

NOTE:
SEE SHEET A-3.1 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-3.2 FOR STONE FRONT ELEVATIONS
SEE SHEET A-3.3 (ALL BRICK) ELEVATIONS

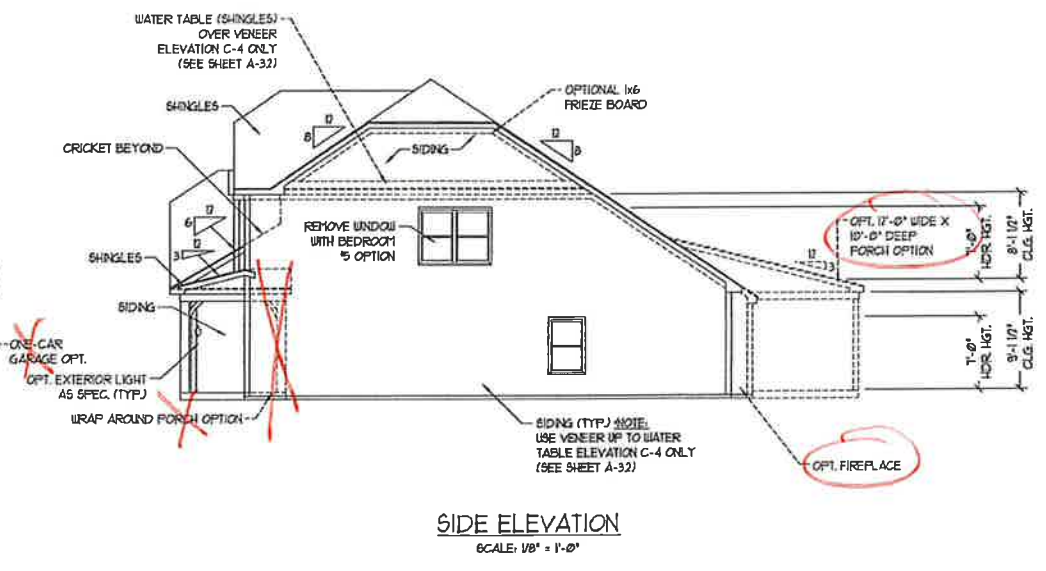
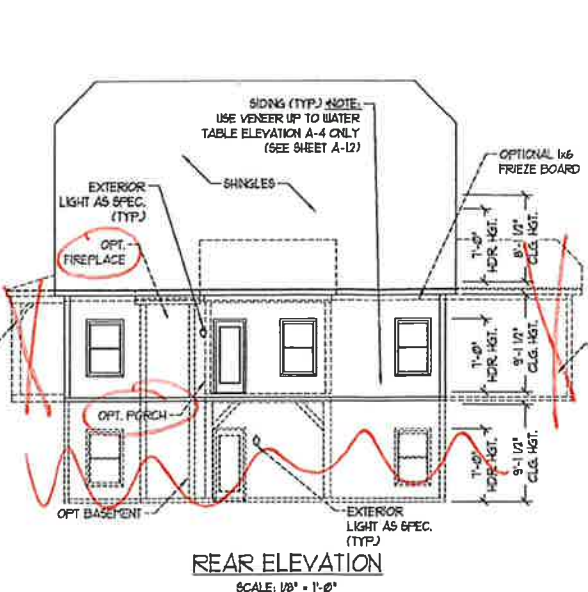
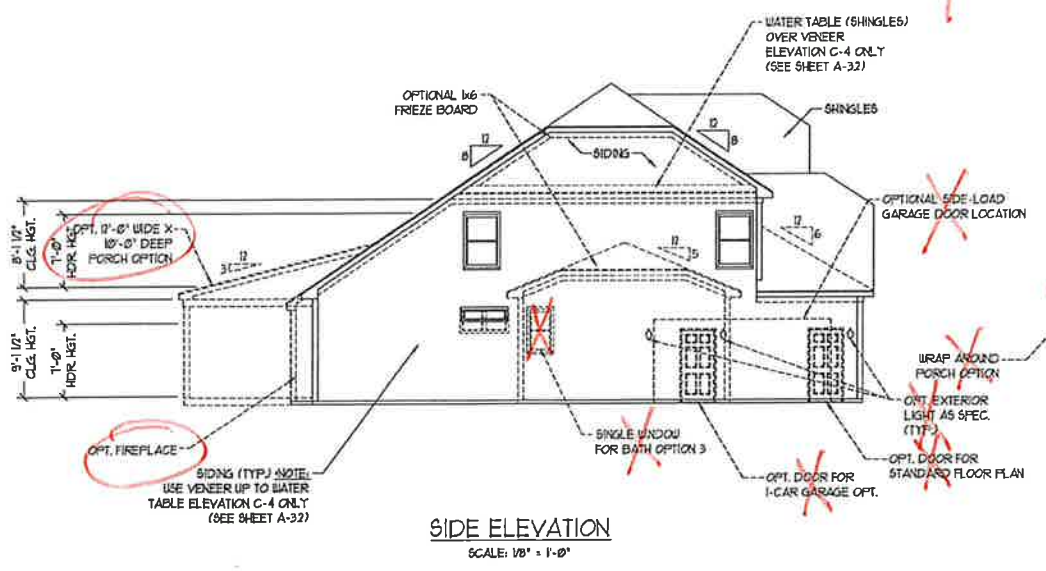
NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

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

10/21/2021

Boyle

HARNETT COUNTY
NORTH CAROLINA



J.S. THOMPSON ENGINEERING, INC.
HAWKERS AVE., SUITE 104
RALEIGH, NC 27605
PHONE: 919.270.4019
FAX: 919.270.4021
N.C. LICENSE NO. 4433

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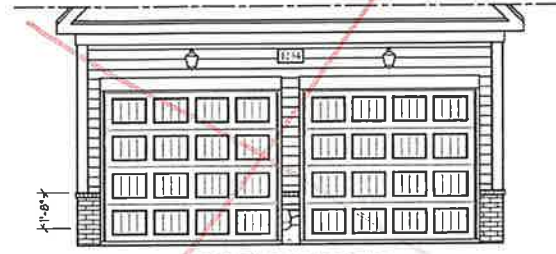
DATE: MARCH 15, 2019
REV: MAY 01, 2020
SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:



FRONT ELEVATION-C-2 (W/ BRICK)
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-C-3 (W/ BRICK)
SCALE: 1/4" = 1'-0"

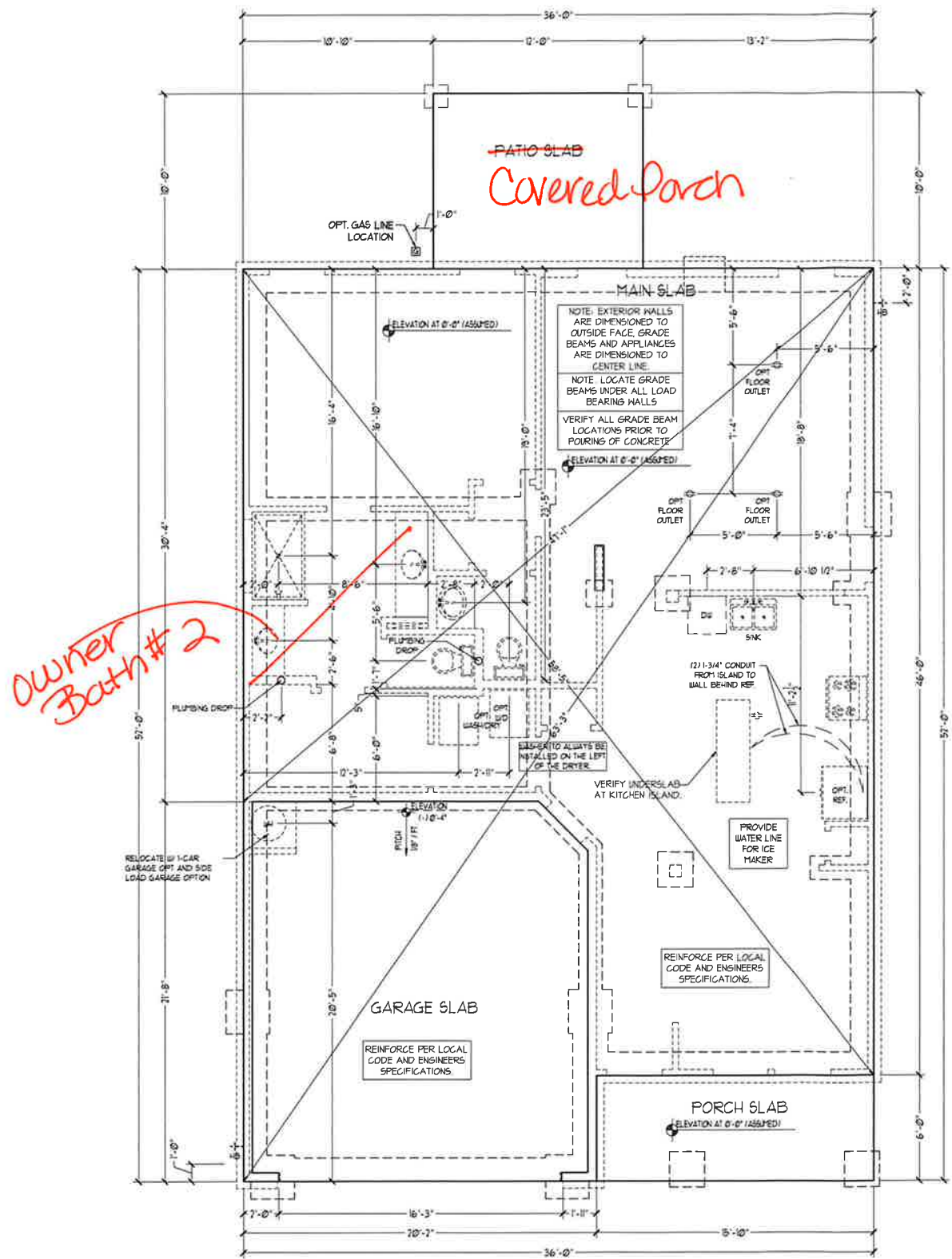
J.S. THOMPSON
ENGINEERING, INC.
100 WARE AVE. SUITE 100
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PHONE: 919.286.8800
FAX: 919.286.8811
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C-2 & C-3
ELEVATIONS
WITH BRICK
A-3.2



FOUNDATION PLAN
A-1

J.S. THOMPSON
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N.C. LICENSE NO. C-1733

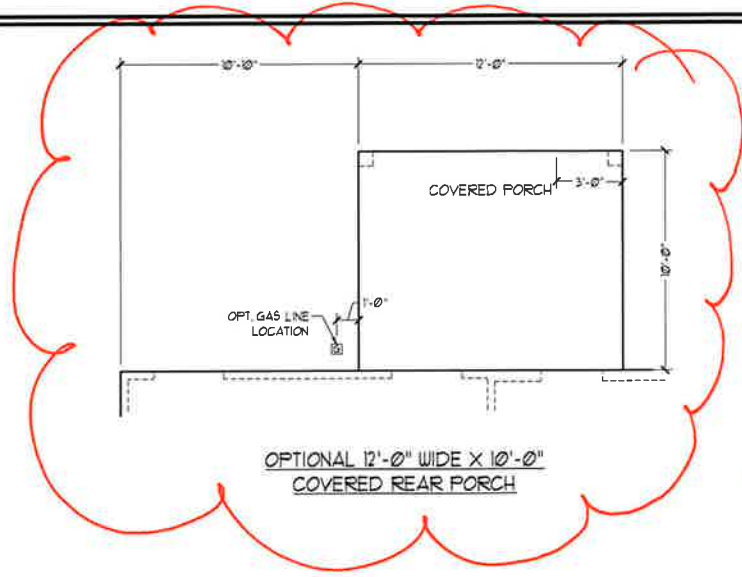


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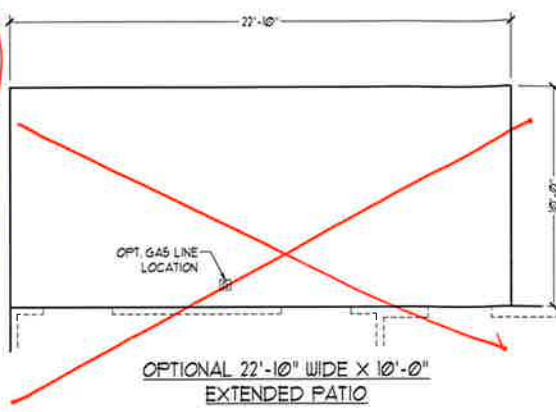
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DATE: MARCH 15, 2019
REV.: MAY 01, 2020
SCALE: 1/4"=1'-0"
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ENGINEERED BY:
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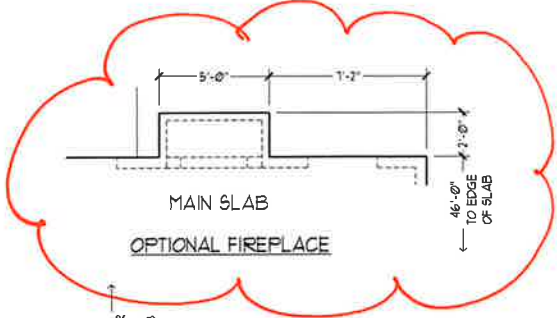
SLAB INTERFACE
PLAN
A-4



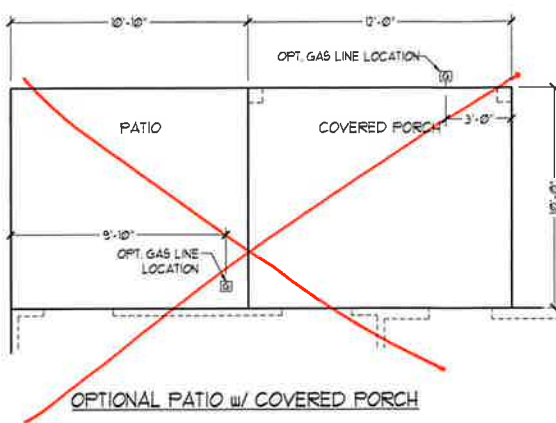
OPTIONAL 12'-0" WIDE X 10'-0" COVERED REAR PORCH



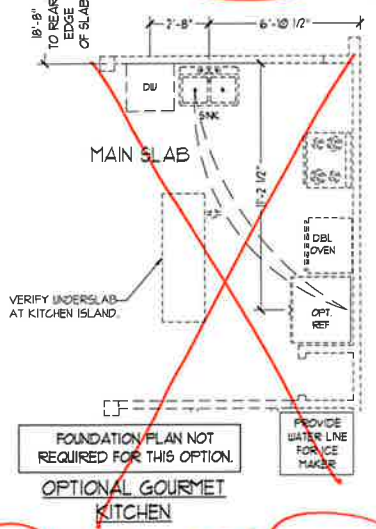
OPTIONAL 22'-10" WIDE X 10'-0" EXTENDED PATIO



MAIN SLAB
OPTIONAL FIREPLACE

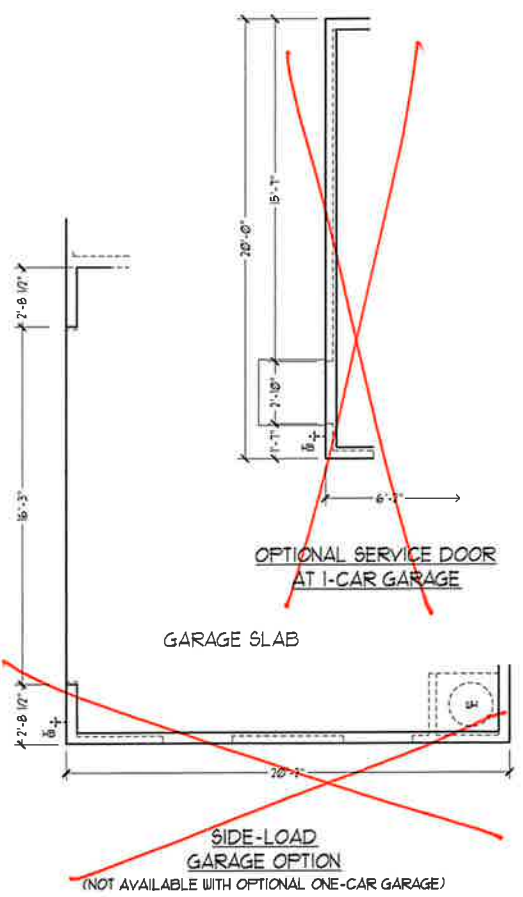


OPTIONAL PATIO w/ COVERED PORCH



FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION

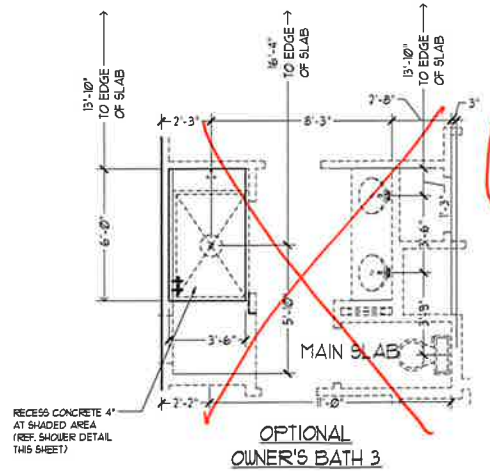
OPTIONAL GOURMET KITCHEN



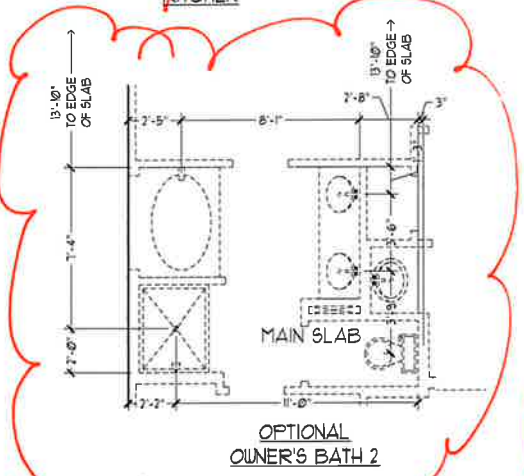
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE

GARAGE SLAB

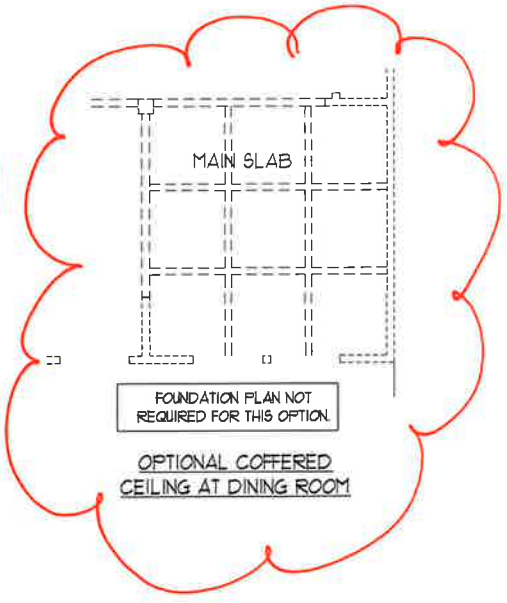
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



OPTIONAL OWNER'S BATH 3

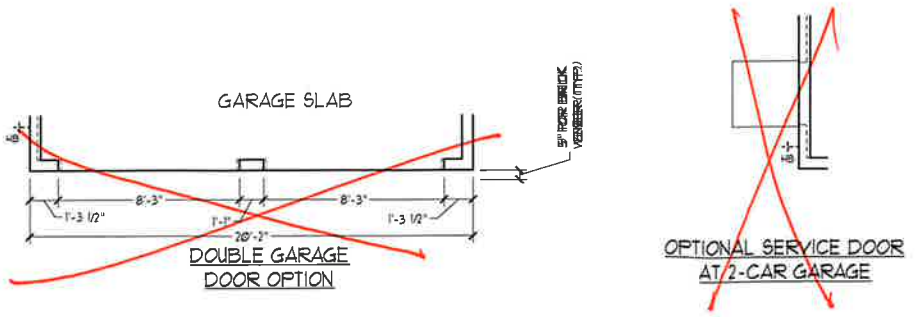


OPTIONAL OWNER'S BATH 2



FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION

OPTIONAL COVERED CEILING AT DINING ROOM



GARAGE SLAB

DOUBLE GARAGE DOOR OPTION

OPTIONAL SERVICE DOOR AT 2-CAR GARAGE

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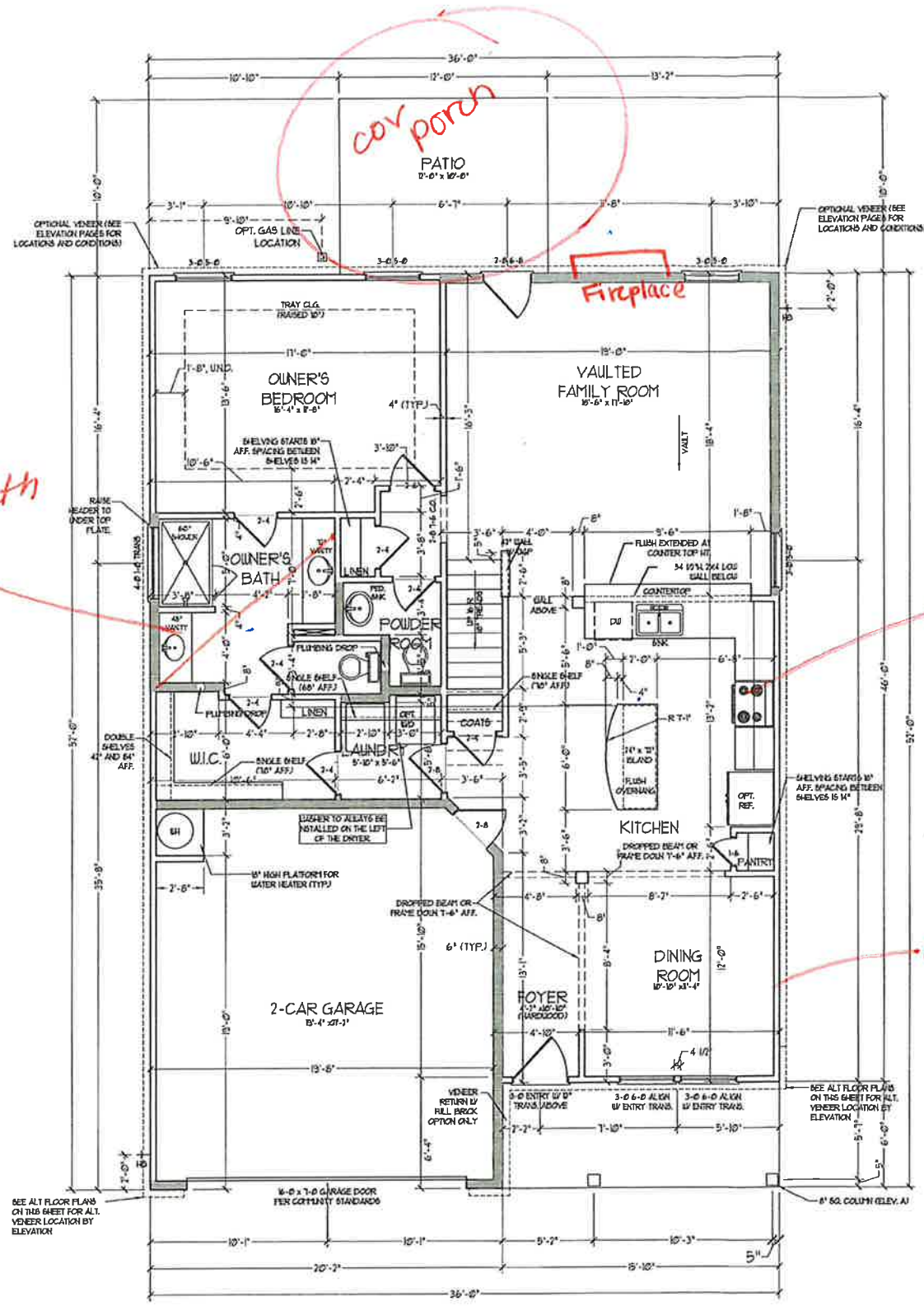


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ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE OPTIONS
A4.1



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

SEE PARTIAL 2ND FLOOR PLAN ON SHEET A-2 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.

SQUARE FOOTAGE	
1st FLOOR	1341 SQ. FT.
2nd FLOOR	1051 SQ. FT.
TOTAL	2392 SQ. FT.
GARAGE	425 SQ. FT.
FRONT PORCH	15 SQ. FT.
STD. REAR PATIO	00 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	0710 SQ. FT.
OPT. 2-CAR GARAGE	240 SQ. FT.
OPT. REAR COVERED PORCH	100 SQ. FT.
OPT. 8'-0" X 10'-0" PATIO	108 SQ. FT.

SQUARE FOOTAGE (w/ FULL BRICK)	
1st FLOOR	1425 SQ. FT.
2nd FLOOR	1054 SQ. FT.
TOTAL	2479 SQ. FT.
GARAGE	445 SQ. FT.
FRONT PORCH	15 SQ. FT.
STD. REAR PATIO	00 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	0710 SQ. FT.
OPT. 2-CAR GARAGE	250 SQ. FT.
OPT. REAR COVERED PORCH	100 SQ. FT.
OPT. 8'-0" X 10'-0" PATIO	108 SQ. FT.

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

2x6 WALL
1 SHAPED 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.

Owners Bath #2

Crowmet Kitchen

coffered ceiling

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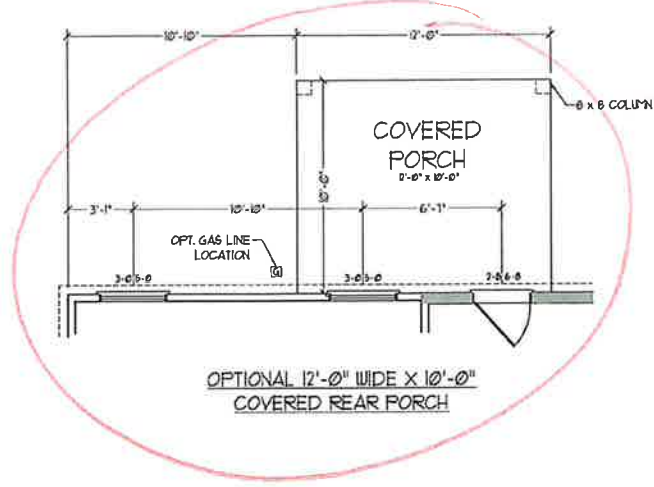


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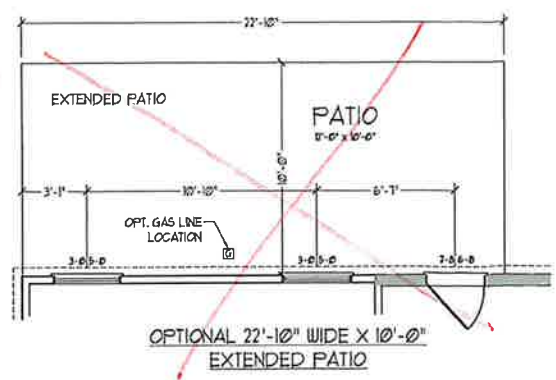
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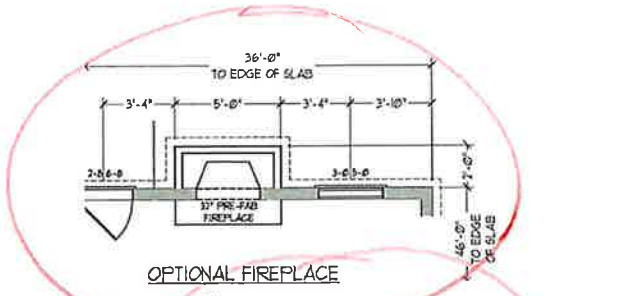
FIRST FLOOR PLAN
A-6



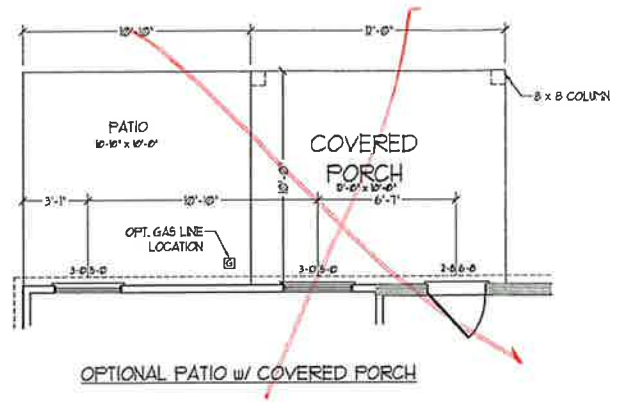
OPTIONAL 12'-0" WIDE X 10'-0" COVERED REAR PORCH



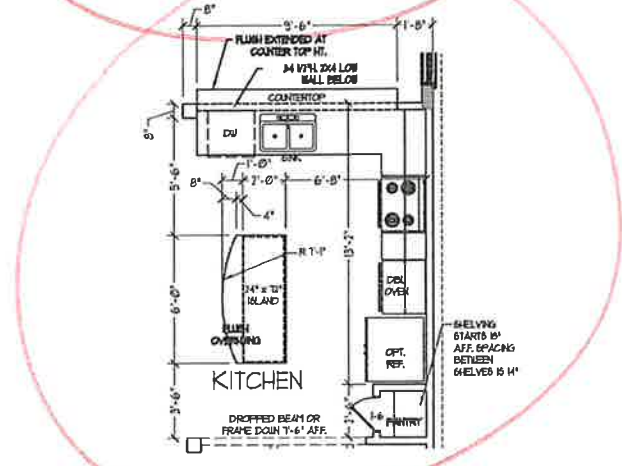
OPTIONAL 22'-10" WIDE X 10'-0" EXTENDED PATIO



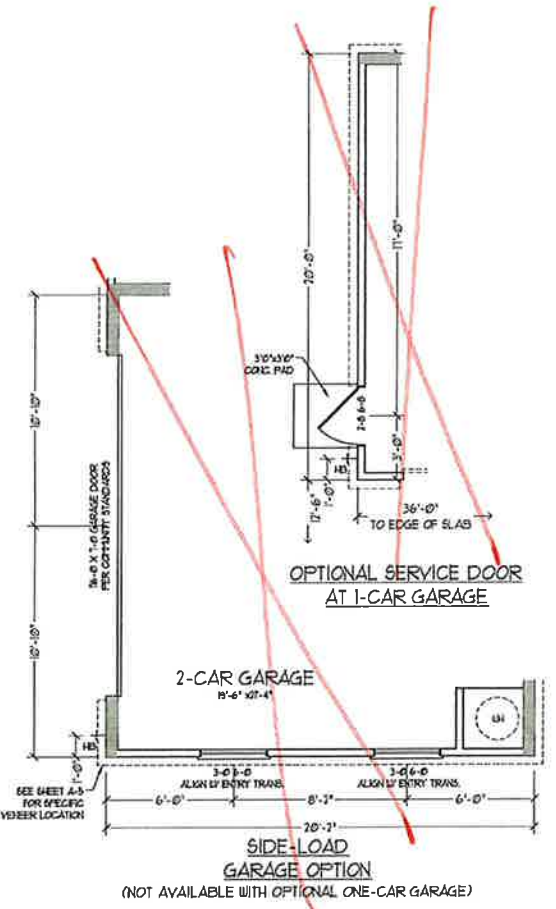
OPTIONAL FIREPLACE



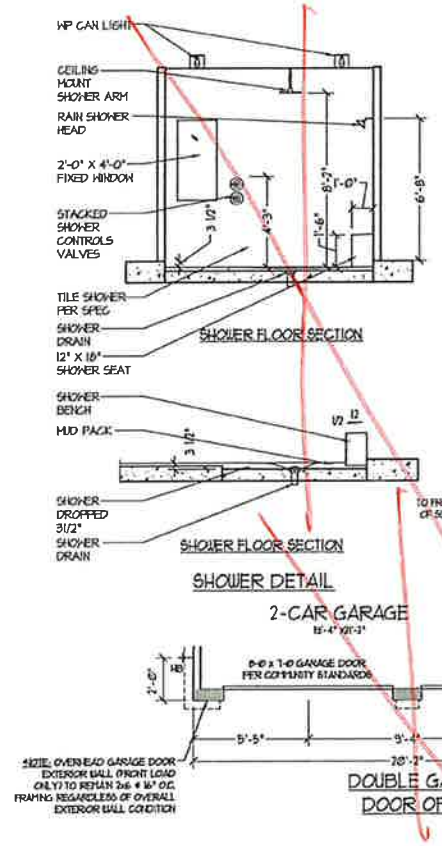
OPTIONAL PATIO w/ COVERED PORCH



OPTIONAL GOURMET KITCHEN



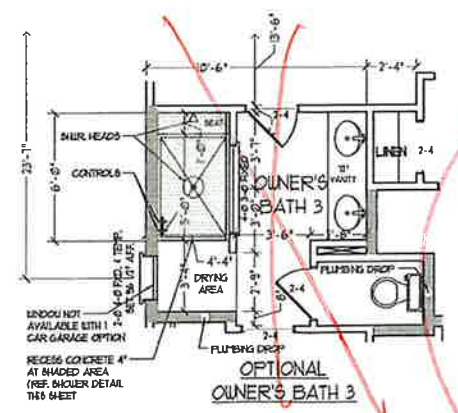
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



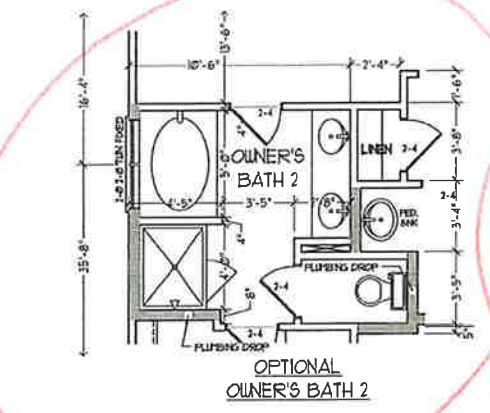
SHOWER DETAIL

2-CAR GARAGE

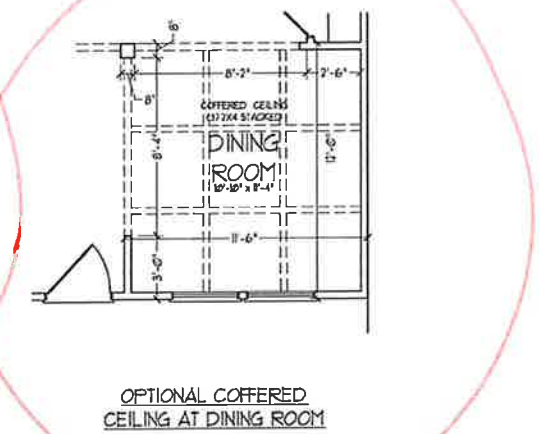
DOUBLE GARAGE DOOR OPTION



OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2



OPTIONAL COVERED CEILING AT DINING ROOM

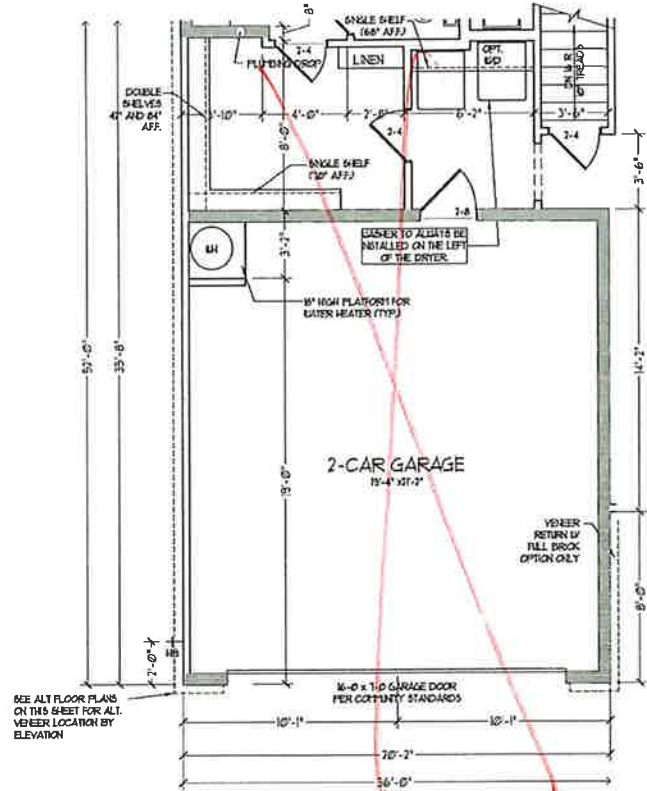
J.S. THOMPSON
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100 W. WATKINS AVE., SUITE 100
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PHONE: (919) 251-1100
FAX: (919) 251-1121
NC LICENSE NO. G-4235



