Harnett COUNTY NORTH CAROLINA

Emergency Services Department
www.harnett.org

Fire Marshal Division
P.O. Box 370
Lillington, NC 27546
910-893-7580

Reviewed for Fire Code Compliance
Harnett COUNTY NORTH CAROLINA
Leslie Jackson
02/17/2026 7:48:11 AM

Application for Plan Review

Permit Type: _____

Date Received: _____ Received By:_____

Name of Project: Jackson Office Building

Physical Address of Project: 308 St Matthews Rd

Plans Submitted By: _____

Project Phone: (_____)-_____-_____

Contact Person/Address: Tommy McLeod

_____

Contact Phone: (910)-890 -3979 (_____)-_____-_____

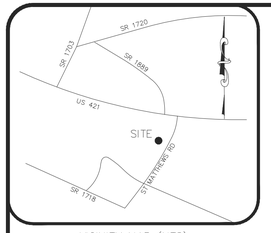
Contractor's Name/Info: STE General Contractors LLC

Tommy McLeod

Contractor's Phone: (910)-890 -3979

Contact Email: stegc.tommy@gmail.com

- **Plans that are submitted will be reviewed as quickly as possible with an average time of review between 7-10 working days.**
- **Status checks may be conducted on plan reviews by visiting the website http://hteweb.harnett.org/Click2GovBP/Index.jsp or by calling the Harnett County Central Permitting Office (910-893-7525 : Opt. 2), or the Harnett County Fire Marshal's Office (910-893-7580).**
- **Approved plans must be picked up from the Central Permitting Office and all fees paid before any required inspections can be conducted.**



VICINITY MAP (NTS)

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO SHOW WATER AND SEWER UTILITY CONNECTIONS TO THE PROPOSED BUILDING, ADEQUACY OF FIRE APPARATUS ACCESS, AND PAVEMENT DESIGN TO SUPPORT FIRE APPARATUS.
2. AS-BUILT UTILITY PLANS WERE PREPARED BY BARTLETT ENGINEERING & SURVEYING, PC, SIGNED APRIL18, 2006.
3. REPLACE THE EXISTING 1.5" WATER METER ASSEMBLY WITH A 1" WATER METER ASSEMBLY.
4. ESTIMATED FLOW: 300 GPD (8 EMP x 25 GAL/EMP/SHIFT + 1 BAY x 100 GAL/BAY) PER NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A SUBCHAPTER 2T-WASTE NOT DISCHARGED TO SURFACE WATERS.
5. SANITARY SEWER WILL CONNECT TO THE 6" SERVICE LINE AS SHOWN ON THE AS-BUILTS. NOTE THAT THE CLEANOUT FOR THIS SERVICE LATERAL COULD NOT BE FOUND ON THE SITE.

SETBACKS:
P.B. 2006, PG. 411

FRONT: 30'
SIDE: 0' EXCEPT WHERE LOT ABUTS A RESIDENTIALLY ZONED LOT, IN SUCH INSTANCE THEN ABUTTING SIDE YARD SHALL BE AT LEAST 20'.
REAR: 20'

SITE INFORMATION:

OFFICE SPACE 2,745 SQ.FT.
- REQUIREMENT 1 PARKING SPACE PER 200 SQ.FT. (14 SPACES)

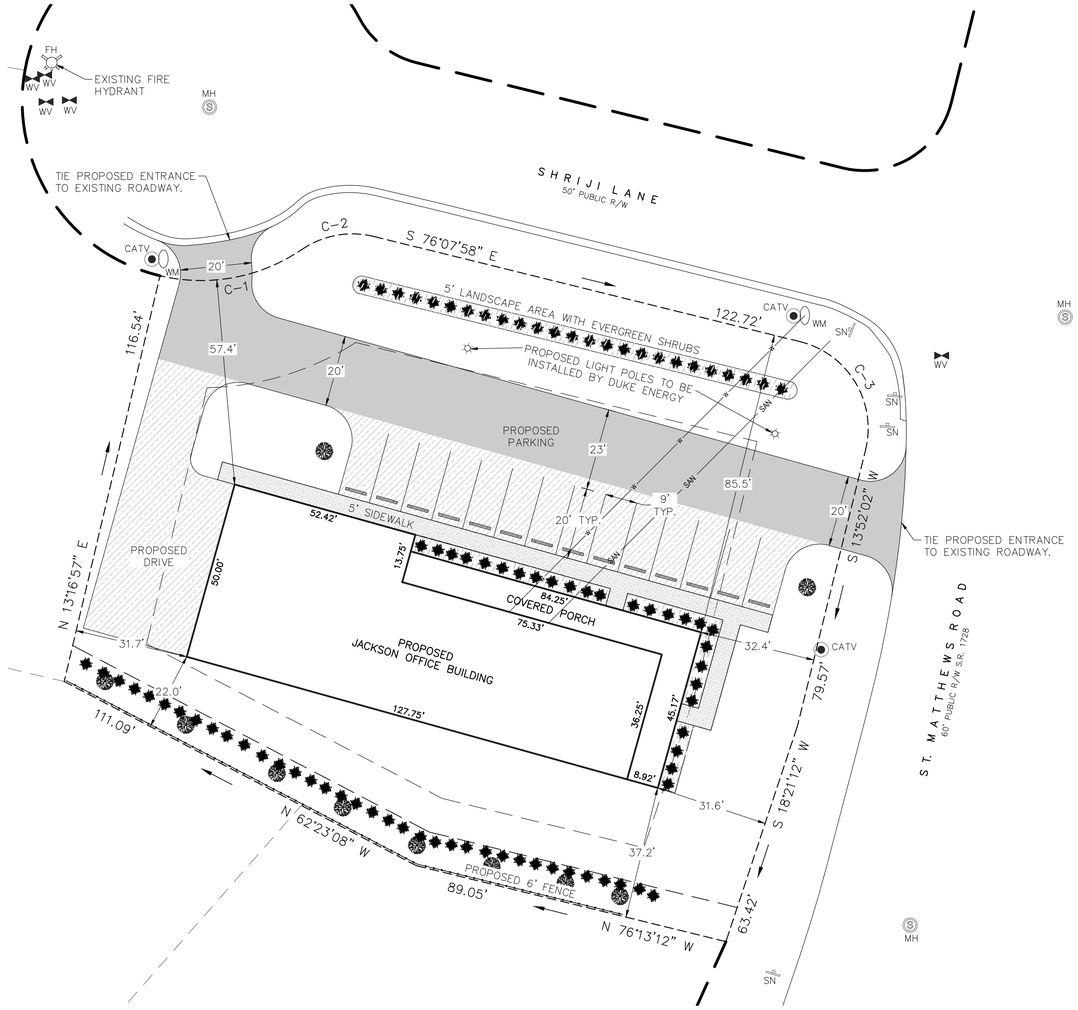
BUILDING LANDSCAPE AREA 119 LINEAR FEET
- REQUIREMENT 8 SHRUBS PER 40 FEET (24 SHRUBS)

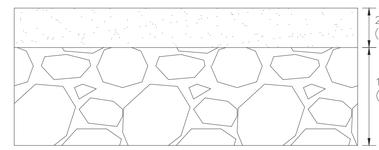
SHRIJI LANE LANDSCAPE AREA 123 LINEAR FEET
- REQUIREMENT 8 SHRUBS PER 40 FEET (25 SHRUBS)

LEGEND:

REGULAR DUTY ASPHALT

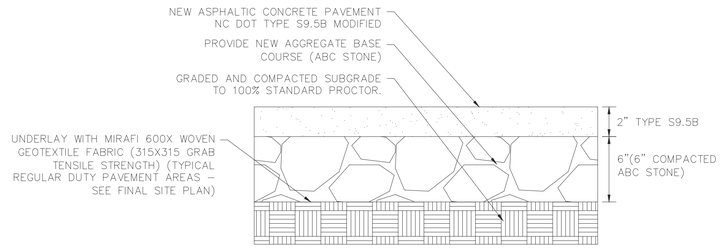
HEAVY DUTY ASPHALT





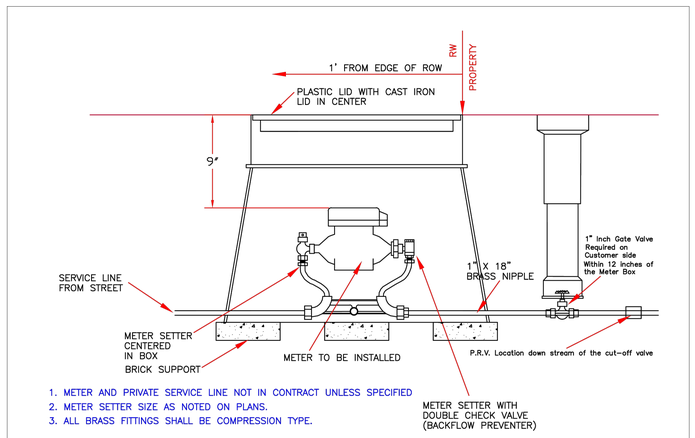
NOTES:
- DESIGNED FOR 75,000 LB FIRE TRUCK
- SEE SITE PLAN FOR LOCATION

HEAVY DUTY PAVEMENT
NTS



NOTES:
- TO BE USED WHERE REGULAR DUTY ASPHALT PAVEMENT IS SHOWN ON SITE PLAN OUTSIDE DOT/ROW.

REGULAR DUTY PAVEMENT
NTS



1. METER AND PRIVATE SERVICE LINE NOT IN CONTRACT UNLESS SPECIFIED
2. METER SETTER SIZE AS NOTED ON PLANS.
3. ALL BRASS FITTINGS SHALL BE COMPRESSION TYPE.

TYPICAL 1" METER SETTER INSTALLATION DETAIL (W-16)
NO SCALE

Signed by:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054296 ENGINEER JACK HOBBS
DocuSigned by: 0191D8CCOCC449...
2/5/2026

GRAPHIC SCALE
20 10 0 20 40 60
1 INCH = 20 FEET

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3357 ECLSGLOBALINC.COM
910.897.2229 (FAX) COA# C-4175

REVISIONS:

FOR
JACKSON FAMILY ENTERPRISES LLC
308 ST. MATTHEWS RD., TOWN OF ERWIN, HARNETT CO., NC
LOT 100 PEAK CITY SUBDIVISION
P.B.2025, PG.755 PIN:11507-33-8067

SITE PLAN

PROJECT: MB-489
SURVEYED BY: AP
DRAWN BY: JT
CHECK BY: JH
SCALE: 1"=20'
DATE: 02/04/2026
SHEET NO.: 1 OF 1

ECLS

SHEET INDEX:

CS	COVER SHEET & INDEX TO DRAWINGS	M1	MECHANICAL NOTES
BCS	BUILDING CODE SUMMARY	M2	MECHANICAL SCHEDULES
LS1	LIFE SAFETY PLAN	M3.1	MECHANICAL PLAN W/O CEILING
S1	FOUNDATION NOTES	M3.2	MECHANICAL PLAN W/CEILING
S2	FOUNDATION PLAN	E1	ELECTRICAL NOTES & SCHEDULES
S3	FOUNDATION DETAILS	E2	ELECTRICAL PLAN–POWER
G0	GENERAL PROJECT NOTES	E3	ELECTRICAL PLAN–LIGHTING
G1	CALLOUT FLOOR PLAN	P1	PLUMBING NOTES & SCHEDULE
G2.1	DIMENSIONED FLOOR PLAN	P2	PLUMBING PLAN–WASTE
G2.2	DIMENSIONED FRAMING PLAN	P3	PLUMBING PLAN–WATER
G2.3	DIMENSIONED FLOOR PLAN–PEMB		
G3.1	BUILDING ELEVATIONS		
G3.2	BUILDING ELEVATIONS		
G4.1	BUILDING SECTIONS		
G4.2	WALL SECTIONS		
G5	ADA DETAILS & ACCESSORIES		
G6	REFLECTED CEILING PLAN		
G7.1	DOOR/WINDOW/FINISH PLAN		
G7.2	DOOR/WINDOW/FINISH SCHEDULE		
G8.1	CASEWORK PLAN		
G8.2	CASEWORK DETAILS		

PROJECT:

CONSTRUCTION PLANS for:

JACKSON OFFICE BUILDING

308 SAINT MATTHEWS ROAD
ERWIN, NC 28339



PROJECT TEAM:

BUILDING OWNER:
JACKSON FAMILY ENTERPRISES, LLC
111 DENIM DRIVE
ERWIN, NC 28339

CONSTRUCTION MANAGEMENT COMPANY:
STE GENERAL CONTRACTORS
PHONE: 910–891–5465
EMAIL: stegc.tommy@gmail.com
WEBSITE: stegeneralcontractors.com

PROJECT DESIGNER:
JENKINS CONSULTING ENGINEERS, PA
1606 MCARTHUR ROAD
FAYETTEVILLE, NC 28311
DOUGLAS L. JENKINS, PE
KELLY J. DODSON, PE
(910) 822–1724

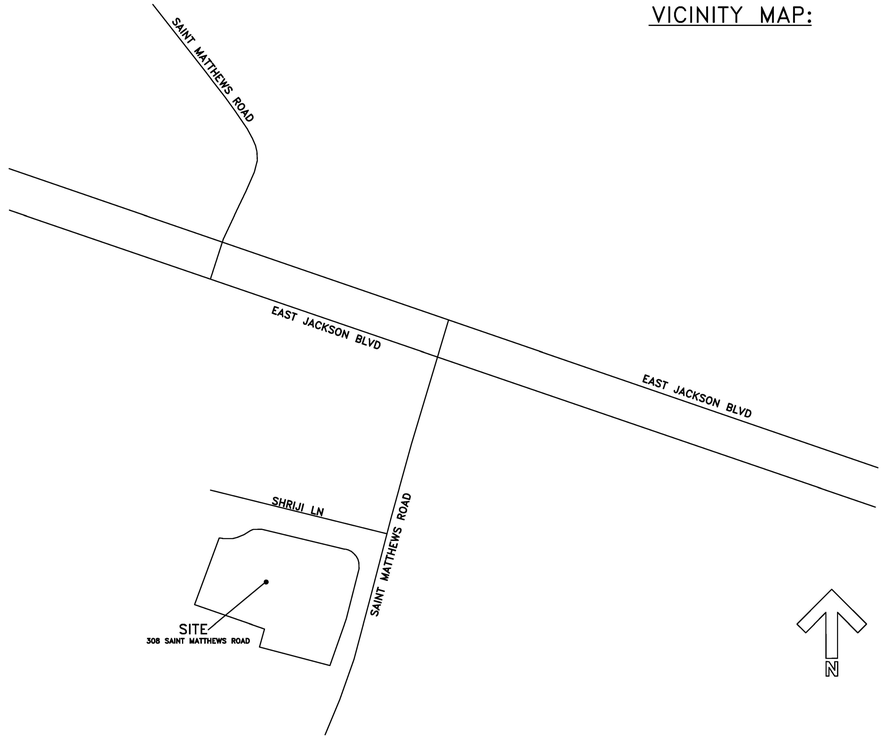
BUILDING DEPARTMENT:

HARNETT COUNTY
INSPECTION DEPARTMENT
420 MCKINNEY PARKWAY
LILLINGTON, NC 27546
910–893–7525

CODE REVIEW:

BUILDING	2018 NC BUILDING CODE
PLUMBING	2018 NC PLUMBING CODE
MECHANICAL	2018 NC MECHANICAL CODE
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE (NFPA–70)
FIRE PREVENTION	2018 NC FIRE CODE
ENERGY	2018 NC ENERGY CONSERVATION CODE
ACCESSIBILITY	ICC A117.1–2009 AND THE AMERICANS WITH DISABILITIES ACT (ADAAG)

VICINITY MAP:



JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 MCARTHUR ROAD FAYETTEVILLE, NC 28311
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KELLY JOHNSON DODSON

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS
TOMMY MCLEOD

SYMBOL	DESCRIPTION	DATE	BY

PROJECT: JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: COVER SHEET

CS

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with 3D.dwg
Layout: Layout1
Plotted By: Kelly Dodson
Plotted Date: Dec 08, 2025 - 9:08am

2018 NC BUILDING CODE SUMMARY: APPENDIX B

Name of Project: JACKSON OFFICE BUILDING — PIN: 1507-33-8067.000
Address: 308 SAINT MATTHEWS ROAD ERWIN, NC — Zip Code: 28339
Proposed Use: BUSINESS (B) STORAGE (S-2)
Owner or Authorized Agent: JACKSON FAMILY ENTERPRISES, LLC Phone 910-890-4296 E-Mail michaeljackson.sr@gmail.com
Owned By: ☐ City/County ☐ ☑ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ERWIN ☑ County HARNETT ☐ State NORTH CAROLINA

CONTACT: DOUGLAS L. JENKINS

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	N/A	N/A	N/A		
Civil	N/A	N/A	N/A		
Electrical	JCE	DOUGLAS L. JENKINS	NC PE 28803	(910) 822-1724	buddy@jenkinsce.pro
Fire Alarm	N/A		N/A		
Plumbing	JCE	DOUGLAS L. JENKINS	NC PE 28803	(910) 822-1724	buddy@jenkinsce.pro
Mechanical	JCE	DOUGLAS L. JENKINS	NC PE 28803	(910) 822-1724	buddy@jenkinsce.pro
Sprinkler-Standpipe	N/A	N/A	N/A	N/A	N/A
Structural :	N/A	N/A	N/A	N/A	N/A
INTERIOR WALLS	JCE	KELLY J. DODSON	NC PE 42009	(910) 822-1724	kellyd@jenkinsce.pro
Retaining Walls >5' High	N/A	N/A	N/A	N/A	N/A
Building	JCE	KELLY J. DODSON	NC PE 42009	(910) 822-1724	kellyd@jenkinsce.pro

2018 NC BUILDING CODE: ☑ New Building ☐ Addition ☐ Shell / Core ☐ Phased Construction – Shell Core ☐ First Time Interior Completions

2018 NC EXISTING BUILDING CODE: (check all that apply) ☐ Prescriptive ☐ Repair ☐ Chapter 14 ☐ Alteration Level I ☐ Alteration Level II ☐ Alteration Level III ☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) –
RENOVATED: (date) –
CURRENT USE (S) (Ch. 3): –
PROPOSED USE (S) (Ch. 3): BUSINESS (B) STORAGE (S-2)
OCCUPANCY RISK CATEGORY (Table 1604.5): Current: – Proposed: II

BASIC BUILDING DATA

Construction Type: (check all that apply) ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☑ V-B
Sprinklers: ☑ No ☐ Partial ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☑ No Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Primary Fire District: ☑ No ☐ Yes (APPENDIX D) Flood Hazard Area: ☑ No ☐ Yes
Special Inspections Required: ☑ No ☐ Yes

GROSS BUILDING AREA TABLE

FLOOR	EXISTING (sq ft)	NEW (sq ft)	SUBTOTAL
1st Floor	–	5353	
TOTAL		5353	

ALLOWABLE AREA

Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☑
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-1 Condition ☐ 1 ☐ 2
I-2 Condition ☐ 1 ☐ 2
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): –
Incidental Uses (Table 509): NONE
This separation is not exempt as a Non-separated Use (see exceptions).
Special Uses (Chapter 4): ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427 ☐ 428 ☐ 429 ☐ 430
Special Provisions (Chapter 5): ☐ 510.2 ☐ 510.3 ☐ 510.4 ☐ 510.5 ☐ 510.6 ☐ 510.7 ☐ 510.8 ☐ 510.9
Mixed Occupancy: ☐ No ☑ Yes Separation: – Hr. Exception: –
☑ Non-separated Use (508.3)
☐ Separated Use (508.4) --See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area of each use shall not exceed 1.

Separated Use Formula 508.4.2: $\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$

____ + ____ = ____ ≤ 1.00

STORY NUMBER	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1, 5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2, 3]
1	OFFICE SPACE (B)	2745	9000	N/A	9000
1	STORAGE (S-2)	2808	13500	N/A	13500

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ____ (F)
b. Total Building Perimeter = ____ (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width (weighted average) of public way = ___ (W) where W=(L1 X W1 + L2 X W2) /F (Equation 5-4)
e. Percent of frontage increase = If = 100 [F/P – 0.25] x W/30 = ____ (%) (Equation 5-5)

FRONTAGE INCREASE WORKSHEET for CALCULATIONS:

EXTERIOR WALL	(F) OPEN LENGTH (feet)	(P) TOTAL LENGTH (feet)	(W) (weighted average) WIDTH OF PUBLIC WAY OR OPEN SPACE (feet)	(%) FROM CALC. ABOVE	(B) FROM TABLE ABOVE	AREA INCREASE FOR COLUMN (C) ABOVE (% * TABLE AREA)
North						
South						
East						
West						
TOTAL						
EXAMPLE	75	100	25	42	23,500	(.42*23,500 = 9,870)

[2] Unlimited area applicable under conditions of Sections 507
[3] Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (Section 506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

BUILDING CODE SUMMARY (continued)

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	40	22	–
Building Height in Stories (Table 504.4)	1	1	–

1. Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (feet)	RATING ** (TABLE 601) REQ'D V-B	RATING ** (TABLE 601) PROVIDED (V) * REDUCTION	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		0	0				
Bearing Walls							
Exterior		0	0				
North		0	0				
East		0	0				
West		0	0				
South		0	0				
Interior		0	0				
Nonbearing walls and partitions Exterior walls							
North		0	0				
East		0	0				
West		0	0				
South		0	0				
Interior Non-Bearing Walls		0	0				
Floor construction including supporting beams and joists		0	0				
Floor Ceiling Assembly		0	0				
Columns Supporting Floors		0	0				
Roof construction including supporting beams and joists		0	0				
Roof Ceiling Assembly		0	0				
Columns Supporting Roof		0	0				
Shaft Enclosures – Exit		0	0				
Shaft Enclosures – Other		0	0				
Corridor Separation		0	0				
Occupancy / Fire Barrier Separation		0	0				
Party/Fire Wall Separation		0	0				
Smoke Barrier Separation		0	0				
Smoke Partition		0	0				
Tenant/Dwelling Unit/ Sleeping Unit Separation		0	0				
Incidental Use Separation		0	0				

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

EXTERIOR WALL	FIRE SEPARATION DISTANCE (feet) FROM PROPERTY LINE	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
North	–	–	–	–
South	–	–	–	–
East	–	–	–	–
West	–	–	–	–

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting:	☑ Yes	☐ No	
Exit Signs:	☑ Yes	☐ No	
Fire Alarm:	☐ Yes	☑ No	
Smoke Detection Systems:	☐ Yes	☑ No	Partial ☐ Duct Detectors
Carbon Monoxide Detection:	☐ Yes	☑ No	
Life Safety Systems Generator:	☐ Yes	☑ No	

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: LS-1

☑ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (If not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☑ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☑ Occupant loads for each area
☑ Exit access travel distances (1017)
☐ Common path of travel distances [1006.2.1 & 1006.3.2(1)]
☐ Dead end lengths (1020.4)
☑ Clear exit widths for each exit door
☑ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☑ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (903)
☐ The square footage of each smoke compartment for Occupancy Classification I-II (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
NONE REQUIRED							

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 96" ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
EXISTING						
NEW	SITE PLAN BY OTHERS					
TOTAL						

BUILDING CODE SUMMARY (continued)

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	WATER CLOSETS UNISEX	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	LAVATORIES UNISEX	SHOWERS/ TUBS	DRINKING FOUNTAINS REGULAR	DRINKING FOUNTAINS ACCESSIBLE	SERVICE SINK
BUSINESS (B), STORAGE (S-2)			1				1	–	1	1	–
NEW FIXTURES PROVIDED	1	1	1		1	1	2	1	1	1	–

SPECIAL APPROVALS:

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)

NONE REQUIRED

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☑ (If checked, the remainder of this section is not applicable.)

Exempt Building: ☐ Provide code or statutory reference: –

Climate Zone: ☐ 3A ☑ 4A ☐ 5A HARNETT COUNTY

Method of Compliance:
Energy Code: ☐ Performance ☑ Prescriptive
ASHRAE 90.1: ☐ Performance ☐ Prescriptive
Other: ☐ Performance (specify source)
Value of total assembly:

THERMAL ENVELOPE: (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: STANDING SEAM METAL PANEL ROOF, W/ THERMAL BLOCK, 2 LAYER BATT INSULATION, FABRIC LINER, STEEL PURLIN
U-Value of total assembly: U-0.035
R-Value of Insulation: R19+R11
Skylights in each assembly: –
U-Value of skylight: –
Total square footage of skylights in each assembly: –

Exterior Walls (each assembly)
Description of assembly: METAL WALL PANEL, STEEL GIRTS, BATT INSULATION, THERMAL BREAK TAPE, FABRIC LINER
U-Value of total assembly: 0.059 (MAX U-0.060 PER NCECC 2018 TABLE C402.1.4)
R-Value of Insulation: R25
Openings (windows or doors with glazing)
U-Value of assembly: –
Solar heat gain coefficient: –
Projection factor: –
Door *R*-Values: –

Walls below grade (each assembly)
Description of assembly: –
U-Value of total assembly: –
R-Value of Insulation: –

Floors over unconditioned space (each assembly)
Description of assembly: –
U-Value of total assembly: –
R-Value of Insulation: –

Floors slab on grade
Description of assembly: –
U-Value of total assembly: –
R-Value of Insulation: –
Horizontal/vertical requirement: –
slab heated: UNHEATED SLAB

MECHANICAL SUMMARY (SEE DRAWING SHEET M2)

ELECTRICAL SUMMARY (SEE DRAWING SHEET E1)

Harnett County
BUILDING CODE SUMMARY
for:

JACKSON OFFICE BUILDING

308 SAINT MATTHEWS ROAD
ERWIN, NC 28339

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
MAILING ADDRESS: PO BOX 1723 ERWIN, NORTH CAROLINA
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 919.823.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION ENGINEERING

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KELLY J. DODSON

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS

NO.	DESCRIPTION	DATE	BY
1	PERMIT SUBMITTAL	12/8/25	KJD

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: BUILDING CODE SUMMARY

BCS

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WITH 3D GRAPHICS.dwg
Plotted By: Michael Jackson
Plotted Date: Dec 08, 2025 - 9:27am

LEGEND

SYMBOL	DESCRIPTION
F.E.	ABC FIRE EXTINGUISHER SUGGESTED LOCATION
— — — —	EXIT ROUTE, GREATEST TRAVEL DISTANCE
33" 165 CAP.	EXIT WIDTH, 36" – 3 = 33" CLEAR WIDTH. EXIT CAPACITY (NUMBER OF PERSONS)
22 ACTUAL	ACTUAL OCCUPANT LOAD FOR EXIT DOOR
EXIT EX	EXIT SIGN
EM	EMERGENCY EGRESS LIGHTING (SEE ELECTRICAL LIGHTING PLAN)
36"	AISLE WIDTH WHERE SHOWN
EXIT ES	EXIT SIGN WITH EMERGENCY LIGHTING & AND REMOTE EXTERIOR HEADS
P	EGRESS DOOR REQUIRING PANIC HARDWARE

ROOM LABEL	DESCRIPTION
10	OCCUPANT TOTAL
RETAIL	ROOM NAME
1	ROOM NUMBER
MERCANTILE 100 SF	FUNCTION TYPE SPACE AREA

OCCUPANCY CLASSIFICATION SCHEDULE per TABLE 1004.1.2

SPACE NUMBER	CURRENT SPACE USE	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	ROOM AREA (SF)	EGRESS OCCUPANCY TOTAL
101	LOBBY	BUSINESS	100	236	2.36
102	RECEPTION	BUSINESS	100	99	0.99
103	CONFERENCE	BUSINESS	100	385	3.85
104	BREAK ROOM	BUSINESS	100	244	2.44
105	CLOSET	ACCESSORY	300	32	0.11
106	COPY ROOM	BUSINESS	100	102	1.02
107	OFFICE	BUSINESS	100	220	2.20
108	ELECTRICAL ROOM	ACCESSORY	300	29	0.10
109	WOMEN RESTROOM	BUSINESS	100	53	0.53
110	MEN RESTROOM	BUSINESS	100	53	0.53
111	OFFICE	BUSINESS	100	90	0.90
112	OFFICE	BUSINESS	100	90	0.90
113	OFFICE	BUSINESS	100	90	0.90
114	OFFICE	BUSINESS	100	90	0.90
115	OFFICE	BUSINESS	100	90	0.90
116	OFFICE	BUSINESS	100	90	0.90
117	HALL	CIRCULATION	–	380	–
118	WAREHOUSE	STORAGE	500	2137	4.27
119	RESTROOM	BUSINESS	100	152	1.52
120	FREEZER	STORAGE	500	144	0.29
FOR MIXED USES SUM ALL LOADS BEFORE ROUNDING UP TO THE NEXT WHOLE NUMBER**					25.61
TOTAL OCCUPANT COUNT FOR TENANT SPACE & EGRESS CAPACITY					26

(*) DENOTES OCCUPANT NUMBER ACCOUNTED FOR IN OCCUPANT TOTAL
THE EGRESS CAPACITY SHALL BE BASED UPON OCCUPANT LOAD OF 122 PERSONS

(**)TABLE 1004.1.2 FOOTNOTE C: FOR MIXED USES SUM ALL LOADS BEFORE ROUNDING UP TO THE NEXT WHOLE NUMBER

BUSINESS (B) & STORAGE (S-2) OCCUPANCY:

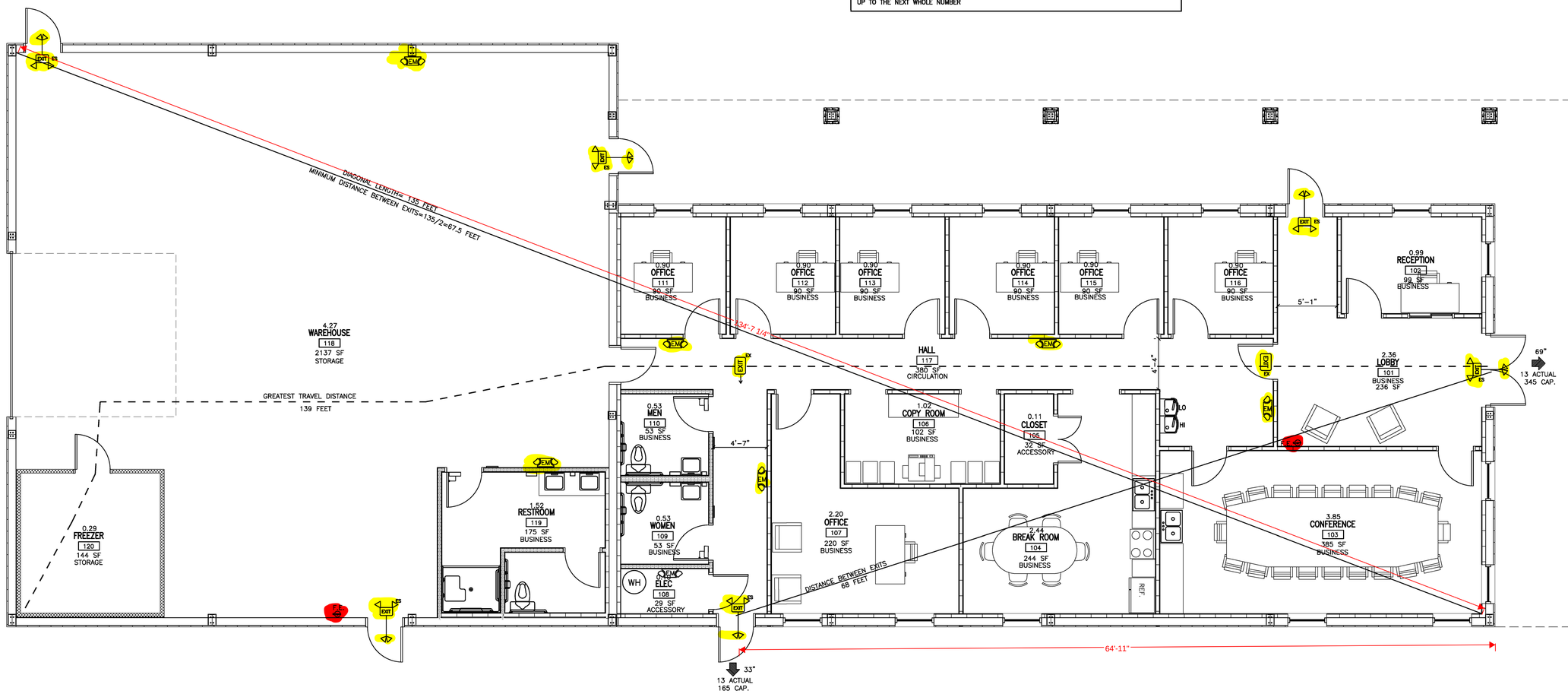
TYPE OF CONSTRUCTION: V-B
SPACE IS TO BE USED AS AN OFFICE BUILDING (B) WITH WAREHOUSE SPACE (S-2)
BUILDING ADDRESS IS 308 SAINT MATTHEWS ROAD, ERWIN, NC
TOTAL BUILDING AREA IS 5,353 SF

TOTAL OCCUPANT LOAD BY INDIVIDUAL ROOM USE IS 26 PERSONS
EGRESS CALCULATION IS BASED UPON OCCUPANCY OF 26 PERSONS

TYPICAL TENANT SPACE EXIT WIDTH CALCULATIONS:
26 PERSONS * 0.2"/OCCUPANT = 5.2" REQUIRED, 102 INCHES TOTAL PROVIDED. (PER 1005.1)

GREATEST TRAVEL DISTANCE SHOWN: 139 FEET. (PER 1017)
MAXIMUM ALLOWABLE TRAVEL DISTANCE: 200 FEET (PER TABLE 1017.2)
THE COMMON PATH OF TRAVEL IS LESS THAN 75 FEET. (PER 1006.2.1)
MIN. NO. OF EXITS REQUIRED: TWO (2) (PER TABLES 1006.2.1 AND 1006.3.2 (2))
NUMBER OF EXITS PROVIDED: SIX (6) ACCESSIBLE

EGRESS DOORS DO NOT REQUIRE PANIC HARDWARE. (PER 1010.1.10)
DOORS DO NOT HAVE DELAYED EGRESS LOCKS (PER 1010.1.9.7)
DOORS DO NOT HAVE ELECTROMAGNETIC EGRESS LOCKS (PER 1010.1.9.9)
DOORS DO NOT HAVE HOLD OPEN DEVICES.
THERE ARE NO EMERGENCY ESCAPE WINDOWS (PER 1030)
THE FIRE AREA SQUARE FOOTAGE IS 5353 SQUARE FEET (PER CH. 2)



1 LS1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1 CENTRAL AVENUE, EAST, SUITE 202
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 919.522.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN J. DOWDY

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: SITE GENERAL CONTRACTORS TOMMY MCLEOD

NO.	DESCRIPTION	DATE
1	PERMIT SET	8 DEC 2025

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: LIFE SAFETY PLAN

LS1

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with
Drawing by: MJ
Plotted by: Michael
Plotted Date: Dec 08, 2025 - 9:30am

PRE-ENGINEERED BUILDING:

1. MATERIALS

	ASTM DESIGNATION	
STRUCTURAL STEEL PLATE	A529 OR A572 OR A570 OR A607	GRADE 50
COLD FORMED LIGHT GA. SHAPES	A570 OR A607	GRADE 55
BRACE RODS	A572	GRADE 65,U.O.N.
HOT ROLLED MILL SHAPES	A36 OR A572	Fy=36KSI OR GRADE 50
ROOF AND WALL SHEETS	A653 OR A792	GRADE 50
BOLTS	A307 AND A325	A307,U.O.N.

2. A325 BOLT TIGHTENING REQUIREMENTS:

ALL HIGH STRENGTH BOLTS ARE A325-N UNLESS SPECIFICALLY NOTED OTHERWISE. STRUCTURAL BOLTS SHALL BE TIGHTENED TO THE TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE NINTH EDITION, AISC SPECIFICATION FOR STRUCTURAL UNITS USING ASTM A325 OR A490 BOLTS". PER SECTION D.1, A325 BOLTS MAY BE INSTALLED WITHOUT WASHERS WHEN TIGHTENED BY THE TURN-OF-THE-NUT METHOD. ALL HIGH STRENGTH BOLTS, EXCEPT AS NOTED OTHERWISE, ARE SUBJECT TO DIRECT TENSION AND MAY REQUIRE INSPECTION AS DEFINED BY THE APPLICABLE BUILDING CODE OR STANDARD. IT IS THE RESPONSIBILITY OF THE ERECTOR TO ASSURE PROPER TIGHTNESS.

3. FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER

4. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATION.

5. ANCHOR BOLTS SHALL BE ACCURATELY SET TO A TOLERANCE OF ±1/8" IN BOTH ELEVATION AND LOCATION.

6. COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED A BEARING PRESSURE OF 1125 POUNDS PER SQUARE INCH.

7. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE DESIGN ENGINEER AT JENKINS CONSULTING ENGINEERS. THIS REVIEW IS FOR DESIGN CONTENT ONLY AND DOES NOT REMOVE RESPONSIBILITY FOR THE FABRICATOR OR THE ERECTOR TO PROVIDE MATERIAL IN ACCORDANCE WITH THESE PLANS.

STRUCTURAL DESIGN

DESIGN LOADS:

Importance Factors: Snow (Is) 1.00
Seismic (Ie) 1.00

Live Loads: Roof 20 psf
Mezzanine (Equipment Platform) N/A psf
Floor 100 psf
COLLATERAL LOAD 5 psf

Ground Snow Load: 10 psf

Wind Load: Ultimate Wind Speed 119 mph (ASCE-7)
Exposure Category C

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☑ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☑ II ☐ III ☐ IV
Spectral Response Acceleration SS 18.2 %g S1 8.5 %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☑ D ☐ E ☐ F
Data Source: ☐ Field Test ☑ Presumptive ☐ Historical Data
Basic structural system ☐ Bearing Wall ☐ Dual w/Special Moment Frame ☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel ☑ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☑ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☑ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☑

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) N/A psf
Presumptive Bearing capacity 2,000 psf
Pile size, type, and capacity N/A

ANCHOR BOLT EMBEDMENT SCHEDULE		
COLUMN	ANCHOR BOLT ø"	MIN. EMBEDMENT DEPTH
A1	3/4"	12"
A2	3/4"	12"
A3	3/4"	12"
A4	3/4"	12"
B4	5/8"	10"
B5	5/8"	10"
B6	5/8"	10"
B7	5/8"	10"
B8	5/8"	10"
B9	5/8"	10"
C4	3/4"	12"
C5	3/4"	12"
C6	3/4"	12"
C7	3/4"	12"
C8	3/4"	12"
D9	3/4"	12"
E1	3/4"	12"
F4	3/4"	12"
F8	3/4"	12"
F9	5/8"	10"
G1	3/4"	12"
J9	3/4"	12"
K1	3/4"	12"
K2	3/4"	12"
K3	3/4"	12"
K4	3/4"	12"
K5	3/4"	12"
K6	3/4"	12"
K7	3/4"	12"
K8	3/4"	12"

CONTRACTOR SHALL FIELD VERIFY THIS SCHEDULE WITH MANUFACTURER'S FINAL ERECTION DRAWINGS.

REINFORCING STEEL
ALL REINFORCING STEEL SHALL BE DEFORMED STEEL BARS CONFORMING TO A.S.T.M. A615, GRADE 60.
ALL REINFORCING STEEL SHALL BE MANUFACTURED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH A.C.I. 315R, 318R AND A.C.I. SP 66.
WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185, IN AS LONG A LENGTH AS IS PRACTICAL.
WELDED WIRE FABRIC SHALL BE LAPPED AT LEAST ONE GRID WIDTH PLUS 2".
REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE WELDED.

