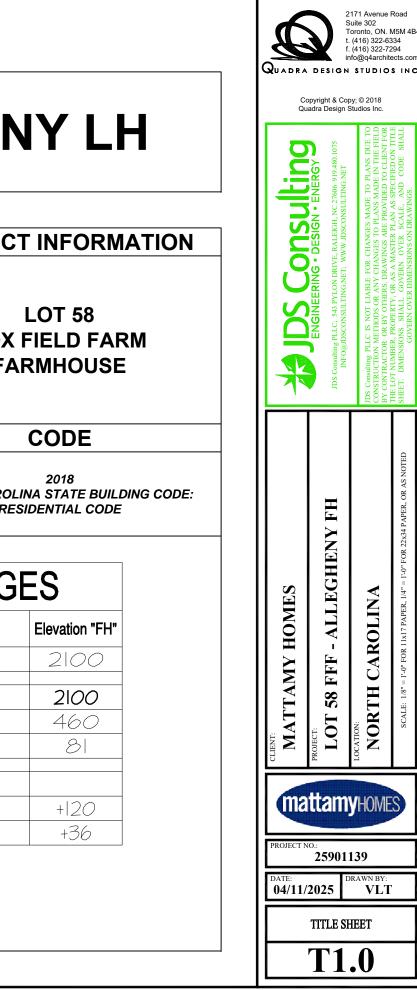
PLANS FOR: LOT 58 FOX FIELD FARM



MATTAMY HOMES - ALLEGHENY LH

ABBREVIATION LEGEND						PLAN	SET COMPOSITION	PROJECT IN		
AB ABV	Anchor Bolt Above	EQ E.W.	Equal Each Way	MIN MIR	Minimum Mirror	SQ SS	Square Solid Surface	PAGE #	LAYOUT	
AC	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer	T1.0	TITLE SHEET	-
ACC ACFL	Access/ Accessible Access Floor	EXP EXT	Exposed Exterior	MM MO	Millimeter Masonry Opening	SST ST	Stainless Steel Steel	T1.1-T1.2	GENERAL NOTES	
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station			LO
ADJ AFF	Adjustable Above Finished Floor	FD FDTN	Floor Drain Foundation	MTD MTFR	Mounted Metal Furring	STC STD	Sound Transmission Class Standard	0.10-0.13	EXTERIOR ELEVATIONS	FOX FIE
AGGR	Aggregate	FF FG	Finish Floor Fixed Glass	MTL MULL	Metal Mullion	STOR	Storage	1.0-1.1	FIRST FLOOR PLANS	
ALT ALUM	Alternate Aluminum	FG FIN	Fixed Glass Finish	NIC	Not In Contract	STRUCT SYS	Structural System	4.0	SECTIONS AND DETAILS	FARM
ANC AP	Anchor/Anchorage Access Panel	FLEX FLR	Flexible Floor	NOM NR	Nominal Noise Reduction	Т Т.А.	Tread Trimmed Archway	5.0	ELECTRICAL / HVAC PLANS]
APPROX	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient		Towel Bar	Т	STRUCTURAL TITLE SHEET	-
ARCH AUTO	Architect(ural) Automatic	FOC FOF	Face of Concrete Face of Finish	NTS OA	Not to Scale Overall	TEL TEMP	Telephone Temporary/ Temperature	SN1.0-SN1.1	STRUCTURAL GENERAL NOTES	-
BD	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove			
BLDG BLK	Building Block(ing)	FOS FPL	Face of Studs Fireplace	OD OH	Outside Diameter Overhead (Overhang)	THK THRES	Thick(ness) Threshold	S.10	FOUNDATION PLAN	CC
BOC	Bottom of Curb	FR	Frame	OPNG	Opening	ТJ	Triple Joist	S1.0	CEILING FRAMING PLANS	
BRG BRG PL	Bearing Bearing Plate	FTG FUR	Footing Furring/ Furred	PED PL	Pedestal Plate	TMPD TOC	Tempered Top of Curb/ Concrete	S4.0	WALL BRACING PLANS	
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance	S7.0	ROOF FRAMING PLAN	NORTH CAROLINA S
BUR C.A.	Built up Roof Curved Archway	GALV GD	Galvanized Grade/ Grading	PLAM PLAS	Plastic Laminate Plastic	TOS TOST	Top of Slab Top of Steel			RESIDEN
CAB	Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall			, ALGIDEN
CB CER	Catch Basin Ceramic	G.T. GYP	Girder Truss Gypsum	PL GL PLYWD	Plate Glass Plywood	TPD TV	Toilet Paper Dispenser Television			
CIR	Circle	HB	Hose Bib	PNL	Panel	TYP	Typical			
CJ CLG	Control Joint Ceiling	HC HDBD	Hollow Core Hard Board	P.T. PT	Pressure Treated Lumber Paint(ed)	UFIN UNO	Unfinish(ed) Unless Noted Otherwise			
CLG HT	Ceiling Height	HDR	Header	PT	Point	UR	Urinal		SQUARE F	INNTACES
CLO CM	Closet Centimeter	HM HORIZ	Hollow Metal Horizontal	PT PTN	Porcelain Tile Partition	VB VCT	Vinyl Base Vinyl Composition Tile		JUAREI	
CMU	Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify			
COL CONC	Column Concrete	HT HTG	Height Heating	PRKG PSI	Parking Pounds per Square Inch	VERT VEST	Vertical Vestibule			Ele
CONST	Construction	HVAC	Heating/ Ventilation/	PVC PVMT	Polyvinyl Chloride	VF	Vinyl Flooring			
CONT CORR	Continuous/ Continue Corridor	ID	Air Conditioning Inside Diameter	QT	Pavement Quarry Tile	VJ VNR	V(ee) Joint Veneer		MAIN FLOOR LIVING	
CPB	Carpet Base	INCL	Include(d)	R R	Radius Riser	VWC	Vinyl Wall Covering			
CPT CSMT	Carpet Casement	INSUL INT	Insulate/ Insulation Interior	RA	Riser Return Air	WB WD	Wood Base Wood			
CT	Ceramic Tile	INV J-Box	Invert Junction Box	RB RCP	Rubber Base Reinforced Concrete Pipe	WDW	Window		TOTAL LIVING	
CTR CU FT	Center Cubic Foot	JST	Joist	RD	Roof Drain	WGL WH	Wired Glass Water Heater		GARAGE	
CU YD	Cubic Yard	JT Kit	Joint Kitchen	REF REFR	Reference Refrigerator	WM W/O	Wire Mesh Without			
CWT DBL	Ceramic Wall Tile Double	L	Length	REINF	Reinforced	WPT	Working Point		PORCH	
DH DIA	Double Hung Diameter	LAM LB	Laminate Lag Bolt	REQD RESIL	Required Resilient	WSC WT	Wainscot Wall Tile			
DIA	Diagonal	LH	Left Hand	RET	Return	WT	Weight		PLAN OPTIONS	
DIM DISP.	Dimension Garbage Disposal	LT LTL	Light Lintel	REV RFG	Revision Roofing	WWF	Welded Wire Fabric			
DISF. DJ	Double Joist	LT WT	Light Weight	RM	Room	£	Center Line		PPO - SCREEN PORCH	
DN DP	Down Deep	LVL LVR	Laminated Veneer Lumber Louver	RO ROW	Rough Opening Right of Way	C PL	Channel Plate			\sim
DS	Downspout	М	Meter	RVS	Reverse	±	Plus or Minus		OPT. GRILL DECK/PATIO	
DTL DWG	Detail Drawing	MAS MATL	Masonry Material	SCHED SD	Schedule Storm Drain	ደ	Property Line			
DWR	Drawer	MAX	Maximum	SECT	Section					
EA EJ	Each Expansion Joint	MC MECH	Medicine Cabinet Mechanical	SF SHT	Square Foot Sheet					
ELEC	Electric	MED	Medium	SHT GL	Sheet Glass					
ELEV EMER	Elevation Emergency	MEMB MFR	Membrane Manufacture(er)(ing)	SHWR SIM	Shower Similar					
EPB	Electric Panel Board	MH	Man Hole	SPEC	Specification					



<	ROOF CONSTRUCTION ROOF SHINGLES OVER #15 FELT PAPER (DOUBLE LAYER UNDERLAYMENT FOR ROOFS WITH A PITCH OF LESS THAN 4:12), 7/16" OSB SHEATHING WITH "H" CLIPS ON APPROVED ROOF TRUSSES. (SEE ROOF TRUSS DESIGNS). PREFIN. ALUM. EAVESTROUGH, FASCIA, & VENTED SOFFIT U.N.O. (refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.) ROOF VENTILATION OPTION 1: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH MIN. 50% & MAX. 80% OF REQUIRED CROSS VENTILATION PROVIDED VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE ARE MIN. 36" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS	 WALLS BACKING ONTO ATTIC WALLS WHICH SEPARATE CONDITIONED LIVING SPACE FROM UNCONDITIONED ATTIC SPACE SHALL BE INSULATED AND SEALED WITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION. IE. VAULTED CEILING, SKYLIGHT, RAISED COFFERED CEILING. (refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.) BEAM POCKET OR 8"x8" CONCRETE BLOCK NIB WALLS. MINIMUM BEARING 3-1/2". WALL & CEILING BETWEEN GARAGE & LIVING SPACE 5/8" TYPE 'X' DRYWALL ON CEILING OF GARAGE W/ LIVING SPACE ABOVE & 1/2" DRYWALL ON CEILING OF GARAGE W/ LIVING SPACE ABOVE & 1/2" DRYWALL ON CEILING SFWEEN GARAGE AND GARAGE. INSULATE WALLS AND CEILING BETWEEN GARAGE AND CONDITIONED 	 FIXED WINDO FLASH APPRV DOOR EXTEF WINDO CAULI PERFO SIKA 2 MAXIN MASO WINDO
<	OPTION 2: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH REDUCTION IN CROSS VENTILATION WITH USE OF VAPOR BARRIER LOCATED BETWEEN INSULATION & DRYWALL.	INSULATE WALLS AND CEILING BETWEEN GARAGE AND CONDITIONED SPACE. TAPE, SEAL & STRUCTURALLY SUPPORT ALL JOINTS, IN ORDER TO BE GAS/FUME TIGHT. (refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.) HAVE A RATING ON THE UNDERSIDE OF NO LESS THAN 1 HOUR IN ACCORDANCE WITH ASTM E 119 OR UL 263 PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE CANNOT HAVE A VENTILATED SOFFIT (13) DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. OPENINGS IN A WALL LESS THAN 3'-0" FROM PROPERTY LINE ARE NOT ALLOWED (13) OOPENINGS IN A WALL BETWEEN 3'-0" FROM THE PROPERTY LINE CLOSING DEVICE AND WEATHERSTRIPPING. OPENINGS IN A WALL BETWEEN 3'-0" FROM THE PROPERTY LINE CANNOT EXCEED 25% OF THE MAXIMUM WALL AREA	6. MINIM INSTA WINDO PERFO USA/F
<	EXTERIOR SHEATHING, 2"x4" STUDS @ 16" O.C. T0 10' MAX HEIGHT. R13 BATT INSULATION, 1/2" INT. DRYWALL FINISH. (refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)	CLOTHES DRYER VENT DRYER EXHAUST VENTED TO EXTERIOR & EQUIPPED W/ BACK DRAFT DAMPER. MAX. 35' DUCT LENGTH FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED REFER TO MECHANICAL CODE FOR MAX. LENGTH REDUCTIONS. SEAL WITH NON-COMBUSTIBLE MATERIAL, APPROVED FIRE CAULKING OR NON COMBUSTIBLE DRYER EXHAUST DUCT WALL RECEPTACLE	refer T COEFI WINDO LABEL UNTIL 7. ANY G LESS
<	HEIGHT. 1/2" INT. DRYWALL FINISH. (refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)	 ATTIC ACCESS ATTIC ACCESS ATTIC ACCESS HATCH 20"x30" WITH WEATHER- STRIPPING INTO ANY ATTIC EXCEEDING 30 SF x 30" VERT. HEIGHT. ALLOW 30" HEADROOM IN ATTIC AT HATCH LOCATION. r-10 MIN INSULATION TYP, 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND 	WITHI WHER BOTTO OVER LESS
<	CODES.	PULL DOWN STAIR (PDS) (SIZE PER PLAN) WITH WEATHER-STRIPPING & INSULATED WITH (R5) RIGID INSULATION. (NON-RIGID INSULATION MATERIALS ARE NOT ALLOWED) (16) FIREPLACE CHIMNEYS TOP OF FIREPLACE CHIMNEY SHALL BE MIN. 3'-0" ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0"	<u>GENERAL</u> 1. THE F GASK AIR B
	EXPOSED FLOOR TO EXTERIOR PROVIDE MIN. R19 BATT INSULATION IN FLOORS BETWEEN CONDITIONED & UNCONDITIONED SPACES, APPROVED HOUSE WRAP, FINISHED SOFFIT. ATTIC INSULATION: refer TO SHEET GN1.1. FOR N.C. REQUIREMENT. 1/2" INT. DRYWALL CEILING FINISH OR APPROVED EQUAL	ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" FROM THE CHIMNEY. 1. TERMITE & DECAY PROTECTION 1. TERMITE & DEC	A. B. C. D.
(1)		Image: Construct of the system of the sys	2. PENET ASTM ANY P 3. GUAR
	2"x4" PLATE 2. TREADS SHALL BE 2"x12" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED) 3. RISERS SHALL BE 1"x8" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED) 4. MIN. TREAD = 9" MAX. NOSING = 1-1/4" MIN. TREAD & 9". MAX. RISER = 8-1/4"	 CABINET BLOCKING 36" A.F.F. FOR BASE CABINETS 54" A.F.F. FOR BOTTOM OF UPPER CABINETS 84" A.F.F. FOR TOP OF A 30" UPPER CABINET 96" A.F.F. FOR TOP OF OPTIONAL 42" UPPERS SEUD WALL REINF. FOR HANDICAP BATHROOM WHERE HANDICAPPED ACCESSIBILITY IS REQUIRED, PROVIDE WOOD 	SURF/
	MIN. HEADROOM = 6'-8" MAX. VERTICAL RISE FOR FLIGHT OF STAIRS = 12'-0" MIN. STAIR WIDTH = 3'-0" MIN. CLEAR STAIR WIDTH = 31.5" FOR WINDER STAIRS MIN. WINDER TREAD MEASURED 12" FROM INSIDE EDGE = 9"	BLOCKING REINFORCEMENT TO STUD WALLS FOR GRAB BAR INSTALLATION IN BATHROOM, 33"-36" A.F.F. BEHIND TOILET. 33" A.F.F. ON THE WALL OPPOSITE THE THE ENTRANCE TO THE BATHTUB OR SHOWER WINDOWS: Image: A construction of the state	
<	MIN. WINDER TREAD MEASURED AT ANY POINT = 4" MAX. WINDER DEPTH = 12"	DAMPER. MICROWAVES LOCATED ABOVE A COOKING APPLIANCE 5.0 SqFt. SHALL CONFORM TO UL923. MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 222 SLAB ON GRADE PORCH MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22" CONCRETE SLAB PER STRUCTURAL DRAWINGS OVER CLEAN TERMITE TREATED COMPACT FILL. SUBTERRANEAN TERMITE POST-TREATMENT MAY BE BORACARE APPLIED TO GROUND FLOOR WOOD SURFACES; MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20" MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR 2. MINIMUM WINDOW SILL HEIGHT	
	MIN. EXTERIOR GUARD HEIGHT = 36 FINISHED RAILING AND GUARD RAIL PICKETS SHALL BE SPACED 4" O.C. MAXIMUM BETWEEN PICKETS. GUARDS AND RAILINGS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER.	 23 DIRECT VENT FURNACE TERMINAL. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE, EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE. 24 DIRECT VENT GAS FIREPLACE. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE, 24 DIRECT VENT GAS FIREPLACE. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE. 	

EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.

FIXED GLASS REQUIREMENTS: FIXED GLASS IS REQ. FOR WINDOWS LESS THAN 24" ABOVE FINISHED FLOOR.

SIKA 201.

WIDTH.

FLASHING. SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION-RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND

MAXIMUM TOLERANCE FOR MASONRY ROUGH OPENING SIZE: MASONRY ROUGH OPENING DIMENSIONS SHALL PROVIDE FOR A WINDOW PERIMETER SEALANT JOINT A MAXIMUM OF 1/4" IN

MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM.

refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).

WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.

ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS: LESS THAN 18" ABOVE FINISH FLOOR. WITHIN 60" OF A TUB OR SHOWER.

WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR. OVER 9 s.f. OF GLASS AREA.

LESS THAN 60" FROM STAIR TREAD OR LANDING.

THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:

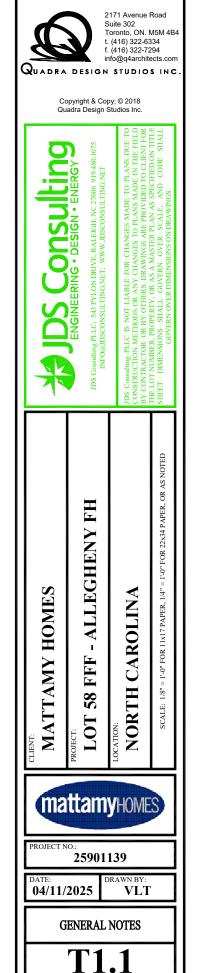
A. BLOCKING AND SEALING FLOOR / CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE

B. CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS

C. CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS D. TOP AND BOTTOM PLATES

PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS.

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING FLOORED ATTIC AREAS.



North Carolina
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

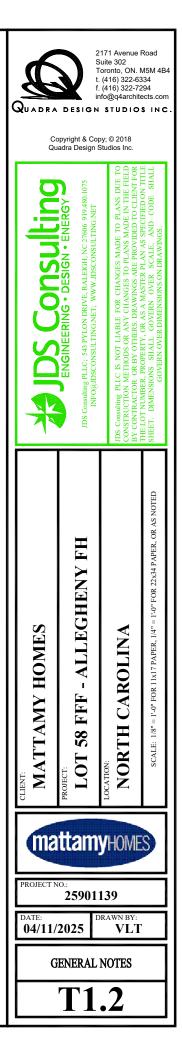
	(note a)									
CLIMATE ZONE	FENESTRATION U-FACTOR (notes b, j)	SKYLIGHT U-FACTOR (note b)	GLAZED FENESTRATION SHGC (notes b, k)	CEILING <i>R</i> -VALUE (note m)	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE (note i)	FLOOR <i>R</i> -VALUE	BASEMENT WALL <i>R</i> -VALUE (notes c, o)	SLAB <i>R</i> -VALUE AND DEPTH (note d)	CRAWL SPACE WALL <i>R</i> -VALUE (note c)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

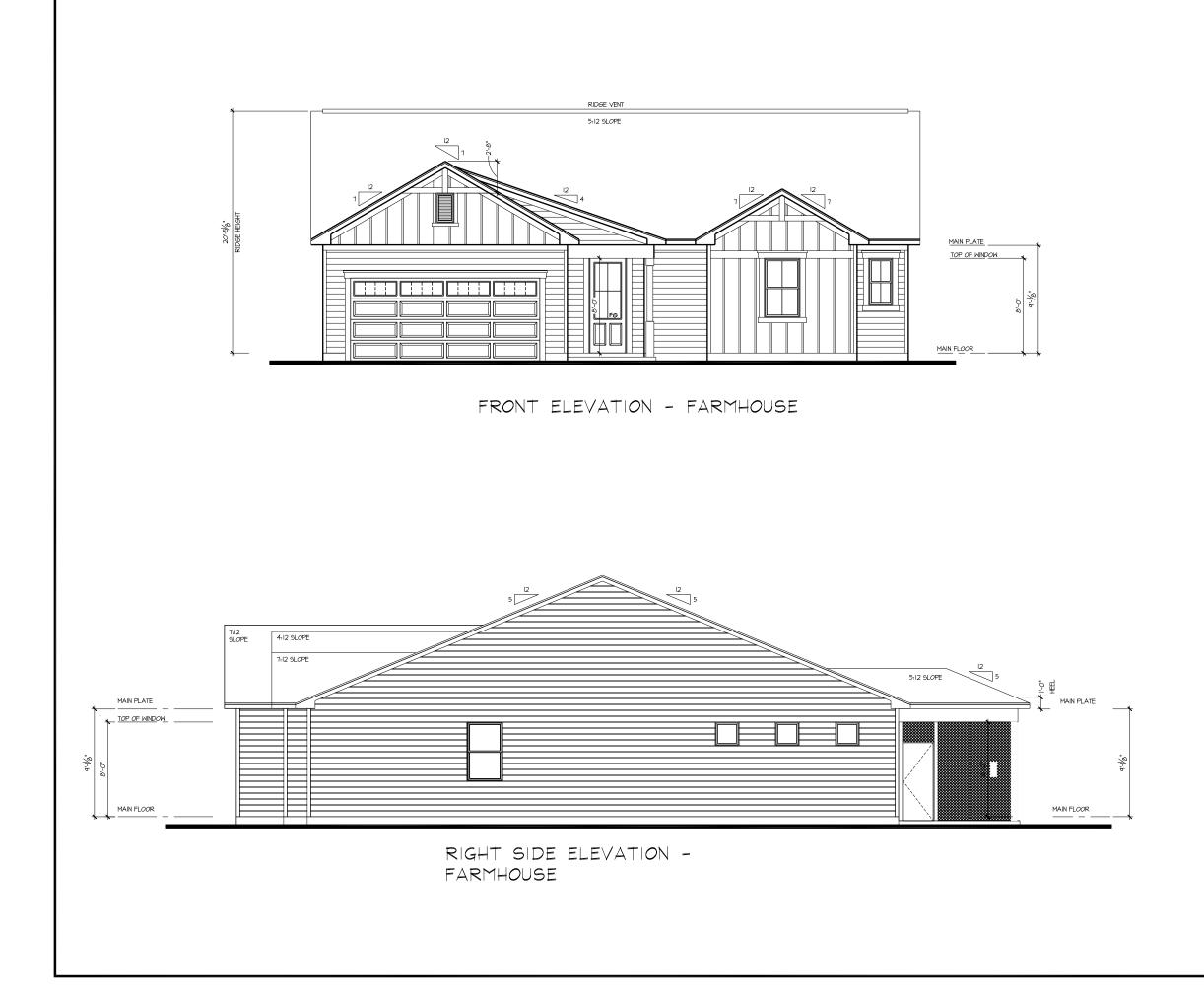
a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.

- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE *R*-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.
 e. NOT USED.
- f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

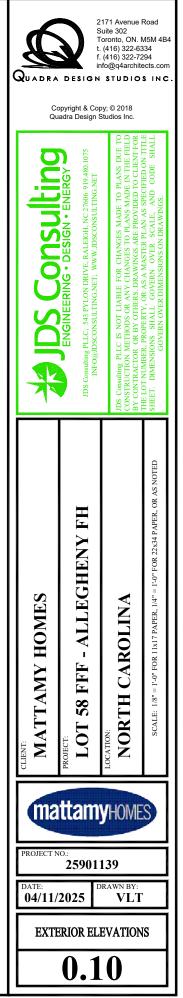
i. THE SECOND *R*-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

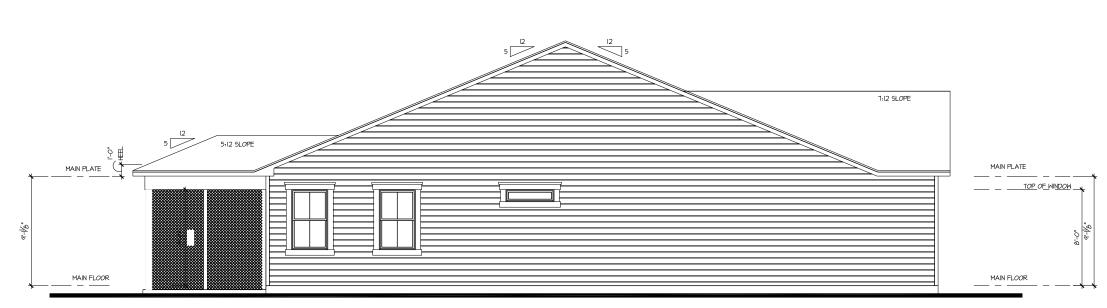
- J. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- I. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



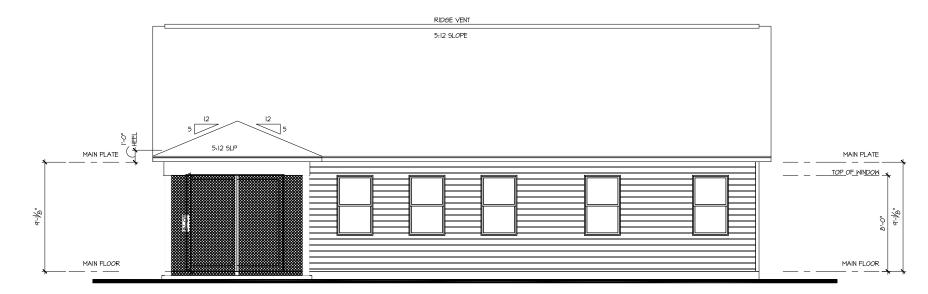


USE CORROSION-RESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS



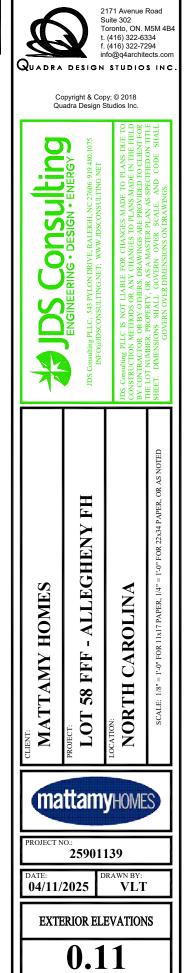


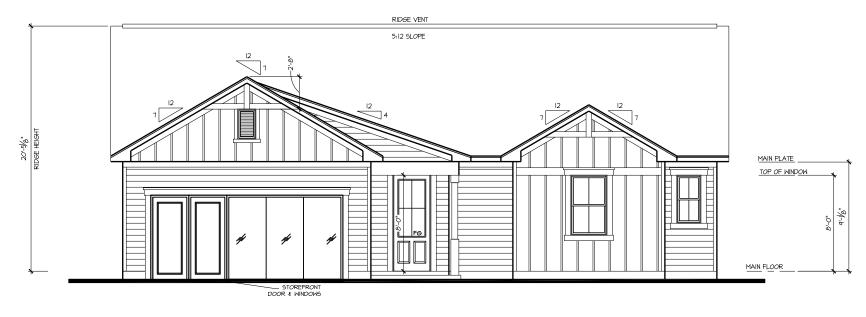
LEFT SIDE ELEVATION -Farmhouse



REAR ELEVATION - FARMHOUSE

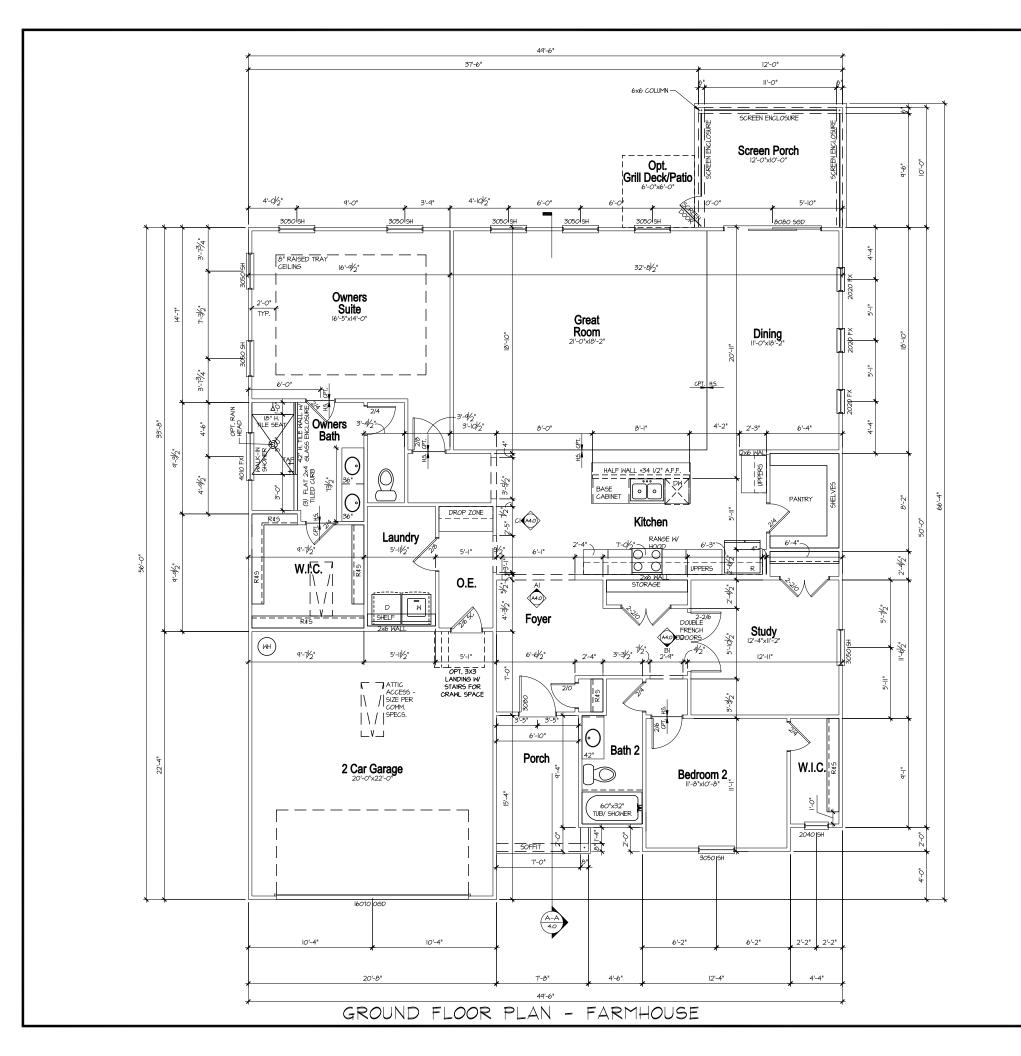
USE CORROSION-RESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS





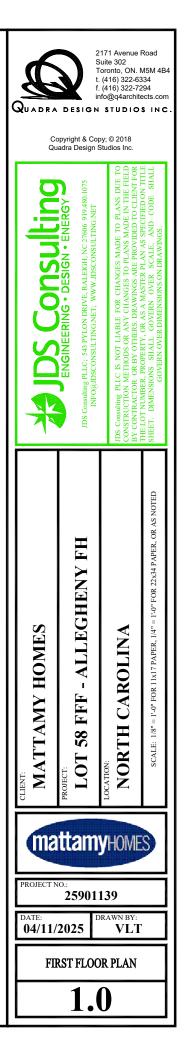


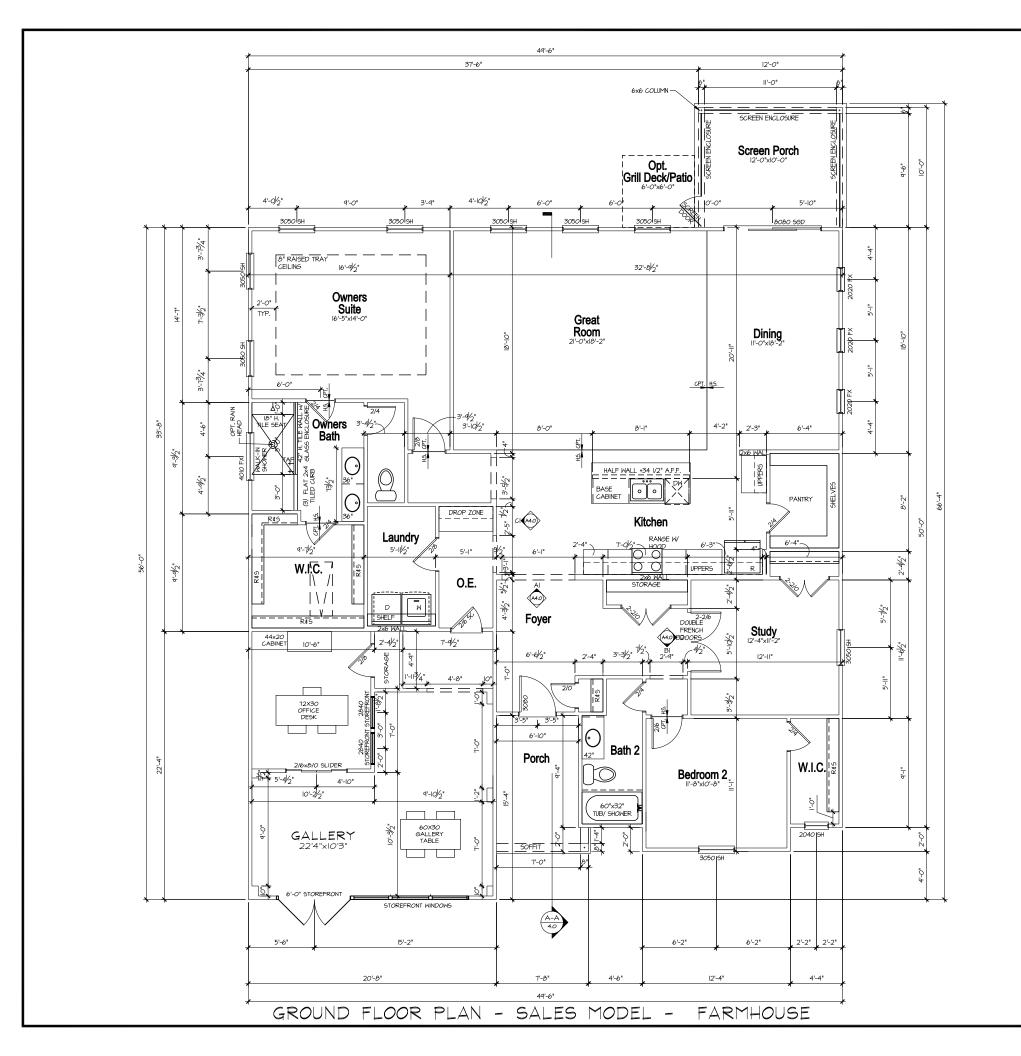




FLOOR PLAN NOTES

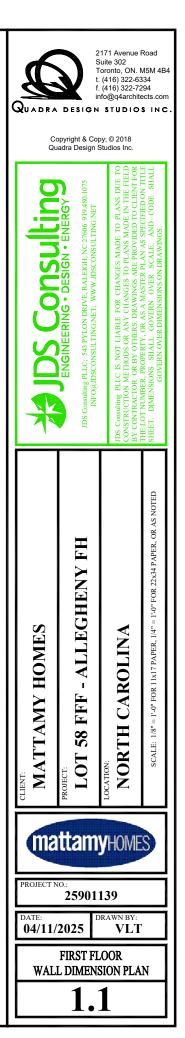
ALL FRAMED OPENINGS (F.O.) @ 84" ON 8'H PLATES AND 96" ON 9'H PLATES. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C. DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.

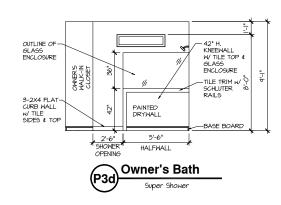


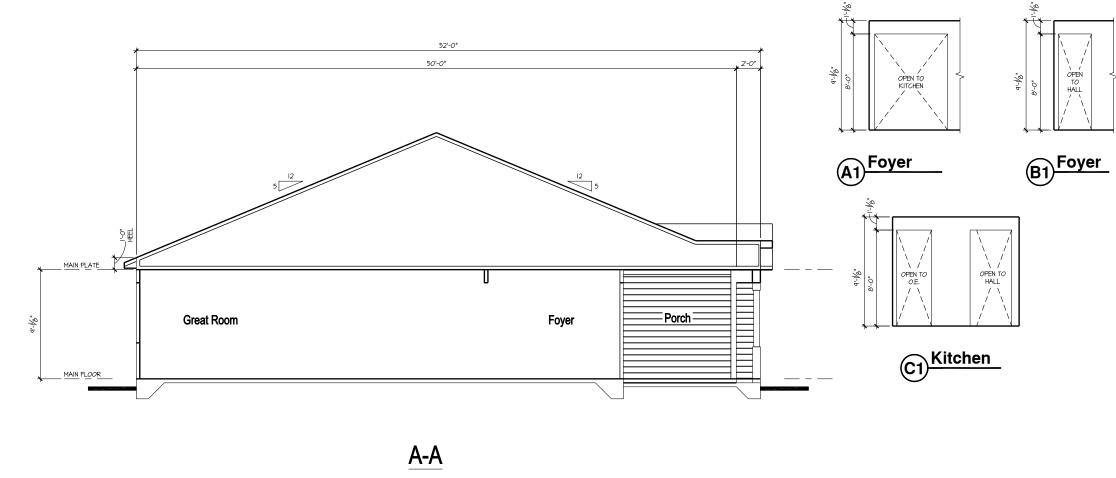


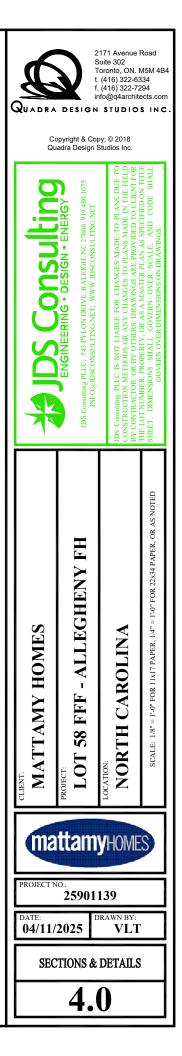
FLOOR PLAN NOTES

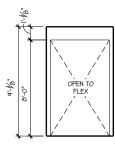
ALL FRAMED OPENINGS (F.O.) @ 84" ON 8'H PLATES AND 96" ON 9'H PLATES. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C. DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.



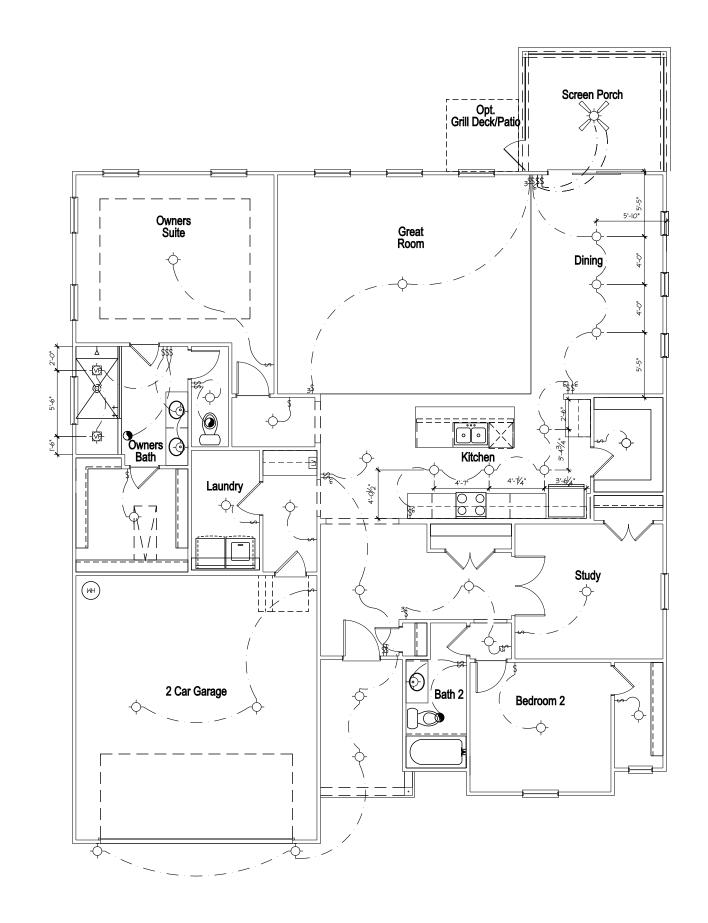




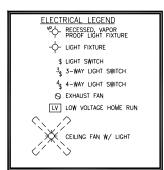




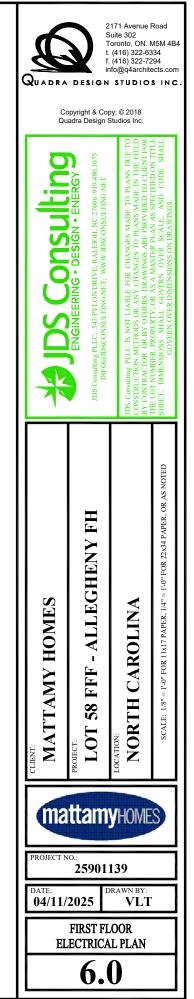




GROUND FLOOR ELECTRICAL PLAN -FARMHOUSE



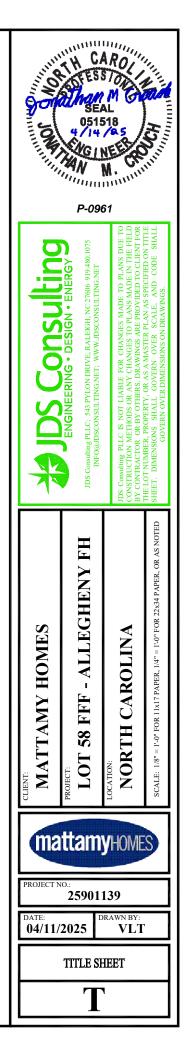
NOTE: ALL SMOKE DETECTORS TO BE INTERCONNECTED PER APPLICABLE CODE (SEE TITLE SHEET) NOTE: LOCATE ALL OUTLETS NOT SHOWN ON PLANS PER LOCAL CODE





STRUCTURAL PLANS FOR: LOT 58 - FOX FIELD FARM					
mattar	MYHOMES	MATTAMY HO	DMES - AI	LEGHENY LH	
PLAN R	ELEASE / REVISIO	NS			
REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION			DRFT
12/18/2024	LOT 58 ALLEGHENY FOUNDATION LSP	FOUNDATION PLAN SETUP, LAYOUT, AND DESIGN		WITH (3) WINDOWS IN DINING, STUDY ILO FLEX, RAISED DOWS IN OWNER'S SUITE, UPGRADE LEFT SIDE WITH	
04/11/2025	SALES OFFICE ADDITION	ADDED SALES OFFICE LAYOUT IN GARAGE. NO ST	RUCTURAL CHANGES		VLT
ONLY. ENGINEE ACCURACY OR GEOMETRY. JDS CHANGES MADE CONSTRUCTION THE PLANS. ENG	AL APPLIES TO STRUCTURAL COMPONENTS R'S SEAL DOES NOT CERTIFY DIMENSIONAL ARCHITECTURAL LAYOUT, INCLUDING ROOF Sfaulkner, PLLC ASSUMES NO LIABILITY FOR E TO THESE PLANS BY OTHERS, OR FOR I METHODS, OR FOR ANY DEVIATION FROM GINEER TO BE NOTIFIED PRIOR TO	TES 3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES: A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.	CODE ALL CONSTRUCTION, WORKMANSHIP, AND MATERIAL QUALITY AND SELECTION SHALL BE PER: 2018	ENGINEER OF RECORD JDS Consulting, PLLC ENGINEERING - DESIGN - ENERGY 543 PYLON DRIVE RALEIGH, NC 27606	
THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO PLACED IN EFFECT BY THE MUNICIPALITY. CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS. B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE SHALL GOVERN OVER SCALE, AND CODE 2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS. TITLE BLOCK.			NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE	FIRM LIC. NO: P-0961 PROJECT REFERENCE: 25901139	

NC	DTES	CODE	ENGINEER OF
 ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDSfaulkner, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS. 	 PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES: A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY. B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK. 	ALL CONSTRUCTION, WORKMANSHIP, AND MATERIAL QUALITY AND SELECTION SHALL BE PER: 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE	JDS Consulting, PLLC ENGINEERING - DESIGN - ENER 543 PYLON DRIVE RALEIGH, NC 27606 FIRM LIC. NO: P-0961 PROJECT REFERENCE: 25901



NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

GENERAL

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, FURTHERMORE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE, NOTIFY JDS CONSULTING. PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST
- BRACED-WALL DESIGN IS BASED ON SECTION R602.10 WALL 2. BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.

SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC 3. PROVISIONS. INCLUDING ASSOCIATED TABLES AND FIGURES. BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

ABBR	EVIATIONS	KS	KING STUD COLUMN	
ABV AFF ALT BRG BSMT CANT CJ CLG COL COL CONC COL CONC CONC CONT D DBL DIAM DJ DN DP DR DSP EA EE EQ EX FAU FDF FF FF FLR	ABOVE ABOVE FINISHED FLOOR ALTERNATE BEARING BASEMENT CANTILEVER CEILING JOIST CEILING CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONTINUOUS CLOTHES DRYER DOUBLE DIAMETER DOUBLE DIST DOUBLE JOIST DOUBLE RAFTER DOUBLE RAFTER DOUBLE STUD POCKET EACH EACH END EQUAL EXTERIOR FORCED-AIR UNIT FOUNDATION FINISHED FLOOR FLOOR(ING)	LVL MAX MECH MFTR MIN NTS OA OC PT R REF RFG RO SF SSH SSHTG SHW SIM SJ SP	LAMINATED VENEER LUMBER MAXIMUM MECHANICAL MANUFACTURER MINIMUM NOT TO SCALE OVERALL ON CENTER PRESSURE TREATED RISER REFRIGERATOR ROOF SUPPORT STUD COLUMN SQUARE FOOT (FEET) SHELF / SHELVES SHEATHING	
FLR	FLOOR(ING)	тос	TOP OF CURB / CONCRETE	
FP FTG HB	FIREPLACE FOOTING HOSE BIBB		TYPICAL UNLESS NOTED OTHERWISE	
HB HDR HGR	HOSE BIBB HEADER HANGER	W WH	CLOTHES WASHER WATER HEATER	
JS	JACK STUD COLUMN	WWF XJ	WELDED WIRE FABRIC EXTRA JOIST	

MATERIALS

1. INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):

Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI

2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI

- 3. LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
 - Eb = 2600 PSI Ev = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI

5. LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI

- 6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fv = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, 7. GRADE 60.
- 8. POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- 10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
- 11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- 12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- 13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIEV SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE **INSTITUTE STANDARD ACI 318**
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
 - C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE <u>SECTION R403.1.6</u> FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS)
- 10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- 11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- 12. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

USE OF WELDED WIRE FABRIC (WWF) IN TURNED DOWN OR STEM WALL SLABS.

ALTHOUGH THE USE OF WWF IN STRUCTURAL SLABS IS NOT REQUIRED BY THE BUILDING CODE IT IS RECOMMENDED TO REDUCE CRACKING AND TO REDUCE FLEXURE FROM SETTLEMENT OF SHIFTING SOIL BELOW THE SLAB. ACI 318 STATES A MINIMUM REQUIREMENT OF 0.0018 Ag REINFORCING FOR GRADE 60 REINFORCING. JDS RECOMMENDS THAT ALL SLABS HAVE A MINIMUM W2.9 x W2.9. WWF INSTALLED IN THE MIDDLE THIRD OF THE SLAB UNLESS GREATER IS NOTED. FOR SLABS IN SEISMIC DESIGN CATEGORY D OR IN HIGH WINDS ZONES OF 130 OR GREATER, JDS RECOMMENDS THE INSTALLATION OF W4.0 xW4.0 WWF. HOWEVER, THE BUILDER MAY OMIT WWF WITH THE UNDERSTANDING THAT THERE IS A GREATER RISK OF CRACKING AND DIFFERENTIAL SETTLEMENT THAT WILL BE THE RESPONSIBILITY OF THE BUILDER.

USE OF SYNTHETIC FIBER MIX IN CONCRETE SLABS:

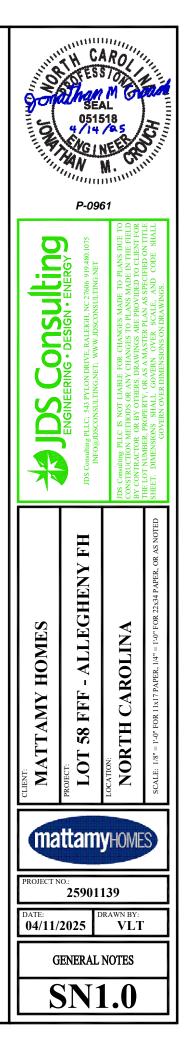
FIBER MESH IS NOT A SUBSTITUTION FOR WWF IN STRUCTURAL CONCRETE SLABS, BUT IT MAY BE USED IN ADDITION TO WWE IN STRUCTURAL SLABS OR WITHOUT WWF IN NON-STRUCTURAL SLABS. FIBER MESH IS ONE METHOD FOR SHRINKAGE AND CRACKING CONTROL IN THE SLAB DURING THE CURING PHASE. ON THESE DRAWINGS NON STRUCTURAL SLABS ARE EXTERIOR PATIOS AND PORCH SLABS. ALL OTHER SLABS ARE CONSIDERED STRUCTURAL IF ANY CONDITIONS LISTED BELOW APPLIES. IF NONE OF THE CONDITIONS LISTED BELOW APPLY, THE BUILDER MAY USE FIBER MESH IN LIEU OF WWF. FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURERS. SPECIFICATION AND MIXED AT THE PLANT, NOT ON SITE, SEE EOR AND PLANS FOR ADDITIONAL REQUIREMENTS AS NECESSARY.

- INSTALLED BASEMENT SLABS

- - SAND IS REQUIRED FOR USE

IN SLABS INSTALLED ON RAISED METAL DECKING IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS

- HIGH WINDS ZONES (ABOVE 130 MPH Vult)
- SEISMIC DESIGN CATEGORY OF D OR GREATER IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON
- FOR SLAB POURED DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN
- FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.



FRAMING

- 1. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- 2. ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- 3. NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- 4. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- 5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- 6. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 7. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
 - A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN - OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN - OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- 7. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- 8. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS: A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND
 - COORDINATION BEFORE CONSTRUCTION. B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS
 - MANUFACTURER. C. INSTALLATION OF THE SYSTEMS SHALL BE PER
 - MANUFACTURER'S INSTRUCTIONS. D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- 9. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- 10. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- 11. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- 12. WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- 13. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- 14. FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.

FASTENER SCHEDULE					
CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL			
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS			
Sole plate to joist / Blocking	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)			
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS			
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS			
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC			
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS			
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC			
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC			
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT			
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS			
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC			
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS			

SEE **TABLE R602.3(1)** FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.

BALLOON WALL FRAMING SCHEDULE

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEED
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"

a. ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.

- b. WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
- c. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- d. FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

FULL HEIGHT KING STUD @ EXTERIOR WALLS 2024 NCRBC TABLE R602.7.5				
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KING)			
UP TO 3'	1			
>3' TO 6'	2			
>6' TO 9'	3			
>9' TO 12'	4			
>12' TO 15'	5			

NOTE: SEE PLAN FOR ANY ADDITIONAL KING STUD REQUIREMENTS AT EACH EXTERIOR OPENING IF APPLICABLE

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

- 1. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- 2. DENOTES OVER-FRAMED AREA
- 3. MINIMUM 7/16" OSB ROOF SHEATHING
- 4. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 5. MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

STICK-FRAMED ROOF - STRUCTURAL NOTES

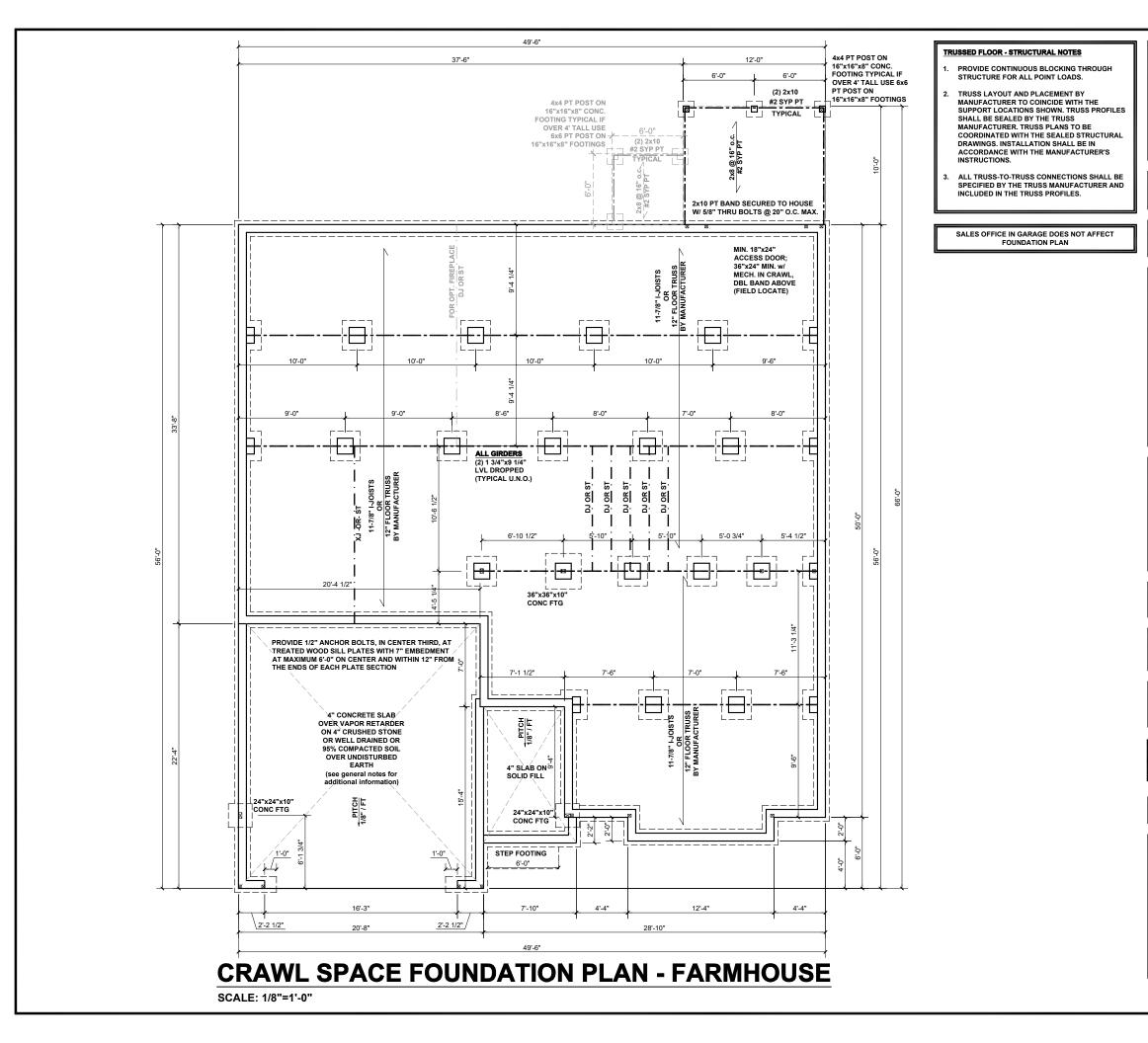
- I. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- 2. FUR RIDGES FOR FULL RAFTER CONTACT.
- 3. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- 4. DENOTES OVER-FRAMED AREA
- 5. MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

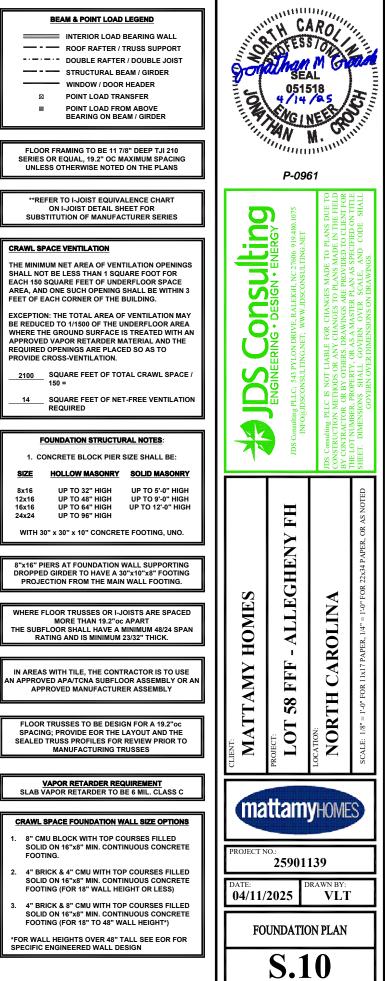
BF	BRICK VENEER LINTEL SCHEDULE					
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH				
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)				
UP TO 72"	L6"x4"x5/16"* (LLV)	8" (MIN. @ EACH END)				
OVER 72"	L6"x4"x5/16"* (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END					

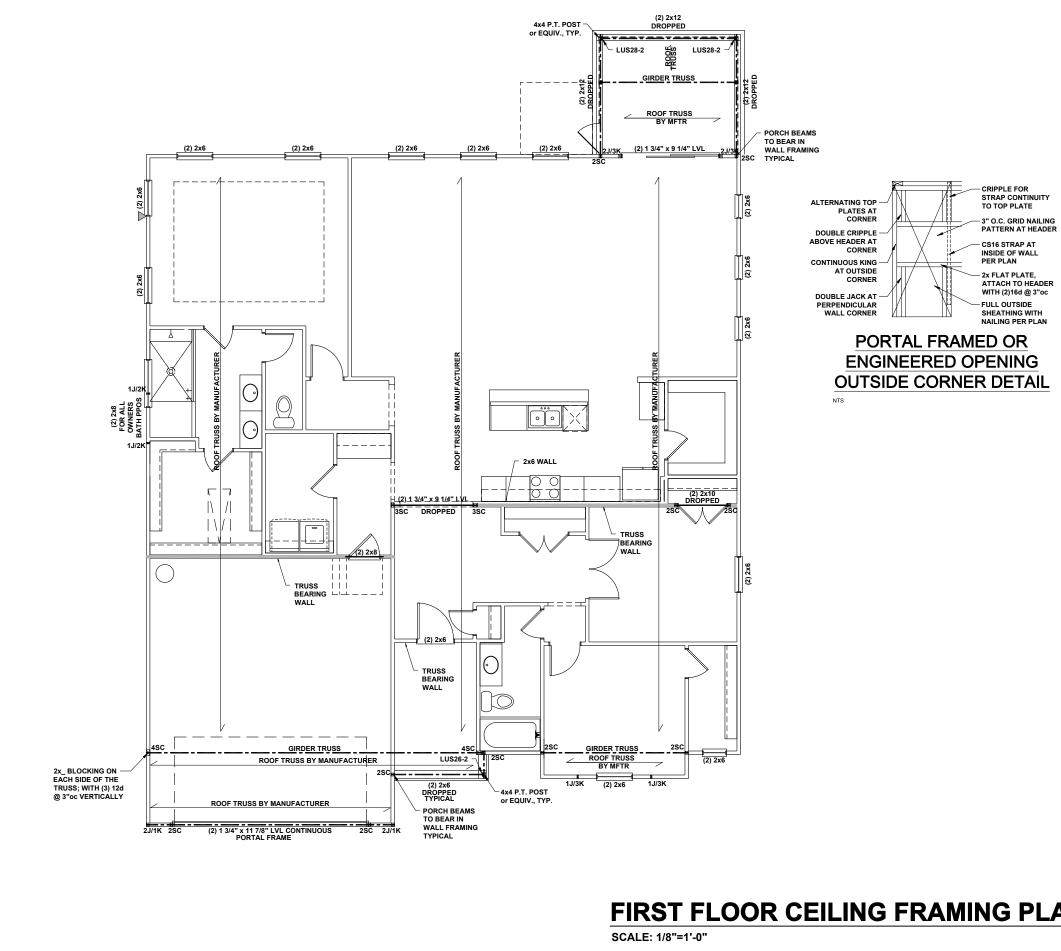
* FOR QUEEN BRICK: LINTELS AT THIS CONDITION MAY BE 5"x3-1/2"x5/16"

NOTE: BRICK LINTELS AT SLOPED AREAS TO BE 4"x3-1/2"x1/4" STEEL ANGLE WITH 16D NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" OC TO TRIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4.12 A MINIMUM OF 3"x3"x1/4" PLATES SHALL BE WELDED AT 24" OC ALONG THE STEEL ANGLE.

