

# PLANS FOR: Lot 9, Cardinal Landing



# MATTAMY HOMES - BROOKSTONE LH

ABBREVIATION LEGEND						PLAN SET COMPOSITION		ELEVATION
AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square	<h2>FRENCH COUNTRY</h2>
ABV	Above	E.W.	Each Way	MIR	Mirror	SS	Solid Surface	
AC	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer	
ACC	Access/ Accessible	EXP	Exposed	MM	Millimeter	SST	Stainless Steel	
ACFL	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel	
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station	
ADJ	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class	
AFF	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard	
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage	
ALT	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural	
ALUM	Aluminum	FIN	Finish	NIC	Not In Contract	SYS	System	
ANC	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread	
AP	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway	
APPROX	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient	TB	Towel Bar	
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	
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	€	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			

PAGE #	LAYOUT	ELEVATION				
T1.0-T1.1	TITLE SHEET AND REVISION LOG	<h2>FRENCH COUNTRY</h2>				
T1.2-T1.3	GENERAL NOTES					
0.10-0.15	ELEVATIONS					
0.20-0.21	BASEMENT FLOOR PLANS					
1.0-1.4	1ST FLOOR PLANS					
2.0-2.2	2ND FLOOR PLANS					
3.0-3.1	3RD FLOOR PLANS	<h2>CODE</h2> <p>2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE</p>				
4.0-4.1	SECTIONS / DETAILS					
5.0-8.0	ELECTRICAL / HVAC PLANS					

AREA	COLONIAL	CRAFTSMAN	FRENCH COUNTRY	TUDOR	FARM HOUSE
1st FLOOR	1285 SQ. FT.	1285 SQ. FT.	1285 SQ. FT.	1285 SQ. FT.	1285 SQ. FT.
2nd FLOOR	671 SQ. FT.	658 SQ. FT.	658 SQ. FT.	679 SQ. FT.	666 SQ. FT.
TOTAL LIVING	1956 SQ. FT.	1943 SQ. FT.	1943 SQ. FT.	1964 SQ. FT.	1951 SQ. FT.
GARAGE - 2 CAR	417 SQ. FT.	417 SQ. FT.	417 SQ. FT.	417 SQ. FT.	417 SQ. FT.
FRONT PORCH COVERED	55 SQ. FT.	62 SQ. FT.	49 SQ. FT.	55 SQ. FT.	55 SQ. FT.

OPT. COVERED VERANDA	154 SQ. FT.
OPT. SCREENED PORCH	154 SQ. FT.
OPT. MORNING ROOM	154 SQ. FT.

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 Pylon Dr. Raleigh, NC 27606 919.480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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

**mattamyHOMES**

PROJECT NO.: **25903026**

DATE: **12/29/2025** 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 = 9"  
 MAX. NOSING = 1-1/4"  
 MIN. TREAD & NOSING = 9-3/4"  
 MAX. RISER = 8-1/4"  
 MIN. HEADROOM = 6'-8"  
 MAX. VERTICAL RISE FOR FLIGHT OF STAIRS = 12'-0"  
 MIN. STAIR WIDTH = 3'-0"  
 MIN. CLEAR STAIR WIDTH = 31.5"

**FOR WINDER STAIRS**  
 MIN. WINDER TREAD MEASURED 12" FROM INSIDE EDGE = 9"  
 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 ACCORDING 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.

**JDS Consulting**  
 ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR. RALEIGH, NC 27606 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**  
 PROJECT: **BROOKSTONE LH**  
 LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25903026**


DATE: **12/29/2025** DRAWN BY: **VLT**

GENERAL NOTES  
**T1.2**

**North Carolina  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT  
(note a)**

CLIMATE ZONE	FENESTRATION U-FACTOR (notes b, j)	SKYLIGHT U-FACTOR (note b)	GLAZED FENESTRATION SHGC (notes b, k)	CEILING R-VALUE (note m)	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE (note i)	FLOOR R-VALUE	BASEMENT WALL R-VALUE (notes c, o)	SLAB R-VALUE AND DEPTH (note d)	CRAWL SPACE WALL R-VALUE (note c)
<b>3</b>	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
<b>4</b>	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
<b>5</b>	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

- |  |   |
|--|---|
| <p>a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.</p> <p>b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.</p> <p>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.</p> <p>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.</p> <p>e. NOT USED.</p> <p>f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.</p> <p>g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.</p> <p>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.</p> | <p>i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.</p> |
|--|---|



**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR, RALEIGH, NC 27606 919.480.1075  
INF@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25903026**

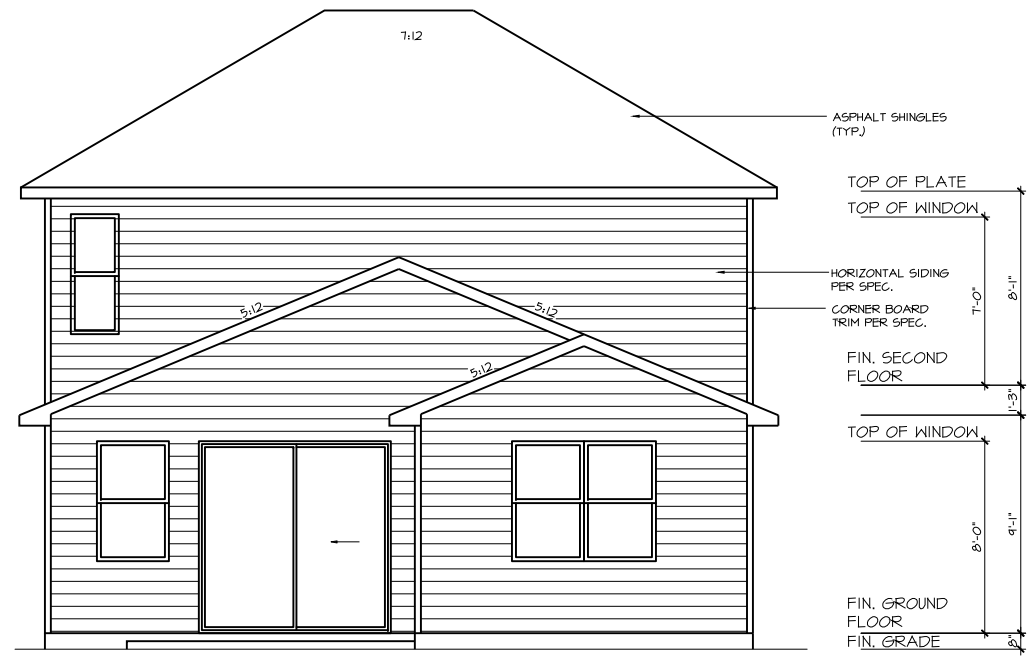
DATE: **12/29/2025** DRAWN BY: **VLT**

GENERAL NOTES

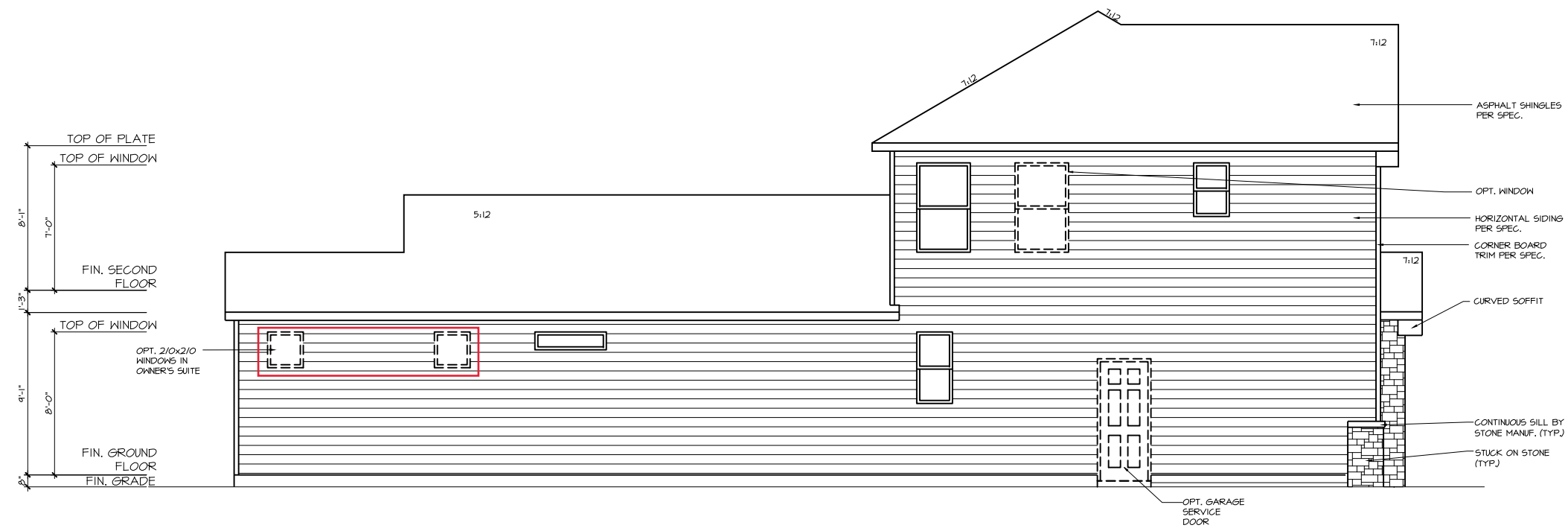
**T1.3**



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



REAR ELEVATION - FRENCH COUNTRY



LEFT SIDE ELEVATION - FRENCH COUNTRY

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR, RALEIGH, NC 27606 919.480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



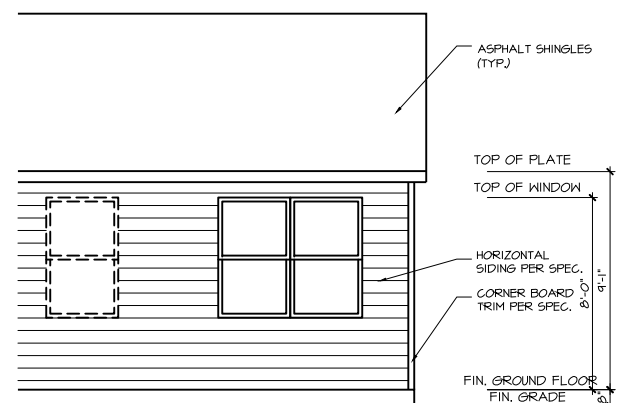
PROJECT NO.: **25903026**

DATE: **12/29/2025** DRAWN BY: **VLT**

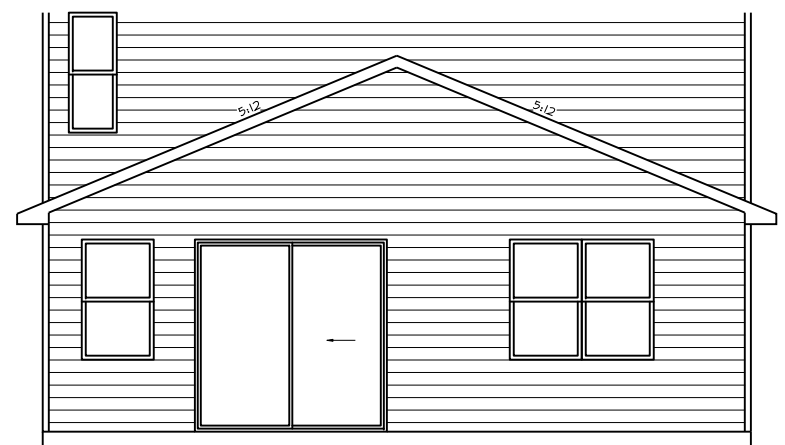
EXTERIOR ELEVATIONS

**0.11**

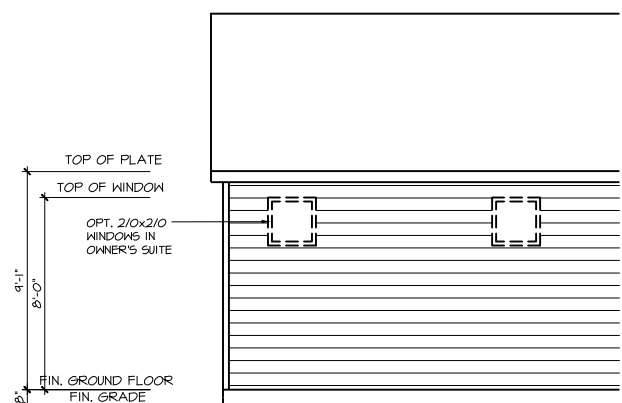
USE CORROSION-RESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS



PPO - RIGHT SIDE ELEVATION MORNING ROOM



PPO - REAR ELEVATION MORNING ROOM



PPO - LEFT SIDE ELEVATION MORNING ROOM



JDS Consulting PLLC, 543 PYLON DR, RALEIGH, NC 27606 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



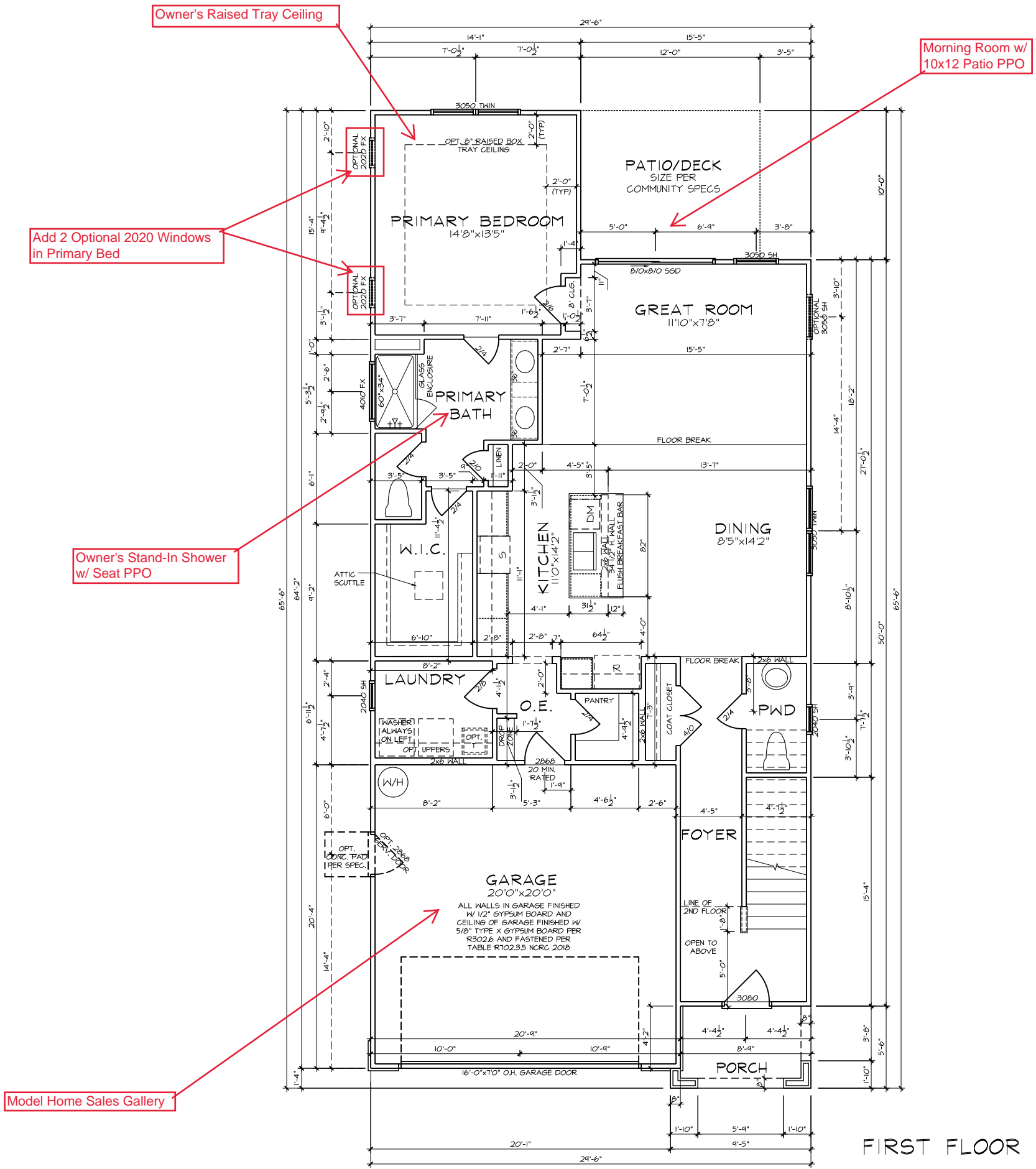
PROJECT NO.: **25903026**

DATE: **12/29/2025**

DRAWN BY: **VLT**

EXTERIOR ELEVATIONS

**0.12**



- FLOOR PLAN NOTES**
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES.
  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. INTERIOR DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR. RALEIGH, NC 27606 919.480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



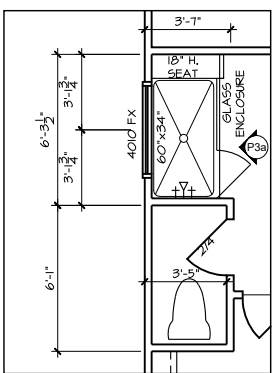
PROJECT NO.: **25903026**

DATE: **12/29/2025** DRAWN BY: **VLT**

**FIRST FLOOR PLAN**

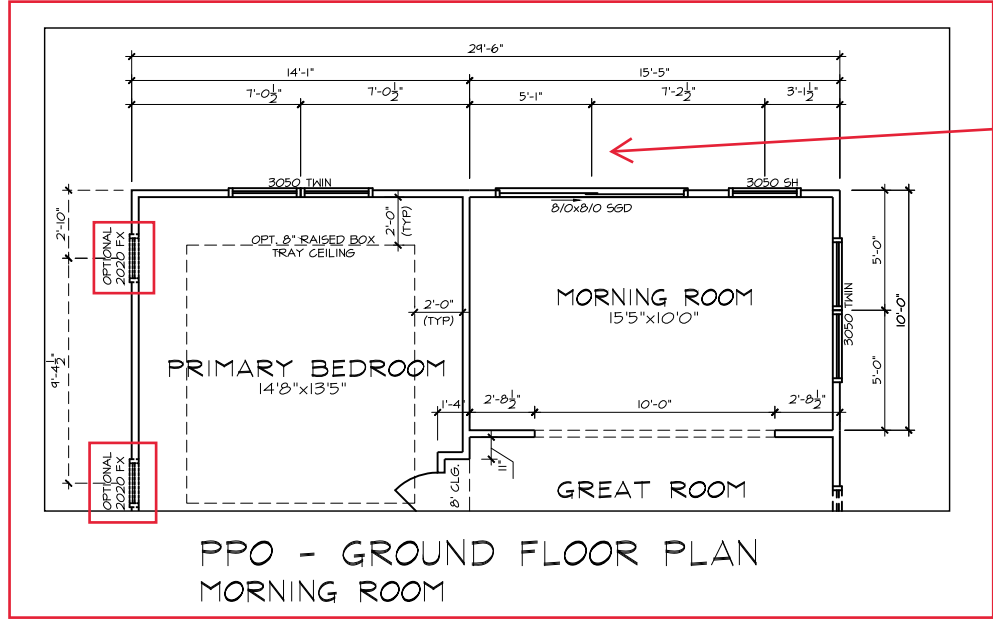
**1.0**

FIRST FLOOR PLAN - FRENCH COUNTRY



PPO - GROUND FLOOR PLAN SHOWER W/ SEAT

- FLOOR PLAN NOTES**
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES.
  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. INTERIOR DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.



10x12 Patio

PPO - GROUND FLOOR PLAN MORNING ROOM

FIRST FLOOR PLAN OPTIONS - FRENCH COUNTRY



JDS Consulting PLLC, 543 Pylon Dr, Raleigh, NC 27606 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25903026**

DATE: **12/29/2025**

DRAWN BY: **VLT**

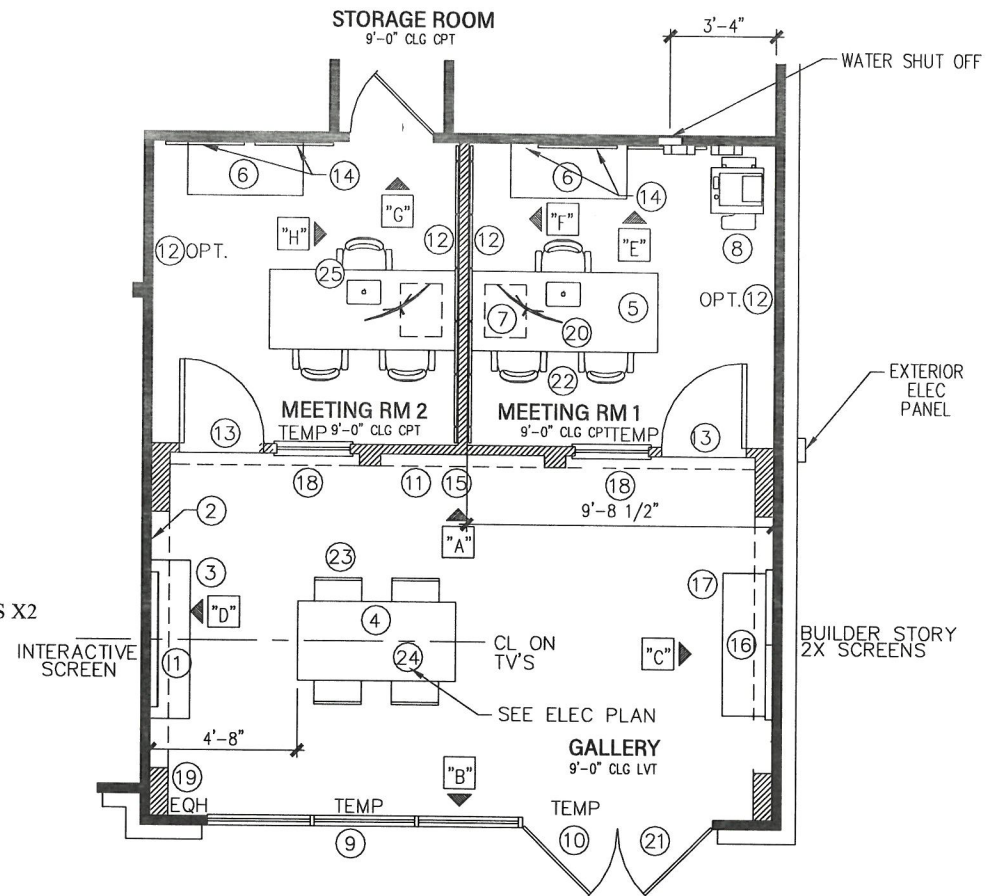
FIRST FLOOR OPTIONS FLOOR PLANS

**1.1**

# NEW HOME GALLERY MANUAL | STANDARD 20X20 GARAGE FLOORPLAN

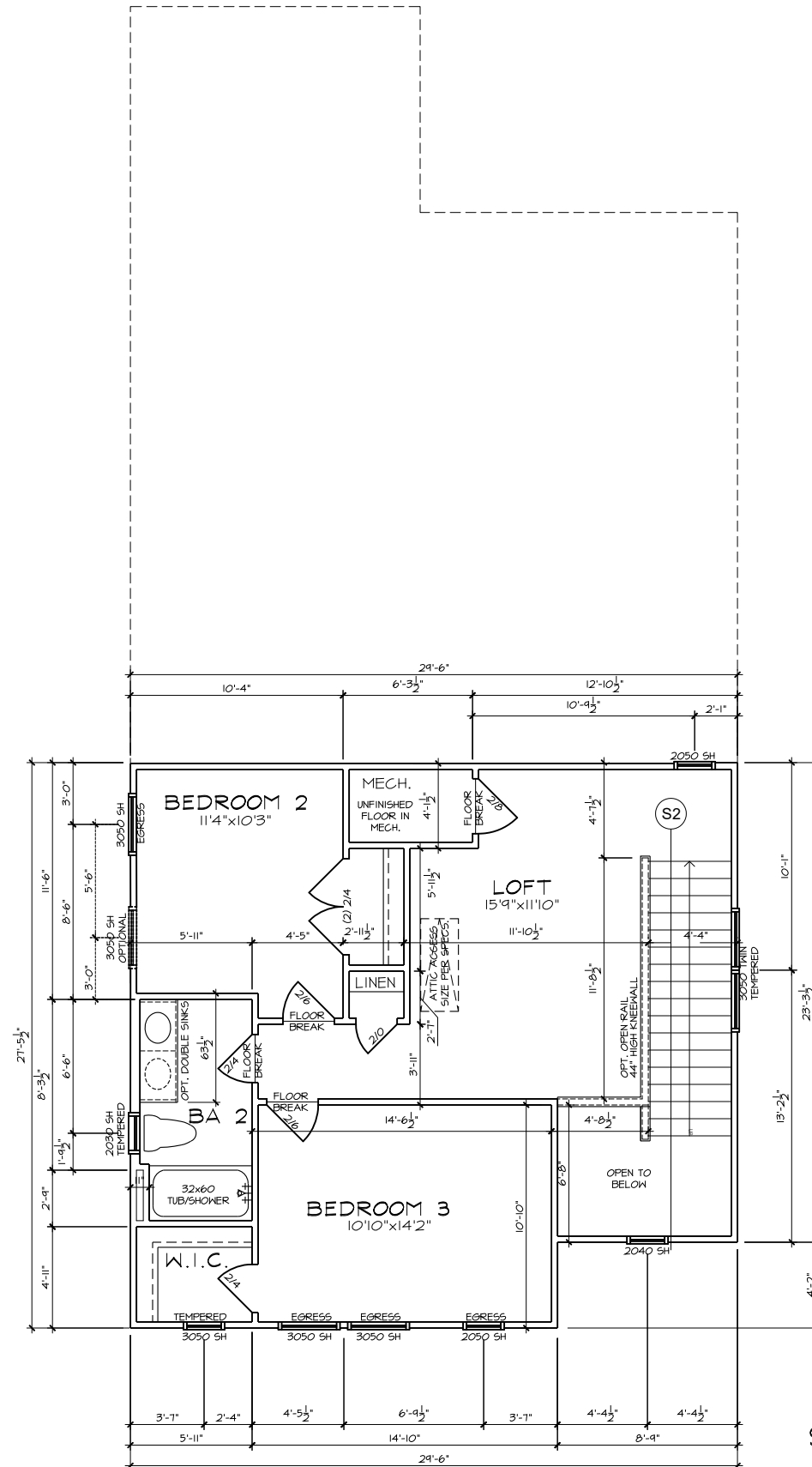
## MODEL DESCRIPTIONS:

- 1 - 65" 4K INTERACTIVE TOUCH MONITOR
- 2 - ACOUSTICAL SLAT WALL PANEL x8
- 3 - ROOM & BOARD "HOVER" WALL MOUNTED CABINET (60"WX15"DX12"H)
- 4 - ROOM & BOARD "LINDEN" TABLE (60"WX30"DX36"H)
- 5 - ROOM & BOARD "RAMSEY" DESK (72"WX30"DX36"H) x2
- 6 - ROOM & BOARD "HUDSON" FILE CABINET (44"WX16"DX28"H) x2
- 7 - LAURA "STOCKPILE" UNDER TABLE FILE CABINET (16"WX20"DX24"H) x2
- 8 - COPIER
- 9 - STOREFRONT WITH TEMPERED GLASS
- 10 - 6080 STOREFRONT DOOR WITH TEMPERED GLASS
- 11 - FELT HEXAGONS TILES - SEE INTERIOR ELEVATION "A"
- 12 - LARGE ENGRAVED TILES - KNOT STYLE - LATTE COLOR (24"WX24"H) x60
- 13 - 2868 1-LITE DOOR
- 14 - LIFESTYLE DISPLAY (30"WX48"H) x4
- 15 - MATTAMY BACKLIT LOGO SIGN
- 16 - 55" 4K MONITOR - X2 SCREENS
- 17 - FLINT IVORY FABRIC BENCH (54"WX19"DX18"H)
- 18 - 2460 FX WINDOW - TEMPERED
- 19 - EQUAL HOUSING DISPLAY
- 20 - MONITOR x2
- 21 - VINYL OFFICE HOURS
- 22 - ROOM & BOARD OLSEN CHAIR SUMNER NAVY X4
- 23 - ROOM & BOARD "AFTON" W/FLINT IVORY FABRIC X4
- 24 - ROOM & BOARD "FAIRBANKS" PENDANT (26"DIAX15"H) - SEE ELEC PLAN
- 25 - LAURA WAVERLY MESH GREY / DARK GREY FRAME MEETING ROOM CHAIR CHAIRS X2



**FLOOR PLAN NOTES**

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES.
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. INTERIOR DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.



