PLANS FOR: Lot 108, Providence Creek

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

FRENCH COUNTRY

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.***
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.

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting PLLC
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355
DATE: 06/06/2022
DRAWN BY: CAR

TITLE SHEET

T1.0

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
03/03/2022	REVISED ROOM & PPO NAMES, MADE DOUBLE SINK STANDARD IN OWNER'S BATH, REMOVED BOLLARD/WALL AT WATER HEATER	ALL	VLT
06/26/2022	NOTED GARAGE DOOR GLAZING AS "PER COMMUNITY", DELETED COACH LIGHTS FROM ALL EXTERIOR ELEVATIONS, REMOVED BUMP OUT FROM ENHANCED SIDE ELEVATIONS; ADDED STONE WAINSCOTING AND TRIM/GRILLS TO ALL WINDOWS ON ESE, REMOVED WH BOLLARD, SWAPPED KITCHEN CABINET AND FRIDGE LOCATIONS TO MATCH SIG. KITCHEN LAYOUT, RENAMED DROP ZONE TO LOCKER AND REVISED DETAIL, MADE POCKET DOOR TO BED STANDARD WITH BATH 3, CHANGED REAR COLUMNS TO BE 6x6 POSTS ON RALEIGH SCREEN PORCH, DELETED BED 3 CHASE AND WIDENED CLOSET, MADE SHOWER STANDARD FOR OWNERS BATH, REMOVED ALL OUTLETS OTHER THAN HALF-HOTS, GFIs, WPGFIs, & 220V, REWORKED KITCHEN LED LOCATIONS, ADDED 3-WAY SWITCH AT BASE OF STAIRS AND 4-WAY SWITCH AT TOP, RELOCATED PDS LOCATION	ALL	CAR

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY

JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355

DATE: 06/06/2022

DRAWN BY: CAR

REVISION LOG

T1.1

ROOF CONSTRUCTION

ROOF VENTILATION

FRAME WALL CONSTRUCTION (2"x4") - SIDING

FRAME WALL CONSTRUCTION (2"x4") - STONE

DRAINAGE

GROUND FLOOR SLAB ON GRADE

EXPOSED FLOOR TO EXTERIOR

INTERIOR STAIRS: SITE BUILT

FOR WINDER STAIRS

HAND RAIL

WALLS BACKING ONTO ATTIC

WALL & CEILING BETWEEN GARAGE & LIVING SPACE

CLOTHES DRYER VENT

ATTIC ACCESS

OR

FIREPLACE CHIMNEYS

MECHANICAL VENTILATION

CABINET BLOCKING

STUD WALL REINF. FOR HANDICAP BATHROOM

RANGE HOOD VENT

SLAB ON GRADE PORCH

SUBFLOOR & FLOOR TRUSSES

EXPOSED BUILDING FACE

STEMWALL FOUNDATION & FOOTING

TWO STORY VOLUME SPACES

WOOD FRAME & CONCRETE BLOCK CONSTRUCTION NOTES:

CHEMICAL SOIL TREATMENT

WINDOWS:

GENERAL

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355

DATE: 06/06/2022

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.

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919 480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355
DATE: 06/06/2022
DRAWN BY: CAR

GENERAL NOTES

GN1.1

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

FRONT ELEVATION - FRENCH COUNTRY

ATTIC AREA VENTILATION CALCULATIONS								
SQ FT.	1653	\300 =	5.51	SQ. FT. NET FREE AREA REQUIRED				
Ridge vent:	15.83	L.F. x 18 sq. in. per linear foot =		1.98	sq. ft provided			
Soffit Vent:	117.00	L.F.x 7.53 sq. in. per linear foot =		6.12	sq. ft. provided			
Total Net Free Area Provided =		8.10	sq. ft. provided					

REAR SIDE ELEVATION - FRENCH COUNTRY

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: **22901355**

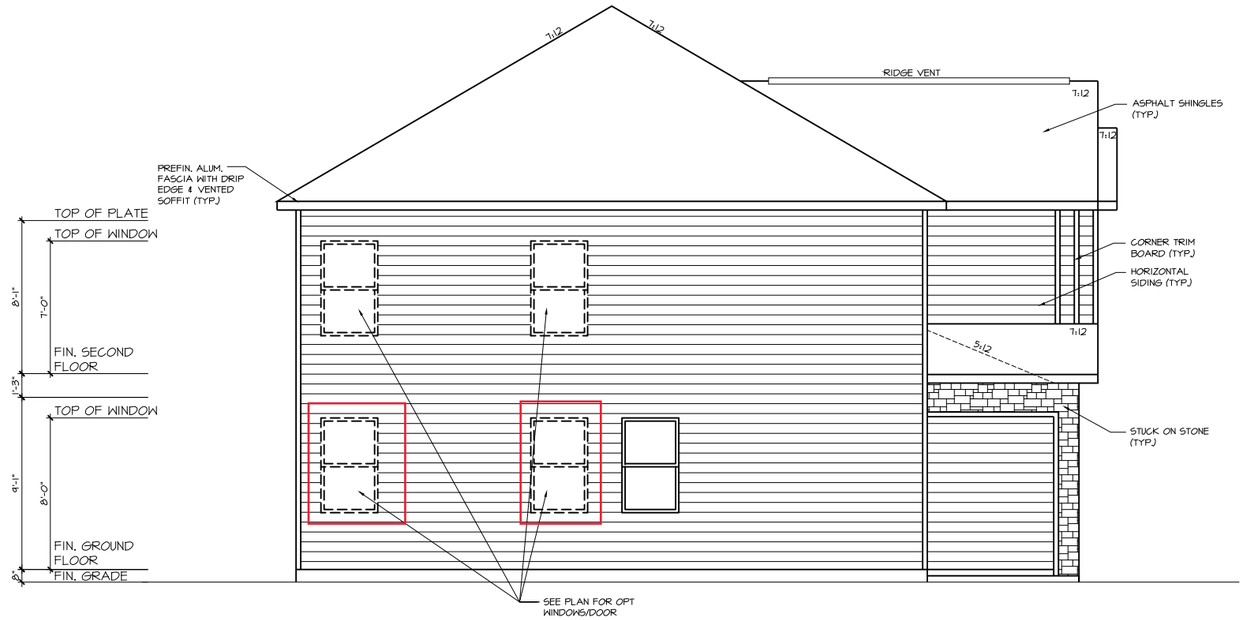
DATE: **06/06/2022**

DRAWN BY: **CAR**

EXTERIOR ELEVATIONS

0.10

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



LEFT SIDE ELEVATION - FRENCH COUNTRY

RIGHT SIDE ELEVATION - FRENCH COUNTRY

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: **22901355**

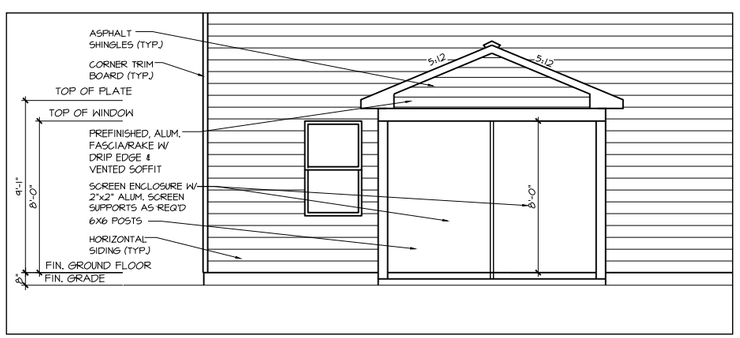
DATE: **06/06/2022**

DRAWN BY: **CAR**

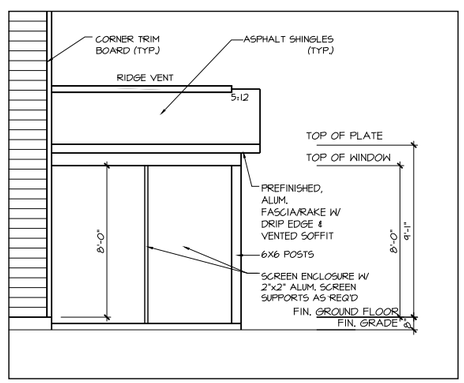
EXTERIOR ELEVATIONS

0.11

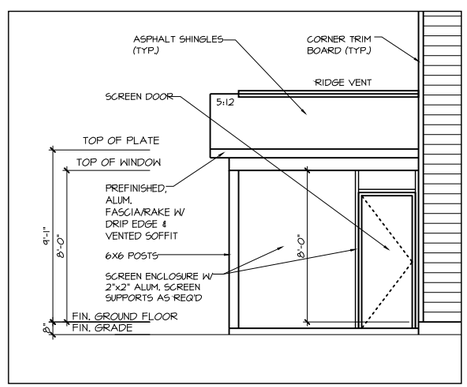
USE CORROSION-RESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS



SCREENED PORCH PPO - REAR ELEVATION



SCREENED PORCH PPO - RIGHT ELEVATION



SCREENED PORCH PPO - LEFT ELEVATION

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

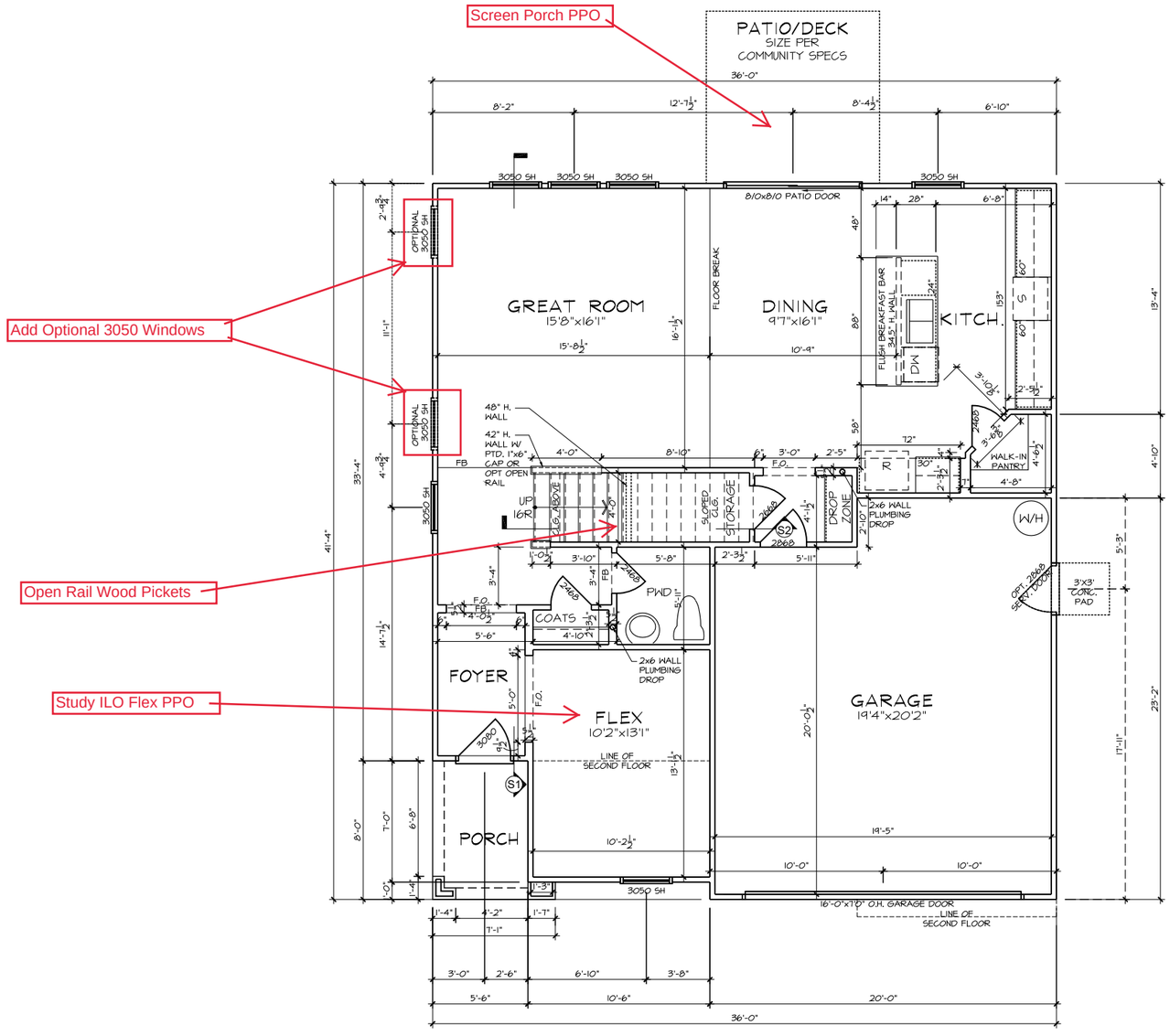
PROJECT NO.: 22901355

DATE: 06/06/2022

DRAWN BY: CAR

EXTERIOR ELEVATIONS

0.12



GROUND FLOOR PLAN - FRENCH COUNTRY

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

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY

JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

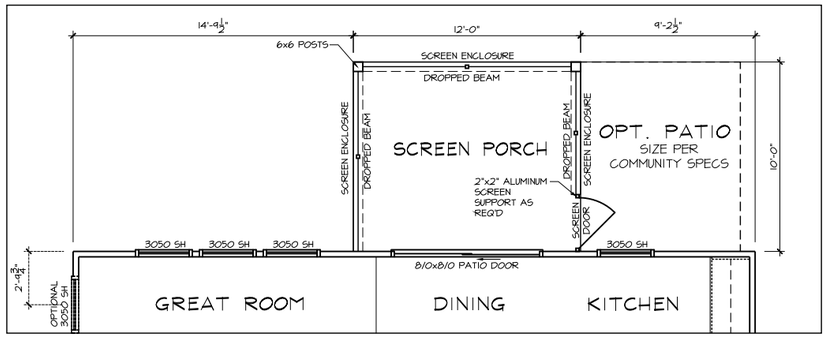
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: 22901355

