

JACKSON



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 POYER WHERE REQUIRED)
- 3.) ADDED FRAMING AND FOUNDATION FOR SMALLER MASTER SUITE
- 4.) ADDED 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 4x6 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 SIDELOAD 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 11' 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 (5-18)
- 23.) ADDED OPTION FOR DOOR TO SF SHARED BATH FROM HALLWAY (MADE BATH VANITY SMALLER) (5-18)
- 24.) ADDED OPTION FOR BONUS ROOM OVER FAMILY ROOM (FLOORED OVER) (5-18)
- 25.) ADDED OPTION FOR LOFT OVER FAMILY ROOM (FLOORED OVER) (5-18)
- 26.) MADE FIREPLACE OPTIONAL (THIRD FAMILY ROOM WINDOW NOW STANDARD) (5-18)
- 27.) ADDED OPTION FOR FIREPLACE ON SECOND FLOOR IN OPT. BONUS ROOM/ LOFT (5-18)
- 28.) CREATED KITCHEN OPTION (SIMILAR TO OLD JACKSON PLAN) (5-18)
- 29.) REMOVED OLD LOFT/ MEDIA OPTION FROM PLAN, ORIGINALLY LOCATED IN FRONT OF BEDROOM #4 (5-18)
- 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)
- 43.) UPDATED DOOR TO BATH 4 W/ OPTIONAL MEDIA ROOM TO 2/4 FROM 2/0 (1-16-20)

OAKMONT 318 Bumper Marked Plan

COVER SHEET

H&H HOMES
JACKSON

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

CS

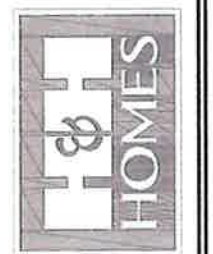


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H&H HOMES, INC.
JACKSON

DATE: FEBRUARY 27, 2019
REV: JANUARY 16, 2020
SCALE: AS NOTED
DRAWN BY: WJ
ENGINEERED BY: WLF
REVIEWED BY: JLS

B - ELEVATION
OPTIONS
A-2.1



sideload

STONE

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



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



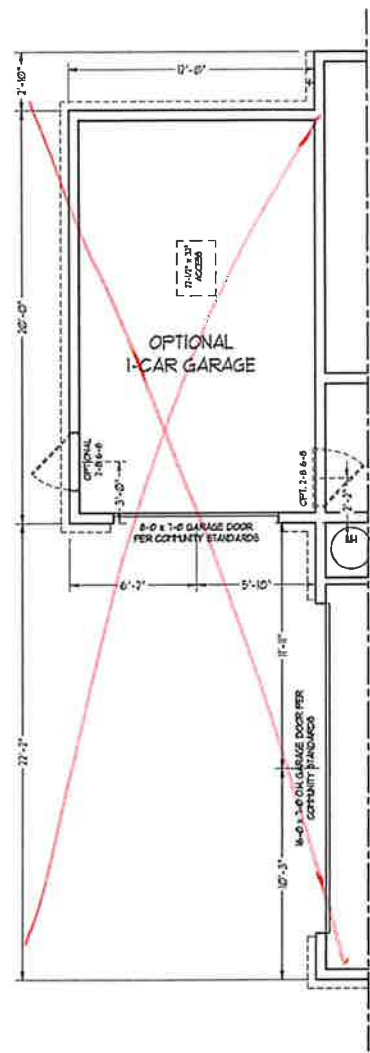
BRICK OR STONE
LEDGE AS SPEC. (TYP)

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

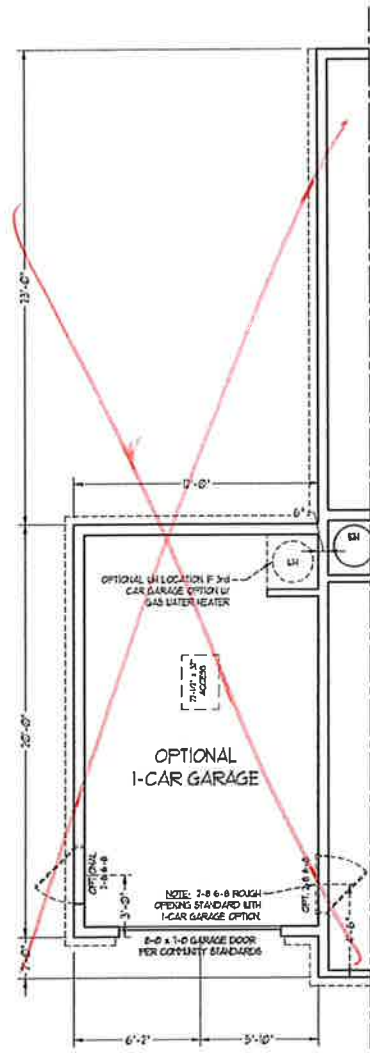


BRICK OR STONE
LEDGE AS SPEC. (TYP)

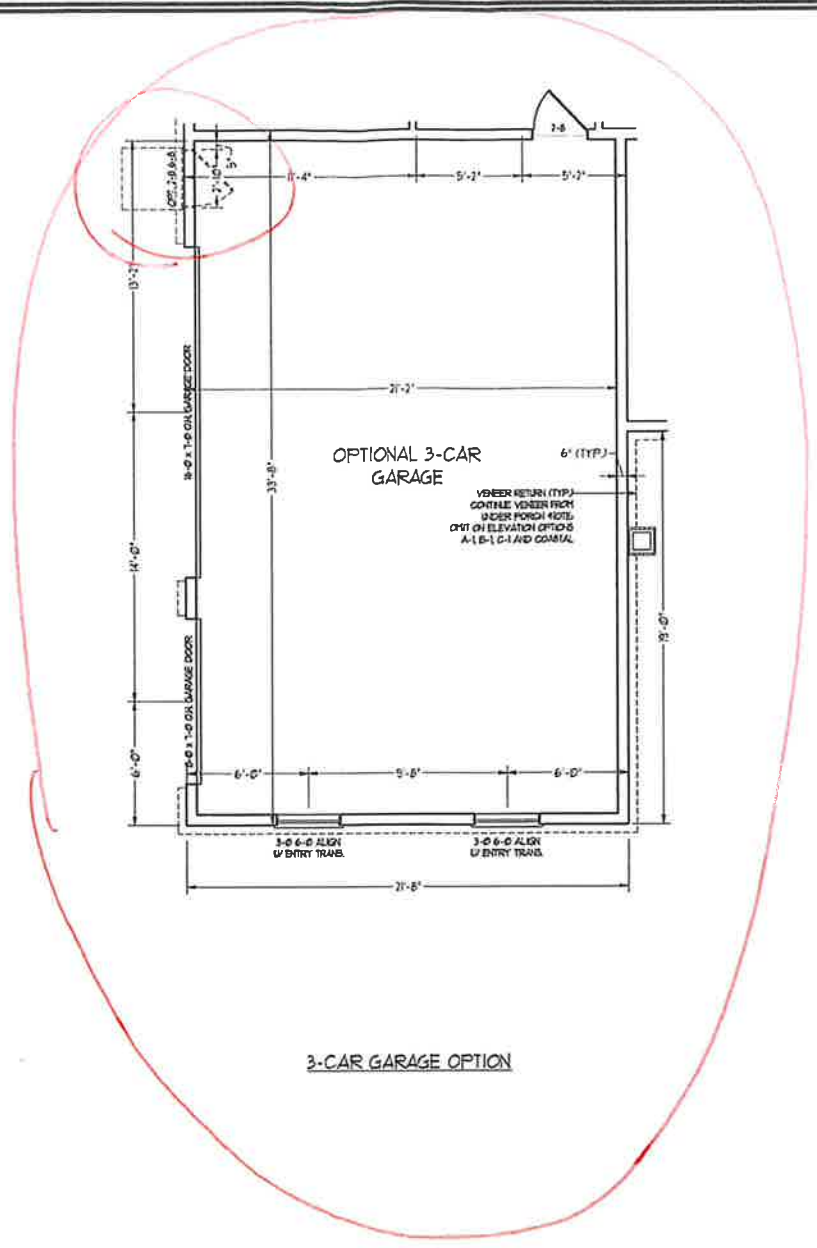
FRONT ELEVATION-B-3
SCALE: 1/4" = 1'-0"



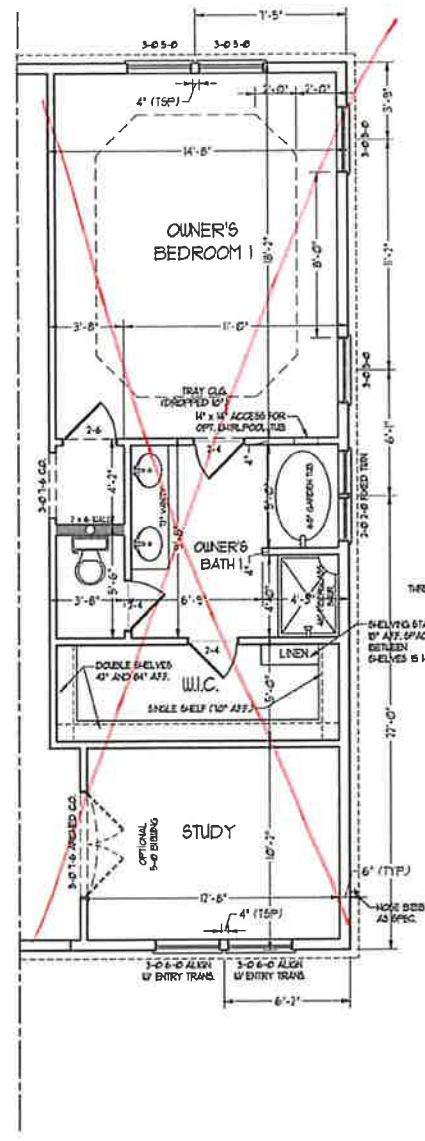
1-CAR GARAGE OPTION III
SIDE LOAD GARAGE



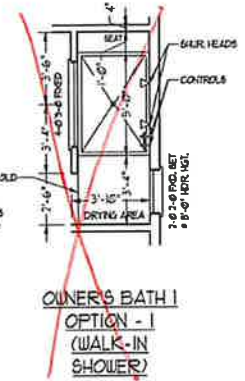
1-CAR GARAGE OPTION III
FRONT LOAD GARAGE



3-CAR GARAGE OPTION



STUDY OPTION III/
SMALLER OWNER'S BEDROOM

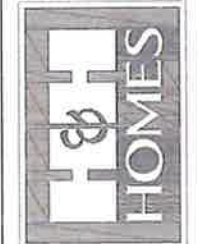


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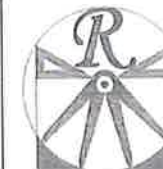


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JACKSON

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REV: JANUARY 16, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: WCF
ENGINEERED BY: WLF
REVIEWED BY: JLS

