616 CANAL STREET
NEW CONSTRUCTION

616 CANAL STREET
DURHAM, NORTH CAROLINA 27701

SUMMARY

PIN: 0831-06-28-7263
PARCEL ID: 110602
ZONE: RU-5(2)
USE: SINGLE-FAMILY RESIDENTIAL
CODE ENFORCEMENT: CITY OF DURHAM
CODE: NORTH CAROLINA RESIDENTIAL BUILDING CODE 2012
W/ AMENDMENTS

BUILDING DATA:
CONSTRUCTION TYPE: VB. SIDING ON WOOD STUD
FRAMING W/ WOOD FRAMING PARTITIONS.
GROSS SQUARE FOOTAGE, HEATED: 2200 SF

DRAWING INDEX

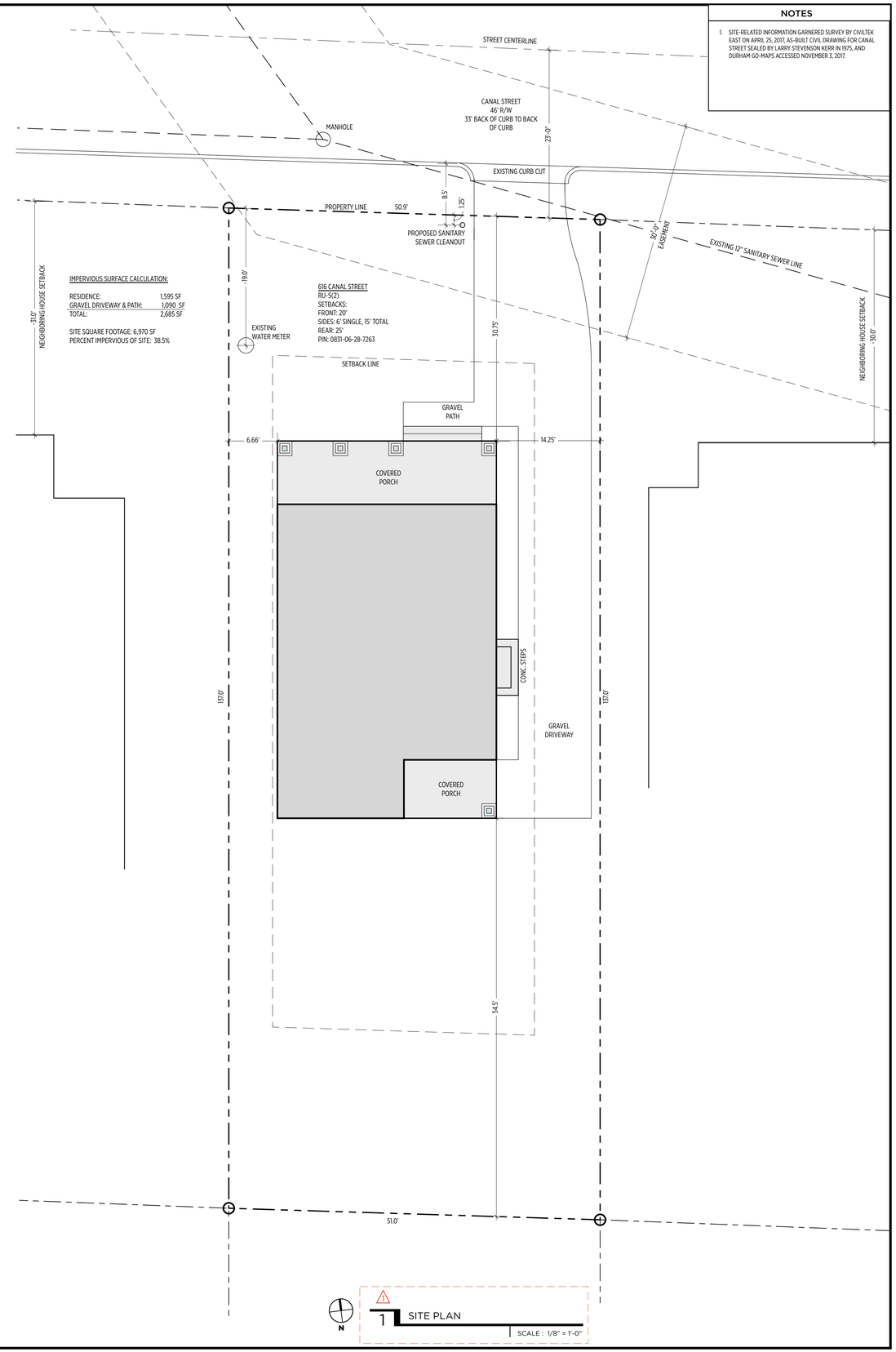
A1.0 SITE PLAN 1

A2.0 FLOOR PLANS
A2.1 FOUNDATION & FRAMING PLANS
A2.2 ROOF PLAN & ROOF FRAMING PLAN 1
A2.3 POWER PLANS

A3.0 ELEVATIONS

NOTES

1. SITE-RELATED INFORMATION GARNERED SURVEY BY CIVILTEK EAST ON APRIL 25, 2017, AS-BUILT CIVIL DRAWING FOR CANAL STREET SEALED BY LARRY STEVENSON KERR IN 1975, AND DURHAM GO-MAPS ACCESSED NOVEMBER 3, 2017.



