PLANS FOR: Lot 19, Bloom

MATTAMY HOMES - VOYAGEUR RH

ABBREVIATION LEGEND

AB	Anchor Bolt	EQ	Equal	MIN	Minimum	SQ	Square
ABV	Above	E.W.	Each Way	MIR	Mirror	SS	Solid Surface
AC	Air Conditioner	EXIST	Existing	MISC	Miscellaneous	SS	Sanitary Sewer
ACC	Access/ Accessible	EXP	Exposed	MM	Millimeter	SST	Stainless Steel
ACFL	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station
ADJ	Adjustable	FD	Floor Drain	MTD	Mounted	STC	Sound Transmission Class
AFF	Above Finished Floor	FDTN	Foundation	MTFR	Metal Furring	STD	Standard
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STOR	Storage
ALT	Alternate	FG	Fixed Glass	MULL	Mullion	STRUCT	Structural
ALUM	Aluminum	FIN	Finish	NIC	Not In Contract	SYS	System
ANC	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread
AP	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway
APPROX	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficient	TB	Towel Bar
ARCH	Architect(ural)	FOC	Face of Concrete	NTS	Not to Scale	TEL	Telephone
AUTO	Automatic	FOF	Face of Finish	OA	Overall	TEMP	Temporary/ Temperature
BD	Board	FOM	Face of Masonry	OC	On Center	T&G	Tongue and Groove
BLDG	Building	FOS	Face of Studs	OD	Outside Diameter	THK	Thick(ness)
BLK	Block(ing)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold
BOC	Bottom of Curb	FR	Frame	OPNG	Opening	TJ	Triple Joist
BRG	Bearing	FTG	Footing	PED	Pedestal	TMPD	Tempered
BRG PL	Bearing Plate	FUR	Furring/ Furred	PL	Plate	TOC	Top of Curb/ Concrete
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance
BUR	Built up Roof	GALV	Galvanized	PLAM	Plastic Laminate	TOS	Top of Slab
C.A.	Curved Archway	GD	Grade/ Grading	PLAS	Plastic	TOST	Top of Steel
CAB	Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall
CB	Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser
CER	Ceramic	GYP	Gypsum	PLYWD	Plywood	TV	Television
CIR	Circle	HB	Hose Bib	PNL	Panel	TYP	Typical
CJ	Control Joint	HC	Hollow Core	P.T.	Pressure Treated Lumber	UFIN	Unfinish(ed)
CLG	Ceiling	HDBD	Hard Board	PT	Paint(ed)	UNO	Unless Noted Otherwise
CLG HT	Ceiling Height	HDR	Header	PT	Point	UR	Urinal
CLO	Closet	HM	Hollow Metal	PT	Porcelain Tile	VB	Vinyl Base
CM	Centimeter	HORIZ	Horizontal	PTN	Partition	VCT	Vinyl Composition Tile
CMU	Concrete Masonry Unit	HP	High Point	PR	Pair	VER	Verify
COL	Column	HT	Height	PRKG	Parking	VERT	Vertical
CONC	Concrete	HTG	Heating	PSI	Pounds per Square Inch	VEST	Vestibule
CONST	Construction	HVAC	Heating/ Ventilation/ Air Conditioning	PVC	Polyvinyl Chloride	VF	Vinyl Flooring
CONT	Continuous/ Continue			PVMT	Pavement	VJ	V(ee) Joint
CORR	Corridor	ID	Inside Diameter	QT	Quarry Tile	VNR	Veneer
CPB	Carpet Base	INCL	Include(d)	R	Radius	VWC	Vinyl Wall Covering
CPT	Carpet	INSUL	Insulate/ Insulation	R	Riser	WB	Wood Base
CSMT	Casement	INT	Interior	RA	Return Air	WD	Wood
CT	Ceramic Tile	INV	Invert	RB	Rubber Base	WDW	Window
CTR	Center	J-Box	Junction Box	RCP	Reinforced Concrete Pipe	WGL	Wired Glass
CU FT	Cubic Foot	JST	Joist	RD	Roof Drain	WH	Water Heater
CU YD	Cubic Yard	JT	Joint	REF	Reference	WM	Wire Mesh
CWT	Ceramic Wall Tile	Kit	Kitchen	REFR	Refrigerator	W/O	Without
DBL	Double	L	Length	REINF	Reinforced	WPT	Working Point
DH	Double Hung	LAM	Laminate	REQD	Required	WSC	Wainscot
DIA	Diameter	LB	Lag Bolt	RESIL	Resilient	WT	Wall Tile
DIAG	Diagonal	LH	Left Hand	RET	Return	WT	Weight
DIM	Dimension	LT	Light	REV	Revision	WWF	Welded Wire Fabric
DISP.	Garbage Disposal	LTL	Lintel	RFG	Roofing		
DJ	Double Joist	LT WT	Light Weight	RM	Room	℄	Center Line
DN	Down	LVL	Laminated Veneer Lumber	RO	Rough Opening	C	Channel
DP	Deep	LVR	Louver	ROW	Right of Way	PL	Plate
DS	Downspout	M	Meter	RVS	Reverse	±	Plus or Minus
DTL	Detail	MAS	Masonry	SCHED	Schedule	℄	Property Line
DWG	Drawing	MATL	Material	SD	Storm Drain		
DWR	Drawer	MAX	Maximum	SECT	Section		
EA	Each	MC	Medicine Cabinet	SF	Square Foot		
EJ	Expansion Joint	MECH	Mechanical	SHT	Sheet		
ELEC	Electric	MED	Medium	SHT GL	Sheet Glass		
ELEV	Elevation	MEMB	Membrane	SHWR	Shower		
EMER	Emergency	MFR	Manufacture(er)(ing)	SIM	Similar		
EPB	Electric Panel Board	MH	Man Hole	SPEC	Specification		

PLAN SET COMPOSITION

PAGE #	LAYOUT
T1.0-T1.1	TITLE SHEET AND REVISION LOG
GN1.0-GN1.1	GENERAL NOTES
0.10-0.19	ELEVATIONS
0.20-0.21	BASEMENT FLOOR PLANS
1.0-1.4	1ST FLOOR PLANS
2.0-2.2	2ND FLOOR PLANS
3.0-3.1	3RD FLOOR PLANS
4.0-4.1	SECTIONS / DETAILS
5.0-8.0	ELECTRICAL / HVAC PLANS

ELEVATION

FARMHOUSE

CODE

2018
NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

VOYAGEUR SQUARE FOOTAGES

AREA	COLONIAL	CRAFTSMAN	FRENCH COUNTRY	TUDOR	FARM HOUSE
1st FLOOR	1373 SQ. FT.	1373 SQ. FT.	1373 SQ. FT.	1373 SQ. FT.	1373 SQ. FT.
2nd FLOOR	1812 SQ. FT.	1812 SQ. FT.	1823 SQ. FT.	1823 SQ. FT.	1812 SQ. FT.
TOTAL LIVING	***3185 SQ. FT.***	***3185 SQ. FT.***	***3197 SQ. FT.***	***3196 SQ. FT.***	***3185 SQ. FT.***
GARAGE - 2 CAR	501 SQ. FT.	501 SQ. FT.	501 SQ. FT.	501 SQ. FT.	501 SQ. FT.
FRONT PORCH COVERED	66 SQ. FT.	142 SQ. FT.	66 SQ. FT.	66 SQ. FT.	142 SQ. FT.
FRONT PORCH COVERED W/ 4/ GARAGE EXTENSION	95 SQ. FT.	208 SQ. FT.	95 SQ. FT.	95 SQ. FT.	208 SQ. FT.

GLOBAL OPTIONAL SQUARE FOOTAGES

OPT. COVERED VERANDA	120 SQ. FT.
OPT. SCREENED PORCH	120 SQ. FT.
OPT. MORNING ROOM	120 SQ. FT.
GARAGE - 2 CAR W/ 4 EXTENSION	593 SQ. FT.
SECOND FLOOR W/ 4' GARAGE EXTENSION PPO	92 SQ. FT.
OPT. THIRD CAR GARAGE	234 SQ. FT.

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

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

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

PROJECT NO.: 24902621
DATE: 03/05/2025
DRAWN BY: CAR

TITLE SHEET
T1.0

PLAN REVISION LOG

DATE	REVISION DESCRIPTION	SHEETS	DFTR
-/-/-	PLAN CD RELEASE DATE	ALL	-
07/14/2022	ADDED RIDGE VENT AND REVISED ELEVATION NOTES. ADDED BAND BOARD TO FH ELEVATION ON BOARD & BATTEN AREA. REMOVED METAL ROOF ON FH FRONT PORCH. CHANGED STAIRWELL WALL TO A DOUBLE 2X4 WALL. REVISED PULL DOWN STAIR LOCATION. MADE STAND-UP SHOWER & SECOND SINK STANDARD IN OWNER'S BATH. REMOVED KNEESPACE NOTE ON OWNER'S BATH & SECONDARY BATHS. ADDED STAIR SECTION. REMOVED ALL ELECTRICAL OUTLETS OTHER THAN HALF-HOT, GFIs, WPGFIs, & 220V.	ALL	VLT
10/13/2022	ADDED 4' GARAGE EXTENSION PPO. CHANGED "ENHANCED SIDE ELEVATION" TO "UPGRADE SIDE ELEVATION". REMOVED SPA SHOWER BATH PPO	0.13, 1.2, 2.2, 6.2, 7.2	VLT
11/30/2022	REVISED STONE ON CRAFTSMAN, FRENCH COUNTRY, & TUDOR ELEVATIONS. CREATED RALEIGH SPECIFIC ELECTRICAL PAGES.	ALL	VLT
01/13/2023	CREATED 9' SECOND FLOOR ELEVATION PAGES. REVISED WINDOW IN LOFT OF CRAFTSMAN PER ELEVATION LOCATION	0.14-.017, 2.0, 2.2	VLT
03/21/2023	CREATED THIRD CAR GARAGE ELEVATION PAGES & PPO. RENAMED SUNROOM TO MORNING ROOM. RENAMED COVERED PORCH TO COVERED VERANDA.	ALL	VLT
05/18/2023	CREATED SIDE LOAD GARAGE PPO & ELEVATION PAGES. REVISED SUPER SHOWER PPO. CREATED ENHANCED SIDE ELEVATIONS FOR COLONIAL & FARMHOUSE ELEVATIONS	ALL	VLT
07/31/2023	REVISED STAIRWELL WALL TO BE 2x6 WALL.	1.0	VLT
09/08/2023	RECENTERED FOYER OPENINGS. RENAMED SIGNATURE KITCHEN TO GOURMET KITCHEN. REVISED KNEEWALL HEIGHT AT STAIRS. REVISED SLIDER DOOR LABEL.	1.0, 1.1, 1.2, 2.0, 2.2	VLT
10/23/2023	REVISED GARAGE DOOR GLASS & INSERTS. ADDED FRIEZE TRIM TO UPGRADE SIDE ELEVATIONS. REVISED REAR DOOR TAG. UPDATED FIRST FLOOR BATH 3 TO HAVE SHOWER ILO TUB/SHOWER COMBO. REVISED FLOOR PLAN NOTES BOX - REMOVING NUMBER OF SHELVES.	ALL	VLT
11/06/2023	ADDED OPTIONAL WINDOWS IN BEDROOMS 3, 4, AND 5.	ALL	VLT
04/03/2024	REVISED UPPER GRIDS ON CRAFTSMAN WINDOWS 2/0 OR SMALLER TO HAVE 1 UPPER GRID. REVISED WINDOW LOCATION IN FLEX ROOM AND OWNER'S SUITE. NOTED WINDOWS FROM UPGRADE SIDE ELEVATION AS OPTIONAL ON BASE FLOOR PLAN AND ELEVATIONS. REMOVED CONCRETE PAD SIZE AT OPTIONAL GARAGE SERVICE DOOR - NOTED AS "OPT. CONC. PAD PER SPEC." NOTED DOUBLE FRENCH DOORS AT STUDY PPO. REDUCED OPENING AT THIRD CAR GARAGE TO 12'-0".	ALL	VLT
07/29/2024	CREATED FRENCH COUNTRY 2 ELEVATION - ADDING BOARD & BATTEN TO UPPER GABLE ON FRONT ELEVATION	0.20	VLT
09/12/2024	ADDED OPTIONAL GRILL DECK/PATIO TO COVERED VERANDA & SCREEN PORCH PPO. ADDED TEMPERED NOTE TO OWNER'S BATH WINDOWS, OPT. BATH 2 PPO, AND BATH 4 PPO.	1.1, 2.0-2.2	VLT
03/05/2025	REVISED NOTE TO SHOW 4x4 POSTS AT SCREEN PORCH. CHANGED STAIR WALL TO 2x6 WALL	1.0, 1.1, 2.0	VLT

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

PROJECT NO.: 24902621

DATE: 03/05/2025
DRAWN BY: CAR

REVISION LOG

T1.1

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.

2. 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)
3. 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"

9. 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.

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".

12. 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.)

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

14. 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

15. 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
OR
PULL DOWN STAIR (PDS) (SIZE PER PLAN) WITH WEATHER-STRIPPING & INSULATED WITH (R5) RIGID INSULATION. (NON-RIGID INSULATION MATERIALS ARE NOT ALLOWED)

16. 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.

17. LINEN 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

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

21. RANGE HOOD VENT
RANGE HOOD VENTED TO EXTERIOR. & EQUIPPED 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.

23. 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.

24. 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 & 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 FLOORING.

26. EXPOSED BUILDING FACE
WALLS LESS THAN 5'-0" FROM PROPERTY LINE SHALL HAVE A FIRE RATING OF NO LESS THAN 1 HOUR IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES
PROJECTIONS BETWEEN 2'-0" & 5'-0" FROM PROPERTY LINE MUST HAVE A RATING ON THE UNDERSIDE OF NO LESS THAN 1 HOUR IN ACCORDANCE WITH ASTM E 119 OR UL 263
PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE CANNOT HAVE A VENTILATED SOFFIT
OPENINGS IN A WALL LESS THAN 3'-0" FROM PROPERTY LINE ARE NOT ALLOWED
OPENINGS IN A WALL BETWEEN 3'-0" & 5'-0" FROM THE PROPERTY LINE CANNOT EXCEED 25% OF THE MAXIMUM WALL AREA
PENETRATIONS LESS THAN 5'-0" FROM THE PROPERTY LINE MUST COMPLY WITH CURRENT NC CODE
WHERE BUILDING FACE IS WITHIN 10'-0" OF PROPERTY LINE, ADD 5/8" GYPSUM BOARD UNDERLAYMENT @ SOFFIT

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

28. TWO STORY VOLUME SPACES
BALLOON FRAMING PER STRUCTURAL ENGINEER – REFER TO FLOOR PLANS

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

WOOD FRAME & CONCRETE BLOCK CONSTRUCTION NOTES:

1. TERMITE & DECAY PROTECTION

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

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

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

1. 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 FLUE 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.

mattamyHOMES
MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373
MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

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

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

PROJECT NO.: 24902621
DATE: 03/05/2025
DRAWN BY: CAR

GENERAL NOTES

GN1.0

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

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

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

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

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

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

PROJECT NO.: 24902621
DATE: 03/05/2025
DRAWN BY: CAR

GENERAL NOTES

GN1.1

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

FRONT ELEVATION - FARMHOUSE

RIGHT SIDE ELEVATION - FARMHOUSE

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

CLIENT: **MATTAMY HOMES**

PROJECT: **VOYAGEUR - RH**

LOCATION: **NORTH CAROLINA**

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

PROJECT NO.: **24902621**

DATE: **03/05/2025**

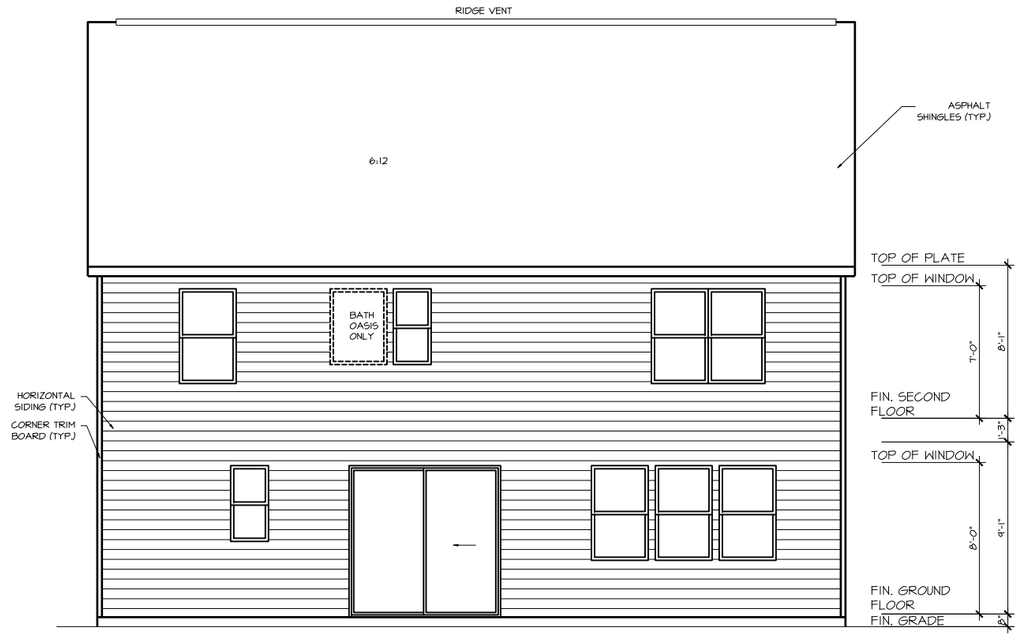
DRAWN BY: **CAR**

EXTERIOR ELEVATIONS

0.10

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

LEFT SIDE ELEVATION - FARMHOUSE



REAR ELEVATION - FARMHOUSE

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

CLIENT: MATTAMY HOMES

PROJECT: VOYAGEUR - RH

LOCATION: NORTH CAROLINA

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

PROJECT NO.: 24902621

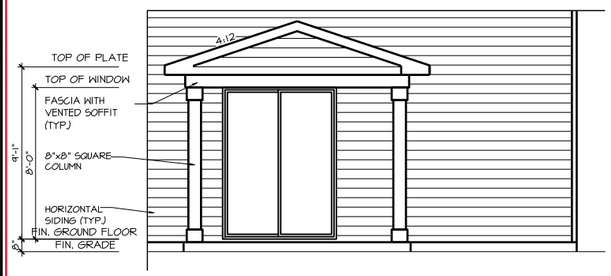
DATE: 03/05/2025

DRAWN BY: CAR

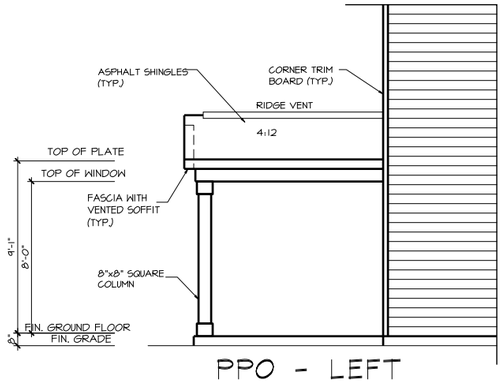
EXTERIOR ELEVATIONS

0.11

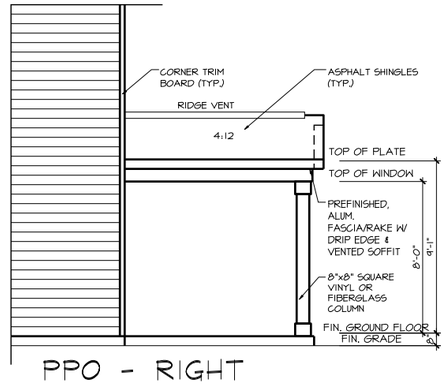
USE CORROSION-RESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS



