

PLANS FOR:

JOHN GRISHIN AND LESLIE BRYAN



P-0961



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PLANS DUE TO CONSTRUCTION
METHODS OR ANY CHANGES TO
PLANS MADE IN THE FIELD BY
CONTRACTOR OR BY OTHERS.
DRAWINGS ARE PROVIDED TO
CLIENT FOR THE LOT NUMBER,
PROPERTY, OR AS A MASTER PLAN
AS SPECIFIED ON TITLE SHEET.
DIMENSIONS SHALL GOVERN OVER
SCALE, AND CODE SHALL GOVERN
OVER DIMENSIONS ON DRAWINGS.

CLIENT: JOHN GRISHIN AND LESLIE BRYAN	PROJECT: 625 BROOKVIEW DRIVE	LOCATION: CHAPEL HILL, NC	SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED
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PROJECT NO.:
19902457

DATE:
02/26/2020

DRAWN BY:
RSY

TITLE SHEET

T

INDEX OF SHEETS

INDEX OF SHEETS		REVISION LOG		
SHEET	TITLE	DATE	REVISED BY	REVISION
T	TITLE SHEET: PROJECT INFORMATION AND NOTES	02/03/2020	RSY	ADDED SKYLIGHTS IN SCR. PORCH. ADDED 36"
GN1.0	GENERAL NOTES			KNEEWALLS AROUND SCR. PORCH. CHANGED DECK TO
GN1.1	GENERAL NOTES			COVERED DECK. UPDATED ELEVATIONS TO MATCH
B0.1	BASEMENT FLOOR PLANS			FLOOR PLAN CHANGES.
B1.0	FIRST FLOOR PLANS	02/25/2020	RSY	FINALIZE BUILDING PLANS AND STRUCTURAL PLANS.
B2.0	EXTERIOR ELEVATIONS			
B3.0	EXTERIOR ELEVATIONS			
B4.0	ROOF PLAN			
S0.1	BASEMENT FOUNDATION PLAN			
S0.2	BASEMENT CEILING FRAMING PLAN			
S1.0	FIRST FLOOR CEILING FRAMING PLAN			
S2.0	ROOF FRAMING PLAN			
D1.0 - D3.0	DETAILS			

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 & DESIGN, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.

2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:

A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.

B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

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

2018
NORTH CAROLINA
STATE BUILDING CODE:
RESIDENTIAL CODE

ENGINEER OF RECORD

JDS CONSULTING & DESIGN, PLLC
ENGINEERING, BUILDING DESIGN, & CONSTRUCTION
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8600 'D' JERSEY COURT
RALEIGH, NC 27617
PROJECT REFERENCE: 19902457

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 & DESIGN, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
2.

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

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
3.

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

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)
COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.	

ABBREVIATIONS

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

MATERIALS

1.

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

Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
2.

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

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
3.

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

Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
4.

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

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
5.

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

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
6.

STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
7.

REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
8.

POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
9.

CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
10.

CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
11.

MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
12.

INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
13.

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

FOUNDATION

1.

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

CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
3.

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

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.
4.

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

A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
B. 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.
5.

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

A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
6.

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

THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
8.

CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
9.

ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
10.

ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
11.

FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
12.

WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

1.

ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
2.

ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
3.

NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
4.

SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
5.

ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6.

ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
7.

PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
8.

ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
9.

ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
10.

ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
11.

ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
12.

STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
13.

WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
14.

FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
15.

FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
16.

BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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CLIENT:

PROJECT:

LOCATION:

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

JOHN GRISHIN AND LESLIE BRYAN

625 BROOKVIEW DRIVE

CHAPEL HILL, NC

PROJECT NO.: 19902457

DATE: 02/26/2020 DRAWN BY: RSY

GENERAL NOTES

GN1.0

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


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

DETAILS AND NOTES ON DRAWINGS GOVERN.


BALLOON WALL FRAMING SCHEDULE (USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)		
<u>FRAMING MEMBER SIZE</u>	<u>MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEED</u>	
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"	
I. ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.		
J. 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.		
K. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.		
L. FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.		

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

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

STICK-FRAMED ROOF - STRUCTURAL NOTES

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

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

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

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



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PROJECT: **625 BROOKVIEW DRIVE**

LOCATION: **CHAPEL HILL, NC**

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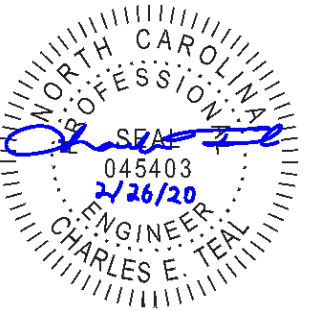
DATE: **02/26/2020** DRAWN BY: **RSY**

GENERAL NOTES

GN1.1

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

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



P-0961



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AS SPECIFIED ON TITLE SHEET.
DIMENSIONS SHALL GOVERN OVER
SCALE, AND CODE SHALL GOVERN
OVER DIMENSIONS ON DRAWINGS.

CLIENT:

JOHN GRISHIN AND LESLIE BRYAN

PROJECT:

625 BROOKVIEW DRIVE

LOCATION:

CHAPEL HILL, NC

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

PROJECT NO.:

19902457

DATE: _____

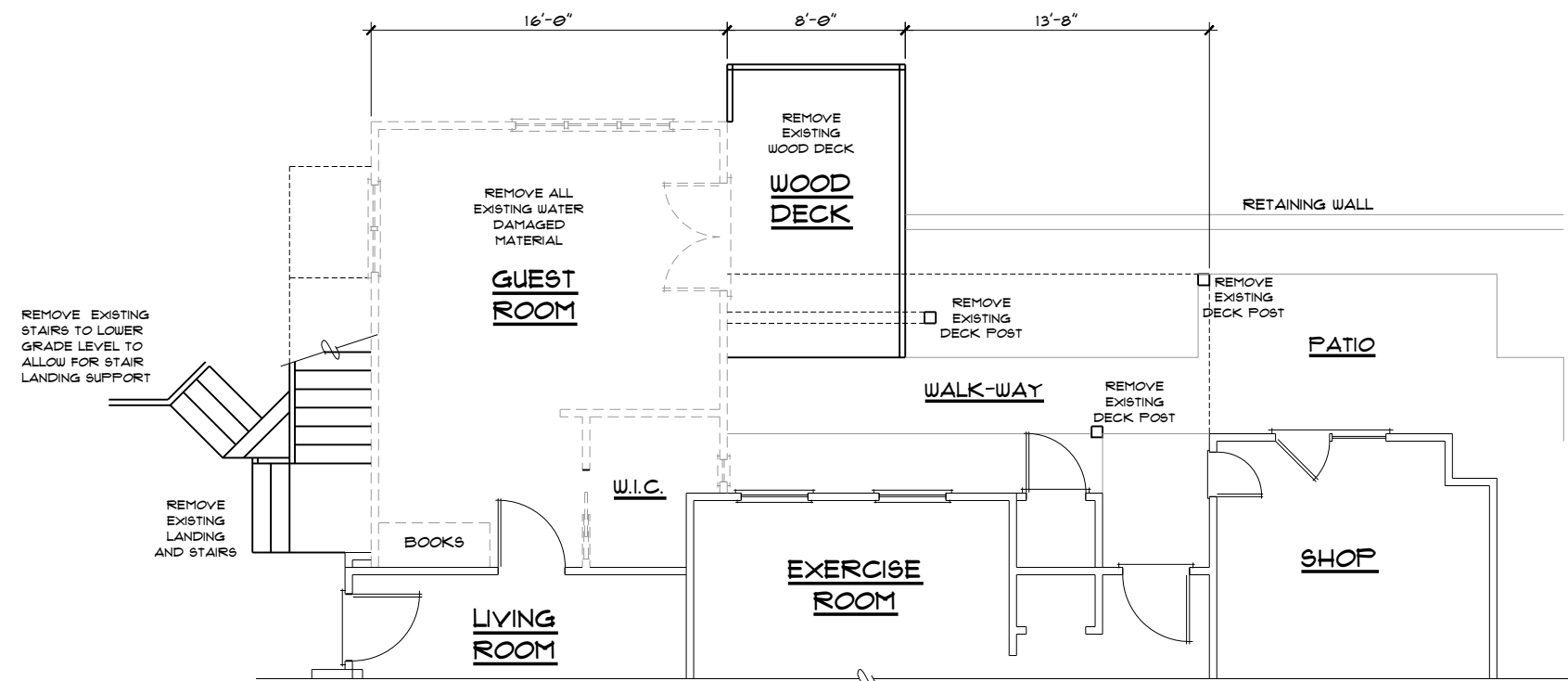
DATE: **02/26/2020**

RAWN BY:

RSY

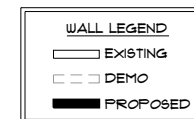
GENERAL NOTES

GN2.0



EXISTING PARTIAL BASEMENT FLOOR PLAN

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

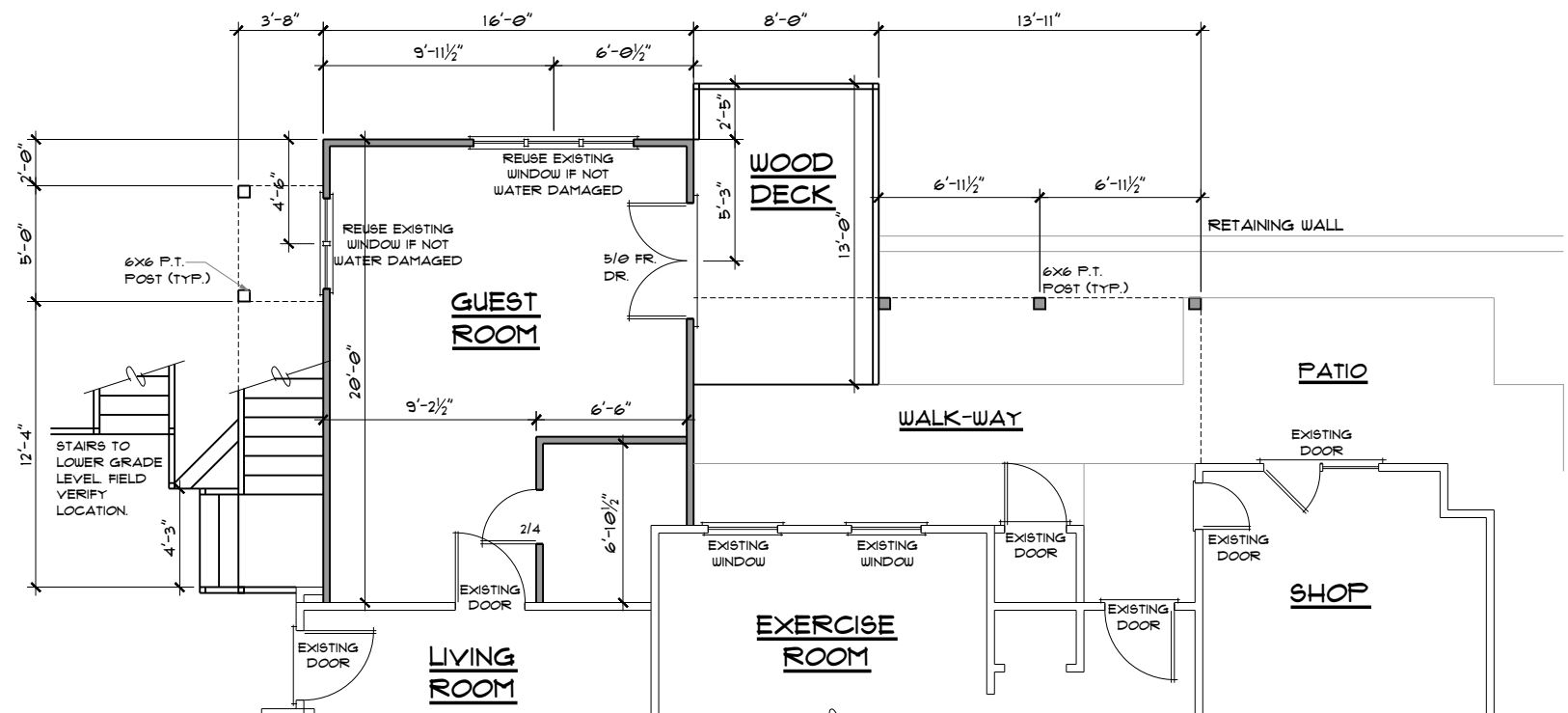


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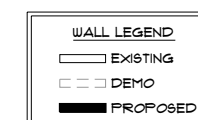
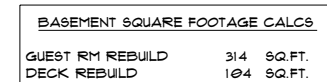
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- EXISTING POINT LOAD SUPPORTS NOTED, VERIFY THEY MATCH EXISTING CONDITIONS.
- ASSUMED BEARING CAPACITY OF SOIL IS FIGURED AT 2000 PSF

ONCE CONTRACTOR VERIFIES THIS INFORMATION AND ANY IS FOUND TO BE DIFFERENT FROM WHAT IS NOTED ON THESE PLANS JDS IS TO BE CONTACTED PRIOR TO MATERIAL PURCHASING, DELIVERY , OR INSTALLATION OF MATERIAL OR METHODS IN QUESTION.