FIRST FLOOR
PLAN
A-5.1



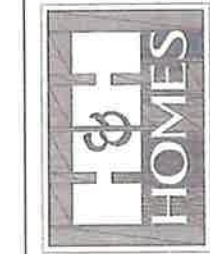
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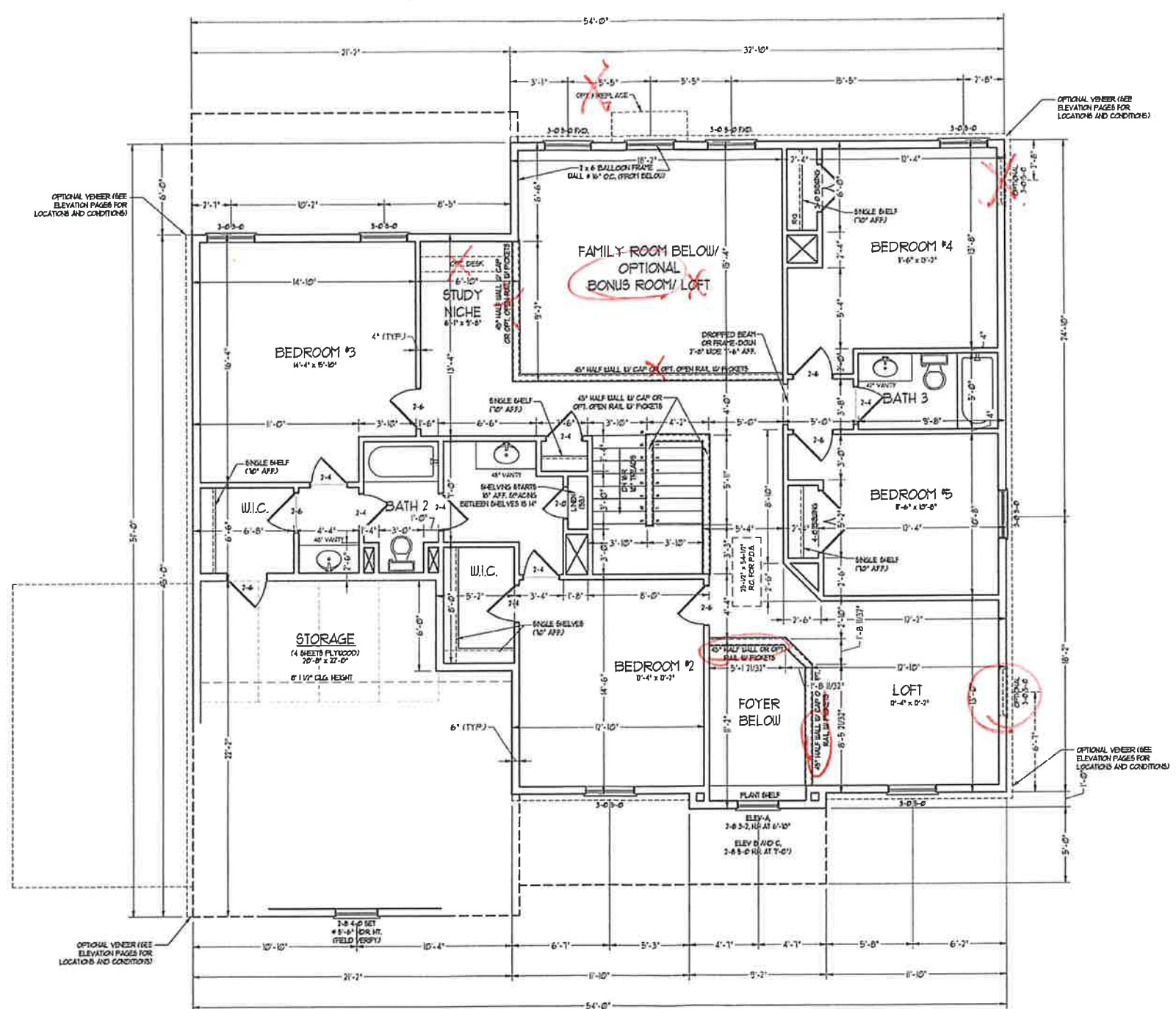
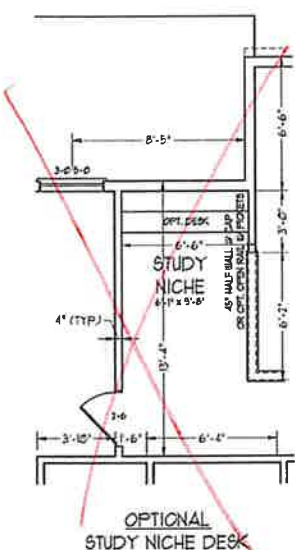


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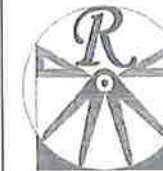
SECOND FLOOR PLAN
A-6



***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



RENAISSANCE

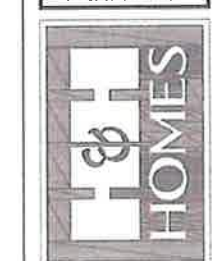
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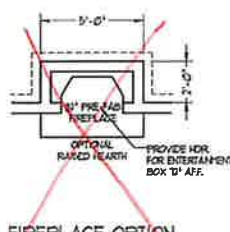


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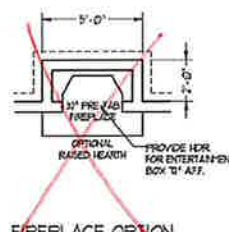
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JACKSON

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SCALE: 1/4" = 1'-0"
DRAWN BY: WCJ
ENGINEERED BY: WLF
REVIEWED BY: JLS

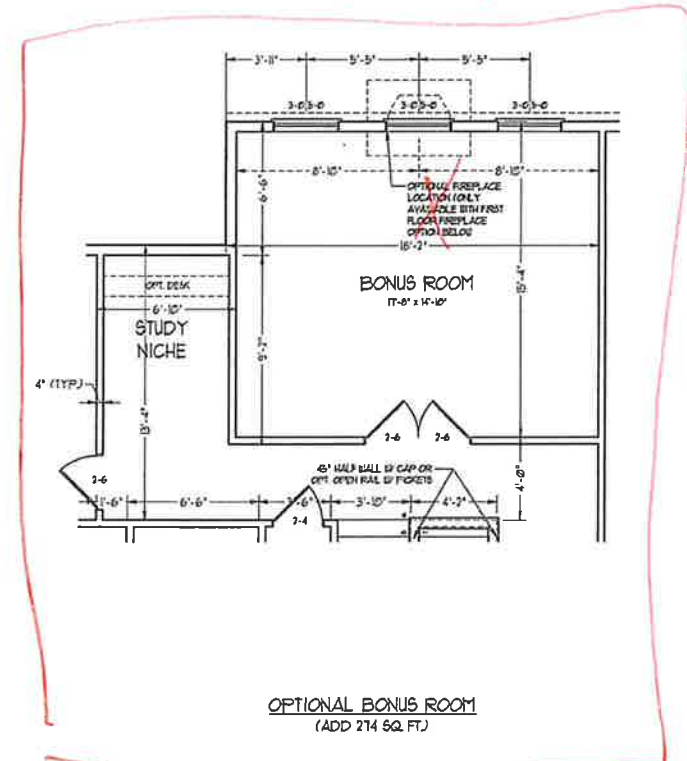
SECOND FLOOR PLAN
A-6.1



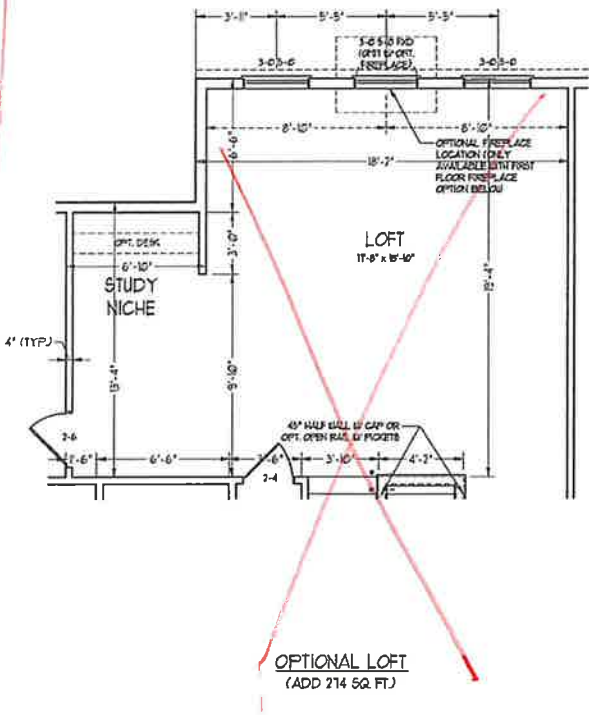
FIREPLACE OPTION



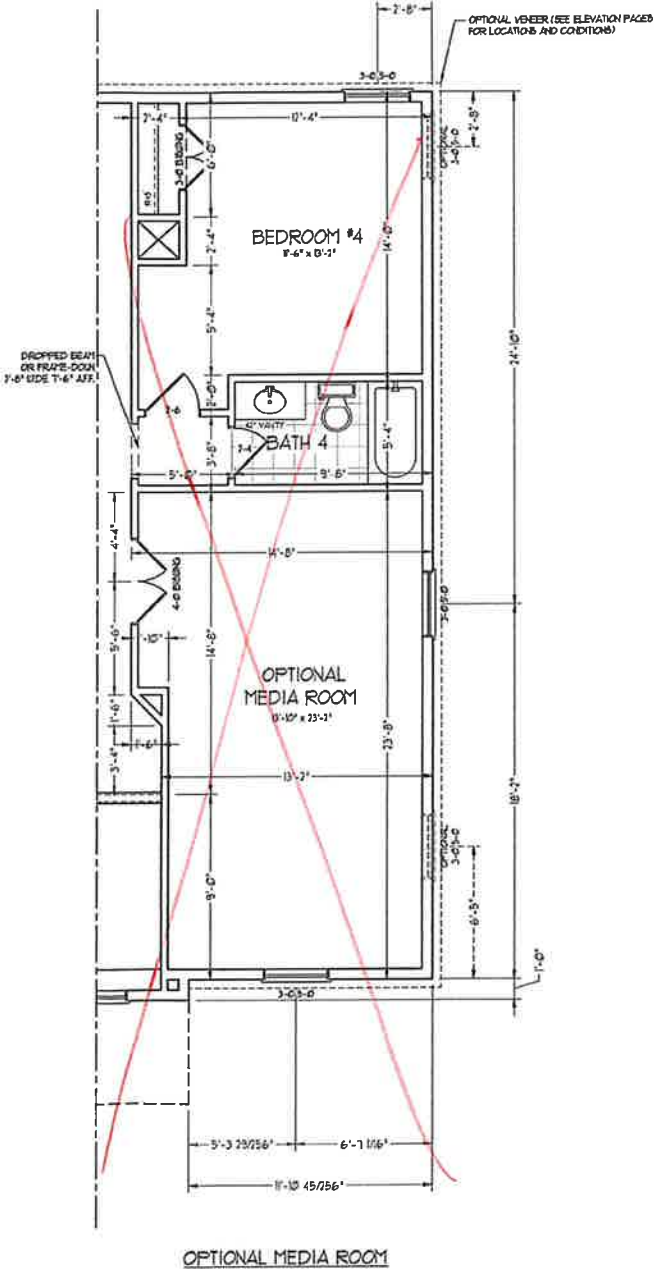
FIREPLACE OPTION



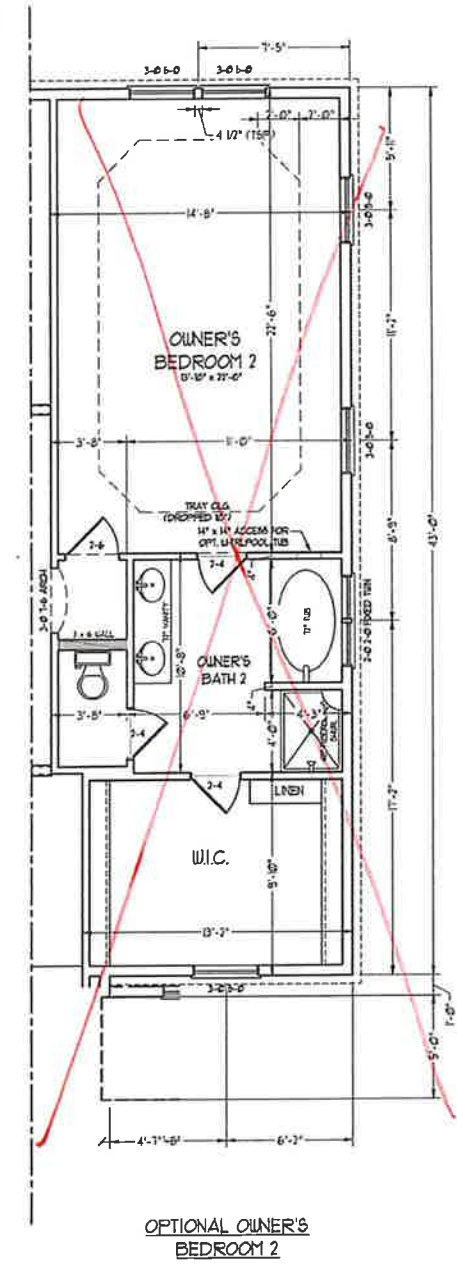
OPTIONAL BONUS ROOM
(ADD 214 SQ. FT.)



OPTIONAL LOFT
(ADD 214 SQ. FT.)



