Harnett COUNTY NORTH CAROLINA

Emergency Services Department
www.harnett.org

Application for Plan Review

Application # _____-_____

Date Received: _____ **Received By:** _____

Name of Project: Powell Place, Lot 202

Physical Address of Project: 11 Ara Court

Angier, NC 27501

Plans Submitted By: Mattamy Homes LLC

Project Phone: (919)- 233 - 3886

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

Contact Email: _raleigh_planreview@mattamycorp.com

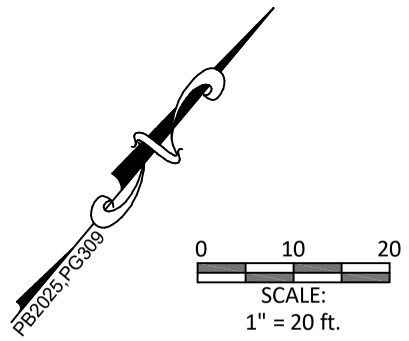
Contact Phone: (919)- 233 - 3886 (_____)-_____-_____

Contractor's Name/Info: Mattamy Homes LLC

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

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

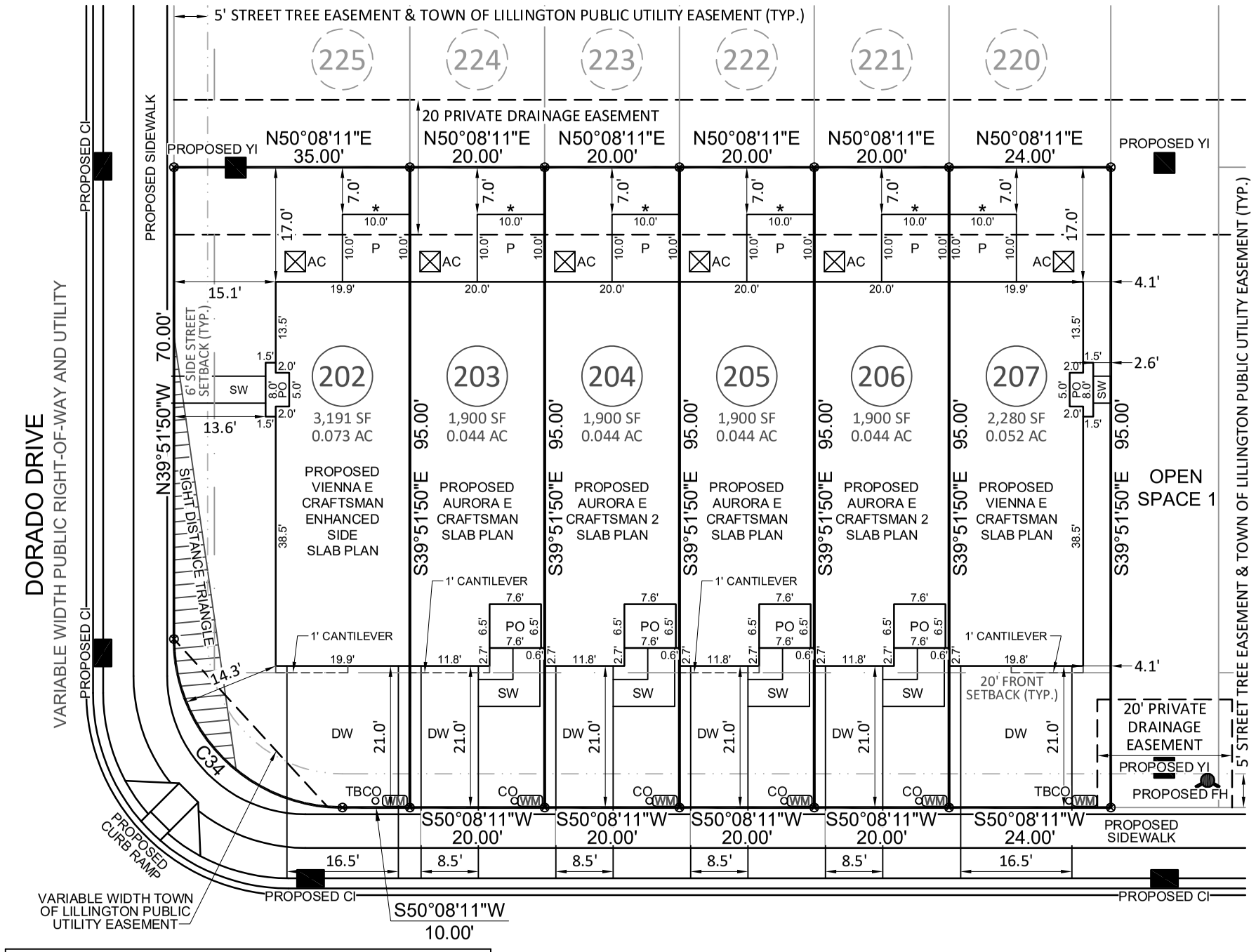
LOT INFORMATION:	LOT INFORMATION:	LOT INFORMATION:	LOT INFORMATION:	LOT INFORMATION:	LOT INFORMATION:
LOT #202 PIN: 0662-24-9720 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 11 ARA COURT LOT AREA = 0.073 AC = 3,191 SF TOWNHOUSE = 1,123 SF P = 100 SF PO = 22 SF SW = 55 SF DW (TO R/W) = 343 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,652 SF PERCENT IMPERVIOUS = 51.77% MAXIMUM IMPERVIOUS = 2,000 SF	LOT #203 PIN: 0662-24-9751 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 15 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #204 PIN: 0662-24-9763 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 19 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #205 PIN: 0662-24-9784 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 23 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #206 PIN: 0662-24-9795 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 27 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #207 PIN: 0662-34-0717 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 31 ARA COURT LOT AREA = 0.052 AC = 2,280 SF TOWNHOUSE = 1,123 SF P = 100 SF PO = 22 SF SW = 11 SF DW (TO R/W) = 347 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,612 SF PERCENT IMPERVIOUS = 70.70% MAXIMUM IMPERVIOUS = 2,000 SF



* PATIO CROSSES INTO 20' PRIVATE DRAINAGE EASEMENT.

NOTE: PARTY WALLS MAY CROSS OVER PROPERTY LINES.

NOTE: PATIOS CROSS INTO REAR SETBACK.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C34	25.00'	39.27'	N84°51'50"W	35.36'

ARA COURT

50' PUBLIC RIGHT-OF-WAY AND UTILITY

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF LILLINGTON AND NCDOT STANDARDS AND SPECIFICATIONS.
10. ZONING IS CD-RMX.
11. BUILDER/DEVELOPER: MATTAMY HOMES LLC.

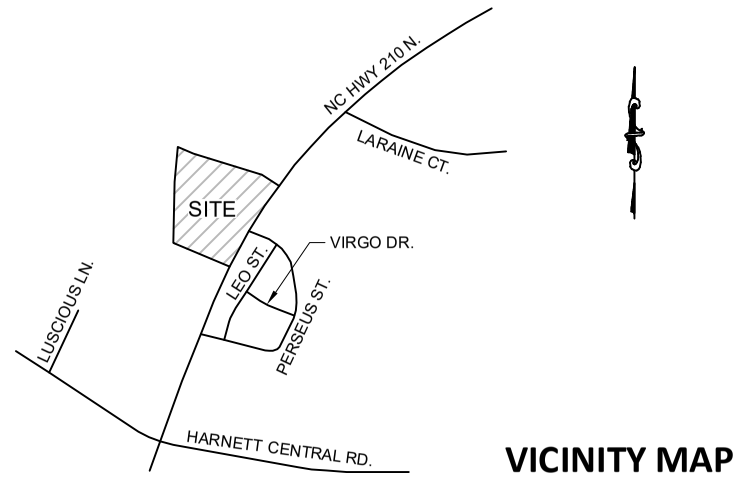
Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

PO = COVERED FRONT/SIDE PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
TB = TRAFFIC BEARING
AC = AIR CONDITIONER
EB = ELECTRIC BOX
C = CABLE BOX
T = TELEPHONE PEDESTAL
☼ = LIGHT POLE
CI = CURB INLET
ROG = ROLLOVER GRATE
YI = YARD INLET
DI = DROP INLET
FH = FIRE HYDRANT
WV = WATER VALVE
S = SEWER MANHOLE
EM = ELECTRIC METER
GAS = GAS METER
HH = HANDHOLE
R/W = RIGHT-OF-WAY

BUILDING SETBACKS:

FRONT YARD = 20' MIN.
REAR YARD = 6' MIN.
SIDE STREET (END UNITS) = 6' MIN.
MAX. BLDG HEIGHT = 4 STORIES

I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4017

DATED:

PRELIMINARY

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN

FOR

MATTAMY HOMES

POWELL - PHASE 3 - LOTS 202-207

ARA COURT, ANGIER, NC

BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/31/25 DRAWN BY: ASF CHECKED BY: SAW

REFERENCE: PB 2025, PGS 308-311 BCS# 250859 SCALE: 1" = 20'

PLANS FOR:

POWELL TOWNHOMES - LOTS 202-207

ABBREVIATION LEGEND

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

* N/A - WIND IS THE CONTROLLING FACTOR FOR LATERAL DESIGN ANALYSIS. THESE VALUES ARE NOT PERTINENT IN THIS DESIGN ANALYSIS

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

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

MATTAMY HOMES
RALEIGH DIVISION
11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

TITLE SHEET

T1.0

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

CLIENT: **MATTAMY HOMES**

PROJECT: **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

mattamyHOMES

PROJECT NO.: **25902075**

DATE: **07/01/2025** 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 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 ±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 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" 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 AWPA M4.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS SHALL EITHER BE PRESSURE TREATED WOOD IN ACCORDANCE WITH AWPA 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 SHALL BE [illegible] 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 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.

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.

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.

MATTAMY HOMES
RALEIGH DIVISION
11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

PROJECT NO.: 25902075
DATE: 07/01/2025
DRAWN BY: VLT

GENERAL NOTES

T1.2

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

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

FRONT ELEVATION

3/16" = 1'-0"

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

PROJECT NO.: **25902075**

DATE: **07/01/2025**

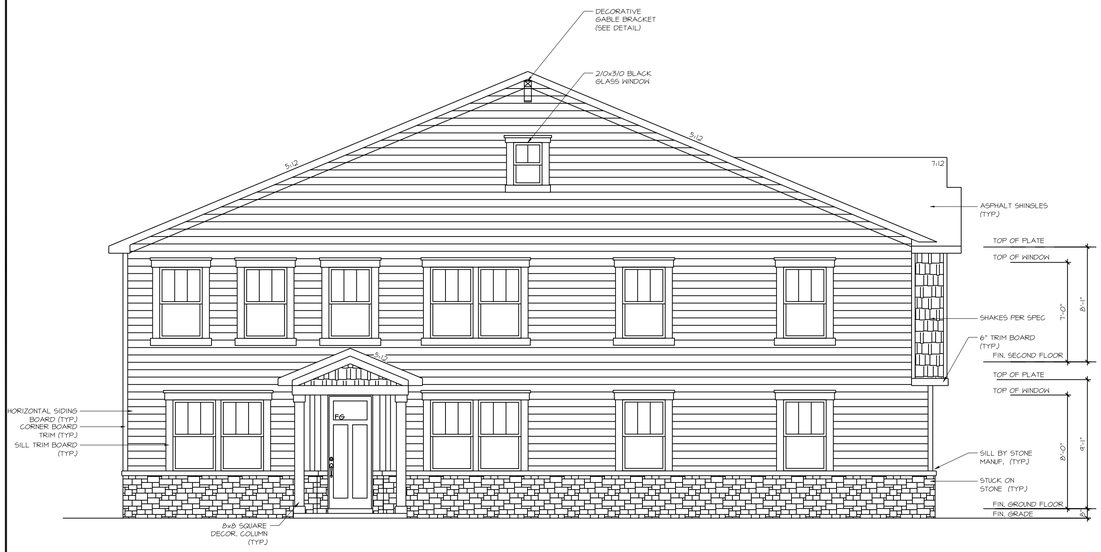
DRAWN BY: **VLT**

FRONT ELEVATION

0.10

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



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"

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

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

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"

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY,
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

PROJECT NO.: **25902075**

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

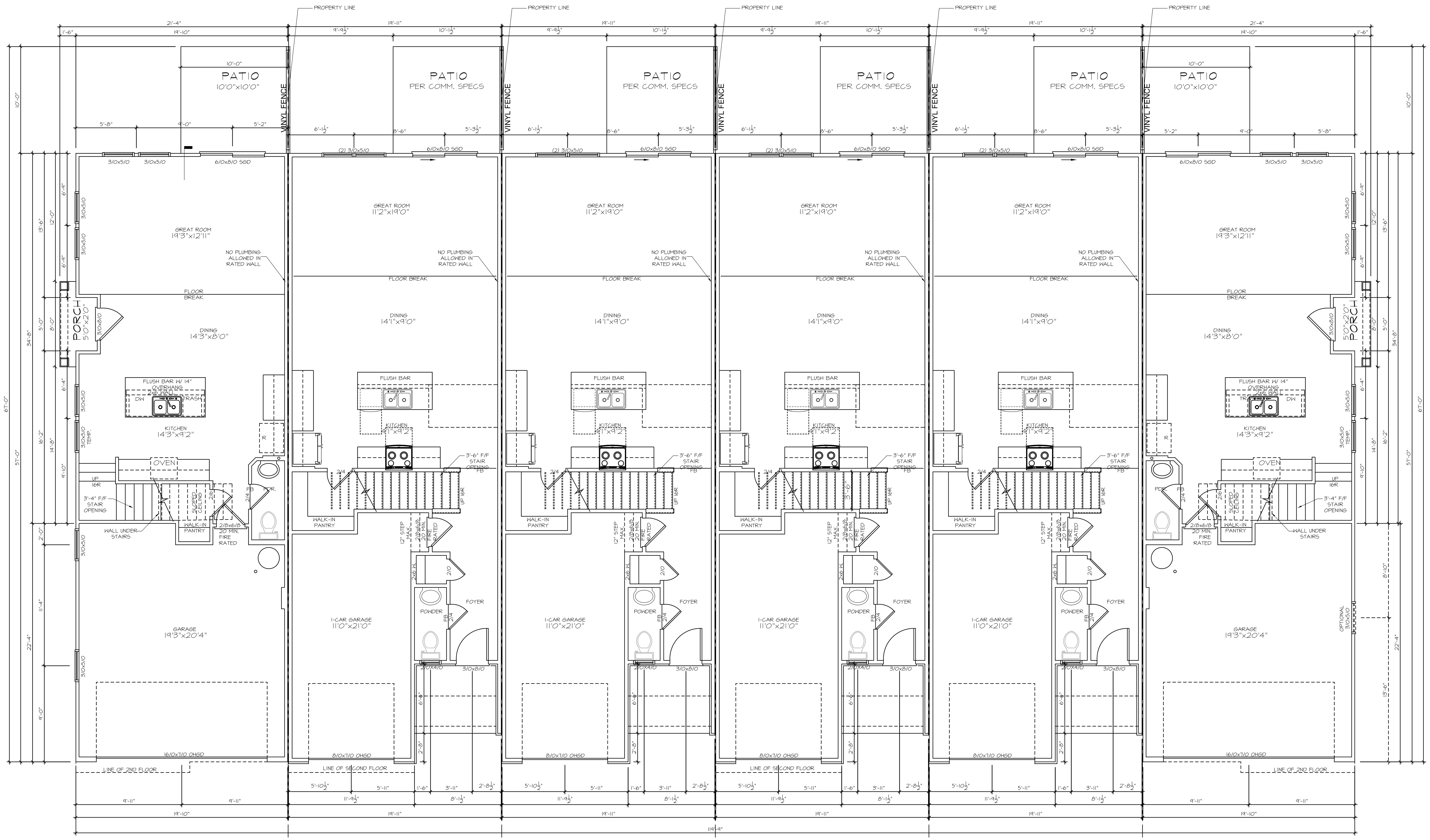
REAR ELEVATION

0.12

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.
4. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
5. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
6. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.

REFER TO INDIVIDUAL UNIT PLANS FOR MORE INFO



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

GROUND FLOOR PLAN

3/16" = 1'-0"

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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**

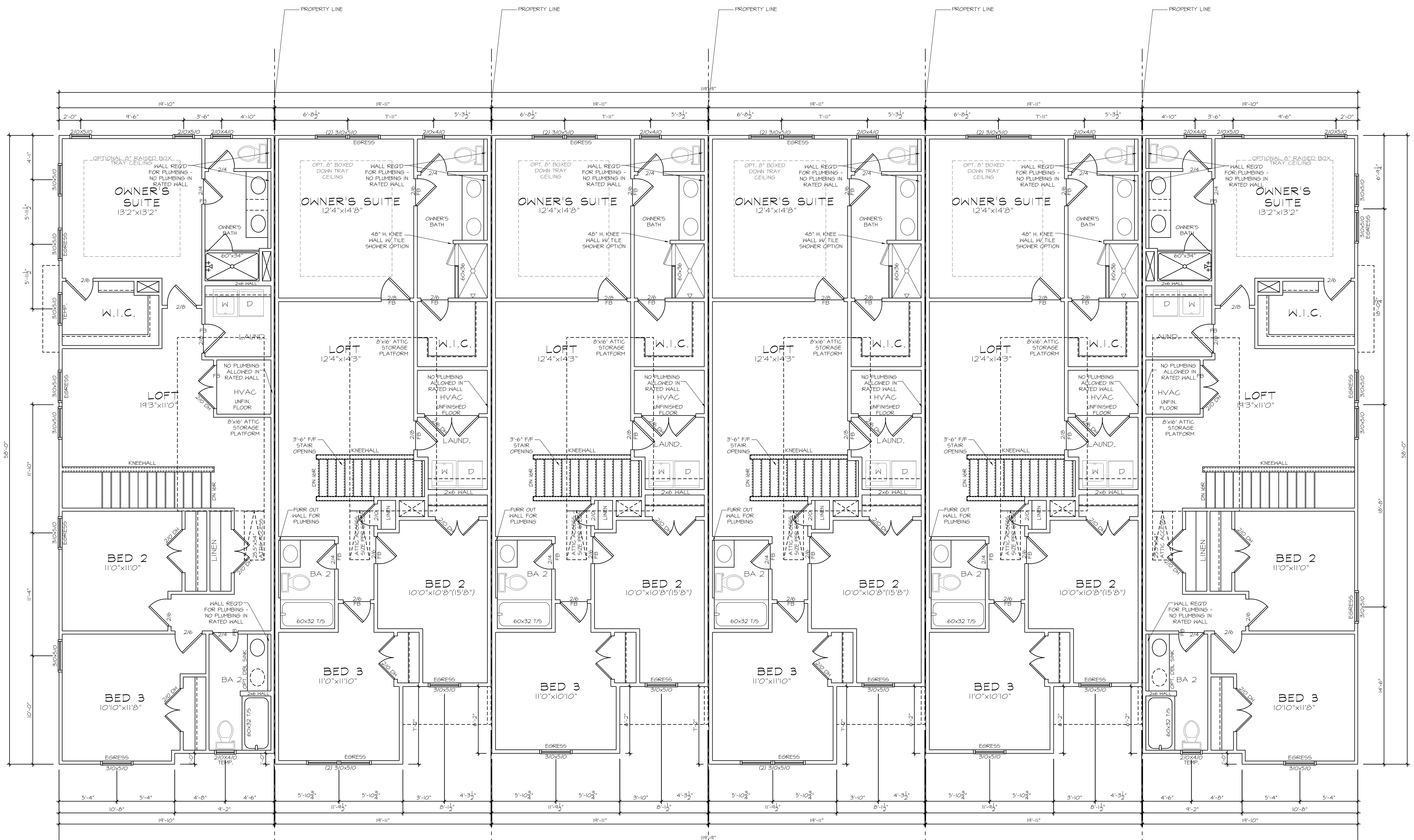
GROUND FLOOR PLAN

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.
4. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
5. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
6. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.

REFER TO INDIVIDUAL UNIT PLANS FOR MORE INFO



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"

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

PROJECT NO.: 25902075

DATE: 07/01/2025

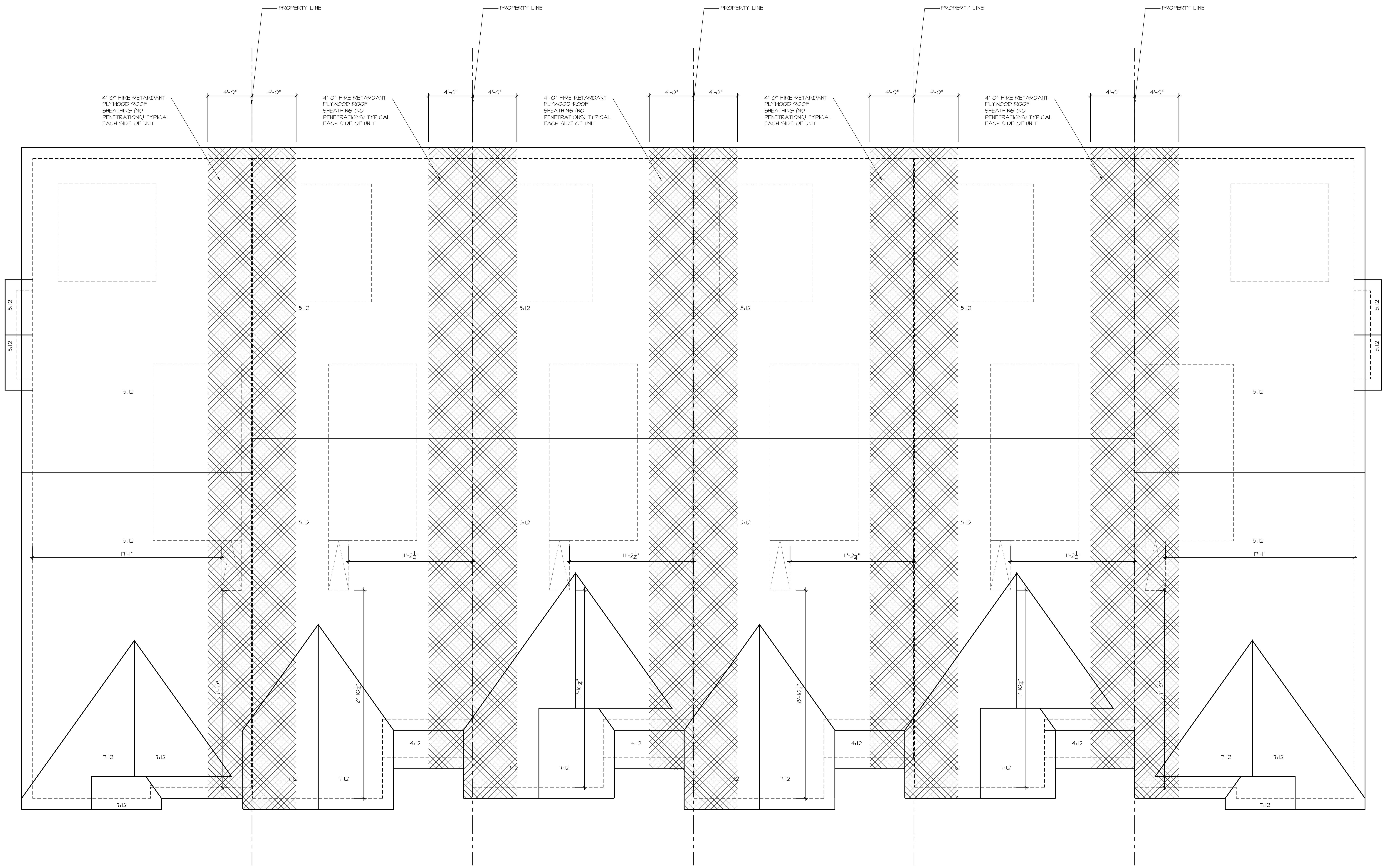
DRAWN BY: VLT

SECOND FLOOR PLAN

2.0

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



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"

MATTAMY HOMES
RALEIGH DIVISION

11000 REGENCY PKWY.
SUITE 110
CARY, NC 27518
PH: 919-752-4898
mattamyhomes.com

JDS Consulting
ENGINEERING · DESIGN · ENERGY

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

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

mattamyHOMES

PROJECT NO.: **25902075**

DATE:	DRAWN BY:
07/01/2025	VLT

ROOF PLAN

4.0

PLANS FOR: Lot 202, Powell Place

MATTAMY HOMES - VIENNA-E - RH

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
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/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			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

PAGE #	LAYOUT
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

ELEVATION

CRAFTSMAN

CODE

2018
NORTH CAROLINA STATE BUILDING CODE:
RESIDENTIAL CODE

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.

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

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

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
05/05/2025	CREATED VIENNA FROM CLIENT BUILDING CD	ALL	VLT
06/09/2025	ADDED FLOORING BREAK LINE TO POWDER ROOM. ADDED LIGHT IN HVAC CLOSET.	1.0, 6.2	VLT

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

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

mattamyHOMES

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. T0 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 AWPA M4.

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

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

WINDOWS:

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

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

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

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

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

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

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

GENERAL

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

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

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

mattamyHOMES

PROJECT NO.: 25901471
DATE: 05/05/2025
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.

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

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

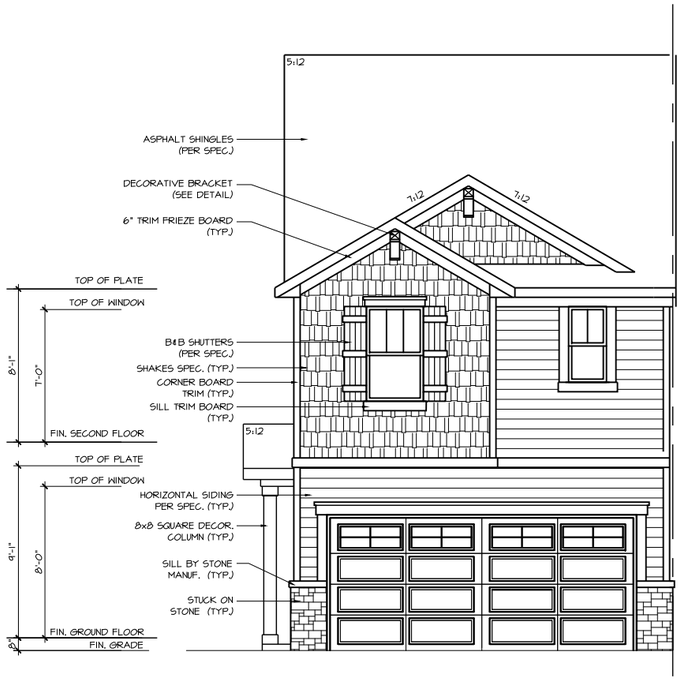
mattamyHOMES

PROJECT NO.: 25901471
DATE: 05/05/2025
DRAWN BY: VLT

GENERAL NOTES

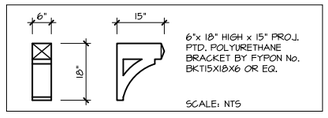
T1.3

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



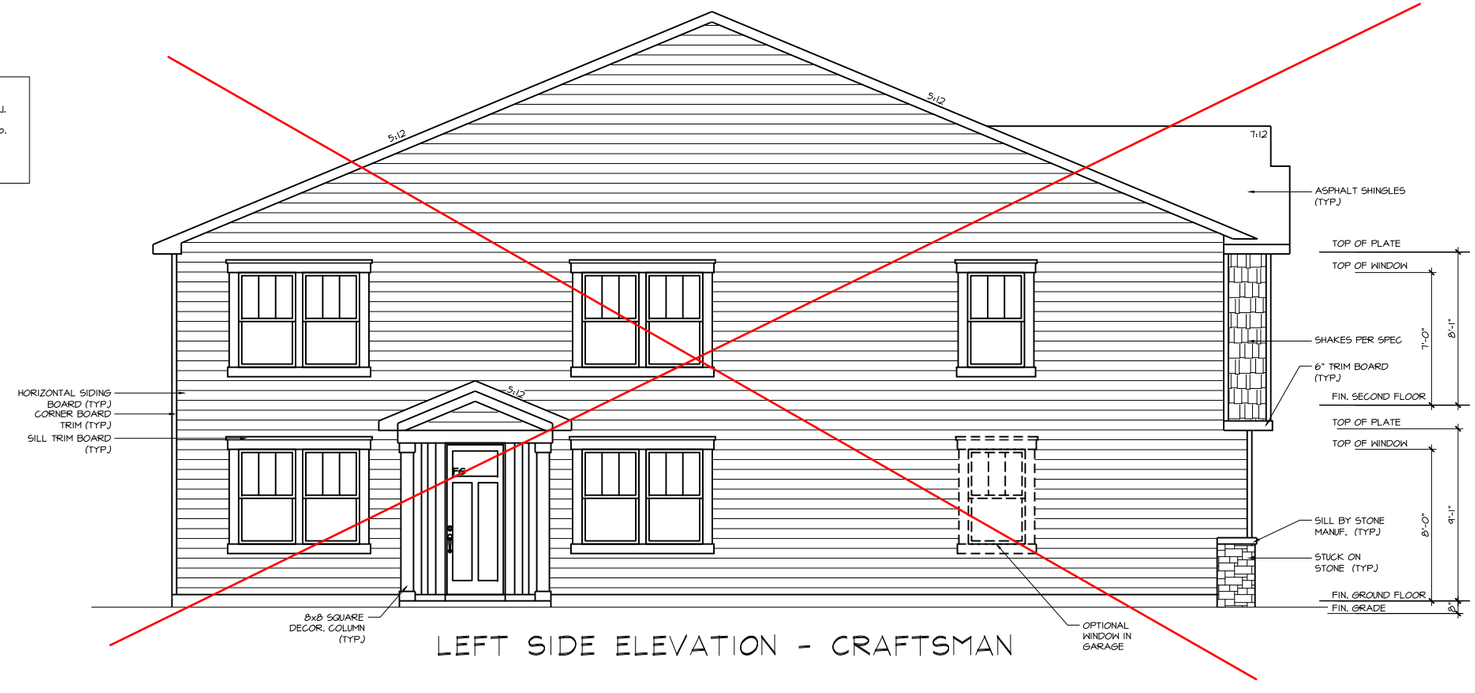
FRONT ELEVATION - CRAFTSMAN

REAR ELEVATION - CRAFTSMAN



6"x 18" HIGH x 15" PROJ. PTD. POLYURETHANE BRACKET BY FYPON No. BKT15X18X6 OR EQ.

SCALE: NTS



LEFT SIDE ELEVATION - CRAFTSMAN

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

PROJECT NO.: 25901471

DATE: 05/05/2025

DRAWN BY: VLT

EXTERIOR ELEVATIONS

0.10

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

LEFT SIDE ELEVATION - CRAFTSMAN
UPGRADED SIDE ELEVATION

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

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

mattamyHOMES

PROJECT NO.: 25901471

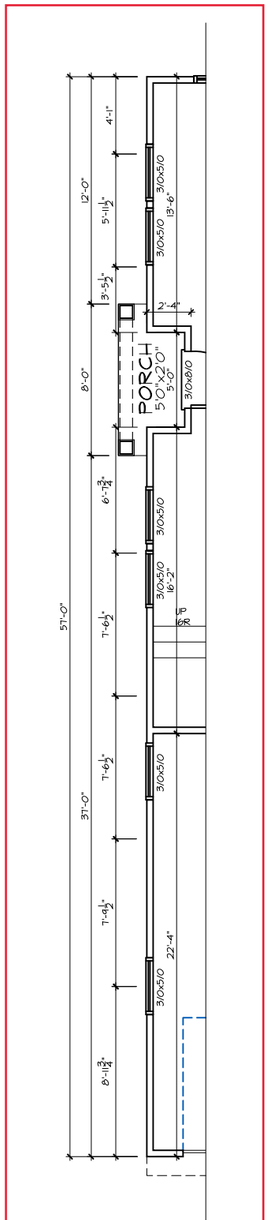
DATE: 05/05/2025
DRAWN BY: VLT

EXTERIOR ELEVATIONS

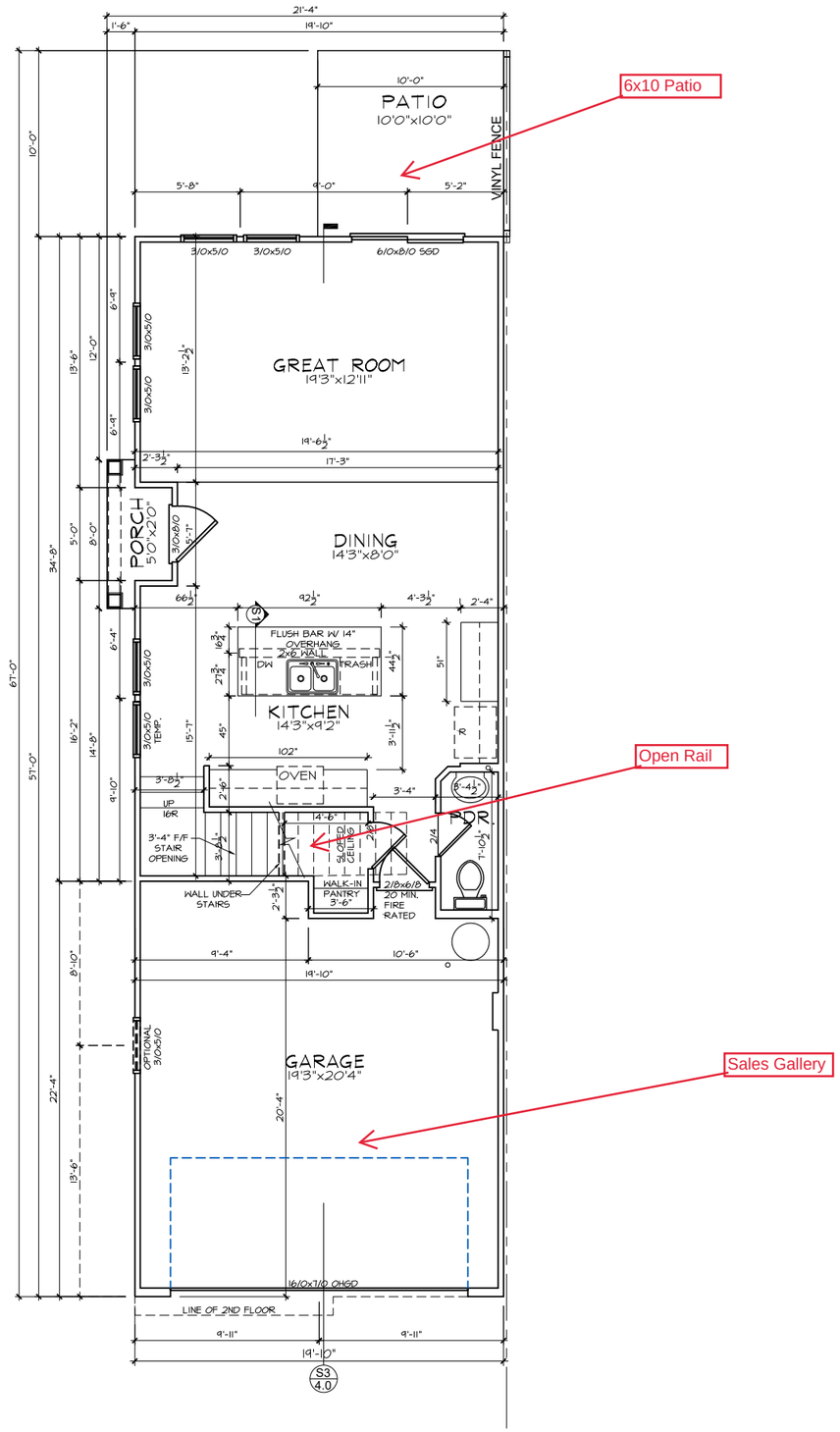
0.11

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.



