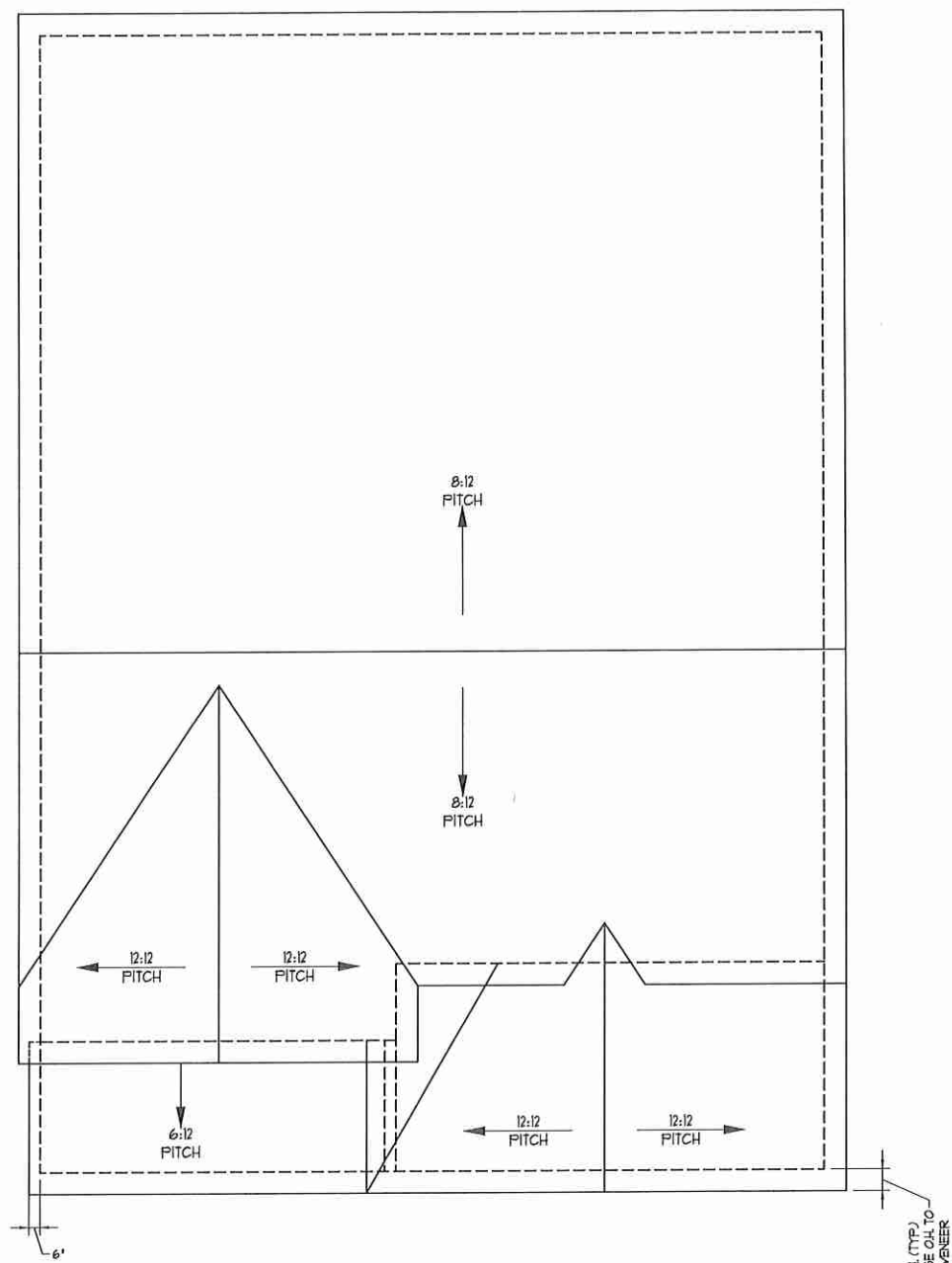
SECOND FLOOR
PARTIAL PLANS
A-7.2

TOTAL UNDER ROOF AREA:	1667	SQ. FT.	1667	SQ. FT.
VENTING AREA REQUIRED:	1667	SQ. FT. / 300 =	555	SQ. FT.
TOTAL REQUIREMENTS:	1667	LOWER 228	UPPER 228	
LOWER AREA VENTING				
SOFFIT VENT	SIZE	FLR UNITS	# UNITS	PROVIDED
	10" SPLIT	167.0'	12	12
LOWER AREA VENTING PROVIDED:				
UPPER AREA VENTING				
EDGE VENT	SIZE	FLR UNITS	# UNITS	PROVIDED
	12" SPLIT	32.0'	10	10
UPPER AREA VENTING PROVIDED:				
TOTAL AREA PROVIDED:	228			228
SOFFIT AND EDGE VENT				228

**J.S. THOMPSON
ENGINEERING, INC.**
 600 WAYNE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 789-0919
 FAX: (919) 789-0921
 N.C. LICENSE NO.: C41733



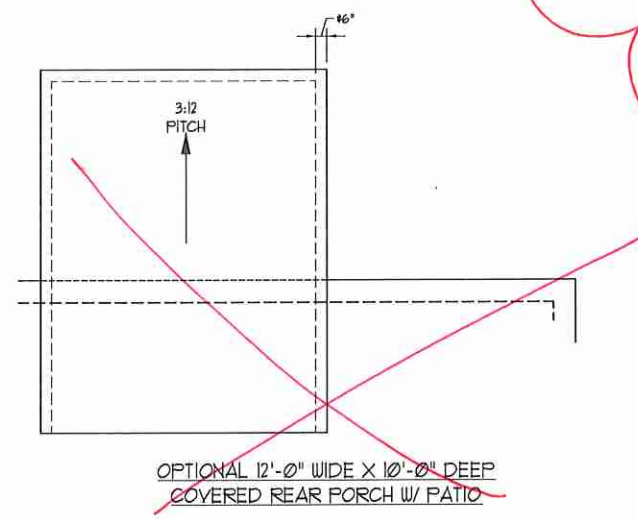
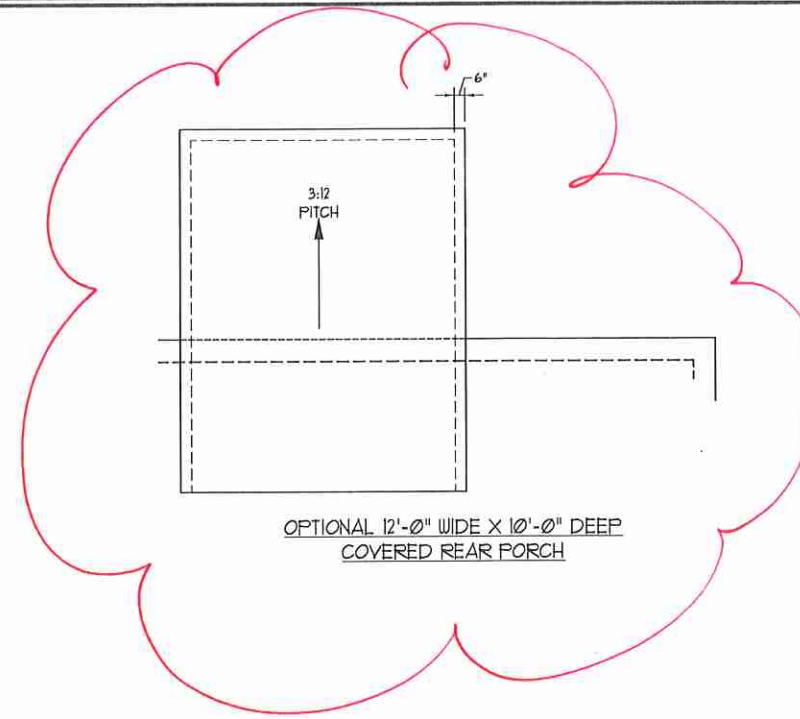
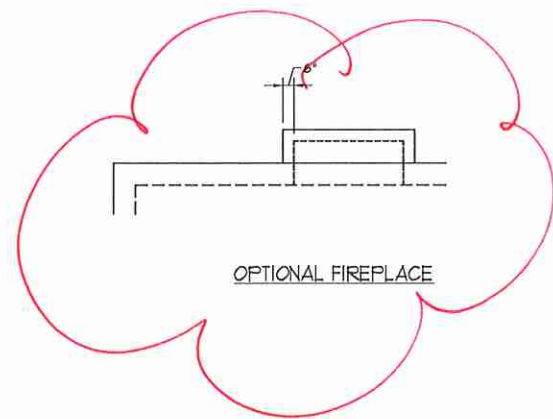
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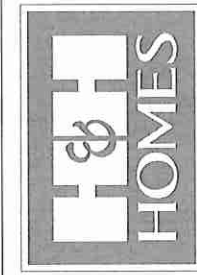
ROOF PLAN
(A-1, B-1, AND C-1)

