

PLANS FOR:

POWELL TOWNHOMES - LOTS 202-207

ABBREVIATION LEGEND

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

Townhome Residential Project Building Code Summary

Name of Project: Powell Townhomes Lots 202-207
Address: Angier, NC
Proposed Use: Townhome Dwellings
Owner Agent Name: Private
Code Enforcement Jurisdiction: Harnett County

Lead Design Professional:

Designer	Firm	Name	License #	Telephone
Designer				
Civil				
Electrical				
Fire Alarm				
Plumbing				
Mechanical				
Sprinkler				
Structural	JDS Consulting	Jonathan Crouch	51518	919-480-1075
Retaining Walls				
OtherN/A				

Year Edition of Code: 2018 NC Residential Code

Fire Protection Requirements

Building Element	Detail # and Sheet #	Design # for Rated Assembly	Design # for Rated Penetration
Party/Fire Wall Separation	A AND B/2	U382	
Party/Fire Wall Separation	E/2	U305	

Building Data

Construction Type: V-B
Sprinklers: No
Standpipes: No
Fire District:
Building Height: Varies. Stories: 2

Structural Design

Design Loads:

Importance Factors	Wind (lw)	1.0
	Snow (ls)	1.0
	Seismic (le)	1.0
Live Loads	Roof	20 PSF
	Mezzanine	N/A PSF
	Floor	40 PSF
		30 PSF AT SLEEPING AREAS
Snow Load	20	PSF
Wind Load	Basic Wind Speed 90 mph (ASCE-7)(115 Vult) Exposure Category: B Wind Base Shears (for MWFRS) V _x = prescriptive V _y = prescriptive	

Seismic Design Category A

Compliance with Section 1613
Seismic Design Category B
Provide the following Seismic Design Parameters
Seismic Use Group N/A
Spectral Response Acceleration S_{ms} *N/A %g S_{mi} *N/A%g

Site Classification
Basic Structural System: Bearing Wall
Seismic Base Shear V_x = *N/A V_y = *N/A
Analysis Procedure Simplified Equivalent Lateral Force Modal
X PRESCRIPTIVE BRACED WALL PANELS PER R602.10

Architectural, Mechanical, Components anchored? NO

Lateral Design Control: Earthquake Wind X

Soil Bearing Capacities
Field Test (provide copy of test report) PSF
Presumptive Bearing Capacity 2000 PSF
Pile Size, Type, and Capacity

PLAN SET COMPOSITION

PAGE #	LAYOUT
T1.0-T1.1	TITLE SHEET AND REVISION LOG
T1.2	GENERAL NOTES
0.10-0.12	EXTERIOR ELEVATIONS
1.0	FIRST FLOOR PLANS
2.0	SECOND FLOOR PLANS
3.0	THIRD FLOOR PLANS
4.0	ROOF PLAN
T	STRUCTURAL TITLE SHEET
GN1.0	STRUCTURAL GENERAL NOTES
S.10	SLAB FOUNDATION PLAN
S.11	PLUMBING PLAN
S1.0	FIRST FLOOR CEILING FRAMING PLAN
S2.0	SECOND FLOOR CEILING FRAMING PLAN
S4.0	FIRST FLOOR WALL BRACING PLAN
S5.0	SECOND FLOOR WALL BRACING PLAN
S7.0	ROOF FRAMING PLAN

TYPE

6 UNIT
LOTS 202-207

CODE

2018
NORTH CAROLINA STATE BUILDING CODE:
RESIDENTIAL CODE

LOTS 202-207 - SQUARE FOOTAGE CHART

HEATED SQ. FT.	VIENNA-E CRAFTSMAN LOT 202	AURORA-E CRAFTSMAN LOT 203	AURORA-E CRAFTSMAN 2 LOT 204	AURORA-E CRAFTSMAN LOT 205	AURORA-E CRAFTSMAN 2 LOT 206	VIENNA-E CRAFTSMAN LOT 207
FIRST FLOOR	699	801	801	801	801	699
SECOND FLOOR	1101	1050	1038	1050	1038	1101
TOTAL HEATED SQ. FT.	1800	1851	1839	1851	1839	1800
UNHEATED SQ. FT.						
GARAGE	430	264	264	264	264	430
PORCH	22	53	53	53	53	22

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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

PROJECT NO.:
25902075

DATE: 07/01/2025
DRAWN BY: VLT

TITLE SHEET

T1.0

PLAN REVISION LOG

[illegible]

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MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

NORTH CAROLINA

SCALE: $3/32'' = 1'-0''$ FOR 11x17 PAPER, $3/16'' = 1'-0''$ FOR 22x34 PAPER, OR AS NOTED



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DATE: 07/01/2025	DRAWN BY: VLT
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REVISION LOG

T1.1

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 T1.2 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. R15 BATT INSULATION, 1/2" INT. DRYWALL FINISH.
(refer to SHEET T1.2 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 T1.2 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 4200 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 T1.2. 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 T1.2 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 T1.2 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" UPPIERS

20. STUD WALL REIN. 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:

- 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
- 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 EDGES GLAZED TO PREVENT FLOOR FINISHES FROM BEING DAMAGED ABOVE 24" ABOVE FINISHED FLOOR. WINDOW 24" OR LESS FROM FINISHED FLOOR SHALL BE EQUIPPED WITH AN OPENING LIMITING DEVICE.
- 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 SIKKA 201.
- 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.
- 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 T1.2 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).
WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.
- ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS:
LESS THAN 18" ABOVE FINISH FLOOR.
WITHIN 60" OF A TUB OR SHOWER.
WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR.
OVER 9 s.f. OF GLASS AREA.
LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

- THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:
 - BLOCKING AND SEALING FLOOR / CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE
 - CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS
 - CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
 - TOP AND BOTTOM PLATES
- PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING FLOORED ATTIC AREAS.

North Carolina INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (note a)										
CLIMATE ZONE	FENESTRATION U-FACTOR (notes b, j)	SKYLIGHT U-FACTOR (note b)	GLAZED FENESTRATION SHGC (notes b, k)	CEILING 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)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

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

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CLIENT: **MATTAMY HOMES**

PROJECT: **POWELL TOWNHOMES - LOTS 202-207**

LOCATION: **NORTH CAROLINA**

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 24x36 PAPER, OR AS NOTED



PROJECT NO.:
25902075

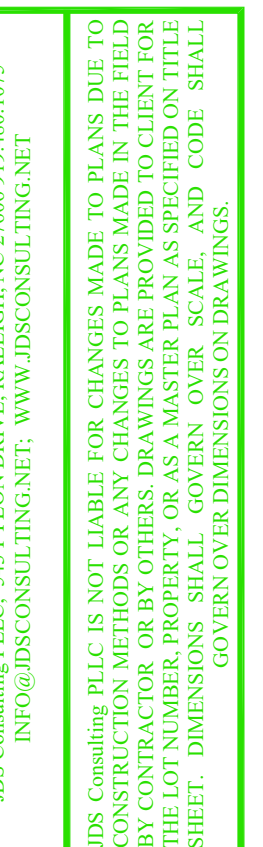
DATE: **07/01/2025** DRAWN BY: **VLT**

GENERAL NOTES

T1.2

**NOTE: FOR ALL WALLS WITHIN 3' OF
PROPERTY LINE: WALL SIDING (VINYL, HARDIE
STUCCO, & STONE) TO BE ON TOP OF U305
ASSEMBLY**

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FRONT ELEVATION

3/16" = 1'-0"

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



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

NOTE: FOR ALL WALLS WITHIN 3' OF PROPERTY LINE: WALL SIDING (VINYL, HARDIE STUCCO, & STONE) TO BE ON TOP OF U305 ASSEMBLY

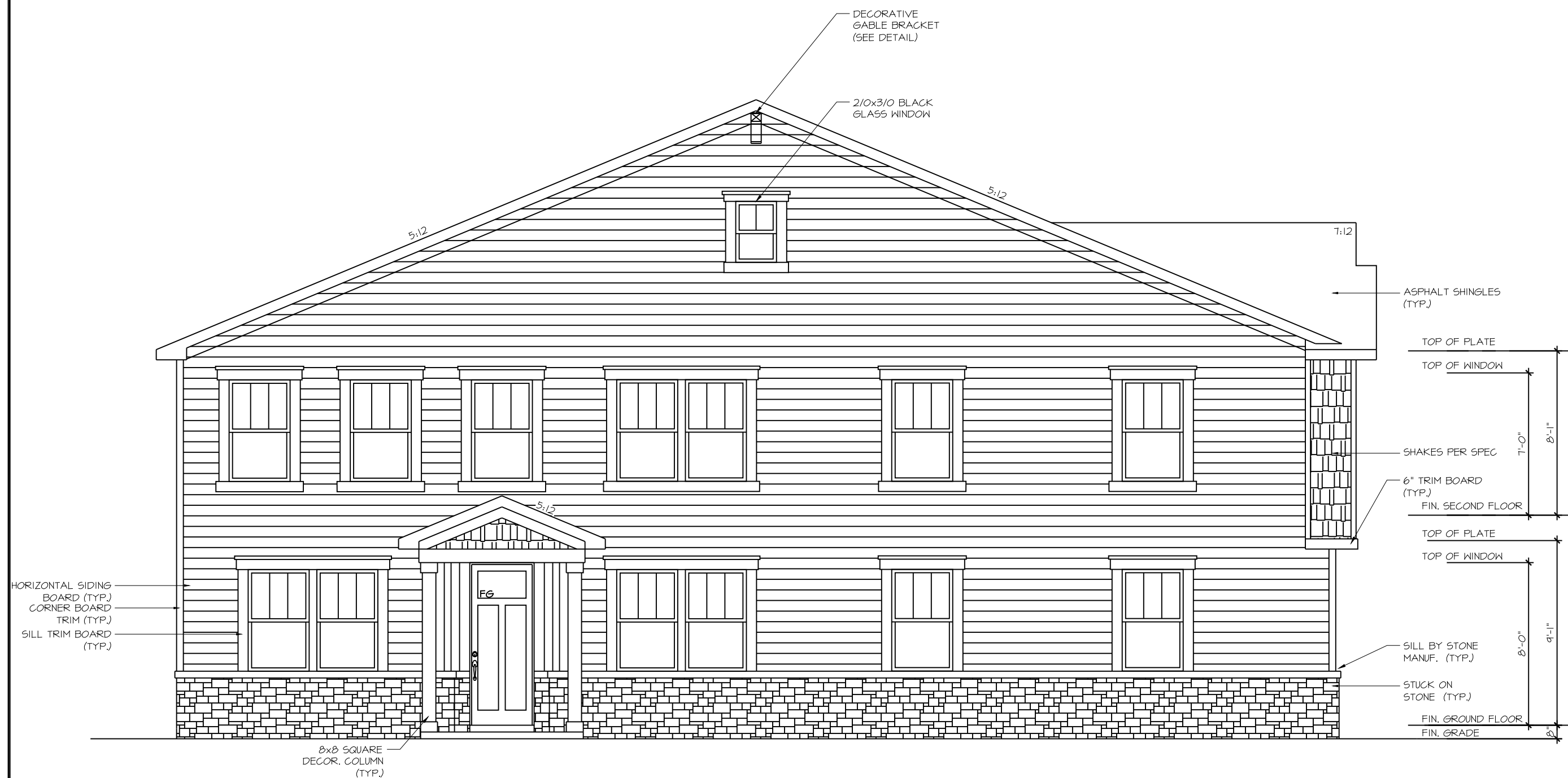
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VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

LEFT SIDE ELEVATION

3/16" = 1'-0"



VIENNA-E
LOT 207
CRAFTSMAN

RIGHT SIDE ELEVATION

3/16" = 1'-0"

CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 24x34 PAPER, OR AS NOTED



PROJECT NO.:
25902075

DATE: 07/01/2025
DRAWN BY: VLT

SIDE ELEVATIONS

0.11

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

NOTE: FOR ALL WALLS WITHIN 3' OF PROPERTY LINE: WALL SIDING (VINYL, HARDIE STUCCO, & STONE) TO BE ON TOP OF U305 ASSEMBLY

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SHEET. DIMENSIONS GOVERN OVER DIMENSIONS ON DRAWINGS.



VIENNA-E
LOT 207
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 203
CRAFTSMAN

VIENNA-E
LOT 207
CRAFTSMAN

REAR ELEVATION
3/16" = 1'-0"

CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA



PROJECT NO.: 25902075

DATE: 07/01/2025

DRAWN BY: VLT

REAR ELEVATION

0.12



- FLOOR PLAN NOTES**
 - ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O.
 - 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
 - INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
 - REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
 - ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
 - ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
- REFER TO INDIVIDUAL UNIT PLANS FOR MORE INFO

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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 24x36 PAPER, OR AS NOTED

mattamyHOMES

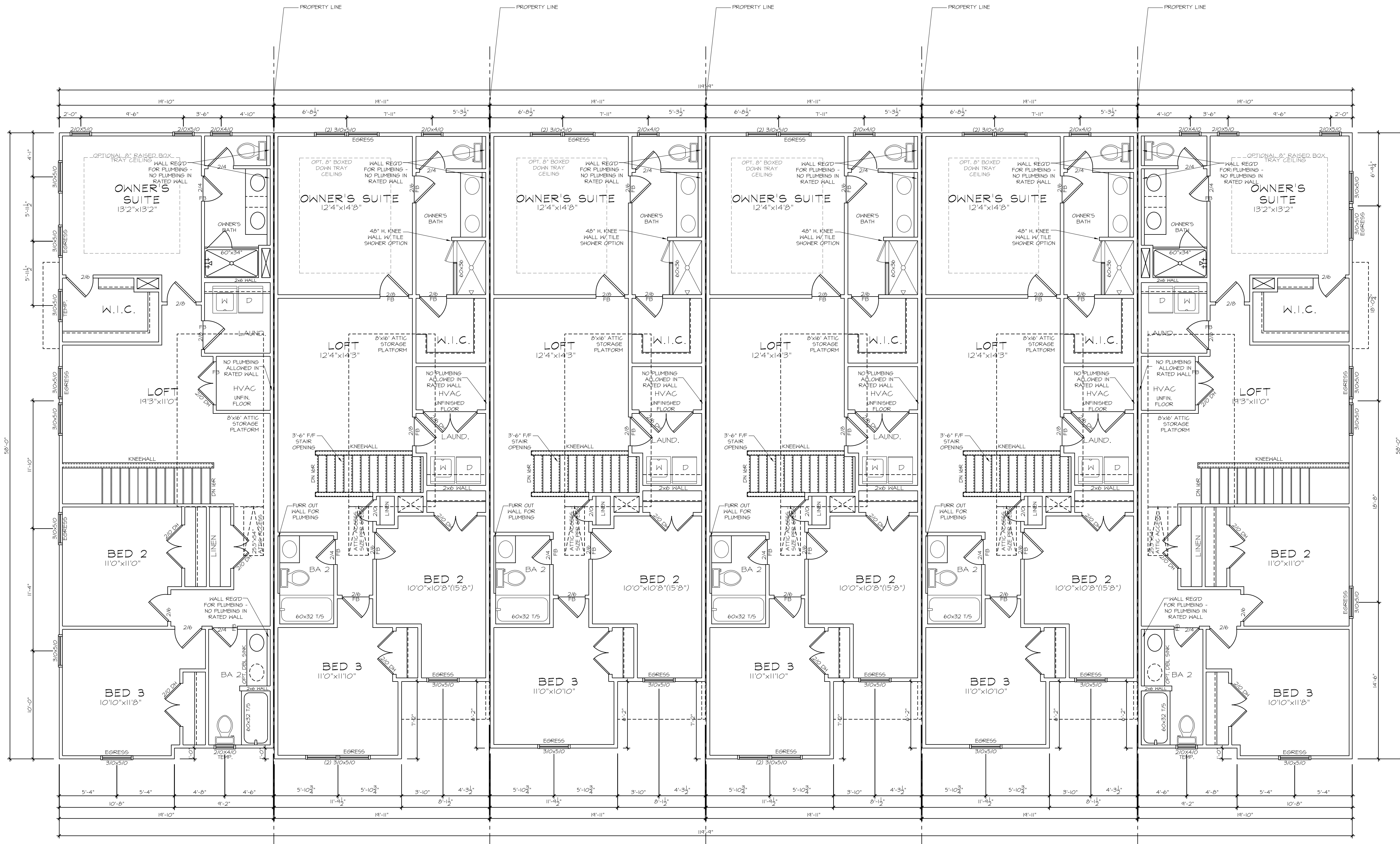
PROJECT NO.: 25902075

DATE: 07/01/2025 **DRAWN BY:** VLT

GROUND FLOOR PLAN

1.0

GROUND FLOOR PLAN
3/16" = 1'-0"



- FLOOR PLAN NOTES**
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O.
 2. 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
 3. INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
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CLIENT: **MATTAMY HOMES**

PROJECT: **POWELL TOWNHOMES - LOTS 202-207**

LOCATION: **NORTH CAROLINA**

PROJECT NO.: **25902075**

DATE: **07/01/2025** DRAWN BY: **VLT**

SECOND FLOOR PLAN

2.0

VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

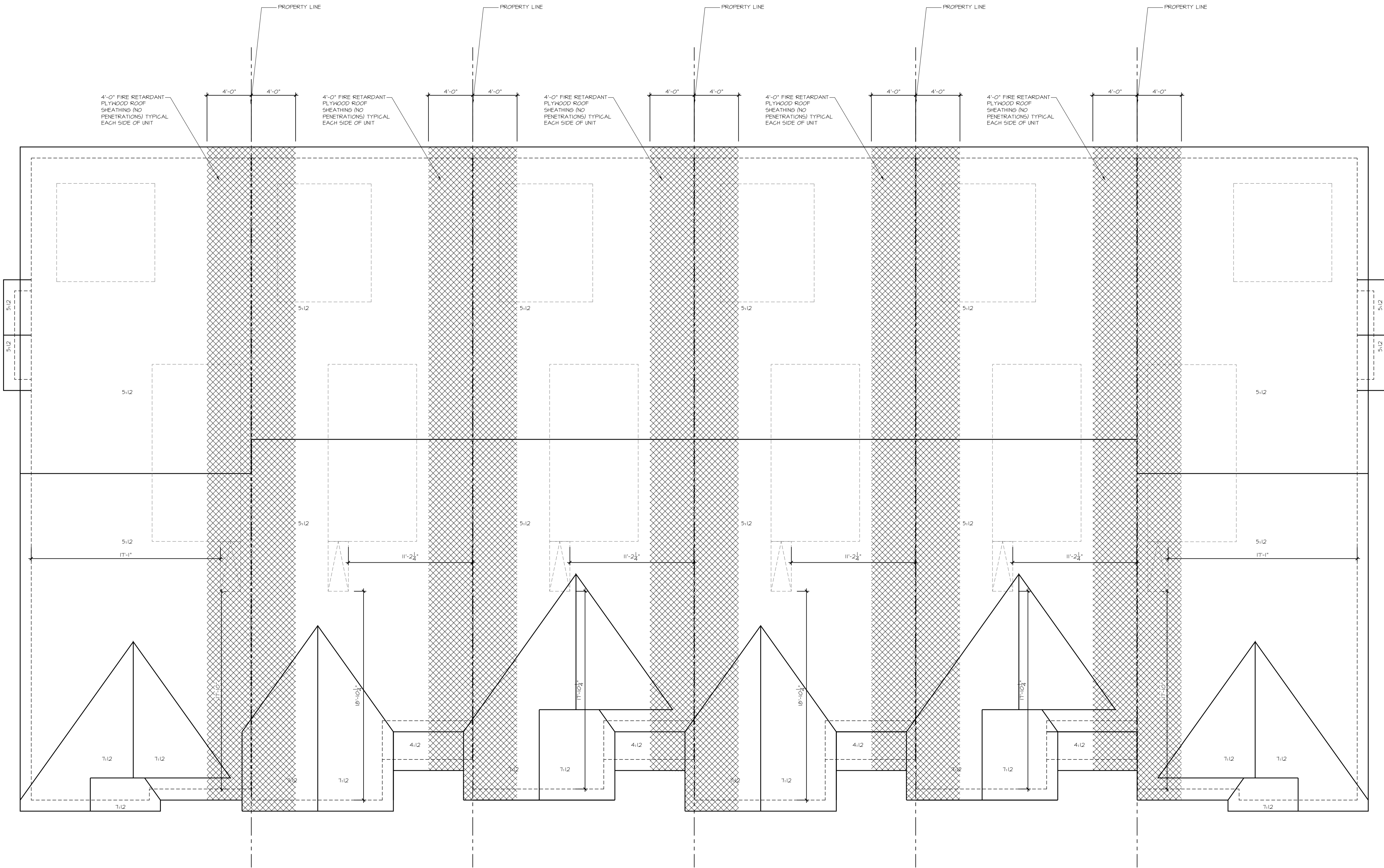
AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

SECOND FLOOR PLAN
3/16" = 1'-0"



VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

ROOF PLAN

3/16" = 1'-0"

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

NOTE: FOR ALL WALLS WITHIN 3' OF
PROPERTY LINE: WALL SIDING (VINYL, HARDIE
STUCCO, & STONE) TO BE ON TOP OF U305
ASSEMBLY

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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 24x36 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: 25902075

DATE: 07/01/2025 DRAWN BY: VLT

ROOF PLAN

4.0

PLANS FOR: Lot 202, Powell Place



MATTAMY HOMES - VIENNA-E - RH

ABBREVIATION LEGEND								PLAN SET COMPOSITION		ELEVATION											
AB ABV AC ACC ACFL ADJ ADJ AFF AGGR ALT ALUM ANC AP APPROX ARCH AUTO BD BLDG BLK BOC BRG BRG PL BSMT BUR C.A. CAB CB CER CIR CJ CLG CLG HT CLO CM CMU COL CONC CONST CONT CORR CPB CPT CSMT CT CTR CU FT CU YD CWT DBL DH DIA DIAG DIM DISP. DJ DN DP DS DTL DWG DWR EA EJ ELEC ELEV EMER EPB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square	PAGE #	LAYOUT	TITLE SHEET AND REVISION LOG	GENERAL NOTES	ELEVATIONS	BASEMENT FLOOR PLANS	1ST FLOOR PLANS	2ND FLOOR PLANS	3RD FLOOR PLANS	SECTIONS / DETAILS	ELECTRICAL / HVAC PLANS	FLOORING	CODE	2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE
	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square														
	Above	E.W.	Each Way	MIR	Mirror	SS	Solid Surface														
	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer														
	Access/ Accessible	EXP	Exposed	MM	Millimeter	SST	Stainless Steel														
	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel														
	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station														
	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class														
	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard														
	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage														
	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural														
	Aluminum	FIN	Finish	NIC	Not In Contract	SYS	System														
	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread														
	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway														
	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient	TB	Towel Bar														
	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone														
	Automatic	FOF	Face of Finish	OA	Overall	TEMP	Temporary/ Temperature														
	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove														
	Building	FOS	Face of Studs	OD	Outside Diameter	THK	Thick(ness)														
	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold														
	Bottom of Curb	FR	Frame	OPNG	Opening	TJ	Triple Joist														
	Bearing	FTG	Footing	PED	Pedestal	TMPD	Tempered														
	Bearing Plate	FUR	Furring/ Furred	PL	Plate	TOC	Top of Curb/ Concrete														
	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance														
Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab															
Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel															
Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall															
Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser															
Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television															
Circle	HB	Hose Bib	PNL	Panel	TYP	Typical															
Control Joint	HC	Hollow Core	P.T.	Pressure Treated Lumber	UFIN	Unfinish(ed)															
Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise															
Ceiling Height	HDR	Header	PT	Point	UR	Urinal															
Closet	HM	Hollow Metal	PT	Porcelain Tile	VB	Vinyl Base															
Centimeter	HORIZ	Horizontal	PTN	Partition	VCT	Vinyl Composition Tile															
Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify															
Column	HT	Height	PRKG	Parking	VERT	Vertical															
Concrete	HTG	Heating	PSI	Pounds per Square Inch	VEST	Vestibule															
Construction	HVAC	Heating/ Ventilation/	PVC	Polyvinyl Chloride	VF	Vinyl Flooring															
Continuous/ Continue		Air Conditioning	PVMT	Pavement	VJ	V(ee) Joint															
Corridor	ID	Inside Diameter	QT	Quarry Tile	VNR	Veneer															
Carpet Base	INCL	Include(d)	R	Radius	VWC	Vinyl Wall Covering															
Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base															
Casement	INT	Interior	RA	Return Air	WD	Wood															
Ceramic Tile	INV	Invert	RB	Rubber Base	WDW	Window															
Center	J-Box	Junction Box	RCP	Reinforced Concrete Pipe	WGL	Wired Glass															
Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater															
Cubic Yard	JT	Joint	REF	Reference	WM	Wire Mesh															
Ceramic Wall Tile	Kit	Kitchen	REFR	Refrigerator	W/O	Without															
Double	L	Length	REINF	Reinforced	WPT	Working Point															
Double Hung	LAM	Laminate	REQD	Required	WSC	Wainscot															
Diameter	LB	Lag Bolt	RESIL	Resilient	WT	Wall Tile															
Diagonal	LH	Left Hand	RET	Return	WT	Weight															
Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric															
Garbage Disposal	LTL	Lintel	RFG	Roofing																	
Double Joist	LT WT	Light Weight	RM	Room	℄	Center Line															
Down	LVL	Laminated Veneer Lumber	RO	Rough Opening	C	Channel															
Deep	LVR	Louver	ROW	Right of Way	PL	Plate															
Downspout	M	Meter	RVS	Reverse	±	Plus or Minus															
Detail	MAS	Masonry	SCHED	Schedule	℄	Property Line															
Drawing	MATL	Material	SD	Storm Drain																	
Drawer	MAX	Maximum	SECT	Section																	
Each	MC	Medicine Cabinet	SF	Square Foot																	
Expansion Joint	MECH	Mechanical	SHT	Sheet																	
Electric	MED	Medium	SHT GL	Sheet Glass																	
Elevation	MEMB	Membrane	SHWR	Shower																	
Emergency	MFR	Manufacture(er)(ing)	SIM	Similar																	
Electric Panel Board	MH	Man Hole	SPEC	Specification																	

SQUARE FOOTAGES	
AREA	VIENNA
1st FLOOR	699 SQ. FT.
2nd FLOOR	1101 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
OPT. UPGRADE SIDE ELEVATION	N/A
GARAGE	430 SQ. FT.
FRONT PORCH COVERED	22 SQ. FT.

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CLIENT:
MATTAMY HOMES

PROJECT:
VIENNA-E - RH

LOCATION:
NORTH CAROLINA

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

PROJECT NO.:
25901471

DATE:
05/05/2025

DRAWN BY:
VLT

TITLE SHEET

T1.0

[illegible]

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PROJECT:	VIENNA-E - RH
LOCATION:	NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	



PROJECT NO.:
25901471

DATE: 05/05/2025	DRAWN BY: VLT
----------------------------	-------------------------

REVISION LOG

T1.1

1.

ROOF CONSTRUCTION
ROOF SHINGLES OVER #15 FELT PAPER (DOUBLE LAYER UNDERLAYMENT FOR ROOFS WITH A PITCH OF LESS THAN 4:12), 7/16" OSB SHEATHING WITH "H" CLIPS ON APPROVED ROOF TRUSSES. (SEE ROOF TRUSS DESIGNS). PREFIN. ALUM. EAVESTROUGH, FASCIA, & VENTED SOFFIT U.N.O.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

ROOF VENTILATION
OPTION 1: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH MIN. 50% & MAX. 80% OF REQUIRED CROSS VENTILATION PROVIDED VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE ARE MIN. 36" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
OPTION 2: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH REDUCTION IN CROSS VENTILATION WITH USE OF VAPOR BARRIER LOCATED BETWEEN INSULATION & DRYWALL.
2.

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

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

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

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

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

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

INTERIOR STAIRS: SITE BUILT

1.

STRINGERS SHALL BE 2"x12" SYP.#2 (PRESSURE TREATED AT BASE) EQUALLY SPACED & ANCHORED TO 2"x8" HEADER & P.T. 2"x4" PLATE

2.

TREADS SHALL BE 2"x12" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)

3.

RISERS SHALL BE 1"x8" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)

4.

MIN. TREAD

MAX. NOSING

MIN. TREAD & NOSING

MAX. RISER

MIN. HEADROOM

MAX. VERTICAL RISE FOR FLIGHT OF STAIRS

MIN. STAIR WIDTH

MIN. CLEAR STAIR WIDTH

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

9.

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

FINISHED RAILING AND GUARD RAIL PICKETS SHALL BE SPACED 4" O.C. MAXIMUM BETWEEN PICKETS. GUARDS AND RAILINGS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER.
10.

WALLS BACKING ONTO ATTIC
WALLS WHICH SEPARATE CONDITIONED LIVING SPACE FROM UNCONDITIONED ATTIC SPACE SHALL BE INSULATED AND SEALED WITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION. IE. VAULTED CEILING, SKYLIGHT, RAISED COFFERED CEILING.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

11.

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

12.

WALL & CEILING BETWEEN GARAGE & LIVING SPACE
5/8" TYPE 'X' DRYWALL ON CEILING OF GARAGE W/ LIVING SPACE ABOVE & 1/2" DRYWALL ON WALLS SUPPORTING 5/8" TYPE 'X' GWB W/ HABITABLE SPACE ABOVE AND BETWEEN HOUSE AND GARAGE. INSULATE WALLS AND CEILING BETWEEN GARAGE AND CONDITIONED SPACE. TAPE, SEAL & STRUCTURALLY SUPPORT ALL JOINTS, IN ORDER TO BE GAS/FUME TIGHT.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

13.

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

14.

CLOTHES DRYER VENT
DRYER EXHAUST VENTED TO EXTERIOR & EQUIPPED W/ BACK DRAFT DAMPER. MAX. 35' DUCT LENGTH FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED REFER TO MECHANICAL CODE FOR MAX. LENGTH REDUCTIONS. SEAL WITH NON-COMBUSTIBLE MATERIAL, APPROVED FIRE CAULKING OR NON COMBUSTIBLE DRYER EXHAUST DUCT WALL RECEPTACLE

15.

ATTIC ACCESS
ATTIC ACCESS HATCH 20"x30" WITH WEATHER- STRIPPING INTO ANY ATTIC EXCEEDING 30 SF x 30" VERT. HEIGHT. ALLOW 30" HEADROOM IN ATTIC AT HATCH LOCATION. r-10 MIN INSULATION
OR
PULL DOWN STAIR (PDS) (SIZE PER PLAN) WITH WEATHER-STRIPPING & INSULATED WITH (R5) RIGID INSULATION. (NON-RIGID INSULATION MATERIALS ARE NOT ALLOWED)

16.

FIREPLACE CHIMNEYS
TOP OF FIREPLACE CHIMNEY SHALL BE MIN. 3'-0" ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" FROM THE CHIMNEY.

17.

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

18.

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

19.

CABINET BLOCKING
36" A.F.F. FOR BASE CABINETS
54" A.F.F. FOR BOTTOM OF UPPER CABINETS
84" A.F.F. FOR TOP OF A 30" UPPER CABINET
96" A.F.F. FOR TOP OF OPTIONAL 42" UPPERS

20.

STUD WALL REINF. FOR HANDICAP BATHROOM
WHERE HANDICAPPED ACCESSIBILITY IS REQUIRED, PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR GRAB BAR INSTALLATION IN BATHROOM, 33"-36" A.F.F. BEHIND TOILET. 33" A.F.F. ON THE WALL OPPOSITE THE THE ENTRANCE TO THE BATHTUB OR SHOWER

21.

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

22.

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

23.

DIRECT VENT FURNACE TERMINAL. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE, EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.

24.

DIRECT VENT GAS FIREPLACE. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE, EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.
25.

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

26.

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

27.

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

28.

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

29.

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

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

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

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

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

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

4.

FLASHING, SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION-RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND SIKA 201.

5.

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

6.

MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM.
refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).
WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.

7.

ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS: LESS THAN 18" ABOVE FINISH FLOOR.
WITHIN 60" OF A TUB OR SHOWER.
WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR.
OVER 9 s.f. OF GLASS AREA.
LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

1.
- THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:

A.

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

B.

CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS

C.

CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS

D.

TOP AND BOTTOM PLATES
2.

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

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

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CLIENT:
PROJECT:
LOCATION:

MATTAMY HOMES
VIENNA-E - RH
NORTH CAROLINA

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

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GENERAL NOTES

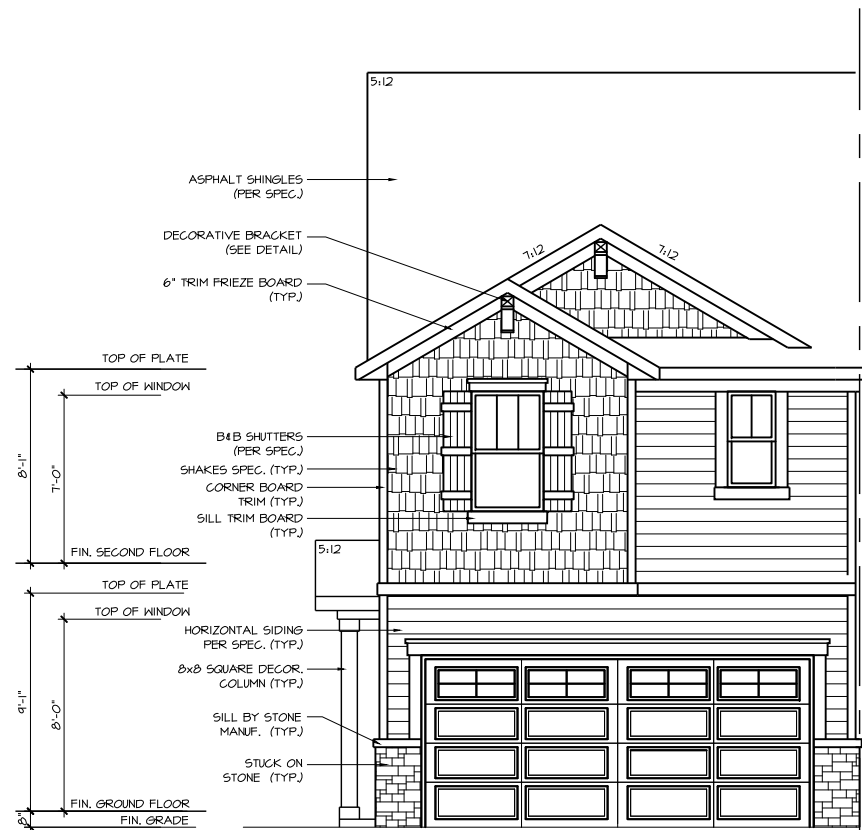
T1.2

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)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.
- e. NOT USED.
- f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.
- i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

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CLIENT: MATTAMY HOMES		PROJECT: VIENNA-E - RH		LOCATION: NORTH CAROLINA	
				SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	
					
PROJECT NO.: 25901471					
DATE: 05/05/2025			DRAWN BY: VLT		
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T1.3					

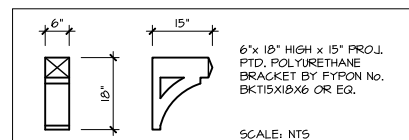
USE CORROSION-
RESISTANT FLASHING AT
ALL ROOF-TO-WALL
INTERSECTIONS



FRONT ELEVATION - CRAFTSMAN



REAR ELEVATION - CRAFTSMAN



LEFT SIDE ELEVATION - CRAFTSMAN



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EXTERIOR ELEVATIONS

0.10

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



LEFT SIDE ELEVATION - CRAFTSMAN
UPGRADED SIDE ELEVATION



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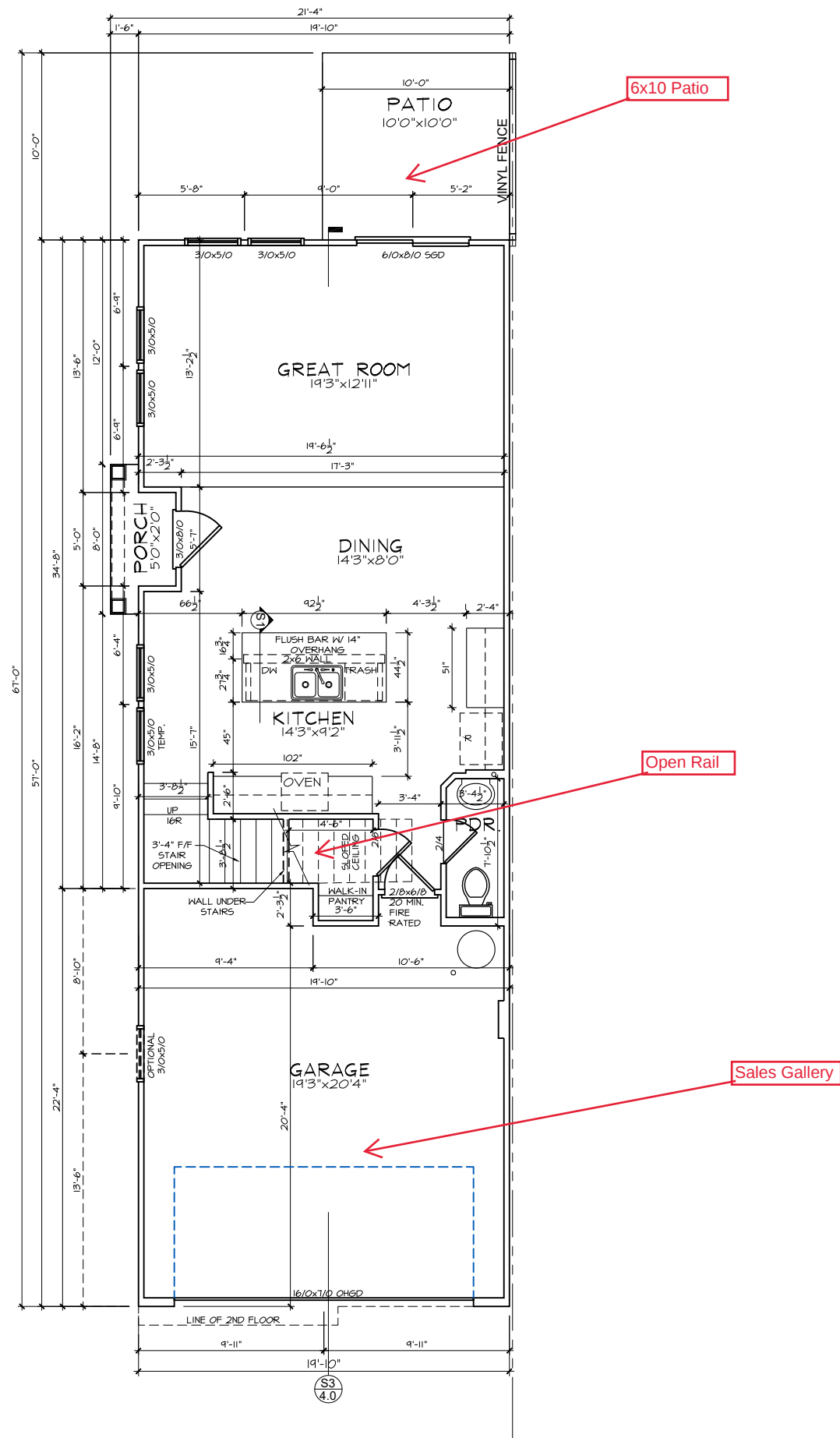
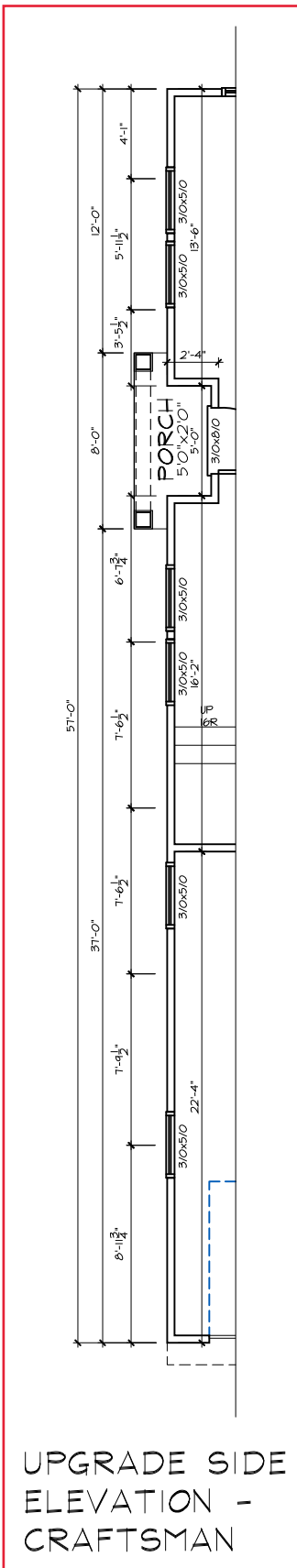
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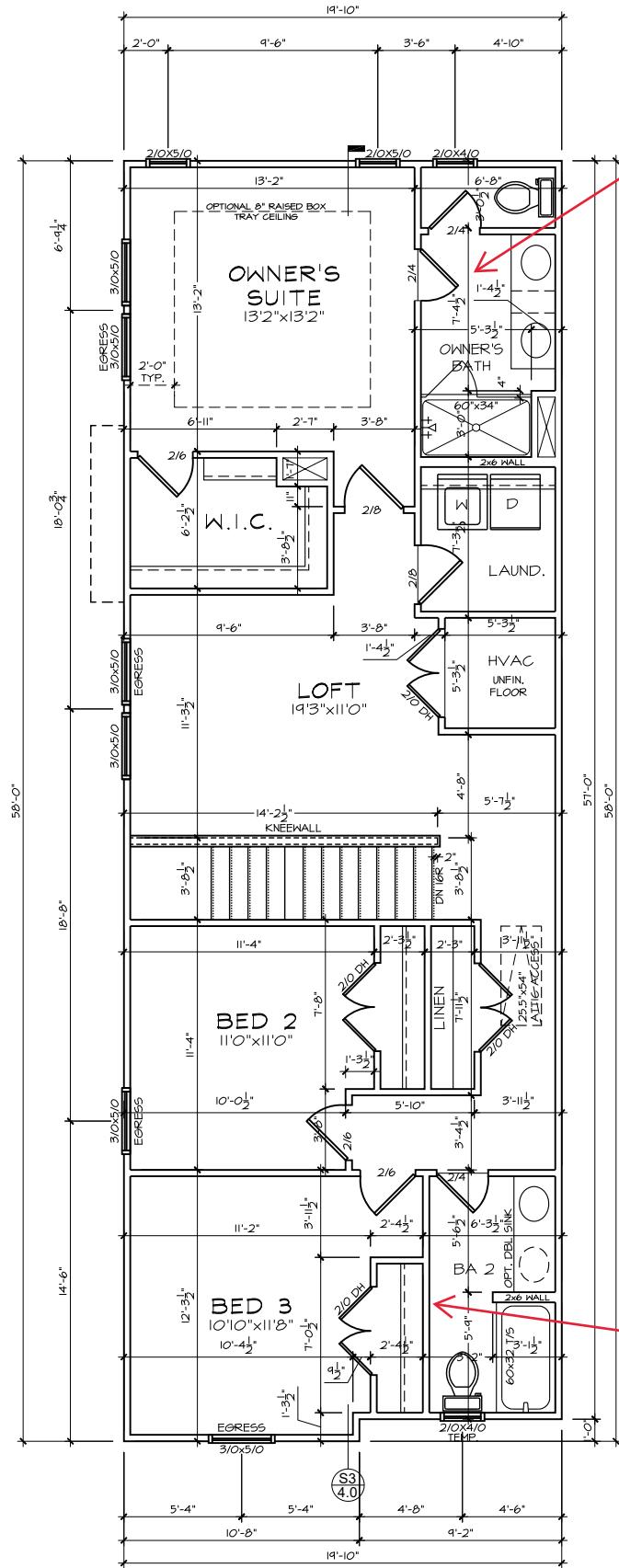
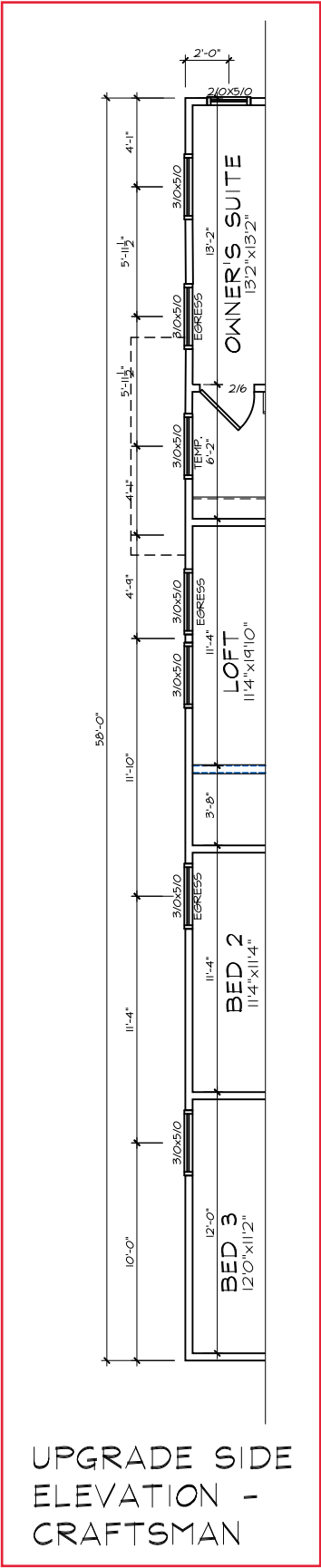
EXTERIOR ELEVATIONS