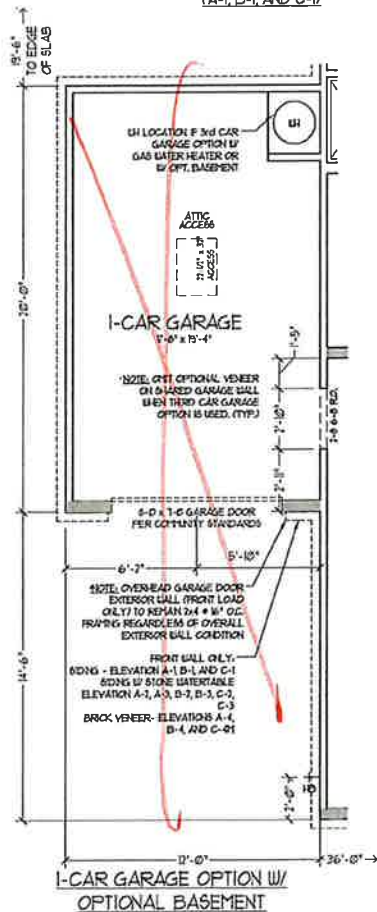
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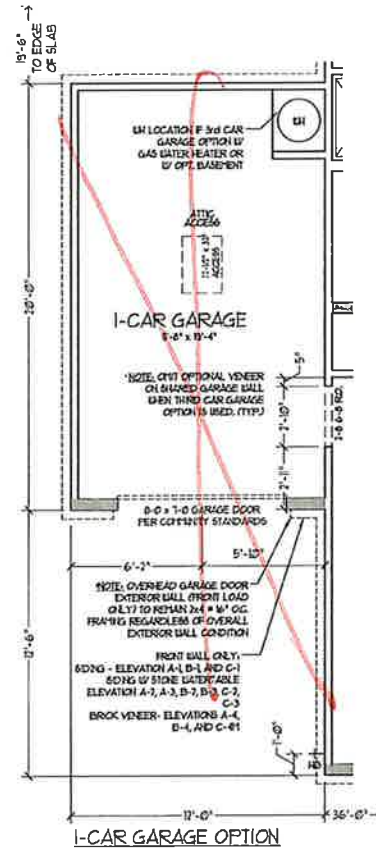
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FIRST FLOOR
OPTIONS w/ OR
w/o BASEMENT



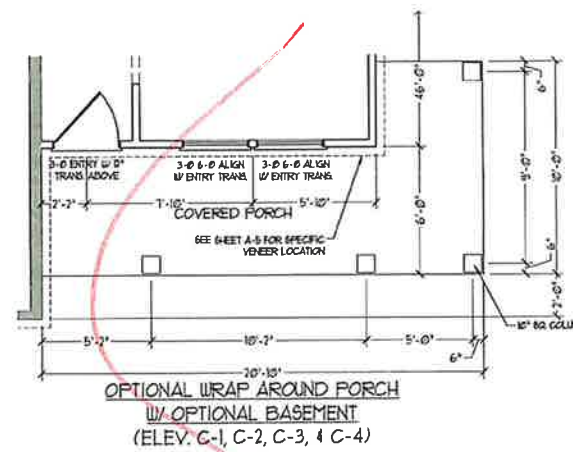
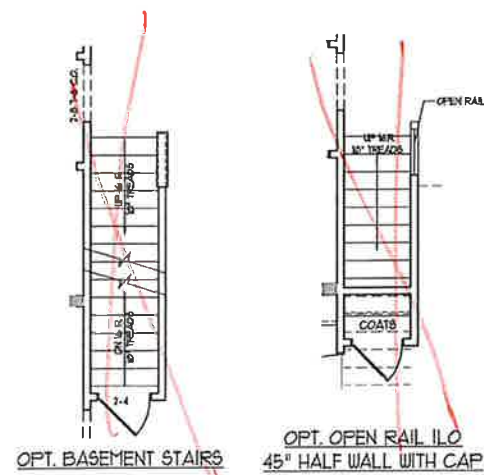
**2-CAR GARAGE W/
OPTIONAL BASEMENT**
(A-1, B-1, AND C-1)



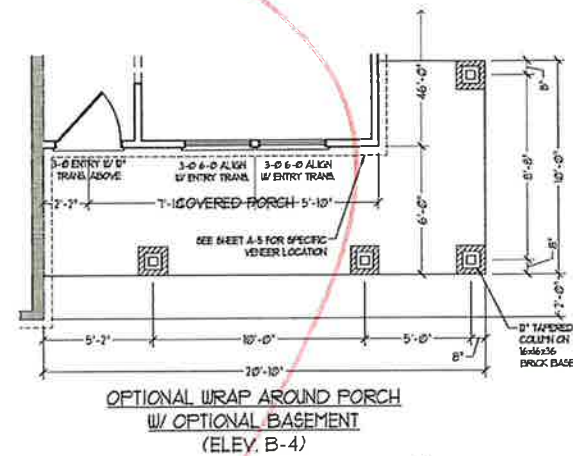
**1-CAR GARAGE OPTION W/
OPTIONAL BASEMENT**



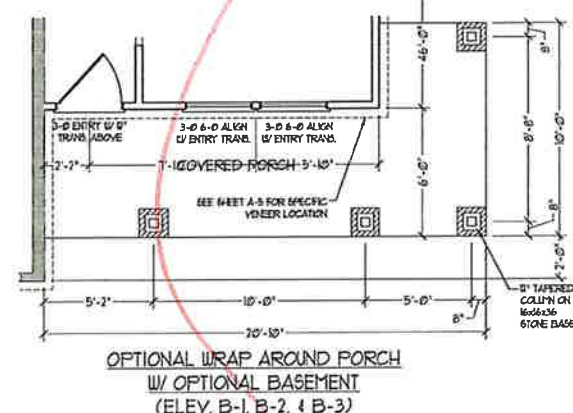
1-CAR GARAGE OPTION



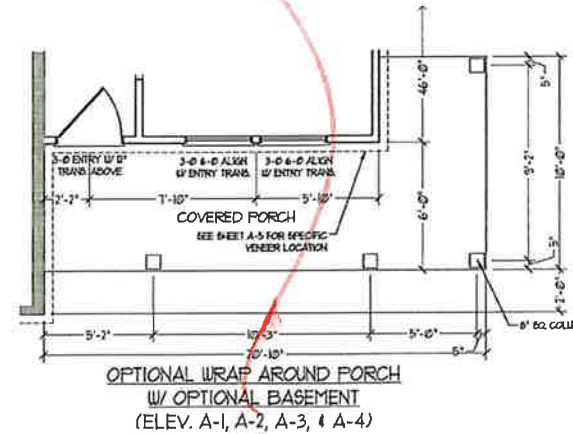
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. C-1, C-2, C-3, & C-4)



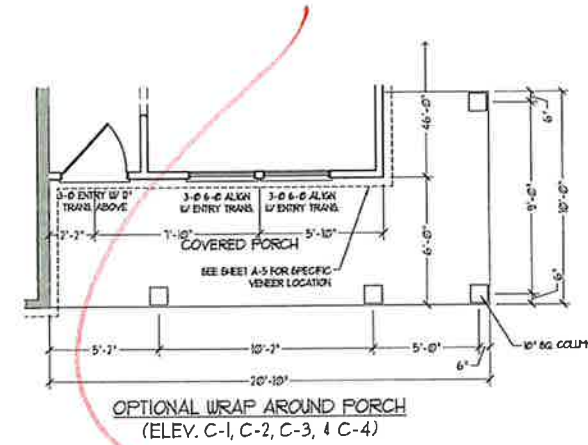
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. B-4)



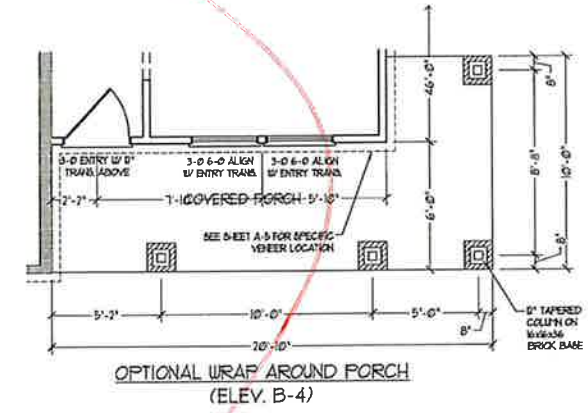
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. B-1, B-2, & B-3)



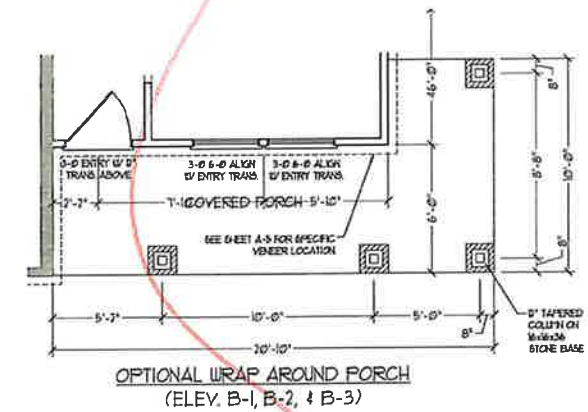
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. A-1, A-2, A-3, & A-4)



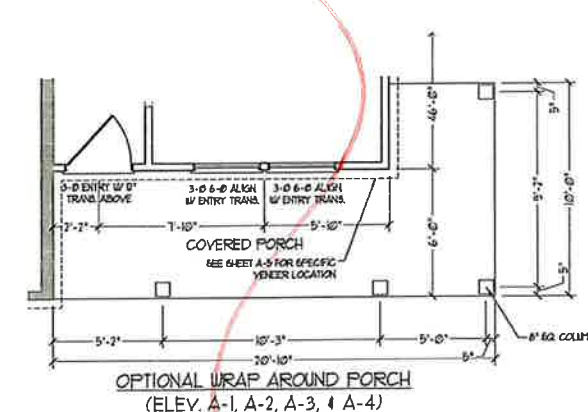
OPTIONAL WRAP AROUND PORCH
(ELEV. C-1, C-2, C-3, & C-4)



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)

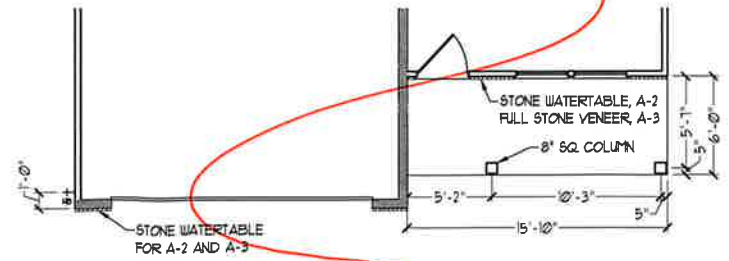
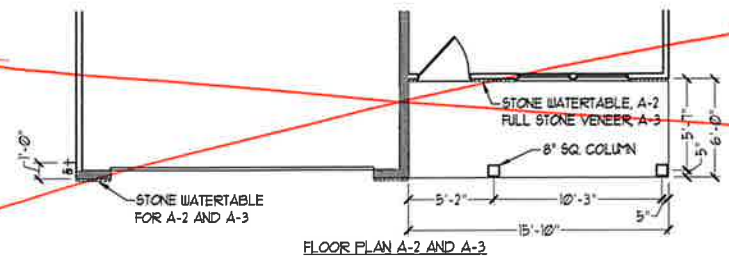
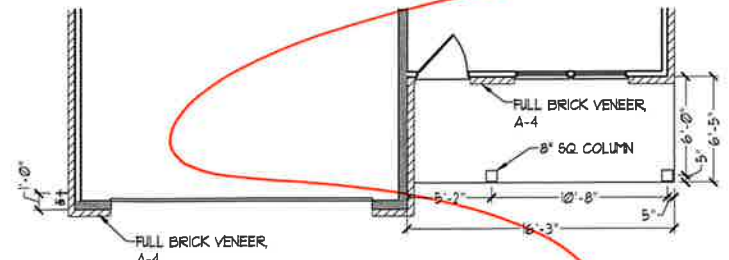
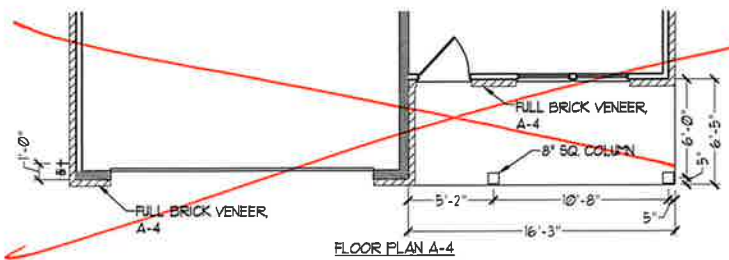
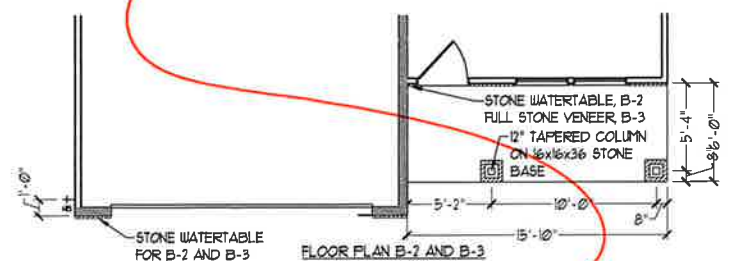
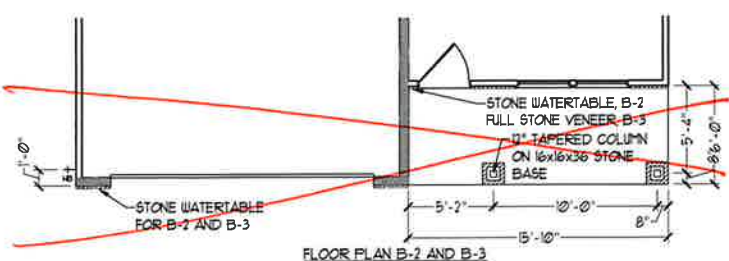
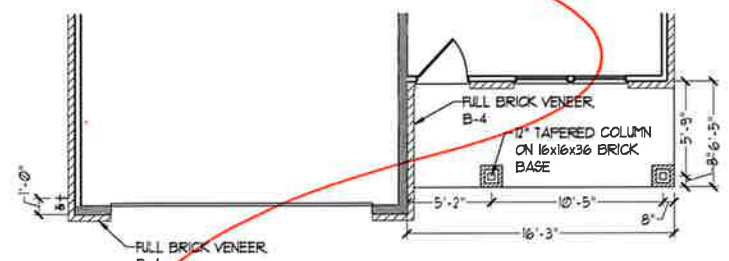
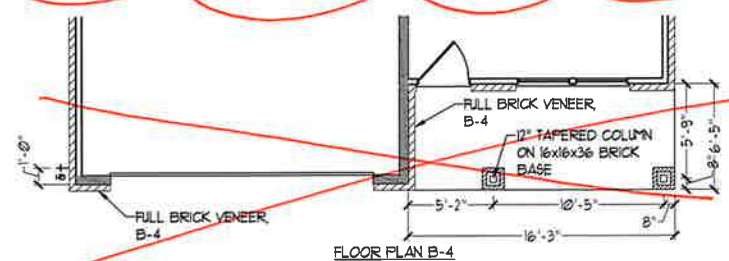
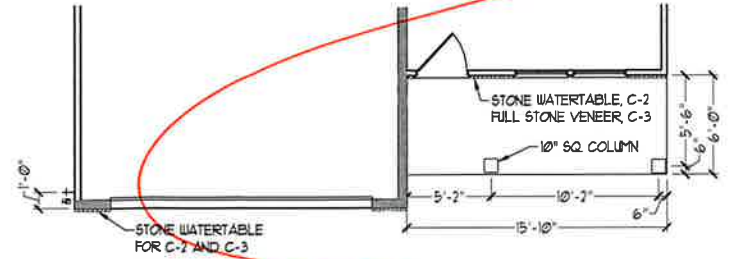
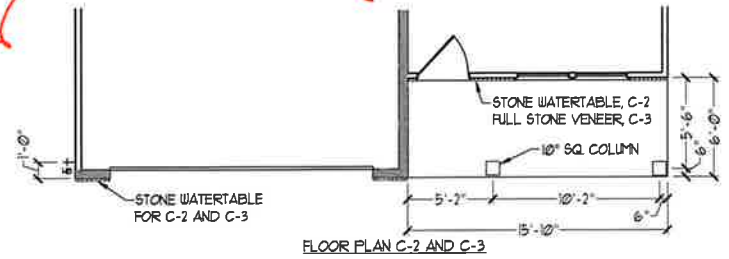
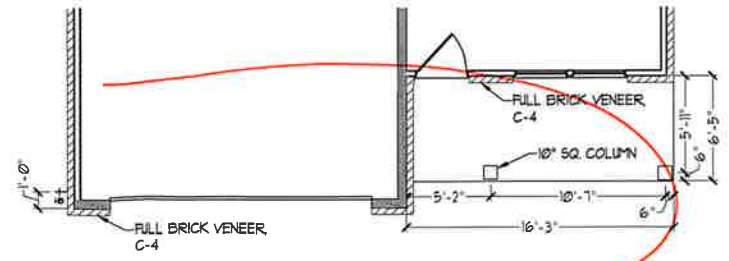
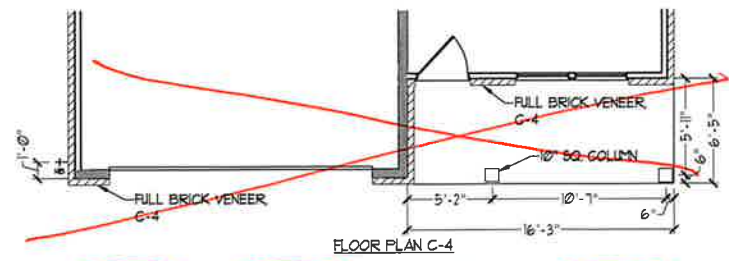
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JORDAN