PPO - REAR ELEVATION
COVERED VERANDA FOR MAT CLT AND RALEIGH SCREEN PORCH FOR MAT CLT



PPO - LEFT
SIDE ELEVATION
COVERED VERANDA
& SCREEN PORCH



PPO - RIGHT
SIDE ELEVATION
COVERED VERANDA
& SCREEN PORCH

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

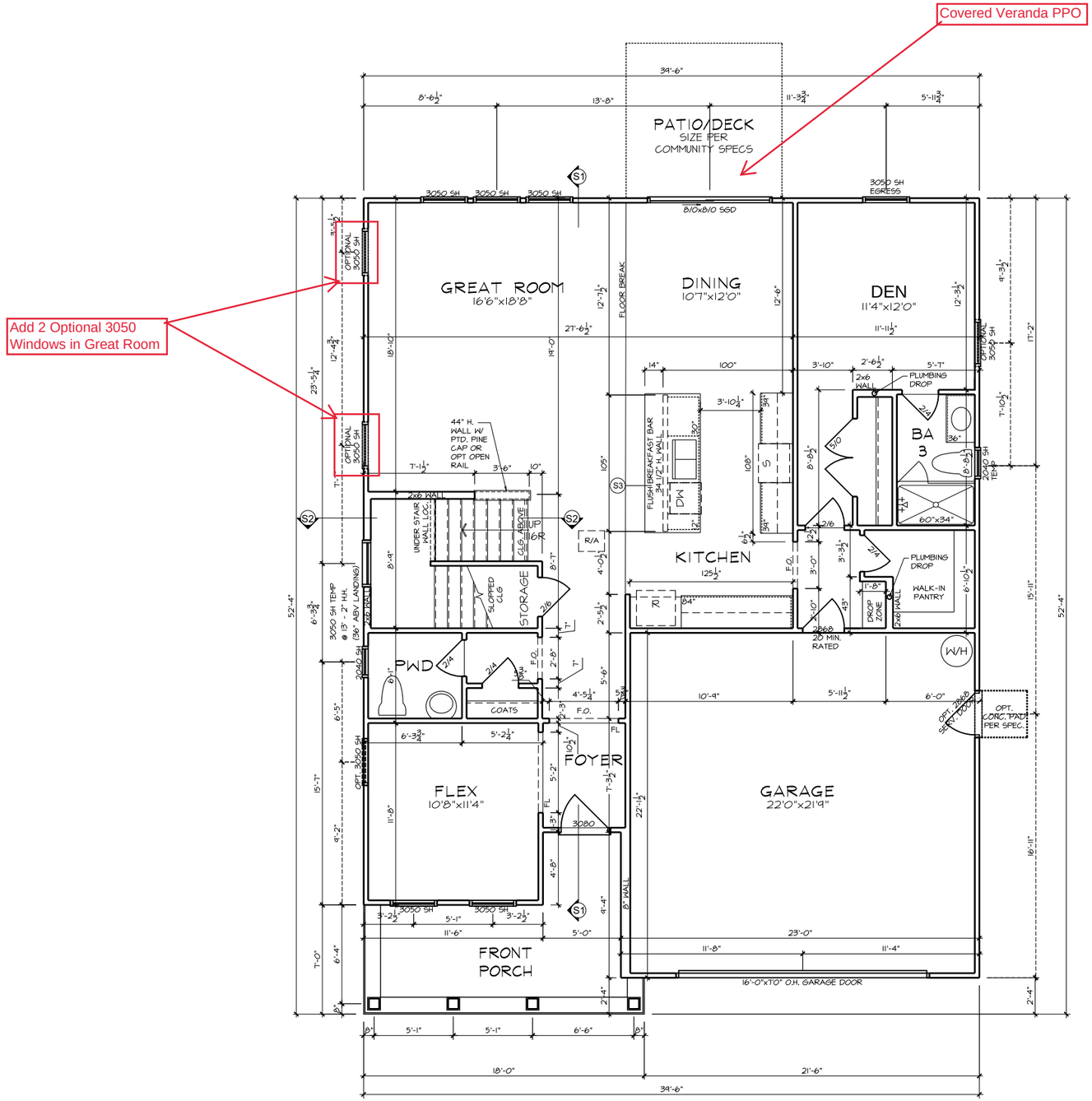
JDS Consulting PLLC; 8600 D JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

PROJECT NO.: 24902621
DATE: 03/05/2025
DRAWN BY: CAR

EXTERIOR ELEVATIONS

0.12



GROUND FLOOR PLAN - FARMHOUSE

FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES.
2. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
3. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
4. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
5. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
6. INTERIOR DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

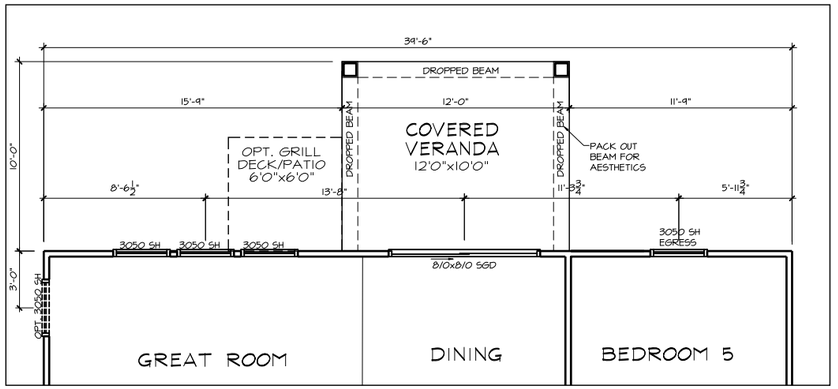
JDS Consulting PLLC; 8600 D JERSEY CT, RALEIGH, NC 27617 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

PROJECT NO.: 24902621
DATE: 03/05/2025
DRAWN BY: CAR

FIRST FLOOR PLAN

1.0



PPO - GROUND FLOOR PLAN
COVERED VERANDA

FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES.
2. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
3. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
4. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
5. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
6. INTERIOR DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

CLIENT: MATTAMY HOMES

PROJECT: VOYAGEUR - RH

LOCATION: NORTH CAROLINA

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

PROJECT NO.: 24902621

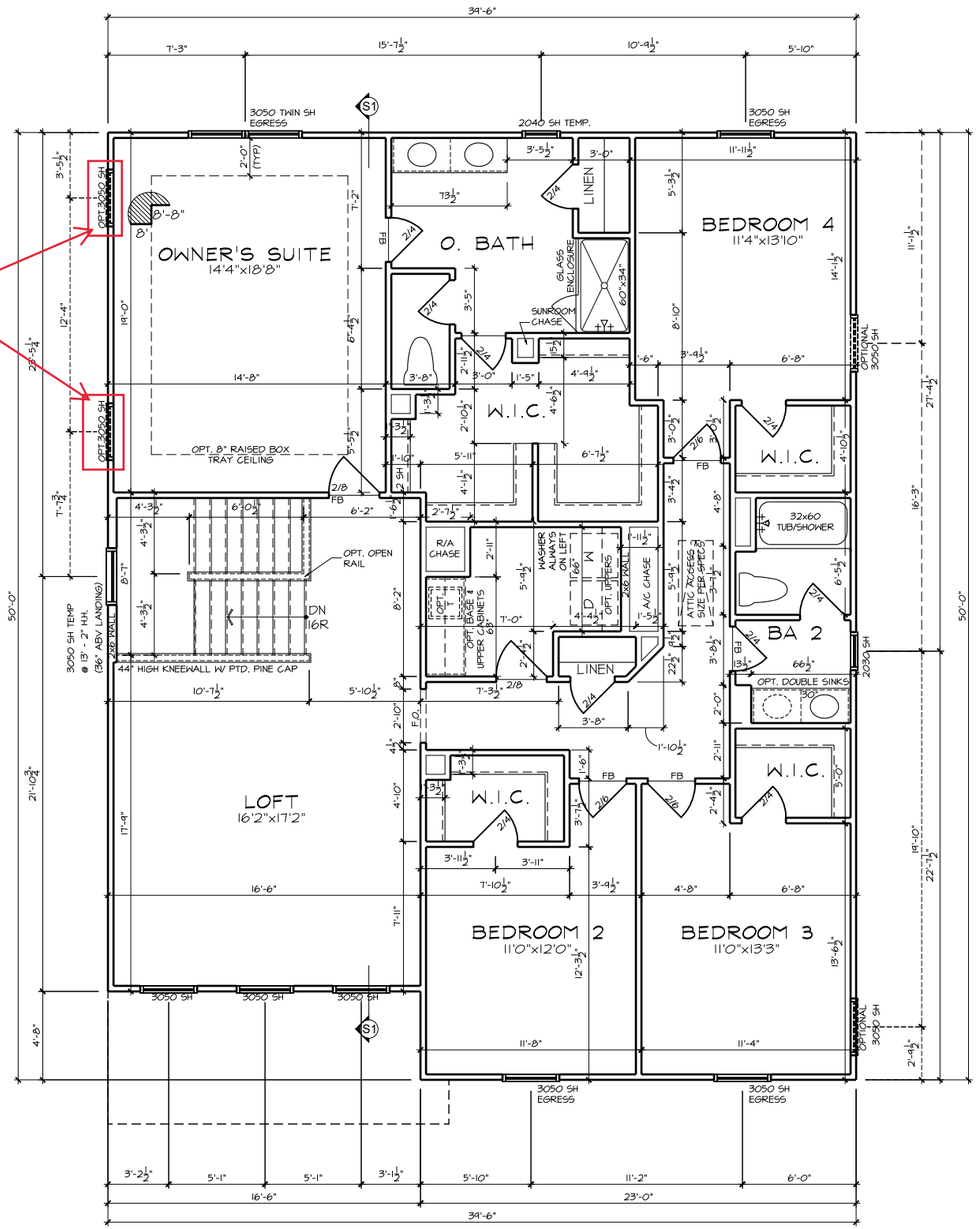
DATE: 03/05/2025

DRAWN BY: CAR

FIRST FLOOR OPTIONS
FLOOR PLANS

1.1

Add 2 Optional 3050 Windows in Owner's Suite



SECOND FLOOR PLAN - FARMHOUSE

FLOOR PLAN NOTES

1. ALL FRAMED OPENINGS (F.O.) @ 96" ON 9'H PLATES AND 84" ON 8'H PLATES.
2. REFER TO COMMUNITY SPECIFICATIONS FOR NUMBER OF PANTRY & LINEN SHELVES.
3. REFER TO GARAGE FRAMING DETAIL ON SHT. MISC3 FOR GOAL POST FRAMING.
4. ALL STUD POCKETS TO BE 4 1/2" (3) STUDS U.N.O.
5. ALL STUDS BEHIND SHOWER STALLS @ 16" O.C.
6. INTERIOR DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS U.N.O.

mattamyHOMES

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

JDS Consulting
ENGINEERING • DESIGN • ENERGY

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

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

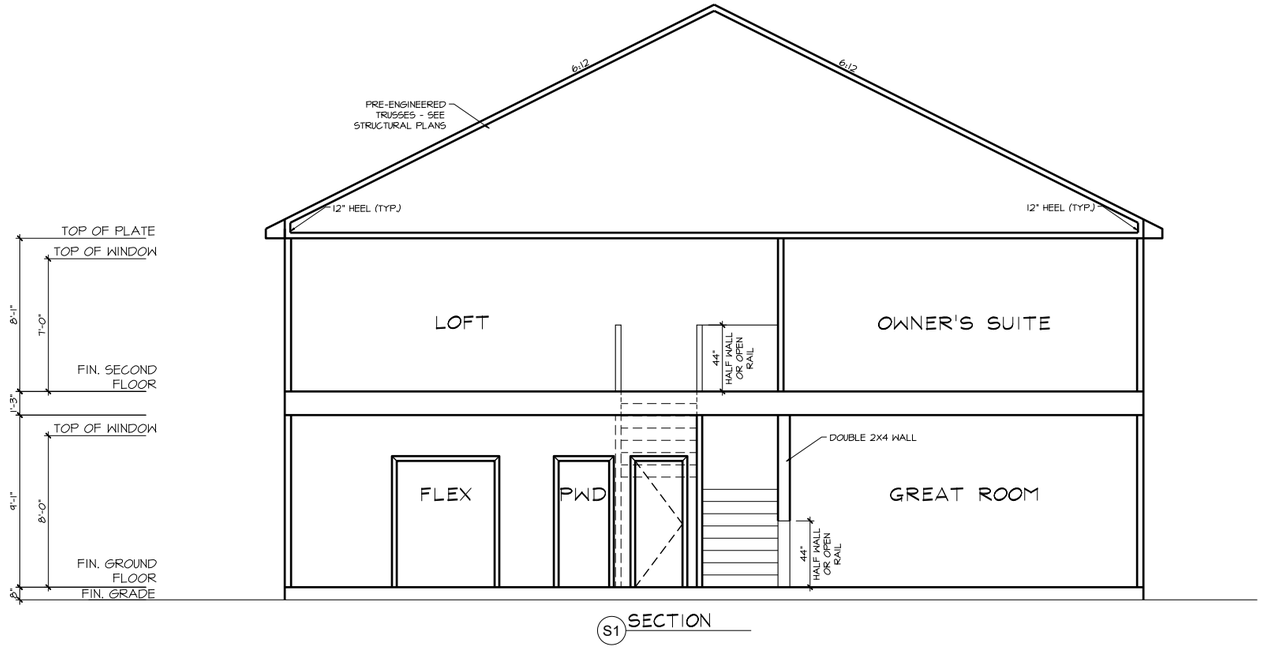
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: 24902621

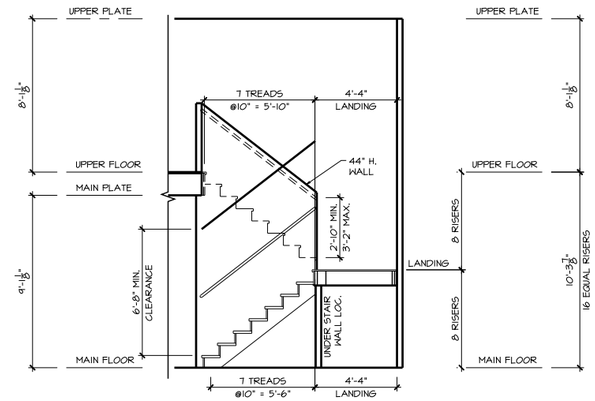
DATE: 03/05/2025
DRAWN BY: CAR

SECOND FLOOR PLAN

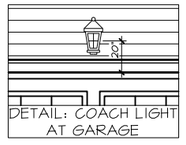
2.0

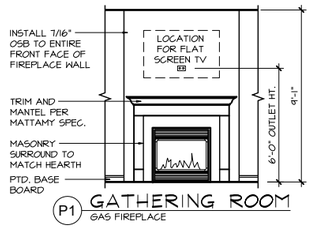


S1 SECTION

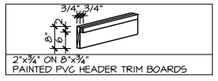


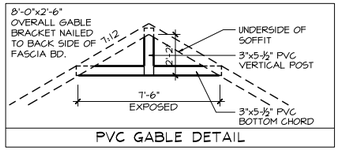
S2 STAIR SECTION



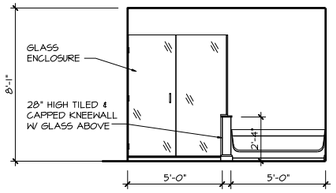


P1 GATHERING ROOM
GAS FIREPLACE

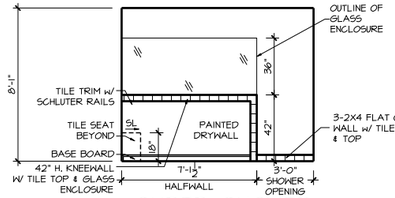




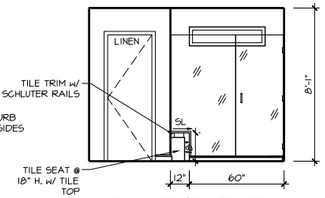
PVC GABLE DETAIL



P3a BATH OASIS
GLASS SHOWER ENCLOSURE



P3b SUPER SHOWER
GLASS SHOWER ENCLOSURE



P3c OWNER'S BATH
SHOWER W/ SEAT

MATTAMY HOMES
CHARLOTTE DIVISION
PH: 704-375-9373

MATTAMY HOMES
RALEIGH DIVISION
PH: 919-752-4898

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

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

PROJECT NO.: 24902621
DATE: 03/05/2025
DRAWN BY: CAR

SECTIONS & DETAILS

4.0

STRUCTURAL PLANS FOR:

MATTAMY HOMES - VOYAGEUR RH

PLAN RELEASE / REVISIONS

REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
07/11/2022	VOYAGEUR	UPDATED STR BACKGROUNDS WITH ARC REVISIONS; ADDED PULL DOWN STAIRS & HVAC PLATFORM TO ROOF PLANS; REMOVED	VLT
		BUMPOUTS FROM ENHANCED SIDE ELEVATIONS	
10/14/2022	VOYAGEUR	ADDED 4' GARAGE EXTENSION	VLT
01/17/2023	VOYAGEUR	REVISED LOCATION OF SECOND FLOOR WINDOW IN LOFT ON CRAFTSMAN PER ELEVATION	VLT
03/23/2023	VOYAGEUR	ADDED THIRD CAR GARAGE STRUCTURAL. RENAMED SUNROOM TO MORNING ROOM. RENAMED COVERED PORCH TO COVERED VERANDA	VLT
05/23/2023	VOYAGEUR	UPDATED 4 PLY BEAM TO A 3 PLY BEAM AT STAIRS/KITCHEN CEILING ON SHEET S1.0 OPENED 1 ADDITIONAL RISER WITH HALF WALL	WTS
05/24/2023	VOYAGEUR	ADDED SIDE LOAD GARAGE STRUCTURAL.	VLT
03/28/2024	VOYAGEUR	REMOVED CONCRETE PAD SIZE AT OPTIONAL GARAGE SERVICE DOOR. REVISED FRONT PORCH STEP PAD AT STEM WALL AND CRAWL FOUNDATIONS. REVISED COVERED AND SCREENED PORCH FRAMING. ADDED EXTRA FLOOR JOISTS/TRUSS PER EVALUATIONS. ADDED WINDOWS FROM UPGRADE SIDE ELEVATION TO BASE PLAN AS OPTIONAL WINDOWS. REVISED WALL BRACING WITH OPTIONAL WINDOWS ADDED. REDUCED OPENING AT THIRD CAR GARAGE TO 12'-0", REDUCING LVL SIZE.	VLT
09/13/2024	VOYAGEUR	ADDED OPTIONAL GRILL DECK TO COVERED VERANDA & SCREEN PORCH PPO. ADDED MORNING ROOM WALL BRACING	VLT
05/12/2025	VOYAGEUR	ADDED WELDED WIRE FABRIC SUBSTITUTION NOTE TO GENERAL NOTES. ADDED NOTE TO BALLOON FRAMING FOR BRACED STAIR CONDITION. CHANGED STAIR HANGER FROM U414 TO HHUS410	VLT

NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS Consulting, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
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: 25901568

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

PROJECT NO.: 25901568
DATE: 05/12/2025
DRAWN BY: CAR

TITLE SHEET

SN1.0

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

GENERAL

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS Consulting, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.

