# PLANS FOR: Lot 99, Providence Creek CR

# MATTAMY HOMES - REDWOOD 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 |
| GN1.0-GN1.1 | 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 |

## ELEVATION

# CRAFTSMAN

## CODE

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

## REDWOOD SQUARE FOOTAGES

| 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. |

## GLOBAL OPTIONAL SQUARE FOOTAGES

| | |
|---|---|
| OPT. COVERED VERANDA | 120 SQ. FT. |
| OPT. SCREENED PORCH | 120 SQ. FT. |
| OPT. SUNROOM | 120 SQ. FT. |


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

PROJECT NO.: 21901789
DATE: 11/01/2021
DRAWN BY: CAR

TITLE SHEET

**T1.0**

# PLAN REVISION LOG

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


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REVISION LOG

T1.1

### ROOF CONSTRUCTION

S P P GHTI JDH MFT#P W FS #&48 #GFMU#Q B Q FS #+E P VC MF#MB Z FS
VOE FS MB Z N FOU#GP S #S P P GT#X JDI #B #Q JDD I #P G#MFTT#UI B O #7=45,/
:249 %#P TC #T I FB UI JDH #X JDI #%I %#D MQ T#P O#B Q Q S P W FE #S P P G
US VTTFT J##+TFF#S P P G#US VTT#E FTJH OT ,#Q S FGD J#B MVN 1
FB W FTUS P VH I /#GB TD JB /#) #W FOUFE #T P GGJD#V D P 1
+m `a`m #UP #T I FFU#H O 41#GP S #O D J#FOFS H Z #S FR VJS FN FOUT1,

### ROOF VENTILATION

P Q UP O#4+#N JD J#W FOUJMB UP O #B S FB #P G#+63 3 #P G#UP UB M#B UUD #B S FB
X JDI #N JD J#8 3 ( #) #N B Y J#; 3 ( #P G#S FR VJS FE #D S P TT#W FOUJMB UP O
Q S P W JE FE #W FOUJMB UP S T#MP D B UFE #D #UI F#V Q Q FS #Q P S UP O#P G
UI F#T Q B D F #B S F #N JD J#6 9 %#B C P W F#F B W F#P S #D P S O JD F#W FOUT#X JDI
UI F#C B MB O D F#P G#UI F#S FR VJS FE #W FOUJMB UP O#Q S P W JE FE #C Z
FB W F#P S #D P S O JD F#W FOUT
P Q UP O#5+#N JD J#W FOUJMB UP O #B S FB #P G#+63 3 #P G#UP UB M#B UUD #B S FB
X JDI #S FE VD UP O#D #D S P TT#W FOUJMB UP O#B S FB #P G#+63 3 #P G#UP UB M#B UUD #B S FB
C B S S JFS #MP D B UFE #C FUX FFO#D TVMB UP O#) #E S Z X B MM1

### FRAME WALL CONSTRUCTION (2"x4") - SIDING

TJE JDH #B T#Q FS #F MFW B UP O /#B Q Q S P W FE #I P VTF#X S B Q /#:249 %#P TC
FY UFS JP S #T I FB UI JDH /#S %s 7 %#TUVE T#A #49 %#P ID J#U3 #43 +#N B Y #I FJH I U1
S 46#C B UU#D TVMB UP O /#425%#D UJH E S Z X B MM#G JD T I 1
+m `a`m #UP #T I FFU#H O 41#GP S #O D J#FOFS H Z #S FR VJS FN FOUT1,

### FRAME WALL CONSTRUCTION (2"x4") - STONE

TZ OUI FUD #T UP OF /#T D S B UD I #D P B U#Q FS #N B OVGB D UVS FS T#Q FD T1
P W FS #H B MW J#N UM J#MB UI #) #B Q Q S P W FE #X FB UI FS #S FTJTUB OU
C B S S JFS /#:249 %#P TC #F Y UFS JP S #T I FB UI JDH /#S %s 7 %#TUVE T#A #49 %#P ID 1
UP #43 +#N B Y J#I FJH I U J#425%#D UJH E S Z X B MM#G JD T I 1
+m `a`m #UP #T I FFU#H O 41#GP S #O D J#FOFS H Z #S FR VJS FN FOUT1,

### DRAINAGE

TUJF#T I B MM#H S B E F#UP #Q S P W JE F#E S B JDB H F#V OE FS #B MM#Q P S UP OT
P G#TUS VD UVS F#) #UP #E S B JD#TVS GB D F#X B UFS #B X B Z #GS P N #UI F
TUS VD UVS F J#H S B E F#T I B MM#GB MM#9 %#X JDI JD #GJS TU#43 +J#B MM
Q MVN C JDH #X P S L #T I B MM#D P N Q MZ #X JDI #UI F#D VS S FOU#S FTJE FOUJB M
) #Q MVN C JDH #D P E FT1

### GROUND FLOOR SLAB ON GRADE

D P OD S FUF#T MB C #Q FS #TUS VD UVS B M#E S B X JDH T#P W FS #D MFB O
UFS N JUF#US FB UFE #D P N Q B D UH GJMM J#D I FN JD B M#Q S FOUS FB UN FOU#P G
TP JM&T#S FR VJS FE #C FGP S F#D B TUJDH #P G#TMB C J#T B X #D VU#F W FS Z
±53 3 #T G1

### EXPOSED FLOOR TO EXTERIOR

Q S P W JE F#N JD J#S 4< #C B UU#D TVMB UP O #D #GMP P S T#C FUX FFO
D P OE JUP OFE #) #VOD P OE JUP OFE #T Q B D FT /#B Q Q S P W FE #I P VTF
X S B Q /#GJDJT I FE #T P GGJU1

B UUD #D TVMB UP O+#m `a`m #UP #T I FFU#H O 41#GP S #O D J#FOFS H Z #S FR VJS FN FOU1
425%#D UJH E S Z X B MM#D F JM D H #GJDJT I #P S #B Q Q S P W FE #F R VB M

### INTERIOR STAIRS: SITE BUILT

41 TUS JDH FS T#T I B MM#C F#5%s 45%#TZ Q 1&5#S JD Q FE #E P X O#B T#S FR VJS FE 1
+H MVFE #) #OB JMFE ,
61 S JTFS T#T I B MM#C F#4%s ; %#TZ Q 1&5#S JD Q FE #E P X O#B T#S FR VJS FE 1
+H MVFE #) #OB JMFE ,
71 N JD J#US FB E ?#< %
N B Y J#O P TJDH ?#4 0427 %
N JD J#US FB E #) #O P TJDH ?#< 0627 %
N B Y J#S JTFS ?#; 0427 %
N JD J#I FB E S P P N ?#9 %0; %
N B Y J#W FS UD B M#S JTF#G P S #GMJH I UP G#TUB JS T ?#5%03 %
N JD J#TUB JS #X JE UI ?#6%03 %
N JD J#D MFB S #TUB JS #X JE UI ?#6 43 8 %

### FOR WINDER STAIRS

N JD J#X JDE FS #US FB E #N FB TVS FE
45%#GS P N #D TJE F#P E H F ?#< %
N JD J#X JDE FS #US FB E #N FB TVS FE #B UH B OZ #Q P JDU ?#7 %
N B Y J#X JDE FS #E FQ UI ?#45%

### HAND RAIL

N JD J#TUB JS #2#S B N Q #I B OE S B JM#I FJH I U ?#6 7 %
N B Y J#TUB JS #2#S B N Q #I B OE S B JM#I FJH I U ?#6 ; %
N JD J#D UFS JP S #H VB S E #I FJH I U ?#6 9 %
N JD J#F Y UFS JP S #H VB S E #I FJH I U ?#6 9 %

G JDJT I FE #S B JM JDH #B OE #H VB S E #S B JM#Q JD L FUT#T I B MM#C F#T Q B D FE
7 %#P ID J#N B Y JN VN #C FUX FFO#Q JD L FUT J#H VB S E T#B OE #S B JM JDH T
T I B MM#O P UH I B W F#P Q FO JDH T#G S P N #UI F#X B ML JDH #T VS GB D F#UP #UI F
S FR VJS FE #H VB S E #I FJH I U#X I JD I #B MMP X #UI F#Q B TTB H F#P G#B
TQ I FS F#7 %#D #E JB N FUFS 1

### WALLS BACKING ONTO ATTIC

X B MMT#X I JD I #TFQ B S B UF#D P OE JUP OFE #M JN JDH #TQ B D F#G S P N
VOD P OE JUP OFE #B UUD #TQ B D F#T I B MM#C F#D TVMB UFE #B OE #TFB MFE
X JDI #B O#B JS #C B S S JFS #TZ TUFN #UP #M JN JD#D GJMUS B UP O J#F W B VMUFE
D F JM DH /#T L Z MJH I U /#S B JTFE #D P GGFS FE #D F JM DH 1
+m `a`m #UP #T I FFU#H O 41#GP S #O D J#FOFS H Z #S FR VJS FN FOUT1,

C FB N #Q P D L FU#P S #; %s ; %#D P OD S FUF#C MP D L #O JE #X B MMT J#N JDN VN
C FB S JDH #6 0425%1

### WALL & CEILING BETWEEN GARAGE & LIVING SPACE

82; %#UZ Q F#*% #E S Z X B MM#P O#D F JM DH #P G#H B S B H F#X 2#M JN JDH #TQ B D F
B C P W F#) #425%#E S Z X B MM#P O#X B MMT#T VQ Q P S UDH #8 2; %#UZ Q F#*% #H X C
X 2#I B C JUB C MF#TQ B D F#B C P W F#B OE #C FUX FFO#H P VTF#B OE
H B S B H F J#D T VMB UF#X B MMT#B OE #D F JM DH #C FUX FFO#H B S B H F#B OE
D P OE JUP OFE #TQ B D F J#UB Q F /#TFB M#) #TUS VD UVS B MMZ #TVQ Q P S UB MM
KP JDUT /#D #P S E FS #UP #C F#H B T2GVN F#UJH I U1
+m `a`m #UP #T I FFU#H O 41#GP S #O D J#FOFS H Z #S FR VJS FN FOUT1,

E P P S #B OE #GS B N F#H B TQ S P P GFE J#E P P S #FR VJQ Q FE #X JDI #T FMG
D MP T JDH #E FW JD F#B OE #X FB UI FS TUS JQ Q JDH 1

### CLOTHES DRYER VENT

E S Z FS #F Y I B VTU#W FOUFE #UP #F Y UFS JP S #) #FR VJQ Q FE #X 2#C B D L
E S B GU#E B N Q FS J#N JD S P X B W F T#M P D B UFE #B C P W F#B #D P P L JDH
B Q Q MJB OD F#T I B MM#D P OGP S N #UP #V M< 561

### ATTIC ACCESS

B UUD #B D D FTT#I B UD I #53 %s 63 %#X JDI #X FB UI FS 0#TUS JQ Q JDH #D UP
B OZ #B UUD #F Y D FFE JDH #63 #TG#s #63 %#W FS U J#I FJH I U J##B MMP X #63 %
I FB E S P P N #D #B UUD #B U#I B UD I #M P D B UJP O J#m 043 #N JD #D TVMB UP O

**OR**

Q VMH#E P X O#TUB JS #Q E T ,#+TJ[F#Q FS #Q MB O /#X JDI
X FB UI FS 0TUS JQ Q JDH #) #D TVMB UFE #X JDI #+S 8 ,#S JH JE #D TVMB UP O1
+O P 0OS JH JE #D TVMB UP O #N B UFS JB MT#B S F#O P U#B MMP X FE ,

### FIREPLACE CHIMNEYS

UP Q #P G#G JS F Q MB D F#D I JN O FZ #T I B MM#C F#N JD J#6 03 %#B C P W F#UI F
I JH I FTU#Q P JDU#B U#X I JD I #D #D P N FT#D #D P OUB D U#X JDI #UI F#S P P G
B OE #5 03 %#B C P W F#UI F#S P P G#T VS GB D F#X JDI JD #B #I P S J[#E JTUB OD F
P G#+3 03 %#G S P N #UI F#D I JN OFZ 1

M JD FO#D MP TFU#P S #Q B OUS Z #X 2#N JD J#45%#E FFQ #T I FMW FT#Q S P W JE F
N B Y J#P G#7 #T I FMW FT1

### MECHANICAL VENTILATION

N FD I B O JD B M#F Y I B VTU#G B O /#W FOUFE #E JS FD UMZ #UP #F Y UFS JP S /#UP
Q S P W JE F#8 3 ^ ah #D UFS N JUFOU#P S #53 ^ ah #D P OUJD VP VT#D
C B UI S P P N T#) #UP JMFU#S P P N T J#Q S P W JE F#E VD U#T D S FFO J#T FF#I W B D
E FTJH OT

### CABINET BLOCKING

69 %#B I3I3#G P S #C B TF#D B C JD FUT
87 %#B I3I3#G P S #C P UUP N #P G#VQ Q FS #D B C JD FUT
; 7 %#B I3I3#G P S #UP Q #P G#B #63 %#VQ Q FS #D B C JD FU
<9 %#B I3I3#G P S #UP Q #P G#P Q UP OB M#7 5%#VQ Q FS T

### STUD WALL REINF. FOR HANDICAP BATHROOM

X I FS F#I B OE JD B Q Q FE #B D D FTTJC JMJZ #T#S FR VJS FE /#Q S P W JE F
X P P E #C MP D L JDH #S F JDG P S D FN FOU#UP #T UVE #X B MMT##G P S #H S B C
C B S #D TUB MMB UP O#D #C B UI S P P N /#66%069 %#B I3I3#C FI JDE ##UP JMFU1
66%#B I3I3#P O#UI F#X B MM#P Q Q P T JUF#UI F#UI F#FOUS B OD F#UP #UI F
C B UI UVC #P S #T I P X FS

### RANGE HOOD VENT

S B OH F#I P P E #W FOUFE #UP #F Y UFS JP S J#) #FR VJQ Q FE #X 2#C B D L
E S B GU#E B N Q FS J#N JD S P X B W F T#M P D B UFE #B C P W F#B #D P P L JDH
B Q Q MJB OD F#T I B MM#D P OGP S N #UP #V M< 561

### SLAB ON GRADE PORCH

D P OD S FUF#T MB C #Q FS #TUS VD UVS B M#E S B X JDH T#P W FS #D MFB O
UFS N JUF#US FB UFE #D P N Q B D UH GJMM J#T VC UFS S B OFB O#UFS N JUF
Q P TUOUS FB UN FOU#N B Z #C F#C P S B D B S F#B Q Q MJE #UP #H S P VOE
GMP P S #X P P E #T VS GB D FT#M P #T P JM#US FB UN FOU1

E JS FD UH#W FOU#GVS OB D F#UFS N JDB M J#T FF#B Q Q FOE JY 0D #%F Y JU
UFS N JDB MT#P G#N FD I B O JD B M#E S B GU#B OE #E JS FD UH#W FOU#W FOUJDH
T Z TUFN %#GP S N JDN VN #D MFB S B OD FT#UP #X JDE P X #) #E P P S
P Q FOJDH T /#H S B E F /#F Y I B VTU#) #D UB L F#W FOUT J#S FGFS #UP #H B T
VUJM J[B UP O#D P E F1

E JS FD UH#W FOU#H B T#G JS FQ MB D F J#T FF#B Q Q FOE JY 0D #%F Y JU#UFS N JDB MT
P G#N FD I B O JD B M#E S B GU#B OE #E JS FD UH#W FOU#W FOUJDH #T Z TUFN %#GP S
N JDN VN #D MFB S B OD FT#UP #X JDE P X #) #E P P S #P Q FOJDH T /#H S B E F /
F Y I B VTU#) #D UB L F#W FOUT J#S FGFS #UP #H B T#VUJM J[B UP O#D P E F1

### SUBFLOOR & FLOOR TRUSSES

627 %#U#) #H #T VC GMP P S #P O#Q S F OFOH JD FFS FE #GMP P S #US VTTFT#C Z
S FH JTUFS FE #US VTT#N B OVGB D UVS FS J##+TFF#TUS VD UJ#FOH JD FFS *T
OB JM DH #T D I FE VMF ,
Q S P W JE F#E S B GU#TUP Q Q JDH #F W FS Z #43 3 3 #TG1
C S B D JDH #D #B D D P S E B OD F#X 2#UQ JJX UD B #C D T JL
+427 %,#Q B OFM#UZ Q F#V OE FS MB Z #V OE FS #S FTJM FOU#) #Q B S R VFU
GMP P S JDH 1

### EXPOSED BUILDING FACE

X B MMT#MFTT#UI B O #8 03 %#GS P N #Q S P Q FS UZ #M D F#T I B MM#H I B W F#B
GJS F#S B UJDH #P G#O P #MFTT#UI B O #4#I P VS #D #B D D P S E B OD F#X JDI
B TUN #F #4< #P S #V M#59 6 #X JDI #F Y Q P TVS F#GS P N #C P UI #TJE FT
Q S P KFD UP OT#C FUX FFO#5 03 %#) #8 03 %#GS P N #Q S P Q FS UZ #M D F#N VTU
I B W F#B #S B UJDH #P O#UI F#V OE FS TJE F#P G#O P #MFTT#UI B O #4#I P VS #D
B D D P S E B OD F#X JDI #B TUN #F #4< #P S #V M#59 6
Q S P KFD UP OT#MFTT#UI B O #8 03 %#GS P N #Q S P Q FS UZ #M D F#D B OOP U
I B W F#B #W FOUJMB UFE #T P GGJD
P Q FOJDH T#D #B #X B MM#MFTT#UI B O #6 03 %#GS P N #Q S P Q FS UZ #M D F#B S F
OP U#B MMP X FE
P Q FOJDH T#D #B #X B MM#C FUX FFO#6 03 %#) #8 03 %#GS P N #UI F#Q S P Q FS UZ
M D F#D B OOP U#F Y D FFE #58 ( #P G#UI F#N B Y JN VN #X B MM#B S FB
Q FOFUS B UP OT#MFTT#UI B O #8 03 %#GS P N #UI F#Q S P Q FS UZ #M D F#N VTU
D P N Q MZ #X JDI #D VS S FOU#O D #D P E F
X I FS F#C VJE JDH #G B D F#T#X JDI JD #43 03 %#P G#Q S P Q FS UZ #M D F /#B E E
8 2; %#H Z Q TVN #C P B S E #V OE FS MB Z N FOU#A #T P GGJD