SPLICES:
REINFORCEMENT IN CONCRETE AND MASONRY SHALL HAVE LAP LENGTHS AS FOLLOWS, UNLESS OTHERWISE SPECIFIED ON DRAWINGS:

BAR SIZE:	IN CONCRETE:	IN MASONRY:
#3	1'-6"	2'-0"
#4	2'-0"	2'-6"
#5	2'-6"	3'-0"

PLACEMENT:
REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES, AND SECURED AGAINST DISPLACEMENT DURING CONCRETE OR GROUT PLACEMENT.

EXCEPT WHERE OTHERWISE NOTED, REINFORCEMENT SHALL HAVE CONCRETE COVER AS FOLLOWS:

CONCRETE DEPOSITED AGAINST EARTH	3"
FORMED CONCRETE AGAINST EARTH	2"
EXTERIOR FACES OF WALLS	1"
TO TOP OF SLABS-ON-GRADE	3/4"

ALL SCALES, LOOSE RUST, GREASE OR DIRT SHALL BE REMOVED FROM THE REINFORCING BEFORE IT IS PLACED.

PROVIDE #5 "HAIRPIN" X 20' LONG AT EXTERIOR COLUMN LINES UNLESS NOTED OTHERWISE.
ANCHOR BOLTS SHALL BE (A-3077) HIGH STRENGTH.

SOIL TREATMENT:
ADMINISTRATION AS ACCEPTABLE

GENERAL CONDITIONS
THE GENERAL CONTRACTOR SHALL MAKE ADEQUATE SANITARY PROVISIONS.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY AND COMPLIANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT AS IT MAY REGARD ANY PHASE OF THE WORK ON THIS PROJECT.

SOIL COMPACTION AND TESTING
THE GENERAL CONTRACTOR SHALL OBTAIN THE SERVICES OF A TESTING LABORATORY, SUCH AS S&ME OR LAW ENGINEERING FOR THE PURPOSE OF DETERMINING THE SUITABILITY OF THE SUBSURFACE CONDITIONS AND THE BEARING CAPACITIES OF ALL AREAS BELOW CONCRETE (2000psf ASSUMED).
THE SOIL AND BEARING REPORT SHALL BE SUBMITTED PRIOR TO EXCAVATING, WHERE POSSIBLE, BUT PRIOR TO PLACEMENT OF ANY REINFORCING AND CONCRETE.

CONCRETE WORK
1. ALL CONCRETE FOR THE PROJECT SHALL BE "READY MIX" AND SHALL COMPLY WITH ASTM C-94. ALL SECTIONS OF THE CONCRETE WORK SHALL COMPLY WITH ALL A.S.T.M. AND A.C.I. REQUIREMENTS.
2. FORM WORK – ALL FORMS TO BE CAREFULLY BUILT AND SECURED IN PLACE IN SUCH A MANNER AS TO HAVE SUFFICIENT STRENGTH TO CARRY THE DEAD WEIGHT OF THE CONSTRUCTION AS A LIQUID, WITHOUT DEFLECTION OR VIBRATION. FORMS TO BE BUILT TIGHT, TRUE TO POSITION AND DIRECTION, THOROUGHLY BRACED, WIRED AND SPIKED OR OTHERWISE FASTENED TOGETHER.
3. CONCRETE – MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, MINIMUM OF FIVE SACKS OF CEMENT PER CUBIC YARD OF CONCRETE, MAXIMUM OF 4" SLUMP.
4. FINISHING – IN ACCORDANCE WITH THE LATEST A.C.I. CODE, PLUMB, LEVEL, TRUE IN LINE, FREE OF HONEYCOMB. BUILDING SLAB SHALL HAVE A HARD STEEL TROWEL FINISH. WALKS SHALL HAVE BROOMED FINISH AND EXPANSION JOINTS AT APPROXIMATELY 50'-0" O.C. AND DUMMY JOINTS AS SHOWN ON THE SITE PLAN.
5. REMOVAL OF FORMS – FORMS SHALL BE CAREFULLY REMOVED SO AS NOT TO IMPAIR THE FACE OF THE CONCRETE. IMMEDIATELY AFTER THE FORMS ARE REMOVED ALL DAMAGE OF IMPERFECT WORK SHALL BE PATCHED IN A NEAT AND WORKMANLIKE MANNER OR IF BADLY DAMAGED, IN THE OPINION OF THE OWNER, THE WORK SHALL BE REBUILT. THE MINIMUM TIME BEFORE ANY FORMS CAN BE REMOVED IS SEVEN (7) DAYS FOR SUCH MEMBERS AS ARE SUBJECT TO BENDING STRESSES, SUCH AS SLABS.
6. CURING – USE MEMBRANE CURING METHOD. USE MFG. RATE, SPRAY IMMEDIATELY FOLLOWING FINISHING.
PROTECT FROM FREEZING WEATHER, CURE A TOTAL OF 28 DAYS USING A.C.I. METHODS.

JENKINS CONSULTING ENGINEERS, PA
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1 Eureka Springs Road, Asheville, NC 28803
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 828.621.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 ENGINEERING CORPORATION
NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER
8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

OWNER:
JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

NO.	DESCRIPTION	DATE	BY
1	-	-	-

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

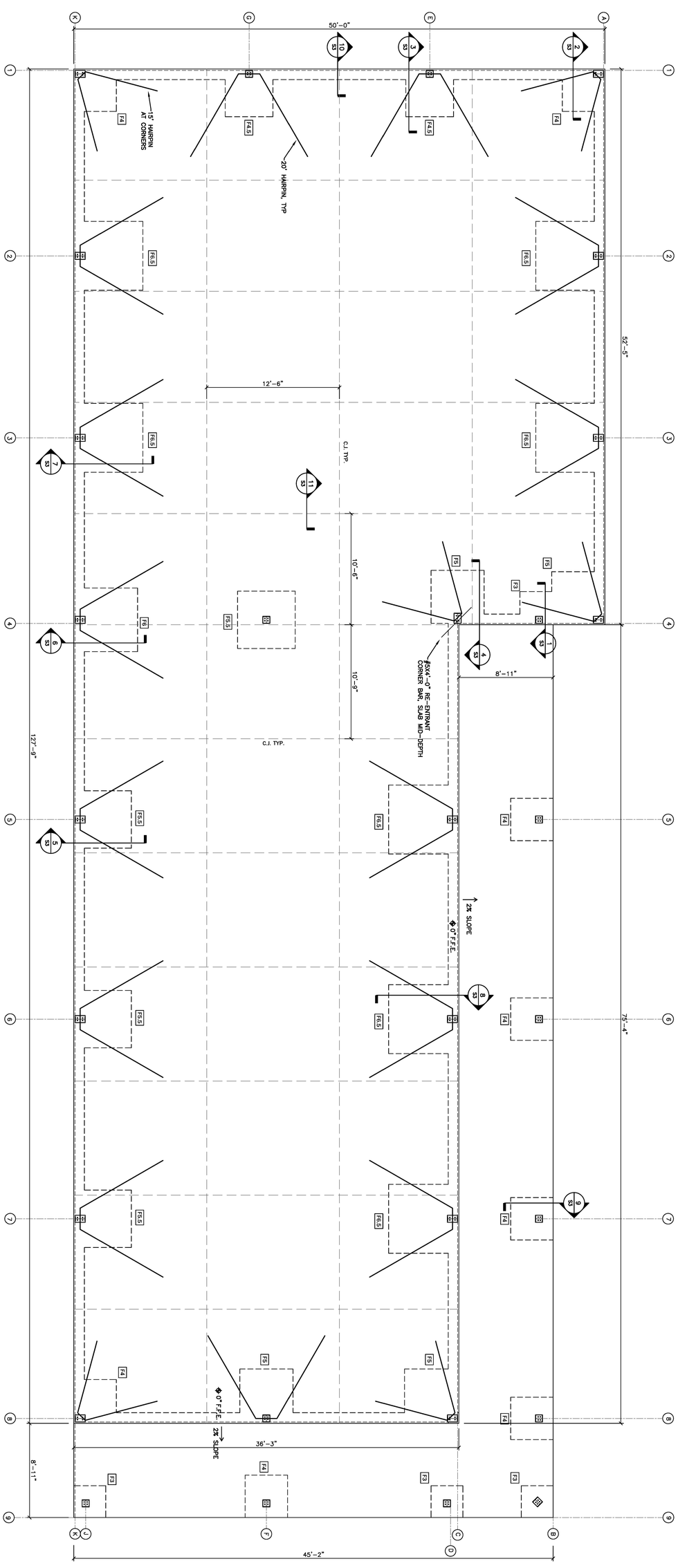
SHEET:
FOUNDATION NOTES

S1

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Printed By: Michael
Printed Date: Dec 08, 2025 - 9:31am

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Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:32am

SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3" = 1'-0"



1 S2 FOUNDATION PLAN

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

S2

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
FOUNDATION PLAN

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JSE

FINAL DRAWING [] FOR REVIEW PURPOSES ONLY
PRELIMINARY [] FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING [X] FOR CONSTRUCTION

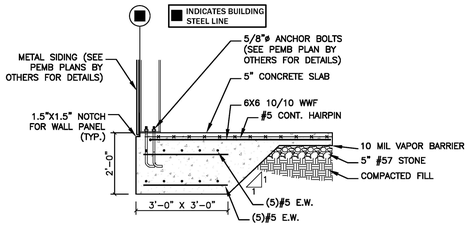
OWNER:
JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

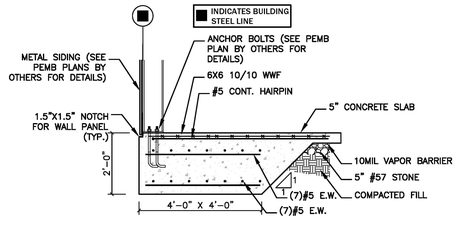
DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

8 DEC 2025

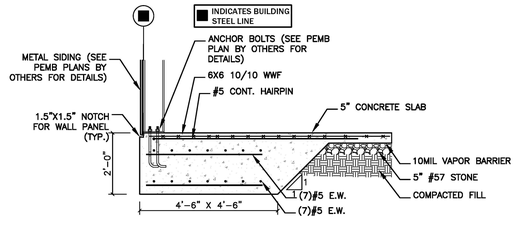
JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1906 McARTHUR RD FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724



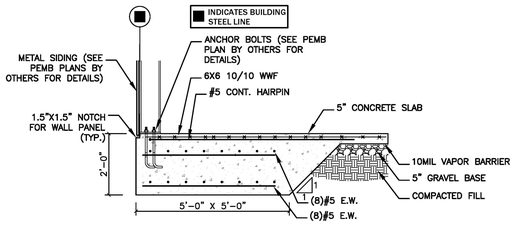
1 S3 FOOTING DETAIL F3 — SCALE: 1/2" = 1'-0"



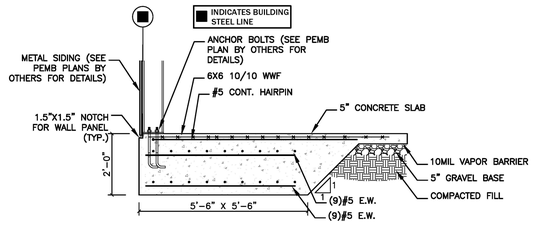
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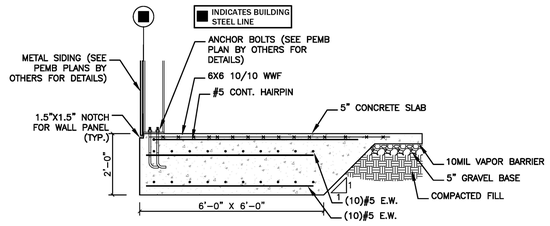
3 S3 FOOTING DETAIL F4.5



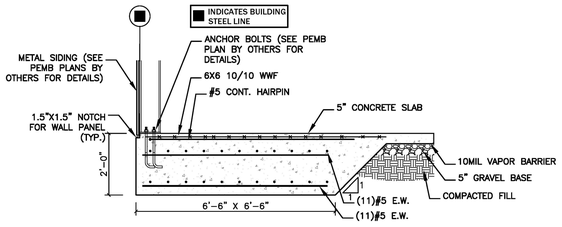
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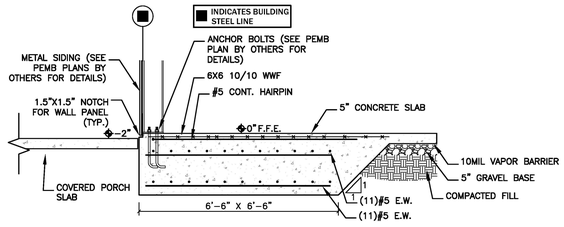
5 S3 FOOTING DETAIL F5.5 — SCALE: 1/2" = 1'-0"



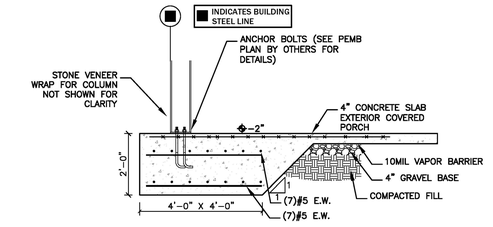
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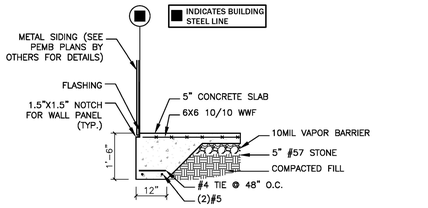
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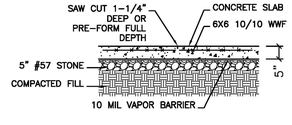
8 S3 FOOTING DETAIL F6.5 — SCALE: 1/2" = 1'-0"



9 S3 FOOTING DETAIL F4 — SCALE: 1/2" = 1'-0"



10 S3 FOOTING DETAIL PERIMETER — SCALE: 1/2" = 1'-0"



11 S3 CONTROL JOINT DETAIL — SCALE: 1/2" = 1'-0"

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
OFFICE in FAYETTEVILLE, NORTH CAROLINA
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE PHONE 877.521.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION ENGINEERING — SIGNED

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN J. DAWSON

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
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FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS TOMMY MCLEOD

NO.	DESCRIPTION	DATE	BY
1	ADDENDUM #1	12/8/25	KJD

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: FOUNDATION DETAILS

S3

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with 3D.dwg
Plotted By: Jeremiah Johnson
Plotted Date: Dec 08, 2025 - 9:34am

SCOPE OF WORK OUTLINE:

SITE PREPARATION
- –SEE SITE PLANS BY OTHERS

LANDSCAPING
- –SEE SITE PLANS BY OTHERS

CONCRETE
- COMPACT STRUCTURAL FILL AND GRADING
- POURING & CASTING OF CONCRETE SLAB (SHEET S2)
- POURING & CASTING OF CONCRETE CURBS & GUTTERS

PRE–ENGINEERED METAL BUILDING
- ERECTION OF PRE–ENGINEERED METAL BUILDING FRAME (DRAWINGS BY OTHERS)

MASONRY
- CONSTRUCTION OF STONE VENEER–WRAPPED COLUMNS

FRAMING
- INTERIOR PARTITION WALLS: 3–5/8" & 6" 20 GA METAL STUD (SHEET G4.2)
- BLOCKING FOR WALL MOUNTED ACCESSORIES (SHEET G8.1, G8.2)

THERMAL & MOISTURE PROTECTION
- THERMAL INSULATION OF ROOF W/ R–VALUE R–11 + R–19 FC INSULATION WITH R–5 THERMAL SPACER BLOCK (SHEET G4.1)
- THERMAL INSULATION OF EXTERIOR WALLS W/ R–VALUE 25 BATT, THERMAL BREAK TAPE, FABRIC LINER

PLUMBING
- ROUGH IN WATER SUPPLY LINES W/ INSULATION (SHEET P3)
- ROUGH IN SANITATION LINES & VENT PIPING (SHEET P2)
- INSTALLATION OF WATER CLOSETS, LAVATORIES, SHOWER, BACKFLOW PREVENTER, & ELECTRIC DOMESTIC WATER HEATER. (SHEET P1)

MECHANICAL
- ROUGH IN INSULATED HVAC DUCTWORK W/ SUPPORTS & NOISE/VIBRATION CONTROL.
- INSTALLATION OF FANS/CASINGS, GRILLES/RETURNS, INDOOR AIR–HANDLING UNITS, & AIR–SOURCE UNITARY HEAT PUMPS.
- TESTING, ADJUSTING, & BALANCING OF HVAC SYSTEM (SHEETS M1, M2, M3)

ELECTRICAL
- ROUGH IN MEDIUM–VOLTAGE CABLES, & CONTROL/COMMUNICATION/SIGNAL WIRING
- INSTALLATION OF RACEWAY & BOXES FOR ELECTRICAL/COMMUNICATION SYSTEMS, LIGHTING CONTROLS, PANELBOARDS, WIRING DEVICES, ENCLOSED SWITCHES & CIRCUIT BREAKERS, & INTERIOR/EXTERIOR LIGHTING
- GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS (SHEETS E1–E3)

OPENINGS
- INSTALLATION OF HOLLOW METAL DOORS & FRAMES, INTERIOR WOOD DOORS, EXTERIOR METAL DOOR, ALUMINUM–FRAMED ENTRANCES & STOREFRONTS, DOOR HARDWARE (SHEET G7.1, G7.2)

FINISHES
- APPLICATION OF GYPSUM BOARD, VINYL BASE, FRP, WALL COVERING, WALL PAINTING, & MULTICOLOR INTERIOR FINISHING (SHEET G7.2)

CABINETRY
- INSTALLATION OF MANUFACTURED WOOD CASEWORK & COUNTERTOPS (SHEET G8.1, G8.2)

LIFE SAFETY
- INSTALLATION OF LIFE SAFETY DIRECTORIES/SIGNAGE & FIRE EXTINGUISHER BRACKETS (SHEET LS1)

ADA COMPLIANT ACCESSORIES
- INSTALLATION OF WALL–MOUNTED RESTROOM MIRRORS, DISPENSERS, HANDRAILS, & BRAILLE SIGNAGE. (SHEET G5)

BUILDING CONSTRUCTION GENERAL NOTES:

1. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW ALL OF THE DETAILS, MATERIALS AND METHODS REQUIRED TO COMPLETE THE CONSTRUCTION. THE DRAWING PACKAGE AS A WHOLE SHOULD BE USED TO CONSTRUCT THE NEW BUILDING AS DESCRIBED. THERE ARE NO TECHNICAL SPECIFICATIONS INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE PLANS DO INCLUDE FINISH MATERIALS SELECTIONS BUT SHALL BE COORDINATED WITH THE OWNER.
2. ALL CONSTRUCTION MATERIALS SHALL BE COORDINATED WITH THE DRAWINGS AND INTERIOR FINISH PACKAGE PROVIDED BY OWNER.
3. DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK AND ADJUST TO THE ACTUAL CONDITIONS ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL COORDINATE WORK, TRADES, AND SHALL VERIFY DIMENSIONS, MEANS AND METHODS OF CONSTRUCTION, EXISTING CONDITIONS AND PROPOSED NEW CONSTRUCTION PRIOR TO COMMENCING ANY WORK, MATERIAL ORDERING, OR FABRICATION.
8. WORK SHALL BE FIRST CLASS TO THE ENTIRE SATISFACTION OF THE OWNER.
9. COORDINATE ALL ELECTRICAL/PLUMBING ROUGH–INS FOR OWNER SUPPLIED EQUIPMENT WITH THE OWNER AND MANUFACTURER.
10. PATCH & REPAIR: THE CONTRACTOR SHALL PATCH AND/OR REPAIR WITH NEW, ANY WORK DAMAGED OR DISTURBED CAUSED BY THE SUB–CONTRACTORS AS A RESULT OF PROVIDING FOR OR INSTALLING NEW WORK SHOWN ON THE CONTRACT DOCUMENTS
11. CAULK ALL PENETRATIONS, OUTLETS, ETC. ON ALL PARTITIONS. LEAVE ALL WORK COMPLETE AND READY FOR THE INTENDED USE.
12. ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE REMOVED FROM THE SITE UPON COMPLETION. THE CONTRACTOR SHALL PROVIDE CLEANING SERVICES FOR THE RENOVATED SPACES AND DELIVER THE PROJECT COMPLETED.
13. PROVIDE BLOCKING IN WALLS AT MILLWORK, HARDWARE & ACCESSORIES LOCATIONS. BLOCKING SHALL BE WOOD.
14. CONSTRUCTION TO COMPLY WITH ALL STATE AND LOCAL CODES.

NORTH CAROLINA PROFESSIONAL SEAL C–3070 CORPORATION CONSULTING ENGINEERS
JENKINS CONSULTING ENGINEERS, PA
OFFICE: 1n EUREKA SPRINGS, NORTH CAROLINA
MAILING ADDRESS: 1 EUREKA SPRINGS, NORTH CAROLINA
NORTH CAROLINA CORPORATION NUMBER C–3070
OFFICE 8165261724

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN JOHN DUDLEY

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025–08–05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: SITE GENERAL CONTRACTORS TOMMY MCLEOD

NO.	DESCRIPTION	DATE	BY
1	–	–	MJ

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: GENERAL NOTES & SCOPE OF WORK

G0

Drawing File: H:\2025\Jackson Barndominium PID 2025–08–05\DWG\Jackson Building–2025–12–08–with Electrical.dwg
Plotted By: Jackson
Plotted Date: Dec 08, 2025 – 9:35am

SYMBOL LEGEND

SYMBOL	DESCRIPTION
ROOM NAME 103	ROOM NAME ROOM NUMBER
3	WALL TYPE, SEE WALL LEGEND, THIS SHEET
1 / A4	DETAIL NUMBER SECTION/DETAIL TAG SHEET NUMBER
D101	DOOR – DOOR TAG
W101	WINDOW –FIRST FLOOR (SEE WINDOW SCHEDULE)

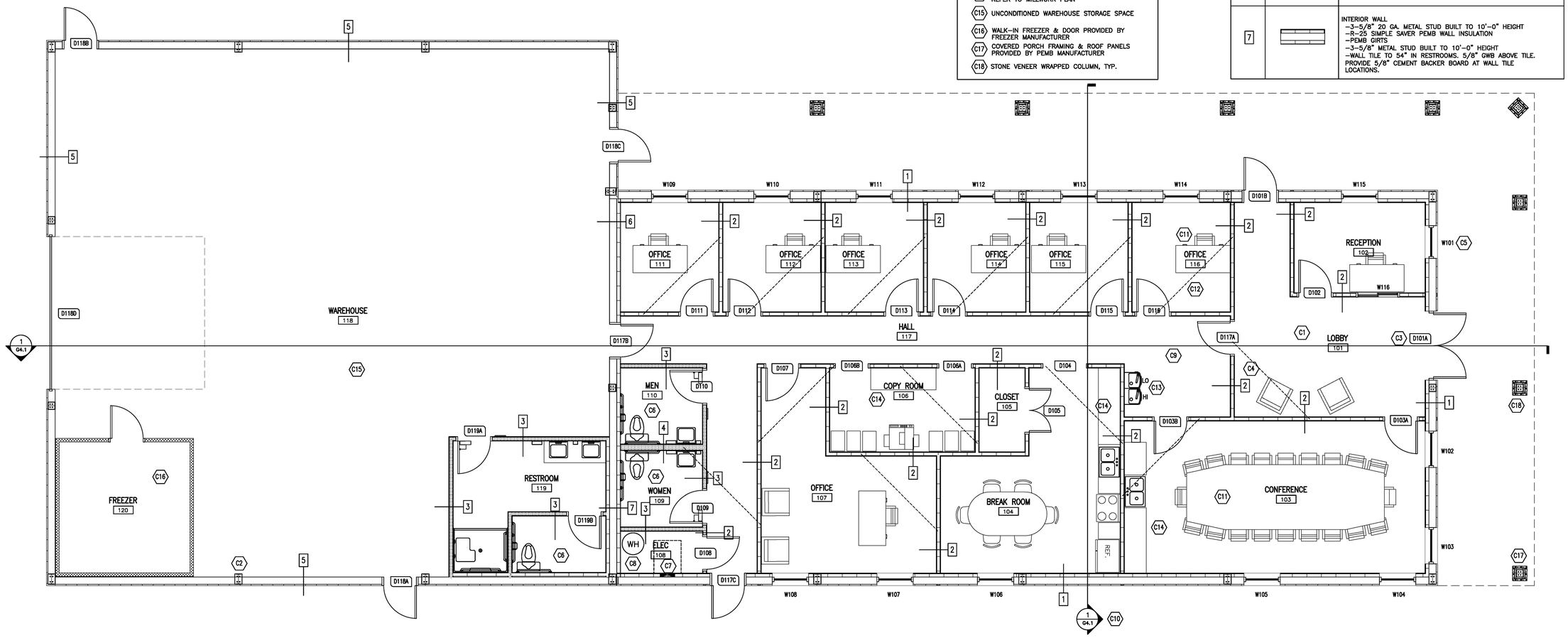
NOTE:
SEE FINISH PLAN SHEET G7.1 FOR ADDITIONAL CALLOUTS

BUILDING CONSTRUCTION KEYED NOTES

- C1 CONCRETE FLOOR SLAB ON GRADE. SEE FOUNDATION PLAN
- C2 TYPICAL STEEL COLUMNS. SEE METAL BUILDING PLANS
- C3 TYPICAL DOOR TAG. SEE SHEET G7.2 FOR DOOR SCHEDULE
- C4 TYPICAL WALL TAG. SEE THIS SHEET FOR WALL LEGEND AND SHEET G4.2 FOR WALL SECTIONS
- C5 TYPICAL WINDOW TAG. SEE SHEET G7.2 FOR WINDOW SCHEDULE
- C6 RESTROOM PLUMBING FIXTURES. SEE SHEET G5.1–5.2 FOR ADA SPECIFICATIONS
- C7 ELECTRICAL PANEL. SEE ELECTRICAL PLANS SHEET E1
- C8 WATER HEATER. SEE PLUMBING FIXTURE SCHEDULE SHEET P1
- C9 SEE FINISH SCHEDULE SHEET G7.2 FOR FLOOR, BASE, WALL, AND CEILING FINISHES
- C10 SECTION TAG. SEE SHEET G4.1 FOR BUILDING SECTIONS
- C11 OFFICE/CONFERENCE/BREAK ROOM FURNITURE SELECTED BY OWNER
- C12 INTERIOR PARTITION WALLS TO BE HORIZONTALLY BRACED WITH 20GA. METAL STUD ATTACHED TO TOP TRACK AS REQUIRED
- C13 HI–LO DRINKING FOUNTAIN TO BE INSTALLED REFER TO PLUMBING SHEETS
- C14 CONFERENCE/BREAK/COPY ROOM CABINETS. REFER TO MILLWORK PLAN
- C15 UNCONDITIONED WAREHOUSE STORAGE SPACE
- C16 WALK–IN FREEZER & DOOR PROVIDED BY FREEZER MANUFACTURER
- C17 COVERED PORCH FRAMING & ROOF PANELS PROVIDED BY PEMB MANUFACTURER
- C18 STONE VENEER WRAPPED COLUMN, TYP.

WALL LEGEND

WALL TAG	SYMBOL	DESCRIPTION
1		EXTERIOR WALL –PEMB WALL PANEL –R–25 SIMPLE SAVER PEMB WALL INSULATION –PEMB GIRTS –3–5/8" 20 GA. METAL STUD BUILT TO 10'–0" HEIGHT (362PDS125–33–33KSI–P) –5/8"GWB
2		INTERIOR WALL. BUILD TO 10'–0" HEIGHT 3–5/8" 20GA. METAL STUD WALL 5/8" GWB BOTH SIDES.
3		INTERIOR WALL. BUILD TO 10'–0" HEIGHT 3–5/8" 20GA. METAL STUD WALL W/ SOUND BATTS IN RESTROOMS 5/8" GWB BOTH SIDES. TILE TO 54" IN RESTROOMS. FULL HEIGHT TILE AT SHOWER WALLS. PROVIDE 5/8" CEMENT BACKER BOARD AT WALL TILE LOCATIONS.
4		INTERIOR WALL. BUILD TO 10'–0" HEIGHT 6" 20GA. METAL STUD WALL W/ SOUND BATTS IN RESTROOMS TILE TO 54", 5/8" GWB ABOVE. PROVIDE 5/8" CEMENT BACKER BOARD AT WALL TILE LOCATIONS.
5		EXTERIOR WALL –PEMB WALL PANEL –R–25 SIMPLE SAVER PEMB WALL INSULATION WITH LINER –PEMB GIRTS
6		INTERIOR WALL –R–25 SIMPLE SAVER PEMB WALL INSULATION –PEMB GIRTS –3–5/8" 20 GA. METAL STUD BUILT TO 10'–0" HEIGHT –5/8"GWB
7		INTERIOR WALL –3–5/8" 20 GA. METAL STUD BUILT TO 10'–0" HEIGHT –R–25 SIMPLE SAVER PEMB WALL INSULATION –PEMB GIRTS –3–5/8" METAL STUD BUILT TO 10'–0" HEIGHT –WALL TILE TO 54" IN RESTROOMS. 5/8" GWB ABOVE TILE. PROVIDE 5/8" CEMENT BACKER BOARD AT WALL TILE LOCATIONS.



1 / G1 CALLOUT FLOOR PLAN
SCALE: 1/4" = 1'–0"

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OFFICE 919.552.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN JENKINS

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025–08–05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS TOMMY MCLEOD

NO.	DESCRIPTION	DATE	BY
1	PERMIT SET	12/8/25	KJ

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

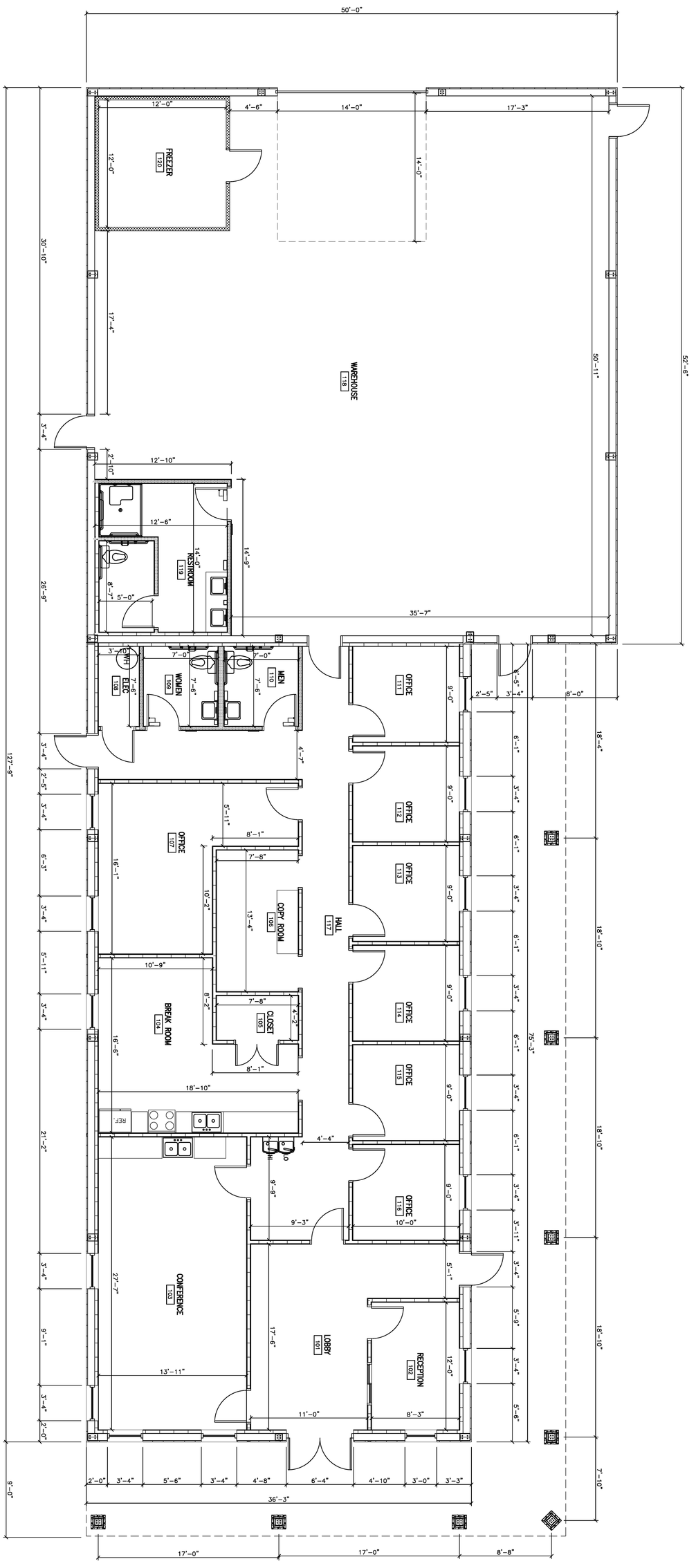
SHEET: CALLOUT FLOOR PLAN

G1

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Plotted By: MJ Jones
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Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:36am

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NOTE: INTERIOR DIMENSIONS ARE FINISHED WALL TO FINISHED WALL. DOOR AND WINDOW DIMENSIONS ARE ROUGH OPENING. SEE SHEET G2.2 FOR FRAMING DIMENSIONS

1 G2.1 DIMENSIONED FLOOR PLAN

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

G2.1

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
DIMENSIONED FLOOR PLAN

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	KJE

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OWNER:
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-

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

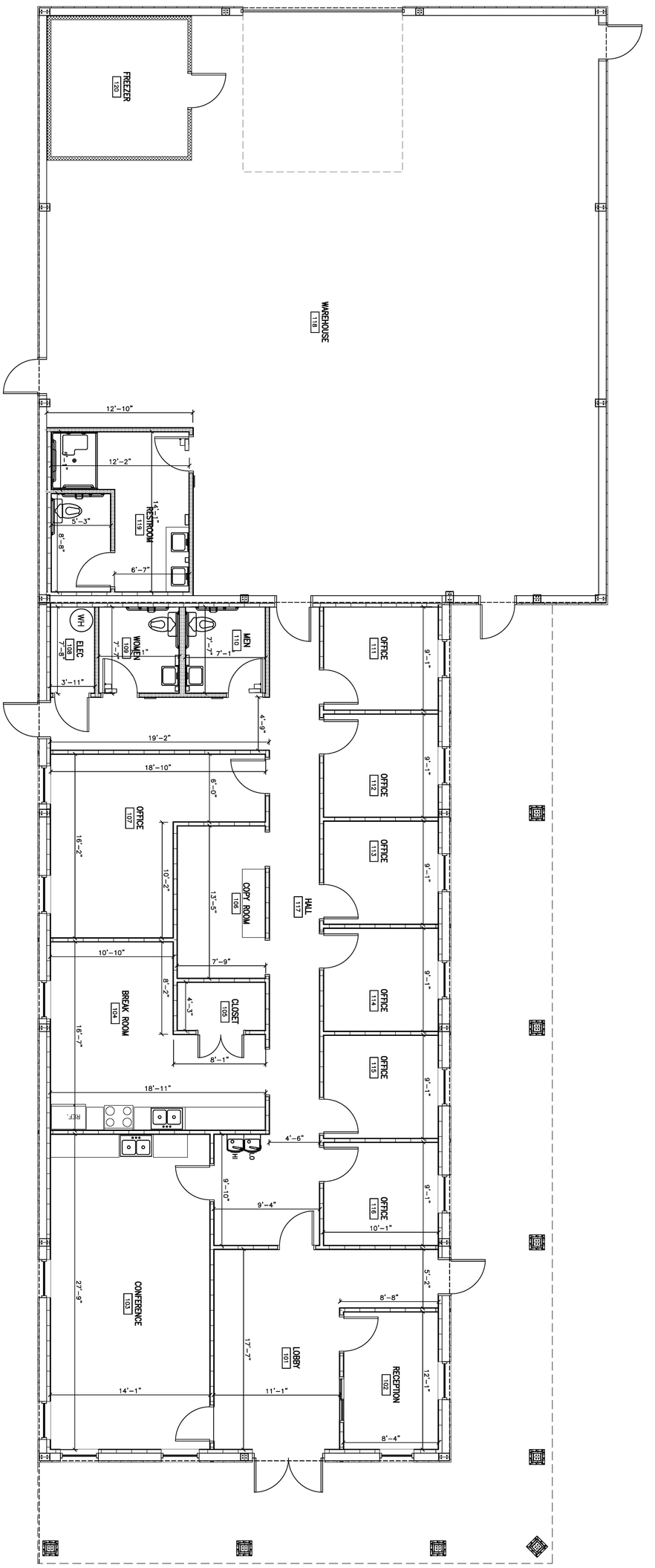
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8 DEC 2025

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724

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1 G2.2 DIMENSIONED FRAMING PLAN

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

NOTE: FRAMING DIMENSIONS ARE STUD TO STUD. DASHED LINE REPRESENTS PEMB STEEL LINE.

G2.2

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
DIMENSIONED FRAMING PLAN

SYMBOL	DESCRIPTION	DATE	BY
0	-	-	KJE

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OWNER:
JACKSON FAMILY ENTERPRISES LLC
-

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

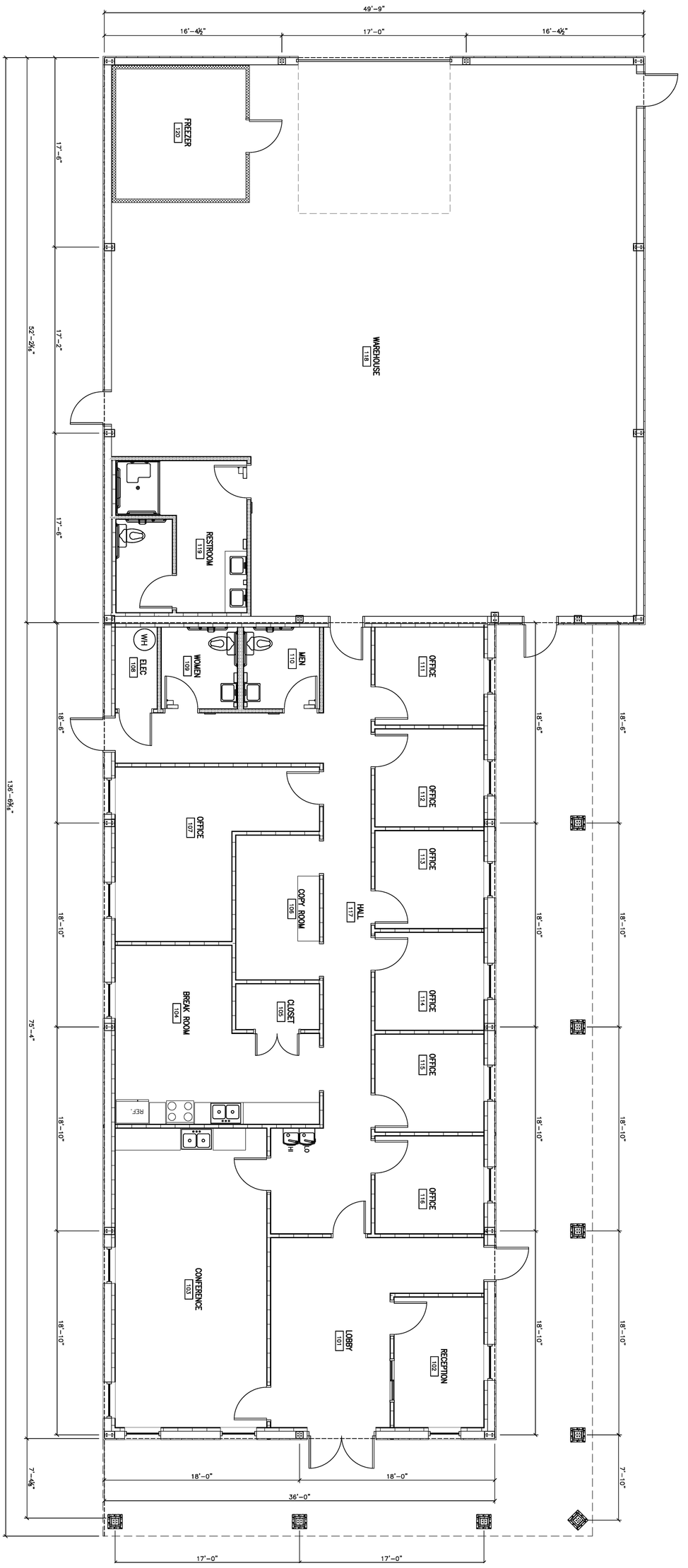
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1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
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OFFICE 910.822.1724

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1 G2.3/PEMB DIMENSIONED FLOOR PLAN

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

NOTE: THESE DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. REFER TO FINAL DRAWINGS BY PEMB MANUFACTURER.

