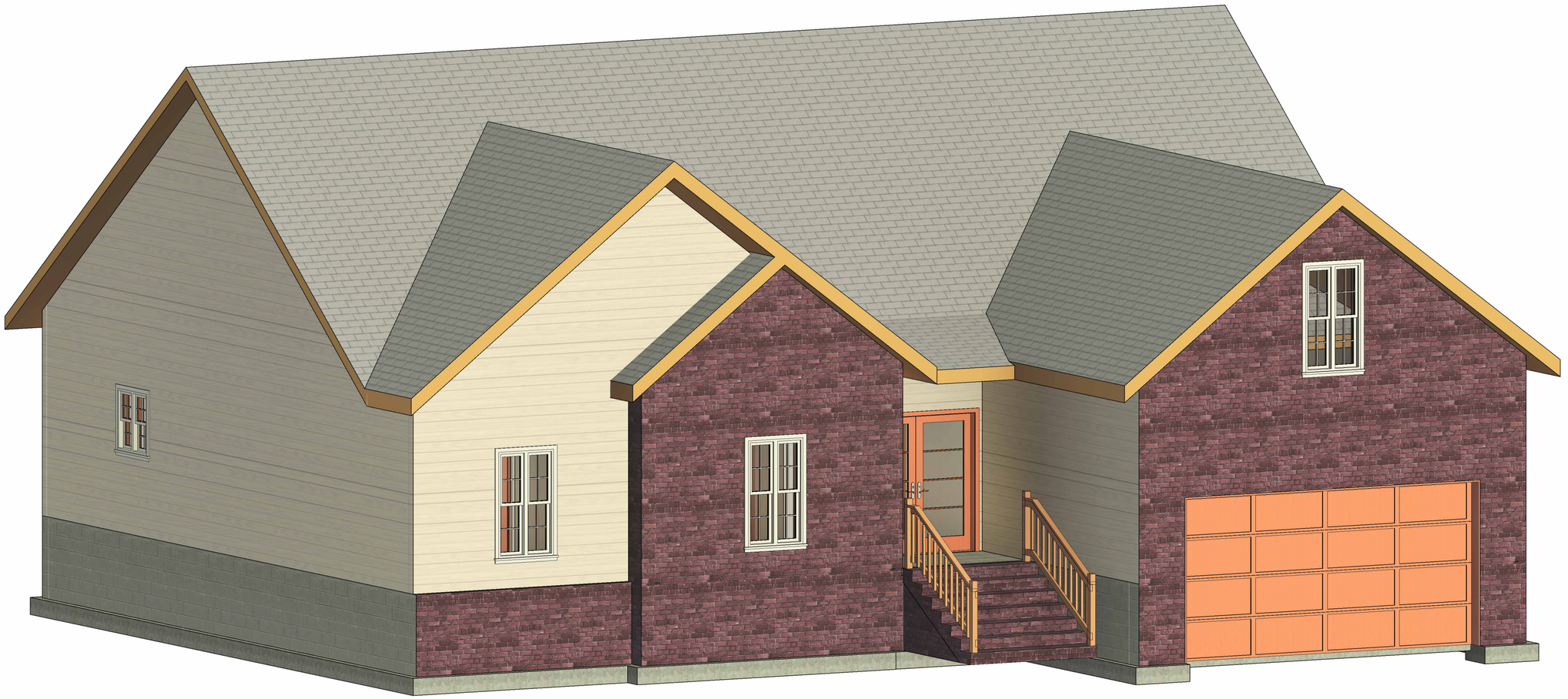
PLANS FOR:

C&M Constructions, LLC



NOTE: 3D MODEL IS ONLY INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND SHOULD NOT BE USED TO MAKE ANY CONSTRUCTION RELATED DECISIONS OR DETERMINATIONS.

NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. HINTON OAKS ENGINEERING, INC. ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS OR ANY DEVIATION FROM THESE PLANS. ENGINEER TO BE NOTIFIED PRIOIR TO CONSTRUCTION IF ANY DISCREPENCIES EXIST.
2. DIMENSIONS GOVERN OVER SCALE, AND CODE GOVERNS OVER DIMENSIONS.
3. PLANS MUST HAVE SIGNED ENGINEERING SEAL TO BE VALID AND ARE LIMITED TO A ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED IN THE TITLE BLOCK.

CODE

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

2018 NORTH CAROLINA RESIDENTIAL CODE

ORIGINAL DRAWINGS ARE PRODUCED AT 18"x24" FORMAT. DO NOT SCALE IF PRINTED TO DIFFERENT SIZE.

