

# 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 PRE-WIRE. (5-1-20)
22. ADDED CRICKETS TO FRONT ELEVATIONS. (5-1-20)
23. UPDATED THE ELEVATION COACH LIGHTS TO MATCH THE ELECTRICAL PLANS. (5-1-20)
24. CREATED ADDITIONAL SHEETS FOR FIRST FLOOR AND SECOND FLOOR OPTIONS (A4.1, A5.1, A6.1, A7.1, E-3, AND E-4) AND REMOVED OPTIONS FROM BASE SHEETS. (5-1-20)
25. ADDED DIMENSION FOR WATER TABLE TO FINISH FLOOR ON ELEVATION. (5-1-20)
26. ADDED INSULATION DETAIL TO FIRST AND SECOND FLOOR SHEETS. (5-1-20)
27. ADDED OPTIONAL (3) RECESS LIGHTING AND SWITCHES IN FAMILY ROOM. (5-1-20)
28. ADDED SHEET 7.0 FOR FLOOR PLAN EXTERIOR SURFACES LAYOUTS. (5-1-20)
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 2-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 CONDITIT FROM PLANS

Inventory Marked

WillkM 16

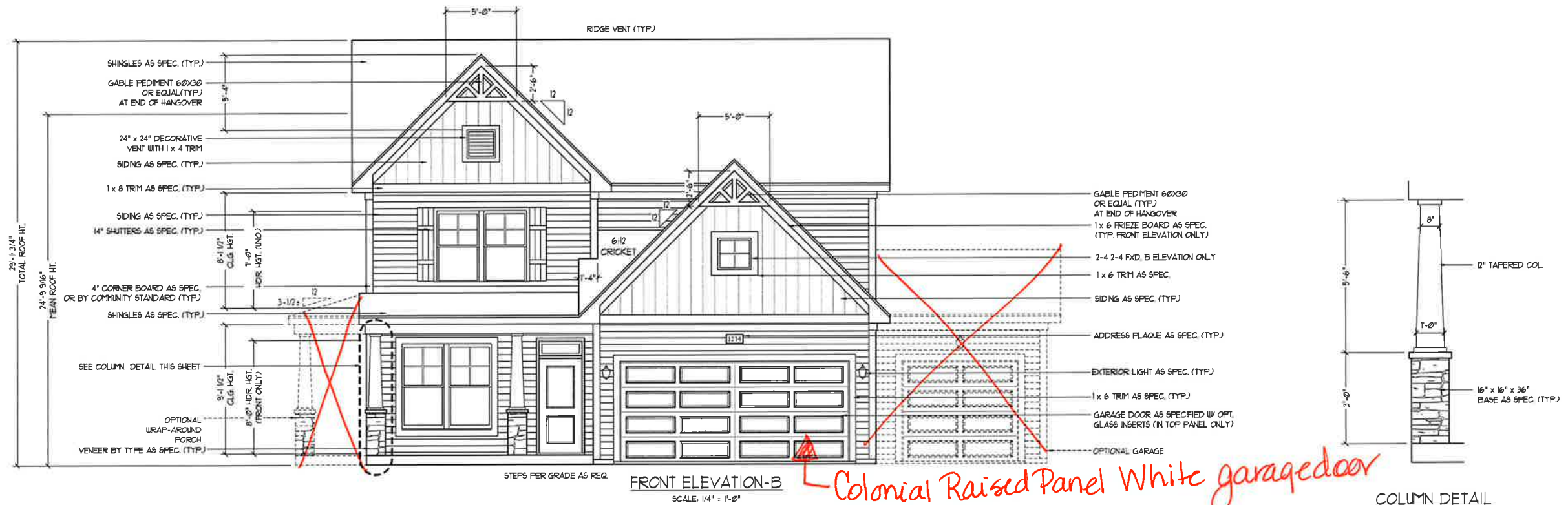


COVER SHEET

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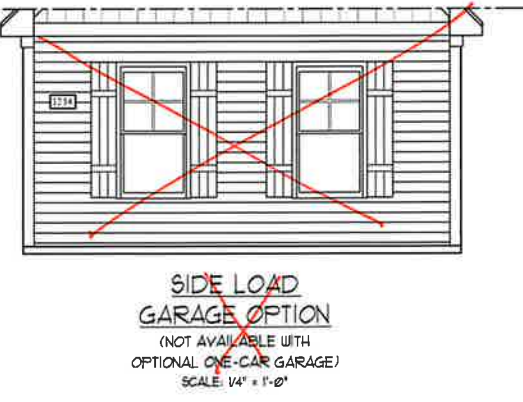
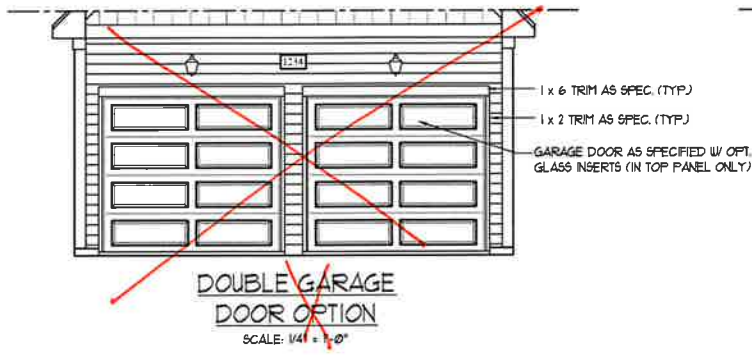
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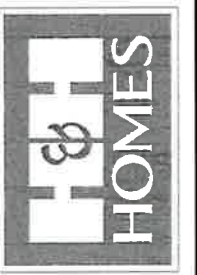
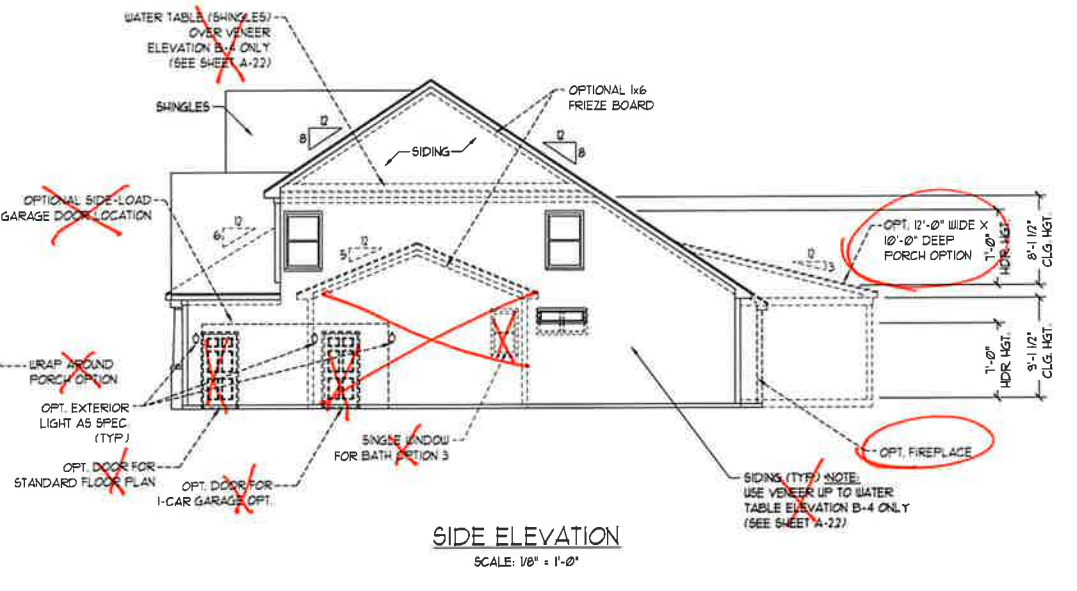
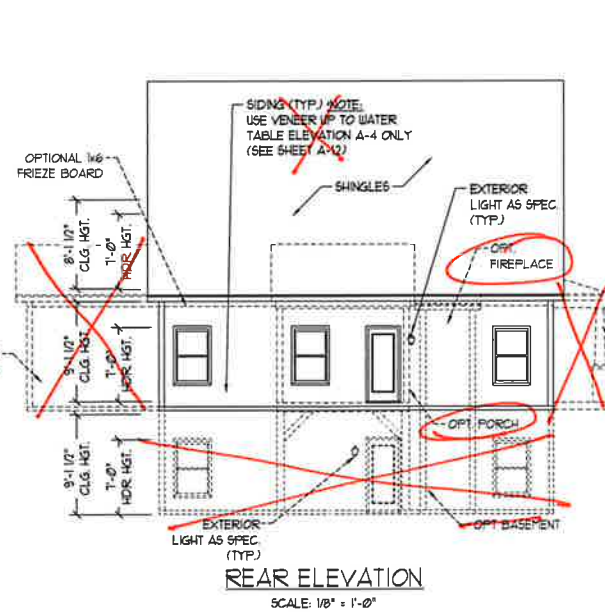
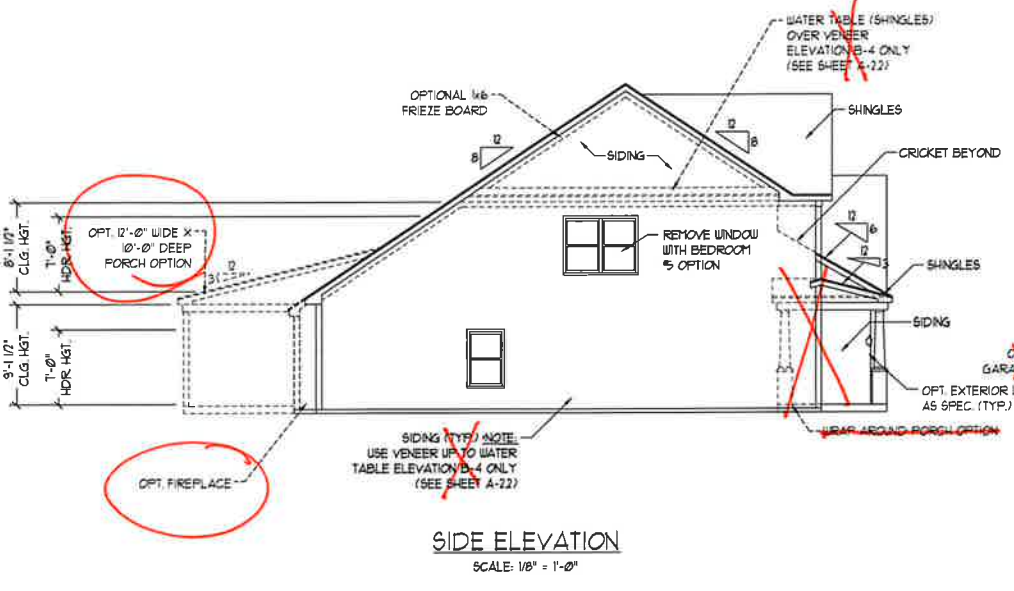


*Colonial Raised Panel White garagedoor*

FYPON GFF66X33 OR EQUAL  
GABLE PEDIMENT DETAIL  
SCALE: 1/4" = 1'-0"



NOTE:  
SEE SHEET A-21 FOR BRICK FRONT ELEVATIONS  
SEE SHEET A-22 FOR STONE FRONT ELEVATIONS  
SEE SHEET A-23 (ALL BRICK) ELEVATIONS



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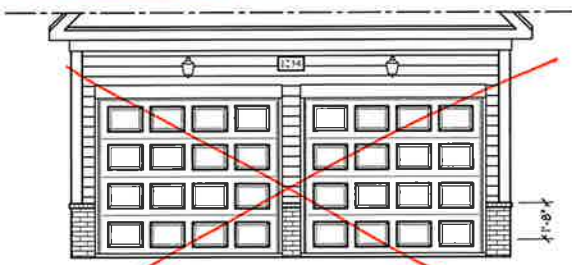
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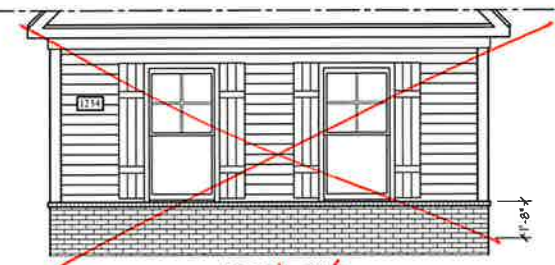




FRONT ELEVATION-B-2 (W/ BRICK)  
SCALE 1/4" = 1'-0"



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/ BRICK)  
SCALE 1/4" = 1'-0"

BRICK OR STONE LEDGE AS SPEC.



