


JACKSON

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

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

06/17/2021




Buyer Marked

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.L.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)

OKM000078

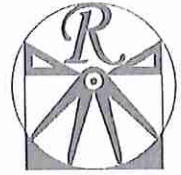


COVER SHEET

H&H HOMES
JACKSON

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

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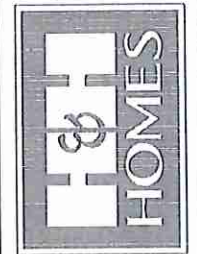


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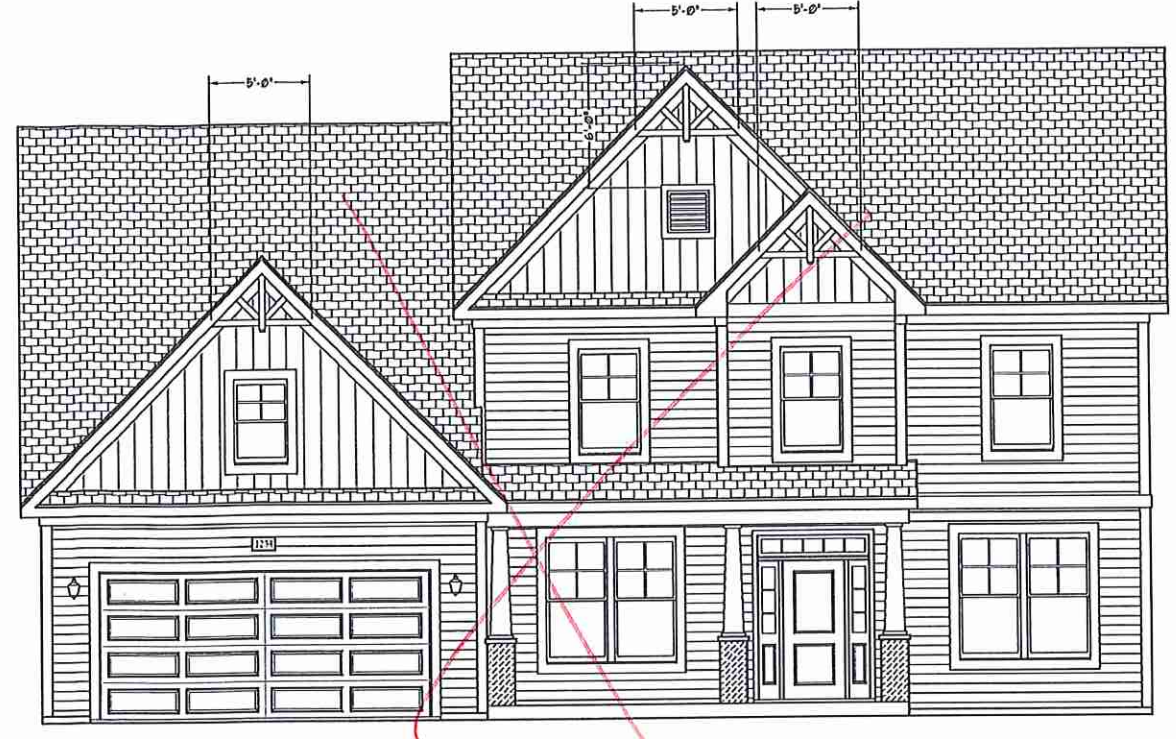
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DRAWN BY: WG
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B - ELEVATION OPTIONS
A-2.1

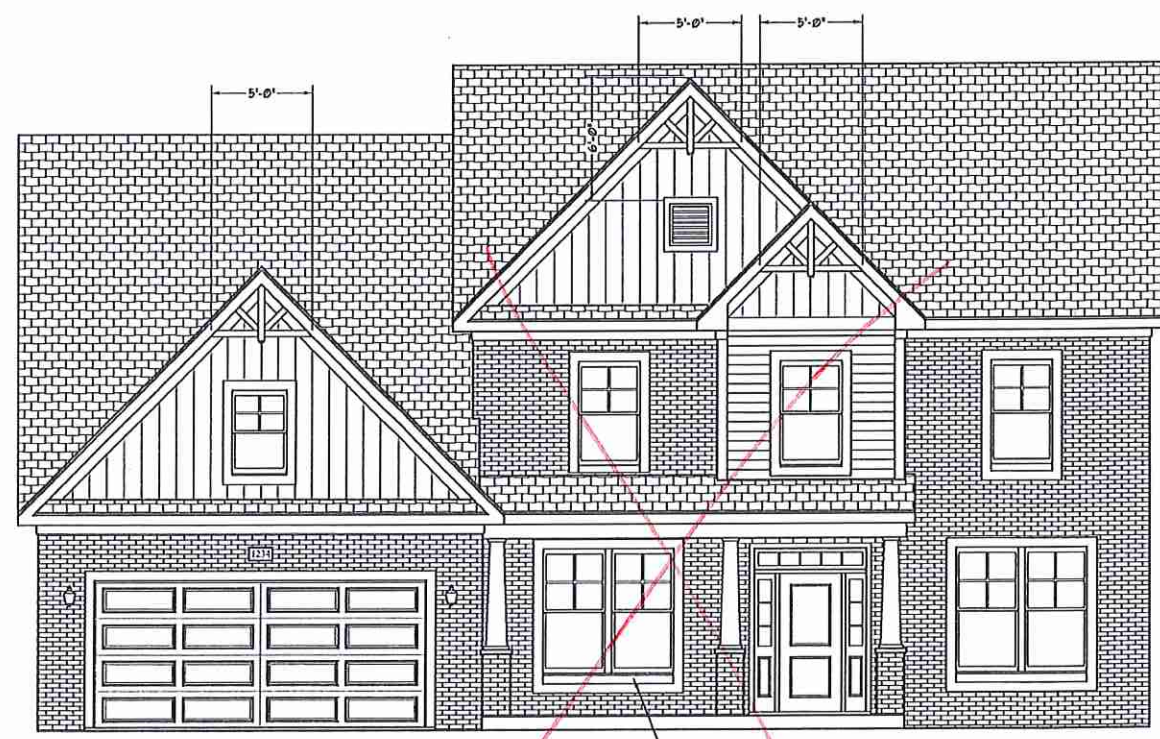
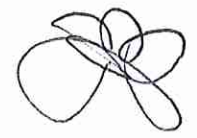


FRONT ELEVATION-B-2
SCALE: 1/4" = 1'-0"

No grid stone

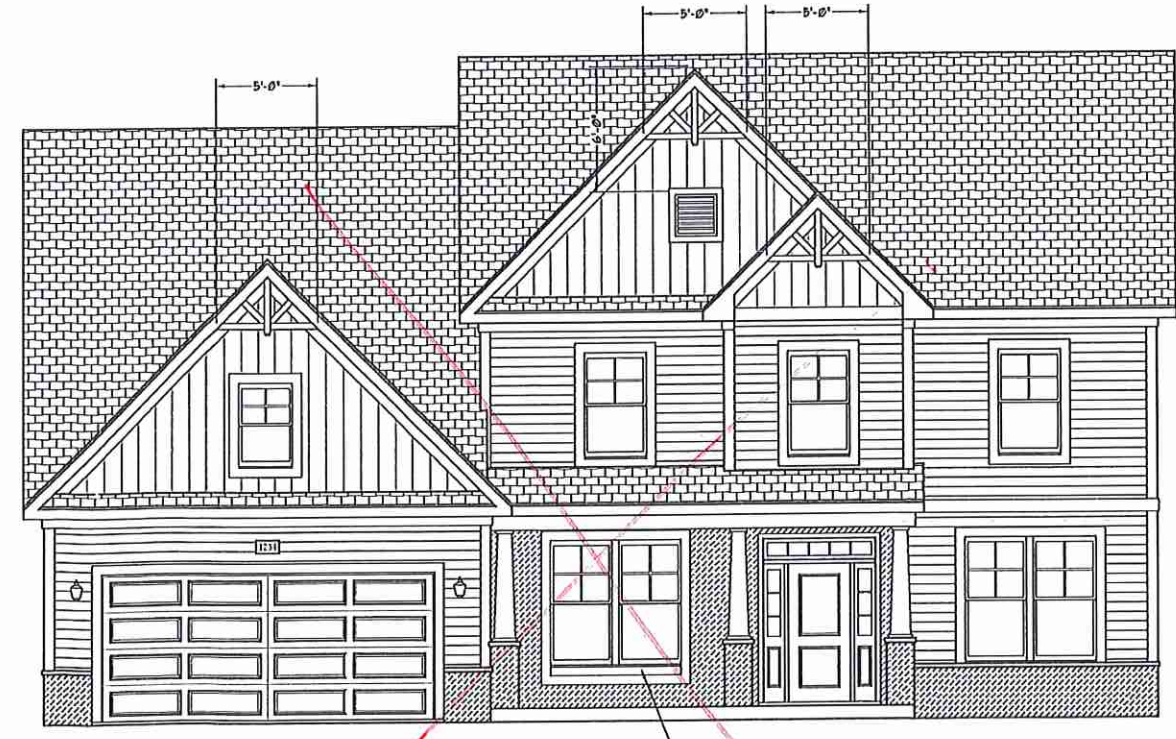


FRONT ELEVATION-B-1
SCALE: 1/4" = 1'-0"



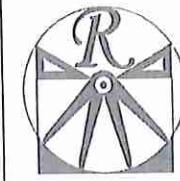
FRONT ELEVATION-B-4
SCALE: 1/4" = 1'-0"

BRICK OR STONE LEDGE AS SPEC. (TYP)



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

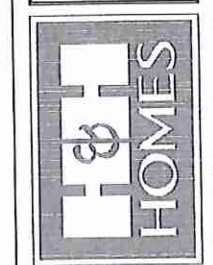
BRICK OR STONE LEDGE AS SPEC. (TYP)



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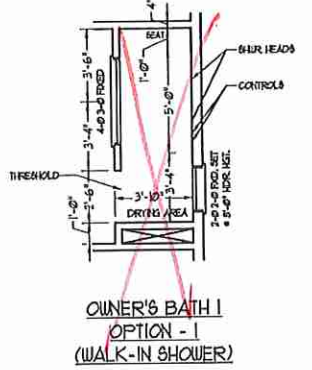
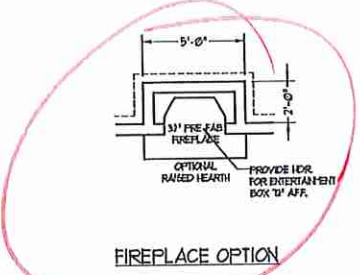
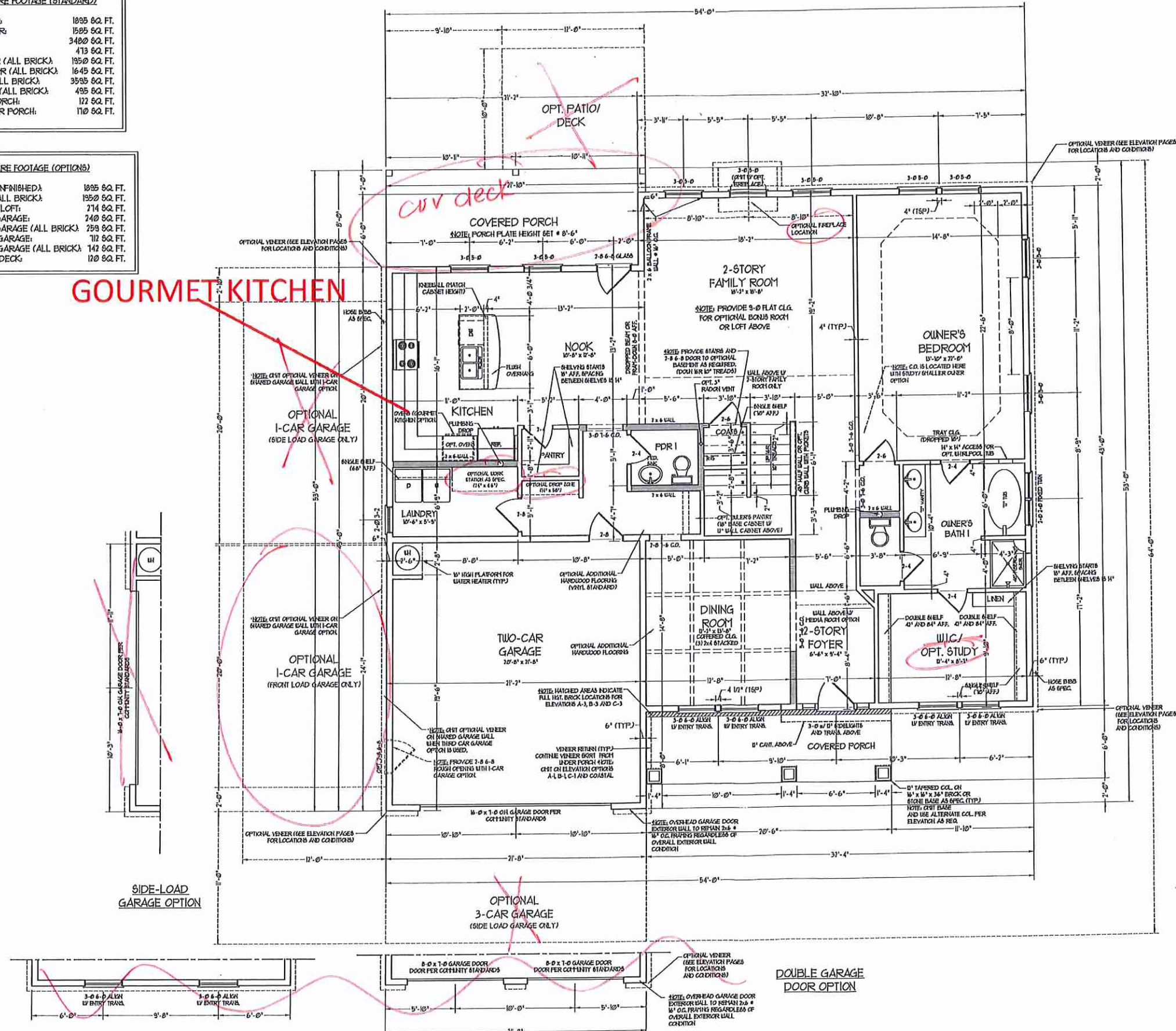
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REVIEWED BY: JES

FIRST FLOOR PLAN
A-5

SQUARE FOOTAGE (STANDARD)	
1st FLOOR:	1895 SQ. FT.
2nd FLOOR:	1895 SQ. FT.
TOTAL:	3480 SQ. FT.
GARAGE:	473 SQ. FT.
1st FLOOR (ALL BRICK):	1850 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:	170 SQ. FT.