SECOND FLOOR PLAN - FRENCH COUNTRY



JDS Consulting PLLC, 543 Pylon Dr, Raleigh, NC 27606 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



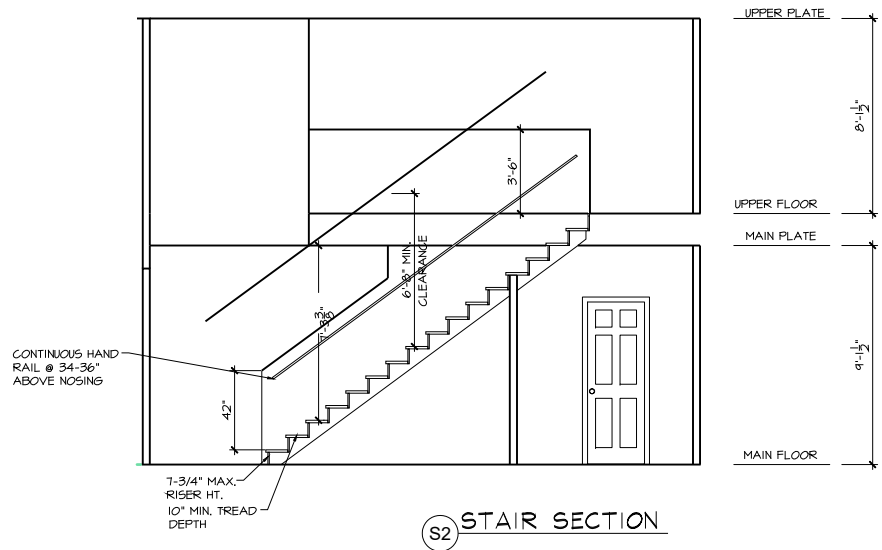
PROJECT NO.: **25903026**

DATE: **12/29/2025**

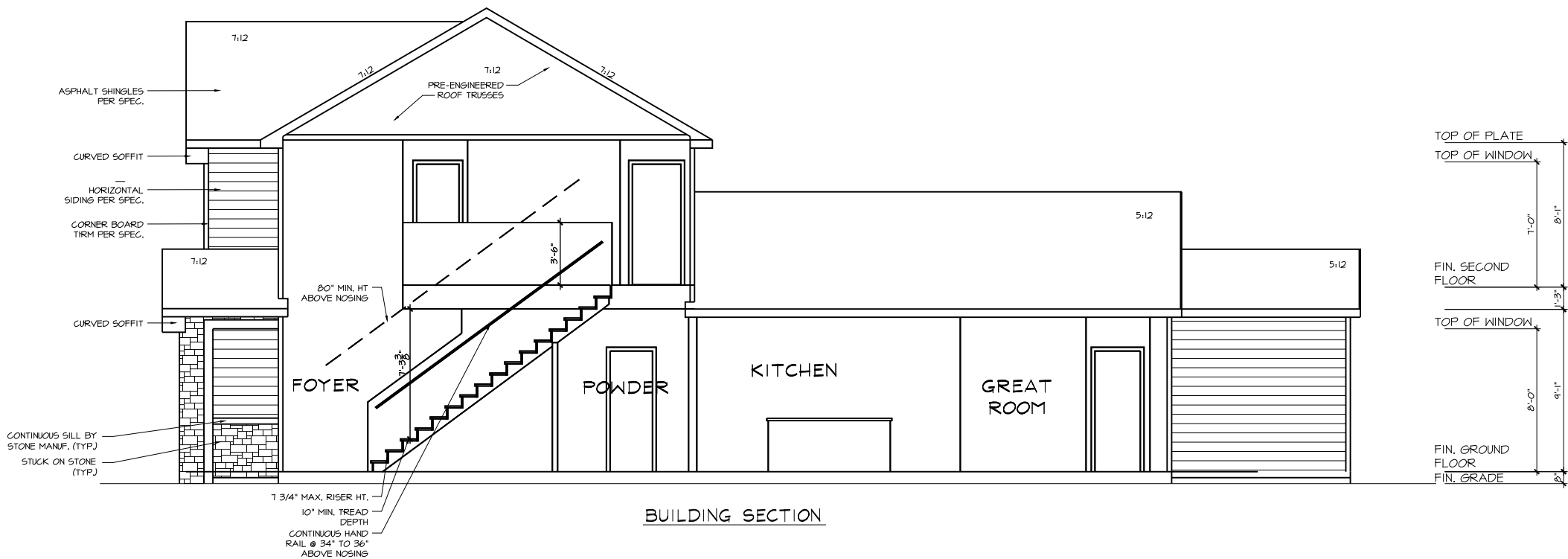
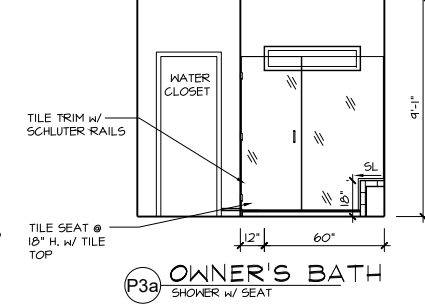
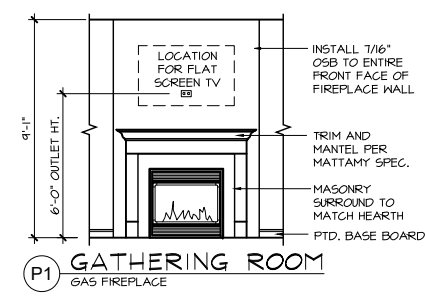
DRAWN BY: **VLT**

SECOND FLOOR PLAN

**2.0**



S2 STAIR SECTION



BUILDING SECTION

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR. RALEIGH, NC 27606 919.480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25903026**

DATE: **12/29/2025** DRAWN BY: **VLT**

**SECTIONS & DETAILS**

**4.0**



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

**GENERAL**

- 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 JDSfaulkner, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- 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.

- 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
<b>LIVE LOAD</b>	
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
<b>RESIDENTIAL CODE TABLE R301.5</b>	<b>LIVE LOAD (PSF)</b>
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	MFR	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**

- 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
- 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
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER **TABLE R301.2(1)** SHALL BE AIR-ENTRAINED WHEN REQUIRED BY **TABLE R402.2**.
- 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*.
- MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

**BEAM DESIGNATION DEFINITIONS:**

**FLUSH** - THIS DEFINES THE BEAM TO BE FLUSH WITH THE BOTTOM AND THE TOP OF THE FLOOR SYSTEM.

**FLUSH TOP** - THIS DEFINES THE BEAM TO HAVE THE TOP OF THE BEAM FLUSH WITH THE TOP OF THE FLOOR SYSTEM. THIS GENERALLY MEANS THE TOP PLATE WOULD BE CUT TO RECEIVE THE BEAM.

**FLUSH BOTTOM** - THIS DEFINES THE BEAM TO HAVE THE BOTTOM OF THE BEAM FLUSH WITH THE BOTTOM OF THE FLOOR SYSTEM. THIS GENERALLY MEANS THE BEAM WILL SIT ON THE TOP PLATE LIKE THE FLOOR SYSTEM.

**DROPPED** - THIS DEFINES THE TOP OF THE BEAM TO BE SET BELOW THE FLOOR SYSTEM. THIS GENERALLY MEANS THE TOP OF THIS BEAM TO BE FLUSH WITH THE TOP PLATE OR JUST UNDER THE TOP PLATE, OR AS NOTED.

**FOUNDATION**

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



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 Pylon Dr, Raleigh, NC 27606-9194-80.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25903026**

DATE: **10/22/2025** DRAWN BY: **VLT**

GENERAL NOTES

**SN1.1**

**FRAMING**

- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
  - 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.
  - 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.
  - TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
  - SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
  - TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
  - INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
  - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- 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.
- 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.
- 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.
- 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).
- 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).
- 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.
- BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.

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**  
(USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)

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"


- ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- 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.
- FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

**ROOF SYSTEMS**

**TRUSSED ROOF - STRUCTURAL NOTES**

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- 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.
- MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

**STICK-FRAMED ROOF - STRUCTURAL NOTES**

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

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.



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR, RALEIGH, NC 27606 919.480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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

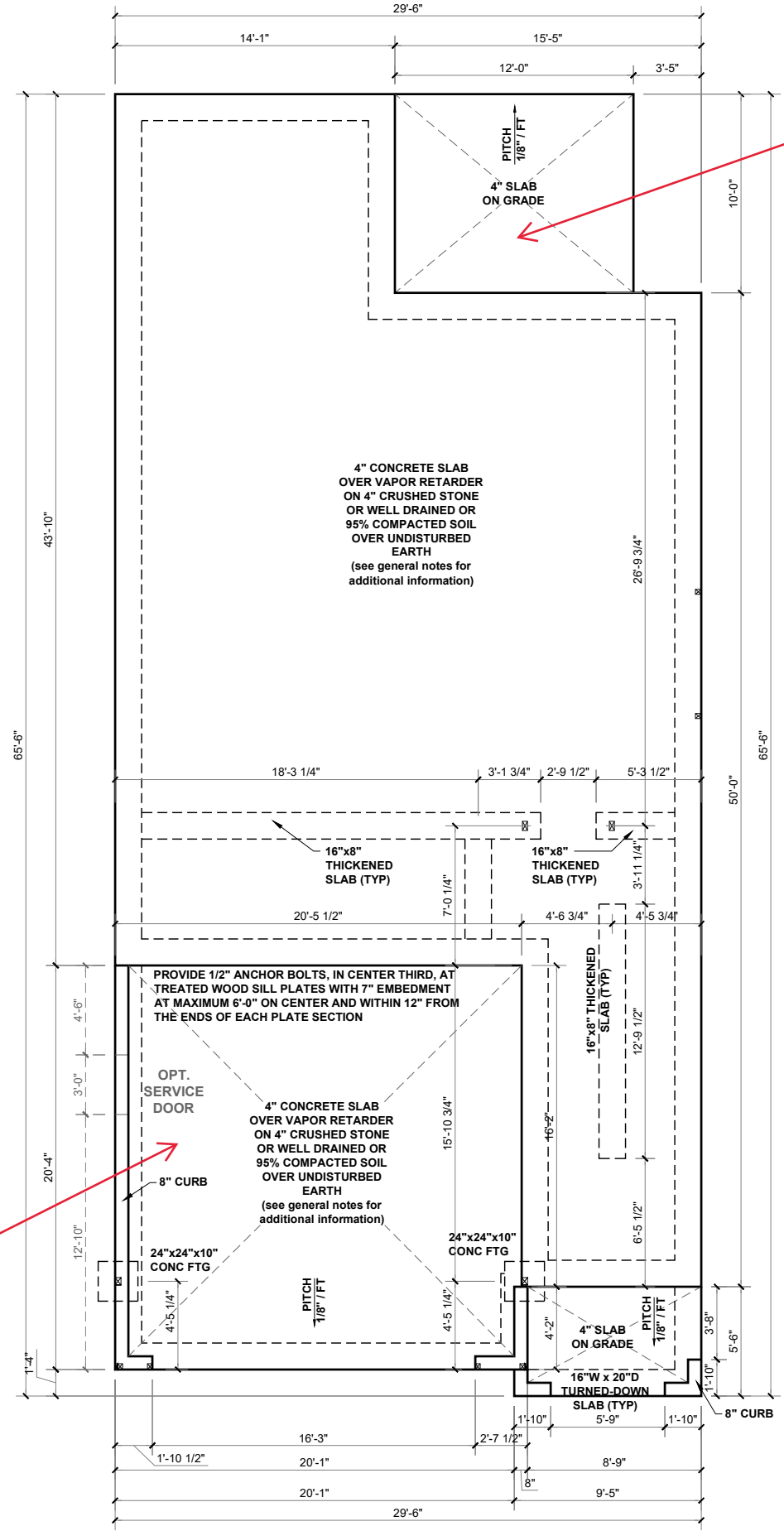


PROJECT NO.: **25903026**

DATE: **10/22/2025** DRAWN BY: **VLT**

GENERAL NOTES

**SN1.2**



Morning Room w/ 10x12  
Patio PPO See Next Page

Model Home Sales Gallery

**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



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR, RALEIGH, NC 27606 919-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	<b>MATTAMY HOMES</b>
PROJECT:	<b>BROOKSTONE LH</b>
LOCATION:	<b>NORTH CAROLINA</b>
SCALE:	1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.:  
**25903026**

DATE: **10/22/2025** DRAWN BY: **VLT**

SLAB  
FOUNDATION PLAN

**S.10**

**SLAB FOUNDATION PLAN -  
FRENCH COUNTRY**  
SCALE: 1/8"=1'-0"



P-0961



JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606-919-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT:	<b>MATTAMY HOMES</b>
PROJECT:	<b>BROOKSTONE LH</b>
LOCATION:	<b>NORTH CAROLINA</b>
SCALE:	1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

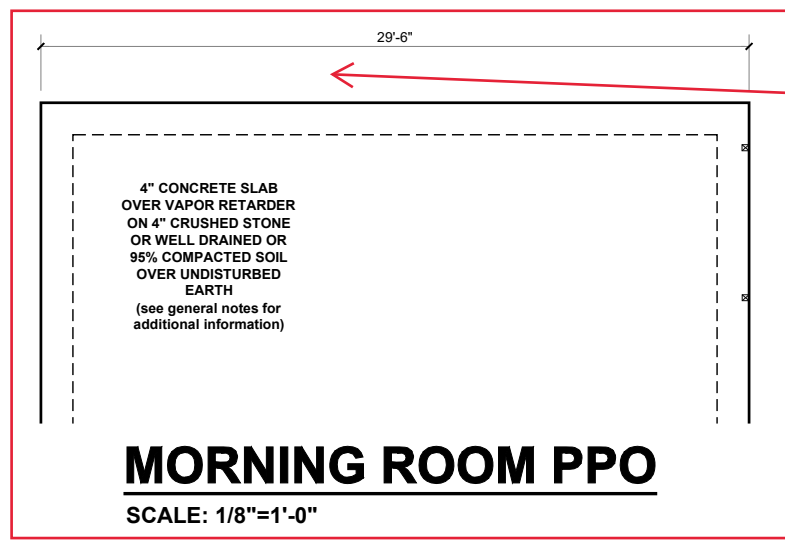


PROJECT NO.: **25903026**

DATE: **10/22/2025**      DRAWN BY: **VLT**

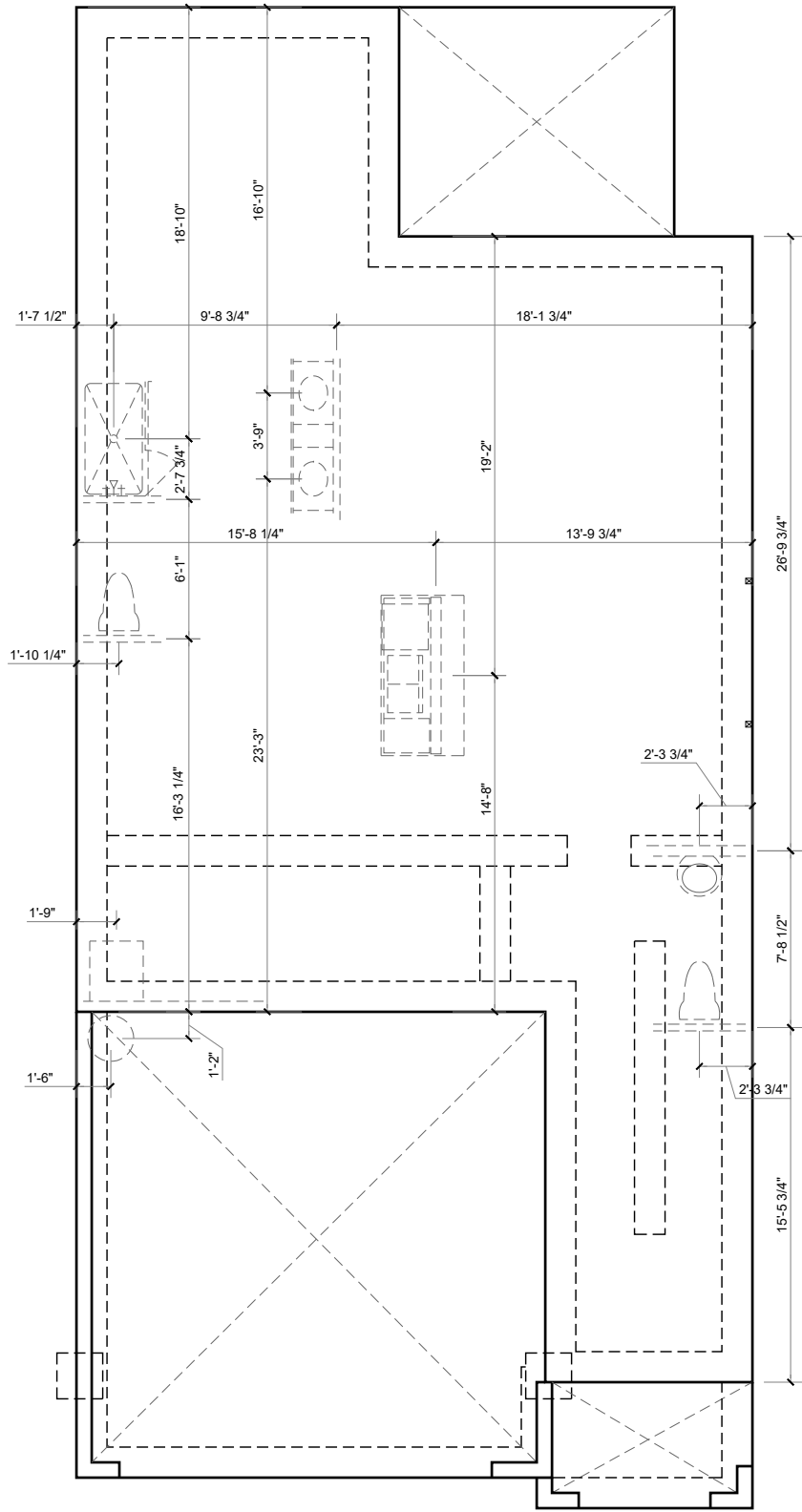
PLAN OPTIONS  
SLAB FOUNDATION PLANS

**S.11**



**SLAB FOUNDATION PLAN  
OPTIONS - FRENCH  
COUNTRY**  
SCALE: 1/8"=1'-0"

PLUMBING LINES MAY PASS PERPENDICULARLY THROUGH THE BOTTOM THIRD OF A FOOTING IF INSTALLED WITH APPROPRIATE SLEEVE AND (2) 48" LONG #4 REBAR ARE INSTALLED CENTERED OVER THE SLEEVE.



**PLUMBING PLAN - FRENCH COUNTRY**  
 SCALE: 1/8"=1'-0"



P-0961

**JDS Consulting**  
 ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919-480-1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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

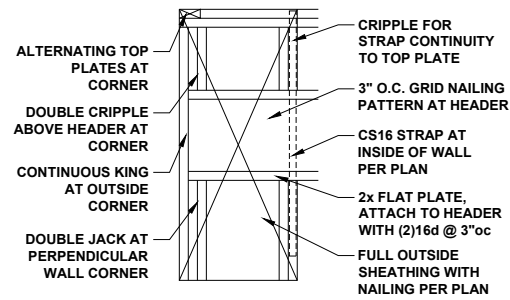


PROJECT NO.: **25903026**

DATE: **10/22/2025** DRAWN BY: **VLT**

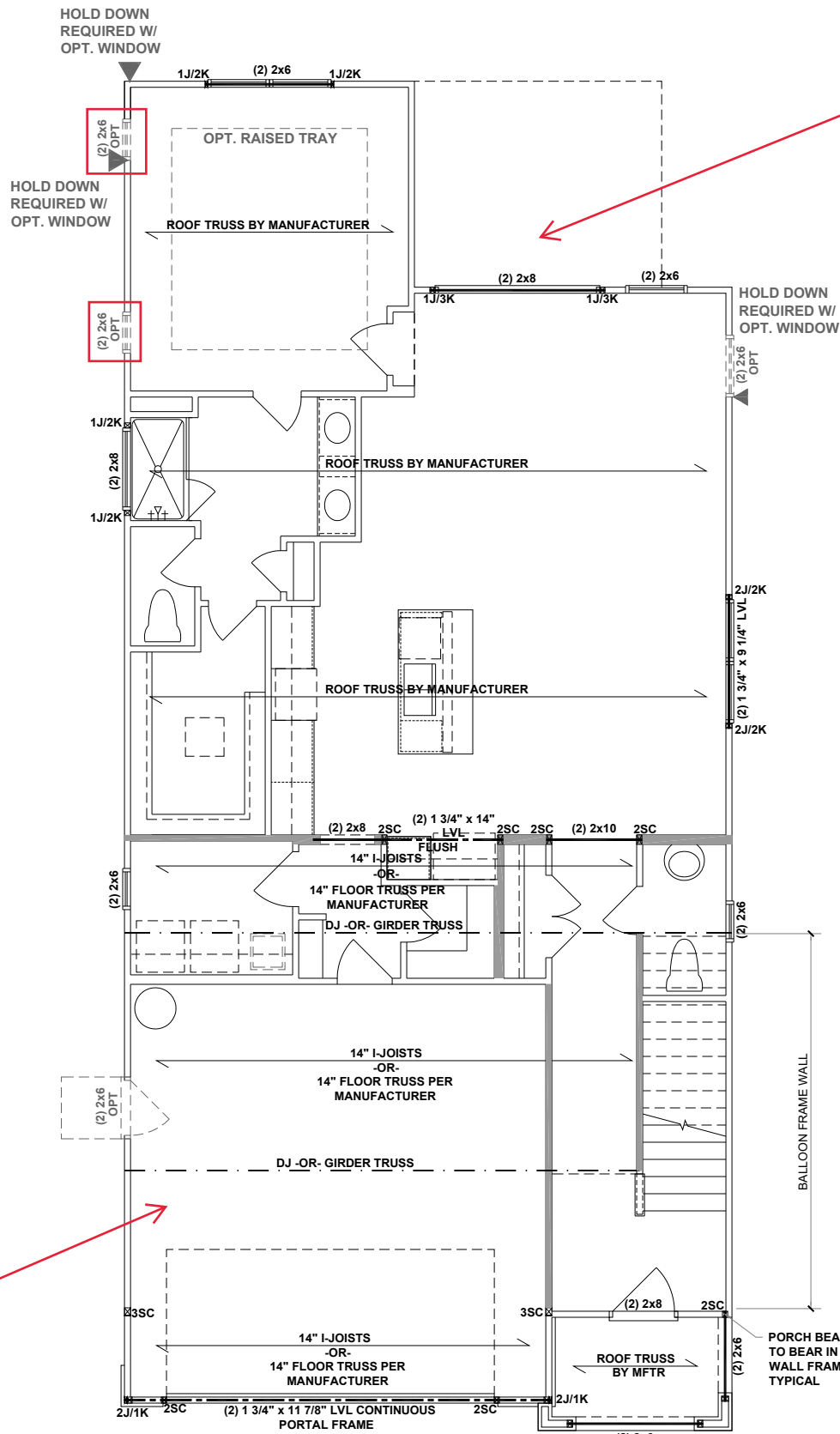
PLAN OPTIONS  
 SLAB FOUNDATION PLANS

**S.12**



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

NTS



Morning Room w/ 10x12  
Patio PPO

Model Home Sales Gallery

**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.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
  - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
  - EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
  - ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
  - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
  - 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.
  - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
  - 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.
  - 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.
  - 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).
  - 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).

