

# JORDAN

## JORDAN REVISION LIST - STRUCTURAL:

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

## JORDAN REVISION LIST - ARCHITECTURAL:

1. UPDATED PLANS: 7'-0" HDR HGT. ADDED 2 HOSE BIBB LOC'NS, CHANGE MASTERS TO OWNERS, CHANGE SOFFITS TO C.O., CHANGE MASTERS BATH TO OWNER'S BATH 1, CHANGED POWDER TO PDR 1, AND CHANGED BATH TO BATH 2. (11-4-19)
2. ADDED ROOF VENT CALCULATIONS FOR ELEV. A AND B. (12-2-19)
3. UPDATED CUTSHEETS FOR THE GARAGE RIGHT. (12-13-19)
4. CHANGED FIREPLACE FROM STANDARD TO OPTIONAL. (5-1-20)
5. REMOVE GLASS INSERTS FROM GARAGE WINDOWS AND REMOVE METAL ACCESSORIES. (5-1-20)
6. UPDATED CUTSHEETS TO MEET H&H STANDARDS. (5-1-20)
7. ADDED OPTIONAL GLASS INSERTS TO TOP WINDOWS ONLY TO GARAGE DOORS. (5-1-20)
8. CHANGED THE CORNERBOARDS FROM 6" TO 4". (5-1-20)
9. REMOVED OPTIONAL KITCHEN CAN AND REPLACED WITH 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 CO<sub>2</sub> DETECTORS PER LOCATE CODE. (5-1-20)
21. CHANGED CEILING FANS TO OPTIONAL AND CHANGE THE LIGHTS TO PREWIRE. (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, I, 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)
29. CREATED OWNER'S BATH 2 AND OWNER'S BATH 3. (5-1-20)
30. ADDED SHOWER DETAIL FOR OPTIONAL OWNER'S BATH 3. (5-1-20)
31. UPDATED CUTSHEETS. (5-1-20)
32. CHANGED OWNER'S BATH #3 WINDOW FROM 2'-0" 2'-0" WINDOW TO 2'-0" 4'-0" TEMP. (5-1-20)
33. ADDED PATIO W/ EXTENDED PATIO OPTION. (5-1-20)
34. ADDED OPTIONAL BASEMENT PLAN. (5-1-20)
35. ADDED CHANGES TO OPTIONS WHEN BASEMENT OPTION SELECTED. (5-1-20)
36. REVISED SHUTTERS ON ELEVATIONS B TO BE B&B (5-1-20)
37. REMOVED HARDWARE FROM SHUTTERS ON ELEVATION C (5-1-20)
38. REMOVED LIGHT OVER KITCHEN SINK (7-8-20)
39. REMOVED NOTE "KEYLESS" FROM GARAGE CHANGED TO STANDARD CEILING MOUNTED LIGHT (7-8-20)
40. CHANGED STANDARD LIGHT IN KITCHEN FROM 3-BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7-8-20)
41. CHANGED SWING OF SERVICE DOOR IN GARAGE TO OUT SWING (SEE SHEET A6.1) (7-8-20)
42. REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMBO (7-8-20)
43. REMOVED "RECESSED ENTERTAINMENT BOX" OVER FIREPLACE (7-8-20)
44. CHANGED WINDOW TO OWNER'S BATH 1 TO 4'-0" X 1'-0" TRANSOM WINDOW (7-8-20)
45. ADDED GABLE PEDIMENT DETAIL TO B ELEVATIONS
46. REMOVED OUTLET FROM ISLAND
47. REMOVED CONDUIT FROM PLANS

Inventory Marked

ANCKCR 158



COVER SHEET

H&H HOMES  
JORDAN

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

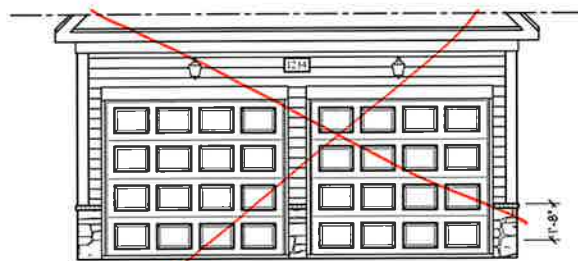
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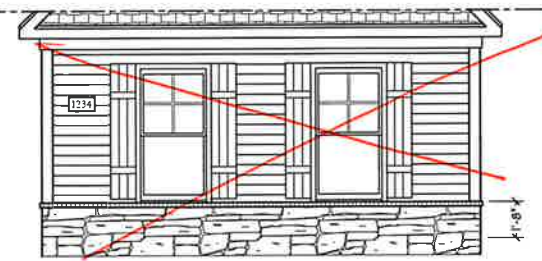
FRONT ELEVATION-B-2 (W/ STONE)

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)

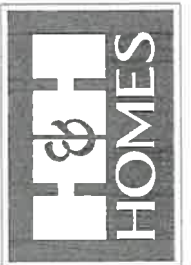
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-B-3 (W/ STONE)

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

BRICK OR STONE LEDGE AS SPEC.



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SCALE AS NOTED

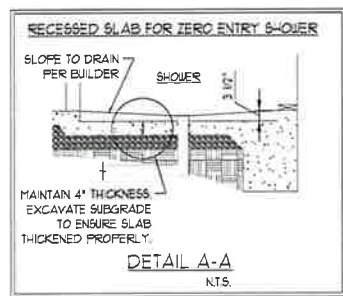
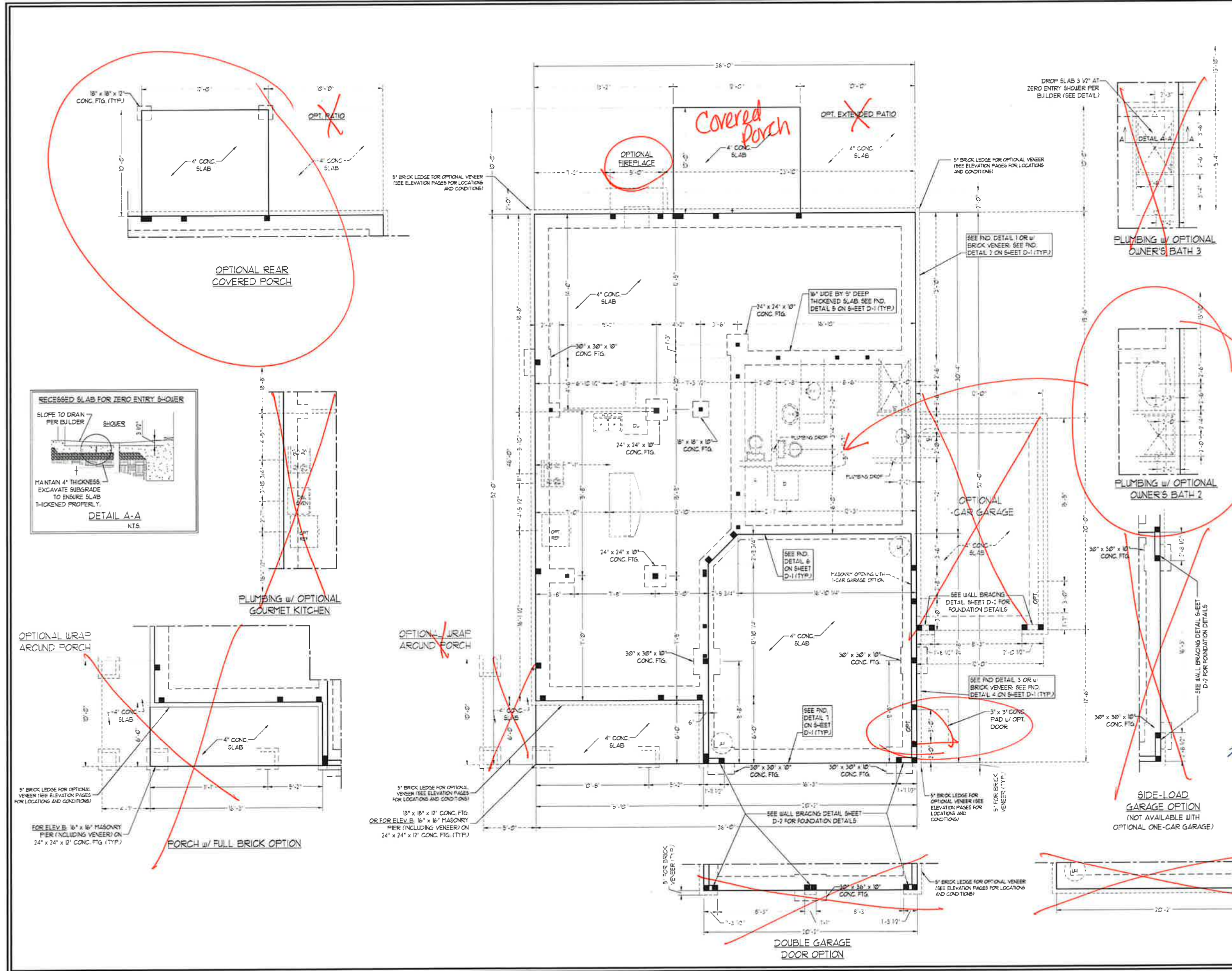
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REVIEWED BY:

B - 2 & B - 3  
ELEVATIONS  
WITH STONE

A-2.1



OPTIONAL REAR COVERED PORCH

PLUMBING w/ OPTIONAL GOURMET KITCHEN

OPTIONAL WRAP AROUND PORCH

PORCH w/ FULL BRICK OPTION

Covered Porch

OPTIONAL FIREPLACE

OPTIONAL CAR GARAGE

DOUBLE GARAGE DOOR OPTION

DROP SLAB 3/4\"/>

PLUMBING w/ OPTIONAL OWNER'S BATH 3

PLUMBING w/ OPTIONAL OWNER'S BATH 2

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

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

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 50 MPH WINDS.
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) FOR 50 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4904 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET. WALL CLADDING DESIGNED FOR +43 PSF AND -37 PSF (-). INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 473 PSF AND 28 PSF FOR ROOF PITCHES 1/8 TO 3/12 AND 44 PSF AND 51 PSF FOR ROOF PITCHES 3/12 TO 1/2.
- 1/2\"/>