### STEMWALL FOUNDATION & FOOTING

X I FS F#H S P VOE #GMP P S #T MB C #F Y UFOE T#UP P #G B S #B C P W F#G JD 1
H S B E F#G P S #B #N P OP MJDI JD #T MB C /#D P OTUS VD UJ#TUFN X B MM#E FUB JM
Q FS #TUS VD UVS B M#F OH JD FFS *T#TQ FD J&JD B UP OT1

### TWO STORY VOLUME SPACES

C B MMP P O#G S B N JDH #Q FS #TUS VD UVS B M#F OH JD FFS #O#S FGFS #UP
GMP P S #Q MB OT

5<2 UZ Q J#H I P VS #S B UFE #Q B S UZ X B MM J#S FGFS #UP #E FUB JM T#G P S #UZ Q F
B OE #T Q 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 UP O #S B UF#P G#B Q Q MJD B UP O#B OE #US FB UN FOU
N FUI P E #P G#UI F#UFS N JUJDE F#T I B MM#C F#D P OTJTUFOU#X JDI #B OE
OFW FS #M FTT#UI B O #UI F#UFS N JUJDE F#M B C FM#B OE #T I B MM#C F
B Q Q MJFE #B D D P E JDH #UP #UI F#T UB OE B S E T#P G#UI F#O P S UI
D B S P M JDB #E FQ B S UN FOU#P G#B H S JD VMUVS F

G JFME #D VUT /#O P UD I FT#B OE #E S J#M FE #I P MFT#T I B MM#C F
US FB UFE #D #UI F#G JFME #D #B D D P S E B OD F#X JDI #B X Q B #N 71

B MM#X P P E #D #E JS FD UH D P OUB D UH X JDI #D P OD S FUF#P S #N B TP OS Z
GP VOE B UP O#X B MMT#T I B MM#F JDI FS #C F#Q S F TTVS F#US FB UFE
X P P E #D #B D D P S E B OD F#X JDI #B X Q B #V 4#TUB OE B S E T#P S
Q S P UFD UFE #G S P N #D P OUB D UH C Z #B O#B Q Q S P W FE #N Q FS W JP VT
N P JTUVS F#C B S S JFS

51 TFF#TUS VD UVS B M#F OH JD FFS *T#E S B X JDH T#G P S #TUFF M#M D UFMT
TVQ Q P S UJDH #B OZ #C S JD L #W FOFFS

### WINDOWS:

41 N JD J#FN FS H FOD Z #FTD B Q F#X JDE P X #P Q FOJDH #T J[FT
N JD J#P G#P OF#FN FS H FOD Z #FTD B Q F#X JDE P X #S FR J#D #F W FS Z
TMFFQ JDH #S P P N
N JD J#B S FB #G P S #H S P VOE #G MP P S #FN FS H FOD Z #FTD B Q F
P Q FOJDH #?#8 3 #T1 3o1
N JD J#B S FB #G P S #T FD P OE #G MP P S #FN FS H FOD Z #FTD B Q F
P Q FOJDH #?#8 1;#T1 3o1
N JD J#I FJH I U#E JN FOT JP O#G P S #FN FS H FOD Z #FTD B Q F#P Q FOJDH #?
55%
N JD J#X JE UI #E JN FOT JP O#G P S #FN FS H FOD Z #FTD B Q F#P Q FOJDH ##?
53 %
N B Y J#T JM#I FJH I U#G P S #FN FS H FOD Z #FTD B Q F#P Q FOJDH ##?#7 7 %
B C P W F#G MP P S

51 N JDN VN #X JDE P X #T JM#I FJH I U
JD #E X FMM DH #VOJT#X I FS F#UI F#P Q FOJDH #P G#B O#P Q FS B C MF
X JDE P X #T#N P S F#UI B O#:5%#B C P W F#G JD T I FE #I S B E F /#P S
TVS GB D F#C FMP X /#UI F#MP X FTU#Q B S U#P G#UI F#D MFB S #P Q FOJDH
T I B MM#C F#B #N JDN VN #P G#57 %#B C P W F#UI F#G JDJT I FE #G MP P S 1
B OZ #X JDE P X #57 %#P S #MFTT#G S P N #G JDJT I FE #G MP P S #T I B MM#C F
FR VJQ Q FE #X JDI #B O#P Q FOJDH #M N JDJDH #E FW JD F1

61 G JFE #H MB TT#S FR VJS FN FOUT#G JFE #H MB TT#T#S FR J#G P S
X JDE P X T#MFTT#UI B O#57 %#B C P W F#G JDJT I FE #G MP P S 1

71 G MB T I JDH /#T FB MB OUT#B OE #X FB UI FS TUS JQ Q JDH #D TUB MM
B Q Q S P W FE #D P S S P T JP O0S FT JTUB OU#G MB T I JDH #B UJB MM
F Y UFS JP S #E P P S T#) #X JDE P X T#UP #F Y UFOE #UI F#T VS GB D F#P G
UI F#F Y UFS JP S #X B MM#G JDJT I #P S #X B UFS #S FT JTUN F#C B S S JFS 1
X JDE P X T#T I B MM#C F#T FB MFE #X JDI #N JDN VN #R VB MJDZ #P G
D B VML JDH #UP #C F#B TUN #T k `^ #< 53 #P S #45 ; 4#X JDI #U FTUDH #)
Q FS GP S N B OD F#D g\ nn#58 #P S #B B N B #D g\ nn#; 3 3 #P S #; 451
S FD P N N FOE #T JL B #53 41

81 N B Y JN VN #UP MFS B OD F#G P S #N B T P OS Z #S P VH I #P Q FOJDH #T J[F=
N B T P OS Z #S P VH I #P Q FOJDH #E JN FOT JP OT#T I B MM#Q S P W JE F#G P S
B #X JDE P X #Q FS JN FUFS #T FB MB OU#K JDU#B #N B Y JN VN #P G#427 %#D
X JE UI 1

91 N JDN VN #F OFS H Z #D P E F#S FR VJS FN FOUT#G P S #X JDE P X T1
JDTUB MMFE #X JDE P X T#T I B MM#I B W F#Q S P Q FS UJFT#B T#F GGJD JFOU
B T#X JDE P X T#V TFE #UP #D B MD VMB UF#G P S N #43 3 B J#H X JDE P X
Q FS GP S N B OD F#D S JJFS JB #B S F#D P OUB JDE F#D #UI F#F OFS H Z
H B VH F#V TB 2GMB 2S FT#D P N Q VUFS #Q S P H S B N 1
m `a`m #UP #T I FFU#H O 41#GP S #N JDN VN #O D J#T P MB S #I FB UH B JD
D P FGGJD JFOU#T I H D ,1
X JDE P X T#X JDI #D FS UJB FE #Q FS GP S N B OD F#T I B MM#I B W F#UI F
OGS D #MB C FM#Q S P W JE JDH #V 0W B MVF#) #T I H D #UP #S FN B JD #P O#UI F
X JDE P X #V OUJM#G JDB M#F OFS H Z #D TQ FD UP O1

:1 B OZ #H MB TT#P S #X JDE P X #N V TU#C F#U FN Q FS FE #UI B UH T=
MFTT#UI B O#4; %#B C P W F#G JDJT I #M P P S 1
X JDI JD #9 3 %#P G#B #UVC #P S #T I P X FS 1
X I FS F#O FB S FTU#W FS UD B M#F E H F#T#X JDI JD #57 %#P G#B #E P P S
B OE #C P UUP N #X JDE P X #F E H F#T#M FTT#UI B O #9 3 %#B C P W F#G MP P S 1
P W FS #=<#n Ja 1#P G#H MB TT#B S FB 1
MFTT#UI B O#9 3 %#G S P N #T UB JS #US FB E #P S #M B OE JDH 1

### GENERAL

41 UI F#G P MMP X JDH /#X I FS F#Q S FTFOU/#T I B MM#C F#D B VML FE /
H B TL FUFE /#X FB UI FS 0TUS JQ Q FE #P S #P UI FS X JF#T FB MFE #X JDI
B O#B JS #C B S S JFS #N B UFS JB M=

B 1 C MP D L JDH #B OE #T FB MDH #G MP P S #2#D F JM DH #T Z TUFN T#B OE
VOE FS #L OFF#X B MMT#P Q FO#UP #VOD P OE JUP OFE #P S
F Y UFS JP S #T Q B D F
C 1 D B Q Q JDH #B OE #T FB MDH #T I B GUT#P S #D I B TFT#DD MVE JDH
GMVF#T I B GUT
D 1 D B Q Q JDH #B OE #T FB MDH #T P GGJD#P S #E S P Q Q FE #D F JM DH
B S FB T
E 1 UP Q #B OE #C P UUP N #Q MB UFT

51 Q FOFUS B UP OT#X JMH C F#T FB MFE #X JDI #B #Q S P E VD UH UI B UH N FFUT
B TUN #F 4< #G JE FS H MB TT#L DT VMB UP O#U T#O P UH Q FS N JDUFE #UP
TFB M#B OZ #Q FOFUS B UP OT1

61 H VB S E T#T I B MM#C F#M P D B UFE #B MP OH #P Q FO0TJE FE #X B ML JDH
TVS GB D FT /#D D MVE JDH #G MP P S FE #B UUD #B S FB T1


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CLIENT: MATTAMY HOMES

PROJECT: REDWOOD - RH

LOCATION: NORTH CAROLINA

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

PROJECT NO.: 21901789

DATE: 11/01/2021

DRAWN BY: CAR

GENERAL NOTES

# GN1.0

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

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

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


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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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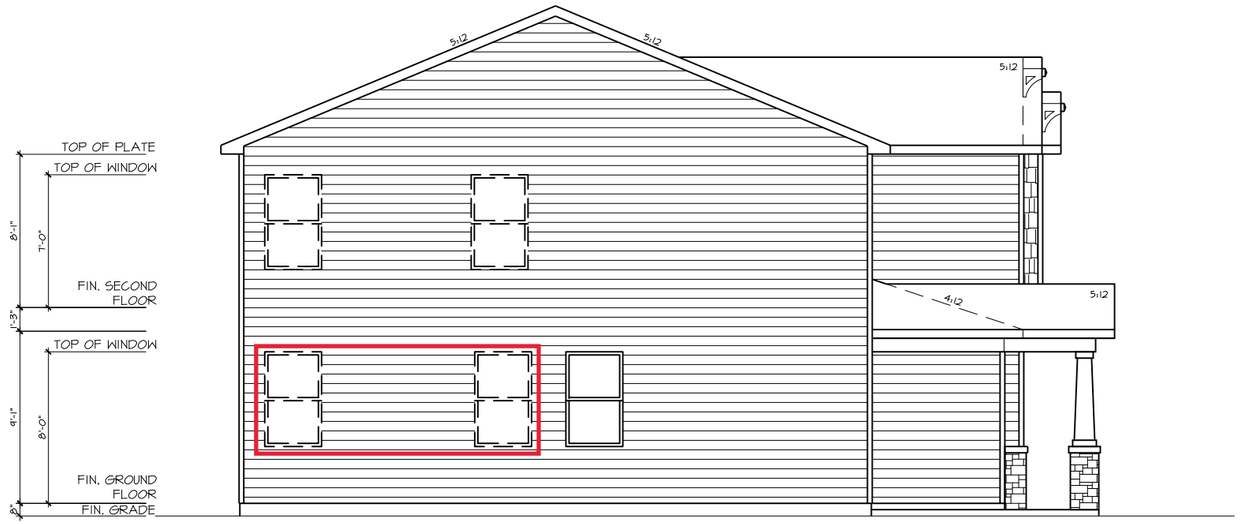
**EXTERIOR ELEVATIONS**

# 0.10

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




LEFT SIDE ELEVATION - CRAFTSMAN


RIGHT SIDE ELEVATION - CRAFTSMAN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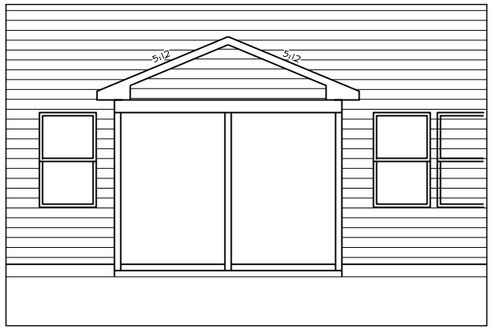
DRAWN BY: **CAR**

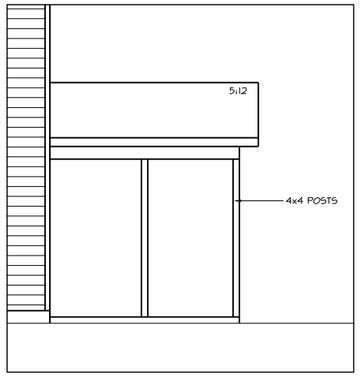
**EXTERIOR ELEVATIONS**

# 0.11

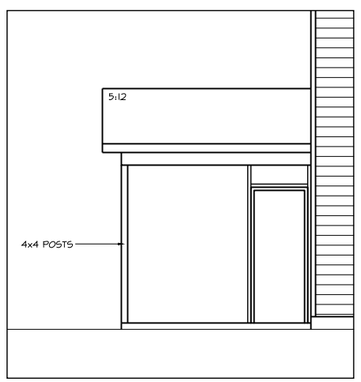
USE CORROSION-RESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS




SCREENED PORCH PPO - REAR ELEVATION
RALEIGH




SCREENED PORCH PPO - RIGHT ELEVATION
RALEIGH




SCREENED PORCH PPO - LEFT ELEVATION
RALEIGH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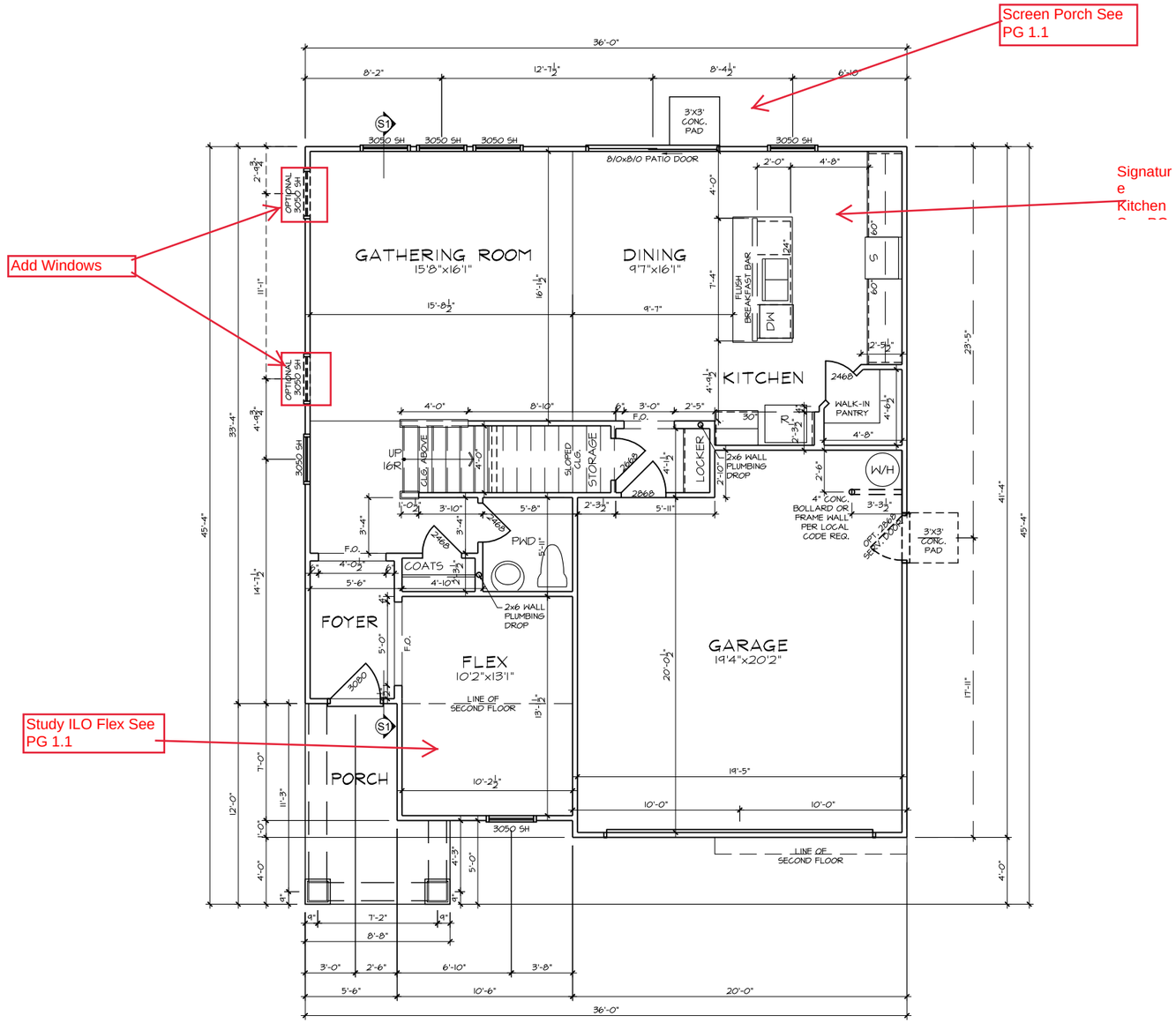
EXTERIOR ELEVATIONS

0.12




GROUND FLOOR PLAN - CRAFTSMAN

## FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 80" ON 1ST & 96" ON 2ND 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. DTA3 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.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FIRST FLOOR PLAN

1.0

## FLOOR PLAN NOTES

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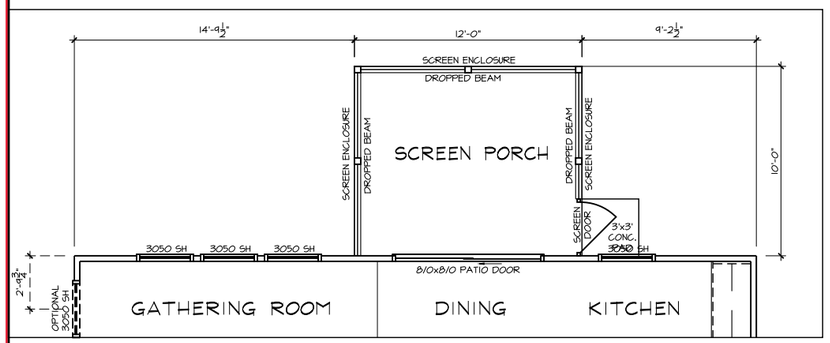
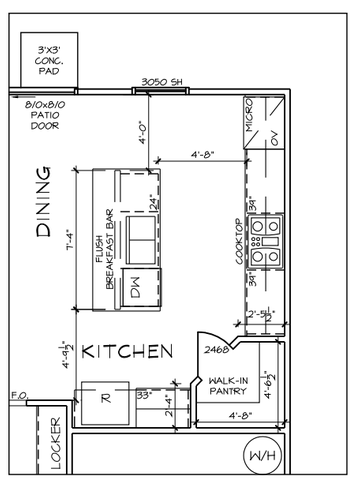
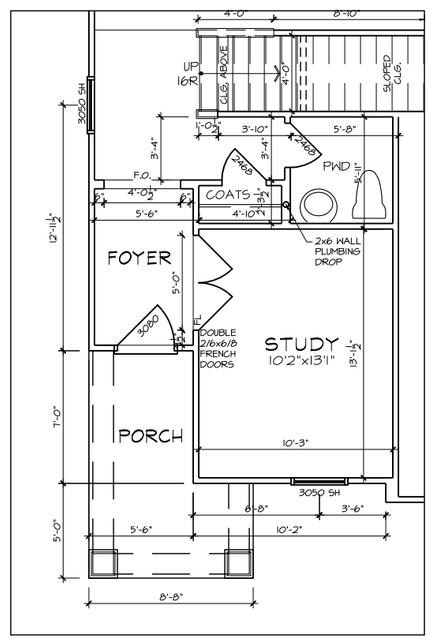
3. INSTALL HOUSE WRAP AT ALL ATTIC WALLS NEXT TO HEATED SPACES I.L.O. T-PLY.
4. REFER TO GARAGE FRAMING DETAIL ON SHT. DTA3 FOR GOAL POST FRAMING.
5. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
6. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.




