# **PLANS FOR: Lot 78, Seagrass**



# **MATTAMY HOMES - CASCADES RH**

		Al	BBREVIAT	ION	LEGEND			PLAN	SET COMP	POSITIO	ON		ELEVATI	ON
AB ABV	Anchor Bolt	EQ E.W.	Equal Each Way	MIN MIR	Minimum	SQ SS	Square Solid Surface	PAGE#	LAY	OUT				
SV C	Above Air Conditioner	E.W. EXIST	Existing	MISC	Mirror Miscellaneous	SS	Sanitary Sewer		TITLE SHEET AN		100			
CC	Access/ Accessible	EXP EXT	Exposed Exterior	MM MO	Millimeter	SST	Stainless Steel	T1.0-T1.1			LUG			
CFL DJ	Access Floor Adjacent	F.A.	Flat Archway	MOV	Masonry Opening Movable	ST STA	Steel Station	GN1.0-GN1.1	GENERAL NOTES	3				
)J	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class	0.10-0.15	<b>ELEVATIONS</b>				N ETC	
AFF AGGR	Above Finished Floor Aggregate	FDTN FF	Foundation Finish Floor	MTFR MTL	Metal Furring Metal	STD STOR	Standard Storage	0.20-0.21	BASEMENT FLOO	OR PLANS		CR	$2 \vdash 1 >$	SMAN
ALT	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
ALUM ANC	Aluminum Anchor/Anchorage	FIN FLEX	Finish Flexible	NIC NOM	Not In Contract Nominal	SYS T	System Tread	1.0-1.4	1ST FLOOR PLAN					
AP	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway	2.0-2.2	2ND FLOOR PLA	NS				
APPROX	Approximate	F.O. FOC	Framed Opening Face of Concrete	NRC NTS	Noise Reduction Coefficient Not to Scale		Towel Bar	3.0-3.1	3RD FLOOR PLA	NS				
ARCH AUTO	Architect(ural) Automatic	FOF	Face of Finish	OA	Overall	TEL TEMP	Telephone Temporary/ Temperature	4.0-4.1	SECTIONS / DETA	ΔII S				
3D	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove						CODE	•
BLDG BLK	Building Block(ing)	FOS FPL	Face of Studs Fireplace	OD OH	Outside Diameter Overhead (Overhang)	THK THRES	Thick(ness) Threshold	5.0-8.0	ELECTRICAL / H	AC PLANS			CODE	
BOC	Bottom of Curb	FR	Frame	OPNG	Opening Overnang)	TJ	Triple Joist							
BRG	Bearing	FTG	Footing	PED	Pedestal	TMPD	Tempered						0040	
RG PL SSMT	Bearing Plate Basement	FUR GA	Furring/ Furred Gauge	PL PL	Plate Property Line	TOC TOL	Top of Curb/ Concrete Tolerance						2018	
BUR	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab							<b>BUILDING CODE</b>
.A.	Curved Archway	GD	Grade/ Grading	PLAS PLAS	Plastic Plaster	TOST	Top of Steel					I	RESIDENTIAL (	CODE
AB B	Cabinet Catch Basin	GL G.T.	Glass/ Glazing Girder Truss	PLAS PL GL	Plate Glass	TOW TPD	Top of Wall Toilet Paper Dispenser							
ER	Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television							
IR J	Circle Control Joint	HB HC	Hose Bib Hollow Core	PNL P.T.	Panel Pressure Treated Lumber	TYP UFIN	Typical Unfinish(ed)							
LG	Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise							
LG HT	Ceiling Height	HDR	Header	PT PT	Point	UR	Urinal		C	ASCADES	S SQUARI	E FOOTA	GES	
LO M	Closet Centimeter	HM HORIZ	Hollow Metal Horizontal	PTN	Porcelain Tile Partition	VB VCT	Vinyl Base Vinyl Composition Tile							
MU	Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify	AREA		COLONIAL	CRAFTSMAN	FRENCH	TUDOR	FARM HOUSE
OL	Column	HT HTG	Height Heating	PRKG PSI	Parking Pounds per Square Inch	VERT VEST	Vertical Vestibule					COUNTRY		
ONC	Concrete Construction	HVAC	Heating/ Ventilation/	PVC	Polyvinyl Chloride	VEST	Vinyl Flooring	1st FLOOF	)	1882 SO FT	1882 SQ. FT.	1882 SO FT	1882 SQ. FT.	1882 SQ. FT.
CONT	Continuous/ Continue		Air Conditioning	PVMT	Pavement	VJ	V(ee) Joint	1311 2001	<b>\</b>	1002 00.11.	1002 00.1 1.	1002 00.11.	1002 00.11.	1002 00.11.
ORR PB	Corridor Carpet Base	ID INCL	Inside Diameter Include(d)	QT R	Quarry Tile Radius	VNR VWC	Veneer Vinyl Wall Covering							
PT	Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base							
SMT	Casement	INT	Interior	RA RB	Return Air Rubber Base	WD	Wood	TOTAL LIV	/ING	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.	1882 SQ. FT.
T TR	Ceramic Tile Center	INV J-Box	Invert Junction Box	RCP	Reinforced Concrete Pipe	WDW WGL	Window Wired Glass							
U FT	Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater							
CU YD	Cubic Yard	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.
WT BL	Ceramic Wall Tile Double	L	Length	REINF	Reinforced	WPT	Working Point	EDON'T DO		90 SO ET	165 SO ET	89 SQ. FT.	39 SQ. FT.	144 SQ. FT.
Н	Double Hung	LAM	Laminate	REQD	Required	WSC	Wainscot	FRONTPO	DRCH COVERED	89 SQ. FT.	165 SQ. FT.	09 SQ. F1.	39 SQ. F1.	144 SQ. F1.
IA IAG	Diameter Diagonal	LB LH	Lag Bolt Left Hand	RESIL RET	Resilient Return	WT WT	Wall Tile Weight		GLOF	RAL OPTIC	ONAL SOL	JARE FOC	TAGES	
IM	Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric		OLOL	,, (L O) 110	71 W LL OQC	7 (I (L I OC	717.020	
ISP.	Garbage Disposal	LTL LT WT	Lintel Light Weight	RFG RM	Roofing		Center Line	OPT. COV	ERED VERANDA					120 SQ. FT.
J N	Double Joist Down	LVL	Laminated Veneer Lumber		Room Rough Opening	C	Center Line Channel							
Р	Deep	LVR	Louver	ROW	Right of Way	PL	Plate	OPT. SCR	EENED PORCH					120 SQ. FT.
S TL	Downspout	M MAS	Meter Masonry	RVS SCHED	Reverse Schedule	±	Plus or Minus Property Line	ODT 1405						400 00 FT
WG	Detail Drawing	MATL	Material	SD	Storm Drain	_	1 Topolty Line	OP1. MOF	RNING ROOM					120 SQ. FT.
WR	Drawer	MAX	Maximum Madiaina Cabinat	SECT	Section									
A J	Each Expansion Joint	MC MECH	Medicine Cabinet Mechanical	SF SHT	Square Foot Sheet									
LEC	Electric	MED	Medium	SHT GL	Sheet Glass									
LEV	Elevation	MEMB MFR	Membrane Manufacture(er)(ing)	SHWR	Shower									
MER	Emergency Electric Panel Board	MH	Man Hole	SIM SPEC	Similar Specification									





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ONSTRUCTION METHODS OR ANY CHANGES IO PLANS MAD

H CAROLINA

NO.: **25901138** 

. DPAW

DATE: 04/28/2025

TITLE SHEET

T1.0

	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
04/28/2025	MOVED PULL DOWN STAIRS FROM GARAGE TO OWNER'S WIC. ADDED NOTE FOR 4x4 POSTS AND PACK OUT BEAMS FOR AESTHETICS.	1.0, 1.1, 6.0, 6.1	VLT



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NORTH CAROLINA

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DRAWN BY: DATE: **04/28/2025** 

REVISION LOG

1.) ROOF CONSTRUCTION ROOF SHINGLES OVER #15 FELT PAPER (DOUBLE LAYER UNDERLAYMENT FOR RÖOFS 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

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

VAPOR BARRIER LOCATED BETWEEN INSULATION & DRYWALL.

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.) 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.

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.E.

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

 $\overbrace{\mbox{7.}}$  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

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 = 1-1/4" MAX. NOSING = 9 - 3/4" MIN. TREAD & NOSING = 8-1/4" MAX. RISFR = 6' - 8''MIN. HEADROOM MAX. VERTICAL RISE FOR FLIGHT OF STAIRS = 12'-0" MIN. STAIR WIDTH = 3'-0"MIN. CLEAR STAIR WIDTH = 31.5

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

HAND RAIL MIN. STAIR / RAMP HANDRAIL HEIGHT = 34" MAX. STAIR / RAMP HANDRAIL HEIGHT = 38" = 36" 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 DIAMETER.

(10) 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/FUMF 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 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

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

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.

 $\langle 17 \rangle$  linen closet or pantry W/ Min. 12" deep shelves. PROVIDE MAX. OF 4 SHELVES.

(18) <u>mechanical ventilation</u> 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

(20) 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

 $\langle 21 \rangle$  range hood vent RANGE HOOD VENTED TO EXTERIOR & FOLIPPED W/ BACK DRAFT DAMPER. MICROWAVES LOCATED ABOVE A COOKING APPLIANCE SHALL CONFORM TO UL923.

(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.

 $\langle 2^{3} \rangle$  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.