OPTIONAL MEDIA ROOM



OPTIONAL OWNER'S BEDROOM 2



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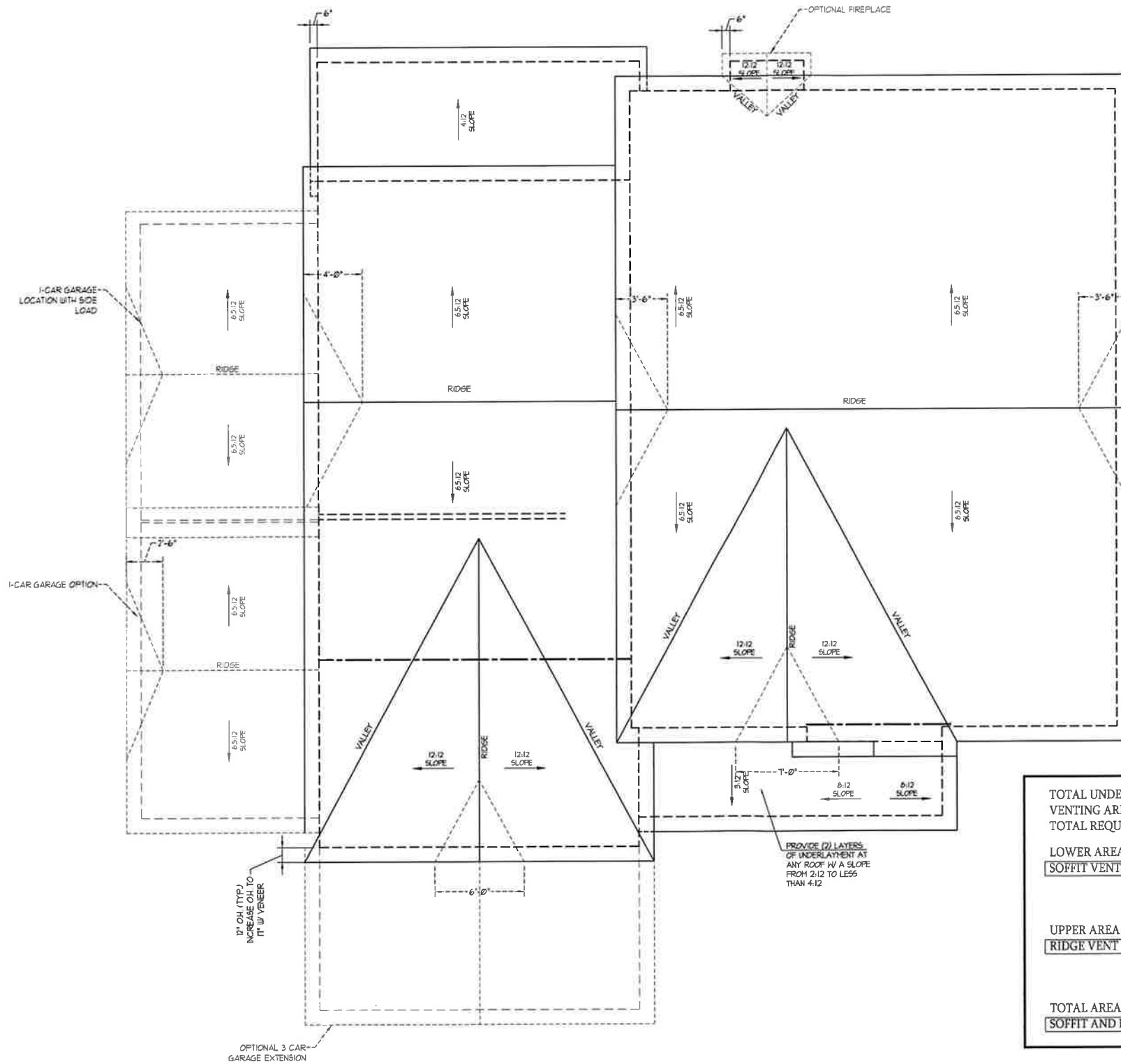
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TOTAL UNDER ROOF AREA:	2365	SQ. FT.	2365	SQ. FT.
VENTING AREA REQUIRED:	2365 SQ. FT. / 300 =	7.88	SQ. FT.	
TOTAL REQUIREMENTS:	LOWER: 3.94	UPPER: 3.94		
LOWER AREA VENTING				
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	112'-0"	4.6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

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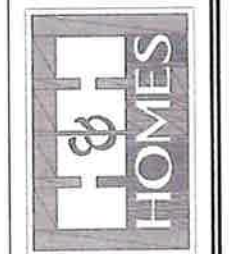
ROOF PLAN
ELEVATIONS -
B&C
S-4



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DRAWN BY: WJF
ENGINEERED BY: WJF
REVIEWED BY: JES

FIRST FLOOR
ELECTRICAL
PLAN
E-1

HVAC LEGEND

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

ELECTRICAL LAYOUT NOTES

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET @ 50" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES @ MIN FROM ROUGH OPENINGS

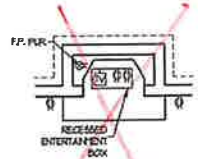
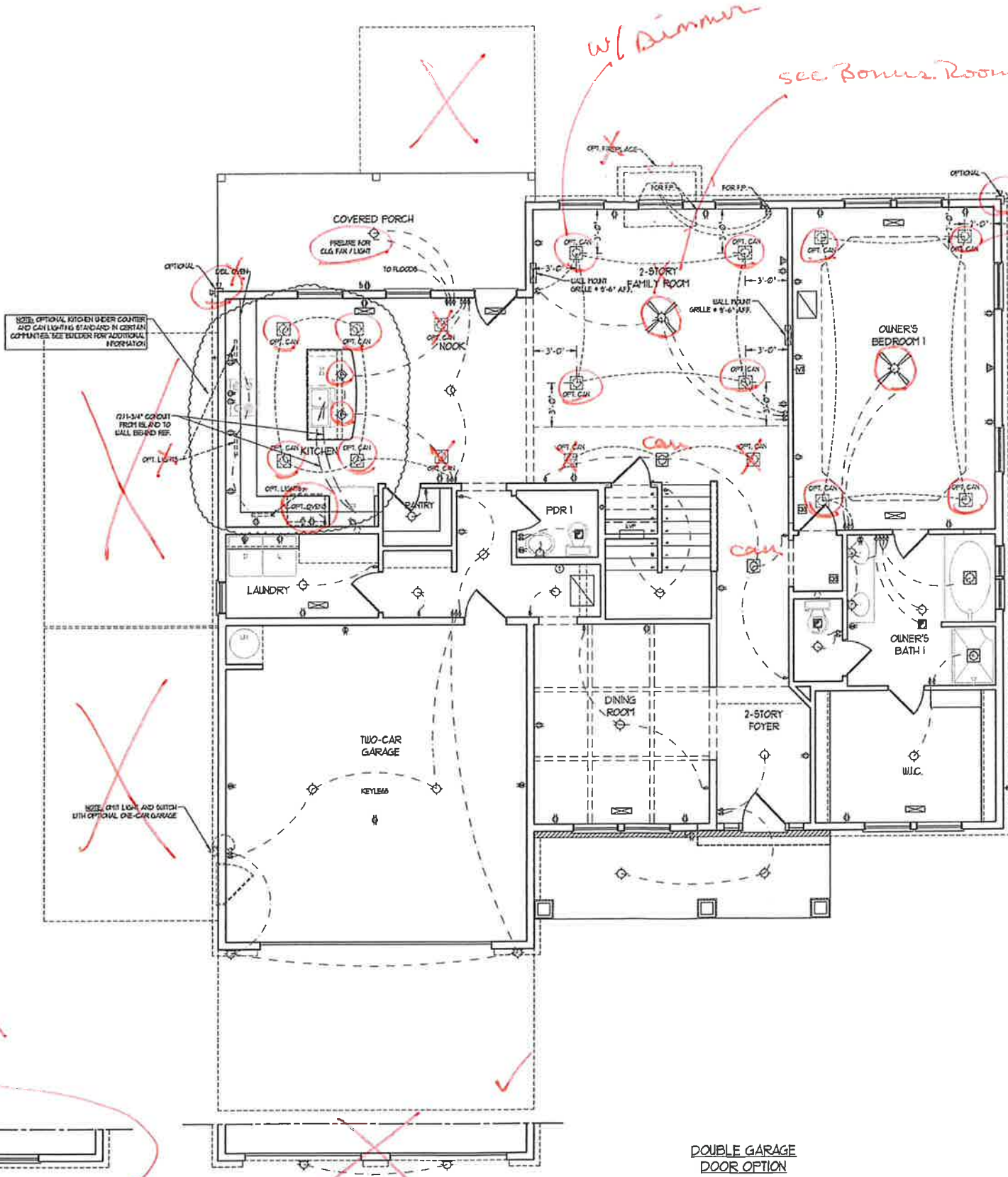
ELECTRICAL LEGEND

- 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 180V GFI
- WEATHERPROOF
- 220 V OUTLET
- 220 V DEDICATED CIRCUIT
- 220 V SPECIAL PURPOSE (140V, ETC)
- BALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDULUM LIGHT
- RECESSED CAN LIGHT
- 180V 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 WIRES
- BREAKER
- DOORBELL CHIME
- 120 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

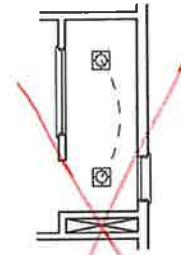
- CEILING FAN
- CEILING FAN w/ LIGHT

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

DOUBLE GARAGE DOOR OPTION



FIREPLACE OPTION



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



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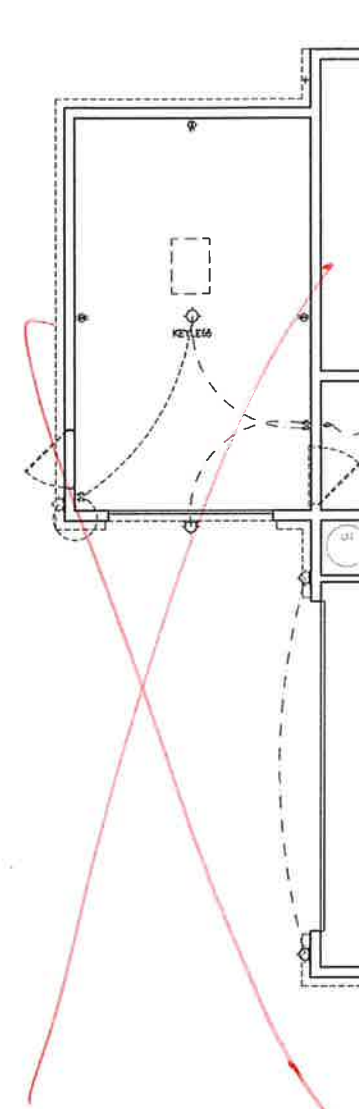


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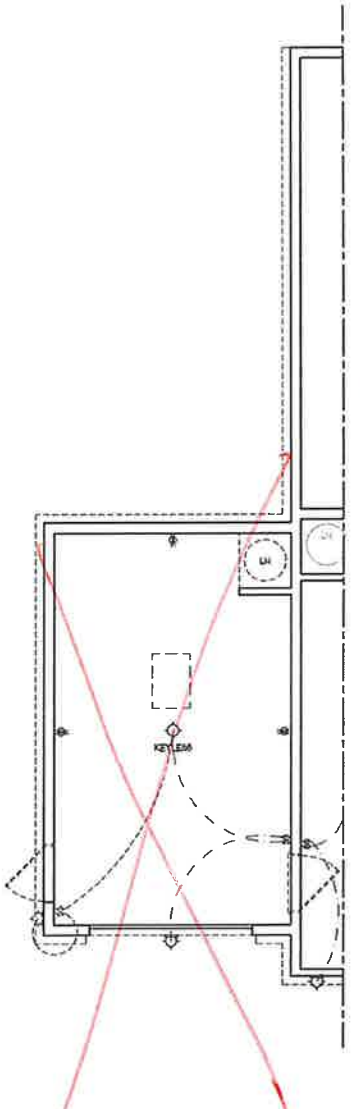
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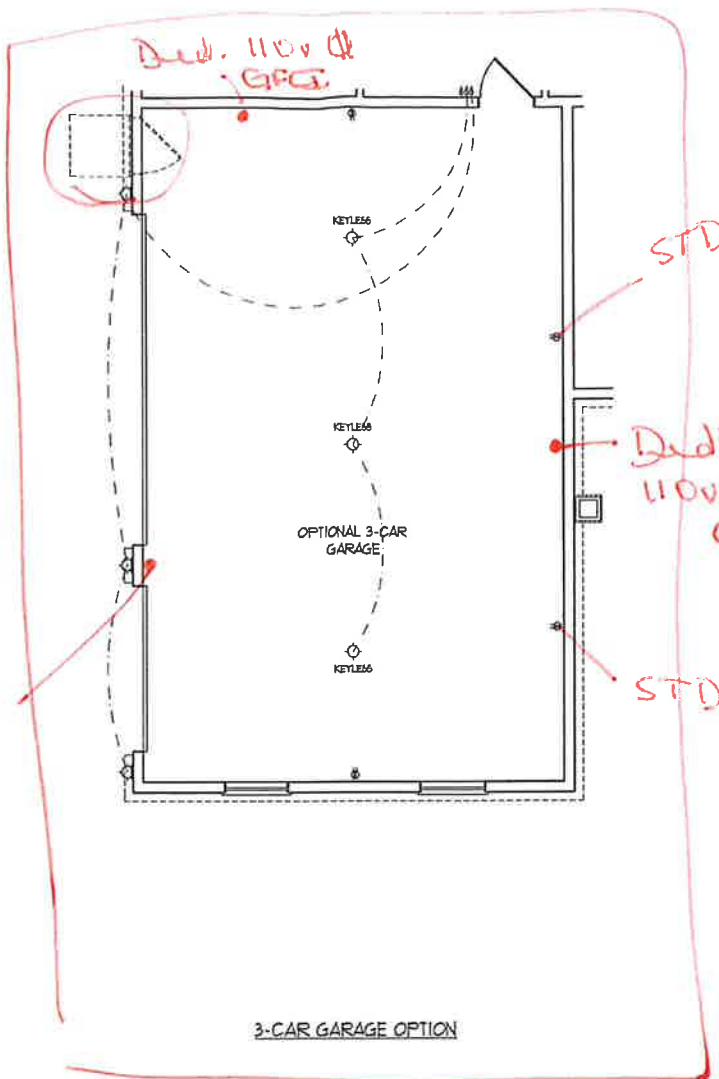
FIRST FLOOR
ELECTRICAL
PLAN
E-1.1