- 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/ICNA SUBFLOOR ASSEMBLY OR AN APPROVED MANUFACTURER ASSEMBLY

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

FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING UNLESS OTHERWISE NOTED ON THE PLAN

ALL FLUSH BEAMS AND GIRDER TRUSSES TO BE DIRECTLY SUPPORTED BY (2) 2x STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

SC STUD REFERENCES AT INTERIOR WALL OPENINGS REPRESENT THE NUMBER OF JACK STUDS REQUIRED AT EACH SIDE OF THE INTERIOR WALL OPENING

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.

- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606-9194-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO FIELD CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25903026**

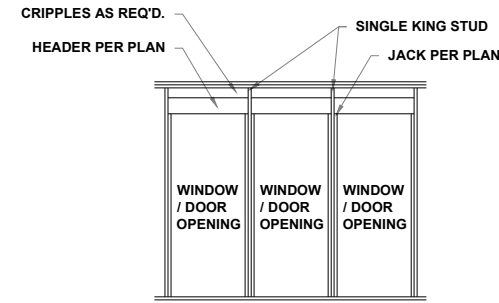
DATE: **10/22/2025** DRAWN BY: **VLT**

FIRST FLOOR  
CEILING FRAMING PLAN

**S1.0**

**FIRST FLOOR CEILING FRAMING  
PLAN - FRENCH COUNTRY**

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



**MULTI HEADER DETAIL**  
SINGLE COMMON KING STUD NTS

**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.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
  - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
  - EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
  - ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
  - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
  - 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.
  - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
  - 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.
  - 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.
  - 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).
  - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" oc, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

ALL FLUSH BEAMS AND GIRDER TRUSSES TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

SEE FULL PLAN FOR ADDITIONAL INFORMATION



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606-9194-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

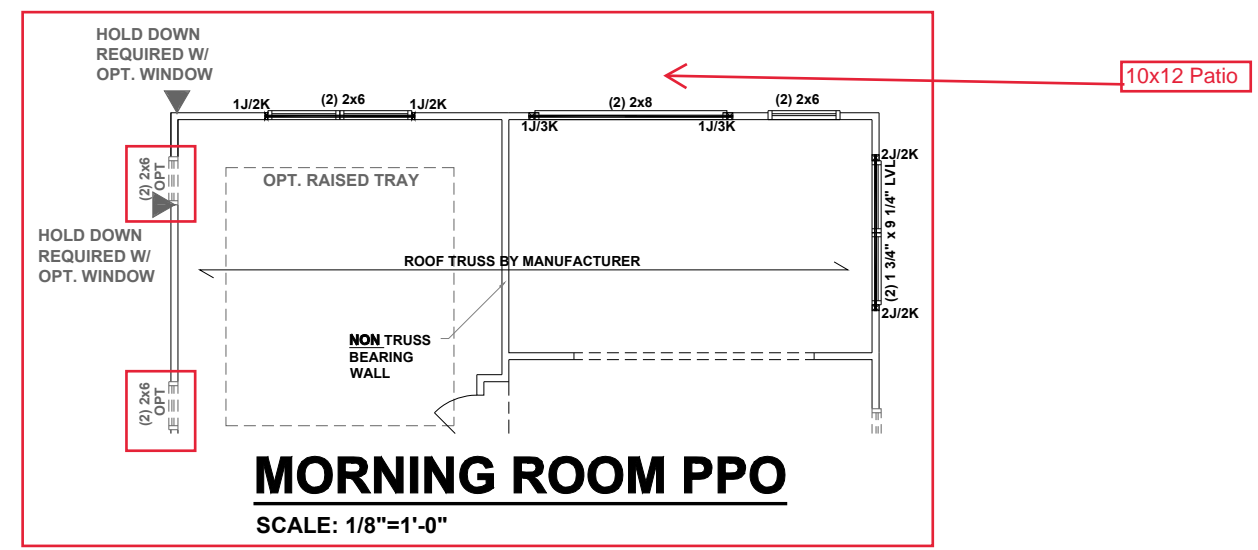


PROJECT NO.: 25903026

DATE: 10/22/2025 DRAWN BY: VLT

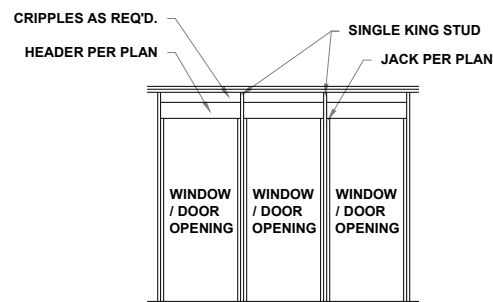
FIRST FLOOR OPTIONS  
CEILING FRAMING PLANS

**S1.1**

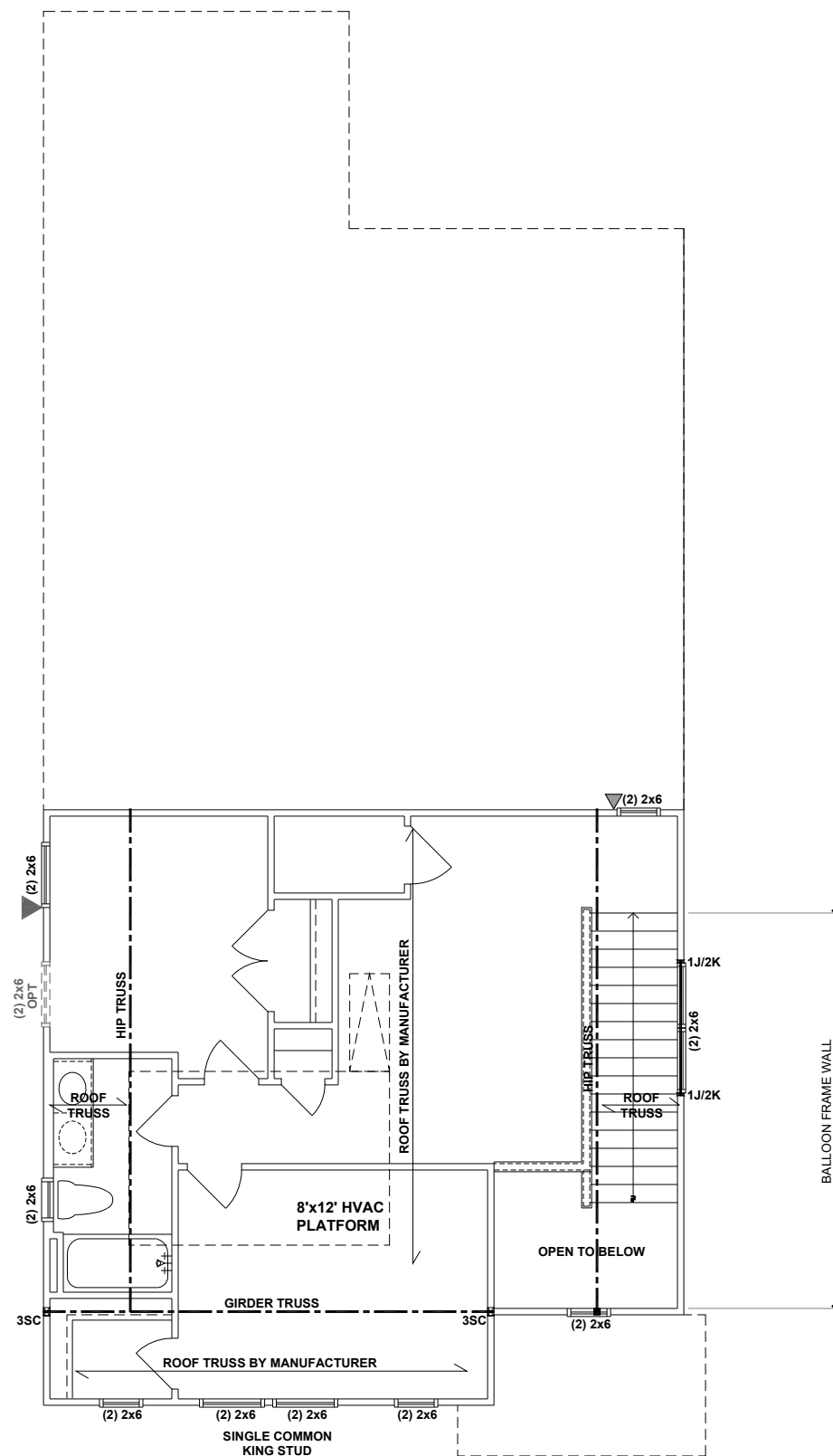


**MORNING ROOM PPO**  
SCALE: 1/8"=1'-0"

**FIRST FLOOR CEILING FRAMING**  
**PLAN OPTIONS - FRENCH**  
**COUNTRY**  
SCALE: 1/8"=1'-0"



**MULTI HEADER DETAIL**  
SINGLE COMMON KING STUD



**SECOND FLOOR CEILING  
FRAMING PLAN - FRENCH  
COUNTRY**

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.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
  - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
  - EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
  - ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
  - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
  - 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.
  - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
  - 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.
  - 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.
  - 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).
  - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" oc, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

ALL FLUSH BEAMS AND GIRDER TRUSSES TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

SC STUD REFERENCES AT INTERIOR WALL OPENINGS REPRESENT THE NUMBER OF JACK STUDS REQUIRED AT EACH SIDE OF THE INTERIOR WALL OPENING

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.

- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- ▽ SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606-9194-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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

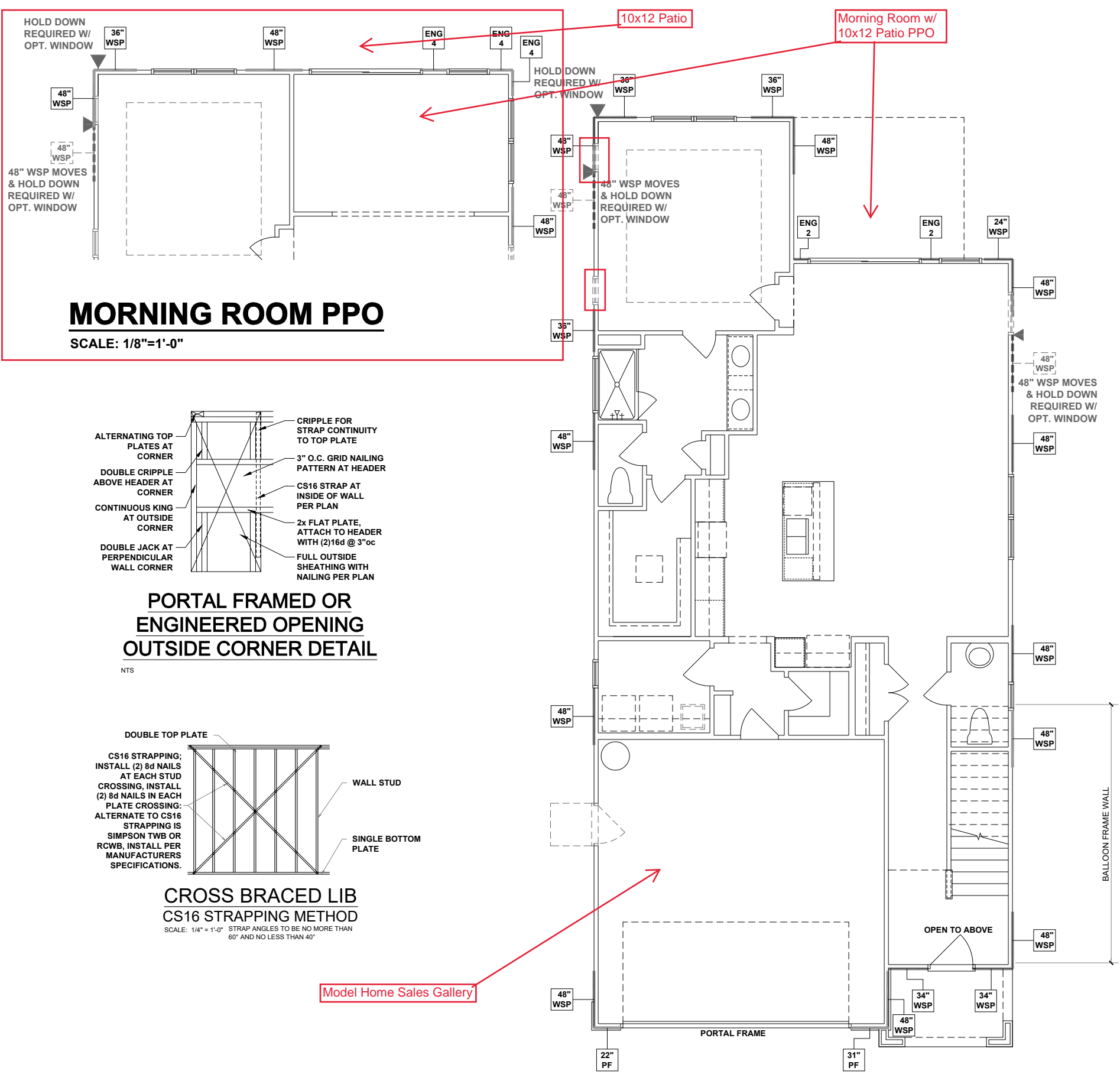


PROJECT NO.: **25903026**

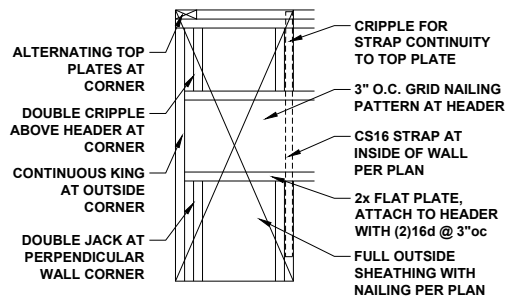
DATE: **10/22/2025** DRAWN BY: **VLT**

SECOND FLOOR  
CEILING FRAMING PLAN

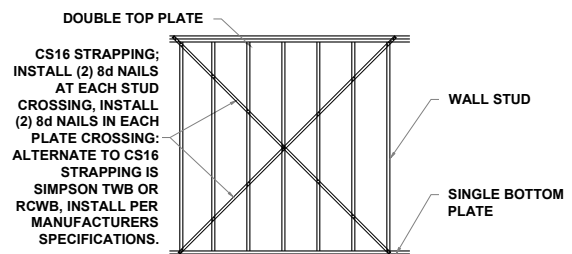
**S2.0**



**MORNING ROOM PPO**  
SCALE: 1/8"=1'-0"



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



**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**

- 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:

- ◆ 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 NUMERICAL LENGTH OF PANEL PANEL TYPE

**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 NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

**WALL BRACING: BROOKSTONE**

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	8.0 FT.	N/A
RIGHT	16.0 FT.	20.0 FT.
REAR	8.0 FT.	N/A
LEFT	16.0 FT.	19.0 FT.



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606-9194-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



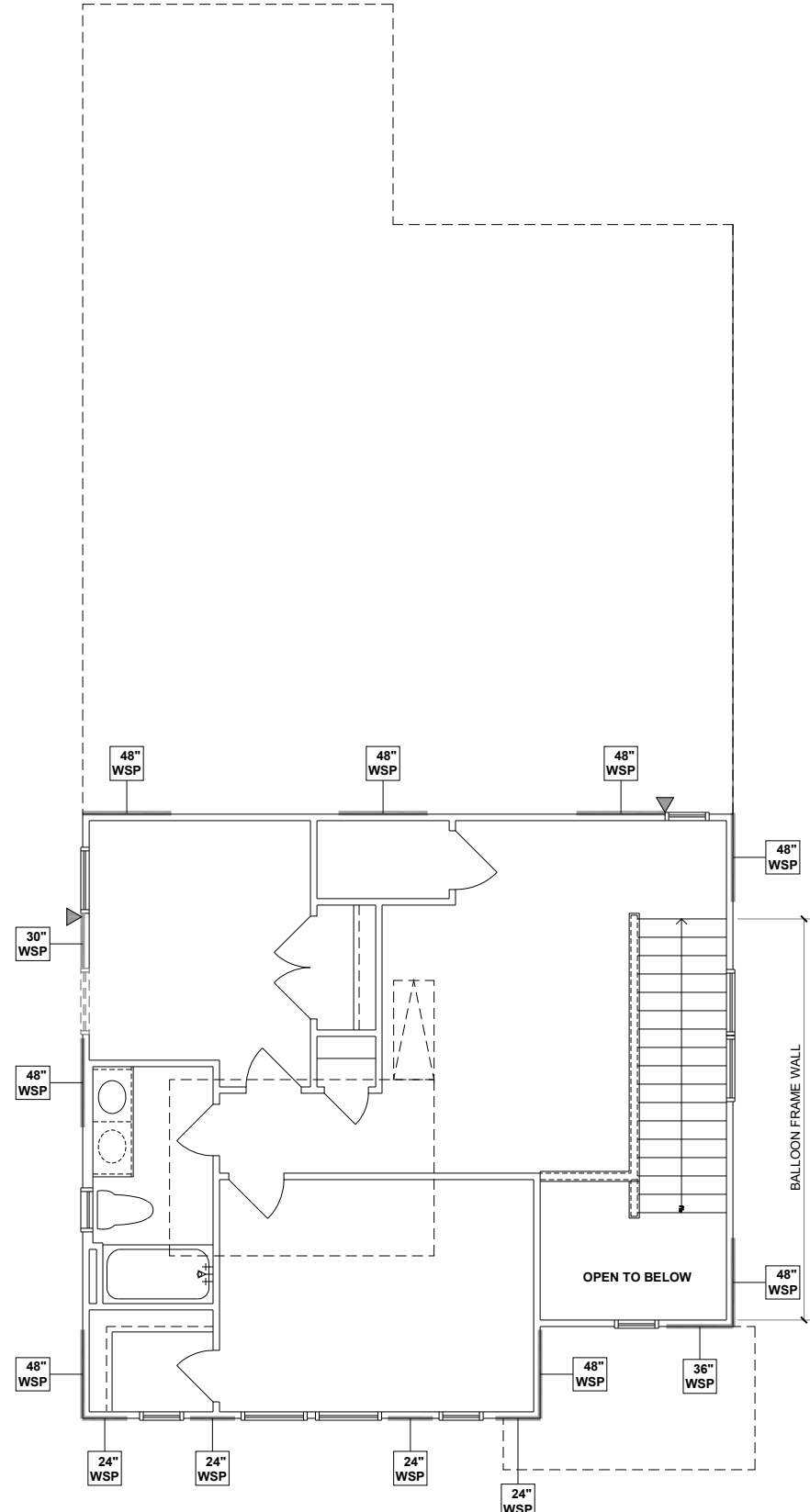
PROJECT NO.: **25903026**

DATE: **10/22/2025** DRAWN BY: **VLT**

FIRST FLOOR WALL BRACING PLAN

**S4.0**

**FIRST FLOOR WALL BRACING PLAN - FRENCH COUNTRY**  
SCALE: 1/8"=1'-0"

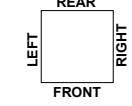


# SECOND FLOOR WALL BRACING PLAN - FRENCH COUNTRY

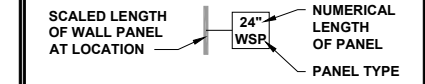
SCALE: 1/8"=1'-0"

### 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:



- ◆ 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.



### 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 NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

### WALL BRACING: BROOKSTONE

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	3.5 FT.	11.0 FT.
RIGHT	3.5 FT.	8.0 FT.
REAR	3.5 FT.	12.0 FT.
LEFT	3.5 FT.	10.5 FT.



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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

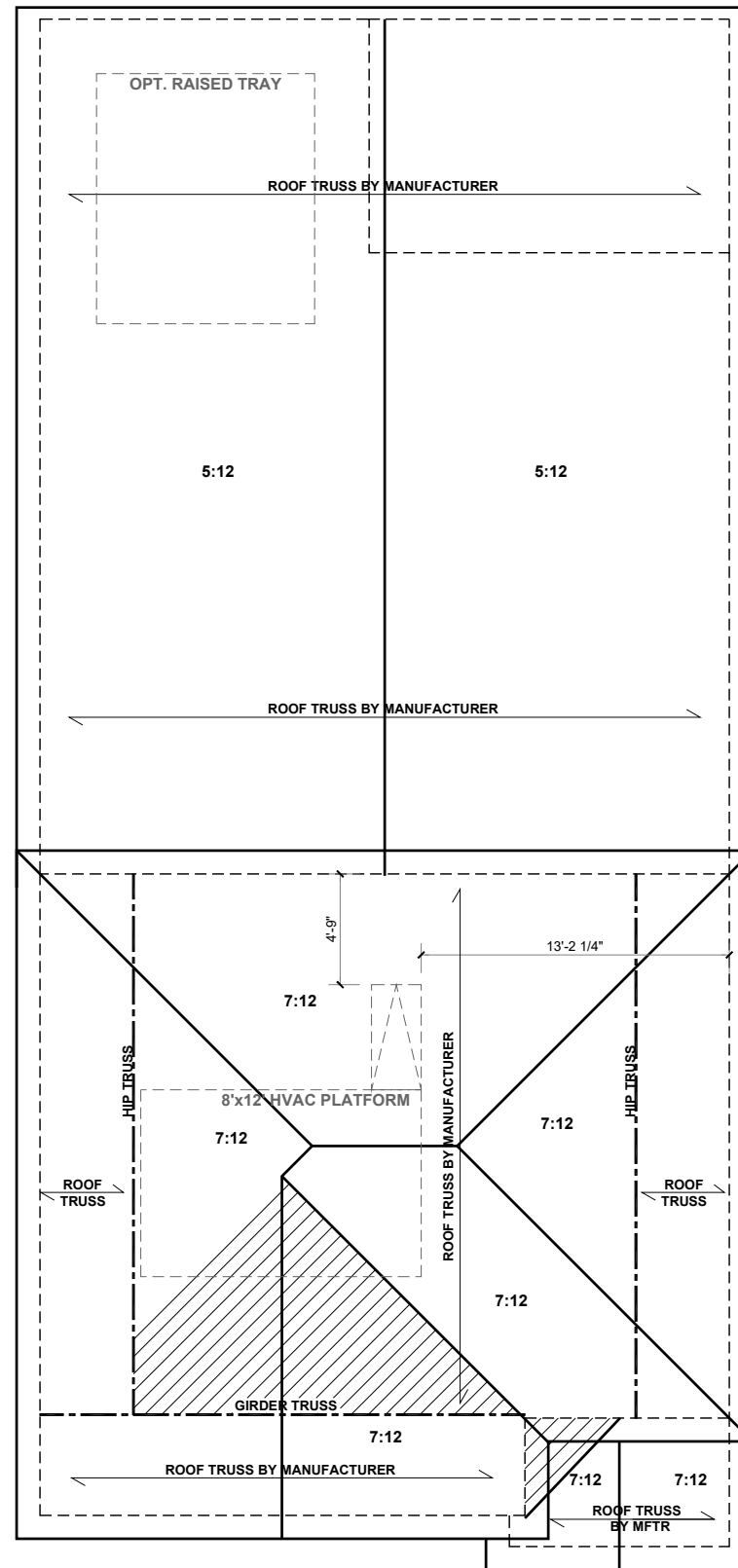


PROJECT NO.: **25903026**

DATE: **10/22/2025** DRAWN BY: **VLT**

SECOND FLOOR WALL BRACING PLAN

**S5.0**



# ROOF FRAMING PLAN W/ REAR OPTION - FRENCH COUNTRY

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**
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - DENOTES OVER-FRAMED AREA
  - MINIMUM 7/16" OSB ROOF SHEATHING
  - 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.
  - MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
  - PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
  - UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

**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	CONNECTOR
UP TO 28'	NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606-919-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