 $\langle 24 
angle$  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

25 SUBFLOOR & FLOOR TRUSSES
3/4" T & 0 SUBFLOOR

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

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

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 FITHER 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

1. MIN. EMERGENCY ESCAPE WINDOW OPENING SIZES. MIN. OF ONE EMERGENCY ESCAPE WINDOW REQ. IN EVERY MIN. AREA FOR GROUND FLOOR EMERGENCY ESCAPE OPENING = 5.0 Sq.Ft. MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING = 5.7 Sa.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"

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 SHFFT GN1.1 FOR MINIMUM N.C. SOLAR HEAT GAIN COFFFICIENT (SHGC) WINDOWS WITH CERTIFIED PERFORMANCE SHALL HAVE THE NFRC LABEL PROVIDING U-VALUE & SHGC TO REMAIN ON THE WINDOW UNTIL FINAL ENERGY 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

CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS

CAPPING AND SEALING SOFFIT OR DROPPED CEILING ARFAS

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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04/28/2025

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**GENERAL NOTES** 

CAR

# 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,
  R-19 MINIMUM
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

- i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- 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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MATTAMY HOMES

OLECT: CASCADES

- RH

PROJECT NO.:

25901138

DATE: **04/28/2025** 

DRAWN BY: CAR

CAROLIN

GENERAL NOTES

GN1.1

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



FRONT ELEVATION - CRAFTSMAN



REAR SIDE ELEVATION - CRAFTSMAN



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CASCADES - RH

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DATE: **04/28/2025** 

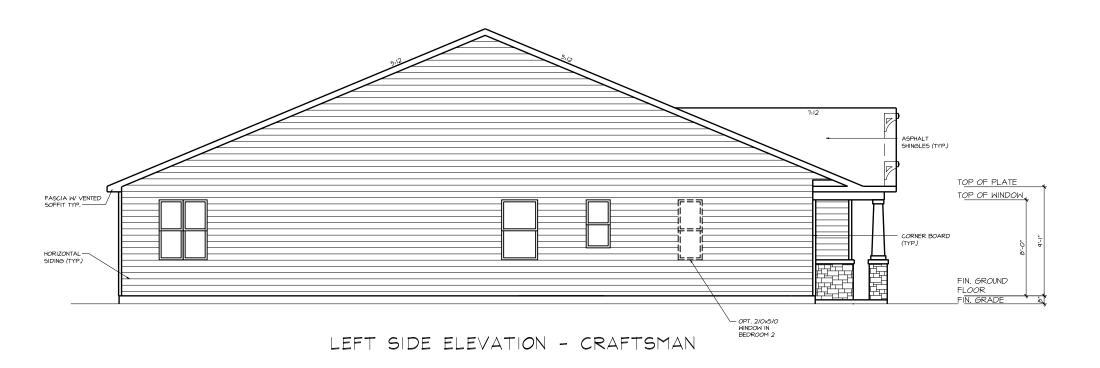
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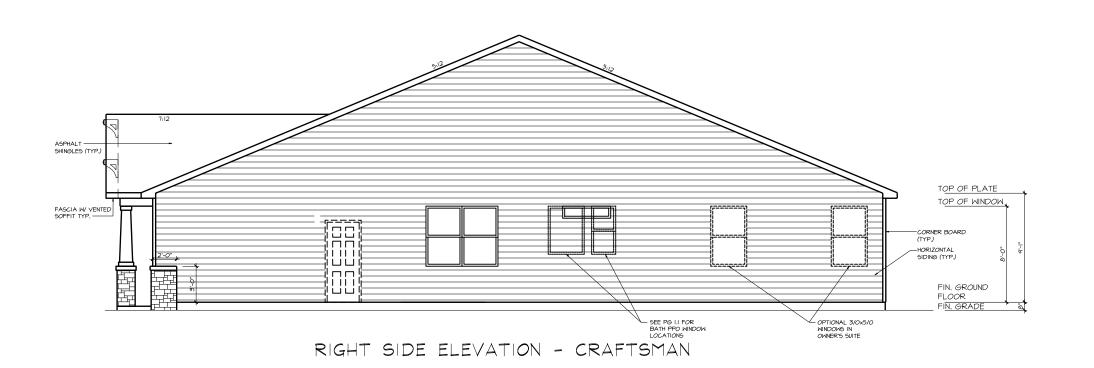
CAROLINA

EXTERIOR ELEVATIONS

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







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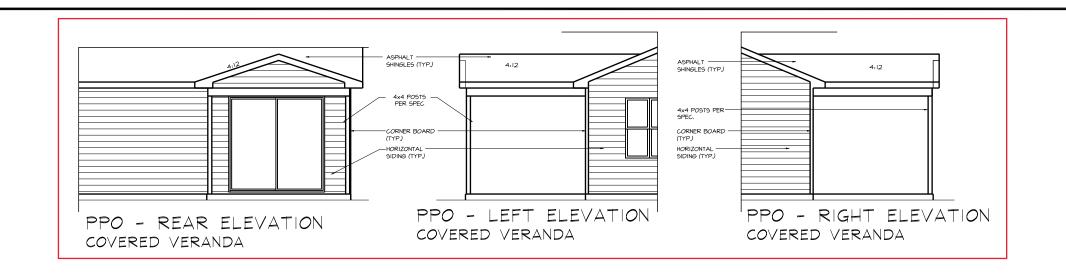
Consulting

MATTAMY HOMES CAROLINA CASCADES - RH NORTH

25901138 DRAWN BY: **CAR** 

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EXTERIOR ELEVATIONS



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



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MATTAMY HOMES

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OCATION:
NORTH CAROLINA

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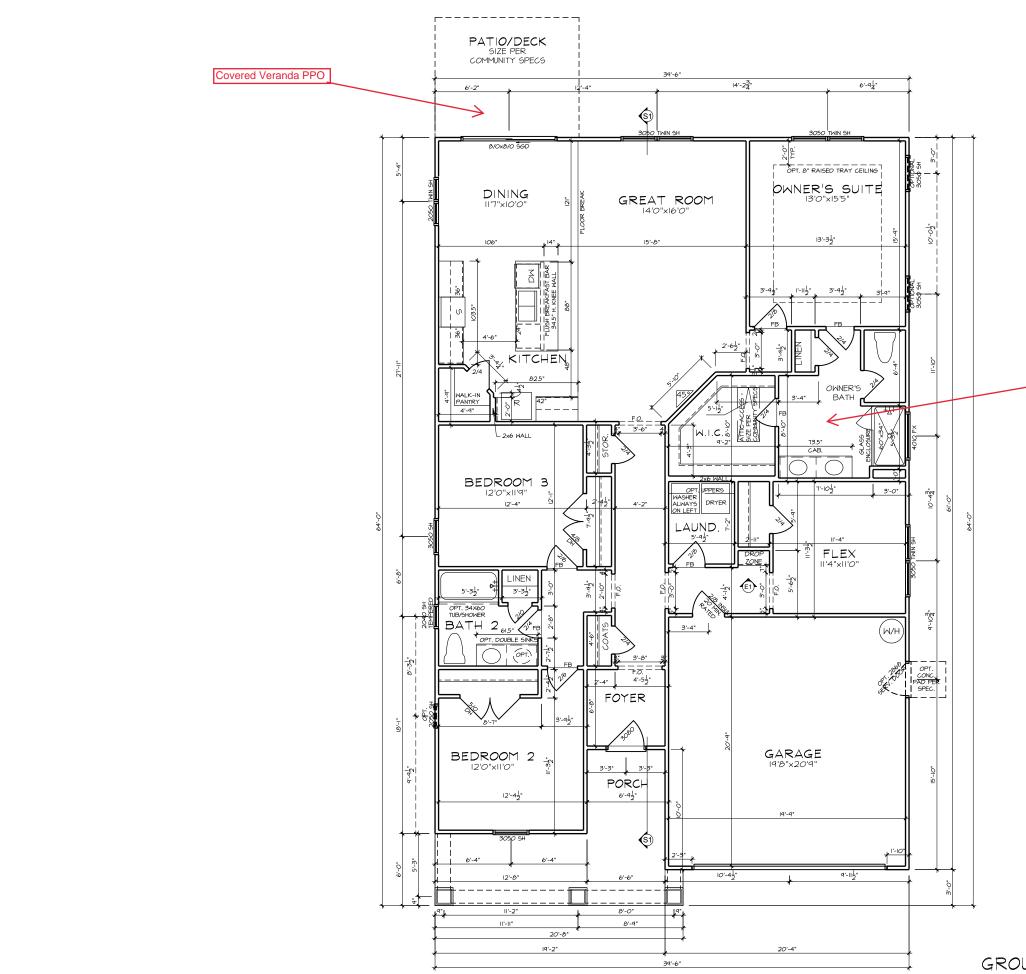
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EXTERIOR ELEVATIONS

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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.

Stand-In Shower w/ Seat PPO



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Onsulting

CAROLIN CASCADES

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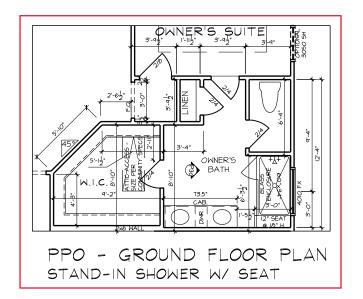
**MATTAMY HOMES** 

FIRST FLOOR PLAN

CAR

GROUND FLOOR PLAN - CRAFTSMAN

# \_4x4 POSTS PER SPEC. DROPPED BEAM COVERED VERANDA 12'0"×10'0" GATHERING ROOM OWNER'S SUITE PPO - GROUND FLOOR PLAN COVERED VERANDA



#### 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.

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MATTAMY HOMES - RH CASCADES

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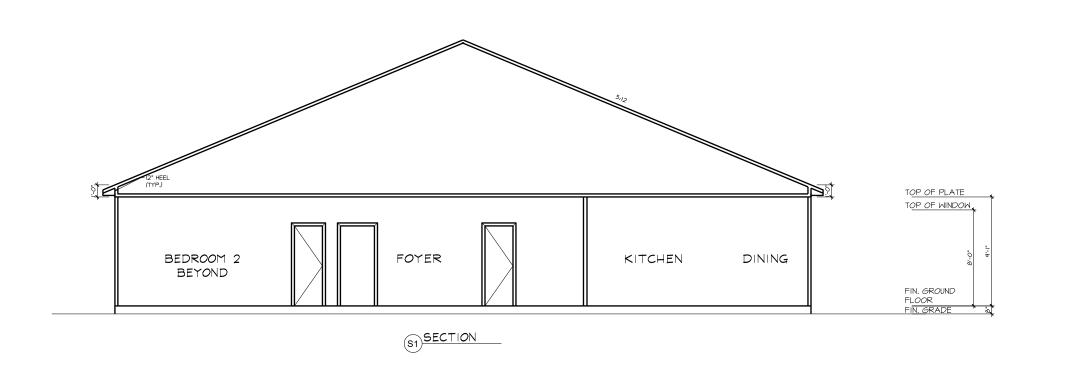
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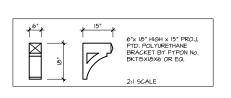
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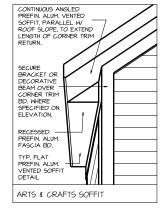
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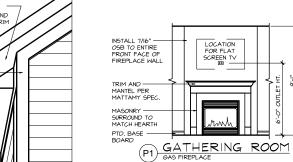
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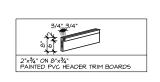
FIRST FLOOR OPTIONS FLOOR PLANS