PPO - GROUND FLOOR PLAN
SCREEN PORCH (RALEIGH)




PPO - GROUND FLOOR PLAN
SIGNATURE KITCHEN




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


mattamyHOMES

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CLIENT: MATTAMY HOMES
PROJECT: REDWOOD - RH
LOCATION: NORTH CAROLINA

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

PROJECT NO.: 21901789

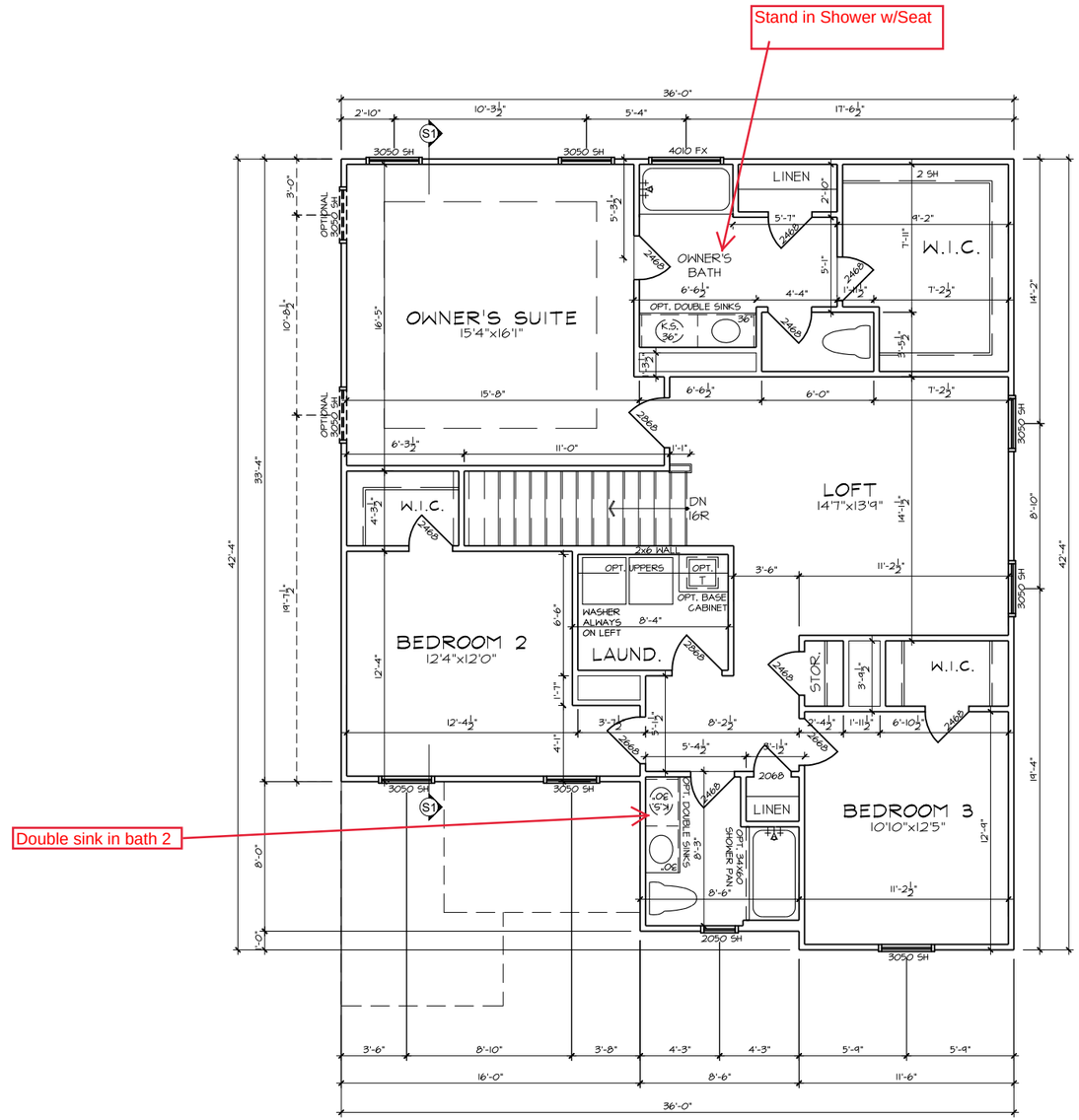
DATE: 11/01/2021
DRAWN BY: CAR

FIRST FLOOR OPTIONS
FLOOR PLANS

1.1

## FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 80" ON 1ST & 96" ON 2ND 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. DTA3 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.




SECOND FLOOR PLAN - CRAFTSMAN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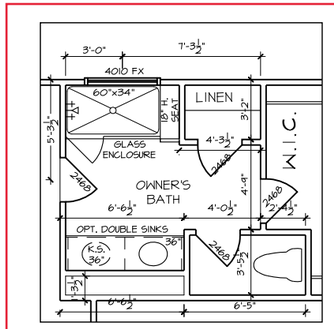
SECOND FLOOR PLAN

2.0




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

## FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 80" ON 1ST & 96" ON 2ND 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. DTA3 FOR GOAL POST FRAMING.
5. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
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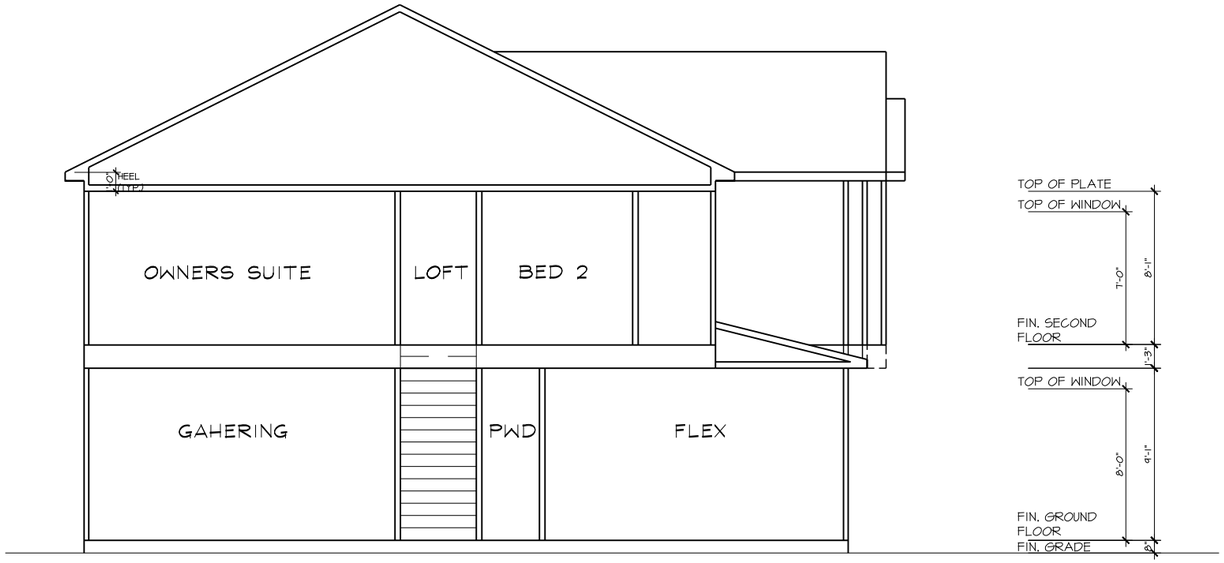
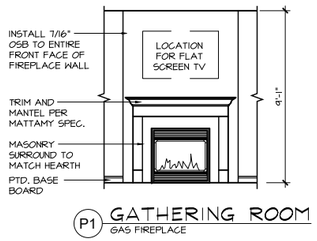
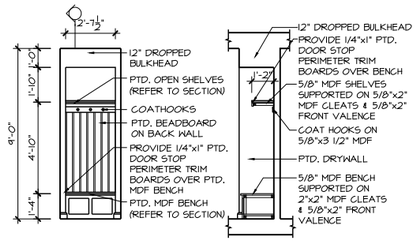
SECOND FLOOR OPTIONS
FLOOR PLANS

**2.1**

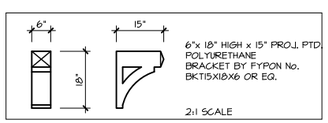


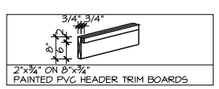



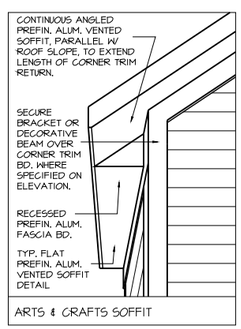

P1 GATHERING ROOM
GAS FIREPLACE



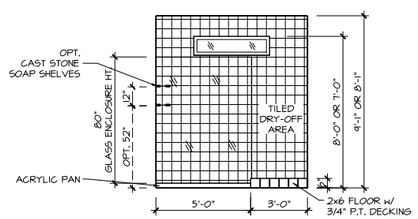

E1 MUDROOM
LOCKER




ARTS & CRAFTS SOFFIT




P2 SUPER SHOWER
GLASS SHOWER ENCLOSURE

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PROJECT NO.: 21901789

DATE: 11/01/2021
DRAWN BY: CAR

SECTIONS & DETAILS

4.0

# STRUCTURAL PLANS FOR:

# MATTAMY HOMES - REDWOOD RH

## PLAN RELEASE / REVISIONS

| REV. DATE | ARCH PLAN VERSION | REVISION DESCRIPTION | DRFT |
|---|---|---|---|
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## 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 - SURVEYING
8600 'D' JERSEY COURT
RALEIGH, NC 27617
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 21901789

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045403 CHARLES E. TEAL
10/29/21

P-0961

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PROJECT NO.: 21901789
DATE: 10/27/2021
DRAWN BY: CAR

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 R301.6* | 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 R301.2(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 |

## 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 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.
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.
8. 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.
   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.
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. BEAMS 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 SHALL BE MET.

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 10/29/21

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CLIENT: MATTAMY HOMES
PROJECT: REDWOOD - 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.: 21901789

DATE: 10/27/2021
DRAWN BY: CAR

GENERAL NOTES

SN1.1

## 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.

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mattamyHOMES

PROJECT NO.: 21901789

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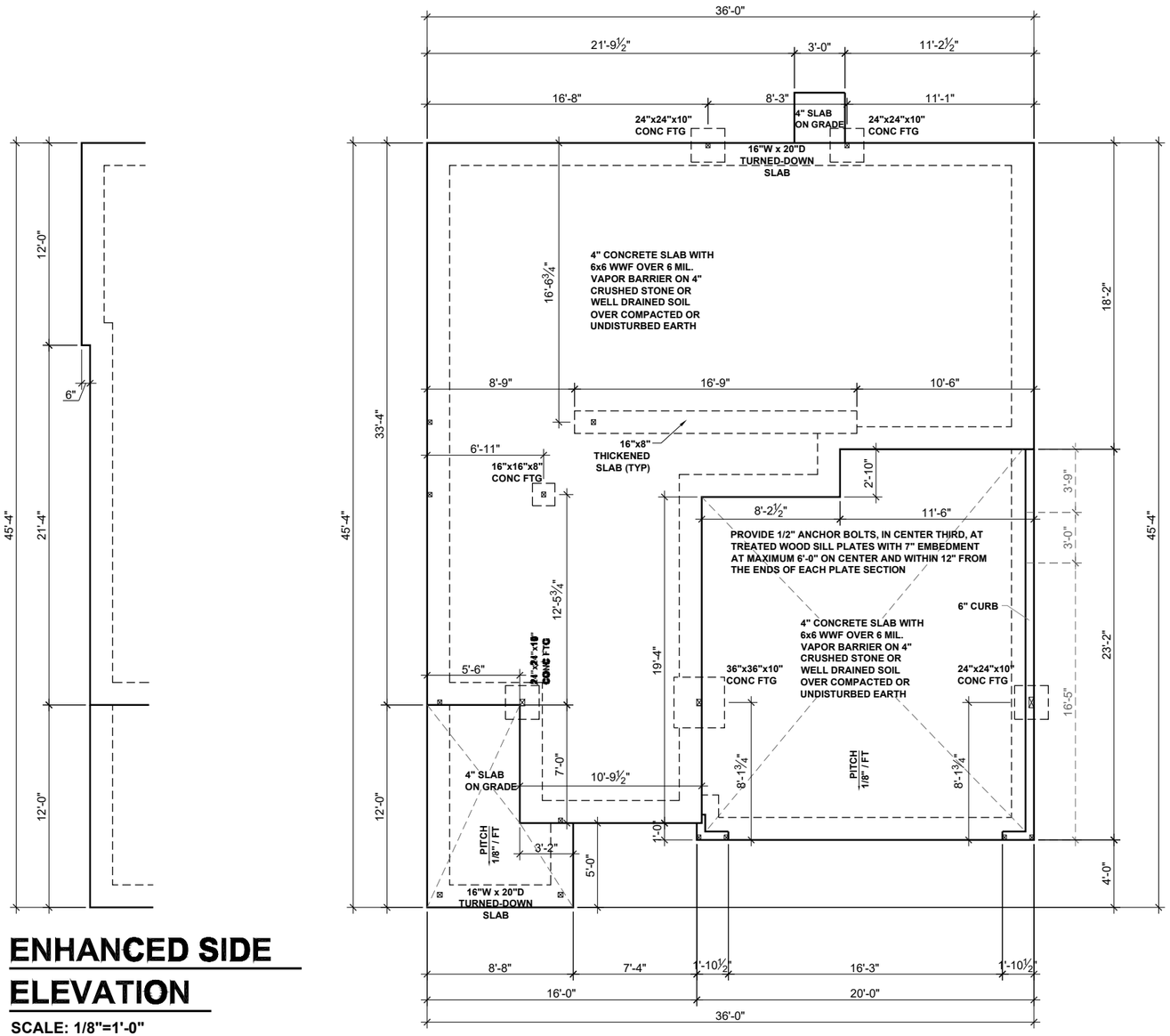
GENERAL NOTES

SN1.2




## ENHANCED SIDE ELEVATION

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

## SLAB FOUNDATION PLAN - 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
- ⊠ POINT LOAD TRANSFER
- ■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

**CONCRETE SLAB REINFORCING SUBSTITUTION OF SYNTHETIC FIBER MIX IN LIEU OF WWF IN NON STRUCTURAL SLABS:**

- 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

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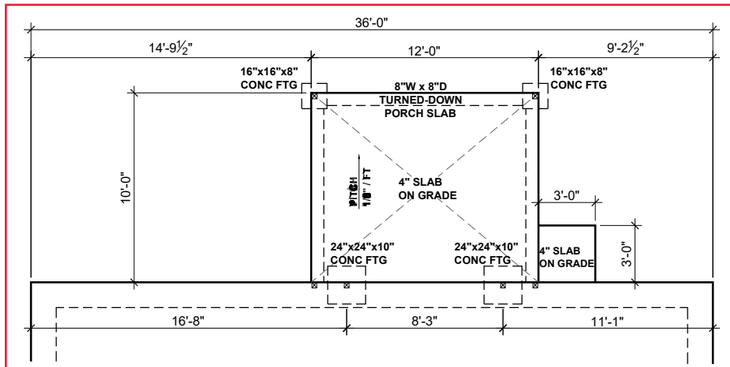
SLAB FOUNDATION PLAN

S.10




## MAT RALEIGH - SCREENED PATIO

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
- ⊠ POINT LOAD TRANSFER
- ■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
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SCALE: 1/8" = 1'-0" FOR 11x17 PAPER. 1/4" = 1'-0" FOR 22x34 PAPER. OR AS NOTED

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PROJECT NO.: 21901789

DATE: 10/27/2021
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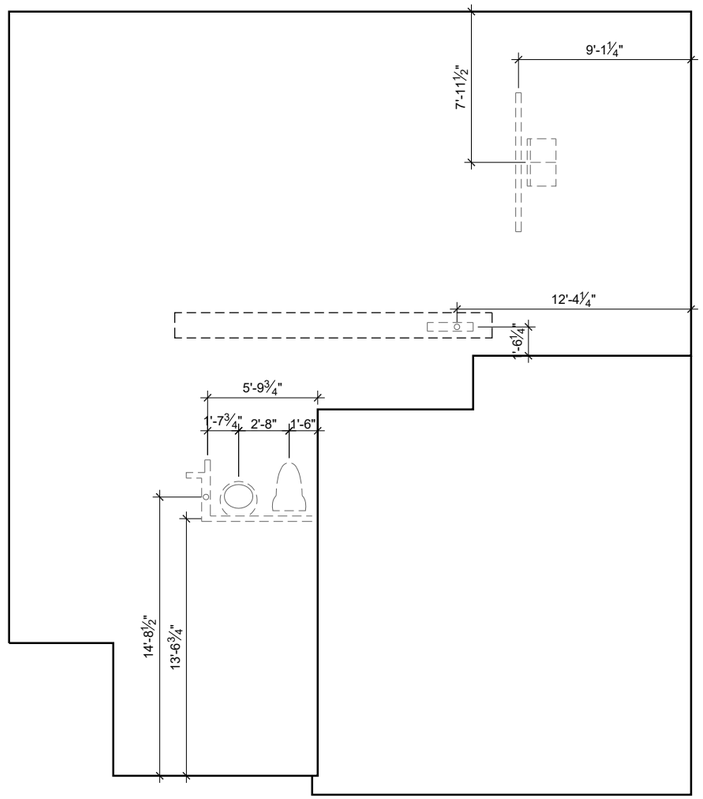
PLAN OPTIONS
SLAB FOUNDATION PLANS

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 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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PROJECT NO.: 21901789

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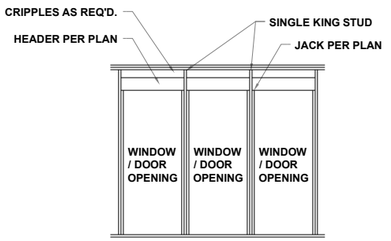
PLAN OPTIONS
SLAB FOUNDATION PLANS

S.12




## 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).

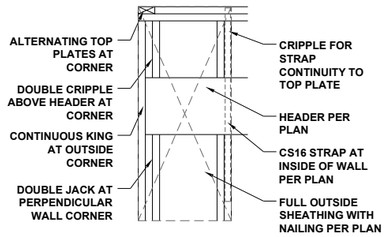
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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.