H&H HOMES, INC.
JORDAN

DATE: MARCH 15, 2019
 REV.: MAY 01, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
**ROOF PLAN
 ELEVATIONS
 A&B**
A-8



**J.S. THOMPSON
ENGINEERING, INC.**
688 WADSWORTH AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-0919
FAX: (919) 789-9211
N.C. LICENSE NO. C-1113

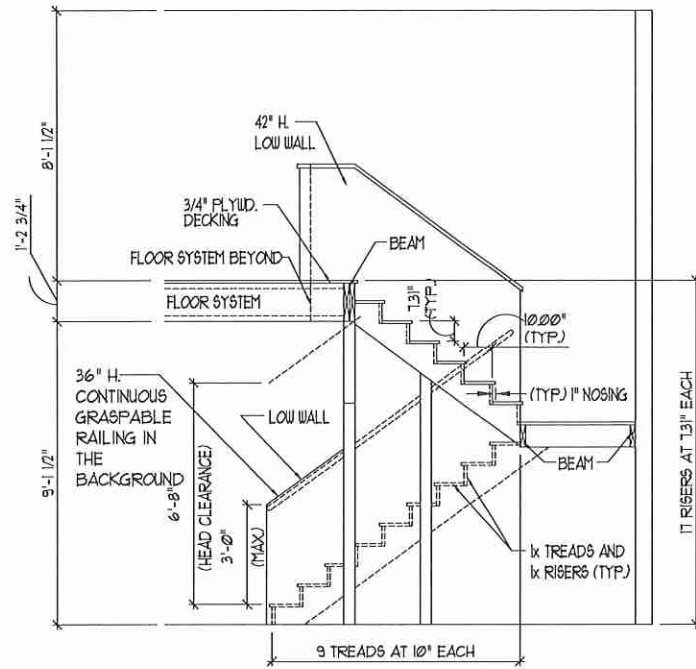


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JORDAN

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ENGINEERED BY:
REVIEWED BY:
ROOF PLAN
ELEVATION - A/B
& C

A-8.2



TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES:

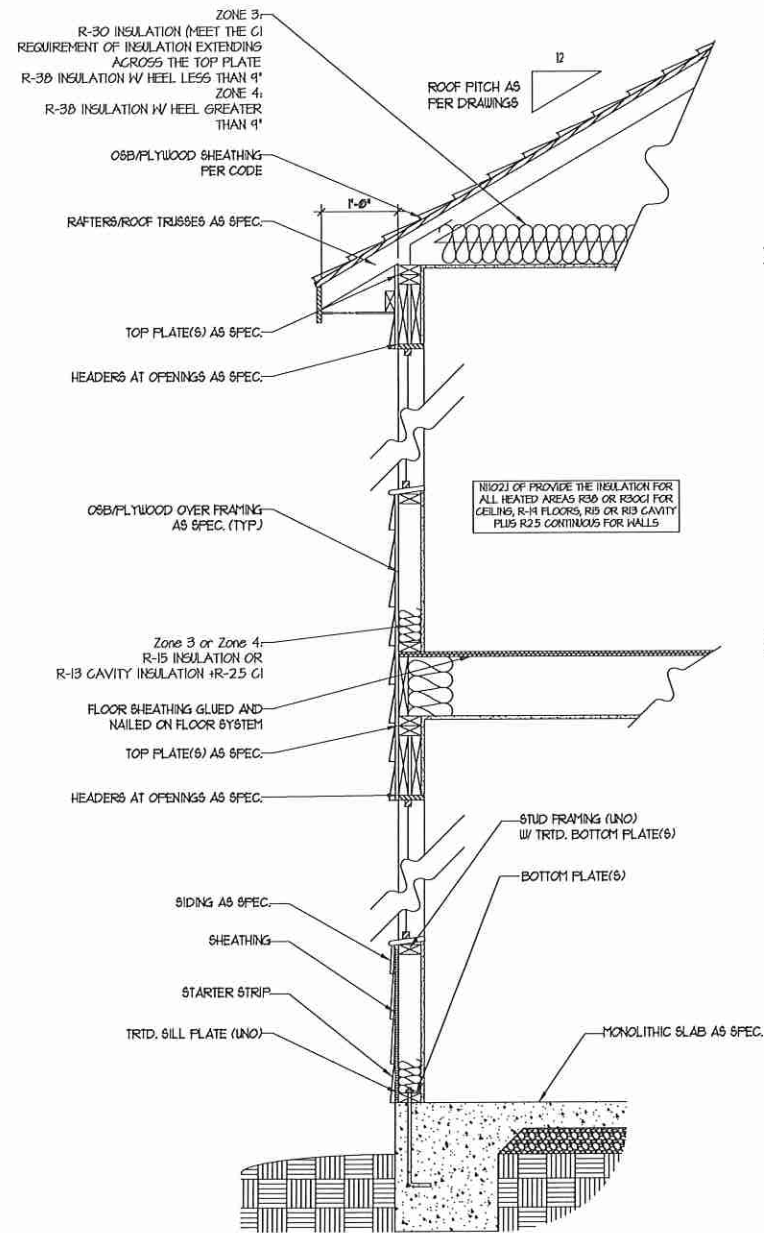
RAILING:
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

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.

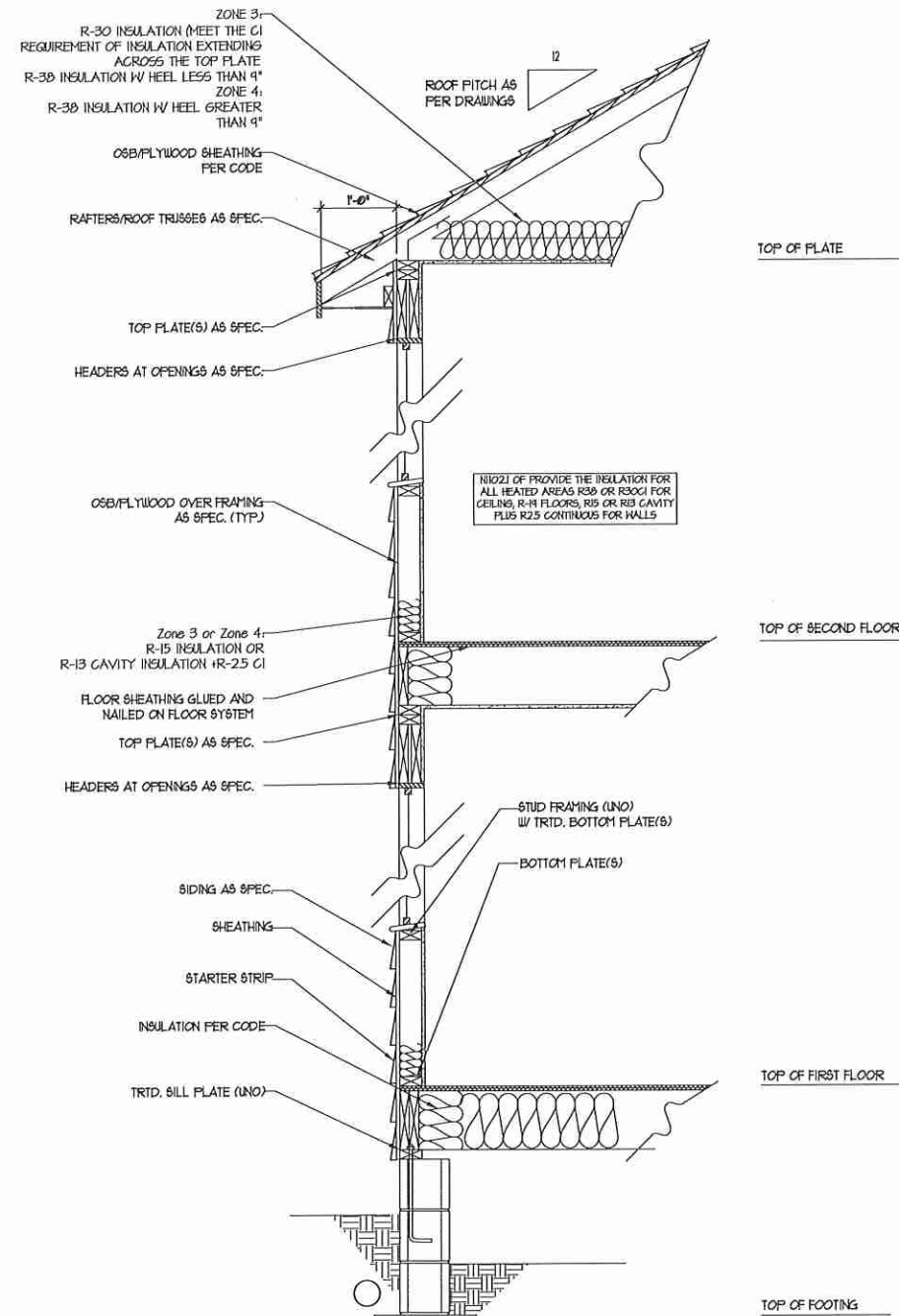
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