PROPOSED PARTIAL BASEMENT FLOOR REMODEL PLAN

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



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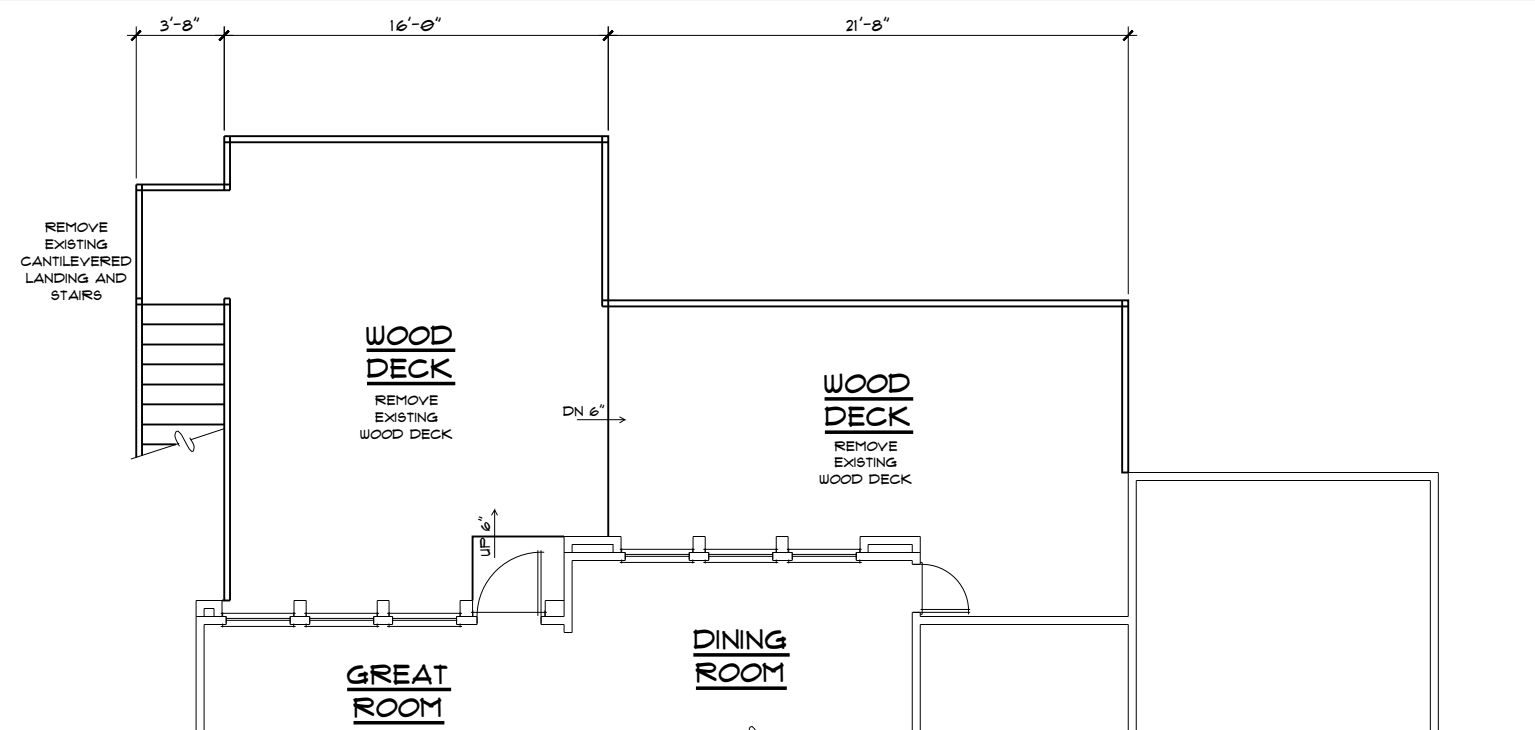
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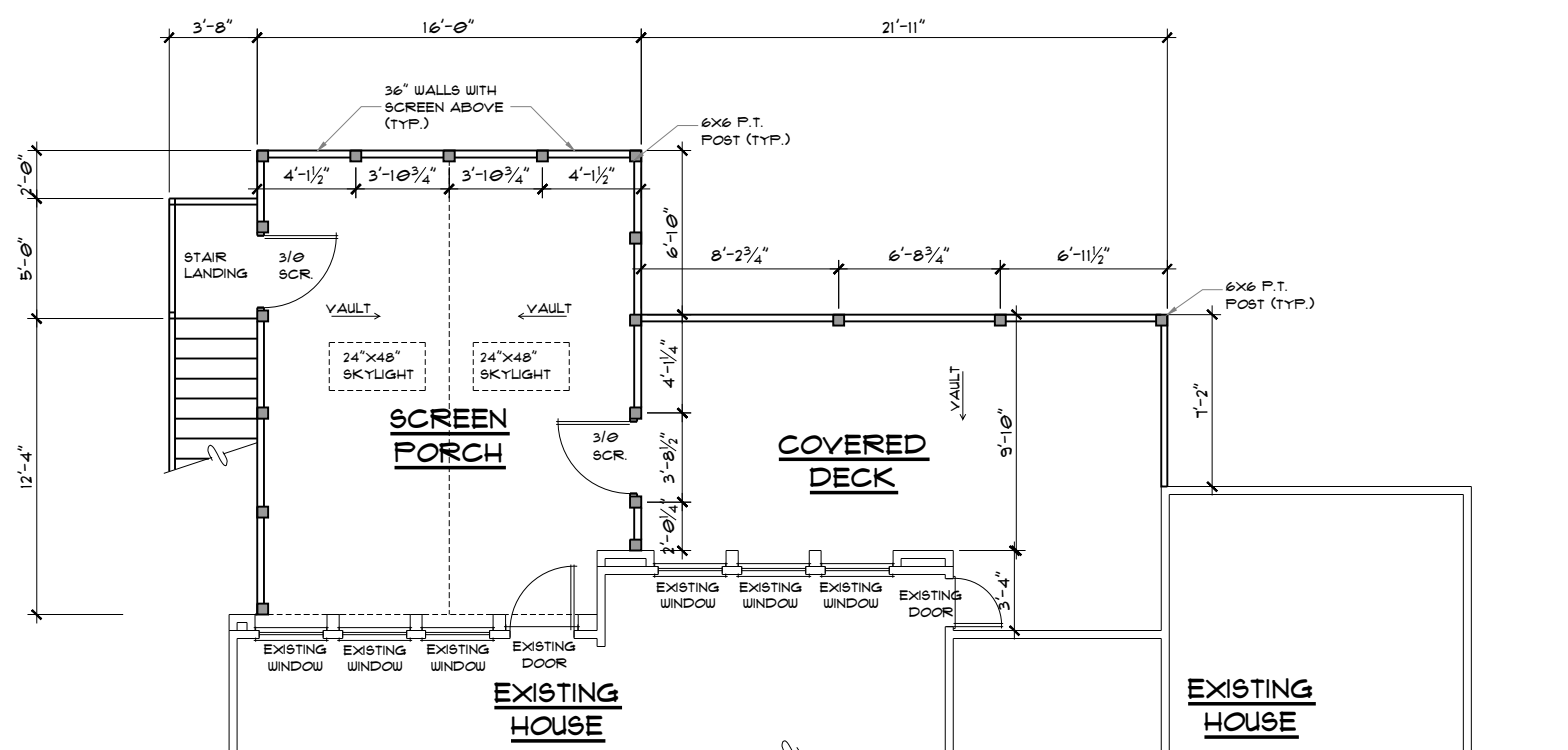
CLIENT: JOHN GRISHIN AND LESLIE BRYAN	
PROJECT: 625 BROOKVIEW DRIVE	
LOCATION: CHAPEL HILL, NC	
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	

PROJECT NO.: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">19902457</div>	
DATE: <div style="text-align: center; font-weight: bold;">02/26/2020</div>	DRAWN BY: <div style="text-align: center; font-weight: bold;">RSY</div>

BASEMENT FLOOR PLANS
<div style="font-size: 2.5em; font-weight: bold;">B0.1</div>



EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED PARTIAL FIRST FLOOR REMODEL PLAN
SCALE: 1/8" = 1'-0"

1ST FLOOR SQUARE FOOTAGE CALCS		
SCREEN POR. ADDITION	314	SQ.FT.
STAIR LANDING	18	SQ.FT.
COVERED DECK	249	SQ.FT.

WALL LEGEND	
	EXISTING
	DEMO
	PROPOSED

GENERAL ADDITION NOTE:

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JOHN GRISHIN AND LESLIE BRYAN