RESET PROPERTY SOLUTIONS, INC.
505-D Cornerstone Court
Hillsborough, NC 27278

616 CANAL STREET
NEW CONSTRUCTION

616 Canal Street
Durham, North Carolina 27701

DATE	ISSUE
06.19.17	DESIGN
06.22.17	ENGINEERING PREP
07.07.17	PERMIT
11.05.17	PERMIT: REV 1

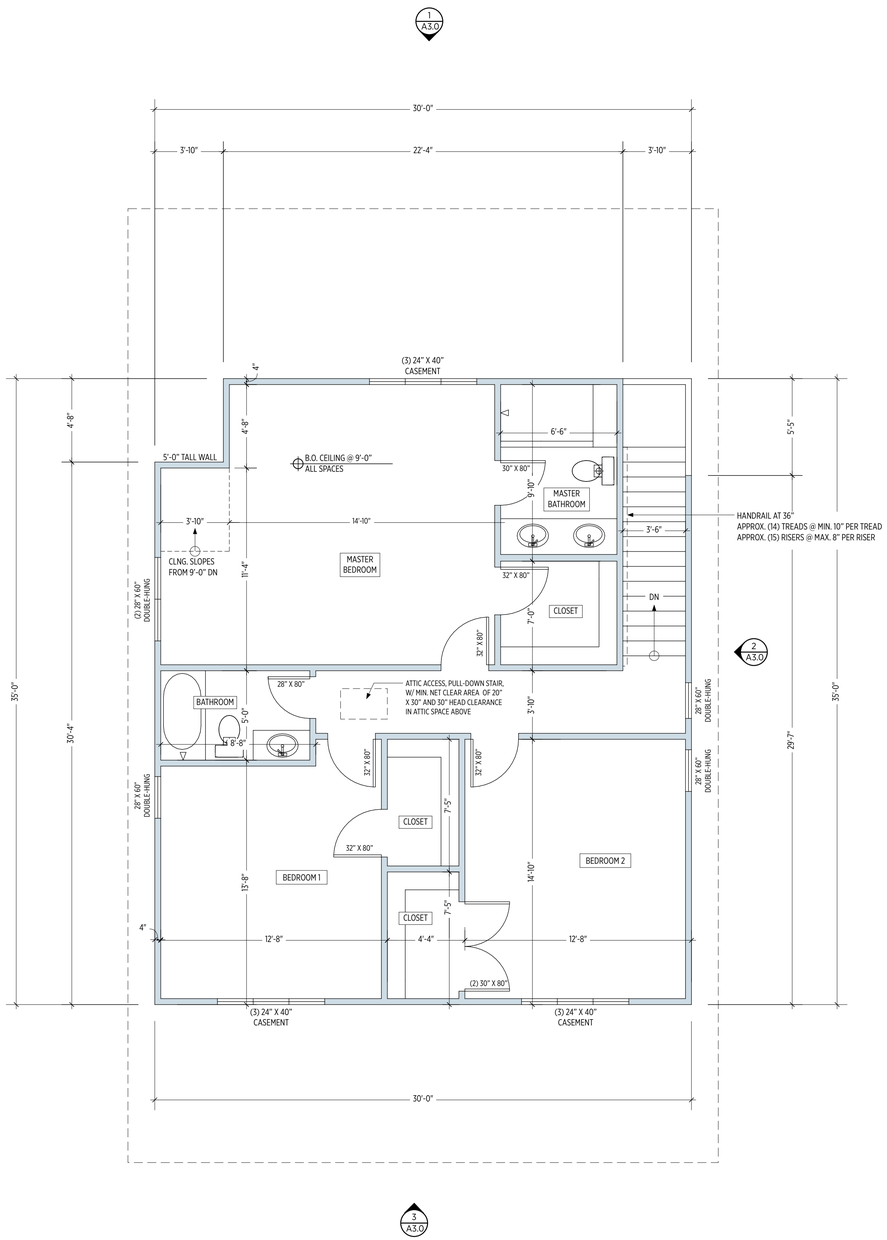
COVER & SITE PLAN

A1.0

NOTES

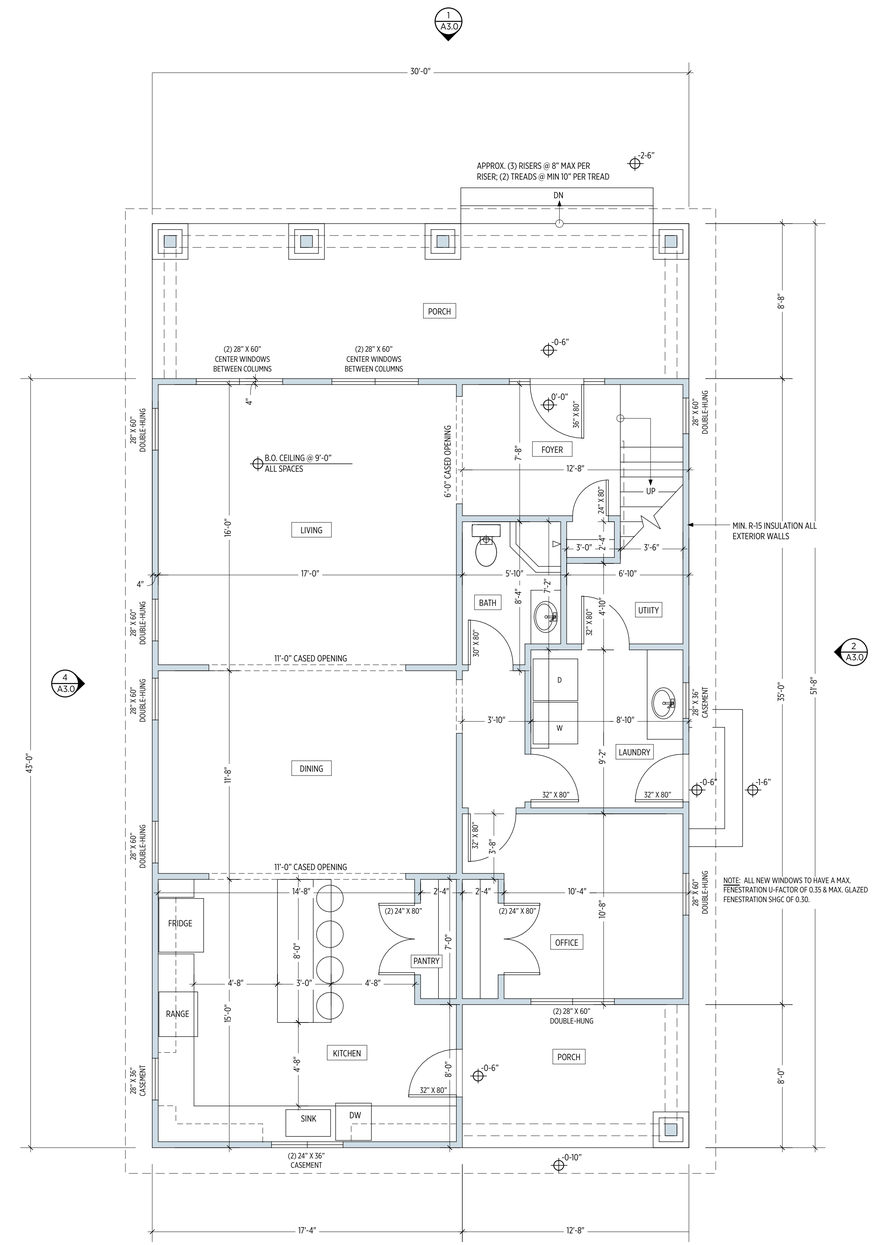
1. DIMENSIONS ARE TO OUTSIDE OF FACE OF STUDS.
2. EXTERIOR AND INTERIOR WALLS ARE DRAWN AT 4" NOMINAL.
3. INTERIOR WALLS, ACTUAL: 1/2" GWB ON EITHER SIDE OF 2X4 STUD FRAMING.
4. EXTERIOR WALLS, ACTUAL: SIDING ON SHEATHING ON 2X4 STUD FRAMING W/ 1/2" GWB INTERIOR.
5. ALL CONSTRUCTION TO BE BUILT ACCORDING TO NC 2012 BUILDING CODE WITH AMENDMENTS UNLESS OTHERWISE NOTED.

