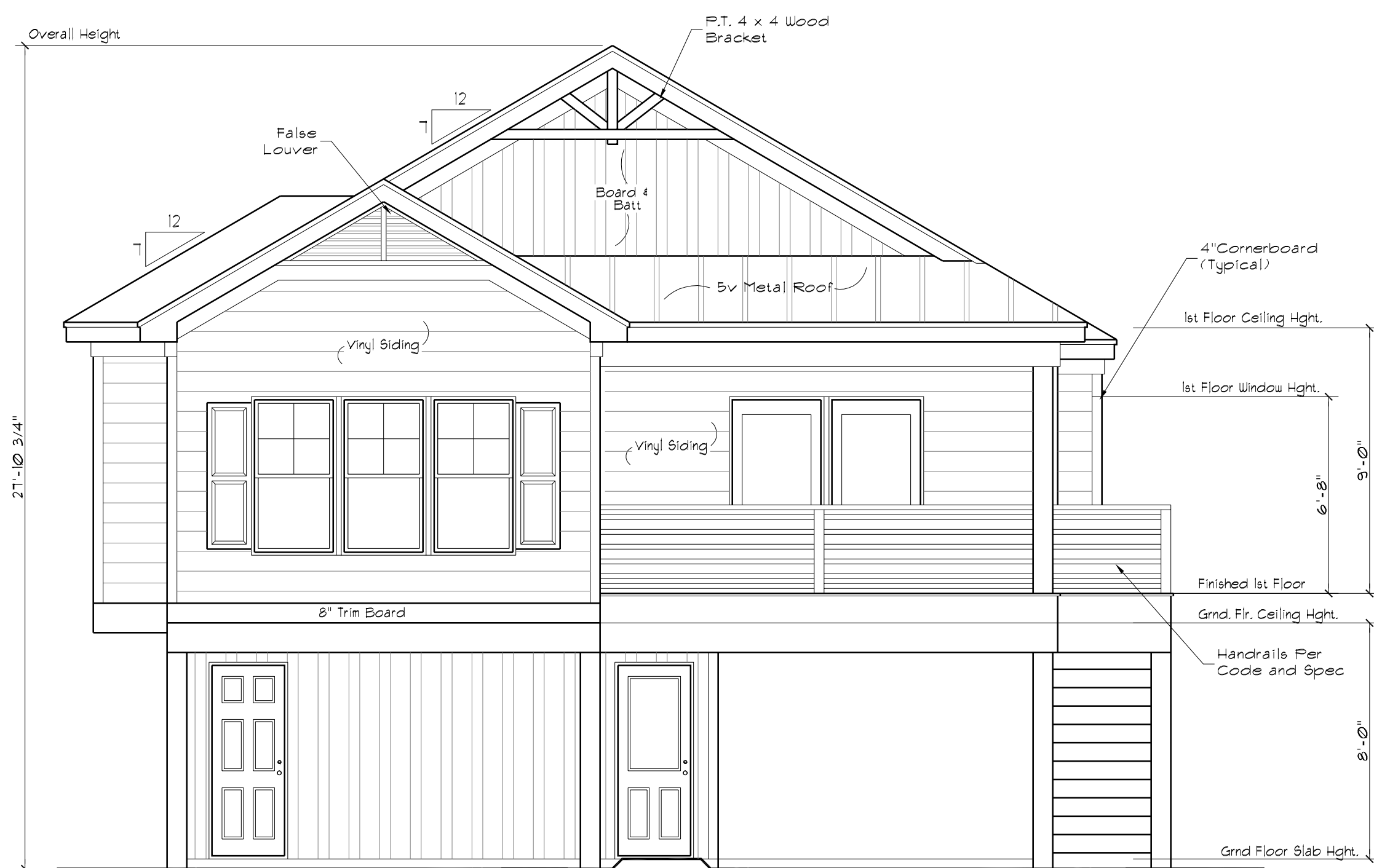


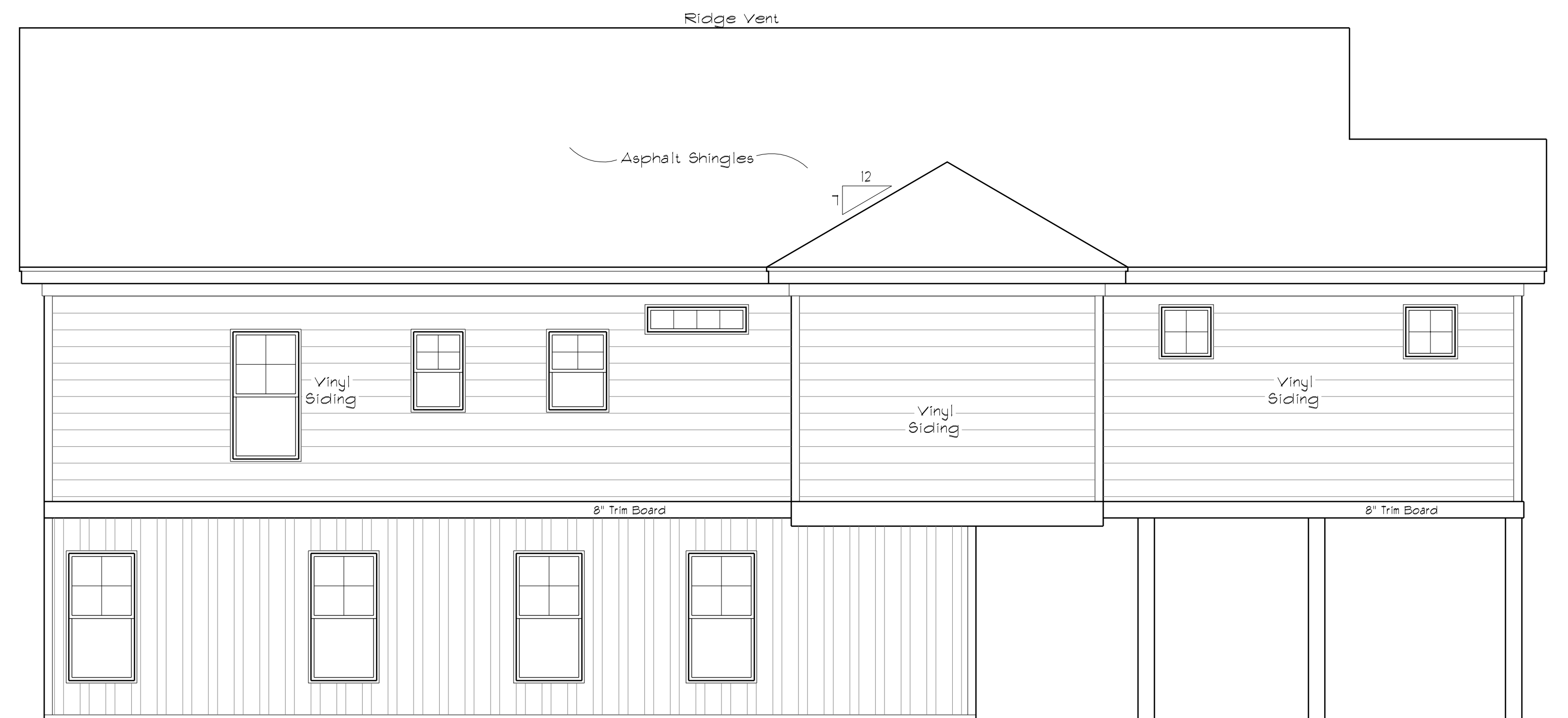
This drawing is to be used only as a guide in constructing this plan. It shall be the responsibility of the builder to comply with the local building codes, ordinances, restrictions and laws that may require revisions to these drawings, specs and details. Structural Engineering Plans shall take precedence over any details, notes, specs or materials shown hereon. ©2017-2018 by Joe C. Nicke Jr., Designer, All Rights Reserved



Front Elevation
Scale: 1/4" = 1'-0"



Right Side Elevation
Scale: 1/4" = 1'-0"



Left Side Elevation
Scale: 1/4" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"

PLAN #
1719

Drawn By:	JCN2
Date:	09/28/17
Ground Floor Revision:	05/21/18
Ground Floor Heated:	846 #
1st Floor Heated:	1,603 #
Total Heated:	2,449 #
Covered Front Porch:	123 #
Rear Covered Porch:	116 #



