

# JACKSON



Buyer Market Plan  
BM 5/4/21

COVER SHEET

## JACKSON REVISION LIST - STRUCTURAL:

- 1.) ADDED FRAMING AND FOUNDATION FOR 3 CAR GARAGE AND 1-CAR WITH SIDE LOAD
- 2.) EXTENDED NOOK BEAM, ADDED FRAMING FOR SECOND FLOOR OPTIONS (ADDED EXTRA JOISTS AND SHIFTED BEAMS AT FOYER WHERE REQUIRED)
- 3.) ADDED FRAMING AND FOUNDATION FOR SMALLER MASTER SUITE
- 4.) ADDED 1-JOIST SERIES/SPACING
- 5.) RECONFIGURED CRAWL TO HAVE ALL JOISTS RUNNING FRONT TO BACK
- 6.) REMOVED PARTIAL CRAWL FRAMING FROM BASEMENT AND EXTENDED BASEMENT FRAMING BELOW KITCHEN
- 7.) CHANGED TO 2 x 6 HEADERS WHERE APPLICABLE (5-18)
- 8.) FLOORED OPTION FOR BONUS ROOM AND REVISED HEADER FOR FLOOR LOADS (5-18)
- 9.) ADDED HEADERS FOR FIREPLACE OPTIONS (5-18)
- 10.) REMOVED BEAM FOR OLD MEDIA ROOM LOCATION (5-18)
- 11.) 2 x 6 GARAGE WING WALLS (5-18)
- 12.) MODIFIED STRAPPING NOTE FOR DOUBLE GARAGE DOOR (5-18)
- 13.) UPDATED STRUCTURAL NOTES (5-18)
- 14.) REMOVED ROOF TRUSS BEARING AT REVISED SECOND FLOOR BATH LOCATION (5-18)
- 15.) CHANGED FRONT PORCH POSTS TO 6X6 FOR (3) PLY BEAM (2-19)
- 16.) ADDED MEDIA OPTION BACK - MOVED LVL ON SECOND FLOOR FRAMING, EXTRA JOIST, ATTIC FRAMING PLAN (2-19)
- 17.) CODE UPDATE TO 2018 NC IRC (2-19)
- 18.) CODE UPDATE TO 2018 SC IRC (1-16)
- 19.)
- 20.)
- 21.)
- 22.)
- 23.)
- 24.)
- 25.)
- 26.)
- 27.)
- 28.)
- 29.)
- 30.)

## JACKSON REVISION LIST - ARCHITECTURAL:

- 1.) BUMPED REAR KITCHEN WALL, BEDROOM #3/ STUDY NICHE WALL, AND REAR PORCH OUT 24" (ADDING S.F.)
- 2.) RECONFIGURED KITCHEN (REMOVED CABINETS FROM REAR WALL, ADDED WINDOW AND NEW ISLAND)
- 3.) COMBINED JACKSON-II (BASEMENT) AND REGULAR JACKSON INTO ONE DRAWING.
- 4.) ADDED OPTION FOR ONE-CAR GARAGE IN COMBINATION WITH SIDE-LOAD MAIN HOUSE GARAGE.
- 5.) ADDED OPTION FOR THREE-CAR GARAGE.
- 6.) ADDED STUDY OPTION WITH SMALLER MASTER SUITE (FIRST FLOOR).
- 7.) ADDED SECOND MASTER SUITE OPTION (SECOND FLOOR).
- 8.) MADE BEDROOM #5 STANDARD (LIKE ON OLD PRESIDENTIAL).
- 9.) MADE LOFT/ OPTIONAL MEDIA ROOM AN OPTION. (SECOND FLOOR).
- 10.) REMOVED C.O. AND WALLS BETWEEN NOOK AND FAMILY ROOM.
- 11.) ADDED WALK-IN SHOWER OPTION (FIRST FLOOR).
- 12.) ADDED CLOSET SHELVING NOTES.
- 13.) ADDED EXTERIOR LIGHTS TO ELEVATIONS.
- 14.) ADDED STANDARD CAN LIGHTING TO LOFT/ OPT. MEDIA ROOM. (SECOND FLOOR)
- 15.) ADDED OPTIONAL CAN LIGHTING TO MASTER SUITE, FAMILY ROOM, AND HALLWAY UNDER BALCONY (FIRST FLOOR).
- 16.) ADDED OPTIONAL CAN LIGHTING TO SECOND MASTER SUITE (SECOND FLOOR).
- 17.) ADDED SHAKES TO FRONT GABLES ON ELEVATION A.
- 18.) ELIMINATED PARTIAL CRAL SPACE FROM BASEMENT OPTION. FULL BASEMENT NOW.
- 19.) ADDED OPTIONAL BATH (ROUGH-IN) TO OPTIONAL BASEMENT.
- 20.) EXTENDED FRONT PORCH BY 2" TO LINE UP WITH CANTILEVER ABOVE. (11-17)
- 21.) ADDED MISSING DIMENSION TO MASTER TOILET ROOM (11-17)
- 22.) REVISED SECOND FLOOR SHARED BATH BY EXTENDING BEDROOM #3 W.I.C. AND PLACING VANITY ON OPPOSITE WALL, ELIMINATING DOOR FROM HALLWAY. (3-18)
- 23.) ADDED OPTION FOR DOOR TO SF SHARED BATH FROM HALLWAY (MADE BATH VANITY SMALLER). (3-18)
- 24.) ADDED OPTION FOR BONUS ROOM OVER FAMILY ROOM (FLOORED OVER). (3-18)
- 25.) ADDED OPTION FOR LOFT OVER FAMILY ROOM (FLOORED OVER). (3-18)
- 26.) MADE FIREPLACE OPTIONAL (THIRD FAMILY ROOM WINDOW NOW STANDARD.) (3-18)
- 27.) ADDED OPTION FOR FIREPLACE ON SECOND FLOOR IN OPT. BONUS ROOM/ LOFT (3-18)
- 28.) CREATED KITCHEN OPTION (SIMILAR TO OLD JACKSON PLAN). (3-18)
- 29.) REMOVED OLD LOFT/ MEDIA OPTION FROM PLAN. ORIGINALLY LOCATED IN FRONT OF BEDROOM #4 (3-18)
- 30.) ADDED OLD LOFT/ MEDIA OPTION BACK TO PLAN ONLY AS MEDIA ROOM OPTION (2-19)
- 31.) REMOVED ARCH OPENINGS AND REPLACED WITH C.O. (11-26-19)
- 32.) CHANGED FIREPLACES TO BE 32" FIREPLACE. (11-26-19)
- 33.) UPDATED AND VERIFY BATHROOM NAMING PER H&H STANDARDS. (11-26-19)
- 34.) UPDATED AND VERIFY SQUARE FOOTAGE. (11-26-19)
- 35.) ROOF VENTING CALCULATIONS FOR EACH ELEVATION LAYOUT. (11-26-19)
- 36.) UPDATED HDR HGT FROM 6'10" TO 7'-0". (11-26-19)
- 37.) REMOVED KITCHEN OPTION. (11-26-19)
- 38.) ADDED ROOF VENT CALCULATIONS. (11-26-19)
- 39.) VERIFIED GOURMET KITCHEN WAS ADDED. (1-16-20)
- 40.) CHANGED FIREPLACE FROM STANDARD TO OPTIONAL. (1-16-20)
- 41.) REMOVE GLASS INSERTS FROM GARAGE WINDOWS AND REMOVE METAL ACCESSORIES.(1-16-20)
- 42.) UPDATED CUTSHEETS. (1-16-20)

OKM000119

H&H HOMES  
JACKSON

DATE: FEBRUARY 27, 2019  
REV. JANUARY 16, 2020  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

CS

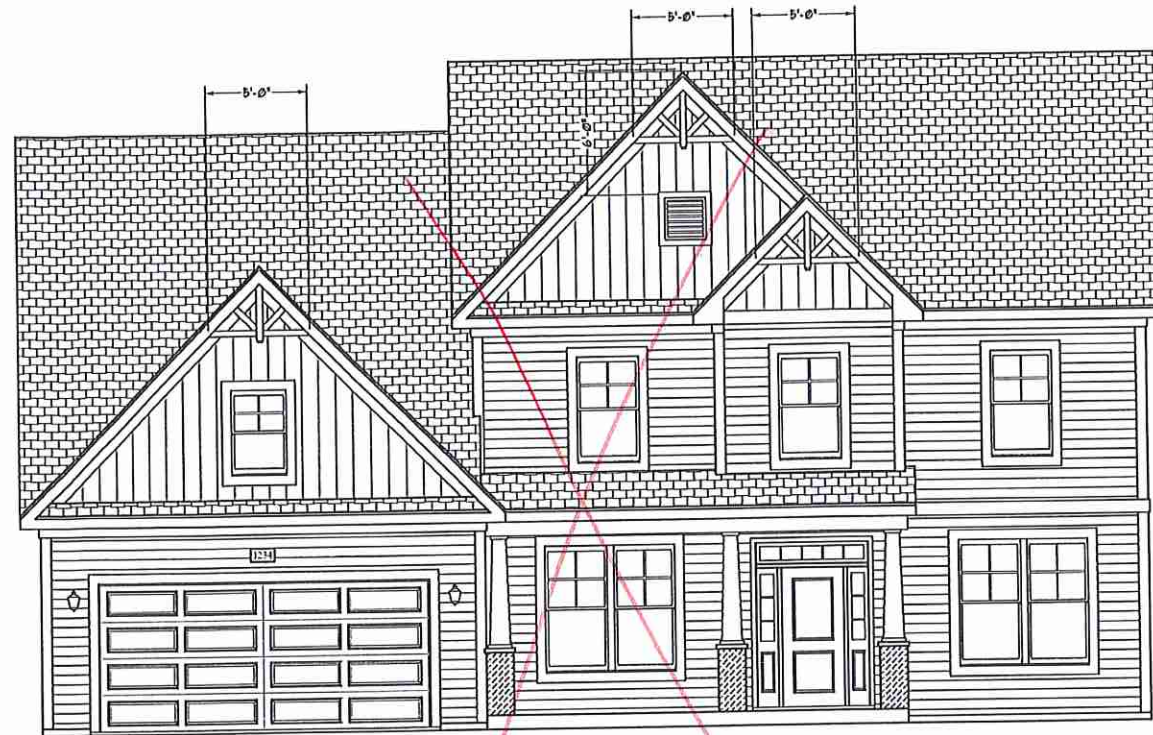








FRONT ELEVATION-B-2  
SCALE: 1/4" = 1'-0"



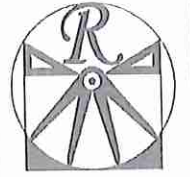
FRONT ELEVATION-B-1  
SCALE: 1/4" = 1'-0"



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



FRONT ELEVATION-B-3  
SCALE: 1/4" = 1'-0"

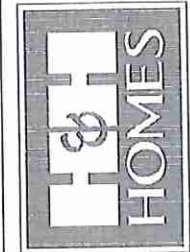


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SCALE: AS NOTED  
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ENGINEERED BY: WLF  
REVIEWED BY: JES

