PLANS FOR: Lot 154, Providence Creek



MATTAMY HOMES - CASCADES LH

ABBREVIATION LEGEND					PLAN SET COMPOSITION			ON	ELEVATION					
AB ABV	Anchor Bolt Above	EQ E.W.	Equal Each Way	MIN MIR	Minimum Mirror	SQ SS	Square Solid Surface	PAGE#	LAY	/OUT				
AC	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer	T1.0-T1.1	TITLE SHEET AN	D REVISION	LOG			
ACC ACFL	Access/ Accessible Access Floor	EXP EXT	Exposed Exterior	MM MO	Millimeter Masonry Opening	SST ST	Stainless Steel Steel							
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station	GN1.0-GN1.1	GENERAL NOTE	5				
ADJ AFF	Adjustable Above Finished Floor	FD FDTN	Floor Drain Foundation	MTD MTFR	Mounted Metal Furring	STC STD	Sound Transmission Class Standard	0.10-0.15	ELEVATIONS					JUCE
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage	0.20-0.21	BASEMENT FLO	OR PLANS		ГАГ		DUSE
ALT ALUM	Alternate Aluminum	FG FIN	Fixed Glass Finish	MULL NIC	Mullion Not In Contract	STRUCT SYS	Structural	1.0-1.4	1ST FLOOR PLAI	NS				
ALUWI	Anchor/Anchorage	FLEX	Flexible	NOM		SYS T	System Tread							
AP	Access Panel	FLR	Floor	NR		T.A.	Trimmed Archway	2.0-2.2	2ND FLOOR PLA					
APPROX ARCH	Approximate Architect(ural)	F.O. FOC	Framed Opening Face of Concrete	NRC NTS	Noise Reduction Coefficient Not to Scale	TEL	Towel Bar Telephone	3.0-3.1	3RD FLOOR PLA	NS				
AUTO	Automatic	FOF	Face of Finish	OA	Overall	TEMP	Temporary/ Temperature	4.0-4.1	SECTIONS / DET.	AILS				
BD BLDG	Board Building	FOM FOS	Face of Masonry Face of Studs	OC OD	On Center Outside Diameter	T&G THK	Tongue and Groove Thick(ness)	5.0-8.0	ELECTRICAL / H	VAC PLANS			CODE	1
BLK	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold	3.0-0.0	LLLC I NICAL / II	VAC FLANS			CODE	
BOC	Bottom of Curb	FR	Frame	OPNG	Opening	TJ	Triple Joist							
BRG BRG PL	Bearing Bearing Plate	FTG FUR	Footing Furring/ Furred	PED PL	Pedestal Plate	TMPD TOC	Tempered Top of Curb/ Concrete						2018	
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance					NODTUCAT		BUILDING CODE:
BUR	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab							
C.A. CAB	Curved Archway Cabinet	GD GL	Grade/ Grading Glass/ Glazing	PLAS PLAS	Plastic Plaster	TOST TOW	Top of Steel Top of Wall					1	RESIDENTIAL (CODE
СВ	Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser							
ER	Ceramic	GYP HB	Gypsum Hose Bib	PLYWD PNL	Plywood Panel	TV TYP	Television							
CIR CJ	Circle Control Joint	HC	Hollow Core	P.T.		UFIN	Typical Unfinish(ed)							
CLG	Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise							
CLG HT	Ceiling Height Closet	HDR HM	Header Hollow Metal	PT PT	Point Porcelain Tile	UR VB	Urinal Vinyl Base		C	ASCADES	SQUAR	E FOOTA	GES	
CM	Centimeter	HORIZ	Horizontal	PTN	Partition	VCT	Vinyl Composition Tile					FRENCH		
CMU	Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify	AREA		COLONIAL	CRAFTSMAN	COUNTRY	TUDOR	FARM HOUSE
COL	Column Concrete	HT HTG	Height Heating	PRKG PSI	Parking Pounds per Square Inch	VERT VEST	Vertical Vestibule					COUNTRY		
CONST	Construction	HVAC	Heating/ Ventilation/	PVC	Polyvinyl Chloride	VF	Vinyl Flooring	1st FLOOR	}	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.
CONT	Continuous/ Continue	ID	Air Conditioning Inside Diameter	PVMT QT	Pavement Ouern Tile	VJ	V(ee) Joint		•	1000				
CORR CPB	Corridor Carpet Base	INCL	Include(d)	R	Quarry Tile Radius	VNR VWC	Veneer Vinyl Wall Covering							
CPT	Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base							
CSMT CT	Casement Ceramic Tile	INT INV	Interior Invert	RA RB	Return Air Rubber Base	WD WDW	Wood Window	TOTAL LIV	'ING	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.
CTR	Center	J-Box	Junction Box	RCP		WGL	Wired Glass							
CU FT	Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater	040405	0.040	405.00 FT	405.00 FT	405.00 FT	405.00 ET	405 00 FT
CU YD CWT	Cubic Yard Ceramic Wall Tile	JT Kit	Joint Kitchen	REF REFR	Reference Refrigerator	WM W/O	Wire Mesh Without	GARAGE -	2 CAR	425 SQ. FT.	425 SQ. FT.	425 SQ. FT.	425 SQ. FT.	425 SQ. FT.
DBL	Double	L	Length	REINF	Reinforced	WPT	Working Point	EDONT DO	RCH COVERED	89 SQ. FT.	165 SQ. FT.	89 SQ. FT.	39 SQ. FT.	144 SQ. FT.
)H	Double Hung	LAM	Laminate	REQD RESIL	Required	WSC	Wainscot	FRONTEC	ONCH COVENED	09 3Q.11.	100 50.11.	09 30.11.	39 3Q.11.	144 30.1 1.
DIA DIAG	Diameter Diagonal	LB LH	Lag Bolt Left Hand	RET	Resilient Return	WT WT	Wall Tile Weight		GI OF	BAL OPTIC	NAL SOL	JARE FOC	TAGES	
DIM	Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric		0202	, (L O. 110	711712 000), (I (L I O O	171020	
DISP.	Garbage Disposal	LTL LT WT	Lintel Light Weight	RFG RM	Roofing Room	Ę	Center Line	OPT. COV	ERED VERANDA					120 SQ. FT.
DN DJ	Double Joist Down	LVL	Laminated Veneer Lumber	RO	Rough Opening	Ç	Channel							
P	Deep	LVR	Louver	ROW	Right of Way	PL	Plate	OPT. SCR	EENED PORCH					120 SQ. FT.
OS OTI	Downspout	M MAS	Meter Masonry	RVS SCHED		± ዊ	Plus or Minus Property Line	007.1400						400 00 FT
TL WG	Detail Drawing	MATL	Material	SD	Storm Drain		1 Topolity Line	DP1. MOR	NING ROOM					120 SQ. FT.
WR	Drawer	MAX	Maximum	SECT	Section									
EA EJ	Each Expansion Joint	MC MECH	Medicine Cabinet Mechanical	SF SHT	Square Foot Sheet									
LEC	Electric	MED	Medium	SHT GL	Sheet Glass									
LEV	Elevation	MEMB	Membrane	SHWR	Shower									
MER PB	Emergency Electric Panel Board	MFR MH	Manufacture(er)(ing) Man Hole	SIM SPEC	Similar Specification									
ם ו	LICCUIC FAIRT DUALU			OF LO	Opecinication			I						



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RTH CAROLINA

PROJECT NO.: 24900745

DATE: DRAWN B' 11/26/2024 CA

TITLE SHEET

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	PLAN REVISION LOG		
DATE	REVISION DESCRIPTION	SHEETS	DFTR
03/02/2022	REVISED PPO NAMES & ROOM NAMES PER RDU SPECIFICATIONS, REMOVED WALL/BOLLARD AT WATER HEATER	ALL	VLT
04/05/2022	REVISED FRONT SMALLER GABLE TO BE A FALSE GABLE ON CRAFTSMAN ELEVATION ONLY	.10,.11, .13	CAR
08/04/2022	MADE STAND IN SHOWER PPO STANDARD, ADDED SUPER SHOWER PPO, REMOVED SPA SHOWER PPO, VERIFIED SCREEN PORCHES FOR BOTH RDU AND CLT, DIMENSIONED CABINET ROUGHS, REMOVED ALL KNEE SPACE REFERENCES, REVISED ESE'S TO SHOW STONE WATER TABLE AND ADDED OPT. WINDOWS AT BREAKFAST AND BED2, ADDED FLOOR BREAKS AT ALL BED DOORS, DELETED ALL OUTLETS OTHER THAN GFIS, 220v, WP, HALF-HOTS, ADDED 3 WAY AT BREAKFAST AND BED 2, ADDED LIGHT BETWEEN KITCHEN AND OWNERS SUITE, ADDED SD TO STUDY PPO, ADDED 3 WAY TO SEPARATE FOYER SWITCHES FROM HALL SWITCHES	ALL	CAR
11/01/2022	UPDATED DOOR NOTES ON PLANS TO SHOW ONLY WIDTH. NOTE ADDED "DOOR HEIGHTS PER COMMUNITY SPECS". REMOVED PDS SIZE FROM ATTIC ACCESS AND NOTED TO SIZE PER COMMUNITY SPECS. UPDATED ENHANCED SIDE ELEVATION TO UPGRADE SIDE ELEVATION. SUPER SHOWER DIMENSIONS REVISED ON ELEVATION AND PLAN. ELEVATION NOTES UPDATED.	ALL	LW
12/09/2022	CREATED RALEIGH SPECIFIC ELECTRICAL PAGES	6.0-6.1 RDU	VLT
05/12/2023	RENAMED COVERED PORCH TO COVERED VERANDA. RENAMED SUNROOM TO MORNING ROOM. ADDED 2/0x5/0 TWIN TO DINING. MOVED LAUNDRY WALL BACK 4" PER REDLINES. REVISED SUPER SHOWER DETAIL PER REDLINES.	ALL	VLT
08/07/2023	ADDED UPGRADE SIDE ELEVATIONS TO COLONIAL & FARMHOUSE ELEVATIONS	0.13, 1.0, 6.0	VLT
10/18/2023	REVISED GARAGE DOOR GLASS & INSERTS. ADDED FRIEZE TRIM TO UPGRADE SIDE ELEVATIONS. REVISED REAR DOOR TAG. REMOVED NUMBER OF SHELVES FROM PANTRY & LINEN FROM FLOOR PLAN NOTES BOX.	ALL	VLT
12/04/2023	ADDED GOURMET KITCHEN PPO	1.0, 6.0	VLT
03/13/2024	ADDED NOTE FOR SINGLE FRENCH DOOR AT STUDY PPO. ADDED 2/0X5/0 WINDOW FROM UPGRADE SIDE ELEVATION IN BEDROOM 2 AS OPTIONAL TO BASE FLOOR PLAN AND ELEVATIONS. REMOVED CONCRETE PAD SIZE AT OPTIONAL GARAGE SERVICE DOOR - NOTED AS "OPT. CONC. PAD. PER SPEC."	1.0, 6.0	VLT
06/10/2024	REVISED FRONT DOOR RENDERINGS	0.10-0.13	VLT
09/12/2024	ADDED TEMPERED NOTE TO BATH 2 WINDOW, OWNER'S BATH OASIS WINDOW, & OWNER'S BATH SUPER SHOWER WINDOW.	1.0, 1.1	VLT
11/26/2024	REVISED KITCHEN ELECTRICAL TO SHOW 4 LIGHTS INSTEAD OF PREVIOUSLY SHOWN 5 LIGHTS.	6.0	VLT



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11/26/2024

MATTAMY HOMES

DRAWN BY:

REVISION LOG

(1) ROOF CONSTRUCTION
ROOF SHINGLES OVER #15 FELT PAPER (DOUBLE LAYER
UNDERLAYMENT FOR ROOFS WITH A PITCH OF LESS THAN
4:12), 7/16" OSB SHEATHING WITH "H" CLIPS ON APPROVED
ROOF TRUSSES. (SEE ROOF TRUSS DESIGNS). PREFIN. ALUM.
EAVESTROUGH, FASCIA, & VENTED SOFFIT U.N.O.
(refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)

ROOF VENTILATION
OPTION 1: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC
AREA WITH MIN. 50% & MAX. 80% OF REQUIRED CROSS
VENTILATION PROVIDED VENTILATORS LOCATED IN THE UPPER
PORTION OF THE SPACE ARE MIN. 36" ABOVE EAVE OR
CORNICE VENTS WITH THE BALANCE OF THE REQUIRED
VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
OPTION 2: MIN. VENTILATION AREA OF 1:300 OF TOTAL ATTIC
AREA WITH REDUCTION IN CROSS VENTILATION WITH USE OF
VAPOR BARRIER LOCATED BETWEEN INSULATION & DRYWALL.

