

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

**mattamy**

MATTAMY HOMES  
CHARLOTTE DIV  
PH: 704-375-5000

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RALEIGH DIV  
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NOTICE TO CONTRACTOR  
All construction shall comply with current NC Building Code and all applicable local, state and federal regulations.

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

07/31/2024

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC: 545 PLYMOUTH DRIVE, RALEIGH, NC 27606 919 480 1875  
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CLIENT: **MATTAMY HOMES**

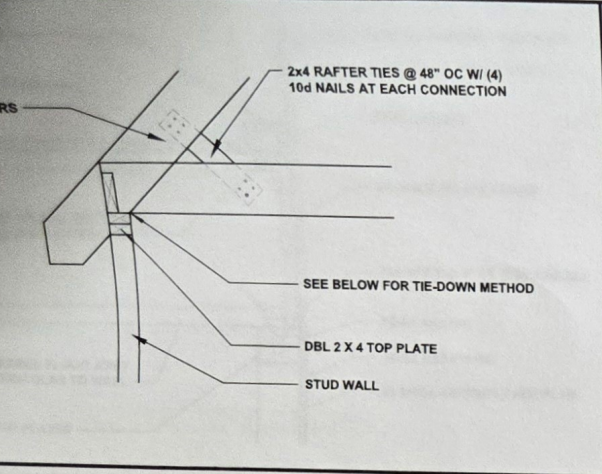
PROJECT: **CLEARWATER - RH**

PROJECT NO.: **2390**

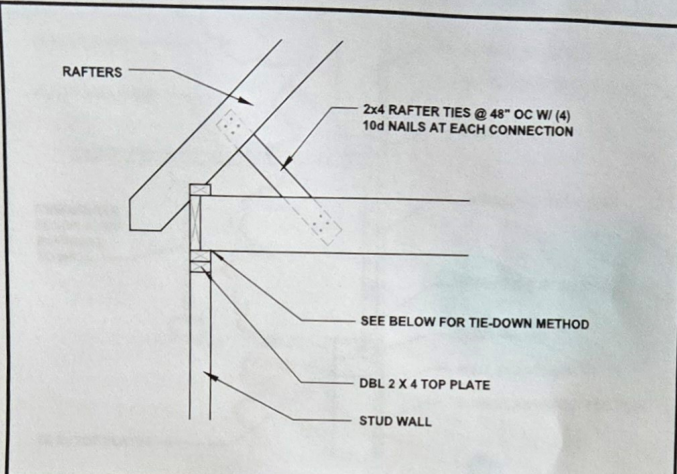
DATE: **10/27/2023**

EXTERIOR

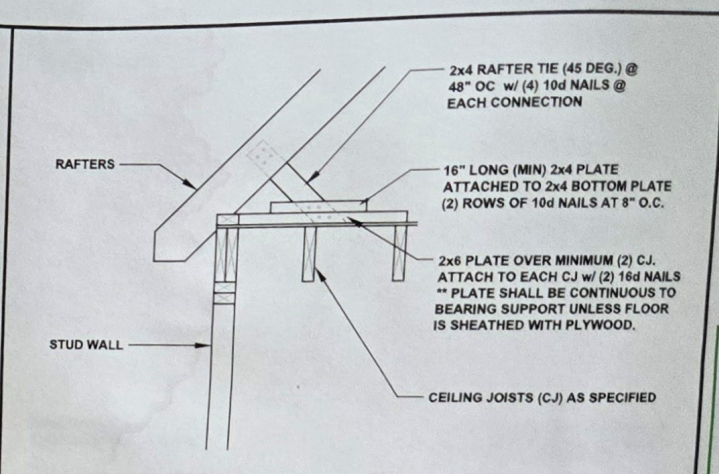
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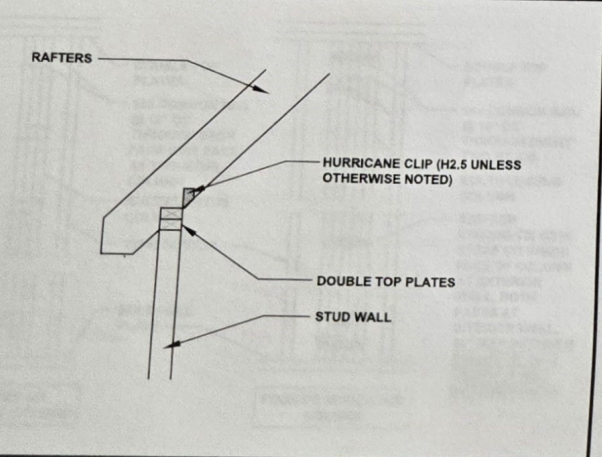
**RAFTER TIE** 1/2" = 1'-0" **1**