SHEET INDEX

HINTON OAKS — ENGINEERING —
903 WIDEWATERS PKWY. KNIGHTDALE, NC 27545
(P) 540-273-7390 | LICENSE NO.: C-4925

NORTH CAROLINA PROFESSIONAL SEAL 047252 ENGINEER JEFFREY IANNICELLI

3/31/2025

CUSTOMER: C&M Constructions, LLC

PROJECT TYPE: Residential New-Build

ADDRESS: 42 Ponchartrain Street, Fuquay-Varina, NC 27526

PROJECT NO: 25007 | REV: 0

DATE: 3/31/2025 | DRAWN BY: JPI

TITLE SHEET

SHEET: T

GENERAL

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTCUTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEAN, METHODS, AND JOB-SITE SAFETY. NOTIFY HINTON OAKS ENGINEERING, INC. IF ANY DISCREPENCIES ON PLAN EXIST.

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2000PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115MPH, EXPOSURE B
GROUND SNOW	15PSF
ROOF	20PSF

RESIDENTIAL CODE TABLE 301.5	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 DERVIED FROM TABLES R301.2(2) AND R01.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE CATEGORY B.

ABBREVIATIONS

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

MATERIALS:

1. INTERIOR / TRIMMED FRAMING LUMBER TO BE #2 SPRUCE PINE FIR (SPF). #2 SOUTHERN PINE (SP) MAY BE SUBSTITUTED.
2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN PINE (SP).
3. LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH DESIGN PARAMETERS OF 2.1E-3100F, UNO.
4. STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, Fy 50KSI.
5. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A625, GRADE 60.
6. 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.
7. CONCRETE SUBJECT TO MODERATE TO SEVER WEATHERING PROBABILITY PER TABLE R(301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2
8. CONCRETE MASONRY UNITES (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANIONS COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
9. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
10. INDICATED MODEL NUMBERS FOR ALL METALS HANGERS, STRAPS, FRAMING CONNECTORS, HOLD-DOWNS, AND ANCHORS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.

FOUNDATION:

1. MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000PSF. CONTRACTOR IS RESPONSIBLE TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
2. 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. A MINIMUM OF (2) ANCHOR BOLTS IS REQUIRED PER SECTION. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE PLATE WIDTH. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
3. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION EACH SIDE OF FOUNDATION WALLS (SEE DETAIL).
4. ALL REBAR IN CONCRETE TO HAVE AT LEAST 2" COVER BETWEEN EDGE OF CONCRETE AND EDGE OF REBAR.
5. FRAMING TO BE FLUSH WITH POURED SLAB.
6. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.
7. LOCAL TERRAIN SHALL BE GRADED OR DRAINS INSTALLED/CONSTRUCTED TO DRAIN SURFACE WATER AWAY FROM STRUCTURE / FOUNDATION.
8. A MINIMUM OF 6MIL VAPOR BARRIER TO BE INSTALLED IN CRAWLSPACES TO COVER ALL EXPOSED EARTH WITH JOINTS LAPPED NO LESS THAN 12".

FRAMING:

1. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED WITH MIN (1) JACK STUD AND (1) KING STUD AT EACH END, UNO.
2. ALL NON-BEARING HEADERS TO BE (2) 2x4 WITH (1) JACK STUD AND (1) KING STUD AT EACH END, 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 FOUNDATION OR OTHER STRUCTURAL COMPONENTS.
5. DOUBLE JOISTS TO BE INSTALLED UNDER BEARING PARTITION WALLS.
6. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION AND/OR AVAILABILITY.
7. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
8. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURED SPECIFICATIONS.
9. ENGINEERED WOOD FLOOR SYSTEM AND ROOF TRUSS SYSTEMS:
   A. SHOP DRAWINGS FOR SYSTEMS SHALL BE PROVIDED TO ENGINEER OF RECORD FOR REVIEW BEFORE CONSTRUCTION.
   B. TRUSS PROFILES SHALL BE SEALED BY TRUSS MANUFACTURER
   C. INSTALLATION 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 CONTINIOUSLY 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 EACH END. ALTERNATE EQUIVALENT ATTACHMENT METHODS MAY BE USED SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS)
14. ATTACH COLUMNS TO SLAB USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN OR ANY OTHER COLUMN CONNECTION WITH 500lb UPLIFT CAPACITY.
15. ATTACH COLUMNS TO BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN / BEAM NOTED ON PLAN OR ANY OTHER COLUMN CONNECTION WITH 500lb UPLIFT CAPACITY.
16. FOR STUD COLUMNS WITH 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS AT 30" OC (6" MAX FROM TOP AND BOTTOM PLATES), ON INSIDE FACE OF COLUMN FOR EXTERIOR WALLS, ON BOTH FACES FOR INTERIOR WALLS.
17. FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN 2" NOMINAL IN THICKNESS, PLACED PERPENDIUCLAR TO THE JOIST @ 4'-0" OC. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
18. BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE. REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.