DATE: 06/06/2022
DRAWN BY: CAR

FIRST FLOOR PLAN

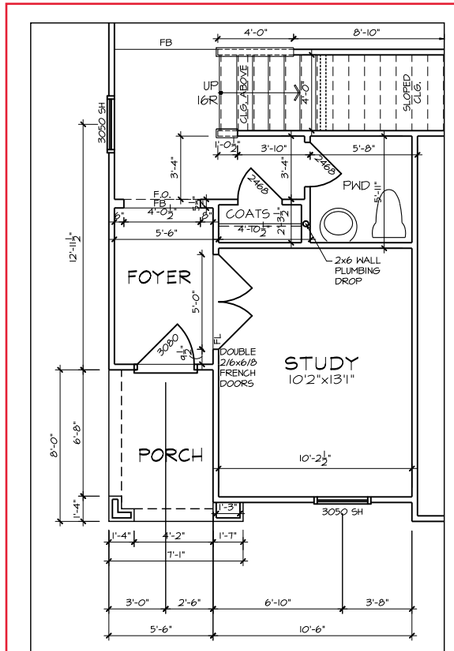
1.0



PPO - GROUND FLOOR PLAN
SCREEN PORCH (RALEIGH)

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



PPO - GROUND FLOOR PLAN
STUDY I.L.O. FLEX
FRENCH COUNTRY

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

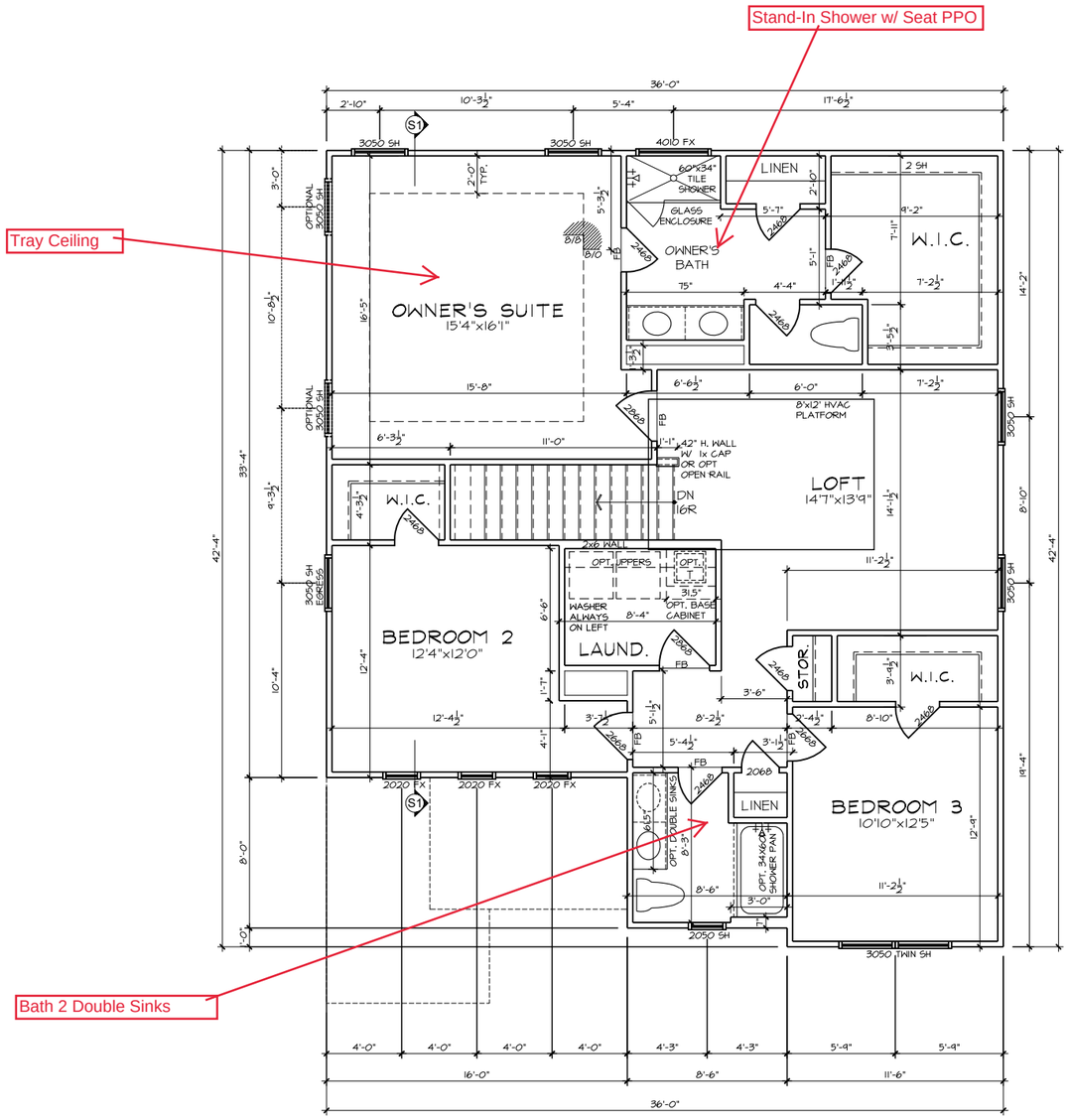
PROJECT NO.: 22901355
DATE: 06/06/2022
DRAWN BY: CAR

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



SECOND FLOOR PLAN - FRENCH COUNTRY

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

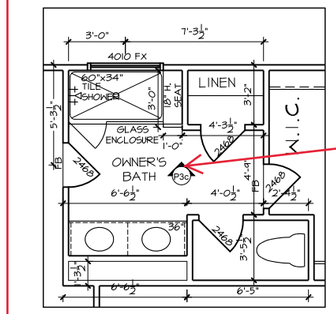
JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355
DATE: 08/31/2022
DRAWN BY: CAR

SECOND FLOOR PLAN

2.0



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

Owner's Shower w/ Tile Surround, Tile Walls, Tile Shower Floor, Bath Tile Surround

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

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

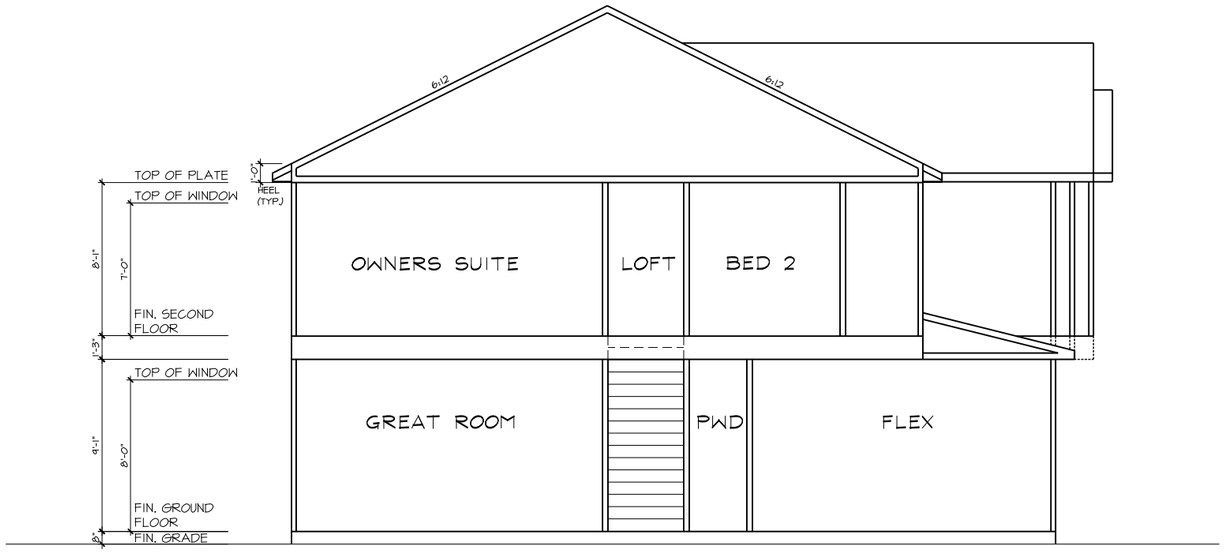
JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

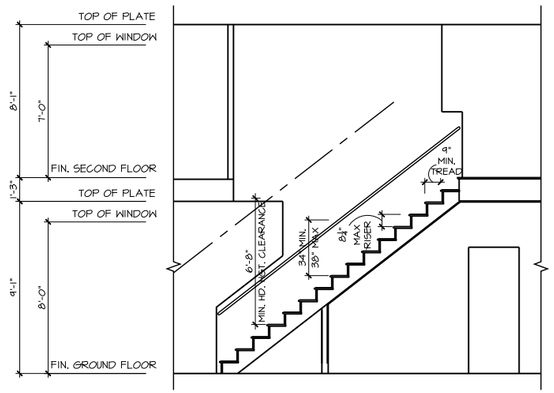
CLIENT: MATTAMY HOMES
PROJECT: REDWOOD - RH
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: 22901355
DATE: 06/06/2022
DRAWN BY: CAR

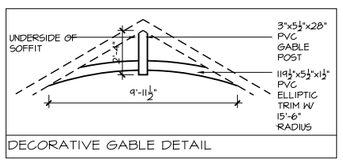
SECOND FLOOR OPTIONS
FLOOR PLANS

2.1

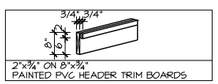




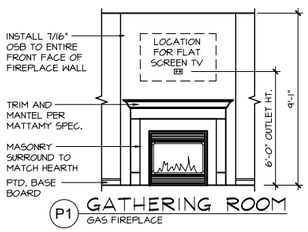
S2 STAIR SECTION



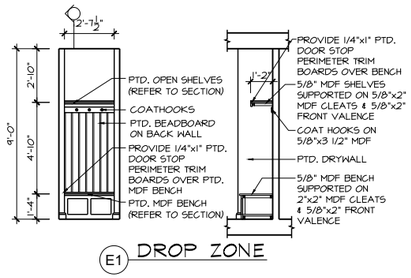
DECORATIVE GABLE DETAIL



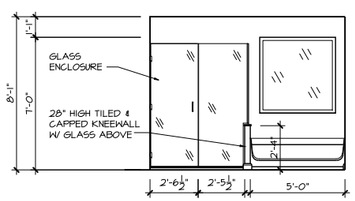
2"x¾" ON 8"x¾" PAINTED PVC HEADER TRIM BOARDS



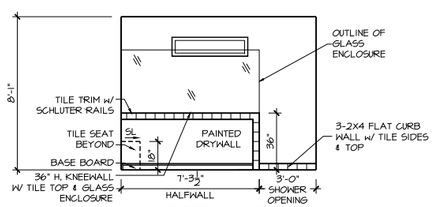
P1 GATHERING ROOM
GAS FIREPLACE



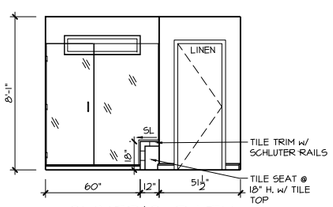
E1 DROP ZONE



P3a BATH OASIS
GLASS SHOWER ENCLOSURE



P3b SUPER SHOWER
GLASS SHOWER ENCLOSURE



P3c OWNER'S BATH
SHOWER W/ SEAT

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 'D' JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355

DATE: 06/06/2022
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
08/16/2022	REDWOOD	UPDATED STR BACKGROUNDS FROM ARCHITECTURAL CHANGES. REMOVED REAR 3X3 CONCRETE PADS. ADDED FLOOR TRUSS INFO AS	VLT
		OPTIONAL. REMOVED ENHANCED SIDE ELEVATION WHERE IT NO LONGER APPLIES	

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
DESIGN - ENGINEERING - ENERGY
8600 'D' JERSEY COURT
RALEIGH, NC 27617
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 22901355

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
8/31/22

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC: 8600 'D' JERSEY CT. RALEIGH, NC 27617 919 480 1075
INFO@JDSCONSULTING.NET: WWW.JDSCONSULTING.NET

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.: 22901355
DATE: 08/16/2022
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 R301.5	**LIVE LOAD (PSF)**
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

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

ABBREVIATIONS

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

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 8/31/22

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355

DATE: 08/16/2022
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.

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
8/31/22

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919 480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

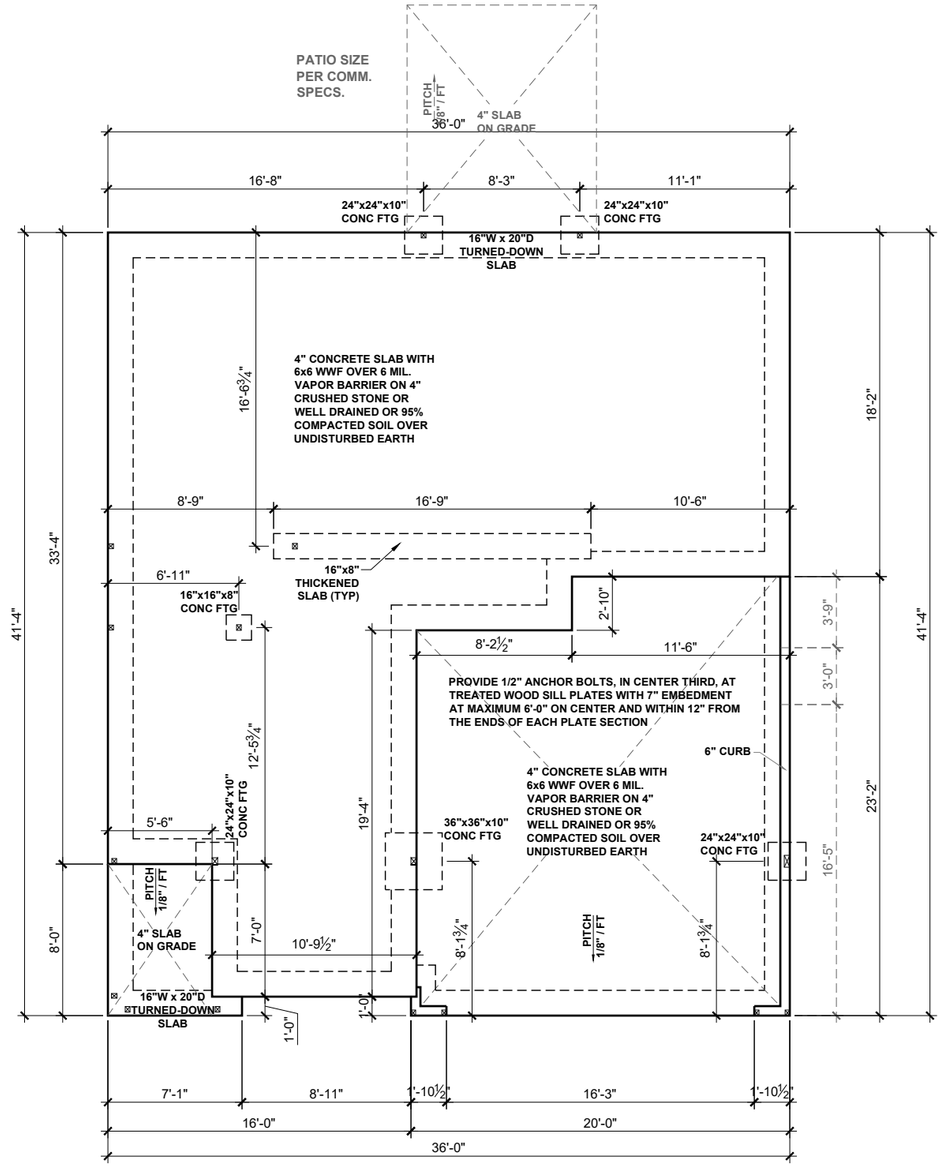
PROJECT NO.: 22901355

DATE: 08/16/2022
DRAWN BY: CAR

GENERAL NOTES

SN1.2

ENHANCED SIDE ELEVATION DOES NOT AFFECT FOUNDATION PLAN



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

SLAB FOUNDATION PLAN - FRENCH COUNTRY

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
8/31/22

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919 480 1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355
DATE: 08/16/2022
DRAWN BY: CAR