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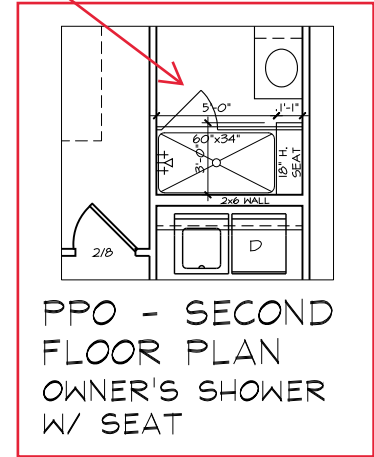
- | FLOOR PLAN NOTES | |
|------------------|--|
| 1. | ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST & 80" ON 2ND U.N.O. TO BE SHEETROCK ONLY |
| 2. | 4 SHELVES MAX. @ ALL LINEN & PANTRIES. |
| 3. | INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY. |
| 4. | REFER TO GARAGE FRAMING DETAIL ON SHT. DT3 FOR GABLE POST FRAMING. |
| 5. | ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O. |

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CLIENT: MATTAMY HOMES		PROJECT: VIENNA-E - RH	
LOCATION: NORTH CAROLINA		SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	
			
PROJECT NO.: 25901471			
DATE: 05/05/2025		DRAWN BY: VLT	
FIRST FLOOR PLAN			
1.0			



SECOND FLOOR PLAN - CRAFTSMAN

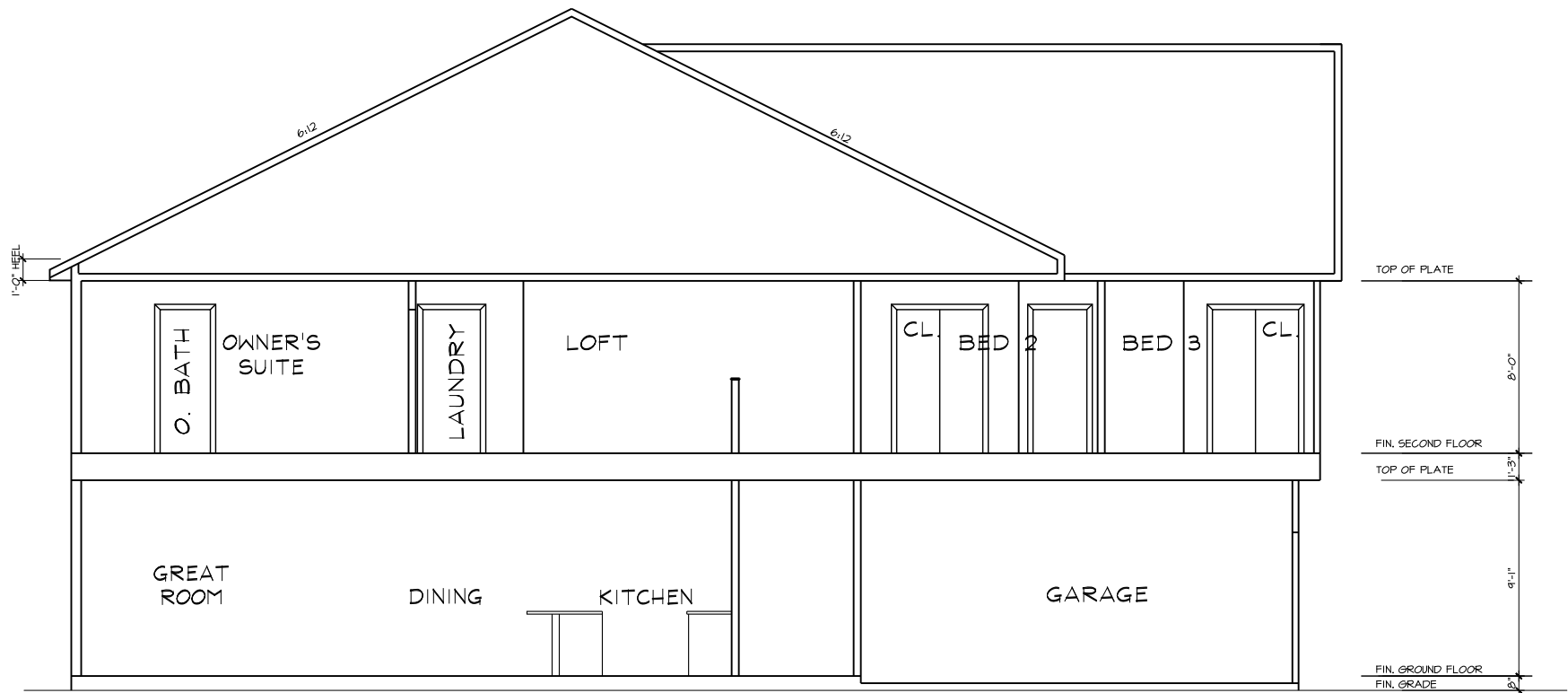
Stand-In Shower w/ Seat, Tile Walls, Tile Shower Floor



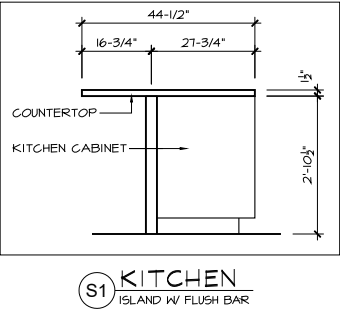
Bath 2 Double Sinks

- FLOOR PLAN NOTES**
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST & 80" ON 2ND U.N.O. TO BE SHEETROCK ONLY
 2. 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
 3. INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
 4. REFER TO GARAGE FRAMING DETAIL ON SHT. DTA3 FOR GOAL POST FRAMING.
 5. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.

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LOCATION: NORTH CAROLINA		SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	
mattamyHOMES			
PROJECT NO.: 25901471			
DATE: 05/05/2025		DRAWN BY: VLT	
SECOND FLOOR PLAN			
2.0			



S3 BUILDING SECTION



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CLIENT:	MATTAMY HOMES
PROJECT:	VIENNA-E - RH
LOCATION:	NORTH CAROLINA
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PROJECT NO.: 25901471	
DATE: 05/05/2025	DRAWN BY: VLT
SECTIONS & DETAILS	
4.0	

PLANS FOR: Lot 203, Powell Place



MATTAMY HOMES - AURORA-E & AURORA-E II - LH

ABBREVIATION LEGEND								PLAN SET COMPOSITION		ELEVATION								
AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square	PAGE #	LAYOUT	CRAFTSMAN	TITLE SHEET AND REVISION LOG							
ABV	Above	E.W.	Each Way	MIR	Mirror	SS	Solid Surface					GENERAL NOTES						
AC	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer	ELEVATIONS										
ACC	Access/ Accessible	EXP	Exposed	MM	Millimeter	SST	Stainless Steel		BASEMENT FLOOR PLANS									
ACFL	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel						1ST FLOOR PLANS					
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station							2ND FLOOR PLANS				
ADJ	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class								3RD FLOOR PLANS			
AFF	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard									SECTIONS / DETAILS		
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage										ELECTRICAL / HVAC PLANS	
ALT	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural											FLOORING
ALUM	Aluminum	FIN	Finish	NIC	Not In Contract	SYS	System											
ANC	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread			2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE								
AP	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway				SQUARE FOOTAGES							
APPROX	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient	TB	Towel Bar	AREA										
ARCH	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone		AURORA II CRAFTSMAN EXTERIOR									
AUTO	Automatic	FOF	Face of Finish	OA	Overall	TEMP	Temporary/ Temperature					AURORA CRAFTSMAN INTERIOR						
BD	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove						AURORA CRAFTSMAN 2 INTERIOR					
BLDG	Building	FOS	Face of Studs	OD	Outside Diameter	THK	Thick(ness)							1st FLOOR				
BLK	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold								801 SQ. FT.			
BOC	Bottom of Curb	FR	Frame	OPNG	Opening	TJ	Triple Joist									801 SQ. FT.		
BRG	Bearing	FTG	Footing	PED	Pedestal	TMPD	Tempered										801 SQ. FT.	
BRG PL	Bearing Plate	FUR	Furring/ Furred	PL	Plate	TOC	Top of Curb/ Concrete											1038 SQ. FT.
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance			1050 SQ. FT.								
BUR	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab				1038 SQ. FT.							
C.A.	Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel	TOTAL LIVING										
CAB	Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall		1839 SQ. FT.									
CB	Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser					264 SQ. FT.						
CER	Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television						264 SQ. FT.					
CIR	Circle	HB	Hose Bib	PNL	Panel	TYP	Typical							FRONT PORCH COVERED				
CJ	Control Joint	HC	Hollow Core	P.T.	Pressure Treated Lumber	UFIN	Unfinish(ed)								53 SQ. FT.			
CLG	Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise									53 SQ. FT.		
CLG HT	Ceiling Height	HDR	Header	PT	Point	UR	Urinal										53 SQ. FT.	
CLO	Closet	HM	Hollow Metal	PT	Porcelain Tile	VB	Vinyl Base											53 SQ. FT.
CM	Centimeter	HORIZ	Horizontal	PTN	Partition	VCT	Vinyl Composition Tile			53 SQ. FT.								
CMU	Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify				53 SQ. FT.							
COL	Column	HT	Height	PRKG	Parking	VERT	Vertical	53 SQ. FT.										
CONC	Concrete	HTG	Heating	PSI	Pounds per Square Inch	VEST	Vestibule		53 SQ. FT.									
CONST	Construction	HVAC	Heating/ Ventilation/	PVC	Polyvinyl Chloride	VF	Vinyl Flooring					53 SQ. FT.						
CONT	Continuous/ Continue		Air Conditioning	PVMT	Pavement	VJ	V(ee) Joint						53 SQ. FT.					
CORR	Corridor	ID	Inside Diameter	QT	Quarry Tile	VNR	Veneer							53 SQ. FT.				
CPB	Carpet Base	INCL	Include(d)	R	Radius	VWC	Vinyl Wall Covering								53 SQ. FT.			
CPT	Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base									53 SQ. FT.		
CSMT	Casement	INT	Interior	RA	Return Air	WD	Wood										53 SQ. FT.	
CT	Ceramic Tile	INV	Invert	RB	Rubber Base	WDW	Window											53 SQ. FT.
CTR	Center	J-Box	Junction Box	RCP	Reinforced Concrete Pipe	WGL	Wired Glass			53 SQ. FT.								
CU FT	Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater				53 SQ. FT.							
CU YD	Cubic Yard	JT	Joint	REF	Reference	WM	Wire Mesh	53 SQ. FT.										
CWT	Ceramic Wall Tile	Kit	Kitchen	REFR	Refrigerator	W/O	Without		53 SQ. FT.									
DBL	Double	L	Length	REINF	Reinforced	WPT	Working Point					53 SQ. FT.						
DH	Double Hung	LAM	Laminate	REQD	Required	WSC	Wainscot						53 SQ. FT.					
DIA	Diameter	LB	Lag Bolt	RESIL	Resilient	WT	Wall Tile							53 SQ. FT.				
DIAG	Diagonal	LH	Left Hand	RET	Return	WT	Weight								53 SQ. FT.			
DIM	Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric									53 SQ. FT.		
DISP.	Garbage Disposal	LTL	Lintel	RFG	Roofing												53 SQ. FT.	
DJ	Double Joist	LT WT	Light Weight	RM	Room	€	Center Line											53 SQ. FT.
DN	Down	LVL	Laminated Veneer Lumber	RO	Rough Opening	C	Channel			53 SQ. FT.								
DP	Deep	LVR	Louver	ROW	Right of Way	PL	Plate				53 SQ. FT.							
DS	Downspout	M	Meter	RVS	Reverse	±	Plus or Minus	53 SQ. FT.										
DTL	Detail	MAS	Masonry	SCHED	Schedule	€	Property Line		53 SQ. FT.									
DWG	Drawing	MATL	Material	SD	Storm Drain							53 SQ. FT.						
DWR	Drawer	MAX	Maximum	SECT	Section								53 SQ. FT.					
EA	Each	MC	Medicine Cabinet	SF	Square Foot									53 SQ. FT.				
EJ	Expansion Joint	MECH	Mechanical	SHT	Sheet										53 SQ. FT.			
ELEC	Electric	MED	Medium	SHT GL	Sheet Glass											53 SQ. FT.		
ELEV	Elevation	MEMB	Membrane	SHWR	Shower												53 SQ. FT.	
EMER	Emergency	MFR	Manufacture(er)(ing)	SIM	Similar													53 SQ. FT.
EPB	Electric Panel Board	MH	Man Hole	SPEC	Specification					53 SQ. FT.								

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - LH

LOCATION:
NORTH CAROLINA

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

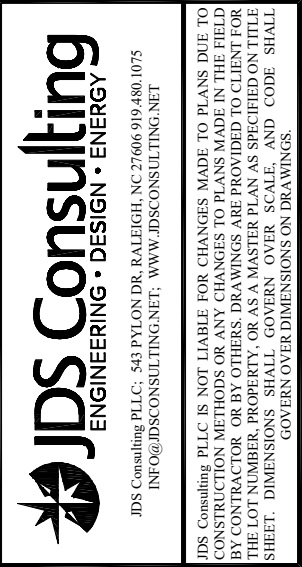
PROJECT NO.:
25901083

DATE:
04/07/2025

DRAWN BY:
VLT

TITLE SHEET

T1.0

[illegible]

CLIENT: **MATTAMY HOMES**

PROJECT: **AURORA-E AND AURORA-E II - LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.:
25901083

DATE: 04/07/2025	DRAWN BY: VLT
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REVISION LOG

T1.1

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 CONCETRATION RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL AND SHALL BE APPLIED ACCODING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE

FIELD CUTS, NOTCHES AND DRILLED HOLES SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS SHALL EITHER BE PRESSURE TREATED WOOD IN ACCORDANCE WITH AWP4 U1 STANDARDS OR PROTECTED FROM CONTACT BY AN APPROVED IMPERVIOUS MOISTURE BARRIER

2. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR STEEL LINTELS SUPPORTING ANY BRICK VENEER

WINDOWS:

1. MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES
MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY SLEEPING ROOM
MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sq.Ft.
MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 5.7 Sq.Ft.
MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22"
MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20"
MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR
2. MINIMUM WINDOW SILL HEIGHT
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE FINISHED GRADE, OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR. ANY WINDOW 24" OR LESS FROM FINISHED FLOOR SHALL BE EQUIPPED WITH AN OPENING LIMITING DEVICE.

3. FIXED GLASS REQUIREMENTS: FIXED GLASS IS REQ. FOR WINDOWS LESS THAN 24" ABOVE FINISHED FLOOR.
4. FLASHING, SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION-RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND SIK201.
5. MAXIMUM TOLERANCE FOR MASONRY ROUGH OPENING SIZE: MASONRY ROUGH OPENING DIMENSIONS SHALL PROVIDE FOR A WINDOW PERIMETER SEALANT JOINT A MAXIMUM OF 1/4" IN WIDTH.
6. MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM.
refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).
WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.
7. ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS: LESS THAN 18" ABOVE FINISH FLOOR.
WITHIN 60" OF A TUB OR SHOWER.
WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR.
OVER 9 s.f. OF GLASS AREA.
LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

1. THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:
- A. BLOCKING AND SEALING FLOOR / CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE
B. CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS
C. CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
D. TOP AND BOTTOM PLATES
2. PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS.
3. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING FLOORED ATTIC AREAS.

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - 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.:
25901083

DATE:
04/07/2025

DRAWN BY:
VLT

GENERAL NOTES

T1.2

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

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

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



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PROJECT: **AURORA-E AND AURORA-E II - LH**

LOCATION: **NORTH CAROLINA**

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



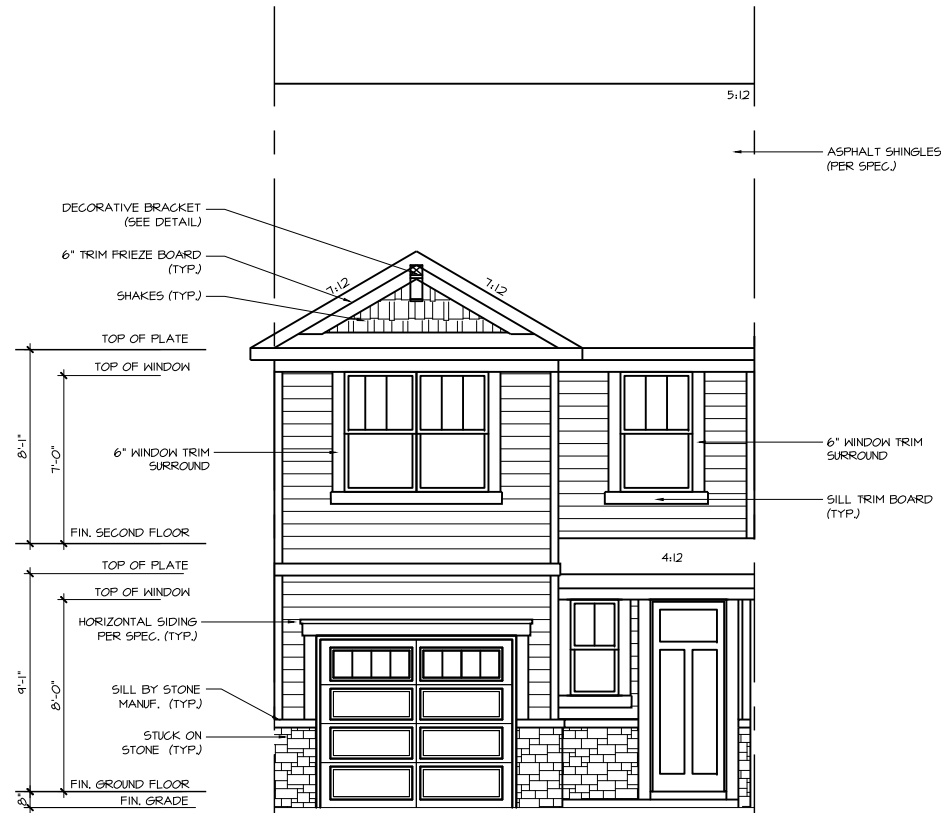
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GENERAL NOTES

T1.3

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



FRONT ELEVATION -
AURORA E -CRAFTSMAN
INTERIOR UNIT



REAR ELEVATION

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PROJECT:	AURORA-E AND AURORA-E II - LH
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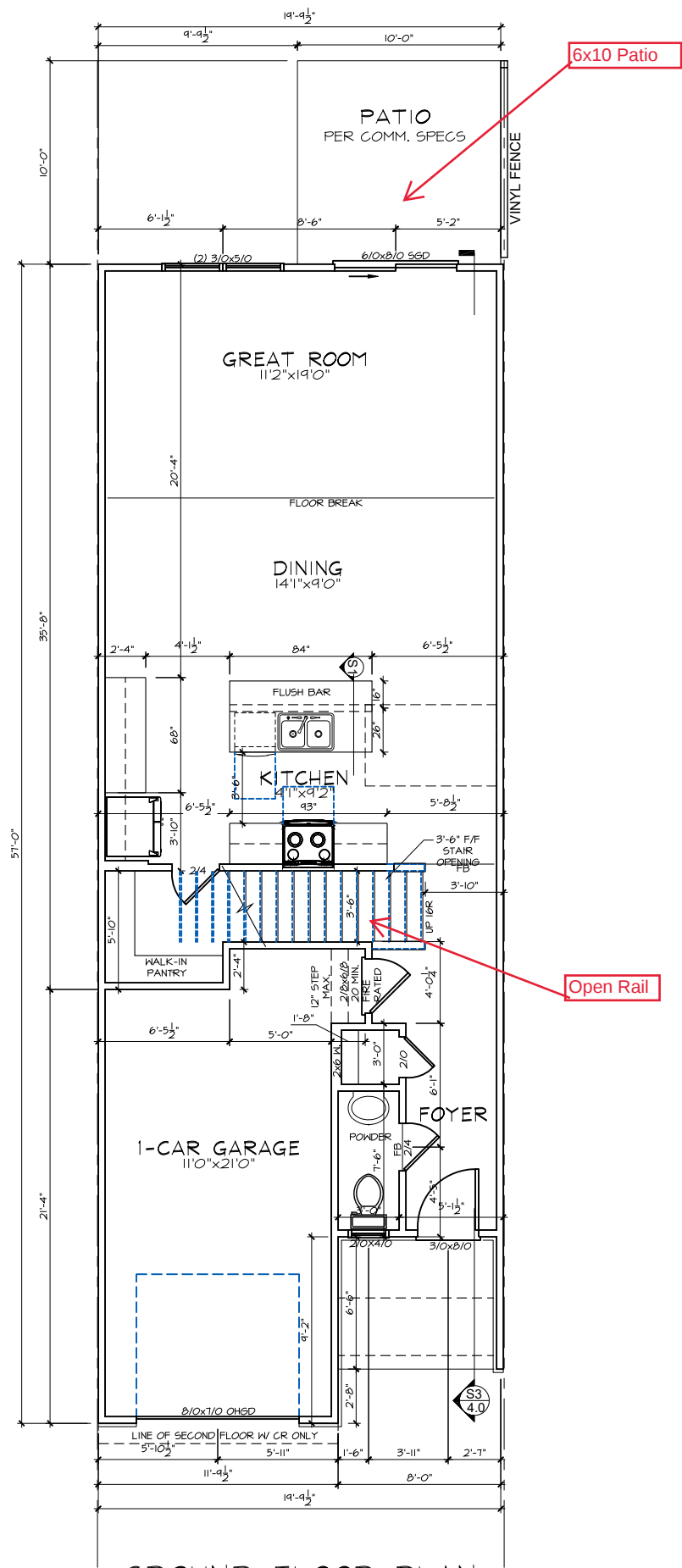
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04/07/2025

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EXTERIOR ELEVATIONS

0.10



GROUND FLOOR PLAN
- AURORA-E -
CRAFTSMAN

FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY
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.



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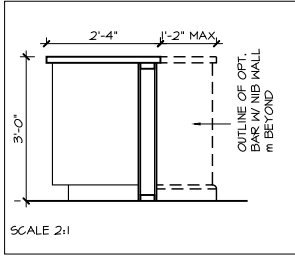
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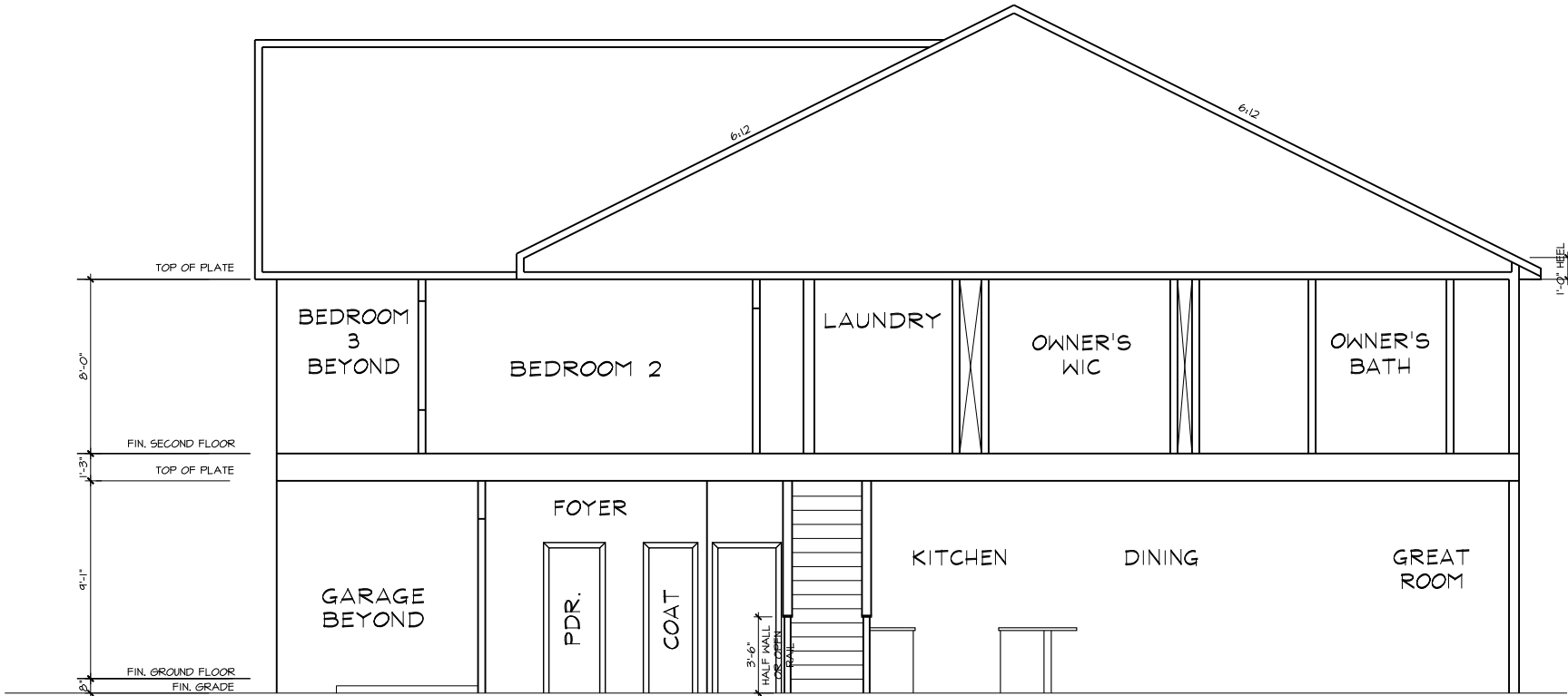
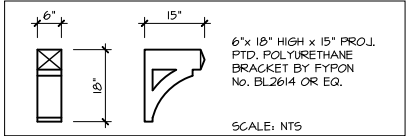
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FIRST FLOOR PLAN

1.0



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR



S4 BUILDING SECTION

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SECTIONS & DETAILS

4.0

PLANS FOR: Lot 204, Powell Place



MATTAMY HOMES - AURORA-E & AURORA-E II - LH

ABBREVIATION LEGEND								PLAN SET COMPOSITION		ELEVATION											
AB ABV AC ACC ACFL ADJ ADJ AFF AGGR ALT ALUM ANC AP APPROX ARCH AUTO BD BLDG BLK BOC BRG BRG PL BSMT BUR C.A. CAB CB CER CIR CJ CLG CLG HT CLO CM CMU COL CONC CONST CONT CORR CPB CPT CSMT CT CTR CU FT CU YD CWT DBL DH DIA DIAG DIM DISP. DJ DN DP DS DTL DWG DWR EA EJ ELEC ELEV EMER EPB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square	PAGE #	LAYOUT	TITLE SHEET AND REVISION LOG	GENERAL NOTES	ELEVATIONS	BASEMENT FLOOR PLANS	1ST FLOOR PLANS	2ND FLOOR PLANS	3RD FLOOR PLANS	SECTIONS / DETAILS	ELECTRICAL / HVAC PLANS	FLOORING	CODE	2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE
	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square														
	Above	E.W.	Each Way	MIR	Mirror	SS	Solid Surface														
	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer														
	Access/ Accessible	EXP	Exposed	MM	Millimeter	SST	Stainless Steel														
	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel														
	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station														
	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class														
	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard														
	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage														
	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural														
	Aluminum	FIN	Finish	NIC	Not In Contract	SYS	System														
	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread														
	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway														
	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient	TB	Towel Bar														
	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone														
	Automatic	FOF	Face of Finish	OA	Overall	TEMP	Temporary/ Temperature														
	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove														
	Building	FOS	Face of Studs	OD	Outside Diameter	THK	Thick(ness)														
	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold														
	Bottom of Curb	FR	Frame	OPNG	Opening	TJ	Triple Joist														
	Bearing	FTG	Footing	PED	Pedestal	TMPD	Tempered														
	Bearing Plate	FUR	Furring/ Furred	PL	Plate	TOC	Top of Curb/ Concrete														
	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance														
	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab														
Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel															
Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall															
Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser															
Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television															
Circle	HB	Hose Bib	PNL	Panel	TYP	Typical															
Control Joint	HC	Hollow Core	P.T.	Pressure Treated Lumber	UFIN	Unfinish(ed)															
Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise															
Ceiling Height	HDR	Header	PT	Point	UR	Urinal															
Closet	HM	Hollow Metal	PT	Porcelain Tile	VB	Vinyl Base															
Centimeter	HORIZ	Horizontal	PTN	Partition	VCT	Vinyl Composition Tile															
Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify															
Column	HT	Height	PRKG	Parking	VERT	Vertical															
Concrete	HTG	Heating	PSI	Pounds per Square Inch	VEST	Vestibule															
Construction	HVAC	Heating/ Ventilation/	PVC	Polyvinyl Chloride	VF	Vinyl Flooring															
Continuous/ Continue		Air Conditioning	PVMT	Pavement	VJ	V(ee) Joint															
Corridor	ID	Inside Diameter	QT	Quarry Tile	VNR	Veneer															
Carpet Base	INCL	Include(d)	R	Radius	VWC	Vinyl Wall Covering															
Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base															
Casement	INT	Interior	RA	Return Air	WD	Wood															
Ceramic Tile	INV	Invert	RB	Rubber Base	WDW	Window															
Center	J-Box	Junction Box	RCP	Reinforced Concrete Pipe	WGL	Wired Glass															
Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater															
Cubic Yard	JT	Joint	REF	Reference	WM	Wire Mesh															
Ceramic Wall Tile	Kit	Kitchen	REFR	Refrigerator	W/O	Without															
Double	L	Length	REINF	Reinforced	WPT	Working Point															
Double Hung	LAM	Laminate	REQD	Required	WSC	Wainscot															
Diameter	LB	Lag Bolt	RESIL	Resilient	WT	Wall Tile															
Diagonal	LH	Left Hand	RET	Return	WT	Weight															
Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric															
Garbage Disposal	LTL	Lintel	RFG	Roofing																	
Double Joist	LT WT	Light Weight	RM	Room	℄	Center Line															
Down	LVL	Laminated Veneer Lumber	RO	Rough Opening	C	Channel															
Deep	LVR	Louver	ROW	Right of Way	PL	Plate															
Downspout	M	Meter	RVS	Reverse	±	Plus or Minus															
Detail	MAS	Masonry	SCHED	Schedule	℄	Property Line															
Drawing	MATL	Material	SD	Storm Drain																	
Drawer	MAX	Maximum	SECT	Section																	
Each	MC	Medicine Cabinet	SF	Square Foot																	
Expansion Joint	MECH	Mechanical	SHT	Sheet																	
Electric	MED	Medium	SHT GL	Sheet Glass																	
Elevation	MEMB	Membrane	SHWR	Shower																	
Emergency	MFR	Manufacture(er)(ing)	SIM	Similar																	
Electric Panel Board	MH	Man Hole	SPEC	Specification																	

SQUARE FOOTAGES			
AREA	AURORA II CRAFTSMAN EXTERIOR	AURORA CRAFTSMAN INTERIOR	AURORA CRAFTSMAN 2 INTERIOR
1st FLOOR	801 SQ. FT.	801 SQ. FT.	801 SQ. FT.
2nd FLOOR	1038 SQ. FT.	1050 SQ. FT.	1038 SQ. FT.
TOTAL LIVING	1839 SQ. FT.	1851 SQ. FT.	1839 SQ. FT.
GARAGE	264 SQ. FT.	264 SQ. FT.	264 SQ. FT.
FRONT PORCH COVERED	53 SQ. FT.	53 SQ. FT.	53 SQ. FT.

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TITLE SHEET

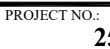
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T1.1

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 CONCETRATION RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL AND SHALL BE APPLIED ACCODING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE

FIELD CUTS, NOTCHES AND DRILLED HOLES SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS SHALL EITHER BE PRESSURE TREATED WOOD IN ACCORDANCE WITH AWP4 U1 STANDARDS OR PROTECTED FROM CONTACT BY AN APPROVED IMPERVIOUS MOISTURE BARRIER

2. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR STEEL LINTELS SUPPORTING ANY BRICK VENEER

WINDOWS:

1. MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES
MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY SLEEPING ROOM
MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sq.Ft.
MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 5.7 Sq.Ft.
MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22"
MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20"
MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR
2. MINIMUM WINDOW SILL HEIGHT
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE FINISHED GRADE, OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR. ANY WINDOW 24" OR LESS FROM FINISHED FLOOR SHALL BE EQUIPPED WITH AN OPENING LIMITING DEVICE.

3. FIXED GLASS REQUIREMENTS: FIXED GLASS IS REQ. FOR WINDOWS LESS THAN 24" ABOVE FINISHED FLOOR.
4. FLASHING, SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION-RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND SIK201.
5. MAXIMUM TOLERANCE FOR MASONRY ROUGH OPENING SIZE: MASONRY ROUGH OPENING DIMENSIONS SHALL PROVIDE FOR A WINDOW PERIMETER SEALANT JOINT A MAXIMUM OF 1/4" IN WIDTH.
6. MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM.
refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).
WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.
7. ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS: LESS THAN 18" ABOVE FINISH FLOOR.
WITHIN 60" OF A TUB OR SHOWER.
WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR.
OVER 9 s.f. OF GLASS AREA.
LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

1. THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:
- A. BLOCKING AND SEALING FLOOR / CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE
B. CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS
C. CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
D. TOP AND BOTTOM PLATES
2. PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS.
3. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING FLOORED ATTIC AREAS.