WALLS (RE: NOTES)
ROOF ABOVE
SOFFIT/CEILING ABOVE
STRUCTURE ABOVE



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

A. A. Takla Engineering, PLLC
NC Firm License No. P-1446

PE SEAL ONLY APPLIES TO STRUCTURAL COMPONENTS

Consulting. Design. Efficiency.

Atef A. Takla PE
Lic. # 14578

NORTH CAROLINA PROFESSIONAL SEAL 14578 ENGINEER ATEF AZIZ TAKLA

11-7-20177

RESET PROPERTY SOLUTIONS, INC.
505-D Cornerstone Court
Hillsborough, NC 27278

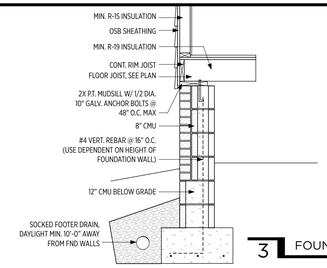
616 CANAL STREET
NEW CONSTRUCTION

616 Canal Street
Durham, North Carolina 27701

DATE	ISSUE
06.30.17	DESIGN
06.22.17	ENGINEERING PREP
07.11.17	REVISED DESIGN
11.05.17	PERMIT-REV 1

FLOOR PLANS

A2.0



3 FOUNDATION DETAIL

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

WALLS (RE: NOTES)
ROOF ABOVE
SOFFIT/CEILING ABOVE
STRUCTURE ABOVE

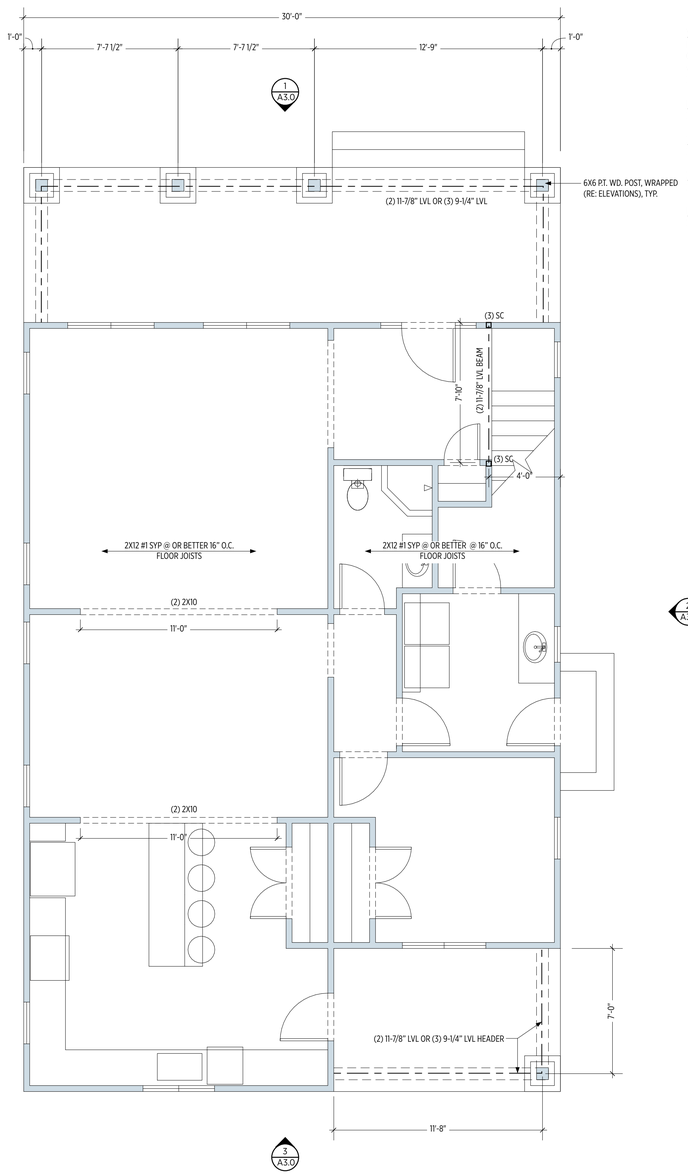
Wall Bracing Details:
Per NCRC-2012 Edition Section R602.10
CS-WSP Cont. Sheathing
w/ 7/16" OSB nailed with (1)8d nail at 6" o.c. edge; 12" o.c. field
Exposure B, Only Ext. Bracing (2 Walls EW), 110 MPH, 10' wall height