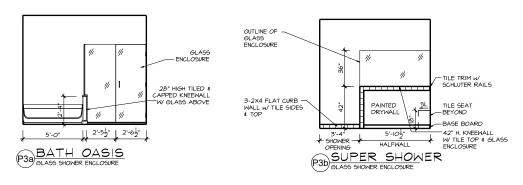


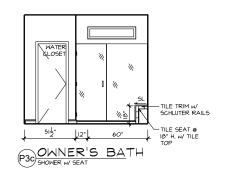














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OHCT:

CASCADES - RH

CAROLINA

NORTH

CAR

PROJECT NO.: 25901138

04/28/2025

SECTIONS & DETAILS

4.0

# STRUCTURAL PLANS FOR:



# MATTAMY HOMES - CASCADES RH

PLAN R	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		
04/28/2025	CASCADES	MOVED PULL DOWN STAIRS TO OWNER'S WIC. ADDED NOTE FOR WELDED WIRE FABRIC SUBSTITUTION TO GENERAL NOTES.	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: 25901138



P-096



DES - RH

PROJECT:

CASCA

LOCATION:

NORTI



ROJECT NO.: **24901138** 

DATE: **04/28/2025** 

CAR

TITLE SHEET

**SN1.0** 

NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

#### **GENERAL**

- 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 JDSfaulkner, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- 2. BRACED-WALL DESIGN IS BASED ON SECTION R602.10 WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
- 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 PS

	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115/120 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF

RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds,

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

200 (pounds, concentrated)

ADDD	EVIATIONS	KS	KING STUD COLUMN
ADDK	EVIATIONS	LVL	LAMINATED VENEER
4517	*B0\/E		LUMBER
ABV	ABOVE	MAX	
AFF	ABOVE FINISHED FLOOR ALTERNATE	MECH	
ALI	BEARING	MFTR	MANUFACTURER
	BASEMENT	MIN	MINIMUM
	CANTILEVER	NTS	NOT TO SCALE
		OA	OVERALL
	CEILING JOIST CEILING	OC.	ON CENTER
	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
CMO	CASED OPENING	R.	RISER
		REF	REFRIGERATOR
	COLUMN	RFG	ROOFING
	CONCRETE	RO	ROUGH OPENING
D	CONTINUOUS	RS	ROOF SUPPORT
_	CLOTHES DRYER	SC	STUD COLUMN
DBL	DOUBLE	SF	SQUARE FOOT (FEET)
DIAM	DIAMETER	SH	
DJ	DOUBLE JOIST DOWN		SHEATHING
DN DP	DEEP		SHOWER
DP DR	DOUBLE RAFTER	SIM	
DSP		SJ	
EA	DOUBLE STUD POCKET EACH	SP	
EE	EACH END		SPECIFIED
EQ	EQUAL	SQ	SQUARE
EX	EXTERIOR		
FAU	FORCED-AIR UNIT	T TEMP THK	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
HB	HOSE BIBB	UNO	UNLESS NOTED OTHERWIS
HDR	HEADER	W	
HGR	HANGER	WH	WATER HEATER
JS	JACK STUD COLUMN	WWF	WELDED WIRE FABRIC
33	JACK STOD COLUMN	XJ	EXTRA JOIST
		-	

#### **MATERIALS**

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

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

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

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

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

Fb = 2600 PSI Fv = 285 PSI F = 1.9F6 PSI

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

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

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

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

- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 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 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.
- 12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- 13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

#### FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- 2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER **SECTION R404** OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- 3. MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER **SECTION R404** AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- 4. CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER

  TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL

  VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4)

  OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL

  COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
  - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
  - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
- C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- 6. WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- 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 THE PIERS.
- 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 GROUP I SOILS (GW GP SW SP GM SM) FROM THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS), THE CRUSHED STONE BASE UNDER THE SLAB MAY BE OMITTED.

# USE OF WELDED WIRE FABRIC (WWF) IN TURNED DOWN OR STEM WALL SLABS.

ALTHOUGH THE USE OF WWF IN STRUCTURAL SLABS IS NOT REQUIRED BY THE BUILDING CODE IT IS RECOMMENDED TO REDUCE CRACKING AND TO REDUCE FLEXURE FROM SETTLEMENT OF SHIFTING SOIL BELOW THE SLAB. ACI 318 STATES A MINIMUM REQUIREMENT OF 0.0018 Ag REINFORCING FOR GRADE 60 REINFORCING. JDS RECOMMENDS THAT ALL SLABS HAVE A MINIMUM W2.9 x W2.9. WWF INSTALLED IN THE MIDDLE THIRD OF THE SLAB UNLESS GREATER IS NOTED. FOR SLABS IN SEISMIC DESIGN CATEGORY D OR IN HIGH WINDS ZONES OF 130 OR GREATER, JDS RECOMMENDS THE INSTALLATION OF W4.0 xW4.0 WWF. HOWEVER, THE BUILDER MAY OMIT WWF WITH THE UNDERSTANDING THAT THERE IS A GREATER RISK OF CRACKING AND DIFFERENTIAL SETTLEMENT THAT WILL BE THE RESPONSIBILITY OF THE BUILDER.

#### **USE OF SYNTHETIC FIBER MIX IN CONCRETE SLABS:**

FIBER MESH IS NOT A SUBSTITUTION FOR WWF IN STRUCTURAL CONCRETE SLABS, BUT IT MAY BE USED IN ADDITION TO WWF IN STRUCTURAL SLABS OR WITHOUT WWF IN NON-STRUCTURAL SLABS. FIBER MESH IS ONE METHOD FOR SHRINKAGE AND CRACKING CONTROL IN THE SLAB DURING THE CURING PHASE. ON THESE DRAWINGS NON STRUCTURAL SLABS ARE EXTERIOR PATIOS AND PORCH SLABS. ALL OTHER SLABS ARE CONSIDERED STRUCTURAL IF ANY CONDITIONS LISTED BELOW APPLIES. IF NONE OF THE CONDITIONS LISTED BELOW APPLIES. IF NONE OF THE CONDITIONS LISTED BELOW APPLY, THE BUILDER MAY USE FIBER MESH IN LIEU OF WWF. FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURERS SPECIFICATION AND MIXED AT THE PLANT, NOT ON SITE. SEE EOR AND PLANS FOR ADDITIONAL REQUIREMENTS AS NECESSARY.

- IN SLABS INSTALLED ON RAISED METAL DECKING
- IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- BASEMENT SLABS
- HIGH WINDS ZONES (ABOVE 130 MPH Vult)
- SEISMIC DESIGN CATEGORY OF D OR GREATER
   IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON
- FOR SLAB POURED DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN
- SAND IS REQUIRED FOR USE
  FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.



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GENERAL NOTES

**SN1.1** 

#### **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.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- 4. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- 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,
  - A. ATTACH PORCH COLUMNS TO SLAB / FON WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
  - B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
  - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- 8. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- 9. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
  A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED
  - TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
  - B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
  - C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
  - D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- 10. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- 11. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- 12. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- 13. WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- 14. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- 15. FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
- 16. BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.

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 <u>TABLE R602.3(1)</u> 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)  115/120 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) 2×9 @ 46" OC	27'-0"
(2) 2x8 @ 16" OC	
(2) 2x8 @ 12" OC	31'-0"

- a. ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- b. WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
- c. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- d. FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

#### **ROOF SYSTEMS**

#### TRUSSED ROOF - STRUCTURAL NOTES

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

2.

DENOTES OVER-FRAMED AREA

- 3. MINIMUM 7/16" OSB ROOF SHEATHING
- 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.

#### STICK-FRAMED ROOF - STRUCTURAL NOTES

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

4.