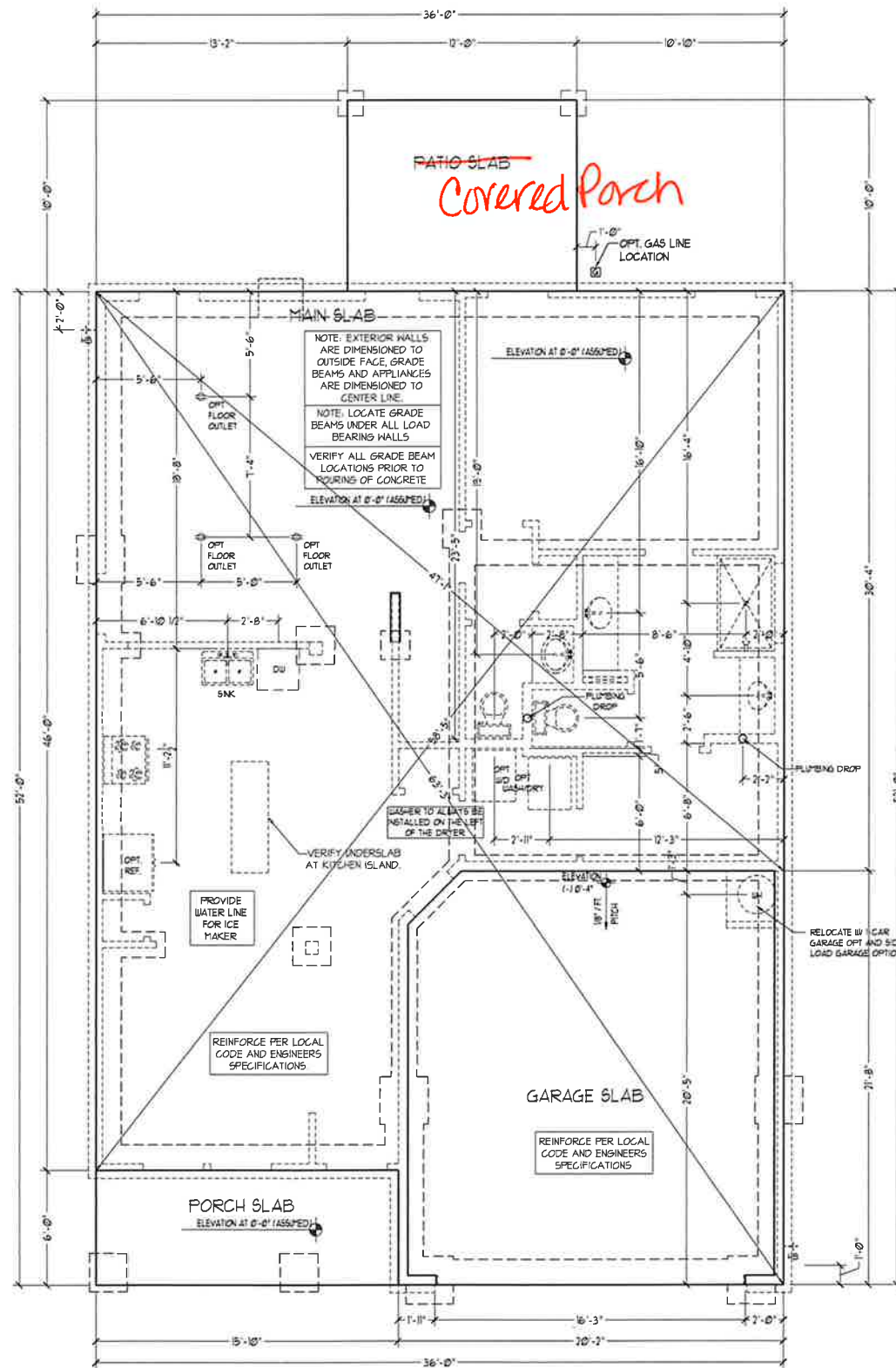
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B-2 & B-3 ELEVATIONS WITH BRICK

A-2.2



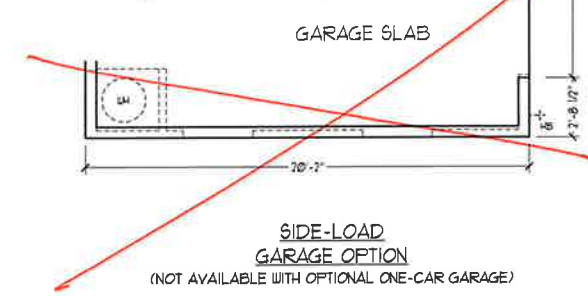
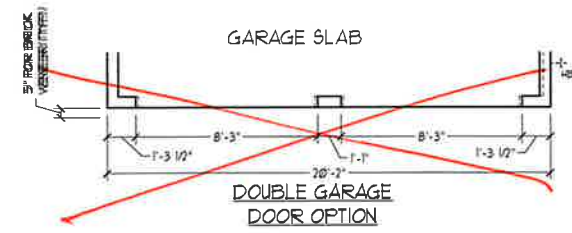
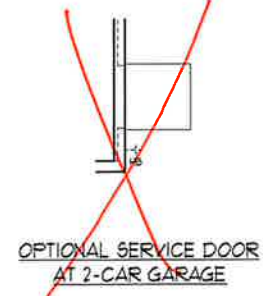
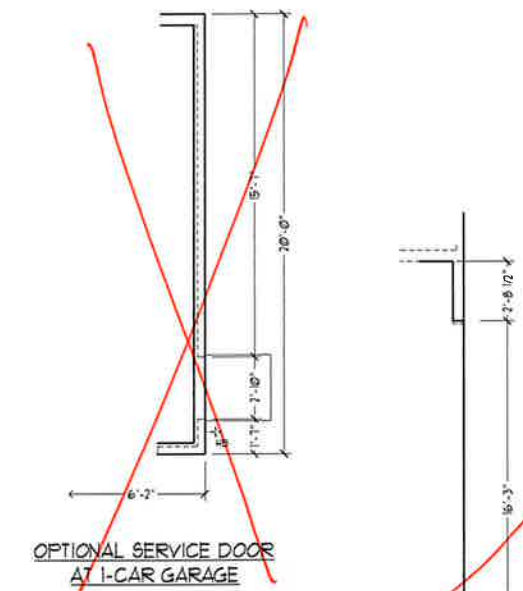
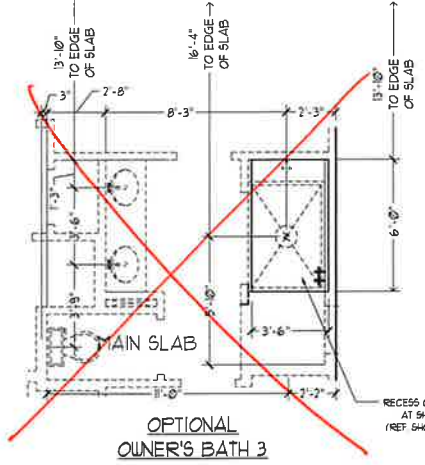
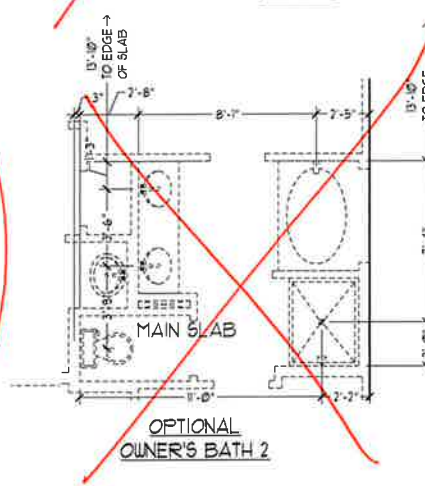
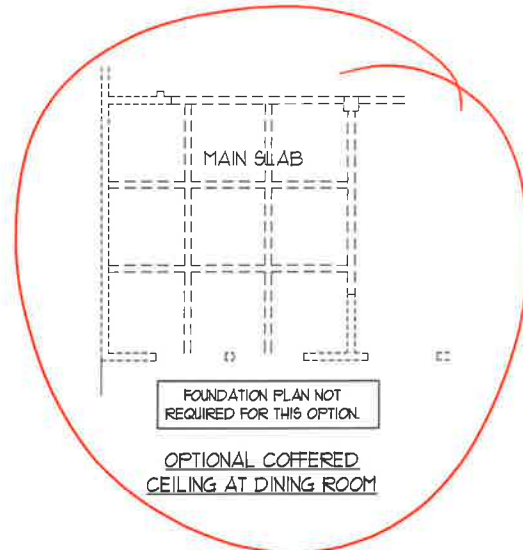
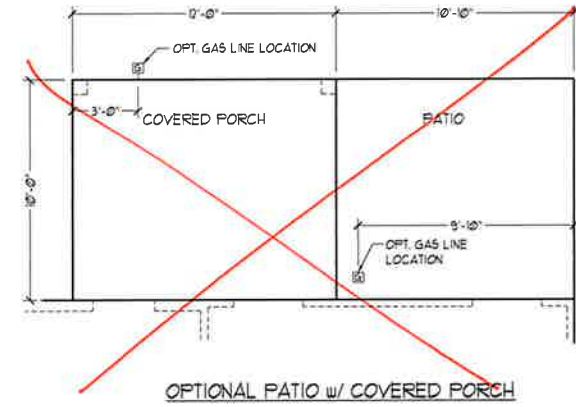
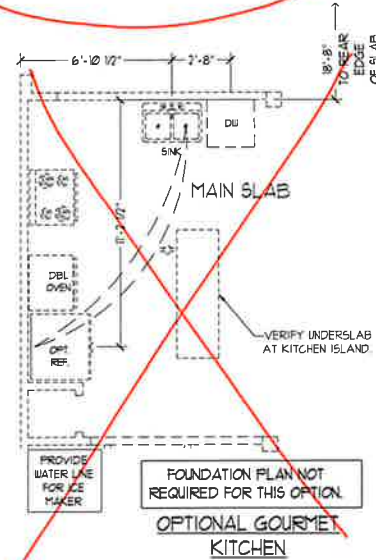
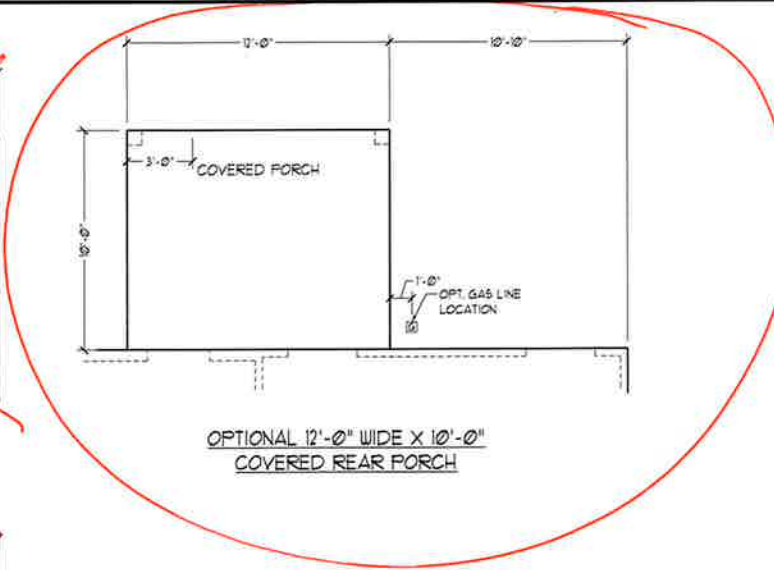
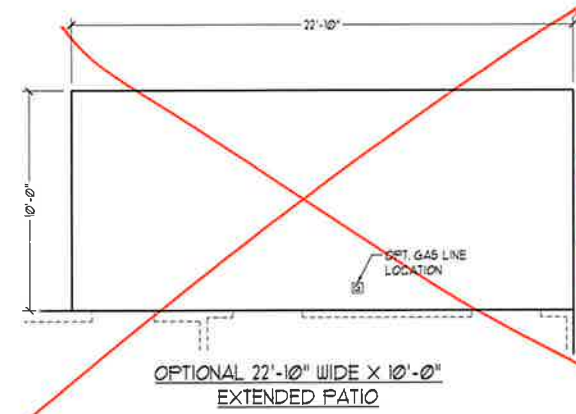
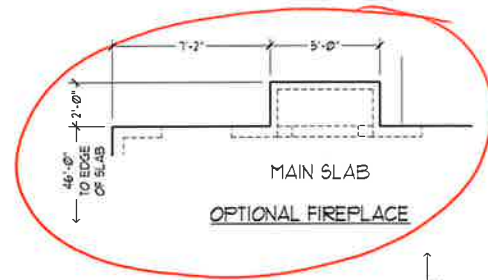
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SLAB INTERFACE PLAN  
A-4



