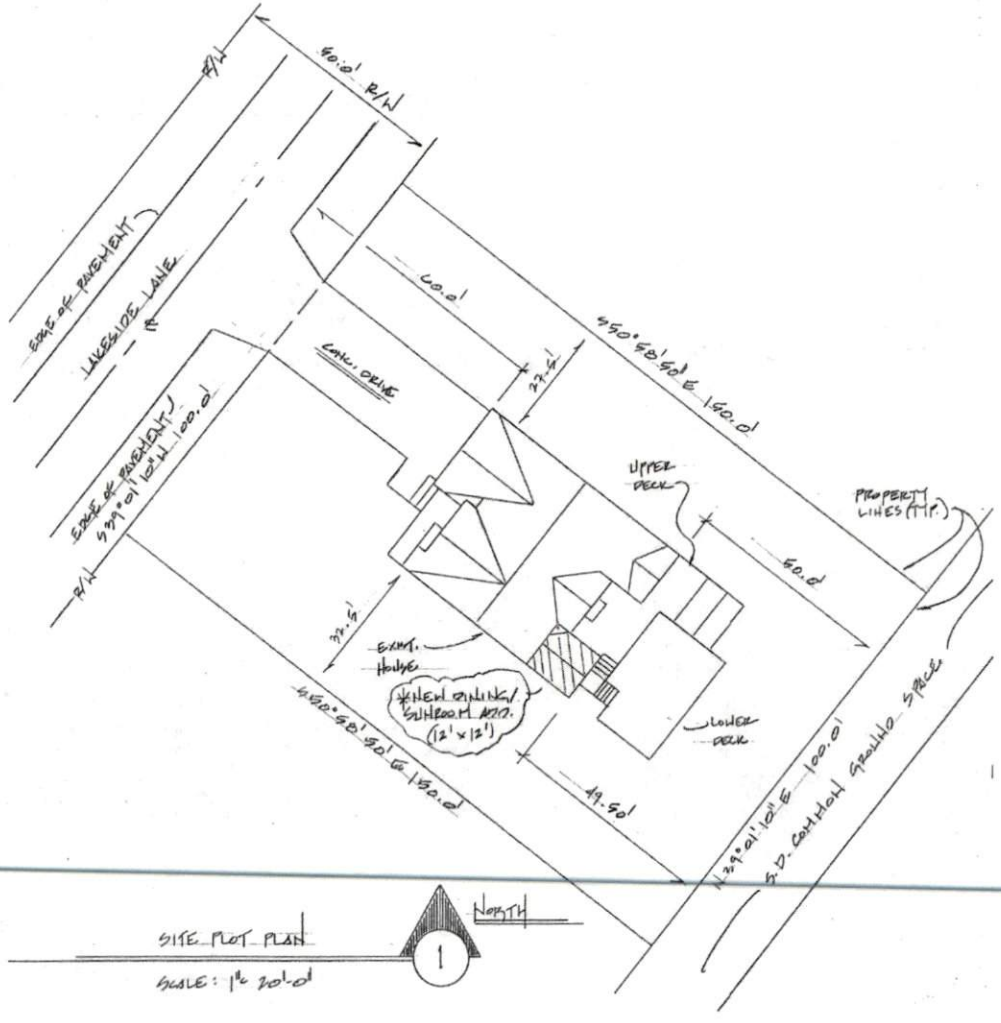
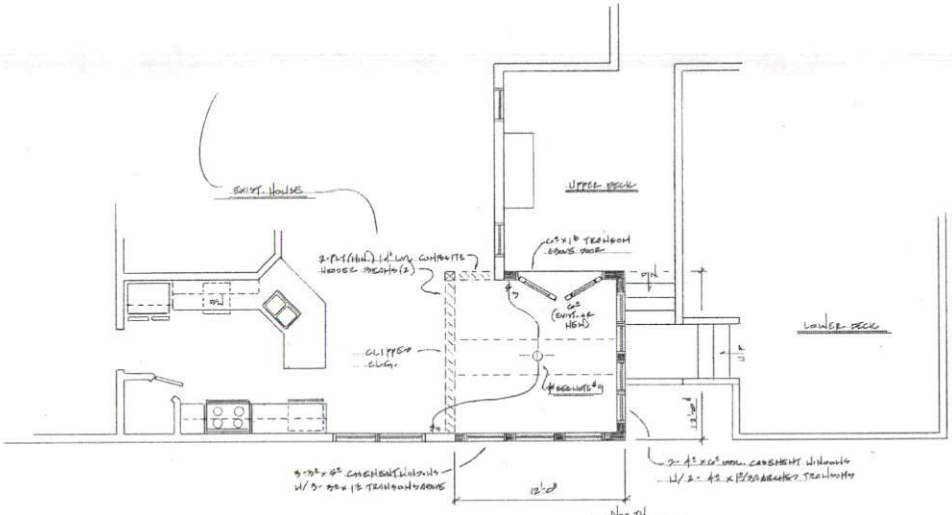