UPGRADE SIDE ELEVATION - CRAFTSMAN



GROUND FLOOR PLAN - CRAFTSMAN

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

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

mattamyHOMES

PROJECT NO.: 25901471

DATE: 05/05/2025

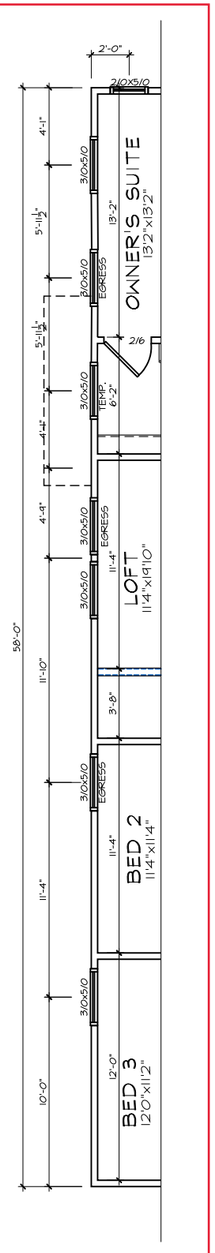
DRAWN BY: VLT

FIRST FLOOR PLAN

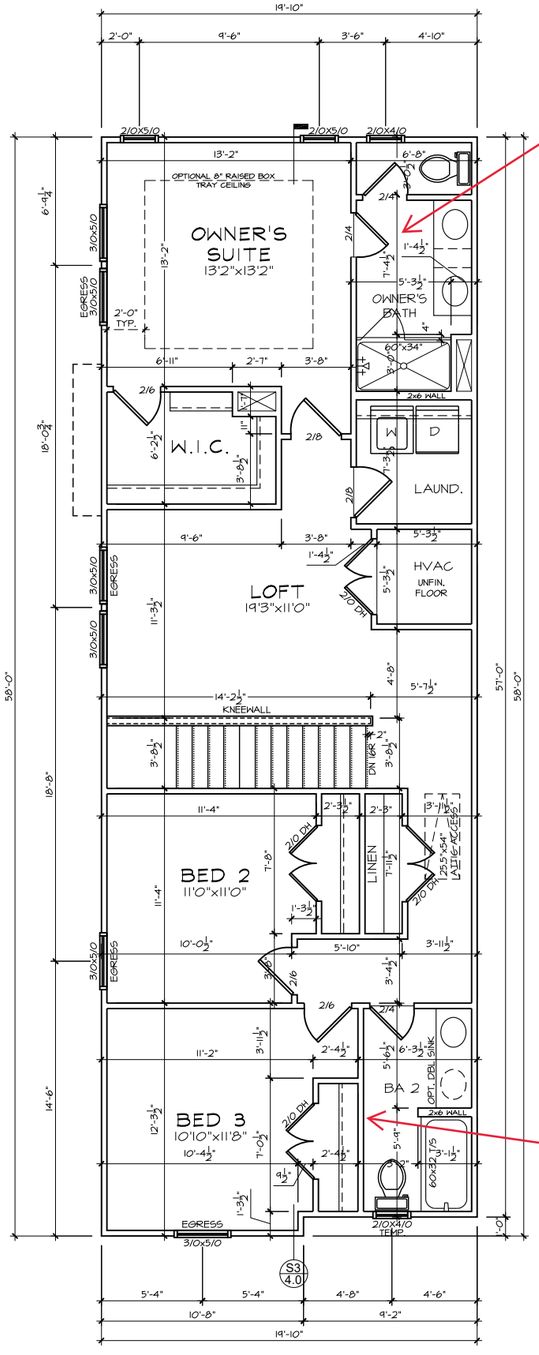
1.0

FLOOR PLAN NOTES

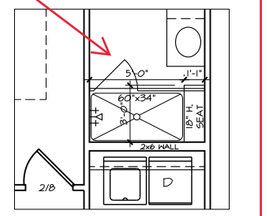
1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST & 80" ON 2ND U.N.O. TO BE SHEETROCK ONLY
2. 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
3. INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
4. REFER TO GARAGE FRAMING DETAIL ON SHT. DTA3 FOR GOAL POST FRAMING.
5. ALL STUD POCKETS TO BE 4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



UPGRADE SIDE ELEVATION - CRAFTSMAN



SECOND FLOOR PLAN - CRAFTSMAN



JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC 543 PYLON DR. RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

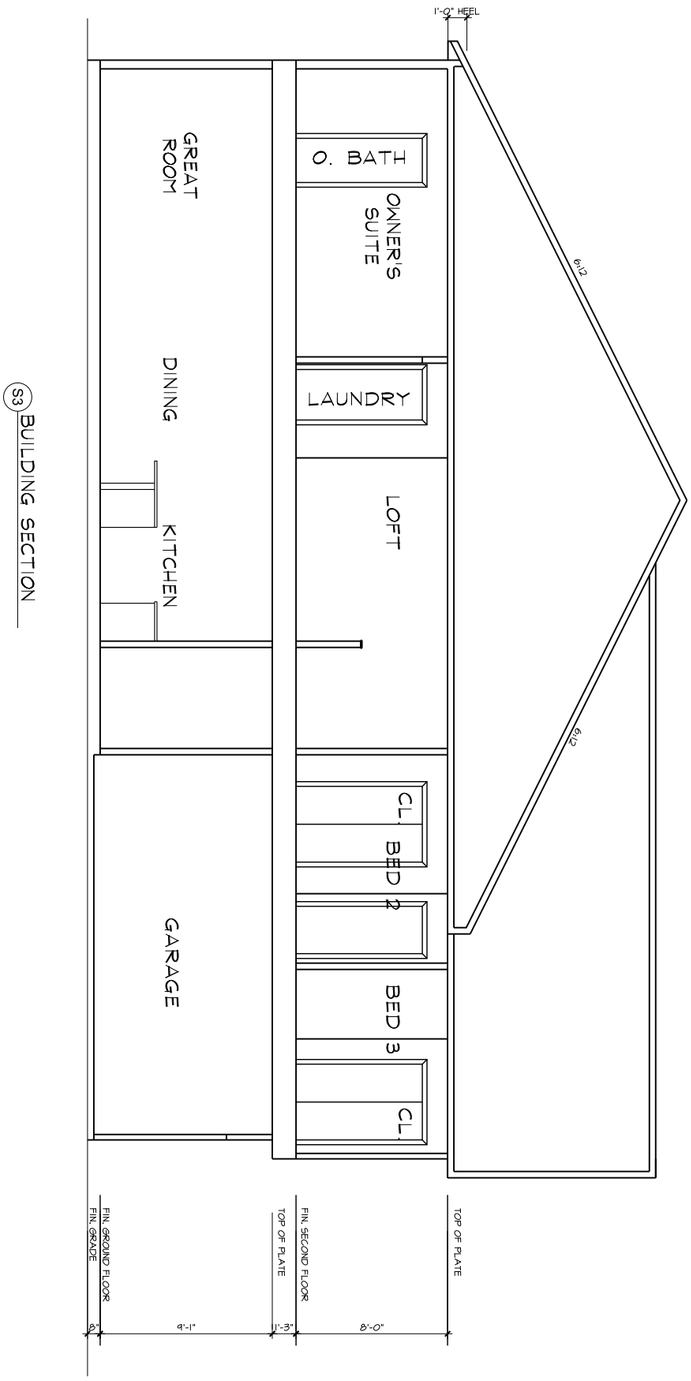
CLIENT: MATTAMY HOMES
PROJECT: VIENNA-E - RH
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

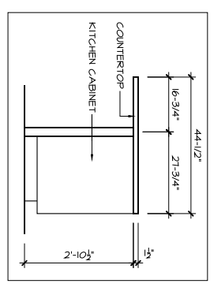
PROJECT NO.: 25901471
DATE: 05/05/2025
DRAWN BY: VLT

SECOND FLOOR PLAN

2.0



S3 BUILDING SECTION



S1 KITCHEN
ISLAND W/ FLUSH BAR

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
SECTIONS & DETAILS	4.0

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

PLANS FOR: Lot 203, Powell Place

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

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
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/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			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

PAGE #	LAYOUT
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

ELEVATION

CRAFTSMAN

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.

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

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

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
04/05/2024	CREATED AURORA FROM CLIENT BUILDING CD	ALL	VLT
06/03/2024	ADDED TRAY CEILING. REVISED DOOR SLIDE ON SGD.	ALL	VLT
07/05/2024	ADDED FLOOR BREAKS PROVIDED BY MATTAMY	ALL	VLT
01/15/2025	MADE SIDE WINDOW AT GREAT ROOM FOR AURORA II OPTIONAL. REDUCED STAIR TREAD AND MOVED STAIRS 4". CHANGED PANTRY DOOR FROM 2/6 DOOR TO 2/4 DOOR. REVISED REAR WALL AT FOYER CLOSET TO BE 2x6 WALL. REMOVED WATER HEATER - IN ATTIC PER REDLINES. FLIPPED SHOWER VALVE TO SHOW ON OPPOSITE WALL FROM DOOR. ADDED NOTE FOR 48" KNEEWALL W/ GLASS AT OWNER'S SHOWER. REMOVED SHOWER W/ SEAT OPTION.	ALL	VLT
04/07/2025	STRETCHED END UNIT AT THE ADJOINING INTERIOR UNIT WALL 1-1/2" TOWARD PROPERTY LINE. STRETCHED EACH SIDE OF INTERIOR UNITS 1-1/2" TOWARDS PROPERTY LINE TO ACCOMMODATE USE OF CELLULOSE FIREWALL.	ALL	VLT

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

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

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. T0 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 AWPA M4.

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

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

WINDOWS:

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

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

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

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

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

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

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

GENERAL

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

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

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.

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

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

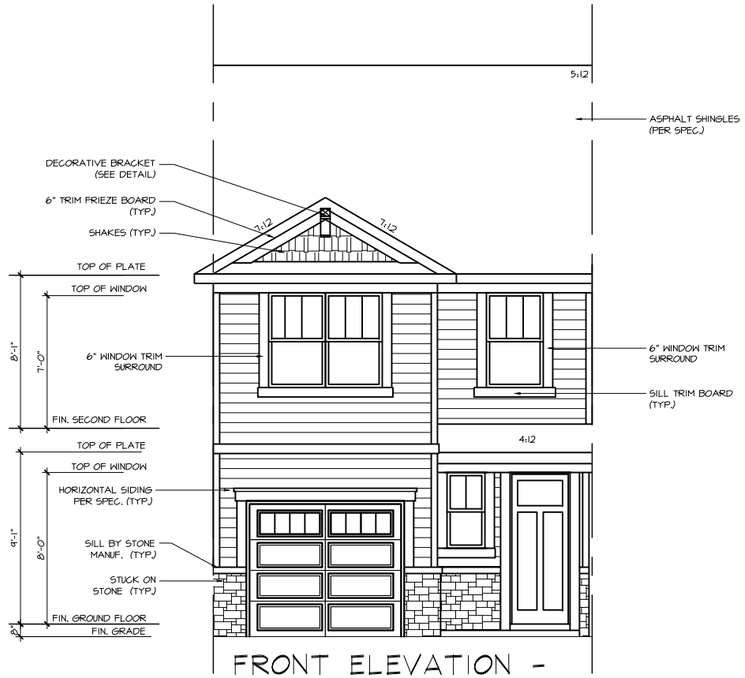
mattamyHOMES

PROJECT NO.: 25901083
DATE: 04/07/2025
DRAWN BY: VLT

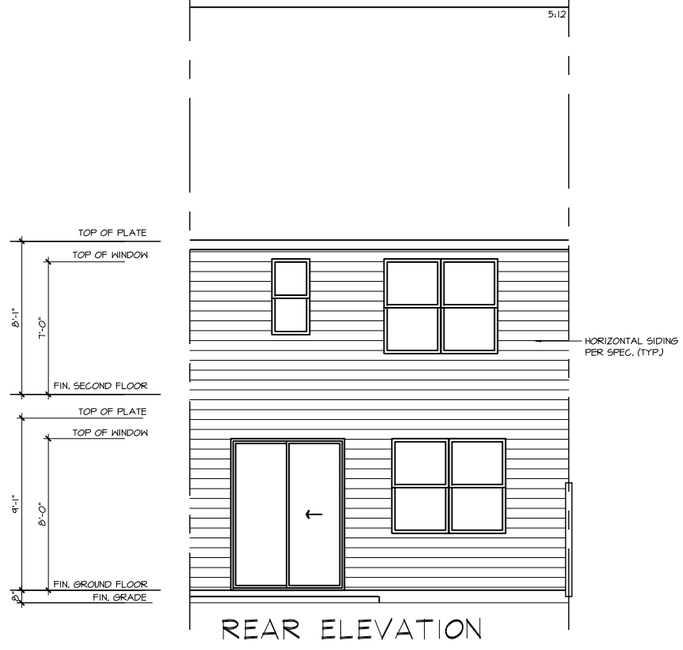
GENERAL NOTES

T1.3

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



FRONT ELEVATION - AURORA E -CRAFTSMAN INTERIOR UNIT



REAR ELEVATION

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

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

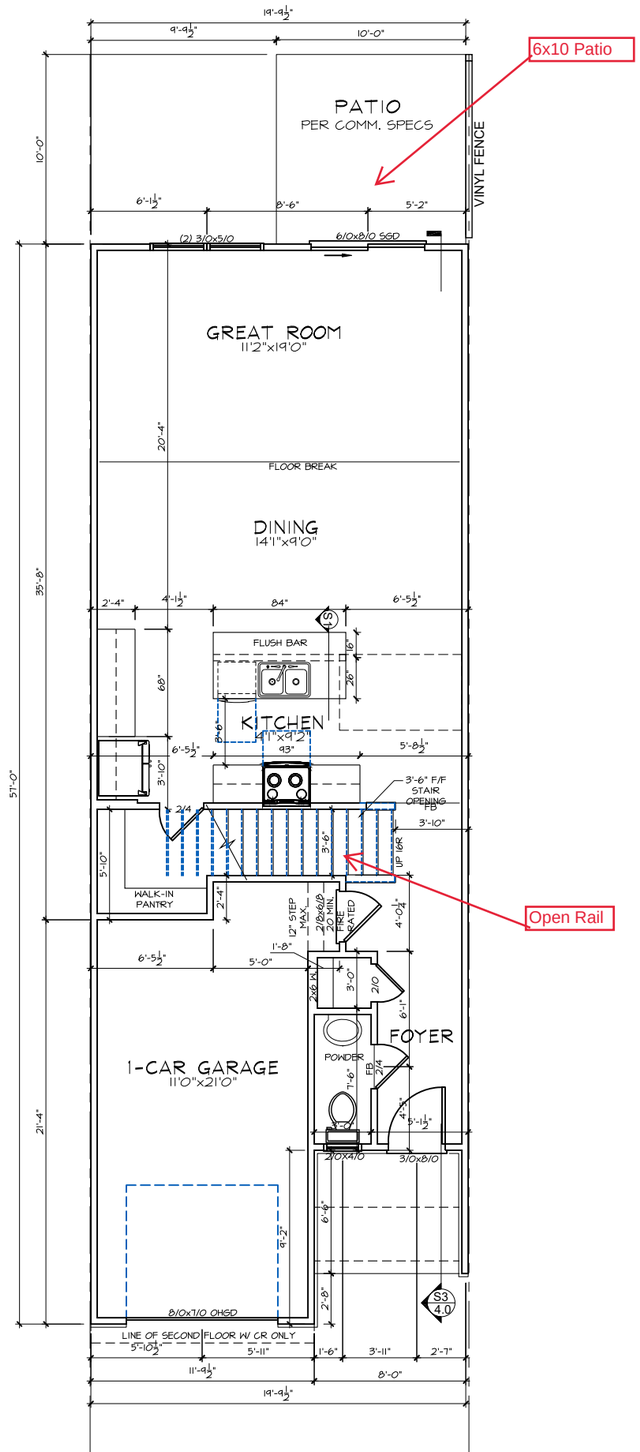
PROJECT NO.: **25901083**

DATE: **04/07/2025**

DRAWN BY: **VLT**

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.

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

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

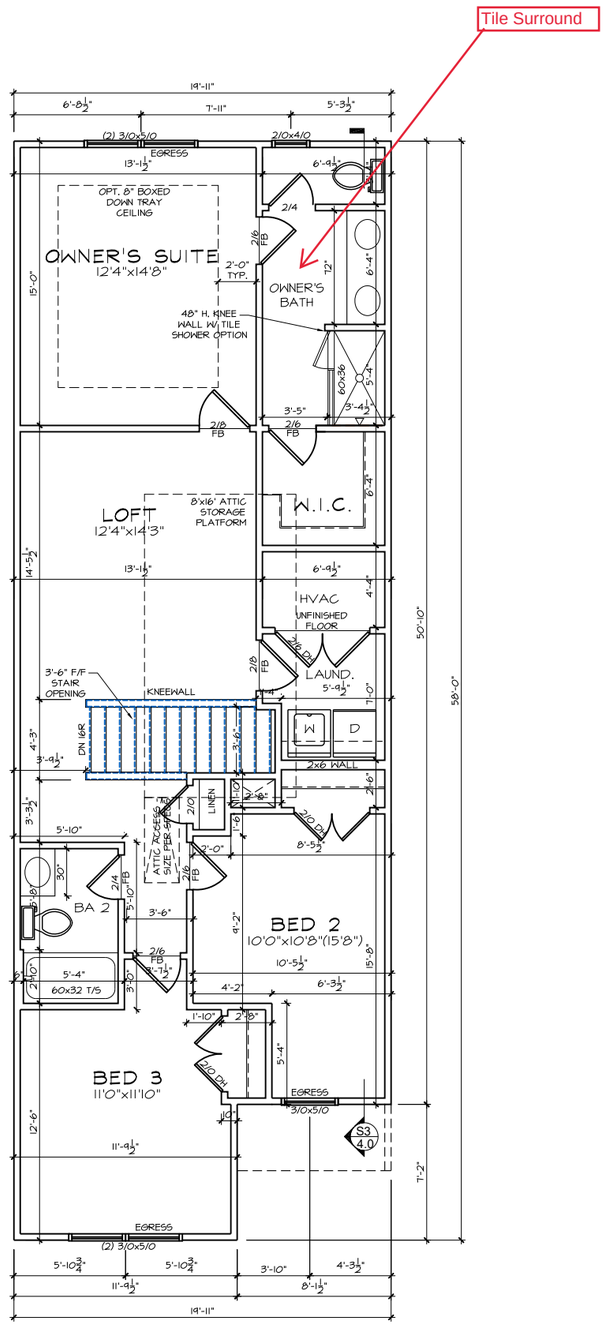
DRAWN BY: VLT

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

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

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

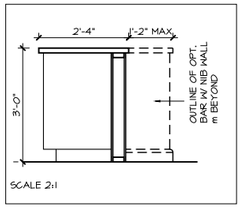
PROJECT NO.: 25901083

DATE: 04/07/2025

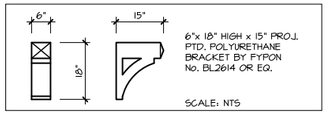
DRAWN BY: VLT

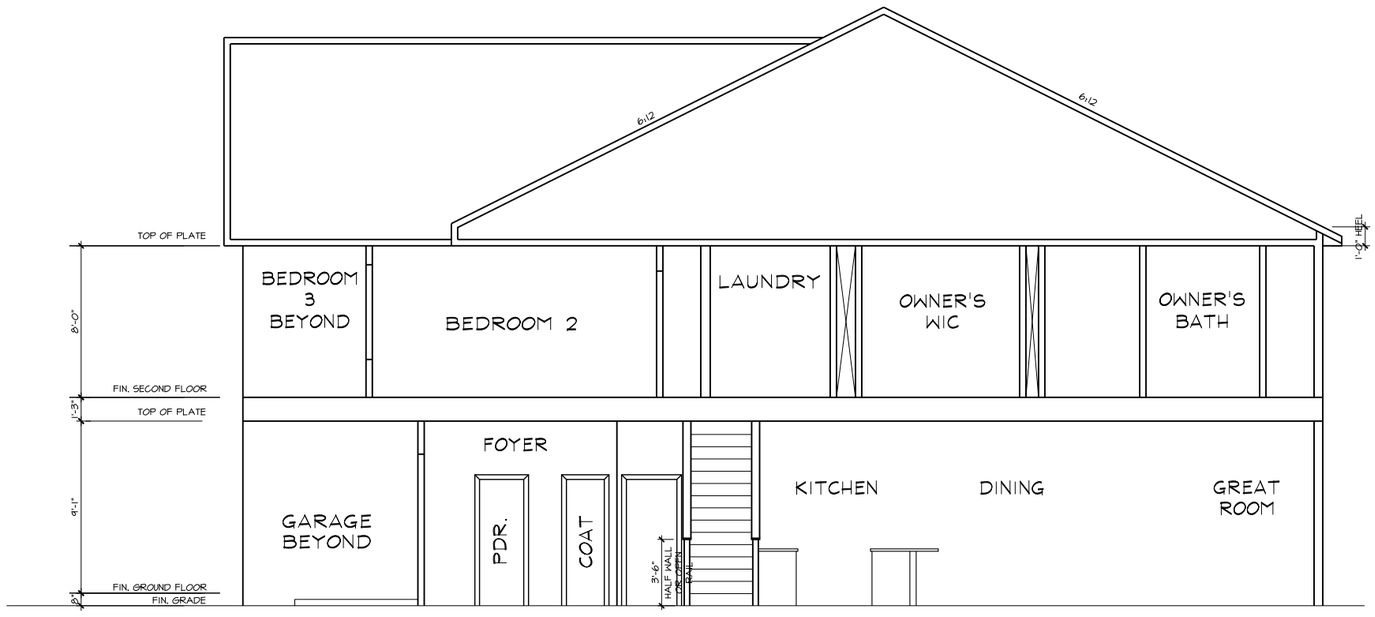
SECOND FLOOR OPTIONS
FLOOR PLANS

2.1



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR





S4 BUILDING SECTION

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

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

SECTIONS & DETAILS

4.0

PLANS FOR: Lot 204, Powell Place

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

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
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/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			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

PAGE #	LAYOUT
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

ELEVATION

CRAFTSMAN

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.

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

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

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
04/05/2024	CREATED AURORA FROM CLIENT BUILDING CD	ALL	VLT
06/03/2024	ADDED TRAY CEILING. REVISED DOOR SLIDE ON SGD.	ALL	VLT
07/05/2024	ADDED FLOOR BREAKS PROVIDED BY MATTAMY	ALL	VLT
01/15/2025	MADE SIDE WINDOW AT GREAT ROOM FOR AURORA II OPTIONAL. REDUCED STAIR TREAD AND MOVED STAIRS 4". CHANGED PANTRY DOOR FROM 2/6 DOOR TO 2/4 DOOR. REVISED REAR WALL AT FOYER CLOSET TO BE 2x6 WALL. REMOVED WATER HEATER - IN ATTIC PER REDLINES. FLIPPED SHOWER VALVE TO SHOW ON OPPOSITE WALL FROM DOOR. ADDED NOTE FOR 48" KNEEWALL W/ GLASS AT OWNER'S SHOWER. REMOVED SHOWER W/ SEAT OPTION.	ALL	VLT
04/07/2025	STRETCHED END UNIT AT THE ADJOINING INTERIOR UNIT WALL 1-1/2" TOWARD PROPERTY LINE. STRETCHED EACH SIDE OF INTERIOR UNITS 1-1/2" TOWARDS PROPERTY LINE TO ACCOMMODATE USE OF CELLULOSE FIREWALL.	ALL	VLT

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

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

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. T0 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 AWPA M4.

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

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

WINDOWS:

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

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

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

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

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

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

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

GENERAL

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

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

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.

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

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

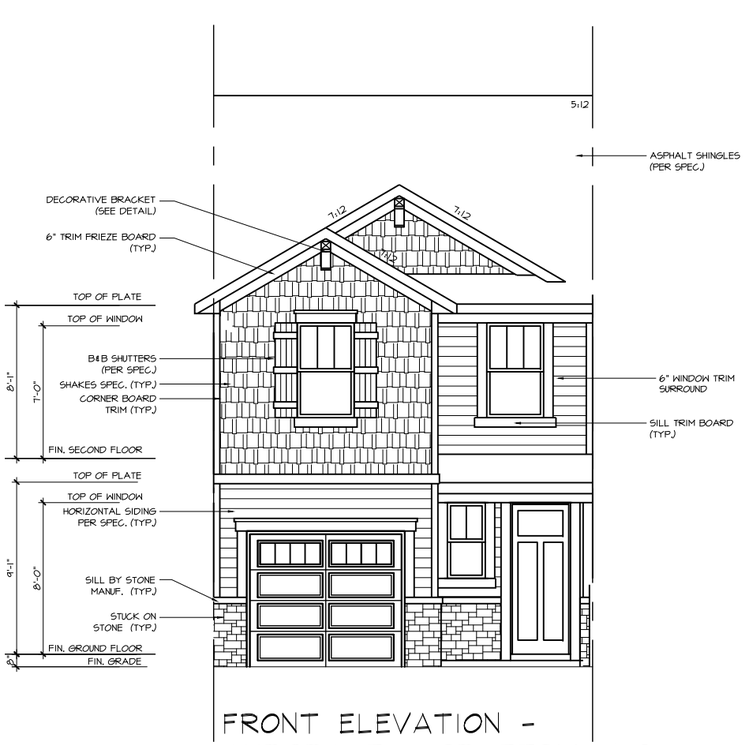
mattamyHOMES

PROJECT NO.: 25901083
DATE: 04/07/2025
DRAWN BY: VLT

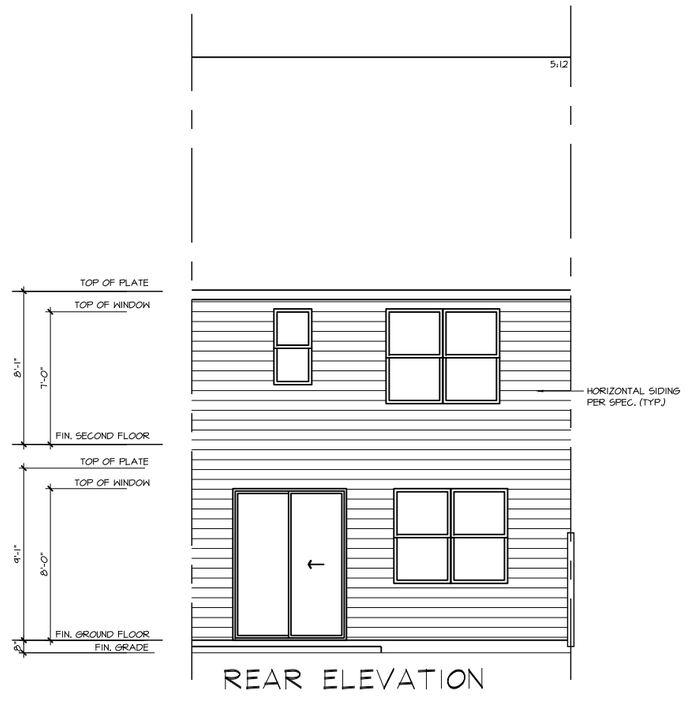
GENERAL NOTES

T1.3

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



FRONT ELEVATION - AURORA-E - CRAFTSMAN 2 INTERIOR UNIT



REAR ELEVATION

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

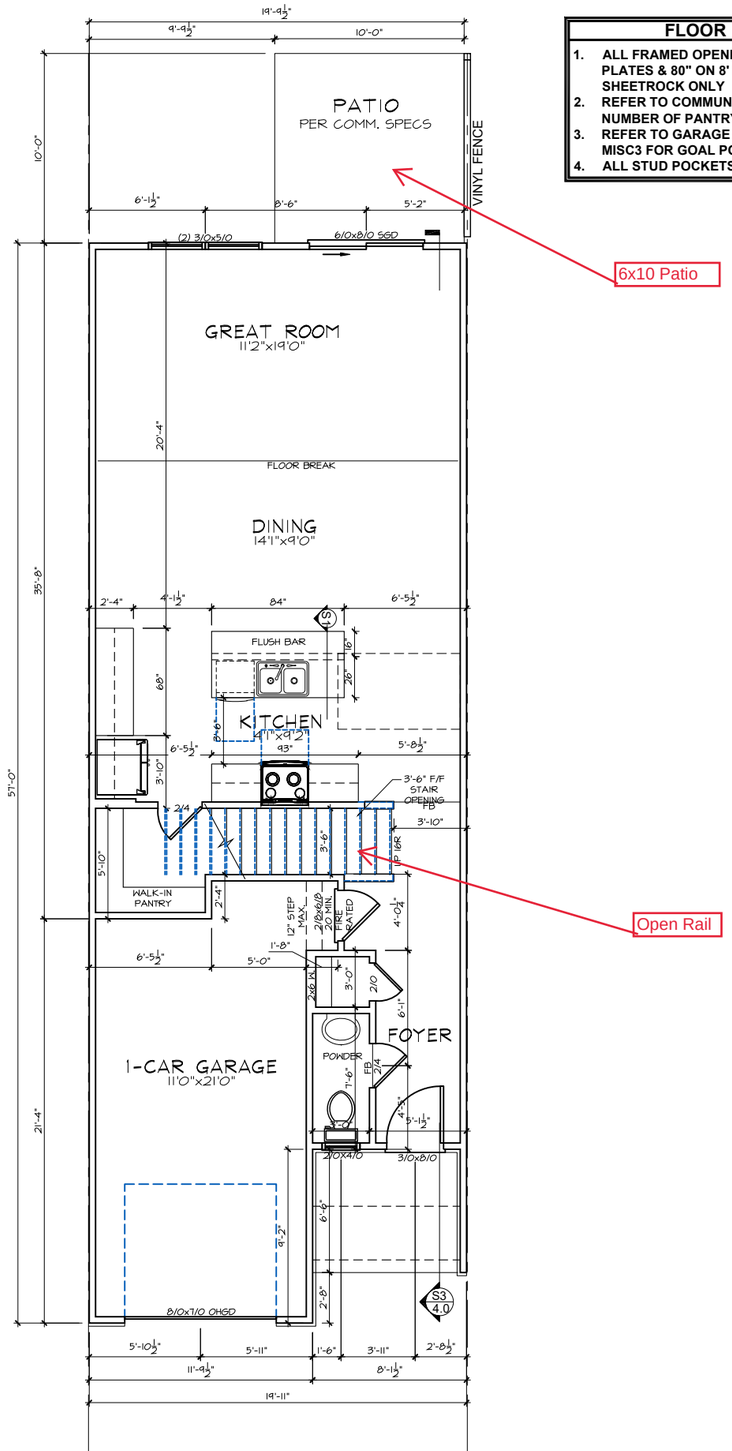
PROJECT NO.: 25901083

DATE: 04/07/2025

DRAWN BY: VLT

EXTERIOR ELEVATIONS

0.10



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

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

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

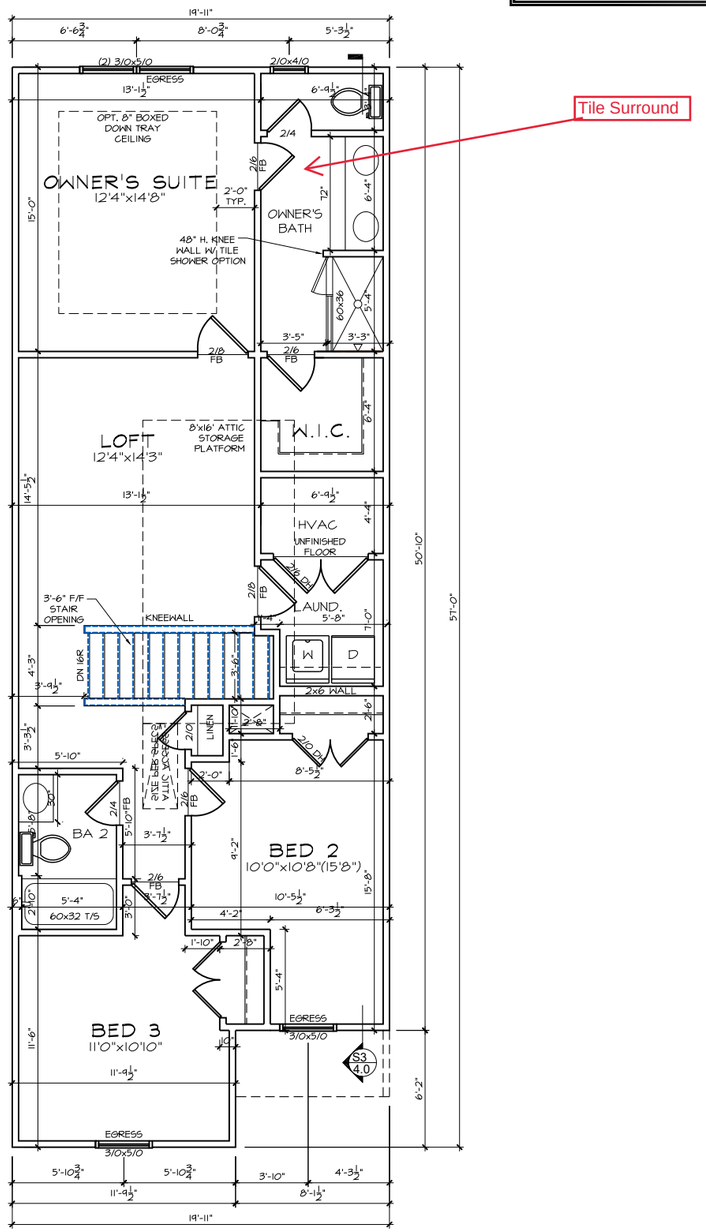
DRAWN BY: VLT

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

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

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

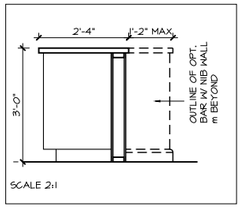
PROJECT NO.: 25901083

DATE: 04/07/2025

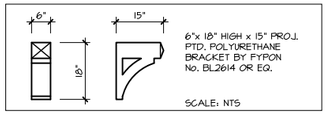
DRAWN BY: VLT

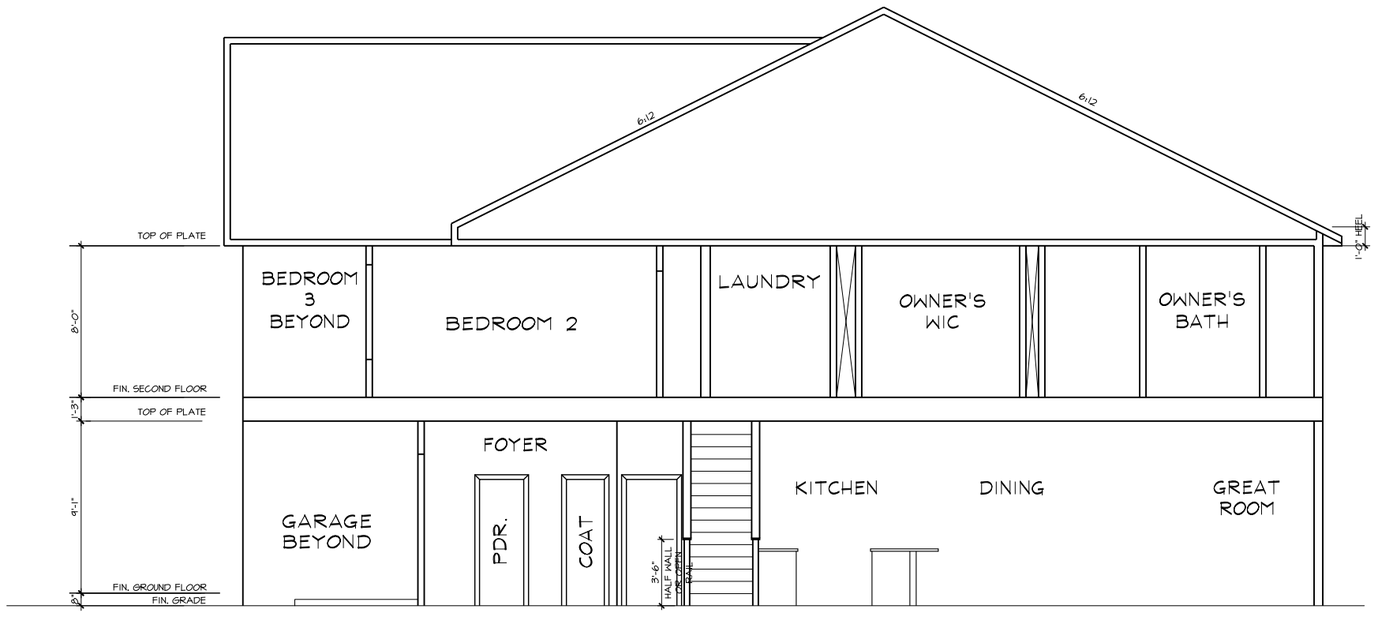
SECOND FLOOR OPTIONS
FLOOR PLANS

2.1



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR





S4 BUILDING SECTION

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

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

SECTIONS & DETAILS

4.0

PLANS FOR: Lot 205, Powell Place

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

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
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/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			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

PAGE #	LAYOUT
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

ELEVATION

CRAFTSMAN

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.