2. BRACED-WALL DESIGN IS BASED ON **SECTION R602.10 - WALL BRACING**. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

   ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION *ASCE 7* AND THE *NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC*.

3. SEISMIC DESIGN SHALL BE PER **SECTION R301.2.2 - SEISMIC PROVISIONS**, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	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, concentrated)

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

ABBREVIATIONS

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

MATERIALS

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

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

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

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

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

   Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI

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

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

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

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

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

7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.

8. POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.

9. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER **TABLE R301.2(1)** SHALL BE AIR-ENTRAINED WHEN REQUIRED BY **TABLE R402.2**.

10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: *BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES* AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: *BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES*.

11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.

12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.

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

FOUNDATION

1. MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.

2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER **SECTION R404** OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.

3. MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER **SECTION R404** AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: *BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES* AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: *BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES*.

4. CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER **TABLE R404.1.2(1)** OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER **TABLES R404.1.2(3 AND 4)** OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF **CHAPTER 6**.

   A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
   B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER **SECTION R405**.

5. PLAIN-MASONRY WALL DESIGN TO BE PER **TABLE R404.1.1(1)** OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER **TABLES R404.1.1 (2 THROUGH 4)** OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF **CHAPTER 6**.

   A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
   B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
   C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER **SECTION R405**.

6. WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE **SECTION R403.1.6** FOR SPECIFIC CONDITIONS.

7. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS **SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION**. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN **FOUR TIMES THEIR LEAST DIMENSION**.

8. CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.

9. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).

10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.

11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.

12. WITH 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 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 SITE
- 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.

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

PROJECT NO.: 25901568
DATE: 05/12/2025
DRAWN BY: CAR

GENERAL NOTES

SN1.1

FRAMING

1. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
2. ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
3. NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
4. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
7. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
   A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
   B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
   C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
8. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
9. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
   A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
   B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
   C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
   D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
10. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
11. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
12. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
13. WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
14. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
15. FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
16. BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.

FASTENER SCHEDULE

CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS

SEE **TABLE R602.3(1)** FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.

BALLOON WALL FRAMING SCHEDULE
(USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEED
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"

a. ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
b. WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
c. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
d. FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.
e. WITH BRACED STAIR LANDING: WITH BAND JOIST AT THE STAIR LANDING ATTACHED TO THE STAIR STUDS WITH (2) 1/4"x4" SDW SCREWS @ 16"oc, USE BALLOON FRAME SCHEDULE FOR THE HEIGHT FROM THE BRACED LANDING TO THE TOP PLATE.

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

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

STICK-FRAMED ROOF - STRUCTURAL NOTES

1. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
2. FUR RIDGES FOR FULL RAFTER CONTACT.
3. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
4. DENOTES OVER-FRAMED AREA
5. MINIMUM 7/16" OSB ROOF SHEATHING
6. PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

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

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/14/25

P-0961

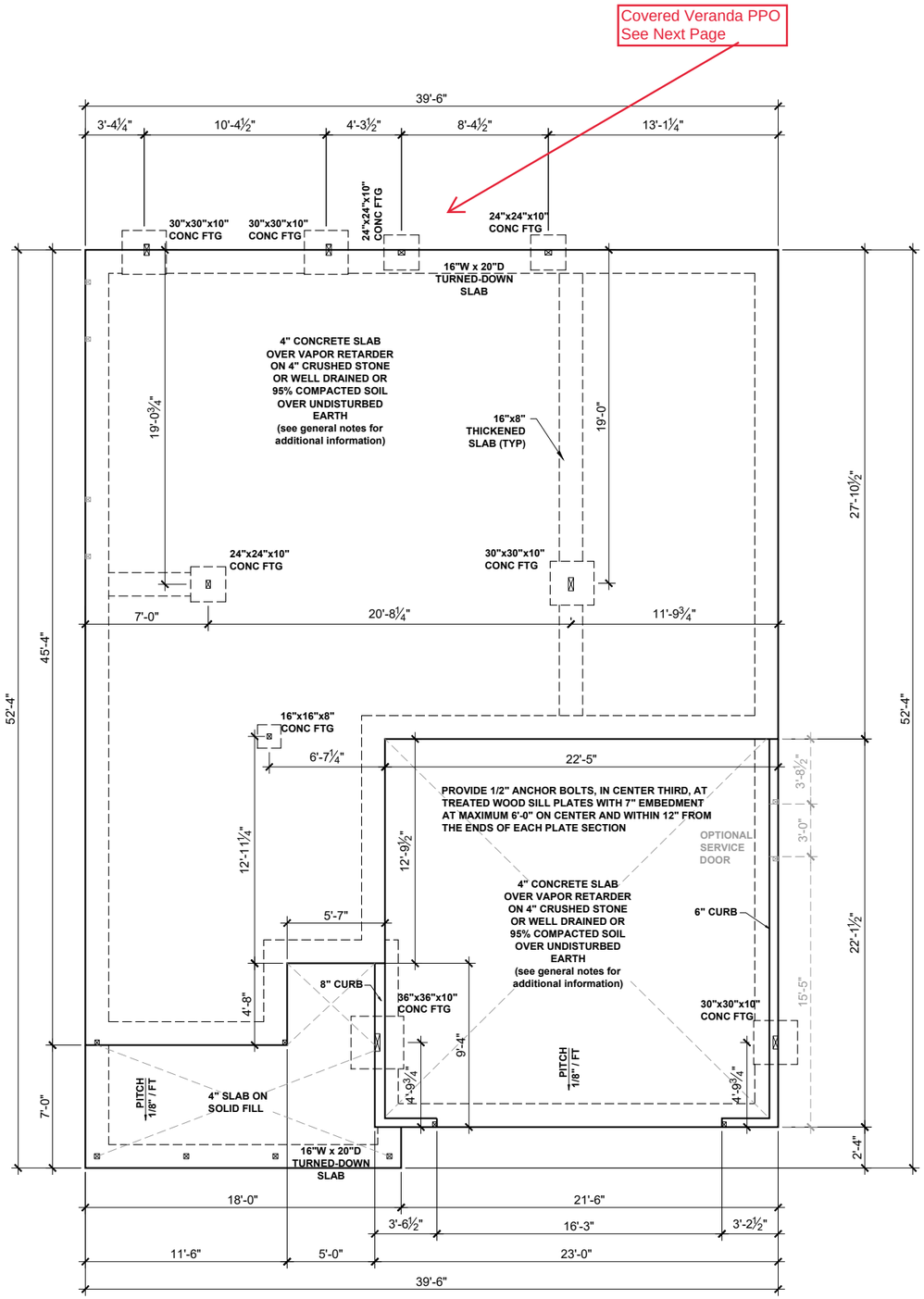
JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR



SLAB FOUNDATION PLAN - FARMHOUSE

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

VAPOR RETARDER REQUIREMENT

SLAB VAPOR RETARDER TO BE 6 MIL. CLASS C

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
5/14/25

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

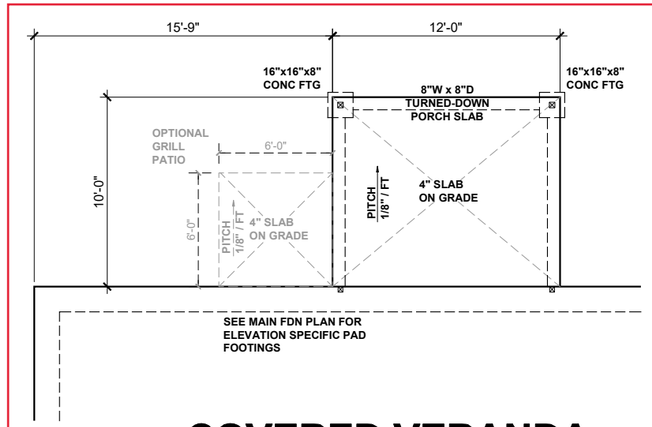
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

SLAB FOUNDATION PLAN

S.10



COVERED VERANDA

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

SLAB FOUNDATION OPTIONS - FARMHOUSE

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

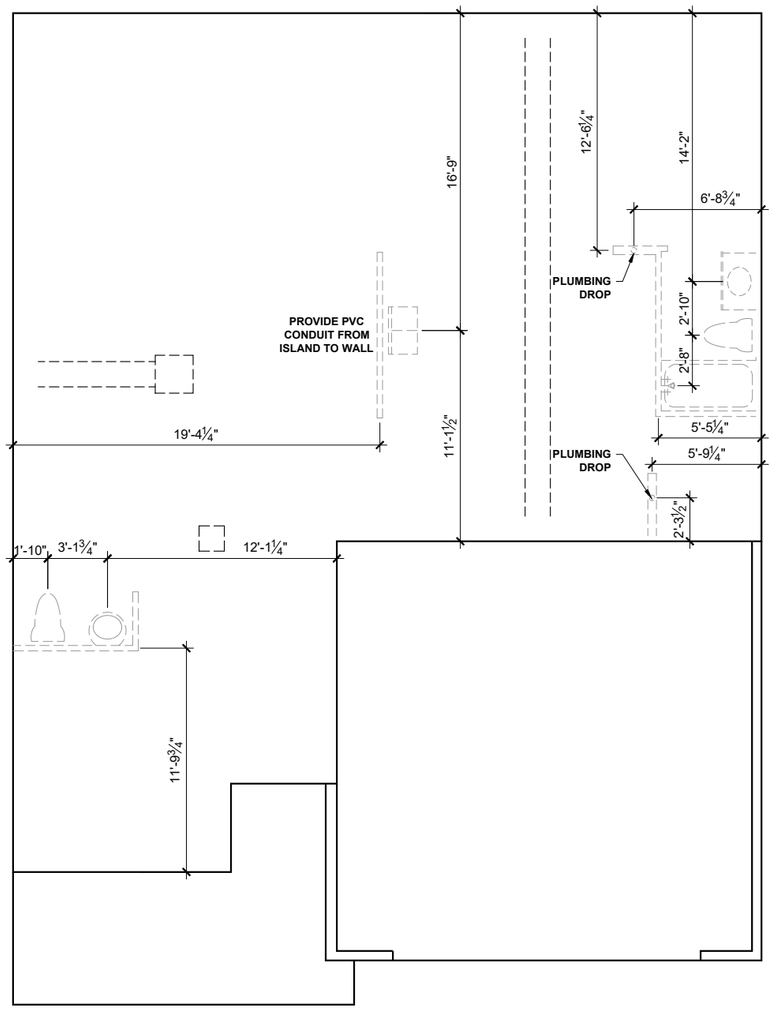
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

PLAN OPTIONS
SLAB FOUNDATION PLANS

S.11



PLUMBING PLAN - FARMHOUSE

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

BEAM & POINT LOAD LEGEND

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

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

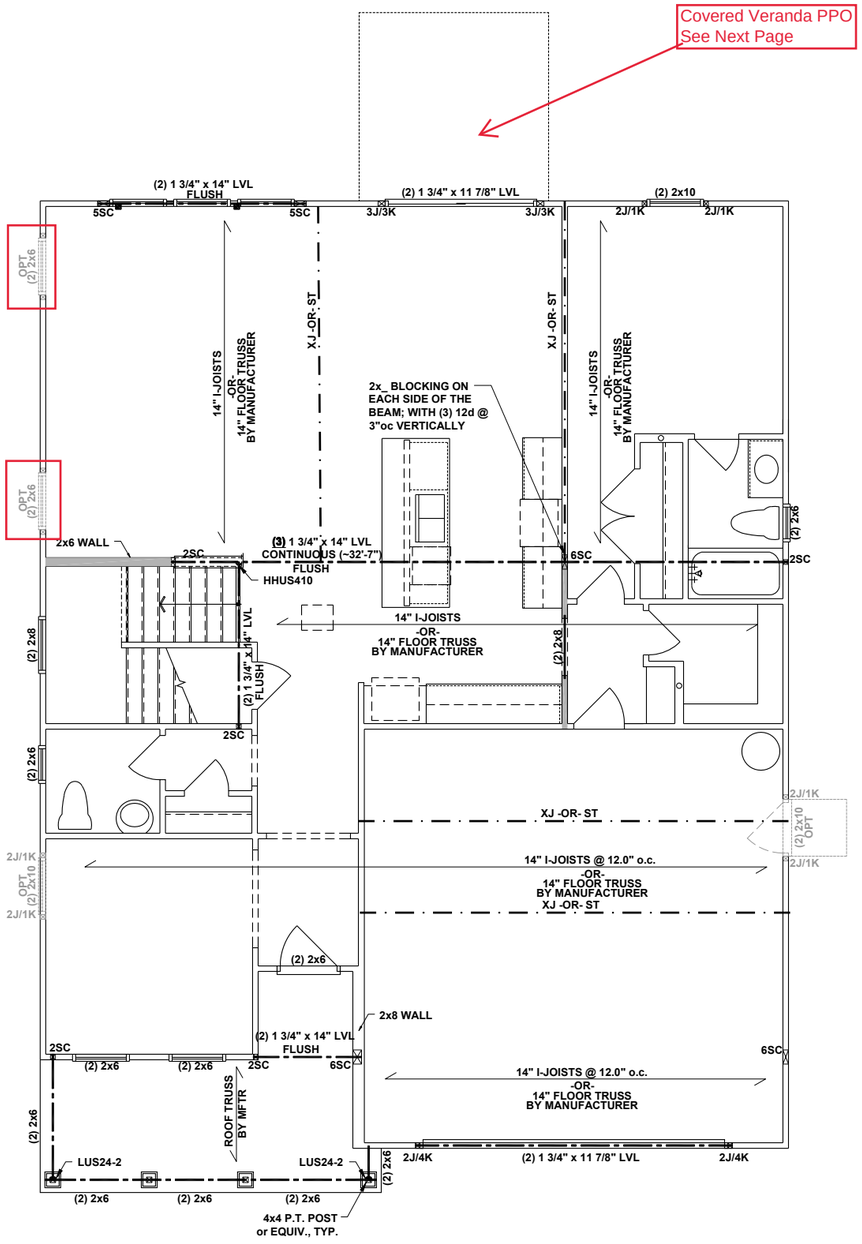
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

PLAN OPTIONS
SLAB FOUNDATION PLANS

S.13



FIRST FLOOR CEILING FRAMING PLAN - FARMHOUSE

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

TRUSSED FLOOR - STRUCTURAL NOTES

1. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
2. 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.
3. ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER AND INCLUDED IN THE TRUSS PROFILES.

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

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

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.