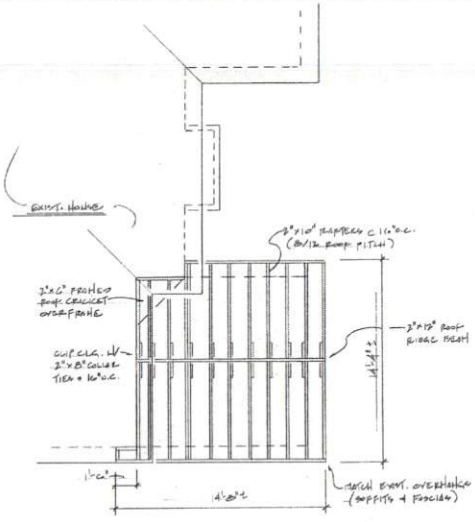
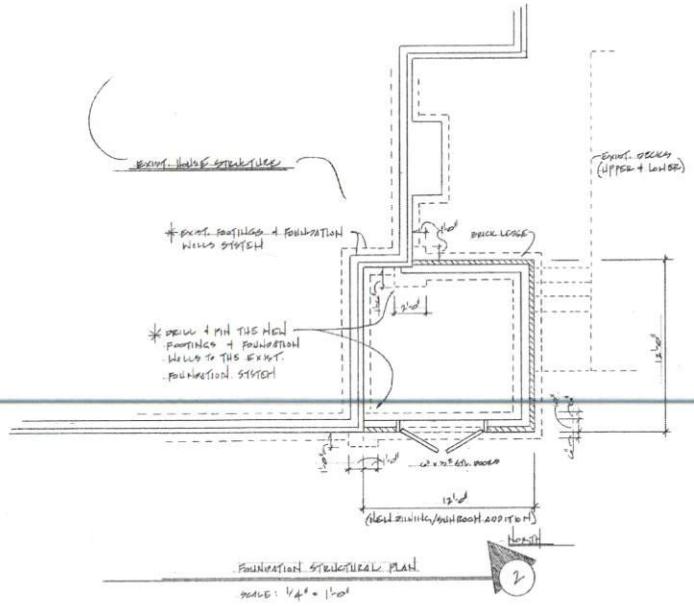

