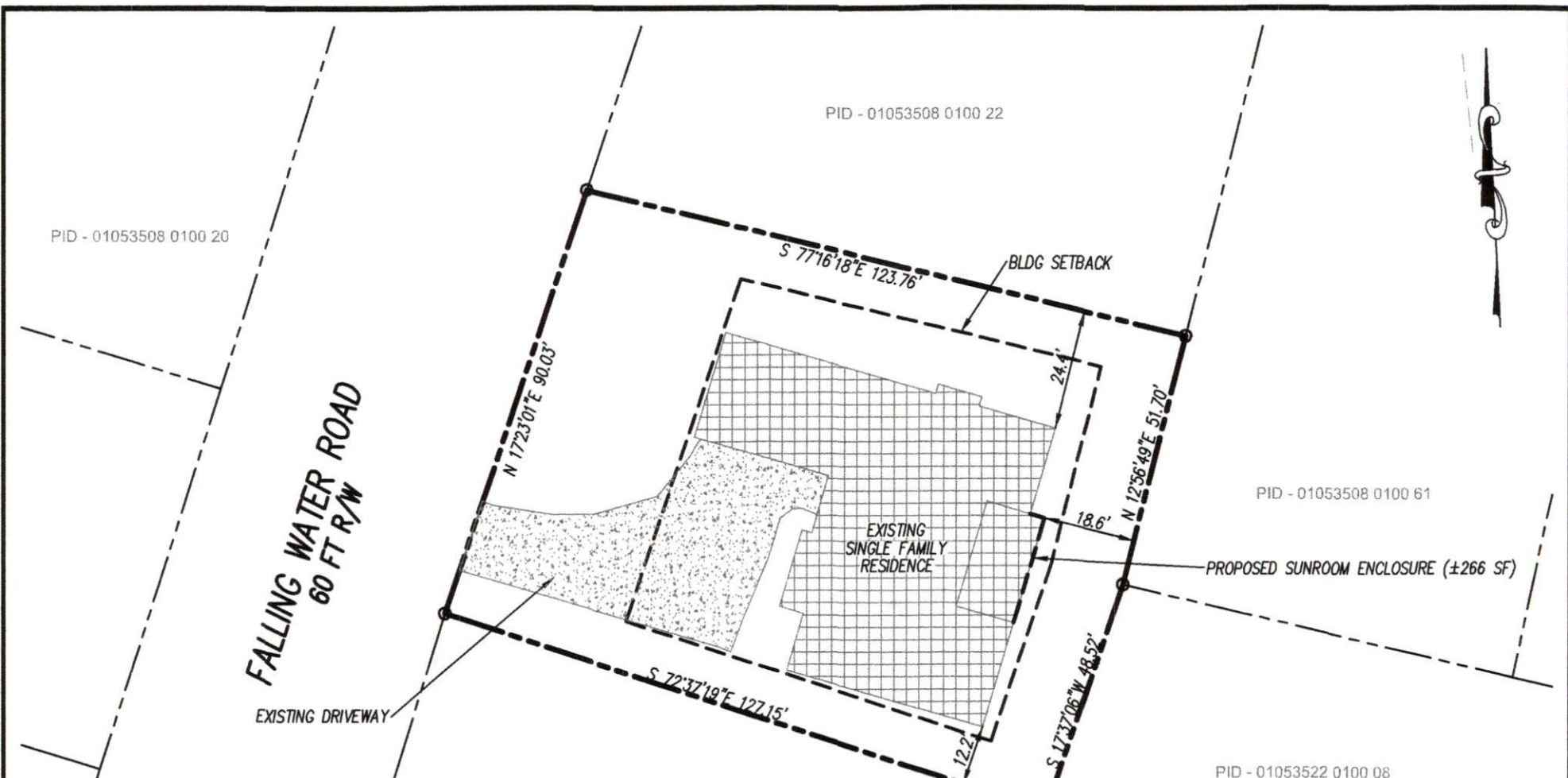


# ELEVATIONS

NOT TO SCALE

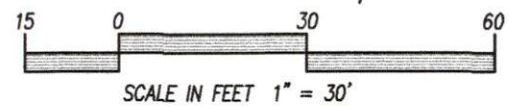
\*\*\* DISCLAIMER - ALL RENDERINGS ARE TO BE CONSIDERED CONCEPTUAL.