PROJECT:
625 BROOKVIEW DRIVE

LOCATION:
CHAPEL HILL, NC

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

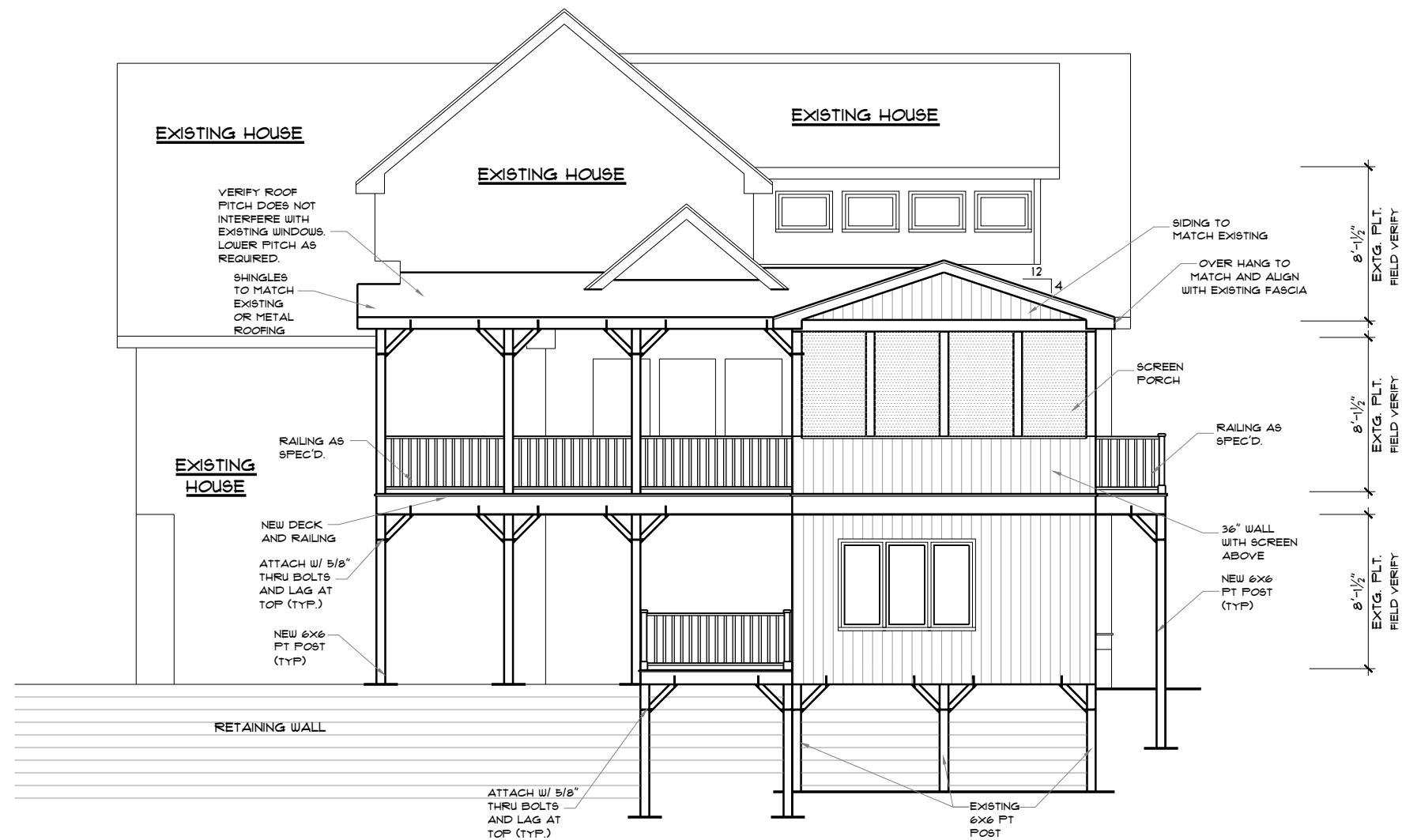
PROJECT NO.:
19902457

DATE:
02/26/2020

DRAWN BY:
RSY

FIRST FLOOR PLANS

B1.0



PROPOSED REAR ELEVATION

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

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PROJECT NO.: **19902457**

DATE: **02/26/2020**

DRAWN BY: **RSY**

EXTERIOR ELEVATIONS

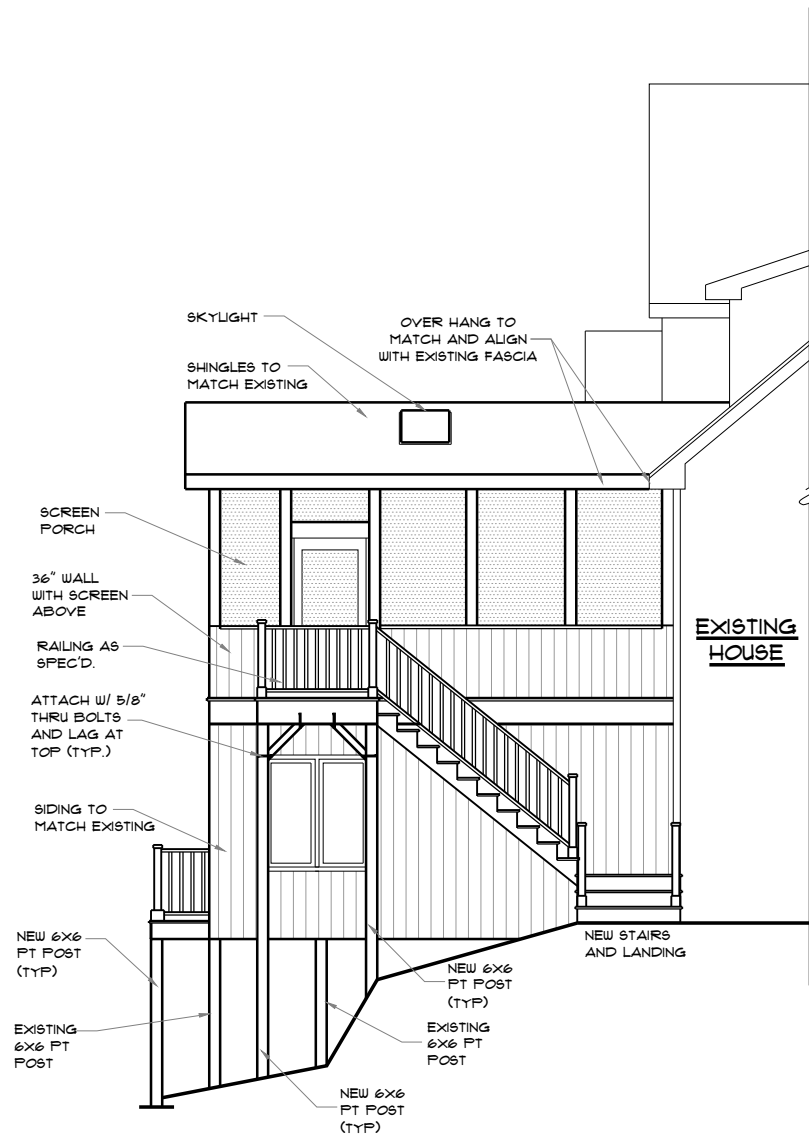
B2.0

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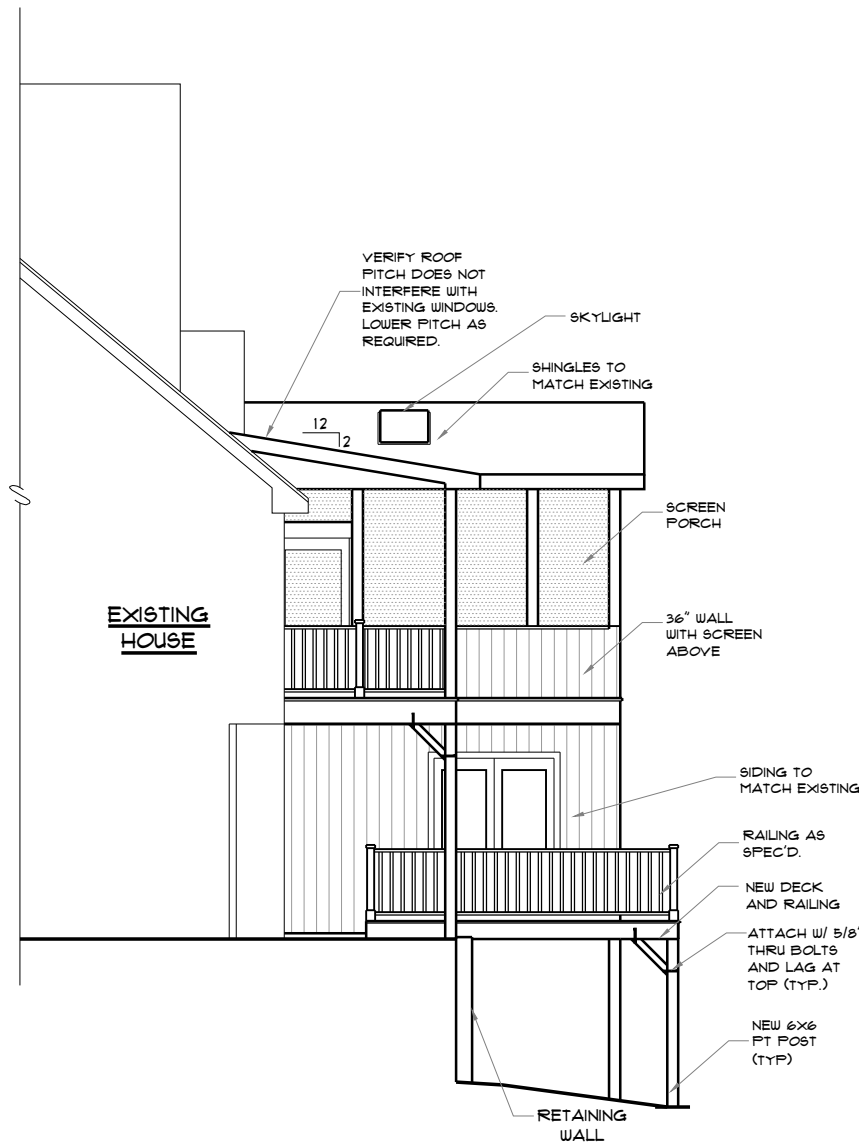
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PROPOSED LEFT ELEVATION

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



PROPOSED RIGHT ELEVATION

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



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CLIENT: **JOHN GRISHIN AND LESLIE BRYAN**

PROJECT: **625 BROOKVIEW DRIVE**

LOCATION: **CHAPEL HILL, NC**

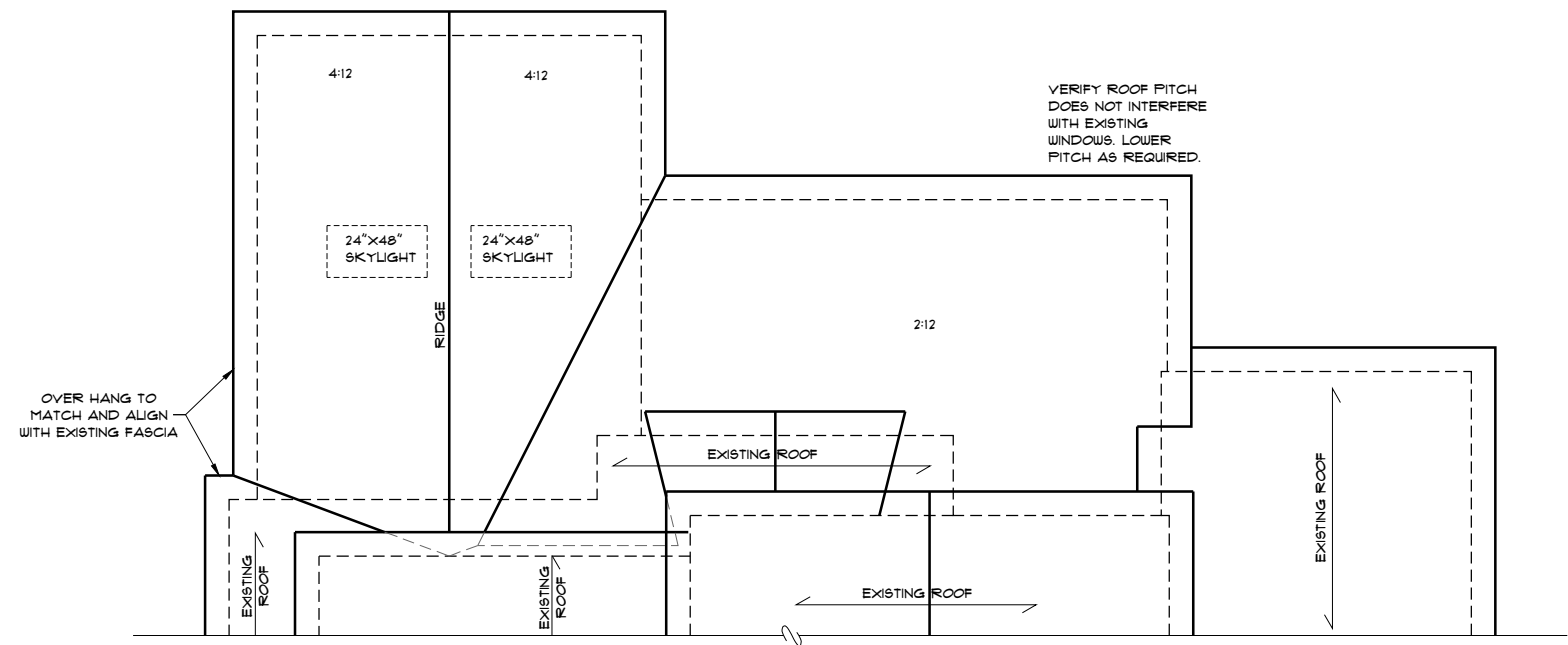
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PROJECT NO.: **19902457**

DATE: **02/26/2020** DRAWN BY: **RSY**

EXTERIOR ELEVATIONS

B3.0



**PROPOSED REMODEL
ROOF PLAN**
SCALE: 1/8" = 1'-0"

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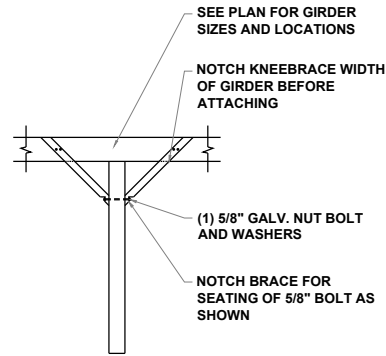


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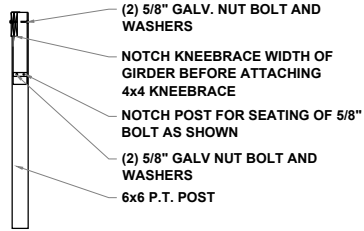
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PROJECT NO.: 19902457			
DATE: 02/26/2020		DRAWN BY: RSY	
ROOF PLAN			
B4.0			



