


PLANS FOR: LOT 14 BLOOM

Reviewed for Fire Code Compliance

Harnett
COUNTY
NORTH CAROLINA

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08/27/2025 2:24:32 PM



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MATTAMY HOMES - APPALACHIAN RH

| ABBREVIATION LEGEND | | | | | | | | PLAN SET COMPOSITION | | PROJECT INFORMATION | |
|---------------------|-----------------------|-------|-------------------------|--------|-----------------------------|--------|--------------------------|----------------------|--------------------------|------------------------------|--|
| AB | Anchor Bolt | EQ | Equal | MIN | Minimum | SQ | Square | PAGE # | LAYOUT | LOT 14 BLOOM FARMHOUSE | |
| ABV | Above | E.W. | Each Way | MIR | Mirror | SS | Solid Surface | T1.0 | TITLE SHEET | | |
| AC | Air Conditioner | EXIST | Existing | MISC | Miscellaneous | SS | Sanitary Sewer | T1.1-T1.2 | GENERAL NOTES | | |
| ACC | Access/ Accessible | EXP | Exposed | MM | Millimeter | SST | Stainless Steel | 0.10-0.12 | EXTERIOR ELEVATIONS | | |
| ACFL | Access Floor | EXT | Exterior | MO | Masonry Opening | ST | Steel | 1.0-1.1 | FIRST FLOOR PLANS | | |
| ADJ | Adjacent | F.A. | Flat Archway | MOV | Movable | STA | Station | 2.0-2.1 | SECOND FLOOR PLANS | | |
| ADJ | Adjustable | FD | Floor Drain | MTD | Mounted | STC | Sound Transmission Class | 4.0-4.1 | SECTIONS AND DETAILS | | |
| AFF | Above Finished Floor | FDTN | Foundation | MTFR | Metal Furring | STD | Standard | 5.0-7.0 | ELECTRICAL / HVAC PLANS | CODE | |
| AGGR | Aggregate | FF | Finish Floor | MTL | Metal | STOR | Storage | T | STRUCTURAL TITLE SHEET | | |
| ALT | Alternate | FG | Fixed Glass | MULL | Mullion | STRUCT | Structural | SN1.0-SN1.1 | STRUCTURAL GENERAL NOTES | | |
| ALUM | Aluminum | FIN | Finish | NIC | Not In Contract | SYS | System | S.10 | FOUNDATION PLAN | | |
| ANC | Anchor/Anchorage | FLEX | Flexible | NOM | Nominal | T | Tread | S1.0-S2.0 | CEILING FRAMING PLANS | | |
| AP | Access Panel | FLR | Floor | NR | Noise Reduction | T.A. | Trimmed Archway | S4.0-S5.0 | WALL BRACING PLANS | | |
| APPROX | Approximate | F.O. | Framed Opening | NRC | Noise Reduction Coefficient | TB | Towel Bar | S7.0 | ROOF FRAMING PLAN | | |
| ARCH | Architect(ural) | FOC | Face of Concrete | NTS | Not to Scale | TEL | Telephone | | | | |
| AUTO | Automatic | FOF | Face of Finish | OA | Overall | TEMP | Temporary/ Temperature | | | | |
| BD | Board | FOM | Face of Masonry | OC | On Center | T&G | Tongue and Groove | | | | |
| BLDG | Building | FOS | Face of Studs | OD | Outside Diameter | THK | Thick(ness) | | | | |
| BLK | Block(ing) | FPL | Fireplace | OH | Overhead (Overhang) | THRES | Threshold | | | | |
| BOC | Bottom of Curb | FR | Frame | OPNG | Opening | TJ | Triple Joist | | | | |
| BRG | Bearing | FTG | Footing | PED | Pedestal | TMPD | Tempered | | | SQUARE FOOTAGES | |
| BRG PL | Bearing Plate | FUR | Furring/ Furred | PL | Plate | TOC | Top of Curb/ Concrete | | | | |
| BSMT | Basement | GA | Gauge | PL | Property Line | TOL | Tolerance | | | | |
| BUR | Built up Roof | GALV | Galvanized | PLAM | Plastic Laminate | TOS | Top of Slab | | | | |
| C.A. | Curved Archway | GD | Grade/ Grading | PLAS | Plastic | TOST | Top of Steel | | | | |
| CAB | Cabinet | GL | Glass/ Glazing | PLAS | Plaster | TOW | Top of Wall | | | | |
| CB | Catch Basin | G.T. | Girder Truss | PL GL | Plate Glass | TPD | Toilet Paper Dispenser | | | | |
| CER | Ceramic | GYP | Gypsum | PLYWD | Plywood | TV | Television | | | | |
| CIR | Circle | HB | Hose Bib | PNL | Panel | TYP | Typical | | | | |
| CJ | Control Joint | HC | Hollow Core | P.T. | Pressure Treated Lumber | UFIN | Unfinish(ed) | | | | |
| CLG | Ceiling | HDBD | Hard Board | PT | Paint(ed) | UNO | Unless Noted Otherwise | | | | |
| CLG HT | Ceiling Height | HDR | Header | PT | Point | UR | Urinal | | | | |
| CLO | Closet | HM | Hollow Metal | PT | Porcelain Tile | VB | Vinyl Base | | | | |
| CM | Centimeter | HORIZ | Horizontal | PTN | Partition | VCT | Vinyl Composition Tile | | | | |
| CMU | Concrete Masonry Unit | HP | High Point | PR | Pair | VER | Verify | | | | |
| COL | Column | HT | Height | PRKG | Parking | VERT | Vertical | | | | |
| CONC | Concrete | HTG | Heating | PSI | Pounds per Square Inch | VEST | Vestibule | | | | |
| CONST | Construction | HVAC | Heating/ Ventilation/ | PVC | Polyvinyl Chloride | VF | Vinyl Flooring | | | | |
| CONT | Continuous/ Continue | | Air Conditioning | PVMT | Pavement | VJ | V(ee) Joint | | | | |
| CORR | Corridor | ID | Inside Diameter | QT | Quarry Tile | VNR | Veneer | | | | |
| CPB | Carpet Base | INCL | Include(d) | R | Radius | VWC | Vinyl Wall Covering | | | | |
| CPT | Carpet | INSUL | Insulate/ Insulation | R | Riser | WB | Wood Base | | | | |
| CSMT | Casement | INT | Interior | RA | Return Air | WD | Wood | | | | |
| CT | Ceramic Tile | INV | Invert | RB | Rubber Base | WDW | Window | | | | |
| CTR | Center | J-Box | Junction Box | RCP | Reinforced Concrete Pipe | WGL | Wired Glass | | | | |
| CU FT | Cubic Foot | JST | Joist | RD | Roof Drain | WH | Water Heater | | | | |
| CU YD | Cubic Yard | JT | Joint | REF | Reference | WM | Wire Mesh | | | | |
| CWT | Ceramic Wall Tile | Kit | Kitchen | REFR | Refrigerator | W/O | Without | | | | |
| DBL | Double | L | Length | REINF | Reinforced | WPT | Working Point | | | | |
| DH | Double Hung | LAM | Laminate | REQD | Required | WSC | Wainscot | | | | |
| DIA | Diameter | LB | Lag Bolt | RESIL | Resilient | WT | Wall Tile | | | | |
| DIAG | Diagonal | LH | Left Hand | RET | Return | WT | Weight | | | | |
| DIM | Dimension | LT | Light | REV | Revision | WWF | Welded Wire Fabric | | | | |
| DISP. | Garbage Disposal | LTL | Lintel | RFG | Roofing | | | | | | |
| DJ | Double Joist | LT WT | Light Weight | RM | Room | ℓ | Center Line | | | | |
| DN | Down | LVL | Laminated Veneer Lumber | RO | Rough Opening | C | Channel | | | | |
| DP | Deep | LVR | Louver | ROW | Right of Way | PL | Plate | | | | |
| DS | Downspout | M | Meter | RVS | Reverse | ± | Plus or Minus | | | | |
| DTL | Detail | MAS | Masonry | SCHED | Schedule | ℓ | Property Line | | | | |
| DWG | Drawing | MATL | Material | SD | Storm Drain | | | | | | |
| DWR | Drawer | MAX | Maximum | SECT | Section | | | | | | |
| EA | Each | MC | Medicine Cabinet | SF | Square Foot | | | | | | |
| EJ | Expansion Joint | MECH | Mechanical | SHT | Sheet | | | | | | |
| ELEC | Electric | MED | Medium | SHT GL | Sheet Glass | | | | | | |
| ELEV | Elevation | MEMB | Membrane | SHWR | Shower | | | | | | |
| EMER | Emergency | MFR | Manufacture(er)(ing) | SIM | Similar | | | | | | |
| EPB | Electric Panel Board | MH | Man Hole | SPEC | Specification | | | | | | |

| | |
|------------------------|------|
| Elevation "FH" | |
| MAIN FLOOR LIVING | 2100 |
| SECOND FLOOR LIVING | 695 |
| TOTAL LIVING | 2795 |
| GARAGE | 460 |
| PORCH | 81 |
| PLAN OPTIONS | |
| PPO - MORNING ROOM | +120 |
| PPO - THIRD CAR GARAGE | +227 |
| DECK W/MORNING ROOM | +120 |

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CLIENT:
MATTAMY HOMES

PROJECT:
LOT 14 BLO - APPALACHIAN FH

LOCATION:
NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.:
25901140

DATE:
04/14/2025

DRAWN BY:
VLT

TITLE SHEET

T1.0

1.

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
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.
2.

FRAME WALL CONSTRUCTION (2"x4") - SIDING
SIDING AS PER ELEVATION, APPROVED HOUSE WRAP, 7/16" OSB EXTERIOR SHEATHING, 2"x4" STUDS @ 16" O.C. TO 10' MAX HEIGHT. R13 BATT INSULATION, 1/2" INT. DRYWALL FINISH.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)
3.

FRAME WALL CONSTRUCTION (2"x4") - STONE
SYNTHETIC STONE, SCRATCH COAT PER MANUFACTURERS SPECS. OVER GALV. MTL. LATH & APPROVED WEATHER RESISTANT BARRIER, 7/16" OSB EXTERIOR SHEATHING, 2"x4" STUDS @ 16" O.C. TO 10' MAX. HEIGHT. 1/2" INT. DRYWALL FINISH.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)
4.

DRAINAGE
SITE SHALL GRADE TO PROVIDE DRAINAGE UNDER ALL PORTIONS OF STRUCTURE & TO DRAIN SURFACE WATER AWAY FROM THE STRUCTURE. GRADE SHALL FALL 6" WITHIN FIRST 10'. ALL PLUMBING WORK SHALL COMPLY WITH THE CURRENT RESIDENTIAL & PLUMBING CODES.
5.

GROUND FLOOR SLAB ON GRADE
CONCRETE SLAB PER STRUCTURAL DRAWINGS OVER CLEAN TERMITE TREATED COMPACT FILL. CHEMICAL PRE-TREATMENT OF SOIL IS REQUIRED BEFORE CASTING OF SLAB. SAW CUT EVERY ±200 S.F.
6.

EXPOSED FLOOR TO EXTERIOR
PROVIDE MIN. R19 BATT INSULATION IN FLOORS BETWEEN CONDITIONED & UNCONDITIONED SPACES, APPROVED HOUSE WRAP, FINISHED SOFFIT.
7.

ATTIC INSULATION: refer TO SHEET GN1.1. FOR N.C. REQUIREMENT. 1/2" INT. DRYWALL CEILING FINISH OR APPROVED EQUAL
8.

INTERIOR STAIRS: SITE BUILT

1.

STRINGERS SHALL BE 2"x12" SYP.#2 (PRESSURE TREATED AT BASE) EQUALLY SPACED & ANCHORED TO 2"x8" HEADER & P.T. 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

MAX. NOSING

MIN. TREAD & NOSING

MAX. RISER

MIN. HEADROOM

MAX. VERTICAL RISE FOR FLIGHT OF STAIRS

MIN. STAIR WIDTH

MIN. CLEAR STAIR WIDTH

= 9"

= 1-1/4"

= 9-3/4"

= 8-1/4"

= 6'-8"

= 12'-0"

= 3'-0"

= 31.5"

FOR WINDER STAIRS
MIN. WINDER TREAD MEASURED 12" FROM INSIDE EDGE = 9"
MIN. WINDER TREAD MEASURED AT ANY POINT = 4"
MAX. WINDER DEPTH = 12"

9.

HAND RAIL
MIN. STAIR / RAMP HANDRAIL HEIGHT = 34"
MAX. STAIR / RAMP HANDRAIL HEIGHT = 38"
MIN. INTERIOR GUARD HEIGHT = 36"
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.
10.

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.)

11.

BEAM POCKET OR 8"x8" CONCRETE BLOCK NIB WALLS. MINIMUM BEARING 3-1/2".

12.

WALL & CEILING BETWEEN GARAGE & LIVING SPACE
5/8" TYPE 'X' DRYWALL ON CEILING OF GARAGE W/ LIVING SPACE ABOVE & 1/2" DRYWALL ON WALLS SUPPORTING 5/8" TYPE 'X' GWB W/ HABITABLE SPACE ABOVE AND BETWEEN HOUSE AND GARAGE. 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.)

13.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

14.

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

15.

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
OR
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" ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" FROM THE CHIMNEY.

17.

LINEN CLOSET OR PANTRY W/ MIN. 12" DEEP SHELVES. PROVIDE MAX. OF 4 SHELVES.

18.

MECHANICAL VENTILATION
MECHANICAL EXHAUST FAN, VENTED DIRECTLY TO EXTERIOR, TO PROVIDE 50cfm INTERMITTENT OR 20cfm CONTINUOUS IN BATHROOMS & TOILET ROOMS. PROVIDE DUCT SCREEN. SEE HVAC DESIGNS

19.

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

20.

STUD WALL REINF. FOR HANDICAP BATHROOM
WHERE HANDICAPPED ACCESSIBILITY IS REQUIRED, PROVIDE WOOD 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

21.

RANGE HOOD VENT
RANGE HOOD VENTED TO EXTERIOR. & EQUIPPED W/ BACK DRAFT DAMPER. MICROWAVES LOCATED ABOVE A COOKING APPLIANCE SHALL CONFORM TO UL923.

22.

SLAB ON GRADE PORCH
CONCRETE SLAB PER STRUCTURAL DRAWINGS OVER CLEAN TERMITE TREATED COMPACT FILL. SUBTERRANEAN TERMITE POST-TREATMENT MAY BE BORACARE APPLIED TO GROUND FLOOR WOOD SURFACES; ILO SOIL TREATMENT.

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, EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.
25.

SUBFLOOR & FLOOR TRUSSES
3/4" T & G SUBFLOOR ON PRE-ENGINEERED FLOOR TRUSSES BY REGISTERED TRUSS MANUFACTURER. (SEE STRUCT. ENGINEER'S NAILING SCHEDULE)
PROVIDE DRAFT STOPPING EVERY 1000 SF.
BRACING IN ACCORDANCE W/ TPI/WTCA BCSI. (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

26.

EXPOSED BUILDING FACE
WALLS LESS THAN 5'-0" FROM PROPERTY LINE SHALL HAVE A FIRE RATING OF NO LESS THAN 1 HOUR IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES
PROJECTIONS BETWEEN 2'-0" & 5'-0" FROM PROPERTY LINE MUST 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
OPENINGS IN A WALL LESS THAN 3'-0" FROM PROPERTY LINE ARE NOT ALLOWED
OPENINGS IN A WALL BETWEEN 3'-0" & 5'-0" FROM THE PROPERTY LINE CANNOT EXCEED 25% OF THE MAXIMUM WALL AREA
PENETRATIONS LESS THAN 5'-0" FROM THE PROPERTY LINE MUST COMPLY WITH CURRENT NC CODE
WHERE BUILDING FACE IS WITHIN 10'-0" OF PROPERTY LINE, ADD 5/8" GYPSUM BOARD UNDERLAYMENT @ SOFFIT

27.

STEMWALL FOUNDATION & FOOTING
WHERE GROUND FLOOR SLAB EXTENDS TOO FAR ABOVE FIN. GRADE FOR A MONOLITHIC SLAB, CONSTRUCT STEMWALL DETAIL PER STRUCTURAL ENGINEER'S SPECIFICATIONS.

28.

TWO STORY VOLUME SPACES
BALLOON FRAMING PER STRUCTURAL ENGINEER - REFER TO FLOOR PLANS

29.

TYP. 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECS.
- WOOD FRAME & CONCRETE BLOCK CONSTRUCTION NOTES:**
1.

TERMITE & DECAY PROTECTION
- CHEMICAL SOIL TREATMENT**
THE CONCENTRATION RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL AND SHALL BE APPLIED ACCODING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE
- FIELD CUTS, NOTCHES AND DRILLED HOLES SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS SHALL EITHER BE PRESSURE TREATED WOOD IN ACCORDANCE WITH AWP4 U1 STANDARDS OR PROTECTED FROM CONTACT BY AN APPROVED IMPERVIOUS MOISTURE BARRIER
2.

SEE STRUCTURAL ENGINEER'S DRAWINGS FOR STEEL LINTELS SUPPORTING ANY BRICK VENEER
- WINDOWS:**
1.

MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES
MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY SLEEPING ROOM
MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sq.Ft.
MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 5.7 Sq.Ft.
MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22"
MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20"
MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR
2.

MINIMUM WINDOW SILL HEIGHT
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE FINISHED GRADE, OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR. ANY WINDOW 24" OR LESS FROM FINISHED FLOOR SHALL BE EQUIPPED WITH AN OPENING LIMITING DEVICE.

3.
- FIXED GLASS REQUIREMENTS: FIXED GLASS IS REQ. FOR WINDOWS LESS THAN 24" ABOVE FINISHED FLOOR.

4.

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 SIKA 201.

5.

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 WIDTH.

6.

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.

7.

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.

GENERAL

1.
- 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
2.

PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS.
3.

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



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CLIENT: MATTAMY HOMES

PROJECT: LOT 14 BLO - APPALACHIAN FH

LOCATION: NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.: 25901140

DATE: 04/14/2025

DRAWN BY: VLT

GENERAL NOTES

T1.1

| CLIMATE ZONE | FENESTRATION U-FACTOR <i>U</i> -FACTOR (notes b, j) | SKYLIGHT U-FACTOR <i>U</i> -FACTOR (note b) | GLAZED FENESTRATION SHGC (notes b, k) | CEILING R-VALUE <i>R</i> -VALUE (note m) | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE <i>R</i> -VALUE (note l) | FLOOR R-VALUE | BASEMENT WALL R-VALUE <i>R</i> -VALUE (notes c, o) | SLAB R-VALUE AND DEPTH <i>R</i> -VALUE AND DEPTH (note d) | CRAWL SPACE WALL R-VALUE <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.
- l. 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.



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CLIENT: **MATTAMY HOMES**

PROJECT: **LOT 14 BLO - APPALACHIAN FH**

LOCATION: **NORTH CAROLINA**

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



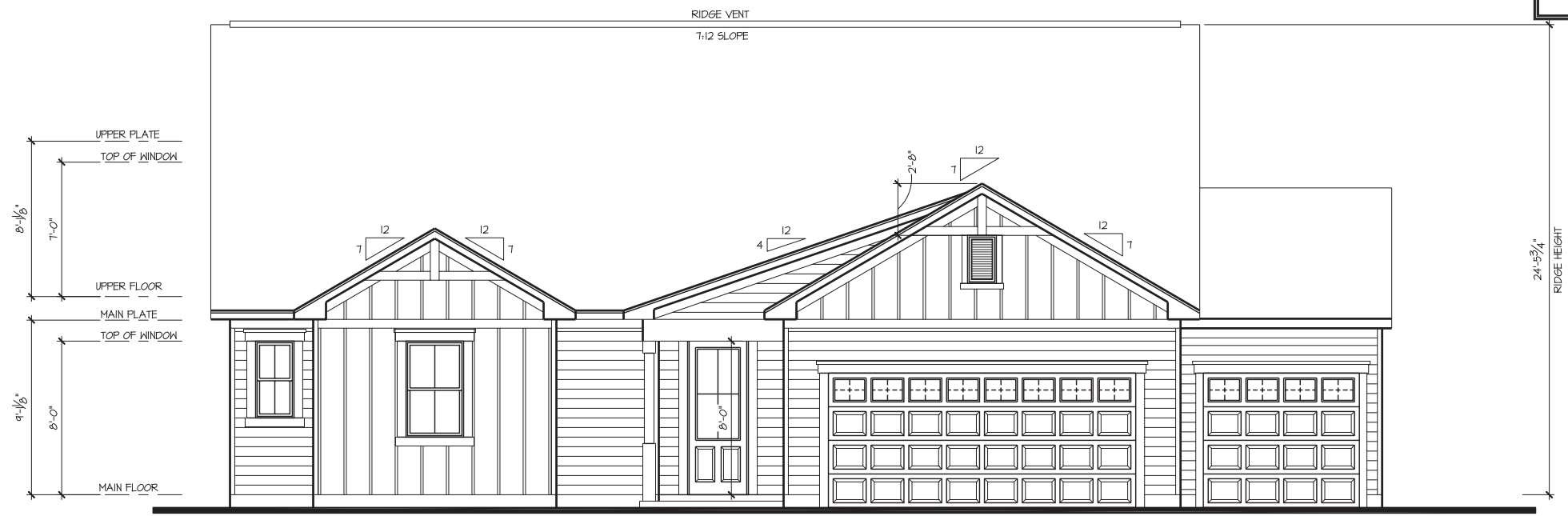
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GENERAL NOTES

T1.2



PPO - FRONT ELEVATION - THIRD
CAR GARAGE - FARMHOUSE



PPO - RIGHT SIDE ELEVATION -
THIRD CAR GARAGE - FARMHOUSE


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



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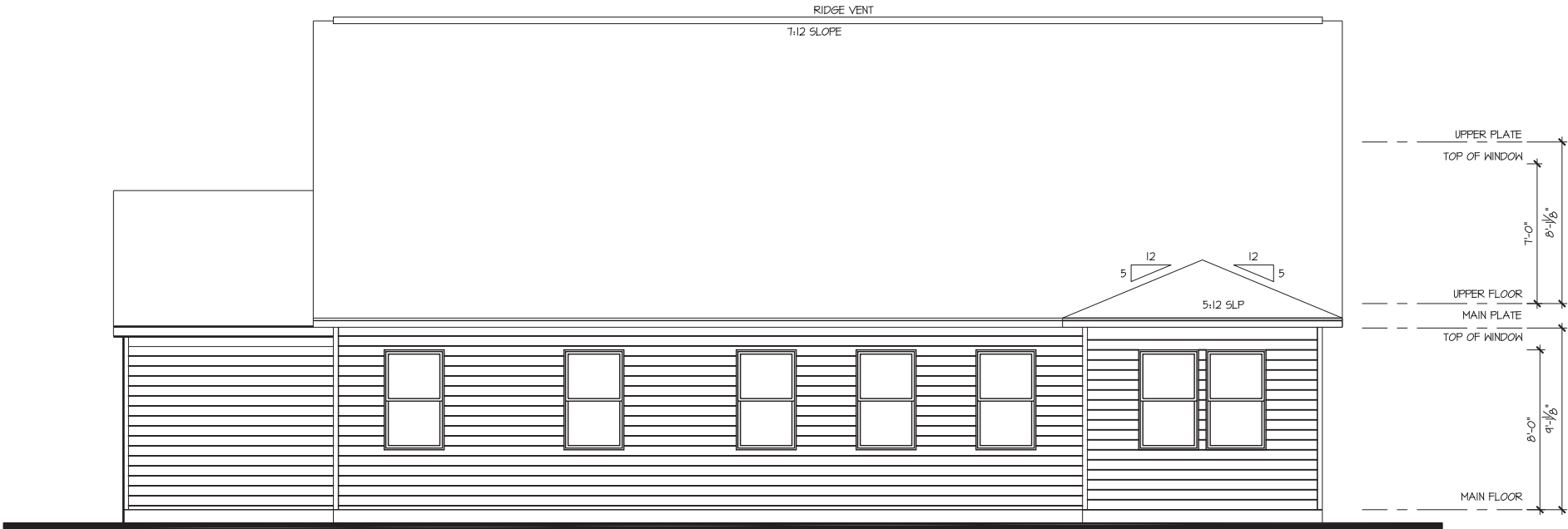
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EXTERIOR ELEVATIONS

0.10



LEFT SIDE ELEVATION - FARMHOUSE



REAR ELEVATION - FARMHOUSE

USE CORROSION-
RESISTANT FLASHING AT
ALL ROOF-TO-WALL
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EXTERIOR ELEVATIONS

0.11




PPO - FRONT ELEVATION - THIRD
CAR GARAGE - SALES OFFICE -
FARMHOUSE

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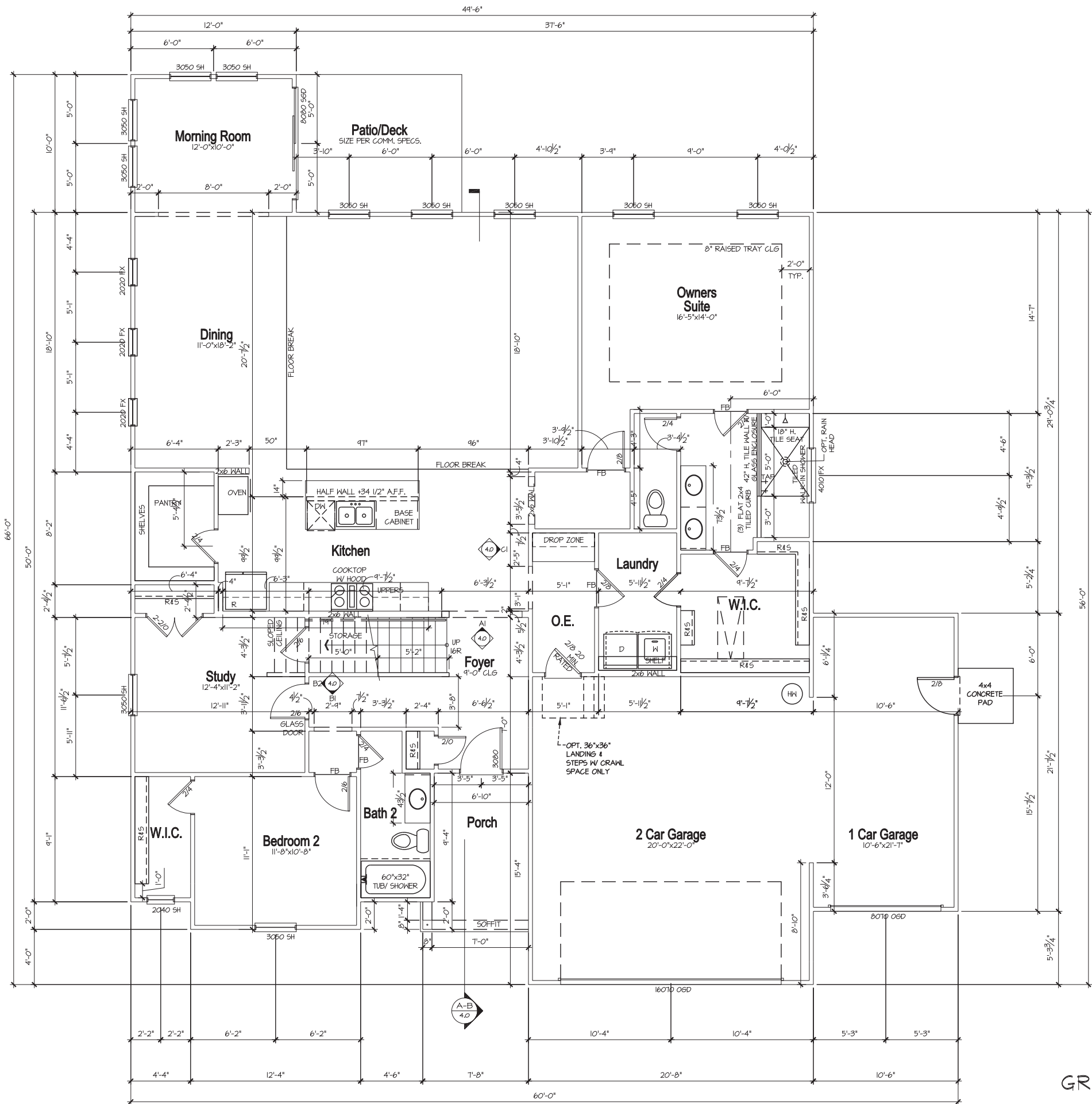
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EXTERIOR ELEVATIONS

0.12



- FLOOR PLAN NOTES**
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O.
 2. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
 3. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
 4. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
 5. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
 6. DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS UNLESS OTHERWISE NOTED.