ROOF SYSTEM:

TRUSSED ROOF - STRUCTURAL NOTES

FOR TRUSS SUPPLIER / MANUFACTURER:

1. TRUSS SUPPLIER TO COORDINATE ACTUAL BUILDING DIMENSIONS WITH CONTRACTOR.
2. TRUSS SUPPLIER TO SIZE AND PROVIDE THE FOLLOWING AS APPLICABLE:
   A. TRUSS BEARING ENHANCERS (TBE, SIMPSON, USP, OR EQUAL FOR BEARING LIMITED CONDITIONS.
   B. GIRDER TRUSS HOLD DOWN STRAPS
   C. TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER HANGERS
3. PROVIDE TRUSS LAYOUT AND ENGINEERED SEALED COPY OF TRUSS DESIGN DRAWINGS TO ENGINEER PRIOR TO FABRICATION

FOR CONTRACTOR / INSTALLER:

1. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
2. MINIMUM 7/16" OSB ROOF SHEATHING.
3. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS.
4. HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION, (BCSI) MANUAL, SPECIFICALLY BCSI-B1 & BCSI-B2.
5. ANY TRUSSES OVER 30' LONG ARE TO BE HOISTED INTO PLACE USING A SPREADER BAR (OR EQUIVALENT) AS SHOWN IN BCSI-B1.
6. PERMANENT LATERAL BRACING OF TRUSSES SHALL BE IN ACCORDANCE WITH BCSI-B3 AND THE FOLLOWING:
   A. PROVIDE CONTINUOUS LATERAL BRACING (CLB) TO TRUSS WEB MEMBERS WHERE SHOWN ON THE TRUSS DRAWINGS. USE 2x4'S FOR ALL CLB AND OVERLAP 24". SECURE CLB TO EACH WEB W/ (2) 10d (3" x 0.128" DIA.) NAILS. PROVIDE ADDITIONAL CLB BRACING AS SHOWN ON FINAL TRUSS DRAWING.
   B. PROVIDE 45 DEGREE DIAGONAL BRACING EVERY 10' MAXIMUM AS SHOWN IN BCSI-B3 MANUAL.
6. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

ROOF SYSTEM:

STICK-FRAMED ROOF STRUCTURAL NOTES

1. PROVIDE 2x6 COLLAR TIES AT 48" OC AT UPPER THIRDS OF RAFTERS, UNO.
2. FUR RIDGES FOR FULL RAFTER CONTACT.
3. PROVIDE CONTINIOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
4. MINIMUM 7/16" OSB ROOF SHEATHING.
5. H2.5A (MINIMUM) OR EQUIVALENT HURRICANE STRAPS AT EACH RAFTER-TO-TOP PLATE CONNECTION, UNO.