G2.3

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
DIMENSIONED FLOOR PLAN-PEMB

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	KJD

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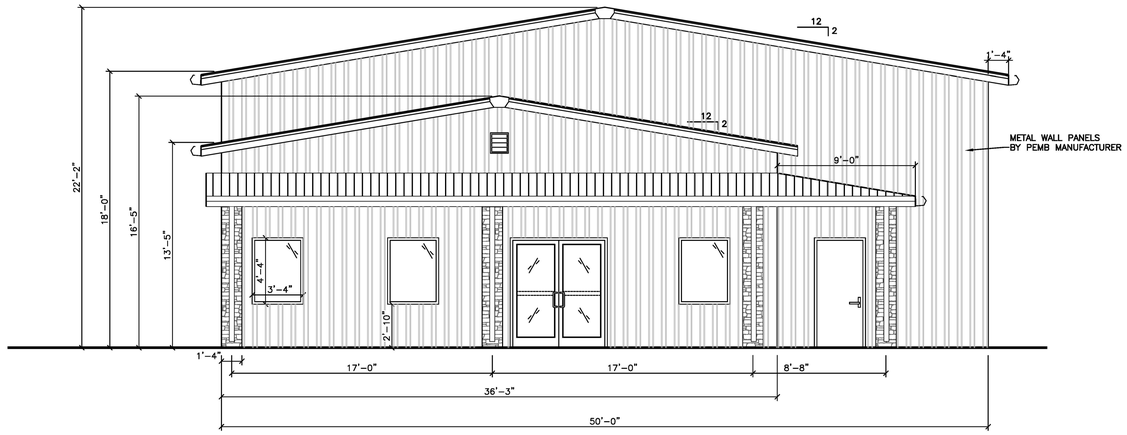
OWNER:
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-

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

DESIGNED/CHECKED BY: KJD
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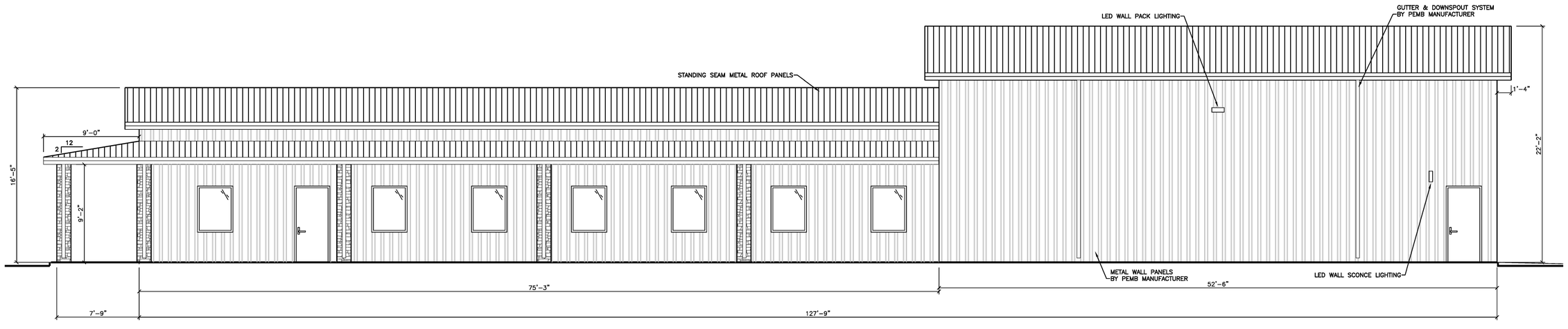
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1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724



1 G3.1 FRONT ELEVATION

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



2 G3.1 RIGHT ELEVATION

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

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OFFICE 919.522.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN JENKINS

8 DEC 2025

DESIGNED/CHECKED BY: KJD
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OWNER:
JACKSON FAMILY ENTERPRISES LLC

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STE GENERAL CONTRACTORS
TOMMY MCLEOD

NO.	DESCRIPTION	DATE	BY
1	PERMIT SUBMITTAL	12/8/25	KJC

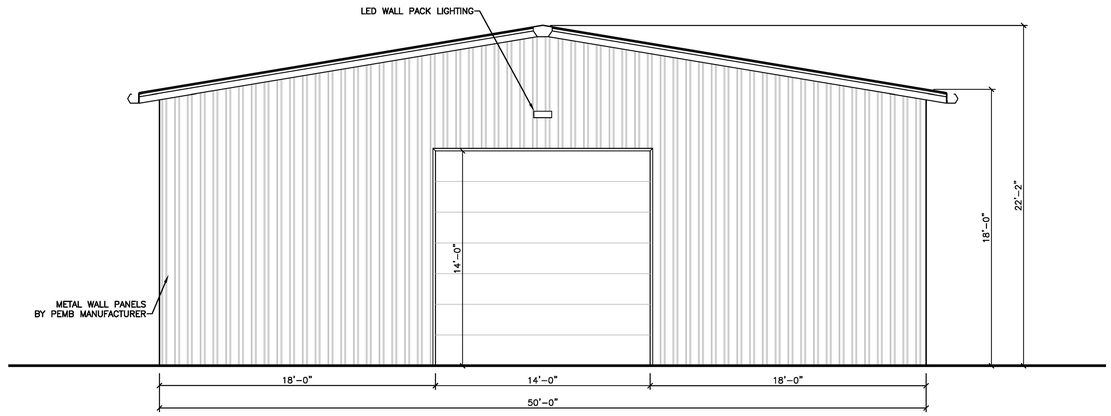
PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
BUILDING ELEVATIONS

G3.1

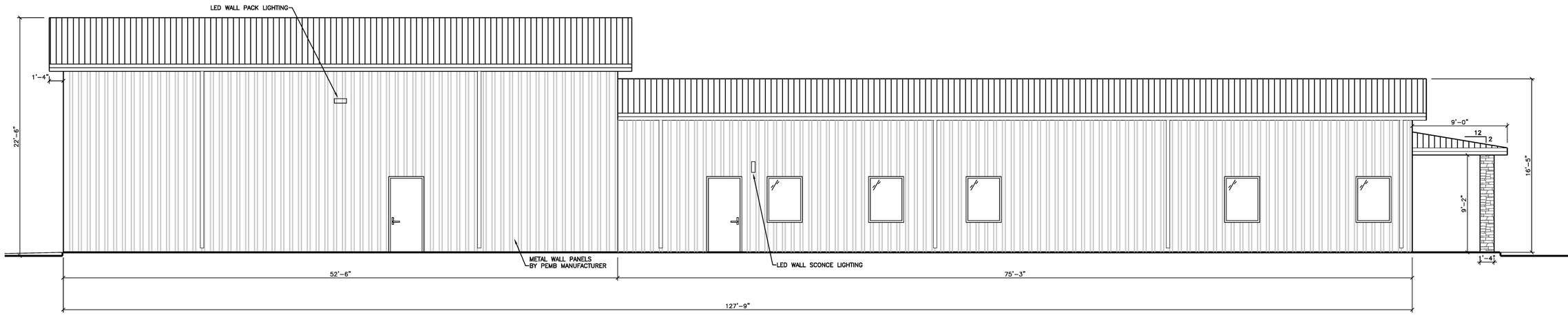
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1 G3.2 REAR ELEVATION

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



2 G3.2 LEFT ELEVATION

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

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

JENKINS CONSULTING ENGINEERS, PA

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2080 MEADOWVIEW RD, STE 115, KNOXVILLE, TN 37918
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 8165251724

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN JOHN JENKINS

8 DEC 2025

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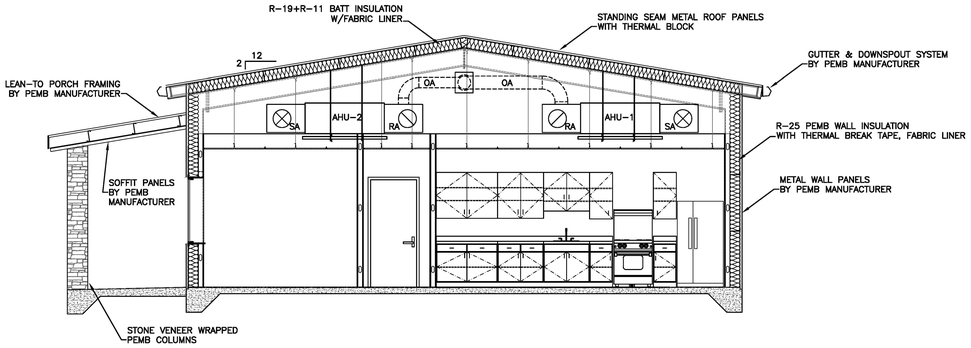
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PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
BUILDING ELEVATIONS

G3.2

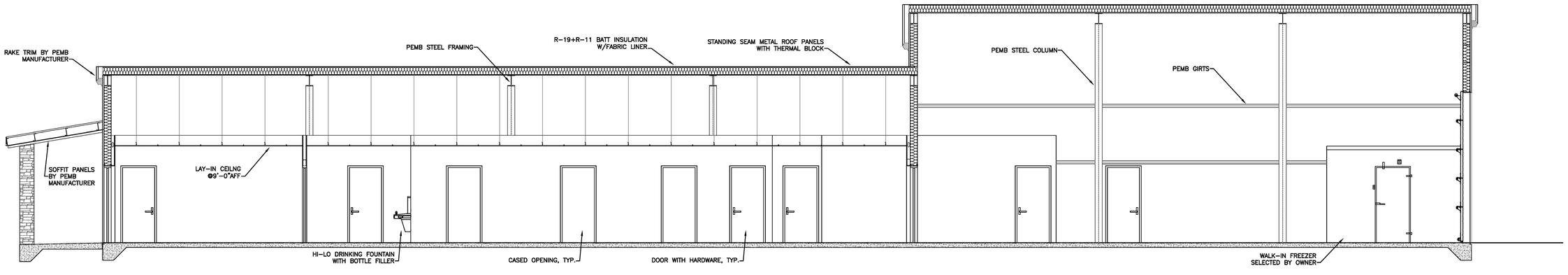
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Attached by: Jackson
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1 G4.1 CROSS SECTION

0 2' 4' 8'

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



2 G4.1 LONGITUDINAL SECTION

0 2' 4' 8'

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

SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/8" = 1'-0"

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Plotted By: Jacinda Mcleod
Plotted Date: Dec 08, 2025 - 9:37am

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1000 MAIN STREET, EUREKA SPRINGS, NORTH CAROLINA
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 8165321724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN JENKINS

8 DEC 2025

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FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER:
JACKSON FAMILY ENTERPRISES LLC

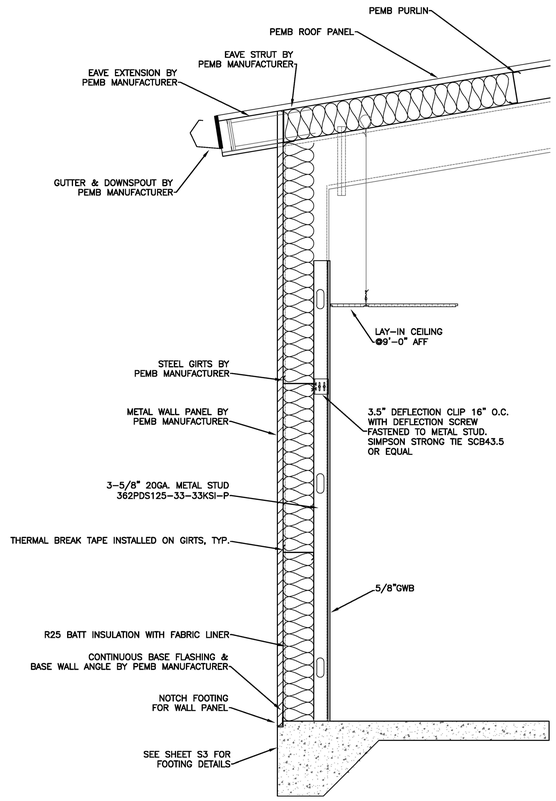
CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS

NO.	DESCRIPTION	DATE	BY
1	PERMIT SUBMISSION	12/8/25	MJ

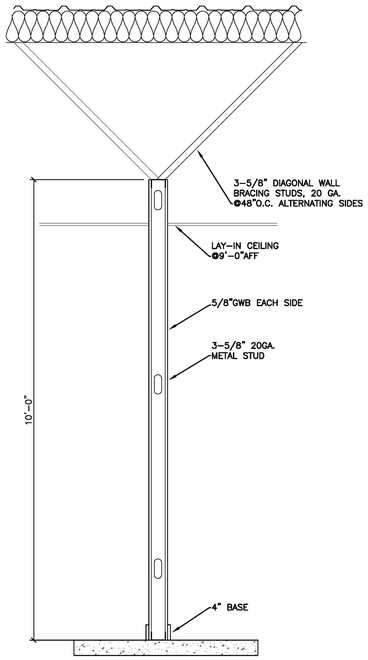
PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
BUILDING SECTIONS

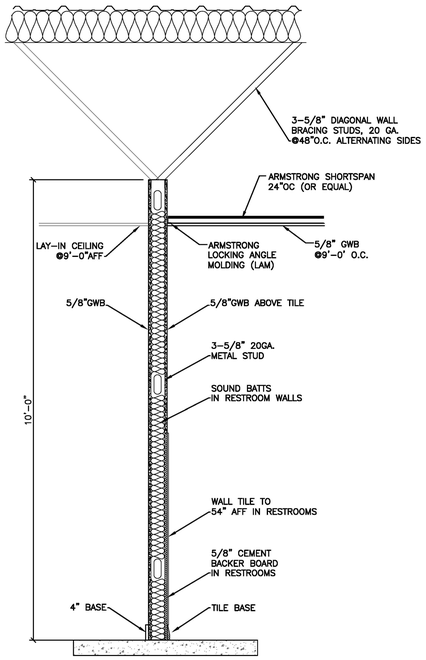
G4.1



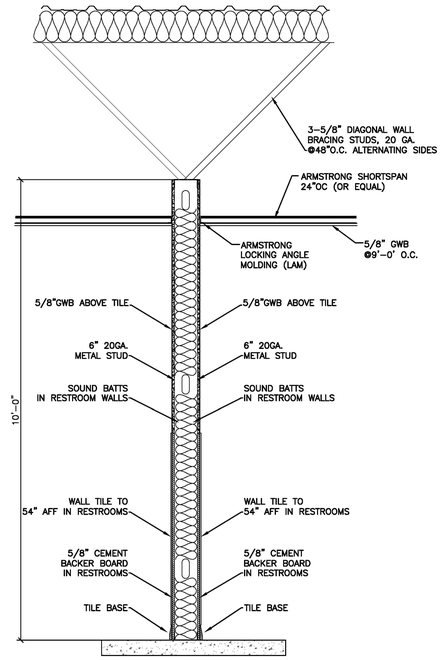
1 G4.2 WALL SECTION TYPE 1
SCALE: 3/4" = 1'-0"



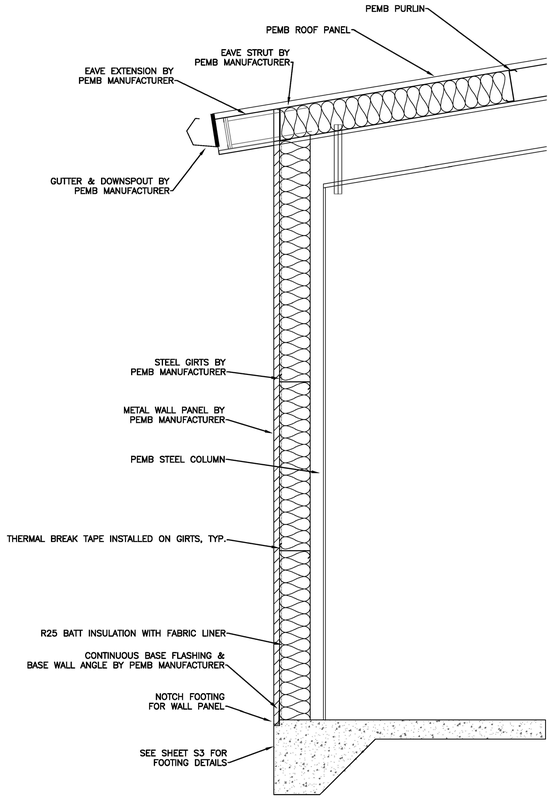
2 G4.2 WALL SECTION TYPE 2
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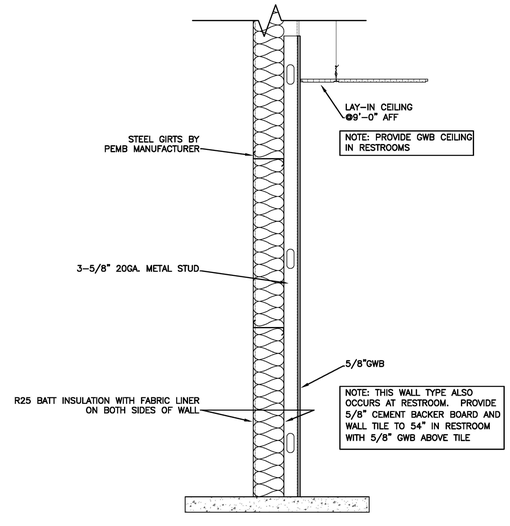
3 G4.2 WALL SECTION TYPE 3
SCALE: 3/4" = 1'-0"



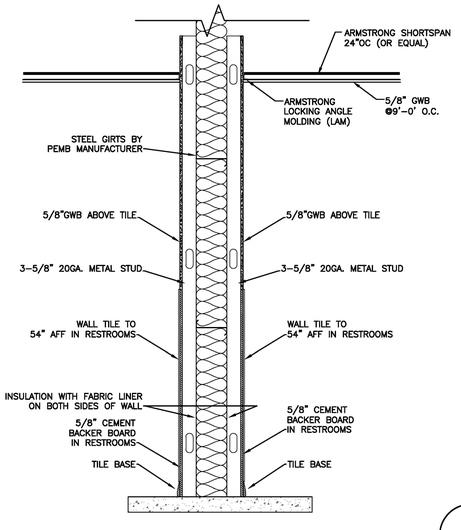
4 G4.2 WALL SECTION TYPE 4
SCALE: 3/4" = 1'-0"



5 G4.2 WALL SECTION TYPE 5
SCALE: 3/4" = 1'-0"



6 G4.2 WALL SECTION TYPE 6
SCALE: 3/4" = 1'-0"



7 G4.2 WALL SECTION TYPE 7
SCALE: 3/4" = 1'-0"

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
ONE BATTERY PARK PLAZA, ASHEVILLE, NORTH CAROLINA
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 828.621.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN J. DAWSON

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS
TOMMY MCLEOD

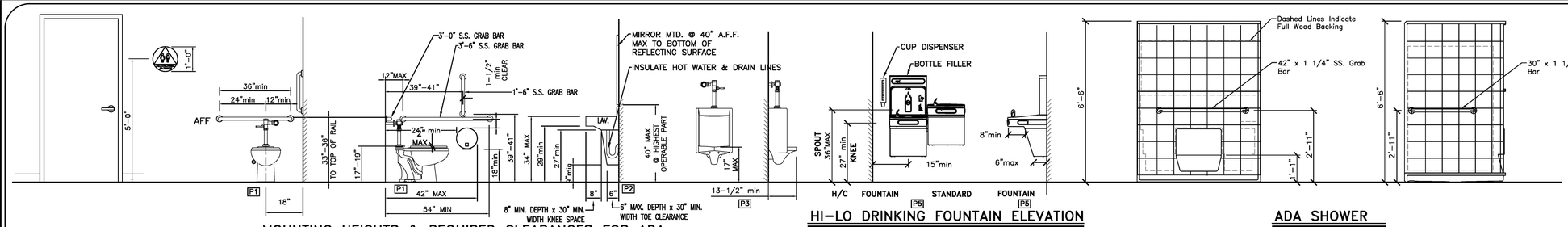
SYMBOL	DESCRIPTION	DATE	BY

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: WALL SECTIONS

G4.2

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with 3D Options.dwg
Plotted By: Michael
Plotted Date: Dec 08, 2025 - 9:38am



MOUNTING HEIGHTS & REQUIRED CLEARANCES FOR ADA

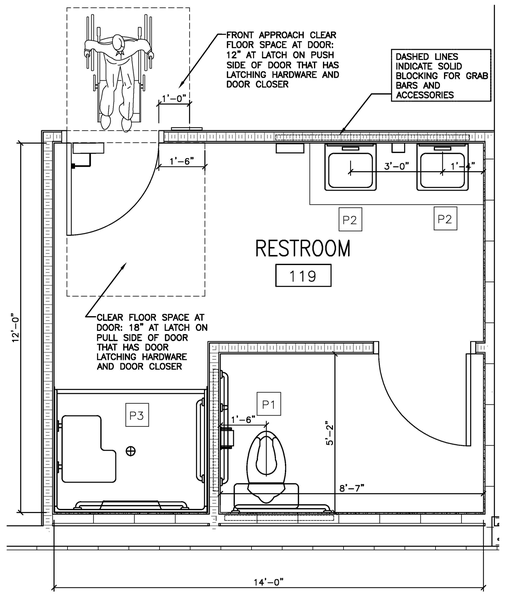
SCALE: 1/2" = 1'-0"

HI-LO DRINKING FOUNTAIN ELEVATION

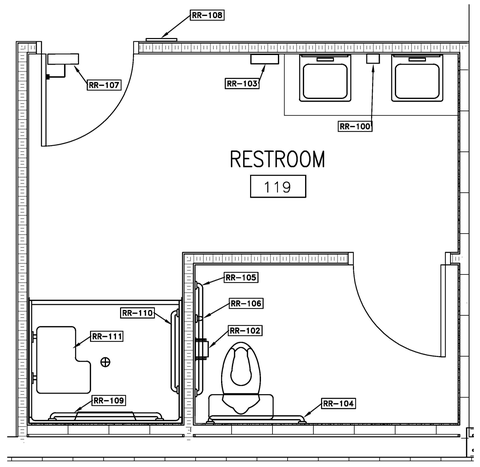
SCALE: 1/2" = 1'-0"

ADA SHOWER

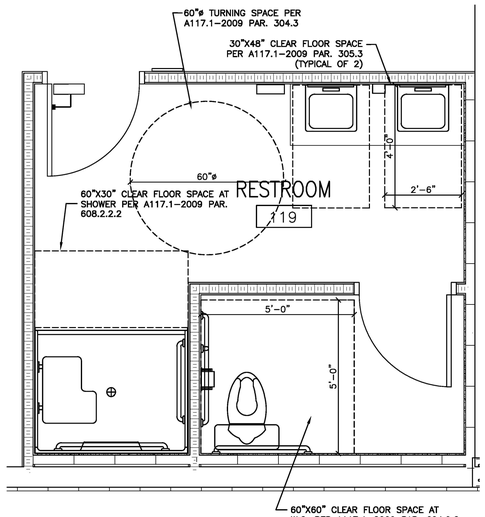
SCALE: 1/2" = 1'-0"



7 G5 ENLARGED RESTROOM PLAN
119-RESTROOM
SCALE: 1/2" = 1'-0"



8 G5 ACCESSORY PLAN
109-WOMEN
SCALE: 1/2" = 1'-0"

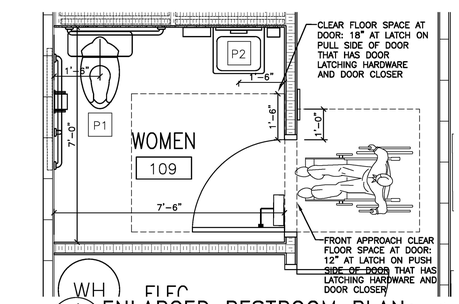


9 G5 ADA FIXTURE CLEARANCES
109-WOMEN
SCALE: 1/2" = 1'-0"

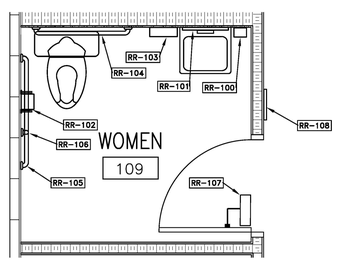
ACCESSORY LEGEND					
NO.	QTY	G.C.INST.	ITEM DESCRIPTION	MODEL #	MANUFACTURER
RR-100	1	X	SOAP DISPENSER (WALL MOUNT)	B-2111	BOBRICK
RR-101	1	X	MIRROR, 18" X 36"	B-165 1836	BOBRICK
RR-102	1	X	TOILET PAPER DISPENSER	B-273	BOBRICK
RR-103	1	X	PAPER TOWEL DISPENSER	B-2620	BOBRICK
RR-104	1	X	GRAB BAR 1-1/2"DIA X 36" S.S. FIN.	B-5806 X 36	BOBRICK
RR-105	1	X	GRAB BAR 1-1/2"DIA X 42" S.S. FIN.	B-5806 X 42	BOBRICK
RR-106	1	X	GRAB BAR 1-1/2"DIA X 18" S.S. FIN.	B-5806 X 18	BOBRICK
RR-107	1	X	DOOR CLOSER	UH4031	UNIVERSAL HARDWARE
RR-108	1	X	RESTROOM SIGNAGE	RR-120-DCTS	COMPLIANCE SIGNS
RR-109	1	X	GRAB BAR 1-1/2"DIA X 42" S.S. FIN.		FREEDOM SHOWERS
RR-110	1	X	GRAB BAR 1-1/2"DIA X 30" S.S. FIN.		FREEDOM SHOWERS
RR-111	1	X	ADA SHOWER SEAT		FREEDOM SHOWERS

ACCESSORY NOTES:

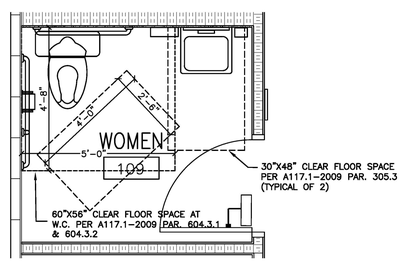
1. PROVIDE BLOCKING AT ALL WALL MOUNTED ACCESSORIES.
2. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE INSTALLED PER ADA REQUIREMENTS.
3. INSTALL AT LOCATIONS REQUIRED AND AS SHOWN ON DRAWINGS.
4. ALL TOILET ACCESSORIES TO BE SELECTED BY OWNER
5. ALL TOILET ACCESSORIES TO BE INSTALLED BY CONTRACTOR
6. ALL LAVATORIES & SINKS SHALL HAVE PROTECTIVE COVERING ATTACHED TO THE SUPPLY & DRAIN LINES BELOW THE FIXTURES.



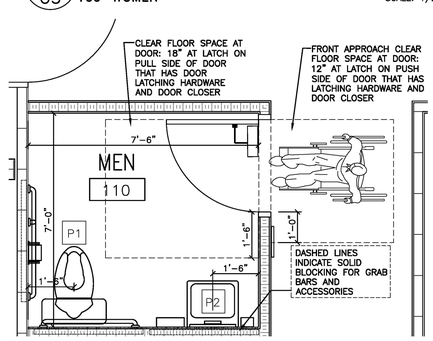
4 G5 ENLARGED RESTROOM PLAN
109-WOMEN
SCALE: 1/2" = 1'-0"



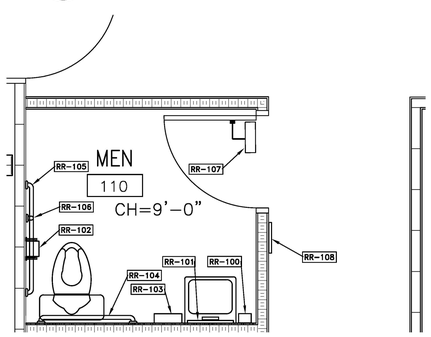
5 G5 ACCESSORY PLAN
109-WOMEN
SCALE: 1/2" = 1'-0"



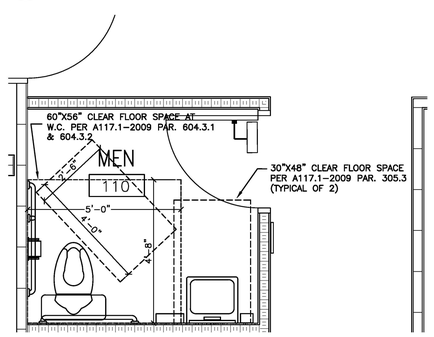
6 G5 ADA FIXTURE CLEARANCES
109-WOMEN
SCALE: 1/2" = 1'-0"



1 G5 ENLARGED RESTROOM PLAN
110-MEN
SCALE: 1/2" = 1'-0"



2 G5 ACCESSORY PLAN
110-MEN
SCALE: 1/2" = 1'-0"



3 G5 ADA FIXTURE CLEARANCES
110-MEN
SCALE: 1/2" = 1'-0"

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1000 MAIN STREET, EUREKA SPRINGS, NORTH CAROLINA 28083
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 919.821.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 ENGINEERING CORPORATION

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN J. DOWDY

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: SITE GENERAL CONTRACTORS TO MAP MCLEOD

NO.	DESCRIPTION	DATE	BY
1	PERMIT	12/8/25	MJ

PROJECT: JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

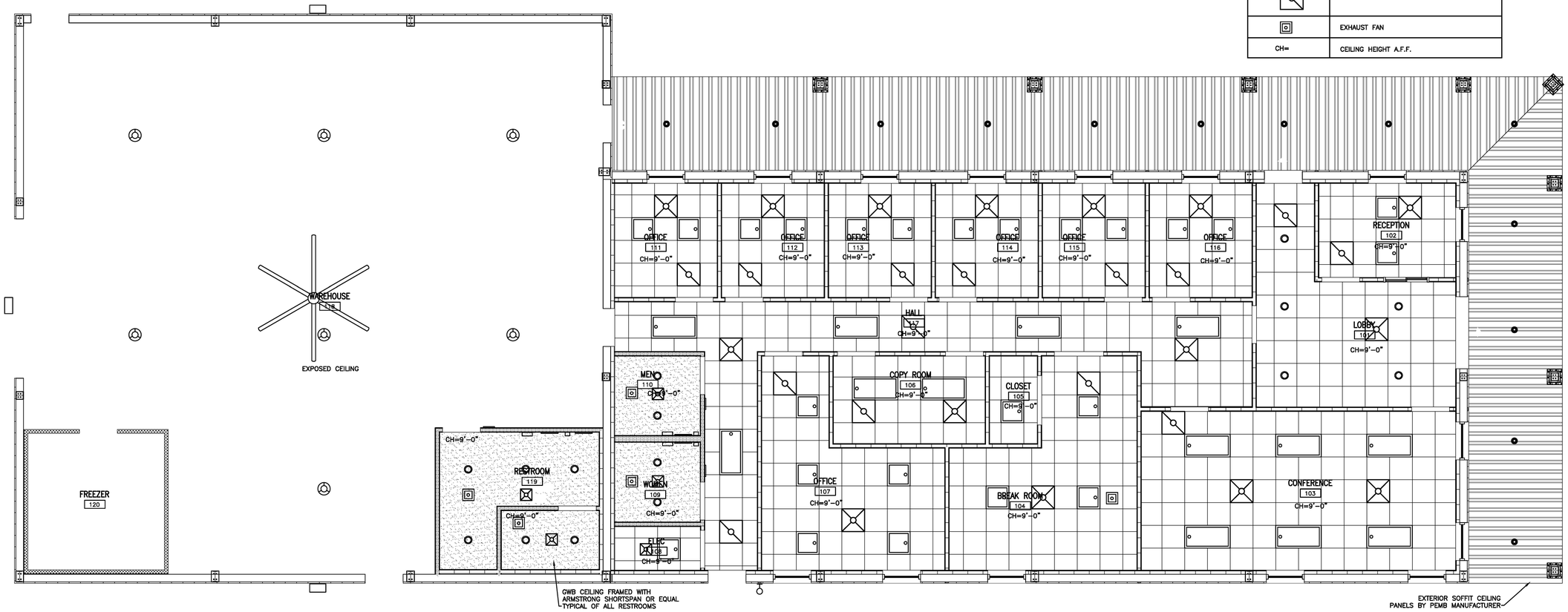
SHEET: ADA DETAILS & ACCESSORIES

G5

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with 3D.dwg
Last Edited By: MJ
Plotted Date: Dec 08, 2025 - 9:44am

LEGEND–RCP

SYMBOL	DESCRIPTION
	2'X2' LAY–IN CEILING
	GWB CEILING
	2X2 LED LIGHT FIXTURE
	2X4 LED LIGHT FIXTURE
	6" CAN LIGHT
	WAREHOUSE HIGH BAY LED
	EXTERIOR PORCH LIGHTING
	EXTERIOR WALL PACK LIGHT
	EXTERIOR WALL SCONCE LIGHT
	LAY–IN HVAC SUPPLY DIFFUSER
	LAY–IN HVAC RETURN GRILLE
	EXHAUST FAN
CH=	CEILING HEIGHT A.F.F.