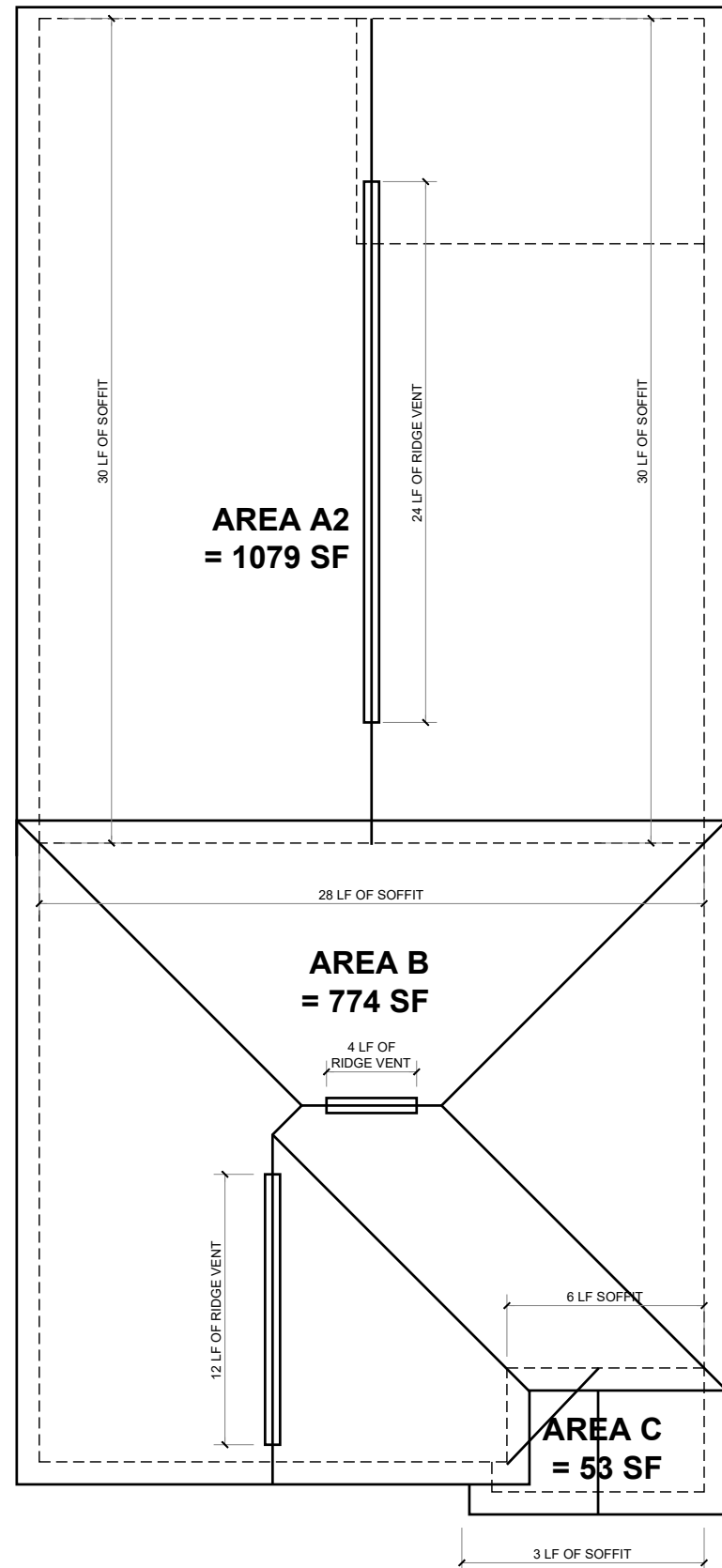


PROJECT NO.: 25903026

DATE: 10/22/2025 DRAWN BY: VLT

PLAN OPTIONS  
ROOF FRAMING PLANS

**S7.1**



**AREA A2**  
= 1079 SF

**AREA B**  
= 774 SF

**AREA C**  
= 53 SF

**RIDGE VENT PLAN - FRENCH COUNTRY**  
SCALE: 1/8"=1'-0"

ROOF VENTILATION REQUIREMENTS						
ROOF SEC	SEC. AREA	NET FREE AREA REQ. *	50% IN REQ	IN PRO-VIDED MIN.**	50% OUT REQ	OUT PRO-VIDED MIN.**
A	925	444	222	44	222	15
B	774	371.5	185.8	37	185.8	12
C	55	26.4	13.2	3	13.2	1
A2	1079	517.9	259	52	259	17
X	0	0	0	0	0	0
X	0	0	0	0	0	0

\* BASED ON 1/300 SF.  
\*\* 5 SQ. IN. / LF OF NET FREE AREA (SOFFIT)  
\*\*\* 15 SQ. IN. / LF OF NET FREE AREA (RIDGE VENT)  
VALUES PROVIDED ARE IN LINEAR FEET



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR, RALEIGH, NC 27606-919-480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: **MATTAMY HOMES**

PROJECT: **BROOKSTONE LH**

LOCATION: **NORTH CAROLINA**

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



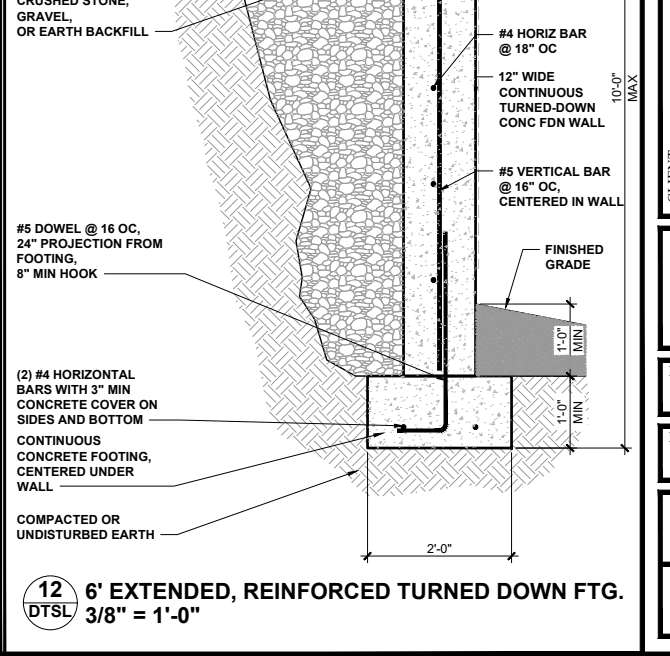
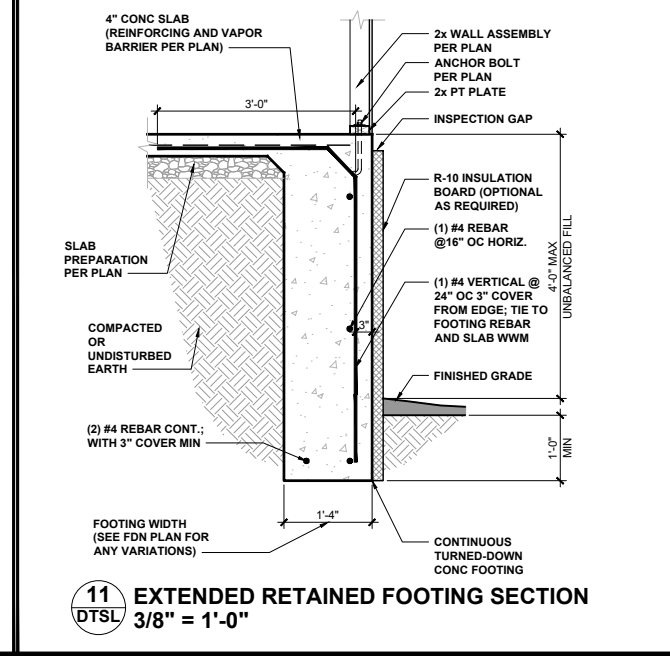
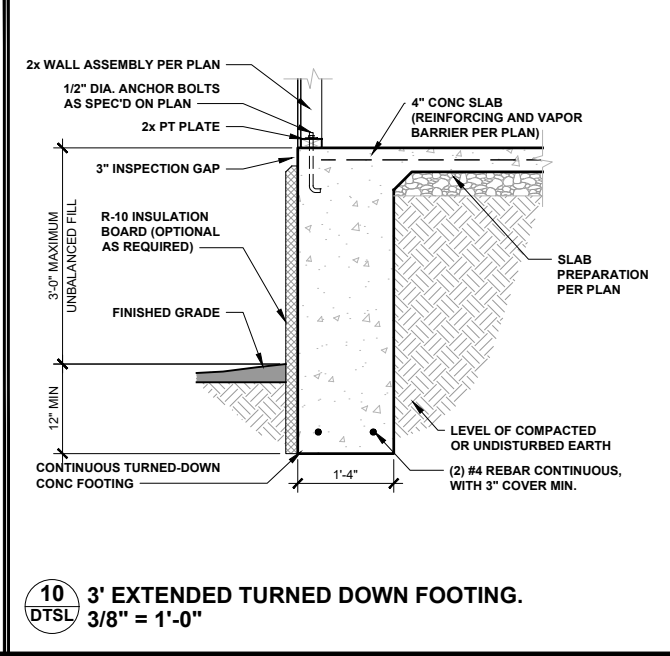
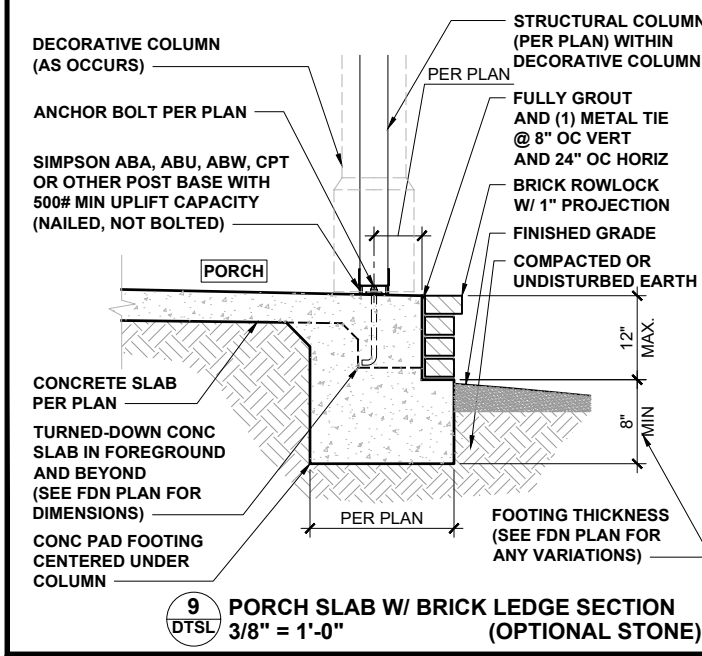
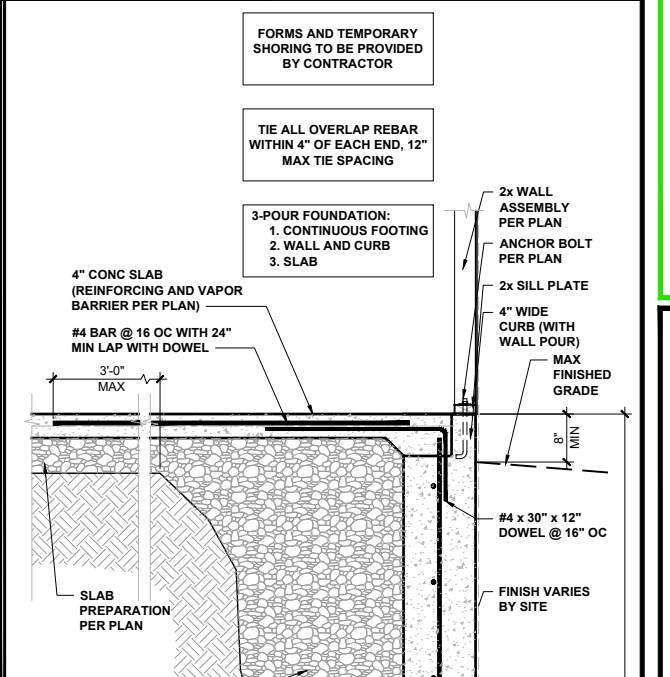
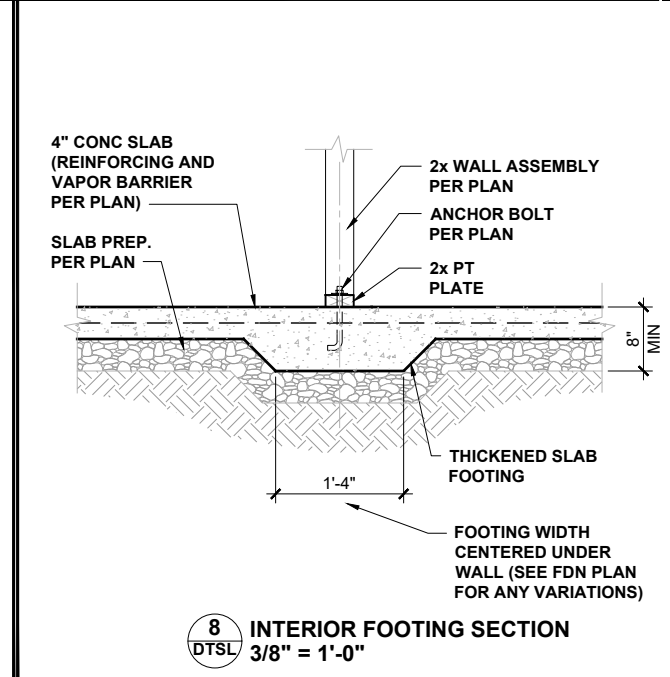
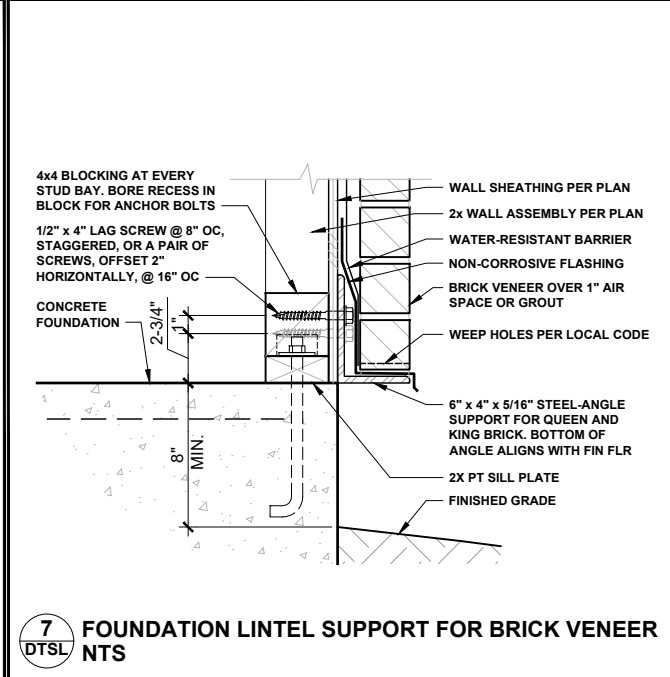
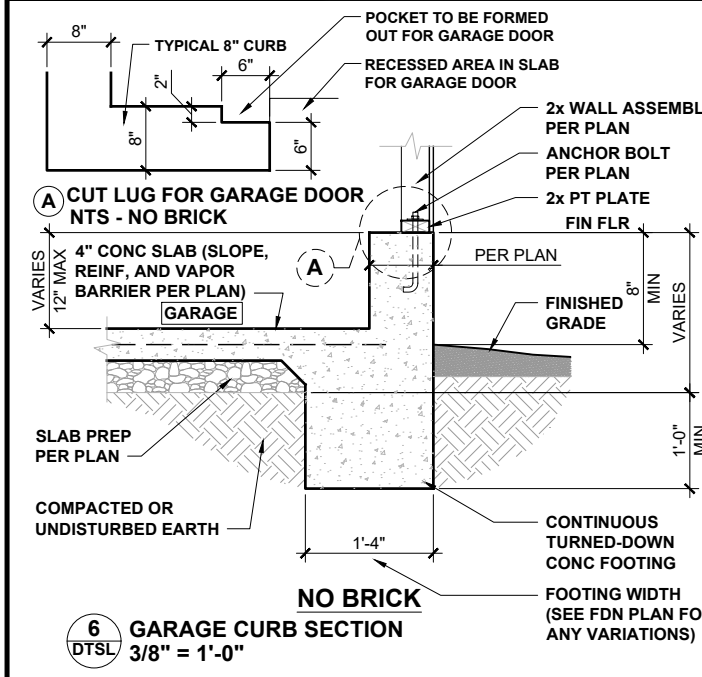
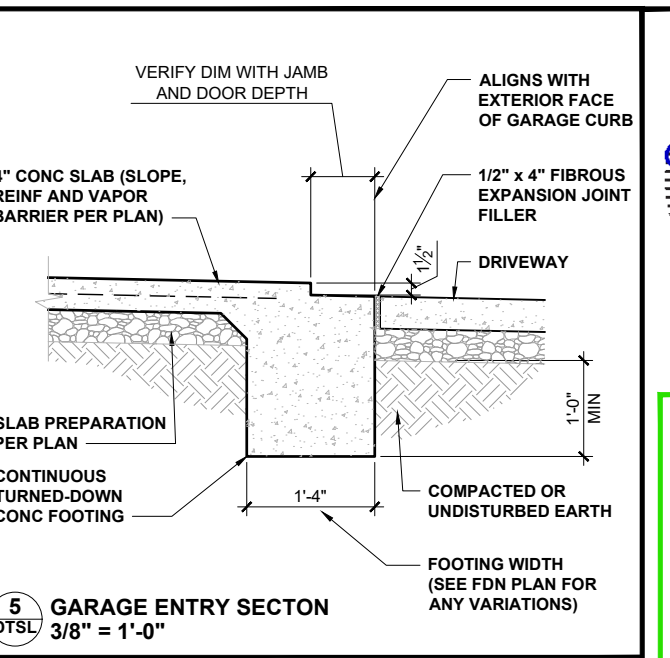
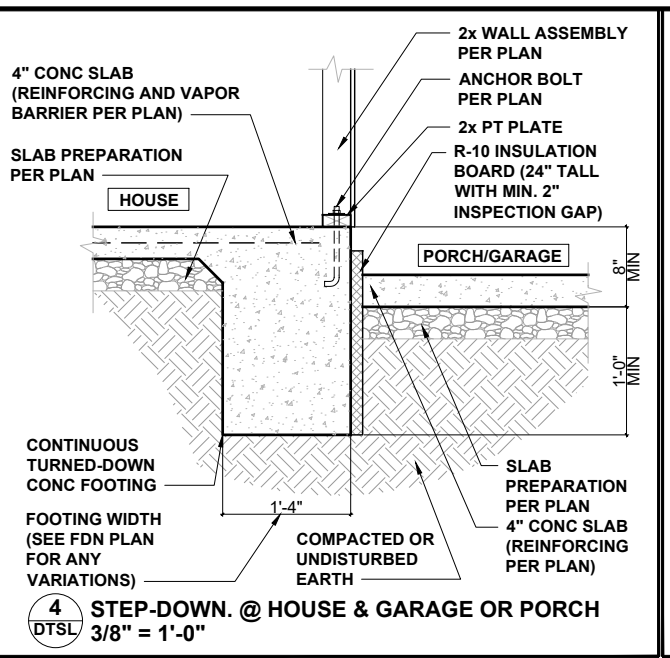
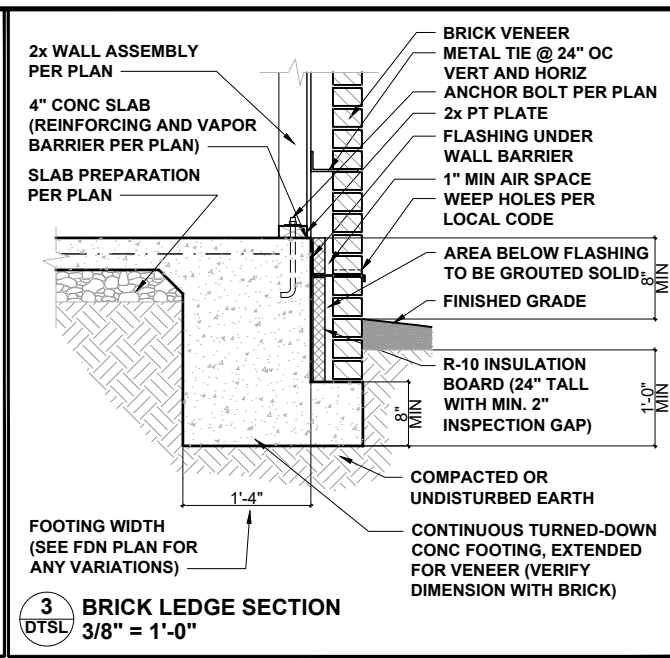
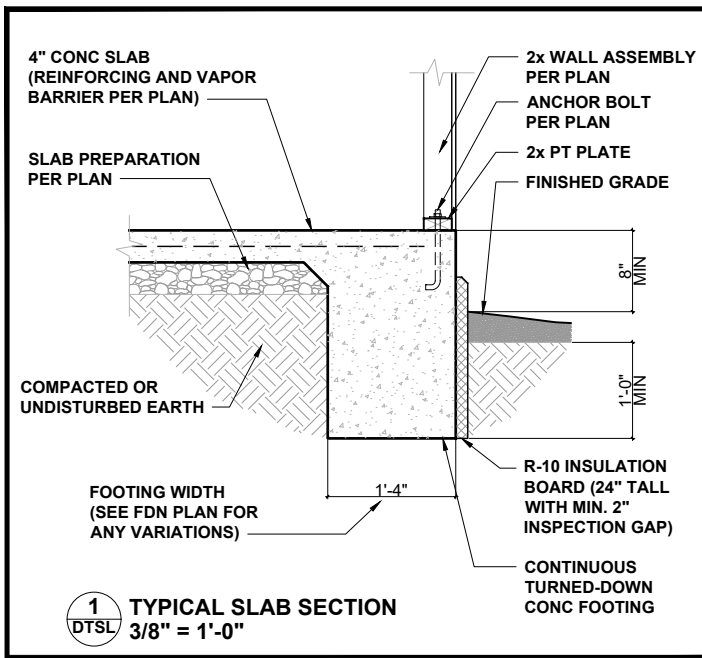
PROJECT NO.: **25903026**

DATE: **10/22/2025**

DRAWN BY: **VLT**

RIDGE VENT PLAN

**S7.2**



P-0961

**JDS Consulting**  
 ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 D JERSEY CT, RALEIGH, NC 27617 919-480-1075  
 INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

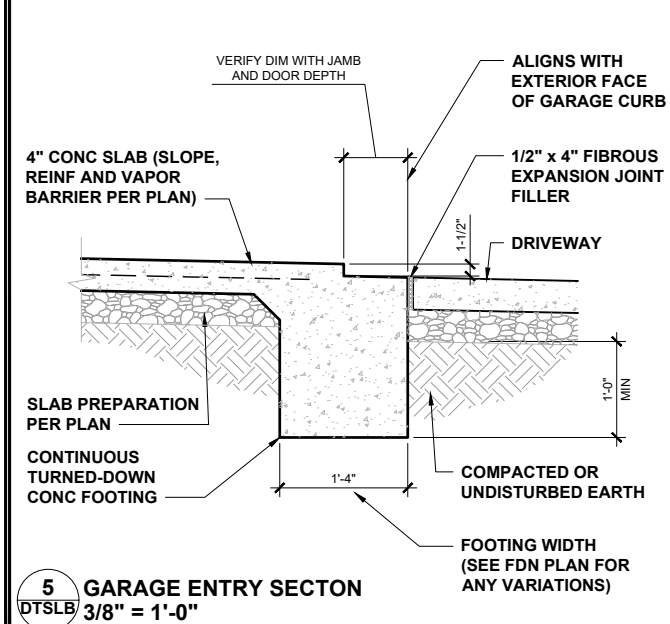
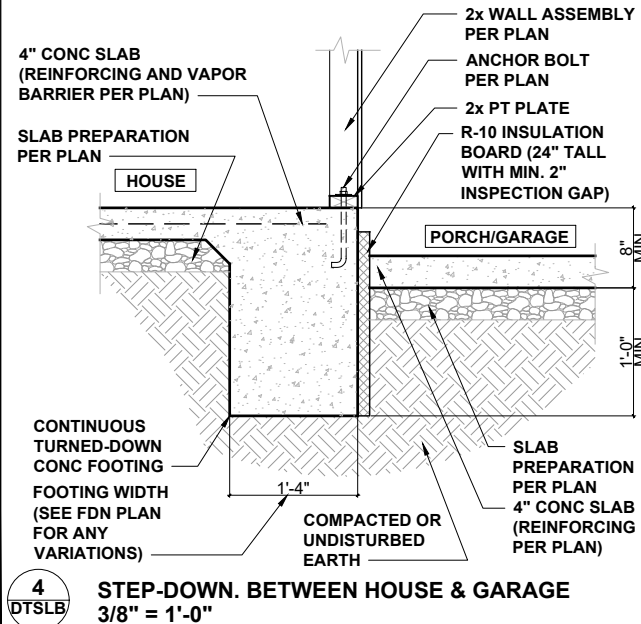
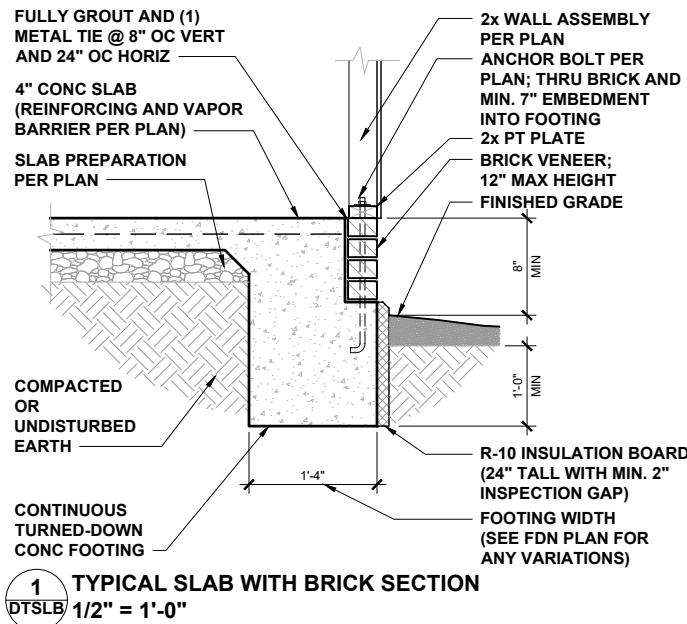