KNEE BRACE ELEVATION



KNEE BRACE SECTION

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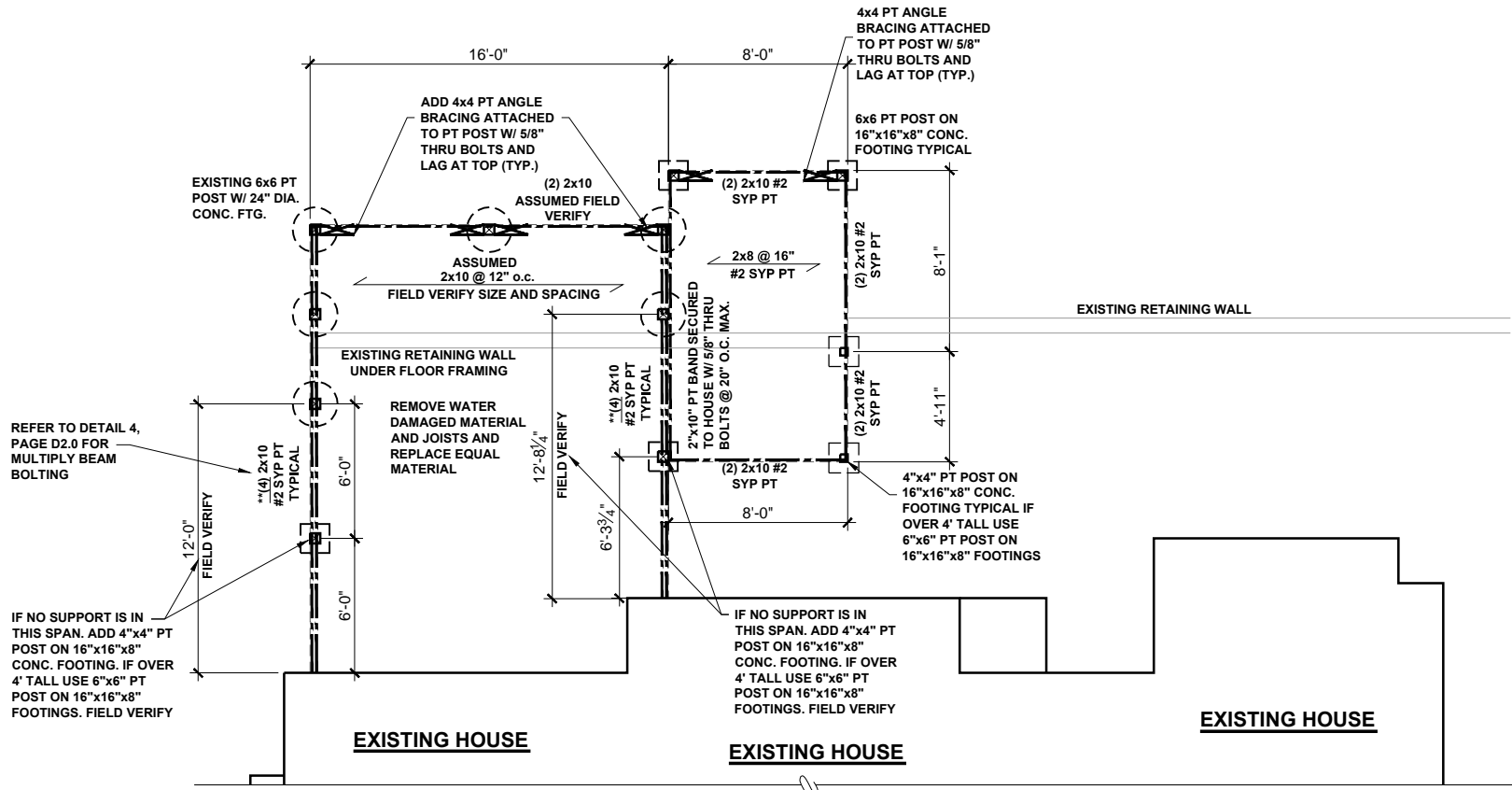
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BEAM & POINT LOAD LEGEND

- 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

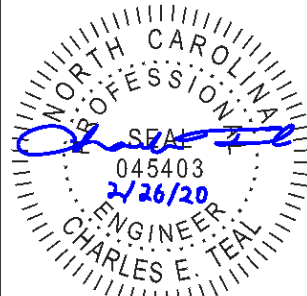
STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)

- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS 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.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- 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 EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
- 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).



EXISTING AND PROPOSED BASEMENT REMODEL FOUNDATION PLAN

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



P-0961



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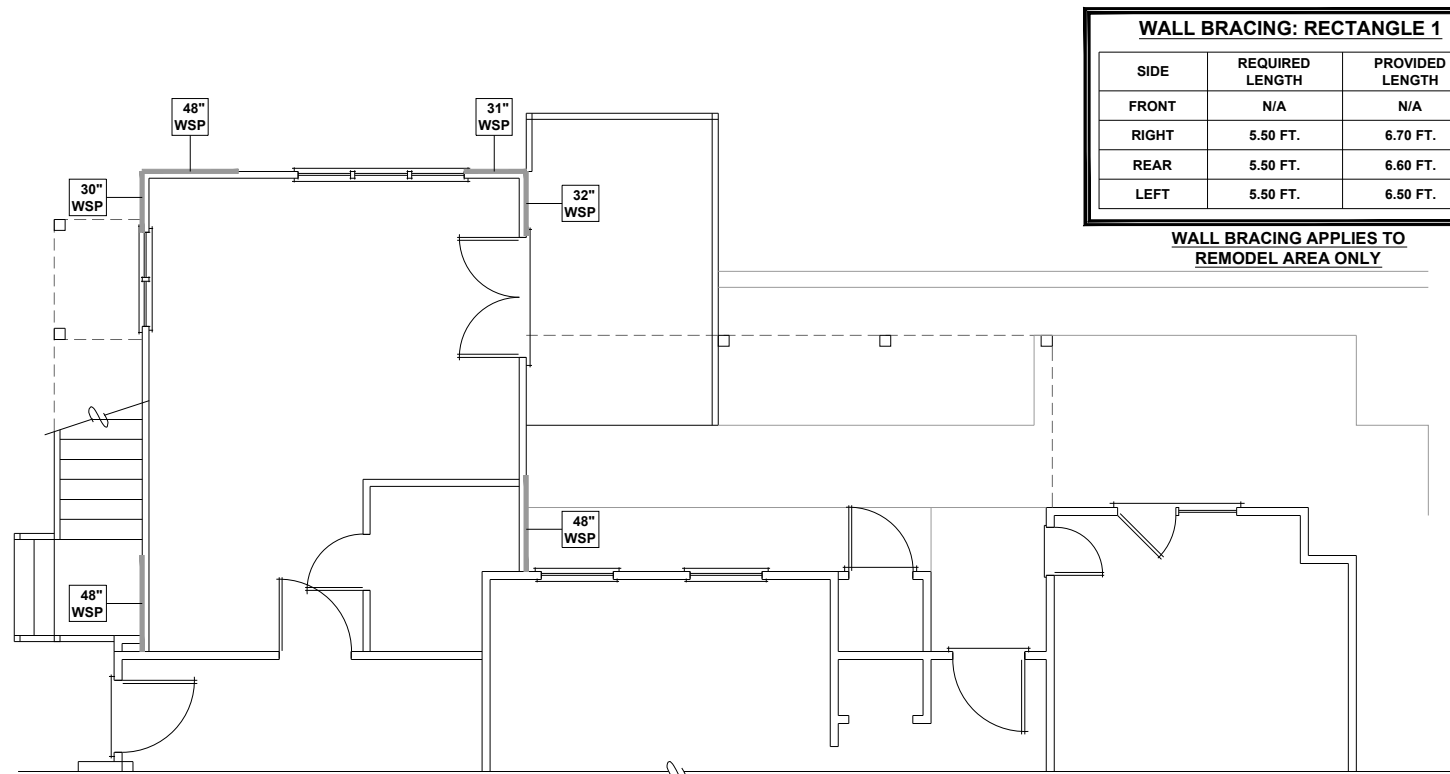
CLIENT:	JOHN GRISHIN AND LESLIE BRYAN
PROJECT:	625 BROOKVIEW DRIVE
LOCATION:	CHAPEL HILL, NC
SCALE:	1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.:
19902457

DATE: 02/26/2020
DRAWN BY: RSY

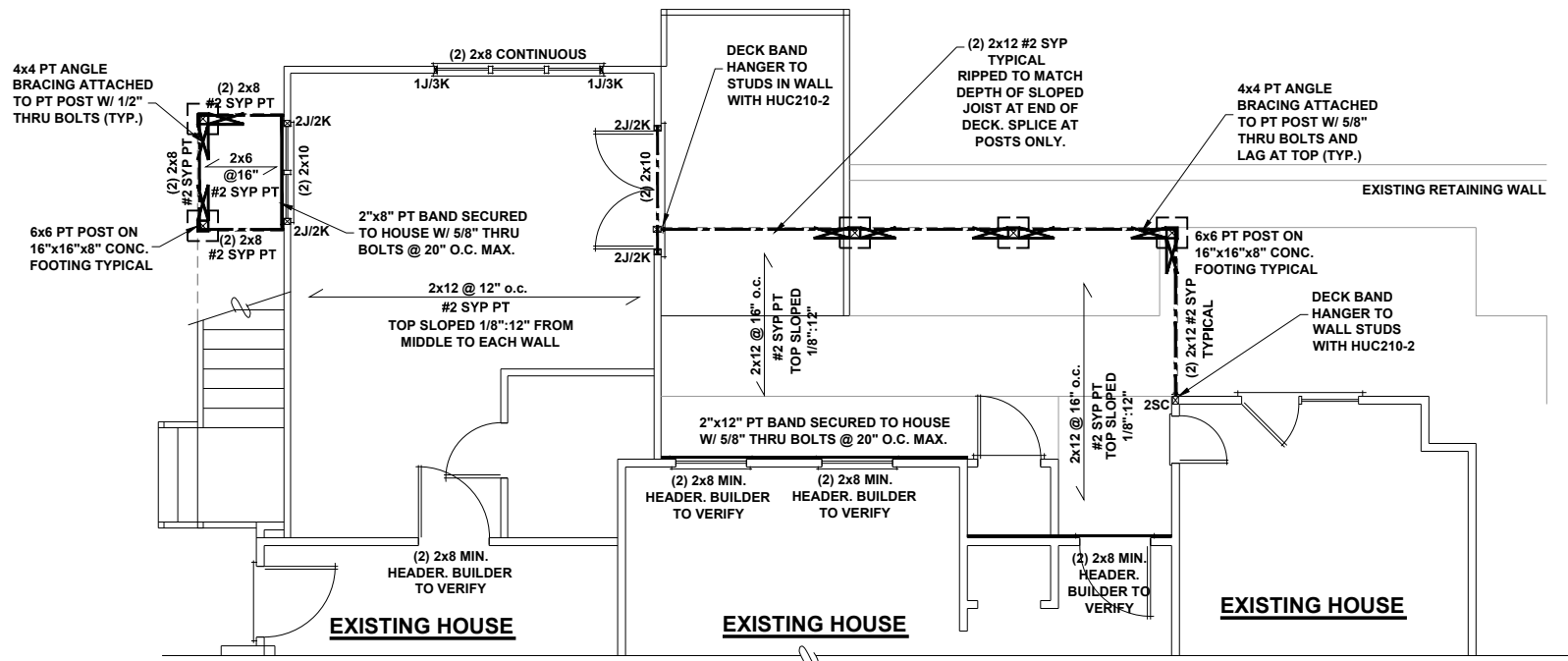
BASEMENT
FOUNDATION PLAN

S0.1



PROPOSED BASEMENT REMODEL
WALL BRACING PLAN

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

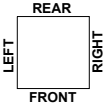


PROPOSED BASEMENT REMODEL
CEILING FRAMING PLAN

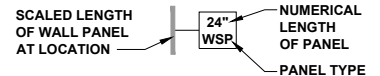
SCALE: 1/8" = 1'-0"

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED W/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.



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.