REVISIONS - - - - -	ELEVATIONS <hr/> for <hr/> 516 FALLING WATER ROAD	PORCH CONVERSION, LLC 6821 MARKET STREET WILMINGTON, NC 28405 DRAWN BY: J MARTIN DATE : 4/07/19 SCALE : 1/4" = 1'-0"		CLIENT: GREGORY & CRISTIANA LAUTNER <hr/> 516 FALLING WATER ROAD <hr/> SPRING LAKE, NC 28390	JOB NO. 001164 <hr/> SHEET NO. EL.1
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**NOTES:**

1. PROPERTY INFO. PER HARNETT COUNTY GIS
2. HARNETT COUNTY PARCEL ID: 01053508 0100 23
3. ZONING = RA-20R, TOWNSHIP = ANDERSON CREEK
4. THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP; 3710050600J PANEL 0506 DATED 10/3/06
5. TOTAL PROPERTY AREA = 12,016 SF (0.28 AC)
6. BOUNDARY INFO; DEEDBOOK 3559 PG 178, MAPBOOK 2004 PG 812
7. SETBACKS: FRONT 35 FT, SIDE 10 FT, REAR 25 FT (PER SECTION 14.2)
8. BUILDING LOCATIONS ARE TO BE CONSIDERED APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION.



**IMPERVIOUS AREA:**

EXIST. BUILDINGS =	3,304 SF
EXIST. DRIVEWAY =	1,583 SF
<b>TOTAL =</b>	<b>±4,887 SF</b>

**BUA (BUILT UPON AREA) CALCULATION:**

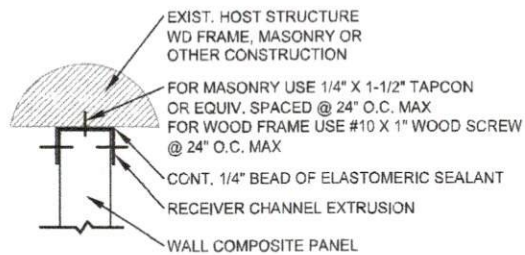
LOT AREA = 12,016 SF  
 4,887 / 12,016 = 0.407 (41% IMPERVIOUS)

**\*\*\* NO ADDITIONAL IMPERVIOUS AREA TO BE ADDED \*\*\***

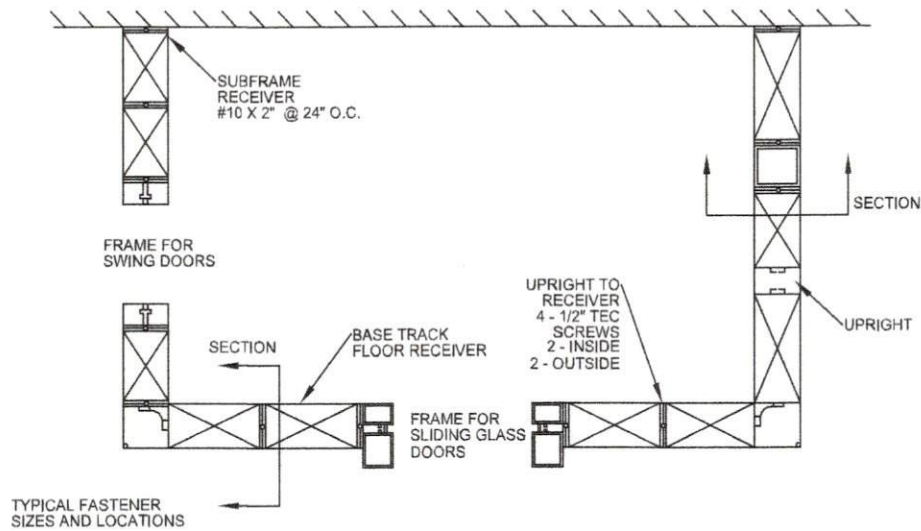
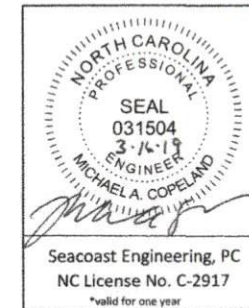
**LOT 275 ANDERSON CREEK PH 2A**