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - 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.:
25901083

DATE:
04/07/2025

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)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

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

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.

e. NOT USED.

f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.

g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.

h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

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

j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.

m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.

n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.

o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - 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.:
25901083

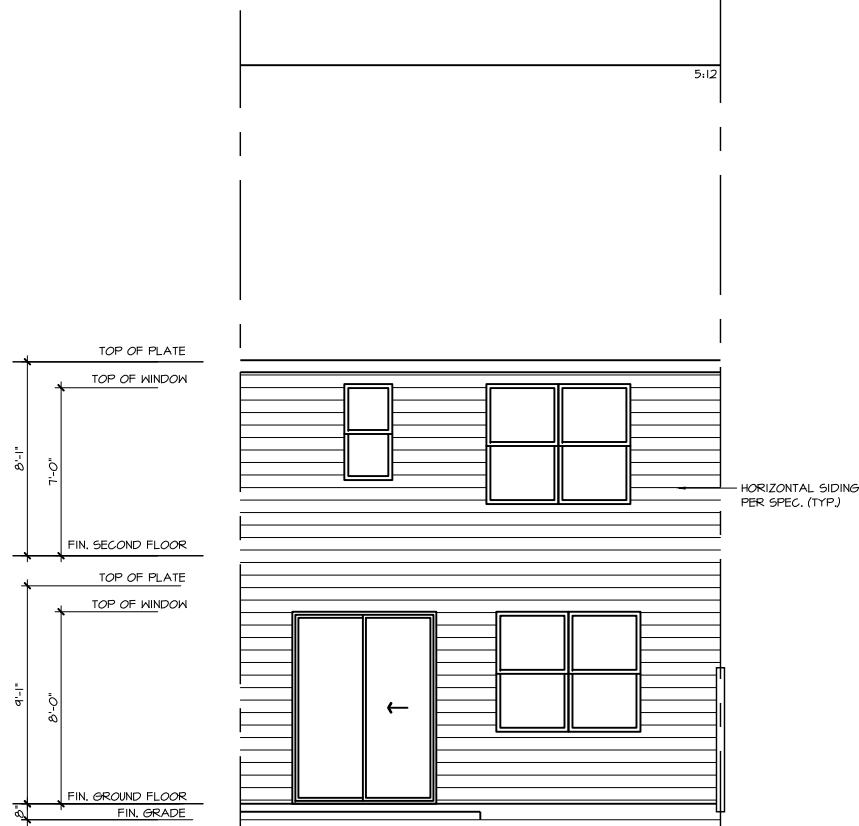
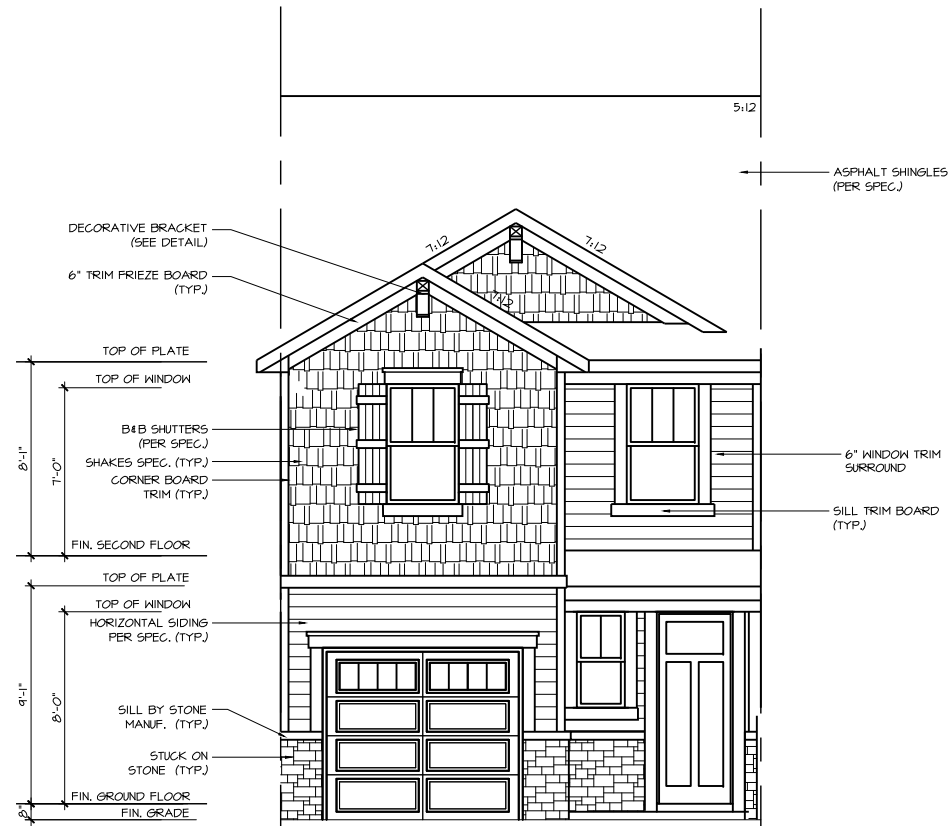
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GENERAL NOTES

T1.3

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



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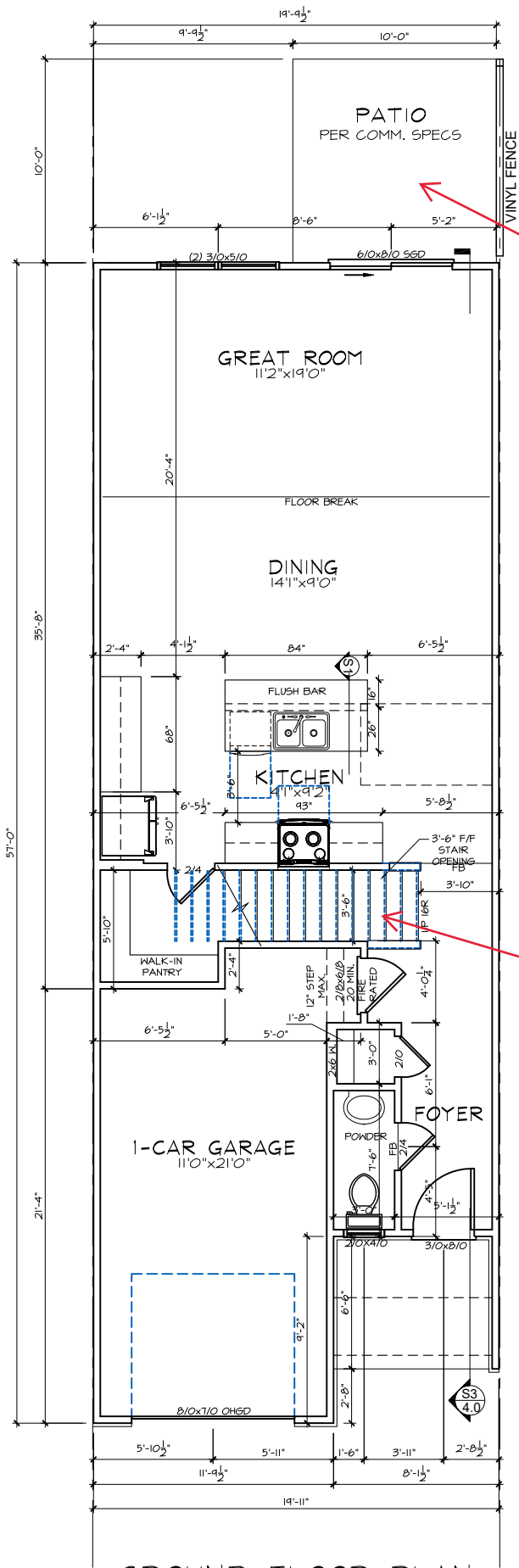
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EXTERIOR ELEVATIONS

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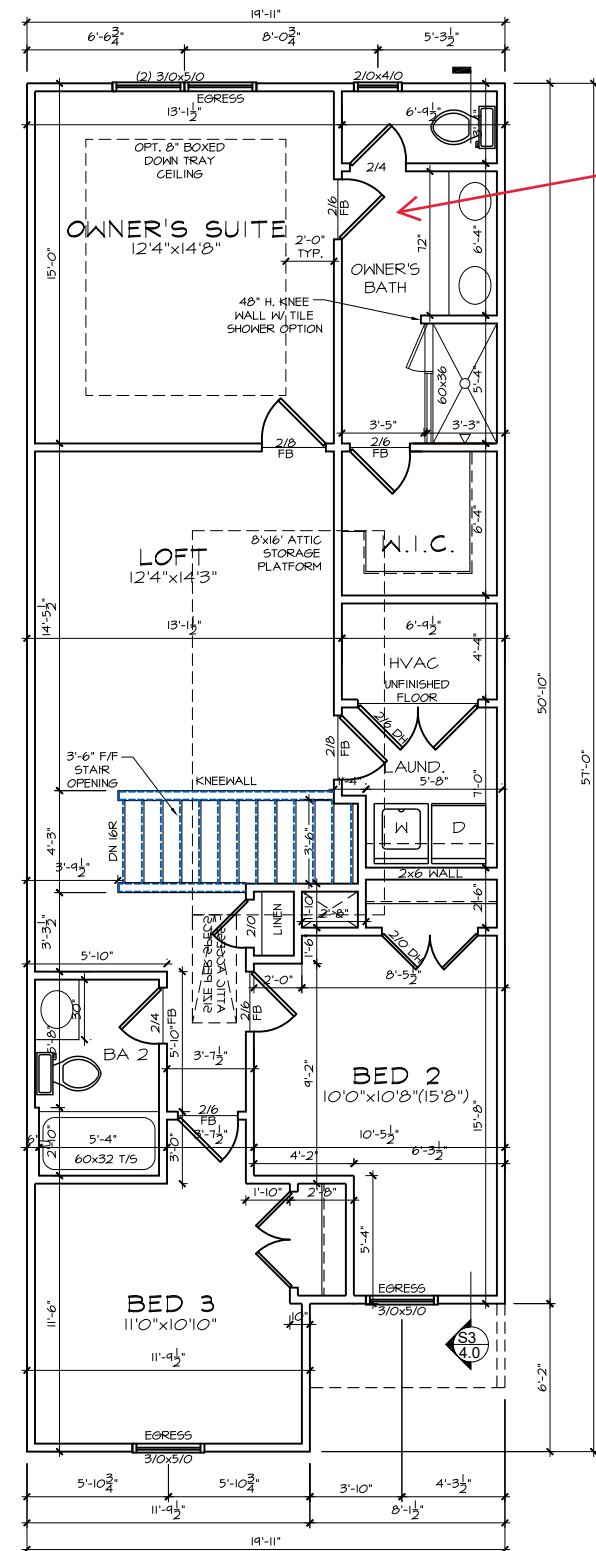


- FLOOR PLAN NOTES**
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY
 2. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
 3. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
 4. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.

GROUND FLOOR PLAN
- AURORA-E -
CRAFTSMAN 2

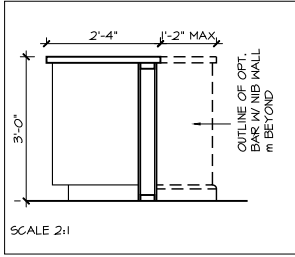
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CLIENT: MATTAMY HOMES		PROJECT: AURORA-E AND AURORA-E II - LH	
LOCATION: NORTH CAROLINA		SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	
PROJECT NO.: 25901083			
DATE: 04/07/2025		DRAWN BY: VLT	
FIRST FLOOR PLAN			
1.0			

- | FLOOR PLAN NOTES | |
|------------------|--|
| 1. | ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY |
| 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. |

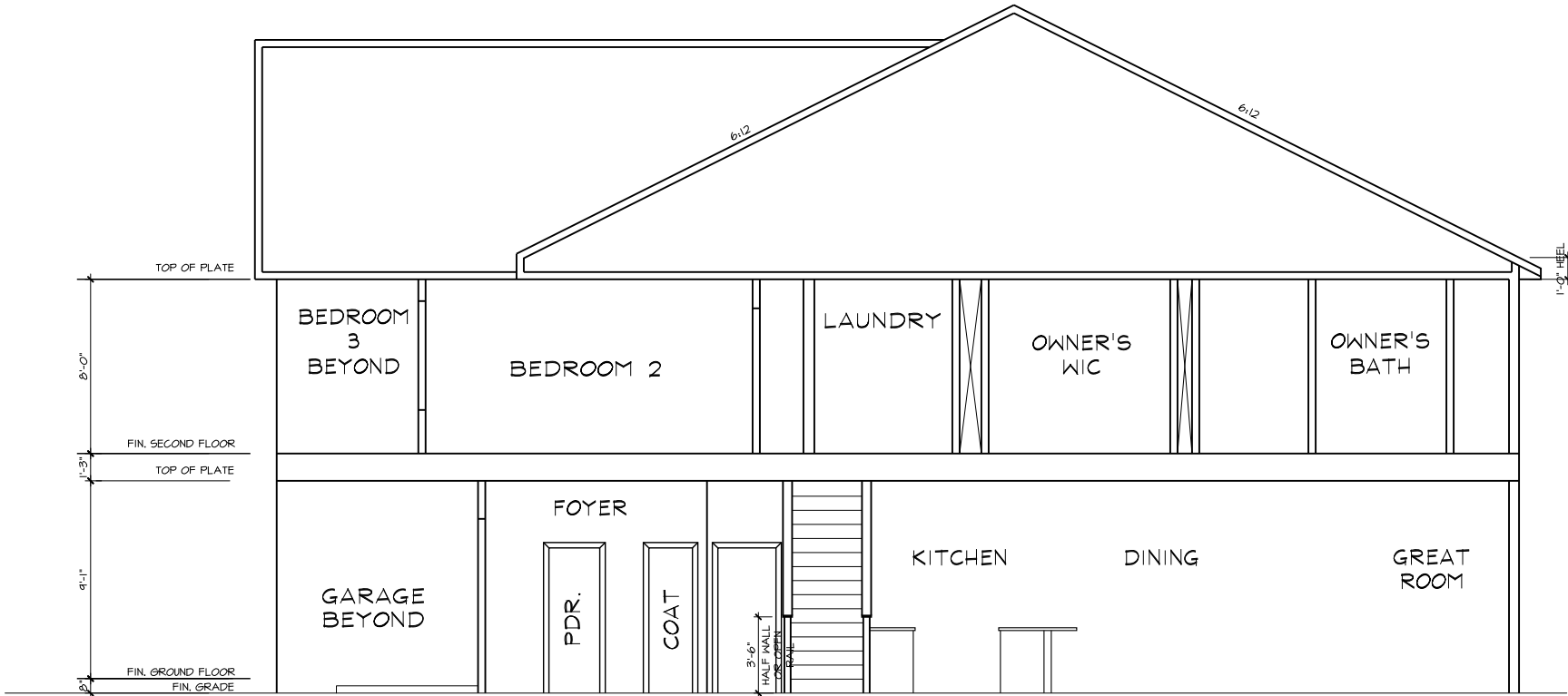
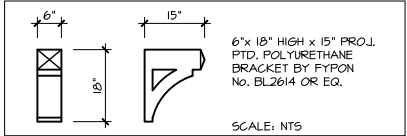


SECOND FLOOR PLAN
- AURORA-E -
CRAFTSMAN 2

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CLIENT: MATTAMY HOMES	PROJECT: AURORA-E AND AURORA-E II - LH	LOCATION: NORTH CAROLINA	SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED
			
PROJECT NO.: 25901083			
DATE: 04/07/2025	DRAWN BY: VLT		
SECOND FLOOR OPTIONS FLOOR PLANS			
2.1			



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR



S4 BUILDING SECTION

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PROJECT NO.:
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04/07/2025

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SECTIONS & DETAILS

4.0

PLANS FOR: Lot 205, Powell Place



MATTAMY HOMES - AURORA-E & AURORA-E II - LH

ABBREVIATION LEGEND								PLAN SET COMPOSITION		ELEVATION
AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square	PAGE #	LAYOUT	CRAFTSMAN
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	℄	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					

PLAN SET COMPOSITION		ELEVATION	
PAGE #	TITLE SHEET AND REVISION LOG	CRAFTSMAN	
	GENERAL NOTES		
	ELEVATIONS		
	BASEMENT FLOOR PLANS		
	1ST FLOOR PLANS		
	2ND FLOOR PLANS		
	3RD FLOOR PLANS		
	SECTIONS / DETAILS		
	ELECTRICAL / HVAC PLANS		
	FLOORING		
CODE			
2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE			

SQUARE FOOTAGES			
AREA	AURORA II CRAFTSMAN EXTERIOR	AURORA CRAFTSMAN INTERIOR	AURORA CRAFTSMAN 2 INTERIOR
1st FLOOR	801 SQ. FT.	801 SQ. FT.	801 SQ. FT.
2nd FLOOR	1038 SQ. FT.	1050 SQ. FT.	1038 SQ. FT.
TOTAL LIVING	1839 SQ. FT.	1851 SQ. FT.	1839 SQ. FT.
GARAGE	264 SQ. FT.	264 SQ. FT.	264 SQ. FT.
FRONT PORCH COVERED	53 SQ. FT.	53 SQ. FT.	53 SQ. FT.

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - LH

LOCATION:
NORTH CAROLINA

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

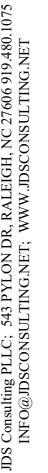
PROJECT NO.:
25901083

DATE:
04/07/2025

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VLT

TITLE SHEET

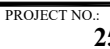
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LOCATION: **NORTH CAROLINA**

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



25901083

DATE:
04/07/2025

DRAWN BY:
VLT

T1.1

1.

ROOF CONSTRUCTION
ROOF SHINGLES OVER #15 FELT PAPER (DOUBLE LAYER UNDERLAYMENT FOR ROOFS WITH A PITCH OF LESS THAN 4:12), 7/16" OSB SHEATHING WITH "H" CLIPS ON APPROVED ROOF TRUSSES. (SEE ROOF TRUSS DESIGNS). PREFIN. ALUM. EAVESTROUGH, FASCIA, & VENTED SOFFIT U.N.O.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

ROOF VENTILATION
OPTION 1: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH MIN. 50% & MAX. 80% OF REQUIRED CROSS VENTILATION PROVIDED VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE ARE MIN. 36" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
OPTION 2: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH REDUCTION IN CROSS VENTILATION WITH USE OF VAPOR BARRIER LOCATED BETWEEN INSULATION & DRYWALL.
2.

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

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

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

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

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

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

INTERIOR STAIRS: SITE BUILT

1.

STRINGERS SHALL BE 2"x12" SYP.#2 (PRESSURE TREATED AT BASE) EQUALLY SPACED & ANCHORED TO 2"x8" HEADER & P.T. 2"x4" PLATE

2.

TREADS SHALL BE 2"x12" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)

3.

RISERS SHALL BE 1"x8" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)

4.

MIN. TREAD

MAX. NOSING

MIN. TREAD & NOSING

MAX. RISER

MIN. HEADROOM

MAX. VERTICAL RISE FOR FLIGHT OF STAIRS

MIN. STAIR WIDTH

MIN. CLEAR STAIR WIDTH

= 9"

= 1-1/4"

= 9-3/4"

= 8-1/4"

= 6'-8"

= 12'-0"

= 3'-0"

= 31.5"

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

9.

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

FINISHED RAILING AND GUARD RAIL PICKETS SHALL BE SPACED 4" O.C. MAXIMUM BETWEEN PICKETS. GUARDS AND RAILINGS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER.

10.

WALLS BACKING ONTO ATTIC
WALLS WHICH SEPARATE CONDITIONED LIVING SPACE FROM UNCONDITIONED ATTIC SPACE SHALL BE INSULATED AND SEALED WITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION. IE. VAULTED CEILING, SKYLIGHT, RAISED COFFERED CEILING.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

11.

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

12.

WALL & CEILING BETWEEN GARAGE & LIVING SPACE
5/8" TYPE 'X' DRYWALL ON CEILING OF GARAGE W/ LIVING SPACE ABOVE & 1/2" DRYWALL ON WALLS SUPPORTING 5/8" TYPE 'X' GWB W/ HABITABLE SPACE ABOVE AND BETWEEN HOUSE AND GARAGE. INSULATE WALLS AND CEILING BETWEEN GARAGE AND CONDITIONED SPACE. TAPE, SEAL & STRUCTURALLY SUPPORT ALL JOINTS, IN ORDER TO BE GAS/FUME TIGHT.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

13.

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

14.

CLOTHES DRYER VENT
DRYER EXHAUST VENTED TO EXTERIOR & EQUIPPED W/ BACK DRAFT DAMPER. MAX. 35' DUCT LENGTH FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED REFER TO MECHANICAL CODE FOR MAX. LENGTH REDUCTIONS. SEAL WITH NON-COMBUSTIBLE MATERIAL, APPROVED FIRE CAULKING OR NON COMBUSTIBLE DRYER EXHAUST DUCT WALL RECEPTACLE

15.

ATTIC ACCESS
ATTIC ACCESS HATCH 20"x30" WITH WEATHER- STRIPPING INTO ANY ATTIC EXCEEDING 30 SF x 30" VERT. HEIGHT. ALLOW 30" HEADROOM IN ATTIC AT HATCH LOCATION. r-10 MIN INSULATION
OR
PULL DOWN STAIR (PDS) (SIZE PER PLAN) WITH WEATHER-STRIPPING & INSULATED WITH (R5) RIGID INSULATION. (NON-RIGID INSULATION MATERIALS ARE NOT ALLOWED)

16.

FIREPLACE CHIMNEYS
TOP OF FIREPLACE CHIMNEY SHALL BE MIN. 3'-0" ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" FROM THE CHIMNEY.

17.

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

18.

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

19.

CABINET BLOCKING
36" A.F.F. FOR BASE CABINETS
54" A.F.F. FOR BOTTOM OF UPPER CABINETS
84" A.F.F. FOR TOP OF A 30" UPPER CABINET
96" A.F.F. FOR TOP OF OPTIONAL 42" UPPERS

20.

STUD WALL REINF. FOR HANDICAP BATHROOM
WHERE HANDICAPPED ACCESSIBILITY IS REQUIRED, PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR GRAB BAR INSTALLATION IN BATHROOM, 33"-36" A.F.F. BEHIND TOILET. 33" A.F.F. ON THE WALL OPPOSITE THE THE ENTRANCE TO THE BATHTUB OR SHOWER

21.

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

22.

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

23.

DIRECT VENT FURNACE TERMINAL. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE, EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.

24.

DIRECT VENT GAS FIREPLACE. SEE APPENDIX-C "EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEM" FOR MINIMUM CLEARANCES TO WINDOW & DOOR OPENINGS, GRADE, EXHAUST & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.

25.

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

26.

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

27.

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

28.

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

29.

TYP. 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECS.

WOOD FRAME & CONCRETE BLOCK CONSTRUCTION NOTES:

1.

TERMITE & DECAY PROTECTION

CHEMICAL SOIL TREATMENT
THE CONCETRATION RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL AND SHALL BE APPLIED ACCODING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE

FIELD CUTS, NOTCHES AND DRILLED HOLES SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS SHALL EITHER BE PRESSURE TREATED WOOD IN ACCORDANCE WITH AWP4 U1 STANDARDS OR PROTECTED FROM CONTACT BY AN APPROVED IMPERVIOUS MOISTURE BARRIER

2.

SEE STRUCTURAL ENGINEER'S DRAWINGS FOR STEEL LINTELS SUPPORTING ANY BRICK VENEER

WINDOWS:

1.

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

2.

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

3.

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

4.

FLASHING, SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION-RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND SIK4 201.

5.

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

6.

MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM.
refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).
WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.

7.

ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS: LESS THAN 18" ABOVE FINISH FLOOR.
WITHIN 60" OF A TUB OR SHOWER.
WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR.
OVER 9 s.f. OF GLASS AREA.
LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

1.

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

A.

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

B.

CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS

C.

CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS

D.

TOP AND BOTTOM PLATES

2.

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

3.

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

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CLIENT: MATTAMY HOMES

PROJECT: AURORA-E AND AURORA-E II - 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.: 25901083

DATE: 04/07/2025

DRAWN BY: VLT

GENERAL NOTES

T1.2

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 l)	FLOOR R-VALUE	BASEMENT WALL R-VALUE (notes c, o)	SLAB R-VALUE AND DEPTH (note d)	CRAWL SPACE WALL R-VALUE (note c)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.
- e. NOT USED.
- f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.
- i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

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CLIENT: **MATTAMY HOMES**

PROJECT: **AURORA-E AND AURORA-E II - LH**

NORTH CAROLINA

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



PROJECT NO.:
25901083

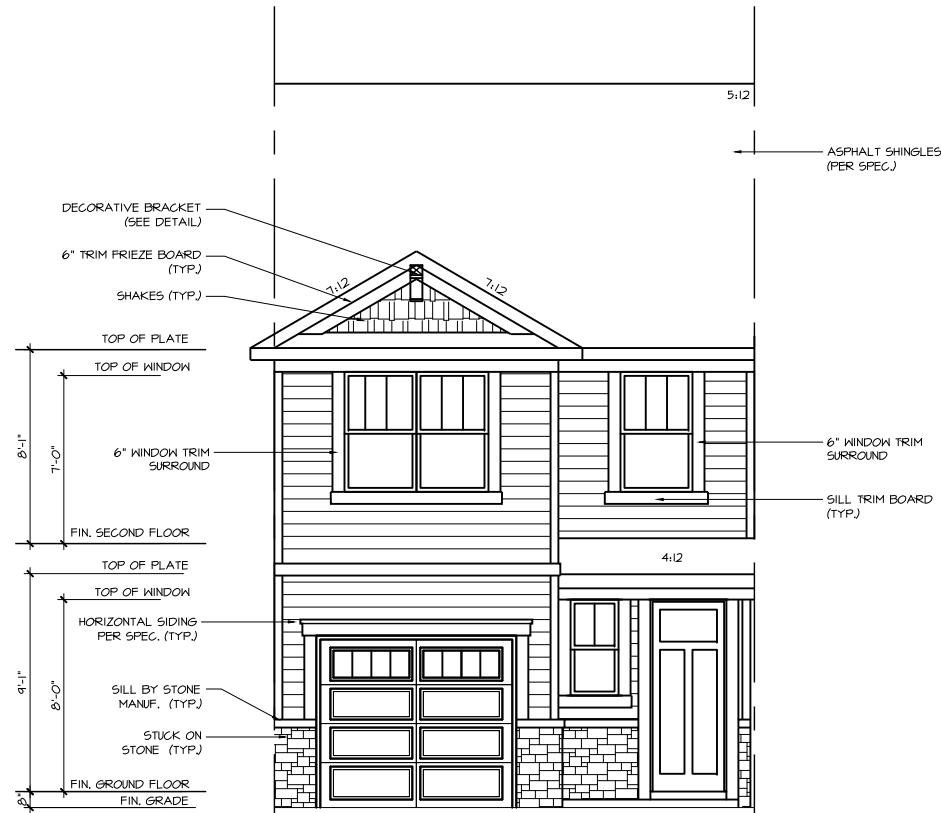
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04/07/2025

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GENERAL NOTES

T1.3

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



FRONT ELEVATION -
AURORA E -CRAFTSMAN
INTERIOR UNIT



REAR ELEVATION

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



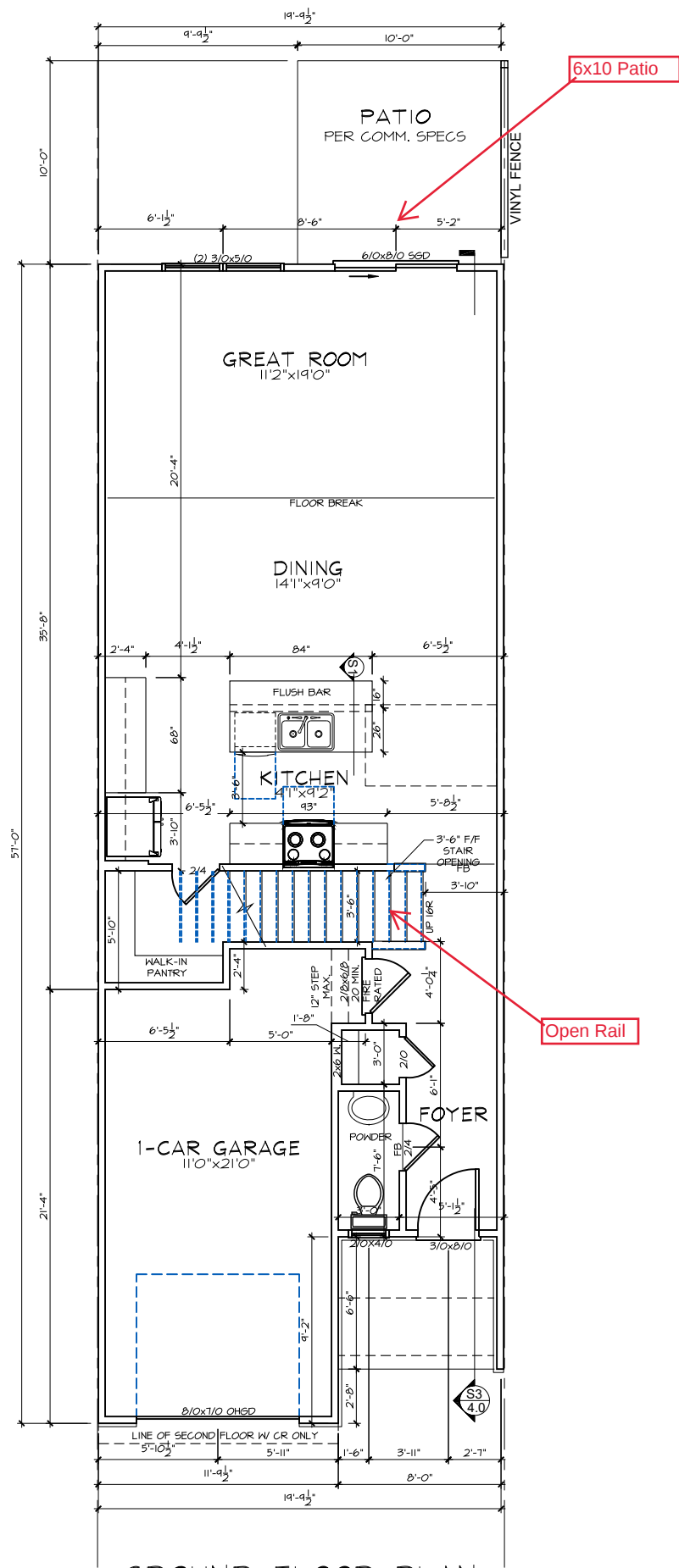
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EXTERIOR ELEVATIONS

0.10



GROUND FLOOR PLAN
- AURORA-E -
CRAFTSMAN

FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY
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.

CLIENT:

MATTAMY HOMES

PROJECT:

AURORA-E AND AURORA-E II - LH

LOCATION:

NORTH CAROLINA

PROJECT NO.: 25901083

DATE: 04/07/2025

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FIRST FLOOR PLAN

1.0

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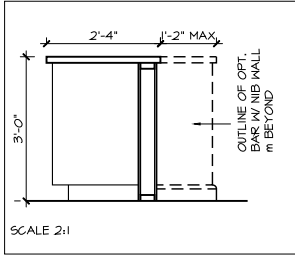
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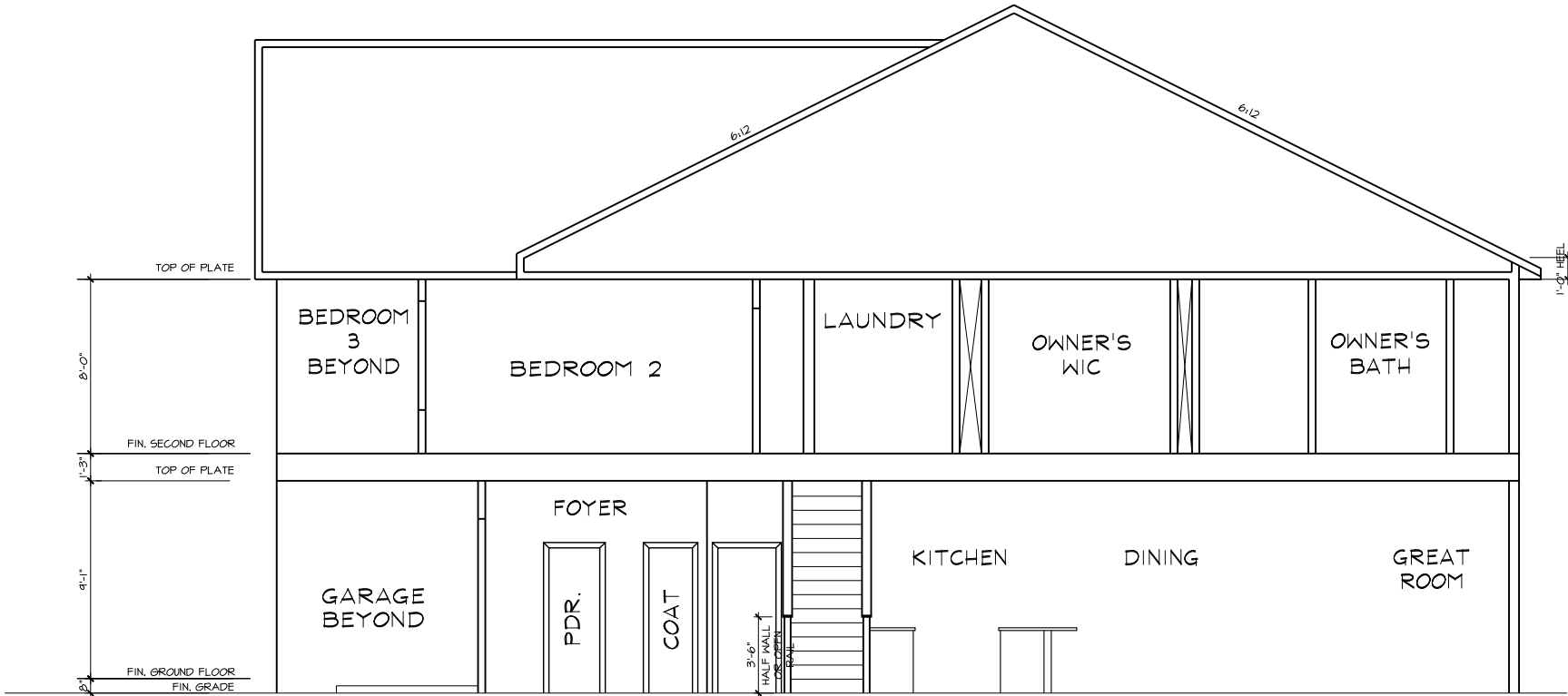
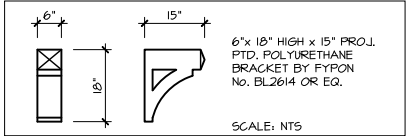


1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY
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CLIENT: MATTAMY HOMES		PROJECT: AURORA-E AND AURORA-E II - LH	
LOCATION: NORTH CAROLINA		SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	
			
PROJECT NO.: 25901083			
DATE: 04/07/2025		DRAWN BY: VLT	
SECOND FLOOR OPTIONS FLOOR PLANS			
2.1			



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR



S4 BUILDING SECTION

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PROJECT:	AURORA-E AND AURORA-E II - LH
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SECTIONS & DETAILS

4.0

PLANS FOR: Lot 206, Powell Place



MATTAMY HOMES - AURORA-E & AURORA-E II - LH

ABBREVIATION LEGEND								PLAN SET COMPOSITION		ELEVATION										
AB ABV AC ACC ACFL ADJ ADJ AFF AGGR ALT ALUM ANC AP APPROX ARCH AUTO BD BLDG BLK BOC BRG BRG PL BSMT BUR C.A. CAB CB CER CIR CJ CLG CLG HT CLO CM CMU COL CONC CONST CONT CORR CPB CPT CSMT CT CTR CU FT CU YD CWT DBL DH DIA DIAG DIM DISP. DJ DN DP DS DTL DWG DWR EA EJ ELEC ELEV EMER EPB	Anchor Bolt Above Air Conditioner Access/ Accessible Access Floor Adjacent Adjustable Above Finished Floor Aggregate Alternate Aluminum Anchor/Anchorage Access Panel Approximate Architect(ural) Automatic Board Building Block(ing) Bottom of Curb Bearing Bearing Plate Basement Built up Roof Curved Archway Cabinet Catch Basin Ceramic Circle Control Joint Ceiling Ceiling Height Closet Centimeter Concrete Masonry Unit Column Concrete Construction Continuous/ Continue Corridor Carpet Base Carpet Casement Ceramic Tile Center Cubic Foot Cubic Yard Ceramic Wall Tile Double Double Hung Diameter Diagonal Dimension Garbage Disposal Double Joist Down Deep Downspout Detail Drawing Drawer Each Expansion Joint Electric Elevation Emergency Electric Panel Board	EQ E.W. EXIST EXP EXT F.A. FD FDTN FF FG FIN FLEX FLR F.O. FOC FOF FOM FOS FPL FR FTG FUR GA GALV GD GL G.T. GYP HB HC HDBD HDR HM HORIZ HP HT HTG HVAC ID INCL INSUL INT INV J-Box JST JT Kit L LAM LB LH LT LTL LT WT LVL LVR M MAS MATL MAX MC MECH MED MEMB MFR MH	Equal Each Way Existing Exposed Exterior Flat Archway Floor Drain Foundation Finish Floor Fixed Glass Finish Flexible Floor Framed Opening Face of Concrete Face of Finish Face of Masonry Face of Studs Fireplace Frame Footing Furring/ Furred Gauge Galvanized Grade/ Grading Glass/ Glazing Girder Truss Gypsum Hose Bib Hollow Core Hard Board Header Hollow Metal Horizontal High Point Height Heating Heating/ Ventilation/ Air Conditioning Inside Diameter Include(d) Insulate/ Insulation Interior Invert Junction Box Joist Joint Kitchen Length Laminate Lag Bolt Left Hand Light Lintel Light Weight Laminated Veneer Lumber Louver Meter Masonry Material Maximum Medicine Cabinet Mechanical Medium Membrane Manufacture(er)(ing) Man Hole	MIN MIR MISC MM MO MOV MTD MTFR MTL MULL NIC NOM NR NRC NTS OA OC OD OH OPNG PED PL PL PLAM PLAS PLAS PL GL PLYWD PNL P.T. PT PT PT PTN PR PRKG PSI PVC PVMT QT R R RA RB RCP RD REF REFR REINF REQD RESIL RET REV RFG RM RO ROW RVS SCHED SD SECT SF SHT SHT GL SHWR SIM SPEC	Minimum Mirror Miscellaneous Millimeter Masonry Opening Movable Mounted Metal Furring Metal Mullion Not In Contract Nominal Noise Reduction Noise Reduction Coefficient Not to Scale Overall On Center Outside Diameter Overhead (Overhang) Opening Pedestal Plate Property Line Plastic Laminate Plastic Plaster Plate Glass Plywood Panel Pressure Treated Lumber Paint(ed) Point Porcelain Tile Partition Pair Parking Pounds per Square Inch Polyvinyl Chloride Pavement Quarry Tile Radius Riser Return Air Rubber Base Reinforced Concrete Pipe Roof Drain Reference Refrigerator Reinforced Required Resilient Return Revision Roofing Room Rough Opening Right of Way Reverse Schedule Storm Drain Section Square Foot Sheet Sheet Glass Shower Similar Specification	SQ SS SS SST ST STA STC STD STOR STRUCT SYS T T.A. TB TEL TEMP T&G THK THRES TJ TMPD TOC TOL TOS TOST TOW TPD TV TYP UFIN UNO UR VB VCT VER VERT VEST VF VJ VNR VWC WB WD WDW WGL WH WM W/O WPT WSC WT WT WWF	Square Solid Surface Sanitary Sewer Stainless Steel Steel Station Sound Transmission Class Standard Storage Structural System Tread Trimmed Archway Towel Bar Telephone Temporary/ Temperature Tongue and Groove Thick(ness) Threshold Triple Joist Tempered Top of Curb/ Concrete Tolerance Top of Slab Top of Steel Top of Wall Toilet Paper Dispenser Television Typical Unfinish(ed) Unless Noted Otherwise Urinal Vinyl Base Vinyl Composition Tile Verify Vertical Vestibule Vinyl Flooring V(ee) Joint Veneer Vinyl Wall Covering Wood Base Wood Window Wired Glass Water Heater Wire Mesh Without Working Point Wainscot Wall Tile Weight Welded Wire Fabric	PAGE #	LAYOUT	CRAFTSMAN										
								T1.0-T1.1	TITLE SHEET AND REVISION LOG											
								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											
								4.0-4.1	SECTIONS / DETAILS											
								5.0-8.0	ELECTRICAL / HVAC PLANS											
								XX-XX	FLOORING											
										CODE										
																SQUARE FOOTAGES				
								AREA								AURORA II CRAFTSMAN EXTERIOR		AURORA CRAFTSMAN INTERIOR	AURORA CRAFTSMAN 2 INTERIOR	
								1st FLOOR								801 SQ. FT.		801 SQ. FT.	801 SQ. FT.	
								2nd FLOOR								1038 SQ. FT.		1050 SQ. FT.	1038 SQ. FT.	
								TOTAL LIVING								1839 SQ. FT.		1851 SQ. FT.	1839 SQ. FT.	
								GARAGE								264 SQ. FT.		264 SQ. FT.	264 SQ. FT.	
								FRONT PORCH COVERED								53 SQ. FT.		53 SQ. FT.	53 SQ. FT.	

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - LH

LOCATION:
NORTH CAROLINA

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

PROJECT NO.:
25901083

DATE:
04/07/2025

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TITLE SHEET

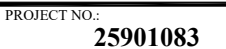
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T1.1

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 CONCETRATION RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL AND SHALL BE APPLIED ACCODING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE

FIELD CUTS, NOTCHES AND DRILLED HOLES SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS SHALL EITHER BE PRESSURE TREATED WOOD IN ACCORDANCE WITH AWP4 U1 STANDARDS OR PROTECTED FROM CONTACT BY AN APPROVED IMPERVIOUS MOISTURE BARRIER

2. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR STEEL LINTELS SUPPORTING ANY BRICK VENEER

WINDOWS:

1. MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES
MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY SLEEPING ROOM
MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sq.Ft.
MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 5.7 Sq.Ft.
MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22"
MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20"
MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR
2. MINIMUM WINDOW SILL HEIGHT
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE FINISHED GRADE, OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR. ANY WINDOW 24" OR LESS FROM FINISHED FLOOR SHALL BE EQUIPPED WITH AN OPENING LIMITING DEVICE.

3. FIXED GLASS REQUIREMENTS: FIXED GLASS IS REQ. FOR WINDOWS LESS THAN 24" ABOVE FINISHED FLOOR.
4. FLASHING, SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION-RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND SIK201.
5. MAXIMUM TOLERANCE FOR MASONRY ROUGH OPENING SIZE: MASONRY ROUGH OPENING DIMENSIONS SHALL PROVIDE FOR A WINDOW PERIMETER SEALANT JOINT A MAXIMUM OF 1/4" IN WIDTH.
6. MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM.
refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC).
WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY INSPECTION.
7. ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS: LESS THAN 18" ABOVE FINISH FLOOR.
WITHIN 60" OF A TUB OR SHOWER.
WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE FLOOR.
OVER 9 s.f. OF GLASS AREA.
LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

1. THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:
- A. BLOCKING AND SEALING FLOOR / CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE
B. CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS
C. CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
D. TOP AND BOTTOM PLATES
2. PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS.
3. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING FLOORED ATTIC AREAS.