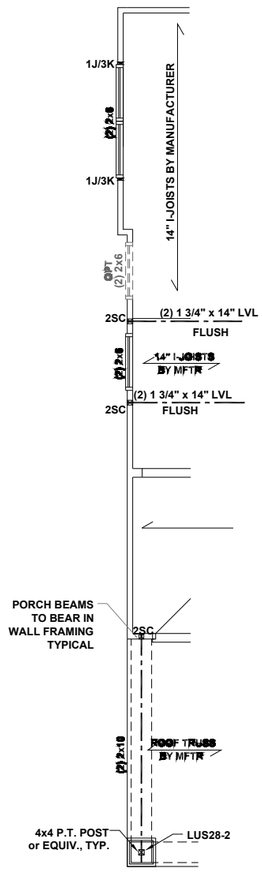
FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

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

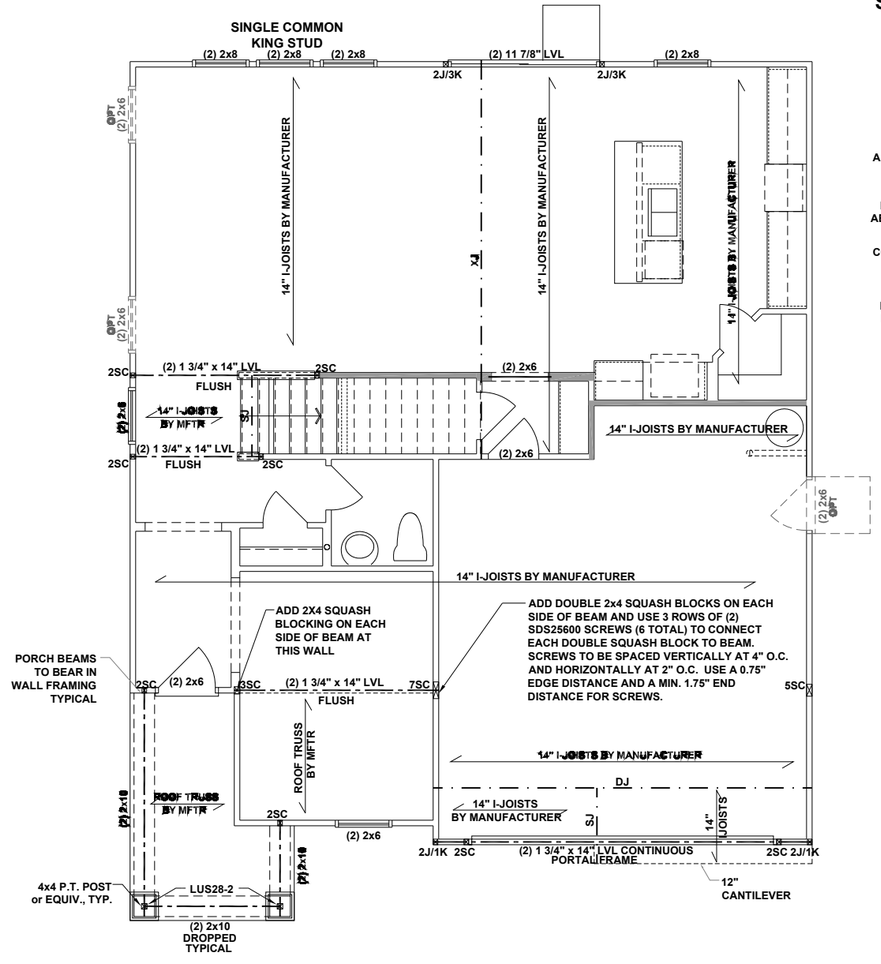
EXTRA JOISTS UNDER ALL NON LOAD BEARING WALLS THAT RUN AT LEAST 30% OF THE JOIST SPAN.




## PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL
NTS




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




## FIRST FLOOR CEILING FRAMING PLAN - CRAFTSMAN
SCALE: 1/8"=1'-0"

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mattamyHOMES

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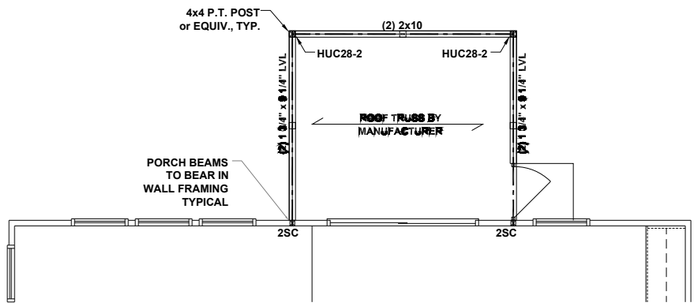
FIRST FLOOR CEILING FRAMING PLAN

S1.0




## MAT RALEIGH - SCREENED PATIO

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

**BEAM & POINT LOAD LEGEND**

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

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

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION

## FIRST FLOOR CEILING FRAMING OPTIONS - CRAFTSMAN

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

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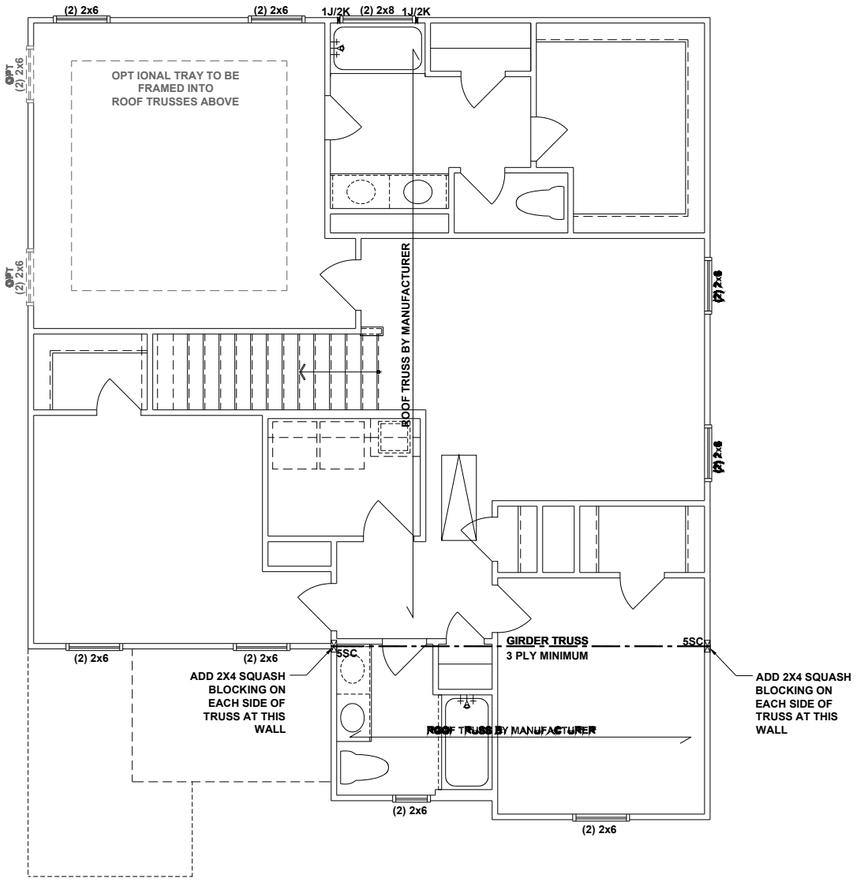
FIRST FLOOR OPTIONS CEILING FRAMING PLANS

S1.1




## 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.

# SECOND FLOOR CEILING FRAMING PLAN - CRAFTSMAN

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
10/29/21

P-0961

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CLIENT: MATTAMY HOMES
PROJECT: REDWOOD - 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.: 21901789

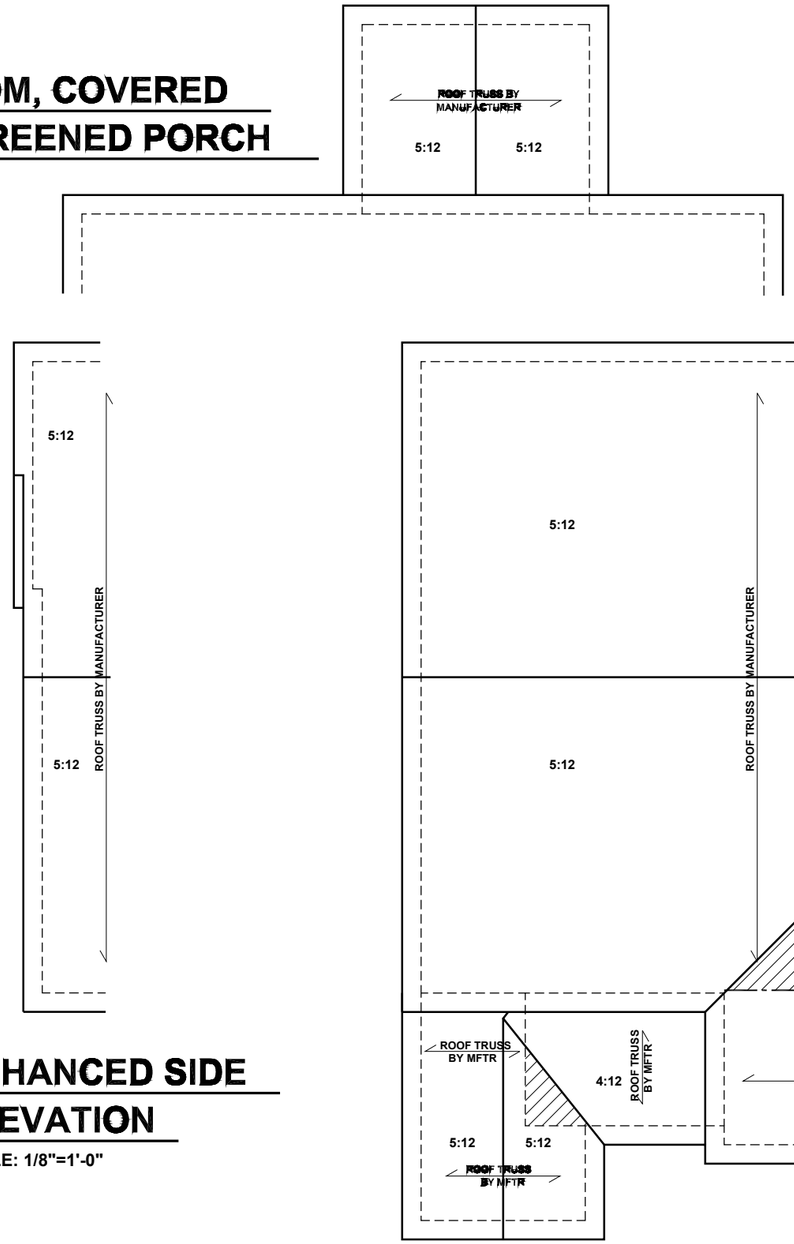
DATE: 10/27/2021
DRAWN BY: CAR

SECOND FLOOR CEILING FRAMING PLAN

S2.0

# SUNROOM, COVERED AND SCREENED PORCH

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




## ENHANCED SIDE ELEVATION

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

**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.

140 SQUARE FEET OF TOTAL ATTIC / 150 =

93 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

**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.

**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 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<br>OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE |

## ROOF FRAMING PLAN - CRAFTSMAN

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
10/29/21

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

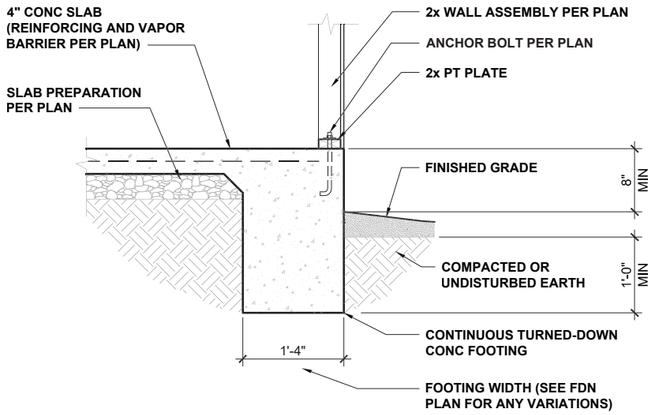
mattamyHOMES

PROJECT NO.: 21901789

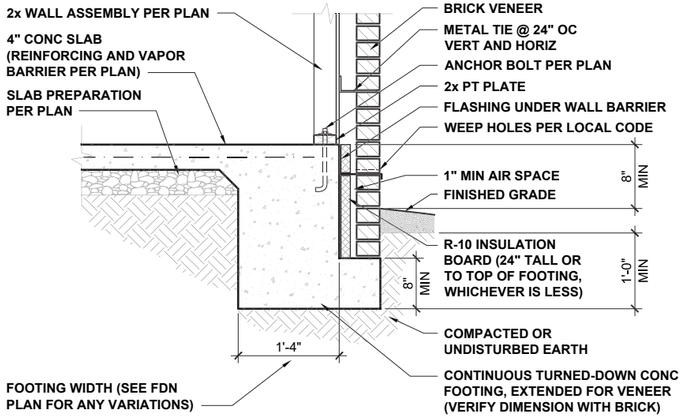
DATE: 10/27/2021
DRAWN BY: CAR

ROOF FRAMING PLAN

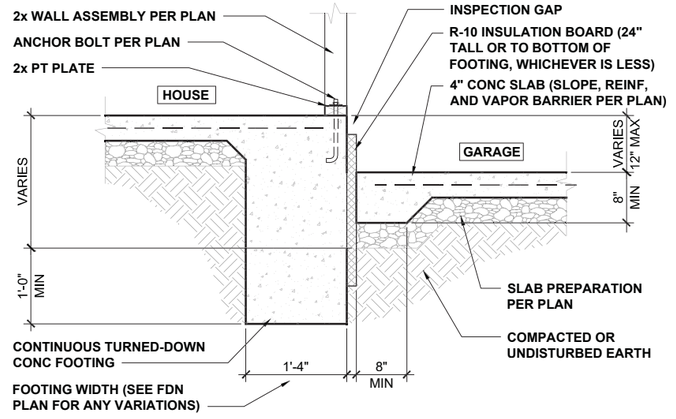
S7.0



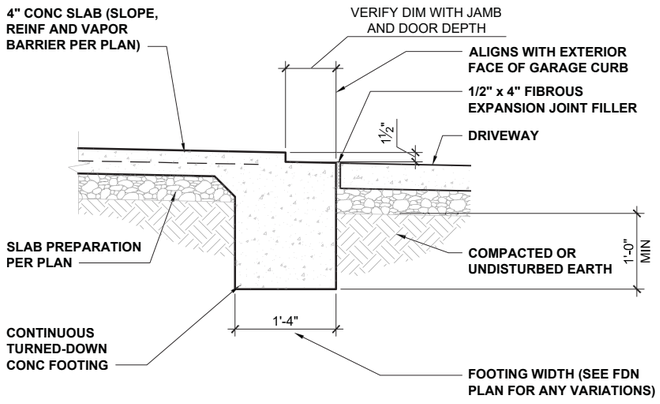

## TURNED-DOWN CONC SLAB FOOTING | 1/2" = 1'-0" | 1



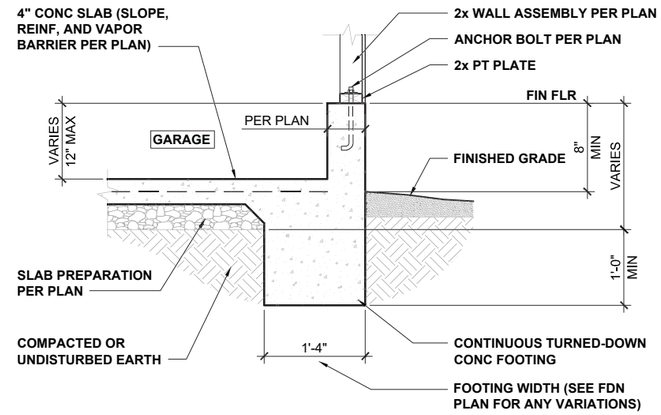

## TURNED-DOWN FOOTING w/ BRICK | 1/2" = 1'-0" | 2



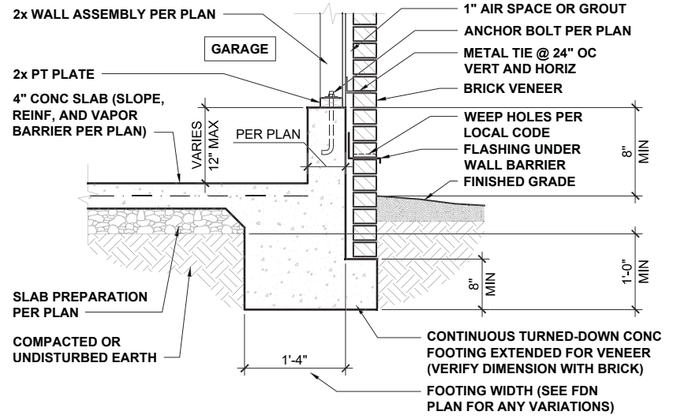

## HOUSE / GARAGE FOOTING | 1/2" = 1'-0" | 3



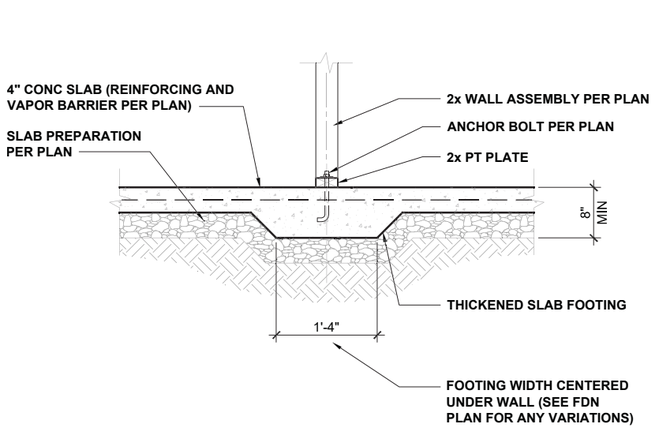

## GARAGE DOORWAY FOOTING | 1/2" = 1'-0" | 4



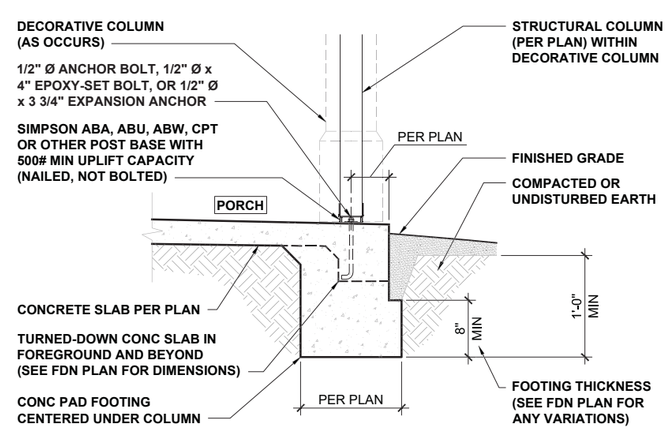

## GARAGE FOUNDATION | 1/2" = 1'-0" | 5



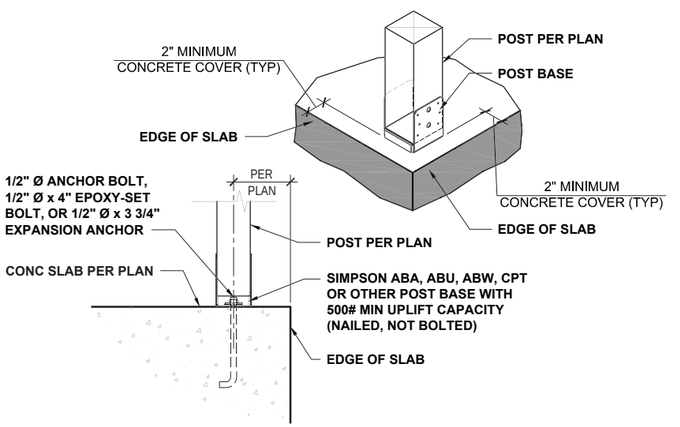

## GARAGE FOUNDATION WITH BRICK | 1/2" = 1'-0" | 6




## INTERIOR FOOTING | 1/2" = 1'-0" | 7




## PORCH COLUMN FOUNDATION | 1/2" = 1'-0" | 8




## PORCH COLUMN | 3/4" = 1'-0" | 9

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CLIENT: MATTAMY HOMES - RALEIGH