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



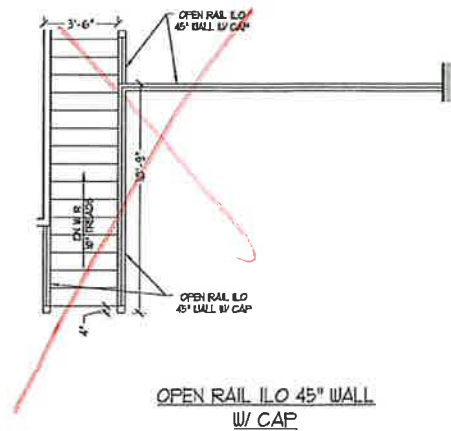
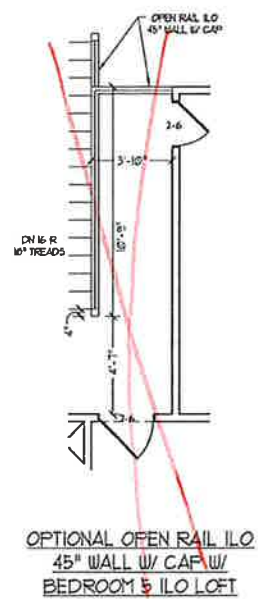
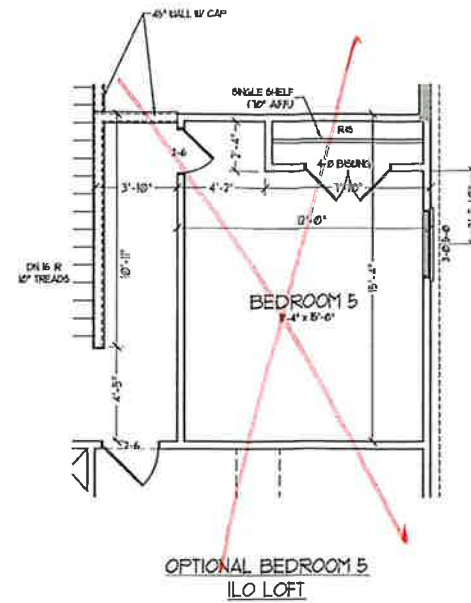
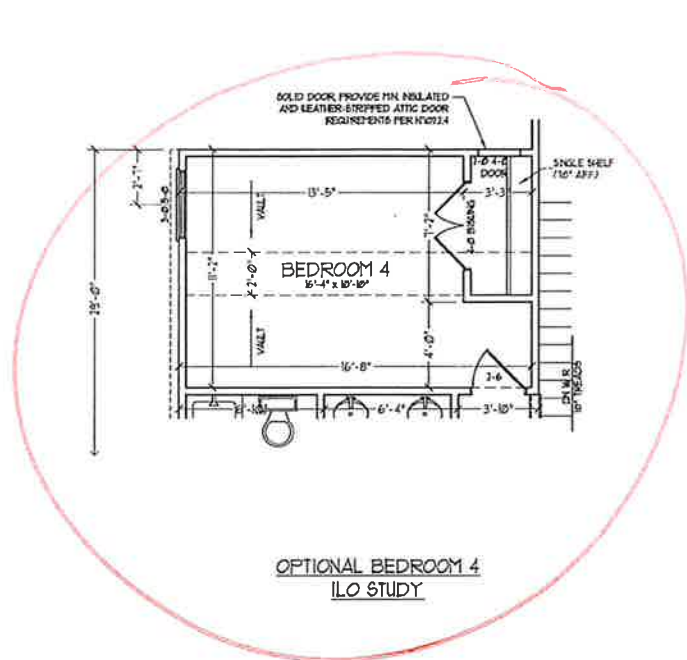
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ENGINEERING, INC.
606 WADSWORTH AVE., SUITE 304
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
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FIRST FLOOR
PARTIAL PLANS
W/ & W/O
BASEMENT
A-6.3



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RALEIGH, NC 27605
PHONE: (919) 286-9519
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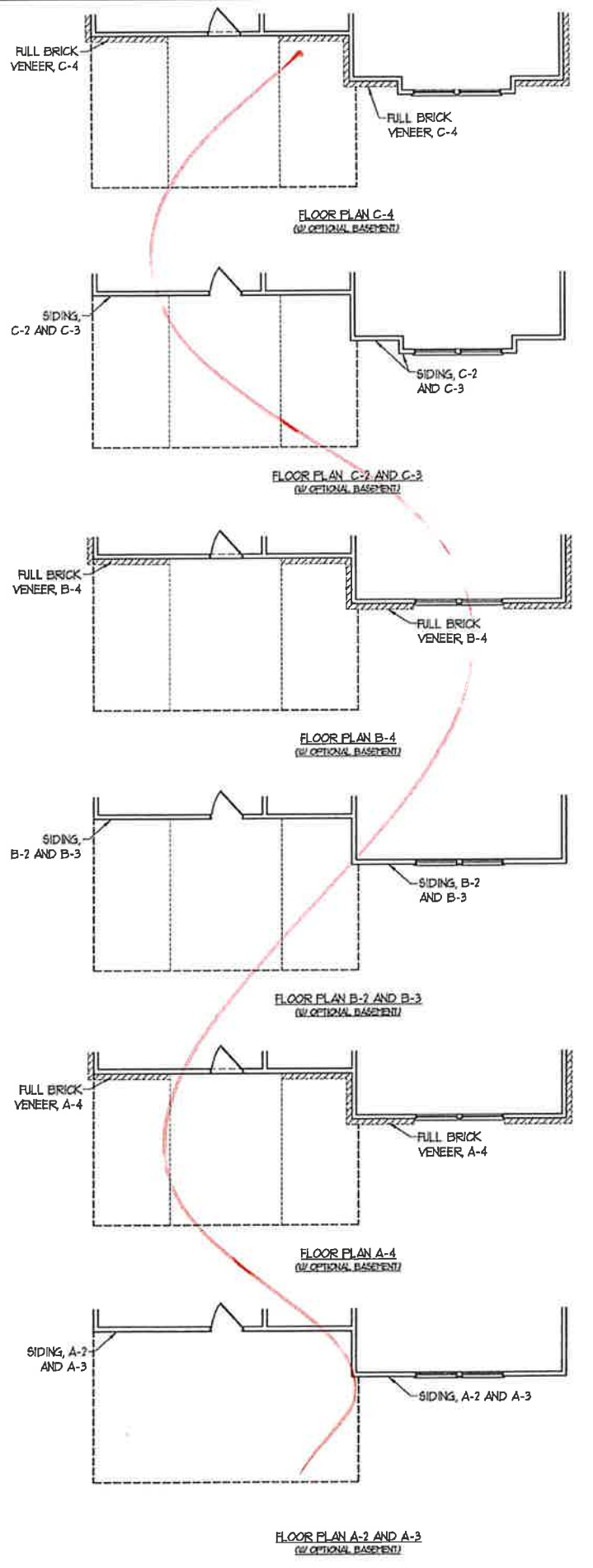
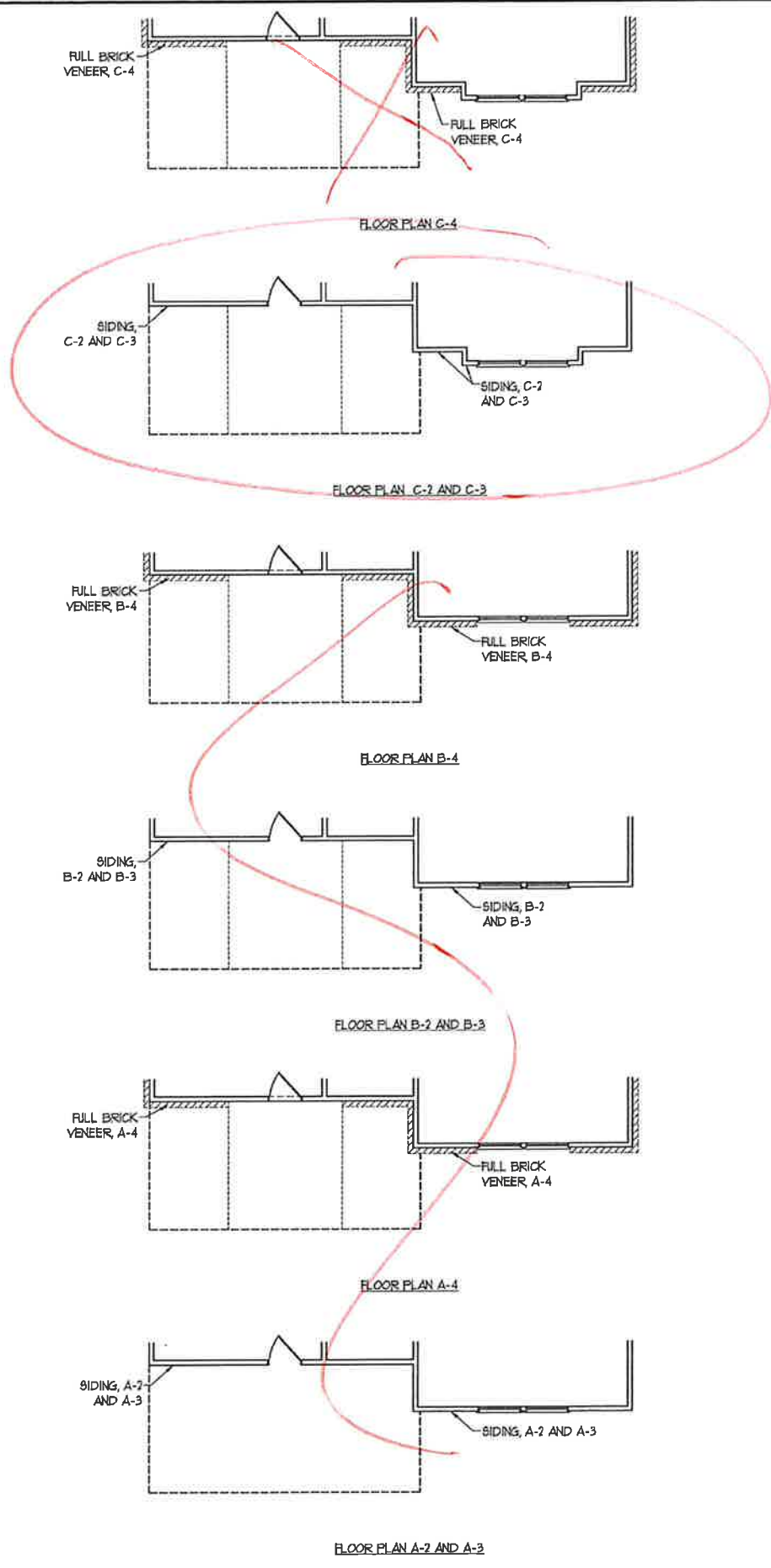


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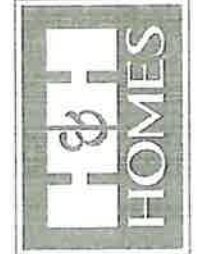
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REVIEWED BY:

SECOND FLOOR
OPTIONS
A-7.1



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RALEIGH, NC 27605
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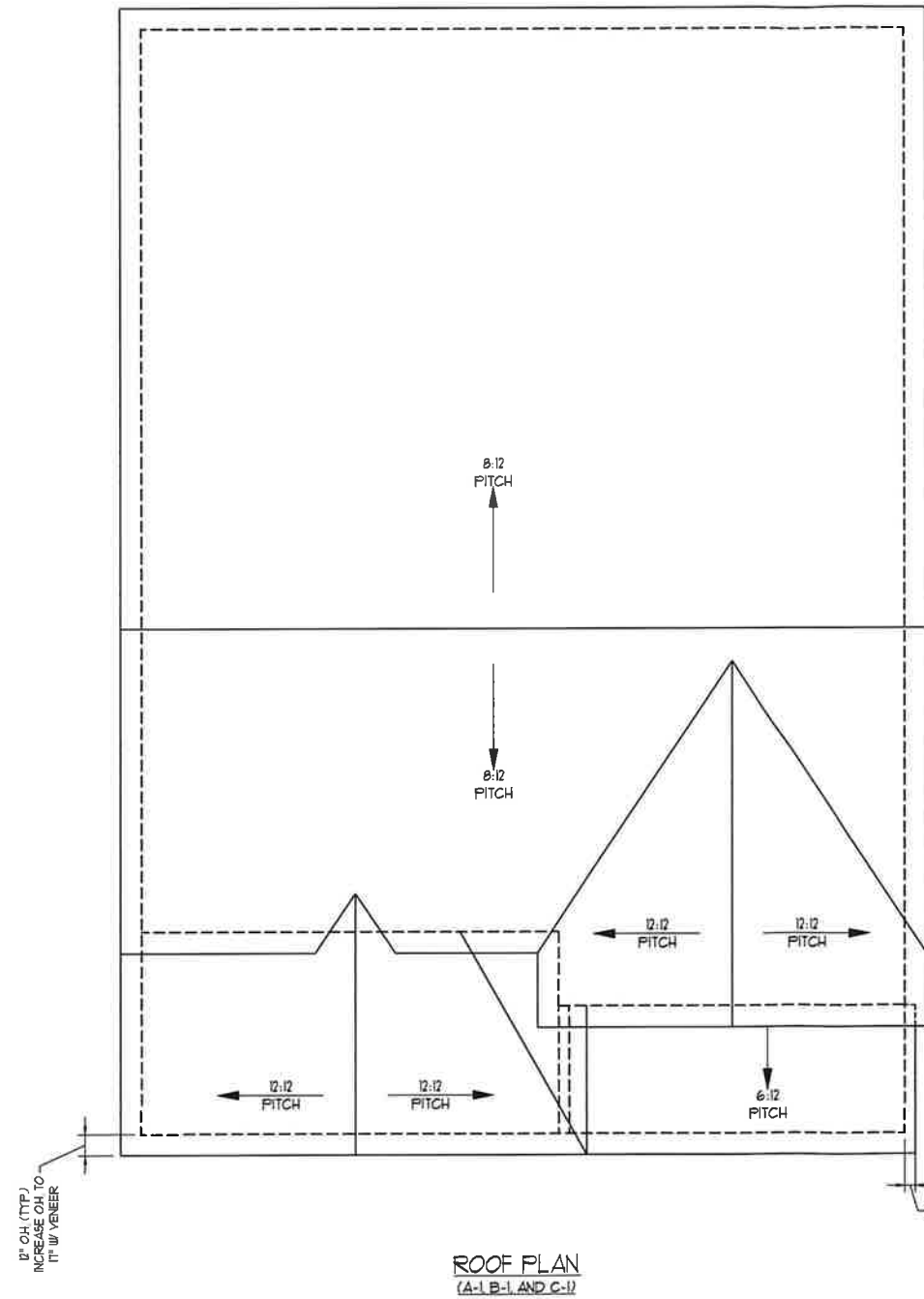


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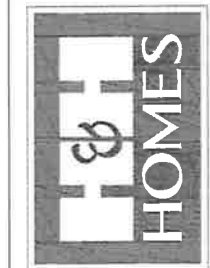
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SECOND FLOOR
PARTIAL PLANS
A-7.2



TOTAL UNDER ROOF AREA	1667	SQ. FT.	1667	SQ. FT.
VENTING AREA REQUIRED	1667	SQ. FT. / 100 =	16.67	SQ. FT.
TOTAL REQUIREMENTS	LOWER: 2.78	UPPER: 2.78		
LOWER AREA VENTING				
ROOF VENT	SIZE	PER UNIT	UNITS	PROVIDED
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
LOWER AREA VENTING PROVIDED:				
UPPER AREA VENTING				
ROOF VENT	SIZE	PER UNIT	UNITS	PROVIDED
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
UPPER AREA VENTING PROVIDED:				
TOTAL AREA PROVIDED				
ROOF AND ROOF VENT			8.2	