The
Bonaire

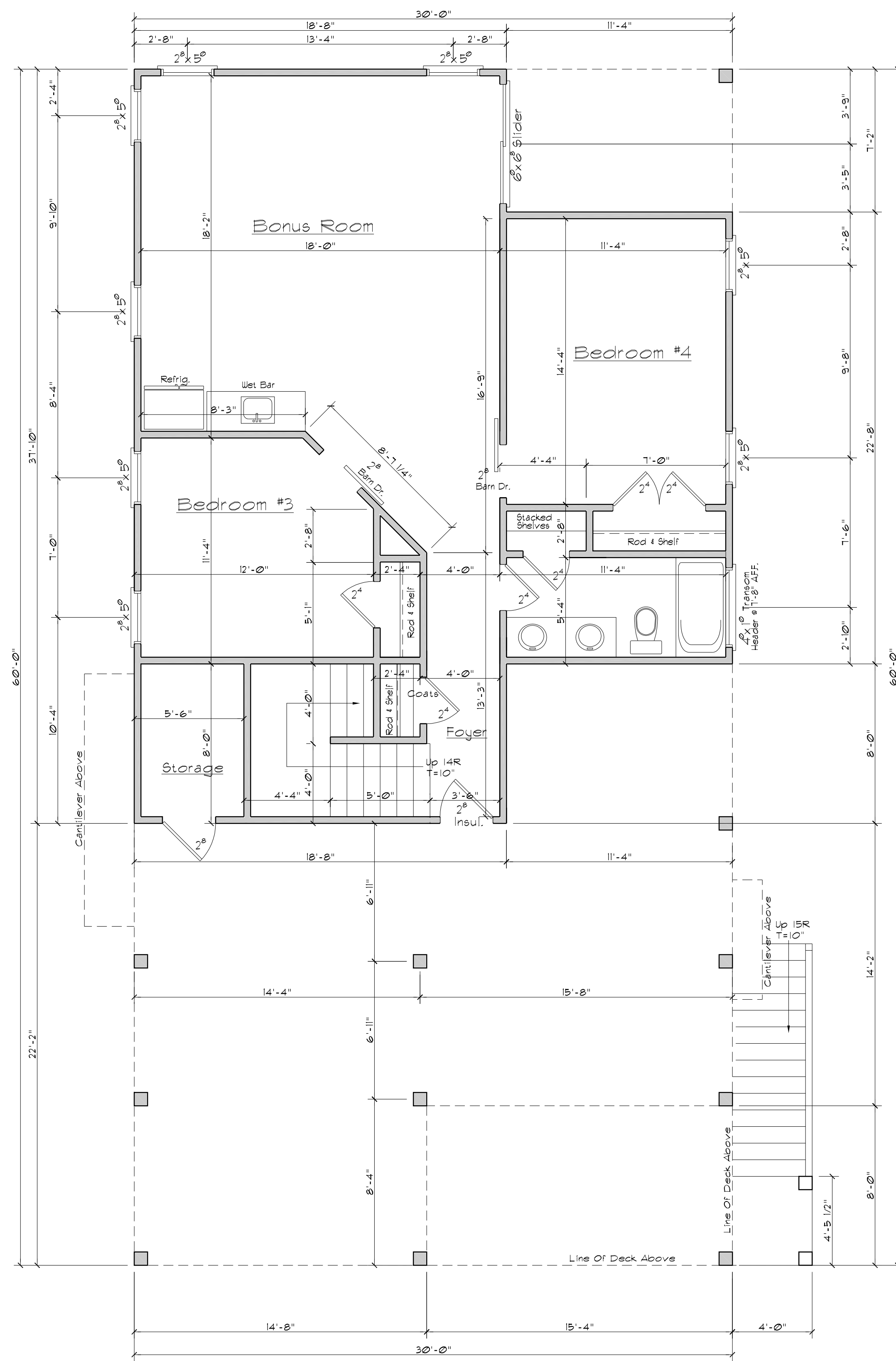
SHEET

1

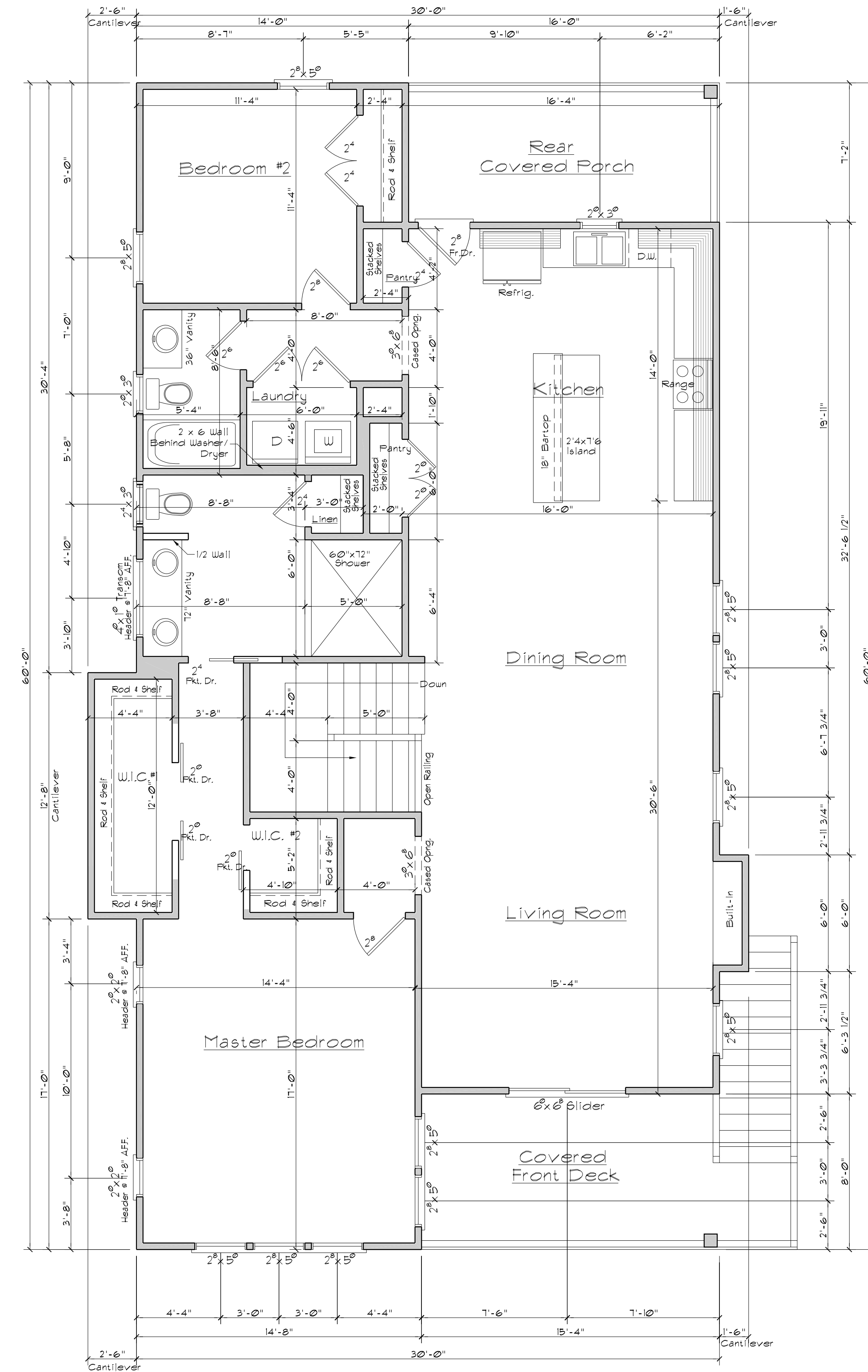
OF:

3

Any Structural Components Are Shown For Reference Only. It Is The Responsibility Of The Builder To Verify That All Structural Member Sizes And Components Are Reviewed By The Approved Structural Engineer and/or Truss Manufacturer



Ground Floor Plan
Scale: 1/4" = 1'-0"



1st Floor Plan
Scale: 1/4" = 1'-0"

Any Structural Components Are Shown For Reference Only. It Is The Responsibility Of The Builder To Verify That All Structural Member Sizes And Components Are Reviewed By The Approved Structural Engineer and/or Truss Manufacturer



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PLAN #	
1719	
Drawn By:	JCN2
Date:	09/28/17
Ground Floor Revision:	05/21/18
Ground Floor Heated:	846 #
1st Floor Heated:	1,603 #
Total Heated:	2,449 #
Covered Front Porch:	123 #
Rear Covered Porch:	116 #



The Bonaire

SHEET

2

OF:

3

General Notes:

Do Not Scale Drawings. Use Printed Dimensions Only. If Any Discrepancy Occurs Notify The Builder Immediately For Direction. It Is The Framing Contractor's Responsibility To Verify And Check All Dimensions, Materials and Framing Details Before Beginning Construction.

These Drawings Do Not Provide Specific Detail In Many Areas Including And Not Limited To Nailing, Caulking, Flashing, Painting and Waterproofing. Builder Is Responsible To Provide Proper, Supervised Workmanship For All Trades.

All Poured Concrete Footings To Be A Minimum Of 12" Below Finished Grade And Shall Bear On Undisturbed Virgin Soil. Reinforcing Shall Be In Accordance With Local Codes Or As Directed By A Professional Engineer. A Minimum Bearing Of 2,000 P.S.F. Is Assumed For The Footings Shown. Foundation Contractor Shall Notify Builder If Unsuitable.

All Masonry Foundation Walls Shall Be Reinforced With 1/2" Dia. Anchors And Placed In Accordance With Current Codes.

All Structural Members Shall Be Sized By Manufacturer. Join Together Per Manufacturer Specifications.

All Window Numbers Refer To General Glass Sizes. Verify Window Sizes For All Bays.

All Stairway Treads And Risers, Stairway Guards And Handrails To Comply With All Current Code Requirements.

All Masonry Veneer Walls To Be Provided With Wall Ties And Weep Holes Per Current Codes And 1/2" Batt Backing Nailed To Wall Sheathing If Required By Local Authorities.

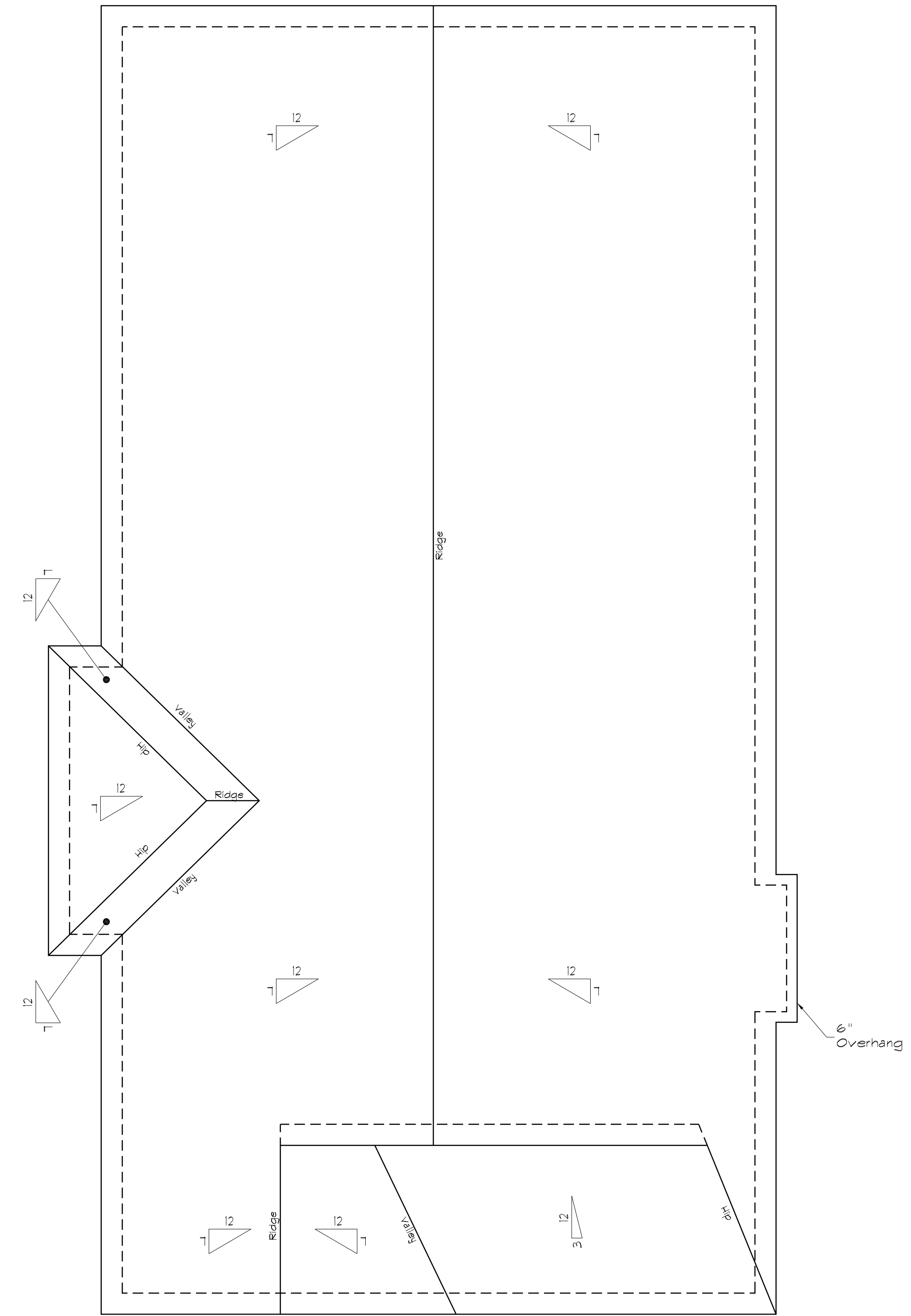
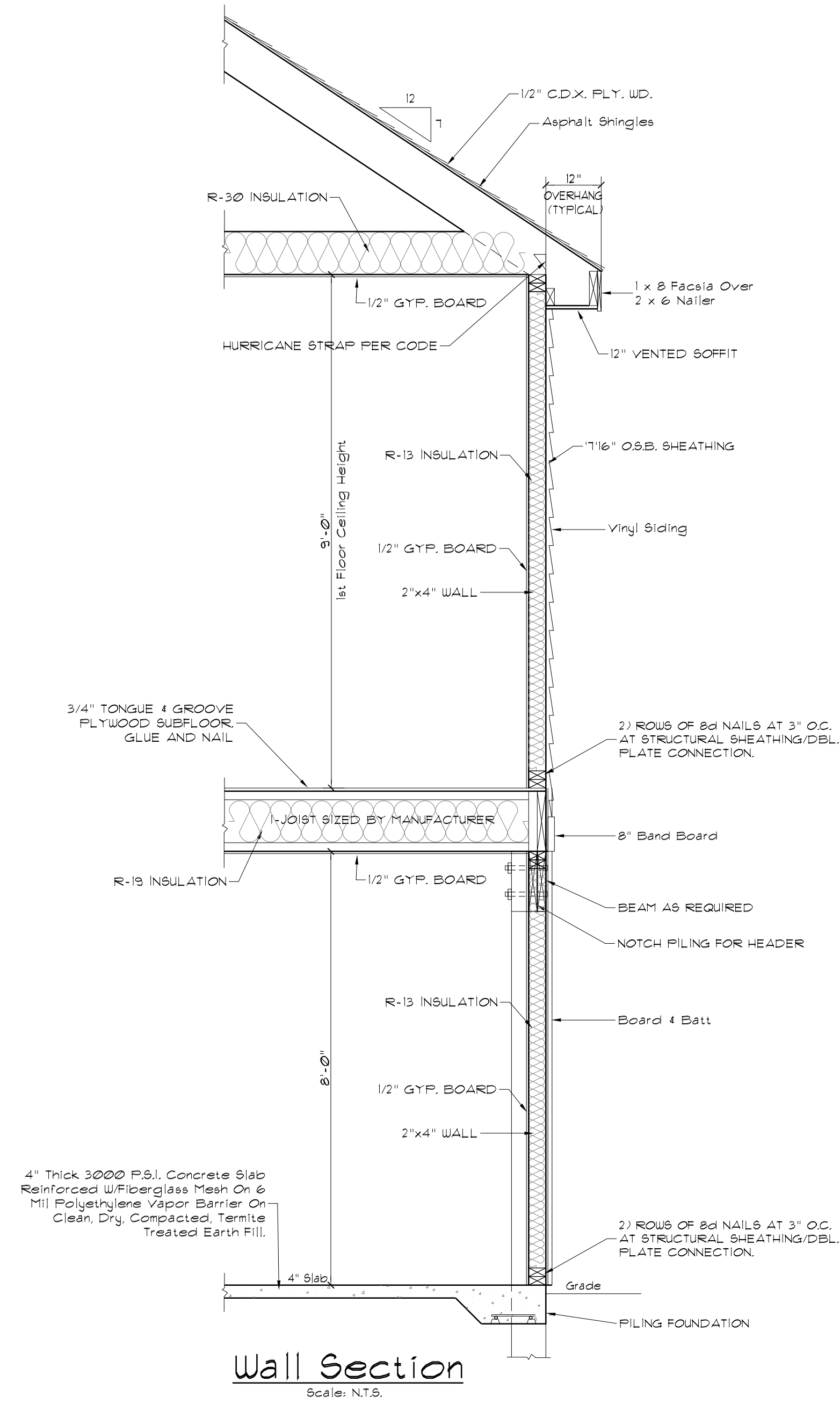
All Egress Windows Shall Have The Bottom Of The Clear Opening Not More Than 44" Above The Floor. Have A Net Clear Opening Of 5.7 SQFT. Have A Minimum Clear Height Of 24" And A Minimum Clear Opening Width Of 20".