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

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

mattamyHOMES

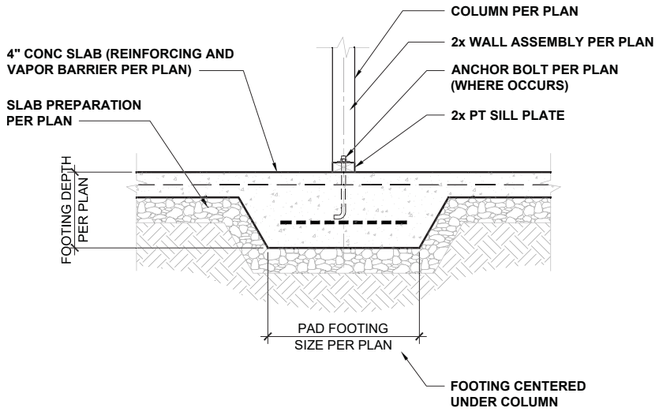
PROJECT NO.: 20900102

DATE: 01/24/2020

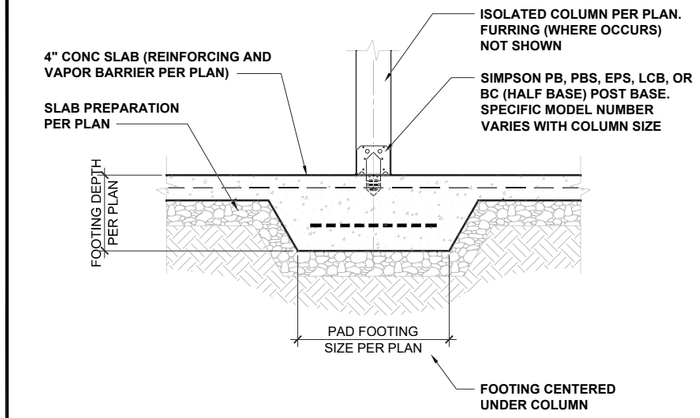
DRAWN BY: HDP

TURNED-DOWN SLAB FOUNDATION DETAILS

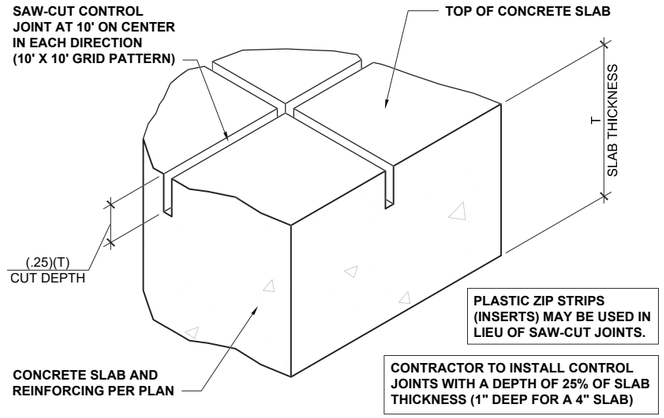
# DTSL1



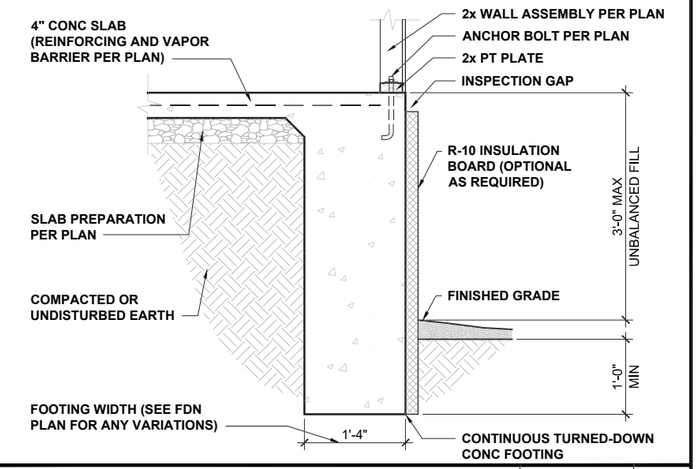

## INT POINT-LOAD FOOTING SECTION | 1/2" = 1'-0" | 1



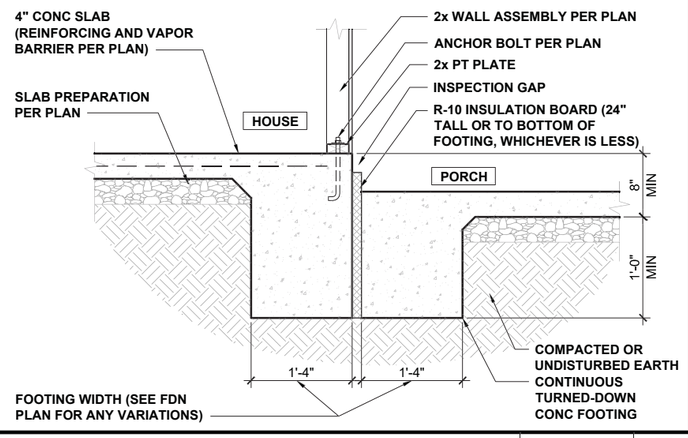

## ISOLATED COLUMN FOOTING | 1/2" = 1'-0" | 2



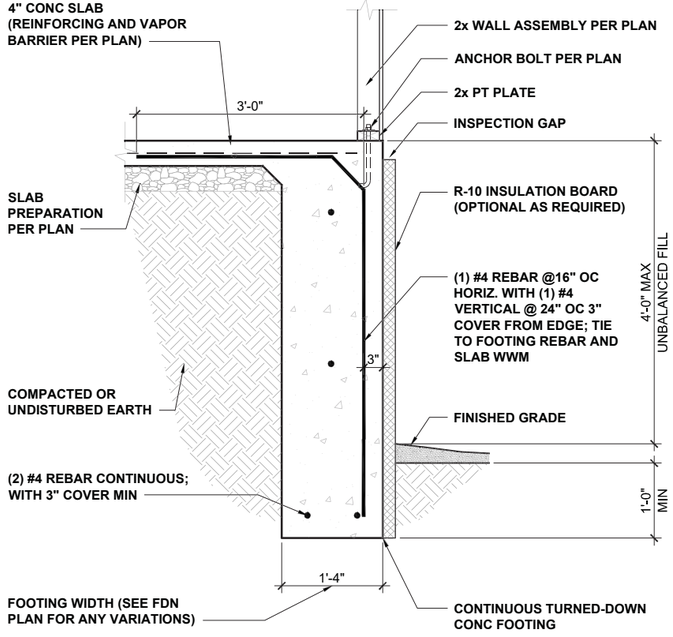

## CONCRETE SLAB CONTROL JOINTS | 3" = 1'-0" | 3



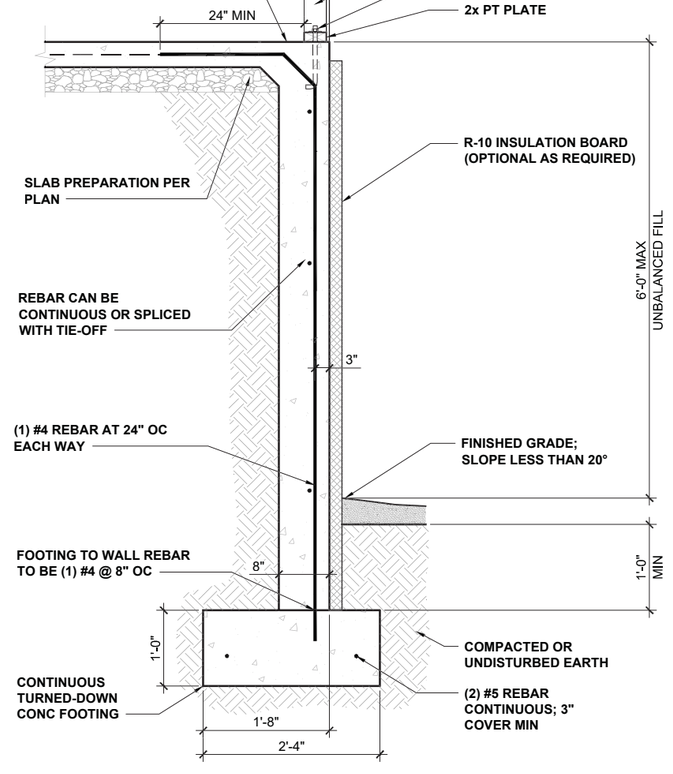

## 3' EXTENDED TURNED DOWN FOOTING | 1/2" = 1'-0" | 4




## FOOTING AT HOUSE/PORCH | 1/2" = 1'-0" | 5




## 4' EXTENDED RETAINED FOOTING | 1/2" = 1'-0" | 6




## 6' EXTENDED REINFORCED FOOTING | 1/2" = 1'-0" | 7

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

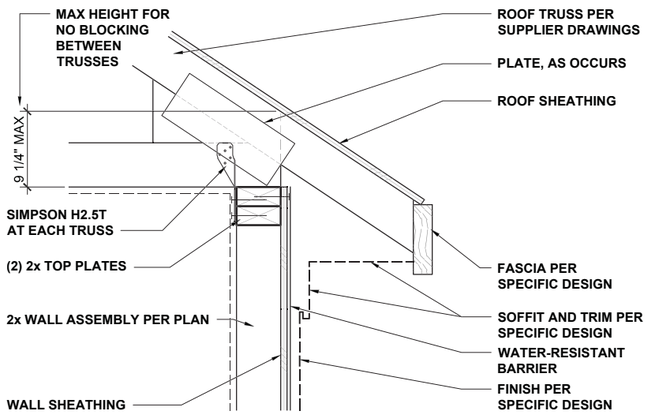
mattamyHOMES

PROJECT NO.: 20900102

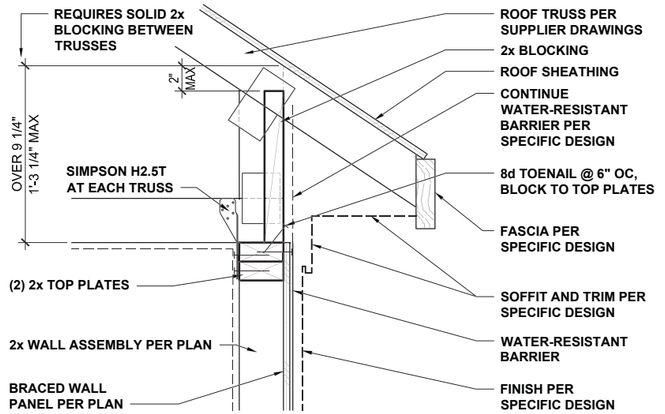
DATE: 01/24/2020 | DRAWN BY: HDP

TURNED-DOWN SLAB FOUNDATION DETAILS

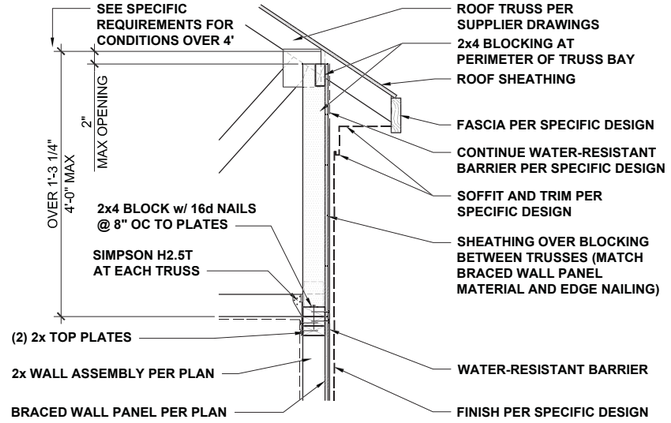
# DTSL2



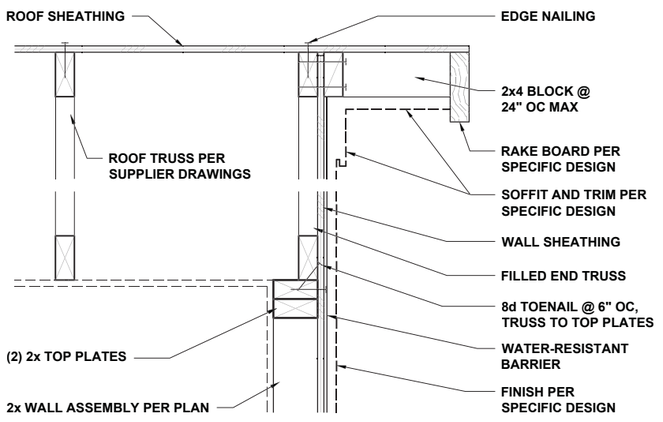

## LOW-HEEL TRUSS AT WALL | 1" = 1'-0" | 1



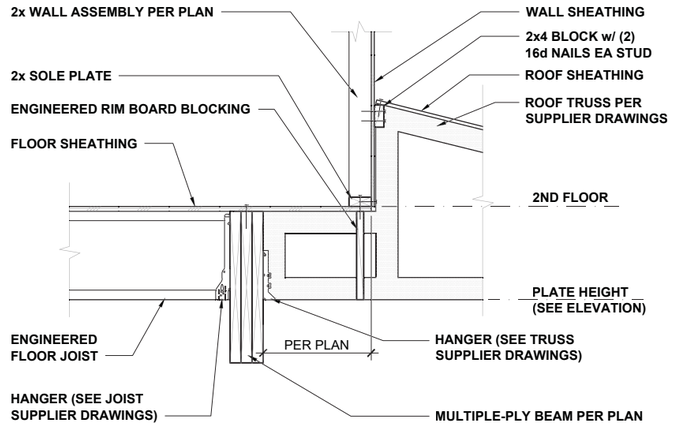

## TYPICAL TRUSS AT BRACED WALL | 1" = 1'-0" | 2



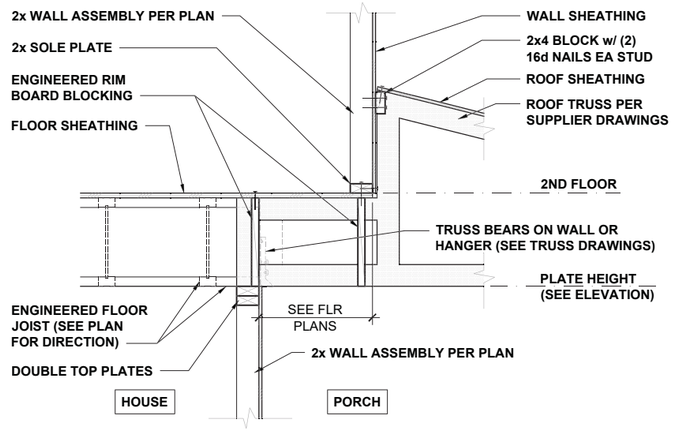

## HIGH-HEEL TRUSS AT BRACED WALL | 1/2" = 1'-0" | 3



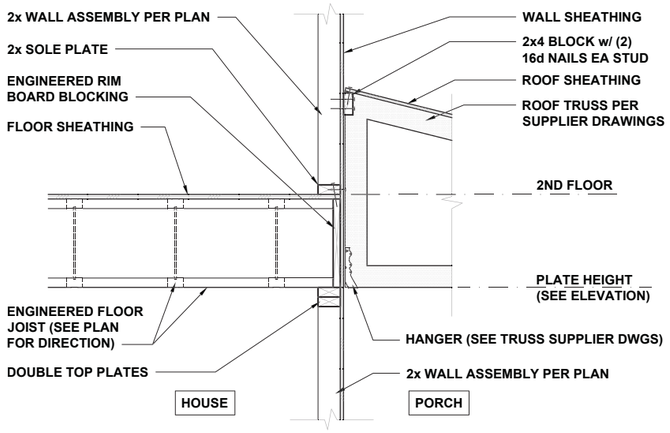

## END TRUSS AT WALL | 1" = 1'-0" | 4



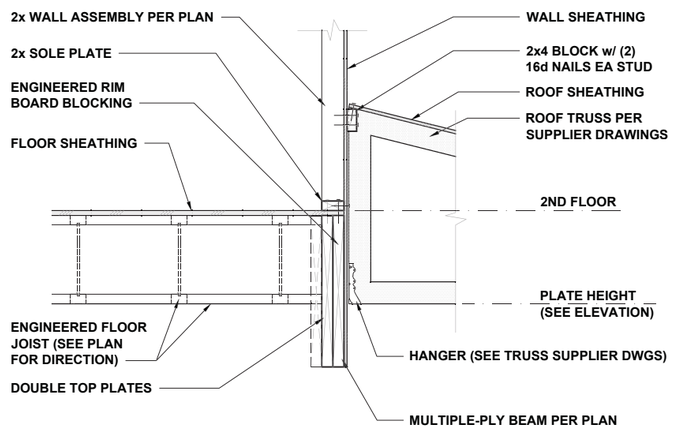

## TRUSS AT BEAM AND WALL | 1/2" = 1'-0" | 5




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




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




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

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CLIENT: MATTAMY HOMES - RALEIGH

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

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

mattamyHOMES

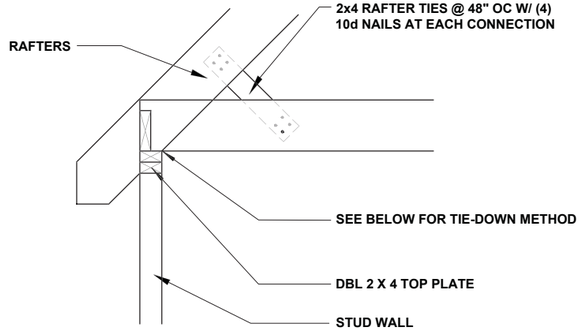
PROJECT NO.: 20900102

DATE: 01/24/2020

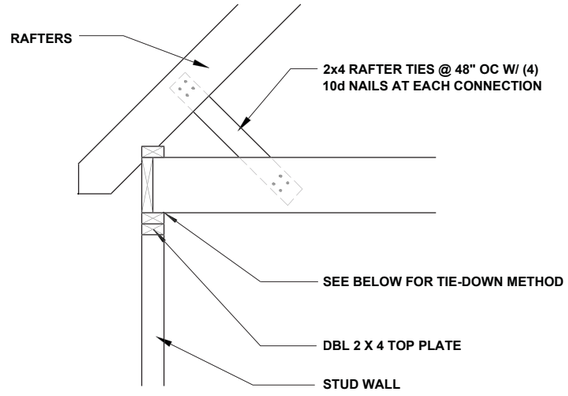
DRAWN BY: HDP

ROOF TRUSS FRAMING DETAILS

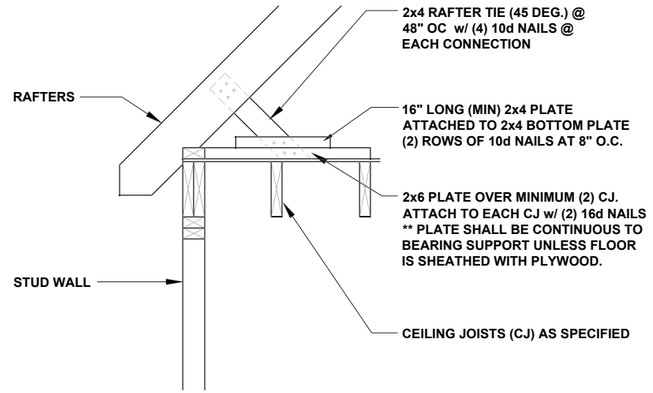
# DTRT



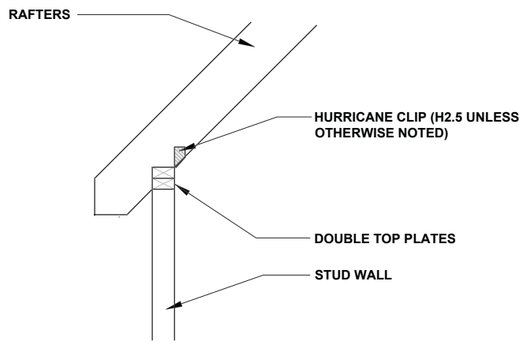

RAFTER TIE | 1/2" = 1'-0" | 1



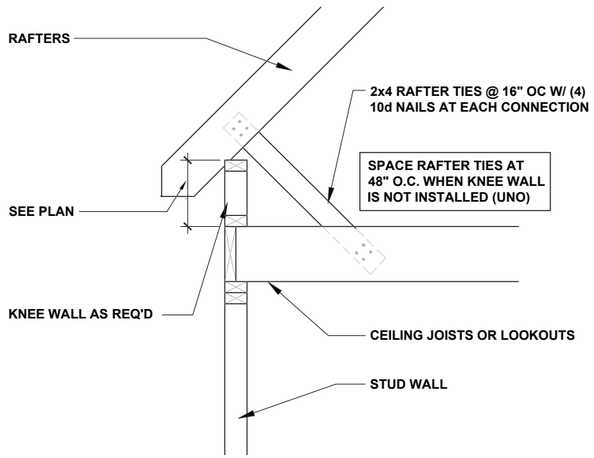

RAFTER TIE | 1/2" = 1'-0" | 2



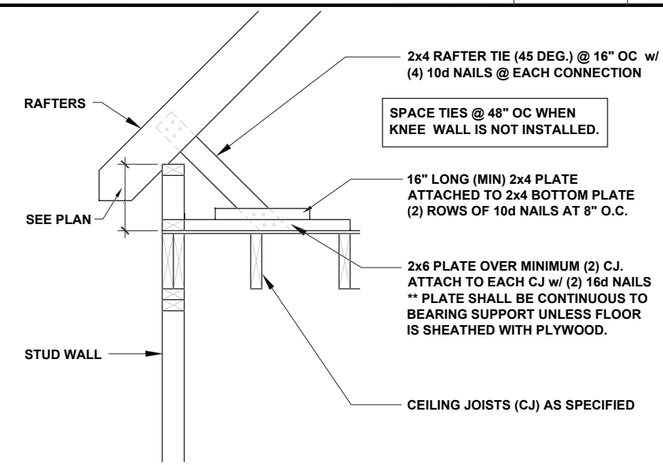

RAFTER TIE | 1/2" = 1'-0" | 3



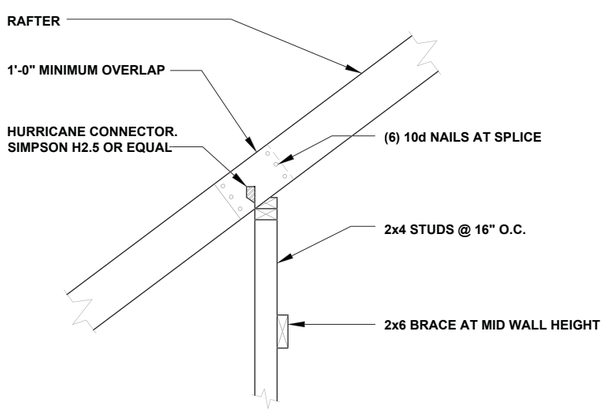

RAFTER-TO-PLATES CONNECTION | 1/2" = 1'-0" | 4



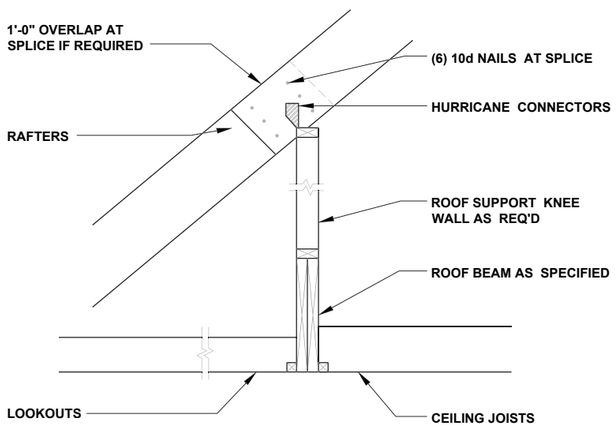

RAFTER AT KNEE WALL | 1/2" = 1'-0" | 5



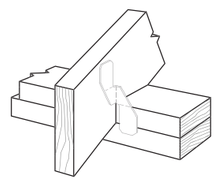

RAFTER AT KNEE WALL | 1/2" = 1'-0" | 6



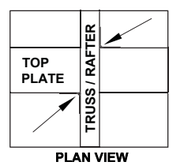

RAFTER SPLICE AT BEARING WALL | 1/2" = 1'-0" | 7




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



A SIMPSON H2.5A HOLD-DOWN: CAPACITY OF 535 POUNDS PER ANCHOR




PLAN VIEW

A2 SIMPSON H2.5A HOLD-DOWN CAPACITY OF 1070 POUNDS WITH TWO ANCHORS

K SIMPSON HUS26 HANGER: UPLIFT CAPACITY OF 1550 POUNDS PER ANCHOR. ALLOWABLE VERTICAL LOAD 2720 POUNDS.

NOTES:
ALL HOLD DOWN VALUES ARE BASED ON SPF LUMBER AND ARE FROM SIMPSON C-2011 CATALOG

FRAMING CONNECTORS | NTS | 9

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 1/24/20

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

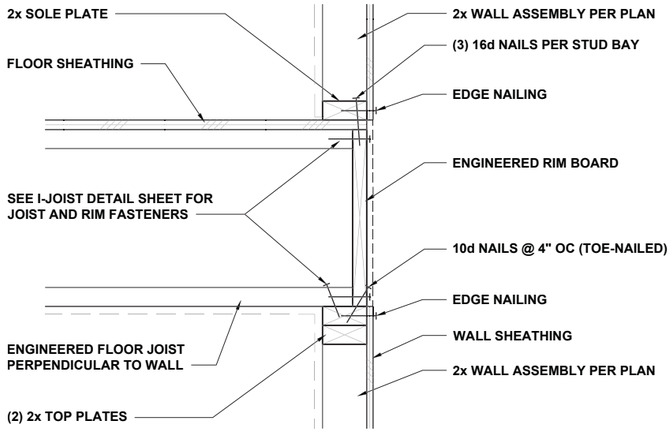
mattamyHOMES

PROJECT NO.: 20900102

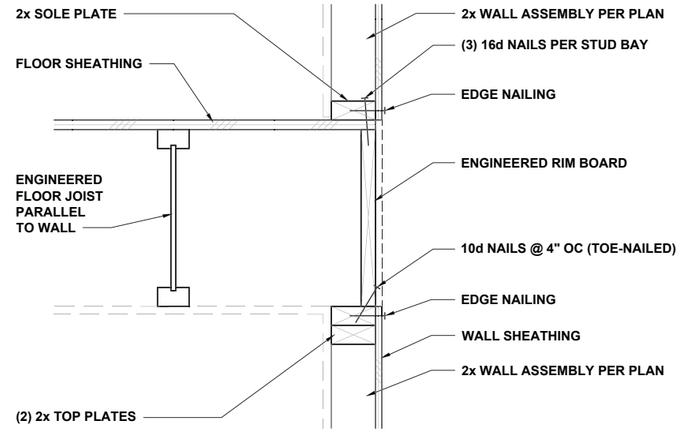
DATE: 01/24/2020
DRAWN BY: HDP

CONVENTIONAL FRAMING DETAILS

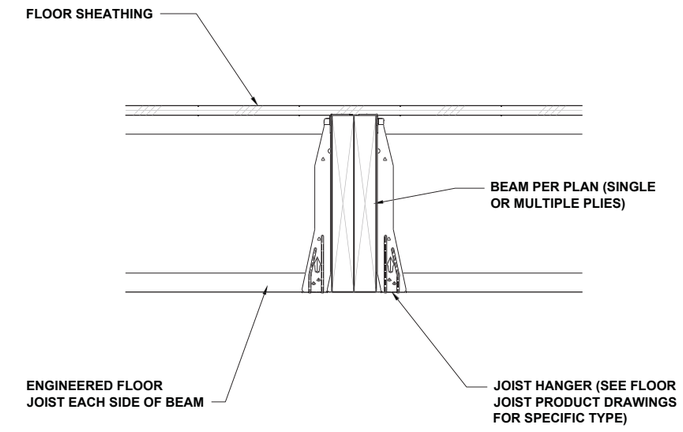
DTRR



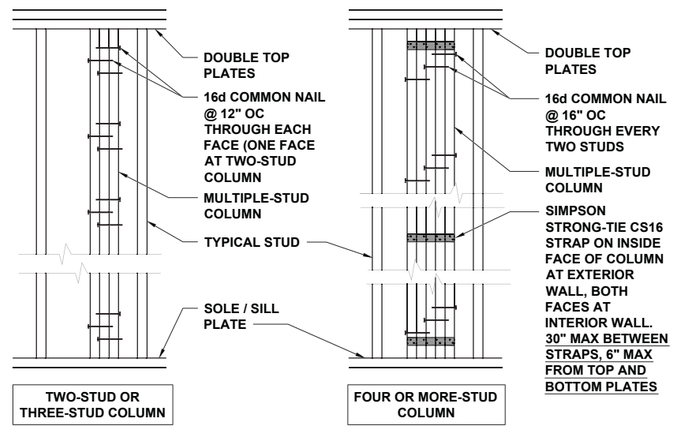

## FLOOR JOISTS PERP TO WALL | 1" = 1'-0" | 1



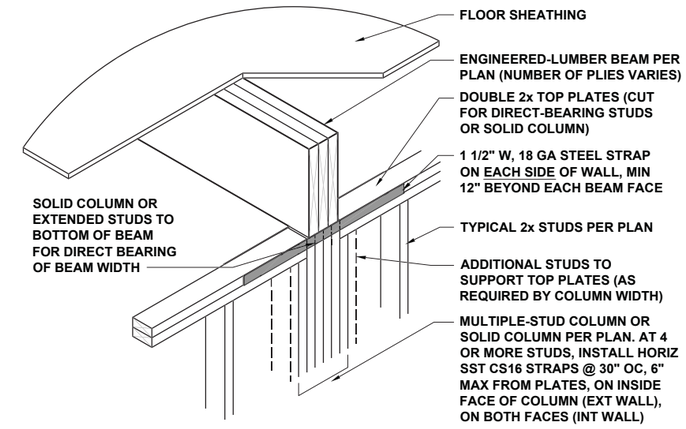

## FLOOR JOISTS PARALLEL TO WALL | 1" = 1'-0" | 2



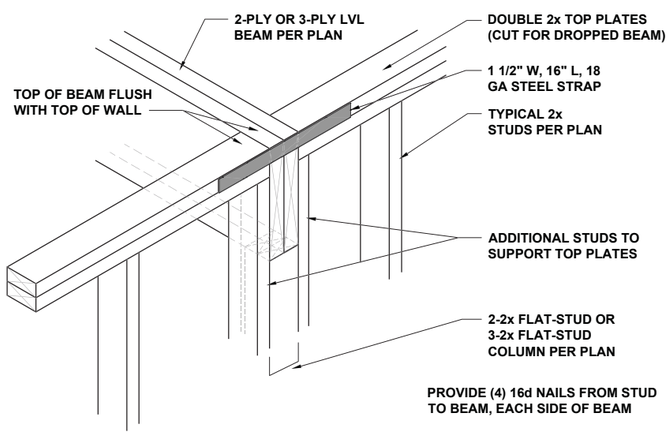

## FLOOR JOISTS AT FLUSH BEAM | 3/4" = 1'-0" | 3



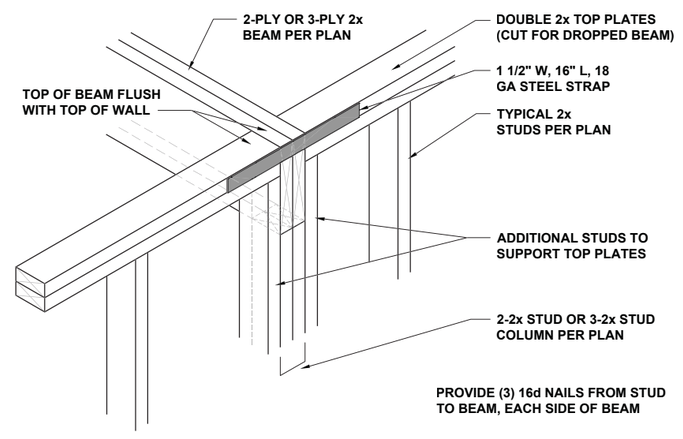

## MULTIPLE-STUD COLUMN FASTENING | 1/2" = 1'-0" | 4



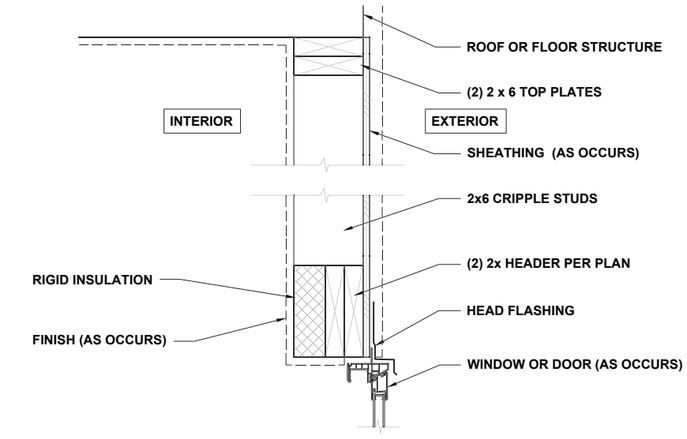

## FLUSH BEAM AT WALL | 1/2" = 1'-0" | 6




## DROPPED LVL BEAM AT WALL | 3/4" = 1'-0" | 7




## DROPPED 2x BEAM AT WALL | 3/4" = 1'-0" | 8




## HEADER WITH INSULATION | 1" = 1'-0" | 7

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1/24/20

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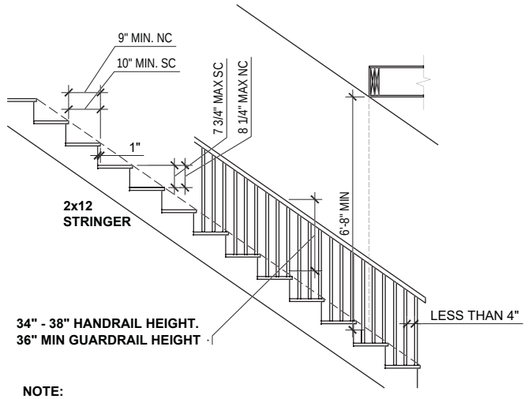
mattamyHOMES