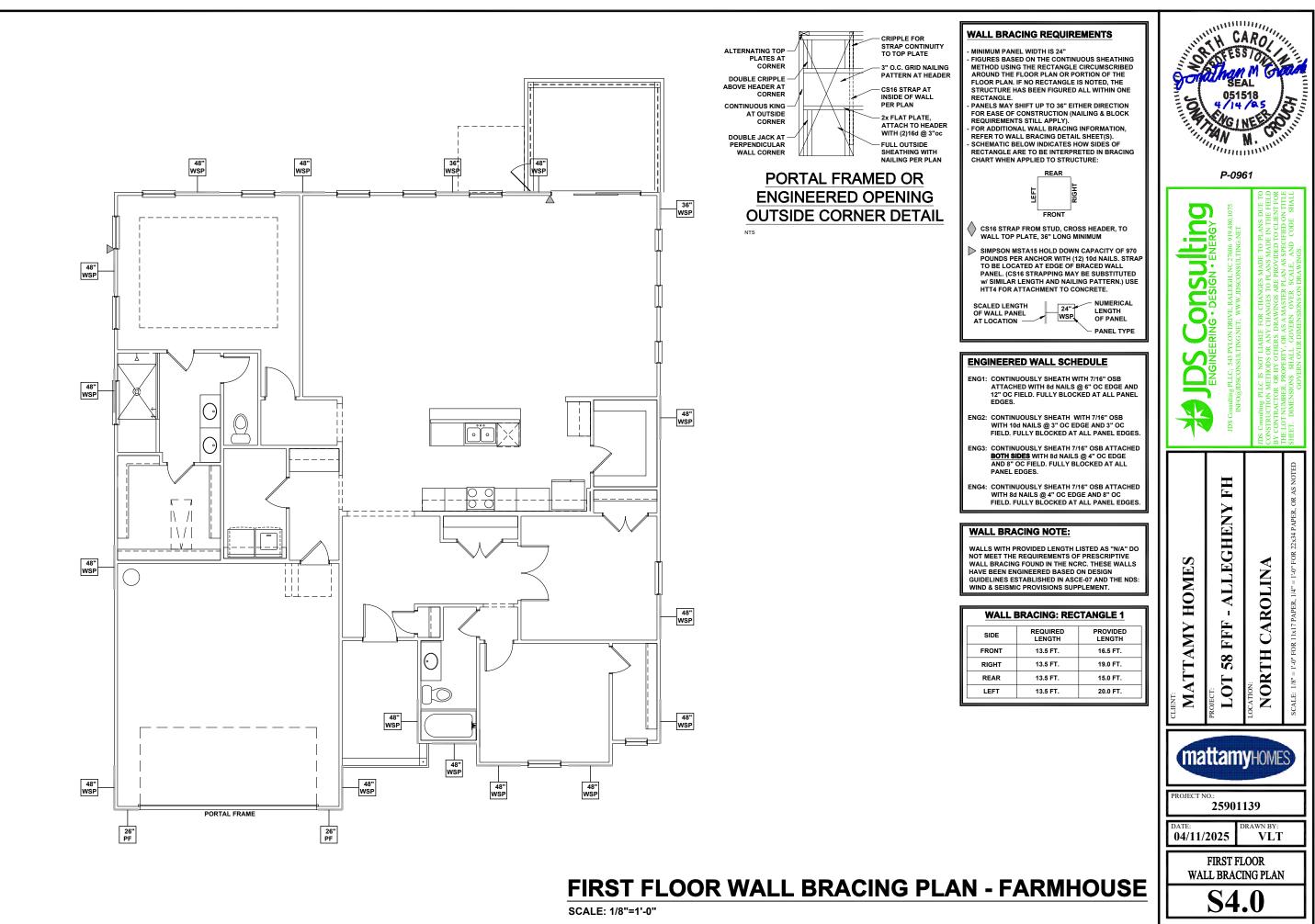


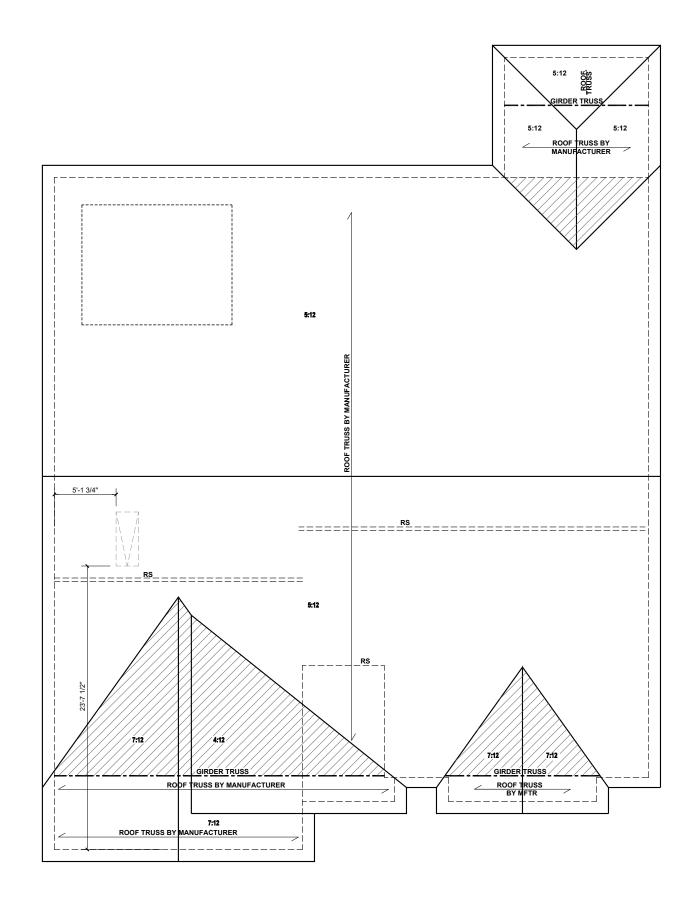






BEAM & POINT LOAD LEGEND INTERIOR LOAD BEARING WALL ROOF RAFTER / TRUSS SUPPORT COOP RAFTER / DOUBLE JOIST WINDOW / DOOR HEADER POINT LOAD TRANSFER STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.) I ALL FRAMING TO BE #2 SPF MINIMUM. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/MIN (1) JACK AND (1) KING EACH END, UNO. SETENCE WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN. ALL BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO. SPOVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT. <td colspan<="" th=""><th>ADDRESSION OF CARACITY OF CARA</th></td>	<th>ADDRESSION OF CARACITY OF CARA</th>	ADDRESSION OF CARACITY OF CARA
BRACKETS. TRIM OUT PER BUILDER. 10. PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIVALENT) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND. 11. WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" oc STAGGERED, TOP AND BOTTOM, 1-1/12" MIN FROM ENDS. ALLTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS). 12. FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" oc, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL). ALL OTHER INTERIOR OPTIONS DO NOT AFFECT STRUCTURAL LAYOUT SALES OFFICE IN GARAGE DOES NOT AFFECT FIRST FLOOR CEILING FRAMING PLAN	CLIENT: MATTAMY HOMES PROJECT: PROJECT: LOT 58 FFF - ALLEGHENY FH LOT 58 FFF - ALLEGHENY FH LOT 58 FFF - ALLEGHENY FH JDS Consulting PLLC; 543 INFO@JDSCONSUL NFO@JDSCONSUL INFO@JDSCONSUL INFO@JDSCONSUL NORTH CAROLINA SCALE: 1/8" = 1-0" FOR 11x17 PAPER, 1/4" = 1-0" FOR 22x34 PAPER, OR AS NOTED	
AN - FARMHOUSE	PROJECT NO:: 25901139 DATE: 04/11/2025 FIRST FLOOR CEILING FRAMING PLAN S1.0	







BEAM & POINT LOAD LEGEND

 INTERIOR LOAD BEARING WALL
 ROOF RAFTER / TRUSS SUPPORT
 DOUBLE RAFTER / DOUBLE JOIST
 STRUCTURAL BEAM / GIRDER
WINDOW / DOOR HEADER
POINT LOAD TRANSFER
POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

TRUSSED ROOF - STRUCTURAL NOTES

1.	PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

DENOTES OVER-FRAMED AREA

3. MINIMUM 7/16" OSB ROOF SHEATHING

- 4. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 5. MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- 6. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

ATTIC VENTILATION

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

2997	SQUARE FEET OF TOTAL ATTIC / 150 =
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19.98 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

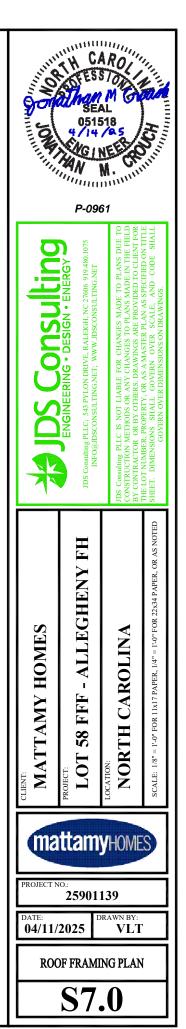
ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

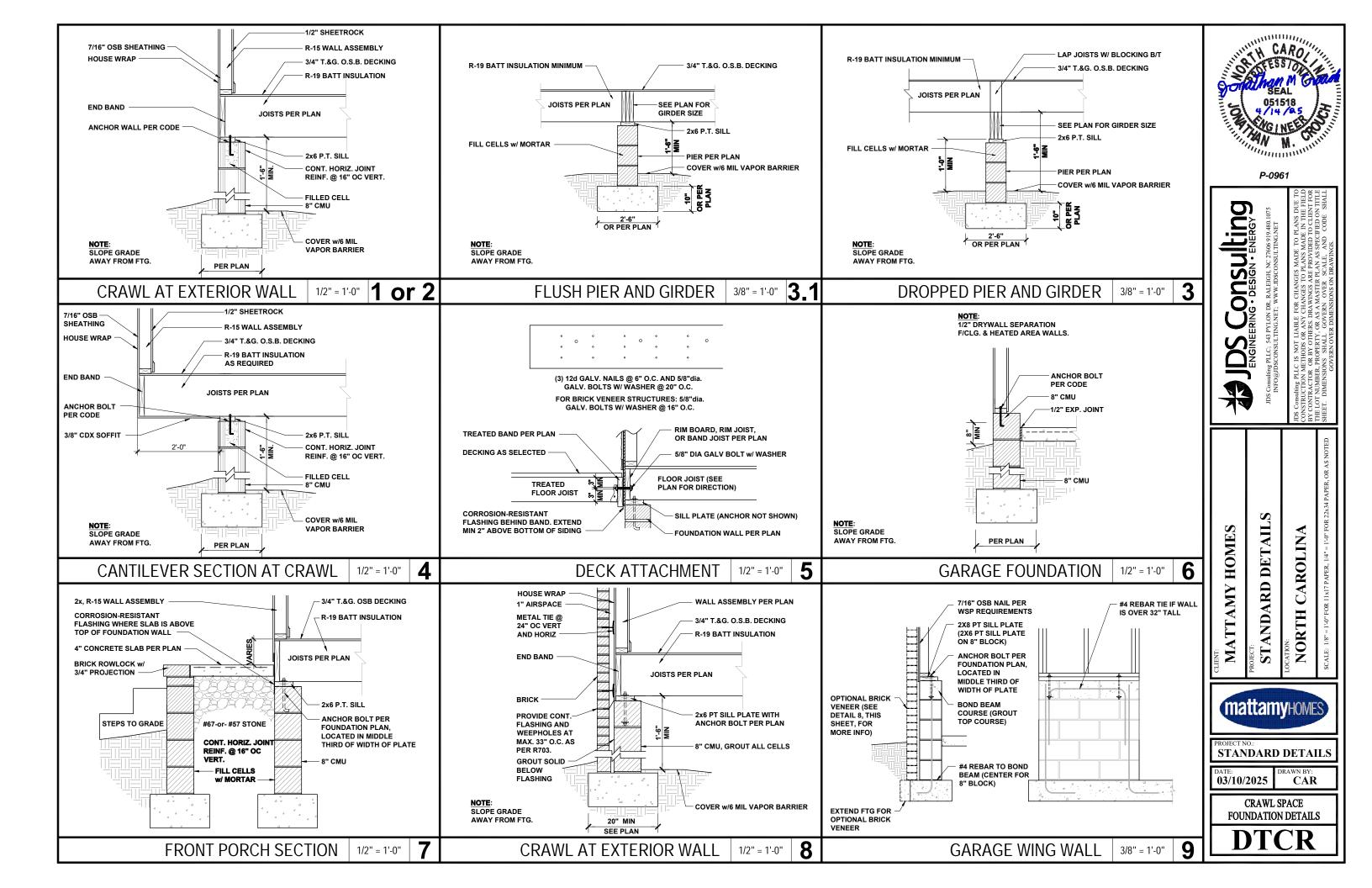
ROOF PLAN UP TO 28' CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION

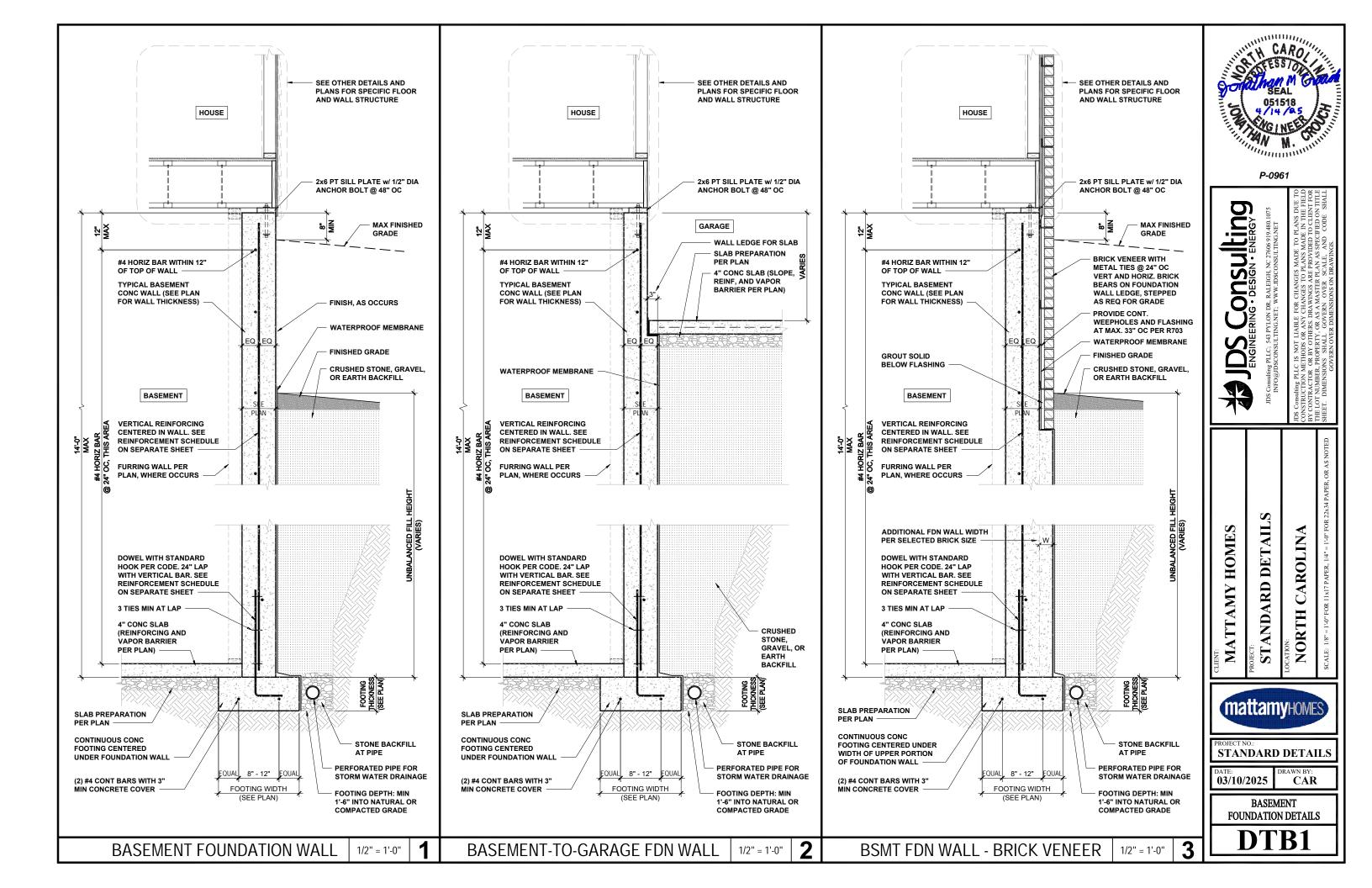
OVER 28'