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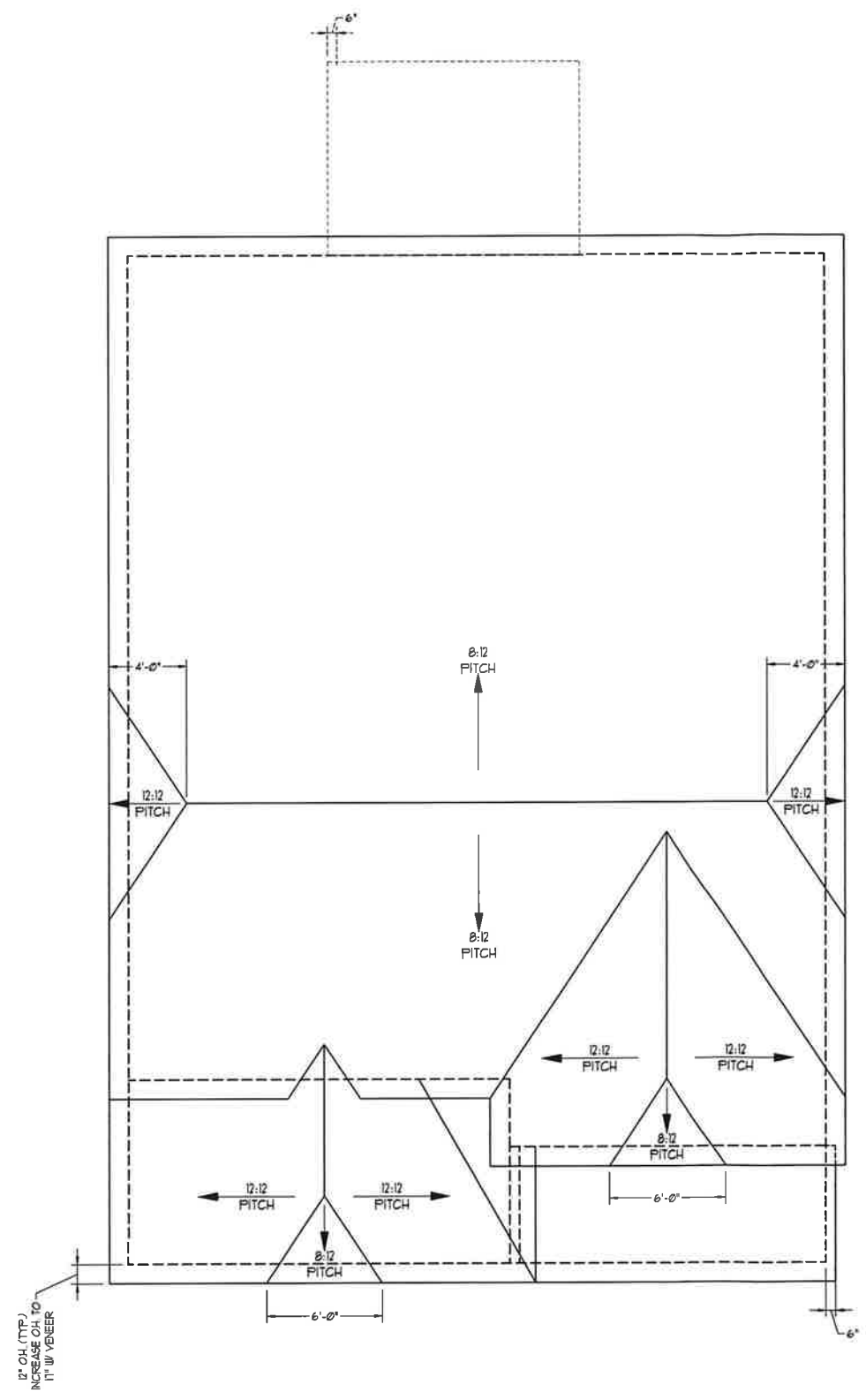
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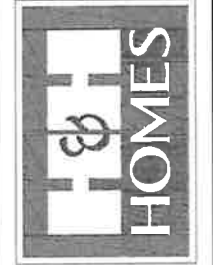
ROOF PLAN
ELEVATIONS
A&B

A-8



TOTAL UNDER ROOF AREA	167	SQ. FT. / 300 -	167	SQ. FT.
VENTING AREA REQUIRED			356	SQ. FT.
TOTAL REQUIREMENTS		LOWER: 278	UPPER: 278	
LOWER AREA VENTING				
NORTH VENT	SIZE	PER UNIT	UNITS	PROVIDED
	64" DIA	77"	1	1
LOWER AREA VENTING PROVIDED				
UPPER AREA VENTING				
ROOF VENT	SIZE	PER UNIT	UNITS	PROVIDED
	12" DIA	32"	4	4
UPPER AREA VENTING PROVIDED				
TOTAL AREA PROVIDED				22
SMITH ENGINEERING VENT				

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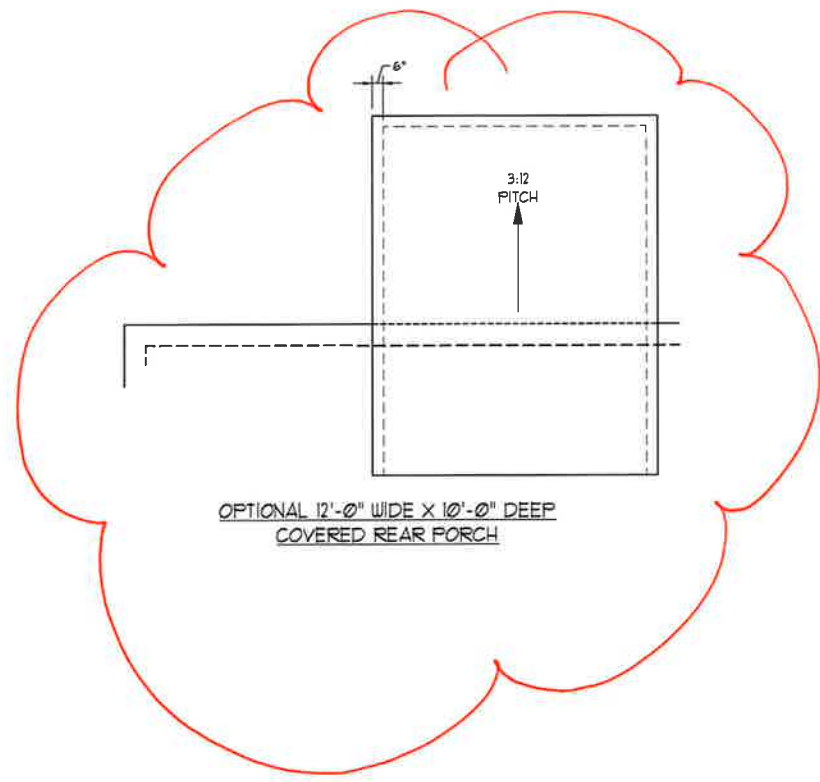


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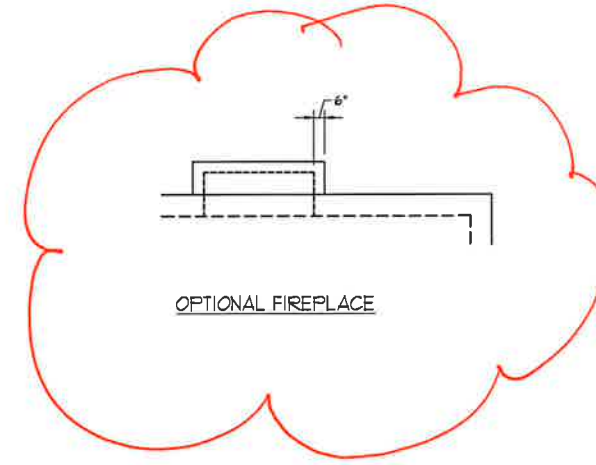
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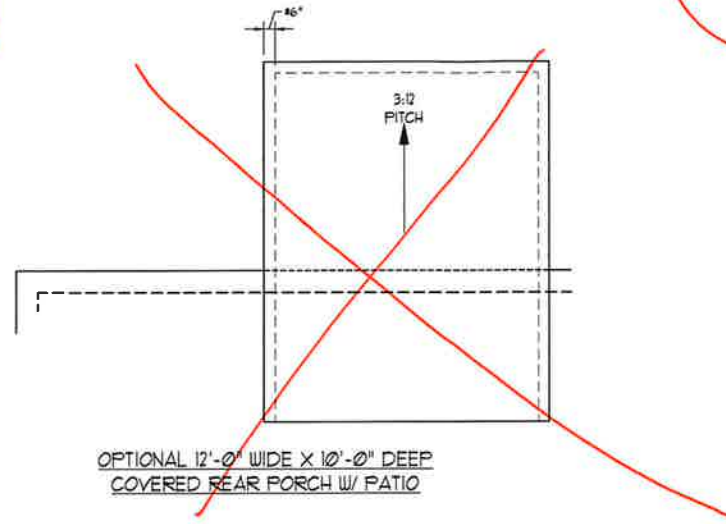
ROOF PLAN
ELEVATION - C
A-8.1



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

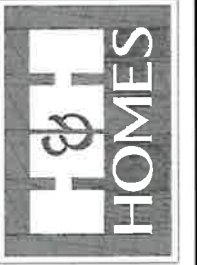


OPTIONAL FIREPLACE



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

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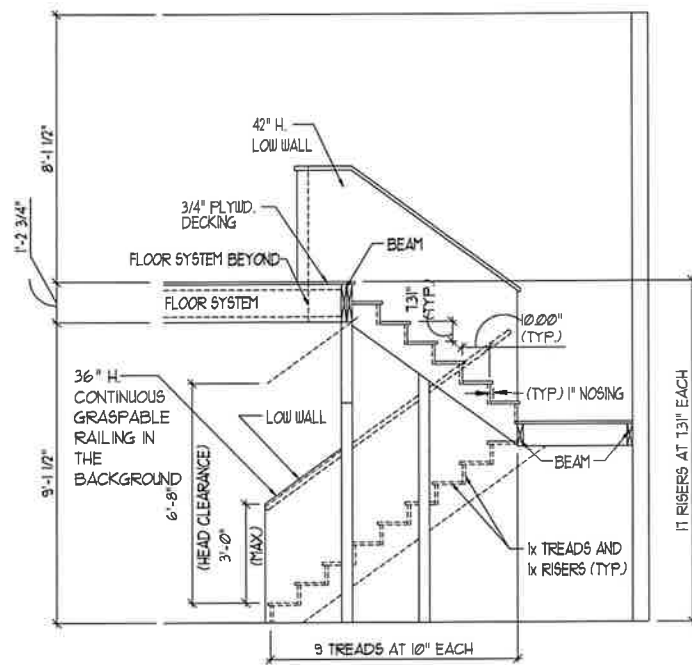
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REVIEWED BY:

ROOF PLAN
ELEVATION - A/B
&C

A-8.2



TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES:

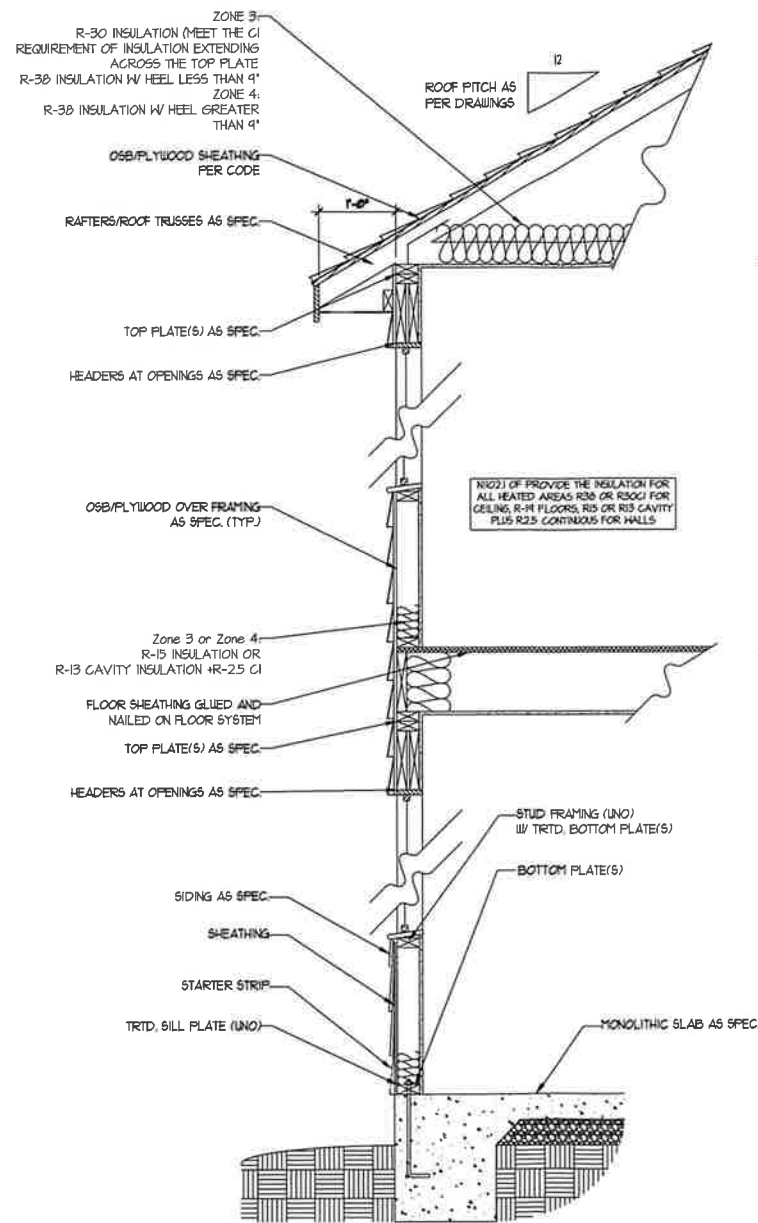
RAILING
BALLUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

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.

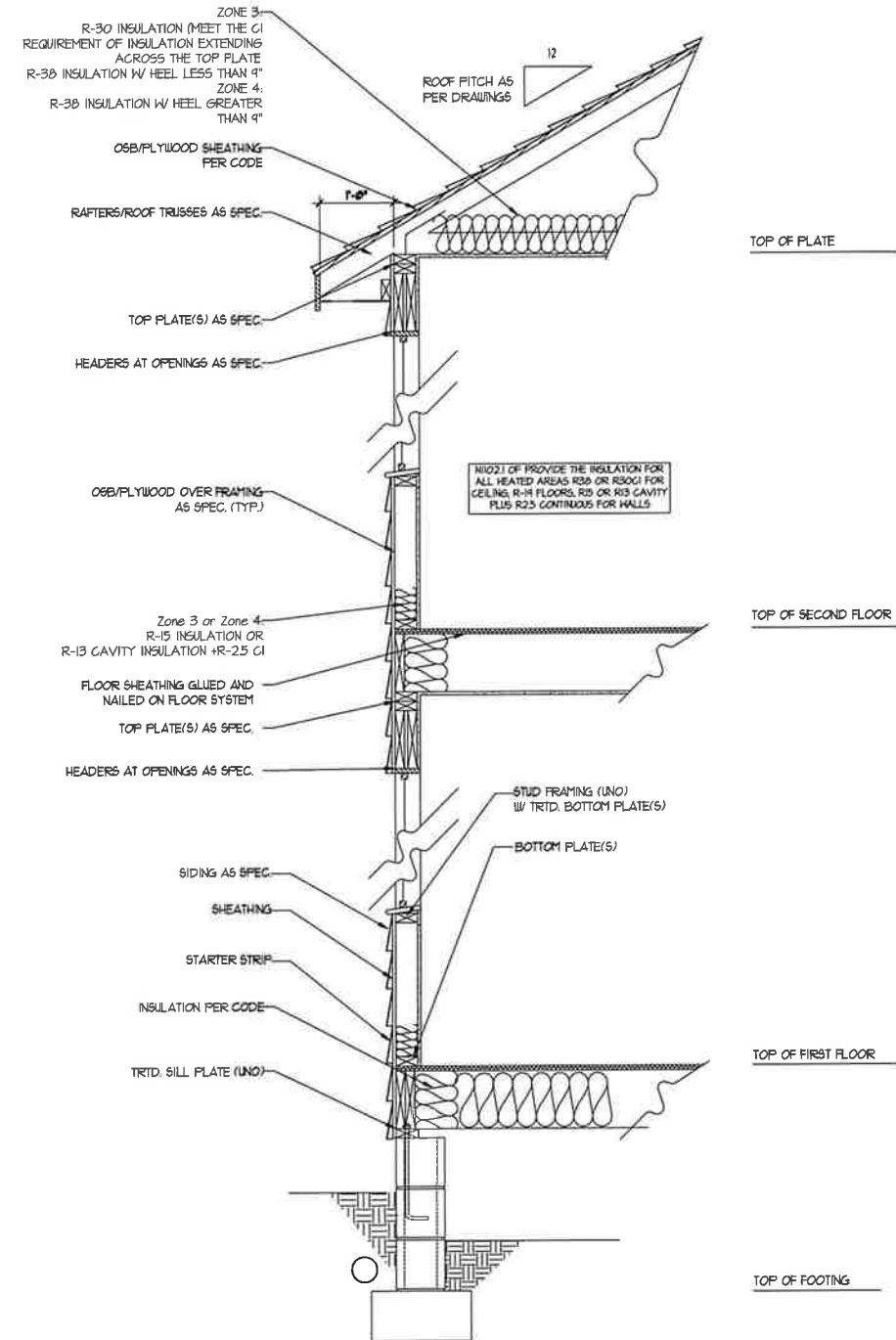
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