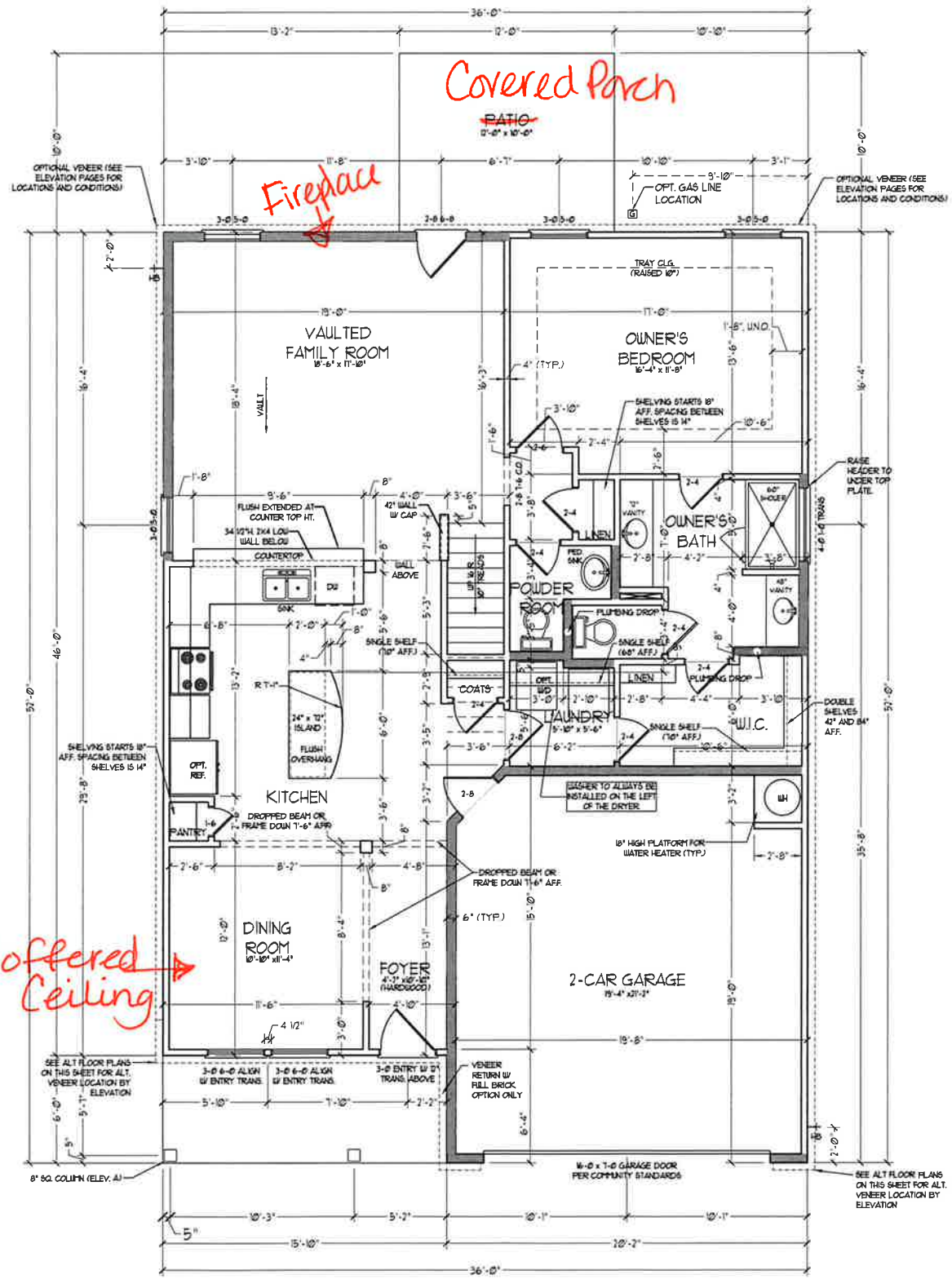


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SLAB INTERFACE OPTIONS  
A4.1



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.

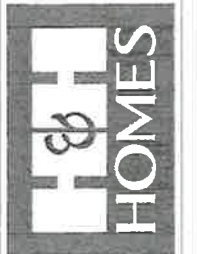
SQUARE FOOTAGE	
1st FLOOR:	1391 SQ. FT.
2nd FLOOR:	1251 SQ. FT.
TOTAL:	2,642 SQ. FT.
GARAGE:	425 SQ. FT.
FRONT PORCH:	58 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	10 SQ. FT.
2nd FLOOR OPTIONS	
OPT. WINDOW BOX AT BEDROOM 2:	5 SQ. FT.
UNHEATED OPTIONS	
OPT. BASEMENT:	1710 SQ. FT.
OPT. 1-CAR GARAGE:	240 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:	1405 SQ. FT.
2nd FLOOR:	1254 SQ. FT.
TOTAL:	2,659 SQ. FT.
GARAGE:	445 SQ. FT.
FRONT PORCH:	58 SQ. FT.
STD. REAR PATIO:	100 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	14 SQ. FT.
2nd FLOOR OPTIONS	
WINDOW BOX AT BEDROOM 2 (ELEV. C ONLY):	5 SQ. FT.
UNHEATED OPTIONS	
OPT. BASEMENT:	1710 SQ. FT.
OPT. 1-CAR GARAGE:	259 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. (MIN.). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (MIN.) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (MIN.)

2x4 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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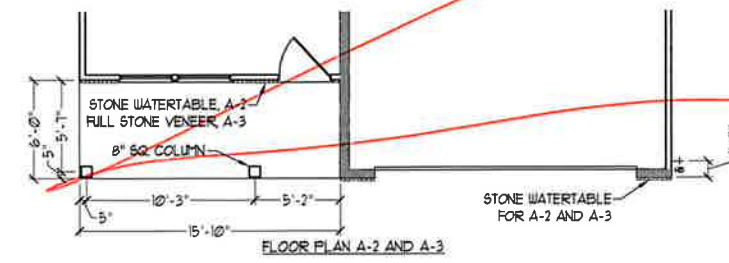
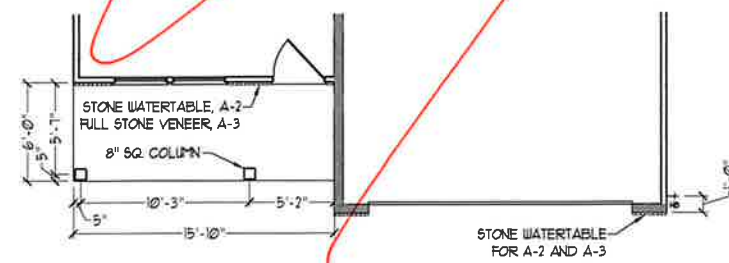
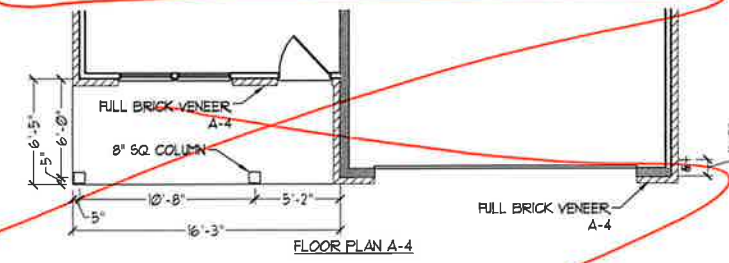
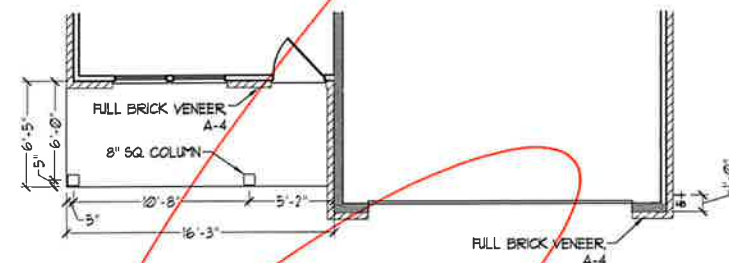
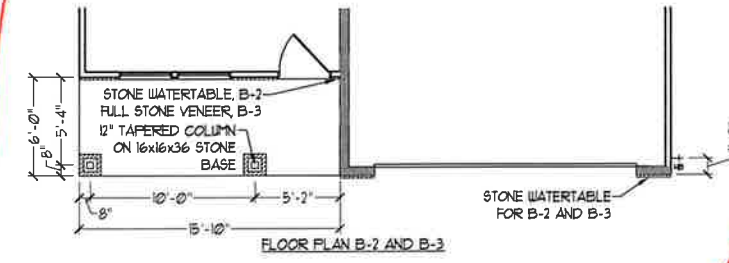
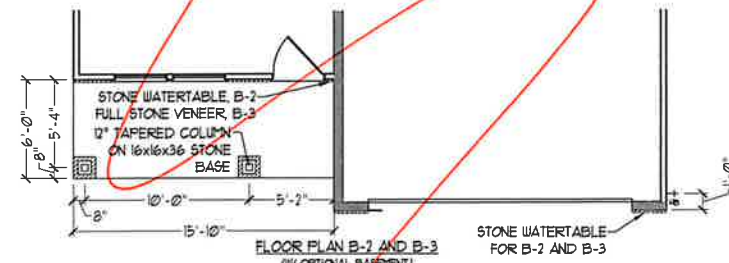
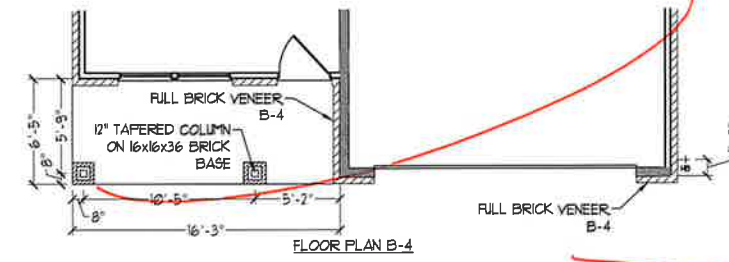
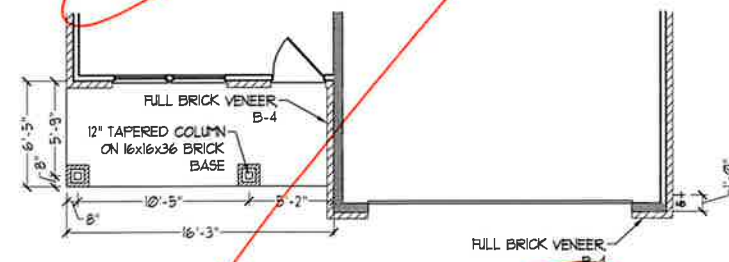
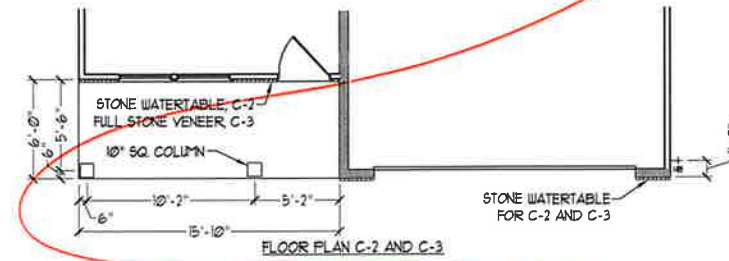
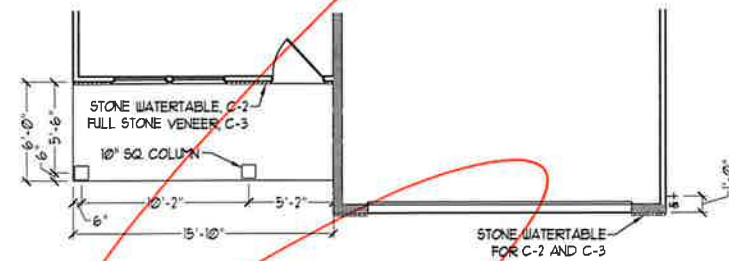
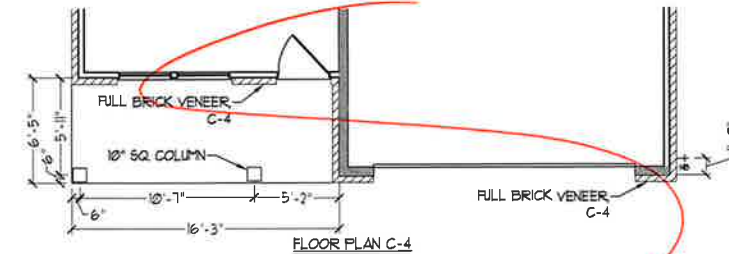
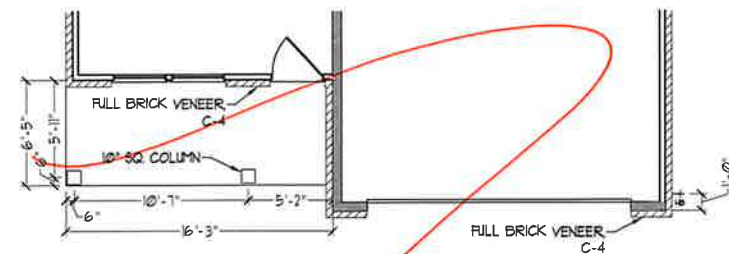
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FIRST FLOOR PLAN  
A-6







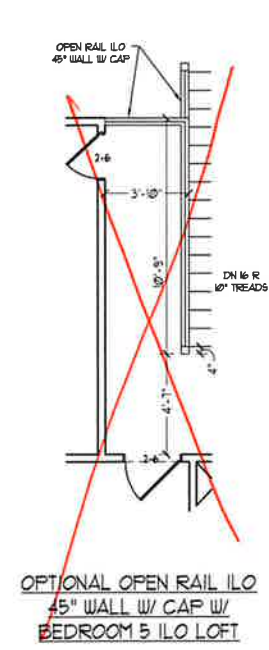
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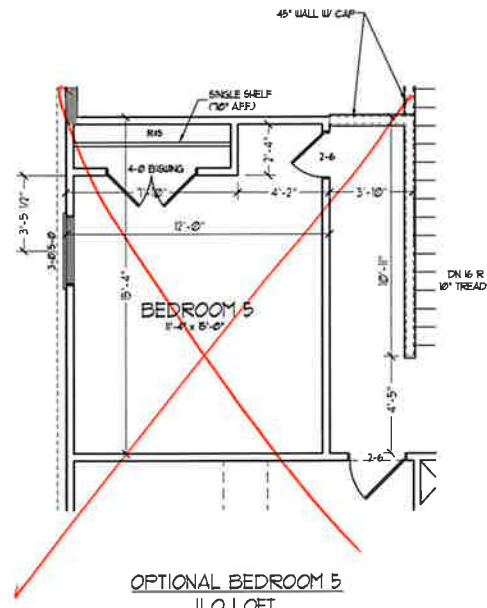
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FIRST FLOOR  
PARTIAL PLANS  
W/ & W/O  
BASEMENT  
A-6.3



