



reece ENGINEERING AND DESIGN
 422 NORTH SHORE DRIVE
 SURF CITY, NC 28445
 910.200.7616 FAX 910.221.5406
 EMAIL: gwreece@charter.net

No.	Description	Date
A	INITIAL ISSUE	4-20-15

Client: **WELLMAN CONSTRUCTION**
 Project: **HINES TRACT 3 DUPLEXES**
 Units 5 & 6 SHELL ROAD
 SURF CITY, NC

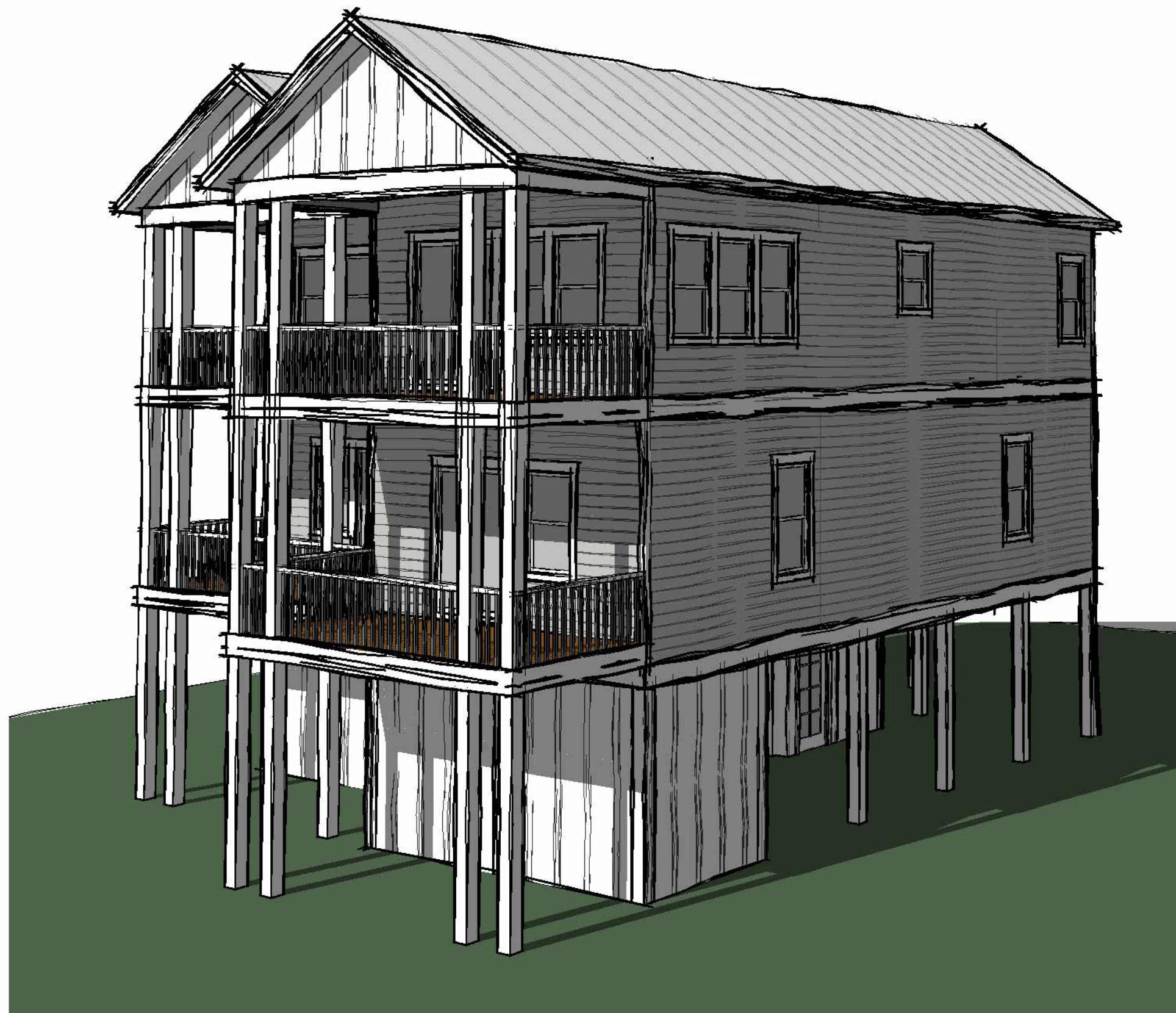
ELEVATIONS
 Project number: 24-195
 Date: 8-6-24
 Drawn by: Author
 Scale: As indicated



② HWY 210 SIDE
 1/4" = 1'-0"



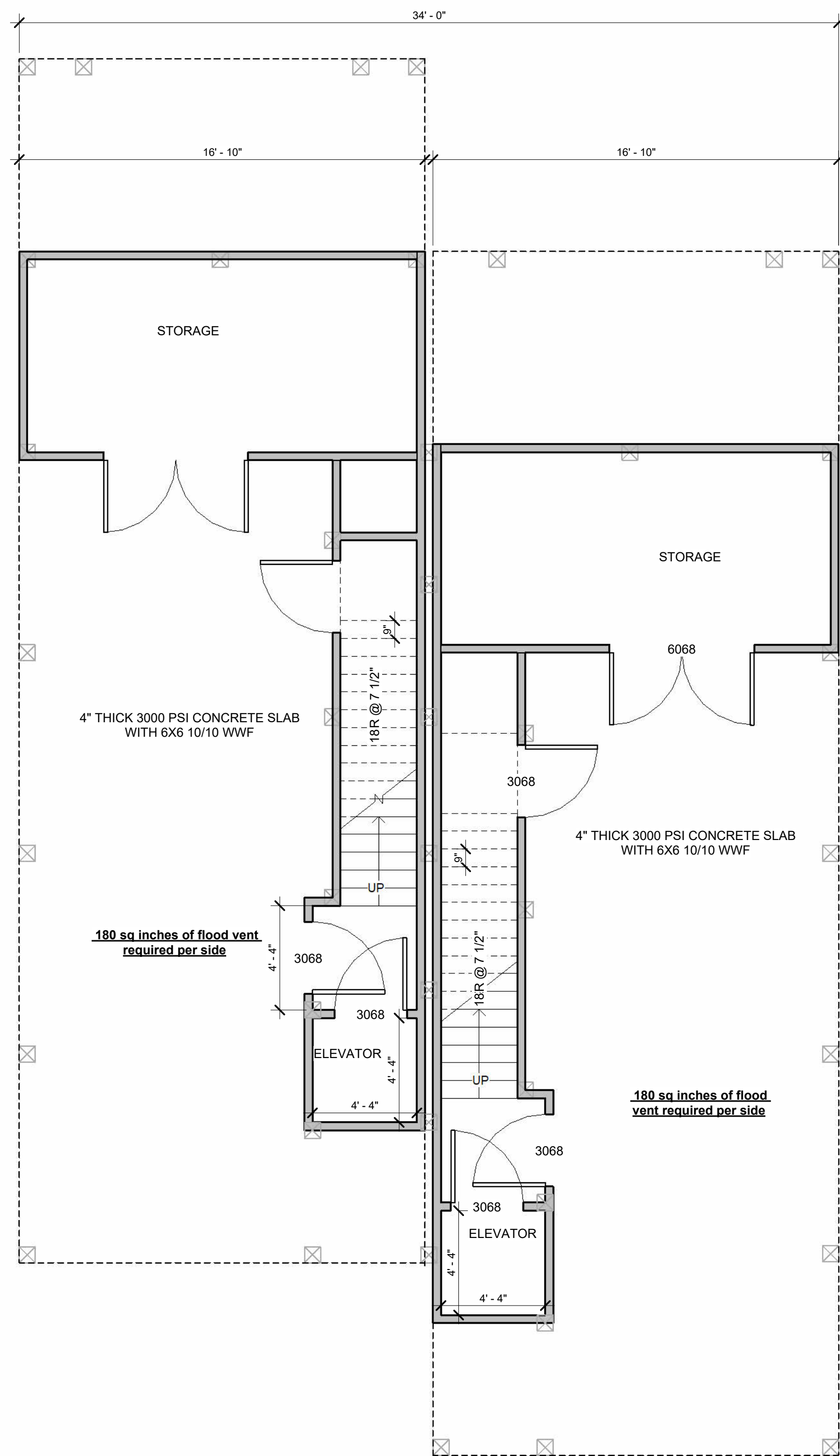
③ SHELL RD SIDE
 1/4" = 1'-0"