B - ELEVATION  
OPTIONS

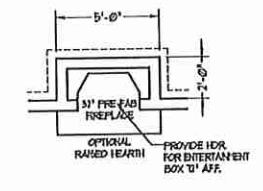
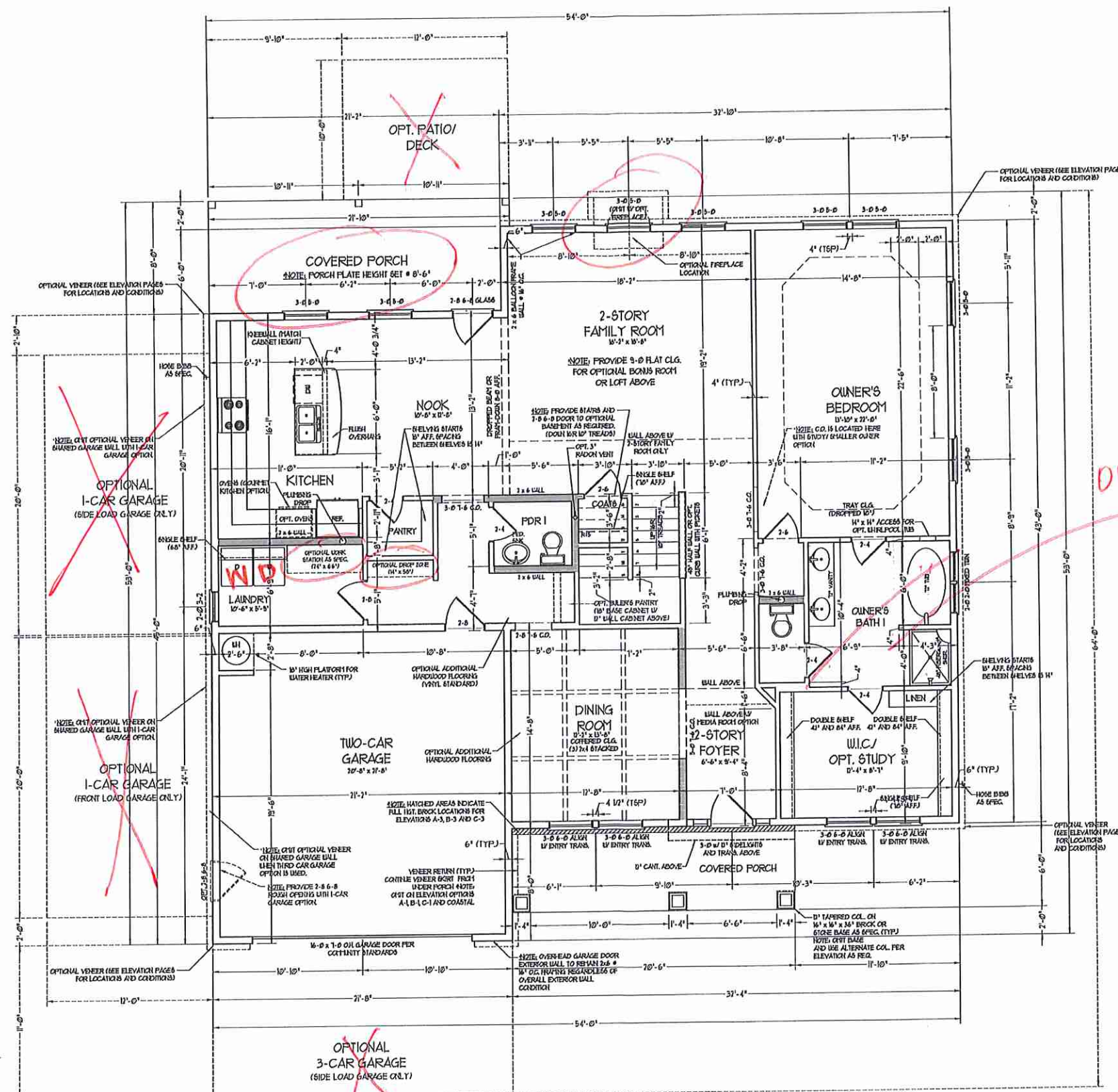
A-2.1

CV K30

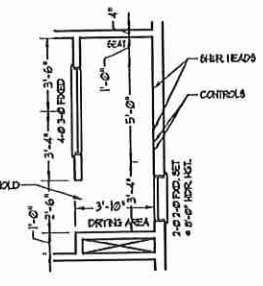


SQUARE FOOTAGE (STANDARD)	
1st FLOOR	1895 SQ. FT.
2nd FLOOR	1505 SQ. FT.
TOTAL	3400 SQ. FT.
GARAGE:	413 SQ. FT.
1st FLOOR (ALL BRICK)	1950 SQ. FT.
2nd FLOOR (ALL BRICK)	1645 SQ. FT.
TOTAL (ALL BRICK)	3595 SQ. FT.
GARAGE (ALL BRICK)	495 SQ. FT.
FRONT PORCH:	172 SQ. FT.
STD. REAR PORCH:	110 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
BASEMENT (UNFINISHED)	1895 SQ. FT.
BASEMENT (ALL BRICK)	1950 SQ. FT.
OPT. BONUS LOFT:	214 SQ. FT.
OPT. 1-CAR GARAGE:	240 SQ. FT.
OPT. 1-CAR GARAGE (ALL BRICK)	259 SQ. FT.
OPT. 3-CAR GARAGE:	717 SQ. FT.
OPT. 3-CAR GARAGE (ALL BRICK)	742 SQ. FT.
OPT. PATIO/DECK:	120 SQ. FT.



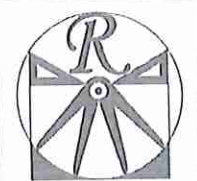
FIREPLACE OPTION



OWNER'S BATH 1 OPTION - 1 (WALK-IN SHOWER)

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

2x6 WALL  
 \* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

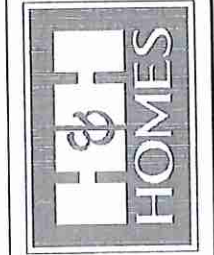


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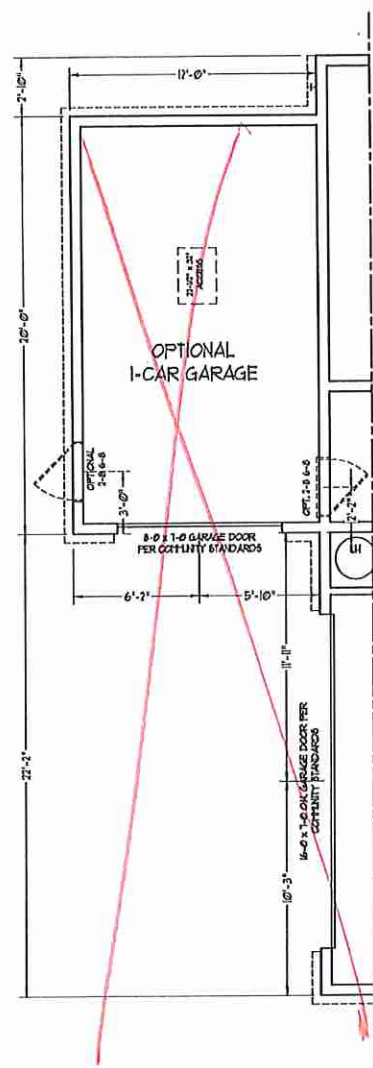
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**JACKSON**

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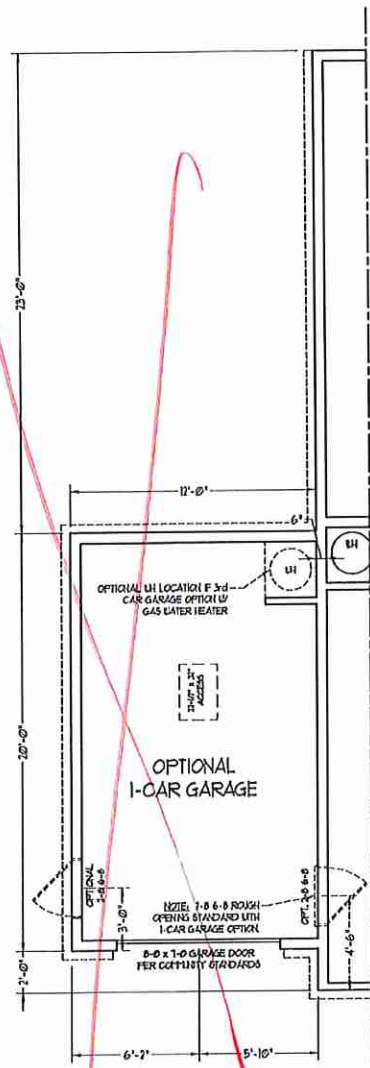
FIRST FLOOR PLAN  
**A-5**

*KSD CU*

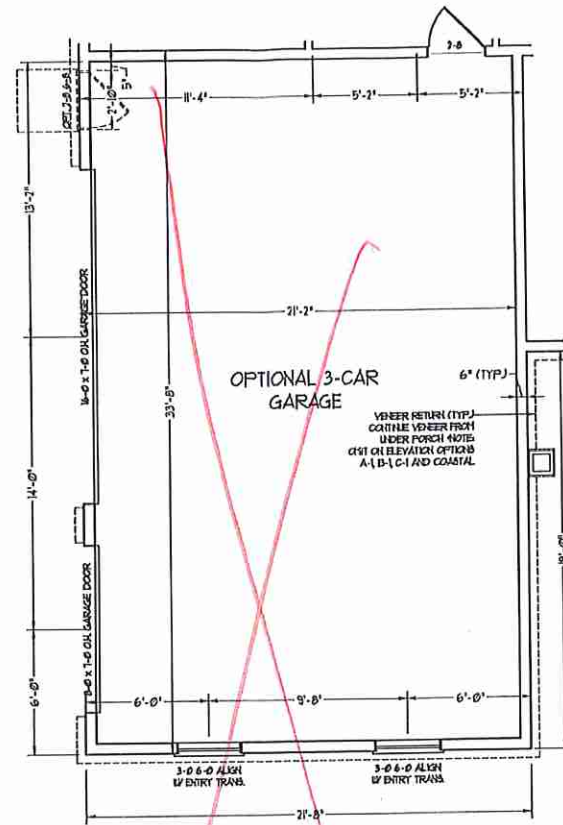




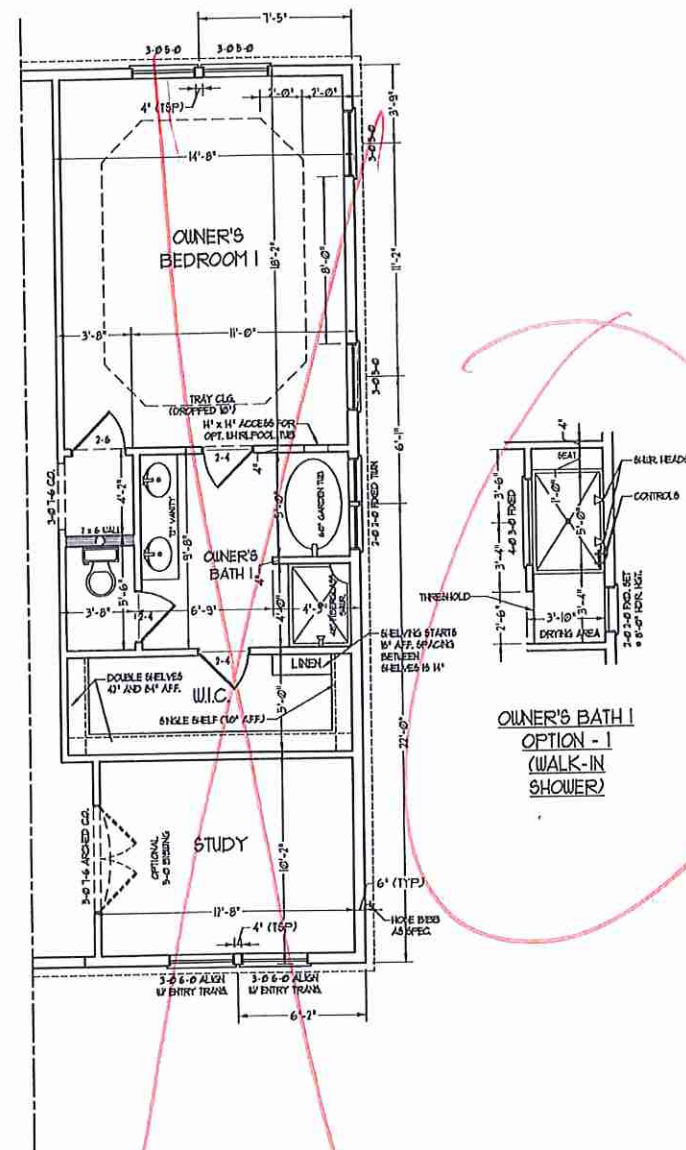
1-CAR GARAGE OPTION W/  
SIDE LOAD GARAGE



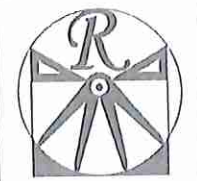
1-CAR GARAGE OPTION W/  
FRONT LOAD GARAGE



3-CAR GARAGE OPTION



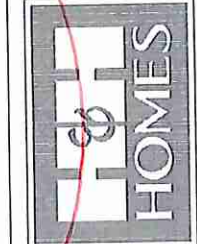
STUDY OPTION W/  
SMALLER OWNER'S BEDROOM



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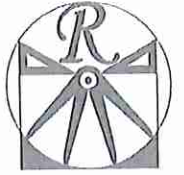
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REVIEWED BY: JES