SLAB FOUNDATION PLAN

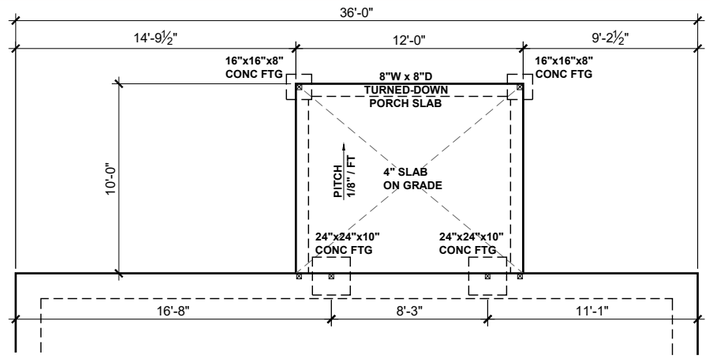
S.10

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



MAT RALEIGH - SCREENED PATIO

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

SLAB FOUNDATION OPTIONS - FRENCH COUNTRY

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
8/31/22

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919 480 1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

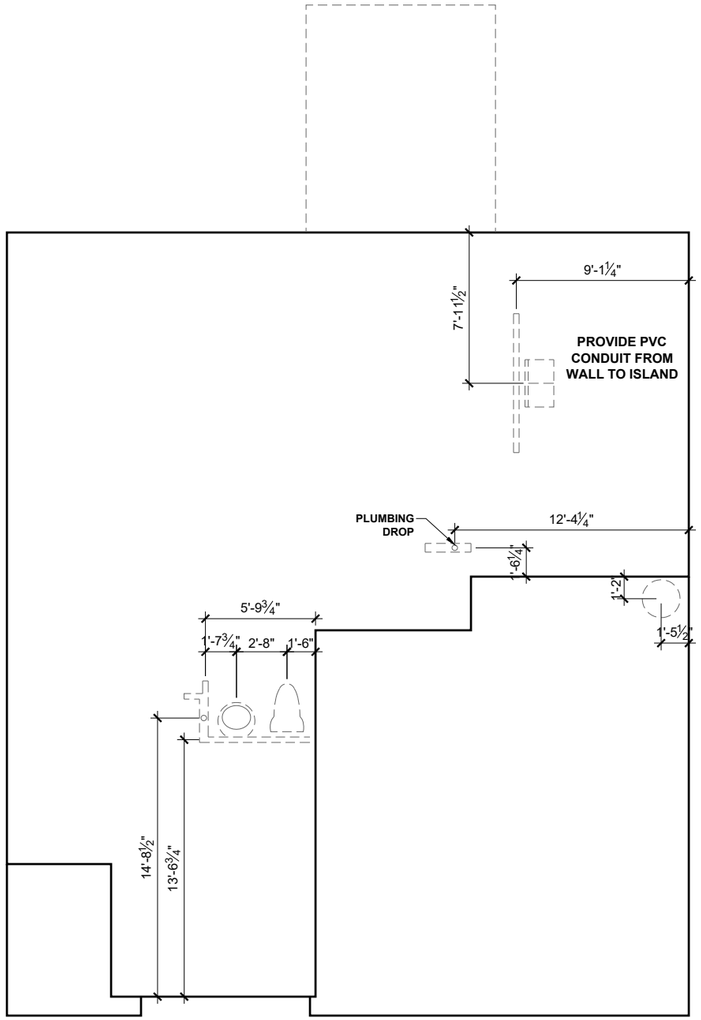
mattamyHOMES

PROJECT NO.: 22901355

DATE: 08/16/2022
DRAWN BY: CAR

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.

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 8/31/22

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 9194861075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

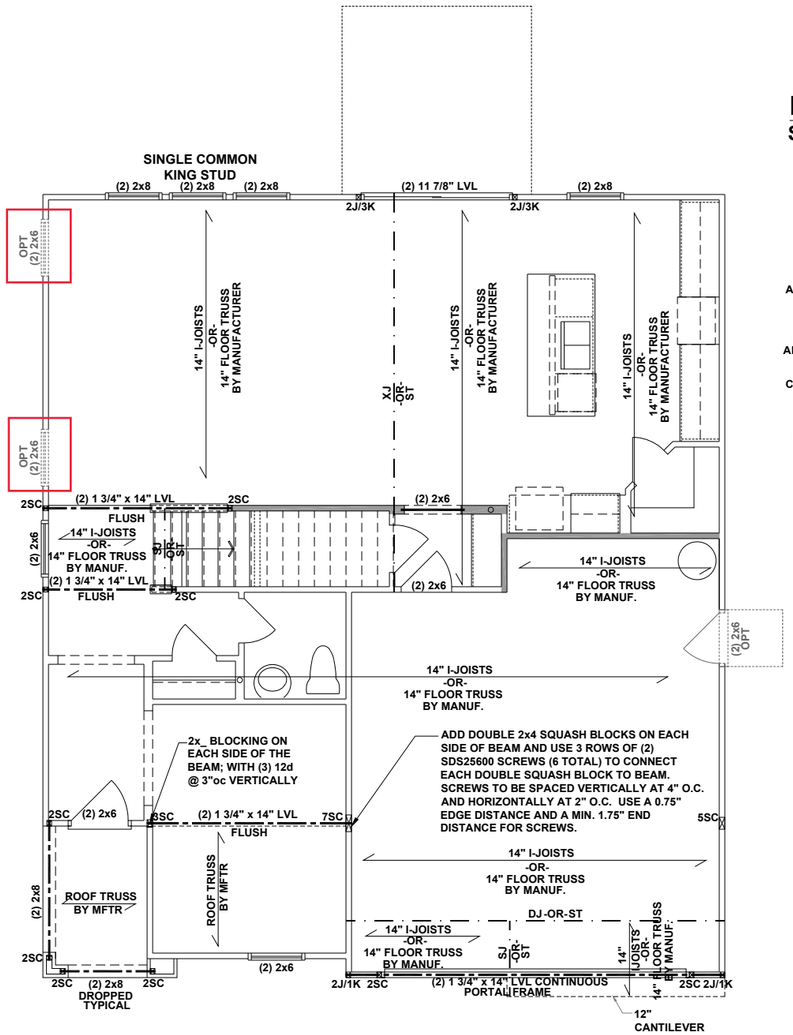
mattamyHOMES

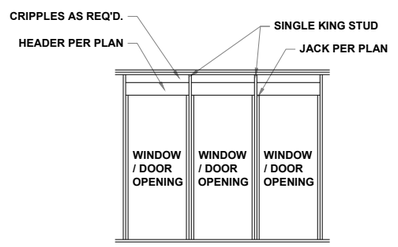
PROJECT NO.: 22901355

DATE: 08/16/2022
DRAWN BY: CAR

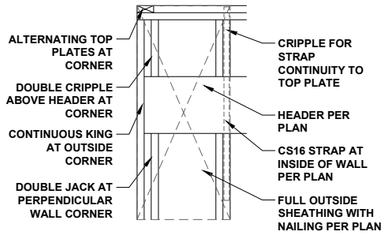
PLAN OPTIONS
SLAB FOUNDATION PLANS

S.12





MULTI HEADER DETAIL
SINGLE COMMON KING STUD NTS



PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL
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.

FLOOR TRUSSES TO BE DESIGN FOR A 24"oc SPACING; PROVIDE EOR THE LAYOUT AND THE SEALED TRUSS PROFILES FOR REVIEW PRIOR TO MANUFACTURING TRUSSES

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 8/31/22

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC 8600 'D' JERSEY CT. RALEIGH, NC 27617 919 480 1075
INFO@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

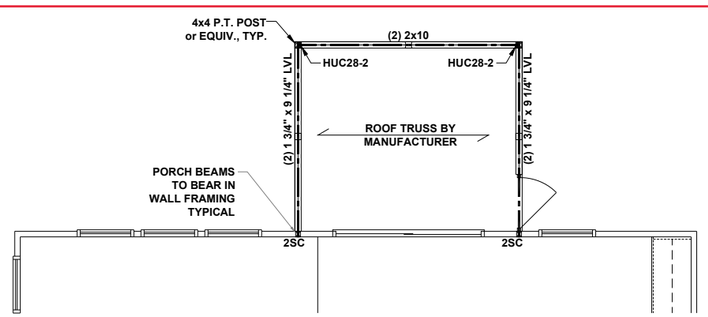
CLIENT: MATTAMY HOMES
PROJECT: REDWOOD - RH
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: 22901355
DATE: 08/16/2022
DRAWN BY: CAR

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 - FRENCH COUNTRY

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
8/31/22

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC: 8600 D JERSEY CT. RALEIGH, NC 27617 9194801075
INFO@JDSCONSULTING.NET: WWW.JDSCONSULTING.NET

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

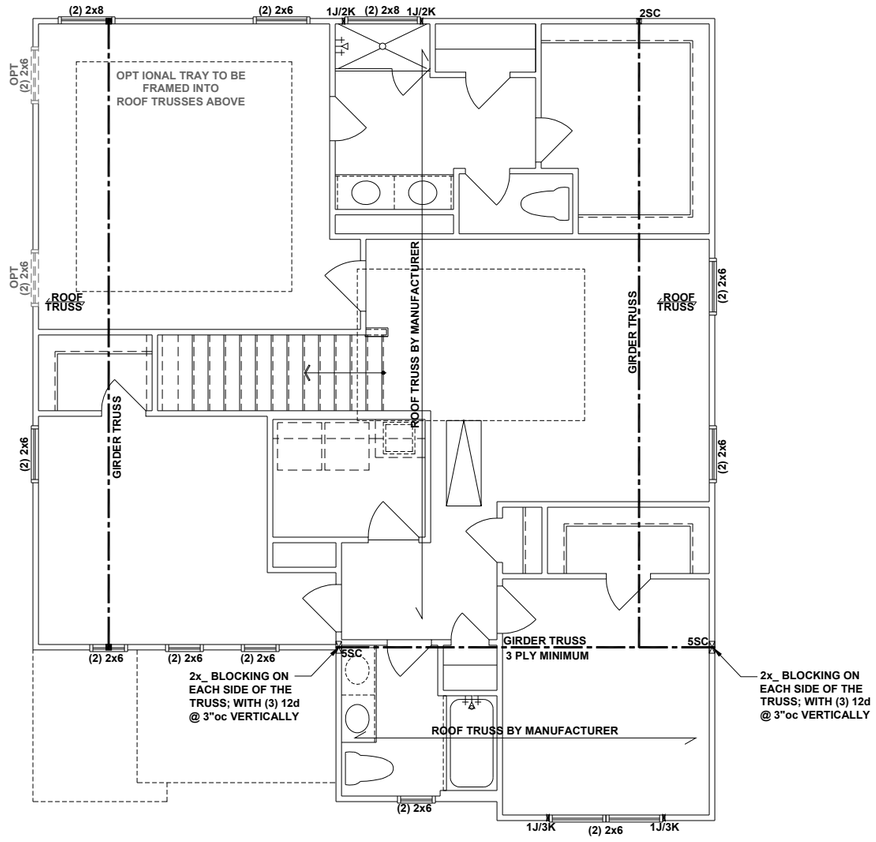
mattamyHOMES

PROJECT NO.: 22901355

DATE: 08/16/2022
DRAWN BY: CAR

FIRST FLOOR OPTIONS
CEILING FRAMING PLANS

S1.1



SECOND FLOOR CEILING FRAMING PLAN - FRENCH COUNTRY

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).

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.

