## **PLANS FOR: Lot 157, Providence Creek**



Control Joint

Ceiling Height

Concrete Masonry Unit

Continuous/ Continue

Closet

Column

Corridor

Carpet Casement

Centimeter

Construction

Carnet Base

Cubic Foot

Cubic Yard

Double Double Hung

Diameter

Dimension

Double Joist

Downspout

Expansion Joint

Electric Panel Board

Drawing

Elevation

Drawer

Each

Down

Deep

Ceramic Wall Tile

Garbage Disposal

CLG

CLO

COL

CONST

CONT

CORR

CU FT

CWT

DIM

DISP

D.I

DN

DWG

DWR

CU YD

CPB

CLG HT

Hollow Core

Hard Board

Hollow Metal

Horizontal

High Point

Heating/ Ventilation/

Air Conditioning

Inside Diameter

Insulate/ Insulation

Include(d)

Junction Box

Invert

Joist

Joint

Length

Lag Bolt

Liaht

Meter

Masonry

Material

Maximum

Mechanical

Membrane

Manufacture(er)(ing)

Medium

Left Hand

Light Weight

Laminated Veneer Lumber

Header

PT

PRKG

PSI

PVC

RB

RD

RCP

RESIL

RET

REV

ROW

SCHED

SHWR

SPEC

**PVMT** 

HDBD

HDR

HORIZ

HTG

HVAC

INSUL

.I-Rox

JST

ΙB

LVR

MAS

MECH

MED

MEMB

MFR

Pressure Treated Lumber UFIN

UNO

VCT

VER

VEST

V.I

VNR

VWC

WDW

WGL

WH

WM

W/O

WT

WWF

UR

Paint(ed)

Porcelain Tile

Pounds per Square Inch

Reinforced Concrete Pipe

Polyvinyl Chloride

Point

Parking

Pavement

Quarry Tile

Return Air

Roof Drain

Reference

Resilient

Return

Revision Roofing

Schedule

Section Square Foot

Shower

Similar

Storm Drain

Sheet Glass

Specification

Rough Opening

Refrigerator

Rubber Base

Unfinish(ed)

Vinvl Base

Vestibule

Vinyl Flooring

V(ee) Joint

Wood Base

Wired Glass

Water Heater

Working Point

Welded Wire Fabric

Wire Mesh

Without

Wall Tile

Weight

Center Line

Plus or Minus

Property Line

Channel

Wood

Window

Urinal

Unless Noted Otherwise

Vinvl Composition Tile

Vinyl Wall Covering

# **MATTAMY HOMES - CLEARWATER LH**

		A	<b>BBREVIA</b>	TION	LEGEND			PLAN	SET COMPOSITION	ELEVATION
AB ABV	Anchor Bolt Above	EQ E.W.	Equal Each Way	MIN MIR	Minimum Mirror	SQ SS	Square Solid Surface	PAGE#	LAYOUT	
AC ACC	Air Conditioner Access/ Accessible	EXIST EXP	Existing Exposed	MISC MM	Miscellaneous Millimeter	SS SST	Sanitary Sewer Stainless Steel	T1.0-T1.1	TITLE SHEET AND REVISION LOG	
ACFL	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel	T1.2-T1.3	GENERAL NOTES	
ADJ ADJ	Adjacent	F.A. FD	Flat Archway Floor Drain	MOV MTD	Movable Mounted	STA STC	Station Sound Transmission Class			
AFF	Adjustable Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard	0.10-0.15	ELEVATIONS	
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage	0.20-0.21	BASEMENT FLOOR PLANS	<b>FARMHOUSE</b>
ALT ALUM	Alternate Aluminum	FG FIN	Fixed Glass Finish	MULL NIC	Mullion Not In Contract	STRUCT SYS	Structural System	1.0-1.4	1ST FLOOR PLANS	
ANC AP	Anchor/Anchorage Access Panel	FLEX FLR	Flexible Floor	NOM NR	Nominal Noise Reduction	T T.A.	Tread	4.0-4.1	SECTIONS / DETAILS	
APPROX	Access Panel Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient		Trimmed Archway Towel Bar			
ARCH	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone	5.0-8.0	ELECTRICAL / HVAC PLANS	
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			0005
BLDG	Building	FOS	Face of Studs	OD	Outside Diameter	THK	Thick(ness)			CODE
BLK	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold			
BOC BRG	Bottom of Curb	FR FTG	Frame Footing	OPNG PED	Opening Pedestal	TJ TMPD	Triple Joist Tempered			
BRG PL	Bearing Bearing Plate	FUR	Furring/ Furred	PL	Plate	TOC	Tempered Top of Curb/ Concrete			2018
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance			
BUR	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab			NORTH CAROLINA STATE BUILDING CODE:
C.A.	Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel			RESIDENTIAL CODE
CAB	Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall			
CB	Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser			
CER	Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television		1	
CIR	Circle	HB	Hose Bib	PNL	Panel	TYP	Typical			

SQUARE FOOTAGES					
	Elevation "FH'				
MAIN FLOOR LIVING	2339				
TOTAL LIVING	2339				
GARAGE	458				
PORCH	182				
PLAN OPTIONS					
PPO - COVERED VERANDA	+120				
PPO - SCREEN PORCH	+120				
PPO - MORNING ROOM	+120				
PPO - THIRD CAR GARAGE	+2				
OPT. GRILL DECK/PATIO	+36				



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PH: 704-375-9373

ENGINEERING • DESIGN • ENERGY CONSULTING. BT. 1 NO. 91 AND 11 AND 11 AND 12 AND 12 BY AND 12 BY

MATTAMY HOMES

OBECT:

CLEARWATER -LH

CATION:

NORTH CAROLINA

T NO.: **24902406** 

DATE: DRAV 08/21/2024

TITLE SHEET

T1.0

07/05/2022 I	REVISION DESCRIPTION  SET UP MODEL FROM CLIENT CAD  REVISED ARCHITECTURAL WITH ALL PROTOTYPE WALK CHANGES. ADDED FIRST FLOOR POWDER ROOM. ADDED DINING ROOM PPO.  REMOVED POWDER ROOM FROM MAIN FLOOR PLAN AND MADE PPO  REVISED ELEVATION NOTES. REMOVED INTERIOR DOOR HEIGHTS & CEILING HEIGHTS FROM FLOOR PLAN. CREATED RALEIGH SPECIFIC SCREEN PORCH	SHEETS ALL ALL	DFTR CAR
07/05/2022 I	REVISED ARCHITECTURAL WITH ALL PROTOTYPE WALK CHANGES. ADDED FIRST FLOOR POWDER ROOM. ADDED DINING ROOM PPO. REMOVED POWDER ROOM FROM MAIN FLOOR PLAN AND MADE PPO		CAR
	REMOVED POWDER ROOM FROM MAIN FLOOR PLAN AND MADE PPO	ALI	
08/12/2022		ALL	VLT
	REVISED ELEVATION NOTES. REMOVED INTERIOR DOOR HEIGHTS & CEILING HEIGHTS FROM FLOOR PLAN. CREATED RALEIGH SPECIFIC SCREEN PORCH	1.0/1.1	CAR
1	PPO. CREATED FIREPLACE PPO & REMOVED OPTION FROM FLOOR PLAN. CREATED RALEIGH SPECIFIC ELECTRICAL PAGES. ADDED BATH & FIREPLACE DETAILS TO DETAIL SHEET.	ALL	VLT
	RENAMED COVERED PORCH TO COVERED VERANDA. ADDED SIDE LOAD & THIRD CAR GARAGE PPOS & ELEVATION PAGES. ADDED UPGRADE SIDE ELEVATIONS TO COLONIAL & FARMHOUSE ELEVATIONS. REVISED SUPER SHOWER PPO.	ALL	VLT
	REMOVED FRIEZE TRIM FROM STANDARD ELEVATION VIEWS ON SIDE & REAR ELEVATIONS. REVISED GARAGE DOOR GLASS & INSERTS. RENAMED SIGNATURE KITCHEN TO GOURMET KITCHEN. REVISED FLOOR PLANS NOTES BOX - REMOVING SHELF COUNT.	ALL	VLT
	REVISED CRAFTSMAN WINDOW GRIDS ON WINDOWS 2/0 OR SMALLER TO SHOW 1 GRID IN UPPER SASH. REMOVED CONCRETE PAD SIZE AT OPT. GARAGE SERVICE DOOR - NOTED AS "OPT. CONC. PAD PER SPEC." REDUCED GARAGE OPENING AT THIRD CAR GARAGE TO 12'-0" OPENING. RECENTERED FIREPLACE	ALL	VLT
06/07/2024	REVISED FRONT DOOR RENDERINGS ON ALL ELEVATIONS	0.10-0.15	VLT
08/21/2024	NOTED 2/0x4/0 WINDOW IN BATH 2 AS TEMPERED. ADDED OPTIONAL GRILL DECK/PATIO TO COVERED VERANDA/SCREEN PORCH PPO.	1.0, 1.2	VLT
			_



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CLEARWATER -LH NORTH CAROLINA

24902406

DATE: **08/21/2024** 

MATTAMY HOMES

DRAWN BY:
CAR

REVISION LOG

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

(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

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

OPTION 2: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC AREA WITH REDUCTION IN CROSS VENTILATION WITH USE OF VAPOR BARRIER LOCATED BETWEEN INSULATION & DRYWALL.

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

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

(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

DRAINAGE

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

**GROUND FLOOR SLAB ON GRADE** 

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

**EXPOSED FLOOR TO EXTERIOR** 

PROVIDE MIN. R19 BATT INSULATION IN FLOORS BETWEEN CONDITIONED & UNCONDITIONED SPACES, APPROVED HOUSE WRAP, FINISHED SOFFIT.

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

8. INTERIOR STAIRS: SITE BUILT

- STRINGERS SHALL BE 2"x12" SYP.#2 (PRESSURE TREATED AT BASE) EQUALLY SPACED & ANCHORED TO 2"x8" HEADER & P.T.
- TREADS SHALL BE 2"x12" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)
- RISERS SHALL BE 1"x8" SYP.#2 RIPPED DOWN AS REQUIRED (GLUED & NAILED)

MIN. TREAD = 1-1/4" MAX. NOSING MIN. TREAD & NOSING = 9-3/4" MAX. RISER = 8-1/4" MIN. HEADROOM = 6'-8" MAX. VERTICAL RISE FOR FLIGHT OF STAIRS = 12'-0' MIN. STAIR WIDTH = 3'-0"

= 31.5"

FOR WINDER STAIRS

MIN. CLEAR STAIR WIDTH

MIN. WINDER TREAD MEASURED 12" FROM INSIDE EDGE MIN. WINDER TREAD MEASURED AT ANY POINT = 4" = 12"

HAND RAIL

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

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

**WALLS BACKING ONTO ATTIC** 

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

BEAM POCKET OR 8"x8" CONCRETE BLOCK NIB WALLS. MINIMUM

WALL & CEILING BETWEEN GARAGE & LIVING SPACE

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

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

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

ATTIC ACCESS HATCH 20"x30" WITH WEATHER- STRIPPING INTO ANY ATTIC EXCEEDING 30 SF x 30" VERT. HEIGHT. ALLOW 30" HEADROOM IN ATTIC AT HATCH LOCATION. r-10 MIN INSULATION

PULL DOWN STAIR (PDS) (SIZE PER PLAN) WITH WEATHER-STRIPPING & INSULATED WITH (R5) RIGID INSULATION. (NON-RIGID INSULATION MATERIALS ARE NOT ALLOWED)

FIREPLACE CHIMNEYS

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

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

MECHANICAL VENTILATION

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

(19) CABINET BLOCKING

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

STUD WALL REINF. FOR HANDICAP BATHROOM

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

(21) RANGE HOOD VENT

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

**SLAB ON GRADE PORCH** 

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

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

**SUBFLOOR & FLOOR TRUSSES** 

3/4" T & G SUBFLOOR ON PRE-ENGINEERED FLOOR TRUSSES BY REGISTERED TRUSS MANUFACTURER. (SEE STRUCT. ENGINEER'S NAILING SCHEDULE) PROVIDE DRAFT STOPPING EVERY 1000 SF

BRACING IN ACCORDANCE W/ TPI/WTCA BCSI. (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET

26. EXPOSED BUILDING FACE

WALLS LESS THAN 5'-0" FROM PROPERTY LINE SHALL HAVE A FIRE RATING OF NO LESS THAN 1 HOUR IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES PROJECTIONS BETWEEN 2'-0" & 5'-0" FROM PROPERTY LINE MUST HAVE A RATING ON THE UNDERSIDE OF NO LESS THAN 1 HOUR IN ACCORDANCE WITH ASTM E 119 OR UL 263 PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE CANNOT HAVE A **VENTILATED SOFFIT** OPENINGS IN A WALL LESS THAN 3'-0" FROM PROPERTY LINE ARE NOT ALLOWED

OPENINGS IN A WALL BETWEEN 3'-0" & 5'-0" FROM THE PROPERTY LINE CANNOT EXCEED 25% OF THE MAXIMUM WALL AREA PENETRATIONS LESS THAN 5'-0" FROM THE PROPERTY LINE MUST COMPLY WITH CURRENT NC CODE WHERE BUILDING FACE IS WITHIN 10'-0" OF PROPERTY LINE, ADD 5/8"

**GYPSUM BOARD UNDERLAYMENT @ SOFFIT** 

**STEMWALL FOUNDATION & FOOTING** 

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

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

 $\begin{tabular}{ll} \end{tabular}$  TYP. 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECS.