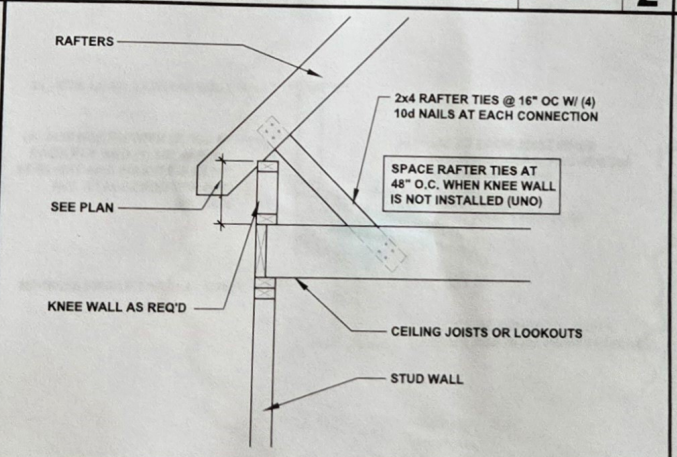
**RAFTER TIE** 1/2" = 1'-0" **2**



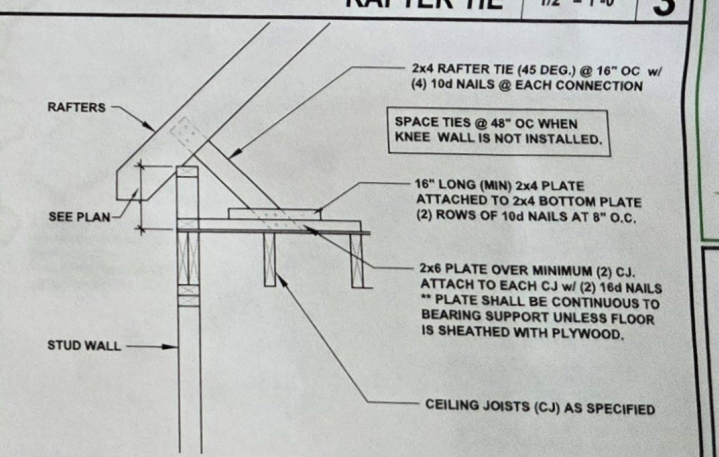
**RAFTER TIE** 1/2" = 1'-0" **3**



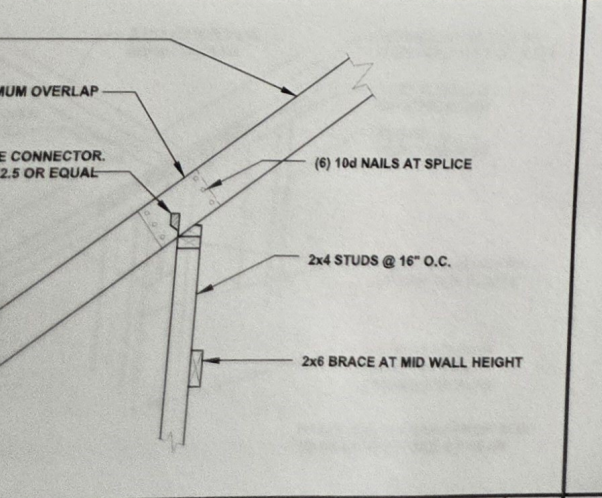
**RAFTER-TO-PLATES CONNECTION** 1/2" = 1'-0" **4**