PROJECT NO.: **STANDARD DETAILS**

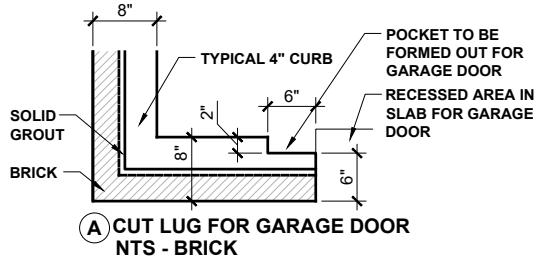
DATE: **04/27/2023** DRAWN BY: **CAR**

SLAB FOUNDATION DETAILS

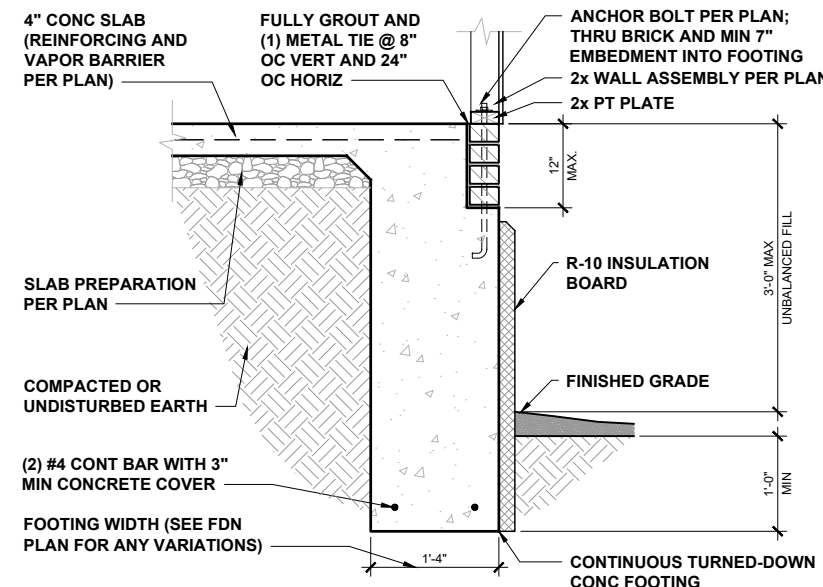
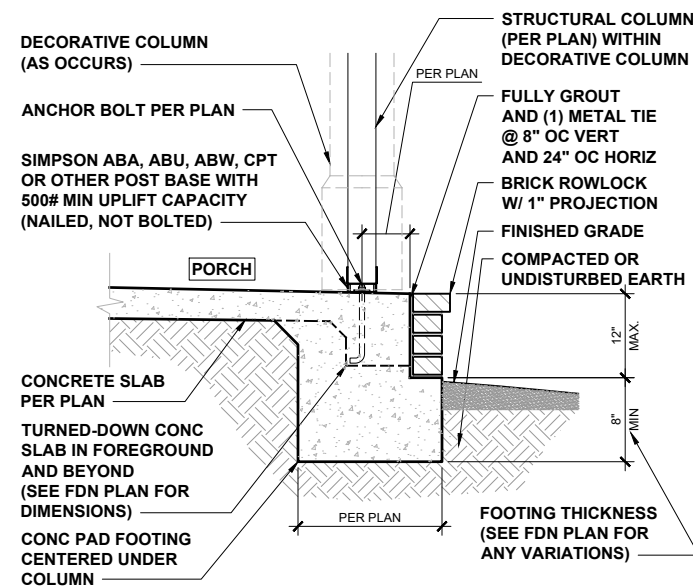
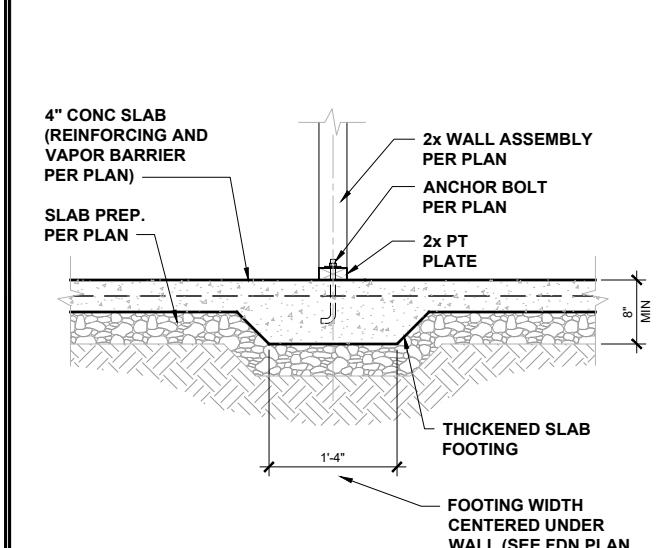
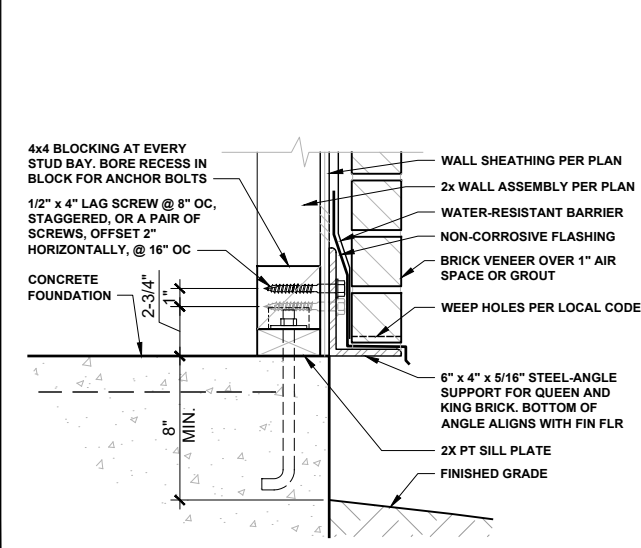
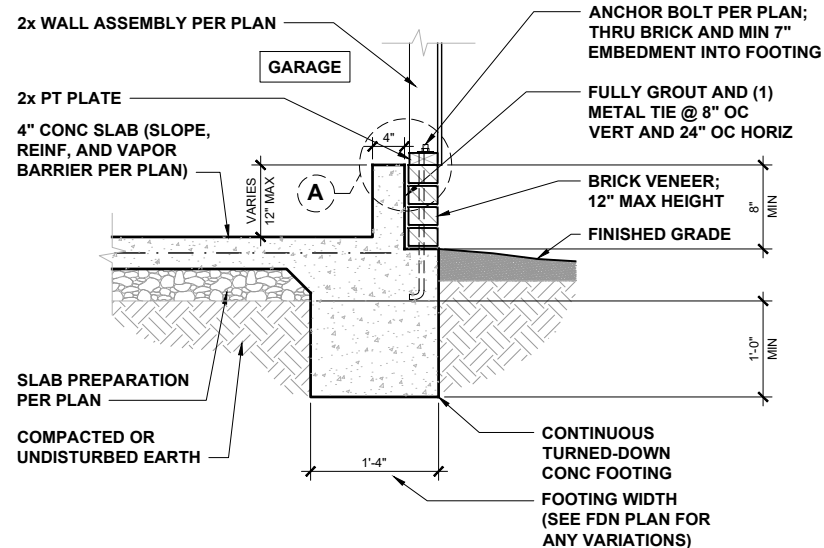
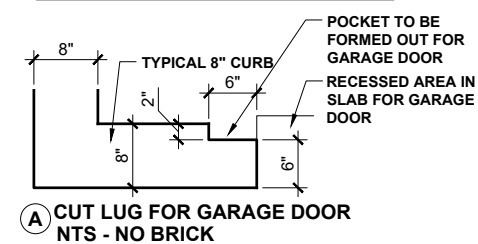
**DTSL**



**CURB W/ BRICK MAY NOT BE USED FOR PORTAL FRAMED OPENINGS**



**SOLID CURB MAY BE USED FOR PORTAL FRAMED OPENINGS**



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting, PLLC, 8600 D JERSEY CT, RALEIGH, NC 27617 919-480-1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting, PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

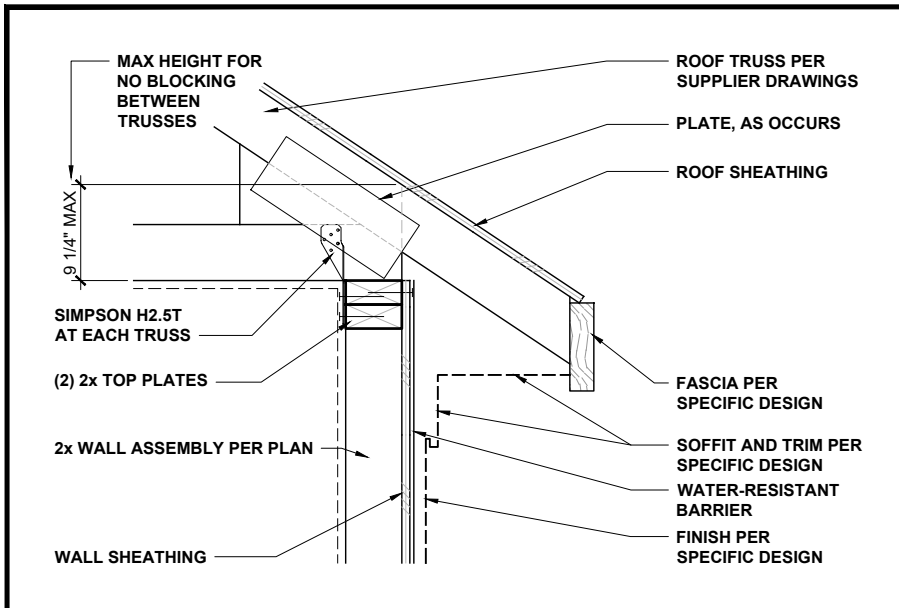
**mattamyHOMES**

PROJECT NO.: **STANDARD DETAILS**

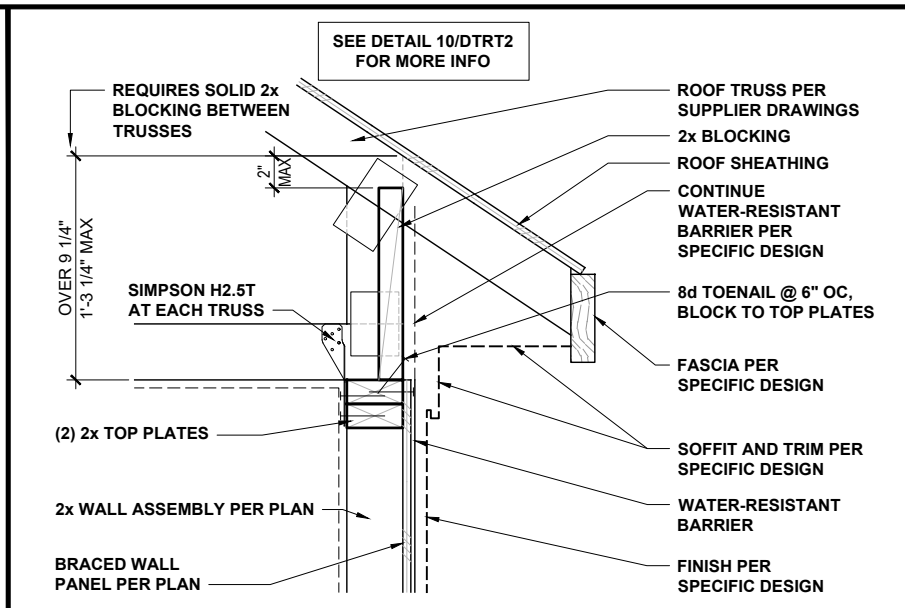
DATE: **04/27/2023** DRAWN BY: **CAR**

SLAB FOUNDATION DETAILS WITH BRICK

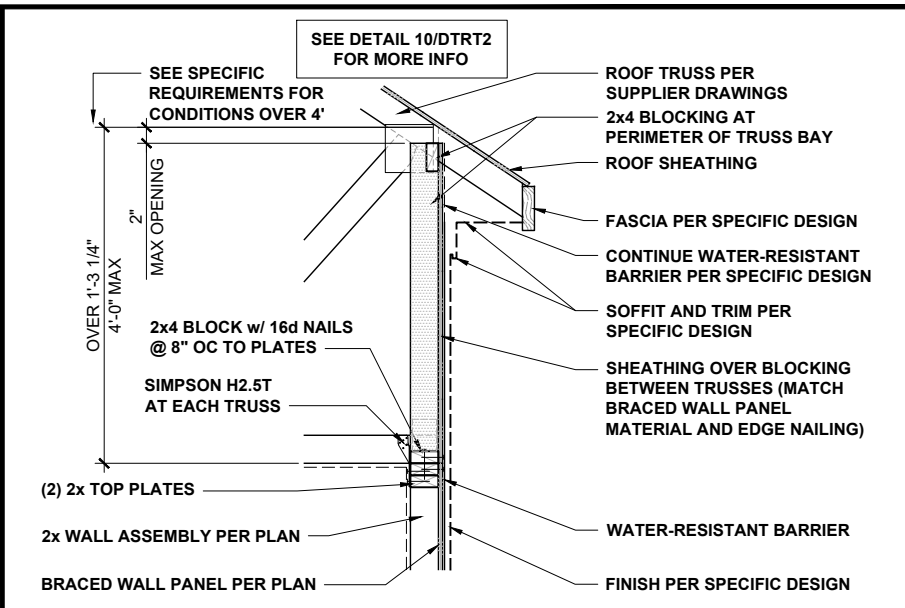
**DTSLB**



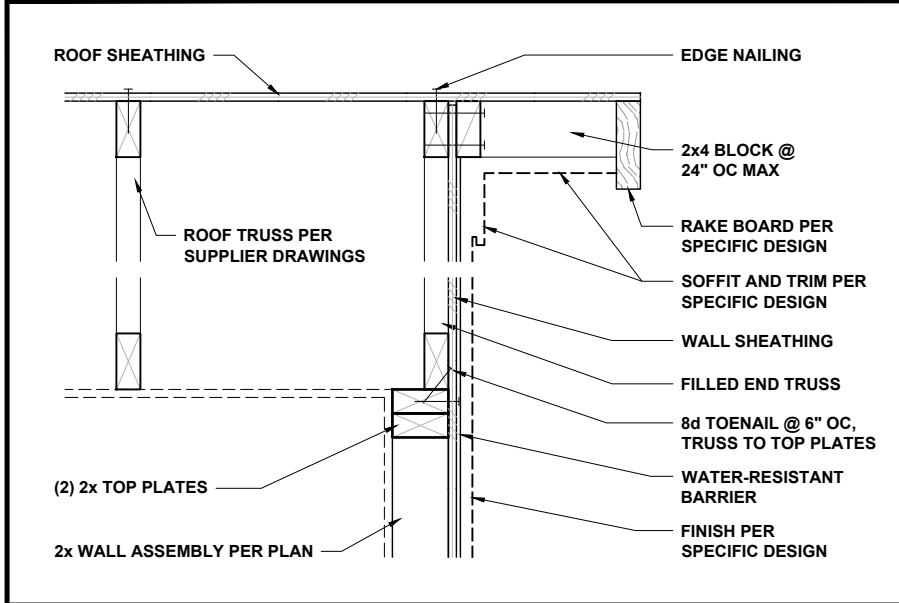
**LOW-HEEL TRUSS AT WALL** 1" = 1'-0" **1**



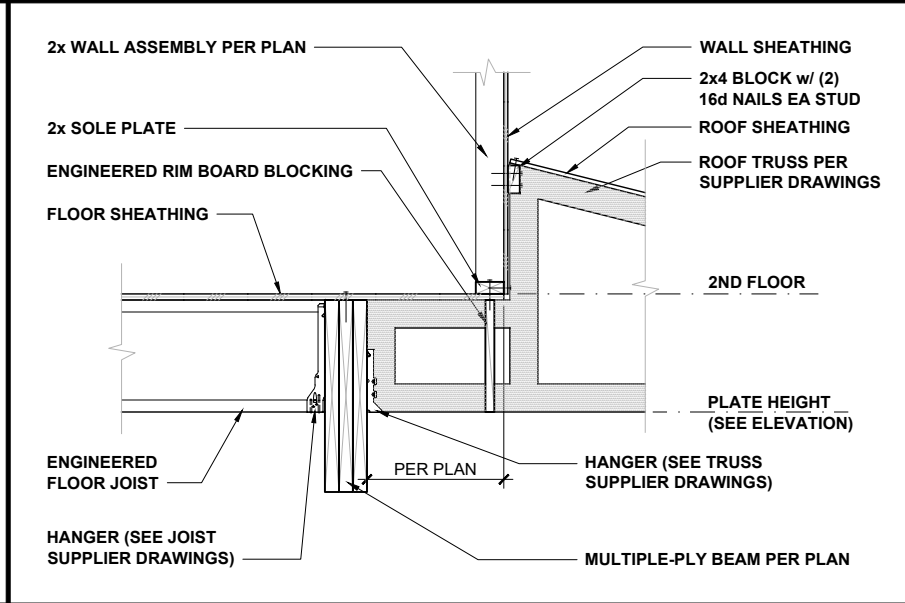
**TYPICAL TRUSS AT BRACED WALL** 1" = 1'-0" **2**



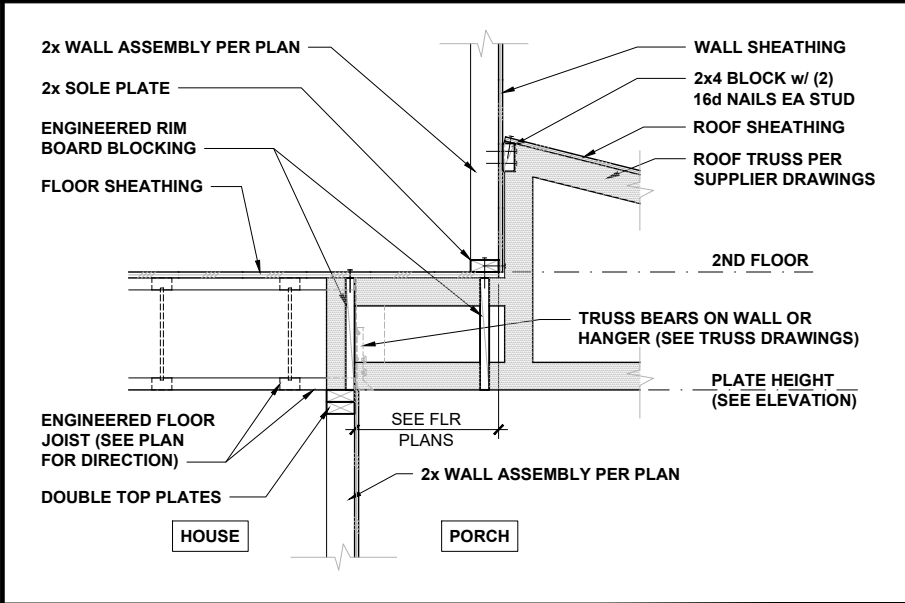
**HIGH-HEEL TRUSS AT BRACED WALL** 1/2" = 1'-0" **3**



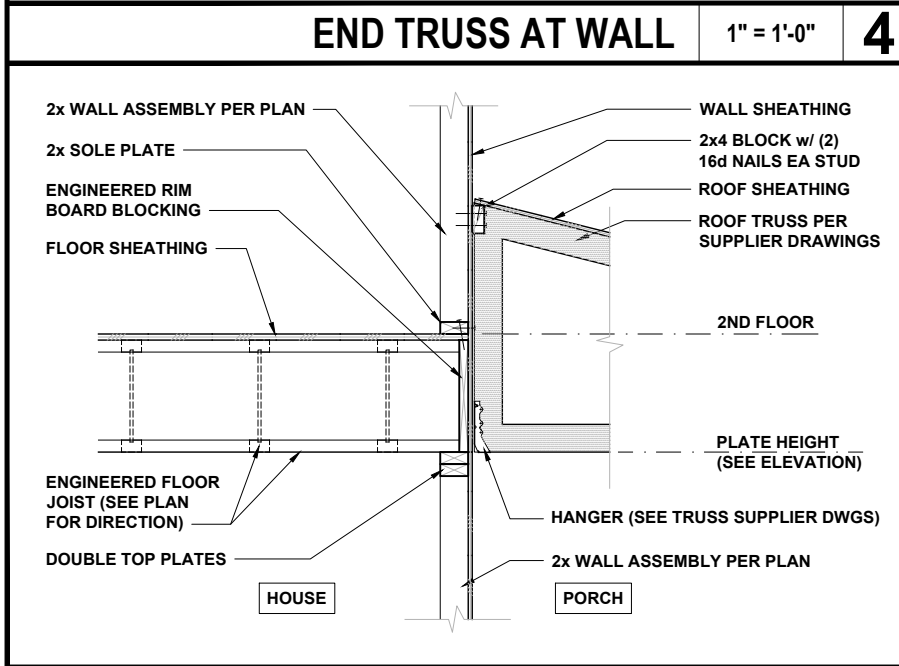
**END TRUSS AT WALL** 1" = 1'-0" **4**



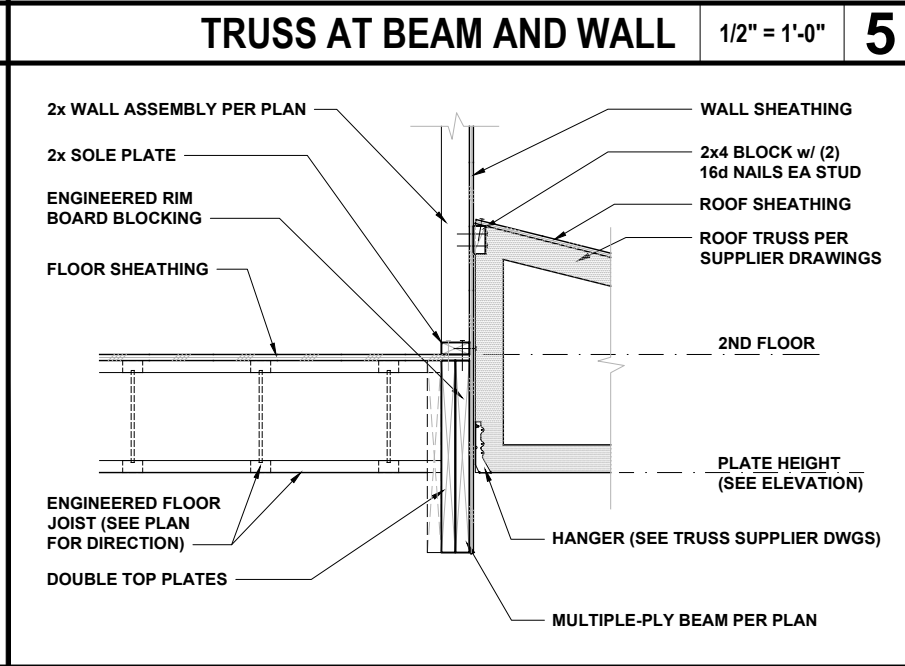
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **5**



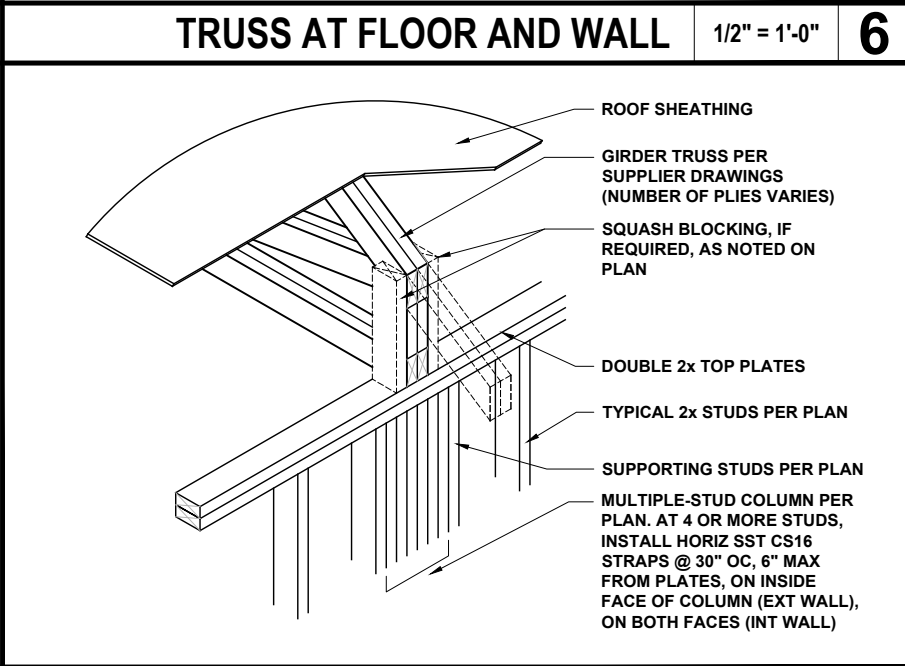
**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **6**



**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **7**



**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **8**



**GIRDER TRUSS AT WALL** 1/2" = 1'-0" **9**



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919-480-1075  
INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