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NORTH CAROLINA PROFESSIONAL SEAL 047252 ENGINEER JEFFREY IANNICELLI

3/31/2025

CUSTOMER: C&M Constructions, LLC

PROJECT TYPE: Residential New-Build

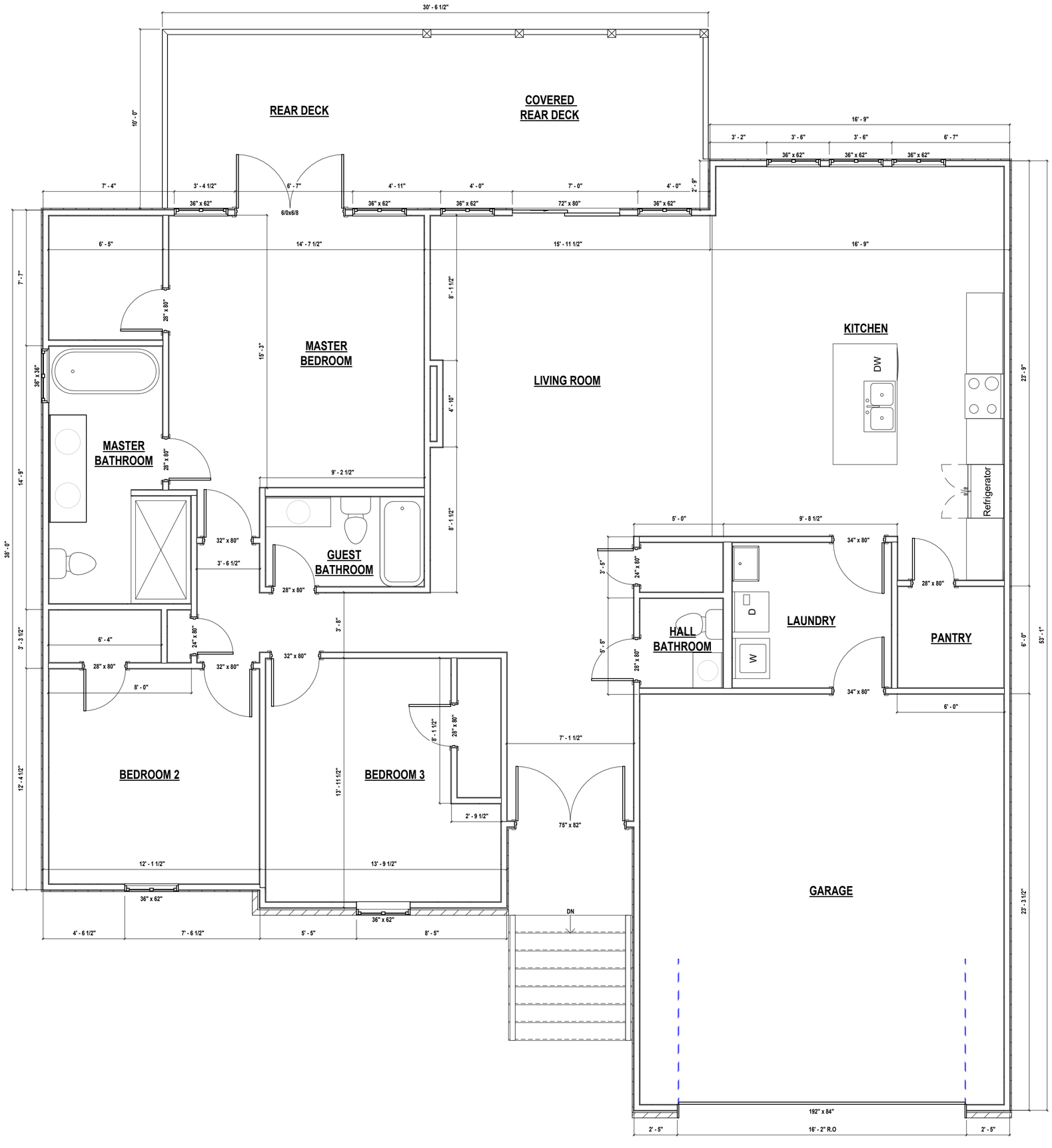
ADDRESS: 42 Ponchartrain Street, Fuquay-Varina, NC 27526

PROJECT NO: 25007 | REV: 0

DATE: 3/31/2025 | DRAWN BY: JPI

GENERAL NOTES & SPECIFICATIONS

SHEET: GN



FLOOR AREA SCHEDULE	
Heated	
Level 1	1803.24 ft²
	1803.24 ft²
Unheated	
Garage	476.57 ft²
Rear Deck	166.57 ft²
Front Porch	30.03 ft²
	673.18 ft²
Grand Total	2476.41 ft²

NOTE:
- ALL WALLS ARE 2x4 STUD @ 16" OC, U.N.O.
- ALL FLAT CEILINGS HAVE A CEILING HEIGHT OF 9'-0" UNO.
- ALL DIMENSIONS ARE TO FACE OF STUD.
- ALL DOORS AND WINDOWS HAVE A HEADER HEIGHT OF 6'-10" A.F.F.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL NOTES AND REQUIREMENTS.

