## **PLANS FOR: Lot 6, Bloom**



# **MATTAMY HOMES - APPALACHIAN LH**

		Α	<b>BBREVIA</b>	TION	LEGEND			PLAN	SET COMPOSITION	ELEVATION
AB ABV	Anchor Bolt Above	EQ E.W.	Equal Each Way	MIN MIR	Minimum Mirror	SQ SS	Square Solid Surface	PAGE#	LAYOUT	
AC ACC	Air Conditioner Access/ Accessible	EXIST EXP	Existing Exposed	MISC MM	Miscellaneous Millimeter	SS SST	Sanitary Sewer Stainless Steel	T1.0-T1.1	TITLE SHEET AND REVISION LOG	
ACFL	Access Floor	EXT	Exterior	MO	Masonry Opening	ST	Steel	T1.2-T1.3	GENERAL NOTES	FRENCH
ADJ	Adjacent	F.A.	Flat Archway	MOV	Movable	STA	Station	11.2-11.3	GENERAL NOTES	FKFN(.H
ADJ AFF	Adjustable Above Finished Floor	FD FDTN	Floor Drain Foundation	MTD MTFR	Mounted Metal Furring	STC	Sound Transmission Class Standard	0.10-0.15	ELEVATIONS	
AGGR	Aggregate	FF	Finish Floor	MTL	Metal	STD STOR	Storage	1.0-1.4	MAIN FLOOR PLANS	
ALT ALUM	Alternate Aluminum	FG FIN	Fixed Glass Finish	MULL NIC	Mullion Not In Contract	STRUCT SYS	Structural System	2.0-2.2	UPPER FLOOR PLANS	COUNTRY
ANC	Anchor/Anchorage	FLEX	Flexible	NOM	Nominal	T	Tread	4.0	SECTIONS / DETAILS	
AP	Access Panel	FLR	Floor	NR	Noise Reduction	T.A.	Trimmed Archway	4.0	SECTIONS / DETAILS	
APPROX	Approximate	F.O.	Framed Opening	NRC	Noise Reduction Coefficie		Towel Bar	5.0-8.0	ELECTRICAL / HVAC PLANS	
ARCH	Architect(ural)	FOC FOF	Face of Concrete Face of Finish	NTS	Not to Scale	TEL	Telephone			
AUTO BD	Automatic Board	FOR	Face of Masonry	OA OC	Overall On Center	TEMP T&G	Temporary/ Temperature Tongue and Groove			
BLDG	Building	FOS	Face of Studs	OD	On Center Outside Diameter	THK	Tongue and Groove Thick(ness)			CODE
BLK	Block(ina)	FPL	Fireplace	OH	Overhead (Overhang)	THRES	Threshold			CODE
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			2018
BSMT	Basement	GA	Gauge	PL	Property Line	TOL	Tolerance			NORTH CAROLINA STATE BUILDING CODE:
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			RESIDENTIAL CODE
CAB	Cabinet	GL	Glass/ Glazing	PLAS	Plaster	TOW	Top of Wall			
CB	Catch Basin	G.T.	Girder Truss	PL GL	Plate Glass	TPD	Toilet Paper Dispenser			
CER	Ceramic Circle	GYP HB	Gypsum Hose Bib	PLYWD PNL	Plywood Panel	TV TYP	Television			
LIK	Circle	пр	LIOSE DID	FINL	ranei	117	Typical	1		

SQUARE FOOTAGES					
	Elevation "FC"				
MAIN FLOOR LIVING	2100				
SECOND FLOOR LIVING	695				
TOTAL LIVING	2795				
GARAGE	460				
PORCH	82				
PLAN OPTIONS					
PPO - COVERED VERANDA	+120				
PPO - SCREEN PORCH	+120				
PPO - MORNING ROOM	+120				
PPO - THIRD CAR GARAGE	+227				
OPT. GRILL DECK/PATIO	+36				





**APPALACHIAN** 

25901869

TITLE SHEET

MATTAMY HOMES 06/20/2025

ADDDEV//ATION LECEND

HC HDBD

HDR

HORIZ

HTG

HVAC

INSUL

.I-Rox

JST

LAM

LB

LVL

LVR

MAS

MECH

MED

MEMB

MFR

Hollow Core

Hard Board

Hollow Metal

Horizontal

High Point

Heating/ Ventilation/

Air Conditioning

Inside Diameter

Insulate/ Insulation

Include(d)

Junction Box

Invert

Joist

Joint

Length

Lag Bolt

Liaht

Louver

Masonry

Material

Maximum

Mechanical

Membrane

Manufacture(er)(ing)

Medium

Meter

Left Hand

Light Weight

Laminated Veneer Lumber

Header

Pressure Treated Lumber

Pounds per Square Inch

Reinforced Concrete Pipe

Polyvinyl Chloride

Paint(ed)

Porcelain Tile

Point

Parking

Pavement

Riser

Quarry Tile

Return Air

Roof Drain

Reference

Refrigerator

Resilient

Revision Roofing

Schedule

Section Square Foot

Shower

Similar

Storm Drain

Sheet Glass

Specification

Rough Opening

Return

Rubber Base

PT PT

PRKG

PSI PVC

**PVMT** 

RA

RB

RCP

RD

REOD

RESIL

RET

REV

ROW

SCHED

SECT

SHWR

SPEC

UFIN

UNO

VCT

VER

VEST

V.I

VNR

VWC

WDW

WGL

WH

WM

W/O

WT

WT

WWF

UR

Unfinish(ed)

Vinvl Base

Vestibule

Vinyl Flooring

V(ee) Joint

Wood Base

Wired Glass

Water Heater

Working Point

Welded Wire Fabric

Wire Mesh

Without

Wall Tile

Weight

Center Line

Plus or Minus

Property Line

Channel

Wood

Window

Urinal

Unless Noted Otherwise

Vinvl Composition Tile

Vinyl Wall Covering

Control Joint

Ceiling Height

Concrete Masonry Unit

Continuous/ Continue

Ceiling

Closet

Column

Corridor

Carpet

Casement

Cubic Foot

Cubic Yard

Double Double Hung

Diameter

Dimension

Double Joist

Downspout

Expansion Joint

Electric Panel Board

Drawing

Elevation

Drawer

Each

Down

Deep

Ceramic Wall Tile

Garbage Disposal

Centimeter

Construction

Carnet Base

CLG

COL

CONST

CONT

CORR

CU FT

CU YD

CWT

DIM

DISP

D.I

DN

DWG

DWR

CPB

CLG HT CLO

	PLAN REVISION LOG		
DATE	REVISION DESCRIPTION	SHEETS	DFTR
03/28/2022	SET UP MODEL FROM CLIENT CAD	ALL	CAR
06/08/2022	CREATED APPALACHIAN PLAN FROM ALLEGHENY PLAN SHOWING UPPER FLOOR AS STANDARD	ALL	CAR
09/09/2022	MADE STAND-IN SHOWER STANDARD FOR OWNER'S BATH, REMOVED ALL INSTANCES OF CABINET KNEE SPACES IN BATHS, NOTED ALL SECONDARY BATHS AS OPT. DOUBLE SINKS, REVISED ENHANCED SIDE ELEVATION, DELETED ALL 3'x3' REAR PATIOS, CHANGED OWNERS CLOSET LIGHT TO LED STRIP, DELETED ALL OUTLETS OTHER THAN HALF-HOTS, 220V, GFI, AND WP, ADDED FLOOR BREAKS, CHANGED PDS TO 25-1/2" WIDE, REVISED ELEVATION NOTES, REVISED COACH LIGHTS TO BE 2 FLANKING LIGHTS, CHANGED LOCKER TO BE NAMED DROP ZONE, REVISED CR STYLE WINDOW TRIM ON FRONT ELEVATION, REMOVED INTERIOR DOOR HEIGHTS FROM PLAN, ADDED RDU REAR PPO SCREEN PORCH, ADDED OPT. 3'x3' LANDING WITH STEPS FOR CRAWLSPACES AT GARAGE/HOUSE DOOR, ADDED TRIM BOARD ON FH ELEVATION FOR B&B SIDING	ALL	VLT
10/12/2022	REVISED STEP DIRECTION FOR OPT. CRAWLSPACE LANDING IN GARAGE	1.0	LW
10/19/2022	UPDATED ELEVATION NOTES. REVISED FRONT PORCH ON FRENCH COUNTRY ELEVATION TO CENTER GABLE ON FRONT DOOR. MADE WALL BEHIND RANGE A 2X6 WALL. REVISED BEDROOM 2 CLOSET SHELVING. CHANGED "ENHANCED SIDE ELEVATION" TO "UPGRADE SIDE ELEVATION"	ALL	VLT
12/05/2022	CREATED RALEIGH SPECIFIC ELECTRICAL PAGES	6.0-7.0 RDU	VLT
05/22/2023	CREATED SIDE LOAD & THIRD CAR GARAGE PPO & ELEVATIONS. ADDED UPGRADED SIDE ELEVATIONS TO COLONIAL & FARMHOUSE ELEVATIONS. RENAMED COVERED PORCH TO COVERED VERANDA. UPDATED SUPER SHOWER PPO.	ALL	VLT
10/26/2023	REMOVED FRIEZE TRIM FROM STANDARD ELEVATION ON SIDE & REAR ELEVATIONS. REVISED GARAGE DOOR GLASS & INSERTS. RENAMED SIGNATURE KITCHEN TO GOURMET KITCHEN. REVISED STAIR KNEEWALL HEIGHT. REVISED FLOOR PLANS NOTES BOX - REMOVING SHELF COUNT.	ALL	VLT
02/06/2024	REMOVED CONCRETE PAD SIZE AT OPTIONAL GARAGE SERVICE DOOR - NOTED AS "OPT. CONC. PAD PER SPEC." NOTED STUDY DOOR AS A GLASS DOOR. REDUCED OPENING BETWEEN SECOND AND THIRD CAR GARAGE OPENING TO A 12'-0" OPENING. REVISED CRAFTSMAN WINDOW GRIDS ON WINDOWS 2/0 AND SMALLER IN WIDTH.	ALL	VLT
06/07/2024	REVISED FRONT DOOR RENDERINGS ON ALL ELEVATIONS	0.10-0.15	VLT
08/21/2024	ADDED OPTIONAL GRILL DECK/PATIO TO COVERED VERANDA & SCREEN PORCH PPO.	1.2	VLT
03/03/2025	RENAMED OPTIONAL FIRST FLOOR BEDROOM TO BEDROOM 4. RENAMED SECOND FLOOR BEDROOM 4 TO BEDROOM 3. ADDED OPTIONAL LAUNDRY SINK	1.0, 1.1, 2.0	VLT
04/07/2025 06/16/2025	REMOVED PULL DOWN STAIRS IN GARAGE. FRONT ATTIC ACCESS IS IN SECOND FLOOR STORAGE CLOSET  ADDED HVAC PLATFORM TO REAR SIDE OF SECOND FLOOR	1.0, 1.3 2.0	VLT JAH





MATTAMY HOMES
ODECT:
APPALACHIAN - LH
CATTON:

25901869

DATE: **06/20/2025** 

DRAWN BY:

JAH

REVISION LOG

**T1.**1

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

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

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

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

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

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

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

DRAINAGE

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

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

#### EXPOSED FLOOR TO EXTERIOR

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

7. ATTIC INSULATION: reter 10 SHEET SINTLE SI ATTIC INSULATION: refer TO SHEET GN1.1. FOR N.C. REQUIREMENT.

## 8. INTERIOR STAIRS: SITE BUILT

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

MIN. TREAD 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"

= 31.5"

#### FOR WINDER STAIRS

MIN. CLEAR STAIR WIDTH

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

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

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

#### **WALLS BACKING ONTO ATTIC**

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

(11) BEAM POCKET OR 8"x8" CONCRETE BLOCK NIB WALLS. MINIMUM BEARING 3-1/2".