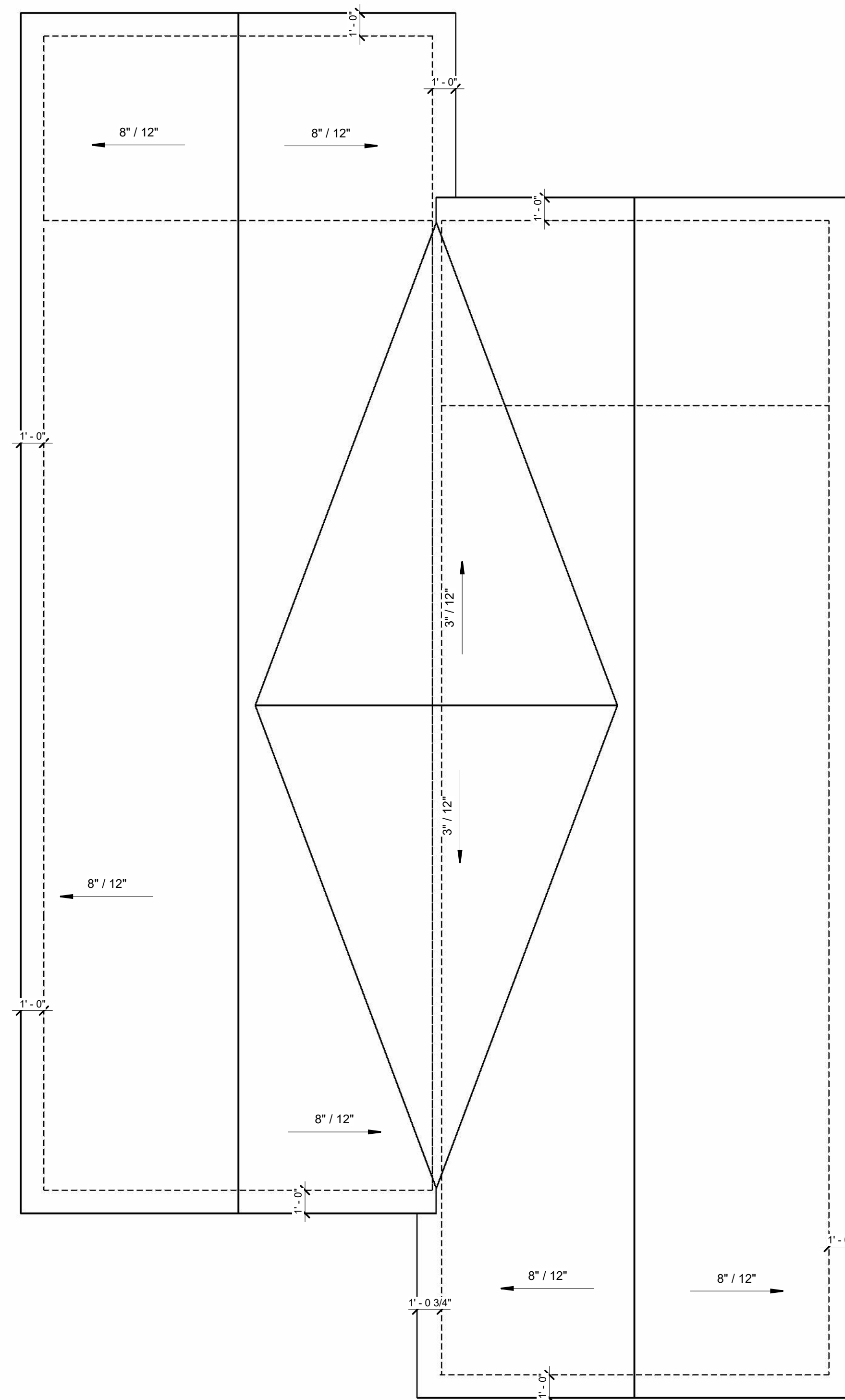
① RIGHT SIDE
 3/16" = 1'-0"

DRAWING INDEX		
SHEET #	SHEET TITLE	REVISION
G100	ELEVATIONS	A
G101	GROUND FLOOR & ROOF	A
G102	FLOORPLANS	A
S1.1	PILING & FOUNDATION PLAN	A
S2.1	FRAMING PLANS	A
S3.1	DETAILS	

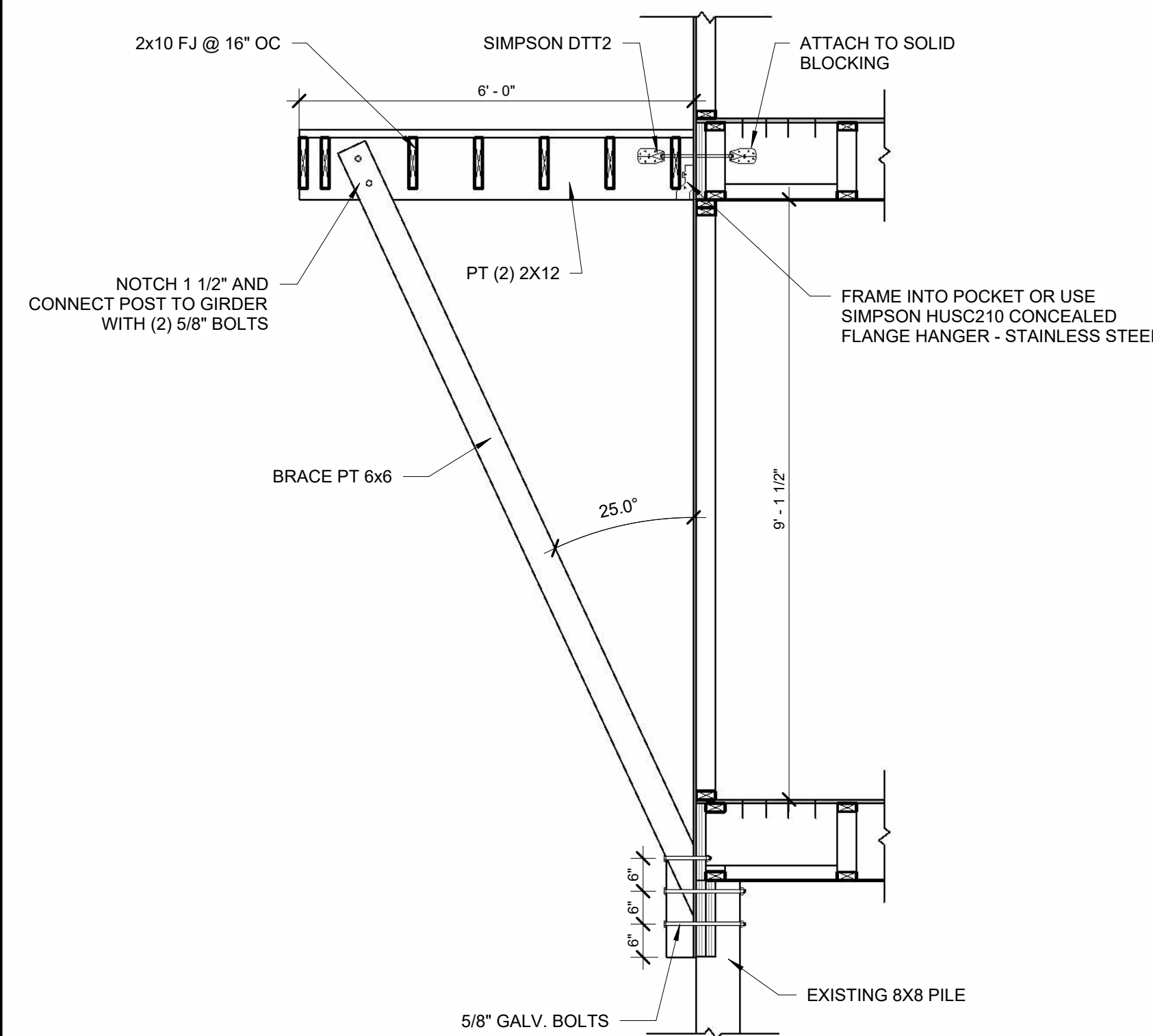
ALL CONSTRUCTION BELOW BFE SHALL CONFORM TO SECTION R327.1 OF THE NORTH CAROLINA RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS (FLOOD RESISTANT CONSTRUCTION)



① GROUND FLOOR
1/4" = 1'-0"



② ROOF PLAN
1/4" = 1'-0"



③ CANTILEVER DECK BRACE1
1/2" = 1'-0"

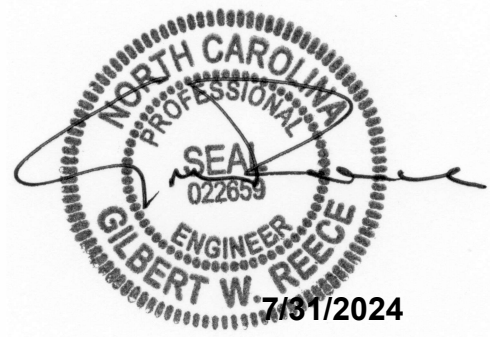


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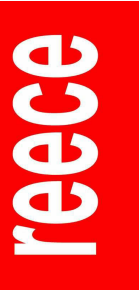
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Units: **UNITS 5 & 6 SHELL ROAD SURF CITY, NC**