1-CAR GARAGE OPTION III
SIDE LOAD GARAGE



1-CAR GARAGE OPTION III
FRONT LOAD GARAGE



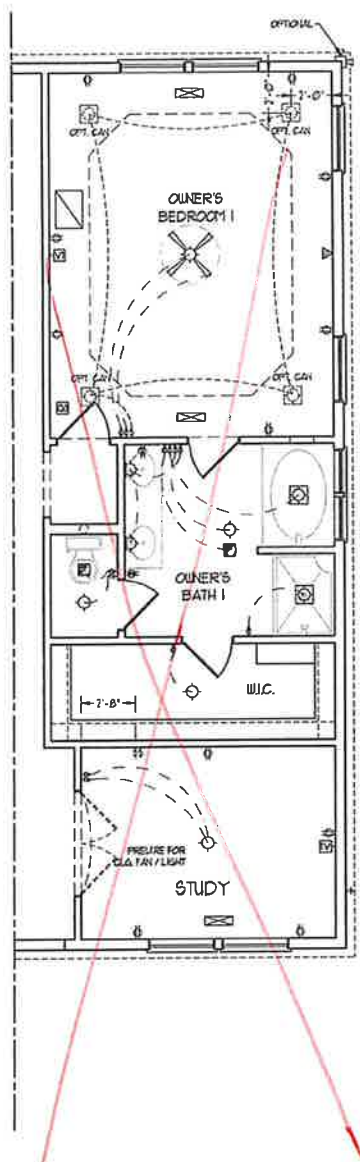
3-CAR GARAGE OPTION

Ded. 110v GFCI

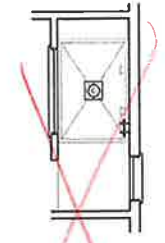
STD

Dedicated 110v GFCI

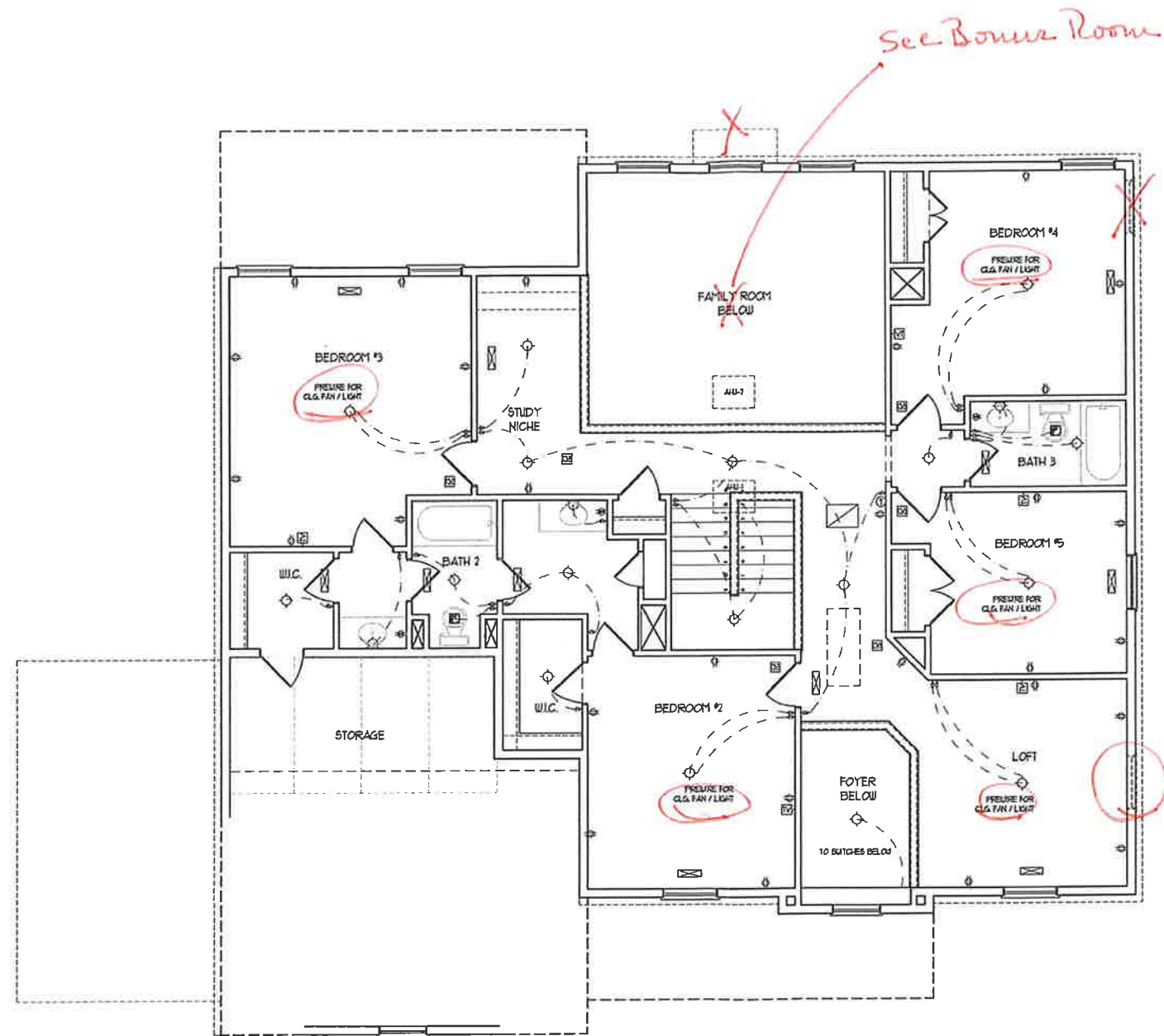
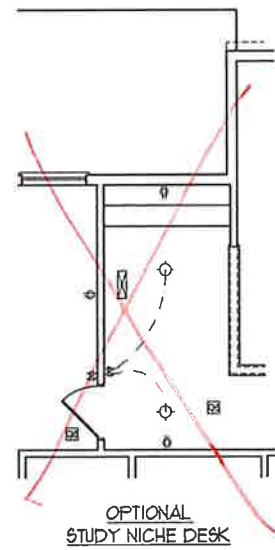
STD



STUDY OPTION III
SMALLER OWNER'S BEDROOM I



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



HVAC LEGEND

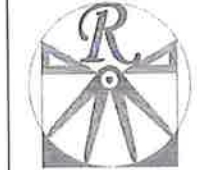
- RETURN AIR
- SUPPLY GRILLE
- AHU AIR HANDLING UNIT
- HP HEAT PUMP
- THERMOSTAT

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND DIME FOR ALL CEILING FAN PER PLAN
 - 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP)
 - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
 - 4) PLACE SWITCHES BY MIN FROM 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
- LEATHERPROOF
- 220 V OUTLET
- 120 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- H4 CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-BAY SWITCH
- 4-BAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- DOORBELL CHIME
- 120 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

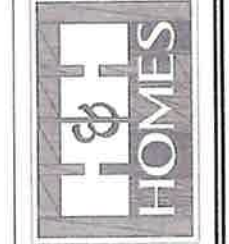
- CEILING FAN
- CEILING FAN W/ LIGHT



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SECOND FLOOR
ELECTRICAL
PLAN
E-2

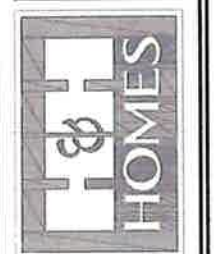


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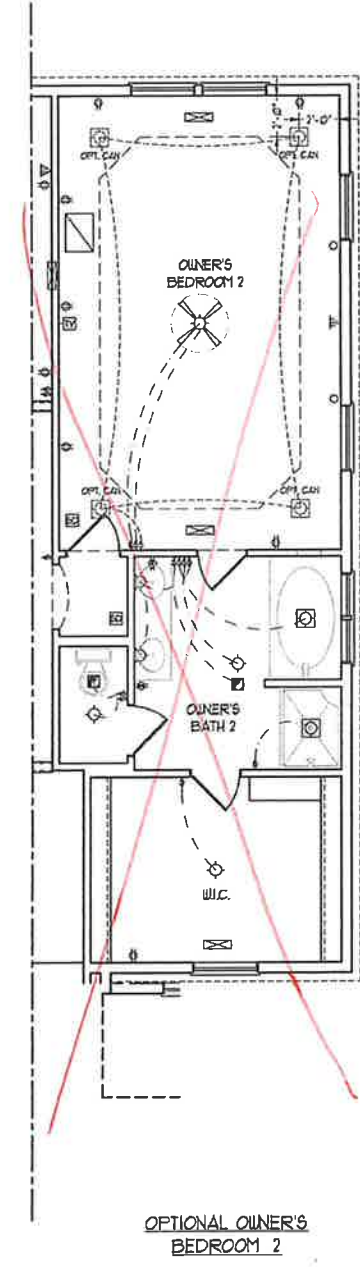
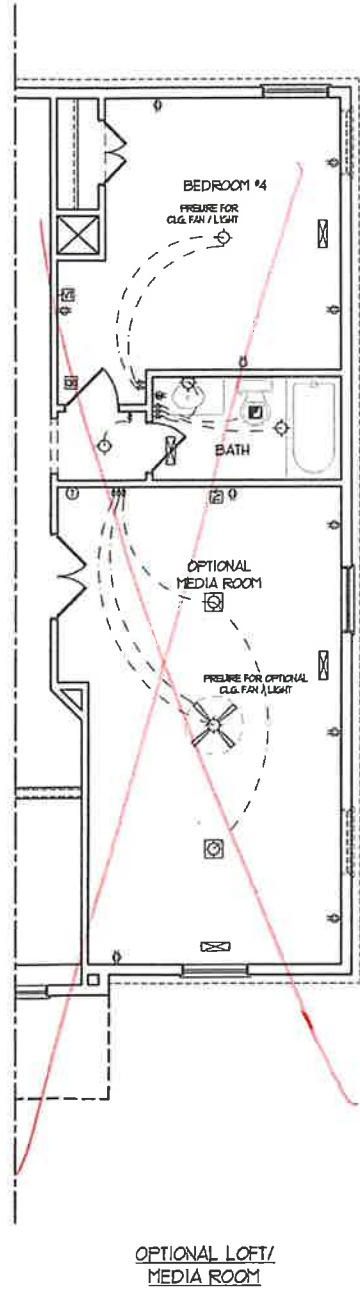
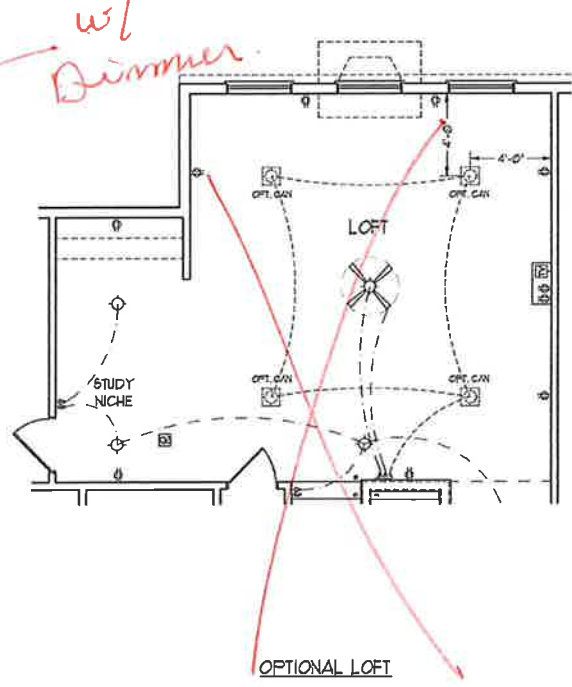
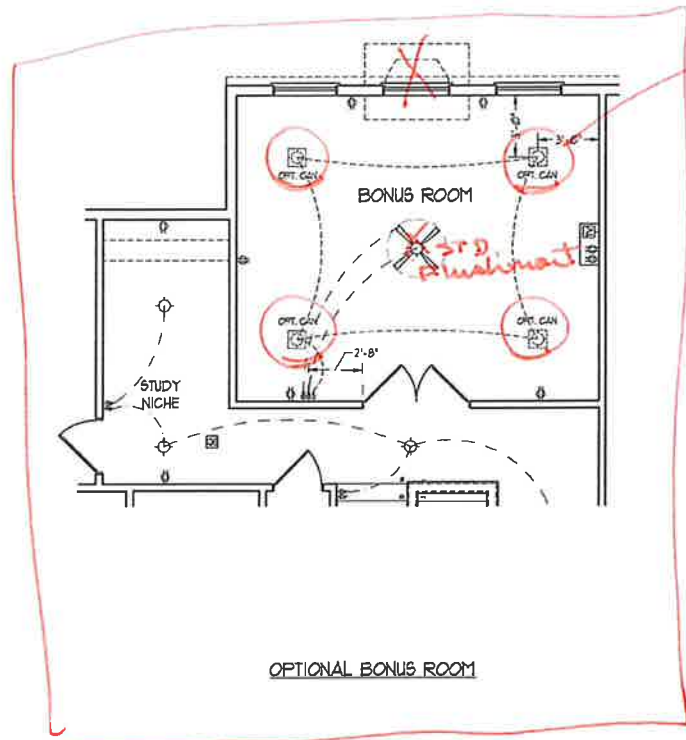
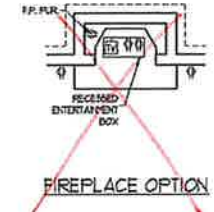
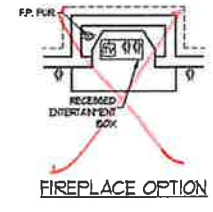