ENGINEERED WALL SCHEDULE

- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH SIDES WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

GENERAL ADDITION NOTE:

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- EXISTING DOOR AND WINDOW SIZES, LOCATIONS, AND FRAMING HEIGHTS NOTED, VERIFY THEY MATCH EXISTING CONDITIONS.
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- EXISTING FOUNDATION WALL LOCATION, SIZE AND TYPE NOTED, VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING POINT LOAD SUPPORTS NOTED, VERIFY THEY MATCH EXISTING CONDITIONS.
- ASSUMED BEARING CAPACITY OF SOIL IS FIGURED AT 2000 PSF

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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 FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS 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.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
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CLIENT: JOHN GRISHIN AND LESLIE BRYAN

PROJECT: 625 BROOKVIEW DRIVE

LOCATION: CHAPEL HILL, NC

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

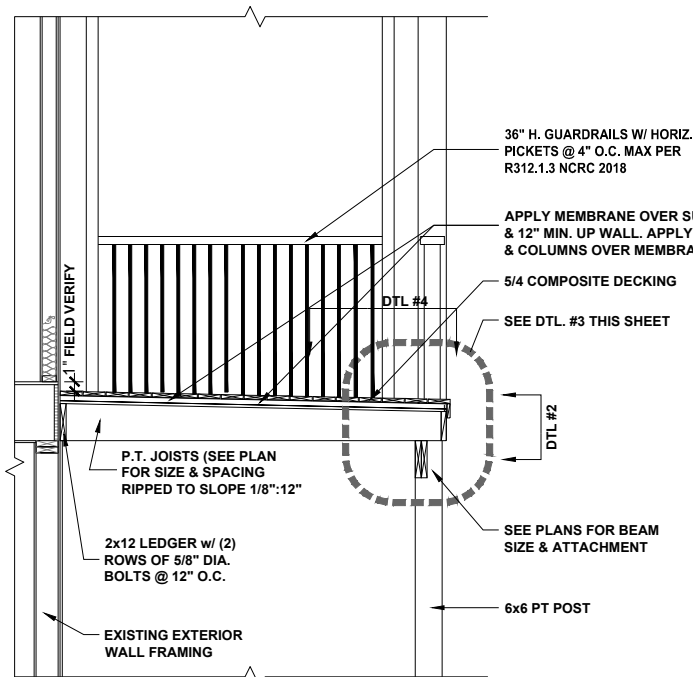
PROJECT NO.: 19902457

DATE: 02/26/2020

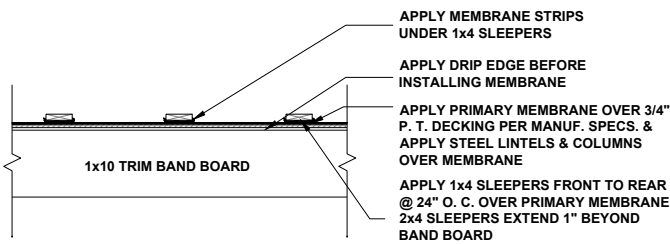
DRAWN BY: RSY

BASEMENT
CEILING FRAMING PLAN

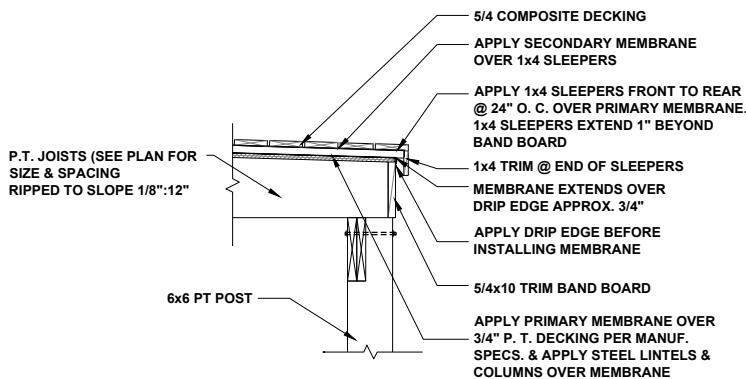
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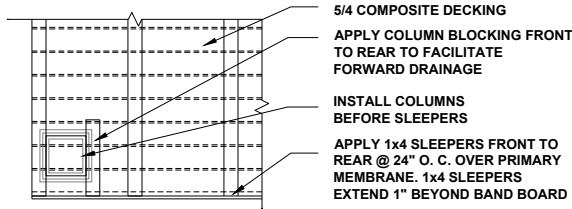
WATERPROOF DECK DETAIL
SCALE: N.T.S.



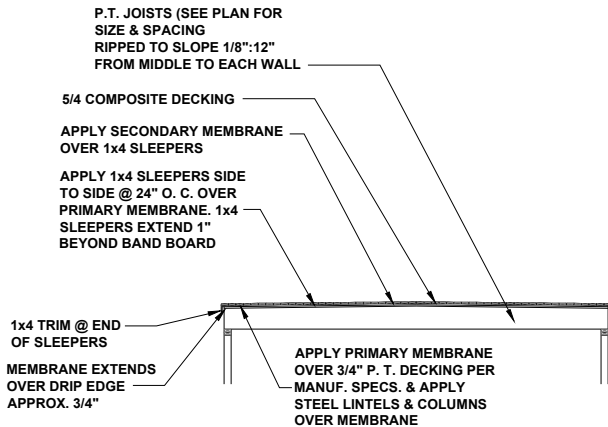
SECONDARY MEMBRANE DETAIL
SCALE: N.T.S.



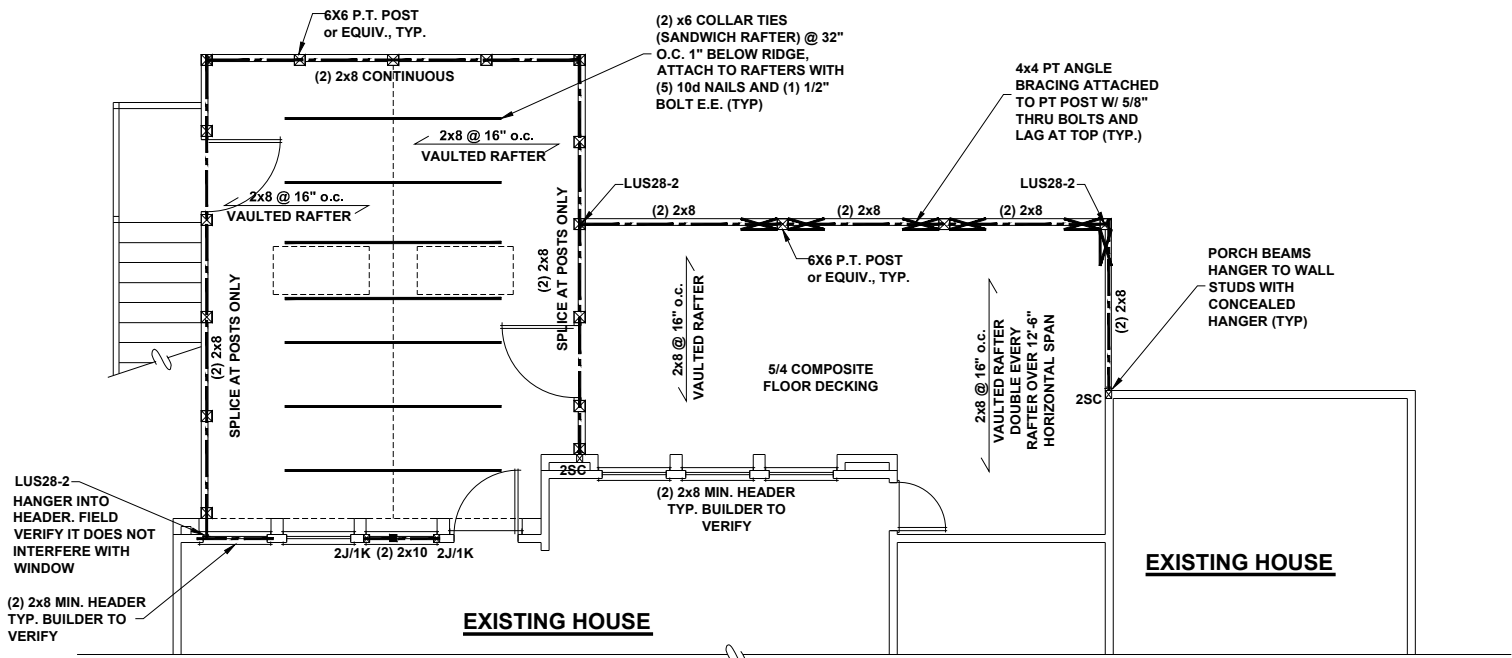
SECTION @ DECK & DRIP
SCALE: N.T.S.



SLEEPER PLAN
SCALE: N.T.S.



SECTION @ SCREEN PORCH
SCALE: N.T.S.



PROPOSED FIRST FLOOR REMODEL
CEILING FRAMING PLAN
SCALE: 1/8" = 1'-0"

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BEAM & POINT LOAD LEGEND

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- POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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- EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS 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.
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- 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.
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CLIENT: JOHN GRISHIN AND LESLIE BRYAN

PROJECT: 625 BROOKVIEW DRIVE

LOCATION: CHAPEL HILL, NC

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

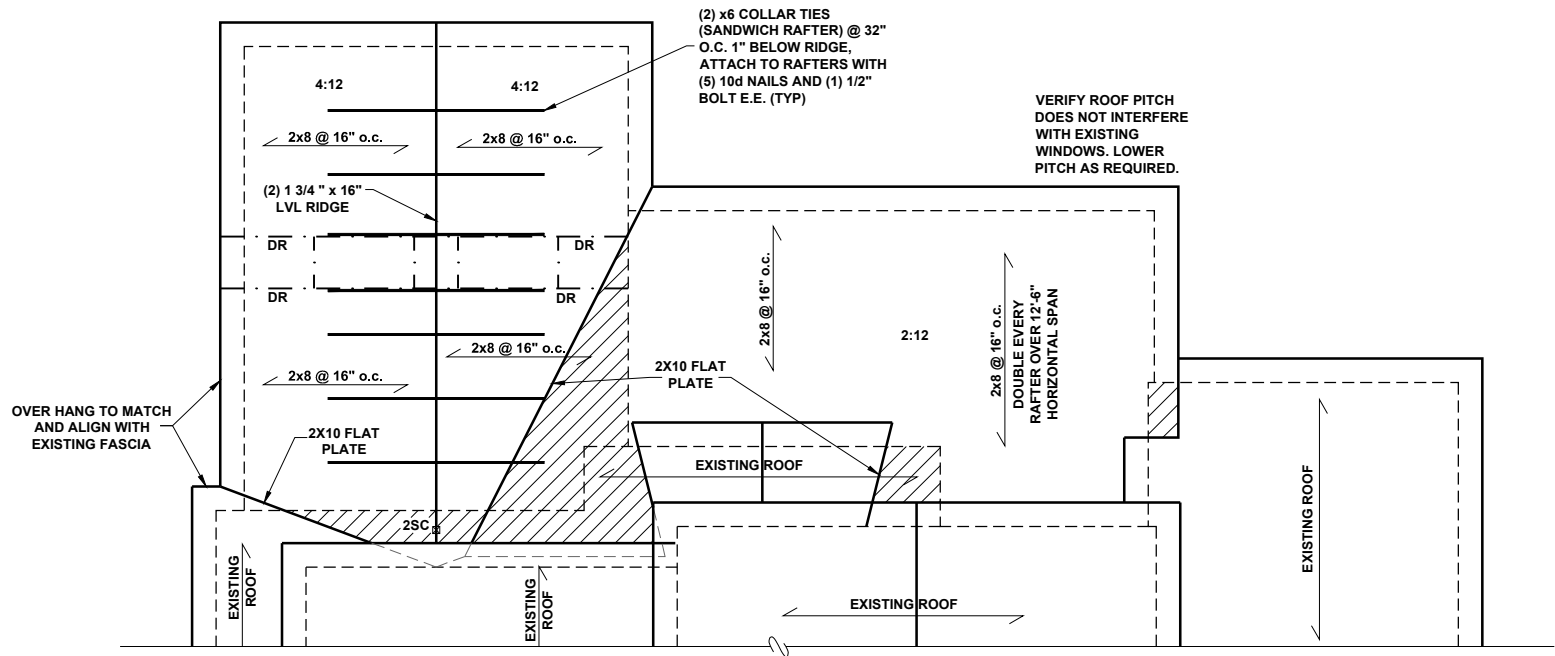
PROJECT NO.: 19902457

DATE: 02/26/2020

DRAWN BY: RSY

FIRST FLOOR
CEILING FRAMING PLAN

S1.0



PROPOSED REMODEL ROOF FRAMING PLAN

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

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- ASSUMED BEARING CAPACITY OF SOIL IS FIGURED AT 2000 PSF

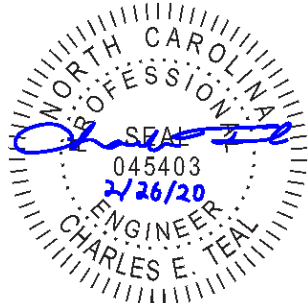
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BEAM & POINT LOAD LEGEND

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- DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

STICK-FRAMED ROOF - STRUCTURAL NOTES

- FRAMING SHALL BE #2 SPF OR BETTER, UNO.
- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE ON PLAN.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- 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.