All Bearing Posts Shall Be (2) 2 x 4 Minimum For All Girders Trusses And Laminated Beams. Refer To Structural Drawings For Bearing Post Sizes And Locations.

All Smoke Detectors Shall Be Interconnected And Have A 9-volt Battery Backup. Provide Carbon Monoxide Detector If Required By Local Authorities.

All Moisture Effectuated Bath Areas Shall Have Greenboard Drywall.

All Attic And Crawl Space Ventilation Shall Be In Accordance With Current Codes.



Roof Plan
Scale: 1/4" = 1'-0"
All Overhangs Are 12" Unless Noted Otherwise



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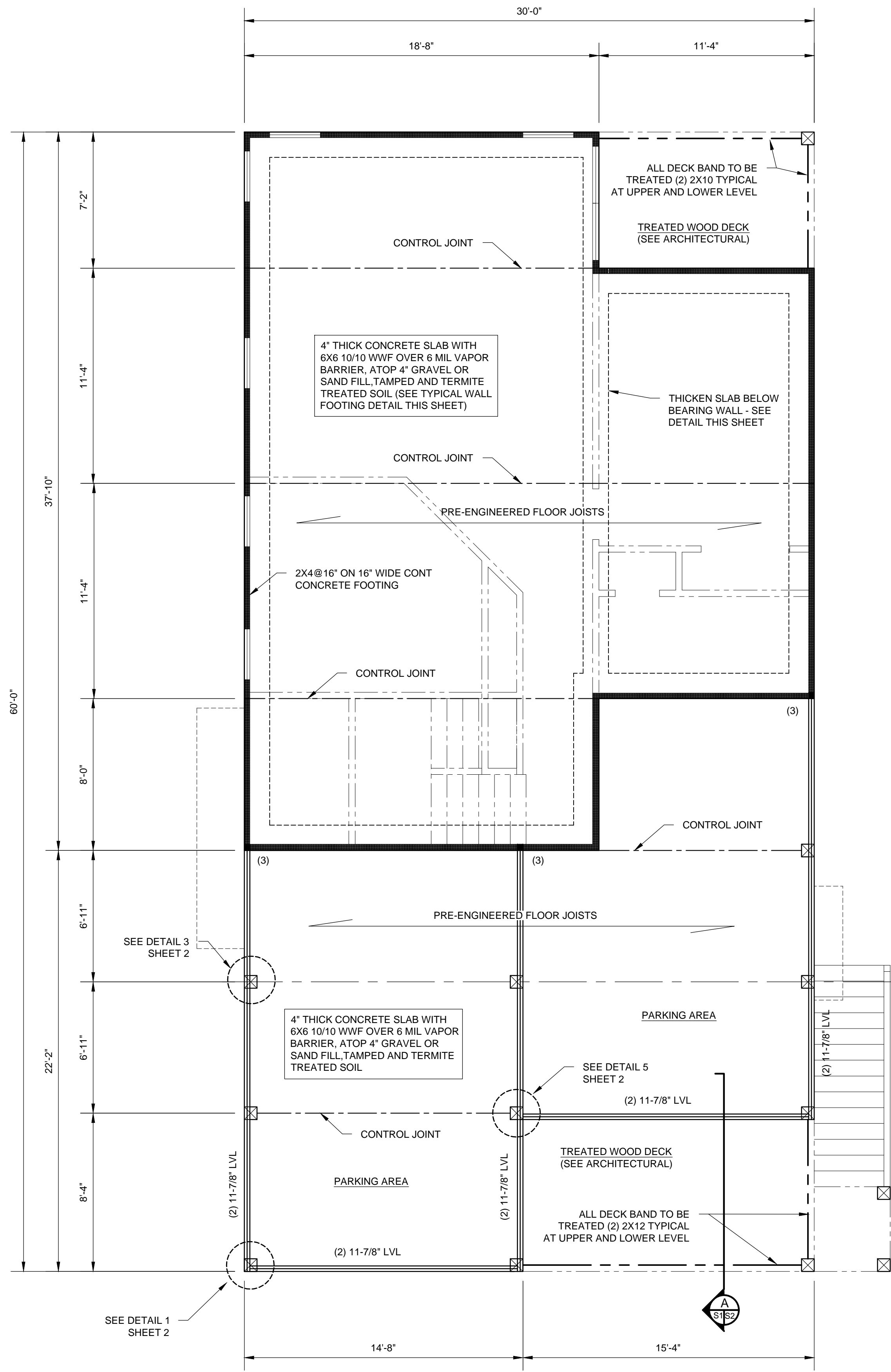
PLAN #	1719
Drawn By:	JCN2
Date:	09/28/17
Ground Floor Revision:	05/21/18
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The Bonaire

SHEET
3
OF:
3

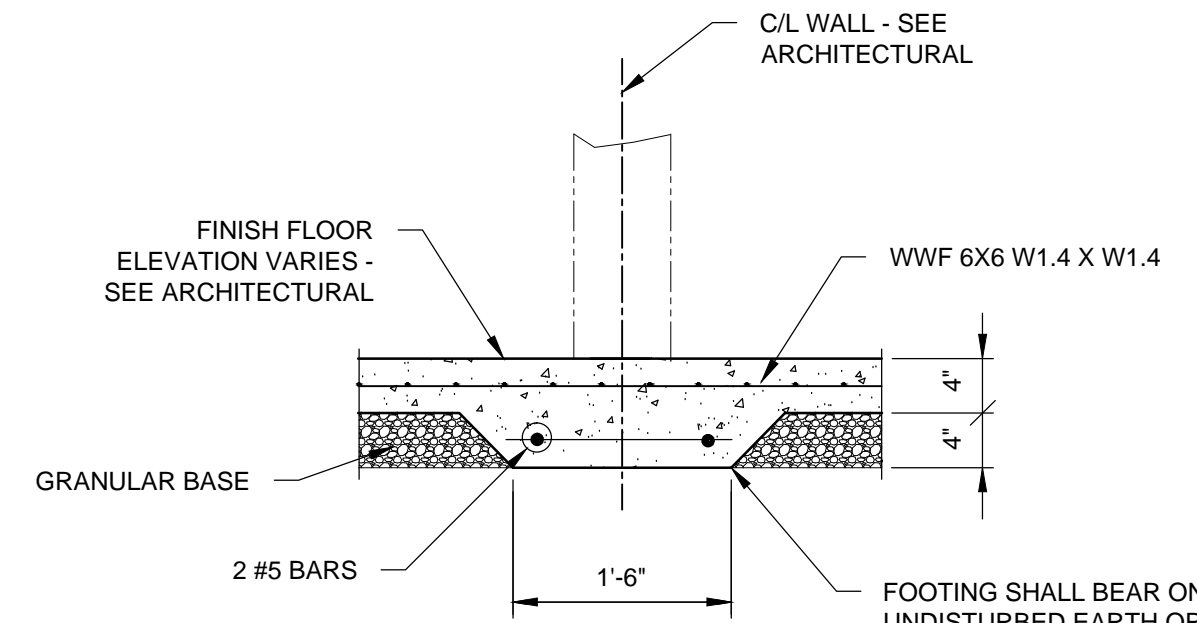
Any Structural Components Are Shown For Reference Only. It Is The Responsibility Of The Builder To Verify That All Structural Member Sizes And Components Are Reviewed By The Approved Structural Engineer and/or Truss Manufacturer