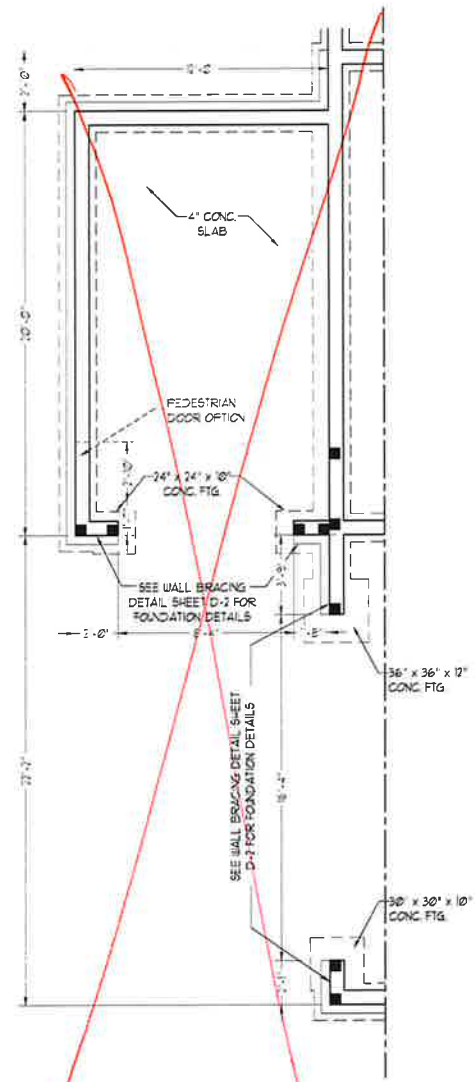
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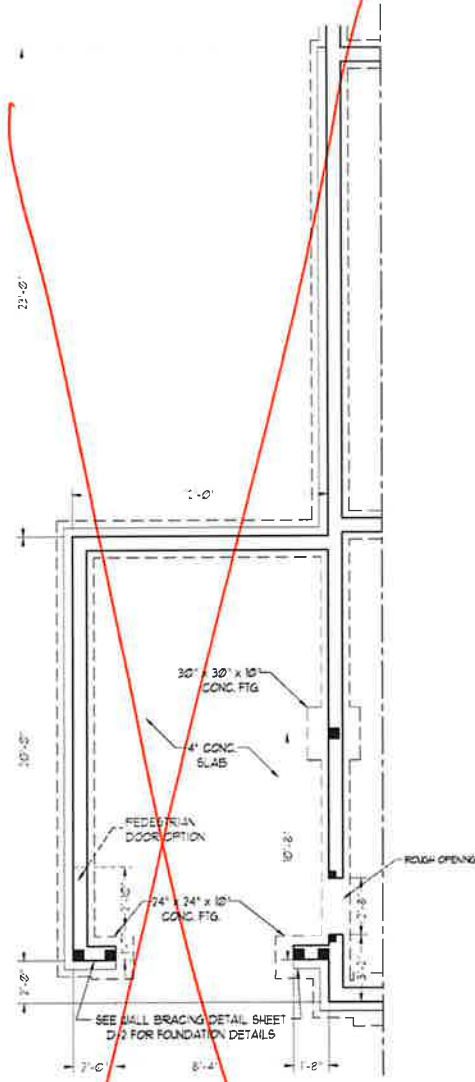
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SECOND FLOOR
ELECTRICAL
PLAN
E-2.1

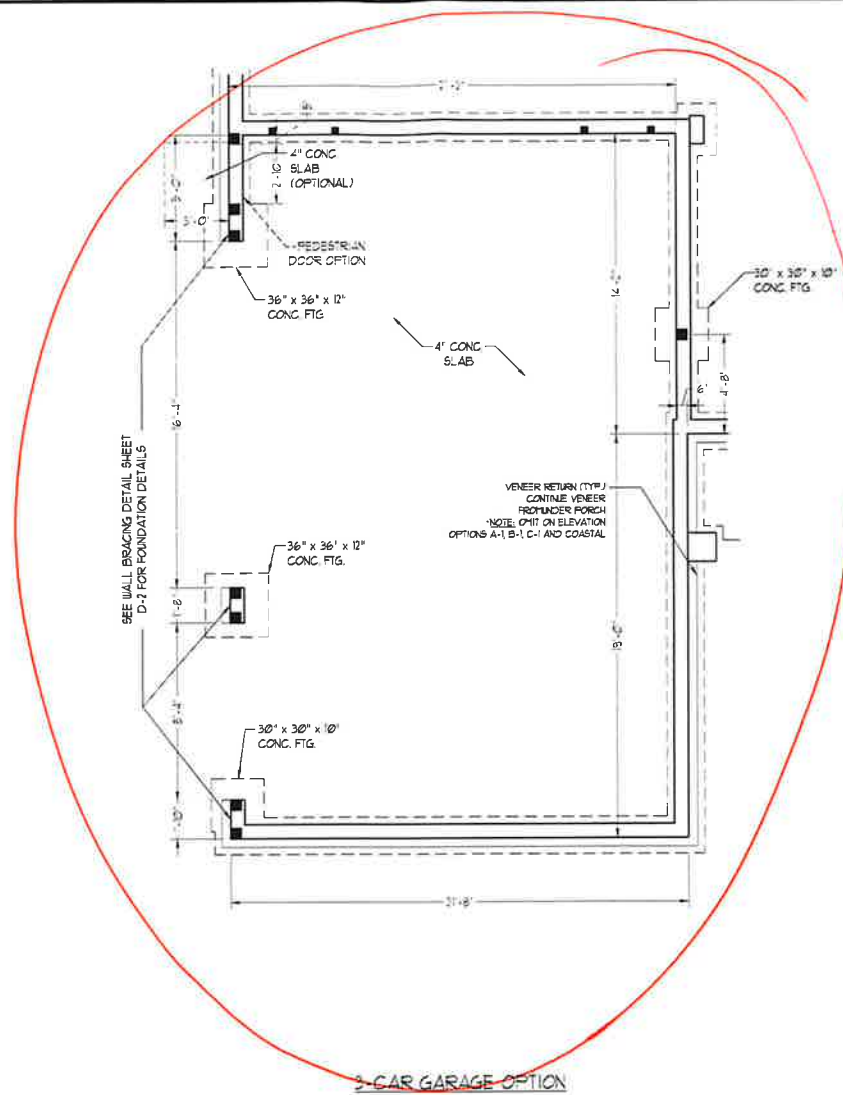




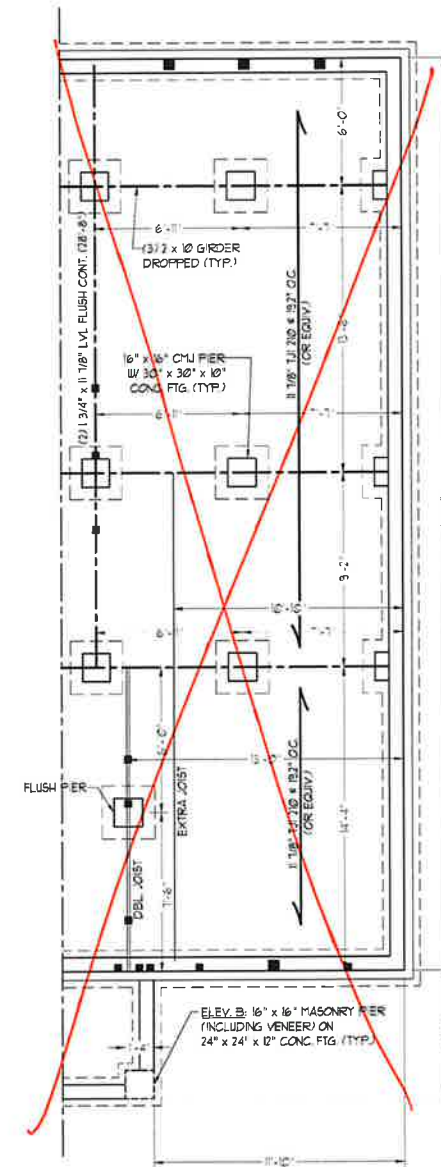
1-CAR GARAGE OPTION w/ SIDE LOAD GARAGE



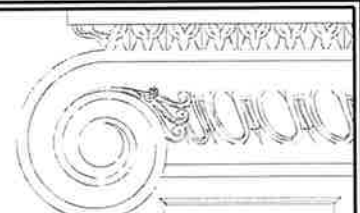
1-CAR GARAGE OPTION w/ FRONT LOAD GARAGE



3-CAR GARAGE OPTION



STUDY OPTION w/ SMALLER OWNER'S BEDROOM



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SHEET 2 OF 12
 S-1.1b
 CRAWL FOUNDATION PLAN

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

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	MINIMUM NUMBER OF STUDS
UP TO 3'	16"	2
4'	12"	3
6'	8"	4
12'	6"	5
16'	4"	6

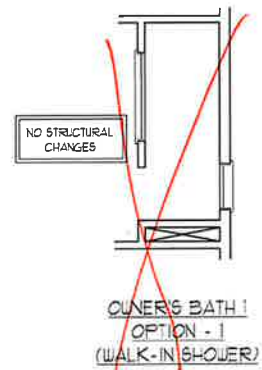
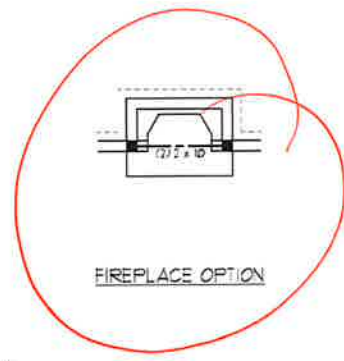
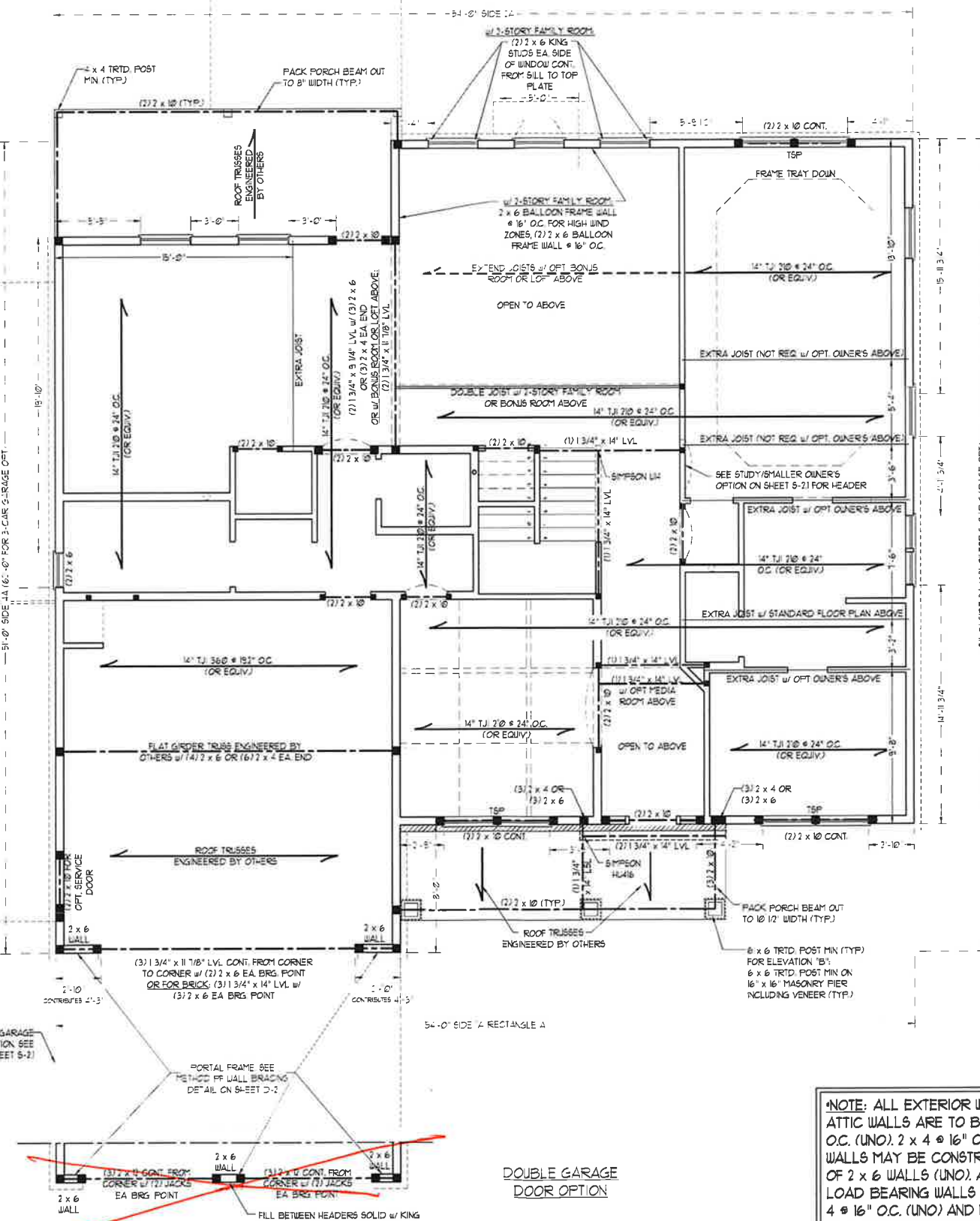
LINTEL SCHEDULE FOR
BRICK/NATURAL STONE SUPPORT