**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\"/>



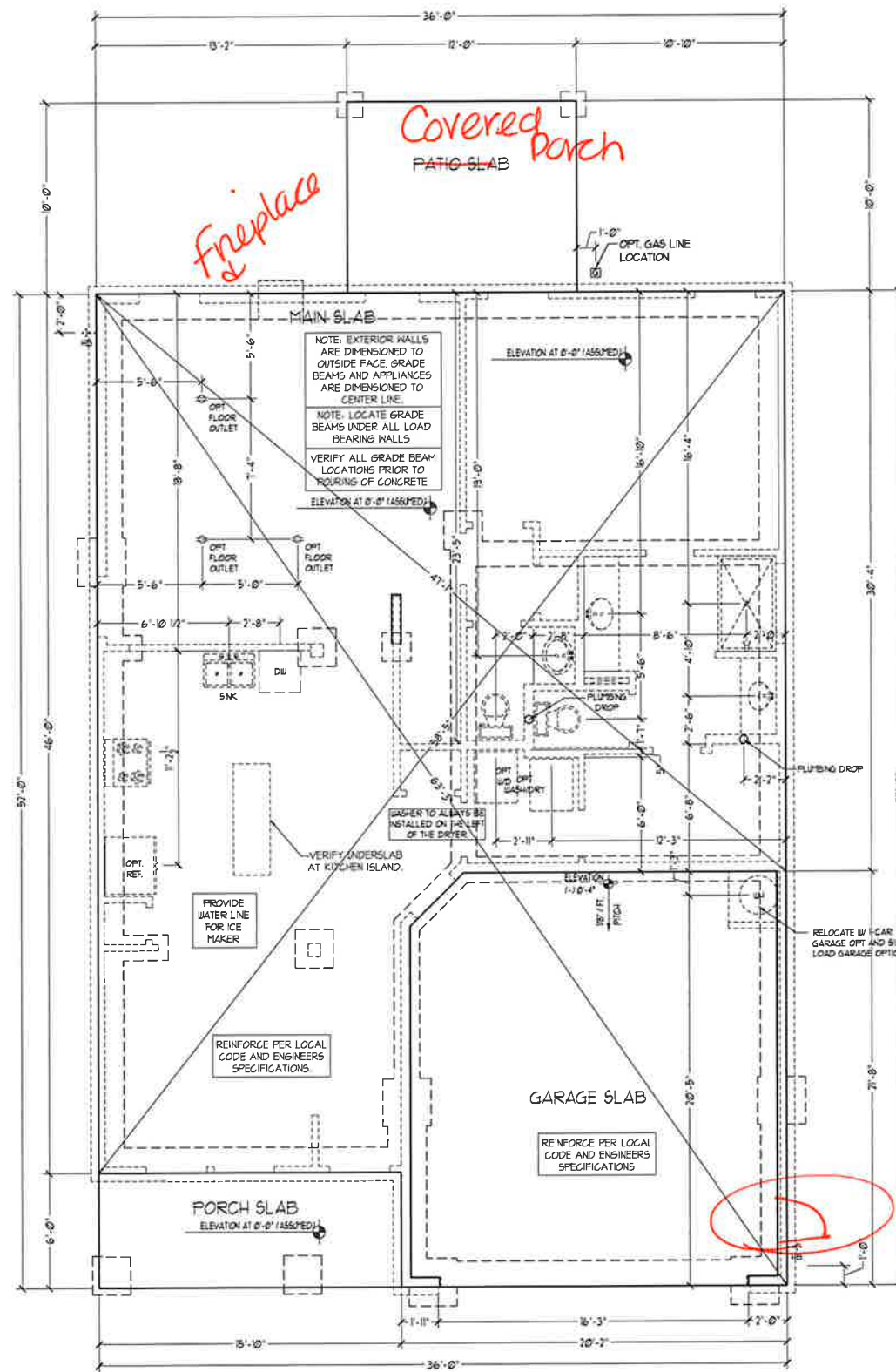
11/6/2020

**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-1713

**JORDAN H&H HOMES, INC.**

DATE: NOVEMBER 5, 2020  
 SCALE: 1/4\"/>

SHEET 1 of 10  
**S-1.1**  
 MONO SLAB FOUNDATION PLAN



FOUNDATION PLAN  
A-1

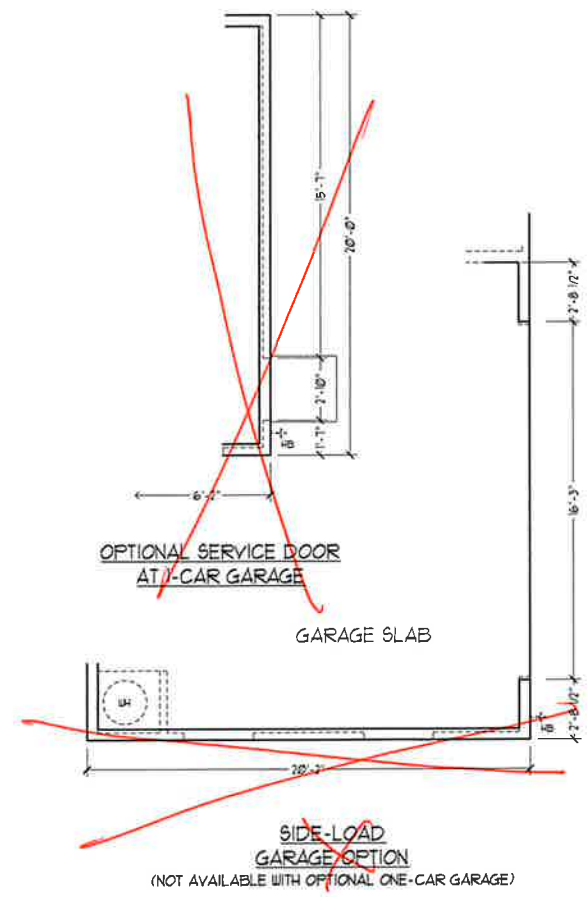
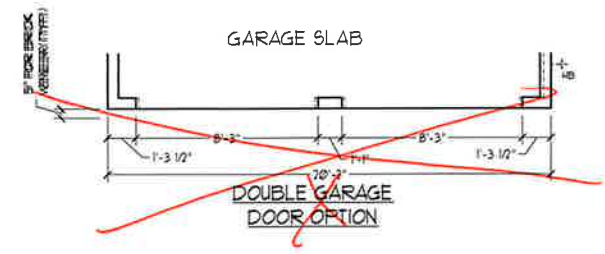
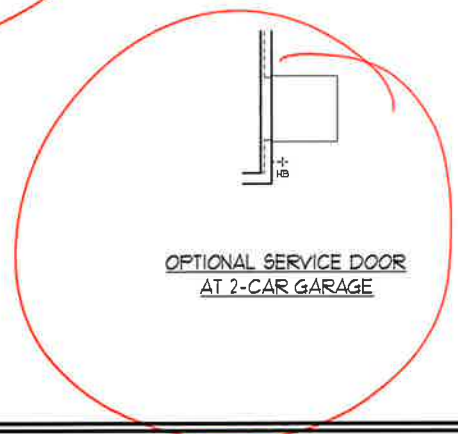
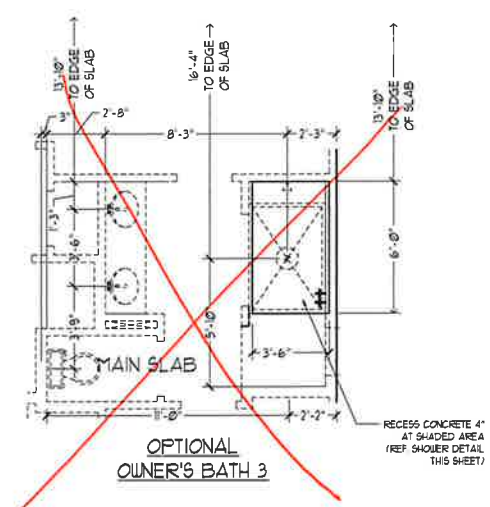
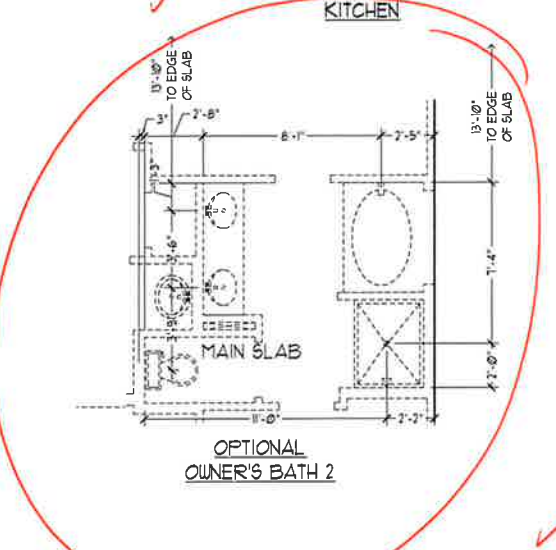
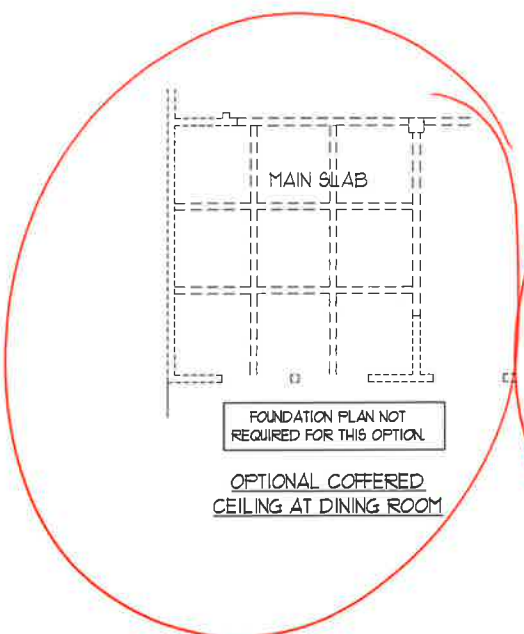
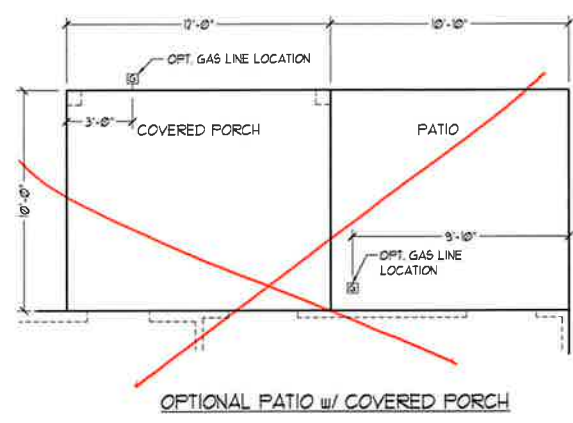
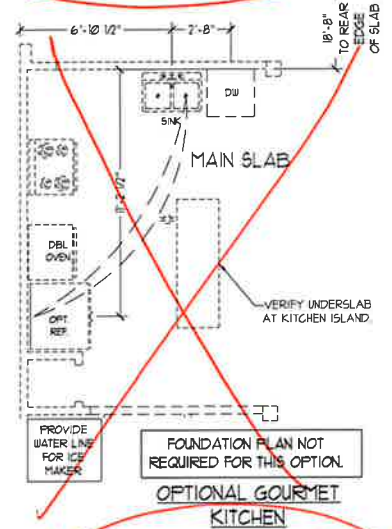
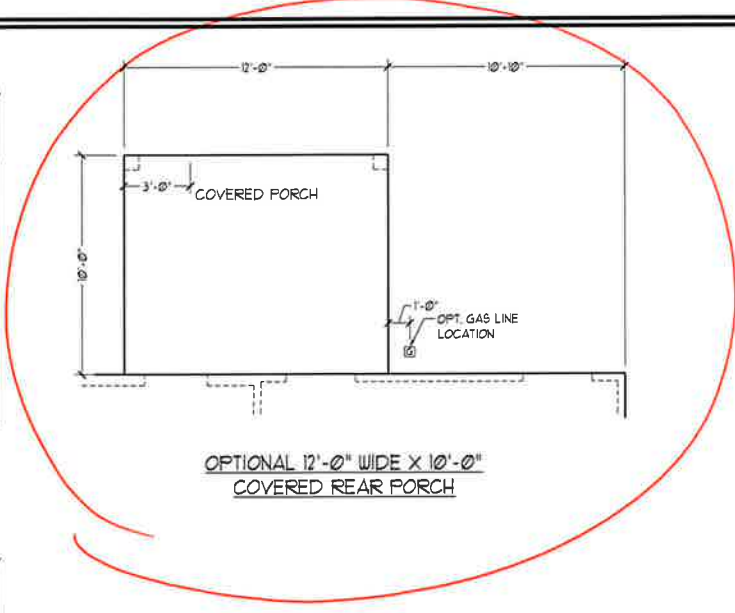
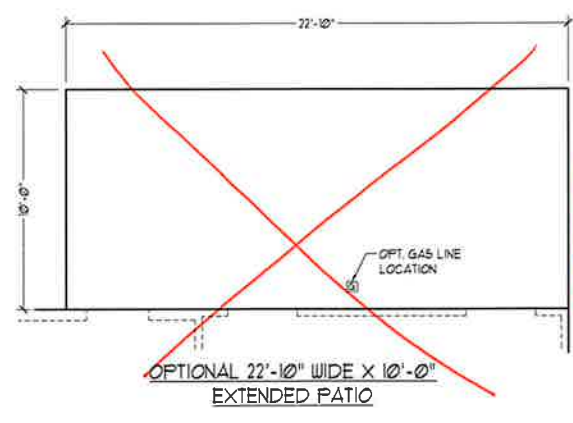
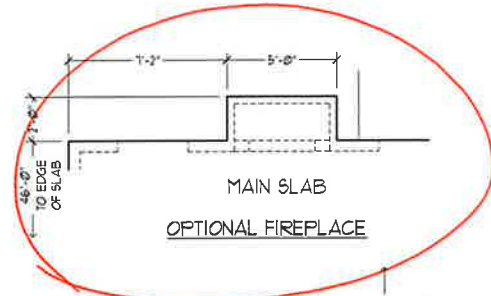


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SLAB INTERFACE PLAN  
A-4

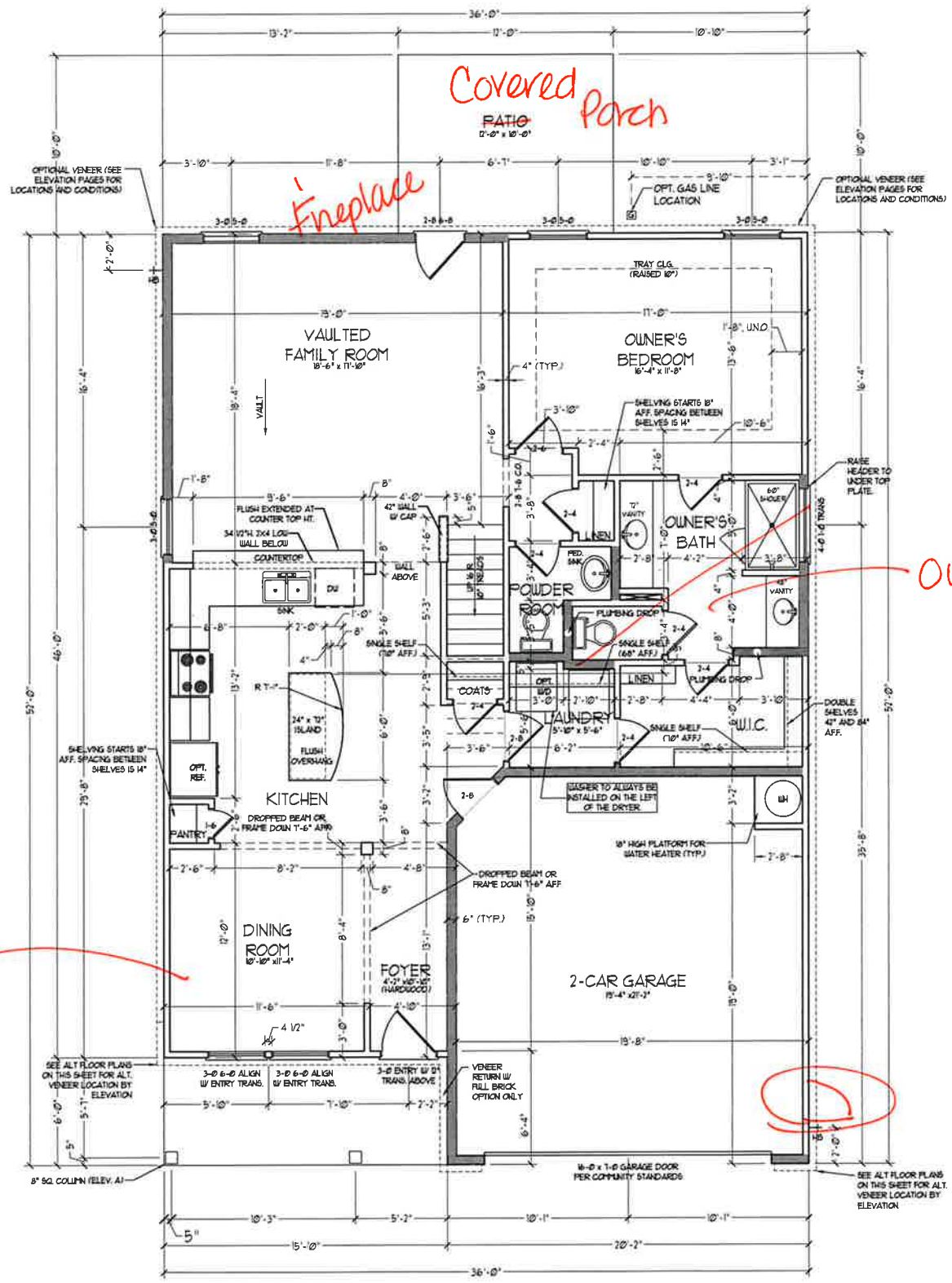


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SLAB INTERFACE OPTIONS  
A4.1



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

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

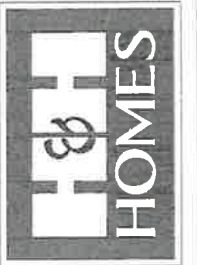
SQUARE FOOTAGE	
1st FLOOR:	1551 SQ. FT.
2nd FLOOR:	1051 SQ. FT.
TOTAL:	2,602 SQ. FT.
GARAGE:	425 SQ. FT.
FRONT PORCH:	95 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
1st FLOOR OPTIONS:	10 SQ. FT.
OPT. FIREPLACE:	
2nd FLOOR OPTIONS:	9 SQ. FT.
OPT. WINDOW BOX AT BEDROOM 2:	
UNHEATED OPTIONS:	1730 SQ. FT.
OPT. BASEMENT:	240 SQ. FT.
OPT. 1-CAR GARAGE:	200 SQ. FT.
OPT. REAR COVERED PORCH:	100 SQ. FT.
OPT. 12'-0" X 10'-0" PATIO:	100 SQ. FT.

SQUARE FOOTAGE (W/ FULL BRICK)	
1st FLOOR:	1455 SQ. FT.
2nd FLOOR:	1054 SQ. FT.
TOTAL:	2,499 SQ. FT.
GARAGE:	445 SQ. FT.
FRONT PORCH:	95 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
1st FLOOR OPTIONS:	14 SQ. FT.
OPT. FIREPLACE:	
2nd FLOOR OPTIONS:	9 SQ. FT.
WINDOW BOX AT BEDROOM 2 (ELEV. C ONLY):	
UNHEATED OPTIONS:	1710 SQ. FT.
OPT. BASEMENT:	259 SQ. FT.
OPT. 1-CAR GARAGE:	200 SQ. FT.
OPT. REAR COVERED PORCH:	100 SQ. FT.
OPT. 12'-0" X 10'-0" PATIO:	100 SQ. FT.

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

2x6 WALL

\* SHADED 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.