FIRST FLOOR  
PLAN  
A-5.1

*cu* 1500

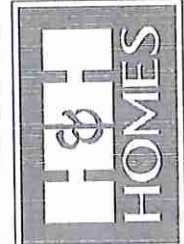


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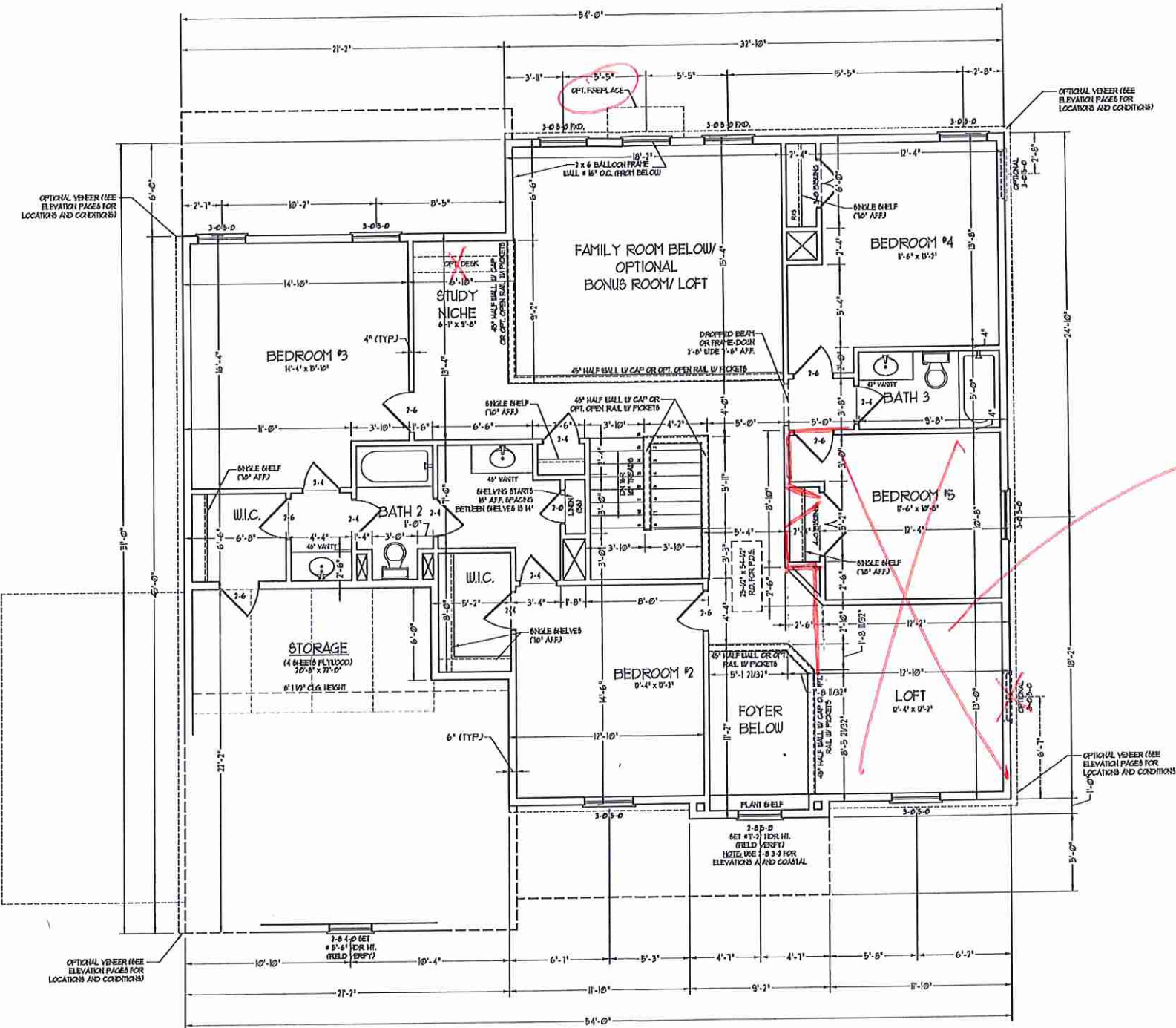
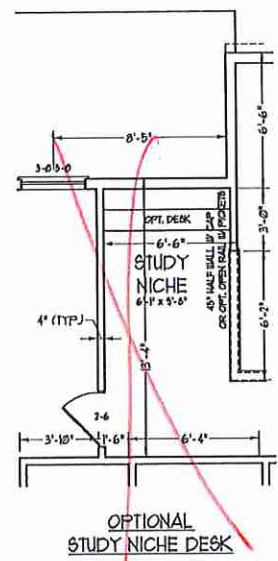
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SECOND FLOOR PLAN  
A-6

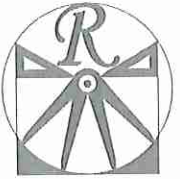
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**NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR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

2x6 WALL  
SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION





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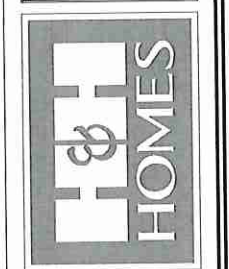
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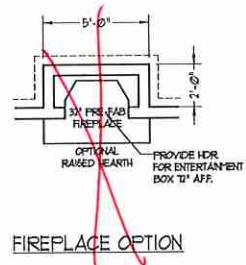
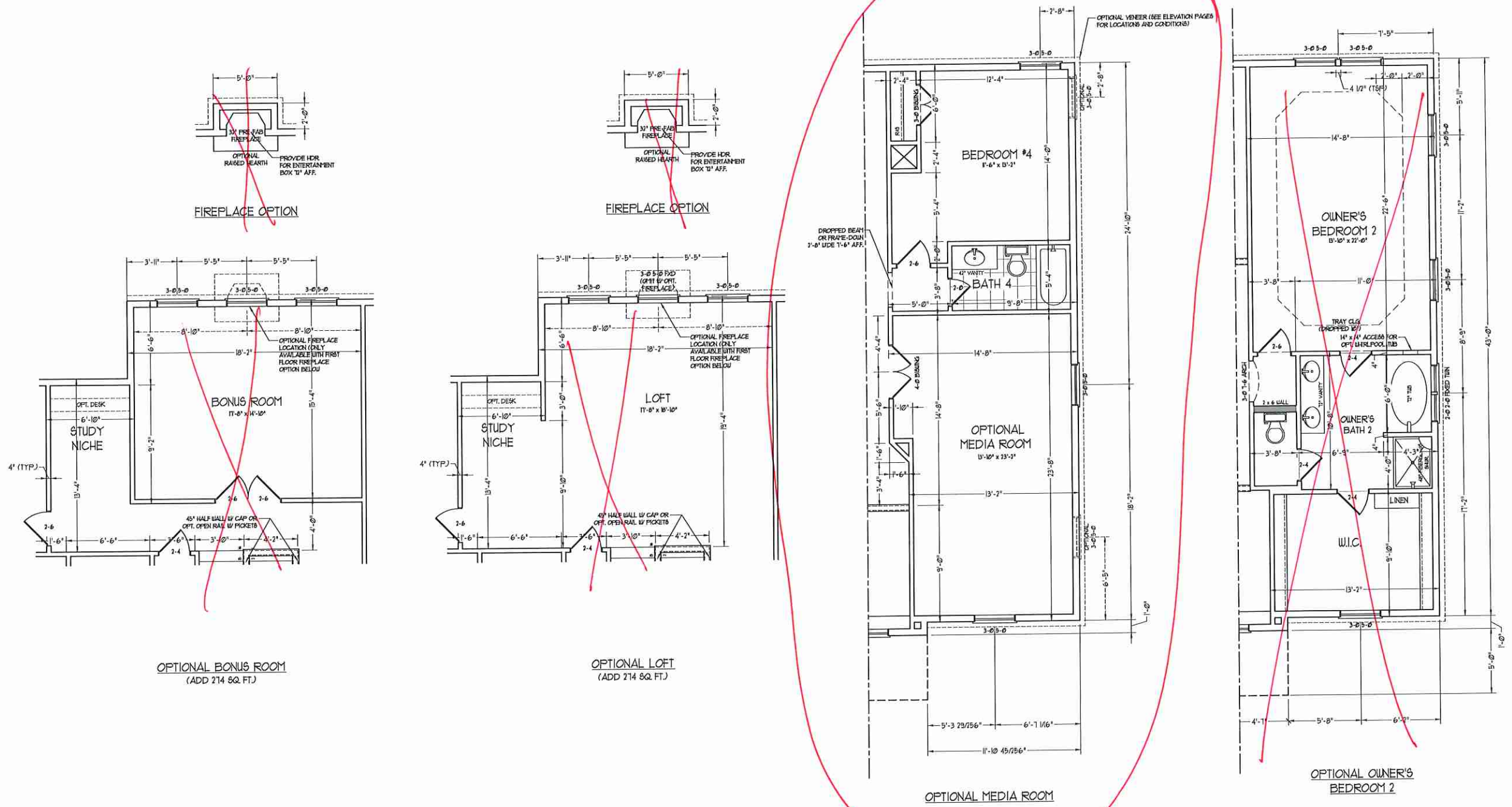


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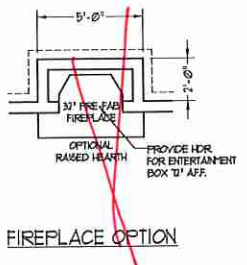
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ENGINEERED BY: WLF  
REVIEWED BY: JES

SECOND FLOOR PLAN  
**A-6.1**



**FIREPLACE OPTION**



**FIREPLACE OPTION**

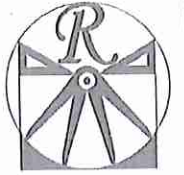
**OPTIONAL BONUS ROOM**  
(ADD 214 SQ. FT.)

**OPTIONAL LOFT**  
(ADD 214 SQ. FT.)

**OPTIONAL MEDIA ROOM**

**OPTIONAL OWNER'S BEDROOM 2**



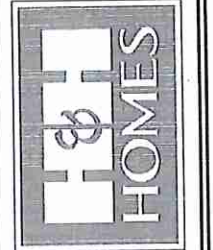


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N.C. LICENSE NO. C1133

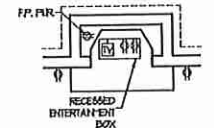


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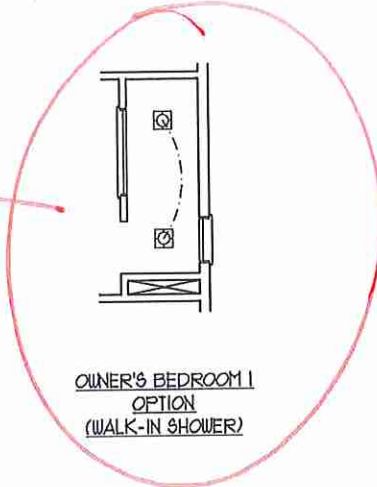
**H&H HOMES, INC.**  
**JACKSON**

DATE: FEBRUARY 27, 2019  
REV.: JANUARY 16, 2020  
SCALE: 1/4"=1'-0"  
DRAWN BY: WJC  
ENGINEERED BY: WLF  
REVIEWED BY: JES

FIRST FLOOR  
ELECTRICAL  
PLAN  
E-1



FIREPLACE OPTION



OWNER'S BEDROOM I  
OPTION  
(WALK-IN SHOWER)

*recess can  
110 Awth*

**HVAC LEGEND**

- RETURN AIR
- SUPPLY GRILLE
- AIR HANDLING UNIT
- HEAT PUMP
- THERMOSTAT

**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND USE FOR ALL CEILING FAN PER PLAN
- 2) WAXY LIGHTS TO BE SET 4'-0" A.F.F. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 6" FROM FRONT ROUGH OPENING

**ELECTRICAL LEGEND**

- 10 V OUTLET
- 10 V GFI OUTLET
- 10 V SWITCHED OUTLET
- 10 V BLANKED-OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 10V GFI
- WEATHERPROOF
- 70 V OUTLET
- 10 V DEDICATED CIRCUIT
- 70 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (140 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- FENDANT LIGHT
- RECESSED CAN LIGHT
- HIS CAN LIGHT
- EXTERWALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRES
- SPEAKER
- DOORBELL WIRE
- 10 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