REVISIONS	SITE PLAN	PORCH CONVERSION OF RALIEGH INC. 110 TRAMWAY CIRCLE ANGIER, NC 27501	CLIENT: GREGORY & CRISTIANA LAUTNER	JOB NO. 001164
	for	DRAWN BY: J MARTIN		
	516 FALLING WATER ROAD	DATE: 4/07/19	516 FALLING WATER ROAD	SHEET NO.
		SCALE: 1" = 30'	SPRING LAKE, NC 28390	SP.1





**DETAIL #1**  
NOT TO SCALE



**3" & 4" ROOM WALL PLAN**  
NOT TO SCALE

**Porch Conversion**

6821 Market Street  
Wilmington, NC 28405  
Ph. (910) 777-8968  
porchconversion@gmail.com

Jobname: LAUTNER  
Address: 516 FALLING WATER ROAD  
SPRING LAKE, NC 28390

CONNECTION DETAILS  
FOR  
GLASS WALL ENCLOSURES

SHEET NO.

**2 OF 3**

EXIST. HOST STRUCTURE  
WD FRAME, MASONRY OR  
OTHER CONSTRUCTION

FOR MASONRY USE 1/4" X 1-1/2" TAPCON  
OR EQUIV. SPACED @ 24" O.C. MAX  
FOR WOOD FRAME USE #10 X 1" WOOD SCREW  
@ 12" O.C. MAX

3" HEADER PANEL MIN.

WINDOW

.055 X 3" RECEIVING CHANNEL EXTRUSION  
FASTEN TO WALL PANEL w/ #8 X 9/16"  
TEK'S ON BOTH SIDES @ 8" O.C. MAX

3" KICKER PANEL MIN.

CONT. 1/4" BEAD OF ELSTOMERIC SEALANT  
WOODEN DECK / EXISTING FLOOR SYSTEMS  
(INCLUDES NEW & EXISTING DECKS AND FLOOR SYSTEMS IN GOOD CONDITION)

#10 X 2" S.M.S. OR WOOD SCREW SPACED  
@ 16" O.C. MAX

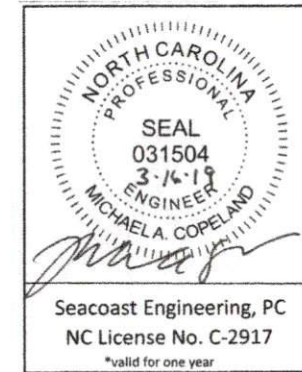
#10 X 3/4" S.M.S. OR WOOD SCREW SPACED  
@ 16" O.C. MAX

