# **PLANS FOR:**









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GINEERING:	JERSEY CT, RA G.NET; WWW.
DS CO.	PLLC; 8600 'D' DSCONSULTIN
	Consulting INFO@JI

REDWOOD

21901789

11/01/2021

CAR

TITLE SHEET

# **MATTAMY HOMES - REDWOOD RH**

		A	BBREVIA	TION	LEGEND			PLAN	SET COMP	OSITION	ELEVATION
AB ABV	Anchor Bolt Above	EQ E.W.	Equal Each Way	MIN MIR	Minimum Mirror	SQ SS	Square Solid Surface	PAGE#	LAYC	DUT	
AC ACC	Air Conditioner Access/ Accessible	EXIST EXP	Existing Exposed	MISC MM	Miscellaneous Millimeter	SS SST	Sanitary Sewer Stainless Steel	T1.0-T1.1	TITLE SHEET AND	REVISION LOG	
ACFL	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel	0114 0 0114 4	OFNEDAL NOTES		
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station	GN1.0-GN1.1	GENERAL NOTES		
ADJ	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class	0.10-0.15	ELEVATIONS		
AFF	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard				COVEIGNIVE
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage	0.20-0.21	BASEMENT FLOOR	PLANS	CRAFTSMAN
ALT ALUM	Alternate Aluminum	FG FIN	Fixed Glass Finish	MULL NIC	Mullion Not In Contract	STRUCT SYS	Structural System	1.0-1.4	1ST FLOOR PLANS		
ANC	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	Т	Tread	2.0-2.2	2ND FLOOR PLANS		
AP	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway	2.0-2.2	ZND FLOOR PLANS	<u> </u>	
APPROX	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficien	. –	Towel Bar	3.0-3.1	3RD FLOOR PLANS	<b>S</b>	
ARCH	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone				
AUTO	Automatic Board	FOF FOM	Face of Finish	OA OC	Overall On Center	TEMP T&G	Temporary/ Temperature	4.0-4.1	SECTIONS / DETAIL	_S	
BD BLDG	Building	FOS	Face of Masonry Face of Studs	OD	On Center Outside Diameter	THK	Tongue and Groove Thick(ness)	5.0-8.0	ELECTRICAL / HVA	CPLANS	CODE
BLK	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold	3.0-0.0	LLLO INIOAL / IIVA	O I LANG	CODE
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				2018
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance				
BUR	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab				NORTH CAROLINA STATE BUILDING CODE:
C.A.	Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel				RESIDENTIAL CODE
CAB	Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall				
СВ	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 HDBD	Hollow Core Hard Board	P.T.	Pressure Treated Lumber	UFIN	Unfinish(ed)				
CLG	Ceiling	HDBD	Hard Board Header	PT PT	Paint(ed) Point	UNO	Unless Noted Otherwise		DE	214/000 001140	
CLG HT	Claset	HDR HM	Header Hollow Metal	PT PT	Point Porcelain Tile	UR VB	Urinal Vinyl Base		REI	DWOOD SQUARE	= FOOTAGES
CLO CM	Closet Centimeter	HORIZ	Horizontal	PTN	Porcelain file	VB VCT	Vinyl Composition Tile				
CM	Centimeter	HD	High Point	DD	Pair	VED	Varify	<sub>4</sub> ,		COLONIAL CONTENANT	FRENCH TUDOR FARM HOUSE

<b>.</b>	REDWOOD	) SQUARE	E FOOTA(	GES	
AREA	COLONIAL	CRAFTSMAN	FRENCH COUNTRY	TUDOR	FARM HOUSE
1st FLOOR	1000 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.
2nd FLOOR	1324 SQ. FT.	1324 SQ. FT.	1324 SQ. FT.	1324 SQ. FT.	1324 SQ. FT.
TOTAL LIVING	2324 SQ. FT.	2324 SQ. FT.	2324 SQ. FT.	2324 SQ. FT.	2324 SQ. FT.
OPT. UPGRADE SIDE ELEVATION	N/A	9 SQ. FT.	9 SQ. FT.	N/A	N/A
GARAGE - 2 CAR	434 SQ. FT.	434 SQ. FT.	434 SQ. FT.	434 SQ. FT.	434 SQ. FT.
FRONT PORCH COVERED	60 SQ. FT.	82 SQ. FT.	46 SQ. FT.	74 SQ. FT.	140 SQ. FT.
GLC	BAL OPTIC	NAL SQL	JARE FOC	TAGES	1
OPT. COVERED VERANDA					
OPT. SCREENED PORCH					
OPT. SUNROOM					

		A	BBREVIAT
AB	Anchor Bolt	EQ	Equal
ABV	Above	E.W.	Each Way
AC	Air Conditioner	EXIST	Existing
ACC	Access/ Accessible	EXP	Exposed
ACFL	Access Floor	EXT	Exterior
ADJ	Adjacent	F.A.	Flat Archway
ADJ	Adjustable	FD	Floor Drain
AFF	Above Finished Floor	FDTN FF	Foundation
AGGR ALT	Aggregate Alternate	FG	Finish Floor Fixed Glass
ALUM	Aluminum	FIN	Finish
ANC	Anchor/Anchorage	FLEX	Flexible
AP	Access Panel	FLR	Floor
APPROX	Approximate	F.O.	Framed Opening
ARCH	Architect(ural)	FOC	Face of Concrete
AUTO	Automatic	FOF	Face of Finish
BD	Board	FOM	Face of Masonry
BLDG	Building	FOS	Face of Studs
BLK	Block(ing)	FPL	Fireplace
BOC	Bottom of Curb	FR	Frame
BRG	Bearing	FTG	Footing
BRG PL	Bearing Plate	FUR	Furring/ Furred
BSMT	Basement	GA	Gauge
BUR	Built up Roof	GALV	Galvanized
C.A.	Curved Archway	GD	Grade/ Grading
CAB	Cabinet	GL	Glass/ Glazing
CB	Catch Basin	G.T.	Girder Truss
CER	Ceramic	GYP	Gypsum
CIR	Circle	HB	Hose Bib
CJ	Control Joint	HC	Hollow Core
CLG	Ceiling	HDBD	Hard Board
CLG HT	Ceiling Height	HDR	Header
CLO	Closet	HM	Hollow Metal
CM	Centimeter	HORIZ	Horizontal
CMU	Concrete Masonry Unit	HP	High Point
COL	Column	HT	Height
CONC	Concrete	HTG HVAC	Heating Heating/ Ventilation/
CONST	Construction	HVAC	o o
CONT	Continuous/ Continue	ID	Air Conditioning Inside Diameter
CPB	Corridor Carpet Base	INCL	Include(d)
CPT	Carpet	INSUL	Insulate/ Insulation
CSMT	Casement	INT	Interior
CT	Ceramic Tile	INV	Invert
CTR	Center	J-Box	Junction Box
CU FT	Cubic Foot	JST	Joist
CU YD	Cubic Yard	JT	Joint
CWT	Ceramic Wall Tile	Kit	Kitchen
DBL	Double	L	Length
DH	Double Hung	LAM	Laminate
DIA	Diameter	LB	Lag Bolt
DIAG	Diagonal	LH	Left Hand
DIM	Dimension	LT	Light
DISP.	Garbage Disposal	LTL	Lintel
DJ	Double Joist	LT WT	Light Weight
DN	Down	LVL	Laminated Veneer Lumber
DP	Deep	LVR	Louver
DS	Downspout	M	Meter
DTI	Detail	MAS	Masonrv

DTL

DWG DWR

ELEV

**EMER** 

Detail

Drawing

Elevation

**Expansion Joint** 

Electric Panel Board

Drawer

Each

mattamyHoMES

Paint(ed) UNO UR Urinal Porcelain Tile VB Vinyl Base VCT Parking Pounds per Square Inch VEST Vestibule Polyvinyl Chloride Vinyl Flooring Pavement V(ee) Joint Quarry Tile Veneer Vinyl Wall Covering Riser Wood Base Return Air WD Wood Rubber Base WDW Window Reinforced Concrete Pipe WGI Wired Glass Roof Drain WH Water Heater Reference Wire Mesh W/O Reinforced Working Point Required Wainscot Resilient WT Wall Tile Return WT Weight Revision

PR PRKG

RA RB

REINF

RESIL

r RO

Masonry

Maximum

Medium

Membrane

Mechanical

Medicine Cabinet

Manufacture(er)(ing)

MATL

MECH

MED

MFR

MEMB

MAX

ROW

RVS

SCHED

SHT GL

SHWR

SPEC

SIM

Roofing

Reverse

Schedule

Section

Shower

Similar

Storm Drain

Sheet Glass

Specification

Rough Opening

Right of Way

Unless Noted Otherwise

Welded Wire Fabric

Channel

Plus or Minus Property Line

	PLAN REVISION LOG					
DATE	REVISION DESCRIPTION	SHEETS	DFTR			
-/-/-	PLAN CD RELEASE DATE	ALL	-			



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CONSULTING ONE OF THE STATE OF



REDWOOD - RH

NORTH CAROLINA

21901789

DATE: 11/01/2021

DRAWN BY:

CAR

REVISION LOG

### (41) ROOF CONSTRUCTION

SPPG#TIJOH MFT#PWFS#&48#GFMU#OBOFS#+EPVCMF#MBZFS VOE FS MB ZN FOU#GPS #S PPGT #X JJI #B #Q JJD I #PG#MFTT #JI BO#7 =45 // : 249 %#P TC #TIFB UI JOH #X JUI #%I %#D MJO T#P O#B O O S P W FE #S P P G US VTTFT ###TFF#S PPG#US VTT#E FTJH OT ,#PO SFGJD #BMVN 1 FBW FTUS PVH I #GBTD JB #) #W FOUFE #TPGGJU#V101P1 +m 'a'm #UP #TIFFU#H O414#GPS #O1D 1#FOFS HZ #S FR VJS FN FOUT L

#### ROOF VENTILATION

POUDPO#4#N JO 1#W FOULMBULPO#BS FB #PG#463 3 #PG#UPUBM#BUUD #BS FB X JULY #N JD 1#8 3 (#) #N B Y 1#: 3 (#P G#S FR VJS FE #D S P TT #W FOUJMB UJP O OSPW.RFR #W FOILMR UPST#MPD RUFR #10 #UTF#VOOFS #OPSUPO#PG UIF#TOBDF#BSF##N JD2#69%#BCPWF#FBWF#PS#DPSOJDF#WFOUT#XJUI UIF#CBMBODF#PG#UIF#SFRVJSFE#WFOUJMBUJPO#QSPWJEFE#CZ FBWF#PS#DPSODF#WFOUT

POULPO#5#N JO #W FOUJNBULPO#BSFB#PG#4633#PG#UPUBM#BUUJD#BSFB X JUI#S FE VD UJP O #JD #D S P TT #W FO UJMB UJP O #X JUI #VTF #P G#W B Q P S CBSSJFS #MPDBUFE #CFUXFFO#DTVMBUJPO#) #ESZXBMM1

#### FRAME WALL CONSTRUCTION (2"X4") - SIDING

TJE JDH #B T#Q FS #FMFW B UJP O /#B Q Q S P W FE #I P VTF #X S B Q /#: 249 %#P T C FYUFS JPS #TIFBUIJDH #5%s 7 %#TUVE T#A #49 %#P ID 1#U3 #43 \*#N BY #IFJH IU1 S 46 #C B UU #LO T VMB ULP O /#425% #LO U1#E S Z X B MM #GLO JT I 1

+m 'a'm #UP #TIFFU#H O414#GPS #O1D1#FOFSHZ#SFRVJSFNFOUTL

#### FRAME WALL CONSTRUCTION (2"X4") - STONE

TZOUI FUJD #TUP OF #TD S B UD I #D P B U#O FS #N B OVGB D UVS FS T#TO FD T1 PWFS#HBMW1#NUM1#MBUT#)#BOOSPWFE#XFBUTFS#SFTJTUBOU CBSSJFS #: 249 %#PTC #FYUFSJPS #TIFBUIJDH #5%s 7 %#TUVE T#A #49 %#P ID 1 UP #43 \*N B Y #I FJH I U #425 % #40 U #E S Z X B MM #GJO JT I 1

+m `a`m #UP #TIFFU#H O 424#GPS #O 1D 1#FOFS H Z #S FR VJS FN FOUT 1,

#### DRAINAGE

TJUF#TIBMM#HSBEF#UP#QSPWJEF#ESBJOBHF#VOEFS#BMM#QPSUJPOT PG#TUS VDUVSF#) #UP#ESBØ#TVSGBDF#XBUFS#BXBZ#GSPN#UIF TUS VD UVS F1#H S B E F#T I B MM#GB MM#9 %#X JD I JD #GJS TU#43 \*#B MM Q MVN C JOH #X P S L #T I B MM#D P N Q MZ #X JUI #UI F #D VS S FOU #S FT JE FOU JB M ) #O MVN C JOH #D P E FT1