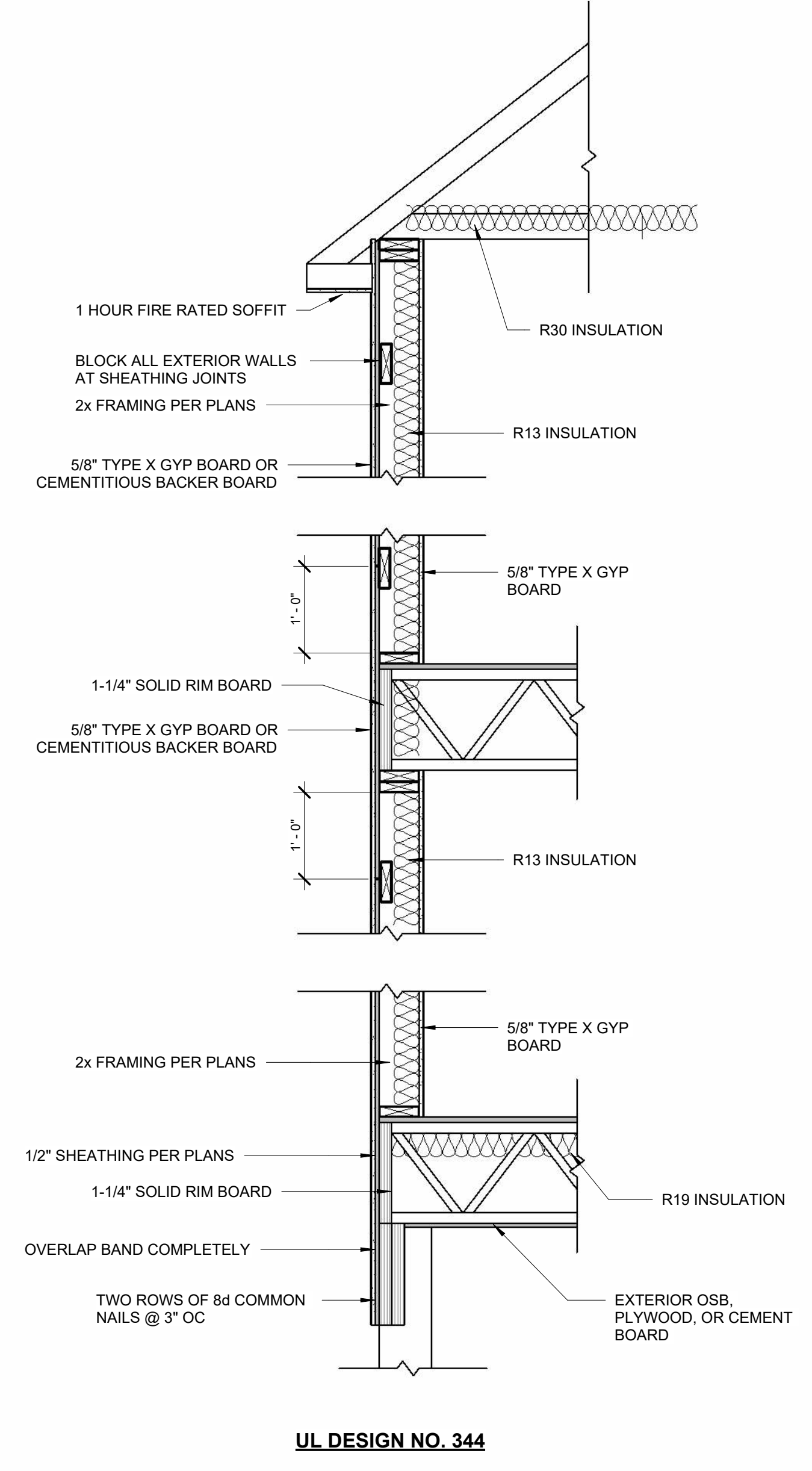
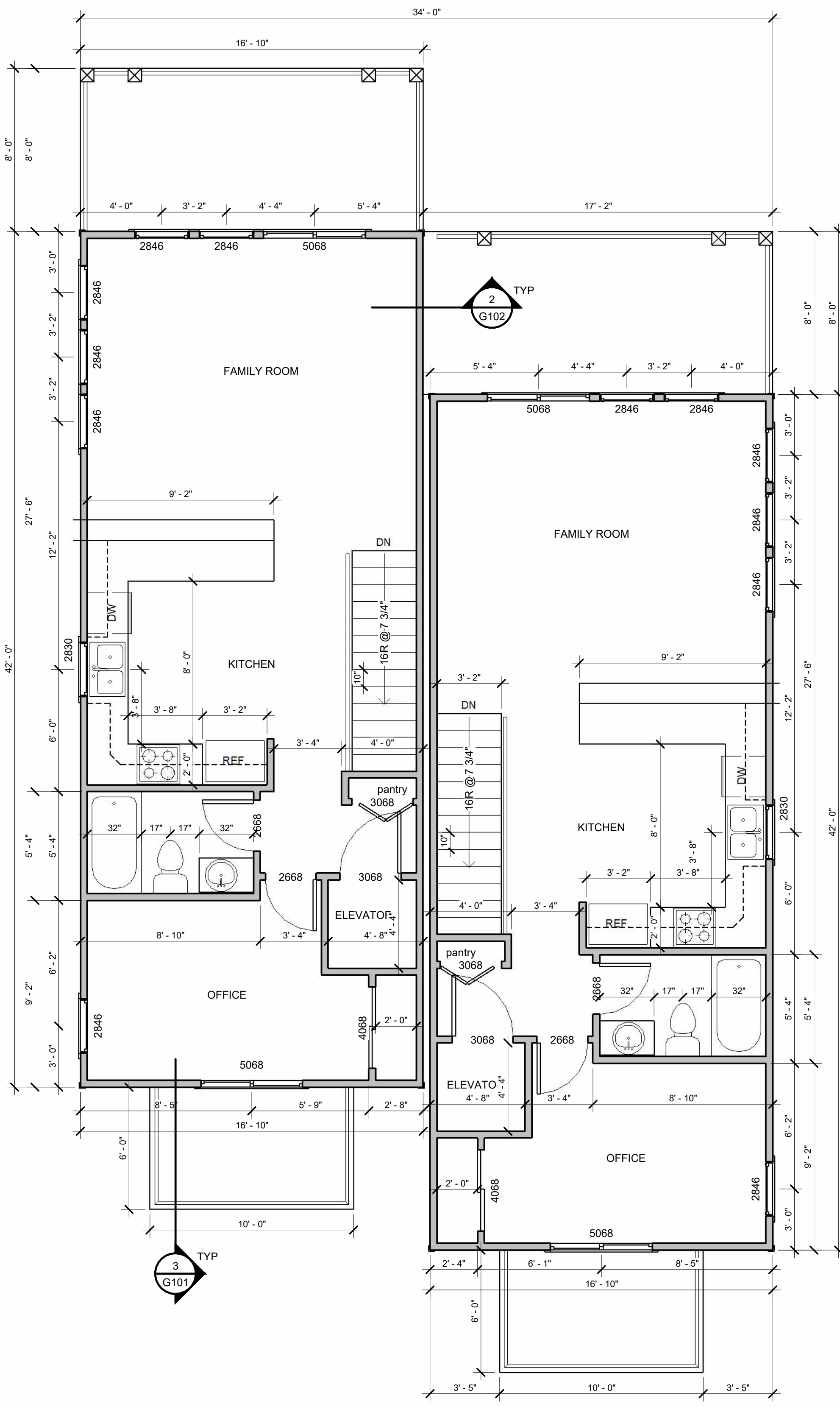
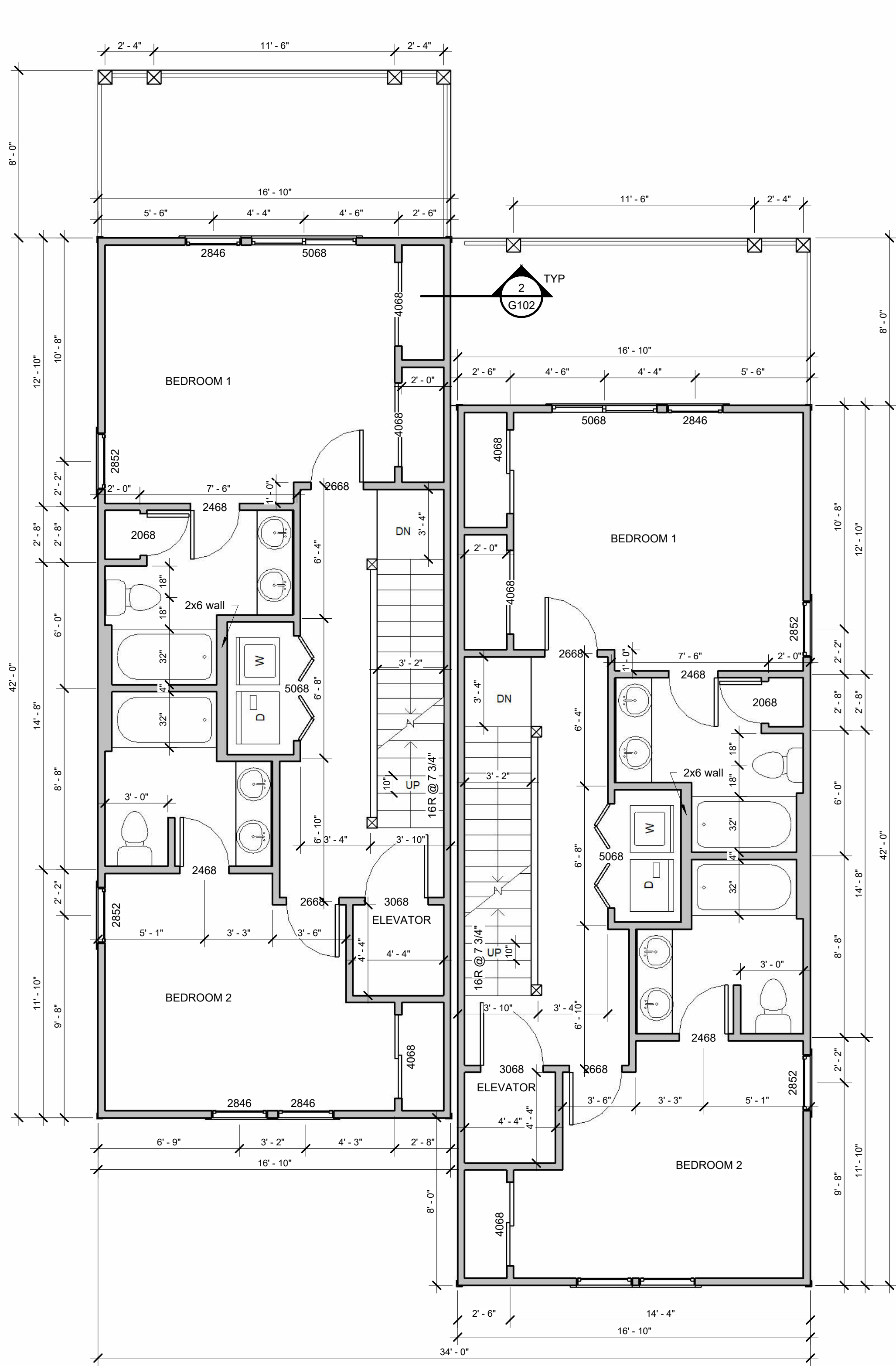
Project number: 24-195
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