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 NEWEL 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)

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RALEIGH, NC 27605
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N.C. LICENSE NO. 43133



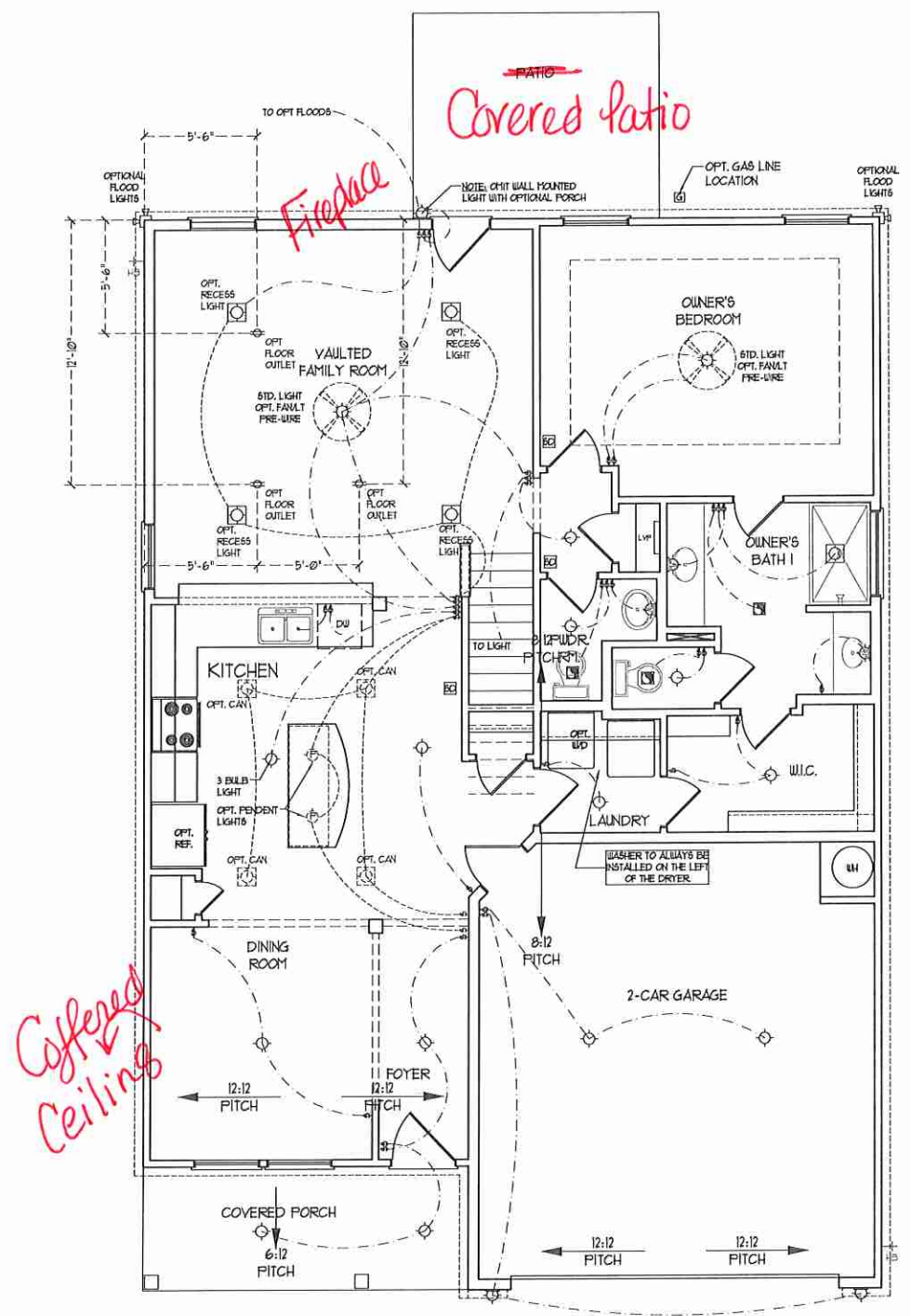
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REV.: MAY 01, 2020
SCALE: 1/4"=1'-0"
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REVIEWED BY:

WALL SECTIONS
AND STAIR
DETAIL

AD-1



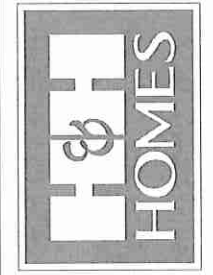
ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET 4" 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