(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE

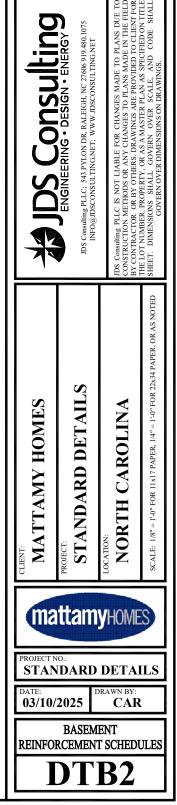


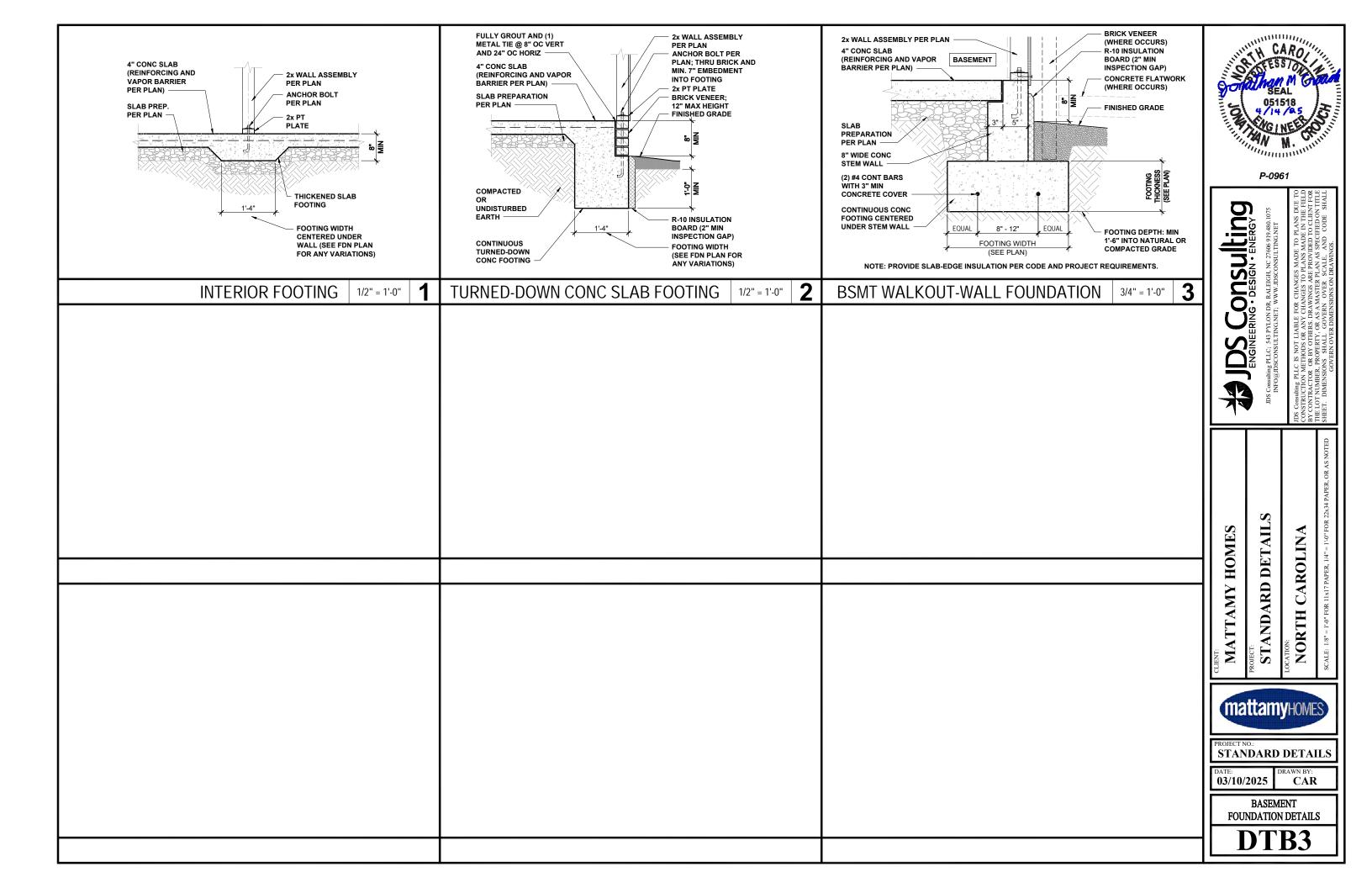


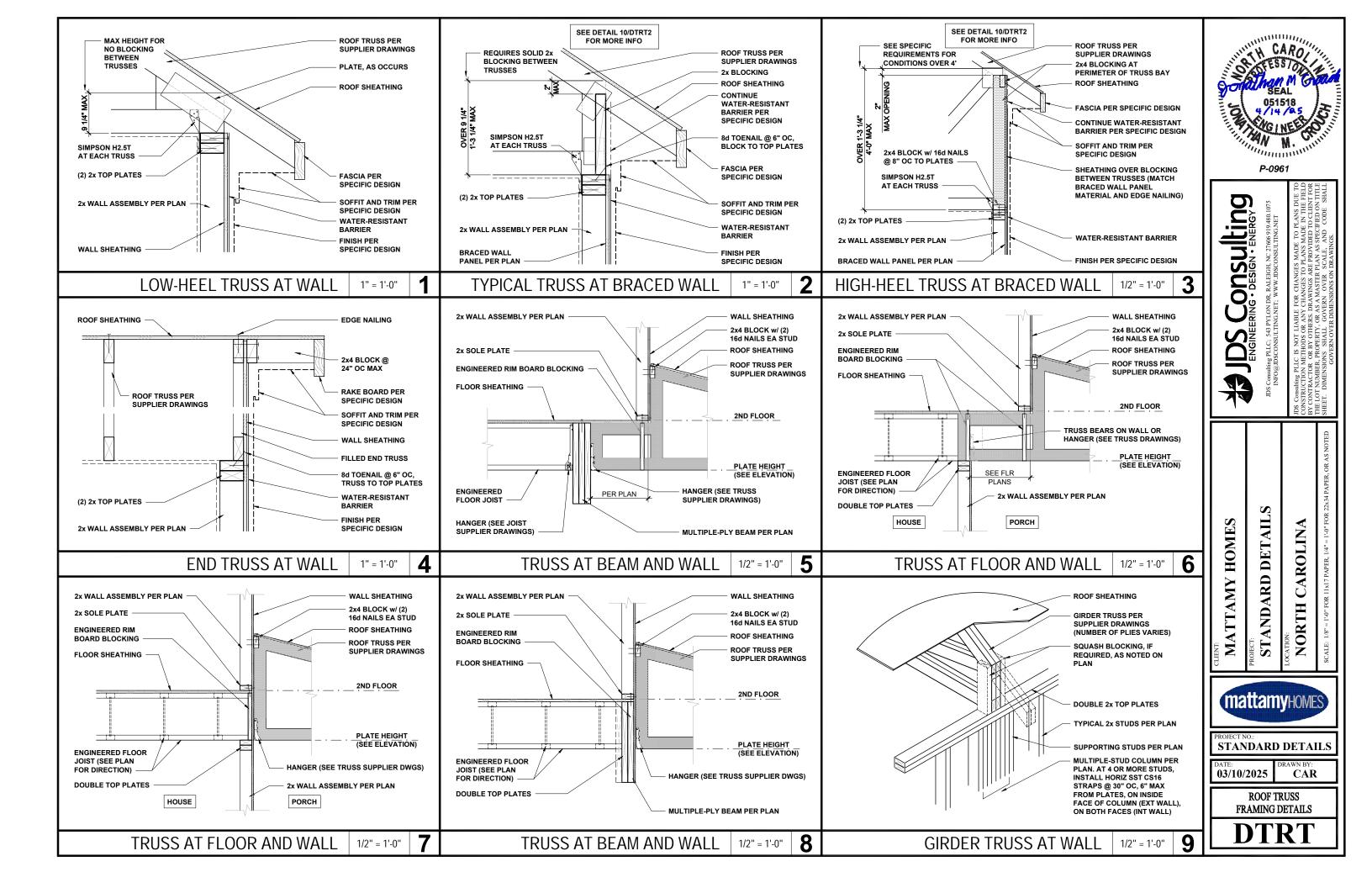


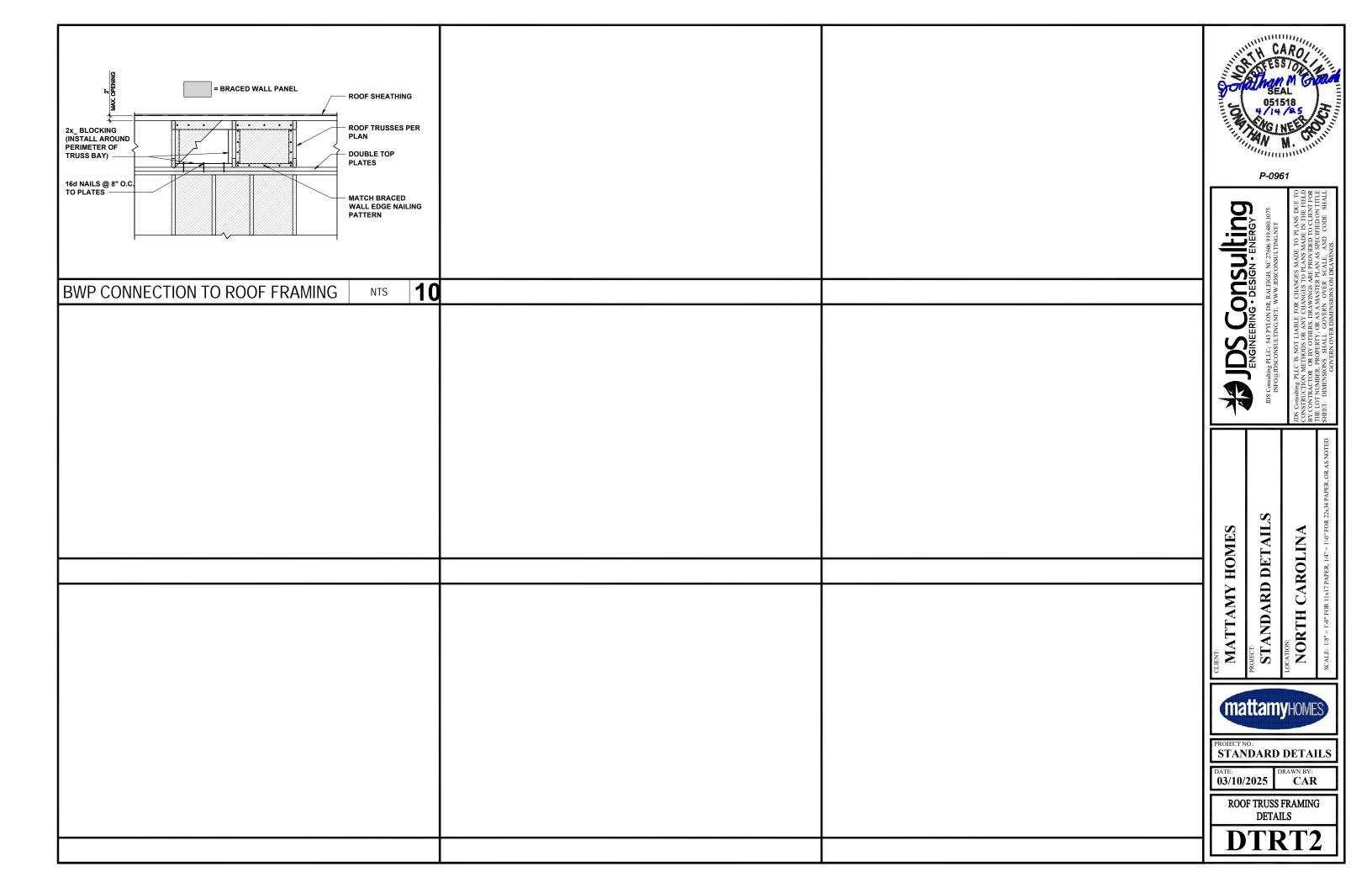
ONCRETE BASEMENT WALL INFORCEMENT SCHEDULES	10" POURED CONCRETE BASEMENT WALL VERTICAL REINFORCEMENT SCHEDULES
ICAL & HOOK REBAR SPACING	VERTICAL & HOOK REBAR SPACING
WALL HEIGHT	UNBALANCED WALL HEIGHT
" 10-0" 10-0" 10-0" 11-0" 11-0" 11-0" 12-0" 12-0" 12-0" 13-0" 13-6" 13-0" 13-6" 14-0" 48" 44 @ 48" 44	8-0° 8-0° 9-0° 9-0° 10-0° 11-0° 11-0° 12-0° <th12-0°< th=""> <th12-0°< th=""> <th12-0°<< td=""></th12-0°<<></th12-0°<></th12-0°<>
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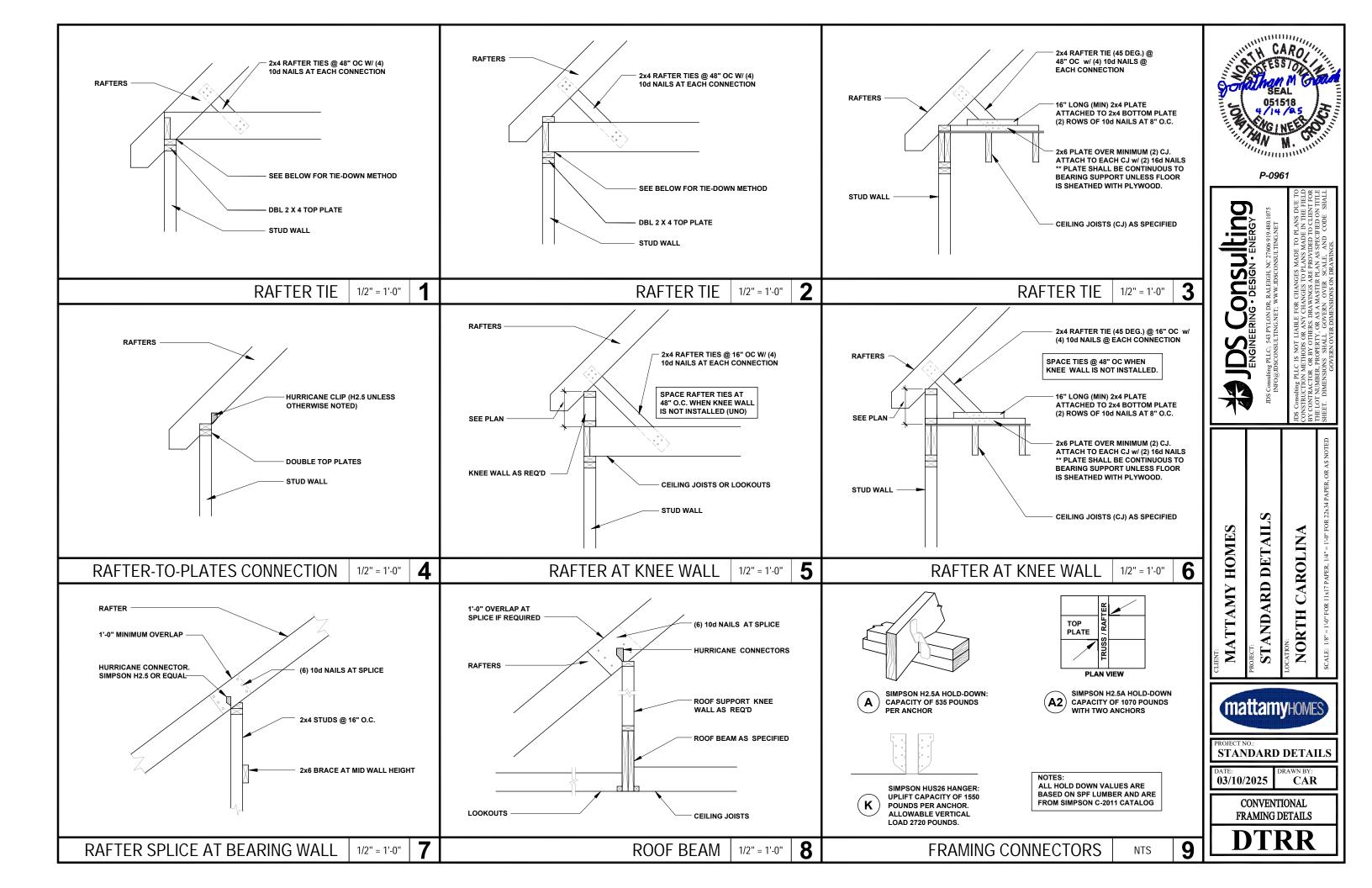