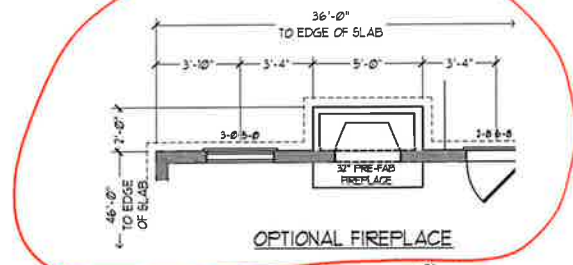


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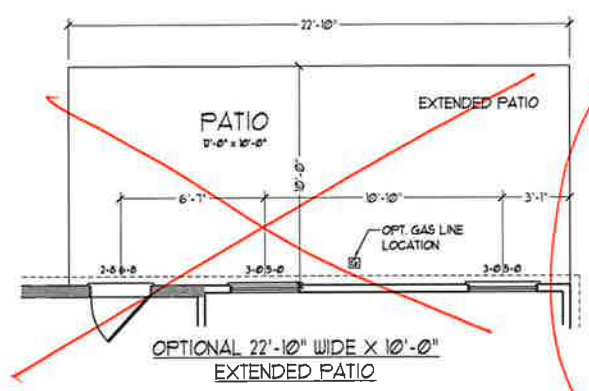
H&H HOMES, INC.  
JORDAN

DATE: MARCH 15, 2019  
REV.: MAY 01, 2020  
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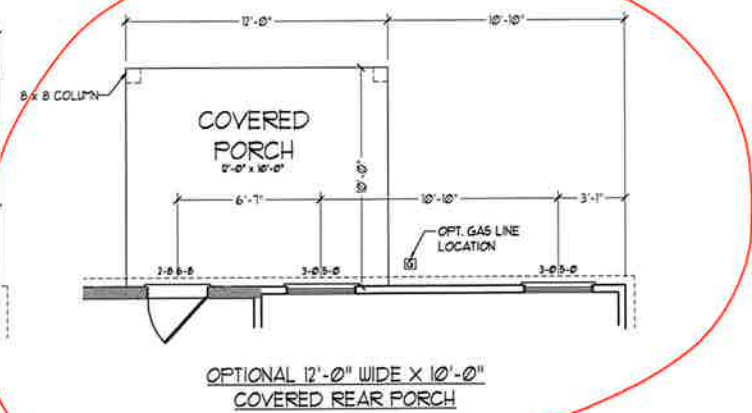
FIRST FLOOR PLAN  
A-6



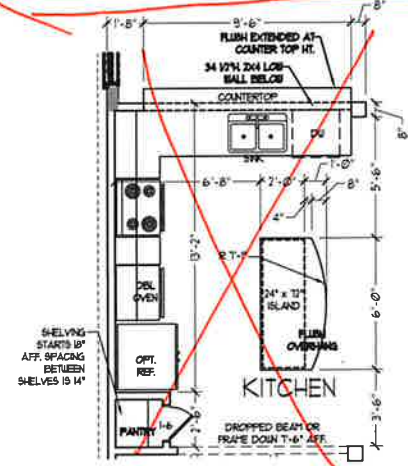
OPTIONAL FIREPLACE



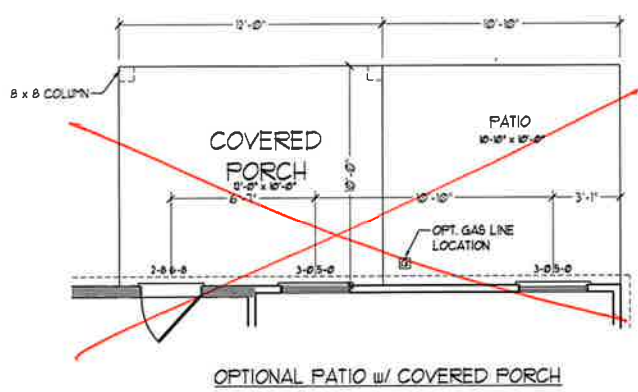
OPTIONAL 22'-10" WIDE X 10'-0" EXTENDED PATIO



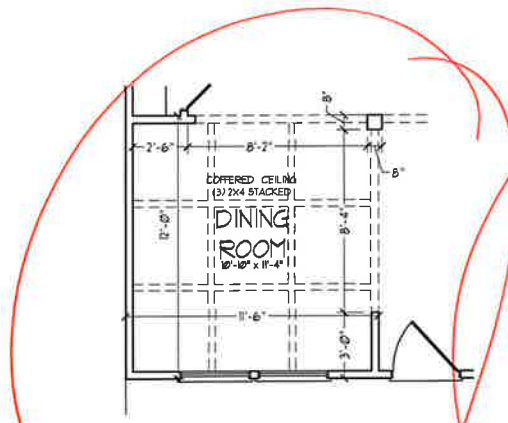
OPTIONAL 12'-0" WIDE X 10'-0" COVERED REAR PORCH



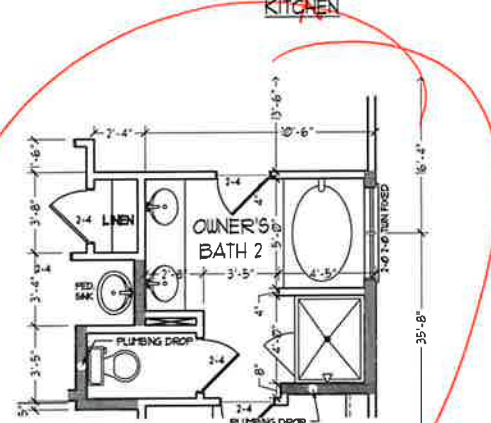
OPTIONAL GOURMET KITCHEN



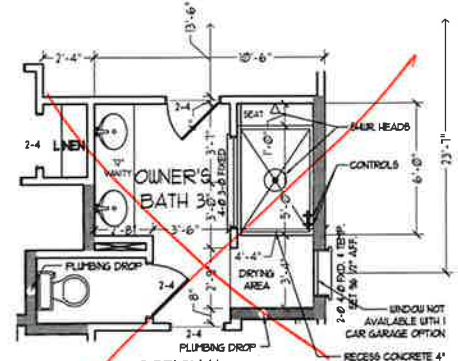
OPTIONAL PATIO w/ COVERED PORCH



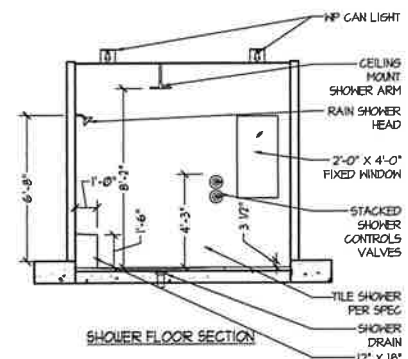
OPTIONAL COVERED CEILING AT DINING ROOM



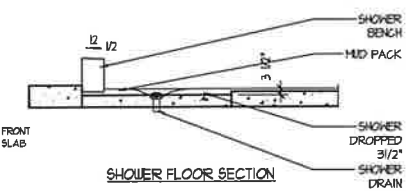
OPTIONAL OWNER'S BATH 2



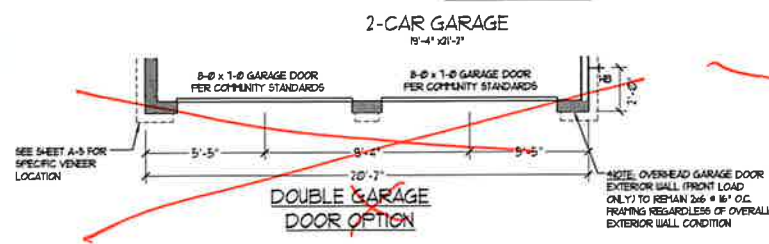
OPTIONAL OWNER'S BATH 3



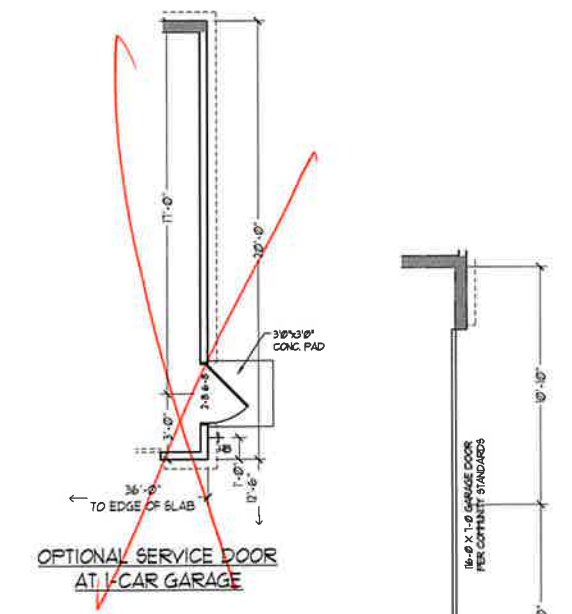
SHOWER FLOOR SECTION



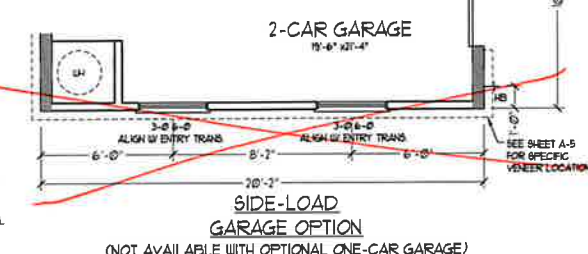
SHOWER DETAIL



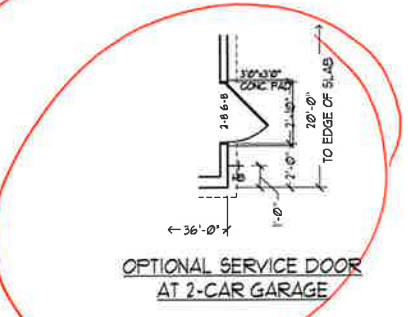
DOUBLE GARAGE DOOR OPTION



OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



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



OPTIONAL SERVICE DOOR AT 2-CAR GARAGE



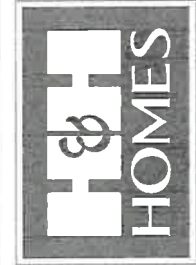
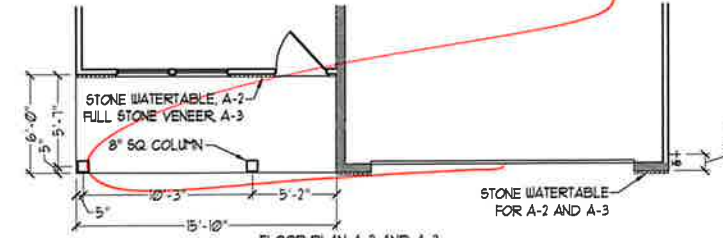
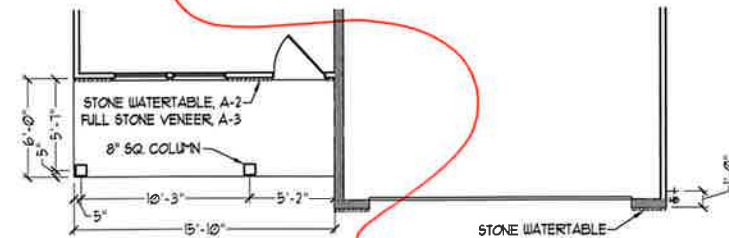
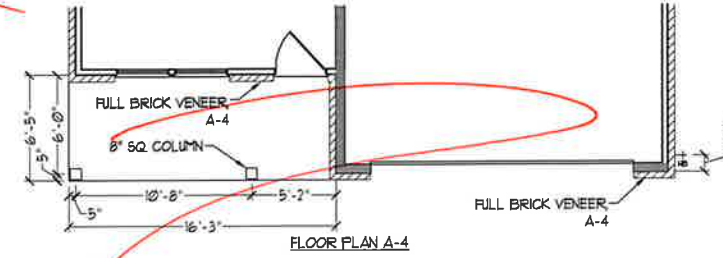
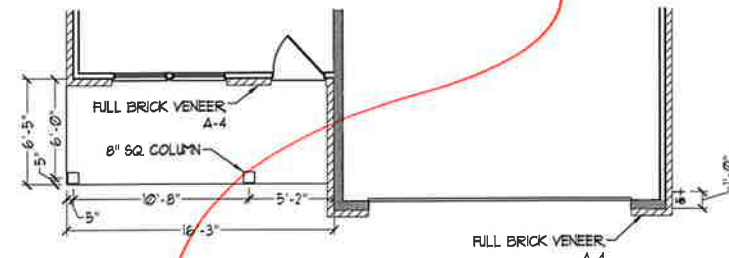
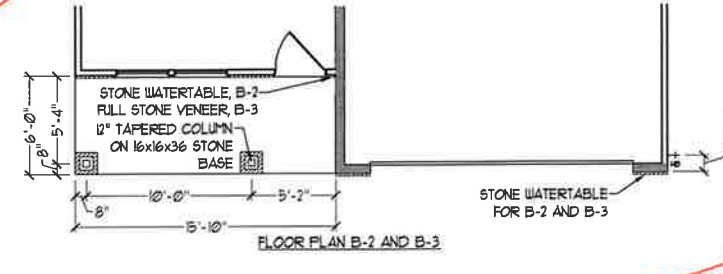
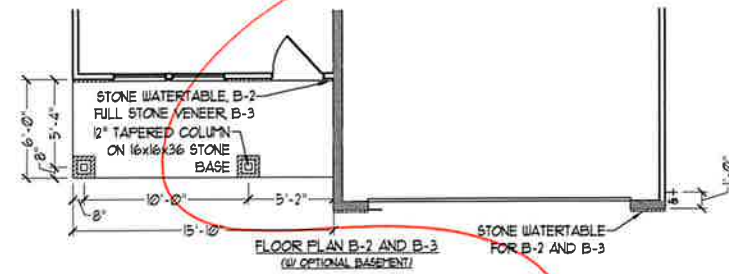
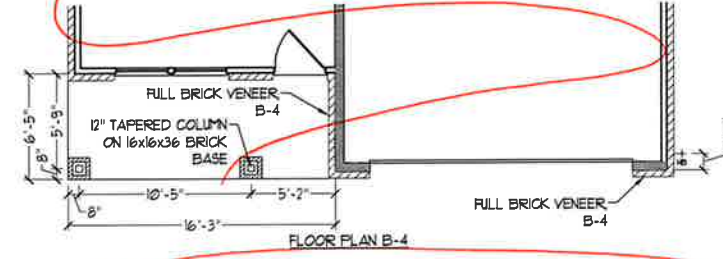
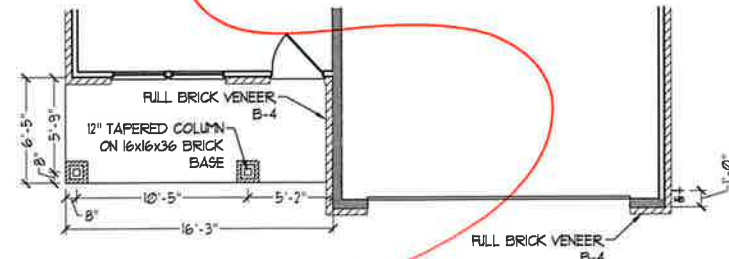
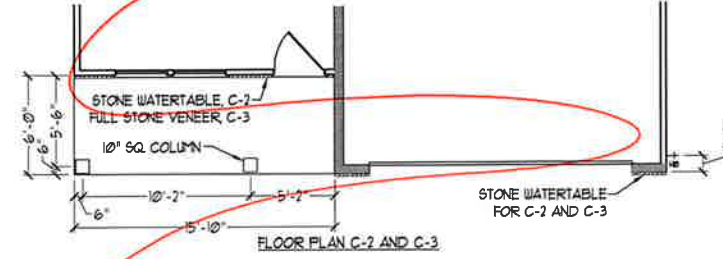
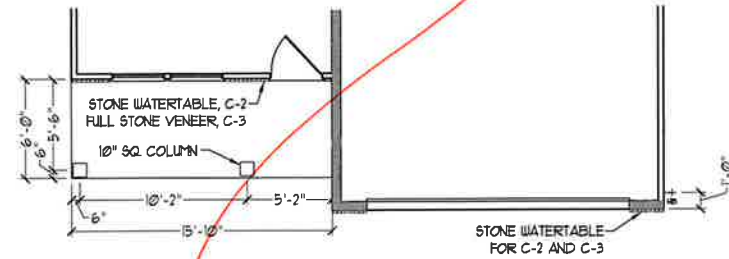
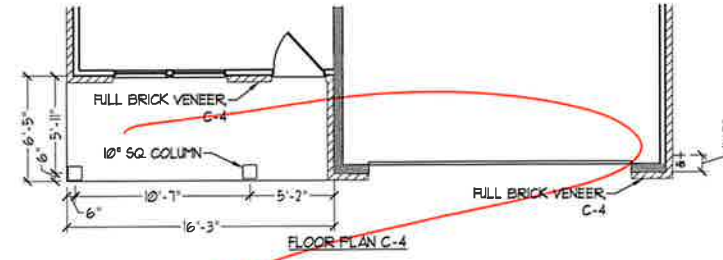
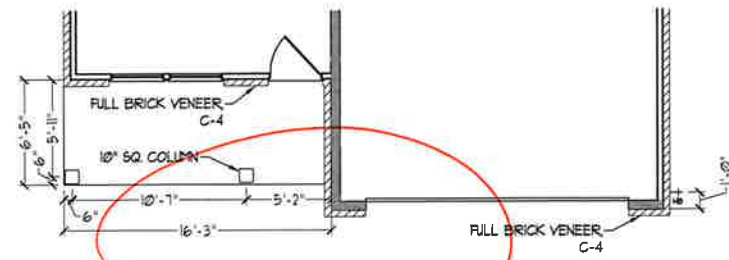
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REVIEWED BY:  
FIRST FLOOR OPTIONS w/ OR w/o BASEMENT