1 G6 REFLECTED CEILING PLAN

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

SCALE: 1/2" = 1'-0" SCALE: 3/4" = 1'-0" SCALE: 1" = 1'-0" SCALE: 1-1/2" = 1'-0" SCALE: 3" = 1'-0"
SCALE: 1/8" = 1'-0" SCALE: 3/16" = 1'-0" SCALE: 1/4" = 1'-0" SCALE: 3/8" = 1'-0"

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WIP1.dwg
Plotted by: Kevin Jones
Plotted Date: Dec 08, 2025 - 9:45am

JENKINS CONSULTING ENGINEERS, PA.
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
(NOT A MEMBER OF THE STATE BOARD OF EXAMINERS)
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 8163321724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN D. JONES

8 DEC 2025

DESIGNED/CHECKED BY:	KJD
DRAWN BY:	MJ
PROJECT #:	2025-08-05
DATE:	8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS TOMMY MCLEOD

NO.	DESCRIPTION	BY	DATE
-	-	-	-

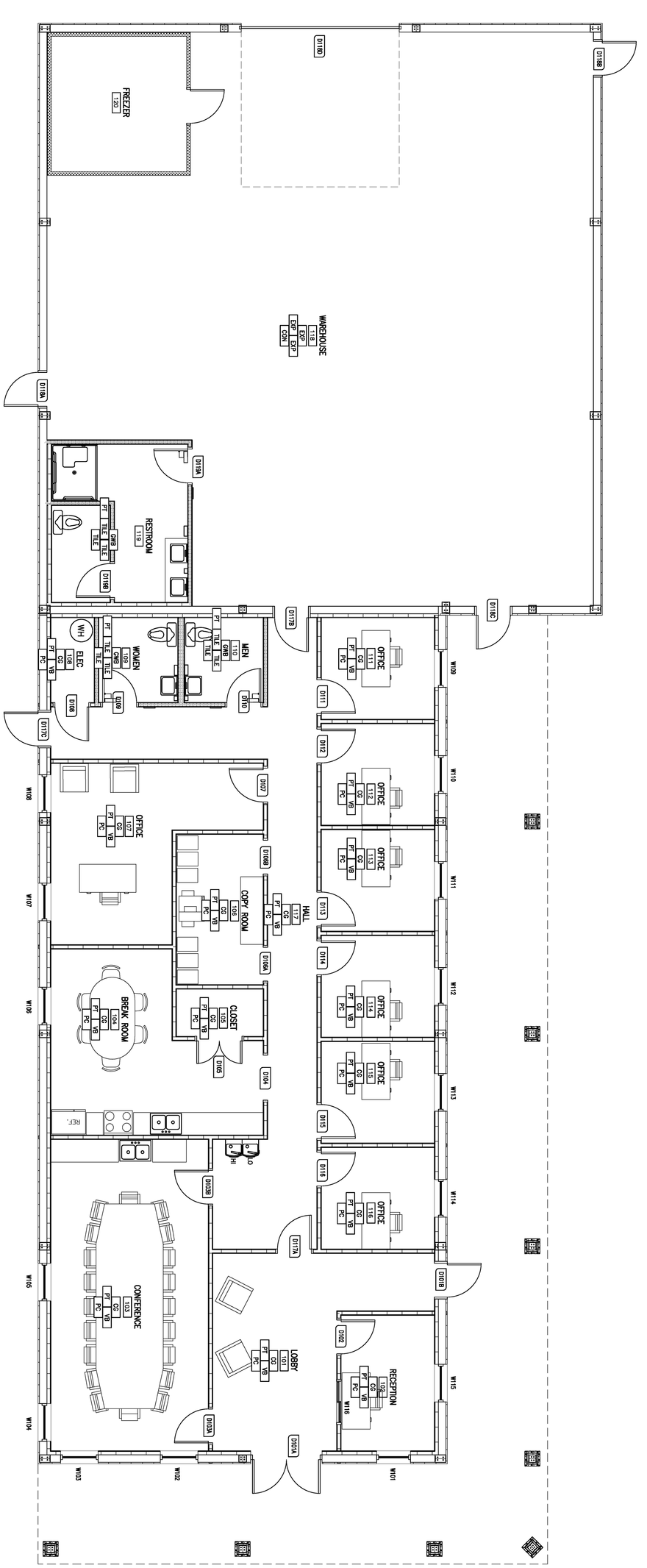
PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: REFLECTED CEILING PLAN

G6

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WITH 3D GRAPH.dwg
Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:45am

SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3" = 1'-0"



1 G7.1 DOOR/WINDOW/FINISH PLAN

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

G7.1	PROJECT: *JACKSON OFFICE BUILDING* 308 SAINT MATTHEWS ROAD ERWIN, NC 28339
	SHEET: DOOR/WINDOW/FINISH PLAN

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JCE

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS
TOMMY MCLEOD

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

8 DEC 2025

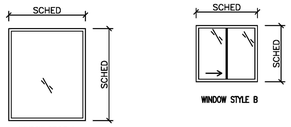
JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724

WINDOW SCHEDULE–LOWER, FIRST FLOOR

WINDOW NO	WINDOW SIZE (WIDTH X HEIGHT)	STYLE	FRAME MATERIAL	REMARKS
W101	3'–4" X 4'–4"	A	ALUM	
W102	3'–4" X 4'–4"	A	ALUM	
W103	3'–4" X 4'–4"	A	ALUM	
W104	3'–4" X 4'–4"	A	ALUM	
W105	3'–4" X 4'–4"	A	ALUM	
W106	3'–4" X 4'–4"	A	ALUM	
W107	3'–4" X 4'–4"	A	ALUM	
W108	3'–4" X 4'–4"	A	ALUM	
W109	3'–4" X 4'–4"	A	ALUM	
W110	3'–4" X 4'–4"	A	ALUM	
W111	3'–4" X 4'–4"	A	ALUM	
W112	3'–4" X 4'–4"	A	ALUM	
W113	3'–4" X 4'–4"	A	ALUM	
W114	3'–4" X 4'–4"	A	ALUM	
W115	3'–4" X 4'–4"	A	ALUM	
W116	4'–0" X 3'–8"	B	ALUM	

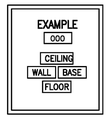
NOTES:

1. DIMENSIONS ARE TO OPENINGS OF WINDOWS (OUTSIDE OF FRAME). SEE ELEVATIONS AND WINDOW STYLES FOR GLASS/STOREFRONT FRAME ARRANGEMENT.
2. GC SHALL FIELD VERIFY DIMENSIONS PRIOR TO WINDOW PURCHASE



ROOM FINISH SCHEDULE

SPACE NUMBER	CURRENT SPACE USE	FLOOR AREA (SF)	FLOOR FINISH	BASE	WALL FINISH	CEILING FINISH	CEILING HEIGHT	REMARKS
101	LOBBY	236	PC	VB	PT	CG	9'–0"	–
102	RECEPTION	99	PC	VB	PT	CG	9'–0"	–
103	CONFERENCE	385	PC	VB	PT	CG	9'–0"	–
104	BREAKROOM	244	PC	VB	PT	CG	9'–0"	–
105	CLOSET	32	PC	VB	PT	CG	9'–0"	–
106	COPY ROOM	102	PC	VB	PT	CG	9'–0"	–
107	OFFICE	220	PC	VB	PT	CG	9'–0"	–
108	ELECTRICAL	29	PC	VB	PT	CG	9'–0"	–
109	WOMEN RESTROOM	53	TILE	TILE	PT TILE	GWB	9'–0"	WALL TILE WITH CEMENT BACKER BOARD TO 54" A.F.F. THEN PAINTED GWB
110	MEN RESTROOM	53	TILE	TILE	PT TILE	GWB	9'–0"	WALL TILE WITH CEMENT BACKER BOARD TO 54" A.F.F. THEN PAINTED GWB
111	OFFICE	90	PC	VB	PT	CG	9'–0"	–
112	OFFICE	90	PC	VB	PT	CG	9'–0"	–
113	OFFICE	90	PC	VB	PT	CG	9'–0"	–
114	OFFICE	90	PC	VB	PT	CG	9'–0"	–
115	OFFICE	90	PC	VB	PT	CG	9'–0"	–
116	OFFICE	90	PC	VB	PT	CG	9'–0"	–
117	HALL	380	PC	VB	PT	CG	9'–0"	
118	WAREHOUSE	2114	CON	EXP	EXP	EXP	EXPOSED	–
119	RESTROOM	175	TILE	TILE	PT TILE	GWB	9'–0"	WALL TILE WITH CEMENT BACKER BOARD TO 54" A.F.F. THEN PAINTED GWB
120	FREEZER	144	FRZ	FRZ	FRZ	FRZ	–	–

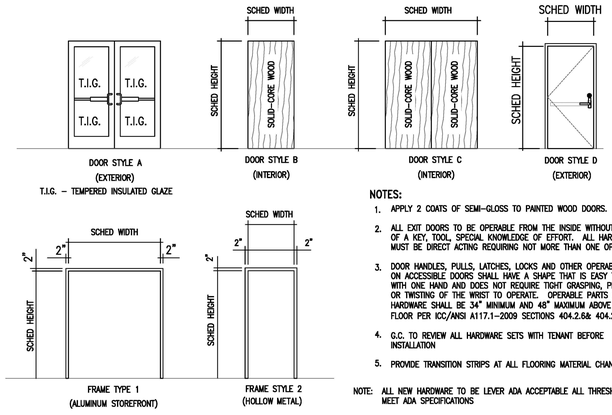


ROOM FINISH KEYED NOTES

KEYED NOTE	DESCRIPTION
PT	PAINTED GWB– OWNER TO SPECIFY COLOR WALLS
VB	4" VINYL COVE BASE
LVT	LUXURY VINYL TILE FLOORING – GC TO COORDINATE FINAL SELECTION WITH OWNER
PC	POLISHED/STAINED CONCRETE SLAB
CON	CONCRETE SLAB
CG	CEILING GRID & TILE
GWB	GYPSUM WALL BOARD
EXP	EXPOSED PEMB CEILING/WALL. PEMB INSULATION LINER
TILE	CERAMIC TILE
FRZ	FREEZER FINISHES PROVIDED BY FREEZER MANUFACTURER

DOOR SCHEDULE

DOOR NO	DOOR SIZE			DOOR			FRAME				HARDWARE										REMARKS
I / ETR	WIDTH	HEIGHT	THICKNESS	STYLE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	FIRE RATING	ENTRANCE LOCK	PASSAGE SET	PRIVACY SET	ADA TURNKNOB MORTISE CYLINDER	PUSH/PULL	STOREROOM LOCK	CLASSROOM LOCK	PANIC SET	CLOSER	WALL STOP	THRESHOLD	KICK PLATES	WEATHERSTRIPPING	NOTE: G.C. TO REVIEW ALL HARDWARE SETS WITH OWNER BEFORE INSTALLATION
D101A	6'–0"	x 7'–0"	x 1–3/4"	A	ALUM	VA/B	1	ALUM	VA/B	–	X	–	–	–	–	–	–	–	X	–	X	–	X	LOBBY EXTERIOR DOUBLE
D101B	3'–0"	x 7'–0"	x 1–3/4"	D	HM	P	2	HM	P	–	X	–	–	–	–	–	–	–	X	–	X	–	X	LOBBY EXTERIOR SINGLE
D102	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	RECEPTION INTERIOR SINGLE
D103A	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	CONFERENCE INTERIOR SINGLE
D103B	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	CONFERENCE INTERIOR SINGLE
D104	4'–0"	x 7'–0"		–	–	–	2	HM	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	BREAKROOM INTERIOR CASED OPENING
D105	4'–0"	x 7'–0"	x 1–3/4"	C	WD	S	2	HM	P	–	–	X	–	–	–	–	–	–	–	–	–	–	–	CLOSET INTERIOR DOUBLE
D106A	3'–0"	x 7'–0"		–	–	–	2	HM	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	COPY ROOM INTERIOR CASED OPENING
D106B	3'–0"	x 7'–0"		–	–	–	2	HM	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	COPY ROOM INTERIOR CASED OPENING
D107	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D108	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	X	–	–	–	–	–	–	–	–	–	–	–	ELECTRICAL ROOM INTERIOR SINGLE
D109	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	X	–	–	–	–	WOMEN RESTROOM INTERIOR SINGLE
D110	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	X	–	–	–	–	MEN RESTROOM INTERIOR SINGLE
D111	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D112	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D113	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D114	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D115	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D116	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	–	–	–	–	–	OFFICE INTERIOR SINGLE
D117A	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	X	–	–	–	–	–	–	–	–	–	–	–	HALL INTERIOR SINGLE
D117B	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	X	–	–	–	–	–	–	–	–	–	–	–	HALL INTERIOR SINGLE
D117C	3'–0"	x 7'–0"	x 1–3/4"	D	HM	P	2	HM	P	–	X	–	–	–	–	–	–	–	X	–	X	–	X	HALL EXTERIOR SINGLE
D118A	3'–0"	x 7'–0"	x 1–3/4"	D	HM	P	2	HM	P	–	X	–	–	–	–	–	–	–	X	–	X	–	X	WAREHOUSE EXTERIOR SINGLE
D118B	3'–0"	x 7'–0"	x 1–3/4"	D	HM	P	2	HM	P	–	X	–	–	–	–	–	–	–	X	–	X	–	X	WAREHOUSE EXTERIOR SINGLE
D118C	3'–0"	x 7'–0"	x 1–3/4"	D	HM	P	2	HM	P	–	X	–	–	–	–	–	–	–	X	–	X	–	X	WAREHOUSE EXTERIOR SINGLE
D118D	14'–0"	x 14'–0"		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	WAREHOUSE EXTERIOR OVERHEAD–MOTORIZED
D119A	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	X	–	–	–	–	RESTROOM INTERIOR SINGLE
D119B	3'–0"	x 7'–0"	x 1–3/4"	B	WD	S	2	HM	P	–	–	–	X	–	–	–	–	–	X	–	–	–	–	RESTROOM INTERIOR SINGLE



NOTES:

1. APPLY 2 COATS OF SEMI–GLOSS TO PAINTED WOOD DOORS.
2. ALL EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OF EFFORT. ALL HARDWARE MUST BE DIRECT ACTING REQUIRING NOT MORE THAN ONE OPERATION.
3. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR PER ICC/ANSI A117.1–2009 SECTIONS 404.2.6& 404.2.7
4. G.C. TO REVIEW ALL HARDWARE SETS WITH TENANT BEFORE INSTALLATION
5. PROVIDE TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES

NOTE: ALL NEW HARDWARE TO BE LEVER ADA ACCEPTABLE ALL THRESHOLDS TO MEET ADA SPECIFICATIONS

PASSAGE SET: (CLOSET & HALL) PASSAGE LOCKSETS KEEP DOORS FIRMLY CLOSED, BUT DO NOT ACTUALLY LOCK. BOTH LEVERS ALWAYS TURN FREE WITH NO LOCK CYLINDER OR PROVISION FOR A KEY.

PRIVACY SET: (RESTROOM) PRIVACY LOCKSETS ARE LOCKED WITH AN INSIDE PUSH–BUTTON. TURNING THE INSIDE KNOB OR LEVER RELEASES THE LOCK. A SMALL SCREWDRIVER CAN BE USED AS AN EMERGENCY KEY, FROM THE OUTSIDE, IF NECESSARY.

TURNKNOB MORTISE CYLINDER LOCK: LOCKSETS ARE LOCKED WITH AN INSIDE PUSH–BUTTON OR LATCH. THE OUTSIDE LEVER REMAINS LOCKED UNTIL UNLOCKED WITH A KEY FROM THE OUTSIDE OR BY ROTATING THE INSIDE LEVER TRIM. THE INSIDE KNOB OR LEVER IS ALWAYS FREE IMMEDIATE EXIT.

ENTRANCE LOCK: (ENTRY) ENTRANCE LOCKED BY PUSHING AND TURNING A BUTTON AND UNLOCKED BY THE KEY UNTIL THE INSIDE BUTTON IS MANUALLY UNLOCKED. THEY ARE ALSO AVAILABLE WITH PUSHBUTTON LOCKING, IN WHICH PUSHING THE BUTTON LOCKS THE OUTSIDE KNOB OR LEVER UNTIL IT IS UNLOCKED BY KEY OR BY TURNING THE INSIDE KNOB OR LEVER. THE INSIDE KNOB OR LEVER IS ALWAYS FREE FOR IMMEDIATE EXIT.

UTILITY LOCK: CLASSROOM LOCKSETS ALWAYS HAVE THE INSIDE KNOB OR LEVER UNLOCKED. THE OUTSIDE KNOB OR LEVER IS LOCKED AND UNLOCKED BY KEY.

STOREROOM LOCK: STOREROOM LOCKSETS ALWAYS HAVE THE INSIDE KNOB OR LEVER UNLOCKED. THE OUTSIDE KNOB OR LEVER IS FIXED: THE LATCH IS RETRACTED BY THE KEY FROM OUTSIDE.

DOOR SCHEDULE LEGEND

H	HEIGHT	HM	HOLLOW METAL
W	WIDE	P	PAINT
ALUM	ALUMINUM	S	STAIN
WD	WOOD–SOLID CORE	M	METAL
T	THICKNESS	WI	WROUGHT IRON
FG	FIBERGLASS	VA/B	VERIFY ANODIZED OR BRONZE

NORTH CAROLINA PROFESSIONAL SEAL C–3070 ENGINEERING CORPORATION
JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
MAILING ADDRESS: PO BOX 1, EUREKA SPRINGS, NORTH CAROLINA 28725
NORTH CAROLINA CORPORATION NUMBER C–3070
OFFICE 8165821724

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER
KEVIN R. JENKINS
8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025–08–05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS

NO	DESCRIPTION	DATE	BY
1	–	–	–

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

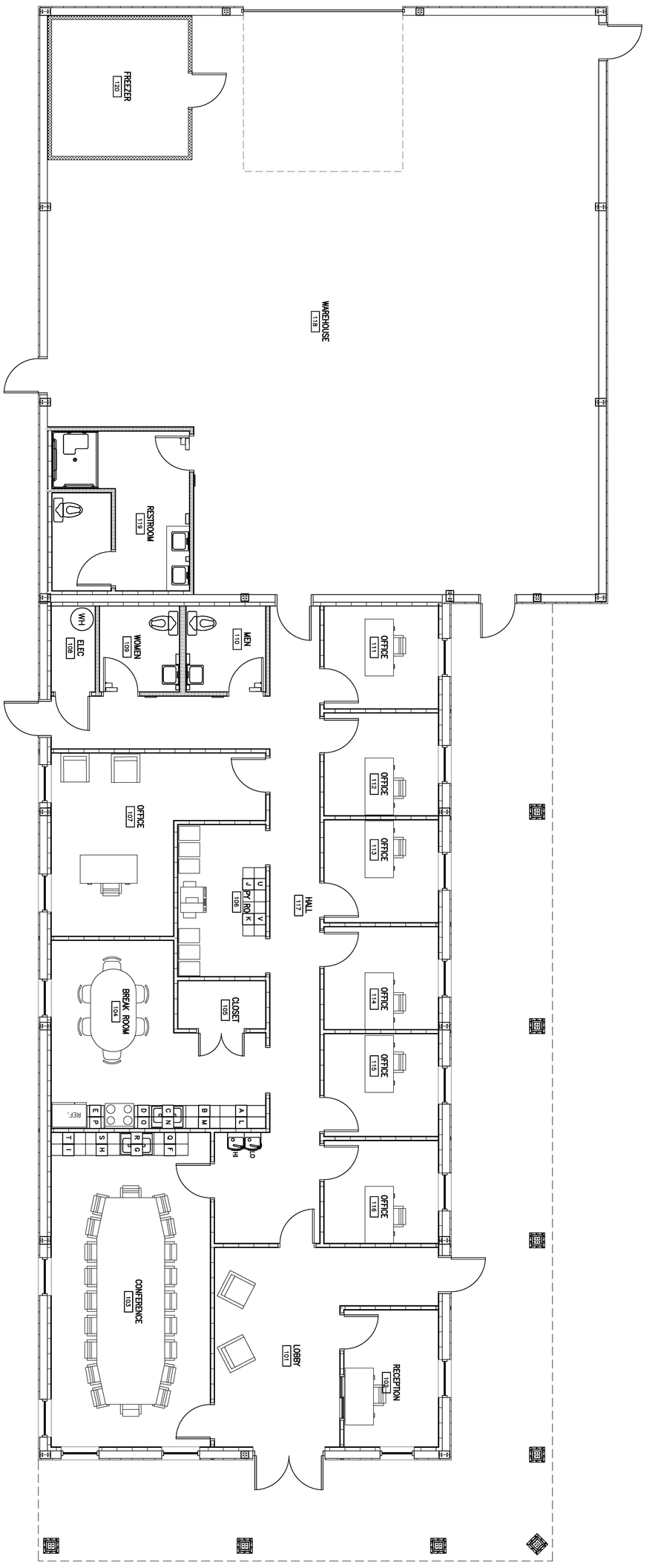
SHEET: DOOR/WINDOW/FINISH SCHEDULE

G7.2

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Printed Date: Dec 08, 2025 – 9:46am

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Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:47am

SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3" = 1'-0"



1 G8.1 CASEWORK PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
CASEWORK PLAN

G8.1

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JOE

FINAL DRAWING [] FOR REVIEW PURPOSES ONLY
PRELIMINARY [] FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING [✓] FOR CONSTRUCTION

OWNER:
JACKSON FAMILY ENTERPRISES LLC
-

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

8 DEC 2025

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724

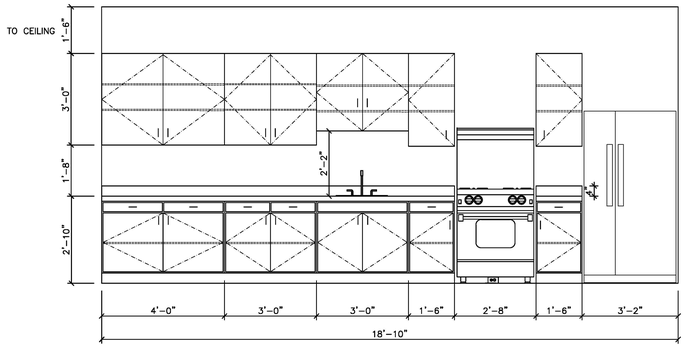
CASEWORK LEGEND & SCHEDULE

KEY	PLAN VIEW	FRONT VIEW	SIDE VIEW	REMARKS
A	2'-0", 4'-0"	2'-10", 4'-0", 4"	2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
B	2'-0", 3'-0"	2'-10", 3'-0", 4"	2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
C	2'-0", 3'-0"	2'-10", 3'-0", 4"	2'-0"	BASE CABINET SAW CUT FOR SINK
D	2'-0", 1'-6"	2'-10", 1'-6", 4"	2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
E	2'-0", 1'-6"	2'-10", 1'-6", 4"	2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
F	2'-0", 3'-0"	2'-10", 3'-0", 4"	2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH

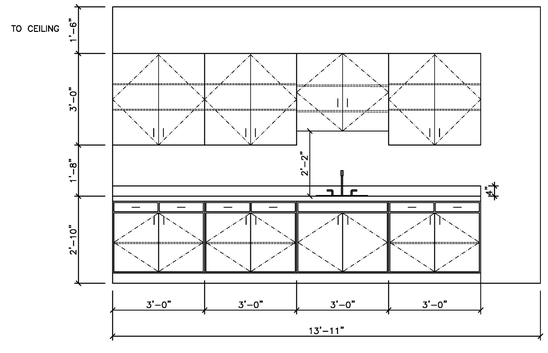
KEY	PLAN VIEW	FRONT VIEW	SIDE VIEW	REMARKS
G	2'-0", 3'-0"	2'-10", 3'-0", 4"	3'-0", 2'-0"	BASE CABINET SAW CUT FOR SINK
H	2'-0", 3'-0"	2'-10", 3'-0"	3'-0", 2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
I	2'-0", 3'-0"	2'-10", 3'-0"	3'-0", 2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
J	2'-0", 3'-0"	2'-10", 3'-0"	3'-0", 2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
K	2'-0", 3'-0"	2'-10", 3'-0"	3'-0", 2'-0"	BASE CABINET WITH DRAWERS & DOORS 4" TOE KICK BASE 4" BACK SPLASH
L	1'-0", 4'-0"	4'-0"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET

KEY	PLAN VIEW	FRONT VIEW	SIDE VIEW	REMARKS
M	1'-0", 3'-0"	3'-0", 3'-0"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET
N	1'-0", 3'-0"	2'-6", 3'-0"	2'-6", 1'-0"	UPPER CABINET 24" ABOVE BASE CABINET
O	1'-0", 1'-6"	3'-0", 1'-6"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET
P	1'-0", 1'-6"	3'-0", 1'-6"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET
Q	1'-0", 3'-0"	2'-6", 3'-0"	2'-6", 1'-0"	UPPER CABINET 24" ABOVE BASE CABINET

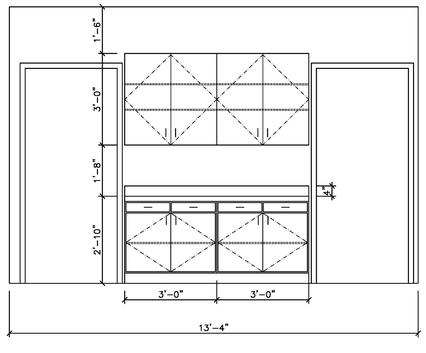
KEY	PLAN VIEW	FRONT VIEW	SIDE VIEW	REMARKS
R	1'-0", 3'-0"	2'-6", 3'-0"	2'-6", 1'-0"	UPPER CABINET 24" ABOVE BASE CABINET
S	1'-0", 3'-0"	3'-0", 3'-0"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET
T	1'-0", 3'-0"	3'-0", 3'-0"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET
U	1'-0", 3'-0"	3'-0", 3'-0"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET
V	1'-0", 3'-0"	3'-0", 3'-0"	3'-0", 1'-0"	UPPER CABINET 18" ABOVE BASE CABINET



1 G8.2 CASEWORK ELEVATION
BREAK ROOM



2 G8.2 CASEWORK ELEVATION
CONFERENCE ROOM



3 G8.2 CASEWORK ELEVATION
COPY ROOM

SCALE: 3/8" = 1'-0" SCALE: 1/2" = 1'-0" SCALE: 3/4" = 1'-0" SCALE: 1" = 1'-0" SCALE: 1-1/2" = 1'-0" SCALE: 3" = 1'-0"
SCALE: 1/8" = 1'-0" SCALE: 1/4" = 1'-0" SCALE: 3/16" = 1'-0" SCALE: 3/4" = 1'-0" SCALE: 1" = 1'-0" SCALE: 1-1/2" = 1'-0"

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with Details.dwg
Plotted By: Michael McLeod
Plotted Date: Dec 08, 2025 - 9:48am

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
MAILING ADDRESS: 1 CLEVELAND, NC 27013
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 919.522.1724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 42009 ENGINEER KEVIN J. DOWDY

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
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FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER:
JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS

NO.	DESCRIPTION	DATE	BY
1	PERMIT SET	12/8/25	MJ

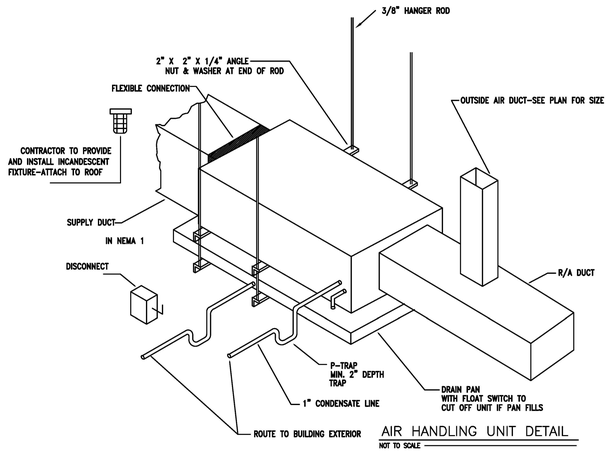
PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
CASEWORK DETAILS

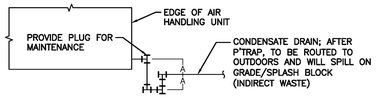
G8.2

HVAC LEGEND

20X12	SUPPLY/MAKEUP DUCTWORK WITH INSIDE SIZE NOTED
20X12	RETURN/EXHAUST DUCTWORK WITH INSIDE SIZE NOTED
	SQUARE/RETANGULAR SUPPLY/RETURN/EXHAUST TRANSITION
	ROUND/OVAL SUPPLY/RETURN/EXHAUST TRANSITION
	RADIUS TYPE SUPPLY/RETURN/EXHAUST DUCTWORK ELBOW
	SQUARE TYPE SUPPLY/RETURN/EXHAUST DUCTWORK ELBOW WITH TURNING VANES
VD	INCREASED AREA TAKEOFF WITH/WITHOUT VOLUME DAMPER
A 300	LAY-IN/SURFACE SUPPLY DIFFUSER WITH TAG AND CFM NOTED
A 300	SIDEWALL SUPPLY/RETURN/EXHAUST DIFFUSER WITH TAG AND CFM NOTED
A	LAY-IN/SURFACE RETURN GRILLE WITH TAG
	ROUND DUCTWORK TURN UP/DOWN
VD	FLEXIBLE/RIGID AIR DUCT CONNECTOR WITH/WITHOUT VOLUME DAMPER
RTU-1	HVAC EQUIPMENT WITH TAG: SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION

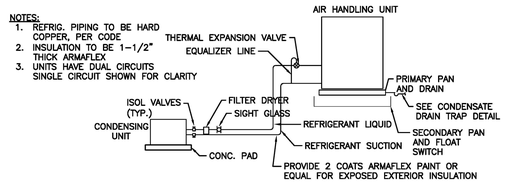


AIR HANDLING UNIT DETAIL
NOT TO SCALE



MAX. TONS	COMBINED CONDENSATE PIPE SIZE
2.5	3/4"
5.0	1"
30.0	1-1/4"

NOTES:
1. PROVIDE CLEANOUT AT EACH CHANGE OF DIRECTION OR EVERY 30"



GENERAL NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA MECHANICAL CODE 2018 EDITION, ASHRAE, SMACNA, AND NFPA.

STRUCTURAL MEMBERS OF THE BUILDING SHALL NOT BE CUT IN ANY MANNER FOR THE INSTALLATION OF ANY EQUIPMENT UNLESS PRIOR APPROVAL IS OBTAINED.

THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS AND ROUTING OF ALL DUCTWORK, PIPING, AND EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICT.

THE MECHANICAL CONTRACTOR SHALL MAKE A COMPLETE REVIEW OF THE MECHANICAL PLANS, SCHEDULES, AND DETAILS PRIOR TO INSTALLATION OF THE MECHANICAL SYSTEMS AND REVIEW ANY CONFLICTS WITH THE GENERAL CONTRACTOR.

THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES INVOLVED IN THIS PROJECT PRIOR TO INSTALLATION OF HIS EQUIPMENT, SO AS TO AVOID CONFLICTS DURING CONSTRUCTION AND ALLOW FOR OPTIMUM WORKING SPACE AND MAINTENANCE. THINK OF OTHER CONTRACTORS AND THEIR REQUIREMENTS IN VERTICAL CHASES AND WALL MOUNT SPACE.

ALL CONTRACTORS TO FOLLOW THIS ORDER OF PRIORITY:

1. STORM AND SANITARY SEWER LINES
2. DUCTWORK AND HVAC SYSTEMS
3. HOT AND COLD WATER LINES
4. RIGID CONDUIT
5. CABLE

THE MECHANICAL CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL PENETRATIONS (PERTAINING TO HIS WORK) THROUGH THE ROOF, WALLS, FLOORS WITH THE GENERAL CONTRACTOR. ANY WATERPROOFING AROUND THE OPENINGS TO BE COMPLETED BY THE GENERAL CONTRACTOR.

THE MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL HIS OWN SUPPORT DEVICES. ALL LOCATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS PRIOR TO INSTALLATION. ALL PLATFORMS AND WALKWAYS IN ATTIC SPACES ARE PROVIDED BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR TO COORDINATE THE LOCATION AND DIMENSIONS OF ALL PLATFORMS IN THE ATTIC WITH THE GENERAL CONTRACTOR.

ALL EQUIPMENT HAVING ROTATING OR MOVING PARTS SHALL HAVE VIBRATION ISOLATORS TO ELIMINATE TRANSMISSION OF OBJECTIONABLE NOISE TO OTHER MATERIAL OR EQUIPMENT.

WHERE OUTSIDE AIR INTAKE DUCTWORK CONNECTS TO OUTSIDE AIR LOUVER, THE INSIDE FACE OF THE DUCTWORK SHALL BE PRIMED AND PAINTED WITH (2) TWO COATS OF FLAT BLACK TO PREVENT DUCTWORK FROM BEING VISIBLE

THE MECHANICAL CONTRACTOR SHALL PROVIDE NAMEPLATES FOR IDENTIFICATION OF ALL EQUIPMENT. THE NAMEPLATES SHALL BE LAMINATED PHENOLIC PLASTIC, BLACK FRONT AND BACK WITH WHITE CORE, WHITE ENGRAVED LETTERS (1/4 INCH MINIMUM) ETCHED INTO THE WHITE CORE. NAME TAGS TO BE MOUNTED WITH SELF-TAPPING SHEET METAL SCREWS.

ALL EQUIPMENT MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK OR IN ACCORDANCE WITH THE PARTICULAR MANUFACTURER'S STANDARD GUARANTEE IF LONGER. ANY FAULTY MATERIAL OR WORKMANSHIP OR FAILURE OF ANY PART OF THE SYSTEM DURING NORMAL OPERATIONS UNDER THIS GUARANTEE SHALL BE CORRECTED WITHOUT COST TO THE OWNER.

THE MECHANICAL CONTRACTOR SHALL CLEAN ALL OF HIS EQUIPMENT PRIOR TO FINAL CLOSE OUT OF THIS PROJECT TO BE FREE OF ANY DIRT OR DEBRIS IN DRAIN PANS, CONDENSATE DRAINS, CONDENSING UNIT COILS, AND ETC.

ALL EQUIPMENT SHALL BE LOCATED AND INSTALLED TO PROVIDE MAXIMUM SPACE FOR MAINTENANCE AND SERVICE.

PROVIDE EQUIPMENT SUPPORT PAD FOR ALL BASE MOUNTED EQUIPMENT. PAD SHALL BE 4" HIGH OR PREFABRICATED CONCRETE PAD FOR ALL CONDENSING UNITS, AND PACKAGE UNITS, 4" MINIMUM FROM EQUIPMENT EDGE TO END OF PAD ON ALL SIDES.

THE MECHANICAL CONTRACTOR SHALL CONFIRM ALL BREAKER AND DISCONNECT SIZES OF HIS EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT FOR THIS PROJECT.

CONDENSATE DRAINS SHALL BE A MINIMUM OF 3/4" ø PVC PIPE. A P-TRAP SHALL BE INSTALLED IN PIPE AT THE UNIT. ALL CONDENSATE LINES SHALL BE ROUTED AS INDICATED ON PLANS.

INSTALL FLEXIBLE DUCT CONNECTION AT SUPPLY AND RETURN DUCTWORK CONNECTIONS TO ALL AIR HANDLING UNITS, FAN BOXES, ETC.

DESIGN CRITERIA NOTES:

ALL SUPPLY, RETURN, EXHAUST AND OUTDOOR AIR DUCTWORK (WITH THE EXCEPTION OF COMMERCIAL KITCHEN DUCTWORK) SHALL BE SIZED AT 0.08" PER 100'-0" OF DUCT FOR EXTERNAL STATIC PRESSURE. ALL DUCTWORK SHALL BE 1"WG PRESSURE CLASS.

ECONOMIZERS ARE REQUIRED FOR ANY HVAC SYSTEM WITH A COOLING CAPACITY OF 65,000 BTU/HR OR GREATER (NCECC C403.1)

CORRIDORS SHALL NOT SERVE AS SUPPLY, RETURN, EXHAUST, RELIEF OR VENTILATION AIR DUCTS; CORRIDORS MAY BE USED FOR MAKEUP AIR PROVIDED TO TOILET AREAS FOR EXHAUST MAKEUP PROVIDING THE CORRIDOR IS PROVIDED WITH AN OUTSIDE AIR RATE GREATER THAN THE MAKEUP REQUIRED FOR EXHAUST. WHERE LOCATED IN TENANT SPACES OF LESS THAN 1000 SQ/FT THE USE OF CORRIDORS FOR RETURN AIR IS PERMITTED. (NCMC 601.2.1 & 601.2.3)

HVAC SYSTEM SHALL HAVE PROGRAMMABLE THERMOSTAT CAPABLE OF OFF HOUR CONTROLS (NIGHT SETBACK) TO MAINTAIN NO MORE THAN 85'F OR NO LESS THAN 55'F (NCECC C403.2.4.2.1, C403.2.4.2.3 & C403.2.4.2.3)

THE MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL A DUCT MOUNTED SMOKE DETECTOR IN THE RETURN AIR DUCT AT EACH UNIT IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE EDITION 2012. THE MECHANICAL CONTRACTOR TO WIRE FROM THE DETECTOR TO EACH UNIT.

DUCTWORK NOTES:

ALL DUCTWORK, PIPING, EQUIPMENT, ETC. SHALL BE SUPPORTED FROM THE BUILDING SUPPORT STRUCTURE AND NOT THE ROOF.

ALL DUCT LAYOUT AND LOCATIONS ARE SHOWN DIAGRAMMATIC. THE MECHANICAL CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE BUILDING CONDITIONS AND COORDINATE THE DUCT LAYOUT WITH ALL CONTRACTORS PRIOR TO INSTALLATION.

ALL DUCTWORK SHALL BE CONSTRUCTED OF SHEET METAL IN ACCORDANCE WITH ASHRAE & SMACNA. DUCT SIZES SHOWN ARE NET FREE AREA REQUIRED.

VOLUME OR SPLITTER DAMPERS SHALL BE INSTALLED WHERE NECESSARY TO GUIDE AND CONTROL THE AIR FLOW. TURNING VANES ARE REQUIRED IN ALL ELBOWS AND AIR DEFLECTION DEVICES WILL BE INSTALLED WHERE REQUIRED FOR A BALANCED SYSTEM. PROVIDE SHEET METAL SLEEVES AND COLLARS WHERE DUCTS PASS THRU WALLS.

ALL DUCTS SHALL BE AIR TIGHT, RIGID AND FREE FROM VIBRATION AND NOISE. ALL LAP JOINTS SHALL BE IN THE DIRECTION OF FLOW AND SEALED WITH DUCT SEALER. ALL TAPES AND MASTICS USED SHALL LISTED WITH UL181A AND SHALL BE MARKED. (NCMC (603.9) & NCECC (C403.2.9)

FLEXIBLE DUCT RUNS SHALL NOT EXCEED 12'-0" IN LENGTH. FLEXIBLE DUCT SHALL BE SUPPORTED EVERY 5'-0". MAXIMUM SAG IS A 1/2 INCH PER FOOT OF SPACING BETWEEN SUPPORTS. SADDLE MATERIAL IN CONTACT WITH THE FLEXIBLE DUCT SHALL BE WIDE ENOUGH SO THAT IT DOES NOT REDUCE THE INTERNAL DIAMETER OF THE DUCT. THE SADDLE MUST COVER ONE-HALF THE CIRCUMFERENCE OF THE OUTSIDE DIAMETER OF THE FLEXIBLE DUCT AND FIT NEATLY AROUND THE LOWER HALF OF THE DUCT'S OUTER CIRCUMFERENCE.

PROVIDE PERMANENT MANUAL DAMPERS IN ALL SUPPLY AND RETURN AIR DUCTS AT THE MAIN TRUNK LINE FOR SYSTEM BALANCING. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR BALANCING THE AIR DISTRIBUTION SYSTEM AFTER THE SYSTEM HAS BEEN INSTALLED AND EQUIPMENT IS OPERATING. MANUAL DAMPERS ARE REQUIRED TO BE INSTALLED IN THE RETURN AIR DUCT IF THE DUCT IS RETURNING AIR FROM INDIVIDUAL ROOMS. MANUAL DAMPERS ARE NOT REQUIRED IF THE DUCT IS RETURNING AIR FROM CENTRALLY LOCATED FILTER/RETURN GRILLES.

THE OUTSIDE AIR INTAKE DUCTWORK SHALL BE HARD ROUND DUCT, FLEXIBLE DUCT WILL NOT BE ACCEPTED. SEE PLAN FOR DUCT SIZE.

ALL OUTSIDE AIR INTAKE DUCTS SHALL HAVE A FILTER BOX TO HOUSE A MINIMUM OF 16 IN. X 20 IN. X 2 IN. THICK FILTER, U.N.O. AT EACH AIR HANDLING UNIT EITHER IN THE ATTIC OR CRAWL SPACE. THE FILTER BOX SHALL HAVE A HINGED DOOR THAT IS GASKETED TO MAINTAIN A AIRTIGHT SEAL WITH A THUMBSCREW TO ACCESS THE FILTER.

THE OUTSIDE AIR FILTER SHALL BE THE HI-E 40 AS MANUFACTURED BY PUROLATOR PRODUCTS AIR FILTRATION COMPANY, OR APPROVED EQUAL. AIR FILTER SHALL BE (2) TWO INCHES DEEP, MEDIUM EFFICIENCY, PLEATED MEDIA, DISPOSABLE PANEL TYPE. THE FILTER MEDIA SHALL BE SELF-EXTINGUISHING NON-WOVEN COTTON AND SYNTHETIC FIBERS. THE FILTER MEDIA SHALL BE BONDED TO A 28-GAUGE CORROSION RESISTANT, EXPANDED METAL SUPPORT GRID WITH A 95% OPEN FACE AREA.

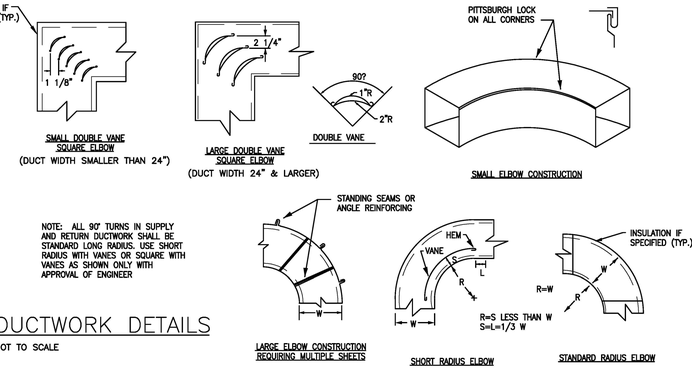
DUCT/PIPING INSULATION NOTES:

ALL SUPPLY AND RETURN AIR DUCTS SHALL BE INSULATED WITH MIN. R-6.0 INSULATION UNLESS NOTED OTHERWISE IN THE DRAWING. NCECC (C403.2.9) ACCEPTABLE MANUFACTURERS ARE JOHNSON MANVILLE.

LIQUID AND SUCTION PIPING TO AND FROM AIR HANDLING UNITS SHALL BE INSULATED WITH 1-1/2" THICK PIPE INSULATION IN ACCORDANCE WITH NCECC TABLE (C403.2.10).

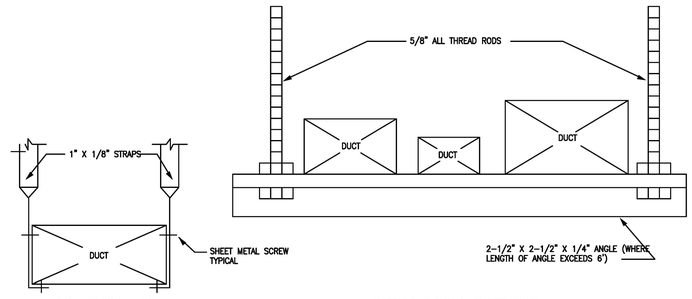
ALL FLEXIBLE DUCT REQUIRING INSULATION SHALL HAVE A VALUE OF AT LEAST R-5.0. THE FLEXIBLE DUCT SHALL BE ATCO RUBBER PRODUCTS, INC. UPC NO. 036 OR APPROVED EQUAL WITH A REINFORCED METALLIZED POLYESTER JACKET. THE INNER CORE IS AIRTIGHT AND IS DESIGNED FOR LOW TO MEDIUM OPERATING PRESSURES IN HVAC SYSTEMS. AIR DUCT CONNECTIONS AND JOINTS SHALL BE MADE PER INSTALLATION INSTRUCTIONS OUTLINED BY ATCO.

OUTSIDE AIR INTAKE DUCTWORK AND EXHAUST DUCTWORK IS TO BE UNINSULATED.