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. DWGS. FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - EMBED ALL ANGLE IRON 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) 7/8 NAILS PER PLY. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R102.2(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 SPF (UNO). ALL TREATED LUMBER TO BE #2 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 R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON AB44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ AB466 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
 - FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONG. SCREWS. FASTEN ANGLE 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.



BRACED WALL DESIGN

RECTANGLE 4	RECTANGLE 5
SIDE 1A (FRONT LOAD)	SIDE 1B
METHOD: CS-15P/FR	METHOD: FR/CS-15P
TOTAL REQUIRED LENGTH: 10.95'	TOTAL REQUIRED LENGTH: 4.56'
TOTAL PROVIDED LENGTH: 22'	TOTAL PROVIDED LENGTH: 6'
SIDE 2A	SIDE 2B
METHOD: CS-15P	METHOD: CS-15P
TOTAL REQUIRED LENGTH: 10.95'	TOTAL REQUIRED LENGTH: 4.56'
TOTAL PROVIDED LENGTH: 21.6'	TOTAL PROVIDED LENGTH: 7'
SIDE 3A	SIDE 3B / SIDE 3C (SIDE 3C IS 4.56')
METHOD: CS-15P	METHOD: CS-15P/GB
TOTAL REQUIRED LENGTH: 1.99'	TOTAL REQUIRED LENGTH: 22.1'
TOTAL PROVIDED LENGTH: 5.93'	TOTAL PROVIDED LENGTH: 36.1'
SIDE 4A (SIDE 4A IS 1.99')	SIDE 4B
METHOD: CS-15P/FR	METHOD: CS-15P
TOTAL REQUIRED LENGTH: 1.99'	TOTAL REQUIRED LENGTH: 3.19'
TOTAL PROVIDED LENGTH: 2.13'	TOTAL PROVIDED LENGTH: 5.58'

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
 - CS-15P REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/8" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

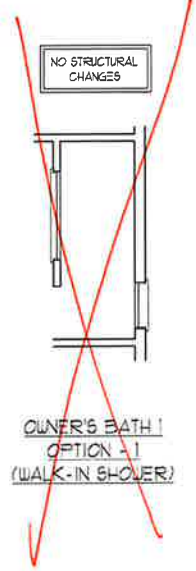
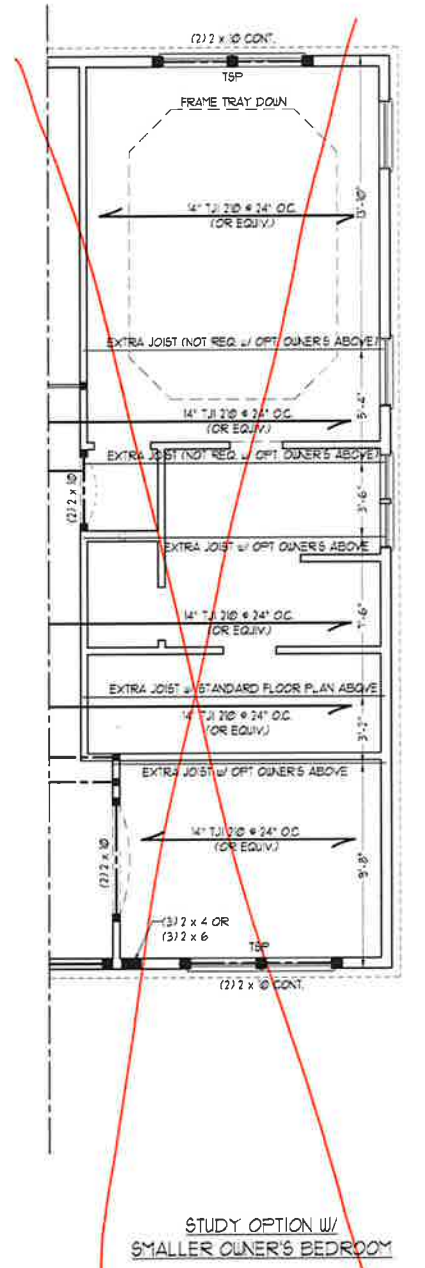
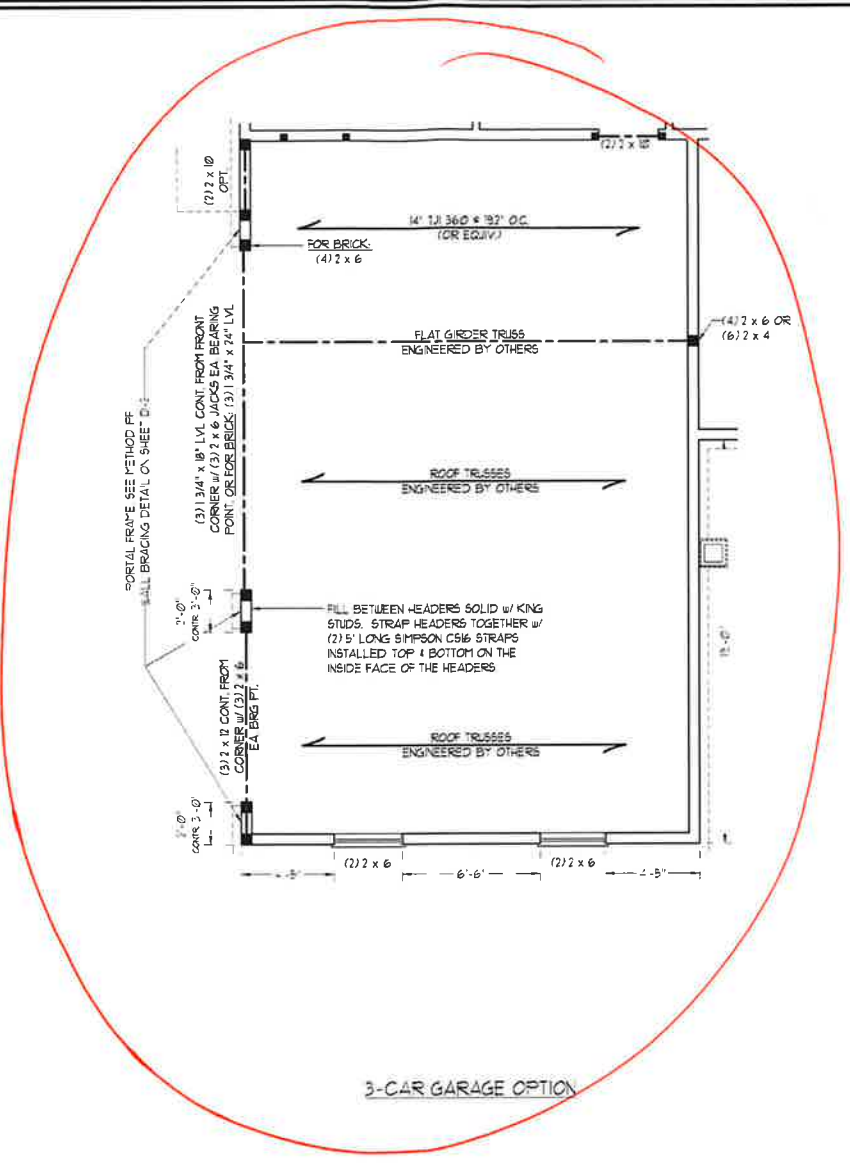
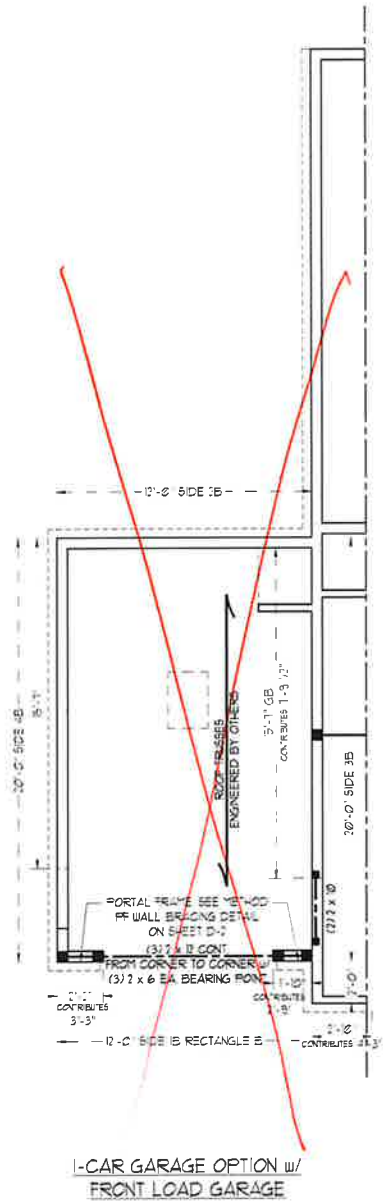
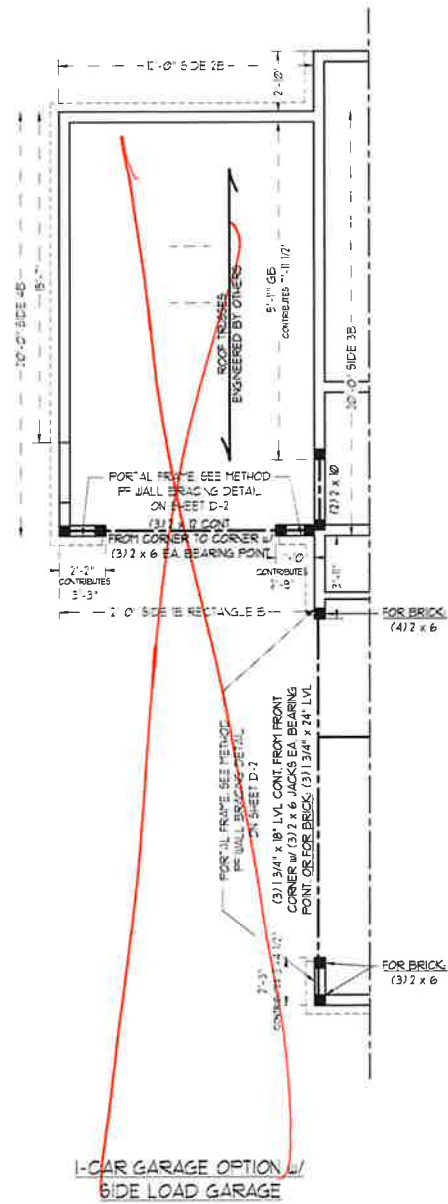
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