#### WOOD FRAME & CONCRETE BLOCK CONSTRUCTION NOTES:

1. TERMITE & DECAY PROTECTION

CHEMICAL SOIL TREATMENT

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

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

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

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

1. MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY SLEEPING ROOM MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sa.Ft.

MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING =

MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22" MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20" MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR

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

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

- THE FOLLOWING, WHERE PRESENT, SHALL BE CAULKED. GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:
  - A. BLOCKING AND SEALING FLOOR / CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE
  - CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS
- CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
- TOP AND BOTTOM PLATES

UNTIL FINAL ENERGY INSPECTION.

- PENETRATIONS WILL BE SEALED WITH A PRODUCT THAT MEETS ASTM E119. FIBERGLASS INSULATION IS NOT PERMITTED TO SEAL ANY PENETRATIONS
- 3. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING FLOORED ATTIC AREAS.



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Onsulting 3. DESIGN. ENERGY

CAROLIN

CAR

24902406

CLEARWATER

08/21/2024

MATTAMY HOMES

**GENERAL NOTES** 

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

	(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.
- THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- 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.
- BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMIIM
- THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY
- IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



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**MATTAMY HOMES** RALEIGH DIVISION PH: 919-752-4898

CAROLIN CLEARWATER

**MATTAMY HOMES** 

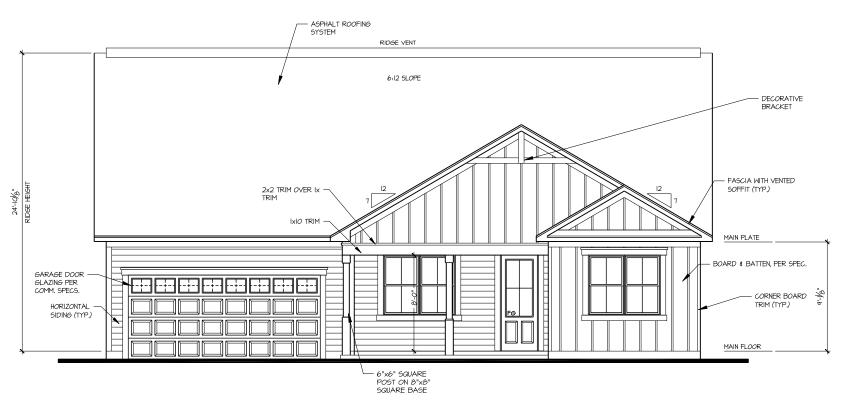
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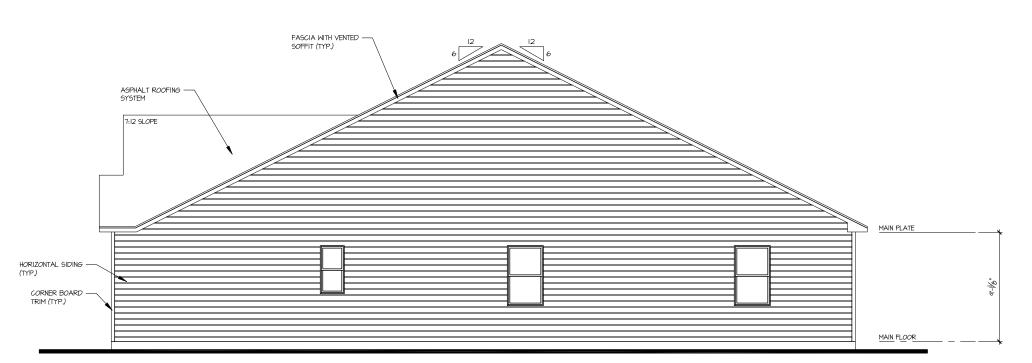
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GENERAL NOTES

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



FRONT ELEVATION - FARMHOUSE



RIGHT SIDE ELEVATION - FARMHOUSE

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ENGINEERING DESIGN - ENERGY OF DESIGN STROKE STROKE

JDS Consulting PLLC; 543 PYLO INFO@JDSCONSULTING.

H CAROLINA

PROJECT:

CLEARWATER-LH

LOCATION:

NODTH CADOLINA

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DATE: **08/21/2024** 

MATTAMY HOMES

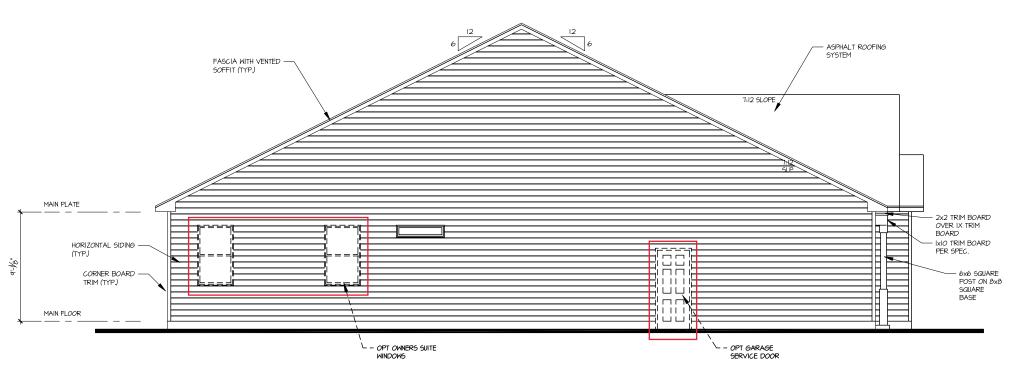
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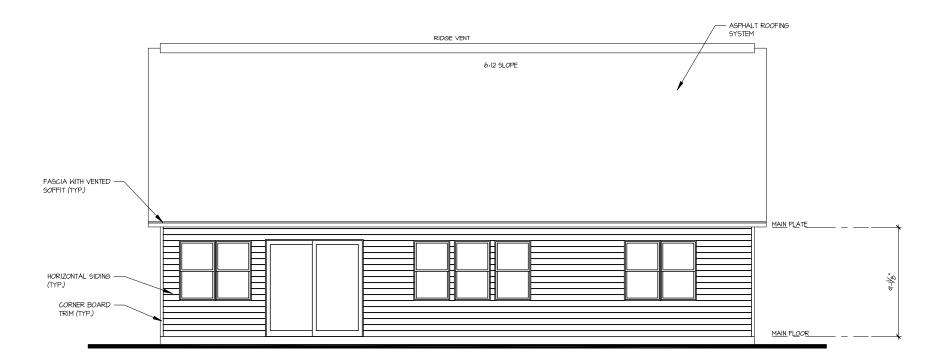
EXTERIOR ELEVATIONS

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



LEFT SIDE ELEVATION - FARMHOUSE



REAR ELEVATION - FARMHOUSE

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STATUM PRIVE, RALEIGH NC 27606 919-480,1075
SULTING NET; WWW, JDS CONSULTING NET

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**V** 

CLEARWATER -LH
CATION:
NORTH CAROLINA

DECT NO.: 24902406

DATE: **08/21/2024** 

**MATTAMY HOMES** 

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EXTERIOR ELEVATIONS

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



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CLEARWATER -LH CAROLINA NORTH

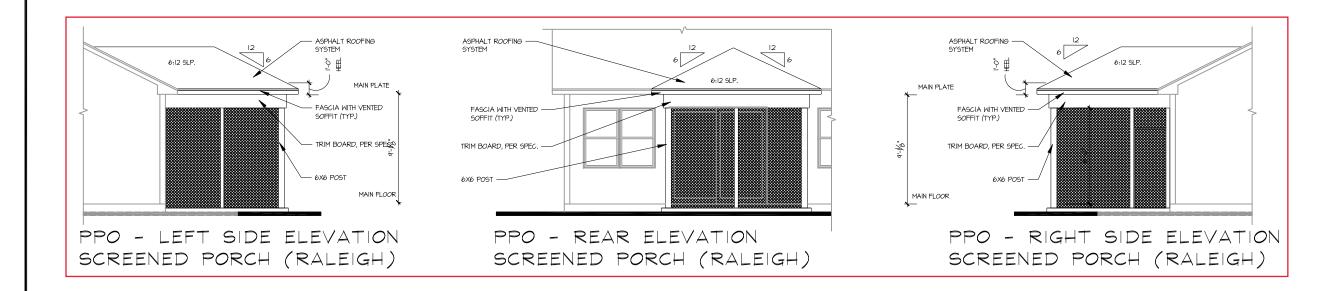
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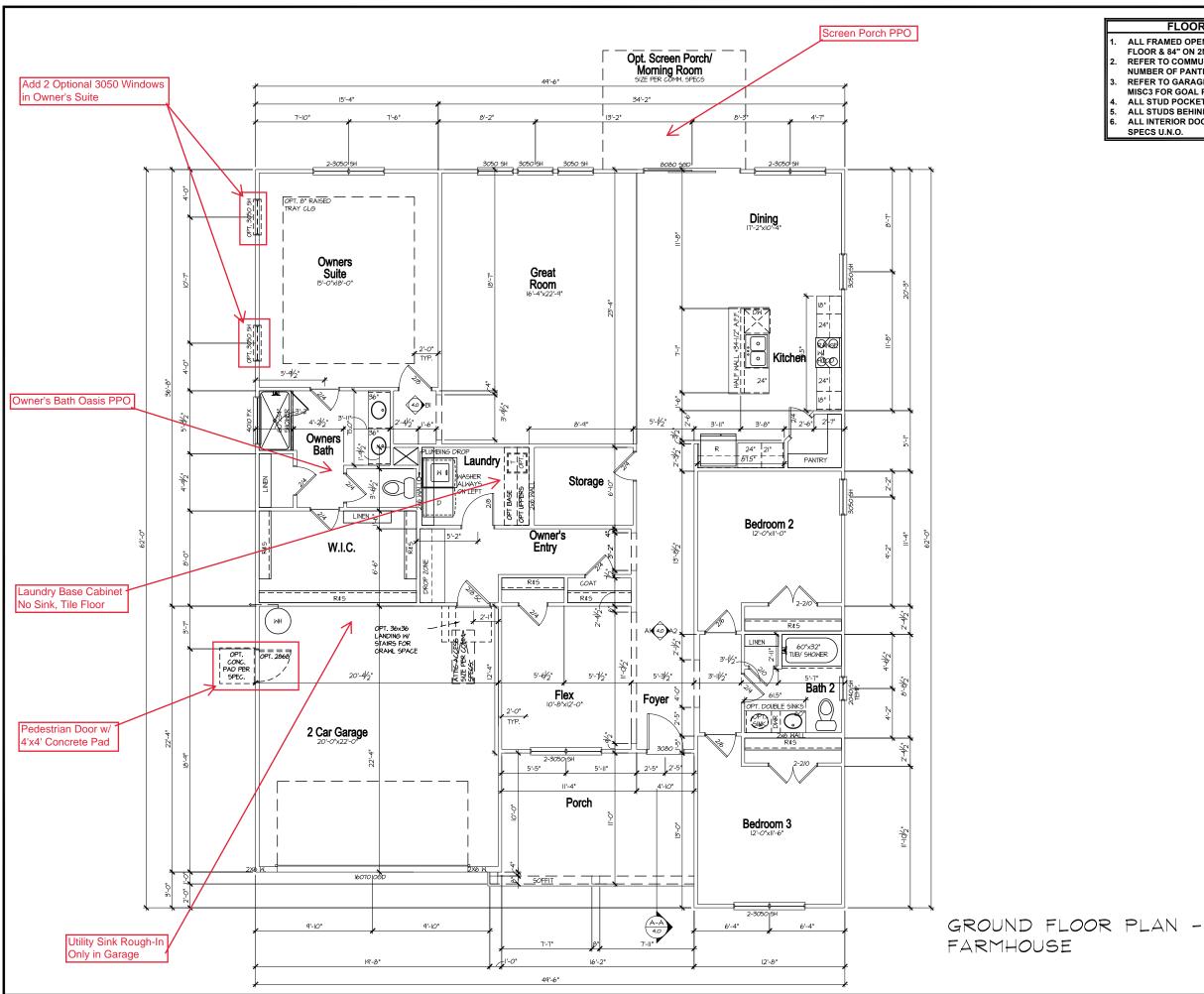
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EXTERIOR ELEVATIONS