#### GROUND FLOOR SLAB ON GRADE

DPODSFUF#TMBC#QFS#TUSVDUVSBM#ESBXJOHT#PWFS#DMFBO UFS N JUF#US FBUFE #D PN Q BD U#GJMMJ#D I FN JD BM#Q S FOUS FBUN FOU#PG TP JM \ T \ HS FR V \ JS FE \ \ HC FGP S F \ \ HD B T U \ JD H \ \ HP G \ \ T T M B C \ \ \ HT B X \ \ \ HD V U \ \ HF W FS Z ±53 3 #T TG1

#### EXPOSED FLOOR TO EXTERIOR

QSPWJEF#NJDJ#S4<#CBUU#JDTVMBUJPO#JDJ#GMPPST#CFUXFFO DPOE JUPOFE #) #VODPOE JUPOFE #TQBDFT #BQQSPWFE #IPVTF XSBO #GDJTIFE #TPGGJJ1

:1) BUUD #DTVMBUPO#m \a\m #UP#TIFFU#HO414#GPS#OD#SFRVJSFNFOU1 425 % #DU U#ESZXBMM#DFJMJDH#GJDJTI#PS#BQQSPW FE#FR VBM

#### INTERIOR STAIRS: SITE BUILT

- TUS JOH FS T#TIB MM#C F#5%s 45%#TZQ 1&5#+QS FTTVS F#US FB UFE #B U CBTF, #FRVBMMZ #TQBDFE #) #BODIPSFE #UP #5%s; %#IFBEFS#) Q 1U1#5%s 7 %#Q MB UF
- 51 US FB E T#TI B MM#C F#5%s 45%#TZ O 16.5#S JD O FE #E P X O #B T#S FR VJS FE 1 +H MVFE #) #OB JMFE ,
- 61 S JTFS T#TIB MM#C F#4%s; %#TZQ 165#S JQ Q FE #E PXO#B T#S FR VJS FE 1 +H MVFE #) #OB JMFE .

71	N D #US FBE	?#< %
	NBY#OPTJDH	?#40427 %
	N D #US FBE#) #OPT DH	?#< 0627 %
	NBY ##S JTFS	?#; 0427%
	N D #I FBESPPN	?#9 *0; %
	NBY 1#WFSUJDBM#SJTF#GPS#GMJRIU#PG#TUBJST	?#45*03 %
	N JD #TUB JS #X JE UI	?#6*03 %
	N JD JHD MFB S #TUB JS #X JE UI	?#6 418 %

#### FOR WINDER STAIRS

N JD #X JDE FS #US FBE #N FB TVS FE

45%#GSPN#ADTJEF#FEHF ?#< % N JD JHX JDE FS HUS FBE HN FB TVS FE HB UHB OZ HQ P JD U ?#7% NBY 1#X JDEFS #EFOUI

#### HAND RAIL

N JO #TUB JS #2#S B N O #I B O E S B JM#I F JH I U ?#67% NBY #TUBJS #2#SBNQ #IBOESBJM#IFJHIU ?#6;% N.O. THOURS PS #H VBSE #T FOR TU ?#69% N.O.1#FYUFS.PS#HVBSE#TFJHIU 2#69%

GADATIFE #SBANADH #BOE #HVBSE #SBAN#QADL FUT#TIBMM#CF#TQBDFE 7 % #P 1D 1#N BY JN VN #C FUX FFO #Q JD L FUT 1#H VBS E T #BOE #S BJMJDHT TIBMM#OPU#IBWF#POFO.DHT#GSPN#UIF#XBML.DH#TVSGBDF#UP#UIF S FR VJS FE #H VB S E #I FJF I U#X I JD I #B MMP X #UI F #D B TTB H F #P G #B TO IFS F#7 %#AD #E JB N FUFS 1

# (43) WALLS BACKING ONTO ATTIC

XBMMT#XIJDI#TFQBSBUF#DPOEJUJPOFE#MJNJOH#TQBDF#GSPN VODPOEJUPOFE #BUUJD #TOBDF#TIBMM#CF#;DTVMBUFE#BOE#TFBMFE X JITT #BO #B JS #C BSS JES #TZ TITEN #TP #M.N. JIT# DG MITS BTJ PO 1#F 1#W BV/MITE DFJMJDH #TLZMJHIU#SBJTFE#DPGGFSFE#DFJMJDH1 +m 'a'm #UP #TIFFU#H O 414#GP S #O ID 1#FOFS H Z #S FR VJS FN FOUT 1,

41) CFBN #QPDLFU#PS#; %s; %#DPODSFUF#CMPDL#OJC#XBMMTJ#NJOJNVN CFBSJOH#60425%1

# WALL & CEILING BETWEEN GARAGE & LIVING SPACE

82; %#UZOF#VY \*#ESZXBMM#PO#DFJMJDH#PG#HBSBHF#X2#MJMJDH#TOBDF BCPWF#) #425%#ESZXBMM#PO#XBMMT#TVOOPSUJOH#82; %#JZOF#Y #HXC X 2#IBCJUBCMF#TQBDF#BCPWF#BOE#CFUXFFO#IPVTF#BOE HBSBHF#ADTVMBUF#XBMMT#BOE#DFJMJDH#CFUXFFO#HBSBHF#BOE DPOE JUJPOFE #TQBDF #UBQF#TFBM#) #TUS VDUVSBMMZ #TVQQPSU#BMM KP JOUT /HJO #PSEFS #UP #CF#HBT2GVNF#UJFIU1

+m 'a'm #UP #TIFFU#H O 412#GP S #O ID 1#FOFS H Z #S FR VJS FN FOUT 1,

461) EPPS#BOE#GSBNF#HBTQSPPGFE##EPPS#FRVQQFE#XJDI#TFMG DMPTOH #E FW OF #BOE #X FBUIFSTUS QQOH 1

#### (47) CLOTHES DRYER VENT

ESZFS#FYIBVTU#WFOUFE#UP#FYUFSJPS#)#FRVJDOFE#X2#CBDL ESBGII#EBNOFS 1#NBY 1#68 #EVDII#MFOHIII #GSPN #II F#DPOOFDIJPO UP #II F#US BOTJUPO#E VD U#GS PN #II F#E S Z FS #IP #II F#P VUMFU UFS N JDB M#X T FS F#GJTUJOH T#B S F#VTFF #S FGFS #IP #N FD T B O JD B M DPEF#GPS #NBY #MFOHUI #SFEVDUJPOT #TFBM#XJJTI OPOODPNCVTUCMF#NBUFSBM#BQQSPWFE#GJSF#DBVMLJOH#PS#OPO DPNCVTUCMF#ESZFS#FYIBVTU#EVDU#XBMM#SFDFOUBDMF

# ATTIC ACCESS

BUULD #BDDFTT#IBUDI#53 %s 63 %#XJUI#XFBUIFS 0#TUS JO OJOH #LOUP BOZ#BUUJD#FYDFFEJDH#63 #TG#s#63 %#WFSUJ#IFJHIUJ##BMMPX#63 % IFBESPPN #JD#BUUJD#BU#IBUDI#MPDBUJPO#m 043 #N JD#JDTVMBUJPO OR

O VMM#E PXO#TUB JS #+O ET,#+TJ[F#O FS #O MBO,#X JUI XFBUIFS OTUS DO ODH #) #DTVMBUFE #XJDI #+S 8.#SJH JE #DTVMBUJP 01 +0 P O 0 S JH JE #JD T V MB U JP O #N B U F S JB M T #B S F #O P U #B M M P X F E ,

#### FIREPLACE CHIMNEYS

UP Q #P G#GJS FQ MB D F#D I JN OFZ #TIB MM#C F#N JD J#6\*03 %#B C P W F#UI F TUR TETUMO POULAR UMX TUD T MUTAD POUR DUAX TUT MUTEUR POULA BOE #5\*03 %#BCPWF#UIF#SPPG#TVSGBDF#XJUIJD#B#IPSJ[#EJTUBODF PG#43 \*03 %#GS PN #UIF#D IJN OFZ 1

MJD FO #D MP TFU#P S #Q B O US Z #X 2#N JD  $\pm$ 45%#E FFQ #T I FMW FT  $\pm$ Q S P W JE F

#### MECHANICAL VENTILATION

N FD IB OJD B M#FY IB VTU#GB O AW FOUFE #E JS FD UMZ #UP #FY UFS APS AHIP OSPWEF#83 ah #DUFSN JUUFOU#PS#53 ah #DPOUJDVPVT#D CBUISPPNT#) #UP JMFU#SPPNT#OSPWJEF#EVDU#TDSFFOJ#TFF#IWBD

#### CABINET BLOCKING

- 69 %#B1G1G1#GPS#CBTF#DBCJ0FUT
- 87 %#B 1G1G1#GPS #CPUUPN #PG#VOOFS #DBC JOFUT ; 7 %#B 1G1G #GP S #UP Q #P G#B #63 %#VQ Q FS #D B C JD FU
- < 9 %#B 1G1G #GP S #UP O #P G#P O U.P OB M#7 5%#VO O FS T

## $_{53}$ ) $_{1}$ <u>Stud wall reinf. For Handicap Bathroo</u>m

X I F S F # I B O E JD B Q Q F E # B D D F T T JC JMJUZ #JT # S F R VJS F E ÆQ S P W JE F XPPE#CMPDL ODH #S FOOGPSDFN FOU#UP#TUVE #XBMMT##GPS#HSBC CBS #10 TUB MMB U.P O #10 #CBUTS PPN #466%069 %#B 1G1G1#CFT.10 F ##UP.1MFU1 66#BIGIHPO#UIF#XBMM#PQQPTJUF#UIF#UIF#FOUSBODF#UP#UIF CBUIUVC #PS #TIPXFS

# S4 RANGE HOOD VENT

SBOHF#IPPE #W FOUFE #UP #FY UFS JPS J#) #FR VJQ Q FE #X 2#C BD L ESBGU#EBNQFS #N DSPXBWFT #MPDBUFE #BCPWF #B #DPPL JOH BOOMBODF#TIBMM#DPOGPSN#UP#VM<561

#### (551) SLAB ON GRADE PORCH

DPODSFUF#TMBC#QFS#TUSVDUVSBM#ESBX.DHT#PWFS#DMFRO UFS N JUF#US FB UFE #D P N O B D U#GJMM#TVC UFS S B O FB O #UFS N JUF QPTUOUS FBUN FOU#NBZ#CF#CPSBDBSF#BQQMJFE#UP#HSPVOE GMPPS#XPPE#TVSGBDFT#JMP#TPJM#USFBUNFOU1

- (56) EJS FDUHW FOUHGVS OBD FHUFS NJOB MHTFFHBQQ FOEJY OD HWFY JD UFS N JOB MT#P G#N FD I B O JOB M#E S B GU#B O E #E JS FD U#W FOU#W FOUJOH TZTUFN %#GPS #N JOJN VN #D MFBS BOD FT#UP #X JOE PX #) #E PPS POFOJOH T#HSBEF#FYIBVTU#) #JOUBLF#WFOUTJ#SFGFS#UP#HBT VUMNTBUNPO#DPEF1
- (57) E JS FD U#W FOU#H B T#GJS FQ MB D F #TFF#B Q Q FOE JY OD #%FY JJ#UFS N JD B MT PG#NFDIBOJDBM#ESBGU#BOE#EJSFDU#WFOU#NFOUJDH#TZTUFN%#GPS N JOJN VN #D MFBSBODFT#UP#XJOEPX#)#EPPS#PQFOJOHT/#HSBEF/ FY I B VTU#) #LOUB L F#W FOUT L#S FGFS #UP #H B T#VUJNJ[B UJP O #D P E F1

# 58) SUBFLOOR FLOOR TRUSSES

627 %#U#) #H #TVC GMP P S #P O#Q S F0FOH JD FFS FE #GMP P S #US VTTFT#C Z S FH JUFS FE #US VTT#N B OVGB D UVS FS 1##+TFF#TUS VD U1#FOH JDFFS \*T OBJMJOH #TD I FE VMF,

OSPWJEF#ESBGU#TUPOOJOH#FWFSZ#4333#TG1 CSBD JOH #JO#BDD PSEBOD F#X 2#JO JOX JDB #CD T.J +427 %.#O B OFM#UZ O F#VOE FS MB Z #VOE FS #S FTJMJFOU#) #O B S R VFU GMPPSJOH1