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
8/31/22

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919 480 1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901355

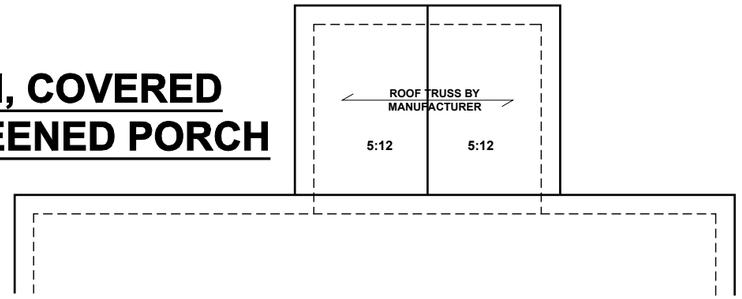
DATE: 08/16/2022
DRAWN BY: CAR

SECOND FLOOR CEILING FRAMING PLAN

S2.0

SUNROOM, COVERED AND SCREENED PORCH

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



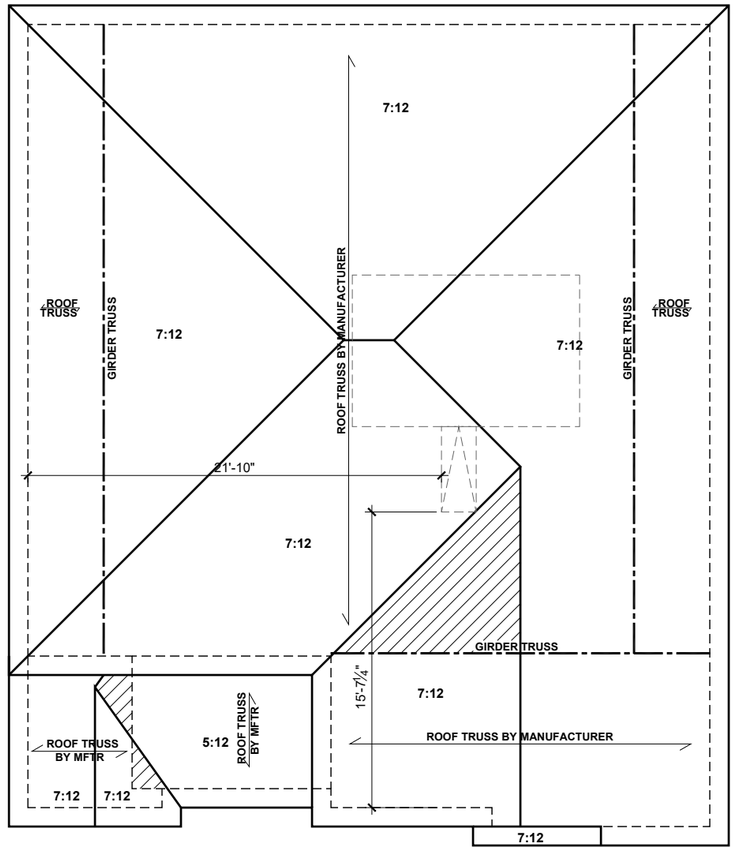
ATTIC VENTILATION

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

ENHANCED SIDE ELEVATION DOES NOT AFFECT ROOF FRAMING PLAN



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.

1653 SQUARE FEET OF TOTAL ATTIC / 150 =

11.02 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
	OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE

ROOF FRAMING PLAN - FRENCH COUNTRY

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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 8/31/22

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 8600 D JERSEY CT. RALEIGH, NC 27617 919 480 1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

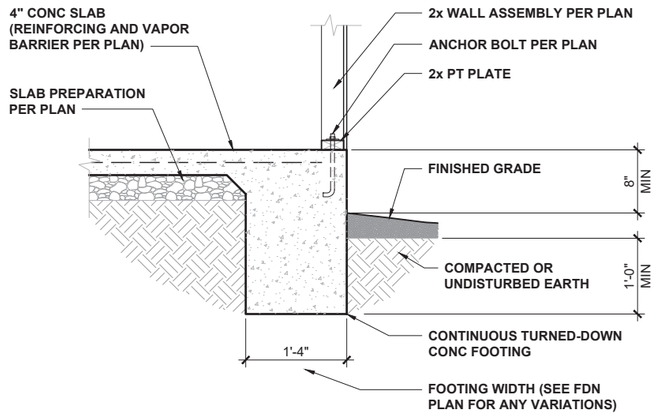
mattamyHOMES

PROJECT NO.: 22901355

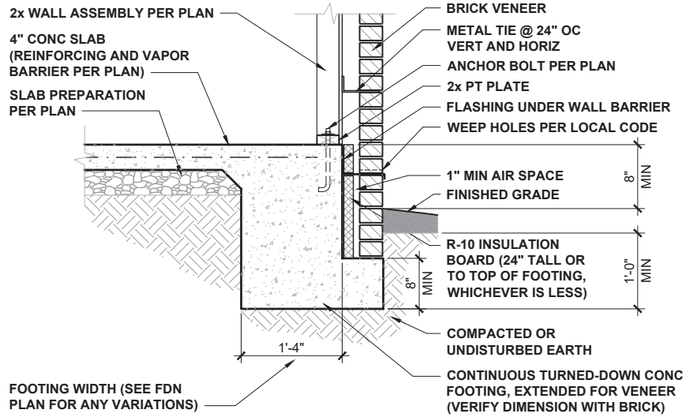
DATE: 08/16/2022
DRAWN BY: CAR

ROOF FRAMING PLAN

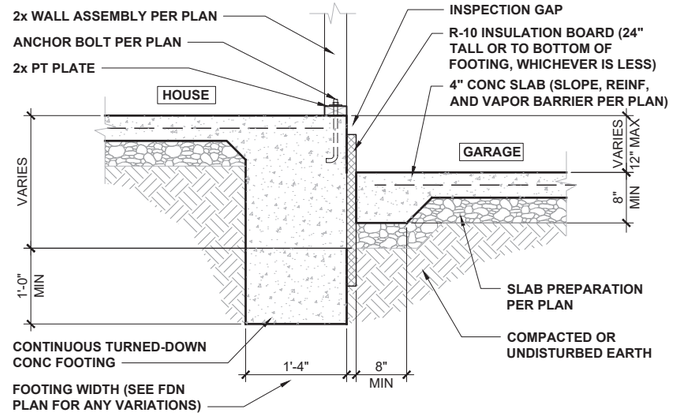
S7.0



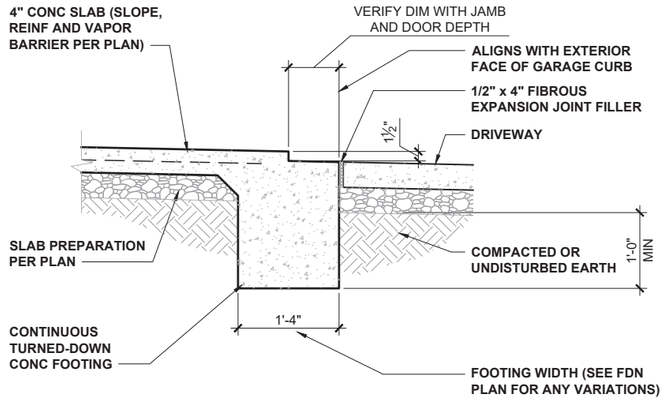
TURNED-DOWN CONC SLAB FOOTING | 1/2" = 1'-0" | 1



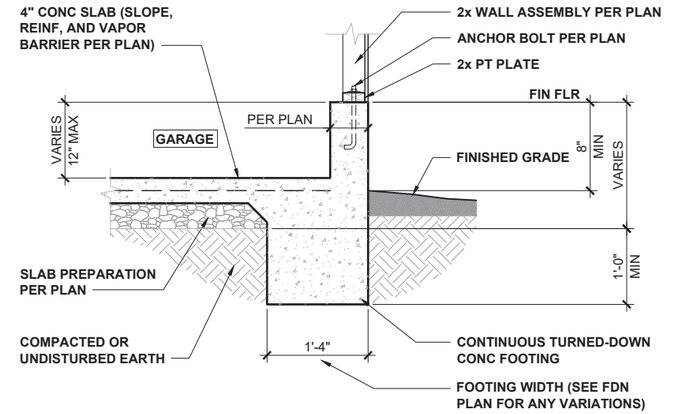
TURNED-DOWN FOOTING w/ BRICK | 1/2" = 1'-0" | 2



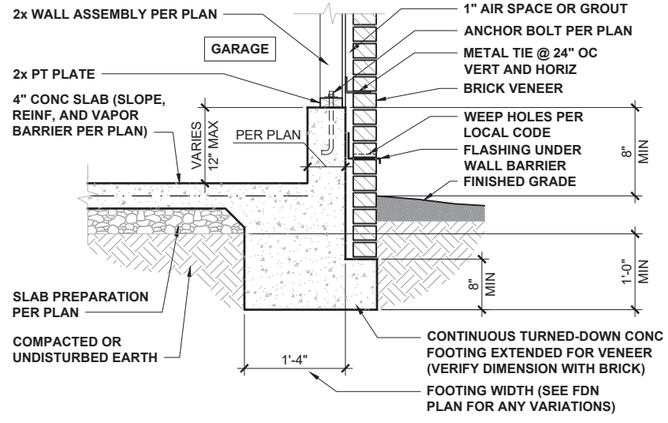
HOUSE / GARAGE FOOTING | 1/2" = 1'-0" | 3



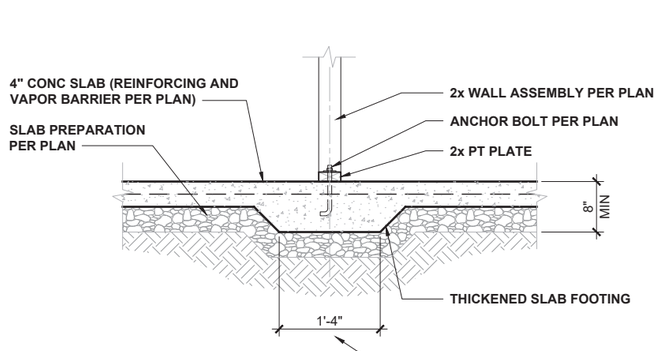
GARAGE DOORWAY FOOTING | 1/2" = 1'-0" | 4



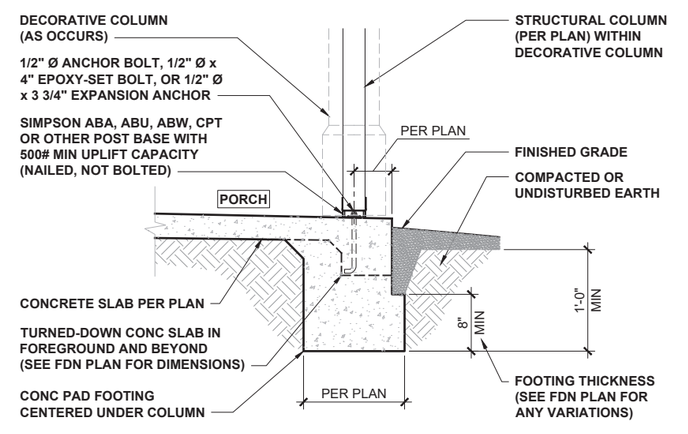
GARAGE FOUNDATION | 1/2" = 1'-0" | 5



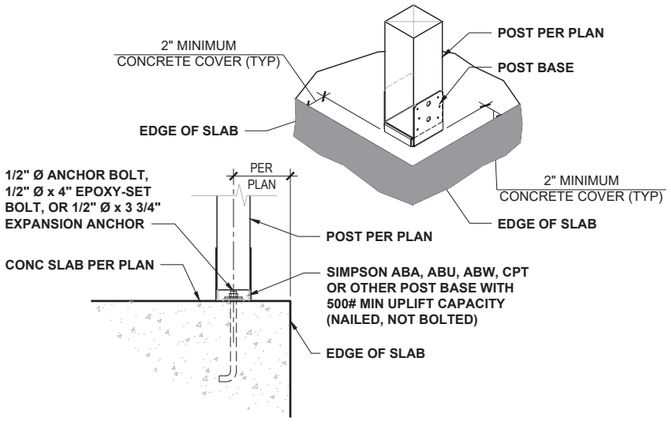
GARAGE FOUNDATION WITH BRICK | 1/2" = 1'-0" | 6



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



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



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

NORTH CAROLINA PROFESSIONAL SEAL 045403 4/28/22 ENGINEER CHARLES E. TEAL

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 JD JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

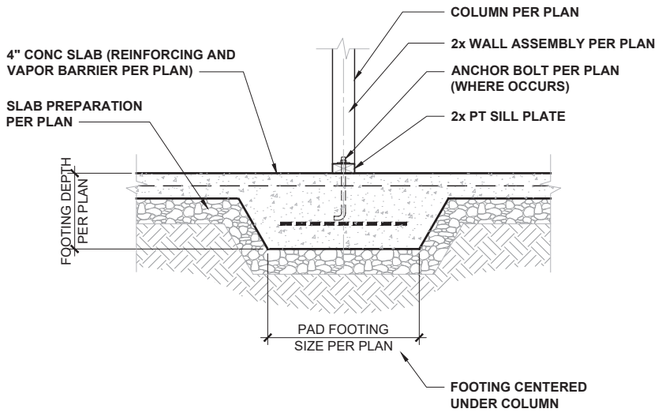
PROJECT NO.: 22901049

DATE: 04/28/2022

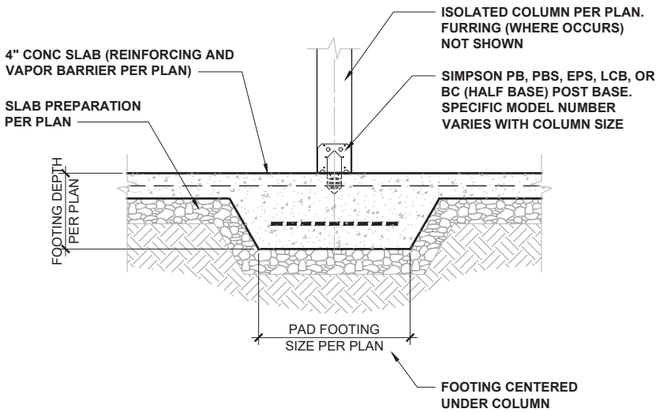
DRAWN BY: CAR

TURNED-DOWN SLAB FOUNDATION DETAILS

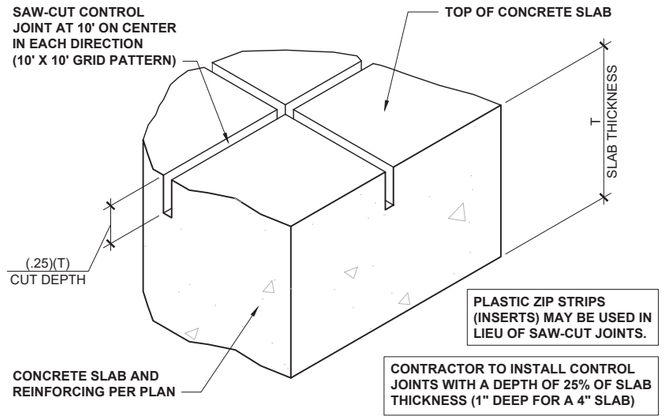
DTSL1



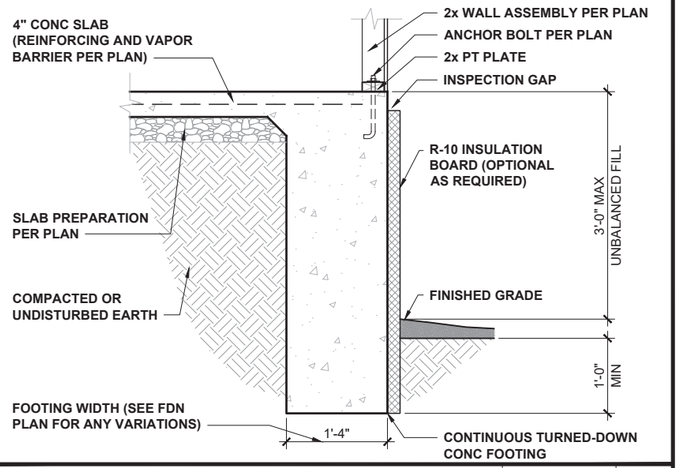
INT POINT-LOAD FOOTING SECTION | 1/2" = 1'-0" | 1