WALL & CEILING BETWEEN GARAGE & LIVING SPACE

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

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

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

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

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

FIREPLACE CHIMNEYS

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

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

#### **MECHANICAL VENTILATION**

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

19 CABINET BLOCKING

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

STUD WALL REINF. FOR HANDICAP BATHROOM

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

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

SLAB ON GRADE PORCH

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

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

**SUBFLOOR & FLOOR TRUSSES** 

3/4" T & G SUBFLOOR ON PRE-ENGINEERED FLOOR TRUSSES BY REGISTERED TRUSS MANUFACTURER. (SEE STRUCT. ENGINEER'S NAILING SCHEDULE) PROVIDE DRAFT STOPPING EVERY 1000 SF BRACING IN ACCORDANCE W/ TPI/WTCA BCSI. (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET

26. EXPOSED BUILDING FACE

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

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

**GYPSUM BOARD UNDERLAYMENT @ SOFFIT** 

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

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

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

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

1. TERMITE & DECAY PROTECTION

CHEMICAL SOIL TREATMENT

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

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

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

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

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

MIN. AREA FOR SECOND FLOOR EMERGENCY ESCAPE OPENING =

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

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

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

- 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
- CAPPING AND SEALING SHAFTS OR CHASES INCLUDING FLUE SHAFTS
- CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
- TOP AND BOTTOM PLATES

UNTIL FINAL ENERGY INSPECTION.

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





Consulting

**AROLIN** 

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06/20/2025

MATTAMY HOMES

**GENERAL NOTES** 

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

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

- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.
- b. THE FENESTRATION *U*-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS.
- NOT USEI
- f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13 + 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

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



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PRING DESIGN - ENERGY

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NORTH CAROLIN

PROJECT NO.:

MATTAMY HOMES

25901869

DATE: **06/20/2025** 

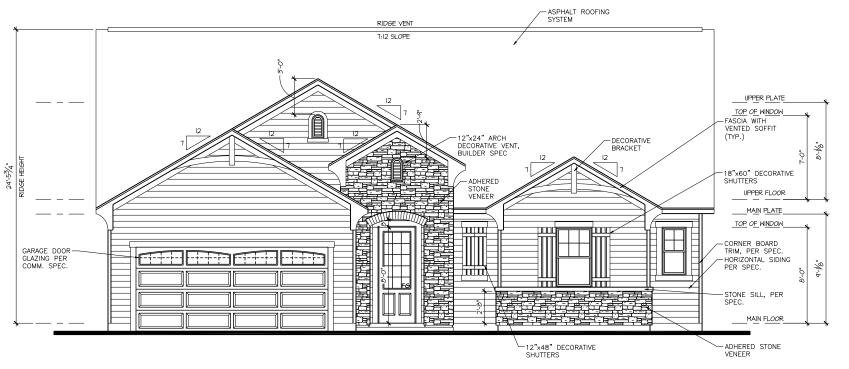
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GENERAL NOTES

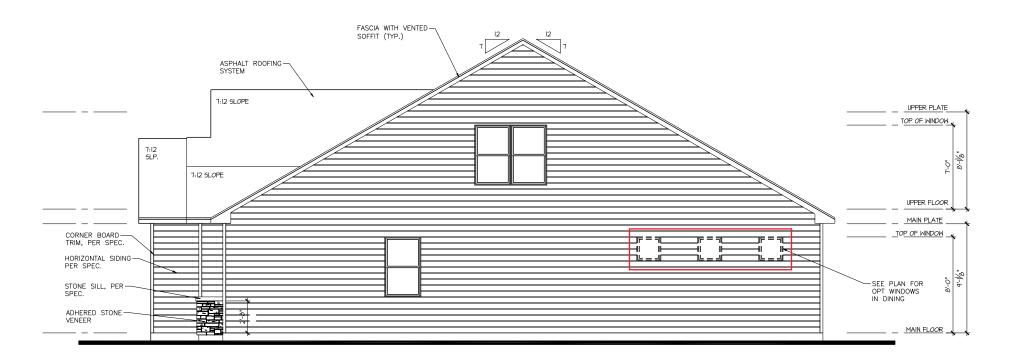
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USE CORROSION-ESISTANT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS





FRONT ELEVATION - FRENCH COUNTRY



RIGHT SIDE ELEVATION - FRENCH COUNTRY

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CAROLINA

**MATTAMY HOMES** APPALACHIAN

25901869

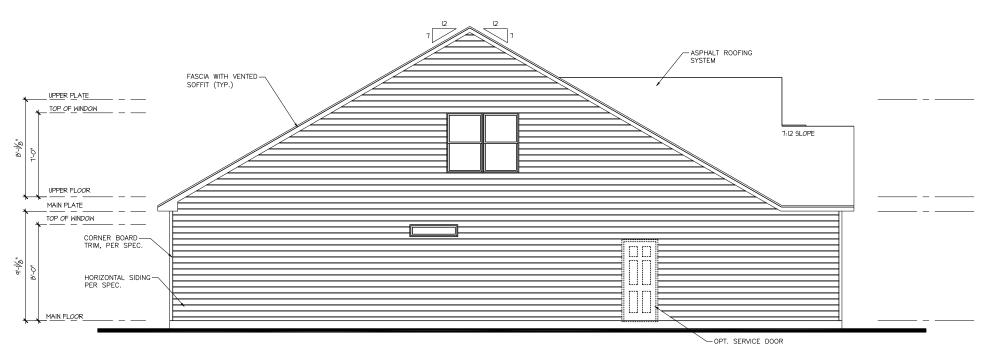
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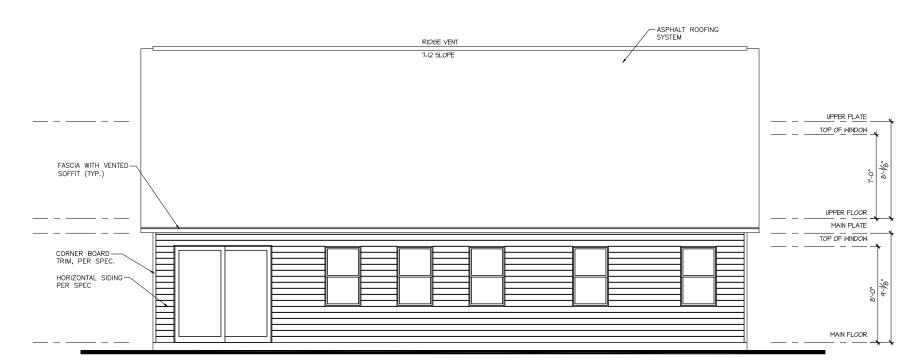
**EXTERIOR ELEVATIONS** 

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





LEFT SIDE ELEVATION - FRENCH COUNTRY



REAR ELEVATION - FRENCH COUNTRY

Consulting MATTAMY HOMES CAROLINA APPALACHIAN

ROJECT NO.: 25901869

DATE: **06/20/2025** 

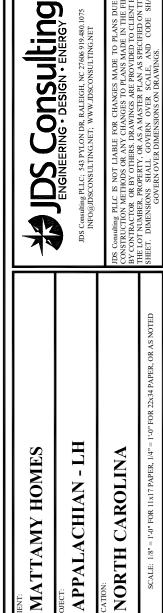
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EXTERIOR ELEVATIONS

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





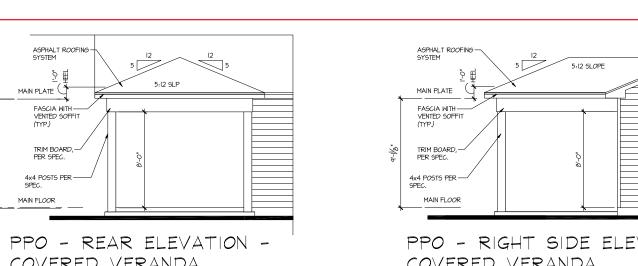
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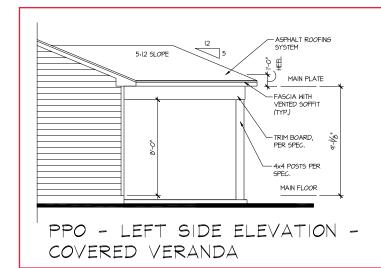
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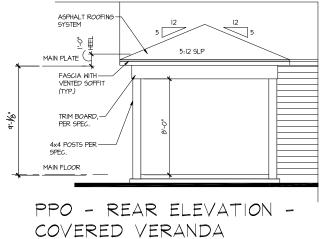
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EXTERIOR ELEVATIONS

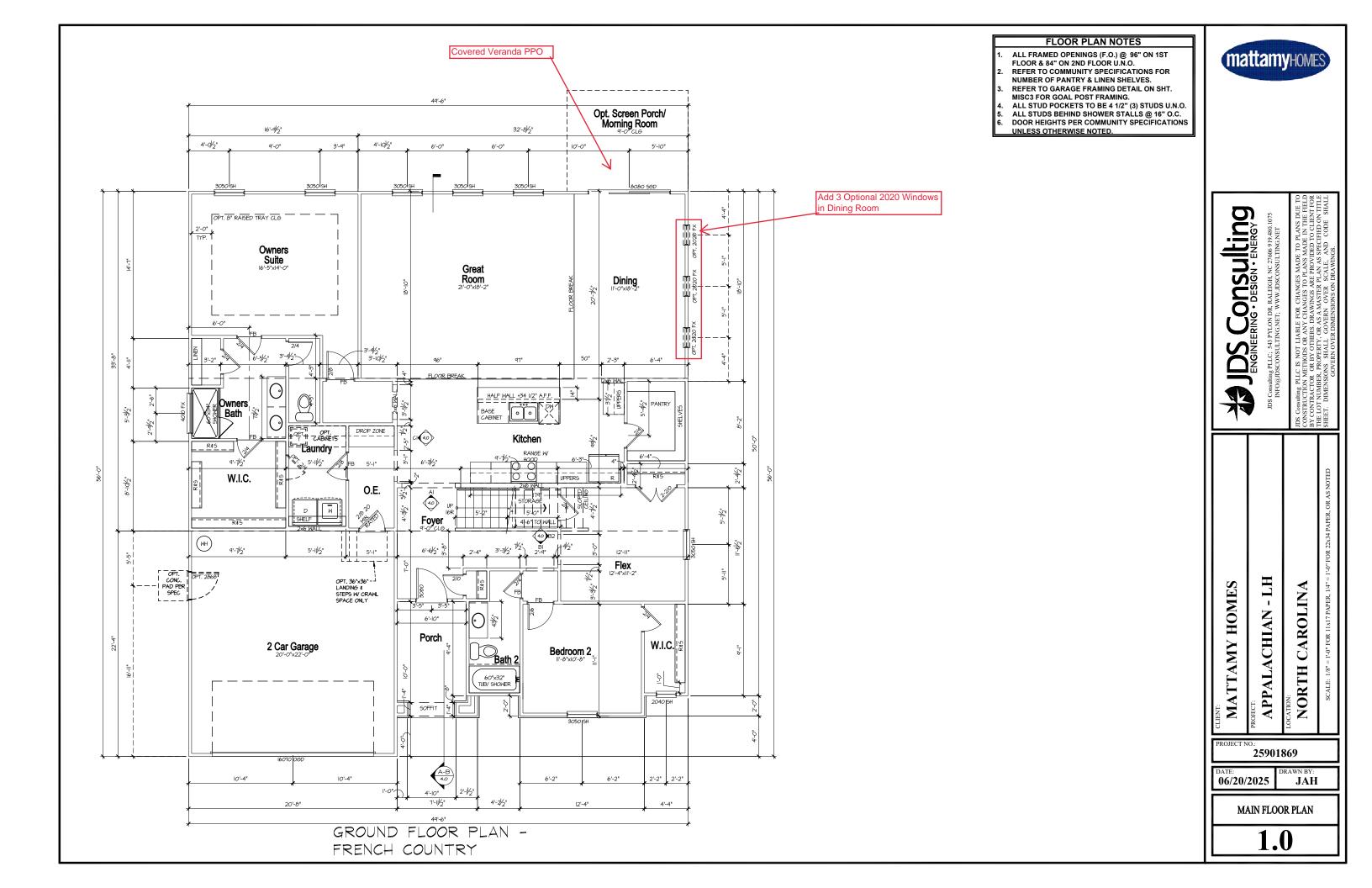
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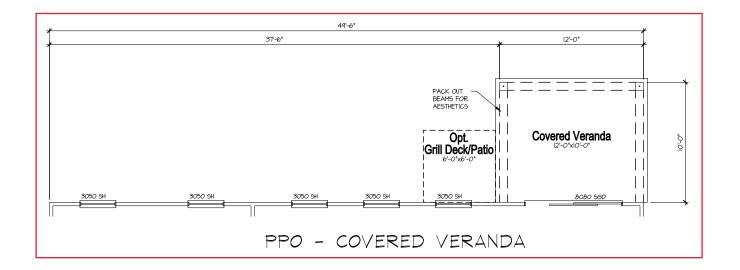