#### EXPOSED BUILDING FACE

XBMMT#MFTT#UIBO#8\*03 %#GSPN#OSPOFSUZ#MJDF#TIBMM#IBWF#B GJS F#S BUJOH #PG#OP#MFTT#UIBO##IPVS#JD#BDDPSEBODF#XJJI B TUN #F#44< #PS #VM#596#XJUI #FYQPTVSF#GSPN#CPUI #TJEFT OSPKFDUPOT#CFUXFFO#5\*03 %#) #8\*03 %#GSPN#OSPOFSUZ#MDF#NVTU IBWF#B#SBUODH#PO#UIF#VOEFSTÆF#PG#OP#MFTT#UIBO##IPVS#O BDDPSEBODF#XJJI#BTUN#F#44<#PS#VM#596 QSPKFDUPOT#MFTT#UIBO#8\*03 %#GSPN#QSPQFSUZ#MOF#DBOOPU

IBWF#B#WFOUMBUFE#TPGGJU

PQFO.DHT#.D#B#XBMM#MFTT#UIBO#6\*03 %#GSPN#QSPQFSUZ#M.DF#BSF OPU#BMMPXFE

PQFO.DHT#D#B#XBMM#CFUXFFO#6\*03 %#)#8\*03 %#GSPN#UIF#QSPQFSUZ MJDF#DBOOPU#FYDFFE#58(#PG#UIF#NBYJNVN#XBMM#BSFB OFOFUS BUJPOT#MFTT#UIBO#8\*03 %#GS PN #UIF#OS POFS UZ #MJDF#N VTU DPNOMZ#XJJI#DVSSFOU#OD#DPEF

X T F S F #C V.ME .OH #GB D F #T #X .TIT .TO #43 \*03 \$#P G #O S P O F S UZ #M.OF #B F E 82; %#HZQTVN #CPBSE#VOEFSMBZNFOU#A#TPGGJU

#### STEMBALL FOUNDATION \$ FOOTING

X T F S F ## S P VO E #CMP P S #TMB C #F V II F O E T #II P P #G B S #B C P W F #G ID 1 HSBEF#GPS#B#NPOPMJDIJD#TMBC#DPOTUSVDU#TUFNXBMM#EFUBJM Q FS #TUS VD UVS B M#FOH JOFFS \*T#TQ FD JGJD B UJP OT1

#### TWO STORY VOLUME SPACES

CBMMPPO#GSBN JOH #QFS #TUS VDUVSBM#FOH JOFFS #0#SFGFS #UP GMP PS #O MB OT

(5<) UZQ ##IPVS #S BUFE #QBSUZXBMM#S FGFS #UP #E FUB JMT#GPS #UZQF BOE #TO FD T1

#### WOOD FRAME \$ CONCRETE BLOCK CONSTRUCTION NOTES

41 UFS N JUF#) #E FD B Z #Q S P UFD UJP O

#### CHEMICAL SOIL TREATMENT

UI F#D P OD FUS B U-P O#S B UF#P G#B Q Q MJD B U-P O#B OE #US FB UN FOU N FUI PE #P G#UI F#UFS N JUD JE F#T I B MM#C F#D P O TJT UF O U#X JUI #B O E OFWES #METT#JIBO#JIF#JESNJJJDJEF#MBCEM#BOE#TIBMM#CF BOOMFE#BDDPEOH#IP#ITF#TUBOEBSET#PG#ITF#OPSUT DBSPMJDB#EFOBSUNFOU#PG#BHSJDVMUVSF

GJFME #D VUT #OP UD I FT#B OE #E S JMMFE #I P MFT#TIB MM#C F US FB UFE #40 #UI F#GJFME #40 #B D D P S E B O D F #X JUI #B X Q B #N 71

B MM#X P P E #40 #E 35 FD U#D P OUB D U#X 3JI #D P OD S FUF#P S #N B T P OS Z GP VOE BUJP O#X B MMT#T I B MM#FJIII FS #C F#O S FTTVS F#IS FB UFF XPPE #D#BDDPSEBODF#XJTT#BXOB#V4#TUBOEBSET#PS OSPUFDUFE #GSPN #DPOUBDU#CZ#BO#BOOSPW FE #JN OFSW JPVT N PJTUVS F#C B S SJFS

51 TFF#TUS VD UVS B M#FOH JDFFS \*T#E S B X JDH T#GP S #TUFFM#MJDUFMT TVQQPSUJDH#BOZ#CSJDL#WFOFFS

#### WINDOWS:

41 N JD #FN FS H FOD Z #FTD B O F #X JD E P X #P O FO JD H #T J FT N D #P G#P OF #FN FS H FOD Z #FTD B O F #X DE P X #S FR #D #FW FS Z TMFFO JOH#SPPN

N D #B S FB #GP S #H S P VOE #GMP P S #FN FS H FOD Z #FTD B Q F POFO.DH #?#813 #T1 IGo1 N D #BSFB #GPS #TFD POE #GMPPS #FN FSH FOD Z #FTD BQF

PQFO.DH#?#81:#T1 1Go1 N JO JHI FJH I U#E JN FOTJP O #GPS #FN FS H FOD Z #FTD B O F#P O FOJOH #?

N D #X E UI #E JN FOT P O #GPS #FN FS H FOD Z #FTD B Q F #P Q FO JOH ##?

NBY #TJMM#IFJHIU#GPS#FNFSHFODZ#FTDBQF#PQFOJDH##?#77% BCPWF#GMPPS

#### 51 N JOJN VN #X JOE P X #TJMM#I FJH I U

THE X FMM THE 4TO THE FET THE SET THE SET OF OUR HOUNT AND SECOND X DEPX #IT #N PSF#UIBO#: 5%#BCPWF#GDIFE#HSBEF#PS TVS GB D F#C FMP X ÆUT F#MP X FTU#O B S U#P G#UT F#D MFB S #P O FO.DH TIBMM#CF#B#NJOJNVN#PG#57%#BCPWF#UIF#GJOJTIFE#GMPPS1 BOZ#X ODE PX#57 %#PS#MFTT#GSPN#GOOTIFE#GMPPS#TIBMM#CF FR VJQ Q FE #X JUI #B O #P Q FO JO H #MJN JUJO H #E FW JD F1

- 61 GJYFE #H MBTT#SFRVJSFN FOUT-#GJYFE #H MBTT#JT#SFRJ#GPS X JDE PXT#MFTT#UIBO#57 %#BCPWF#GJDJTIFE#GMPPS1
- 71 GMB TI JOH #TFB MB OUT#B OF #X FB UT FS TUS JO O JOH #JOTUB MM BOOSPWFE #DPSSPTPOOSFTTUBOU#GMBTIJOH #BU#BMM FY UFS JPS #EPPST#) #X JDEPXT#UP #FY UFOE #UP #UIF#TVS GBDF#PG UT F#FY UFS JPS #X B MM#GJDJT I #PS #X B UFS #S FTJT UJW F#C BSS JFS 1 X JDE P X T#T I B MM#C F#TFB MFE #X JDI #N JD JN VN #R VB MJDZ #P G D B VMI, JDH #IP #C F#B TIIN #Tk \ ^ #< 53 #P S #45: 4#X JII #IFTIJDH #) OFS GPSNBODF#Dg\nn#58#PS#BBNB#Dg\nn#; 3 3 #PS#; 451 S FD P N N F O E #T L B #53 41
- 81 NBYJN VN #UPMFSBODF#GPS#NBTPOSZ#SPVHI#PQFOJOH#TJ[F= NBTPOSZ#SPVHI#PQFOJOH#EJNFOTJPOT#TIBMM#QSPWJEF#GPS B #X JOEPX #Q FS JN FUFS #TFB MB OU#KP JOU#B #N BY JN VN #PG#427 %#JO
- 91 N JOJN VN #FOFSH Z #D P E F#S FR VJS FN FOUT #GPS #X JOE P X T1 OTUB MMFF #X OF PXT#TIB MM#IBW F#OS POFS UFT#B T#FGG.D FOU BT#X ODE PXT#VTFE #UP #D BMD VMBUF#GPS N #443 3 B 1##X ODE PX QFSGPSNBODF#DSJUFSJB#BSF#DPOUBJOFE#JD#UIF#FOFSHZ HBVHF#VTB2GMB2SFT#DPNQVUFS#QSPHSBN1 m 'a'm #UP #TIFFU#H O 424#GPS #N JOJN VN #OID #TPMBS #IFBU#H BJO DPFGGJDJFOU##TIHD.1 X DEPXT#X JDI#DFSUJGJFE#QFSGPSNBODF#TIBMM#IBWF#UIF OGS D #MB C FM#O S P W .E .DH #VOW B MVF#) #T T H D #JP #S FN B .D #P O #JT F X JDE PX#VOUJN#GJDBM#FOFS HZ#JDTOFDUJP01
- :1 BOZ#HMBTT#PS#X.DEPX#NVTU#CF#UFNOFSFE#UIBU#T= MFTT#UIBO#4; %#BCPWF#GJDJTI#GMPPS1 XJUIJD#93 %#PG#B#UVC#PS#TIPXFS1 X I F S F #O F B S F T U #W F S U D B M#F E H F #AT #X JU I JD #57 % #P G #B #E P P S BOE #C PUUPN #X DE PX #FEH F#T #MFTT #UIBO#93 %#BCPW F#GMPPS1 PWFS#<#n1a1#PG#HMBTT#BSFB1 MFTT#UIBO#93 %#GSPN#TUBJS#USFBE#PS#MBOEJDH1

#### GENERAL

- 41 UIF#GPMMPXJOH #XIFSF#OSFTFOU#TIBMM#CF#DBVMLFE/ HBTL FUFE #XFBUIFS OTUS OO OFE #PS #PUIFS XJFF#TFBMFE #XJUI BO#BJS#CBSSJFS#NBUFSJBM=
  - B1 CMPDL JOH #BOE #TFB MJOH #GMPPS #2#D FJMJOH #TZ TUFN T#BOE VOE FS #LOFF#XBMMT#PQFO#UP#VODPOEJUPOFE#PS FYUFS PS #TO BD F
  - C 1 DBQQ JOH #BOE #TFB MJOH #TIB GUT#PS #DIB TFT #JOD MVE JOH GMVF#TTRGIIT
  - D 1 D B Q Q JOH #B OE #TFB MJOH #TP GGJU#P S #E S P Q Q FE #D FJMJOH BSFBT
- E 1 UPO #BOE #C PUUPN #OMBUFT
- 51 Q FOFUS B U.P OT#X JMM#C F#TFB MFE #X JUI #B #Q S PE VD U#UI B U#N FFUT BTUN #F44< 1#GJC FS HMBTT#DTVMBUJPO#JT#OPU#OFS NJJUFE#UP TFB M#B OZ #Q FOFUS B UJP OT1
- 61 H VB S F T#T I B MM#C F#MP D B IIFF #B MP OH #P O FOOT F F F #X B MI . TO H TVS GB D FT #LOD MVE JOH #GMP PS FE #B UUJD #B S FB T1



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11/01/2021

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**GENERAL NOTES** 

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# 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 <i>R</i> -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.
- . NOT USE
- 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.

- 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.
- I. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



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S CONSUITING SURVEYING - ENERGY SURVEYING - ENERGY SURVEYING - ENERGY SURVEYING - ENERGY SUBJECT STATES SOUTH SUBJECT SUBJECT



YA ....