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CLIENT: **MATTAMY HOMES**

PROJECT: **LOT 14 BLO - APPALACHIAN FH**

LOCATION: **NORTH CAROLINA**

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



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FIRST FLOOR PLAN

1.0

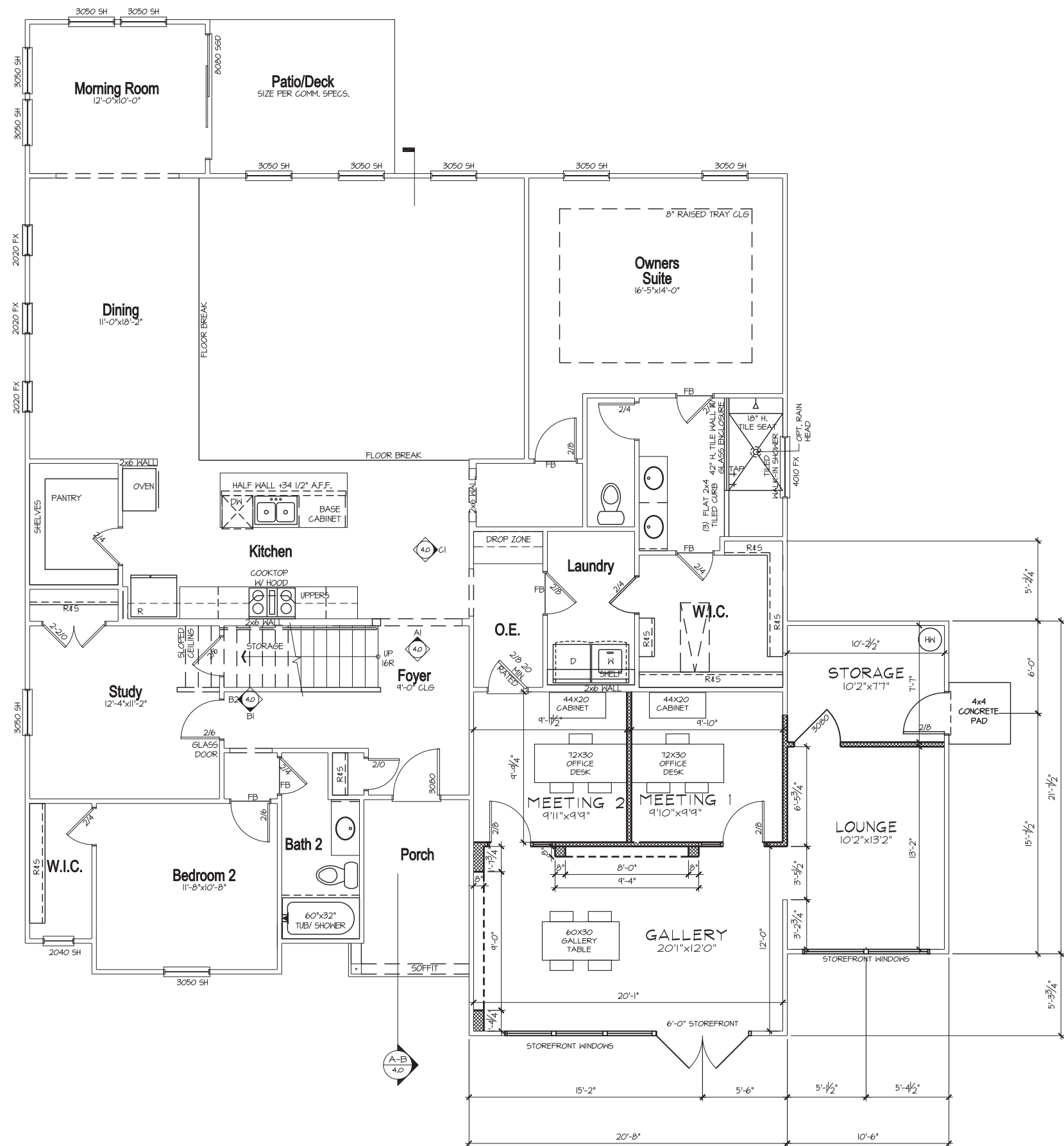
GROUND FLOOR PLAN - FARMHOUSE

HATCHED WALLS ARE NON-STRUCTURAL
ADDITIONS TO ACCOMMODATE THE SALES
OFFICE.

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SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL
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GROUND FLOOR PLAN - SALES
OFFICE LAYOUT - FARMHOUSE

CLIENT: **MATTAMY HOMES**

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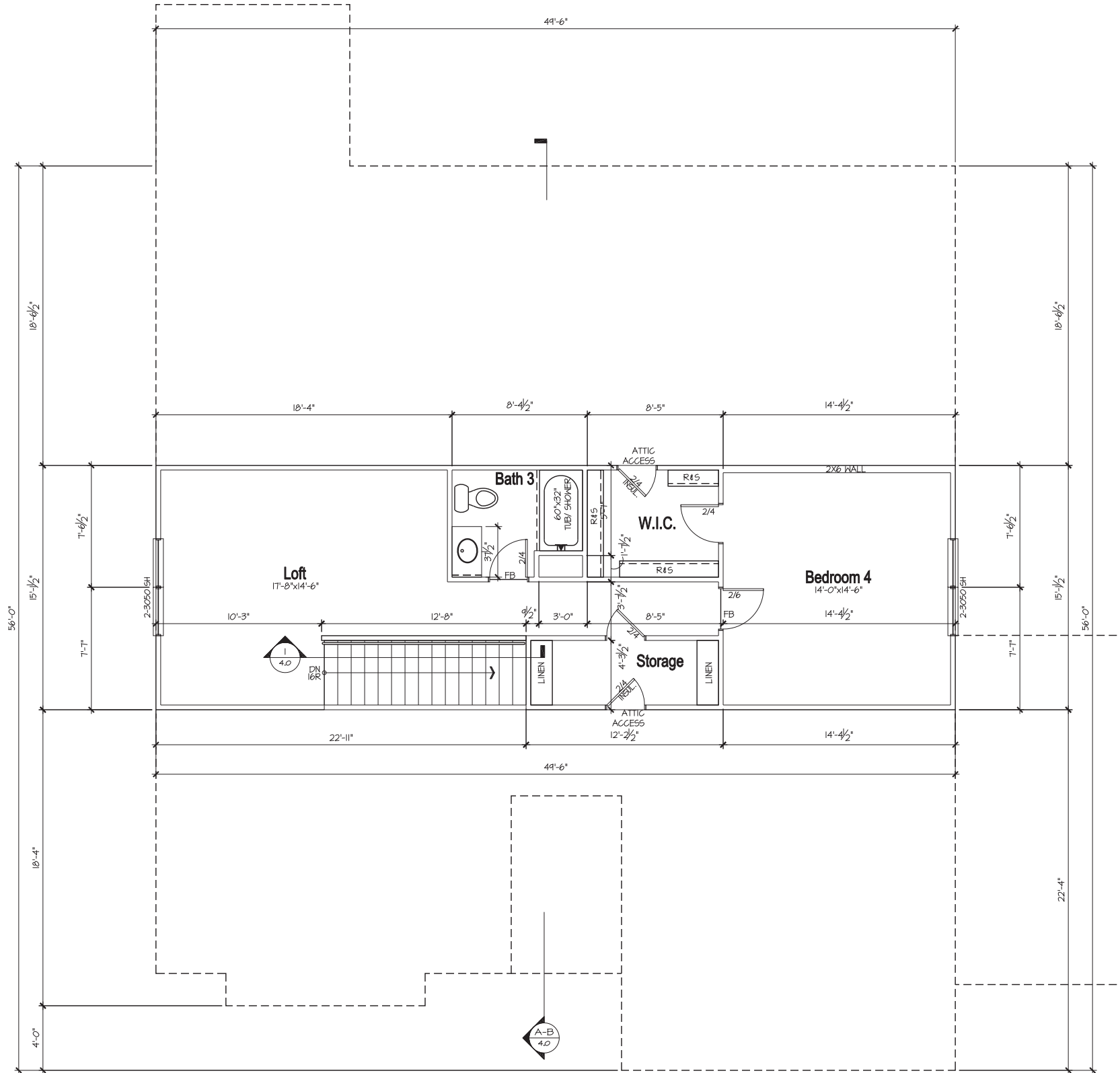
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**FIRST FLOOR
WALL DIMENSION PLAN**

1.1



- FLOOR PLAN NOTES
1.

ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O.
2.


REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
3.

REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
4.

ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
5.

ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
6.

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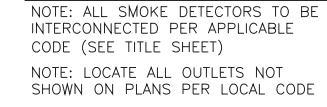
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SECOND FLOOR PLAN

2.0

SECOND FLOOR PLAN - FARMHOUSE



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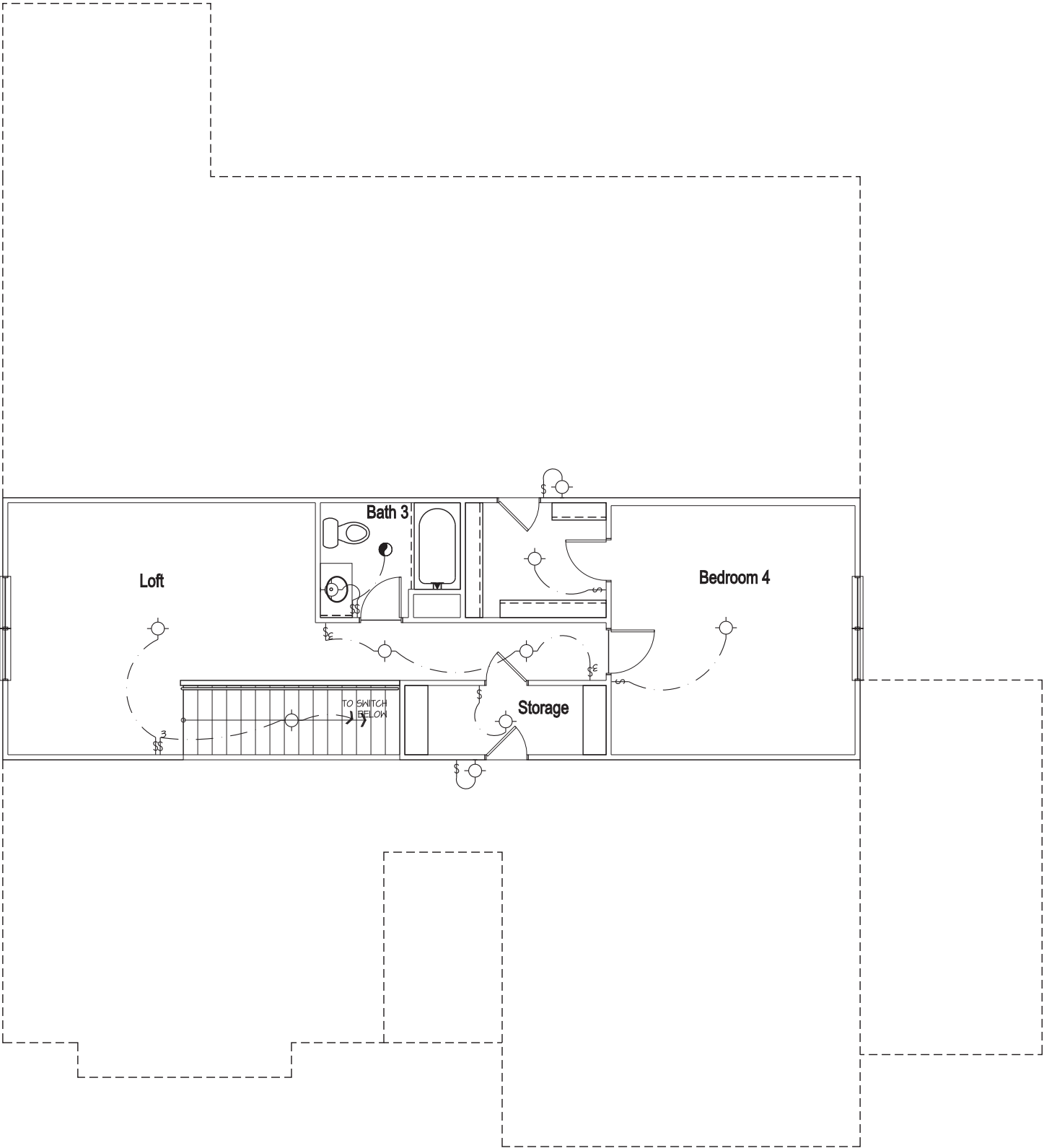


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**FIRST FLOOR
ELECTRICAL PLAN**

6.0



ELECTRICAL LEGEND

- RECESSED, VAPOR PROOF LIGHT FIXTURE
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 4-WAY LIGHT SWITCH
- EXHAUST FAN
- LOW VOLTAGE HOME RUN
- CEILING FAN W/ LIGHT

NOTE: ALL SMOKE DETECTORS TO BE INTERCONNECTED PER APPLICABLE CODE (SEE TITLE SHEET)

NOTE: LOCATE ALL OUTLETS NOT SHOWN ON PLANS PER LOCAL CODE

SECOND FLOOR ELECTRICAL PLAN - FARMHOUSE



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SECOND FLOOR
ELECTRICAL PLAN

7.0

MATTAMY HOMES - APPALACHIAN FH



P-0961

[illegible]

1. 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.
2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
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.
 - 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***

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TITLE SHEET

T

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.

2. BRACED-WALL DESIGN IS BASED ON **SECTION R602.10 - WALL 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*.

3. SEISMIC DESIGN SHALL BE PER **SECTION R301.2.2 - SEISMIC 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. | |

ABBREVIATIONS

| | | | |
|------|-----------------------|--------|-------------------------|
| ABV | ABOVE | KS | KING STUD COLUMN |
| AFF | ABOVE FINISHED FLOOR | LVL | LAMINATED VENEER LUMBER |
| ALT | ALTERNATE | MAX | MAXIMUM |
| BRG | BEARING | MECH | MECHANICAL |
| BSMT | BASEMENT | MFTR | MANUFACTURER |
| CANT | CANTILEVER | MIN | MINIMUM |
| CJ | CEILING JOIST | NTS | NOT TO SCALE |
| CLG | CEILING | OA | OVERALL |
| CMU | CONCRETE MASONRY UNIT | OC | ON CENTER |
| CO | CASED OPENING | PT | PRESSURE TREATED |
| COL | COLUMN | R | RISER |
| CONC | CONCRETE | REF | REFRIGERATOR |
| CONT | CONTINUOUS | RFG | ROOFING |
| D | CLOTHES DRYER | RO | ROUGH OPENING |
| DBL | DOUBLE | RS | ROOF SUPPORT |
| DIAM | DIAMETER | SC | STUD COLUMN |
| DJ | DOUBLE JOIST | SF | SQUARE FOOT (FEET) |
| DN | DOWN | SH | SHELF / SHELVES |
| DP | DEEP | SHTG | SHEATHING |
| DR | DOUBLE RAFTER | SHW | SHOWER |
| DSP | DOUBLE STUD POCKET | SIM | SIMILAR |
| EA | EACH | SJ | SINGLE JOIST |
| EE | EACH END | SP | STUD POCKET |
| EQ | EQUAL | SPEC'D | SPECIFIED |
| EX | EXTERIOR | SQ | SQUARE |
| FAU | FORCED-AIR UNIT | T | TREAD |
| FDN | FOUNDATION | TEMP | TEMPERED GLASS |
| FF | FINISHED FLOOR | THK | THICK(NESS) |
| FLR | FLOOR(ING) | TJ | TRIPLE JOIST |
| FP | FIREPLACE | TOC | TOP OF CURB / CONCRETE |
| FTG | FOOTING | TR | TRIPLE RAFTER |
| HB | HOSE BIBB | TYP | TYPICAL |
| HDR | HEADER | UNO | UNLESS NOTED OTHERWISE |
| HGR | HANGER | W | CLOTHES WASHER |
| JS | JACK STUD COLUMN | WH | WATER HEATER |
| | | WWF | WELDED WIRE FABRIC |
| | | XJ | 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:

Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI

4. 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. Fy = 50 KSI

7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, 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.

9. 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

1. MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.

2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER **SECTION R404** OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.

3. 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*.

4. 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**.

5. 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.
- B. 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**.

6. 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 **SECTION R403.1.6** FOR SPECIFIC CONDITIONS.

7. 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**.

8. CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.

9. 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 GROUP I SOILS (GW GP SW GP GM SM) FROM THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS), THE CRUSHED STONE BASE UNDER THE SLAB 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 WWF 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.

- IN SLABS INSTALLED ON RAISED METAL DECKING
- IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- BASEMENT SLABS
- 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 SITE
- FOR SLAB POURED DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR USE
- FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.



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| | |
|-----------|-------------------------------------------------------------------------|
| CLIENT: | MATTAMY HOMES |
| PROJECT: | LOT 14 BLO - APPALACHIAN FH |
| LOCATION: | NORTH CAROLINA |
| SCALE: | 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 24x34 PAPER, OR AS NOTED |



PROJECT NO.:
25901140

DATE:
04/14/2025

DRAWN BY:
VLT

GENERAL NOTES

SN1.0

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.
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.

STICK-FRAMED ROOF - STRUCTURAL NOTES

1. 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
6. 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.
7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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.



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CLIENT: MATTAMY HOMES

PROJECT: LOT 14 BLO - APPALACHIAN FH

LOCATION: NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 1x17 PAPER, 1/4" = 1'-0" FOR 2x34 PAPER, OR AS NOTED

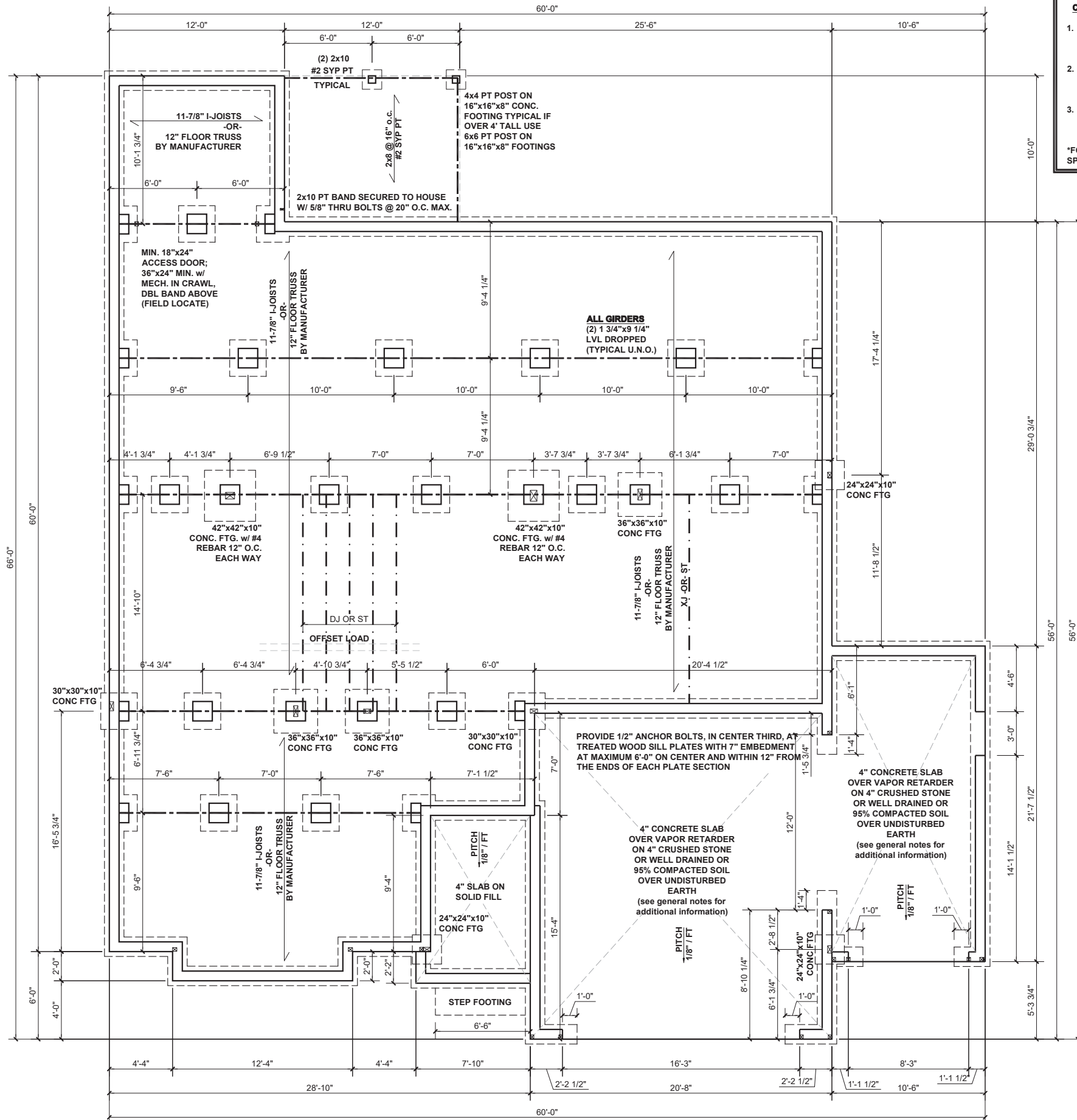
mattamyHOMES

PROJECT NO.: 25901140

DATE: 04/14/2025DRAWN BY: VLT

GENERAL NOTES

SN1.1



CRAWL SPACE FOUNDATION PLAN - FARMHOUSE

SCALE: 1/8"=1'-0"

CRAWL SPACE FOUNDATION WALL SIZE OPTIONS

- 8" CMU BLOCK WITH TOP COURSES FILLED SOLID ON 16"x8" MIN. CONTINUOUS CONCRETE FOOTING.
- 4" BRICK & 4" CMU WITH TOP COURSES FILLED SOLID ON 16"x8" MIN. CONTINUOUS CONCRETE FOOTING (FOR 18" WALL HEIGHT OR LESS)
- 4" BRICK & 8" CMU WITH TOP COURSES FILLED SOLID ON 16"x8" MIN. CONTINUOUS CONCRETE FOOTING (FOR 18" TO 48" WALL HEIGHT*)

*FOR WALL HEIGHTS OVER 48" TALL SEE EOR FOR SPECIFIC ENGINEERED WALL DESIGN

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

VAPOR RETARDER REQUIREMENT

SLAB VAPOR RETARDER TO BE 6 MIL. CLASS C

FLOOR FRAMING TO BE 11 7/8" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING UNLESS OTHERWISE NOTED ON THE PLANS

**REFER TO I-JOIST EQUIVALENCES CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

CRAWL SPACE VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA, AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

| | |
|------|----------------------------------------------|
| 2100 | SQUARE FEET OF TOTAL CRAWL SPACE / 150 = |
| 14 | SQUARE FEET OF NET-FREE VENTILATION REQUIRED |

FOUNDATION STRUCTURAL NOTES:

- CONCRETE BLOCK PIER SIZE SHALL BE:

| SIZE | HOLLOW MASONRY | SOLID MASONRY |
|-------|----------------|-------------------|
| 8x16 | UP TO 32" HIGH | UP TO 5'-0" HIGH |
| 12x16 | UP TO 48" HIGH | UP TO 9'-0" HIGH |
| 16x16 | UP TO 64" HIGH | UP TO 12'-0" HIGH |
| 24x24 | UP TO 96" HIGH | |

WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

8"x16" PIERS AT FOUNDATION WALL SUPPORTING DROPPED GIRDER TO HAVE A 30"x10"x8" FOOTING PROJECTION FROM THE MAIN WALL FOOTING.