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ENGINEERED BY: WFB

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



1/29/2020

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ENGINEERED BY: WFB

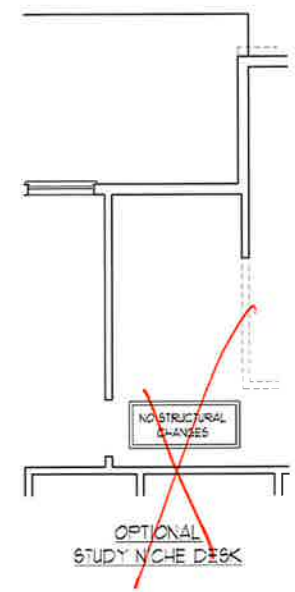
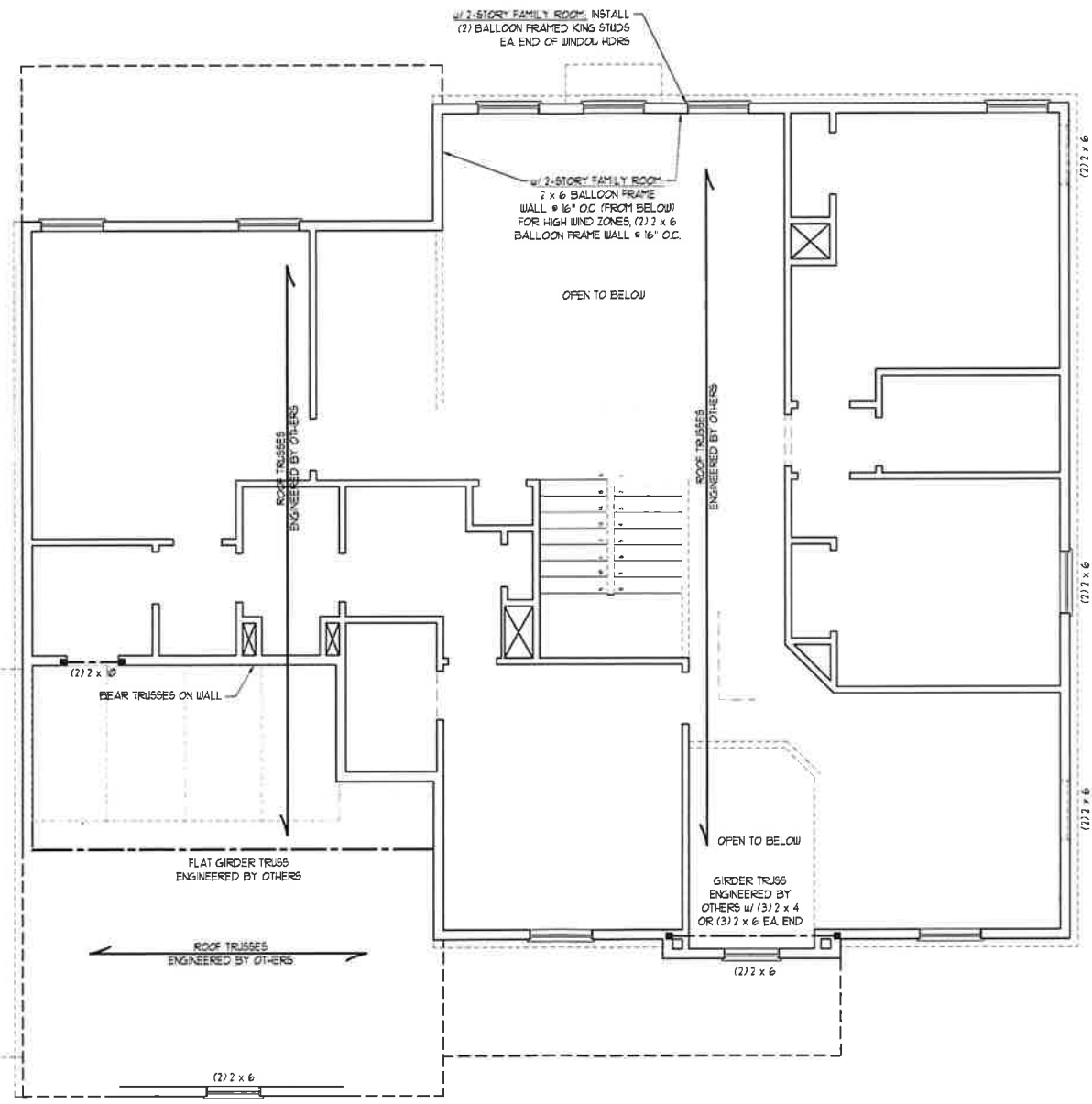
SHEET 8 OF 12
S-2b
SECOND FLOOR
FRAMING PLAN

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- BRACED WALL DESIGN NOTES:**
1. BRACED WALL DESIGN PER SECTION R602.10 OF THE 2018 IBC.
 2. CS-SHEATHING REFERS TO CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 3. GB REFERS TO GYPSUM BOARD. CONTRACTOR IS TO INSTALL 7/16" GYPSUM 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.
 4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGHER WIND ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE 2018 IBC. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- NOTE:**
1. PER SECTION R602.10.3.1 OF THE 2018 IBC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
 2. SHEATH ALL EXTERIOR WALLS WITH 7/16" 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:**
1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DINGS FOR SIZE AND LOCATION OF OPENINGS.
 2. (LLV) = LONG LEG VERTICAL
 3. LENGTH + CLEAR OPENING
 4. EMBED ALL ANGLE IRONS MIN 4" EACH SIDE INTO VENEER TO PROVIDE BEARING
 5. FOR ALL HEADERS 8"-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (7) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 1/2" NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (7) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.B.2 OF THE 2018 IBC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

TABLE R602.13 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.13.5)	
	10	24
UP TO 3'	1	1
4'	2	1
6'	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).

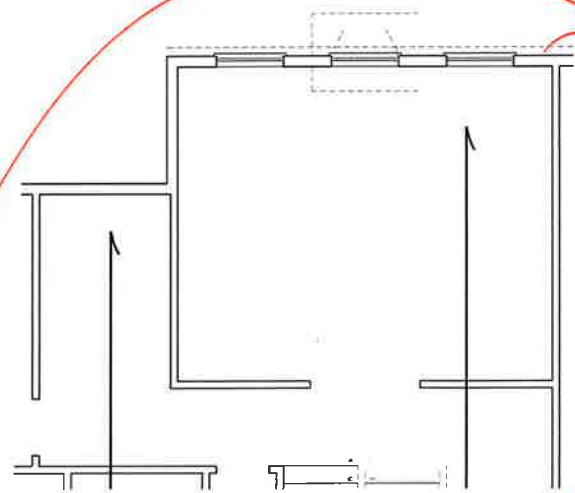
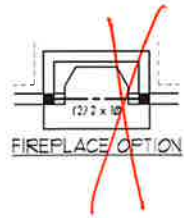
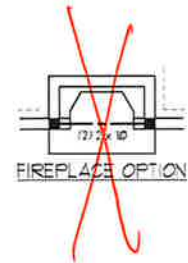
- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 2. ALL LOAD BEARING HEADERS TO BE (7) 2 x 10 (UNO).
 3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.13 FOR ADDITIONAL KING STUD REQUIREMENTS.
 4. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 5. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 6. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



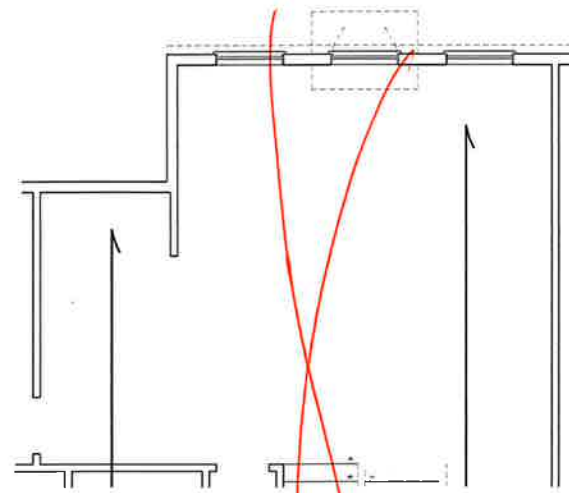
J.S. THOMPSON ENGINEERING, INC.
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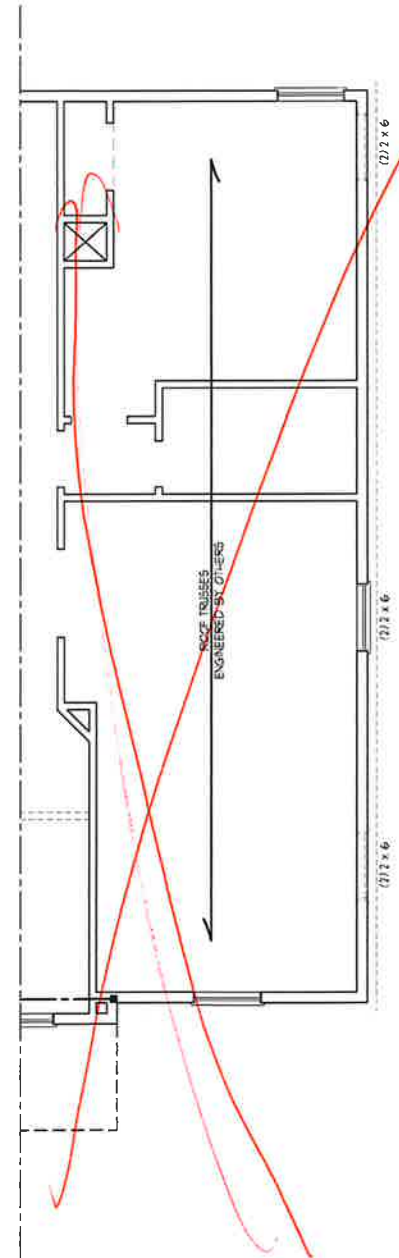
DATE: JANUARY 27, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H
 ENGINEERED BY: WFB
 SHEET 9 OF 12
 S-3a
 CEILING FRAMING PLAN



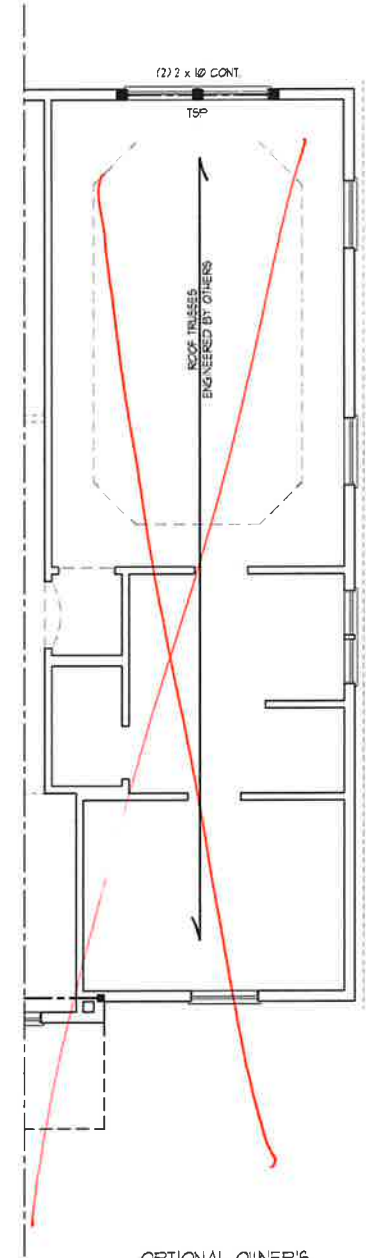
OPTIONAL BONUS ROOM
(ADD 214 SQ. FT.)



OPTIONAL LOFT
(ADD 214 SQ. FT.)