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

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

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
04/05/2024	CREATED AURORA FROM CLIENT BUILDING CD	ALL	VLT
06/03/2024	ADDED TRAY CEILING. REVISED DOOR SLIDE ON SGD.	ALL	VLT
07/05/2024	ADDED FLOOR BREAKS PROVIDED BY MATTAMY	ALL	VLT
01/15/2025	MADE SIDE WINDOW AT GREAT ROOM FOR AURORA II OPTIONAL. REDUCED STAIR TREAD AND MOVED STAIRS 4". CHANGED PANTRY DOOR FROM 2/6 DOOR TO 2/4 DOOR. REVISED REAR WALL AT FOYER CLOSET TO BE 2x6 WALL. REMOVED WATER HEATER - IN ATTIC PER REDLINES. FLIPPED SHOWER VALVE TO SHOW ON OPPOSITE WALL FROM DOOR. ADDED NOTE FOR 48" KNEEWALL W/ GLASS AT OWNER'S SHOWER. REMOVED SHOWER W/ SEAT OPTION.	ALL	VLT
04/07/2025	STRETCHED END UNIT AT THE ADJOINING INTERIOR UNIT WALL 1-1/2" TOWARD PROPERTY LINE. STRETCHED EACH SIDE OF INTERIOR UNITS 1-1/2" TOWARDS PROPERTY LINE TO ACCOMMODATE USE OF CELLULOSE FIREWALL.	ALL	VLT

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

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

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. T0 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 AWPA M4.

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

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

WINDOWS:

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

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

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

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

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

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

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

GENERAL

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

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

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.

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

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

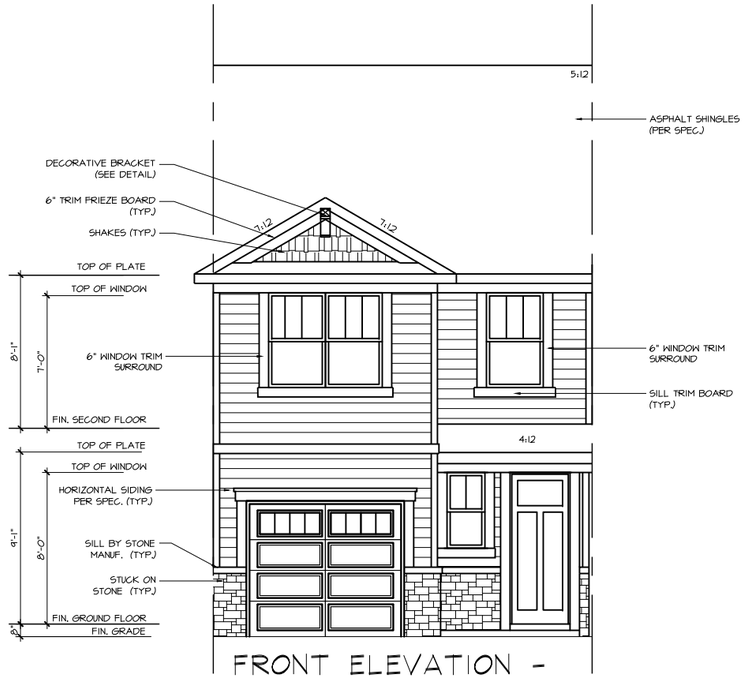
mattamyHOMES

PROJECT NO.: 25901083
DATE: 04/07/2025
DRAWN BY: VLT

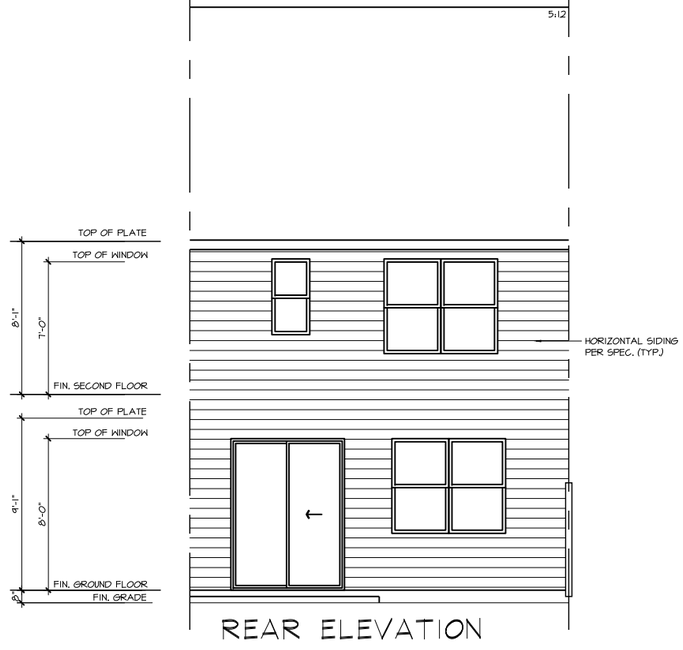
GENERAL NOTES

T1.3

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



FRONT ELEVATION - AURORA E -CRAFTSMAN INTERIOR UNIT



REAR ELEVATION

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

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

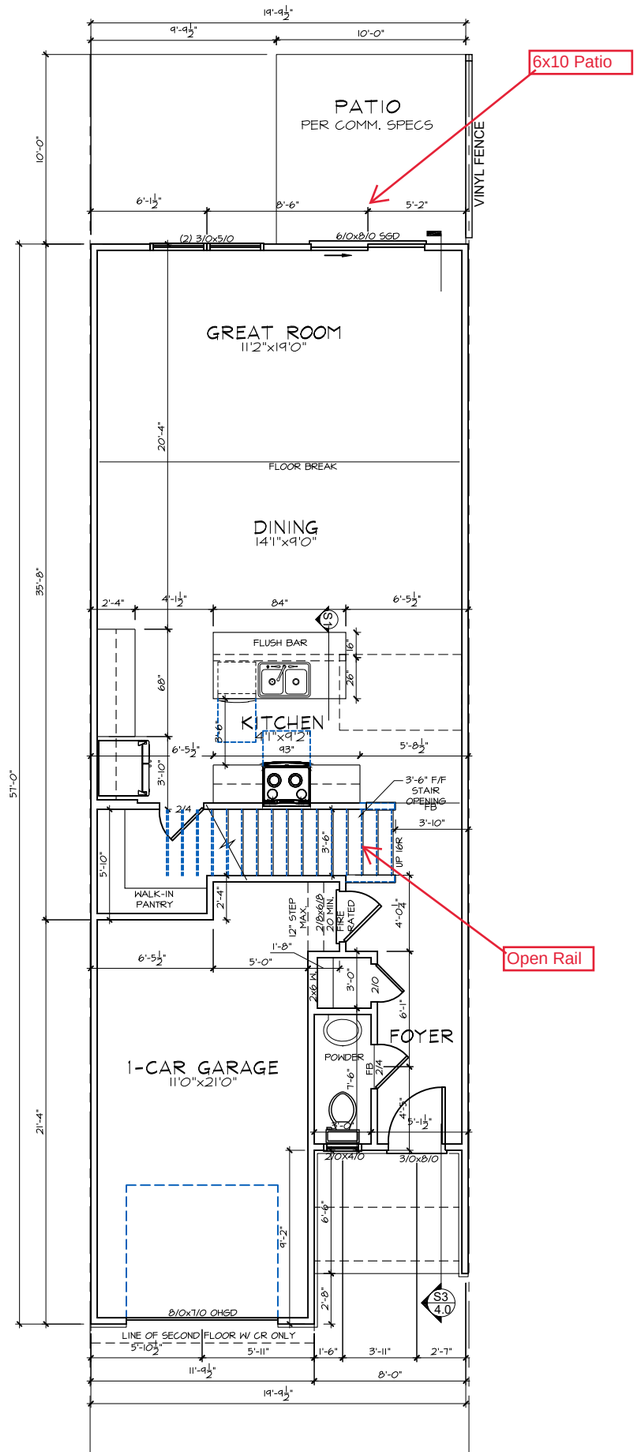
PROJECT NO.: **25901083**

DATE: **04/07/2025**

DRAWN BY: **VLT**

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.

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

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

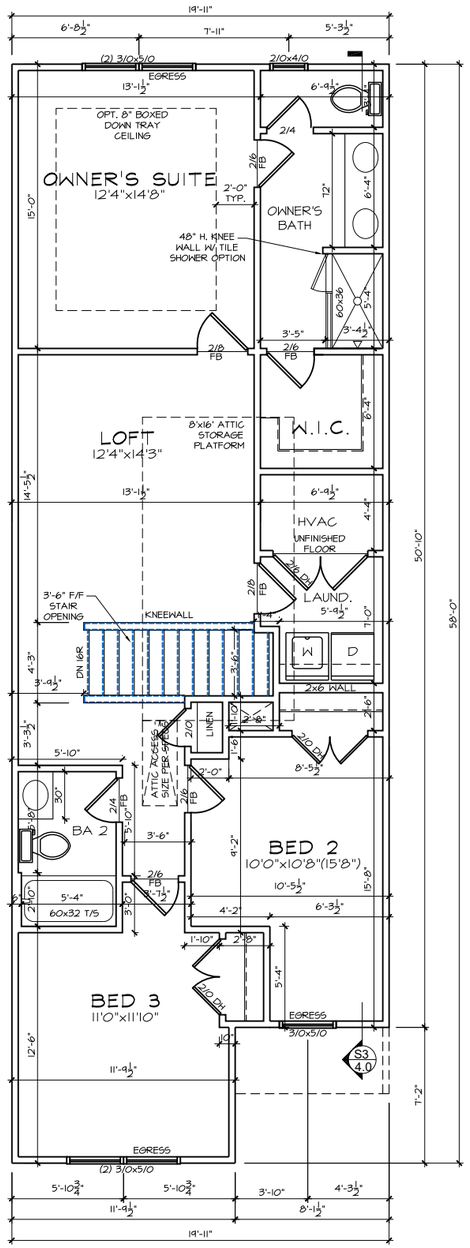
DRAWN BY: VLT

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

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

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

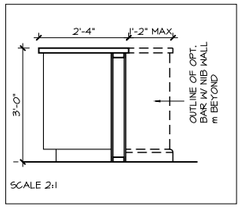
PROJECT NO.: 25901083

DATE: 04/07/2025

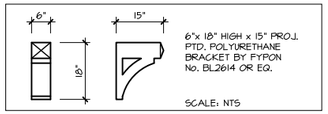
DRAWN BY: VLT

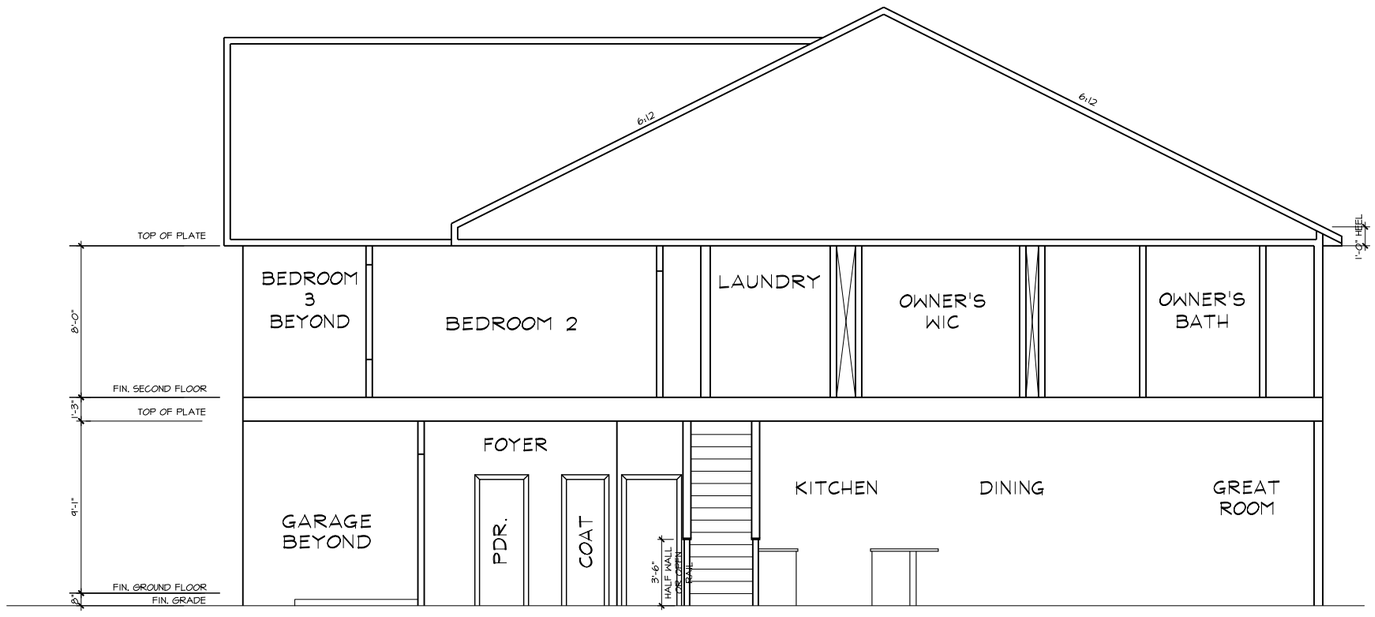
SECOND FLOOR OPTIONS
FLOOR PLANS

2.1



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR





S4 BUILDING SECTION

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

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

SECTIONS & DETAILS

4.0

PLANS FOR: Lot 206, Powell Place

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

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
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/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			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

PAGE #	LAYOUT
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

ELEVATION

CRAFTSMAN

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.

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

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

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
04/05/2024	CREATED AURORA FROM CLIENT BUILDING CD	ALL	VLT
06/03/2024	ADDED TRAY CEILING. REVISED DOOR SLIDE ON SGD.	ALL	VLT
07/05/2024	ADDED FLOOR BREAKS PROVIDED BY MATTAMY	ALL	VLT
01/15/2025	MADE SIDE WINDOW AT GREAT ROOM FOR AURORA II OPTIONAL. REDUCED STAIR TREAD AND MOVED STAIRS 4". CHANGED PANTRY DOOR FROM 2/6 DOOR TO 2/4 DOOR. REVISED REAR WALL AT FOYER CLOSET TO BE 2x6 WALL. REMOVED WATER HEATER - IN ATTIC PER REDLINES. FLIPPED SHOWER VALVE TO SHOW ON OPPOSITE WALL FROM DOOR. ADDED NOTE FOR 48" KNEEWALL W/ GLASS AT OWNER'S SHOWER. REMOVED SHOWER W/ SEAT OPTION.	ALL	VLT
04/07/2025	STRETCHED END UNIT AT THE ADJOINING INTERIOR UNIT WALL 1-1/2" TOWARD PROPERTY LINE. STRETCHED EACH SIDE OF INTERIOR UNITS 1-1/2" TOWARDS PROPERTY LINE TO ACCOMMODATE USE OF CELLULOSE FIREWALL.	ALL	VLT

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

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

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. T0 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 AWPA M4.

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

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

WINDOWS:

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

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

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

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

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

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

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

GENERAL

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

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

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.

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

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

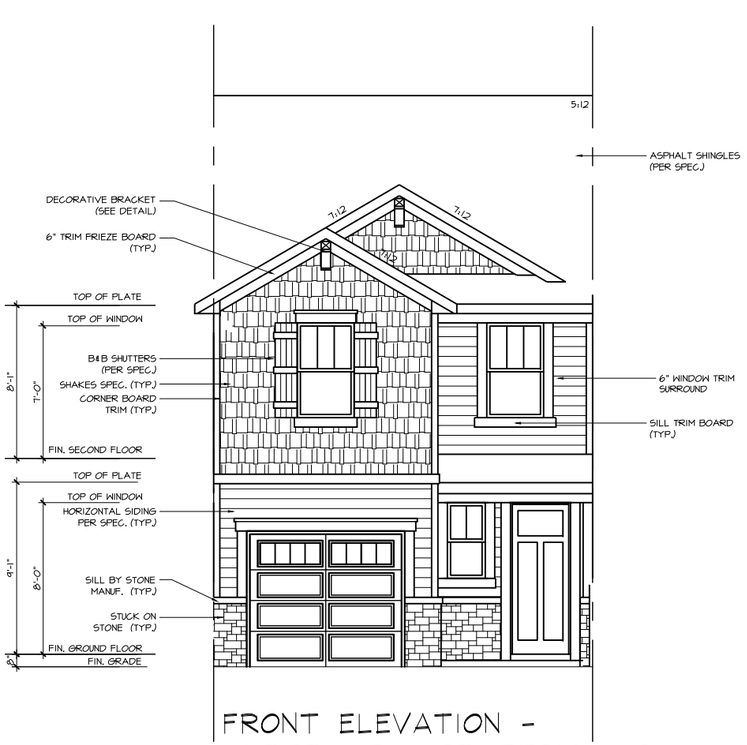
mattamyHOMES

PROJECT NO.: 25901083
DATE: 04/07/2025
DRAWN BY: VLT

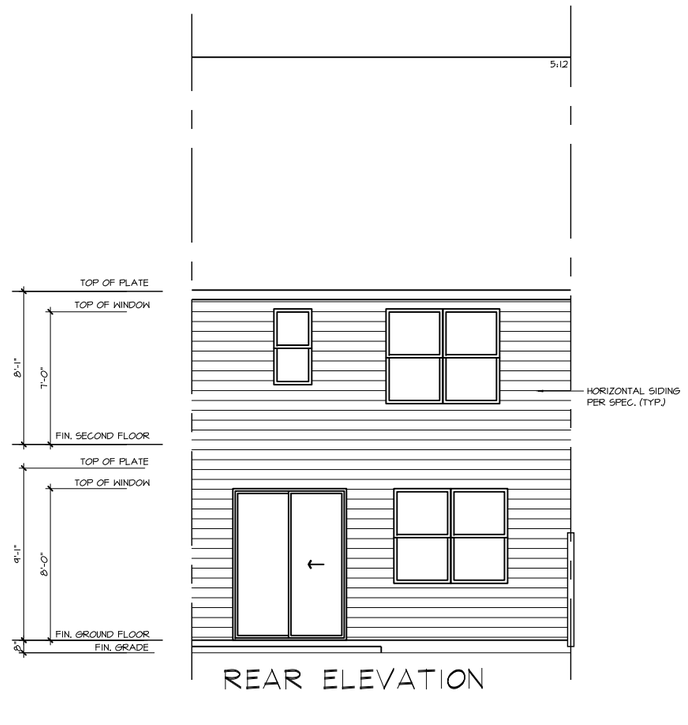
GENERAL NOTES

T1.3

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



FRONT ELEVATION - AURORA-E - CRAFTSMAN 2 INTERIOR UNIT



REAR ELEVATION

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

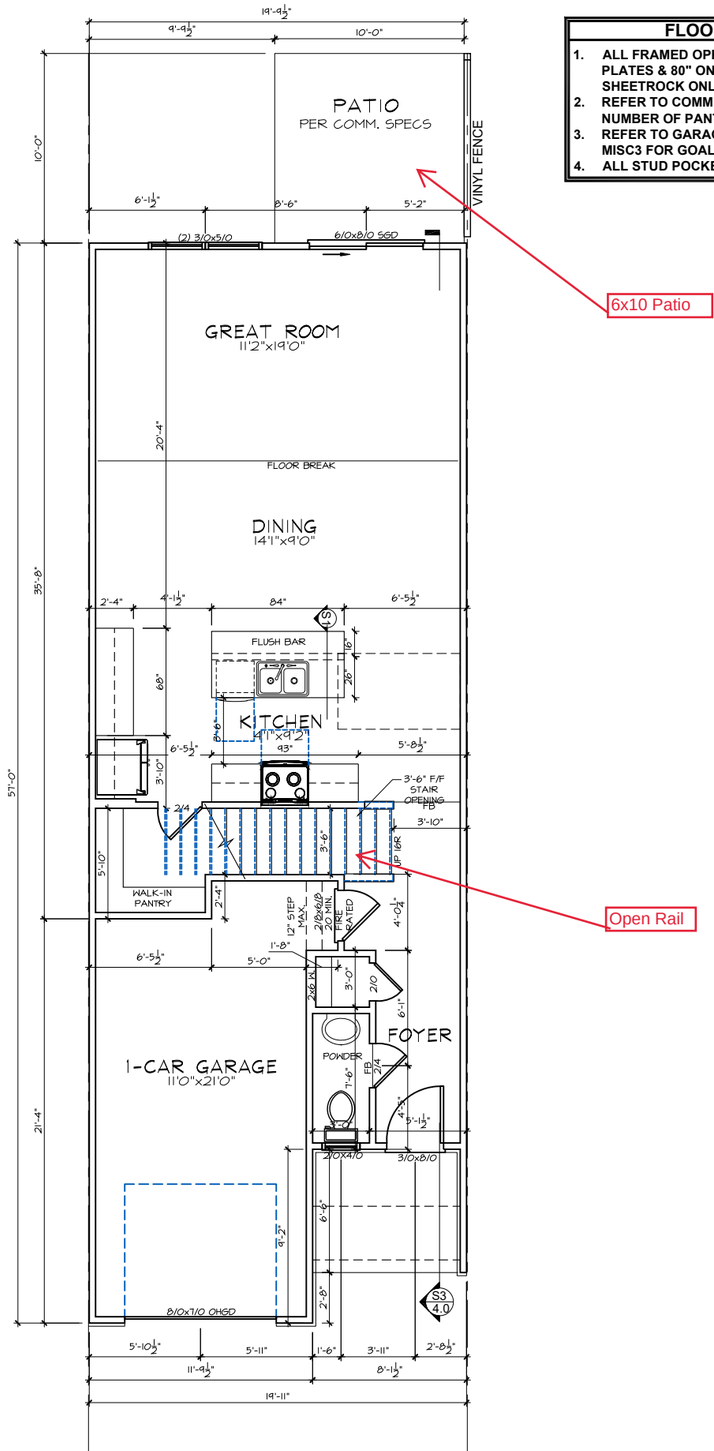
PROJECT NO.: 25901083

DATE: 04/07/2025

DRAWN BY: VLT

EXTERIOR ELEVATIONS

0.10



GROUND FLOOR PLAN
- AURORA-E -
CRAFTSMAN 2

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.

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

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

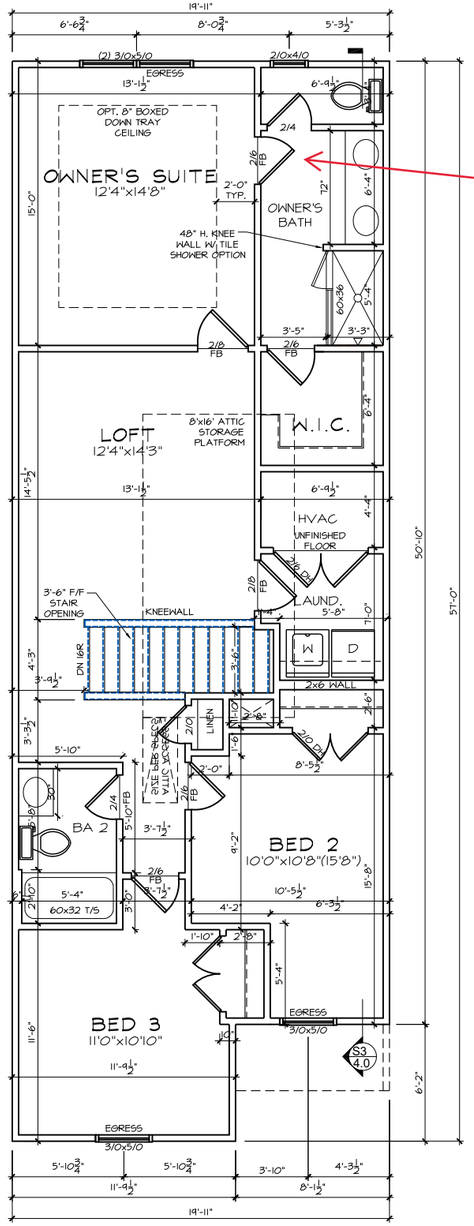
DRAWN BY: VLT

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.



Tile Surround

SECOND FLOOR PLAN
- AURORA-E -
CRAFTSMAN 2

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

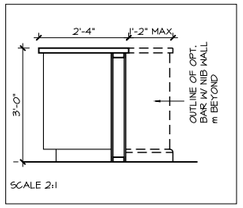
PROJECT NO.: 25901083

DATE: 04/07/2025

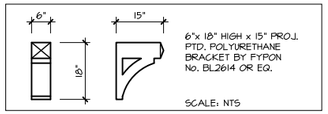
DRAWN BY: VLT

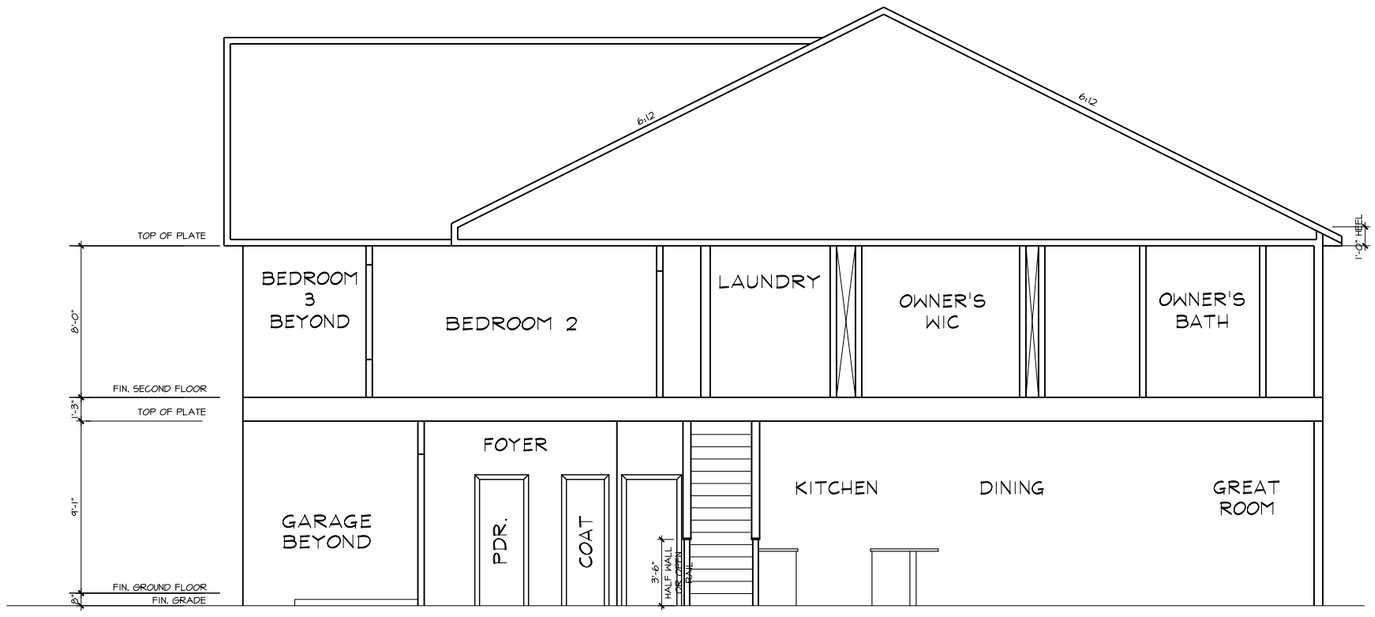
SECOND FLOOR OPTIONS
FLOOR PLANS

2.1



S1 KITCHEN
ISLAND W/ OPT. FLUSH BAR





S4 BUILDING SECTION

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

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

SECTIONS & DETAILS

4.0

PLANS FOR: Lot 207, Powell Place

MATTAMY HOMES - VIENNA-E - LH

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
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/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			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	ℙ	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

PAGE #	LAYOUT
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

ELEVATION

CRAFTSMAN

CODE

2018
NORTH CAROLINA STATE BUILDING CODE:
RESIDENTIAL CODE

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.

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

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
DRAWN BY: VLT

TITLE SHEET

T1.0

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
05/05/2025	CREATED VIENNA FROM CLIENT BUILDING CD	ALL	VLT
06/09/2025	ADDED FLOORING BREAK LINE TO POWDER ROOM. ADDED LIGHT IN HVAC CLOSET.	1.0, 6.2	VLT

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

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

mattamyHOMES

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. T0 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 AWPA M4.

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

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

WINDOWS:

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

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

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

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

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

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

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

GENERAL

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

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

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

mattamyHOMES

PROJECT NO.: 25901471
DATE: 05/05/2025
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.

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

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

mattamyHOMES

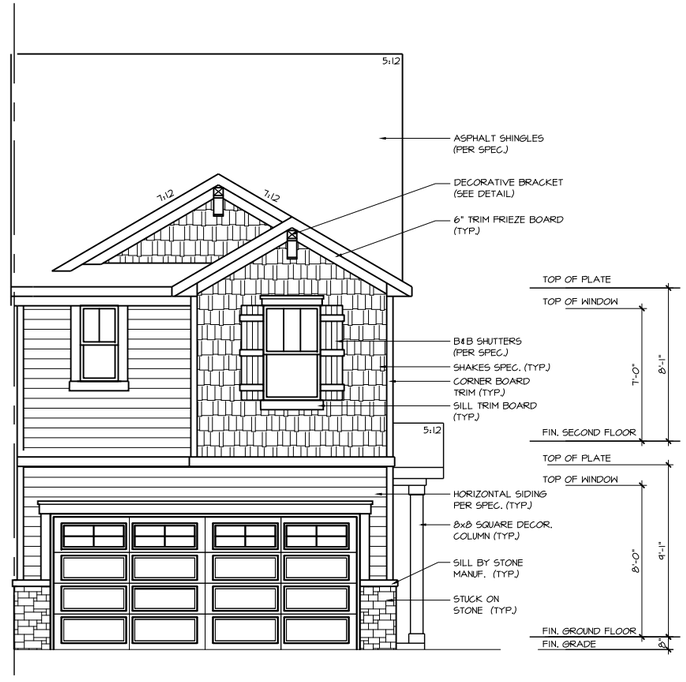
PROJECT NO.: 25901471
DATE: 05/05/2025
DRAWN BY: VLT

GENERAL NOTES

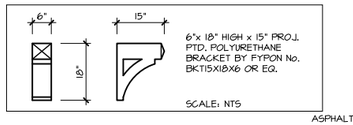
T1.3

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

REAR ELEVATION - CRAFTSMAN

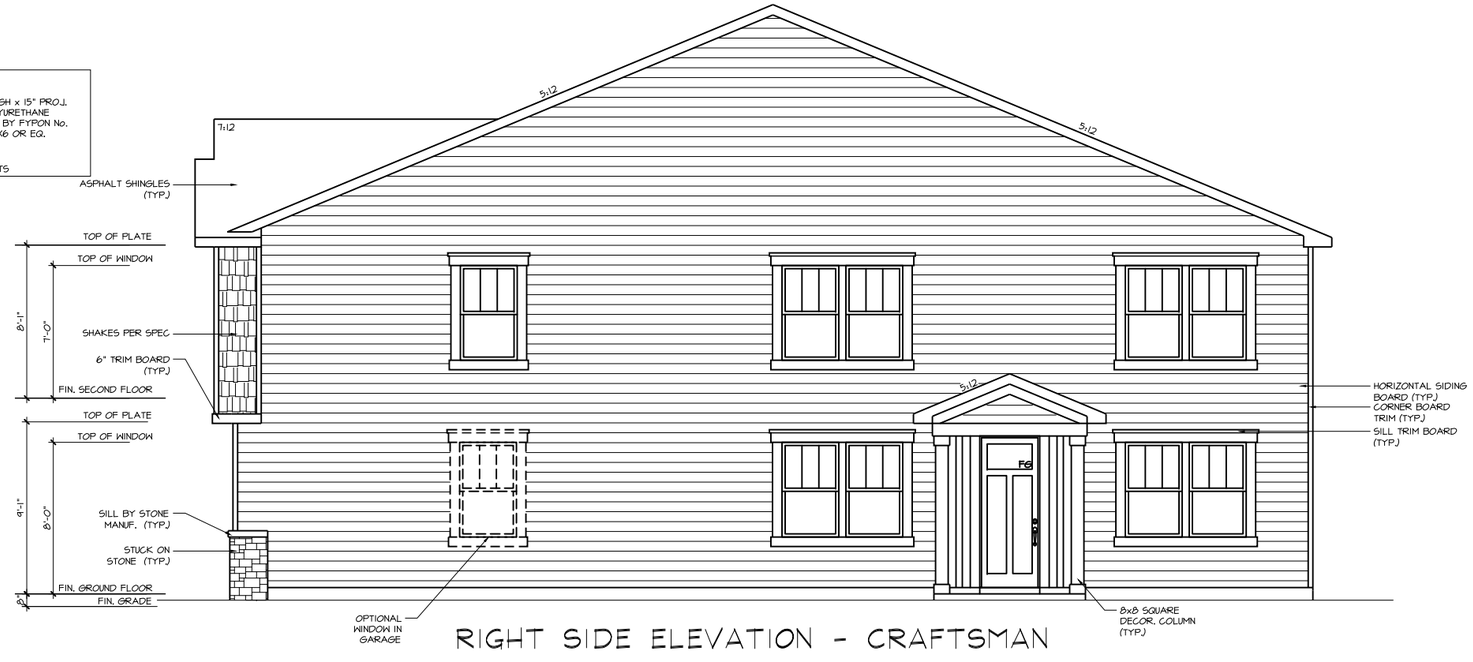


FRONT ELEVATION - CRAFTSMAN



6"x 18" HIGH x 15" PROJ. PTD. POLYURETHANE BRACKET BY FYPON No. BKT15X18X6 OR EQ.