PPO - RIGHT SIDE ELEVATION -COVERED VERANDA





#### FLOOR PLAN NOTES

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

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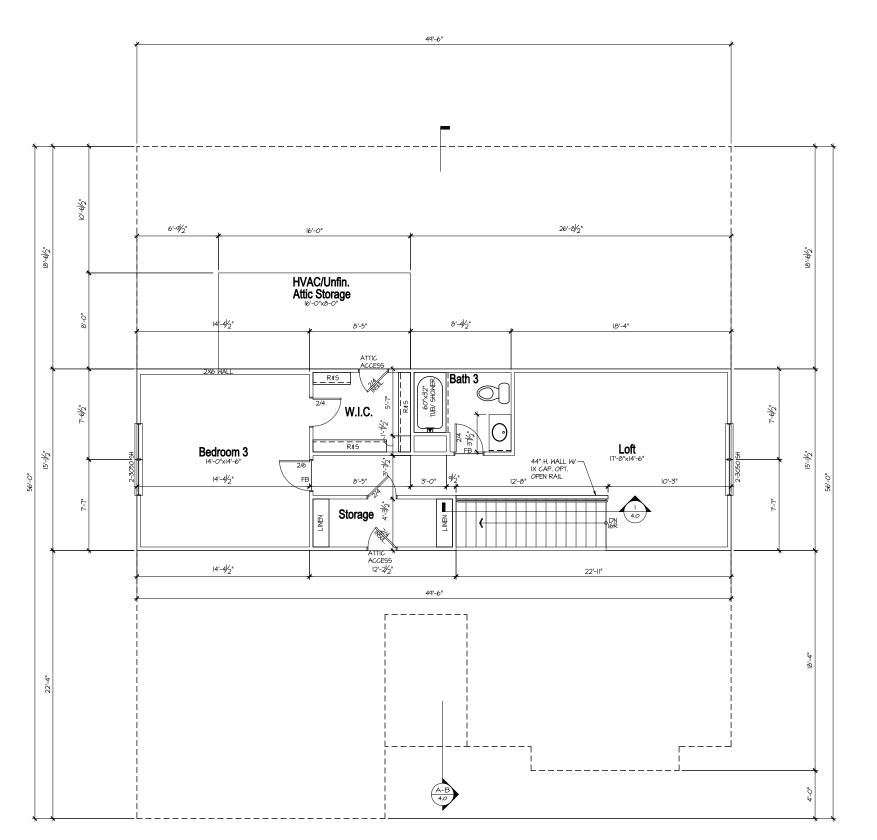
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**MATTAMY HOMES** 

DRAWN BY: **JAH** 

MAIN FLOOR PLAN OPTIONS

GROUND FLOOR ELECTRICAL PLAN OPTIONS - FRENCH COUNTRY



SECOND FLOOR PLAN -FRENCH COUNTRY

#### FLOOR PLAN NOTES

- ALL FRAMED OPENINGS (F.O.) @ 96" ON 1ST FLOOR & 84" ON 2ND FLOOR U.N.O. REFER TO COMMUNITY SPECIFICATIONS FOR
- NUMBER OF PANTRY & LINEN SHELVES.
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  DOOR HEIGHTS PER COMMUNITY SPECIFICATIONS

- UNLESS OTHERWISE NOTED.



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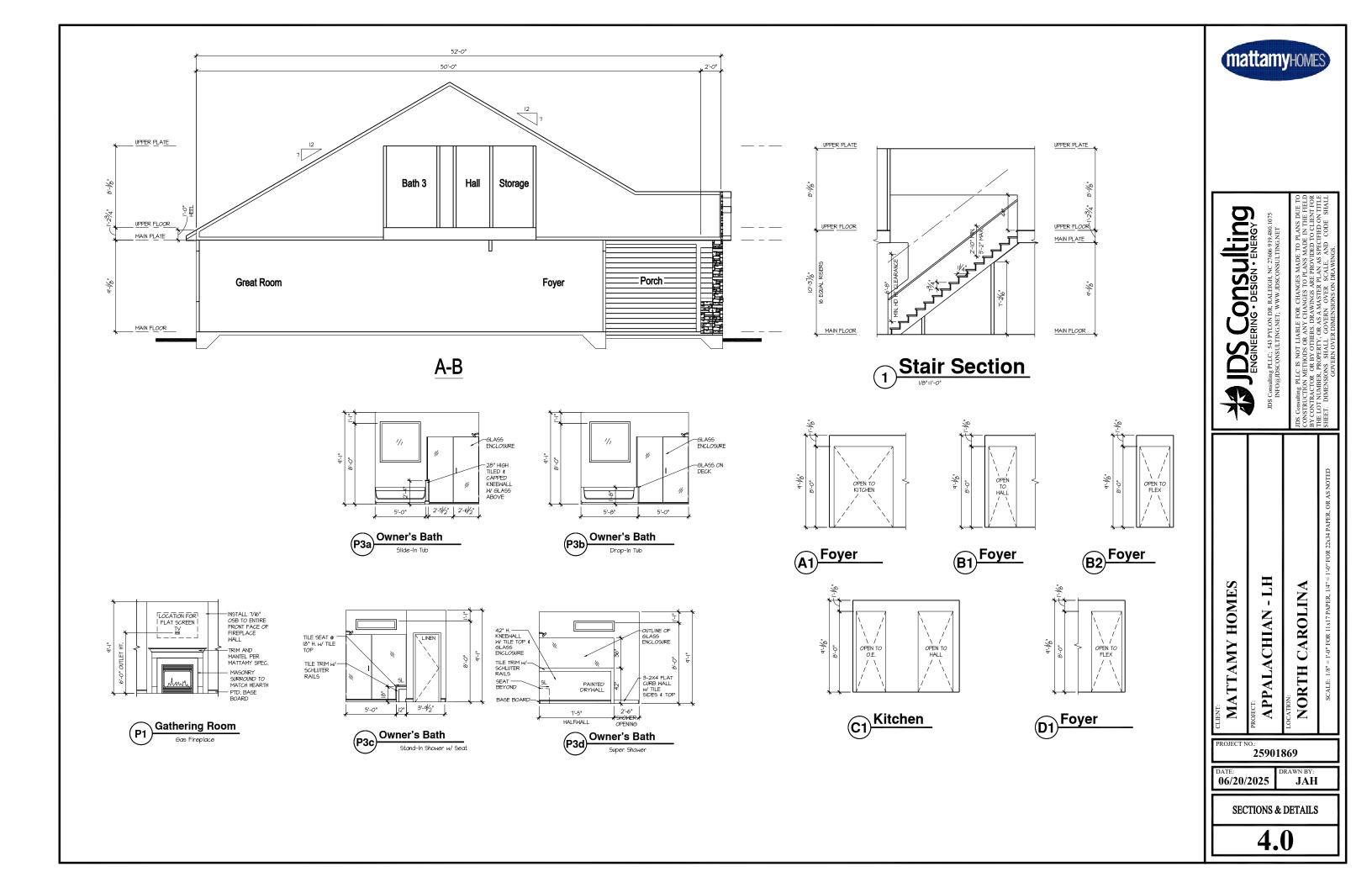
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06/20/2025

MATTAMY HOMES

DRAWN BY: **JAH** 

UPPER FLOOR ELECTRICAL PLAN



## STRUCTURAL PLANS FOR:



# **MATTAMY HOMES - APPALACHIAN LH**

REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
06/08/2022	APPALACHIAN	REVISED ALLEGHENY PLAN TO CREATE APPALACHIAN PLAN SHOWING UPPER FLOOR AS STANDARD. ADDED OPT FLOOR TRUSS FLOOR SYSTEM	CAR
09/14/2022	APPALACHIAN	UPDATED STRUCTURAL BACKGROUND FROM ARCHITECTURAL CHANGES.	VLT
10/20/2022	APPALACHIAN	UPDATED STRUCTURAL BACKGROUND. UPDATED FRENCH COUNTRY STRUCTURAL AT PORCH	VLT
05/27/2023	APPALACHIAN	ADDED SIDE LOAD & THIRD CAR STRUCTURAL INFORMATION. ADDED MASTER BATH PPOS TO PLUMBING PLAN. RENAMED COVERED PORCH TO COVERED VERANDA.	VLT
02/07/2024	APPALACHIAN	REVISED REAR SCREENED AND COVERED PORCH ENGINEERING TO SHOW (2) 2X12 ALL THE WAY AROUND. ADDED EXTRA FLOOR JOIST ON CRAWL FOUNDATION. REMOVED CONCRETE PAD SIZE AT GARAGE SERVICE DOOR. REVISED THIRD CAR GARAGE FRAMING - REDUCED THE OPENING BETWEEN THE SECOND AND THIRD CAR GARAGE TO REDUCE THE LVL SIZE. REVISED FRONT PORCH STEP PAD WIDTH ON STEM WALL AND CRAWL FOUNDATIONS.	VLT
08/21/2024	APPALACHIAN	ADDED OPTIONAL GRILL DECK TO COVERED VERANDA & SCREEN PORCH FOUNDATIONS. ADDED MORNING ROOM WALL BRACING.	VLT
04/07/2025	APPALACHIAN	REMOVED PULL DOWN STAIRS IN GARAGE - FRONT ATTIC ACCESS IS IN SECOND FLOOR STORAGE CLOSET. REVISED HEADER BETWEEN TWO CAR AND THREE CAR GARAGE TO BE A STRUCTURAL END GABLE TRUSS.	VLT
06/16/2025	APPALACHIAN	ADDED HVAC PLATFORM AND REVISED ROOF PLAN PITCH	JAH

## **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 FFFECT 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	
<b>ENGINEERING - DESIGN - ENERGY</b>	
543 PYLON DRIVE	
RALEIGH, NC 27606	
FIRM LIC. NO: P-0961	
PROJECT REFERENCE: 25901869	



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LOCATION:
NORTH



ROJECT NO.: **25901869** 

DATE: **06/20/2025** 

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

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

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** UP TO 120 MPH, EXPOSURE B 15 PSF GROUND SNOW 20 PSF

RESIDENTIAL CODE TABLE R301.5 LIVE LOAD (PSF DWELLING UNITS SLEEPING ROOMS 30 ATTICS WITH STORAGE 20 ATTICS WITHOUT STORAGE **STAIRS** DECKS 40 EXTERIOR BALCONIES PASSENGER VEHICLE GARAGES 50 FIRE ESCAPES **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.

KING STUD COLUMN **ABBREVIATIONS** LVL LAMINATED VENEER LUMBER MAXIMUM ABOVE FINISHED FLOOR MECH MECHANICAL ALTERNATE MANUFACTURER RRG BEARING MIN MINIMIIM BASEMENT **BSMT** NTS **NOT TO SCALE** CANT CANTII EVER OA OC OVERALL CJ CEILING JOIST ON CENTER CEILING CLG PΤ PRESSURE TREATED CONCRETE MASONRY UNIT RISER **CASED OPENING** REFRIGERATOR COL COLUMN RFG ROOFING CONC CONCRETE RO RS SC SF **ROUGH OPENING** CONT CONTINUOUS CLOTHES DRYER ROOF SUPPORT STUD COLUMN DBL DOUBLE SQUARE FOOT (FEET) DIAM DIAMETER SH SHELF / SHELVES **DOUBLE JOIST** SHEATHING SHOWER DΡ DEEP SIM SIMILAR DR DOUBLE RAFTER SINGLE JOIST DOUBLE STUD POCKET DSF STUD POCKET FΑ FACH SPECID SPECIFIED ΕE EACH END SQUARE SQ EQ **EQUAL** TREAD **EXTERIOR** TEMP **TEMPERED GLASS** FAU FORCED-AIR UNIT THICK(NESS) FDN **FOUNDATION** TJ TRIPLE JOIST FINISHED FLOOR TOC TOP OF CURB / CONCRETE FLOOR(ING) FLR TR TYP TRIPLE RAFTER FIREPLACE TYPICAL FTG **FOOTING** UNO **UNLESS NOTED OTHERWISE** HOSE BIBB HB **CLOTHES WASHER** WH WATER HEATER HGR HANGER WWF WELDED WIRE FABRIC JACK STUD COLUMN **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

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

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

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

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

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

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

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

- 6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fv = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- 10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
- 11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- 12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE
- 13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

#### **FOUNDATION**

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE **INSTITUTE STANDARD ACI 318**
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
  - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
  - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
- C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE **SECTION R403.1.6** FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT **EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW** PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- 10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- 11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- 12. WITH 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 SLARS, BUT IT MAY BE USED IN ADDITION TO WWE 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
- FOR SLAB POURED DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR USE
- FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.