#### FLOOR PLAN NOTES

- ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O.
- REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
- REFER TO GARAGE FRAMING DETAIL ON SHT.
- MISC3 FOR GOAL POST FRAMING.
  ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
  ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
  ALL INTERIOR DOOR HEIGHTS PER COMMUNITY

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MAIN FLOOR PLAN

#### FLOOR PLAN NOTES

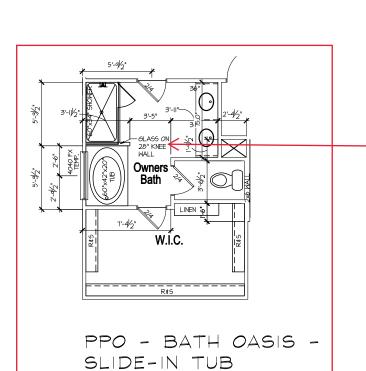
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  ALL INTERIOR DOOR HEIGHTS PER COMMUNITY



Owner's Tub SlideIn

GROUND FLOOR PLAN OPTIONS - FARMHOUSE



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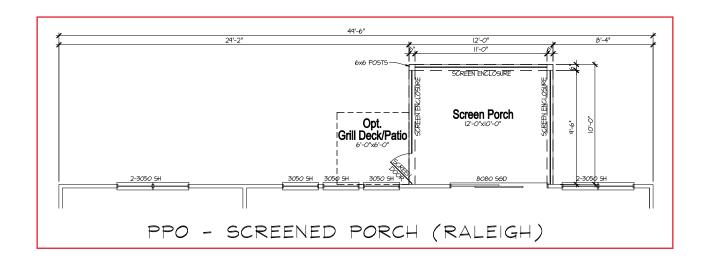
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CAR

MAIN FLOOR PLAN OPTIONS



#### FLOOR PLAN NOTES

- ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O.
- REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
  REFER TO GARAGE FRAMING DETAIL ON SHT.
  MISC3 FOR GOAL POST FRAMING.
- ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
- ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
  ALL INTERIOR DOOR HEIGHTS PER COMMUNITY
- SPECS U.N.O.



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MATTAMY HOMES CLEARWATER -LH **CAROLINA** NORTH

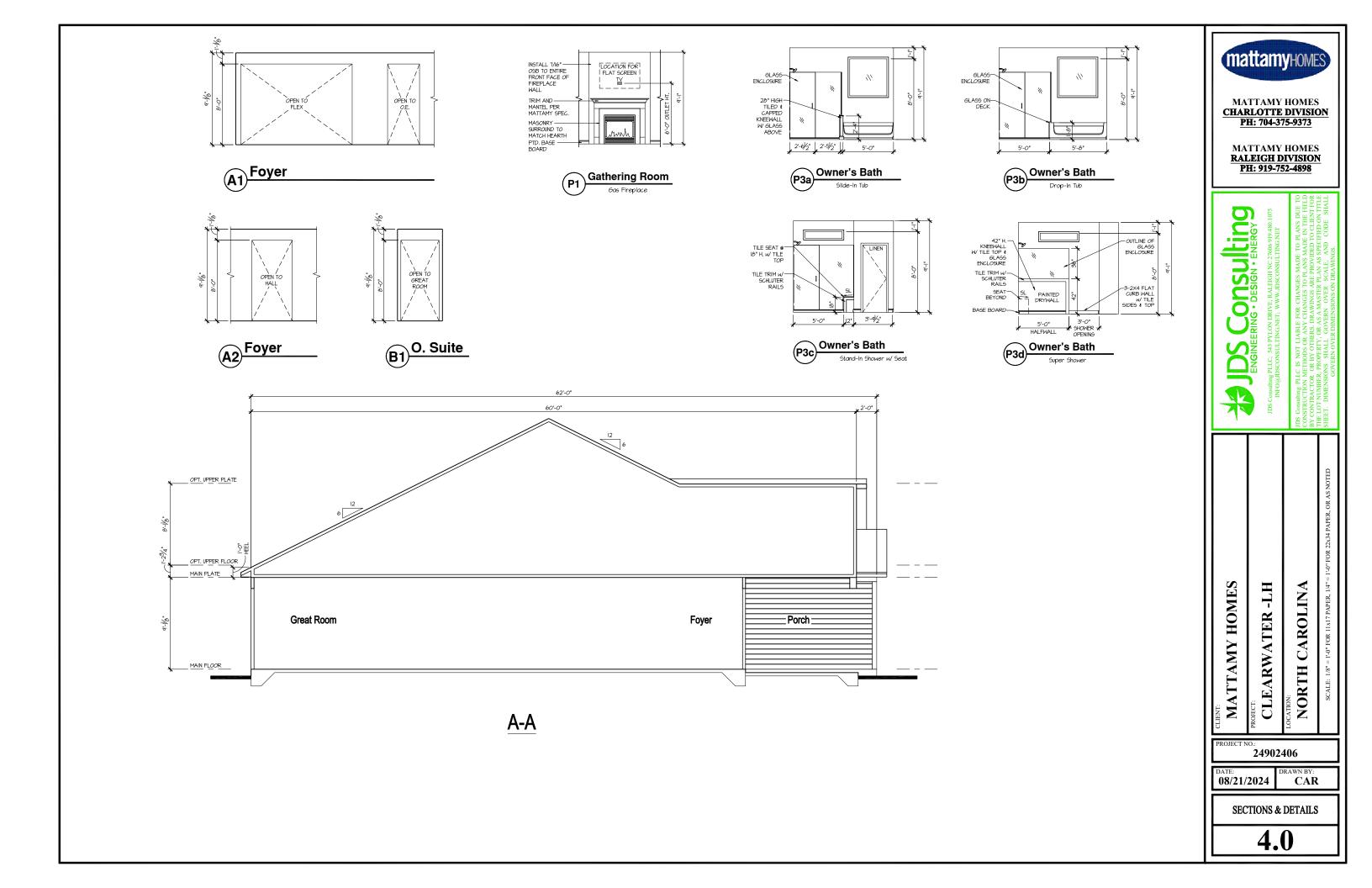
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CAR

MAIN FLOOR PLAN OPTIONS

GROUND FLOOR PLAN OPTIONS - FARMHOUSE



## STRUCTURAL PLANS FOR:



# **MATTAMY HOMES - CLEARWATER LH**

PLAN RELEASE / REVISIONS						
REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT			
08/01/2022	CLEARWATER	UPDATED STR BACKGROUNDS WITH ARCHITECTURAL CHANGES. ADDED BATH OASIS PPO	VLT			
06/07/2023	CLEARWATER	ADDED STRUCTURAL INFORMATION FOR SIDE LOAD AND THIRD CAR GARAGE PPOS.	VLT			
02/07/2024	CLEARWATER	REVISED FRONT PORCH STEP PAD WIDTH TO SHOW 5'-0" STEP PAD ON STEM WALL AND CRAWL FOUNDATION. REMOVED CONCRETE PAD	VLT			
		SIZE. REDUCED OPENING AT THIRD CAR GARAGE TO A 12'-0" OPENING. REVISED SCREENED/COVERED PORCH FRAMING.				
08/21/2024	CLEARWATER	ADDED OPTIONAL GRILL DECK/PATIO TO COVERED VERANDA/SCREEN PORCH FOUNDATIONS. ADDED MORNING ROOM WALL BRACING	VLT			

#### **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.
- 8. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
- A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
- B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK

#### CODE

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

2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

#### **ENGINEER OF RECORD**

JDS Consulting, PLLC
ENGINEERING - DESIGN - ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 24902406



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24902406

DATE: **08/21/2024** 

DRAWN BY:
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TITLE SHEET

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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 R662.10 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 SPISMIC
- 3. SEISMIC DESIGN SHALL BE PER SECTION R381.2.2 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	115/120 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LGAD (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.

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

#### MATERIALS

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

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

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

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

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

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

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

- 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 EVIST
- 2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R484 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- 3. MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R444 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 R494.1.2017 OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R494.1.203 AND 49 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 R485
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R484.1.111 OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R484.1.1 2 THROUGH 40 OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 8.
  - 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 R485
- S. 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 R443.1.8 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

- 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.
- 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
  - 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.
- 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.
  - 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.



P-0961



IDS Consulting PLLC IS CONSTRUCTION METH BY CONTRACTOR OR THE LOT NUMBER, PR CHEET PARTER PROPERLY IN PROPERTY.

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CAROLINA

NORTH CA

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DJECT NO.: **24902406** 

DATE: DRAWN BY **08/21/2024** TM

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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 R682.3(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) 115/128 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

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.



DENOTES OVER-FRAMED AREA

- 3. MINIMUM 7/16" OSB ROOF SHEATHING
- 4. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 5. MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- 6. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

#### STICK-FRAMED ROOF - STRUCTURAL NOTES

- 1. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS. UNLESS NOTED OTHERWISE.
- 2. FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.



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.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

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

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



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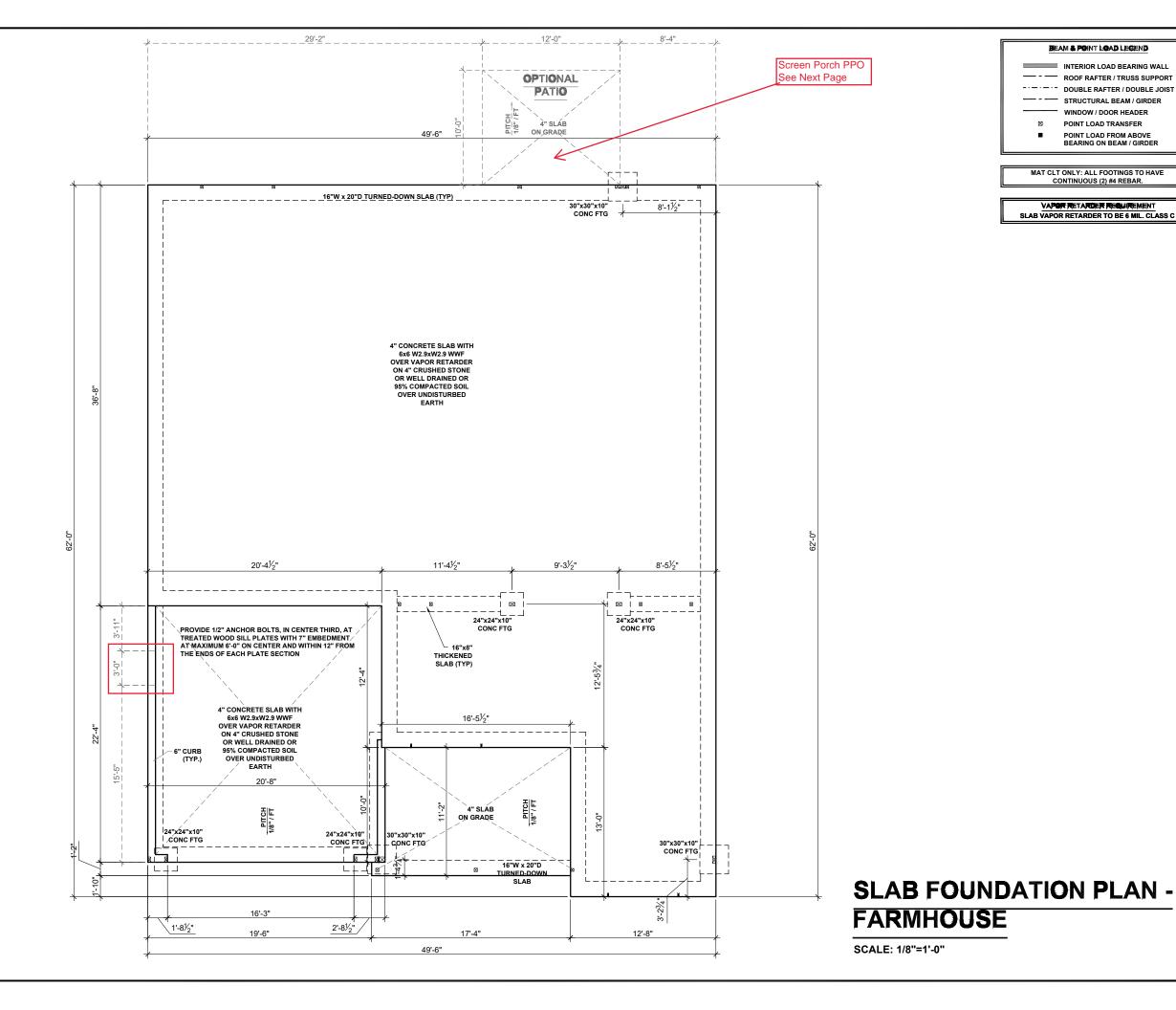
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GENERAL NOTES