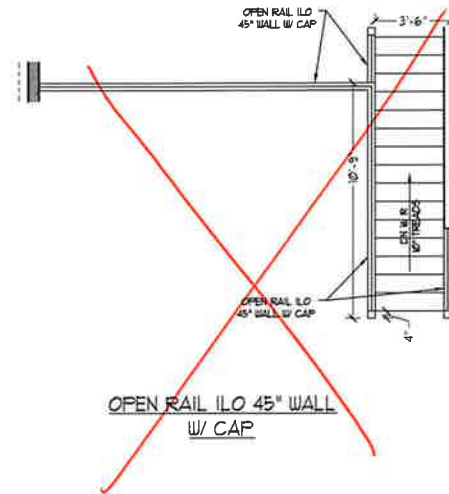




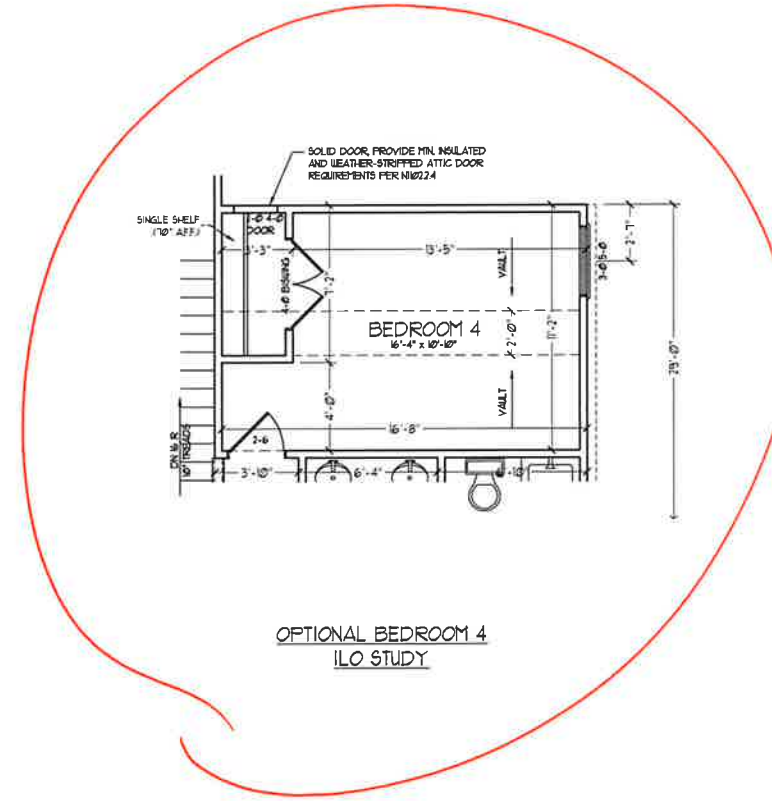
OPTIONAL OPEN RAIL ILO  
45° WALL W/ CAP W/  
BEDROOM 5 ILO LOFT



OPTIONAL BEDROOM 5  
ILO LOFT



OPEN RAIL ILO 45° WALL  
W/ CAP



OPTIONAL BEDROOM 4  
ILO STUDY



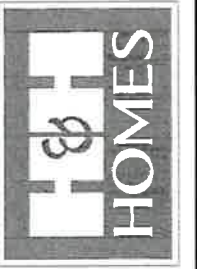
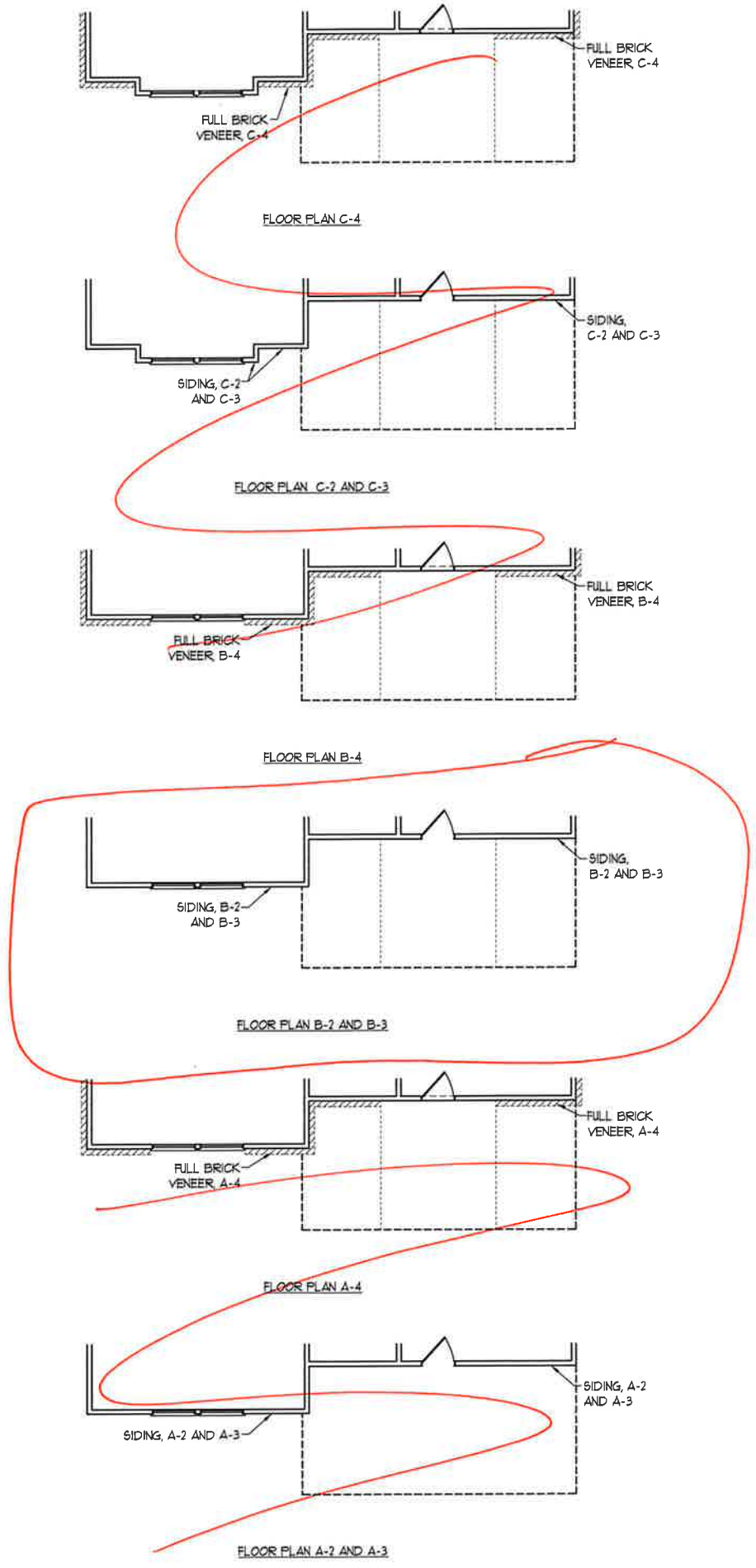
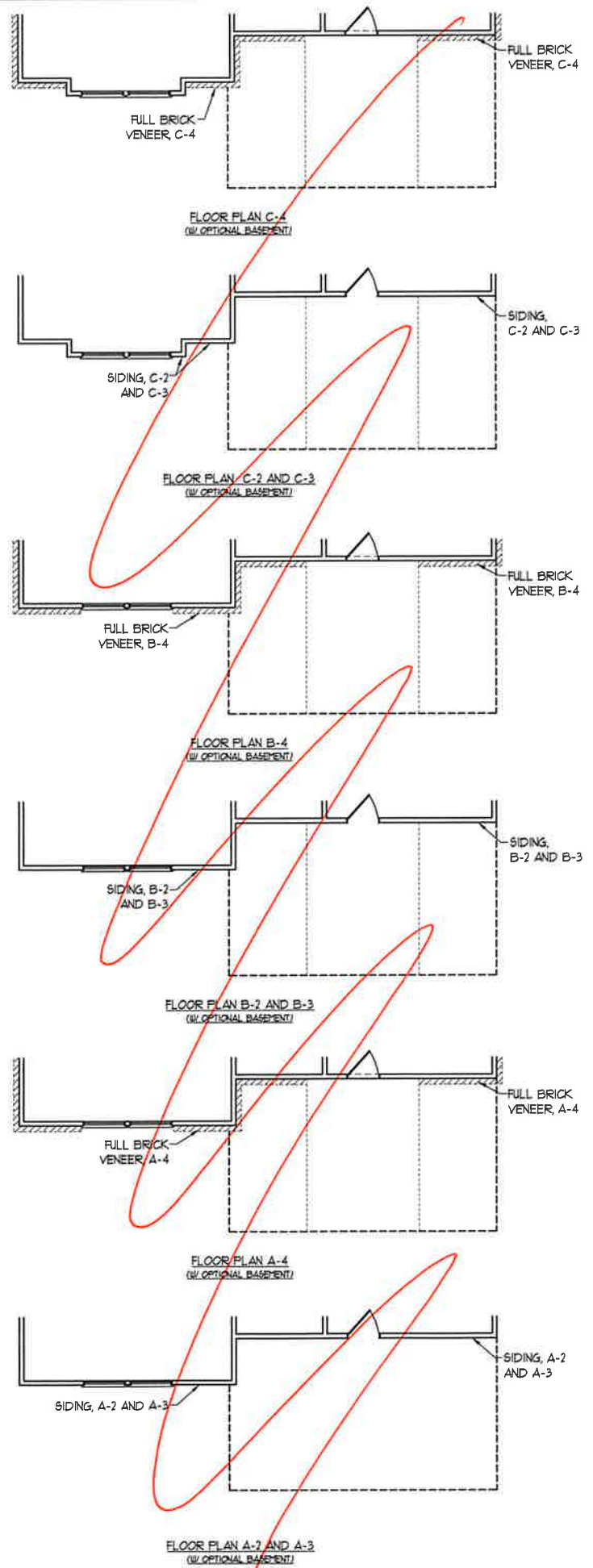
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SECOND FLOOR  
OPTIONS  
A-7.1



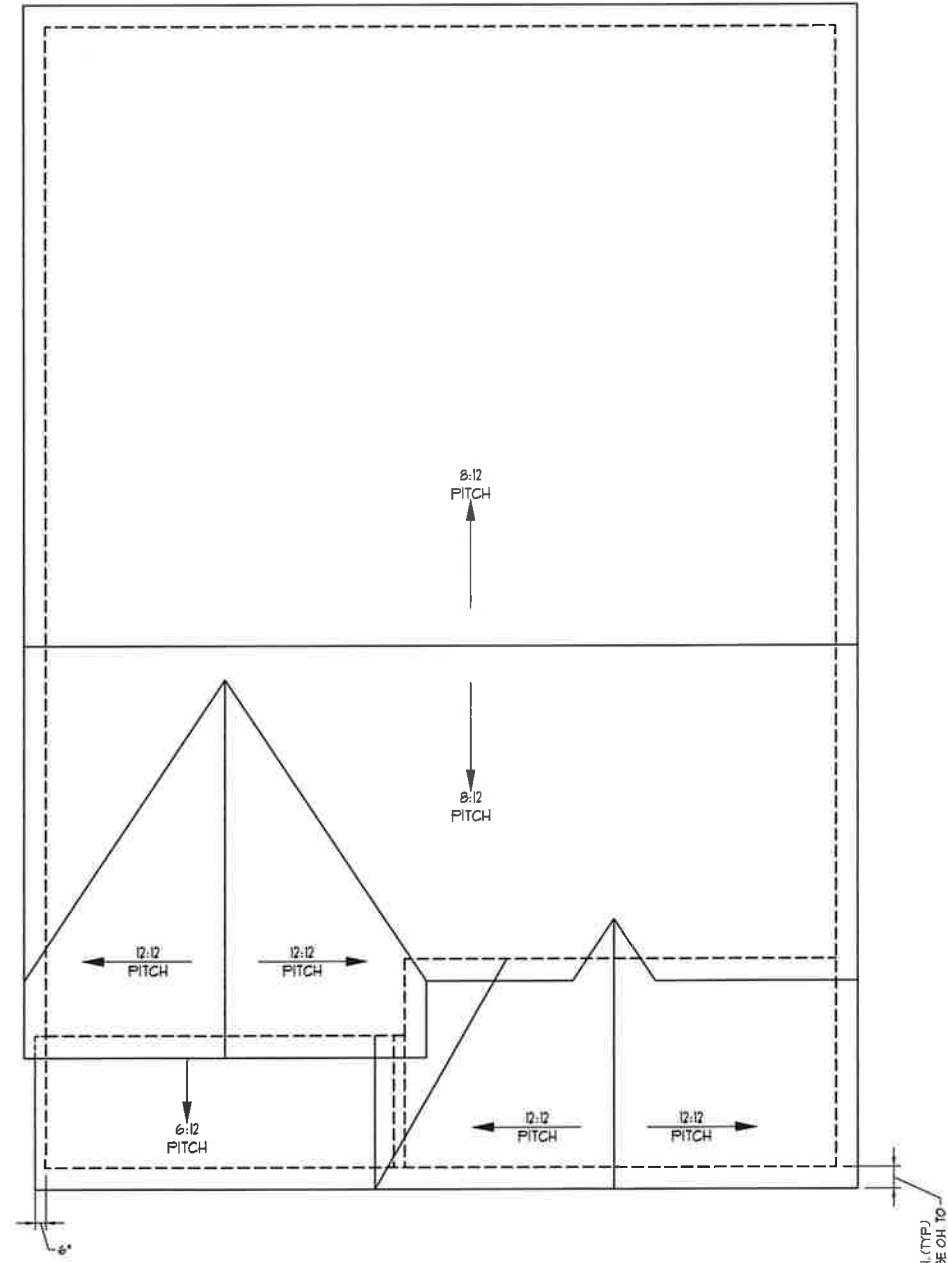


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DATE: MARCH 15, 2019  
REV.: MAY 01, 2020  
SCALE: 1/4"=1'-0"  
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ENGINEERED BY:  
REVIEWED BY:

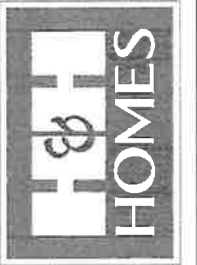
SECOND FLOOR  
PARTIAL PLANS  
A-7.2



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

12" O.H. (TYP.)  
INCREASE O.H. TO  
11" W/ VENEER

TOTAL UNDER ROOF AREA	1667	SQ. FT / 300 -	1667	SQ. FT
VENTING AREA REQUIRED:	1667	SQ. FT / 300 -	556	SQ. FT
TOTAL REQUIREMENTS:	LOW ER: 2.78	UPPER: 2.78		
<b>LOWER AREA VENTING</b>				
SCOTT VENT	SIZE	PER UNIT	# UNITS	PROVIDED
	24" WIDE	100 SF	1	1
LOWER AREA VENTING PROVIDED: 1				
<b>UPPER AREA VENTING</b>				
FRIDGE VENT	SIZE	PER UNIT	# UNITS	PROVIDED
	125 SF	12 SF	1	1
UPPER AREA VENTING PROVIDED: 1				
<b>TOTAL AREA PROVIDED</b>				
SCOTT AND FRIDGE VENT				2



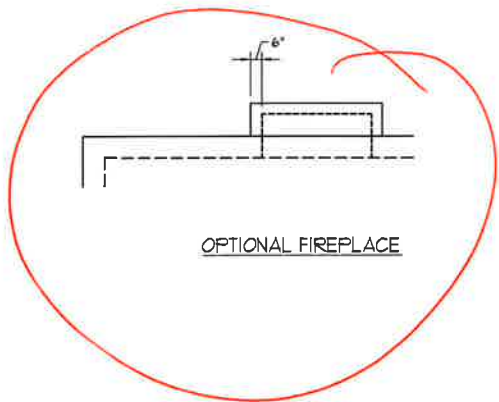
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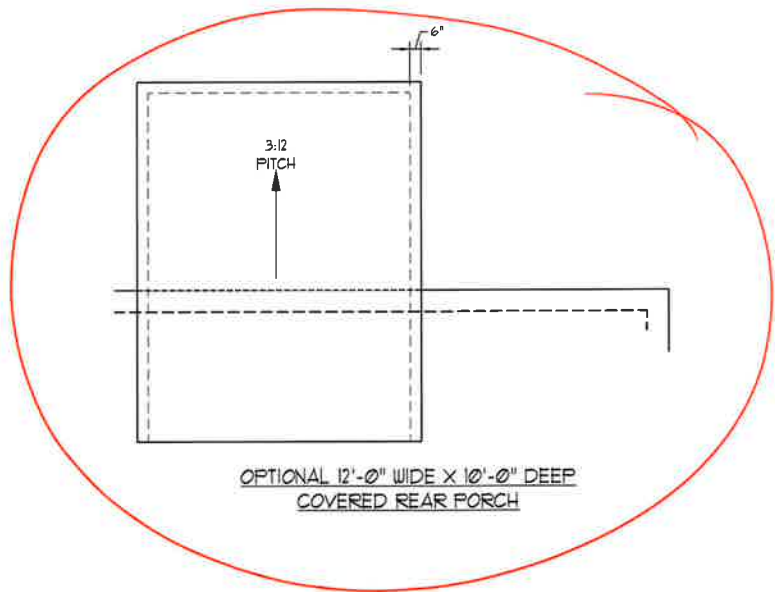
DATE: MARCH 15, 2019  
REV.: MAY 01, 2020  
SCALE: 1/4" = 1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

ROOF PLAN  
ELEVATIONS  
A&B

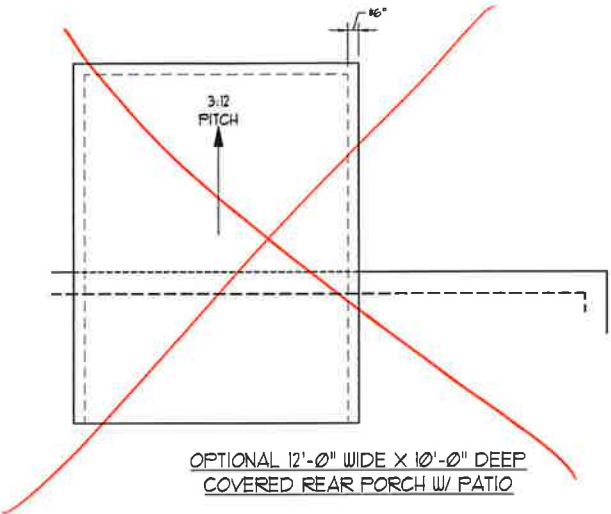




OPTIONAL FIREPLACE



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



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



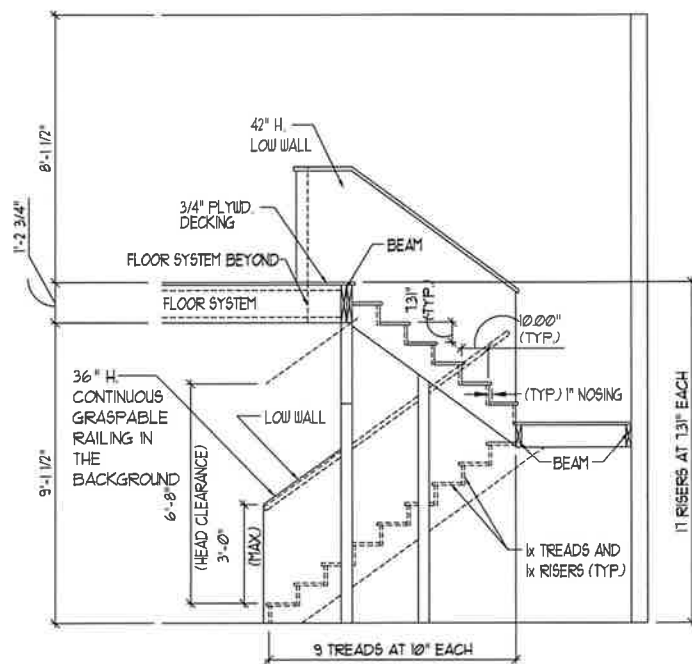
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ENGINEERED BY:  
REVIEWED BY:

ROOF PLAN  
ELEVATION - A/B  
&C

A-8.2



TYPICAL STAIR DETAIL  
(NTS)

**STAIR NOTES:**

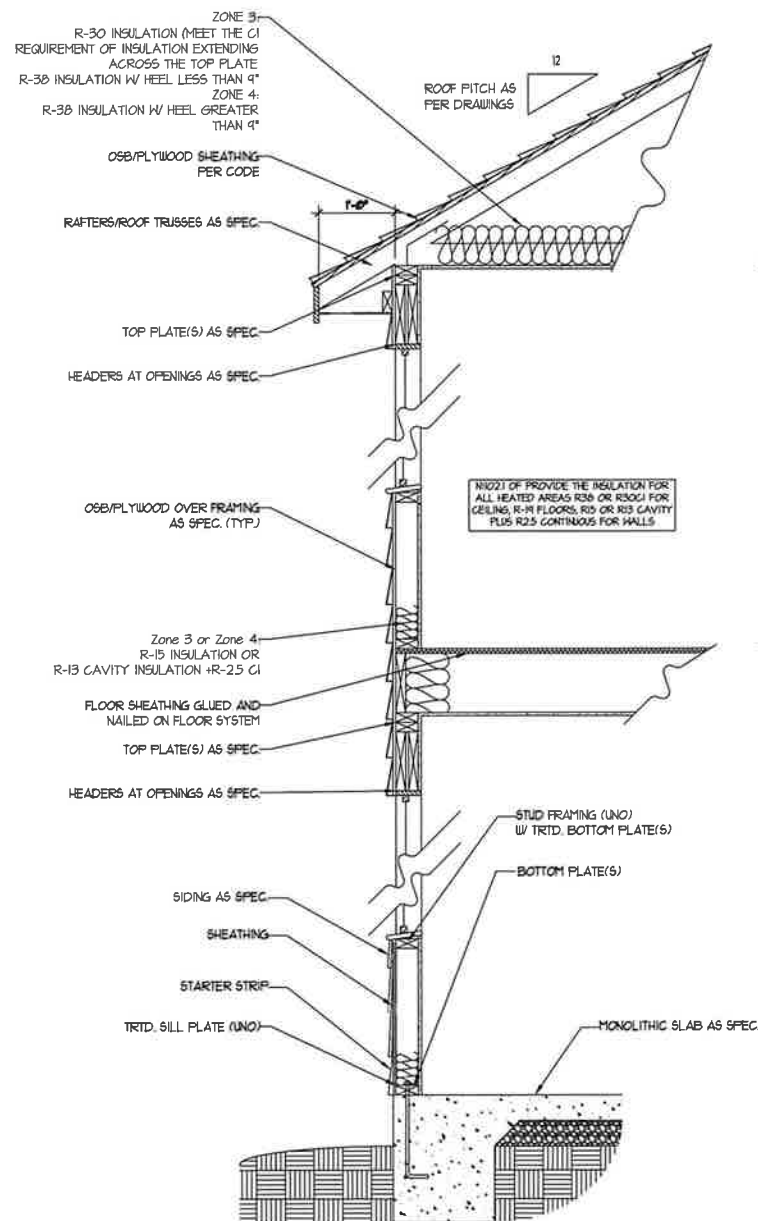
**RAILING**  
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

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

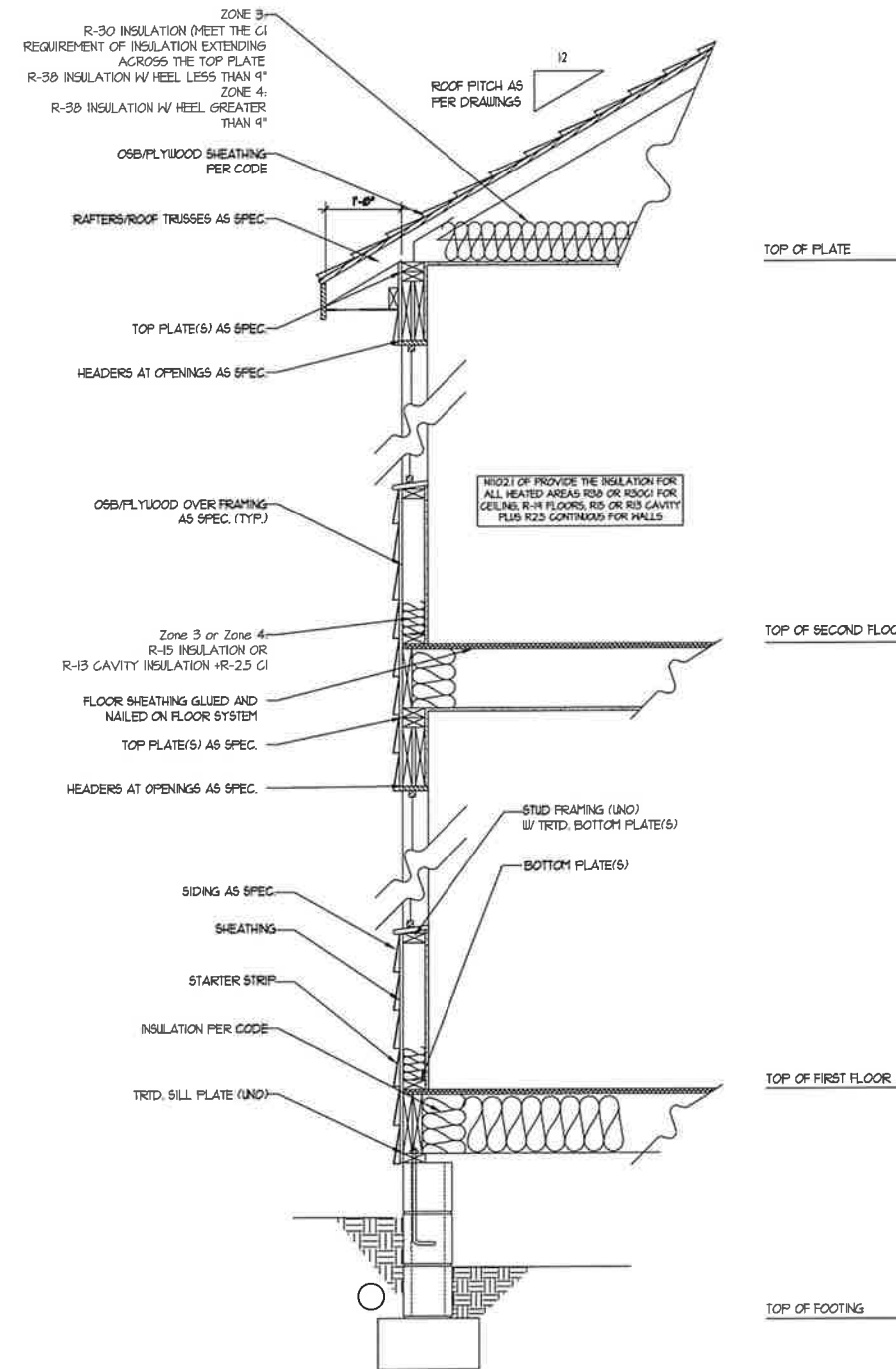
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