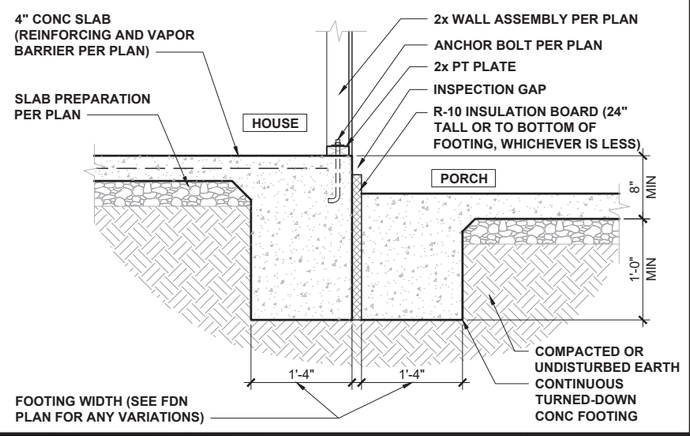
ISOLATED COLUMN FOOTING | 1/2" = 1'-0" | 2



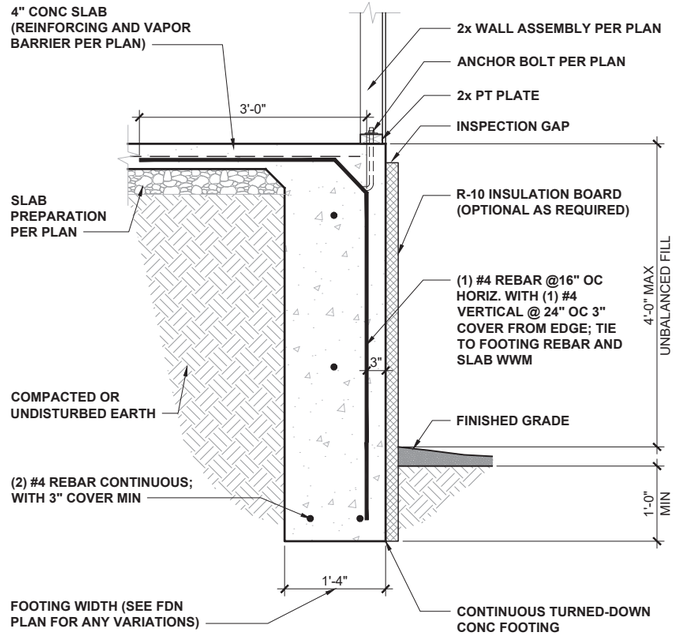
CONCRETE SLAB CONTROL JOINTS | 3" = 1'-0" | 3



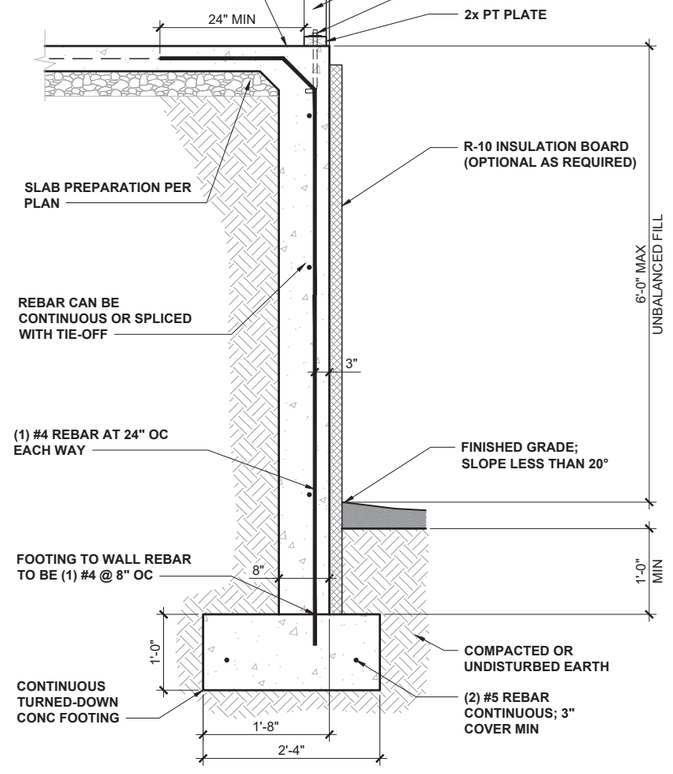
3' EXTENDED TURNED DOWN FOOTING | 1/2" = 1'-0" | 4



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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 4/28/22

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

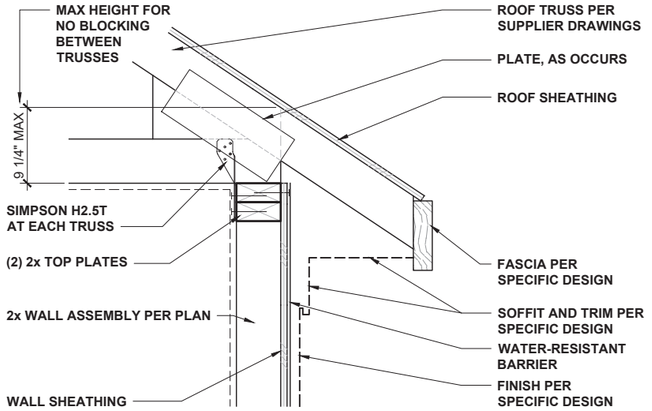
PROJECT NO.: 22901049

DATE: 04/28/2022

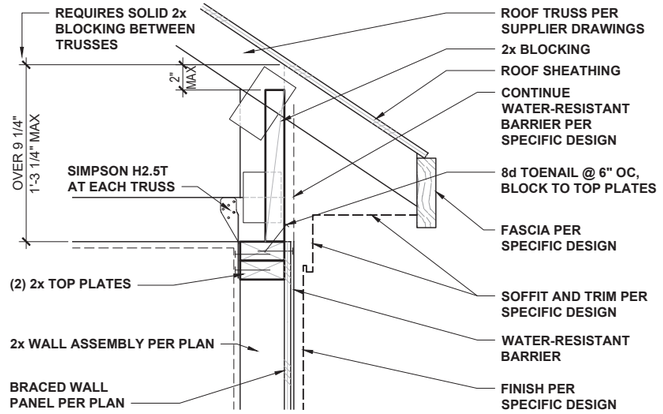
DRAWN BY: CAR

TURNED-DOWN SLAB FOUNDATION DETAILS

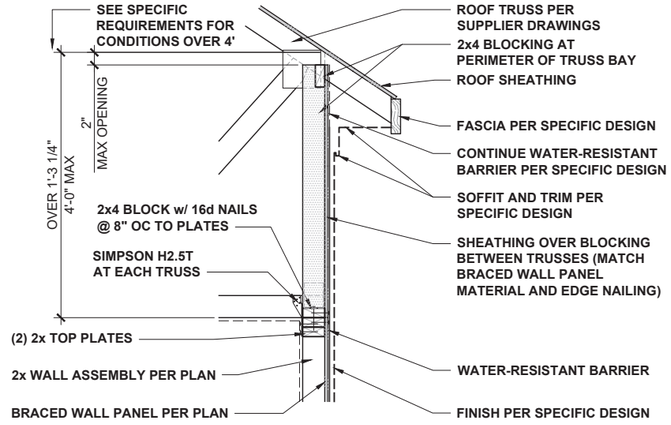
DTSL2



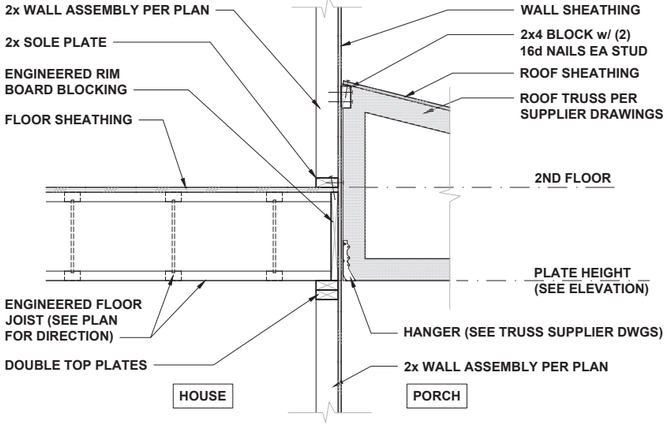
LOW-HEEL TRUSS AT WALL | 1" = 1'-0" | 1



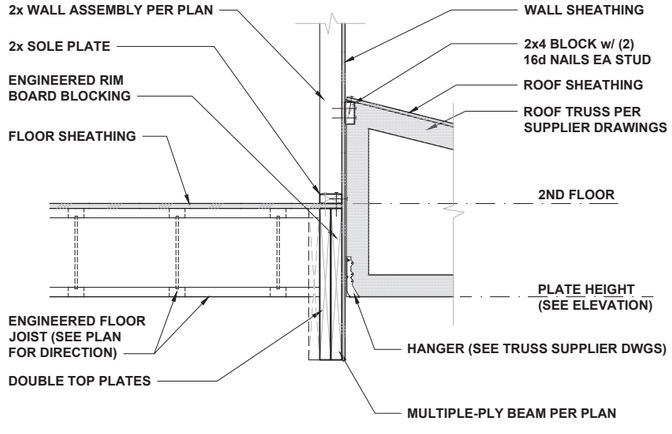
TYPICAL TRUSS AT BRACED WALL | 1" = 1'-0" | 2



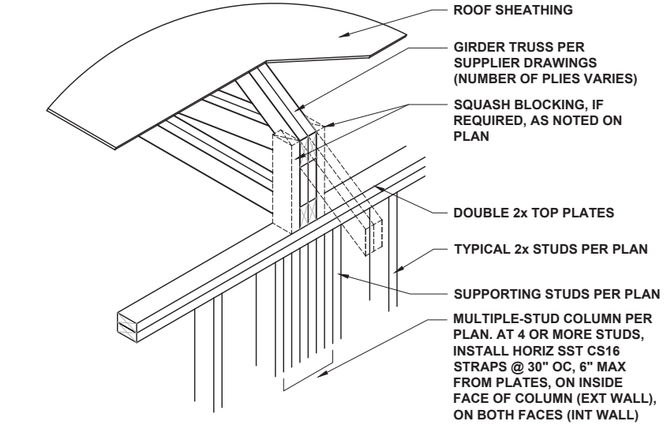
HIGH-HEEL TRUSS AT BRACED WALL | 1/2" = 1'-0" | 3



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

GIRDER TRUSS AT WALL | 1/2" = 1'-0" | 9

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 4/28/22

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 TJ JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