SCALE: NTS



RIGHT SIDE ELEVATION - CRAFTSMAN

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

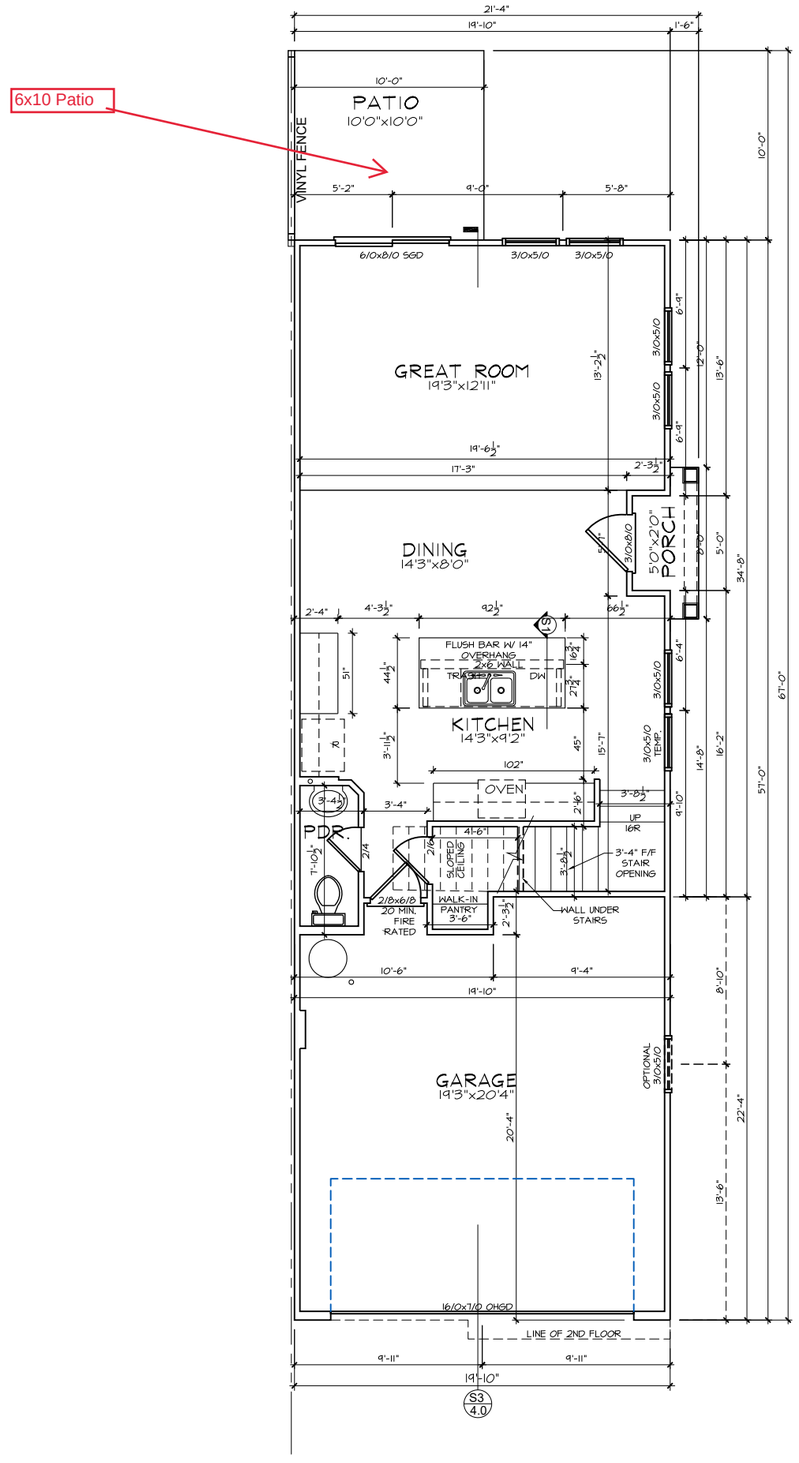
PROJECT NO.: 25901471

DATE: 05/05/2025

DRAWN BY: VLT

EXTERIOR ELEVATIONS

0.10



GROUND 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.

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

PROJECT NO.: 25901471

DATE: 05/05/2025

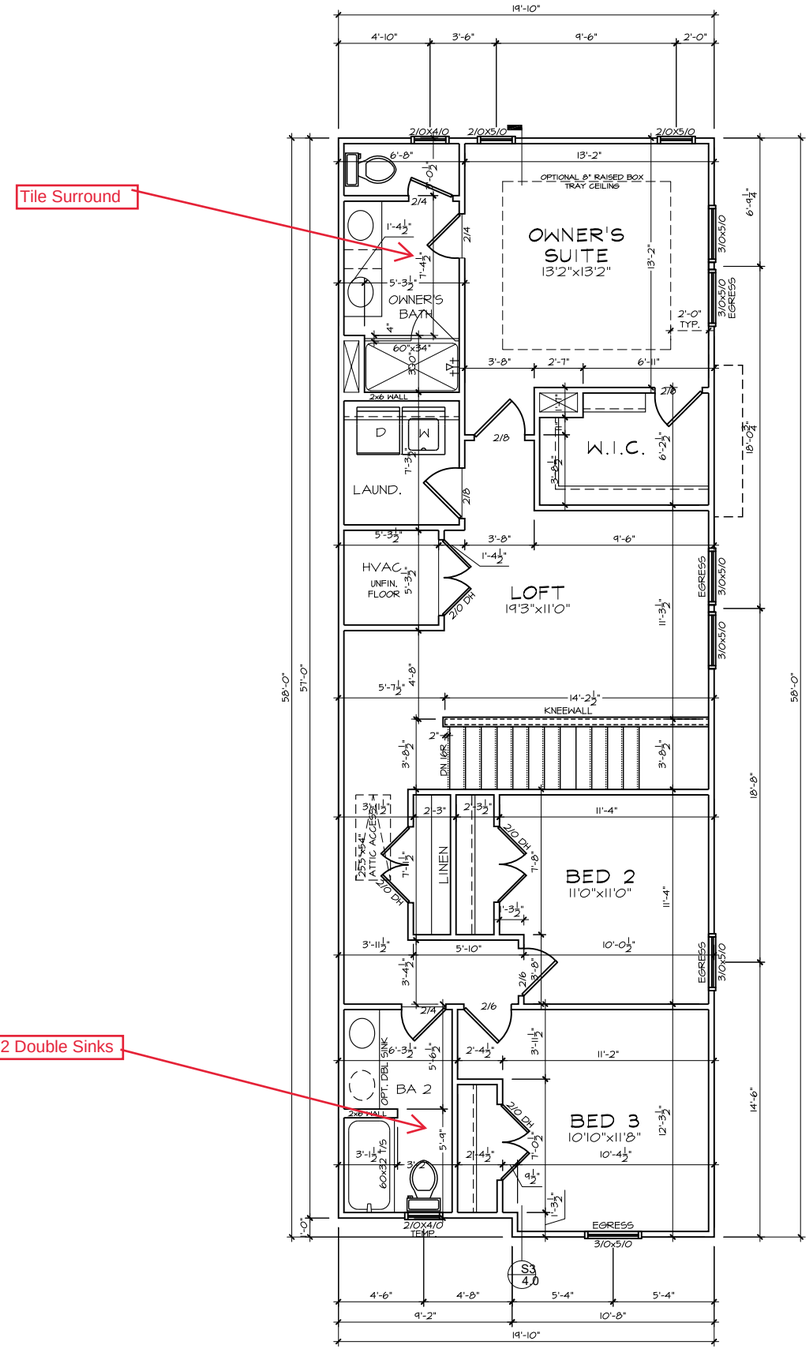
DRAWN BY: VLT

FIRST FLOOR PLAN

1.0

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.



SECOND FLOOR PLAN - CRAFTSMAN

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

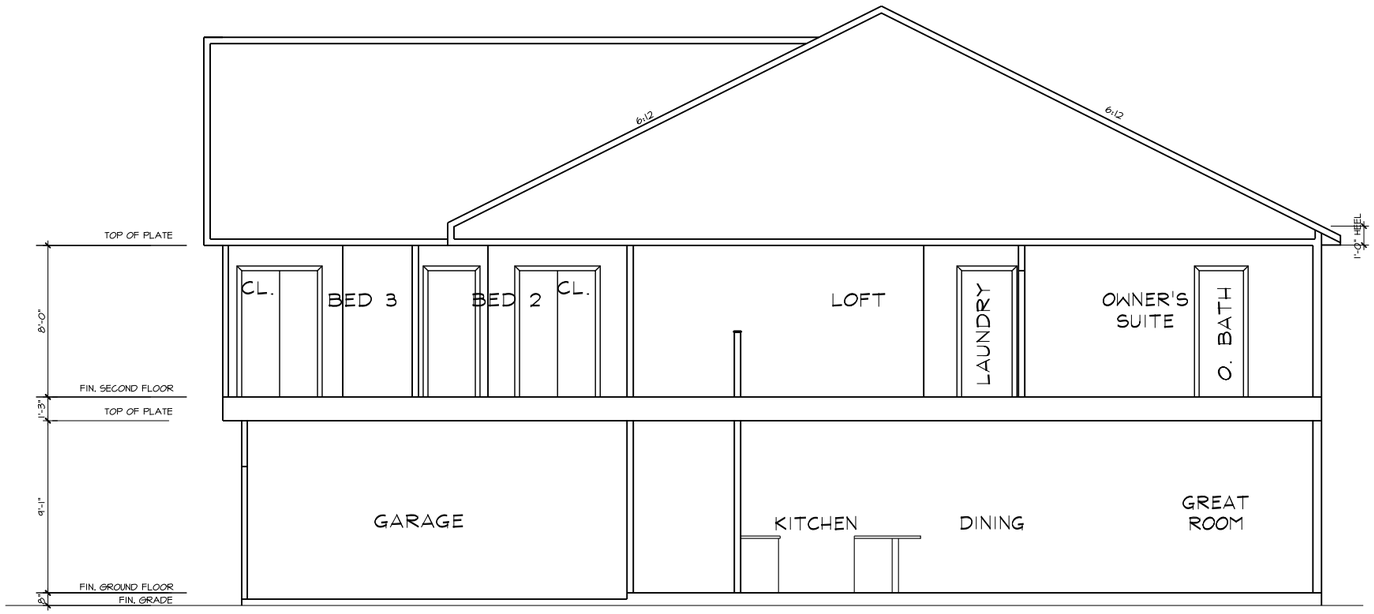
PROJECT NO.: 25901471

DATE: 05/05/2025

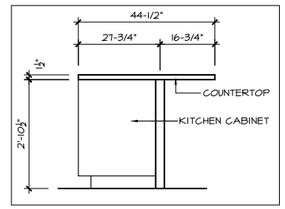
DRAWN BY: VLT

SECOND FLOOR PLAN

2.0



S3 BUILDING SECTION



S1 KITCHEN
ISLAND W/ FLUSH BAR

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

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

mattamyHOMES

PROJECT NO.: 25901471

DATE: 05/05/2025

DRAWN BY: VLT

SECTIONS & DETAILS

4.0

STRUCTURAL PLANS FOR:

POWELL TOWNHOMES - LOTS 202-207

PLAN RELEASE / REVISIONS

REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT

NOTES

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.

CODE

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

2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

ENGINEER OF RECORD

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 7/9/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.

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

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

FOUNDATION

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

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

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

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

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

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

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

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

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

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

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

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

11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.

12. WITH GROUP I SOILS (GW GP SW 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	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"

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

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

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

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

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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH 7/9/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

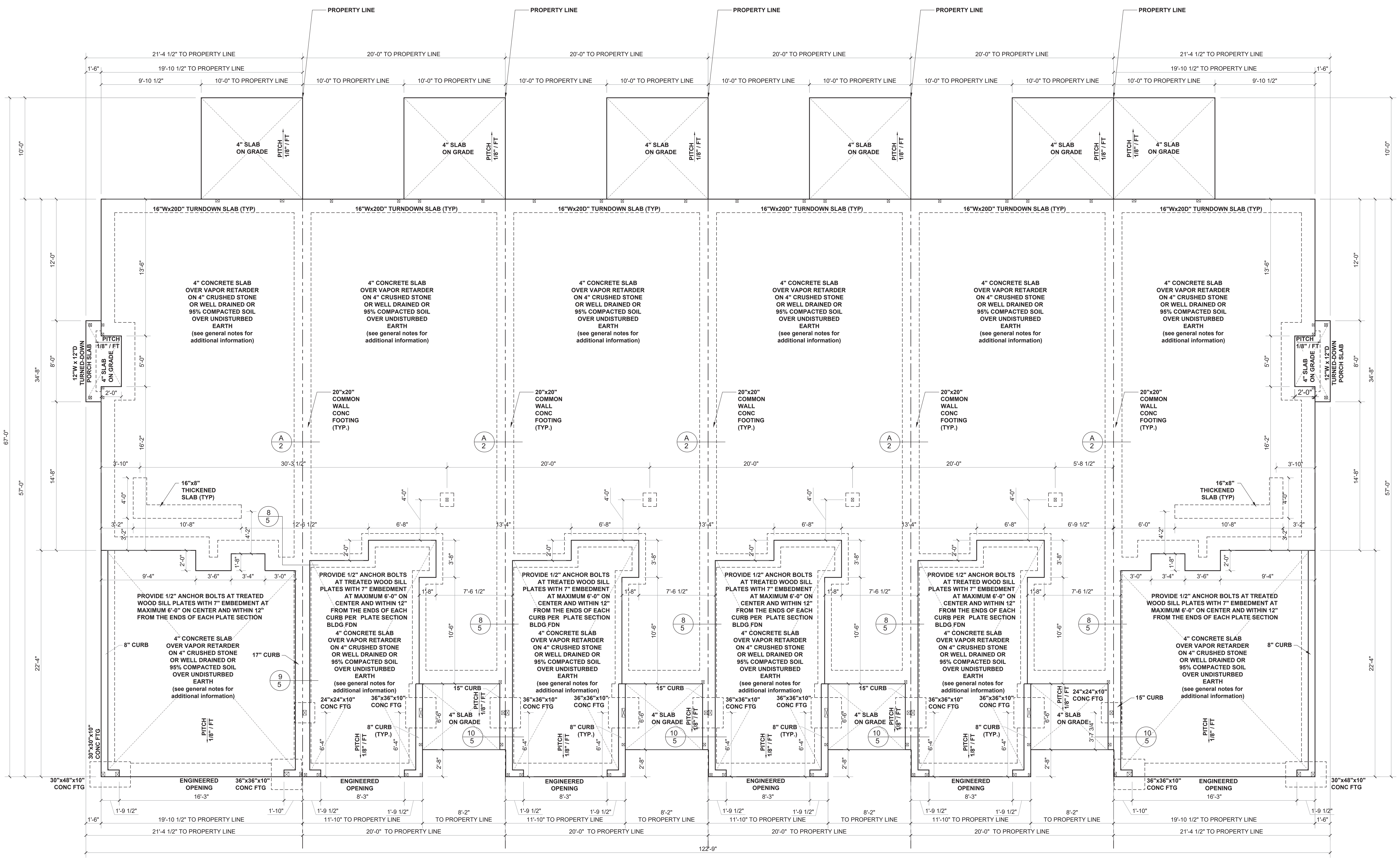
CLIENT: MATTAMY HOMES
PROJECT: POWELL TOWNHOMES - LOTS 202-207
LOCATION: NORTH CAROLINA
SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: 25902075
DATE: 07/01/2025
DRAWN BY: VLT

STRUCTURAL GENERAL NOTES

SN1.1



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

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

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.

VAPOR RETARDER REQUIREMENT
SLAB VAPOR RETARDER TO BE 6 MIL. CLASS C

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
7/9/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY

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

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

CLIENT: MATTAMY HOMES
PROJECT: 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

mattamyHOMES

PROJECT NO.: 25902075
DATE: 07/01/2025
DRAWN BY: VLT

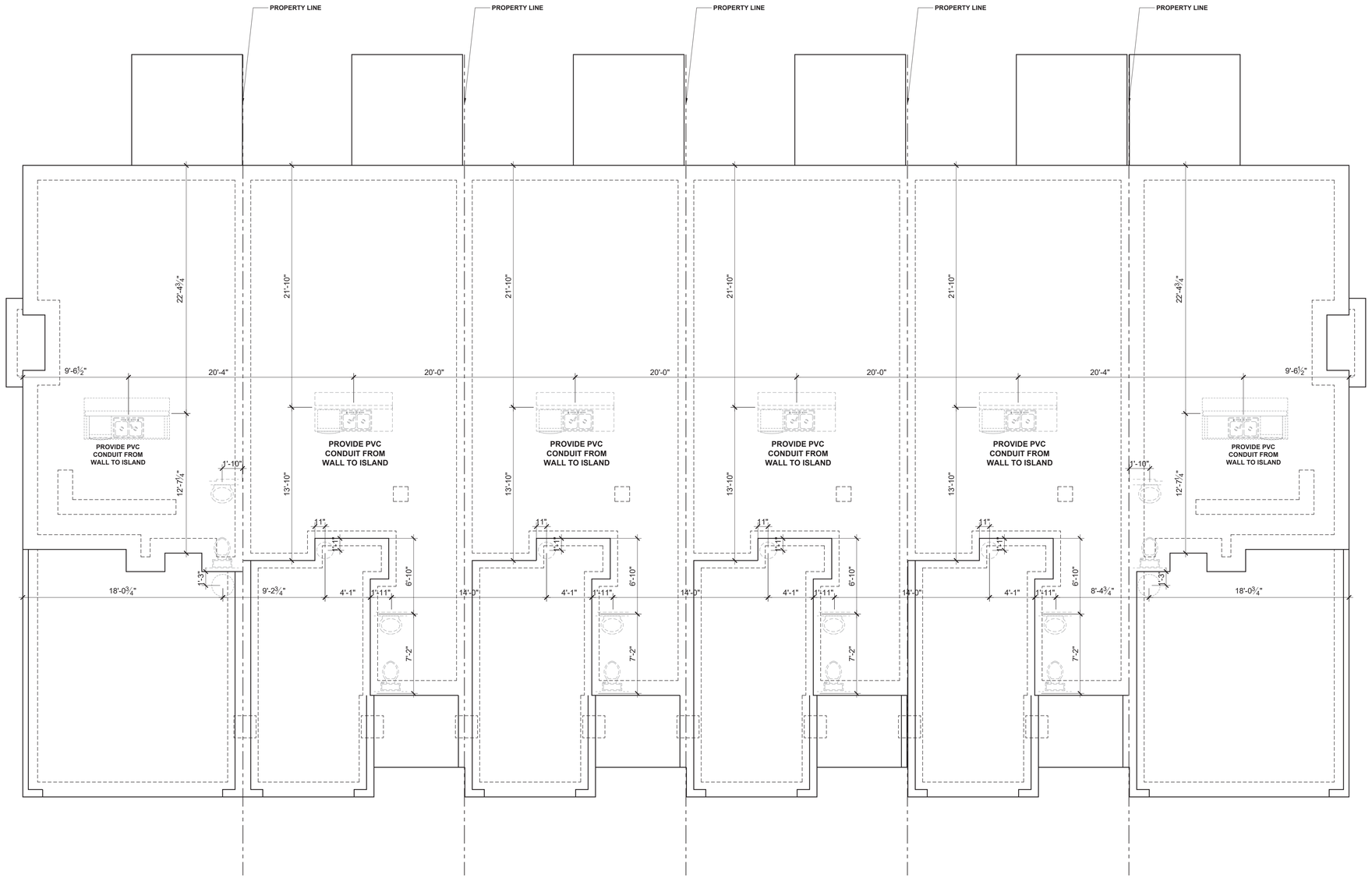
SLAB FOUNDATION PLAN

S.10

SLAB FOUNDATION PLAN

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

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



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"

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
051518
2/9/26
JONATHAN M. CROUCH

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC. 543 PYLON DRIVE. RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

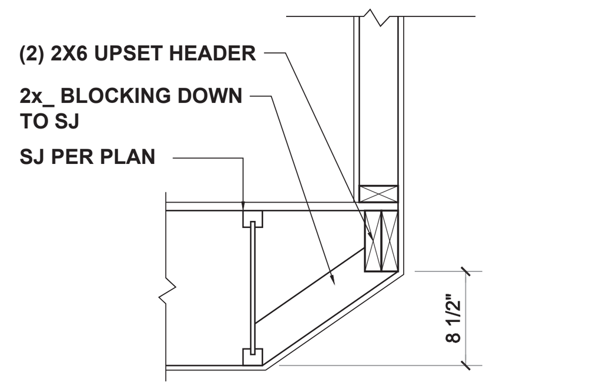
CLIENT: MATTAMY HOMES
PROJECT: POWELL TOWNHOMES - LOTS 202-207
LOCATION: NORTH CAROLINA
SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: 25902075
DATE: 07/01/2025
DRAWN BY: VLT

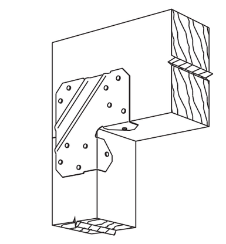
PLUMBING PLAN

S.11



CLIPPED CEILING @ STAIRS DETAIL

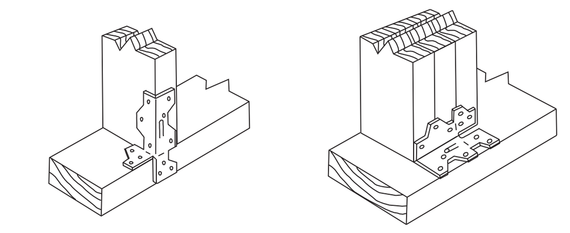
NTS



LCE4 BRACING CON.

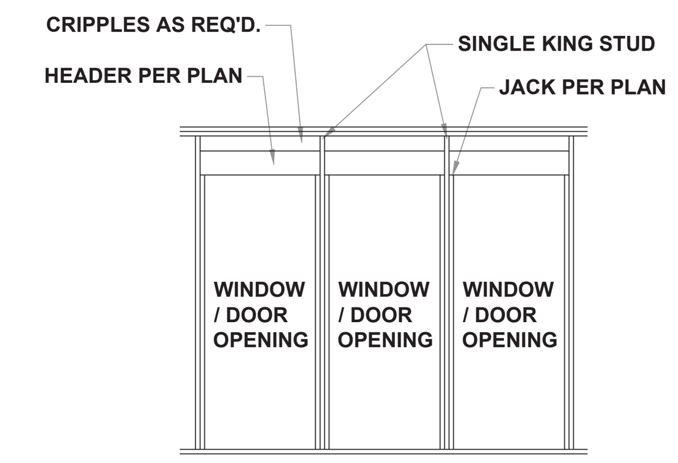
NTS

- LCE4 CLIP TO HEADER JACK CONNECTION AND A35 CLIP AT THE JACK BOTTOM PLATE CONNECTION
- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MIN.
- SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



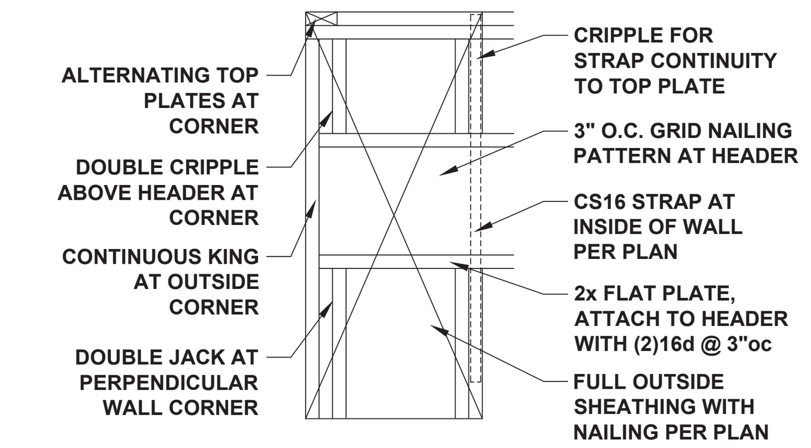
LOWER BRACING CON.

NTS



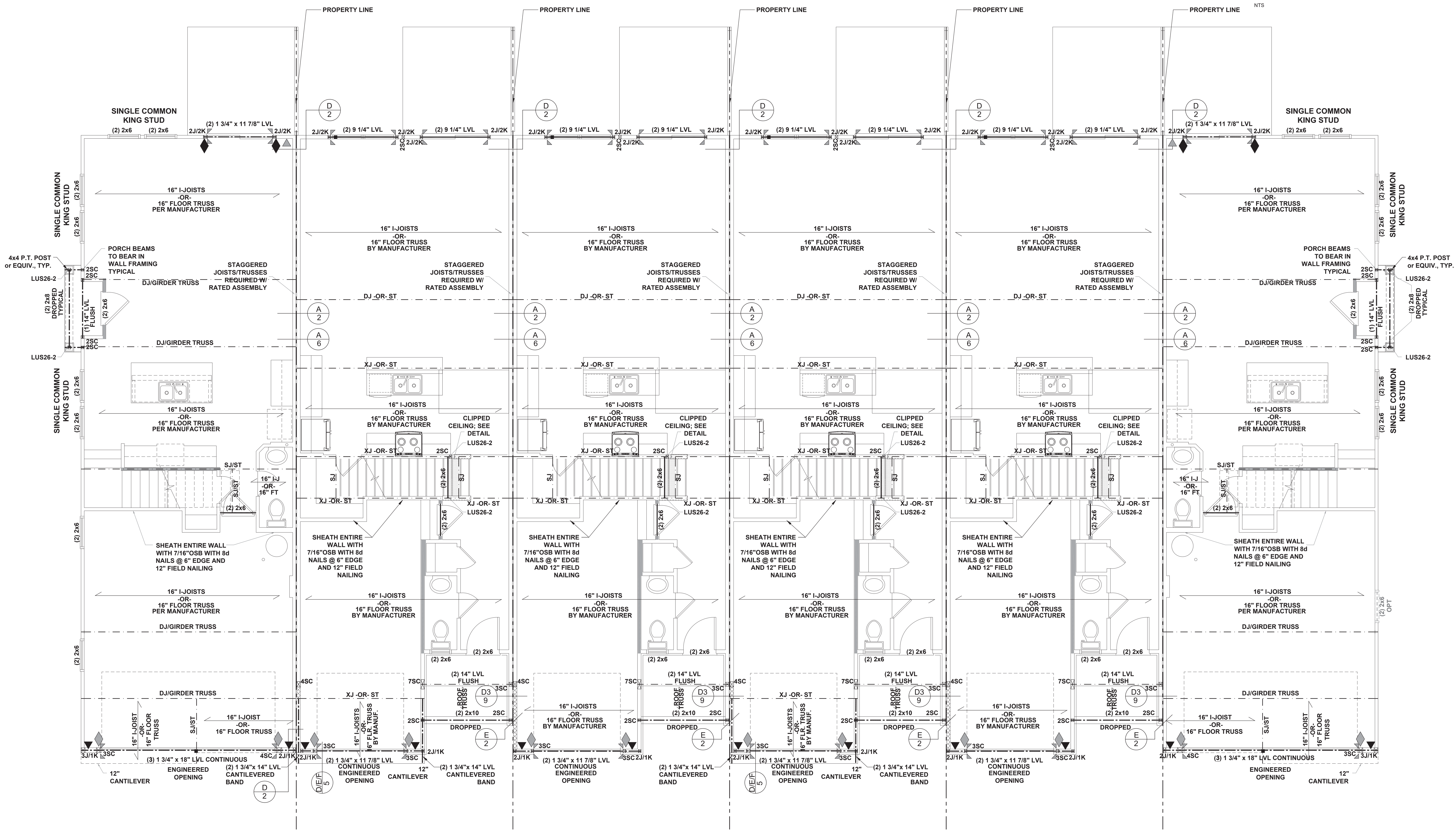
MULTI HEADER DETAIL

SINGLE COMMON KING STUD NTS



PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL

NTS



FIRST FLOOR CEILING FRAMING 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

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

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

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

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

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

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

FLOOR TRUSSES TO BE DESIGN FOR A 19.2"oc SPACING; PROVIDE EOR THE LAYOUT AND THE SEALED TRUSS PROFILES FOR REVIEW PRIOR TO MANUFACTURING TRUSSES

TRUSSED FLOOR - STRUCTURAL NOTES

1. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
2. 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.
3. ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER AND INCLUDED IN THE TRUSS PROFILES.

DENOTES LVL BLOCKING IN WALL AT BETWEEN FLOORS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC | 543 PYLON DRIVE RALEIGH, NC 27606 919-480-1075 INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

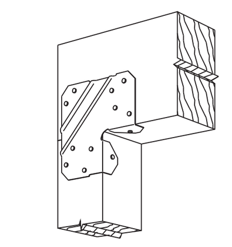
CLIENT: MATTAMY HOMES
PROJECT: POWELL TOWNHOMES - LOTS 202-207
LOCATION: NORTH CAROLINA
SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: 25902075
DATE: 07/01/2025
DRAWN BY: VLT

FIRST FLOOR CEILING FRAMING PLAN

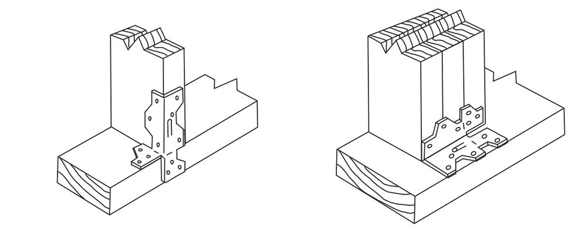
S1.0



LCE4 BRACING CON.

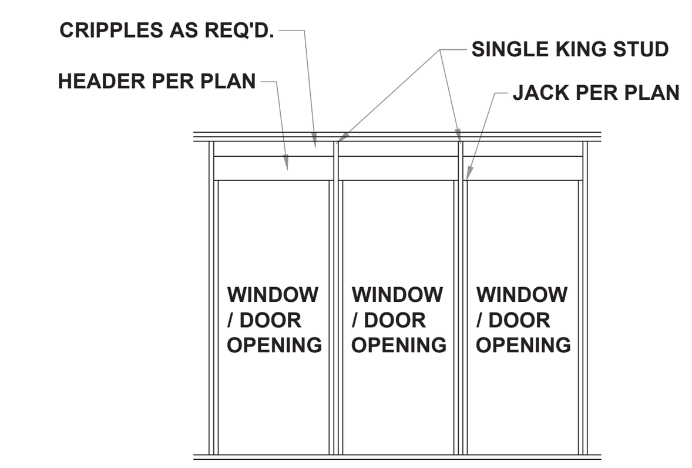
NTS

- 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 MSTA18 STRAP FOR WOOD CONNECTIONS.



LOWER BRACING CON.

NTS



MULTI HEADER DETAIL

SINGLE COMMON KING STUD NTS

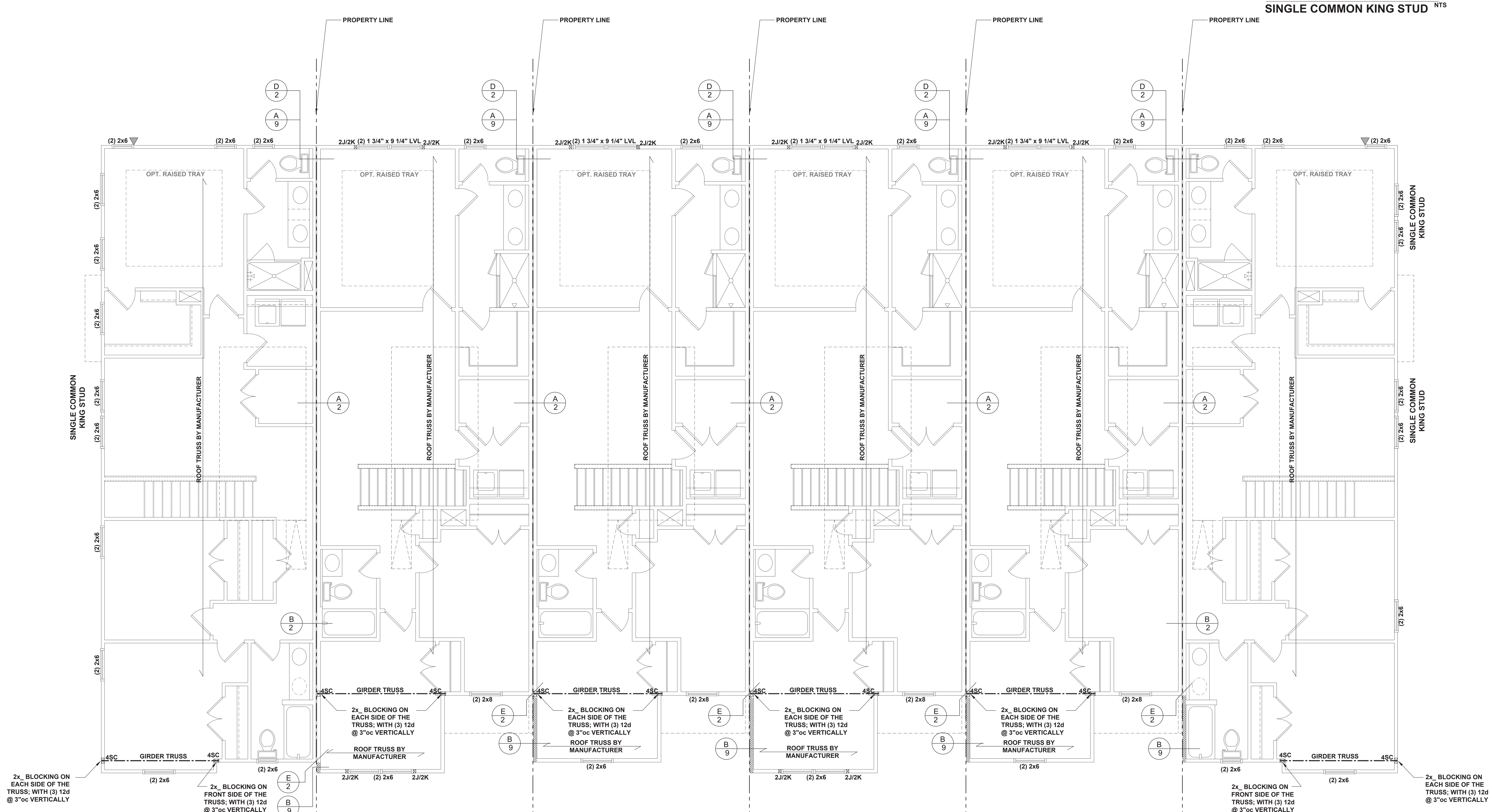
BEAM & POINT LOAD LEGEND

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

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

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

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"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY

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

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

CLIENT: MATTAMY HOMES

PROJECT: 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

mattamyHOMES

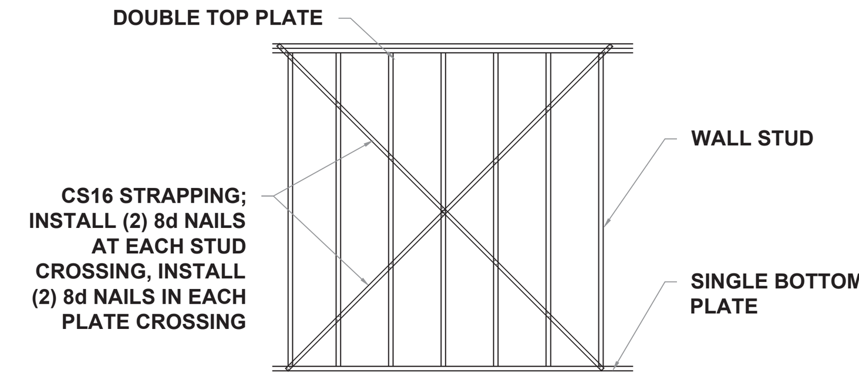
PROJECT NO.: 25902075

DATE: 07/01/2025

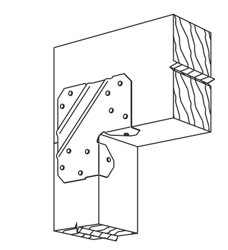
DRAWN BY: VLT

SECOND FLOOR CEILING FRAMING PLAN

S2.0

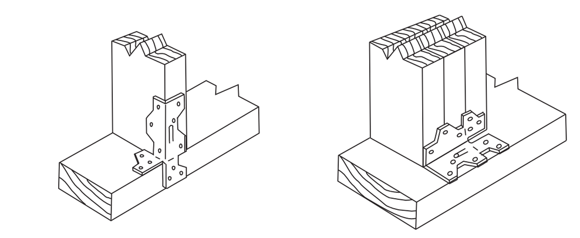


CROSS BRACED LIB
CS16 STRAPPING METHOD
SCALE: 1/4" = 1'-0" STRAP ANGLES TO BE NO MORE THAN 60° AND NO LESS THAN 30°

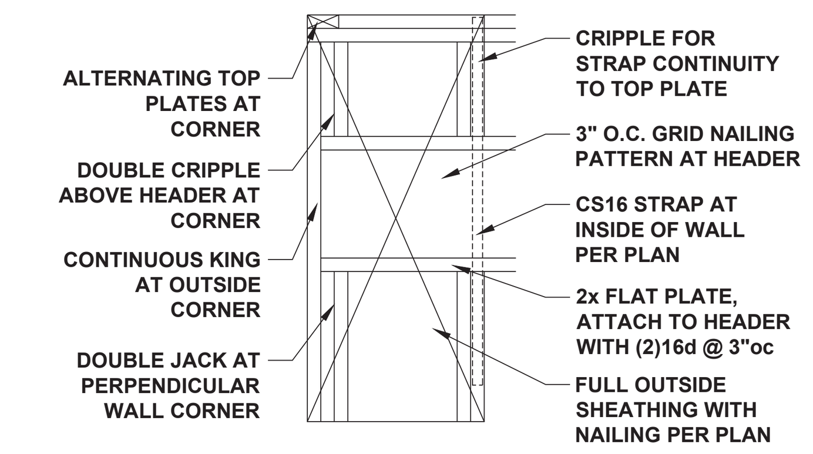


LCE4 BRACING CON.
NTS

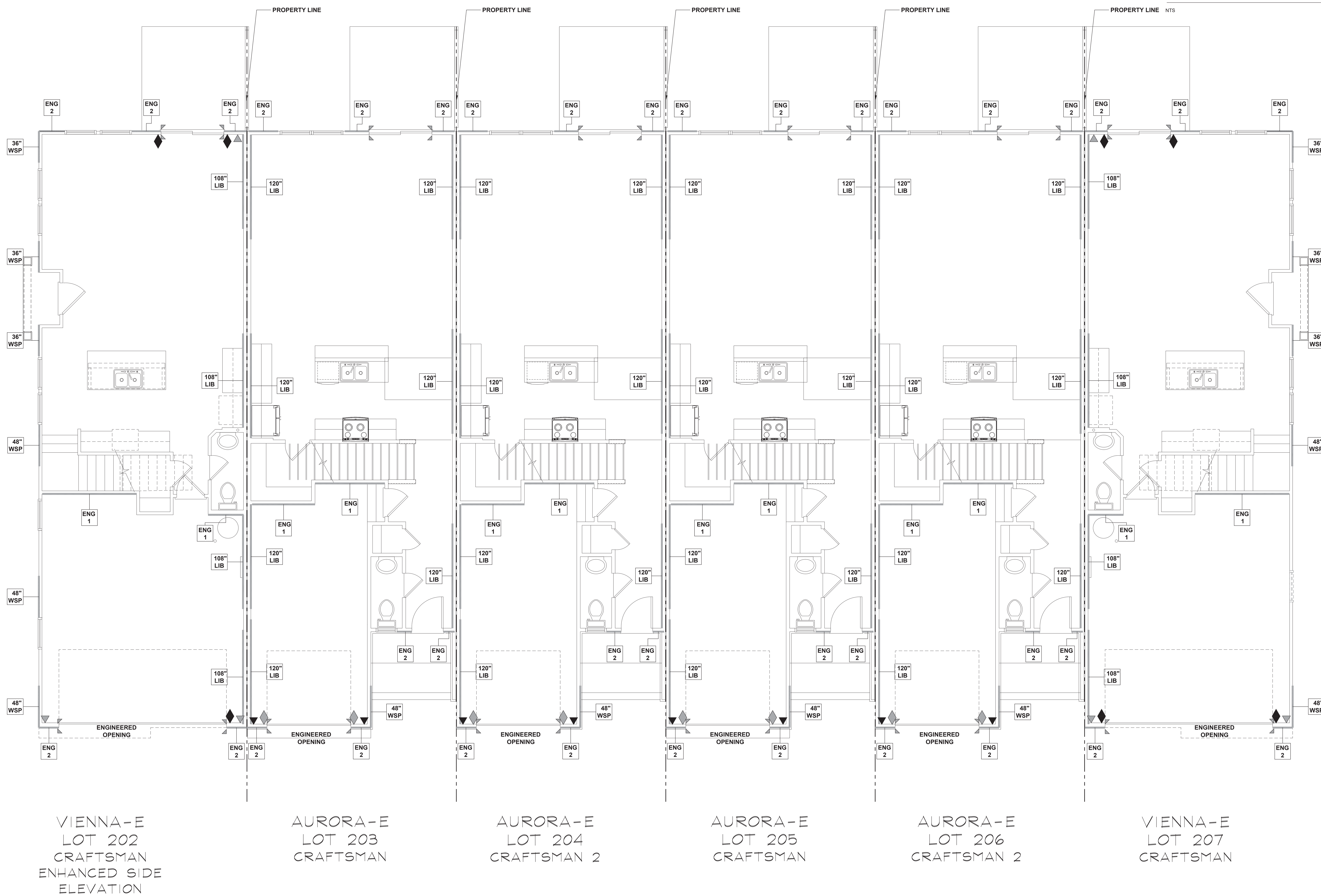
- LCE4 CLIP TO HEADER JACK CONNECTION AND A35 CLIP AT THE JACK BOTTOM PLATE CONNECTION
- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MIN.
- SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



LOWER BRACING CON.
NTS



PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL

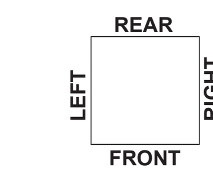


FIRST FLOOR WALL BRACING PLAN

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

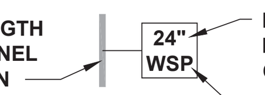
WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



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

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



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.

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

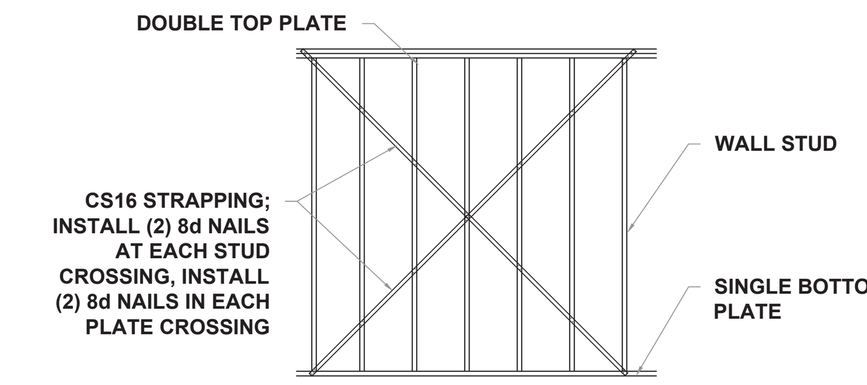
mattamyHOMES

PROJECT NO.: 25902075

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

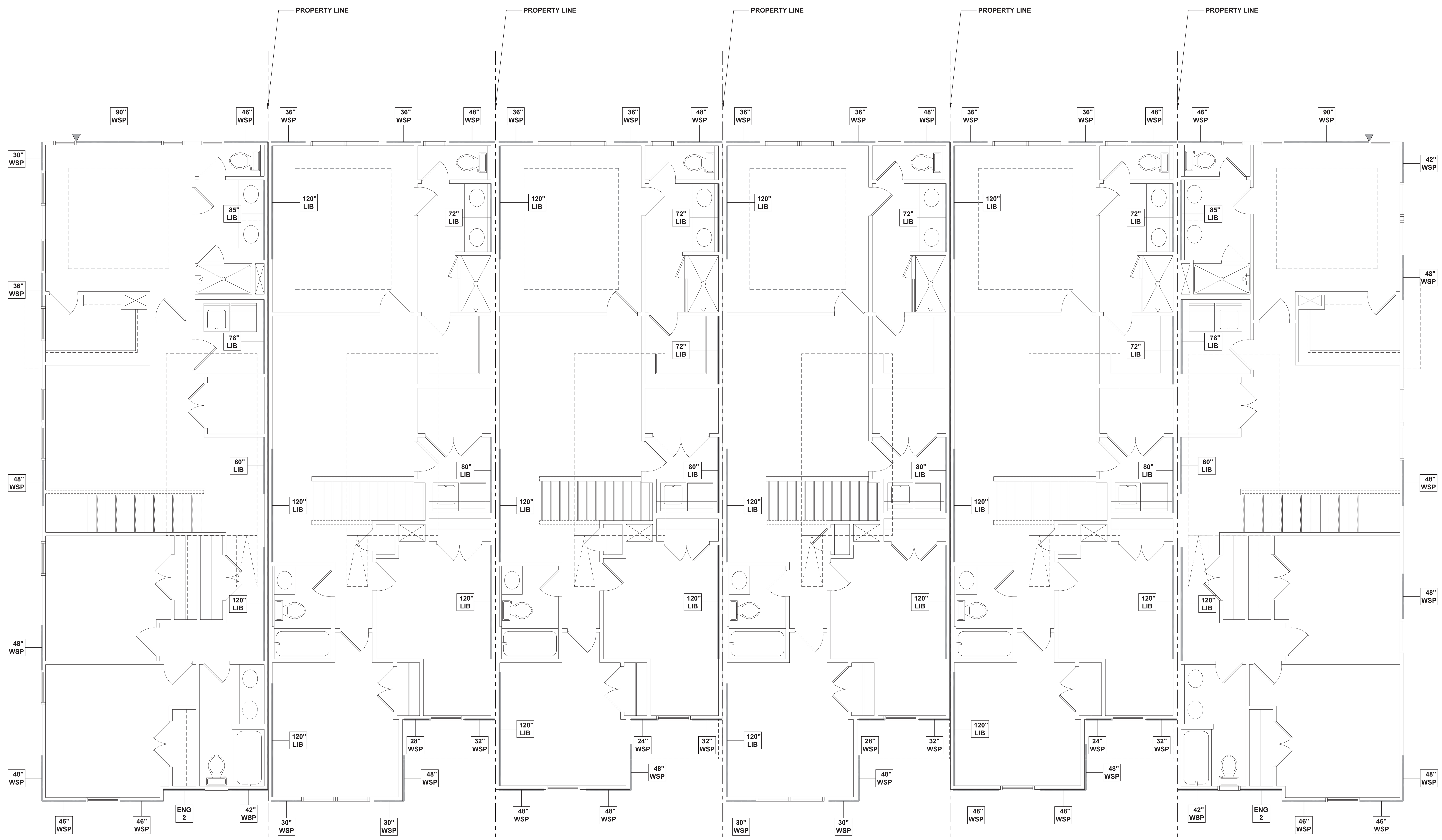
FIRST FLOOR WALL BRACING PLAN

S4.0



CROSS BRACED LIB
CS16 STRAPPING METHOD

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



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

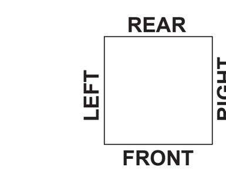
VIENNA-E
LOT 207
CRAFTSMAN

SECOND FLOOR WALL BRACING PLAN

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

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



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

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

SCALED LENGTH OF WALL PANEL AT LOCATION — 24" WSP — NUMERICAL LENGTH OF PANEL; PANEL TYPE

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.

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

mattamyHOMES

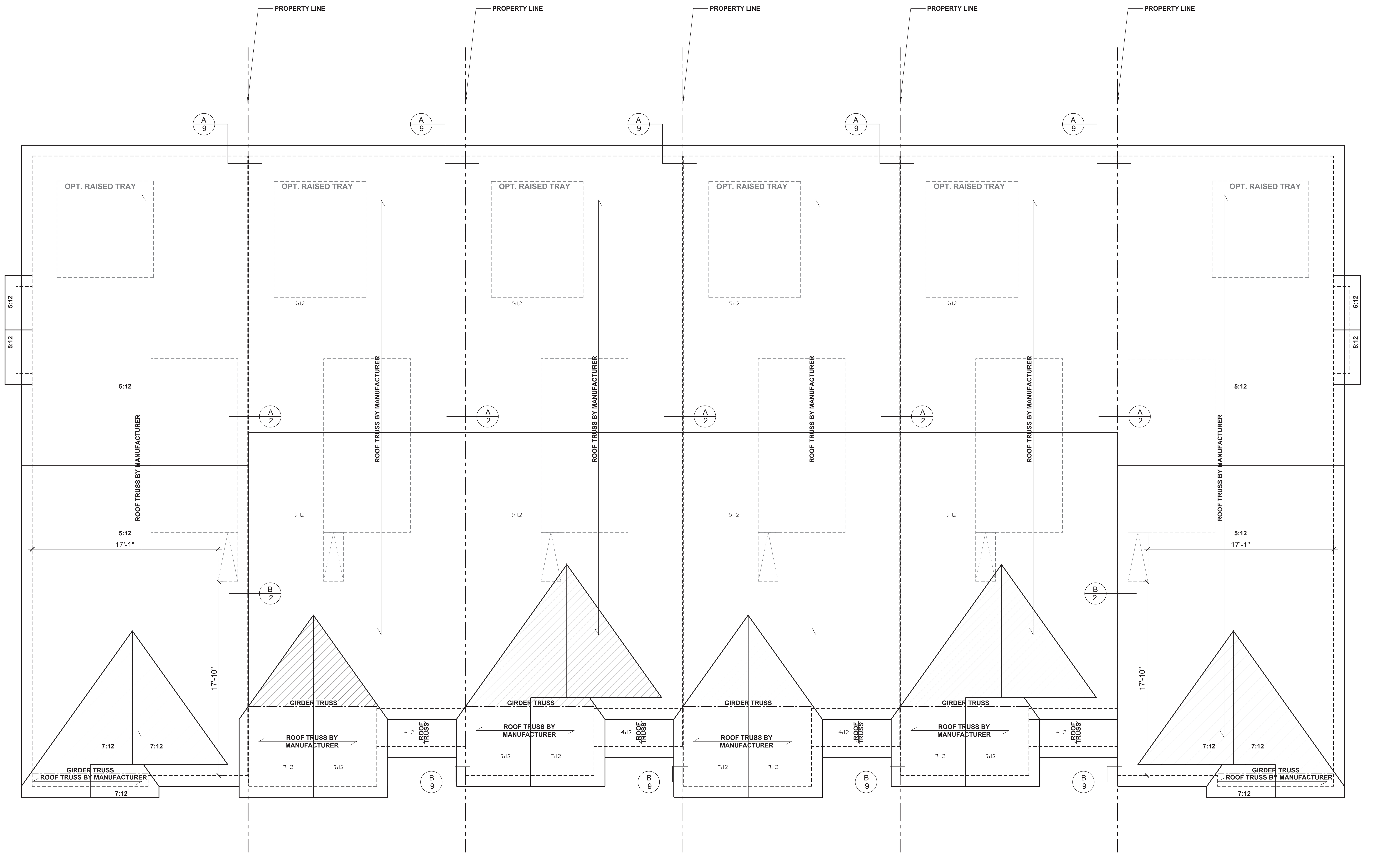
PROJECT NO.: 25902075

DATE: 07/01/2025

DRAWN BY: VLT

SECOND FLOOR WALL BRACING PLAN

S5.0



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 FRAMING 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

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.

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC. 543 PYLON DR. RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET. WWW.JDSCONSULTING.NET

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

mattamyHOMES

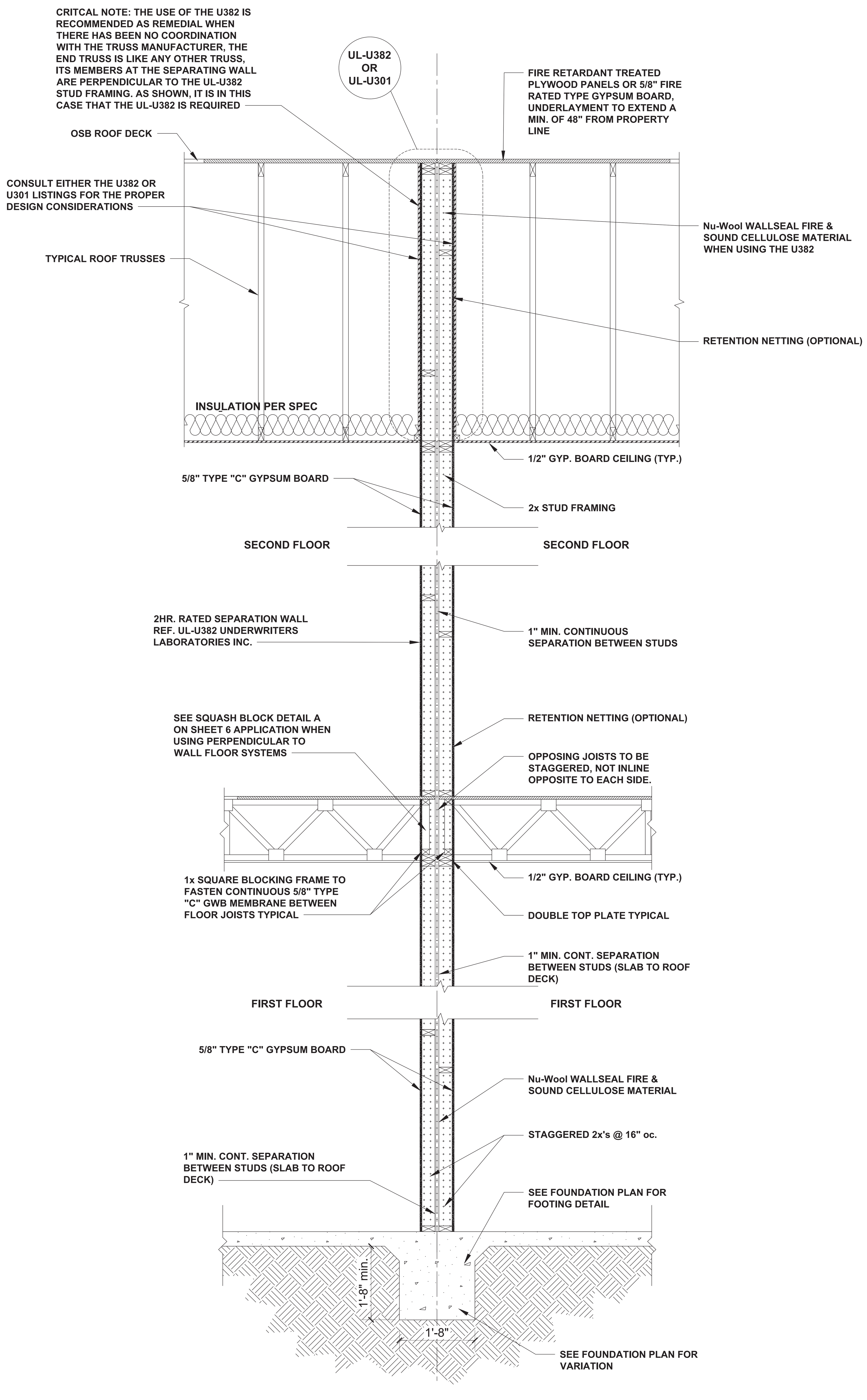
PROJECT NO.:

DATE: 03/06/2025

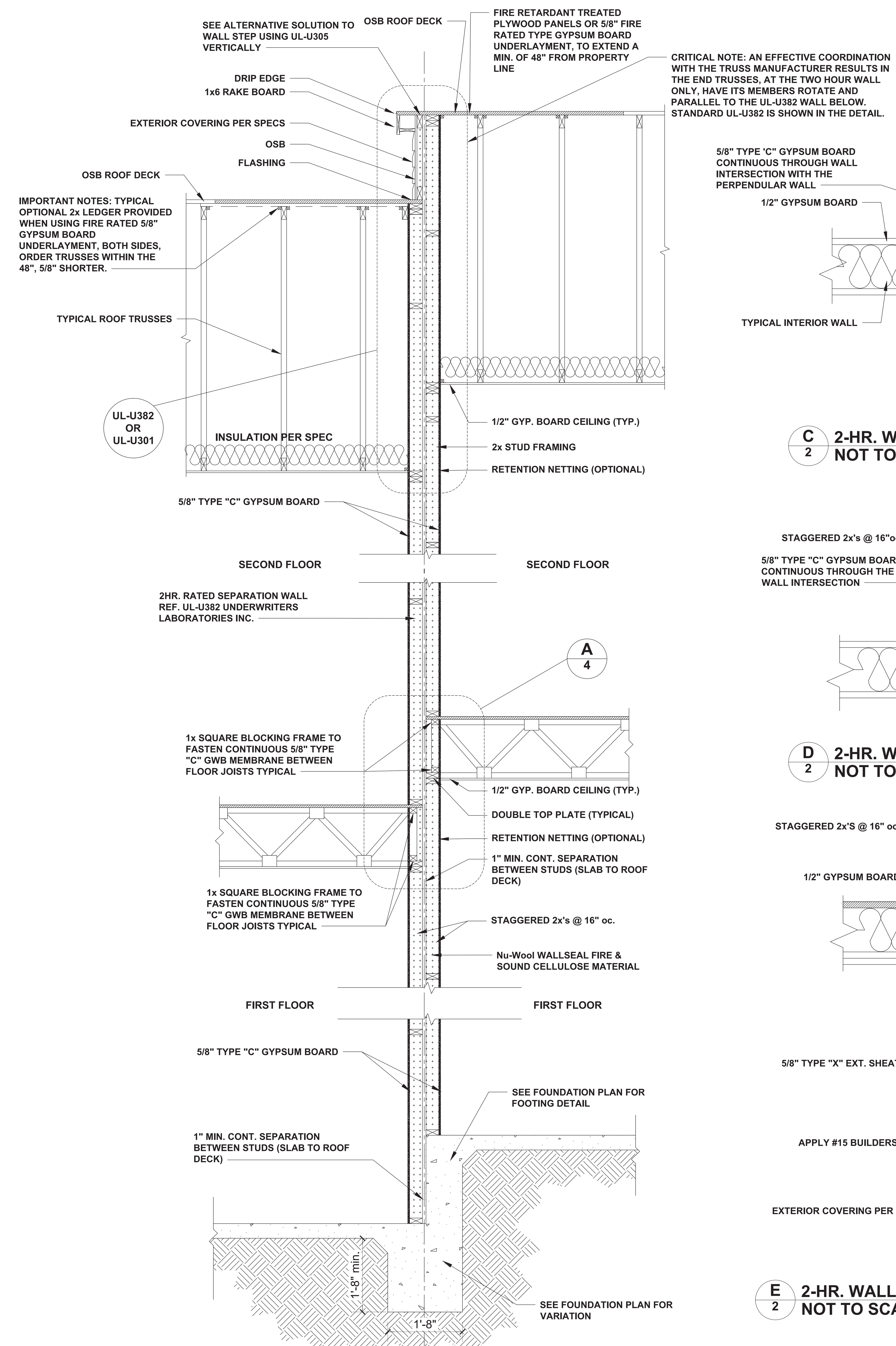
DRAWN BY: VLT

UL-U382 GENERAL NOTES

1

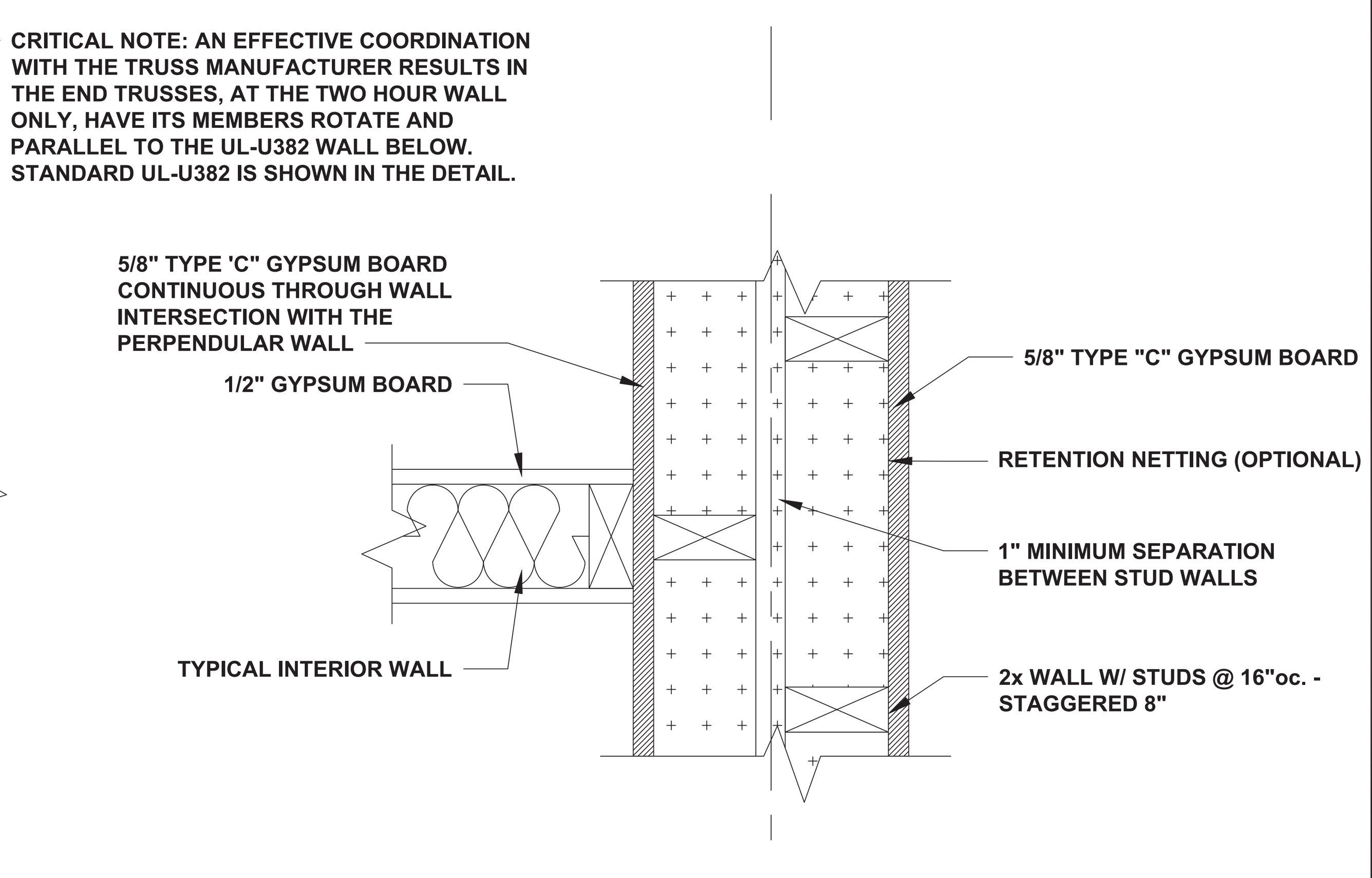


A 2 2-HR. WALL SECTION - TYP. CONDITION - PERPENDICULAR FLOOR SYSTEM
NOT TO SCALE REFERENCE UL-U382

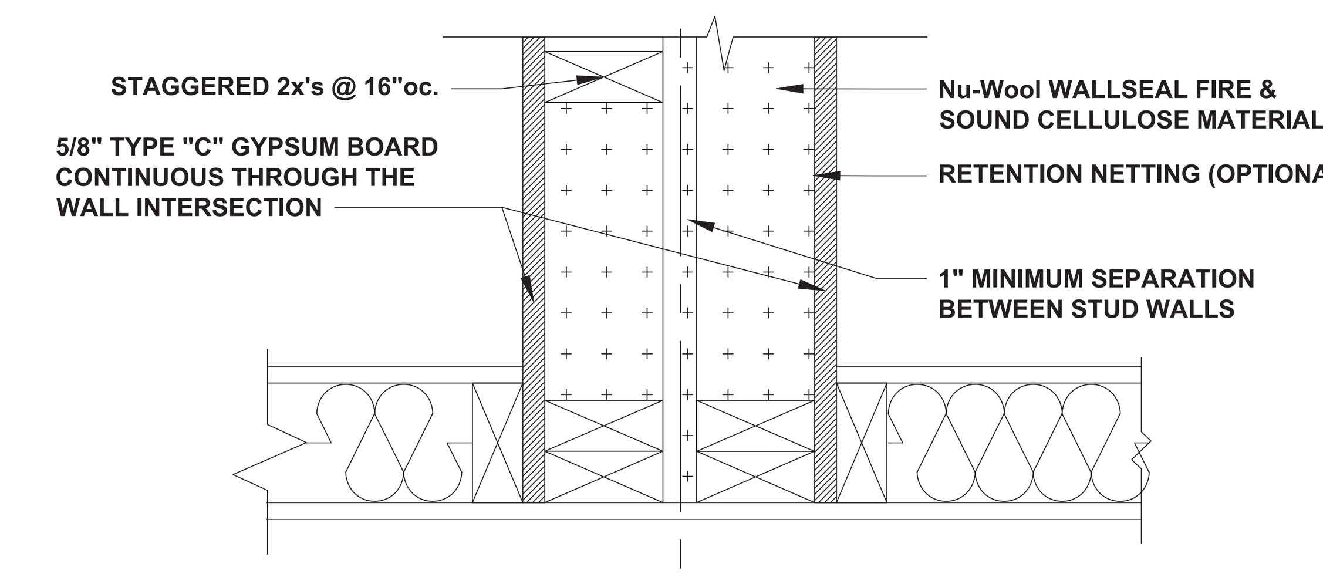


B 2 2-HR. WALL SECTION - STEP CONDITION - PERPENDICULAR FLOOR SYSTEM
NOT TO SCALE REFERENCE UL-U382

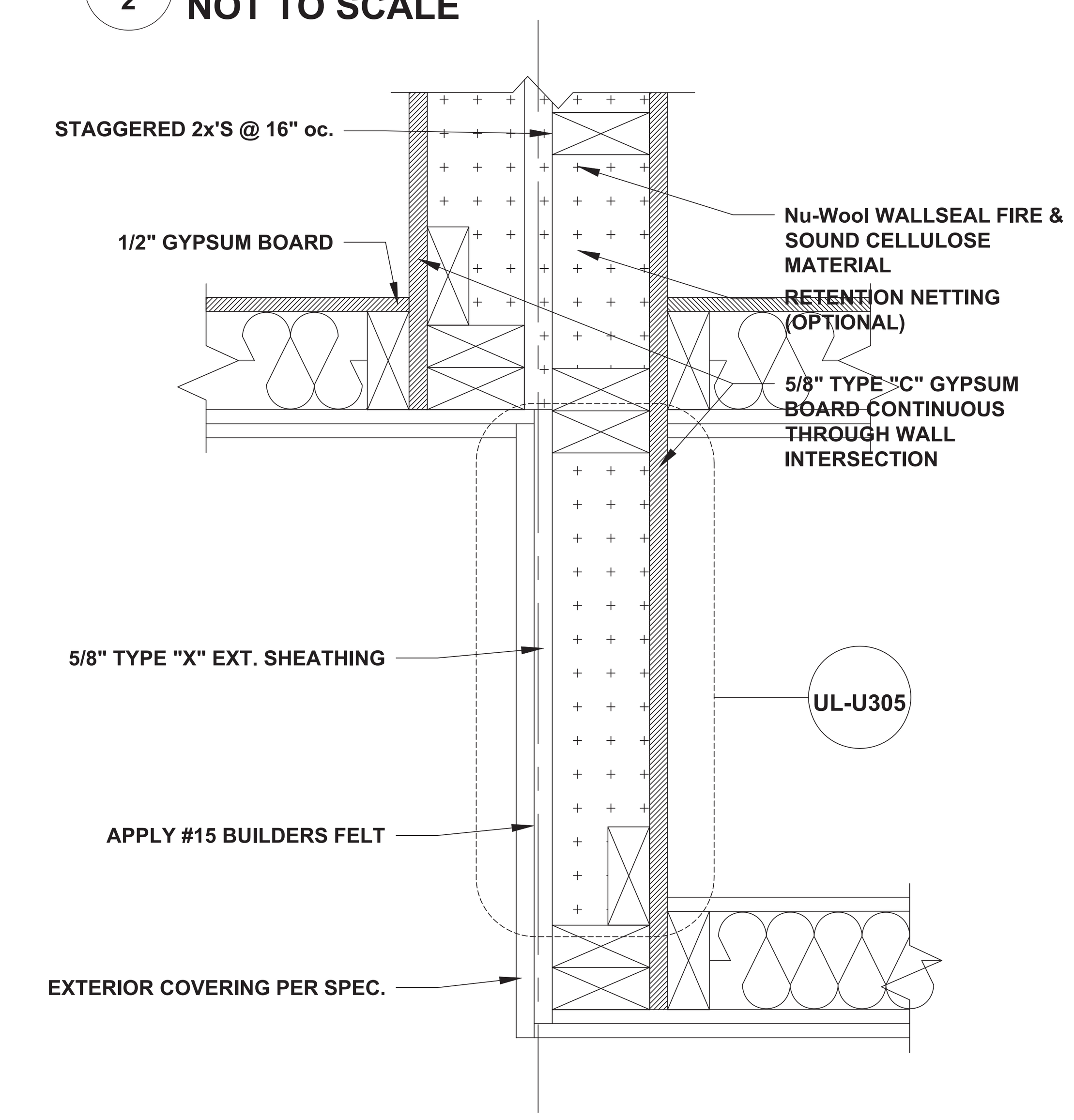
TERMINATION DETAILS



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



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



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

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

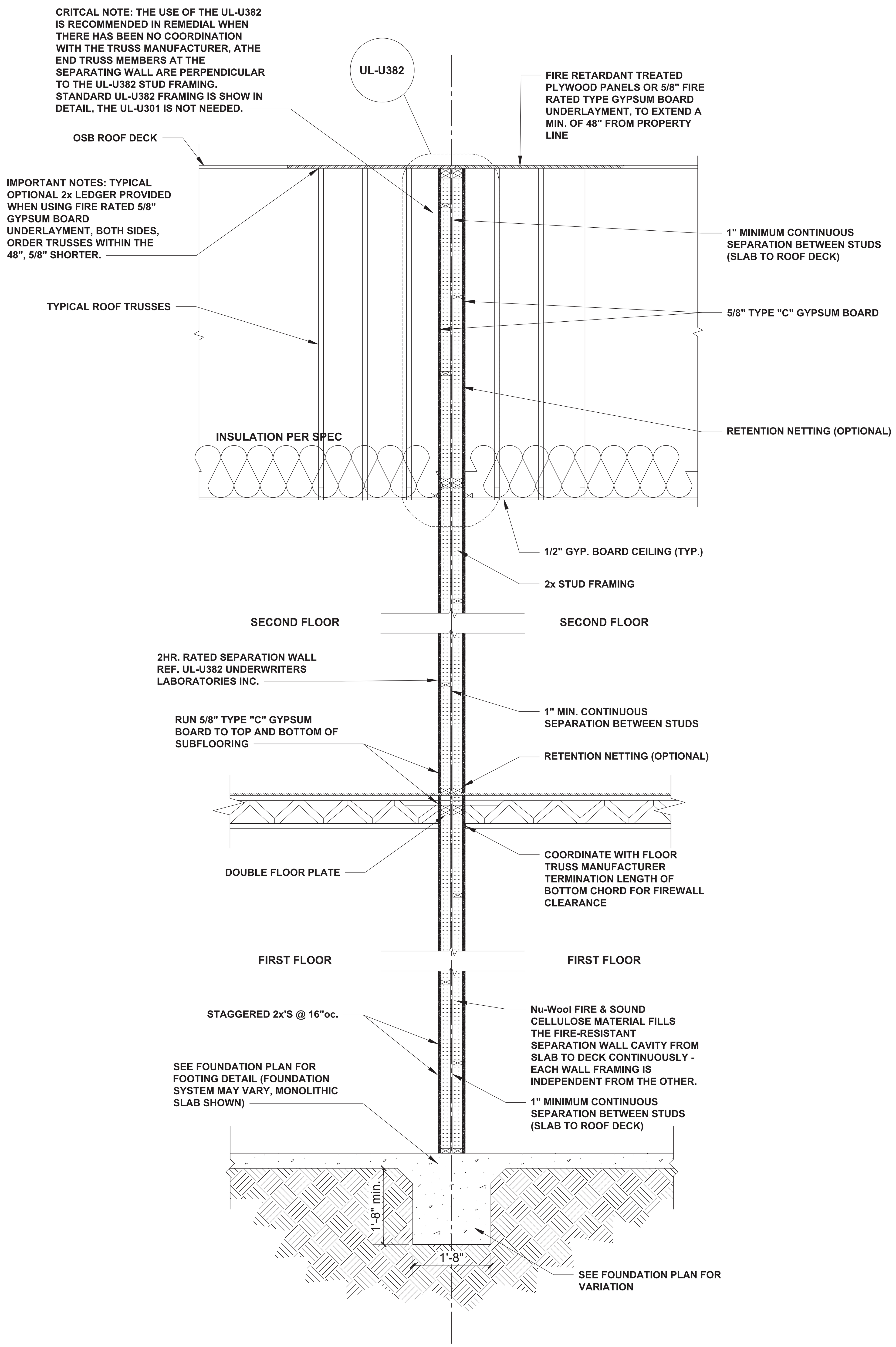
mattamyHOMES

PROJECT NO.:

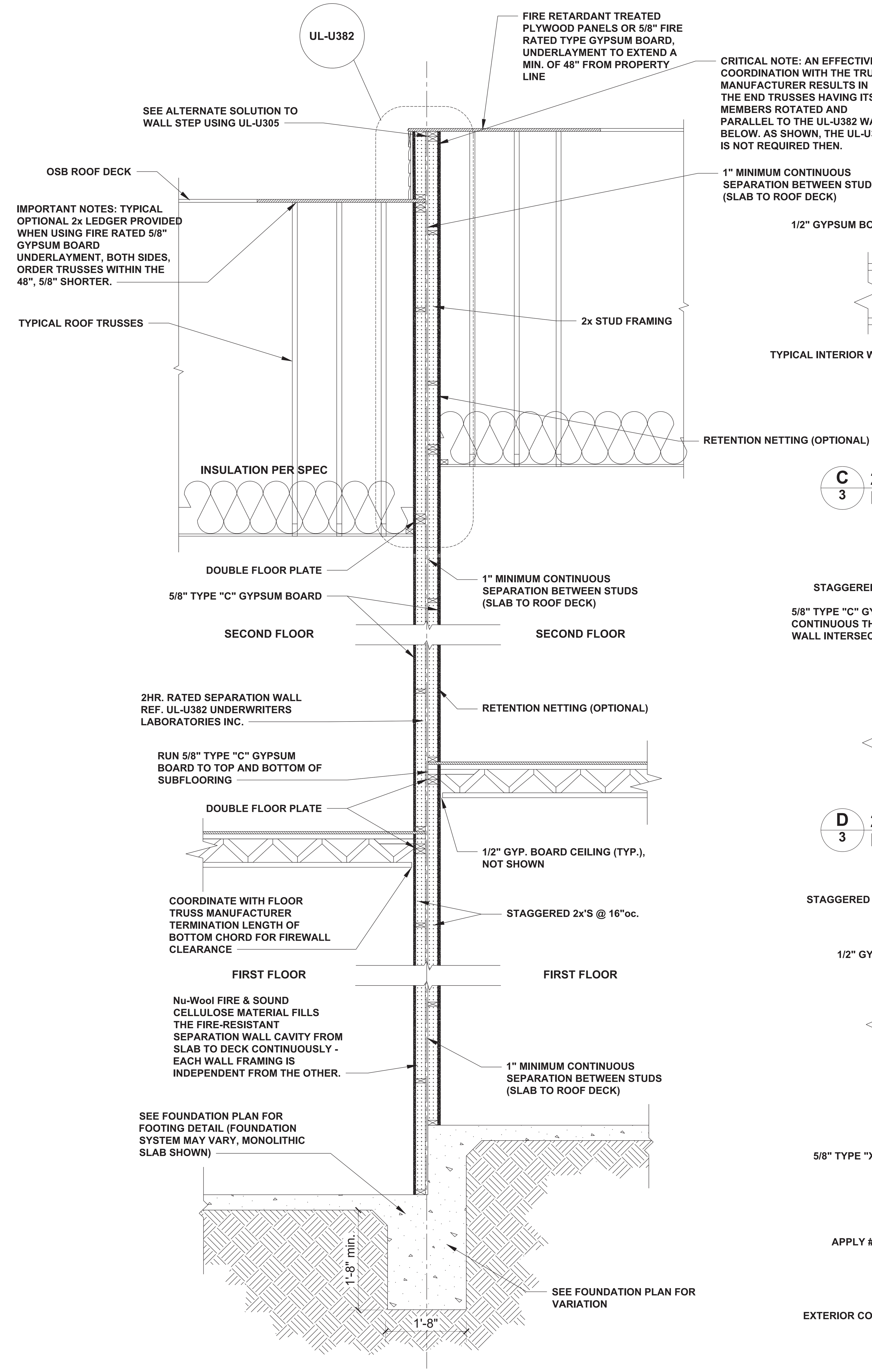
DATE: 03/06/2025 DRAWN BY: VLT

PERPENDICULAR FLOOR SYSTEM APPLICATION

2

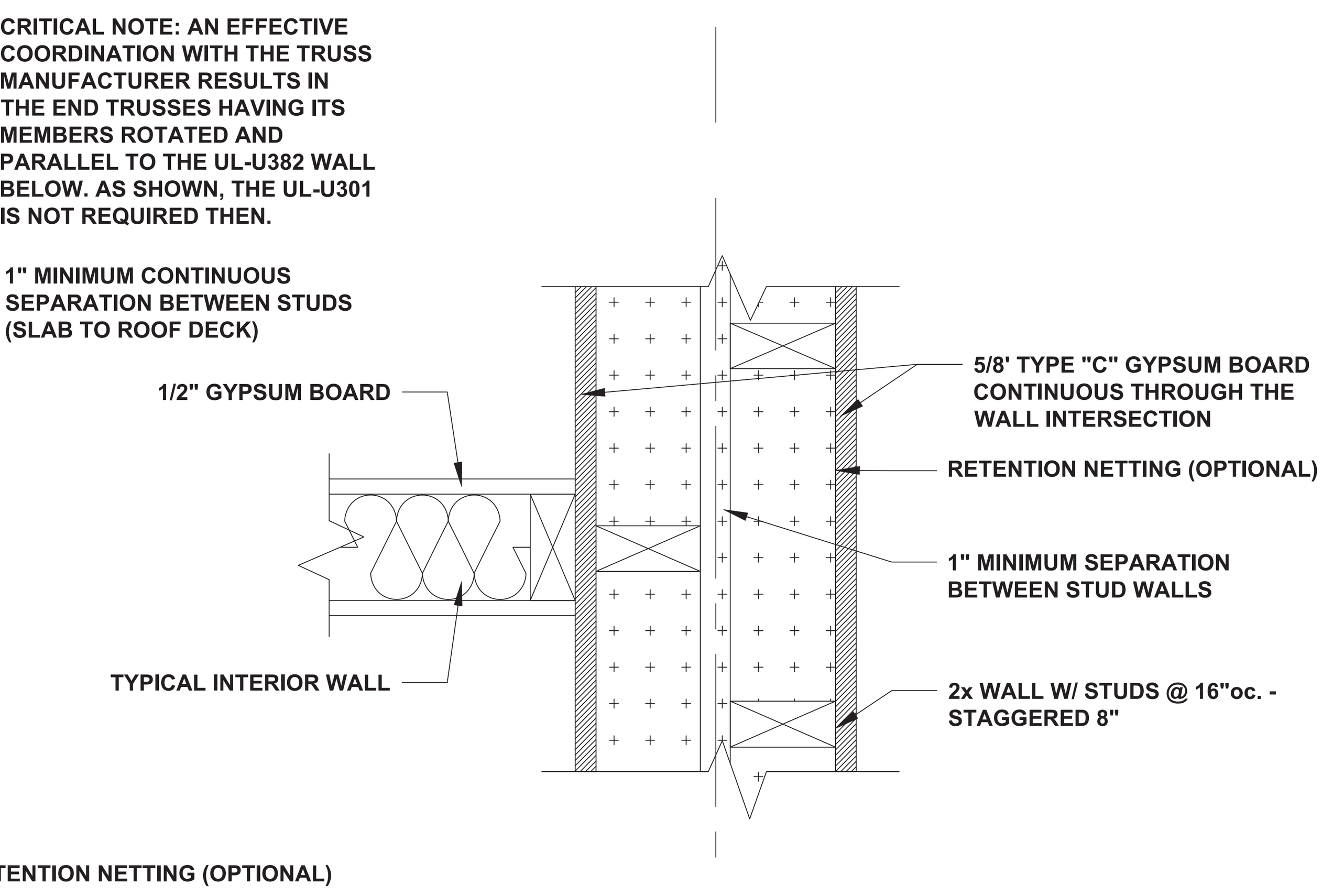


A 3 **2-HR. WALL SECTION - TYP. CONDITION - TOP CHORD FLOOR SYSTEM**
NOT TO SCALE REFERENCE UL-U382

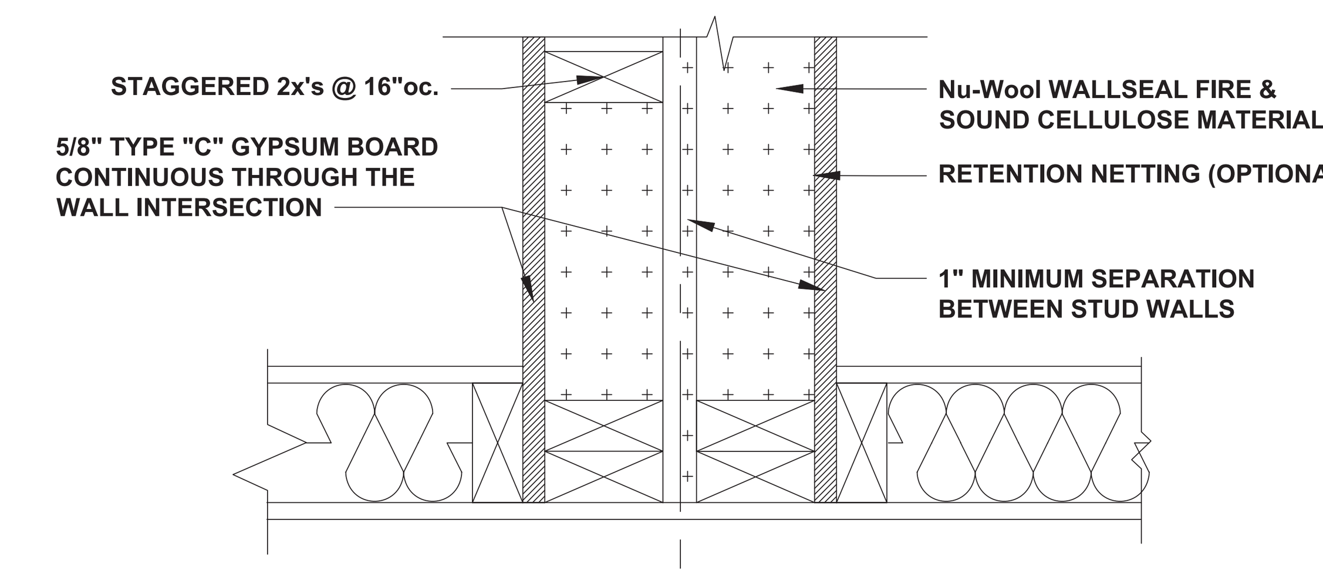


B 2 **2-HR. WALL SECTION - STEP CONDITION - TOP CHORD FLOOR SYSTEM**
NOT TO SCALE REFERENCE UL-U382

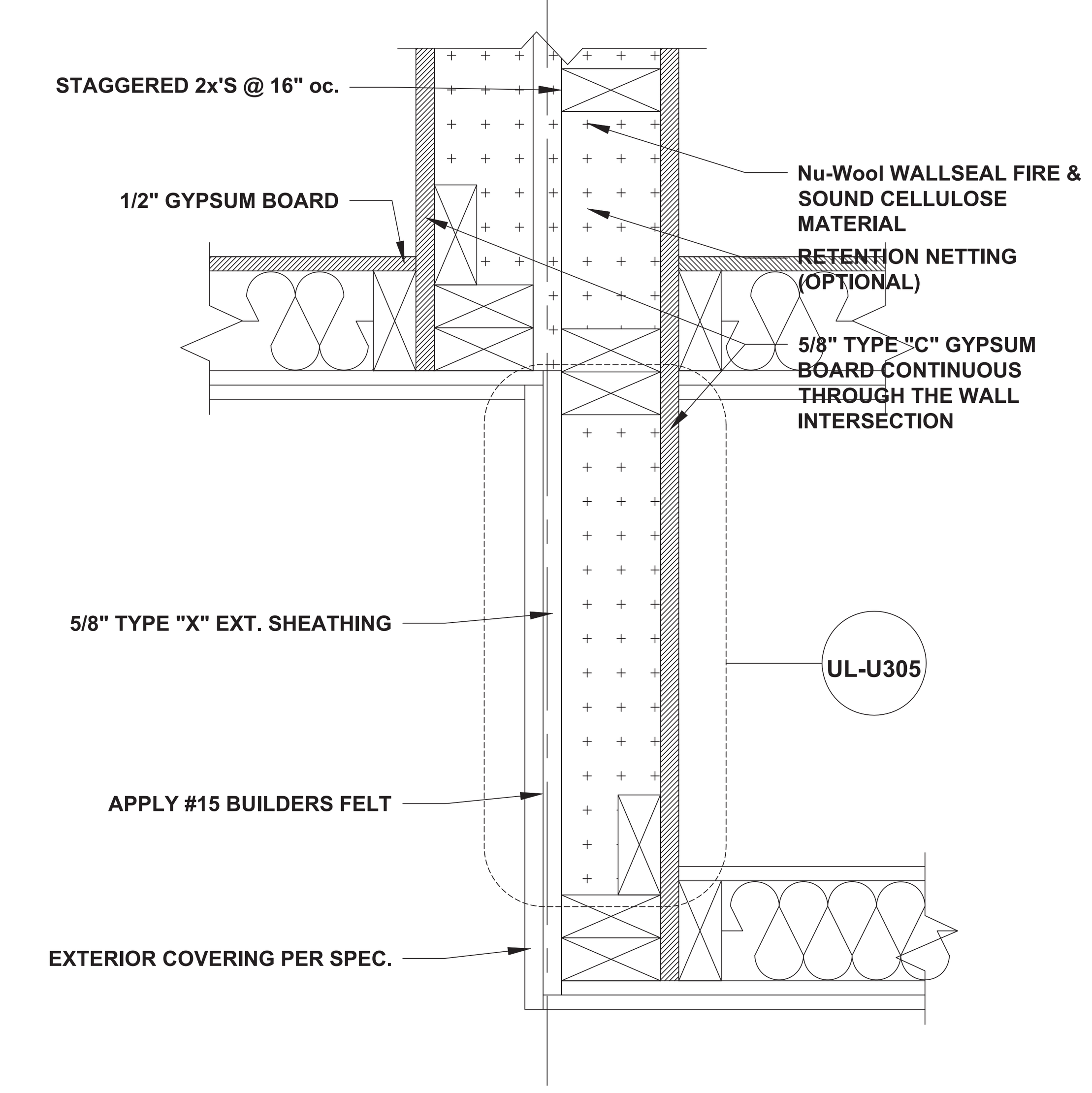
TERMINATION DETAILS



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



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



E 3 **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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH

P-0961

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

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

CLIENT: MATTAMY HOMES
PROJECT: 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

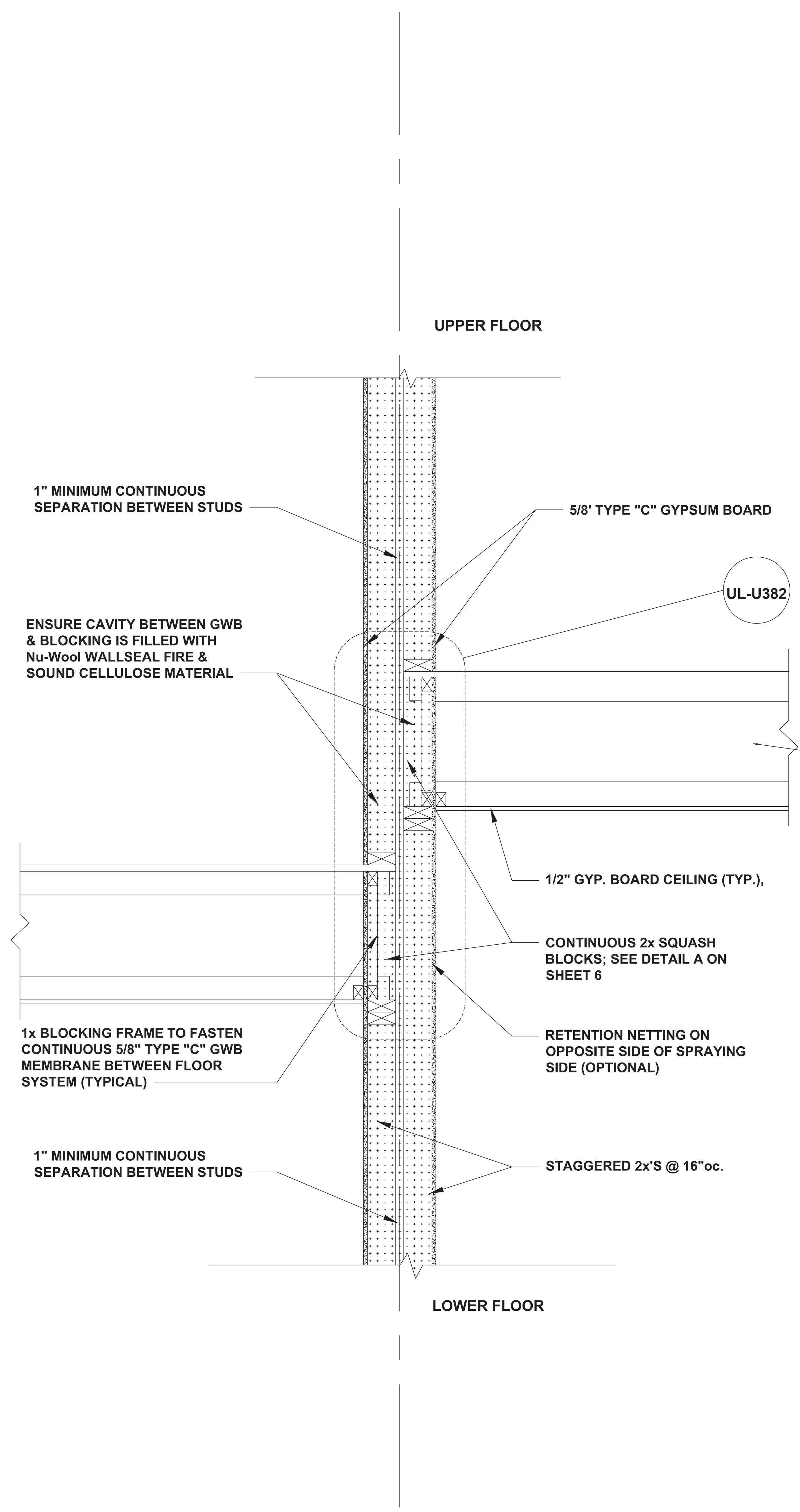
mattamyHOMES

PROJECT NO.:

DATE:	DRAWN BY:
03/06/2025	VLT

TOP CHORD LOAD BEARING FLOOR SYSTEM APPLICATION

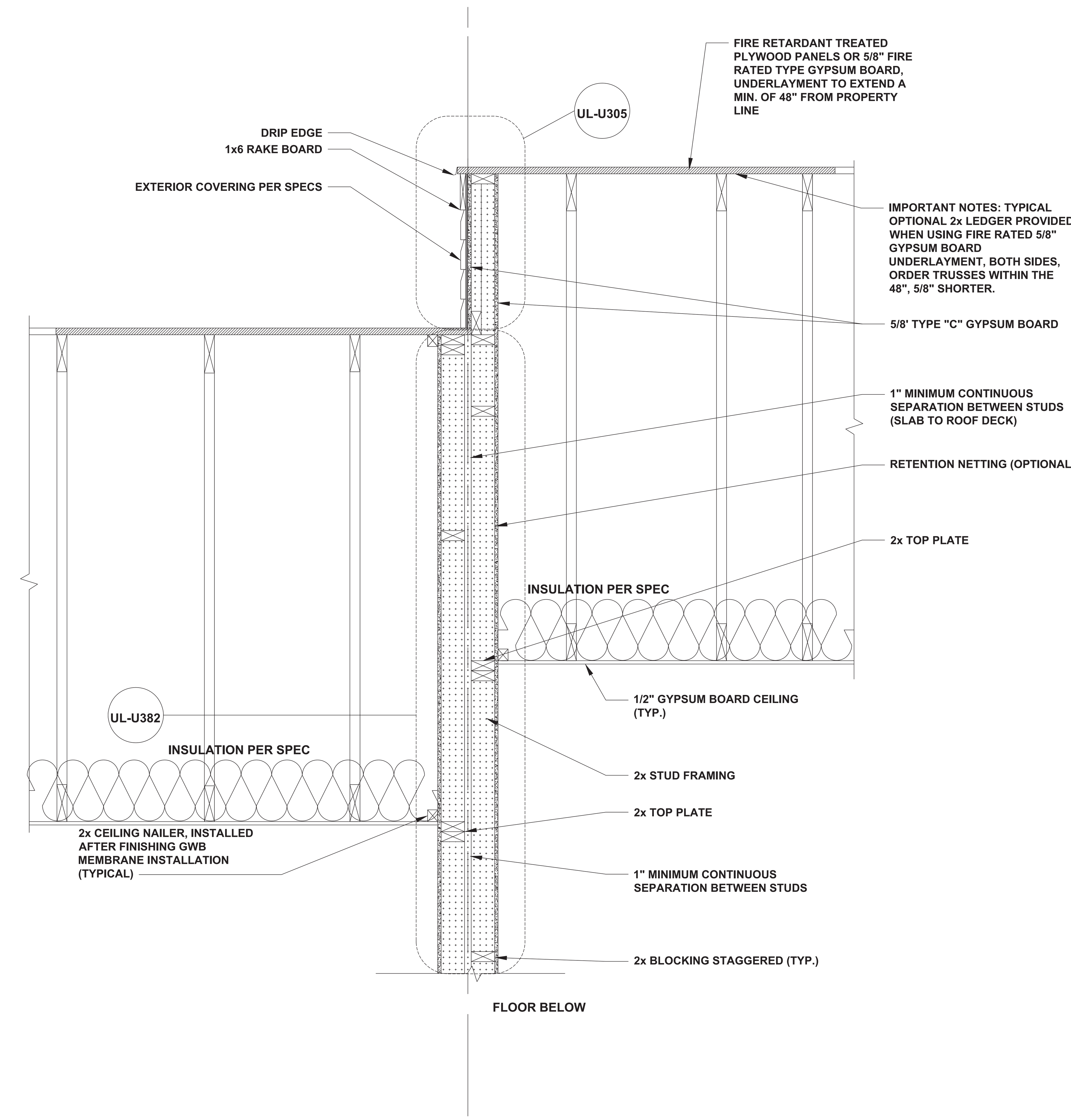
3



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

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



UL-U305 VERTICAL STEPPING APPLICATION SECTION DETAIL

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH

P-0961

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

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

CLIENT: MATTAMY HOMES
PROJECT: 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

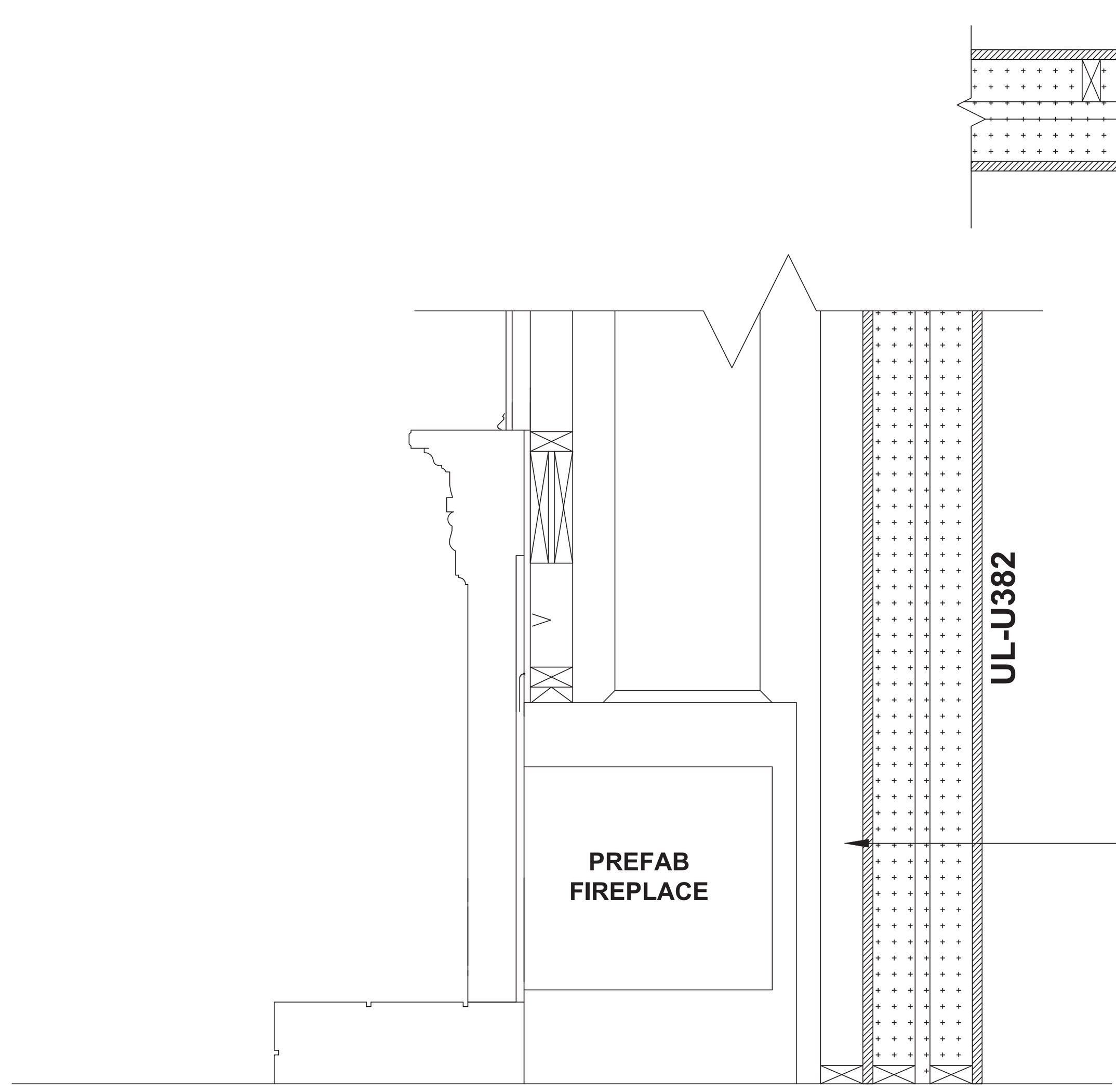
mattamyHOMES

PROJECT NO.:

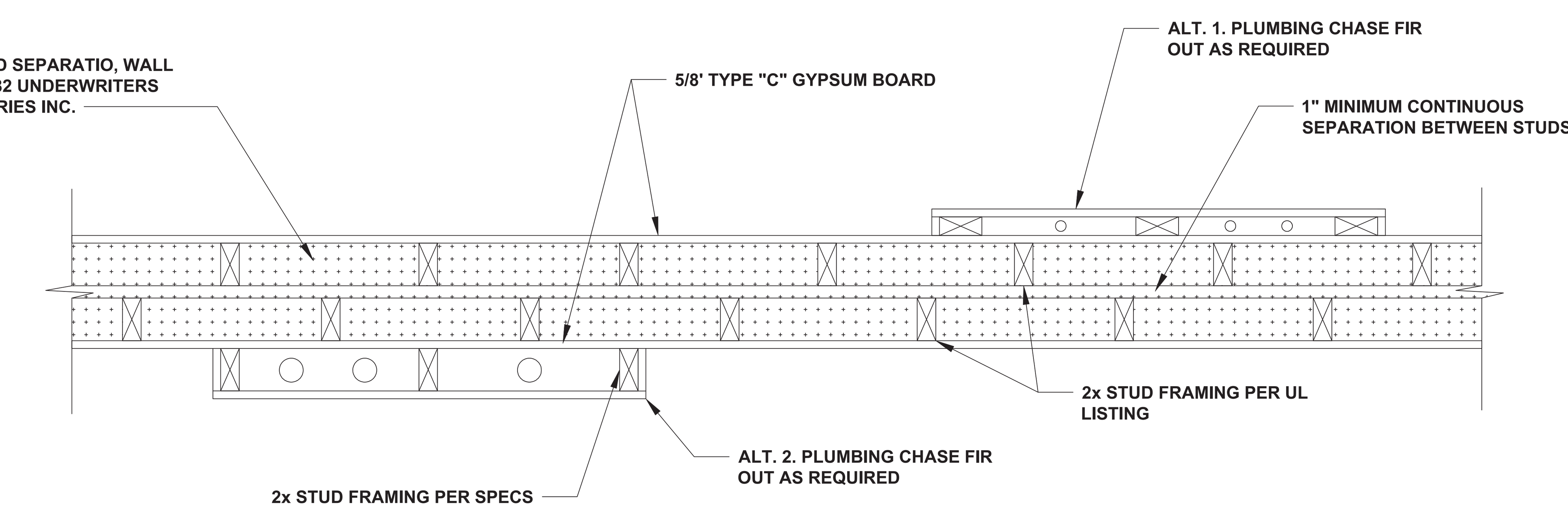
DATE: 03/06/2025
DRAWN BY: VLT

STEP CONDITION DETAILS

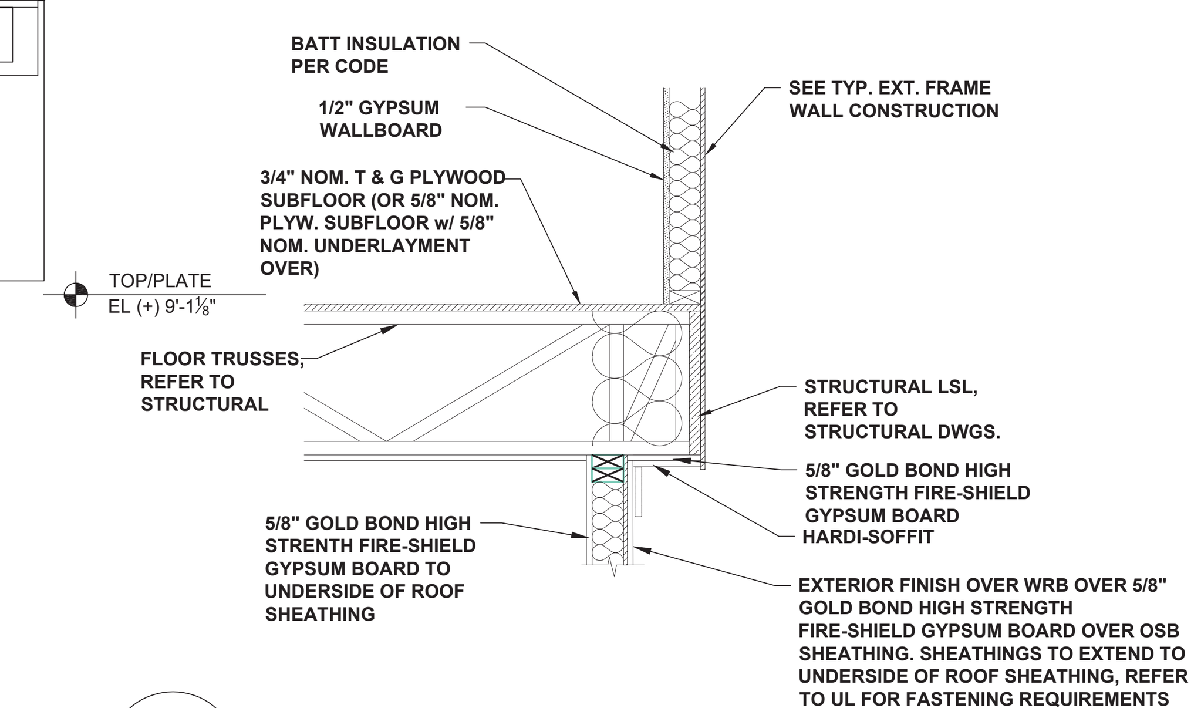
4



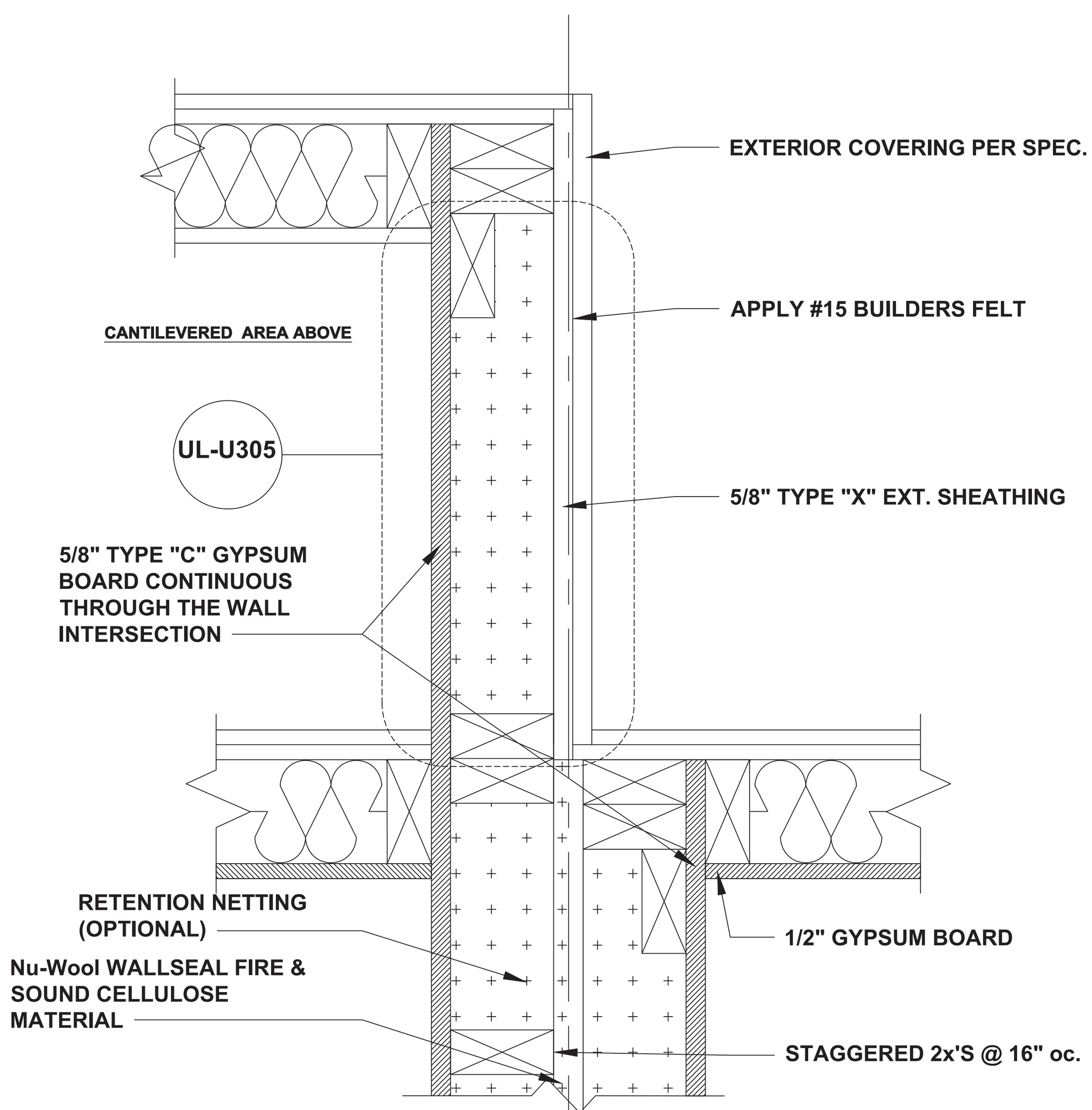
A 5 UL-U382 SYSTEM "A" FRAMING SECTION @ FIREPLACE
NOT TO SCALE



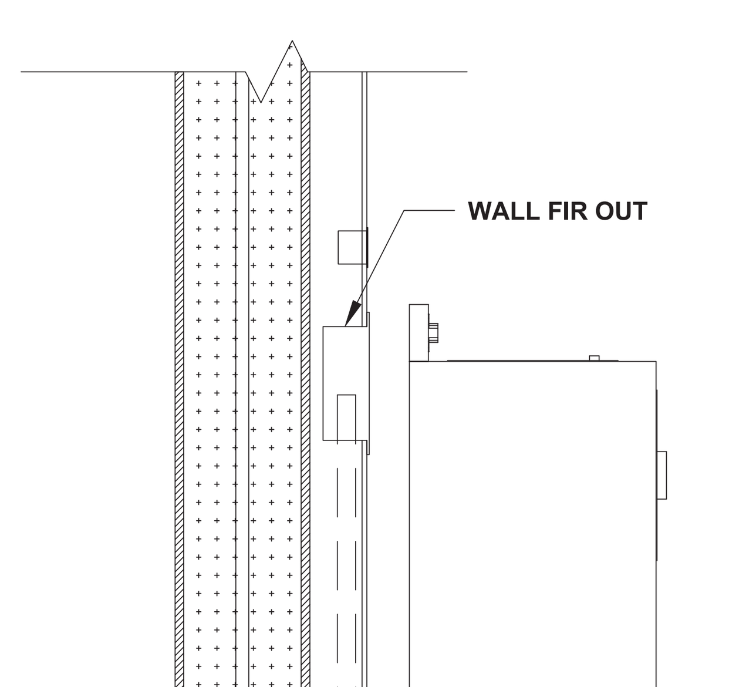
C 5 UL-U382 WITH PLUMBING CHASES
NOT TO SCALE