REDWOOD - RH
ATION:
NORTH CAROLIN

NO.: 21901789

2190178

DATE: 11/01/2021

MATTAMY HOMES

CAR

GENERAL NOTES

GN1.1

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



FRONT ELEVATION - CRAFTSMAN



REAR SIDE ELEVATION - CRAFTSMAN

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ONSULTING SURVEYING - ENERGY

- RH

REDWOOD

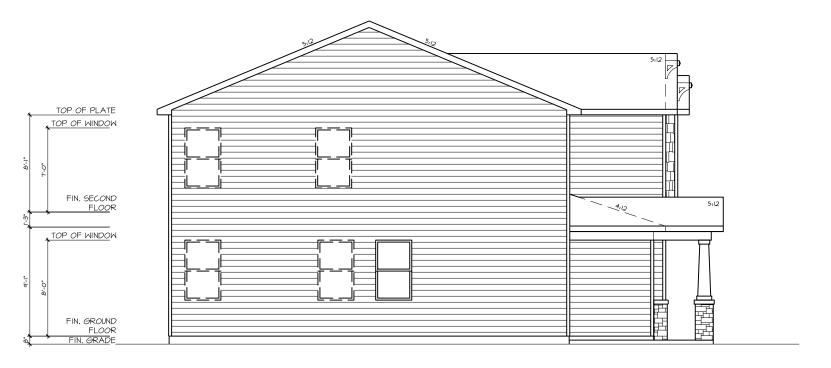
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**EXTERIOR ELEVATIONS** 





LEFT SIDE ELEVATION - CRAFTSMAN



RIGHT SIDE ELEVATION - CRAFTSMAN



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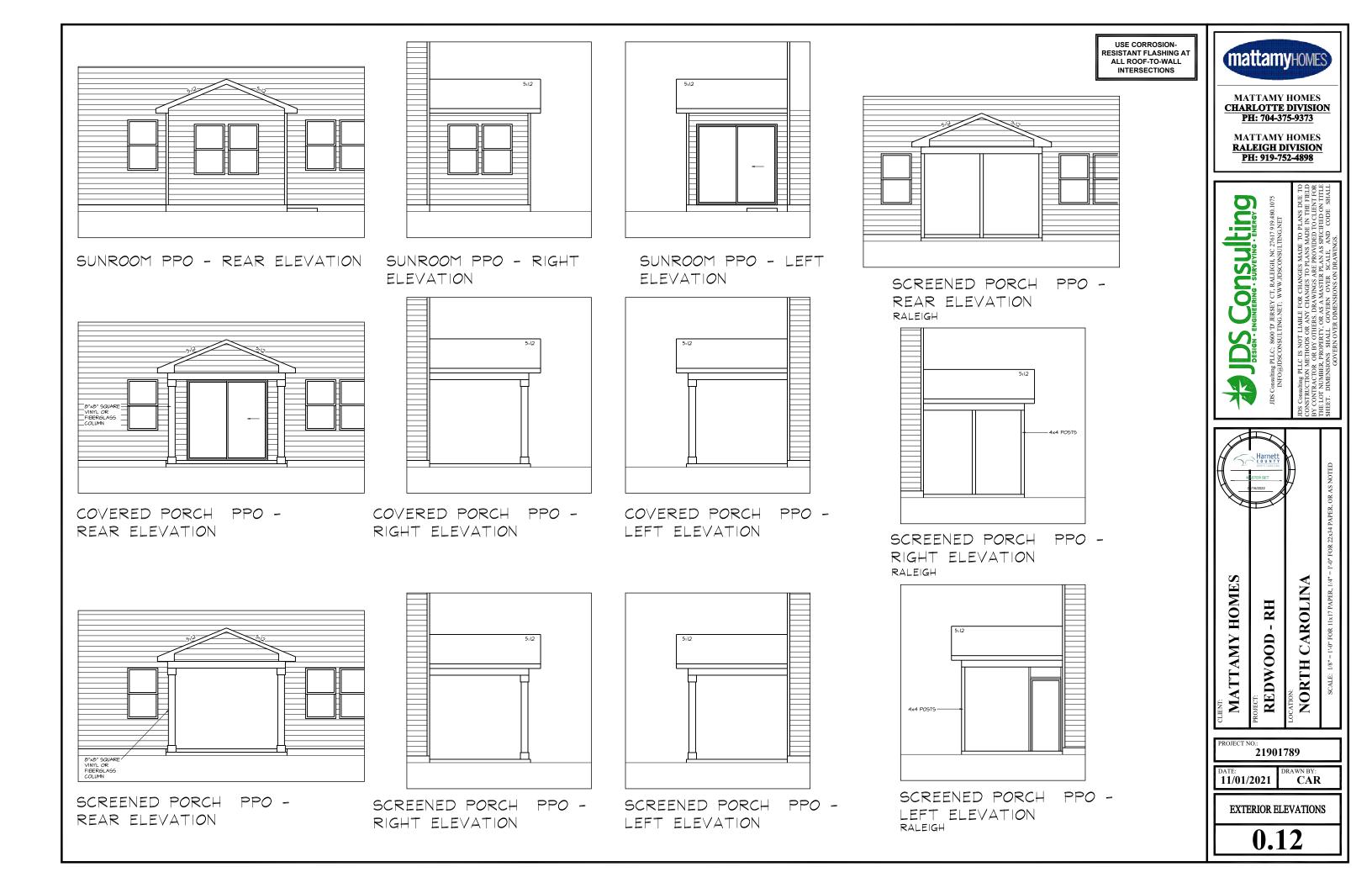
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MATTAMY HOMES

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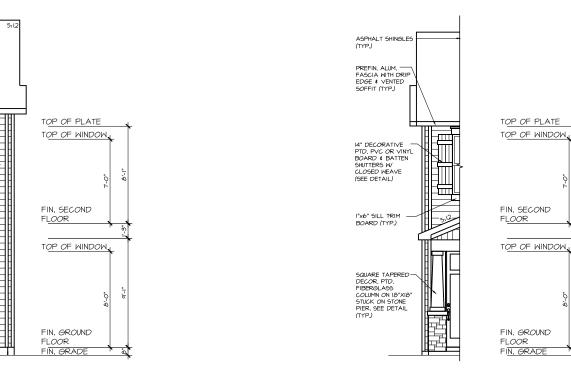
EXTERIOR ELEVATIONS



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



PPO - SIDE ELEVATION - CRAFTSMAN ENHANCED LEFT SIDE ELEVATION



PPO - REAR ELEVATION - CRAFTSMAN ENHANCED SIDE ELEVATION





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REDWOOD - RH
ANDRE

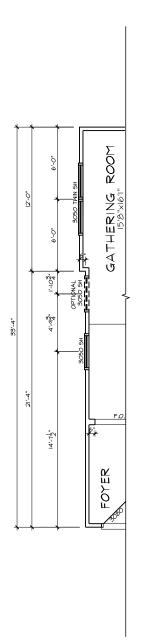
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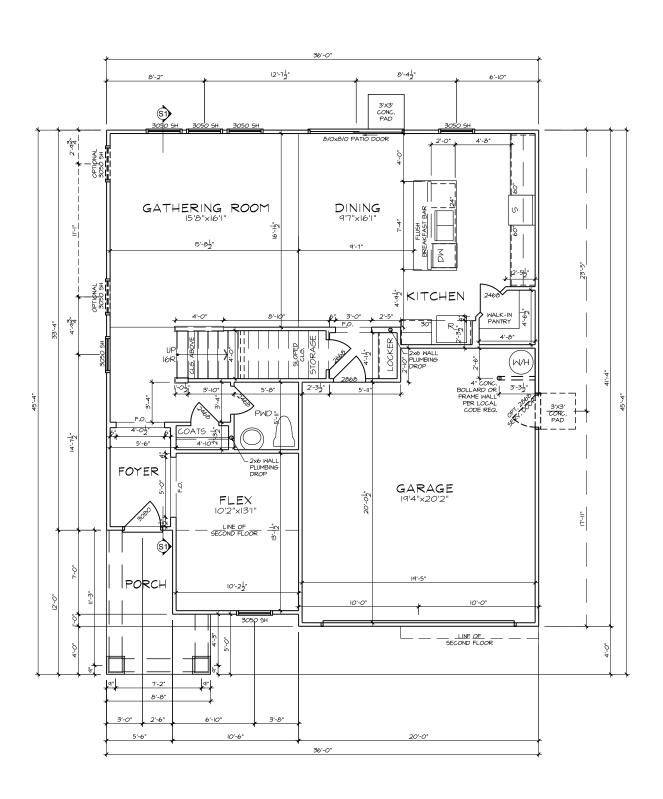
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EXTERIOR ELEVATIONS

0.13





PPO - GROUND FLOOR PLAN - CRAFTSMAN ENHANCED SIDE ELEVATION

GROUND FLOOR PLAN - CRAFTSMAN

#### **FLOOR PLAN NOTES**

- ALL FRAMED OPENINGS (F.O.) @ 80" ON 1ST & 96" ON 2ND U.N.O.
- 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
  INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT
- TO HEATED SPACES I.L.O. T-PLY. REFER TO GARAGE FRAMING DETAIL ON SHT.
- DTA3 FOR GOAL POST FRAMING.
  ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
  ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.

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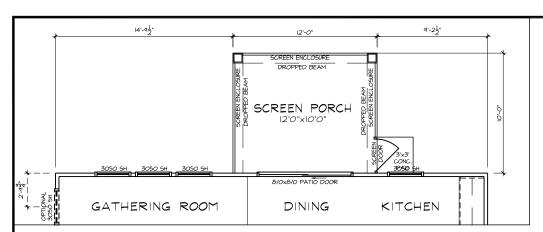
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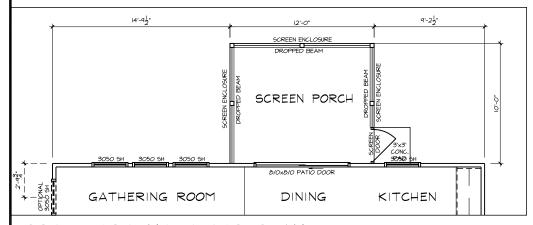
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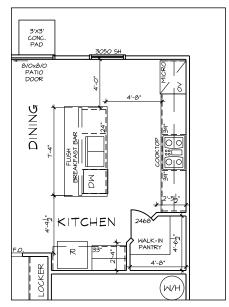
FIRST FLOOR PLAN



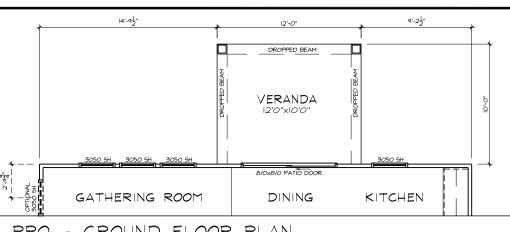
PPO - GROUND FLOOR PLAN SCREEN PORCH (CHARLOTTE)



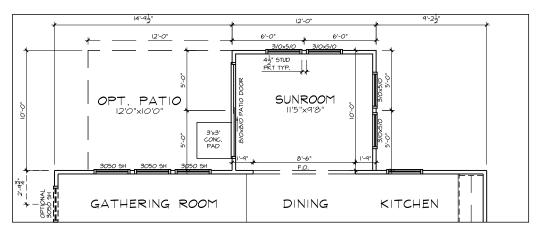
PPO - GROUND FLOOR PLAN SCREEN PORCH (RALEIGH)



PPO - GROUND FLOOR PLAN SIGNATURE KITCHEN

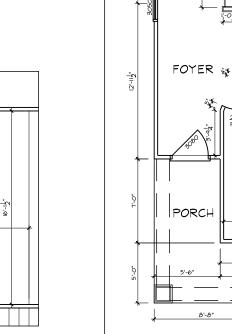


PPO - GROUND FLOOR PLAN COVERED VERANDA



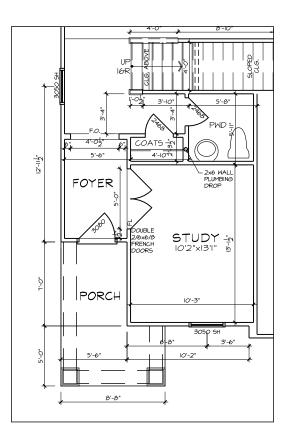
PPO - GROUND FLOOR PLAN

SUNROOM



PPO - GROUND FLOOR PLAN BED 5/BATH 3 I.L.O. FLEX CRAFTSMAN

BEDROOM 5



PPO - GROUND FLOOR PLAN STUDY I.L.O. FLEX CRAFTSMAN

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AROLIN - RH REDWOOD

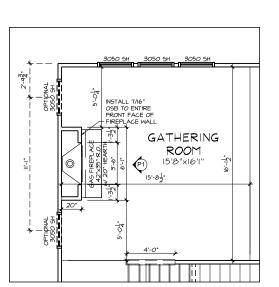
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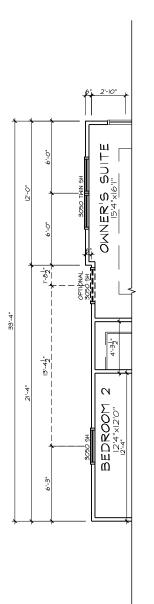
**MATTAMY HOMES** 

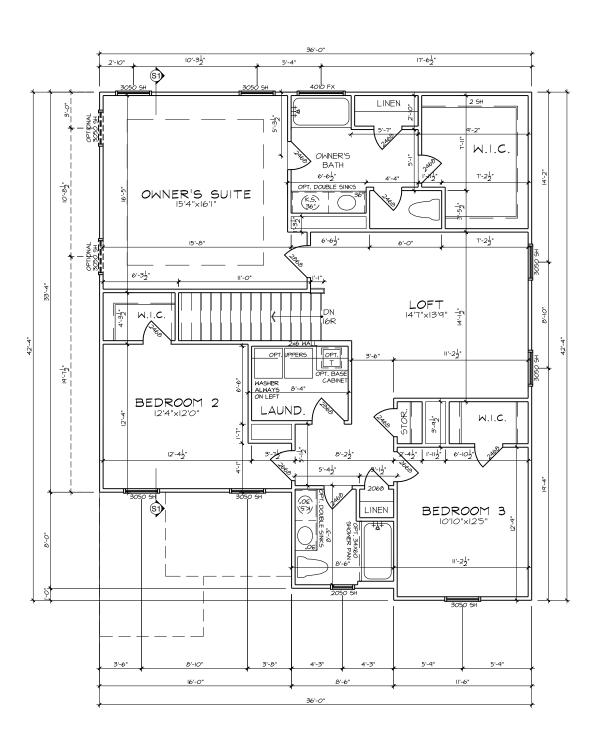
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FIRST FLOOR OPTIONS FLOOR PLANS