R/W
60.0' R/W
EDGE OF PAVEMENT
LAKESIDE LANE
EDGE OF PAVEMENT
S39°01'10" W 100.0'
R/W
CONC. DRIVE
60.0'
27.5'
S50°58'50" E 150.0'
UPPER DECK
PROPERTY LINES (TYP.)
60.0'
32.5'
EXIST. HOUSE
*NEW DINING/ SUNROOM ADD. (12' x 12')
LOWER DECK
49.50'
N50°58'50" W 150.0'
N39°01'10" E 100.0'
S.D. CONTROL SPACING SPACE
NORTH
SITE PLOT PLAN
SCALE: 1" = 20'-0"
1



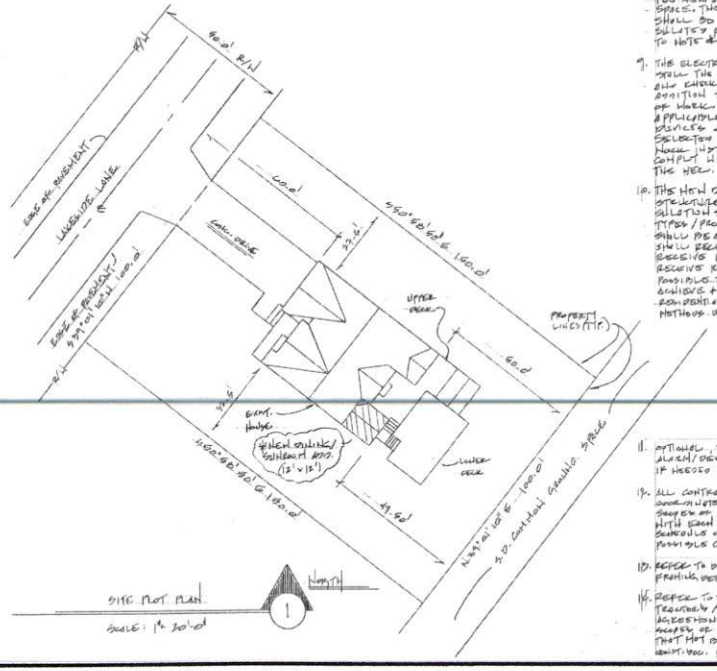
FLOOR PLAN (NEW SUNROOM)
SCALE: 1/4" = 1'-0"
4



SUNROOM ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
3



FOUNDATION STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"
2



SITE PLOT PLAN
SCALE: 1" = 30'-0"
1

NOTES:

1. REFER TO DWG. NE-A2 FOR MORE DETAIL, INFORMATION + SPECS.
2. THIS IS A NEW DINING/SUNROOM ADDITION PROJECT OFF THE REAR OF THE HOUSE & THE KITCHEN/FAMILY ROOM OUT IN PLACE OF A PORTION OF THE UPPER DECK.
3. ALL WORK SHALL BE DONE IN ACCORDANCE & COMPLY WITH ALL NATIONAL, STATE, COUNTY + LOCAL CODES, RULES + REGULATIONS HAVING JURISDICTION OVER THIS SPECIFIC PROJECT (GENERAL, MECH., ELECT., ETC.) ESPECIALLY AS RELATED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE OF 1-2 FAMILY DWELLINGS (ARCH. + MECH.) AND THE 2017 EDITION OF THE NECA REQUIREMENTS.
4. ALL DIMENSIONS ARE ROUGH + CALCULATED FROM FACE OF STUD TO FACE OF STUD OR EXTERIOR SURFACE WHERE IT IS NOTED AND/OR SHOWN/APPLICABLE.
5. ALL NEW ADDITION'S INTERIOR FINISHES, MATERIALS, FEATURES, WINDOWS, TRIMS, STYLES, COLORS, ETC. SHALL MATCH ALL EXIST. AND/OR BE SELECTED BY THE OWNER-SEE FINISH CONTROLS.
6. ALL CONTRACTORS, SUBS + VENDORS SHALL BE RESPONSIBLE FOR ALL DEMOLITION + CONSTRUCTION MATERIALS + DEBRIS/TRASH THAT ARE GENERATED TO BE PICKED UP DAILY + REMOVED/DISPOSED OFF + AT THE PROJECT'S COMPLETION. THE CONTRACTORS, SUBS + VENDORS SHALL MAINTAIN & CLEAN A SAFE PROJECT SITE FOR ALL WORK FORCES PERSONNEL + THE OWNER'S HEALTH + SAFETY PURPOSES.