PROJECT NO.: 20900102

DATE: 01/24/2020 | DRAWN BY: HDP

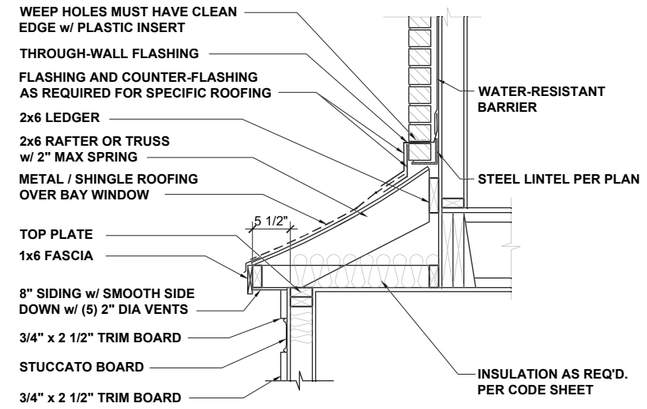
MISCELLANEOUS FRAMING DETAILS

# MISC1

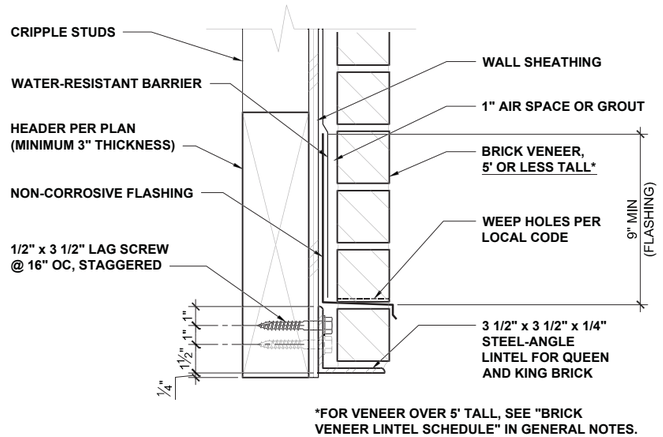



NOTE:
EACH TREAD AND RISER MUST BE UNIFORM,
WITH NO MORE THAN 3/8" MAXIMUM VARIATION.

## TYPICAL STAIR REQUIREMENTS | 1/4" = 1'-0" | 1

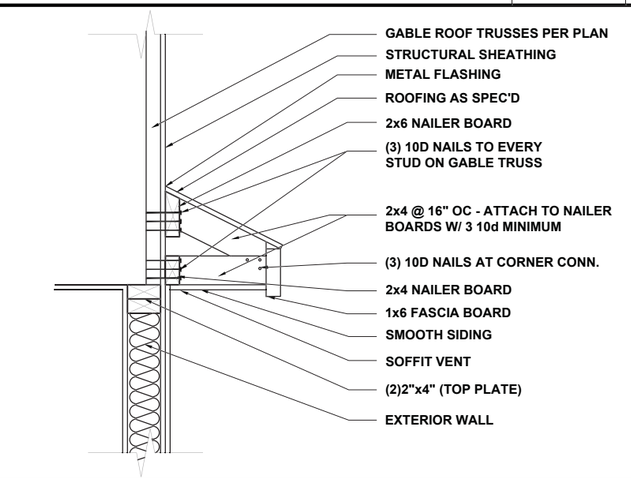



## BAY ROOF | 1/2" = 1'-0" | 2

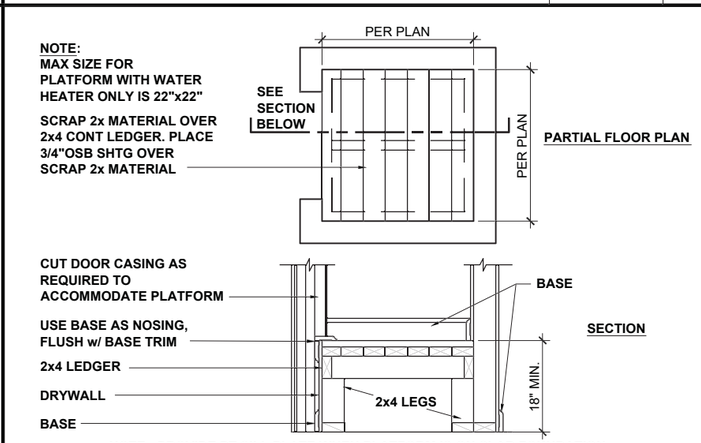



*FOR VENEER OVER 5' TALL, SEE "BRICK VENEER LINTEL SCHEDULE" IN GENERAL NOTES.

## ALTERNATE LINTEL AT WIDE OPENING | 1 1/2" = 1'-0" | 3

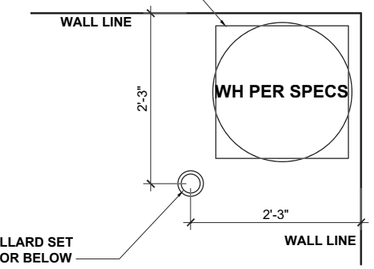



## GABLE ROOF RETURN | 3/4" = 1'-0" | 4

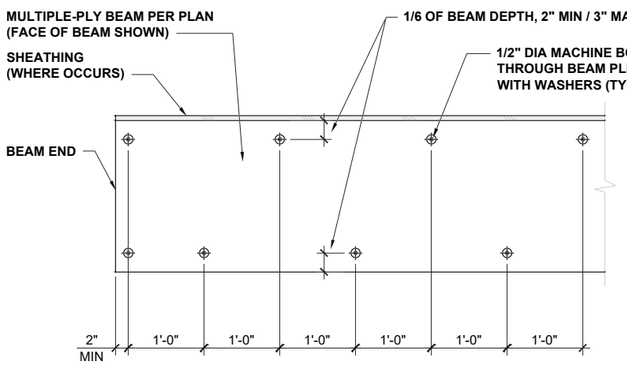



NOTE: PROVIDE PT SILL PLATE WHEN PLATFORM IS ON SLAB FOUNDATION.

## HVAC / WATER HEATER CLOSET | 1/2" = 1'-0" | 5



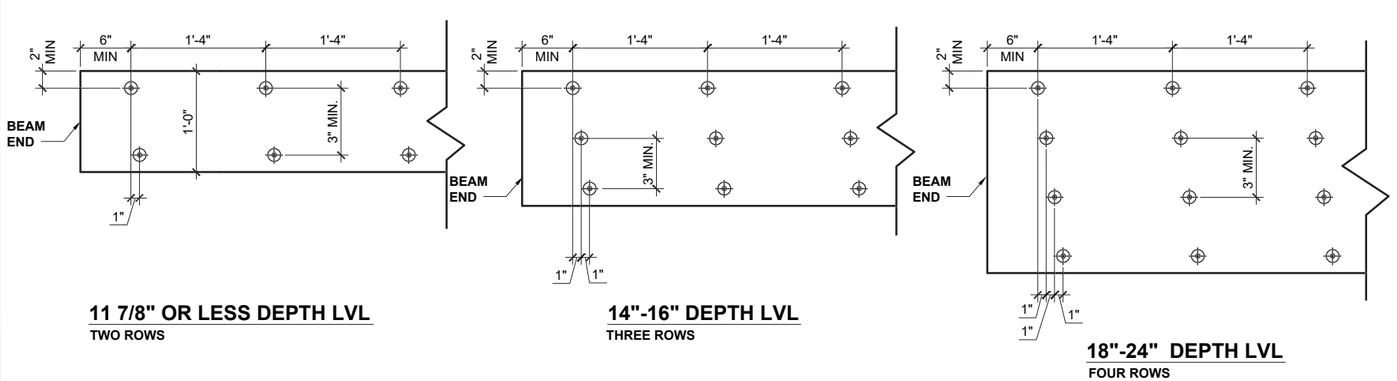

## WATER HTR PLATFORM IN GARAGE | 1/2" = 1'-0" | 6




BOLT FULL LENGTH OF BEAM

APPLIES AT BEAMS OF FOUR PLIES OR MORE

## MULTIPLE-PLY BEAM BOLTING | 1/2" = 1'-0" | 7




*SCREW FULL LENGTH OF BEAM WITH SDW22634 OR TRUSSLOK EWS670-F6.7 SCREWS
**SCREWS ARE TO BE INSTALLED FROM THE SIDE WITH THE GREATEST LOAD IMPOSED

## FOUR PLY LVL BEAM SCREW ATTACHMENT METHOD | NTS | 8

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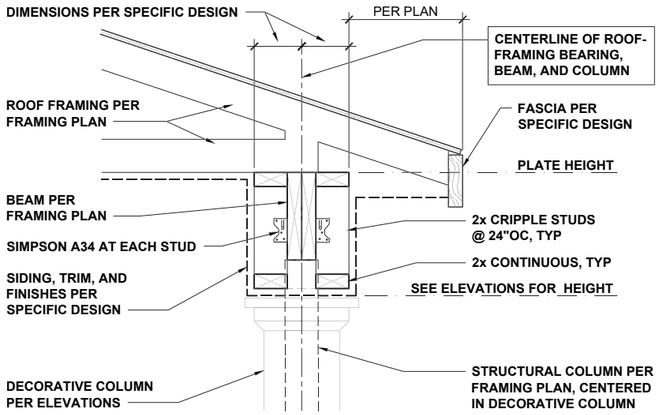
mattamyHOMES

PROJECT NO.: 20900102

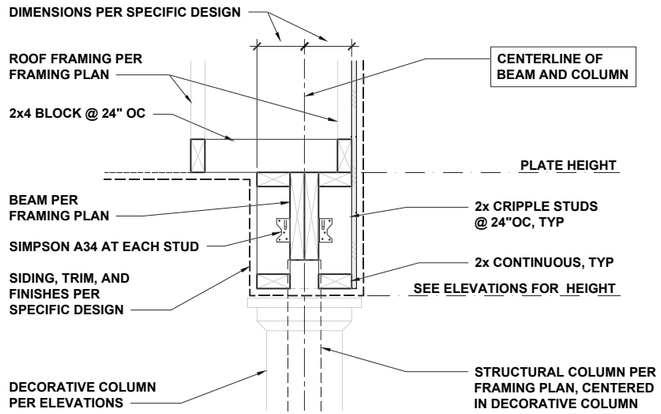
DATE: 01/24/2020
DRAWN BY: HDP

MISCELLANEOUS FRAMING DETAILS

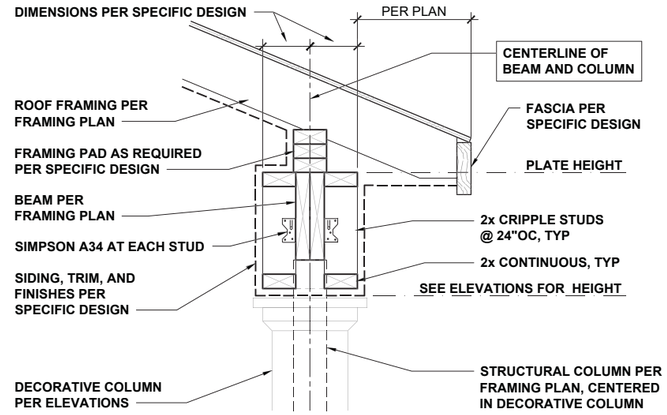
# MISC2



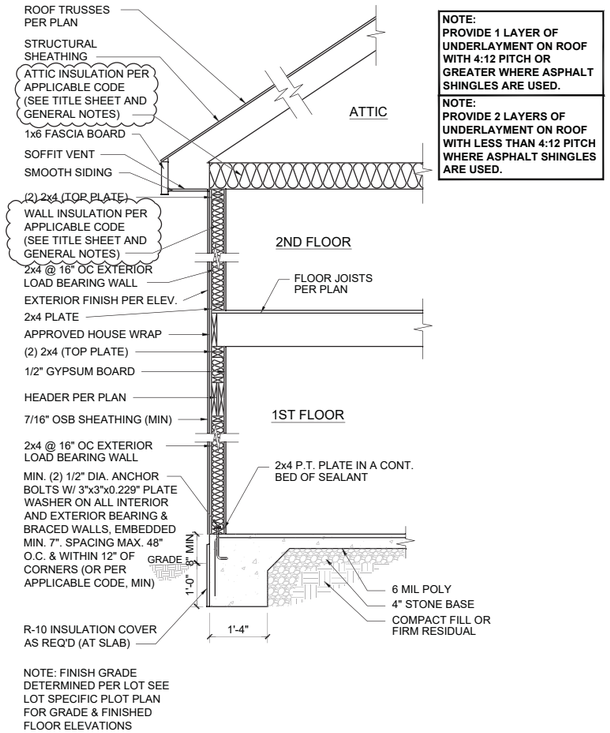

## COVERED PORCH EAVES | 3/4" = 1'-0" | 1



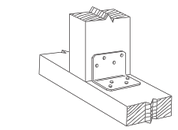

## COVERED PORCH RAKE | 3/4" = 1'-0" | 2



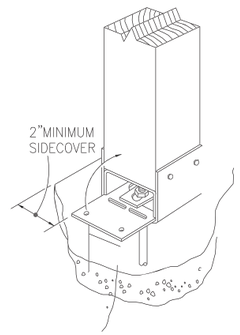

## COVERED PORCH WITH SLOPING CLG | 3/4" = 1'-0" | 3




## TWO-STORY ON SLAB | NTS | 4

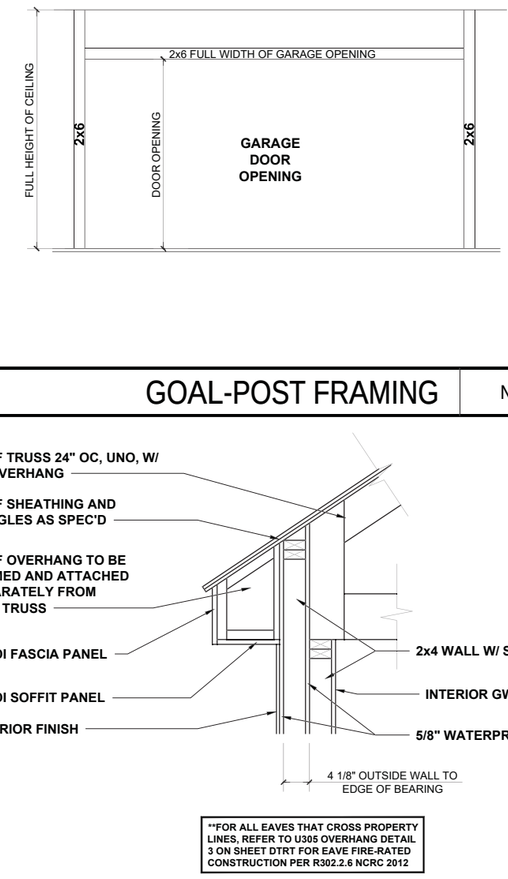


Simpson Strong-Tie
A23 ANGLE

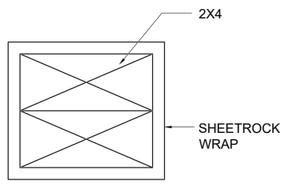



Simpson Strong-Tie
ABW w/ 1/2" x 6" ANCHOR BOLT

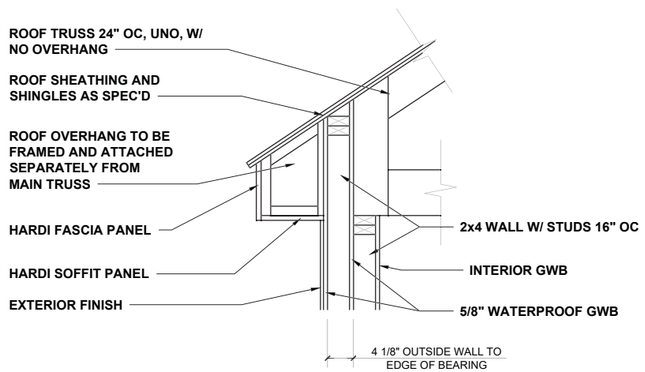
## DECK POST HOLD-DOWN DETAIL | NTS | 5




## GOAL-POST FRAMING | NTS | 6




## INTERIOR COLUMN | 3" = 1'-0" | 7




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

## U305 SECTION AT OVERHANG | 1/2" = 1'-0" | 8

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PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