PPO - GROUND FLOOR PLAN GAS FIREPLACE





PPO - SECOND FLOOR PLAN - CRAFTSMAN ENHANCED SIDE ELEVATION

SECOND FLOOR PLAN - CRAFTSMAN

#### **FLOOR PLAN NOTES**

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REDWOOD

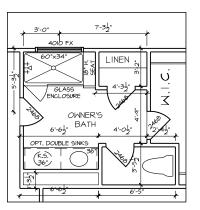
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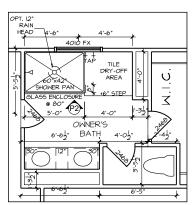
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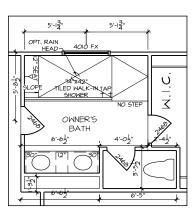
SECOND FLOOR PLAN



PPO - SECOND FLOOR PLAN STAND-IN SHOWER W/ SEAT



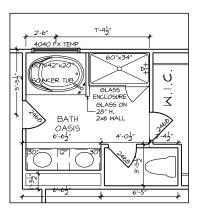
PPO - SECOND FLOOR PLAN SUPER SHOWER



PPO - SECOND FLOOR PLAN SPA SHOWER

# 7'-91" 2'-6" 40IO FX LINEN m OWNER'S OPT. DOUBLE SINKS

PPO - SECOND FLOOR PLAN STAND-IN SHOWER



PPO - SECOND FLOOR PLAN BATH OASIS

#### FLOOR PLAN NOTES

- ALL FRAMED OPENINGS (F.O.) @ 80" ON 1ST & 96" ON 2ND U.N.O.
- 4 SHELVES MAX. @ ALL LINEN & PANTRIES.
  INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT
- TO HEATED SPACES I.L.O. T-PLY.
  REFER TO GARAGE FRAMING DETAIL ON SHT.
  DTA3 FOR GOAL POST FRAMING.
- ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
- ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.



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**MATTAMY HOMES** 

REDWOOD NORTH

21901789

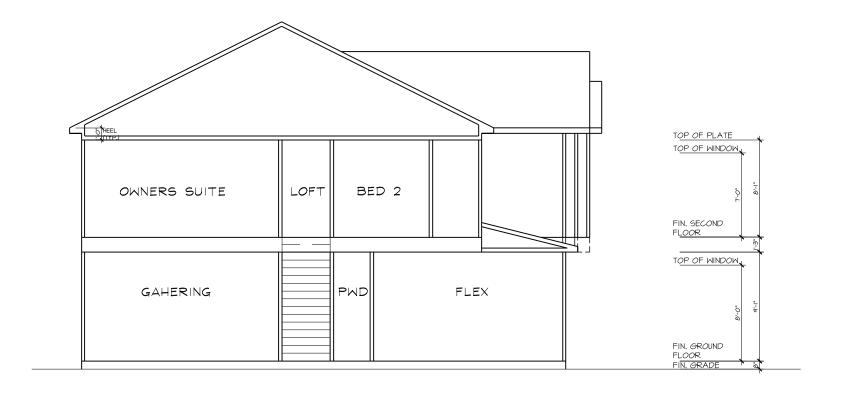
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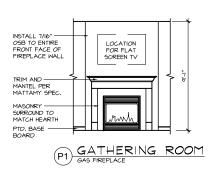
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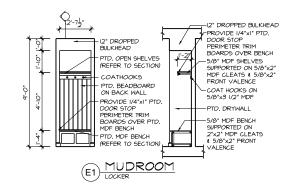
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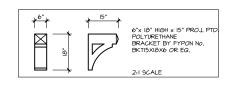
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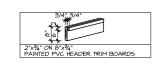
SECOND FLOOR OPTIONS FLOOR PLANS

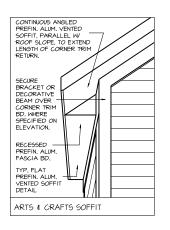


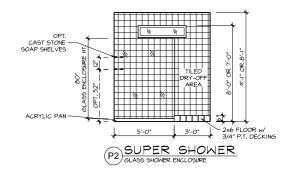












**mattamy**HOMES

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Onsulting



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21901789

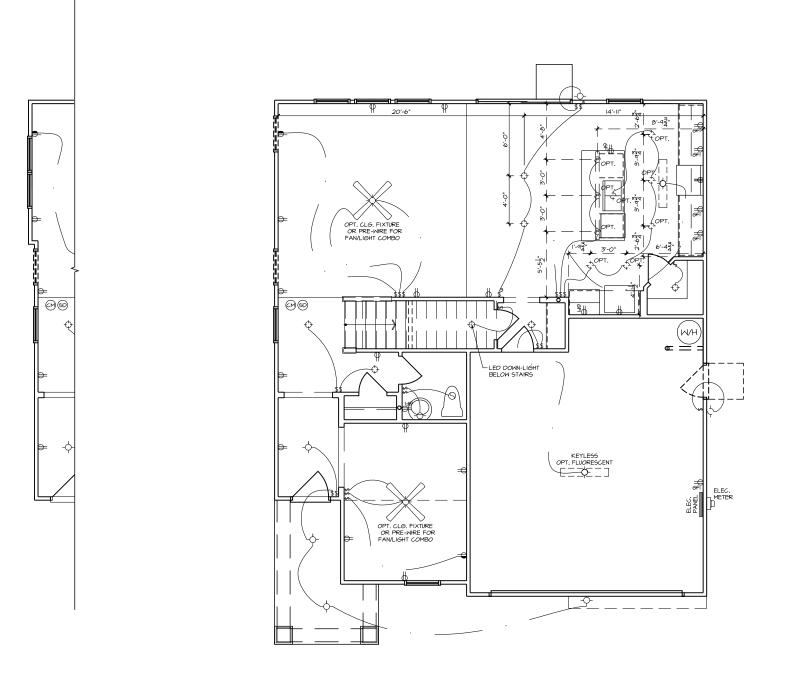
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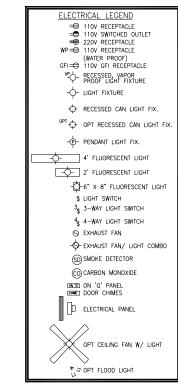
**MATTAMY HOMES** 

SECTIONS & DETAILS

CAR



ELECTRICAL PLAN - CRAFTSMAN



NOTE: ALL SMOKE DETECTORS TO BE INTERCONNECTED PER APPLICABLE CODE (SEE TITLE SHEET) MATTAMY HOMES
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JDS Consulting PLLC: 8600 'D J

Harnett
COUNTY
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- RH

REDWOOD

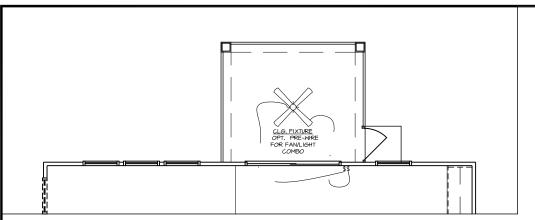
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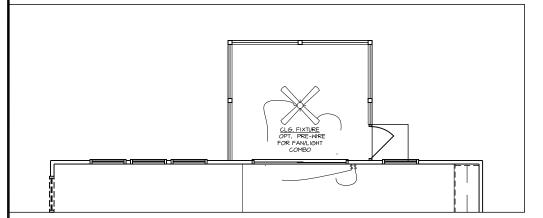
FIRST FLOOR ELECTRICAL PLAN

6.0

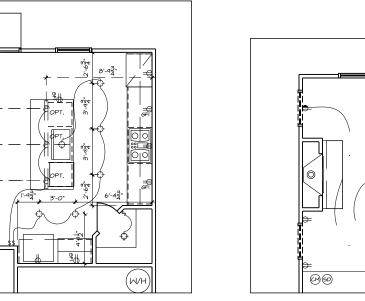
PPO - GROUND FLOOR PLAN - CRAFTSMAN Enhanced side elevation



PPO - GROUND FLOOR ELECT. PLAN SCREEN PORCH (CHARLOTTE)



PPO - GROUND FLOOR ELECT. PLAN SCREEN PORCH (RALEIGH)

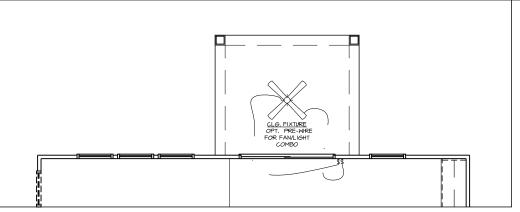


PPO - GROUND

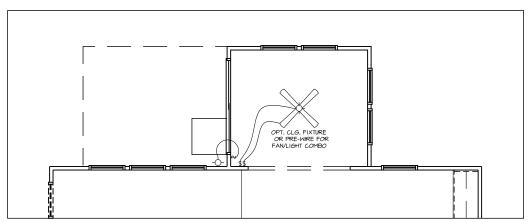
GAS FIREPLACE

FLOOR ELECT. PLAN

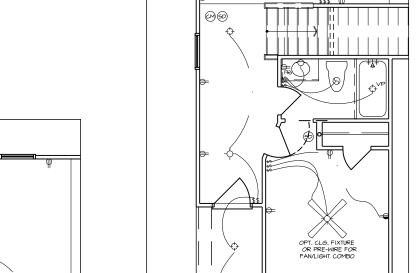
PPO - GROUND FLOOR ELECT. PLAN SIGNATURE KITCHEN



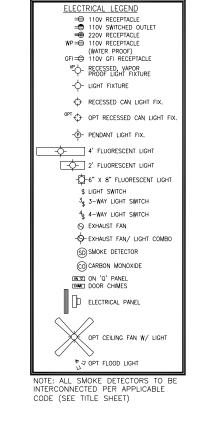
PPO - GROUND FLOOR ELECT. PLAN COVERED VERANDA

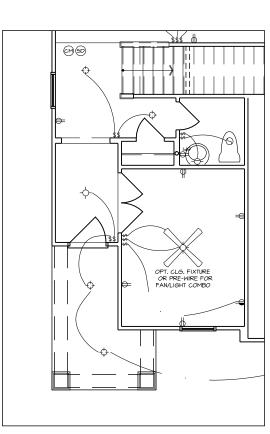


PPO - GROUND FLOOR ELECT. PLAN SUNROOM



PPO - GROUND FLOOR ELECT. PLAN BED 5/BATH 3 I.L.O. FLEX CRAFTSMAN





PPO - GROUND FLOOR ELECT. PLAN STUDY I.L.O. FLEX CRAFTSMAN

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DESIGN - ENGINEERING - SURVEYING - ENERGY

OR PLLC: 8600 'D JERSEY CT, RALEIGH, NC 27617 919-480,1075

GJDSCONSULTING, NET; WWW.JDSCONSULTING, NET

LLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO



REDWOOD - RH

CT NO.: **21901789** 

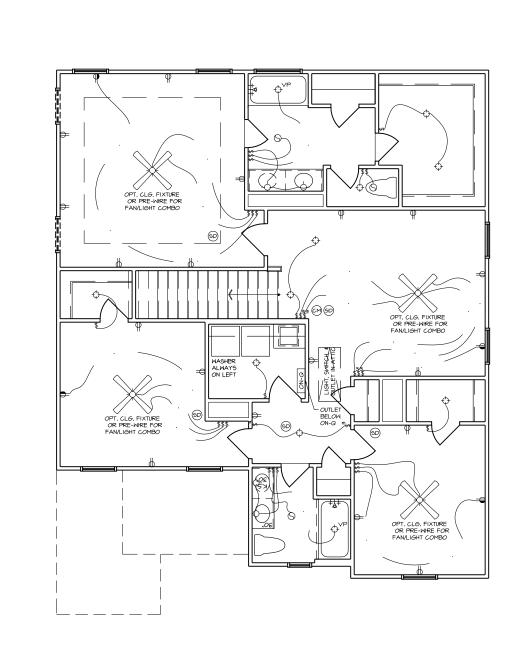
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**MATTAMY HOMES** 

CAR

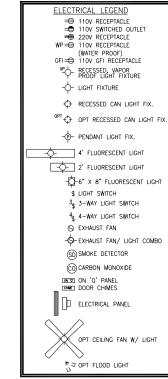
FIRST FLOOR OPTIONS ELECTRICAL PLANS

6.1



PPO - SECOND FLOOR PLAN - CRAFTSMAN ENHANCED SIDE ELEVATION

SECOND FLOOR ELECTRICAL PLAN
- CRAFTSMAN



NOTE: ALL SMOKE DETECTORS TO BE INTERCONNECTED PER APPLICABLE CODE (SEE TITLE SHEET) MATTAMY HOMES
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RALEIGH DIVISION
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LINA