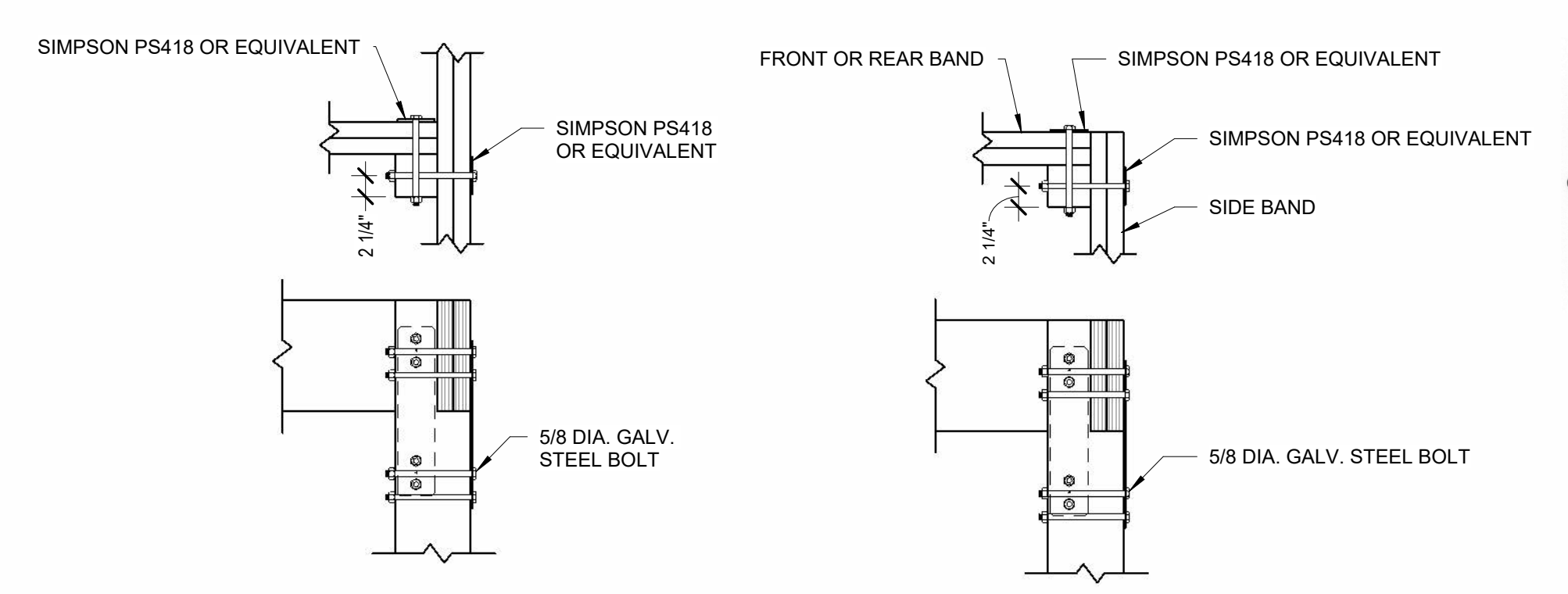
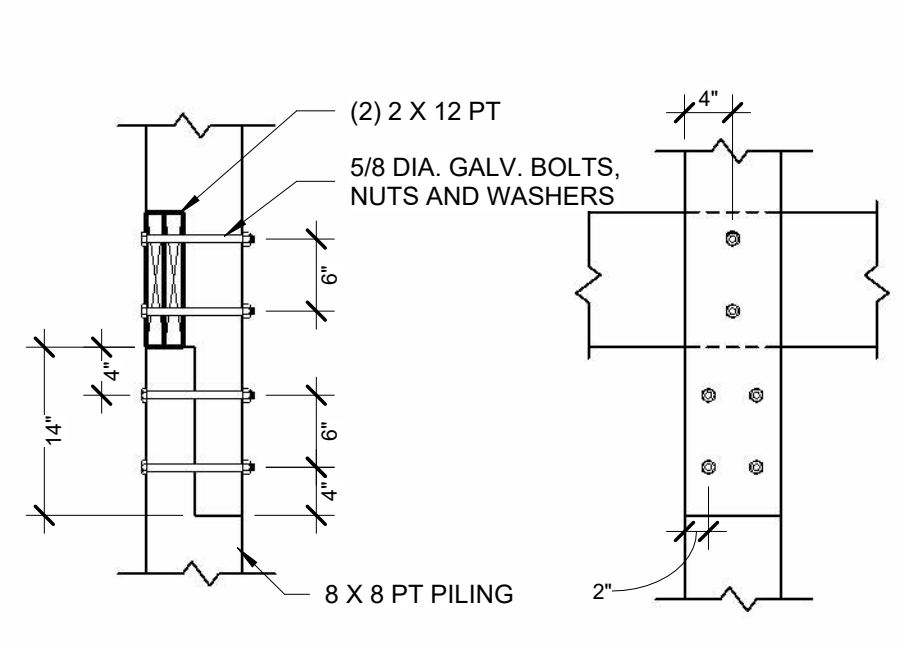
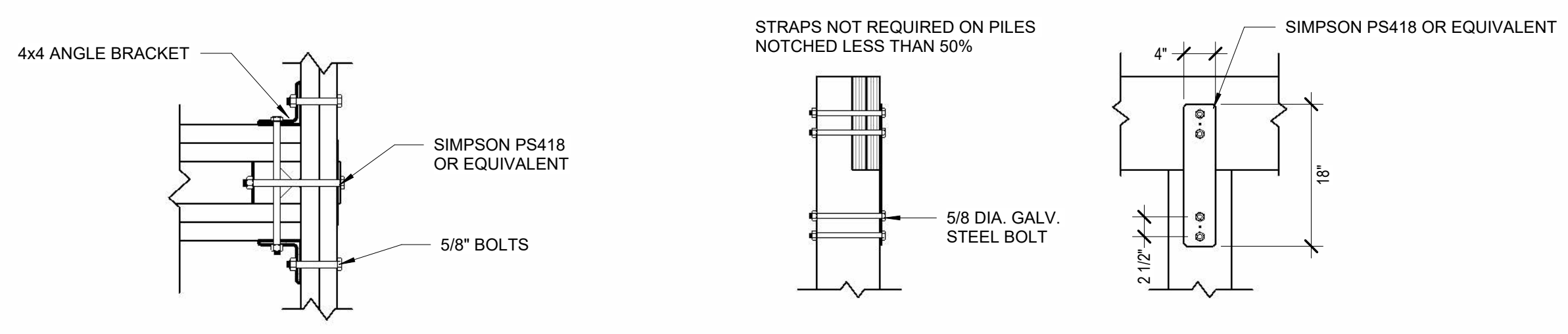
Area Schedule (Gross Building)		
Area	Level	Comments