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

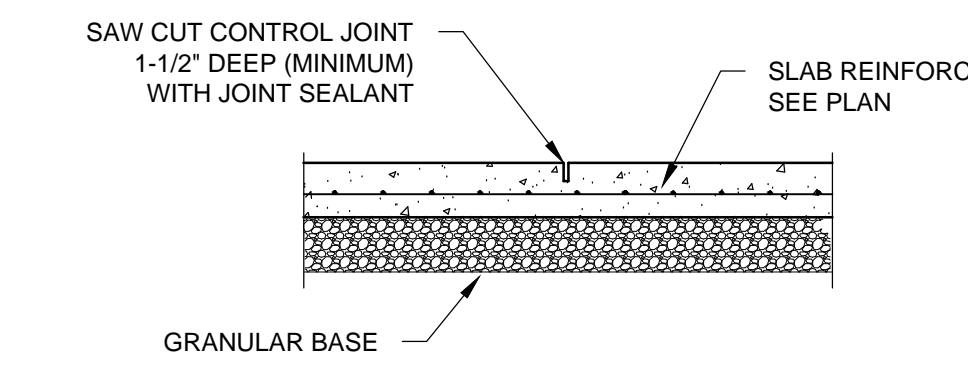
FRAMING ABOVE SHALL BE IN FURTHER ACCORDANCE WITH THE ARCHITECTURAL PLANS, AND AS SPECIFIED BY THE MANUFACTURER OF THE PRE-ENGINEERED FLOOR, EXCEPT AS NOTED OTHERWISE HEREIN. COORDINATE FIRST FLOOR FRAMING WITH THESE FOUNDATION PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION. LVL FRAMING SHALL BE SUITABLE FOR EXTERIOR USE (TREATED) OR SHALL BE OTHERWISE PROTECTED



THICKENED SLAB DETAIL

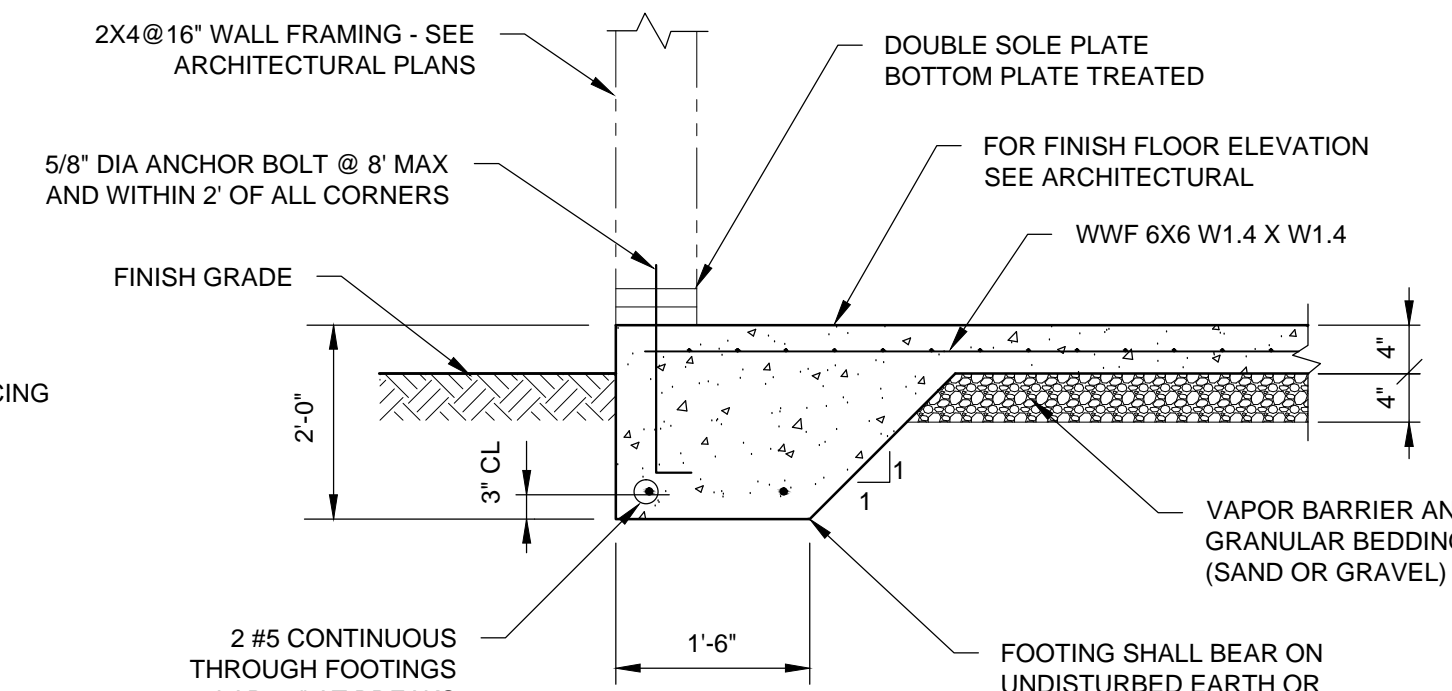
SCALE: 1/2" = 1'-0"

TOP OF PILE ELEVATION TO BE SET AT SAME ELEVATION AS TOP OF (2) 1-3/4" X 11-7/8" LVLs AND TOP OF WALL PLATES



TYPICAL CONTROL JOINT

NOT TO SCALE

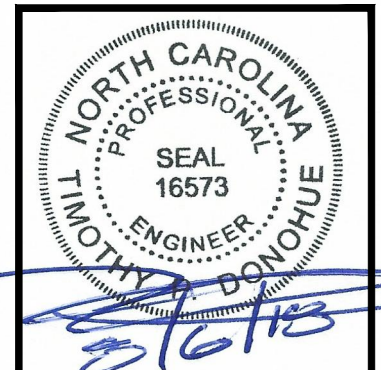


TYPICAL WALL FOOTING

SCALE: 1/2" = 1'-0"

GENERAL STRUCTURAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2012 EDITION OF THE NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE.
- DESIGN CRITERIA
 - DEAD LOAD - ACTUAL
 - LIVE LOAD:
 - ROOF - 20 PSF
 - ATTIC - 20 PSF
 - FLOOR - 40 PSF
 - GROUND SNOW LOAD - 10 PSF
 - WIND LOAD - 130 MPH, 3 SECOND GUST, EXPOSURE B, CATEGORY II
 - SEISMIC DESIGN - CATEGORY A
- ALLOWABLE SOIL BEARING CAPACITY - ASSUMED 2000 PSF
- EXISTING CONDITIONS
 - ALL SITE CONDITIONS, INCLUDING ANY EXISTING BUILDING DIMENSIONS, CONSTRUCTION TYPE AND MATERIALS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING OR FABRICATING ANY MATERIALS AND PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION.
- EXCAVATION AND BACKFILL
 - ALL FILL MATERIAL SHALL BE A SUITABLE QUALITY MATERIAL CAPABLE OF BEING COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY.
 - ALL BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION MATERIAL, WOOD, ROCK, TRASH OR OTHER DELETERIOUS MATERIALS THAT AFFECT THE COMPACTIBILITY OF THE SOIL.
 - BACKFILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION, WATERPROOFING, DRAINAGE OR DAMPPROOFING.
- FOOTINGS
 - FOOTINGS AND FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR CRUSHED STONE, OR OTHER SUITABLE COMPACTED FILL MATERIAL.
 - ALL FOOTING EXCAVATION SHALL BE ACCURATE AND LEVEL AND ALL TOP OF FOOTING SURFACES SHALL BE SMOOTH AND LEVEL.
 - ALL FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" BELOW GRADE.
- CONCRETE
 - ALL CONCRETE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF ACI STANDARD 318.
 - CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - ALL REINFORCING BARS SHALL BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615, PLACED IN ACCORDANCE TO ACI STANDARDS, FREE OF MUD, OIL OR OTHER BOND REDUCING CONTAMINANTS.
 - ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
- STRUCTURAL STEEL
 - ALL STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
 - STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A-36 GRADE STEEL.
 - CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DOCUMENTS SHALL BE DESIGNED BY THE STRUCTURAL STEEL FABRICATOR.
 - ANCHOR BOLTS SHALL BE ASTM A 307 OR ASTM A36.
- MASONRY
 - ALL MASONRY MORTAR SHALL BE TYPE 'S'.
 - MASONRY CONSTRUCTION SHALL HAVE AN ULTIMATE AXIAL COMPRESSIVE STRESS OF 2000 PSI. CONCRETE MASONRY UNITS SHALL BE TYPE I MOISTURE CONTROLLED UNITS CONFORMING TO ASTM C90.
 - WHERE APPLICABLE, 3/16" JOINT REINFORCEMENT SHALL BE PLACED IN EVERY OTHER COUSE BED. REINFORCING SHALL BE STANDARD LADDER TYPE GALVANIZED STEEL.
 - WHERE INDICATED ON THE DRAWINGS, HOLLOW CONCRETE MASONRY UNITS ARE TO BE FILLED WITH PEA GRAVEL CONCRETE GROUT WITH A COMPRESSIVE STRESS VALUE OF 2000 PSI.
 - ALL ANCHOR BOLTS SHALL BE SOLIDLY GROUTED INTO CONCRETE MASONRY. FILL MASONRY CELLS AROUND BOLTS ENTIRELY WITH GROUT.
- FABRICATED/PRE-ENGINEERED WOOD TRUSSES AND FRAMING SYSTEMS
 - THE FRAMING CONFIGURATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE SCHEMATIC ONLY. THE CONTRACTOR MAY SECURE THE SERVICES OF A QUALIFIED PRE-ENGINEERED WOOD FRAMING FABRICATOR TO DESIGN, FABRICATE AND SUPPLY A COMPLETE WOOD FLOOR AND TRUSS FRAMING SYSTEM WHICH CONFORM TO THE PLANS, PROFILES AND GEOMETRY PRESENTED ON THESE CONTRACT DOCUMENTS (SEE ARCHITECTURAL DRAWINGS AS WELL).
 - ALL PRE-ENGINEERED WOOD FRAMING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AFPA, THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANS/ITPI, AND THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE.
 - THE FABRICATOR SHALL FURNISH DESIGN DRAWINGS, COMPLETE IN ALL REGARDS, WHICH BEAR THE SEAL OF A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER. THE DESIGN DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
- NOMINAL TIMBER FRAMING
 - ALL FRAMING NOT PROVIDED BY A PRE-ENGINEERED FABRICATOR SHALL BE COMPLETED BY QUALIFIED CARPENTERS.
 - ALL CARPENTRY WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE AND THESE CONTRACT DOCUMENTS.
 - EXTERIOR SHEATHING IS DESIGNED TO PROVIDE SHEAR RESISTANCE AND HOLD DOWN RESISTANCE. SHEATHING MAY BE 1/2" PLYWOOD OR 7/16" OSB AND SHALL BE SECURED IN ACCORDANCE WITH THE NAILING SCHEDULE AND DETAILS HEREIN.
 - THE FINISHED/COMPLETED FRAMING SYSTEM SHALL PROVIDE A 'CONTINUOUS LOAD PATH' FROM THE ROOF TO THE FOUNDATIONS AS DEFINED BY THE STATE BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HANGERS, STRAPS, CONNECTORS, POST CAPS, POST BASES, OR ANY OTHER FASTENERS NOT SHOWN ON THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED TO SATISFY THESE CODE PROVISIONS. HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PILES
 - PILES SHALL BE 8" X 8" ROUGH SAWN (ACTUAL) SYP #2 - TREATED, AND SHALL BE DRIVEN TO A MINIMUM DEPTH OF 8'-0" BELOW NATURAL GRADE. ADDITIONAL PROVISIONS MAY APPLY - REFER TO SECTION R4603 OF THE CODE. ALL PILES SHALL HAVE AN ALLOWABLE CAPACITY OF 10,000 POUNDS. PROVIDE COLLARS WHERE NEEDED FOR ADDITIONAL CAPACITY BASED ON ACTUAL DRIVING RECORDS.
 - LATERAL STABILITY SHALL BE PROVIDED BY MEANS OF CROSS BRACING BETWEEN PILES WHEN BRACING IS REQUIRED. PROVIDE 2X10 TREATED WOOD OR THREADED ROD CROSS BRACING WHERE INDICATED HEREIN. IF GRADE LEVEL EXTERIOR WALLS ARE PERMANENT, (I.E. NOT CONSTRUCTED TO BE "BREAK-AWAY") THEN 1/2" WOOD SHEATHING ON THE EXTERIOR FACE WILL PROVIDE ADEQUATE LATERAL STABILITY AND NO ADDITIONAL CROSS BRACING WOULD BE REQUIRED.
 - UNCOVERED STAIRS AND EQUIPMENT SUPPORT MAY BE ACCOMPLISHED WITH 6" X 6" SYP #2 (NOMINAL) - TREATED TIMBER POSTS (NOT PILES) FOUNDED ON CONCRETE FOOTINGS AS PRESCRIBED BY THE NCRBC. SEE DETAIL - SHEET S2.