RIM JOIST / BEAM

EXISTING JOIST

**TYPICAL GLASS ROOM WALL SECTION**

NOT TO SCALE



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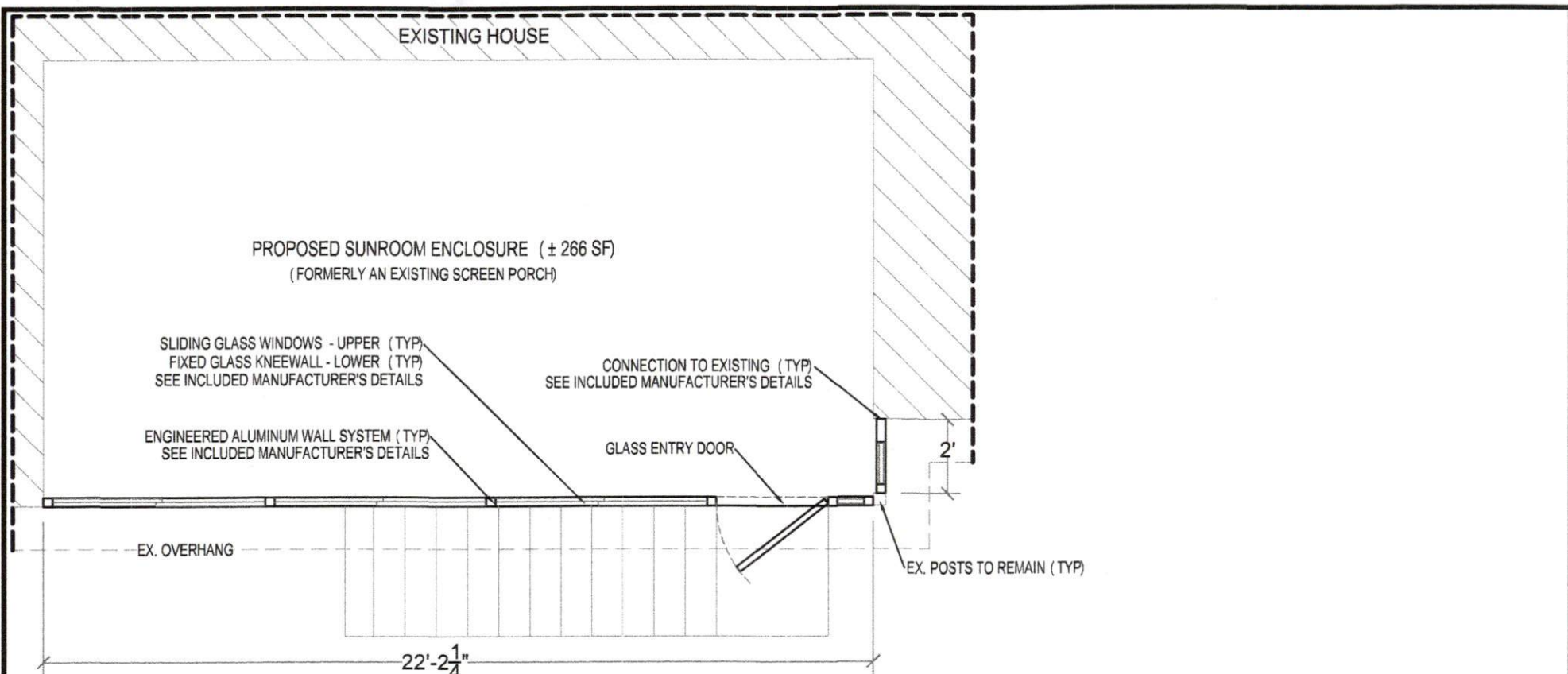
TYPICAL GLASS ROOM WALL SECTION DETAIL

FOR

GLASS WALL ENCLOSURES

SHEET NO.

**3 OF 3**



### Proposed Sunroom Addition - Plan View

1/4" = 1'-0"

±266 SF - Conditioned Space

**ELECTRICAL NOTES:**

- ELECTRICAL WORK ASSOCIATED w/ THIS PROJECT TO INCLUDE BUT NOT LIMITED TO THE INSTALLATION OF 110V RECEPTACLES, CEILING FANS AND LIGHTS.
- THIS PLAN DOES NOT PROPORIT TO SHOW PROPOSED ELECTRICAL WORK TO BE DONE, CONDUIT/ WIRE ROUTING OR FIXTURE LOCATIONS.
- ALL ELECTRICAL WORK TO CONFORM TO 2014 NEC.
- MEANS OF EGRESS LIGHTING TO BE PROVIDED WHERE APPLICABLE.
- ALL RECEPTACLE TO BE ARC FAULT, ALL CIRCUITRY TO BE GROUNDED TO MAIN PANEL.
- A LICENSED ELECTRICIAN WILL BE DISPATCHED TO PERFORM RELATED WORK AND ELECTRICAL PERMITS WILL BE OBTAINED FROM THE INSPECTIONS DEPARTMENT.