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Client **WELLMAN CONSTRUCTION**
 Project **HINES TRACT 3 DUPLEXES**
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 SURF CITY, NC

FLOORPLANS
 Project number 24-195
 Date 8-6-24
 Drawn by OWR
 G102
 Scale As indicated



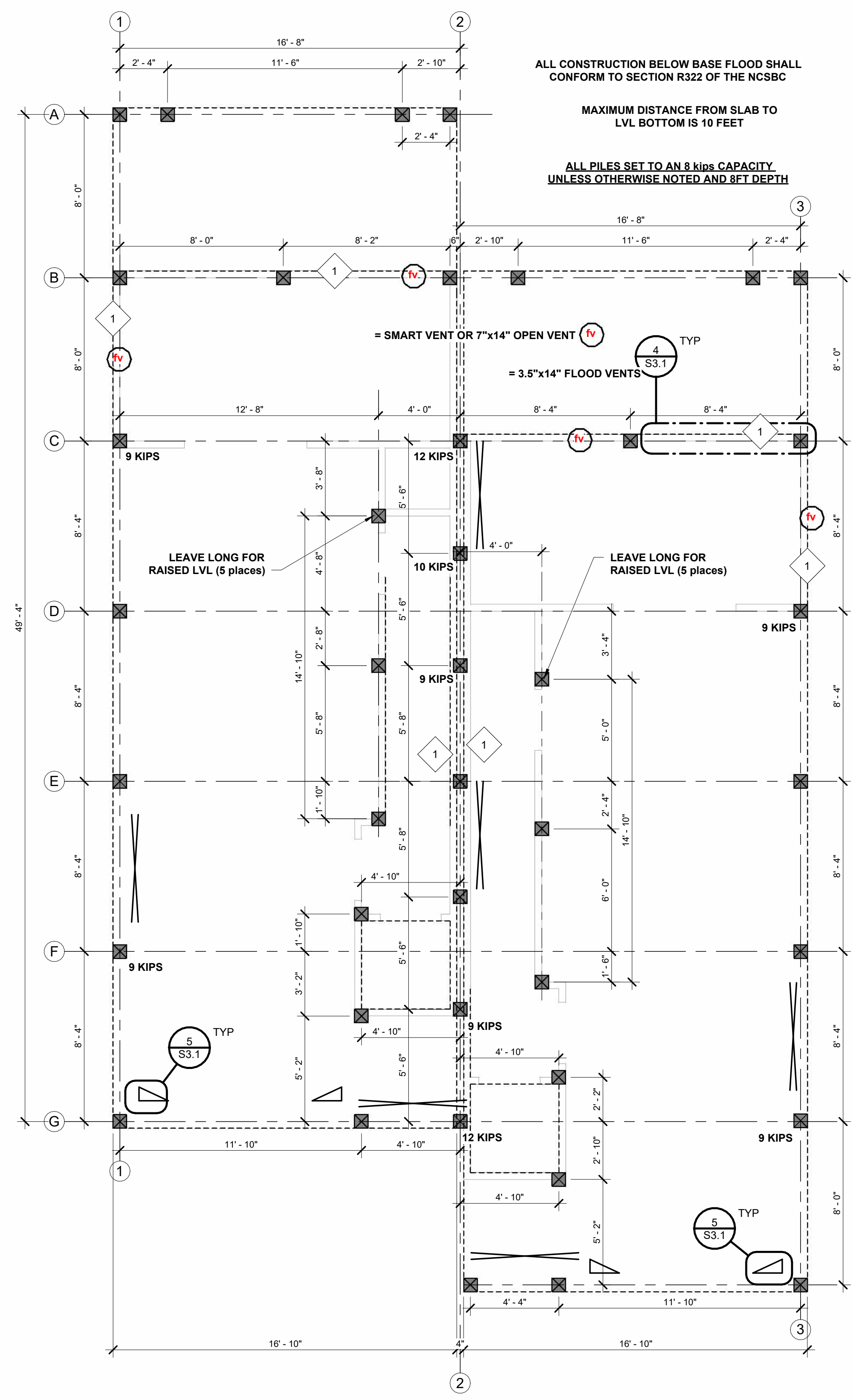
3 COMMON WALL PILE TEE CONNECTION
1" = 1'-0"

7 TYPICAL PILE CONNECTION
3/4" = 1'-0"

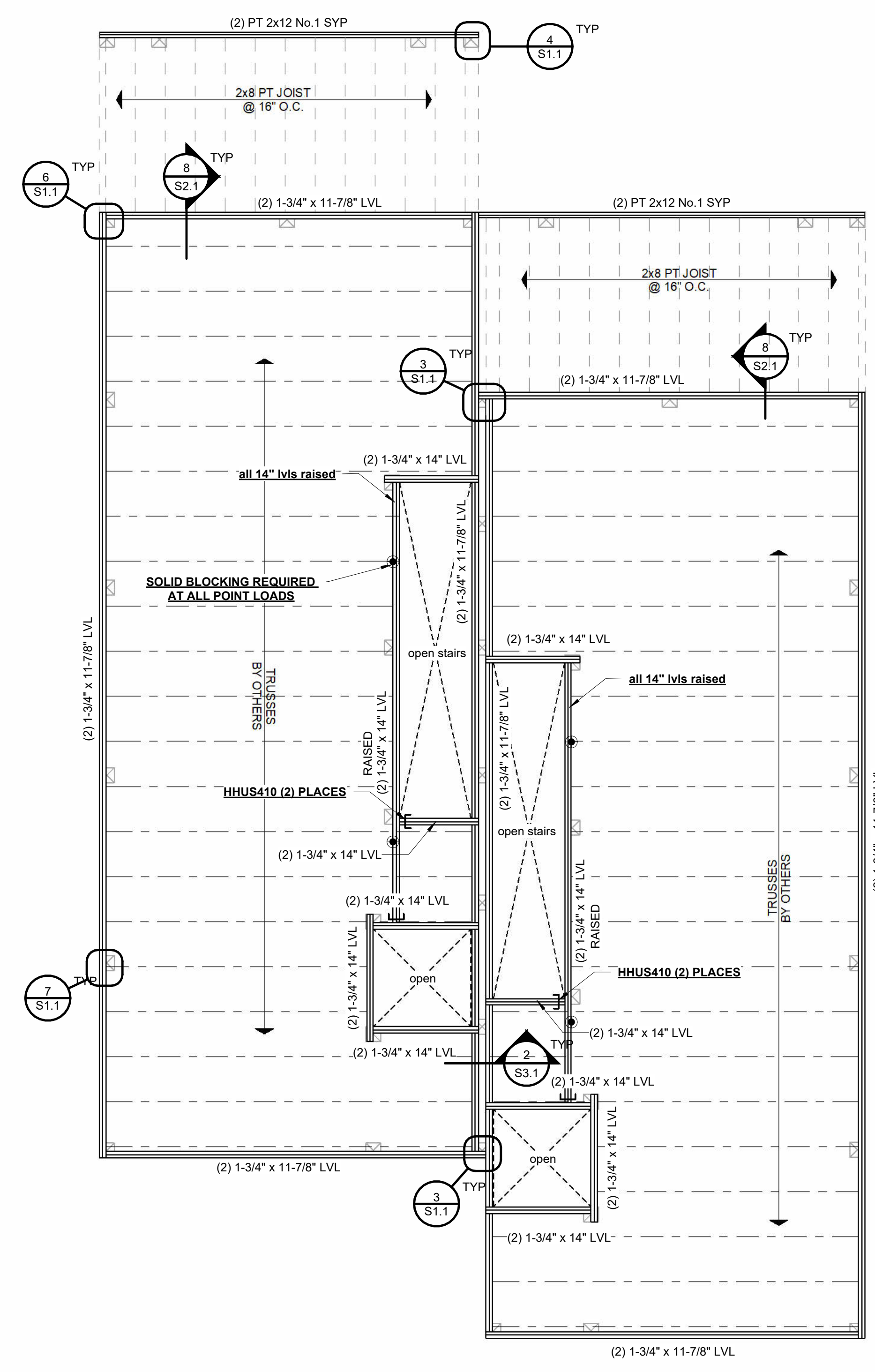
4 TYPICAL UPPER DECK CONNECTION
3/4" = 1'-0"

5 TYPICAL PILE TEE CONNECTION
3/4" = 1'-0"

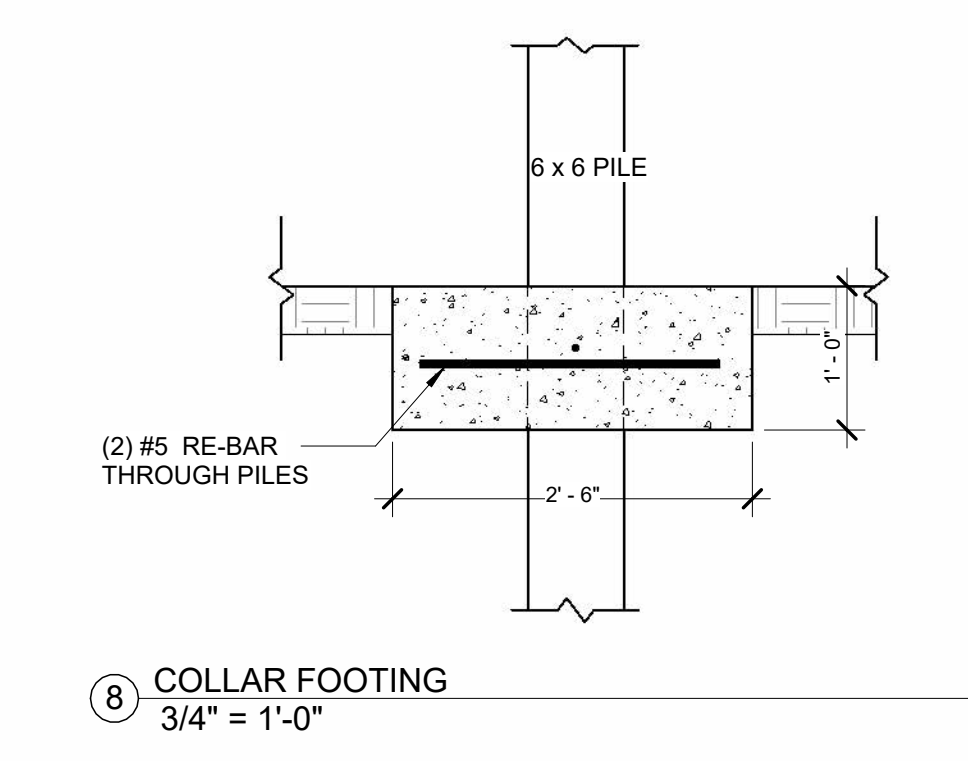
6 TYPICAL PILE CORNER CONNECTION
3/4" = 1'-0"