TRUSSED FLOOR - STRUCTURAL NOTES

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- 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.
- ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER AND INCLUDED IN THE TRUSS PROFILES.

WHERE FLOOR TRUSSES OR I-JOISTS ARE SPACED MORE THAN 19.2"OC APART THE SUBFLOOR SHALL HAVE A MINIMUM 48/24 SPAN RATING AND IS MINIMUM 23/32" THICK.

IN AREAS WITH TILE, THE CONTRACTOR IS TO USE AN APPROVED APA/TCNA SUBFLOOR ASSEMBLY OR AN APPROVED MANUFACTURER ASSEMBLY



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CLIENT: **MATTAMY HOMES**

PROJECT: **LOT 14 BLO - APPALACHIAN FH**

LOCATION: **NORTH CAROLINA**

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 24x34 PAPER, OR AS NOTED

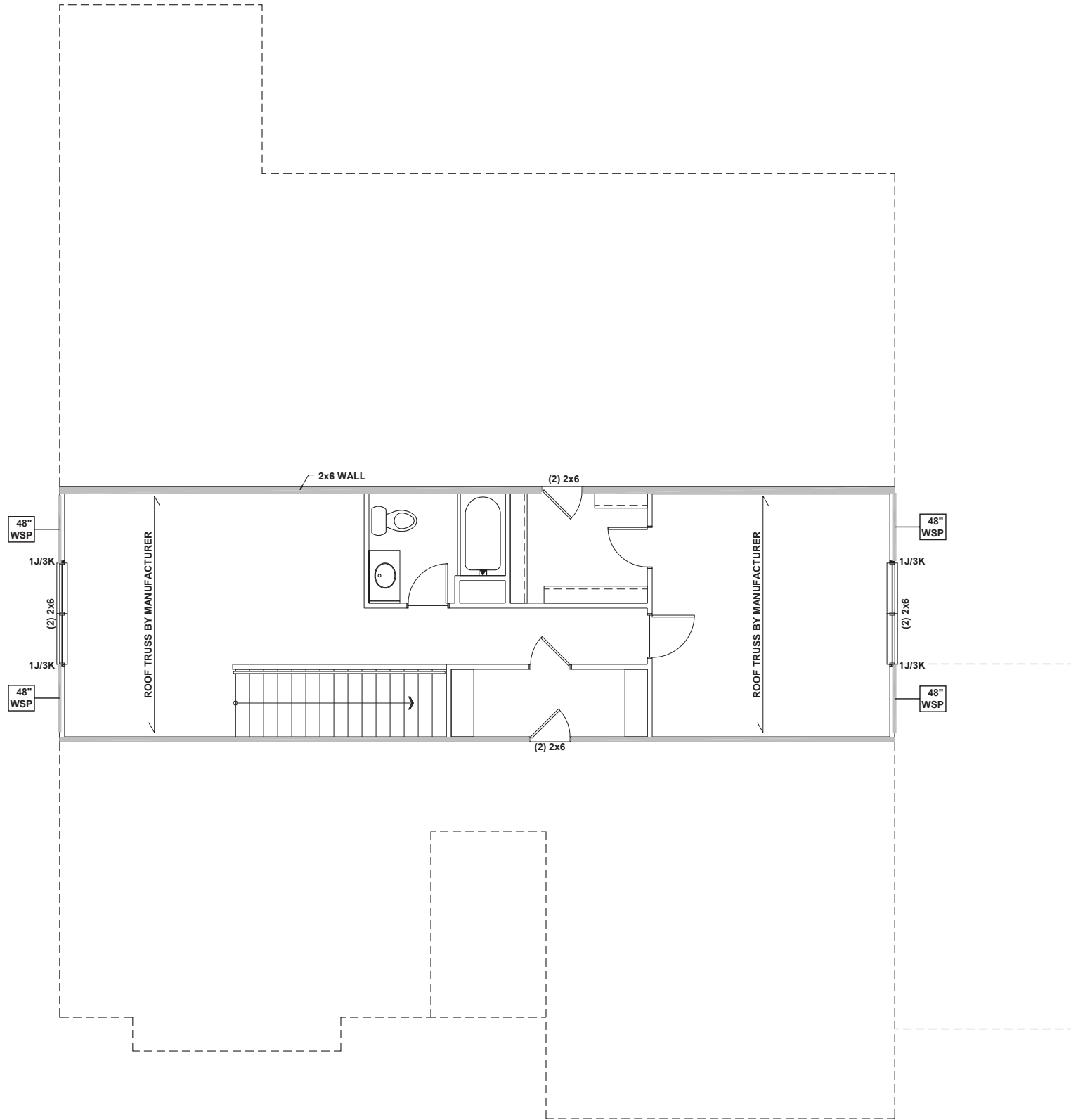
PROJECT NO.: **25901140**

DATE: **04/14/2025** DRAWN BY: **VLT**

FOUNDATION PLAN

S.10





SECOND FLOOR CEILING FRAMING PLAN - FARMHOUSE

SCALE: 1/8"=1'-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

- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)
1.

ALL FRAMING TO BE #2 SPF MINIMUM.
2.

ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
3.

EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
4.

ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
5.

PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
6.

ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
7.

ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
8.

ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
9.

FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 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. 1-1/2" MIN FROM ENDS. ALTERNATE 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).

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"

- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.

- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).

- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).

- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:

REAR

LEFT

RIGHT

FRONT

CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM

SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED w/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH OF WALL PANEL AT LOCATION

24" WSP

NUMERICAL LENGTH OF PANEL

PANEL TYPE

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CLIENT: MATTAMY HOMES

PROJECT: LOT 14 BLO - APPALACHIAN FH

LOCATION: NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 24x34 PAPER, OR AS NOTED

mattamyHOMES

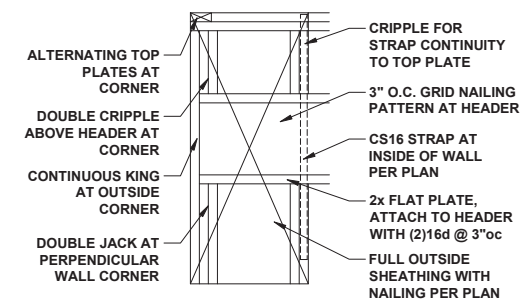
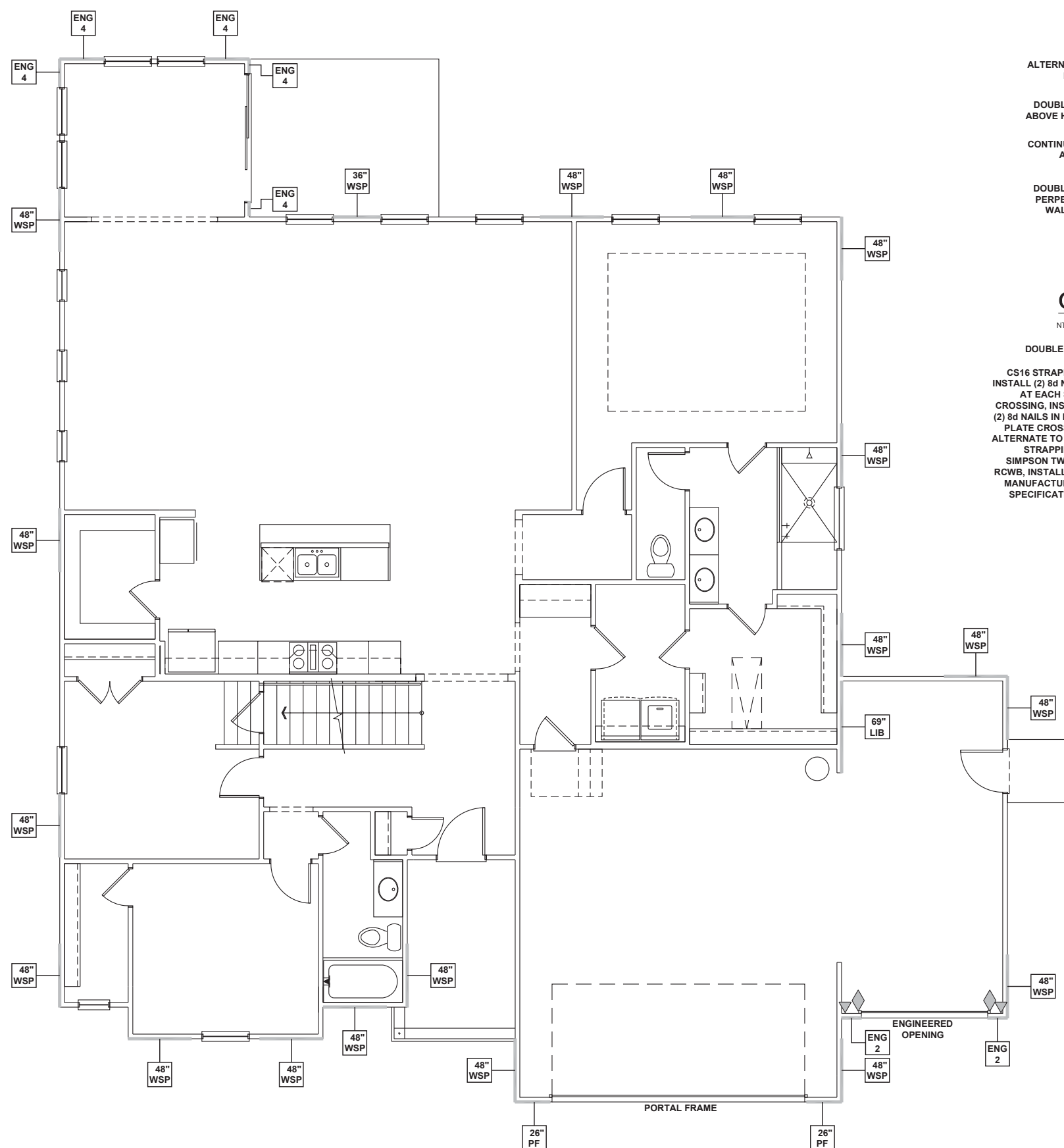
PROJECT NO.: 25901140

DATE: 04/14/2025

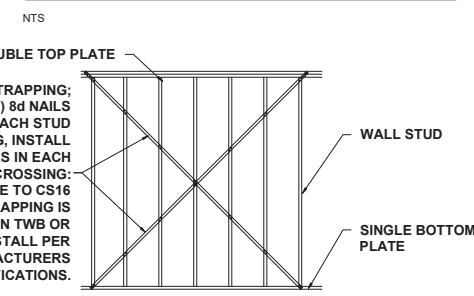
DRAWN BY: VLT

SECOND FLOOR CEILING FRAMING PLAN

S2.0



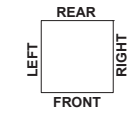
**PORTAL FRAMED OR
ENGINEERED OPENING
OUTSIDE CORNER DETAIL**



**CROSS BRACED LIB
CS16 STRAPPING METHOD**
SCALE: 1/4" = 1'-0" STRAP ANGLES TO BE NO MORE THAN 60° AND NO LESS THAN 40°

WALL BRACING REQUIREMENTS

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- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- ▶ SIMPSON MST15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED w/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.



ENGINEERED WALL SCHEDULE

- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED **BOTH SIDES** WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

WALL BRACING NOTE:

WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCR. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

| SIDE | REQUIRED LENGTH | PROVIDED LENGTH |
|-------|-----------------|-----------------|
| FRONT | 13.5 FT. | 16.5 FT. |
| RIGHT | 13.5 FT. | 19.0 FT. |
| REAR | 13.5 FT. | 15.0 FT. |
| LEFT | 13.5 FT. | 20.0 FT. |



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CLIENT: **MATTAMY HOMES**

PROJECT: **LOT 14 BLO - APPALACHIAN FH**

LOCATION: **NORTH CAROLINA**

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.: **25901140**

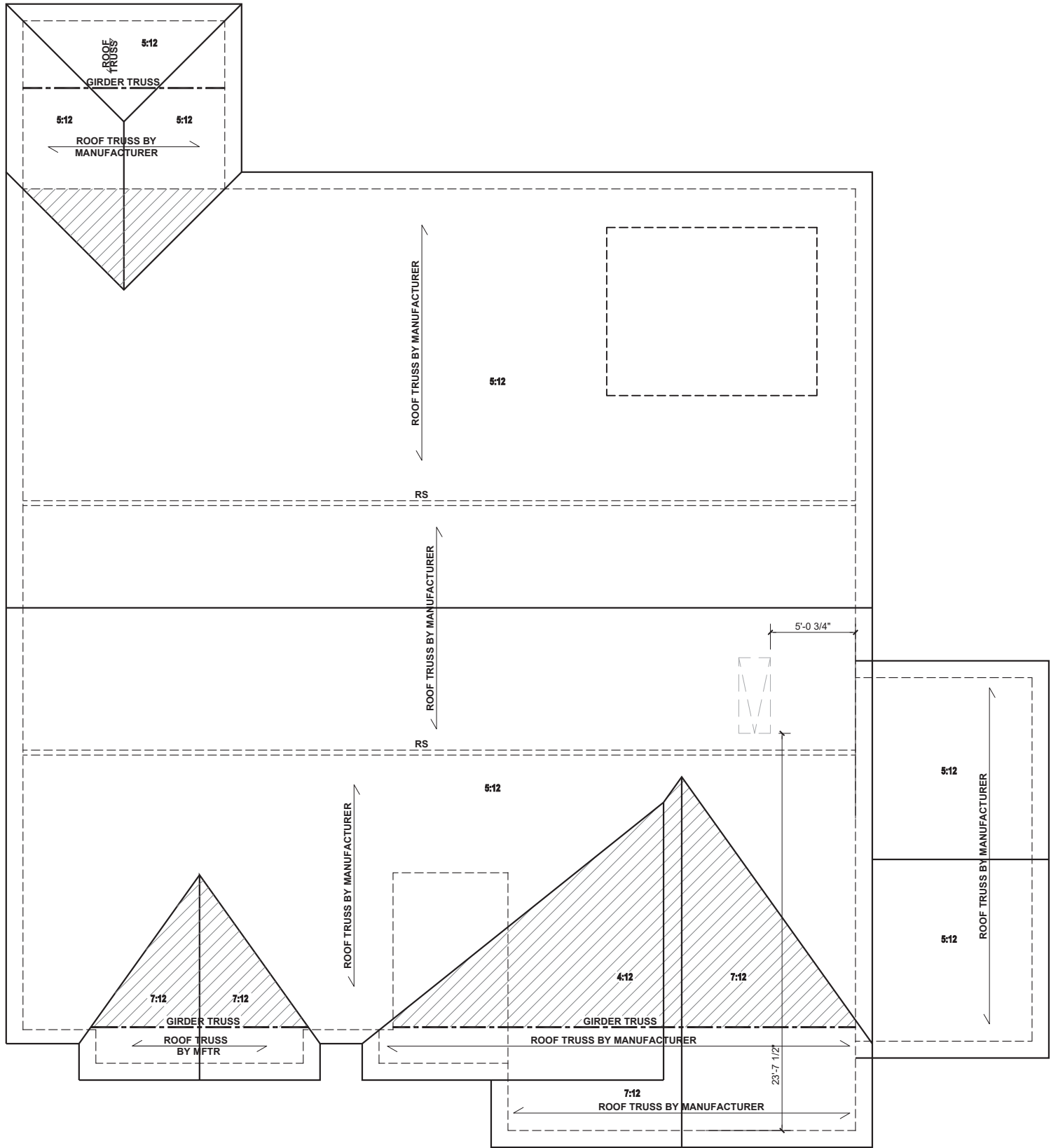
DATE: **04/14/2025** DRAWN BY: **VLT**

**FIRST FLOOR
WALL BRACING PLAN**

S4.0

FIRST FLOOR WALL BRACING PLAN - FARMHOUSE

SCALE: 1/8"=1'-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.

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.

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.

3269

SQUARE FEET OF TOTAL ATTIC / 150 =

21.79

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'

OVER 28'

CONNECTOR

NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION

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

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



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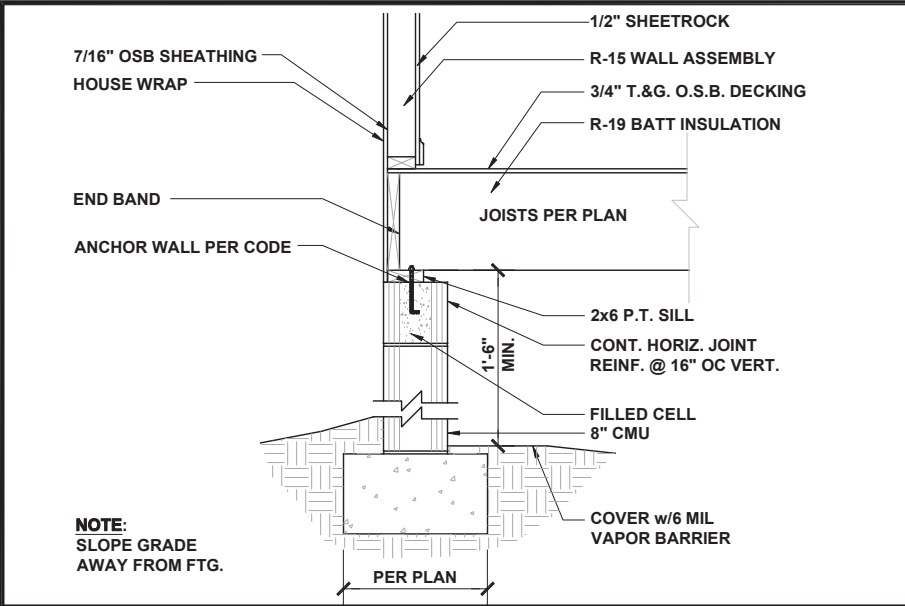
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ROOF FRAMING PLAN

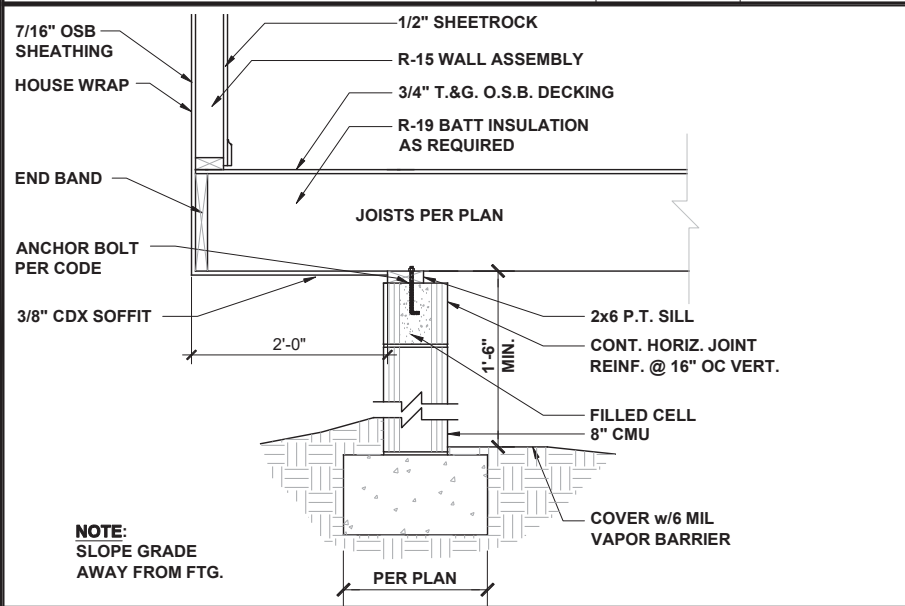
S7.0

ROOF FRAMING PLAN - FARMHOUSE

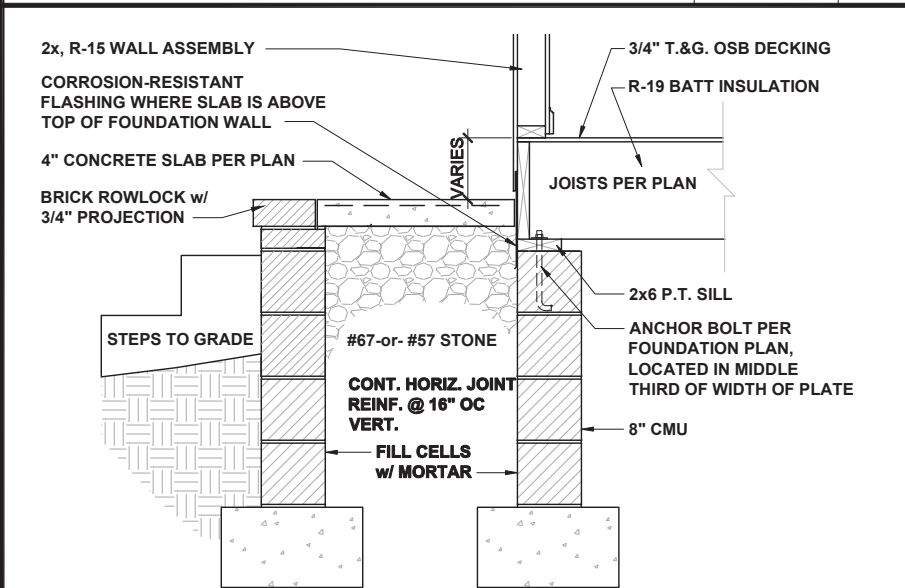
SCALE: 1/8"=1'-0"



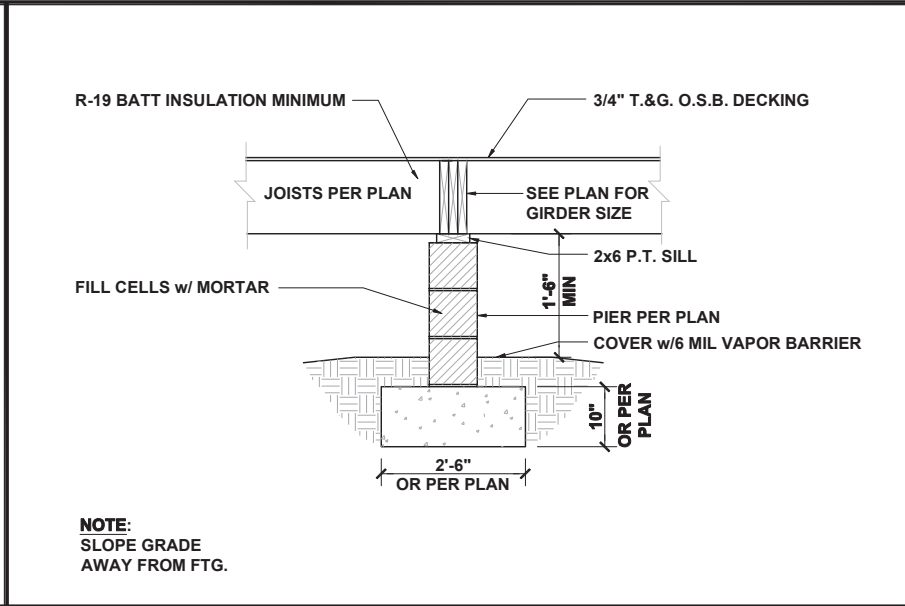
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **1 or 2**