	NO V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	NO V BROKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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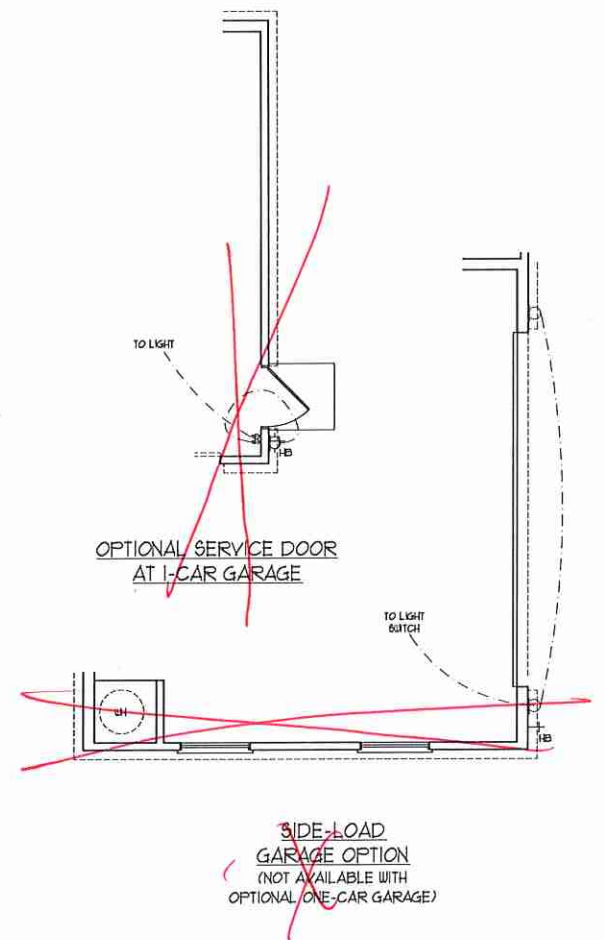
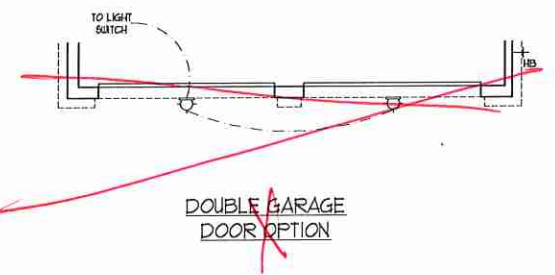
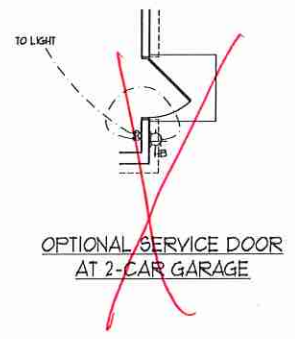
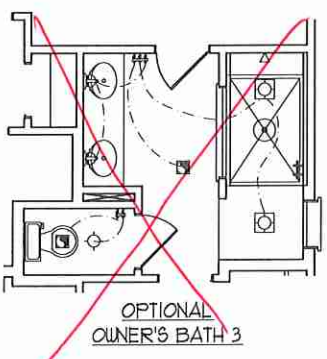
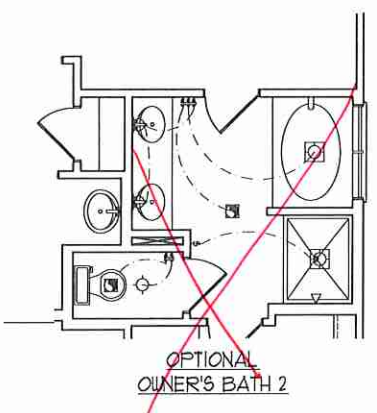
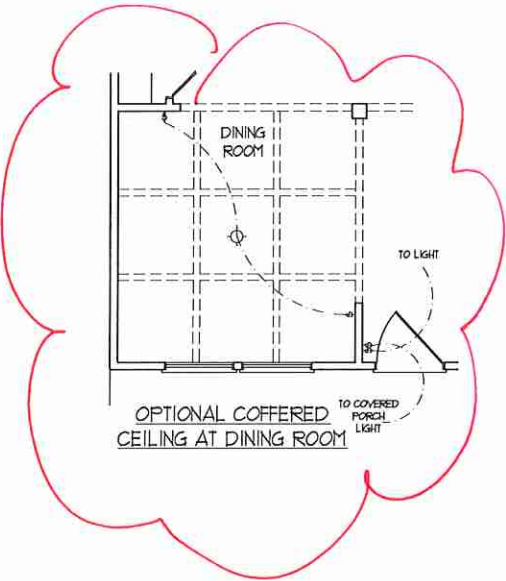
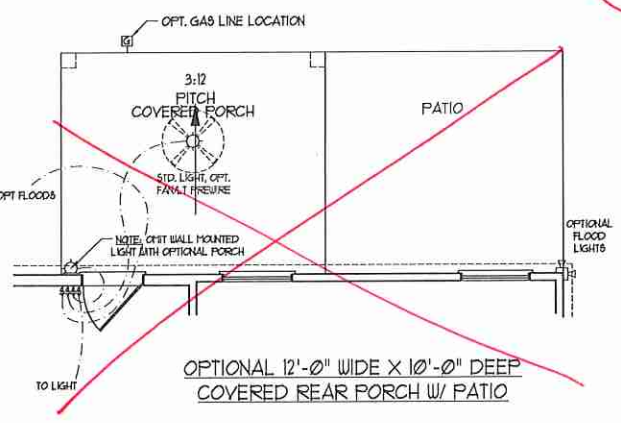
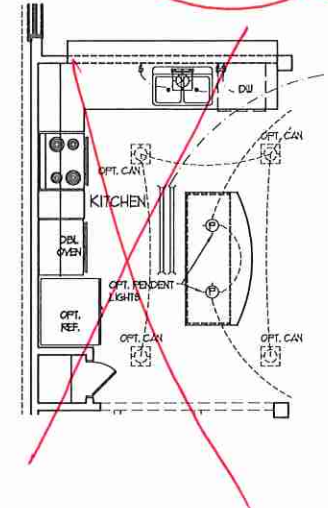
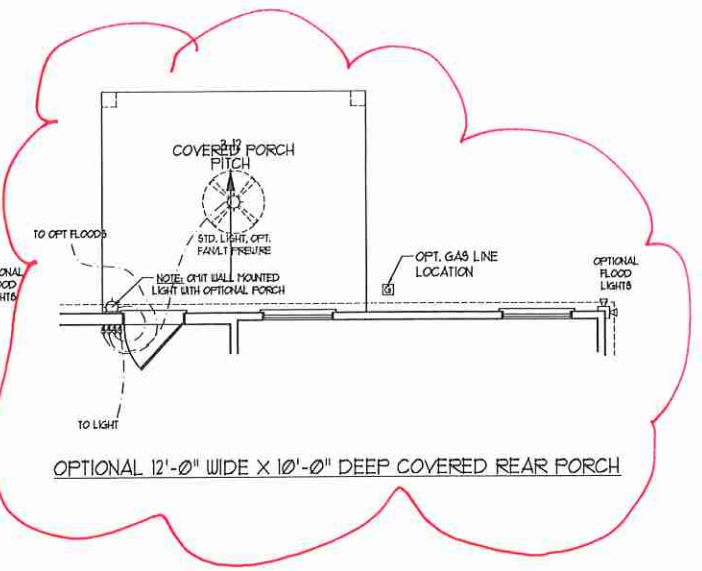
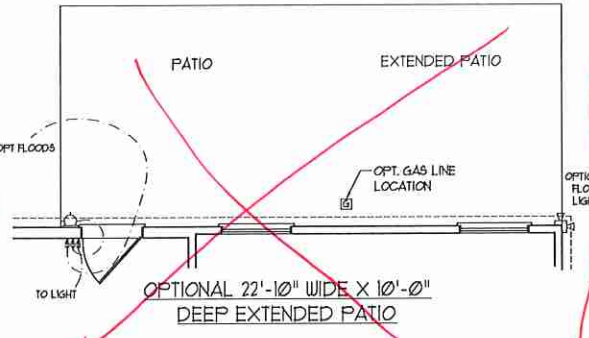
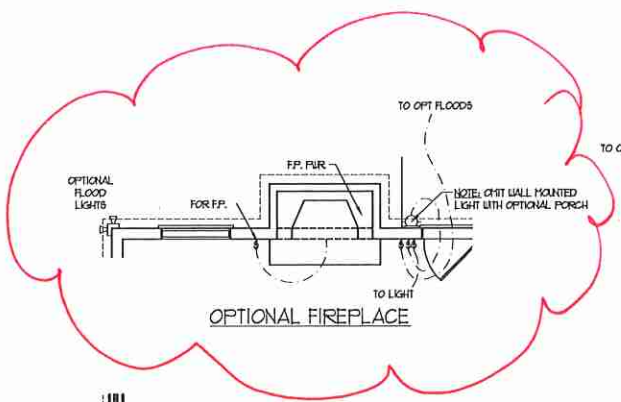


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H&H HOMES, INC.
 JORDAN

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

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

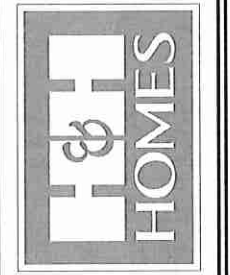


- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
 - 2) VINTY LIGHTS TO BE SET @ 50' AFF. (TYP)
 - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
 - 4) PLACE SWITCHES BY MINU FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	M38 CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIFFER SWITCH
	CONDUIT FOR COMPONENT WIRING
	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.
 630 WATKINS AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 788-9919
 FAX: (919) 788-9921
 N.C. LICENSE NO. C-1133

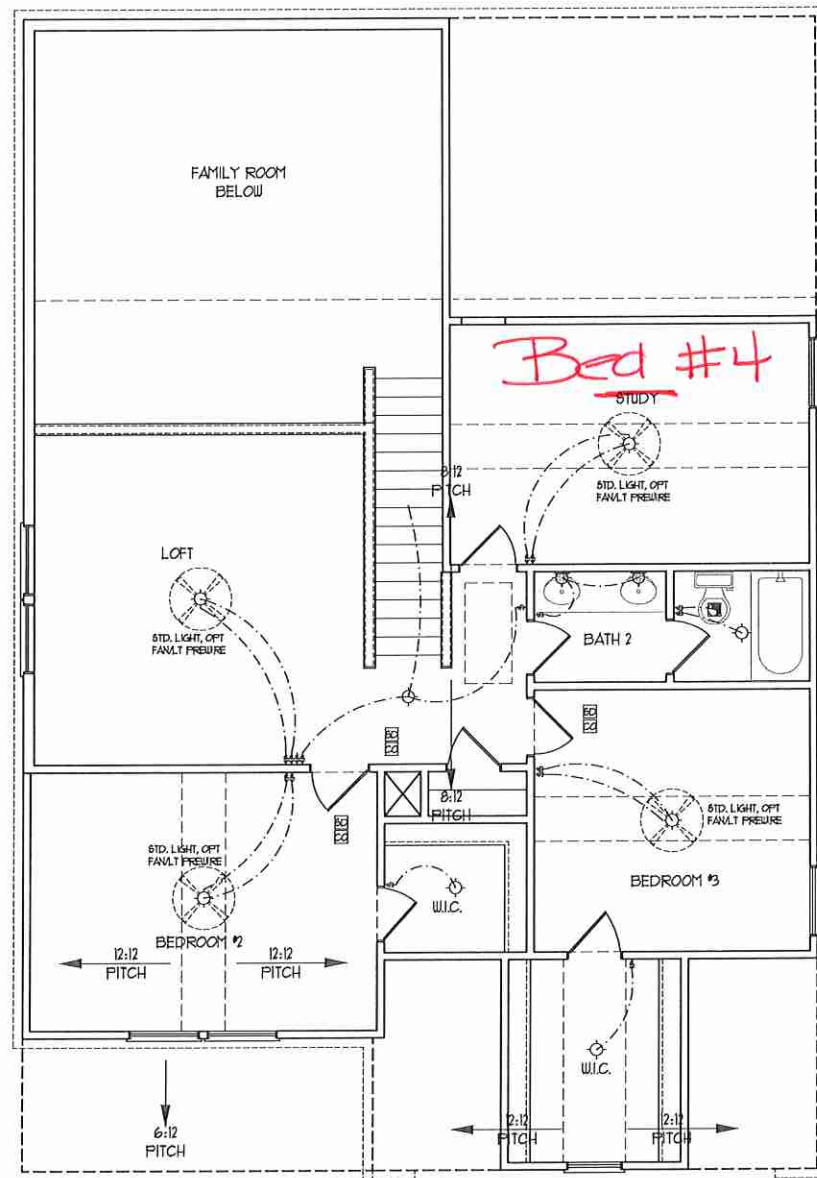


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 JORDAN

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

~~OPTIONAL WINDOW BOX AT
BEDROOM 2
(ELEVATION C ONLY)~~



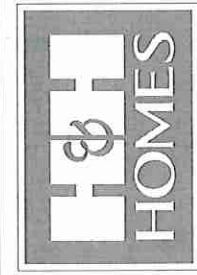
SECOND FLOOR PLAN
(A-1, B-1, AND C-1)