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

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 AN APPROVED APA/TCNA SUBFLOOR ASSEMBLY OR AN APPROVED MANUFACTURER ASSEMBLY

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

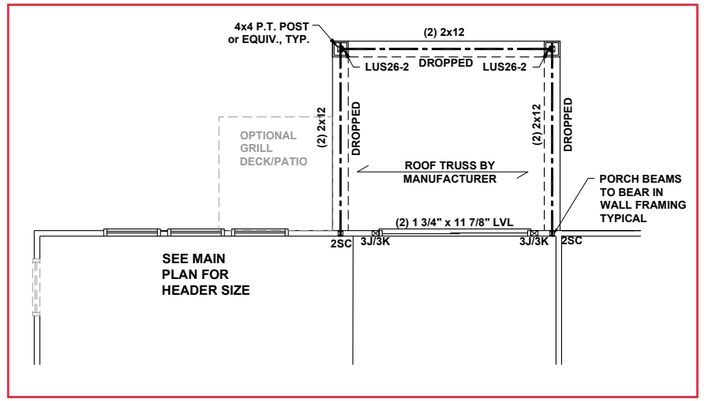
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

FIRST FLOOR CEILING FRAMING PLAN

S1.0



BEAM & POINT LOAD LEGEND

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

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

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

FIRST FLOOR CEILING FRAMING PLAN OPTIONS - FARMHOUSE

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
5/14/25

P-0961

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

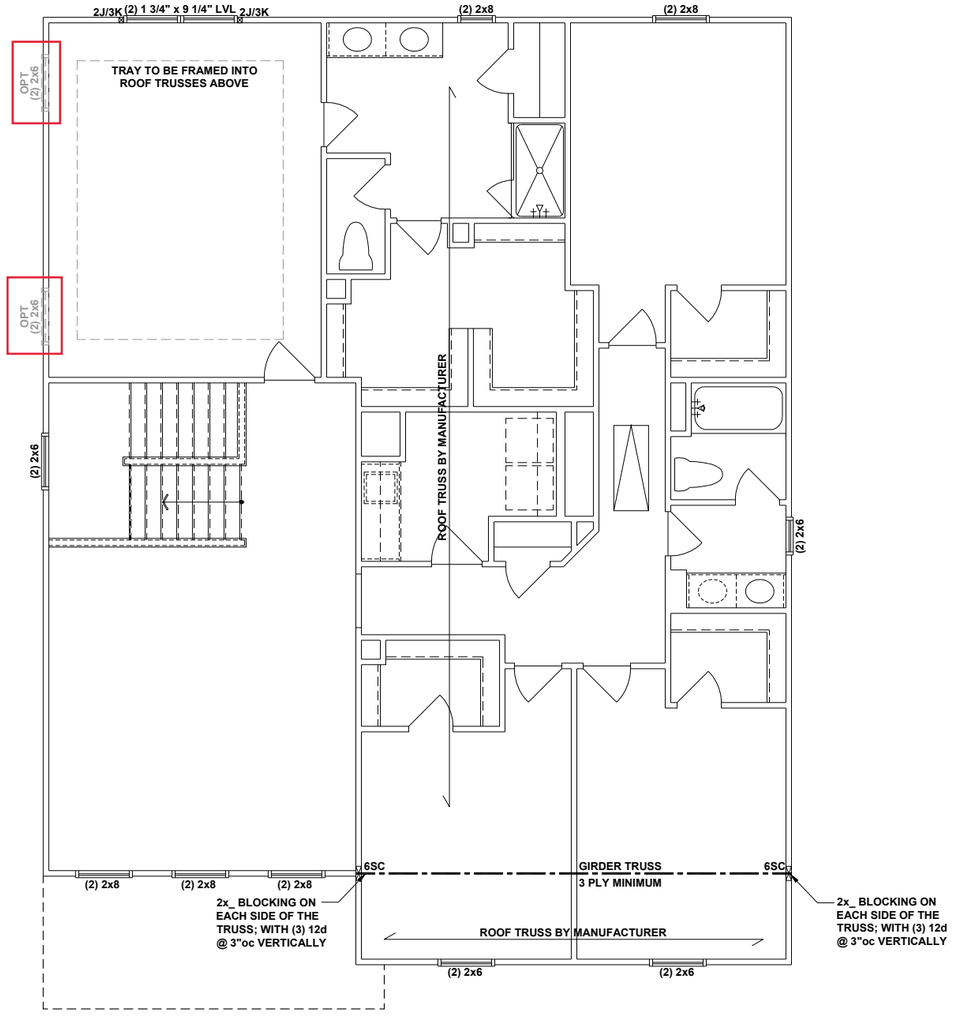
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

FIRST FLOOR OPTIONS CEILING FRAMING PLANS

S1.1



SECOND FLOOR CEILING FRAMING PLAN - FARMHOUSE

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

BEAM & POINT LOAD LEGEND

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

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

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

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 OTHER 2ND FLOOR OPTIONS DO NOT AFFECT THE STRUCTURE

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
5/14/25

P-0961

JDS Consulting ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC; 543 PYLON DR. RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

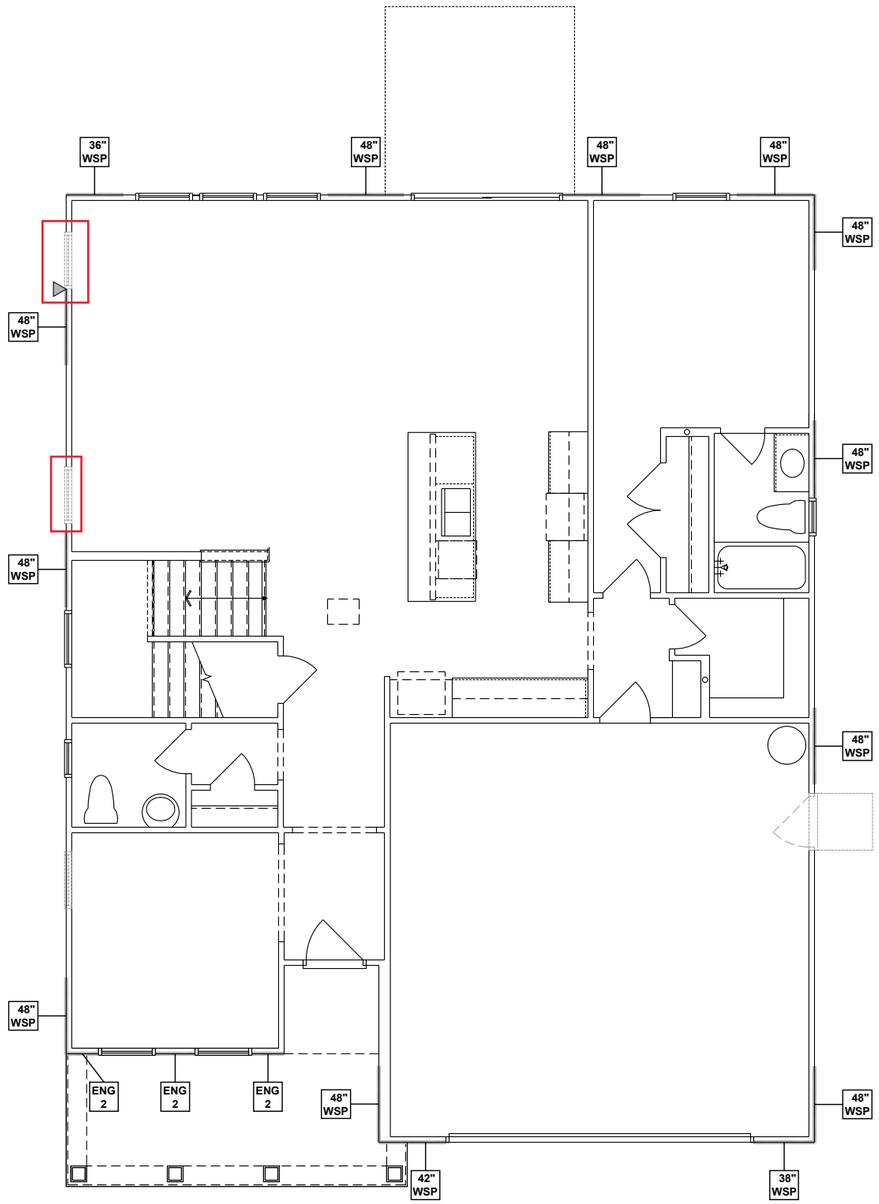
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

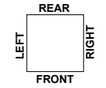
SECOND FLOOR CEILING FRAMING PLAN

S2.0



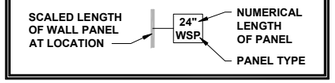
WALL BRACING REQUIREMENTS

- 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.



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

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	13.5 FT.	N/A
RIGHT	10.0 FT.	16.0 FT.
REAR	13.5 FT.	15.0 FT.
LEFT	10.0 FT.	16.0 FT.

FIRST FLOOR WALL BRACING PLAN - FARMHOUSE

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

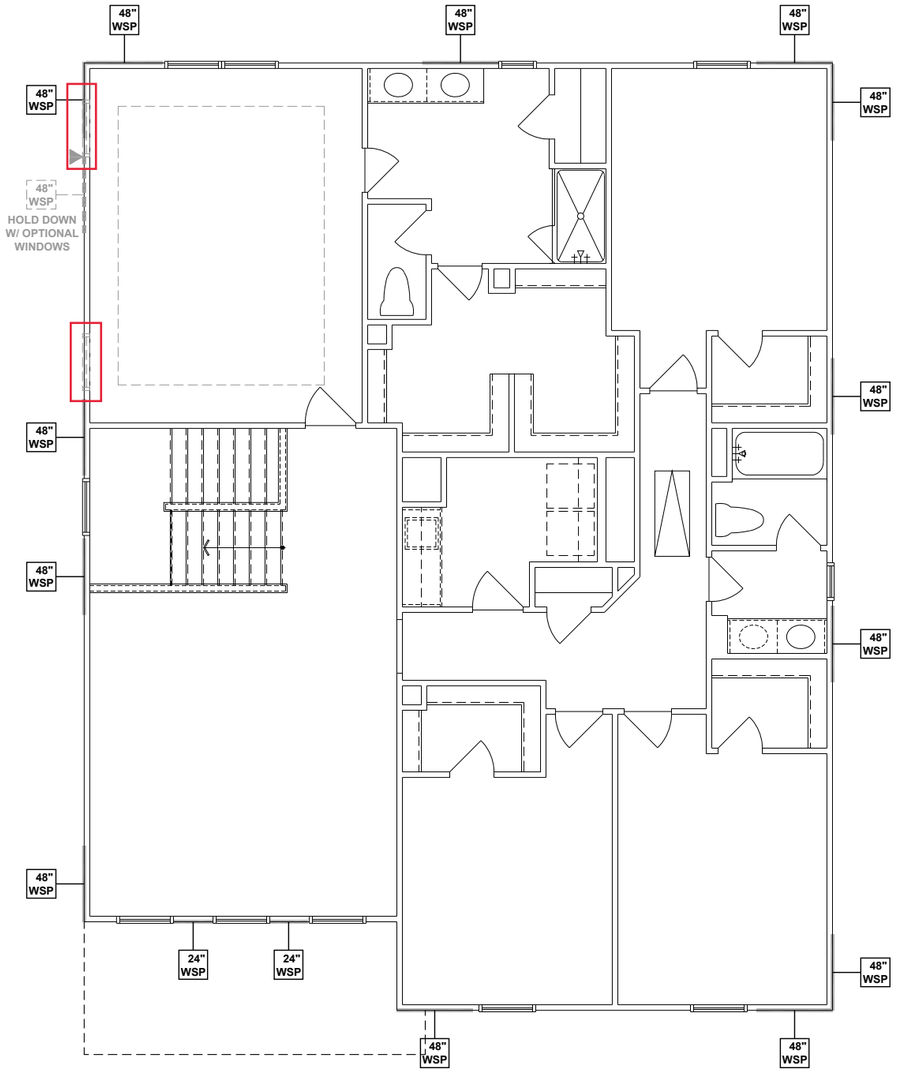
mattamyHOMES

PROJECT NO.: 25901568

DATE: 05/12/2025
DRAWN BY: CAR

FIRST FLOOR WALL BRACING PLAN

S4.0

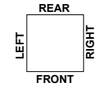


SECOND FLOOR WALL BRACING PLAN - FARMHOUSE

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

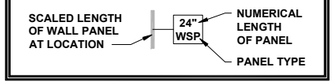
WALL BRACING REQUIREMENTS

- 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.



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

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	12.0 FT.
RIGHT	5.5 FT.	16.0 FT.
REAR	6.5 FT.	12.0 FT.
LEFT	5.5 FT.	16.0 FT.

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
5/14/25

P-0961

JDS Consulting
ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

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

mattamyHOMES

PROJECT NO.: 25901568

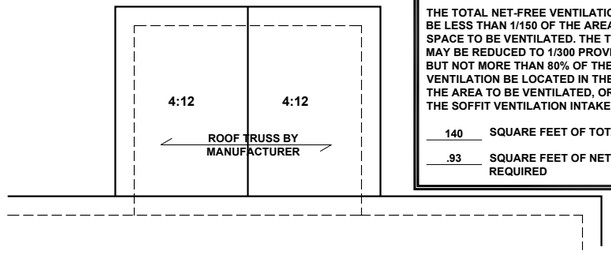
DATE: 05/12/2025
DRAWN BY: CAR

SECOND FLOOR WALL BRACING PLAN

S5.0

REAR OPTIONS

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



ATTIC VENTILATION: REAR OPTIONS

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 =

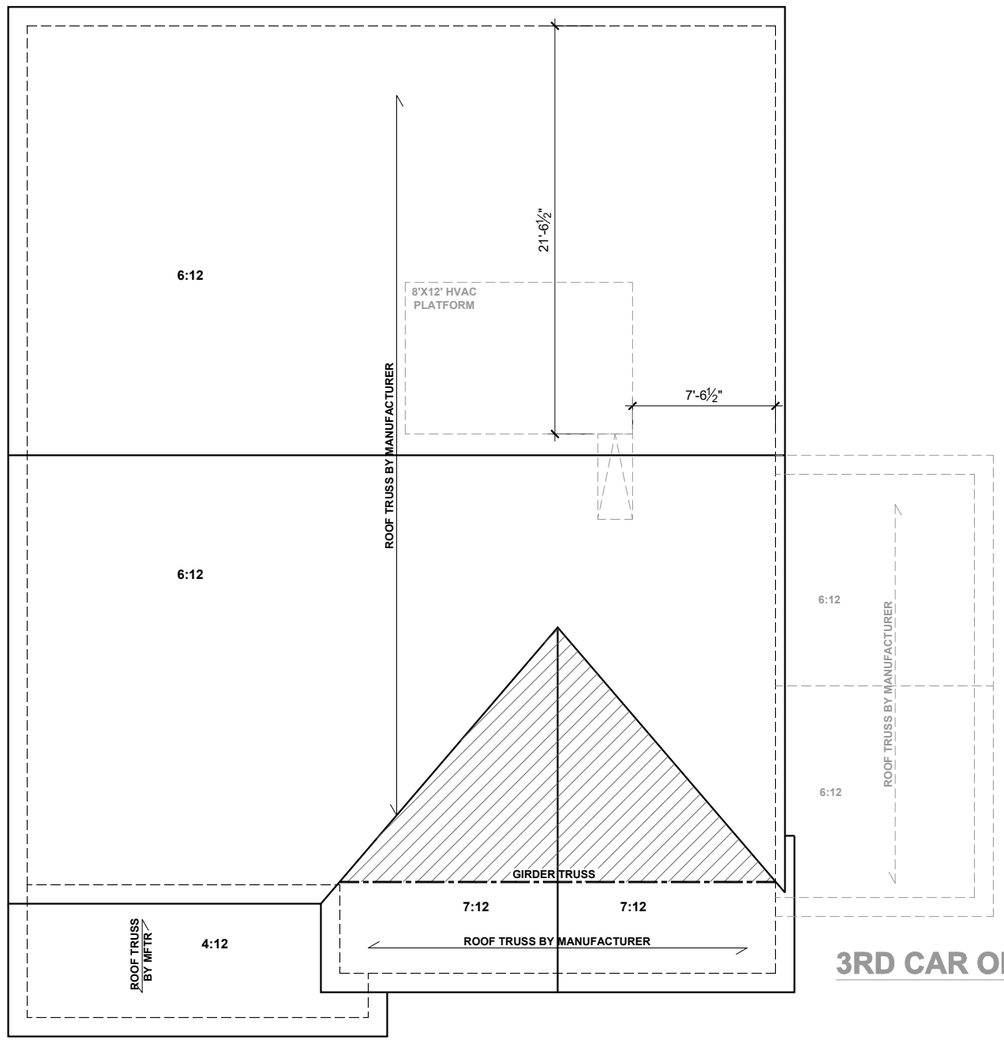
.93 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

ATTIC VENTILATION - 3RD CAR

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.

280 SQUARE FEET OF TOTAL ATTIC / 150 =

1.87 SQUARE FEET OF NET-FREE VENTILATION REQUIRED



3RD CAR OPTION

TRUSSED ROOF - STRUCTURAL NOTES

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

ATTIC VENTILATION

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

2204 SQUARE FEET OF TOTAL ATTIC / 150 =

14.7 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF PLAN	CONNECTOR
UP TO 28'	NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM
	OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE

ROOF FRAMING PLAN - FARMHOUSE

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/14/25

JDS Consulting ENGINEERING · DESIGN · ENERGY
JDS Consulting PLLC; 543 PYLON DR, RALEIGH, NC 27606 919.480.1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

P-0961

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

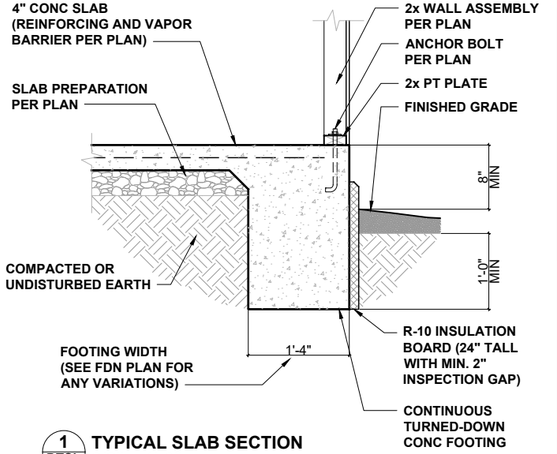
mattamyHOMES

PROJECT NO.: 25901568

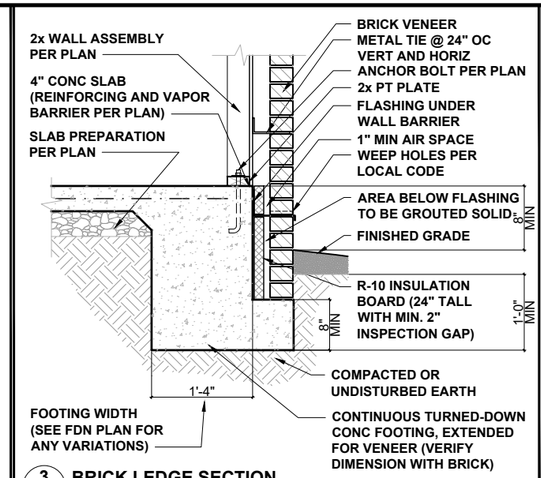
DATE: 05/12/2025
DRAWN BY: CAR

ROOF FRAMING PLAN

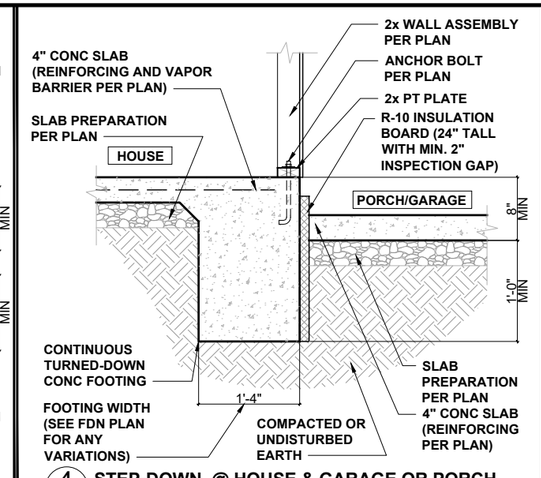
S7.0



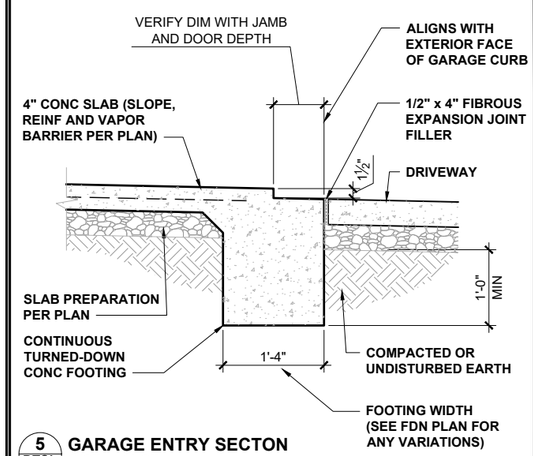
1 DTSL **TYPICAL SLAB SECTION**
3/8" = 1'-0"