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PROJECT: 625 BROOKVIEW DRIVE

LOCATION: CHAPEL HILL, NC

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

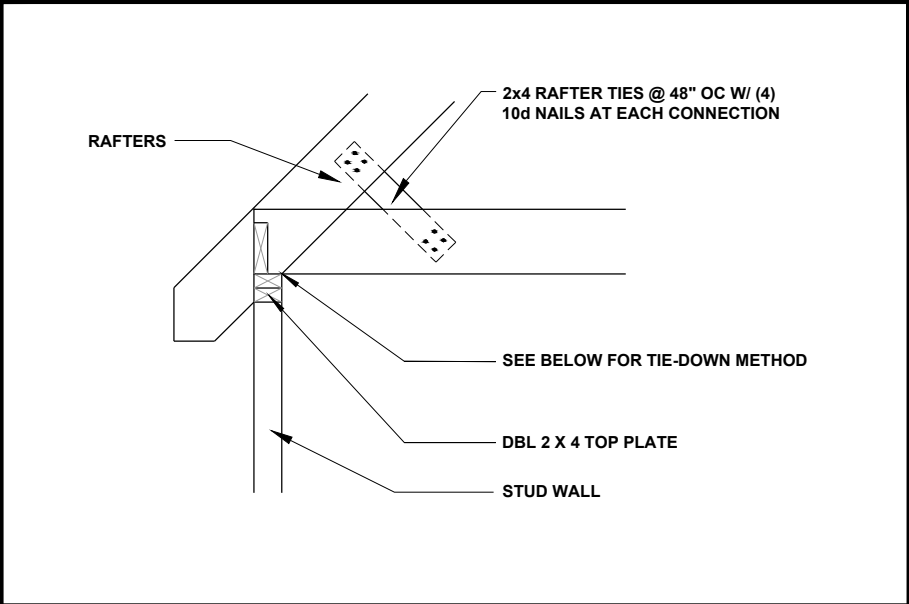
PROJECT NO.: 19902457

DATE: 02/26/2020

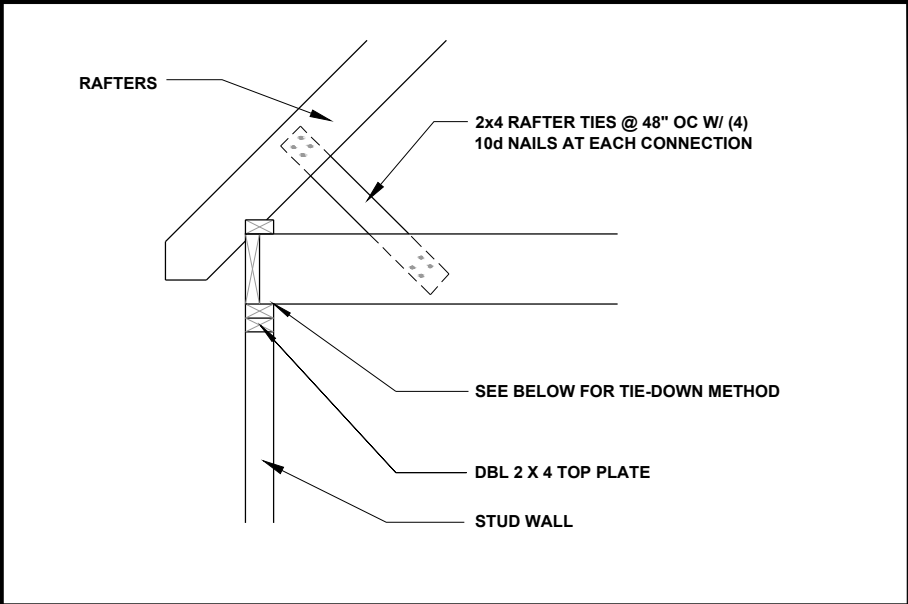
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ROOF FRAMING PLAN

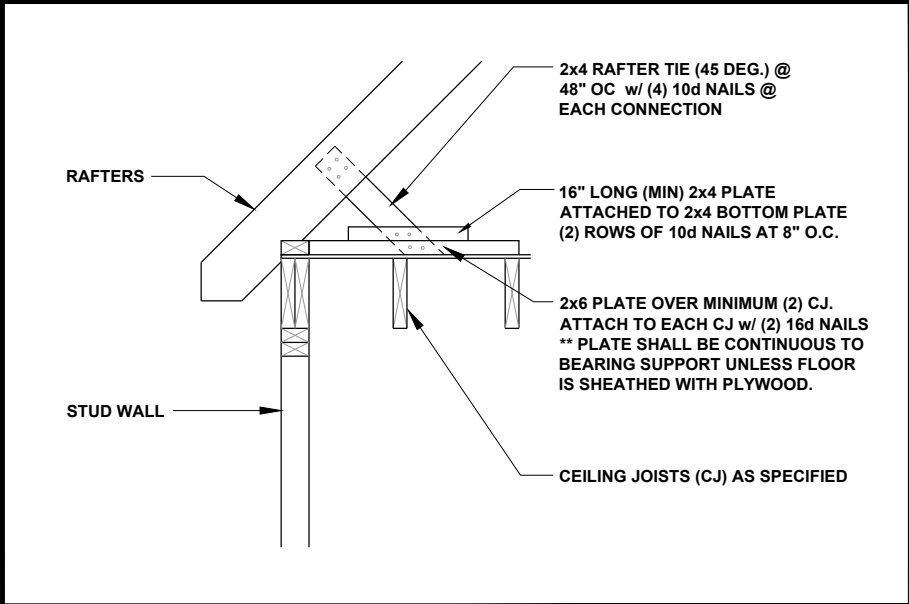
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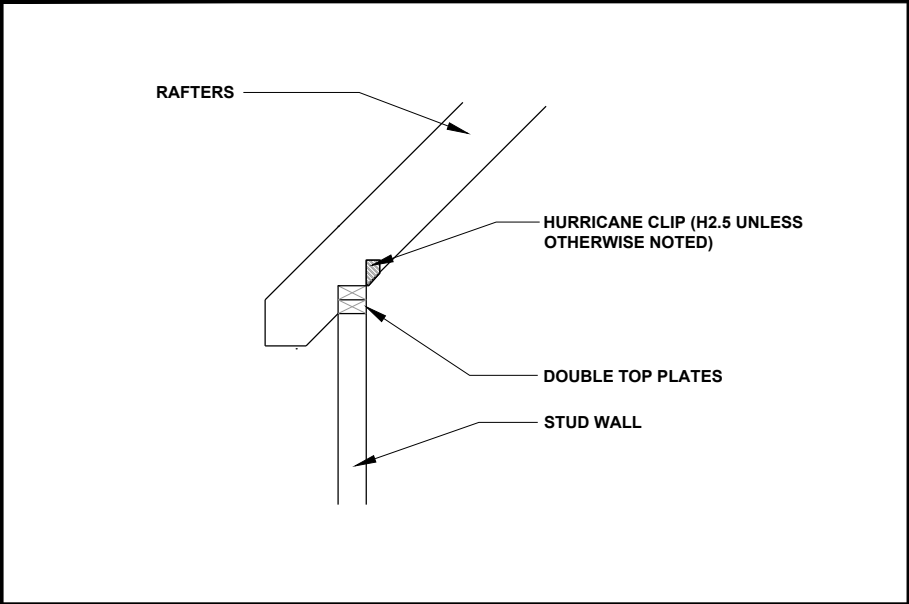
RAFTER TIE 1/2" = 1'-0" 1



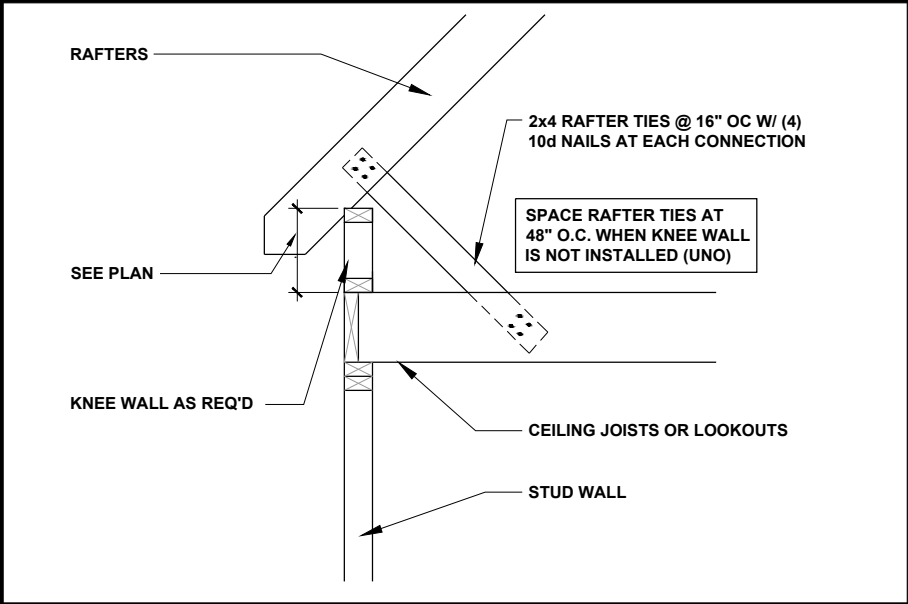
RAFTER TIE 1/2" = 1'-0" 2



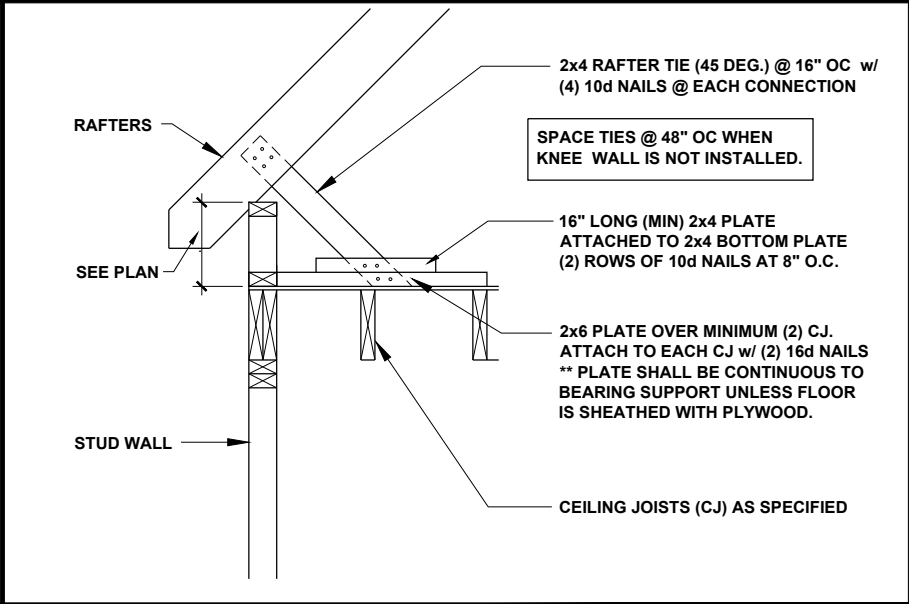
RAFTER TIE 1/2" = 1'-0" 3



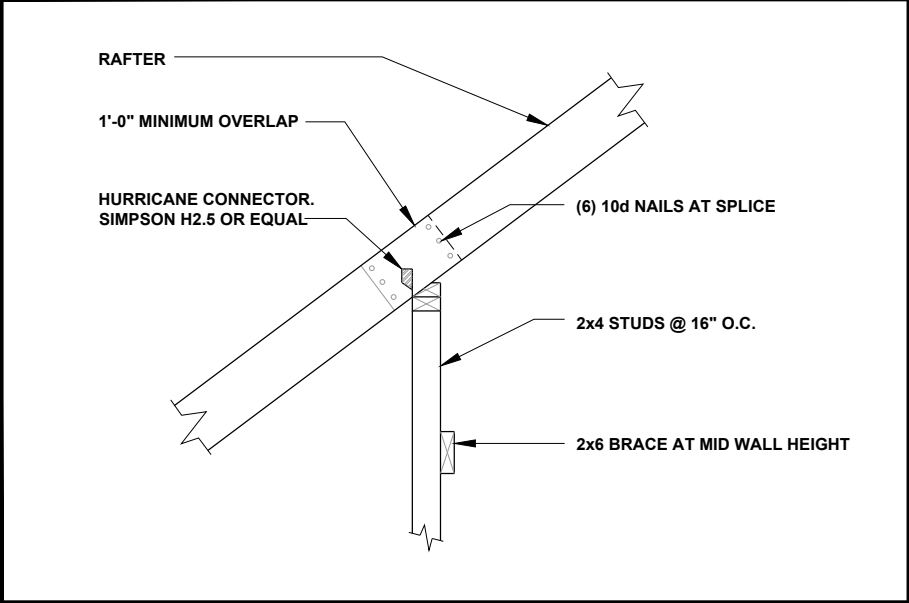
RAFTER-TO-PLATES CONNECTION 1/2" = 1'-0" 4