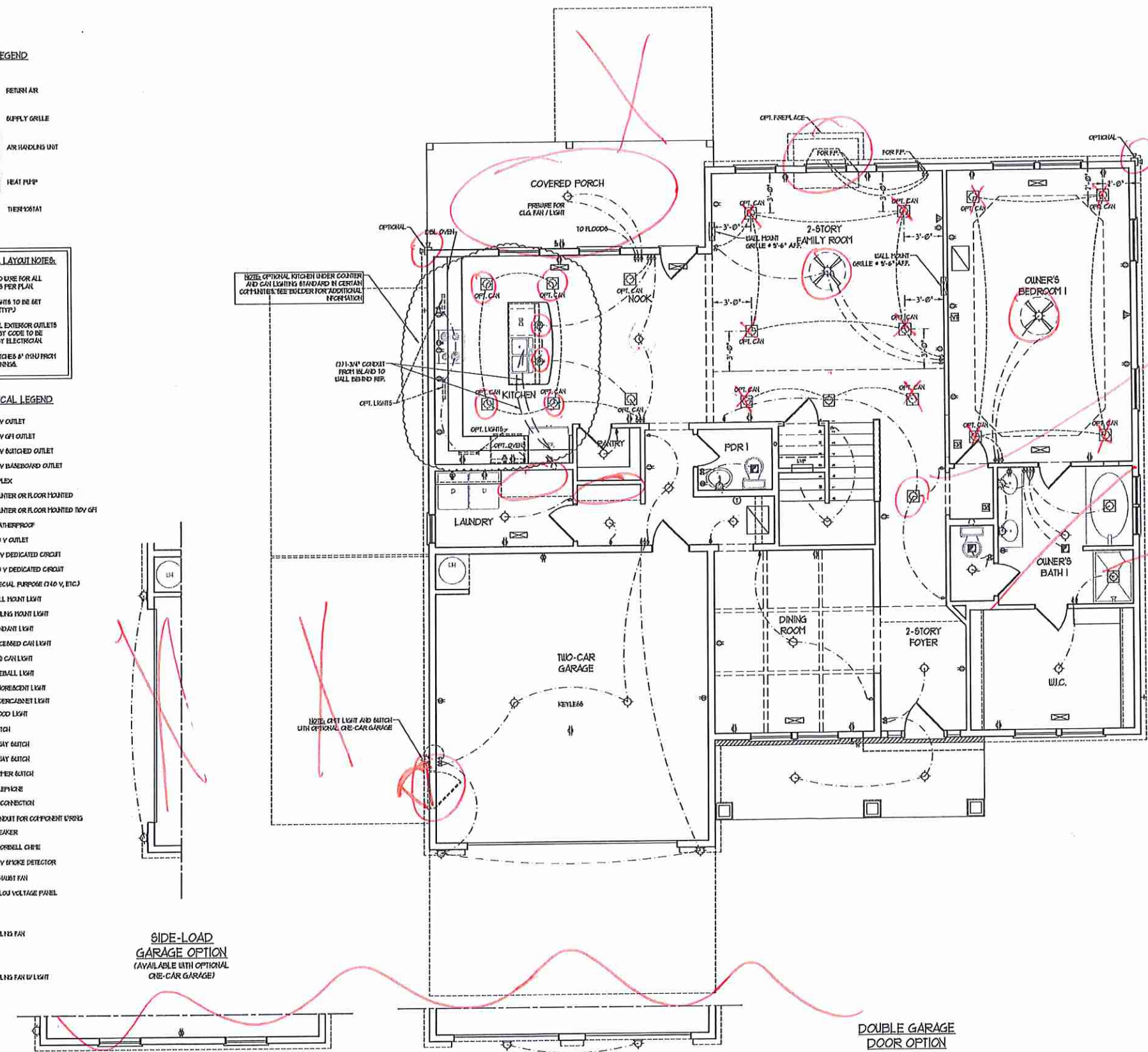
**SIDE-LOAD GARAGE OPTION**  
(AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

**DOUBLE GARAGE DOOR OPTION**

NOTE: OPTIONAL KITCHEN UNDER COUNTER AND CAN LIGHTING STANDARD IN CERTAIN COUNTRIES. SEE SCHEDULE FOR ADDITIONAL INFORMATION.

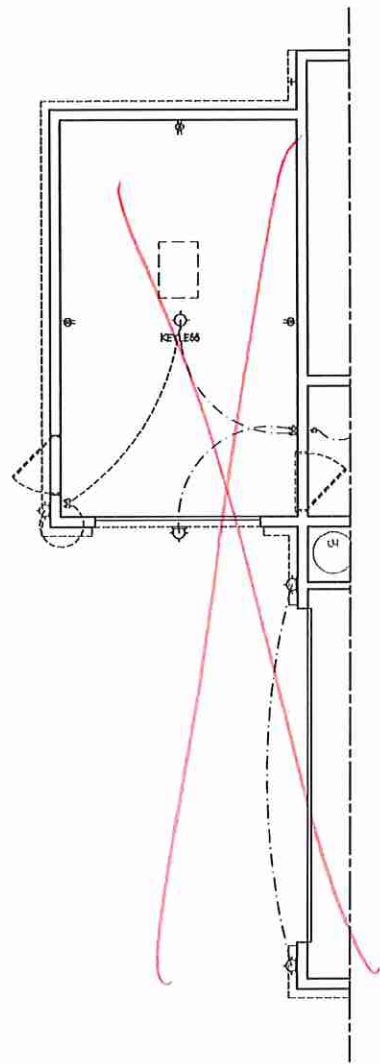
(1) 3/4" CONDUIT FROM ISLAND TO WALL BEHIND REF.

NOTE: CEE LIGHT AND SWITCH WITH OPTIONAL ONE-CAR GARAGE

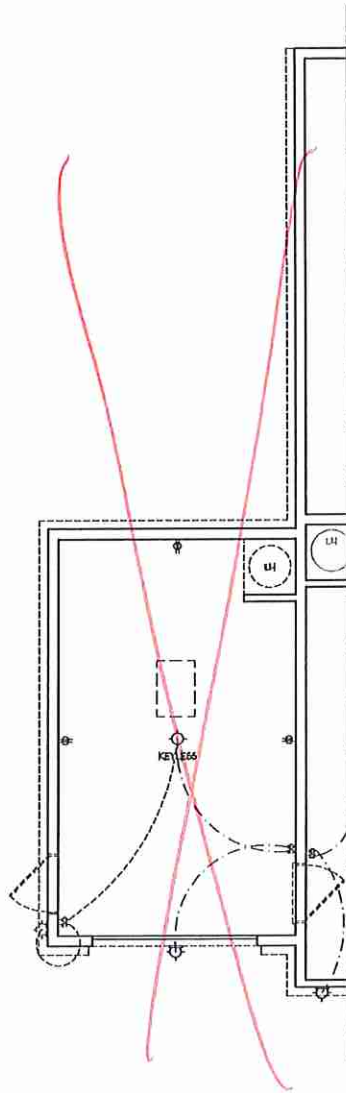


*W K50*

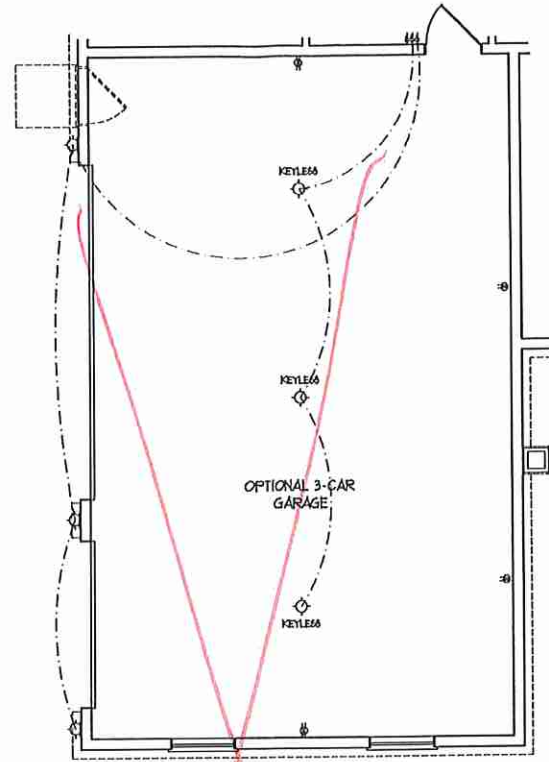




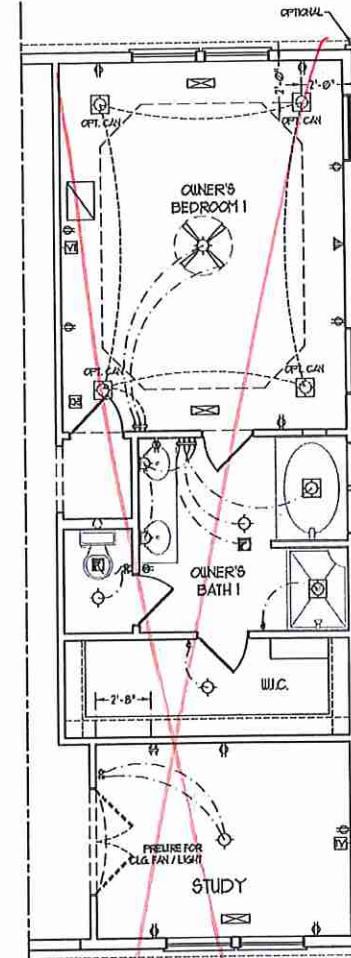
1-CAR GARAGE OPTION W/  
SIDE LOAD GARAGE



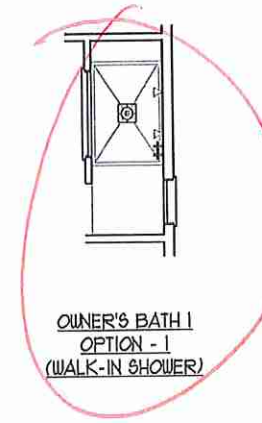
1-CAR GARAGE OPTION W/  
FRONT LOAD GARAGE



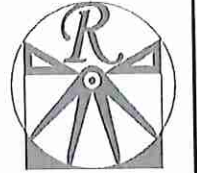
3-CAR GARAGE OPTION



STUDY OPTION W/  
SMALLER OWNER'S BEDROOM 1



or LJO



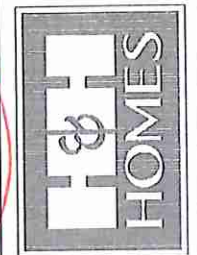
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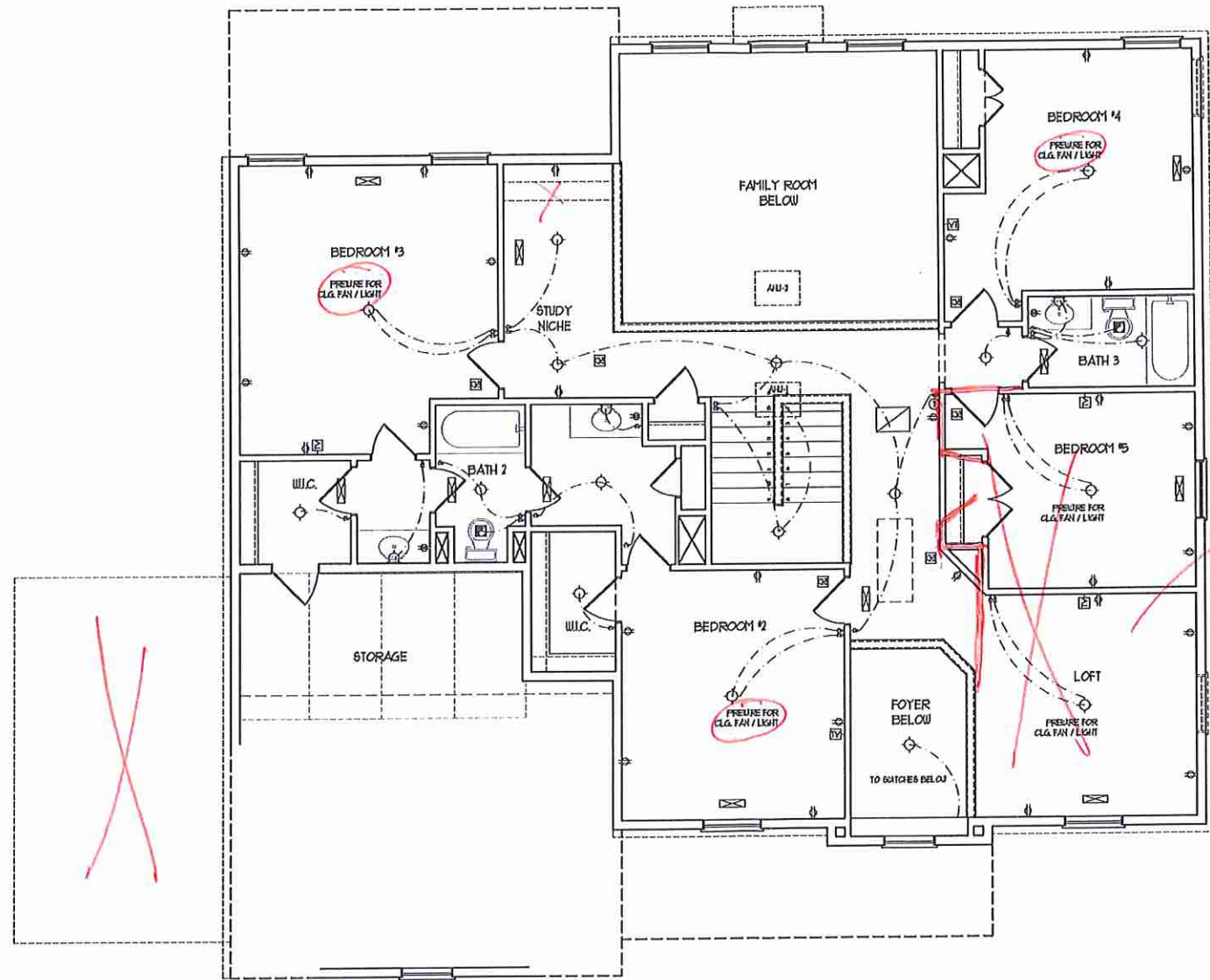
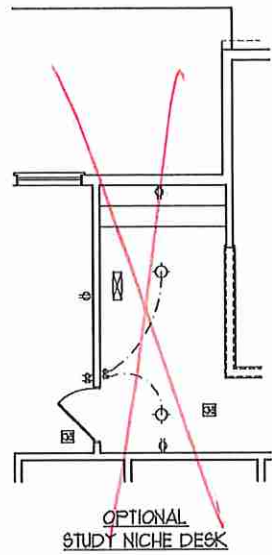