- 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.)
- (3) FRAME WALL CONSTRUCTION (2"x4") STONE SYNTHETIC STONE, SCRATCH COAT PER MANUFACTURERS SPECS. OVER GALV. MTL. LATH & APPROVED WEATHER RESISTANT BARRIER, 7/16" OSB EXTERIOR SHEATHING, 2"x4" STUDS @ 16" O.C. TO 10' MAX. HEIGHT. 1/2" INT. DRYWALL FINISH.
- (refer to sheet gn1.1 for n.c. energy requirements.)

 (4) DRAINAGE
 SITE SHALL GRADE TO PROVIDE DRAINAGE UNDER ALL
 PORTIONS OF STRUCTURE & TO DRAIN SURFACE WATER AWAY
 FROM THE STRUCTURE. GRADE SHALL FALL 6" WITHIN FIRST
 10'. ALL PLUMBING WORK SHALL COMPLY WITH THE CURRENT
 RESIDENTIAL & PLUMBING CODES.
- 5. GROUND FLOOR SLAB ON GRADE
 CONCRETE SLAB PER STRUCTURAL DRAWINGS OVER CLEAN
 TERMITE TREATED COMPACT FILL. CHEMICAL PRE-TREATMENT
 OF SOIL IS REQUIRED BEFORE CASTING OF SLAB. SAW CUT
 EVERY ±200 S.F.
- 6. EXPOSED FLOOR TO EXTERIOR PROVIDE MIN. R19 BATT INSULATION IN FLOORS BETWEEN CONDITIONED & UNCONDITIONED SPACES, APPROVED HOUSE WRAP FINISHED SOFFIT
- 7) ATTIC INSULATION: refer TO SHEET GN1.1. FOR N.C. REQUIREMENT.
 1/2" INT. DRYWALL CEILING FINISH OR APPROVED EQUAL
- (8) INTERIOR STAIRS: SITE BUILT

 1. STRINGERS SHALL BE 2"x12" SYP.#2 (PRESSURE TREATED AT BASE) EQUALLY SPACED & ANCHORED TO 2"x8"
 - HEADER & P.T. 2"x4" PLATE
 2. TREADS SHALL BE 2"x12" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)
 - RISERS SHALL BE 1"x8" SYP.#2 RIPPED DOWN AS REQUIRED. (GLUED & NAILED)
 - 4. MIN. TREAD = 9"

 MAX. NOSING = 1-1/4"

 MIN. TREAD & NOSING = 9-3/4"

 MAX. RISER = 8-1/4"

 MIN. HEADROOM = 6'-8"

 MAX. VERTICAL RISE FOR FLIGHT OF STAIRS = 12'-0"

 MIN. STAIR WIDTH = 3'-0"

 MIN. CLEAR STAIR WIDTH = 31.5"

FOR WINDER STAIRS
MIN. WINDER TREAD MEASURED

12" FROM INSIDE EDGE = 9"
MIN. WINDER TREAD MEASURED AT ANY POINT = 4"
MAX. WINDER DEPTH = 12"

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

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

- WALLS BACKING ONTO ATTIC
 WALLS WHICH SEPARATE CONDITIONED LIVING SPACE FROM UNCONDITIONED ATTIC SPACE SHALL BE INSULATED AND SEALED WITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION. IE. VAULTED CEILING, SKYLIGHT, RAISED COFFERED CEILING. (refer TO SHEET GN1.1 FOR N.C. ENERGY REQUIREMENTS.)
- (11) BEAM POCKET OR 8"x8" CONCRETE BLOCK NIB WALLS. MINIMUM BEARING 3-1/2".
- 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.

CLOTHES DRYER VENT

DRYER EXHAUST VENTED TO EXTERIOR & EQUIPPED W/ BACK

DRAFT DAMPER. MAX. 35' DUCT LENGTH FROM THE CONNECTION

TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET

TERMINAL. WHERE FITTINGS ARE USED REFER TO MECHANICAL

CODE FOR MAX. LENGTH REDUCTIONS. SEAL WITH

NON—COMBUSTIBLE MATERIAL, APPROVED FIRE CAULKING OR

NON COMBUSTIBLE DRYER EXHAUST DUCT WALL RECEPTACLE

ATTIC ACCESS

ATTIC ACCESS HATCH 20"x30" WITH WEATHER— STRIPPING INTO

ANY ATTIC EXCEEDING 30 SF x 30" VERT. HEIGHT. ALLOW 30"

HEADROOM IN ATTIC AT HATCH LOCATION. r—10 MIN
INSULATION

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 THE CHIMNEY.

The closet or pantry W/ Min. 12" deep shelves. Provide Max. of 4 shelves.

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

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 SHOWER

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

\$\frac{22}{22}\$ SLAB ON GRADE PORCH CONCRETE SLAB PER STRUCTURAL DRAWINGS OVER CLEAN TERMITE TREATED COMPACT FILL. SUBTERRANEAN TERMITE POST—TREATMENT MAY BE BORACARE APPLIED TO GROUND FLOOR WOOD SURFACES; ILO SOIL TREATMENT.

- 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

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.

TWO STORY VOLUME SPACES

BALLOON FRAMING PER STRUCTURAL ENGINEER — REFER TO FLOOR PLANS

TYP. 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECS.

WOOD FRAME & CONCRETE BLOCK CONSTRUCTION NOTES:

TERMITE & DECAY PROTECTION

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

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

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

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

WINDOWS:

- 1. MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY SLEEPING ROOM MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sq.Ft. MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 5.7 Sq.Ft. MIN. HEIGHT DIMENSION FOR EMERGENCY ESCAPE OPENING = 22" MIN. WIDTH DIMENSION FOR EMERGENCY ESCAPE OPENING = 20" MAX. SILL HEIGHT FOR EMERGENCY ESCAPE OPENING = 44" ABOVE FLOOR
- 2. MINIMUM WINDOW SILL HEIGHT
 IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE
 WINDOW IS MORE THAN 72" ABOVE FINISHED GRADE, OR
 SURFACE BELOW, THE LOWEST PART OF THE CLEAR
 OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED
 FLOOR. ANY WINDOW 24" OR LESS FROM FINISHED FLOOR
 SHALL BE EQUIPPED WITH AN OPENING LIMITING DEVICE.

- 3. FIXED GLASS REQUIREMENTS: FIXED GLASS IS REQ. FOR WINDOWS LESS THAN 24" ABOVE FINISHED FLOOR.
- 4. FLASHING, SEALANTS AND WEATHERSTRIPPING: INSTALL APPROVED CORROSION—RESISTANT FLASHING AT ALL EXTERIOR DOORS & WINDOWS TO EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR WATER RESISTIVE BARRIER. WINDOWS SHALL BE SEALED WITH MINIMUM QUALITY OF CAULKING TO BE ASTM Spec 920 OR 1281 WITH TESTING & PERFORMANCE Class 25 OR AAMA Class 800 OR 812. RECOMMEND SIKA 201.
- 5. MAXIMUM TOLERANCE FOR MASONRY ROUGH OPENING SIZE: MASONRY ROUGH OPENING DIMENSIONS SHALL PROVIDE FOR A WINDOW PERIMETER SEALANT JOINT A MAXIMUM OF 1/4" IN WIDTH.
- 6. MINIMUM ENERGY CODE REQUIREMENTS FOR WINDOWS. INSTALLED WINDOWS SHALL HAVE PROPERTIES AS EFFICIENT AS WINDOWS USED TO CALCULATE FORM 1100A. WINDOW PERFORMANCE CRITERIA ARE CONTAINED IN THE ENERGY GAUGE USA/FLA/RES COMPUTER PROGRAM. refer TO SHEET GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COEFFICIENT (SHGC). WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL FNERGY INSPECTION.
- 7. ANY GLASS OR WINDOW MUST BE TEMPERED THAT IS:
 LESS THAN 18" ABOVE FINISH FLOOR.
 WITHIN 60" OF A TUB OR SHOWER.
 WHERE NEAREST VERTICAL EDGE IS WITHIN 24" OF A DOOR
 AND BOTTOM WINDOW EDGE IS LESS THAN 60" ABOVE
 FLOOR.
 OVER 9 s.f. OF GLASS AREA.
 LESS THAN 60" FROM STAIR TREAD OR LANDING.

GENERAL

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



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NORTH CAROLINA

24900745

11/26/2024

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GENERAL NOTES

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GN1.0

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 <i>R</i> -VALUE (note i)	FLOOR R-VALUE	BASEMENT WALL R-VALUE (notes c, o)	SLAB R-VALUE AND DEPTH (note d)	CRAWL SPACE WALL R-VALUE (note c)
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	5/13 (note f)	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 (note h)	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 (note n) or 13 + 5 or 15 + 3 (note h)	13/17 or 13/12.5ci	30 (note g)	10/15	10	10/19

- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.
- b. THE FENESTRATION *U*-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.
- e. NOT USE
- f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY,
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

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



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CASCADES

PROJECT NO.:

24900745

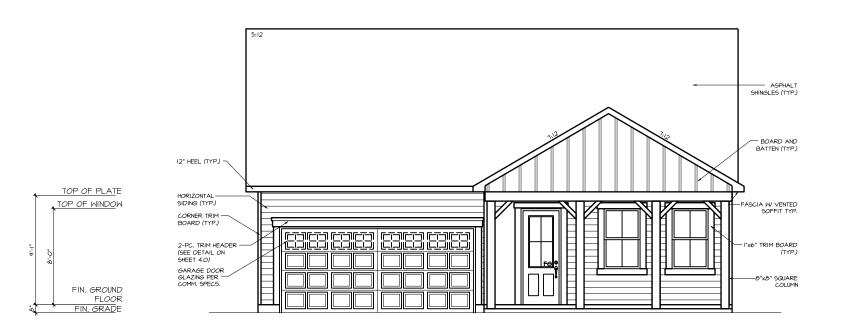
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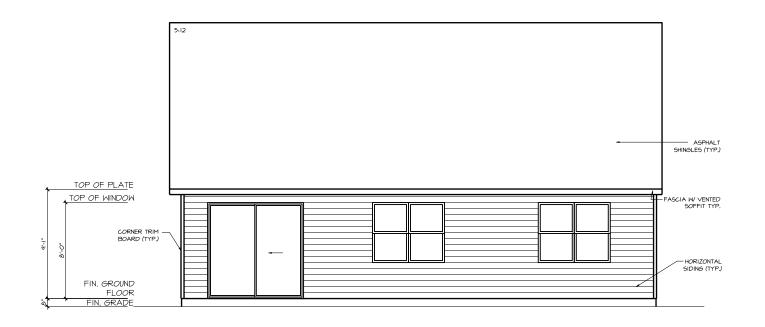
GENERAL NOTES

GN1.1

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



FRONT ELEVATION - FARMHOUSE



REAR SIDE ELEVATION - FARMHOUSE

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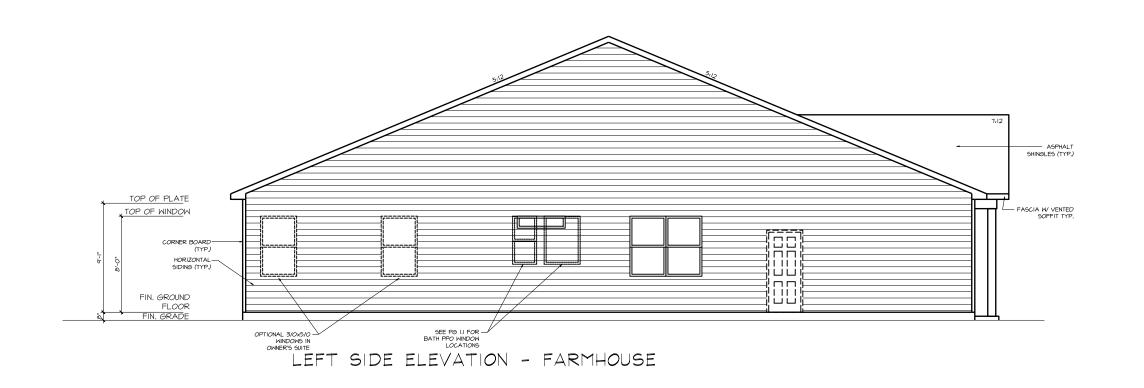
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EXTERIOR ELEVATIONS