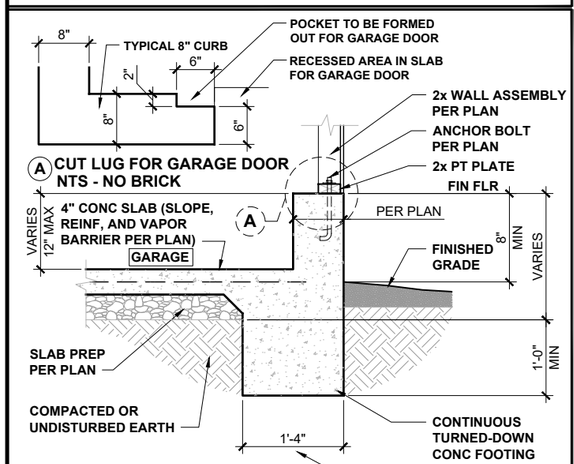
3 DTSL **BRICK LEDGE SECTION**
3/8" = 1'-0"



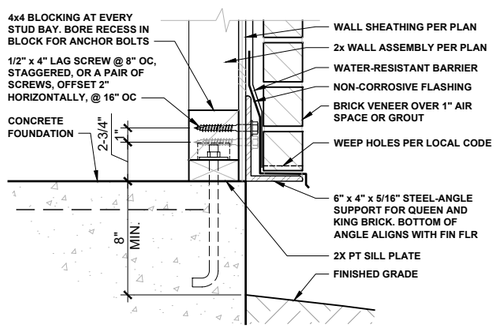
4 DTSL **STEP-DOWN. @ HOUSE & GARAGE OR PORCH**
3/8" = 1'-0"



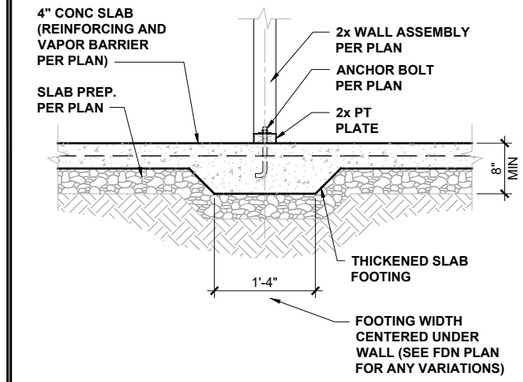
5 DTSL **GARAGE ENTRY SECTON**
3/8" = 1'-0"



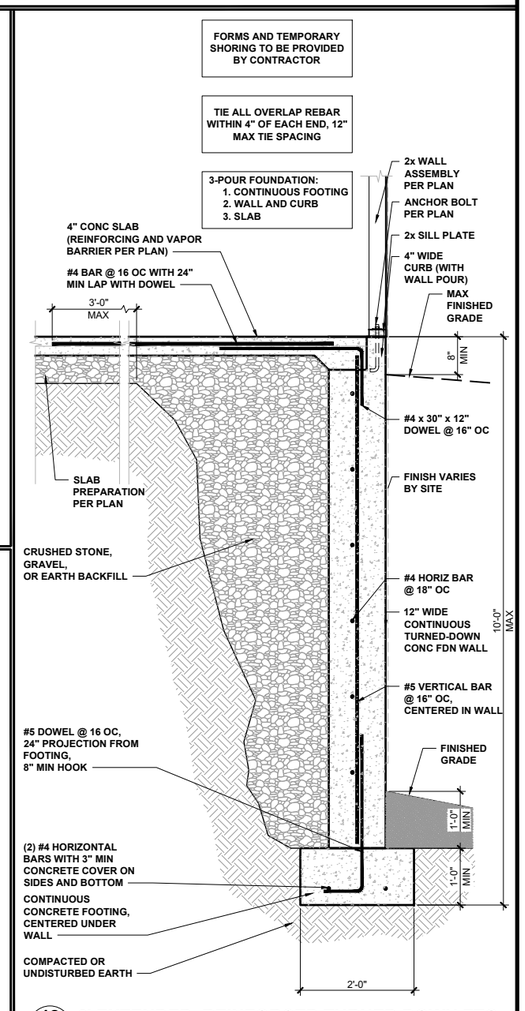
6 DTSL **GARAGE CURB SECTION**
3/8" = 1'-0"



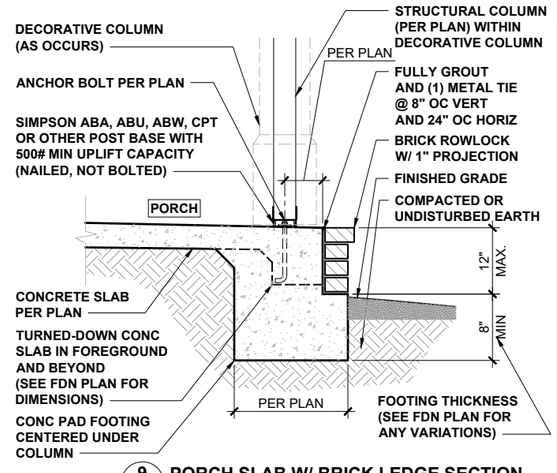
7 DTSL **FOUNDATION LINTEL SUPPORT FOR BRICK VENEER**
NTS



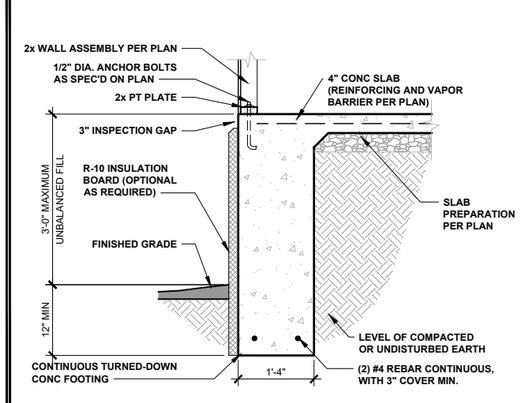
8 DTSL **INTERIOR FOOTING SECTION**
3/8" = 1'-0"



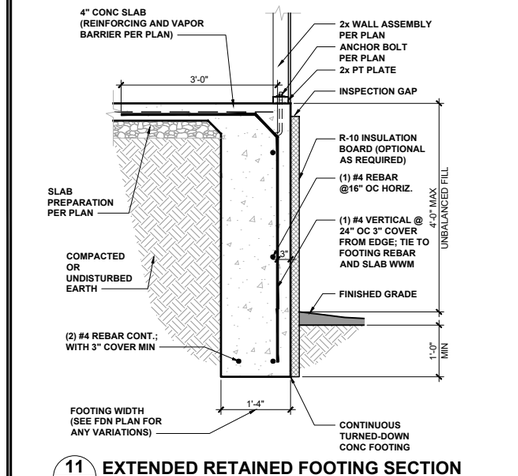
12 DTSL **6' EXTENDED, REINFORCED TURNED DOWN FTG.**
3/8" = 1'-0"



9 DTSL **PORCH SLAB W/ BRICK LEDGE SECTION (OPTIONAL STONE)**
3/8" = 1'-0"



10 DTSL **3' EXTENDED TURNED DOWN FOOTING.**
3/8" = 1'-0"



11 DTSL **EXTENDED RETAINED FOOTING SECTION**
3/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

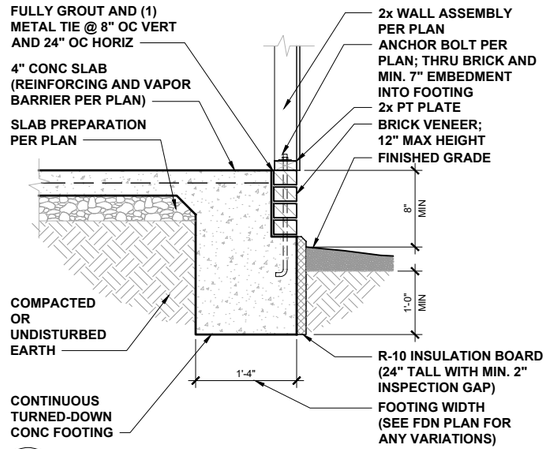
CLIENT: MATTAMY HOMES
PROJECT: STANDARD DETAILS
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

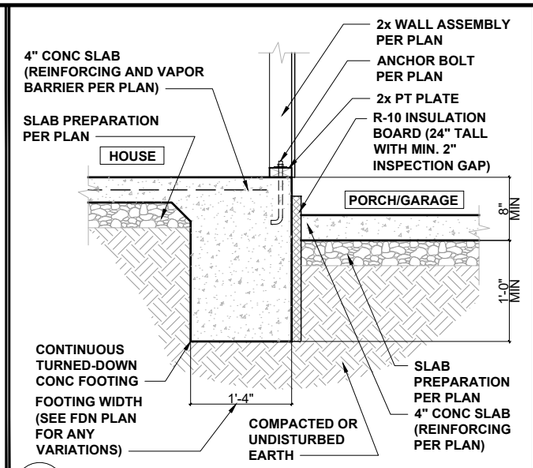
PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

SLAB FOUNDATION DETAILS

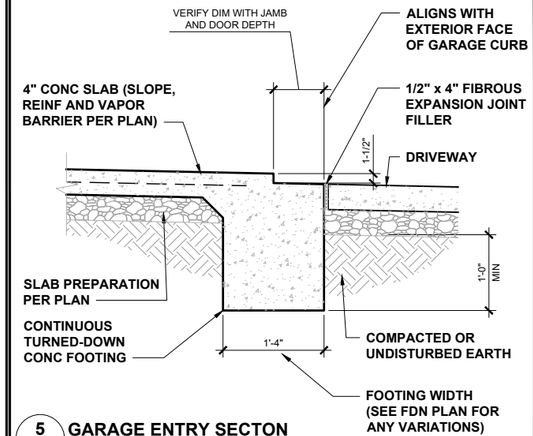
DTSL



1 DTSLB **TYPICAL SLAB WITH BRICK SECTION**
1/2" = 1'-0"



4 DTSLB **STEP-DOWN. BETWEEN HOUSE & GARAGE**
3/8" = 1'-0"

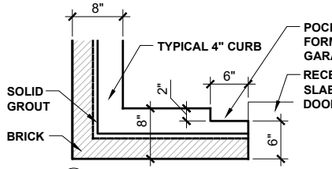


5 DTSLB **GARAGE ENTRY SECTON**
3/8" = 1'-0"

P-0961

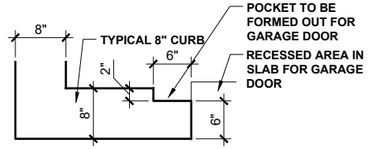
JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 8600 TJ JERSEY CT, RALEIGH, NC 27617 919-480-1075
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

CURB W/ BRICK MAY NOT BE USED FOR PORTAL FRAMED OPENINGS

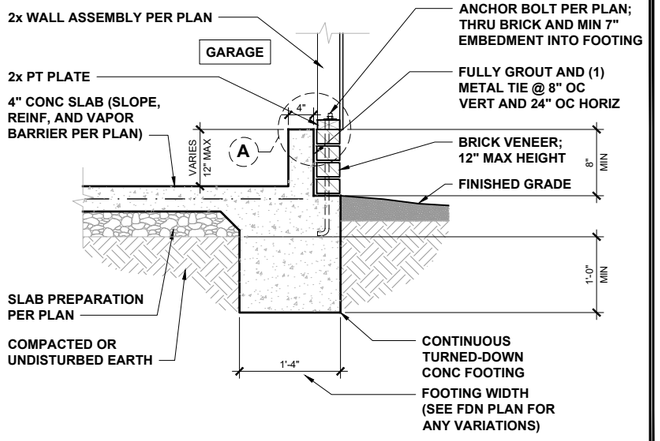


A **CUT LUG FOR GARAGE DOOR**
NTS - BRICK

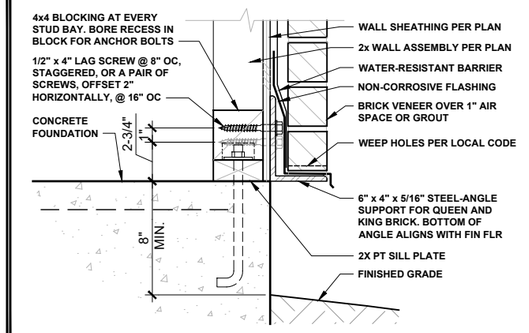
SOLID CURB MAY BE USED FOR PORTAL FRAMED OPENINGS



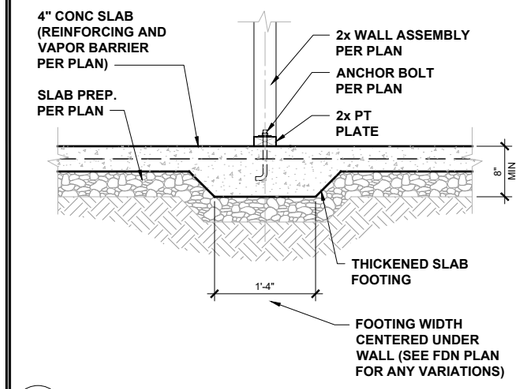
A **CUT LUG FOR GARAGE DOOR**
NTS - NO BRICK



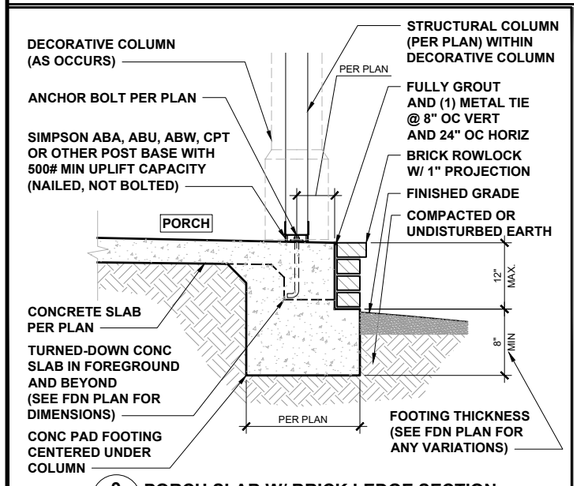
6 DTSLB **GARAGE CURB SECTION WITH BRICK**
3/8" = 1'-0"