A-6.1

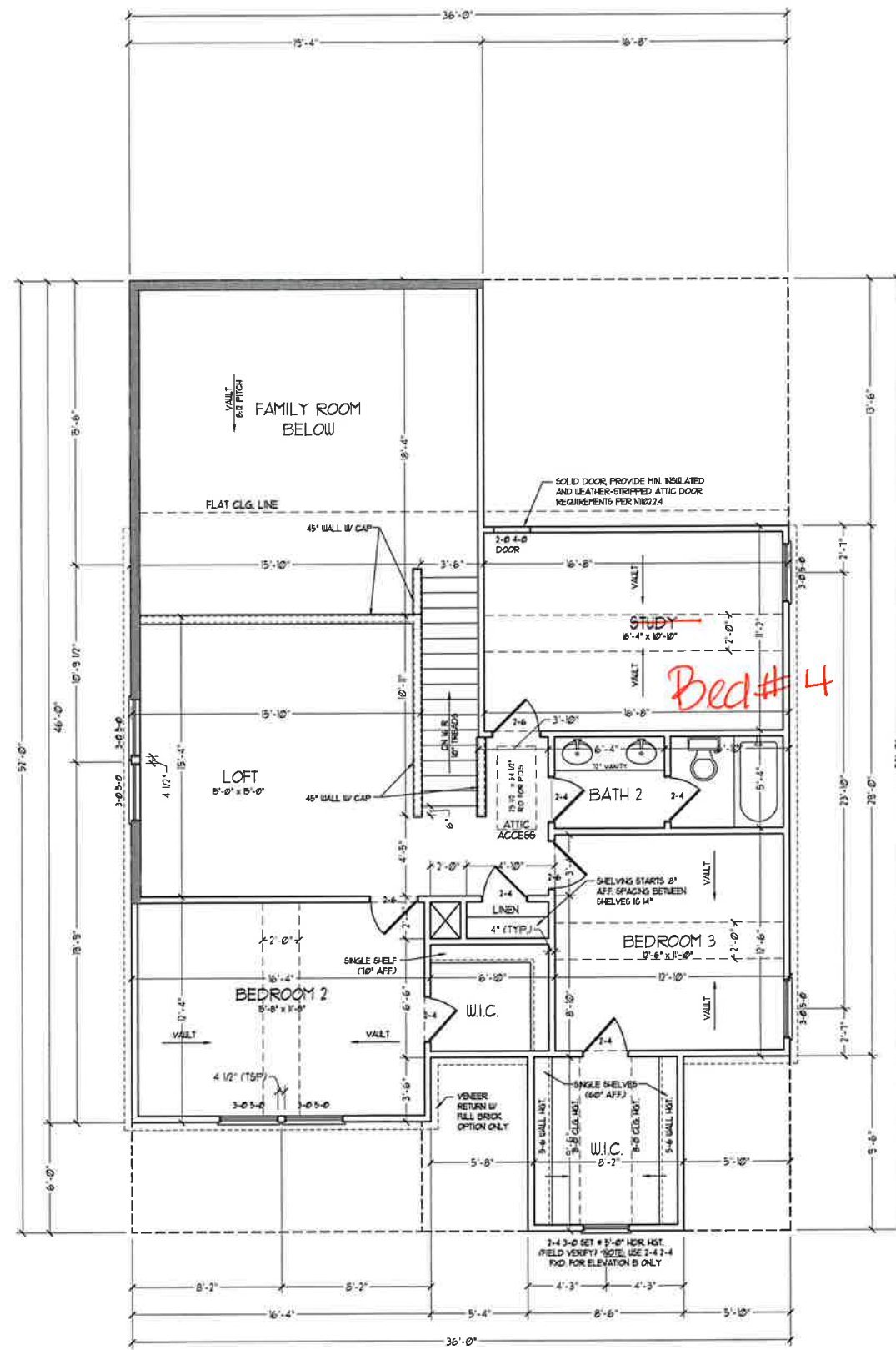
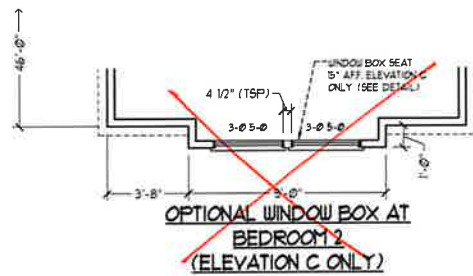
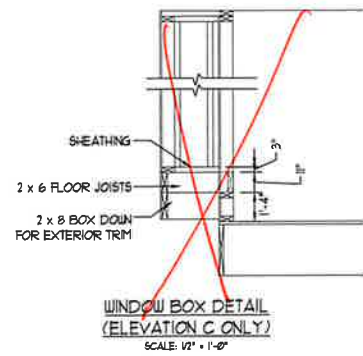




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FIRST FLOOR  
PARTIAL PLANS  
W/ & W/O  
BASEMENT  
A-6.3

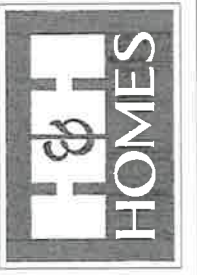


NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (NFD). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (NFD) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (NFD).

\* SHADY 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 11021.

SEE PARTIAL FLOOR PLANS ON SHEET A-6.2 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.

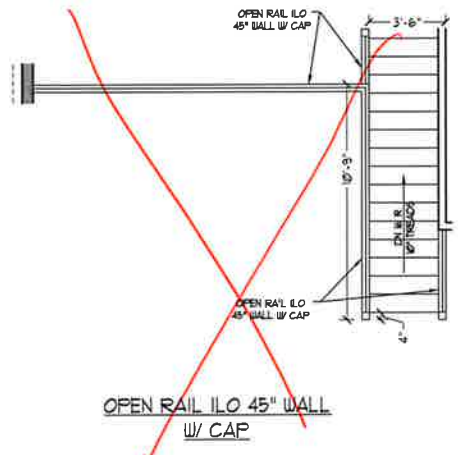
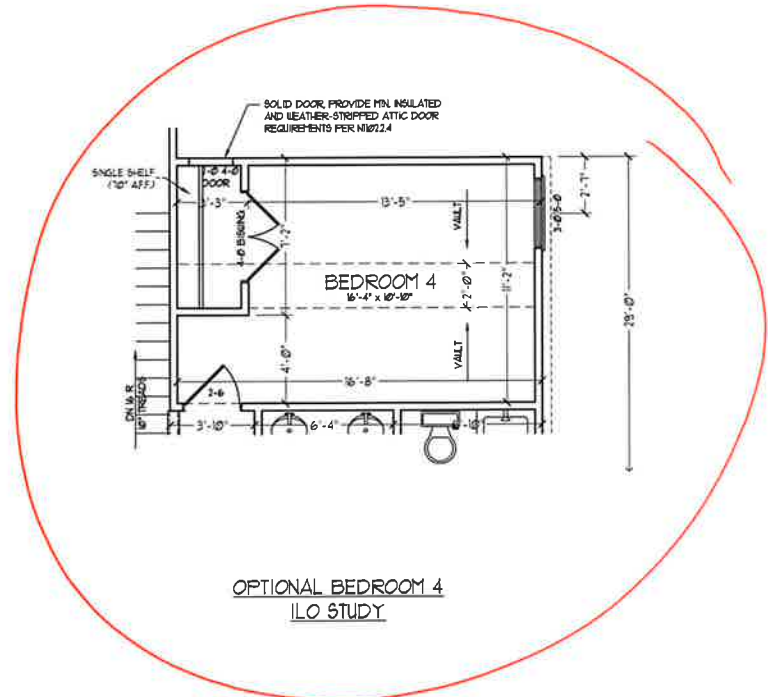
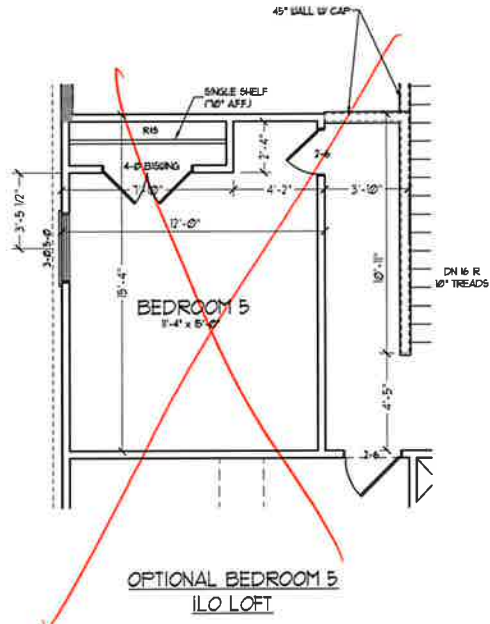
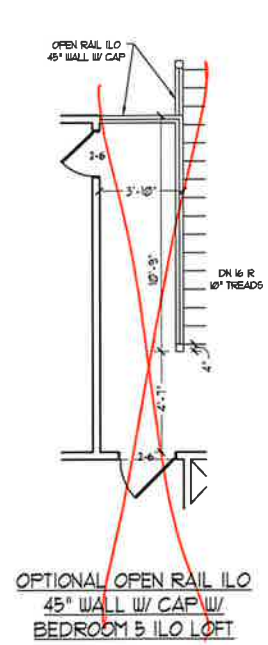


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REVIEWED BY:

SECOND FLOOR PLAN  
A-7

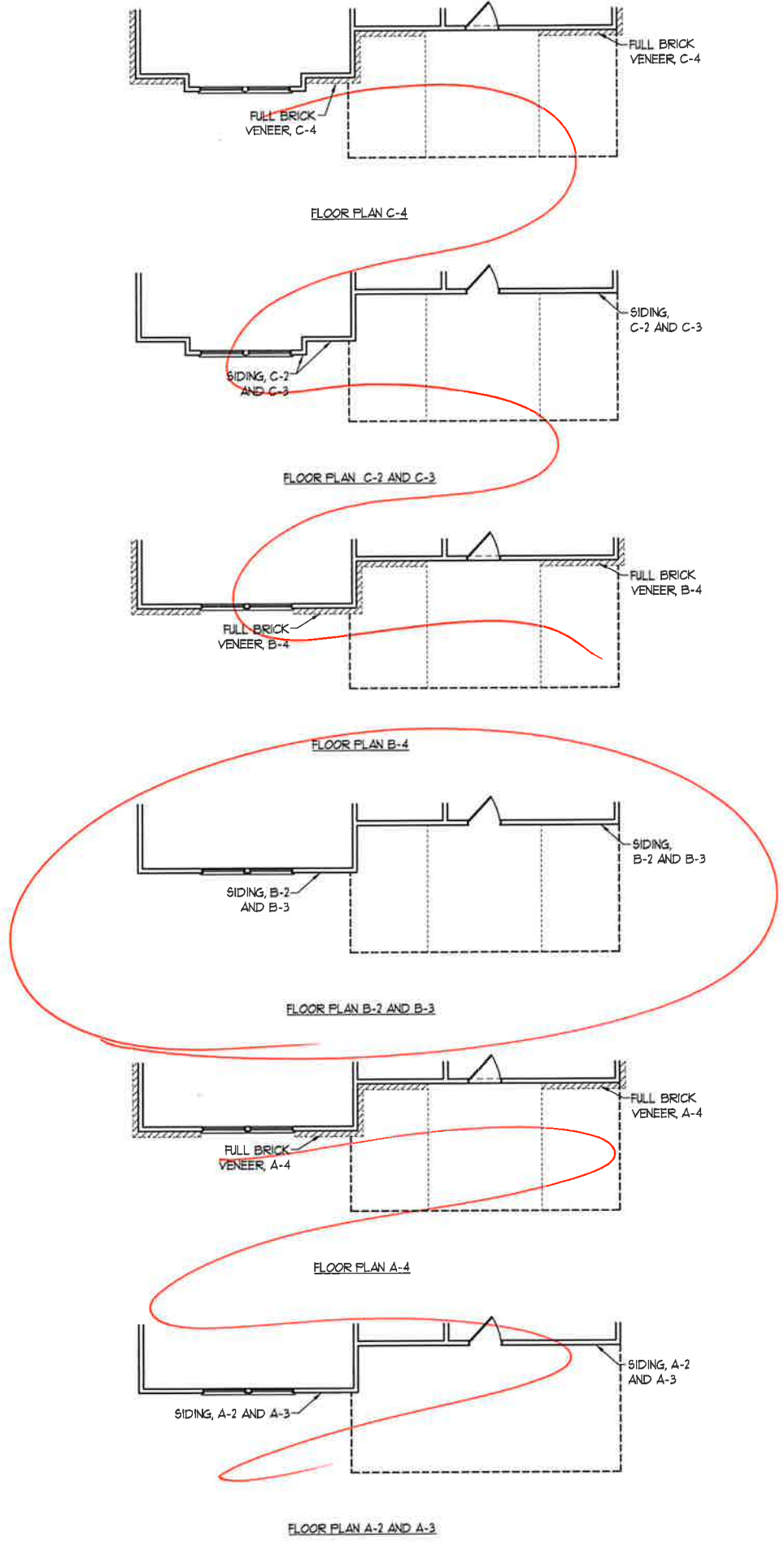
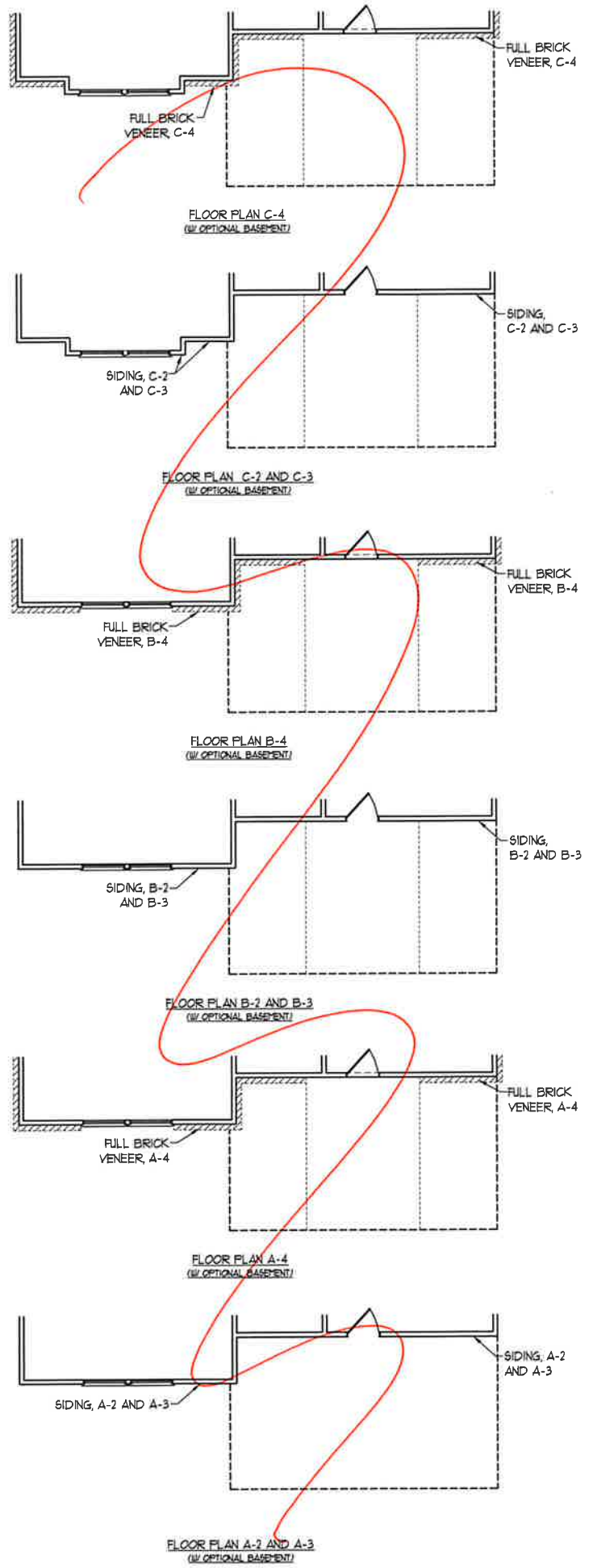


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SECOND FLOOR  
OPTIONS  
A-7.1

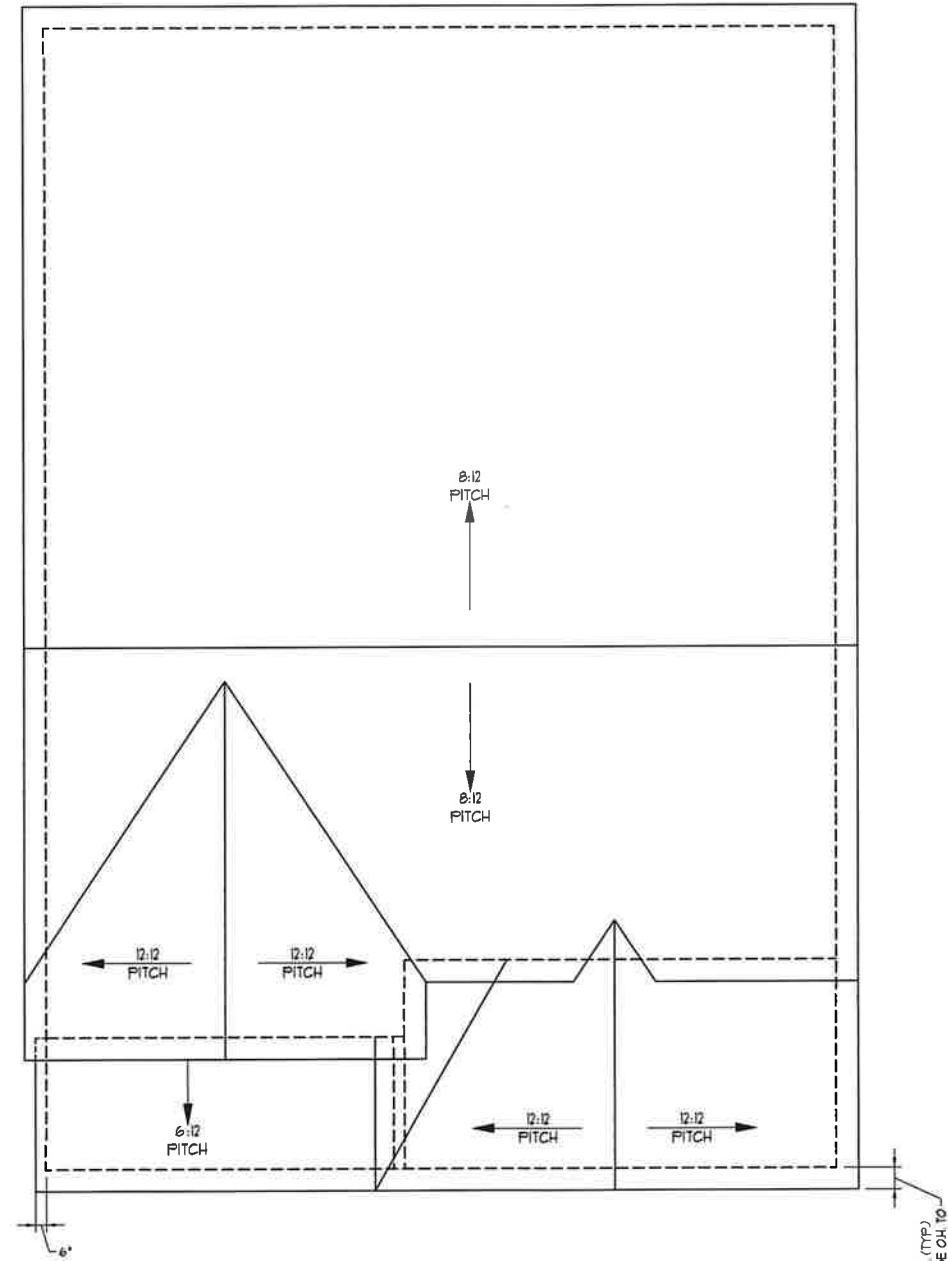


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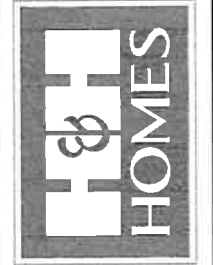
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SECOND FLOOR  
PARTIAL PLANS  
A-7.2



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

TOTAL UNDER ROOF AREA:	1667	SQ. FT.	1667	SQ. FT.
VENTING AREA REQUIRED:	1667	SQ. FT. / 200 =	8.34	SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 2.78	UPPER: 2.78		
LOWER AREA VENTING				
ROOF VENT	SIZE	PER UNIT	UNITS	PROVIDED
	60 SQ. FT.	1	1	1
LOWER AREA VENTING PROVIDED:				
UPPER AREA VENTING				
ROOF VENT	SIZE	PER UNIT	UNITS	PROVIDED
	125 SQ. FT.	1	1	1
UPPER AREA VENTING PROVIDED:				
TOTAL AREA PROVIDED:				
ROOF VENT				8.3

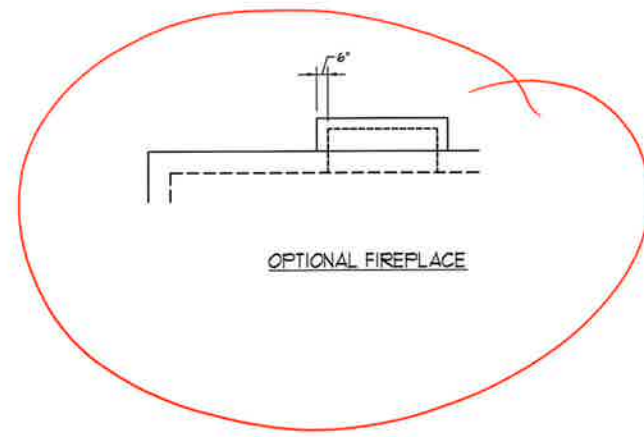


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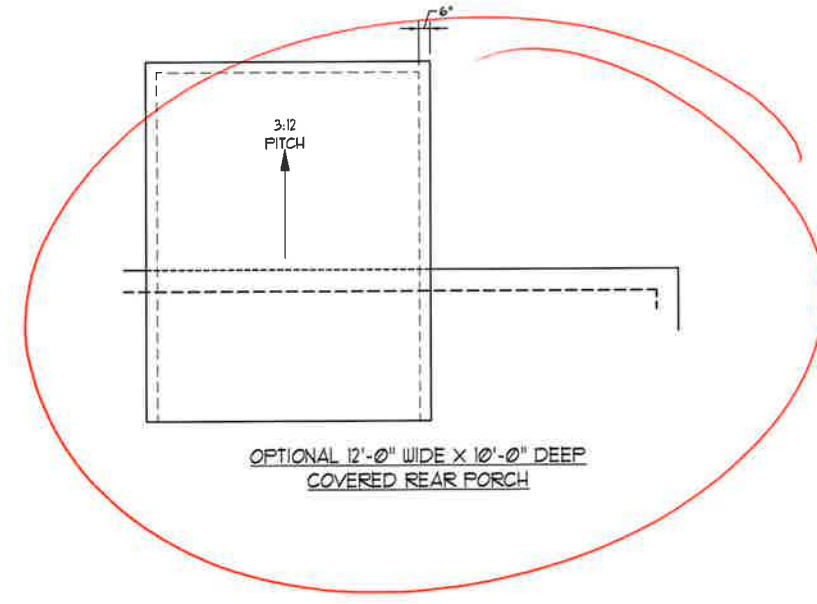
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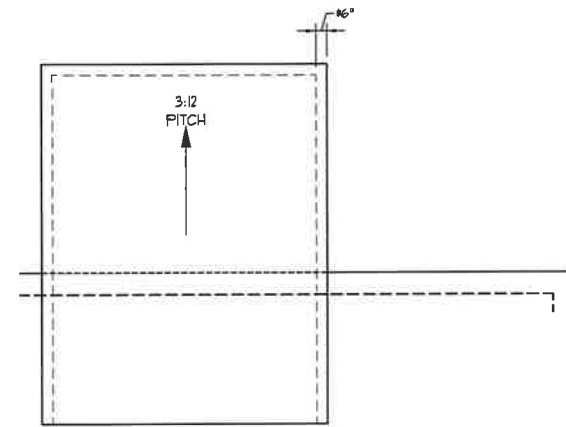
ROOF PLAN  
ELEVATIONS  
A&B



OPTIONAL FIREPLACE



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



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



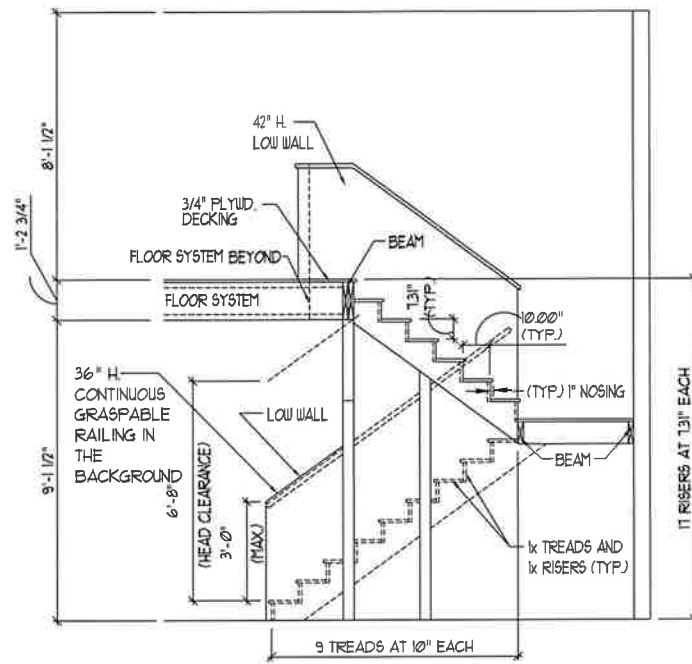
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REVIEWED BY:

ROOF PLAN  
ELEVATION - A/B  
&C

A-8.2



TYPICAL STAIR DETAIL  
(NTS)

**STAIR NOTES:**

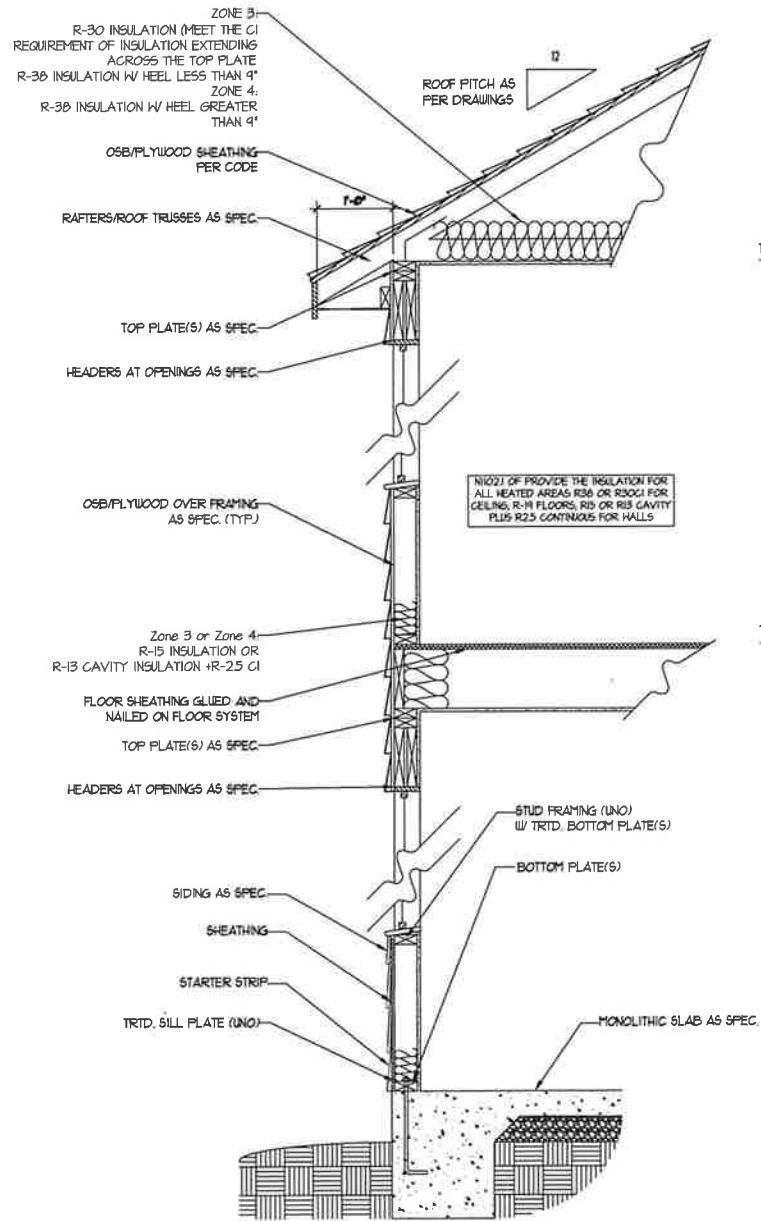
**RAILING**  
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

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.