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06/20/2025

MATTAMY HOMES

**GENERAL NOTES** 

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#### **FRAMING**

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

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

SEE <u>TABLE R602.3(1)</u> FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.

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

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE)  UP TO 120 MPH ULTIMATE DESIGN WIND SPEED
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"

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

#### **ROOF SYSTEMS**

#### TRUSSED ROOF - STRUCTURAL NOTES

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

2.

DENOTES OVER-FRAMED AREA

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

#### STICK-FRAMED ROOF - STRUCTURAL NOTES

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

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DENOTES OVER-FRAMED AREA

- 5. MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- . PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH
  RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS,
  UNLESS NOTED OTHERWISE.
- . UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

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

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



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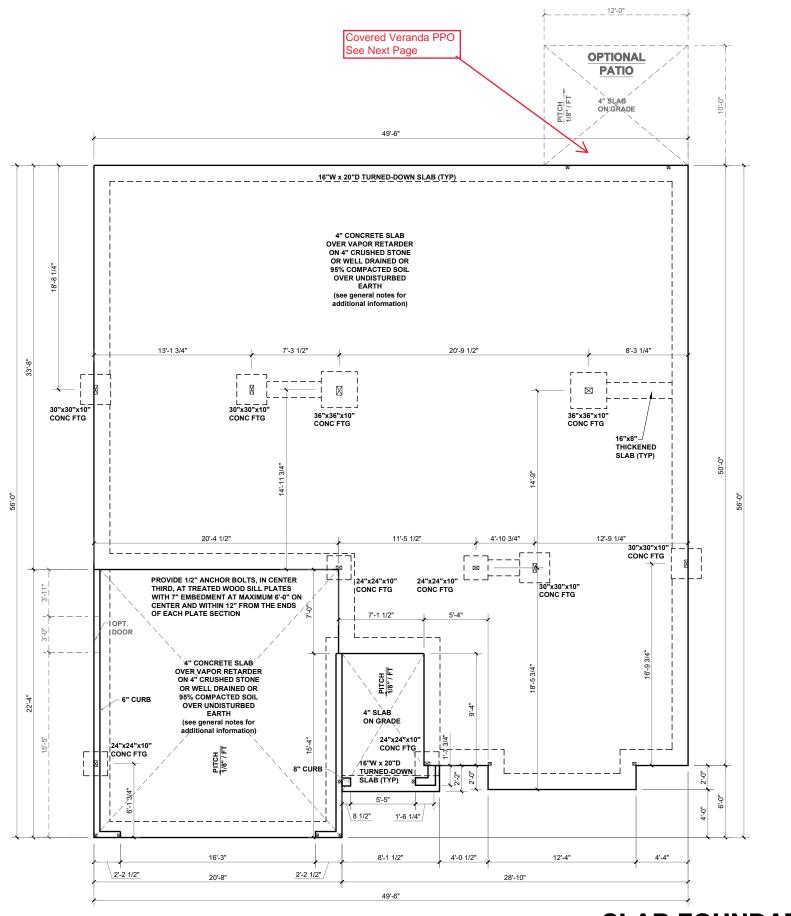
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GENERAL NOTES

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WINDOW / DOOR HEADER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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



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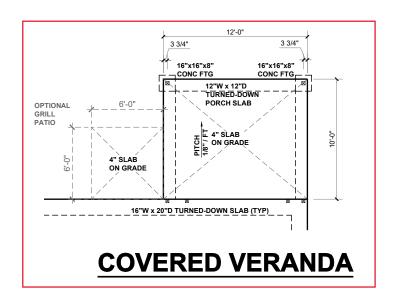
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SLAB FOUNDATION PLAN

**SLAB FOUNDATION PLAN - FRENCH COUNTRY** 



- · - · - · DOUBLE RAFTER / DOUBLE JOIST

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

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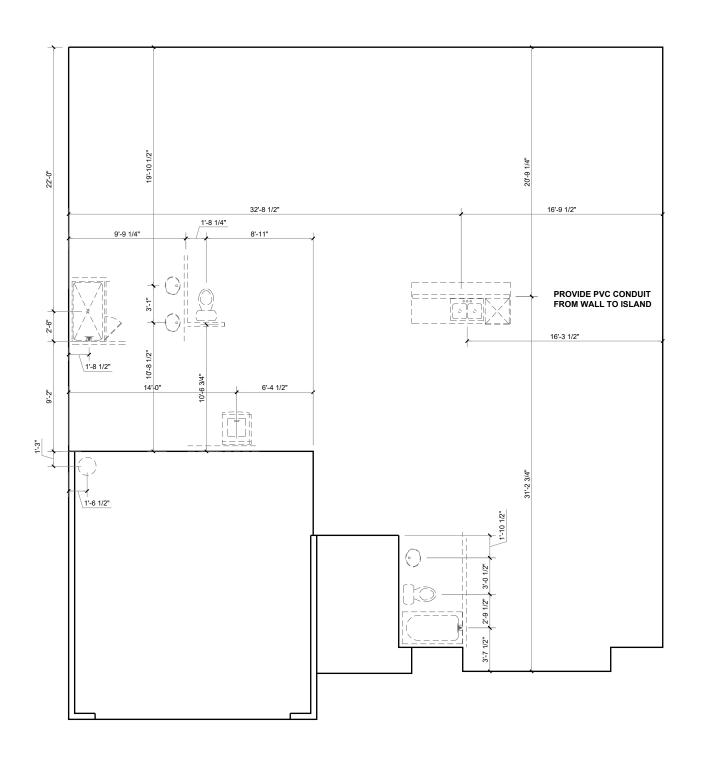
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PLAN OPTIONS SLAB FOUNDATION PLANS

**SLAB FOUNDATION PLAN OPTIONS -FRENCH COUNTRY** 

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





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



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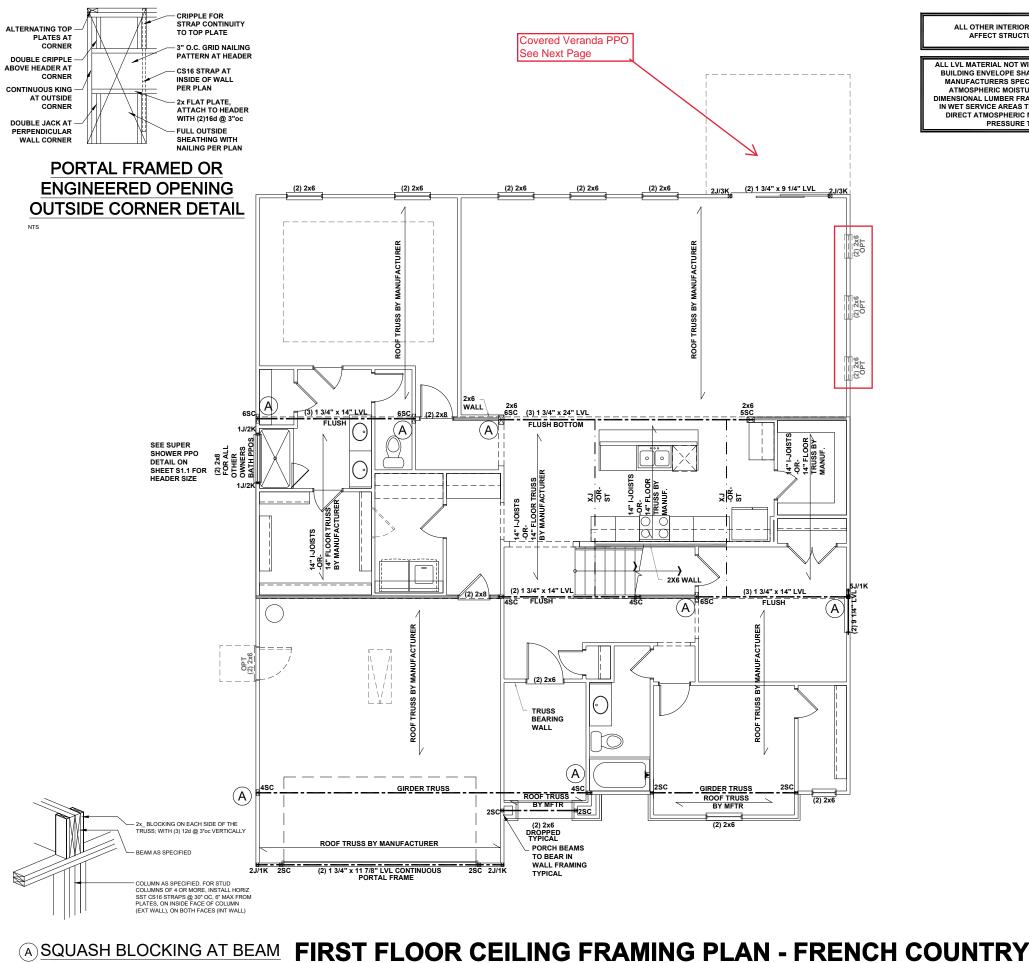
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PLUMBING PLAN

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AFFECT STRUCTURAL LAYOUT

ALL LVL MATERIAL NOT WITHIN THE CONDITIONEI 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 PRESSURE TREATED

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

— ROOF RAFTER / TRUSS SUPPORT DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

- w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J /
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIVALENT)
  ABA44 AND AT TOP USING CS 16 STRAPPING (12"
- 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)
- 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).

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

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.

WHERE FLOOR TRUSSES ARE SPACED AT 24" o.c. 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 APPROVED APA/TCNA SUBFLOOR ASSEMBLY THAT MEETS THE L/600 DEFLECTION CRITERIA FOR BOTH THE SUBFLOOR AND THE FLOOR TRUSS PLAN

#### TRUSSED FLOOR - STRUCTURAL NOTES

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE DRAWINGS. INSTALLATION SHALL BE IN
- ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER AND INCLUDED IN THE TRUSS PROFILES.



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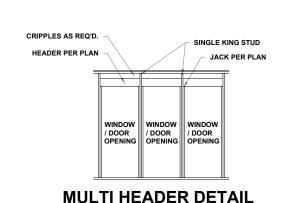
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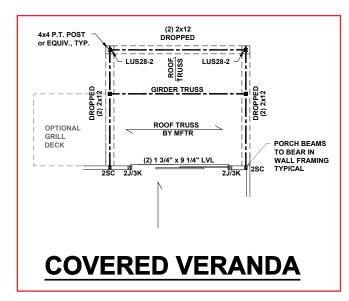
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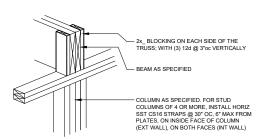
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FIRST FLOOR **CEILING FRAMING PLAN** 



SINGLE COMMON KING STUD NTS





(A) SQUASH BLOCKING AT BEAM

# FIRST FLOOR CEILING FRAMING PLAN OPTIONS - FRENCH COUNTRY

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

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

INTERIOR LOAD BEARING WALL

ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

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

- ALL EDAMING TO BE #2 SDE MINIMUM
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
- . ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K. UNO.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- 7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- 3. 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 ( SAND
- 1. 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).
- FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST C\$16 STRAPS @ 30" oc, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

#### **ENGINEERED WALL SCHEDULE**

- NG1: 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.