DUCTWORK DETAILS

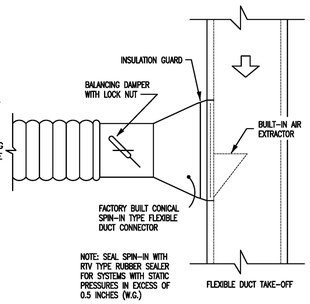
NOT TO SCALE

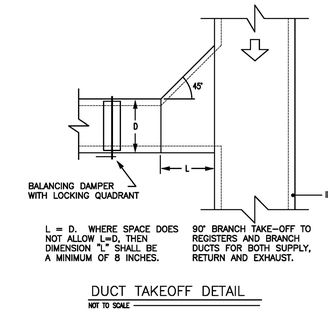


LOW PRESSURE DUCTWORK (UP THRU 2" W.G.)

DUCTWORK SUPPORT DETAILS

NOT TO SCALE





DUCT TAKEOFF DETAIL
NOT TO SCALE

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1 CENTRAL AVENUE, EUREKA SPRINGS
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 8165321724

NORTH CAROLINA PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 049267 ENGINEER DOUGLAS L'BUDD JENKINS

8 DEC 2025

DESIGNED/CHECKED BY:	KJD	PROJECT #:	2025-08-05
DRAWN BY:	MJ	DATE:	8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☐ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: SITE GENERAL CONTRACTORS TOMMY MCLEOD

NO.	DESCRIPTION	DATE	BY
1	PERMIT	12/8/25	MJ

PROJECT: JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET: MECHANICAL NOTES

M1

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with 3D Options.dwg
Plotted By: Michael Jackson
Plotted Date: Dec 08, 2025 - 9:48am

APPENDIX B MECHANICAL DESIGN
2018 BUILDING CODE SUMMARY

PROJECT NAME: JACKSON OFFICE BUILDING

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
METHOD OF COMPLIANCE
PRESCRIPTIVE [X] ENERGY COST BUDGET [ ]

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

THERMAL ZONE: ZONE 4 NORTH CAROLINA
WINTER DRY BULB: 22.0° F
SUMMER DRY BULB: 97.0° F

INTERIOR DESIGN CONDITIONS
WINTER DRY BULB: 70°
SUMMER DRY BULB: 75°
RELATIVE HUMIDITY: 50%

BUILDING HEATING LOAD: 40,100 BTUH
BUILDING COOLING LOAD: 72,200 BTUH

MECHANICAL SPACING CONDITIONING SYSTEM

UNITARY
DESCRIPTION OF UNIT: SPLIT SYSTEM HEAT PUMPS: (1) 4-TON, (1) 2-TON

HEATING EFFICIENCY: 78% AFUE (78% AFUE MINIMUM EFFICIENCY, TABLE C403.2.3 (4))

COOLING EFFICIENCY: 14.0 SEER (14 SEER MINIMUM EFFICIENCY, TABLE C403.2.3 (1))

SIZE CATEGORY OF UNIT: 5.0 TON (< 65,000 BTU/H)

BOILER
SIZE CATEGORY. IF OVERSIZED, STATE REASON.: _____

CHILLER
SIZE CATEGORY. IF OVERSIZED, STATE REASON.: _____

LIST EQUIPMENT EFFICIENCIES: _____

DESIGNER STATEMENT: TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THIS BUILDING COMPLIES WITH THE MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT REQUIREMENTS OF THE INTERNATIONAL ENERGY CODE. THE HVAC UNIT QUALIFIES AS MORE EFFICIENT MECHANICAL EQUIPMENT DESCRIBED IN THE CODE.

SIGNED: Buddy Jenkins
NAME: BUDDY JENKINS
TITLE: ENGINEER

DESCRIPTION AND SEQUENCE OF OPERATION OF HVAC SYSTEM

THE HVAC SYSTEM CONSISTS OF:

(1) 4-TON & (1) 2-TON SPLIT SYSTEM HEAT PUMP UNITS WHICH PROVIDE HEATING/COOLING/VENTILATION TO ALL SPACES.

OCCUPIED OPERATION

THE SUPPLY FANS SHALL RUN CONTINUOUSLY TO PROVIDE THE REQUIRED VENTILATION RATE. IN THE COOLING MODE, A RISE IN TEMPERATURE BEYOND SET POINT OF PROGRAMMABLE T-STAT WILL RESULT IN ACTIVATION OF DX COOLING CYCLE UNTIL DESIRED TEMPERATURE IS REACHED. IN HEATING MODE, A SIGNAL FROM T-STAT WILL ACTIVATE THE HEAT PUMP TO DELIVER HEATING TO SPACES.

UNOCCUPIED OPERATION

THE SUPPLY FAN SHALL BE INDEXED OFF AND MOTORIZED OUTSIDE AIR DAMPER SHALL BE CLOSED. PROGRAMMABLE THERMOSTATS SHALL PROVIDE CONTROL OF EACH UNIT.

EXHAUST FAN OPERATION

THE TOILET EXHAUST FANS AND COPY ROOM EXHAUST FANS SHALL BE SWITCHED WITH LIGHTING TO PROVIDE CONTINUOUS EXHAUST WHILE RESTROOM IS OCCUPIED.

THE BREAKROOM AND SHOWER EXHAUST FANS SHALL BE INDIVIDUALLY SWITCHED TO PROVIDE EXHAUST WHEN NEEDED.

HEAT PUMP SCHEDULE

EQUIPMENT INFO			COOLING CAPACITIES					HEATING CAPACITIES			COMPRESSOR/CONDENSER SECTION				ELECTRICAL INFORMATION					MISCELLANEOUS INFORMATION		
TAG	TYPE	LOCATION	NOM. TONS	TOTAL COOLING	NET COOLING	MIN. IEER	MIN. EER	MIN. SEER	MIN. COP	UNIT CAPACITY	MIN. HSPF	NO. OF COMPR.	COMPRESSOR AMPS RLA	CONDENSER FAN AMPS FLA	NO. OF FANS	FAN HP	UNIT VOLTS	UNIT PHASE	MCA	MOCP	WIRE SIZE (CU. 75 C)	MANUFACTURER/MODEL	DIMENSIONS HxWxD (in)	WEIGHT GROSS (LB)
HP-1	SPLIT-SYSTEM HEATPUMP	GROUND	4.0	48000	44982	N/A	11.7	14.3	3.80	42000	7.5	1	12.2	2.8	1	1/3	208	3	18	30	#10	TRANE / 5TWA4048J000A	50X35X38	301 LBS
HP-2	SPLIT-SYSTEM HEATPUMP	GROUND	2.0	24000	23500	N/A	11.7	14.3	3.60	22000	7.5	1	9.1	0.77	1	1/8	208	1	13	20	#12	TRANE / 5TWR4024A1000A	38X30X33	208 LBS

AIR HANDLING UNIT SCHEDULE

EQUIPMENT INFO				INDOOR FAN SECTION										ELECTRICAL HEAT STRIP INFORMATION						MISCELLANEOUS INFORMATION			
TAG	TYPE	LOCATION	NOM. TONS	SUPPLY CFM	OA CFM	ESP INCHES	FAN TYPE	FAN HP	FAN RPM	FAN FLA	UNIT VOLTS	UNIT PHASE	MCA	MOCP	HEAT STRIPS	UNIT VOLTS	UNIT PHASE	MCA	MOCP	WIRE SIZE (CU. 75 C)	MANUFACTURER/MODEL	DIMS (UNCRATED) HxWxD (in)	WEIGHT GROSS (LB)	REMARKS
AHU-1	SPLIT-SYSTEM AIR HANDLER	ATTIC	4.0	1600	300	0.5	DIRECT	–	1050	5.4	208	1	7	15	7.20 KW	208	3	31	35	#8	TRANE 5TAM5D06AC41SB HEAT: BAYEA13AC10LG3	62X24X22	175 LBS	①②③④⑤
AHU-2	SPLIT-SYSTEM AIR HANDLER	ATTIC	2.0	800	150	0.5	DIRECT	–	1050	2.6	208	1	3	15	3.60 KW	208	1	25	25	#8	TRANE 5TAM5B01AC21SB HEAT: BAYEA13AC05LG1	50X18X22	125 LBS	①②③④⑤

① PROVIDE SINGLE POINT WIRING KIT FOR ELECTRIC HEAT
② PROVIDE 7 DAY PROGRAMMABLE THERMOSTAT
③ PROVIDE OUTDOOR THERMOSTAT FOR HEAT STRIP LOCKOUT
④ PROVIDE MOTORIZED OUTSIDE AIR DAMPER & MANUAL RETURN AIR DAMPER
⑤ EQUAL EQUIPMENT MAY BE PROVIDED

EXHAUST FAN SCHEDULE

EQUIPMENT INFO			FAN INFORMATION								SOUND DATA (INLET)	MFG & MODEL	REMARKS
TAG	TYPE	LOCATION	EXHAUST CFM	FAN RPM	ESP IN WG	FAN DRIVE	AMPS	WATTS	UNIT VOLTS	UNIT PHASE	WIRE SIZE (CU. 75 C)	SONES		
EF-1,2,3,4,5	BATHROOM, BREAKROOM, COPY ROOM EXHAUST	CEILING	50	850	.25	DIRECT	.14	13	115	1	#12	0.3	GREENHECK SP-A70 OR EQUAL	–
EF-6	SHOWER EXHAUST	CEILING	100	939	.25	DIRECT	0.29	19	115	1	#12	2.5	GREENHECK SP-LP0511-1	–

AIR CHANGES AND OUTSIDE AIR CALCULATION

AIR CHANGES						OUTSIDE AIR									
UNIT	SPACE DESCRIPTION:	NET SF (Az)	CEILING HEIGHT (ClgHt)	VOLUME (CF) (Az*ClgHt)	SUPPLY AIR (CFM)	AIR CHANGES PER HOUR (ACH75)	OCCUPANT DENSITY #/1000	OCCUPANTS (Pz)	O.A. CFM PER PERSON (Rp)	O.A. CFM PER SF (Ra)	(RpPz)	(RaAz)	O.A. CFM REQUIRED (Vbz) (RpPz + RaAz)	ZONE O.A. AIR FLOW (Ez)²	ADJUSTED O.A. Voz = Vbz/Ez	EXHAUST CFM REQUIRED	
AHU-1	103-CONFERENCE	385	9'	3465	500	8.5	50	20	5	0.06	100	23	123	N/A	154		
	104-BREAKROOM	244	9'	2196	250	7.0	5	2	5	0.06	10	15	25	N/A	31	OPTIONAL BREAK ROOM EXHAUST	50
	105-CLOSET	32	9'	288	0	0	N/A	N/A	N/A	0.12	N/A	4	4	N/A	5		
	106-COPY ROOM	102	9'	918	150	10.0	5	1	5	N/A	5	6	11	N/A	14	COPY ROOM X 0.5CFM/SF	50
	107-OFFICE	220	9'	1980	250	7.5	5	2	5	N/A	10	13	23	N/A	29		
	108-ELECTRICAL	29	9'	261	50	11.5	N/A	N/A	N/A	0.12	N/A	3	3	N/A	4		
	109-WOMEN RR	53	9'	477	75	9.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 FLUSHING FIXTURE X 50 CFM	50
	110-MEN RR	53	9'	477	75	9.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 FLUSHING FIXTURE X 50 CFM	50
	117-HALL (1)	88	9'	792	100	7.5	N/A	N/A	N/A	0.06	N/A	5	5	N/A	7		
	119-RESTROOM	175	9'	1575	150	5.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 FLUSHING FIXTURE X 50 CFM SHOWER EXHAUST X 100 CFM	50 / 100
												TOTAL OUTSIDE AIR CFM REQUIRED			244	TOTAL EXHAUST CFM REQUIRED	300
												TOTAL OUTSIDE AIR CFM PROVIDED			300	TOTAL EXHAUST CFM PROVIDED	350
												AHU-1 (OUTSIDE AIR TOTAL)			300		

AIR CHANGES AND OUTSIDE AIR CALCULATION

AIR CHANGES						OUTSIDE AIR									
UNIT	SPACE DESCRIPTION:	NET SF (Az)	CEILING HEIGHT (ClgHt)	VOLUME (CF) (Az*ClgHt)	SUPPLY AIR (CFM)	AIR CHANGES PER HOUR (ACH75)	OCCUPANT DENSITY #/1000	OCCUPANTS (Pz)	O.A. CFM PER PERSON (Rp)	O.A. CFM PER SF (Ra)	(RpPz)	(RaAz)	O.A. CFM REQUIRED (Vbz) (RpPz + RaAz)	ZONE O.A. AIR FLOW (Ez)²	ADJUSTED O.A. Voz = Vbz/Ez	EXHAUST CFM REQUIRED	
AHU-2	101-LOBBY	236	9'	2124	175	5.0	10	3	5	0.06	20	14	34	N/A	43		
	102-RECEPTION	99	9'	891	80	5.5	5	1	5	0.06	5	6	11	N/A	14		
	111-OFFICE	90	9'	810	80	6.0	5	1	5	0.06	5	5	10	N/A	13		
	112-OFFICE	90	9'	810	80	6.0	5	1	5	0.06	5	5	10	N/A	13		
	113-OFFICE	90	9'	810	80	6.0	5	1	5	0.06	5	5	10	N/A	13		
	114-OFFICE	90	9'	810	80	6.0	5	1	5	0.06	5	5	10	N/A	13		
	115-OFFICE	90	9'	810	80	6.0	5	1	5	0.06	5	5	10	N/A	13		
	116-OFFICE	90	9'	810	80	6.0	5	1	5	0.06	5	5	10	N/A	13		
	117-HALL (2)	186	9'	1674	65	2.5	N/A	N/A	N/A	0.06	N/A	11	11	N/A	14		
												TOTAL OUTSIDE AIR CFM REQUIRED			148		
												TOTAL OUTSIDE AIR CFM PROVIDED			150	TOTAL EXHAUST CFM REQUIRED	0
												AHU-2 (OUTSIDE AIR TOTAL)			150	TOTAL EXHAUST CFM PROVIDED	0

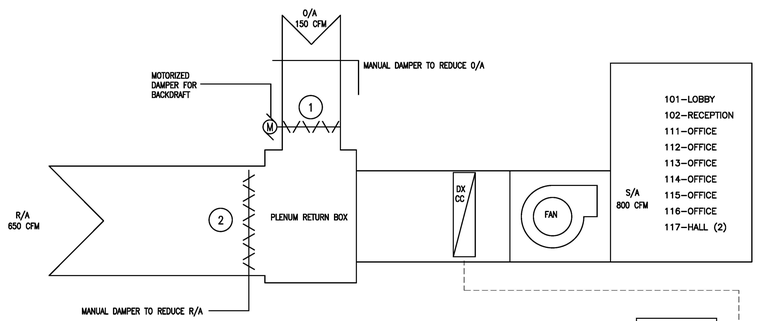
GRILLE/RETURN SCHEDULE

TAG	CFM	AIR PATTERN	FACE SIZE	NECK SIZE	SERVICE	MFG & MODEL	REMARKS
Ⓐ	65-250	THREE-CONE	24X24	SEE PLAN	SUPPLY	TITUS TMS OR EQUAL	LAY-IN; OFF WHITE
Ⓑ	200-800	EGG CRATE	24X24	SEE PLAN	RETURN	TRUAIRE 4051FG-2DB	LAY-IN; FILTER GRILLE; OFF WHITE
Ⓒ	50-100	THREE-CONE	12X12	SEE PLAN	SUPPLY	TITUS TMS OR EQUAL	PROVIDE PF MOUNTING FRAME FOR RECESSED MOUNTING INTO GWB CEILING
Ⓓ	50	THREE-CONE	12X12	SEE PLAN	SUPPLY	TITUS TMS OR EQUAL	LAY-IN; OFF WHITE

LOUVER SCHEDULE

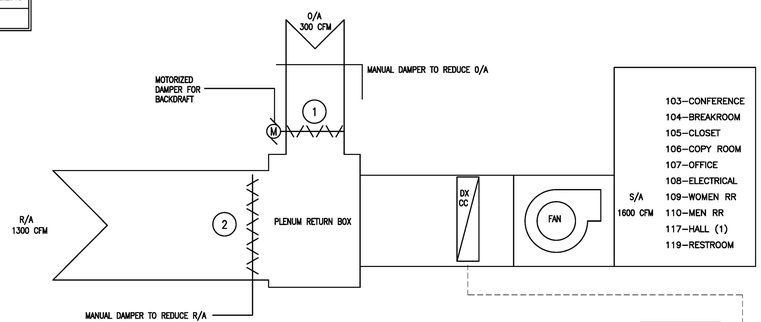
TAG	TYPE	LOCATION	DESIGN CFM	MIN FREE AREA (SQ.FT.)	FREE AREA %	LOUVER DIMS (WxH)	DRAINABLE	DAMPER	SCREEN	MFG & MODEL
LV-1	INTAKE	WALL	450	0.60	38	14x16	YES	GRAVITY	YES	RUSKIN GFL800D OR EQUAL

***NOTE: PROVIDE KYNAR FINISH. SUBMIT COLOR CHART TO OWNER FOR SELECTION.



SEQUENCE OF OPERATION: AHU-2 (2-TON)

TYPICAL OPERATION:	UNOCCUPIED MODE:
1 MODULATE TO ALLOW 150 CFM OF OUTSIDE AIR	1 IN CLOSED POSITION.
2 FIXED AT 650 CFM OF RETURN AIR	2 N/A



SEQUENCE OF OPERATION: AHU-1 (4-TON)

TYPICAL OPERATION:	UNOCCUPIED MODE:
1 MODULATE TO ALLOW 300 CFM OF OUTSIDE AIR	1 IN CLOSED POSITION.
2 FIXED AT 1300 CFM OF RETURN AIR	2 N/A

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
MAILING ADDRESS: 308 SAINT MATTHEWS ROAD
ERWIN, NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE PHONE: 828.551.1724

NORTH CAROLINA SEALED PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 038121 ENGINEER DOUGLAS L. BUDDY JENKINS

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: SITE GENERAL CONTRACTORS

NO.	DESCRIPTION	DATE
1	-	XX/XX/XX

PROJECT: JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

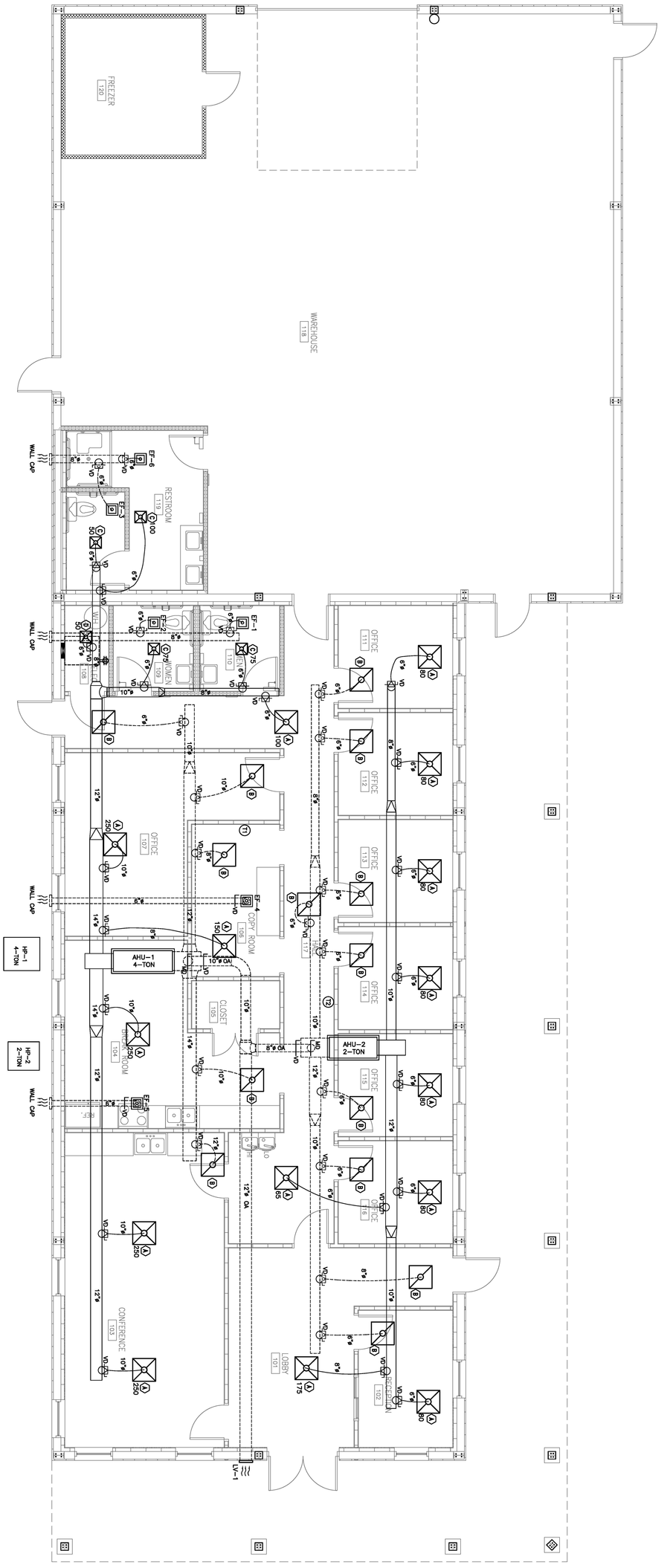
SHEET: MECHANICAL SCHEDULES

M2

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with 3D Graphic.dwg
Plotted By: Michael McLeod
Plotted Date: Mon Dec 08, 2025 - 9:49am

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WITH 3D GRAPH.dwg
Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:49am

SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3" = 1'-0"



1 M3.1 W/O CEILING MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

M3.1

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
MECHANICAL PLAN W/O CEILING

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JCE

FINAL DRAWING [ ] FOR REVIEW PURPOSES ONLY
PRELIMINARY [ ] FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING [X] FOR CONSTRUCTION

OWNER:
JACKSON FAMILY ENTERPRISES LLC
-

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

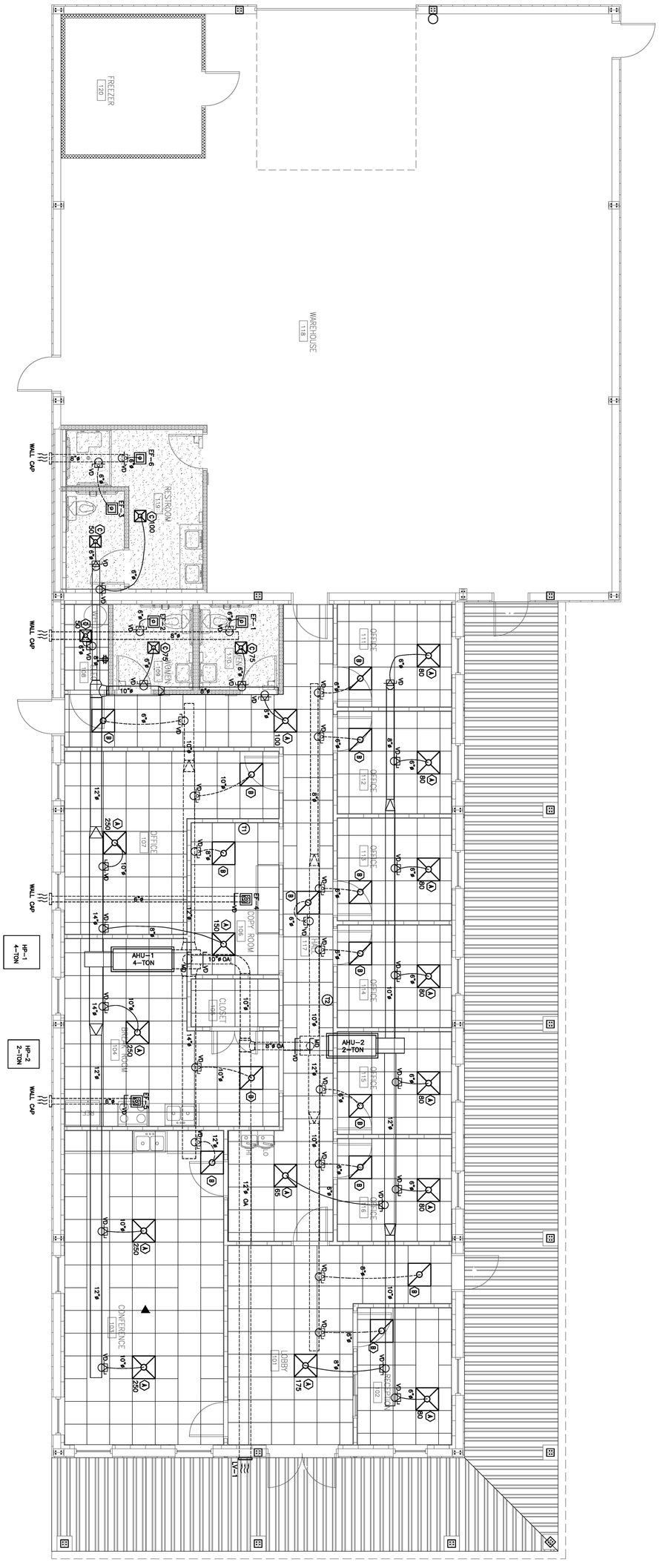
DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

8 DEC 2025

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WITH 3D GRAPH.dwg
Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:50am

SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3" = 1'-0"



1 M3.2 W/CEILING MECHANICAL PLAN

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

PROJECT: JACKSON OFFICE BUILDING 308 SAINT MATTHEWS ROAD ERWIN, NC 28339	FINAL DRAWING [] FOR REVIEW PURPOSES ONLY PRELIMINARY [] FOR DESIGN DEVELOPMENT ONLY FINAL DRAWING [X] FOR CONSTRUCTION	DESIGNED/CHECKED BY: KJD
SHEET: MECHANICAL PLAN W/CEILING	OWNER: JACKSON FAMILY ENTERPRISES LLC -	DRAWN BY: MJ
M3.2	CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS TOMMY MCLEOD	PROJECT #: 2025-08-05
SYMBOL / DESCRIPTION / DATE / BY 1 - - JDE		DATE: 8 DEC 2025

8 DEC 2025

JENKINS CONSULTING ENGINEERS, PA
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APPENDIX B ELECTRICAL DESIGN
2018 BUILDING CODE SUMMARY

PROJECT NAME: JACKSON OFFICE BUILDING

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT
METHOD OF COMPLIANCE:
ENERGY CODE: X PRESCRIPTIVE PERFORMANCE
ASHRAE 90.1: PRESCRIPTIVE PERFORMANCE

LIGHTING SCHEDULE (EACH FIXTURE TYPE)
LAMP TYPE REQUIRED IN FIXTURE LED
NUMBER OF LAMPS IN FIXTURE (SEE FIXTURE SCHEDULE)
BALLAST TYPE USED IN THE FIXTURE ELECTRONIC
NUMBER OF BALLASTS IN FIXTURE 1
TOTAL WATTAGE PER FIXTURE (SEE FIXTURE SCHEDULE)
TOTAL INTERIOR WATTAGE SPECIFIED VERSUS ALLOWED (WHOLE BUILDING) 4390 ALLOWED – 2450 SPECIFIED
TOTAL EXTERIOR WATTAGE SPECIFIED VERSUS ALLOWED N/A

SECTION C406 ADDITIONAL EFFICIENCY PACKAGE OPTIONS

C406.1 BUILDINGS SHALL HAVE AT LEAST ONE OF THE FOLLOWING PRESCRIPTIVE COMPLIANCE (REQUIRED FOR NEW BUILDINGS, OPTIONAL FOR EXISTING BUILDINGS)

1. MORE EFFICIENT MECHANICAL EQUIPMENT PER C406.2
2. ✓ REDUCED LIGHTING POWER DENSITY PER C406.3
3. ENHANCED LIGHTING CONTROL SYSTEMS PER C406.4
4. ON-SITE SUPPLY OF RENEWABLE ENERGY PER C406.5
5. DEDICATED OUTDOOR AIR SYSTEM PER C406.6
6. HIGHER EFFICIENCY SERVICE WATER HEATING PER C406.7

DESIGNER STATEMENT:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THIS BUILDING COMPLIES WITH THE ELECTRICAL SYSTEM AND EQUIPMENT REQUIREMENTS OF THE 2018 NC ENERGY CONSERVATION CODE.

SIGNED:
NAME: BUDDY JENKINS
TITLE: PROFESSIONAL ENGINEER

ELECTRICAL SYMBOL LEGEND

	SINGLE POLE POWER/LIGHTING HOME RUN
$_{D}$	DIMMER SWITCH
$	SWITCH, RECEPTACLE
OS $	OCCUPANCY SENSOR WITH MANUAL SWITCH
OS $D	OCCUPANCY SENSOR WITH DIMMER SWITCH SWITCH
GFCI	QUAD RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER
	LAY-IN LIGHT FIXTURE
OS	OCCUPANCY SENSOR
EXIT	ILLUMINATED EXIT SIGN
EM	EGRESS LIGHT WITH 90 MIN BATTERY
	ELECTRICAL PANEL
ES	EXIT SIGN WITH EGRESS LAMPS
	WALL MOUNTED DATA OUTLET
	FLOOR MOUNTED DATA OUTLET

ESTIMATED AVAILABLE FAULT CURRENT

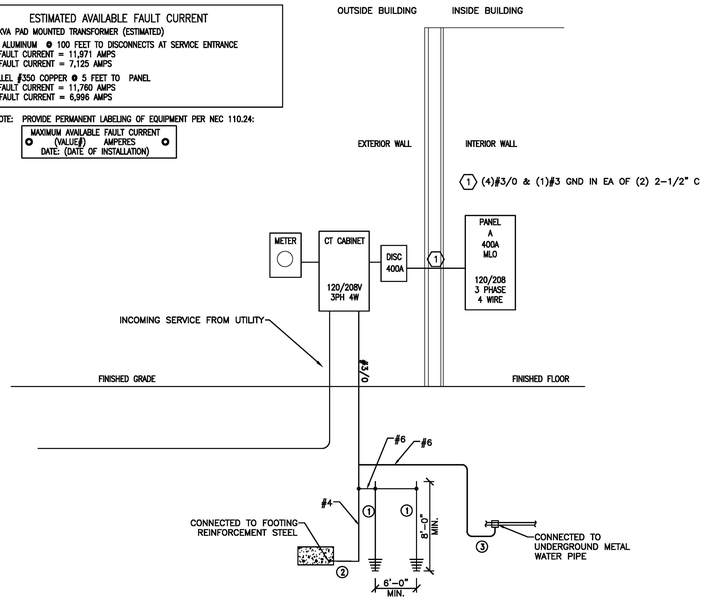
150 KVA PAD MOUNTED TRANSFORMER (ESTIMATED)

#600 ALUMINUM @ 100 FEET TO DISCONNECTS AT SERVICE ENTRANCE
L–L FAULT CURRENT = 11,971 AMPS
L–N FAULT CURRENT = 7,125 AMPS

PARALLEL #350 COPPER @ 5 FEET TO PANEL
L–L FAULT CURRENT = 11,760 AMPS
L–N FAULT CURRENT = 6,996 AMPS

NOTE: PROVIDE PERMANENT LABELING OF EQUIPMENT PER NEC 110.24:

MAXIMUM AVAILABLE FAULT CURRENT
(VALUE#) AMPERES
DATE: (DATE OF INSTALLATION)



GROUNDING ELECTRODE DETAILS

GROUNDING ELECTRODE CONDUCTORS SHALL BE #3/0 BARE COPPER. OTHER MATERIAL AND INSTALLATION PER NEC 250.50, 250.52 AND 250.53. CONDUCTORS SHALL BE SIZED PER 250.66 AND TABLE 250.66.

1. (2) 3/4"x8' LONG COPPER CLAD GROUNDING RODS W/ #6 COPPER GROUND.
2. #4 COPPER GROUND CONNECTED BUILDING FOOTING REINFORCEMENT STEEL
3. #6 COPPER GROUND CONNECTED UNDERGROUND METAL WATER PIPE

ELECTRICAL NOTES:
ALL WORK SHALL BE IN ACCORDANCE WITH 2020 NEC.

WIRE AND CABLE SHALL BE INSULATED, TYPE THHN, 600 VOLTS, WITH COPPER CONDUCTORS. CONDUCTOR SIZES NO. 8 AWG AND LARGER MAY BE STRANDED. CONDUCTOR SIZES NO. 10 AWG AND SMALLER MAY BE SOLID OR STRANDED.

ROMEX CANNOT BE USED IN THIS PROJECT.

EMT SHALL BE GALVANIZED STEEL TUBING 1/2–INCH MINIMUM SIZE, EQUAL TO ELECTRUNITE BRAND OR APPROVED AND USED ONLY WITH HEXAGONAL ALL STEEL COMPRESSION FITTINGS. MC CABLE MAY BE SUBSTITUTED FOR CONDUIT RACEWAYS WHERE PERMITTED BY THE CODE, AND APPROVED BY OWNER

PLASTIC CONDUIT SHALL BE RIGID, 3/4–INCH MINIMUM, NONMETALLIC, HEAVY DUTY, POLYVINYLCHORIDE (PVC), TYPE I. WILL BE USED FOR CONCRETE ENCASEMENT. FITTINGS SHALL BE THE SAME MATERIALS AND MANUFACTURER AS THE PLASTIC CONDUIT.

FLEXIBLE METAL CONDUIT SHALL BE 1/2–INCH MINIMUM SINGLE STRIP, STEEL, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE. MAXIMUM LENGTH OF 72 INCHES FOR LIGHTING, AND 36 INCHES FOR MOTORS. FLEXIBLE METAL CONDUIT SHALL BE LIQUID TIGHT OR WATER TIGHT WITH PVC JACKET WHERE USED IN DAMP, WET, OR OUTSIDE AREAS, AND LIQUID TIGHT OR WATER TIGHT CONNECTORS SHALL BE USED.

NO RECEPTACLES OR TELEPHONE OUTLETS ARE TO BE MOUNTED BACK TO BACK. KEEP AT LEAST 1 1/2 INCHES BETWEEN RECEPTACLES AND TELEPHONE OUTLETS.

ALL CONDUCTORS SHALL BE COPPER WITH A MINIMUM SIZE OF #12 AWG EXCEPT FOR FIRE ALARM. THESE CONDUCTORS SHOULD COMPLY WITH NFPA REQUIREMENTS.

THE ELECTRICAL CONTRACTOR SHALL ALIGN ALL FIXTURES, SMOKE DETECTORS, CEILING DIFFUSERS, ETC. AS REQUIRED TO PROVIDE A UNIFORM PRESENTATION. FOLLOW THE REFLECTED CEILING PLAN IF PROVIDED

CIRCUIT BREAKERS AND WIRE ARE SIZED FOR SPECIFIC EQUIPMENT. BEFORE ORDERING WIRE, BREAKERS, FIXTURES, CONDUIT, AND ETC. FOR THIS PROJECT, THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OTHER CONTRACTORS ON THE JOB AND VERIFY THE ELECTRICAL DATA FOR THE EQUIPMENT THAT WILL BE ACTUALLY INSTALLED. RECOMPUTE WIRE AND BREAKER SIZES IF REQUIRED BY THE NEC.

THE MOUNTING HEIGHTS AND LOCATIONS OF ALL WALL MOUNTED OUTLETS AND JUNCTION BOXES SHALL BE REVIEWED AND COORDINATED WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO INSTALLATION FOR USE WITH ACTUAL EQUIPMENT.

ALL LIGHT SWITCHES, RECEPTACLES, WALL PLATES, TELEPHONE/COMPUTER OUTLET BOXES, AND, CABLE OUTLET BOXES SHALL BE WHITE.

EACH CONTRACTOR WILL PROVIDE HIS OWN SUPPORT OF ALL DEVICES AND EQUIPMENT PROVIDED IN HIS CONTRACT AND SHALL SUPPORT SUCH EQUIPMENT PER APPROVED GOVERNING CODES. UNACCEPTABLE WORKMANSHIP OR MATERIALS SHALL BE REPLACED AT THE ELECTRICAL CONTRACTORS EXPENSE.

THE ELECTRICAL CONTRACTOR SHALL REFER TO THE DRAWINGS FOR FLOOR PLAN AND BUILDING ELEVATION DIMENSIONS.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES INVOLVED IN THIS PROJECT PRIOR TO INSTALLATION OF HIS EQUIPMENT, SO AS TO AVOID CONFLICTS DURING CONSTRUCTION AND ALLOW FOR OPTIMUM WORKING SPACE AND MAINTENANCE. THINK OF OTHER CONTRACTORS AND THEIR REQUIREMENTS IN VERTICAL CHASES AND WALL MOUNT SPACE. ALL CONTRACTORS TO FOLLOW THIS ORDER OF PRIORITY:

1. STORM AND SANITARY SEWER LINES
2. DUCTWORK AND HVAC SYSTEMS
3. HOT AND COLD WATER LINES
4. RIGID CONDUIT
5. CABLE

THE ELECTRICAL CONTRACTOR TO ORGANIZE HIS CONDUIT, WIRE, AND CABLE RUNS IN ATTIC SPACES AND ABOVE CEILINGS. MAKE RUNS PARALLEL, PERPENDICULAR, AND GROUPED TOGETHER WHERE POSSIBLE. LOCATE MAJOR GROUPINGS OVER HALLWAYS AND AREAS OF PUBLIC ACCESS. FREE RUNS OF PHONE, TELEVISION, SECURITY, ALARM, AND OTHER CABLES IS NOT ACCEPTABLE.

ALL DISCONNECT SWITCHES AND BREAKER SIZES SHOWN FOR MECHANICAL EQUIPMENT, KITCHEN EQUIPMENT, AND ETC. SHALL BE VERIFIED BEFORE PURCHASE AND INSTALLATION OF SAID EQUIPMENT WITH THE EQUIPMENT SUPPLIER AND MECHANICAL CONTRACTOR.

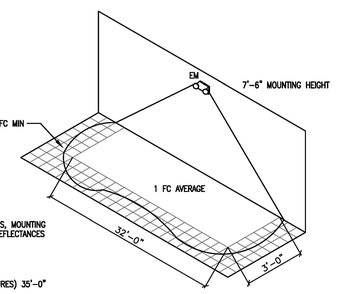
WHERE EQUIPMENT PENETRATES EXTERIOR WALLS OR ROOF, THEY SHALL BE PROPERLY SEALED.

EXHAUST FANS ARE TO BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR, AND ELECTRICAL WIRING BY THE ELECTRICAL CONTRACTOR.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE NAMEPLATES FOR IDENTIFICATION OF ALL EQUIPMENT, SWITCHES, PANELS, ETC. THE NAMEPLATES SHALL BE LAMINATED PHENOLIC PLASTIC, BLACK FRONT AND BACK WITH WHITE CORE. WHITE ENGRAVED LETTERS (1/4 INCH MINIMUM) ETCHED INTO THE WHITE CORE. NAME TAGS TO BE MOUNTED WITH SELF–TAPPING SHEET METAL SCREWS.

THE ELECTRICAL CONTRACTOR IS NOT TO SCALE THE DRAWINGS FOR RECEPTACLES AND LIGHT FIXTURES TO BE INSTALLED. THE DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY TO SHOW GENERAL LOCATION. THE ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION OF RECEPTACLES AND LIGHT FIXTURES WITH THE GENERAL CONTRACTOR AND/OR CASEWORK DRAWINGS.

ALL LIGHT SWITCHES AND RECEPTACLES SHALL BE RATED FOR 20 AMP UNLESS NOTED OTHERWISE.