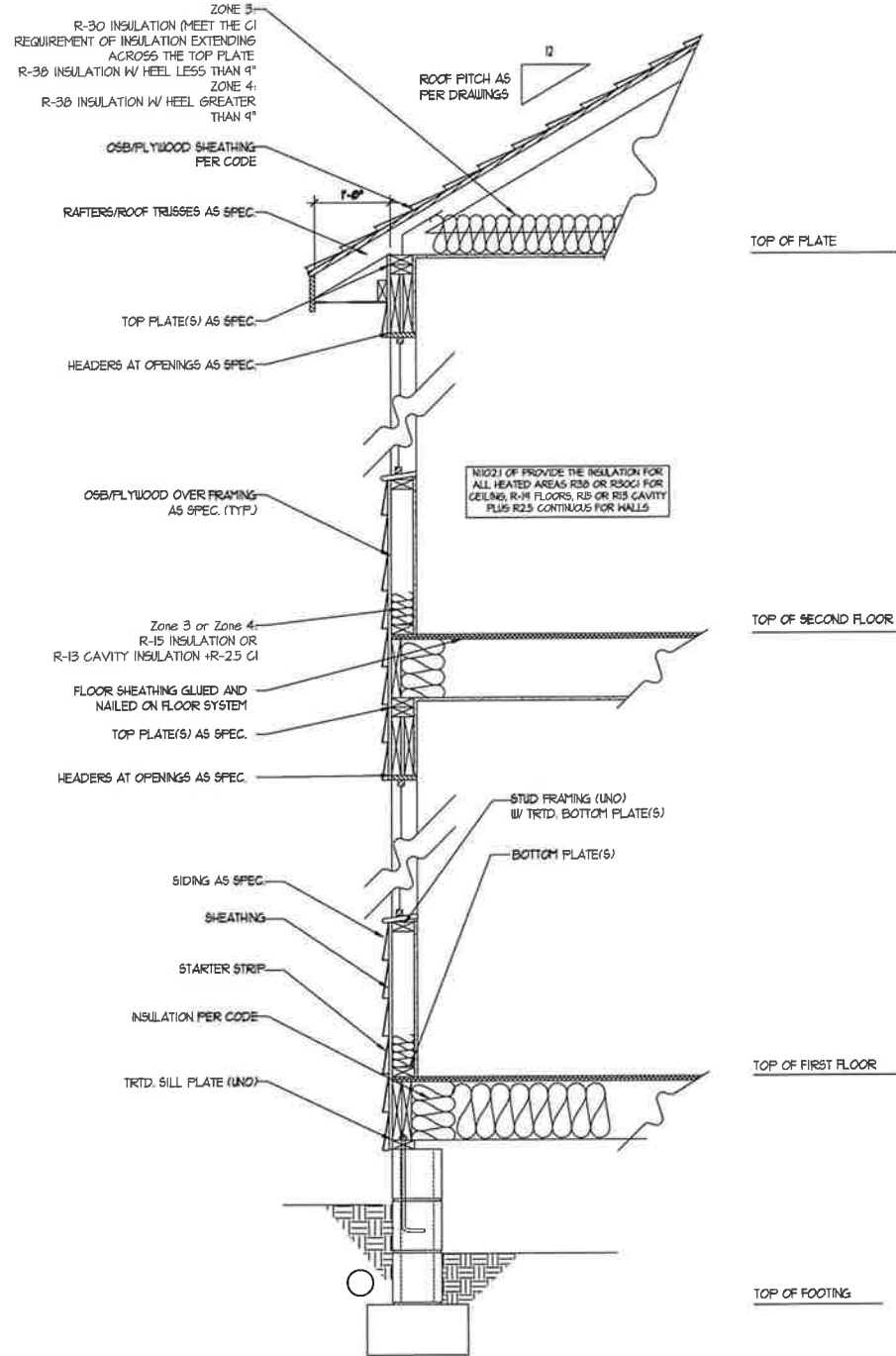
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

**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 NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

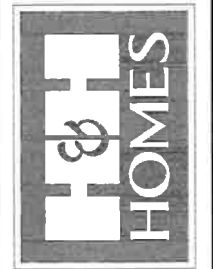
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



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



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



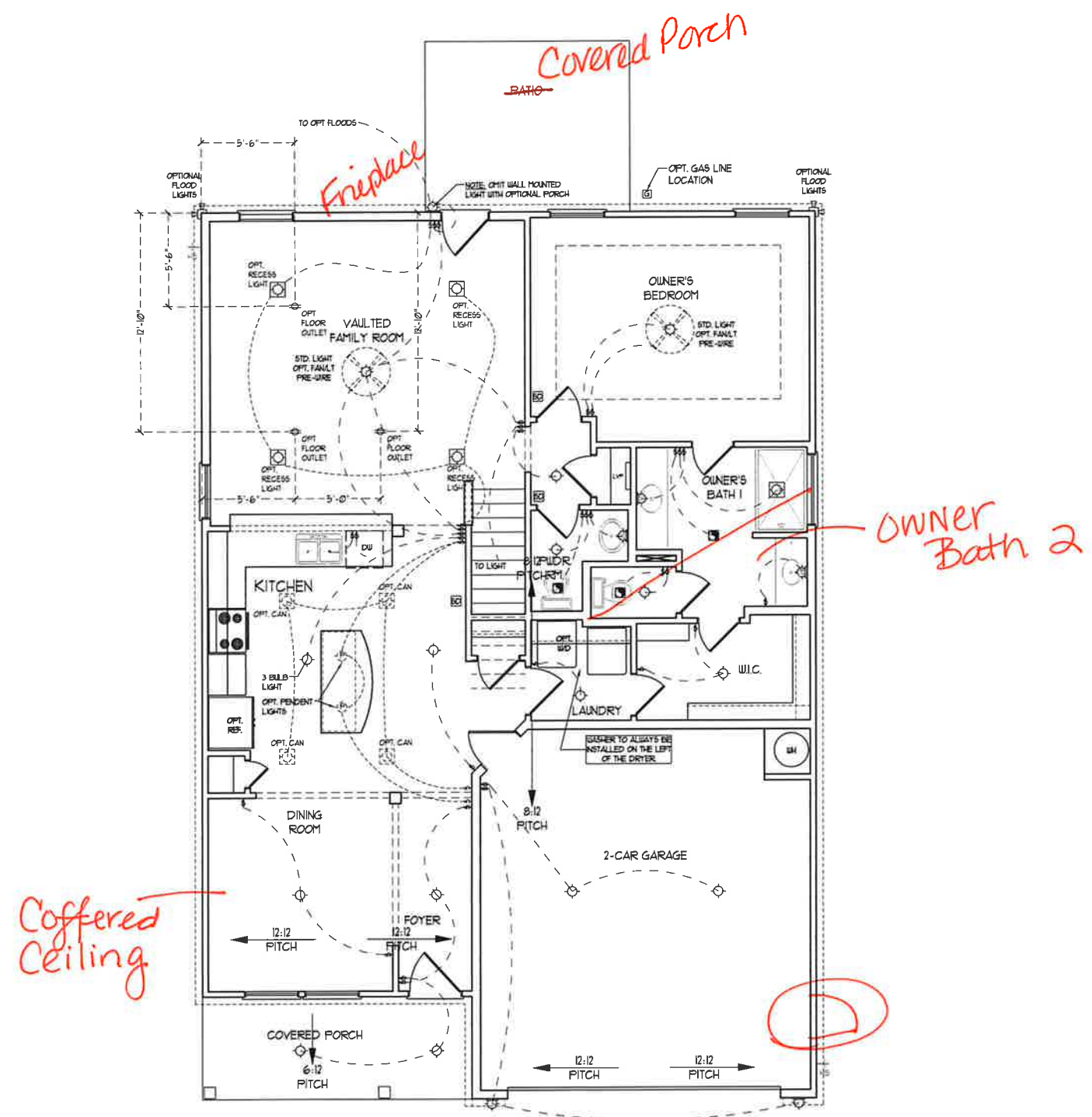
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WALL SECTIONS  
AND STAIR  
DETAIL

AD-1



- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
  - 2) 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
	NO V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT



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

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REVIEWED BY:  
FIRST FLOOR ELECTRICAL PLAN  
E-1

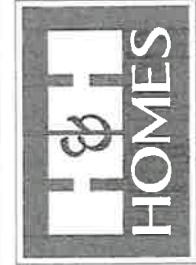
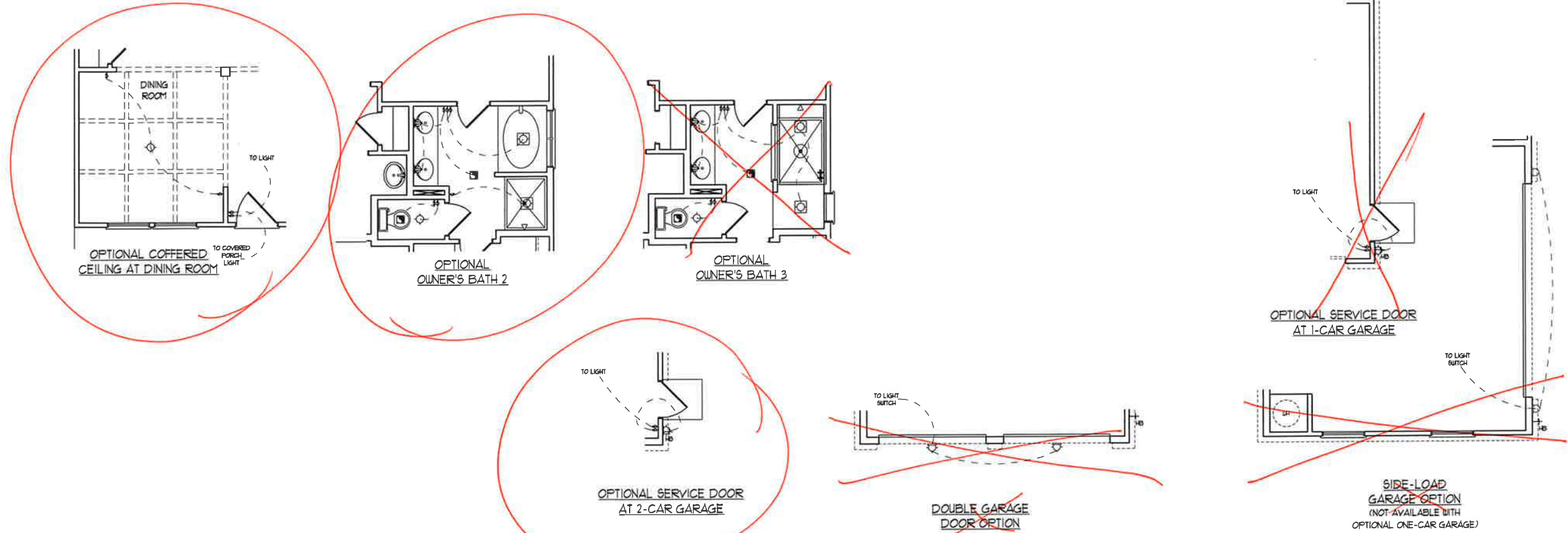
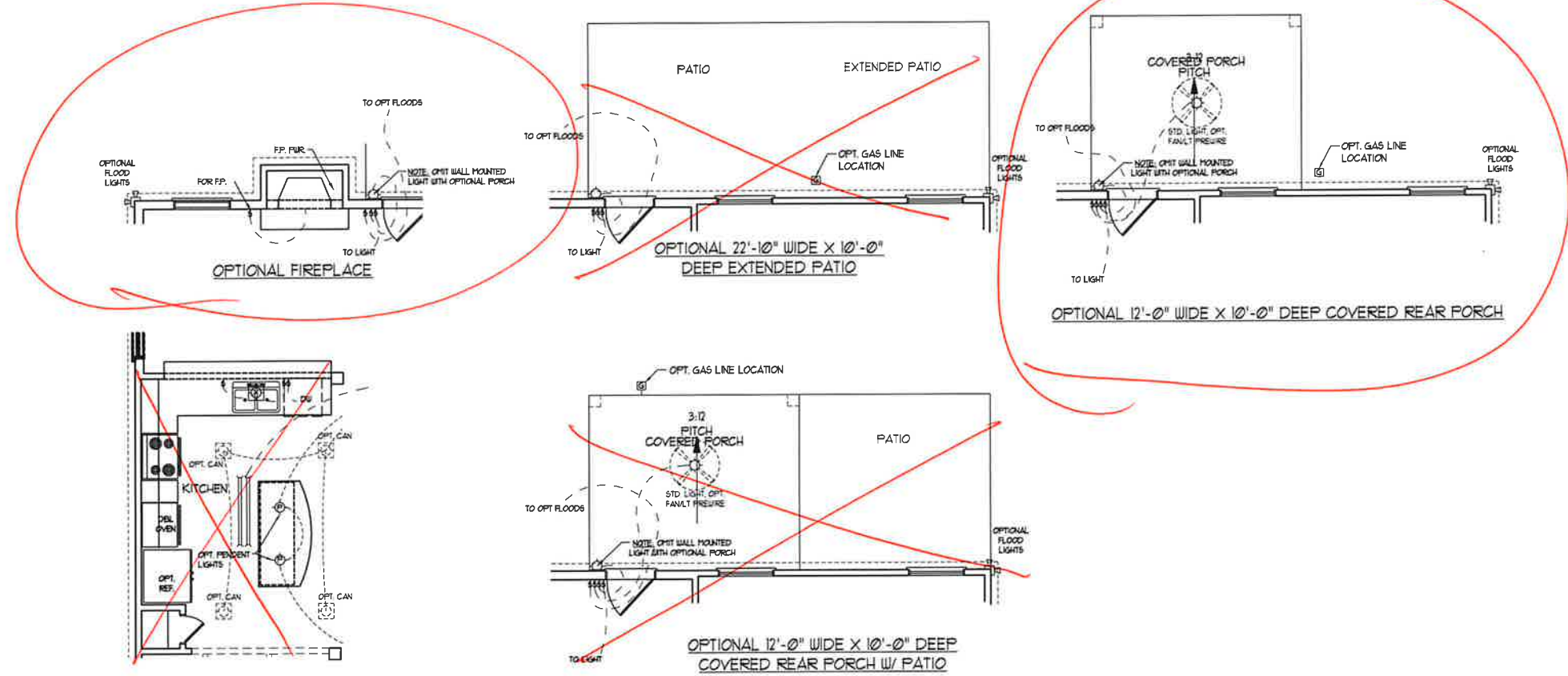