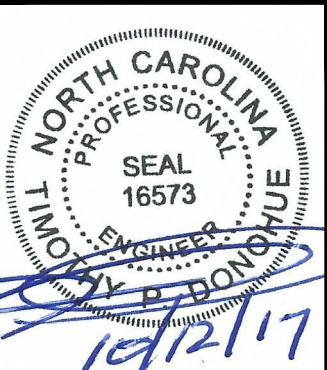
REVISION NO.

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 EMAIL: TMDONOHUE@YAHOO.COM

PROPOSED BONAIRE HOME
 1314 MACKEREL LANE
 CAROLINA BEACH, NORTH CAROLINA

FOUNDATION FRAMING PLAN	
PROJECT NO:	17-196
DRAWN BY:	TPD
SCALE:	AS NOTED
DATE:	AUGUST 6, 2018
SHEET:	S-1
OF:	

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PROPOSED BONAIRE HOME
 1314 MACKEREL LANE
 CAROLINA BEACH, NORTH CAROLINA

FRAMING DETAILS

PROJECT NO: 17-196

DRAWN BY: TPD

SCALE: AS NOTED

DATE: OCTOBER 12, 2017

SHEET:

S-2

OF:

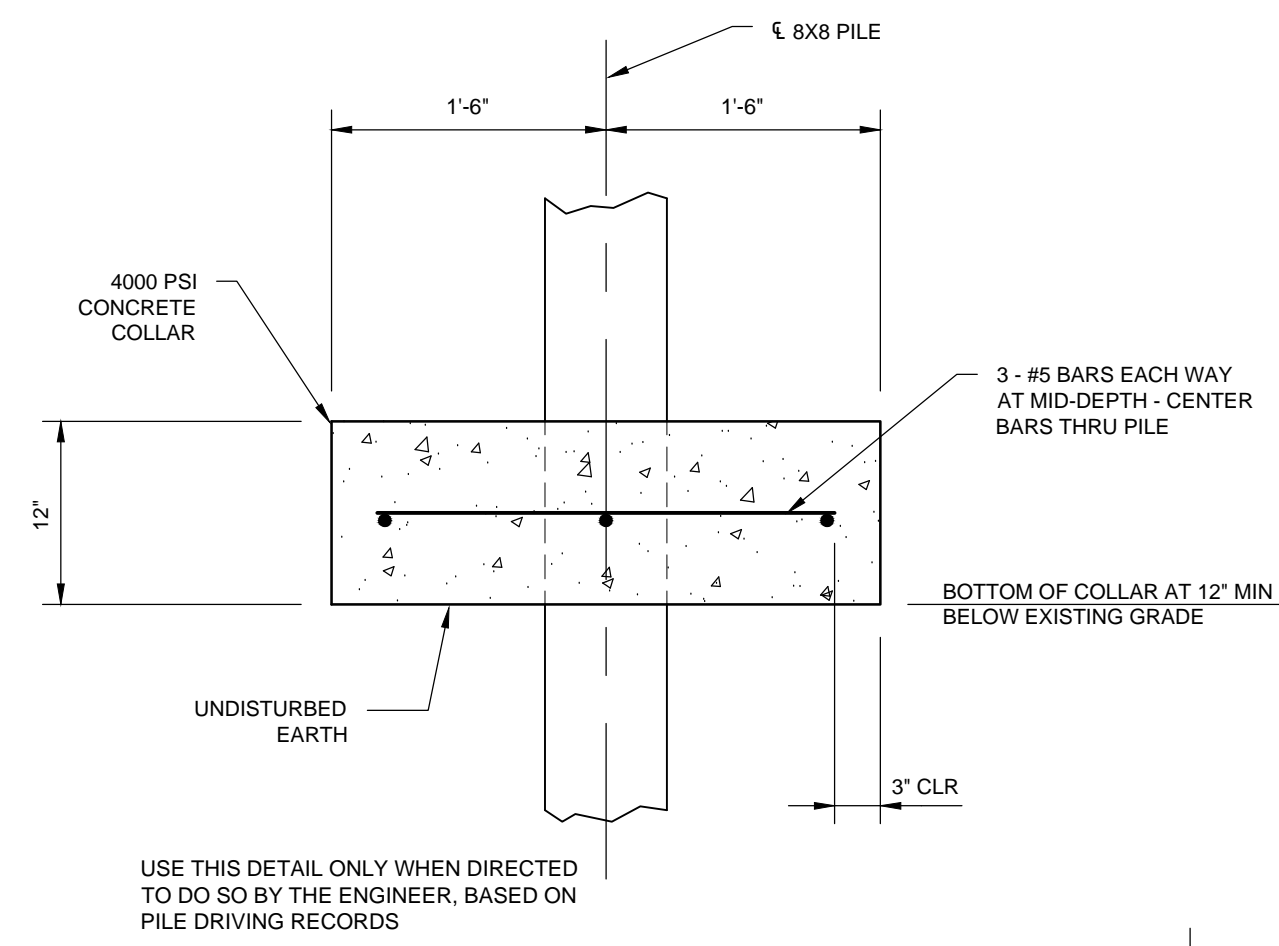
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2X4 EXTERIOR WALL JACK & KING STUD SCHEDULE FOR 130 MPH WIND ZONE
 DP 50 IMPACT RESISTANT WINDOWS & DOORS MAX - 10' WALL HEIGHT

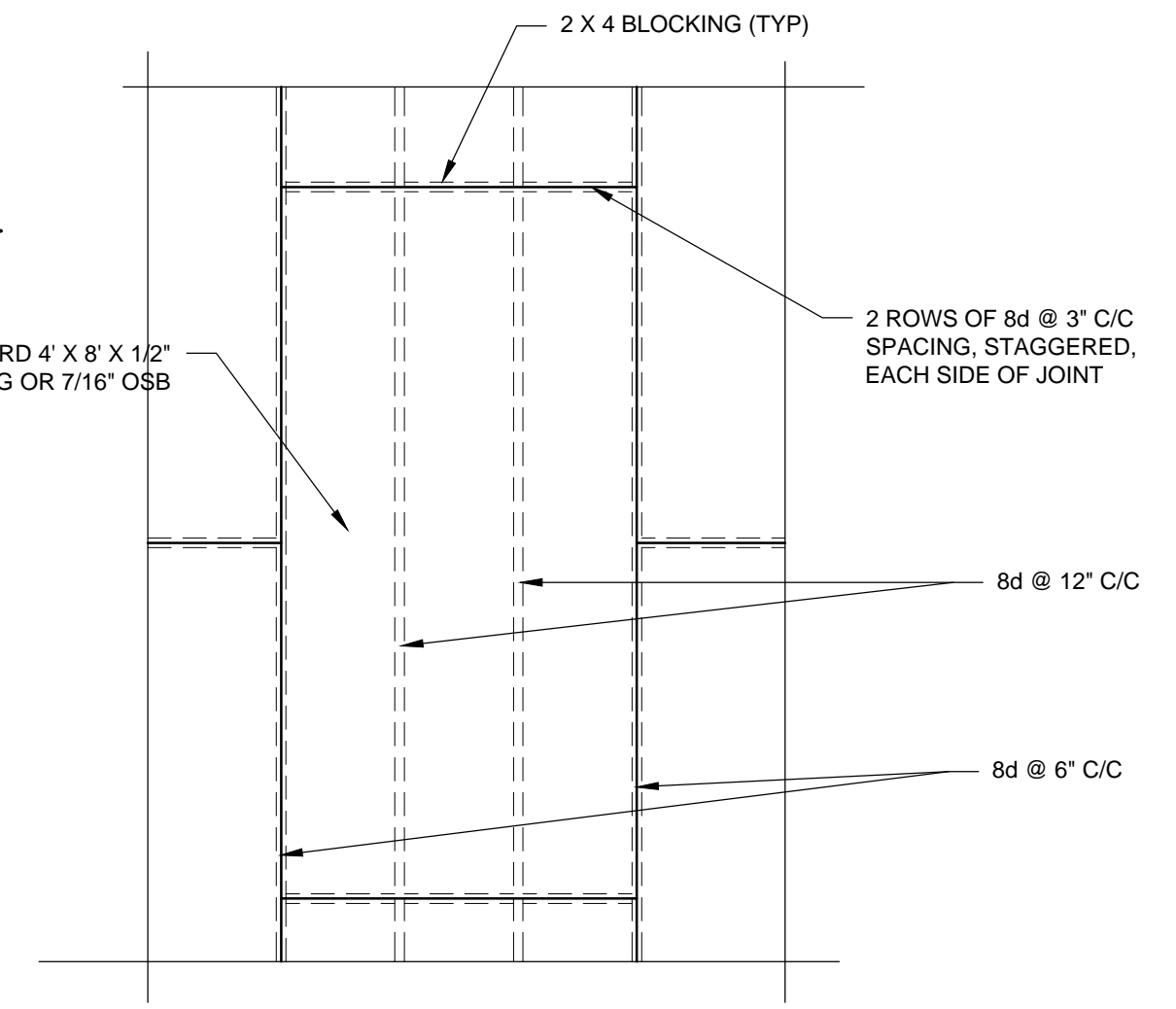
JACK STUD REQUIREMENTS		KING STUD REQUIREMENTS	
OPENING WIDTH	MIN # OF STUDS	OPENING WIDTH	MIN # OF STUDS
0'-0" UP TO 4'-0" W	1 EACH SIDE	0'-0" UP TO 4'-0" W	1 EACH SIDE
4'-1" UP TO 6'-6" W	2 EACH SIDE	4'-1" UP TO 6'-6" W	2 EACH SIDE
6'-7" UP TO 10'-0" W	2 EACH SIDE	6'-7" UP TO 10'-0" W	3 EACH SIDE
OVER 10'-0" REFER TO PLANS OR NCRC		OVER 10'-0" REFER TO PLANS OR NCRC	