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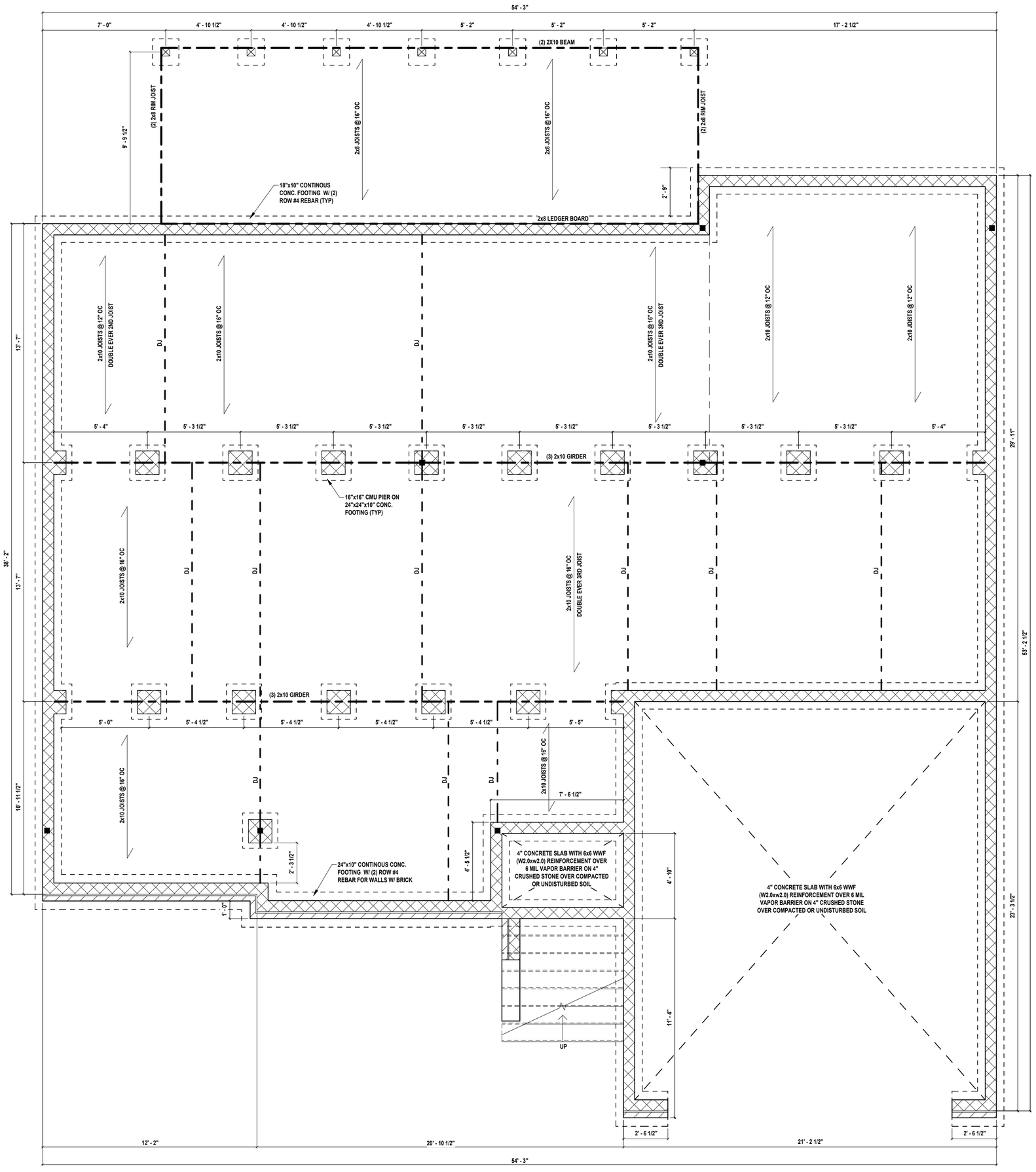
FIRST FLOOR PLAN

SHEET: A1



1 **FOUNDATION PLAN**
1/4" = 1'-0"

NOTE:
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- ALL FLAT CEILINGS HAVE A CEILING HEIGHT OF 9'-0" UNO.
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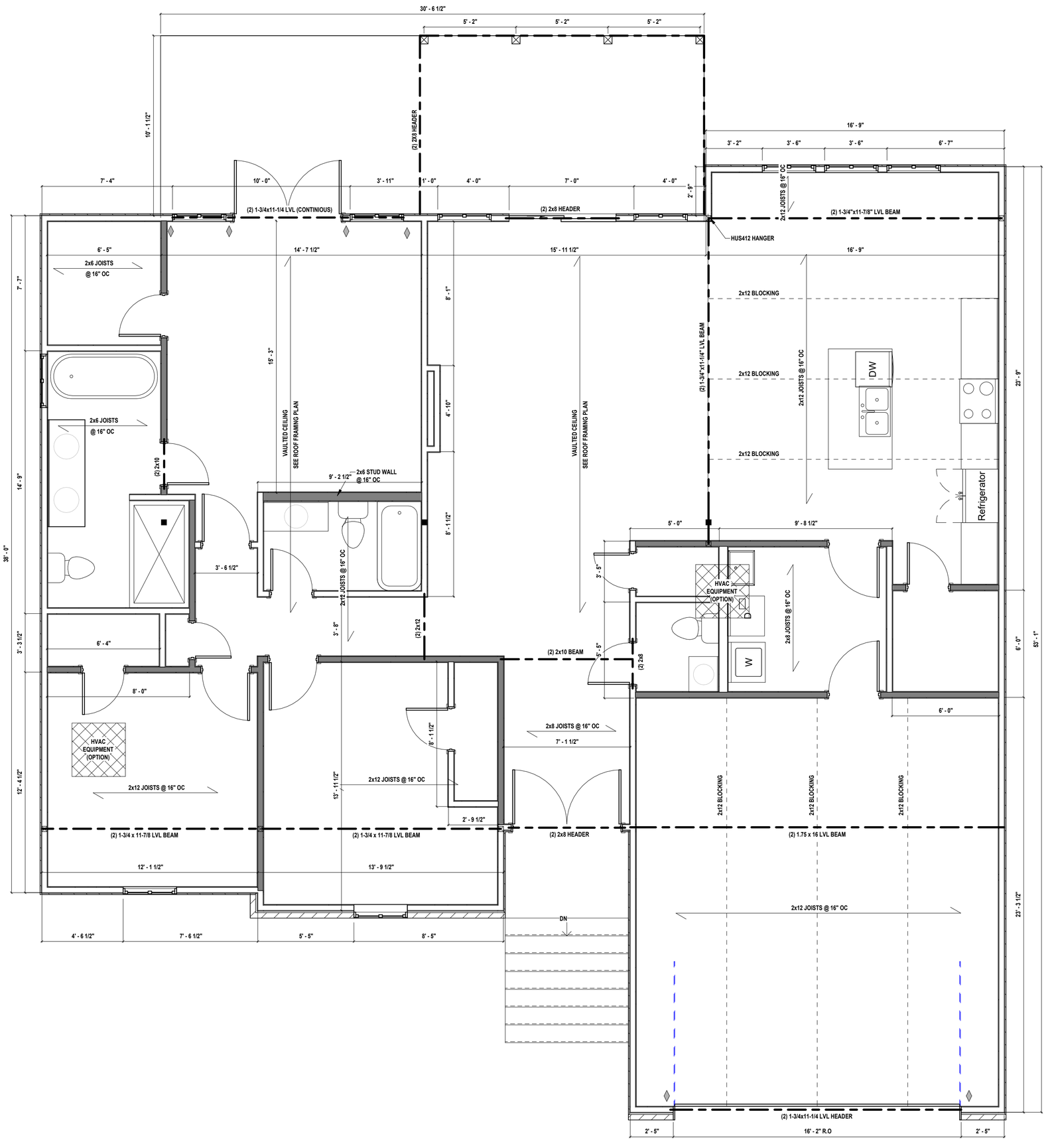
FOUNDATION PLAN