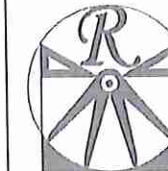
SQUARE FOOTAGE (OPTIONS)	
BASEMENT (UNFINISHED):	1895 SQ. FT.
BASEMENT (ALL BRICK):	1850 SQ. FT.
OPT. BONUS/LOFT:	214 SQ. FT.
OPT. 1-CAR GARAGE:	240 SQ. FT.
OPT. 1-CAR GARAGE (ALL BRICK):	259 SQ. FT.
OPT. 3-CAR GARAGE:	712 SQ. FT.
OPT. 3-CAR GARAGE (ALL BRICK):	142 SQ. FT.
OPT. PATIO/DECK:	120 SQ. FT.

GOURMET KITCHEN



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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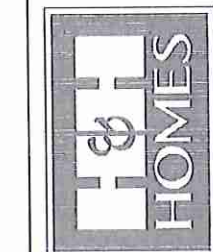
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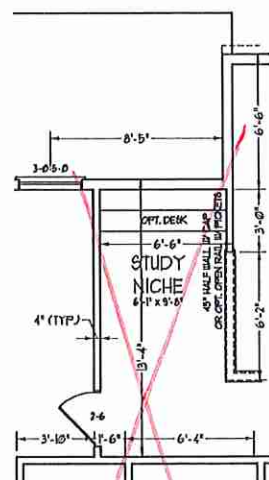
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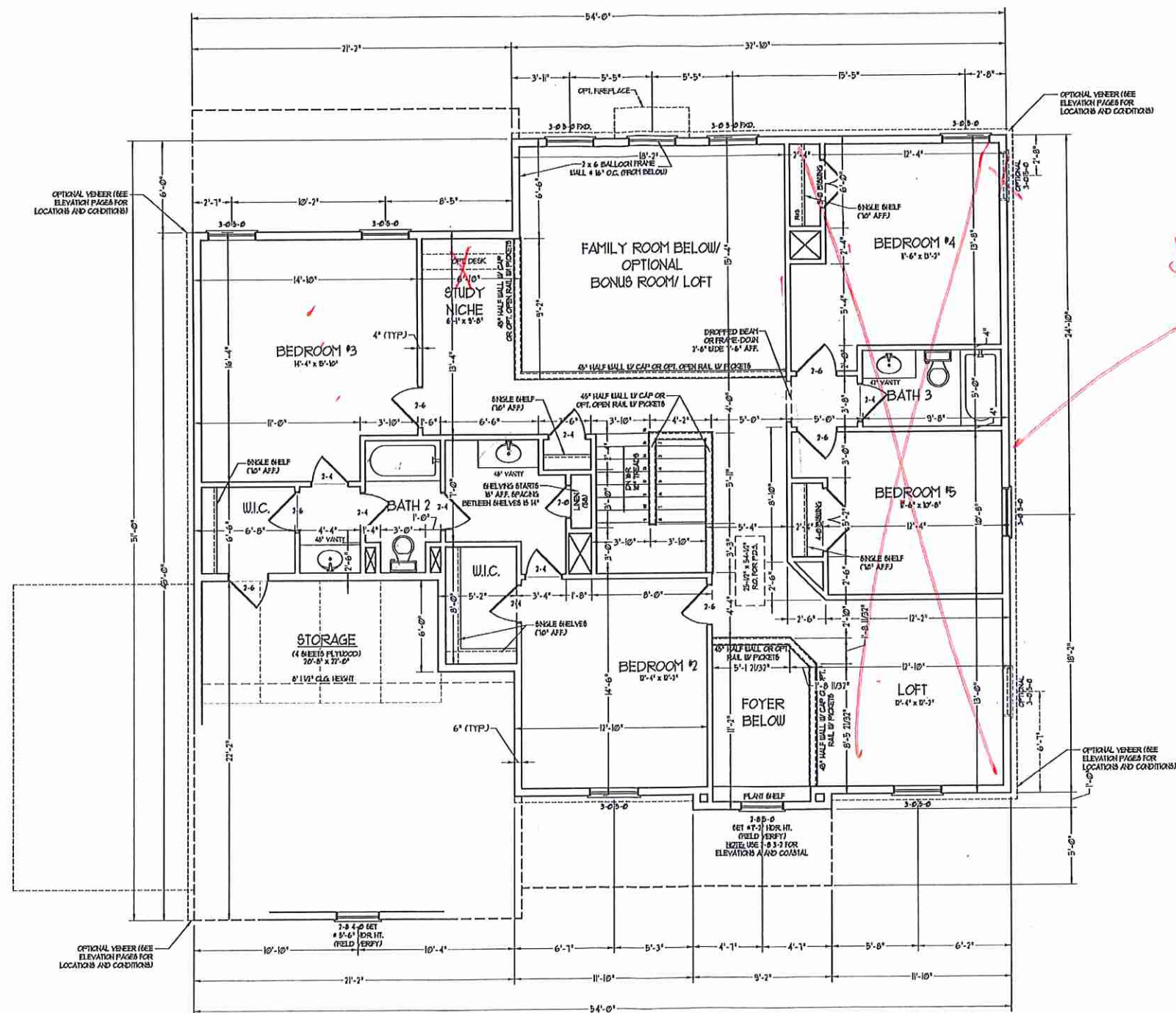
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SECOND FLOOR
PLAN

A-6



OPTIONAL
STUDY NICHE DESK

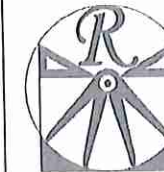


Second
owner's
Bedroom

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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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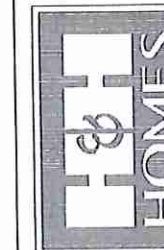
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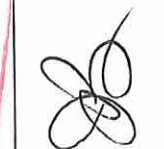
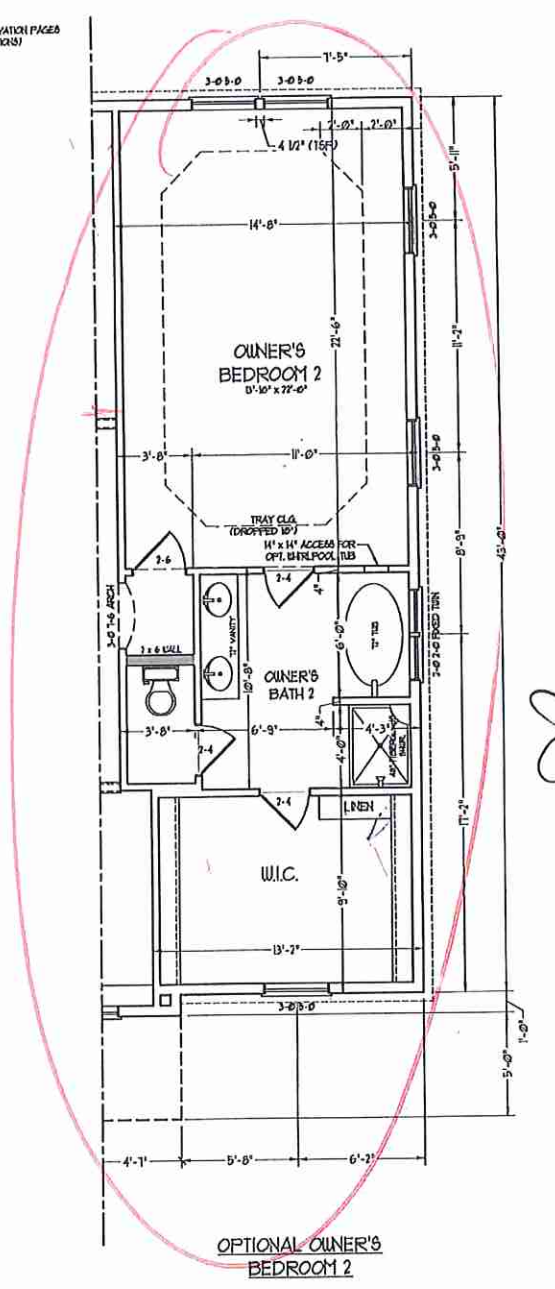
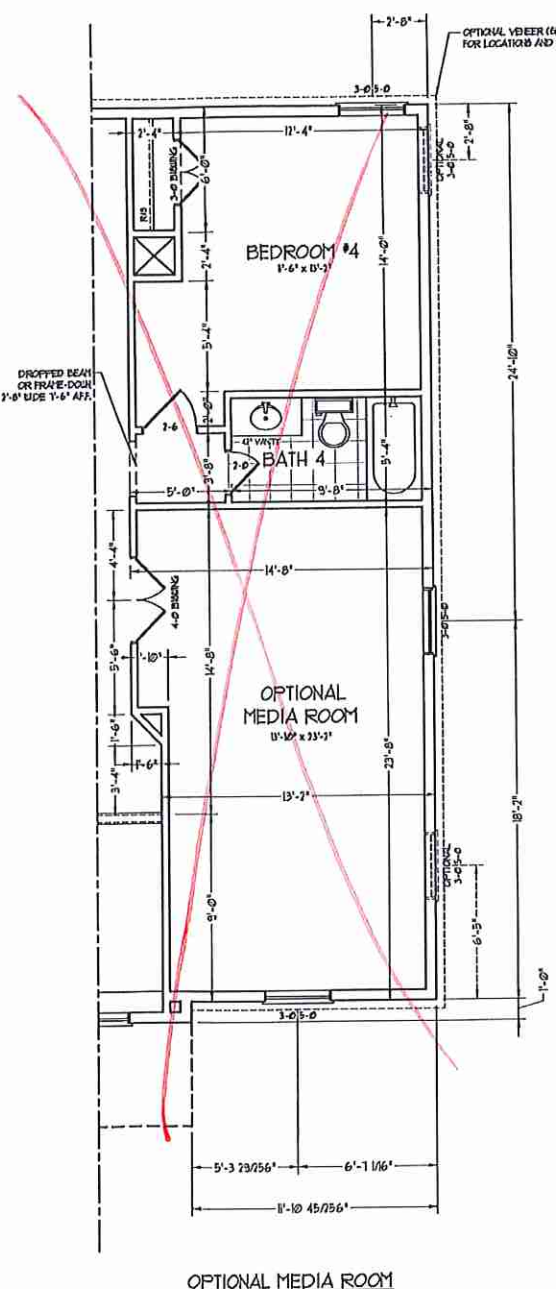
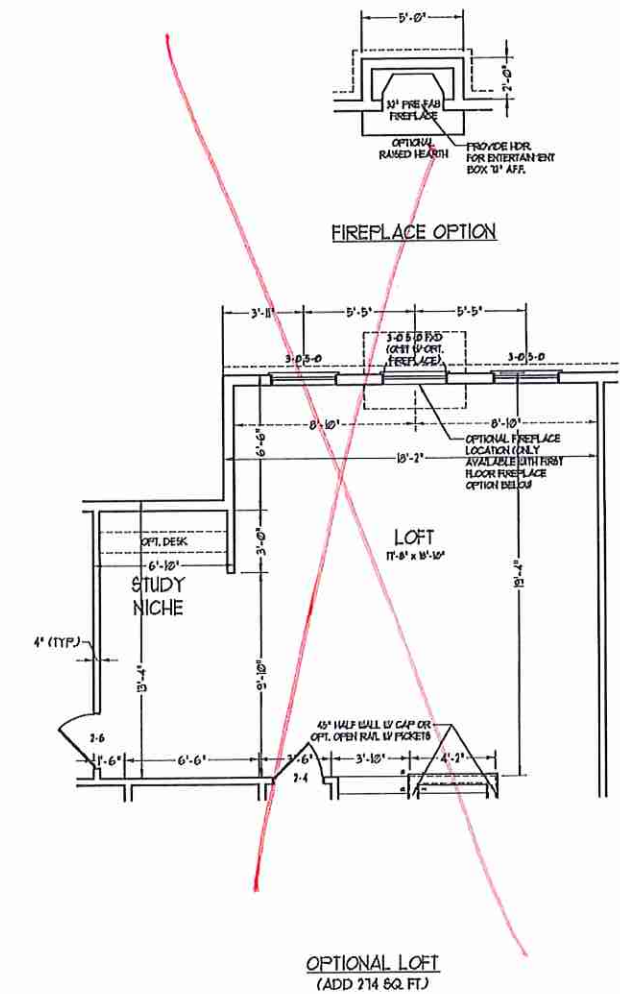
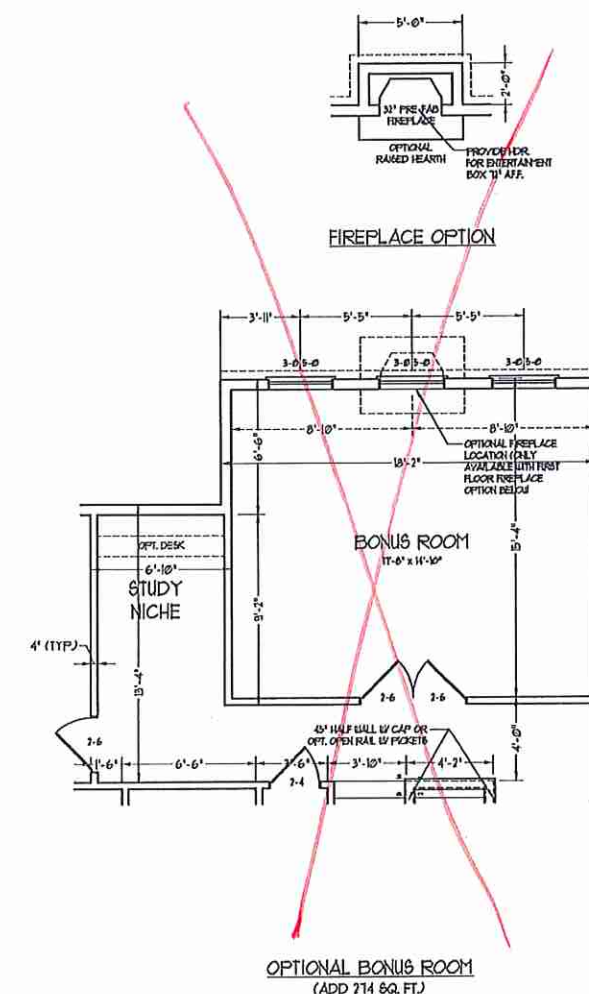
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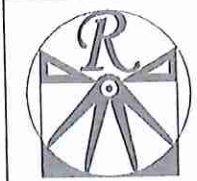
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ENGINEERED BY: WLF
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SECOND FLOOR PLAN