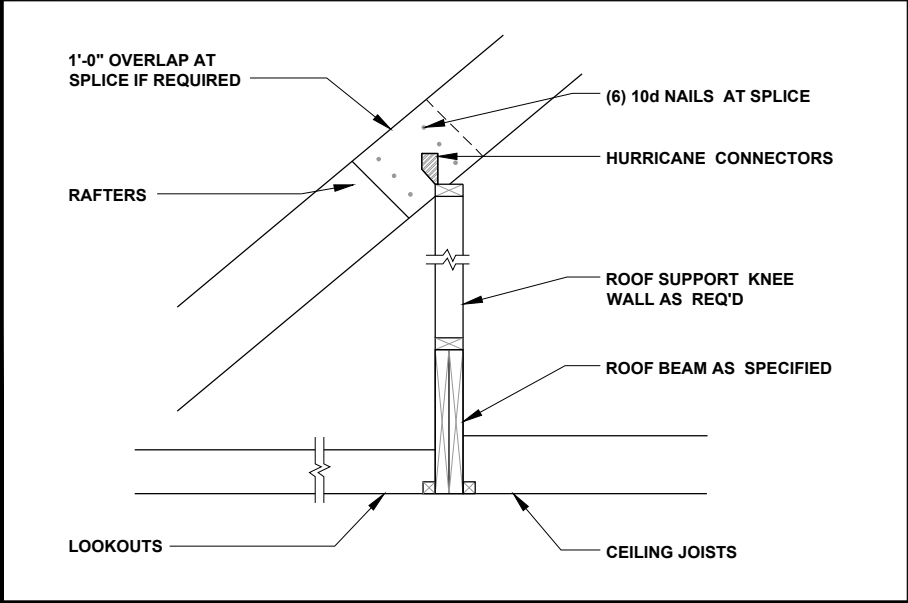
RAFTER AT KNEE WALL 1/2" = 1'-0" 5



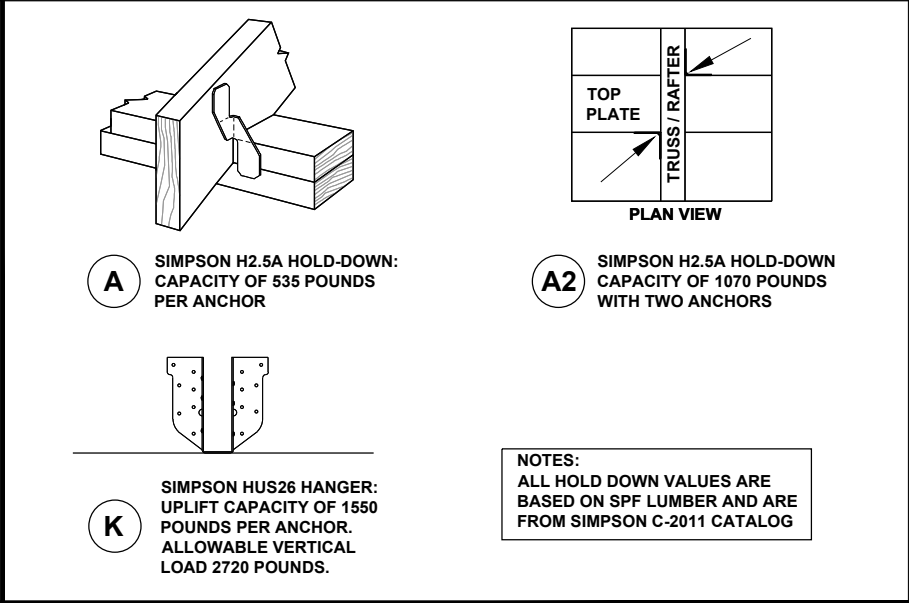
RAFTER AT KNEE WALL 1/2" = 1'-0" 6



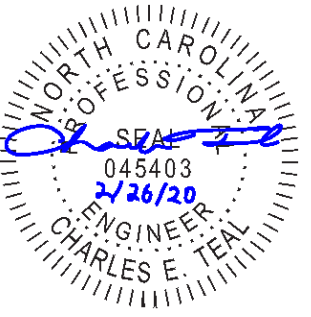
RAFTER SPLICE AT BEARING WALL 1/2" = 1'-0" 7



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



FRAMING CONNECTORS NTS 9



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CONSULTING & DESIGN

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CLIENT: **JOHN GRISHIN AND LESLIE BRYAN**

PROJECT: **625 BROOKVIEW DRIVE**

LOCATION: **CHAPEL HILL, NC**

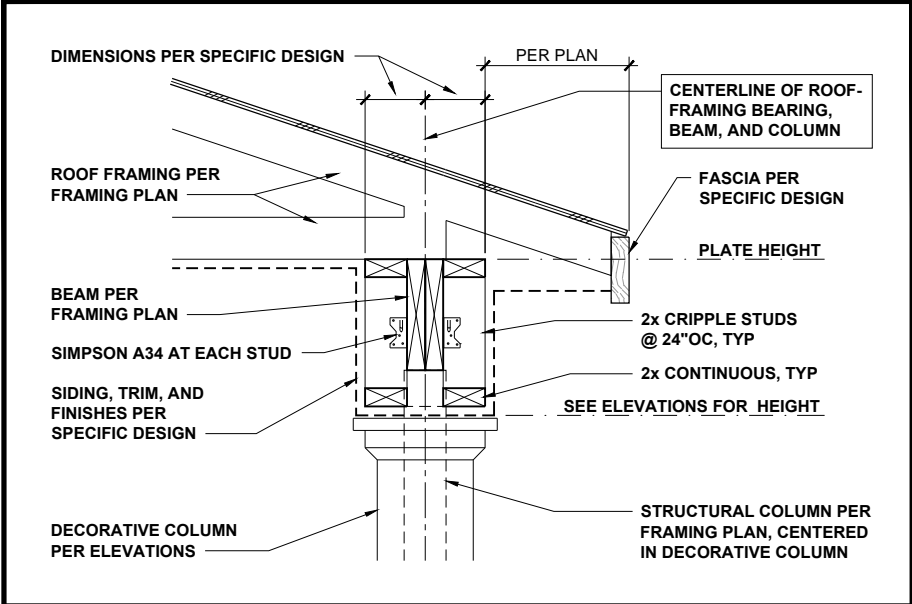
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PROJECT NO.: **19902457**

DATE: **02/26/2020** DRAWN BY: **RSY**

CONVENTIONAL
FRAMING DETAILS

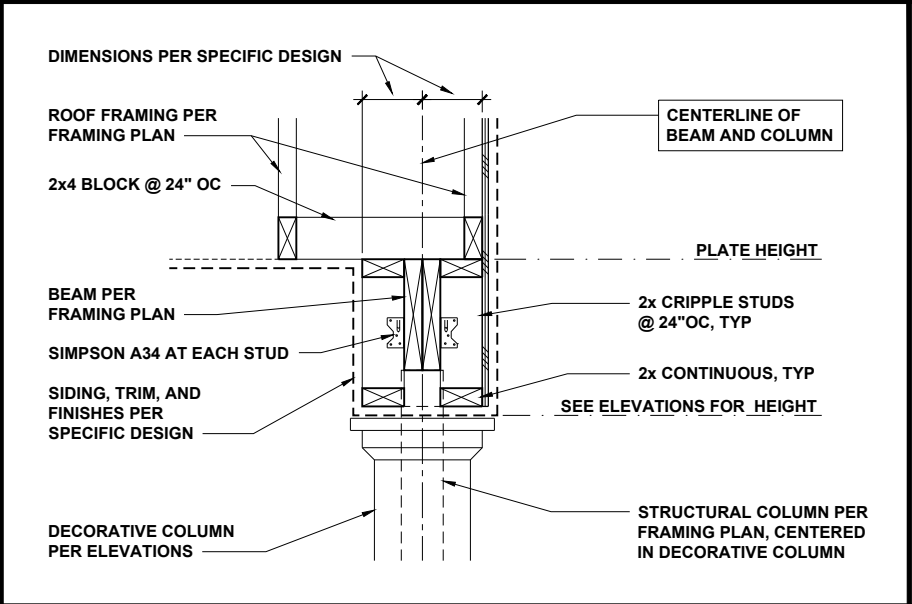
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COVERED PORCH EAVES

3/4" = 1'-0"

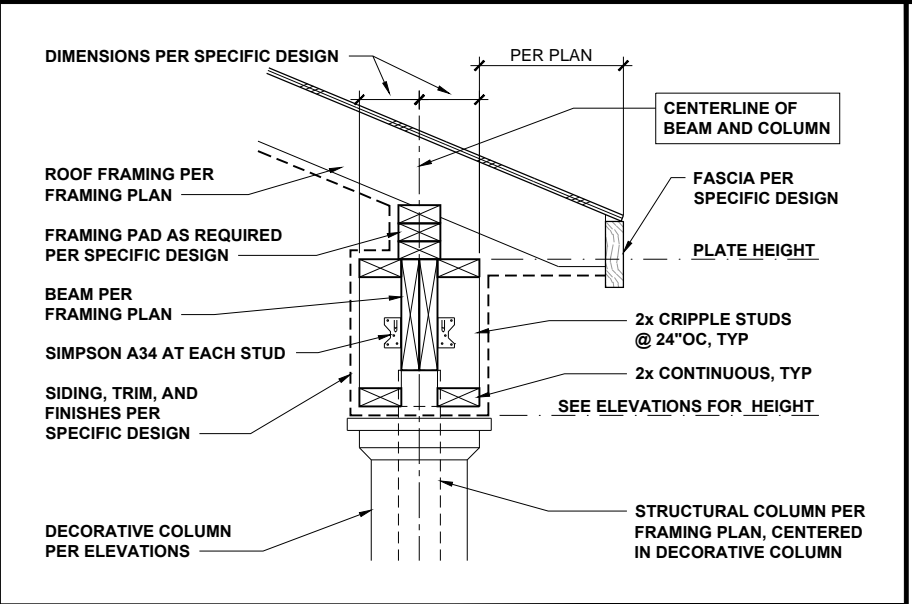
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COVERED PORCH RAKE

3/4" = 1'-0"

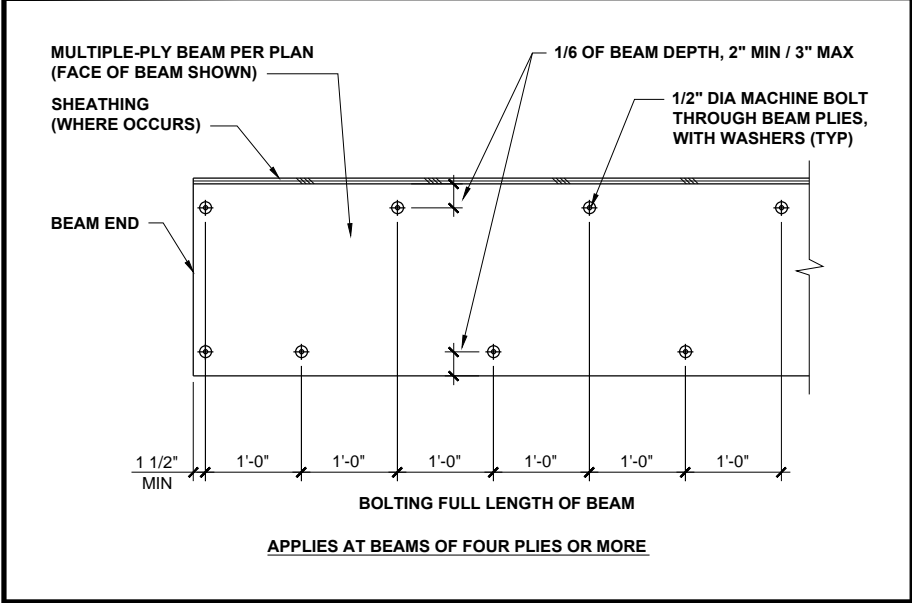
2



COVERED PORCH WITH SLOPING CLG

3/4" = 1'-0"

3



MULTIPLE-PLY BEAM BOLTING

1/2" = 1'-0"

4



P-0961



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DRAWINGS ARE PROVIDED TO
CLIENT FOR THE LOT NUMBER,
PROPERTY, OR AS A MASTER PLAN
AS SPECIFIED ON TITLE SHEET.
DIMENSIONS SHALL GOVERN OVER
SCALE, AND CODE SHALL GOVERN
OVER DIMENSIONS ON DRAWINGS.