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CLIENT:
MATTAMY HOMES

PROJECT:
AURORA-E AND AURORA-E II - 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.:
25901083

DATE:
04/07/2025

DRAWN BY:
VLT

GENERAL NOTES

T1.2

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 l)	FLOOR R-VALUE	BASEMENT WALL R-VALUE (notes c, o)	SLAB R-VALUE AND DEPTH (note d)	CRAWL SPACE WALL R-VALUE (note c)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.
- e. NOT USED.
- f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.
- i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

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

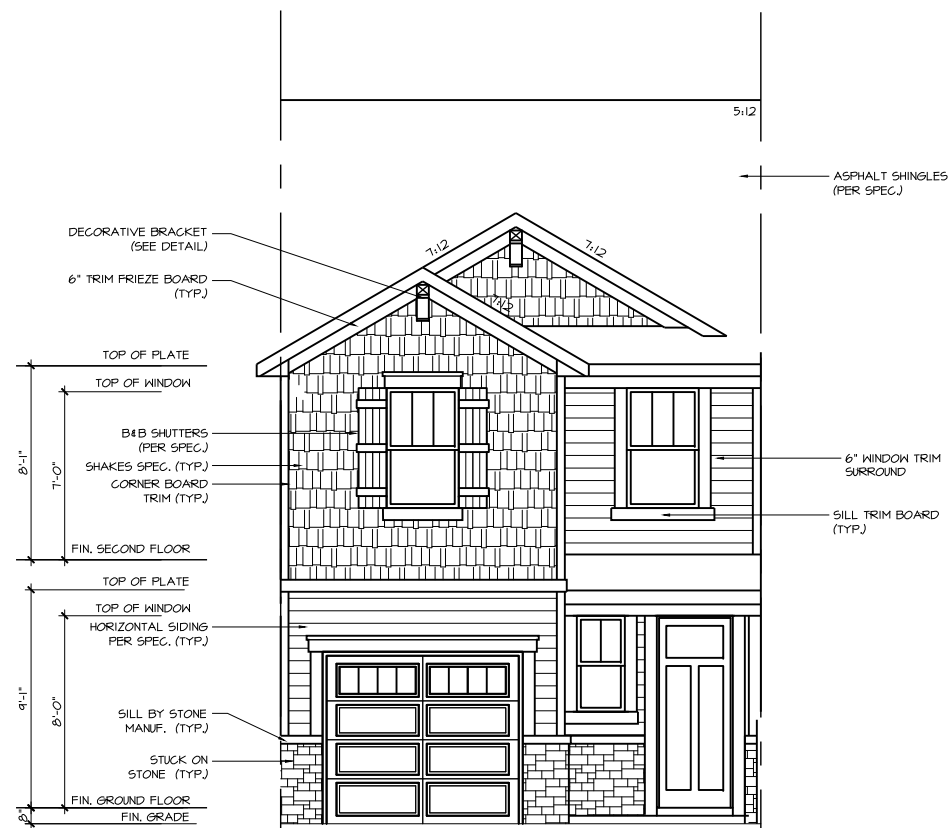


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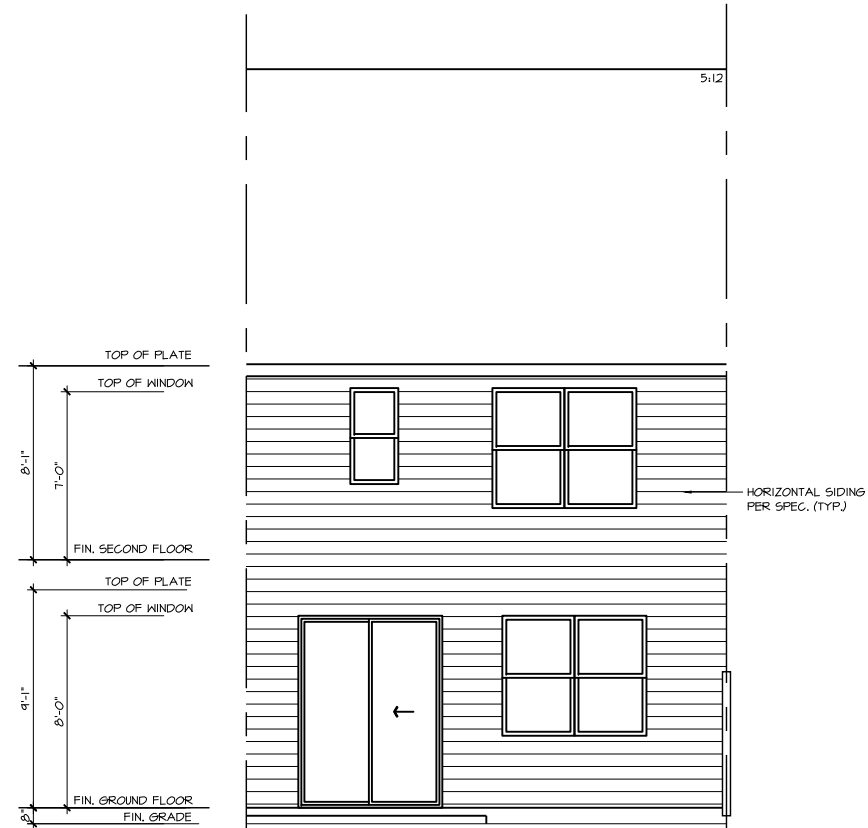
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GENERAL NOTES
T1.3

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



FRONT ELEVATION -
AURORA-E - CRAFTSMAN 2
INTERIOR UNIT



REAR ELEVATION



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PROJECT: **AURORA-E AND AURORA-E II - LH**

LOCATION:
NORTH CAROLINA

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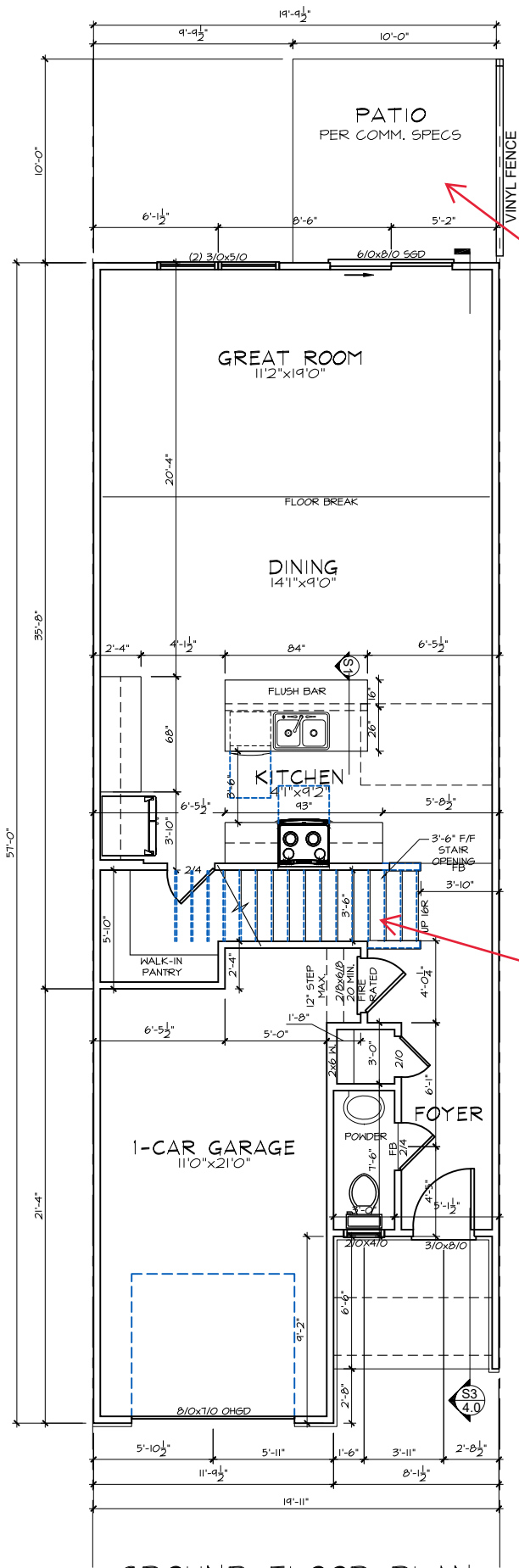


PROJECT NO.:
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EXTERIOR ELEVATIONS

0.10



- FLOOR PLAN NOTES**
- ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY
 - REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
 - REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
 - ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.

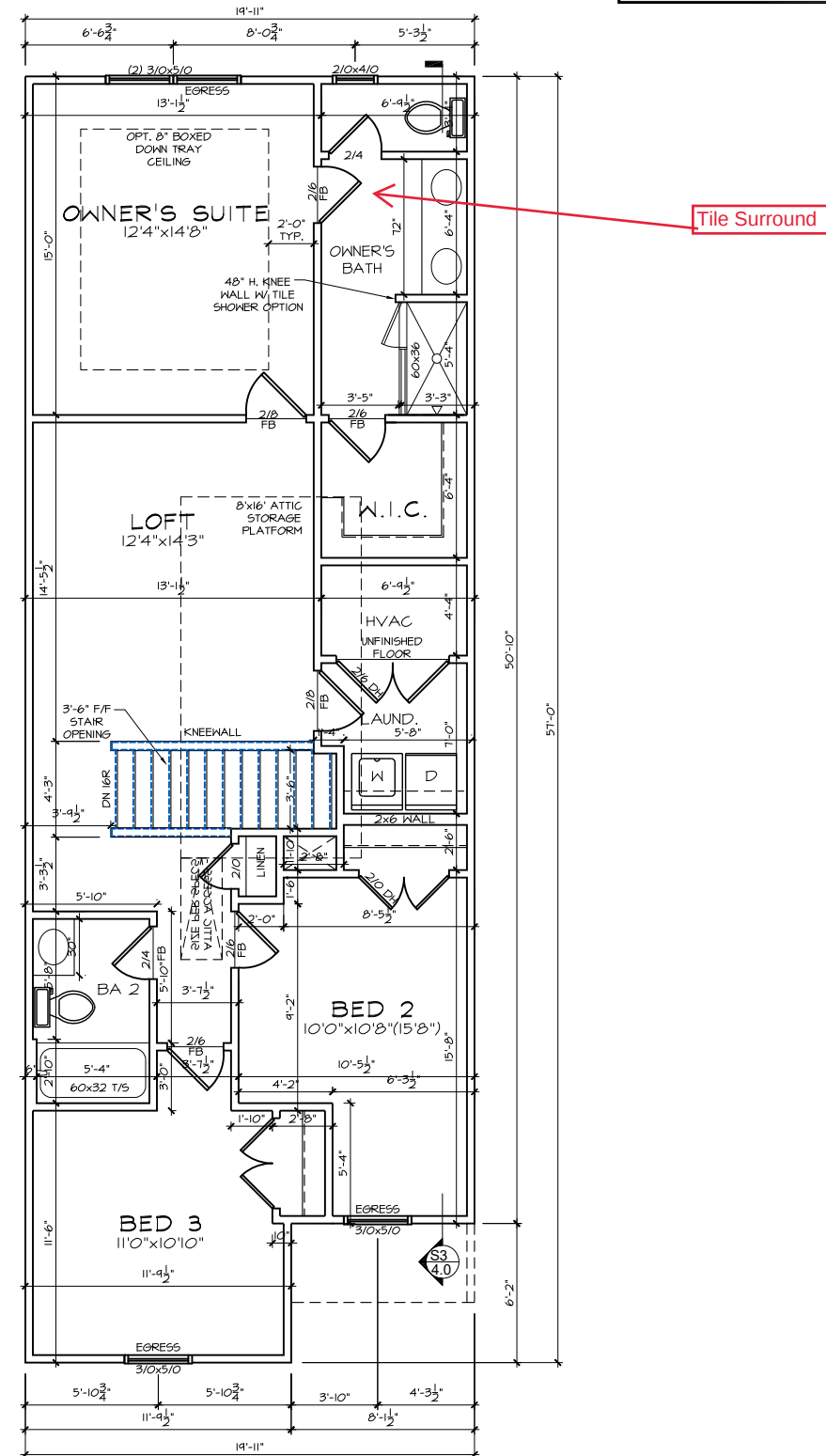
6x10 Patio

Open Rail

GROUND FLOOR PLAN
- AURORA-E -
CRAFTSMAN 2

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PROJECT NO.: 25901083			
DATE: 04/07/2025		DRAWN BY: VLT	
FIRST FLOOR PLAN			
1.0			

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9' H. PLATES & 80" ON 8' H. PLATES U.N.O. TO BE SHEETROCK ONLY
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.



SECOND FLOOR PLAN
- AURORA-E -
CRAFTSMAN 2



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CLIENT:
MATTAMY HOMES

PROJECT: **AURORA-E AND AURORA-E II - LH**

NORTH CAROLINA

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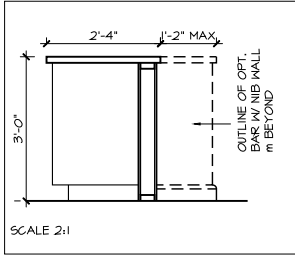


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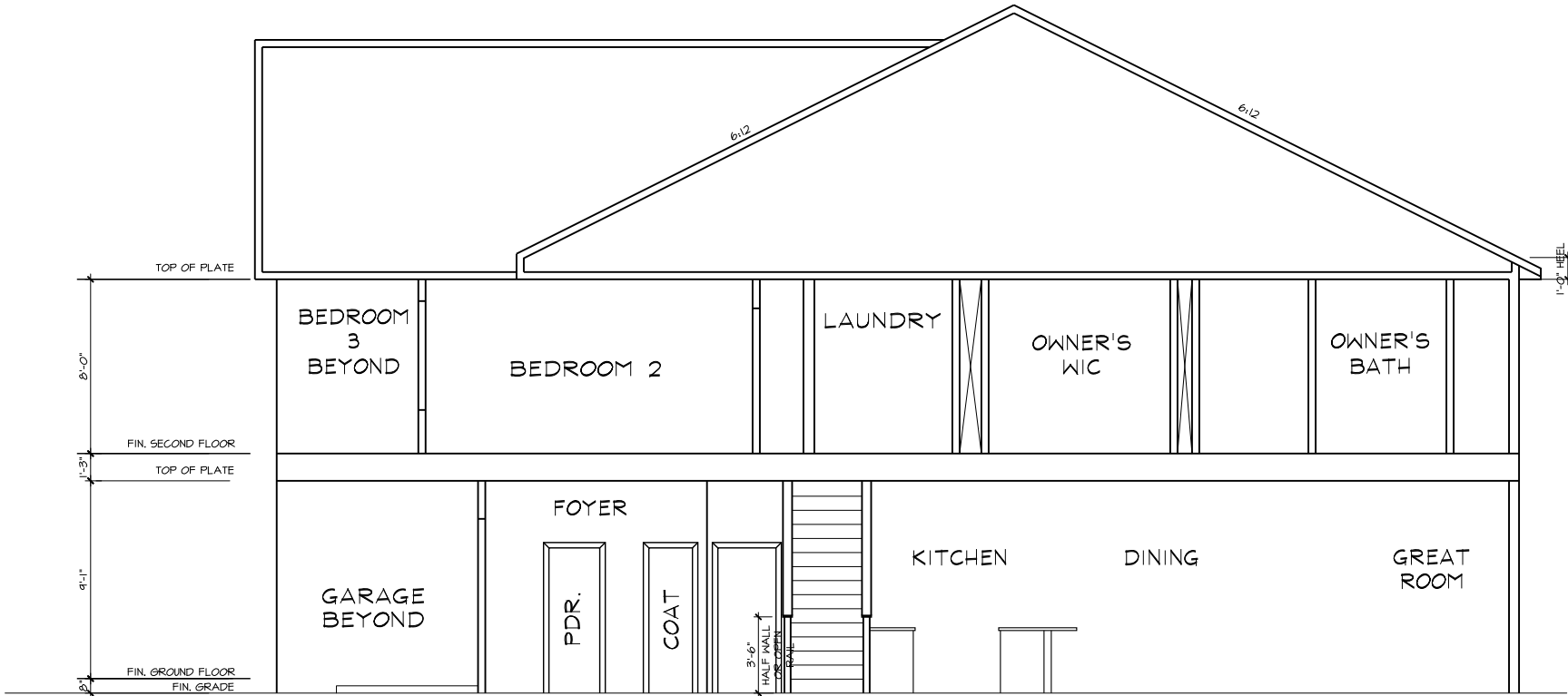
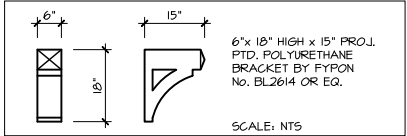
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SECOND FLOOR OPTIONS FLOOR PLANS

2.1



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR



S4 BUILDING SECTION



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	PROJECT: AURORA-E AND AURORA-E II - LH
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PROJECT NO.: 25901083

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SECTIONS & DETAILS

4.0

PLANS FOR: Lot 207, Powell Place



MATTAMY HOMES - VIENNA-E - LH

ABBREVIATION LEGEND								PLAN SET COMPOSITION		ELEVATION		
AB ABV AC ACC ACFL ADJ ADJ AFF AGGR ALT ALUM ANC AP APPROX ARCH AUTO BD BLDG BLK BOC BRG BRG PL BSMT BUR C.A. CAB CB CER CIR CJ CLG CLG HT CLO CM CMU COL CONC CONST CONT CORR CPB CPT CSMT CT CTR CU FT CU YD CWT DBL DH DIA DIAG DIM DISP. DJ DN DP DS DTL DWG DWR EA EJ ELEC ELEV EMER EPB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square	PAGE #	LAYOUT	CRAFTSMAN		
	Above	E.W.	Each Way	MIR	Mirror	SS	Solid Surface					
	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer				TITLE SHEET AND REVISION LOG	
	Access/ Accessible	EXP	Exposed	MM	Millimeter	SST	Stainless Steel					
	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel					GENERAL NOTES
	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station					
	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class					ELEVATIONS
	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard					
	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage					BASEMENT FLOOR PLANS
	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural					
	Aluminum	FIN	Finish	NIC	Not In Contract	SYS	System					1ST FLOOR PLANS
	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread					
	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway			2ND FLOOR PLANS		
	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient	T.B.	Towel Bar					
	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone			3RD FLOOR PLANS		
	Automatic	FOF	Face of Finish	OA	Overall	TEMP	Temporary/ Temperature					
	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove			SECTIONS / DETAILS		
	Building	FOS	Face of Studs	OD	Outside Diameter	THK	Thick(ness)					
	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold			ELECTRICAL / HVAC PLANS		
	Bottom of Curb	FR	Frame	OPNG	Opening	TJ	Triple Joist					
Bearing	FTG	Footing	PED	Pedestal	TMPD	Tempered	FLOORING					
Bearing Plate	FUR	Furring/ Furred	PL	Plate	TOC	Top of Curb/ Concrete						
Basement	GA	Gauge	PL	Property Line	TOL	Tolerance	CODE					
Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab						
Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel		2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE				
Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall						
Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser						
Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television						
Circle	HB	Hose Bib	PNL	Panel	TYP	Typical						
Control Joint	HC	Hollow Core	P.T.	Pressure Treated Lumber	UFIN	Unfinish(ed)						
Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise		SQUARE FOOTAGES				
Ceiling Height	HDR	Header	PT	Point	UR	Urinal			AREA	VIENNA		
Closet	HM	Hollow Metal	PT	Porcelain Tile	VB	Vinyl Base						
Centimeter	HORIZ	Horizontal	PTN	Partition	VCT	Vinyl Composition Tile			1st FLOOR	699 SQ. FT.		
Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify						
Column	HT	Height	PRKG	Parking	VERT	Vertical	2nd FLOOR		1101 SQ. FT.			
Concrete	HTG	Heating	PSI	Pounds per Square Inch	VEST	Vestibule						
Construction	HVAC	Heating/ Ventilation/	PVC	Polyvinyl Chloride	VF	Vinyl Flooring	TOTAL LIVING		1800 SQ. FT.			
Continuous/ Continue		Air Conditioning	PVMT	Pavement	VJ	V(ee) Joint						
Corridor	ID	Inside Diameter	QT	Quarry Tile	VNR	Veneer	OPT. UPGRADE SIDE ELEVATION		N/A			
Carpet Base	INCL	Include(d)	R	Radius	VWC	Vinyl Wall Covering						
Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base	GARAGE		430 SQ. FT.			
Casement	INT	Interior	RA	Return Air	WD	Wood						
Ceramic Tile	INV	Invert	RB	Rubber Base	WDW	Window	FRONT PORCH COVERED	22 SQ. FT.				
Center	J-Box	Junction Box	RCP	Reinforced Concrete Pipe	WGL	Wired Glass						
Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater						
Cubic Yard	JT	Joint	REF	Reference	WM	Wire Mesh						
Ceramic Wall Tile	Kit	Kitchen	REFR	Refrigerator	W/O	Without						
Double	L	Length	REINF	Reinforced	WPT	Working Point						
Double Hung	LAM	Laminate	REQD	Required	WSC	Wainscot						
Diameter	LB	Lag Bolt	RESIL	Resilient	WT	Wall Tile						
Diagonal	LH	Left Hand	RET	Return	WT	Weight						
Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric						
Garbage Disposal	LTL	Lintel	RFG	Roofing								
Double Joist	LT WT	Light Weight	RM	Room	ℓ	Center Line						
Down	LVL	Laminated Veneer Lumber	RO	Rough Opening	C	Channel						
Deep	LVR	Louver	ROW	Right of Way	PL	Plate						
Downspout	M	Meter	RVS	Reverse	±	Plus or Minus						
Detail	MAS	Masonry	SCHED	Schedule	ℓ	Property Line						
Drawing	MATL	Material	SD	Storm Drain								
Drawer	MAX	Maximum	SECT	Section								
Each	MC	Medicine Cabinet	SF	Square Foot								
Expansion Joint	MECH	Mechanical	SHT	Sheet								
Electric	MED	Medium	SHT GL	Sheet Glass								
Elevation	MEMB	Membrane	SHWR	Shower								
Emergency	MFR	Manufacture(er)(ing)	SIM	Similar								
Electric Panel Board	MH	Man Hole	SPEC	Specification								



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CLIENT:
MATTAMY HOMES

PROJECT:
VIENNA-E - LH

LOCATION:
NORTH CAROLINA

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



PROJECT NO.:
25901471

DATE:
05/05/2025

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TITLE SHEET

T1.0

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MATTAMY HOMES

VIENNA-E - LH

NORTH CAROLINA

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



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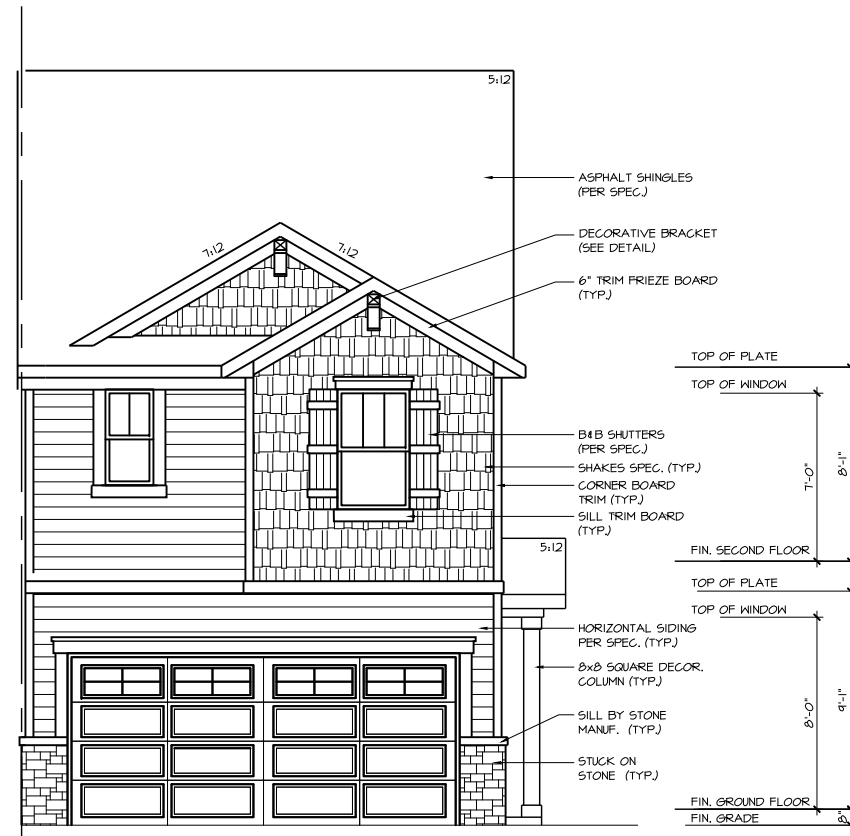
REVISION LOG

T1.1

North Carolina INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (note a) <table><tr><th>CLIMATE ZONE</th><th>FENESTRATION <i>U</i>-FACTOR (notes b, j)</th><th>SKYLIGHT <i>U</i>-FACTOR (note b)</th><th>GLAZED FENESTRATION SHGC (notes b, k)</th><th>CEILING <i>R</i>-VALUE (note m)</th><th>WOOD FRAME WALL <i>R</i>-VALUE</th><th>MASS WALL <i>R</i>-VALUE (note i)</th><th>FLOOR <i>R</i>-VALUE</th><th>BASEMENT WALL <i>R</i>-VALUE (notes c, o)</th><th>SLAB <i>R</i>-VALUE AND DEPTH (note d)</th><th>CRAWL SPACE WALL <i>R</i>-VALUE (note c)</th></tr><tr><td>3</td><td>0.35</td><td>0.55</td><td>0.30</td><td>38 or 30ci</td><td>15 or 13 + 2.5 (note h)</td><td>5/13 or 5/10ci</td><td>19</td><td>5/13 (note f)</td><td>0</td><td>5/13</td></tr><tr><td>4</td><td>0.35</td><td>0.55</td><td>0.30</td><td>38 or 30ci</td><td>15 or 13 + 2.5 (note h)</td><td>5/13 or 5/10ci</td><td>19</td><td>10/15</td><td>10</td><td>10/15</td></tr><tr><td>5</td><td>0.35</td><td>0.55</td><td>NR</td><td>38 or 30ci</td><td>19 (note n) or 13 + 5 or 15 + 3 (note h)</td><td>13/17 or 13/12.5ci</td><td>30 (note g)</td><td>10/15</td><td>10</td><td>10/19</td></tr></table> a. <i>R</i>-VALUES ARE MINIMUMS. <i>U</i>-FACTORS AND SHGC ARE MAXIMUMS. b. THE FENESTRATION <i>U</i>-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL. d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE <i>R</i>-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS. e. NOT USED. f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7. g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM. h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. i. THE SECOND <i>R</i>-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL. j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A <i>U</i>-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY. k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY. l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK. m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE. n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY. o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.											CLIMATE ZONE	FENESTRATION <i>U</i> -FACTOR (notes b, j)	SKYLIGHT <i>U</i> -FACTOR (note b)	GLAZED FENESTRATION SHGC (notes b, k)	CEILING <i>R</i> -VALUE (note m)	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE (note i)	FLOOR <i>R</i> -VALUE	BASEMENT WALL <i>R</i> -VALUE (notes c, o)	SLAB <i>R</i> -VALUE AND DEPTH (note d)	CRAWL SPACE WALL <i>R</i> -VALUE (note c)	3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13	4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15	5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19										
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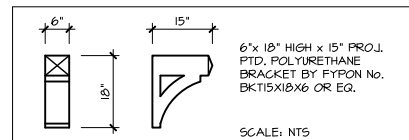


REAR ELEVATION - CRAFTSMAN



FRONT ELEVATION - CRAFTSMAN

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



RIGHT SIDE ELEVATION - CRAFTSMAN



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CLIENT: **MATTAMY HOMES**

PROJECT: **VIENNA-E - LH**

LOCATION: **NORTH CAROLINA**

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



PROJECT NO.: **25901471**

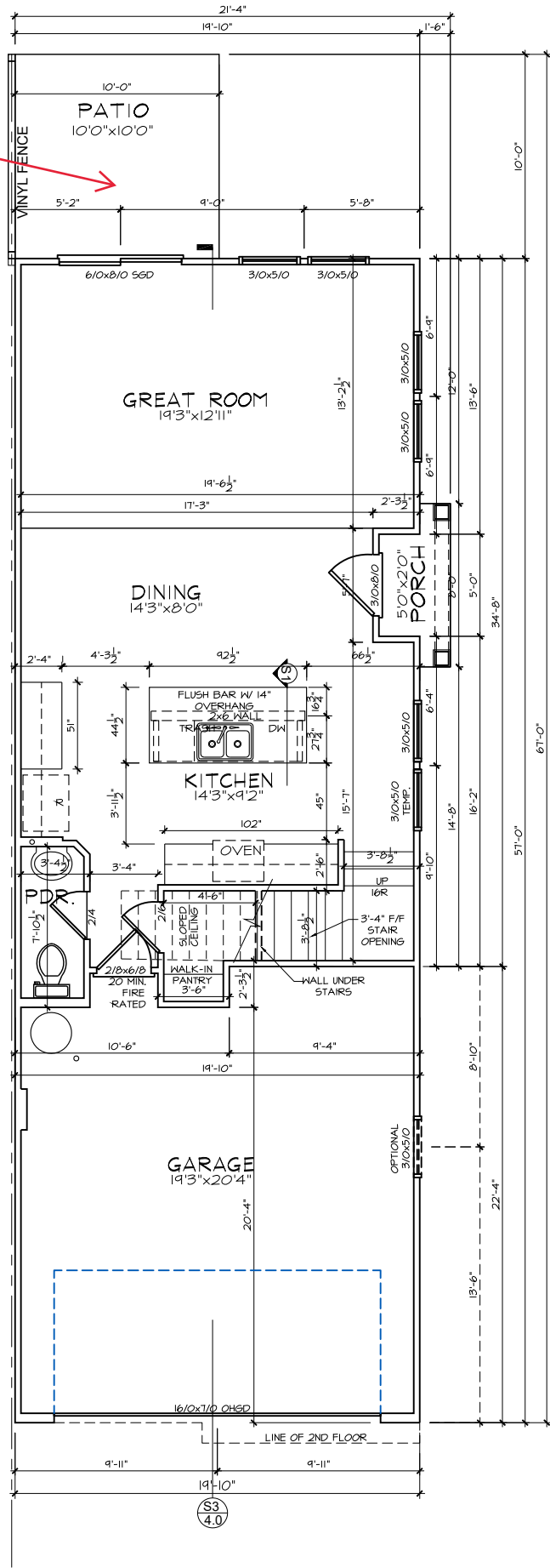
DATE: **05/05/2025**

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EXTERIOR ELEVATIONS

0.10

6x10 Patio



FLOOR PLAN NOTES

- ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST & 80" ON 2ND U.N.O. TO BE SHEETROCK ONLY
- 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
- INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
- REFER TO GARAGE FRAMING DETAIL ON SHT. DTA3 FOR GOAL POST FRAMING.
- ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.



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PROJECT:
VIENNA-E - LH

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NORTH CAROLINA

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



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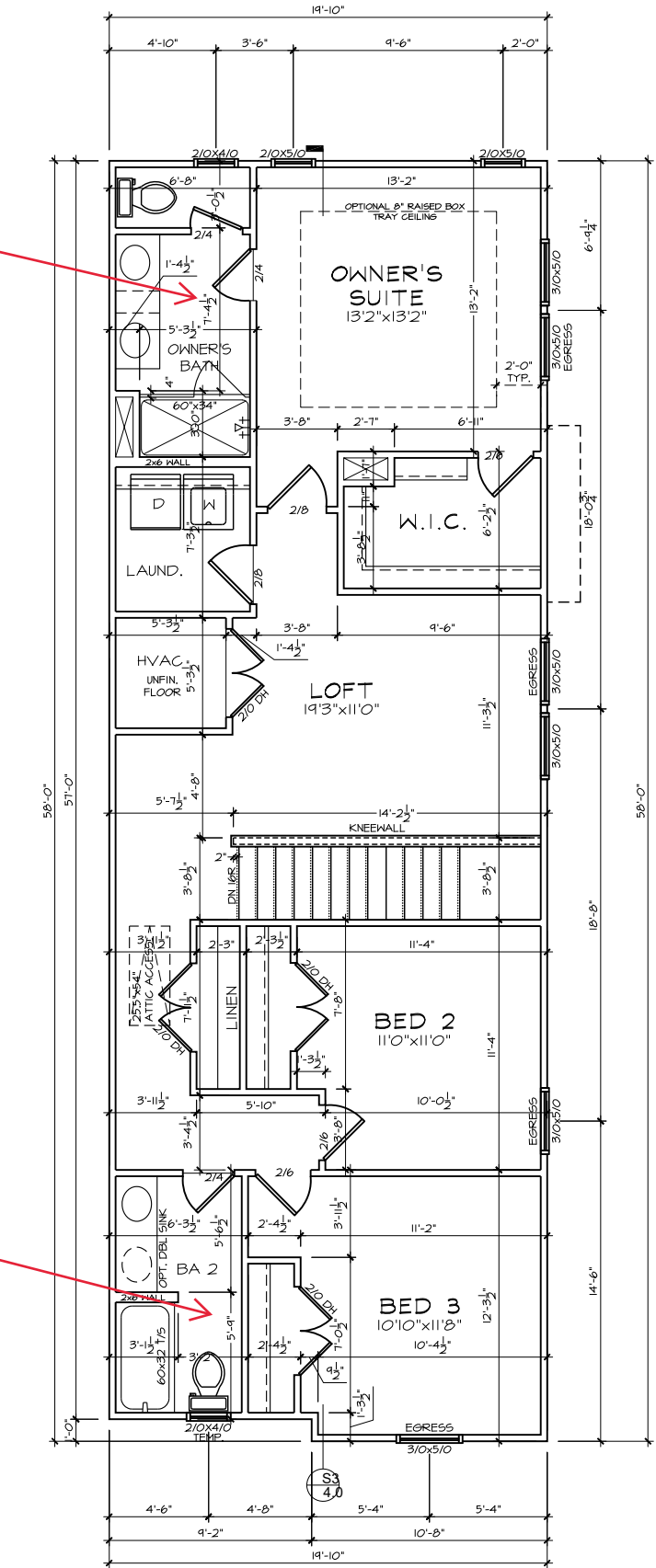
DATE:
05/05/2025

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FIRST FLOOR PLAN

1.0

GROUND FLOOR PLAN - CRAFTSMAN



SECOND FLOOR PLAN - CRAFTSMAN

FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST & 80" ON 2ND U.N.O. TO BE SHEETROCK ONLY
2. 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
3. INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
4. REFER TO GARAGE FRAMING DETAIL ON SHT. DTA3 FOR GOAL POST FRAMING.
5. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.



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CLIENT: MATTAMY HOMES

PROJECT: VIENNA-E - LH

LOCATION: NORTH CAROLINA

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



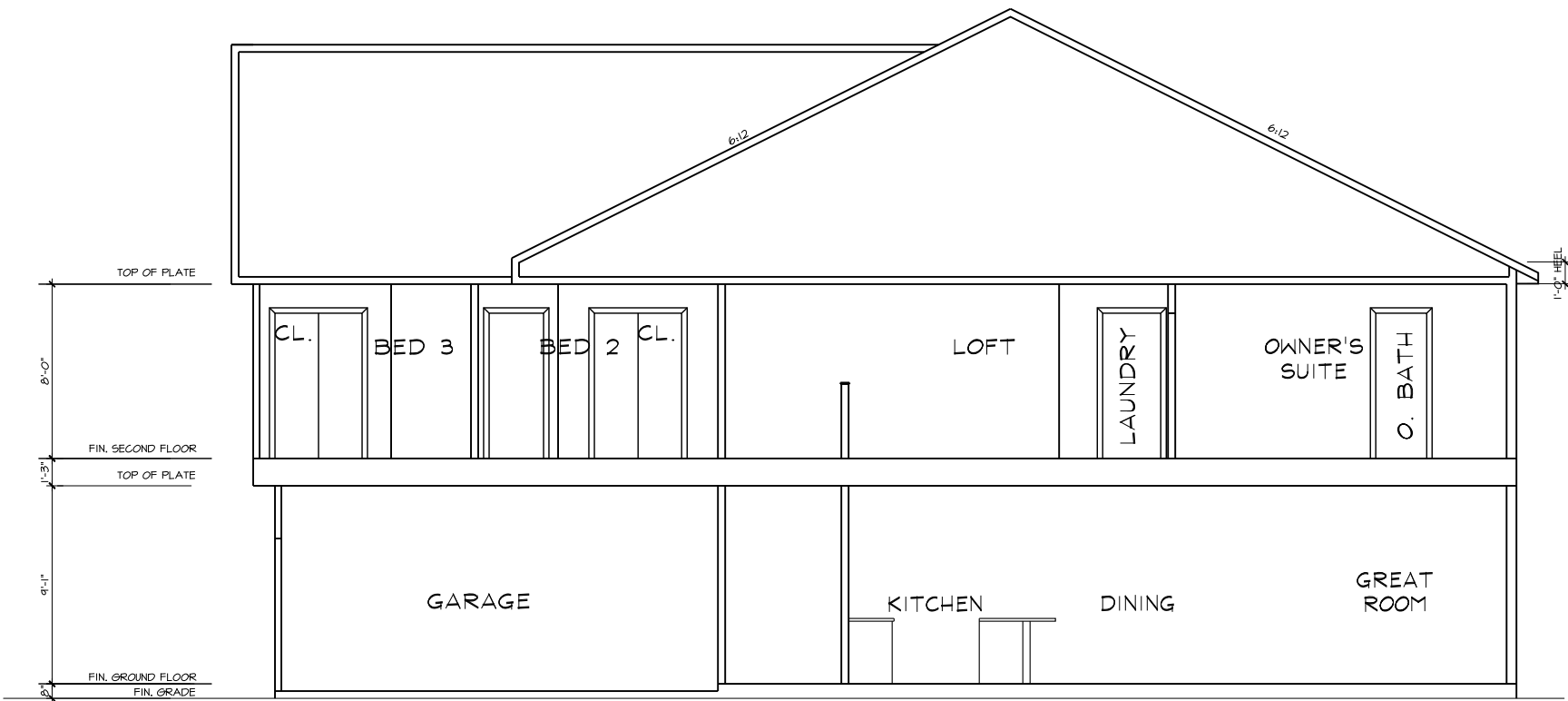
PROJECT NO.: 25901471

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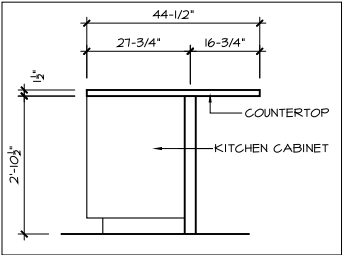
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SECOND FLOOR PLAN

2.0



S3 BUILDING SECTION



S1 KITCHEN
ISLAND W/ FLUSH BAR



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



PROJECT NO.:

25901471

DATE:

05/05/2025

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VLT

SECTIONS & DETAILS

4.0

POWELL TOWNHOMES - LOTS 202-207



-0961



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1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS Consulting, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS. 2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.	3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES: A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY. B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.
---	---

**ALL CONSTRUCTION, WORKMANSHIP,
AND MATERIAL QUALITY AND
SELECTION SHALL BE PER:**

**2018
NORTH CAROLINA
STATE BUILDING CODE:
RESIDENTIAL CODE**

JDS Consulting, PLLC
ENGINEERING - DESIGN - ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 25902075

MATTAMY HOMES

POWELL TOWNHOMES - LOTS 202-207

NORTH CAROLINA

[illegible]PROJECT NO.:
25902075

DATE: 07/01/2025	DRAWN BY: VLT
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STRUCTURAL TITLE SHEET

SN1.0

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

GENERAL

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS Consulting, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.

2. BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

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

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

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY 2,000 PSF

	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF

RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

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

ABBREVIATIONS

ABV	ABOVE	KS	KING STUD COLUMN
AFF	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
ALT	ALTERNATE	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BSMT	BASEMENT	MFTR	MANUFACTURER
CANT	CANTILEVER	MIN	MINIMUM
CJ	CEILING JOIST	NTS	NOT TO SCALE
CLG	CEILING	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CASED OPENING	PT	PRESSURE TREATED
COL	COLUMN	R	RISER
CONC	CONCRETE	REF	REFRIGERATOR
CONT	CONTINUOUS	RFG	ROOFING
D	CLOTHES DRYER	RO	ROUGH OPENING
DBL	DOUBLE	RS	ROOF SUPPORT
DIAM	DIAMETER	SC	STUD COLUMN
DJ	DOUBLE JOIST	SF	SQUARE FOOT (FEET)
DN	DOWN	SH	SHELF / SHELVES
DP	DEEP	SHTG	SHEATHING
DR	DOUBLE RAFTER	SHW	SHOWER
DSP	DOUBLE STUD POCKET	SIM	SIMILAR
EA	EACH	SJ	SINGLE JOIST
EE	EACH END	SP	STUD POCKET
EQ	EQUAL	SPEC'D	SPECIFIED
EX	EXTERIOR	SQ	SQUARE
FAU	FORCED-AIR UNIT	T	TREAD
FDN	FOUNDATION	TEMP	TEMPERED GLASS
FF	FINISHED FLOOR	THK	THICK(NESS)
FLR	FLOORING)	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

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.

MATERIALS

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

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

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

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

3. LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

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

4. PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

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

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

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

6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI

7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.

8. POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.

9. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.

10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.

11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.

12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.

13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FOUNDATION

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

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

3. MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.

4. CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.

- A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.

5. PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.

- A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.

6. WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 8'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.

7. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.

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

9. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).

10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.

11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.

12. WITH GROUP I SOILS (GW GP SW SP GM SM) FROM THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS), THE CRUSHED STONE BASE UNDER THE SLAB MAY BE OMITTED.

FRAMING

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

2. ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.

3. NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.

4. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.

5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.

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

7. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.

7. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.

8. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.

9. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.

10. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.

11. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.

12. WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).

13. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

14. FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.

15. 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 2x4 @ 12" OC	10'-0" 12'-0"
2x6 @ 16" OC 2x6 @ 12" OC	15'-0" 17'-9"
2x8 @ 16" OC 2x8 @ 12" OC	19'-0" 22'-0"
(2) 2x4 @ 16" OC (2) 2x4 @ 12" OC	14'-6" 17'-0"
(2) 2x6 @ 16" OC (2) 2x6 @ 12" OC	21'-6" 25'-0"
(2) 2x8 @ 16" OC (2) 2x8 @ 12" OC	27'-0" 31'-0"

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

- b. WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6" MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.

- c. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.

- d. FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

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

2.  DENOTES OVER-FRAMED AREA

3. MINIMUM 7/16" OSB ROOF SHEATHING

4. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

5. MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.

6. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.

7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

STICK-FRAMED ROOF - STRUCTURAL NOTES

1. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.