**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET @ 90" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4) PLACE SWITCHES BY (MIN) FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

	10 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
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

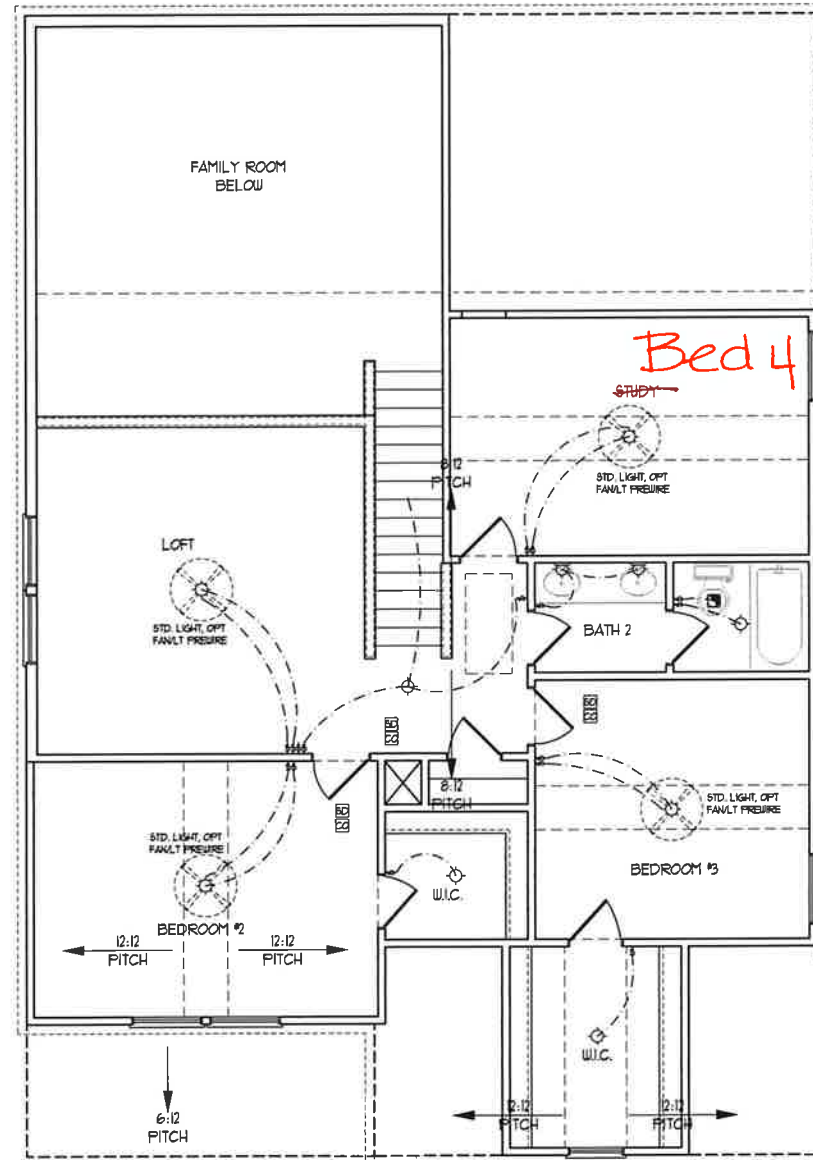
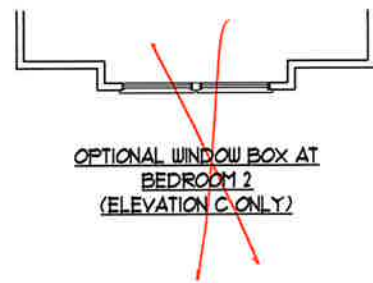


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FIRST FLOOR ELECTRICAL OPTIONS  
**E-1.1**

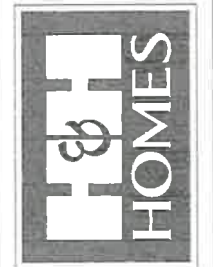


SECOND FLOOR PLAN  
(A-1, B-1, AND C-1)

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
  - 2) VANITY LIGHTS TO BE SET @ 36" AFF. (TYP.)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
  - 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

	1/0 V. OUTLET
	BALL 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
	SPEAKER
	DOORBELL CHIME
	1/0 V. SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



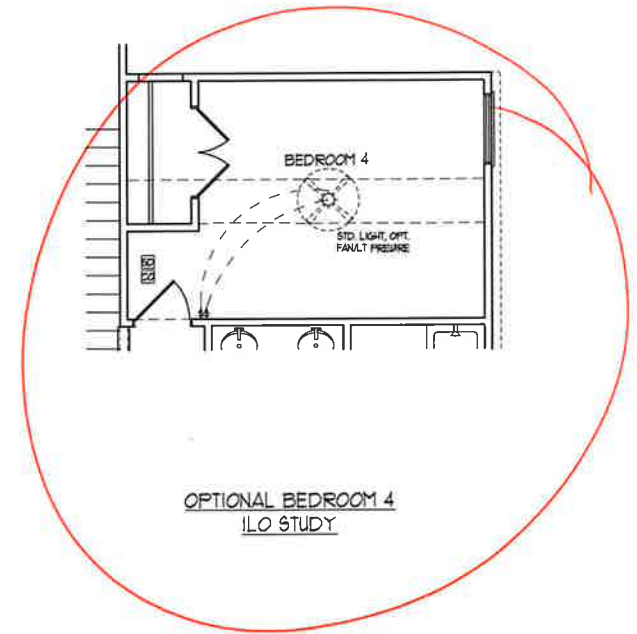
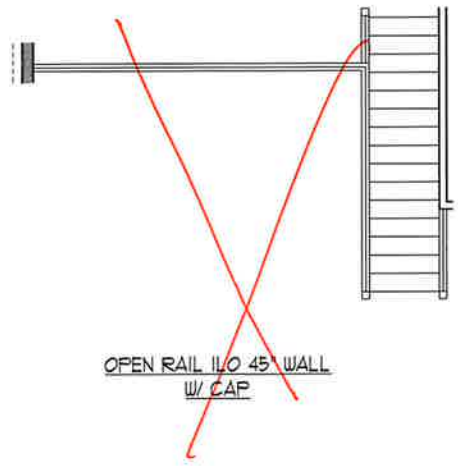
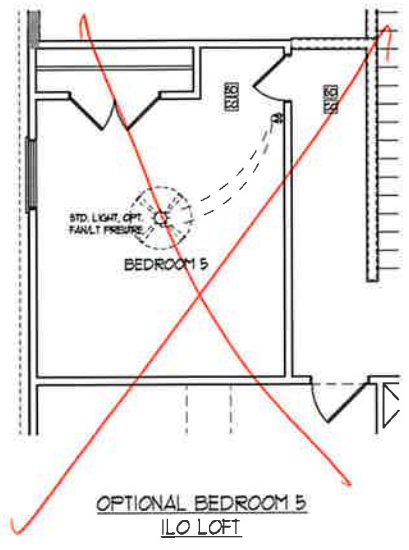
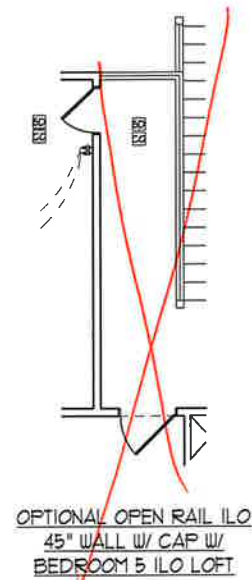
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REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

E-2



- 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 LAYER, 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

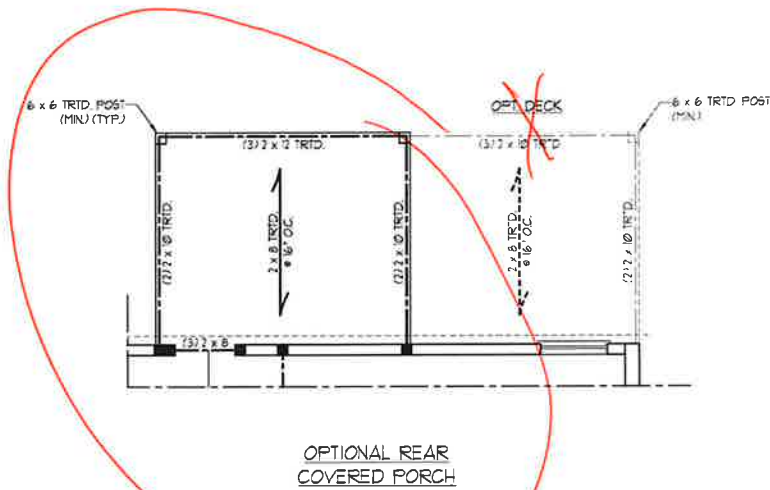


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JORDAN

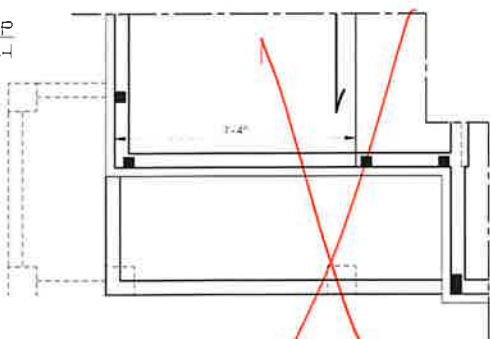
DATE: MARCH 15, 2019  
REV: MAY 01, 2020  
SCALE: 1/4" = 1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

SECOND FLOOR  
ELECTRICAL  
OPTIONS



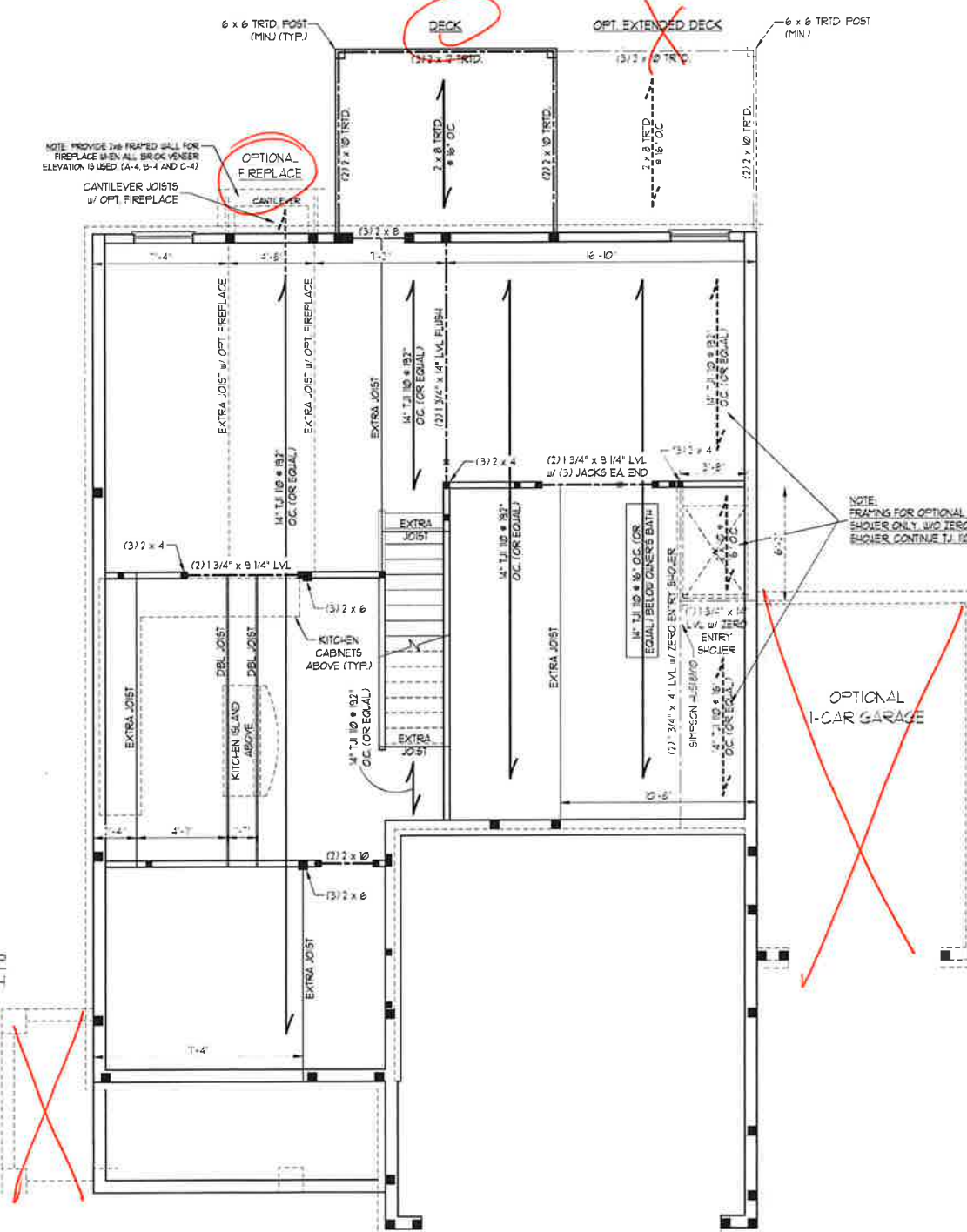
OPTIONAL REAR COVERED PORCH

OPTIONAL WRAP AROUND PORCH



PORCH w/ FULL BRICK OPTION

OPTIONAL WRAP AROUND PORCH



NOTE: PROVIDE THE FRAMED WALL FOR FIREPLACE WHEN ALL BRICK VENEER ELEVATION IS USED (A-4, B-4 AND C-4) CANTILEVER JOISTS w/ OPT. FIREPLACE

OPTIONAL FIREPLACE

NOTE: FRAMING FOR OPTIONAL ZERO ENTRY SHOWER ONLY. W/O ZERO ENTRY SHOWER CONTINUE TO 12' x 16' O.C.

**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2008 EDITION.
- OSB REFERS TO OSB SHEATHING - WOOD STRUCTURAL PANELS CONTRACTOR IS TO INSTALL 7/8" 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" 1/2" GYPSUM WALL BOARD WHERE NOTED ON THE PLANS FASTEN GB WITH 1 1/4" SCREWS OR 5/8" NAILS SPACED 7" 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 T-3 NRC 2008 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE:**

- PER SECTION R602.10.4.6 OF T-3 NRC 2008 EDITION, 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 7/8" 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 SPF (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 PT 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 7/8" 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 GILL 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 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 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.B.21 OF THE 2008 NRC 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. C-1733

JORDAN H&H HOMES, INC.