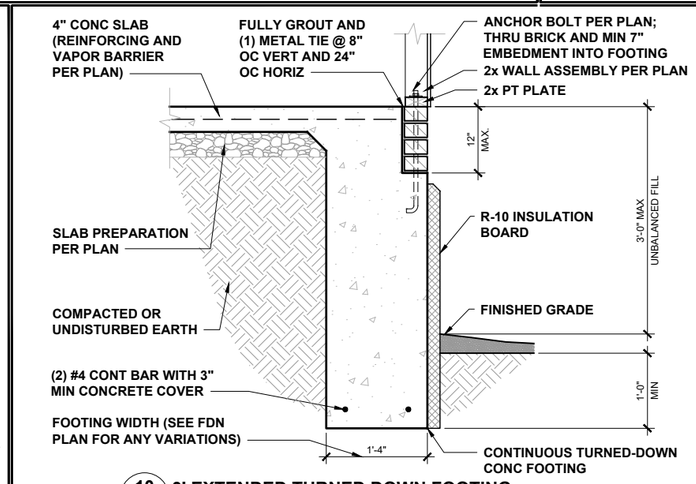
7 DTSLB **FOUNDATION LINTEL SUPPORT FOR BRICK VENEER**
NTS



8 DTSLB **INTERIOR FOOTING SECTION**
3/8" = 1'-0"



9 DTSLB **PORCH SLAB W/ BRICK LEDGE SECTION**
3/8" = 1'-0"



10 DTSLB **3' EXTENDED TURNED DOWN FOOTING**
3/8" = 1'-0"

CLIENT: **MATTAMY HOMES**

PROJECT: **STANDARD DETAILS**

LOCATION: **NORTH CAROLINA**

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

mattamyHOMES

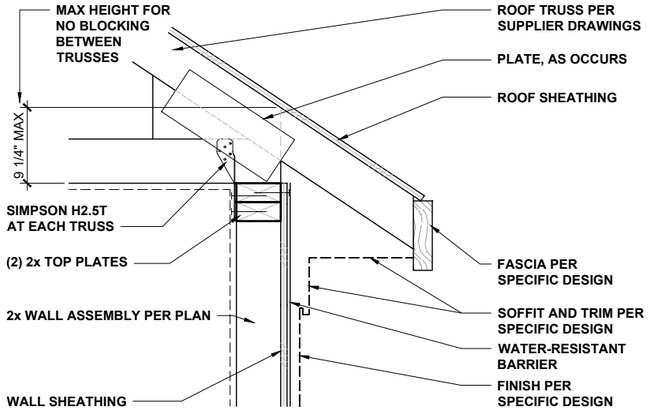
PROJECT NO.: **STANDARD DETAILS**

DATE: **04/27/2023**

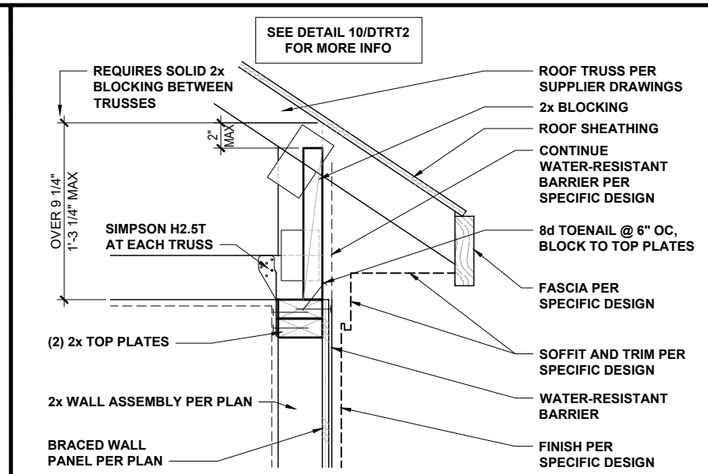
DRAWN BY: **CAR**

SLAB FOUNDATION DETAILS WITH BRICK

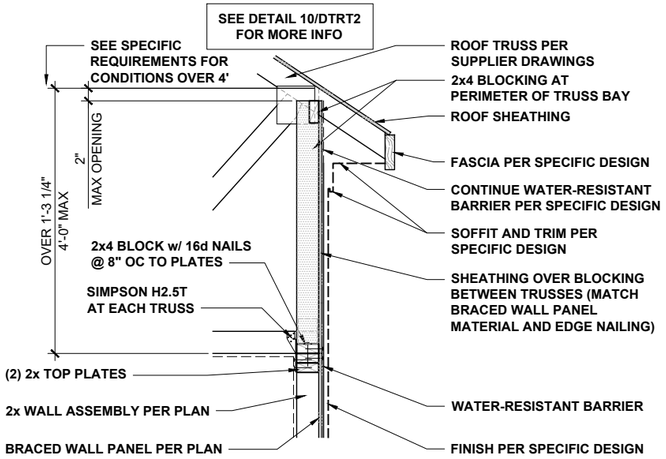
DTSLB



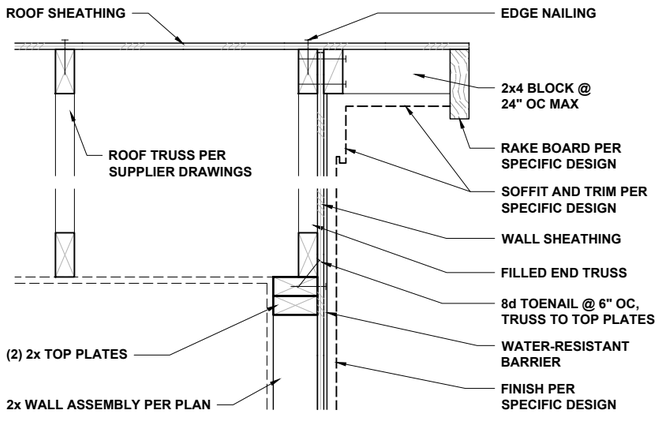
LOW-HEEL TRUSS AT WALL | 1" = 1'-0" | 1



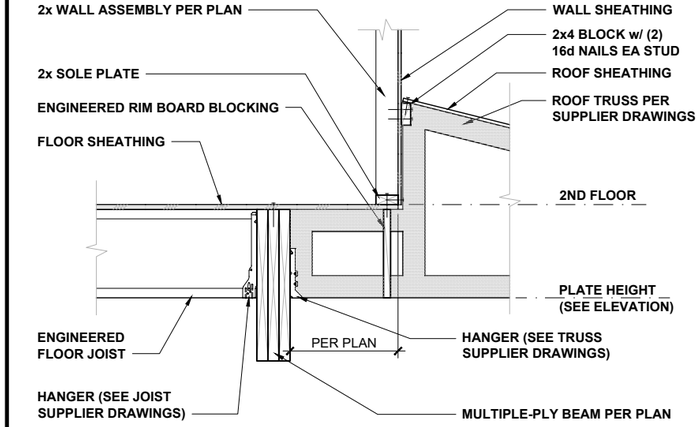
TYPICAL TRUSS AT BRACED WALL | 1" = 1'-0" | 2



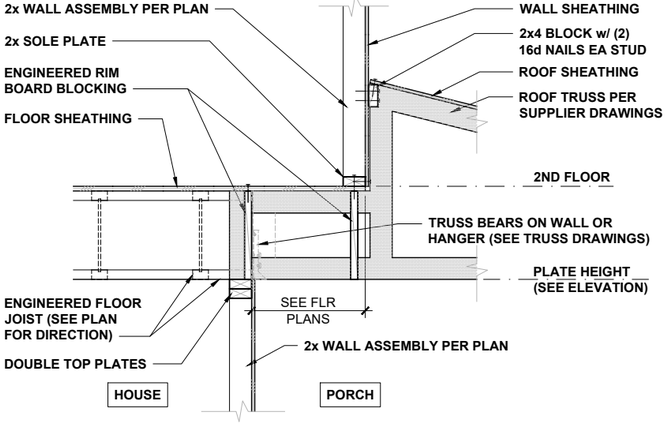
HIGH-HEEL TRUSS AT BRACED WALL | 1/2" = 1'-0" | 3



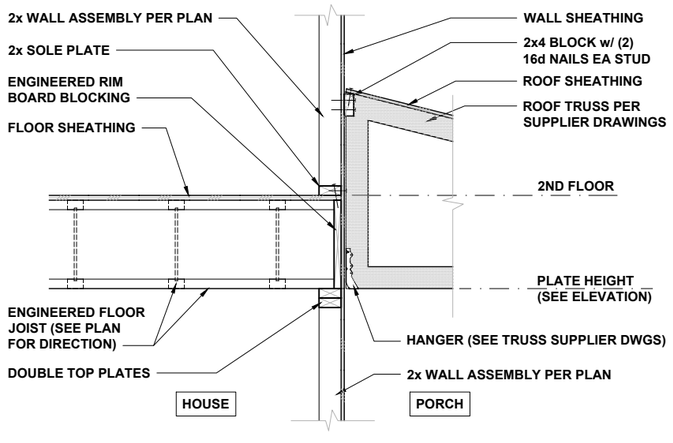
END TRUSS AT WALL | 1" = 1'-0" | 4



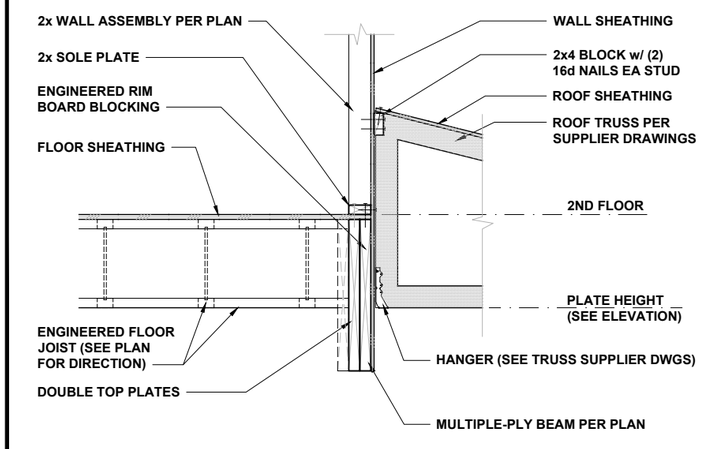
TRUSS AT BEAM AND WALL | 1/2" = 1'-0" | 5



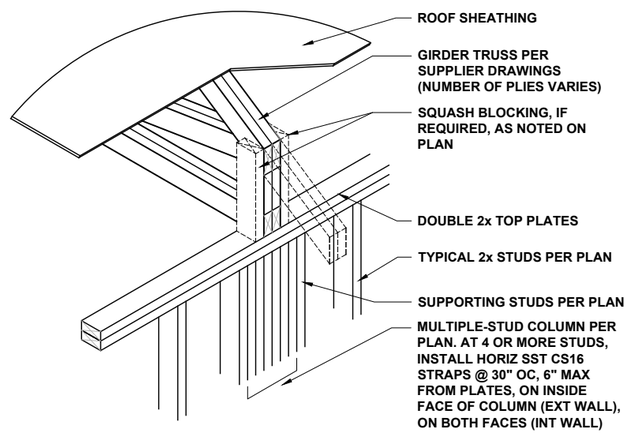
TRUSS AT FLOOR AND WALL | 1/2" = 1'-0" | 6



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



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



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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

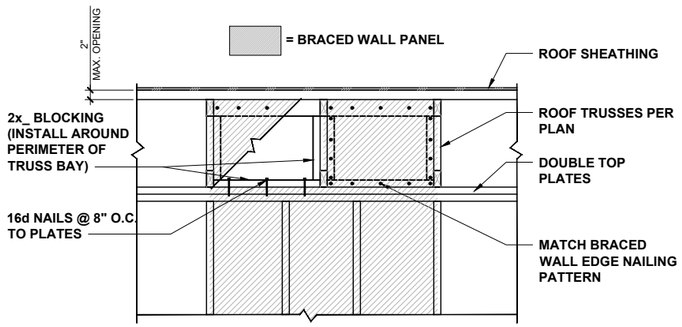
CLIENT: MATTAMY HOMES
PROJECT: STANDARD DETAILS
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

ROOF TRUSS FRAMING DETAILS

DTRT



BWP CONNECTION TO ROOF FRAMING

NTS

10

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH

Jonathan M Crouch 5/4/23

P-0961

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

CLIENT: MATTAMY HOMES

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

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

mattamyHOMES

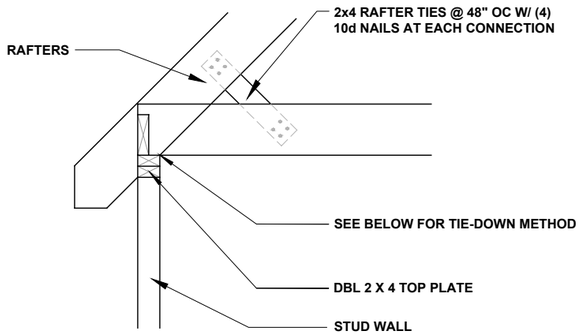
PROJECT NO.: STANDARD DETAILS

DATE: 04/27/2023

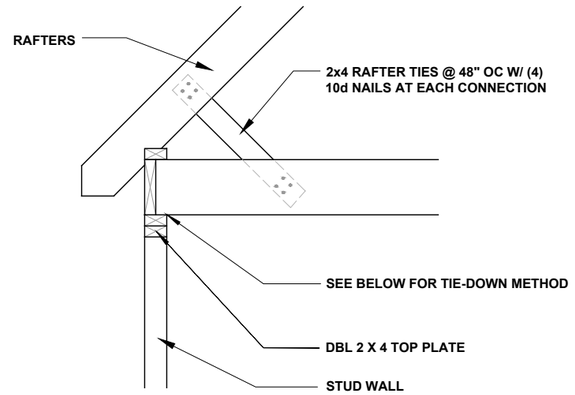
DRAWN BY: CAR

ROOF TRUSS FRAMING DETAILS

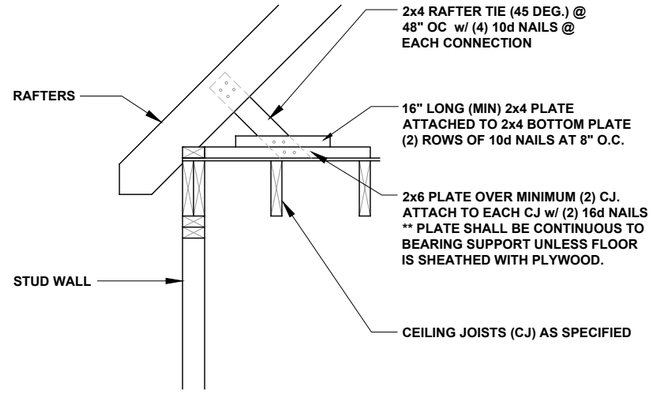
DTRT2



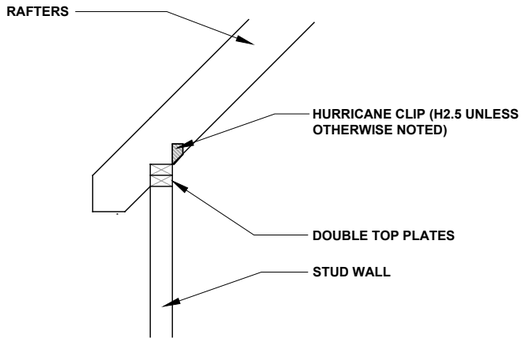
RAFTER TIE 1/2" = 1'-0" **1**



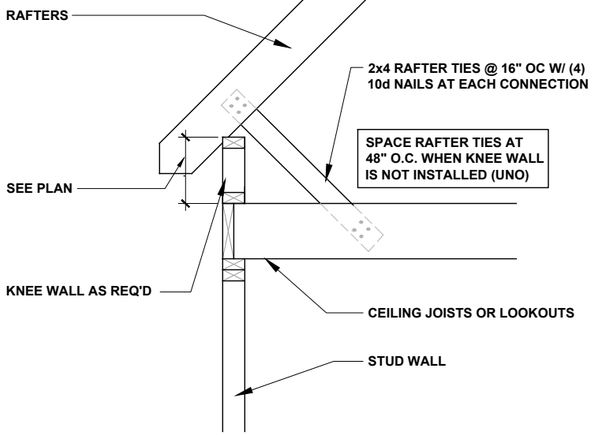
RAFTER TIE 1/2" = 1'-0" **2**



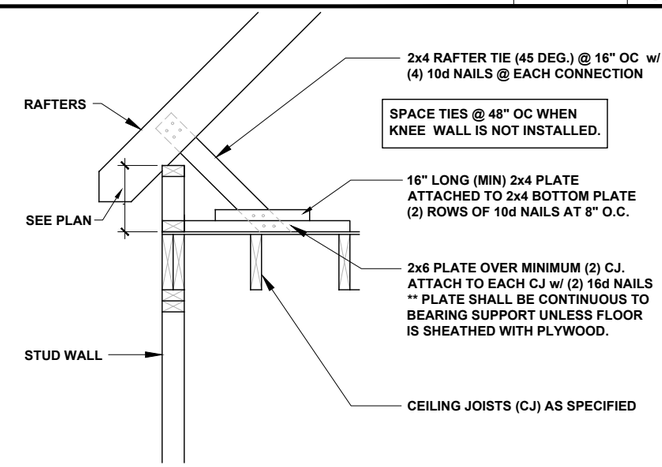
RAFTER TIE 1/2" = 1'-0" **3**



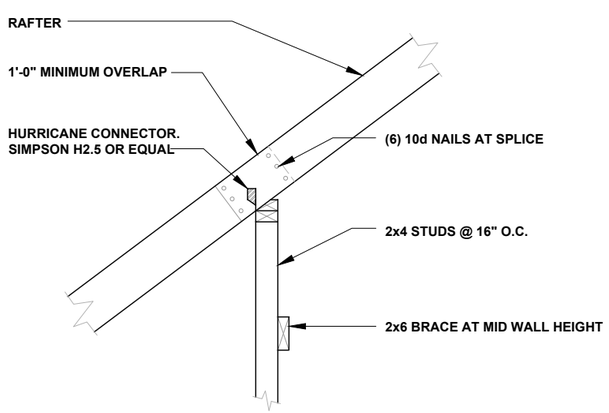
RAFTER-TO-PLATES CONNECTION 1/2" = 1'-0" **4**



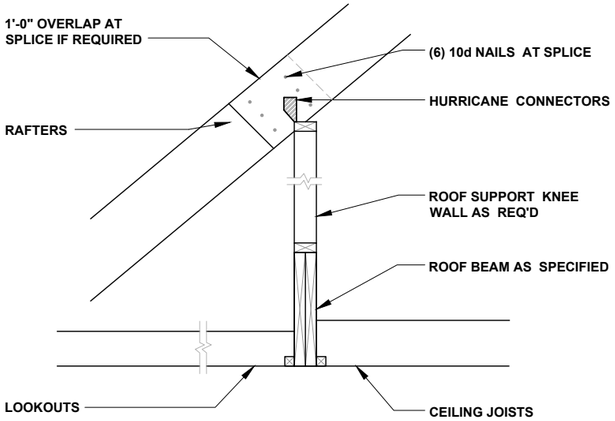
RAFTER AT KNEE WALL 1/2" = 1'-0" **5**



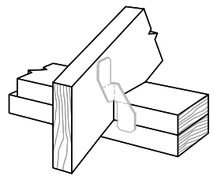
RAFTER AT KNEE WALL 1/2" = 1'-0" **6**



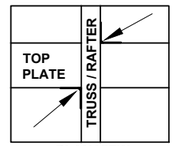
RAFTER SPLICE AT BEARING WALL 1/2" = 1'-0" **7**



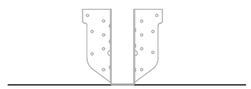
ROOF BEAM 1/2" = 1'-0" **8**



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



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



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

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

FRAMING CONNECTORS NTS **9**

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

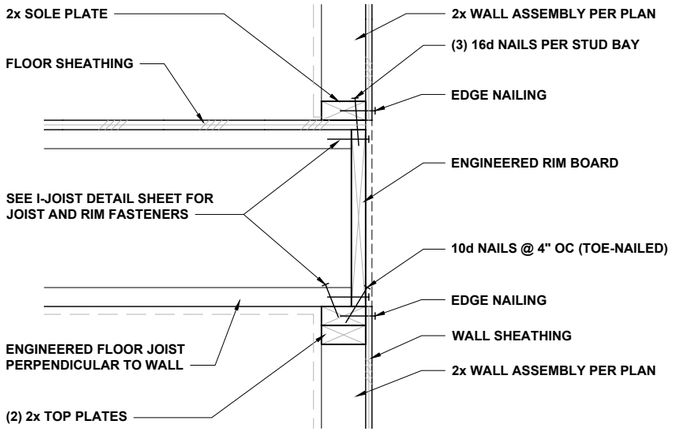
CLIENT: MATTAMY HOMES
PROJECT: STANDARD DETAILS
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

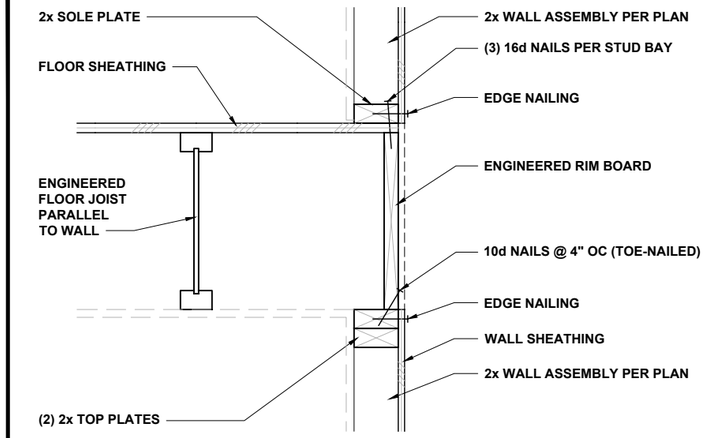
PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