A-6.1



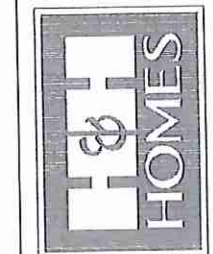


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SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES
FIRST FLOOR ELECTRICAL PLAN
E-1

HVAC LEGEND

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

ELECTRICAL LAYOUT NOTES:

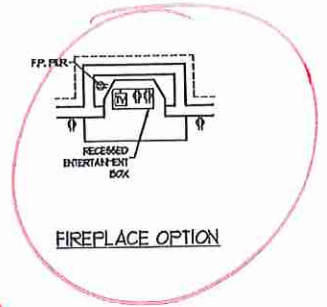
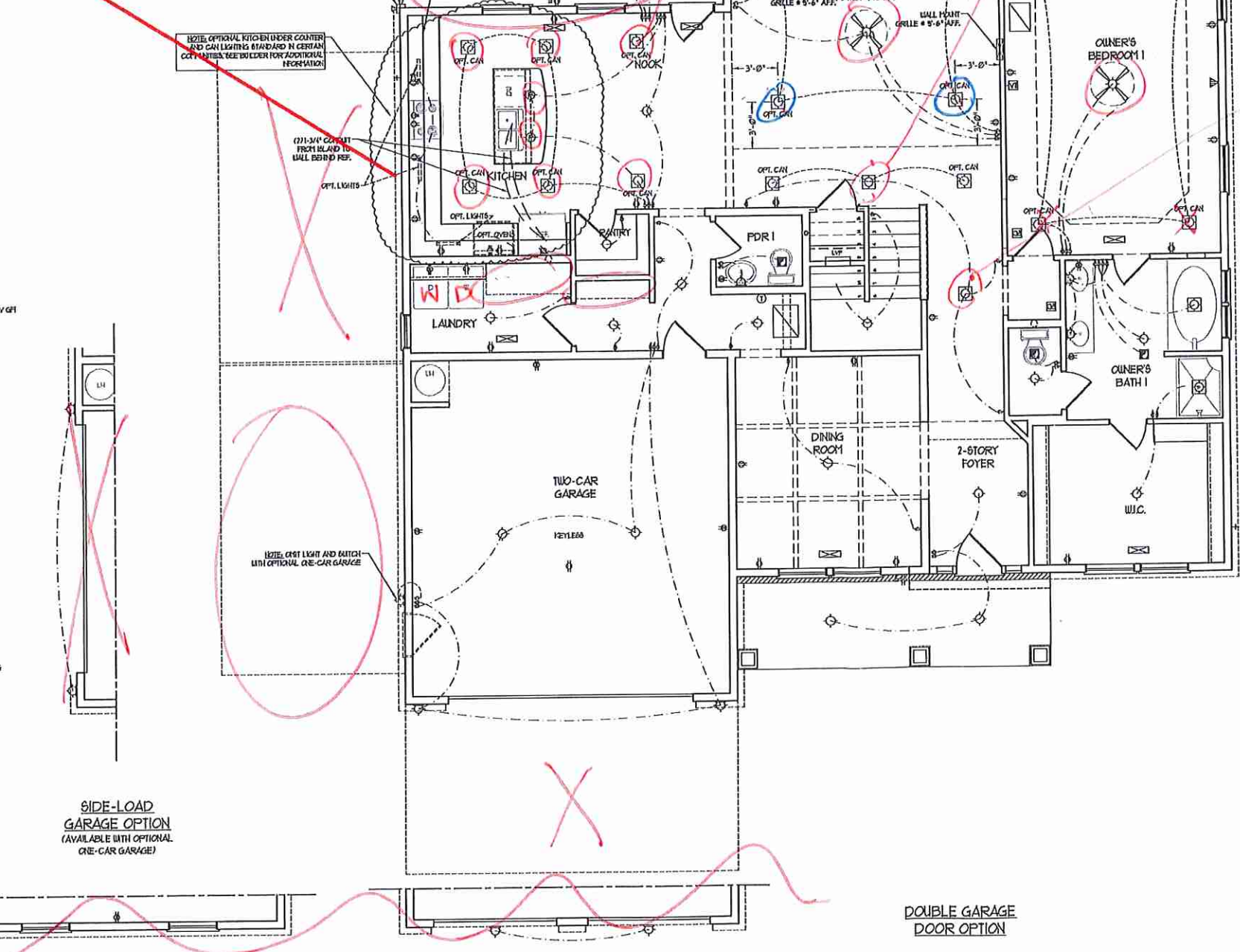
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET # 80" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE GRILLES & MINIMUM ROUGH OPENINGS.

ELECTRICAL LEGEND

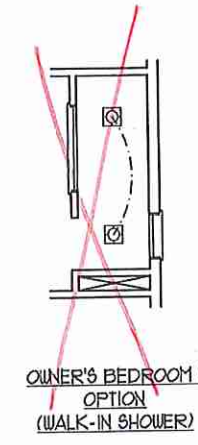
- 120 V OUTLET
- 120 V GFI OUTLET
- 120 V SWITCHED OUTLET
- 120 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 120V GFI WEATHERPROOF
- 220 V OUTLET
- 120 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (120 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- HIS CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- DOORBELL CHIME
- 120 V SMOKE DETECTOR
- EXHAUST FAN
- 120 V VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

GOURMET KITCHEN

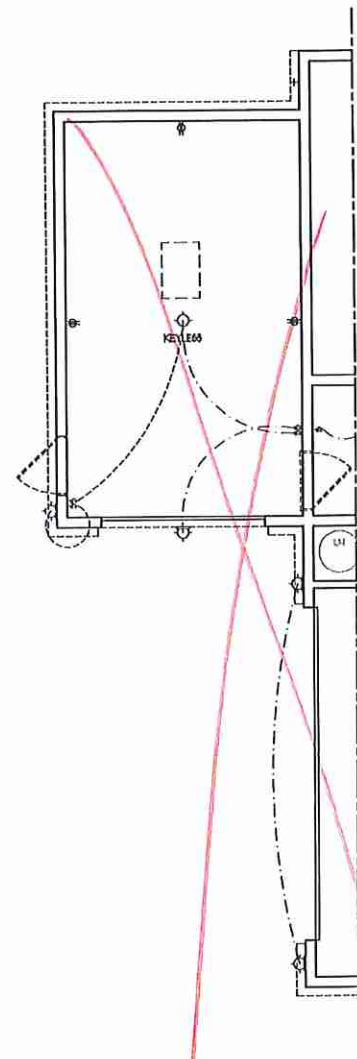


recess can
110 Finish

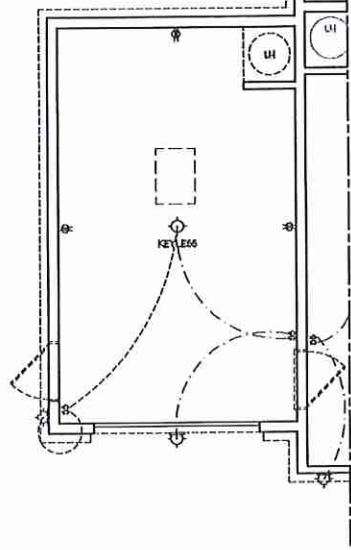


SIDE-LOAD
GARAGE OPTION
(AVAILABLE WITH OPTIONAL
ONE-CAR GARAGE)

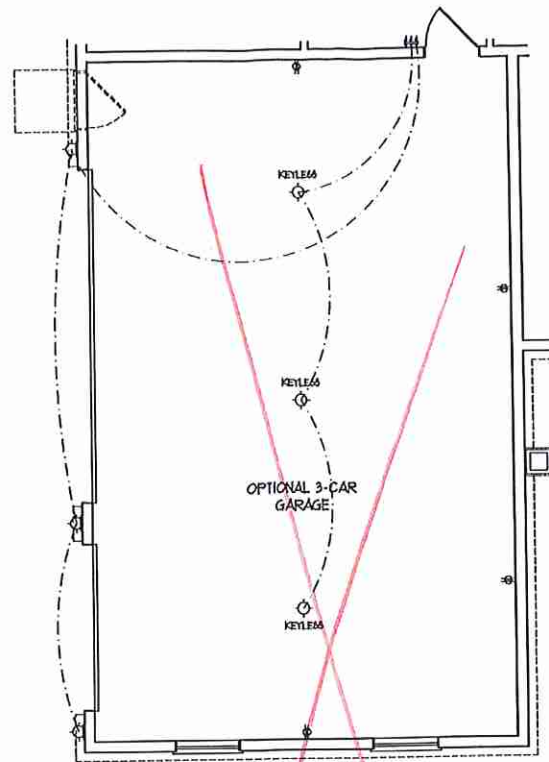
DOUBLE GARAGE
DOOR OPTION



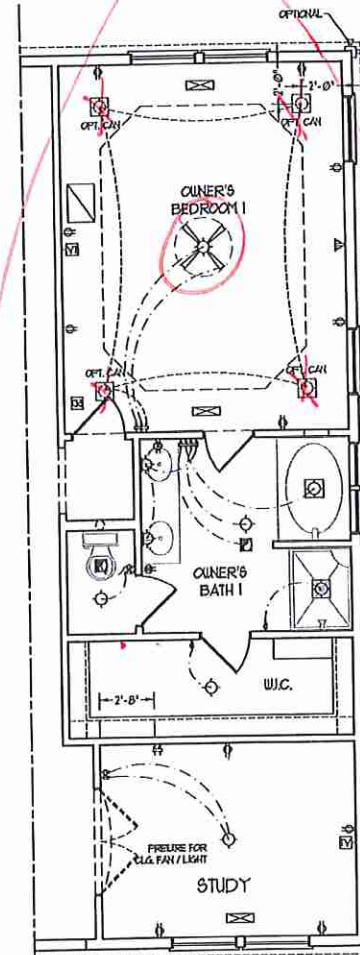
1-CAR GARAGE OPTION W/
SIDE LOAD GARAGE



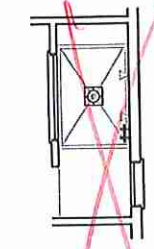
1-CAR GARAGE OPTION W/
FRONT LOAD GARAGE