**EMERGENCY EGRESS NOTES:**

- THE PROPOSED ADDITION / PORCH ENCLOSURE DOES NOT INHIBIT THE SOLE MEANS OF EMERGENCY EGRESS VIA GROUND LEVEL WINDOWS FROM AN ADJACENT BEDROOM AS OUTLINED IN NCRC 310.

**NOTES:**

- FOR REVIEW ONLY, CONSTRUCTION TO COMMENCE AFTER PLAN APPROVAL AND ALL PERMITS ARE OBTAINED.
- CONTRACTOR TO VERIFY ALL STRUCTURAL INFORMATION AND LOADING WITH LICENSED PROFESSIONALS
- CONSTRUCTION TO MEET ALL STATE AND LOCAL BUILDING CODES
- EXISTING DECKS, PATIOS AND MISC. FOUNDATIONS TO MEET CURRENT STATE AND LOCAL CODES AT THE TIME OF CONSTRUCTION.

**NC STATE BUILDING CODE REFERENCE:**

- CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE (2018 IRC WITH NORTH CAROLINA AMENDMENTS) , 2018 EDITION, PLUS LOCAL CODES AND REGULATIONS (NCRC) . SPECIFIC CODE REFERENCE IS APPENDIX H, PATIO COVERS. WORK NOT DETAILED SHALL COMPLY WITH THE REQUIREMENTS OF THE NCRC.

**REVISIONS**

-	-
-	-
-	-
-	-
-	-

**PLAN VIEW**

for
516 FALLING WATER ROAD

PORCH CONVERSION, LLC  
 6821 MARKET STREET  
 WILMINGTON, NC 28405  
 DRAWN BY: J MARTIN  
 DATE : 4/07/19  
 SCALE : 1/4" = 1'-0"



CLIENT: GREGORY & CRISTIANA LAUTNER

516 FALLING WATER ROAD

SPRING LAKE, NC 28390

JOB NO.  
 001164  
 SHEET NO.  
 PL.1

## GENERAL NOTES - MATERIAL SPECIFICATIONS

### BUILDING CODES

1. ALL WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE NORTH CAROLINA STATE BUILDING CODE; RESIDENTIAL CODE (2018 IRC WITH NORTH CAROLINA AMENDMENTS) 2018 EDITION, PLUS LOCAL CODES AND REGULATIONS (NCRC). SPECIFIC CODE REFERENCE IS APPENDIX H, PATIO COVERS, WORK NOT DETAILED SHALL COMPLY WITH THE REQUIREMENTS OF THE NCRC.

### STRENGTH OF MATERIALS

1. CONCRETE (STANDARD STONE AGGREGATE)  
FOUNDATION & SLAB ON GRADE  $f'c = 3000 \text{ psi}$  @ 28 DAYS
2. REINFORCED STEEL DEFORMED BARS ASTM A615 GRADE 60
3. ALUMINUM COMPONENTS
  - a. COMPOSITE PANELS ALUMINUM ALLOY 3105 H14/H25
  - b. BEAMS ALUMINUM ALLOY 6063-T6
  - c. ROOF PANELS MINIMUM CORE MATERIAL 1.0 # DENSITY EXPANDED POLY-STYRENE
  - d. ALL FASTENERS MUST BE SUITABLY COATED, TREATED OR STAINLESS STEEL
  - e. MINIMUM SPACING FOR FASTENERS SHALL BE FOUR TIMES THE NOMINAL FASTENERS DIAMETER AND FASTENERS SHALL NOT BE PLACED WITHIN FOUR FASTENERS DIAMETER OF ALL EDGE.