Front Wall:
Required: 8'

Rear Wall:
Required: 8'

Left Wall:
Required: 4.5'

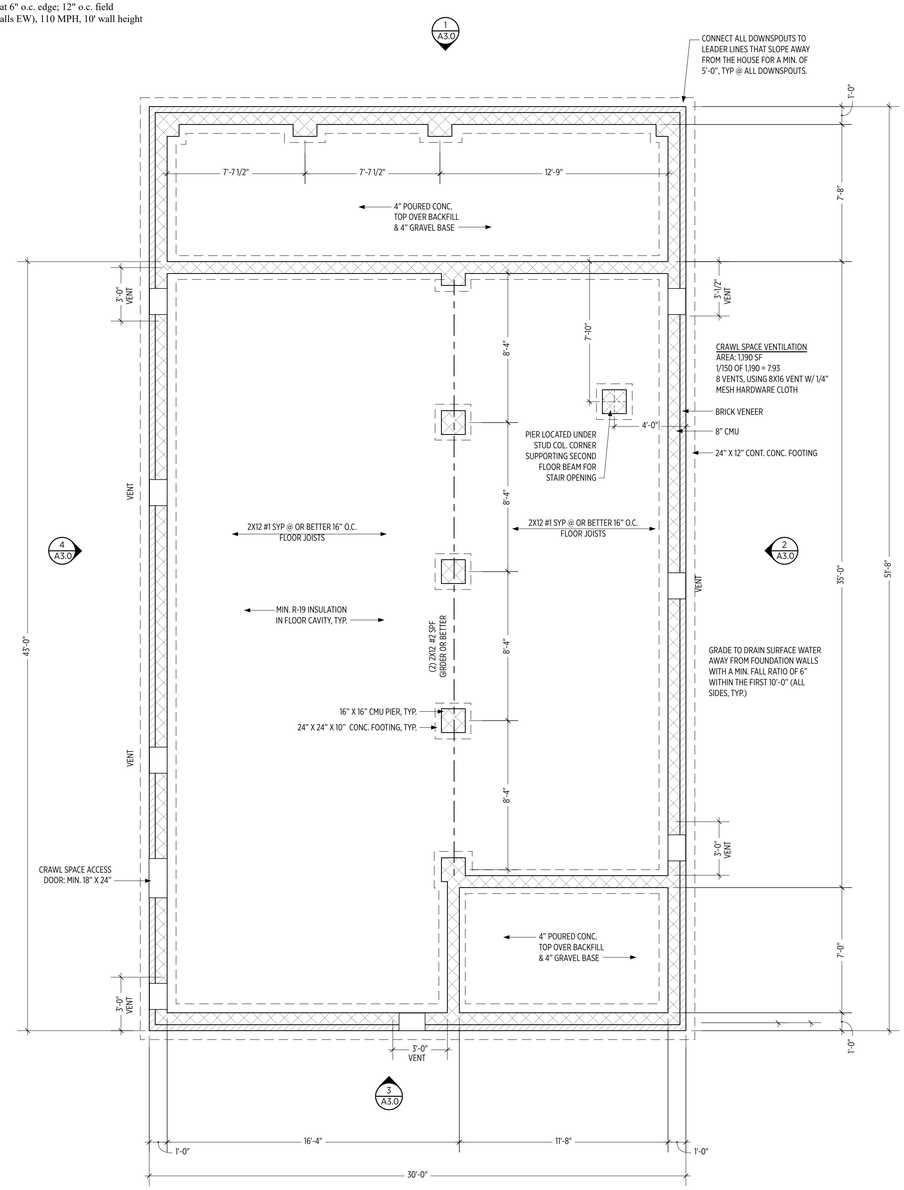
Front Wall:
Required: 4.5'



N

2 SECOND FLOOR FRAMING PLAN

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



N

1 FOUNDATION & FRAMING PLAN

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

A. A. Takla Engineering, PLLC
NC Firm License No. P-1446

PE SEAL ONLY APPLIES TO STRUCTURAL COMPONENTS

Consulting. Design. Efficiency.