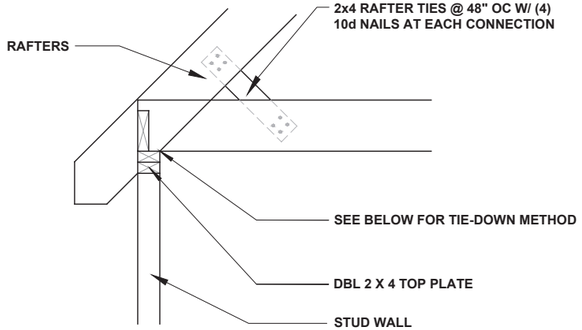
PROJECT NO.: 22901049

DATE: 04/28/2022

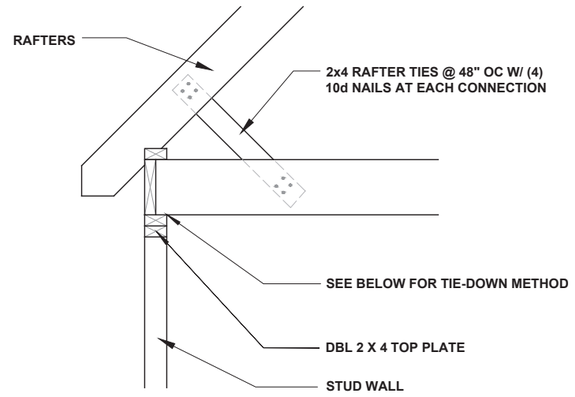
DRAWN BY: CAR

ROOF TRUSS FRAMING DETAILS

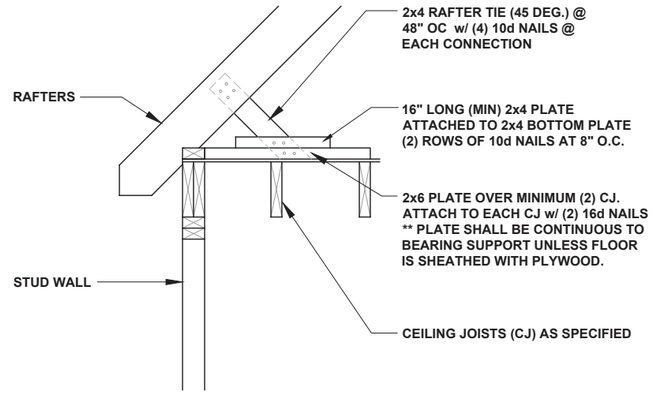
DTRT



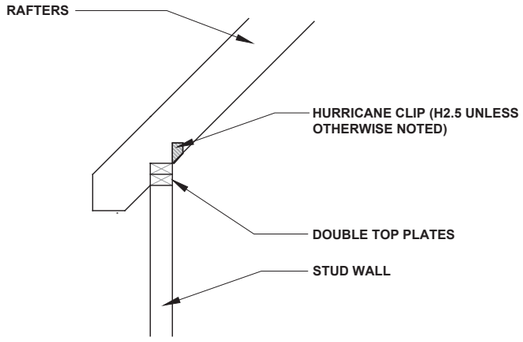
RAFTER TIE 1/2" = 1'-0" **1**



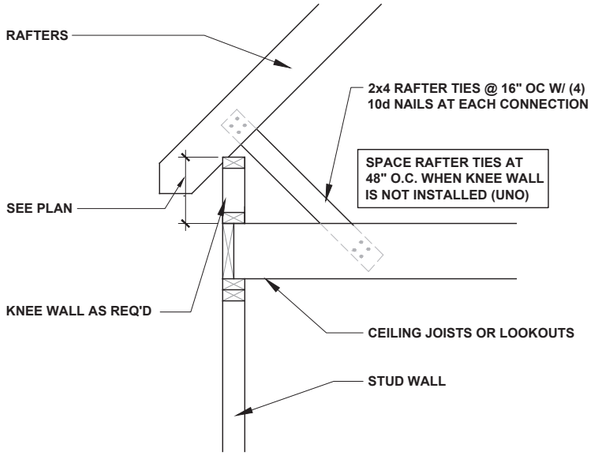
RAFTER TIE 1/2" = 1'-0" **2**



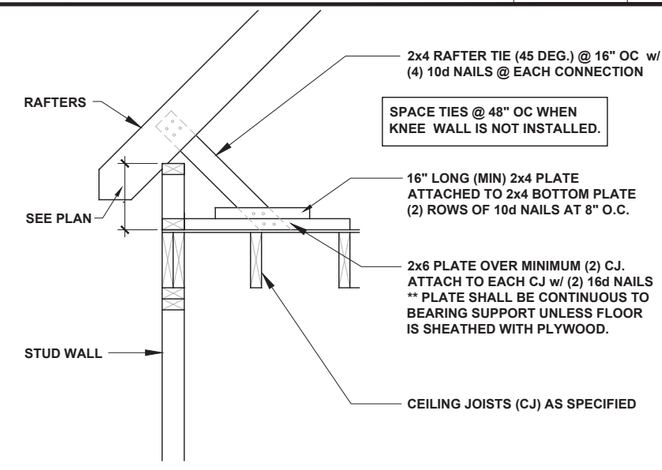
RAFTER TIE 1/2" = 1'-0" **3**



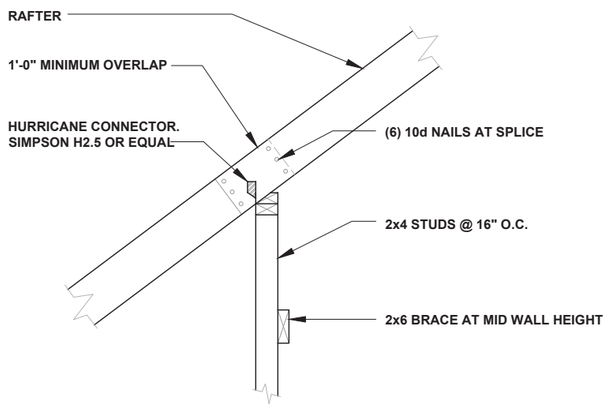
RAFTER-TO-PLATES CONNECTION 1/2" = 1'-0" **4**



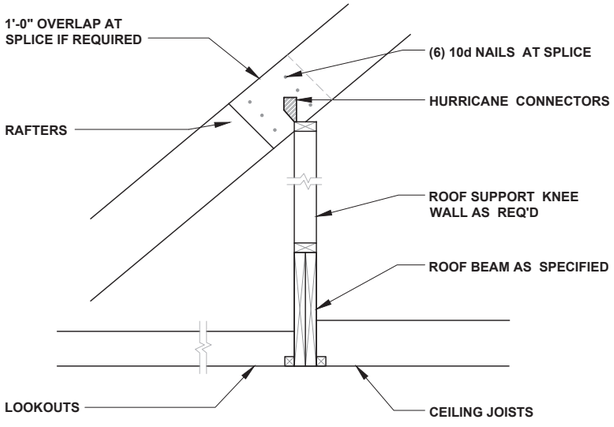
RAFTER AT KNEE WALL 1/2" = 1'-0" **5**



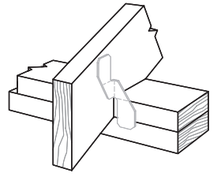
RAFTER AT KNEE WALL 1/2" = 1'-0" **6**



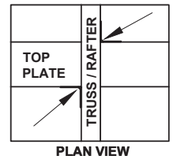
RAFTER SPLICE AT BEARING WALL 1/2" = 1'-0" **7**



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 4/28/22

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

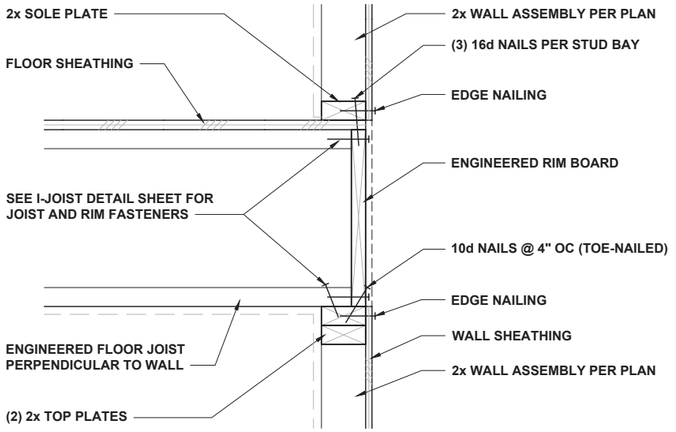
mattamyHOMES

PROJECT NO.: 22901049

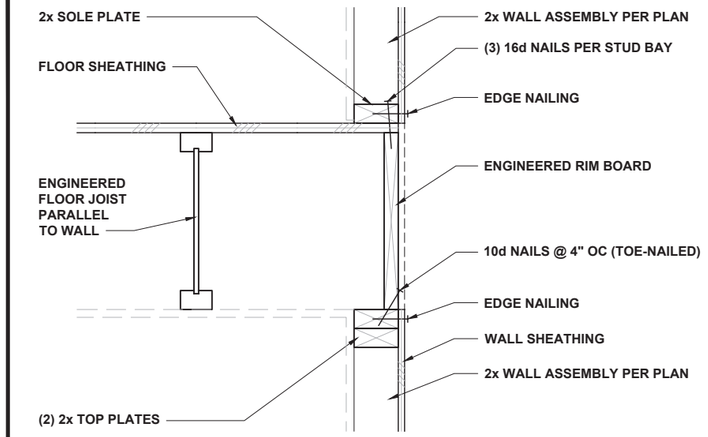
DATE: 04/28/2022 DRAWN BY: CAR

CONVENTIONAL FRAMING DETAILS

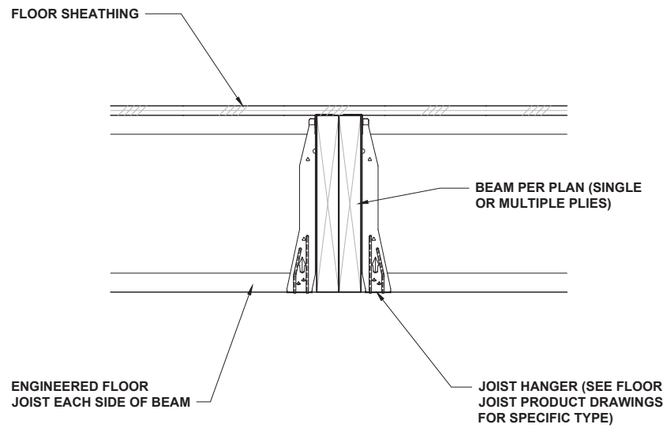
DTRR



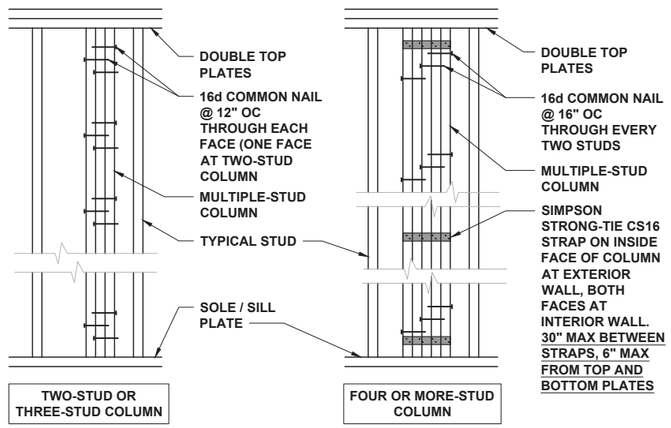
FLOOR JOISTS PERP TO WALL | 1" = 1'-0" | 1



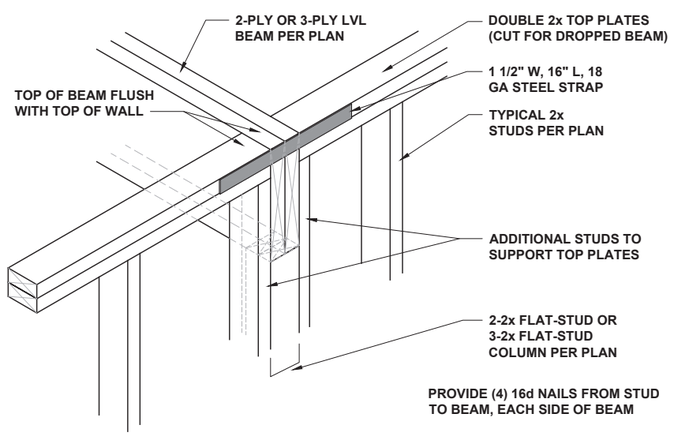
FLOOR JOISTS PARALLEL TO WALL | 1" = 1'-0" | 2



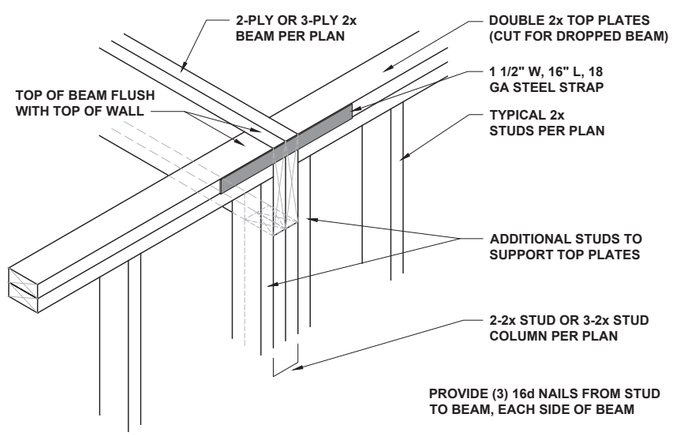
FLOOR JOISTS AT FLUSH BEAM | 3/4" = 1'-0" | 3



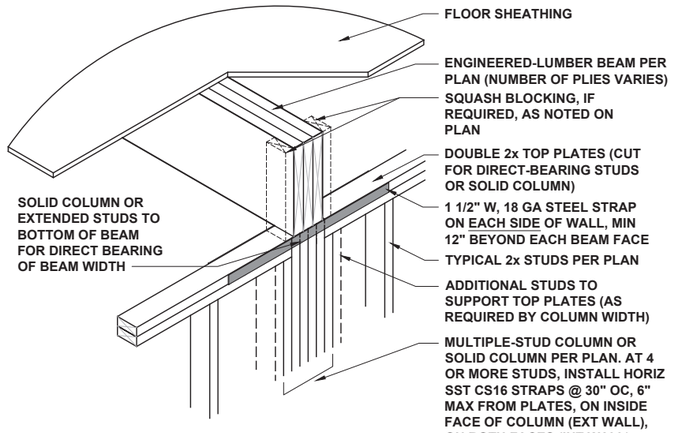
MULTIPLE-STUD COLUMN FASTENING | 1/2" = 1'-0" | 4



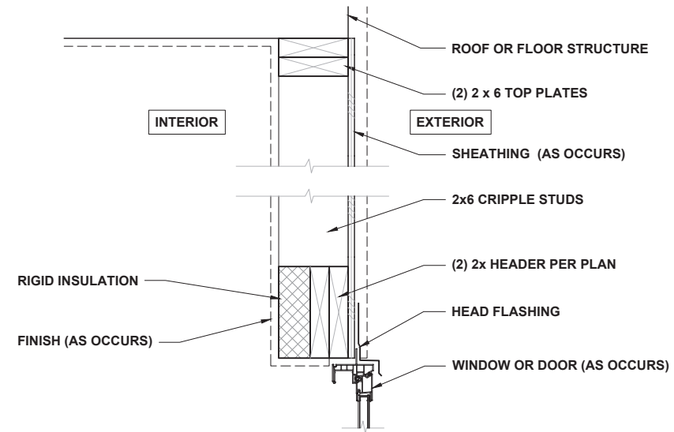
DROPPED LVL BEAM AT WALL | 3/4" = 1'-0" | 7



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



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



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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045403 4/28/22 CHARLES E. TEAL

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 TY JERSEY CT, RALEIGH, NC 27617 919-480-1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

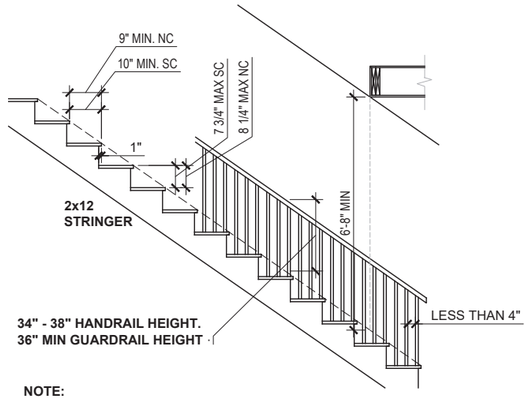
PROJECT NO.: 22901049

DATE: 04/28/2022

DRAWN BY: CAR

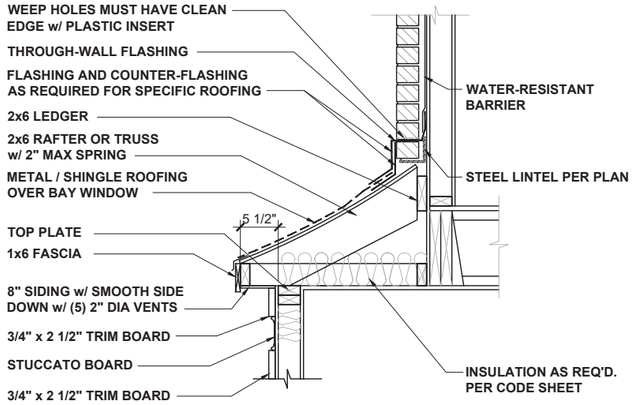
MISCELLANEOUS FRAMING DETAILS

MISC1

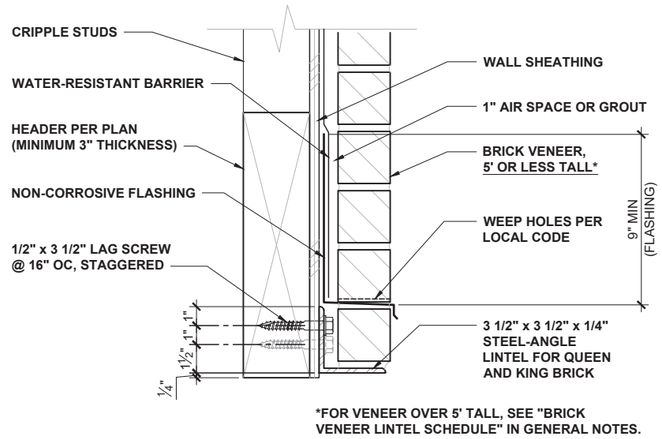


NOTE:
EACH TREAD AND RISER MUST BE UNIFORM,
WITH NO MORE THAN 3/8" MAXIMUM VARIATION.