**SN1.2** 



#### BEAM & POINT LOAD LEGEND

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.

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



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**TMB** SLAB

FOUNDATION PLAN

# 16"x16"x8" \_\_\_8"W x.8"D \_\_ TURNED-DOWN PORCH SLAB \_\_\_\_\_16"W x 20"D TURNED-DOWN SLAB (TYP) 8'-1½" 30"x30"x10" CONC FTG **SCREENED PORCH** SCALE: 1/8"=1'-0"

#### BEAM & POINT LOAD LEGEND

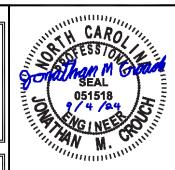
— ROOF RAFTER / TRUSS SUPPORT

STRUCTURAL BEAM / GIRDER

POINT LOAD FROM ABOVE

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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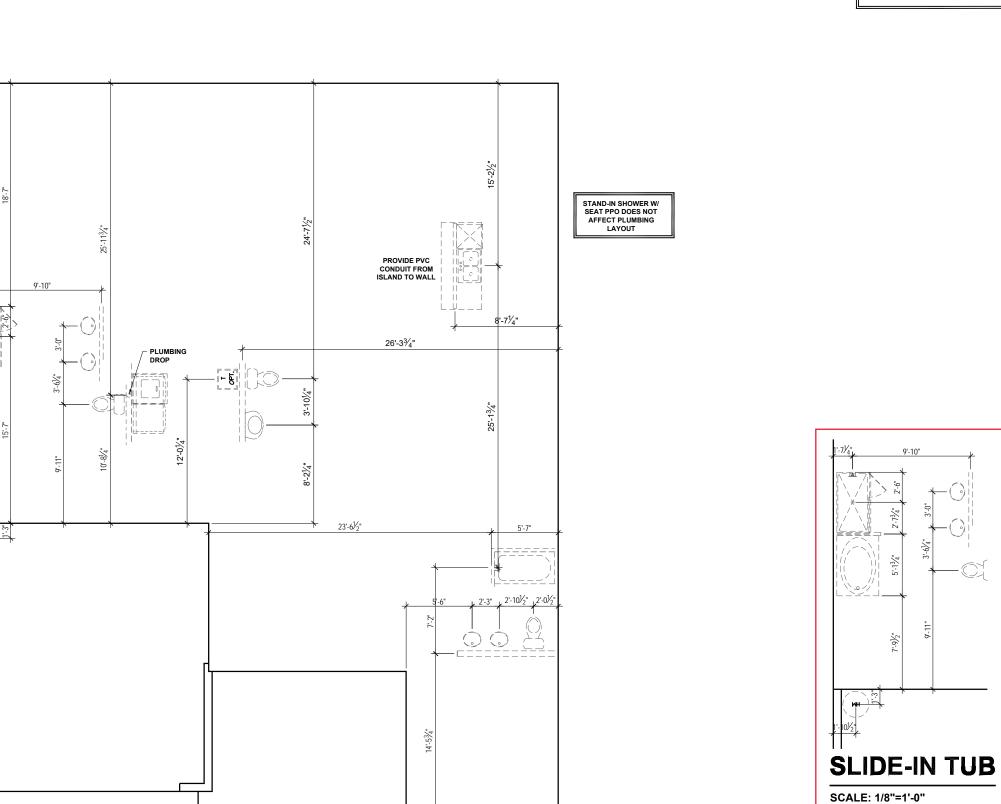
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PLAN OPTIONS SLAB FOUNDATION PLANS

**SLAB FOUNDATION PLAN OPTIONS - FARMHOUSE** 

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

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



**SLAB FOUNDATION PLAN** 

**OPTIONS - FARMHOUSE** 

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



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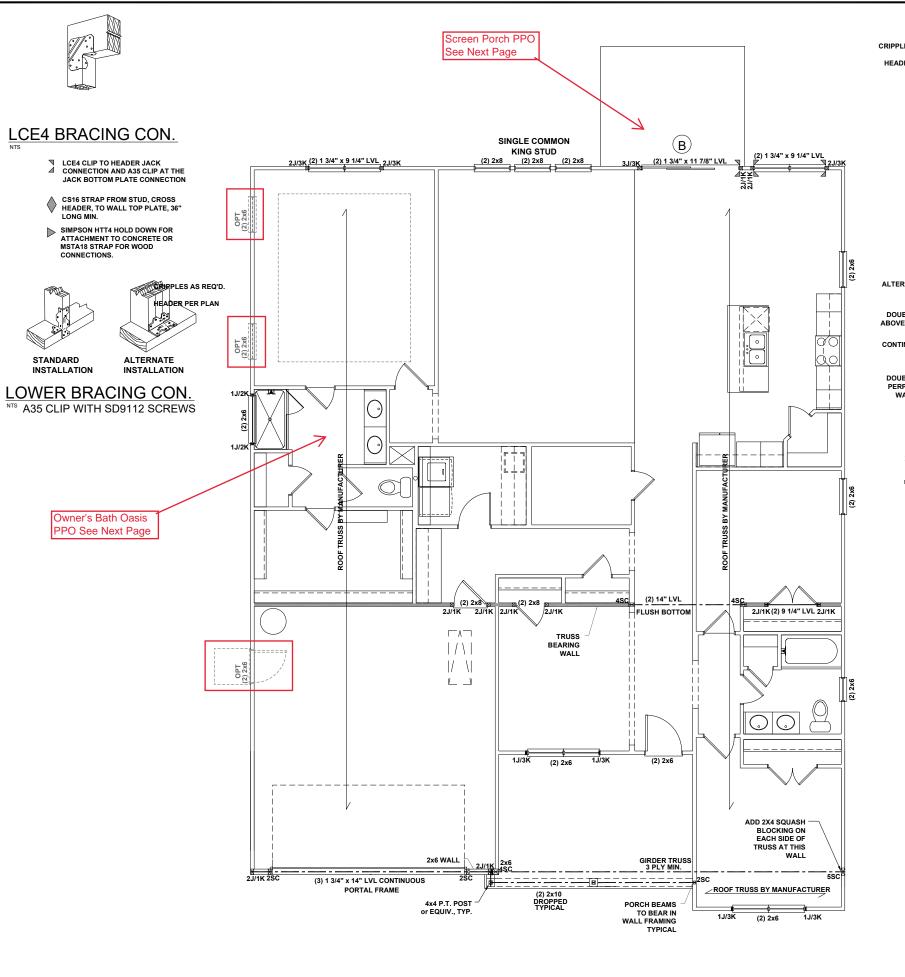
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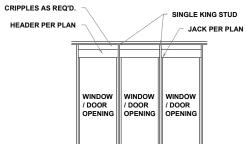
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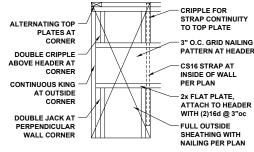
PLUMBING PLAN

S.13





#### **MULTI HEADER DETAIL** SINGLE COMMON KING STUD NTS



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

#### BEAM & POINT LOAD LEGEND

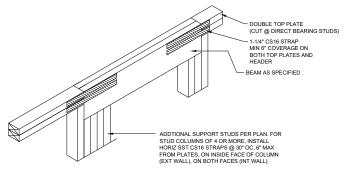
ROOF RAFTER / TRUSS SUPPORT DOUBLE RAFTER / DOUBLE JOIST -- STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER POINT LOAD TRANSFER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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



(B) FLUSH TOP HEADER

## FIRST FLOOR CEILING FRAMING PLAN - FARMHOUSE

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

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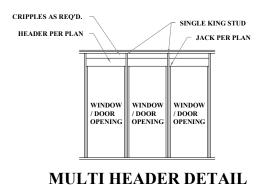
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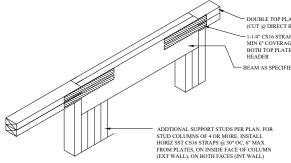
FIRST FLOOR CEILING FRAMING PLAN

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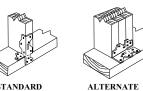
SINGLE COMMON KING STUD NTS







LCE4 CLIP TO HEADER JACK CONNECTION AND A35 CLIP AT THE JACK BOTTOM PLATE CONNECTION



LOWER BRACING CON. NTS A35 CLIP WITH SD9112 SCREWS

#### BEAM & POINT LOAD LEGEND

ROOF RAFTER / TRUSS SUPPORT ---- DOUBLE RAFTER / DOUBLE JOIST

- STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER POINT LOAD TRANSFER

> POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

#### STRUCTURAL FRAMING NOTES - (SEE GENERAL notes sheet for additional requirements;

- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- MULTIPLE KING STUDS AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J/
- PROVIDE CONTINUOUS BLOCKING THROUGH
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO
- 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