ASSUMES OPEN SPACE WITH NO OBSTRUCTIONS, MOUNTING HEIGHT, 7'–6", 9'–0" CEILING HEIGHT, AND REFLECTANCES 80/50/20

3'–0" WIDE PATH OF EGRESS

CENTER TO CENTER SPACING (MULTIPLE FIXTURES) 35'–0"
SINGLE UNIT COVERAGE 32'–0"

NOT TO SCALE

PANEL "A"

PHASE 3 WIRE 4 VOLTS 120/208 MAIN 400 MLO
TYPE NEMA 1 MOUNTING SURFACE ENCLOSURE TYPE 1
SHORT CKT. RATING 22,000 RMS SYM.
☒ GROUND TERMINAL BAR ☒ NEUTRAL TERMINAL BAR

PHASE LOADING A	B	C	DESCRIPTION	CKT. TYPE	CKT. BKR. TRIP	CKT. NO.	CKT. NO.	CKT. BKR. TRIP	CKT. TYPE	DESCRIPTION	PHASE LOADING A	B	C
1.26			CONFERENCE RECEPTACLES	R	20/1	1	2	20/1	C	OFFICES GENERAL LIGHTING	1.53		
	0.54		CONFERENCE GFCI RECEPTACLES	R	20/1	3	4	20/1	C	RESTROOMS/ELEC CLOSET LIGHTING & FANS		0.27	
		1.08	OFFICE 111–112 RECEPTACLES	R	20/1	5	6	20/1	C	WAREHOUSE LIGHTING/FAN			0.65
1.08			OFFICE 113–114 RECEPTACLES	R	20/1	7	8	20/1	C	EXTERIOR LIGHTS	0.40		
	1.08		OFFICE 115–116 RECEPTACLES	R	20/1	9	10	20/1	C	SERVER/IT RECEPTACLES		0.36	
		0.54	RECEPTION RECEPTACLES	R	20/1	11	12	20/1	C	RECIRC PUMP			0.22
0.54			LOBBY/HALL GFCI RECEPTACLES	R	20/1	13	14				9.61		
	0.90		COPY ROOM/BREAK ROOM RECEPTS	R	20/1	15	16	100/3	C	FUTURE SUBPANEL		9.61	
		0.36	BREAKROOM GFCI RECEPTACLES	R	20/1	17	18						9.61
0.90			OFFICE 107 RECEPTACLES	R	20/1	19	20	20/2	H	WALK–IN FREEZER EVAPORATOR	0.99		
	1.08		WAREHOUSE RECEPTACLES	R	20/1	21	22					0.99	
		0.54	EXTERIOR WP GFCI RECEPTACLES	R	20/1	23	24	35/2	H	WALK–IN FREEZER CONDENSING UNIT			2.28
0.36			REFRIGERATOR RECEPTACLES	R	20/1	25	26				2.28		
	1.00		GARAGE DOOR OPENER	N	20/1	27	28	40/2	N	DOMESTIC RANGE GFCI BREAKER		3.33	
		3.00	WATER HEATER	–	35/3	29	30						3.33
3.00						31	32				3.73		
	3.00					33	34	35/3	H	AHU–1		3.73	
		2.60	AHU–2	H	25/2	35	36						3.73
2.60						37	38				2.16		
	1.35		HP–2	H	20/2	39	40	30/3	H	HP–1		2.16	
		1.35				41	42						2.16
9.74	8.95	9.67	SUB–TOTAL (KVA)				SUB–TOTAL (KVA)				20.70	20.45	21.98

C CONTINUOUS LOAD E ESTIMATED LOAD N NON–CONTINUOUS LOAD
H HVAC LOAD K KITCHEN LOAD R RECEPTACLE LOAD

TOTAL CONNECTED LOAD = 91.29 KVA AMPS = 253 TOTAL OF 42 SPACES

CONTRACTOR SHALL PROVIDE TYPE–WRITTEN PANEL SCHEDULE. HAND–WRITTEN PANEL SCHEDULE SHALL NOT BE ACCEPTED.

TOTAL ADDITIONAL CONNECTED LOAD SUMMARY

ITEM	CONNECTED LOAD (KVA)		ESTIMATED LOAD (KVA)
HVAC	32.11	@ 100% =	32.11
LIGHTING	2.85	@ 125% =	3.56
RECEPTACLES	10.82	((T–10.00)*.50)+10.00)=	10.37
MISC. EQUIPMENT	45.71	@ 100% =	45.71
TOTAL CONNECTED	91.29 KVA		253 AMPS
ESTIMATED DEMAND	91.29 KVA		253 AMPS

LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	SIZE	MOUNTING	COLOR	LUMENS OUTPUT	BULB	BALLAST TYPE	HOUSING	VOLTAGE	WATTAGE	MANU/MODEL NUMBER	REMARKS
A	LED HIGH BAY	13"ø	SUSPENDED	4000 K	12000	LED	LED DRIVER	STEEL	120	83	LITHONIA CPRB ALO13 U VOLT SWW9 80CRI DWH	OR EQUAL, TYP.
B	LED RECESSED TROFFER	2' X 4'	CEILING	3500K–5000K	4000–6000	LED	LED DRIVER	STEEL	120	48	LITHONIA CPX 2X4 ALO8 80CRI SWW7 SWL 120	
C	LED RECESSED TROFFER	2' X 2'	CEILING	3500K–5000K	2500–4500	LED	LED DRIVER	STEEL	120	35	LITHONIA CPX 2X2 ALO7 80CRI SWW7 SWL 120	
D	LED CAN LIGHT	6"	CEILING	3500K	1500	LED	LED DRIVER	STEEL	120	18	LITHONIA LDN6 3500K AR LSS 80CRI	
E	LED EXTERIOR PORCH LIGHT	6"	EXTERIOR CEILING	3000K	850	LED	LED DRIVER	STEEL	120	10	ALCON 14144–R DIR–WL–8L–30K–	EXTERIOR–OWNER TO SELECT COLOR
F	LED WALL SCONCE	–	WALL	3000K	2400	LED	LED DRIVER	STEEL	120	30	ALCON 11240–2	EXTERIOR–OWNER TO SELECT COLOR
G	LED WALL PACK	–	WALL	3000K	4116–9800	LED	LED DRIVER	STEEL	120	28–70	ALCON 11145	EXTERIOR–OWNER TO SELECT COLOR
H	WAREHOUSE FAN	10'	SUSPENDED	–	1000	LED	LED DRIVER	STEEL	120	82	CANARM CP120PG	MOUNT BELOW HIGH–BAY LED'S
EM	EMERGENCY	N/A	WALL	N/A	N/A	(2) LAMPS	ELECTRONIC	POLYCARBONATE	120/240	–	LITHONIA 6ELM2 N	6 VOLT NICAD BATTERY, TEST SWITCH, POWER INDICATOR
EX	EXIT SIGN	N/A	CEILING	N/A	N/A	LED LIGHT	LED DRIVER	POLYCARBONATE	120/240		LITHONIA EXG/EXR	6 VOLT NICAD BATTERY
ES	EXIT SIGN W/ EGRESS LAMPS INTERIOR & EXTERIOR	N/A	CEILING	N/A	N/A	LED LIGHT	LED DRIVER	POLYCARBONATE	120/240		LITHONIA LHQM S W 3 R 120/240 EL N	6 VOLT NICAD BATTERY, (2) REMOTE HEADS–ELA MR24

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
MAILING ADDRESS: 308 SAINT MATTHEWS ROAD
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 8183521724

NORTH CAROLINA PROFESSIONAL SEAL C–3070 CORPORATION CONSULTING ENGINEERS — SIGNED

NORTH CAROLINA PROFESSIONAL SEAL 030324 ENGINEER — DOUGLAS L. BUDDY JENKINS

8 DEC 2025

DESIGNED/CHECKED BY: KJD
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OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: SITE GENERAL CONTRACTORS
TOMMY MCLEOD

SYMBOL	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PROJECT: JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

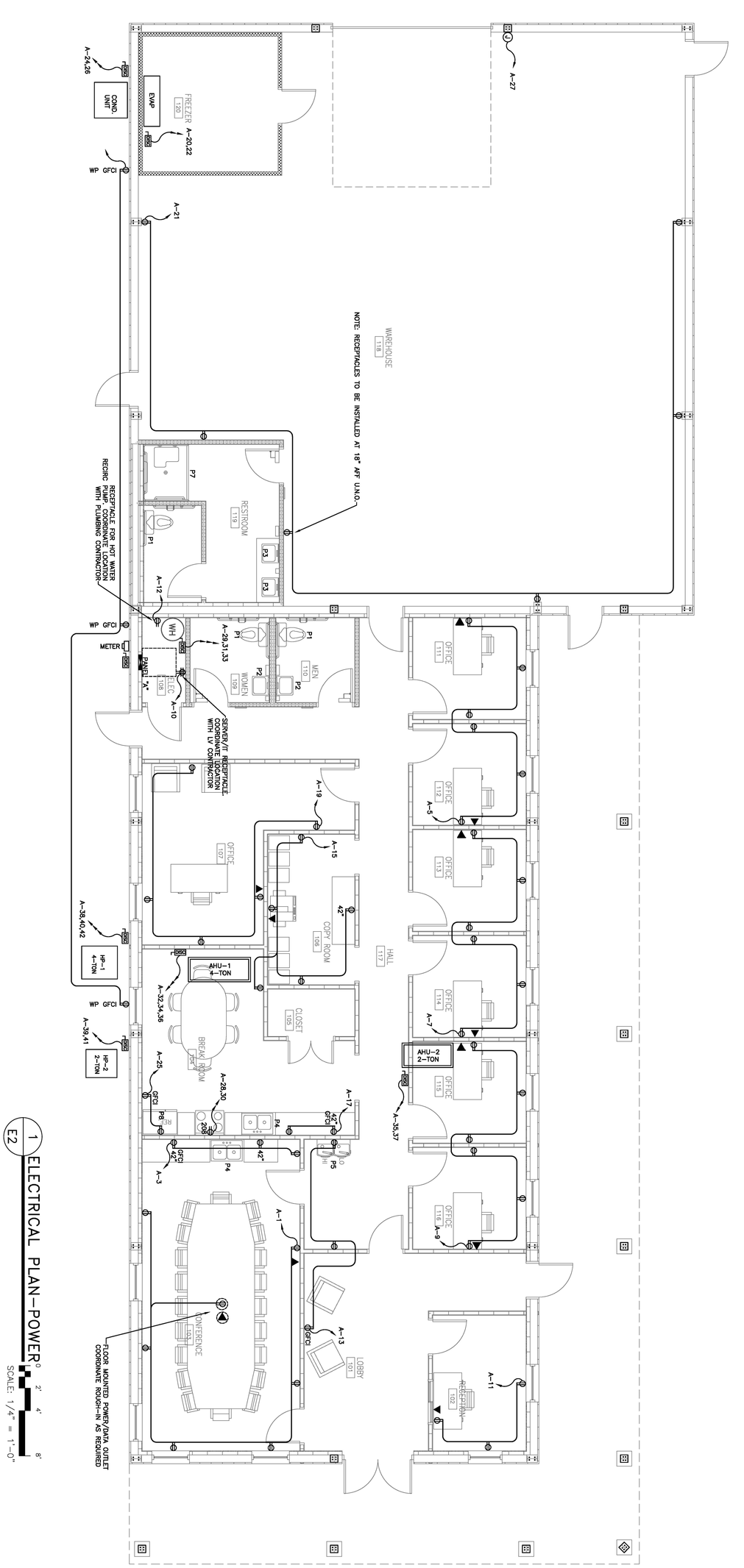
SHEET: ELECTRICAL NOTES & SCHEDULES

E1

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Plotted by: Michael
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1 E2 ELECTRICAL PLAN-POWER

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

E2

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
ELECTRICAL PLAN-POWER

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JOE

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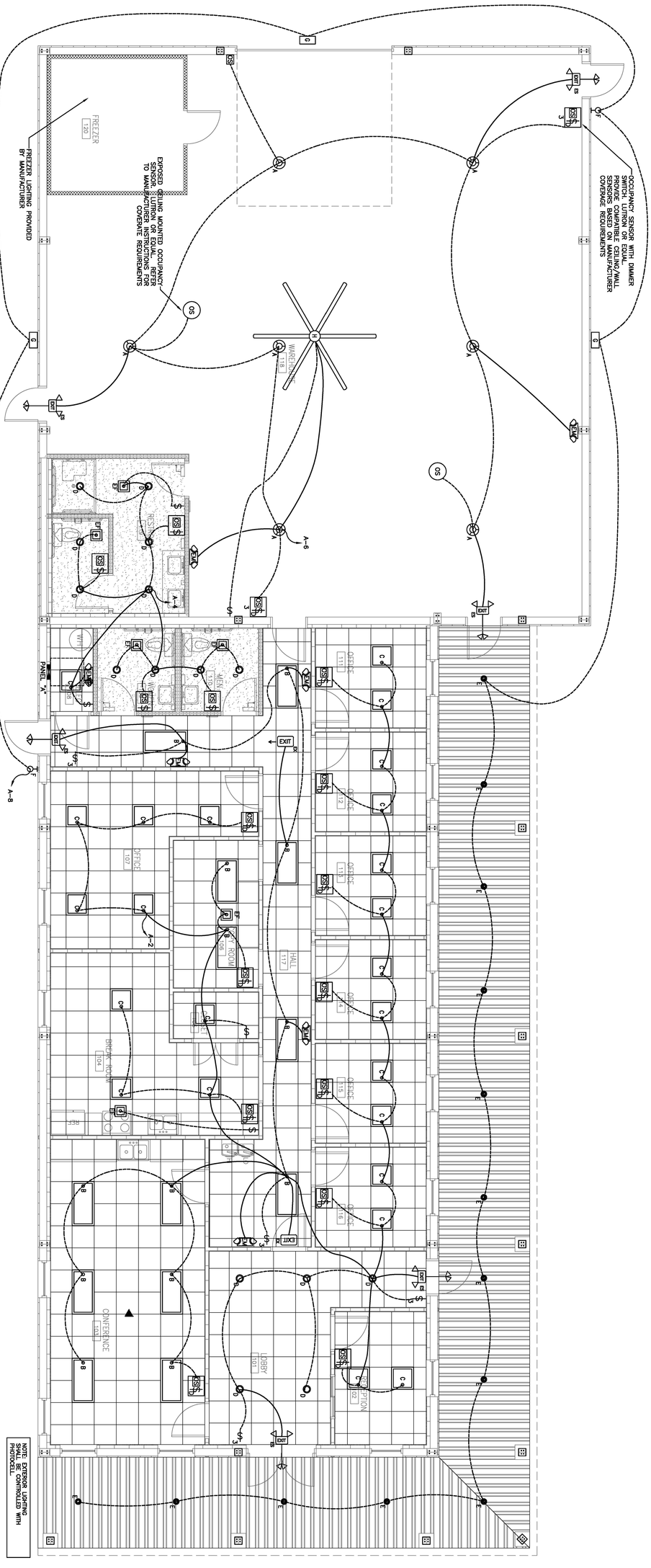
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1 E2 ELECTRICAL PLAN-LIGHTING

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

E3

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
ELECTRICAL PLAN-LIGHTING

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JCE

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CONTRACTOR/BUILDER:
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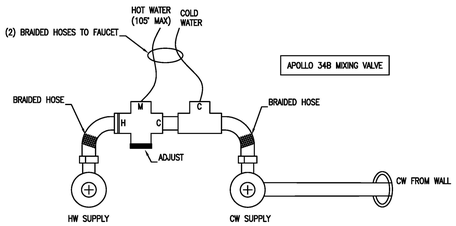
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PLUMBING FIXTURE SCHEDULE

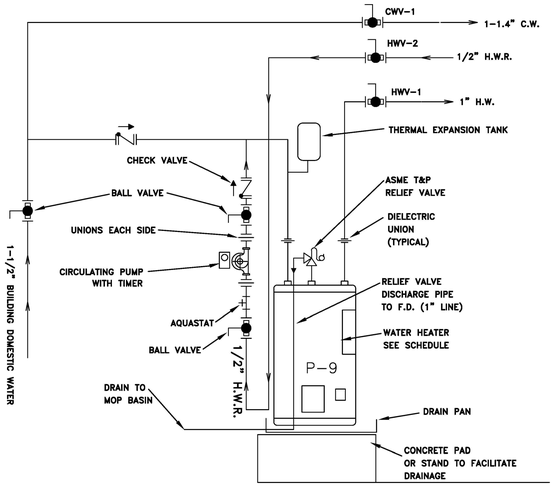
SYMBOL	MANUFACTURER	MODEL #	FIXTURE DESCRIPTION	MOUNTING	ACCESSORIES	SUPPLY	WASTE	VENT	ELECTRICAL	REMARKS
P1	AMERICAN STANDARD	CADET ADA/ 215AA.104	ELONGATED BOWL; FLUSH TANK TOILET	FLOOR	SEAT: AMERICAN STANDARD / 5901.100	3/4" C.W.	3"	2"		(1)(2)(7)(8)(9)(22)
P2	AMERICAN STANDARD	LUCERNE/ 0355.012	LAVATORY	WALL	DELTA 501-WFHGMHDF FAUCET	1/2" C.W. /H.W.	2"	1-1/2"		
P3	AMERICAN STANDARD	0475.020	AQUALYN COUNTERTOP SINK	DROP IN	PROVIDE FAUCETS, ADA DOUBLE VANITY COLLINS OR EQUAL	1/2" C.W. /H.W.	2"	1-1/2"		(1)(4)(9)(11)
P4	–	OWNER SELECTED	DROP IN KITCHEN SINK	DROP-IN	PROVIDE FAUCET	1/2" C.W./H.W.	2"	1-1/2"		
P5	ELKAY	LZSTLBWSLK	HI LO DRINKING FOUNTAIN	WALL	WITH BOTTLE FILLER	1/2" C.W.	2"	1-1/2"	115V 370W	
P6	GRUNDFOS	UP 43-75 BF	HOT WATER RECIRCULATION PUMP	–	PROVIDE TIMER AND AQUASTAT	1/2" H.W.	–	–	120V 215W	
P7	FREEDOM SHOWER	APF6048BF5P	ADA ROLL-IN SHOWER 60X48	FLOOR	MIXING VALVE-APFMVLS; 3 JET HANDHELD SHOWER KIT W/SHOWER ARM MOUNT+PORTER #APEHGHSKIT	1/2" C.W./H.W.	3"	1-1/2"	–	(23)
P8	OWNER SELECTED	OWNER SELECTED	REFRIGERATOR	FLOOR		1/2" C.W.			120V	
WH	A.O. SMITH	DEN-52	50 GALLON ELECTRIC WATER HEATER		3/4" T & P RELIEF VALVE	3/4" C.W./H.W.			208V 9000 W	(19)

(1) HANDICAPPED
(2) VITREOUS CHINA
(3) 4 INCH CENTER
(4) SINGLE LIFT MIXING FAUCET
(5) VINYL COVERED INSULATION FOR WASTE/WATER PIPING
(6) FLUSHING RIM
(7) 16-1/2" HIGH BOWL
(8) 1.28 GALLONS PER FLUSH
(9) WHITE FINISH
(10) MOUNT BOTTOM OF APRON @ 29" A.F.F.
(11) CHROME FAUCET FINISH
(12) STRAINER
(13) 8.0 GPH OF 50'F TEMP DELIVERY
(14) 8.0 GPH OF AMBIENT TEMP DELIVERY
(15) SPLIT-LEVEL
(16) HEAT TAPE
(17) WEATHERPROOF GFI RECEPTACLE IN COVER
(18) BRONZE 2-PIECE BALL VALVE
(19) 2 GALLON EXPANSION TANK
(20) NON-TRAFFIC RATED
(21) PORCELAIN COATED INTERIOR
(22) PROVIDE FLUSH HANDLE ON ACCESSIBLE SIDE OF TOILET
(23) FOLDING SEAT, GRAB BARS, SHOWER ROD, CURTAIN



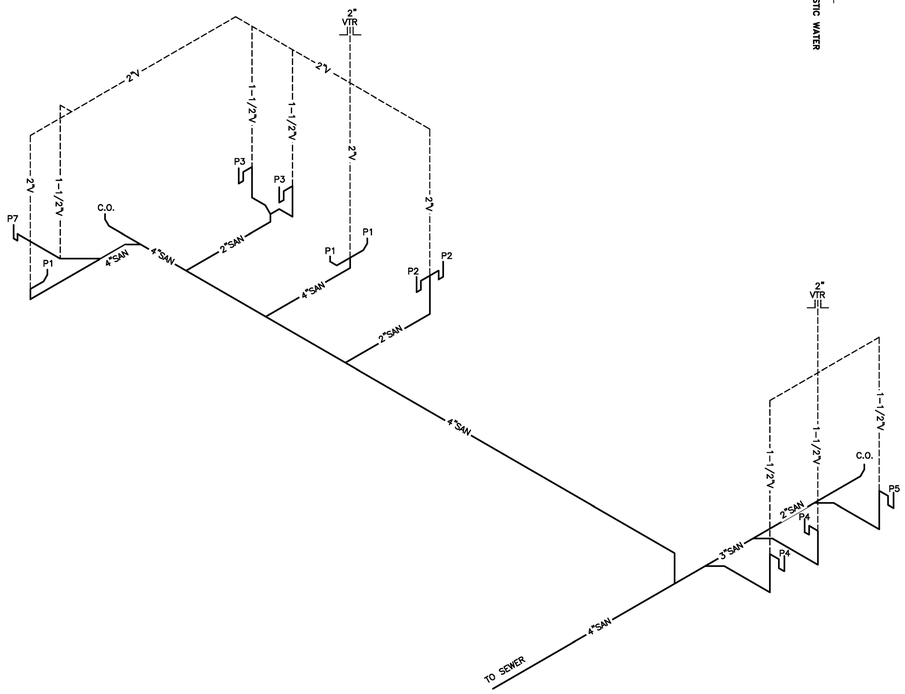
HAND SINK MIXING VALVE

NOT TO SCALE



WATER SERVICE & WATER HEATER

NTS



1/P1 WASTE RISER DIAGRAM

N.T.S.

PLUMBING GENERAL NOTES:

PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA PLUMBING CODE 2018 EDITION AND LOCAL CODES.

ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE GENERAL CONTRACTOR AND OWNER TO SUIT THE OWNER'S OPERATING CONDITIONS.

PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE GENERAL CONTRACTOR OF ANY DEVIANCIES FROM THE CONTRACT DRAWINGS PRIOR TO STARTING ANY WORK.

THE PLUMBING CONTRACTOR SHALL COORDINATE WITH OTHER TRADES INVOLVED IN THIS PROJECT PRIOR TO INSTALLATION OF HIS EQUIPMENT, SO AS TO AVOID CONFLICTS DURING CONSTRUCTION AND ALLOW FOR OPTIMUM WORKING SPACE AND MAINTENANCE. THINK OF OTHER CONTRACTORS AND THEIR REQUIREMENTS IN VERTICAL CHASES AND WALL MOUNT SPACE. ALL CONTRACTORS TO FOLLOW THIS ORDER OF PRIORITY:
1. STORM AND SANITARY SEWER LINES
2. DUCTWORK AND HVAC SYSTEMS
3. HOT AND COLD WATER LINES
4. RIGID CONDUIT
5. CABLE

THE PLUMBING CONTRACTOR TO ORGANIZE HIS PIPING IN ATTIC SPACES, CRAWL SPACES, AND ABOVE CEILINGS. MAKE RUNS PARALLEL, PERPENDICULAR, AND GROUPED TOGETHER WHERE POSSIBLE. LOCATE MAJOR GROUPINGS OVER HALLWAYS AND AREAS OF PUBLIC ACCESS IF POSSIBLE. FREE RUNS OF PIPING IS NOT ACCEPTABLE.

THE PLUMBING CONTRACTOR SHALL LAY OUT AND INSTALL HIS WORK IN ADVANCE OF POURING CONCRETE FLOORS OR WALLS. HE SHALL FURNISH ALL SLEEVES TO THE GENERAL CONTRACTOR FOR OPENINGS THROUGH POURED MASONRY FLOORS, OR WALLS, ABOVE GRADE REQUIRED FOR PASSAGE OF ALL PIPES TO SUPPORT HIS EQUIPMENT.

HORIZONTAL DRAINAGE AND WASTE PIPE SHALL HAVE A MINIMUM SLOPE OR FALL OF 1/8 INCH PER FOOT. ALL CHANGE OF HORIZONTAL DIRECTIONS IN SOIL WASTE PIPE SHALL BE MADE WITH LONG RADIUS FITTINGS WITH "Y" BRANCHES AND 1/8 OR 1/16 BENDS.

COLD AND HOT WATER PIPING ABOVE GRADE SHALL BE TYPE "L" HARD DRAWN COPPER TUBING CONFORMING TO ASTM B-88 WITH SWEAT JOINTS AND WROUGHT OR CAST VALVES AND FITTINGS (UNIONS, STRAINERS, ETC.). JOINT SHALL BE MADE WITH LEAD FREE SOLDER. PEX PIPING MAY BE USED WITH OWNERS APPROVAL.

ALL HOT WATER PIPING SHALL BE INSULATED WITH 1 INCH THICK SECTIONAL INSULATION OR FIBROUS GLASS MATERIALS WITH FACTORY APPLIED COVER. COVER SHALL BE EMBOSSED VAPOR BARRIER, LAMINATED WITH PRESSURE SEALING CAP ADHESIVE.

ALL COLD WATER PIPING SHALL BE INSULATED WITH 1/2 INCH THICK SECTIONAL INSULATION OR FIBROUS GLASS MATERIALS WITH FACTORY APPLIED COVER. COVER SHALL BE EMBOSSED VAPOR BARRIER, LAMINATED WITH PRESSURE SEALING CAP ADHESIVE.

SANITARY HORIZONTAL WASTE, VENT PIPING, AND FITTINGS ABOVE GRADE SHALL BE SCHEDULE 40 PVC-DWV PIPE-CELLULAR CORE FROM CHARLOTTE PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL, AND MUST MEET OR EXCEED THE REQUIREMENTS OF ASTM F-891, NSF STANDARD NO. 14, AND IAPMO UPC.

ALL WASTE STACK PIPING SHALL BE CAST IRON AND INSULATED FOR SOUND IN WALLS.

ALL WASTE AND STORM PIPING ABOVE CEILING, VERTICAL CHASES, WALLS SHALL BE INSULATED WITH 1/2 INCH THICK SECTIONAL INSULATION OR FIBROUS GLASS MATERIALS WITH FACTORY APPLIED COVER. COVER SHALL BE EMBOSSED VAPOR BARRIER, LAMINATED WITH PRESSURE SEALING CAP ADHESIVE. NO INSULATION REQUIRED IN CRAWL SPACE OR BELOW FLOOR SLAB OF ANY WASTE AND STORM PIPING.

IN LIEU OF FIBERGLASS INSULATION, THE PLUMBING CONTRACTOR IS ALLOWED TO USE CLOSED CELL INSULATION, 1/2 INCH THICK ARMSTRONG/ARMAFLEX II ON ALL COLD WATER PIPES. RIGID URETHANE FOAM INSULATION, 1 INCH THICK ARMSTRONG/ARMALOK II ON ALL HOT WATER PIPING.

ALL PLUMBING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

ALL FIXTURES, DRAINS, TRAPS, ETC. SHALL BE SET PLUMB AND LEVEL.

ALL HANDICAPPED FIXTURES AND TRIM SHALL BE INSTALLED IN ACCORDANCE WITH THE NORTH CAROLINA PLUMBING CODE 2018 EDITION.

CHROME PLATED ESCUTCHEONS SHALL BE PROVIDED AT EACH WALL PENETRATION.

ESCUTCHEONS SHALL BE CHROME PLATED, SPRING TYPE, ON ALL PIPES PASSING THROUGH WALLS AND CEILINGS IN FINISHED AREAS. FLOOR ESCUTCHEONS SHALL BE CAST BRASS, CHROME PLATED, WITH SET SCREW.

ESCUTCHEONS SHALL BE OF SUFFICIENT SIZE TO COVER OUTSIDE DIAMETER OF THE PIPE OR THE INSULATION OF THE PIPE.

FLASHING FOR VENTS THROUGH THE ROOF SHALL BE TWO-PIECE TYPE, 16 OUNCE COPPER COUNTER FLASHING AND BASE FLASHING, OR A TWO-PIECE TYPE, 4 POUND LEAD COUNTER FLASHING AND BASE FLASHING. THE BASE FLASHING SHALL BE INSTALLED BY THE GENERAL CONTRACTOR WITH THE ROOF SYSTEM.

VENT FLASHING SHALL EXTEND DOWN AT LEAST 4 INCHES FROM THE TOP OF THE PIPE. FLASHING SHALL EXTEND AT LEAST 12 INCHES IN ALL DIRECTIONS FROM THE PIPE AND SHALL BE PARALLEL TO THE ROOF LINE.

ALL EQUIPMENT AND INSTALLED MATERIALS SHALL BE THOROUGHLY CLEAN AND FREE OF ALL DIRT, OIL, GRIT, GREASE, AND ETC.

ALL PLUMBING SYSTEMS AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE BUILDING FROM THE OWNER.

WATER CALCULATIONS

QTY.	ITEM	C.W. FIXTURE UNITS	H.W. FIXTURE UNITS	WATER SUPPLY FIXTURE UNITS TOTAL PER FIXTURE	WATER SUPPLY FIXTURE UNITS TOTAL
3	WATER CLOSET	5.0	–	5.0	15.0
4	LAVATORY	1.5	1.5	2.0	8.0
2	DRINKING FOUNTAIN	0.25	–	0.25	0.50
2	KITCHEN SINK	1.0	1.0	1.4	2.8
1	SHOWER	1.0	1.0	1.4	1.4
			TOTAL WATER SUPPLY FIXTURE UNITS		27.70

DRAINAGE CALCULATIONS

QTY.	ITEM	DRAINAGE FIXTURE UNITS	DRAINAGE FIXTURE UNITS TOTAL
3	WATER CLOSET	4.0	12.0
4	LAVATORY	1.0	4.0
2	DRINKING FOUNTAIN	0.5	1.0
2	KITCHEN SINK	2.0	4.0
1	SHOWER	2.0	2.0
	TOTAL DRAINAGE FIXTURE UNITS		23.0

JENKINS CONSULTING ENGINEERS, PA
OFFICE: 11 EUREKA SPRINGS, NORTH CAROLINA
MAILING: PO BOX 1533, ERWIN, NORTH CAROLINA
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 919.557.1724

NORTH CAROLINA SEALED PROFESSIONAL SEAL C-3070 CORPORATION CONSULTING ENGINEERS

NORTH CAROLINA PROFESSIONAL SEAL 049967 ENGINEER DOUGLAS L. "BUDDY" JENKINS

8 DEC 2025

DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

FINAL DRAWING ☐ FOR REVIEW PURPOSES ONLY
PRELIMINARY ☐ FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING ☑ FOR CONSTRUCTION

OWNER: JACKSON FAMILY ENTERPRISES LLC

CONTRACTOR/BUILDER: STE GENERAL CONTRACTORS

SYMBOL	DESCRIPTION	DATE
-	-	-

PROJECT: *JACKSON OFFICE BUILDING*
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

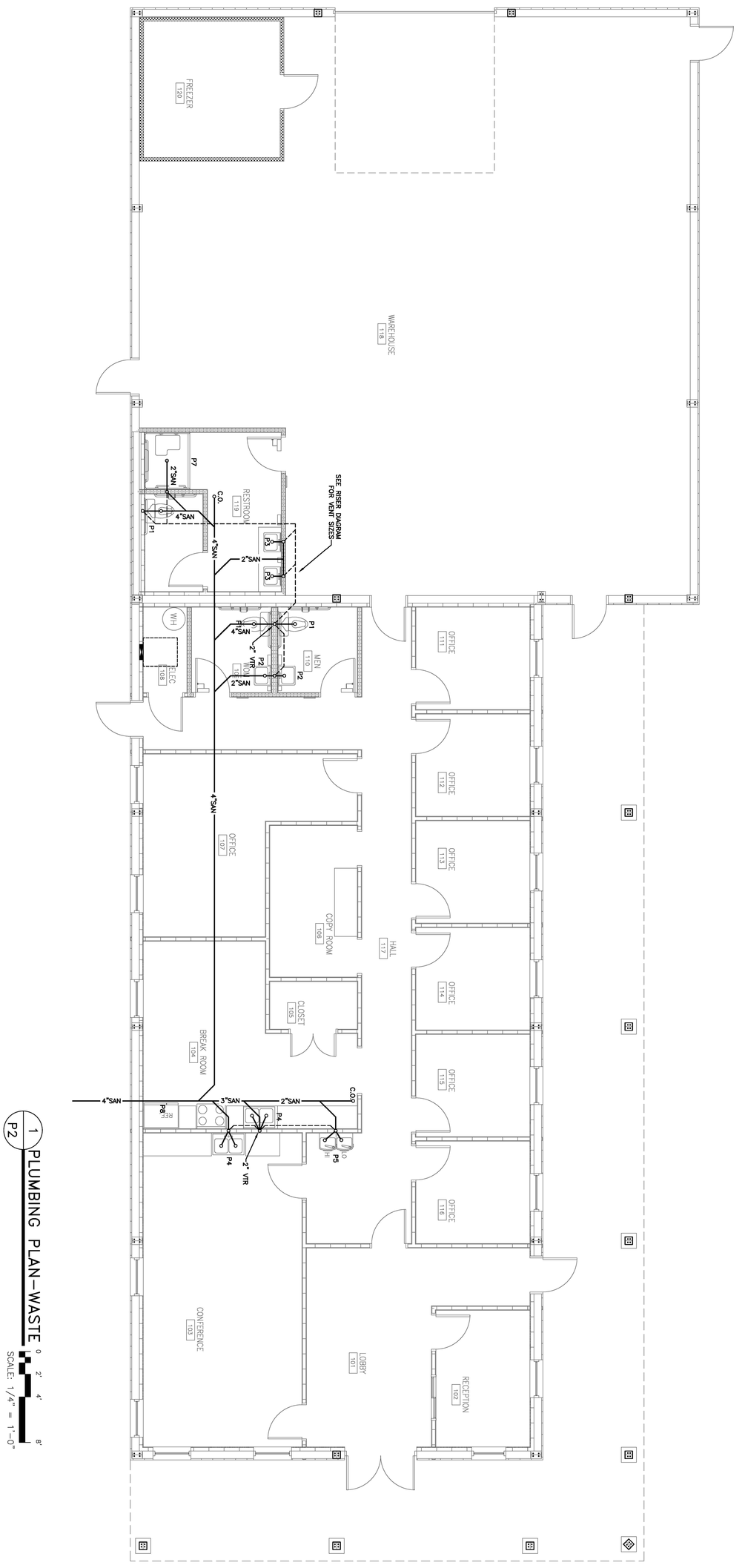
SHEET: PLUMBING NOTES

P1

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-with Garage.dwg
Plotted By: Michael Jenkins
Plotted Date: Dec 08, 2025 - 9:52am

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WITH 3D GRAPH.dwg
Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:52am

SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1-1/2" = 1'-0" | SCALE: 3" = 1'-0"



1 P2 PLUMBING PLAN-WASTE

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

P2

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
PLUMBING PLAN-WASTE

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JOE

FINAL DRAWING [] FOR REVIEW PURPOSES ONLY
PRELIMINARY [] FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING [✓] FOR CONSTRUCTION

OWNER:
JACKSON FAMILY ENTERPRISES LLC
-

CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

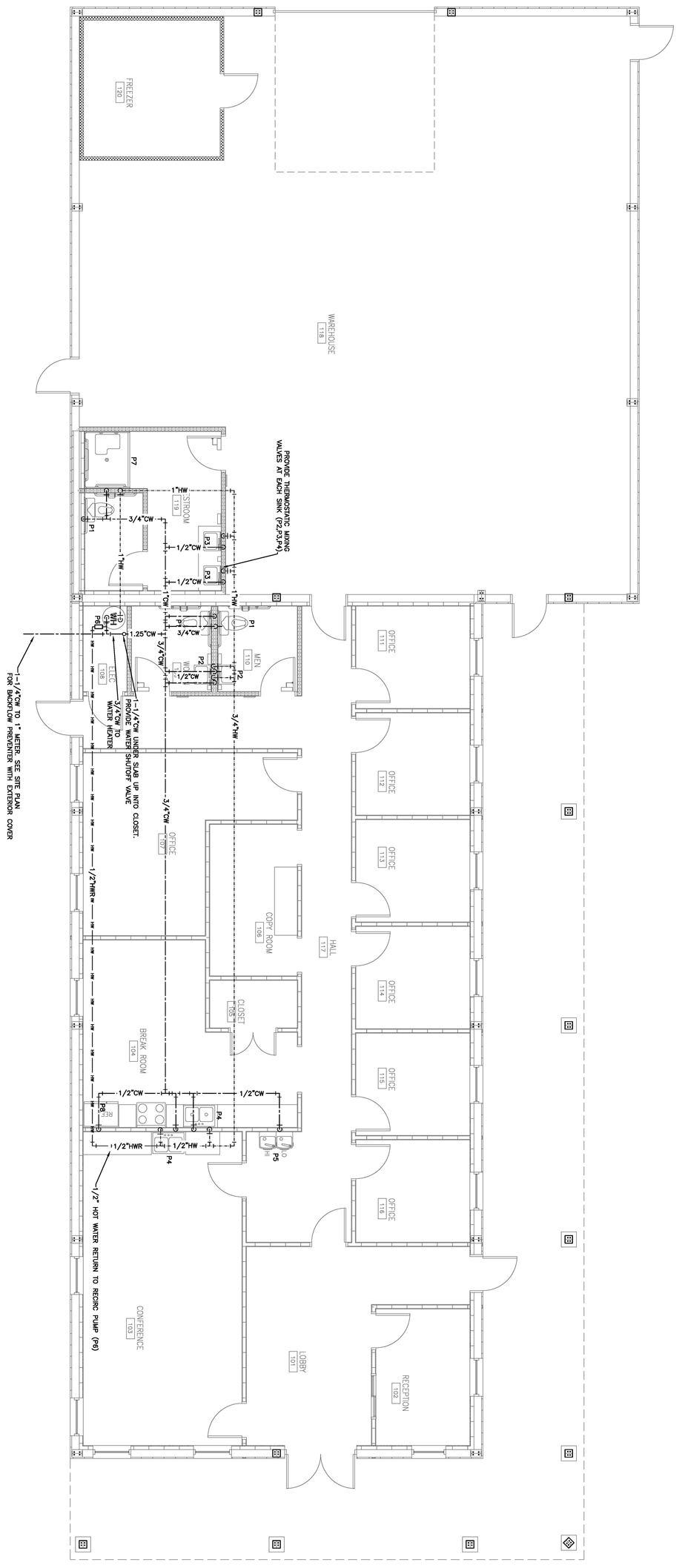
DESIGNED/CHECKED BY: KJD
DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

8 DEC 2025

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724

Drawing File: H:\2025\Jackson Barndominium PID 2025-08-05\DWG\Jackson Building-2025-12-08-WITH 3D GRAPH.dwg
Plotted by: MichaelJ
Plotted Date: Dec 08, 2025 - 9:54am

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P3 1 PLUMBING PLAN-WATER

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

P3

PROJECT:
JACKSON OFFICE BUILDING
308 SAINT MATTHEWS ROAD ERWIN, NC 28339

SHEET:
PLUMBING PLAN-WATER

SYMBOL	DESCRIPTION	DATE	BY
1	-	-	JGE

FINAL DRAWING [ ] FOR REVIEW PURPOSES ONLY
PRELIMINARY [ ] FOR DESIGN DEVELOPMENT ONLY
FINAL DRAWING [✓] FOR CONSTRUCTION

OWNER:
JACKSON FAMILY ENTERPRISES LLC
-

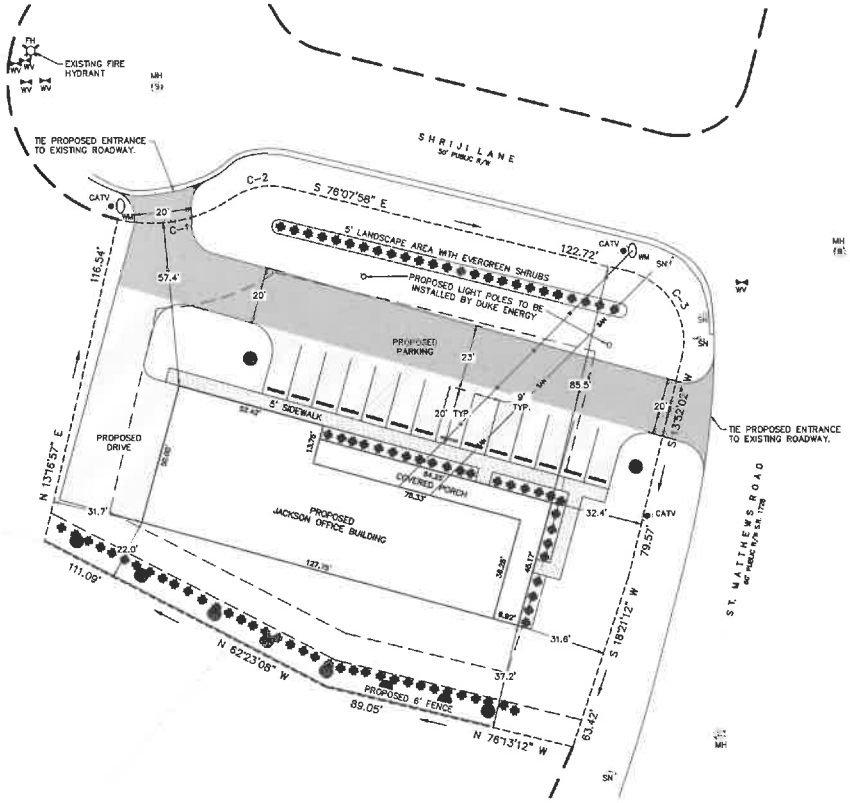
CONTRACTOR/BUILDER:
STE GENERAL CONTRACTORS
TOMMY MCLEOD

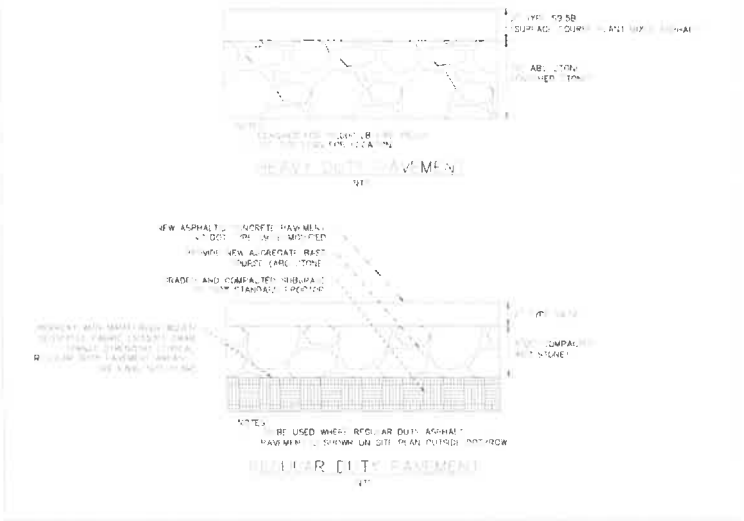
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DRAWN BY: MJ
PROJECT #: 2025-08-05
DATE: 8 DEC 2025

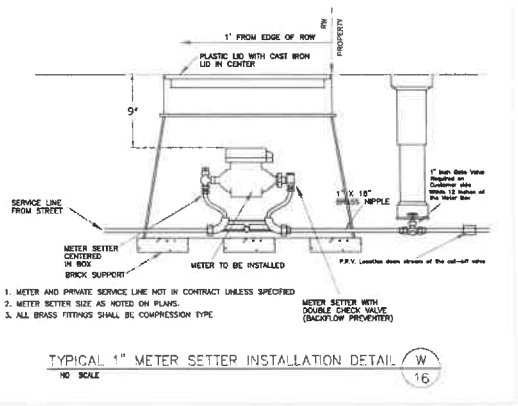
8 DEC 2025

JENKINS CONSULTING ENGINEERS, PA
OFFICE in EUREKA SPRINGS, NORTH CAROLINA
1606 McARTHUR RD. FAYETTEVILLE, NC 28311-1002
NORTH CAROLINA CORPORATION NUMBER C-3070
OFFICE 910.822.1724









TYPICAL 1" METER SETTER INSTALLATION DETAIL (W-16)
NO SCALE

Signed by:

2/5/2026

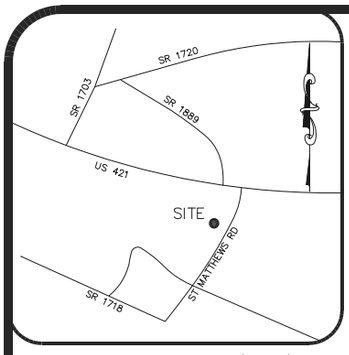
ECLS GLOBAL LLC
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
CLAYTON, NC 27520
910.897.3257 ECLSGLOBALLLC.COM
910.897.2339 (FAX) CO#: C-4175

FOR
JACKSON FAMILY ENTERPRISES LLC
308 ST. MATTHEWS RD., TOWN OF ERWIN, HARNETT CO., NC
LOT 100 PEAK CITY SUBDIVISION
P.B.2025, PG.755 PIN:1507-33-8067

SITE PLAN

PROJECT NO: 19-49
CLIENTS PH. 45'
DRAWN BY: JH
CHK'D BY: 1"=20'
SCALE:
DATE: 05/13/2026
SHEET NO: 1 OF 1

ECLS



VICINITY MAP (NTS)

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5.THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370456 PANEL 1506, SUFFIX J, HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/3/06.