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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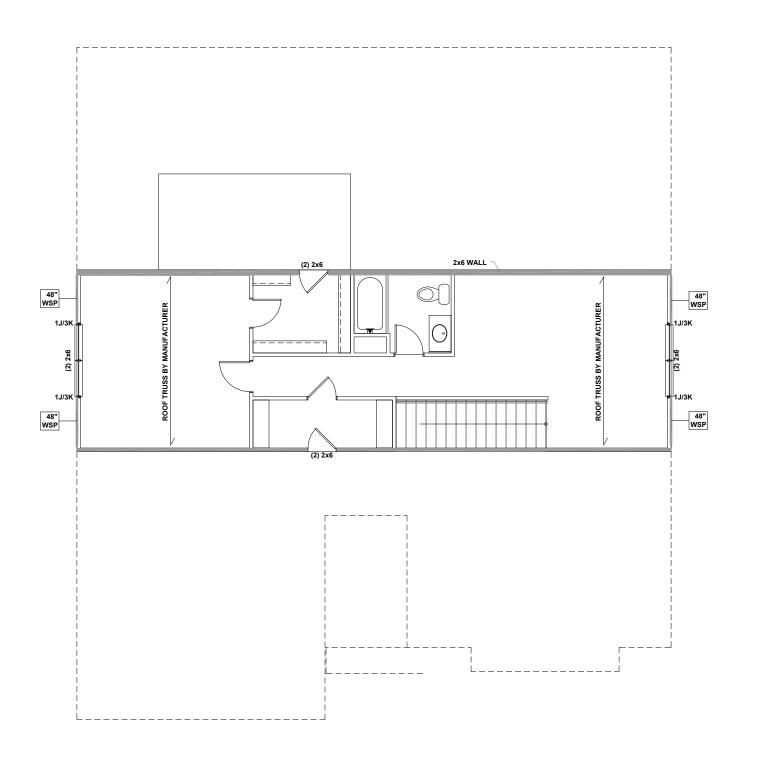
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FIRST FLOOR OPTIONS CEILING FRAMING PLANS

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

INTERIOR LOAD BEARING WALL

ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

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

- ALL EDAMING TO BE #2 SDE MINIMUM
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- 7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- 8. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 9. FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- 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" 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).
- 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).

#### **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
- AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- RECLANGLE.
  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).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S). SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



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

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

SCALED LENGTH
OF WALL PANEL
AT LOCATION



LENGTH OF PANEL PANEL TYPE

SECOND FLOOR CEILING FRAMING PLAN

**S2.**0



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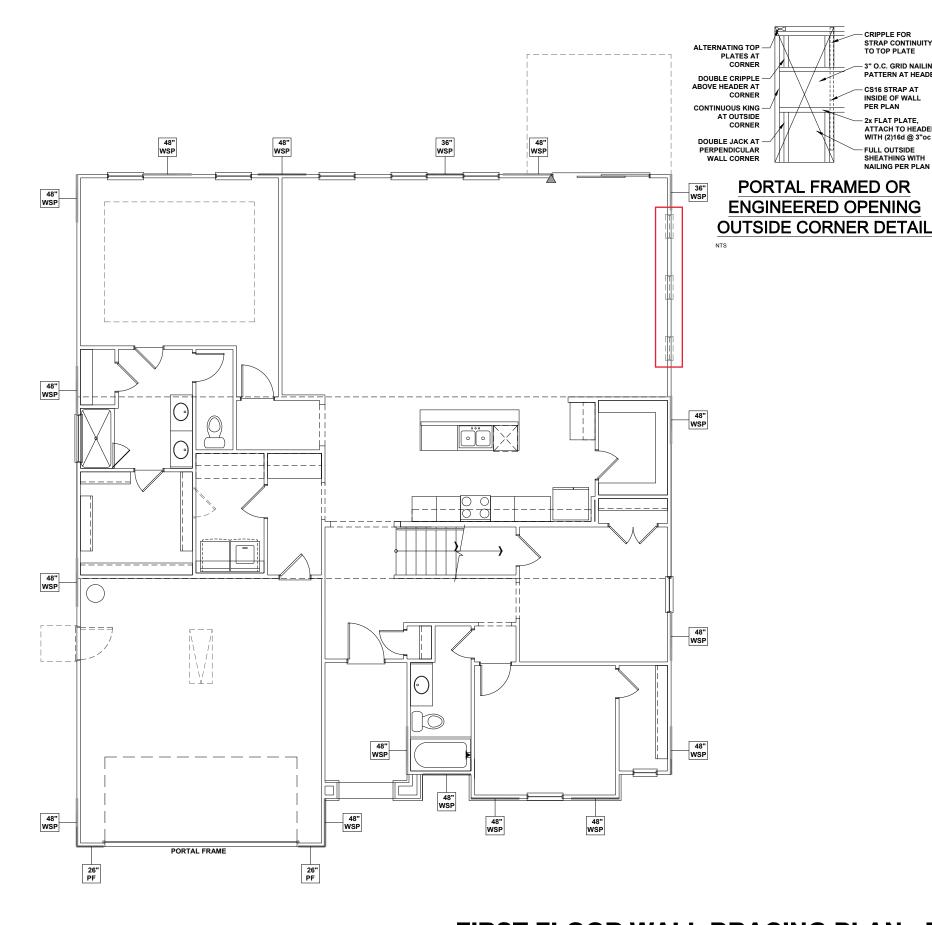
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SECOND FLOOR CEILING FRAMING PLAN - FRENCH COUNTRY

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

CRIPPLE FOR STRAP CONTINUITY TO TOP PLATE

- 3" O.C. GRID NAILING PATTERN AT HEADER

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

FULL OUTSIDE SHEATHING WITH NAILING PER PLAN

- CS16 STRAP AT INSIDE OF WALL PER PLAN

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

CHART WHEN APPLIED TO STRUCTURE:



RECTANGLE ARE TO BE INTERPRETED IN BRACING

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.

- NUMERICAL LENGTH SCALED LENGTH 24" OF WALL PANEL
AT LOCATION — OF PANEL PANEL TYPE

#### **ENGINEERED WALL SCHEDULE**

NG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL

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

ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED

BOTH SIDES WITH 8d NAILS @ 4" OC EDGE

AND 8" OC FIELD. FULLY BLOCKED AT ALL

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

#### WALL BRACING NOTE:

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

WALL BRACING: RECTANGLE 1						
SIDE	REQUIRED LENGTH	PROVIDED LENGTH				
FRONT	13.5 FT.	16.5 FT.				
LEFT	13.5 FT.	19.0 FT.				
REAR	13.5 FT.	15.0 FT.				
RIGHT	13.5 FT.	20.0 FT.				



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Consulting

# **mattamy**HOMES

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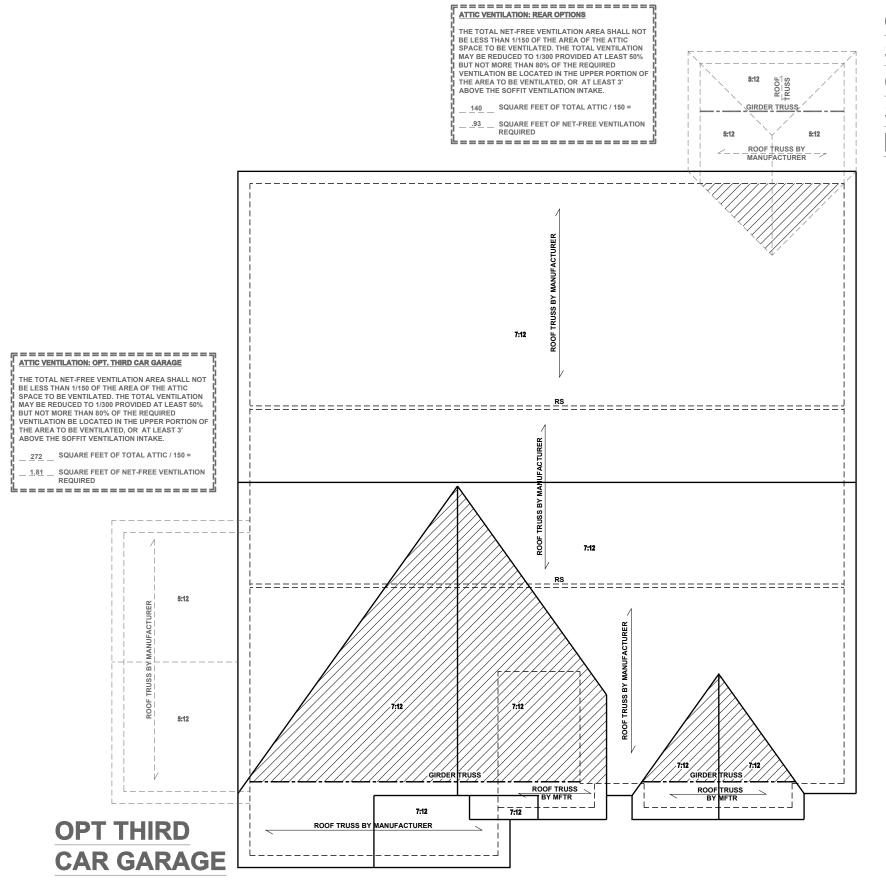
06/20/2025

MATTAMY HOMES

JAH

FIRST FLOOR WALL BRACING PLAN

FIRST FLOOR WALL BRACING PLAN - FRENCH COUNTRY



OPT
SUNROOM/
COVERED &
SCREENED
PORCH

#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL
ON THE ROOF RAFTER / TRUSS SUPPORT
OUBLE RAFTER / DOUBLE JOIST
STRUCTURAL BEAM / GIRDER
WINDOW / DOOR HEADER

POINT LOAD TRANSFER
POINT LOAD FROM ABOVE

BEARING ON BEAM / GIRDER

#### TRUSSED ROOF - STRUCTURAL NOTES

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

2.

DENOTES OVER-FRAMED AREA

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

#### ATTIC VENTILATION

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

2857 SQUARE FEET OF TOTAL ATTIC / 150 =

19 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 F

CONNECTOR
NAILING PER TABLE 602.3(1)
NCRBC 2018 EDITION

OVER 28'

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

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



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ODSUITING DESIGN • ENERGY ON DR. RALEIGH, NC 27666 919,480,1075