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

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



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



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



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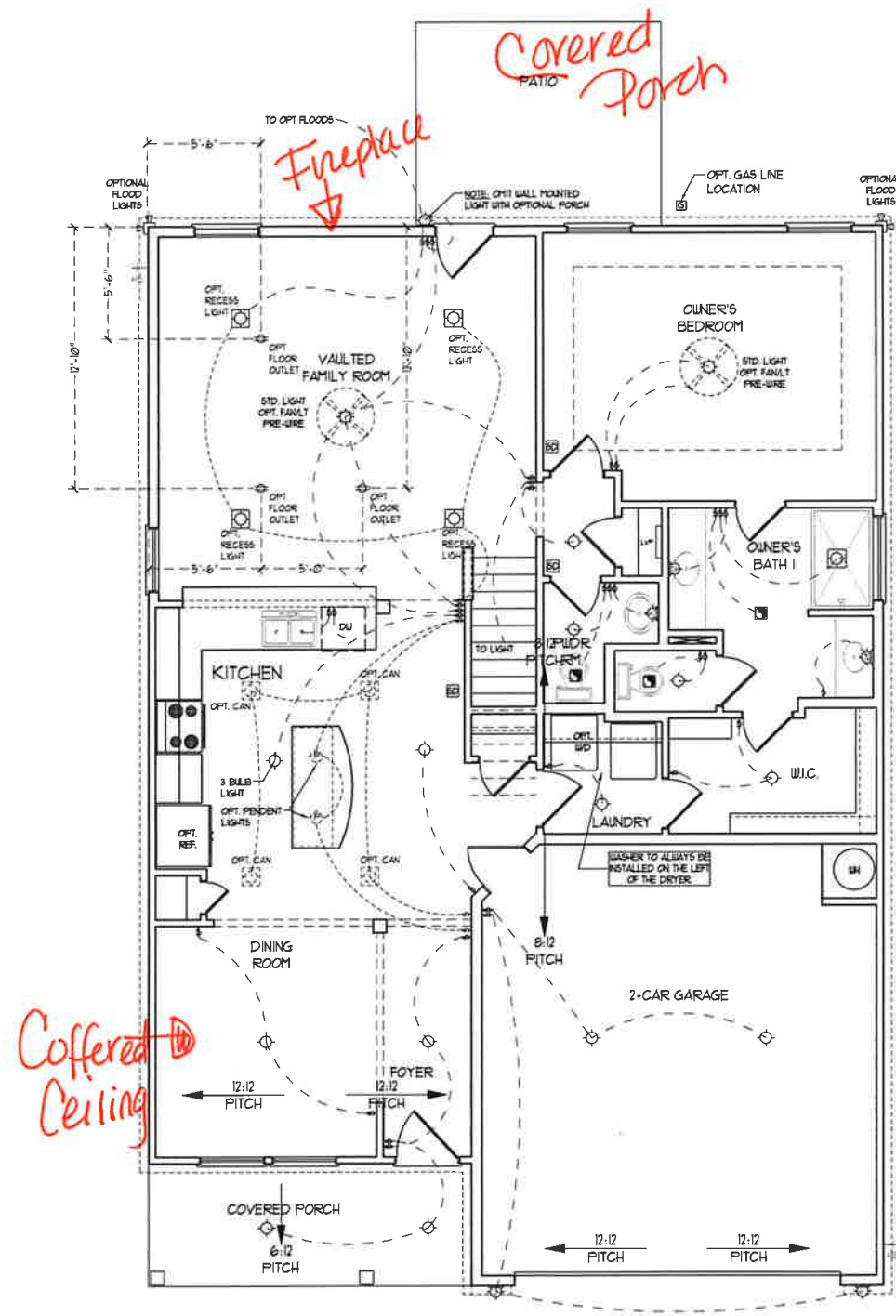
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WALL SECTIONS  
AND STAIR  
DETAIL

AD-1



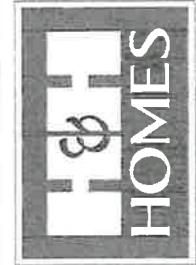


- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
  - 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
  - 4) PLACE SWITCHES 6" MIN FROM ROUGH OPENINGS

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

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

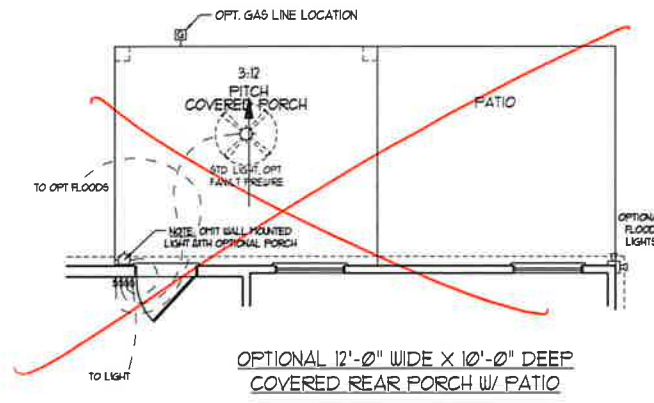
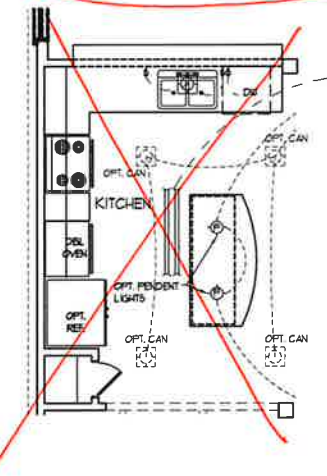
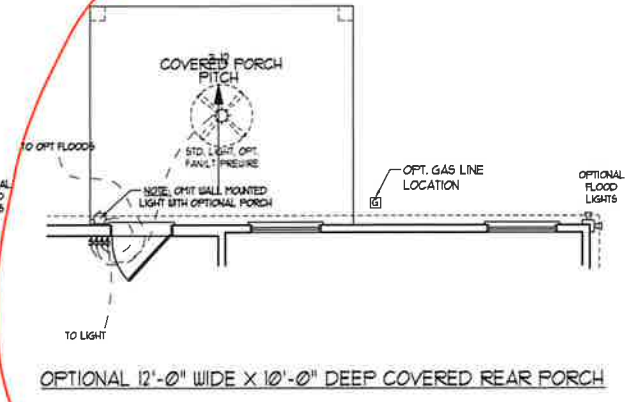
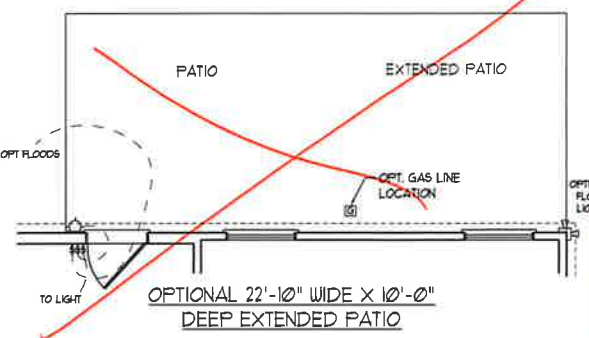
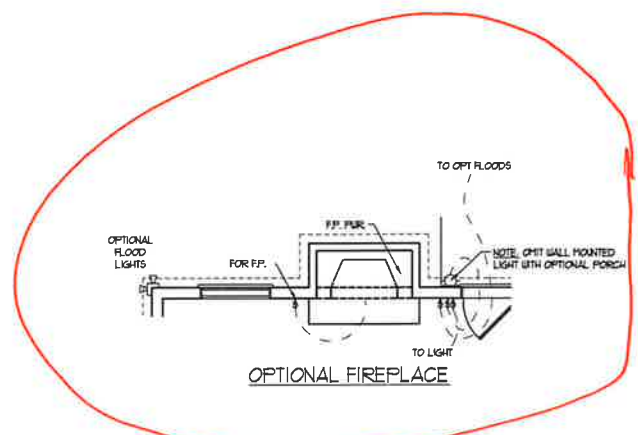


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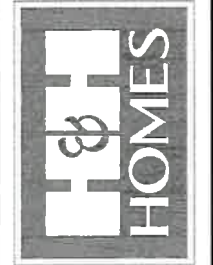
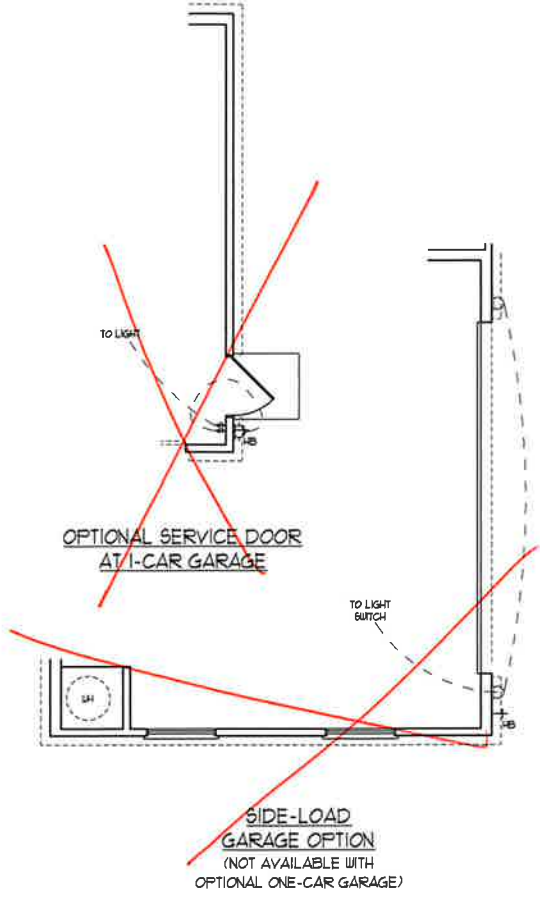
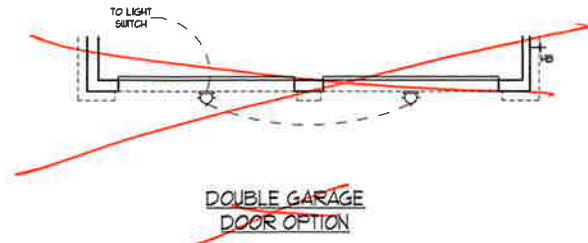
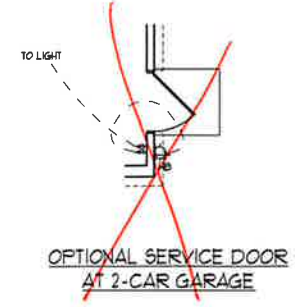
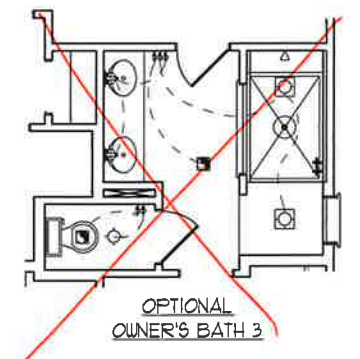
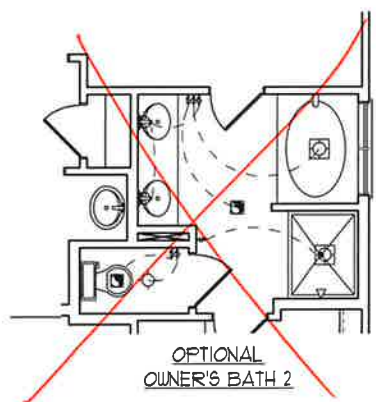
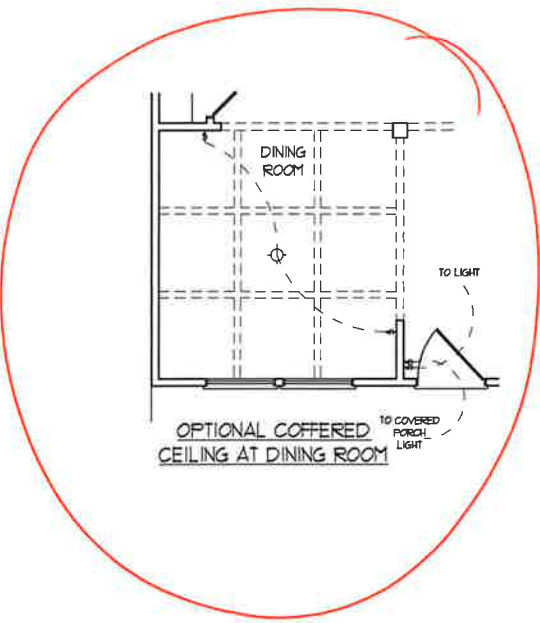
FIRST FLOOR  
ELECTRICAL  
PLAN