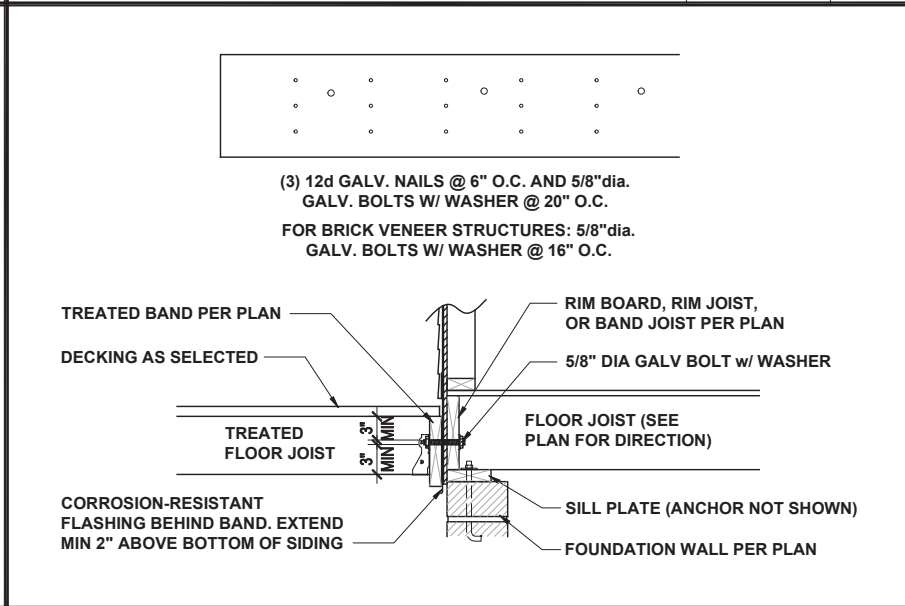
CANTILEVER SECTION AT CRAWL 1/2" = 1'-0" **4**



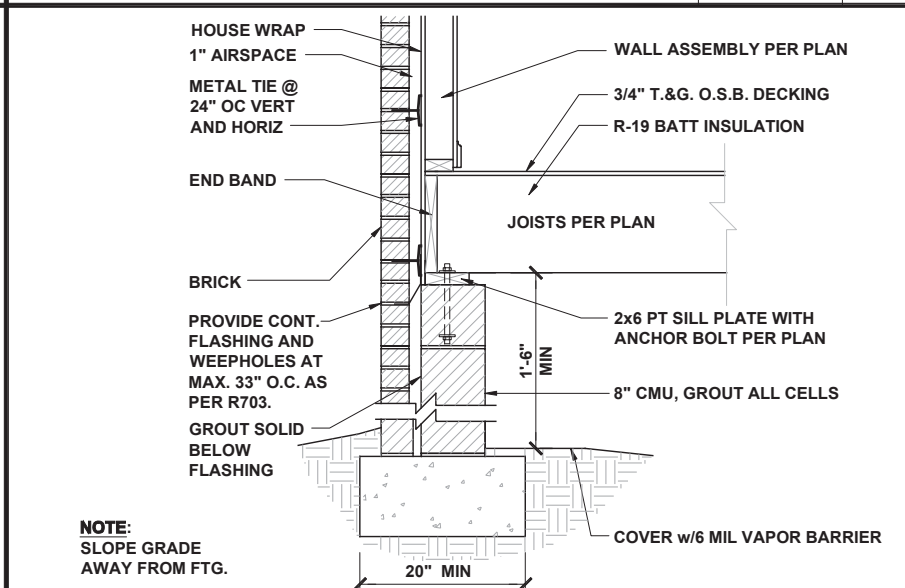
FRONT PORCH SECTION 1/2" = 1'-0" **7**



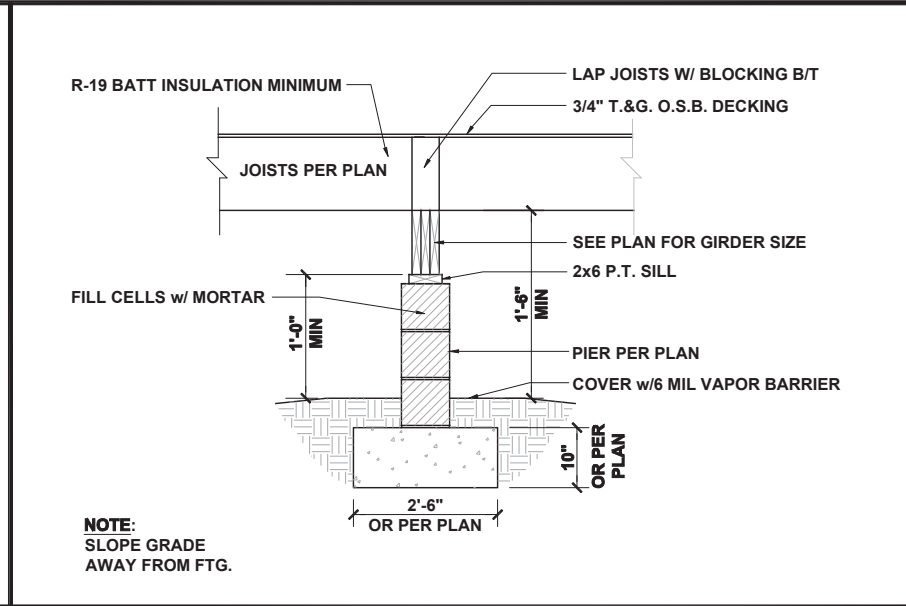
FLUSH PIER AND GIRDER 3/8" = 1'-0" **3.1**



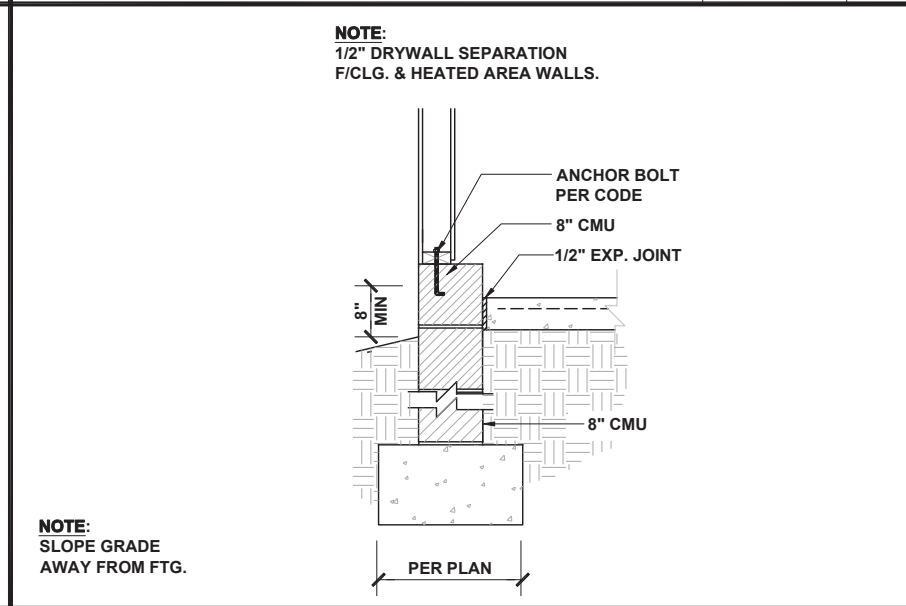
DECK ATTACHMENT 1/2" = 1'-0" **5**



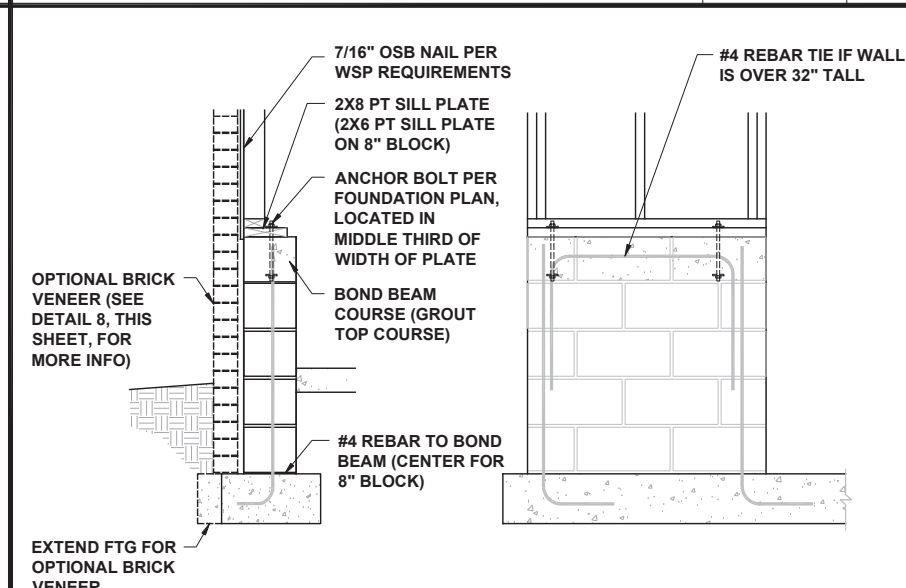
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **8**



DROPPED PIER AND GIRDER 3/8" = 1'-0" **3**



GARAGE FOUNDATION 1/2" = 1'-0" **6**



GARAGE WING WALL 3/8" = 1'-0" **9**



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CLIENT: **MATTAMY HOMES**

PROJECT: **STANDARD DETAILS**

LOCATION: **NORTH CAROLINA**

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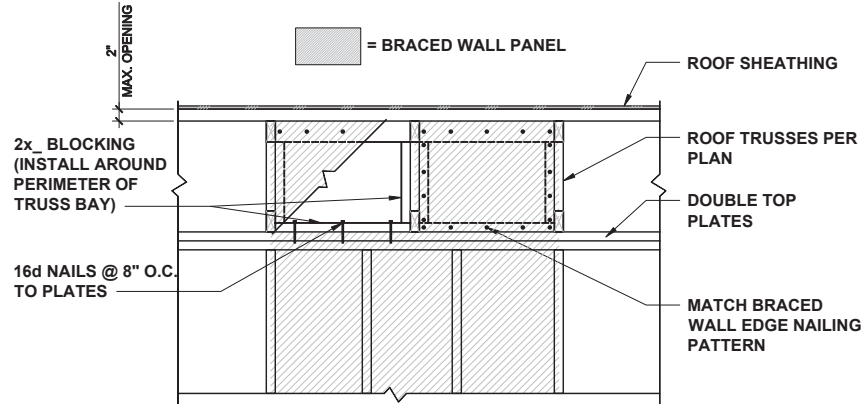


PROJECT NO.: **STANDARD DETAILS**

DATE: **03/10/2025** DRAWN BY: **CAR**

CRAWL SPACE FOUNDATION DETAILS

DTCR



BWP CONNECTION TO ROOF FRAMING NTS **10**




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| | |
|-----------|-------------------------------------------------------------------------|
| CLIENT: | MATTAMY HOMES |
| PROJECT: | STANDARD DETAILS |
| LOCATION: | NORTH CAROLINA |
| SCALE: | 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED |



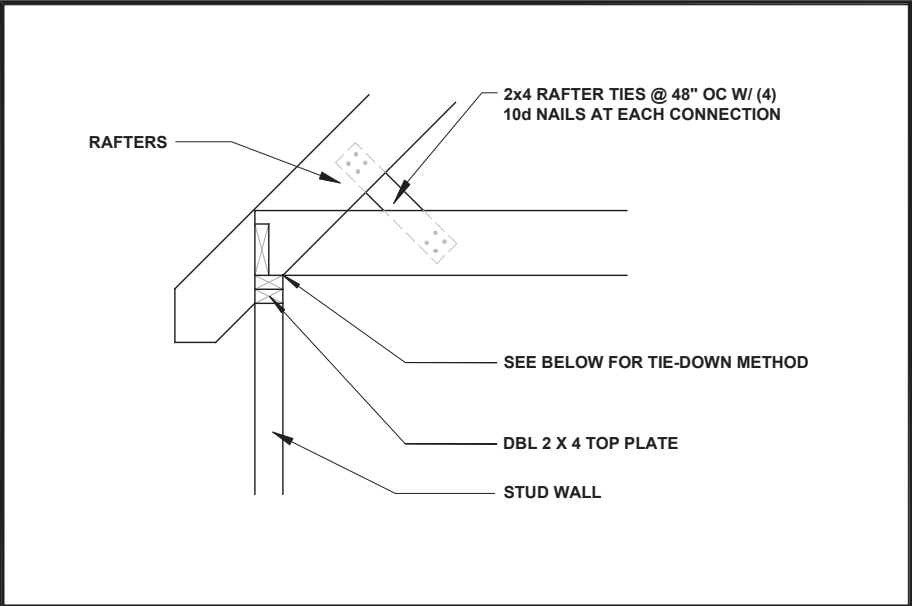
PROJECT NO.:
STANDARD DETAILS

DATE:
03/10/2025

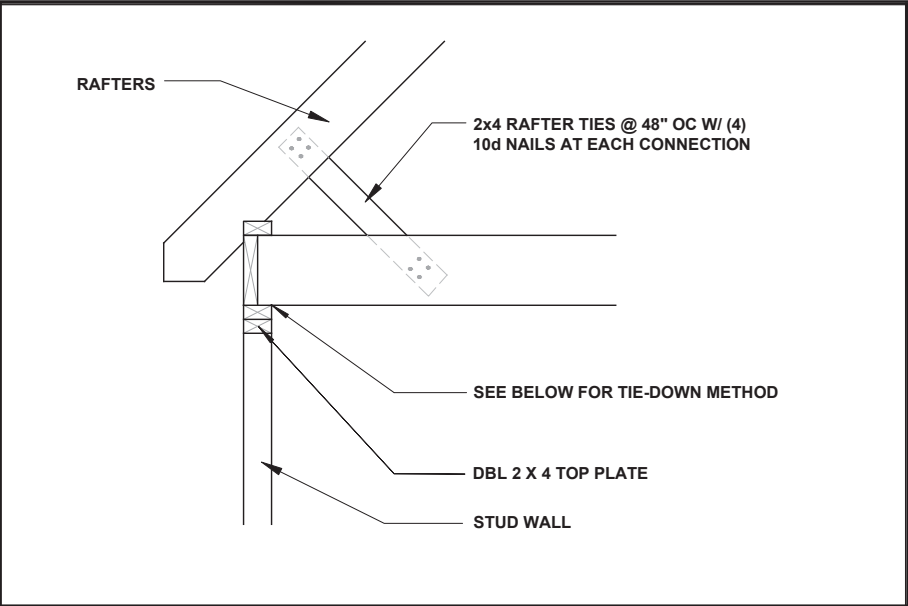
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CAR

ROOF TRUSS FRAMING
DETAILS

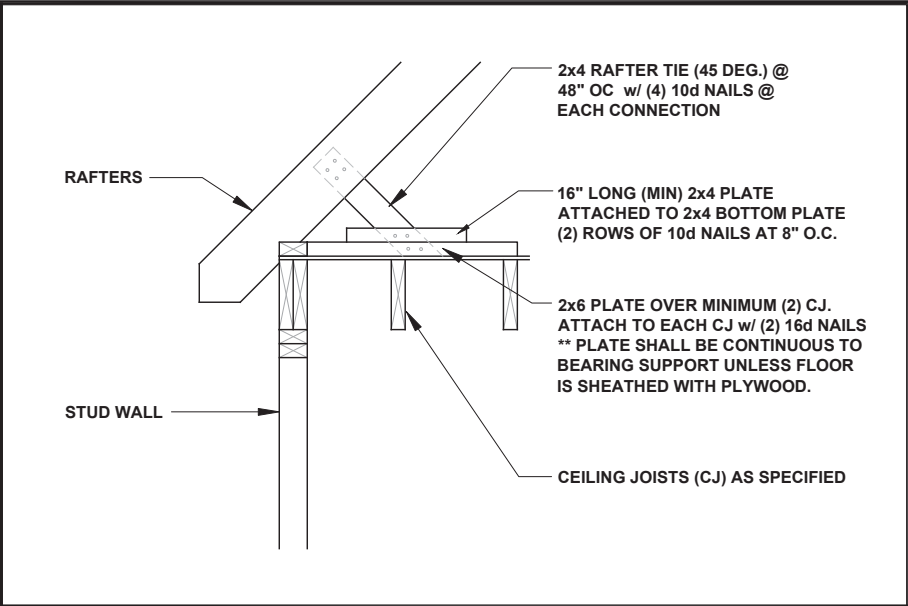
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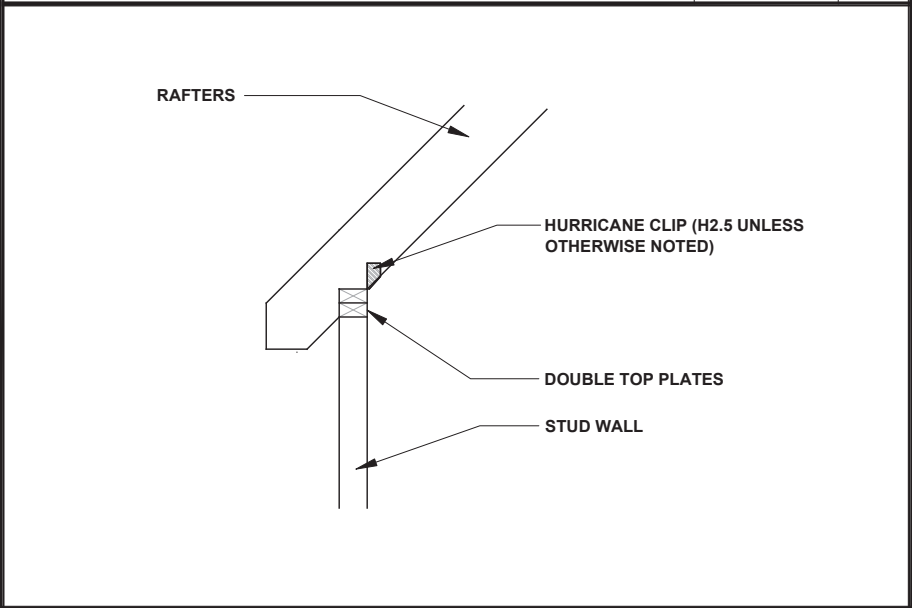
RAFTER TIE 1/2" = 1'-0" 1



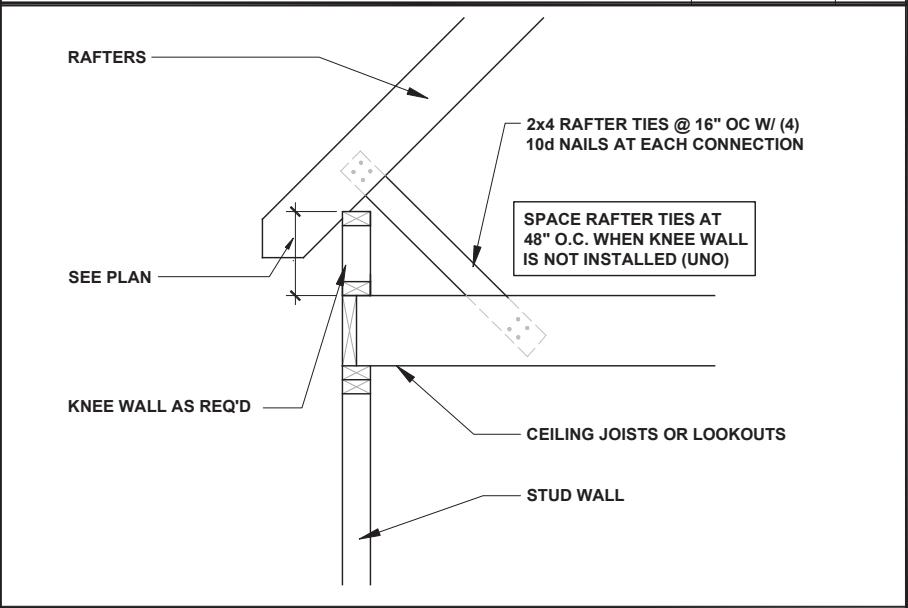
RAFTER TIE 1/2" = 1'-0" 2



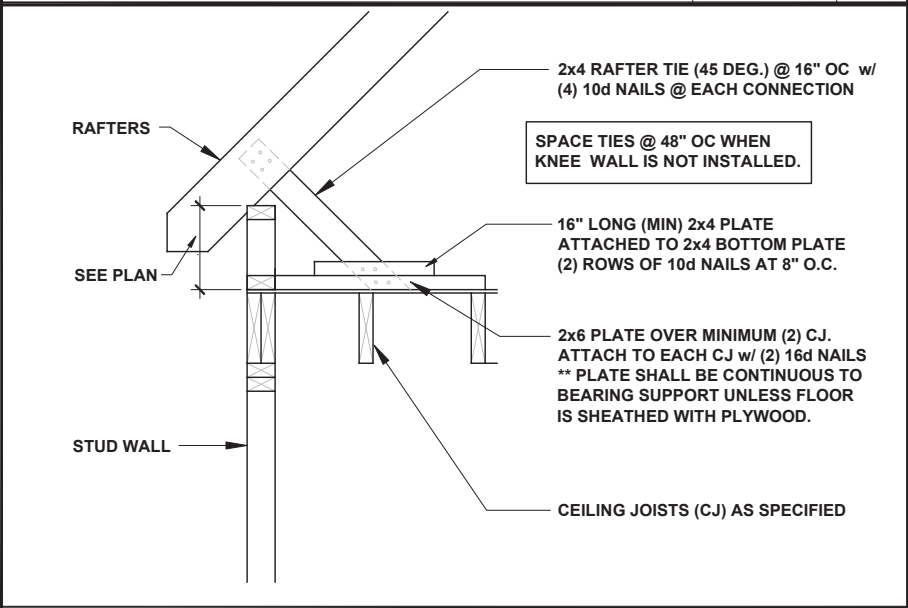
RAFTER TIE 1/2" = 1'-0" 3



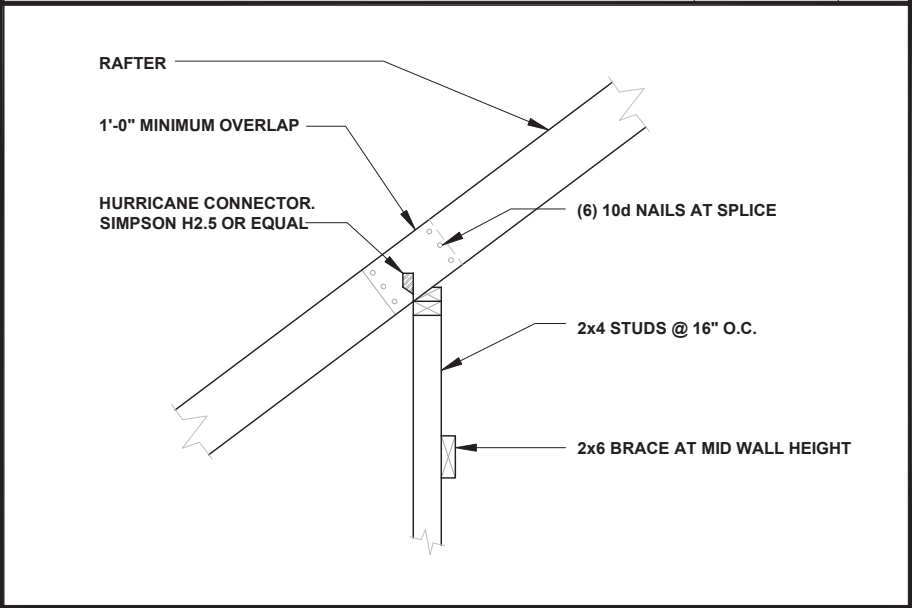
RAFTER-TO-PLATES CONNECTION 1/2" = 1'-0" 4