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JACKSON

DATE: FEBRUARY 27, 2019  
REV.: JANUARY 16, 2020  
SCALE: 1/4" = 1'-0"  
DRAWN BY: W/G  
ENGINEERED BY: W/LF  
REVIEWED BY: J/S  
FIRST FLOOR  
ELECTRICAL  
PLAN  
E-1.1





**HVAC LEGEND**

- RETURN AIR
- SUPPLY GRILLE
- AIR HANDLING UNIT
- HEAT PUMP
- THERMOSTAT

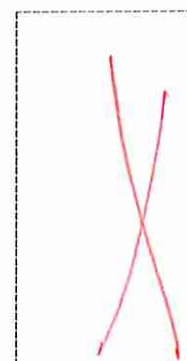
- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FAN PER PLAN.
  - 2) VARY LIGHTS TO BE SET @ 50" AFF. (TYP)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
  - 4) PLACE SWITCHES @ 10" FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

- 10 V OUTLET
- 10 V GF OUTLET
- 10 V SWITCHED OUTLET
- 10 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED 10V GF
- COUNTER OR FLOOR MOUNTED 10V GF
- WEATHERPROOF
- 210 V OUTLET
- 210 V DEDICATED CIRCUIT
- 210 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (110 V, ETC)
- WALL MOUNT LIGHT 1"
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- HIN CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIFFER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- DOORBELL CHIME
- 10 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN w/ LIGHT

*Media Room*

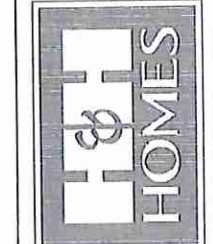


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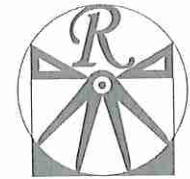
DATE: FEBRUARY 27, 2019  
 REV.: JANUARY 16, 2020  
 SCALE: 1/4"=1'-0"  
 DRAWN BY: WG  
 ENGINEERED BY: WLF  
 REVIEWED BY: JES

SECOND FLOOR ELECTRICAL PLAN

E-2

*W K30*





**RENAISSANCE**

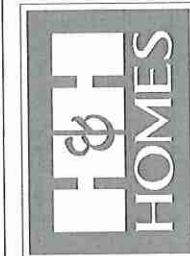
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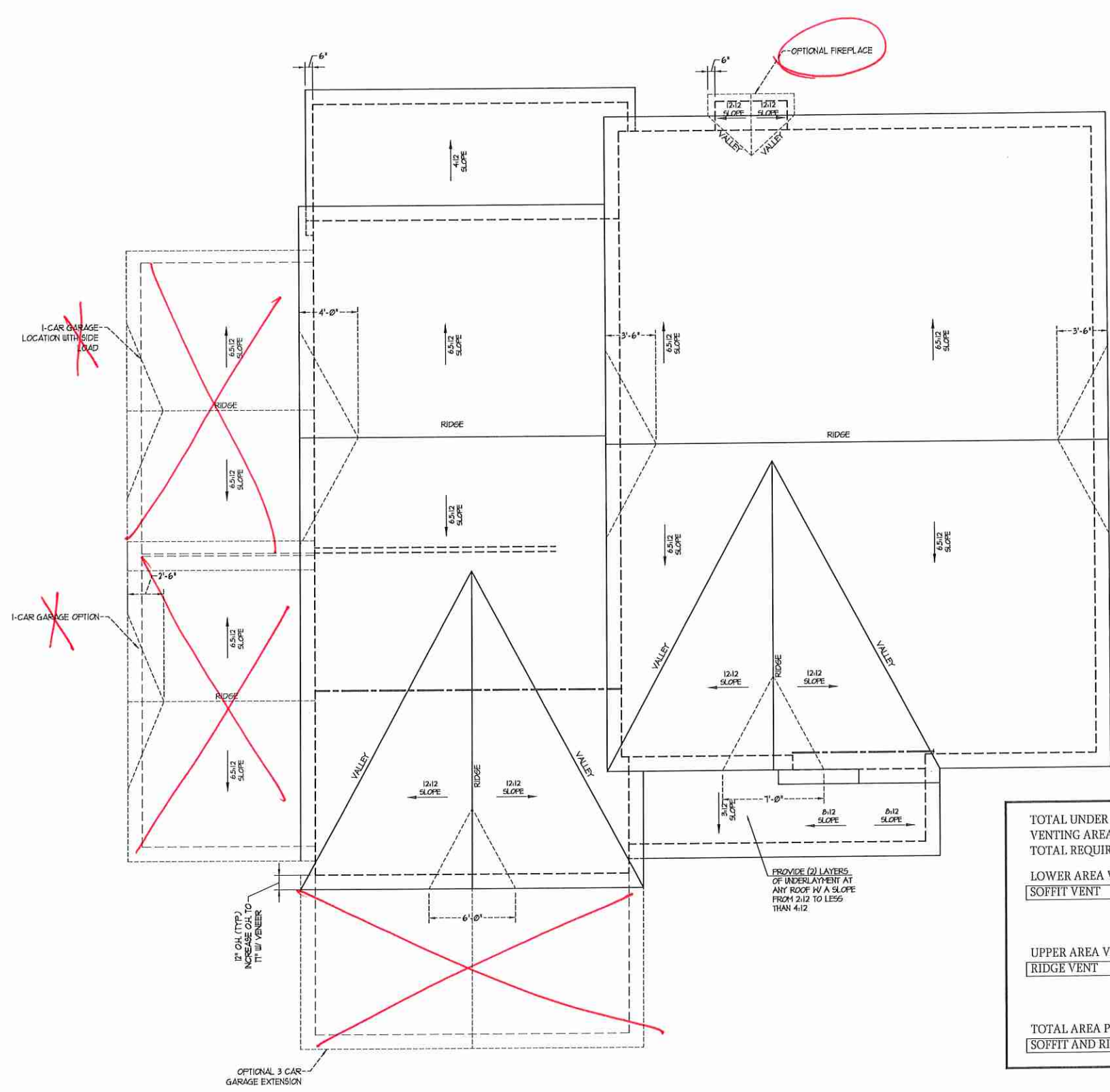
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TOTAL UNDER ROOF AREA:	2365	SQ. FT.	2365	SQ. FT.
VENTING AREA REQUIRED:	2365 SQ. FT. / 300 =	7.88	SQ. FT.	
TOTAL REQUIREMENTS:	LOWER: 3.94	UPPER: 3.94		
<b>LOWER AREA VENTING</b>				
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	112'-0"	4.6
LOWER AREA VENTING PROVIDED:				-
<b>UPPER AREA VENTING</b>				
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	32'-0"	4
UPPER AREA VENTING PROVIDED:				-
<b>TOTAL AREA PROVIDED</b>				
SOFFIT AND RIDGE VENT				8.6

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JACKSON  
DATE: FEBRUARY 27, 2019  
REV.: JANUARY 16, 2020  
SCALE: 1/4"=1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES  
ROOF PLAN  
ELEVATIONS -  
B&C  
S-4







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

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R607.15)	
	16	24
UP TO 3'	1	1
4'	2	1
6'	3	2
8'	5	3
10'	6	4

LINTEL SCHEDULE FOR  
BRICK/NATURAL STONE SUPPORT

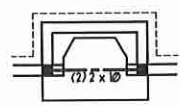
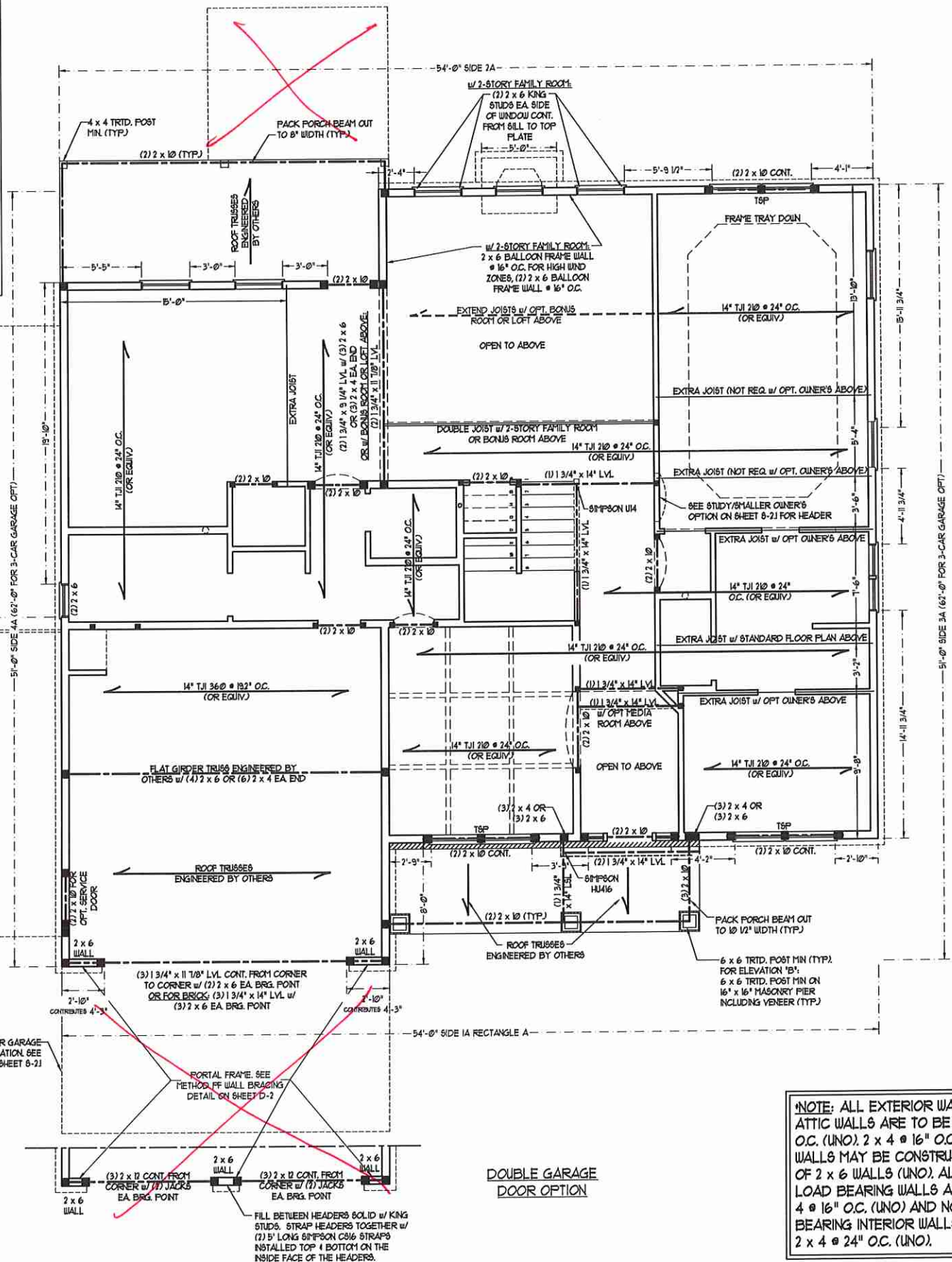
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DRGS. FOR SIZE AND LOCATION OF OPENINGS.
  - (LLV) = LONG LEG VERTICAL
  - LENGTH = CLEAR OPENING
  - EMBED ALL ANGLE IRONS MIN 4" EACH SIDE INTO VENEER TO PROVIDE BEARING
  - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
  - FOR ALL BRICK SUPPORT @ ROOF LINE, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 10d NAILS PER FLT. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8(2) OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE #2 GFF (UNO). ALL TREATED LUMBER TO BE #2 GYP (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R607.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOISTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE BILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON A3084 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ A3086 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM, OR COLUMN END BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLE USING 2" CONC. SCREWS. FASTEN ANGLE TO COLUMN W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLE ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

\*TSP\* INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.