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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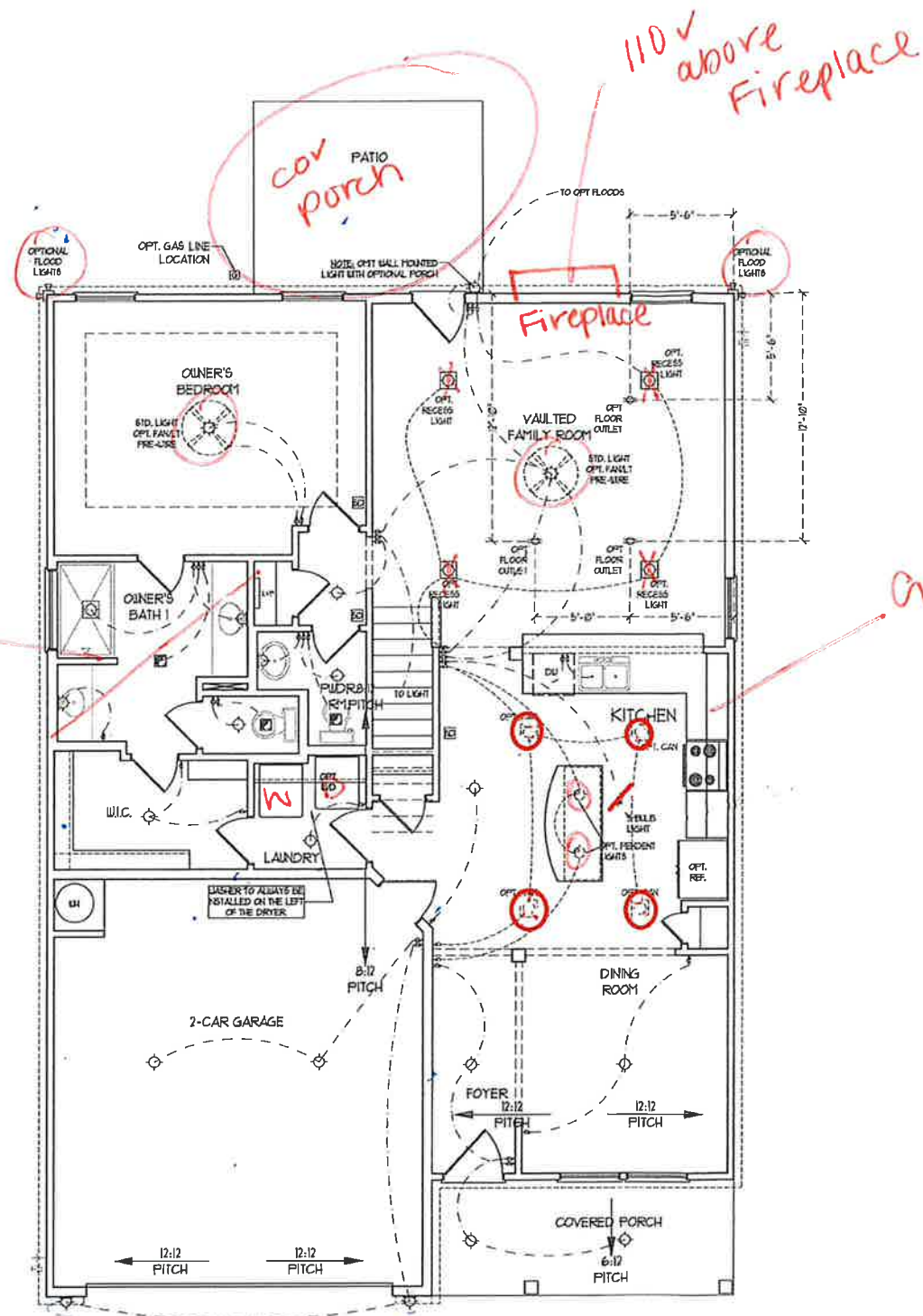
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WALL SECTIONS
AND STAIR
DETAIL

AD-1



- 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 OUTLETS 8" FROM FINISH 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 SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT

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 BALDWIN, NC 27005
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 FIRST FLOOR ELECTRICAL PLAN
 E-1

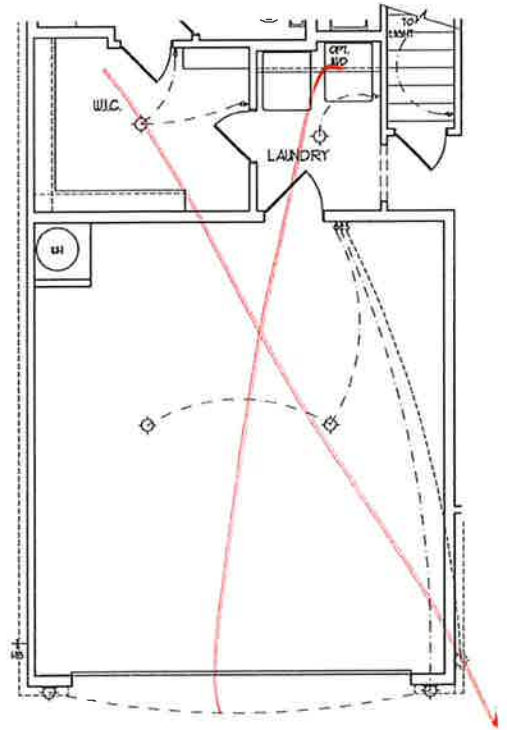
FIRST FLOOR PLAN
 (A-1, B-1, AND C-1)

ELECTRICAL LAYOUT NOTES:

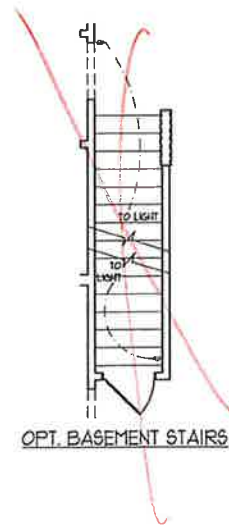
- 1) BLOCK AND WIRE FOR ALL CEILING FAN PER PLAN.
- 2) VANITY LIGHTS TO BE SET @ 50" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 6" MIN FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

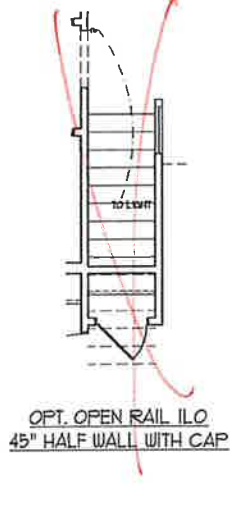
	120V OUTLET
	BALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MR CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CENTER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	120V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



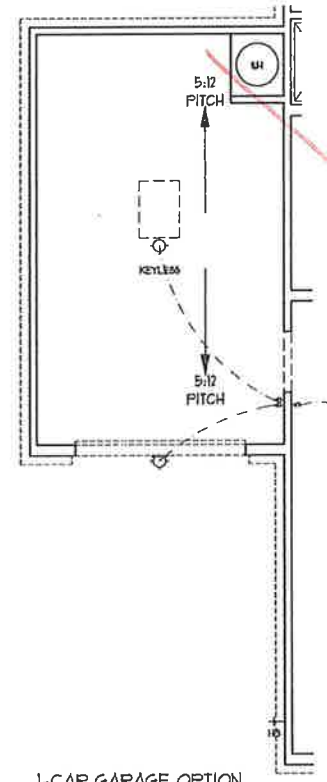
**2-CAR GARAGE W/
OPTIONAL BASEMENT**
(A-1, B-1, AND C-1)



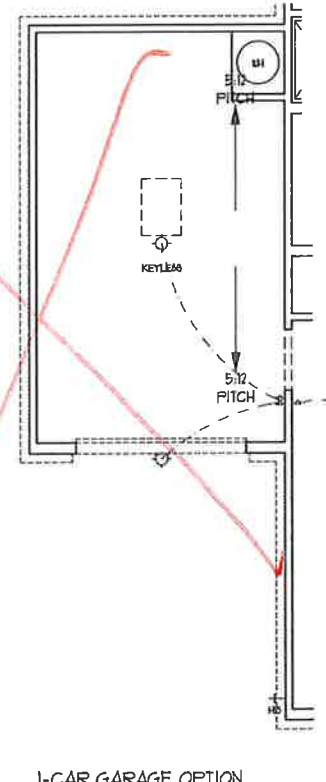
OPT. BASEMENT STAIRS



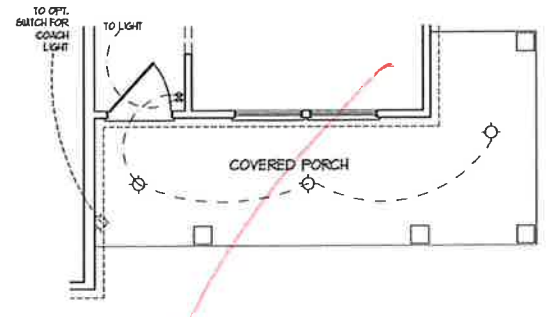
**OPT. OPEN RAIL I.L.O.
45° HALF WALL WITH CAP**



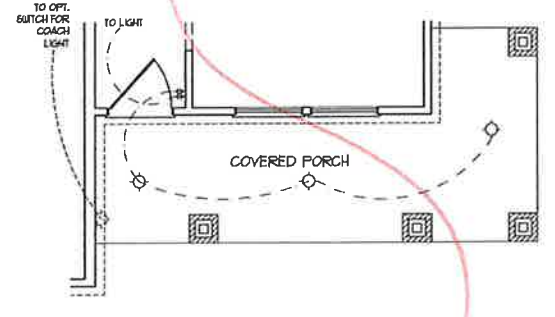
1-CAR GARAGE OPTION



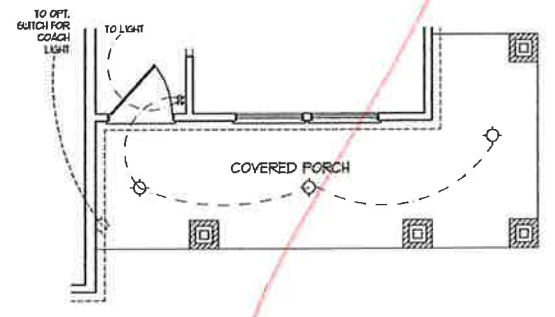
1-CAR GARAGE OPTION



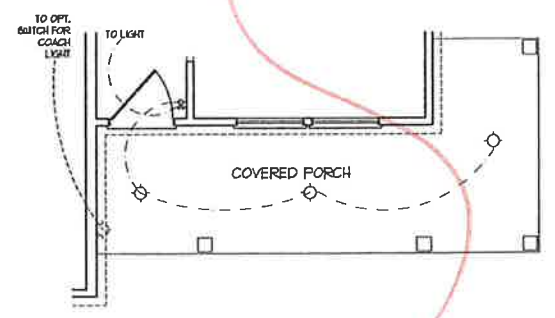
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. C-1, C-2, C-3, & C-4)



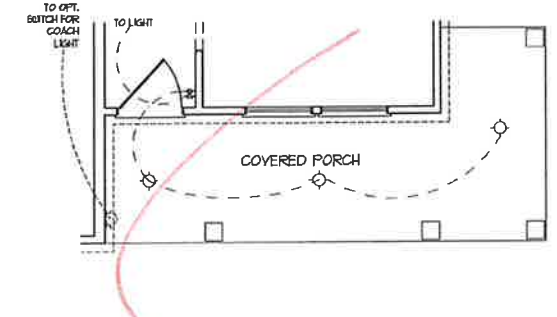
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. B-4)



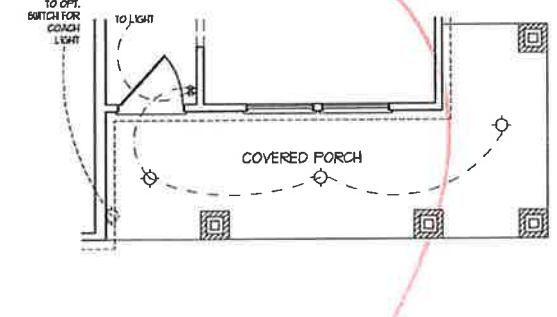
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. B-1, B-2, & B-3)



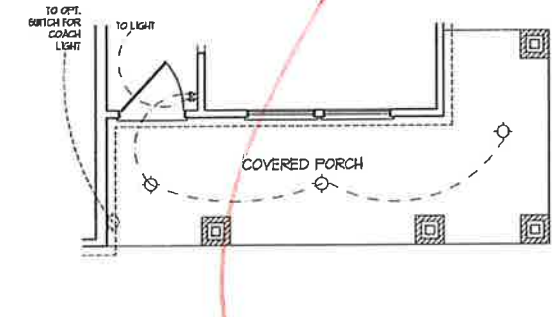
**OPTIONAL WRAP AROUND PORCH
W/ OPTIONAL BASEMENT**
(ELEV. A-1, A-2, A-3, & A-4)



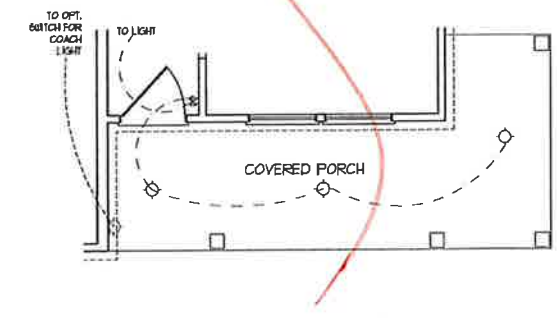
OPTIONAL WRAP AROUND PORCH
(ELEV. C-1, C-2, C-3, & C-4)



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)

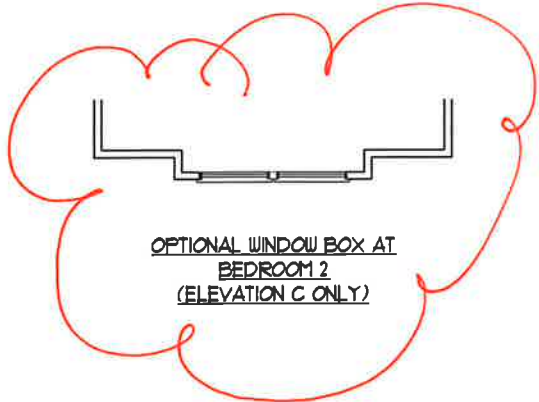
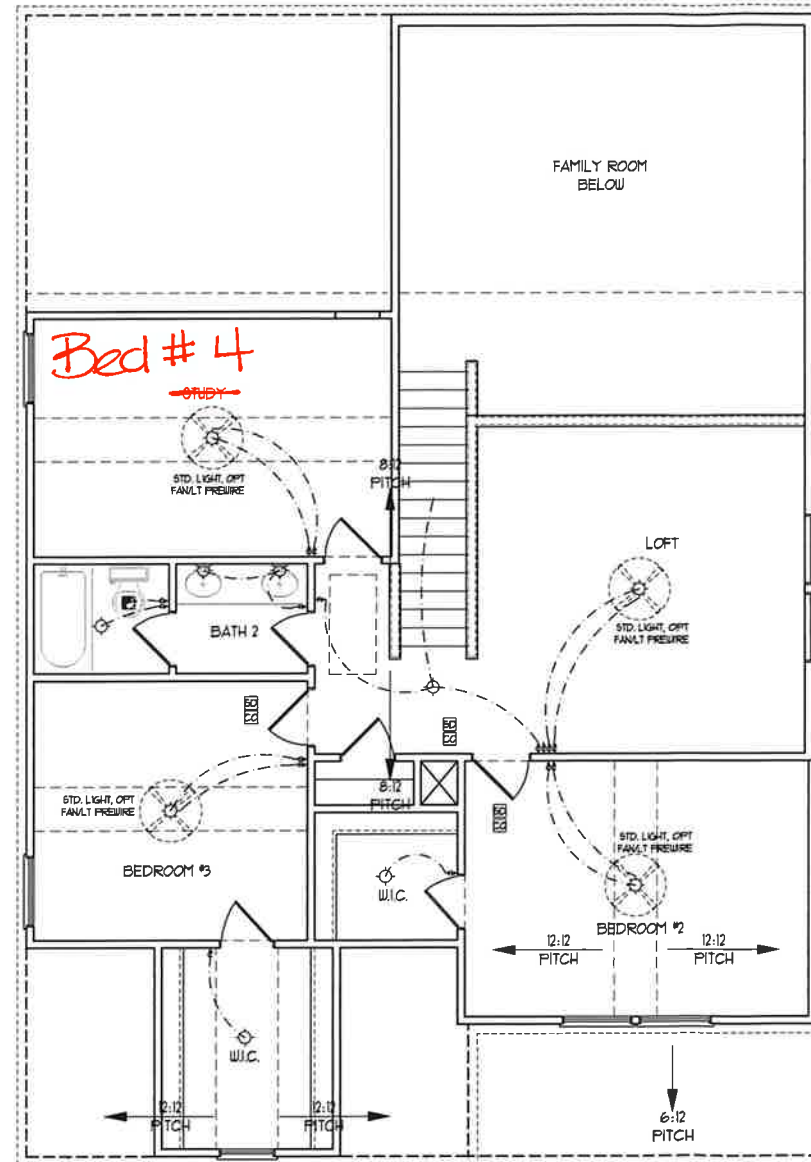
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H&H HOMES, INC.
JORDAN

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



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 @ MINU FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	120 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
	120 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

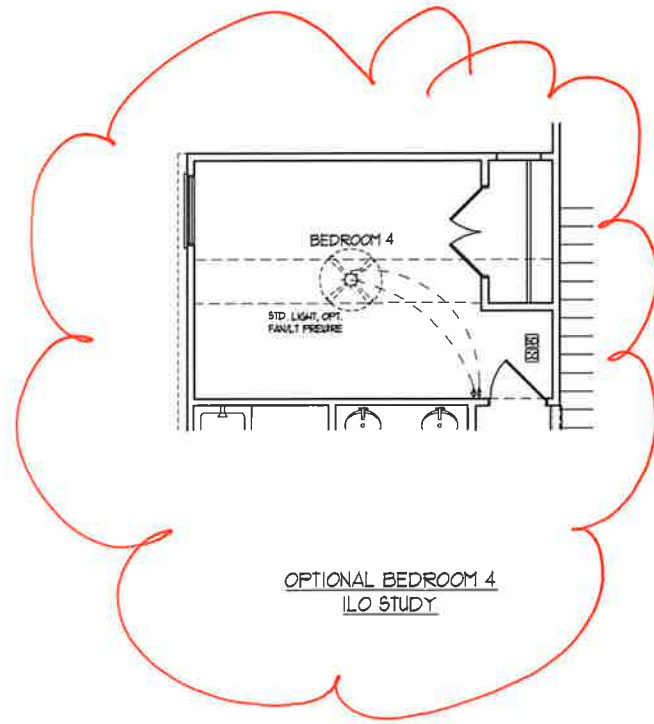
J.S. THOMPSON ENGINEERING, INC.
606 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-0918
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N.C. LICENSE NO. C-1133