OPTIONAL MEDIA ROOM



OPTIONAL OWNER'S
BEDROOM 2

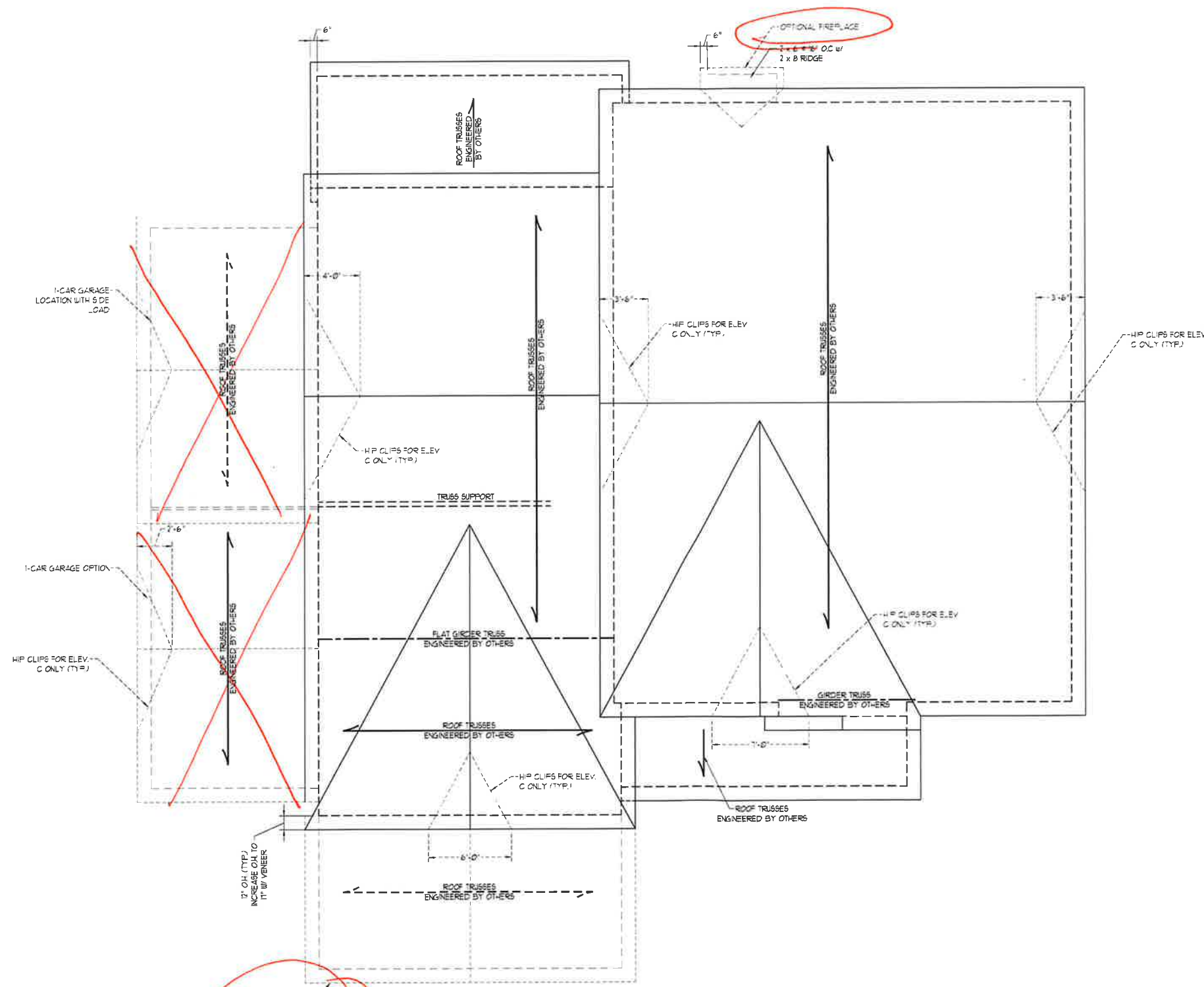


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DATE: JANUARY 27, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H
ENGINEERED BY: WFB

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) 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" OC STAGGERED. SEE SECTION R103.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1/2, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" OC. PER SECTION R103.8.2.2 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UND).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d NAILS @ 16" OC (TYP.).
5. STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 6 RIDGES, 2 x 6 RAFTERS @ 16" OC AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H25A HURRICANE TIES @ 32" OC. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 10d TOE NAILS.
7. REFER TO SECTION R802.11 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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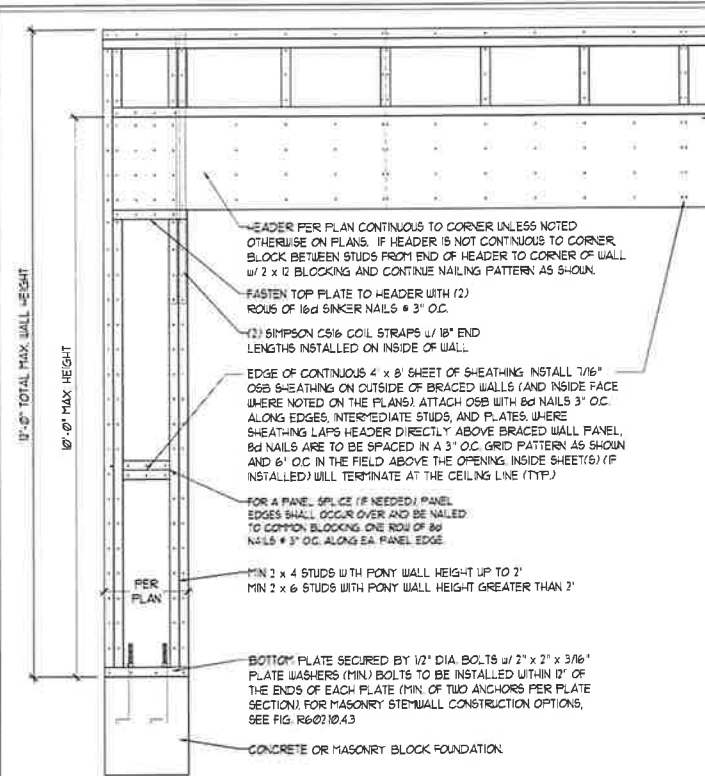
JACKSON
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DATE: JANUARY 27, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H
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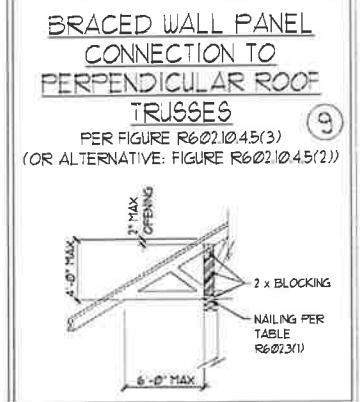
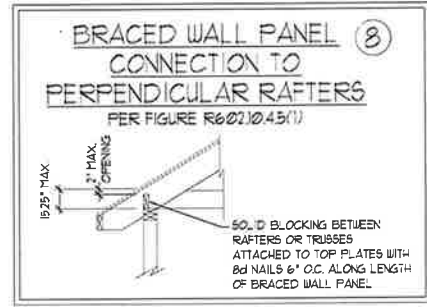
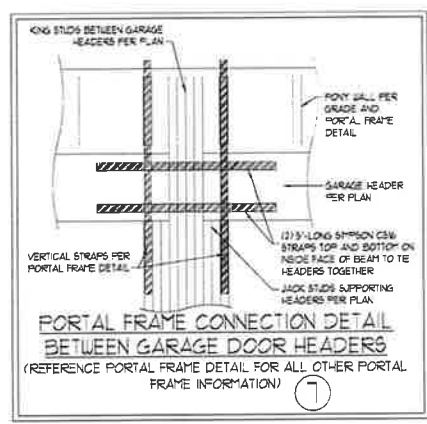
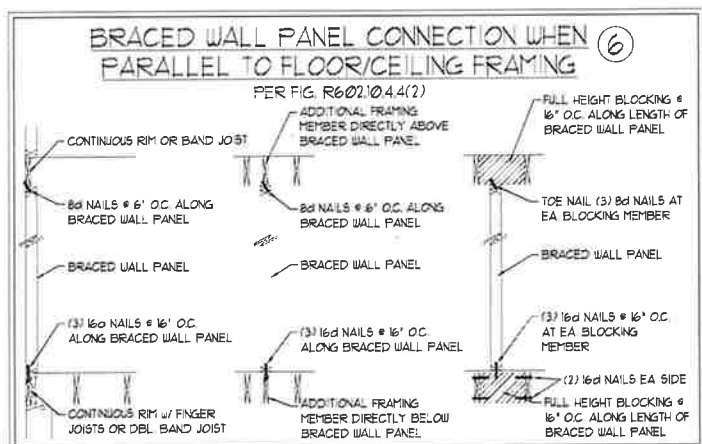
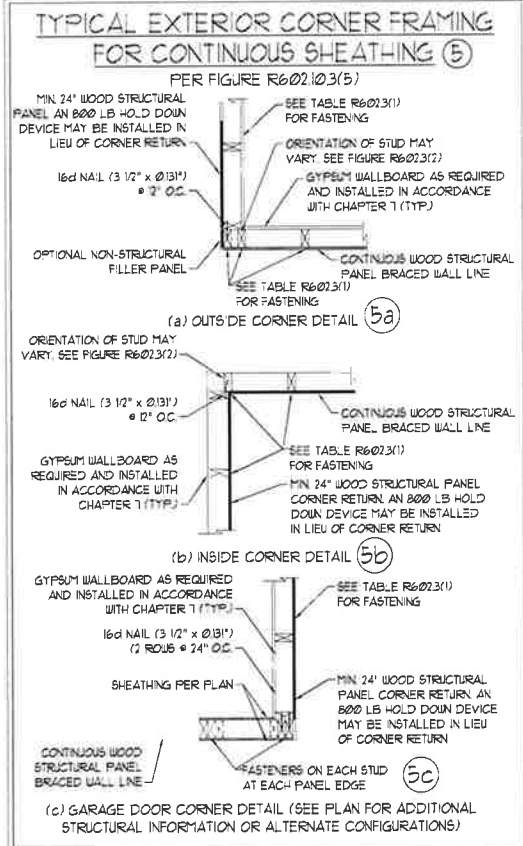
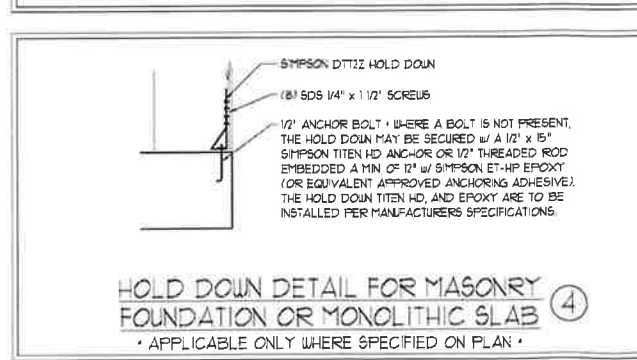
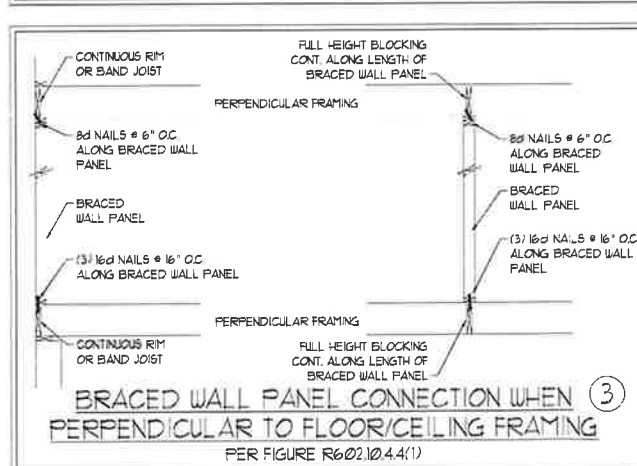
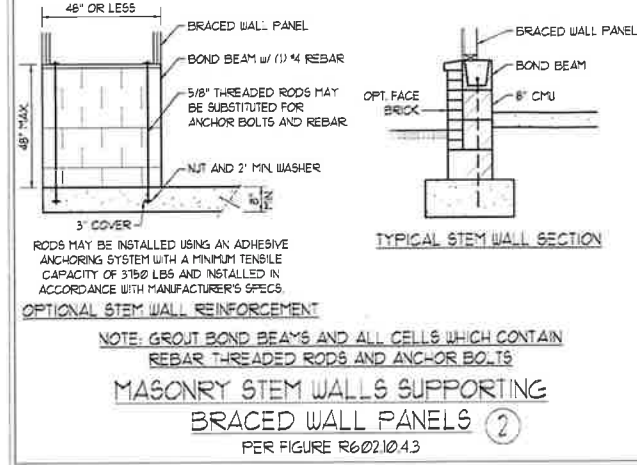
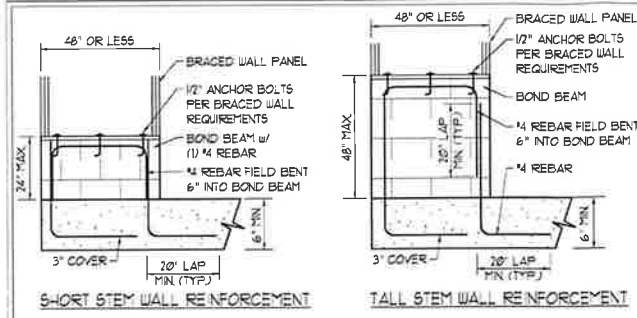
SHEET 12 OF 12
 S-4b
 ROOF FRAMING PLAN

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD 'GB', GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-WSP REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 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 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 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-WSP CONTRIBUTES ITS ACTUAL LENGTH. METHOD GB CONTRIBUTES 5 TIMES ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



METHOD PF - PORTAL FRAME DETAIL ①



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

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

D-2
BRACED WALL NOTES AND DETAILS AND PF DETAIL

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	70/0 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 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 9 PSF DEAD LOAD

- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A65 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/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 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 TR88-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 375 PSI, F_v = 175 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2600 PSI, F_v = 285 PSI, E = 18000000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 6500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A	W AND LIT 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 (NO):

A	WOOD FRAMING	(2) 1/2" DIA x 4" LONG LAG SCREWS
B	CONCRETE	(2) 1/2" DIA x 4" LEDGE 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 R602.1.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF 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 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 R103.8.21 OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIF 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 H6 OR L150 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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



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

S-0
 STRUCTURAL
 NOTES