JDS Consulting PLLC; 543 PYLON DR, RALEIGH, INFO@JDSCONSULTING.NET; WWW.JDSCO

CONSTRUC BY CONTRA THE LOT NI NOTED SHEET. DIP

. 22x34 PAPER, OR AS 1

CAROLINA

NORTH



DJECT NO.: **25901869** 

DATE: **06/20/2025** 

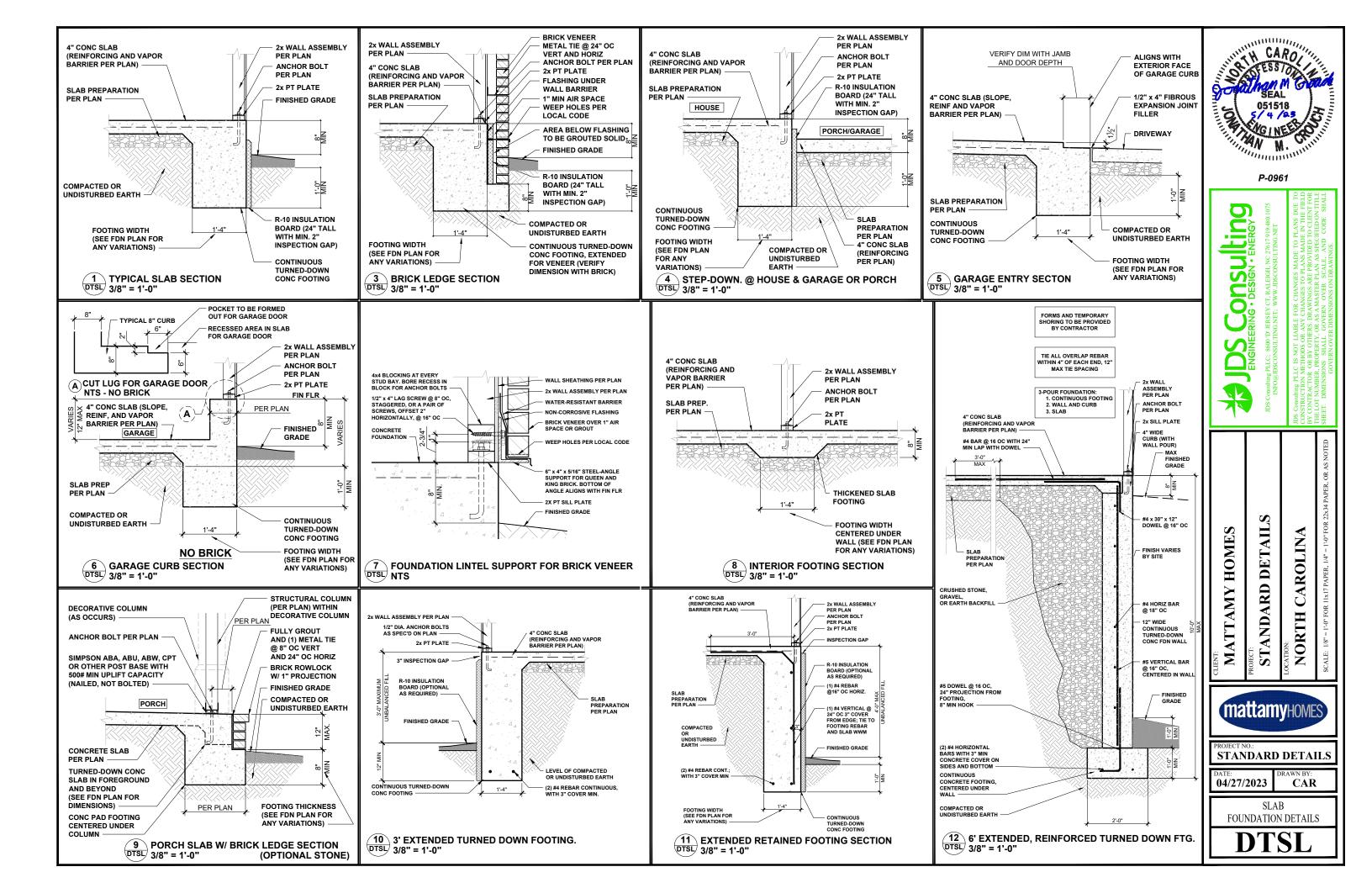
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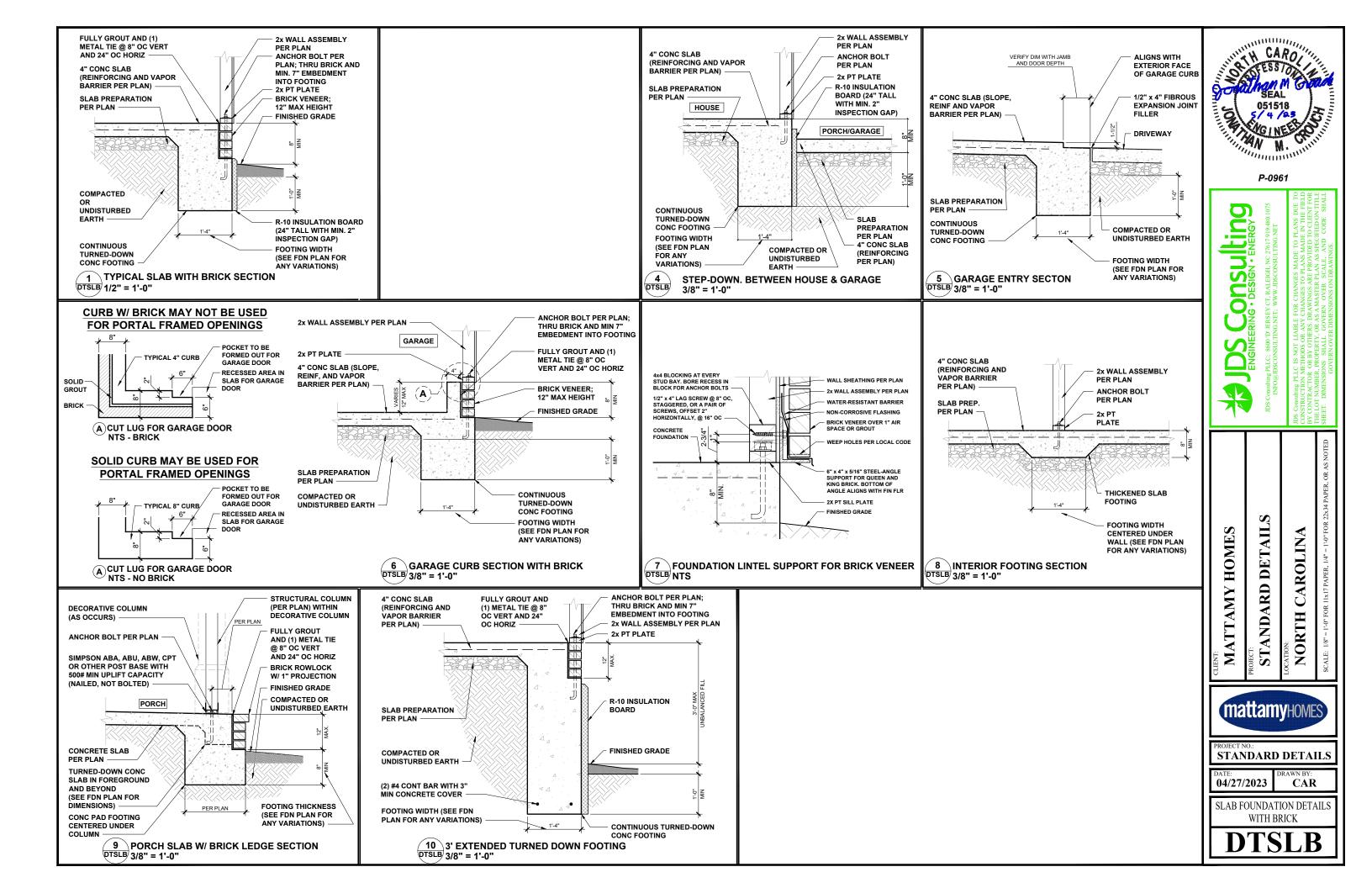