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

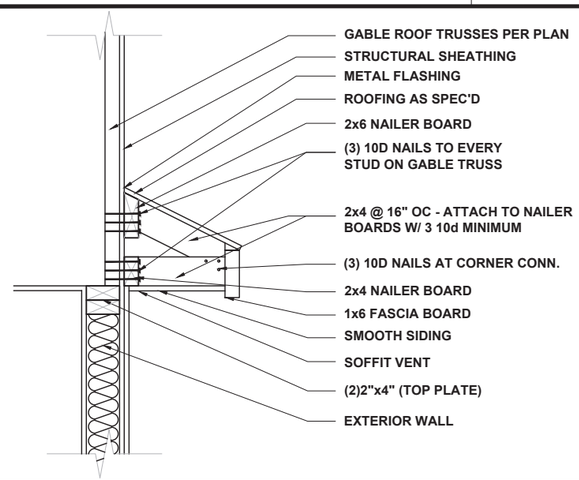


BAY ROOF | 1/2" = 1'-0" | 2

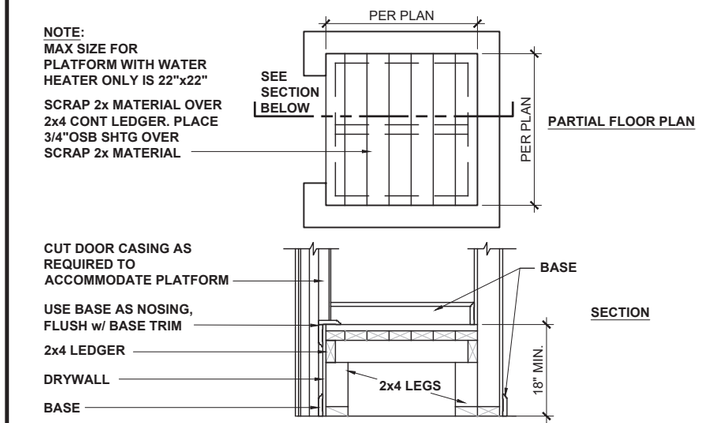


*FOR VENEER OVER 5' TALL, SEE "BRICK VENEER LINTEL SCHEDULE" IN GENERAL NOTES.

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

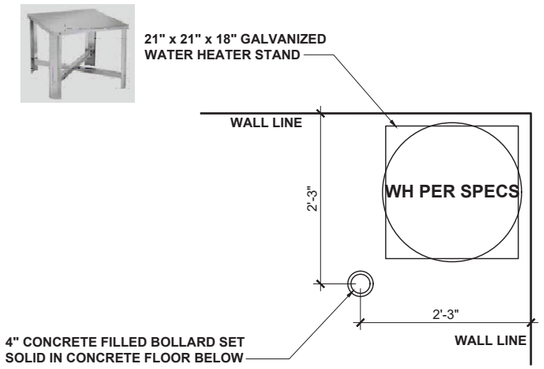


GABLE ROOF RETURN | 3/4" = 1'-0" | 4

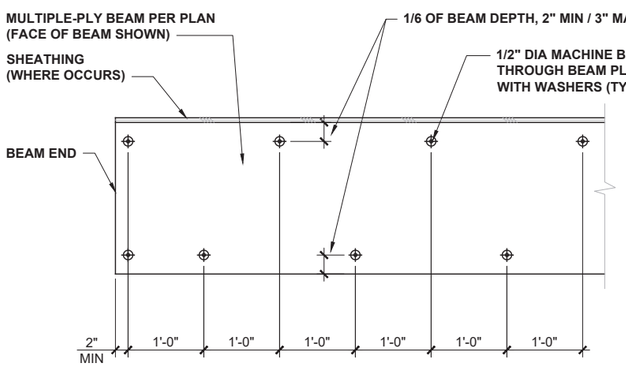


NOTE: PROVIDE PT SILL PLATE WHEN PLATFORM IS ON SLAB FOUNDATION.

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



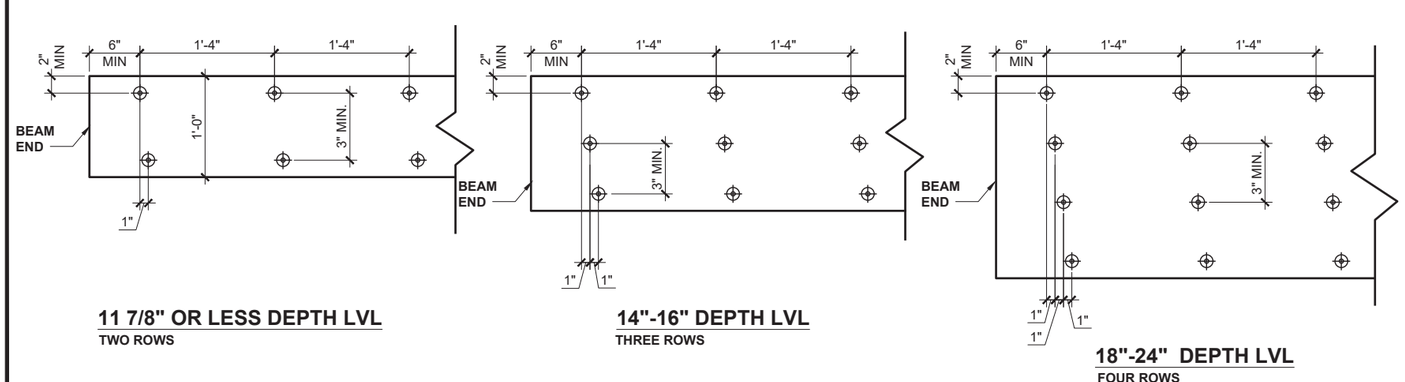
WATER HTR PLATFORM IN GARAGE | 1/2" = 1'-0" | 6



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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 4/28/22

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 TY JERSEY CT, RALEIGH, NC 27617 919-480-1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

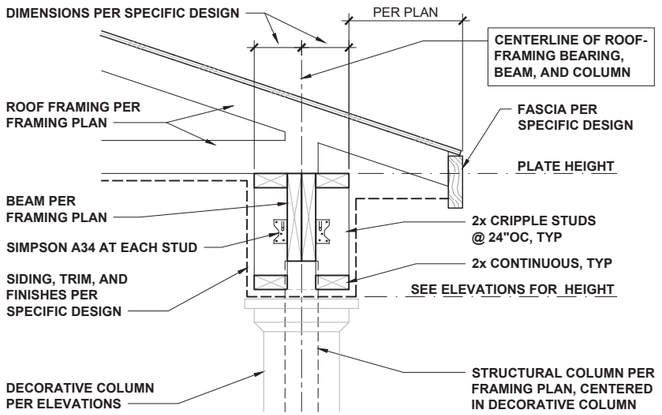
PROJECT NO.: 22901049

DATE: 04/28/2022

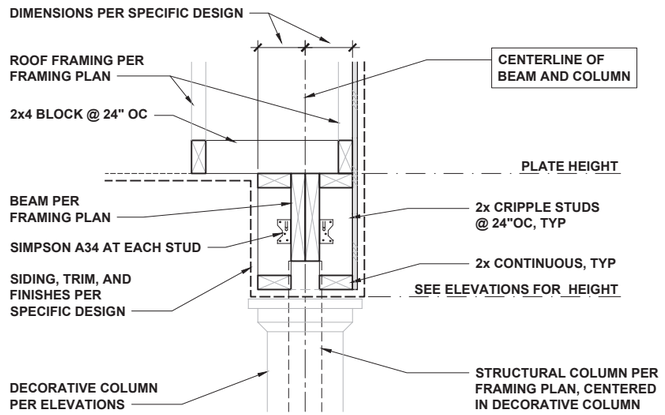
DRAWN BY: CAR

MISCELLANEOUS FRAMING DETAILS

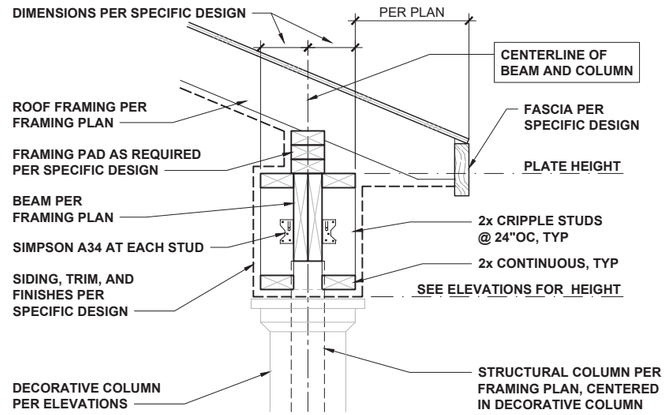
MISC2



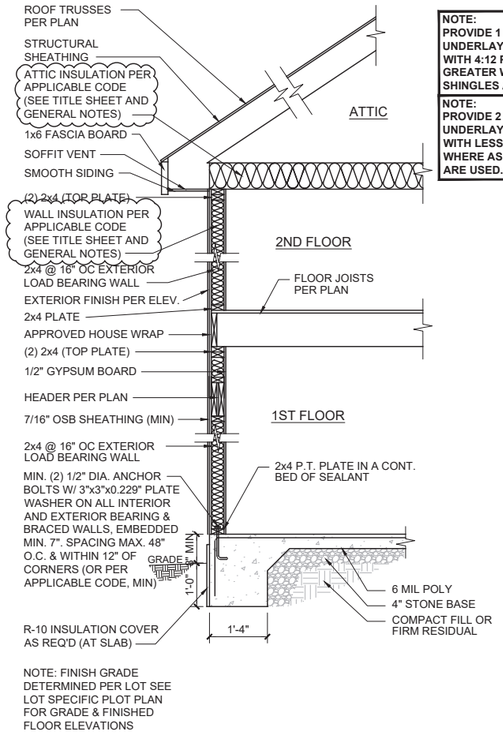
COVERED PORCH EAVES | 3/4" = 1'-0" | 1



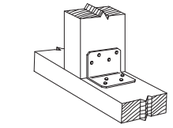
COVERED PORCH RAKE | 3/4" = 1'-0" | 2



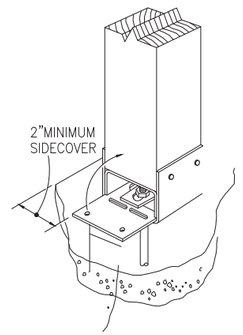
COVERED PORCH WITH SLOPING CLG | 3/4" = 1'-0" | 3