SHEET: **S1**



BEAM & POINT LOAD LEGEND

- INTERIOR LOAD-BEARING WALL
- STRUCTURAL BEAM / GIRDER / HEADER
- DOUBLE RAFTER / DOUBLE JOIST
- POINT LOAD TRANSFER TO BELOW
- POINT LOAD TRANSFERRED FROM ABOVE
- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM. SEE PORTAL FRAME DETAIL.

1 **FIRST LEVEL CEILING FRAMING PLAN**
1/4" = 1'-0"

NOTE:
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- SEE GENERAL NOTES SHEET FOR ADDITIONAL NOTES AND REQUIREMENTS.

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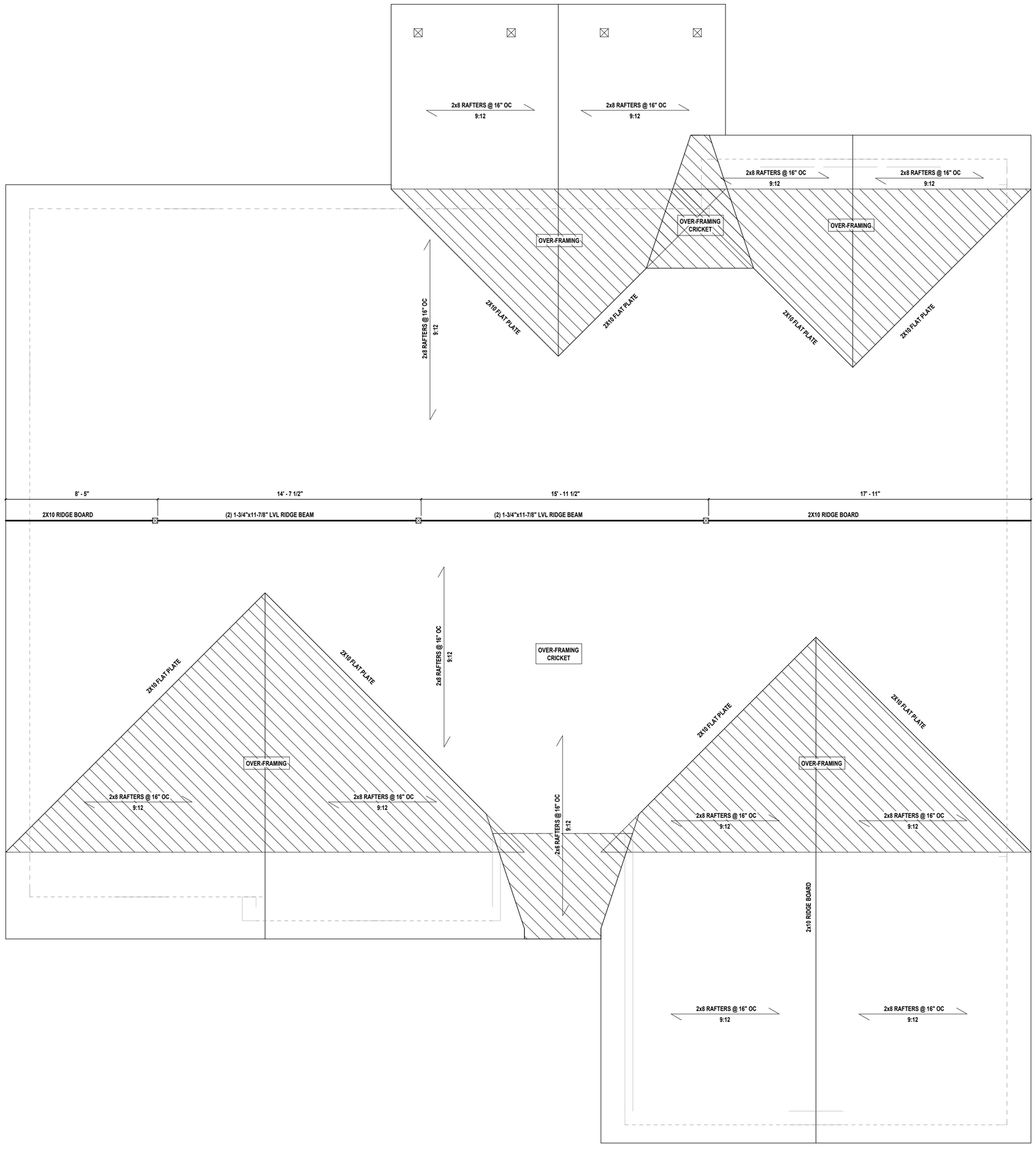
FIRST LEVEL CEILING FRAMING PLAN