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

mattamyHOMES

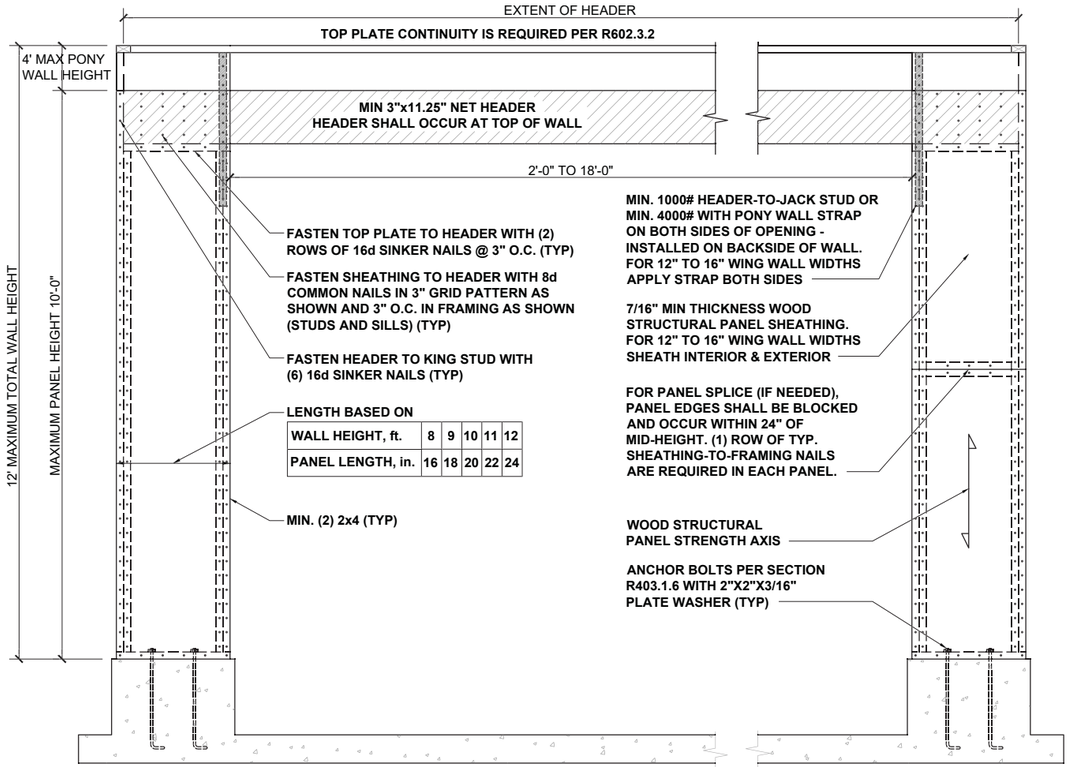
PROJECT NO.: 20900102

DATE: 01/24/2020

DRAWN BY: HDP

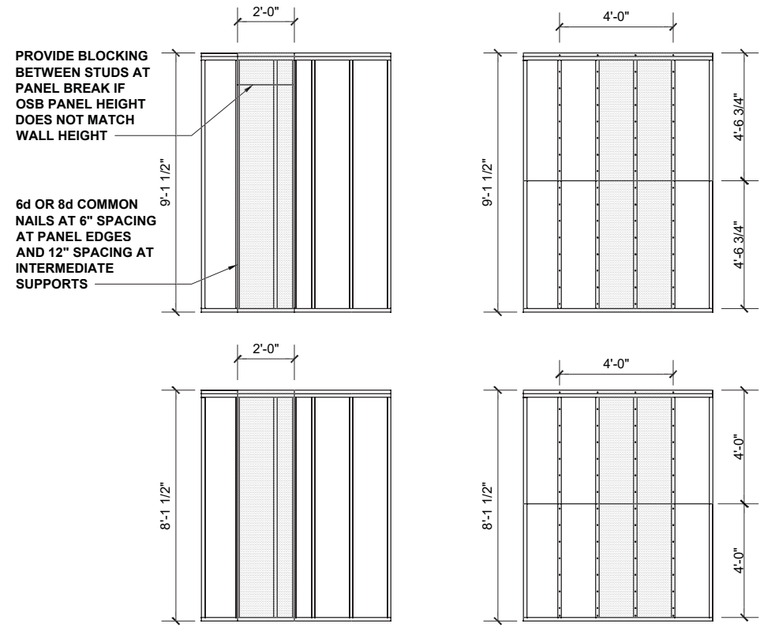
MISCELLANEOUS FRAMING DETAILS

MISC3




## METHOD PF: PORTAL FRAME PANEL CONSTRUCTION

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




### CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

### GB - GYPSUM BOARD

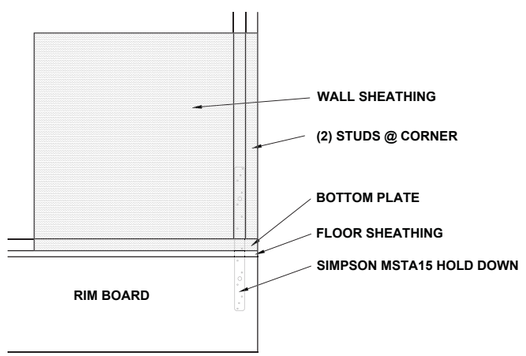
BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

### HIGH-SPEED WIND ZONES

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

## BRACING METHODS

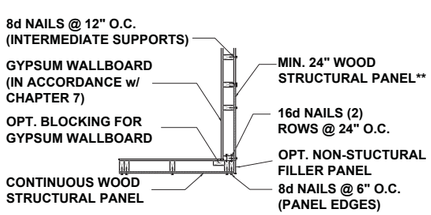
3/16" = 1'-0" | 2



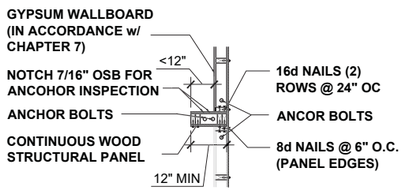

SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.

## BRACED WALL HOLD-DOWN

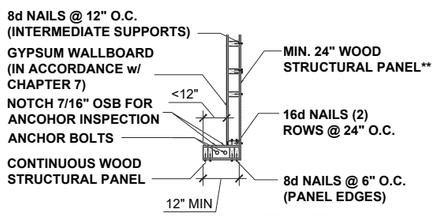
NTS | 3



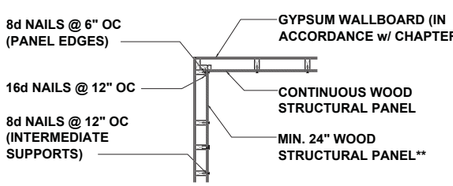

A) GARAGE DOOR CORNER



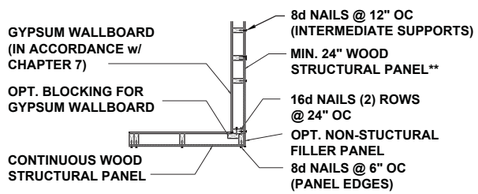

B) GARAGE T-WALL PORTAL FRAMING 16"-12"




C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"




D) ALT. INSIDE CORNER DETAIL




E) ALT. OUTSIDE CORNER DETAIL

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

## CORNER FRAMING FOR CONTINUOUS SHEATHING

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

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mattamyHOMES

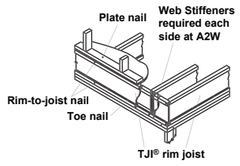
PROJECT NO.: 20900102

DATE: 01/24/2020 | DRAWN BY: HDP

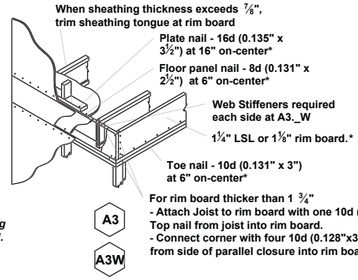
WALL BRACING DETAILS

DTWB

# JOIST DETAILS




A2 A2W *Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 detail.*

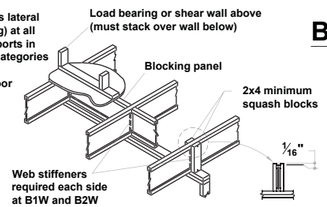



A3 A3W

For rim board thicker than 1 ¾"
- Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board.
- Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board

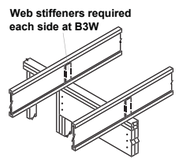
IRC 502-7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D0, D1, and D2 to strengthen the floor diaphragm.

B1 B1W

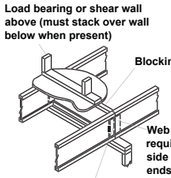



B2 B2W Blocking panels may be required with shear walls above or below - see detail B1

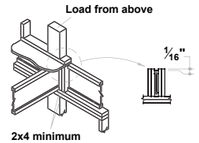
INTERMEDIATE BEARING
NO LOAD BEARING WALL ABOVE



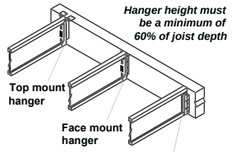

B3 B3W Blocking panels may be required with shear walls above or below (See detail B1)




B4 B4W

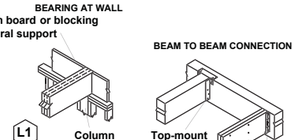



CS *Use 2x4 minimum squash blocks to transfer load around joist*

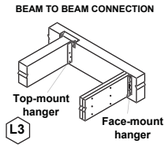



H1 Web stiffeners required if sides of hanger do not laterally support at least ⅜" of joist top flange

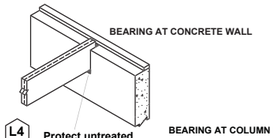
# BEAM and COLUMN DETAILS



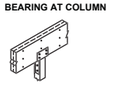

L1




L3




L4




L5 Verify column capacity and beam bearing length.

## FASTENING of FLOOR PANELS

**Guidelines for Closest On-Center Spacing per Row** — * SEE I-JOIST EQUIVALENCE CHART

| Nail Size | I-JOIST * 110, 210, and 230 EQ. | I-JOIST * 360 and 560 EQ. | Rim Board 1¼" LSL | 1½" LSL or wider | LVL | PSL |
|---|---|---|---|---|---|---|
| 8d (0.131" x 2½") | 4" | 3" | 4" | 3" | 3" | 3" |
| 10d (0.148"x 3"), 12d (0.148"x 3¼") | 4" | 4" | 4" | 4" | 4" | 4" |
| 16d (0.162"x 3½") | 6" | 6" | 6"(2) | 6"(2) | 8" | 6" |

(1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain ⅜" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.

(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1 ⅜" (to avoid splitting).

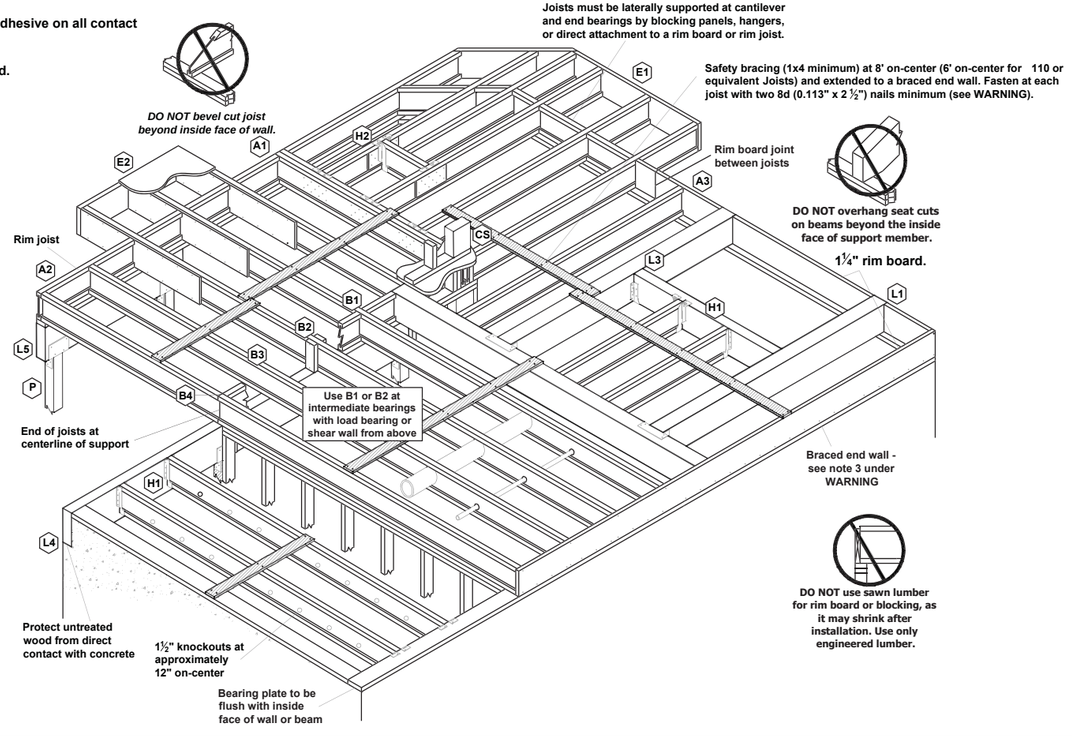
- Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
- Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.
- Nailing rows must be offset at least ½" and staggered.
- 14 ga. staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" into the joist or rim board is achieved.
- Maximum spacing of nails is 18" on-center for joists.

## FILLER and BACKER BLOCK SIZES

* SEE I-JOIST EQUIVALENCE CHART

| I-Joists | 110 EQ. * | | 210 EQ. * | | 230 or 360 EQ. * | | | 560 EQ. * | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Depth | 9½" or 11⅞" | 14" | 9½" or 11⅞" | 14" or 16" | 9½" or 11⅞" | 14" or 16" | 18" or 20" | 11⅞" | 14" or 16" | 18" or 20" |
| Filler Block (1) (Detail H2) | 2x6 | 2x8 | 2x6 + ⅜" sheathing | 2x8 + ⅜" sheathing | 2x6 + ½" sheathing | 2x8 + ½" sheathing | 2x12 + ½" sheathing | Two 2x6 | Two 2x8 | Two 2x12 |
| Cantilever Filler (Detail E4) | 2x6 4'-0" long | 2x10 6'-0" long | 2x6 + ⅜" sheathing 4'-0" long | 2x10 + ⅜" sheathing 6'-0" long | 2x6 + ½" sheathing 4'-0" long | 2x10 + ½" sheathing 6'-0" long | Not applicable | Not applicable | | |
| Backer Block (1) (Detail F1 or H2) | ⅝" or ¾" | | ¾" or ⅞" | | 1" Net | | | 2x6 | 2x8 | 2x12 |

*(1) If necessary, increase filler and backer block height for face mount hangers and maintain ⅛" gap at top of joist; see detail W. Filler and backer block lengths should accomodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).*



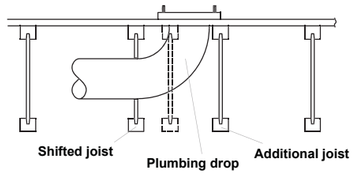

# INSTALLATION TIPS

**Subfloor adhesive will improve floor performance, but may not be required.**

**Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.**

**When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.**

**Additional joist at plumbing drop (see detail).**




## * I-JOIST EQUIVALENCY CHART

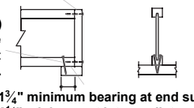
| Depth | EQUIVALENT IN SPAN AND SPACING Mftr & Series | Mftr & Series | Mftr & Series |
|---|---|---|---|
| 9 1/4" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| | TJI - 230 | BCI 6000 | EverEdge 20 |
| | | BCI 6500 | |
| 11 7/8" | TJI - 110 | BCI 4500 | |
| | TJI - 210 | BCI 5000 | |
| |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

## JOIST NAILING REQUIREMENTS at BEARING

**Joist to Bearing Plate**

1¼" rim board.

One 8d (0.113" x 2½") nail each side. Drive nails at an angle at least 1½" from end.

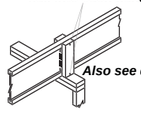


1¾" minimum bearing at end support; 3½" minimum at intermediate support

*Shear transfer: Connections equivalent to floor panel nailing schedule*

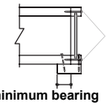
**Squash Blocks to Joist** *(Load bearing wall above)*

One 10d (0.128" x 3") nail into each flange



*Also see detail B2*

## Rim to Joist



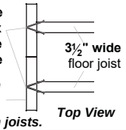
1¾" minimum bearing

1¼" rim board or 1¾" wide rim joist: One 10d (0.128" x 3") nail into each flange

2 1/16" - 2 5/16" wide rim joist: One 16d (0.135" x 3½") nail into each flange

3½" wide rim joist: Toe nail with 10d (0.128" x 3") nails, one each side of TJI® joist flange

3½" wide rim joist

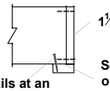



Top View

*Locate rim board joint between joists.*

## BEAM ATTACHMENT at BEARING

One 10d (0.128" x 3") nail each side of member at bearing, 1½" minimum from end



Drive nails at an angle to minimize splitting of plate

1¼" rim board.

See framing plan (if applicable) or iLevel® Framer's Pocket Guide for minimum end and intermediate bearing lengths.


NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 1/24/20

P-0961

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CLIENT: MATTAMY HOMES - RALEIGH

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

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

mattamyHOMES

PROJECT NO.: 20900102

DATE: 01/24/2020 | DRAWN BY: HDP

ENGINEERED JOIST DETAILS

**DTIJ**