ROOF FRAMING PLAN

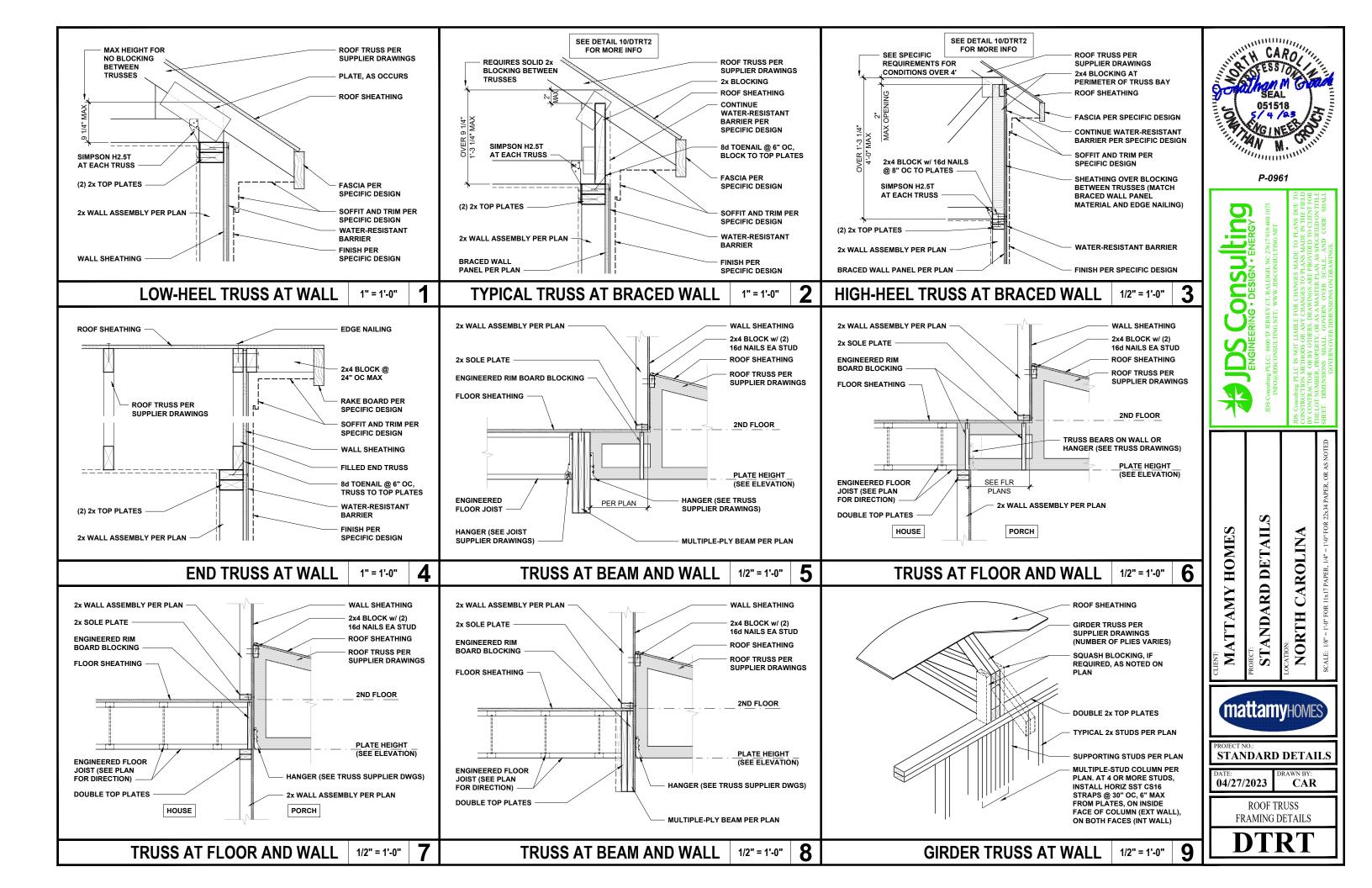
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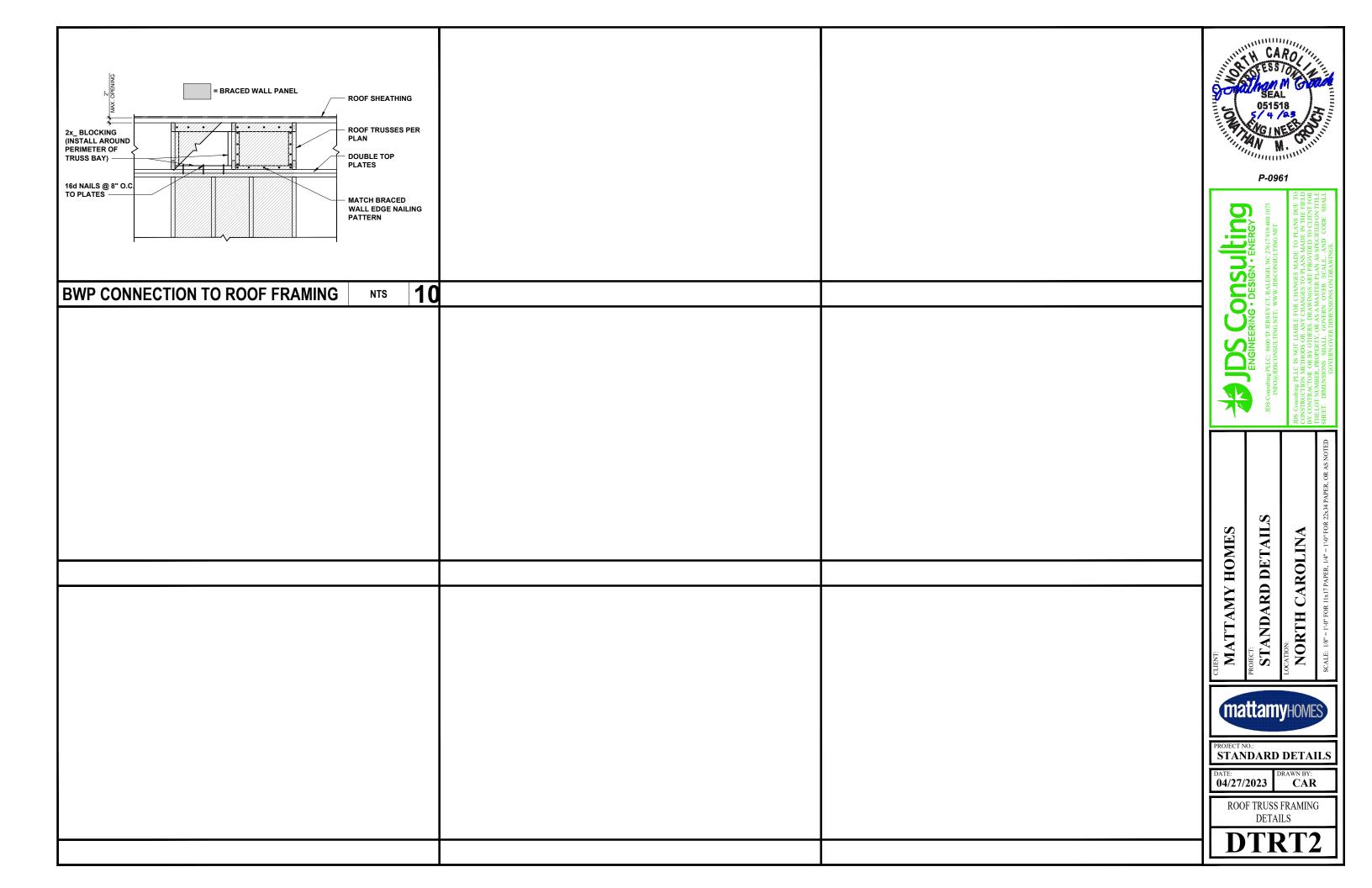
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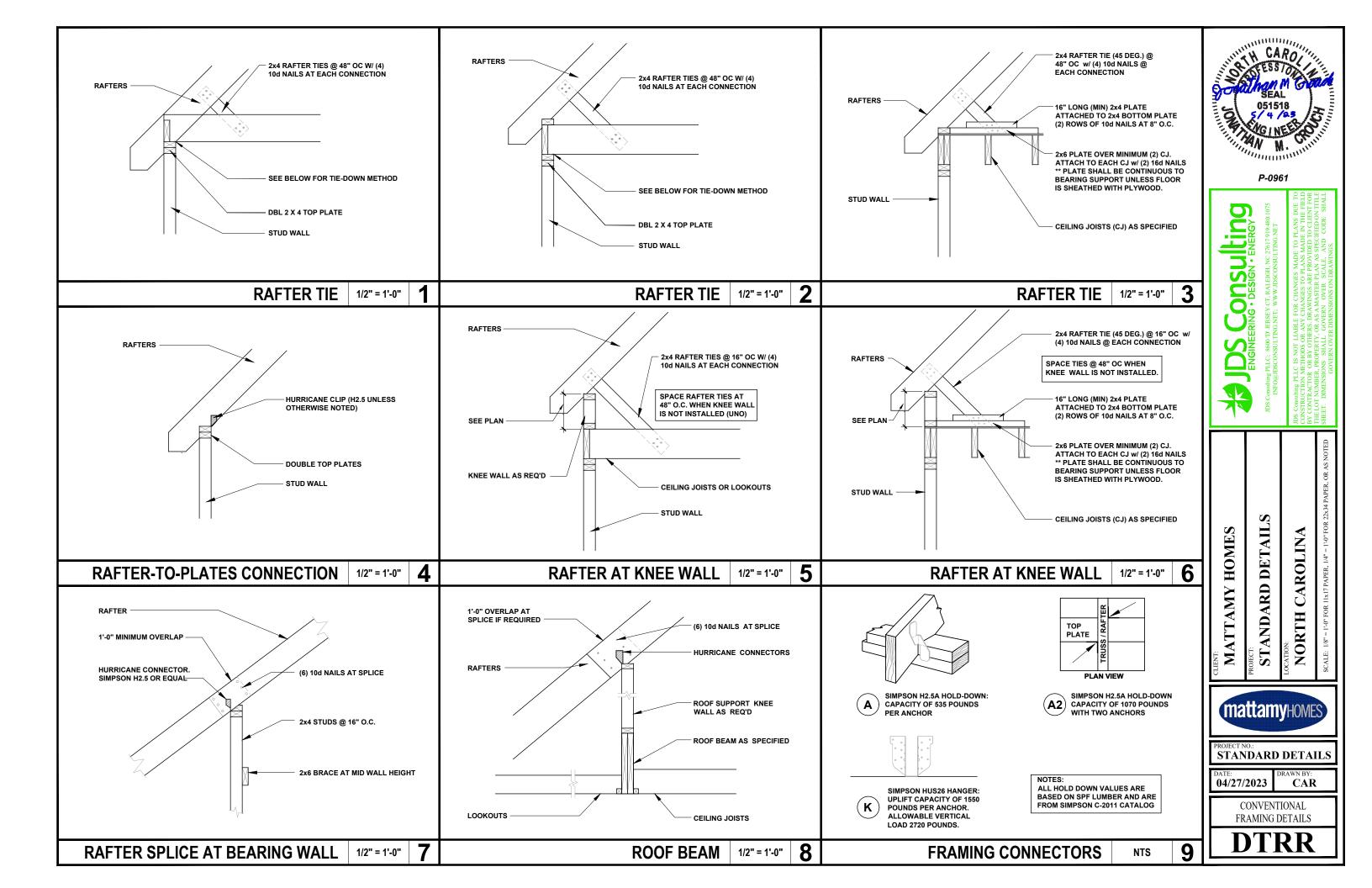
**ROOF FRAMING PLAN - FRENCH COUNTRY** 