REDWOOD - RH
CATON:
NORTH CAROLI

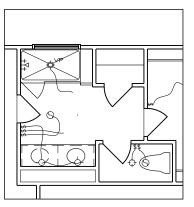
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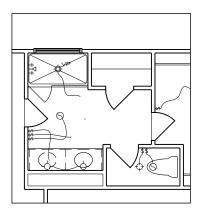
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SECOND FLOOR ELECTRICAL PLAN

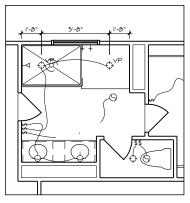
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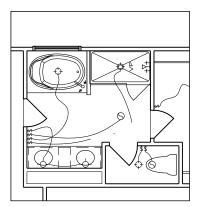
PPO - SECOND FLOOR ELECT. PLAN PPO - SECOND FLOOR ELECT. PLAN STAND-IN SHOWER W/ SEAT



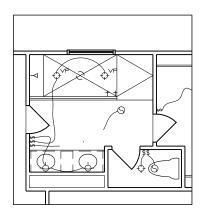
STAND-IN SHOWER



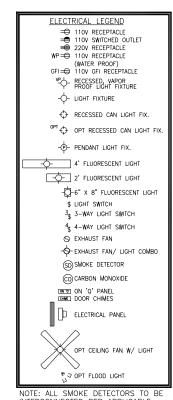
SUPER SHOWER



PPO - SECOND FLOOR ELECT. PLAN PPO - SECOND FLOOR ELECT. PLAN BATH OASIS



PPO - SECOND FLOOR ELECT. PLAN SPA SHOWER



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

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MATTAMY HOMES RALEIGH DIVISION PH: 919-752-4898





**AROLINA** - RH

REDWOOD

21901789

11/01/2021

MATTAMY HOMES

CAR

SECOND FLOOR OPTIONS ELECTRICAL PLANS

# STRUCTURAL PLANS FOR:



# **MATTAMY HOMES - REDWOOD RH**

PLAN R	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.
- 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.

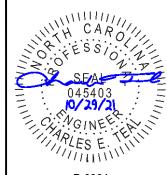
## CODE

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 - SURVEYING
8600 'D' JERSEY COURT
RALEIGH, NC 27617
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 21901789



P-0961





DWOOD - RH

mattamyHomes



ROJECT NO.: **21901789** 

DATE: DI 10/27/2021

TITLE SHEET

**SN1.0** 

CAR

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

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

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

#### DESIGN LOADS

2,000 PSF
LIVE LOAD
115 MPH, EXPOSURE B
15 PSF
20 PSF
LIVE LOAD (PSF)

RESIDENTIAL CODE TABLE R301.6	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 R301.222 AND FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

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

#### MATERIALS

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

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

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

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

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

Fb = 2600 PSI Fv = 285 PSI F = 1.9F6 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. Fv = 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
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.201 SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R462.2
- 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
- 13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

#### FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS
- 2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R464 OR AMERICAN CONCRETE **INSTITUTE STANDARD ACI 318.**
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R484 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R484.1.2017 OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R484.1.203 AND 49 OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTERS.
  - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER BECTION RAGS
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R484.1.1億億 OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R484.1.1 12 THROUGH 44 OF AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTERS .
  - TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
    FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER
- SECTION R405
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R463.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION ... UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF
- 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 CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE 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.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- 6. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 7. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED
  - 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# UPLIET 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
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS
- 9. 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.
  - INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
  - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE
- 10. 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.
- 11. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH REAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- 12. 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.
- 13. 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).
- 14. 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).
- 15. 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.
- 16. 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



P-0961



CAROLI

REDWOOD NORTH

**mattamy**HOMES

21901789

10/27/2021

**HOMES** 

ATTAMY

RAWN BY CAR

GENERAL NOTES

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 R882.31 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 @ 16 OC (2) 2x4 @ 12" OC	14 -6 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

- 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.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- 4.

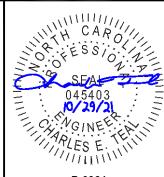
DENOTES OVER-FRAMED AREA

- 5. MINIMUM 7/16" OSB ROOF SHEATHING
- 6. PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- 7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

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

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



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**HOMES** 

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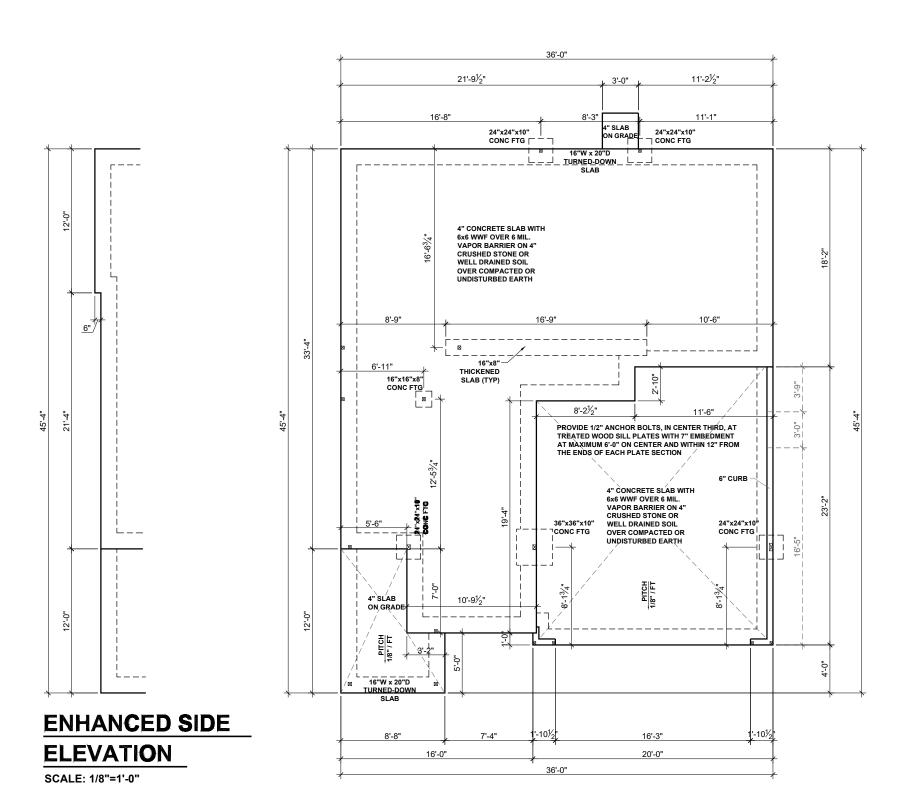
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GENERAL NOTES

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#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL -- ROOF RAFTER / TRUSS SUPPORT - DOUBLE RAFTER / DOUBLE JOIST ---- STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER POINT LOAD TRANSFER POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

MAT CLT ONLY: ALL FOOTINGS TO HAVE

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A "BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS. FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS

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REDWOOD

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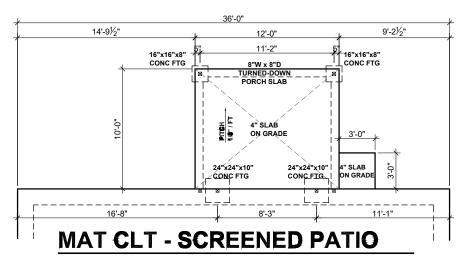
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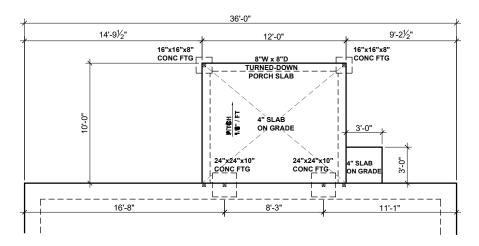
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SLAB FOUNDATION PLAN

**SLAB FOUNDATION PLAN - CRAFTSMAN** 

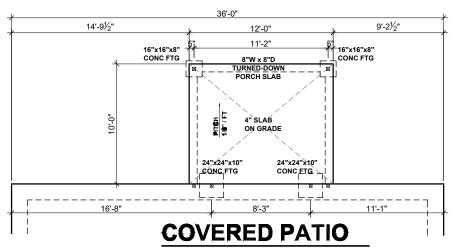


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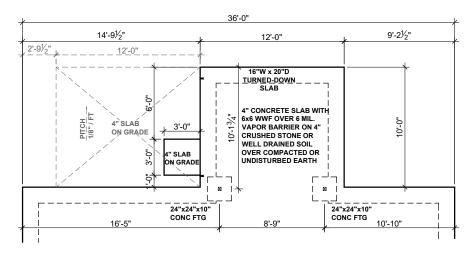


# **MAT RALEIGH - SCREENED PATIO**

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



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



SUNROOM

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

# **SLAB FOUNDATION OPTIONS - CRAFTSMAN**

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

#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL

ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

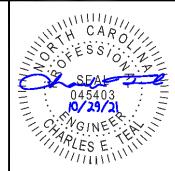
WINDOW / DOOR HEADER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

MAT CLT ONLY: ALL FOOTINGS TO HAVE

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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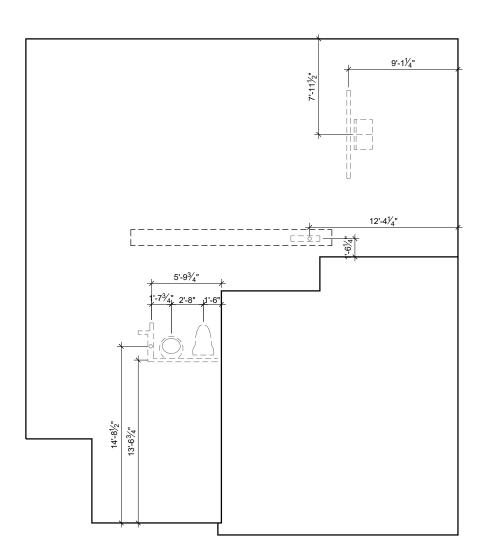
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PLAN OPTIONS
SLAB FOUNDATION PLANS

S.11



# **PLUMBING PLAN**

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

#### BEAM & POINT LOAD LEGEND

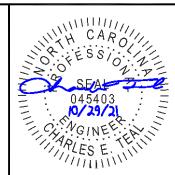
INTERIOR LOAD BEARING WALL --- ROOF RAFTER / TRUSS SUPPORT ---- DOUBLE RAFTER / DOUBLE JOIST

---- STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER

POINT LOAD TRANSFER POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

PLUMBING LINES MAY PASS PEDIMING 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.



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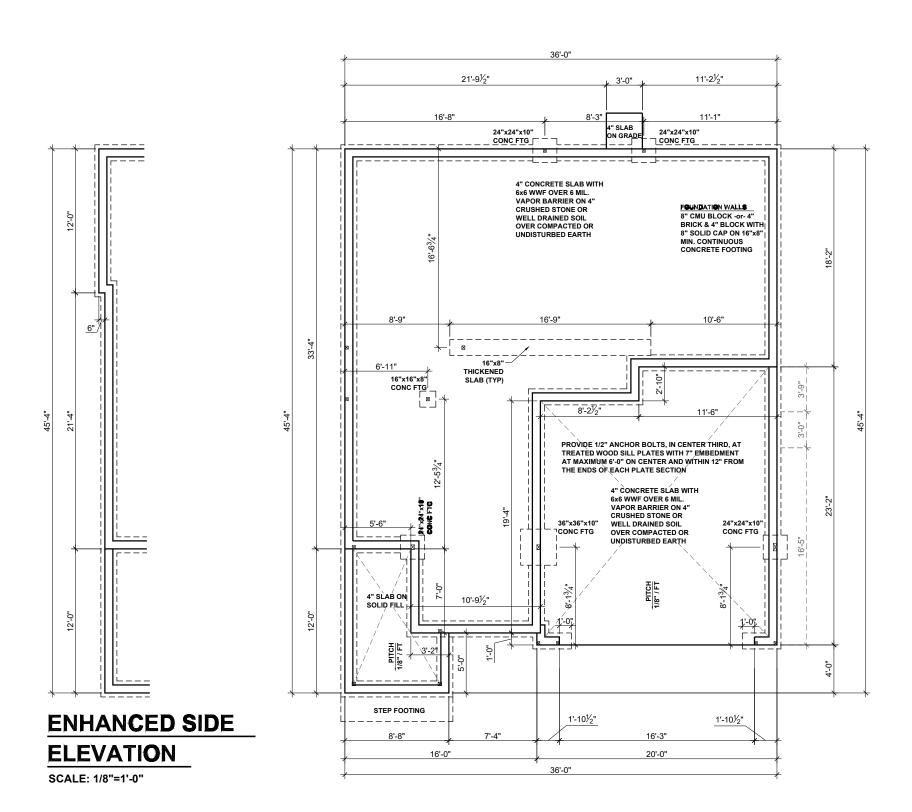
NORTH CAROLINA REDWOOD