DENOTES OVER-FRAMED AREA

- 5. MINIMUM 7/16" OSB ROOF SHEATHING
- 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.
- 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"		ATTACH LINTEL w/ 1/2" C, 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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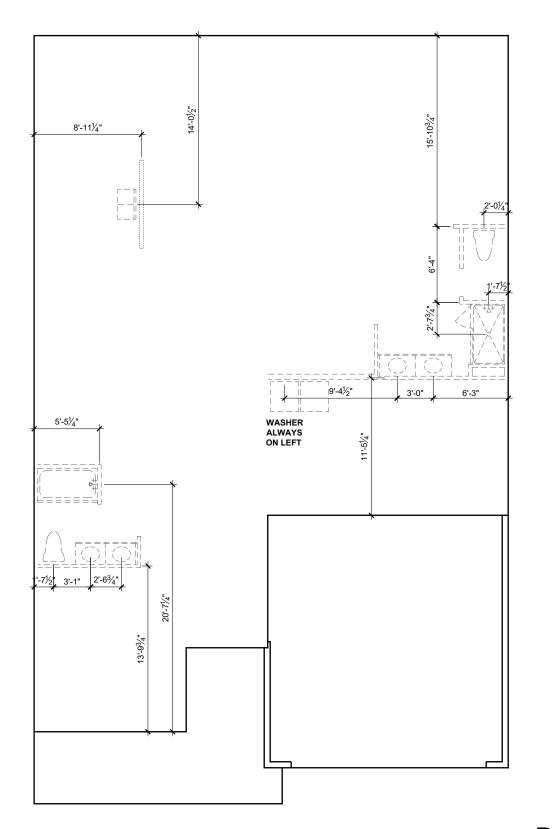
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# **PLUMBING PLAN**

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

#### BEAM & POINT LOAD LEGEND

WINDOW / DOOR HEADER

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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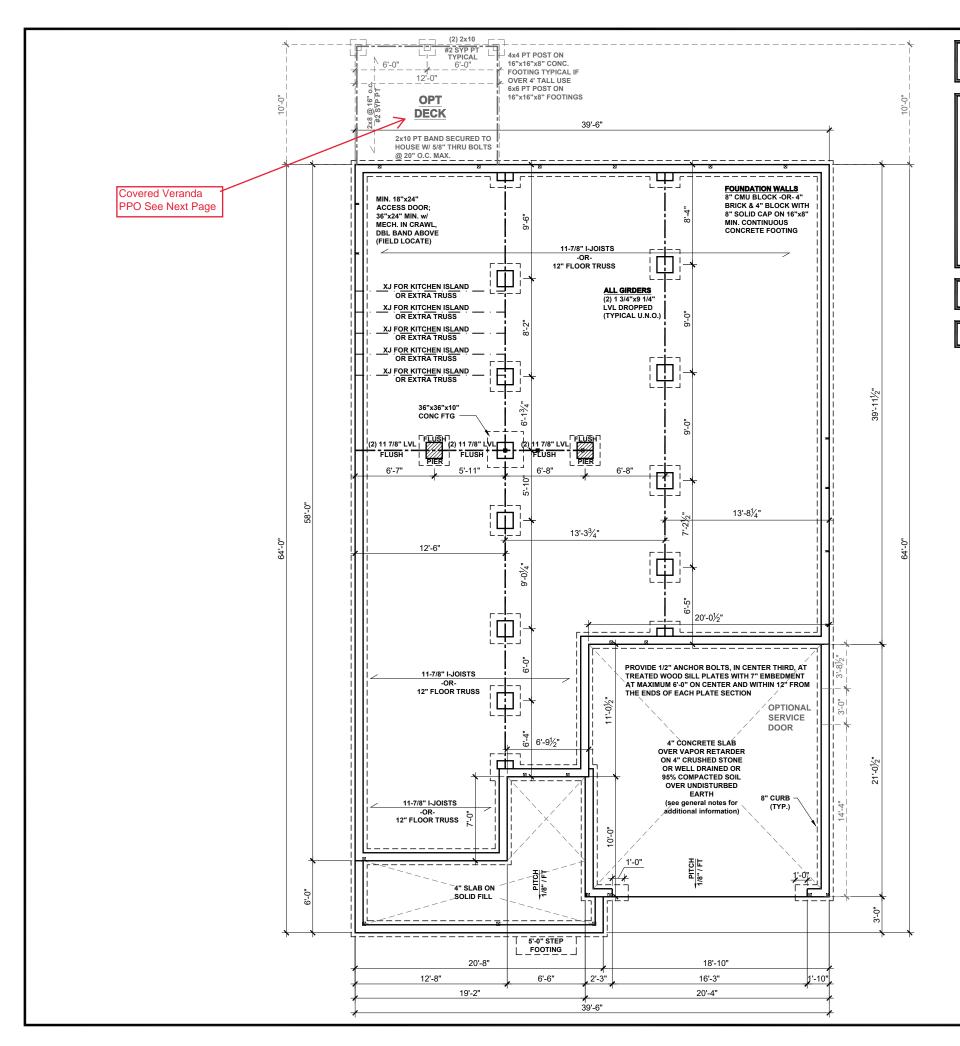
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PLAN OPTIONS SLAB FOUNDATION PLANS

S.12



FLOOR TRUSSES TO BE DESIGN FOR A 19.2"oc SPACING; PROVIDE EOR THE LAYOUT AND THE SEALED TRUSS PROFILES FOR REVIEW PRIOR TO MANUFACTURING TRUSSES

#### TRUSSED FLOOR - STRUCTURAL NOTES

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- 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.
- 8. ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER AND INCLUDED IN THE TRUSS PROFILES.

UPGRADE SIDE ELEVATION DOES NOT AFFECT THE FOUNDATION

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

#### **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

WHERE FLOOR TRUSSES OR I-JOISTS ARE SPACED MORE THAN 19.2"oc APART THE SUBFLOOR SHALL HAVE A MINIMUM 48/24 SPAN RATING AND IS MINIMUM 23/32" THICK.

IN AREAS WITH TILE, THE CONTRACTOR IS TO USE N APPROVED APA/TCNA SUBFLOOR ASSEMBLY OR AI APPROVED MANUFACTURER ASSEMBLY

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

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

#### **CRAWL SPACE VENTILATION**

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

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

1881 SQUARE FEET OF TOTAL CRAWL SPACE /

12.5 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

#### FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

O 5'-0" HIGH
O 9'-0" HIGH
12'-0" HIGH

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

8"x16" PIERS AT FOUNDATION WALL SUPPORTING DROPPED GIRDER TO HAVE A 30"x10"x8" FOOTING PROJECTION FROM THE MAIN WALL FOOTING.



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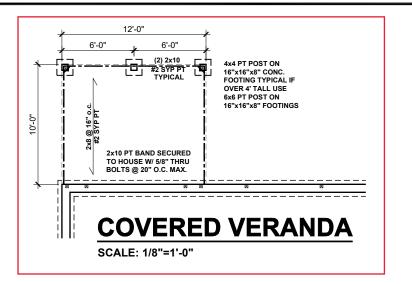
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CRAWL SPACE FOUNDATION PLAN

**S.30** 

CRAWL SPACE
FOUNDATION PLAN CRAFTSMAN

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



#### **BEAM & POINT LOAD LEGEND**

INTERIOR LOAD BEARING WALL

ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

#### CRAWL SPACE VENTILATION: MORNING ROOM

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

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

120 SQUARE FEET OF TOTAL CRAWL SPACE / 150 =

SQUARE FEET OF NET-FREE VENTILATION REQUIRED

SEE FULL PLAN FOR ADDITIONAL INFORMATION





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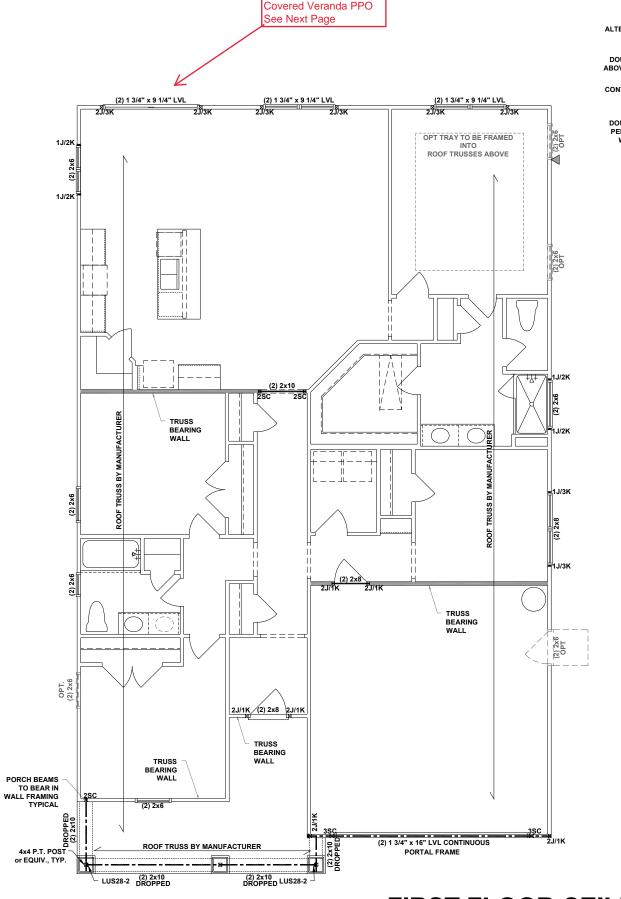
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PLAN OPTIONS CRAWL SPACE FDN PLANS

**S.31** 

CRAWL SPACE
FOUNDATION PLAN
OPTIONS - CRAFTSMAN

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



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

CRIPPLE FOR STRAP CONTINUITY
TO TOP PLATE ALTERNATING TOP PLATES AT CORNER 3" O.C. GRID NAILING DOUBLE CRIPPLE ABOVE HEADER AT CS16 STRAP AT CORNER INSIDE OF WALL PER PLAN CONTINUOUS KING - 2x FLAT PLATE, ATTACH TO HEADER CORNER WITH (2)16d @ 3"oc DOUBLE JACK AT FULL OUTSIDE PERPENDICULAR SHEATHING WITH NAILING PER PLAN

# PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL

s

#### **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
- 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.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J
- 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.
- 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.
- 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 TRUSSLOK 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) 104 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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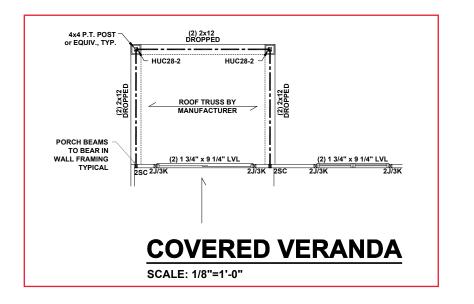
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FIRST FLOOR CEILING FRAMING PLAN - CRAFTSMAN



#### **BEAM & POINT LOAD LEGEND**

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

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

**BEARING ON BEAM / GIRDER** 

- ALL FRAMING TO BE #2 SPF MINIMUM
- 2. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK AND (1) KING EACH END, UNO.
- 3. EXTERIOR WALL OPENINGS TO HAVE KING STUDS 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.
- 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 TRUSLOK SCREWS (SEE MANUFACTUREN'S SPECIFICATIONS).
- 12. FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST C516 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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BY CONTRACTOR OR BY OT THE LOT NUMBER, PROPERT