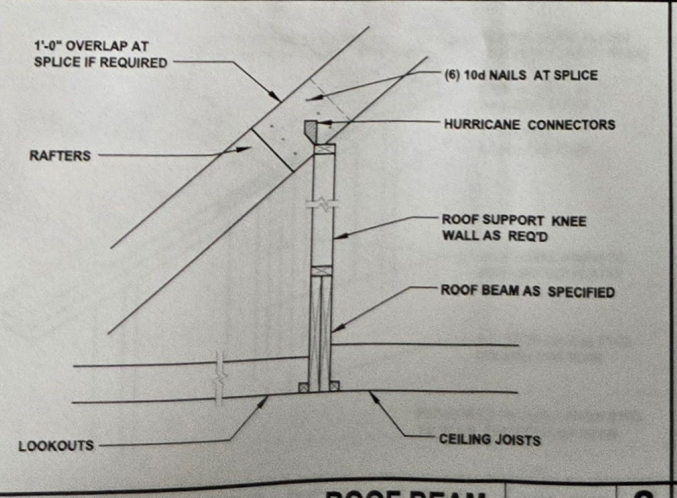
**RAFTER AT KNEE WALL** 1/2" = 1'-0" **5**



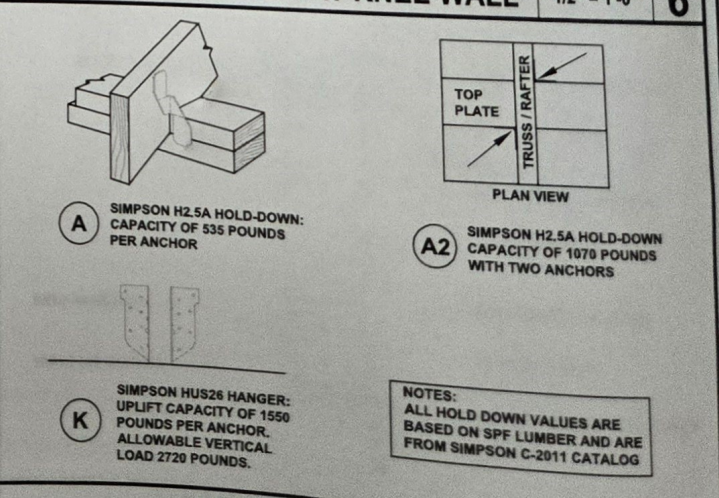
**RAFTER AT KNEE WALL** 1/2" = 1'-0" **6**



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



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



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



**05**  
NORTH CAROLINA

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**MATTAMY HOMES**

**STANDARD DETAILS**

**PROJECT NO.:**  
STANDARD

**DATE:**  
04/27/2023

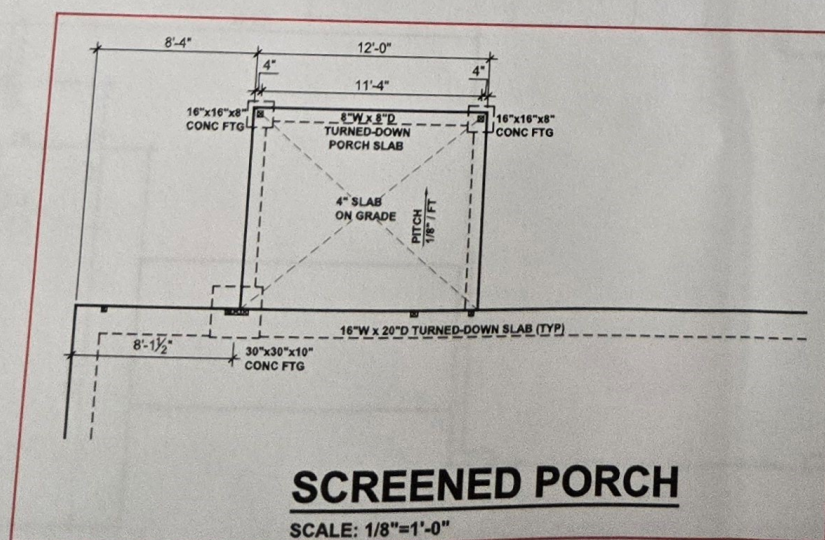
**CONV. FRAMING**

**DT**

| 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 |

MAT CLT ONLY: ALL FOOTINGS TO HAVE CONTINUOUS (2) #4 REBAR.