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND	
	1Ø V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENTS
	SPEAKER
	DOORBELL CHIME
	1Ø V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

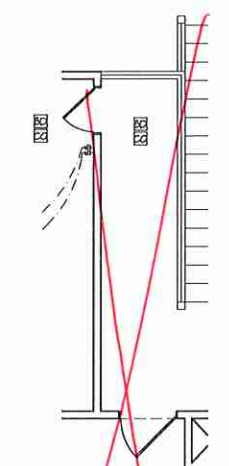
**J.S. THOMPSON
ENGINEERING, INC.**
600 W. WAKE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO. C-1133



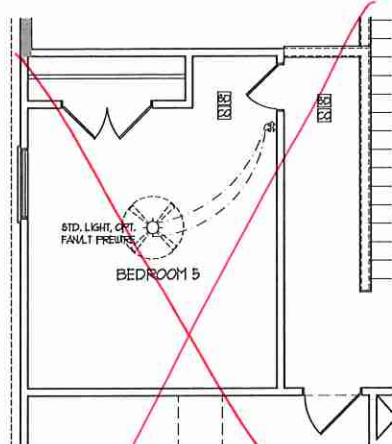
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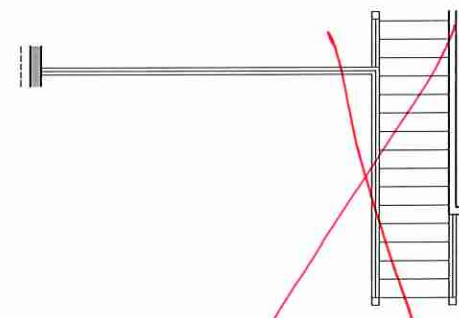
DATE: MARCH 15, 2019
REV.: MAY 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR
ELECTRICAL
PLAN
E-2



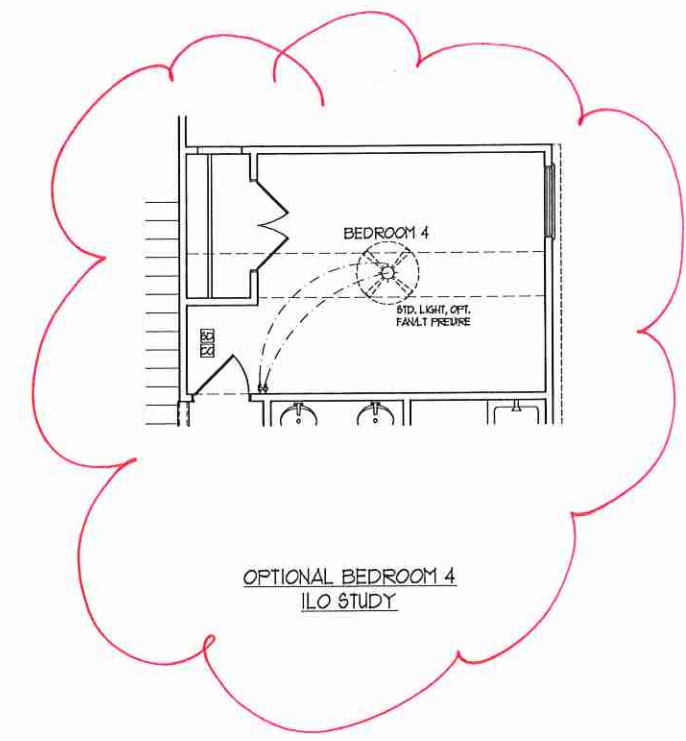
OPTIONAL OPEN RAIL ILO
45" WALL W/ CAP W/
BEDROOM 5 ILO LOFT



OPTIONAL BEDROOM 5
ILO LOFT



OPEN RAIL ILO 45" WALL
W/ CAP



OPTIONAL BEDROOM 4
ILO STUDY

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PER PLAN
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4) PLACE SWITCHES 8" FROM FRONT ROUGH OPENINGS.

ELECTRICAL LEGEND	
	120 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	120V CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAPP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRES
	SPEAKER
	DOORBELL CHIME
	120 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

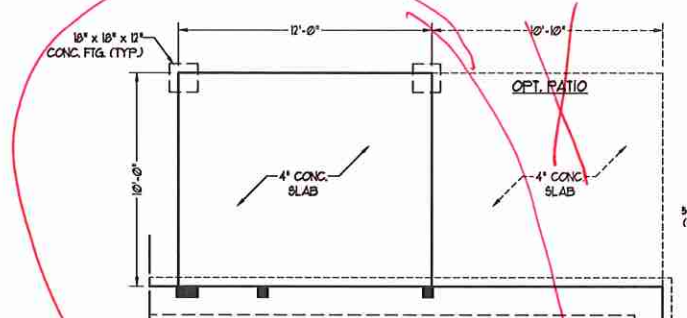
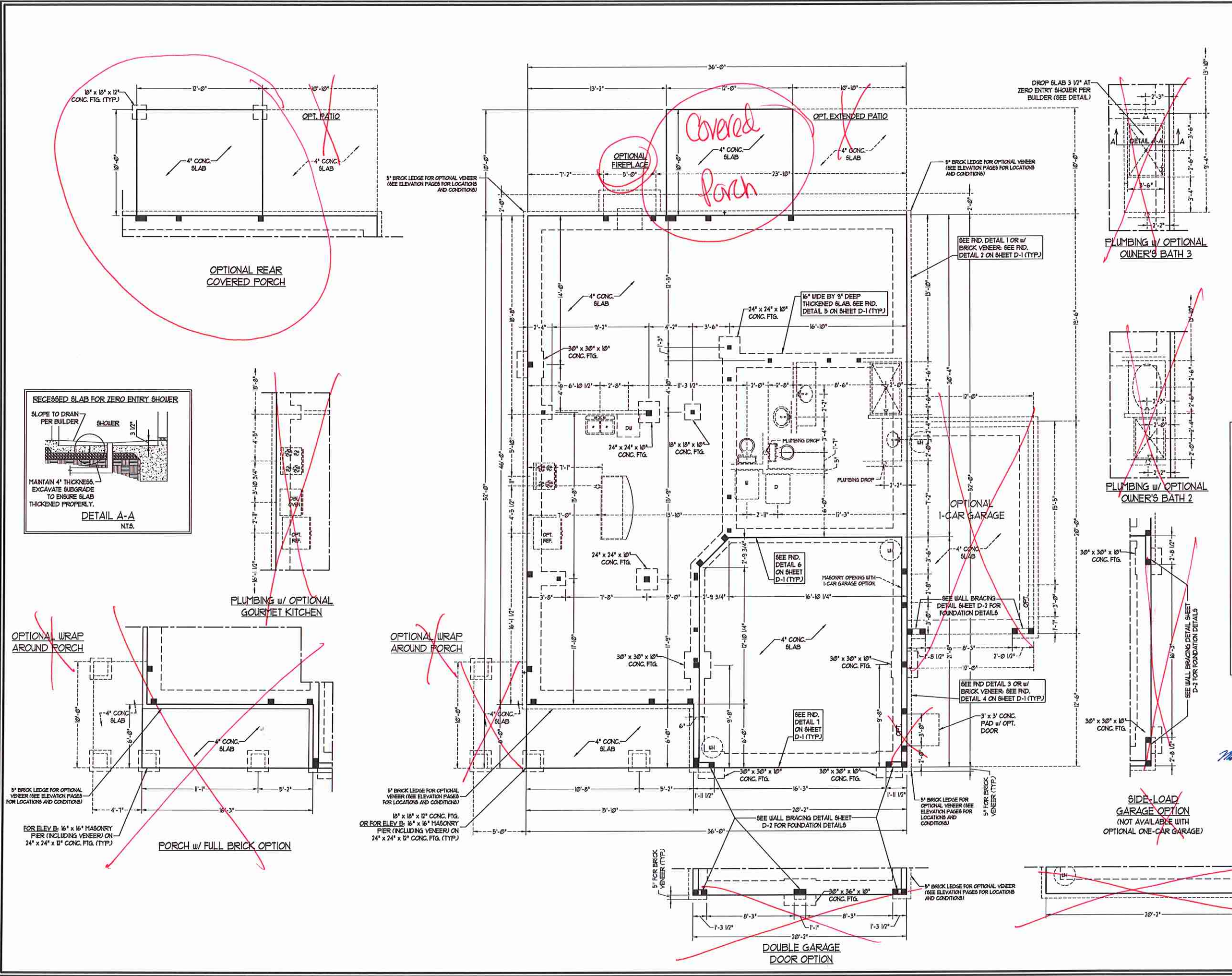
**J.S. THOMPSON
ENGINEERING, INC.**
45 WEAVER AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9119
FAX: (919) 789-9121
N.C. LICENSE NO. 41733