DATE: NOVEMBER 3, 2020  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: RESSASSANCE RESIDENTIAL DESIGN  
 ENGINEERED BY: WEB

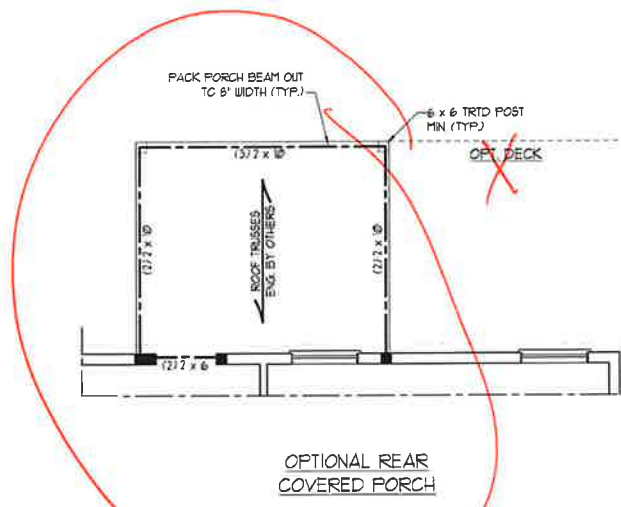


11/6/2020

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



DOUBLE GARAGE DOOR OPTION

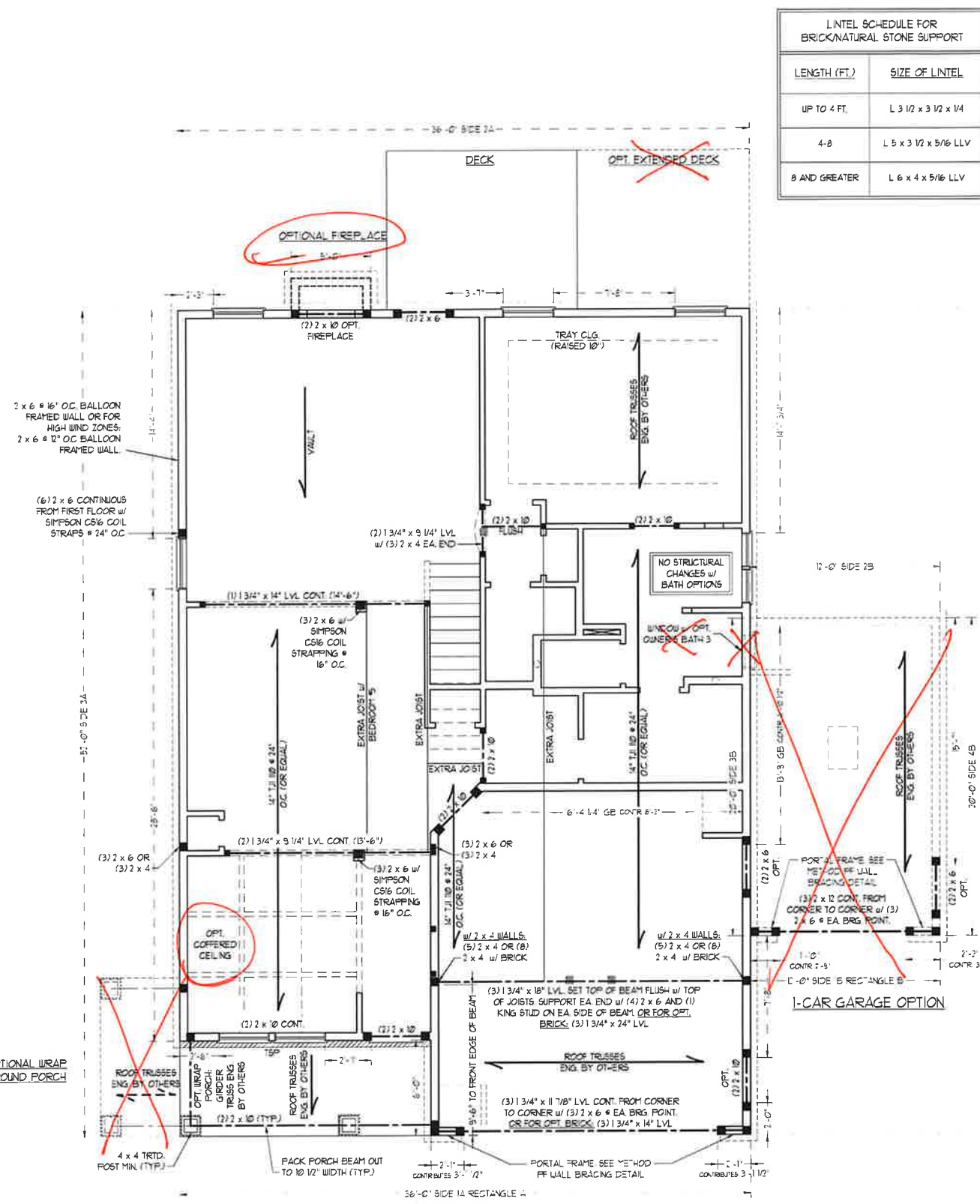


OPTIONAL REAR COVERED PORCH

**BRACED WALL DESIGN**

RECTANG. E A	RECT. ANGLE B
SIDE 1A (FRONT LOAD)	SIDE 1B
METHOD: CS-16P/FF/GB	METHOD: CS-16P/FF
TOTAL REQUIRED LENGTH: 16'	TOTAL REQUIRED LENGTH: 32'
TOTAL PROVIDED LENGTH: 183'	TOTAL PROVIDED LENGTH: 6'
SIDE 2A	SIDE 2B
METHOD: CS-16P	METHOD: CS-16P
TOTAL REQUIRED LENGTH: 16'	TOTAL REQUIRED LENGTH: 32'
TOTAL PROVIDED LENGTH: 185'	TOTAL PROVIDED LENGTH: 7'
SIDE 3A	SIDE 3B / SIDE 4A (C.M., AT VE)
METHOD: CS-16P	METHOD: CS-16P/GB
TOTAL REQUIRED LENGTH: 14'	TOTAL REQUIRED LENGTH: 34'
TOTAL PROVIDED LENGTH: 488'	TOTAL PROVIDED LENGTH: 306'
SIDE 4A (SIDE LOAD)	SIDE 4B
METHOD: CS-16P/FF	METHOD: CS-16P
TOTAL REQUIRED LENGTH: 14'	TOTAL PROVIDED LENGTH: 2'
TOTAL PROVIDED LENGTH: 352'	TOTAL PROVIDED LENGTH: 536'

- BRACED WALL DESIGN NOTES**
- BRACED WALL DESIGN PER SECTION R607.10 OF THE NRC 2018 EDITION.
  - CS-16P 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 "G-PSU" BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS FASTEN GB WITH 1/4" SCREWS OR 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 NRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL 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 DETAILS 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 BEARINGS
  - 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) 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 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

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

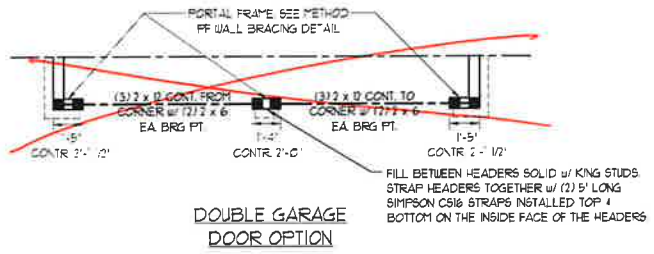
- STRUCTURAL NOTES**
- ALL FRAMING LUMBER TO BE SPF #1 (UNO). ALL TREATED LUMBER TO BE SYP #1 (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
  - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R607.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (7) 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 GILL 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 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
  - FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 3" 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.

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

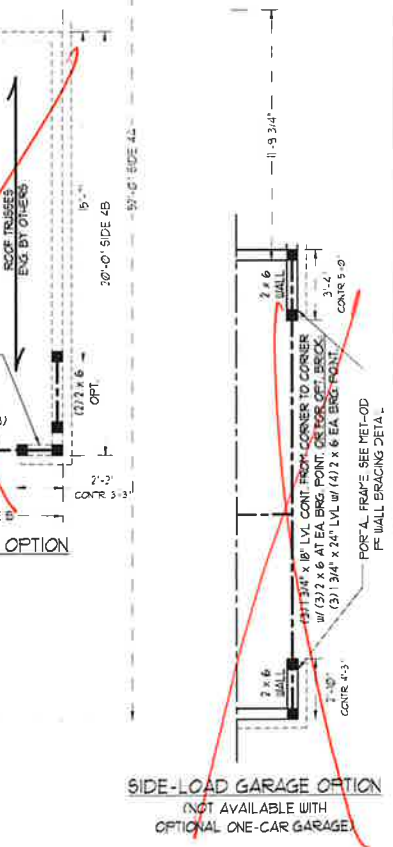
HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R607.3/5)	
	16"	24"
UP TO 3'	1	1
4'	2	2
8'	3	3
12'	5	4
16'	6	4



11/6/2020



DOUBLE GARAGE DOOR OPTION

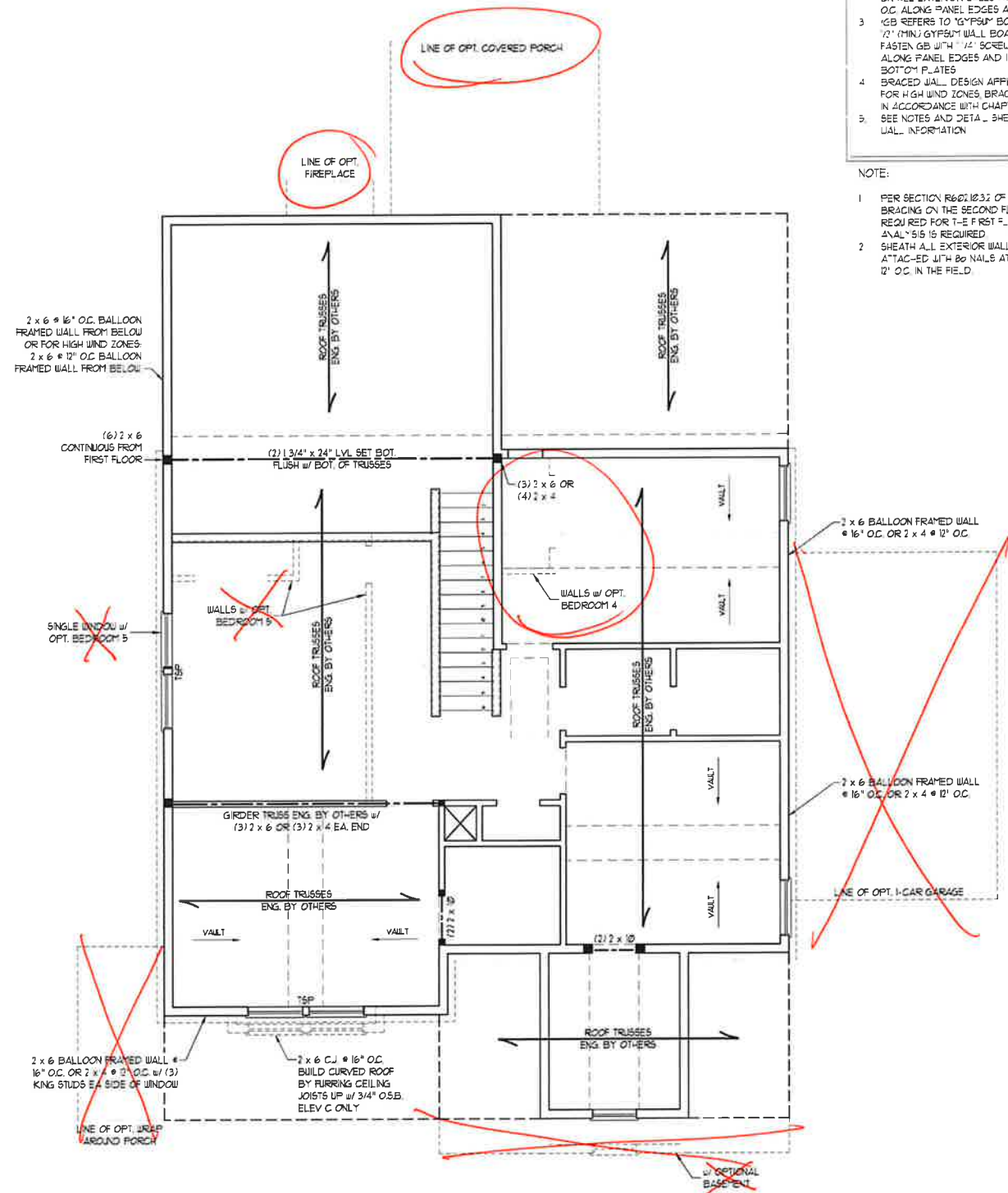


SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

**J.S. THOMPSON ENGINEERING, INC.**  
606 WADE AVE., SUITE 104 RALEIGH, NC 27605  
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N.C. LICENSE NO.: C1713

JORDAN H&H HOMES, INC.

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



**BRACED WALL DESIGN NOTES:**

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE 2018 IRC 2018 EDITION
2. OSB REFERS TO CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED TO BALLOON FRAMED WALLS. ATTACH WITH 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. GYP REFERS TO GYPSUM BOARD. CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM BOARD WHERE NOTED ON THE PLANS. FASTEN GYP WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGHER WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE 2018 IRC. EDIT ON SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE:**

1. PER SECTION R602.10.3.2 OF THE 2018 IRC THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
2. SHEATH ALL EXTERIOR WALLS WITH 1/2" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

**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:**

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DIGS FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) - LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING
5. FOR ALL HEADERS 8"-12" AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. 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 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.2.2 OF THE 2018 IRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
1. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

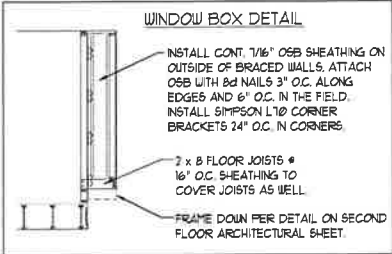
**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. 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.
7. 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
6'	3	2
8'	5	3
10'	6	4



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 N.C. LICENSE NO.: C1713

**JORDAN H&H HOMES, INC.**

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

SHEET 8 OF 10  
**S-3**  
 CEILING FRAMING PLAN

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









**GENERAL NOTES**

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, 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
HANDRAIL/SIGURDRAILS	200 LB OR 50 (FL)	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)		L/360
GROUND SNOW LOAD: Pg	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480  
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 5 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 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 R409.1 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 A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A105. 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 5/115 402. 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, NCMA TR-88-A OR ACE 530/ASCE 5/115 402. 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 = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" SYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 18000000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 16000000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 16000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 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 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 BELF 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 9/16" 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 BRACINGS SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 10d NAILS EA PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R7103.8(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 6 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 SIMPSON H6 OR L750 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 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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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