SEE FULL PLAN FOR ADDITIONAL INFORMATION



**SCREENED PORCH**  
SCALE: 1/8"=1'-0"

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

CLIENT: **MATTAMY HOMES**  
PROJECT: **CLEARWATER - RH**

**mattamy**

PROJECT NO.: **2390087**

DATE: **06/07/2023** DRAWN BY:

PLAN OPTION: **SLAB FOUNDATION**

## 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 @ 1" OC (typical)<br>(4) PER 16" SPACE<br>(at braced panels) | NAILS @ 1" OC (typical)<br>(4) PER 16" SPACE<br>(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)<br>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 C316 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

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

### STICK-FRAMED ROOF - STRUCTURAL NOTES

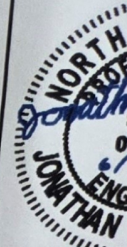
1. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
2. FUR RIDGES FOR FULL RAFTER CONTACT.
3. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
4.  DENOTES OVER-FRAMED AREA
5. MINIMUM 7/16" OSB ROOF SHEATHING
6. PROVIDE 2x4 RAFTER TIES AT 16" OC AT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

## BRICK VENEER LINTEL SCHEDULE

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

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

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



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PROJECT: **CLEARWATER - RH**

LOCATION: **NORTH CAROLINA**

PROJECT NO.: **23900876**

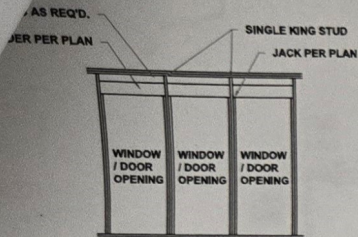
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DRAWN BY: **TMB**

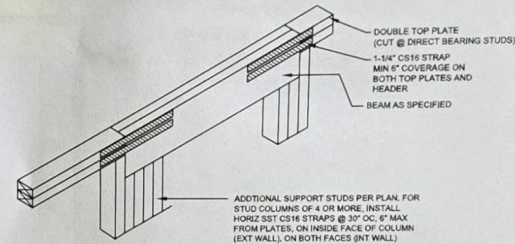
GENERAL NOTES

**SN1.2**

- 2



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

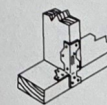


**(B) FLUSH TOP HEADER**  
WITH POINT LOAD NTS

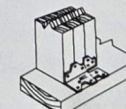


**LCE4 BRACING CON.**  
NTS

- ▶ LCE4 CLIP TO HEADER JACK CONNECTION AND A35 CLIP AT THE JACK BOTTOM PLATE CONNECTION
- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MIN.
- ▶ SIMPSON HT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA16 STRAP FOR WOOD CONNECTIONS.