2. FUR RIDGES FOR FULL RAFTER CONTACT.

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

4.  DENOTES OVER-FRAMED AREA

5. MINIMUM 7/16" OSB ROOF SHEATHING

6. PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.

7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.

8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

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

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



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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

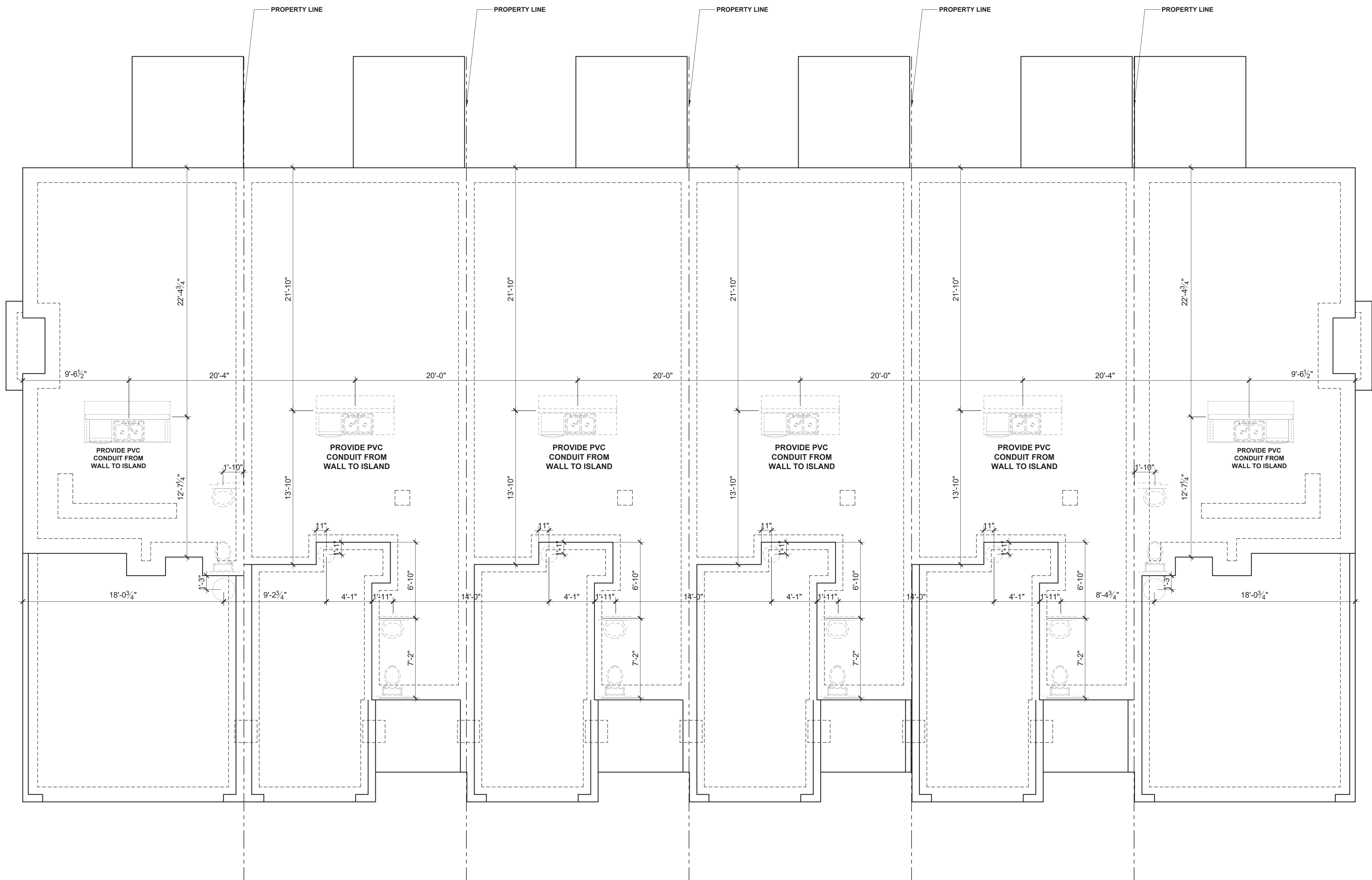


PROJECT NO.: 25902075

DATE: 07/01/2025 DRAWN BY: VLT

STRUCTURAL
GENERAL NOTES

SN1.1



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.

VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

PLUMBING PLAN
SCALE: 3/16"=1'-0"



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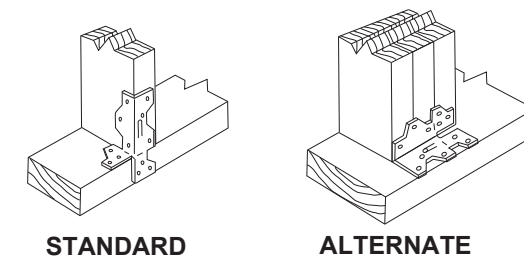
PLUMBING PLAN

S.11

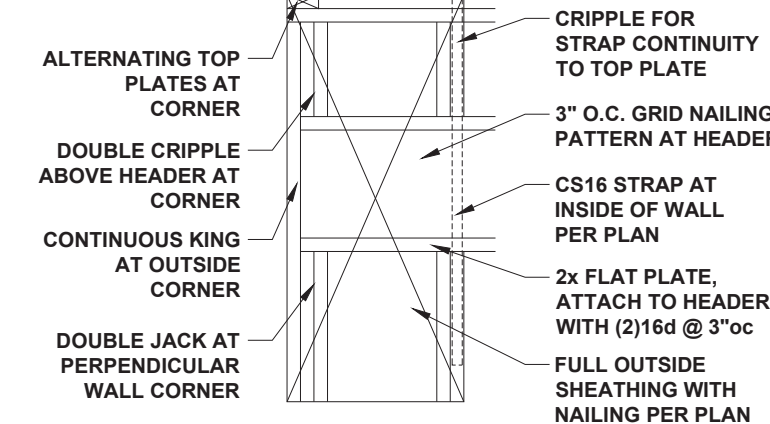


NTS

NTS

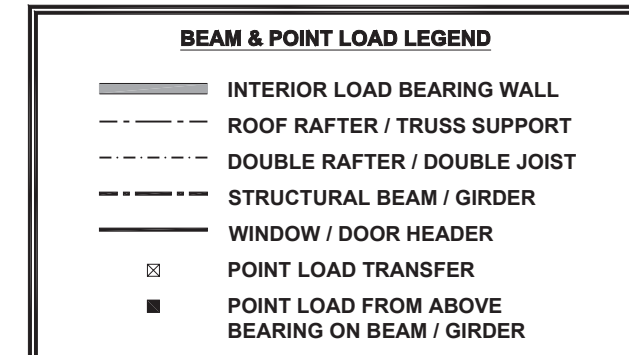


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A17



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- TRUSSED FLOOR - STRUCTURAL NOTES**

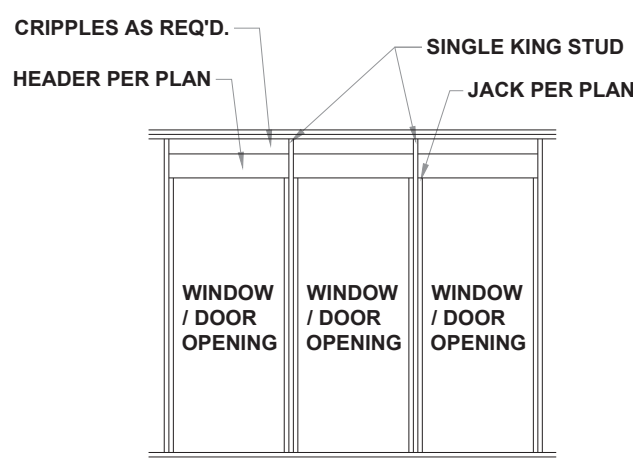
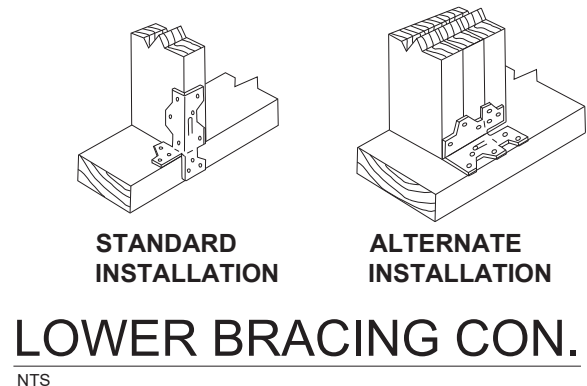
-  DENOTES LVL BLOCKING
IN WALL AT BETWEEN
FLOORS



SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



SCALE: 3/16"=1'-0"

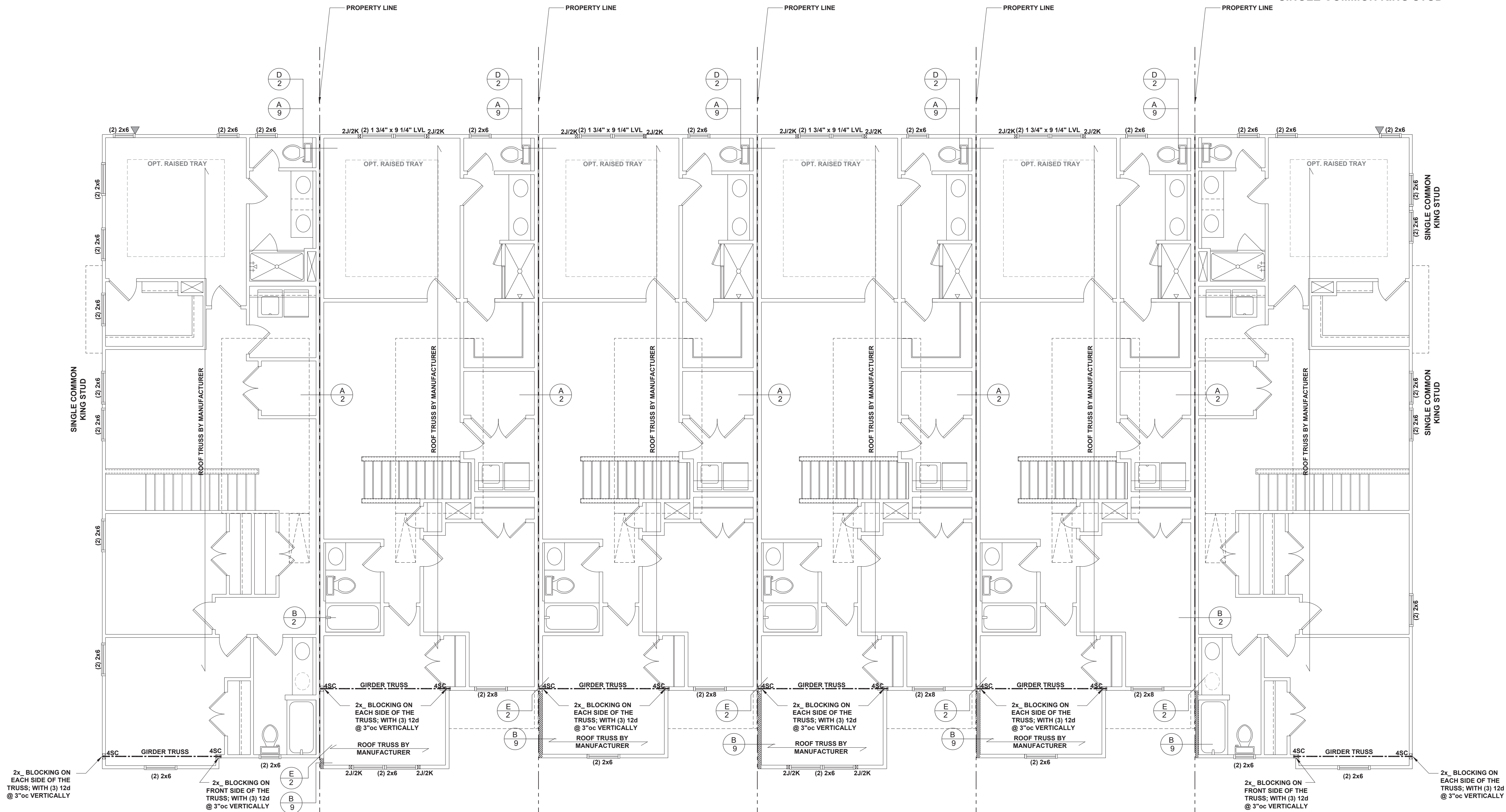


BEAM & POINT LOAD LEGEND

---	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 OVER 3' TO HAVE MULTIPLE KING STUDS 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 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 EQUIV) 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).

--- DENOTES BALLOONED FRAME WALL SECTION FOR RATED SOFFIT AND TRUSS CONNECTION



VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

SECOND FLOOR CEILING FRAMING PLAN

SCALE: 3/16"=1'-0"



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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

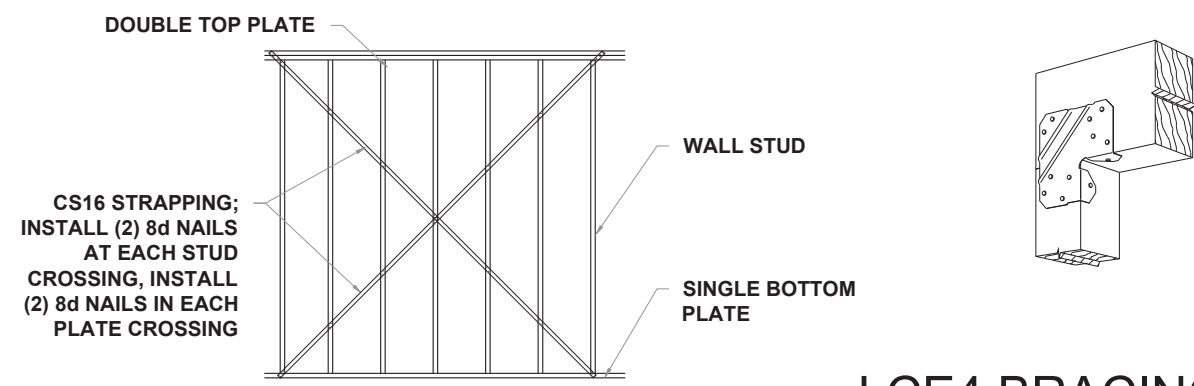


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SECOND FLOOR
CEILING FRAMING PLAN

S2.0



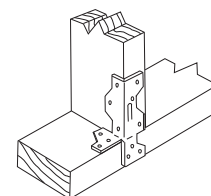
CROSS BRACED LIB
CS16 STRAPPING METHOD

SCALE: 1/4" = 1'-0" STRAP ANGLES TO BE NO MORE THAN 60° AND NO LESS THAN 30°

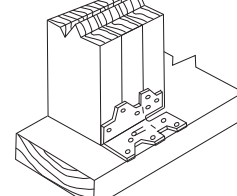
LCE4 BRACING CON.

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 HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MST18 STRAP FOR WOOD CONNECTIONS.



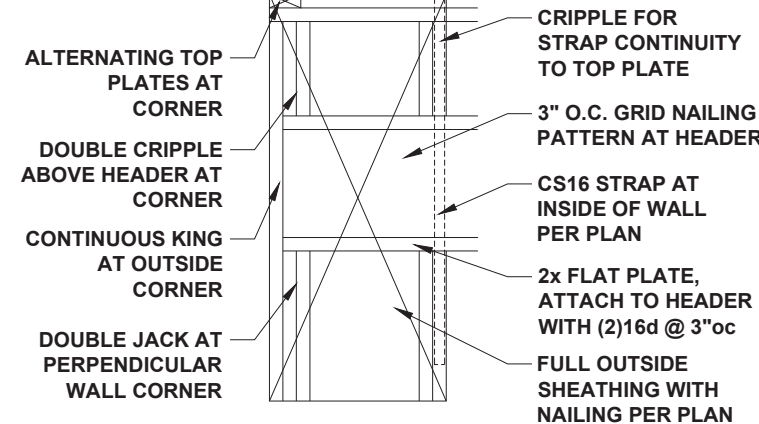
STANDARD
INSTALLATION



ALTERNATE
INSTALLATION

LOWER BRACING CON.

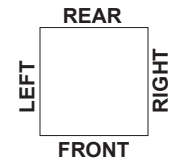
NTS



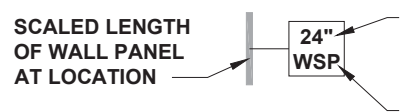
PORTAL FRAMED OR
ENGINEERED OPENING
OUTSIDE CORNER DETAIL

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 MST185 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.



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.

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: VIENNA UPGRADE SIDE

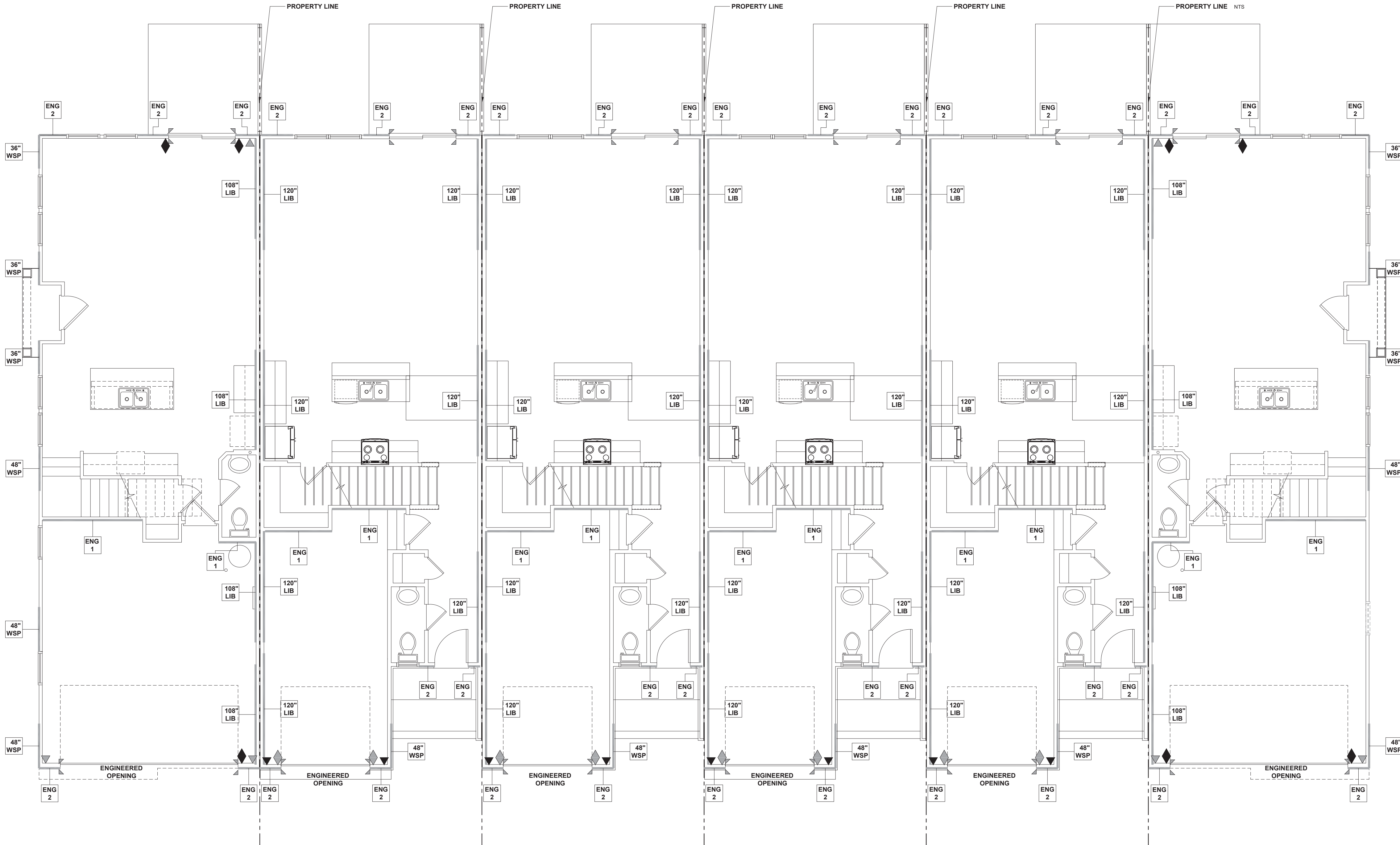
SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	16.0 FT.	N/A
RIGHT	6.0 FT.	9.0 FT.
REAR	16.0 FT.	N/A
LEFT	6.0 FT.	21.0 FT.

WALL BRACING: AURORA - CR & CR2

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	16.0 FT.	N/A
RIGHT	6.0 FT.	10.0 FT.
REAR	16.0 FT.	N/A
LEFT	6.0 FT.	11.5 FT.

WALL BRACING: VIENNA

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	16.0 FT.	N/A
RIGHT	6.0 FT.	17.0 FT.
REAR	16.0 FT.	N/A
LEFT	6.0 FT.	9.0 FT.



VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

FIRST FLOOR WALL BRACING PLAN

SCALE: 3/16"=1'-0"



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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.: 25902075

DATE: 07/01/2025 DRAWN BY: VLT

FIRST FLOOR
WALL BRACING PLAN

S4.0



P-0961



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CLIENT: MATTAMY HOMES
PROJECT: POWELL TOWNHOMES - LOTS 202-207
LOCATION: NORTH CAROLINA

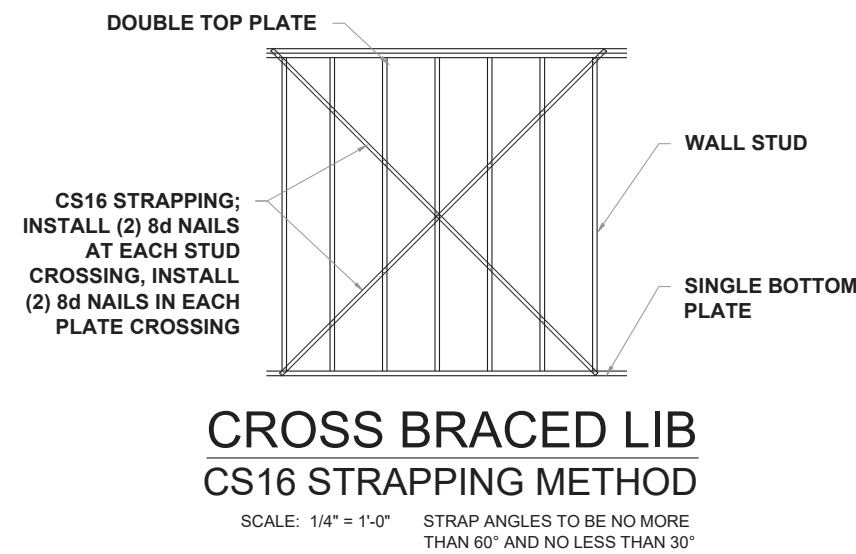


PROJECT NO.: 25902075

DATE: 07/01/2025 DRAWN BY: VLT

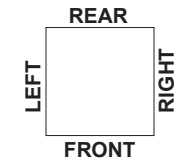
SECOND FLOOR WALL BRACING PLAN

S5.0

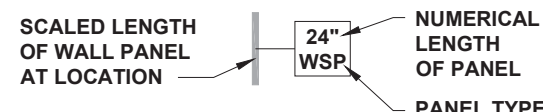


WALL BRACING REQUIREMENTS

- 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.



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.

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: VIENNA UPGRADE SIDE

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	8.0 FT.	11.2 FT.
RIGHT	3.0 FT.	7.15 FT.
REAR	8.0 FT.	11.3 FT.
LEFT	3.0 FT.	17.5 FT.

WALL BRACING: AURORA CR

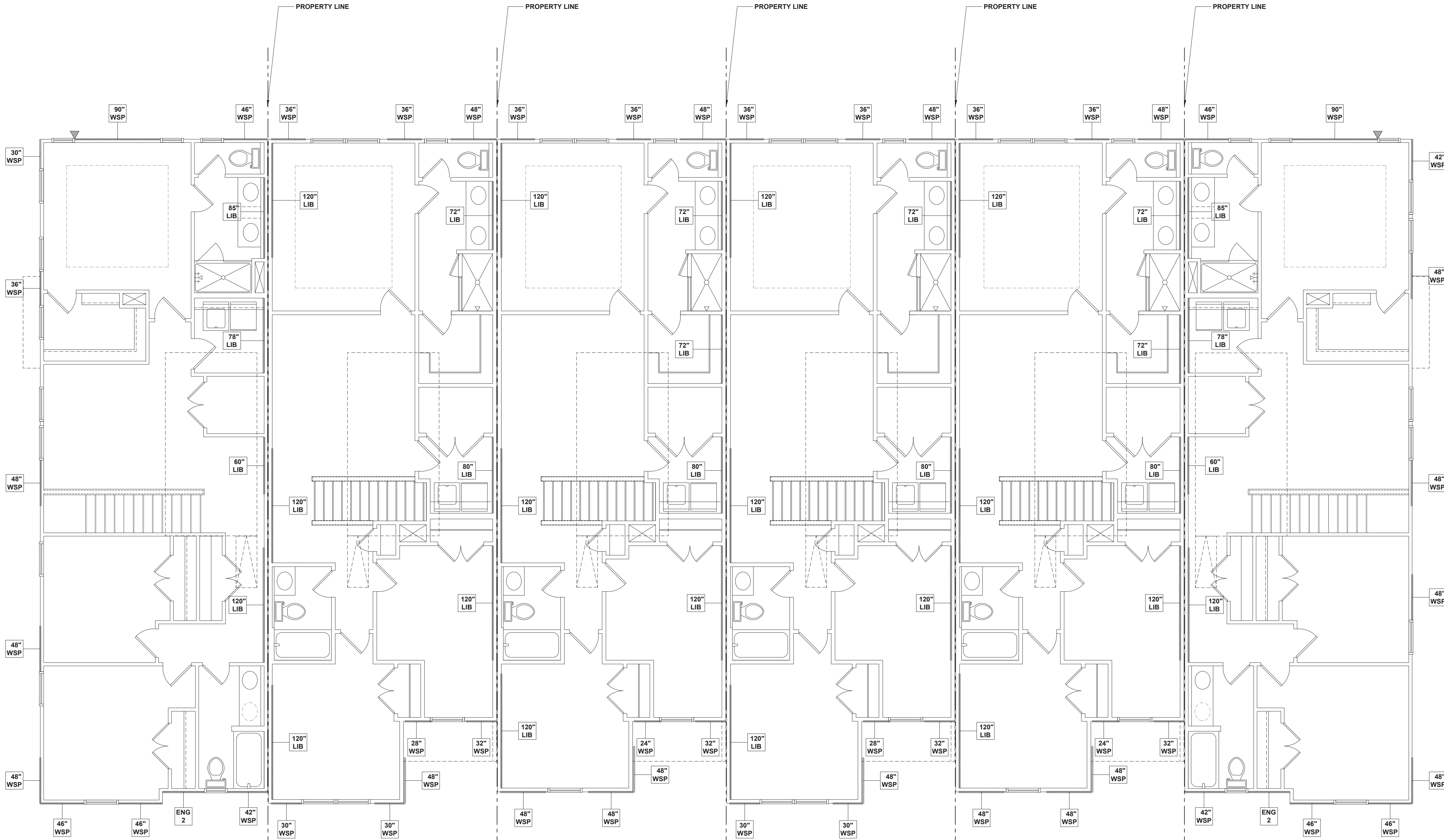
SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	8.0 FT.	10.0 FT.
RIGHT	3.0 FT.	7.5 FT.
REAR	8.0 FT.	10.0 FT.
LEFT	3.0 FT.	7.2 FT.

WALL BRACING: AURORA CR 2

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	8.0 FT.	12.7 FT.
RIGHT	3.0 FT.	7.5 FT.
REAR	8.0 FT.	10.0 FT.
LEFT	3.0 FT.	7.2 FT.

WALL BRACING: VIENNA

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	8.0 FT.	11.2 FT.
RIGHT	3.0 FT.	19.5 FT.
REAR	8.0 FT.	11.3 FT.
LEFT	3.0 FT.	7.15 FT.



VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

SECOND FLOOR WALL BRACING PLAN

SCALE: 3/16"=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 UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE

ATTIC VENTILATION: VIENNA

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

1267	SQUARE FEET OF TOTAL ATTIC / 150 =
8.45	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

ATTIC VENTILATION: AURORA CR

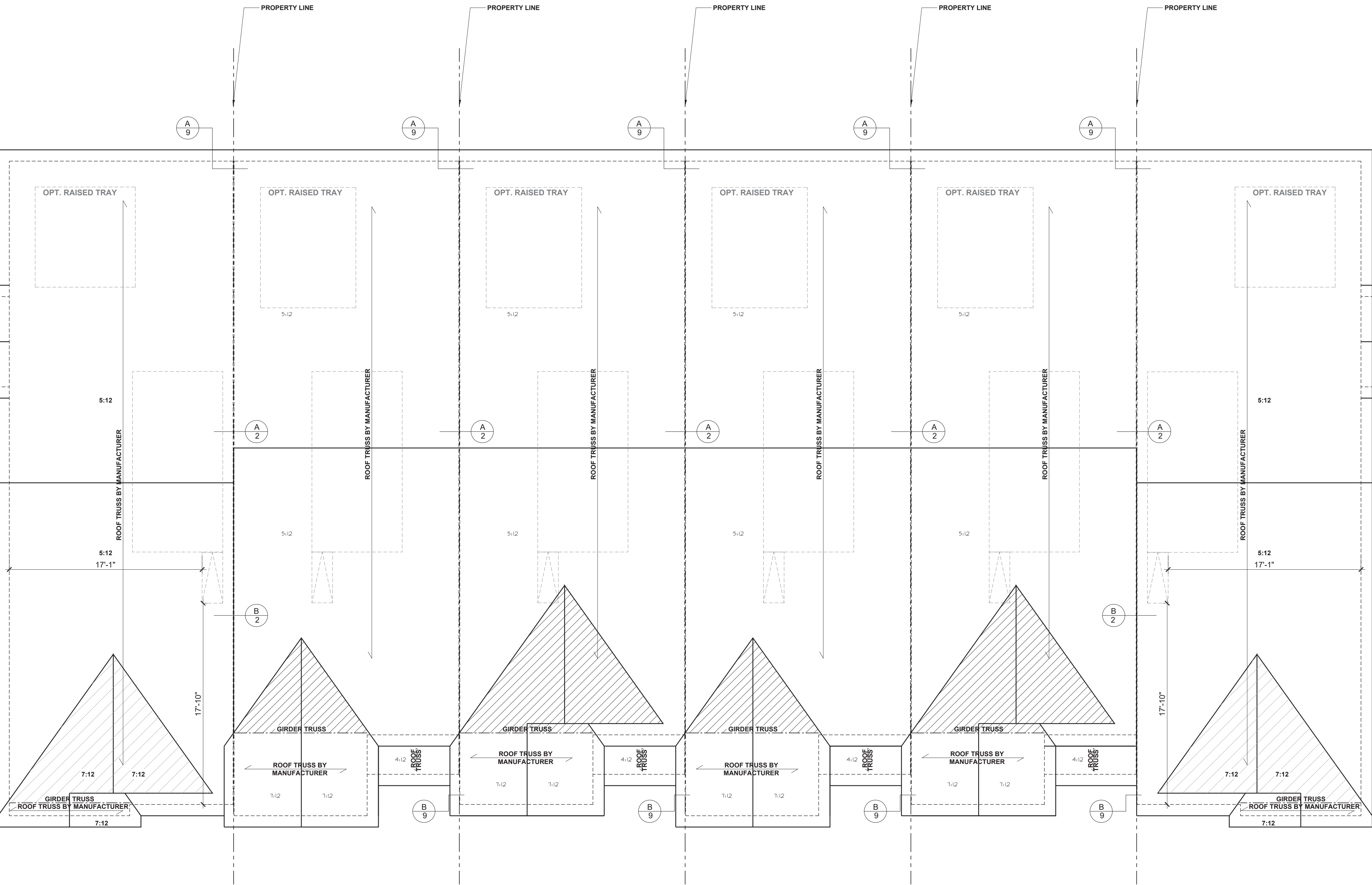
THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST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

1193	SQUARE FEET OF TOTAL ATTIC / 150 =
7.95	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

ATTIC VENTILATION: AURORA CR2

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

1190	SQUARE FEET OF TOTAL ATTIC / 150 =
7.93	SQUARE FEET OF NET-FREE VENTILATION REQUIRED



VIENNA-E
LOT 202
CRAFTSMAN
ENHANCED SIDE
ELEVATION

AURORA-E
LOT 203
CRAFTSMAN

AURORA-E
LOT 204
CRAFTSMAN 2

AURORA-E
LOT 205
CRAFTSMAN

AURORA-E
LOT 206
CRAFTSMAN 2

VIENNA-E
LOT 207
CRAFTSMAN

ROOF FRAMING PLAN

SCALE: 3/16"=1'-0"



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CLIENT: MATTAMY HOMES

PROJECT: POWELL TOWNHOMES - LOTS 202-207

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.: 25902075

DATE: 07/01/2025 DRAWN BY: VLT

ROOF FRAMING PLAN

S7.0

FIREWALL ASSEMBLY DESIGN & CONSTRUCTION GENERAL NOTES:

1. ALL COMPONENTS OF THE 2-HOUR FIRE WALL SHALL BE FROM A MANUFACTURER LISTED IN THE UL-U382 REFERENCE. USE OF NON-LISTED COMPONENTS MAY MAKE WALL PERFORM IN A MANNER OTHER THAN AS SPECIFIED IN UL-U382.
2. 2-HOUR FIREWALL ASSEMBLIES REQUIRE SPECIFIC TREATMENT TO ACHIEVE THE REQUIRED FIRE RATING. THE APPLICATION, TESTING, AND REPAIR OF Nu-Wool WALLSEAL FIRE & SOUND INSULATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS, BY TRAINED PERSONNEL, AND SHALL BE DONE BY CONTRACTORS APPROVED BY THE MANUFACTURER.
3. IT IS HIGHLY RECOMMENDED THAT THE COMPLETED FIREWALL ASSEMBLY WALL BE REVIEWED BY THE DESIGNER OF RECORD, THE REGISTERED ARCHITECT, OR PROFESSIONAL ENGINEER WHO PREPARED THE PERMITTED DRAWINGS, FOR COMPLIANCE WITH UL-U382, CODES, AND CONSISTENCY WITH THE PERMITTED CONSTRUCTION DETAILS IN THE DRAWINGS. THE DESIGNER OF RECORD SHOULD BE INVOLVED IN ALL FIELD OF SITE DISCUSSIONS REGARDING THE DESIGN AND CONSTRUCTION OF THE FIREWALL.
4. IN THE ROOF AREA ADJACENT TO THE PROPERTY LINE, AS AN ALTERNATIVE TO THE FIRE RATED PLYWOOD SHOWN IN DETAILS, "5/8" FIRECODE CORE GYPSUM PANELS MAY BE USED AS UNDERLAYMENT FOR NON-FIRE-RETARDANT TREATED PLYWOOD ROOF SHEATHING (PER SECTION 317.2.2 OF FBC-R & IRC "DWELLING UNIT SEPARATION") FOR A DISTANCE OF 4FT. FROM THE FACE OF EACH SIDE OF THE TWO (2) HOUR FIREWALL.
5. FIREWALL SHALL EXTEND TO THE INSIDE FACE OF THE EXTERIOR SHEATHING WHEN UNIT ELEVATIONS ARE FLUSH WITH EACH OTHER.
6. THE UL-U382 WALL ASSEMBLY AS DESIGNED AND TESTED DOES NOT INCLUDE NOR REQUIRE FIRE CAULKING, AS THE CAVITY OF THE FIREWALL IS FILLED COMPLETELY WITH THE Nu-Wool WALLSEAL FIRE & SOUND INSULATION, HENCE PROVIDING A SOLID AND CONTINUOUS MEMBRANE FOR FIRE SEPARATION, IT DOES REQUIRE THAT ALL GYPSUM WALL JOINTS BE TAPED AND BOTH JOINTS AND SCREW HEADS BE COVERED WITH JOINT COMPOUND.
7. THE SPECIFIC FIREWALL ASSEMBLY STUD SIZES SHALL BE DETERMINED BY THE DESIGN PROFESSIONAL OF RECORD. THE UL-U382, UL-U301, AND UL-U305 ASSEMBLIES CALL FOR A 2x4 AS A MINIMUM ASSEMBLY COMPONENT, FOR ANY SUCH ASSEMBLY WITH ANY GIVEN FLOOR CONDITION, THE DESIGN INTEGRITY OF THE ASSEMBLY SHOULD BE MAINTAINED BY KEEPING BOTH SIDES OF THE ASSEMBLY IDENTICAL, IN ITS DIMENSIONING, SPACING, AND SIZING OF THE COMPONENTS.
8. THE 16" STUD SEPARATION IN THE UL LISTING IS A MAXIMUM. HENCE, ALLOWING FOR ADDITIONAL STUDS TO BE IN THE FRAMING CAVITY, REDUCING IT AS NEEDED.



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CLIENT: MATTAMY HOMES

PROJECT: TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.:

DATE: 03/06/2025

DRAWN BY: VLT

UL-U382 GENERAL NOTES

CRITICAL NOTE: THE USE OF THE U382 IS RECOMMENDED AS REMEDIAL WHEN THERE HAS BEEN NO COORDINATION WITH THE TRUSS MANUFACTURER, THE END TRUSS IS LIKE ANY OTHER TRUSS, ITS MEMBERS AT THE SEPARATING WALL ARE PERPENDICULAR TO THE UL-U382 STUD FRAMING. AS SHOWN, IT IS IN THIS CASE THAT THE UL-U382 IS REQUIRED

CONSULT EITHER THE U382 OR U301 LISTINGS FOR THE PROPER DESIGN CONSIDERATIONS

TYPICAL ROOF TRUSSES

INSULATION PER SPEC

5/8" TYPE "C" GYPSUM BOARD

SECOND FLOOR

2HR. RATED SEPARATION WALL
REF. UL-U382 UNDERWRITERS
LABORATORIES INC.

SEE SQUASH BLOCK DETAIL A
ON SHEET 6 APPLICATION WHEN
USING PERPENDICULAR TO
WALL FLOOR SYSTEMS

1x SQUARE BLOCKING FRAME TO
FASTEN CONTINUOUS 5/8" TYPE
"C" GWB MEMBRANE BETWEEN
FLOOR JOISTS TYPICAL

FIRST FLOOR

5/8" TYPE "C" GYPSUM BOARD

1" MIN. CONT. SEPARATION
BETWEEN STUDS (SLAB TO ROOF
DECK)

1'-8" min.

1'-8"

SEE FOUNDATION PLAN FOR
VARIATION

A
2 2-HR. WALL SECTION - TYP. CONDITION - PERPENDICULAR FLOOR SYSTEM
NOT TO SCALE

REFERENCE UL-U382

IMPORTANT NOTES: SEE ALTERNATIVE SOLUTION TO WALL STEP USING UL-U305 VERTICALLY

DRIP EDGE
1x6 RAKE BOARD

EXTERIOR COVERING PER SPECS

OSB ROOF DECK

IMPORTANT NOTES: TYPICAL
OPTIONAL 2x LEDGER PROVIDED
WHEN USING FIRE RATED 5/8" GYPSUM BOARD
UNDERLAYMENT, BOTH SIDES,
ORDER TRUSSES WITHIN THE
48", 5/8" SHORTER.

TYPICAL ROOF TRUSSES

INSULATION PER SPEC

5/8" TYPE "C" GYPSUM BOARD

SECOND FLOOR

2HR. RATED SEPARATION WALL
REF. UL-U382 UNDERWRITERS
LABORATORIES INC.

1x SQUARE BLOCKING FRAME TO
FASTEN CONTINUOUS 5/8" TYPE
"C" GWB MEMBRANE BETWEEN
FLOOR JOISTS TYPICAL

FIRST FLOOR

5/8" TYPE "C" GYPSUM BOARD

1" MIN. CONT. SEPARATION
BETWEEN STUDS (SLAB TO ROOF
DECK)

1'-8" min.

1'-8"

SEE FOUNDATION PLAN FOR
VARIATION

B
2 2-HR. WALL SECTION - STEP CONDITION - PERPENDICULAR FLOOR SYSTEM
NOT TO SCALE

REFERENCE UL-U382

FIRE RETARDANT TREATED
PLYWOOD PANELS OR 5/8" FIRE
RATED TYPE GYPSUM BOARD
UNDERLAYMENT, TO EXTEND A
MIN. OF 48" FROM PROPERTY
LINE

OSB

FLASHING

OSB ROOF DECK

1/2" GYP. BOARD CEILING (TYP.)

2x STUD FRAMING

RETENTION NETTING (OPTIONAL)

SECOND FLOOR

2HR. RATED SEPARATION WALL
REF. UL-U382 UNDERWRITERS
LABORATORIES INC.

1/2" GYP. BOARD CEILING (TYP.)

DOUBLE TOP PLATE (TYPICAL)

RETENTION NETTING (OPTIONAL)

1" MIN. CONT. SEPARATION
BETWEEN STUDS (SLAB TO ROOF
DECK)

STAGGERED 2x's @ 16" oc.

Nu-Wool WALLSEAL FIRE &
SOUND CELLULOSE MATERIAL

FIRST FLOOR

5/8" TYPE "C" GYPSUM BOARD

1" MIN. CONT. SEPARATION
BETWEEN STUDS (SLAB TO ROOF
DECK)

SEE FOUNDATION PLAN FOR
FOOTING DETAIL

1'-8" min.