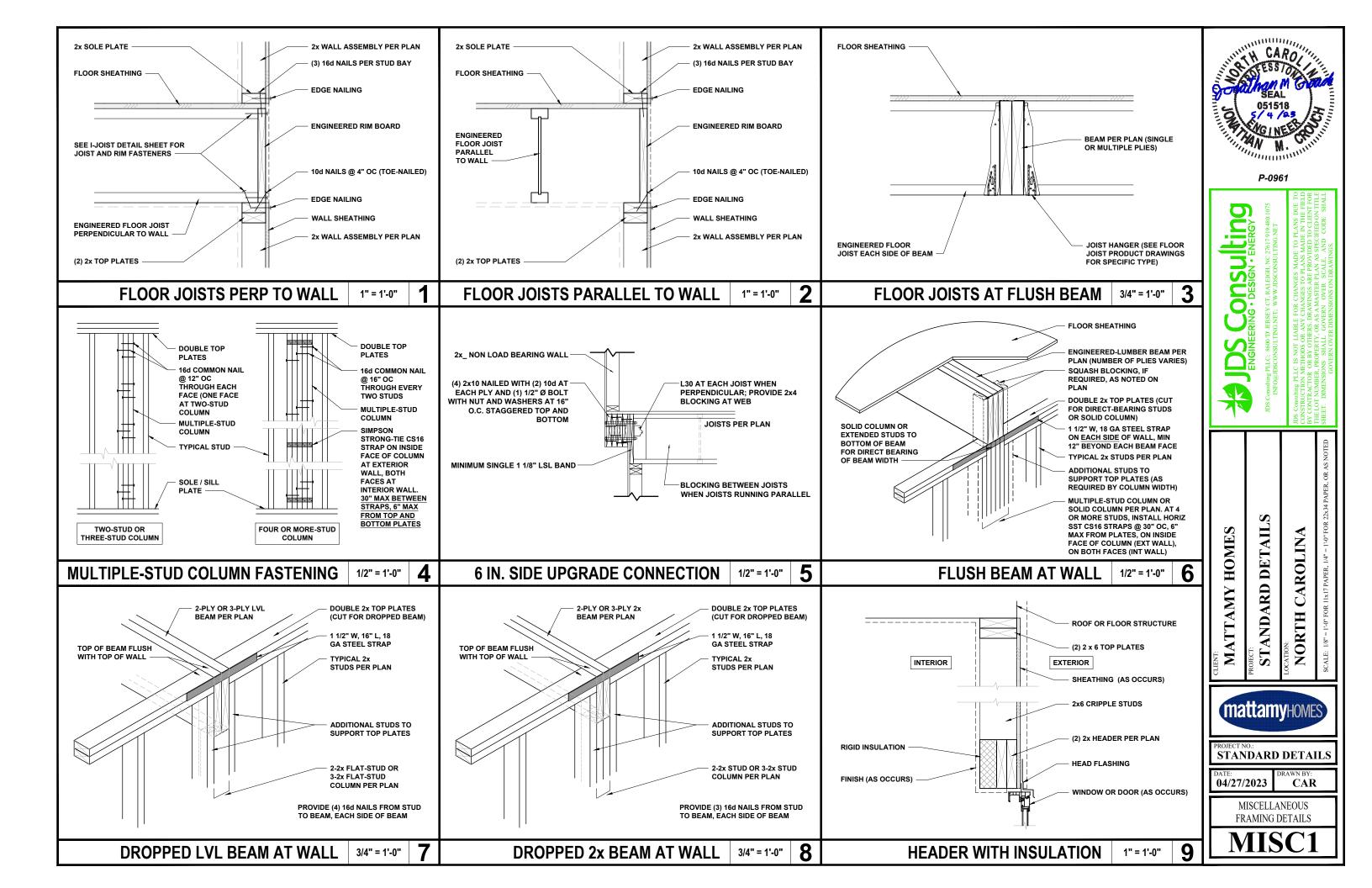


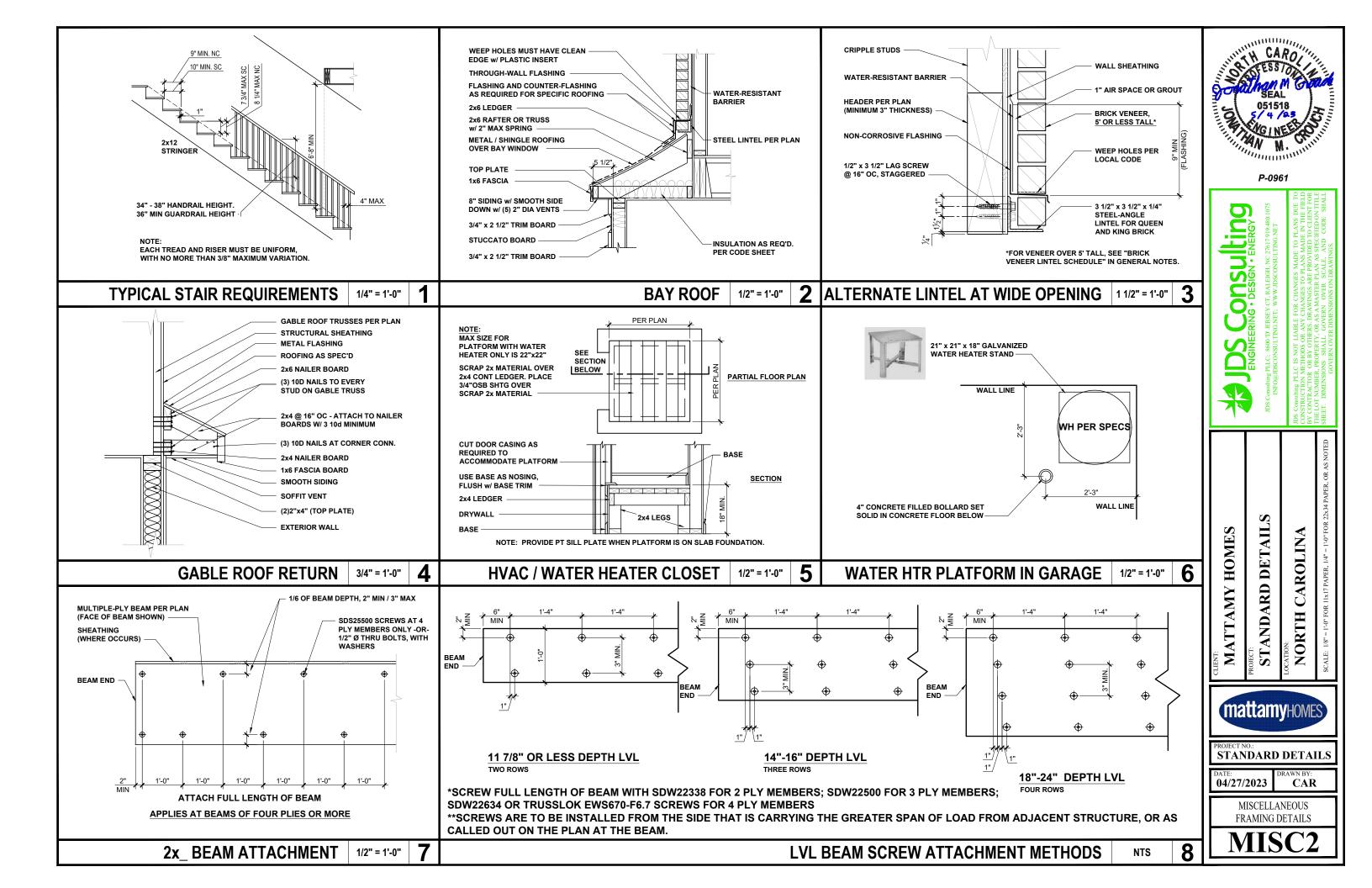


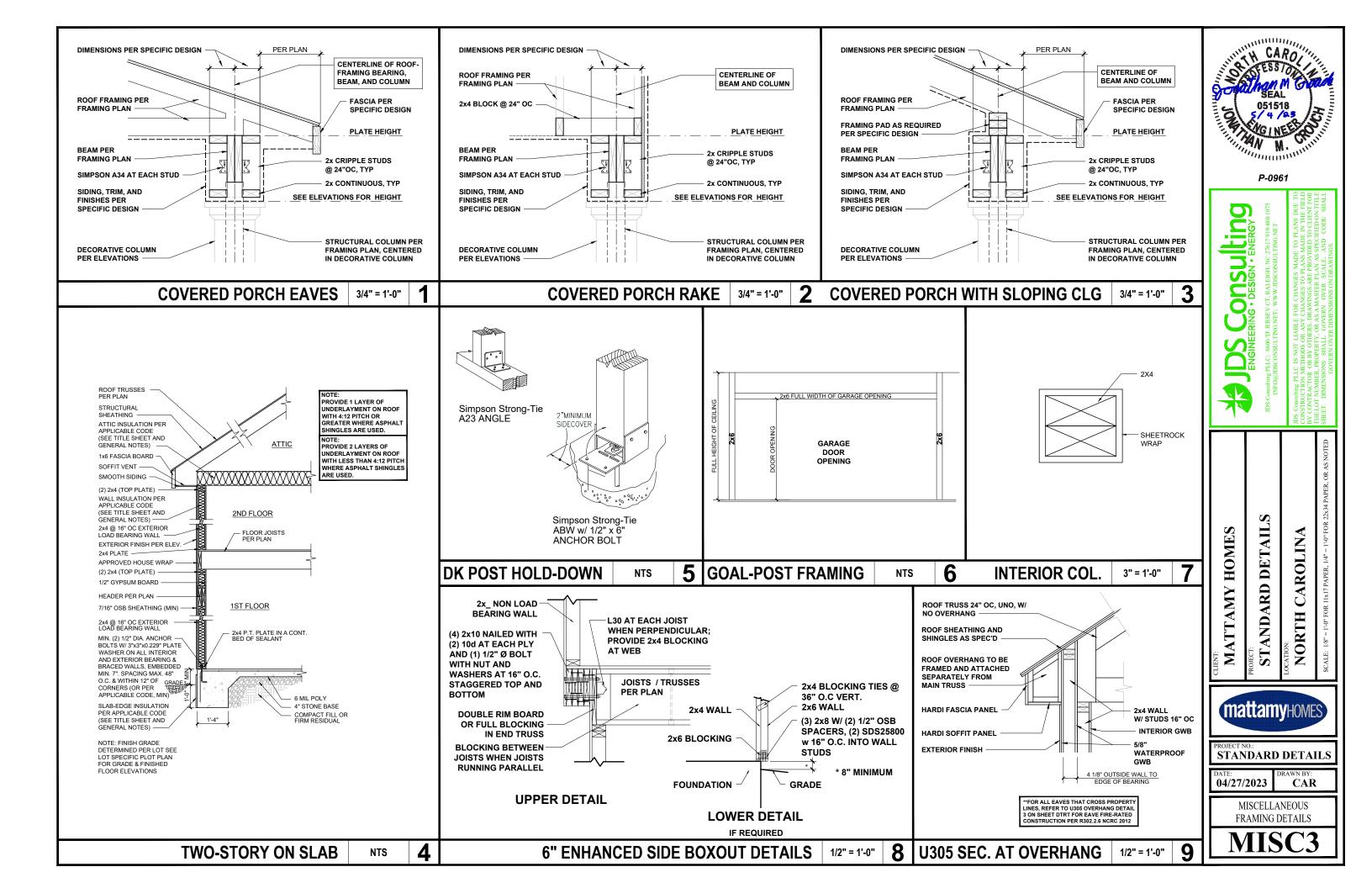


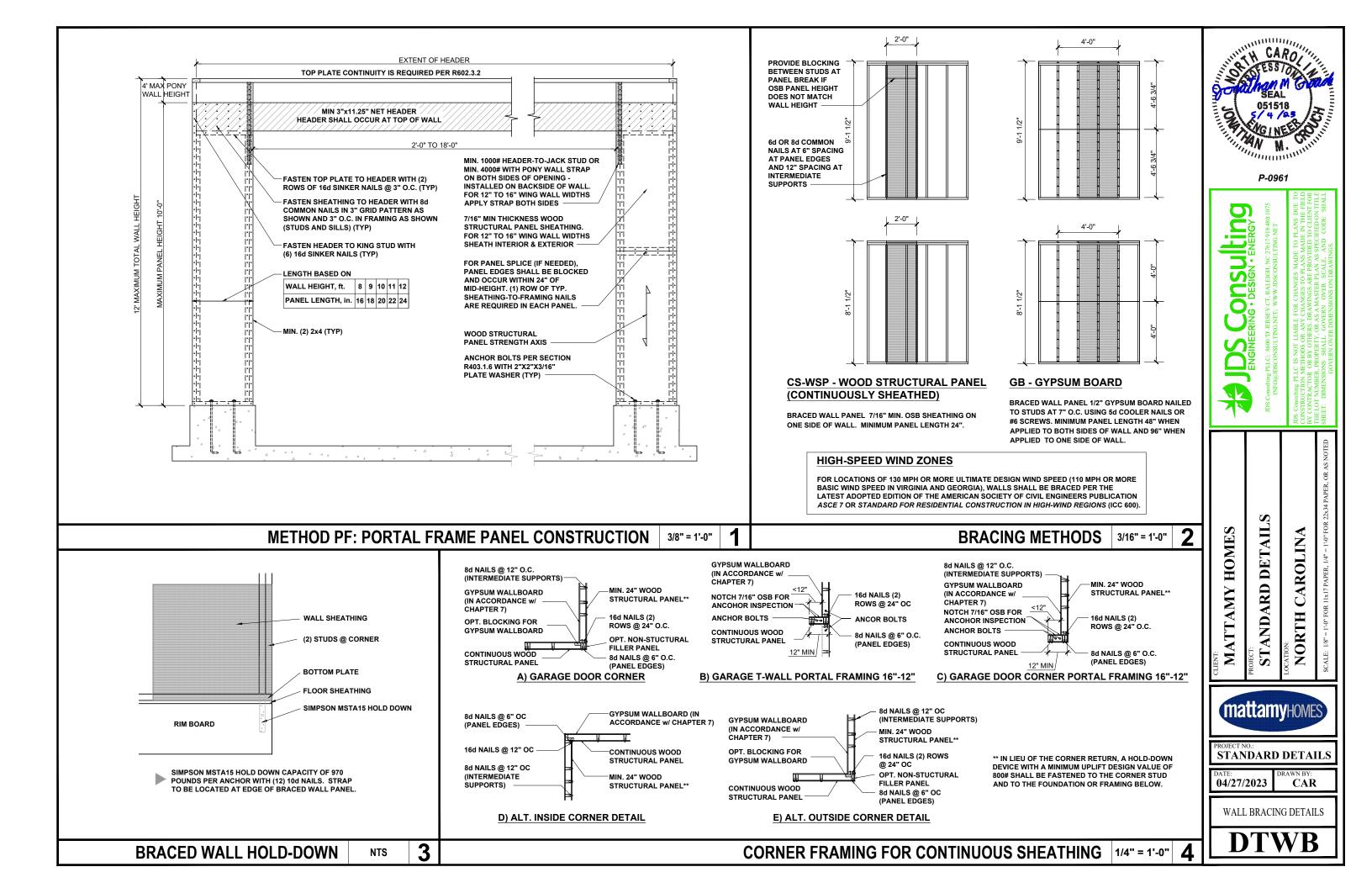


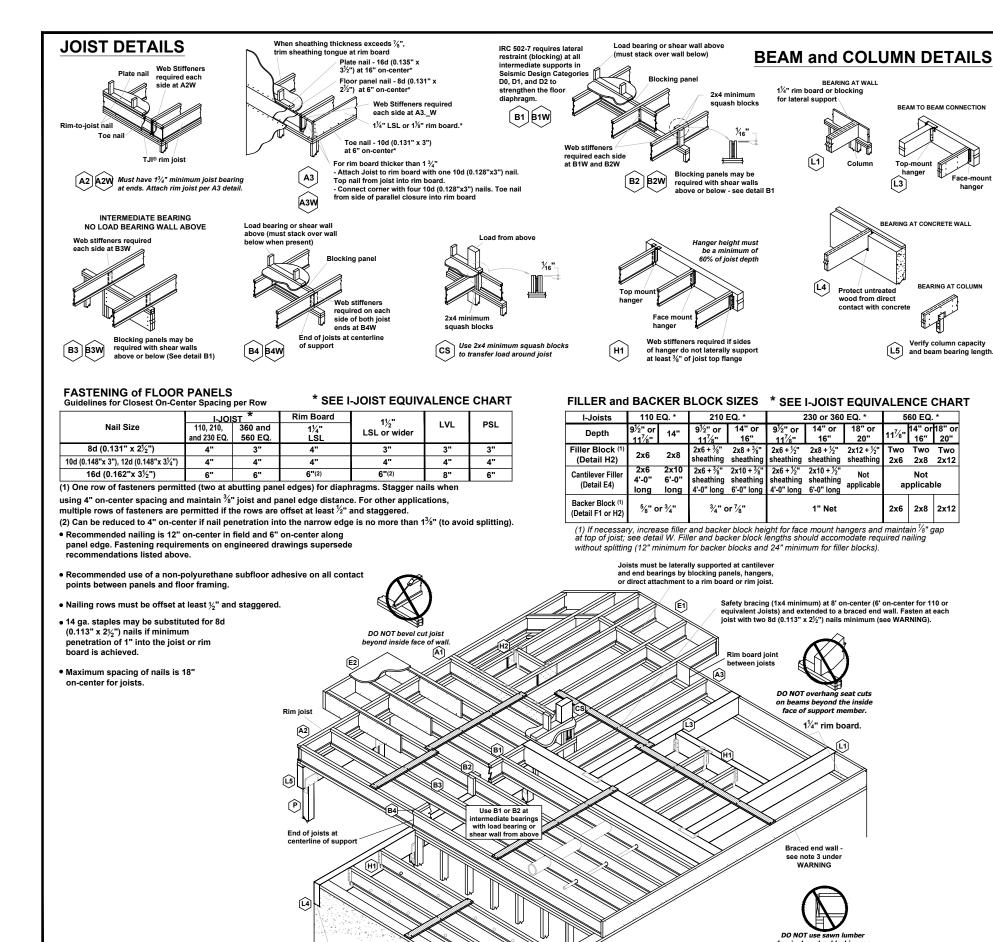












wood from direct

11/3" knockouts at

face of wall or bean

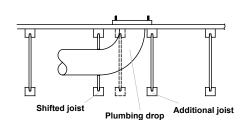
#### **INSTALLATION TIPS**

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

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

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

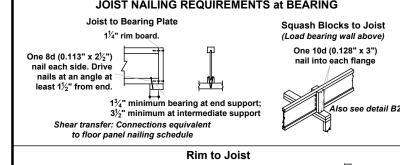
Additional joist at plumbing drop (see detail).



#### \* I-JOIST EQUIVALENCY CHART

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

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







it may shrink after

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

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

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

floor jois Top View Locate rim board joint between joists.



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

Drive nails at an angle to minimize See framing plan (if applicable) or iLevel® Framer's Pocket Guide for minimum end and

intermediate bearing lengths.



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DETAIL

**NDARD** 

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NORTH

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**mattamy**HOMES

STANDARD DETAIL

04/27/2023

**ENGINEERED JOIST DETAILS**