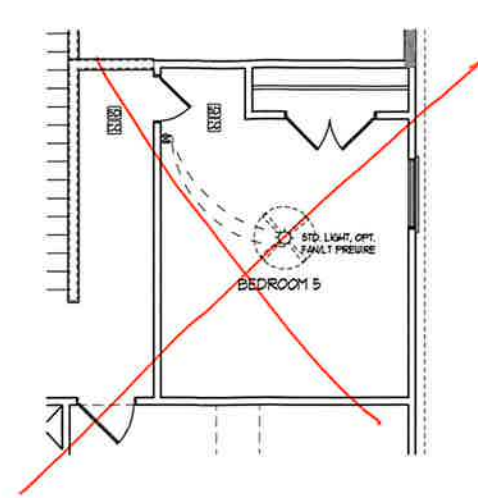
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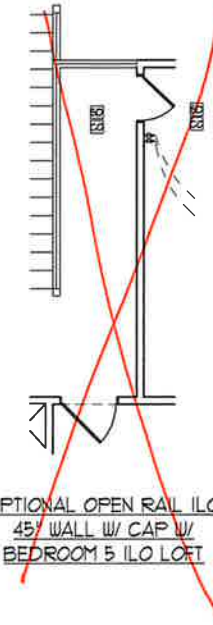
DATE: MARCH 15, 2019
REV.: MAY 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR ELECTRICAL PLAN
E-2



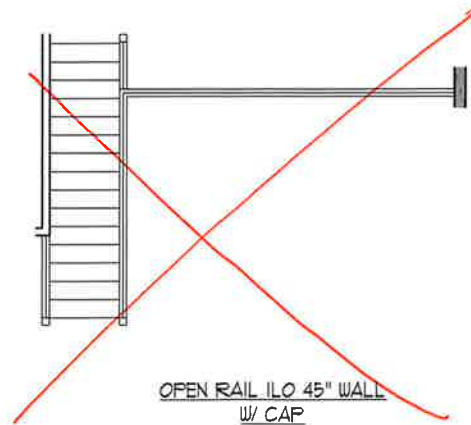
OPTIONAL BEDROOM 4
ILO STUDY



OPTIONAL BEDROOM 5
ILO LOFT



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



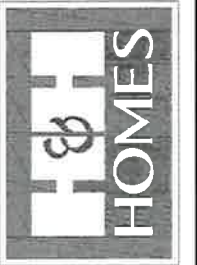
OPEN RAIL ILO 45" WALL
W/ CAP

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND 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 6" MIN FROM ROUGH OPENINGS

ELECTRICAL LEGEND	
	120 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
	120 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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H&H HOMES, INC.
JORDAN

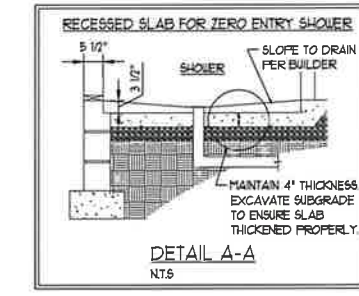
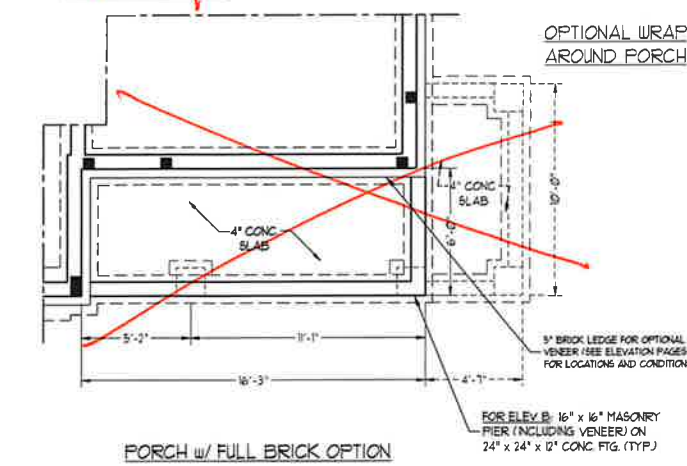
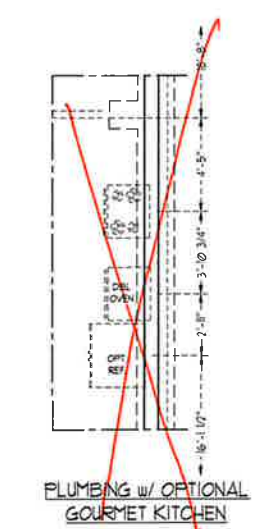
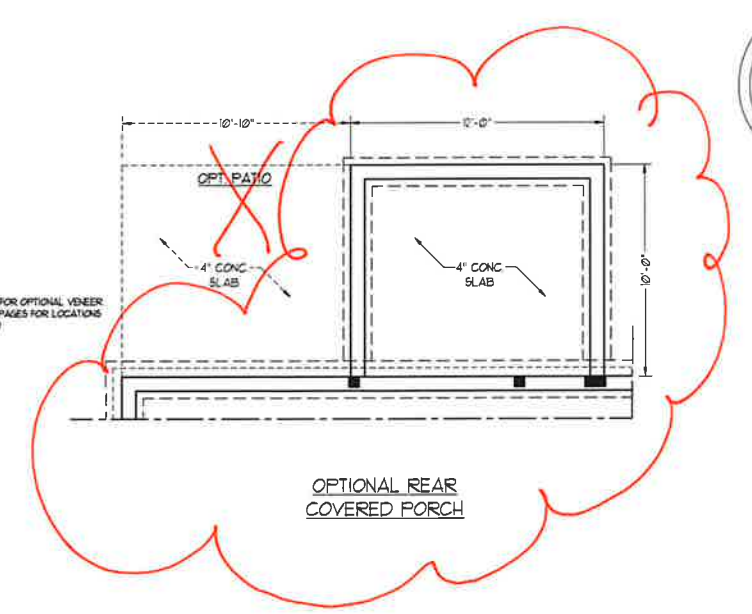
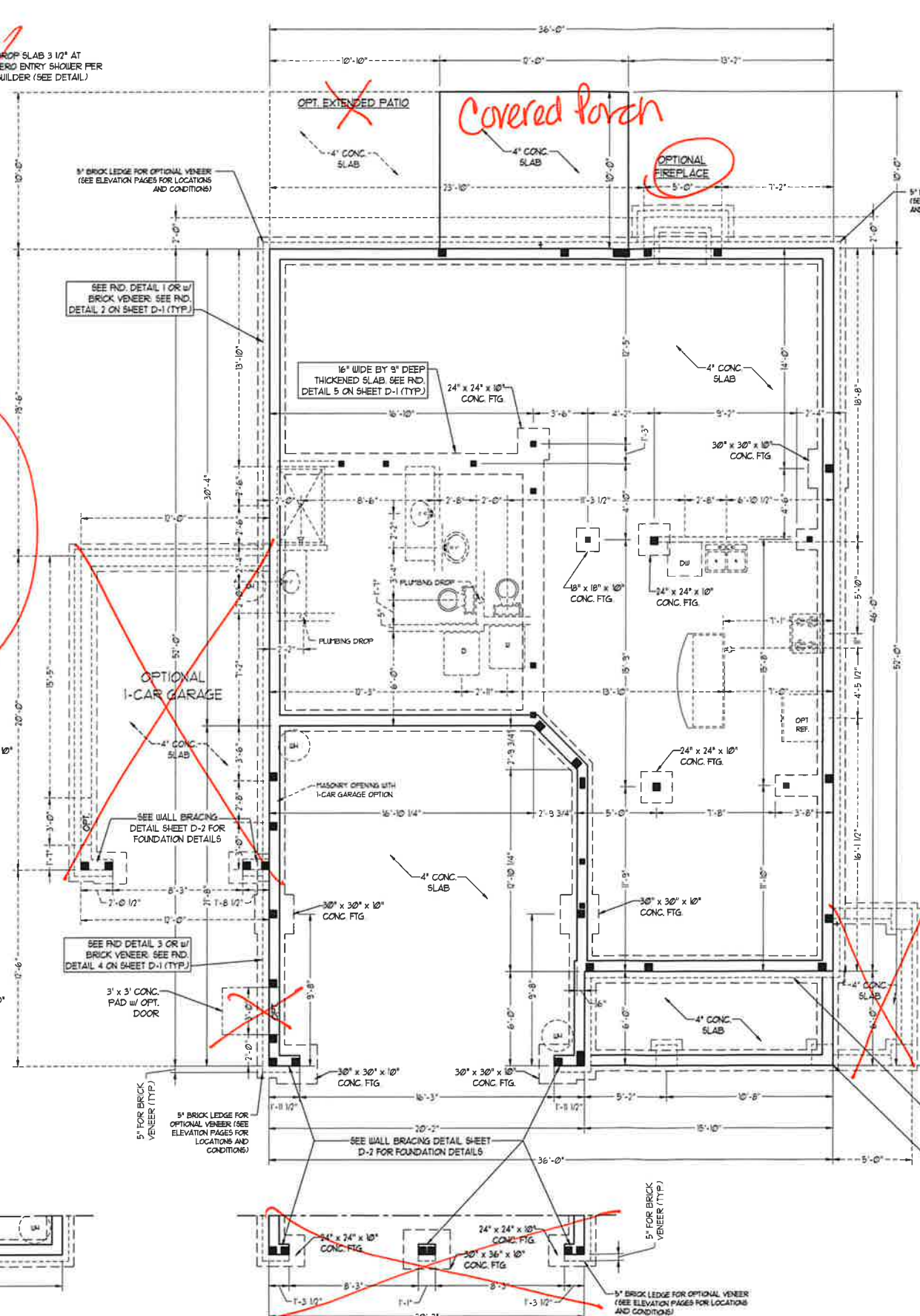
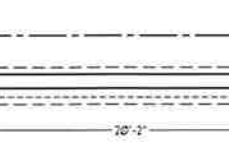
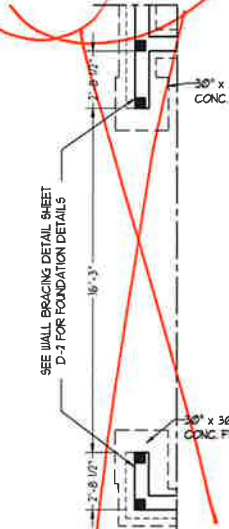
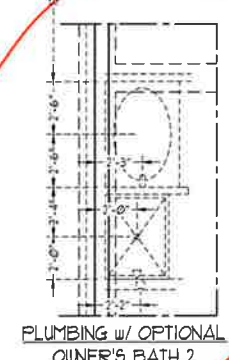
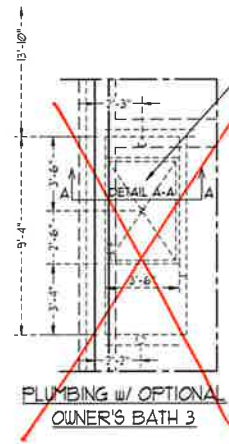
DATE: MARCH 15, 2019
REV.: MAY 01, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: _____
ENGINEERED BY: _____
REVIEWED BY: _____
SECOND FLOOR
ELECTRICAL
OPTIONS
E-2.1

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 46 ("HIGH WIND ZONES" FOR 50 MPH WINDS).
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 46 ("HIGH WIND ZONES" FOR 50 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4904 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 43 PSF AND -33 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR 43 PSF AND -28 PSF FOR ROOF PITCHES 1/2 TO 0/12 AND 44 PSF AND -51 PSF FOR ROOF PITCHES 125/12 TO 1/2.
- 1" X 6" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R60210.3 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 II OF THE NRC, 2018 EDITION.

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.
- INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF FLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 40 PSF WINDS.
- WALL CLADDING DESIGNED FOR 40.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR 43 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 0/12 AND 40 PSF AND -36 PSF FOR ROOF PITCHES 125/12 TO 1/2.
- INSTALL 1" X 6" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R60210.3 OF THE NRC, 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 II OF THE NRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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 N.C. LICENSE NO.: C-1733

JORDAN H&H HOMES, INC.

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

SEAL
 33736
 ENGINEER
 MATTHEW G. STROTHER
 11/6/2020

SHEET 2 OF 10
 S-1.2
 STEM WALL
 FOUNDATION PLAN

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION
- C5-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- C5-B 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 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 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

STRUCTURAL NOTES:

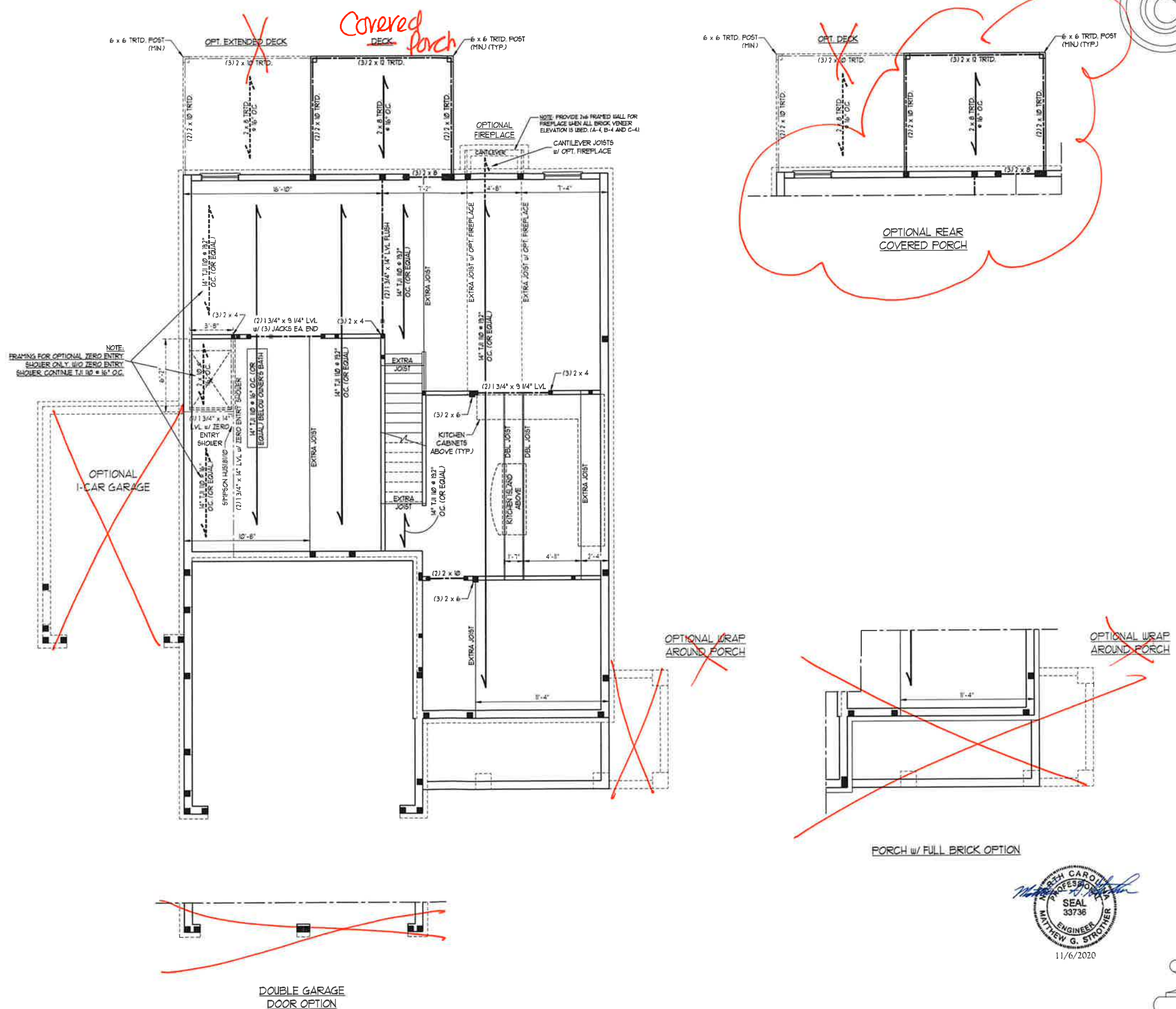
- ALL FRAMING LUMBER TO BE #2 SFF (UNO).
- ALL LOAD BEARING HEADERS TO BE (3) 2 x 8 (UNO).
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SUPPORT UNSPECIFIED FT. LOADS ALONG FRAMED WALLS w/ (2) STUDS (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS
- 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. (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" 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.
- 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.

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 DRGS 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"-8" 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) 12d 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 R103.2.1 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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 N.C. LICENSE NO. C1131

JORDAN
 H&H HOMES, INC.