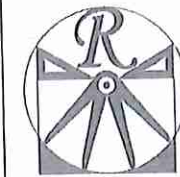
3-CAR GARAGE OPTION



STUDY OPTION W/
SMALLER OWNER'S BEDROOM I



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

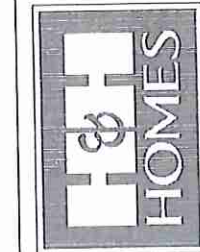


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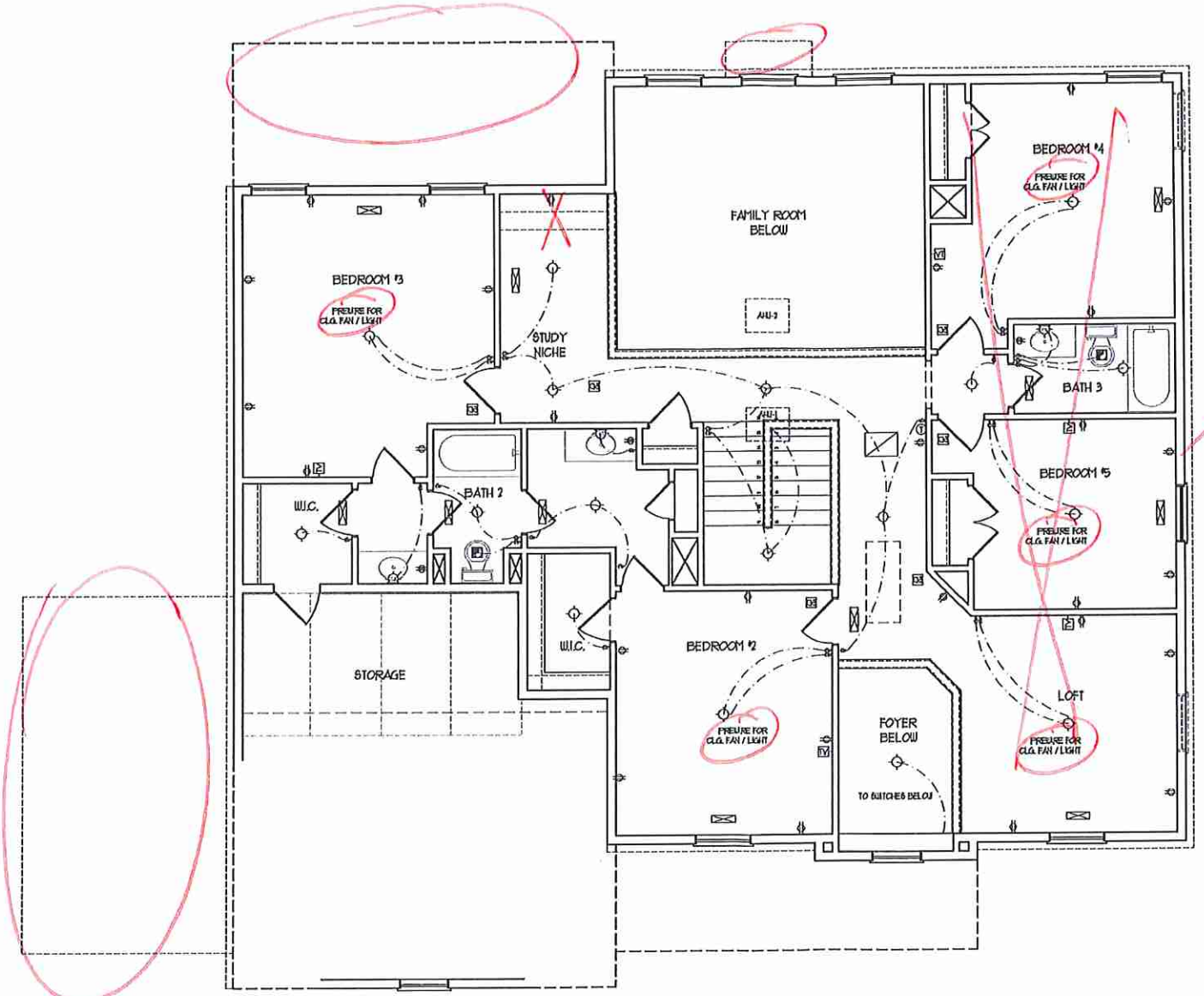
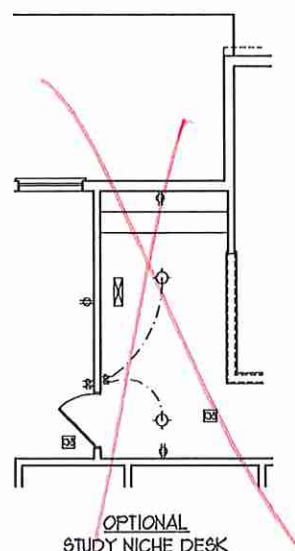
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ENGINEERED BY: WLF
REVIEWED BY: JES
FIRST FLOOR
ELECTRICAL
PLAN
E-1.1



Second owners Bedroom

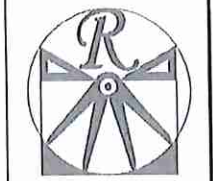
[Handwritten signature]

- HVAC LEGEND**
- RETURN AIR
 - SUPPLY GRILLE
 - AIR HANDLING UNIT
 - HEAT PUMP
 - THERMOSTAT

- ELECTRICAL LAYOUT NOTES:**
- 1) CHECK AND USE FOR ALL CEILING FANS PER PLAN
 - 2) VARY LIGHTS TO BE SET # 50" AFV (TYP)
 - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
 - 4) PLACE SWITCHES 6" FROM ROUGH OPENING

- ELECTRICAL LEGEND**
- 120 V OUTLET
 - 120 V GFI OUTLET
 - 120 V SWITCHED OUTLET
 - 120 V BREAKERBOARD OUTLET
 - 4-FLEX
 - COUNTER OR FLOOR MOUNTED
 - COUNTER OR FLOOR MOUNTED 120V GFI
 - LEATHERPROOF
 - 720 V OUTLET
 - 120 V DEDICATED CIRCUIT
 - 720 V DEDICATED CIRCUIT
 - SPECIAL PURPOSE (120V, 240V, ETC)
 - WALL MOUNT LIGHT 1P
 - CEILING MOUNT LIGHT
 - PENDANT LIGHT
 - RECESSED CAN LIGHT
 - 120V CAN LIGHT
 - EXTERIOR LIGHT
 - FLUORESCENT LIGHT
 - UNDERCABINET LIGHT
 - FLOOD LIGHT
 - SWITCH
 - 3-WAY SWITCH
 - 4-WAY SWITCH
 - DIMMER SWITCH
 - TELEPHONE
 - TV CONNECTION
 - CONDUIT FOR COMPONENT WIRING
 - SPEAKER
 - DOORBELL CHIME
 - 120 V SMOKE DETECTOR
 - EXHAUST FAN
 - 100V VOLTAGE PANEL

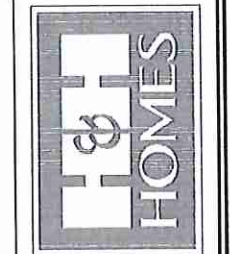
- CEILING FAN
- CEILING FAN W/ LIGHT



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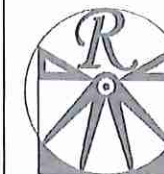


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ENGINEERED BY: WLF
REVIEWED BY: JES

SECOND FLOOR
ELECTRICAL
PLAN
E-2



RENAISSANCE

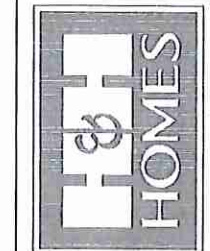
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RALEIGH, NC 27603
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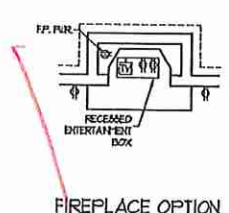


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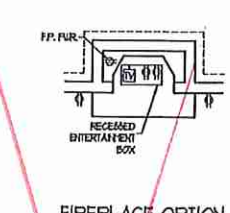
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SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