Atef A. Takla PE
Lic. # 14578

NORTH CAROLINA PROFESSIONAL SEAL 14578 ENGINEER ATEF AZIZ TAKLA

11-7-2017

RESET PROPERTY SOLUTIONS, INC.
505-D Cornerstone Court
Hillsborough, NC 27278

616 CANAL STREET
NEW CONSTRUCTION

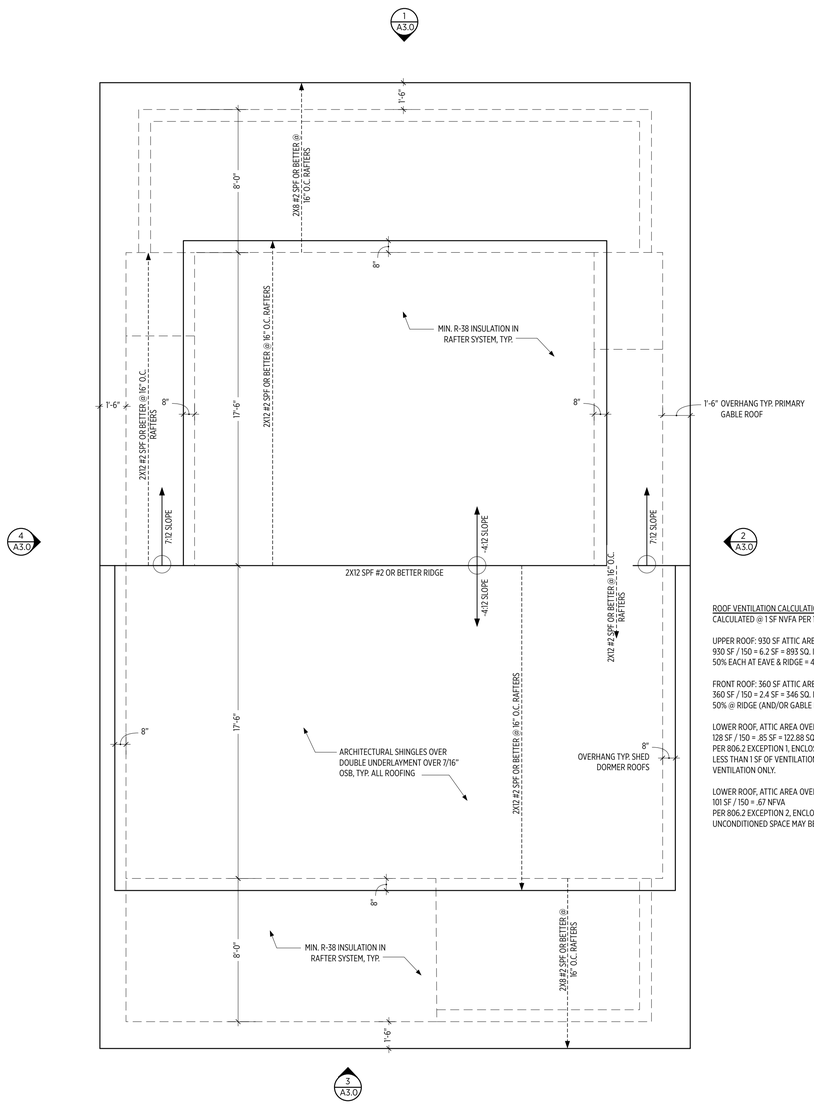
616 Canal Street
Durham, North Carolina 27701

DATE	ISSUE
06.19.17	DESIGN
06.27.17	ENGINEERING PREP
07.07.17	PERMIT
11.05.17	PERMIT: REV 1

FOUNDATION & FRAMING PLANS

A2.1

WALLS (RE: NOTES)
ROOF ABOVE
SOFFIT/CEILING ABOVE
STRUCTURE ABOVE



ROOF VENTILATION CALCULATIONS:
CALCULATED @ 1 SF NVFA PER 150 SF OF ATTIC

UPPER ROOF: 930 SF ATTIC AREA
930 SF / 150 = 6.2 SF = 893 SQ. IN. NET FREE VENTILATION AREA
50% EACH AT EAVE & RIDGE = 446.4 SQ. IN. NFVA

FRONT ROOF: 360 SF ATTIC AREA
360 SF / 150 = 2.4 SF = 346 SQ. IN. NVFA
50% @ RIDGE (AND/OR GABLE END), 50% AT EAVE: 172 SQ. IN. NFVA.