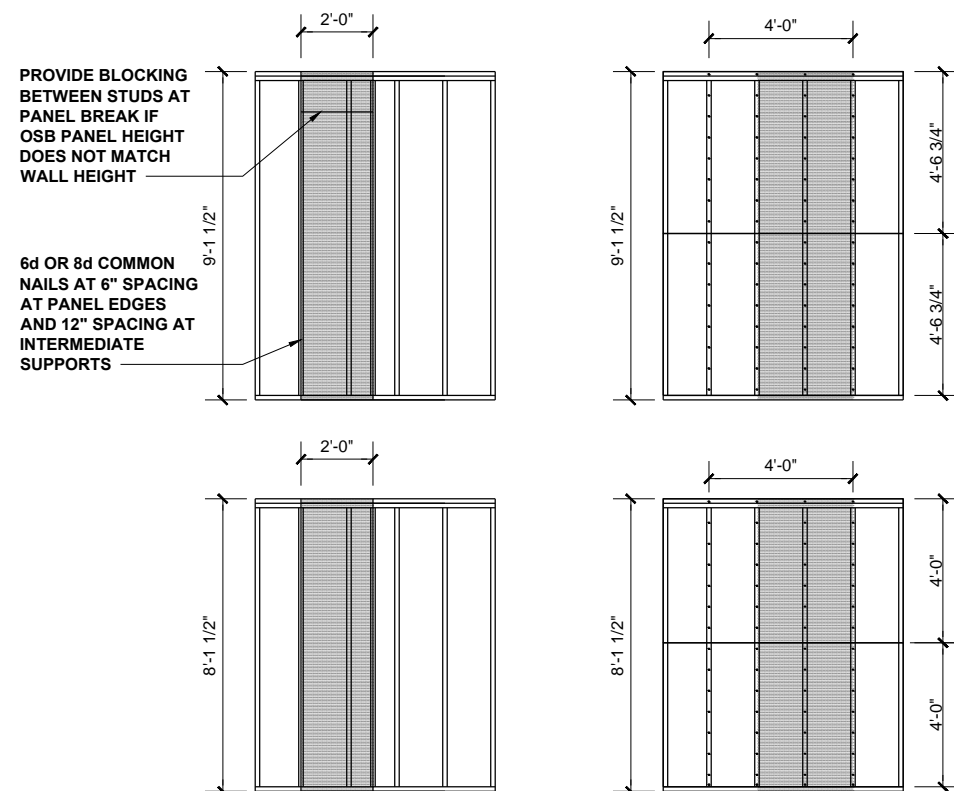
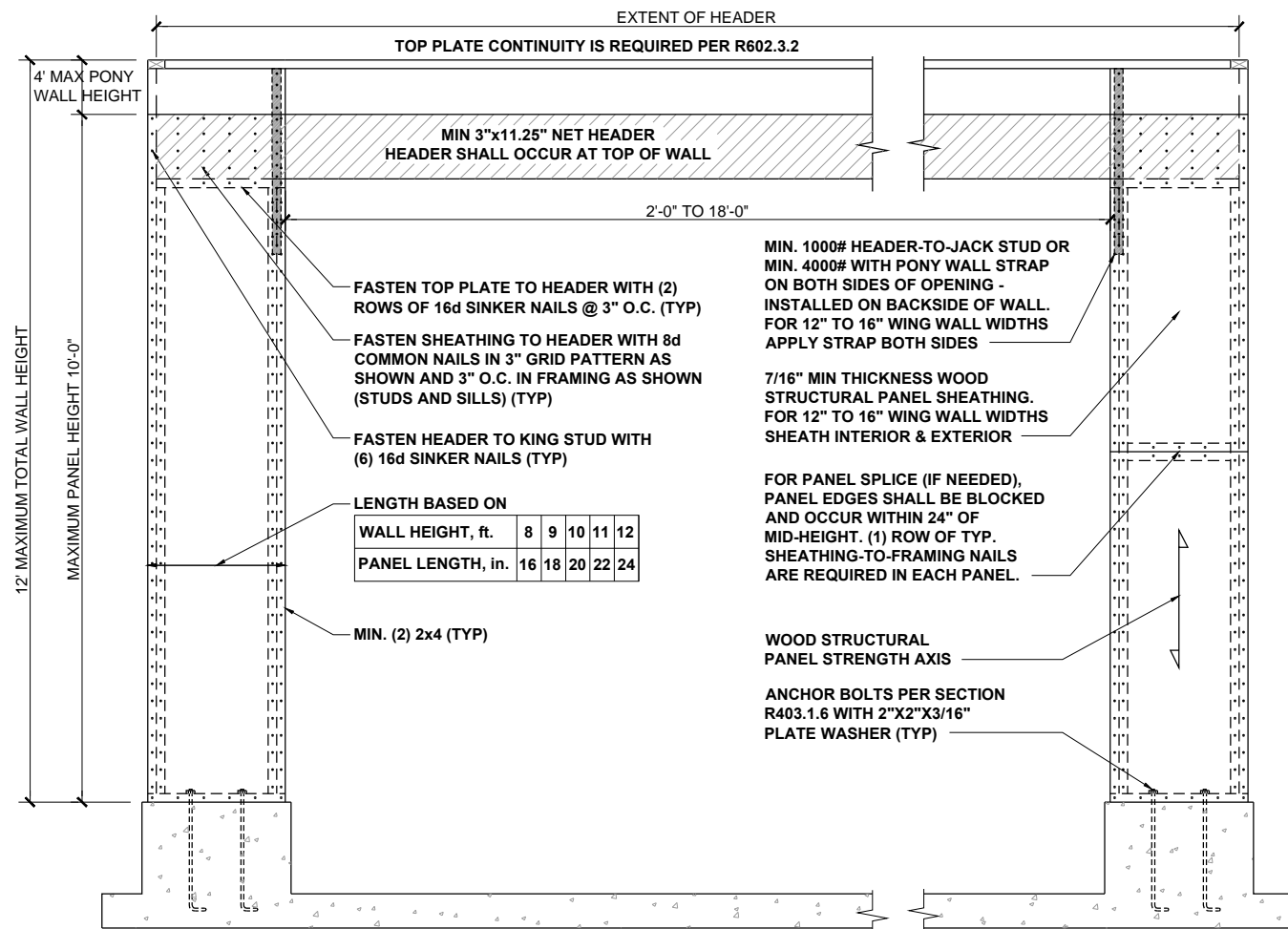
CLIENT:	JOHN GRISHIN AND LESLIE BRYAN
PROJECT:	625 BROOKVIEW DRIVE
LOCATION:	CHAPEL HILL, NC
SCALE:	1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.:
19902457

DATE: 02/26/2020
DRAWN BY: RSY

MISCELLANEOUS
FRAMING DETAILS

D2.0



CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

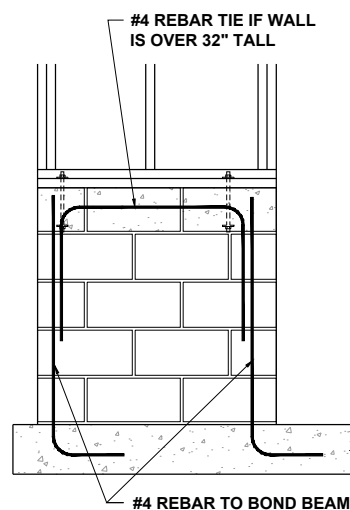
BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

GB - GYPSUM BOARD

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

HIGH-SPEED WIND ZONES

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



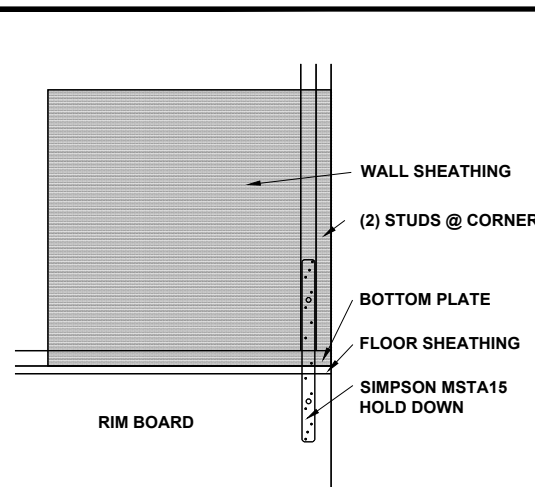
GARAGE WING WALL AT CRAWL

SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES

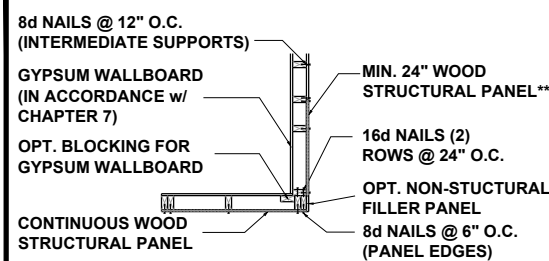
METHOD PF: PORTAL FRAME PANEL CONSTRUCTION

3/8" = 1'-0"

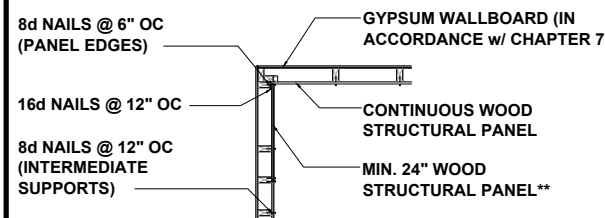
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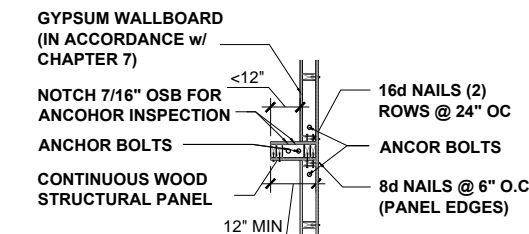
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.



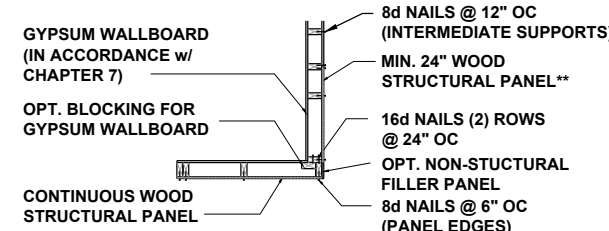
A) GARAGE DOOR CORNER



D) ALT. INSIDE CORNER DETAIL



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

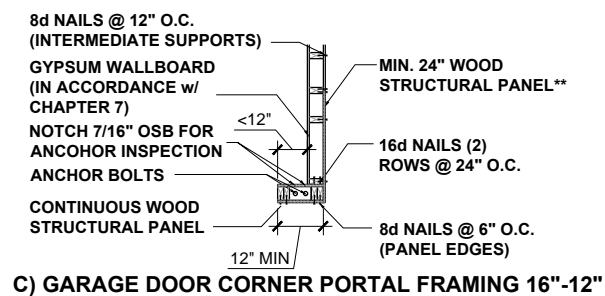


E) ALT. OUTSIDE CORNER DETAIL

BRACING METHODS

3/16" = 1'-0"

2



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

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

BRACED WALL HOLD-DOWN

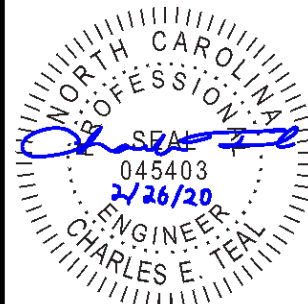
NTS

3

CORNER FRAMING FOR CONTINUOUS SHEATHING

1/4" = 1'-0"

4



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PROJECT: 625 BROOKVIEW DRIVE

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PROJECT NO.: 19902457

DATE: 02/26/2020

DRAWN BY: RSY

WALL BRACING DETAILS

D3.0