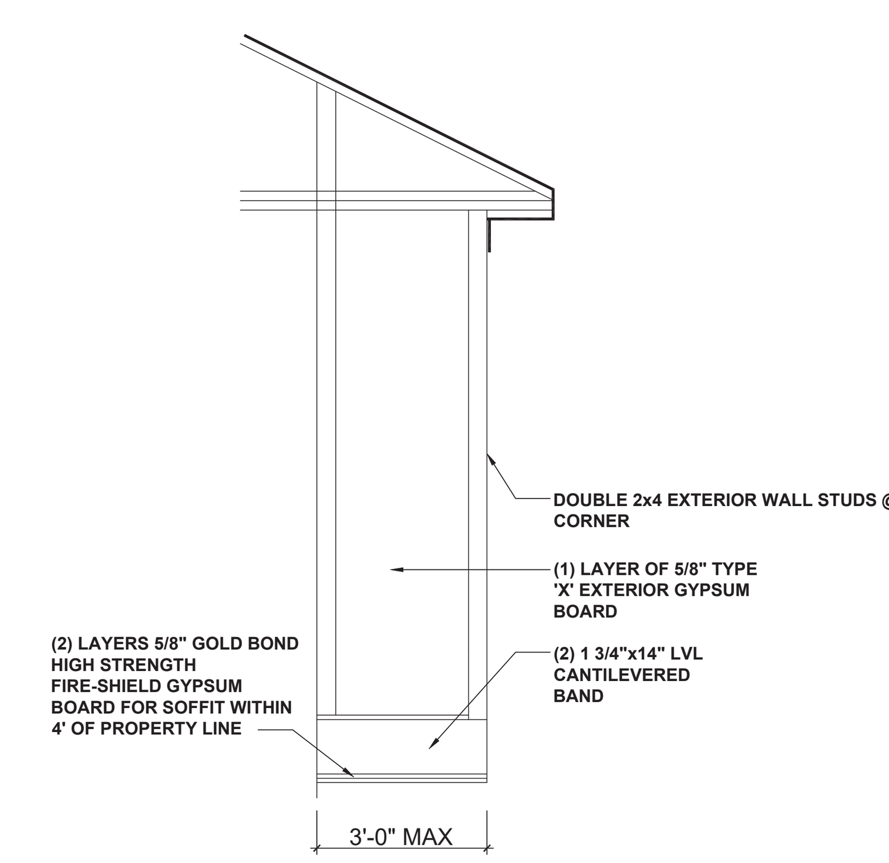
D 5 CANTILEVERED FLOOR ABOVE U305
NTS



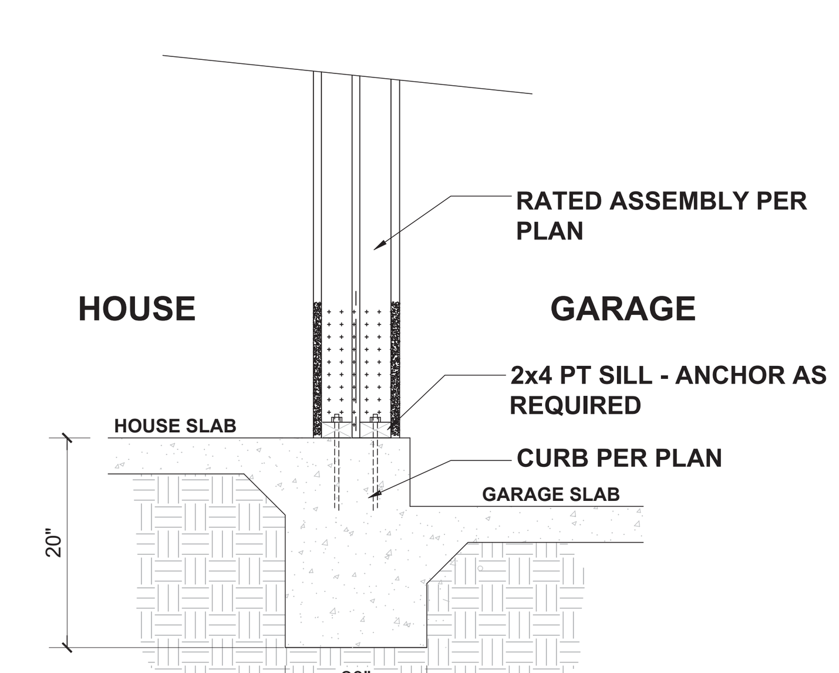
E 5 1-HR EXTERIOR CORNER AT CANTILEVERED WALL ABOVE
NTS HORIZONTAL OFFSET



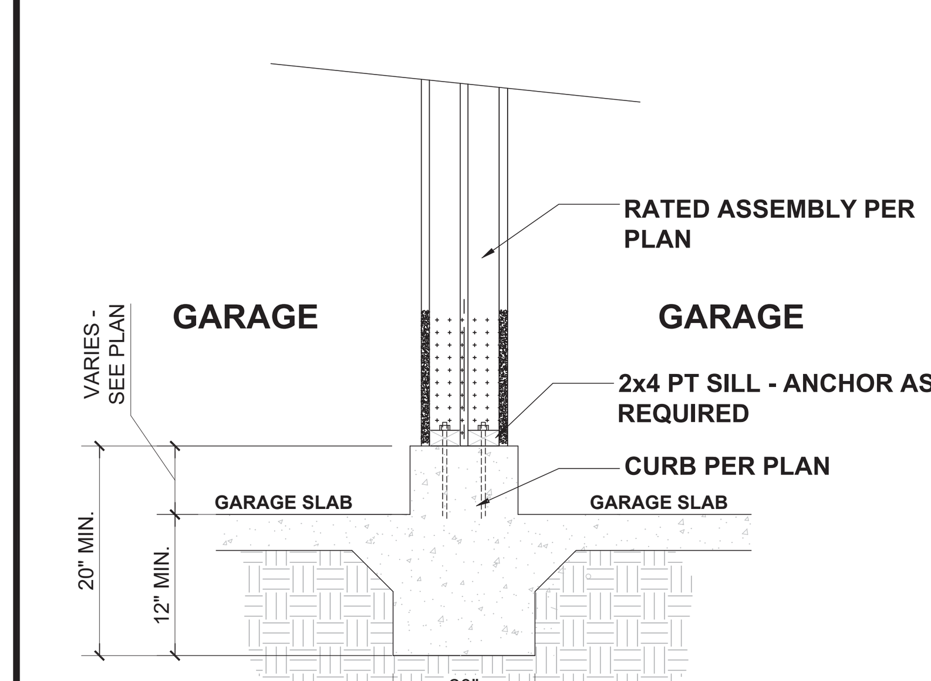
B 5 UL-U382 SYSTEM "A" FRAMING FIR OUT SECTION @ APPLIANCE
NOT TO SCALE



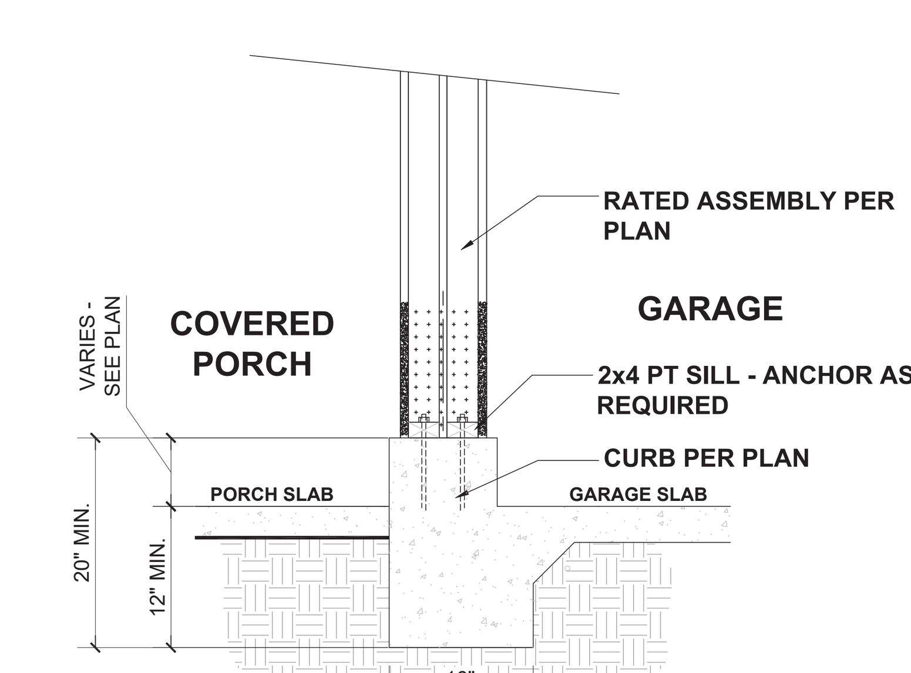
F 5 CANTILEVERED FLOOR WALL SECTION
NTS



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

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY

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

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

mattamyHOMES

PROJECT NO.:

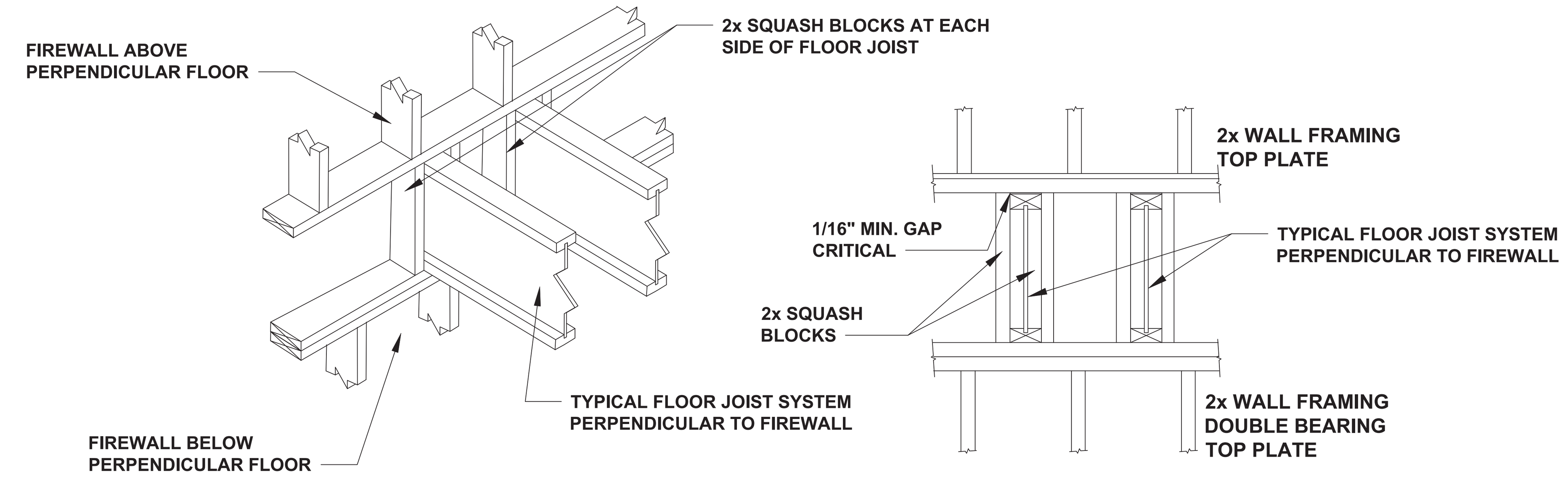
DATE: 03/06/2025

DRAWN BY: VLT

MISCELLANEOUS FRAMING DETAILS

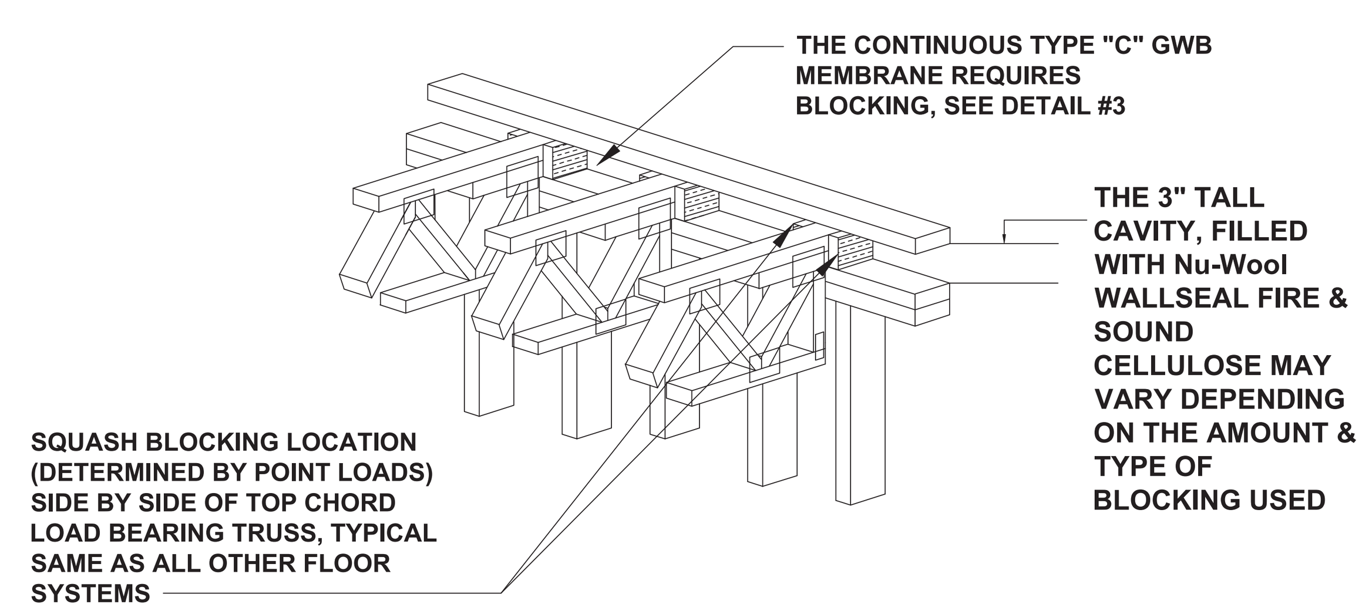
5

- 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

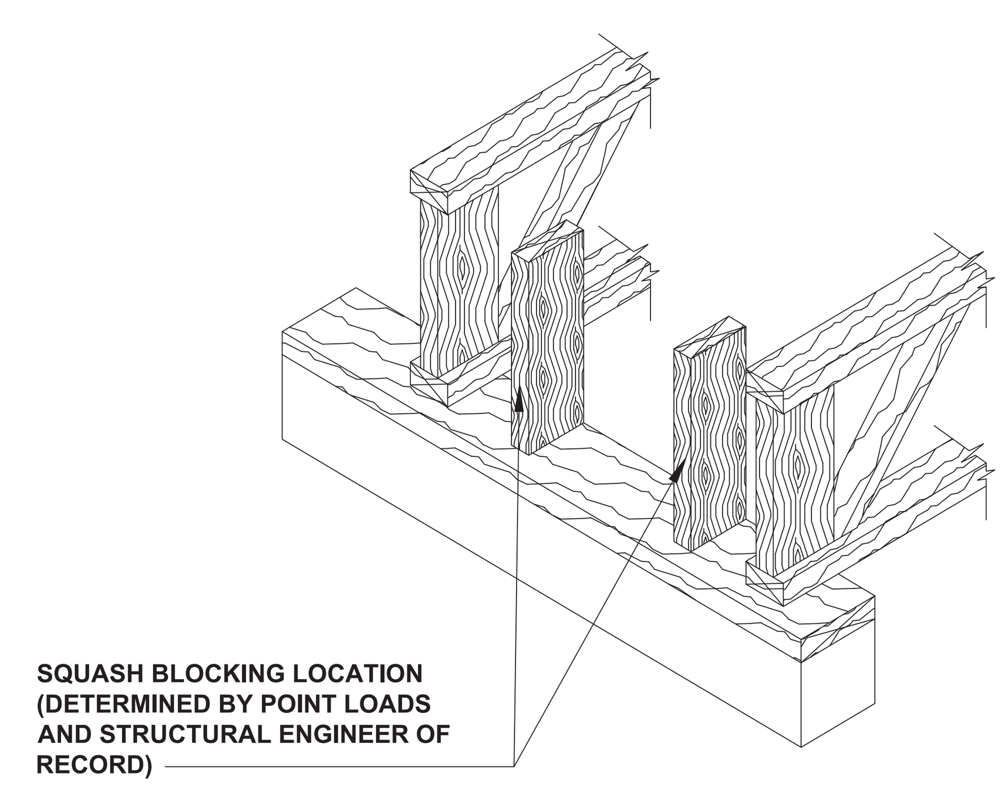


NOTE: FLOOR DECK NOT SHOWN FOR CLARITY

TYPICAL PERPENDICULAR JOIST ON END BEARING WALL APPLICATION

FLOOR SYSTEM ON WALL

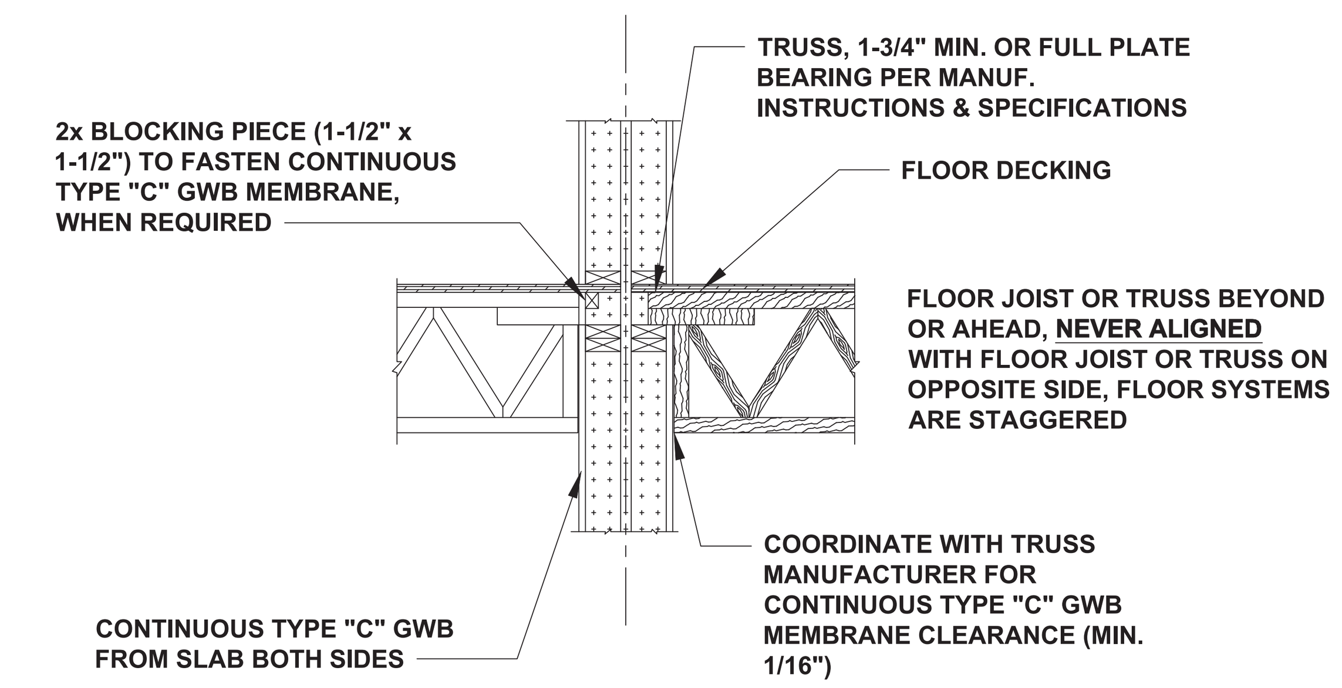
2
UL-U382 WALL



BLOCKING UNDER CONCENTRATED LOAD THAT FALLS BETWEEN JOISTS

SQUASH BLOCKING DETAIL (A)

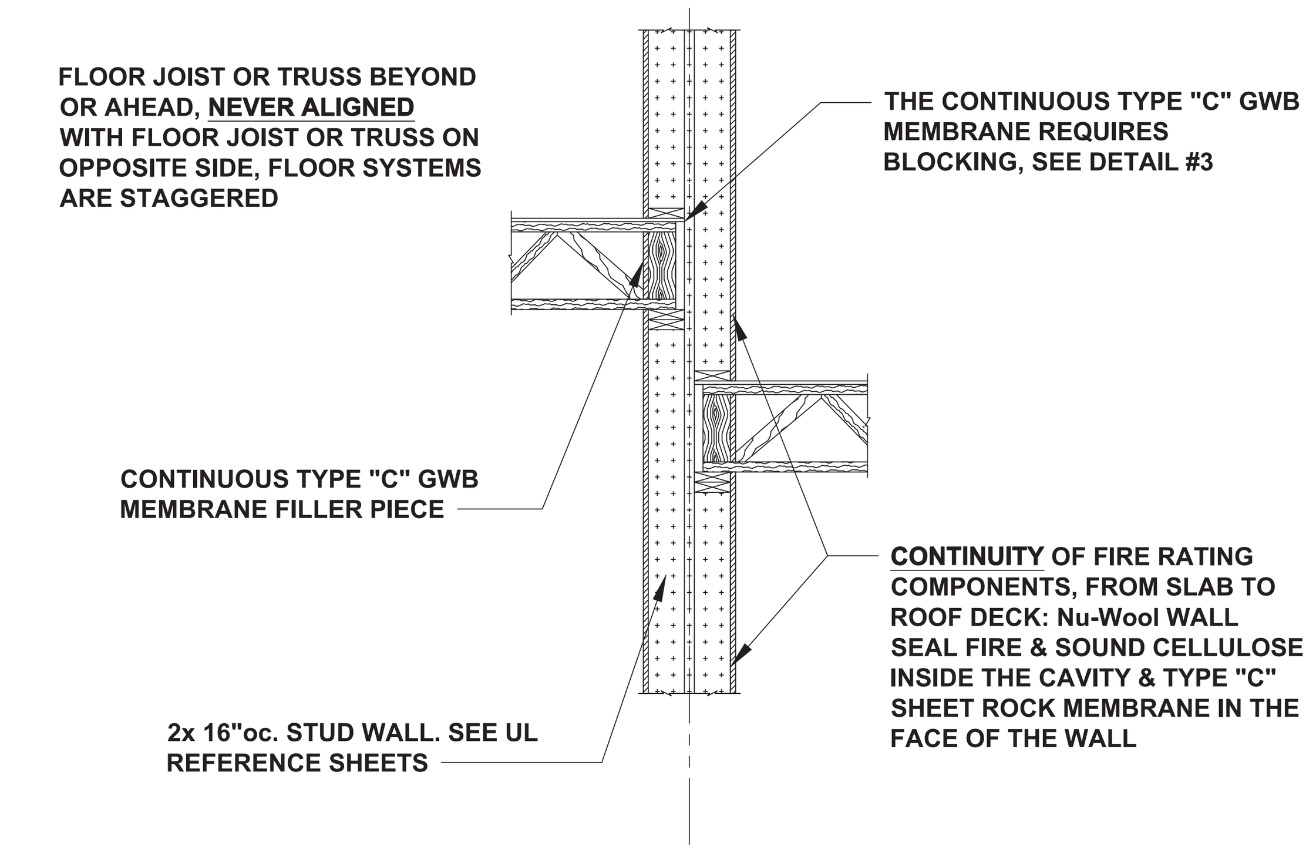
3 TYPICAL TOP CHORD LOAD BEARING FLOOR SYSTEMS
STAGGERED FLOOR JOISTS
UL-U382 WALL



NOTE: SECTION THROUGH FLOOR TRUSS

TYPE "C" BLOCK DETAIL

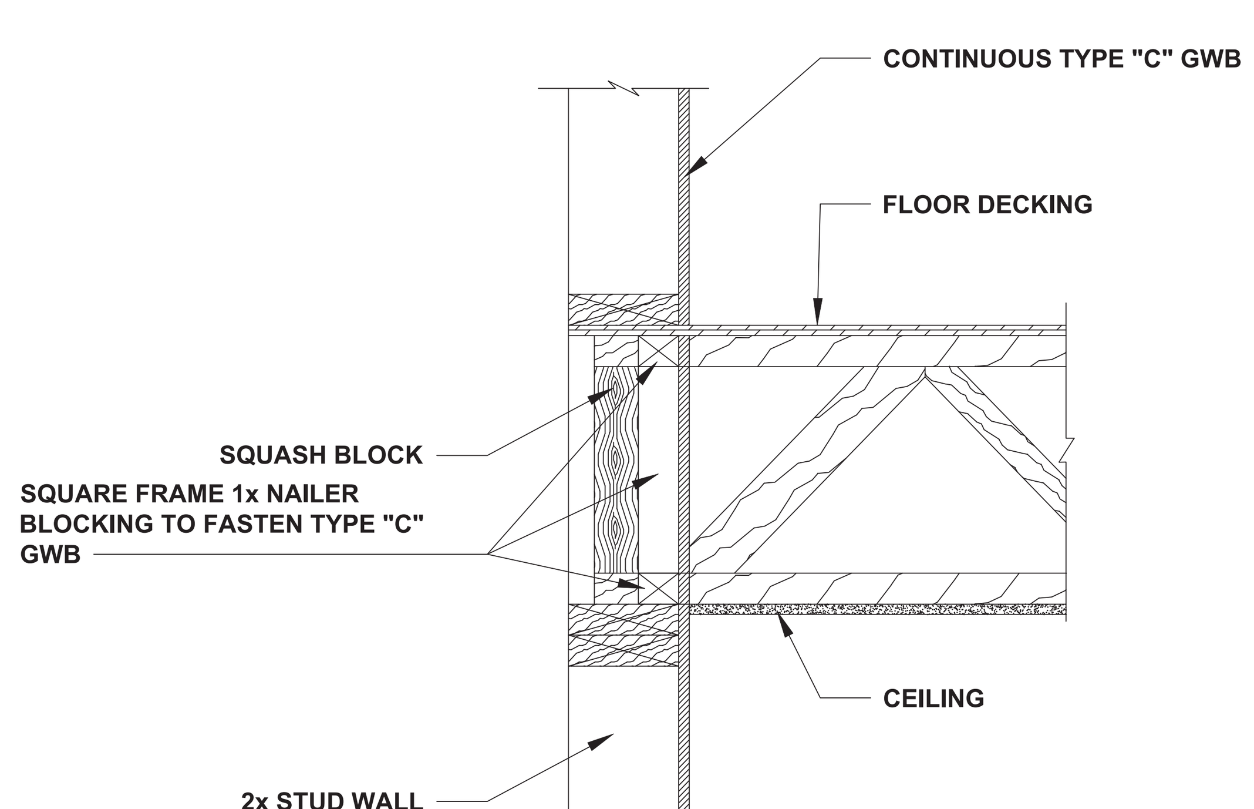
4 STRUCTURAL INDEPENDENCE
UL-U382 WALL



PERPENDICULAR OPEN WEB ON UL-U382 FIREWALL

FLOOR SYSTEM APPLICATION

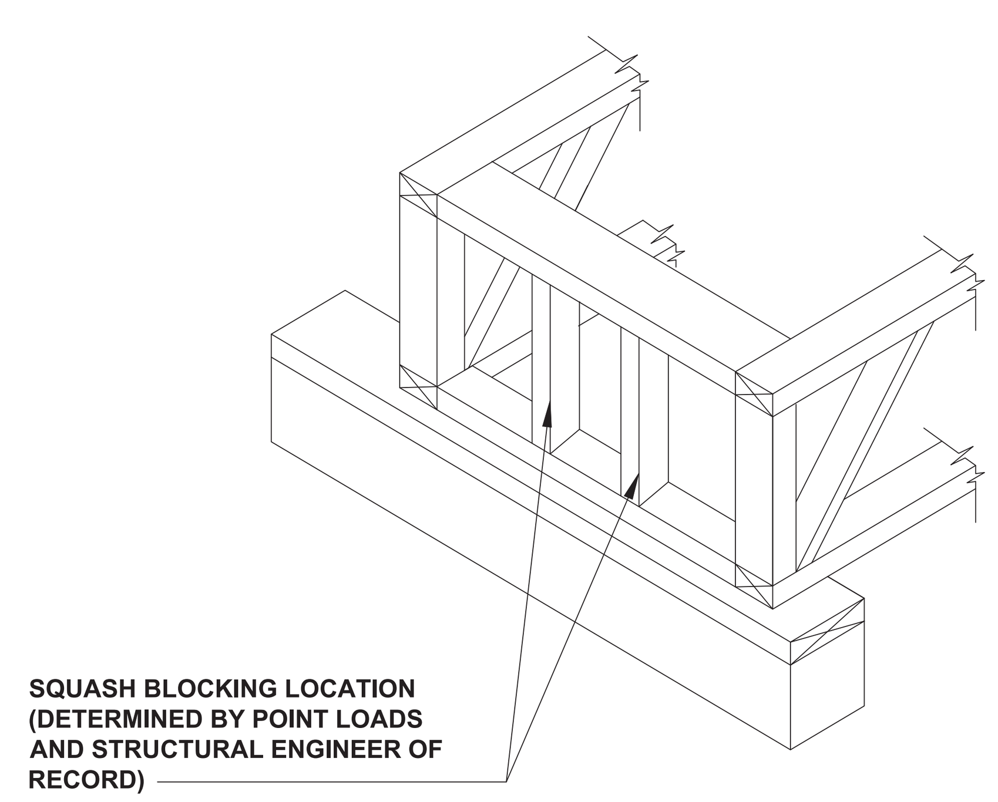
8
UL-U382 WALL



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

FLOOR SYSTEM ON WALL

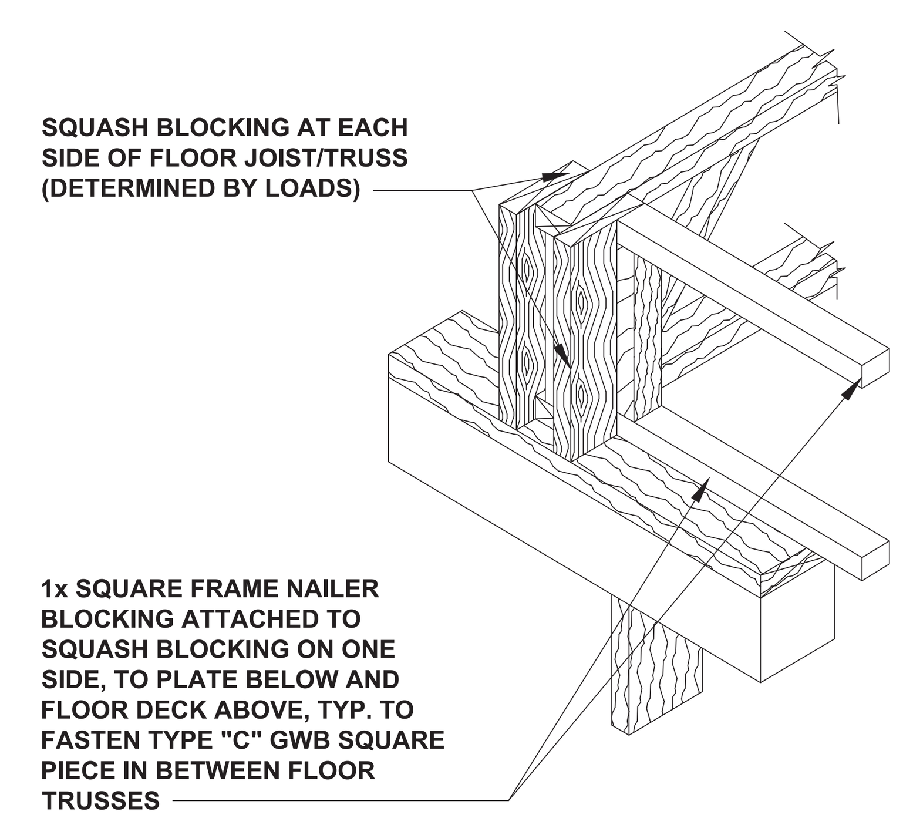
7 TYPICAL ALL PERPENDICULAR FLOOR PENETRATIONS
UL-U382 WALL



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

SQUASH BLOCKING DETAIL (B)