### THERMAL BARRIER REQUIREMENTS

1. FOAM CORE COMPOSITE PANELS WHEN USED IN THE CONSTRUCTION OF A DWELLING OR AN ADDITION WHICH IS OPEN TO AN EXISTING DWELLING (NO DOORS) SHALL BE SEPARATED FROM THE INTERIOR OF THE DWELLING WITH AN APPROVED THERMAL BARRIER OF  $\frac{1}{2}$ " GYPSUM WALL BOARD OR EQUIVALENT.

### GLASS ROOMS

1. REFER TO SUPPLIED DESIGN INFORMATION ON EXTRUSIONS, PANEL CHARTS, CONNECTIONS AND FOUNDATIONS FOR SPECIFIC APPLICATIONS AS REQUIRED.
2. THE INFORMATION CONTAINED ON THE ENCLOSED SHEETS IS INTENDED AS A MINIMUM GENERAL GUIDELINE AND DOES NOT EXCLUDE THE USE OF ALTERNATE DETAILS WHERE ACCEPTED BY THE ENFORCING AGENCY AND/OR DESIGNED BY A PROFESSIONAL ENGINEER.
3. WALL MEMBERS AND COLUMNS SHALL BE CONSIDERED BOTH VERTICAL LOAD BEARING ELEMENTS AND AS MEMBERS SPANNING VERTICALLY TO RESIST THE SOLID WALL LOADS.
4. ROOF PANELS FOR THESE STRUCTURES SHALL BE DESIGNED FOR AN ENCLOSED OR PARTIALLY ENCLOSED STRUCTURE PER FBC REQUIREMENTS.

### SCREEN ROOMS

1. REFER TO SUPPLIED DESIGN INFORMATION ON EXTRUSIONS, PANEL CHARTS, CONNECTIONS AND FOUNDATIONS FOR SPECIFIC APPLICATIONS AS REQUIRED.
2. THE INFORMATION CONTAINED ON THE ENCLOSED SHEETS IS INTENDED AS A MINIMUM GENERAL GUIDELINE AND DOES NOT EXCLUDE THE USE OF ALTERNATE DETAILS WHERE ACCEPTED BY THE ENFORCING AGENCY AND/OR DESIGNED BY A PROFESSIONAL ENGINEER.
3. POST AND COLUMNS SHALL BE CONSIDERED BOTH VERTICAL LOAD BEARING ELEMENTS AND AS MEMBERS SPANNING VERTICALLY TO RESIST LATERAL LOADS.
4. ROOF PANELS FOR THESE STRUCTURES SHALL BE DESIGNED FOR "SCREEN ROOM" STRUCTURE PER THE FBC REQUIREMENTS.

### COMPOSITE PANELS

1. COMPOSITE ROOF AND WALL PANELS MAY BE INSTALLED OVER NEW OR EXISTING WOOD FRAMING, STEEL FRAME OR MASONRY SUB-STRUCTURES.
2. COMPOSITE ROOF AND WALLS PANELS COMPLY WITH CHAPTER 8 SECTION 803, CLASS A INTERIOR FINISH OF THE FBC 2004 ED. AND SBC 1999 ED.
3. SEE THERMAL BARRIER REQUIREMENTS LISTED ABOVE.