# 1-1/4" CS16 STRAP

BOTH TOP PLATES AND HEADER BEAM AS SPECIFIED



#### LCE4 BRACING CON.

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

SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD



STANDARD

## FIRST FLOOR CEILING **FRAMING PLAN OPTIONS -FARMHOUSE**

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



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Sulting Sign - ENERGY 0



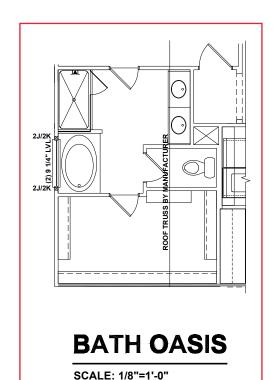
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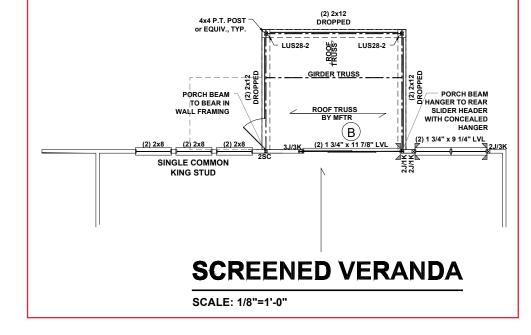
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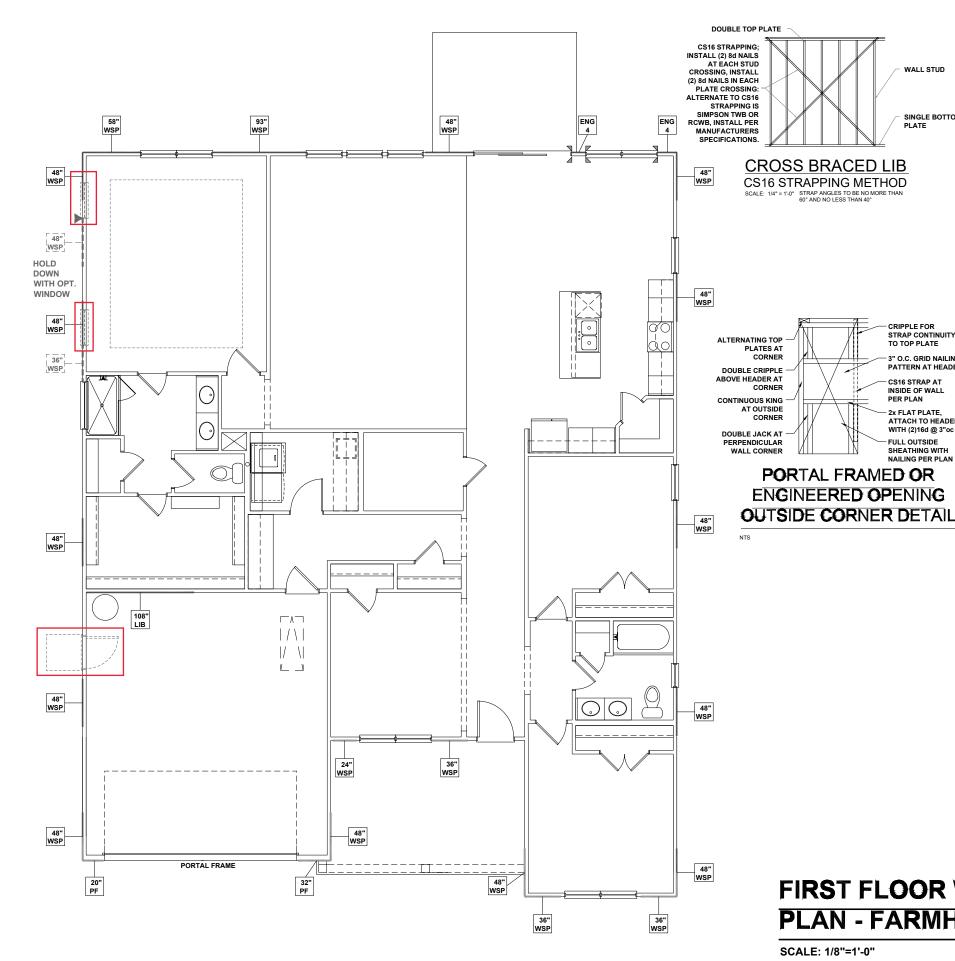
FIRST FLOOR OPTIONS CEILING FRAMING PLANS

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#### WALL BRACING REQUIREMENTS

WALL STUD

SINGLE BOTTOM

CRIPPLE FOR STRAP CONTINUITY
TO TOP PLATE

3" O.C. GRID NAILING

CS16 STRAP AT

INSIDE OF WALL

- 2x FLAT PLATE, ATTACH TO HEADER WITH (2)16d @ 3"oc

FULL OUTSIDE SHEATHING WITH

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



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

SCALED LENGTH OF WALL PANEL
AT LOCATION

#### NUMERICAL LENGTH 24" OF PANEL PANEL TYPE

#### ENGINEERED WALL SCHEDULE

- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES
- CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH SIDES WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

#### WALL BRACING NOTE:

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

#### WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	17.5 FT.	19.75 FT.
RIGHT	8.5 FT.	20.0 FT.
REAR	17.5 FT.	N/A
LEFT	8.5 FT.	20.0 FT.
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## FIRST FLOOR WALL BRACING **PLAN - FARMHOUSE**

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



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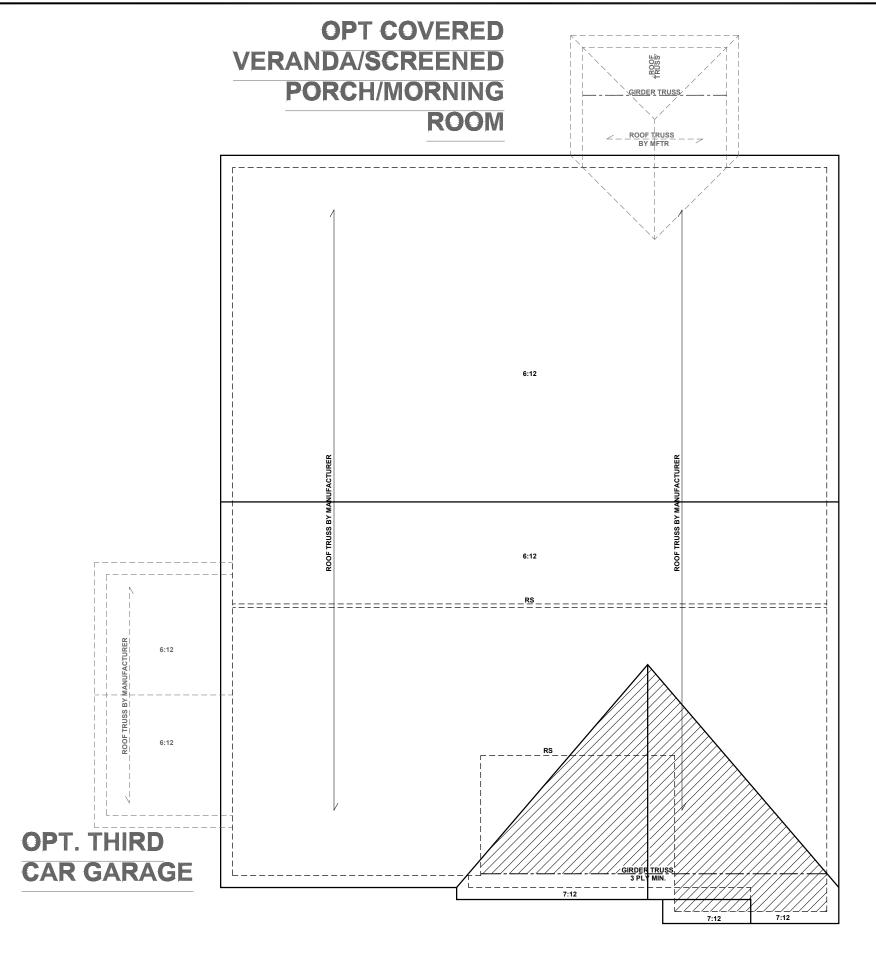
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FIRST FLOOR WALL BRACING PLAN



ATTIC VENTILATION: REAR COVERED OPTS

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'

\_\_\_\_\_140\_\_\_ SQUARE FEET OF TOTAL ATTIC / 150 =

\_93 \_ SQUARE FEET OF NET-FREE VENTILATION

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ATTIC VENTILATION: OPT. THIRD CAR CARAGE

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

254 SQUARE FEET OF TOTAL ATTIC / 150 =

1.69 SQUARE FEET OF NET-FREE VENTILATION REQUIRED  BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL - ROOF RAFTER / TRUSS SUPPORT

---- DOUBLE RAFTER / DOUBLE JOIST ---- STRUCTURAL BEAM / GIRDER

> WINDOW / DOOR HEADER POINT LOAD TRANSFER POINT LOAD FROM ABOVE

BEARING ON BEAM / GIRDER

#### TRUSSED ROOF - STRUCTURAL NOTES

PROVIDE CONTINUOUS BLOCKING THROUGH

DENOTES OVER-FRAMED AREA

MINIMUM 7/16" OSB ROOF SHEATHING

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

MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.

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

UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

#### ATTIC VENTILATION

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT 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 ABOVE THE SOFFIT VENTILATION INTAKE.

3202 SQUARE FEET OF TOTAL ATTIC / 150 =

\_\_\_\_21.3\_\_\_ SQUARE FEET OF NET-FREE VENTILATION REQUIRED

#### TRUSS UPLIFT CONNECTORS: EXPOSURE B, 116 MPH, ANY PITCH, 24" S.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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN

ROOF PLAN

CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION

OVER 28'

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

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

## **ROOF FRAMING PLAN -FARMHOUSE**

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



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SULLI SIGN - ENERG

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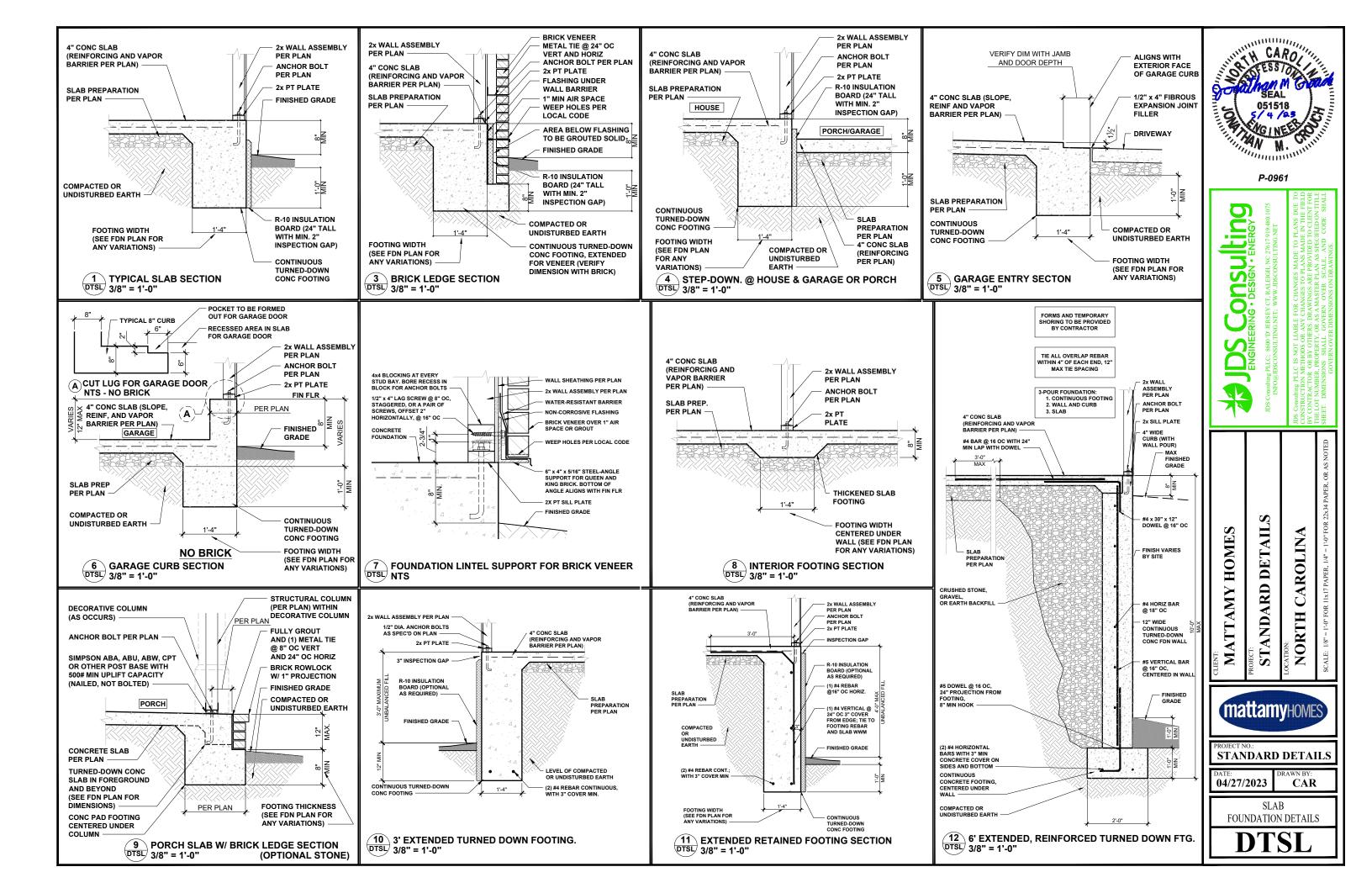