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







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11/26/2024

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EXTERIOR ELEVATIONS

USE CORROSION-ALL ROOF-TO-WALL
INTERSECTIONS





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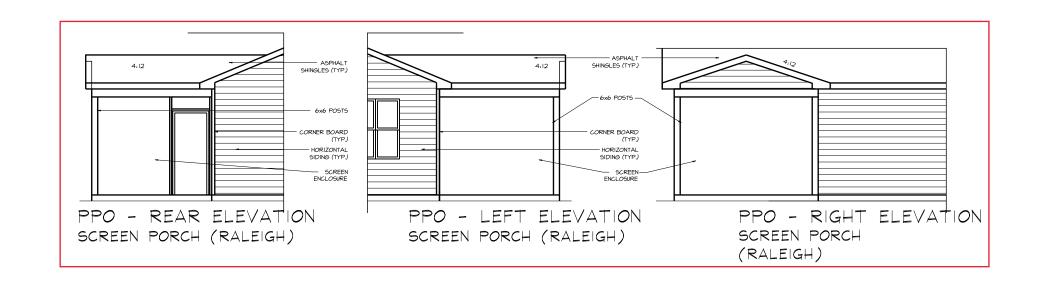
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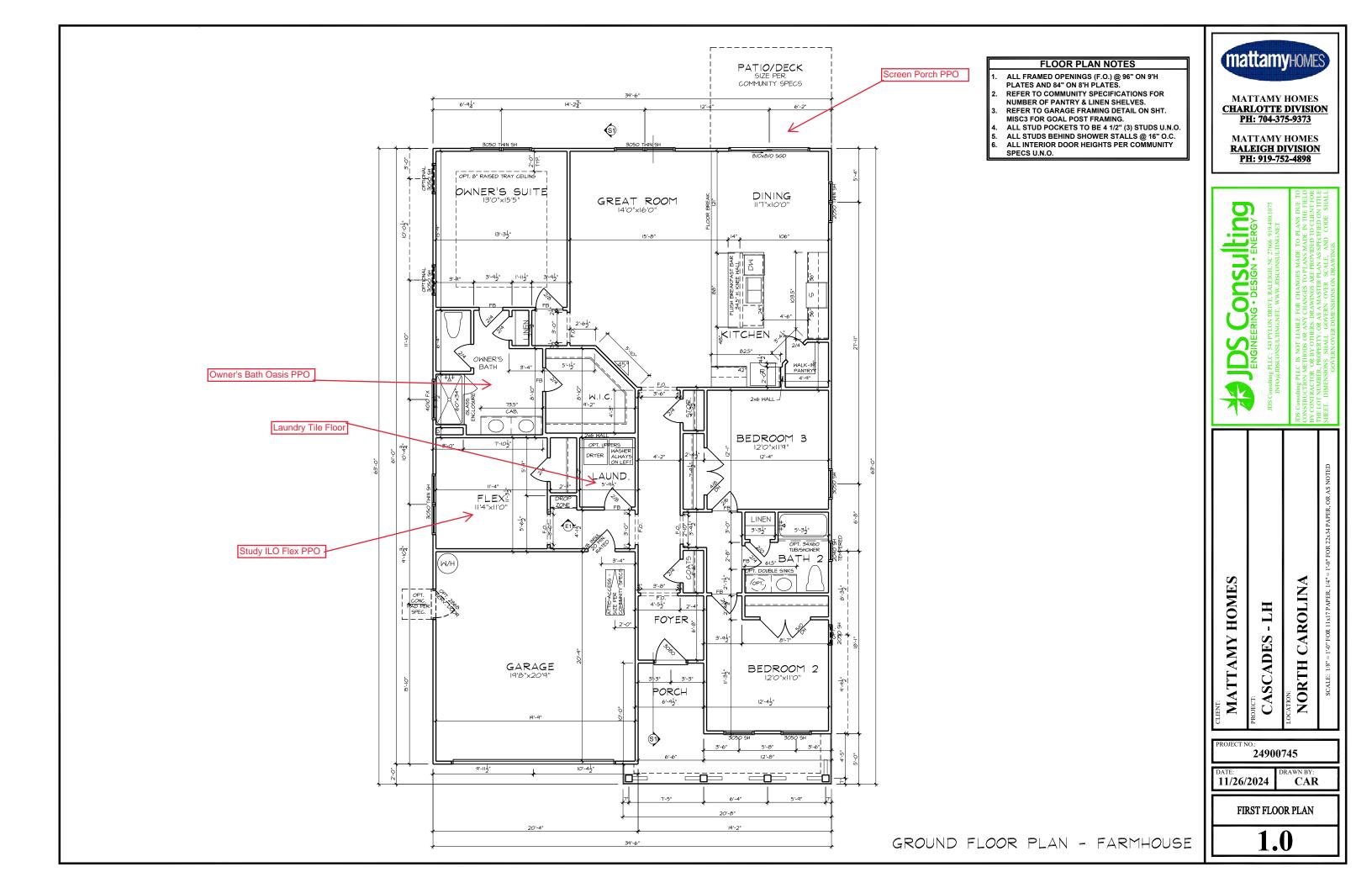
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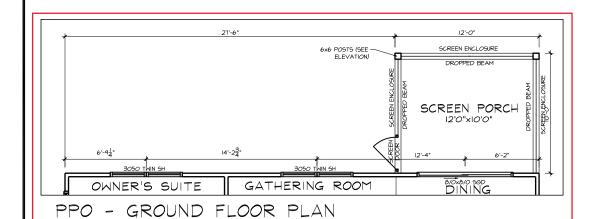
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EXTERIOR ELEVATIONS





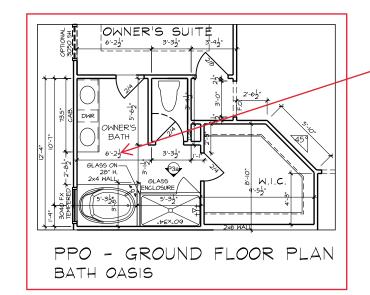


SCREEN PORCH (RALEIGH)

FLOOR PLAN NOTES

- ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES. 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.



Owner's Tub SlideIn

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Onsulting

CAROLINA CASCADES

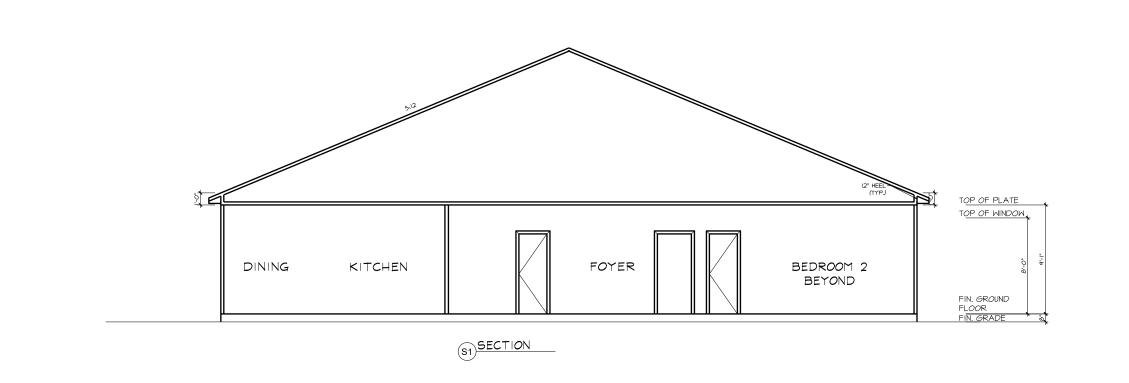
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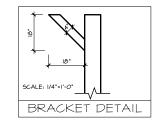
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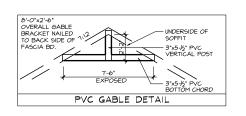
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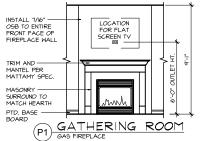
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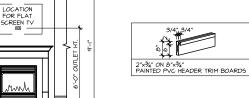
FIRST FLOOR OPTIONS FLOOR PLANS

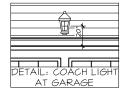


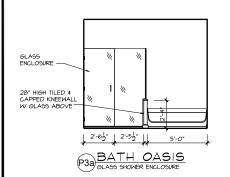


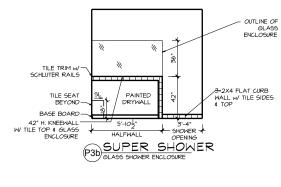


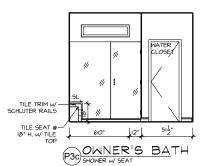












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NFO@JDSCONSULTING.NET

JDS Consulting PLLC; 543 PYLON DRIVE, INFO@JDSCONSULTING.NET; WW JDS Consulting PLLC IS NOT LIABLE FOR C CONSTRUCTION METHODOS OR ANY CHAN BY CONTRACTION OR BY OTHERS. DRAWN

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OBECT:
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CAROLINA

PROJECT NO.: 24900745

DATE: DRAWN BY: 11/26/2024 CAR

SECTIONS & DETAILS

4.0

STRUCTURAL PLANS FOR:



MATTAMY HOMES - CASCADES LH

PLAN RELEASE / REVISIONS					
REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT		
08/16/2022	CASCADES	ADDED OPT. WINDOWS FROM ESE CHANGES, ADDED FLOOR TRUSS OPT TO SHEET S.30, REVISED RALEIGH SCREEN PORCH TO SHOW 6x6 POSTS, UPDATED FLOOR PLANS WITH CHANGES FROM ARC, UPDATED PLUMBING PLAN	CAR		
11/01/2022	CASCADES	ADDED NOTE ON VARIOUS SHEETS THAT UPGRADE SIDE ELEVATION DOES NOT AFFECT PLAN	LW		
05/12/2023	CASCADES	REVISED STR BACKGROUND PER ARC REVISIONS. ADDED WINDOW HEADER IN DINING. RENAMED COVERED PORCH TO COVERED VERANDA. RENAMED SUNROOM TO MORNING ROOM	VLT		
08/07/2023	CASCADES	ADDED UPGRADE SIDE ELEVATION TO FRAMING PLAN. UPDATED GIRDER TRUSS ON CRAFTSMAN & FARMHOUSE ELEVATIONS	VLT		
03/13/2024	CASCADES	ADDED OPTIONAL 3/0X5/0 WINDOW TO BEDROOM 2 BASE PLAN. REMOVED CONCRETE PAD SIZE AT OPTIONAL GARAGE SERVICE DOOR. REVISED COVERED/SCREENED PORCH FRAMING. REVISED FRONT PORCH STEP FOOTING ON STEM WALL AND CRAWL FOUNDATIONS.	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. JDSfaulkner, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
- 2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
- 3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
 - A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
 - B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

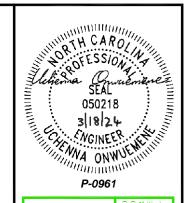
CODE

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

2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

ENGINEER OF RECORD

JDS Consulting, PLLC
ENGINEERING - DESIGN - ENERGY
543 PYLON DRIVE
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 24900745





ORTH CAROLINA



ROJECT NO.: 24900745

DATE: **03/13/2024**

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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 III TIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE, NOTIFY JDSfaulkner PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- 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
- 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.
- 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
JLTIMATE DESIGN WIND SPEED	115/120 MPH, EXPOSURE B
GROUND SNOW	15 PSF

GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5 DWELLING UNITS	LIVE LOAD (PSF) 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
CHARDS AND HANDDAILS	200 /