TWO-STORY ON SLAB | NTS | 4

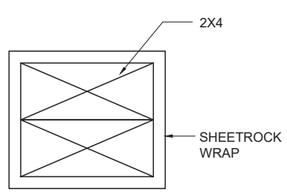


Simpson Strong-Tie
A23 ANGLE

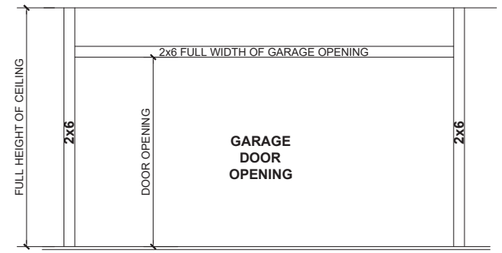


Simpson Strong-Tie
ABW w/ 1/2" x 6" ANCHOR BOLT

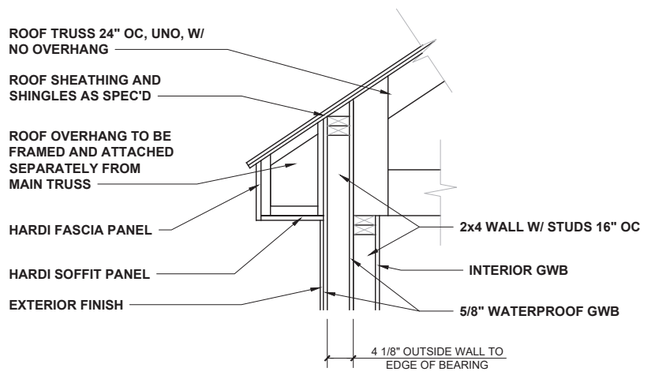
DECK POST HOLD-DOWN DETAIL | NTS | 5



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



GOAL-POST FRAMING | NTS | 6



**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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL 4/28/22

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

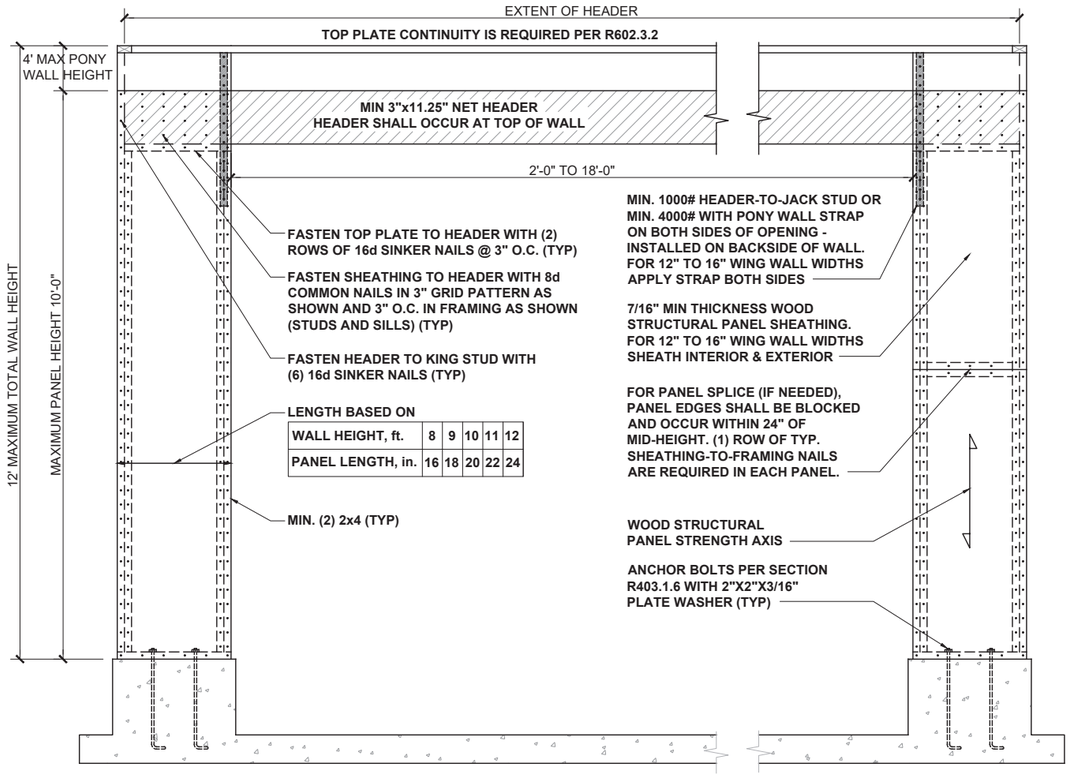
PROJECT NO.: 22901049

DATE: 04/28/2022

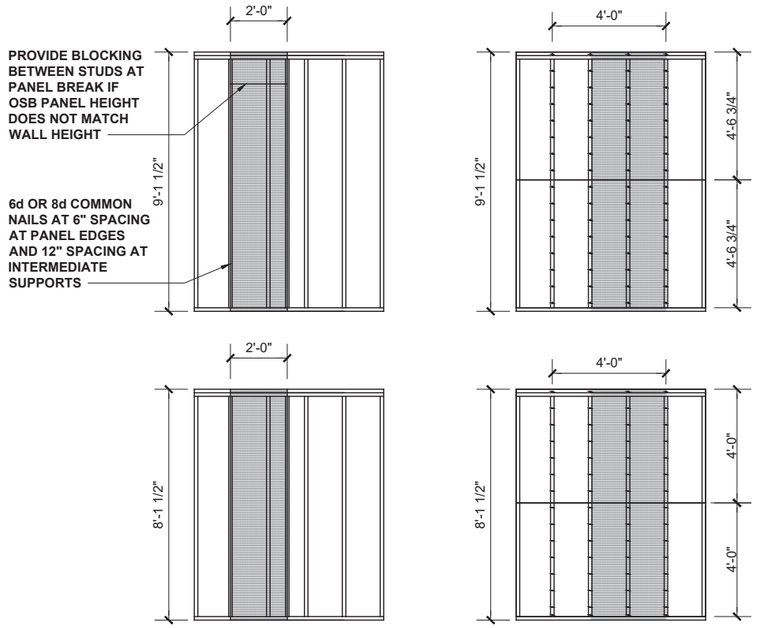
DRAWN BY: CAR

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".

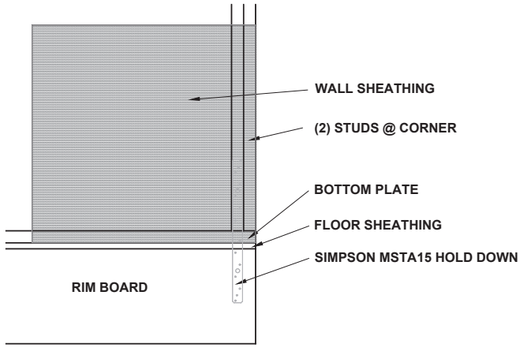
GB - GYPSUM BOARD

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

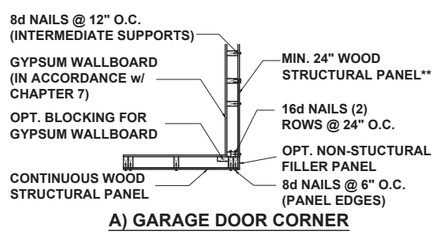
FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION *ASCE 7* OR *STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS*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

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

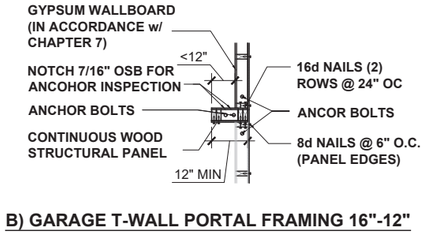


▶ SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.

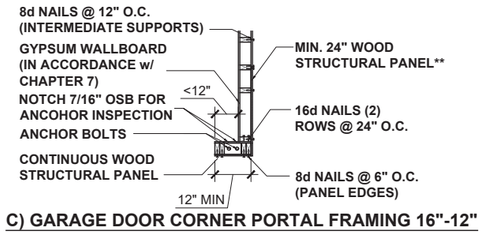
BRACED WALL HOLD-DOWN | NTS | 3



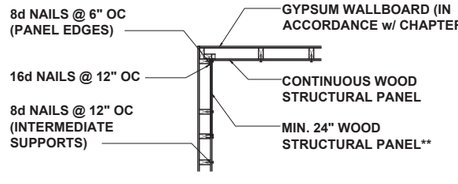
A) GARAGE DOOR CORNER



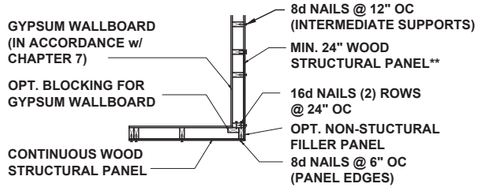
B) GARAGE T-WALL PORTAL FRAMING 16"-12"



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

NORTH CAROLINA PROFESSIONAL SEAL 045403 ENGINEER CHARLES E. TEAL
4/28/22
P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 TY JERSEY CT, RALEIGH, NC 27617 919-480-1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

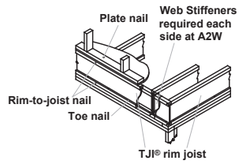
mattamyHOMES

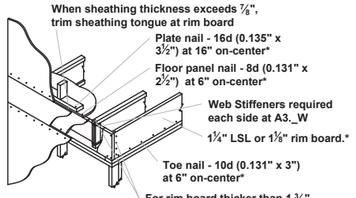
PROJECT NO.: 22901049
DATE: 04/28/2022
DRAWN BY: CAR

WALL BRACING DETAILS

DTWB

JOIST DETAILS





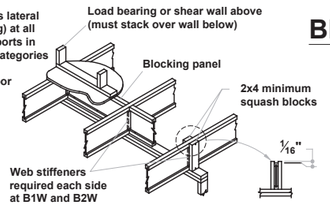
For rim board thicker than 1 ¾"
- Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board.
- Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board

A2 A2W *Must have 1¼" minimum joist bearing at ends. Attach rim joist per A3 detail.*

A3 A3W

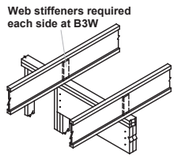
IRC 502-7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D0, D1, and D2 to strengthen the floor diaphragm.

B1 B1W

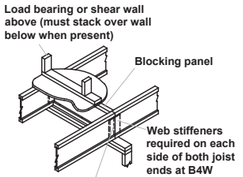


B2 B2W Blocking panels may be required with shear walls above or below - see detail B1

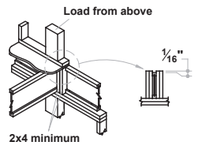
INTERMEDIATE BEARING
NO LOAD BEARING WALL ABOVE



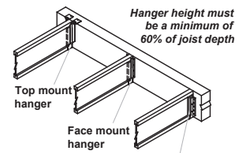
B3 B3W Blocking panels may be required with shear walls above or below (See detail B1)



B4 B4W



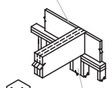
CS *Use 2x4 minimum squash blocks to transfer load around joist*



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

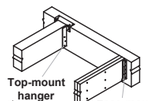
BEAM and COLUMN DETAILS

BEARING AT WALL
1¼" rim board or blocking for lateral support



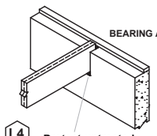
L1 Column

BEAM TO BEAM CONNECTION



L3

BEARING AT CONCRETE WALL



L4

BEARING AT COLUMN

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 *		Rim Board	1½" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1¼" LSL			
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 1⅜" (to avoid splitting).

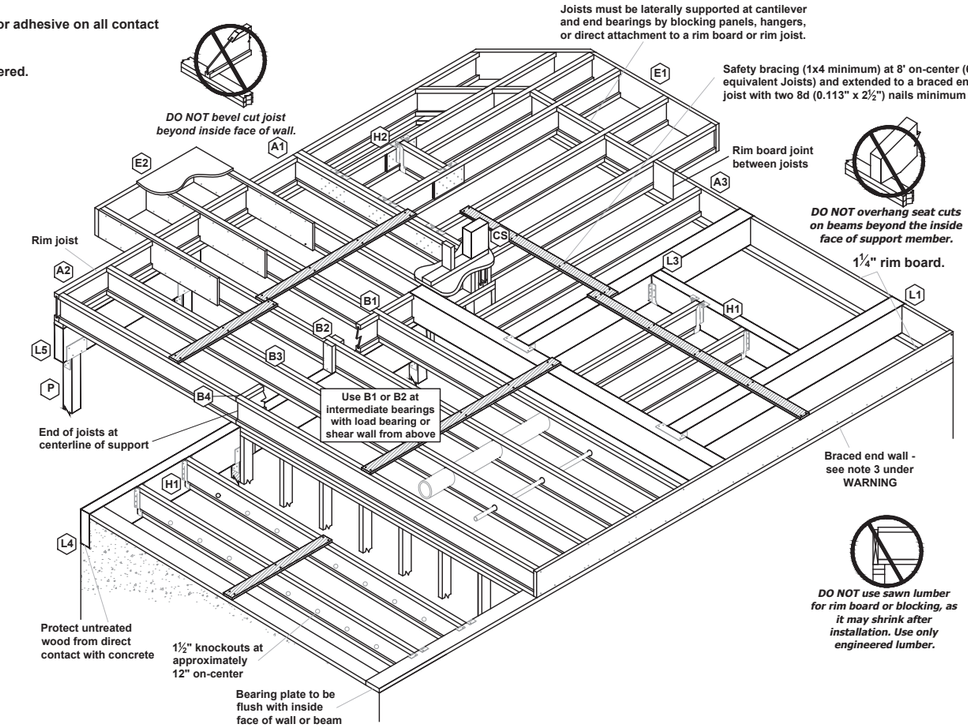
- Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
- Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.
- Nailing rows must 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 + ¾" 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).



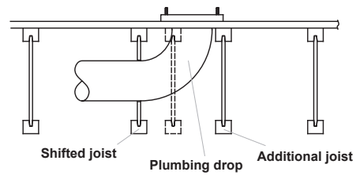
INSTALLATION TIPS

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

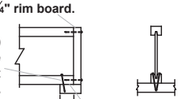
EQUIVALENT IN SPAN AND SPACING				
Depth	Mftr & Series	Mftr & Series	Mftr & Series	Mftr & Series
9 1/2"	TJI - 110	BCI 4500		NI-20X
	TJI - 210	BCI 5000		NI-40X
	TJI - 230	BCI 6000	EverEdge 20	NI-40X
		BCI 6500		NI-60
11 7/8"	TJI - 110	BCI 4500		NI-20X
	TJI - 210	BCI 5000		NI-40X
	TJI - 230	BCI 6000	EverEdge 20	NI-40X
		BCI 6500		NI-60
	TJI - 360	BCI 60'S	EverEdge 30	NI-70
	TJI - 560	BCI 90'S	EverEdge 50/60	NI-90X
14"	TJI - 110	BCI 4500		NI-40X
	TJI - 210	BCI 5000		NI-40X
	TJI - 230	BCI 6000	EverEdge 20	NI-40X
		BCI 6500		NI-60
	TJI - 360	BCI 60'S	EverEdge 30	NI-70
	TJI - 560	BCI 90'S	EverEdge 50/60	NI-90X
16"	TJI - 110	BCI 4500		NI-60
	TJI - 210	BCI 5000		NI-60
	TJI - 230	BCI 6000	EverEdge 20	NI-60
		BCI 6500		NI-60
	TJI - 360	BCI 60'S	EverEdge 30	NI-70
	TJI - 560	BCI 90'S	EverEdge 50/60	NI-80

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.

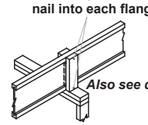


1¾" minimum bearing at end support; 3½" minimum at intermediate support

Shear transfer: Connections equivalent to floor panel nailing schedule

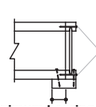
Squash Blocks to Joist
(Load bearing wall above)

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



Also see detail B2

Rim to Joist



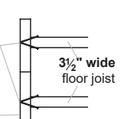
1¾" minimum bearing

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



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 4/28/22

P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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.: 22901049

DATE: 04/28/2022

DRAWN BY: CAR

ENGINEERED JOIST DETAILS

DTIJ