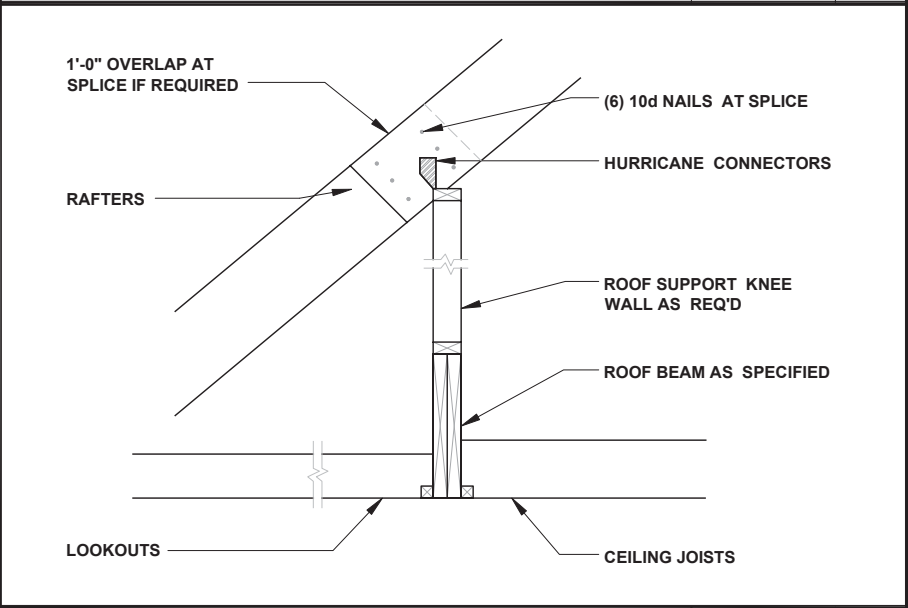
RAFTER AT KNEE WALL 1/2" = 1'-0" 5



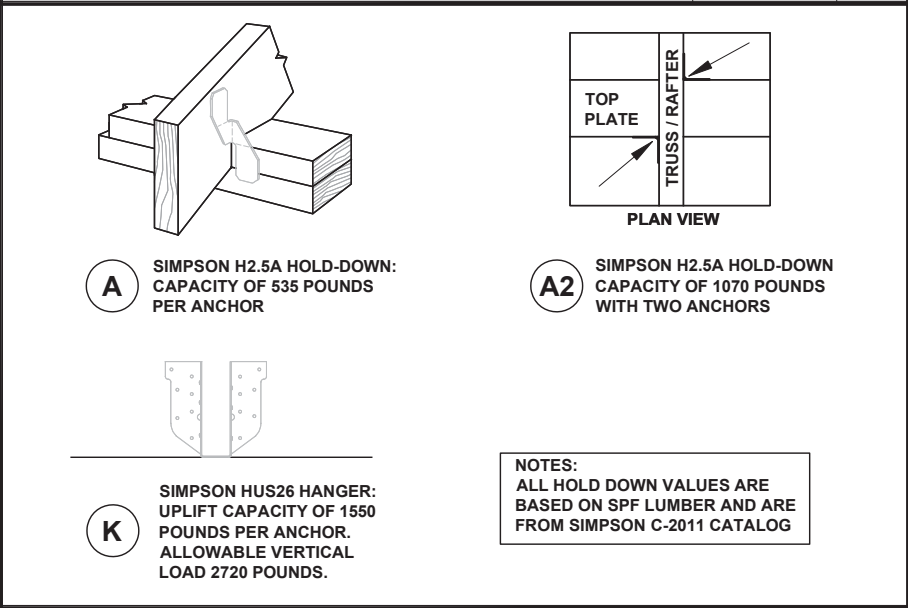
RAFTER AT KNEE WALL 1/2" = 1'-0" 6



RAFTER SPLICE AT BEARING WALL 1/2" = 1'-0" 7



ROOF BEAM 1/2" = 1'-0" 8



FRAMING CONNECTORS NTS 9



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PROJECT: **STANDARD DETAILS**

LOCATION: **NORTH CAROLINA**

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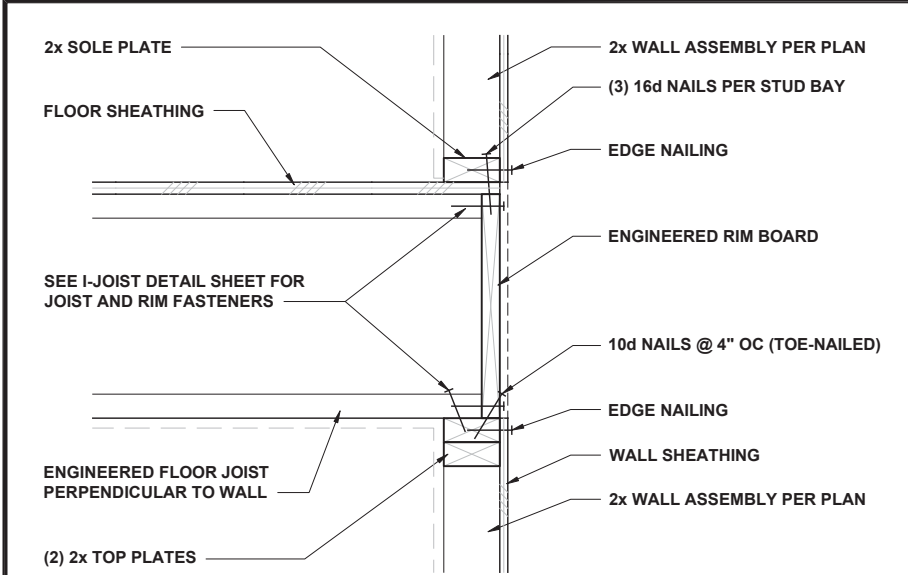


PROJECT NO.: **STANDARD DETAILS**

DATE: **03/10/2025** DRAWN BY: **CAR**

CONVENTIONAL FRAMING DETAILS

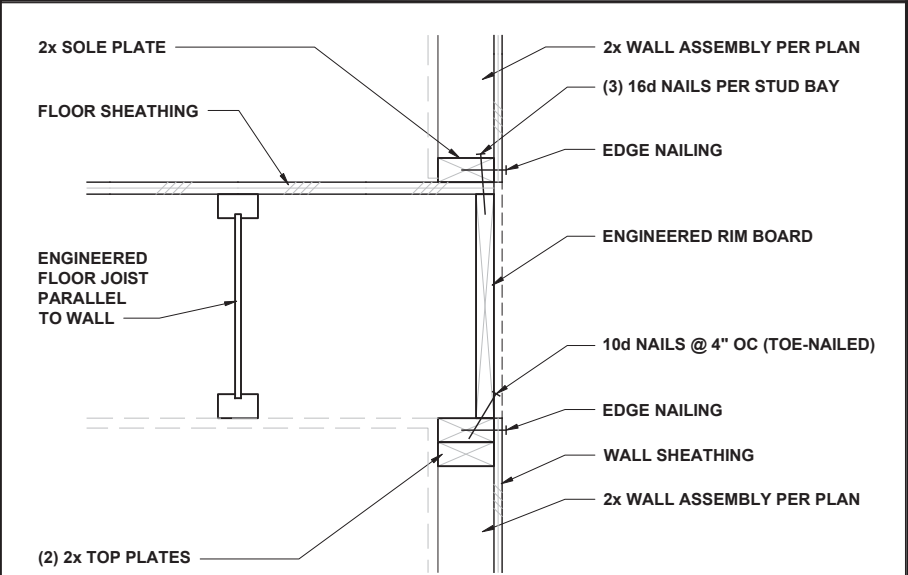
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FLOOR JOISTS PERP TO WALL

1" = 1'-0"

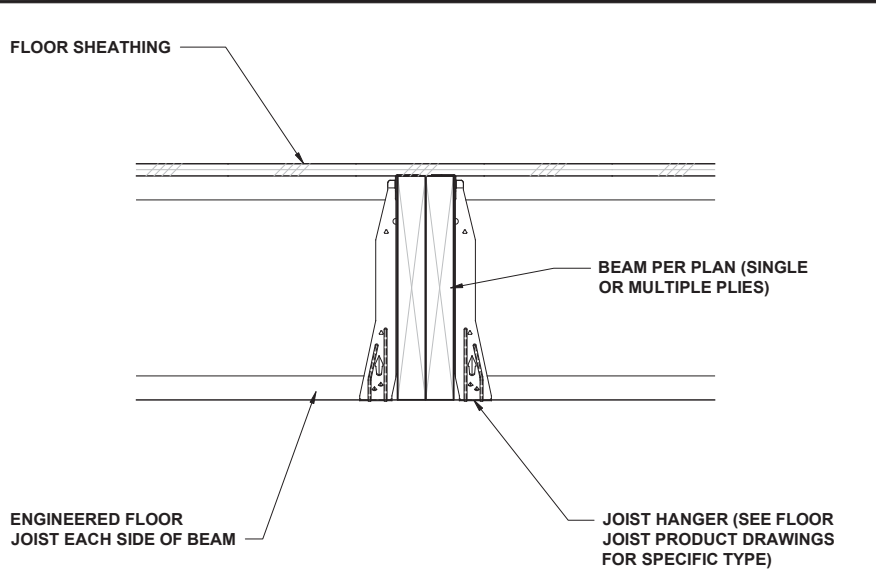
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FLOOR JOISTS PARALLEL TO WALL

1" = 1'-0"

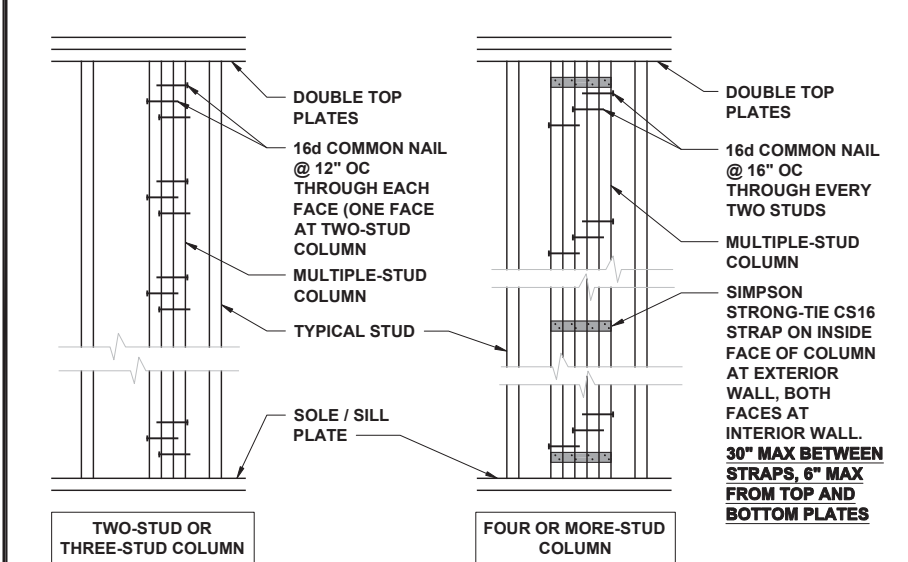
2



FLOOR JOISTS AT FLUSH BEAM

3/4" = 1'-0"

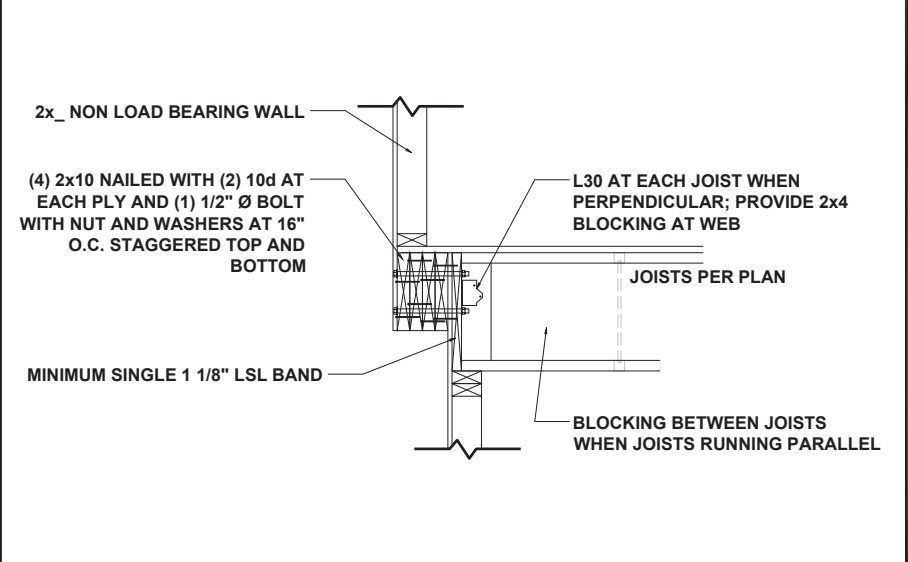
3



MULTIPLE-STUD COLUMN FASTENING

1/2" = 1'-0"

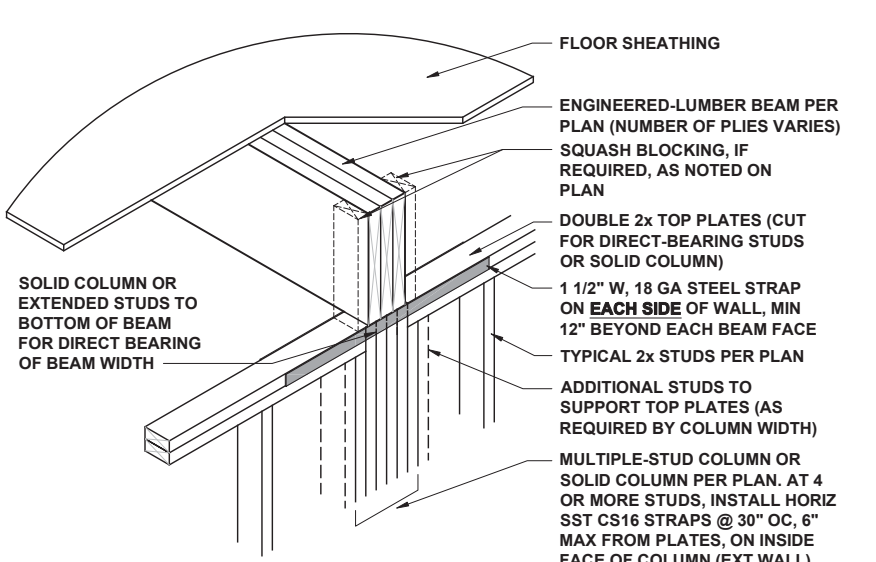
4



6 IN. SIDE UPGRADE CONNECTION

1/2" = 1'-0"

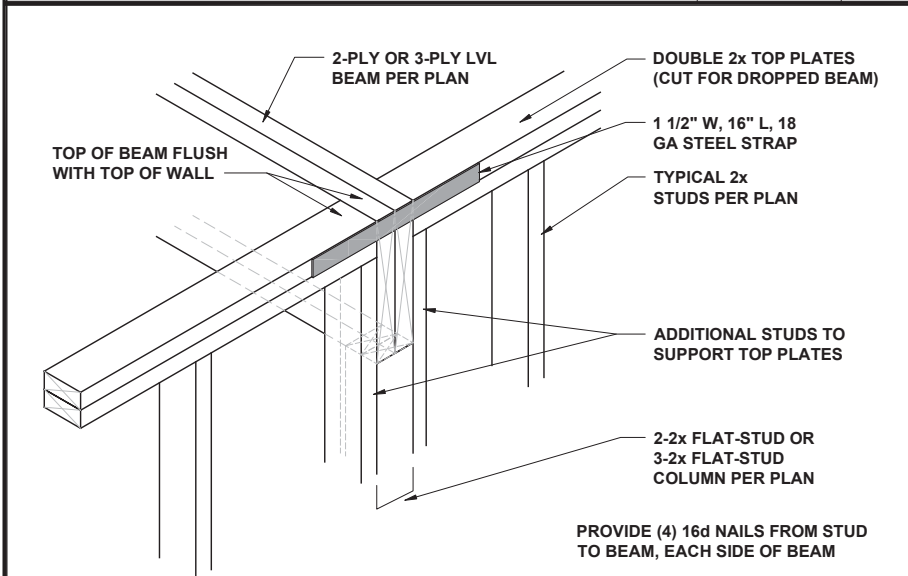
5



FLUSH BEAM AT WALL

1/2" = 1'-0"

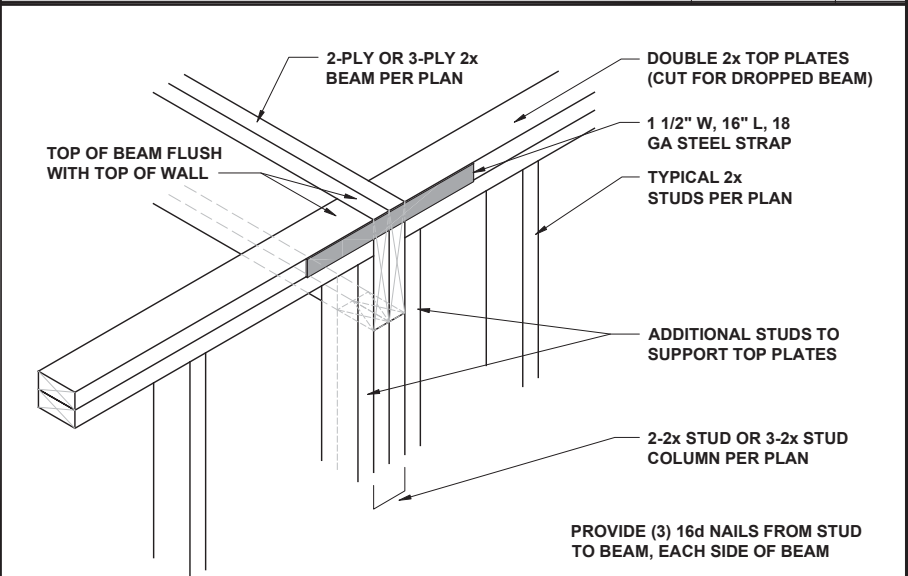
6



DROPPED LVL BEAM AT WALL

3/4" = 1'-0"

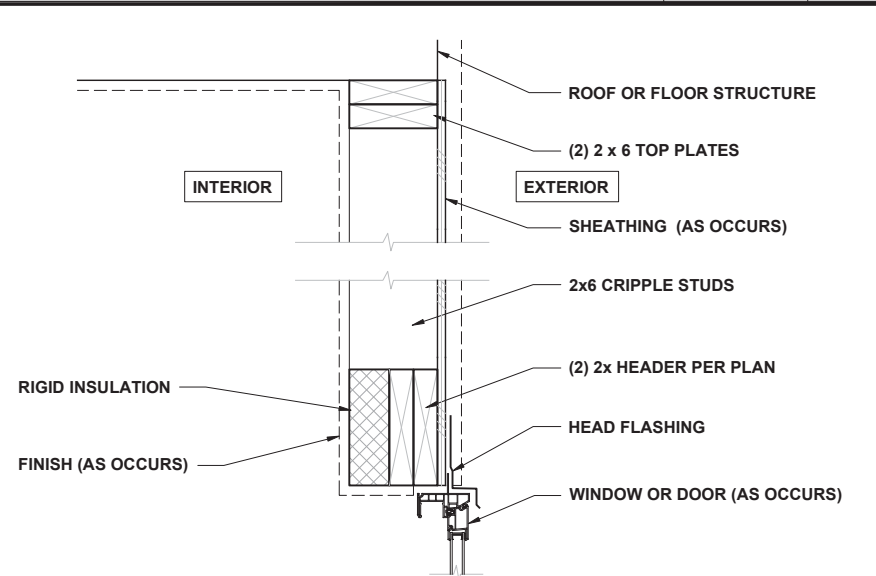
7



DROPPED 2x BEAM AT WALL

3/4" = 1'-0"

8



HEADER WITH INSULATION

1" = 1'-0"

9



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CLIENT: MATTAMY HOMES

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

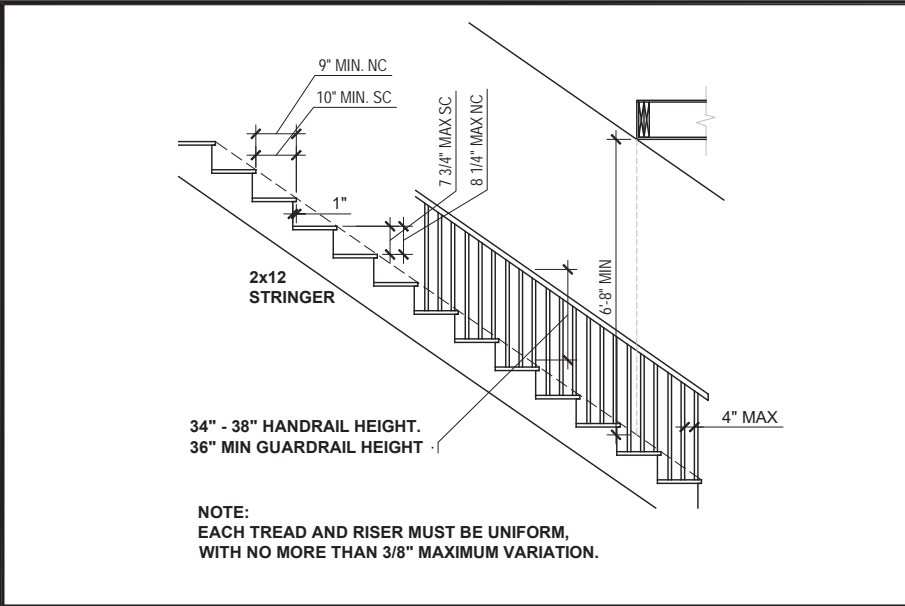


PROJECT NO.: STANDARD DETAILS

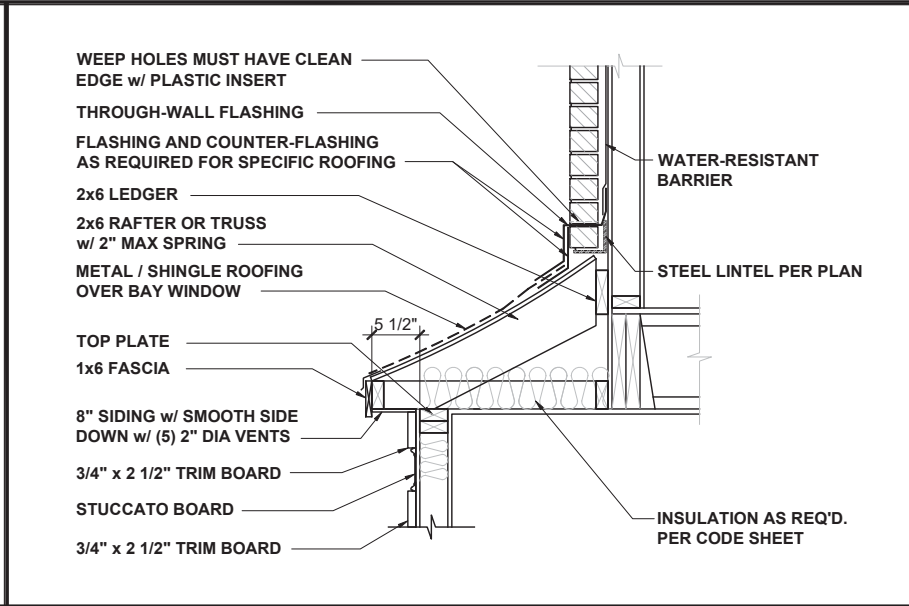
DATE: 03/10/2025 DRAWN BY: CAR

MISCELLANEOUS FRAMING DETAILS

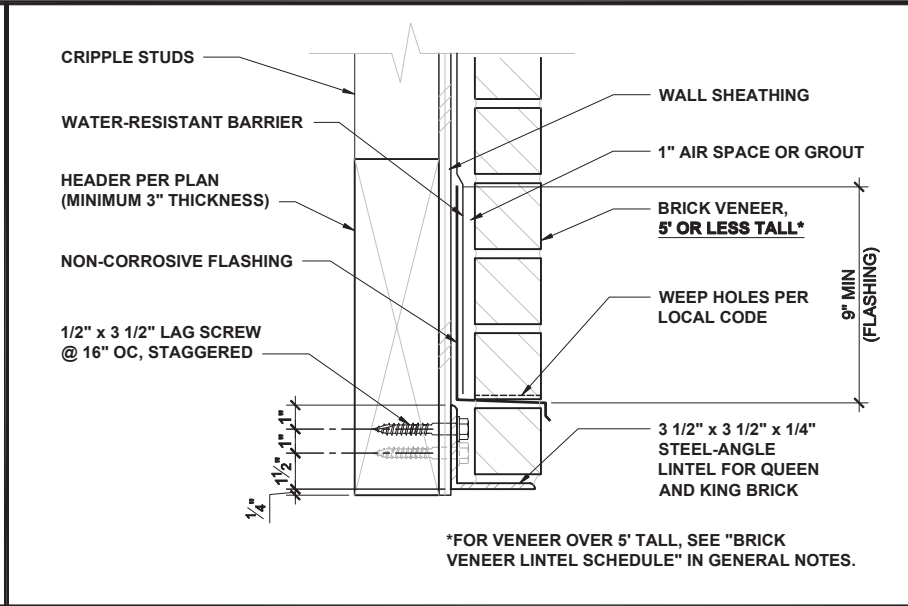
MISC1



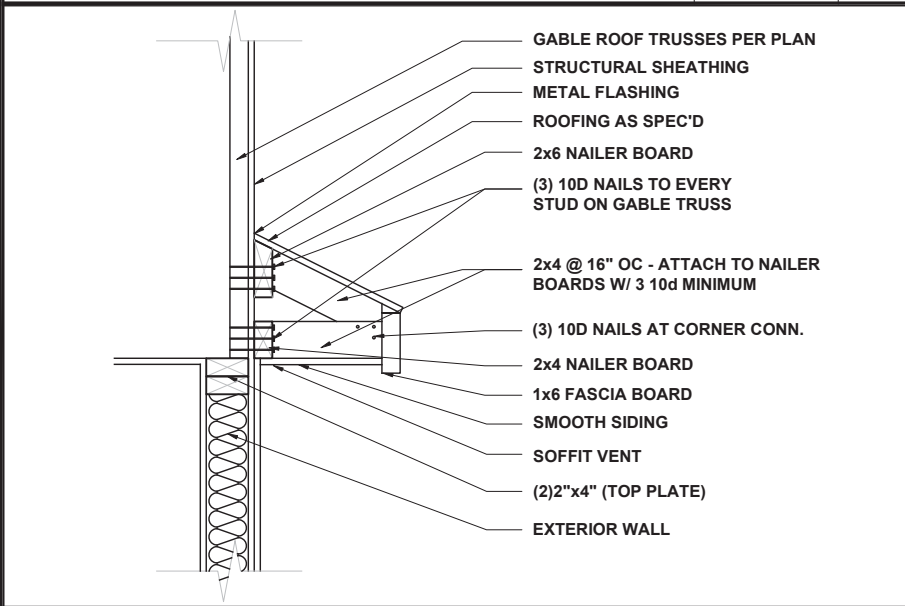
TYPICAL STAIR REQUIREMENTS 1/4" = 1'-0" 1