2X4 WALL OPENING HEADER SCHEDULE FOR 130 MPH WIND ZONE
 INTERIOR AND EXTERIOR WINDOWS AND DOORS

OPENING WIDTH	MIN HEADER SIZE
0'-0" UP TO 4'-0" W	(2) 2X6
4'-1" UP TO 6'-0" W	(2) 2X8
6'-1" UP TO 10'-0" W	(2) 2X10
OVER 10'-0" REFER TO PLANS OR NCRC	



TYPICAL PILE COLLAR DETAIL
 SCALE: 1" = 1'-0"

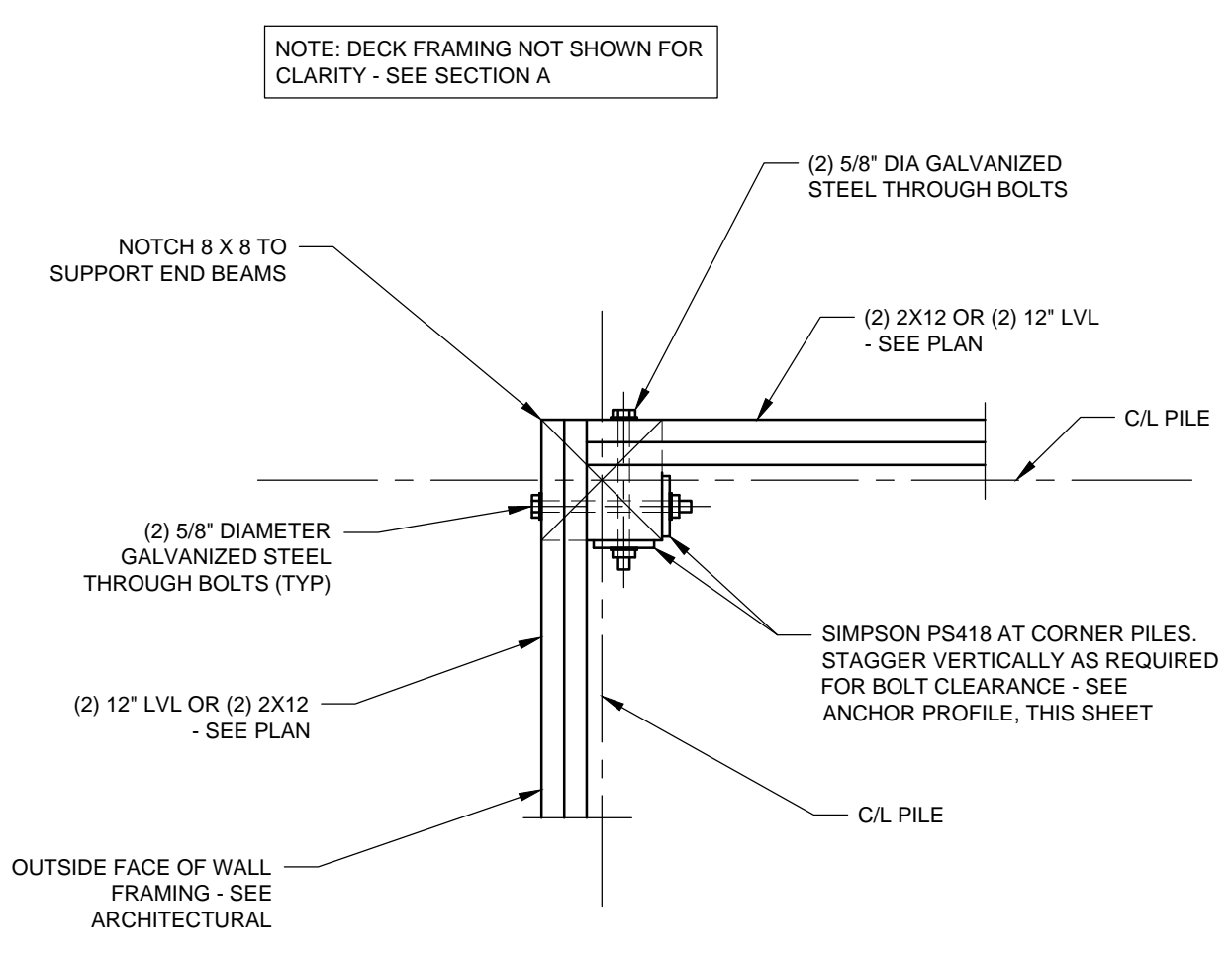


SHEATHING (SHEARWALL) NAILING SCHEDULE
 NOT TO SCALE

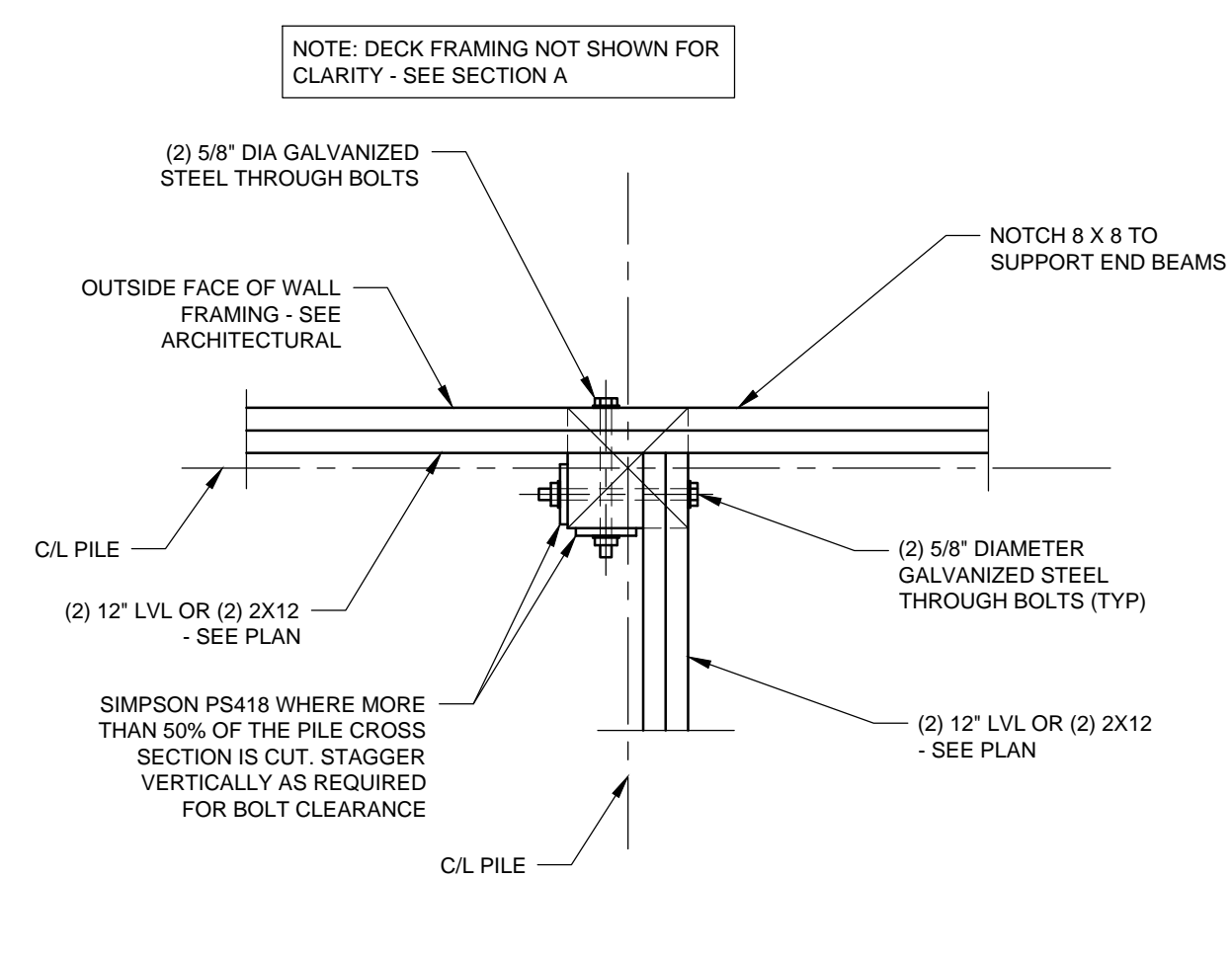
GENERAL NAILING SCHEDULE

JOINT TYPE	NO. OF NAILS	NAIL SPACING
ROOF FRAMING		
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2-16d	EACH END
WALL FRAMING		
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4-16d	AT JOINTS
STUD TO STUD (FACE NAILED)	2-16d	24" ON CENTER
HEADER TO HEADER (FACE NAILED)	16d	16" O.C. ALONG EDGES
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE, OR GIRDER (TOE-NAILED)	4-8d	PER JOIST
BLOCKING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TP BEAM OR GIRDER (FACE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	PER FOOT
ROOF SHEATHING		
WOOD STRUCTURAL PANELS		
RAFTERS OR TRUSSES SPACED UP TO 16"	8d	6" EDGE / 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16"	8d	4" EDGE / 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	4" EDGE / 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCT OUTLOOKERS	8d	4" EDGE / 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	3" EDGE / 3" FIELD
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING		
WOOD STRUCTURAL PANELS		
STUDS SPACED UP TO 16"	8d	SEE DETAIL
STUDS SPACED OVER 16"	8d	SEE DETAIL
1/2" FIBERBOARD PANELS OR 7/16" OSB (SEE NOTE 1 BELOW)	8d	SEE DETAIL
1/2" GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
FLOOR SHEATHING		
WOOD STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	6" EDGE / 6" FIELD