1'-8"

SEE FOUNDATION PLAN FOR
VARIATION

TERMINATION DETAILS

CRITICAL NOTE: AN EFFECTIVE COORDINATION WITH THE TRUSS MANUFACTURER RESULTS IN THE END TRUSSES, AT THE TWO HOUR WALL ONLY, HAVE ITS MEMBERS ROTATE AND PARALLEL TO THE UL-U382 WALL BELOW. STANDARD UL-U382 IS SHOWN IN THE DETAIL.

5/8" TYPE "C" GYPSUM BOARD
CONTINUOUS THROUGH WALL
INTERSECTION WITH THE
PERPENDULAR WALL

1/2" GYPSUM BOARD

TYPICAL INTERIOR WALL

C
2

2-HR. WALL INTERSECTION W/NON-RATED WALL
NOT TO SCALE

STAGGERED 2x's @ 16" oc.

5/8" TYPE "C" GYPSUM BOARD
CONTINUOUS THROUGH THE
WALL INTERSECTION

5/8" TYPE "C" GYPSUM BOARD
CONTINUOUS THROUGH THE
WALL INTERSECTION

D
2

2-HR. WALL INTERSECTION W/ EXTERIOR WALL
NOT TO SCALE

STAGGERED 2x'S @ 16" oc.

1/2" GYPSUM BOARD

5/8" TYPE "X" EXT. SHEATHING

APPLY #15 BUILDERS FELT

EXTERIOR COVERING PER SPEC.

E
2

2-HR. WALL W/ EXTERIOR WALL & HORIZONTAL JOG
NOT TO SCALE

NOTE: THE SPECIFIC FIRE WALL ASSEMBLY WOOD FRAMING STUD SIZES FOR YOUR APPLICATION SHALL BE DETERMINED BY THE DESIGN PROFESSIONAL OF RECORD. THE UL-U382 ASSEMBLY CALLS FOR 2x's AS A MINIMUM REQUIREMENT FOR SUCH ASSEMBLY IN ANY GIVEN FLOOR SYSTEM CONDITION. THE DESIGN INTEGRITY OF THE ASSEMBLY SHOULD BE ALWAYS MAINTAINED BY KEEPING BOTH SIDES OF THE ASSEMBLY SYMMETRICALLY IDENTICAL, IN ITS SPACING, SIZING, AND DIMENSIONING OF THE COMPONENTS.



P-0961

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CLIENT: **MATTAMY HOMES**

PROJECT: **TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL**

LOCATION: **NORTH CAROLINA**

mattamyHOMES

PROJECT NO.:

DATE: **03/06/2025**

DRAWN BY: **VLT**

PERPENDICULAR
FLOOR SYSTEM
APPLICATION

2

CRITICAL NOTE: THE USE OF THE UL-U382 IS RECOMMENDED IN REMEDIAL WHEN THERE HAS BEEN NO COORDINATION WITH THE TRUSS MANUFACTURER, AT THE END TRUSS MEMBERS AT THE SEPARATING WALL ARE PERPENDICULAR TO THE UL-U382 STUD FRAMING. STANDARD UL-U382 FRAMING IS SHOWN IN DETAIL, THE UL-U301 IS NOT NEEDED.

IMPORTANT NOTES: TYPICAL OPTIONAL 2x LEDGER PROVIDED WHEN USING FIRE RATED 5/8" GYPSUM BOARD UNDERLAYMENT, BOTH SIDES, ORDER TRUSSES WITHIN THE 48", 5/8" SHORTER.

TYPICAL ROOF TRUSSES

INSULATION PER SPEC

SECOND FLOOR

SECOND FLOOR

2HR. RATED SEPARATION WALL
REF. UL-U382 UNDERWRITERS
LABORATORIES INC.

RUN 5/8" TYPE "C" GYPSUM
BOARD TO TOP AND BOTTOM OF
SUBFLOORING

DOUBLE FLOOR PLATE

FIRST FLOOR

FIRST FLOOR

STAGGERED 2x'S @ 16"oc.

SEE FOUNDATION PLAN FOR
FOOTING DETAIL (FOUNDATION
SYSTEM MAY VARY, MONOLITHIC
SLAB SHOWN)

Nu-Wool FIRE & SOUND
CELLULOSE MATERIAL FILLS
THE FIRE-RESISTANT
SEPARATION WALL CAVITY FROM
SLAB TO DECK CONTINUOUSLY -
EACH WALL FRAMING IS
INDEPENDENT FROM THE OTHER.

1" MINIMUM CONTINUOUS
SEPARATION BETWEEN STUDS
(SLAB TO ROOF DECK)

SEE FOUNDATION PLAN FOR
VARIATION

A
3 2-HR. WALL SECTION - TYP. CONDITION - TOP CHORD FLOOR SYSTEM
NOT TO SCALE REFERENCE UL-U382

UL-U382

OSB ROOF DECK

IMPORTANT NOTES: TYPICAL
OPTIONAL 2x LEDGER PROVIDED
WHEN USING FIRE RATED 5/8"
GYPSUM BOARD
UNDERLAYMENT, BOTH SIDES,
ORDER TRUSSES WITHIN THE
48", 5/8" SHORTER.

TYPICAL ROOF TRUSSES

INSULATION PER SPEC

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2HR. RATED SEPARATION WALL
REF. UL-U382 UNDERWRITERS
LABORATORIES INC.

RUN 5/8" TYPE "C" GYPSUM
BOARD TO TOP AND BOTTOM OF
SUBFLOORING

DOUBLE FLOOR PLATE

COORDINATE WITH FLOOR
TRUSS MANUFACTURER
TERMINATION LENGTH OF
BOTTOM CHORD FOR FIREWALL
CLEARANCE

FIRST FLOOR

FIRST FLOOR

Nu-Wool FIRE & SOUND
CELLULOSE MATERIAL FILLS
THE FIRE-RESISTANT
SEPARATION WALL CAVITY FROM
SLAB TO DECK CONTINUOUSLY -
EACH WALL FRAMING IS
INDEPENDENT FROM THE OTHER.

SEE FOUNDATION PLAN FOR
FOOTING DETAIL (FOUNDATION
SYSTEM MAY VARY, MONOLITHIC
SLAB SHOWN)

B
2 2-HR. WALL SECTION - STEP CONDITION - TOP CHORD FLOOR SYSTEM
NOT TO SCALE REFERENCE UL-U382

FIRE RETARDANT TREATED
PLYWOOD PANELS OR 5/8" FIRE
RATED TYPE GYPSUM BOARD,
UNDERLAYMENT TO EXTEND A
MIN. OF 48" FROM PROPERTY
LINE

SEE ALTERNATE SOLUTION TO
WALL STEP USING UL-U305

OSB ROOF DECK

IMPORTANT NOTES: TYPICAL
OPTIONAL 2x LEDGER PROVIDED
WHEN USING FIRE RATED 5/8"
GYPSUM BOARD
UNDERLAYMENT, BOTH SIDES,
ORDER TRUSSES WITHIN THE
48", 5/8" SHORTER.

TYPICAL ROOF TRUSSES

INSULATION PER SPEC

SECOND FLOOR

SECOND FLOOR

2HR. RATED SEPARATION WALL
REF. UL-U382 UNDERWRITERS
LABORATORIES INC.

RUN 5/8" TYPE "C" GYPSUM
BOARD TO TOP AND BOTTOM OF
SUBFLOORING

DOUBLE FLOOR PLATE

COORDINATE WITH FLOOR
TRUSS MANUFACTURER
TERMINATION LENGTH OF
BOTTOM CHORD FOR FIREWALL
CLEARANCE

FIRST FLOOR

FIRST FLOOR

Nu-Wool FIRE & SOUND
CELLULOSE MATERIAL FILLS
THE FIRE-RESISTANT
SEPARATION WALL CAVITY FROM
SLAB TO DECK CONTINUOUSLY -
EACH WALL FRAMING IS
INDEPENDENT FROM THE OTHER.

SEE FOUNDATION PLAN FOR
FOOTING DETAIL (FOUNDATION
SYSTEM MAY VARY, MONOLITHIC
SLAB SHOWN)

B
2 2-HR. WALL SECTION - STEP CONDITION - TOP CHORD FLOOR SYSTEM
NOT TO SCALE REFERENCE UL-U382

TERMINATION DETAILS

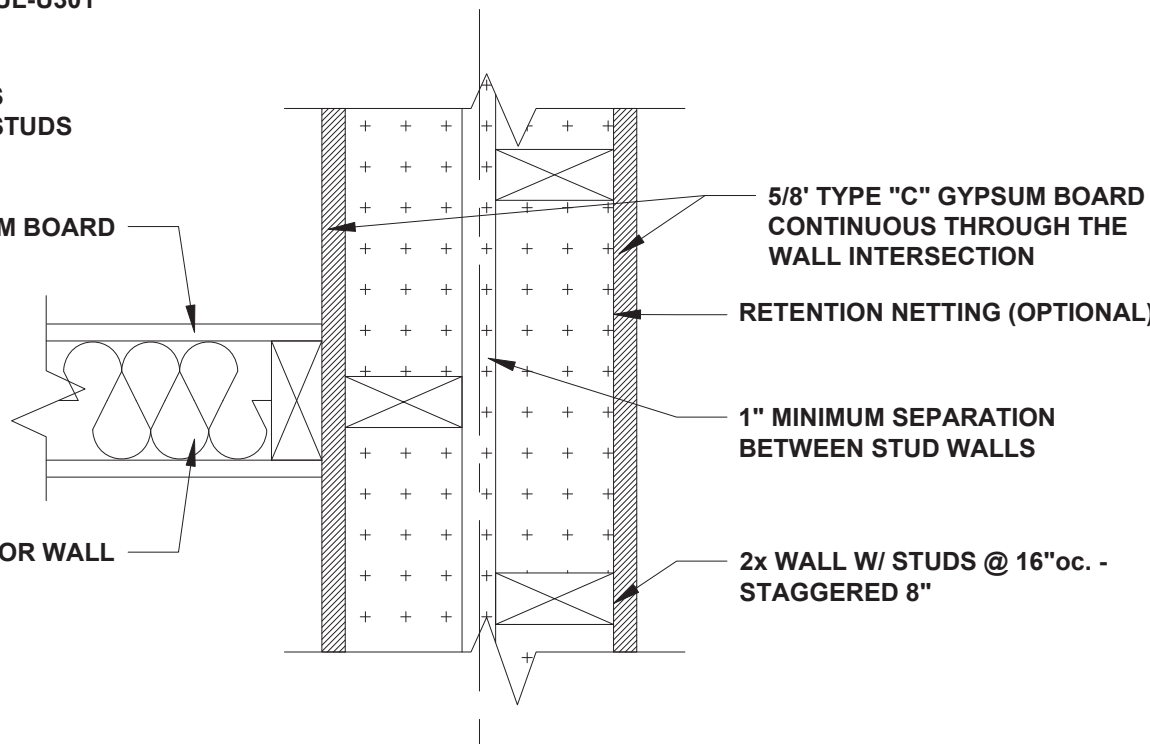
CRITICAL NOTE: AN EFFECTIVE
COORDINATION WITH THE TRUSS
MANUFACTURER RESULTS IN
THE END TRUSSES HAVING ITS
MEMBERS ROTATED AND
PARALLEL TO THE UL-U382 WALL
BELOW. AS SHOWN, THE UL-U301
IS NOT REQUIRED THEN.

1" MINIMUM CONTINUOUS
SEPARATION BETWEEN STUDS
(SLAB TO ROOF DECK)

1/2" GYPSUM BOARD

TYPICAL INTERIOR WALL

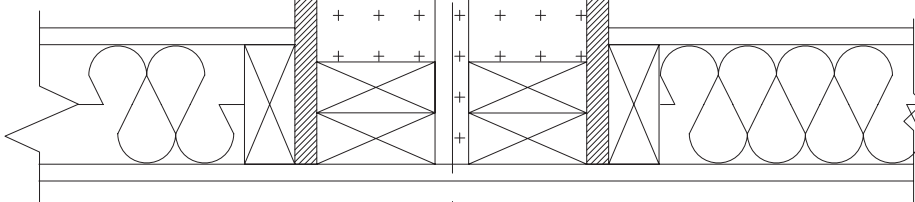
RETENTION NETTING (OPTIONAL)



C
3 2-HR. WALL INTERSECTION W/NON-RATED WALL
NOT TO SCALE

STAGGERED 2x's @ 16"oc.

5/8" TYPE "C" GYPSUM BOARD
CONTINUOUS THROUGH THE
WALL INTERSECTION



D
3 2-HR. WALL INTERSECTION W/ EXTERIOR WALL
NOT TO SCALE

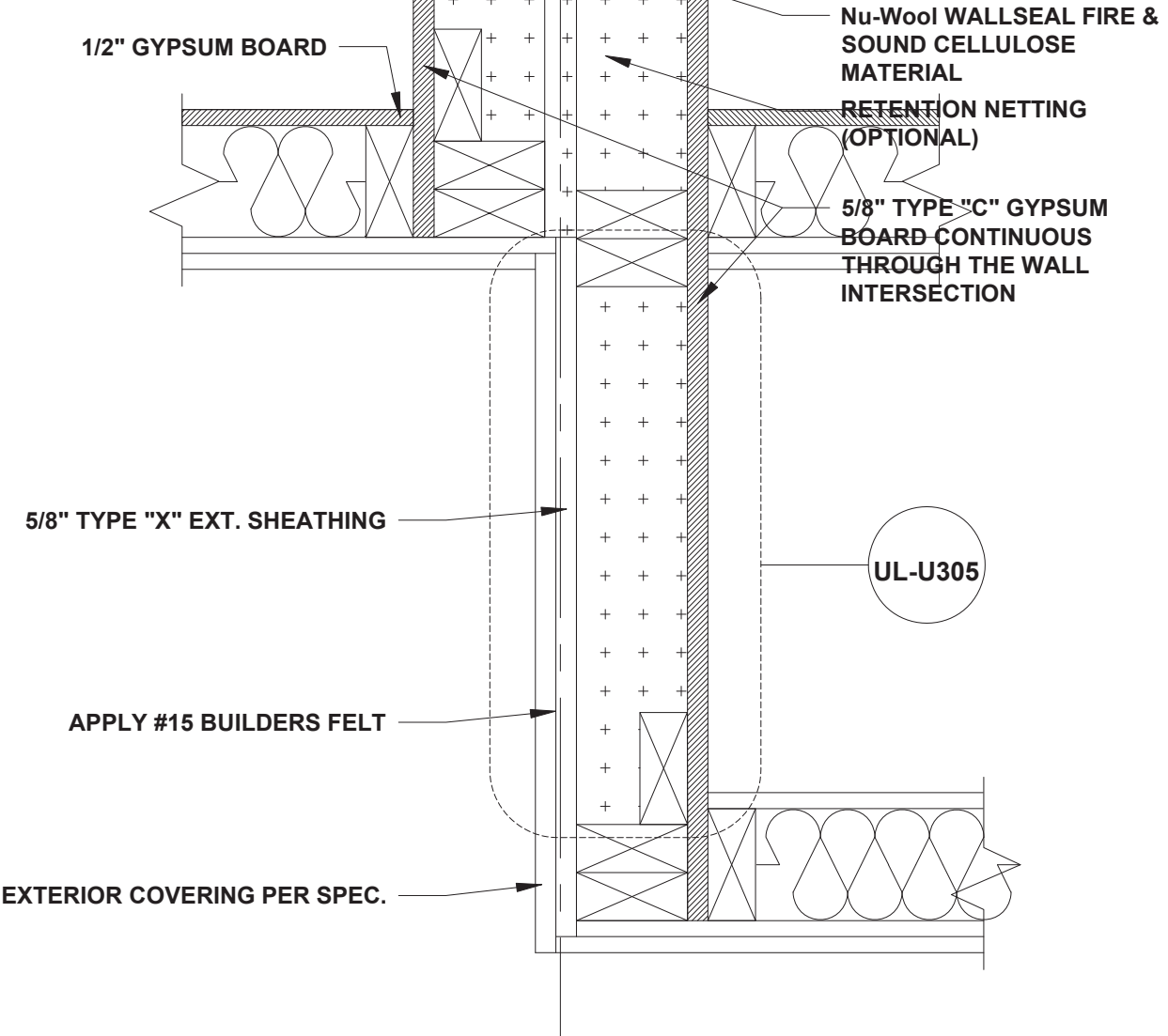
STAGGERED 2x'S @ 16" oc.

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5/8" TYPE "X" EXT. SHEATHING

APPLY #15 BUILDERS FELT

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NOT TO SCALE

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PROJECT: **TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL**

LOCATION: **NORTH CAROLINA**

mattamyHOMES

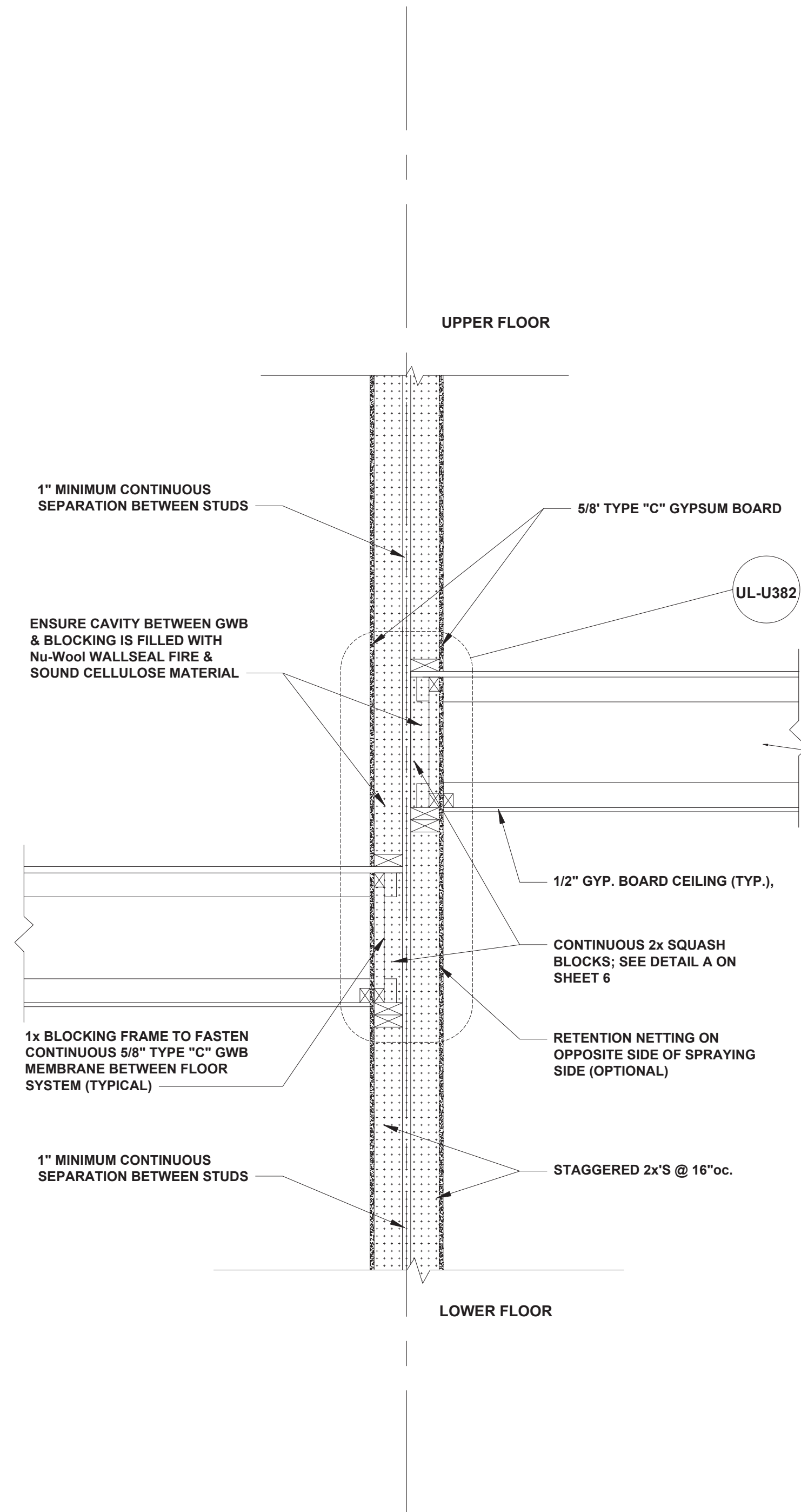
PROJECT NO.:

DATE: **03/06/2025**

DRAWN BY: **VLT**

**TOP CHORD LOAD
BEARING FLOOR
SYSTEM APPLICATION**

3

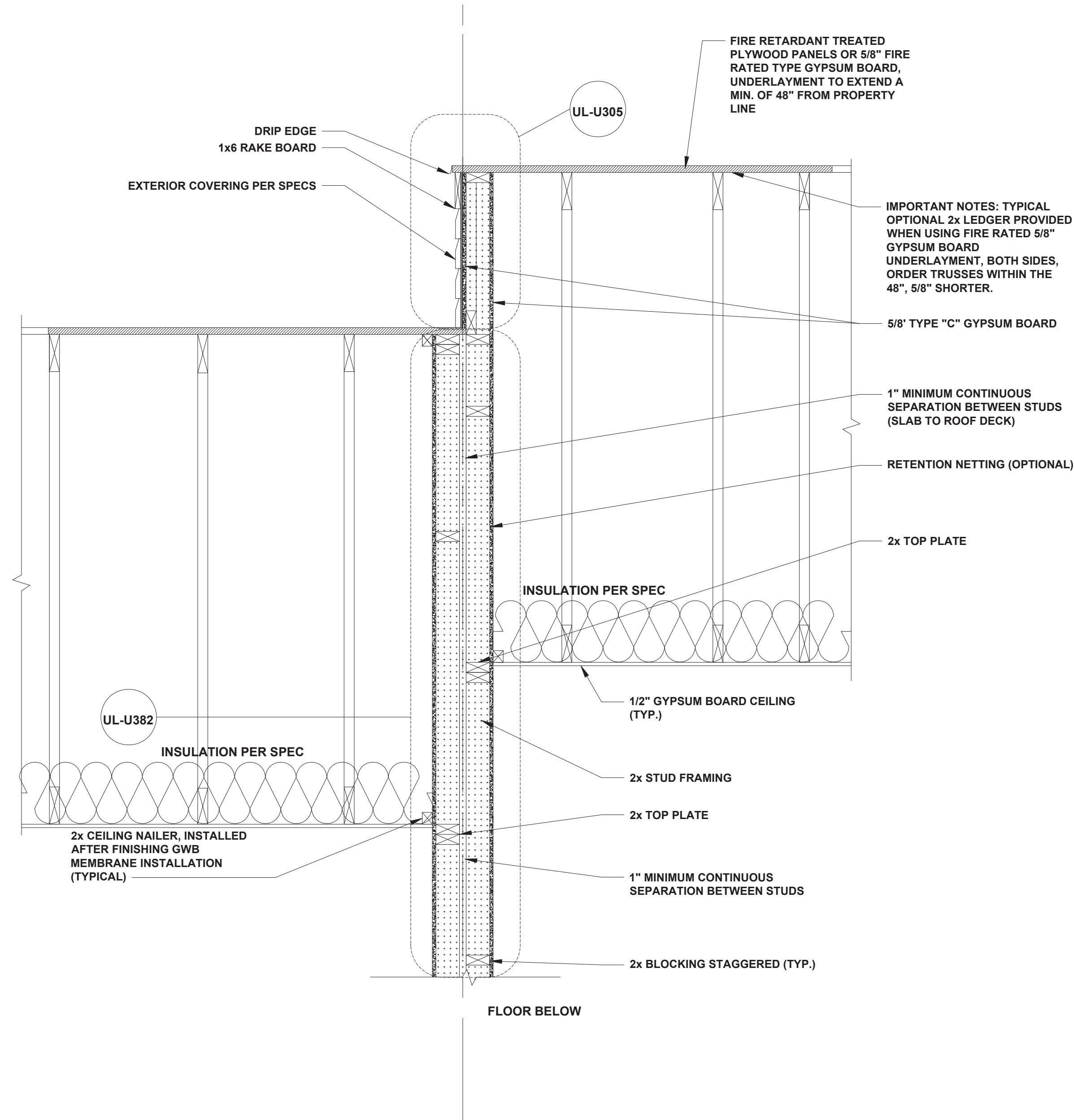


A
4 STEP CONDITION - FLOOR AREA SECTION DETAIL
NOT TO SCALE

NOTE:

- FOR FLOOR SYSTEMS SEE SPECIFIC MANUFACTURER OR PERMIT SET FRAMING PLANS
- FLOOR SYSTEM MAY VARY, I-JOIST SHOWN ON DETAIL
- WHEN THE I-JOIST FLOOR SYSTEM IS INSTALLED PERPENDICULAR TO THE FIREWALL, THE USE OF SQUASH BLOCKS IS RECOMMENDED WITH A 1/16" GAP BETWEEN THE JOIST AND DECKING. THE USE OF A 2x NAILER FOR THE CEILING IS NOT REQUIRED, STRUCT. ENG. TO DETERMINE

SEE THE UL-U382 LISTING FOR GWB MANUFACTURERS APPROVED BY THE UL TESTING



B
4 STEP CONDITION - ATTIC AREA SECTION DETAIL
NOT TO SCALE



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LOCATION: **NORTH CAROLINA**

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 5/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



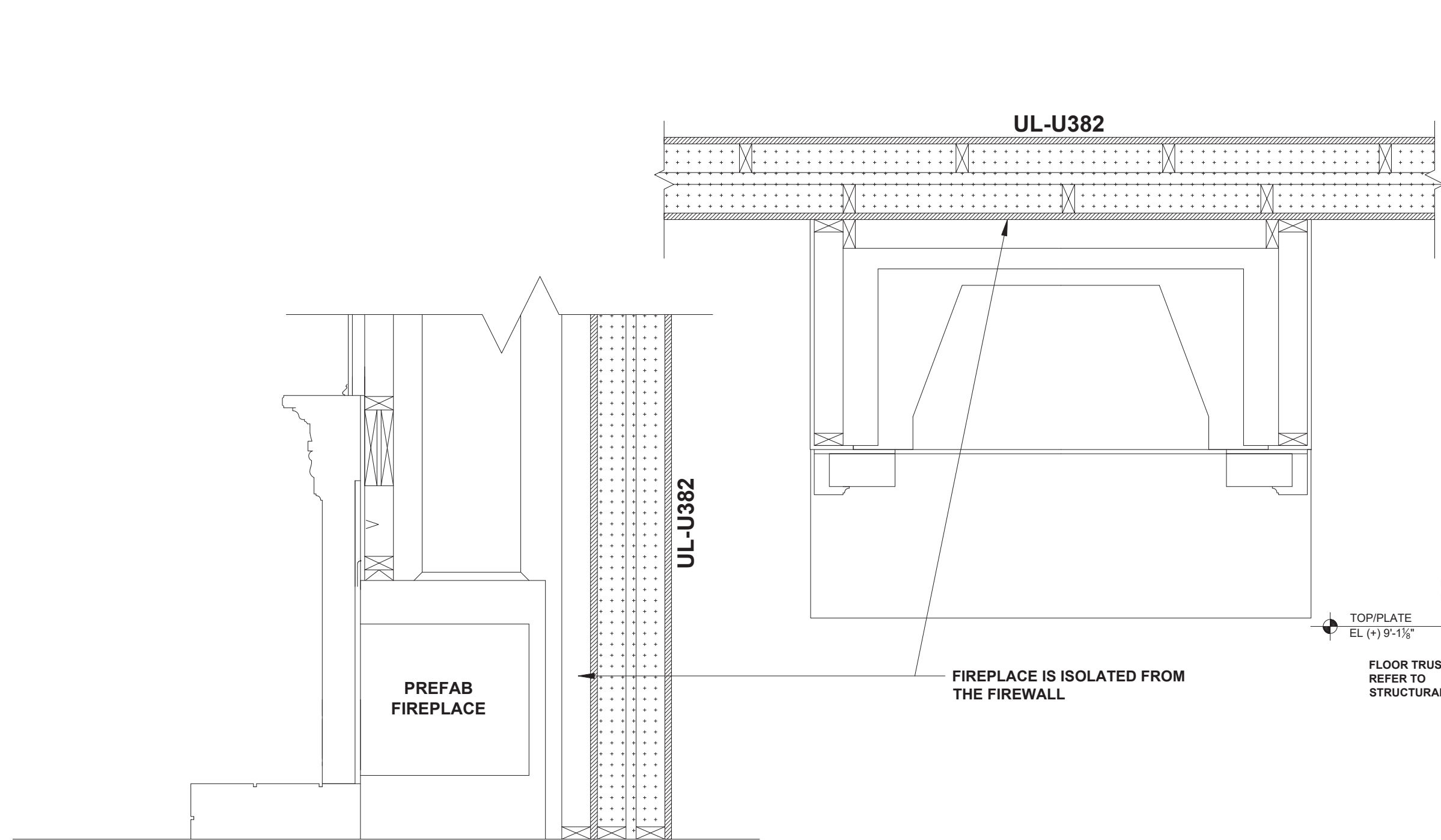
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DATE: **03/06/2025**

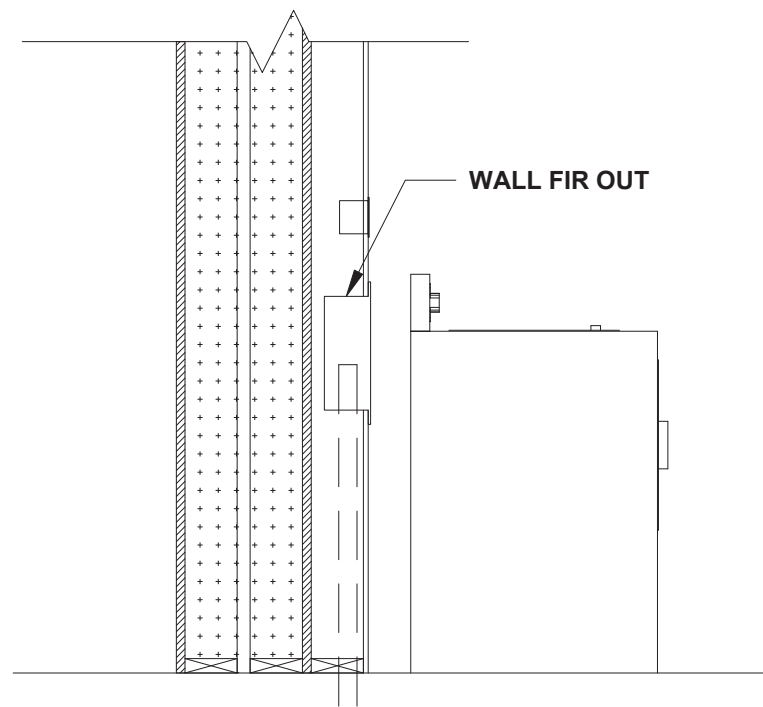
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STEP CONDITION DETAILS

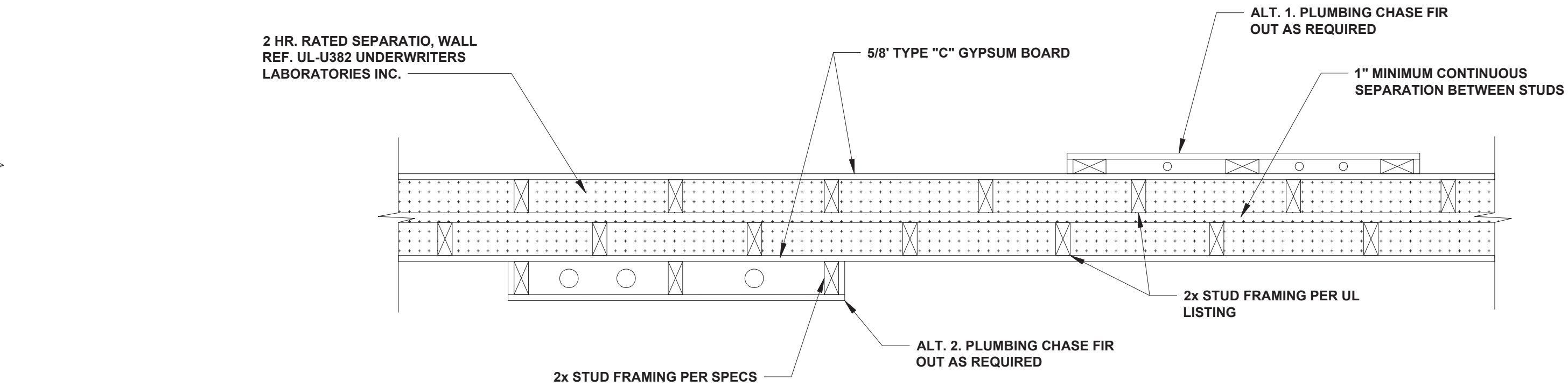
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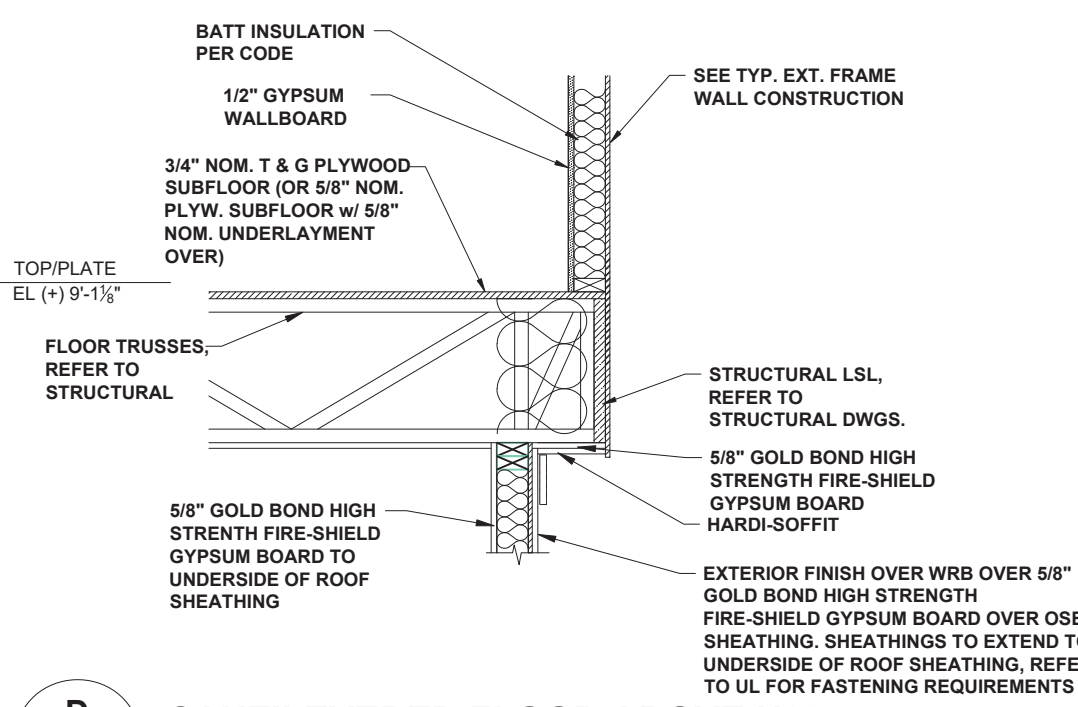
A
5
UL-U382 SYSTEM "A" FRAMING SECTION @ FIREPLACE
NOT TO SCALE



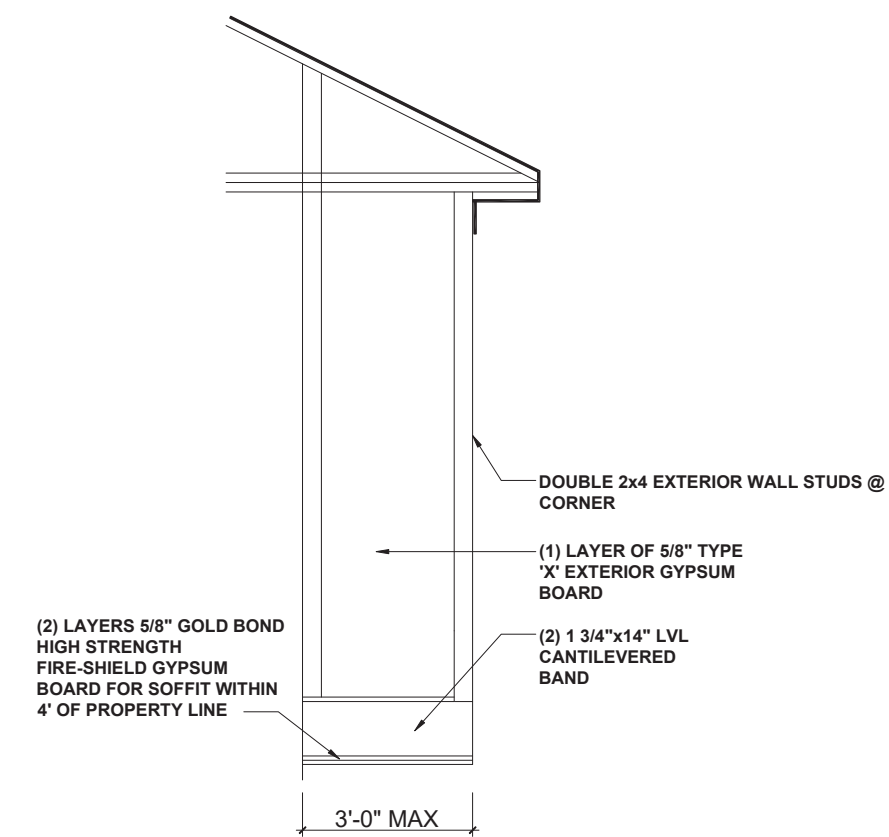
B
5
UL-U382 SYSTEM "A" FRAMING FIR OUT SECTION @ APPLIANCE
NOT TO SCALE



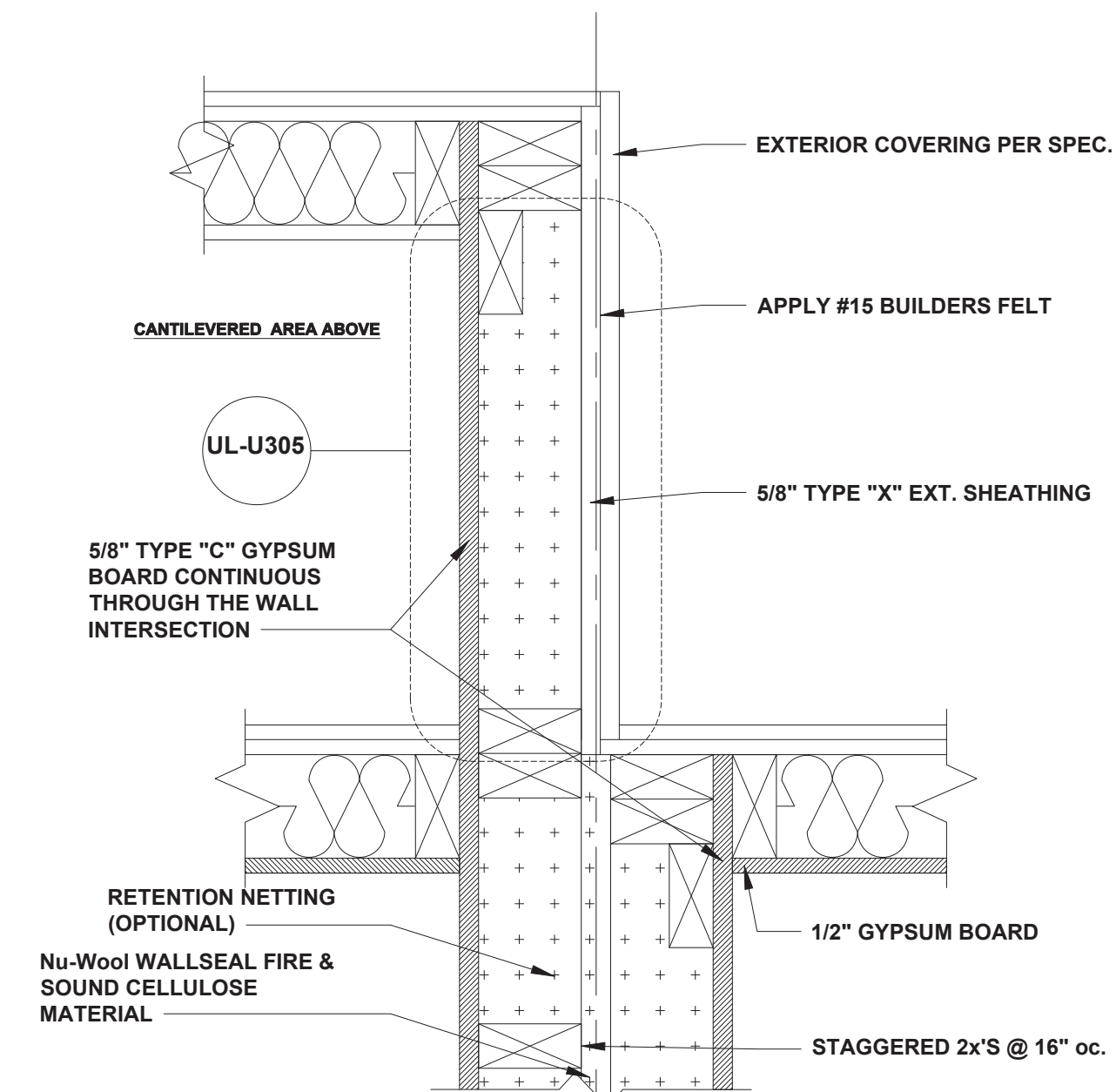
C
5
UL-U382 WITH PLUMBING CHASES
NOT TO SCALE