FIREPLACE OPTION



OWNER'S BATH 1  
OPTION - 1  
(WALK-IN SHOWER)

**BRACED WALL DESIGN**

RECTANGLE A	RECTANGLE B
<b>SIDE 1A (FRONT LOAD)</b> METHOD: C5-WSF/FF TOTAL REQUIRED LENGTH: 18'0" TOTAL PROVIDED LENGTH: 22'	<b>SIDE 1B</b> METHOD: FF/C5-WSF TOTAL REQUIRED LENGTH: 18'0" TOTAL PROVIDED LENGTH: 6'
<b>SIDE 2A</b> METHOD: C5-WSF TOTAL REQUIRED LENGTH: 18'0" TOTAL PROVIDED LENGTH: 21'6"	<b>SIDE 2B</b> METHOD: C5-WSF TOTAL REQUIRED LENGTH: 4'56" TOTAL PROVIDED LENGTH: 12'
<b>SIDE 3A</b> METHOD: C5-WSF TOTAL REQUIRED LENGTH: 19' TOTAL PROVIDED LENGTH: 35'9"	<b>SIDE 3B / SIDE 4A CUMULATIVE</b> METHOD: C5-WSF/C5-WSF/C5-WSF TOTAL REQUIRED LENGTH: 23' TOTAL PROVIDED LENGTH: 26'6"
<b>SIDE 4A (SIDE LOAD)</b> METHOD: C5-WSF/FF TOTAL REQUIRED LENGTH: 19' TOTAL PROVIDED LENGTH: 22'9"	<b>SIDE 4B</b> METHOD: C5-WSF TOTAL REQUIRED LENGTH: 3'9" TOTAL PROVIDED LENGTH: 8'56"

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
  - C5-WSF REFERS TO 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
  - 'GB' REFERS TO 'GYPSUM BOARD' CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
  - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 150 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
  - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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

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PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C-1713

JACKSON  
H&H HOMES, INC.

DATE: JANUARY 27, 2020  
SCALE: 1/4" = 1'-0"  
DRAWN BY: H&H  
ENGINEERED BY: WTR

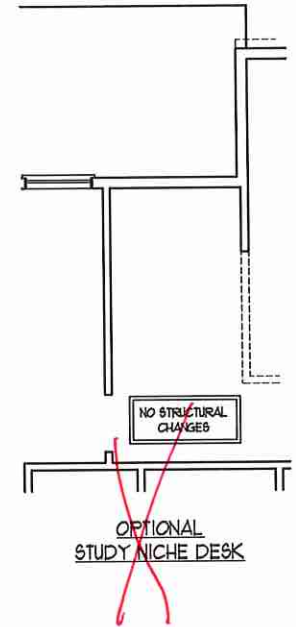
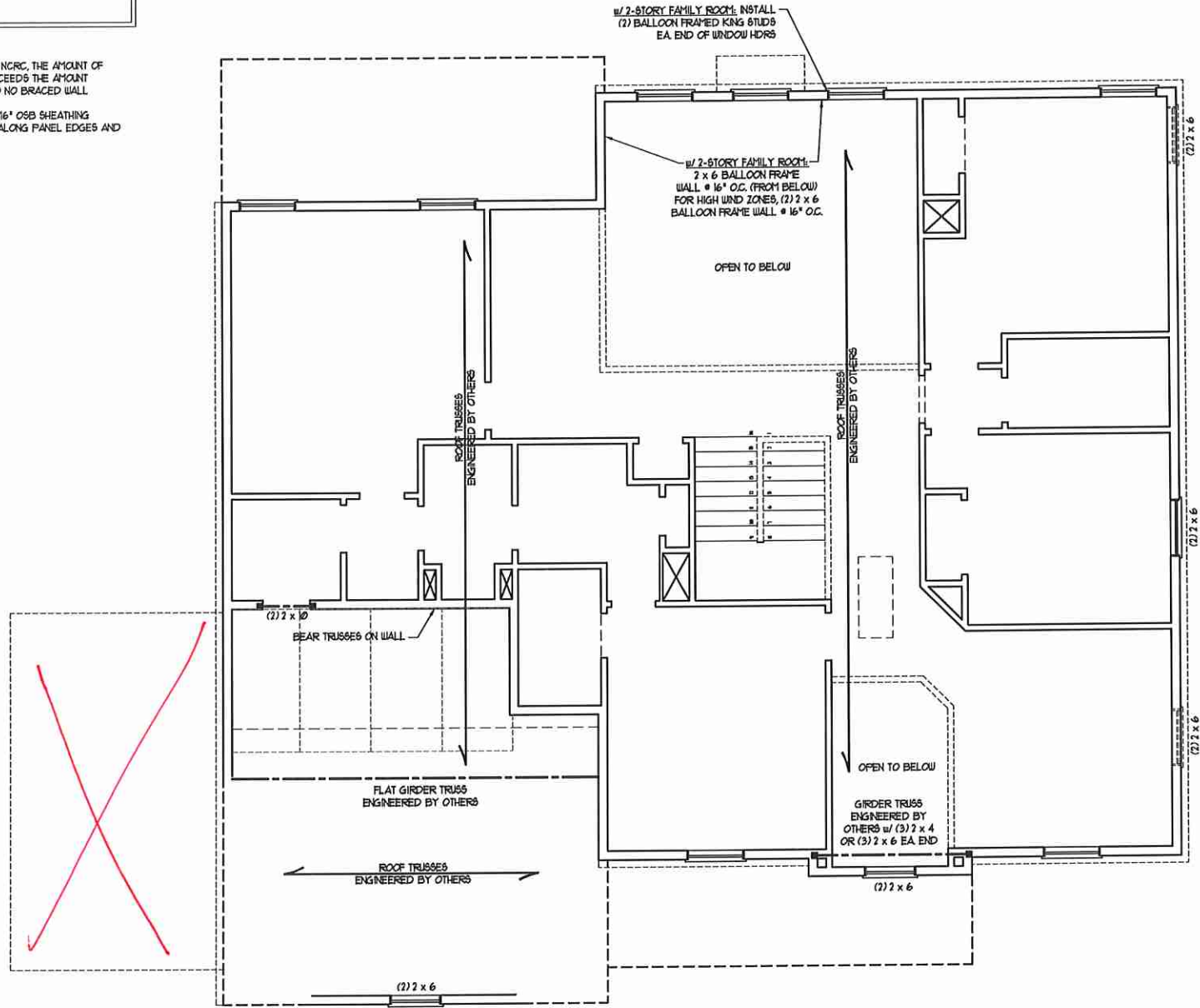
SHEET 7 OF 12  
S-2a  
SECOND FLOOR  
FRAMING PLAN



- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R60210 OF THE NCRC 2018 EDITION.
  - C3-WS\* REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
  - \*GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
  - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
  - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE:**

- PER SECTION R60210.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/8" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.



**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

LENGTH (FT)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

**BRICK SUPPORT NOTES:**

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO) SEE ARCH DETAILS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8" OR GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 10d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.2 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

**TABLE R602.15**  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3.5)	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

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

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
  - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE GILL PLATES THEIR FULL DEPTH.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



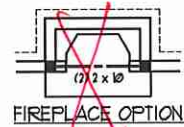
**J.S. THOMPSON ENGINEERING, INC.**  
606 WADE AVE., SUITE 104, RALEIGH, NC 27605  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C-1733

JACKSON  
H&H HOMES, INC.

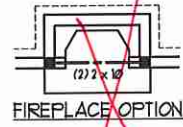
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SCALE: 1/4" = 1'-0"  
DRAWN BY: H&H  
ENGINEERED BY: WTB

SHEET 9 OF 12  
S-3a  
CEILING FRAMING PLAN

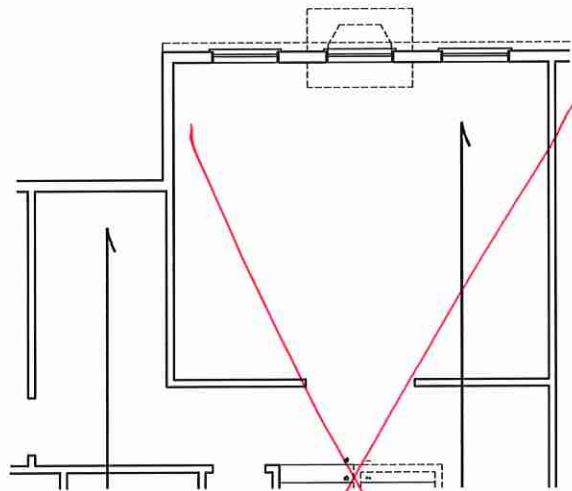




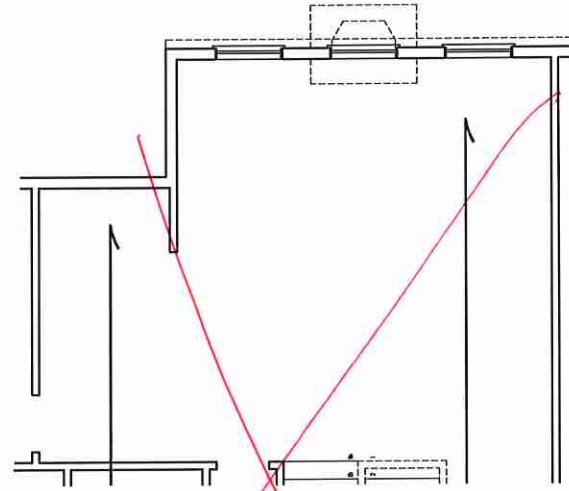
FIREPLACE OPTION



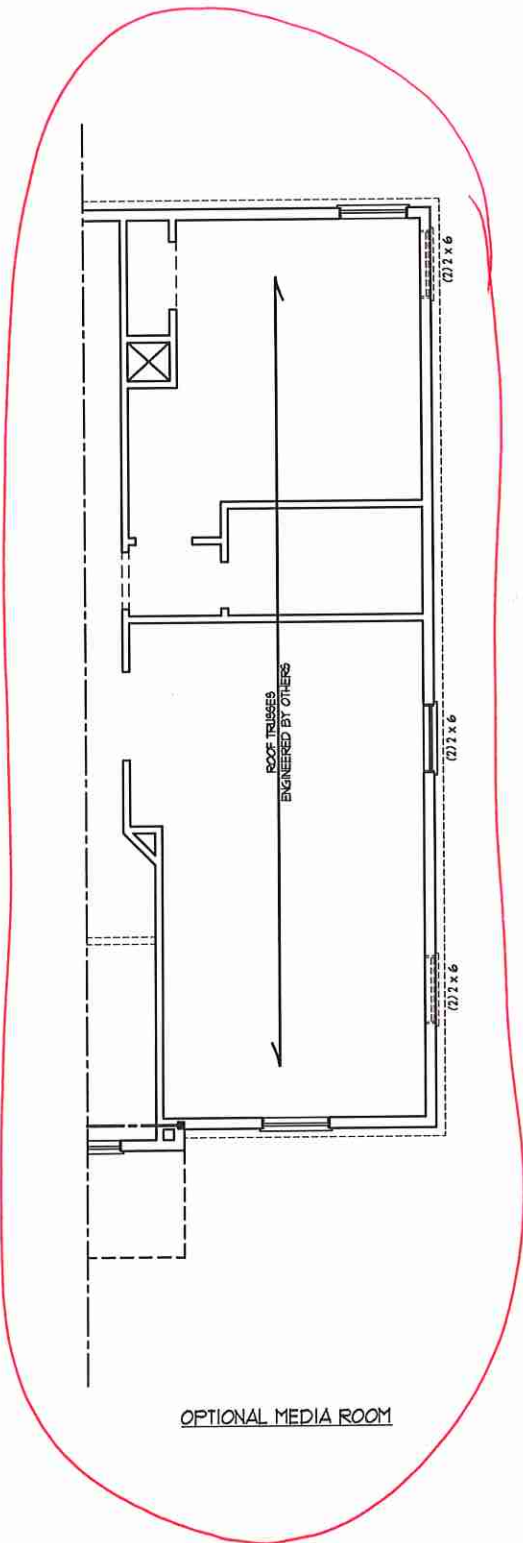
FIREPLACE OPTION



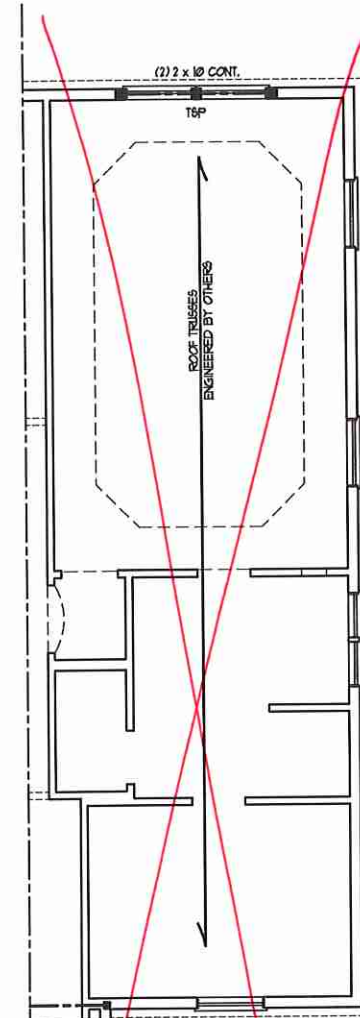
OPTIONAL BONUS ROOM  
(ADD 214 SQ. FT.)