CONVENTIONAL FRAMING DETAILS

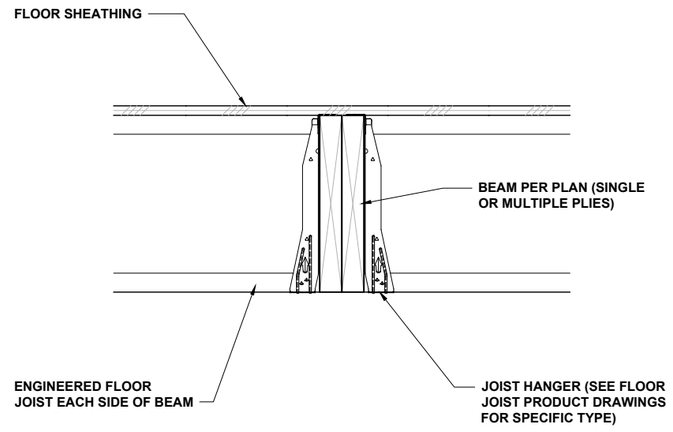
DTRR



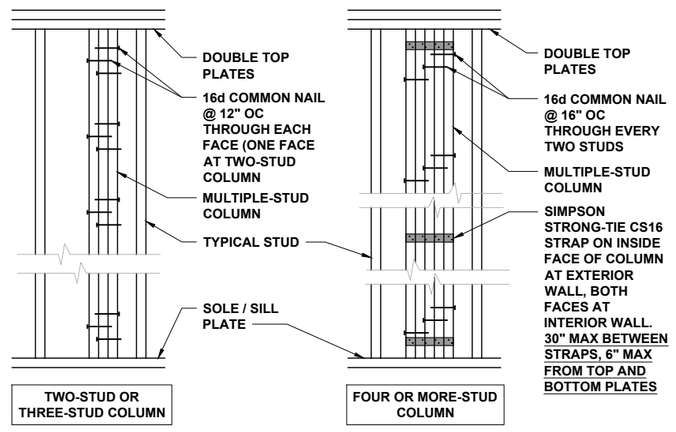
FLOOR JOISTS PERP TO WALL | 1" = 1'-0" | 1



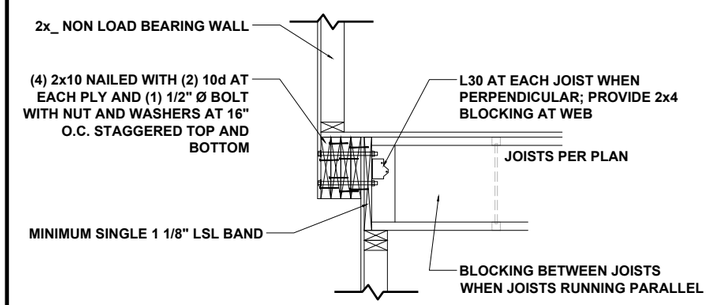
FLOOR JOISTS PARALLEL TO WALL | 1" = 1'-0" | 2



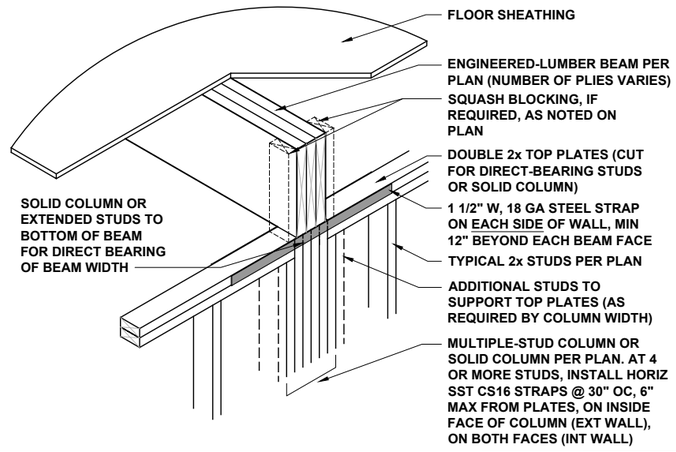
FLOOR JOISTS AT FLUSH BEAM | 3/4" = 1'-0" | 3



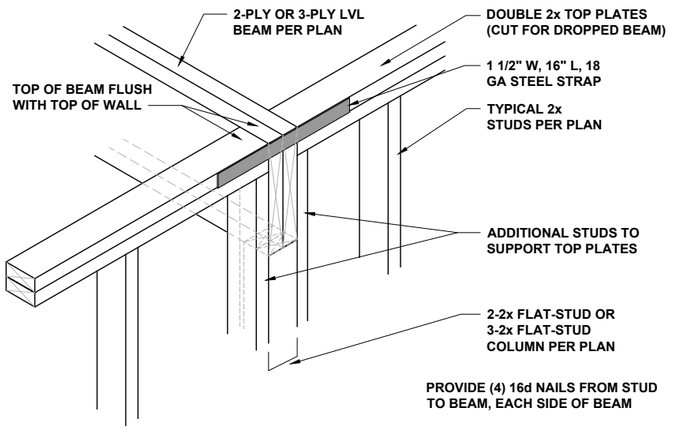
MULTIPLE-STUD COLUMN FASTENING | 1/2" = 1'-0" | 4



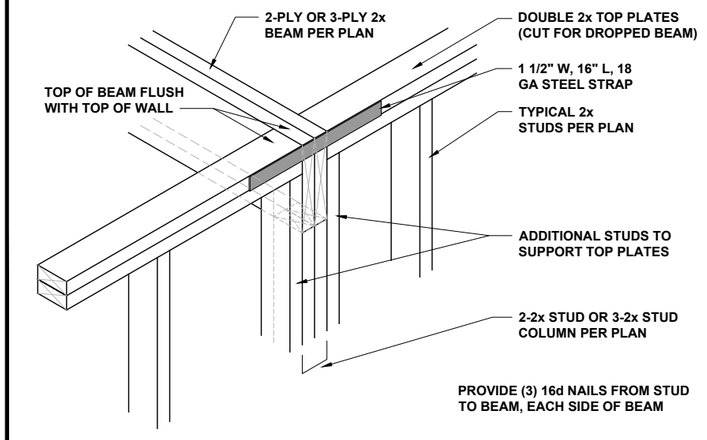
6 IN. SIDE UPGRADE CONNECTION | 1/2" = 1'-0" | 5



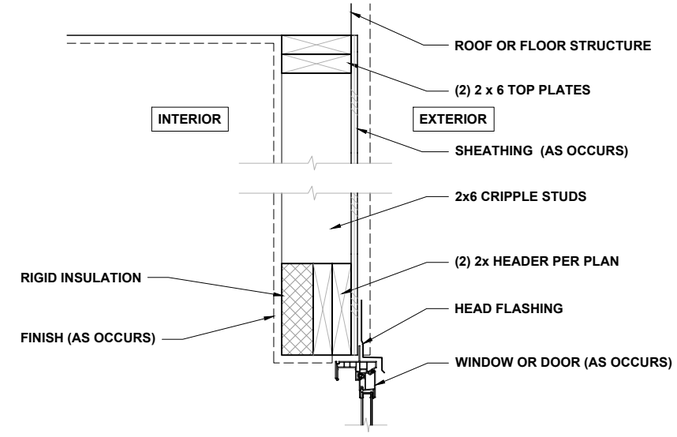
FLUSH BEAM AT WALL | 1/2" = 1'-0" | 6



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



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



HEADER WITH INSULATION | 1" = 1'-0" | 9

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

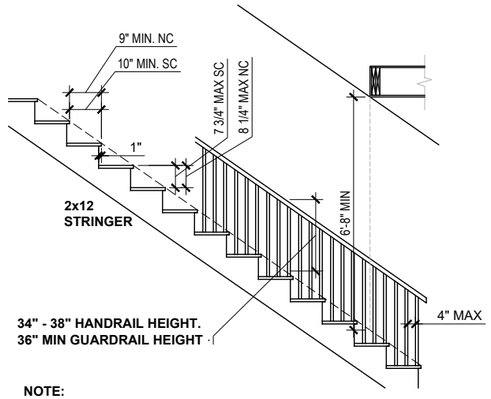
CLIENT: MATTAMY HOMES
PROJECT: STANDARD DETAILS
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

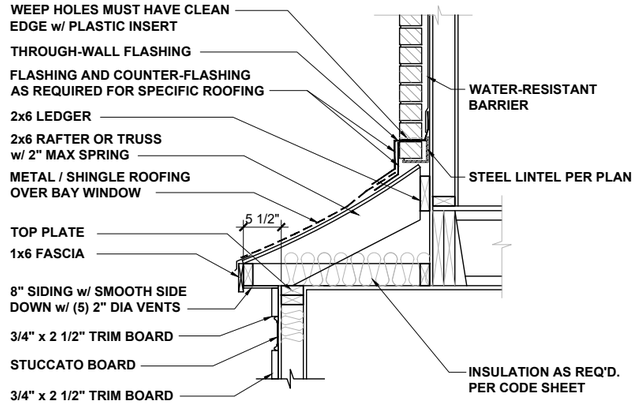
MISCELLANEOUS FRAMING DETAILS

MISC1

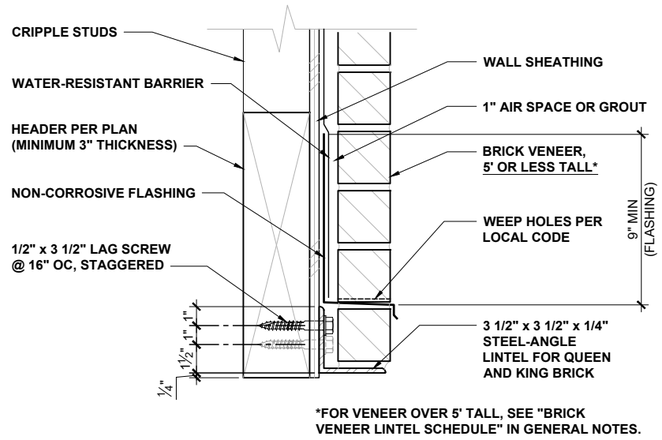


NOTE:
EACH TREAD AND RISER MUST BE UNIFORM,
WITH NO MORE THAN 3/8" MAXIMUM VARIATION.

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

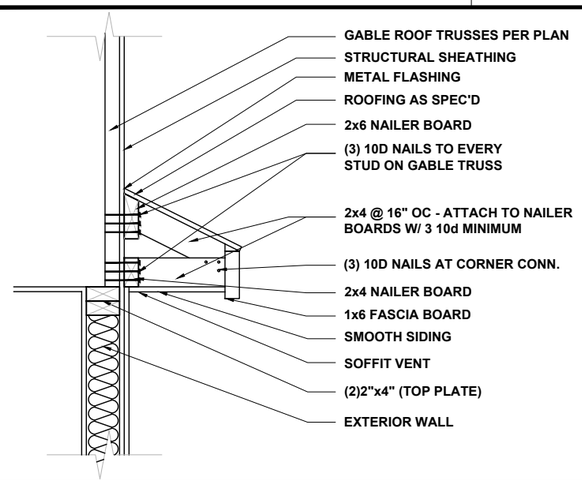


BAY ROOF | 1/2" = 1'-0" | 2

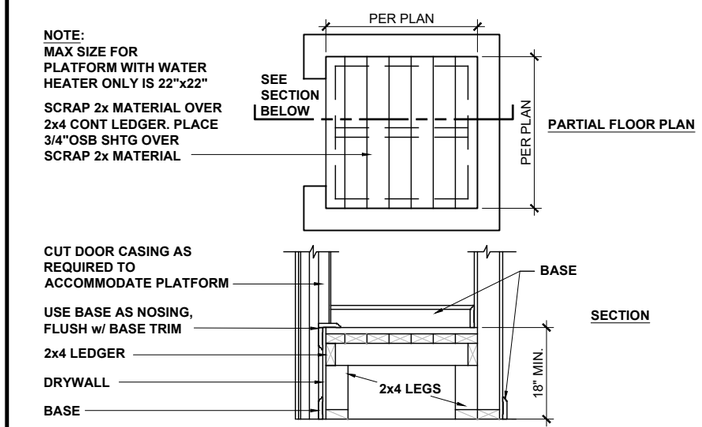


*FOR VENEER OVER 5' TALL, SEE "BRICK VENEER LINTEL SCHEDULE" IN GENERAL NOTES.

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

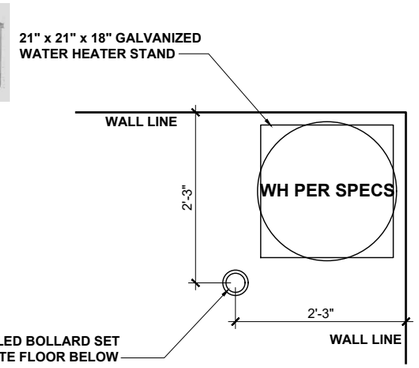


GABLE ROOF RETURN | 3/4" = 1'-0" | 4

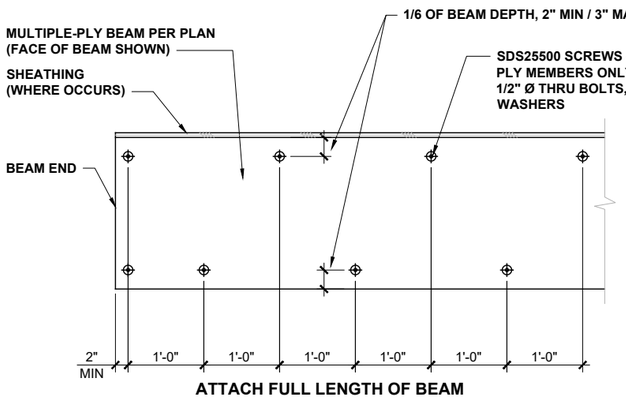


NOTE: PROVIDE PT SILL PLATE WHEN PLATFORM IS ON SLAB FOUNDATION.

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



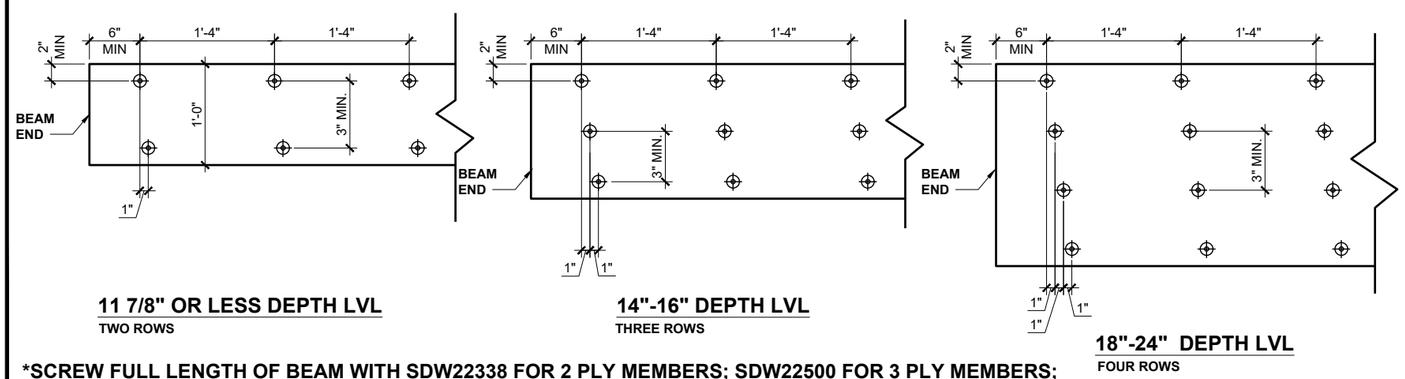
WATER HTR PLATFORM IN GARAGE | 1/2" = 1'-0" | 6



ATTACH FULL LENGTH OF BEAM

APPLIES AT BEAMS OF FOUR PLIES OR MORE

2x_ BEAM ATTACHMENT | 1/2" = 1'-0" | 7



11 7/8" OR LESS DEPTH LVL
TWO ROWS

14"-16" DEPTH LVL
THREE ROWS

18"-24" DEPTH LVL
FOUR ROWS

*SCREW FULL LENGTH OF BEAM WITH SDW22338 FOR 2 PLY MEMBERS; SDW22500 FOR 3 PLY MEMBERS; SDW22634 OR TRUSSLOK EWS670-F6.7 SCREWS FOR 4 PLY MEMBERS
**SCREWS ARE TO BE INSTALLED FROM THE SIDE THAT IS CARRYING THE GREATER SPAN OF LOAD FROM ADJACENT STRUCTURE, OR AS CALLED OUT ON THE PLAN AT THE BEAM.