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			KS LVL	KING STUD COLUMN LAMINATED VENEER
	ABV	ABOVE		LUMBER
	AFF		MAX	MAXIMUM
		ALTERNATE	MECH	MECHANICAL
	BRG		MFTR	MANUFACTURER
	BSMT		MIN	MINIMUM
	CANT		NTS	NOT TO SCALE
	CJ	CEILING JOIST	OA	OVERALL
	CLG	CEILING	ОС	ON CENTER
	CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
	co	CASED OPENING	R	RISER
	COL	COLUMN	REF	REFRIGERATOR
	CONC	CONCRETE	RFG	ROOFING
	CONT	CONTINUOUS	RO	ROUGH OPENING
	D	CLOTHES DRYER	RS	ROOF SUPPORT
	DBL	DOUBLE	SC	STUD COLUMN
	DIAM	DIAMETER	SF	SQUARE FOOT (FEET)
	DJ	DOUBLE JOIST	SH	SHELF / SHELVES
	DN	DOWN	SHTG	SHEATHING
	DP	DEEP	SHW	
	DR	DOUBLE RAFTER	SIM	SIMILAR
	DSP	DOUBLE STUD POCKET	SJ	
	EA	EACH	SP	
	EE	EACH END		SPECIFIED
	EQ	EQUAL	SQ	SQUARE
	EX	EXTERIOR	T	TREAD
	FAU	FORCED-AIR UNIT	TEMP	
	FDN	FOUNDATION	THK	THICK(NESS)
	FF	FINISHED FLOOR	TJ	TRIPLE JOIST
	FLR	FLOOR(ING)	TOC	TOP OF CURB / CONCRETE
	FP	FIREPLACE	TR	TRIPLE RAFTER
	FTG		TYP	TYPICAL
	HB	HOSE BIBB	UNO	UNLESS NOTED OTHERWISE
		HEADER	W WH	CLOTHES WASHER
	HGR		WH WWF	WATER HEATER
	JS	JACK STUD COLUMN		
			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 F = 1.9F6 PSI

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

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

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

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

- 6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fv = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(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
- 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
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318
- 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.
- 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
- 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.
 - 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.
- 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.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT **EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW** PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- 10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- 11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- 12. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

- 1. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- 2. ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- 6. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 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.
 - ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- 9. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS: A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED. TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
 - TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
 - INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE
- 10. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- 11. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. 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.



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GENERAL NOTES

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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)

MAX HEIGHT (PLATE TO PLATE) FRAMING MEMBER SIZE 115/120 MPH ULTIMATE DESIGN WIND SPEED 2x4 @ 16" OC 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 (2) 2x4 @ 12" OC (2) 2x6 @ 16" OC 21'-6" (2) 2x6 @ 12" OC 25'-0" (2) 2x8 @ 16" OC 27'-0"

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

31'-0"

(2) 2x8 @ 12" OC

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

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.



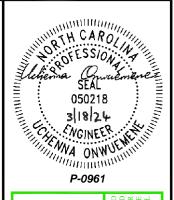
DENOTES OVER-FRAMED AREA

- 5. MINIMUM 7/16" OSB ROOF SHEATHING
- 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, UNI ESS 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



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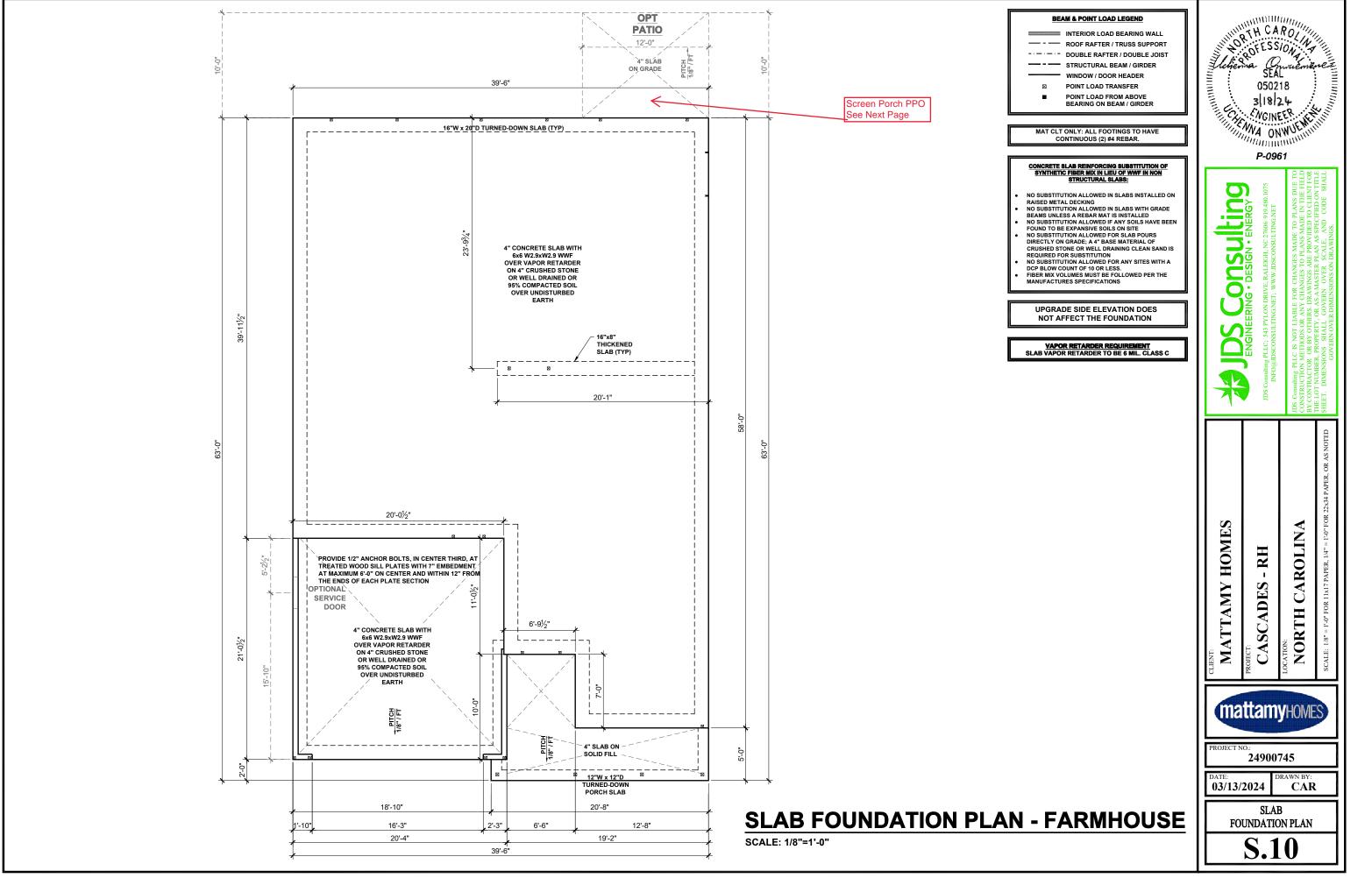
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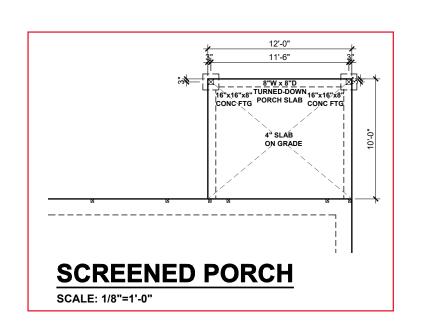
GENERAL NOTES

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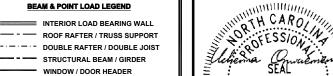






SLAB FOUNDATION PLAN OPTIONS -FARMHOUSE

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

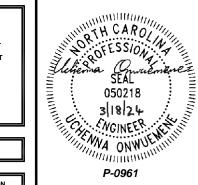


POINT LOAD TRANSFER POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION

<u>VAPOR RETARDER REQUIREMENT</u> SLAB VAPOR RETARDER TO BE 6 MIL. CLASS C





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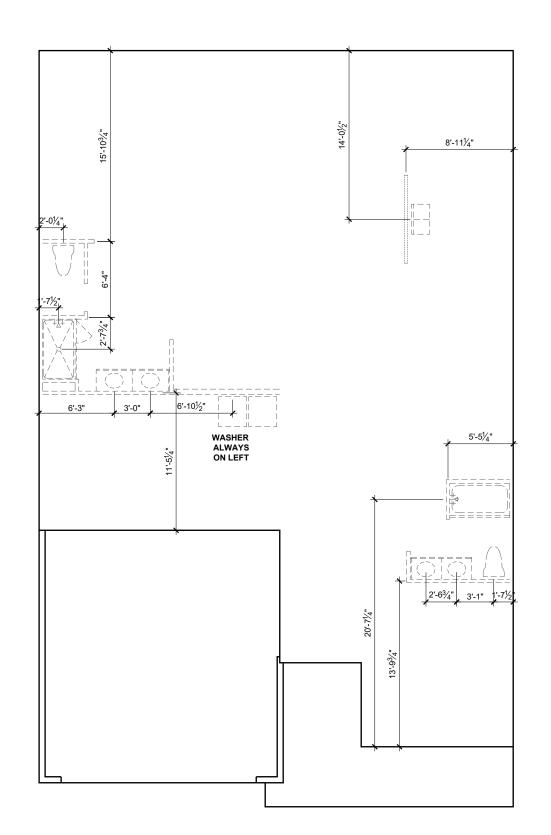
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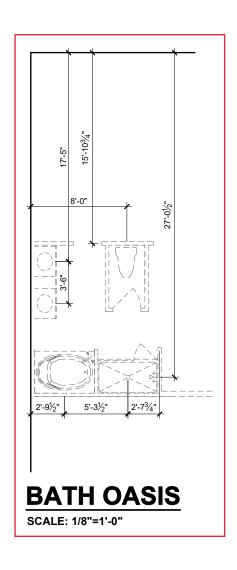
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PLAN OPTIONS SLAB FOUNDATION PLANS





BEAM & POINT LOAD LEGEND

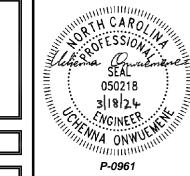
---- ROOF RAFTER / TRUSS SUPPORT - · - · - · DOUBLE RAFTER / DOUBLE JOIST

WINDOW / DOOR HEADER

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

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

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



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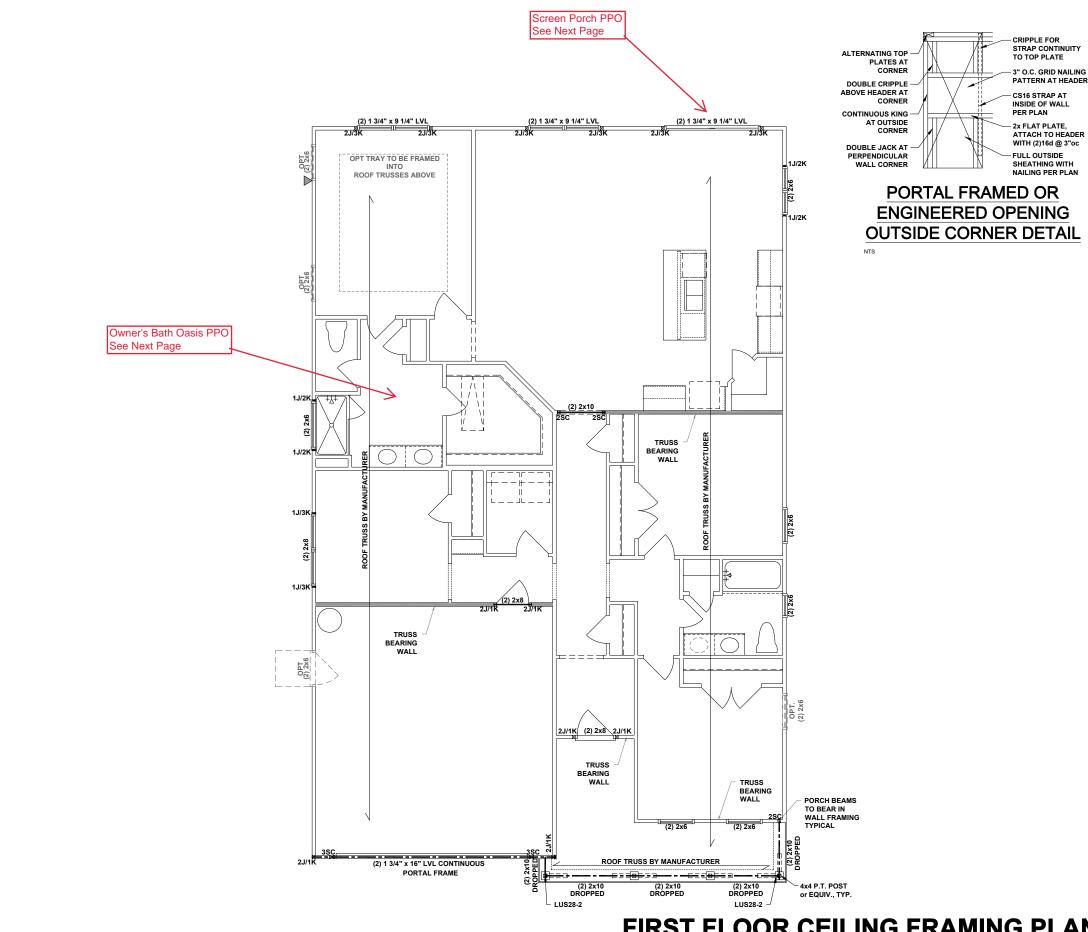
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PLAN OPTIONS SLAB FOUNDATION PLANS