1 PILING PLAN
1/4" = 1'-0"



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



GENERAL PILE FOUNDATION NOTES:

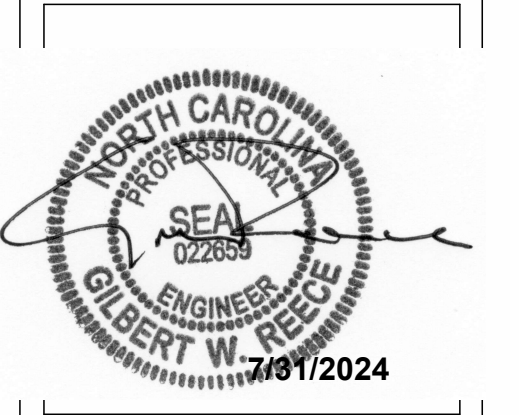
- SPECIFICATIONS FOR THIS SITE ONLY
- ELEMENTS AND ASSEMBLIES NOT SPECIFICALLY ADDRESSED BY THESE DRAWINGS/SPECIFICATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, LATEST EDITION.
- LVL MATERIAL IS SPECIFIED AT MINIMUM GRADE: E=2.0 Fb=2950 psi. LVL MATERIAL MANUFACTURED BY OTHERS OF EQUIVALENT SPECIFICATION IS ACCEPTABLE. ALL LVL MATERIAL IS TO BE PROTECTED FROM MOISTURE.
- HANGERS SPECIFIED AS SIMPSON STRONG TIE, INC. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. OTHER HANGERS OF EQUIVALENT DESIGN AND LOAD RATING ARE ACCEPTABLE. ALL HANGERS AND HARDWARE TO BE HOT DIPPED GALVANIZED AND MEET ASTM A153 OR STAINLESS STEEL.
- FACE NAIL LVL'S TOGETHER USING 3 ROWS OF 16d NAILS AT 12" OC.
- FACE NAIL 2x MATERIAL TOGETHER USING 3 ROWS OF 10d NAILS AT 12" OC.
- ALL JOINTS TO OCCUR OVER PILES, STAGGER WHERE POSSIBLE.
- WHERE DECKS ARE NOT DESIGNED AS SELF SUPPORTING, ATTACH DECK BAND TO STRUCTURE PER NORTH CAROLINA RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS APPENDIX M.
- ALL WOOD PILES SHALL BE 10"x10" SYP NO. 2 OR BETTER, MINIMUM Fb=850 psi. PILES SHALL BE PRESERVATIVELY TREATED IN ACCORDANCE WITH THE REQUIREMENTS OF AWPA C24.03 (U4C) FOR SAWN TIMBER PILES. CCA NET RETENTION 0.8 PCF. UNLESS OTHERWISE NOTED.
- ALL WALLS BELOW BASE FLOOD ELEVATION (BFE), IN DESIGNATED "V-ZONES", ARE TO BE OF BREAKAWAY CONSTRUCTION AS SPECIFIED IN THESE PLANS.
- ALL CONSTRUCTION BELOW BFE SHALL CONFORM TO SECTION R327.1 OF THE NORTH CAROLINA RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS.
- PILINGS NOTCHED MORE THAN 50% OF THEIR LEAST DIMENSION REQUIRE STRAPS PER DETAILS SHOWN IN THE SPECIFICATION. ALL OTHER PILE TO GIRDER CONNECTIONS (2) 5/8" HDG STEEL BOLTS.
- ALL UNDER ROOF PILES SHALL HAVE THEIR LOWER TIPS SET AT THE DEPTH SPECIFIED IN THE PLANS. THE FINAL DEPTH IS TO BE ACHIEVED BY MECHANICAL DRIVING.
- UNLESS STATED OTHERWISE ALL LUMBER SPECIFIED AS NO.2, SYP. USED AT 19% MAX. MOISTURE CONTENT, PRESSURE TREATED WHERE EXPOSED.
- ANY CHANGES TO THE STRUCTURAL SPECIFICATIONS SHOWN HERE IN ARE TO BE MADE UPON WRITTEN APPROVAL OF THE ENGINEER.

STRUCTURAL LOADS:

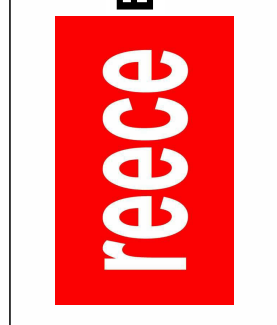
- FLOOR DEAD LOAD - 10 PSF
 - FLOOR LIVE LOAD - 40 PSF
 - ATTIC WITH LIMITED STORAGE - 10PSF DEAD LOAD AND 20PSF LIVE LOAD
 - INT. WALL DEAD LOAD - 8 PSF
 - EXT. WALL DEAD LOAD - 10 PSF
 - ROOF LIVE LOAD - 20 PSF
 - ROOF DEAD LOAD - 10 PSF
- NOTE: STRUCTURE LOADED FOR WIND SHEAR & UPLIFT @ 150 MPH. ULTIMATE

PILE DEPTH REQUIREMENTS:

- ALL UNDER ROOF PILES SHALL HAVE THEIR LOWER TIPS SET AT A **MINIMUM OF 8 FT BELOW NATURAL GRADE**. THE FINAL DEPTH IS TO BE ACHIEVED BY MECHANICAL DRIVING SUCH THAT THE CAPACITY SHOWN ON THE PLANS IS OBTAINED.
- DRIVING A TEST PILE AT THE SITE IS RECOMMENDED BEFORE MATERIAL IS ORDERED.
- SPECIFIED REQUIREMENTS ARE MINIMUMS - PLEASE CONTACT THE ENGINEER OF RECORD SHOULD THE SPECIFICATIONS NOT BE MET.



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PILING & FOUNDATION PLAN
Project number: 24-195
Date: 8-6-24
Drawn by: GWR
Scale: S1.1
Scale: As indicated

WALL FRAMING SCHEDULE							
MARK	FRAMING	SPACING	BLOCKING	SHEATHING AND FASTENING SIDE 1 (EXTERIOR)	SIDE 2 (INTERIOR)	BOTTOM PLATE ATTACHMENT TO STRUCTURE	SHEAR CAPACITY
1	2x NO. 2	16" OC	YES	7/16" APA RATED, 8d - 3" OC AT THE PANEL EDGES, 12" OC IN THE FIELD	1/2" GYP, 5d COOLER AT 7" OC EDGE SPACING	(2) STAGGERED 16d NAILS AT 6" OC	730 PLF
2	2x NO. 2	16" OC	YES	7/16" APA RATED, 8d - 3" OC AT THE PANEL EDGES, 12" OC IN THE FIELD	7/16" APA RATED, 8d - 3" OC AT THE PANEL EDGES, 12" OC IN THE FIELD	(3) STAGGERED 16d NAILS AT 6" OC	1260 PLF

SHEAR WALL SPECIFICATIONS:

- PANELS MAY BE INSTALLED WITH FACE GRAIN EITHER PARALLEL OR PERPENDICULAR TO STUDS.
- WOOD PANELS SHALL COMPLY WITH DOC PS1 OR PS2 AND SHALL BE MANUFACTURED WITH EXTERIOR GLUE.
- NAIL/SCREW SPACING PER SCHEDULE
- INTERIOR SHEAR WALLS TO HAVE JOIST OR TRUSS DIRECTLY ABOVE OR SOLID BLOCKING TO DECK ABOVE.
- HORIZONTAL NAIL SPACING AT DOUBLE TOP PLATES, BAND JOISTS, BLOCKING, AND GIRDERS SHALL BE A DOUBLE ROW OF 8d STAGGERED AT 3" ON CENTER FOR ALL SHEAR WALL TYPES.
- PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS THEIR FULL DEPTH.
- A DOUBLE STUD IS REQUIRED AT THE END OF EACH SHEAR WALL SEGMENT.