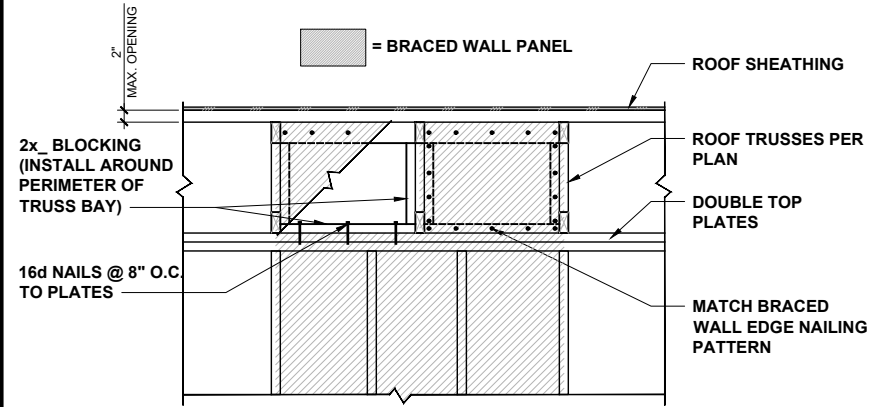


PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023** DRAWN BY: **CAR**

**ROOF TRUSS FRAMING DETAILS**

**DTRT**



**BWP CONNECTION TO ROOF FRAMING**

NTS

**10**



P-0961



JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919-480-1075  
 INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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



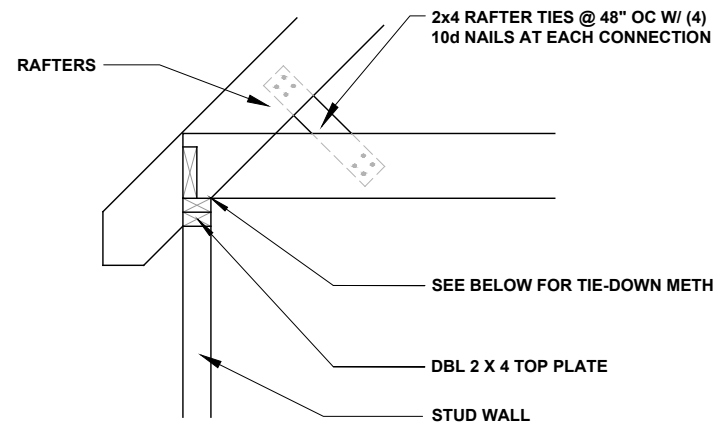
PROJECT NO.:  
**STANDARD DETAILS**

DATE:  
**04/27/2023**

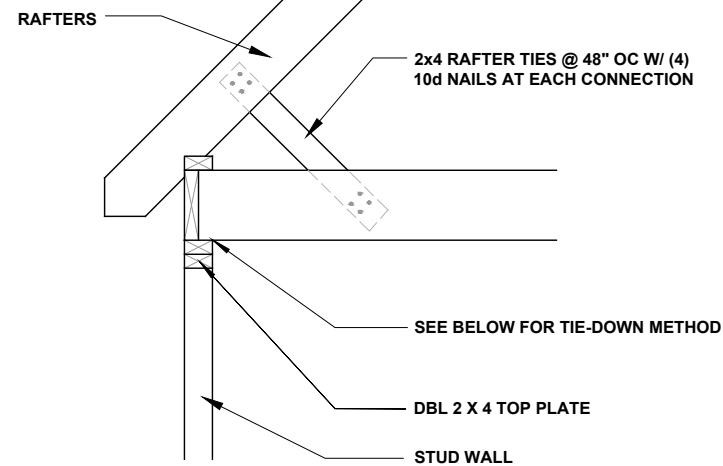
DRAWN BY:  
**CAR**

ROOF TRUSS FRAMING  
DETAILS

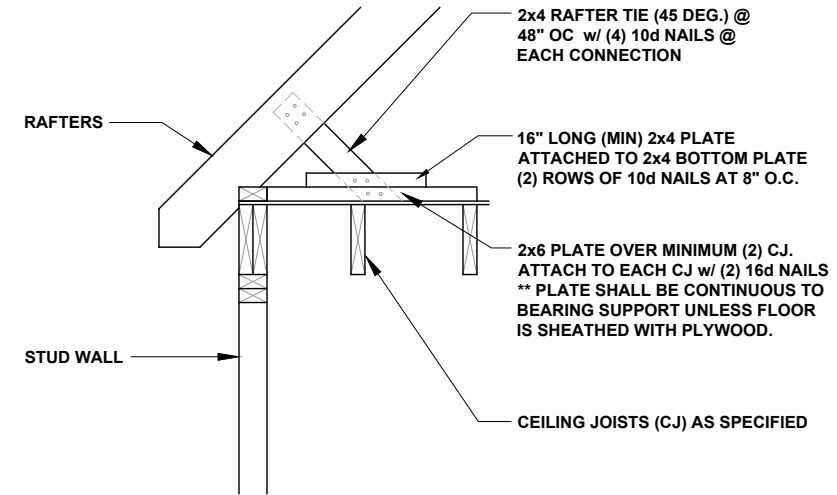
**DTRT2**



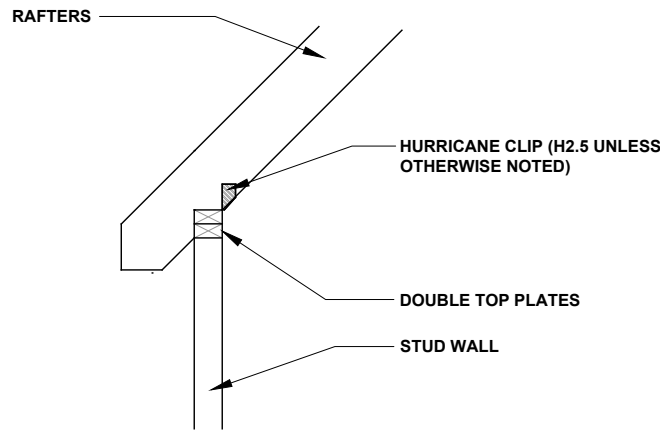
**RAFTER TIE** 1/2" = 1'-0" **1**



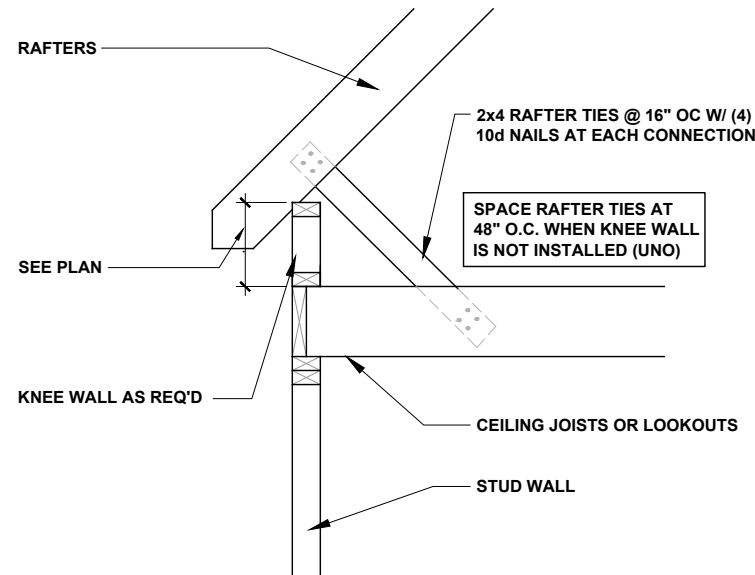
**RAFTER TIE** 1/2" = 1'-0" **2**



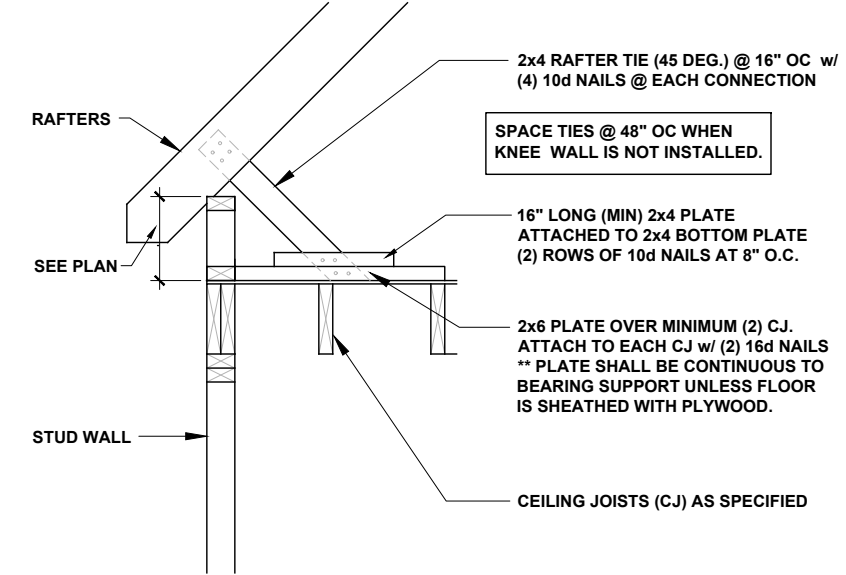
**RAFTER TIE** 1/2" = 1'-0" **3**



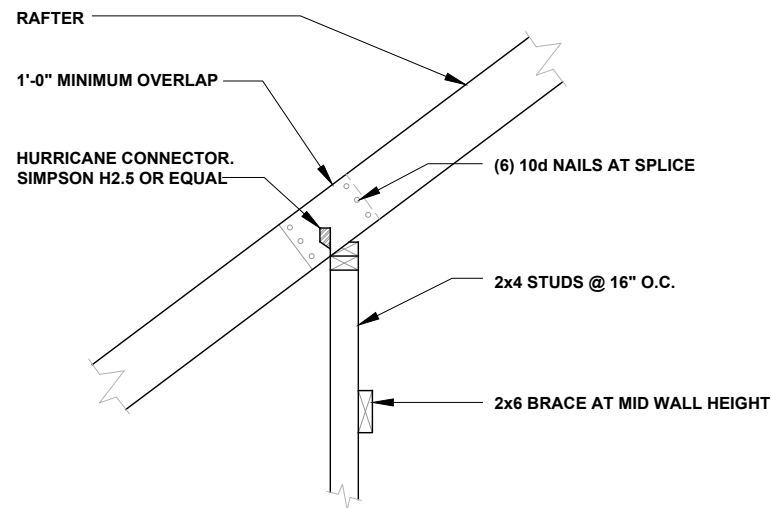
**RAFTER-TO-PLATES CONNECTION** 1/2" = 1'-0" **4**



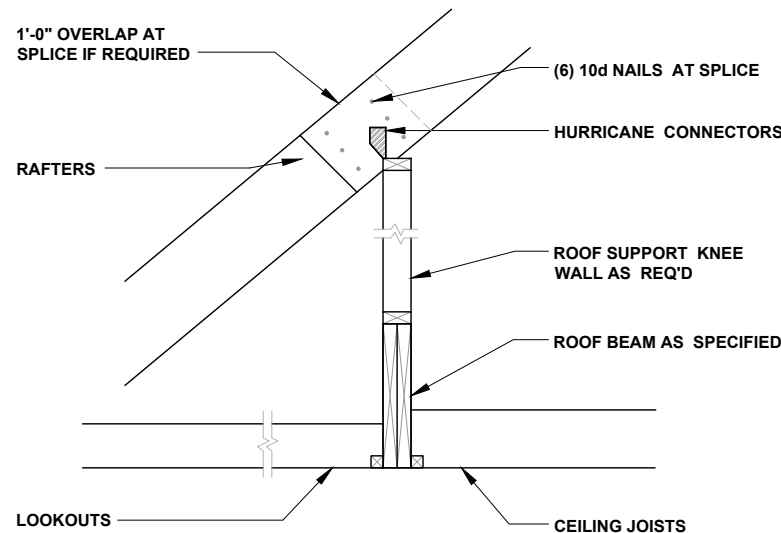
**RAFTER AT KNEE WALL** 1/2" = 1'-0" **5**



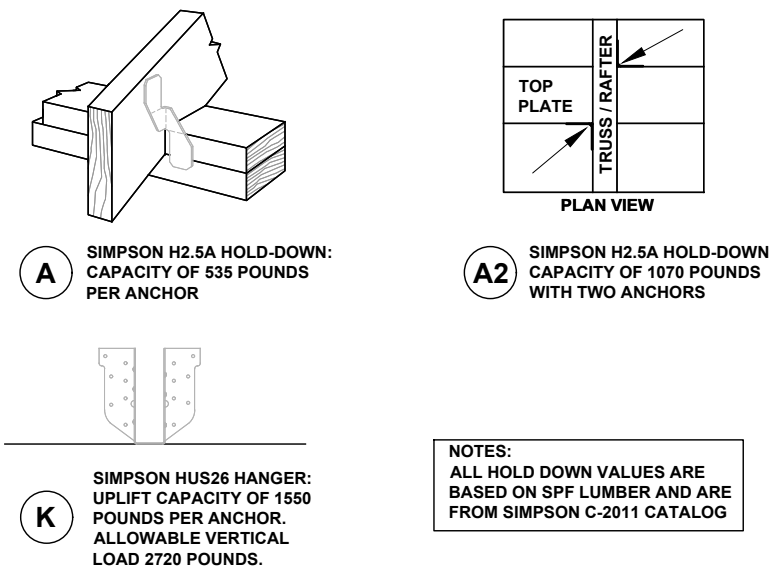
**RAFTER AT KNEE WALL** 1/2" = 1'-0" **6**



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



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



**FRAMING CONNECTORS** NTS **9**



P-0961



JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919-480-1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

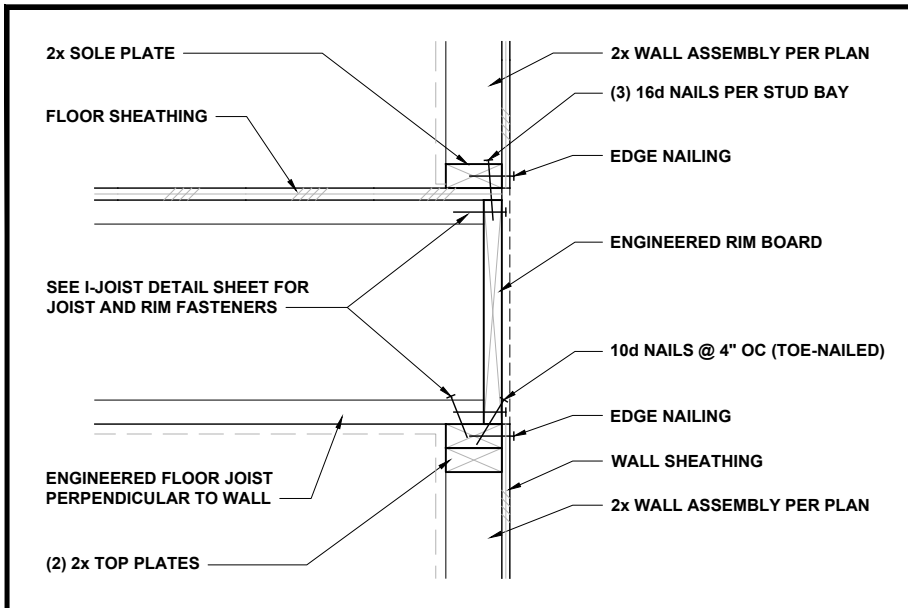


PROJECT NO.: **STANDARD DETAILS**

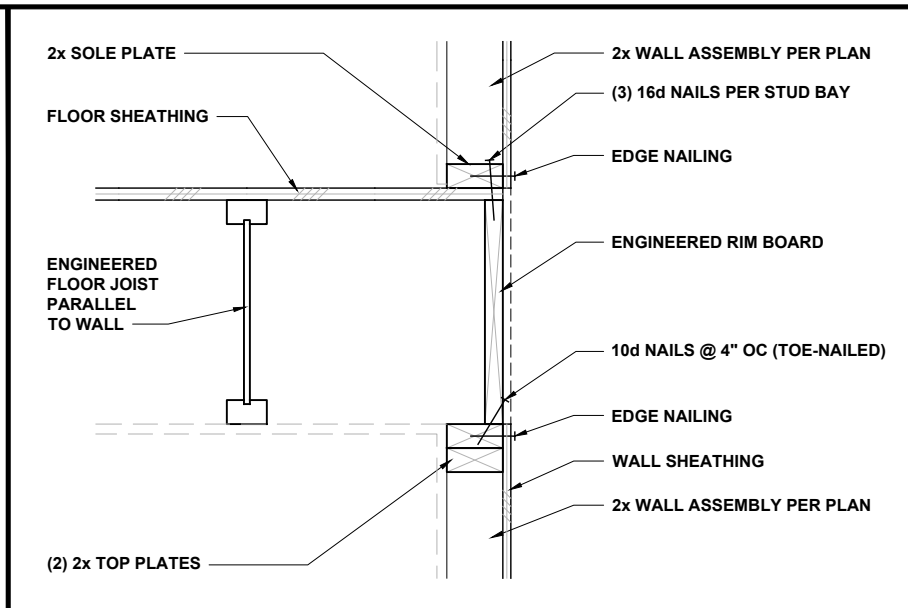
DATE: **04/27/2023** DRAWN BY: **CAR**

CONVENTIONAL FRAMING DETAILS

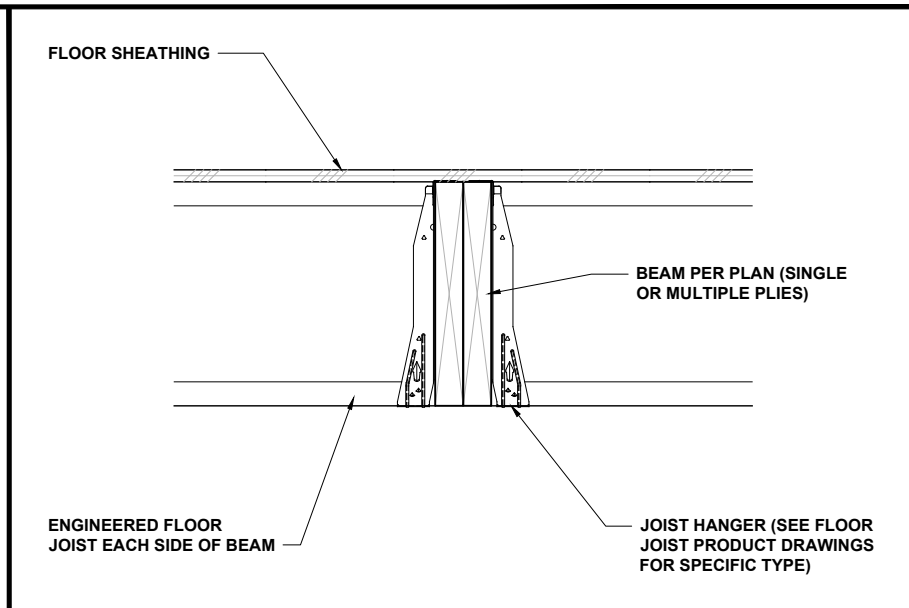
**DTRR**



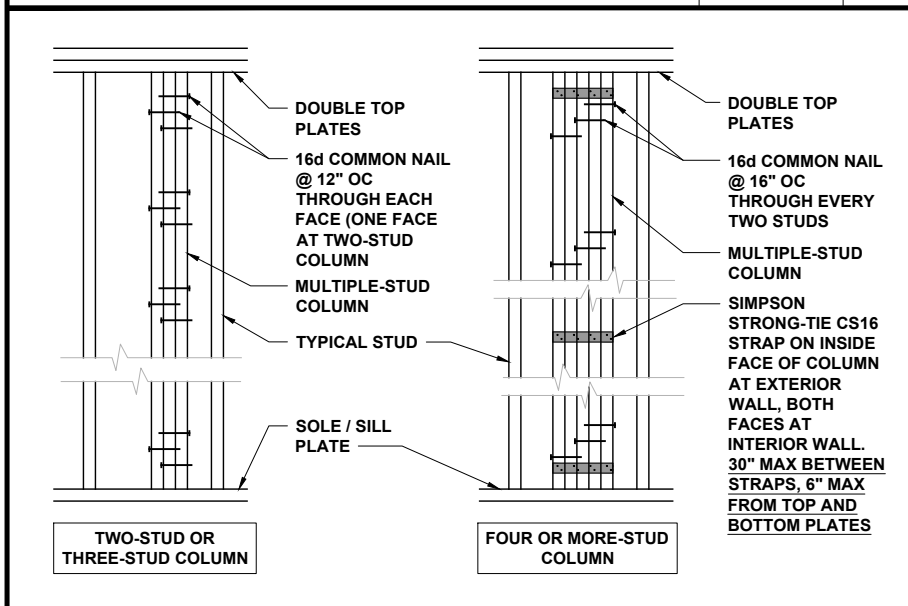
**FLOOR JOISTS PERP TO WALL** 1" = 1'-0" **1**



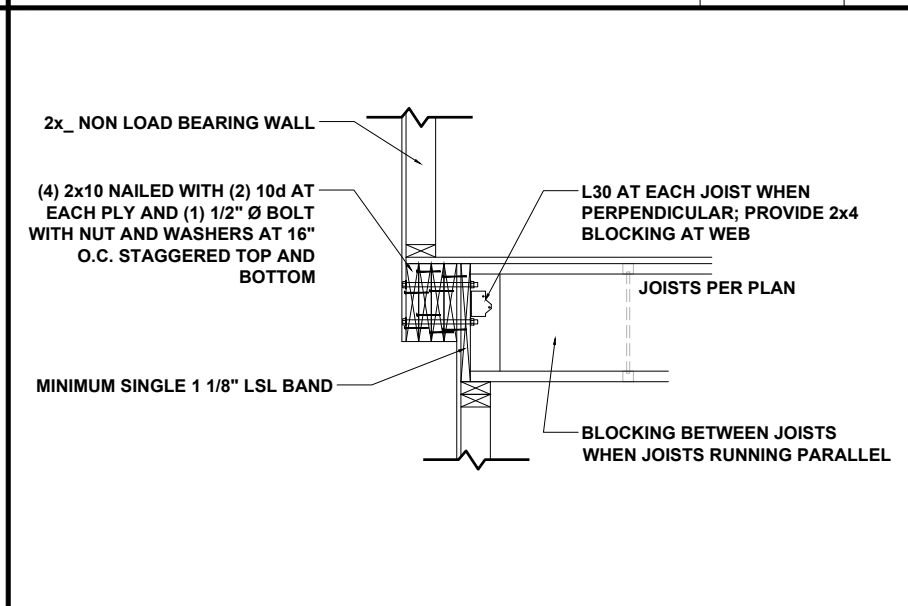
**FLOOR JOISTS PARALLEL TO WALL** 1" = 1'-0" **2**



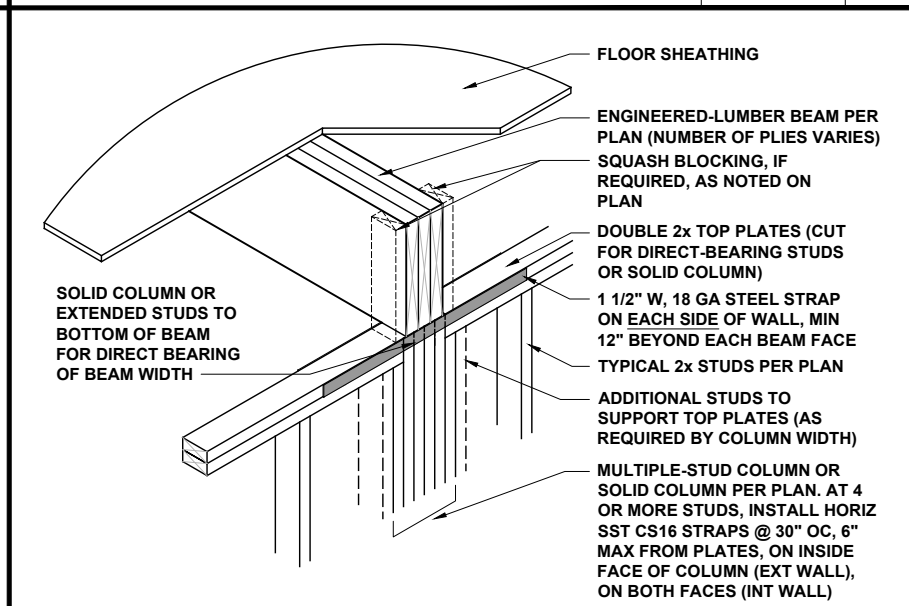
**FLOOR JOISTS AT FLUSH BEAM** 3/4" = 1'-0" **3**