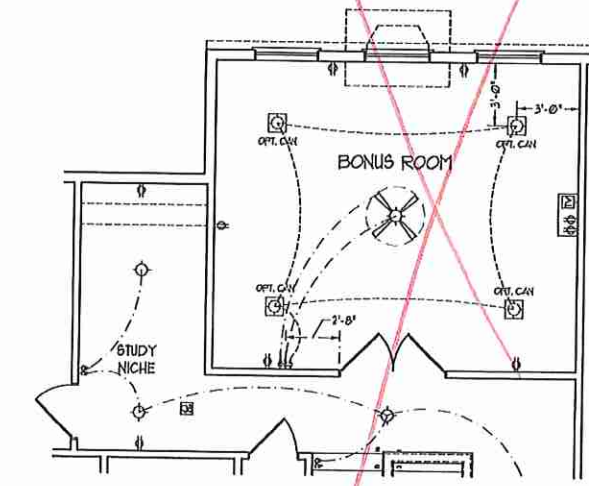
SECOND FLOOR
ELECTRICAL
PLAN
E-2.1



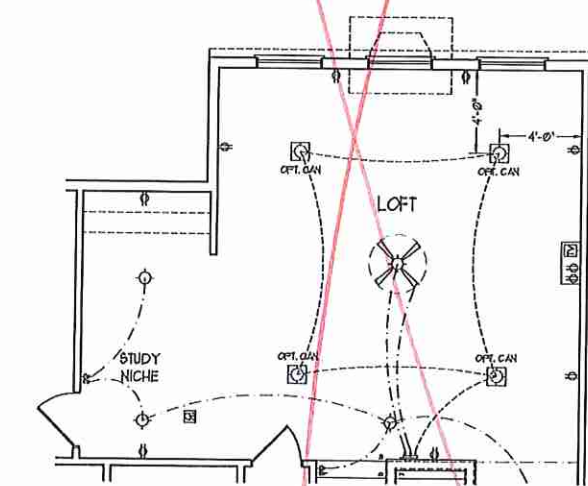
FIREPLACE OPTION



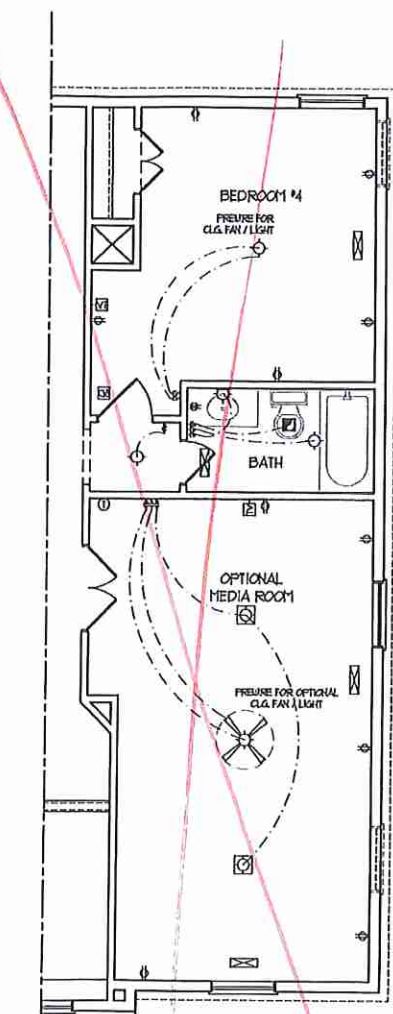
FIREPLACE OPTION



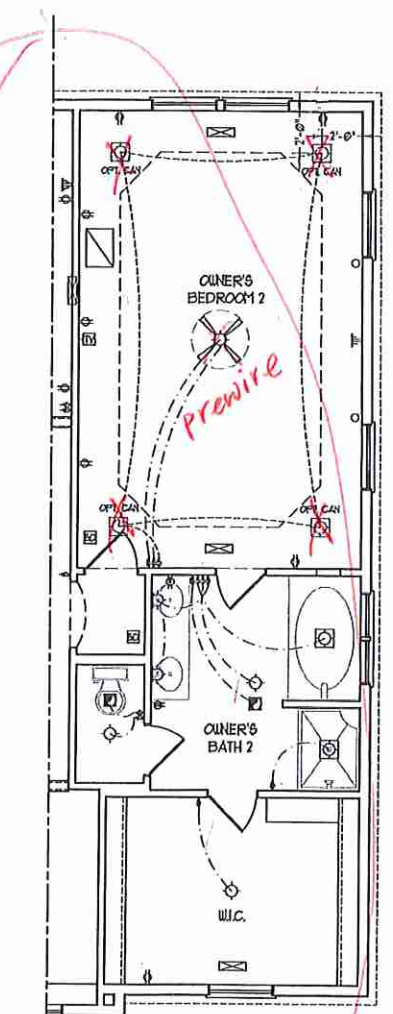
OPTIONAL BONUS ROOM



OPTIONAL LOFT

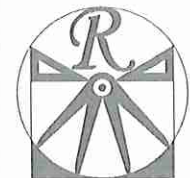


OPTIONAL LOFT/
MEDIA ROOM



OPTIONAL OWNER'S
BEDROOM 2

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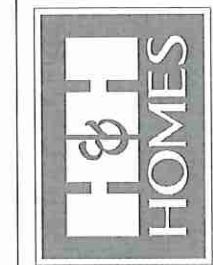
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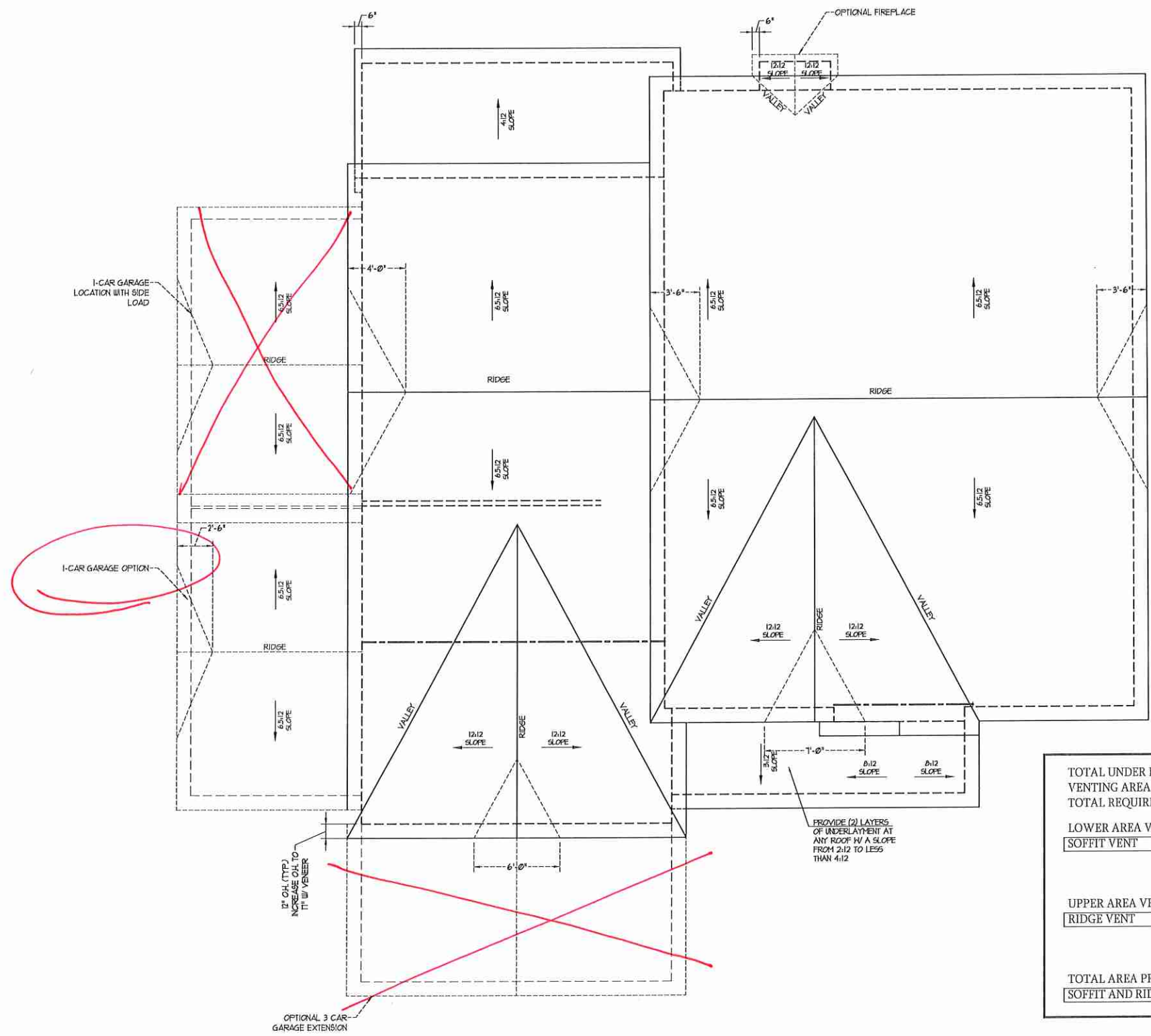
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TOTAL UNDER ROOF AREA: 2365 SQ. FT. / 300 = 7.88 SQ. FT.

VENTING AREA REQUIRED: LOWER: 3.94 UPPER: 3.94

TOTAL REQUIREMENTS: LOWER: 3.94 UPPER: 3.94

LOWER AREA VENTING

SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	112'-0"	4.6
LOWER AREA VENTING PROVIDED: -				

UPPER AREA VENTING

RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	32'-0"	4
UPPER AREA VENTING PROVIDED: -				

TOTAL AREA PROVIDED

SOFFIT AND RIDGE VENT	8.6
-----------------------	-----

H&H HOMES, INC.
JACKSON

DATE: FEBRUARY 27, 2019

REV.: JANUARY 16, 2020

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

DRAWN BY: WCG

ENGINEERED BY: WLF

REVIEWED BY: JES

ROOF PLAN
ELEVATIONS -
B&C

S-4

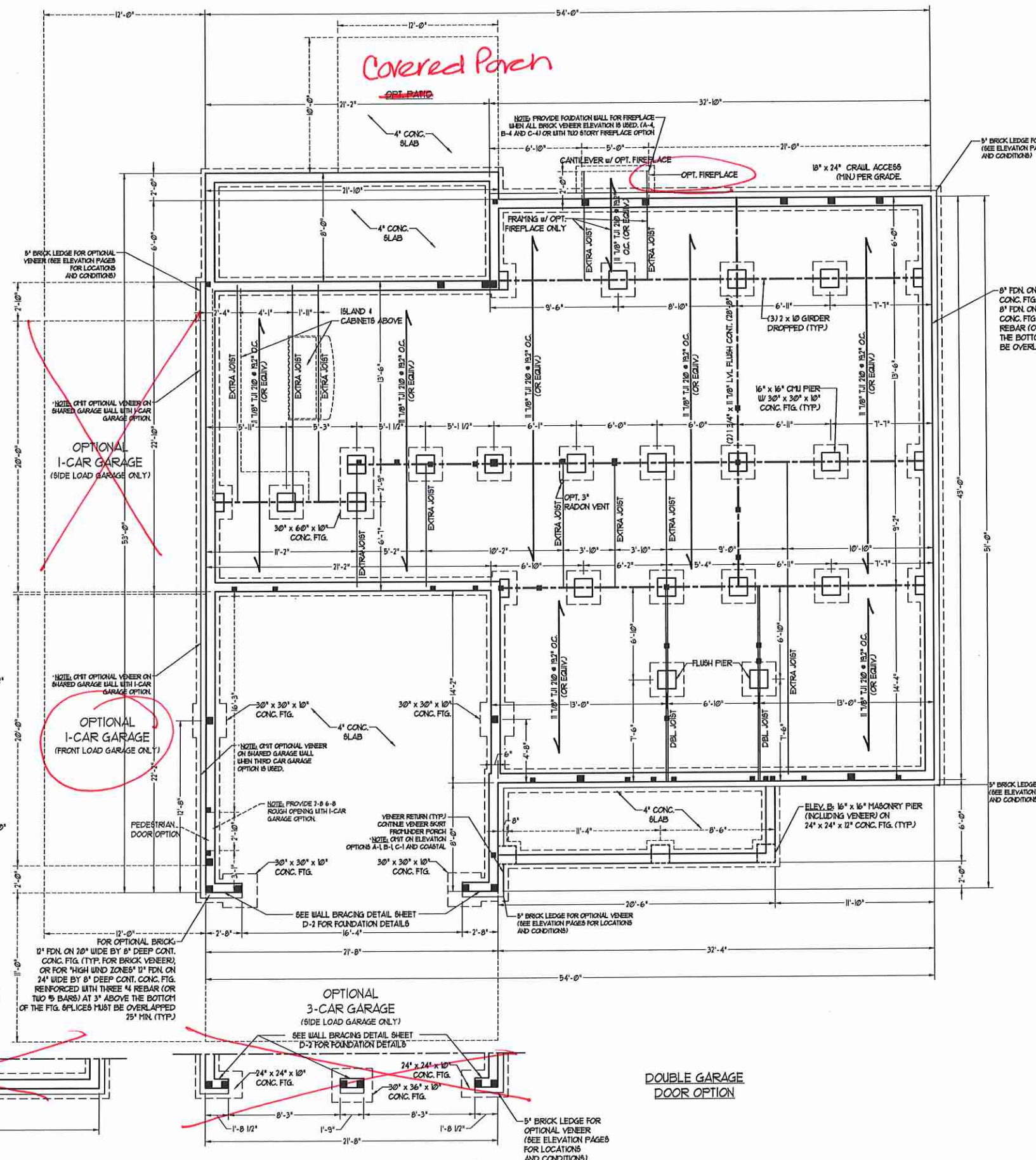
FOUNDATION VENTILATION CALCULATION
 1883 SQ. FT. OF CRAWL SPACE DIVIDED BY 1800 EQUALS 1.046 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

J.S. THOMPSON ENGINEERING, INC.
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 PHONE: (919) 789-9919 FAX: (919) 789-9921
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JACKSON H&H HOMES, INC.

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

SHEET 1 OF 12
 S-1.1a
 CRAWL FOUNDATION PLAN

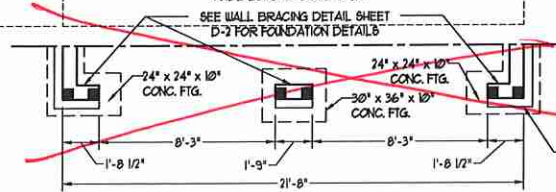
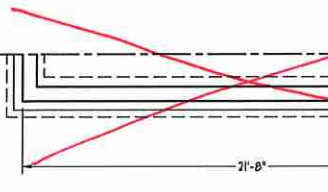
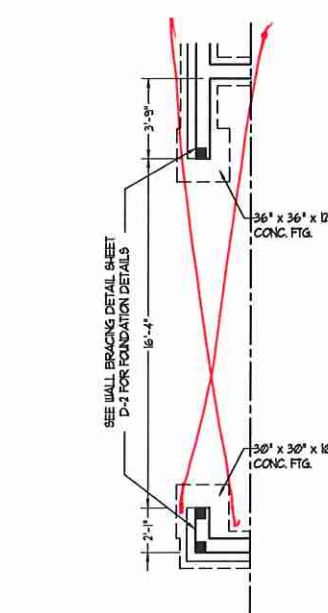


- 50 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 60 MPH WINDS).
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 60 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - IF MEAN ROOF HEIGHT IS LESS THAN 30 FEET, WALL CLADDING DESIGNED FOR 43 PSF AND -31 PSF (-V- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR 43 PSF AND -31 PSF FOR ROOF PITCHES 1/2 TO 2/12 AND 41 PSF AND -31 PSF FOR ROOF PITCHES 2/12 TO 1/2.
 - 1/2" ODS BREATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 4503 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NCRC, 2018 EDITION.

- 100 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1' INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - IF MEAN ROOF HEIGHT IS LESS THAN 30 FEET, EXTERIOR WALLS DESIGNED FOR 43 PSF WINDS.
 - WALL CLADDING DESIGNED FOR 43 PSF AND -31 PSF (-V- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR 43 PSF AND -31 PSF FOR ROOF PITCHES 1/2 TO 2/12 AND 41 PSF AND -31 PSF FOR ROOF PITCHES 2/12 TO 1/2.
 - INSTALL 1/2" ODS BREATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 4503 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS MEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NCRC, 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SFF (NO). ALL TREATED LUMBER TO BE #2 SYP (NO).
 - INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
 - SHADED PIERS TO BE FILLED SOLID.
 - INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE W/TH FOUNDATION WALLS TOGETHER.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

SEAL
 33736
 1/29/2020



5" BRICK LEDGE FOR OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)

TABLE R6-02.15
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R6-02.3(5))	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