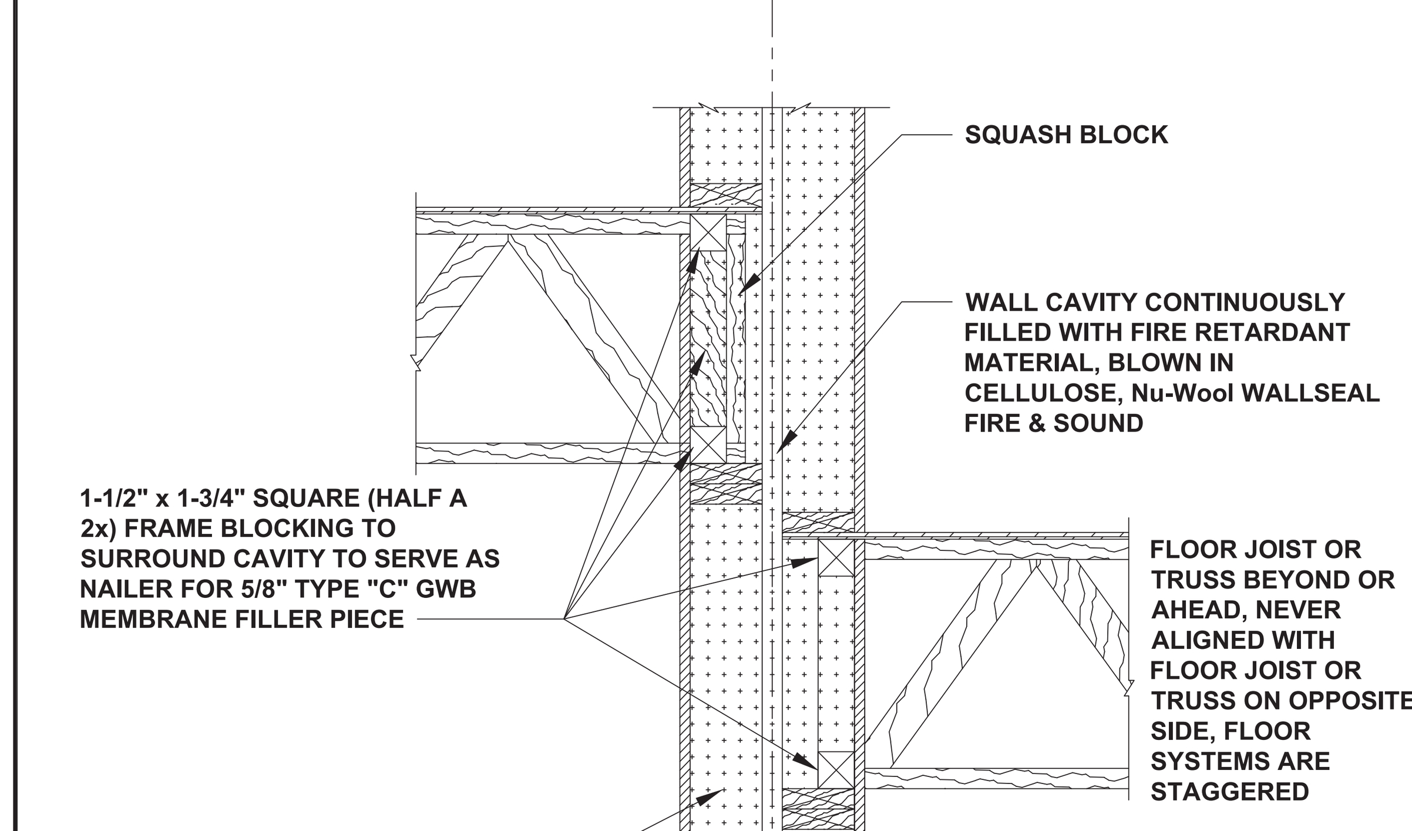
6 TYPICAL ALL PERPENDICULAR FLOOR PENETRATIONS
UL-U382 WALL



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

P-0961

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

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

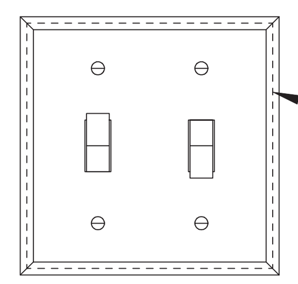
mattamyHOMES

PROJECT NO.:

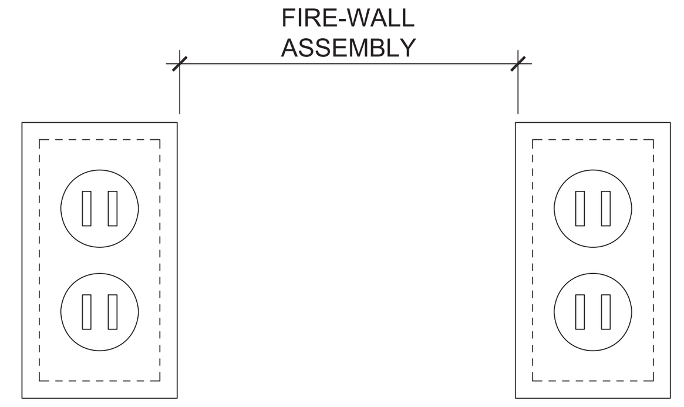
DATE:	DRAWN BY:
03/06/2025	VLT

PERPENDICULAR FLOOR SYSTEM DETAILS

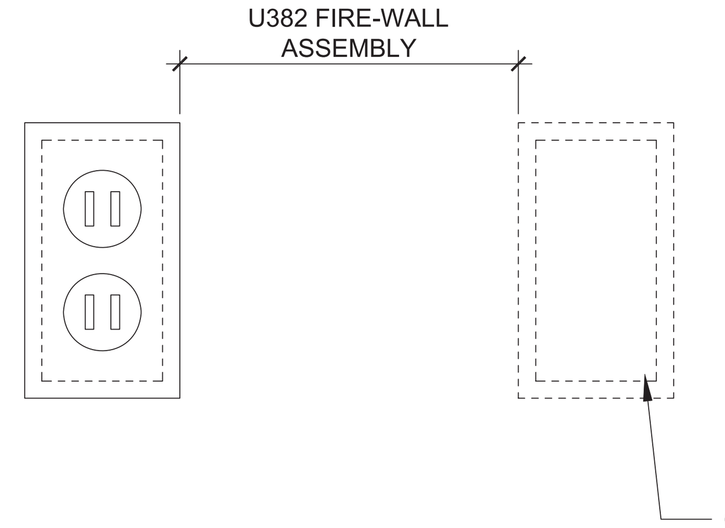
6



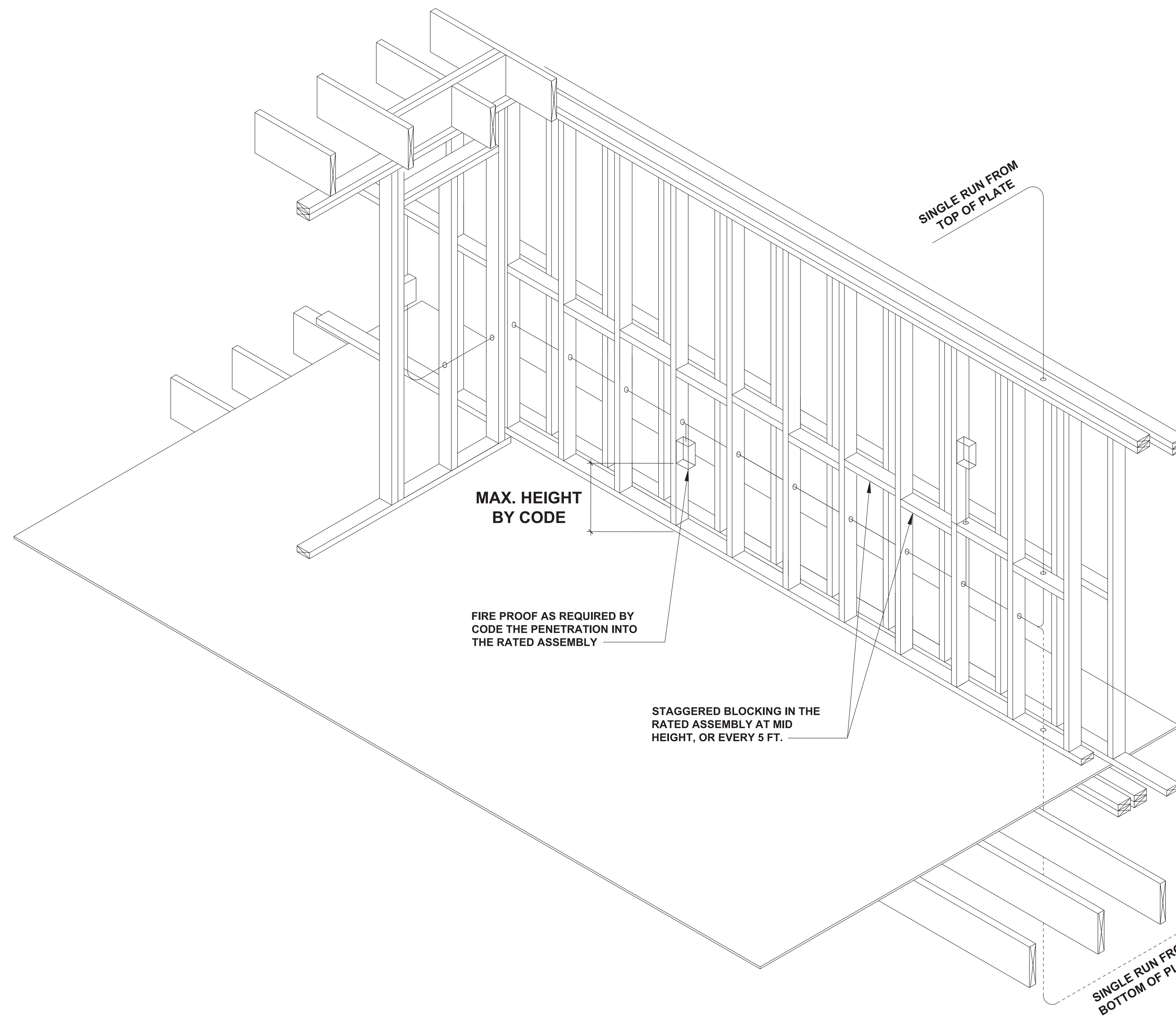
A / 7 WALL FACE RECEPTACLE DISTANCE
NOT TO SCALE



B / 7 WALL FACE RECEPTACLE DISTANCE
NOT TO SCALE



C / 7 BACK TO BACK RECEPTACLE DISTANCE
NOT TO SCALE



D / 7 ELECTRICAL RUNS INTO RATED ASSEMBLY
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"

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:

1. 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:
   - A. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610mm) WHERE THE WALL PARTITION IS CONSTRUCTED WITH INDIVIDUAL NON-COMMUNICATING STUD CAVITIES;
   - B. 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;
   - C. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH IRC SECTION R302.11
   - D. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS;
     OR
   - E. BY OTHER LISTED MATERIALS AND METHODS
2. 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:
   - A. BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES;
   - B. BY SOLID FIREBLOCKING IN ACCORDANCE WITH IRC SECTION R302.11;
   - C. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS;
     OR
   - D. BY OTHER LISTED MATERIALS AND METHODS.
3. 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.

P-0961

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

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

mattamyHOMES

PROJECT NO.:

DATE: 03/06/2025
DRAWN BY: VLT

RATED ASSEMBLY
ELECTRICAL
PENETRATIONS

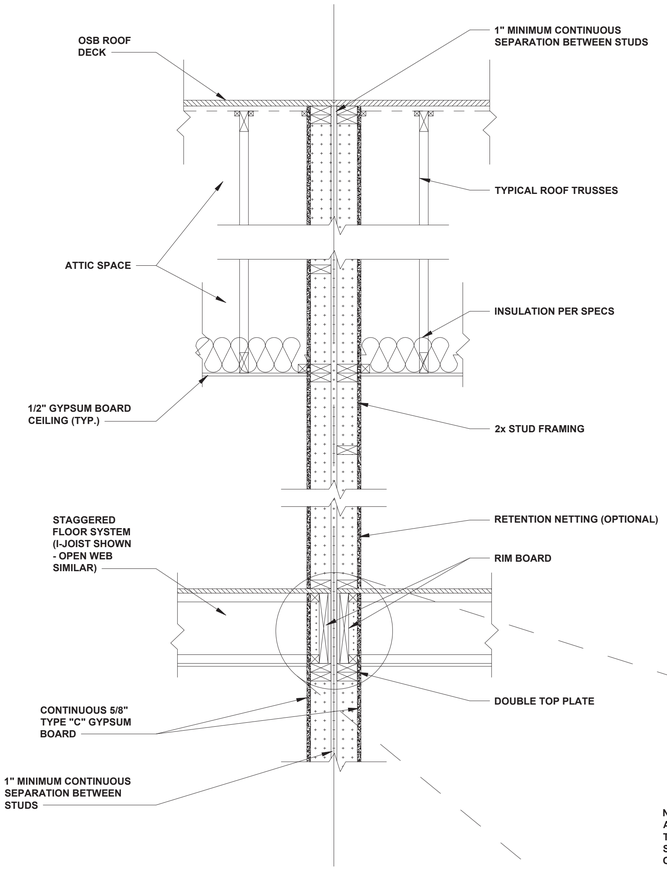
7

ALTERNATIVE SOLUTIONS TO FIRE PROOFING MEMBRANE PENETRATIONS

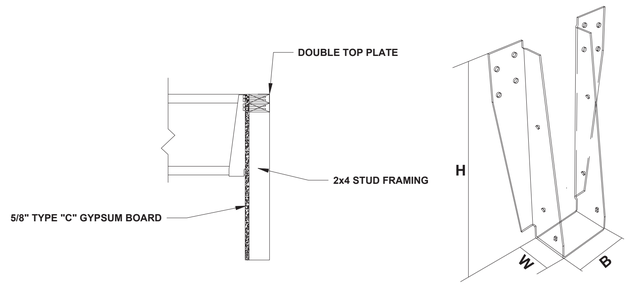
IT IS RECOMMENDED THAT THESE ALTERNATIVES BE IMPLEMENTED AT THE DESIGN STAGE BY THE DESIGNER OF RECORD, NOT IN THE FIELD

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

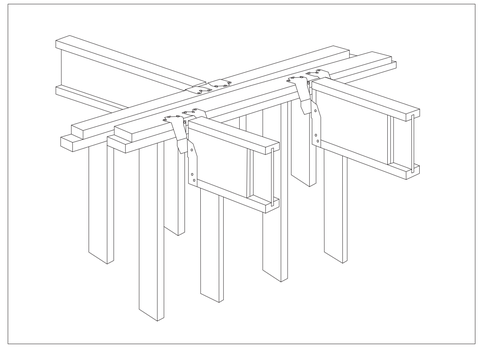
A) RIMBOARD SOLUTION



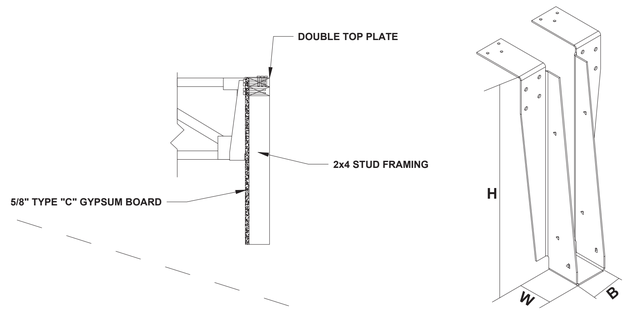
B) FIRE RATED WALL HANGER SOLUTION



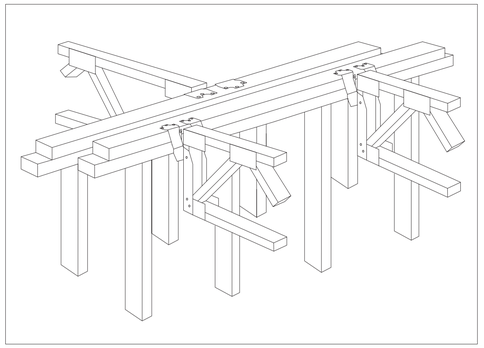
I-JOIST FLOOR SYSTEM



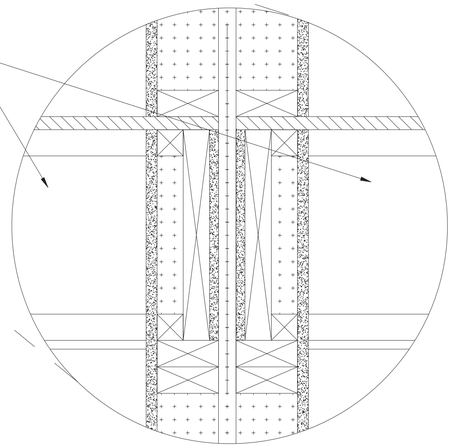
VALUES OF "W", "B", AND "H" ARE FULLY DEPENDENT ON THE SIZE OF THE JOIST AND HANGER MODEL TYPE



OPEN WEB FLOOR SYSTEM



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



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.

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 ASSEMLY 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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROKEN
2/9/25

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC: 543 PYLON DR. RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET: WWW.JDSCONSULTING.NET

P-0961

CLIENT: MATTAMY HOMES
PROJECT: TOWNHOUSE DETAILS - CELLULOSE FIREWALL
LOCATION: NORTH CAROLINA
SCALE: 3/32" = 1'-0" FOR 11x17 PAPER, 3/16" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

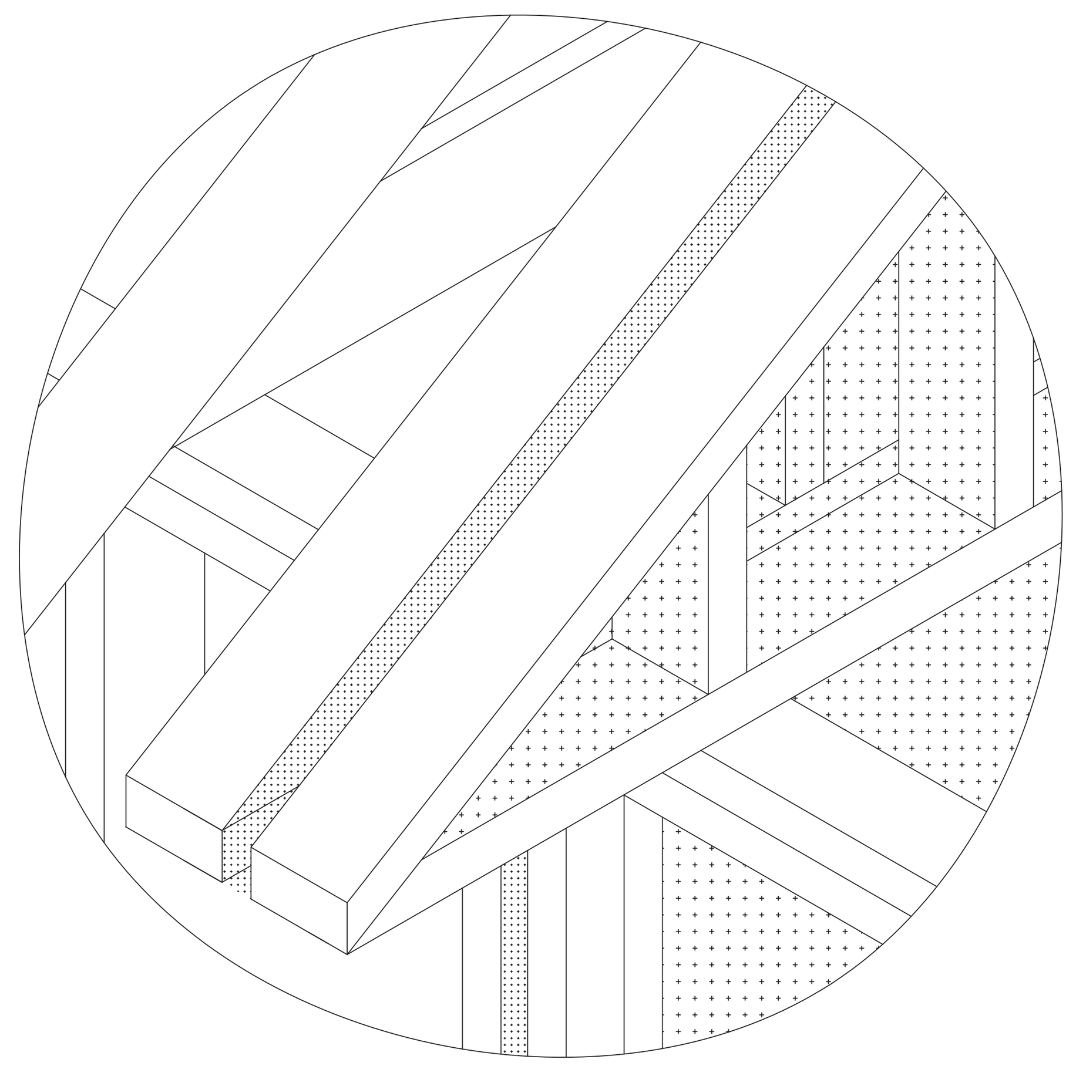
mattamyHOMES

PROJECT NO.:

DATE: 03/06/2025
DRAWN BY: VLT

ALTERNATIVE SOLUTIONS TO FIRE PROOFING MEMBRANE PENETRATIONS

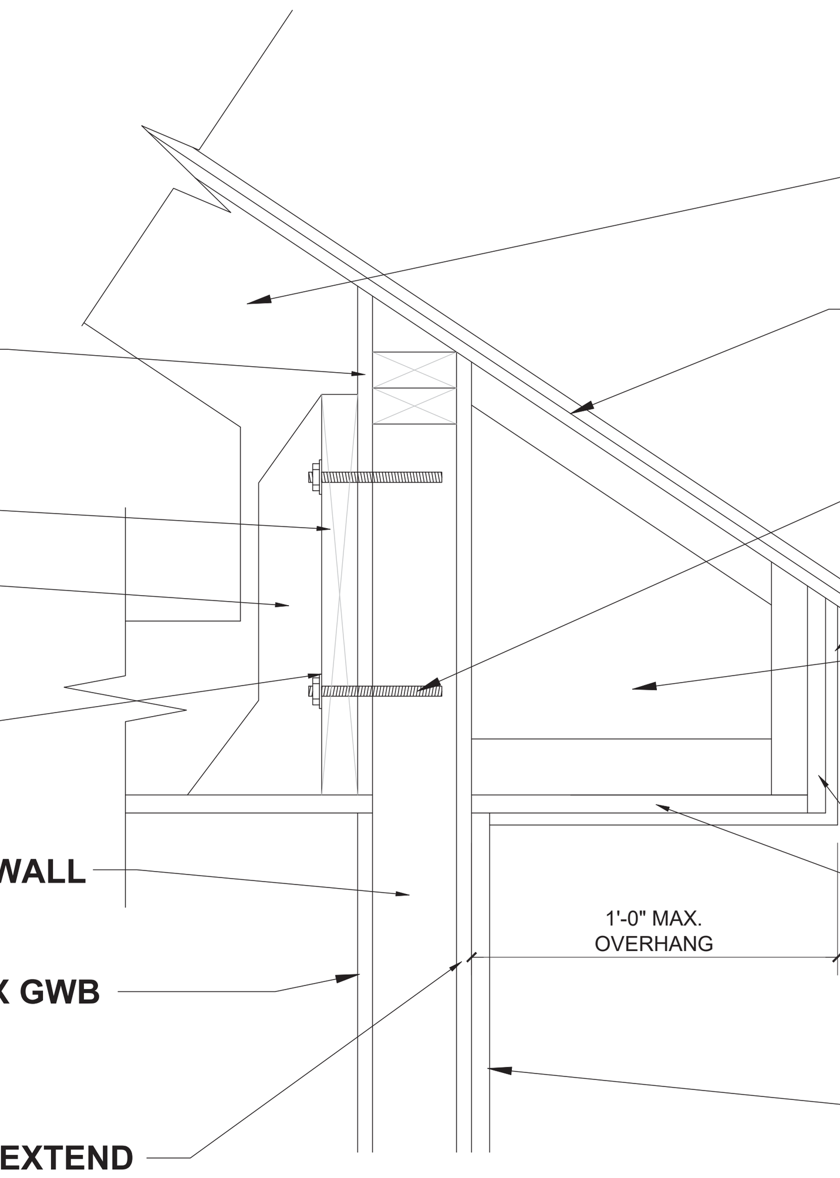
THE UL-U382 2-HR. FIREWALL HAS TO EXTEND INTO THE EAVE AREA AS SHOWN:



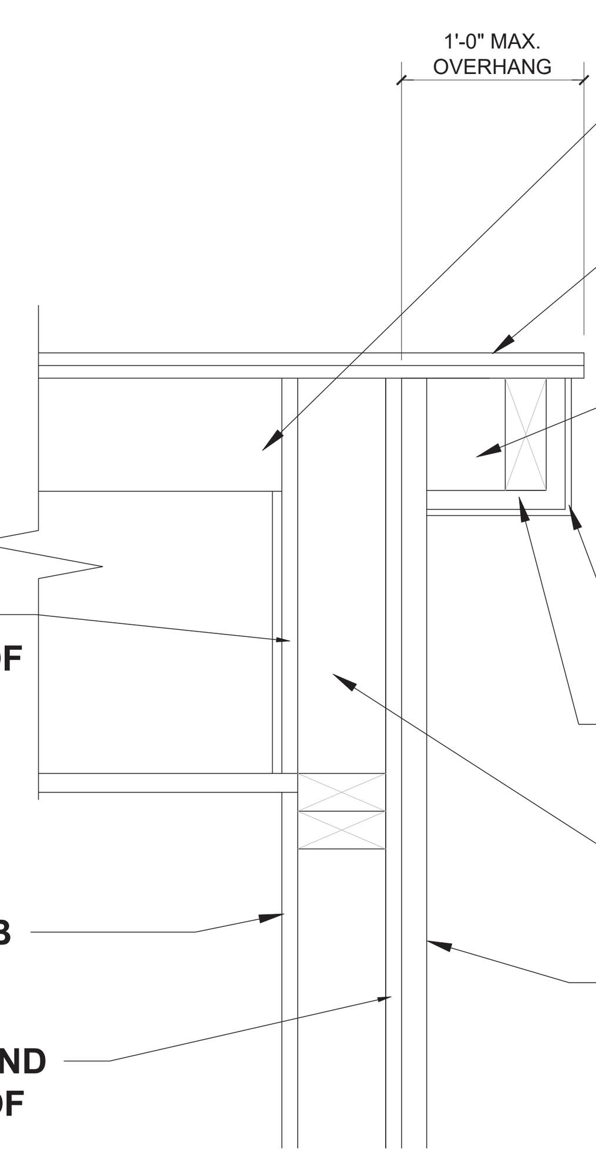
NOTES:

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.

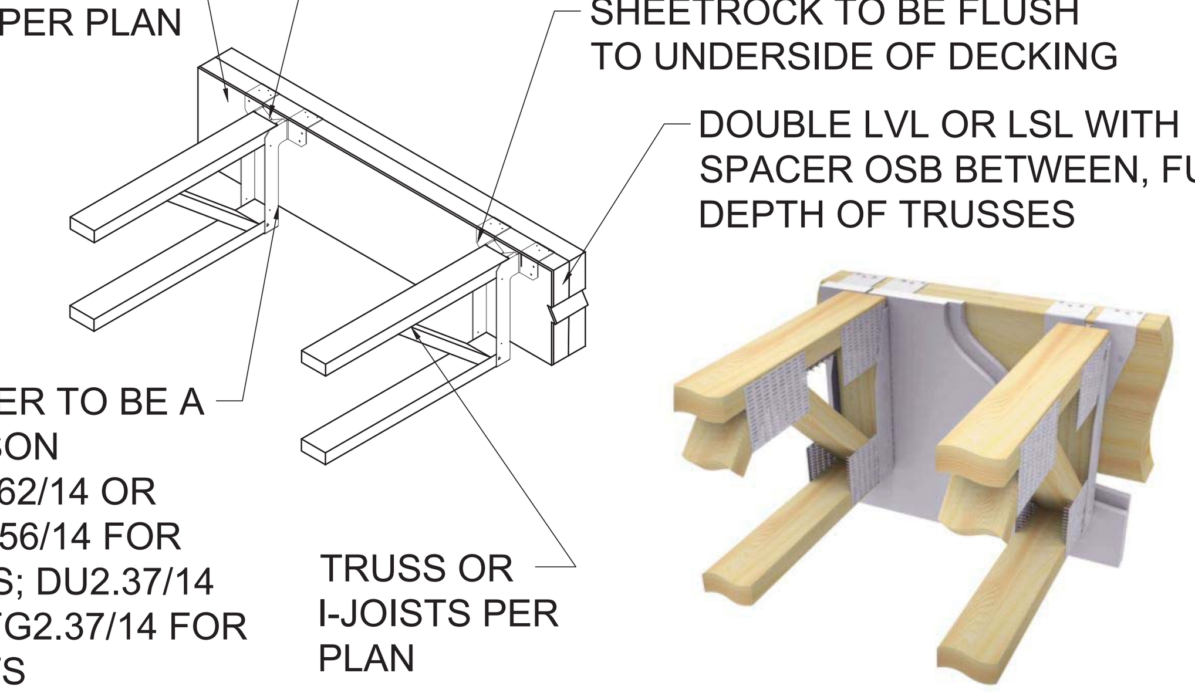
A/9 EXTENSION OF THE FIREWALL INTO THE OVERHANG AT PROPERTY LINE
NOT TO SCALE



B/9 U305 SECTION AT OVERHANG
NTS — 1 HOUR EACH SIDE



C/9 U305 SECTION AT GABLE
NTS — 1 HOUR EACH SIDE



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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051518 JONATHAN M. CROUCH — Jonathan M Crouch 7/9/25

P-0961

JDS Consulting — ENGINEERING · DESIGN · ENERGY

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

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

mattamyHOMES

PROJECT NO.:	
DATE: 03/06/2025	DRAWN BY: VLT

OVERHANG & EAVE DETAILS

9

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF LILLINGTON AND NCDOT STANDARDS AND SPECIFICATIONS.
10. ZONING IS CD-RMX.
11. BUILDER/DEVELOPER: MATTAMY HOMES LLC.

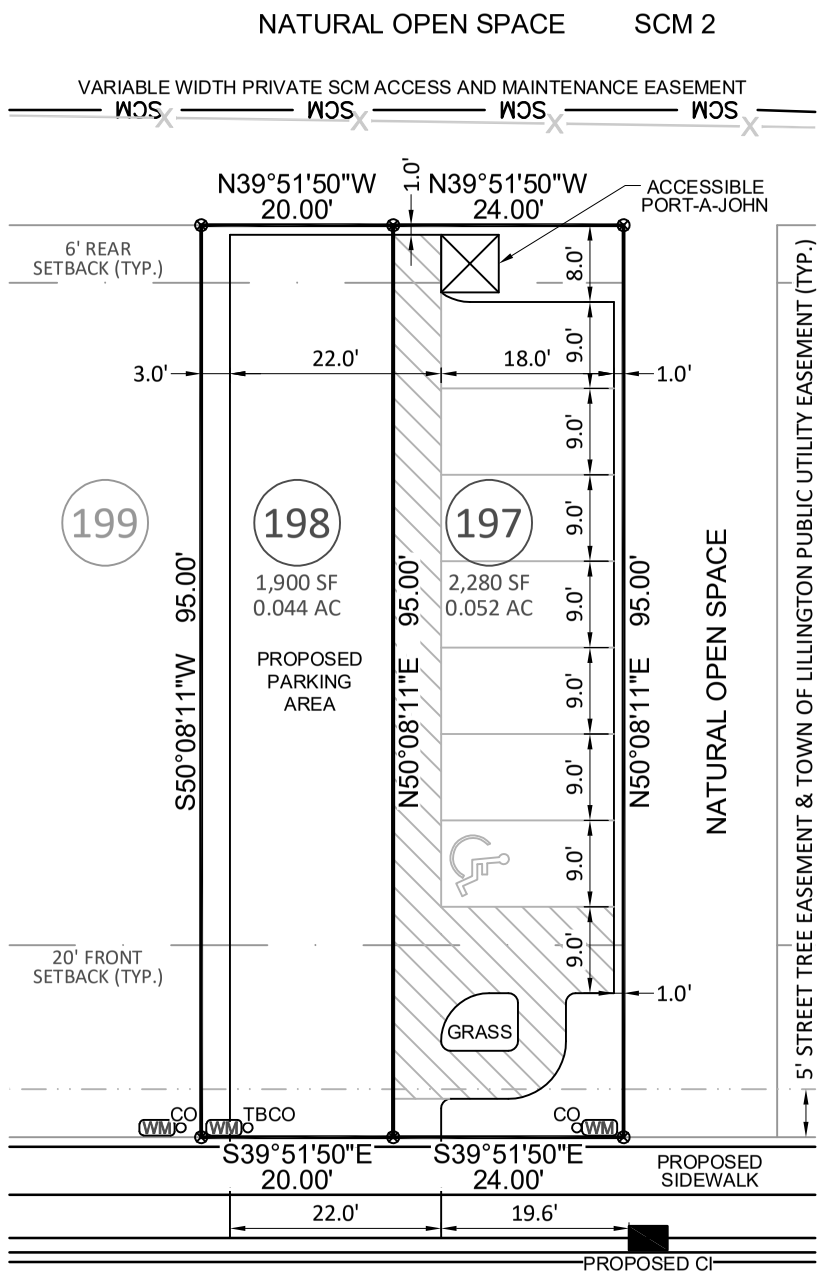
PB2025, PG309

0 10 20

SCALE:
1" = 20 ft.

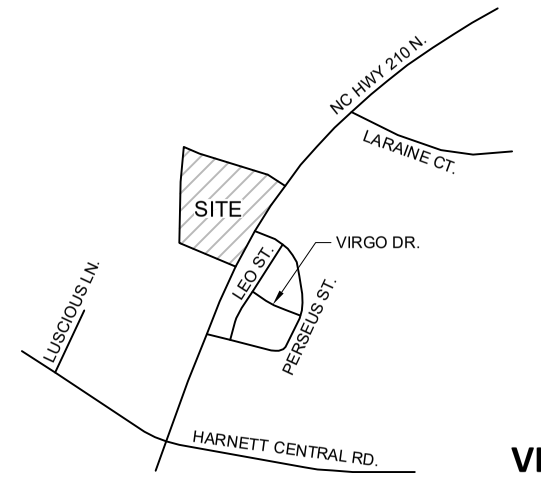
LOT INFORMATION:	LOT INFORMATION:
LOT #198	LOT #197
PIN: 0662-24-8588	PIN: 0662-24-8569
REFERENCE: DB 4288, PGS 159-162	REFERENCE: DB 4288, PGS 159-162
ADDRESS: 41 DORADO DRIVE	ADDRESS: 45 DORADO DRIVE
LOT AREA = 0.044 AC = 1,900 SF	LOT AREA = 0.052 AC = 2,280 SF
PARKING AREA = 1,598 SF	PARKING AREA = 1,897 SF
PROPOSED IMPERVIOUS = 1,598 SF	PROPOSED IMPERVIOUS = 1,897 SF
PERCENT IMPERVIOUS = 84.11%	PERCENT IMPERVIOUS = 83.20%
MAXIMUM IMPERVIOUS = 1,750 SF	MAXIMUM IMPERVIOUS = 2,000 SF

NOTE: WATER METERS NOT ALLOWED IN DRIVEWAY.



DORADO DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND UTILITY

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

PO = COVERED FRONT/SIDE PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
TB = TRAFFIC BEARING
AC = AIR CONDITIONER
EB = ELECTRIC BOX
© = CABLE BOX
TP = TELEPHONE PEDESTAL
☼ = LIGHT POLE
CI = CURB INLET
ROG = ROLLOVER GRATE
YI = YARD INLET
DI = DROP INLET
FH = FIRE HYDRANT
WV = WATER VALVE
Ⓢ = SEWER MANHOLE
EM = ELECTRIC METER
GAS = GAS METER
HH = HANDHOLE
R/W = RIGHT-OF-WAY

BUILDING SETBACKS:
FRONT YARD = 20' MIN.
REAR YARD = 6' MIN.
SIDE STREET (END UNITS) = 6' MIN.
MAX. BLDG HEIGHT = 4 STORIES

I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4017
DATED:

PRELIMINARY

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN

FOR

MATTAMY HOMES

POWELL - PHASE 3 - LOTS 197-198 PARKING AREA
DORADO DRIVE, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/5/25 DRAWN BY: ASF CHECKED BY: SAW

REFERENCE: PB 2025, PGS 308-311 BCS# 250859 SCALE: 1" = 20'