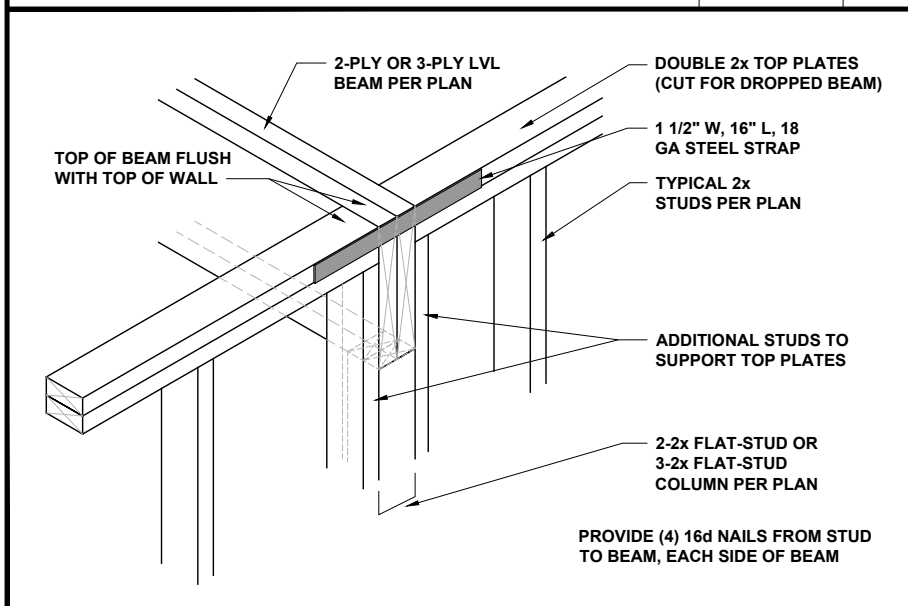
**MULTIPLE-STUD COLUMN FASTENING** 1/2" = 1'-0" **4**



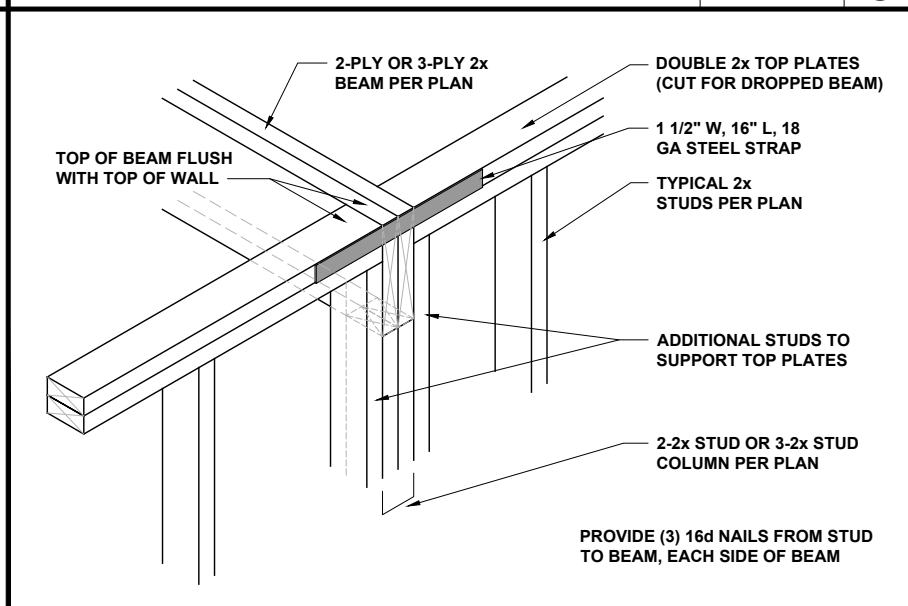
**6 IN. SIDE UPGRADE CONNECTION** 1/2" = 1'-0" **5**



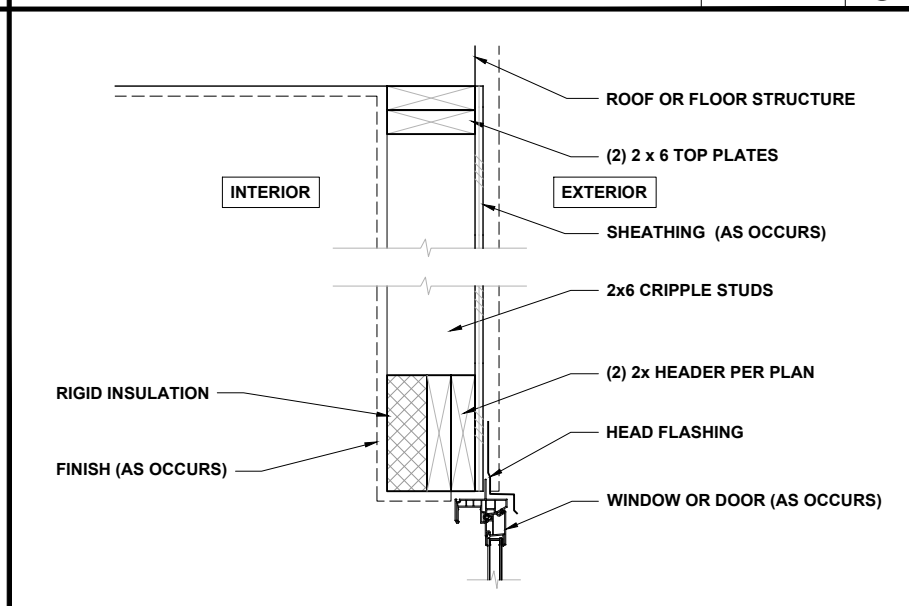
**FLUSH BEAM AT WALL** 1/2" = 1'-0" **6**



**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**



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919-480-1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

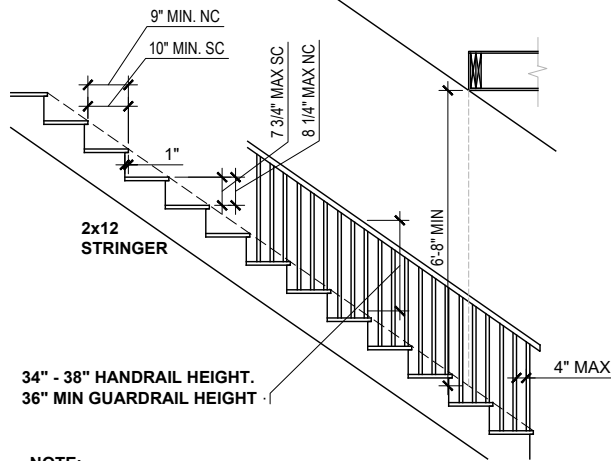
**mattamyHOMES**

PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023** DRAWN BY: **CAR**

MISCELLANEOUS FRAMING DETAILS

**MISC1**

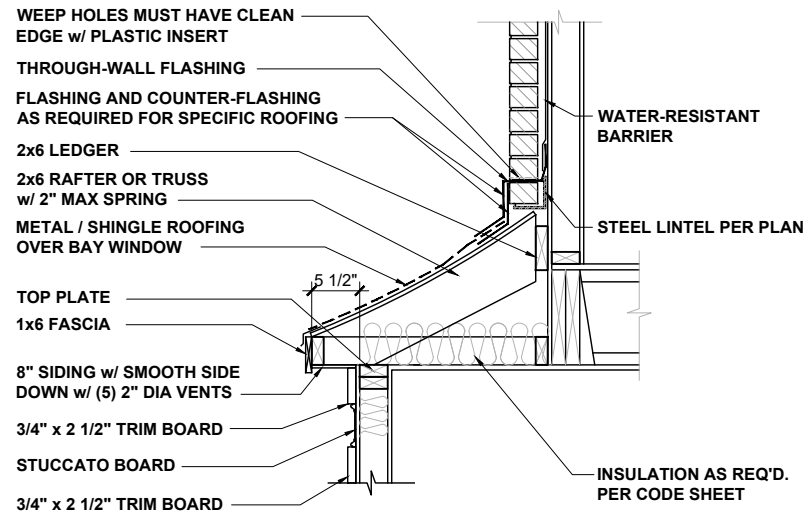


NOTE:  
EACH TREAD AND RISER MUST BE UNIFORM,  
WITH NO MORE THAN 3/8" MAXIMUM VARIATION.

**TYPICAL STAIR REQUIREMENTS**

1/4" = 1'-0"

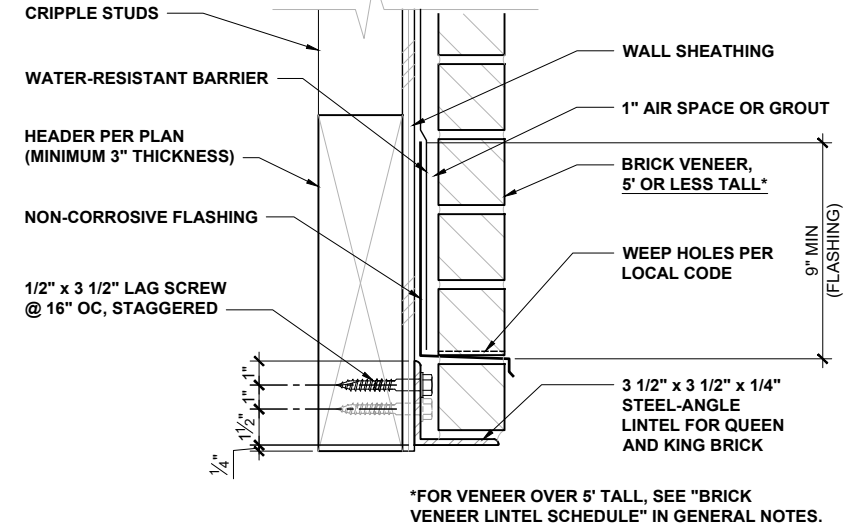
**1**



**BAY ROOF**

1/2" = 1'-0"

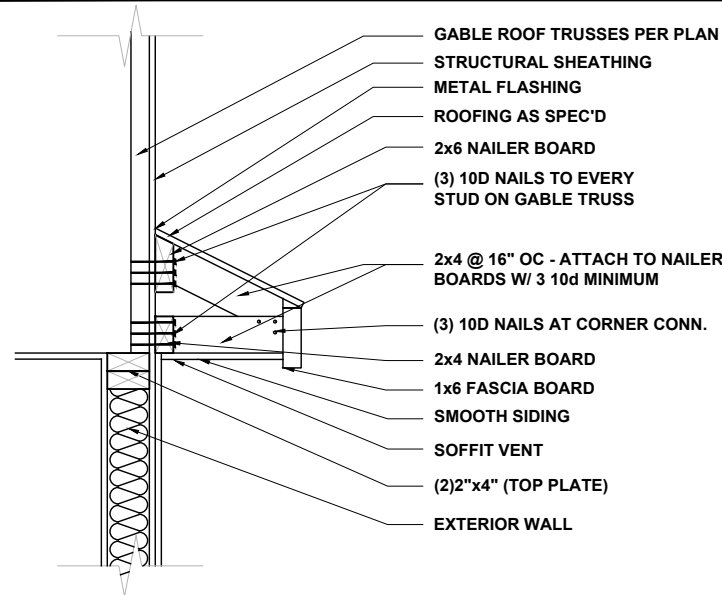
**2**



**ALTERNATE LINTEL AT WIDE OPENING**

1 1/2" = 1'-0"

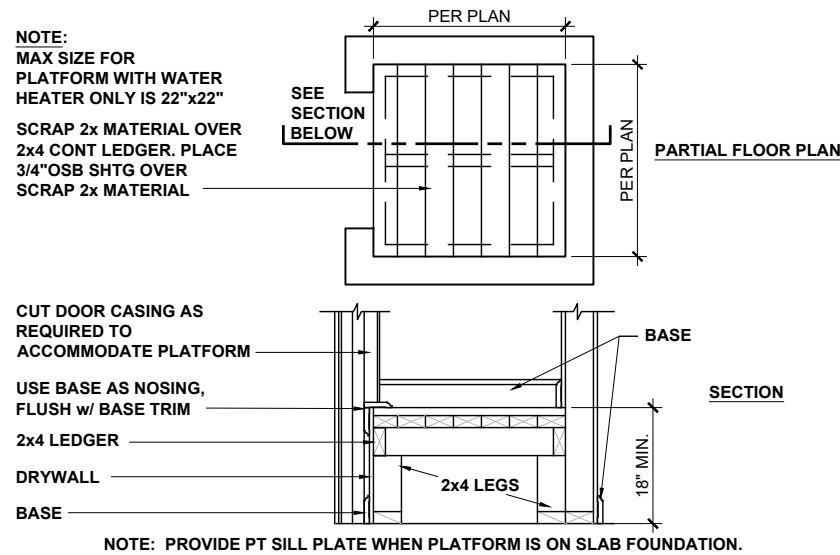
**3**



**GABLE ROOF RETURN**

3/4" = 1'-0"

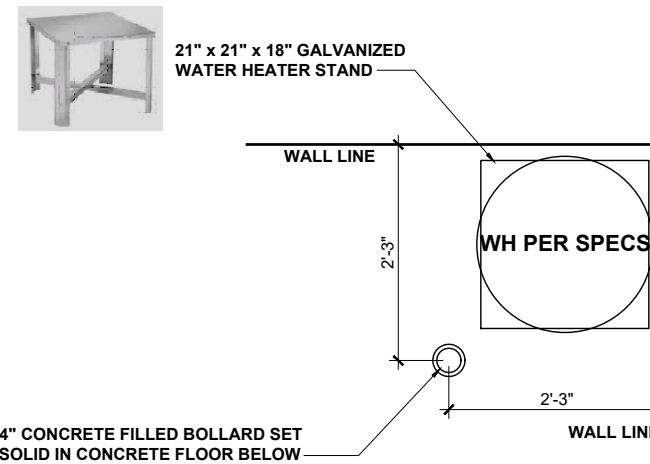
**4**



**HVAC / WATER HEATER CLOSET**

1/2" = 1'-0"

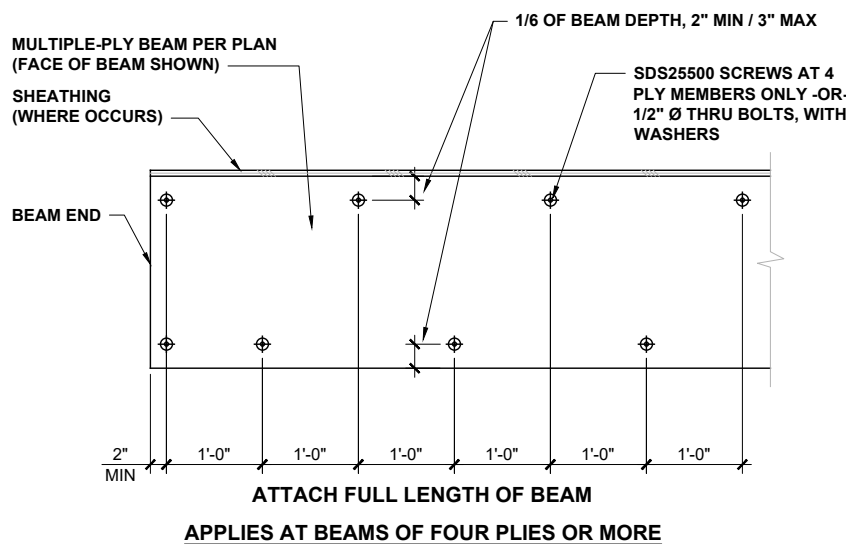
**5**



**WATER HTR PLATFORM IN GARAGE**

1/2" = 1'-0"

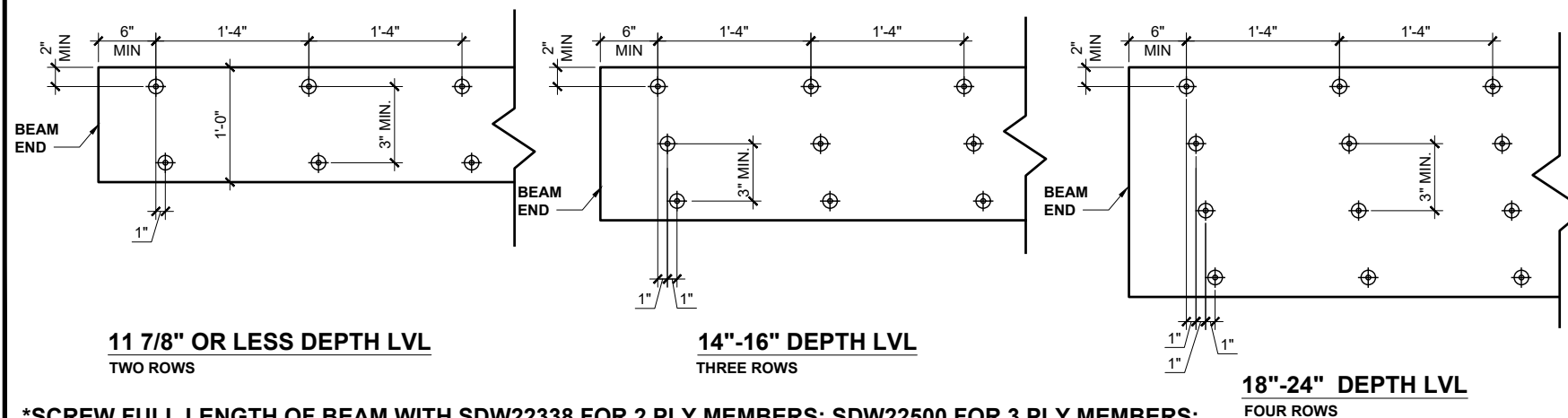
**6**



**2x BEAM ATTACHMENT**

1/2" = 1'-0"

**7**

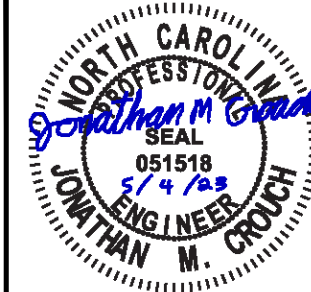


**LVL BEAM SCREW ATTACHMENT METHODS**

NTS

**8**

\*SCREW FULL LENGTH OF BEAM WITH SDW22338 FOR 2 PLY MEMBERS; SDW22500 FOR 3 PLY MEMBERS; SDW22634 OR TRUSSLOK EWS670-F6.7 SCREWS FOR 4 PLY MEMBERS  
\*\*SCREWS ARE TO BE INSTALLED FROM THE SIDE THAT IS CARRYING THE GREATER SPAN OF LOAD FROM ADJACENT STRUCTURE, OR AS CALLED OUT ON THE PLAN AT THE BEAM.



P-0961



JDS Consulting PLLC, 8600 D JERSEY CT, RALEIGH, NC 27617 919-480-1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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



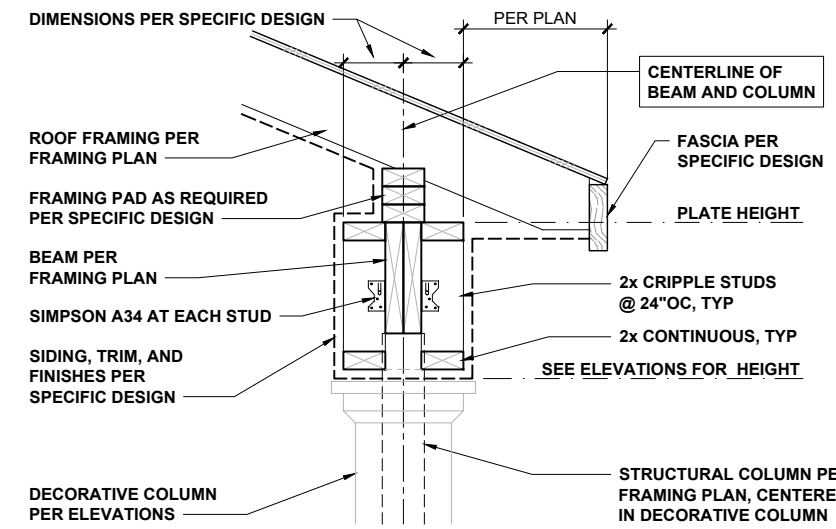
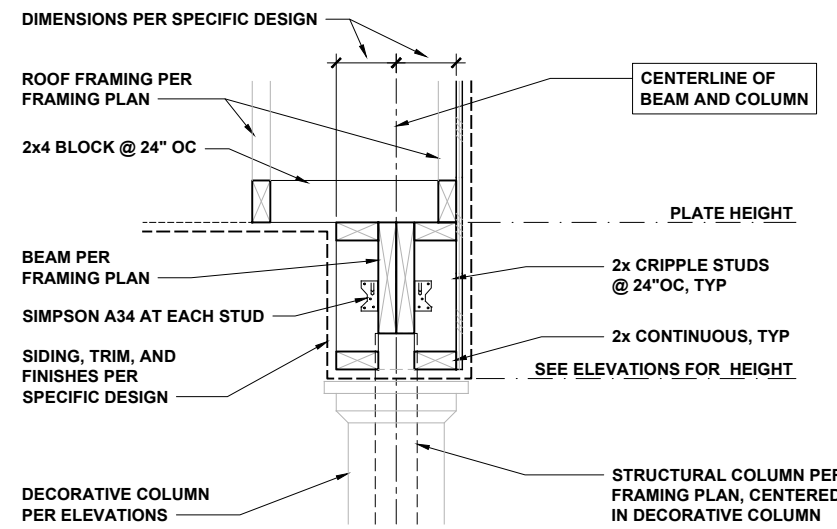
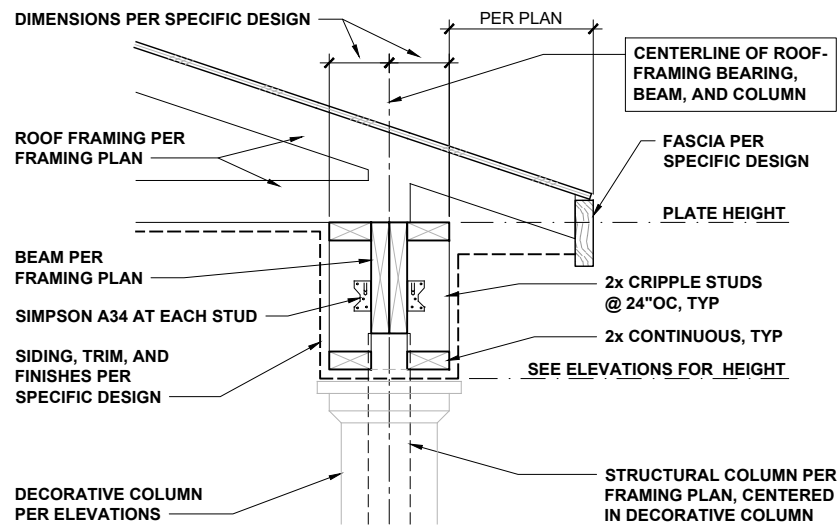
PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023**

DRAWN BY: **CAR**

MISCELLANEOUS  
FRAMING DETAILS

**MISC2**



**COVERED PORCH EAVES**

3/4" = 1'-0"

**1**

**COVERED PORCH RAKE**

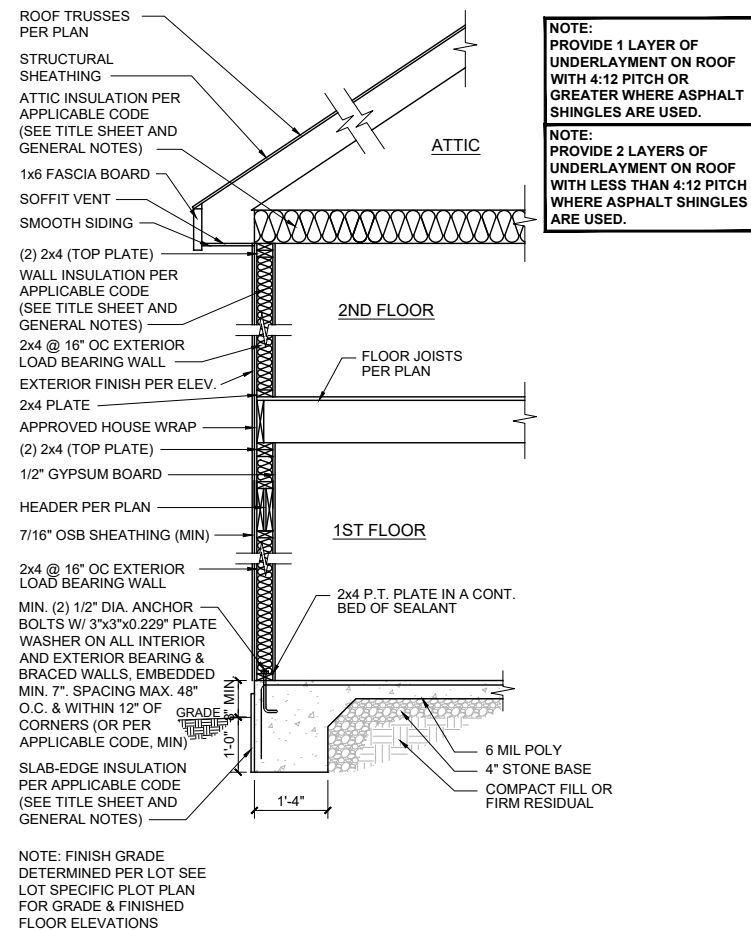
3/4" = 1'-0"

**2**

**COVERED PORCH WITH SLOPING CLG**

3/4" = 1'-0"