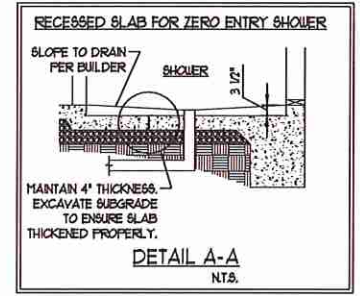
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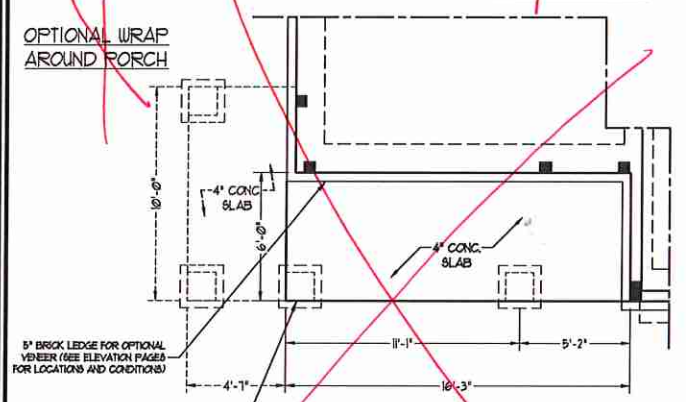
DATE: MARCH 15, 2019
REV.: MAY 01, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR
ELECTRICAL
OPTIONS
E-2.1



OPTIONAL REAR COVERED PORCH



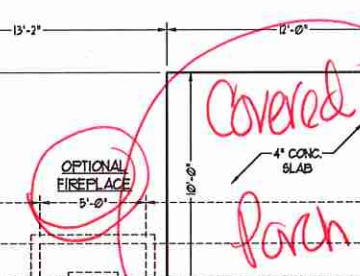
PLUMBING w/ OPTIONAL GOURMET KITCHEN



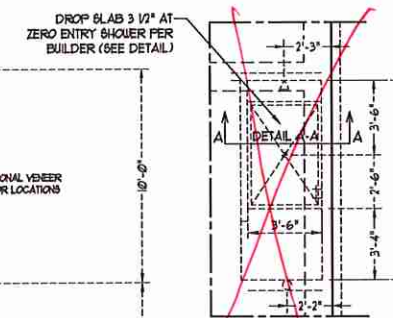
PORCH w/ FULL BRICK OPTION



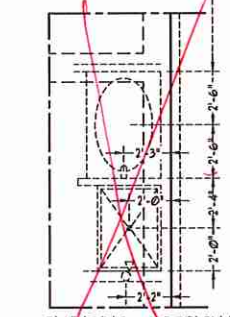
OPTIONAL WRAP AROUND PORCH



Covered Porch



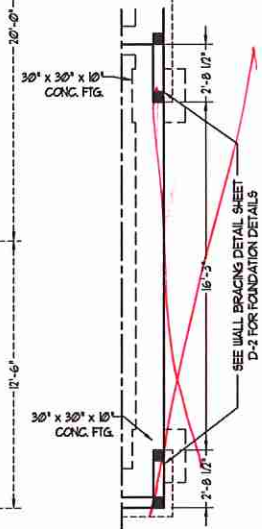
PLUMBING w/ OPTIONAL OWNER'S BATH 3



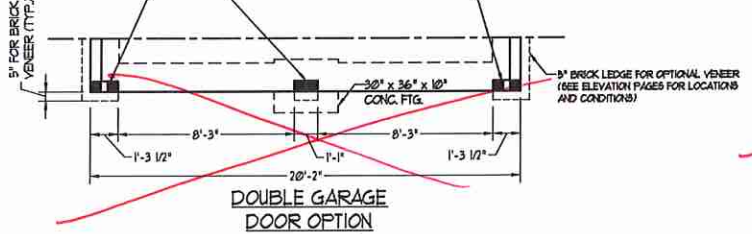
PLUMBING w/ OPTIONAL OWNER'S BATH 2



OPTIONAL I-CAR GARAGE



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



DOUBLE GARAGE DOOR OPTION

60 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 48 (HIGH WIND ZONES) FOR 60 MPH WINDS.
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 48 (HIGH WIND ZONES) FOR 60 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4804 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 0.43 PSF AND -30 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR 42.3 PSF AND -28 PSF FOR ROOF PITCHES 1/2 TO 2/3 AND 44 PSF AND -51 PSF FOR ROOF PITCHES 23/32 TO 1/2.
- 1/2\"/>

100 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\"/>



J.S. THOMPSON ENGINEERING, INC.
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: CT1733

JORDAN H&H HOMES, INC.

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

SHEET 1 OF 10
S-1.1 MONO SLAB FOUNDATION PLAN

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R6-02.10 OF THE NRC 2018 EDITION.
- C5-W5P 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.
- CS REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (1/2") GYPSUM 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.

NOTE:

- PER SECTION R6-02.10.6 OF THE 2018 NRC, 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 1/8" 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 GFF (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.
- 6" STEP POURED FOUNDATION WALL DOWN TO 2 x 6 @ 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 1/8" 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 BILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON AB144 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ AS166 POST BASES (OR EQUAL) (INO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (INO).
- 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.

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:

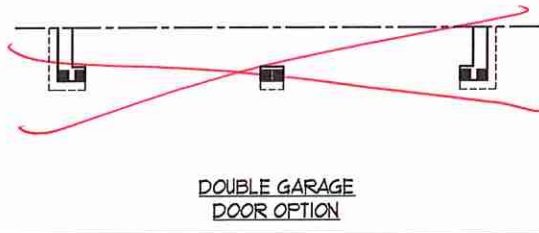
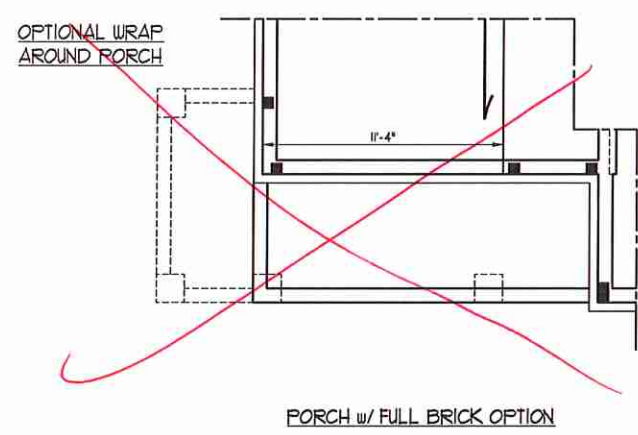
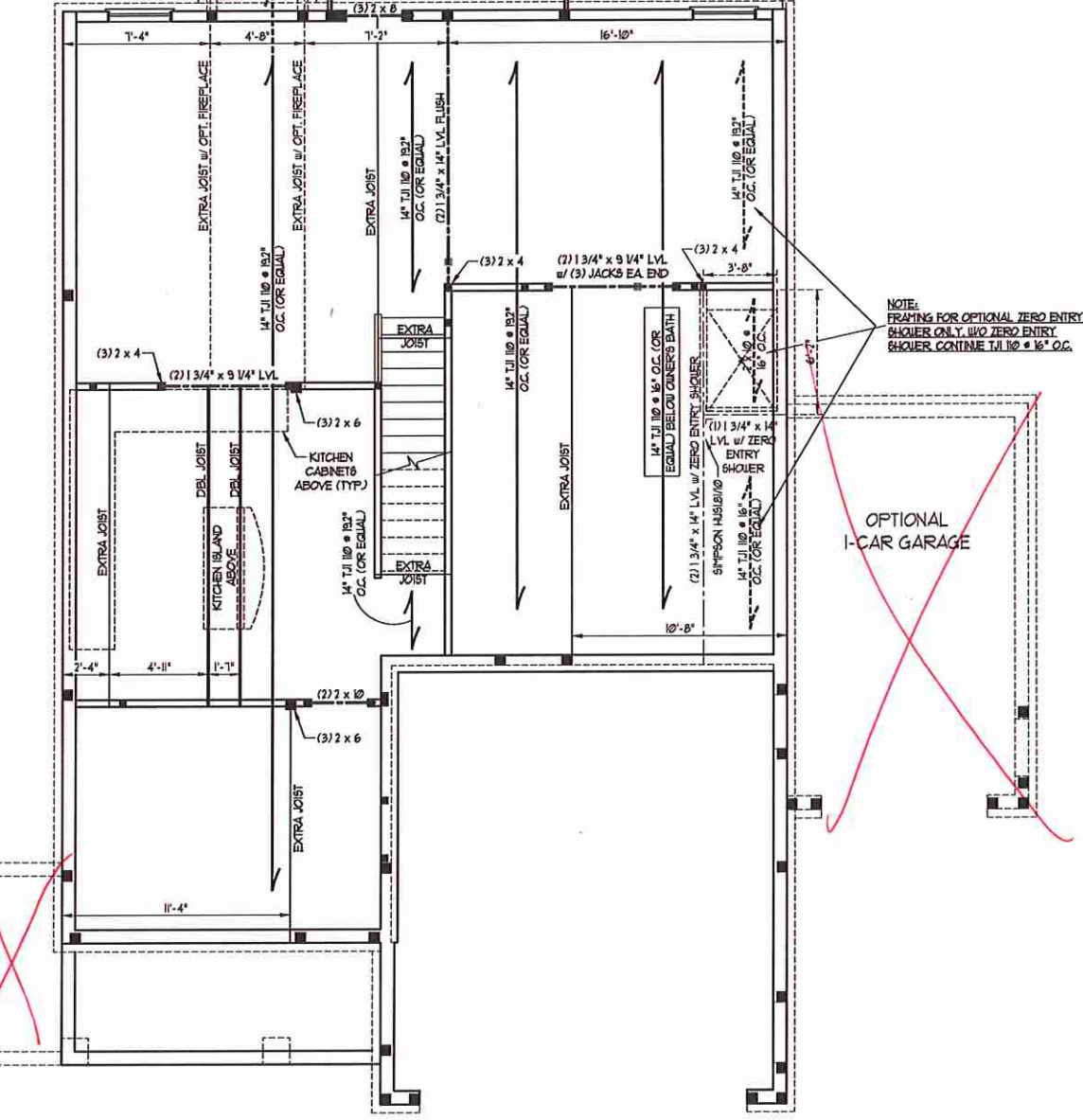
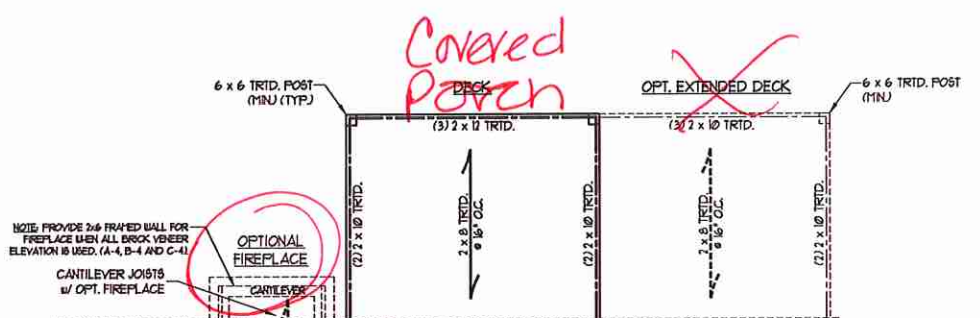
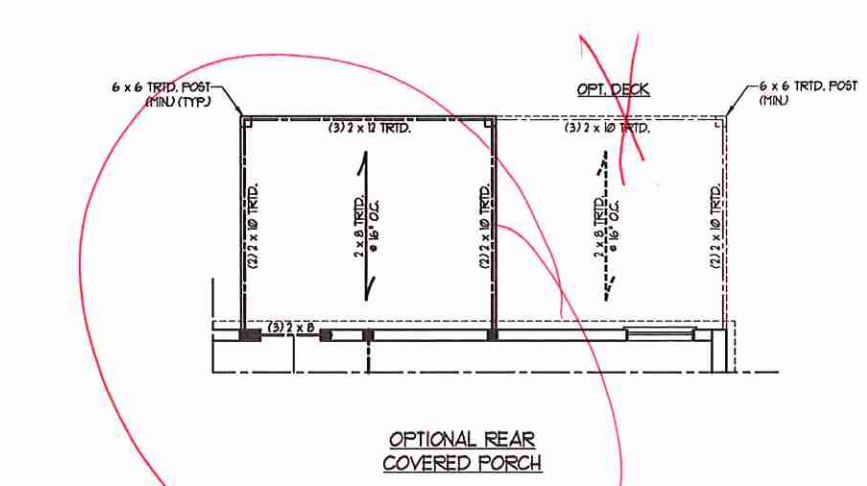
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (INO). SEE ARCH DINGS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN 4" EACH SIDE INTO VENEER TO PROVIDE BEARING
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE 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) 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 K103.B21 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

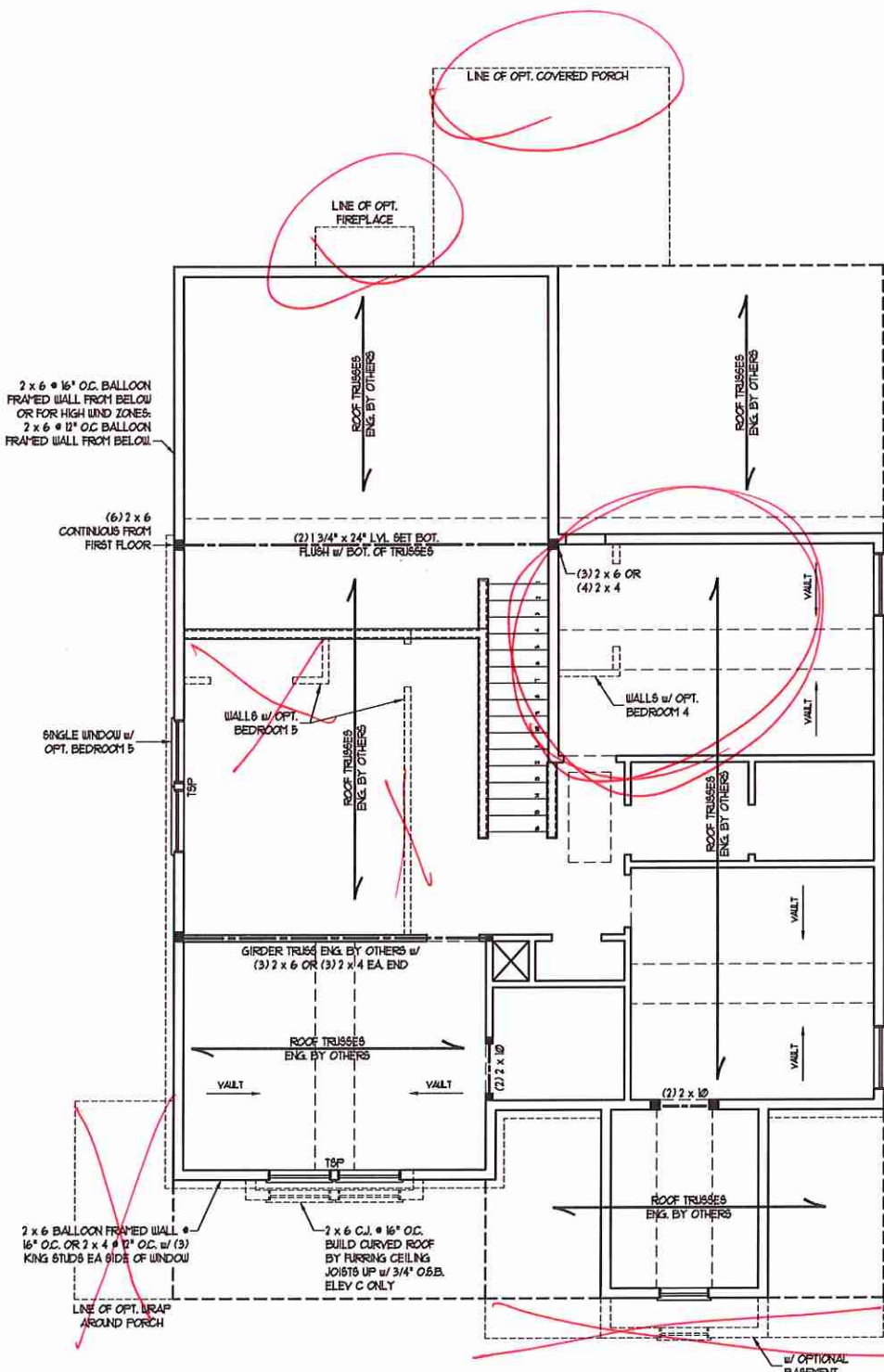
J.S. THOMPSON ENGINEERING, INC.
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C1733

JORDAN H&H HOMES, INC.

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

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





BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R607.0 OF THE NCR 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 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
- 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 NCR 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R607.0.32 OF THE 2018 NCR, 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.

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).