PLUMBING PLAN



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

BEAM & POINT LOAD LEGEND

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

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.
- AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K. UNO.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- 6. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- . ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY.
 LARGER MEMBERS MAY BE SUBSTITUTED AS
 NEEDED FOR EASE OF CONSTRUCTION. MINIMUM
 BEAM SUPPORT IS (1) 2x4 STUD.
- 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 EQUIVALENT) 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 TRUSLOK SCREWS (SEE MANUFACTUREN'S SPECIFICATIONS).
- 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.

ALL LVL MATERIAL NOT WITHIN THE CONDITIONED BUILDING ENVELOPE SHALL BE WRAPPED PER MANUFACTURERS SPECIFICATIONS TO LIMIT ATMOSPHERIC MOISTURE EXPOSURE; ALL DIMENSIONAL LUMBER FRAMING MATERIALS USED IN WET SERVICE AREAS THAT ARE EXPOSED TO DIRECT ATMOSPHERIC MOISTURE SHALL BE PRESSURE TREATED

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.



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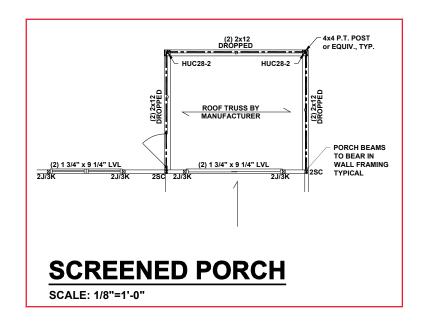
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FIRST FLOOR CEILING FRAMING PLAN

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FIRST FLOOR CEILING FRAMING PLAN - FARMHOUSE





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.)

- ALL FRAMING TO BE #2 SPF MINIMUM
- 2. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
- I. ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K. UNO.
- 5. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- 7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE 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 EQUIVALENT) 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



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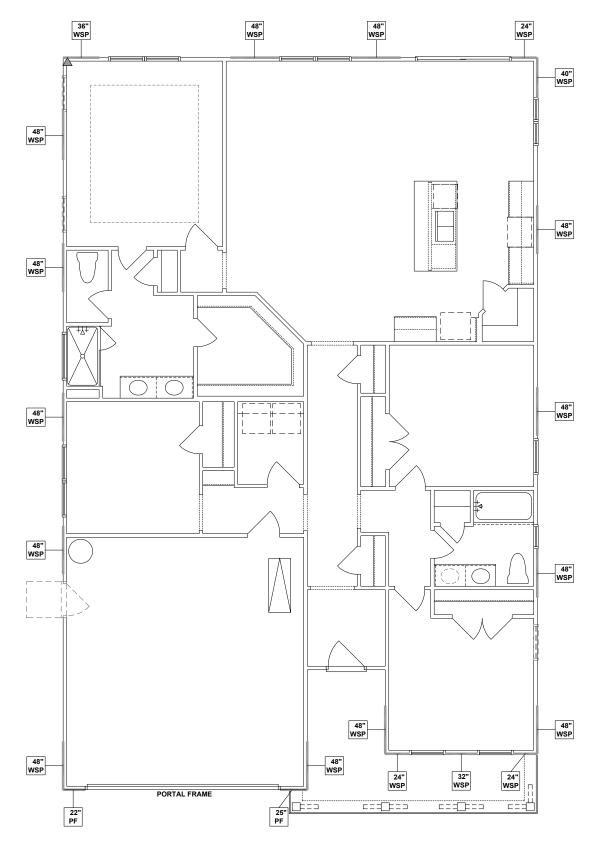
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FIRST FLOOR OPTIONS CEILING FRAMING PLANS

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FIRST FLOOR CEILING FRAMING OPTIONS - FARMHOUSE



WALL BRACING REQUIREMENTS

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

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



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

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

SCALED LENGTH
OF WALL PANEL
AT LOCATION

SCALED LENGTH
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 FIGES

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

ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED

BOTH SIDES WITH 8d NAILS @ 4" OC EDGE

AND 8" OC FIELD. FULLY BLOCKED AT ALL

PANEL EDGES.

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

WALL BRACING 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 8.5 FT. 12.5 FT. RIGHT 5.5 FT. 24.0 FT. REAR 8.5 FT. 13.0 FT. LEFT 5.5 FT. 24.0 FT.

UPGRADE SIDE ELEVATION DOES NOT AFFECT THE BRACING LAYOUT



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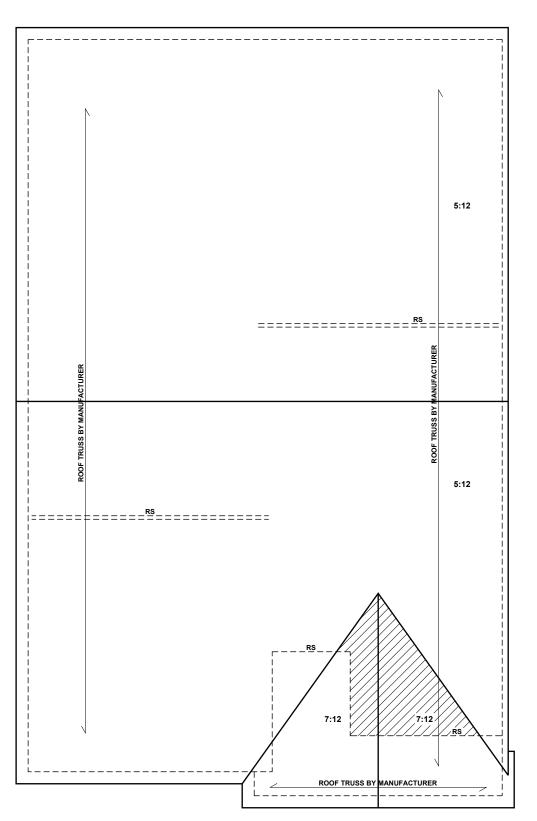
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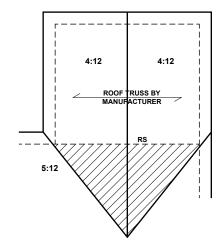
FIRST FLOOR WALL BRACING PLAN

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FIRST FLOOR WALL BRACING PLAN - FARMHOUSE





OPT COVERED VERANDA/SCREENED PORCH/ MORNING ROOM

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

ATTIC VENTILATION: COVERED VERANDA/SCREENED
PORCH/MORNING ROOM
THE TOTAL NET-FREE VENTILATION AREA SHALL NOT

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

____140___ SQUARE FEET OF TOTAL ATTIC / 150 =

____.93_ __ SQUARE FEET OF NET-FREE VENTILATION REQUIRED

BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL

ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

TRUSSED ROOF - STRUCTURAL NOTES

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

DENOTES OVER-FRAMED AREA

MINIMUM 7/16" OSB ROOF SHEATHING

- I. 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.
- 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.

2629 SQUARE FEET OF TOTAL ATTIC / 150 =

17.5 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 PLA

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

UPGRADE SIDE ELEVATION DOES NOT AFFECT THE ROOF LAYOUT



P-0961



x34 PAPER, OR AS NC

AROLINA

ORTH CA

mattamyHOMES

PROJECT NO.:

24900745

DATE: **03/13/2024**

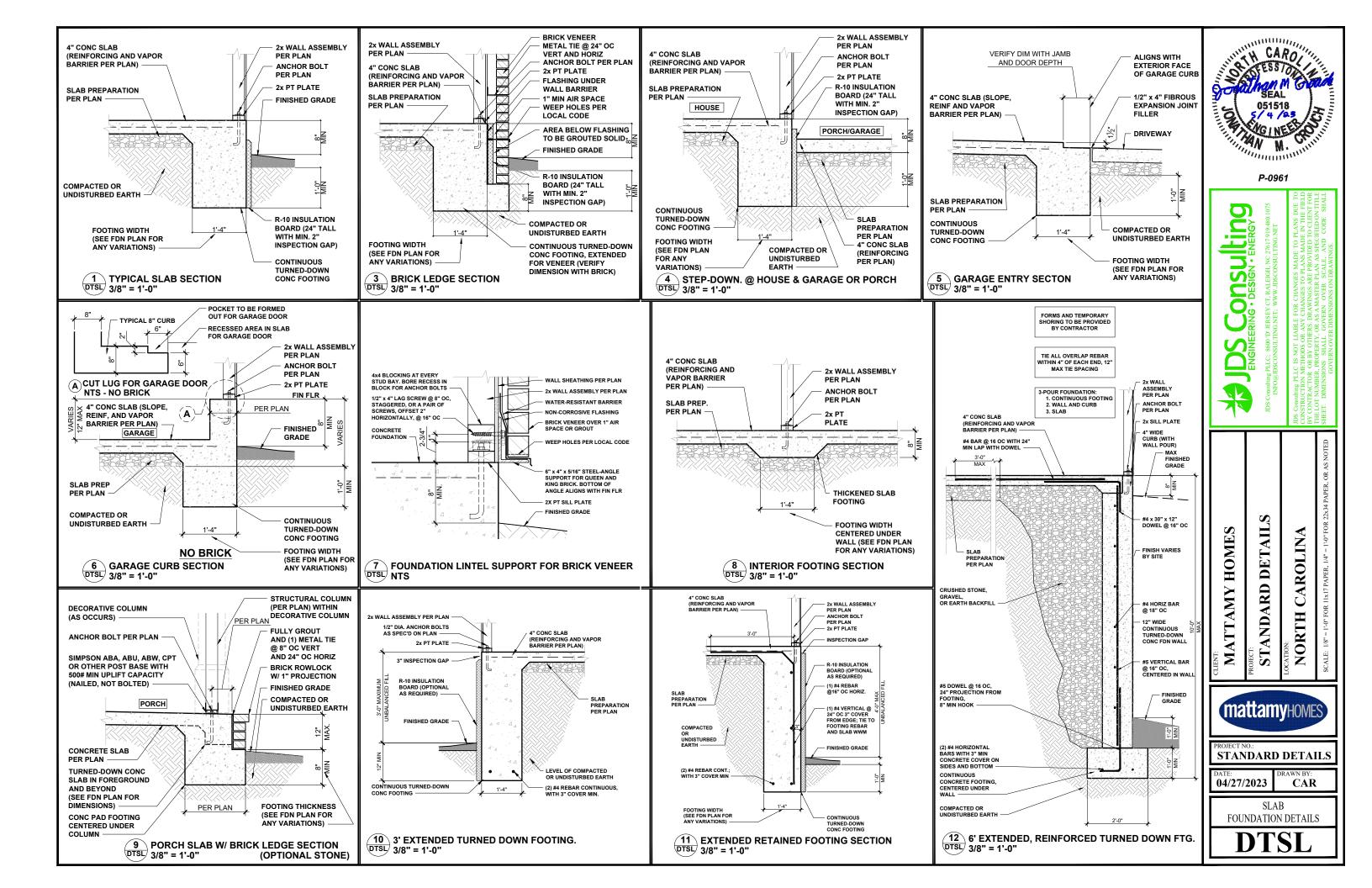
HOMES

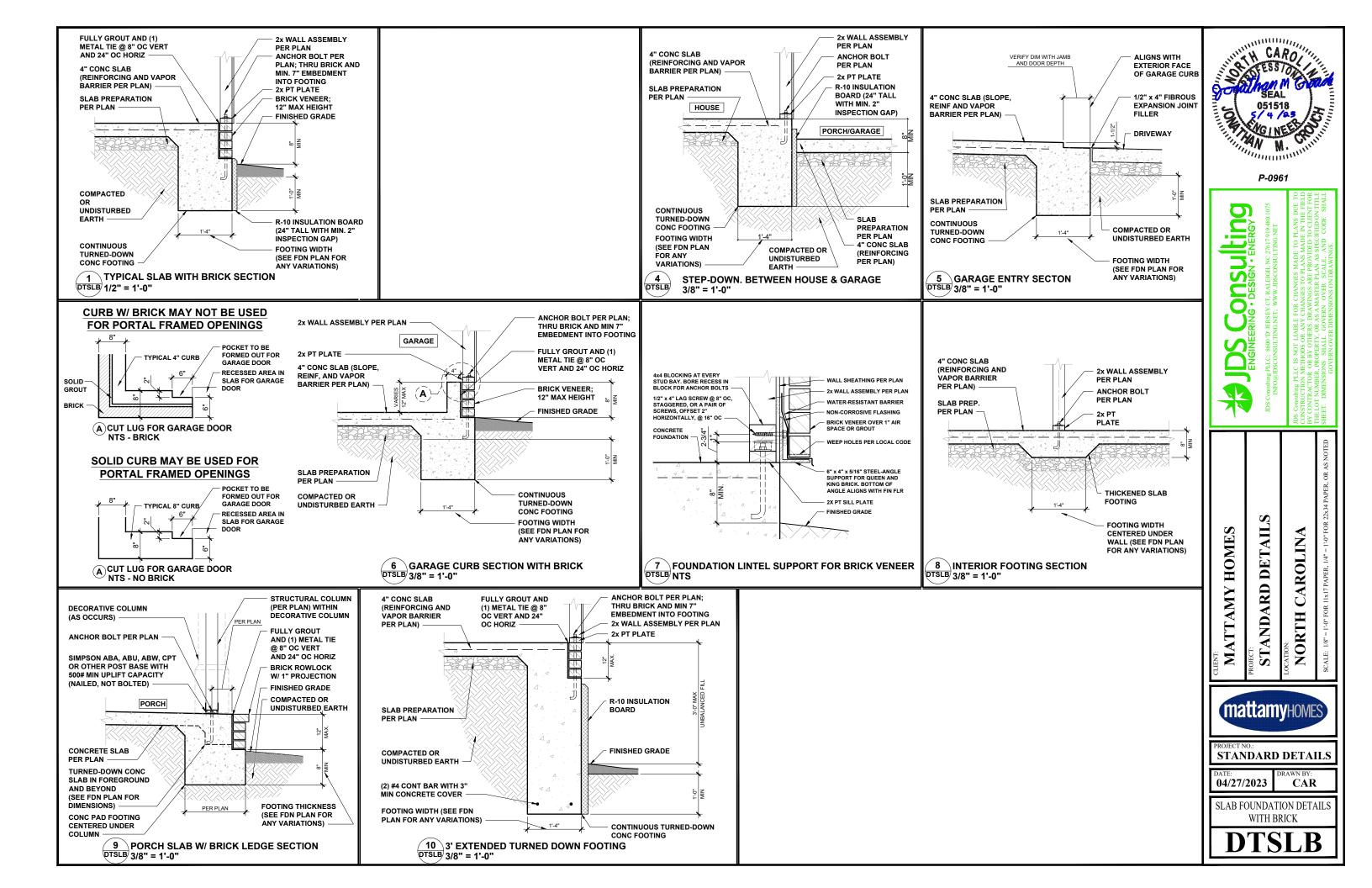
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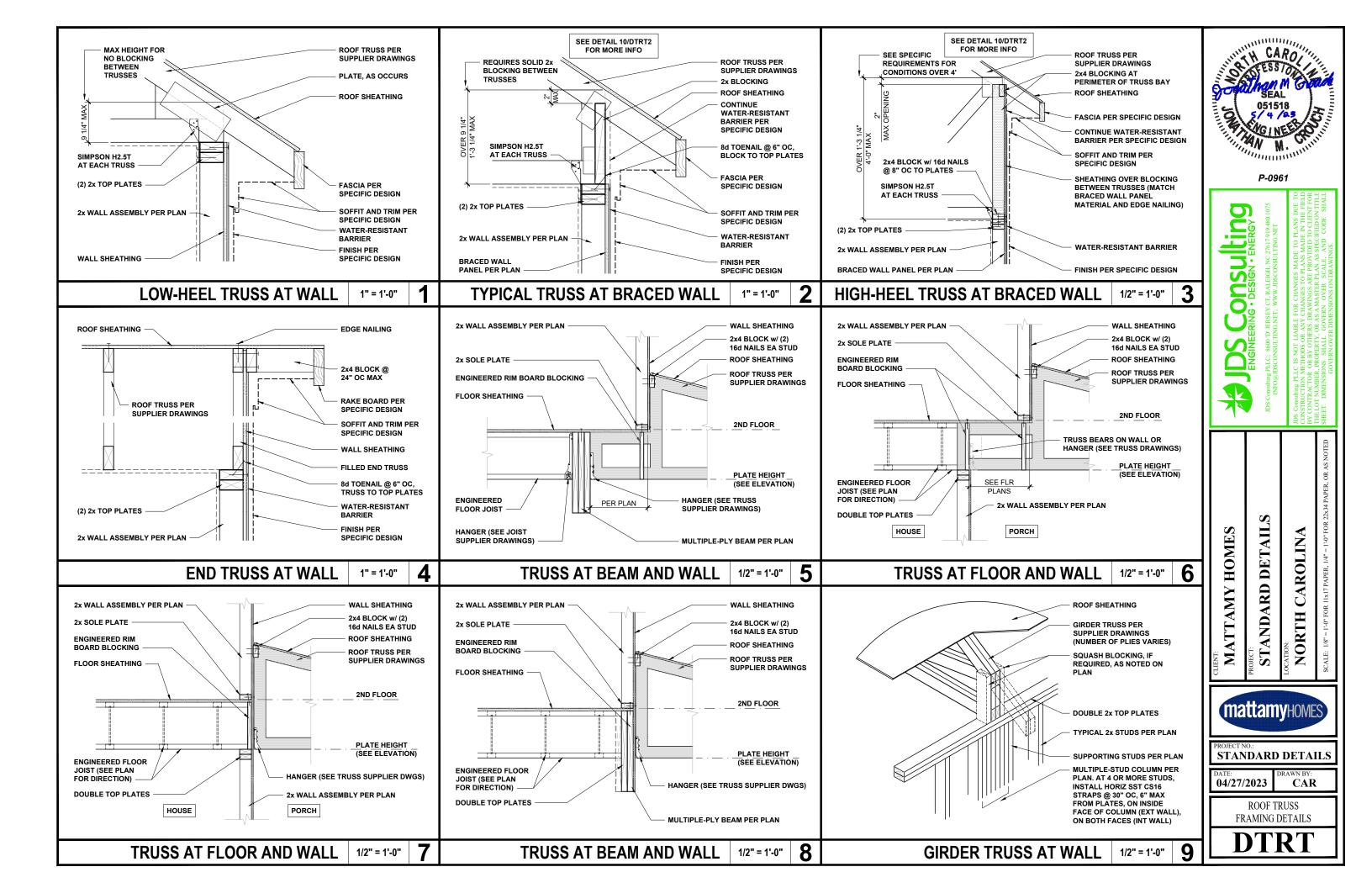
ROOF FRAMING PLAN