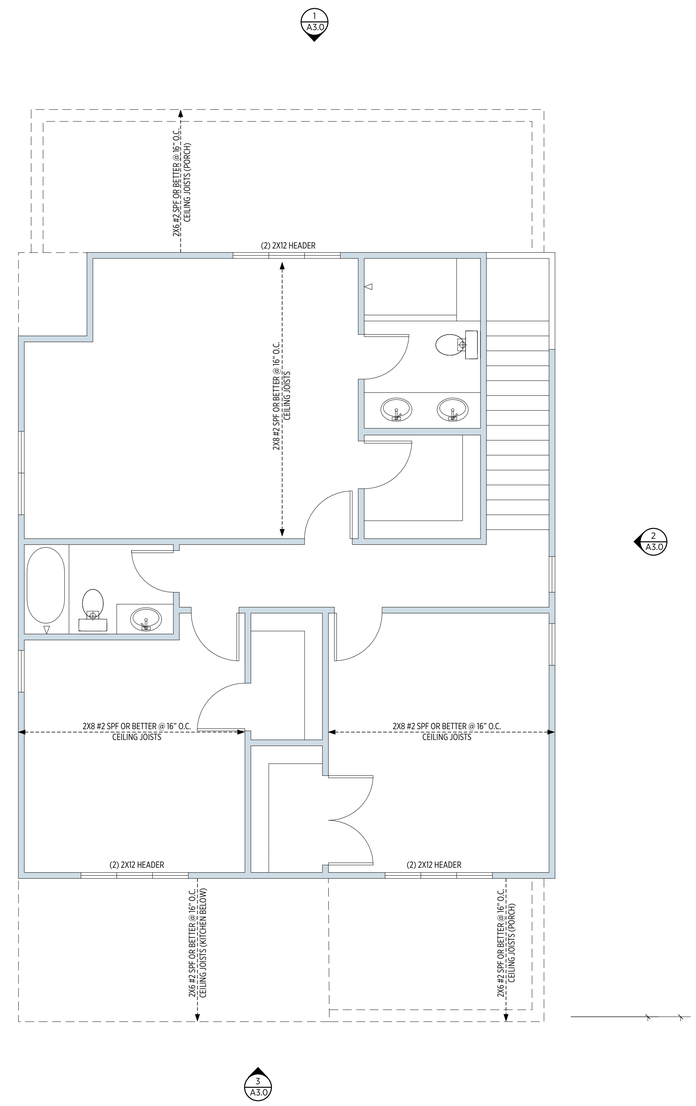
LOWER ROOF, ATTIC AREA OVER REAR CONDITIONED SPACE: 128 SF
128 SF / 150 = .85 SF = 122.88 SQ. IN. NFVA
PER 806.2 EXCEPTION 1, ENCLOSED ATTIC/RAFTER SPACES REQUIRING LESS THAN 1 SF OF VENTILATION MAY BE VENTED WITH CONT. SOFFIT VENTILATION ONLY.

LOWER ROOF, ATTIC AREA OVER REAR COVERED PORCH: 101 SF
101 SF / 150 = .67 NFVA
PER 806.2 EXCEPTION 2, ENCLOSED ATTIC/RAFTER SPACES OVER UNCONDITIONED SPACE MAY BE VENTED WITH CONT. SOFFIT VENT ONLY.

N

2 ROOF PLAN

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



N

1 SECOND FLOOR CEILING FRAMING PLAN

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

A. A. Takla Engineering, PLLC
NC Firm License No. P-1446

PE SEAL ONLY APPLIES TO STRUCTURAL COMPONENTS

Consulting. Design. Efficiency.

Atef A. Takla PE
Lic. # 14578

NORTH CAROLINA PROFESSIONAL SEAL 14578 ENGINEER ATEF AZIZ TAKLA

11-7-2017

RESET PROPERTY SOLUTIONS, INC.
505-D Cornerstone Court
Hillsborough, NC 27278

616 CANAL STREET
NEW CONSTRUCTION

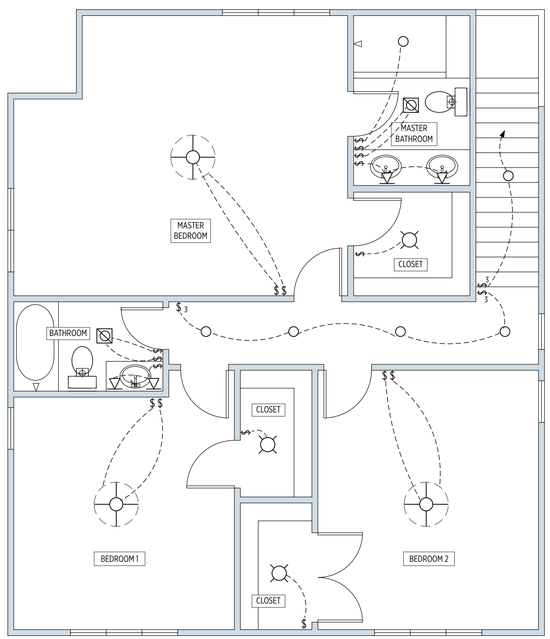
616 Canal Street
Durham, North Carolina 27701