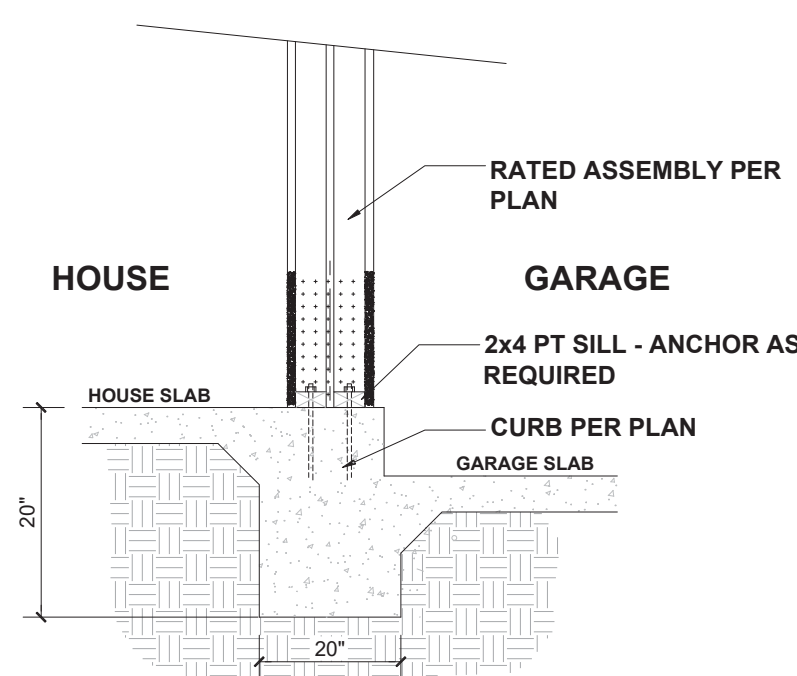
D
5
CANTILEVERED FLOOR ABOVE U305
NTS



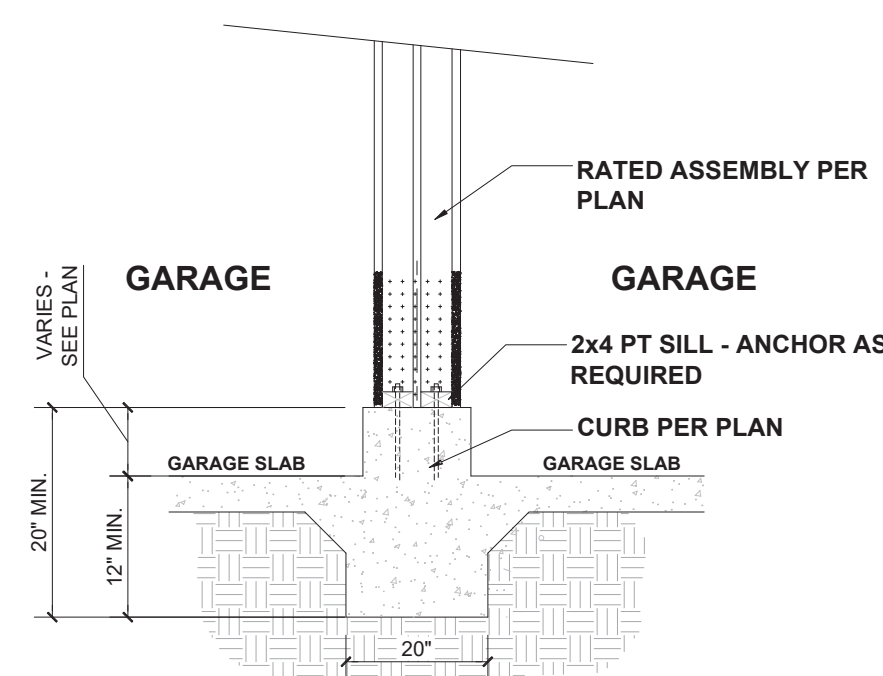
F
5
CANTILEVERED FLOOR WALL SECTION
NTS



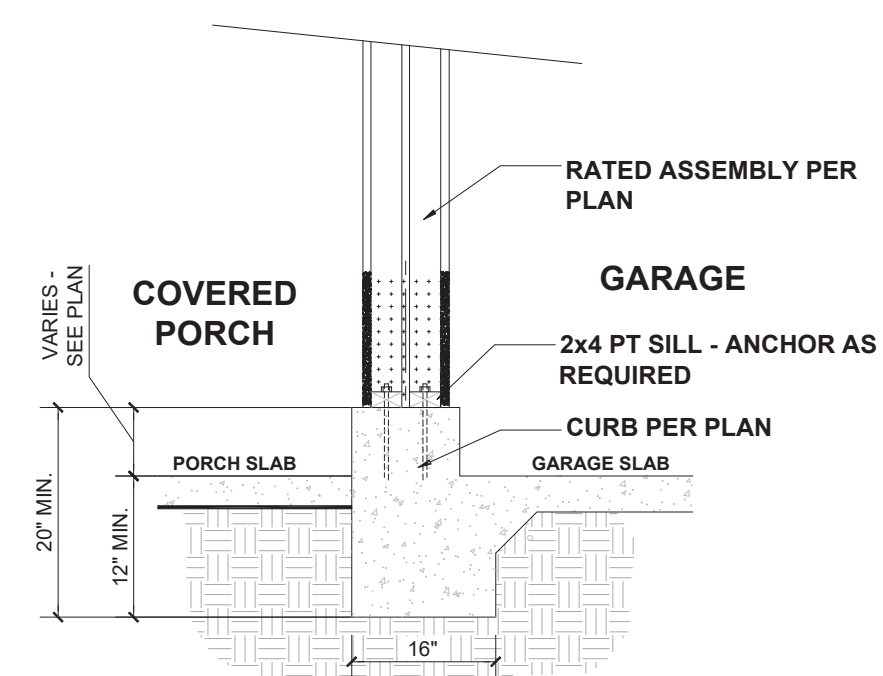
E
5
1-HR EXTERIOR CORNER AT CANTILEVERED WALL ABOVE
NTS
HORIZONTAL OFFSET



HOUSE TO GARAGE FDN 3/4" = 1'-0" **8**



GARAGE TO GARAGE FDN 3/4" = 1'-0" **9**



GARAGE TO PORCH FDN 3/4" = 1'-0" **10**



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SHEET. DIMENSIONS, UNLESS OTHERWISE NOTED, SHALL GOVERN OVER
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CLIENT: MATTAMY HOMES

PROJECT: TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1'-0" FOR 1x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.:

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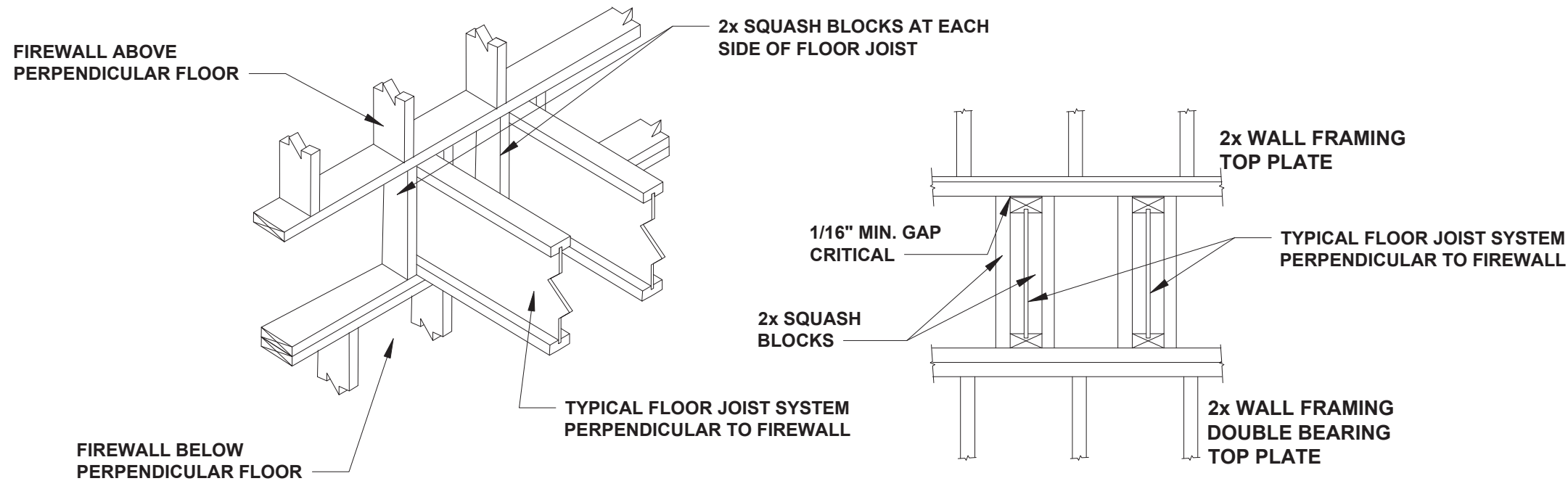
DRAWN BY: VLT

MISCELLANEOUS
FRAMING DETAILS

5

- THESE DETAILS ARE ILLUSTRATING SUGGESTED DESIGN FOR THE APPLICATION OF BOTH THE CONTINUITY & STRUCTURAL INDEPENDENCE CODE REQUIREMENTS ON FIRE SEPARATION APPLICATIONS.

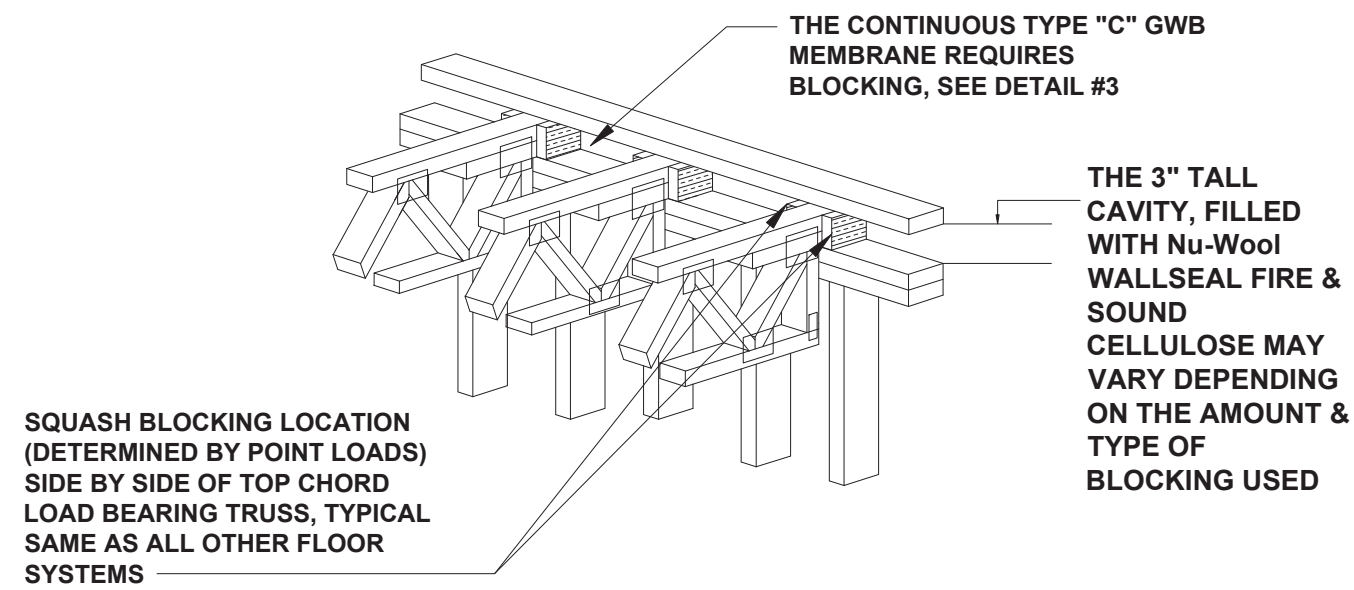
- ALL BUILDING CONSTRUCTION MATERIALS & STRUCTURAL COMPONENTS SHALL BE SIZED & CALLED OUT BY THE PROJECT ARCHITECT OR ENGINEER DESIGN OF RECORD PER THE PROJECT SITE SPECIFIC & CORRESPONDING APPROVED & PERMITTED PLANS AND SPECIFICATIONS. NO EXCEPTIONS, THEY AMY NOT DEPICT ACTUAL CONDITIONS.



A
6 SQUASH BLOCKING AT FLOOR JOIST BEARING PT.
NOT TO SCALE

1

TYPICAL TOP CHORD LOAD BEARING FLOOR SYSTEMS
UL-U382 WALL



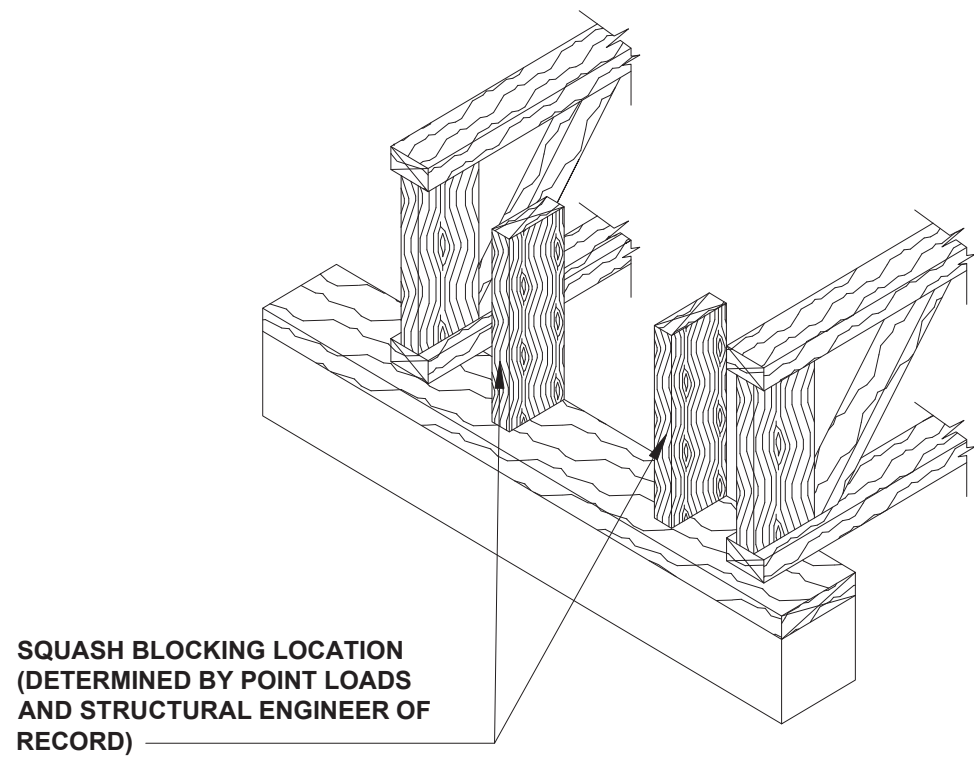
NOTE: FLOOR DECK NOT SHOWN FOR CLARITY

TYPICAL PERPENDICULAR JOIST ON END BEARING WALL APPLICATION

FLOOR SYSTEM ON WALL

2

UL-U382 WALL

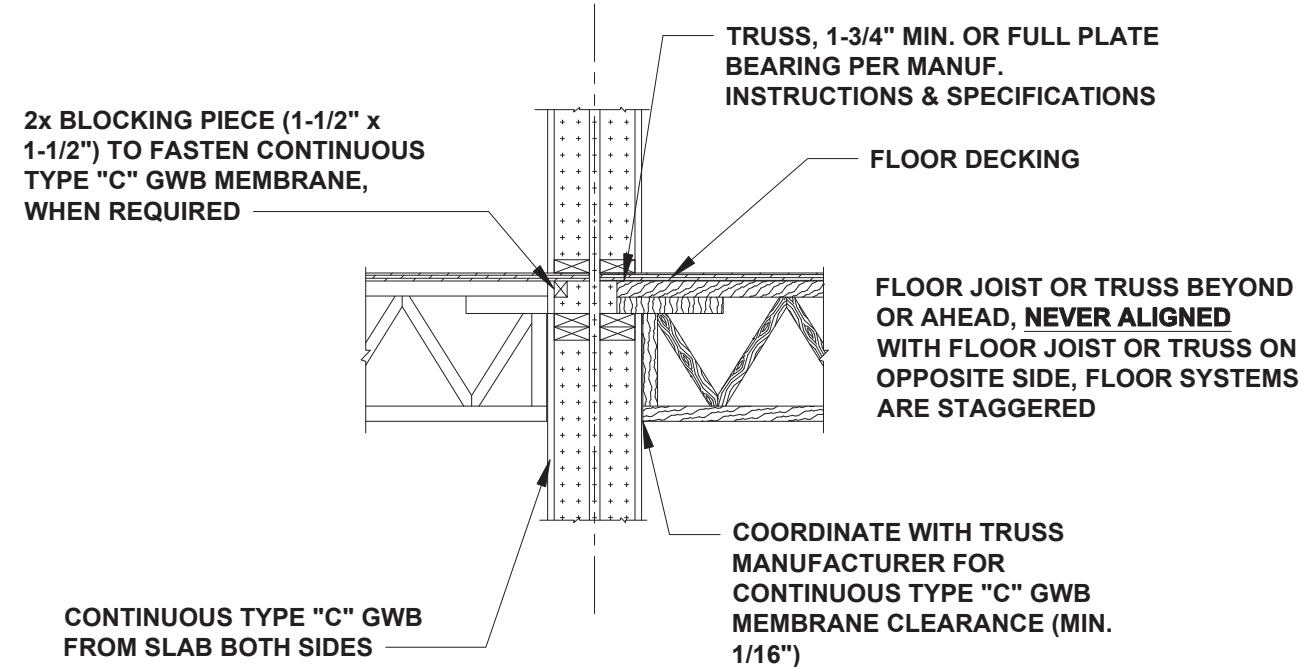


BLOCKING UNDER CONCENTRATED LOAD THAT FALLS BETWEEN JOISTS

SQUASH BLOCKING DETAIL (A)

3

TYPICAL TOP CHORD LOAD BEARING FLOOR SYSTEMS
STAGGERED FLOOR JOISTS
UL-U382 WALL

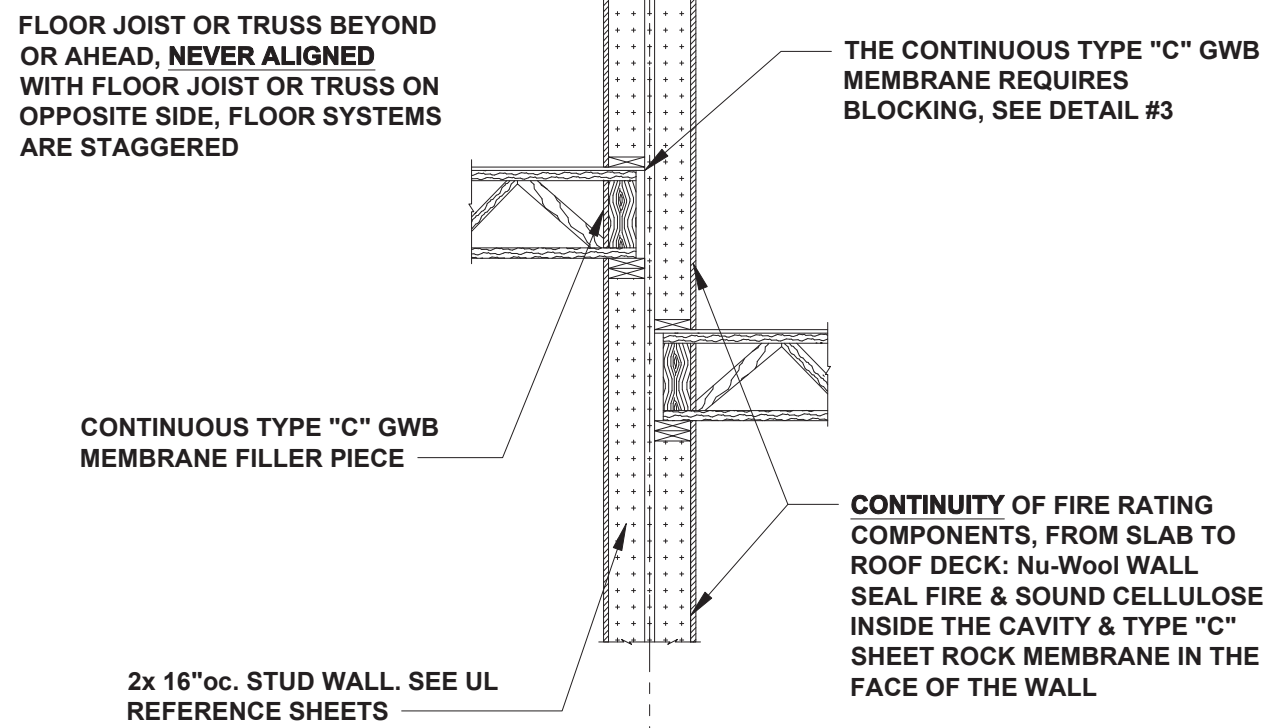


NOTE: SECTION THROUGH FLOOR TRUSS

TYPE "C" BLOCK DETAIL

4

STRUCTURAL INDEPENDENCE
UL-U382 WALL

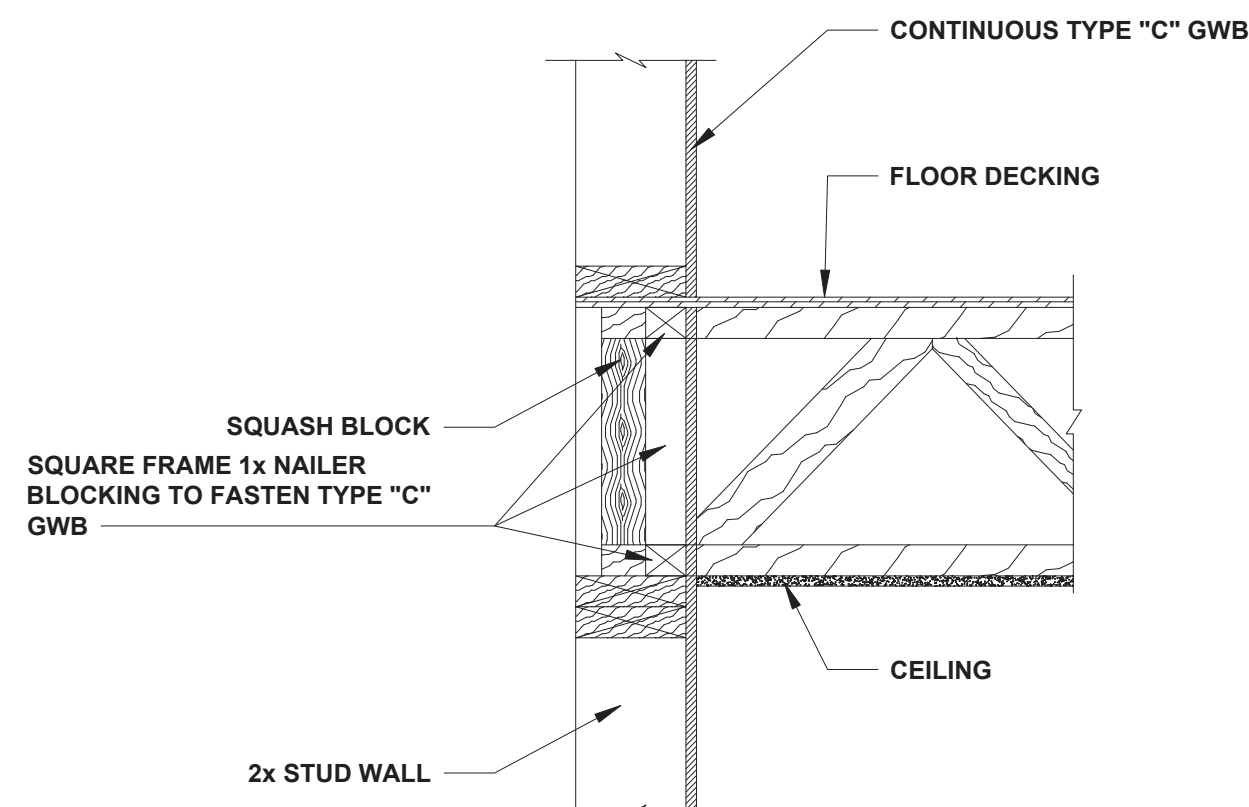


PERPENDICULAR OPEN WEB ON UL-U382 FIREWALL

FLOOR SYSTEM APPLICATION

8

UL-U382 WALL

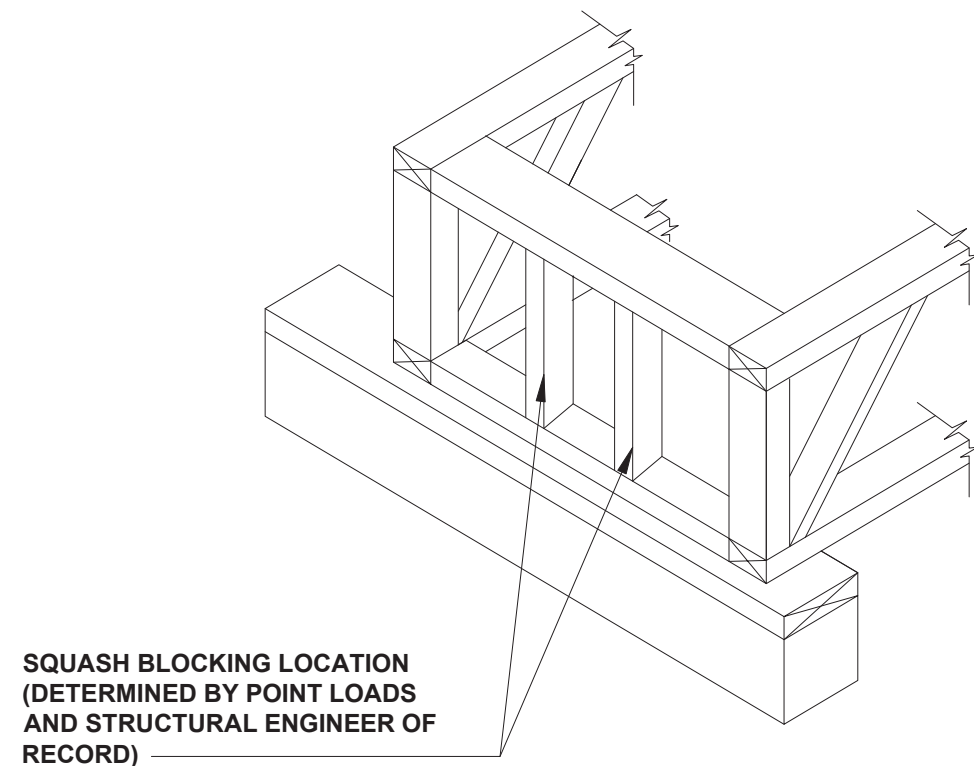


TYPICAL LOCATION OF SQUARE NAILER BLOCKING TO FASTEN TYPE "C" GWB ON PERPENDICULAR APPLICATION

FLOOR SYSTEM ON WALL

7

TYPICAL ALL PERPENDICULAR FLOOR PENETRATIONS
UL-U382 WALL

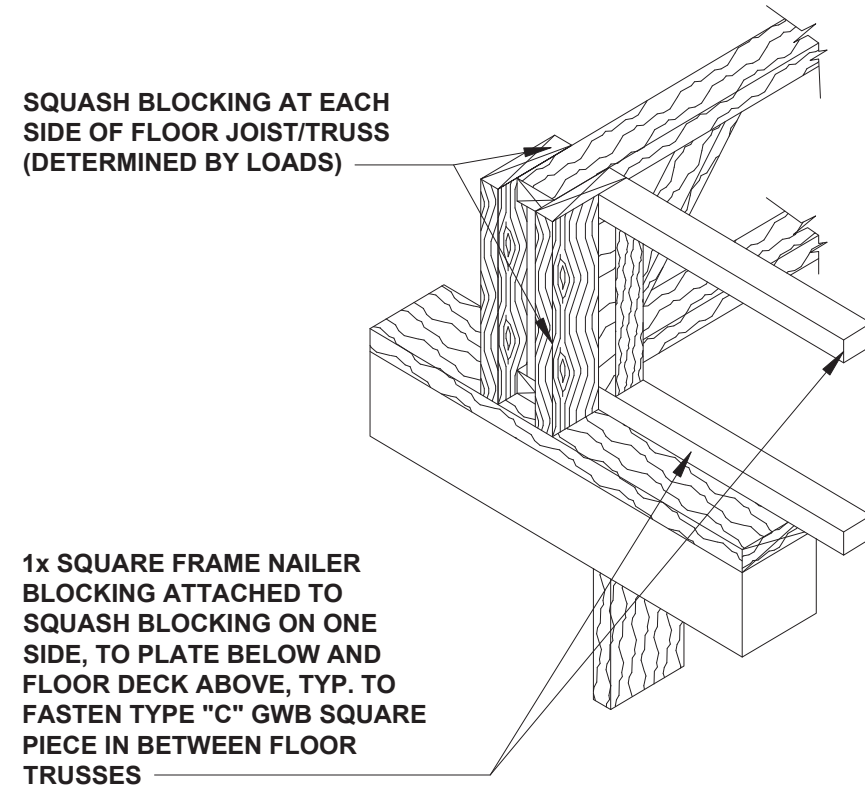


SQUARE BLOCKING TO FASTEN 5/8" TYPE "C" GWB BETWEEN JOISTS

SQUASH BLOCKING DETAIL (B)

6

TYPICAL ALL PERPENDICULAR FLOOR PENETRATIONS
UL-U382 WALL

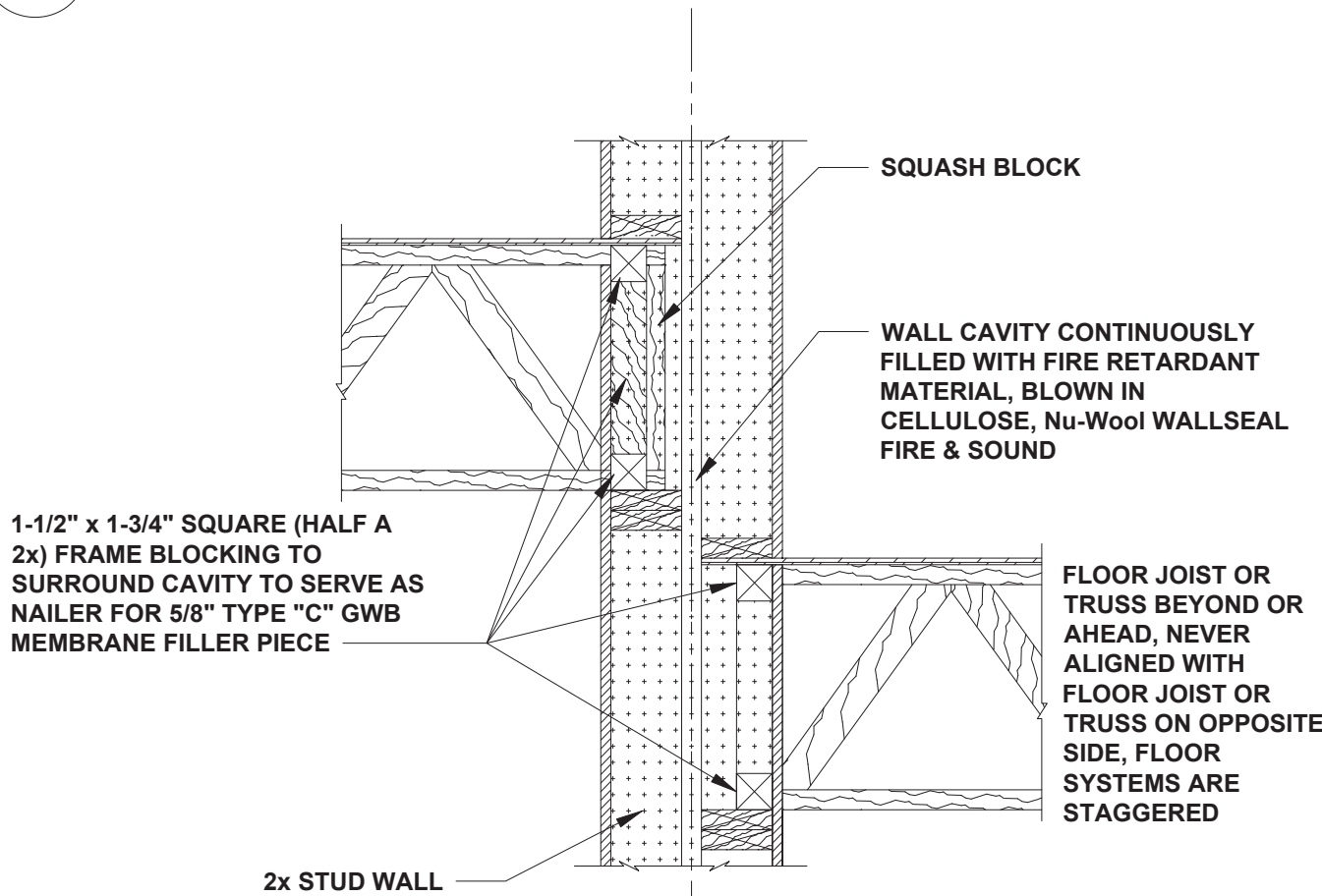


SQUASH BLOCK REQUIRED UNDER CONCENTRATED LOADS THAT FALLS ON THE FLOOR JOIST SQUARE BLOCKING TO FASTEN 5/8" TYPE "C" GWB BETWEEN JOISTS

SQUASH & SQUARE FRAME DETAIL

5

UL-U382 WALL



TYPICAL SQUARE NAILER BLOCKING FOR TYPE "C" GWB FASTENING PERPENDICULAR JOINST ON UL-U382 FIREWALL

TYPE "C" FILLER PIECE BLOCKING



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PROJECT: **TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL**

LOCATION: **NORTH CAROLINA**

SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 5/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED



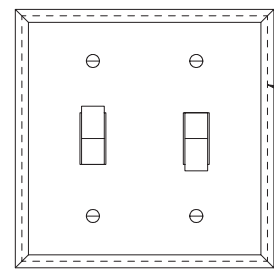
PROJECT NO.:

DATE: **03/06/2025**

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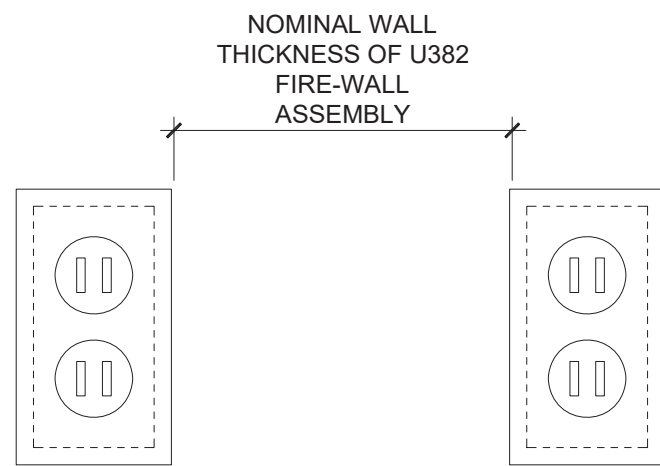
PERPENDICULAR FLOOR SYSTEM DETAILS

6

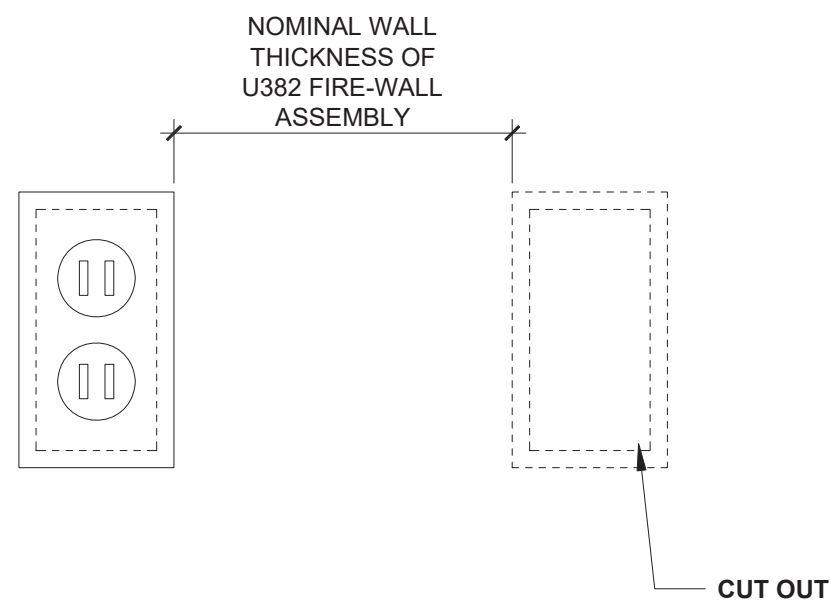


DISTANCES ARE MEASURED FROM THE OUTSIDE FACE OF THE BOX

A
7 WALL FACE RECEPTACLE DISTANCE
NOT TO SCALE

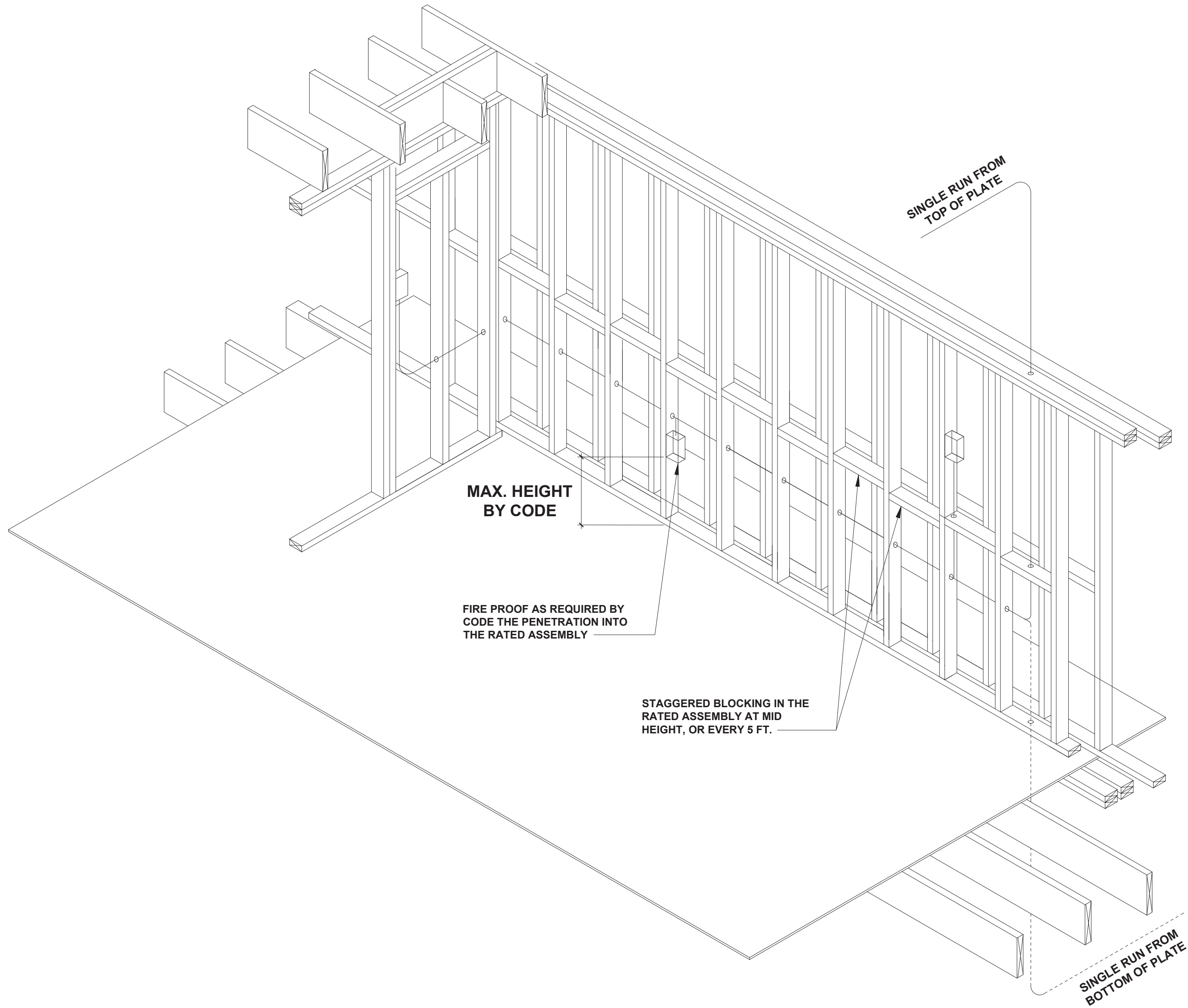


B
7 WALL FACE RECEPTACLE DISTANCE
NOT TO SCALE



C
7 BACK TO BACK RECEPTACLE DISTANCE
NOT TO SCALE

NOTE: THE MINIMUM ALLOWED DISTANCE BETWEEN ONE POWER BOX TO ANOTHER POWER BOX IN A UL-U382 IN A FIRE RESISTANT WALL IS 9-1/8"



D
7 ELECTRICAL RUNS INTO RATED ASSEMBLY
NOT TO SCALE

PER THE IRC:

R302.4.2 MEMBRANE PENETRATIONS: MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1 WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.