CERTIFICATE OF ACCURACY & MAPPING

I **NICHOLAS M. FRENCH** PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:10,000.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
NIP – NEW IRON PIPE SET
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
SW – SIDEWALK
PO – PORCH
N/F – NOW OR FORMERLY
CVRD – COVERED
CB – CATCH BASIN
EOP – EDGE OF PAVEMENT
BOC – BACK OF CURB

ADOPTED FROM PB 2025 PG 755

IMPERVIOUS SURFACE TABLE	
BUILDING	6,423 S.F.
PARKING/DRIVE	8,808 S.F.
SIDEWALKS	1,009 S.F.
TOTAL IMPERVIOUS AREA	16,240 S.F.
TOTAL LOT AREA	31,510 S.F.
PERCENTAGE OF IMPERVIOUS AREA	51.5%

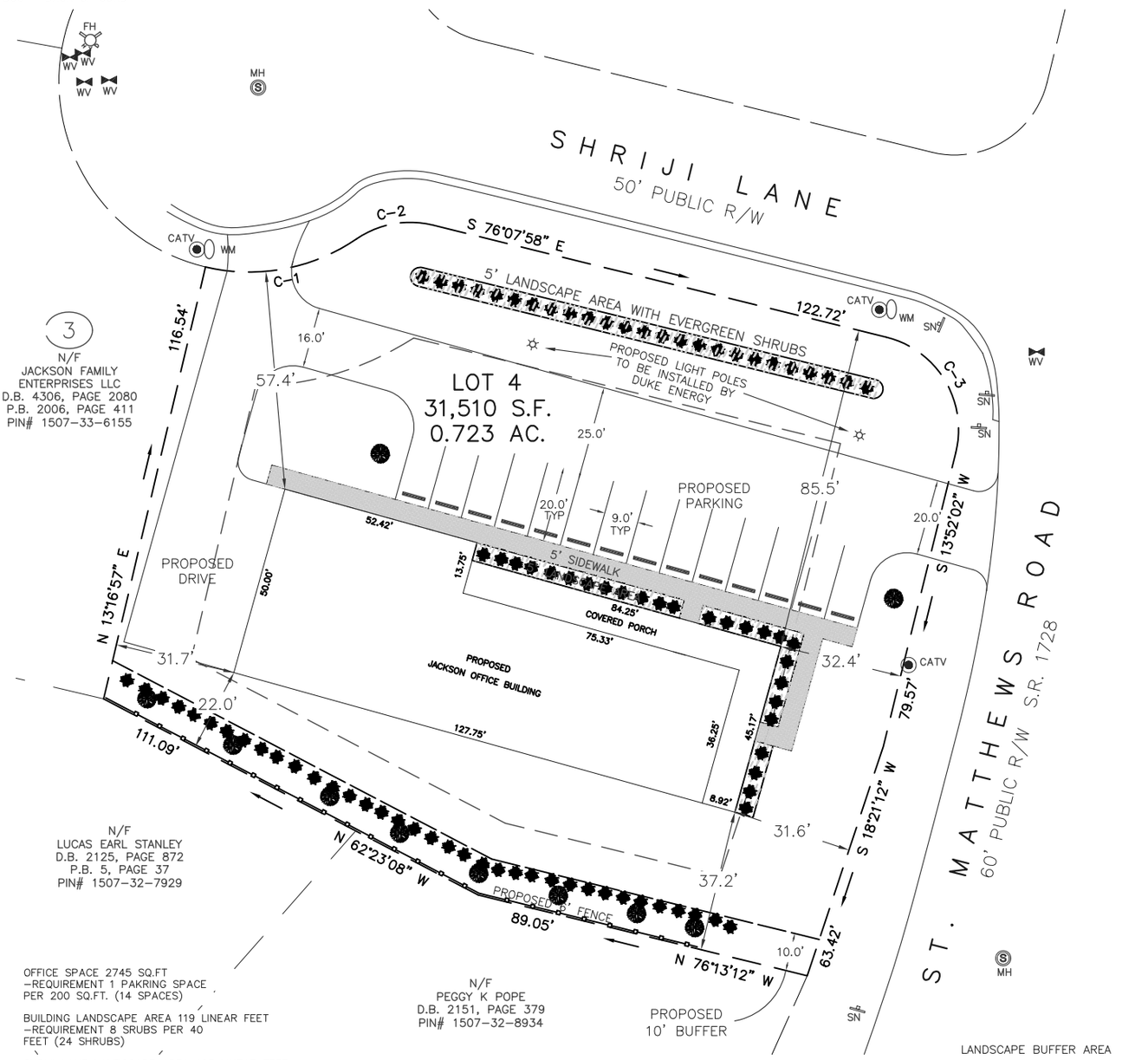
SETBACKS:
P.B. 2006, PG. 411

FRONT 30'

SIDE 0' EXCEPT WHERE LOT ABUTS A RESIDENTIALLY ZONED LOT, IN SUCH INSTANCE THEN ABUTTING SIDE YARD SHALL BE AT LEAST 20'

REAR 20'

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4817 NICHOLAS M. FRENCH



OFFICE SPACE 2745 SQ.FT
-REQUIREMENT 1 PAKRING SPACE PER 200 SQ.FT. (14 SPACES)

BUILDING LANDSCAPE AREA 119 LINEAR FEET
-REQUIREMENT 8 SRUBS PER 40 FEET (24 SHRUBS)

SHRIJI LANE LANDSCAPE AREA 123 LINEAR FEET
-REQUIREMENT 8 SRUBS PER 40 FEET (25 SHRUBS)

LANDSCAPE BUFFER AREA
8 – RED CEDAR
33 – SOUTHERN WAX MYRTLE

GRAPHIC SCALE

40 0 20

1 INCH = 40 FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	50.00'	41.54'	40.36'	N 79°28'48" E	47°36'25"
C-2	25.00'	21.02'	20.41'	N 79°46'20" E	48°11'01"
C-3	24.99'	39.27'	35.35'	S 31°07'52" E	90°02'14"

PRELIMINARY

ECLS

PROJECT:	308 ST. MATTHEWS
DRAWN BY:	ECLS
SURVEYED BY:	AP
FIELD WORK:	9/16/2025
DWG DATE:	12/3/2025

PLOT PLAN
FOR
JACKSON FAMILY ENTERPRISES LLC
308 ST. MATTHEWS
LOT 100 PEAK CITY SUBDIVISION
TOWN OF ERWIN., HARNETT CO., NC
P.B. 2025, PG. 755 PIN: 11507-33-8067

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) C0#C-4175

Harnett COUNTY NORTH CAROLINA
strong roots • new growth

COMMERCIAL BUILDING APPLICATION

CentralPermitting@Harnett.org
(910) 893-7525 ext:1
420 McKinney Pkwy (physical)
PO Box 65 (mailing)
Lillington, NC 27546

Site Address: 308 St Matthews Rd, Erwin, NC 28339 **PIN**: 1507-33-8067.000

Owner: Jackson Family Enterprises, LLC **Phone**: _____ **Email**: _____

Description of Proposed Work: New Construction of Office and Storage Area **Total Job Cost**: $ 770,221

GENERAL CONTRACTOR INFORMATION

* Must be owner or licensed contractor. Address, company name & phone must match information on license.

STE General Contactors, LLC
General Contractor's Company Name

910-891-5465
Phone

PO Box 2364, Dunn, NC 28335
Address

stegc.tommy@gmail.com
Email

78246U
License #

Thomas W. McLeod
Signature of Owner/Contractor/Officer of Corp.

$ 655,541
Building Cost (excluding trades)

ELECTRICAL CONTRACTOR INFORMATION

Description of Work: _____ Service Size: _____ Amps T-Poles: YES ☐ NO ☐

J.M. Pope Electric, LLC
Electrical Contractor's Company Name

919-776-5144
Phone

409 Chatham St, Sanford, NC 27330
Address

marshallpope74@gmail.com
Email

21326L
License #

Marshall Pope
Signature of Owner/Contractor/Officer of Corp.

$ 38,500.00
Electrical Cost

MECHANICAL/HVAC CONTRACTOR INFORMATION

Description of Work: _____ # of Units: _____

E&J Heating and Cooling, LLC
Mechanical Contractor's Company Name

910-230-0215
Phone

~~707 S 13th St, Suite A, Erwin, NC 28339~~ 2297 Byrd's Mill Rd Erwin, NC 28339
Address

eandjheatingcooling@gmail.com
Email

L.32998
License #

Eric Beasley
Signature of Owner/Contractor/Officer of Corp.

$ 32,000.00
Mechanical Cost

PLUMBING CONTRACTOR INFORMATION

Description of Work: _____ # of Baths: _____

MLS Plumbing Company, Inc
Plumbing Contractor's Company Name

910-484-1124
Phone

784 Gentry Rd, Erwin, NC 28339
Address

mlsplumbing@hotmail.com
Email

NC28833P1
License #

Michael Smith
Signature of Owner/Contractor/Officer of Corp.

$ 44,180.00
Plumbing Cost

REFRIGERATION CONTRACTOR INFORMATION

N/A
Refrigeration Contractor's Company Name

Phone

Address

Email

License #

Signature of Owner/Contractor/Officer of Corp.

APPLICATION CONTINUES ON BACK

Harnett COUNTY
NORTH CAROLINA

SPRINKER CONTRACTOR INFORMATION

N/A
Sprinkler Contractor's Company Name

Phone

Address

Email

License #

Signature of Owner/Contractor/Officer of Corp.

FIRE ALARM CONTRACTOR INFORMATION

N/A
Fire Alarm Contractor's Company Name

Phone

Address

Email

License #

Signature of Owner/Contractor/Officer of Corp.

Driveway Access - NC Department of Transportation Driveway Access/Permit? YES ☐ NO ☐

I hereby certify that I have the authority to complete this application, that the application is correct and that the construction will conform to the regulations in the Building, Electrical, Plumbing and Mechanical codes and in the Harnett County Zoning Ordinance. I state the information on the aforementioned contractors is correct as it is known to me and that **by signing below I have obtained all subcontractors permission to obtain these permits** and if **any** changes occur including listed contractors, site plan, number of bedrooms, building and trade plans, Environmental Health permit changes or proposed use changes, I certify it is my responsibility to notify the Harnett County Central Permitting Department of all changes.

EXPIRED PERMIT FEES - 6 months to 2 years re-issue fee is $150.00. After 2 years re-issue fee is as per current fee schedule.

Thomas W. McCool
Signature of Owner/Contractor/Officer of Corp.

December 17, 2025
Date

Affidavit for Worker's Compensation N.C.G.S. 87-14

The undersigned applicant being the:

✓ General Contractor _____ Owner _____ Officer/Agent of the Contractor or Owner

Does hereby confirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

✓ Has 3 or more employees and has obtained workers' compensation insurance to cover them,

_____ Has 1 or more subcontractors and has obtained workers' compensation insurance to cover them,

_____ Has 1 or more subcontractors who has their own policy of workers' compensation insurance covering themselves,

_____ Has no more than 2 employees and no subcontractors,

While working on the project for which this permit is sought and it is understood that the Central Permitting Department issuing the permit may require certificates of workers' compensation insurance coverage from any person, firm, or corporation carrying out the work prior to issuance of the permit or at any time during the permitted work.

Thomas W. McCool
Signature of Owner/Contractor/Officer of Corp.

December 17, 2025
Date

Harnett COUNTY NORTH CAROLINA
strong roots • new growth

COMMERCIAL BUILDING APPLICATION

CentralPermitting@Harnett.org
(910) 893-7525 ext:1
420 McKinney Pkwy (physical)
PO Box 65 (mailing)
Lillington, NC 27546

Site Address: 308 St Matthews Rd, Erwin, NC 28339 **PIN**: 1507-33-8067.000

Owner: Jackson Family Enterprises, LLC **Phone**: _____ **Email**: _____

Description of Proposed Work: New Construction of Office and Storage Area **Total Job Cost**: $ 770,221

GENERAL CONTRACTOR INFORMATION

* Must be owner or licensed contractor. Address, company name & phone must match information on license.

STE General Contactors, LLC
General Contractor's Company Name

910-891-5465
Phone

PO Box 2364, Dunn, NC 28335
Address

stegc.tommy@gmail.com
Email

78246U
License #

Thomas W. McLeod
Signature of Owner/Contractor/Officer of Corp.

$_____
Building Cost (excluding trades)

ELECTRICAL CONTRACTOR INFORMATION

Description of Work: _____ Service Size: _____ Amps T-Poles: YES ☐ NO ☐

J.M. Pope Electric, LLC
Electrical Contractor's Company Name

919-776-5144
Phone

409 Chatham St, Sanford, NC 27330
Address

marshallpope74@gmail.com
Email

21326L
License #

Marshall Pope
Signature of Owner/Contractor/Officer of Corp.

$_____
Electrical Cost

MECHANICAL/HVAC CONTRACTOR INFORMATION

Description of Work: _____ # of Units: _____

E&J Heating and Cooling, LLC
Mechanical Contractor's Company Name

910-230-0215
Phone

707 S 13th St, Suite A, Erwin, NC 28339
Address

eandjheatingcooling@gmail.com
Email

L.32998
License #

Eric Beasley
Signature of Owner/Contractor/Officer of Corp.

$_____
Mechanical Cost

PLUMBING CONTRACTOR INFORMATION

Description of Work: _____ # of Baths: _____

MLS Plumbing Company, Inc
Plumbing Contractor's Company Name

910-484-1124
Phone

784 Gentry Rd, Erwin, NC 28339
Address

mlsplumbing@hotmail.com
Email

NC28833P1
License #

Michael Smith
Signature of Owner/Contractor/Officer of Corp.

$_____
Plumbing Cost

REFRIGERATION CONTRACTOR INFORMATION

N/A
Refrigeration Contractor's Company Name

Phone

Address

Email

License #

Signature of Owner/Contractor/Officer of Corp.

APPLICATION CONTINUES ON BACK

Harnett COUNTY NORTH CAROLINA

SPRINKER CONTRACTOR INFORMATION

N/A
Sprinkler Contractor's Company Name

Phone

Address

Email

License #

Signature of Owner/Contractor/Officer of Corp.

FIRE ALARM CONTRACTOR INFORMATION

N/A
Fire Alarm Contractor's Company Name

Phone

Address

Email

License #

Signature of Owner/Contractor/Officer of Corp.

Driveway Access - NC Department of Transportation Driveway Access/Permit? YES ☐ NO ☐

I hereby certify that I have the authority to complete this application, that the application is correct and that the construction will conform to the regulations in the Building, Electrical, Plumbing and Mechanical codes and in the Harnett County Zoning Ordinance. I state the information on the aforementioned contractors is correct as it is known to me and that **by signing below I have obtained all subcontractors permission to obtain these permits** and if **any** changes occur including listed contractors, site plan, number of bedrooms, building and trade plans, Environmental Health permit changes or proposed use changes, I certify it is my responsibility to notify the Harnett County Central Permitting Department of all changes.

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Thomas W. McLeod
Signature of Owner/Contractor/Officer of Corp.

December 17, 2025
Date

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_____ Has 1 or more subcontractors and has obtained workers' compensation insurance to cover them,

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Thomas W. McLeod
Signature of Owner/Contractor/Officer of Corp.

December 17, 2025
Date

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 2507152

Filed on: 12/17/2025
Initially filed by: JFELLC

Designated Lien Agent

Investors Title Insurance Company

Online: www.liensnc.com (http://www.liensnc.com)
Address: 223 S. West Street, Suite 900 / Raleigh, NC 27603
Phone: 888-690-7384
Fax: 913-489-5231
Email: support@liensnc.com (mailto:support@liensnc.com)

Project Property

308 St Matthews Rd
Erwin, NC 28339
Harnett County County

Property Type

Other

Owner Information

Jackson Family Enterprises, LLC
111 Denim Dr
Erwin, NC 28339
United States
Email: michaelrjackson.sr@gmail.com
Phone: 910-890-4296

Date of First Furnishing

12/01/2025

Print & Post

Contractors:
Please post this notice on the Job Site.

Suppliers and Subcontractors:
Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

View Comments (0)

Pre-Development Info Sheet

Harnett County, North Carolina
Planning Department
420 McKinney Pkwy. /P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525/Fax: (910) 830-1128

Date of Meeting_____ Time_____am/pm

Development Name:

Development Type:

- ☐ Major Subdivision Preliminary Plan/Plat
- ☐ Major Subdivision Final Plan/Plat
- ☒ Commercial Site Plan
- ☐ Multi-Family Site Plan

Please complete...

Owner of Record:
Name: Jackson Family Enterprises, LLC
Address: 11 Denim Dr
City/State/Zip: Erwin, NC 28339
E-mail:
Phone:
Fax:
Mobile:

Applicant/Developer/Engineer/Surveyor:
Name: STE General Contractors, LLC
Address: PO Box 2364
City/State/Zip: Dunn, NC 28335
E-mail: stegc.tommy@gmail.com
Phone: 910.890.3979
Fax:
Mobile:

Property Description

PIN(s): 1507 - 33 - 8067.000

Address: 308 St. Matthews Rd, Erwin, NC 28339 Zoning: _____

Water: Well / County County Number of lots 1, .723 acres

Septic / Sewer County

Detailed Project Description:

Private Office Building for Jackson Family Enterprises, LLC

Information relayed to the applicant is based upon current regulatory development guidelines and best available data. Interpretations of guidelines related to a proposed development **does not** constitute project approval. Change in regulatory guidelines and or detailed project description shall render the information conveyed as invalid.

Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Rev Sep2014

Permit #
26-109

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Jackson Family Enterprises, LLC	Property Owner	Jackson Family Enterprises, LLC
Home Address	111 Denim Drive	Home Address	111 Denim Drive
City, State, Zip	Erwin NC 28339	City, State, Zip	Erwin, NC 28339
Telephone	910-890-4296	Telephone	910-890-4296
Email	michaelrjackson.sr@Gmail.com	Email	michaelrjackson.sr@Gmail.com

Address of Proposed Property	308 St Matthews Rd, Erwin NC 28339		
Parcel Identification Number(s) (PIN)	1507-33-8067.000	Estimated Project Cost	$850,000.00
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Office Building with Storage		
Description of any proposed improvements to the building or property	New Contruction of offices and Storage area		
What was the Previous Use of the subject property?	Vacant		
Does the Property Access DOT road?	No		
Number of dwelling/structures on the property already	- 0 -	Property/Parcel size	.723 Acre
Floodplain SFHA ___Yes X No	**Watershed** ___Yes X No	**Wetlands** ___Yes X No	
MUST circle one that applies to property	Existing/Proposed Septic System Or Existing/Proposed County/City Sewer		

~~Owner/Applicant Must Read and Sign~~

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Print Name	Signature of Owner or Representative	Date
Michael R Jackson Sr	Michael R Jackson Sr	12/10/25

For Office Use

Zoning District	B-2
Front Yard Setback	30ft
Side Yard Setback	20ft
Rear Yard Setback	20ft

Existing Nonconforming Uses or Features	NA		
Other Permits Required	___Conditional Use ✓Building ___Fire Marshal ✓Other		
Requires Town Zoning Inspection(s)	✓**Foundation** ___**Prior to C. of O.**		
Zoning Permit Status	✓Approved ___Denied		
Fee Paid: $100	Date Paid: 12/10/25	Staff Initials: KB	

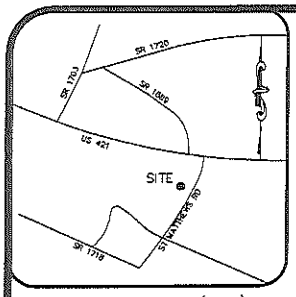
Comments	Trade permits / water & sewer tap from Harnett County
Signature of Town Representative:	Date Approved/Denied: 12/10/25

PAID KB

DEC 10 2025

CHK 4523

TOWN OF ERWIN



VICINITY MAP (NTS)

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5.THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370456 PANEL 1506, SUFFIX J, HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/3/06.

CERTIFICATE OF ACCURACY & MAPPING

I NICHOLAS M. FRENCH PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:10,000.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
NIP – NEW IRON PIPE SET
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
SW – SIDEWALK
PO – PORCH
N/F – NOW OR FORMERLY
CVRD – COVERED
CB – CATCH BASIN
EOP – EDGE OF PAVEMENT
BOC – BACK OF CURB

HOKE RMW 69 2023 AV 755

IMPERVIOUS SURFACE TABLE

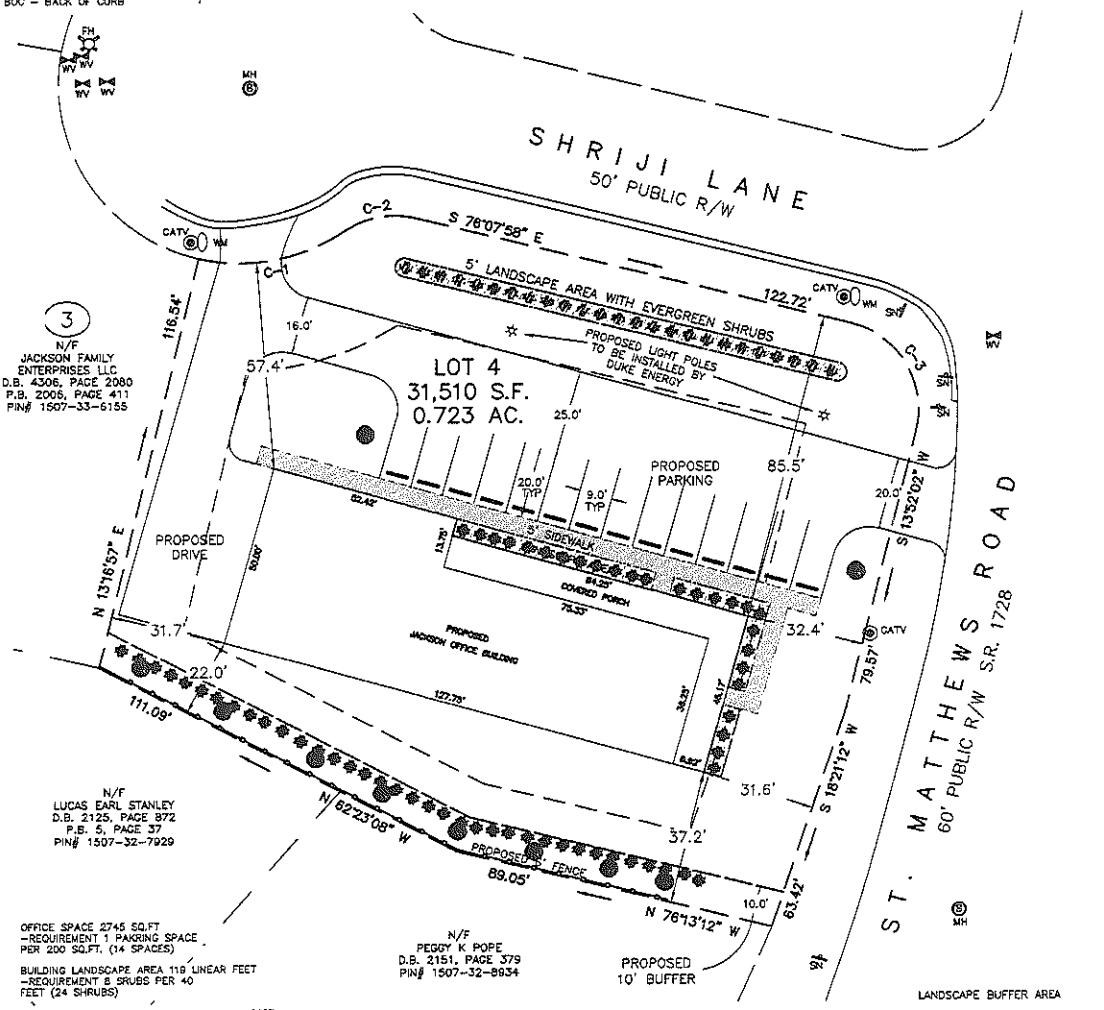
BUILDING	6,423 S.F.
PARKING/DRIVE	8,808 S.F.
SIDEWALKS	1,009 S.F.
TOTAL IMPERVIOUS AREA	16,240 S.F.
TOTAL LOT AREA	31,510 S.F.
PERCENTAGE OF IMPERVIOUS AREA	51.5%

SETBACKS:
P.B. 2006, PG. 411
FRONT 30'

SIDE 0' EXCEPT WHERE LOT ABUTS A RESIDENTIALLY ZONED LOT, IN SUCH INSTANCE THEN ABUTTING SIDE YARD SHALL BE AT LEAST 20'

REAR 20'

NORTH CAROLINA PROFESSIONAL SEAL L-4817 LAND SURVEYOR NICHOLAS M. FRENCH



OFFICE SPACE 2745 SQ.FT
-REQUIREMENT 1 PARKING SPACE PER 200 SQ.FT. (14 SPACES)

BUILDING LANDSCAPE AREA 119 LINEAR FEET
-REQUIREMENT 6 SRUBS PER 40 FEET (24 SHRUBS)

SHRIJI LANE LANDSCAPE AREA 123 LINEAR FEET
-REQUIREMENT 6 SRUBS PER 40 FEET (25 SHRUBS)

LANDSCAPE BUFFER AREA
8 – RED CEDAR
33 – SOUTHERN WAX MYRTLE

GRAPHIC SCALE
40 0 20
1 INCH = 40 FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	50.00'	41.54'	40.36'	N 79°28'48" E	47°36'25"
C-2	25.00'	21.02'	20.41'	N 79°46'20" E	48°11'01"
C-3	24.99'	39.27'	35.35'	S 31°07'52" E	90°02'14"

PRELIMINARY

PROJECT:	308 ST. MATTHEWS
DRAWN BY:	ECLS
SURVEYED BY:	AP
FIELD WORK:	9/16/2025
DWG DATE:	12/3/2025

PLOT PLAN
FOR
JACKSON FAMILY ENTERPRISES LLC
308 ST. MATTHEWS
LOT 100 PEAK CITY SUBDIVISION
TOWN OF ERWIN., HARNETT CO., NC
P.B. 2025, PG. 755 PIN: 11507-33-8067

ECLS GLOBAL INC
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINE.COM
910.897.2329 (FAX) CO#C-4175

Harnett COUNTY NORTH CAROLINA

strong roots • new growth

CentralPermitting@Harnett.org
(910) 893-7525 ext:1
420 McKinney Pkwy (physical)
PO Box 65 (mailing)
Lillington, NC 27546

COMMERCIAL LAND USE APPLICATION

SITE ADDRESS: 308 St Matthews Rd, Erwin, NC 28339 **PIN:** 1507-33-8067.000

LANDOWNER: Jackson Family Enterprises, LLC Mailing Address: 11 Denim Dr

City: Erwin State: NC Zip: 28339 Phone: _____ Email: _____

**Please fill out applicant information if different than landowner.*

APPLICANT: STE General Contractors, LLC Mailing Address: PO Box 2364

City: Dunn State: NC Zip: 28335 Phone: 910-890-3979 Email: stegc.tommy@gmail.com

PROPOSED USE: New Construction of Office and Storage Area, 5353 Total sq, Office: 2,711.88 sq, Warehou

☐ **Multi-Family Dwelling**: # Units:_____ # Bedrooms/Unit:_____

☐ **Business**: SQ. FT.: Retail Space:_____ Type:_____ # Employees:_____ Hours of Operation:_____

☐ **Daycare**: # Preschoolers:_____ # Afterschoolers:_____ # Employees:_____ Hours of Operation:_____

☐ **Industry**: SQ. FT.:_____ Type:_____ # Employees:_____ Hours of Operation:_____

☐ **Church**: Seating Capacity:_____ # Bathrooms:_____ Kitchen: Yes ☐ No ☐

☐ **Sign**: (Size_____x_____) Type:_____ Illuminated: Yes ☐ No ☐ If yes, Internal ☐ External ☐

☐ **Accessory/Addition/Other**: (Size_____x_____) Use:_____

UTILITIES:

Water Supply: County ☑ Existing Well ☐ New Well (# of facilities using well _____) ☐

Sewage Supply: New Septic Tank ☐ Expansion ☐ Relocation ☐ Existing Septic Tank ☐ County Sewer ☑

(Complete Environmental Health Checklist on other side of application if Septic is selected)

COMMENTS: _____

If permits are granted, I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Thomas W. McLeod

Signature of Owner or Owner's Agent

December 17, 2025

Date

*****Permits are valid for 6 months from the issue date, or 12 months from last inspection once inspections have been initiated. It is the owner/applicant's responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.*****

APPLICATION CONTINUES ON BACK

Harnett COUNTY NORTH CAROLINA
strong roots • new growth

CentralPermitting@Harnett.org
(910) 893-7525 ext:1
420 McKinney Pkwy (physical)
PO Box 65 (mailing)
Lillington, NC 27546

Environmental Health Department Application for Improvement Permit and/or Authorization to Construct

If the information in this application is falsified, changed, or the site is altered, then the permit shall become invalid. This permit will be valid for 60 months.

☐ **NEW SEPTIC SYSTEM INSPECTION**

- ***All property irons must be made visible.*** Place **pink flags** on each corner of lot & approximately every 50 feet between corners.
- Place **orange flags** at the corners of each proposed structure per site plan submitted to Central Permitting.
- Post **orange** Environmental Health sign in location that is visible from road to assist in locating property.
- If property is thickly wooded, you will be required to clean out the **undergrowth** to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **DO NOT GRADE PROPERTY.**

☐ **EXISTING TANK INSPECTION**

- Follow above instructions for placing flags and sign on property.
- Prepare for inspection by removing soil over **outlet end** of tank, lift lid straight up (*if possible*), and then **put lid back in place**.
  Does not apply to septic tank in a mobile home park*
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

SEPTIC CHECK LIST

If applying for Authorization to Construct, please indicate desired system type(s): Can be ranked in order of preference, must choose one.

☐ Accepted ☐ Innovative ☐ Conventional ☐ Any ☐ Alternative

☐ Other _____

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes," applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

YES ☐ NO ☑ Does the site contain any jurisdictional wetlands?

YES ☐ NO ☑ Do you plan to have an irrigation system now or in the future?

YES ☐ NO ☑ Does or will the building contain any drains? Please explain: _____

YES ☐ NO ☑ Are there any existing wells, springs, waterlines, or wastewater systems on this property?

YES ☐ NO ☑ Is any wastewater going to be generated on the site other than domestic sewage?

YES ☐ NO ☑ Is the site subject to approval by any other Public Agency?

YES ☐ NO ☑ Are there any easements or rights-of-way on this property?

YES ☐ NO ☑ Does the site contain any existing water, cable, phone, or underground electric lines?
If yes, please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized County and State Officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed. I understand that a $25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot is confirmed to be ready.

Thomas W. McLeod
Signature of Owner or Owner's Agent

December 17, 2025
Date

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

Harnett.org/GIS

December 16, 2025

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- US
- Parcels

N
W E
S

Feet
0 80

Harnett COUNTY NORTH CAROLINA

Harnett County GIS

PID: 061507 0226 03

PIN: 1507-33-8067.000

Account Number: 1500040549

Owner: JACKSON FAMILY ENTERPRISES LLC

Mailing Address: 111 DENIM DR ERWIN, NC 28339-2139

Physical Address: 308 ST MATTHEWS RD ERWIN, NC 28339 ac

Description: LOT#4 NARAYANSWARUP INC MAP#2006-411

Surveyed/Deeded Acreage: 0.71

Calculated Acreage: 0.71

Deed Date:

Deed Book/Page: 4295 - 1957

Plat(Survey) Book/Page: 2006 - 411

Last Sale: 2025 - 7

Sale Price: $138000

Qualified Code: Q

Vacant or Improved:

Transfer of Split: T

Actual Year Built:

Heated Area : SqFt

Building Count : 0

Building Value: $0

Parcel Outbuilding Value: $0

Parcel Land Value: 94640

Market Value: $94640

Deferred Value: $0

Total Assessed Value: $94640

Zoning: Highway Business - 0.71 acres (99.99%), Residential - 0.0 acres (0.01%)

Zoning Jurisdiction: Erwin

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: Erwin Elementary

Middle School: Coats-Erwin Middle

High School: Triton High

Fire Department: Erwin

EMS Department: Medic 5, D5 EMS

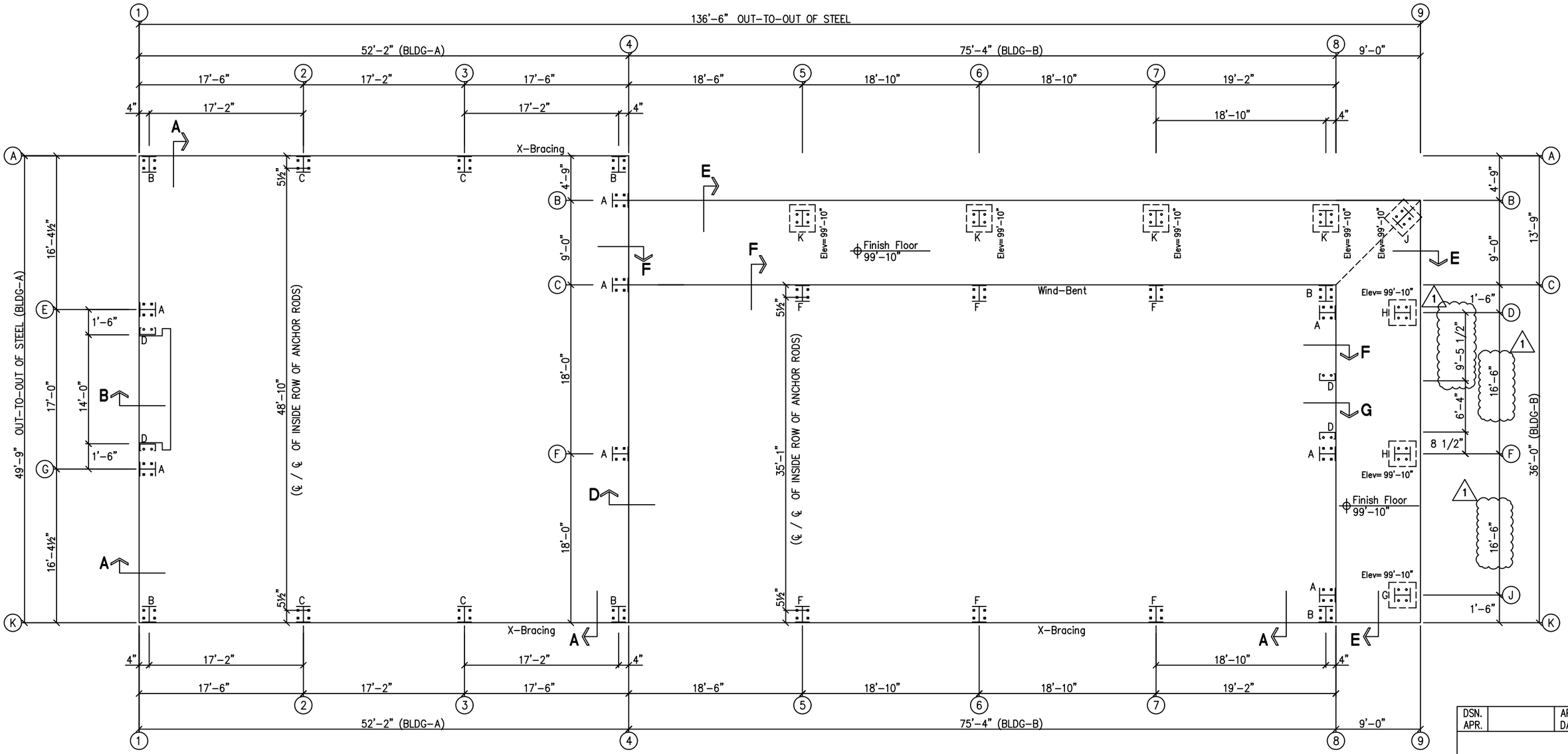
Law Enforcement: Erwin Police

Voter Precinct: Erwin/Duke

County Commissioner : W Brooks Matthews

School Board Member: Bradley Abate





ANCHOR ROD PLAN

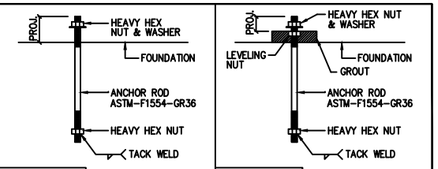
NOTE: All Base Plates @ 100'-0" (FINISH FLOOR)(UNLESS NOTED)

ANCHOR RODS HAVE BEEN DESIGNED FOR SHEAR AND TENSION LOADS ONLY, PER APPENDIX D OF ACI 318-08.