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 DIAGS. 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 R103.8.2 OF THE 2018 NCR FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

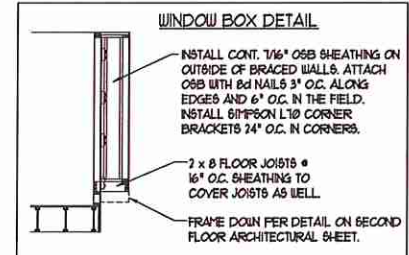
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 50% (UNO). ALL TREATED LUMBER TO BE 50% (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 R607.15 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.

T&P INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

TABLE R607.15 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R607.15)	
	16	24
UP TO 3'	1	1
4'	2	1
6'	3	2
8'	5	3
16'	6	4



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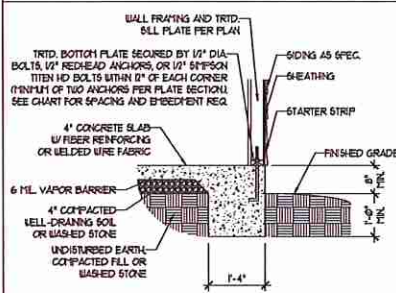
DATE: NOVEMBER 5, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RENAISSANCE RESIDENTIAL DESIGN
 ENGINEERED BY: WTR

SHEET 8 OF 10
 S-3
 CEILING FRAMING PLAN



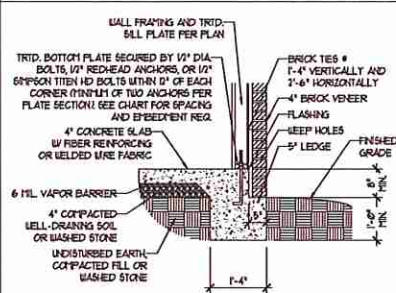
MONOLITHIC SLAB DETAILS

DETAIL 1



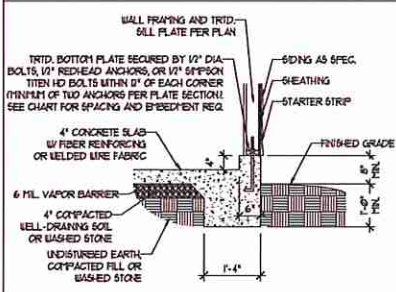
TYPICAL SLAB DETAIL

DETAIL 2



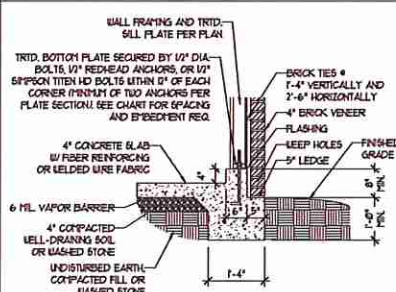
BRICK VENEER DETAIL

DETAIL 3



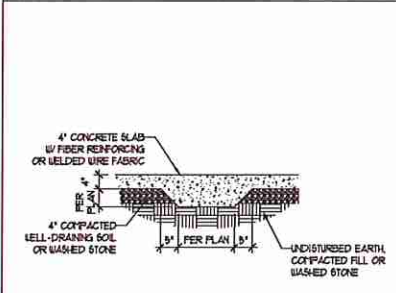
GARAGE CURB DETAIL

DETAIL 4



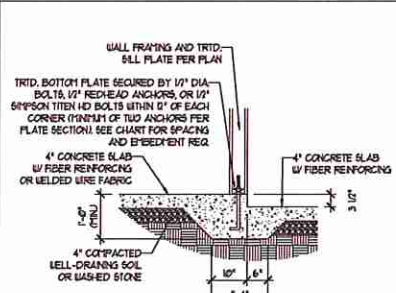
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



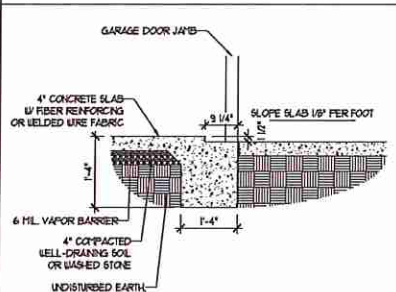
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

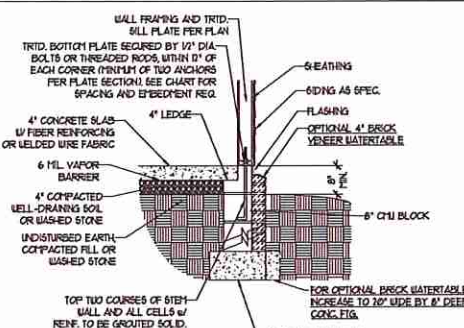
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

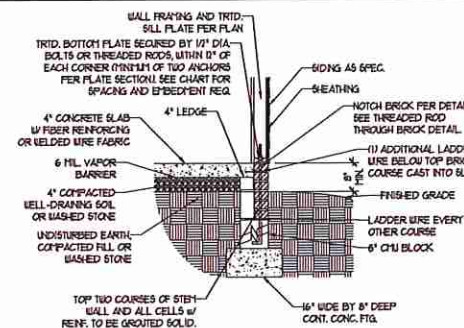
STEM WALL DETAILS

DETAIL 1



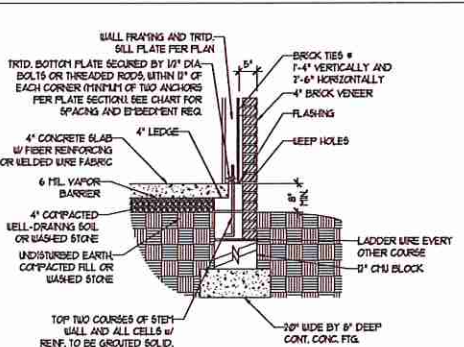
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



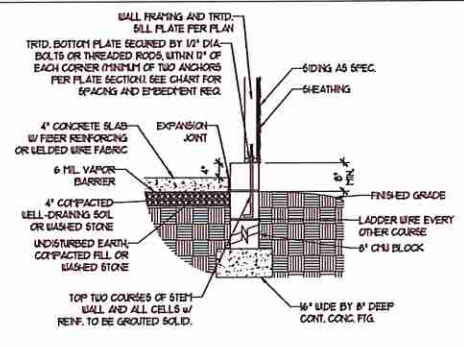
OPTIONAL STEM WALL DETAIL

DETAIL 2



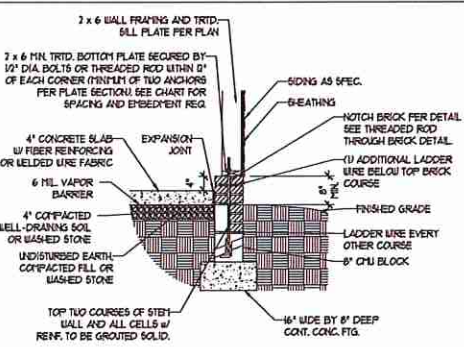
TYPICAL STEM WALL FND. w/ BRICK DETAIL

DETAIL 3



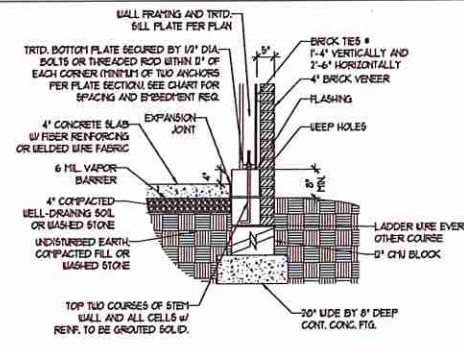
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



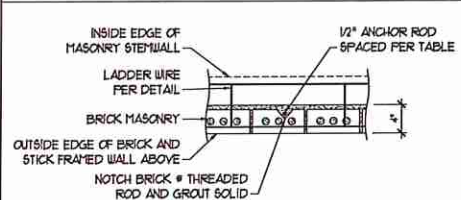
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4



TYPICAL STEM WALL FND. DETAIL w/ BRICK
AND CURB @ GARAGE

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEM WALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
5	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
6	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	GROUT SOLID w/ 1/4 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. THE 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 #51 / #61 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 4.02B OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER R506.2.1 AND R506.2.2 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 LEFT 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	7"	15" INTO MASONRY 7" INTO CONCRETE

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

DATE: NOVEMBER 14, 2018
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES



11/6/2020

D-1
FOUNDATION DETAILS

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 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 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 I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R403.1 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 A635 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 5/11/15 402. 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 318, ACI 332, NCHA TR88-A OR ACE 530/ASCE 5/11/15 402. 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. STEP 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 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 5500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 10000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. 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 GIMPSON 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 R602.1.5 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 R607.10.
- 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) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.8(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 12d 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 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE GIMPSON H6 OR L162 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF GIMPSON C916 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIN STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE GIMPSON POST BASE.



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 N.C. LICENSE NO.: C1733

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