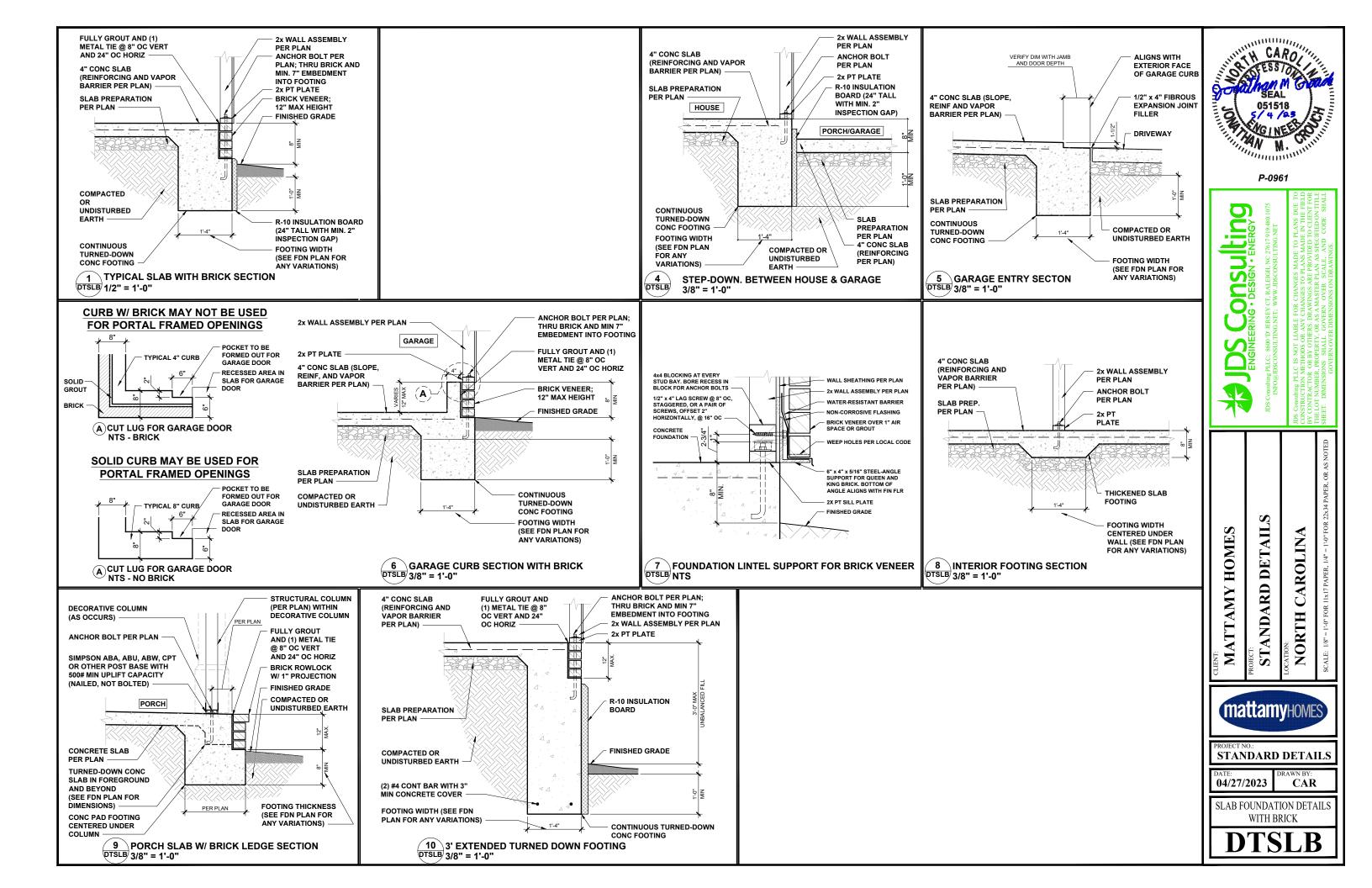
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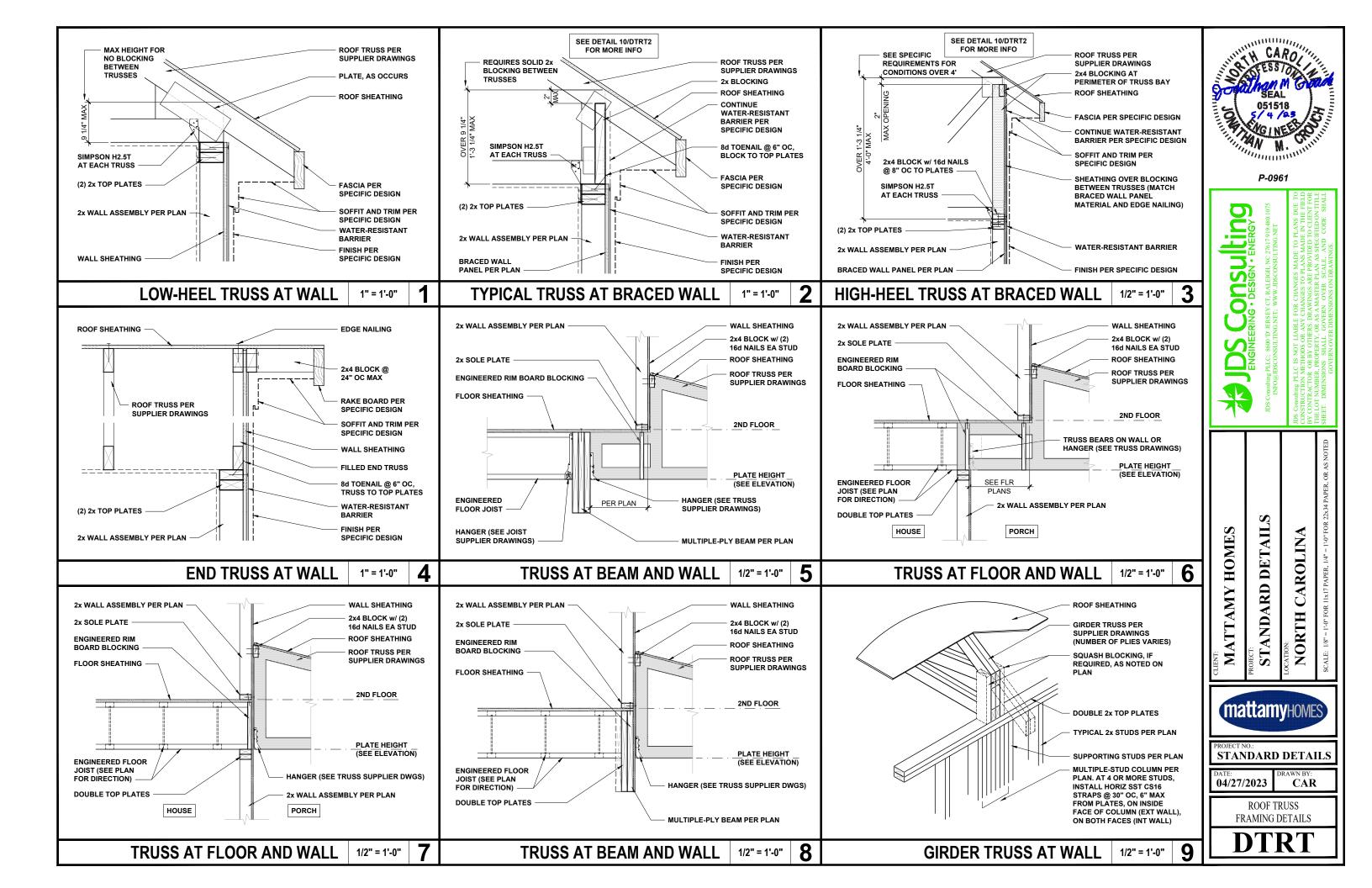
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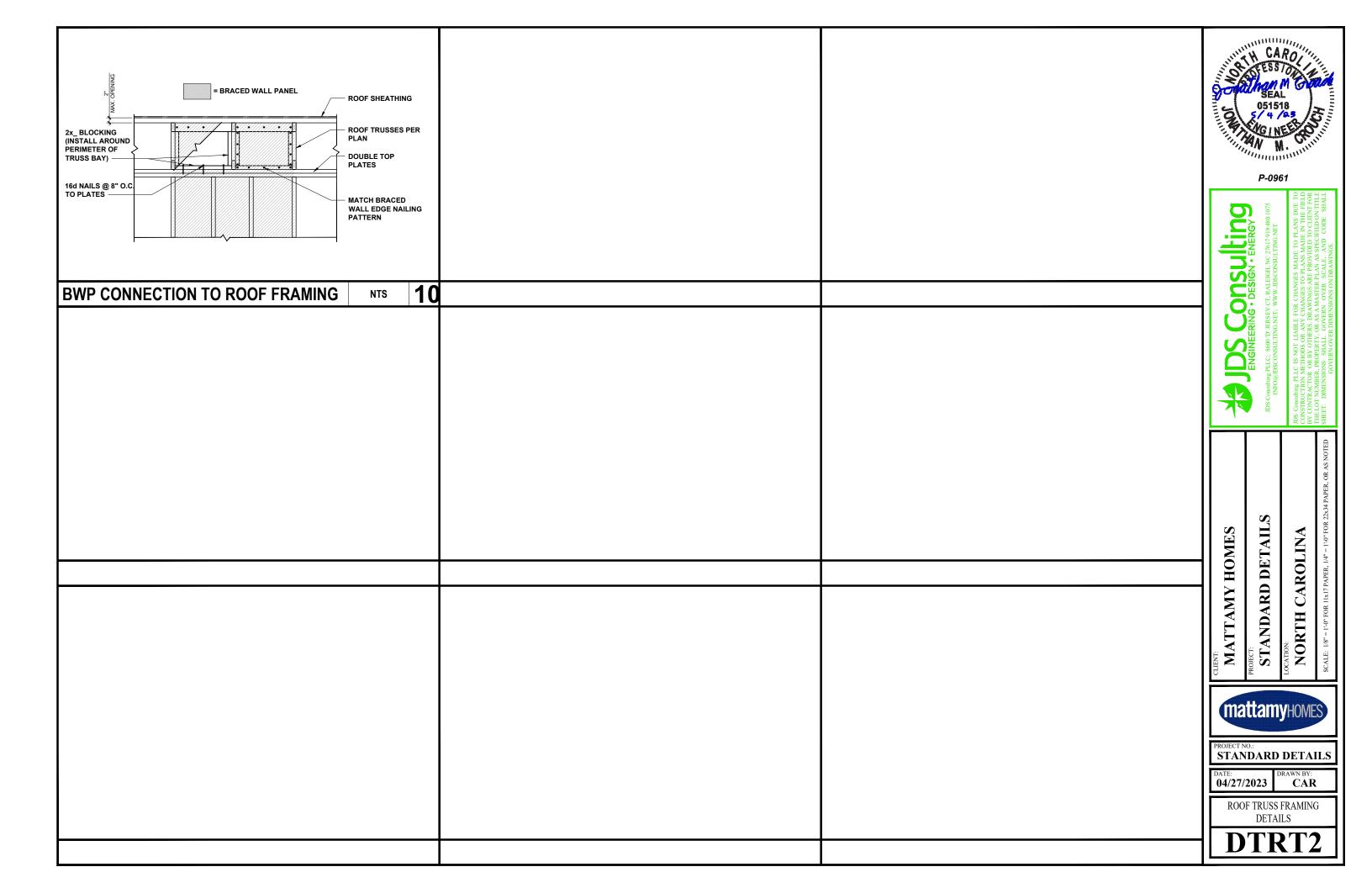
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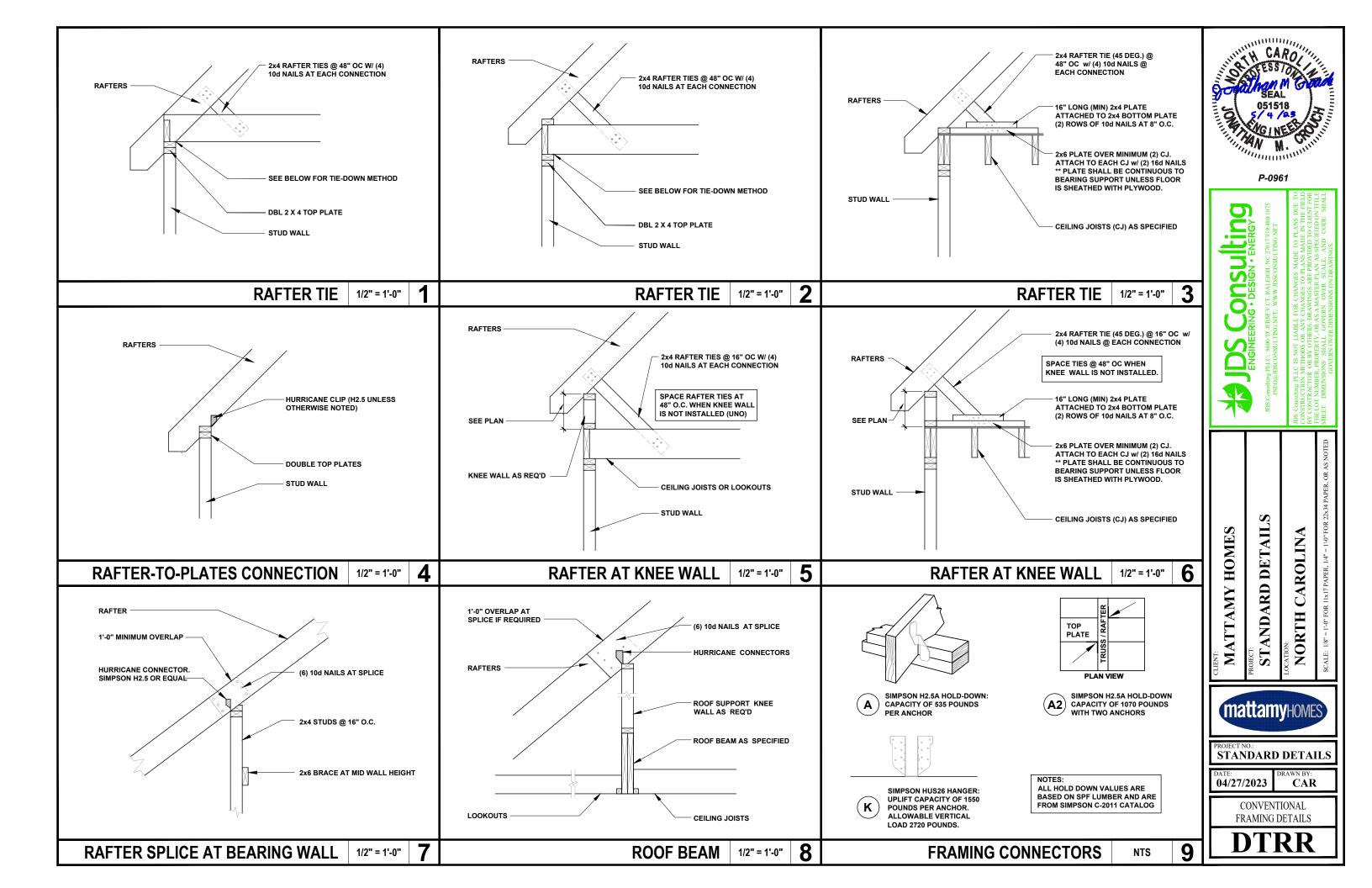
ROOF FRAMING PLAN