DESIGN OF SHEAR ANGLES, TENSION PLATES, HAIRPINS, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER AND PROVIDED BY OTHERS.

ANCHOR ROD PROJECTION IS FROM BOTTOM OF BASE PLATE, UNLESS GROUT IS REQUIRED.

DIA.	PROJ.
1/2"	1 1/2"
5/8"	2"
3/4"	2 1/2"
7/8"	3 1/2"
1"	3 1/2"
1 1/4"	3 1/2"



ANCHOR RODS (BY OTHERS)

Fred F. Radfar P.E.
30 Windermere Lane
Houston, TX 77063
fred@radfarpe.com

North Carolina License #010295
Exp. 12/31/2026

DRAWING STATUS

- ☐ FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
- ☐ FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
- ☒ FOR CONSTRUCTION: FINAL DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
0	02/02/26	FOR CONSTRUCTION	RV	RVS
1	02/06/26	REVISED FOR CONSTRUCTION	CV	RVS

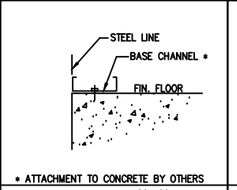
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FAX: 800.438.1626
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DESCRIPTION	Anchor Rod Plan	SIZE	REFER TO C1
OWNER OR PROJECT	Jackson Office Building	CUSTOMER	MCPHAIL METAL STRUCTURES
JOBSITE LOCATION	308 SAINT MATTHEWS RD ERWIN, NC 28339	ADDRESS	1478 CARROLL STORE ROAD AUTRYVILLE, NC 28318

CAD BY	ENG'R BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC. (Name)	SHEET NO.	ISSUE
RV	FR	1/29/26	N.T.S.	211470			F1 of 4	1

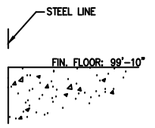
DSN. APR. | APR. DATE



* ATTACHMENT TO CONCRETE BY OTHERS

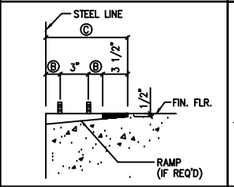
SECTION "A"

BASE SECTION



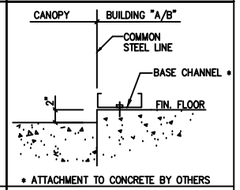
SECTION "E"

BASE SECTION



SECTION "B"

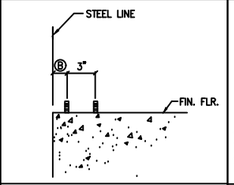
OVERHEAD DOOR BASE SECTION



* ATTACHMENT TO CONCRETE BY OTHERS

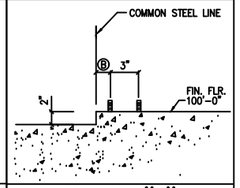
SECTION "F"

BASE SECTION



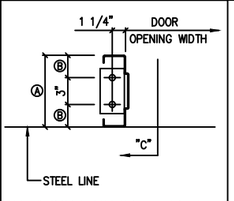
SECTION "C"

F.O. JAMB BASE SECTION



SECTION "G"

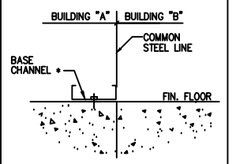
F.O. JAMB BASE SECTION



WALKDOOR BASE PLATE DETAIL

A. RODS 1/2" ø | BASE PL THK. 1/4"

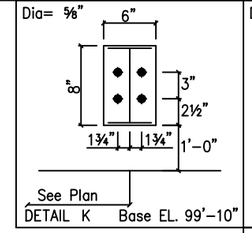
Girt Width	Walk Door Frame Ⓐ	Dim. Ⓑ	Ramp Width Ⓒ
8"	8"	2 1/2"	11 1/2"
10"	10"	3 1/2"	1'-1 1/2"
12"	12"	4 1/2"	1'-3 1/2"



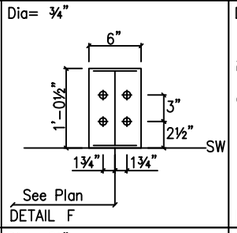
* ATTACHMENT TO CONCRETE BY OTHERS

SECTION "D"

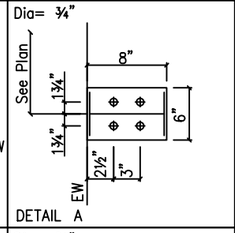
BASE SECTION



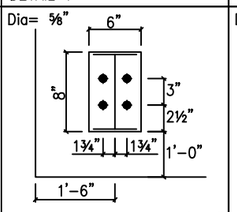
DETAIL K Base EL. 99'-10"



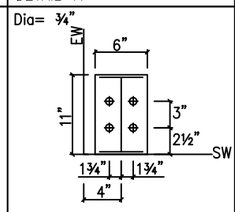
DETAIL F



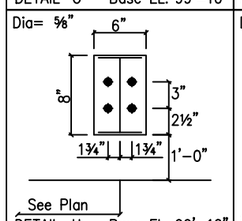
DETAIL A



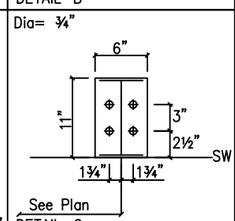
DETAIL G Base EL. 99'-10"



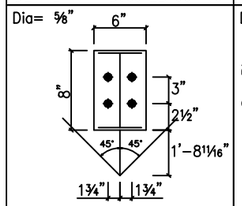
DETAIL B



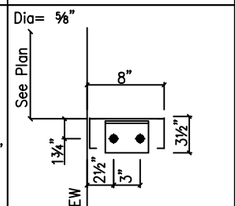
DETAIL H Base EL. 99'-10"



DETAIL C



DETAIL J Base EL. 99'-10"



DETAIL D

DSN.		APR.	
APR.		DATE	

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Houston, TX 77063
fred@radfarpe.com

North Carolina License #010295
Exp. 12/31/2026

DRAWING STATUS

- ☐ FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
- ☐ FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
- ☒ FOR CONSTRUCTION: FINAL DRAWINGS.

REVISIONS

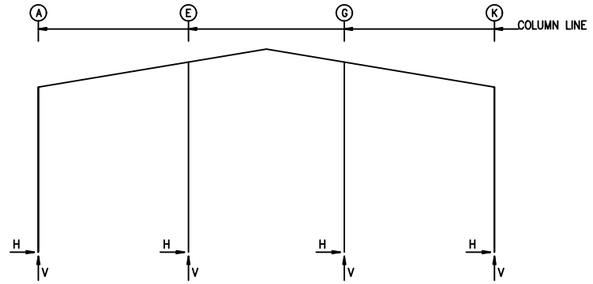
NO.	DATE	DESCRIPTION	BY	CK'D
0	02/02/26	FOR CONSTRUCTION	RV	RVS

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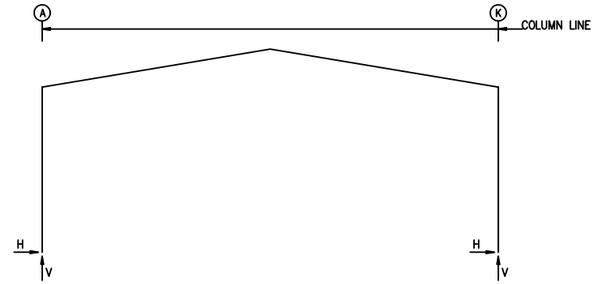
DESCRIPTION	ANCHOR BOLT DETAILS	SIZE	REFER TO C1
OWNER OR PROJECT	Jackson Office Building	CUSTOMER	MCPHAIL METAL STRUCTURES
JOBSITE LOCATION	308 SAINT MATTHEWS RD ERWIN, NC 28339	ADDRESS	1478 CARROLL STORE ROAD AUTRYVILLE, NC 28318

CAD BY	ENG'R BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC. (Name)	SHEET NO.	ISSUE
RV	FR	1/29/26	N.T.S.	211470			F2 of 4	0

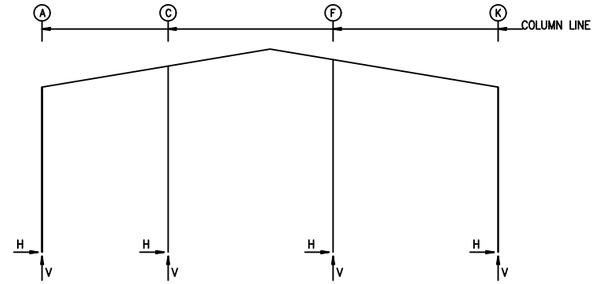
FRAME LINES: 1



FRAME LINES: 2 3



FRAME LINES: 4



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert
1	A	0.0	0.5	0.0	0.5	0.1	1.3	0.0	0.6	−2.4	−4.9	2.5	−0.4
1	K	0.0	0.5	0.0	0.5	−0.1	1.3	0.0	0.6	−2.5	−0.4	2.4	−4.9
1	E	0.0	0.9	0.0	0.9	0.0	2.5	0.0	1.3	0.0	−3.2	0.0	−5.8
1	G	0.0	0.9	0.0	0.9	0.0	2.5	0.0	1.3	0.0	−5.8	0.0	−3.2

Frame Line	Column Line	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Press Horz	Wind_Press Vert	Wind_Suct Horz	Wind_Suct Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert
1	A	−3.1	−3.8	1.8	0.8	0.0	0.0	0.0	0.0	1.3	−2.2	1.0	−2.2
1	K	−1.8	0.8	3.1	−3.8	0.0	0.0	0.0	0.0	−1.0	−2.2	−1.3	−2.2
1	E	0.0	−1.8	0.0	−4.4	−3.9a	0.0	4.3a	0.0	0.0	−3.9	0.0	−1.6
1	G	0.0	−4.4	0.0	−1.8	−3.9a	0.0	4.3a	0.0	0.0	−1.6	0.0	−3.9

Frame Line	Column Line	Seismic_Left Horz	Seismic_Left Vert	Seismic_Right Horz	Seismic_Right Vert	MIN_SNOW Horz	MIN_SNOW Vert	F1PAT_LL_1 Horz	F1PAT_LL_1 Vert	F1PAT_LL_2 Horz	F1PAT_LL_2 Vert	F1PAT_LL_3 Horz	F1PAT_LL_3 Vert
1	A	−0.2	−0.3	0.2	0.3	0.1	0.9	0.0	0.9	0.0	−0.1	0.1	1.2
1	K	−0.2	0.3	0.2	−0.3	−0.1	0.9	0.0	−0.1	0.0	0.9	−0.1	1.2
1	E	0.0	0.4	0.0	−0.4	0.0	1.8	0.0	2.8	0.0	1.1	0.0	1.1
1	G	0.0	−0.4	0.0	0.4	0.0	1.8	0.0	1.1	0.0	2.8	0.0	1.1

Frame Line	Column Line	F1PAT_LL_4 Horz	F1PAT_LL_4 Vert	F1UNB_SL_L Horz	F1UNB_SL_L Vert	F1UNB_SL_R Horz	F1UNB_SL_R Vert
1	A	0.0	−0.2	0.0	0.6	0.0	0.2
1	K	0.0	−0.2	0.0	0.2	0.0	0.6
1	E	0.0	1.4	0.0	1.7	0.0	0.6
1	G	0.0	1.4	0.0	0.6	0.0	1.7

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert
2*	A	0.5	1.8	0.8	2.3	1.9	5.6	1.1	3.2	−5.9	−11.8	0.4	−7.3
2*	K	−0.5	1.8	−0.8	2.3	−1.9	5.6	−1.1	3.2	−0.4	−7.3	5.9	−11.8

Frame Line	Column Line	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Seismic_Left Horz	Seismic_Left Vert	Seismic_Right Horz	Seismic_Right Vert
2*	A	−5.8	−7.5	0.5	−3.0	−0.1	−14.4	−0.8	−13.0	−0.3	−0.2	0.3	0.2
2*	K	−0.5	−3.0	5.8	−7.5	0.8	−13.0	0.1	−14.4	−0.3	0.2	0.3	−0.2

Frame Line	Column Line	Seismic_Long1 Horz	Seismic_Long1 Vert	Seismic_Long2 Horz	Seismic_Long2 Vert	MIN_SNOW Horz	MIN_SNOW Vert	F2UNB_SL_L Horz	F2UNB_SL_L Vert	F2UNB_SL_R Horz	F2UNB_SL_R Vert
2*	A	0.0	−1.0	0.0	1.0	1.6	4.6	1.0	3.2	1.0	1.9
2*	K	0.0	−1.0	0.0	1.0	−1.6	4.6	−1.0	1.9	−1.0	3.2

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Snow_Drift Horz	Snow_Drift Vert	Slide_Snow Horz	Slide_Snow Vert
4	A	0.0	0.5	0.0	0.4	0.1	1.1	0.0	0.5	0.0	0.0	0.0	0.0
4	K	0.0	0.9	0.0	1.0	−0.1	3.5	0.0	1.4	0.0	0.9	0.0	0.0
4	C	0.0	1.3	0.0	1.6	−0.1a	5.2	−0.1a	2.7	0.0	1.1	0.0	0.1
4	F	0.0	1.6	0.0	1.8	−0.1a	6.0	0.0	2.5	−0.1a	1.7	0.0	0.0

Frame Line	Column Line	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Press Horz	Wind_Press Vert	Wind_Suct Horz	Wind_Suct Vert
4	A	−2.4	−4.8	2.6	0.3	−3.1	−3.8	1.9	1.3	0.0	0.0	0.0	0.0
4	K	−2.5	−2.5	2.3	−8.2	−1.8	−0.3	3.0	−6.0	0.0	0.0	0.0	0.0
4	C	0.1a	−5.8	0.1a	−7.5	0.0	−3.6	0.1a	−5.3	−3.0a	0.0	3.4a	0.0
4	F	0.1a	−10.0	0.1a	−7.7	0.1a	−4.9	0.1a	−4.9	−4.2a	0.0	4.6a	0.0

Frame Line	Column Line	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Seismic_Left Horz	Seismic_Left Vert	Seismic_Right Horz	Seismic_Right Vert	Seismic_Long1 Horz	Seismic_Long1 Vert	Seismic_Long2 Horz	Seismic_Long2 Vert
4	A	1.4	−7.1	1.0	−7.4	−0.2	−0.4	0.2	0.4	0.0	−1.0	0.0	1.0
4	K	−1.0	−9.2	−1.3	−10.5	−0.2	0.3	0.2	−0.2	0.0	−1.0	0.0	1.0
4	C	0.1a	−6.6	0.1a	−3.1	0.0	0.5	0.0	−0.4	0.0	0.0	0.0	0.0
4	F	0.1a	−5.6	0.1a	−7.5	0.0	−0.4	0.0	0.3	0.0	0.0	0.0	0.0

Frame Line	Column Line	MIN_SNOW Horz	MIN_SNOW Vert	F3PAT_LL_1 Horz	F3PAT_LL_1 Vert	F3PAT_LL_2 Horz	F3PAT_LL_2 Vert	F3PAT_LL_3 Horz	F3PAT_LL_3 Vert	F3PAT_LL_4 Horz	F3PAT_LL_4 Vert	F3UNB_SL_L Horz	F3UNB_SL_L Vert
4	A	0.1	0.8	0.0	0.7	0.0	−0.1	0.1	1.1	0.0	−0.3	0.0	0.4
4	K	−0.1	1.0	0.0	−0.1	0.0	1.0	−0.1	1.3	0.0	−0.2	0.0	0.1
4	C	0.0	1.6	0.0	2.7	0.0	1.2	0.0	0.7	0.0	1.5	0.0	1.7
4	F	0.0	2.0	0.0	1.3	0.0	3.0	0.0	1.4	0.0	1.4	0.0	0.9

Frame Line	Column Line	F3UNB_SL_R Horz	F3UNB_SL_R Vert
4	A	0.0	0.2
4	K	0.0	0.6
4	C	0.0	0.4
4	F	0.0	1.8

2* Frame lines: 2 3

a – Out-Of-Plane Horizontal Load

BUILDING BRACING REACTIONS

Wall Loc	Wall Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis	Note
L_EW	1								(h)
F_SW	K	3,4	5.5	5.3	1.0	1.0			
R_EW	4								(h)
B_SW	A	4,3	5.5	5.3	1.0	1.0			

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Seis Long Vert
4	B	0.2	−1.4	1.6	0.0

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Base_Plate(in) Thick	Grout (in)
4	B	20	0.9	0.1	24	−0.9	0.1	4	0.750	6.000	8.000	0.375	0.0
		27	0.7	0.2									

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width	(ft)	=	49.8
Length	(ft)	=	52.2
Eave Height	(ft)	=	18.0/ 18.0
Roof Slope	(rise/12)	=	2.00/ 2.00
Roof Dead Load	(psf)	=	2.5
Wall Dead Load			
Left Endwall	(psf)	=	2.0
Right Endwall	(psf)	=	2.0
Front Sidewall	(psf)	=	2.0
Back Sidewall	(psf)	=	2.0
Roof Live Load	(psf)	=	20.0
Frame Live Load			
Min	(psf)	=	13.8
Max	(psf)	=	14.0
Collateral Load	(psf)	=	5.0
Snow Load	(psf)	=	7.0
Minimum Snow	(psf)	=	10.0
Wind Speed	(mph)	=	120.0
Wind Code		=	NCBC 18
Exposure		=	C
Closure		=	Enclosed
Internal Wind Coeff		=	−0.18, +0.18
Risk Category		=	II – Normal
Importance – Wind		=	N/A
Importance – Seismic		=	1.00
Seismic Design Category		=	C
Seismic Coeff	(Sms)	=	0.30

ID	Description
1	Dead+Collateral+Live
2	Dead+0.6Wind_Left1
3	Dead+0.6Wind_Right1
4	Dead+Collateral+0.75Live+0.45Wind_Right1
5	Dead+Collateral+0.75Live+0.45Wind_Left2
6	Dead+Collateral+0.75Live+0.45Wind_Right2
7	Dead+Collateral+0.75Live+0.45Wind_Long1R
8	Dead+Collateral+0.75Live+0.45Wind_Long2L
9	Dead+Collateral+0.75Live+0.45Wind_Long2R
10	Dead+Collateral+0.75Snow+0.45Wind_Left1
11	0.6Dead+0.6Wind_Left1
12	0.6Dead+0.6Wind_Right1
13	0.6Dead+0.6Wind_Left2
14	0.6Dead+0.6Wind_Right2
15	0.6Dead+0.6Wind_Long1L
16	0.6Dead+0.6Wind_Long2L
17	Dead+Collateral+F1PAT_LL_1
18	Dead+Collateral+F1PAT_LL_2
19	Dead+Collateral+0.75Snow+0.45Wind_Left1+0.75Slide_Snow
20	0.6Dead+0.6Wind_Right2+0.6Wind_Suction
21	0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L
22	0.6Dead+0.6Wind_Left1+0.6Wind_Suction
23	0.6Dead+0.6Wind_Left2+0.6Wind_Suction
24	0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
25	0.6Dead+0.6Wind_Right1+0.6Wind_Suction
26	0.6Dead+0.6Wind_Suction+0.6Wind_Long1L
27	Dead+Collateral+0.45Wind_Right2+0.45Wind_Suction+0.75E2UNB_SL_R

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Base_Plate(in) Thick	Grout (in)
1	A	3	1.5	0.3	13	−1.8	−1.9	4	0.750	6.000	11.00	0.500	0.0
		6	0.9	2.3	11	−1.4	−2.6						
1	K	14	1.8	−1.9	2	−1.5	0.3	4	0.750	6.000	11.00	0.500	0.0
		5	−0.9	2.3	12	1.4	−2.6						
1	E	10	2.5	−0.9	4	−2.4	−3.0	4	0.750	6.000	8.000	0.500	0.0
		17	0.0	4.6	12	0.0	−2.9						
1	G	9	2.5	−0.9	5	−2.4	−3.0	4	0.750	6.000	8.000	0.500	0.0
		18	0.0	4.6	11	0.0	−2.9						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Base_Plate(in) Thick	Grout (in)
2*	A	1	3.3	9.7	11	−3.2	−6.0	4	0.750	6.000	11.00	0.500	0.0
					15	0.2	−7.6						
2*	K	12	3.2	−6.0	1	−3.3	9.7	4	0.750	6.000	11.00	0.500	0.0
		1	−3.3	9.7	16	−0.2	−7.6						

2* Frame lines: 2 3

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Base_Plate(in) Thick	Grout (in)
4	A	3	1.6	0.6	13	−1.8	−2.0	4	0.750	6.000	11.00	0.500	0.0
		7	0.7	3.2	16	0.6	−4.1						
4	K	14	1.8	−3.0	2	−1.5	−0.6	4	0.750	6.000	11.00	0.500	0.0
		1	−0.1	5.4	16	−0.8	−5.7						
4	C	9	2.0	−2.7	8	−1.9	−3.7	4	0.750	6.000	8.000	0.500	0.0
		1	0.0	8.0	12	0.0	−3.7						
4	F	19	2.8	−4.3	7	−2.5	−4.9	4	0.750	6.000	8.000	0.500	0.0
		1	0.0	9.4	11	0.0	−5.1						

DSN.		APR.	
APR.		DATE	

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THE ENGINEER WHOSE SEAL APPEARS HEREON IS RETAINED BY INLAND BUILDINGS SYSTEMS AND IS NOT THE ENGINEER OF RECORD FOR THIS PROJECT.

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Exp. 12/31/2026

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- ☒ FOR CONSTRUCTION: FINAL DRAWINGS.

REVISIONS

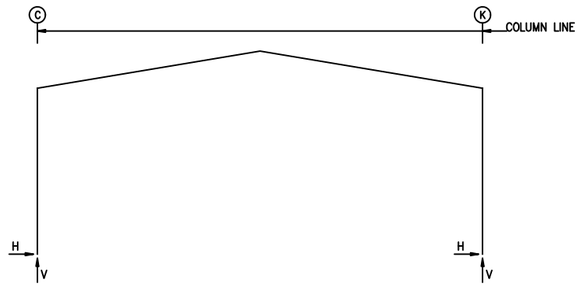
NO.	DATE	DESCRIPTION	BY	CK'D
0	02/02/26	FOR CONSTRUCTION	RV	RVS

INLAND BUILDINGS
2141 SECOND AVENUE S.W. CULLMAN, AL. 35055
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DESCRIPTION	Reactions	SIZE	REFER TO C1
OWNER OR PROJECT	Jackson Office Building	CUSTOMER	MCPHAIL METAL STRUCTURES
JOBSITE LOCATION	308 SAINT MATTHEWS RD ERWIN, NC 28339	ADDRESS	1478 CARROLL STORE ROAD AUTRYVILLE, NC 28318

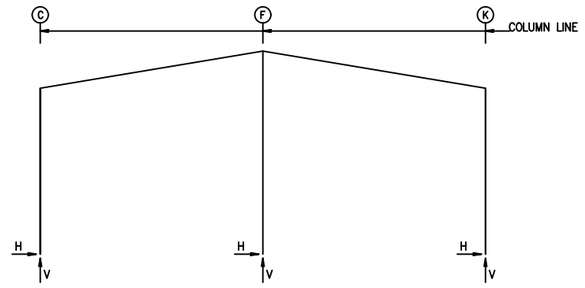
CAD BY	ENG'R BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC. (Alpha)	SHEET NO.	ISSUE
RV	FR	1/29/26	N.T.S.	211470			F3 of 4	0

FRAME LINES: 5 6 7



BUILDING B

FRAME LINES: 8



ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Snow Drift Vert	Wind_Press Horz	Wind_Press Vert	Wind_Suct Horz	Wind_Suct Vert	Seis Long Vert
8	J	0.2	0.2	0.8	0.8	1.1	−1.2	−1.5	1.4	−0.4	0.0
8	D	0.2	0.2	0.8	0.8	1.1	−1.2	−1.5	1.4	−0.4	0.0

EXTENSION COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Snow Drift Vert	Slide Snow Vert	Wind1 Vert	Wind2 Vert
9	J	0.2	0.2	0.8	0.8	0.8	0.0	−2.4	0.7
9	F	0.3	0.4	1.5	1.5	1.5	0.0	−4.6	1.3
9	D	0.2	0.2	0.8	0.8	0.8	0.0	−2.4	0.7
9	B	0.3	0.1	0.6	0.6	0.0	0.1	−1.7	0.5
8	B	0.3	0.3	1.3	1.3	0.1	0.2	−3.8	1.0
7	B	0.4	0.4	1.7	1.7	0.1	0.3	−5.1	1.4
6	B	0.4	0.4	1.7	1.7	0.1	0.3	−5.1	1.4
5	B	0.4	0.4	1.7	1.7	0.1	0.3	−5.1	1.4
									0.7

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Thick	Grout (in)
8	J	16	0.9	−0.1	14	−0.7	−0.7	4	0.750	6.000	8.000	0.375	0.0
		2	0.0	2.3									
8	D	16	0.9	−0.1	14	−0.7	−0.7	4	0.750	6.000	8.000	0.375	0.0
		2	0.0	2.3									

EXTENSION COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Thick	Grout (in)
9	K	17	0.0	−1.3	17	0.0	−1.3	4	0.625	6.000	8.000	0.375	0.0
		2	0.0	2.1									
9	F	17	0.0	−2.5	17	0.0	−2.5	4	0.625	6.000	8.000	0.375	0.0
		2	0.0	3.8									
9	D	17	0.0	−1.3	17	0.0	−1.3	4	0.625	6.000	8.000	0.375	0.0
		2	0.0	2.1									
9	B	17	0.0	−0.8	17	0.0	−0.8	4	0.625	6.000	8.000	0.375	0.0
		18	0.0	1.1									
8	B	17	0.0	−2.1	17	0.0	−2.1	4	0.625	6.000	8.000	0.375	0.0
		18	0.0	2.2									
7	B	17	0.0	−2.8	17	0.0	−2.8	4	0.625	6.000	8.000	0.375	0.0
		18	0.0	2.9									
6	B	17	0.0	−2.8	17	0.0	−2.8	4	0.625	6.000	8.000	0.375	0.0
		18	0.0	2.9									
5	B	17	0.0	−2.8	17	0.0	−2.8	4	0.625	6.000	8.000	0.375	0.0
		18	0.0	2.9									

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Thick	Grout (in)
5*	C	5	2.7	6.1	8	−2.3	−6.4	4	0.750	6.000	12.50	0.500	0.0
		1	2.5	10.2									
5*	K	9	2.8	−4.9	1	−2.5	7.8	4	0.750	6.000	12.50	0.500	0.0
		1	−2.5	7.8	9	2.8	−4.9						

5* Frame lines: 5 6 7

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR RODS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Bolt(in) Dia	Base_Plate(in) Width	Base_Plate(in) Length	Thick	Grout (in)
8	C	4	1.6	−0.2	10	−1.5	−3.0	4	0.750	6.000	11.00	0.500	0.0
		1	0.2	4.1	8	−1.2	−3.6						
8	K	11	1.8	−1.8	3	−1.2	0.0	4	0.750	6.000	11.00	0.500	0.0
		1	−0.2	2.8	9	1.6	−2.4						
8	F	7	1.9	−3.6	6	−1.6	−4.2	4	0.750	6.000	8.000	0.500	0.0
		1	0.0	7.0	9	0.0	−2.6						

NOTES FOR REACTIONS

Building reactions are based on the following building data:

Width	(ft)	=	36.0
Length	(ft)	=	75.3
Eave Height	(ft)	=	13.4 / 13.4
Roof Slope	(rise/12)	=	2.00 / 2.00
Roof Dead Load	(psf)	=	2.5
Wall Dead Load			
Left Endwall	(psf)	=	2.0
Right Endwall	(psf)	=	2.0
Front Sidewall	(psf)	=	2.0
Back Sidewall	(psf)	=	2.0
Roof Live Load	(psf)	=	20.0
Frame Live Load			
Min	(psf)	=	16.0
Max	(psf)	=	16.1
Collateral Load	(psf)	=	5.0
Snow Load	(psf)	=	7.0
Minimum Snow	(psf)	=	10.0
Wind Speed	(mph)	=	120.0
Wind Code		=	NCBC 18
Exposure		=	C
Closure		=	Enclosed
Internal Wind Coeff		=	−0.18, +0.18
Risk Category		=	II – Normal
Importance – Wind		=	N/A
Importance – Seismic		=	1.00
Seismic Design Category		=	C
Seismic Coeff	(Sms)	=	0.30

ID	Description
1	Dead+Collateral+Live
2	Dead+Collateral+Snow+Snow_Drift
3	Dead+0.6Wind_Left1
4	Dead+0.6Wind_Right1
5	Dead+Collateral+0.75Live+0.45Wind_Right1
6	Dead+Collateral+0.75Live+0.45Wind_Long2L
7	Dead+Collateral+0.75Snow+0.45Wind_Left1+0.75Slide_Snow
8	0.6Dead+0.6Wind_Left1
9	0.6Dead+0.6Wind_Right1
10	0.6Dead+0.6Wind_Left2
11	0.6Dead+0.6Wind_Right2
12	0.6Dead+0.6Wind_Left1+0.6Wind_Suction
13	0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L
14	0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
15	0.6Dead+0.6Wind_Right1+0.6Wind_Suction
16	0.6Dead+0.6Wind_Right2+0.6Wind_Suction
17	0.6Dead+0.6Wind_Pressure
18	Dead+Collateral+0.75Snow+0.45Wind_Suction+0.75Slide_Snow

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Snow_Drift Horz	Snow_Drift Vert	Slide_Snow Horz	Slide_Snow Vert
5*	C	0.4	1.6	0.6	2.3	1.5	6.3	0.8	4.3	0.1	0.6	0.0	0.3
5*	K	−0.4	1.3	−0.6	1.9	−1.5	4.6	−0.8	2.5	−0.1	0.2	0.0	0.0

Frame Line	Column Line	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert
5*	C	−4.3	−12.2	1.3	−5.7	−4.3	−9.0	1.3	−2.4	0.0	−10.3	−0.5	−9.2
5*	K	−0.7	−5.2	5.1	−9.6	−0.7	−1.9	5.1	−6.3	0.5	−8.4	0.0	−9.5

Frame Line	Column Line	Seismic_Left Horz	Seismic_Left Vert	Seismic_Right Horz	Seismic_Right Vert	Seismic_Long1 Horz	Seismic_Long1 Vert	Seismic_Long2 Horz	Seismic_Long2 Vert	MIN_SNOW Horz	MIN_SNOW Vert	F1UNB_SL_L Horz	F1UNB_SL_L Vert
5*	C	−0.4	−0.3	0.4	0.3	0.0	−0.9	0.0	0.9	1.2	3.7	0.8	2.6
5*	K	−0.4	0.3	0.4	−0.3	0.0	−0.7	0.0	0.7	−1.2	3.7	−0.8	1.5

Frame Line	Column Line	F1UNB_SL_R Horz	F1UNB_SL_R Vert
5*	C	0.8	1.5
5*	K	−0.8	2.6

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Snow_Drift Horz	Snow_Drift Vert	Slide_Snow Horz	Slide_Snow Vert
8	C	0.0	0.6	0.0	0.8	0.1	2.7	0.1	1.8	0.0	0.3	0.0	0.2
8	K	0.0	0.5	0.0	0.5	−0.1	1.7	−0.1	0.8	0.0	0.1	0.0	0.0
8	F	0.0	1.1	0.0	1.4	0.0	4.5	0.0	2.4	0.0	1.1	0.0	0.0

Frame Line	Column Line	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Press Horz	Wind_Press Vert	Wind_Suct Horz	Wind_Suct Vert
8	C	−2.0	−6.7	2.6	−1.4	−2.5	−5.7	2.1	−0.3	0.0	0.0	0.0	0.0
8	K	−2.0	−0.9	2.6	−4.5	−1.6	0.1	3.1	−3.5	0.0	0.0	0.0	0.0
8	F	0.0	−5.3	0.0	−5.4	0.0	−3.6	0.0	−3.7	−2.6a	0.0	3.1a	0.0

Frame Line	Column Line	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Seismic_Left Horz	Seismic_Left Vert	Seismic_Right Horz	Seismic_Right Vert	MIN_SNOW Horz	MIN_SNOW Vert	F2PAT_LL_1 Horz	F2PAT_LL_1 Vert
8	C	0.9	−2.4	0.7	−1.7	−0.3	−0.2	0.3	0.2	0.1	1.0	0.1	1.5
8	K	−0.7	−1.9	−0.9	−2.4	−0.3	0.2	0.3	−0.2	0.1	1.0	−0.1	−0.1
8	F	0.0	−5.0	0.0	−3.9	0.0	0.0	0.0	0.0	0.0	2.3	0.0	1.9

Frame Line	Column Line	F2PAT_LL_2 Horz	F2PAT_LL_2 Vert	F2UNB_SL_L Horz	F2UNB_SL_L Vert	F2UNB_SL_R Horz	F2UNB_SL_R Vert
8	C	0.1	−0.1	0.0	0.8	0.0	0.1
8	K	−0.1	1.5	0.0	0.1	0.0	0.8
8	F	0.0	1.9	0.0	1.4	0.0	1.4

5* Frame lines: 5 6 7

a – Out-Of-Plane Horizontal Load

BUILDING BRACING REACTIONS

Wall Loc	Col Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Panel_Shear (lb/ft) Seis	Note
L_EW	4								(i)
F_SW	K	6,7	4.0	2.5	1.1	0.7			
R_EW	8								(h)
B_SW	C	6,7	2.7	3.3	0.7	0.9			(b)

(b)Wind bent in bay, base above finish floor
(h)Rigid frame at endwall
(i)Bracing in roof to rigid frame

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

DSN. | APR. | APR. DATE

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REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
0	02/02/26	FOR CONSTRUCTION	RV	RVS

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2141 SECOND AVENUE S.W. CULLMAN, AL. 35055
PHONE: 800.438.1606
FAX: 800.438.1626
www.inlandbuildings.com

DESCRIPTION	Reactions	SIZE	REFER TO C1
OWNER OR PROJECT	Jackson Office Building	CUSTOMER	MCPHAIL METAL STRUCTURES
JOBSITE LOCATION	308 SAINT MATTHEWS RD ERWIN, NC 28339	ADDRESS	1478 CARROLL STORE ROAD AUTRYVILLE, NC 28318

CAD BY	ENG'R BY	DATE	SCALE	JOB NO.	PH	BLDG. DESC. (Name)	SHEET NO.	ISSUE
RV	FR	1/29/26	N.T.S.	211470			F4 of 4	0

Inland Buildings
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Web: www.inlandbuildings.com

MCPHAIL METAL STRUCTURES
1478 CARROLL STORE ROAD
AUTRYVILLE, NC 28318

JOB NUMBER: 211470
BUILDING "A" SIZE: 49.75' x 52.17' x 18.00' (2.0:12)
BUILDING "B" SIZE: 36.00' x 75.33' x 13.42' (2.0:12)
JOBSITE: 308 SAINT MATTHEWS RD
ERWIN, NC 28339

FRED F. RADFAR P.E.
30 WINDERMERE LANE
HOUSTON, TEXAS 77063
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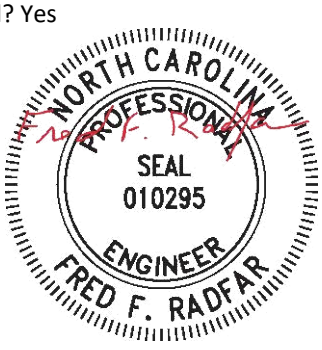
Gentlemen:
This is to certify that the above referenced project, along with its component parts, has been designed and fabricated by INLAND BUILDINGS

In addition to all applicable order documents, this structure has been designed in accordance with the appropriate edition of the AISC "Manual of Steel Construction" and with good engineering practice for the following loads. All welding has been completed per the appropriate American Welding Society (AWS) code.

Governing Code for application of design loads: NCBC 18

IMPORTANCE FACTORS: WIND: N/A SNOW: 1.000 SEISMIC: 1.000
DEAD LOAD ---------- Weight of metal building structure only as supplied by INLAND BUILDINGS

COLLATERAL LOAD	5.00 PSF
LIVE LOAD	20.00 PSF - Tributary area reduction allowed? Yes
WIND LOAD (V 3S)	N/A
WIND LOAD (Vult & Vasd)	120 MPH, 92.9515 MPH
OCCUPANCY / RISK CATEGORY	II - Normal
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+ / - 0.18
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Ss = 0.1860 S1 = 0.0860
GROUND SNOW LOAD (Pg)	10 PSF
ROOF SNOW LOADS, FLAT (Pf), SLOPED (Ps)	7.00 PSF, 7.00 PSF
ADDITIONAL LOADS	N/A



2/4/26

This Letter of Certification applies solely to the metal building and its component parts as furnished by INLAND BUILDINGS and specifically excludes any foundation, masonry, or general contract work.

Sincerely

Fred F Radfar

Digitally signed by Fred F Radfar
Date: 2026.02.04 13:57:13 -06'00'

Design Engineer