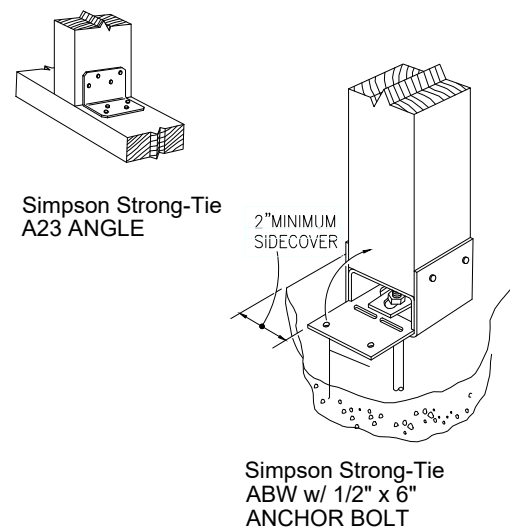
**3**



**TWO-STORY ON SLAB**

NTS

**4**



**DK POST HOLD-DOWN**

NTS

**5**

**GOAL-POST FRAMING**

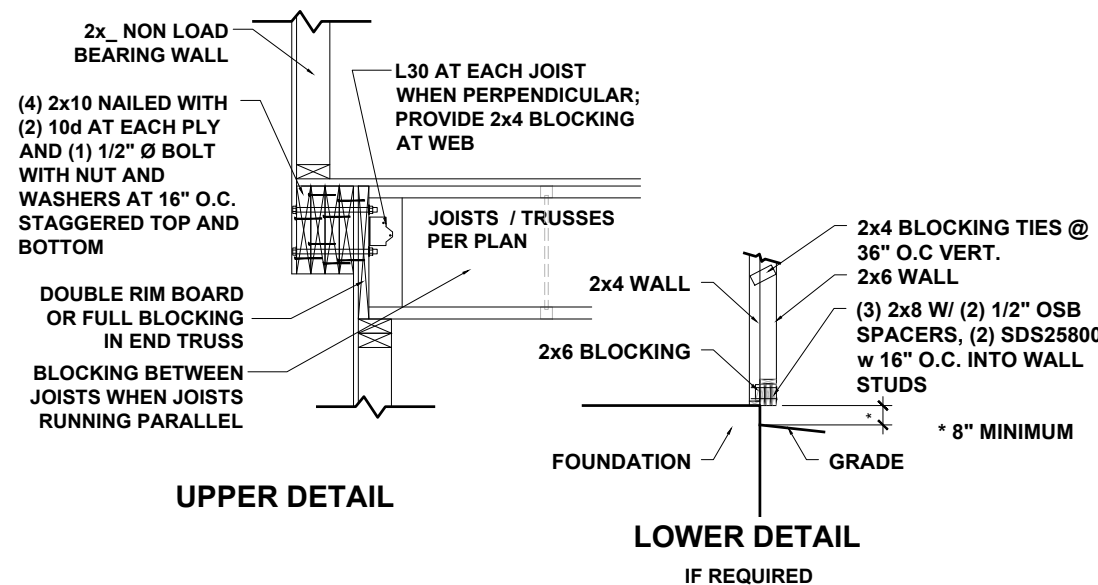
NTS

**6**

**INTERIOR COL.**

3" = 1'-0"

**7**



**6" ENHANCED SIDE BOXOUT DETAILS**

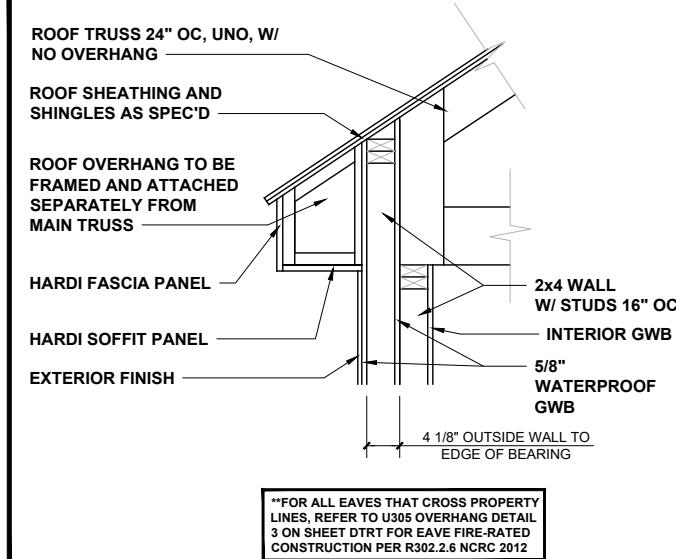
1/2" = 1'-0"

**8**

**U305 SEC. AT OVERHANG**

1/2" = 1'-0"

**9**



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919-480-1075  
INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

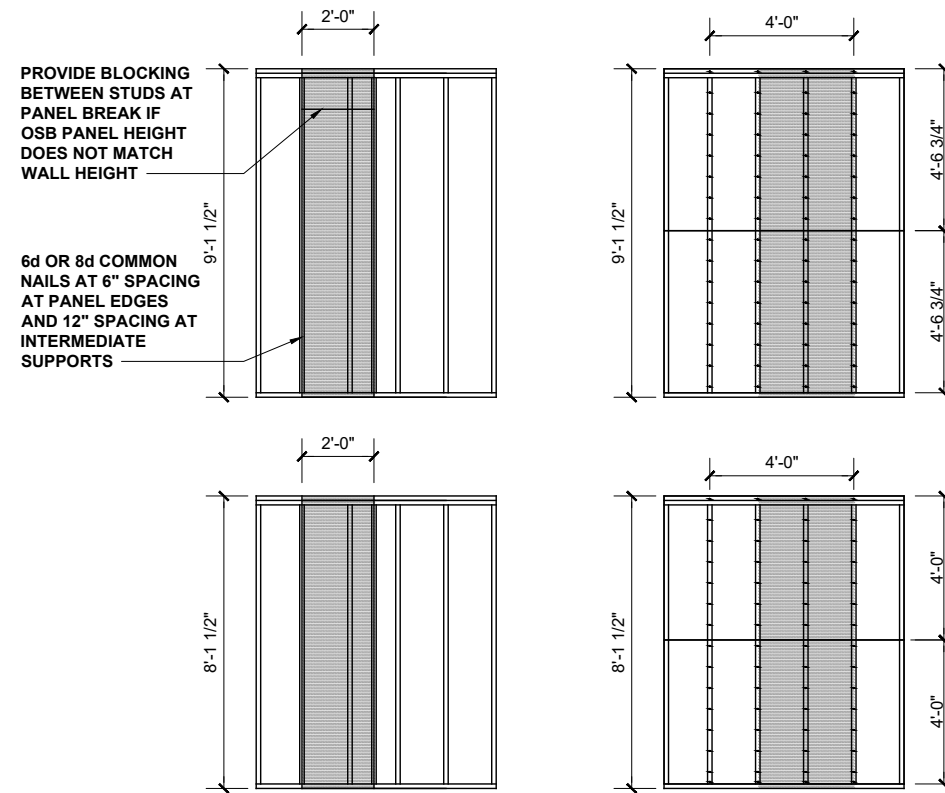
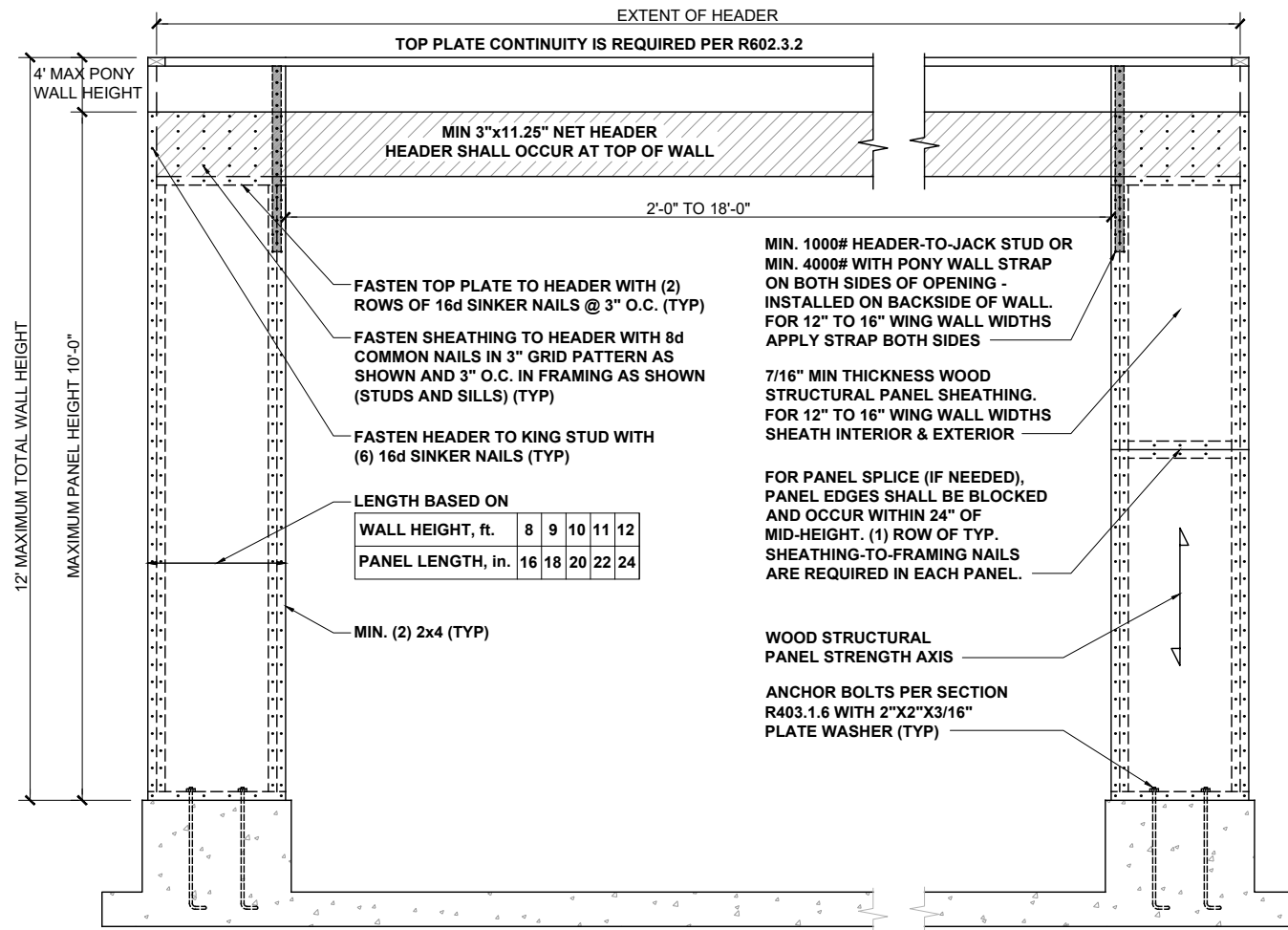


PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023** 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**

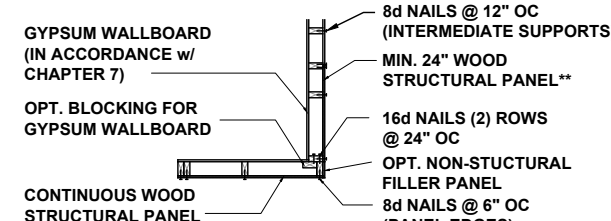
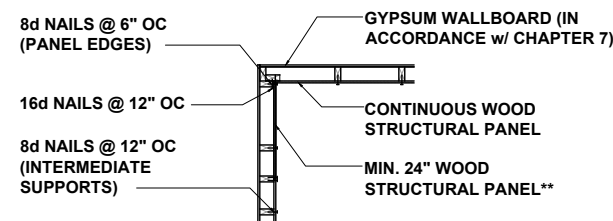
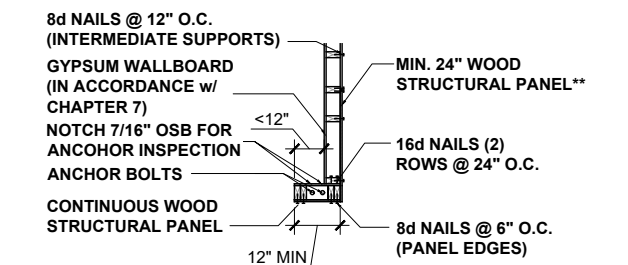
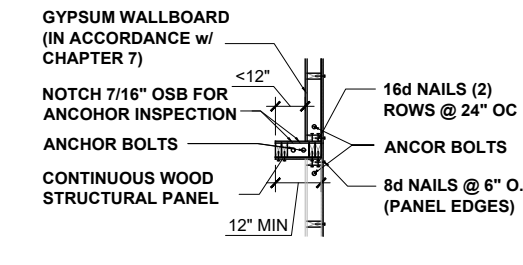
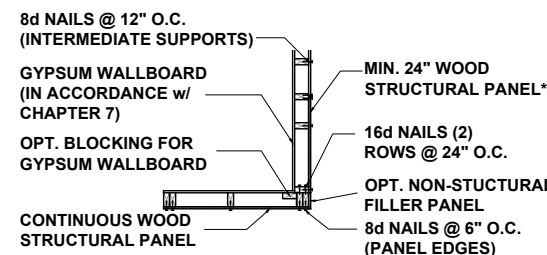
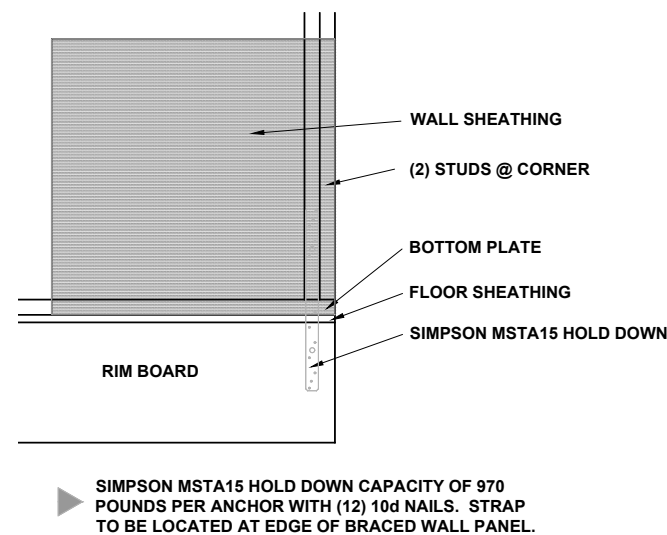
FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC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

**METHOD PF: PORTAL FRAME PANEL CONSTRUCTION**

3/8" = 1'-0" **1**

**BRACING METHODS**

3/16" = 1'-0" **2**



\*\* IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

**BRACED WALL HOLD-DOWN**

NTS **3**

**CORNER FRAMING FOR CONTINUOUS SHEATHING**

1/4" = 1'-0" **4**



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919-480-1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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



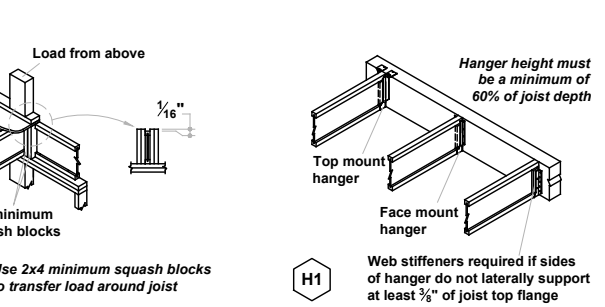
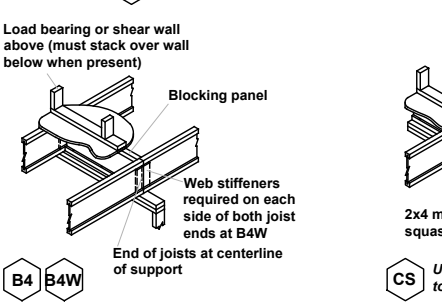
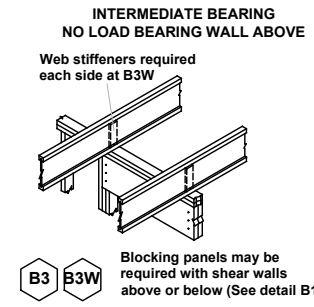
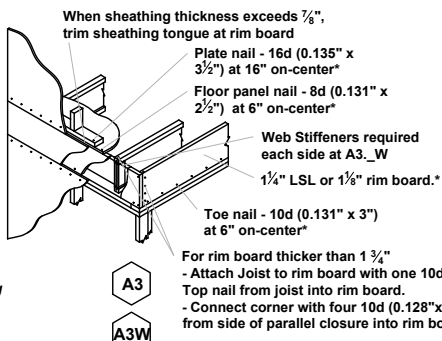
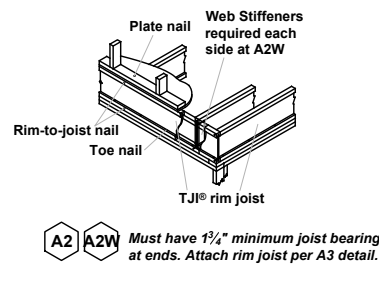
PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023** DRAWN BY: **CAR**

WALL BRACING DETAILS

**DTWB**

# JOIST DETAILS



## FASTENING of FLOOR PANELS

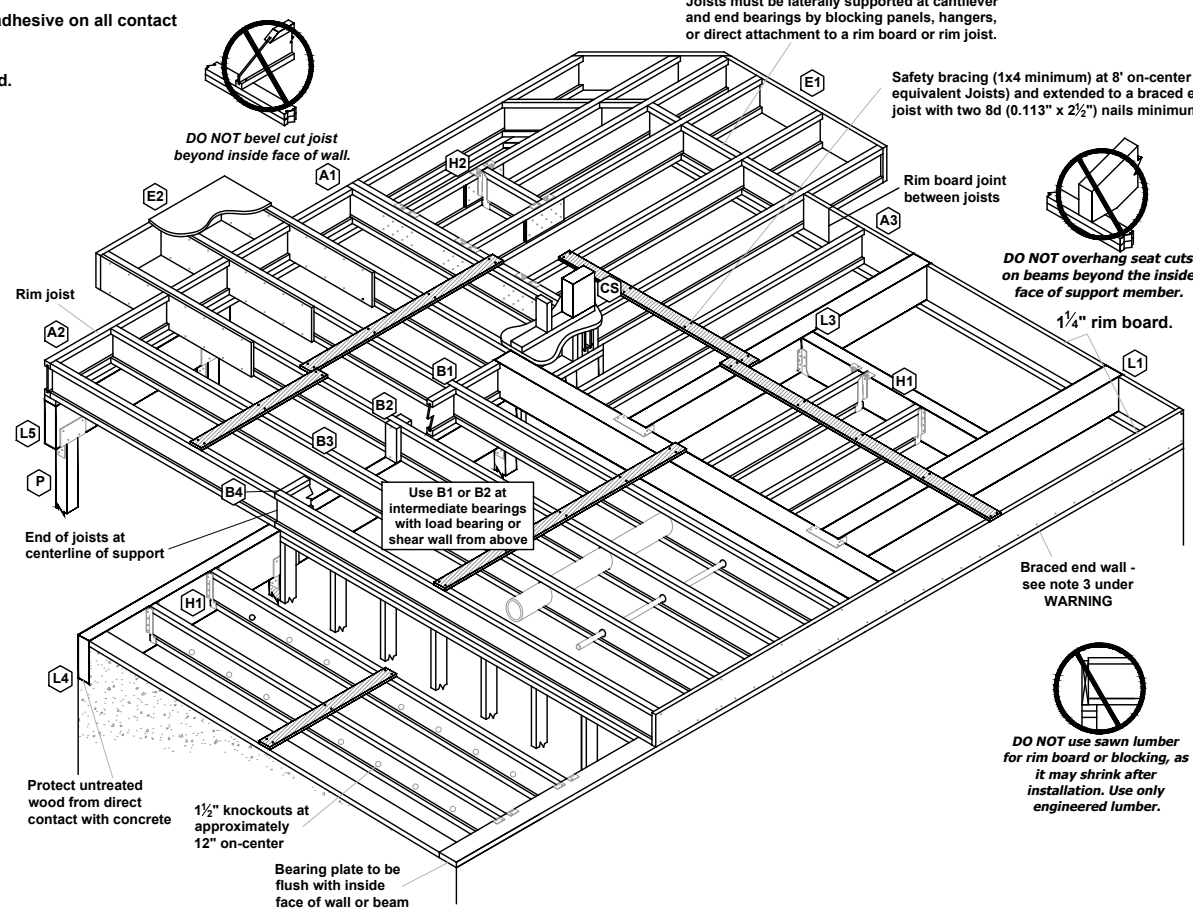
Guidelines for Closest On-Center Spacing per Row

\* SEE I-JOIST EQUIVALENCY CHART

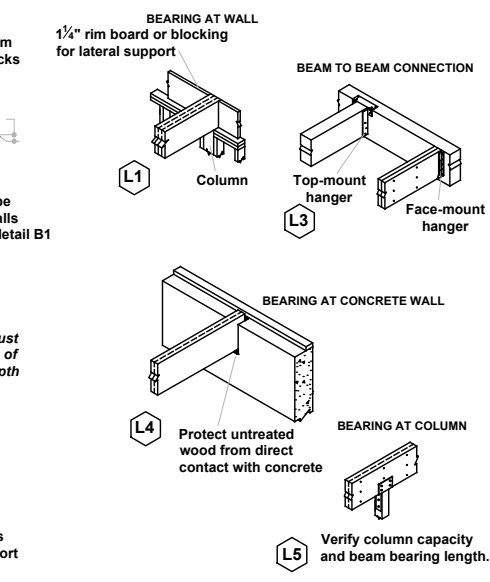
Nail Size	I-JOIST *		Rim Board	1 1/2" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 1/4" LSL			
8d (0.131" x 2 1/2")	4"	3"	4"	3"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3 1/4")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6" (2)	6" (2)	8"	6"

- (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.



# BEAM and COLUMN DETAILS



## FILLER and BACKER BLOCK SIZES

\* SEE I-JOIST EQUIVALENCY CHART

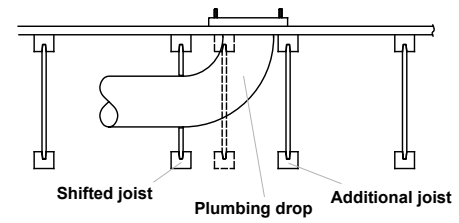
I-Joists	110 EQ. *		210 EQ. *		230 or 360 EQ. *			560 EQ. *		
	9 1/2" or 11 1/8"	14"	9 1/2" or 11 1/8"	14" or 16"	9 1/2" or 11 1/8"	14" or 16"	18" or 20"	11 1/8"	14" or 16"	18" or 20"
Depth	9 1/2" or 11 1/8"	14"	9 1/2" or 11 1/8"	14" or 16"	9 1/2" or 11 1/8"	14" or 16"	18" or 20"	11 1/8"	14" or 16"	18" 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	2x12 + 1/2" sheathing	Two 2x6	Two 2x8	Two 2x12
Cantilever Filler (Detail E4)	2x6	2x10	2x6 + 3/8" sheathing	2x10 + 3/8" sheathing	2x6 + 1/2" sheathing	2x10 + 1/2" sheathing	Not applicable	Not applicable	Not applicable	Not applicable
Backer Block (1) (Detail F1 or H2)	5/8" or 3/4"	3/4" or 7/8"	3/4" or 7/8"	1" Net	1" Net	1" Net	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).

Joists must be laterally supported at cantilever and end bearings by blocking panels, hangers, or direct attachment to a rim board or rim joist.

# INSTALLATION TIPS

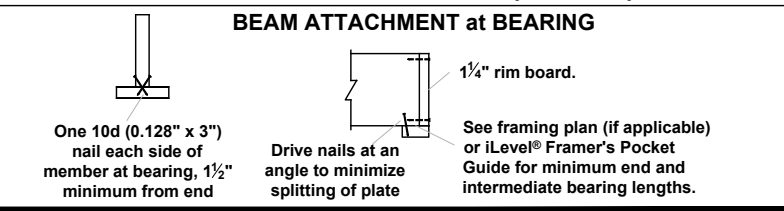
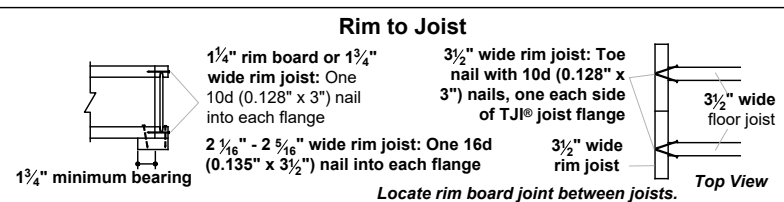
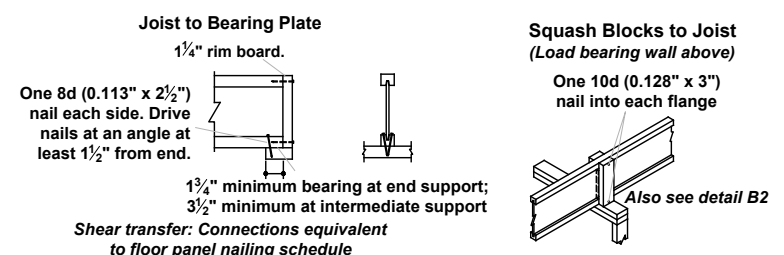
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at 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

Depth	EQUIVALENT IN SPAN AND SPACING		
	Mfrt & Series	Mfrt & Series	Mfrt & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	EverEdge 20
	TJI - 230	BCI 6000	BCI 6500
11 7/8"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	EverEdge 20
	TJI - 230	BCI 6000	BCI 6500
14"	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
16"	TJI - 210	BCI 5000	EverEdge 20
	TJI - 230	BCI 6000	BCI 6500
	TJI - 360	BCI 60'S	EverEdge 30
16"	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	EverEdge 20
16"	TJI - 230	BCI 6000	BCI 6500
	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60

## JOIST NAILING REQUIREMENTS at BEARING



P-0961

**JDS Consulting**  
 ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 D JERSEY CT, RALEIGH, NC 27617 919-480-1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

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

**mattamyHOMES**

PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023** DRAWN BY: **CAR**

ENGINEERED JOIST DETAILS

**DTIJ**