7. REFER TO DWG. NE-A2 ROOF PLAN LAYOUT PLAN + SPECS. OST. & 1 FOR STORM WATER AND GUTTER/DOWNSPOUT SYSTEM DETAILS CONTROL.
8. ALL EXIST. HOUSE HEAT/HVAC SYSTEM/EQUIP./CONTROLS SHALL REMAIN IN PLACE & IN USE. A NEW SYS. REMAIN. SHALL SHALL BE ADDED + EXTENDED OUT INTO THE NEW ADDITION SPACE IN THE CRAWL SPACE. THE SYS. INLET + FLOOR SYSTEM SHALL BE PROPERLY SEALED + INSULATED FOR ALL SECURITY. ALSO REFER TO NOTE # 10 ON THIS SHT.
9. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE NEW FIXTURES + DEVICES AND CHECK THE EXIST. SYSTEM ON THIS ADDITION SPECIFIC PROJECT + ITS SERVE OF WORK. INSTALL ANY GFCI'S IF APPLICABLE PER CODE. ALL NEW DEVICES + FIXTURES SHALL BE SELECTED BY THE OWNER + REV. ALL NEW INSTALLS + REPAIRS SHALL COMPLY WITH THE 2017 EDITION OF THE NEC.
10. THE NEW DINING/SUNROOM ADDITION STRUCTURES EXTERIOR ENVELOPES INSULATION SYSTEMS AND THEIR INSULATION TYPES/PRODUCTS ASSEMBLIES/APPLICATIONS SHALL BE AS FOLLOWS: TOTAL PLANE SYS. SHALL RECEIVE R-30, ALL WALLS SHALL RECEIVE R-19 + VAULTED CLG. SHALL RECEIVE R-30; THUS, ALL FOR MOST POSSIBLE THERMAL RESISTANCE TO COMPLY WITH THE STATE'S RESIDENTIAL ENERGY PRESCRIPTIVE METHOD SUBCHAPT. CODE REQUIREMENTS.
11. OPTIONAL: TO INSTALL & SHOW DETECTOR ALARM/DEVICE IN THE NEW ADDITION IF NEEDED OR REQUIRED - BY.
12. ALL CONTRACTORS, SUBS + VENDORS SHALL COORDINATE EACH OF THEIR RESPECTIVE SERVICES OR WORK, EQUIPMENT + MATERIALS WITH EACH OTHER TO MAINTAIN THE PROJECT SCHEDULE + BUDGET AND TO AVOID ANY/ALL POSSIBLE CONFLICTS.
13. REFER TO DWG. NE-A1 FOR MORE STRUCTURAL FRAMING DETAILS + SPECS FOR THE ADDITION.
14. REFER TO THE GENERAL/PRINTS CONTRACTOR'S ABBY CATALOG NARRATIVE/AGREEMENT DOCUMENTS WITH THEIR SCOPE OF WORK/ACTIVITIES + SPECIFICATIONS THAT MAY BE SUPPLEMENTAL TO THESE REMT. DWG. PLANS + SPECS AREAS TO BE THROUGHOUT.