SHEET: S2



1 ROOF FRAMING PLAN
1/4" = 1'-0"

BEAM & POINT LOAD LEGEND

- INTERIOR LOAD-BEARING WALL
- STRUCTURAL BEAM / GIRDER / HEADER
- POINT LOAD TRANSFER TO BELOW
- POINT LOAD TRANSFERED FROM ABOVE

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SECOND FLOOR FRAMING PLAN

SHEET: **S3**

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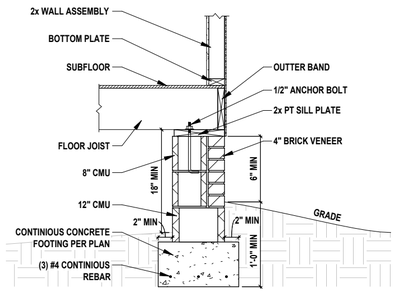
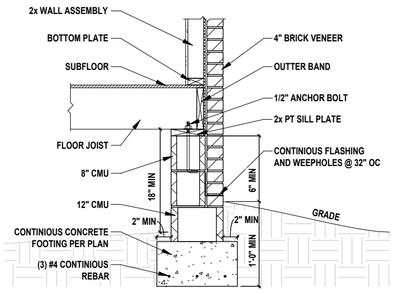
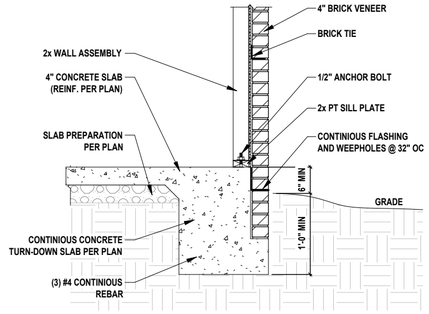


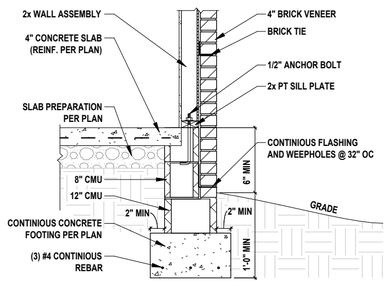
STEM WALL @ CRAWL SPACE | 1/2" = 1'-0" | 1 D1



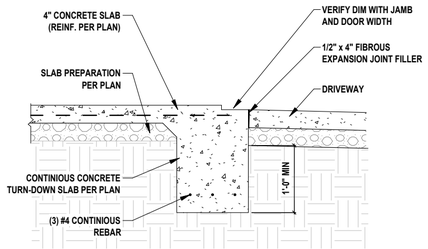
STEM WALL @ CRAWL SPACE | 1/2" = 1'-0" | 2 D1



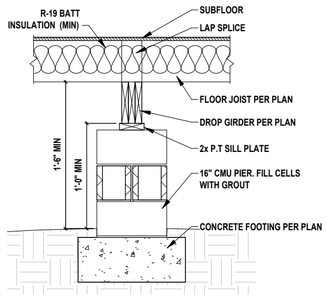
TURNED-DOWN SLAB FOOTING | 1/2" = 1'-0" | 3 D1



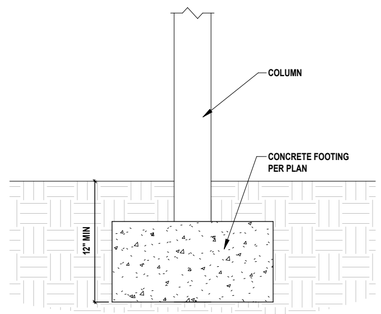
SLAB-ON-GRADE STEM WALL | 1/2" = 1'-0" | 4 D1