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DATE: **04/28/2025** 

**MATTAMY HOMES** 

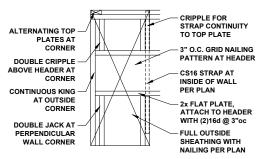
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FIRST FLOOR OPTIONS CEILING FRAMING PLANS

**S1.1** 

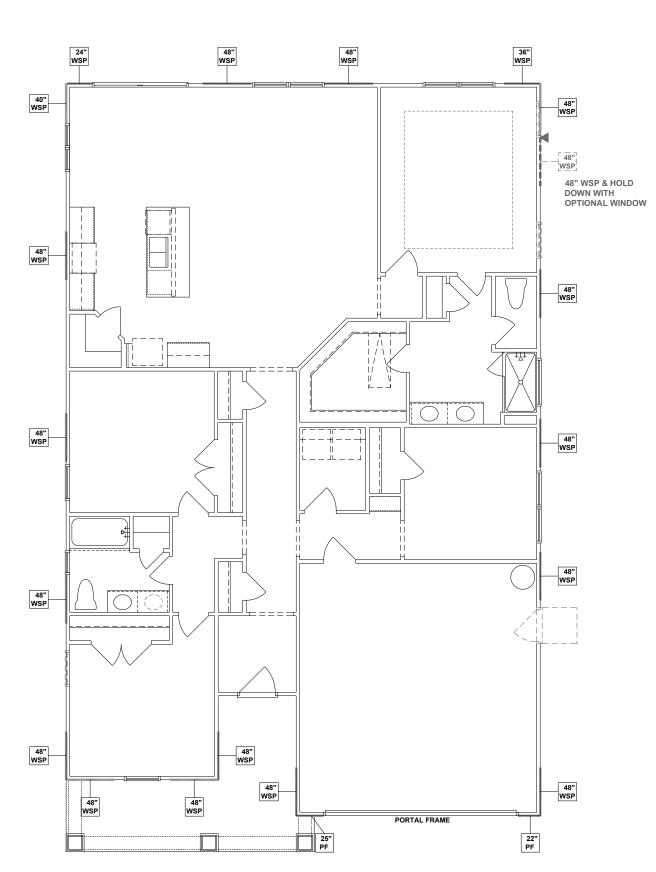
**FIRST FLOOR CEILING FRAMING OPTIONS - CRAFTSMAN** 

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



## PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL

NTS



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

#### WALL BRACING REQUIREMENTS

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

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 EDGES

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

ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED 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** PROVIDED SIDE LENGTH LENGTH FRONT 13.875 FT. 8.5 FT. 24.0 FT. 5.5 FT. RIGHT 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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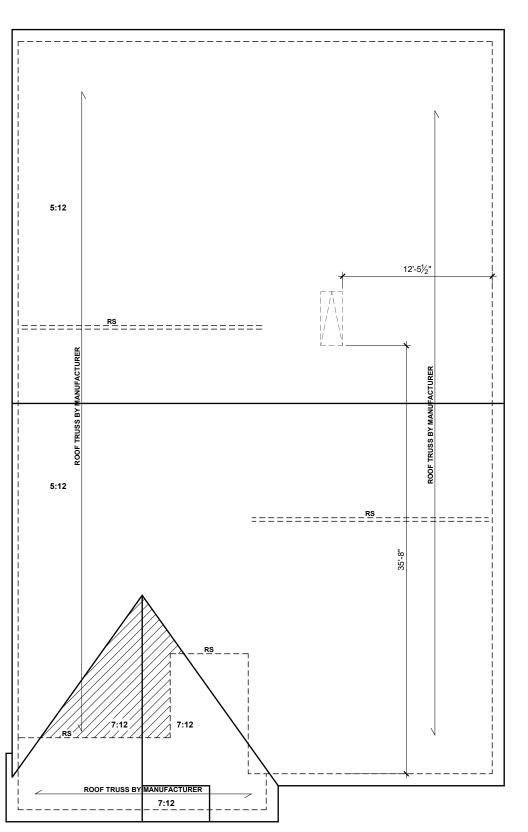
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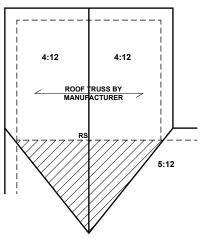
FIRST FLOOR WALL BRACING PLAN

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**S4.0** 

FIRST FLOOR WALL BRACING PLAN - CRAFTSMAN





# OPT COVERED VERANDA/SCREENED PORCH/ MORNING ROOM

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

ATTIC VENTILATION: COVERED VERANDA/SCREENED
PORCH/MORNING ROOM
THE TOTAL NET EDGE VENTUATION ADEA SHALL NOT

PORCHIMORNING ROOM
THE TOTAL NET-REE 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

\_\_\_\_\_\_5

#### 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.

2. 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.
- 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.

2652 SQUARE FEET OF TOTAL ATTIC / 150 =

17.68 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 PL

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



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THOMAS GO GRADE

AROLINA

ATION: NORTH

mattamyHoMES

OJECT NO.:

24901138

DATE: **04/28/2025** 

HOMES

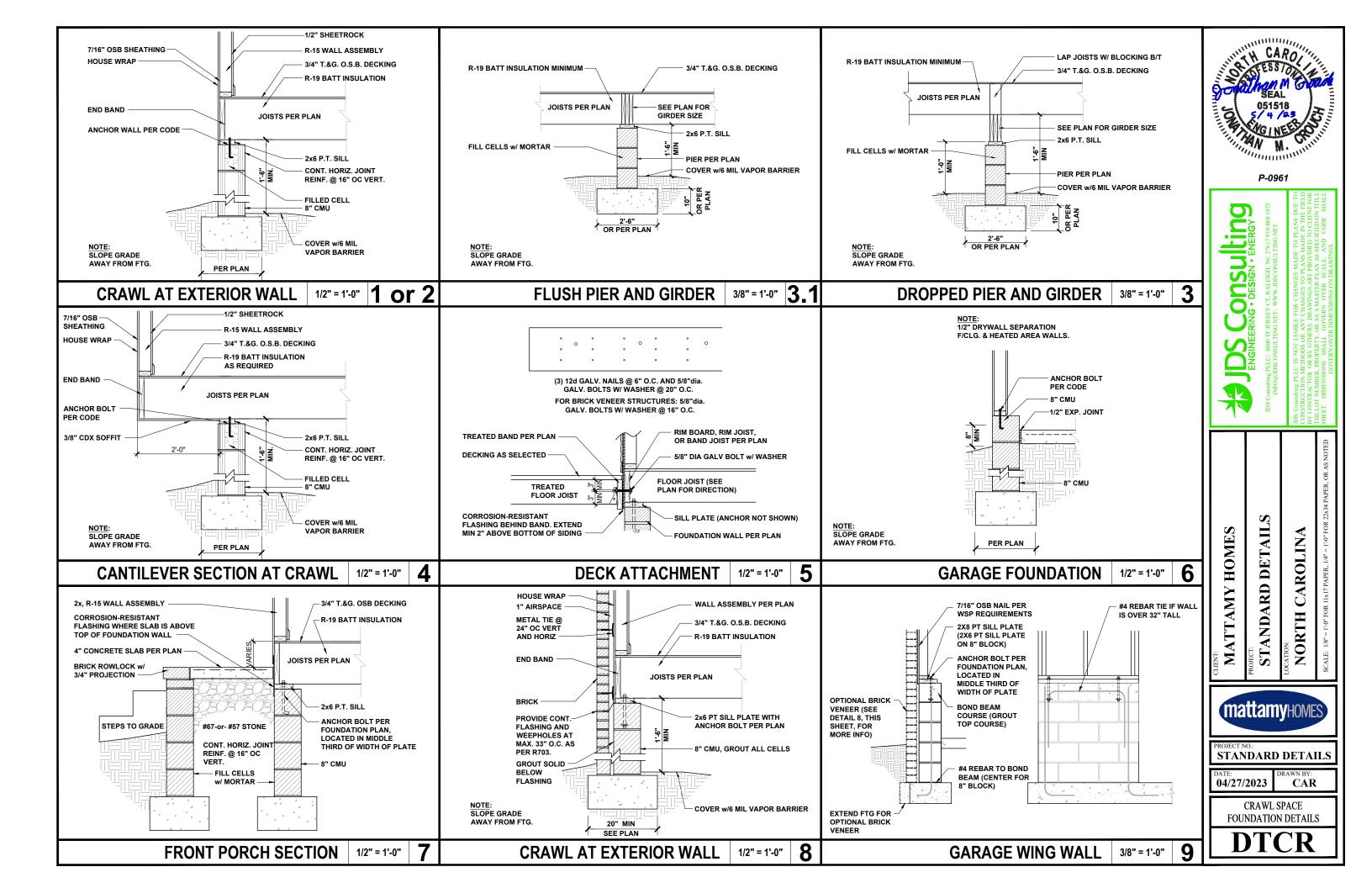
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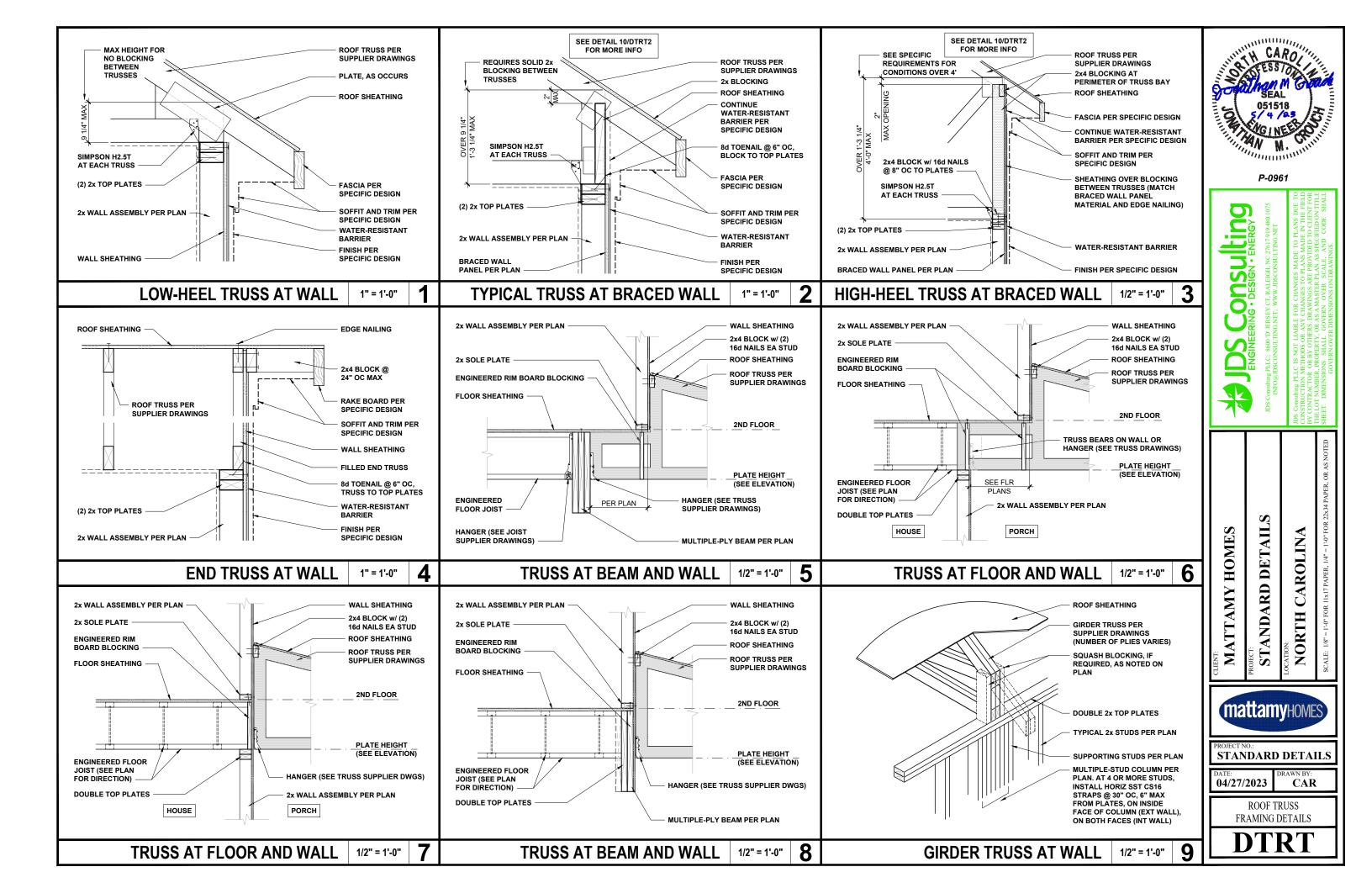
ROOF FRAMING PLAN