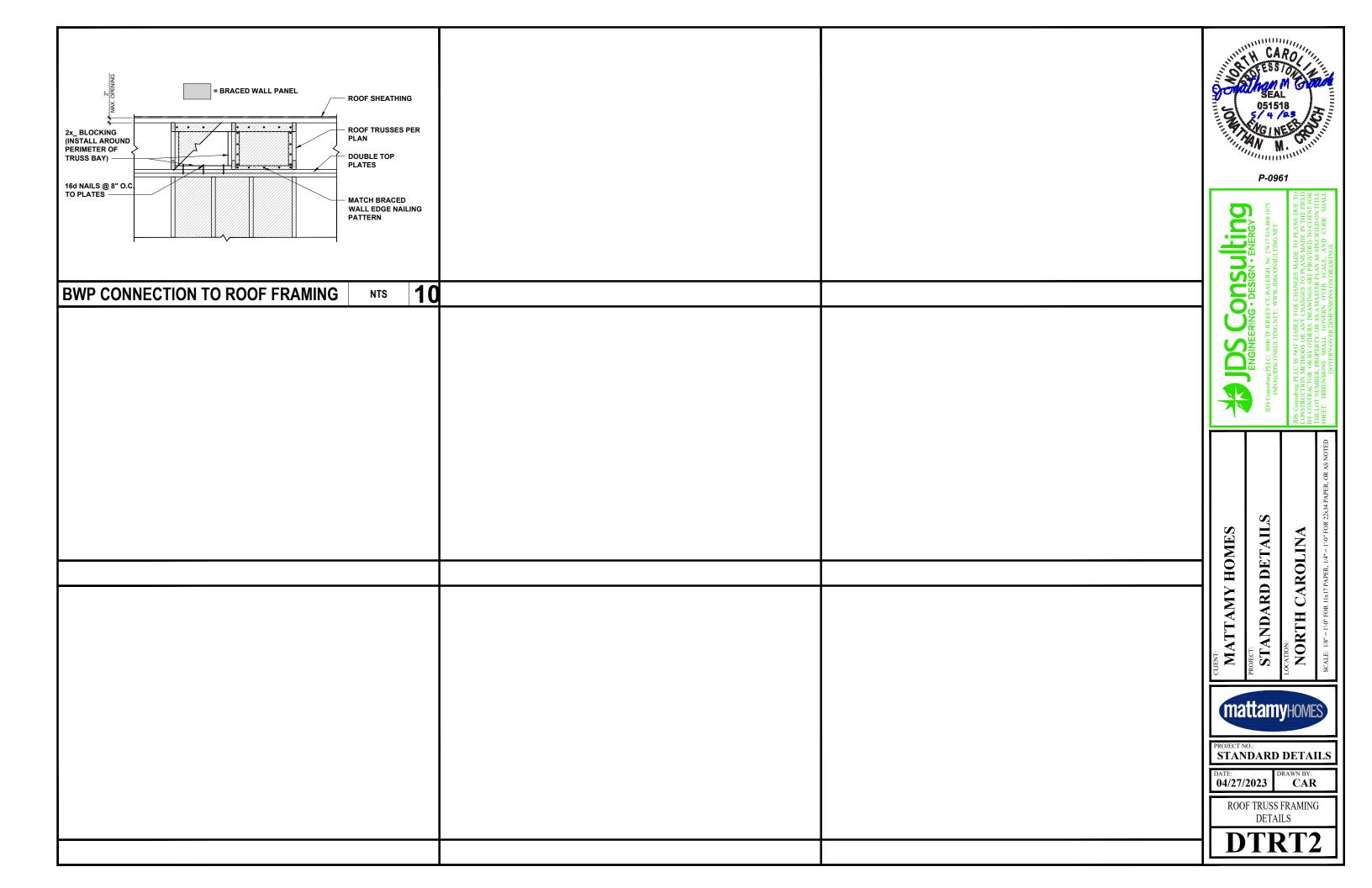
S7.0

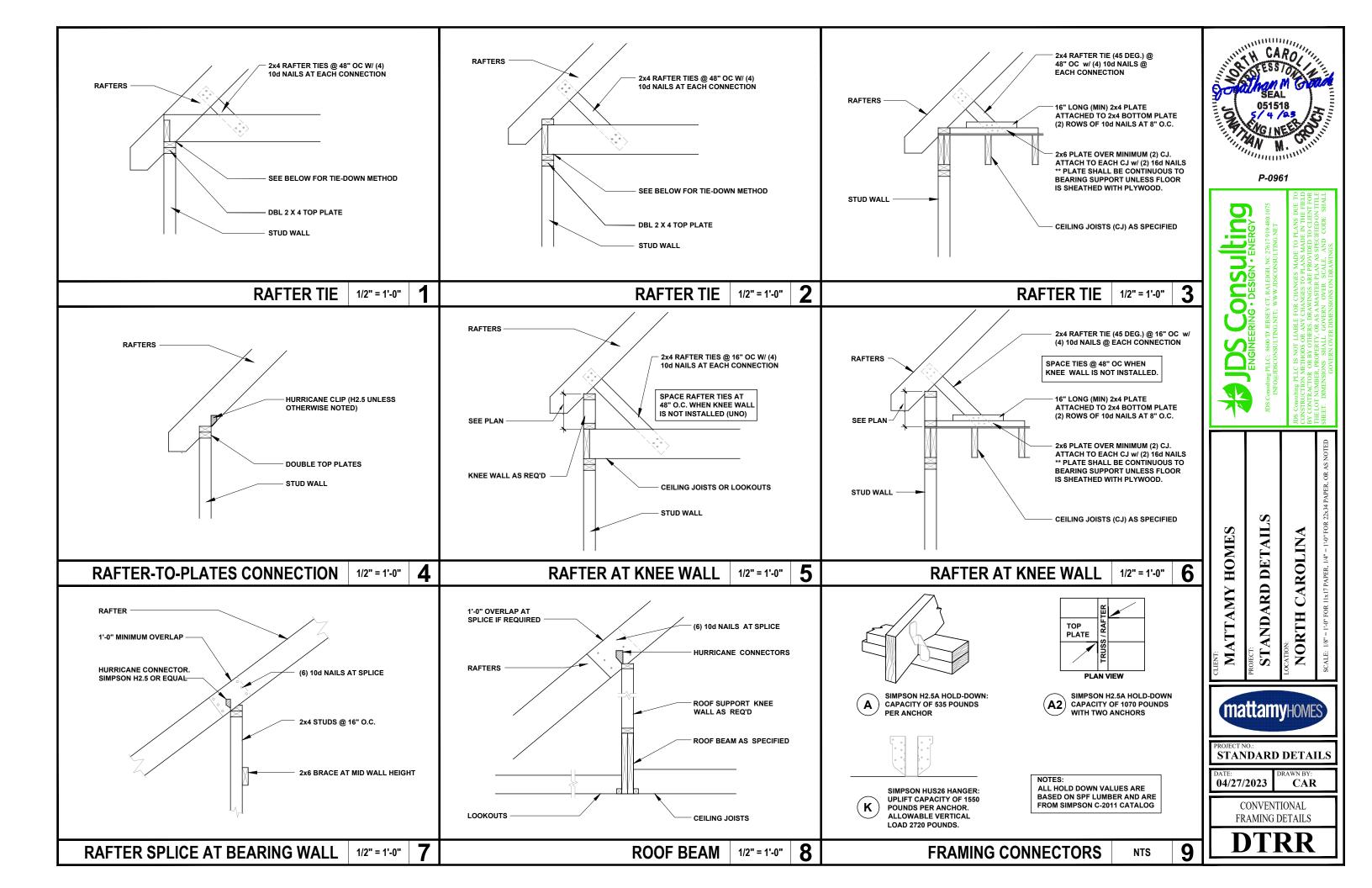
ROOF FRAMING PLAN - FARMHOUSE

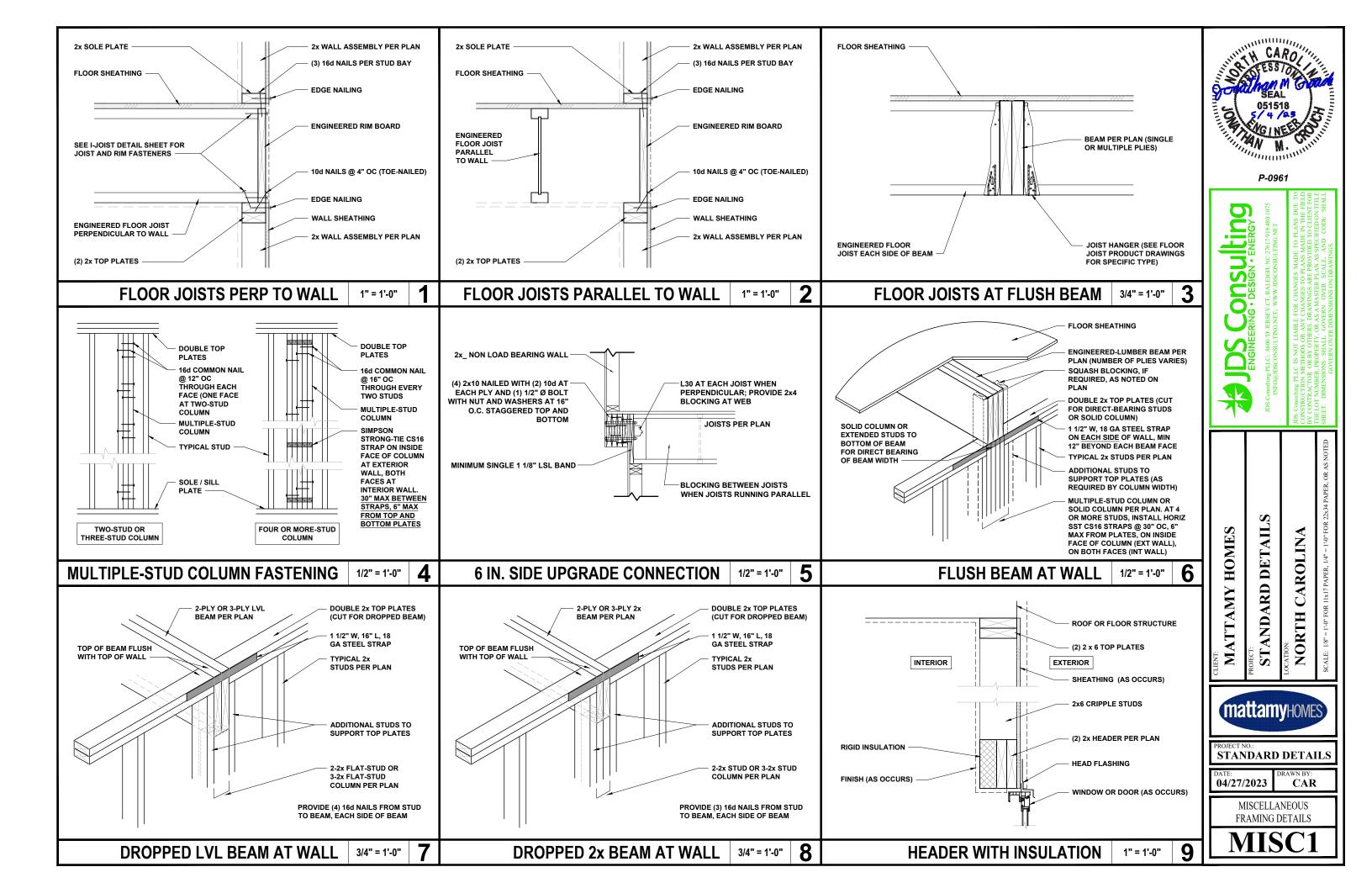


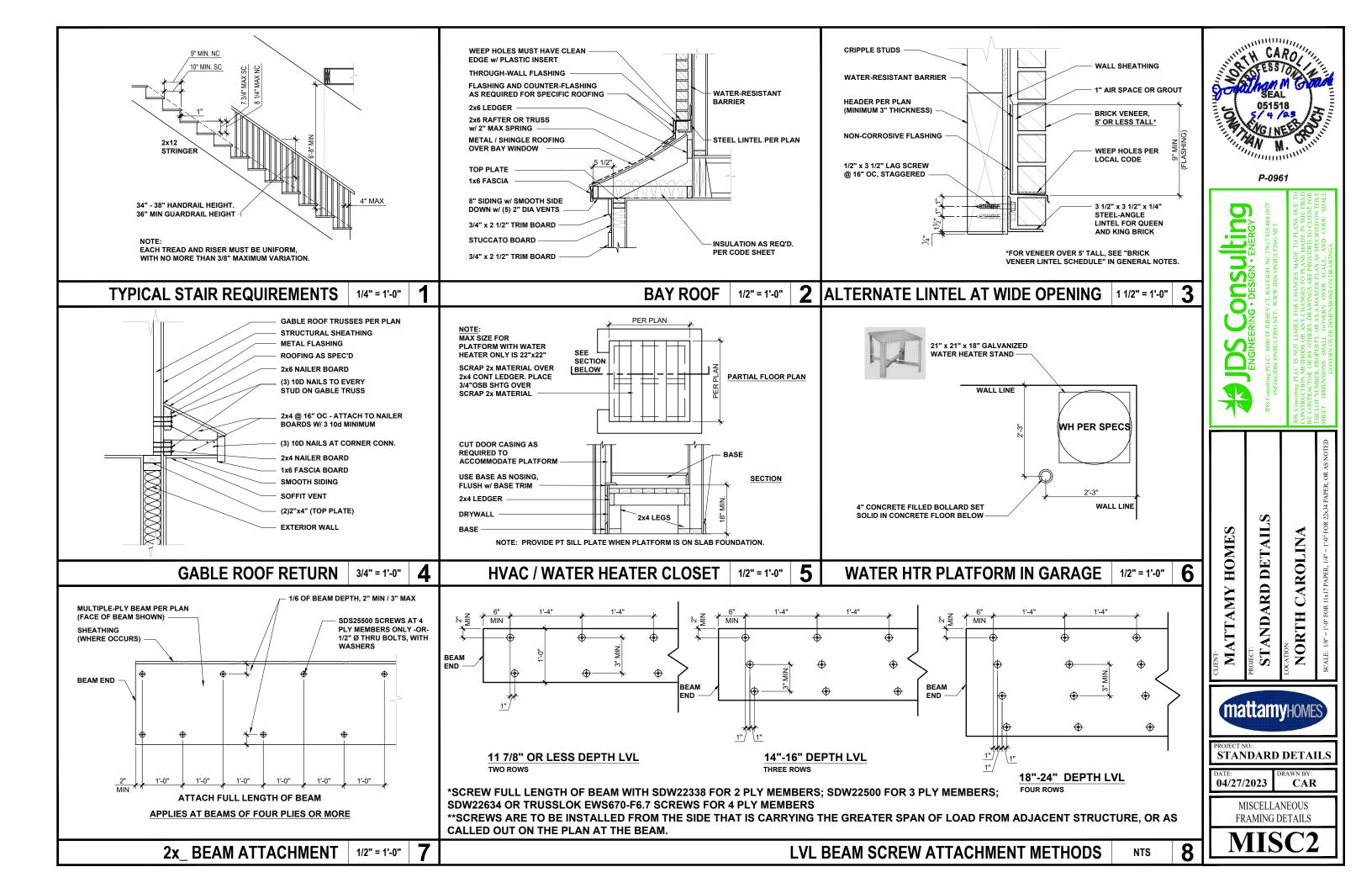


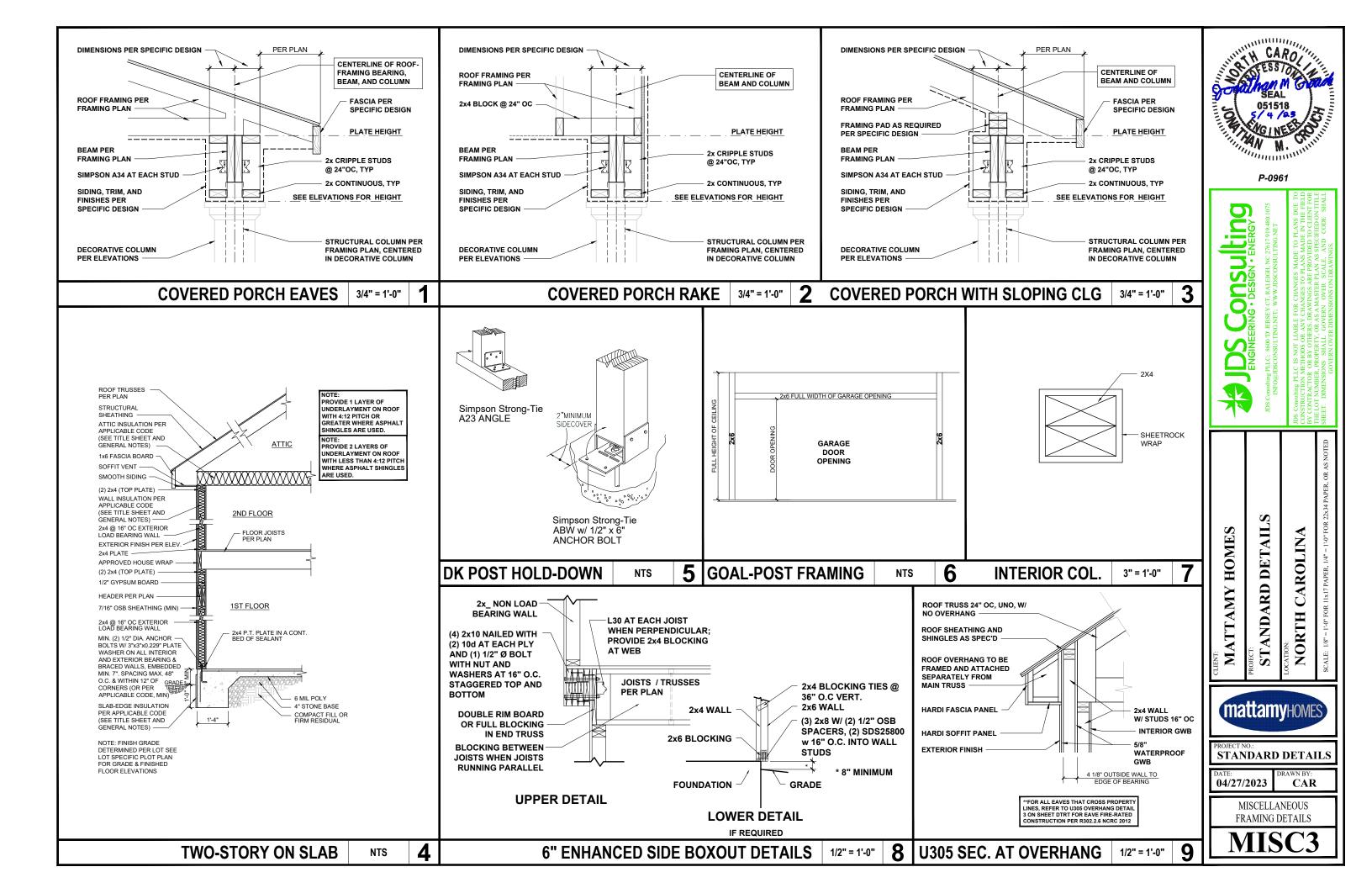


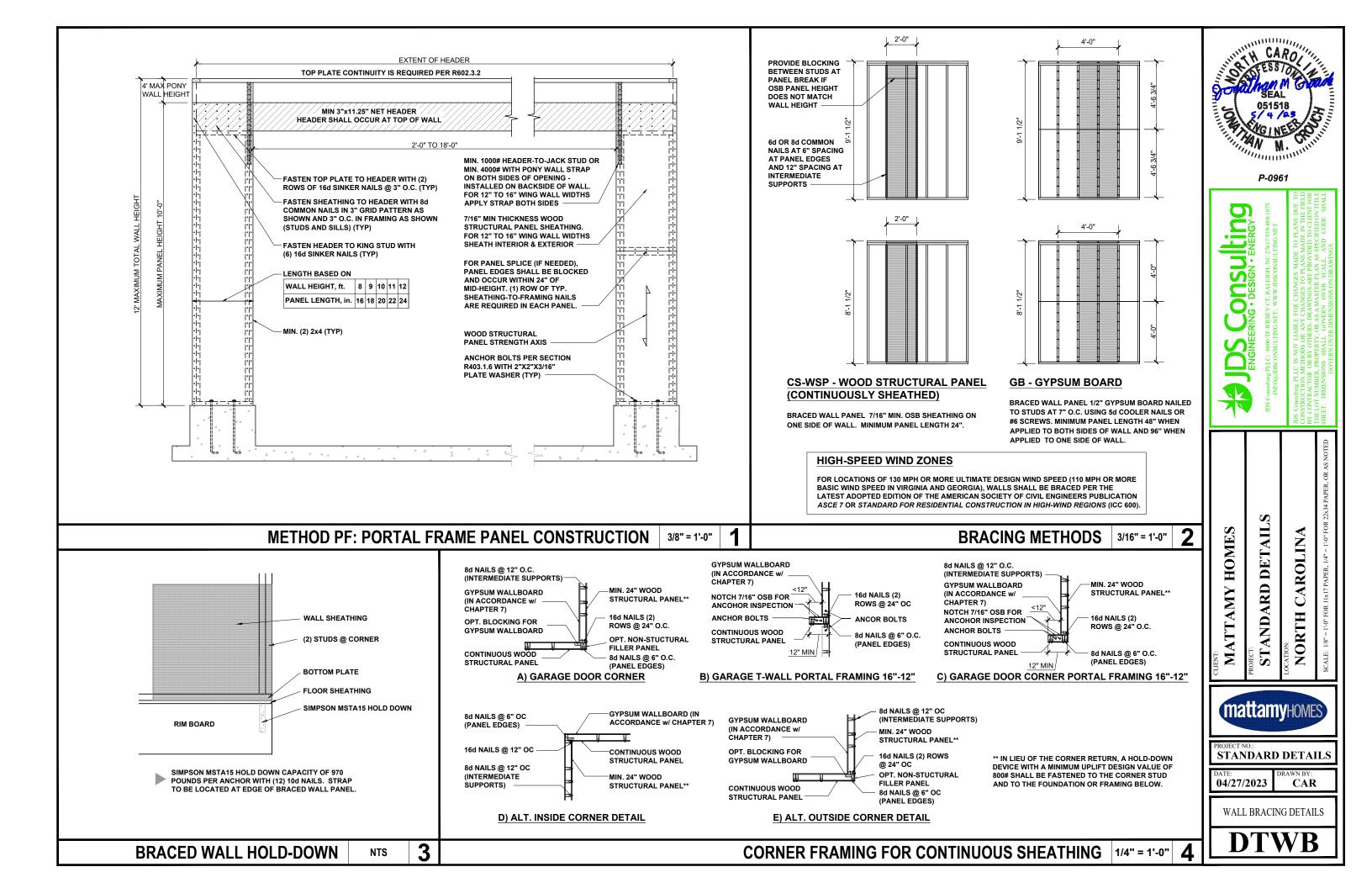


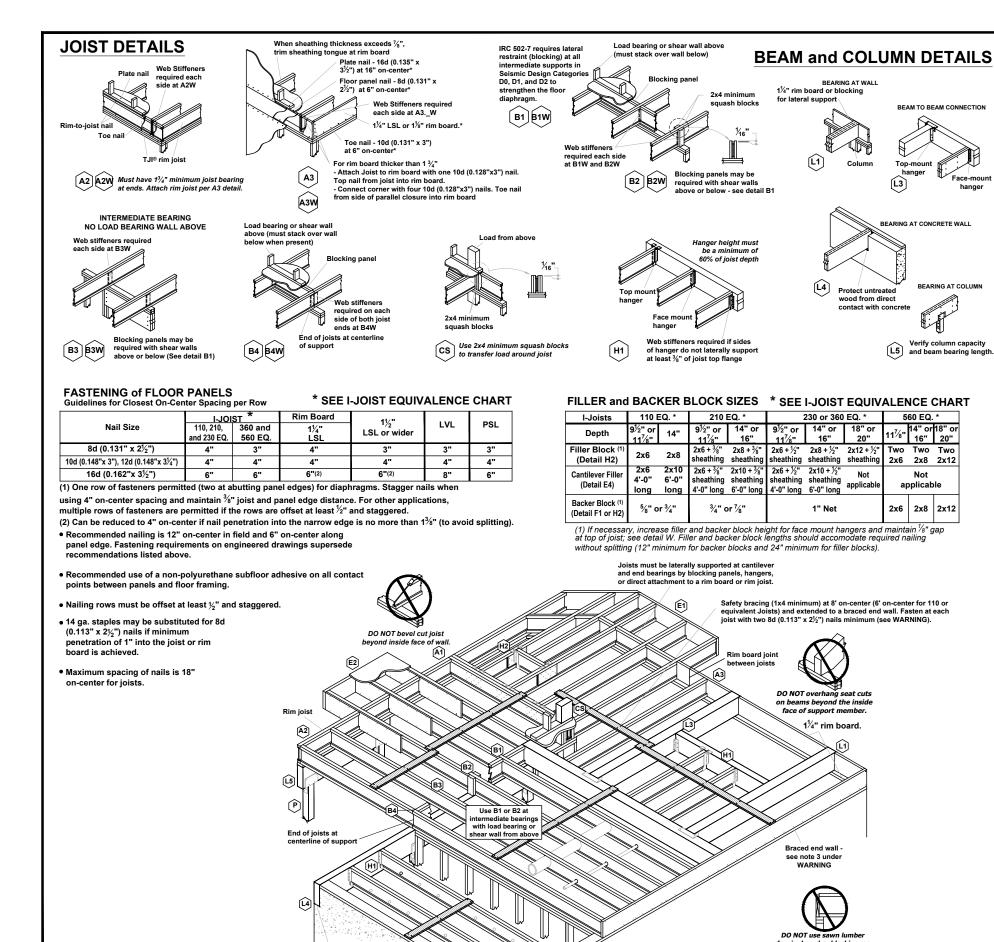












wood from direct

11/3" knockouts at

face of wall or bean

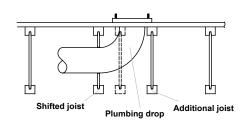
INSTALLATION TIPS

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.

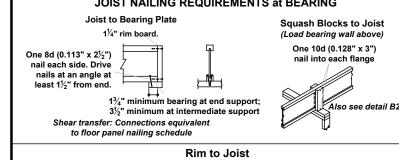
Additional joist at plumbing drop (see detail).

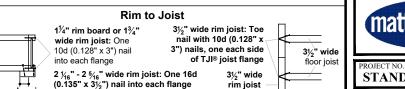


* I-JOIST EQUIVALENCY CHART

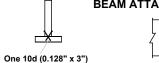
_							
	EQUIVALENT IN SPAN AND SPACING						
Depth	Mftr & Series	Mftr & Series	Mftr & Series				
	TJI - 110	BCI 4500					
9 4"	TJI - 210	BCI 5000					
"	TJI - 230	BCI 6000	EverEdge 20				
		BCI 6500					
	TJI - 110	BCI 4500					
Ī	TJI - 210	BCI 5000					
11 7"	TJI - 230	BCI 6000	EverEdge 20				
l · · · • [BCI 6500					
Ī	TJI - 360	BCI 60'S	EverEdge 30				
	TJI - 560	BCI 90'S	EverEdge 50/60				
	TJI - 110	BCI 4500					
Ī	TJI - 210	BCI 5000					
14"	TJI - 230	BCI 6000	EverEdge 20				
l '' [BCI 6500					
l	TJI - 360	BCI 60'S	EverEdge 30				
	TJI - 560	BCI 90'S	EverEdge 50/60				
	TJI - 110	BCI 4500					
 	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





Locate rim board joint between joists. **BEAM ATTACHMENT at BEARING**



Drive nails at an

angle to minimize

splitting of plate

nail each side of

minimum from end

nember at bearing, 1½"

it may shrink after

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

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

Top View



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DETAIL

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STANDARD DETAIL

04/27/2023 CAR

ENGINEERED JOIST

DETAILS