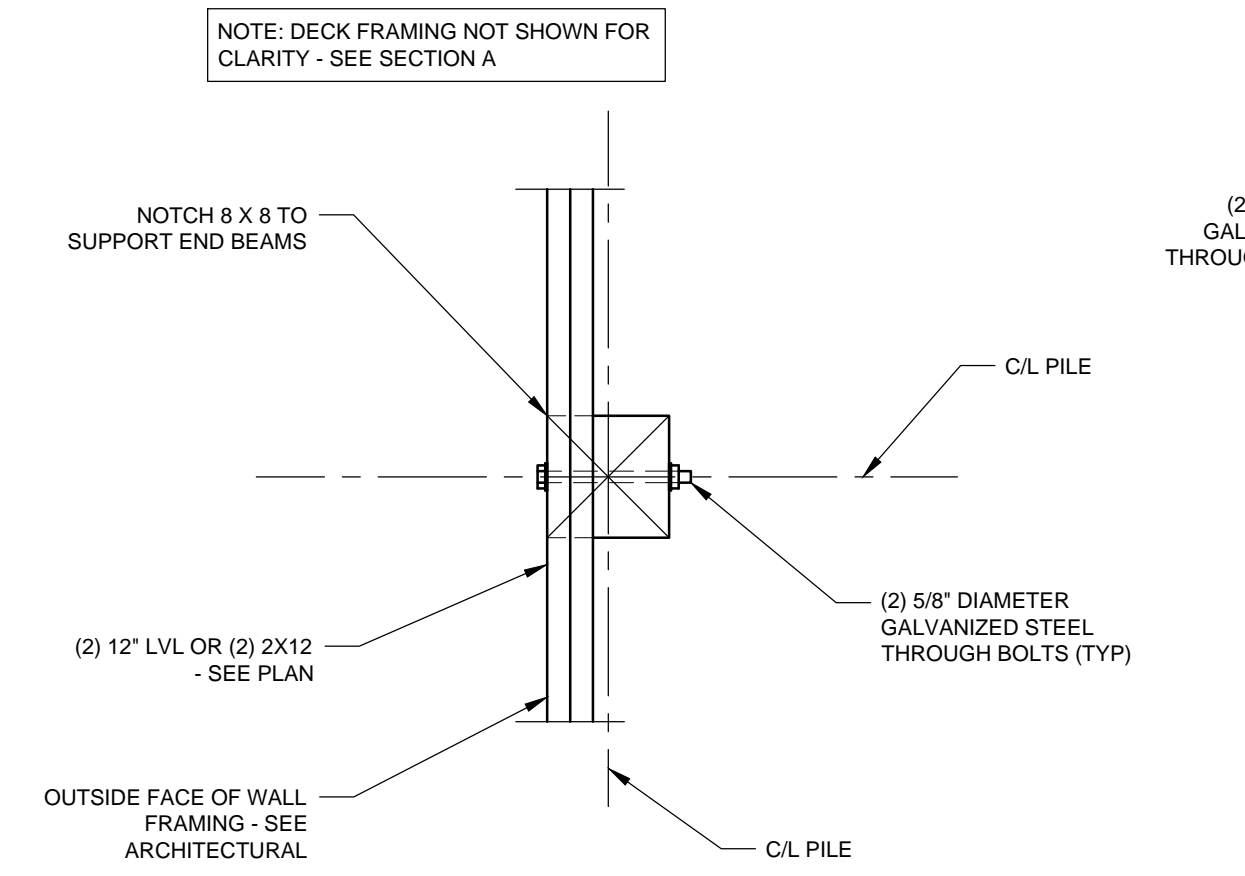
NOTE 1: CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, SUBJECT TO ADDITIONAL IBC REQUIREMENTS.
 NOTE 2: UNLESS OTHERWISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE SIZES. BOX AND PNEUMATIC NAILS OF EQUIVALENT DIAMETER AND EQUAL OR GREATER LENGTH TO THE SPECIFIED COMMON NAILS MAY BE SUBSTITUTED UNLESS OTHERWISE PROHIBITED.



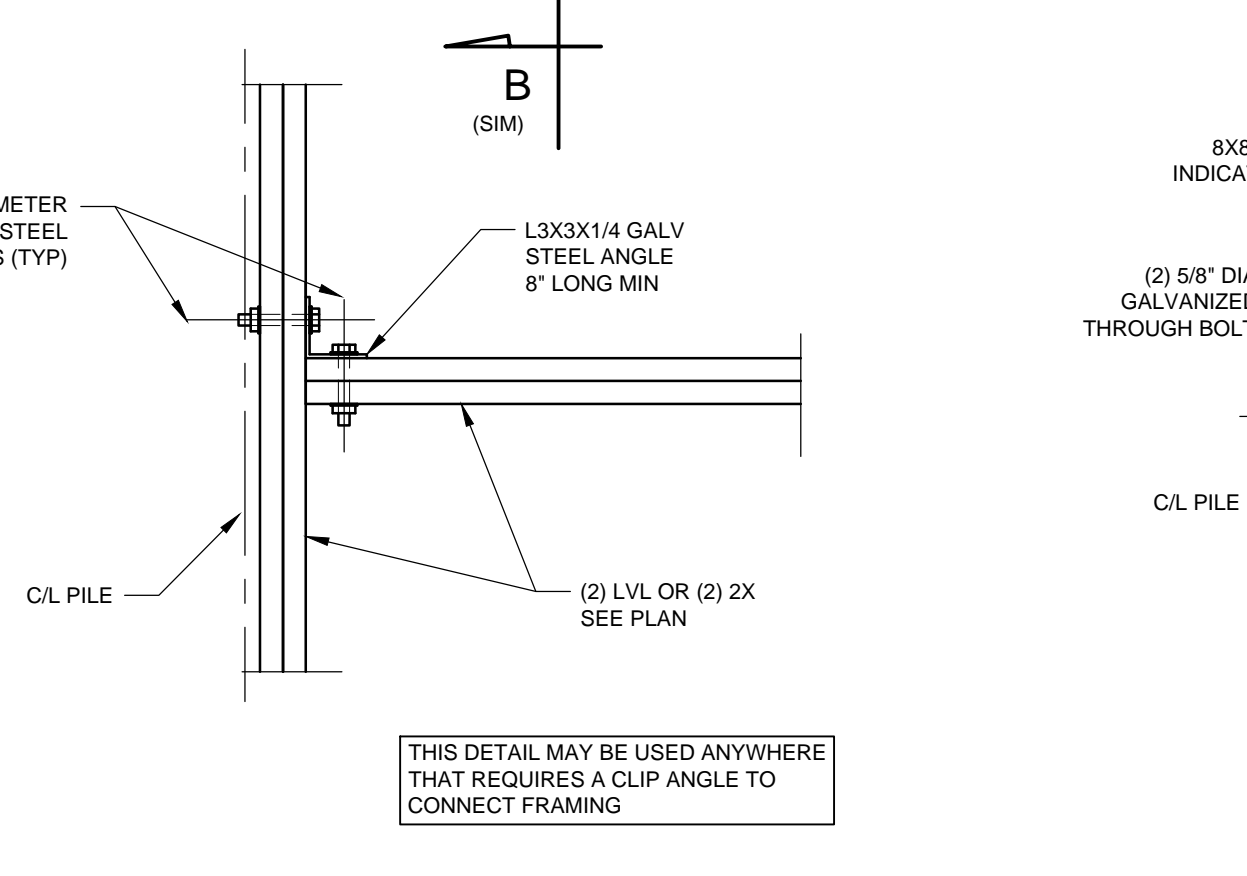
FRAMING DETAIL 1
 SCALE: 1" = 1'-0"



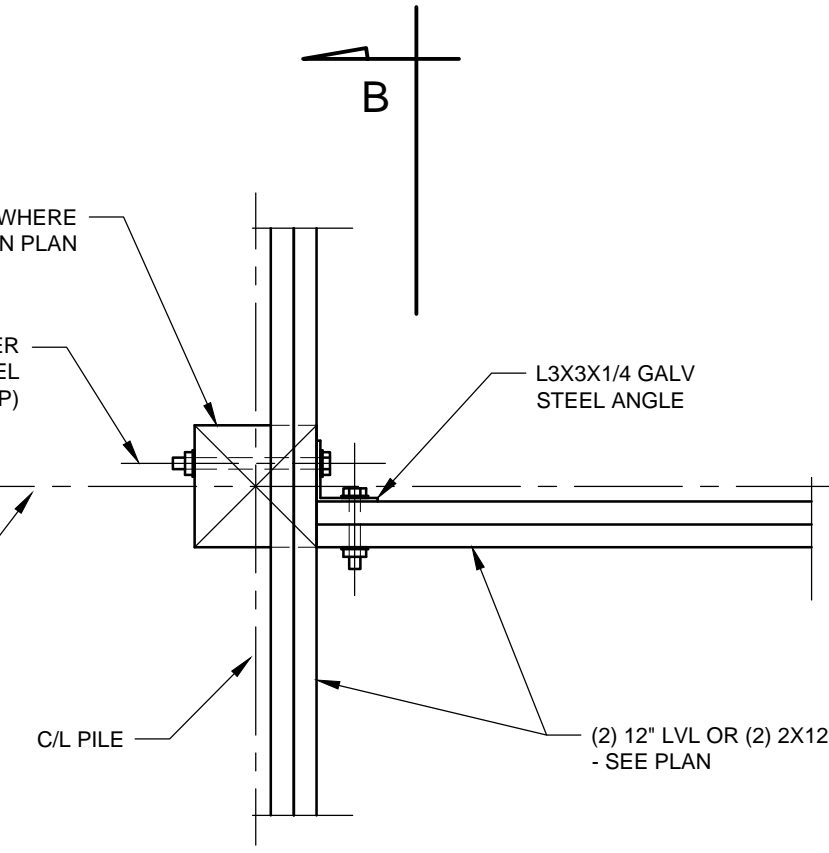
FRAMING DETAIL 2
 SCALE: 1" = 1'-0"