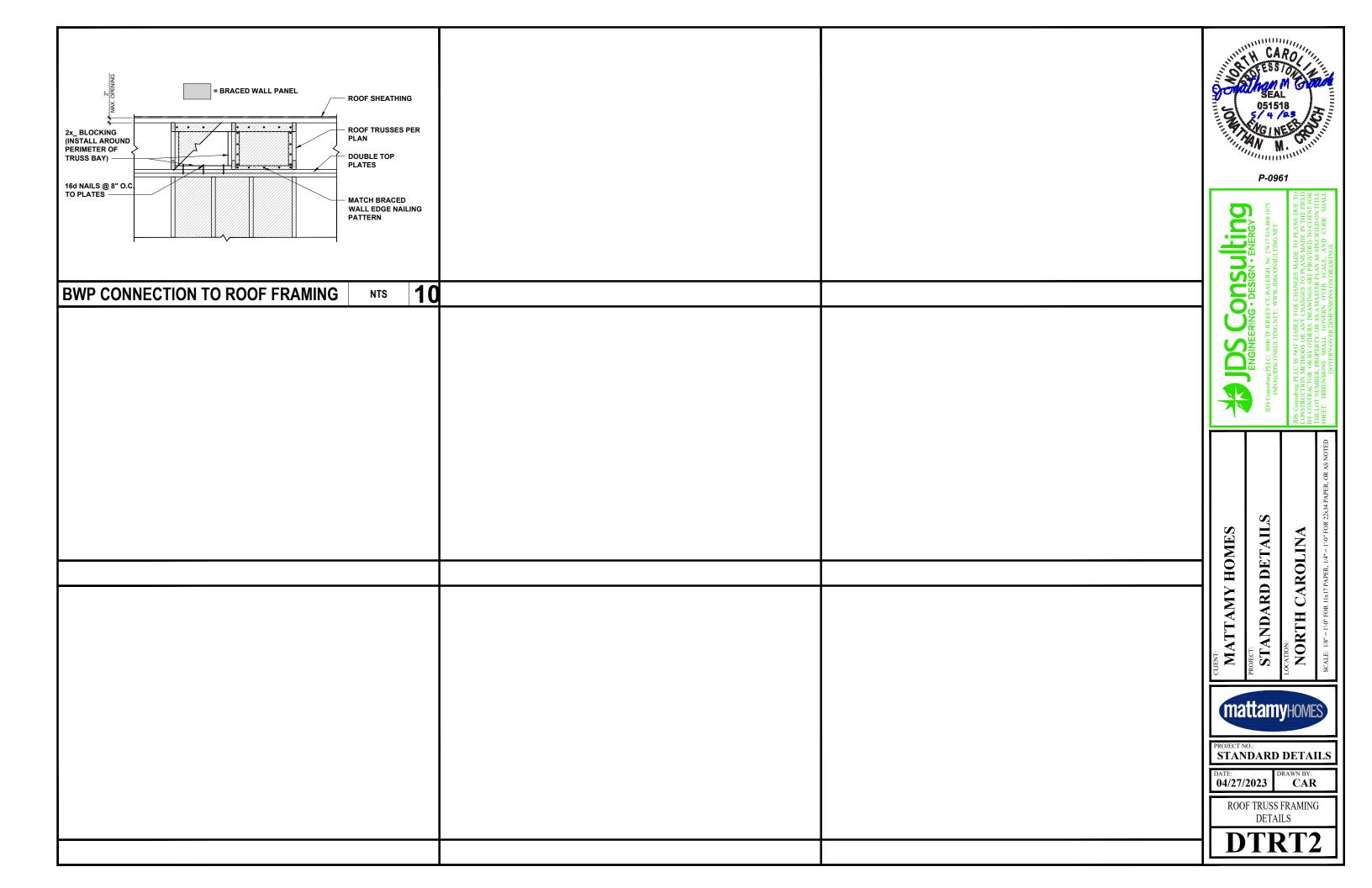
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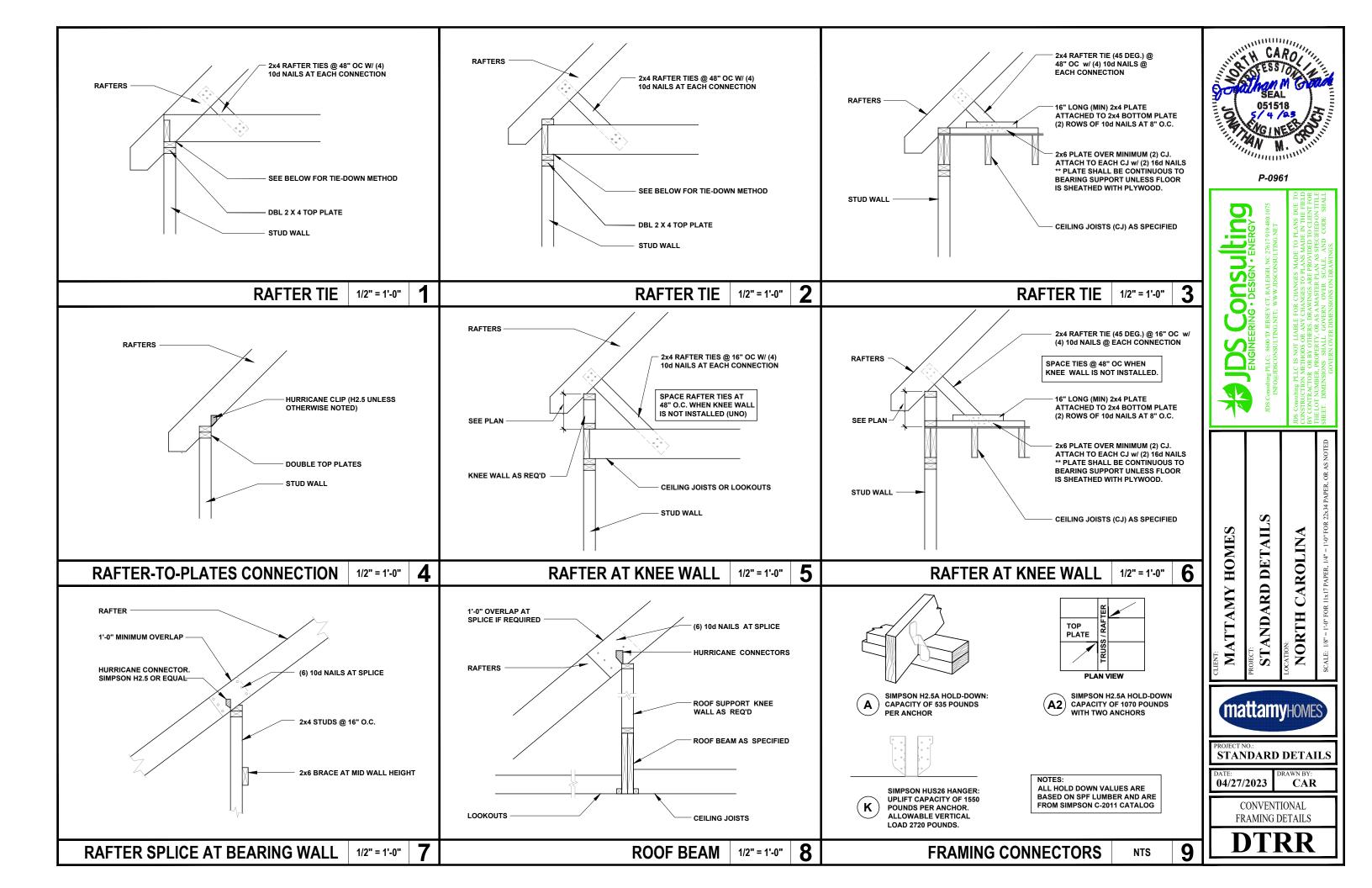
**ROOF FRAMING PLAN - CRAFTSMAN** 