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

**ELECTRICAL LEGEND**

	110 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
	110 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



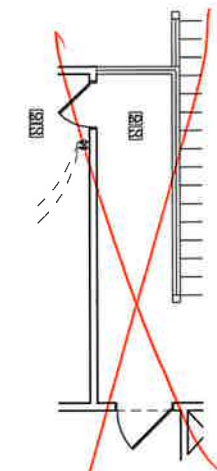
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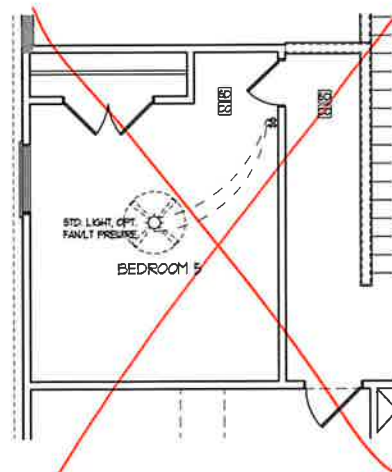
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 REV.: MAY 01, 2020  
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 DRAWN BY:  
 ENGINEERED BY:  
 REVIEWED BY:  
 FIRST FLOOR ELECTRICAL OPTIONS  
 E-1.1



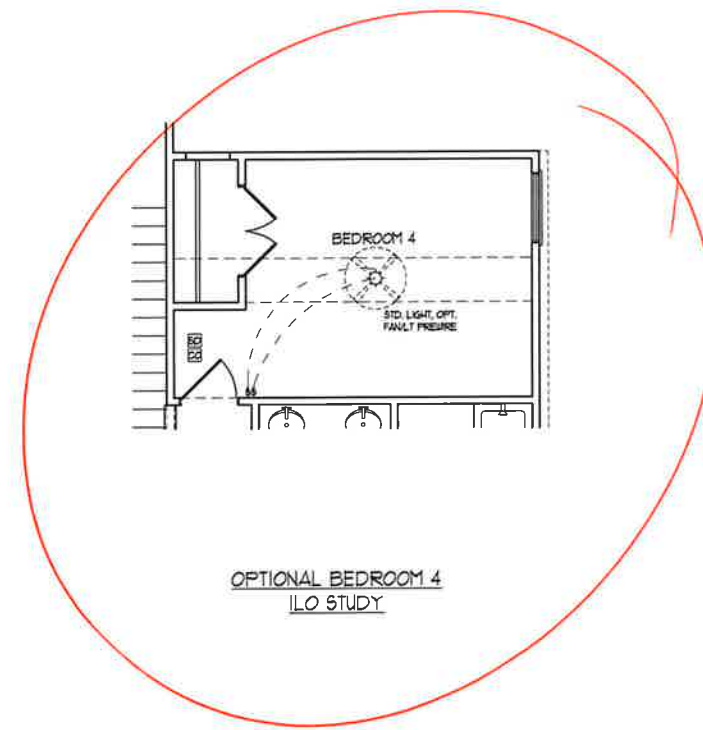




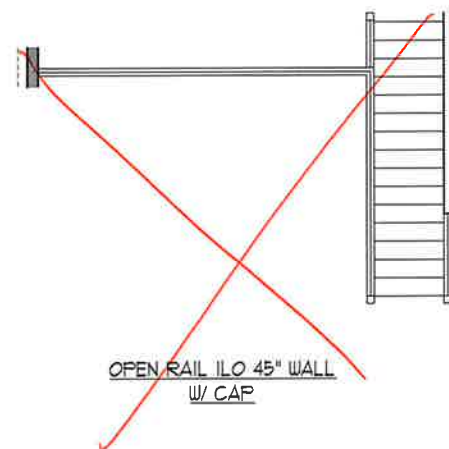
OPTIONAL OPEN RAIL ILO  
45" WALL W/ CAP W/  
BEDROOM 5 ILO LOFT



OPTIONAL BEDROOM 5  
ILO LOFT



OPTIONAL BEDROOM 4  
ILO STUDY



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 @ 36" AFF. (TYP.)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
  - 4) PLACE SWITCHES 8" 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



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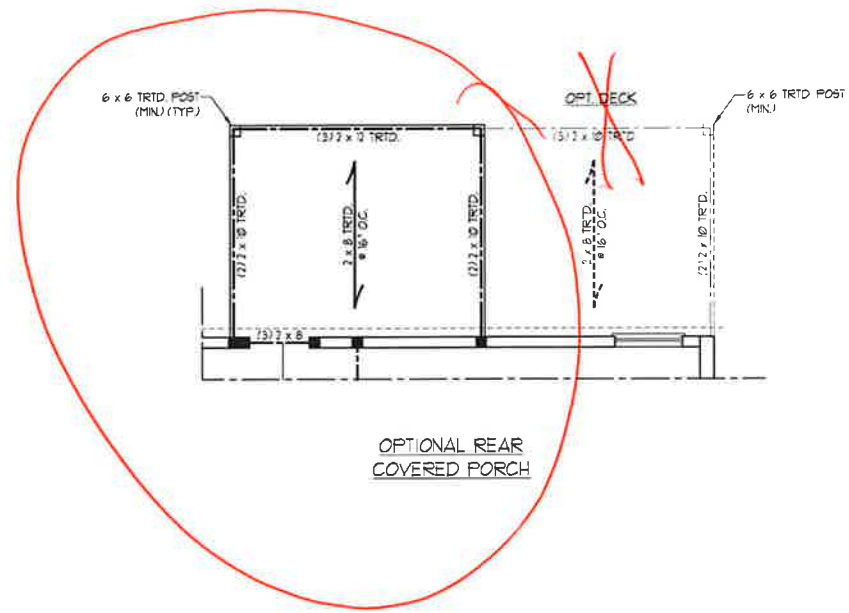
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REVIEWED BY:

SECOND FLOOR  
ELECTRICAL  
OPTIONS  
E-2.1

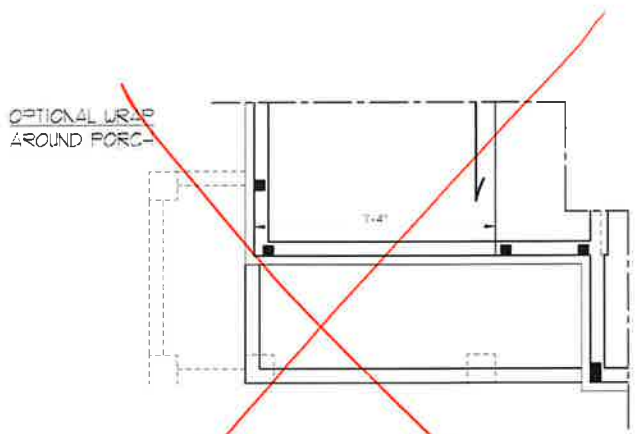






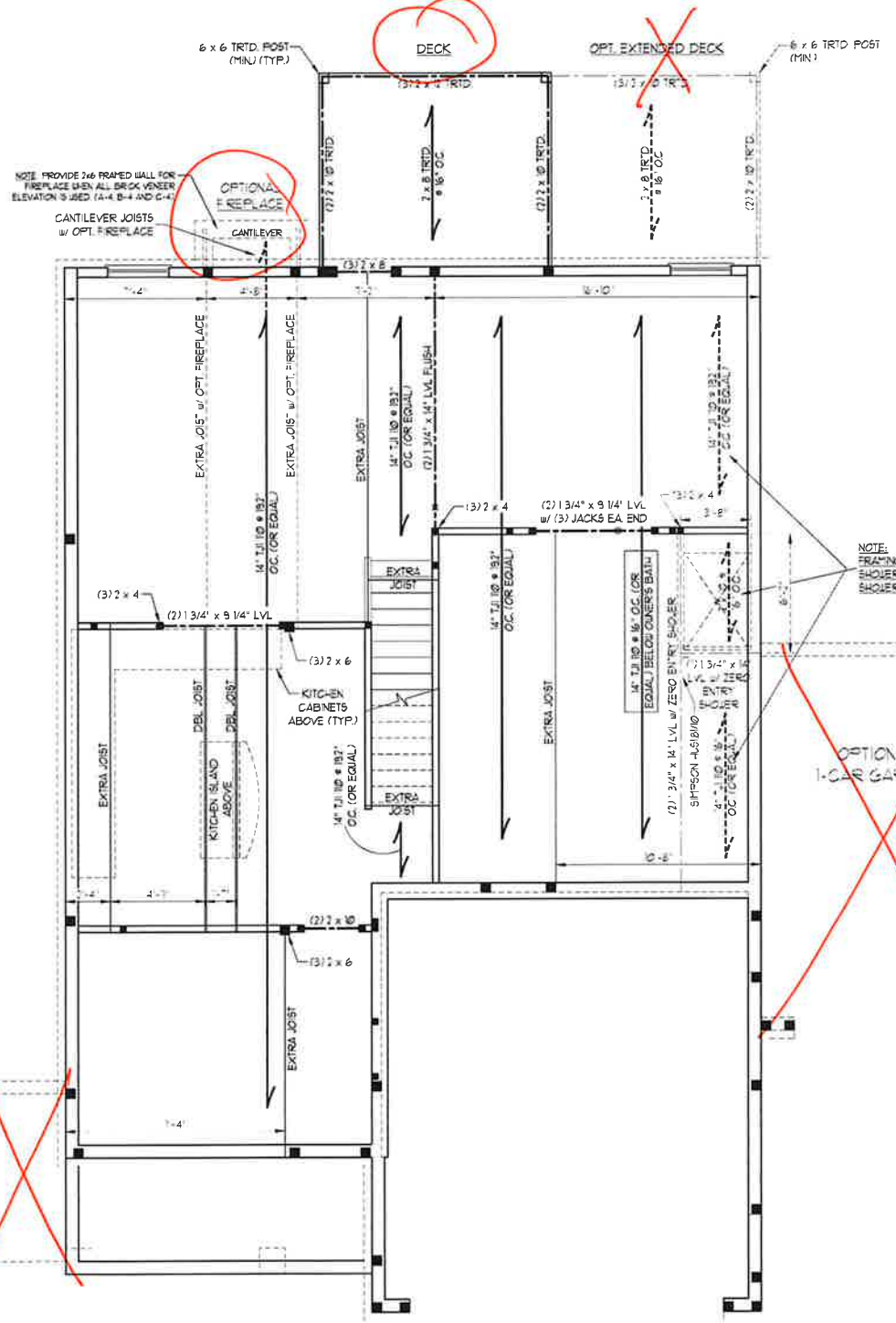


OPTIONAL REAR COVERED PORCH



PORCH w/ FULL BRICK OPTION

OPTIONAL WRAP AROUND PORCH



NOTE: PROVIDE 2x4 BRACED WALL FOR FIREPLACE WHEN ALL BRICK VENEER ELEVATION IS USED (A-A, B-B AND C-C)

NOTE: FRAMING FOR OPTIONAL ZERO ENTRY SHOWER ONLY. ZERO ENTRY SHOWER CONTINUE TO 10\"/>

**BRACED WALL DESIGN NOTES**

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- OSB REFERS TO 'CONTRUOL SHEATHING - LOOD STRUCTURAL PANELS' CONTRACTOR IS TO INSTALL 7/8\"/>

**NOTE**

- PER SECTION R602.10.6 OF THE 2018 NRC, THE AMOUNT OF BRACING REQUIRED ON THE WALK-OUT BASEMENT WALLS EXCEEDS THE AMOUNT OF BRACING ON THE WALL ABOVE MULTIPLIED BY A FACTOR OF 1.5.
- SHEATH ALL EXTERIOR WALLS WITH 7/8\"/>

**STRUCTURAL NOTES**

- ALL FRAMING LUMBER TO BE #2 SPF (UND).
- ALL LOAD BEARING HEADERS TO BE (3) 2 x 8 (UND).
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SUPPORT UNSPECIFIED PT. LOADS ALONG FRAMED WALLS w/ (2) STUDS (UND).
- 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\"/>

**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 (UND) SEE ARCH DWS. FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4\"/>



**J.S. THOMPSON ENGINEERING, INC.**  
 66 WADE AVE. SUITE 104 RALEIGH, NC 27605  
 PHONE: (919) 789-9919 FAX: (919) 789-9921  
 N.C. LICENSE NO. C-1171

JORDAN H&H HOMES, INC.