EXCEPTIONS:

- MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.0103 mts) IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (0.0645 mts) IN ANY 100 SQUARE FEET (9.29 m) OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.1mm). SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
 - BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610mm) WHERE THE WALL PARTITION IS CONSTRUCTED WITH INDIVIDUAL NON-COMMUNICATING STUD CAVITIES;
 - BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION;
 - BY SOLID FIRE BLOCKING IN ACCORDANCE WITH IRC SECTION R302.11
 - BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS; OR
 - BY OTHER LISTED MATERIALS AND METHODS
- MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIALS PROVIDED THE BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.1mm) UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
 - BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES;
 - BY SOLID FIREBLOCKING IN ACCORDANCE WITH IRC SECTION R302.11;
 - BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS; OR
 - BY OTHER LISTED MATERIALS AND METHODS.
- THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER PROVIDED IT IS COVERED BY A METAL ESCUTCHEON PLATE.

IF ANSI A117.1 APPLIES PER LOCAL JURISDICTION

CABO/ANSI A117.1 1992: FOR ACCESSIBILITY, SECTION 4.25.3 (EXCEPTION) STATES: ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED 15 INCHES ABOVE THE FLOOR UNLESS THE USE OF SPECIAL EQUIPMENT REQUIRES LOCATION AT A DIFFERENT POSITION. THE ANSI STANDARD IS REFERENCED IN THE 1997 U.B.C. SECTION 1101.3

ICC/ANSI A117.1 1998: FOR ACCESSIBILITY, CHAPTER 3 - BUILDING BLOCKS, SECTION 308 REACH RANGES, 308.3 SIDE REACH: 308.3.1 UNOBSTRUCTED WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1220mm) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (380mm) MINIMUM ABOVE THE FLOOR OR GROUND.

THE PENETRATION AREA SUM OF ALL THE OUTLETS, SWITCHES, OR ELECTRICAL FIXTURES INTO THE FIRE RESISTANT RATED WALL MUST NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF FIRE RESISTANT RATED WALL. THESE PENETRATIONS MUST BE LISTED, UL OR OTHER, APPROVED ELECTRICAL COMPONENTS.

EXAMPLE:
ONE SINGLE RECEPTACLE BOX = 8.4 SQ. INCHES
TOTAL PER 100 SQ. FT. OF WALL = 11 SINGLE RECEPTACLE BOXES
ONE DUPLEX RECEPTACLE BOX = 15 SQ. INCHES
TOTAL PER 100 SQ. FT. OF WALL = 6 DUPLEX BOXES

PROVIDED THAT THE SPACING REQUIREMENTS, CODE, AND LISTED ARE MET.



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CLIENT: MATTAMY HOMES

PROJECT: TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL

LOCATION: NORTH CAROLINA

SCALE: 3/32" = 1/4" FOR 11x17 PAPER, 3/16" = 1/4" FOR 22x34 PAPER, OR AS NOTED



PROJECT NO.:

DATE: 03/06/2025

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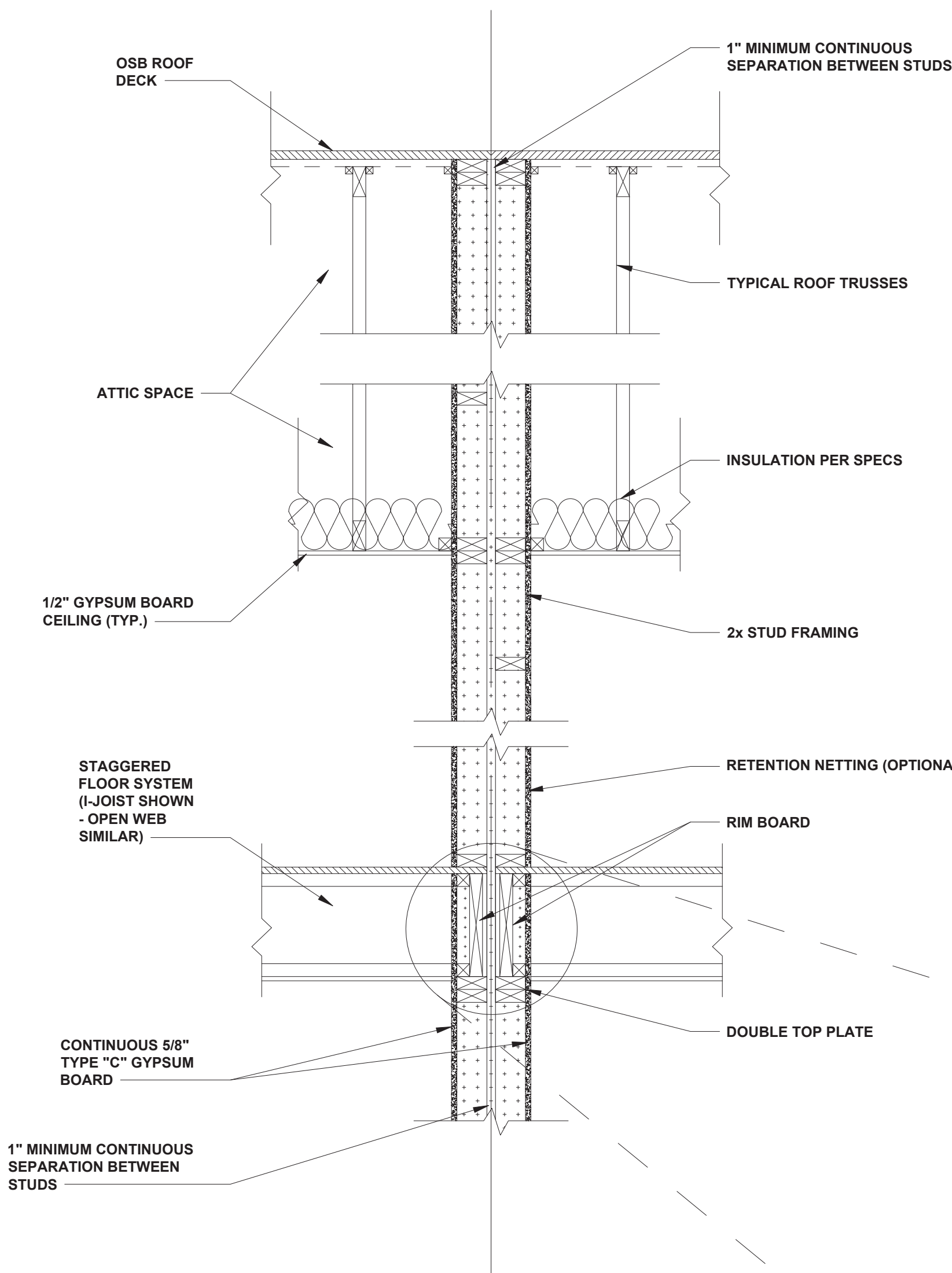
RATED ASSEMBLY
ELECTRICAL
PENETRATIONS

7

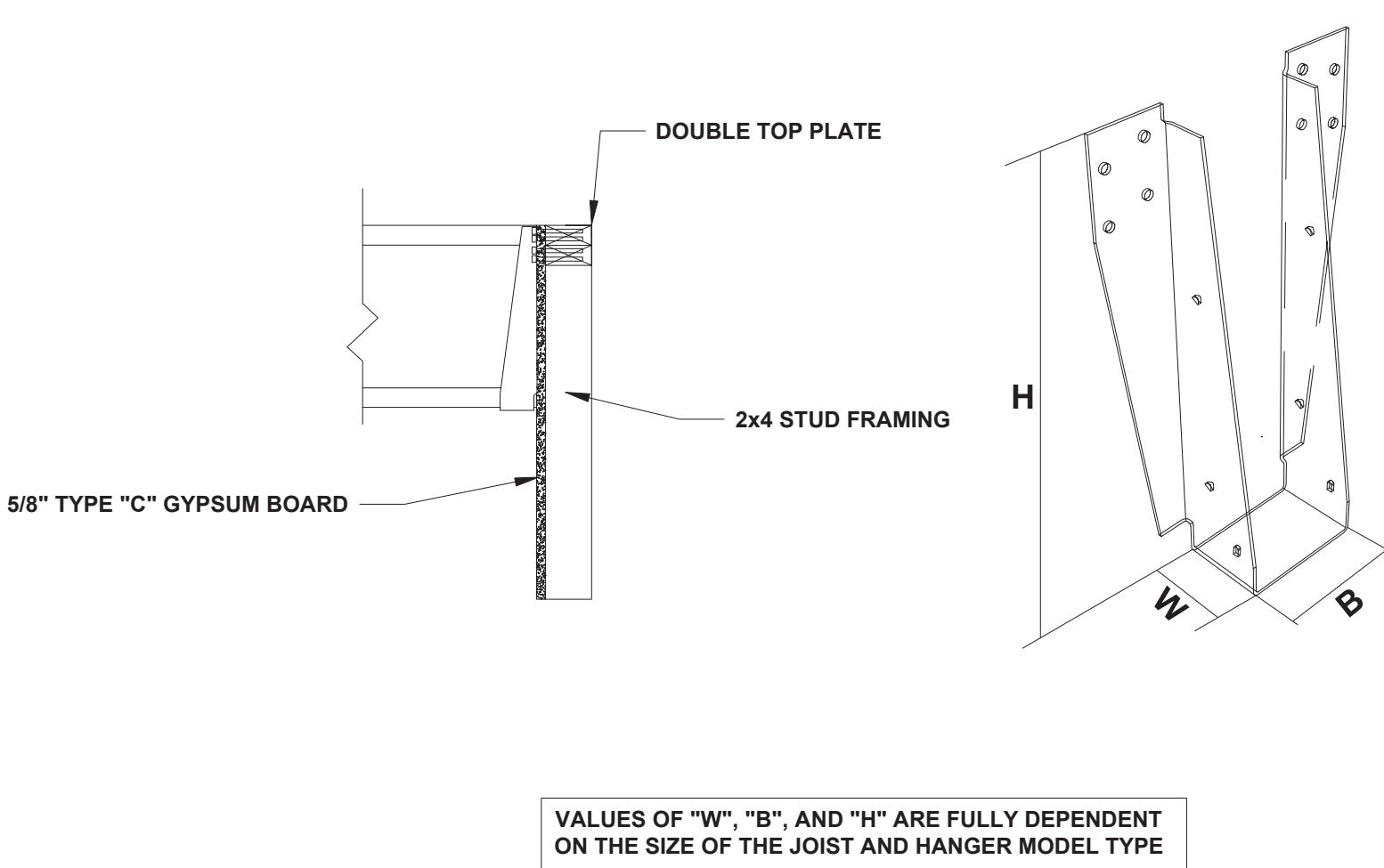
ALTERNATIVE SOLUTIONS TO FIRE PROOFING MEMBRANE PENETRATIONS
IT IS RECOMMENDED THAT THESE ALTERNATIVES BE IMPLEMENTED AT THE DESIGN STAGE BY THE DESIGNER OF RECORD, NOT IN THE FIELD

- REFERENCES:
1. APA DOCUMENT FORM NO. D350D-2022 & APA-DATA-FILE-APA RIM BOARD IN FIRE-RATED, ENGINEERED WOOD ASSOC. ASSEMBLIES 2019
 2. SIMPSON-STRONG TIE - WOOD CONSTRUCTION CONNECTORS - 2021-2023

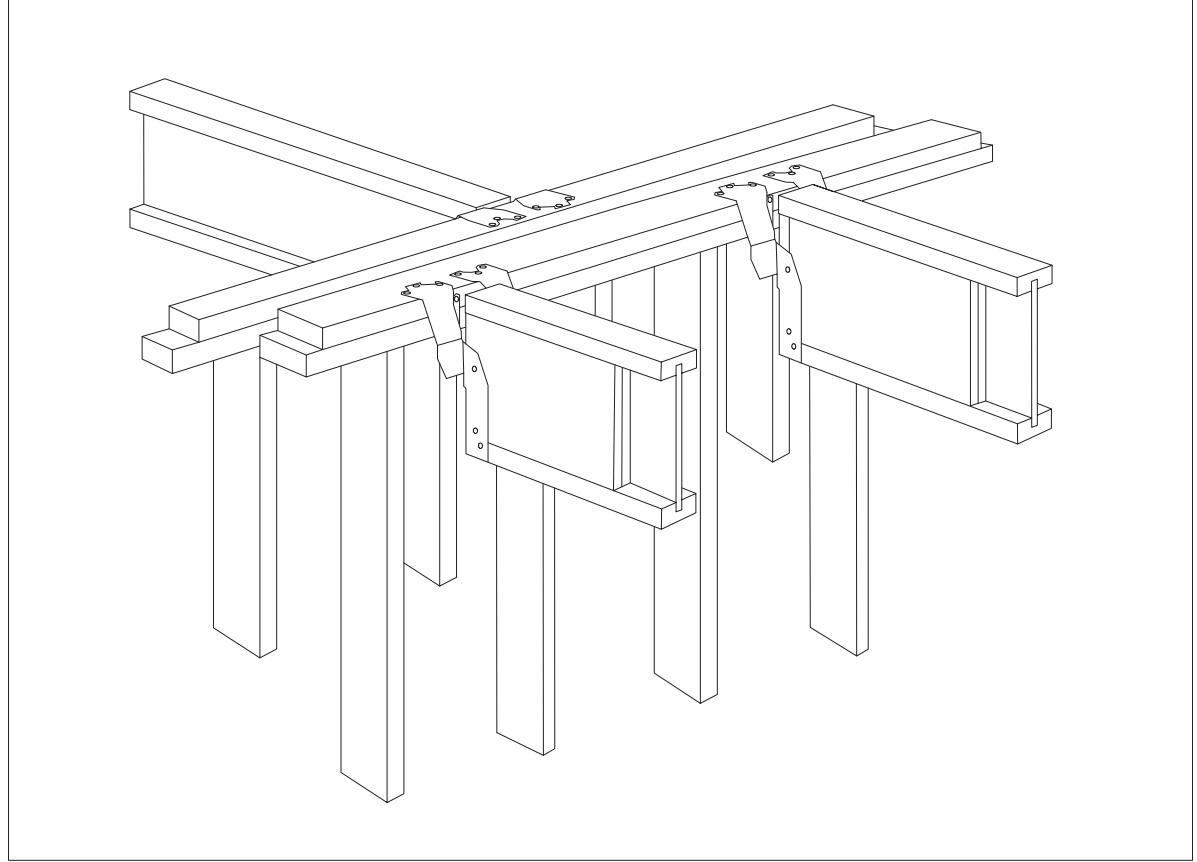
A) RIMBOARD SOLUTION



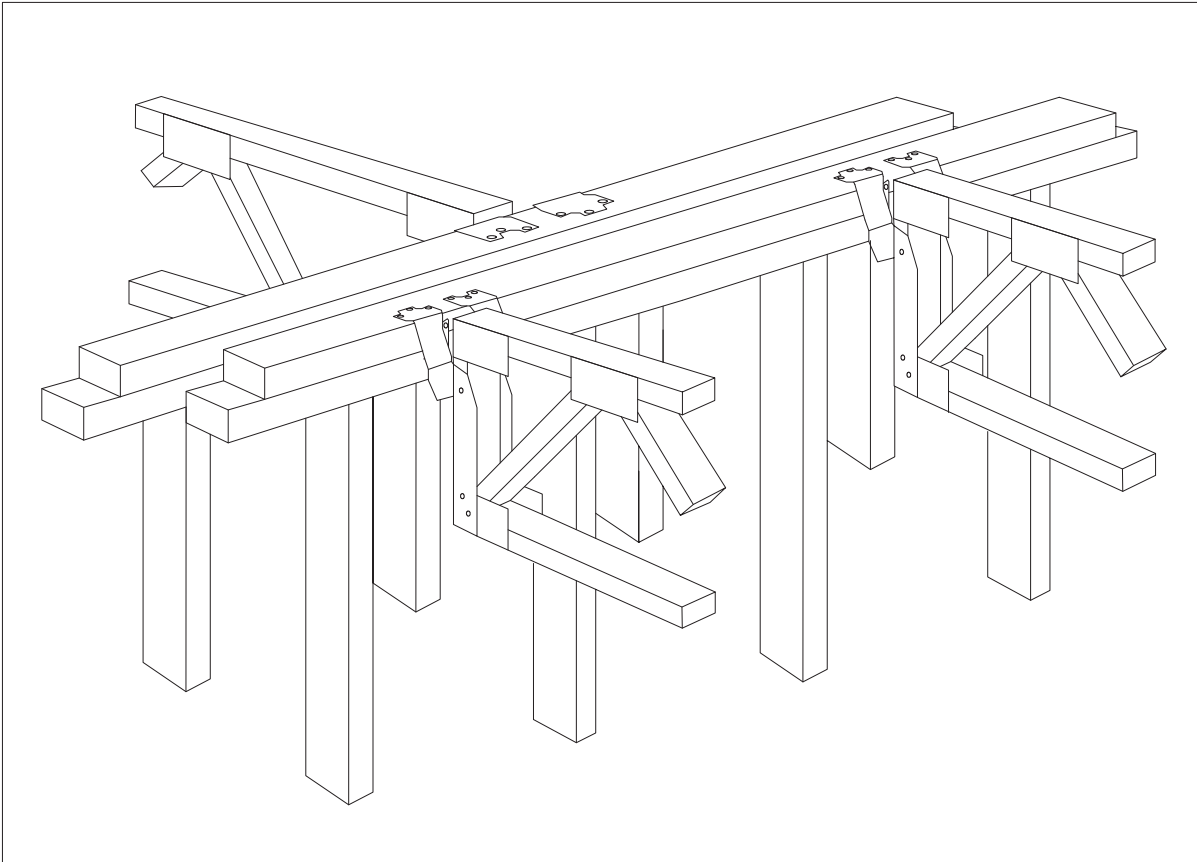
B) FIRE RATED WALL HANGER SOLUTION



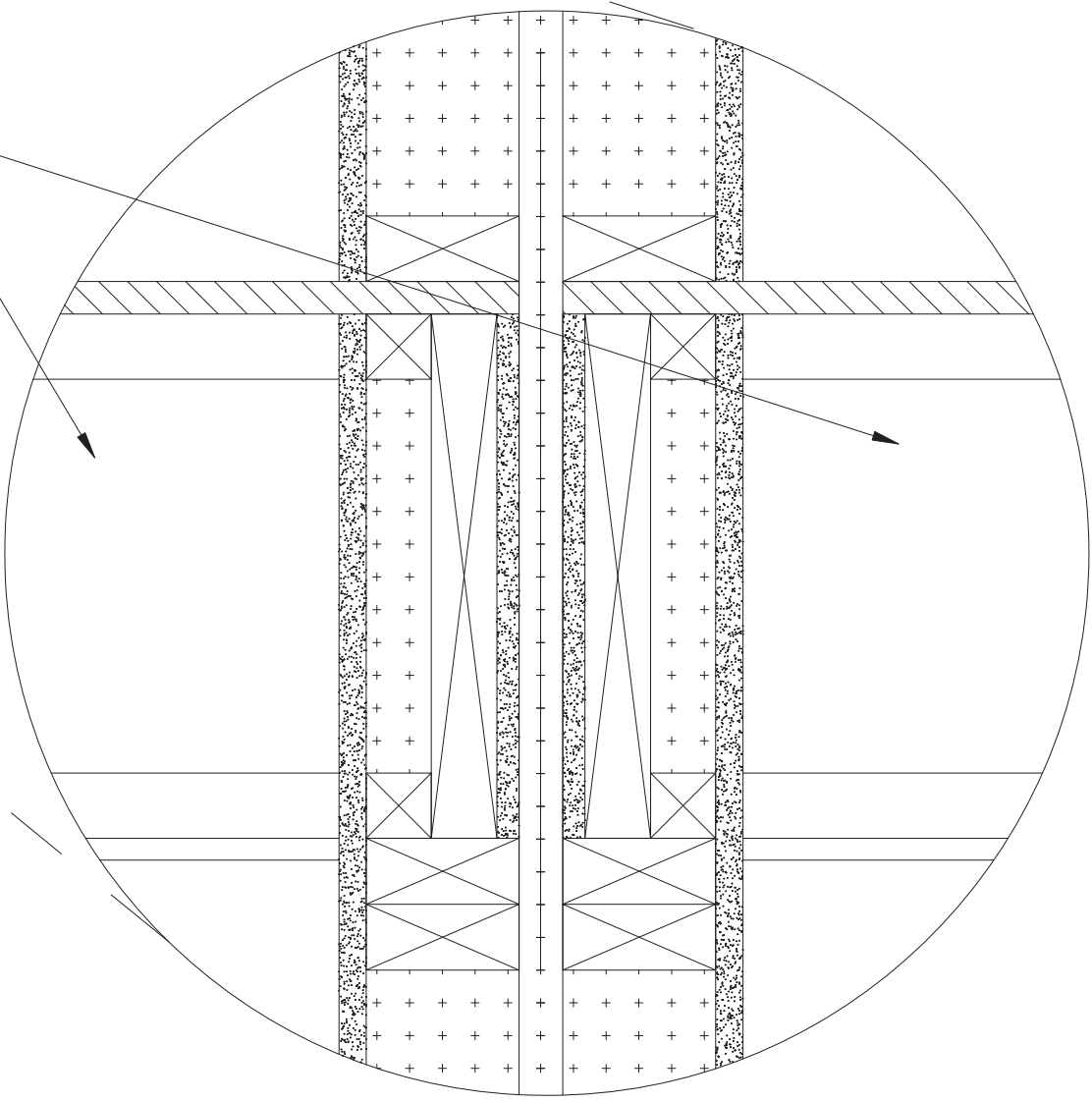
I-JOIST FLOOR SYSTEM



OPEN WEB FLOOR SYSTEM



NOTE: FLOOR SYSTEMS ARE STAGGERED, FRONT TO BACK, THEY ARE NOT SYMMETRICALLY OPPOSED



PERPENDICULAR I-JOIST

- THE RIMBOARD INCREASES THE FIRE RATING EMPIRICALLY, TO THE ASSEMBLY FOR A FIRE FROM EITHER SIDE OF THE WALL.
- GYPSUM WALL BOARD SHOWN ON THE CEILING PROTECTS THE FLOOR SYSTEM AND THE RIM BOARD. BUT IT DOES NOT NECESSARILY CAUSE THE FLOOR ASSEMBLY TO BE RATED.
- ATTACHED 1 LAYER 5/8" GYPSUM WALL BOARD TO RIM BOARD WITH 1-1/2" TYPE W/ DRYWALL SCREWS SPACED 12 INCHES ON CENTER.
- PROVIDE MINIMUM 1-3/4" BEARING FOR I-JOIST (FOLLOW MANUFACTURER'S INSTRUCTIONS).
- THE RIM BOARD AND THE GYPSUM WALL BOARD THICKNESS ARE SHOWN AS MINIMUMS. THICKER RIM BOARD AND GYPSUM WALL BOARD MAY BE SUBSTITUTED (TO BE DETERMINED BY DESIGNER OF RECORD).
- RIM BOARD SHALL BE SIZED FOR VERTICAL AND LATERAL LOADS BY A REGISTERED AND CERTIFIED DESIGN PROFESSIONAL.

1. THESE SIMPSON RATED HANGER ALTERNATIVES ARE PRESENTED FOR INFORMATION PURPOSES ONLY.
2. UPON CHOOSING ONE OF THESE ALTERNATIVES, IT IS THE DESIGNER OF RECORD'S RESPONSIBILITY, REGISTERED ARCHITECT, OR STRUCTURAL ENGINEER, TO REFER TO THE MOST CURRENT SIMPSON STRONG TIE CATALOGUE TO DETERMINE THE CORRECT HANGER MODEL AND TYPE, AND ITS LOCATION ON THE FIREWALL. FOR EXAMPLE: WHETHER OVER THE STUD OR BETWEEN THE STUDS BASED ON THE ACTUAL DESIGN CALCULATION CONDITIONS.
3. HANGERS SHOULD FOLLOW THE STAGGERING PRINCIPLE IN THEIR LAYOUT, NEVER OPPOSING EACH OTHER ON EITHER SIDE OF THE FIRE RATED WALL.
4. 5/8" TYPE "X" OR "C" SHEET ROCK NOT SHOWN FOR CLARITY. STANDARD INSTALLATION PLACES SHEETROCK BETWEEN BACK OF WALL HANGER AND STUD FRAMING.



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PROJECT: **TOWNHOUSE DETAILS - CELLULOSE FIBER FIREWALL**

LOCATION: **NORTH CAROLINA**

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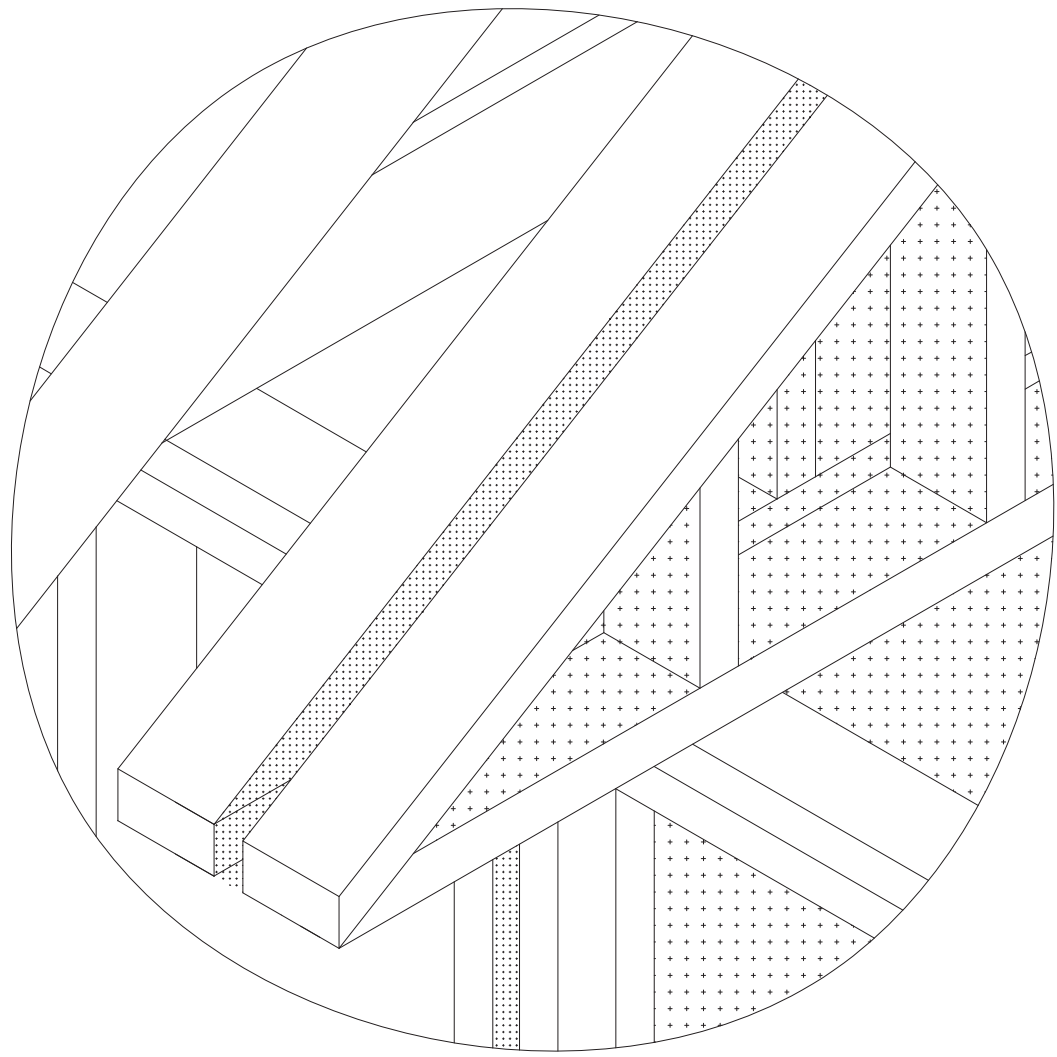
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ALTERNATIVE SOLUTIONS
TO FIRE PROOFING
MEMBRANE PENETRATIONS

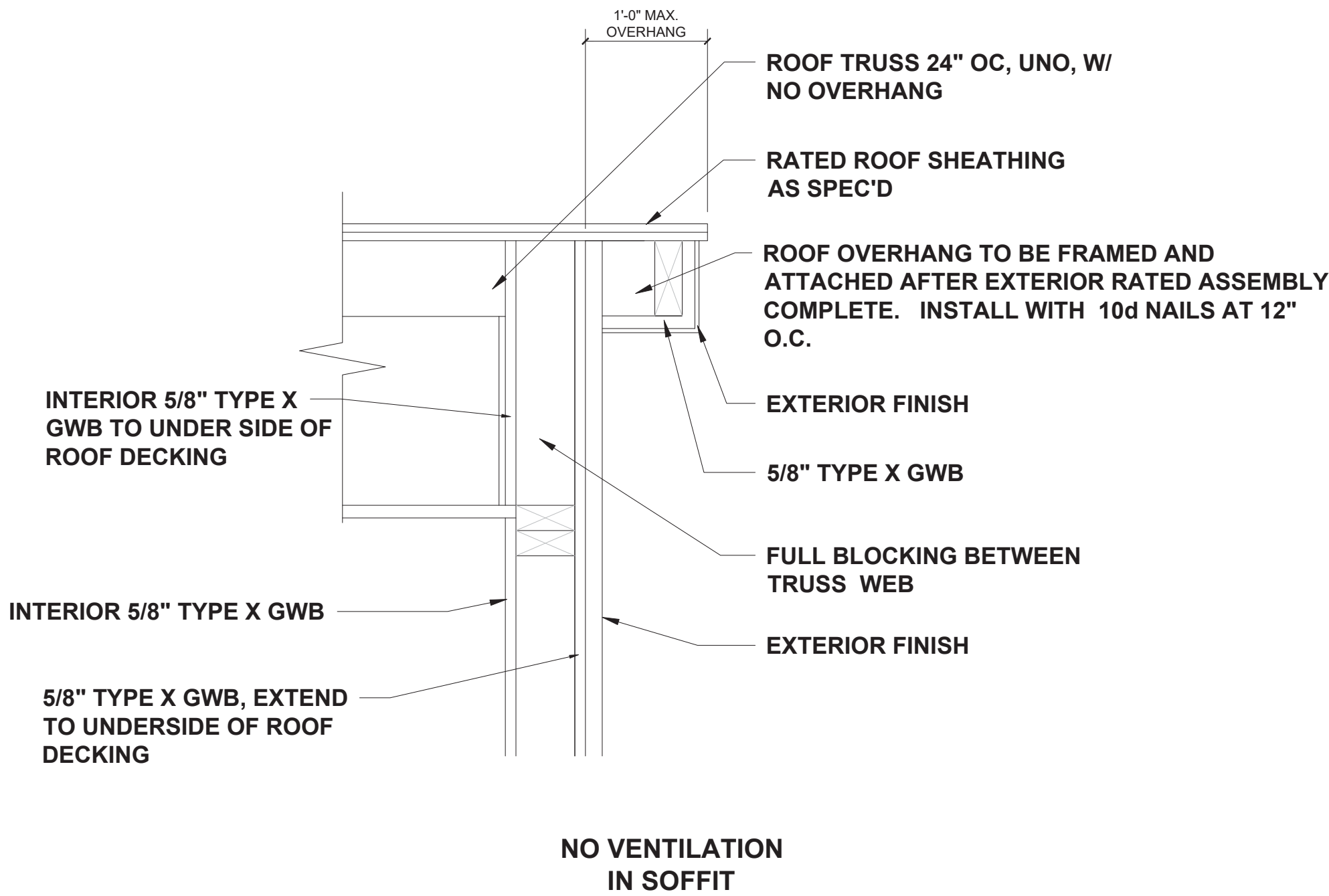
THE UL-U382 2-HR. FIREWALL HAS TO EXTEND INTO THE EAVE AREA AS SHOWN:



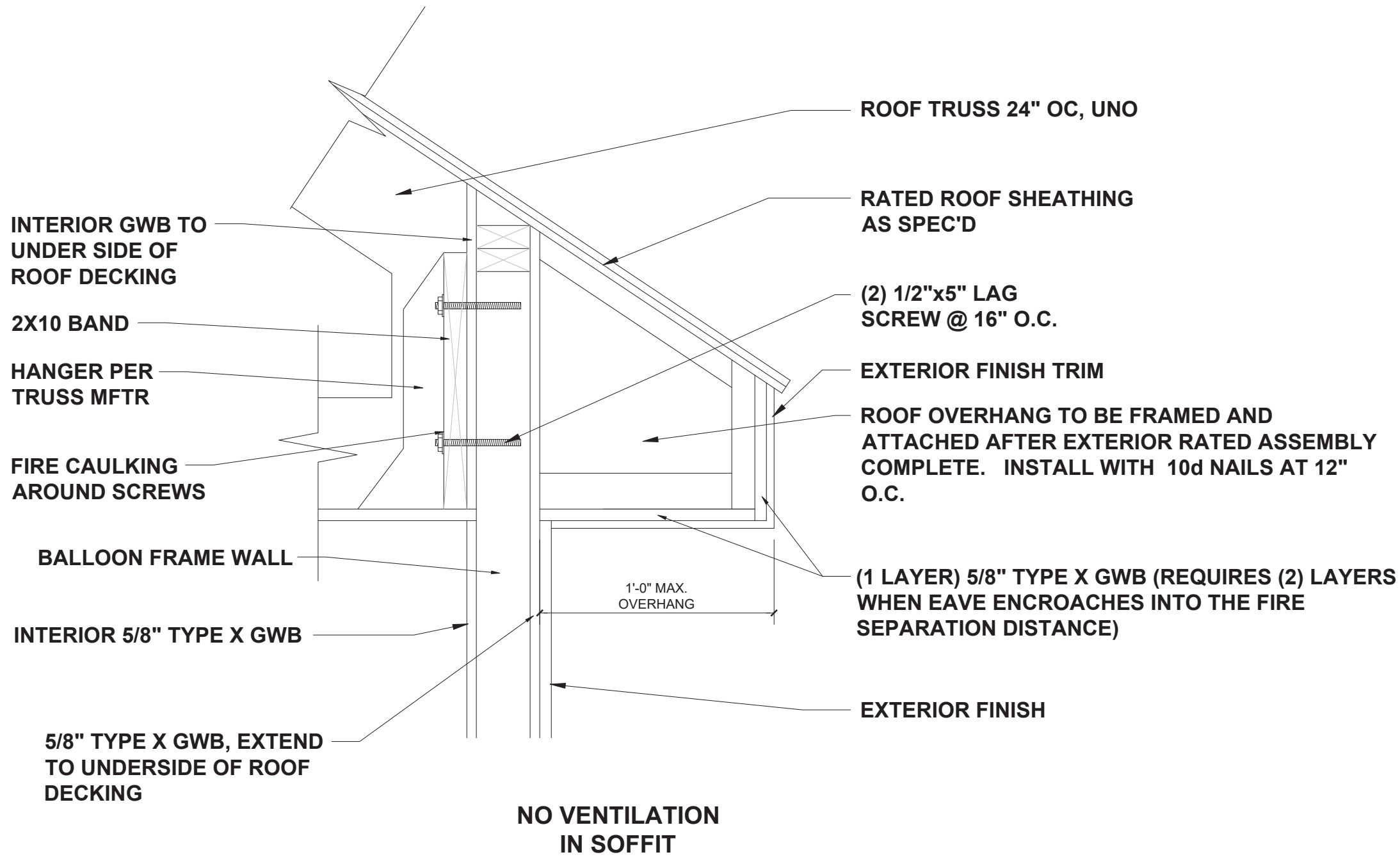
NOTES:

1. THE UL-U382 FIREWALL HAS TO BE FLUSH WITH THE BOTTOM OF THE FIRE RATED MATERIAL DECK, WHETHER PLYWOOD OR SHEET ROCK.
2. THE Nu-Wool WALLSEAL FIRE & SOUND CELLULOSE MATERIAL EXTENDS INTO THE EAVE CAVITY CONTINUING THE ASSEMBLY AND SEALING ALL THE FRAMING GENERATED CAVITY, CREATING IN EFFECT A CONTINUOUS MEMBRANE, BOTH OF STUD FRAMING COMPONENTS AND Nu-Wool FIRE & SOUND BLOWN-IN CELLULOSE: FROM SIDE TO SIDE AND FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE ROOF DECK OF THE BUILDING.
3. A TRIANGULAR SOFFITED EAVE IS SHOWN IN THE DETAIL FOR CLARITY, BUT ABBREVIATED EAVES, SHED ROOF EAVES, EXPOSED EAVES, AND BOXED END EAVES FOLLOW THE SAME CONCEPT OF EXTENDING THE ASSEMBLY INTO THE CAVITY.
4. FIRE PROOFING, BY I.C.C. RED. CODE EXTENDS 48 INCHES ON BOTH SIDES OF THE PROPERTY LINE CONTINUOUSLY.

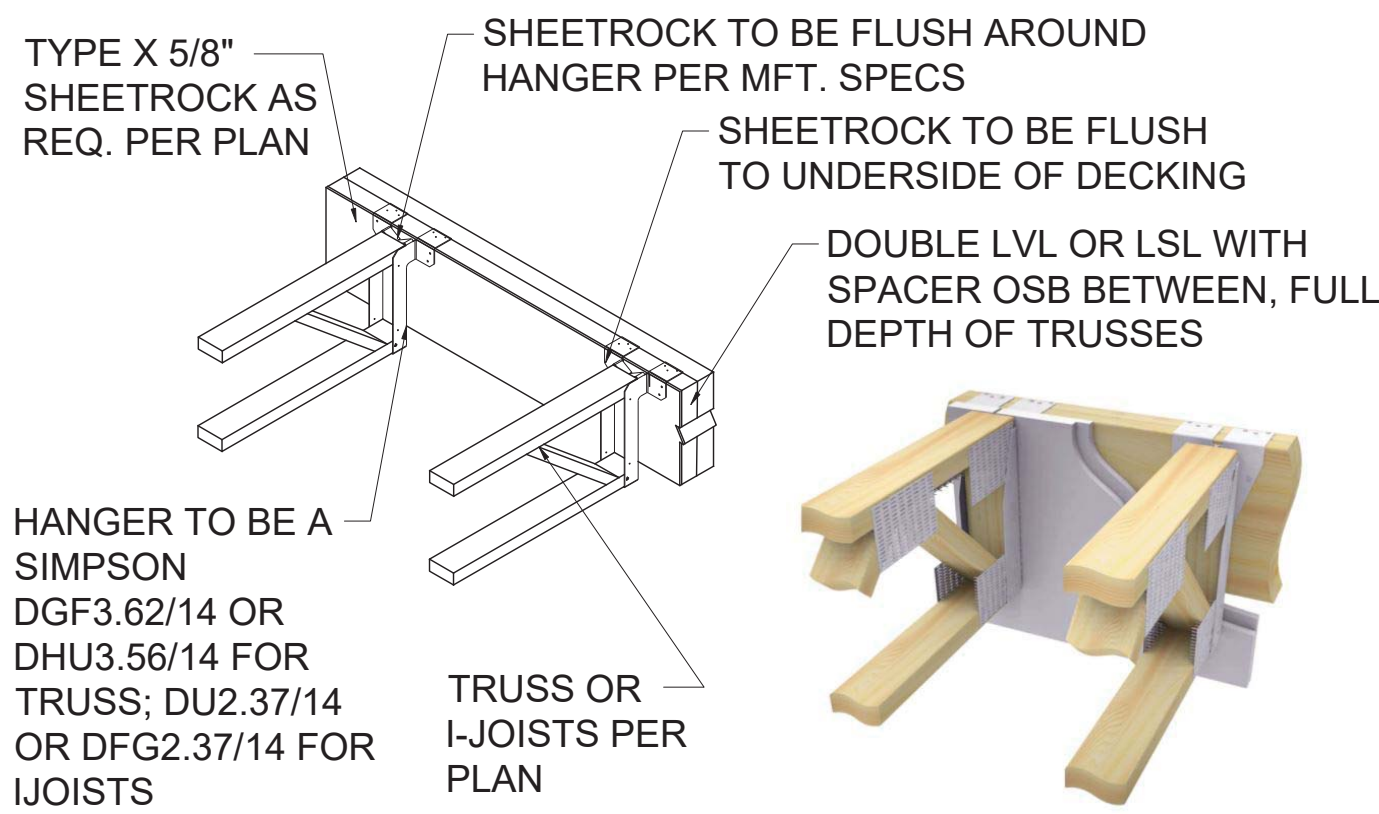
A
9 EXTENSION OF THE FIREWALL INTO THE OVERHANG AT PROPERTY LINE
NOT TO SCALE



C
9 U305 SECTION AT GABLE
NTS 1 HOUR EACH SIDE



B
9 U305 SECTION AT OVERHANG
NTS 1 HOUR EACH SIDE



**D3 - I-JOIST/TRUSS FACEMOUNT
HANGER ASSEMBLY @ RATED WALL**



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OVERHANG & EAVE
DETAILS