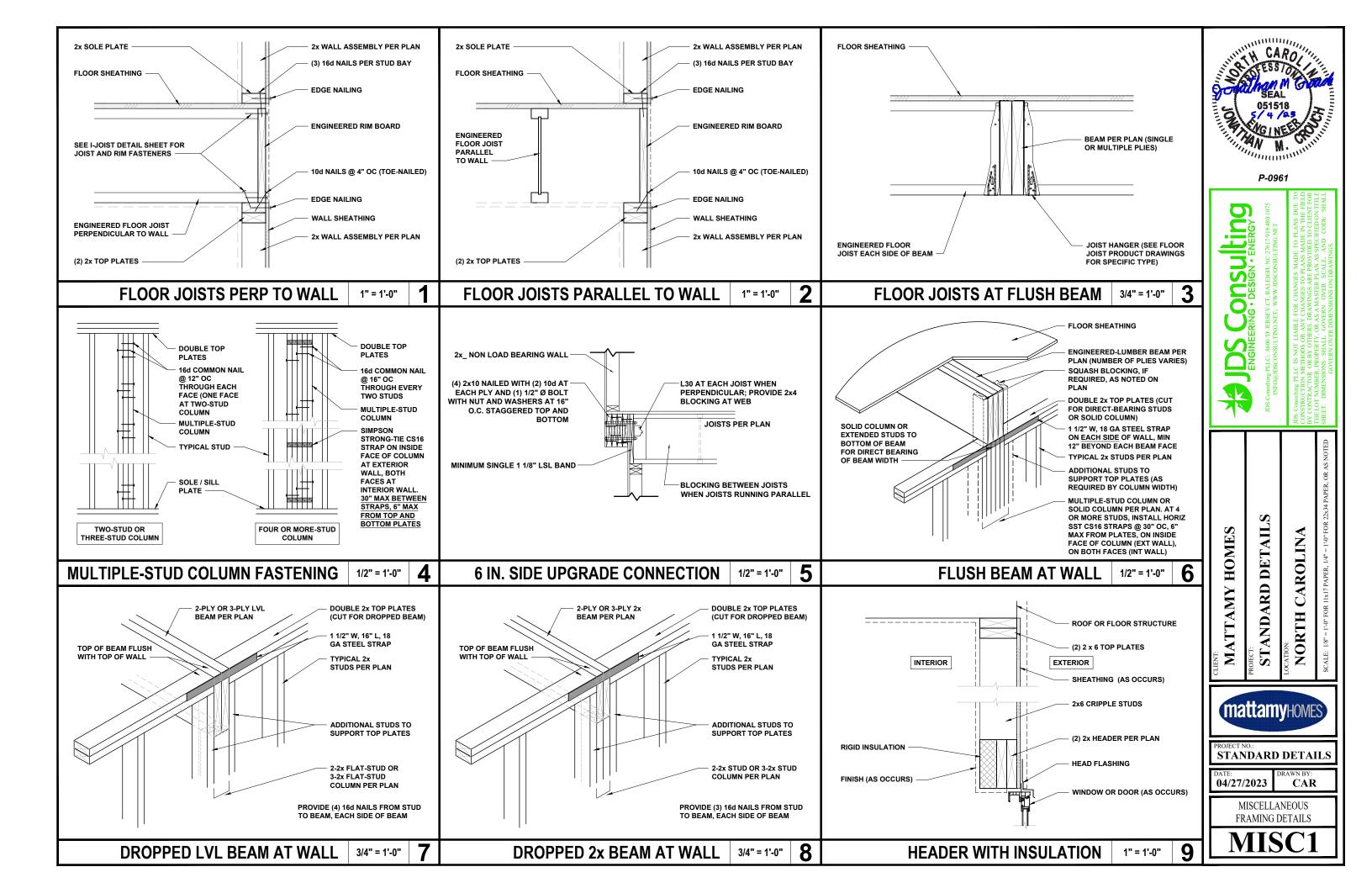
SCALE: 1/8"=1'-0"