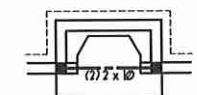
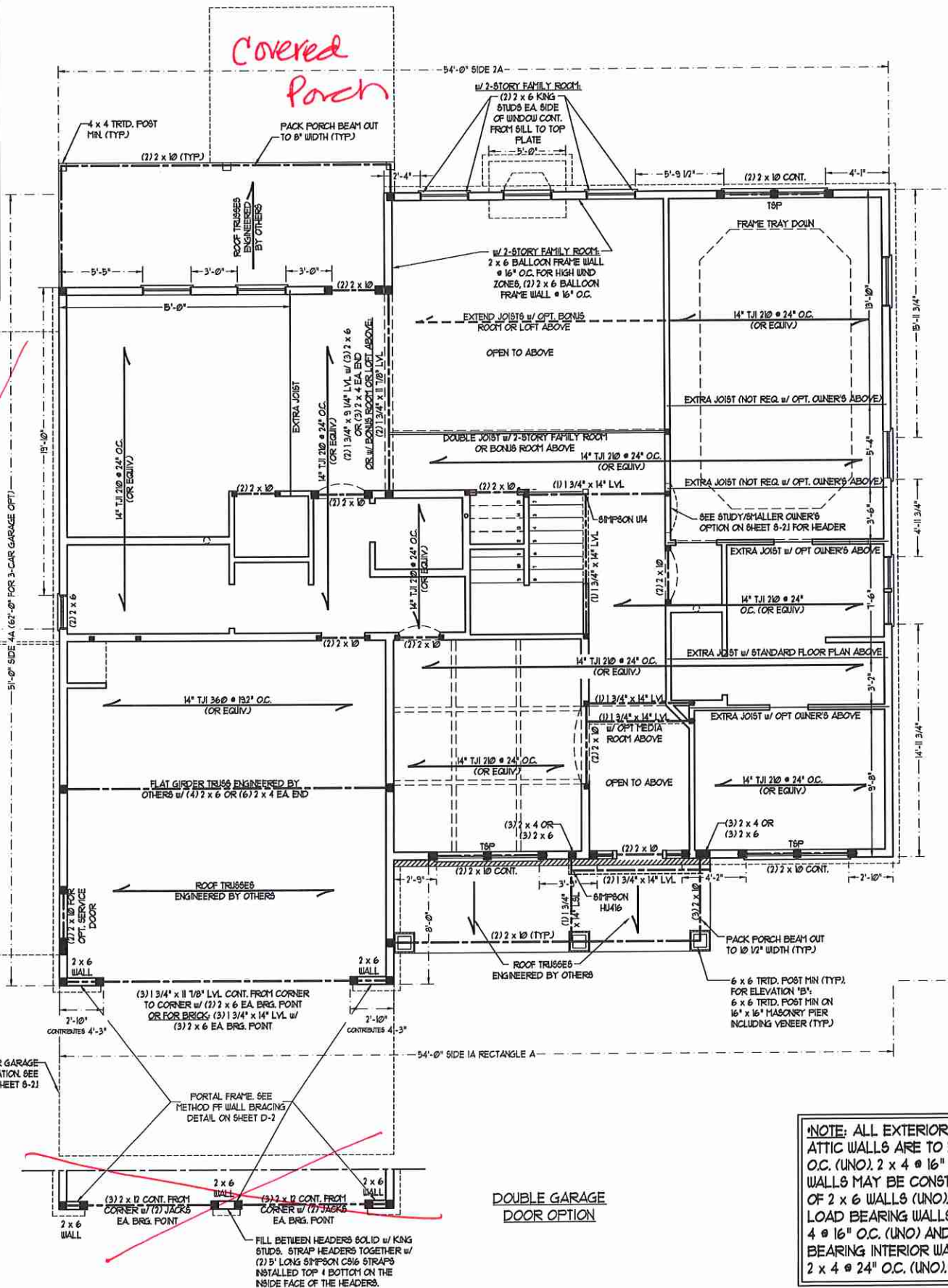
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x V4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL.
 - LENGTH = CLEAR OPENING.
 - SPREAD ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT = ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 10d NAILS PER 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 R103.8(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.

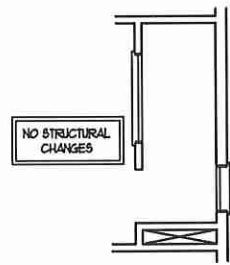
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SFF (UNO). ALL TREATED LUMBER TO BE #1 SYP (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 R6-02.15 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 (2) 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/ 8" PIPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM OR COLUMN ENDS BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMN W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

*TSP INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.



FIREPLACE OPTION



NO STRUCTURAL CHANGES

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

BRACED WALL DESIGN

RECTANGLE A	RECTANGLE B
SIDE 1A (FRONT LOAD) METHOD: CS-USP/FF TOTAL REQUIRED LENGTH: 18.95' TOTAL PROVIDED LENGTH: 22'	SIDE 1B METHOD: FF/CS-USP TOTAL REQUIRED LENGTH: 456" TOTAL PROVIDED LENGTH: 6'
SIDE 2A METHOD: CS-USP TOTAL REQUIRED LENGTH: 18.95' TOTAL PROVIDED LENGTH: 21.6'	SIDE 2B METHOD: CS-USP TOTAL REQUIRED LENGTH: 456" TOTAL PROVIDED LENGTH: 17'
SIDE 3A METHOD: CS-USP TOTAL REQUIRED LENGTH: 19.5' TOTAL PROVIDED LENGTH: 35.9'	SIDE 3B / SIDE 4A CUMULATIVE METHOD: CS-USP/GB TOTAL REQUIRED LENGTH: 731" TOTAL PROVIDED LENGTH: 761'
SIDE 4A (SIDE LOAD) METHOD: CS-USP/FF TOTAL REQUIRED LENGTH: 19.5' TOTAL PROVIDED LENGTH: 22.79'	SIDE 4B METHOD: CS-USP TOTAL REQUIRED LENGTH: 319" TOTAL PROVIDED LENGTH: 558"

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R6-02.10 OF THE NRC 2018 EDITION.
 - CS-USP 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 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

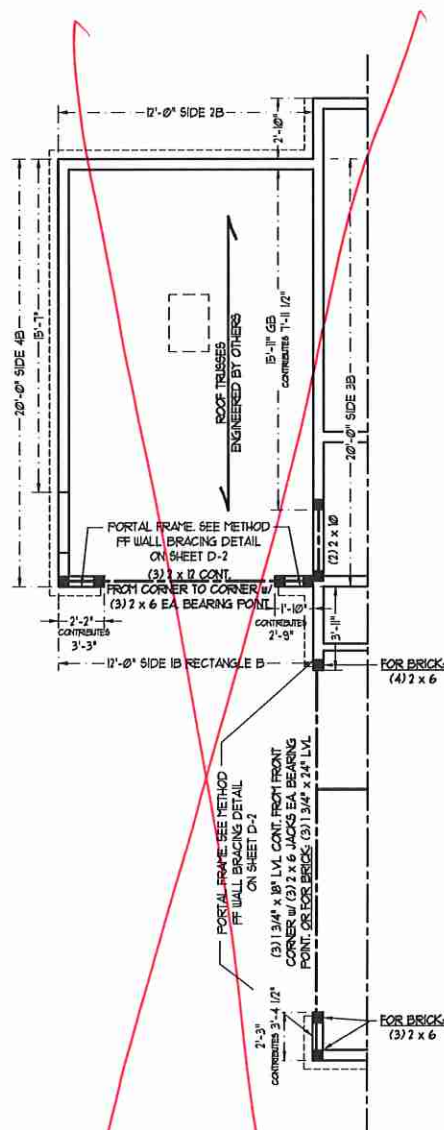
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

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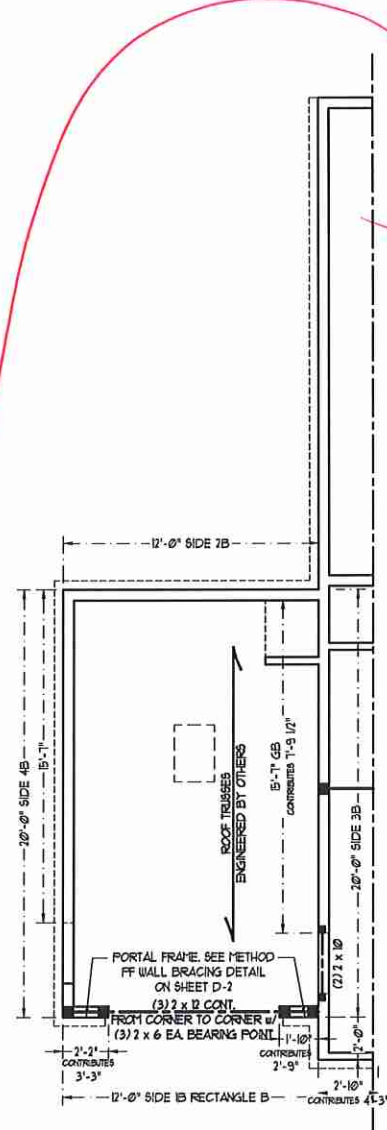
JACKSON
H&H HOMES, INC.

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

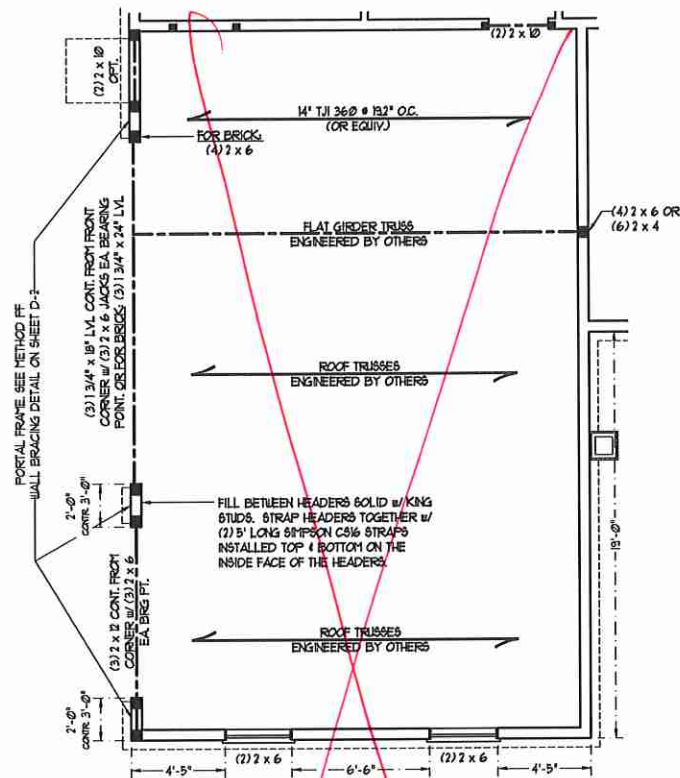
SHEET 7 OF 12
S-2a
SECOND FLOOR
FRAMING PLAN



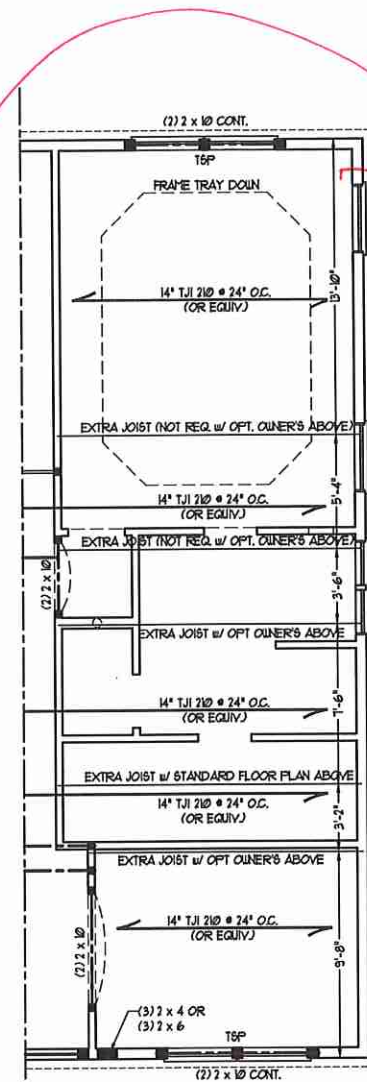
1-CAR GARAGE OPTION w/
SIDE LOAD GARAGE



1-CAR GARAGE OPTION w/
FRONT LOAD GARAGE



3-CAR GARAGE OPTION



STUDY OPTION w/
SMALLER OWNER'S BEDROOM

NO STRUCTURAL
CHANGES

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

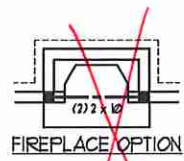


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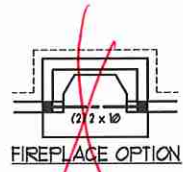
JACKSON
H&H HOMES, INC.

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

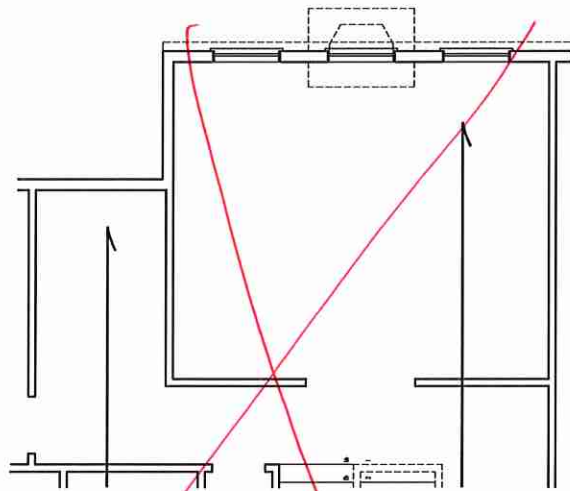
SHEET 8 OF 12
S-2b
SECOND FLOOR
FRAMING PLAN