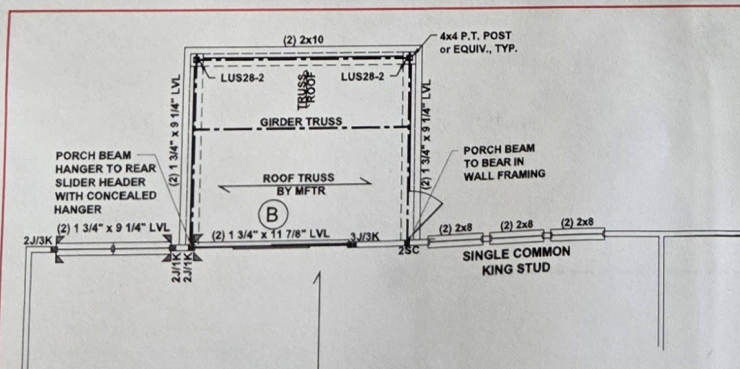


**STANDARD INSTALLATION**



**ALTERNATE INSTALLATION**

**LOWER BRACING CON.**  
NTS A35 CLIP WITH SD9112 SCREWS



**SCREENED VERANDA**  
SCALE: 1/8"=1'-0"

**BEAM & POINT LOAD LEGEND**

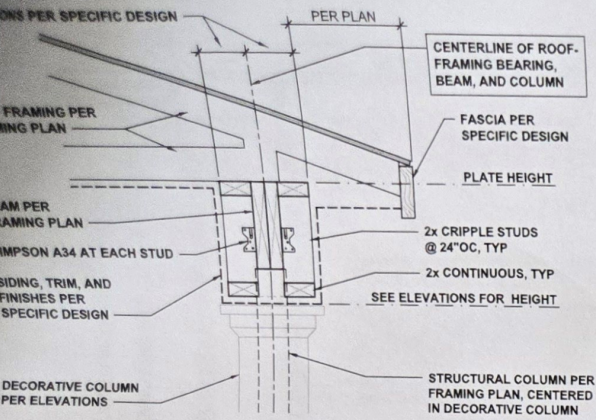
- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- - - DOUBLE RAFTER / DOUBLE JOIST
- - - STRUCTURAL BEAM / GIRDER
- - - WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

1. ALL FRAMING TO BE #2 SPF MINIMUM.
2. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
3. EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
4. ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
5. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
6. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
8. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
9. FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
10. PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
11. WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM. 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
12. FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

SEE FULL PLAN FOR ADDITIONAL INFORMATION

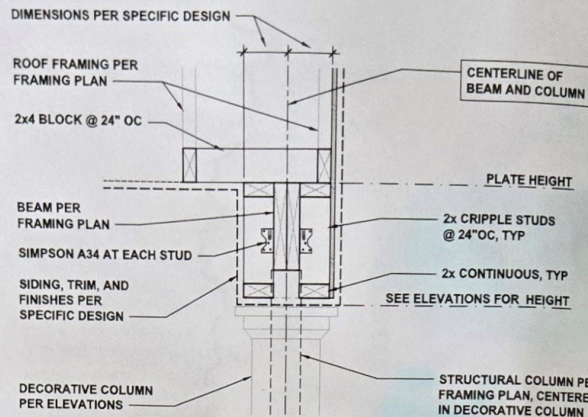
**FIRST FLOOR CEILING FRAMING PLAN OPTIONS - FRENCH COUNTRY**  
SCALE: 1/8"=1'-0"



COVERED PORCH EAVES

3/4" = 1'-0"

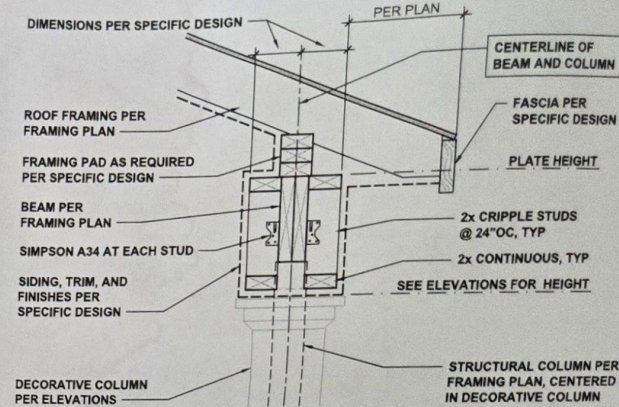
1



COVERED PORCH RAKE

3/4" = 1'-0"