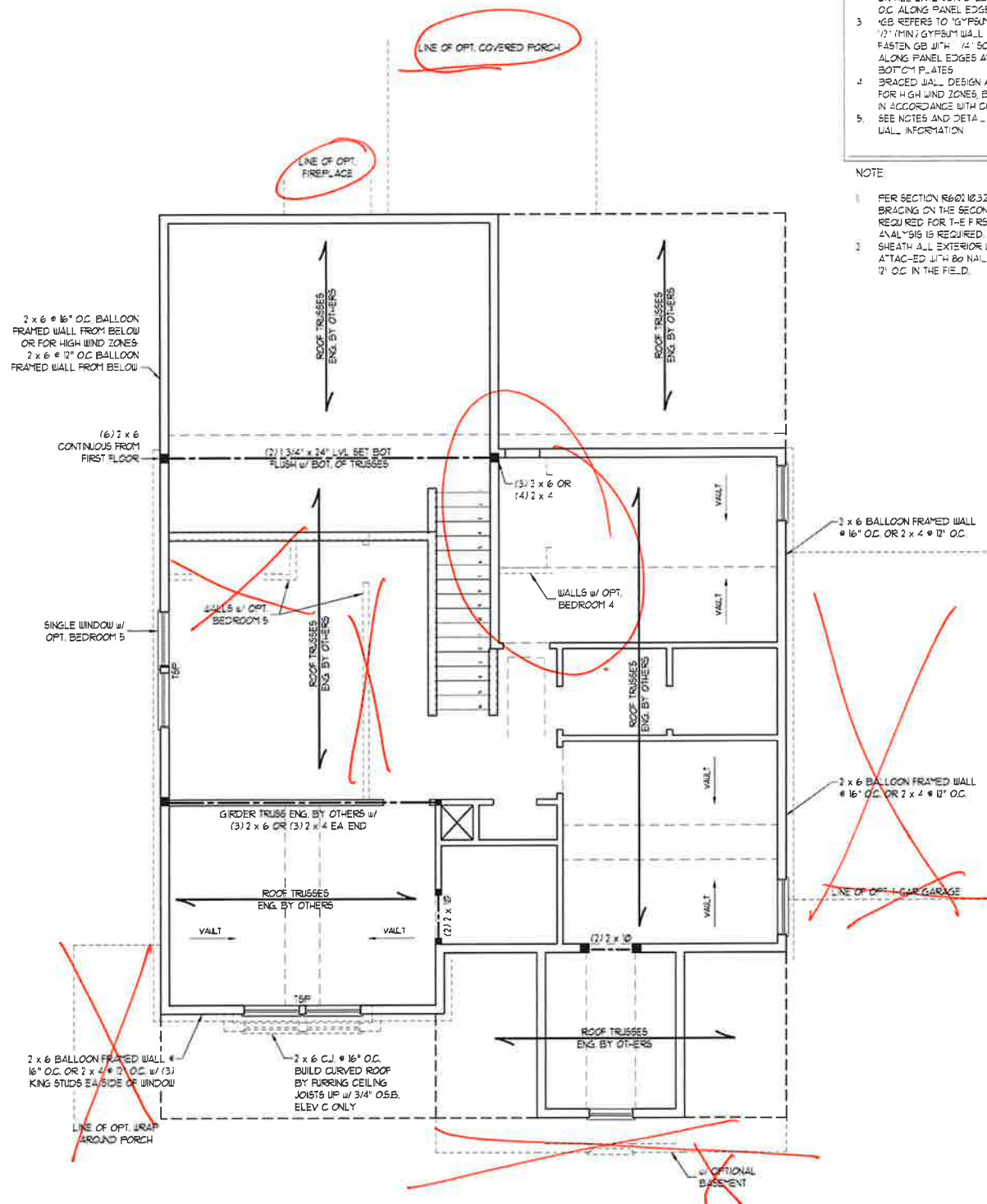
11/6/2020

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

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







**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.0 OF THE NRC 2018 EDITION
- OSB REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD
- OSB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS FASTEN OSB WITH 12" SCREWS OR 1 3/8" NAILS BRACED 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 23 OF THE NRC 2018 EDITION SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION

**NOTE:**

- PER SECTION R602.032 OF THE 2018 NRC THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR T-F REST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED
- 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:**

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO) SEE ARCH DIMS 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) 2d NAILS PER PLY, FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.21 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS

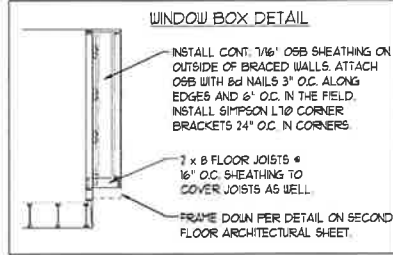
**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE SYP #2 (UNO) ALL TREATED LUMBER TO BE SYP #2 (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 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE 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)	
	10	24
UP TO 3'	1	1
4'	2	1
5'	3	2
6'	5	3
16'	6	4



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

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

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

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





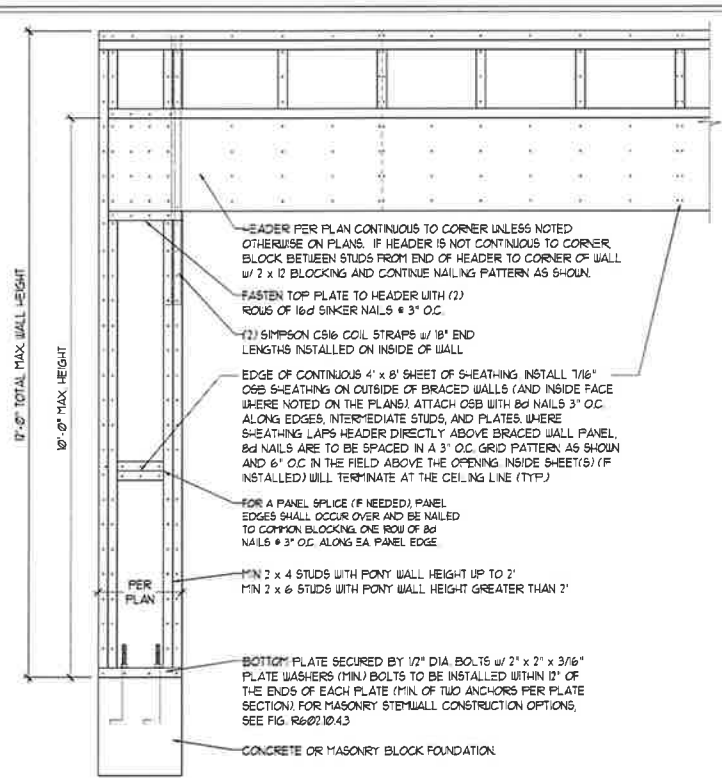




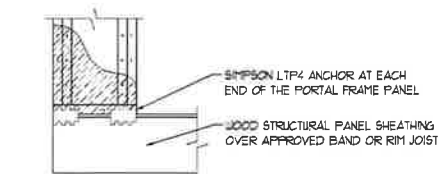


**GENERAL WALL BRACING NOTES:**

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 R102.35. METHOD GB TO BE FASTENED PER TABLE R602.101.
6. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 6d (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 PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.35. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.311. 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 PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

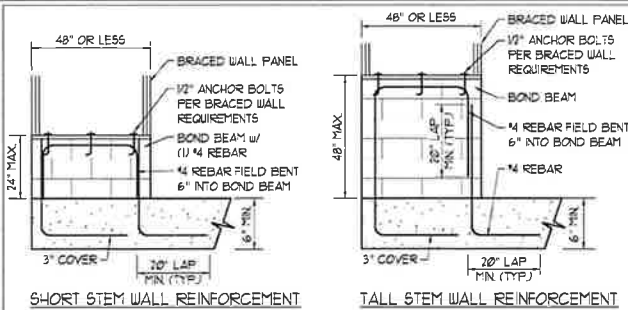


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



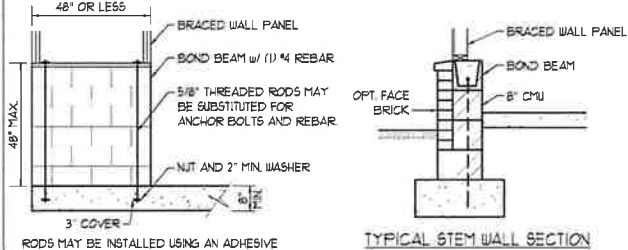
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION  
\* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

**METHOD PF - PORTAL FRAME DETAIL ①**



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT

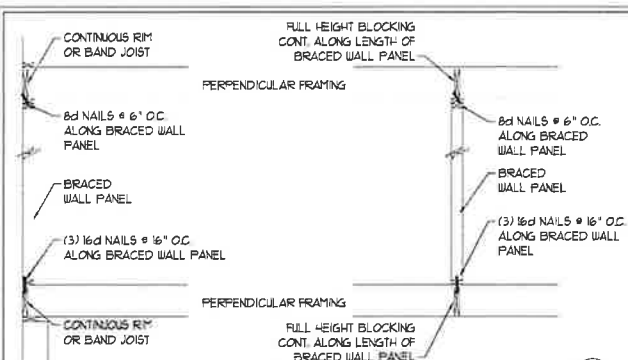


OPTIONAL STEM WALL REINFORCEMENT

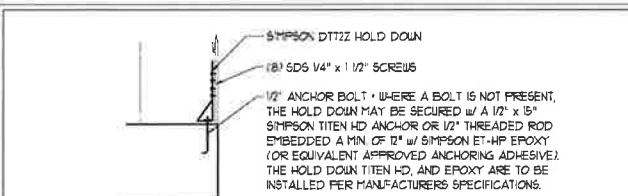
TYPICAL STEM WALL SECTION

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

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

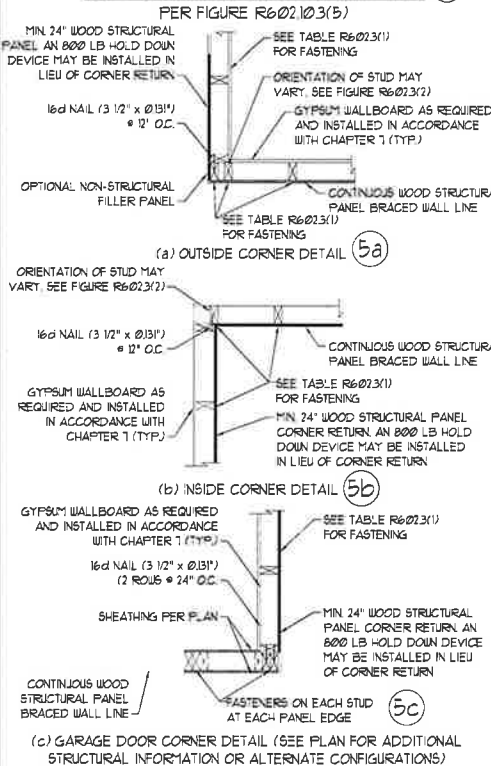


**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③**  
PER FIGURE R602.10.4.4(1)

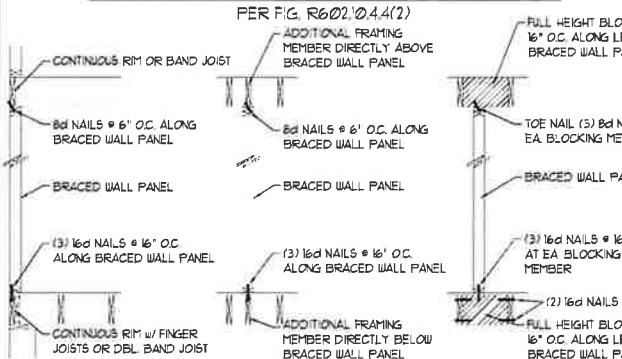


**HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④**  
\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

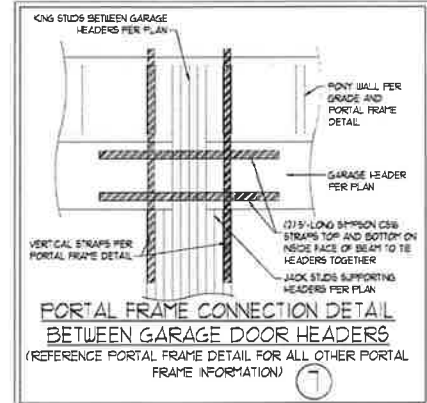
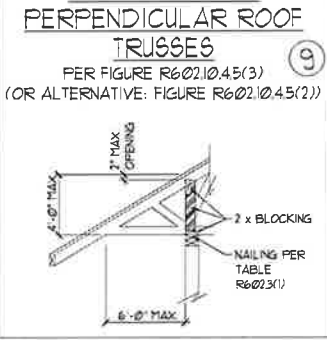
**TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤**  
PER FIGURE R602.10.3(5)



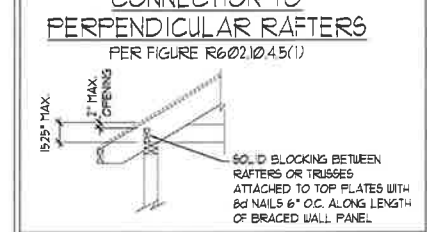
**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥**  
PER FIG. R602.10.4.4(2)



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



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



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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 PF DETAIL

11/6/2020

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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 CONTRACTORS 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 R501.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Fg	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 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 A635 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR Poured CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 5301/ASCE 5/TMS 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 6" 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, NCMIA TR88-A OR ACE 5301/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" SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" 5YF MINIMUM (Fb = 575 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2325 PSI, Fv = 310 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 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/ (3) 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 5/16" 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(3) 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 R602.1(10).
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON L6 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 100 LB STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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N.C. LICENSE NO.: C-1713

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