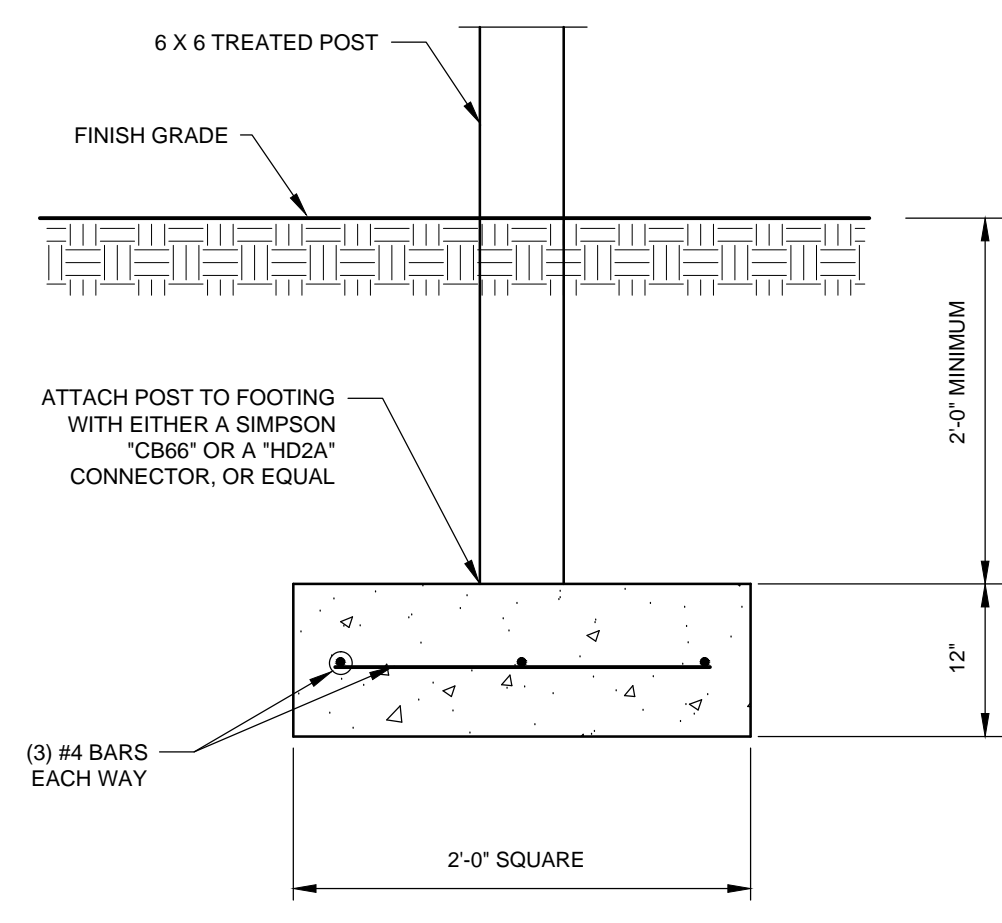
FRAMING DETAIL 3
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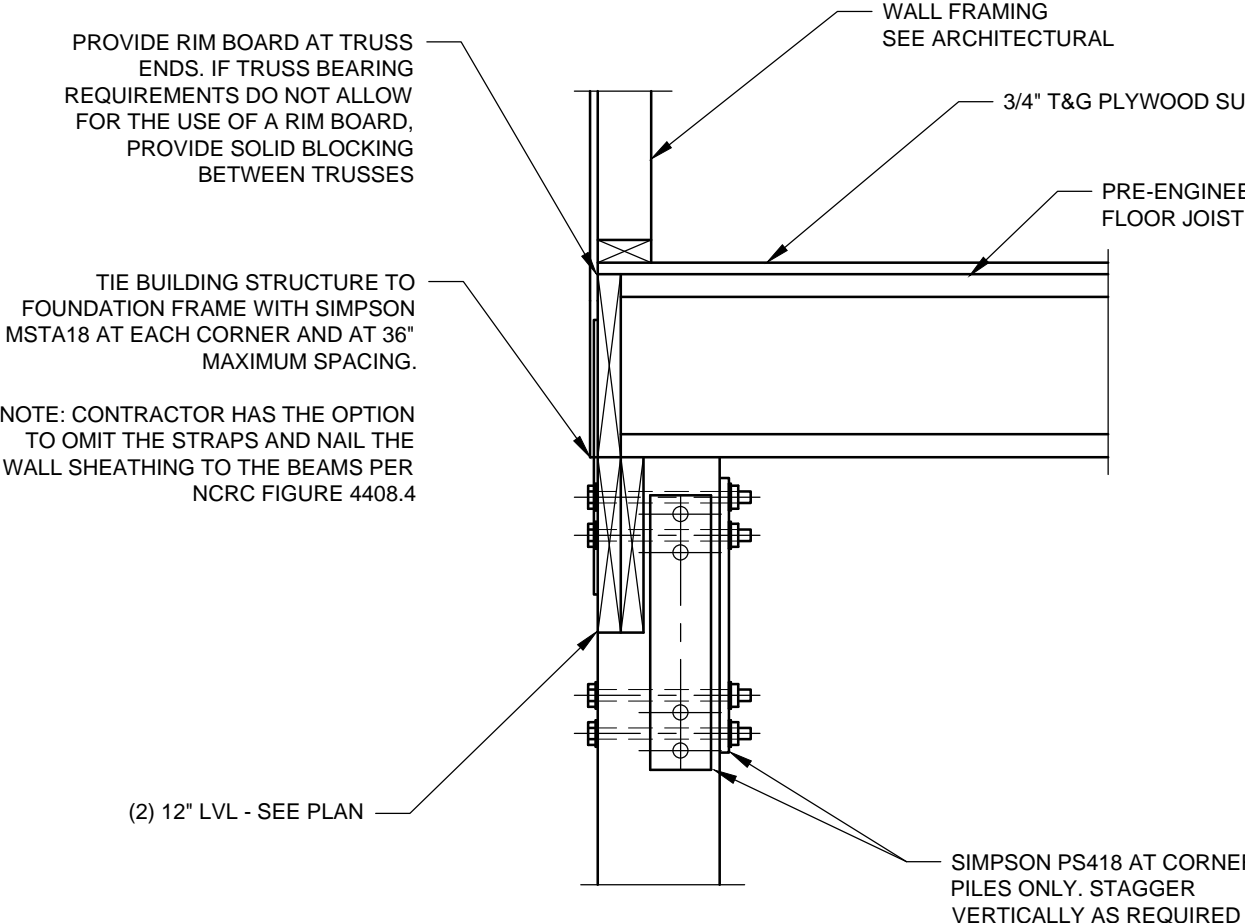
FRAMING DETAIL 4
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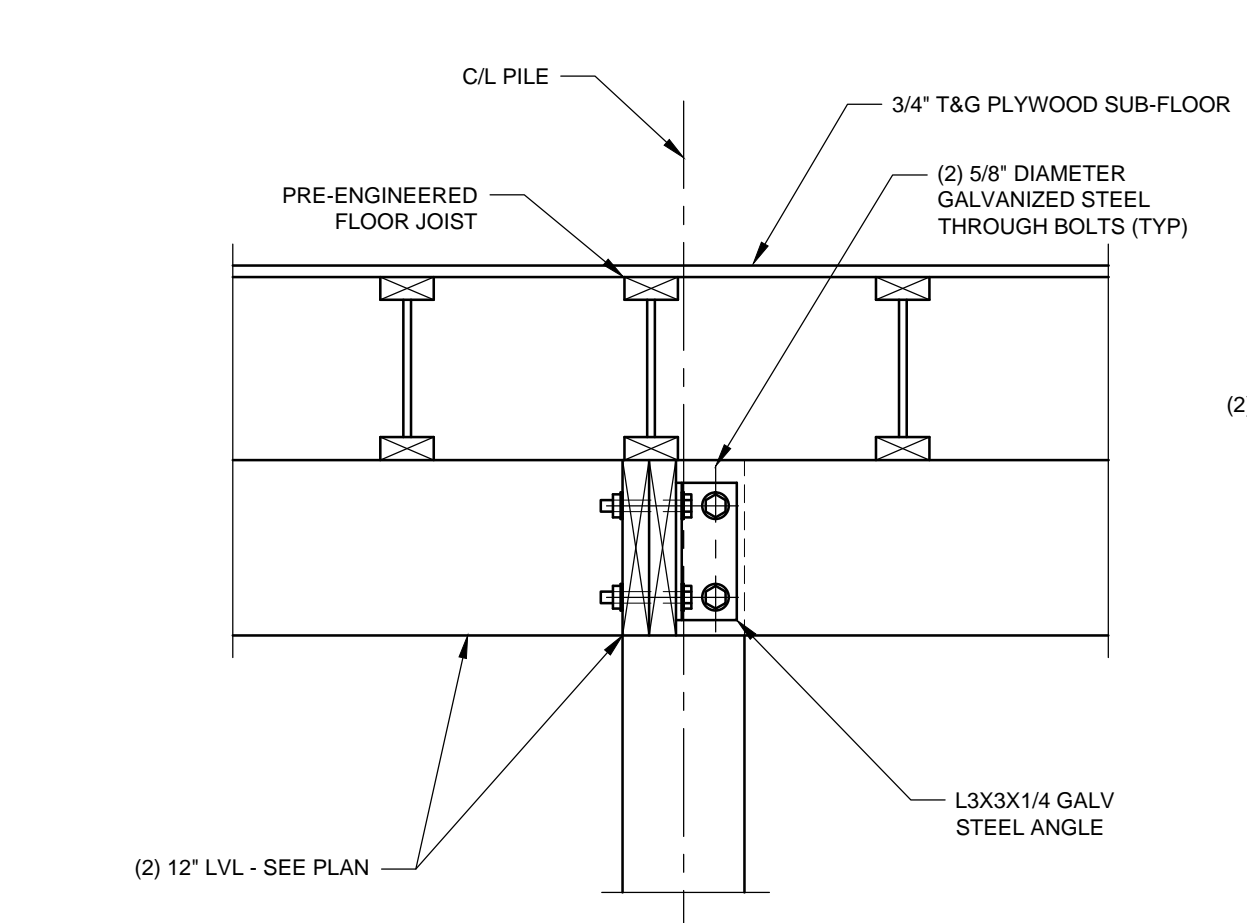
FRAMING DETAIL 5
 SCALE: 1" = 1'-0"



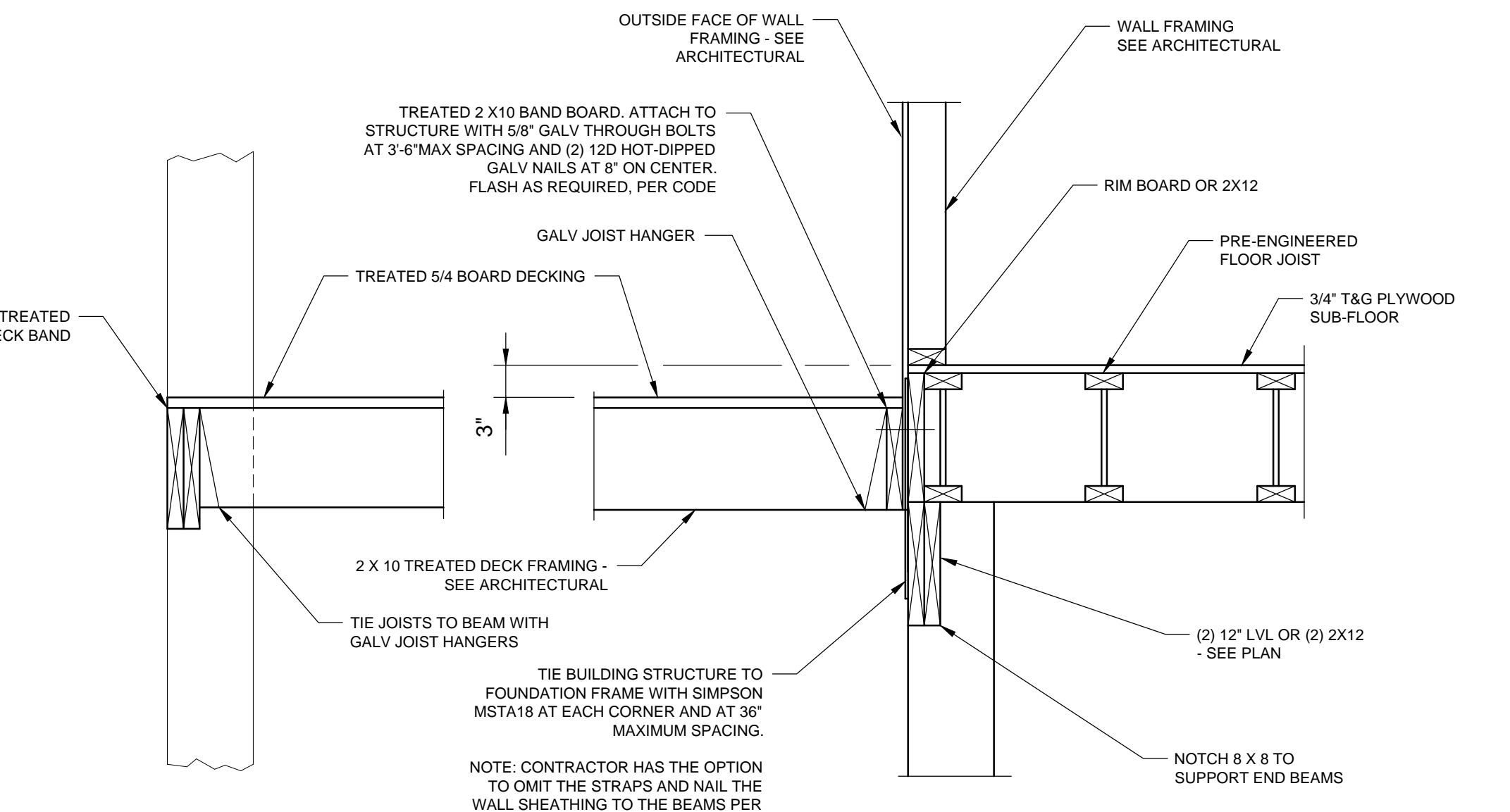
TYPICAL MISC POST/FTG
 SCALE: 1" = 1'-0"



ANCHOR PROFILE
 SCALE: 1" = 1'-0"



SECTION B
 SCALE: 1" = 1'-0"



SECTION A
 SCALE: 1" = 1'-0"