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

SEAL
 33738
 ENGINEER
 MATTHEW G. STROTHER
 11/6/2020

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

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R60210 OF THE NCR 2018 EDITION.
- C5-WSF 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 NCR 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R60210.3.2 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 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 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"-Ø" 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) 1d NAILS PER FLY. 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 R1033.2 OF THE 2018 NCR FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

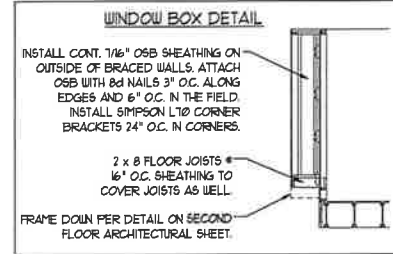
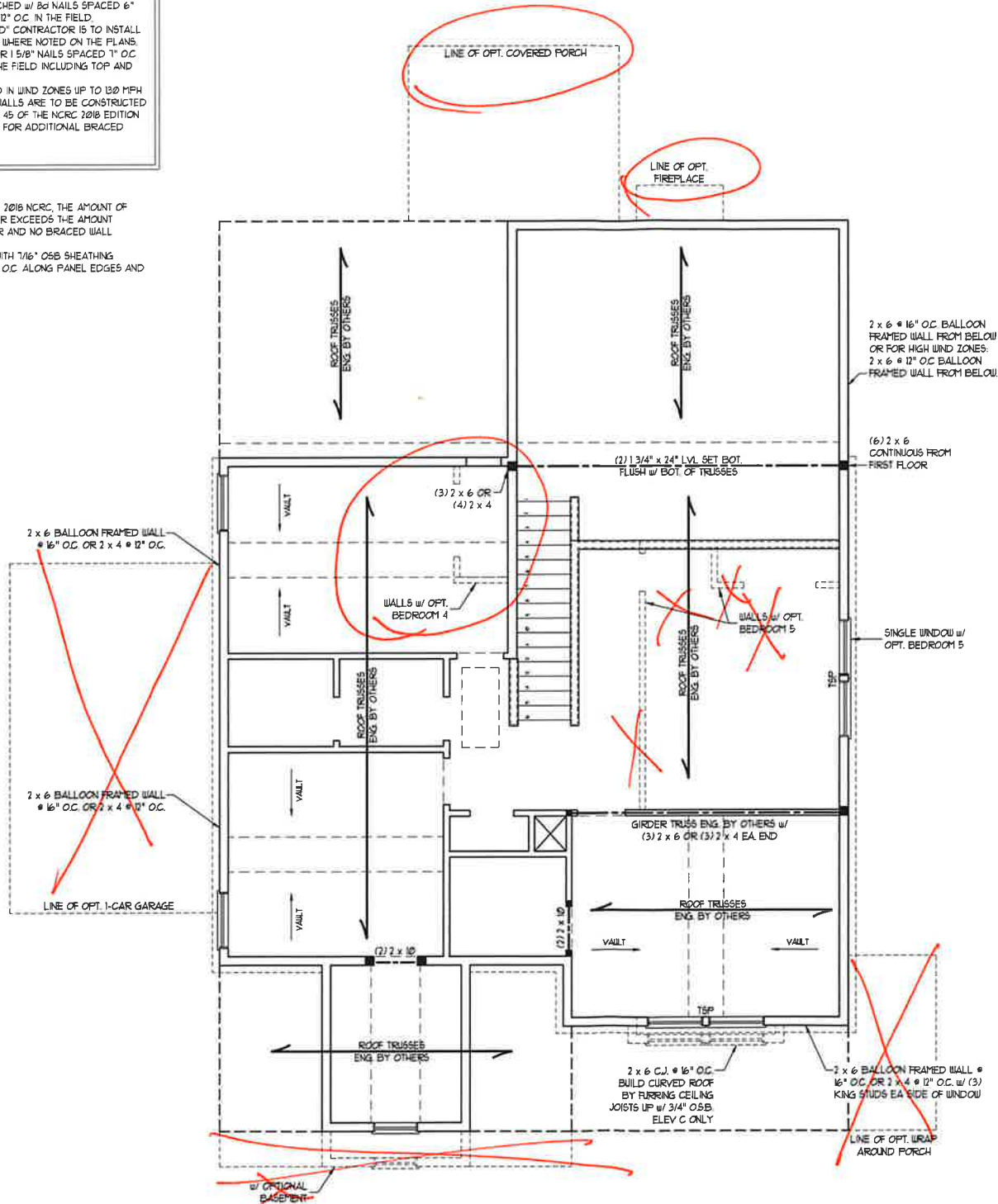
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF # (UNO). ALL TREATED LUMBER TO BE SYP # (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 R602.15 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 R602.15
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	
	16"	24"
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4



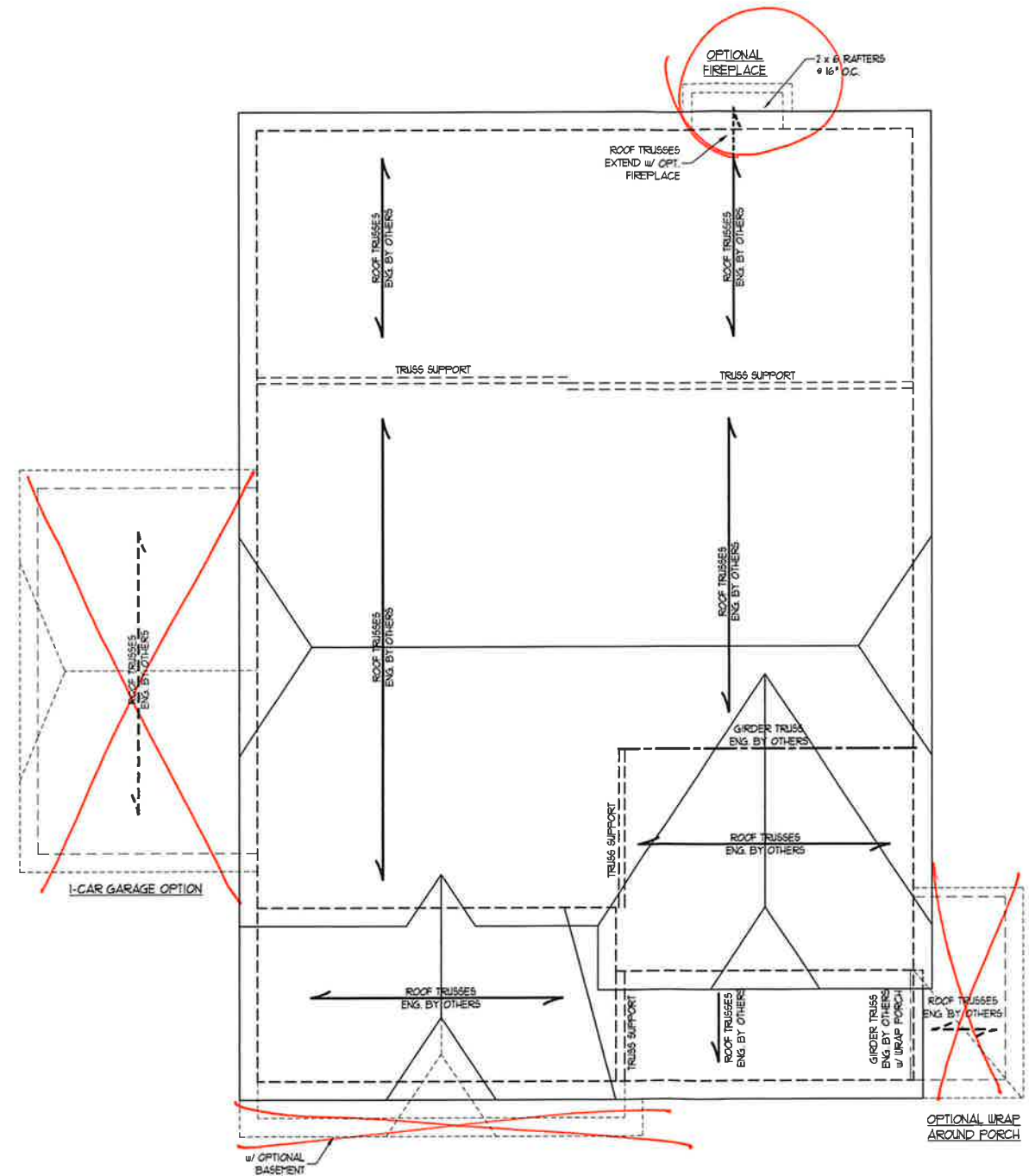
J.S. THOMPSON ENGINEERING, INC
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

JORDAN
H&H HOMES, INC.

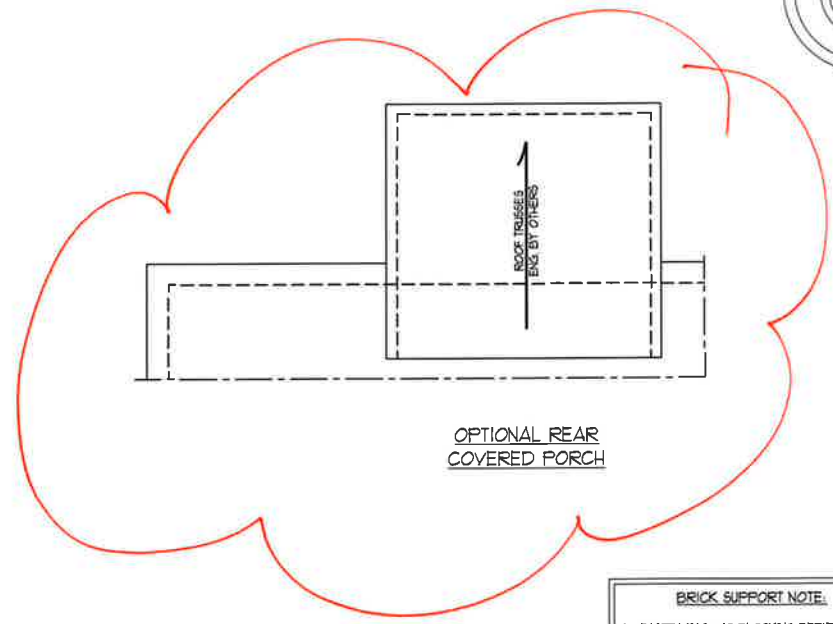
DATE: NOVEMBER 5, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: RESARASANTE RESIDENTIAL DESIGN
ENGINEERED BY: WEB

SHEET 8 OF 10
S-3
CEILING FRAMING PLAN

11/6/2020



ELEVATION C



OPTIONAL REAR COVERED PORCH

BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER FLY. 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.B21 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103.B21 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SFF (INO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS. HIP SPICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
4. STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 6 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
5. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H25A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
6. REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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JORDAN H&H HOMES, INC.



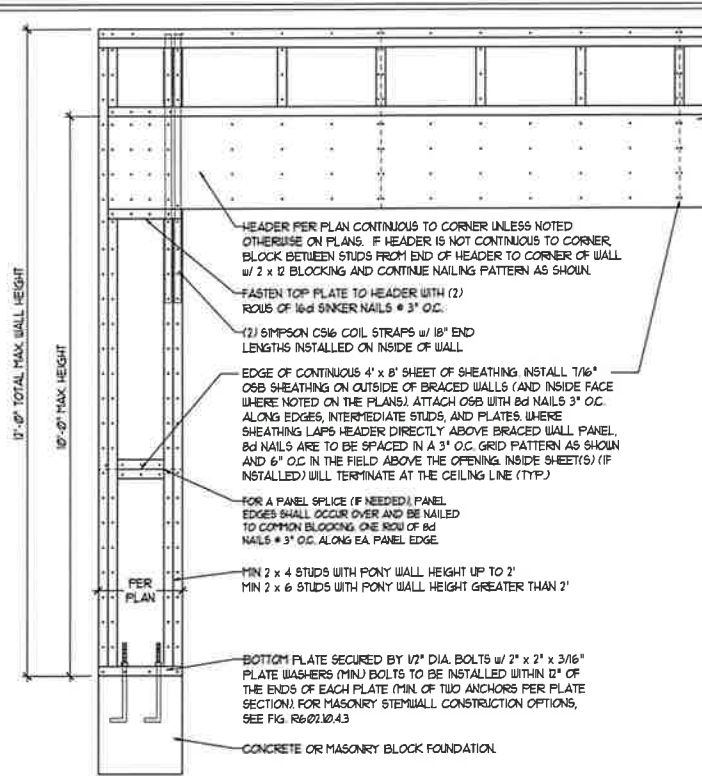
11/6/2020

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

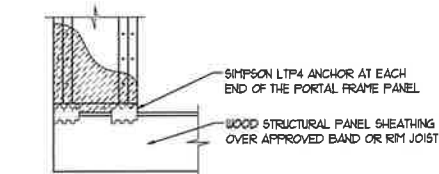
SHEET 10 OF 10
 S-4b
 ROOF FRAMING PLAN

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-USP 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 R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 6d COMMON NAILS OR 8d (2 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 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM FLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. 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-USP CONTRIBUTES ITS ACTUAL LENGTH. METHOD GB CONTRIBUTES 5 TIMES ITS ACTUAL LENGTH AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

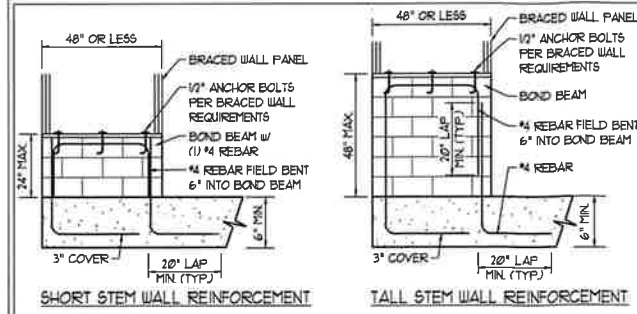


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



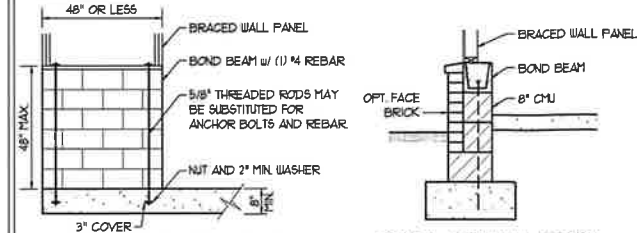
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE W/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD FF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



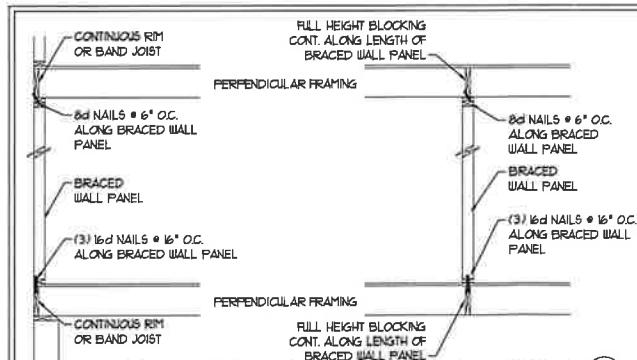
TYPICAL STEM WALL SECTION

RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3500 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

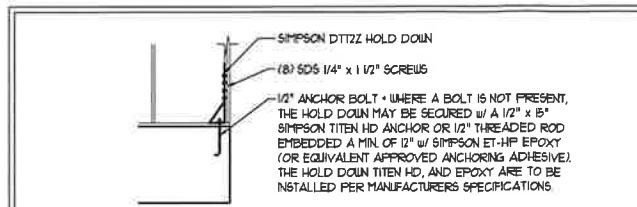
OPTIONAL STEM WALL REINFORCEMENT

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

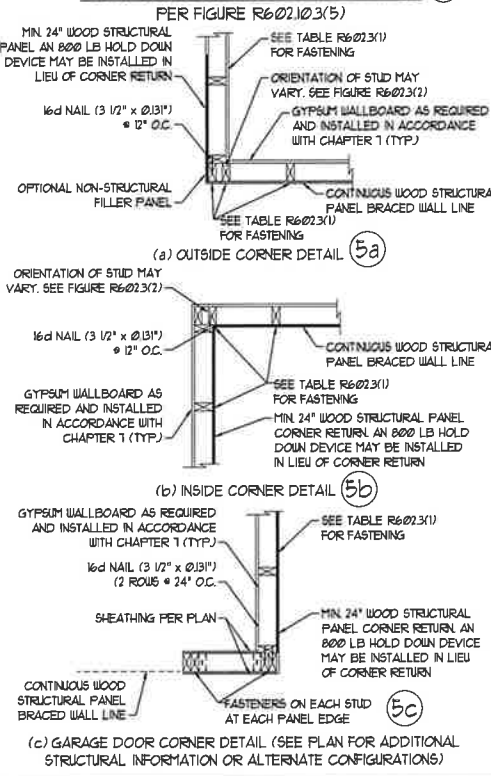


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
PER FIGURE R602.10.4.4(1)



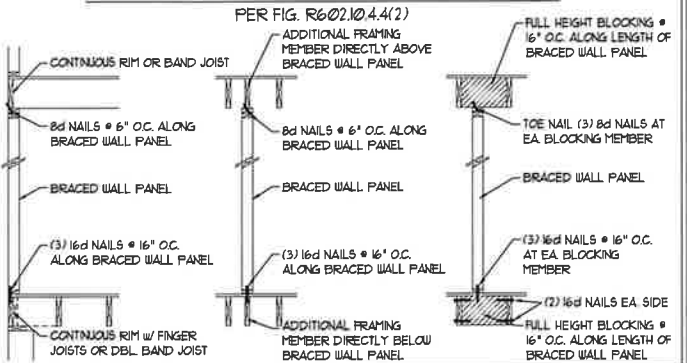
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

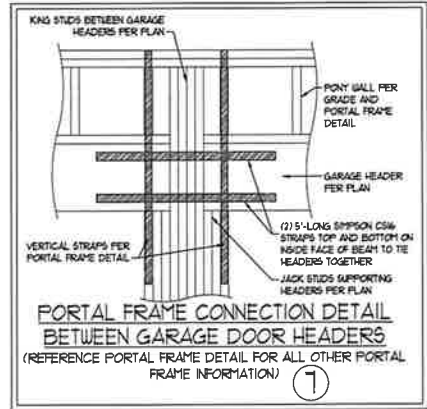


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

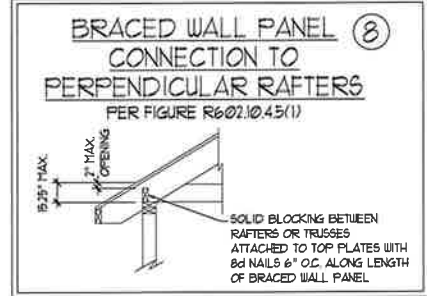
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥



PER FIG. R602.10.4.4(2)

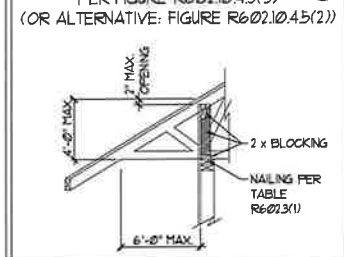


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦



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

D-2
BRACED WALL NOTES AND DETAILS AND FF DETAIL

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 R301.4(1) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD, P _g	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 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 BASE 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 A65 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/TMS 402. MORTAR SHALL CONFORM TO ASTM C710.
- 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 TR68-A OR ACE 530/ASCE 5/TMS 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 (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2300 PSI, E = 2000000 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 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 R602.1.5 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 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) 12d 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 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L7512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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 N.C. LICENSE NO.: CT173

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



S-0
 STRUCTURAL NOTES
 11/6/2020