**MATTAMY HOMES** mattamyHOMES

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PLAN OPTIONS SLAB FOUNDATION PLANS



#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL -- ROOF RAFTER / TRUSS SUPPORT DOUBLE RAFTER / DOUBLE JOIST - - STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER

POINT LOAD TRANSFER POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

MAT CLT ONLY: ALL FOOTINGS TO HAVE

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS. FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS
- MANUFACTURES SPECIFICATIONS



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REDWOOD

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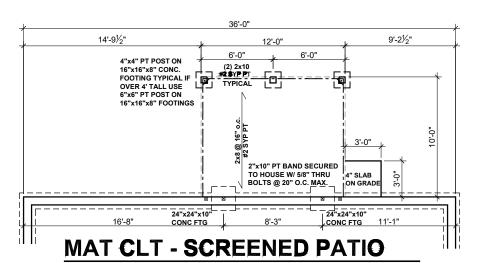
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STEM WALL FOUNDATION PLAN

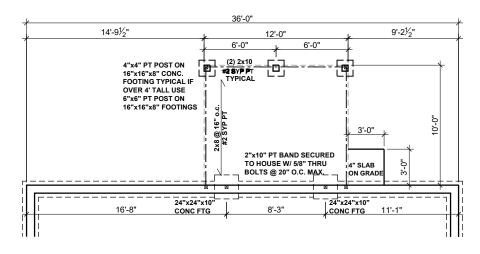
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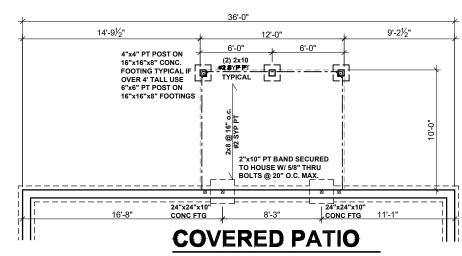
CAR

**STEM WALL FOUNDATION PLAN - CRAFTSMAN** 

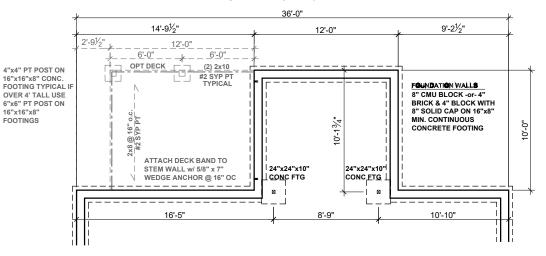


SCALE: 1/8"=1'-0"





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



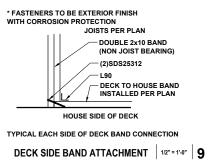
# **MAT RALEIGH - SCREENED PATIO**

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

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

# **STEM WALL FOUNDATION OPTIONS - CRAFTSMAN**

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



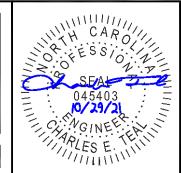
#### BEAM & POINT LOAD LEGEND

DOUBLE RAFTER / DOUBLE JOIST STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER POINT LOAD TRANSFER POINT LOAD FROM ABOVE

MAT CLT ONLY: ALL FOOTINGS TO HAVE

BEARING ON BEAM / GIRDER

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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REDWOOD

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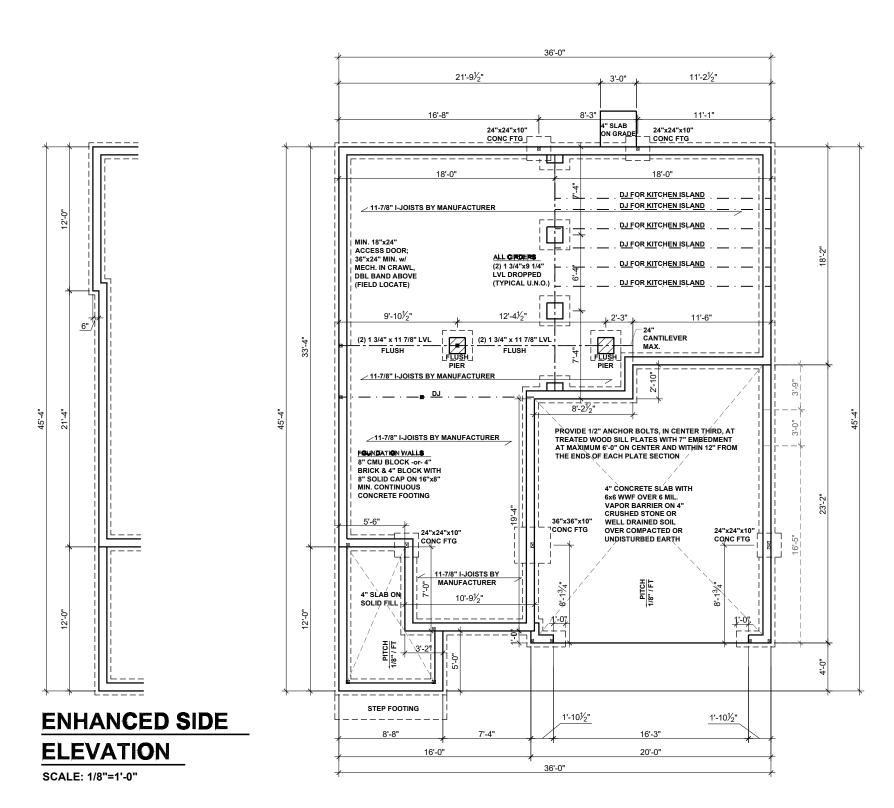
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PLAN OPTIONS STEM WALL FON PLANS



#### 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

MAT CLT ONLY: ALL FOOTINGS TO HAVE

BEARING ON BEAM / GIRDER

EXTRA JOISTS UNDER ALL NON LOAD BEARING WALLS THAT RUN AT LEAST 30% OF THE JOIST SPAN.

#### CRAWL SPACE VENTILATION

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

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

1000 SQUARE FEET OF TOTAL CRAWL SPACE / 150 =

6.66 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

FLOOR FRAMING TO BE 11 7/8" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

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

#### FOUNDATION STRUCTURAL NOTES

1. CONCRETE BLOCK PIER SIZE SHALL BE:

	SIZE	HOLLOW MASONRY	SOLID MASGNRY
ı	8x16	UP TO 32" HIGH	UP TO 5'-0" HIGH
1	12x16	UP TO 48" HIGH	UP TO 9'-0" HIGH
1	16x16	UP TO 64" HIGH	UP TO 12'-0" HIGH
1	24x24	UP TO 96" HIGH	

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

8"x16" PIERS AT FOUNDATION WALL SUPPORTING DROPPED GIRDER TO HAVE A 30"x10"x8" FOOTING

# CONCRETE SLAS REINFORCING SUBSTITUTION OF SYNTHETIC FISHRMIX IN LIEU OF WWF IN NON

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- FOUND TO BE EXPANSIVE SOILS ON SITE
  NO SUBSTITUTION ALLOWED FOR SLAB POURS
  DIRECTLY ON GRADE; A 4" BASE MATERIAL OF
  CRUSHED STONE OR WELL DRAINING CLEAN SAND IS
  REQUIRED FOR SUBSTITUTION
  NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A
- DCP BLOW COUNT OF 10 OR LESS.
  FIBER MIX VOLUMES MUST BE FOLLOWED PER THE

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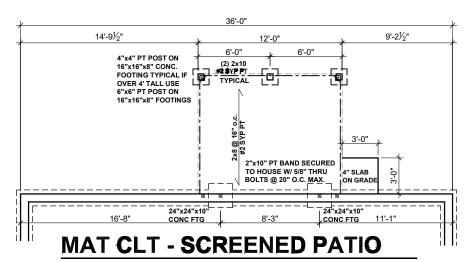
CAR CRAWL SPACE

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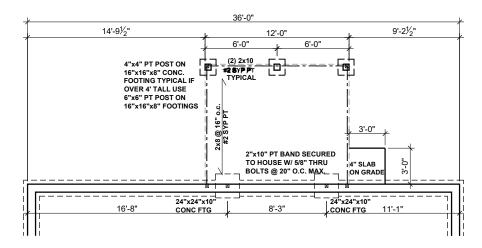
FOUNDATION PLAN

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**CRAWL SPACE FOUNDATION PLAN - CRAFTSMAN** 

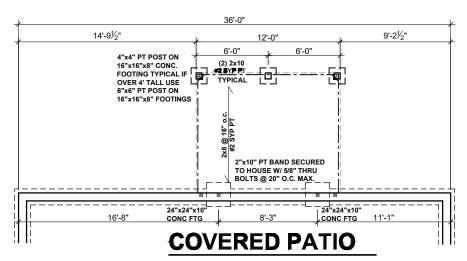


SCALE: 1/8"=1'-0"

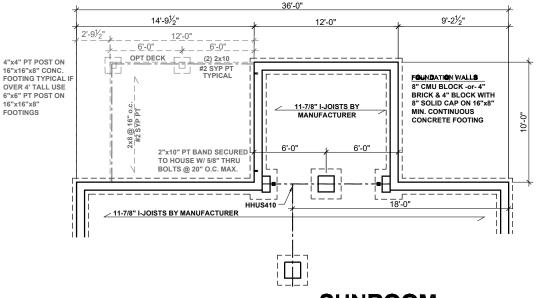


# **MAT RALEIGH - SCREENED PATIO**

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



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

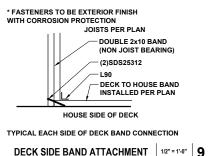


**SUNROOM** 

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

# **CRAWL SPACE FOUNDATION OPTIONS - CRAFTSMAN**

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



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

MAT CLT ONLY: ALL FOOTINGS TO HAVE

BEAM & POINT LOAD LEGEND INTERIOR LOAD BEARING WALL

I-JOIST SPACING NOT TO EXCEED 19.2" OC

CRAWL SPACE VENTILATION

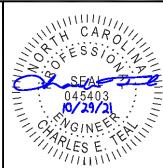
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA. AND ONE SUCH OPENING SHALL BE WITHIN 3

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

120 SQUARE FEET OF TOTAL CRAWL SPACE /

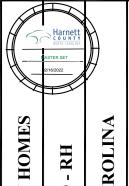
SQUARE FEET OF NET-FREE VENTILATION

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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REDWOOD



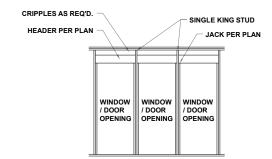
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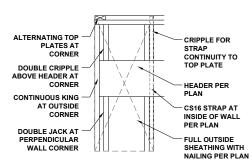
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PLAN OPTIONS CRAWL SPACE FON PLANS



# **MULTI HEADER DETAIL**



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

# SINGLE COMMON KING STUD NTS

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)

IN LOCATIONS WITH TILE FINISH FLOOR

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 T.II 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

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

EXTRA JOISTS UNDER ALL NON LOAD BEARING WALLS THAT RUN AT LEAST 30% OF THE JOIST SPAN.