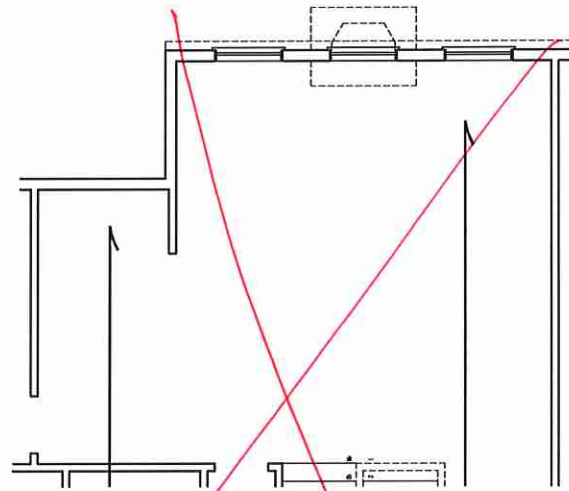
FIREPLACE OPTION



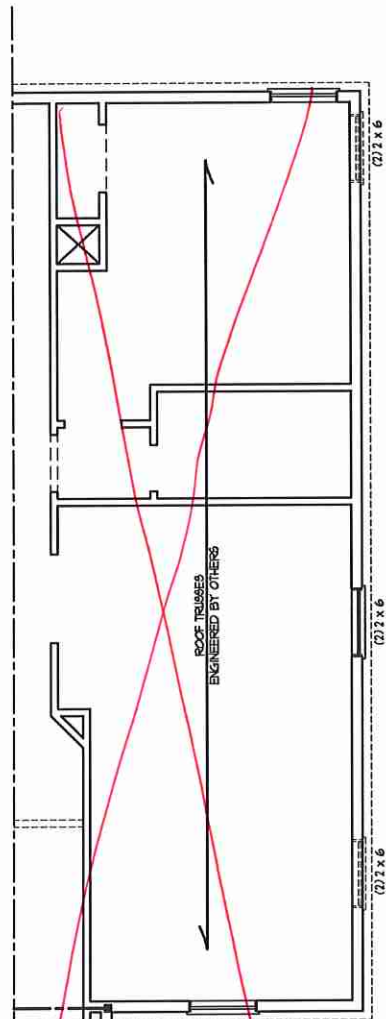
FIREPLACE OPTION



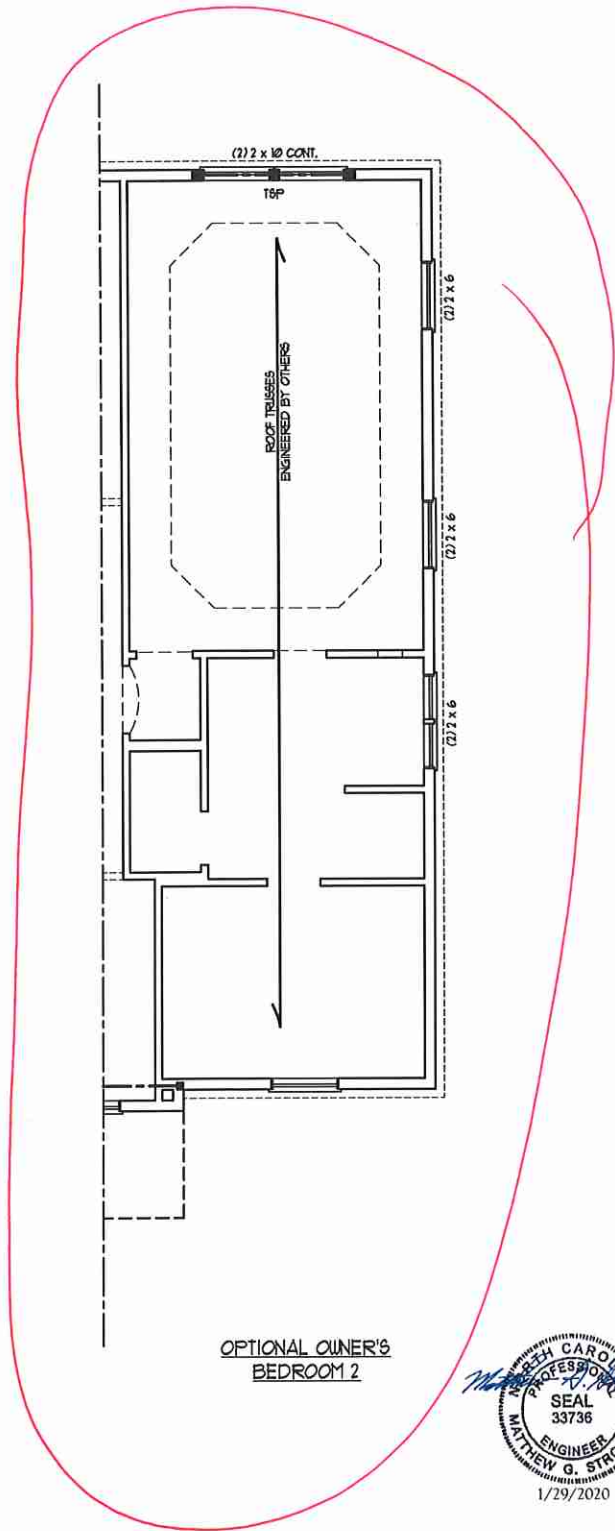
OPTIONAL BONUS ROOM
(ADD 214 SQ. FT.)



OPTIONAL LOFT
(ADD 214 SQ. FT.)



OPTIONAL MEDIA ROOM



OPTIONAL OWNER'S
BEDROOM 2

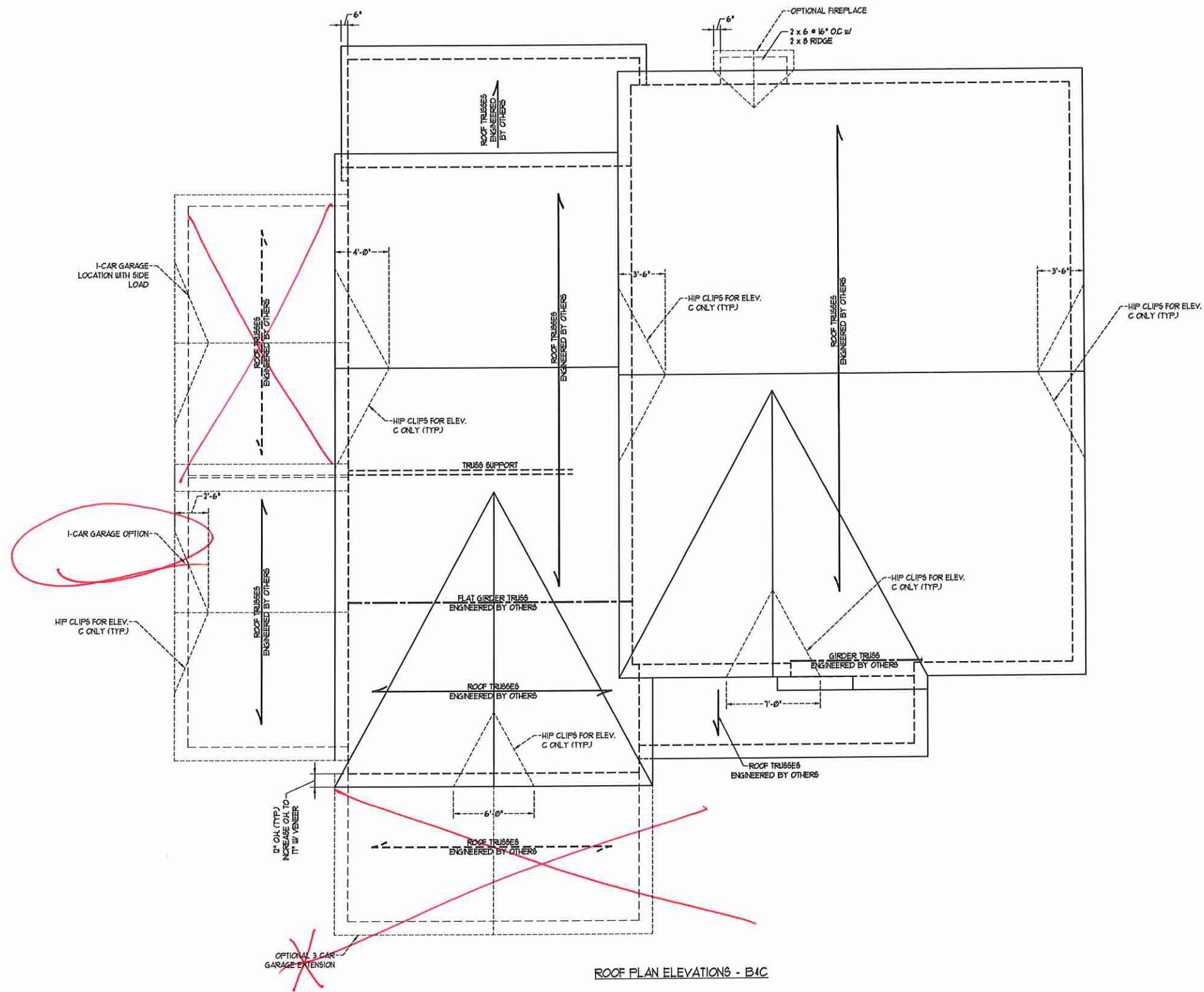


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JACKSON
H&H HOMES, INC.

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

SHEET 10 OF 12
S-3b
CEILING FRAMING
PLAN



ROOF PLAN ELEVATIONS - B4C

BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 8d 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 R103.821 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1:12, INSTALL 3" x 3" x 1/4" STEEL PLATE 6" @ 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 SPICES ARE TO BE SPACED A MIN OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 8d 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 SIFPSON 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) 8d TOE NAILS.
7. REFER TO SECTION R807.1 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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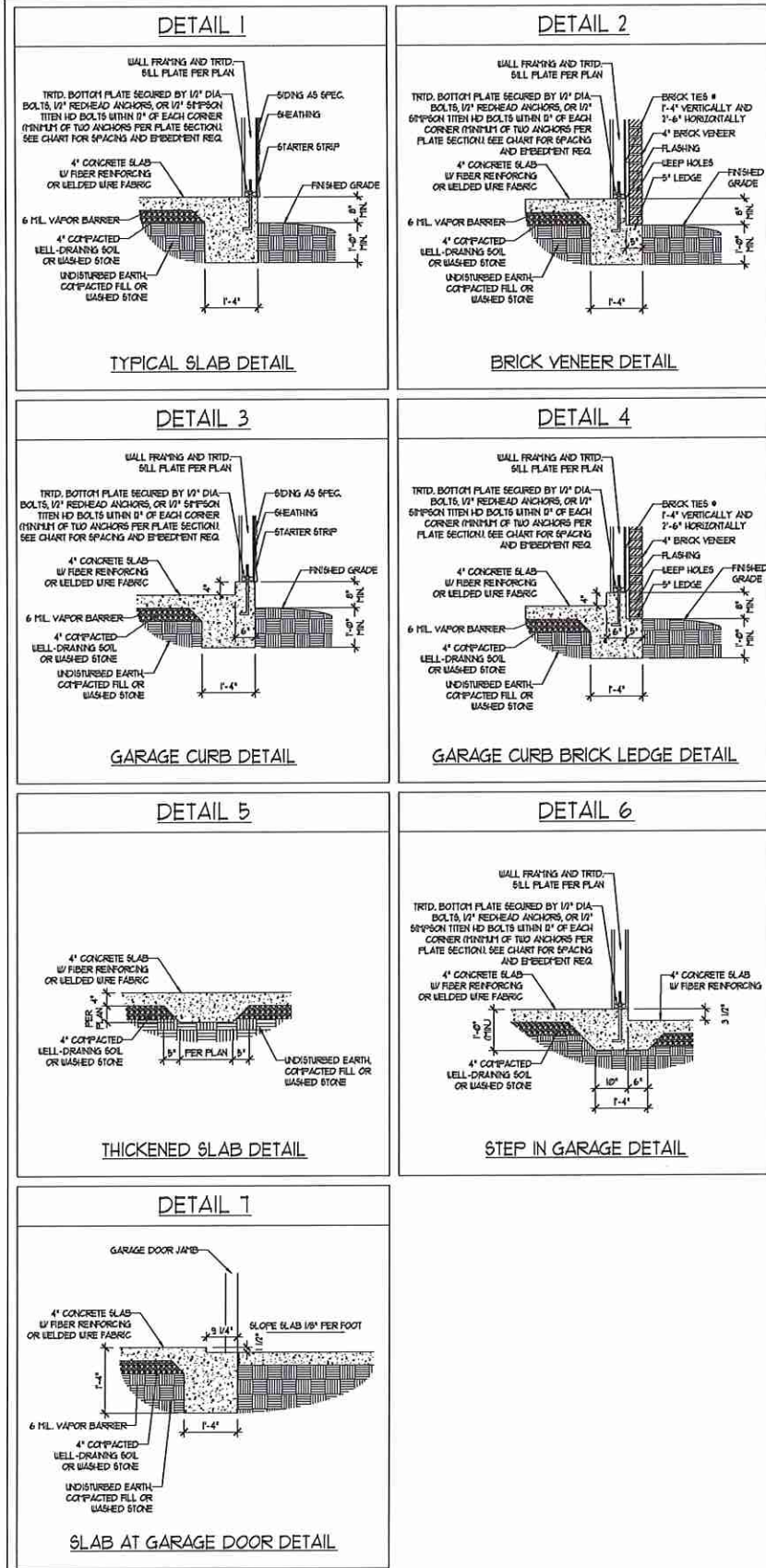
JACKSON
 H&H HOMES, INC.