HEADERS:

ALL EXTERIOR HEADERS (2) 2x10, UNLESS OTHERWISE NOTED

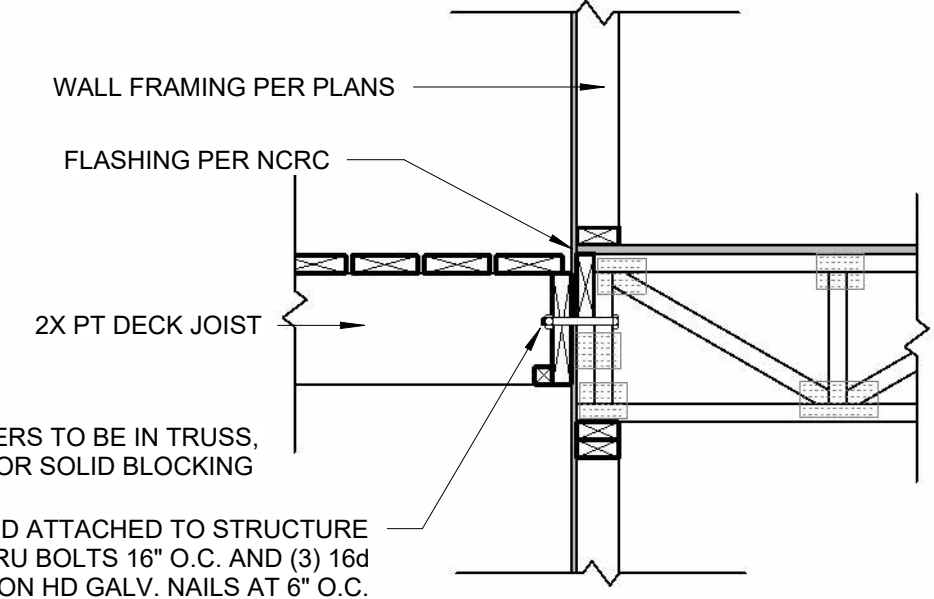
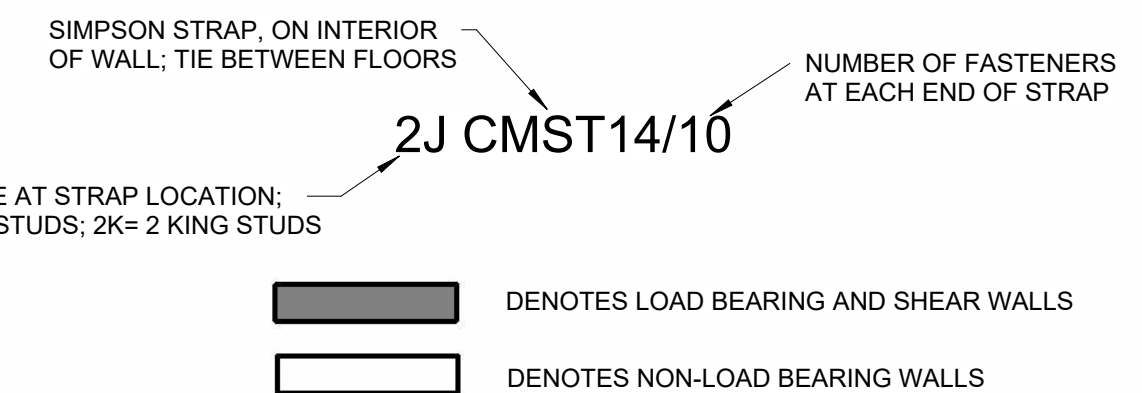
ALL EXTERIOR HEADERS TO HAVE JACK STUDS AND FULL HEIGHT STUDS PER TABLE UNLESS OTHERWISE NOTED

MAXIMUM HEADER SPAN					
3'	6'	9'	12'	15'	18'
NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
1	1	2	2	2	2
NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER					
1	2	3	3	3	3

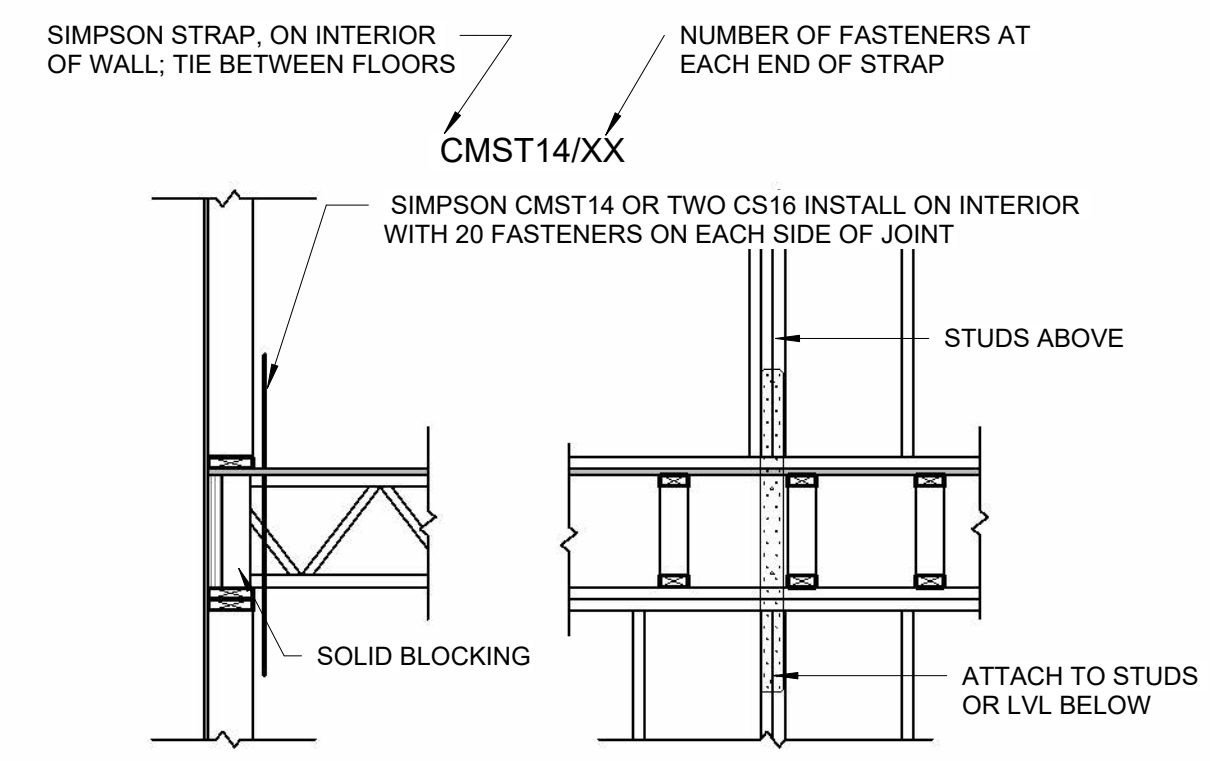
TOP PLATE SPLICE REQUIREMENTS:

8FT AT (2) 16d NAILS PER FOOT OR 4FT AT (2) 16d NAILS 6" OC

**ALL EXTERIOR HEADERS THIS LEVEL
TO BE (2) 2x10 WITH 1/2" SPACER UNLESS OTHERWISE NOTED**



8 DECK ATTACHMENT
3/4" = 1'-0"



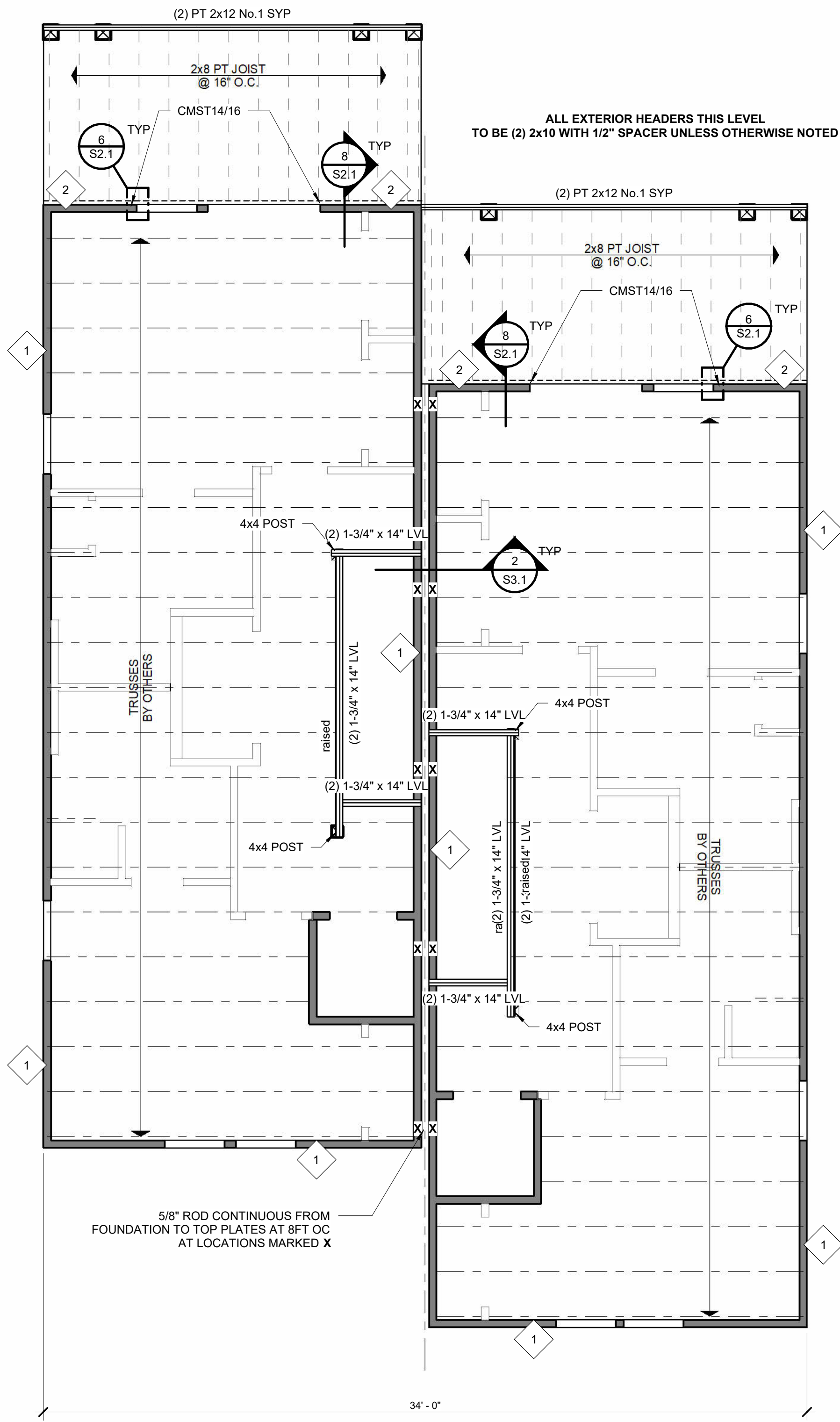
6 FLOOR TO FLOOR HOLD-DOWN
1/2" = 1'-0"

ROOF FRAMING NOTES:

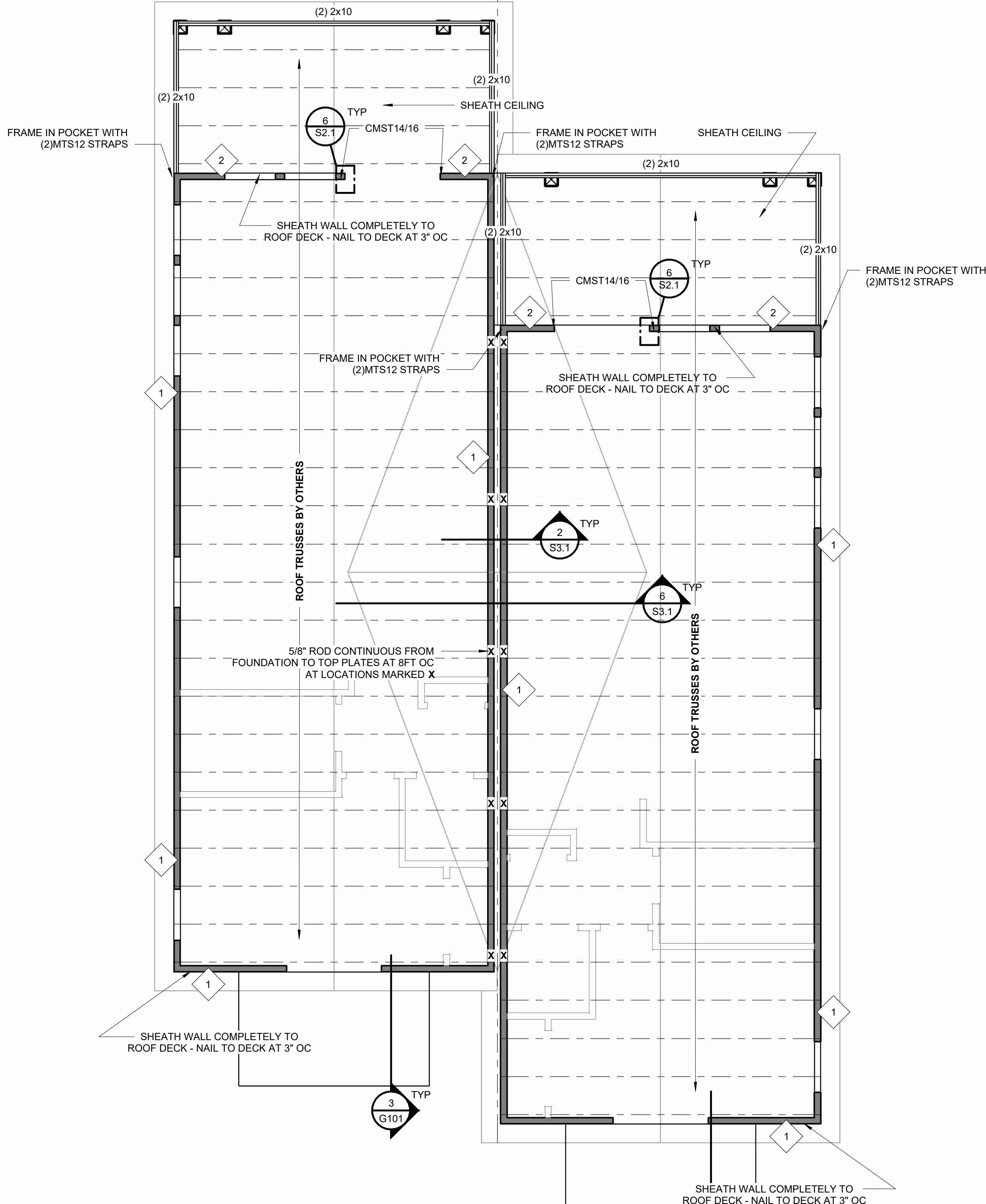
- ALL RAFTERS 2x10 #2 SPF @ 16" OC UNLESS OTHERWISE NOTED.
- ALL OPPOSING RAFTERS TO HAVE COLLAR TIES WITH (6) 10d NAILS EACH RAFTER.
- ALL RAFTERS AND OUTLOOKERS TO HAVE UPLIFT STRAPS WITH A CAPACITY OF 600 LBS AT EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
- RAFTER TO WALL CONNECTION (4) 10d TOE-NAILED, FACE NAIL TO CJ WITH (5) 16d.
- CONNECT ALL OVERBUILDS AND CRICKETS WITH PT 2x12 VALLEY BOARD NAILER - FASTEN NAILER TO EACH CROSSING RAFTER WITH (4) #10 SCREWS WITH 2" PENETRATION INTO RAFTER. FASTEN RAFTER TO NAILER WITH (3) TOE-NAILS AND ONE SIMPSON H2.5A.
- FASTEN RAFTER TO HIP BEAMS WITH (5) 16d FACE NAILS
- 4 FEET EACH SIDE OF RIDGES AND ROOF EDGE PERIMETERS FASTEN WITH 8d NAILS AT 6" OC AT PANEL EDGES AND IN THE FIELD. ALL OTHER LOCATIONS 6" OC AT PANEL EDGES AND 12" OC IN THE FIELD.
- 2x4 VERTICAL BLOCKING REQUIRED AT RIDGE - ONE EACH SIDE OF RIDGE
- 2x4 BLOCKING (FLAT WISE OR VERTICAL) REQUIRED AT PANEL EDGES IN THE FIRST TWO RAFTER BAYS AT GABLE END WALLS.
- FULL HEIGHT BLOCKING REQUIRED AT RAFTER ENDS.

SHEATHING ATTACHMENT:

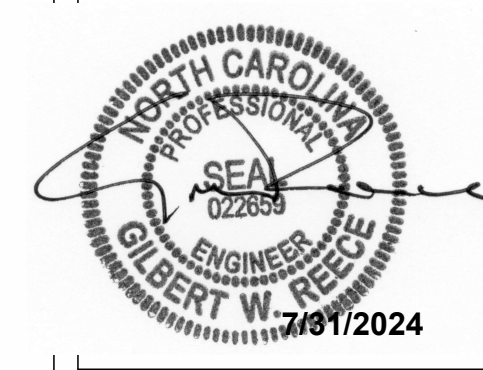
- 8d COMMON NAILS REQUIRED
- 6" OC AT PANEL EDGES AND 6" OC IN THE FIELD WITHIN 4 FEET OF PERIMETER EDGES AND RIDGES.
- 4" OC AT GABLE END WALL RAKE
- 6" OC AT PANEL EDGES AND 12" OC IN THE FIELD - ELSEWHERE



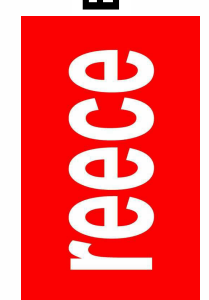
1 1ST FLOOR WALL FRAMING - 2ND FLOOR TRUSSES
1/4" = 1'-0"



2 2ND FLOOR WALL FRAMING & ROOF FRAMING
1/4" = 1'-0"



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FRAMING PLANS

S2.1