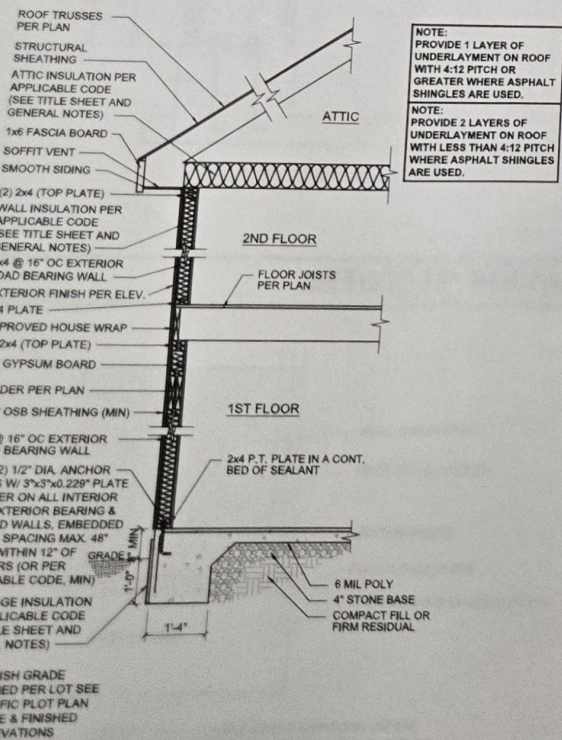
2



COVERED PORCH WITH SLOPING CLG

3/4" = 1'-0"

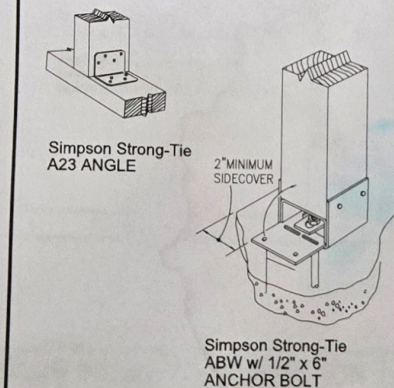
3



TWO-STORY ON SLAB

NTS

4



DK POST HOLD-DOWN

NTS

5

GOAL-POST FRAMING

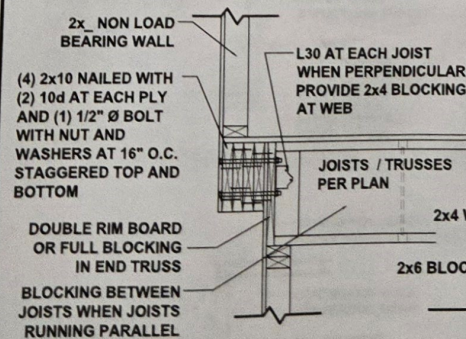
NTS

6

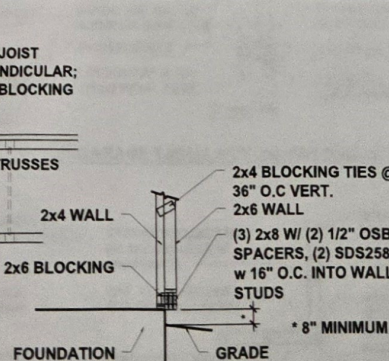
INTERIOR COL.

3" = 1'-0"

7

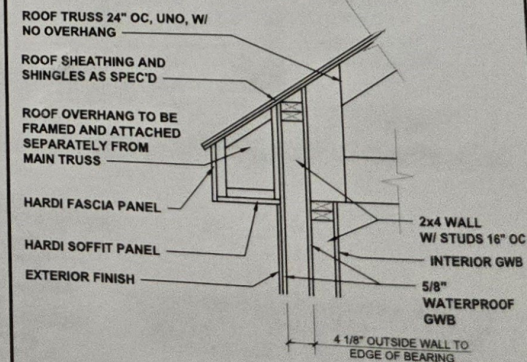


UPPER DETAIL



LOWER DETAIL

IF REQUIRED



"FOR ALL EAVES THAT CROSS PROPERTY LINES, REFER TO U305 OVERHANG DETAIL 3 ON SHEET DTRT FOR EAVE FIRE-RATED CONSTRUCTION PER R302.2.6 NCR 2012."