DATE	ISSUE
06.30.17	DESIGN
06.22.17	ENGINEERING PREP
07.19.17	REVIEW
11.05.17	PERMIT REV 1

ROOF & CEILING FRAMING PLANS

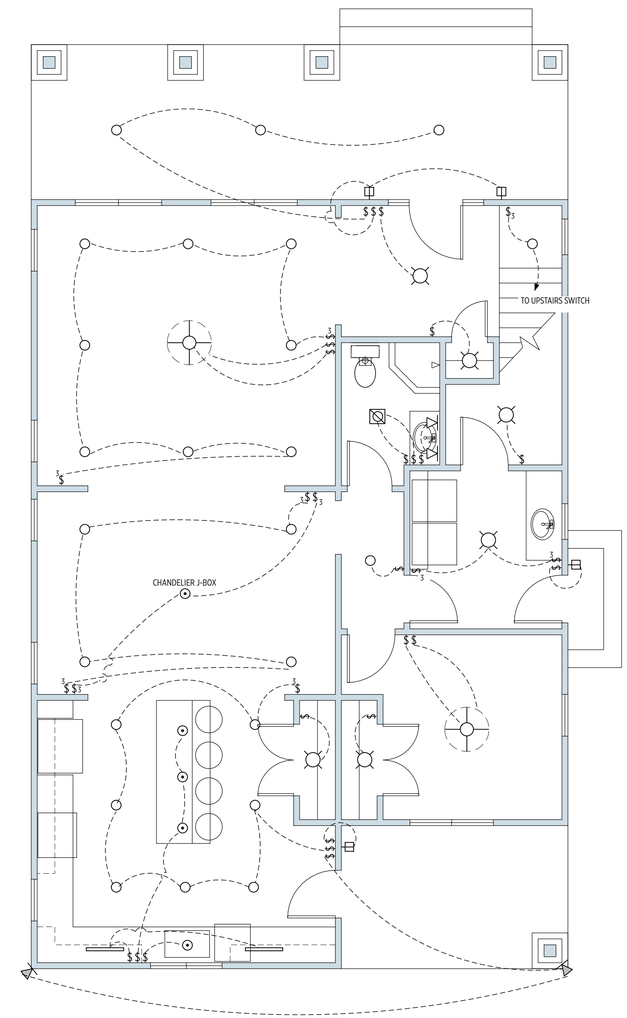
A2.2

DEVICE LEGEND		
	6" RECESSED CANS	14
	4" RECESSED CANS	3
	PENDANT LIGHT	X
	BATHROOM FAN/LIGHT COMBO	2
	INTERIOR WALL-MOUNTED SCONCE	4
	ROUND CEILING-MOUNTED FIXTURE	4
	FAN WITH LIGHT	3
	UNDER CABINET FIXTURE	2
	EXTERIOR WALL-MOUNTED FLOOD LIGHT	2
	EXTERIOR WALL-MOUNTED SCONCE	5



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

RESET PROPERTY SOLUTIONS, INC.

505-D Cornerstone Court
Hillsborough, NC 27278

616 CANAL STREET
NEW CONSTRUCTION

616 Canal Street
Durham, North Carolina 27701

DATE	ISSUE
06.30.17	DESIGN
06.22.17	ENGINEERING PREP
09.01.17	PERMIT REV 1
11.05.17	PERMIT REV 1

POWER PLANS

A2.3

2 ROOF FRAMING PLAN

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

1 ROOF FRAMING PLAN

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

RESET PROPERTY SOLUTIONS, INC.

505-D Cornerstone Court
Hillsborough, NC 27278

616 CANAL STREET
NEW CONSTRUCTION

616 Canal Street
Durham, North Carolina 27701

DATE	ISSUE
06.30.17	DESIGN
04.22.17	ENGINEERING PREP
07.10.17	REVIEW 1
11.03.17	PERMIT REV 1

ELEVATIONS

A3.0