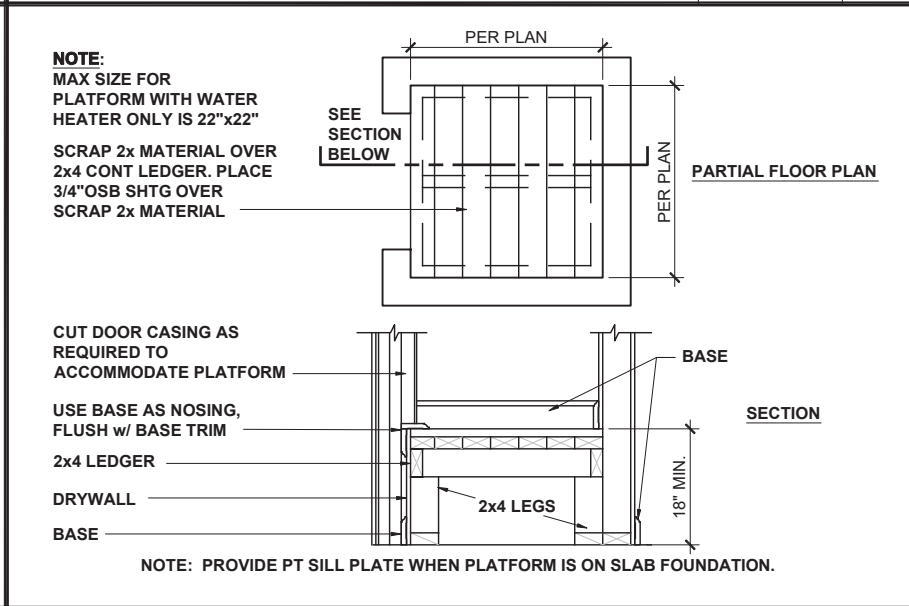
BAY ROOF 1/2" = 1'-0" 2



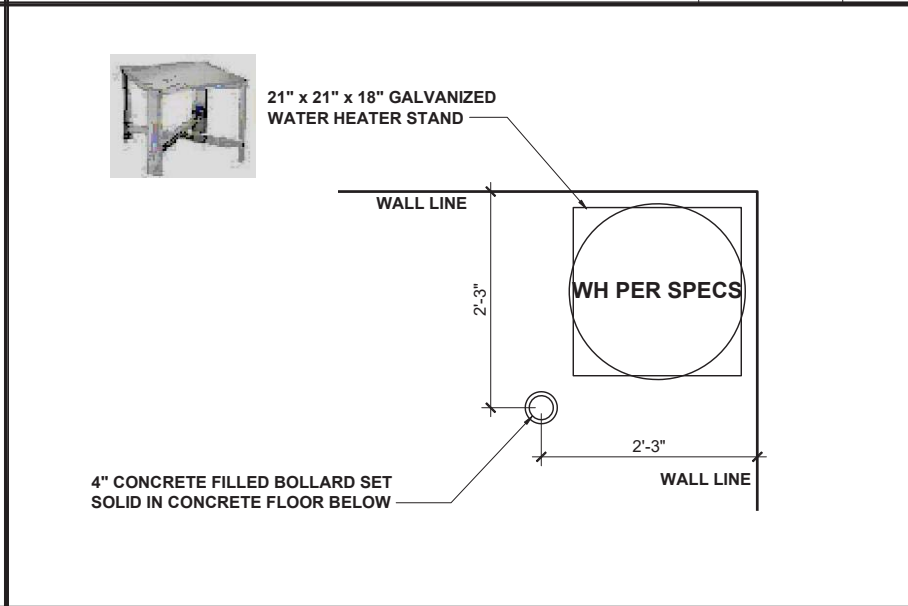
ALTERNATE LINTEL AT WIDE OPENING 1 1/2" = 1'-0" 3



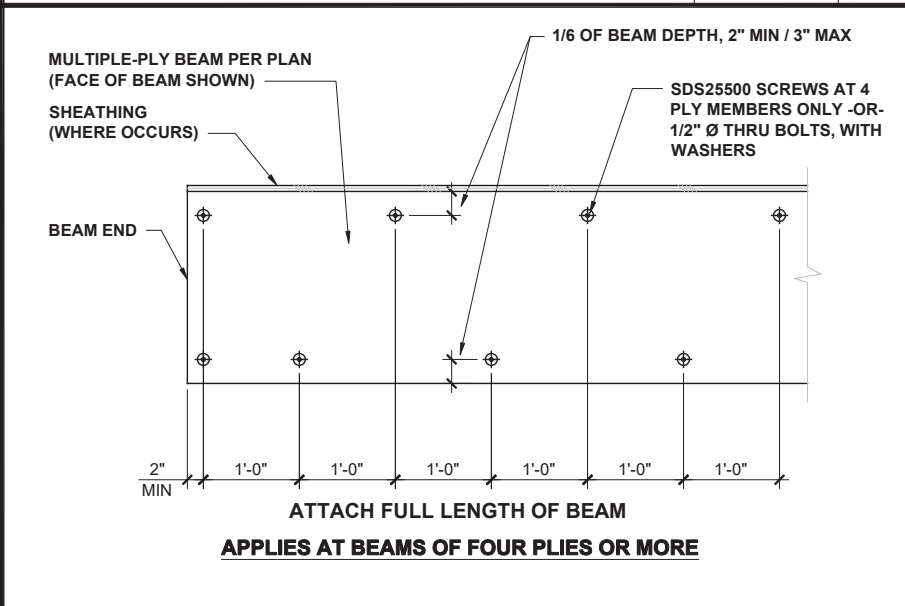
GABLE ROOF RETURN 3/4" = 1'-0" 4



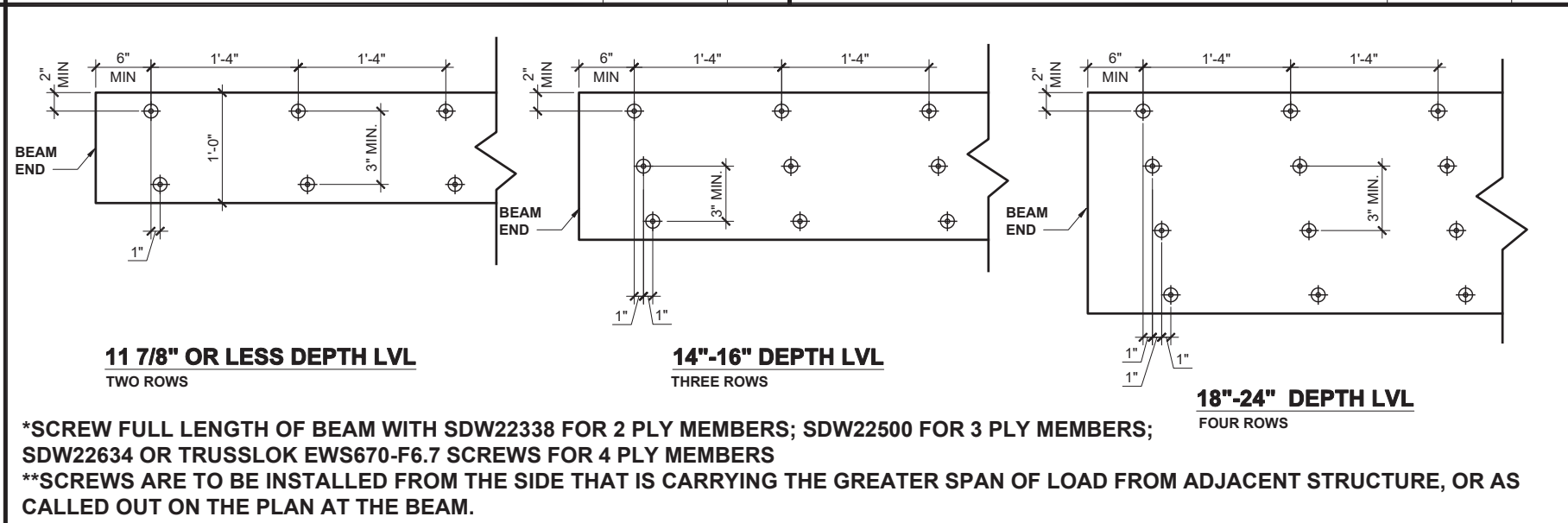
HVAC / WATER HEATER CLOSET 1/2" = 1'-0" 5



WATER HTR PLATFORM IN GARAGE 1/2" = 1'-0" 6



2x_ BEAM ATTACHMENT 1/2" = 1'-0" 7



LVL BEAM SCREW ATTACHMENT METHODS NTS 8



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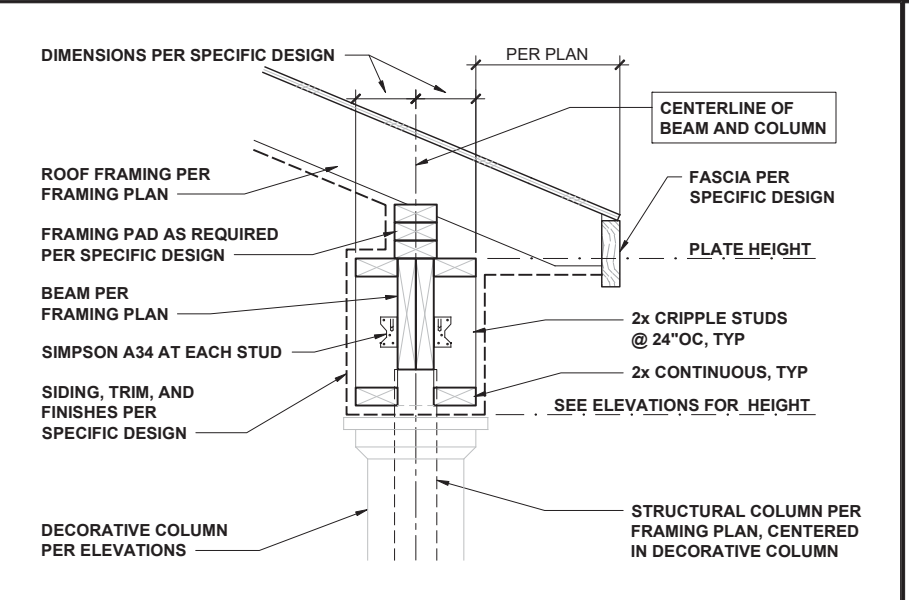
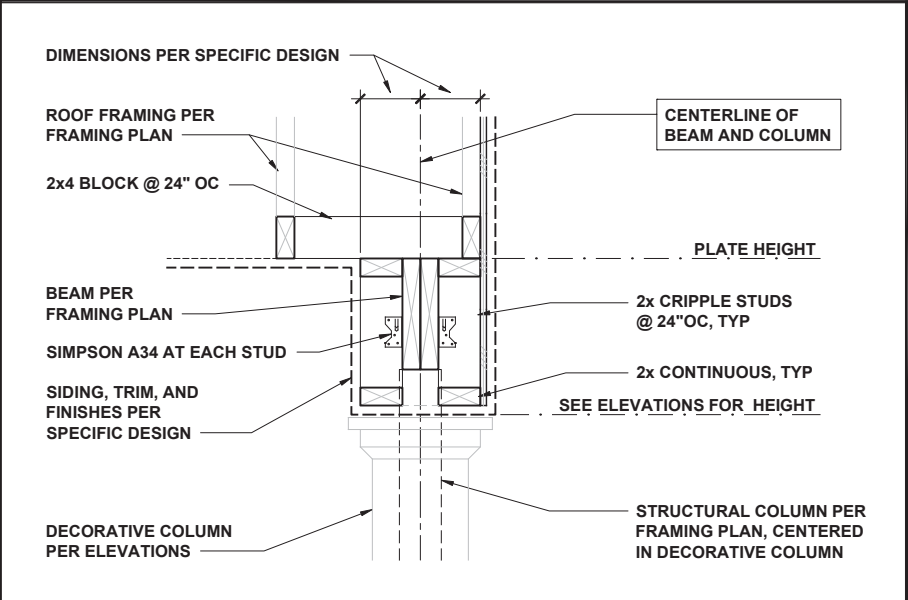
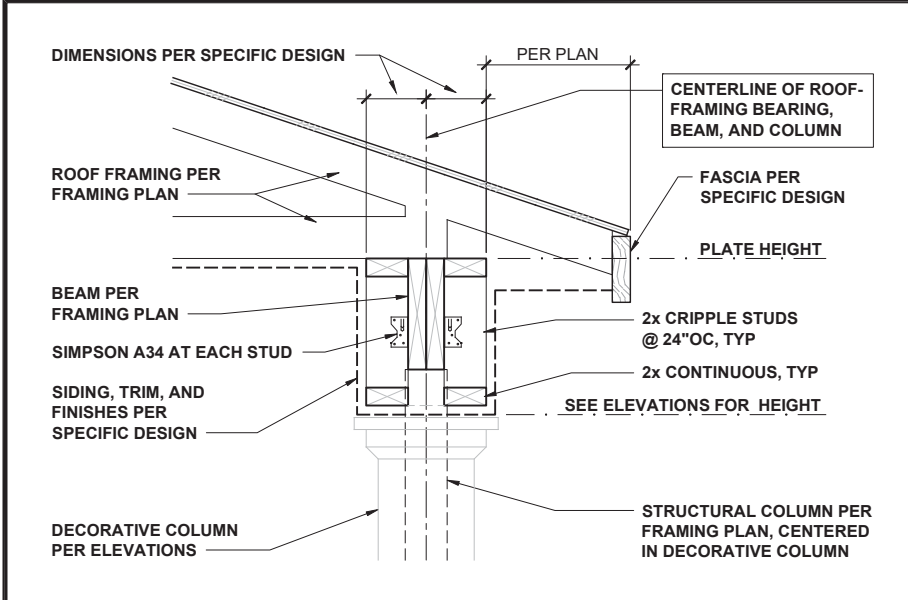


PROJECT NO.:
STANDARD DETAILS

DATE: **03/10/2025** DRAWN BY: **CAR**

MISCELLANEOUS
FRAMING DETAILS

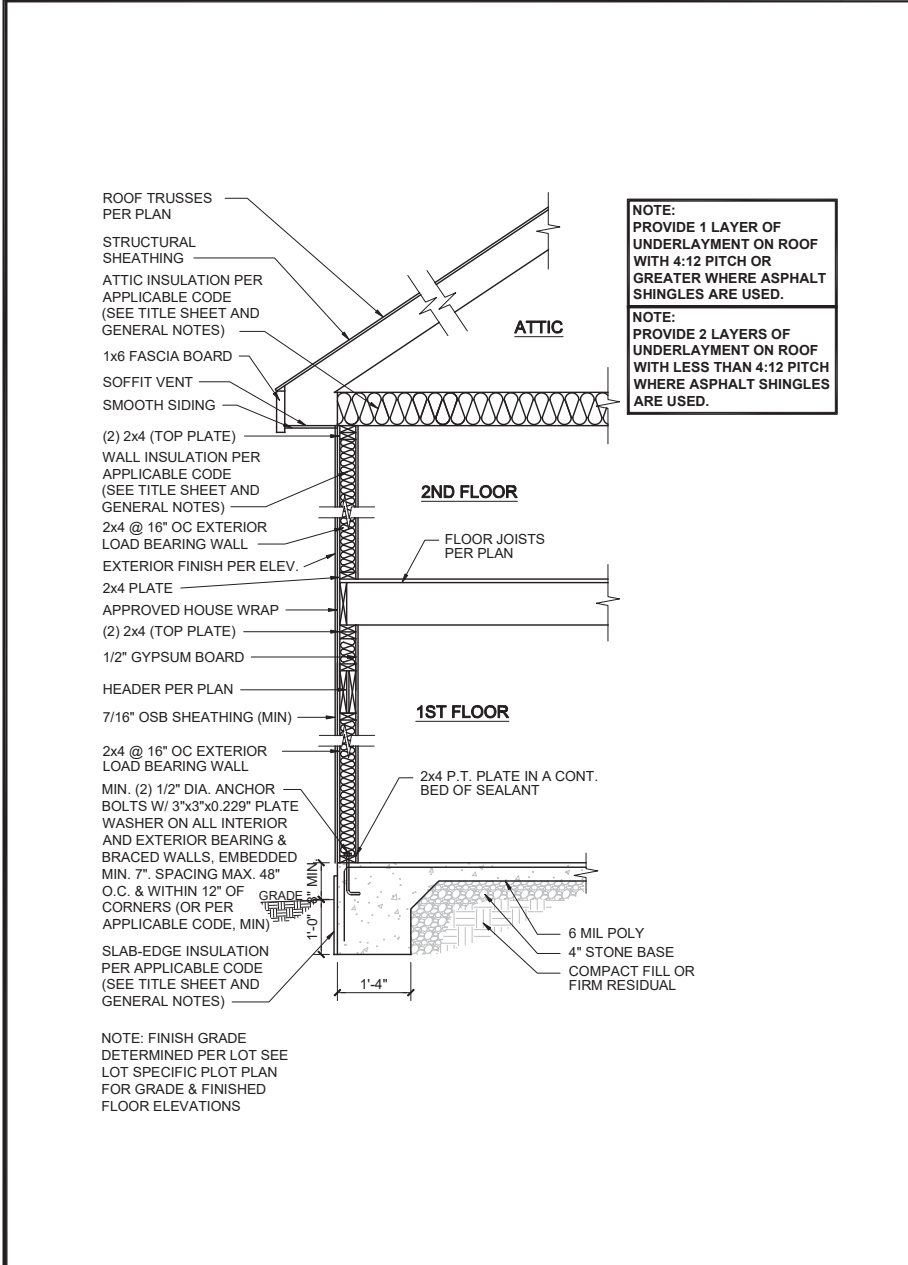
MISC2



COVERED PORCH EAVES

3/4" = 1'-0"

1



TWO-STORY ON SLAB

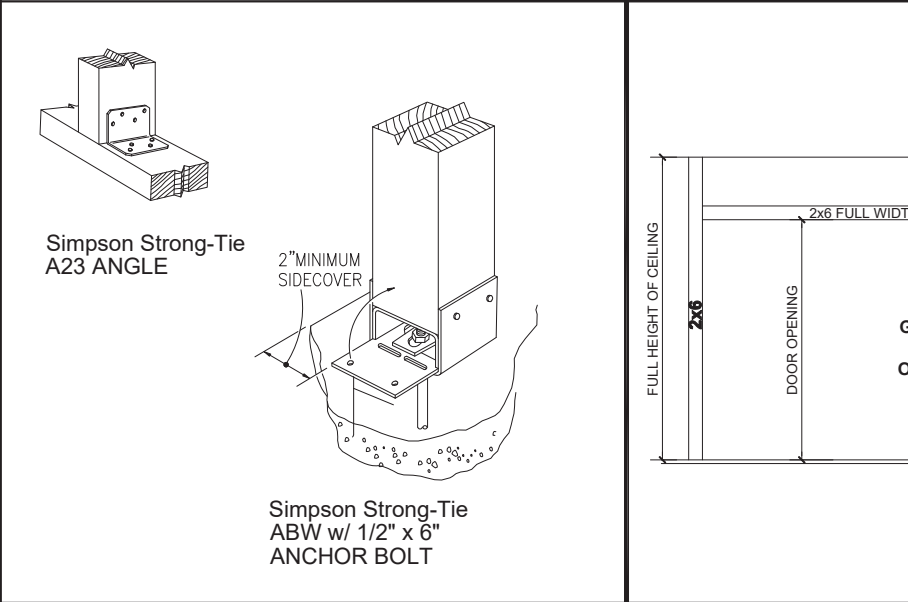
NTS

4

COVERED PORCH RAKE

3/4" = 1'-0"

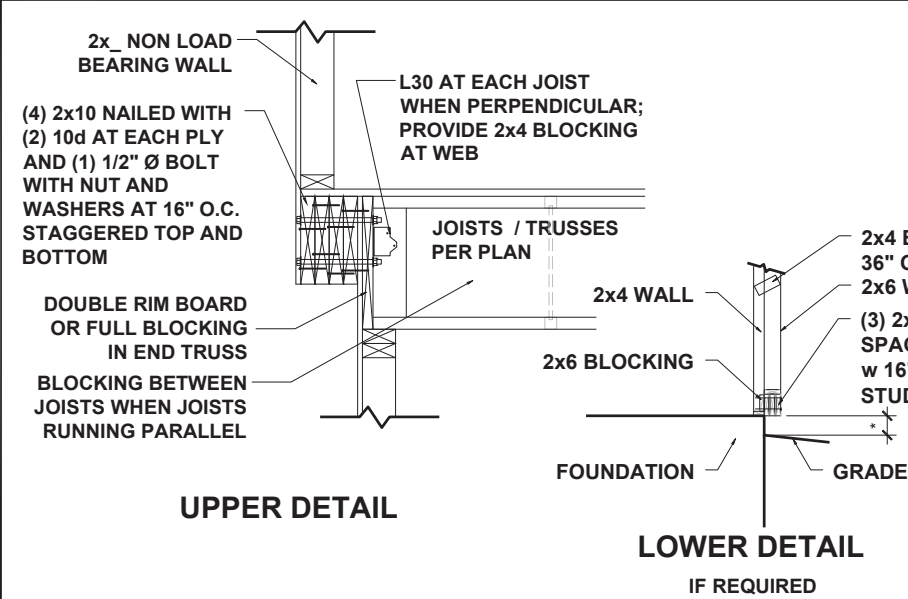
2



DK POST HOLD-DOWN

NTS

5



6" ENHANCED SIDE BOXOUT DETAILS

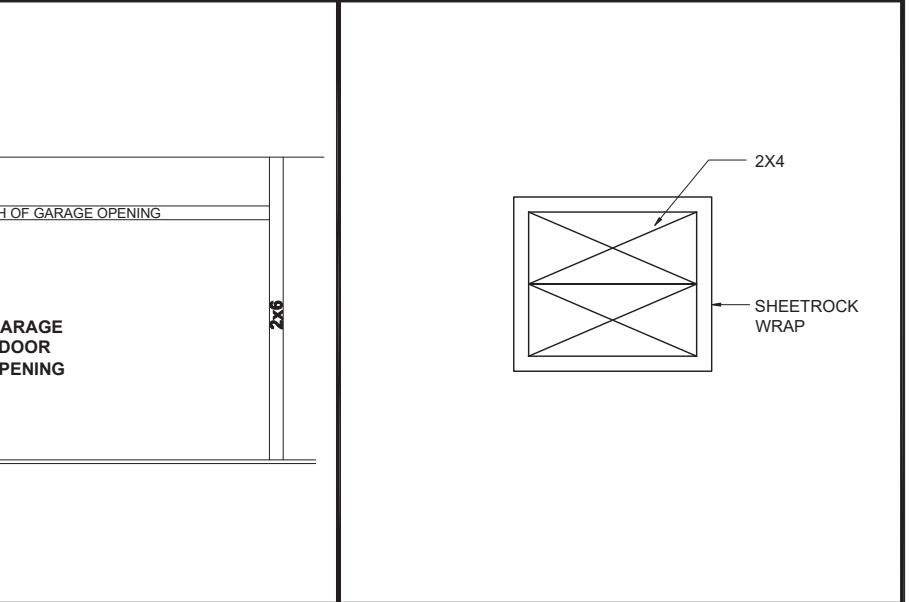
1/2" = 1'-0"

8

COVERED PORCH WITH SLOPING CLG

3/4" = 1'-0"

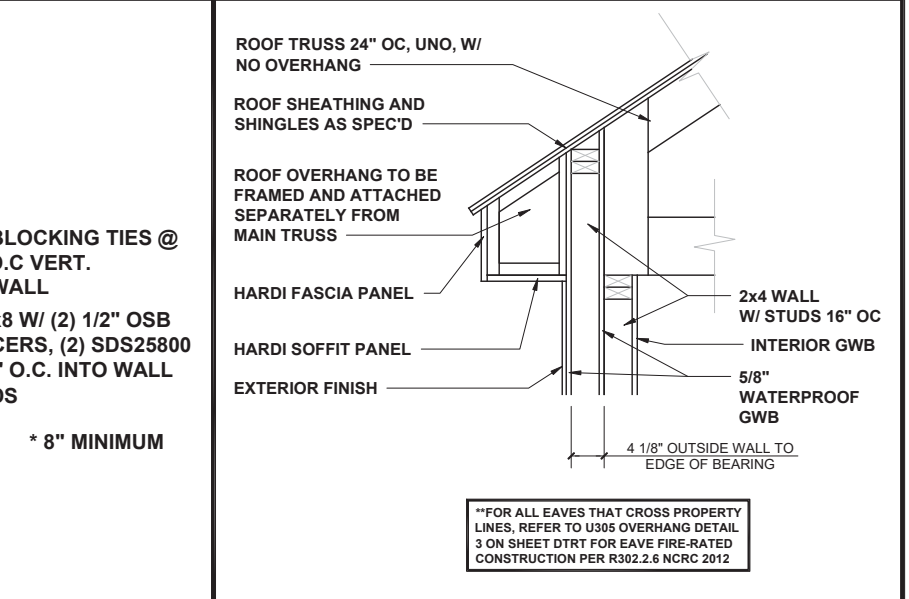
3



GOAL-POST FRAMING

NTS

6



U305 SEC. AT OVERHANG

1/2" = 1'-0"