OPTIONAL LOFT  
(ADD 214 SQ. FT.)



OPTIONAL MEDIA ROOM



OPTIONAL OWNER'S  
BEDROOM 2

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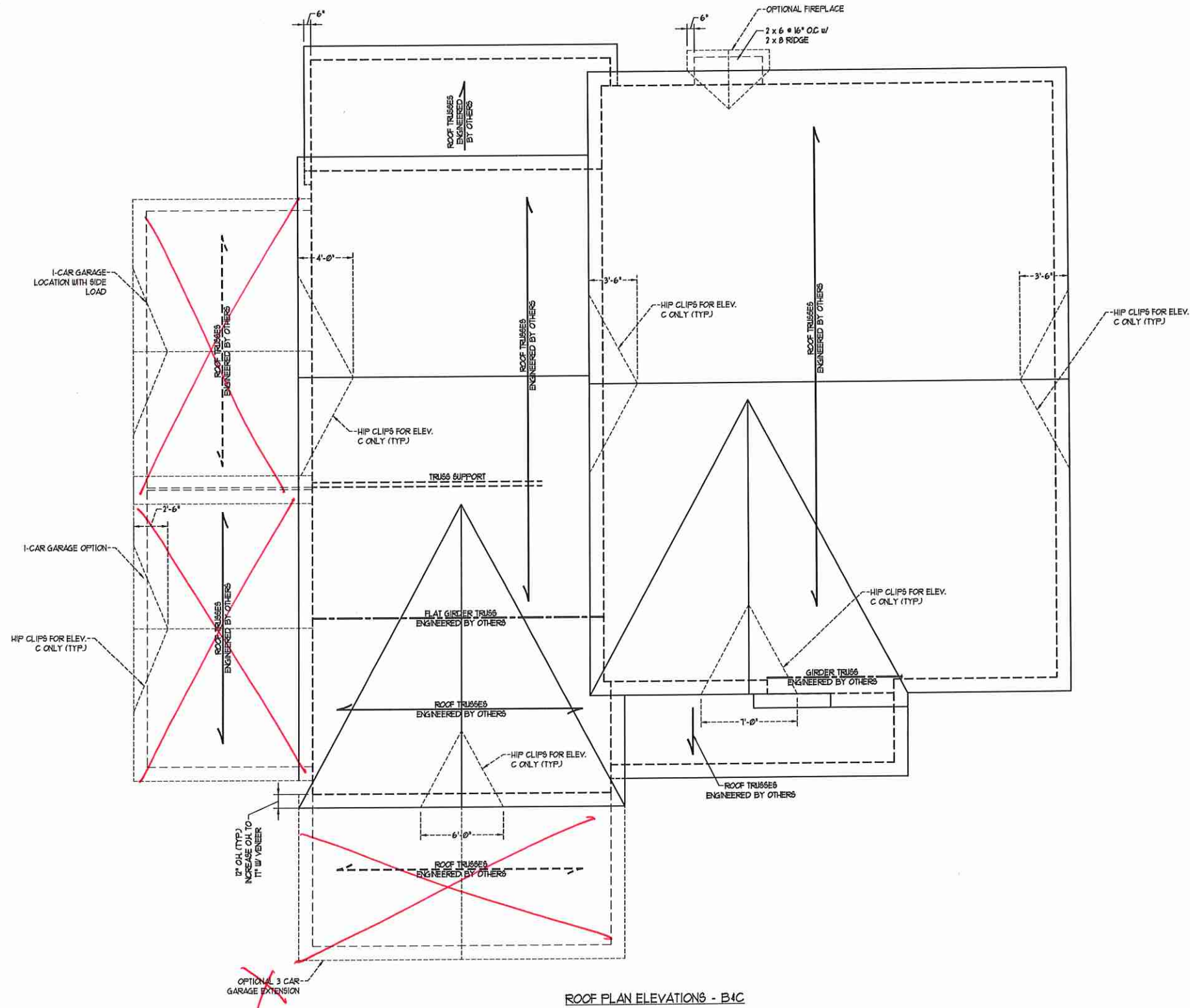
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SCALE: 1/4" = 1'-0"  
DRAWN BY: H&H  
ENGINEERED BY: WTB

SHEET 10 OF 12  
S-3b  
CEILING FRAMING  
PLAN



1/29/2020





ROOF PLAN ELEVATIONS - B4C

**BRICK SUPPORT NOTE:**

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) Dd NAILS PER FLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.821 OF THE 2018 NCRS FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1:1, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103.821 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

**STRUCTURAL NOTES:**

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

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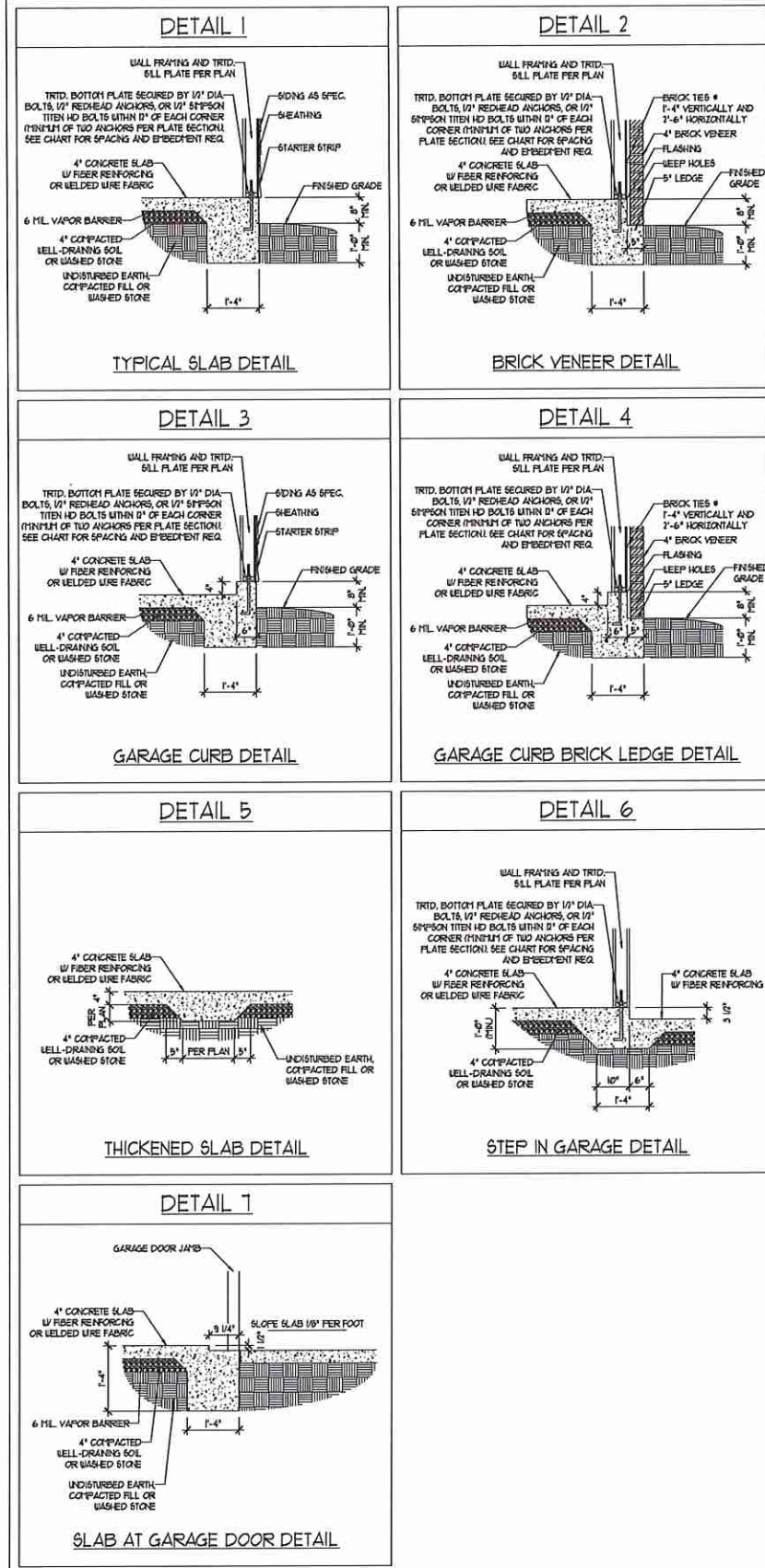


DATE: JANUARY 27, 2020  
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 ENGINEERED BY: WFR

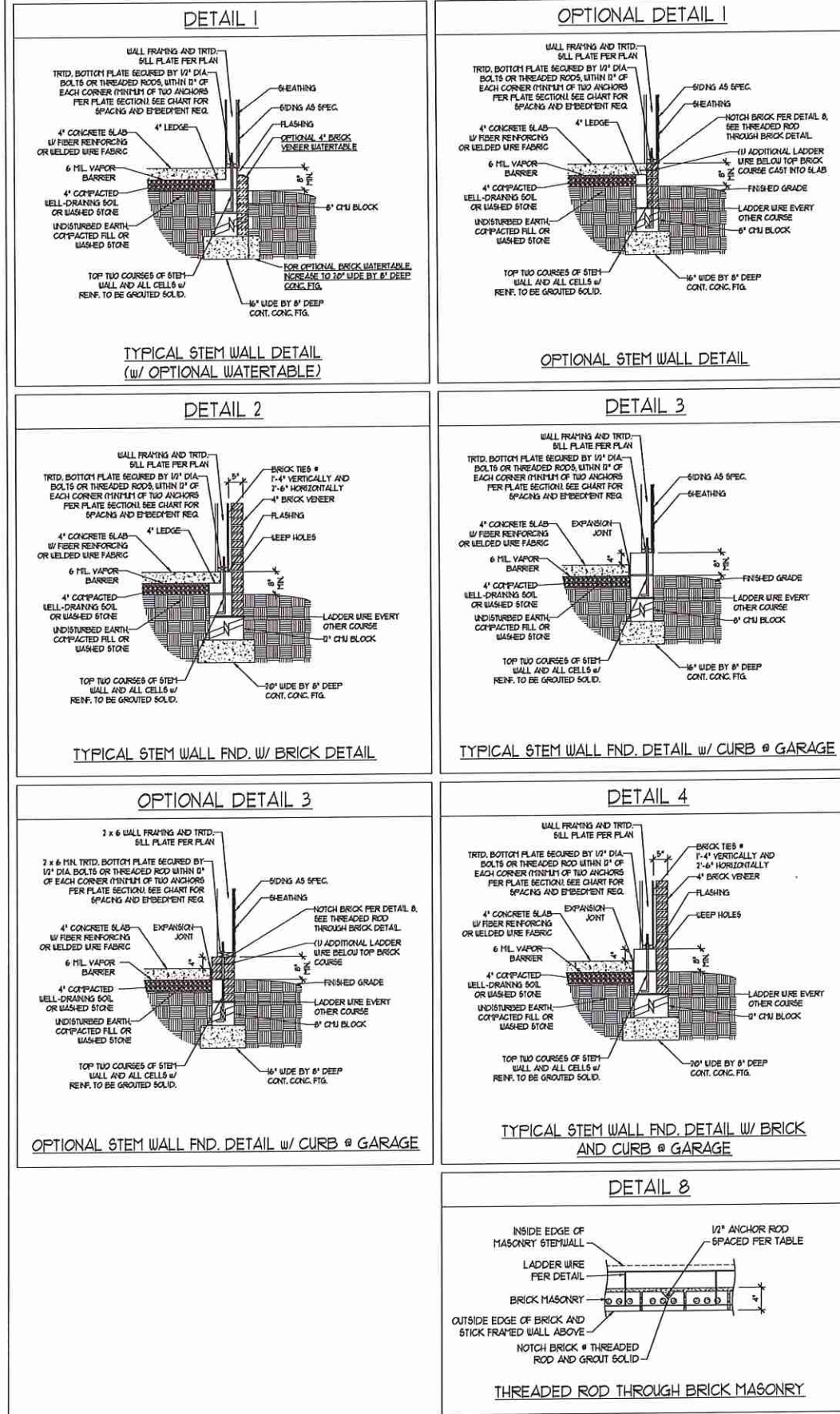
SHEET: 12 OF 12  
 S4b  
 ROOF FRAMING PLAN



MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
3	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

- STRUCTURAL NOTES:
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
  2. TIE MULTIPLE BATHS TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
  3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
  4. BACKFILL OF CLEAN #57 / #61 WASHED STONE IS ALLOWABLE.
  5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R402.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
  6. PREP SLAB PER [526.2] AND [526.2.2] BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
  7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
  8. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE 'S' MORTAR OR 3000 PSI GROUT. USE OF 'LOW LIFT GROUTING' METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	15" INTO MASONRY 1" INTO CONCRETE

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 N.C. LICENSE NO.: C-1173

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
 FOUNDATION DETAILS



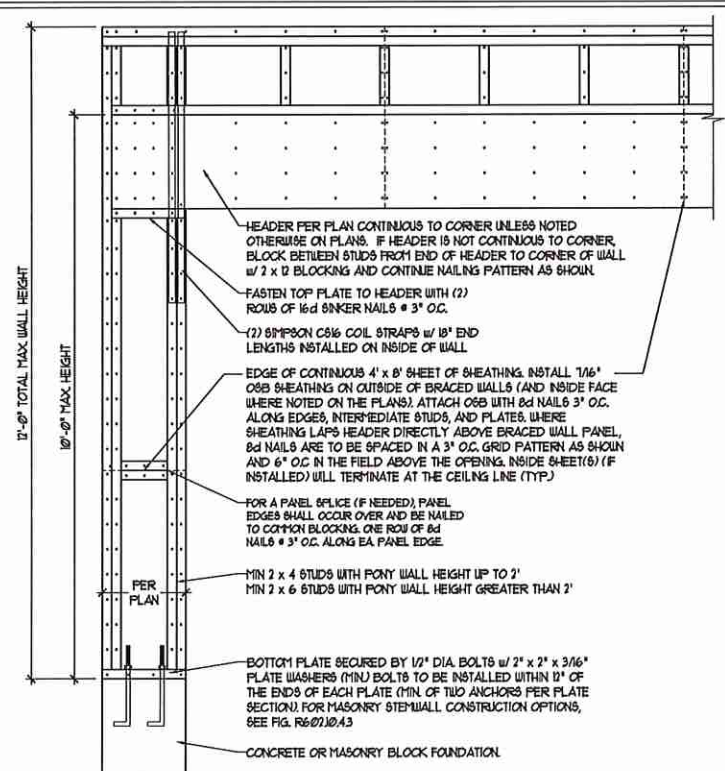
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 ENGINEERED BY: JES

D-1  
 FOUNDATION DETAILS

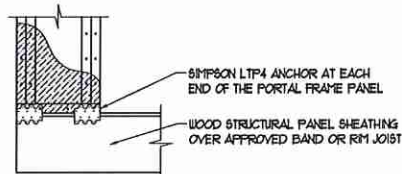


**GENERAL WALL BRACING NOTES:**

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC) TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-USP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R602.3.5, METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL" WALL BRACING METHOD. 1/6" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.131" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS 6 SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.1. EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3, METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

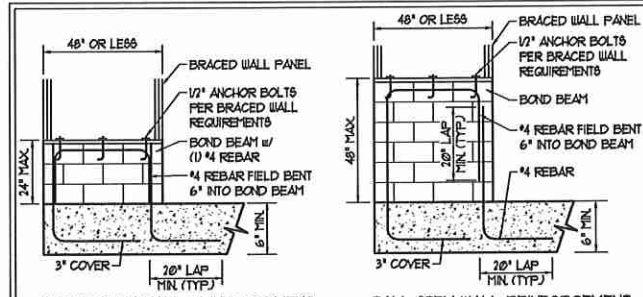


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



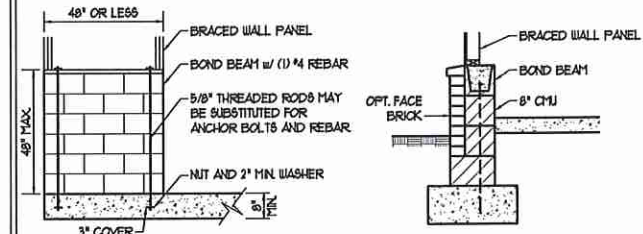
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION  
\* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

METHOD PF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT

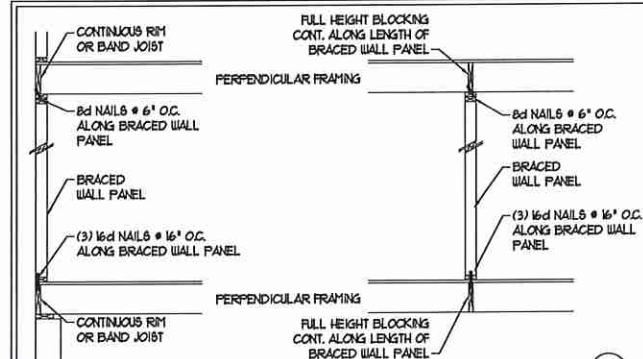


TYPICAL STEM WALL SECTION

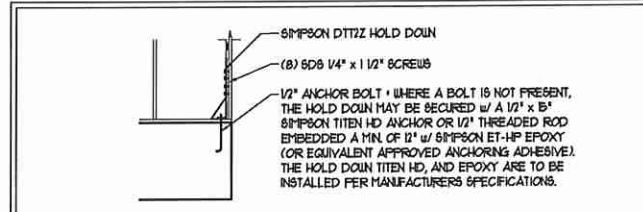
OPTIONAL STEM WALL REINFORCEMENT

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

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

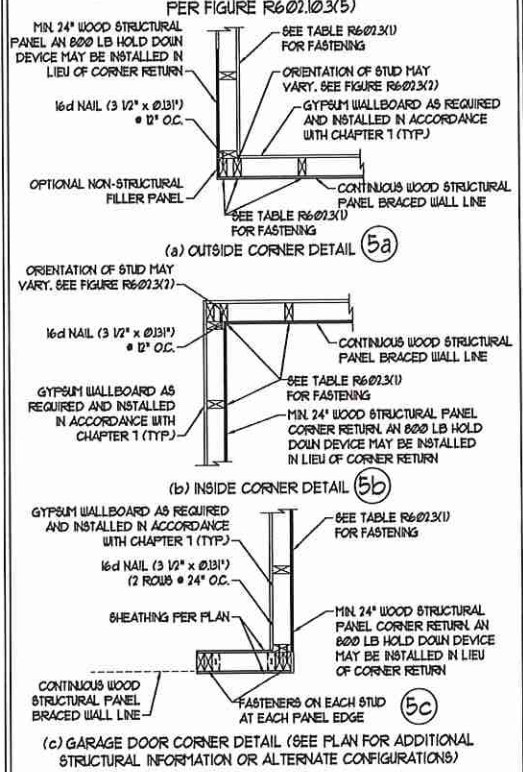


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING  
PER FIGURE R602.10.4.4(1)

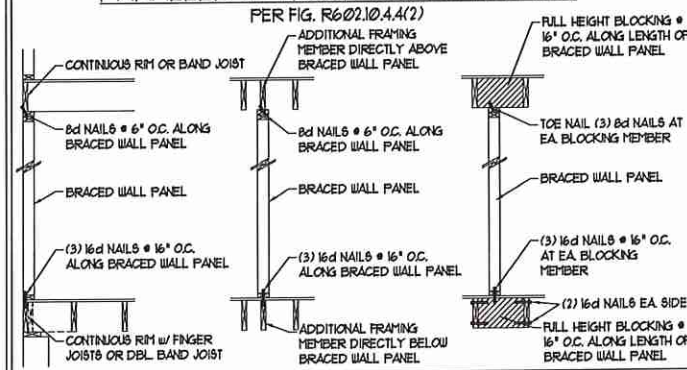


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④  
\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

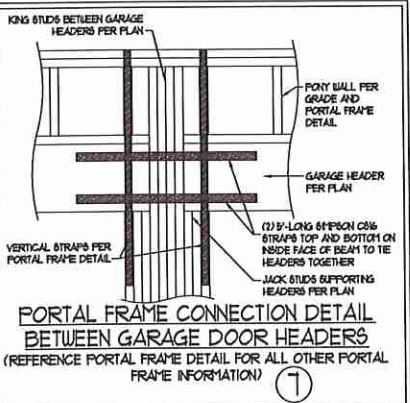
**TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤**



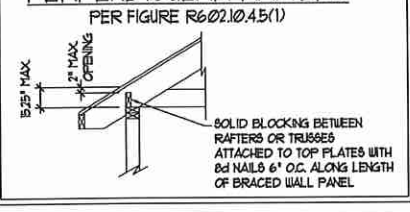
**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥**



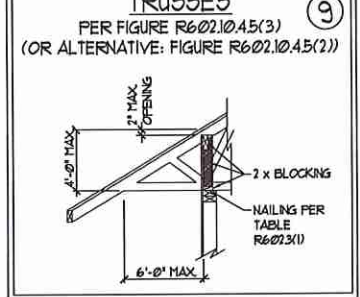
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BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS PER FIGURE R602.10.4.5(1)



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



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N.C. LICENSE NO.: C1173

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 14, 2018  
SCALE: 1/4" = 1'-0"  
DRAWN BY: JST  
ENGINEERED BY: JST

D-2  
BRACED WALL NOTES AND DETAILS AND PF DETAIL



**GENERAL NOTES**

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTINGS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
  - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)
- | DESIGN CRITERIA:               | LIVE LOAD (PSF)                                      | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--------------------------------|--|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE     | 20   | 10              | L/240 (L/260 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE          | 10   | 10              | L/360                             |
| DECKS                          | 40   | 10              | L/360                             |
| EXTERIOR BALCONIES             | 40   | 10              | L/360                             |
| FIRE ESCAPES                   | 40   | 10              | L/360                             |
| HANDRAILS/GUARDRAILS           | 200 LB OR 50 (PLF)                                   | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE       | 50   | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM | 40   | 10              | L/360                             |
| SLEEPING ROOMS                 | 30   | 10              | L/360                             |
| STAIRS                         | 40   | 10              | L/360                             |
| WIND LOAD                      | (BASED ON TABLE R301.2(4) UNIFORM ZONE AND EXPOSURE) |                 |                                   |
| GROUND SNOW LOAD: Pg           | 20 (PSF)   |                 |                                   |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480  
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

**FOOTING AND FOUNDATION NOTES**

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAUED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/15 402. MORTAR SHALL CONFORM TO ASTM C710.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 333, NCHM TR88-A OR ACE 530/ASCE 5/11/15 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16' O.C. WHERE GRADE PERMITS (UNO).

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**FRAMING NOTES**

- ALL FRAMING LUMBER SHALL BE 2" 6PF MINIMUM (Fb = 875 PSF, Fv = 375 PSF, E = 16000000 PSF) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" 6PF MINIMUM (Fb = 975 PSF, Fv = 475 PSF, E = 16000000 PSF) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSF, Fv = 285 PSF, E = 19000000 PSF. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSF, Fv = 310 PSF, E = 19000000 PSF. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSF, E = 18000000 PSF. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSF, E = 20000000 PSF. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON L46 OR L182 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C816 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TRUSS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
STANDARD STRUCTURAL NOTES



DATE: NOVEMBER 14, 2018  
SCALE: 1/4" = 1'-0"  
DRAWN BY: JES  
ENGINEERED BY: JST

S-0  
STRUCTURAL NOTES