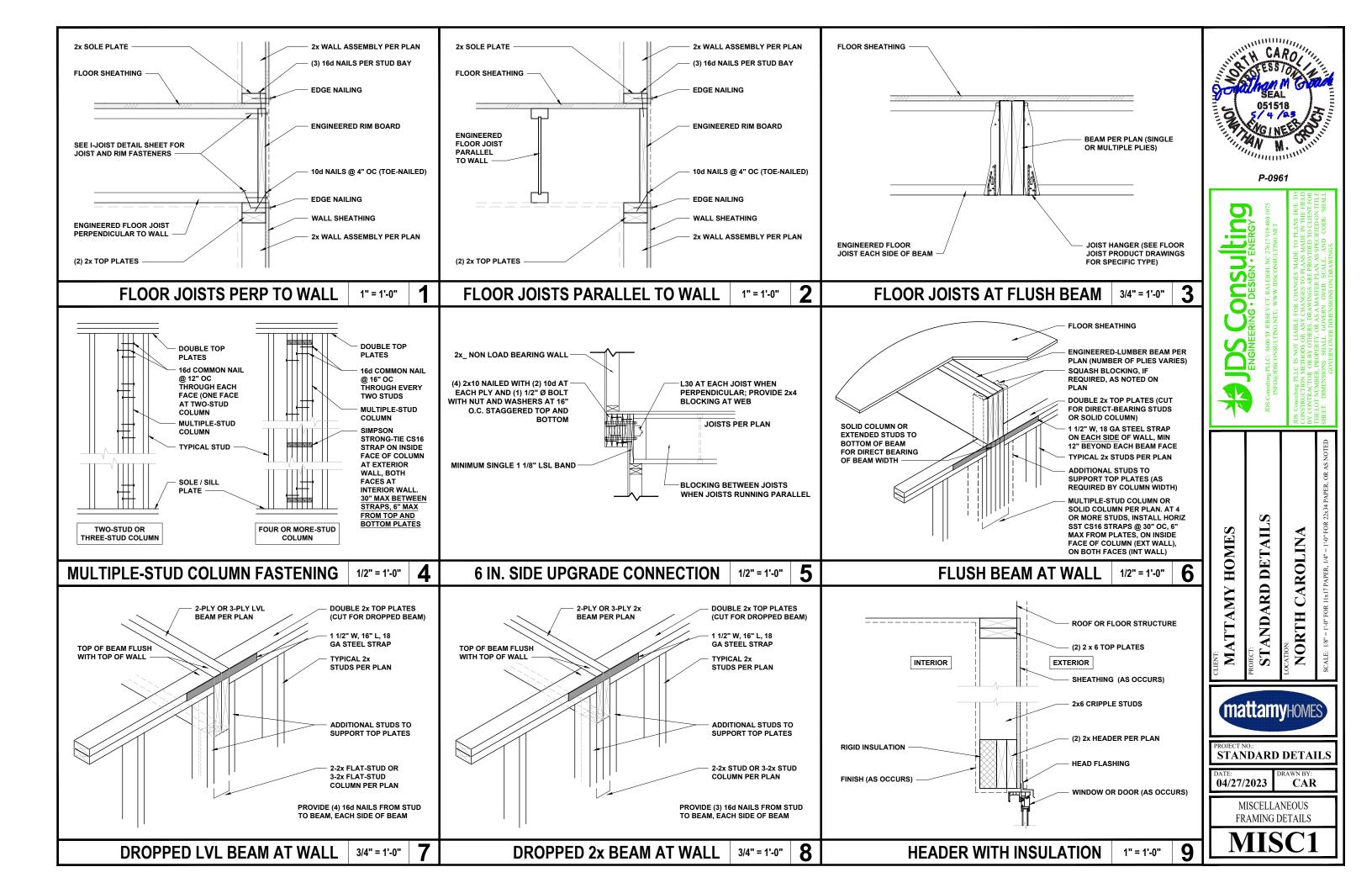


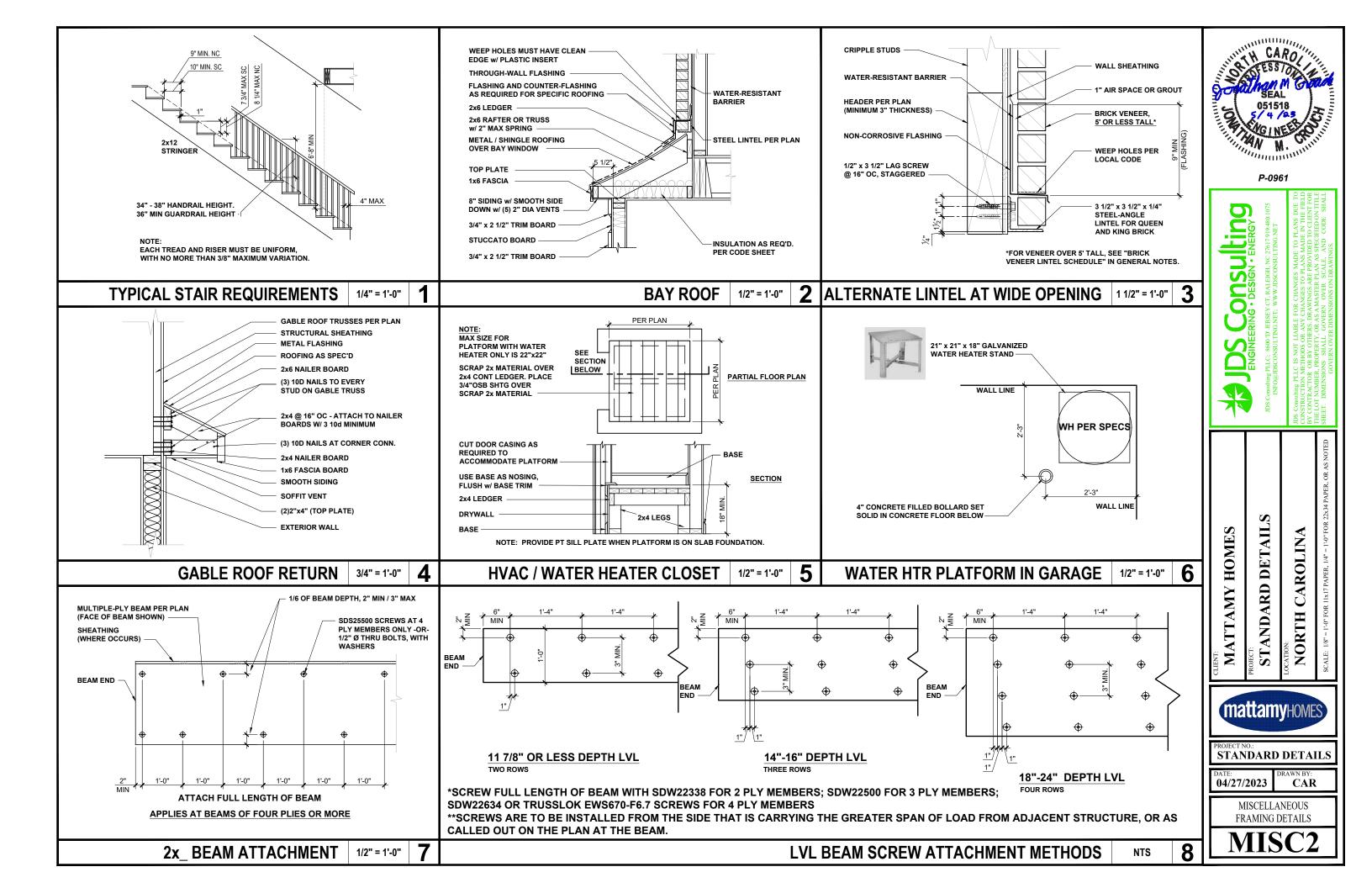


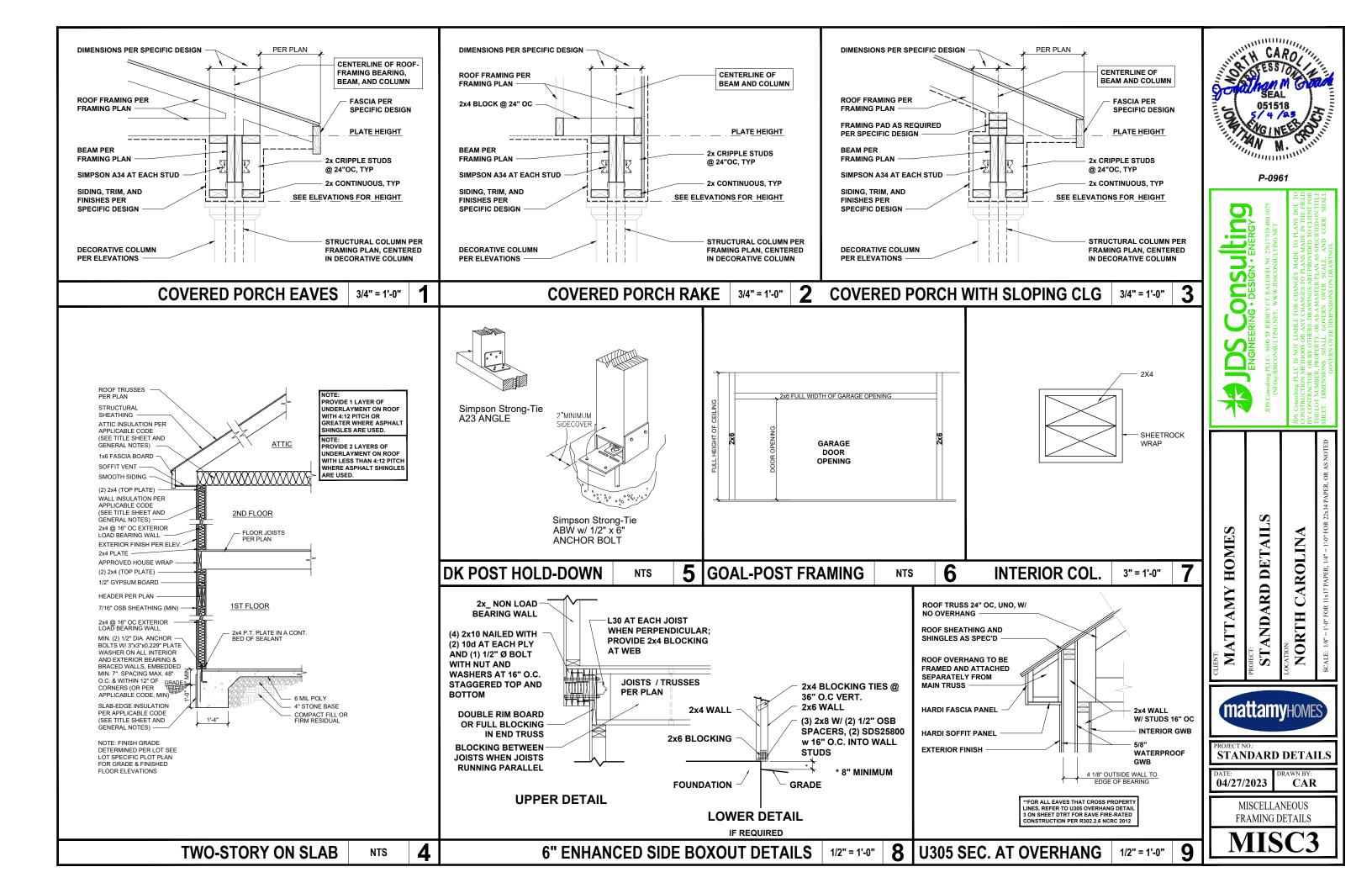


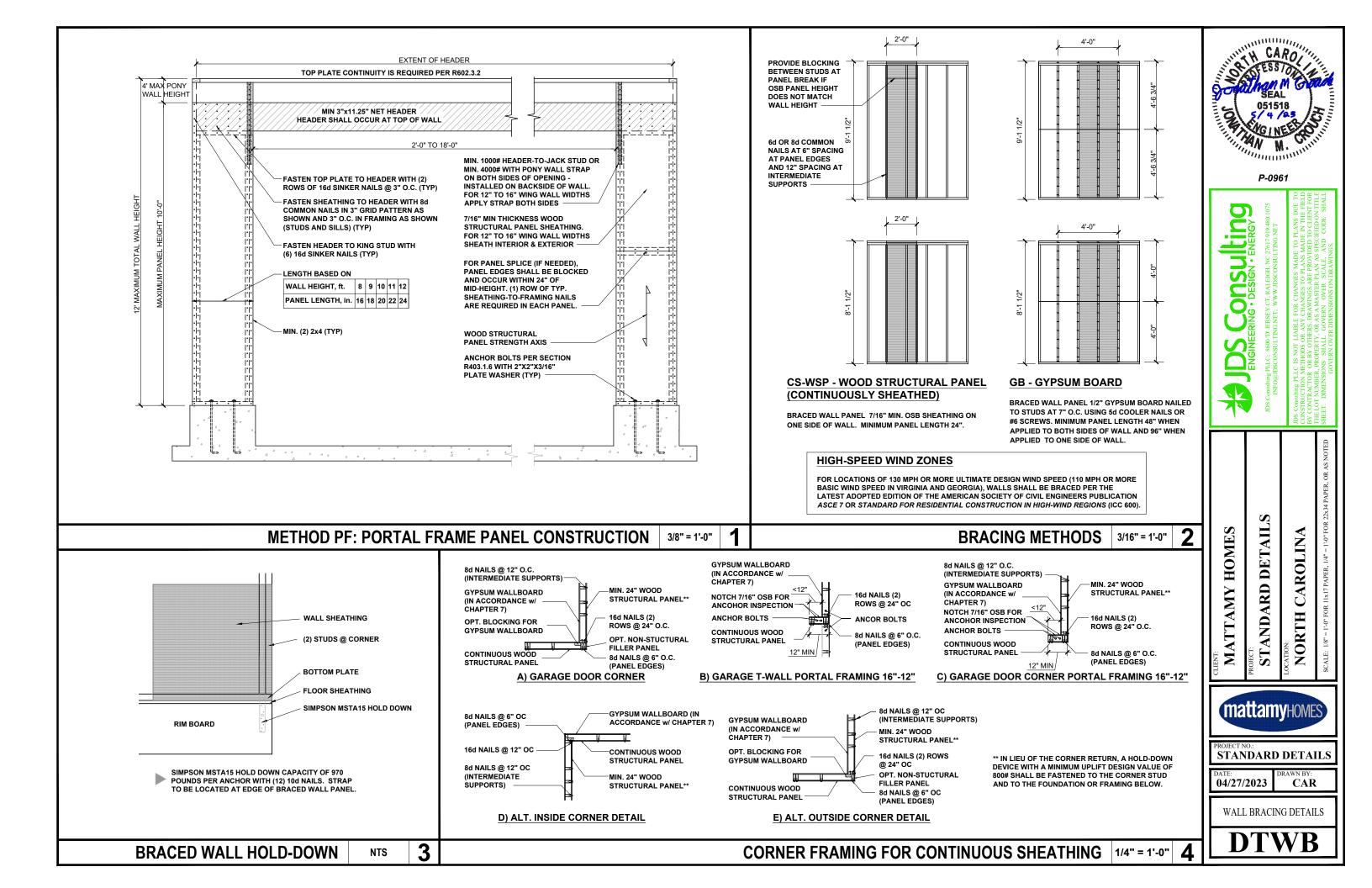


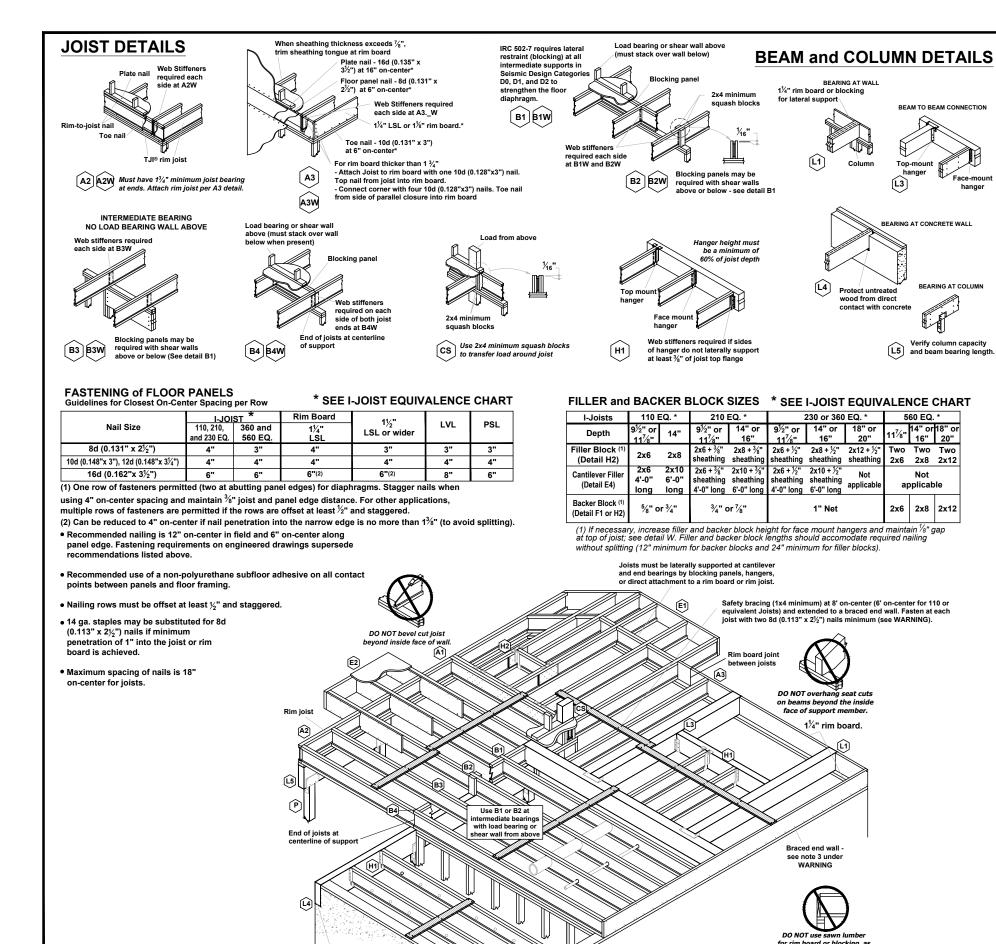












wood from direct

11/3" knockouts at

face of wall or bean

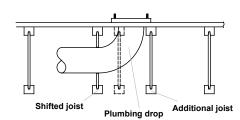
#### **INSTALLATION TIPS**

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.

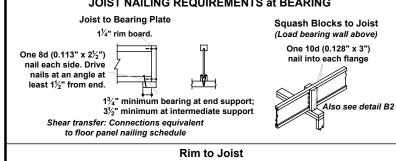
Additional joist at plumbing drop (see detail).



#### \* I-JOIST EQUIVALENCY CHART

	EQUIVALENT IN SPAN AND SPACING							
Depth	Mftr & Series	Mftr & Series	Mftr & Series					
	TJI - 110	BCI 4500						
9 1 "	TJI - 210	BCI 5000						
"	TJI - 230	BCI 6000	EverEdge 20					
		BCI 6500						
	TJI - 110	BCI 4500						
Ī	TJI - 210	BCI 5000						
11 💯	TJI - 230	BCI 6000	EverEdge 20					
1 8		BCI 6500						
Ī	TJI - 360	BCI 60'S	EverEdge 30					
	TJI - 560	BCI 90'S	EverEdge 50/60					
	TJI - 110	BCI 4500						
<b>I</b> [	TJI - 210	BCI 5000						
14"	TJI - 230	BCI 6000	EverEdge 20					
'		BCI 6500						
l	TJI - 360	BCI 60'S	EverEdge 30					
	TJI - 560	BCI 90'S	EverEdge 50/60					
	TJI - 110	BCI 4500						
<b>I</b> [	TJI - 210	BCI 5000						
16"	TJI - 230	BCI 6000	EverEdge 20					
'		BCI 6500						
li	TJI - 360	BCI 60'S	EverEdge 30					
	TJI - 560	BCI 90'S	EverEdge 50/60					

#### **JOIST NAILING REQUIREMENTS at BEARING**





One 10d (0.128" x 3")

nail each side of

minimum from end

nember at bearing, 1½"

it may shrink after

 $1\frac{1}{4}$ " rim board or  $1\frac{3}{4}$ " wide rim joist: One 10d (0.128" x 3") nail into each flange

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

Drive nails at an

angle to minimize

splitting of plate

**BEAM ATTACHMENT at BEARING** 

of TJI® joist flange 2 1/16" - 2 5/16" wide rim joist: One 16d (0.135" x 3½") nail into each flange rim joist Locate rim board joint between joists.

 $1\frac{1}{4}$ " rim board.

intermediate bearing lengths.



Top View

04/27/2023

**ENGINEERED JOIST DETAILS** 

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

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ROLIN  $\overline{\mathbf{A}}$ NORTH

**mattamy**HOMES

DETAIL

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STANDARD DETAIL

CAR