9



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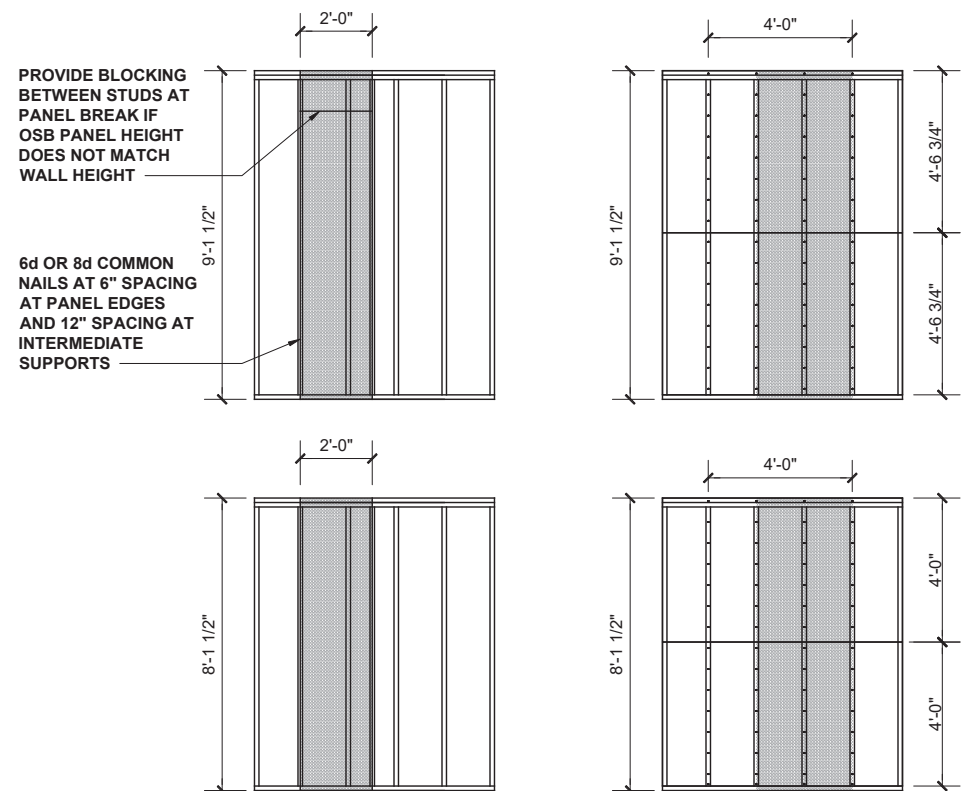
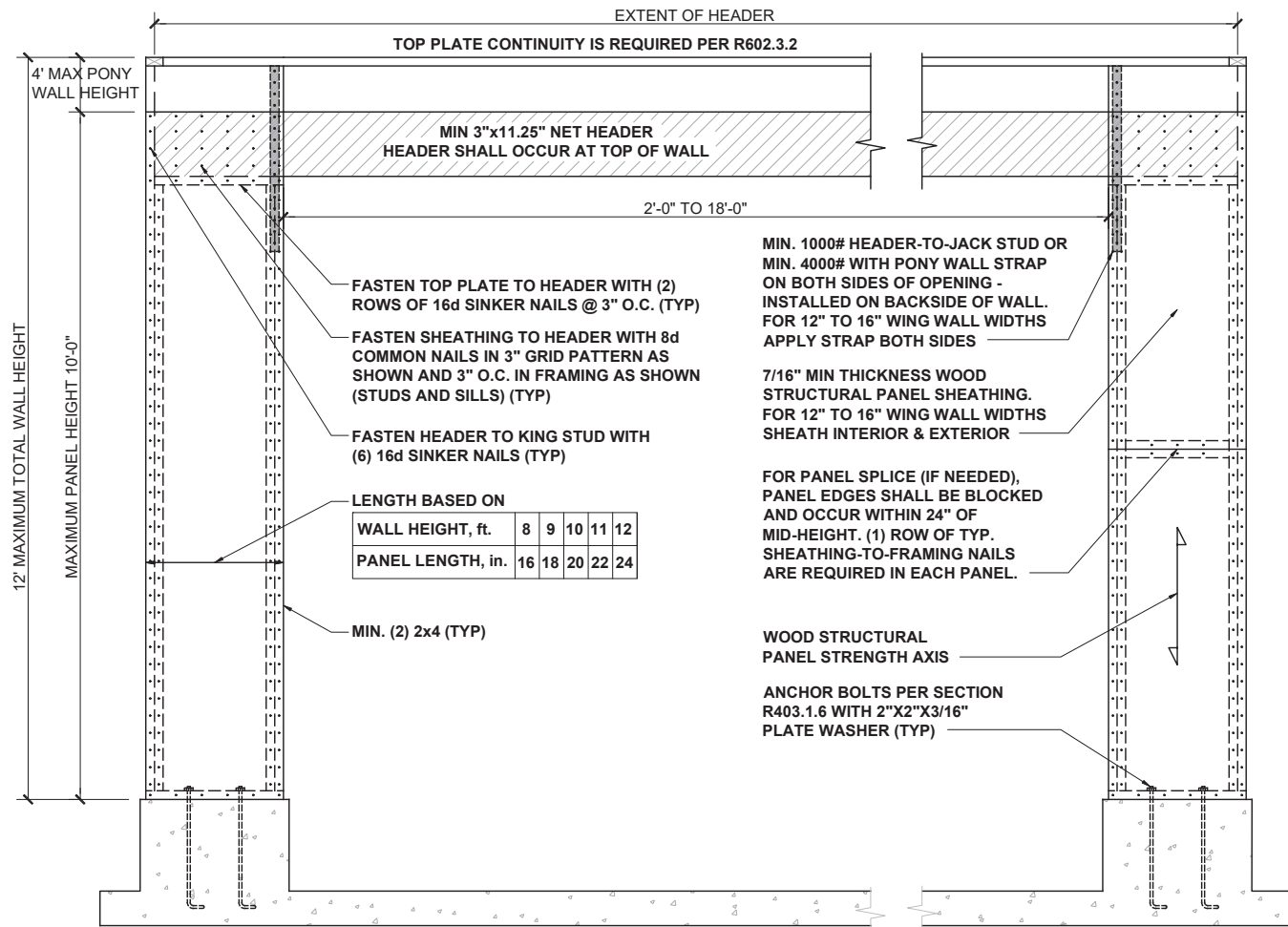
PROJECT NO.: STANDARD DETAILS

DATE: 03/10/2025

DRAWN BY: CAR

MISCELLANEOUS FRAMING DETAILS

MISC3



CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

GB - GYPSUM BOARD

BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

HIGH-SPEED WIND ZONES

FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC 600).

METHOD PF: PORTAL FRAME PANEL CONSTRUCTION

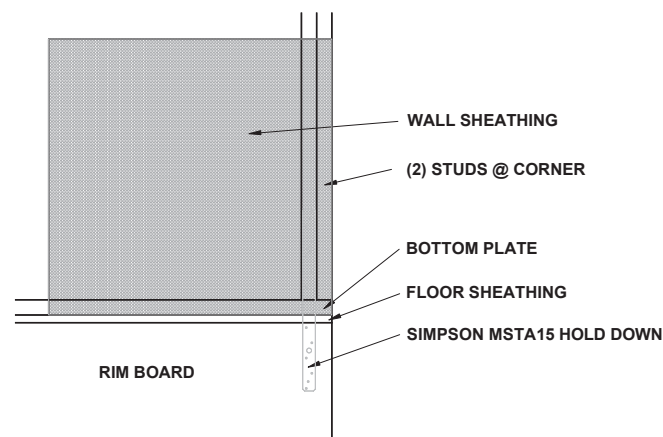
3/8" = 1'-0"

1

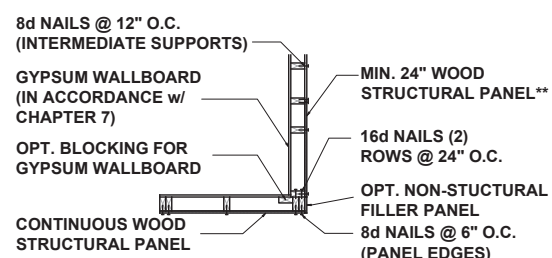
BRACING METHODS

3/16" = 1'-0"

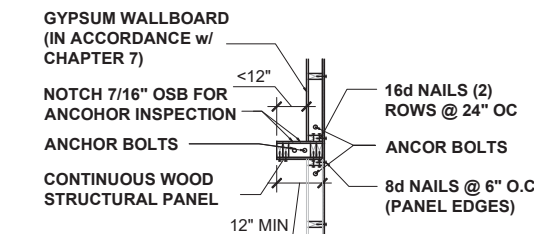
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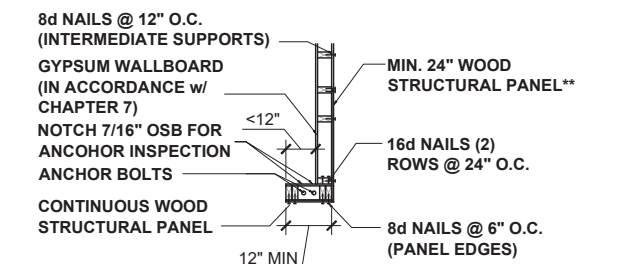
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.



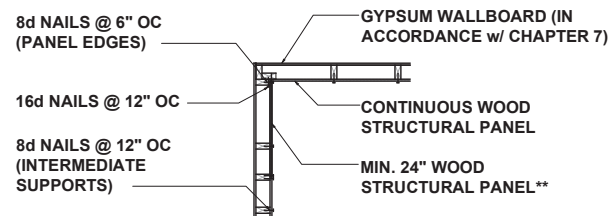
A) GARAGE DOOR CORNER



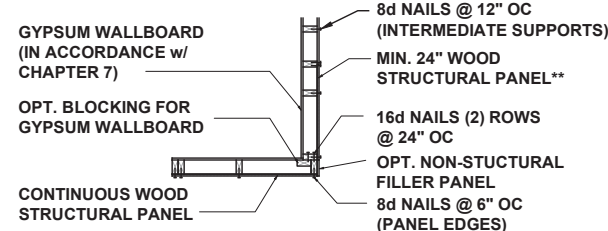
B) GARAGE T-WALL PORTAL FRAMING 16"-12"



C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"



D) ALT. INSIDE CORNER DETAIL



E) ALT. OUTSIDE CORNER DETAIL

BRACED WALL HOLD-DOWN

NTS

3

CORNER FRAMING FOR CONTINUOUS SHEATHING

1/4" = 1'-0"

4



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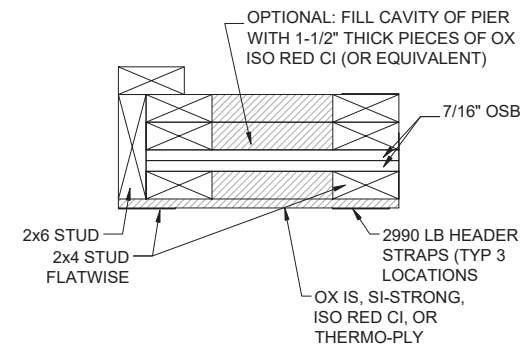
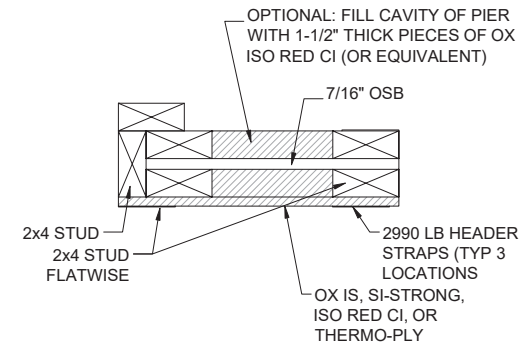
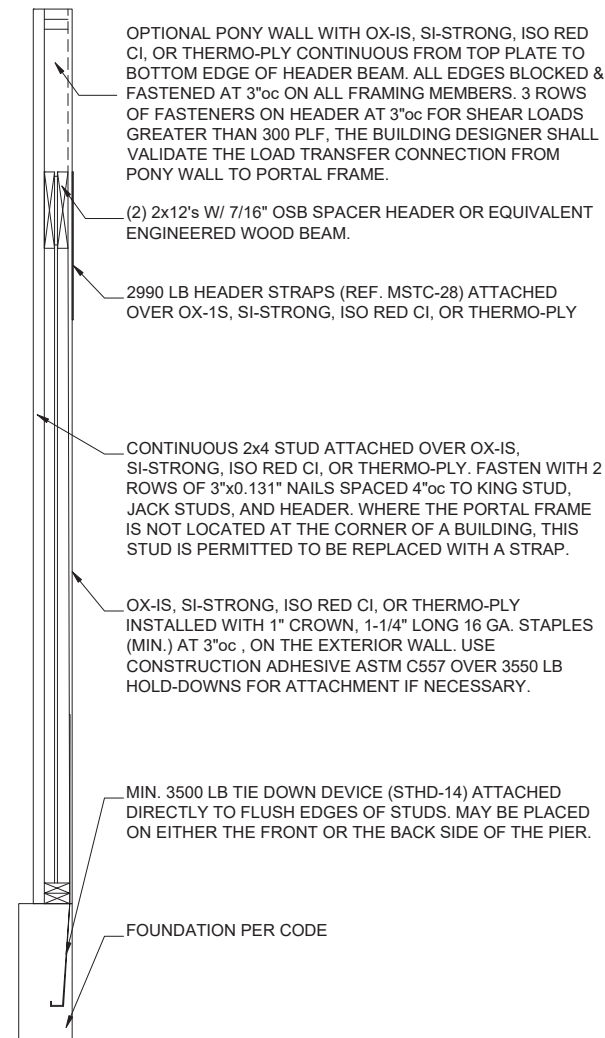
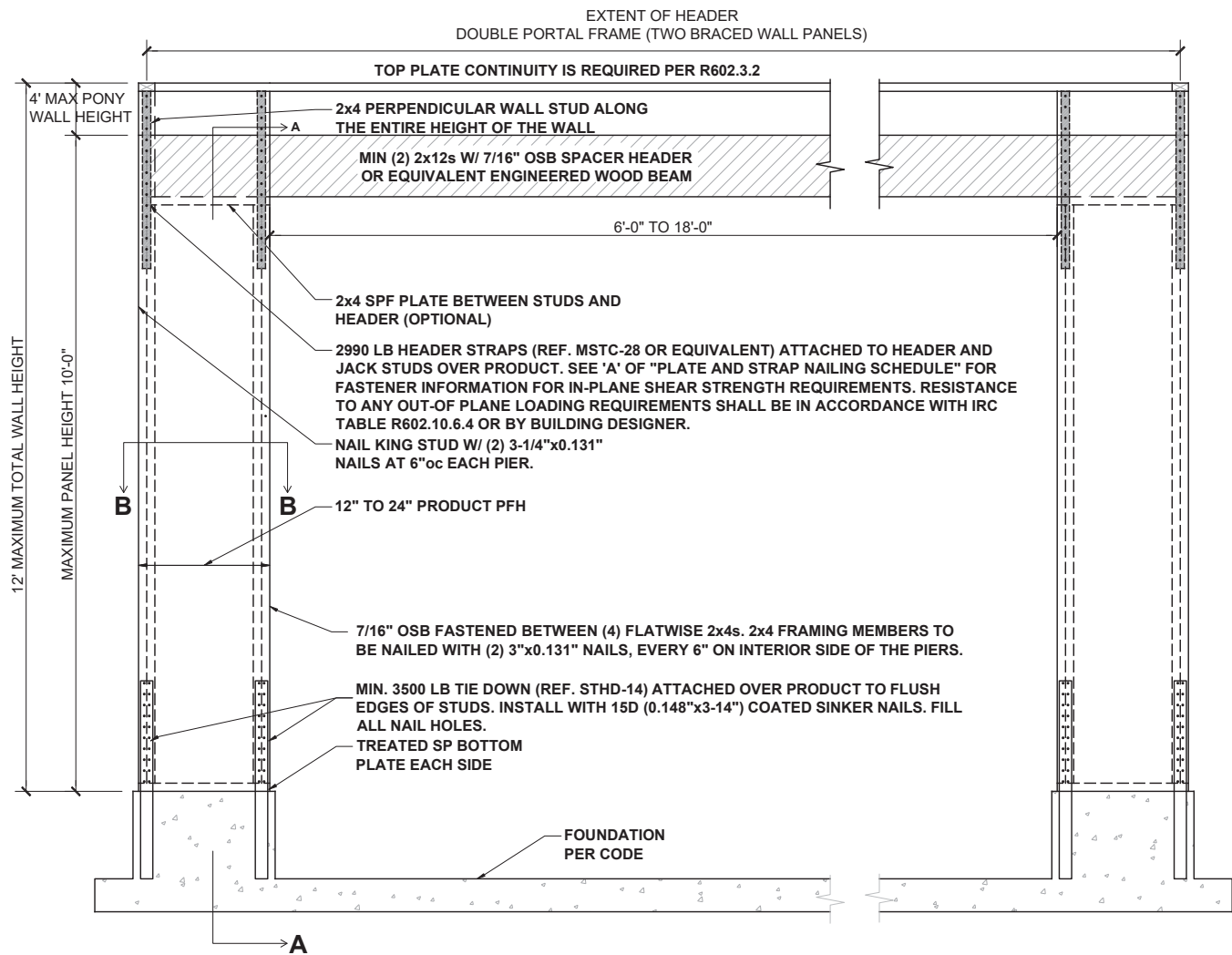
PROJECT NO.: **STANDARD DETAILS**

DATE: **03/10/2025**

DRAWN BY: **CAR**

WALL BRACING DETAILS

DTWB



METHOD PF: PORTAL FRAME OX BOARD CONSTRUCTION

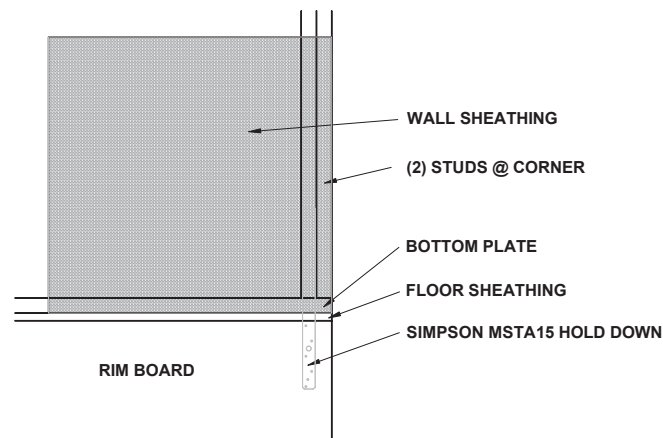
3/8" = 1'-0"

1

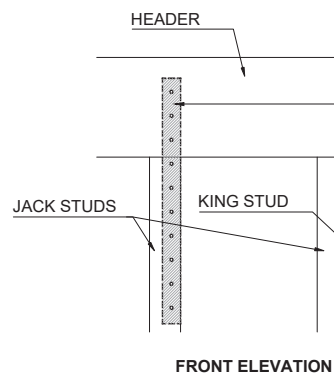
PORTAL FRAME SECTIONS

NTS

2



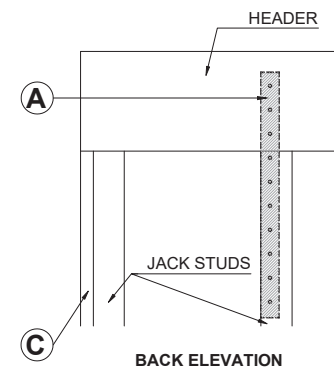
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.



VERTICAL STRAPS (MSTC-28 OR EQUIVALENT) CONNECTING HEADER TO JACK STUDS OR PIERS. NAIL PER STRAP MANUFACTURER'S SPECIFICATIONS - FILL ALL NAIL HOLES. REQUIRED NAILS - 2-1/2"x0.148" HANGER NAILS. CENTER VERTICAL STRAPS (26" MIN. LENGTH) AT THE BOTTOM OF THE HEADER. IF HEADER DEPTH IS LESS THAN HALF THE STRAP LENGTH, LOCATE STRAP FLUSH WITH THE TOP OF THE HEADER. WHERE A PONY WALL IS PRESENT, EXTEND STRAPS TO THE TOP OF THE PONY WALL.

VERTICAL STRAPS (MSTC-28 OR EQUIVALENT) CONNECTING HEADER, KING STUDS, AND JACK STUDS OF PIERS, ALIGNED FLUSH TO KING STUD EDGE. FILL ALL NAIL HOLES. NAIL PER STRAP MANUFACTURER'S SPECIFICATIONS. REQUIRED NAILS - 2-1/2"x0.148" HANGER NAILS.

2x4 STUD WHEN PERPENDICULAR WALL IS PRESENT TO CONNECT HEADER, KING STUDS, AND JACK STUDS OF PIERS, ALIGNED FLUSH TO KING STUD EDGE. FASTEN WITH 2 ROWS OF 3"x0.131" NAILS SPACED 4" oc TO KING STUD, JACK STUDS, AND HEADER. WHERE THE PORTAL FRAME IS NOT AT THE CORNER OF THE BUILDING, THIS STUD IS PERMITTED TO BE REPLACED WITH A STRAP.



***ALL ENGINEERED OPENING DESIGN SHOWN ON THIS SHEET IS TAKEN FROM THE Dr.J TER 1101-01: OX-IS, SI-Strong, ISO-RED CI, and Thermo-Ply "Portal Frame with Hold Down" (12" to 24" CI PFH)**

BRACED WALL HOLD-DOWN

NTS

3

STRAP NAIL SCHEDULE

NTS

4



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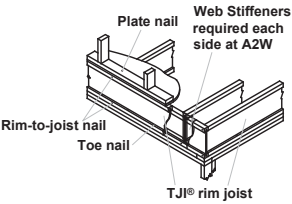
PROJECT NO.: **STANDARD DETAILS**

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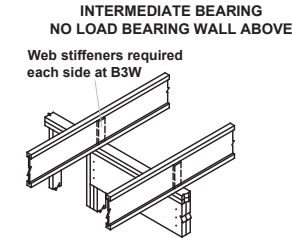
**OX BOARD
WALL BRACING DETAILS**

DTWB-OX

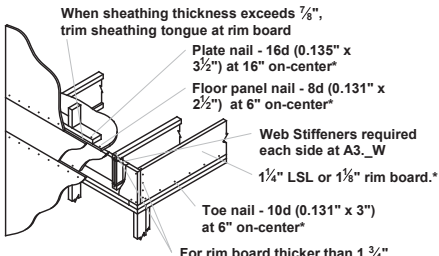
JOIST DETAILS



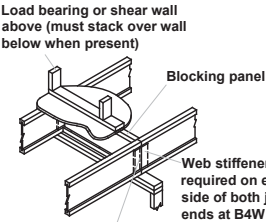
A2 A2W Must have 1 3/4" minimum joist bearing at ends. Attach rim joist per A3 detail.



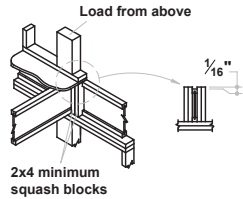
B3 B3W Blocking panels may be required with shear walls above or below (See detail B1)



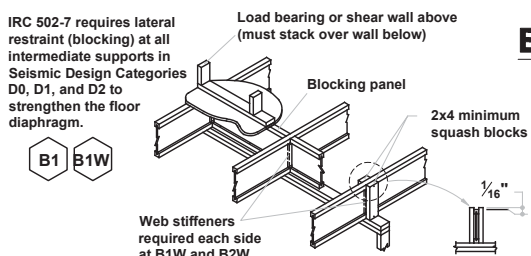
A3 A3W For rim board thicker than 1 3/4" - Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board. - Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board



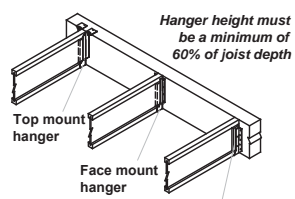
B4 B4W End of joists at centerline of support



CS Use 2x4 minimum squash blocks to transfer load around joist

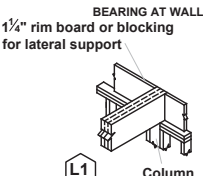


B1 B1W Blocking panels may be required with shear walls above or below - see detail B1

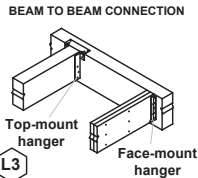


H1 Web stiffeners required if sides of hanger do not laterally support at least 3/8" of joist top flange

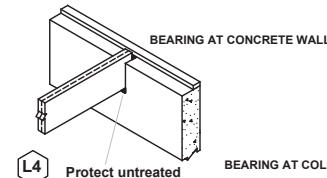
BEAM and COLUMN DETAILS



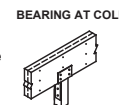
L1



L3



L4 Protect untreated wood from direct contact with concrete



L5 Verify column capacity and beam bearing length.

FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

| Nail Size | I-JOIST * | | Rim Board | 1 1/2" LSL or wider | LVL | PSL |
|----------------------------------------|-----------------------|-----------------|------------|---------------------|-----|-----|
| | 110, 210, and 230 EQ. | 360 and 560 EQ. | 1 1/4" LSL | | | |
| 8d (0.131" x 2 1/2") | 4" | 3" | 4" | 3" | 3" | 3" |
| 10d (0.148"x 3"), 12d (0.148"x 3 1/4") | 4" | 4" | 4" | 4" | 4" | 4" |
| 16d (0.162"x 3 1/2") | 6" | 6" | 6" (2) | 6" (2) | 8" | 6" |

(1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain 3/8" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.
(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1 3/8" (to avoid splitting).

• Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

• Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.

• Nailing rows must be offset at least 1/2" and staggered.

• 14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the joist or rim board is achieved.

• Maximum spacing of nails is 18" on-center for joists.

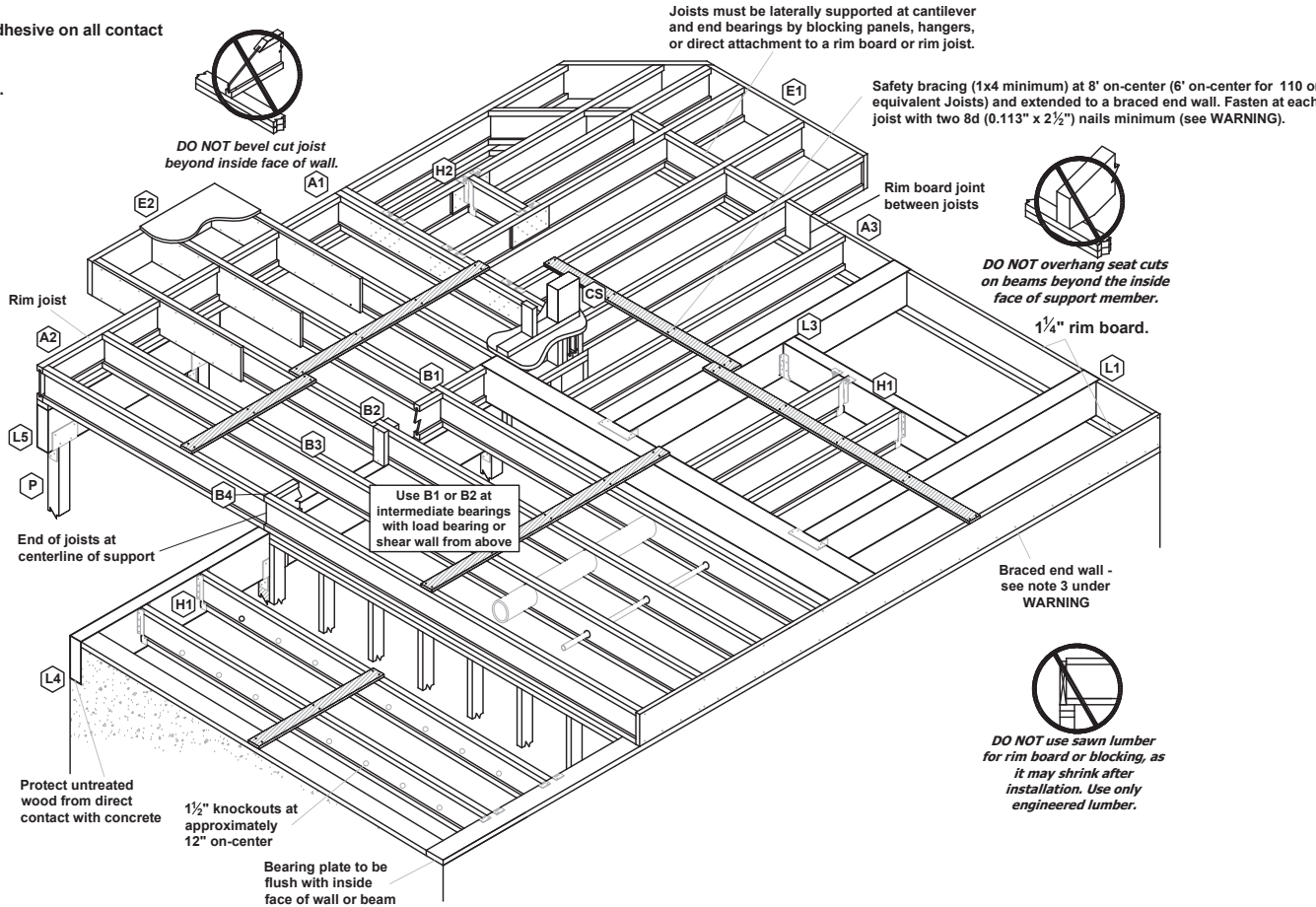
* SEE I-JOIST EQUIVALENCY CHART

FILLER and BACKER BLOCK SIZES

* SEE I-JOIST EQUIVALENCY CHART

| I-Joists | 110 EQ. * | 210 EQ. * | 230 or 360 EQ. * | 560 EQ. * |
|------------------------------------|-------------------|------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|
| Depth | 9 1/2" or 11 7/8" | 14" | 9 1/2" or 11 7/8" | 14" or 18" or 20" |
| Filler Block (1) (Detail H2) | 2x6 2x8 | 2x6 + 3/8" sheathing 2x8 + 3/8" sheathing | 2x6 + 1/2" sheathing 2x8 + 1/2" sheathing | Two 2x6 Two 2x8 Two 2x12 |
| Cantilever Filler (Detail E4) | 2x6 4'-0" long | 2x6 + 3/8" sheathing 2x10 + 3/8" sheathing 4'-0" long 6'-0" long | 2x6 + 1/2" sheathing 2x10 + 1/2" sheathing 4'-0" long 6'-0" long | Not applicable |
| Backer Block (1) (Detail F1 or H2) | 5/8" or 3/4" | 3/4" or 7/8" | 1" Net | 2x6 2x8 2x12 |

(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joist; see detail W. Filler and backer block lengths should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).



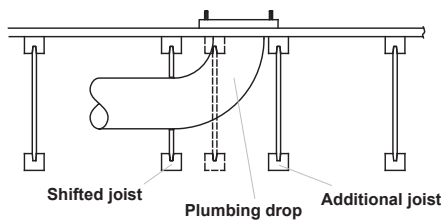
INSTALLATION TIPS

Subfloor adhesive will improve floor performance, but may not be required.

Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.

When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.

Additional joist at plumbing drop (see detail).



* I-JOIST EQUIVALENCY CHART

| EQUIVALENT IN SPAN AND SPACING | | | |
|--------------------------------|---------------|---------------|----------------|
| Depth | Mftr & Series | Mftr & Series | Mftr & Series |
| 9 1/4" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| 11 7/8" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| | | | |
| 14" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| | | | |
| 16" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 18" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 20" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 22" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 24" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 26" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 28" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 30" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 32" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 34" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 36" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 38" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 40" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 42" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 44" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 46" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 48" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 50" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 52" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 54" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 56" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 58" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 60" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 62" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 64" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 66" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 68" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 70" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 72" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 74" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 76" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 78" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 80" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 82" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 84" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 86" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 88" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 90" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 92" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 94" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 96" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 98" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 100" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 102" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 104" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 106" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 108" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 110" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 112" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 114" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 116" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 118" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 120" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 122" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 124" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 126" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| | TJI - 360 | BCI 60'S | EverEdge 30 |
| | TJI - 560 | BCI 90'S | EverEdge 50/60 |
| 128" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |



Application for Plan Review

Application # _____ - _____

Date Received: _____ Received By: _____

Name of Project: Bloom, Lot 14

Physical Address of Project: 72 Scarlett Sage Drive

Fuquay Varina, NC 27526

Plans Submitted By: Mattamy Homes LLC

Project Phone: (919) - 233 - 3886

Contact Person/Address: Drew Brody, 11000 Regency Pkwy Cary NC 27518

Contact Email: _raleigh_planreview@mattamycorp.com

Contact Phone: (919) - 233 - 3886 () - -

Contractor's Name/Info: Mattamy Homes LLC

Contractor's Phone: (919) - 233 - 3886

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

*Each section below must be filled out by whoever is performing the work. Must be owner or licensed contractor. Address, company name & phone must match information on state license.

Application # _____
Harnett County Central Permitting
420 McKinney Pkwy Lillington, NC 27546
PO Box 65 Lillington, NC 27546
910-893-7525 ext. 1 Fax 910-893-2793 www.harnett.org/permits

COMMERCIAL

Application for Building and Trades Permit

Owner's Name: Mattamy Homes LLC Date: 8/13/2025

Site Address: 72 Scarlett Sage Drive, Lillington NC 27546 Phone: 919-233-3886

Directions to job site from Lillington: _____

Subdivision: Bloom Lot: 14

Description of Proposed Work: Single Family Home Model

Heated SF 687 Unheated SF _____

General Contractor Information: Building Cost \$ 44655

Mattamy Homes LLC 919-233-3886

Building Contractor's Company Name Telephone

11000 Regency Pkwy, Cary NC 27518 _raleigh_planreview@mattamycorp.com

Address Email Address

49775

Signature of Owner/Contractor/Officer(s) of Corporation License #

Electrical Contractor Information: Electrical Cost \$ 1339.65

Description of Work _____ Service Size: _____ Amps #T-Poles _____

Romanoff Electrical Residential LLC 919-848-4652

Electrical Contractor's Company Name Telephone

3006 Industrial Drive, Raleigh NC 27609

Address Email Address

12915

Signature of Owner/Contractor/Officer(s) of Corporation License #

Mechanical Contractor Information: Mechanical Cost \$ 2232.75

Description of Work _____ # Units _____

A. Maynor Heating & Air Conditioning Inc. 919-683-2421

Mechanical Contractor's Company Name Telephone

1094 Classic Road, Apex NC 27539

Address Email Address

12309

Signature of Owner/Contractor/Officer(s) of Corporation License #

Plumbing Contractor Information: Plumbing Cost \$ 1786.20

Description of Work _____ # Baths _____

Barbour & Pourron Plumbing Inc. 919-533-4455

Plumbing Contractor's Company Name Telephone

PO Box 934, Clayton NC 27528

Address Email Address

27132

Signature of Owner/Contractor/Officer(s) of Corporation License #

Insulation Contractor Information

Live Green Inc. 5001 Old Poole Road, Raleigh NC 27610 919-453-6411

Insulation Contractor's Company Name & Address Telephone

***NOTE: General Contractor must fill out and sign the second page of this application**

Sprinkler Contractor Information

Sprinkler Contractor's Company Name _____

Telephone _____

Address _____

Email Address _____

Signature of Officer(s) of Corporation _____

License # _____

Fire Alarm Contractor Information

Fire Alarm Contractor's Company Name _____

Telephone _____

Address _____

Email Address _____

Signature of Officer(s) of Corporation _____

License # _____

Driveway Access - NC Department of Transportation Driveway Access/Permit? ____ Yes ____ No

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

Expired Permit Fees - 6 months to 2 years permit re-issue fee is \$150.00. After 2 years re-issue fee is charged at full price per current fee schedule.

Drew Brody

Signature of Owner/Contractor/Officer(s) of Corporation _____

8/13/2025

Date _____

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

The undersigned applicant being the:

☒ General Contractor ☐ Owner ☐ Officer/Agent of the Contractor or Owner

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

☒ Has three (3) or more employees and has obtained workers' compensation insurance to cover them.

☐ Has one (1) or more subcontractors(s) and has obtained workers' compensation insurance to cover them.

☒ Has one (1) or more subcontractors(s) who has their own policy of workers' compensation insurance covering themselves.

☐ Has no more than two (2) employees and no subcontractors.

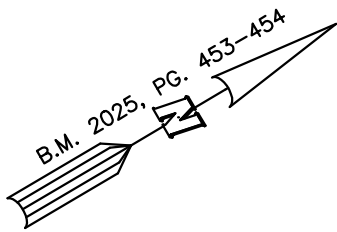
While working on the project for which this permit is sought it is understood that the Central Permitting Department issuing the permit may require certificates of coverage of worker's compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm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

Company or Name: Mattamy Homes LLC

Sign w/Title: *Drew Brody* Operations Coordinator Date: 8/13/2025

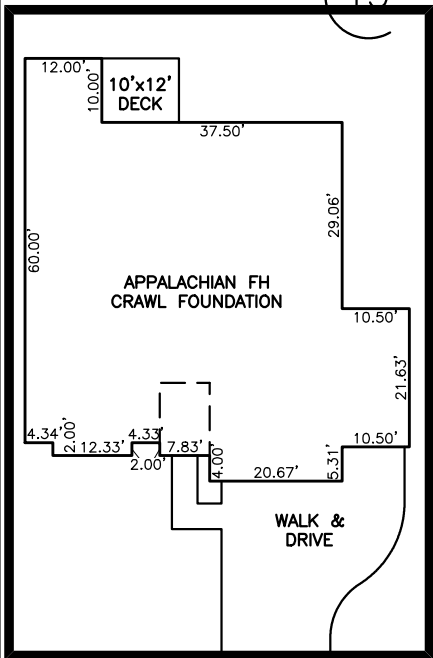
SITE PLAN FOR
MATTAMY HOMES
XXX SCARLET SAGE DRIVE
LOT 14, BLOOM SUBDIVISION-NORTH
UPPER LITTLE TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

OPEN SPACE

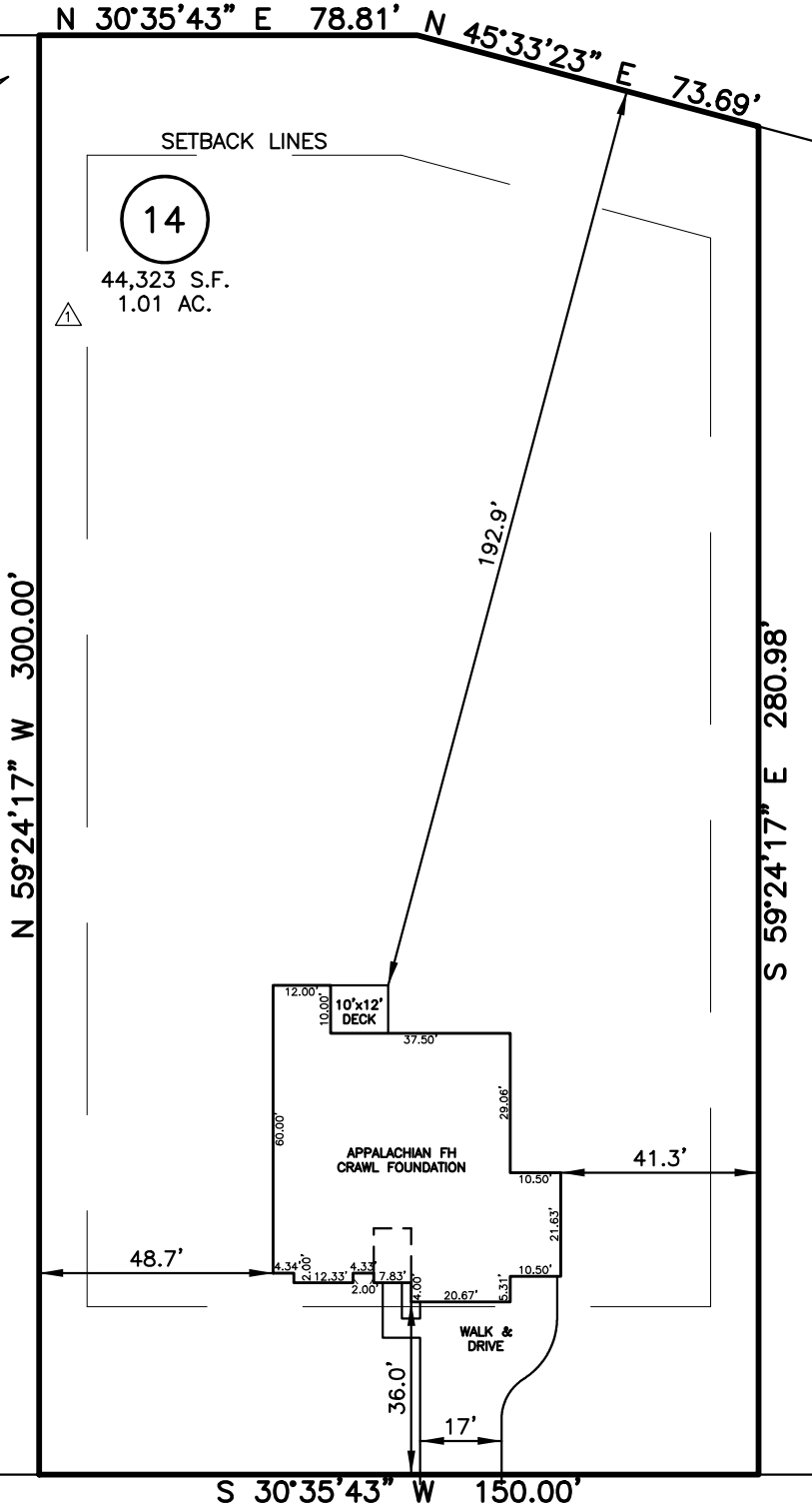


SETBACK INFO

FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'



INSET SCALE: 1"=30"



SCARLET SAGE DRIVE

LEGEND 50' PUBLIC R/W

| IMPERVIOUS SURFACES | S.F. |
|----------------------|-------|
| HOUSE | 2,990 |
| WALK & DRIVE | 900 |
| PORCH | 120 |
| DRIVE IN R/W | 250 |
| TOTAL | 4,260 |
| ALLOWABLE IMPERVIOUS | 4,675 |

- AIR CONDITIONER
- BACK OF CURB
- BACK FLOW PREVENTER
- CLEANOUT
- CURB INLET
- DRILL HOLE SET
- EXISTING CONCRETE MONUMENT
- EXISTING DRILL HOLE
- EXISTING IRON STAKE
- EXISTING IRON PIPE
- ELECTRIC METER
- EXISTING PK NAIL
- ELECTRIC STUB
- FLARED END SECTION
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- GAS METER
- GUY
- REVISION TRIANGLE

- INVERT
- IRON PIPE SET
- IRON ROD SET
- LIGHT POLE
- MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PK NAIL SET
- POINT NOT SET
- RAIL ROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- FIELD MEASUREMENT
- LOT RE-DRAWN AND PLACED.

REFERENCES:

B.M. 2025, PG. 453-454



SCALE: 1" = 40'

THIS IS A SITE PLAN AS DEFINED BY G.S. 160D-102 AND IS NOT INTENDED TO BE ATTACHED TO ANY INSTRUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE

SITE PLAN
NOT FOR RECORDATION,
CONVEYANCE OR SALES

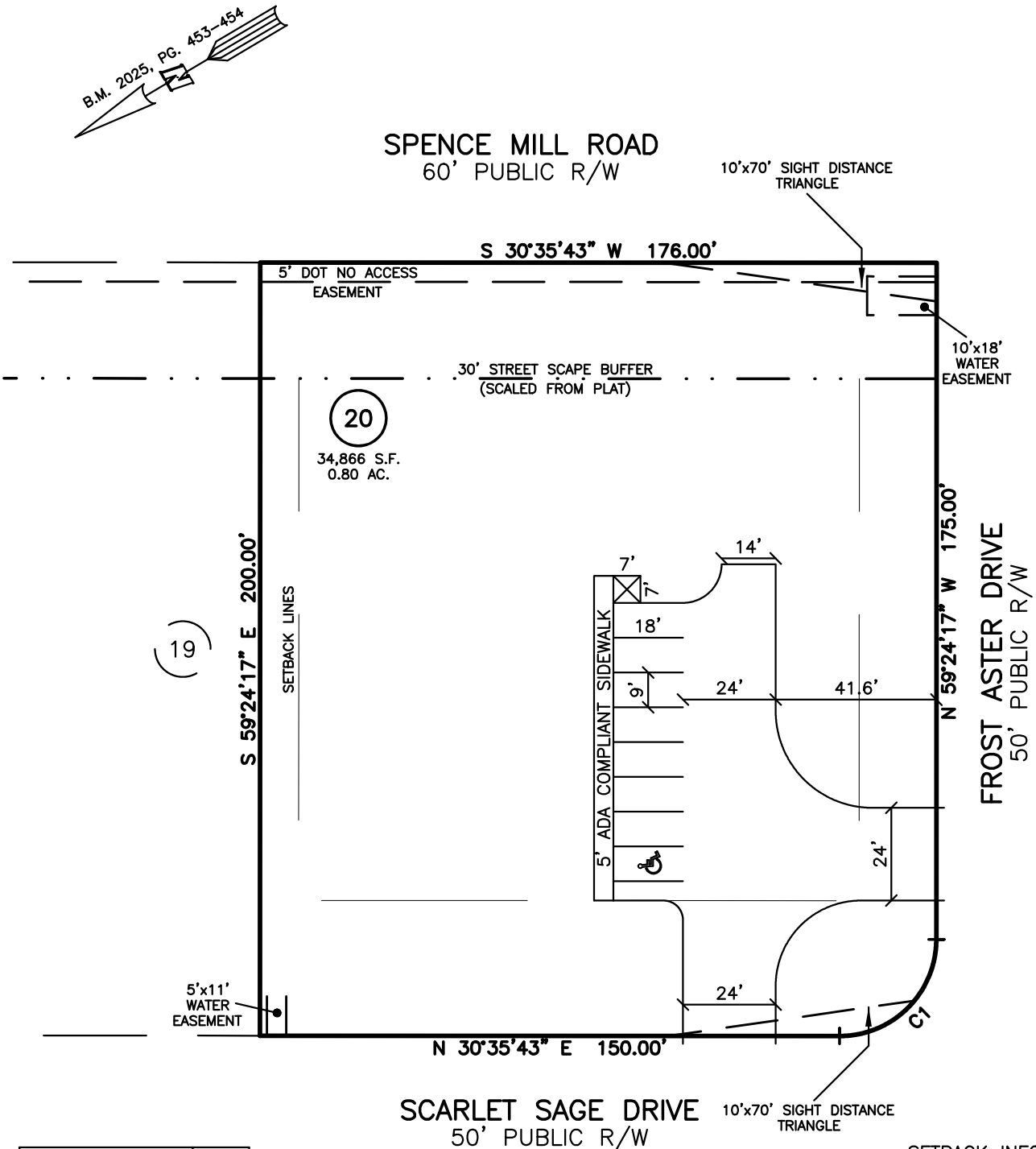
REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

REV1: JUL. 30, 2025(8)
DATE: JUL. 22, 2025

F.B. _____

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

SITE PLAN FOR
MATTAMY HOMES
XXX SCARLET SAGE DRIVE
LOT 20, BLOOM SUBDIVISION-NORTH
HECTOR'S CREEK, HARNETT COUNTY, NORTH CAROLINA



| IMPERVIOUS SURFACES | S.F. |
|----------------------|-------|
| WALK & DRIVE | 5,950 |
| TOTAL | 5,950 |
| ALLOWABLE IMPERVIOUS | 4,675 |

| NUM | RADIUS | ARC | CHORD | CHORD BRG | DELTA |
|-----|--------|--------|--------|--------------|------------|
| C1 | 25.00' | 39.27' | 35.36' | N 14°24'17\" | 90°00'00\" |

SETBACK INFO

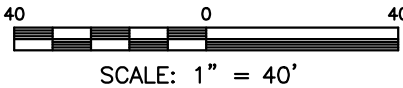
FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'

LEGEND

| | | | |
|-----|----------------------------|------|------------------------|
| △ | AIR CONDITIONER | INV. | INVERT |
| BC | BACK OF CURB | IPS | IRON PIPE SET |
| BFP | BACK FLOW PREVENTER | IRS | IRON ROD SET |
| ○ | CLEANOUT | ○ | LIGHT POLE |
| ■ | CURB INLET | MNS | MAGNETIC NAIL SET |
| DHS | DRILL HOLE SET | ⊗ | MANHOLE SANITARY SEWER |
| ECM | EXISTING CONCRETE MONUMENT | ⊗ | MANHOLE STORM SEWER |
| EDH | EXISTING DRILL HOLE | OHW | OVERHEAD WIRES |
| EIS | EXISTING IRON STAKE | PKS | PK NAIL SET |
| EIP | EXISTING IRON PIPE | PNS | POINT NOT SET |
| EM | ELECTRIC METER | RRS | RAIL ROAD SPIKE |
| EPK | EXISTING PK NAIL | ⊞ | TELEPHONE PEDESTAL |
| ES | ELECTRIC STUB | ⊞ | TRANSFORMER |
| ▽ | FLARED END SECTION | ⊞ | CABLE TV PEDESTAL |
| ⊞ | FIRE HYDRANT | ⊞ | UTILITY POLE |
| ⊞ | FIBER OPTIC PEDESTAL | ⊞ | WATER METER |
| ⊞ | GAS METER | ⊞ | WATER VALVE |
| → | GUY | ⊞ | YARD INLET |
| △ | REVISION TRIANGLE | () | FIELD MEASUREMENT |

REFERENCES:

B.M. 2025, PG. 453-454



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REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

DATE: JUL. 31, 2025

F.B. _____

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