CONSULTANTS

START TO FINISH SERVICES

DATE	DESCRIPTION
11-11-21	PRELIM SET
11-12-21	CONST. SET

PROJECT # 21-121
DRAWN BY SPW
CHKD BY HN + PN
SCALE VARIES

JOB TITLE: FIRST FLOOR PLAN/BUILDING ADD.

THE NELSON RESIDENCE

167 LAKESIDE LANE

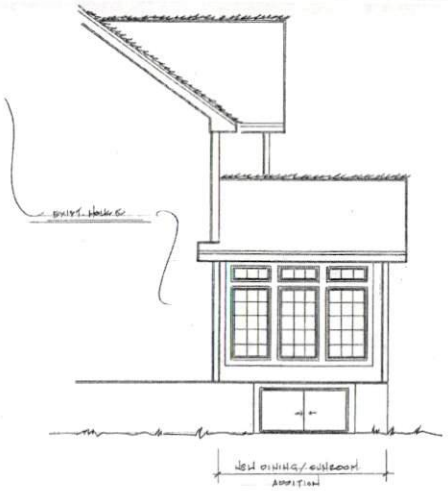
SUNPORCH, NORTH CAROLINA 27332

SITE PLOT PLAN, FLOOR PLANS, ROOF PLANS AND SPECS

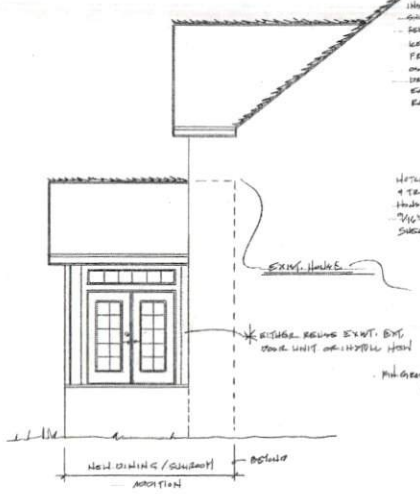
SHEET NUMBER

NE-A1

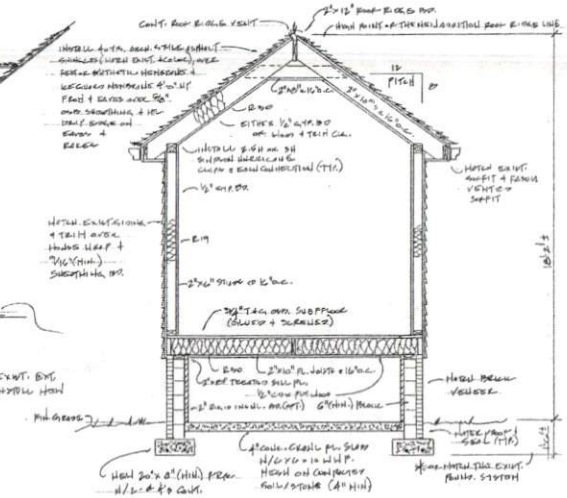
DRAWINGS MAY NOT BE REPRODUCED WITHOUT CONSENT FROM S2F CORP



SIDE (S.W.) ELEVATION VIEW 5
SCALE: 1/4" = 1'-0"

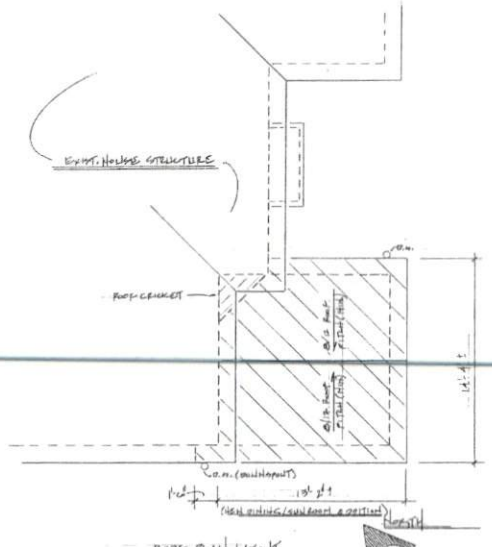


SIDE (N.E.) ELEVATION VIEW 4
SCALE: 1/4" = 1'-0"



DETAILED CROSS-SECTION VIEW 3
SCALE: 3/8" = 1'-0"

REAR (S.E.) ELEVATION VIEW 2
SCALE: 1/4" = 1'-0"



ROOF PLAN LAYOUT 1
SCALE: 1/4" = 1'-0"

NOTES:

1. REFER TO SHT. NE-A1 FOR HOUSE DIMENSIONS, INFORMATION & SPECS.
2. ALL LUMBER & OTHER WOODWORK SHALL BE KILN DRY (SPLY) 11 1/2" LAM LUMBER THE ENTIRE. REFER TO INTERIOR ELEV SPECS ON WALL MATRL.
3. THE NEW ADDITION'S EXTERIOR FINISHES, MATERIALS, COLORS, TRIM, SHAPE, SIZE, ETC. SHALL MATCH THE EXIST. WHERE PRACTICAL/ ELSEWISE.
4. PROVIDE & INSTALL SIMPSON OR SIMILAR HANGERS/CLIPS/PANELS/STRPS & BRACKETS AS NEEDED AW/OR NOTED TO ANCHOR & SECURE ALL FRAMING/STRUCTURAL MEMBERS/ ASSEMBLIES.
5. THE GENERAL/PLUMB/HEATING CONTRACTOR OPTIONALLY MAY ELECT TO INSTALL ADDITIONAL HEATING MEMBERS AW/OR PIPES BEHIND THE SPECIFIC CONSTRUCTION DOCUMENT PLANS & SPECS FOR ADDITIONAL REINFORCING.
6. ALL FRAMING ASSEMBLIES & CONNECTORS WITH THEIR APPURTENANT EQUIPMENT TYPES & DIMENSIONS PER CODE REQUIREMENTS & PLANS SHALL BE USED & INSTALLED AS APPLICABLE.
7. ANY & ALL MATERIAL/MEMBER SUBSTITUTIONS SHALL BE AS GOOD OR BETTER IN TERMS OF QUALITY & PERFORMANCE CRITERIA.
8. THE NEW ADDITION'S ROOF FRAMING SYSTEM/ ASSEMBLY SHALL BE STICK-BUILT WITH ALL NATURAL LUMBER SIZES MEMBERS AS SHOWN & NOTED/SPECIFIED ON THE PLANS & SPECS.
9. INSTALL EITHER SHINGLE EXTENSIONS/ SPLASH BLOCKS/SHEET FLOW AT THE MIN. PROVIDE SLOPES AWAY FROM THE HOUSE PERIMETER OR INSTALL INGROUND DRY FLOW DRAIN LINES TO ROUTE & DIRECT STORM WATER FROM THE DOWNSPOUTS AWAY FROM THE HOUSE PERIMETER.
10. THE GENERAL/PLUMB CONTRACTOR SHALL PROPERLY INSTALL ALL OF THE SOFFIT & CONT. RIDGE VENTING SYSTEM/PRODUCTS AS NEEDED/NOTED & ALIGN TO ADDITION & COMPLY WITH STATE CODE VENTILATION REQUIREMENTS.
11. PROVIDE & INSTALL 5" (MIN.) GUTTERS & LARGE DOWNSPOUTS AS SHOWN & SPECIFIED/NOTED.
12. THE SHEETS/HOPPERS & NOTED HOLLOW/ DECKS AT THE DINING/SUNROOM ADDITION PROJECT ARE NOTED & WEATHERTIGHT AS IN THESE CONSTRUCTION DOCUMENT PLANS & SPECS.
13. PROVIDE & INSTALL ALL PROPER AND APPROPRIATE SYNTHETIC, RUBBER AW/OR METAL TYPE OF FLASHINGS & ROOF MEMBRANES AS NEEDED PER STRUCTURE, BASED ON & NOTED PROPERLY FOR ALL VARIOUS CONDITIONS/ SLOPES/SHAPES/VALLEY TYPES OF APPURTENANCES & TRANSITIONS/TRANSITIONS. NOTE: REF. ALL MATERIAL/MATERIAL PROPERTIES OF THIS ADDITION'S ROOFING SYSTEM/ASSEMBLY.
14. SEE ALL THE GUTTERS & SLOPE SHOW WITHIN THE RESPECTIVE BUILDING PERMITS & INSPECTIONS AS NEEDED & REQUIRED BEYOND THE ORIGINAL BUILDING PERMIT REQUIRED BY THE G.C. AW/OR OWNER.
15. THE DINING/SUNROOM ADDITION PROJECT STRUCTURE'S FOUNDATION & FRAMING SYSTEM ASSEMBLIES SHALL BE ATTACHED TO THE EXIST. HOUSE/STRUCTURE ADJACENT THE KITCHEN & FAMILY ROOM EXTERIOR WALLS.
16. ALL ENGINEERED STRUCTURAL MEMBERS/ COMPONENTS DESIGN SHOULD HAVE MANUFACTURE/ SUPPLIER SEP/CUT SHEETS TO VERIFY THAT THEY ARE APPROPRIATE IN SIZE FOR THE USE IN THEIR ROOF & DESIGN-ROOF ASSIGNED LOCATIONS.
17. REFER TO THE CONTRACTOR & SUB CONTRACT NEGOTIATIVES/AGREEMENT DOCUMENTS WITH SCOPES & WORK/ACTIVITIES & SPECIFICATIONS THAT MAY BE SUPPLEMENTAL TO THESE CONSTRUCTION DOCUMENT PLANS & SPECS AGREED TO BY THE CONTRACTOR.
18. UPON COMPLETION OF THE SPECIFIC DINING/ SUNROOM ADDITION PROJECT, ALL SITE CLEAN UP & ITS RESTORATION SHOULD BE WORK/ACTIVITIES OF LANDSCAPING, GROUND, SOILS/SEEDING, MULCHING, ETC. SHALL BE BALANCED & POSTPONED AS AGREED TO BY THE CONTRACTOR/OWNER TO THE OWNER'S SATISFACTION & APPROVAL.

CONSULTANTS

START TO FINISH SERVICES

DATE	DESCRIPTION
10-1-21	PRELIM SET
10-18-21	CONST. SET

PROJECT # 21-031
DRAWN BY: DBM
CHK'D BY: TH + PN
SCALE: VARIES

PROJ TITLE: FIRST FLOOR DINING/SUNROOM ADD.
THE NELSON RESIDENCE
107 LAKESIDE LANE
SOUTHPORT, NORTH CAROLINA 28461
FIRST FLOOR PLAN LAYOUT + ELEVATION VIEWS
DETAILED CROSS-SECTION VIEW + NOTES

SHEET NUMBER
NE-A2

DRAWINGS MAY NOT BE REPRODUCED WITHOUT CONSENT FROM S2F CORP.