# STRUCTURAL FRAMING NOTES - 18EE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS 1

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

BEAM & POINT LOAD LEGEND

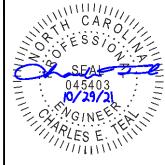
INTERIOR LOAD BEARING WALL

BEARING ON BEAM / GIRDER

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

- MULTIPLE KING STUDS AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J /
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY LARGER MEMBERS MAY SUBSTITUTED AS
  NEEDED FOR EASE OF CONSTRUCTION. MINIMUM
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED
- FRONT PORCH COLUMNS TO BE MIN 4y4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24
- 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

INIOIST SPACING NOT TO EXCEED 19.2" OC



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REDWOOD

DRAWN BY

CAR

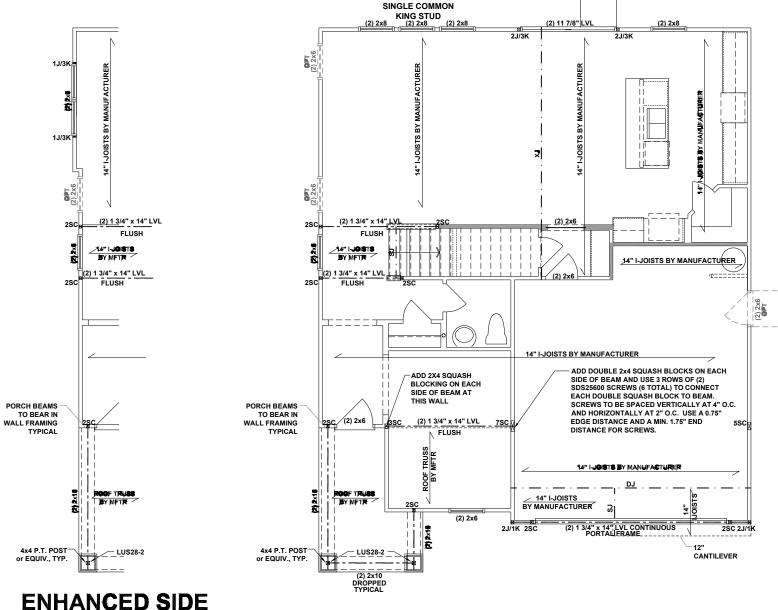


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HOMES

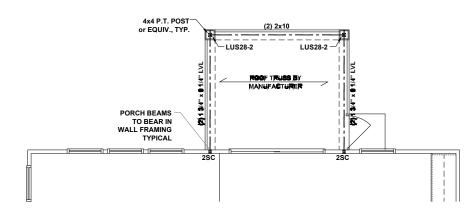
FIRST FLOOR CEILING FRAMING PLAN



**ELEVATION** 

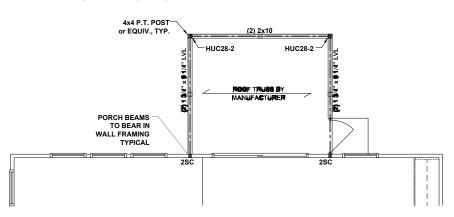
SCALE: 1/8"=1'-0"

# FIRST FLOOR CEILING FRAMING PLAN - CRAFTSMAN



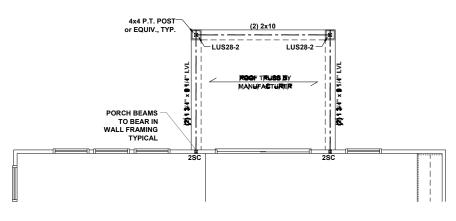
# **MAT CLT - SCREENED PATIO**

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



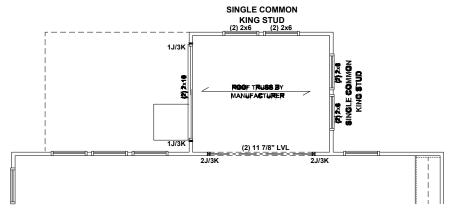
# **MAT RALEIGH - SCREENED PATIO**

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



# **COVERED PATIO**

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



# **SUNROOM**

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

#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL --- ROOF RAFTER / TRUSS SUPPORT ---- DOUBLE RAFTER / DOUBLE JOIST ---- STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER

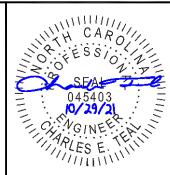
POINT LOAD TRANSFER POINT LOAD FROM ABOVE

BEARING ON BEAM / GIRDER

# STRUCTURAL FRAMING NOTES - 18EE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS 1

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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REDWOOD



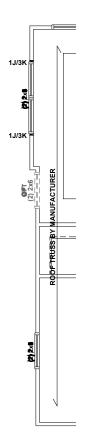
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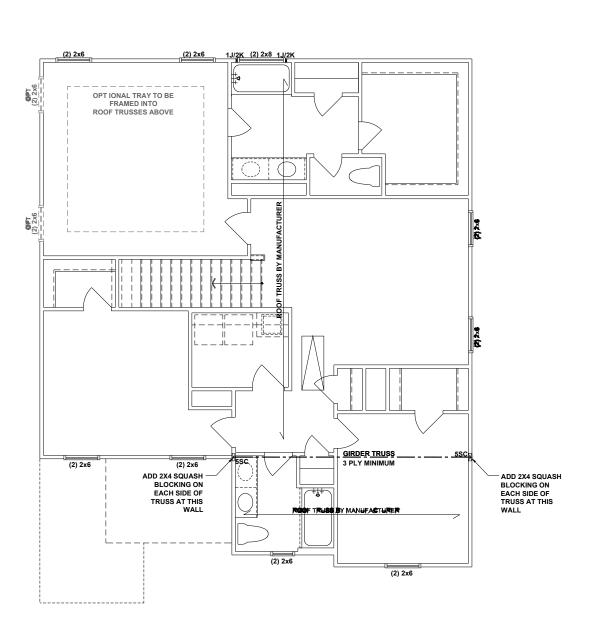
10/27/2021

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FIRST FLOOR OPTIONS CEILING FRAMING PLANS

FIRST FLOOR CEILING FRAMING OPTIONS - 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

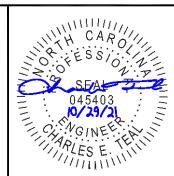
POINT LOAD FROM ABOVE

BEARING ON BEAM / GIRDER

#### STRUCTURAL FRAMING NOTES - 18EE 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.
- EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
- I. ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K. UNO.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- . ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- 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.
- 3. 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.



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JERSEY CT. RALEIGH, NC 27617 919-480.1075
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DESIGN - ENCINE JDS Consuling PLLC; 8600 'T) JERSI INFO@JDSCONSULTING.NE

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REDWOOD

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DATE: 10/27/2021

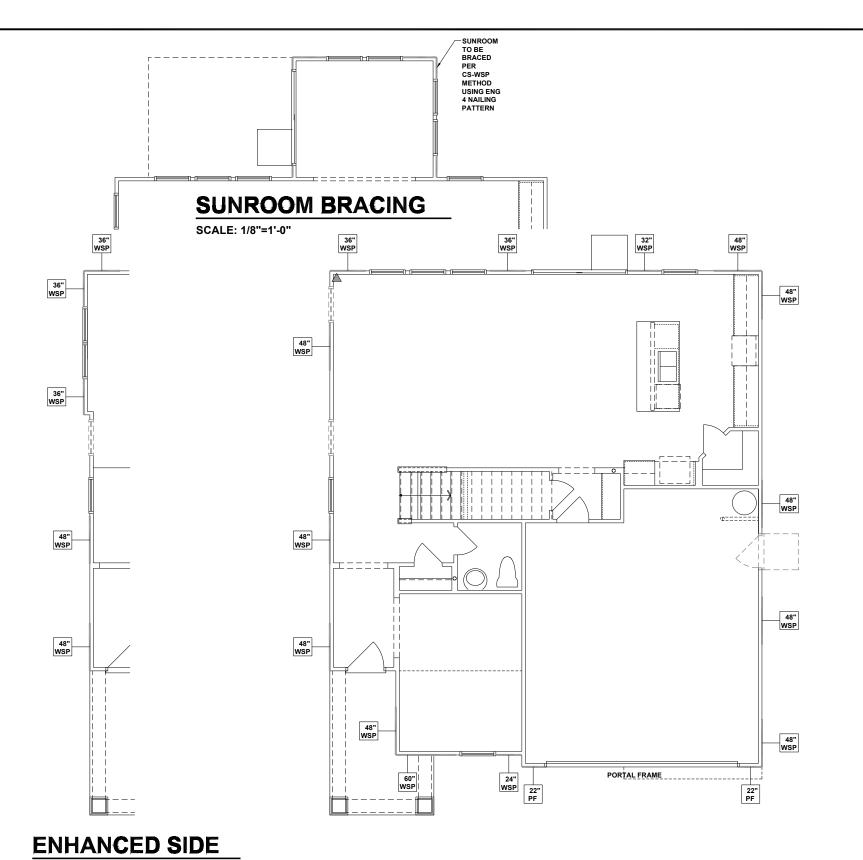
SECOND FLOOR CHILING FRAMING PLAN

**S2.0** 

# ENHANCED SIDE ELEVATION

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

# SECOND FLOOR CEILING FRAMING PLAN - CRAFTSMAN



**ELEVATION** 

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

#### WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24" FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED. THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- RECTANGLE.

  PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED w/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH OF WALL PANEL
AT LOCATION

NUMERICAL 24"

OF PANEL PANEL TYPE

#### ENGINEERED WALL SCHEDULE

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

  10TH 10DE8 WITH 8d NAILS @ 4" OC EDGE

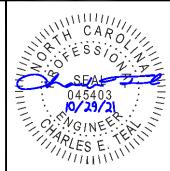
  AND 8" OC FIELD. FULLY BLOCKED AT ALL
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

#### WALL BRACING NOTE:

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

#### WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	12.0 FT.	12.5 FT.
RIGHT	11.0 FT.	16.0 FT.
REAR	12.0 FT.	12.66 FT.
LEFT	11.0 FT.	16.0 FT.
LEFT	11.0 FT.	16.0 F



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CAROLIN REDWOOD

mattamyHOMES

21901789

10/27/2021

DRAWN BY: CAR

FIRST FLOOR WALL BRACING PLAN

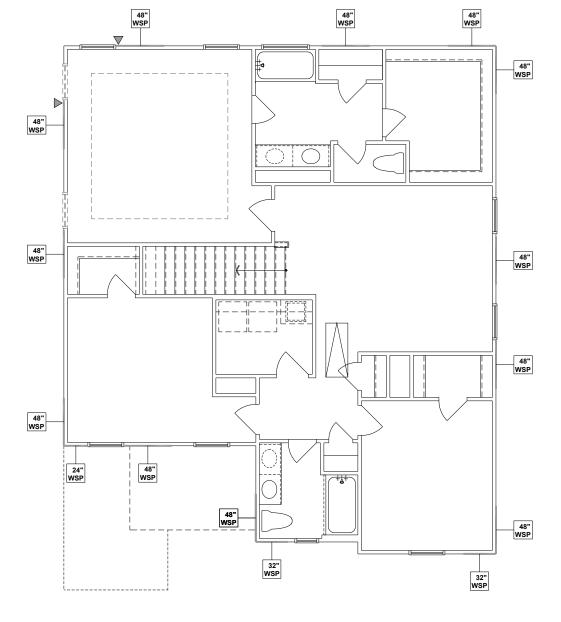
FIRST FLOOR WALL BRACING PLAN - CRAFTSMAN

# 48" WSP 24" WSP

**ENHANCED SIDE** 

**ELEVATION** 

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



#### WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24" - FIGURES BASED ON THE CONTINUOUS SHEATHING
- 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.
- 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 HT14 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH
OF WALL PANEL
AT LOCATION

NUMERICAL LENGTH WSP OF PANEL PANEL TYPE

# PANEL TYPE

#### ENGINEERED WALL SCHEDULE

ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED

INTH SUPES WITH 8d NAILS @ 4" OC EDGE

AND 8" OC FIELD. FULLY BLOCKED AT ALL

PANEL EDGES.

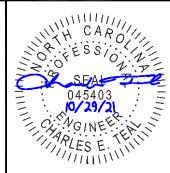
ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

#### WALL BRACING NOTE:

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

#### WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.0 FT.	10.66 FT.
RIGHT	5.5 FT.	16.0 FT.
REAR	6.0 FT.	12.0 FT.
LEFT	5.5 FT.	16.0 FT.
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DATE: 10/27/2021

**MATTAMY HOMES** 

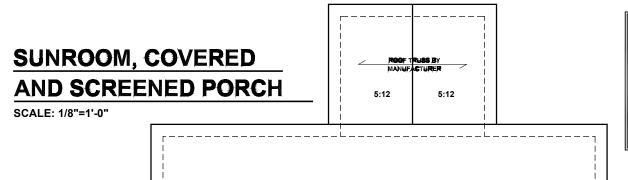
7/2021 CAR
SECOND FLOOR

DRAWN BY:

WALL BRACING PLAN

**S5.0** 

**SECOND FLOOR WALL BRACING PLAN - CRAFTSMAN** 



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 VENTILATION OF AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

140 SQUARE FEET OF TOTAL ATTIC / 150 =

\_\_93 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

# ENHANCED SIDE ELEVATION SCALE: 1/8"=1'-0"

5:12 5:12 5:12 5:12 5:12 5:12

#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL

ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

WINDOW / DOOR READER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

#### TRUSSED ROOF - STRUCTURAL NOTES

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

2. DENOTE

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

#### ATTIC VENTILATION

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

1681 SQUARE FEET OF TOTAL ATTIC / 150 =

\_\_\_\_\_11.2 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

#### TRUSS UPLIFT CONNECTORS: EXPOSURE 5, 116 MPH, ANY PITCH, 24" G.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 MEMBED DEP SCHEDIU E.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

UP TO 28'

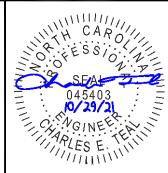
OVER 28'

CONNECTOR

NCRBC 2018 EDITION

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

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



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County
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OJECT NO.: 21901789

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DATE: DR 10/27/2021

ROOF FRAMING PLAN

**S7.0** 

**ROOF FRAMING PLAN - CRAFTSMAN**