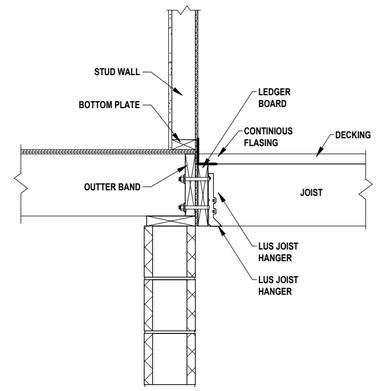
GARAGE DOORWAY FOOTING | 1/2" = 1'-0" | 5 D1



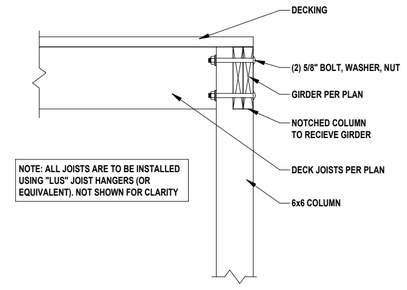
PIER & GIRDER | 1/2" = 1'-0" | 6 D1



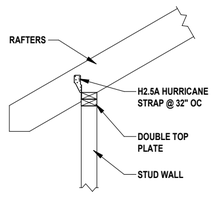
FOOTING DETAIL | 3/4" = 1'-0" | 7 D1



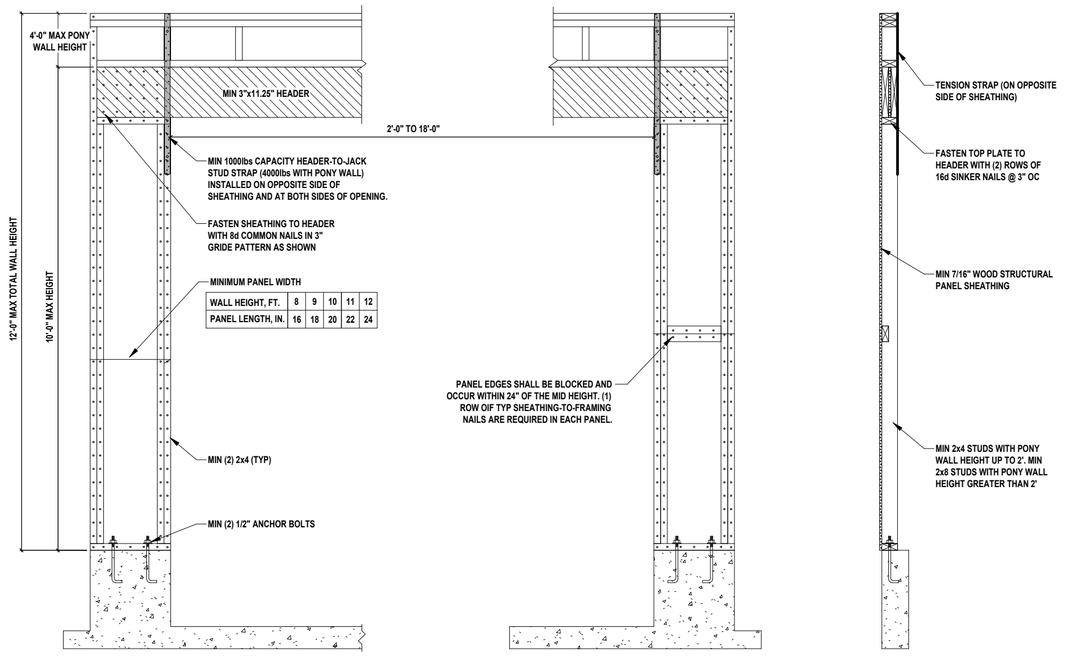
DECK ATTACHMENT AT STEM WALL | 3/4" = 1'-0" | 8 D1



POST-TO-BEAM ATTACHMENT W/ NOTCH | 3/4" = 1'-0" | 9 D1



RAFTER-TO-PLATE CONNECTION | 1/2" = 1'-0" | 10 D1



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

PORTAL FRAME | 1/2" = 1'-0" | 11 D1

HINTON OAKS — ENGINEERING —
903 WIDEWATERS PKWY. KNIGHTDALE, NC 27545
(P) 540-273-7390 | LICENSE NO.: C-4925

NORTH CAROLINA PROFESSIONAL SEAL 047252 ENGINEER JEFFREY IANNICELLI

3/31/2025

CUSTOMER: C&M Constructions, LLC

PROJECT TYPE: Residential New-Build

ADDRESS: 42 Ponchartrain Street, Fuquay-Varina, NC 27526

PROJECT NO: 25007 | REV: 0

DATE: 3/31/2025 | DRAWN BY: JPI

DETAILS

SHEET: D1