6" ENHANCED SIDE BOXOUT DETAILS

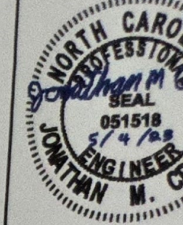
1/2" = 1'-0"

8

U305 SEC. AT OVERHANG

1/2" = 1'-0"

9



P-0961

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CLIENT: MATTAMY HOMES

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

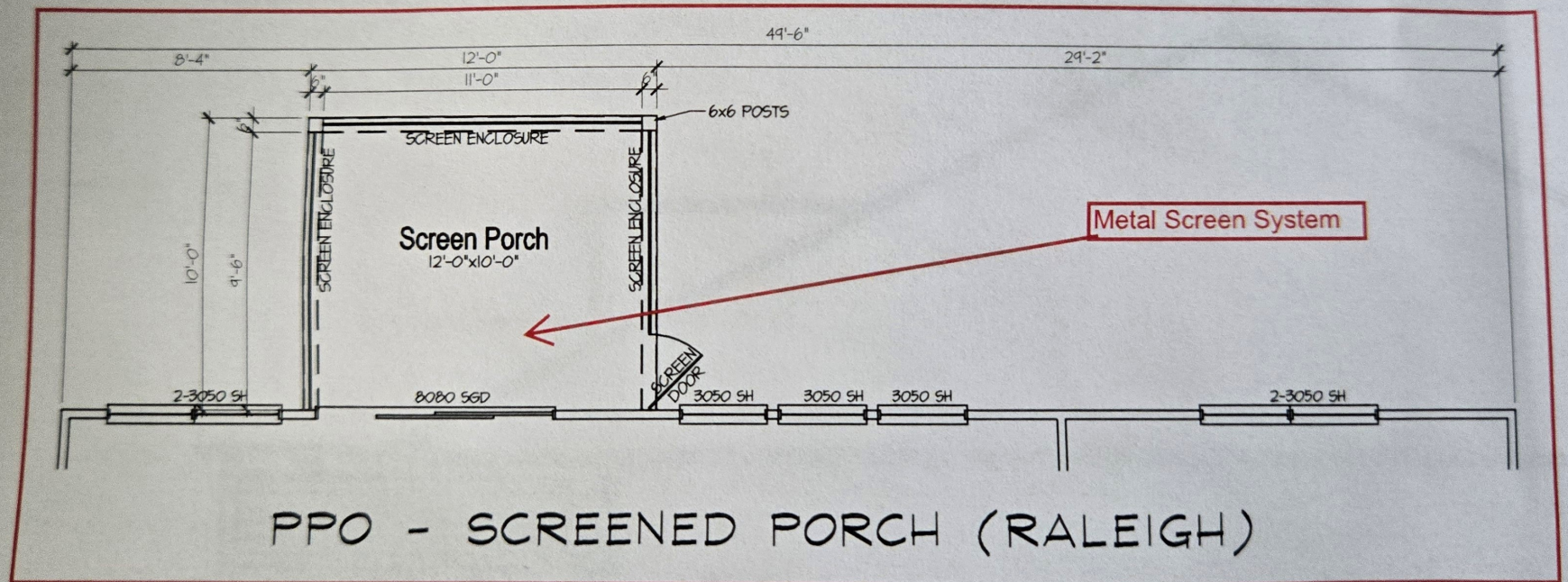