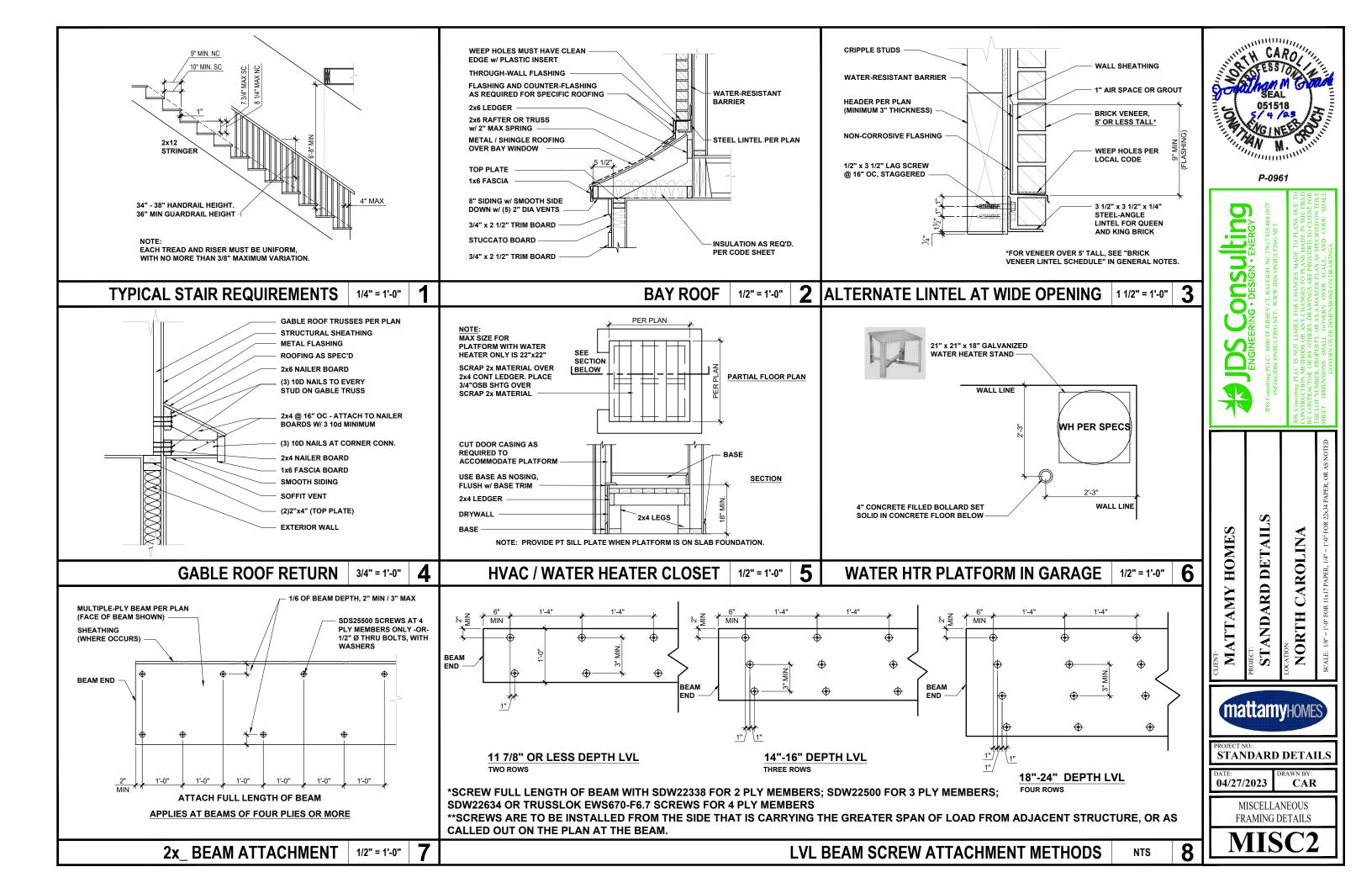


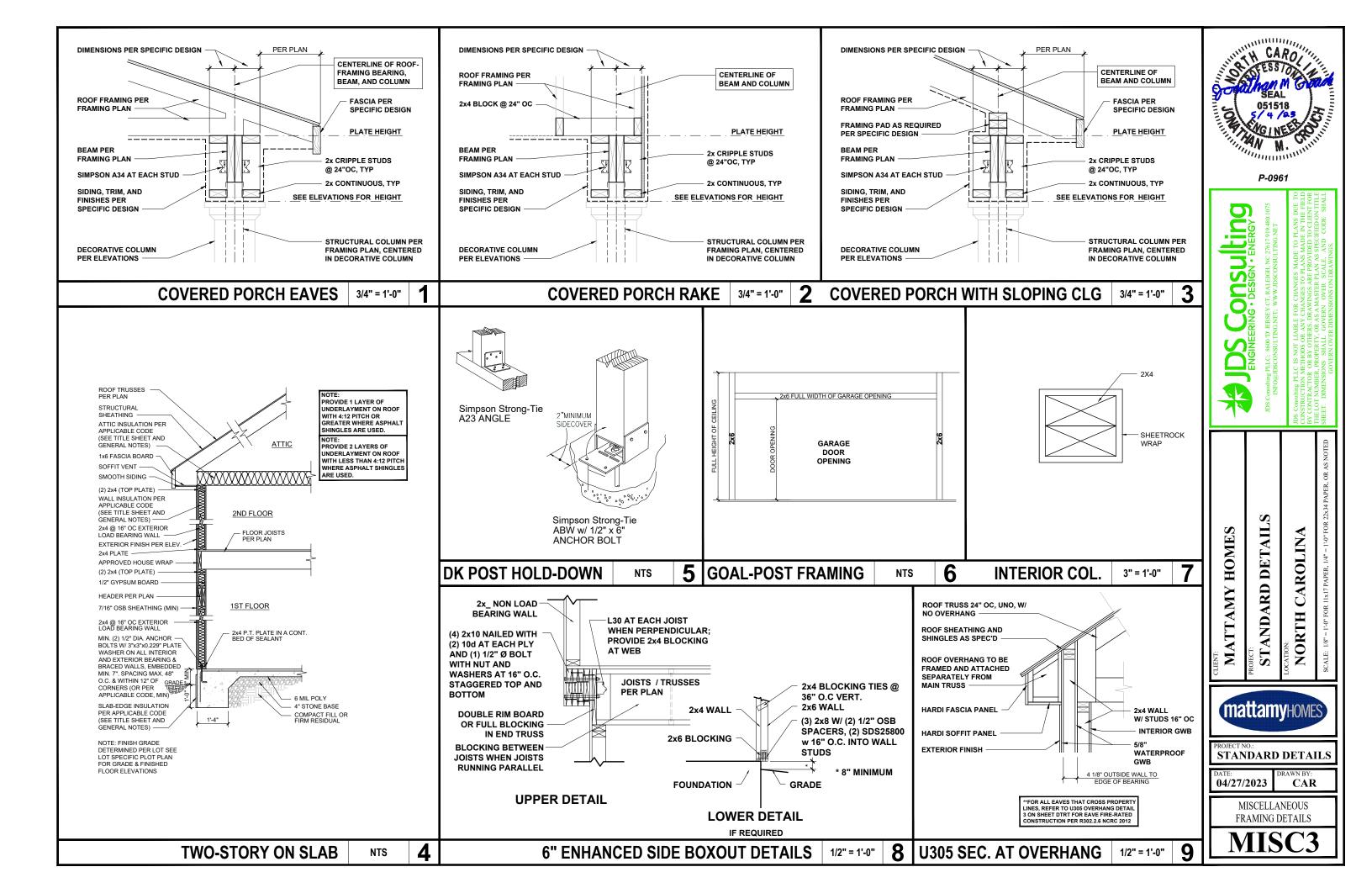


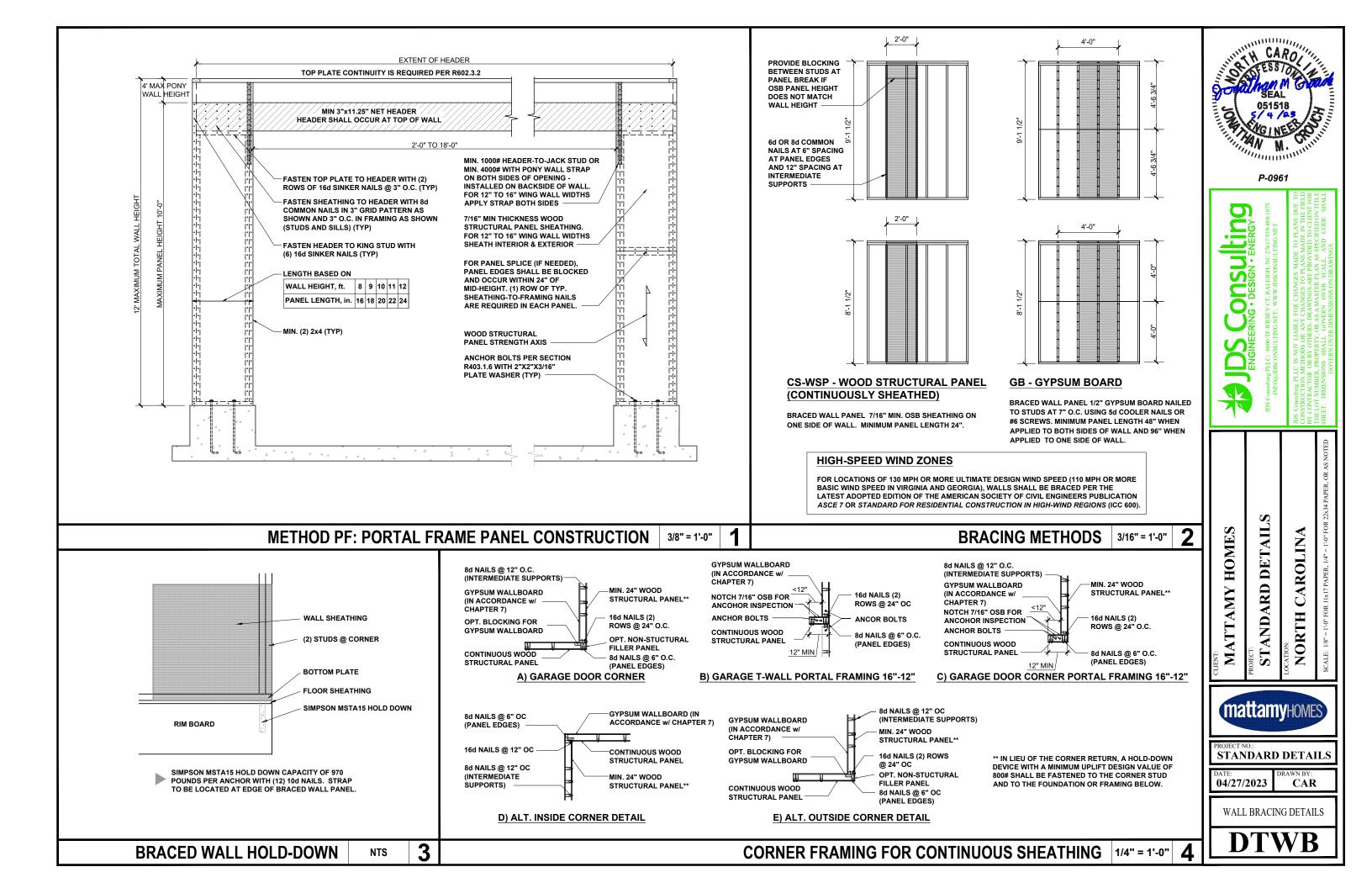


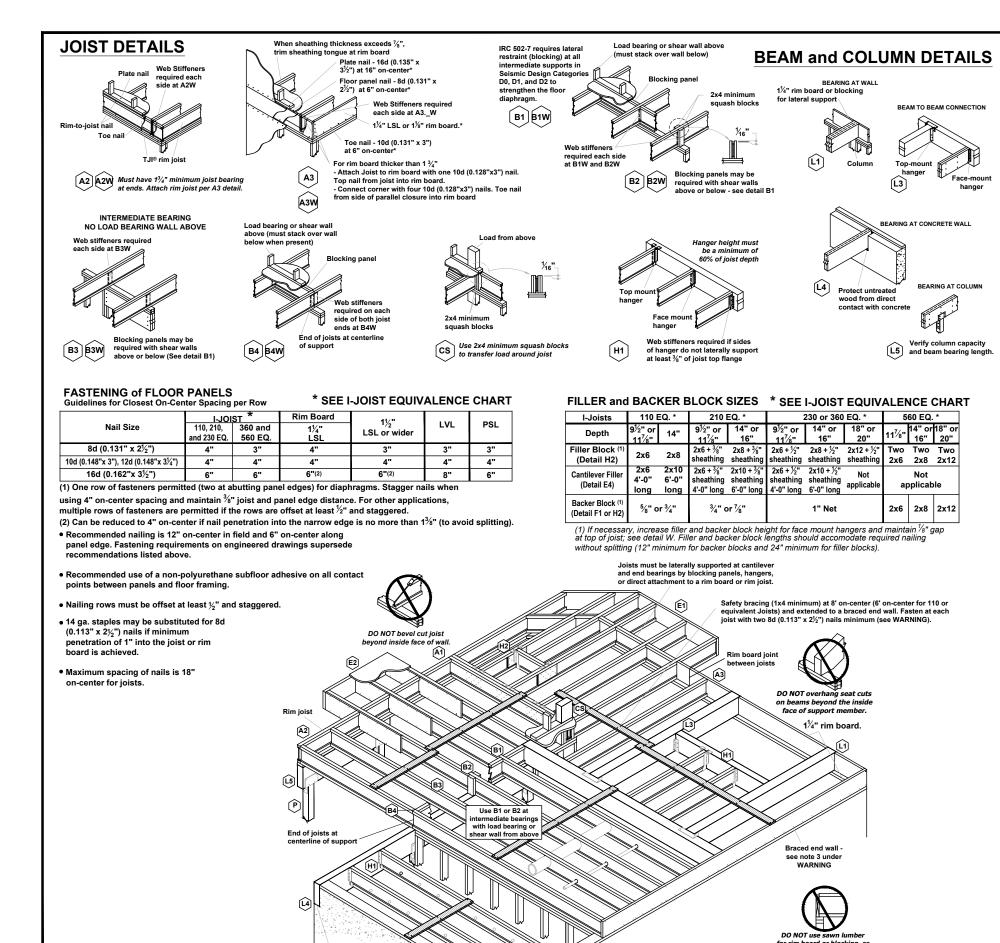












wood from direct

11/3" knockouts at

face of wall or bean

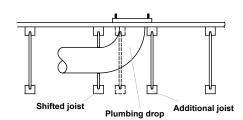
#### **INSTALLATION TIPS**

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.

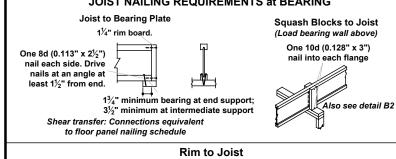
Additional joist at plumbing drop (see detail).

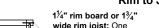


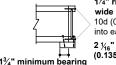
#### \* I-JOIST EQUIVALENCY CHART

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

#### JOIST NAILING REQUIREMENTS at BEARING







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

angle to minimize

splitting of plate

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

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

floor jois Top View Locate rim board joint between joists.

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

# **BEAM ATTACHMENT at BEARING**



it may shrink after

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



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



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STANDARD DETAIL

04/27/2023

CAR **ENGINEERED JOIST** 

**DETAILS**