LVL BEAM SCREW ATTACHMENT METHODS | NTS | 8

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

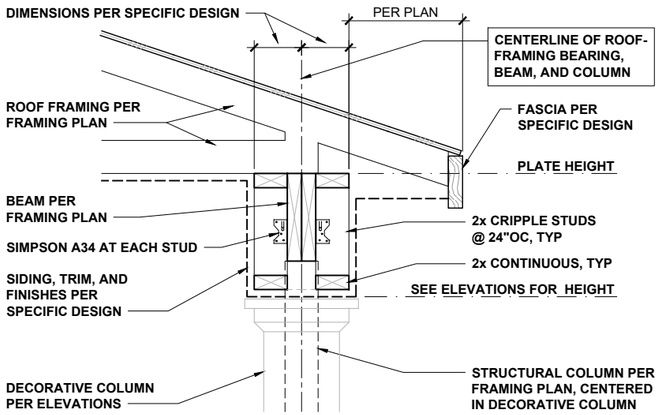
CLIENT: MATTAMY HOMES
PROJECT: STANDARD DETAILS
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

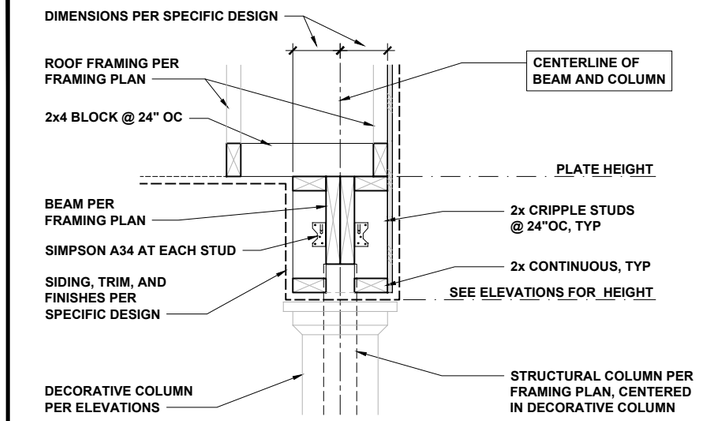
PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

MISCELLANEOUS FRAMING DETAILS

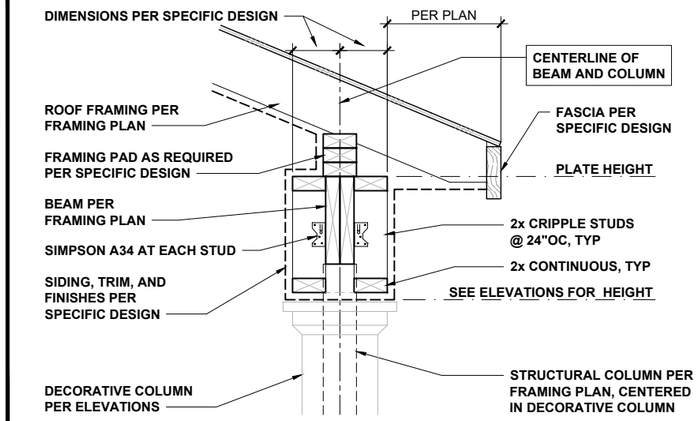
MISC2



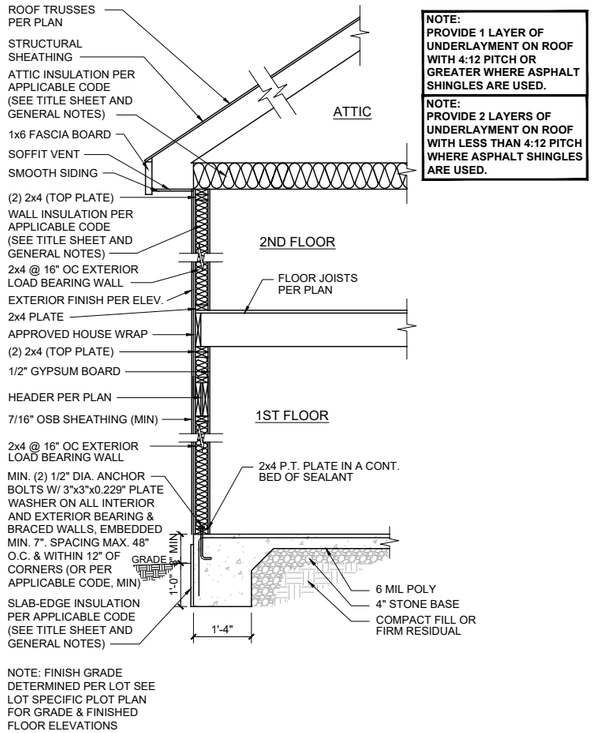
COVERED PORCH EAVES | 3/4" = 1'-0" | 1



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



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



NOTE:
PROVIDE 1 LAYER OF UNDERLAYMENT ON ROOF WITH 4:12 PITCH OR GREATER WHERE ASPHALT SHINGLES ARE USED.

NOTE:
PROVIDE 2 LAYERS OF UNDERLAYMENT ON ROOF WITH LESS THAN 4:12 PITCH WHERE ASPHALT SHINGLES ARE USED.

NOTE: FINISH GRADE DETERMINED PER LOT SEE LOT SPECIFIC PLOT PLAN FOR GRADE & FINISHED FLOOR ELEVATIONS

TWO-STORY ON SLAB | NTS | 4

DK POST HOLD-DOWN | NTS | 5

GOAL-POST FRAMING | NTS | 6

INTERIOR COL. | 3/4" = 1'-0" | 7

6" ENHANCED SIDE BOXOUT DETAILS | 1/2" = 1'-0" | 8

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

U305 SEC. AT OVERHANG | 1/2" = 1'-0" | 9

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

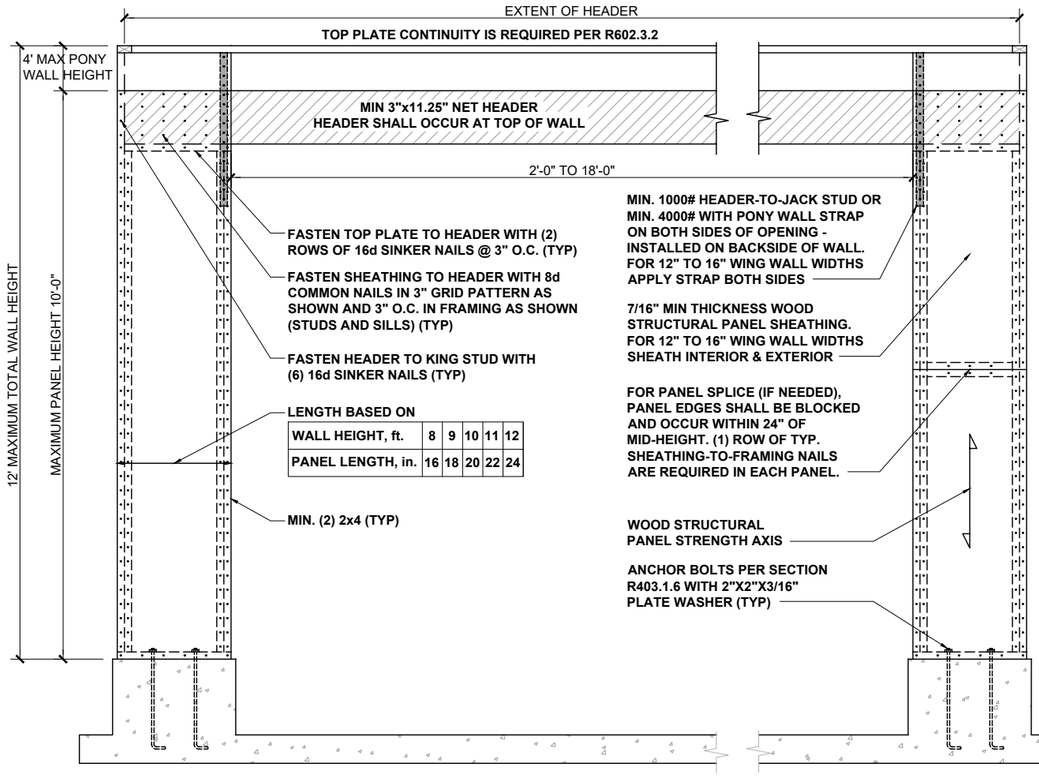
CLIENT: MATTAMY HOMES
PROJECT: STANDARD DETAILS
LOCATION: NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

mattamyHOMES

PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

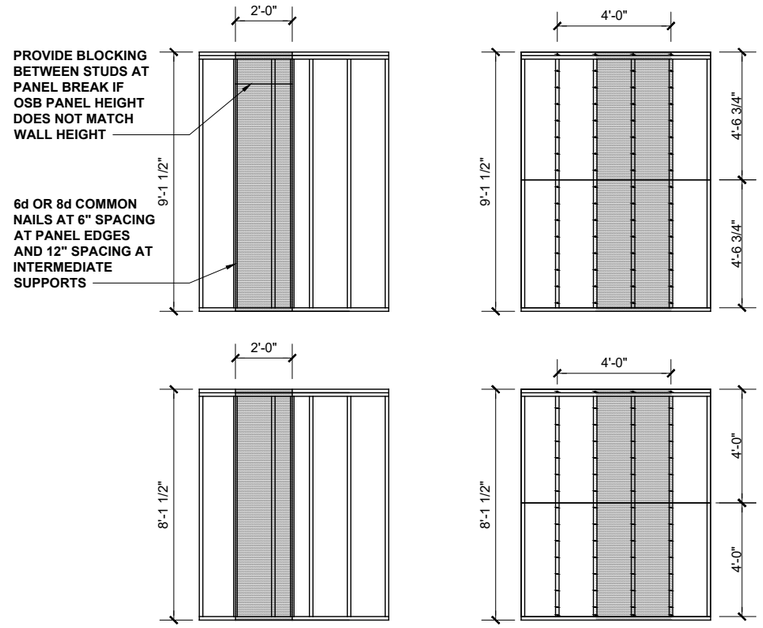
MISCELLANEOUS FRAMING DETAILS

MISC3



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

METHOD PF: PORTAL FRAME PANEL CONSTRUCTION | 3/8" = 1'-0" | 1



CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

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

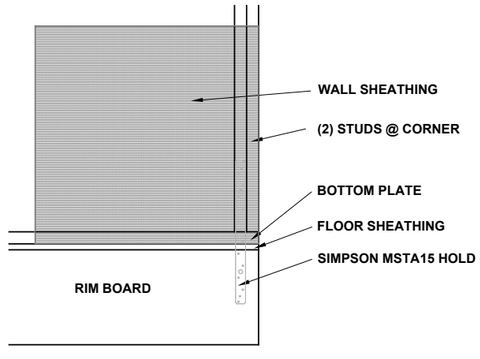
GB - GYPSUM BOARD

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

HIGH-SPEED WIND ZONES

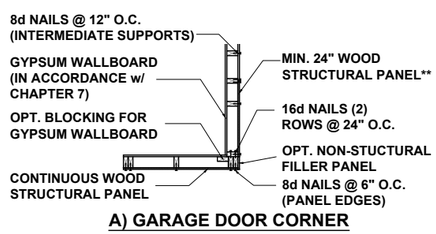
FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION *ASCE 7* OR *STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS*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

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

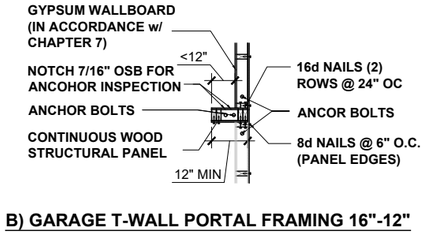


▶ SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.

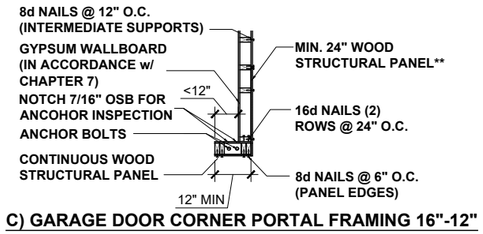
BRACED WALL HOLD-DOWN | NTS | 3



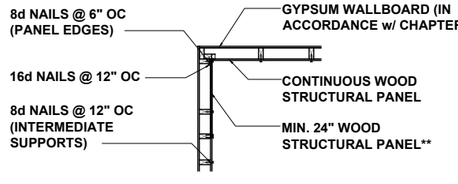
A) GARAGE DOOR CORNER



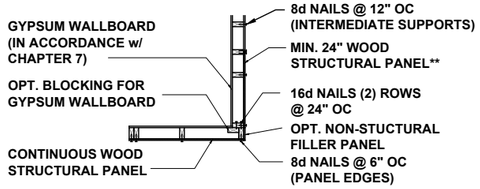
B) GARAGE T-WALL PORTAL FRAMING 16"-12"



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



D) ALT. INSIDE CORNER DETAIL



E) ALT. OUTSIDE CORNER DETAIL

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

CORNER FRAMING FOR CONTINUOUS SHEATHING | 1/4" = 1'-0" | 4

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

P-0961

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

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

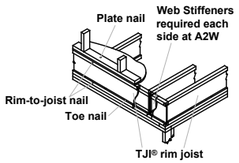
mattamyHOMES

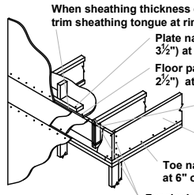
PROJECT NO.: STANDARD DETAILS
DATE: 04/27/2023
DRAWN BY: CAR

WALL BRACING DETAILS

DTWB

JOIST DETAILS





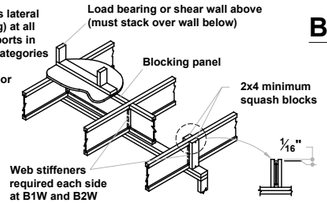
A2 A2W *Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 detail.*

A3 A3W

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

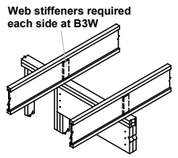
IRC 502-7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D0, D1, and D2 to strengthen the floor diaphragm.

B1 B1W

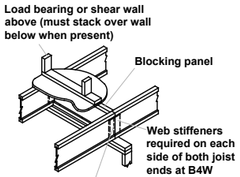


B2 B2W Blocking panels may be required with shear walls above or below - see detail B1

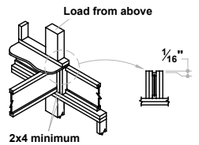
INTERMEDIATE BEARING
NO LOAD BEARING WALL ABOVE



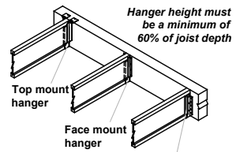
B3 B3W Blocking panels may be required with shear walls above or below (See detail B1)



B4 B4W



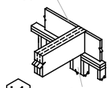
CS *Use 2x4 minimum squash blocks to transfer load around joist*



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

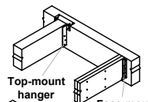
BEAM and COLUMN DETAILS

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



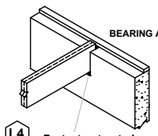
L1 Column

BEAM TO BEAM CONNECTION



L3

BEARING AT CONCRETE WALL



L4

BEARING AT COLUMN

L5 Verify column capacity and beam bearing length.

FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

* SEE I-JOIST EQUIVALENCE CHART

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

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

(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1⅜" (to avoid splitting).

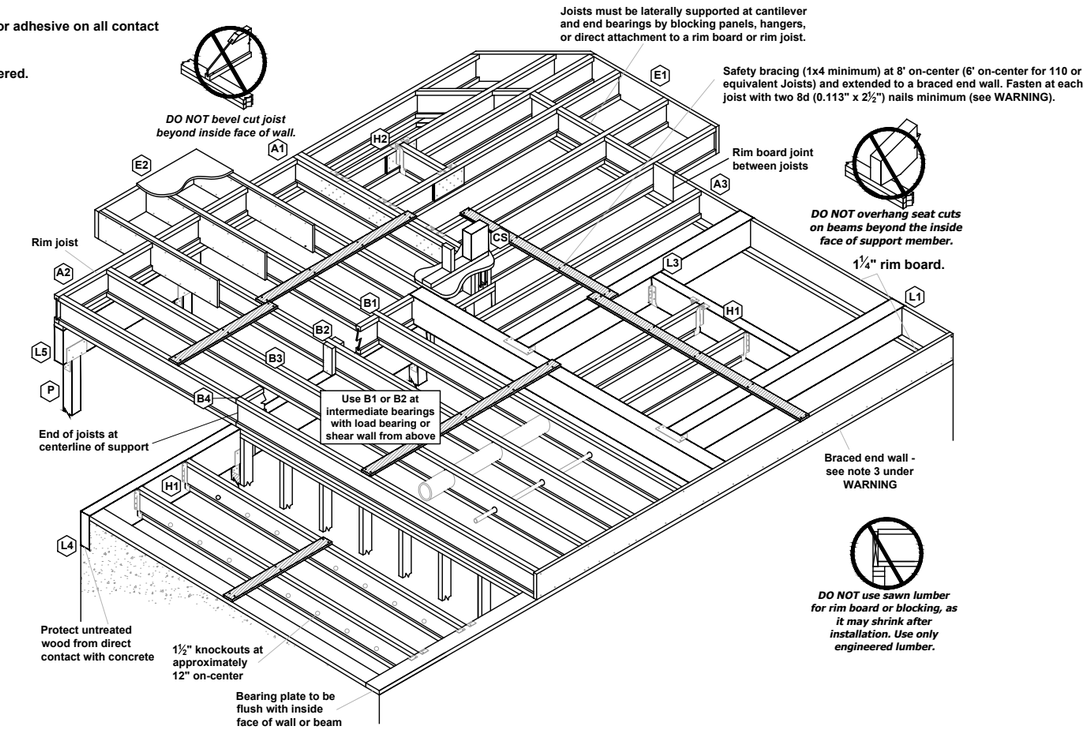
- Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
- Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.
- Nailing rows must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

FILLER and BACKER BLOCK SIZES

* SEE I-JOIST EQUIVALENCE CHART

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

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



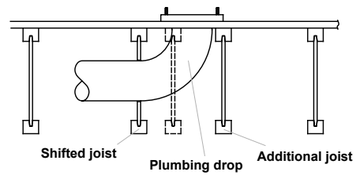
INSTALLATION TIPS

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

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

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

Additional joist at plumbing drop (see detail).



* I-JOIST EQUIVALENCY CHART

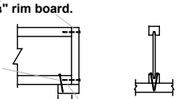
EQUIVALENT IN SPAN AND SPACING			
Depth	Mftr & Series	Mftr & Series	Mftr & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
		BCI 6500	
11 7/8"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
		BCI 6500	
	TJI - 360	BCI 60'S	EverEdge 30
	TJI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

JOIST NAILING REQUIREMENTS at BEARING

Joist to Bearing Plate

1¼" rim board.

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

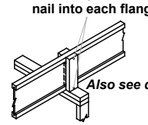


1¾" minimum bearing at end support; 3½" minimum at intermediate support

Shear transfer: Connections equivalent to floor panel nailing schedule

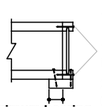
Squash Blocks to Joist
(Load bearing wall above)

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



Also see detail B2

Rim to Joist



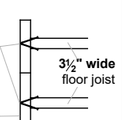
1¾" minimum bearing

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

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

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

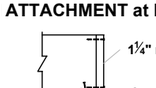
3½" wide rim joist



Locate rim board joint between joists.

BEAM ATTACHMENT at BEARING

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



Drive nails at an angle to minimize splitting of plate

1¼" rim board.

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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch 5/4/23

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

P-0961

CLIENT: MATTAMY HOMES

PROJECT: STANDARD DETAILS

LOCATION: NORTH CAROLINA

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

mattamyHOMES

PROJECT NO.: STANDARD DETAILS

DATE: 04/27/2023

DRAWN BY: CAR

ENGINEERED JOIST DETAILS

DTIJ