### WINDOWS AND DOORS

1. STRUCTURAL ALUMINUM SUPPORT AND FRAMING MEMBERS USED IN NEW CONSTRUCTION OR RETROFIT OF GLASS PANE WINDOWS AND / OR DOORS UNDER NEW AND EXISTING ALUMINUM PANEL ROOFS SHALL COMPLY WITH THE DESIGN REQUIREMENTS IF THE FBC, SBC, AND BOCA.
2. GALLS PANE WINDOWS AND/OR ALUMINUM DOOR ROOM ENCLOSURES SHALL COMPLY WITH THE ELECTRICAL REQUIREMENTS OF THE N.E.C.
3. ALUMINUM PRIME WINDOW AND SLIDING GLASS DOORS SHALL COMPLY WITH A.N.S.I./A.A.M.A VOLUNTARY SPECIFICATION 1001-88. POLY VINYL CHLORIDE PRIME WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH A.N.S.I./A.A.M.A. VOLUNTARY SPECIFICATION 101V086. GLASS PANE WINDOWS AND/OR DOOR ROOM ENCLOSURES CONSTRUCTED UNDER NEW OR EXISTING PITCHED COMPOSITE ROOFS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN (7'-0").
4. ALL EXIT/ENTRY DOORS IN GLASS PANE WINDOW ENCLOSURES SHALL BE A MINIMUM OF (1.5") THICK PRIME ALUMINUM DOORS. DOOR GLASS SHALL COMPLY WITH REQUIREMENTS OF THE FBC, SBC, BOCA.
5. ALL WINDOWS & DOORS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS FOR WOOD FRAME CONSTRUCTION EXCEPT THAT #10 SHEET METAL SCREWS SHALL BE SUBSTITUTED FOR WOOD FASTENERS.
6. WINDOWS AND DOORS WITH IMPACT GLASS (SIMONTON STORM BREAKER) MAY BE USED IN LIEU OF STORM PANELS IN WIND-BORNE DEBRIS AREAS.

### MASTER FILE ENGINEERING

1. STRUCTURAL BUILDING SYSTEMS STANDARD ENGINEERING MAY BE MASTER FILED WITH WRITTEN PERMISSION FROM STRUCTALL.
2. WHEN SUBMITTING ENGINEERING FOR A MASTER FILING, A SIGNED LETTER FROM STRUCTURAL BUILDING SYSTEMS MUST BE INCLUDED WITH THIS ENGINEERING PACKET.
3. LOCAL AND COUNTY BUILDING DEPARTMENTS MAY SPECIFY TO EXCLUDE SECTIONS OF THIS ENGINEERING PACKET FROM MASTER FILING.

### MOBILE/MANUFACTURED HOMES

1. MOBILE/MANUFACTURED HOMES SHALL REQUIRE "FOURTH WALL" CONSTRUCTION, UNLESS BUILT AFTER 1994 AND THE MANUFACTURER CERTIFIES IN WRITING THAT THE MOBILE/MANUFACTURED HOME MAY BE ATTACHED TO IN A STRUCTURAL MANNER.

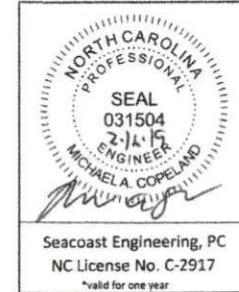
## GENERAL NOTES - RESIDENTIAL

1. ALL WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE NORTH CAROLINA STATE BUILDING CODE; RESIDENTIAL CODE (2018 IRC WITH NORTH CAROLINA AMENDMENTS), 2018 EDITION, PLUS LOCAL CODES AND REGULATIONS (NCRC). SPECIFIC CODE REFERENCE IS APPENDIX H, PATIO COVERS, WORK NOT DETAILED SHALL COMPLY WITH THE REQUIREMENTS OF THE NCRC.
2. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND TAKE ALL NECESSARY FIELD MEASUREMENTS.
4. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STABILIZE THE BUILDING DURING CONSTRUCTION.

## DESIGN LOADS - RESIDENTIAL

1. DESIGN CRITERIA IS THE NORTH CAROLINA STATE BUILDING CODE; RESIDENTIAL CODE, 2018 INTERNATIONAL RESIDENTIAL CODE WITH NORTH CAROLINA AMENDMENTS, 2018.
2. WIND LOAD - NCRC AND ASCE 7-05, 150 M.P.H. EXPOSURE B.
3. VERTICAL LOADS SHALL INCLUDE THE FOLLOWING:

LOCATION	LIVE LOAD	DEAD LOAD	SNOW LOAD
FLOORS & DECKS	40 PSF	20 PSF	
ROOFS	20 PSF	15 PSF	



## Porch Conversion

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SPRING LAKE, NC 28390

GENERAL NOTES

FOR

GLASS WALL ENCLOSURES - ON DECK

SHEET NO.

1 OF 3