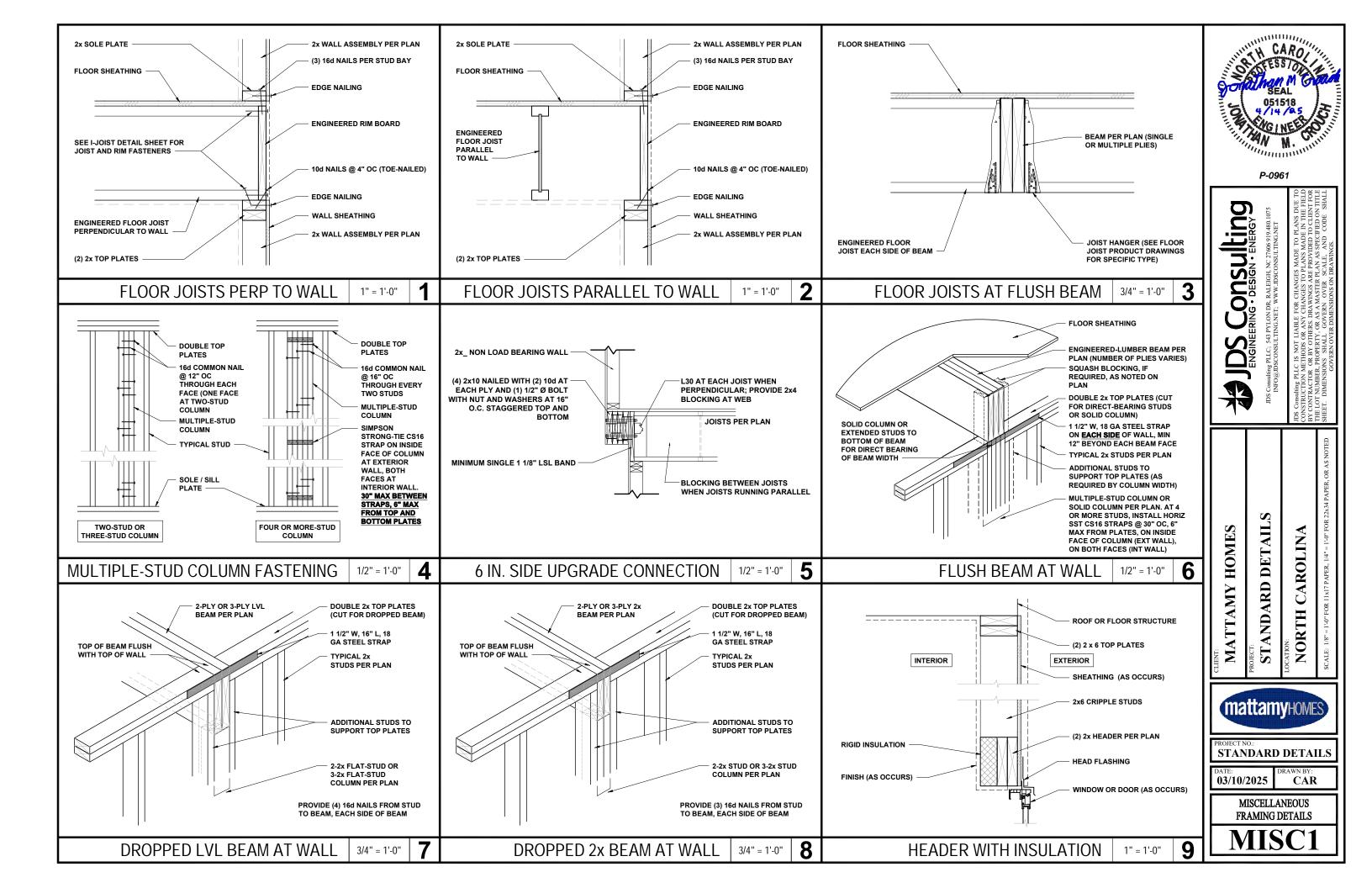


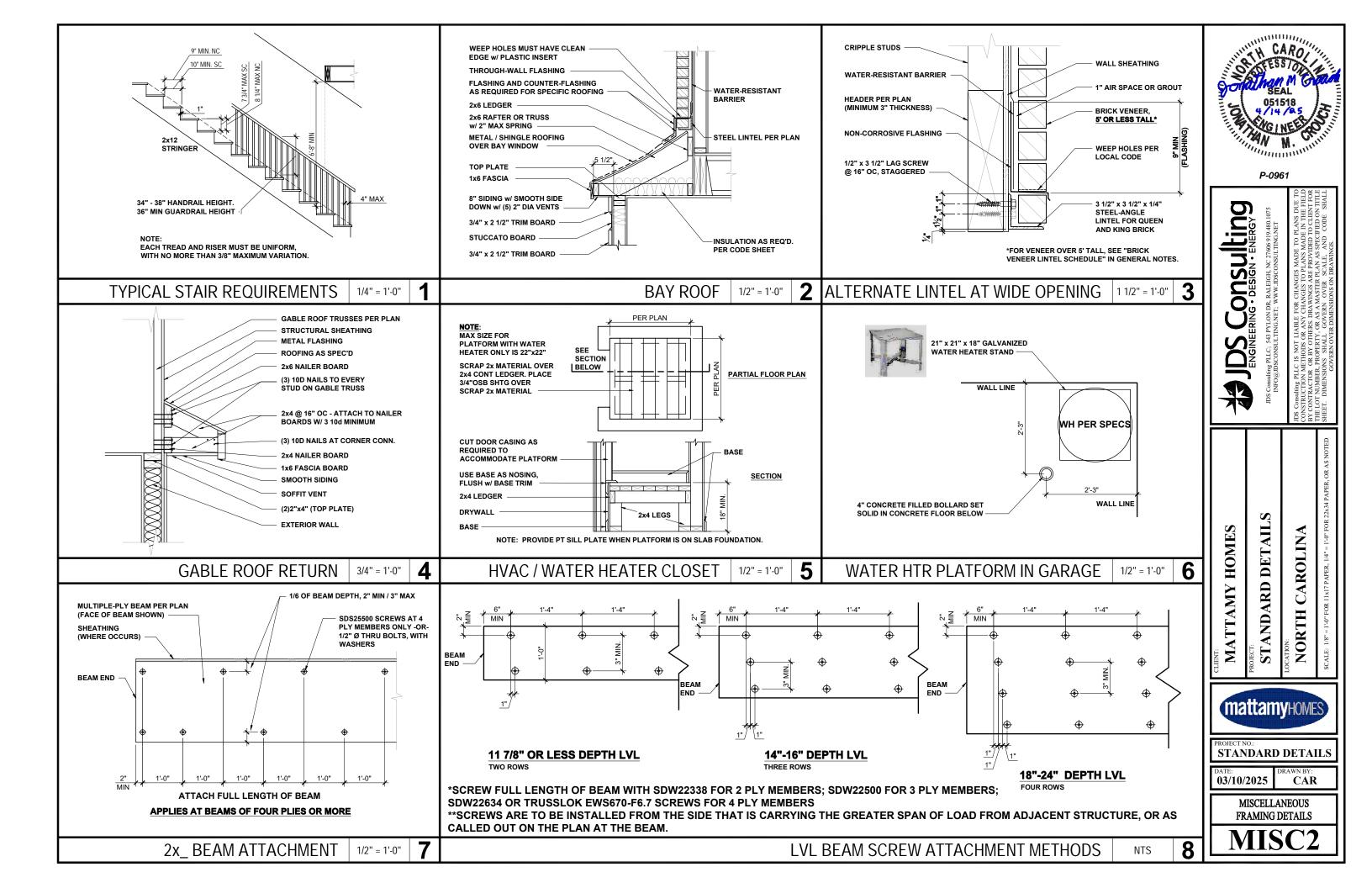


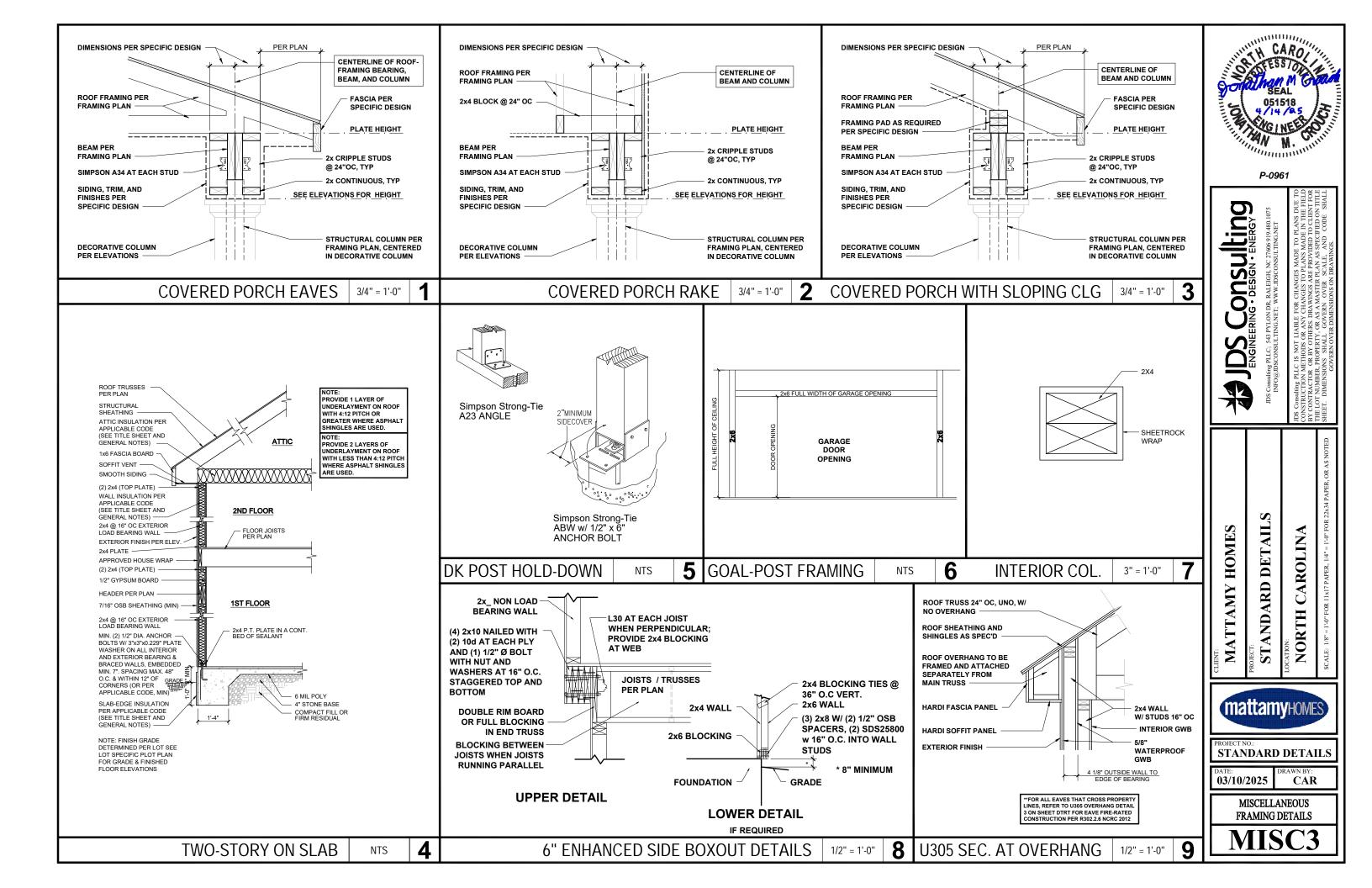


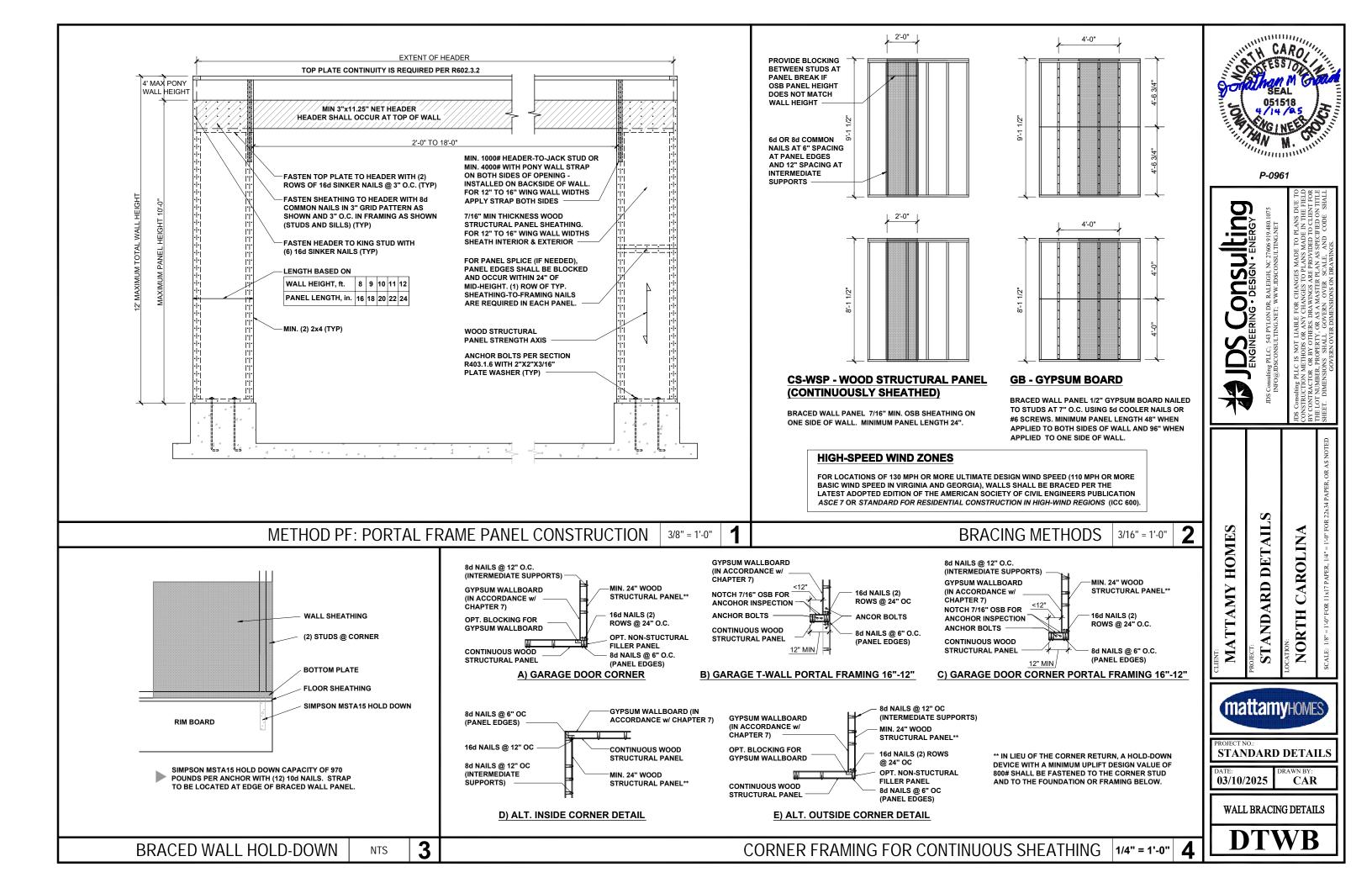


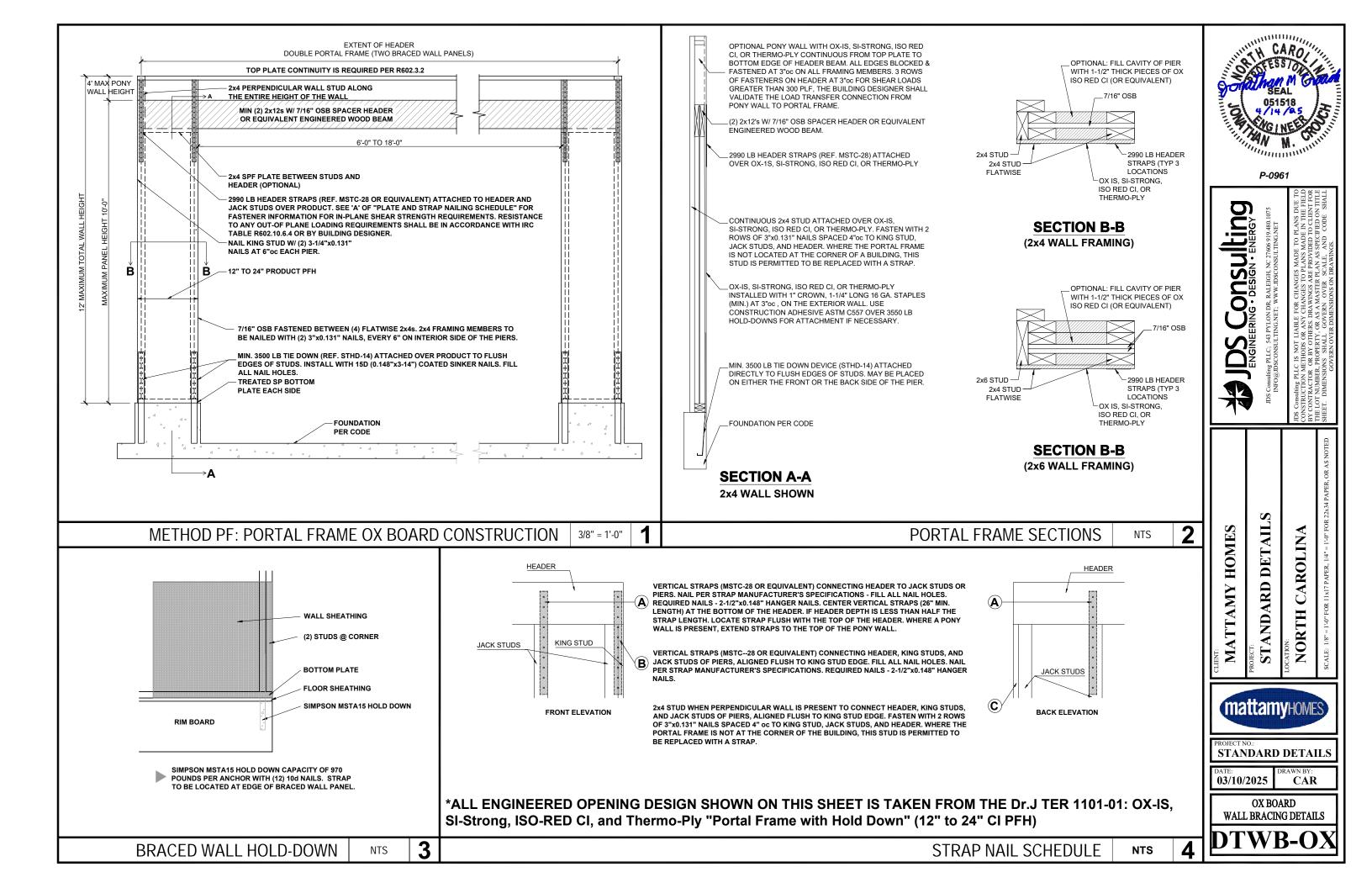


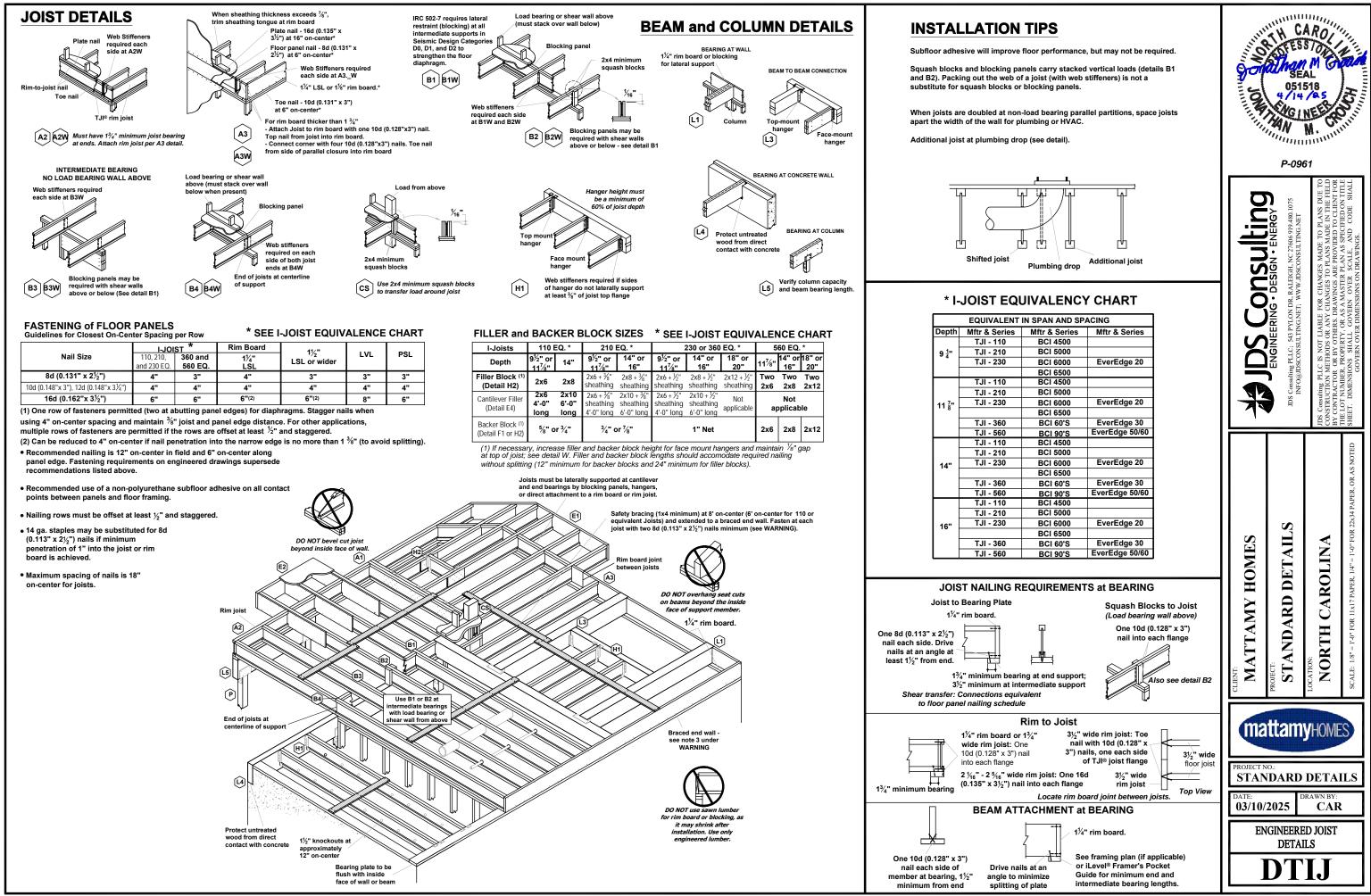












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	BCI 5000			
	BCI 6000	EverEdge 20		
	BCI 6500			
	BCI 4500			
	BCI 5000			
	BCI 6000	EverEdge 20		
	BCI 6500			
	BCI 60'S	EverEdge 30		
	BCI 90'S	EverEdge 50/60		
	BCI 4500			
	BCI 5000			
	BCI 6000	EverEdge 20		
	BCI 6500			
	BCI 60'S	EverEdge 30		
	BCI 90'S	EverEdge 50/60		
	BCI 4500			
	BCI 5000			
	BCI 6000	EverEdge 20		
	BCI 6500			
	BCI 60'S	EverEdge 30		
	BCI 90'S	EverEdge 50/60		