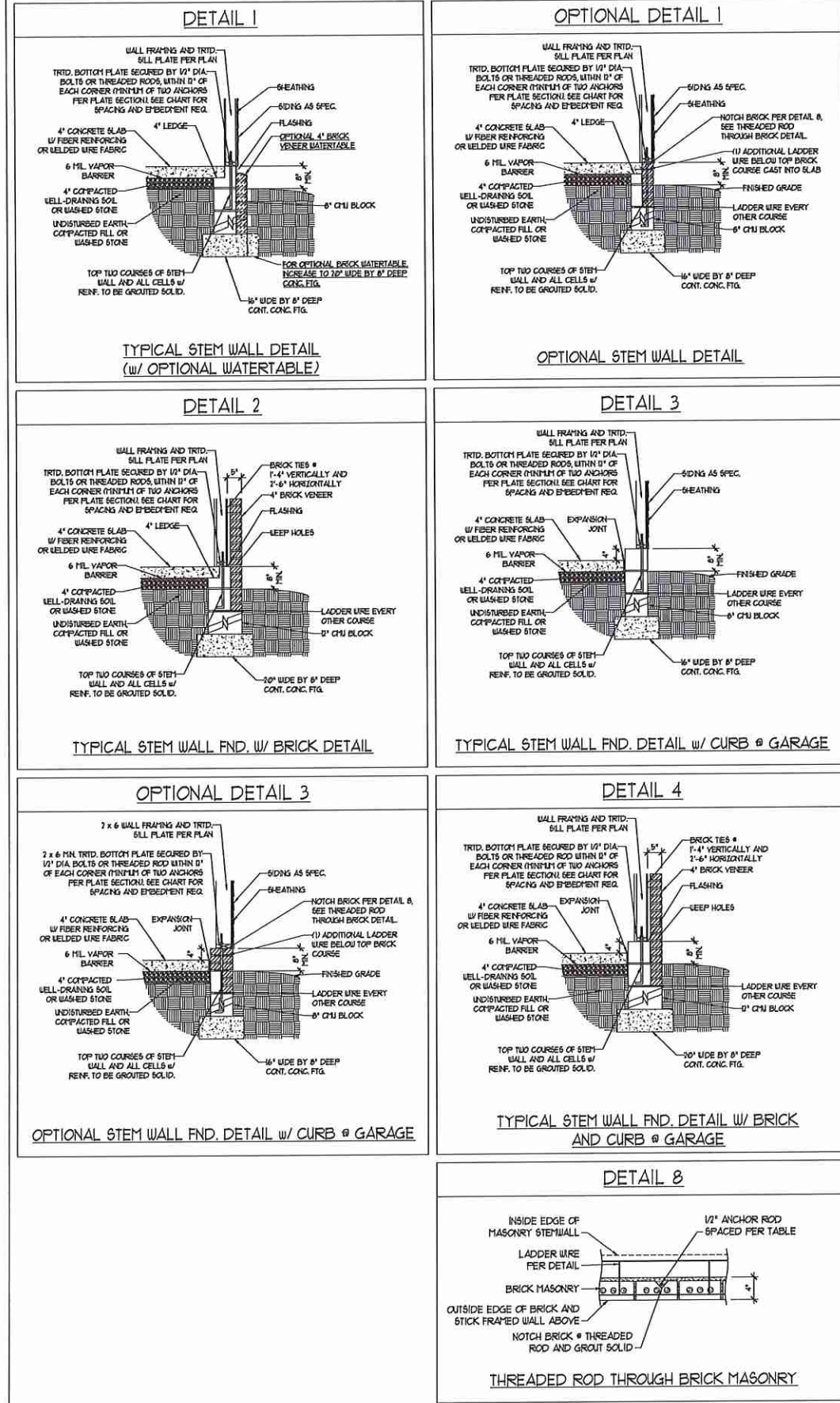
DATE: JANUARY 27, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H
 ENGINEERED BY: WFB

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	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
4	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
5	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
6	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY, CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- BACKFILL OF CLEAN #57 / #61 WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINING OR SAND - GRAVEL MIXTURE SOILS (45 PSF.FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 2002 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- FREP SLAB PER R502.21 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPlice LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 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'	5" INTO MASONRY 1" INTO CONCRETE

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

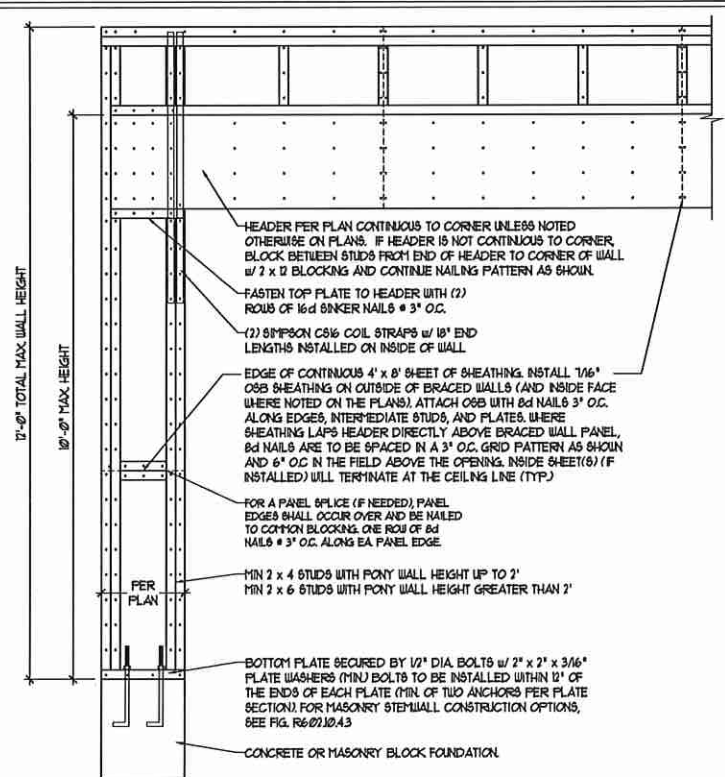
DATE: NOVEMBER 14, 2018
 SCALE: NTS
 DRAWN BY: JST
 ENGINEERED BY: JES



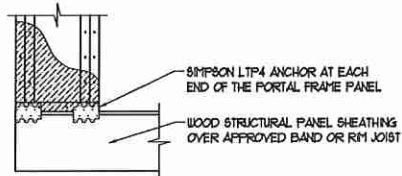
D-1
 FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DEFINED 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(1). METHOD 'GB' TO BE FASTENED PER TABLE R602.3(2).
6. CS-USP REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE 'GYPSUM BOARD' WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. 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 FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

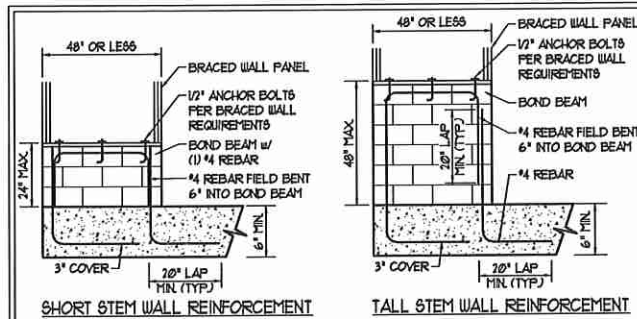


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



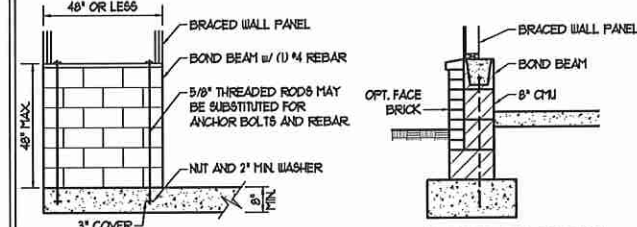
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE w/ GREATER THAN 12\"/>

METHOD FF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



TYPICAL STEM WALL SECTION

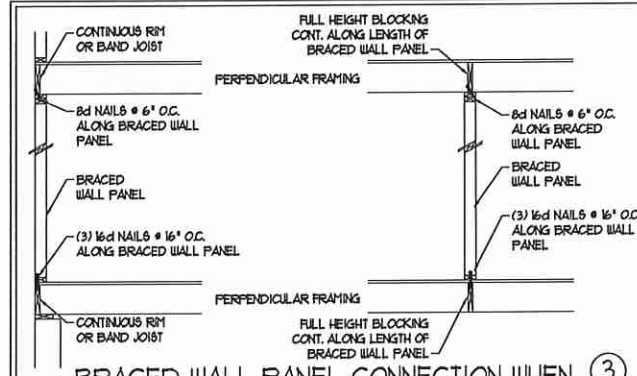
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

OPTIONAL STEM WALL REINFORCEMENT

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

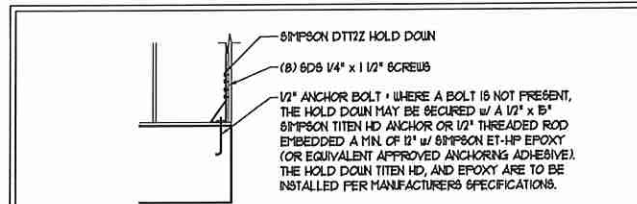
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.4.3



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③

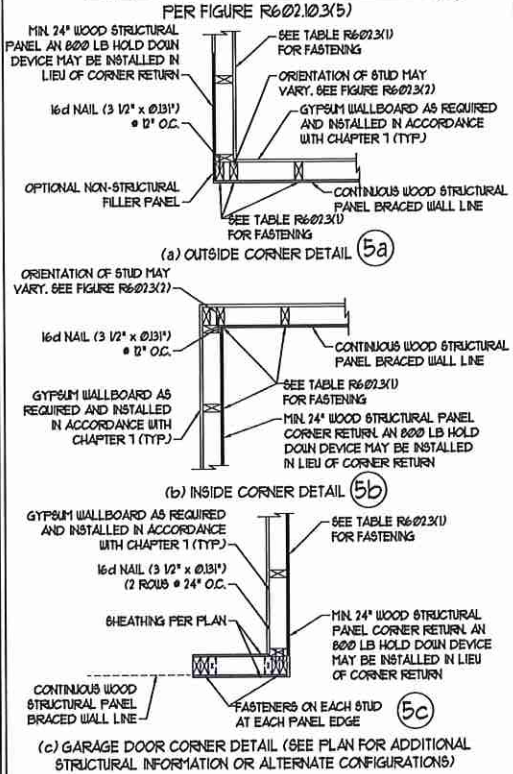
PER FIGURE R602.10.4.4(1)



HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

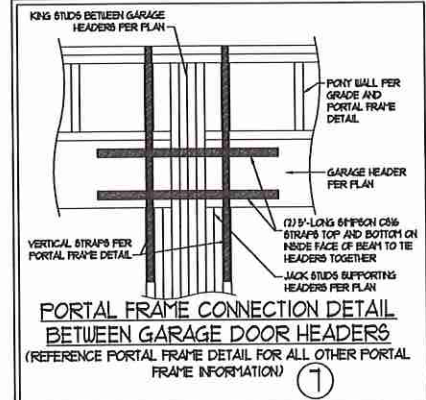
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



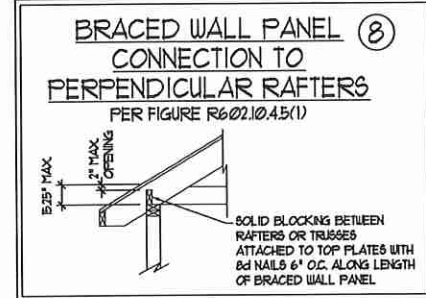
(a) OUTSIDE CORNER DETAIL ⑤a

(b) INSIDE CORNER DETAIL ⑤b

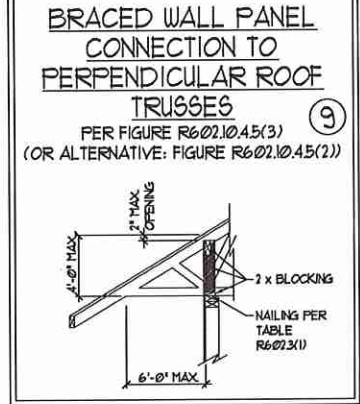
(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)



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

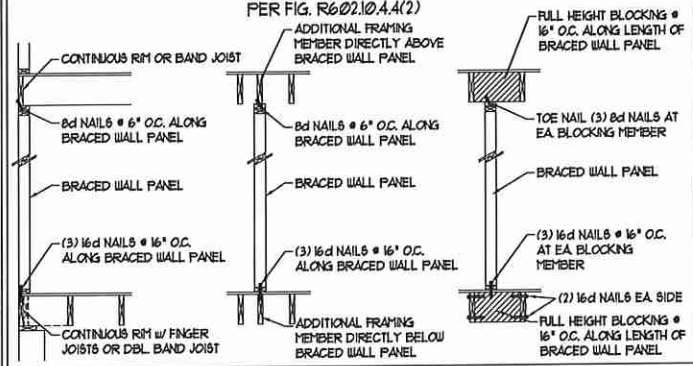


BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS PER FIGURE R602.10.4.5(1)



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

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



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

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

D-2 BRACED WALL NOTES AND DETAILS AND FF DETAIL

1/29/2020

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)
- | DESIGN CRITERIA: | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|----------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD: P _g | 20 (PSF) | | |
- I-JOIST SYSTEMS DESIGNED WITH 1/2 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 1/2 PSF DEAD LOAD
- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 450.4 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM 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 332, NCHA TR68-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 1/2 OFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 1/2 OFF MINIMUM (F_b = 575 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1800000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2375 PSI, F_v = 310 PSI, E = 5500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2500 PSI, E = 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2000 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. I/J 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	(1) 1/2" DIA x 4" LONG LAG SCREWS
B. CONCRETE	(1) 1/2" DIA x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(1) 1/2" DIA x 4" LONG 80#PSN 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 (1) 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) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.8(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 8d 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 80#PSN H6 OR L182 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF 80#PSN C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE 80#PSN 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