**mattamy**

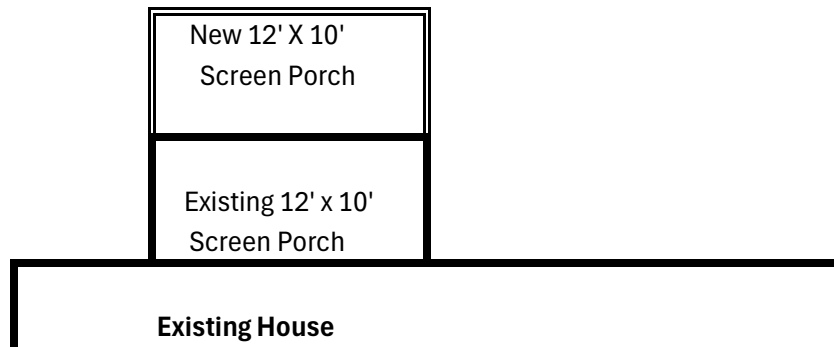
PROJECT NO: STANDARD DE

DATE: 04/27/2023

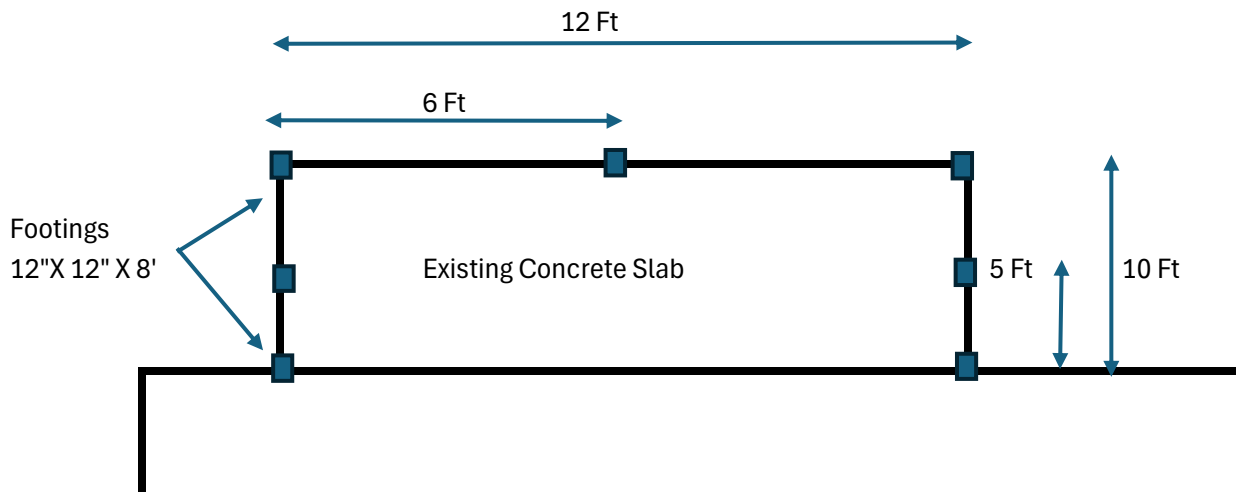
MISCELLANEOUS FRAMING DETAILS

**MISC**

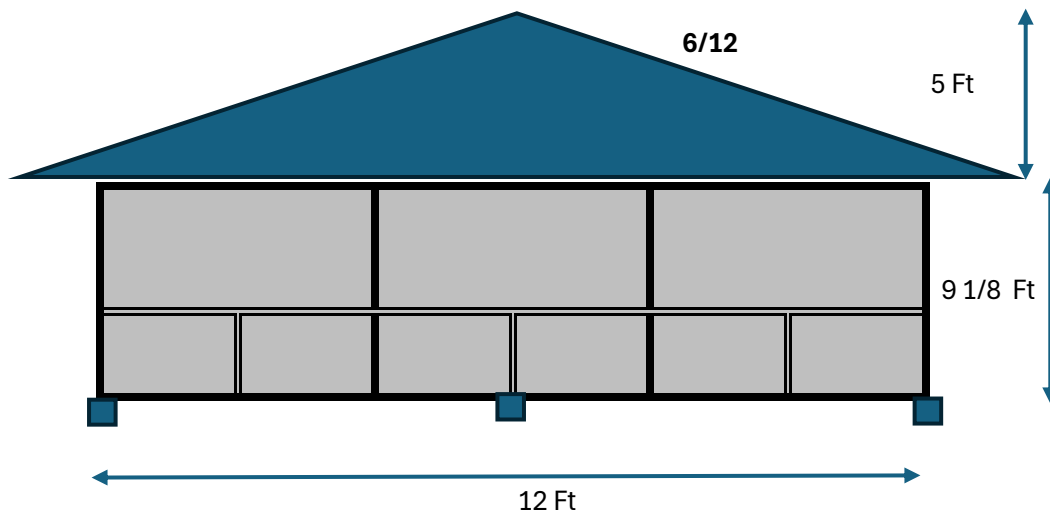




# I. Footings



# Front Elevation



Side Elevation

